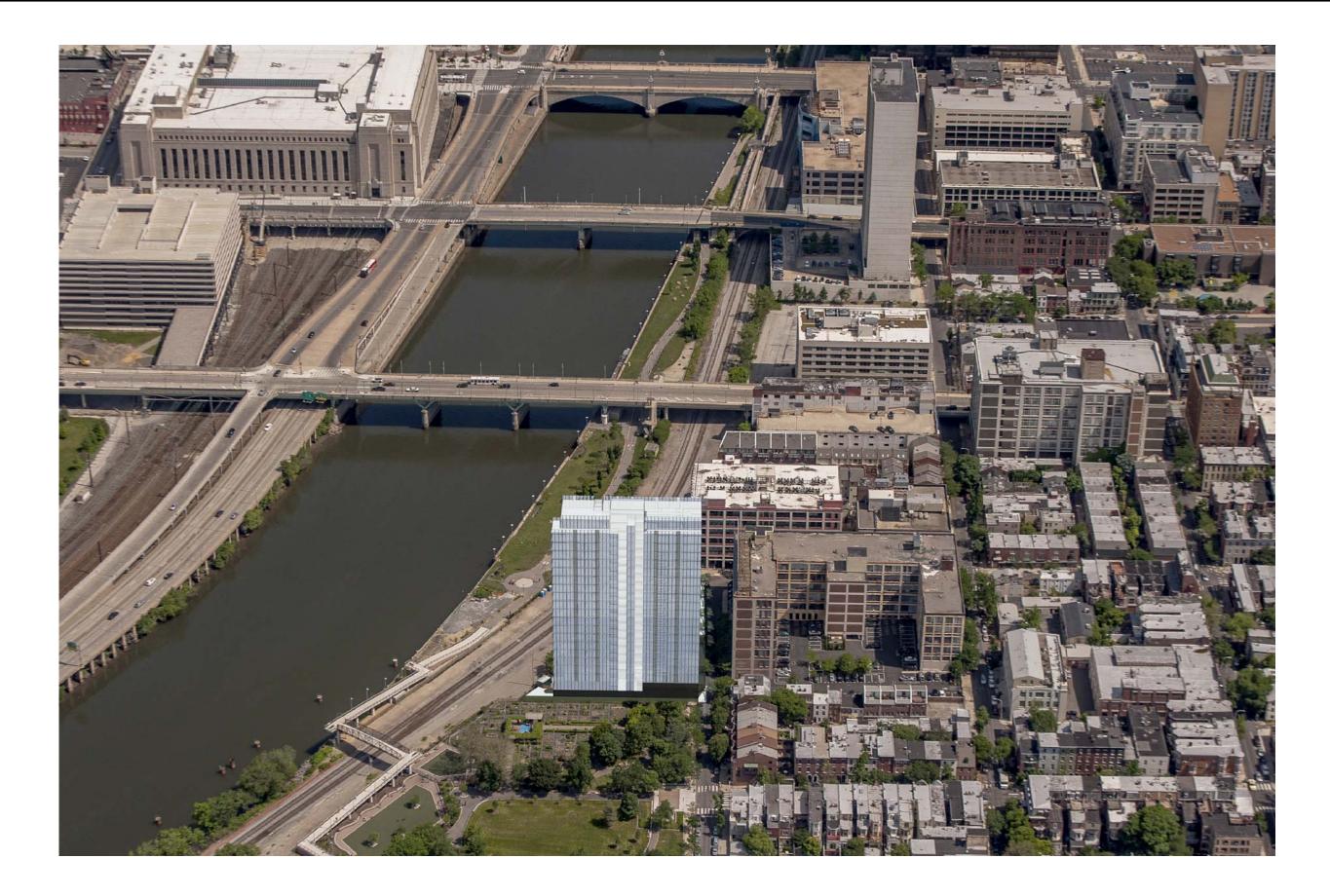


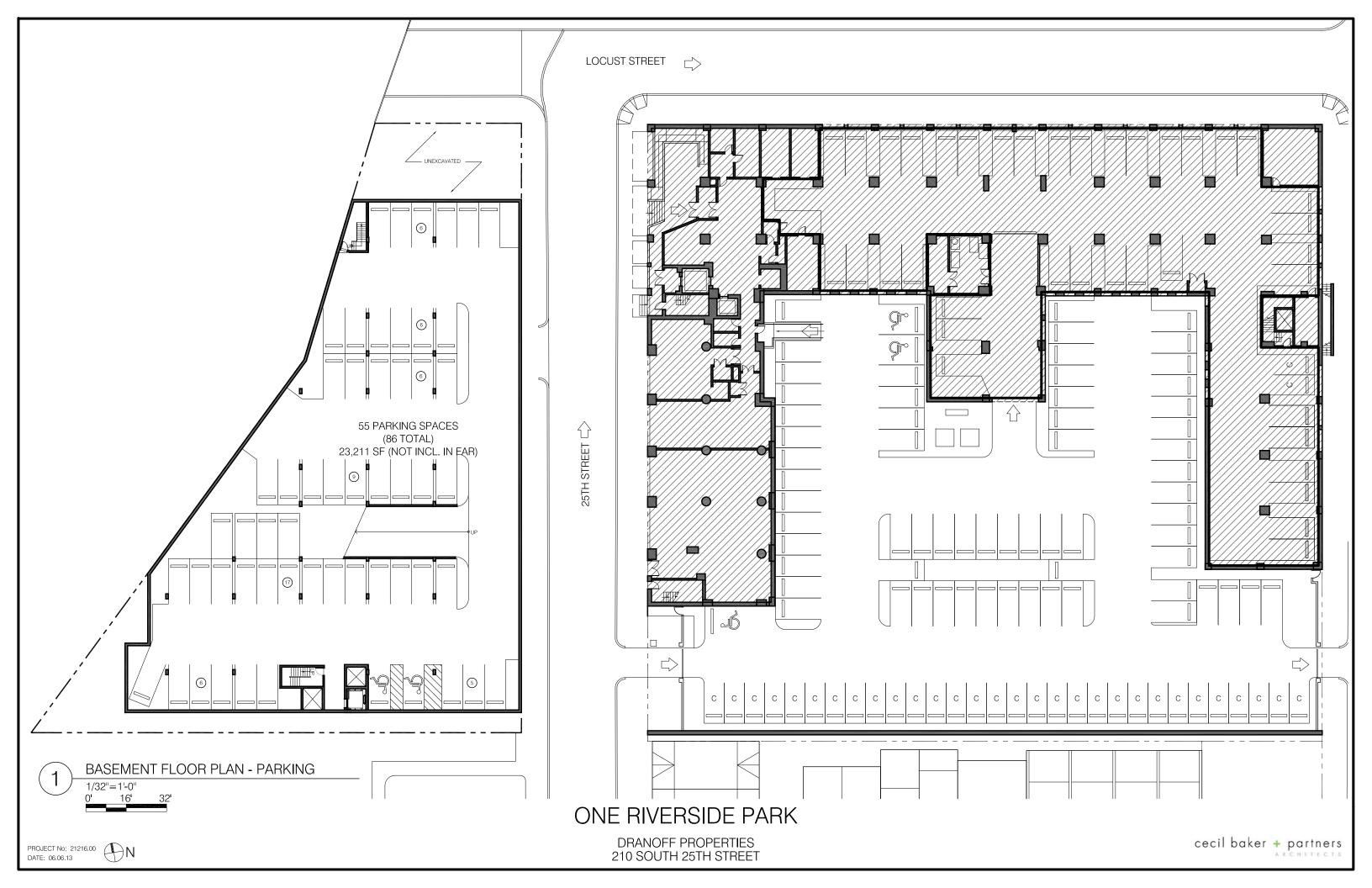
ONE RIVERSIDE PARK

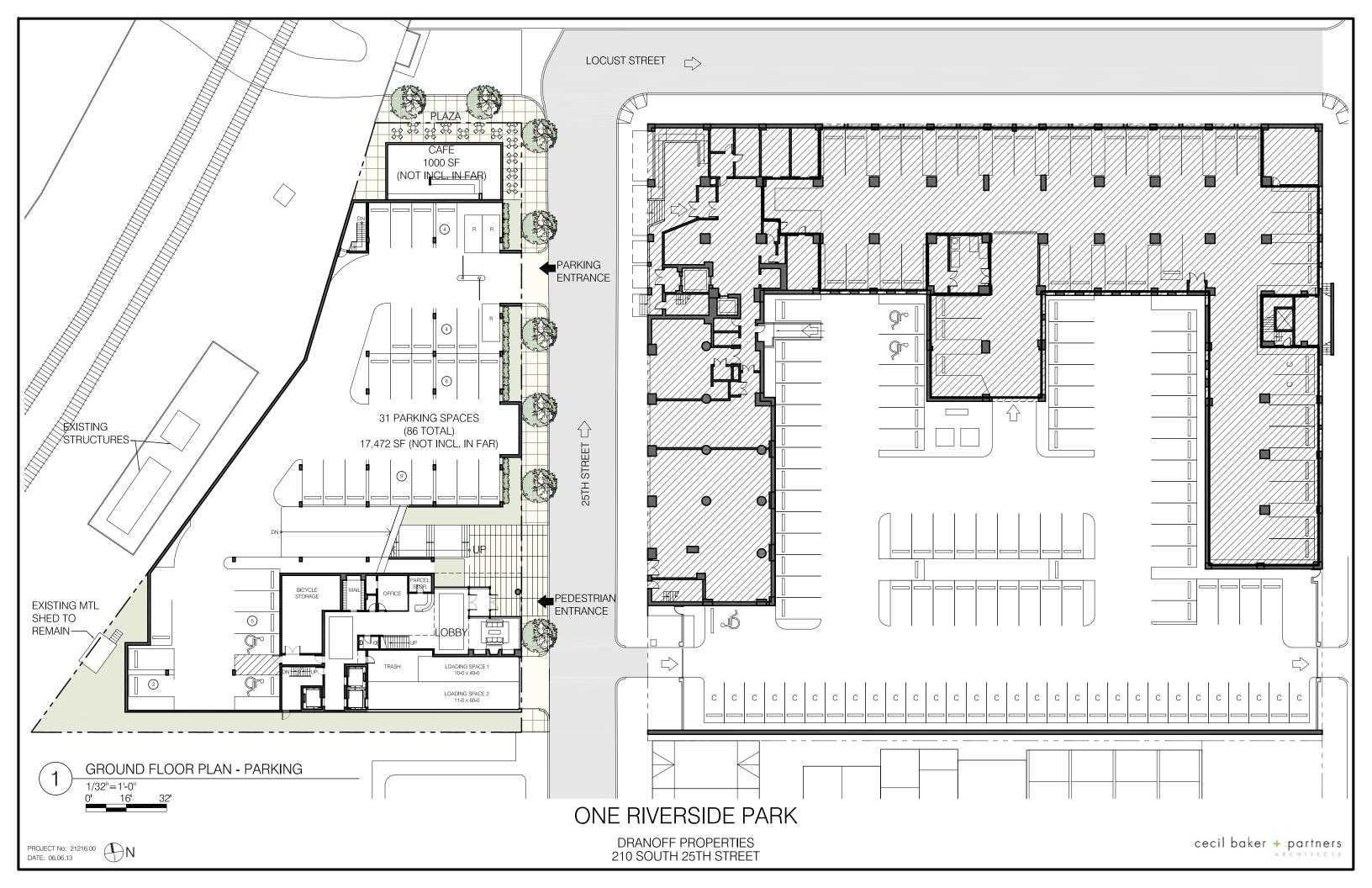
DRANOFF PROPERTIES 210 SOUTH 25TH STREET

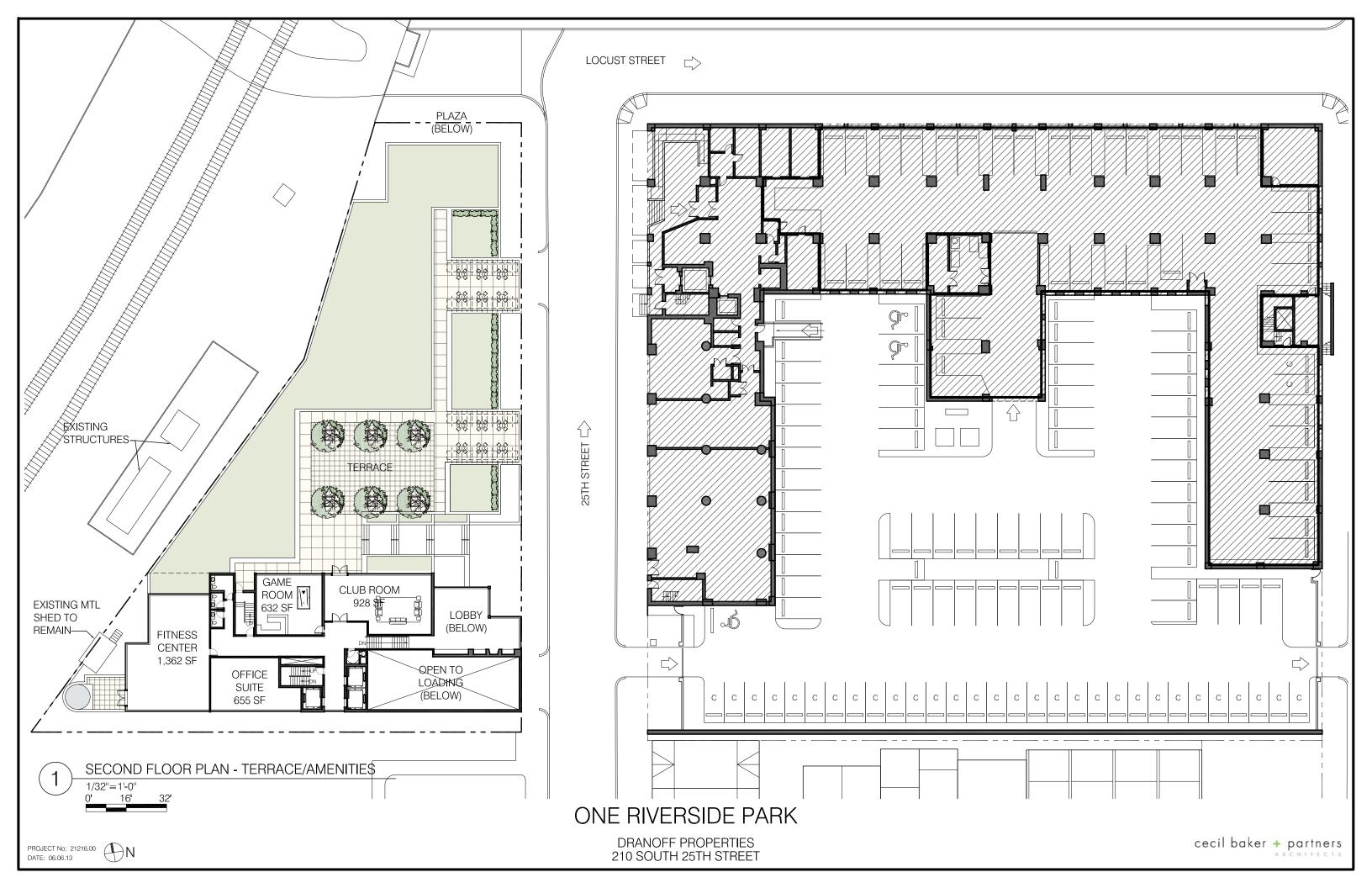


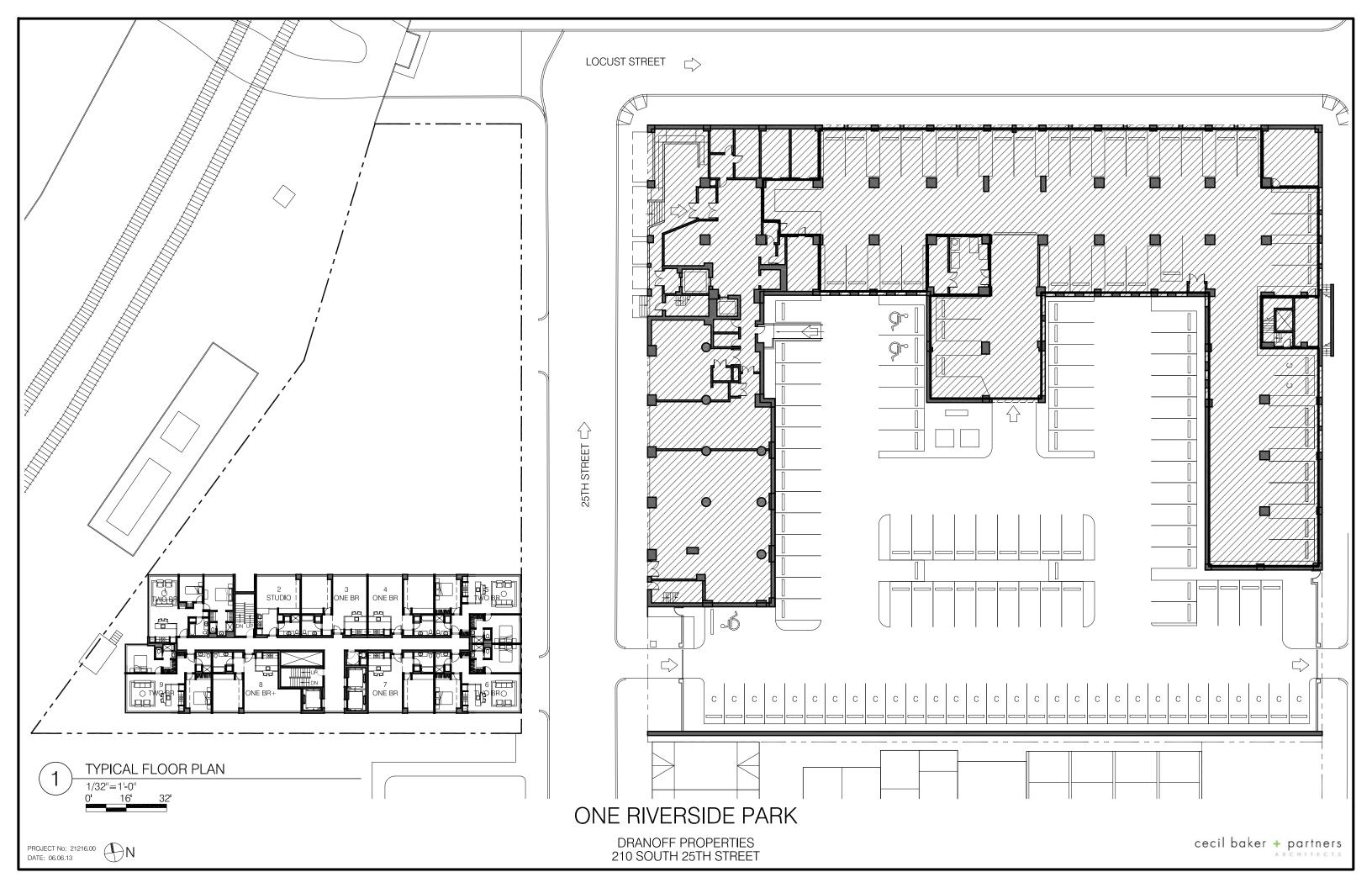
ONE RIVERSIDE PARK

DRANOFF PROPERTIES 210 SOUTH 25TH STREET















DRANOFF PROPERTIES 210 SOUTH 25TH STREET



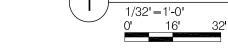


UNIT BREAKDOWN:

Studio:1 unitOne BR+:1 unitOne BR:3 unitsTwo BR:4 unitsTotal9 units per floor

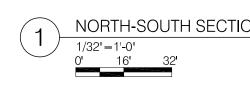
8,344 GSF per floor - Overall 6,609 NSF per floor - Dwelling Units

79.2% Efficiency



ONE RIVERSIDE PARK

DRANOFF PROPERTIES 210 SOUTH 25TH STREET



	N BASEMENT ★ €-2-2		
	NORTH-SOUTH SECTION		
Г	1/32"=1'-0"		

Mech. Penthouse Not incl. in FAF

Penthouse Units 21

10'-2"

	10-2	21ST FLOOR	Penthouse Units 2	21	Bonus for			
	0-2"		Residential Units 2	0	Underground Parking:	+100% =	+27,935 sf	
	10-2"	198-6	Residential Units 1	9	TOTAL Allowable Building Area (with Bonus	s):	<u>167,610 sf</u>	
	0-5	19TH FLOOR 188-4 188-4 188-4 188-4 188-4 178-2	Residential Units 1	8				
	0-5		Residential Units 1	7	SQ FT BREAKDOWN - NEW CONSTRUCTI	<u>ON:</u>		
	0-5	17TH FLOOR 168-0	Residential Units 1	6	Basement Level - Parking:	Overall GSF 23,211 gsf	GSF included in FAR 0 gsf	Unit Cou 0 units
	0-5	16TH FLOOR 157-10	Residential Units 1	5	Ground Floor - Parking, Cafe & Lobby: Second Floor - Amenities:	22,003 gsf 5,640 gsf	3,531 gsf (Lobby only) 5,640 gsf	0 units 0 units
	10-2"	15TH FLOOR 147-8	Residential Units 1	4	Typical Floors (3-20): $8,344 \text{ sf x } 18 =$ Penthouse Floor (21):	150,192 gsf 6,920 gsf	150,192 gsf 9 units x 18 = 6,920 gsf	162 unit 5 units
	0:-2"	14TH FLOOR 137-6	Residential Units 1	3	(Penthouse floor plan not shown)			
	0-5	13TH FLOOR 127-4	Residential Units 1	2	Total Proposed, New Construction:	207,966 gsf	166,283 gsf	167 unit
210-10"	0-5	12TH FLOOR 117-2	Residential Units 1	1	New Construction Area Available:		167,610 sf	
	10-2	11TH FLOOR 107-8	Residential Units 1	0	REQUIRED PARKING SPACES:			
	0-5	10TH FLOOR 96-10 9TH FLOOR 86-8	Residential Units	3	@ 3 spaces per 10 units	51 required park 86(±) parking s		
	0-5	86-8 8TH FLOOR 76-6	Residential Units 8	3		51% parking spa	ace/unit ratio	
	0-5	76-6 7TH FLOOR	Residential Units	7	REQUIRED LOADING SPACES:	0		
	0-5"	66-4 6TH FLOOR 56-2	Residential Units	6	150,001-500,000 sf =	2 spaces required Space $1 = 10$ -ft wide, 40-ft long, 14-ft high Space $2 = 11$ -ft wide, 60-ft long, 14-ft high		
	0,-2"		Residential Units	5		Space $2 = 11 - \pi$	wide, 60-ft iong, 14-ft nign 	
	0-2"	46-0	Residential Units Z	4				
	6	4TH FLOOR 35-10 3RD FLOOR 25-8	Residential Units	3				
AVG. GROUND LEVEL 13.93	10-2	25-8 2ND FLOOR/TERRACE	Lobby &	2	Terrace			
FLOOD PLAIN 12.93'	9-6	15.6	- <u>Loading</u> - Amenities		Parking 1		Cafe	<u> </u>
	2	BASEMENT			Parking B			

ZONING:		
Currently Zoned:	RMX-3 Residential (Center City)	Mixed Use
Exst Lot Area: FAR: Allowable Building Area (w/out bonus):	27,935 sf 500% 27,935 sf x 500% =	<u>139,675 sf</u>
Bonus for Underground Parking:	+100% =	+27,935 sf
TOTAL Allowable Building Area (with Bonus):		<u>167,610 sf</u>

	Unit Count
x 18 =	0 units 0 units 0 units 162 units 5 units
	167 units