

One Riverside

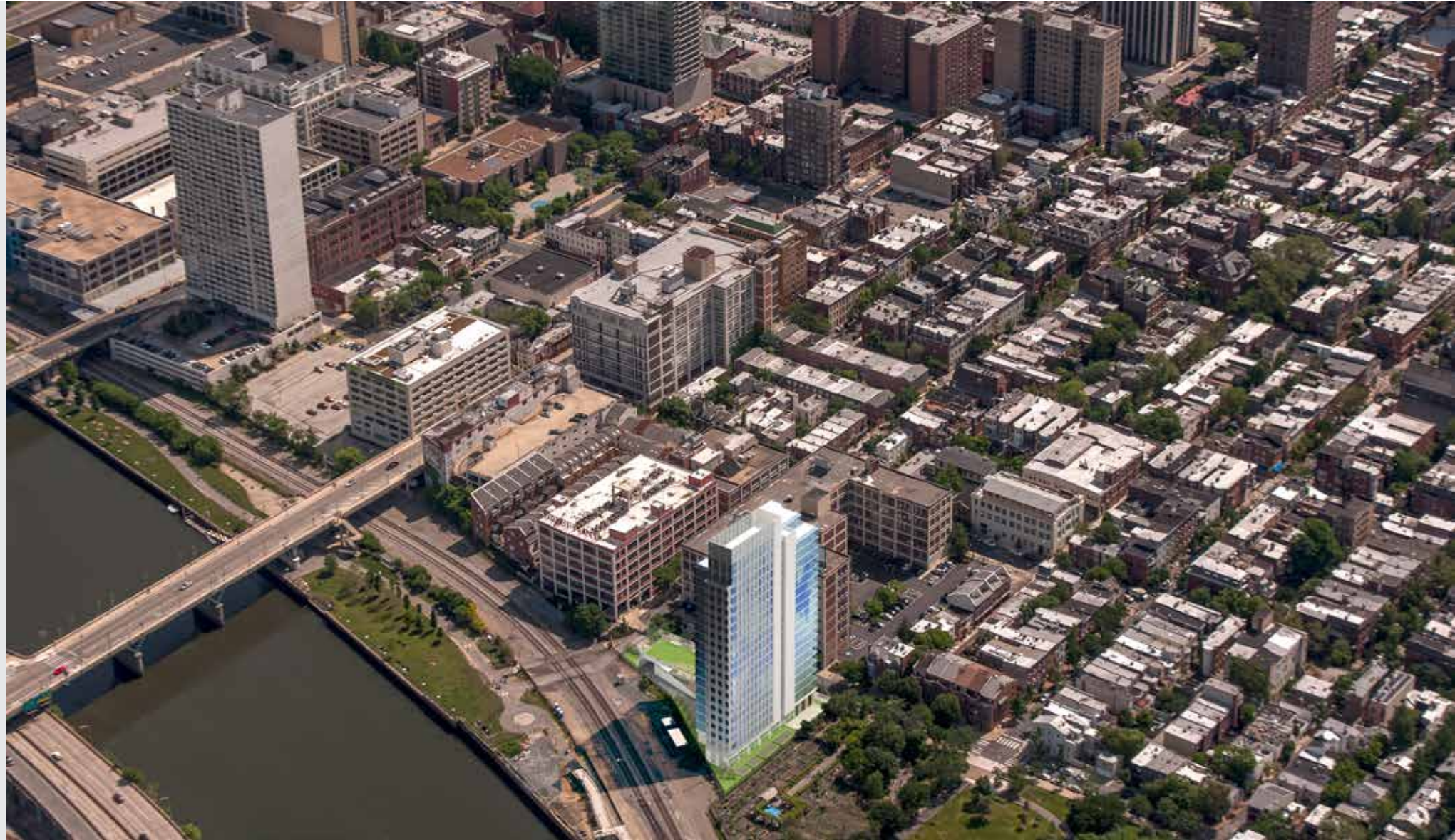


Center City Residents' Association

April 29, 2014

cecil baker + partners
ARCHITECTS

OLIN



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Introduction

One Riverside is a residential development located at the intersection of 25th Street and Locust Street in the Fitler Square area of Philadelphia. The building, designed within the requirements of the site's Zoning Classification, RMX-3, features a 21 story luxury rental high rise and park-like grounds at the gateway to Schuylkill River Banks and Trails.

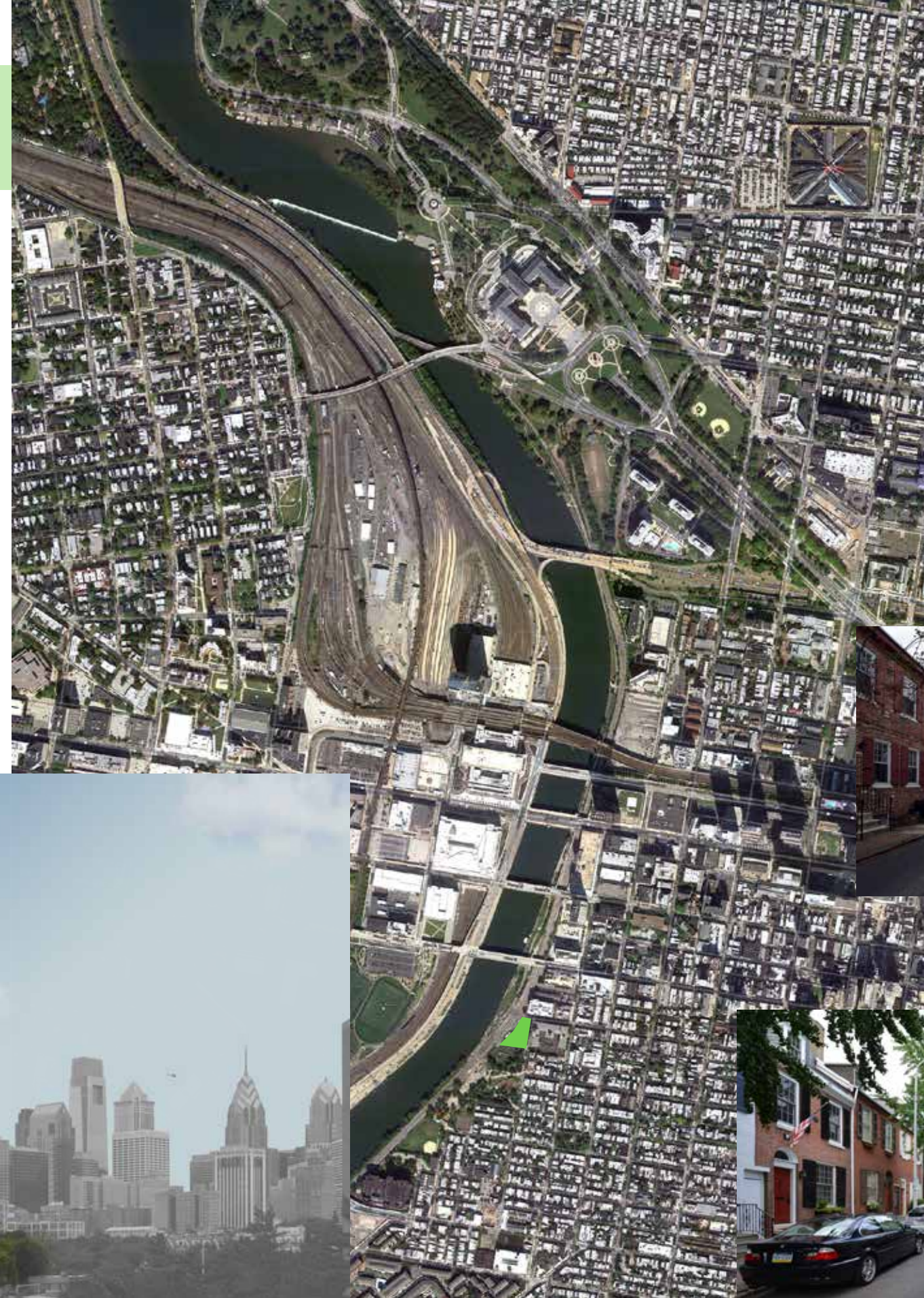
One Riverside sits within the 100-year flood plain. As a result the building is raised on a podium in order to allow for residential uses commencing at One and a Half Feet above the flood plain. Parking, fully below grade, is permitted within the Flood Plain.

Above the podium 129 luxury apartments on nineteen levels oversee dramatic views up and down the Schuylkill River and across West Philadelphia. Residents are provided with 12,450 square feet of landscaped garden and recreation space. An additional 6,000 square feet of indoor amenities are provided at the second floor.

The site of the complex, currently a surface parking lot, is a key waterfront site in the City of Philadelphia. It is immediately adjacent to one of the main access points to the Schuylkill River Banks and Trails system that leads to the Philadelphia Art Museum and beyond. Schuylkill River Banks is a very popular and intensely utilized river park.

To the south of the site is the Schuylkill River Park. This is a truly remarkable asset serving the contiguous eclectic neighborhood. Its numerous features, including community gardens, are richly used and meticulously maintained.

One Riverside will bring new density, new life, and new stakeholders to the Schuylkill and the surrounding neighborhood. It will add excitement and distinctive planning and architecture to the City's waterfront.



Importance of Site:

- Animating the Waterfront.
Fundamental defining asset.
- Livable and active urban destination.
- Edge of a vibrant, eclectic neighborhood.
- Entrance to Schuylkill River Trail.
- Sharing a border with Schuylkill River Park, Taney fields.
- Bookend to the urban experience.



Responsibility of the Building:

- Responsibility for view shed and permeability.
- Approachable residential architecture.
- Thin, fractured profile
- Full, squared on presence on 25th Street.
- Response to the Park and the Community Garden:
Minimize reflectivity and glare.
- Reinforcing a gateway to the Schuylkill River Trail.
- Establishing a green link between Schuylkill River Park and Trail.





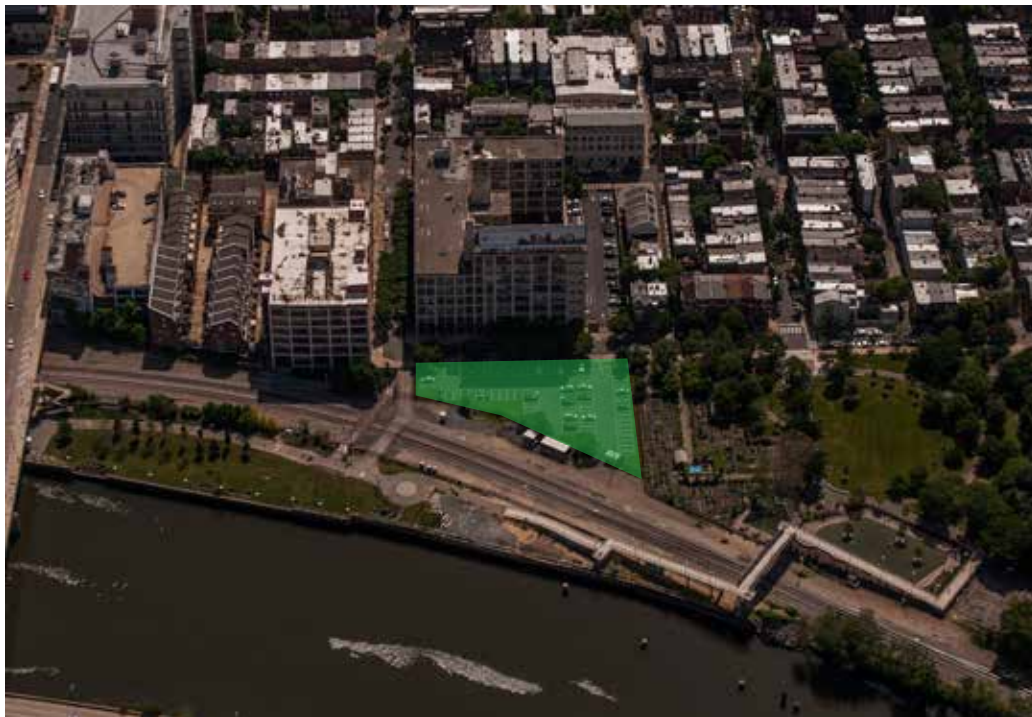
Aerial View from Southwest



Aerial View from Southeast



View looking South down 25th Street



Aerial View from West



View of Community Garden



View of Schuylkill River Park adjacent to Site



View looking East from Railroad Overpass



View looking East from Railroad Overpass



View looking North up 25th Street



View looking North from Railroad Overpass

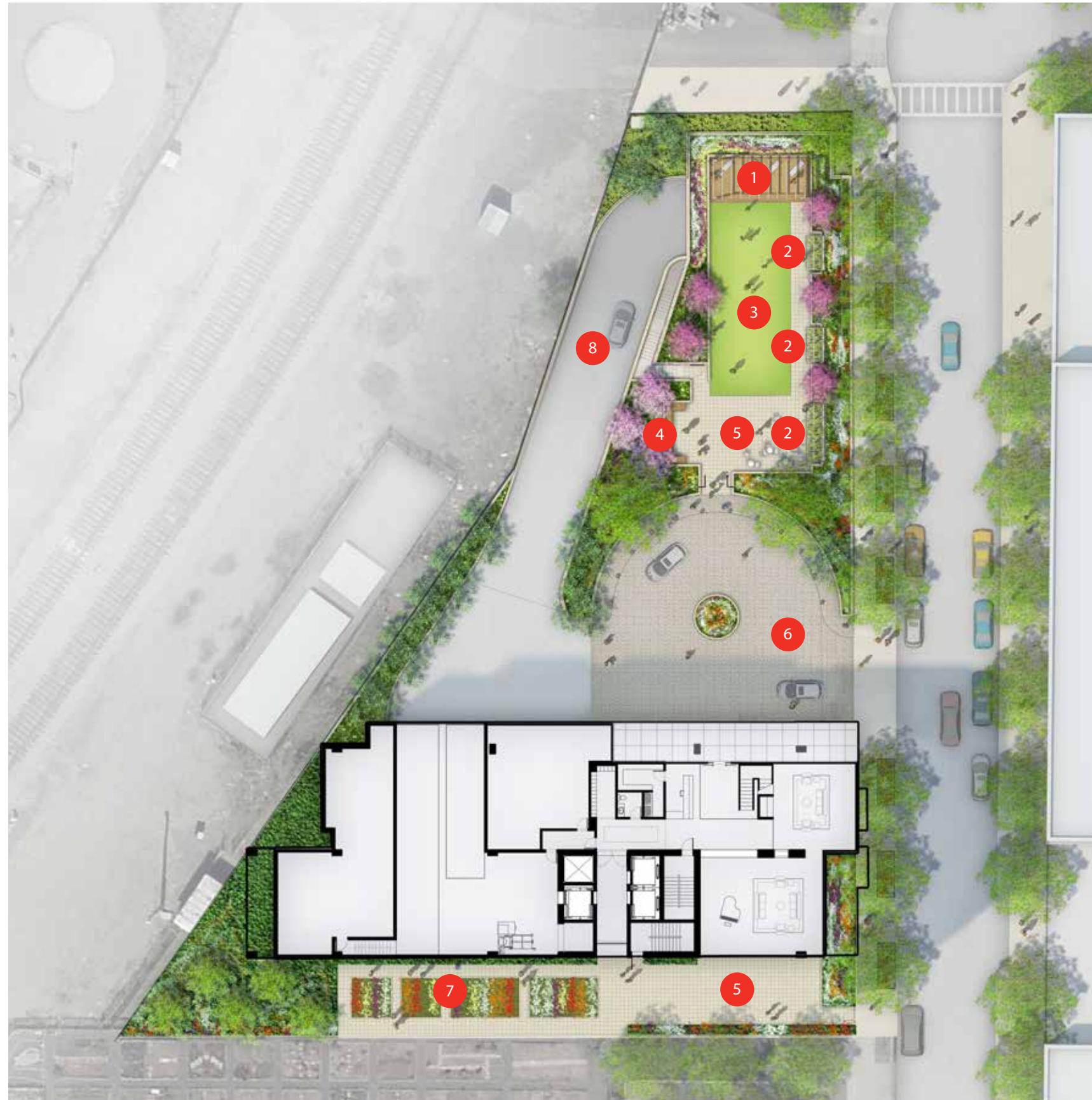


View from South Street Bridge

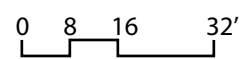


View of Schuylkill River Trail entrance

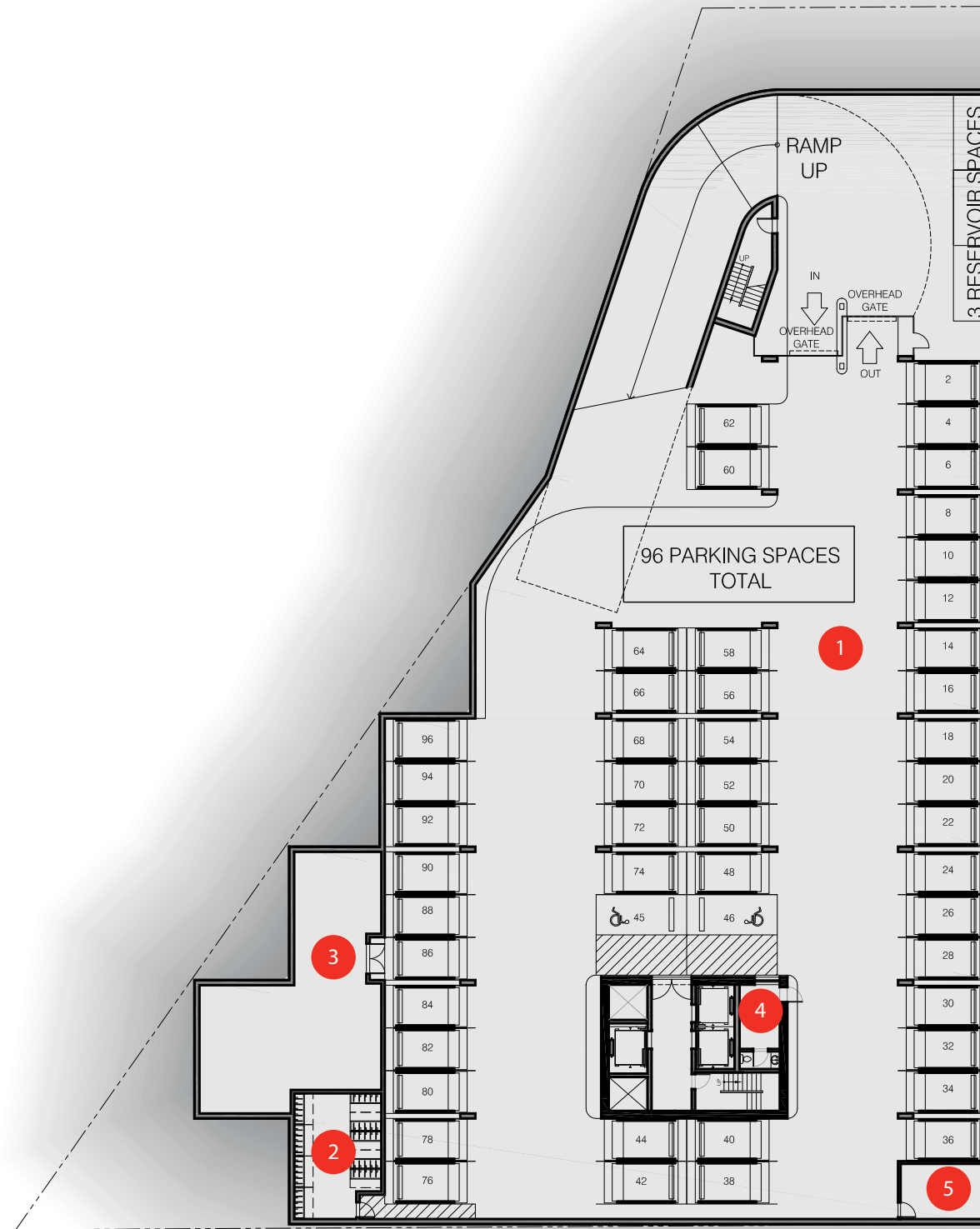
- 1 Sun Deck
- 2 Bench with Arbor
- 3 Lawn
- 4 Grilling Pavilion
- 5 Terrace
- 6 Paved Drop-off / Turnaround
- 7 Raised Planters
- 8 Ramp to Garage



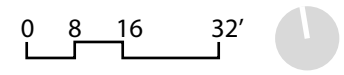
Site Plan



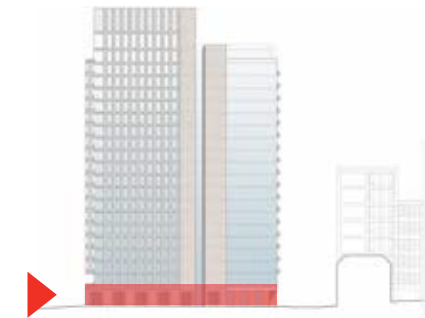
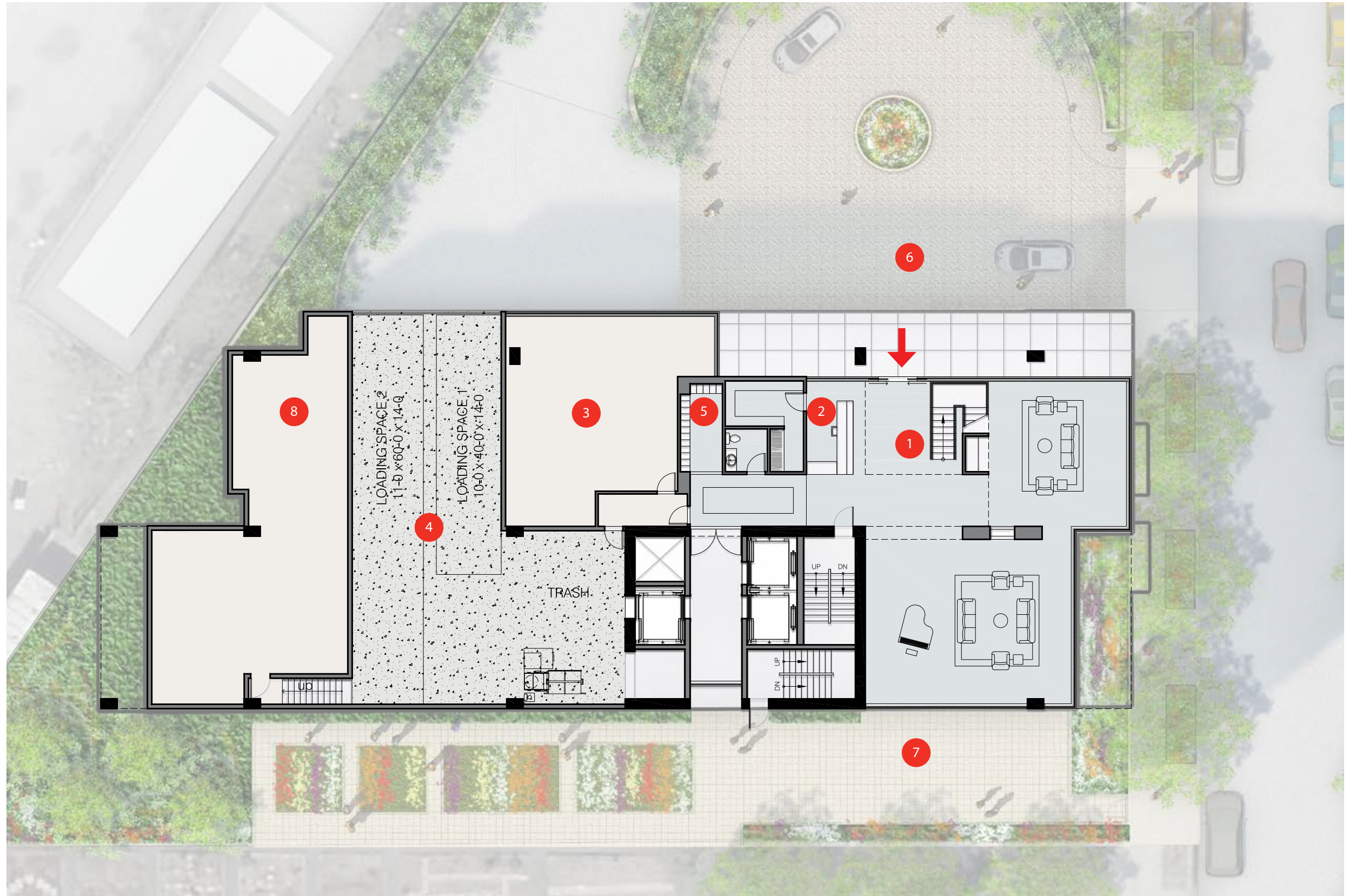
- 1 Parking - 96 Spaces
- 2 Bicycle Parking - 45 Spaces
- 3 Storage / Mechanical
- 4 Valet Office
- 5 Water Meter



Basement Plan



- 1 Lobby
- 2 Concierge Desk
- 3 Offices
- 4 Two Loading Spaces
- 5 Mail Room
- 6 Paved Drop-off Area
- 7 Outdoor Lounge Area
- 8 Mechanical



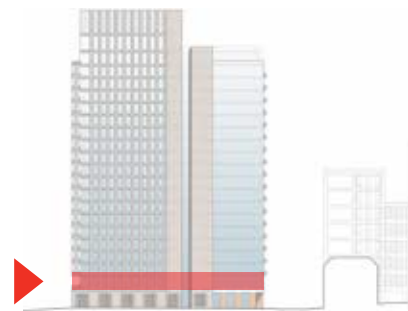
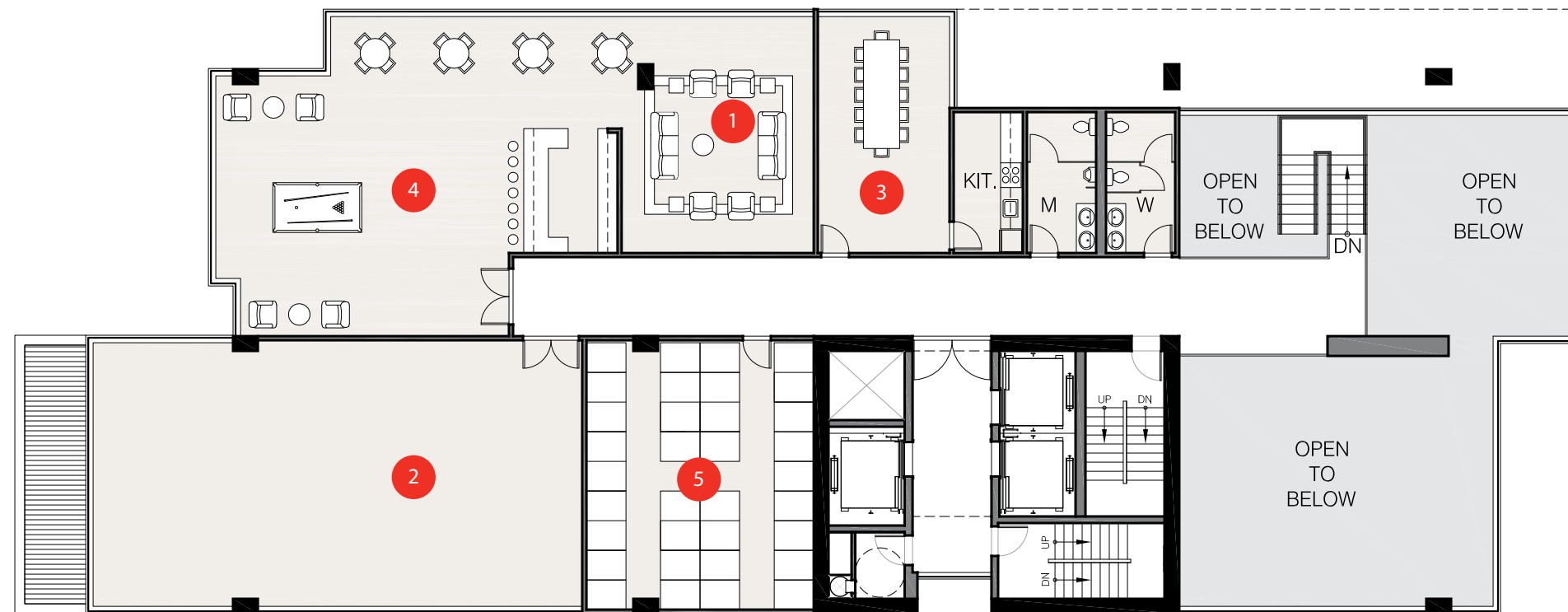
Ground Floor Plan

0 4 8 16'



Residents' Amenities:

- 1 Lounge
- 2 Fitness Center
- 3 Business Center
- 4 Game Room
- 5 Tenant Storage



Second Floor Plan

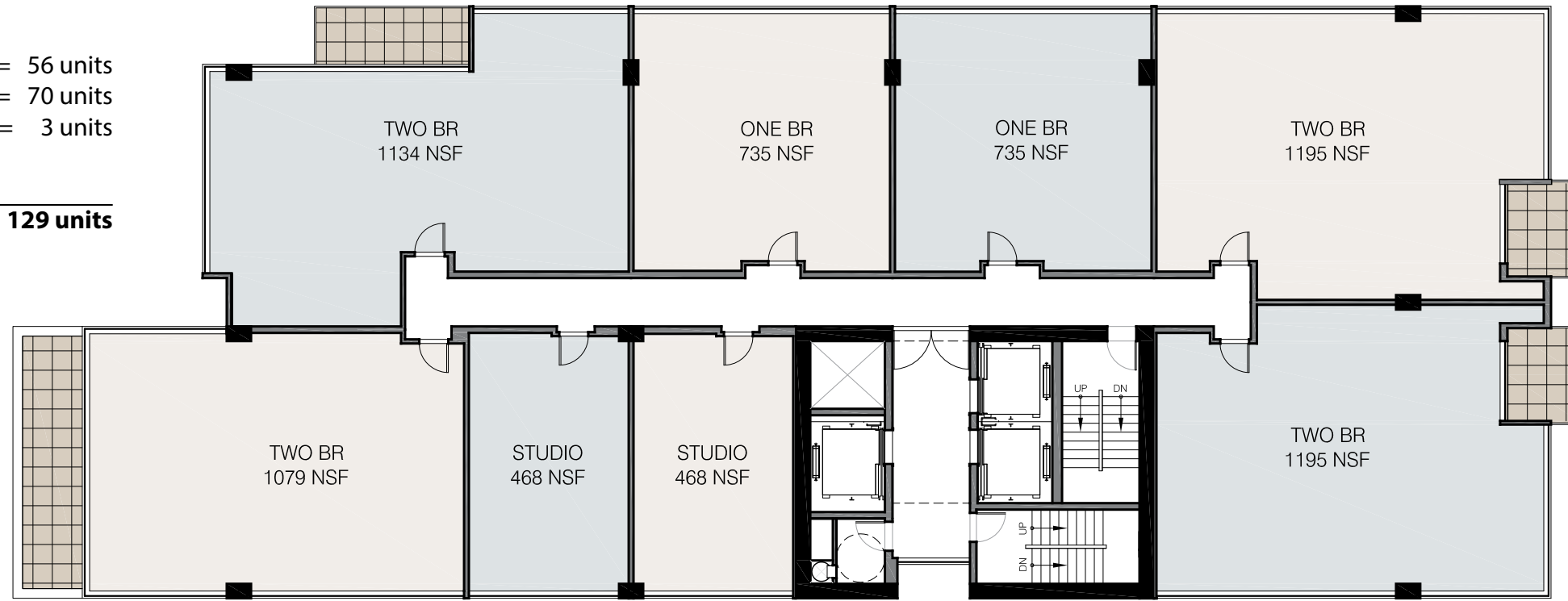
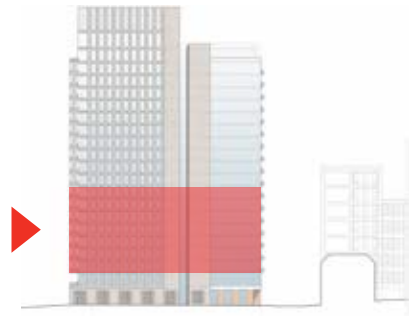
0 4 8 16'



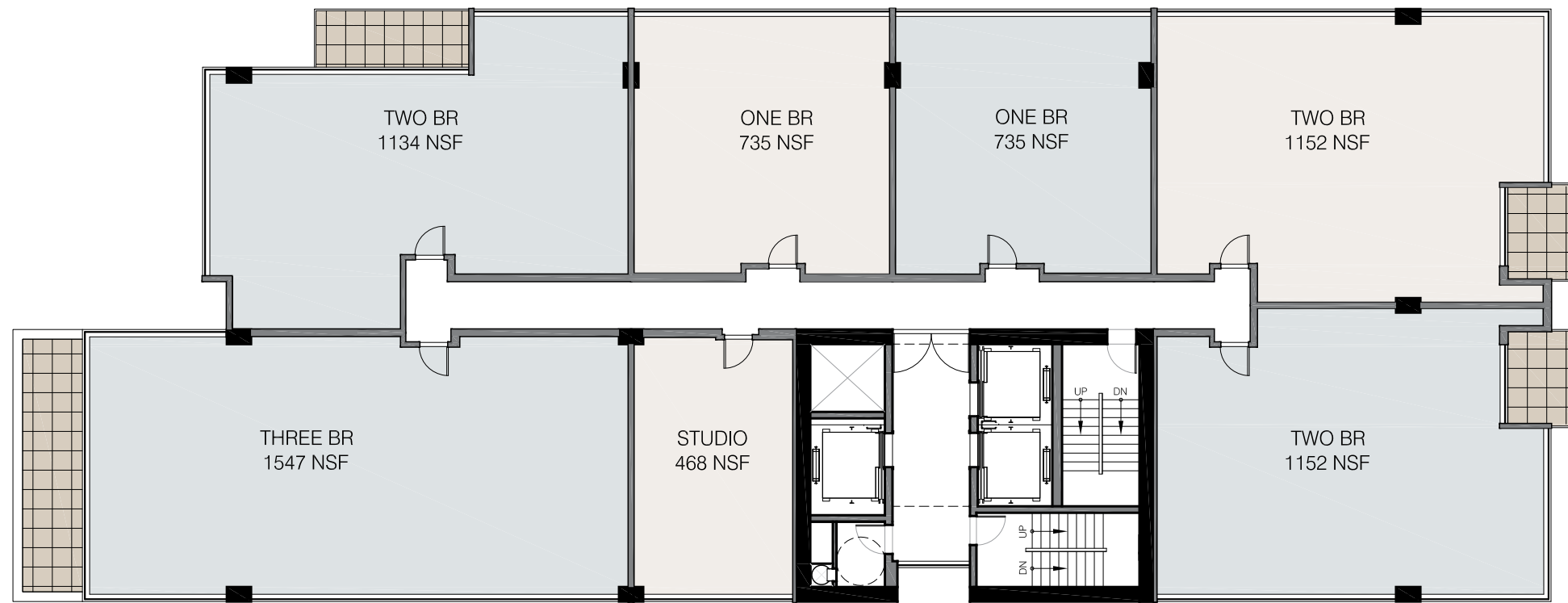
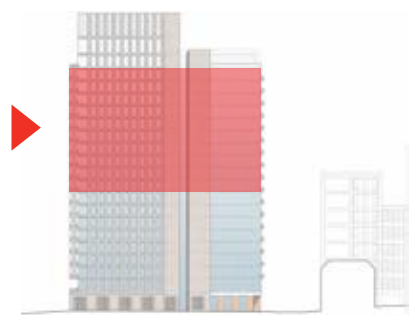
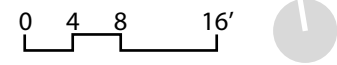
Unit Breakdown

Typical Floors 3-9 8 units x 7 Floors = 56 units
 Typical Floors 10-19 7 units x 10 Floors = 70 units
 Floor 20 3 units x 1 Floor = 3 units
 Floor 21
 No additional units

Total **129 units**



Typical Floor Plan (Floors 3-9)
8 Units/Floor



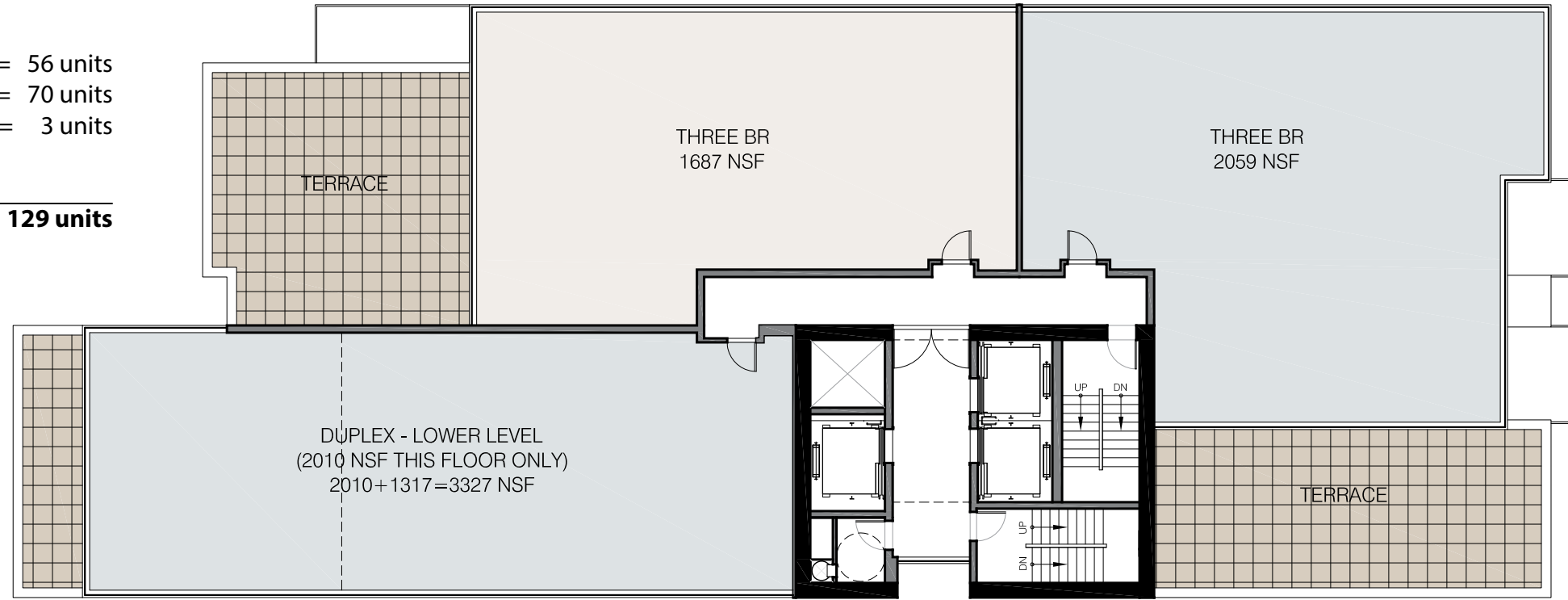
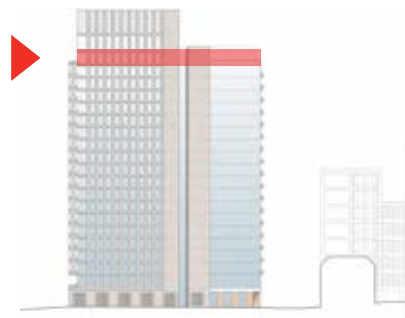
Typical Floor Plan (Floors 10-19)
7 Units/Floor



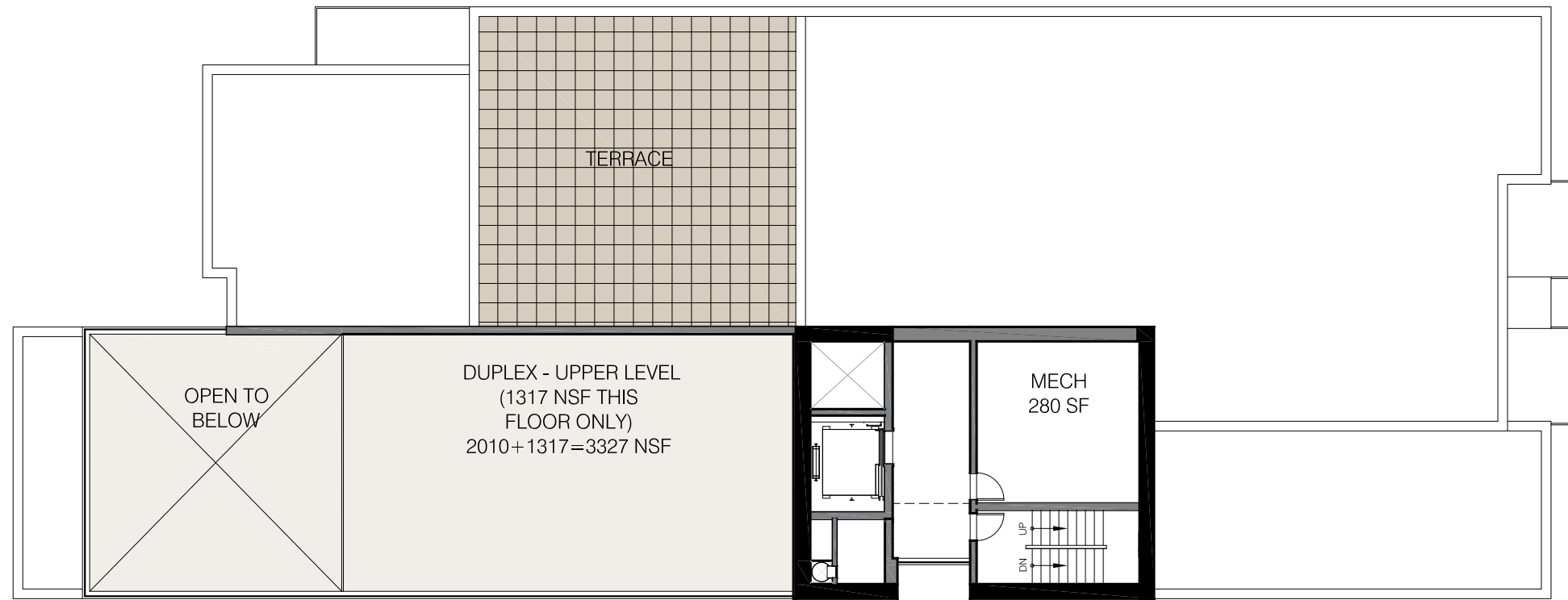
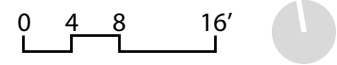
Unit Breakdown

Typical Floors 3-9 8 units x 7 Floors = 56 units
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 Floor 21 No additional units

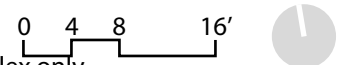
Total 129 units



Floor 20
3 Units

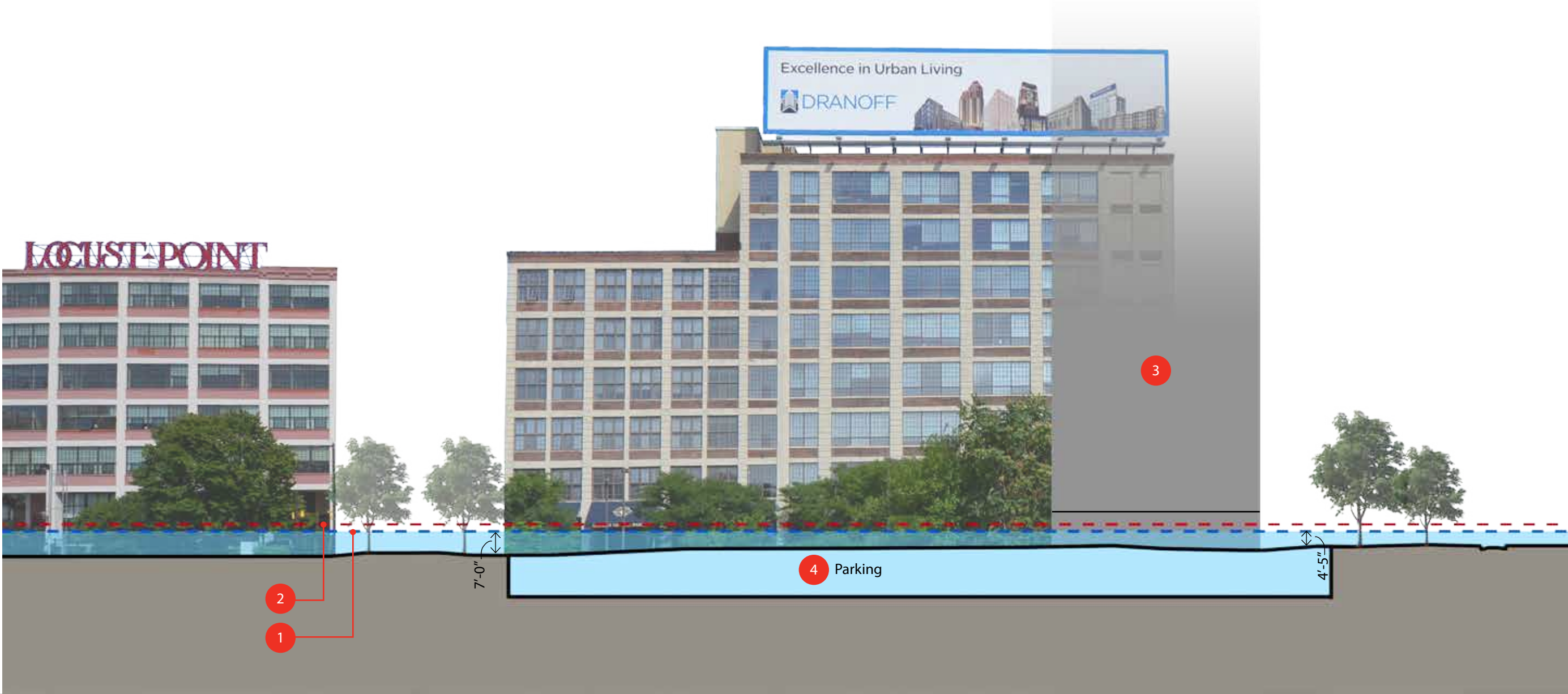


Floor 21
No add'l units, upper level of duplex only

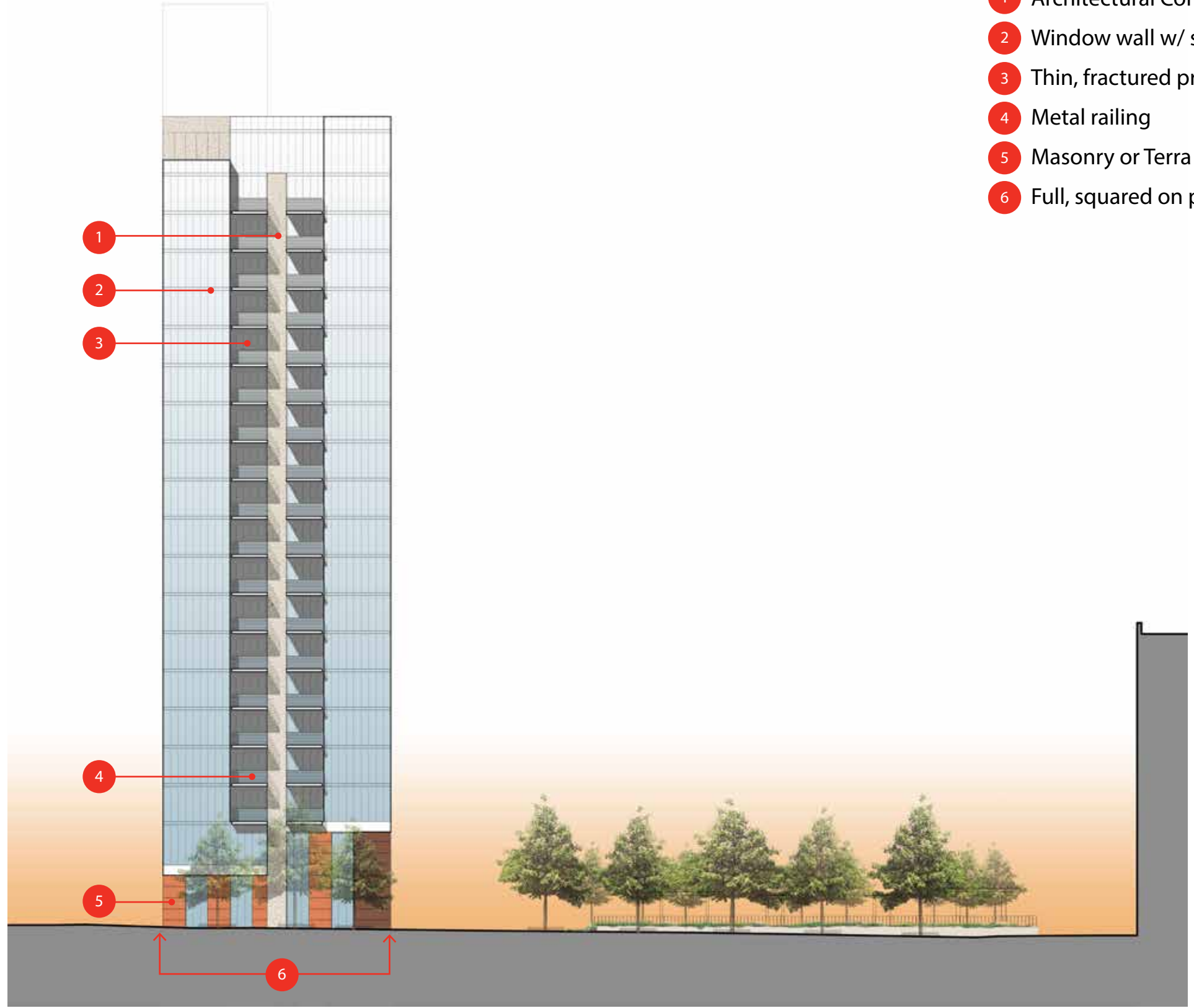


What does it mean to be in the Floodplain?

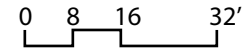
- 1 100 Year Floodplain located above grade level.
- 2 18" above 100 Year Floodplain
- 3 No residential use in floodplain aside from lobby.
- 4 Parking allowed in floodplain.



- 1 Architectural Concrete
- 2 Window wall w/ slab edge cover
- 3 Thin, fractured profile
- 4 Metal railing
- 5 Masonry or Terra Cotta
- 6 Full, squared on presence on 25th Street

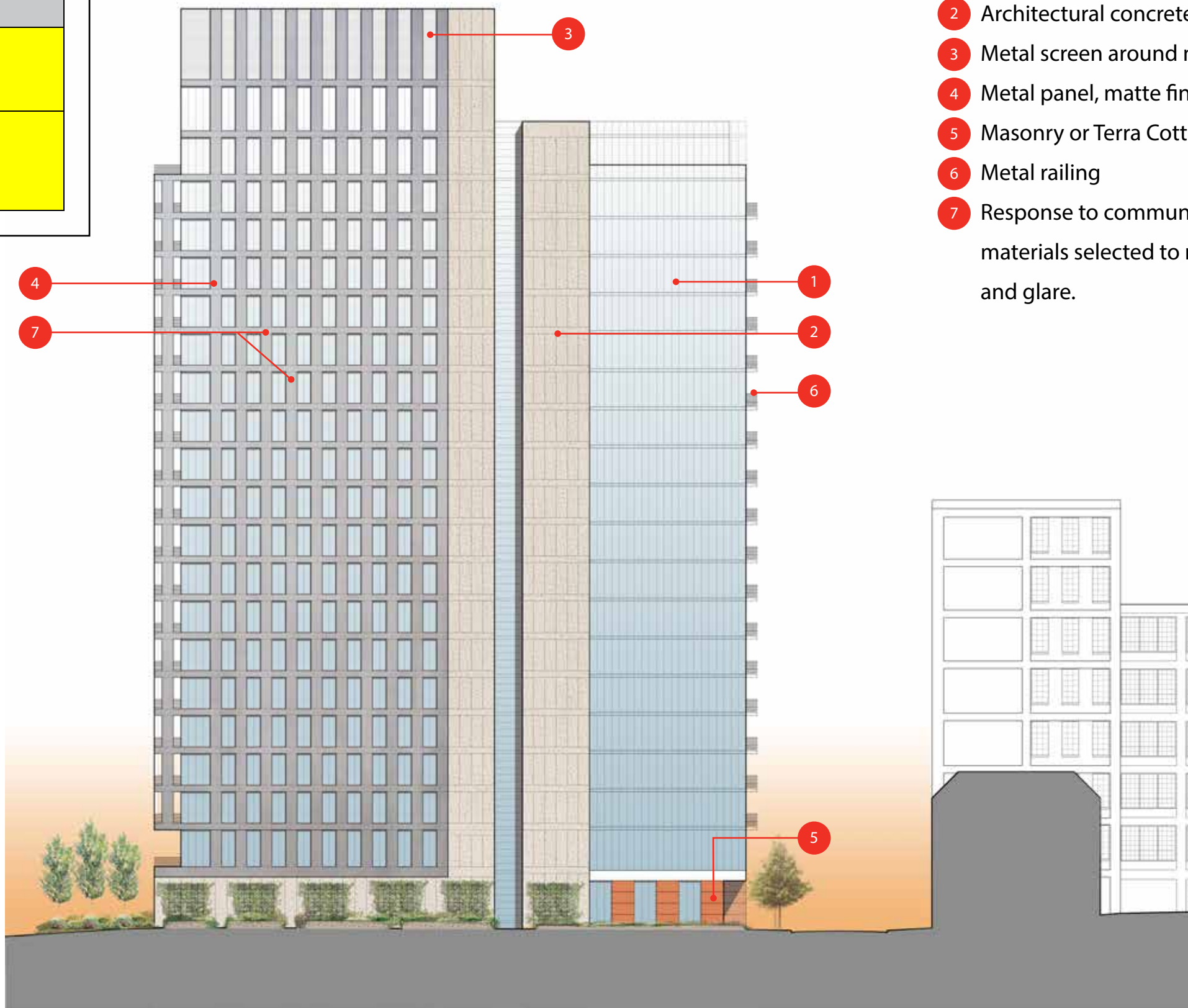


East (25th Street) Elevation



Glass Reflectivity Breakdown:

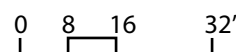
| | Visible Light Reflectance Exterior |
|---|------------------------------------|
| Baseline - 1/4" Clear + 1/2" Air + 1/4" Clear | 11-12% |
| Museum Tower - Dallas - Viracon VRE1-38 reflective low-e glass | 44% |



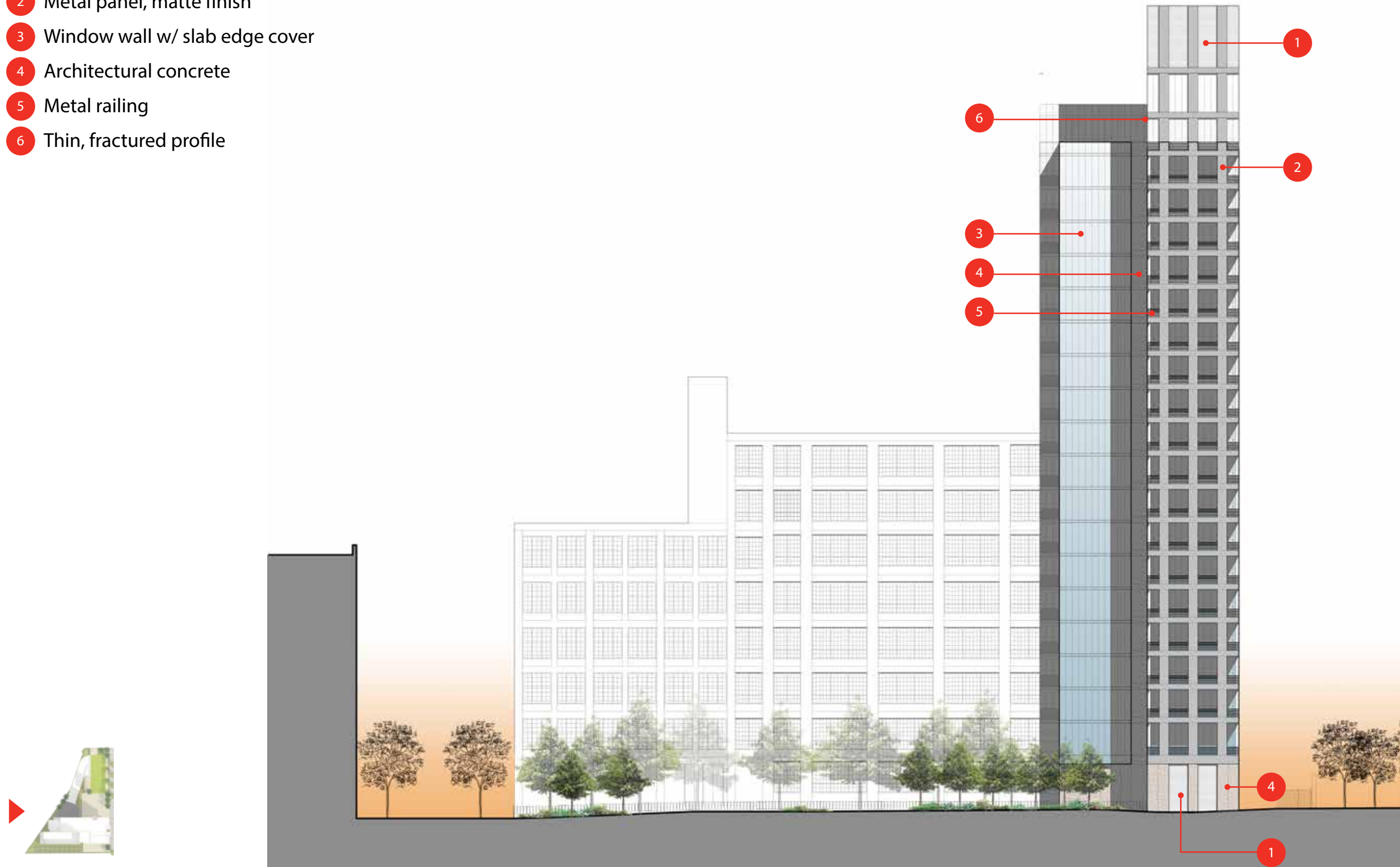
- 1 Window wall w/ slab edge cover
- 2 Architectural concrete
- 3 Metal screen around mechanical
- 4 Metal panel, matte finish
- 5 Masonry or Terra Cotta
- 6 Metal railing
- 7 Response to community garden: Facade materials selected to minimize reflectivity and glare.



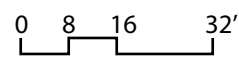
South Elevation



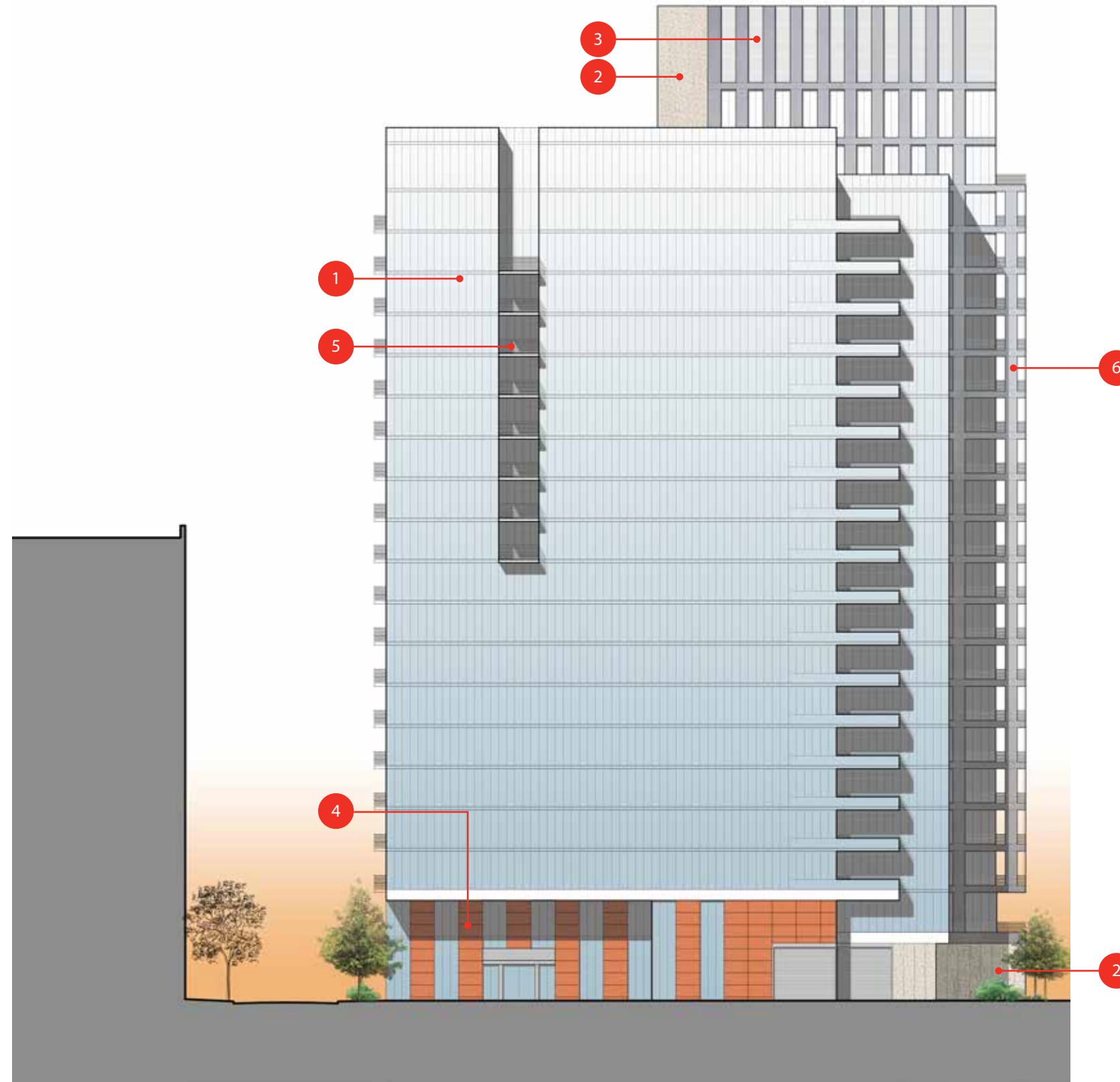
- 1 Metal screen around mechanical
- 2 Metal panel, matte finish
- 3 Window wall w/ slab edge cover
- 4 Architectural concrete
- 5 Metal railing
- 6 Thin, fractured profile



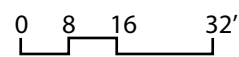
West Elevation



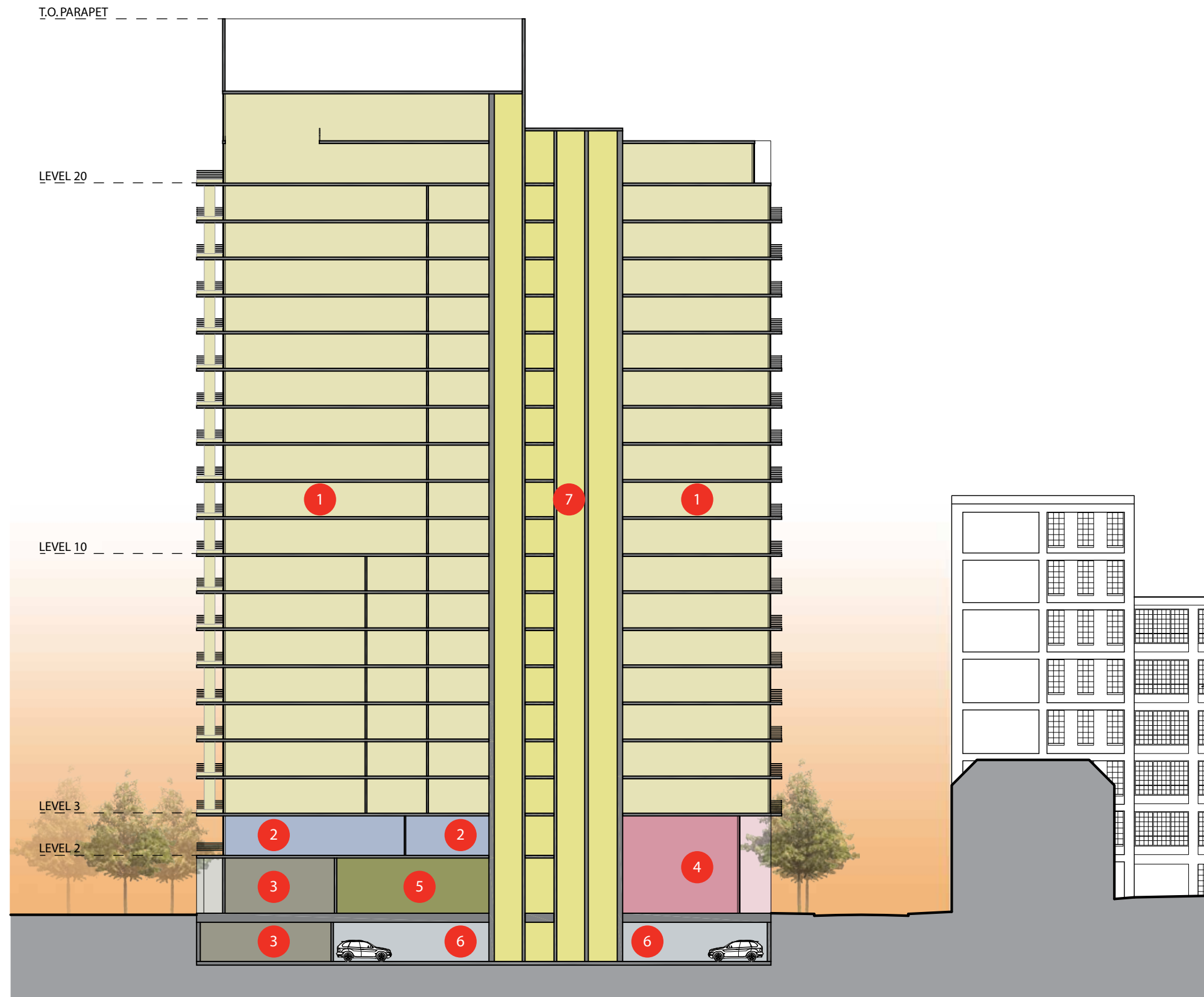
- 1 Window wall w/ slab edge cover
- 2 Architectural concrete
- 3 Metal screen around mechanical
- 4 Masonry or Terra Cotta
- 5 Metal railing
- 6 Metal panel, matte finish



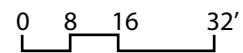
North Elevation



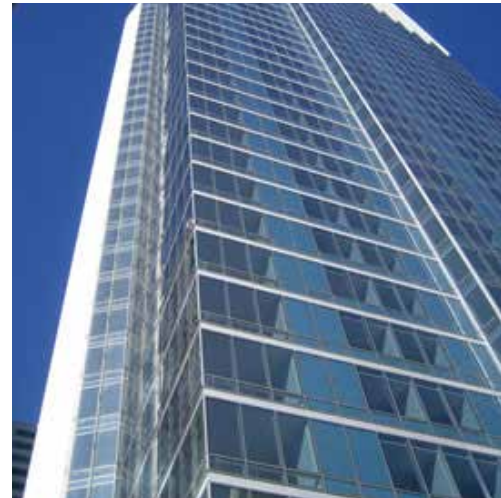
- 1 Residential Units
- 2 Resident's Amenity Spaces
- 3 Mechanical
- 4 Lobby
- 5 Loading
- 6 Parking
- 7 Vertical Circulation



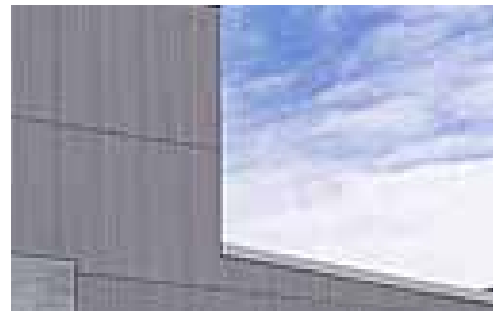
East-West Site Section



Material Palette

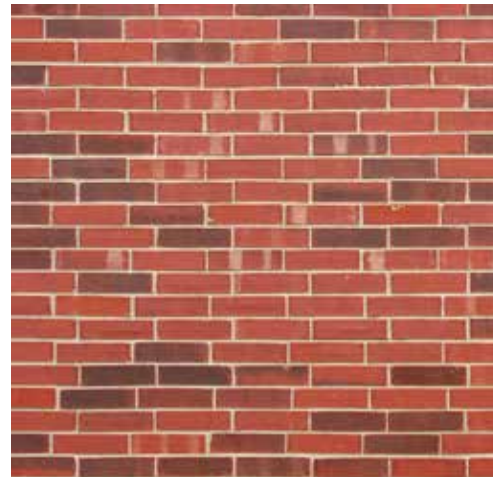


One Riverside is a building for a world class city; the materials are carefully chosen to help the building fit in with the neighborhood while also standing out amongst the competition. Primarily a glass building, care is taken to use glass for the façade that will minimize reflective glare. The majority of the South façade facing the community garden is comprised of coated metal panels that also minimize reflected light, and the glass is recessed to further ameliorate glare. The glass façade throughout the building utilizes a handsome storefront curtain wall system. Using light colored materials and glass for the residential tower makes it an appealing modern addition to the city and allows for spectacular panoramic views of the river and urban environment.



To break up the mass of the building, the elevator core is a light colored architectural concrete. Balconies further break down the massing and animate the façade and utilize refined metal railings.

The lobby at ground level is clad with red-brown masonry or terra cotta panels, relating to the neighborhood and street both in scale and material.



Sustainable Design Strategies

One Riverside takes advantage of site and building features that will make it a sustainable addition to the neighborhood. In keeping with Dranoff's history of sustainable development, as evidenced by 777 South Broad and Southstar Lofts, One Riverside will be constructed to LEED Silver standards.

ALTERNATIVE TRANSPORTATION AND RECREATION

1. Schuylkill River Trail and Park provides ample recreational open space and connects the site to Fairmount Park and well established bicycle paths.
2. Within a 10 minute walk distance are the following: UPENN, Drexel University, Rittenhouse Square, Fitler Square, Trader Joes, the U.S. Post Office, the Free Library, and multiple restaurants.
3. Alternate modes of transportation nearby include bus, trolley, subway, carshare, regional rail, and Amtrak. The neighborhood is well connected by bicycle lanes.

SITE

1. Stormwater – Vegetation and lawn areas above parking garage and new plants and trees at sidewalk level reduce flow and improve quality of water runoff.
2. Reduce Heat Island Effect – One Riverside eliminates existing impervious asphalt parking lot, reducing heat emission. Added vegetation cools and improves air quality.
3. Water Efficiency – Landscaping utilizes native plant and regionally adapted, non-invasive ornamental species. Most plantings are on the PHS Gold Medal Plants list for suitability for the Philadelphia region.

BUILDING

1. Natural Daylighting – Units are given floor to ceiling windows for ample light. Reduced dwelling unit depth from exterior walls allow for maximum daylight penetration, reducing need for artificial light.
2. Responsible Materials – Exterior and interior materials will be considered for their recycled content, sustainable manufacturing, low-emitting qualities, and manufacturing proximity to the site.
3. Construction – Building practices will attempt to minimize disruption of soil, and waste from construction will be properly managed.
4. Energy Efficiency – A planned centralized mechanical system will reduce energy consumption.
5. Bicycle Storage – 45 interior bicycle spaces are provided for use by residents.

STRENGTHENING COMMUNITY

1. Job Creation – Hundreds of Philadelphia residents will be involved in the construction and design of One Riverside. When occupied, the site will be staffed with maintenance crews, management, and café workers. New residents will promote economic growth, especially in services.
2. Urban Vibrancy – More eyes on the street will reduce crime and promote lively street life. Additional residents increase the support and use of parks.





LEED 2009 for New Construction and Major Renovations

Project Checklist

Project Name

Date

20 3 3 Sustainable Sites Possible Points: 26

| Y | ? | N | | | |
|---|---|---|------------|---|---|
| Y | | | Prereq 1 | Construction Activity Pollution Prevention | |
| | | 1 | Credit 1 | Site Selection | 1 |
| 5 | | | Credit 2 | Development Density and Community Connectivity | 5 |
| | 1 | | Credit 3 | Brownfield Redevelopment | 1 |
| 6 | | | Credit 4.1 | Alternative Transportation—Public Transportation Access | 6 |
| 1 | | | Credit 4.2 | Alternative Transportation—Bicycle Storage and Changing Rooms | 1 |
| 3 | | | Credit 4.3 | Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles | 3 |
| | 2 | | Credit 4.4 | Alternative Transportation—Parking Capacity | 2 |
| | | 1 | Credit 5.1 | Site Development—Protect or Restore Habitat | 1 |
| 1 | | | Credit 5.2 | Site Development—Maximize Open Space | 1 |
| 1 | | | Credit 6.1 | Stormwater Design—Quantity Control | 1 |
| 1 | | | Credit 6.2 | Stormwater Design—Quality Control | 1 |
| 1 | | | Credit 7.1 | Heat Island Effect—Non-roof | 1 |
| 1 | | | Credit 7.2 | Heat Island Effect—Roof | 1 |
| | | 1 | Credit 8 | Light Pollution Reduction | 1 |

4 2 Water Efficiency Possible Points: 10

| Y | ? | N | | | |
|---|---|---|----------|------------------------------------|--------|
| Y | | | Prereq 1 | Water Use Reduction—20% Reduction | |
| 2 | | | Credit 1 | Water Efficient Landscaping | 2 to 4 |
| | | 2 | Credit 2 | Innovative Wastewater Technologies | 2 |
| 2 | | | Credit 3 | Water Use Reduction | 2 to 4 |

9 14 Energy and Atmosphere Possible Points: 35

| Y | ? | N | | | |
|---|---|---|----------|--|---------|
| Y | | | Prereq 1 | Fundamental Commissioning of Building Energy Systems | |
| Y | | | Prereq 2 | Minimum Energy Performance | |
| Y | | | Prereq 3 | Fundamental Refrigerant Management | |
| 7 | | | Credit 1 | Optimize Energy Performance | 1 to 19 |
| | | 7 | Credit 2 | On-Site Renewable Energy | 1 to 7 |
| | | 2 | Credit 3 | Enhanced Commissioning | 2 |
| | | 2 | Credit 4 | Enhanced Refrigerant Management | 2 |
| | | 3 | Credit 5 | Measurement and Verification | 3 |
| 2 | | | Credit 6 | Green Power | 2 |

4 7 Materials and Resources Possible Points: 14

| Y | ? | N | | | |
|---|---|---|------------|---|--------|
| Y | | | Prereq 1 | Storage and Collection of Recyclables | |
| | | 3 | Credit 1.1 | Building Reuse—Maintain Existing Walls, Floors, and Roof | 1 to 3 |
| | | 1 | Credit 1.2 | Building Reuse—Maintain 50% of Interior Non-Structural Elements | 1 |
| 1 | | | Credit 2 | Construction Waste Management | 1 to 2 |
| | | 2 | Credit 3 | Materials Reuse | 1 to 2 |

Materials and Resources, Continued

| Y | ? | N | | | |
|---|---|---|----------|-----------------------------|--------|
| 1 | | | Credit 4 | Recycled Content | 1 to 2 |
| 1 | | | Credit 5 | Regional Materials | 1 to 2 |
| | | 1 | Credit 6 | Rapidly Renewable Materials | 1 |
| 1 | | | Credit 7 | Certified Wood | 1 |

10 1 4 Indoor Environmental Quality Possible Points: 15

| Y | ? | N | | | |
|---|---|---|------------|--|---|
| Y | | | Prereq 1 | Minimum Indoor Air Quality Performance | |
| Y | | | Prereq 2 | Environmental Tobacco Smoke (ETS) Control | |
| | | 1 | Credit 1 | Outdoor Air Delivery Monitoring | 1 |
| | | 1 | Credit 2 | Increased Ventilation | 1 |
| 1 | | | Credit 3.1 | Construction IAQ Management Plan—During Construction | 1 |
| 1 | | | Credit 3.2 | Construction IAQ Management Plan—Before Occupancy | 1 |
| 1 | | | Credit 4.1 | Low-Emitting Materials—Adhesives and Sealants | 1 |
| 1 | | | Credit 4.2 | Low-Emitting Materials—Paints and Coatings | 1 |
| 1 | | | Credit 4.3 | Low-Emitting Materials—Flooring Systems | 1 |
| 1 | | | Credit 4.4 | Low-Emitting Materials—Composite Wood and Agrifiber Products | 1 |
| | | 1 | Credit 5 | Indoor Chemical and Pollutant Source Control | 1 |
| 1 | | | Credit 6.1 | Controllability of Systems—Lighting | 1 |
| 1 | | | Credit 6.2 | Controllability of Systems—Thermal Comfort | 1 |
| | | 1 | Credit 7.1 | Thermal Comfort—Design | 1 |
| | | 1 | Credit 7.2 | Thermal Comfort—Verification | 1 |
| 1 | | | Credit 8.1 | Daylight and Views—Daylight | 1 |
| 1 | | | Credit 8.2 | Daylight and Views—Views | 1 |

1 5 Innovation and Design Process Possible Points: 6

| Y | ? | N | | | |
|---|---|---|------------|--------------------------------------|---|
| | | 1 | Credit 1.1 | Innovation in Design: Specific Title | 1 |
| | | 1 | Credit 1.2 | Innovation in Design: Specific Title | 1 |
| | | 1 | Credit 1.3 | Innovation in Design: Specific Title | 1 |
| | | 1 | Credit 1.4 | Innovation in Design: Specific Title | 1 |
| | | 1 | Credit 1.5 | Innovation in Design: Specific Title | 1 |
| 1 | | | Credit 2 | LEED Accredited Professional | 1 |

2 2 Regional Priority Credits Possible Points: 4

| Y | ? | N | | | |
|---|---|---|------------|------------------------------------|---|
| 1 | | | Credit 1.1 | Regional Priority: Specific Credit | 1 |
| 1 | | | Credit 1.2 | Regional Priority: Specific Credit | 1 |
| | | 1 | Credit 1.3 | Regional Priority: Specific Credit | 1 |
| | | 1 | Credit 1.4 | Regional Priority: Specific Credit | 1 |

50 4 37 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110









Landscape Design

25th Street

There is a welcoming, urban plaza setting at the entrance to the building lobby. The preferred paving for the entry is a continuation of the stone used in the lobby floor, extending out to the curb, in a thermal non-skid finish. Located at the center of a circular motor-court entry / drive is a circular plant bed contained by a raised stone curb, featuring a seasonal display of annuals planted within a bed of evergreen groundcovers.

The pedestrian sidewalk for the length of the 25th street is poured-in-place concrete with a light broom finish, as per City of Philadelphia standards for sidewalks. The service drive leading to the loading dock and below grade parking garage will be poured-in-place concrete to match the concrete sidewalk.

The street trees along 25th Street - Swamp White Oaks (*Quercus bicolor*) - are planted in rectangular plots, fenced-in by low, metal enclosures painted black, and planted with evergreen ground covers and seasonal annual plantings. In-between the trees pits, is a continuous structural soil tree-root trench with permeable paving.

Planted within the raised planter bordering the private amenity garden will be a foundation planting of mixed evergreen and deciduous flowering shrubs that is intended to look great and interesting all year – with flowers, foliage, fruit, and bark. Inter-mixed within these plantings at the top of the planter, are ornamental vines that will cascade down the low wall. Along the top of the planter wall will be an open fence system that complements / matches the metal materials used elsewhere around the building.

Locust & 25th Street (North end)

At the north end of the development a drift of River Birch (*Betula nigra*) trees, planted within a foundation planting strip, signaling the gateway and providing shade at the entry of Schuylkill Banks river walk.

South Area and South West Corner of the Site

The southern area of the site is enclosed by a six (6) foot tall metal estate fence painted black. Adjacent to the ground floor lobby lounge is an outdoor terrace of cast-in-place concrete with a light broom, non-skid finish. Located within the south terrace are raised plant beds, similar to those found in the adjacent community garden.

Other raised planters located long the property line and base of the tower are to be planted with a mass of ornamental shrubs, both deciduous and evergreen. These plantings will provide year around interest with flowers, foliage, fruit and bark. Columnar English Oak trees (*Quercus robur* 'fastigiata', are located in those areas with deeper soils, to mitigate between the building and the park and are planted within a mixed shrub border with seasonal interest.

West Side of the Site

The building and access drive to the below grade parking are located tight to the west property line, with a short row of multi stem trees, River Birch (*Betula nigra*), located to screen the loading dock from the view of the river walk, and to screen the existing railway utility sheds from the motor court entry.

Amenity Garden / Terrace

The design of the terrace level, private amenity garden is not fully completed as of this date. However the materials considered include the following;

- Paving: Pre-cast concrete pavers and hardwood plank decking.
- Perimeter walls / seat walls: precast tinted concrete or cast stone,
- Perimeter Estate Fencing: An open fence system that complements / matches the metal materials used elsewhere around the building.
- Arbors: Combination of painted steel and wood.
- Plantings: Combination of deciduous shade and flowering trees; mixed evergreen and deciduous flowering shrubs; evergreen ground covers, perennials, and a turf grass lawn panel.

Irrigation System

Plantings are intended to be irrigated with an efficient individually zoned and controlled state of the art system.



25TH STREET - STREET TREES



Quercus bicolor
White Swamp Oak

LOCUST STREET - GROVE OF TREES AT PARK ENTRANCE



Betula nigra
River Birch

PLANTERS ON 25TH STREET SIDEWALK - SHRUBS



Cephalotaxus harringtonia
var. 'Duke Gardens'
Japanese Plum Yew

Diervilla sessilifolia
var. 'Cool Splash'
Southern Bush Honeysuckle

Hydrangea paniculata
var. 'Tardiva'
Tardiva Hydrangea

Hydrangea quercifolia
var. 'Sykes Dwarf'
Oakleaf Hydrangea

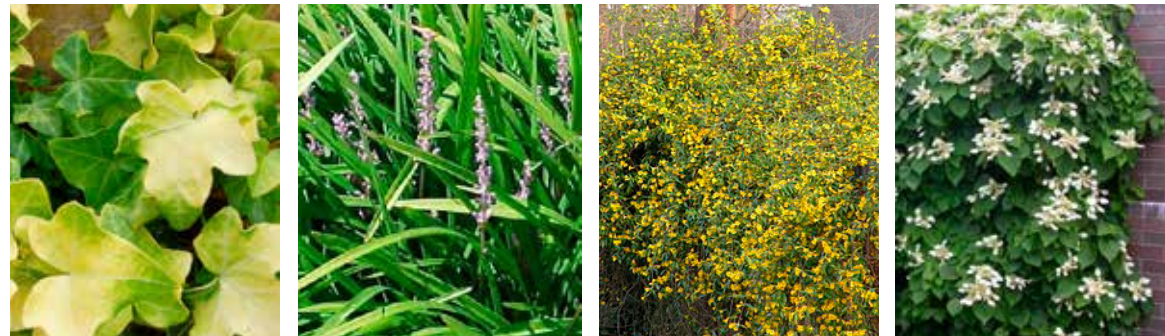
Ilex glabra var. 'Nigra'
Nigra Inkberry Holly

Mahonia japonica
var. 'Bealei'
Japanese Mahonia

Nandina domestica
Heavenly Bamboo

Rhododendron
var. 'Cunningham's White'
Rhododendron

PLANTERS ON 25TH STREET SIDEWALK - GROUNDCOVER AND VINES



Hedera helix var. 'Buttercup'
English Ivy

Liriope spicata
Creeping Lily Turf

Gelesemium sempervirens
var. 'Margarita'
Carolina Jasmine

Schizophragma hydrangioides
var. 'Moonlight'
Japanese Hydrangea Vine

SOUTH FACADE - TREES



Quercus robur 'fastigiata'
Columnar English Oak



Aronia arbutifolia
var. 'Brilliantissima'
Red Chokeberry



Callicarpa dichotoma
Beautybush



Clethera alnifolia
var. 'Hummingbird'
Dwarf Summersweet



Clethera alnifolia
var. 'Ruby'
Dwarf Summersweet



Cornus sanguinea
var. 'Winterfire'
Bloodtwig Dogwood



Cornus sericea
var. 'Siver and Gold'
Redosier Dogwood

SOUTH FACADE - SHRUB SCREEN



Deutzia x hybrid
var. 'Magicien'
Deutzia



Eleutherococcus siebolianus
var. 'Variegatus'
Variegated Beauty Briar



Ilex var. 'Sparkleberry'
Winterberry Holly



Ilex verticillata
var. 'Jim Dandy'
Pollinator to Ilex Sparkleberry



Physocarpus opulifolius
var. 'Diablo'
Eastern Ninebark



Rhus aromatica
var. 'Grow Low'
Fragrant Sumac



Viburnum x burkwoodii
var. 'Conoy'
Burkwood Viburnum



Viburnum x burkwoodii
var. 'Mohawk'
Burkwood Viburnum



Viburnum dialtum
var. 'Erie'
Linden Viburnum

SOUTH FACADE - VINES ON WALL AND BOUNDARY FENCE



Viburnum nudum
var. 'Winterthur'
Winterthur Viburnum



Viburnum plicatum
var. 'Shasta'
Shasta Doublefile Viburnum



Viburnum x rhytidophylloides
var. 'Dart's Duke'
Dart's Duke Viburnum



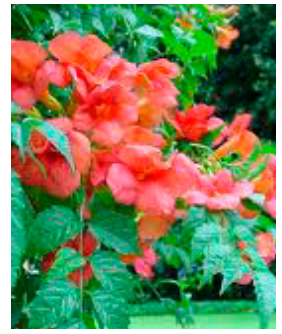
Weigela florida
var. 'Wine and Roses'
Weigela



Bignonia capreolata
var. 'Tangerine'
Cross Vine



Campsis grandiflora
var. 'Morning Calm'
Trumpet Vine



Campsis grandiflora
var. 'Mme Galen'
Trumpet Vine



Gelesemium sempervirens
var. 'Margarita'
Carolina Jasmine



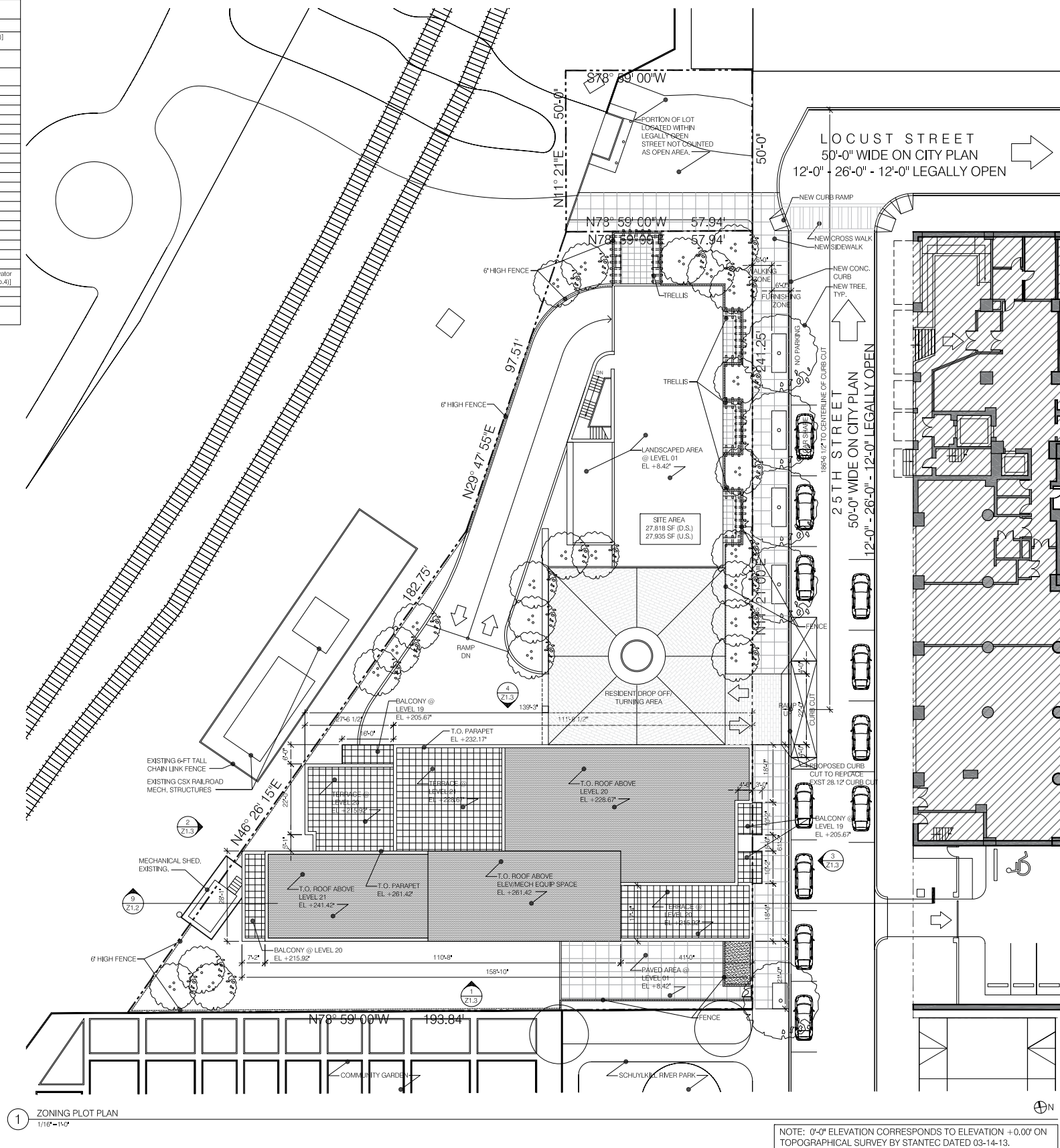
Wisteria frutescens
var. 'Amethyst Falls'
American Wisteria

| PROPOSED BUILDING | | | | | |
|---|---|-------|-----------|----------------------|---|
| FLOOR LEVEL | PROGRAM | UNITS | TOTAL GSF | CODE CALCULATION GSF | EXCLUSIONS |
| Cellar 00 | Parking, Bicycle Storage, Stor/Mech | 0 | 24,761 | 0* | *Cellar Level deduction [Per 14-202 (4)(b.2)] |
| Level 01 | Lobby, Back of House Spaces, Loading, Elec/Mech | 0 | 8,957 | 5,957* | *Loading spaces [Per 14-202 (4)(b.5)] |
| Level 02 | Amenity & Back of House Spaces | 0 | 6,215 | 6,215 | |
| Level 03 | Residential | 8 | 8,576 | 8,576 | |
| Level 04 | Residential | 8 | 8,576 | 8,576 | |
| Level 05 | Residential | 8 | 8,576 | 8,576 | |
| Level 06 | Residential | 8 | 8,576 | 8,576 | |
| Level 07 | Residential | 8 | 8,576 | 8,576 | |
| Level 08 | Residential | 8 | 8,576 | 8,576 | |
| Level 09 | Residential | 8 | 8,576 | 8,576 | |
| Level 10 | Residential | 7 | 8,576 | 8,576 | |
| Level 11 | Residential | 7 | 8,576 | 8,576 | |
| Level 12 | Residential | 7 | 8,576 | 8,576 | |
| Level 13 | Residential | 7 | 8,576 | 8,576 | |
| Level 14 | Residential | 7 | 8,576 | 8,576 | |
| Level 15 | Residential | 7 | 8,576 | 8,576 | |
| Level 16 | Residential | 7 | 8,576 | 8,576 | |
| Level 17 | Residential | 7 | 8,576 | 8,576 | |
| Level 18 | Residential | 7 | 8,576 | 8,576 | |
| Level 19 | Residential | 7 | 8,576 | 8,576 | |
| Level 20 | Residential | 3 | 7,129 | 7,129 | |
| Level 21 | Residential | 0 | 2,330 | 2,330 | NOTE: Upper level of unit below |
| Roof/ Penthouse Level | Stair & Elev/Mech Equip. | 0 | 1,685 | 187 | *Penthouse space used exclusively for elevator or mechanical equipment. [Per 14-202 (4)(b.4)] |
| Total Gross SF: | | | 196,869 | 167,610 | |
| Total Units: | | | 129 | | |
| Allowable FAR = 500% + 100% Bonus: (27,935 GSF x 5 = 139,675 + 27,935 =) | | | | 167,610 | |

ZONING CODE SUMMARY FOR PROPOSED DEVELOPMENT OF ONE RIVERSIDE - 25TH AND LOCUST STREET
210 South 25th Street

PROJECT: ONE RIVERSIDE - 25TH AND LOCUST STREET DISTRICT: RMX-3, RESIDENTIAL (CENTER CITY) MIXED-USE 3
 LOCATION: 210 SOUTH 25TH STREET 14-400: BASE ZONING DISTRICTS
 PHILADELPHIA, PENNSYLVANIA 19103 14-600: USE REGULATIONS
 LOT AREA: 27,935 SQ. FT. 14-700: DEVELOPMENT STANDARDS
 FRONTAGE: SOUTH 25TH STREET 14-800: PARKING AND LOADING
 LOCUST STREET

| PHILADELPHIA ZONING CODE SUMMARY | RMX-3 DISTRICT PROVISIONS | PROPOSED - NEW 21 STORY MULTI-FAMILY RESIDENCE TO INCLUDE AMENITY SPACE, FITNESS AREA/POOL |
|--|--|---|
| BASE ZONING DISTRICT (CHAPTER 14-400) | RMX-3, RESIDENTIAL (CENTER CITY) MIXED-USE 3 | RMX-3, RESIDENTIAL (CENTER CITY) MIXED-USE 3 |
| USE REGULATIONS (CHAPTER 14-600) | MULTI-FAMILY | MULTI-FAMILY |
| DEVELOPMENT STANDARDS (CHAPTER 14-700) | | |
| BUILDING HEIGHT | NO LIMIT | 253'-0" TOP OF PARAPET (ABOVE AVERAGE GRADE) |
| LOT DIMENSIONS | | |
| MIN. OPEN AREA | BUILDINGS 5 OR MORE STORIES WITH 1 OR MORE DWELLING UNITS: 10% 10% LOT AREA = 2,794 SF | 18,996 SF OPEN AREA = 68% LOT AREA |
| YARDS | | |
| MIN. FRONT YARD DEPTH | 0-FT | 0-FT |
| MIN. SIDE YARD DEPTH | 8-FT (IF USED) | 21-FT (ALONG SOUTH ELEVATION) |
| MIN. REAR YARD DEPTH | 0-FT | 0-FT |
| FLOOR AREA RATIO (FAR) | | |
| MAX. FAR | 500% = 139,675 SF (WITHOUT BONUS) | SEE BELOW |
| FLOOR AREA BONUSES (CHAPTER 14-702) | | |
| ELIGIBILITY | PROPERTY MUST BE RMX-3, CMX-3, CMX-4, OR CMX-5 | RMX-3 |
| BONUS FOR UNDERGROUND ACCESSORY PARKING & LOADING (TABLE 14-702-1) | 500% MAX. FAR = 139,967 SF + 400% 100% = 27,935 SF TOTAL FAR = 167,610 SF | PROPOSED FAR: 167,610 SF |
| OPEN SPACE & NATURAL RESOURCES (CHAPTER 14-704(4)) | | |
| RESIDENTIAL CONSTRUCTION WITHIN SPECIAL FLOOD HAZARD AREA | MUST COMPLY WITH 14-704(4)(i)-(j)-(k)-(l)-(m)-(n)-(o) WITHIN THE SPECIAL FLOOD HAZARD AREA | BASE FLOOD ELEVATION "AE" = 12.33 (CITY DATUM) PER FEMA MAP 420757 0183G DATED JAN 17, 2007 RESIDENTIAL CONSTRUCTION BEGINS AT 41'-0" ABOVE CITY DATUM, 28'-0" ABOVE BASE FLOOD ELEVATION. BLDG WILL COMPLY WITH SECTION 14-704(4)(i)-(j)-(k)-(l)-(m)-(n)-(o) |
| PARKING AND LOADING (CHAPTER 14-800) | | |
| HOUSEHOLD LIVING, MULTI-FAMILY BUILDING | 3 SPACES PER 10 UNITS = 129 UNITS x 3 = 39 PARKING SPACES | 96 MECHANICAL STACKER SPACES PROVIDED |
| ADDITIONAL REGULATIONS FOR RMX-3 | | |
| ABOVE GROUND PARKING GARAGES | SPECIAL EXCEPTION APPROVAL REQD | ALL PARKING LOCATED BELOW SURFACE OF THE EARTH. NO SPECIAL EXCEPTIONS REQUIRED. (PER 14-202-B) |
| REQD PARKING FOR PERSONS W/ DISABILITIES (TABLE 14-802-4) | MULTI-FAMILY USES: 2% OF PARKING SPACES SHALL BE ACCESSIBLE 2% OF 96 = 2 SPACES | 2 SPACES PROVIDED (2 8'-0" x 18'-0" W/ ADJACENT 8'-0" AISLE) |
| RESERVOIR SPACE | 51 TO 100 SPACES = 3 RESERVOIR SPACES REQD | 3 RESERVOIR SPACES PROVIDED |
| REQUIRED BICYCLE PARKING SPACES | GREATER THAN 12 UNITS = 1 PER 3 DWELLING UNITS 129 UNITS / 3 = 43 SPACES | 45 BICYCLE PARKING SPACES PROVIDED |
| OFF-STREET LOADING, RESIDENTIAL | 150,001 SF - 500,000 SF = 2 LOADING SPACES | 2 LOADING SPACES PROVIDED |
| REQUIRED LOADING SPACE DIMENSIONS | SPACE 1 = 10-FT W x 40-FT L x 14-FT H SPACE 2 = 11-FT W x 60-FT L x 14-FT H | SPACE 1 = 10-FT W x 40-FT L x 14-FT H SPACE 2 = 11-FT W x 60-FT L x 14-FT H |



1 ZONING PLOT PLAN
1/16" = 1'-0"

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Philadelphia, Pennsylvania 19107-4819
215-928-0202 fax 215-928-1517

ZONING SUBMISSION

REVISIONS

| NO. | DATE | REMARKS |
|-----|------|---------|
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DRANOFF PROPERTIES

One Riverside
210 South 25th Street
Philadelphia, PA 19103

ZONING PLOT PLAN & CODE SUMMARY

PROJECT NO.
21216.02

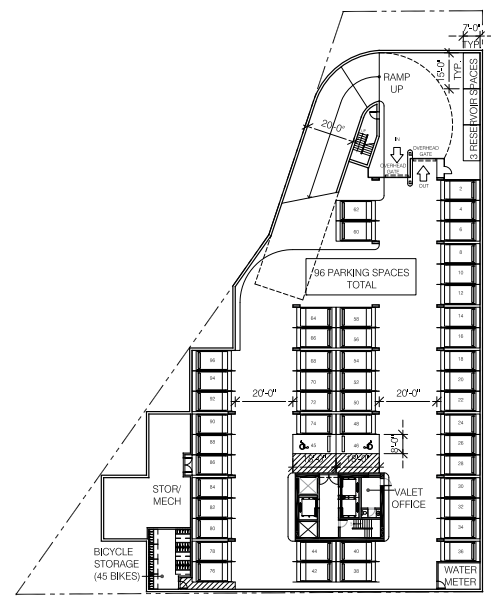
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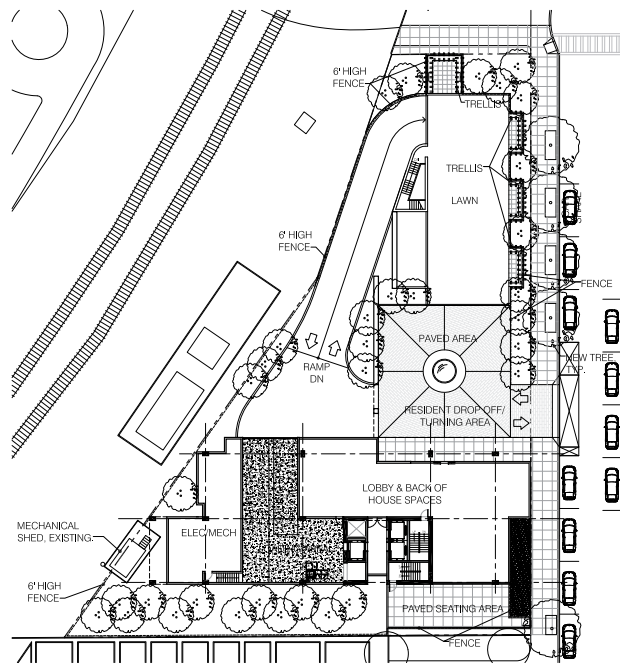
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DATE
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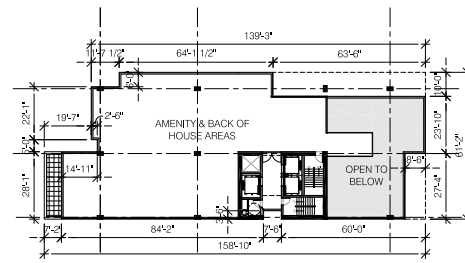
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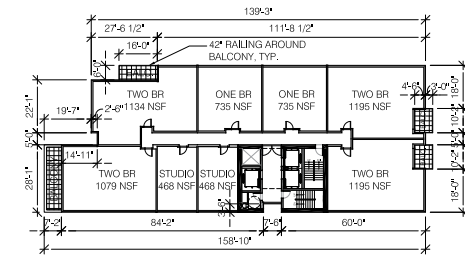
1 CELLAR 00
1/32"=1'-0"



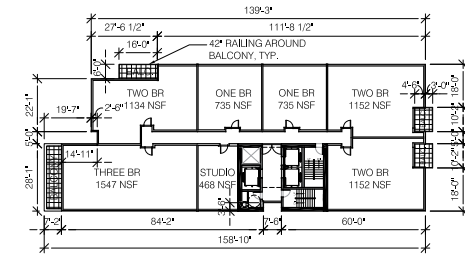
2 LEVEL 01
1/32"=1'-0"



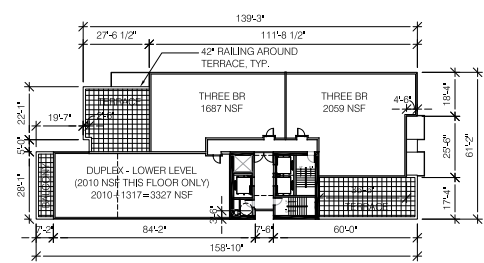
3 LEVEL 02
1/32"=1'-0"



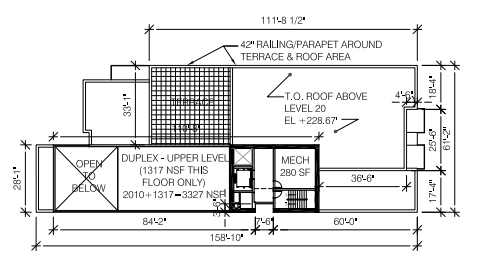
4 TYPICAL FLOOR (03-09)
1/32"=1'-0" [8 UNITS/FLOOR]



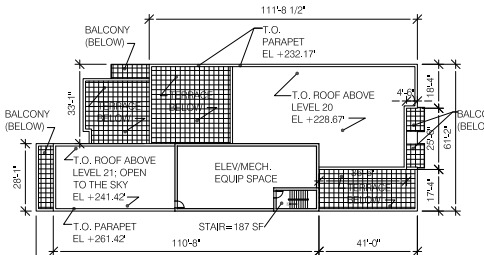
5 TYPICAL FLOOR (10-19)
1/32"=1'-0" [7 UNITS/FLOOR]



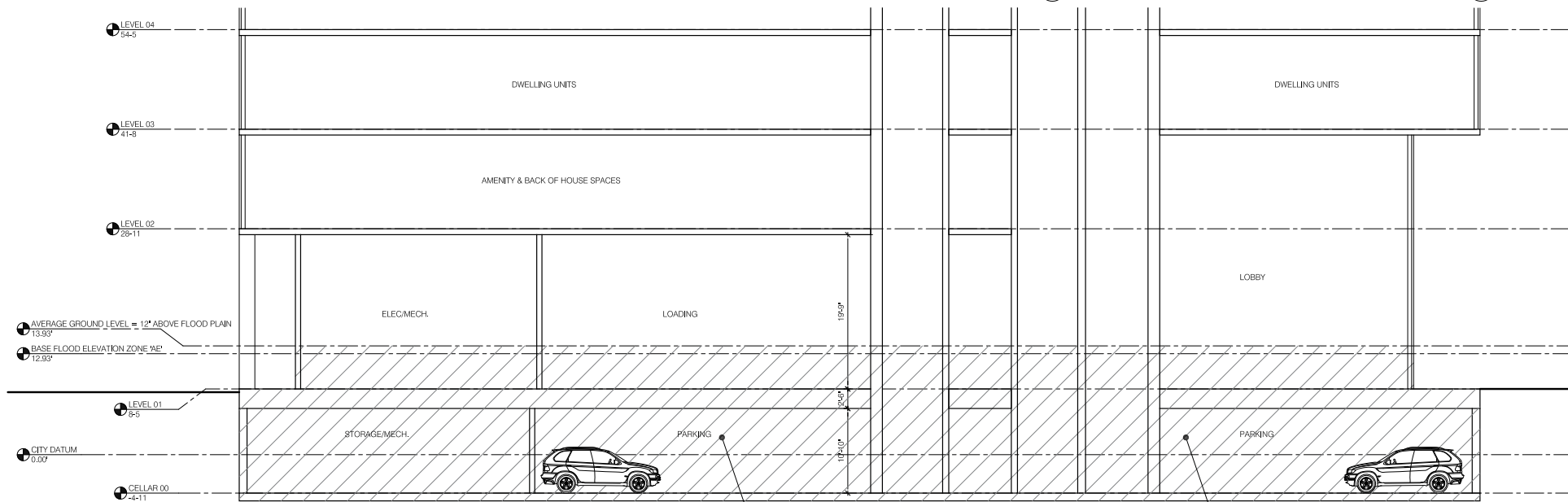
6 LEVEL 20
1/32"=1'-0" [3 UNITS]



7 LEVEL 21
1/32"=1'-0" [6 UNITS; UPPER LEVEL OF DUPLEX ONLY]



8 ROOF/PENTHOUSE LEVEL
1/32"=1'-0"



9 ZONING PLOT PLAN
1/16"=1'-0"

HATCH INDICATES PORTION OF BUILDING LOCATED BELOW AVERAGE GROUND LEVEL* PER SECTION 14-202 (1)(b).
NOTE: ALL PARKING LOCATED BELOW SURFACE OF THE EARTH.

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ZONING SUBMISSION

REVISIONS

| NO. | DATE | REMARKS |
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DRANOFF PROPERTIES

One Riverside
210 South 25th Street
Philadelphia, PA 19103

BUILDING PLANS AND SECTION

PROJECT NO.
21216.02

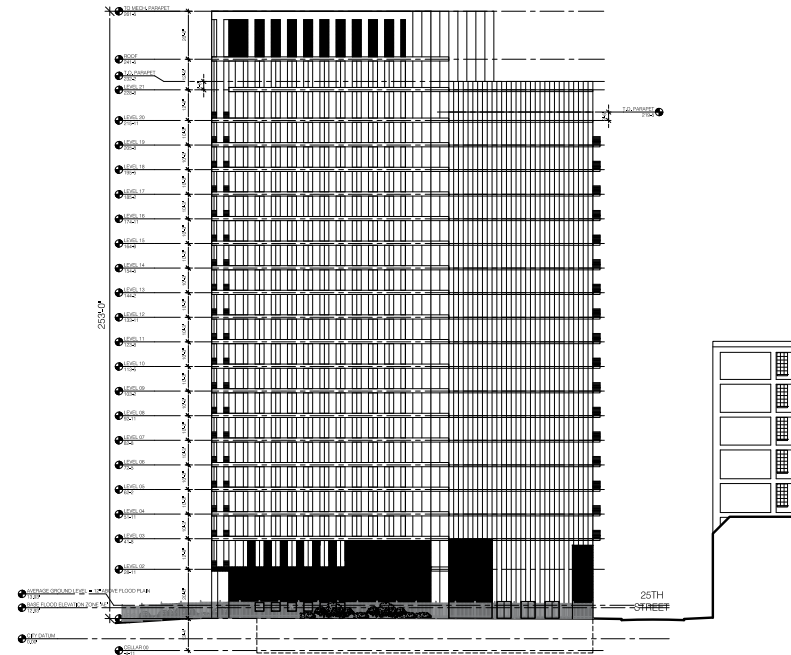
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SCALE: AS NOTED

DATE
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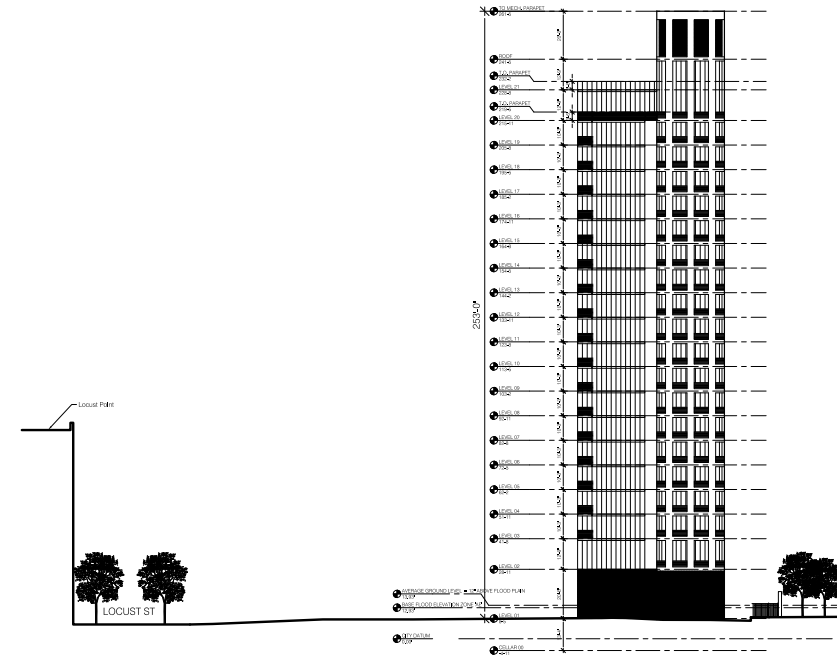
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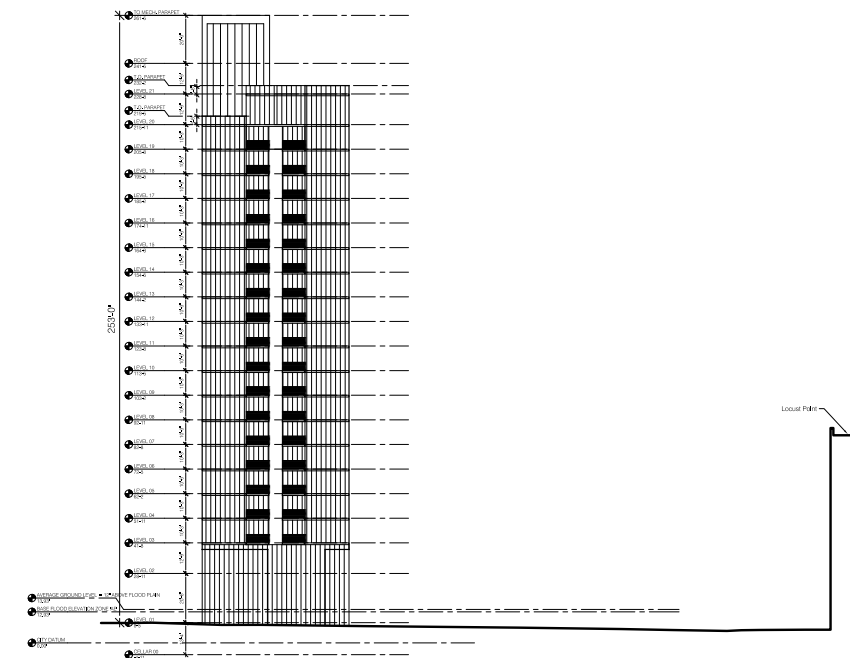
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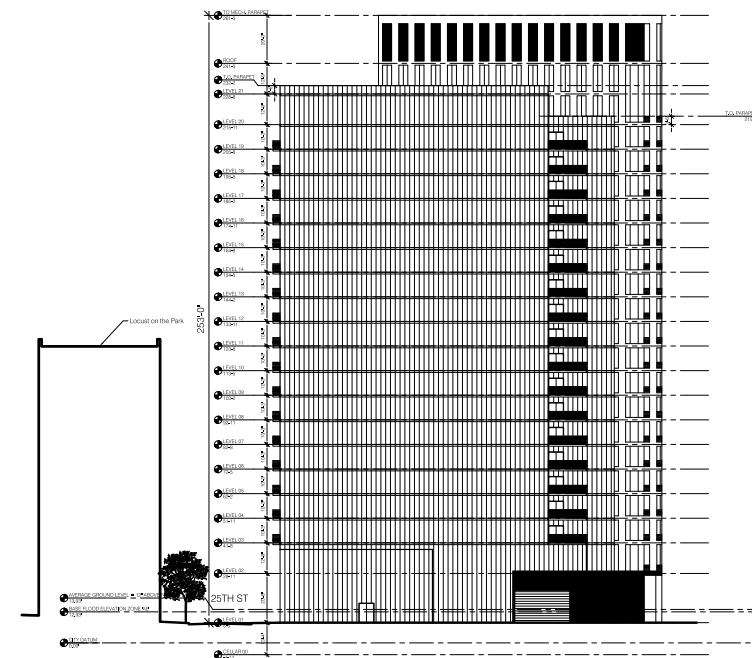
1 SOUTH ELEVATION
1/32" = 1'-0"



2 WEST ELEVATION
1/32" = 1'-0"



3 EAST ELEVATION
1/32" = 1'-0"



4 NORTH ELEVATION
1/32" = 1'-0"

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ZONING SUBMISSION

REVISIONS

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DRANOFF PROPERTIES

One Riverside
210 South 25th Street
Philadelphia, PA 19103

ELEVATIONS

PROJECT NO.

21216.02

DRAWING NO.

Z1.3

DRAWN BY

MF

MB

DATE

04.02.14

SCALE

AS NOTED

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