

210 W. 31st Street

Design Concept

May 27th, 2014

Gensler



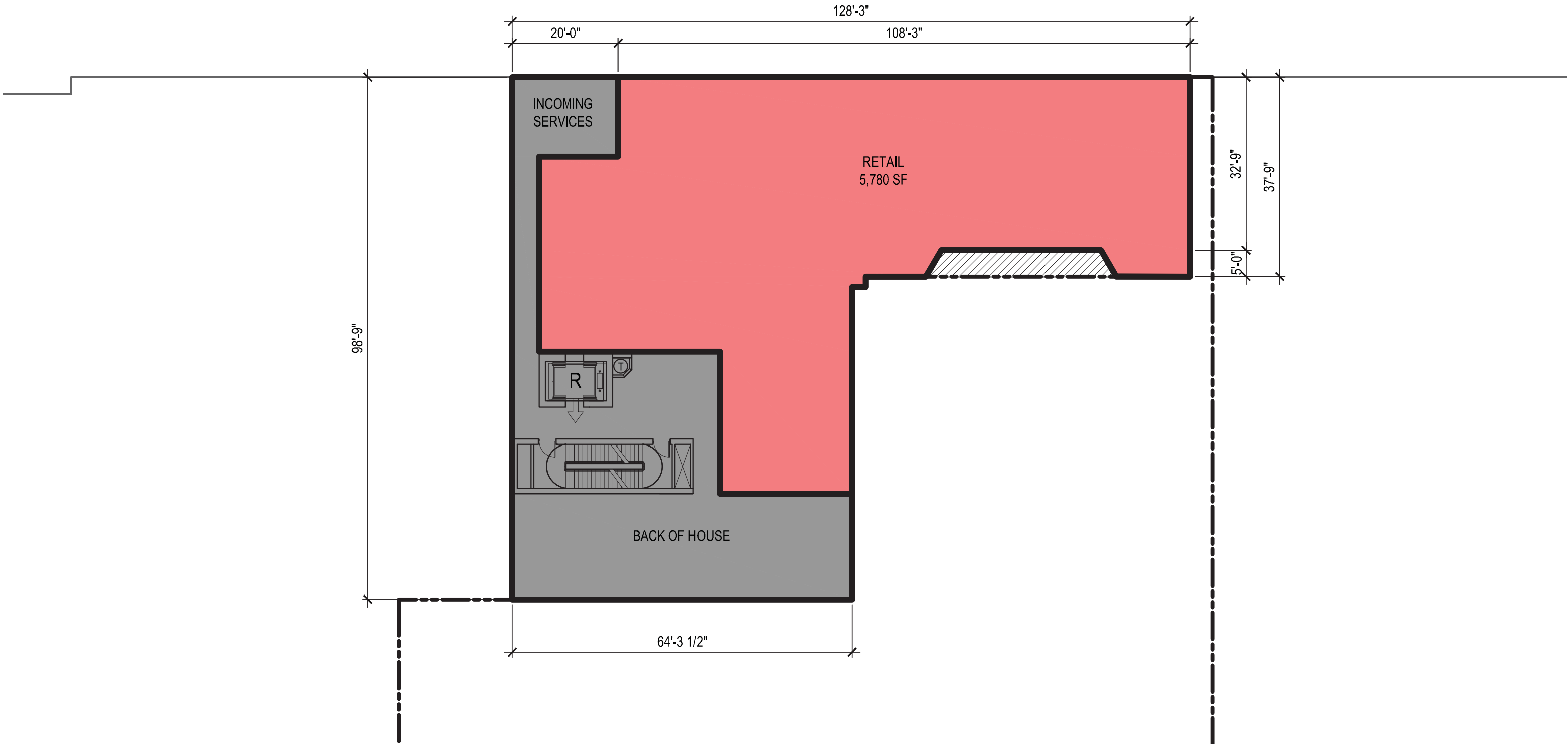




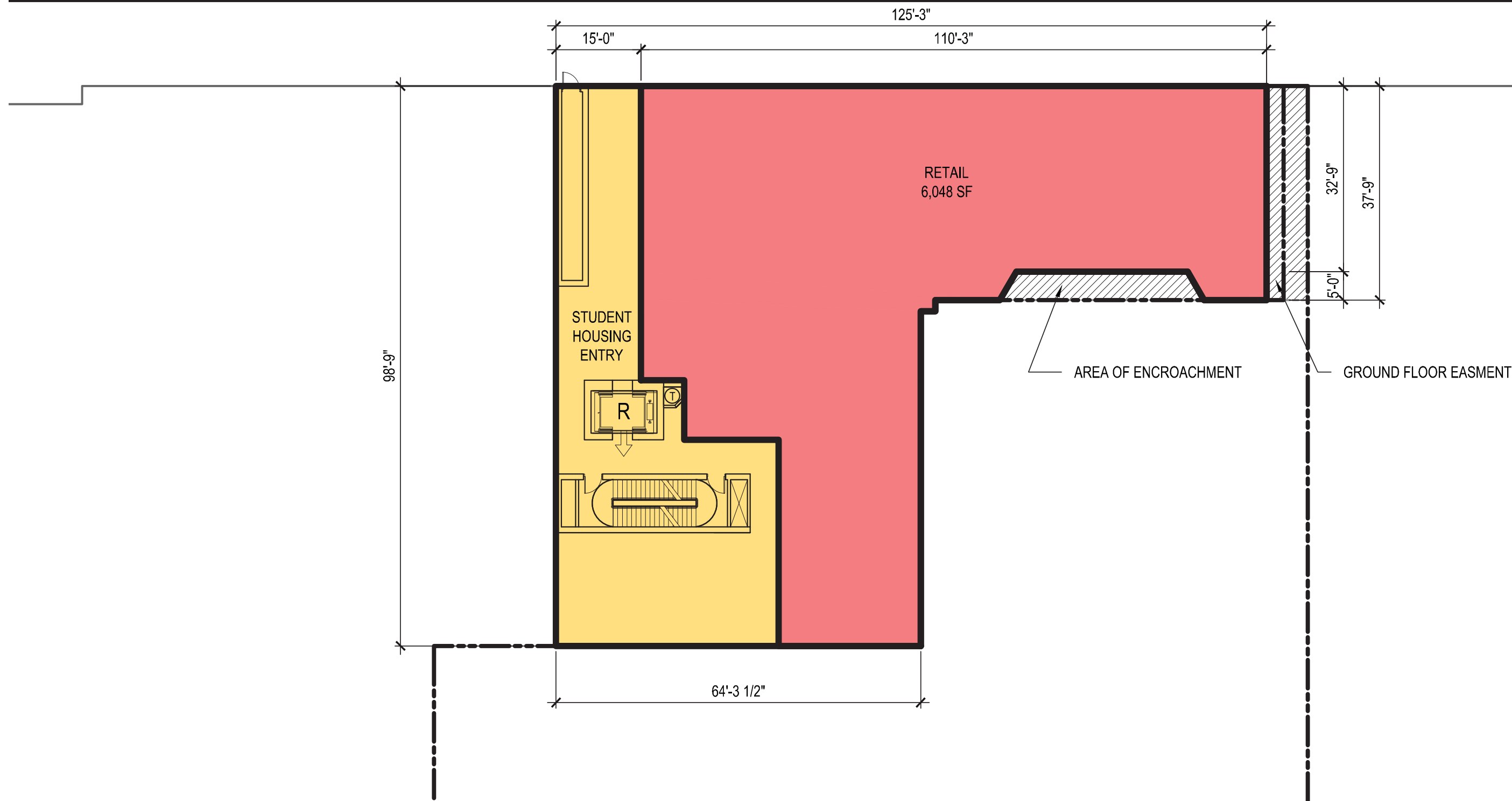




W 31ST STREET
(60' NARROW STREET)

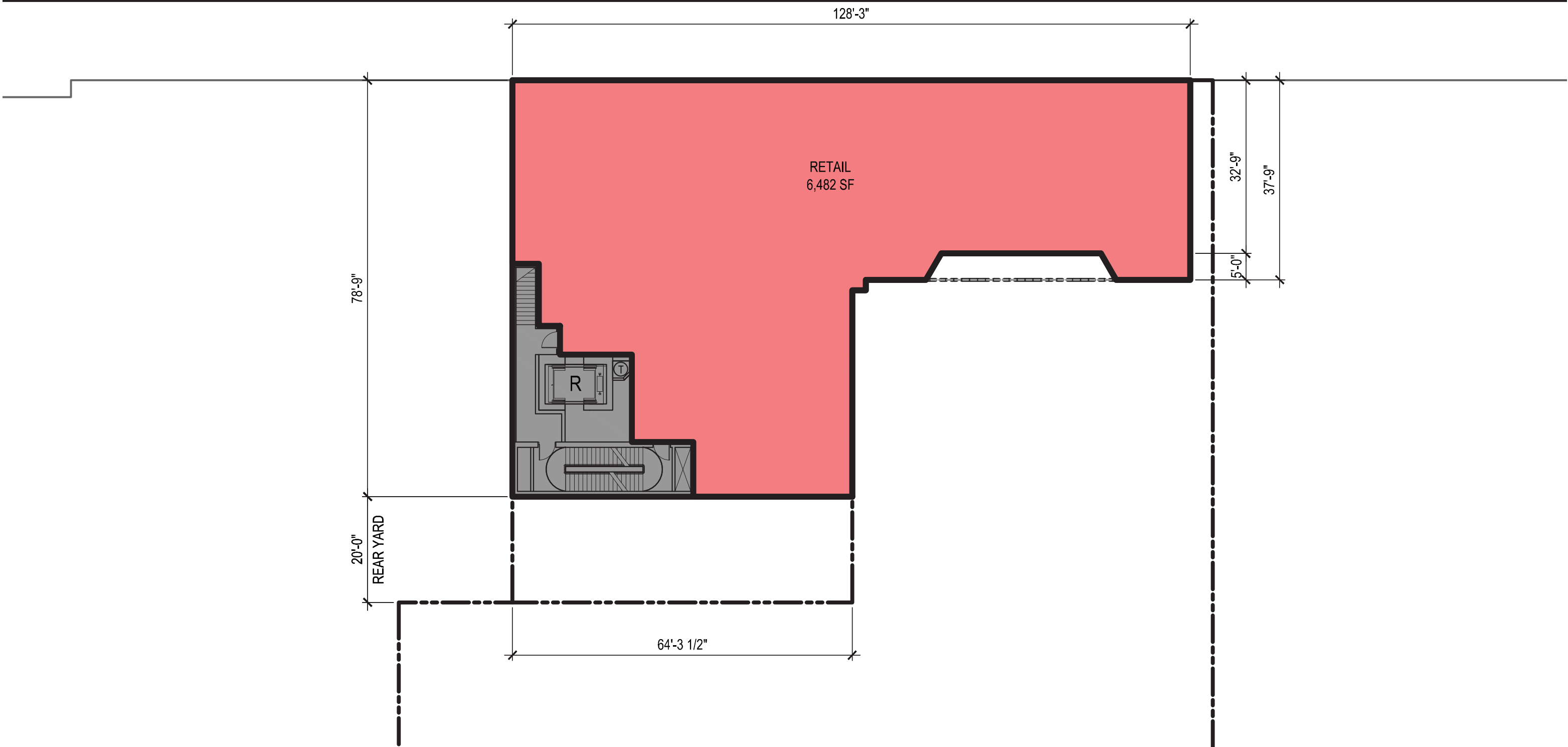


W 31ST STREET
(60' NARROW STREET)



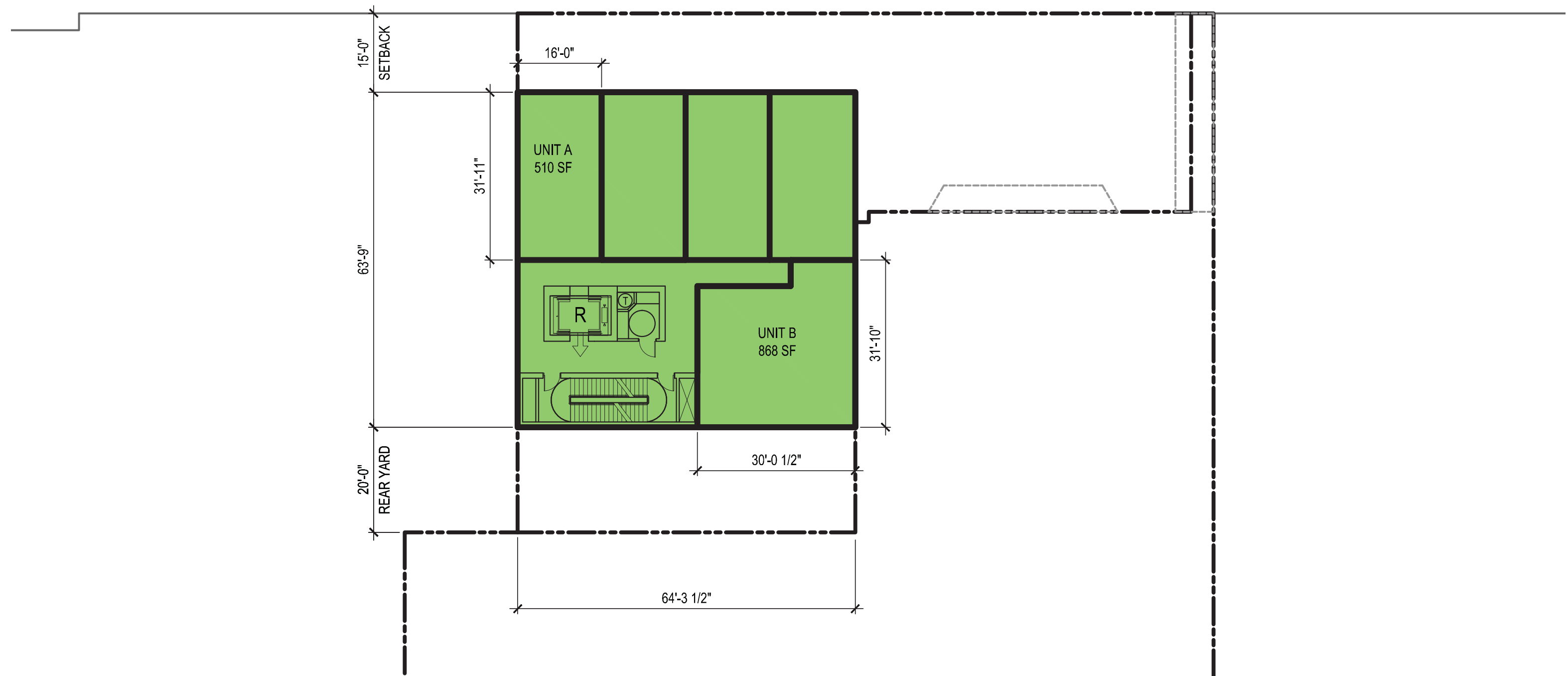
Ground Floor

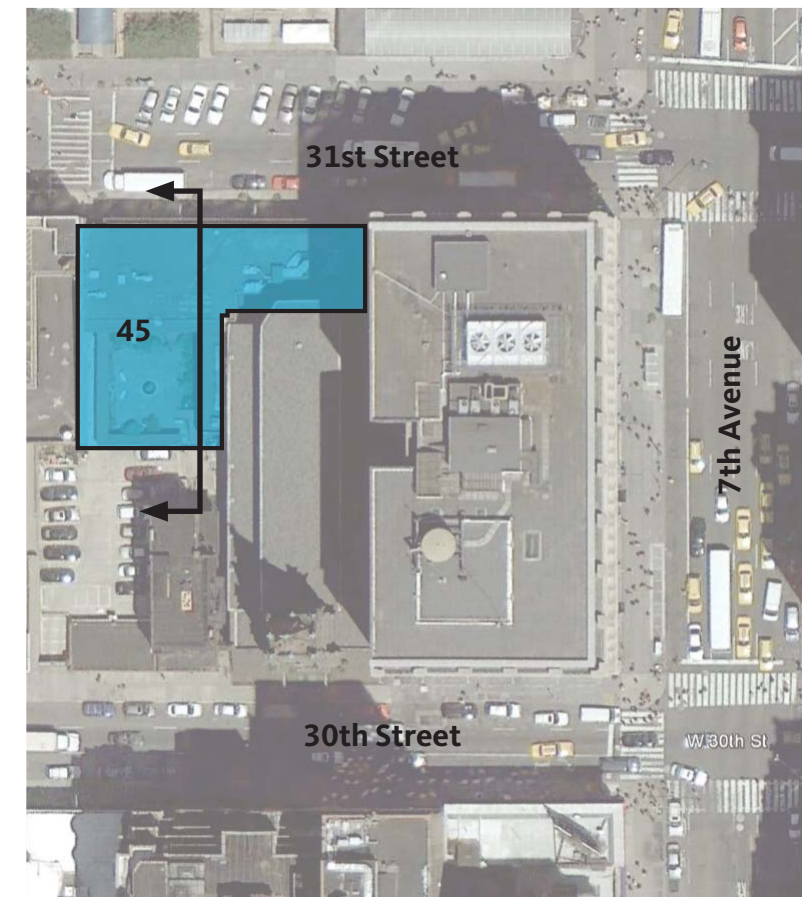
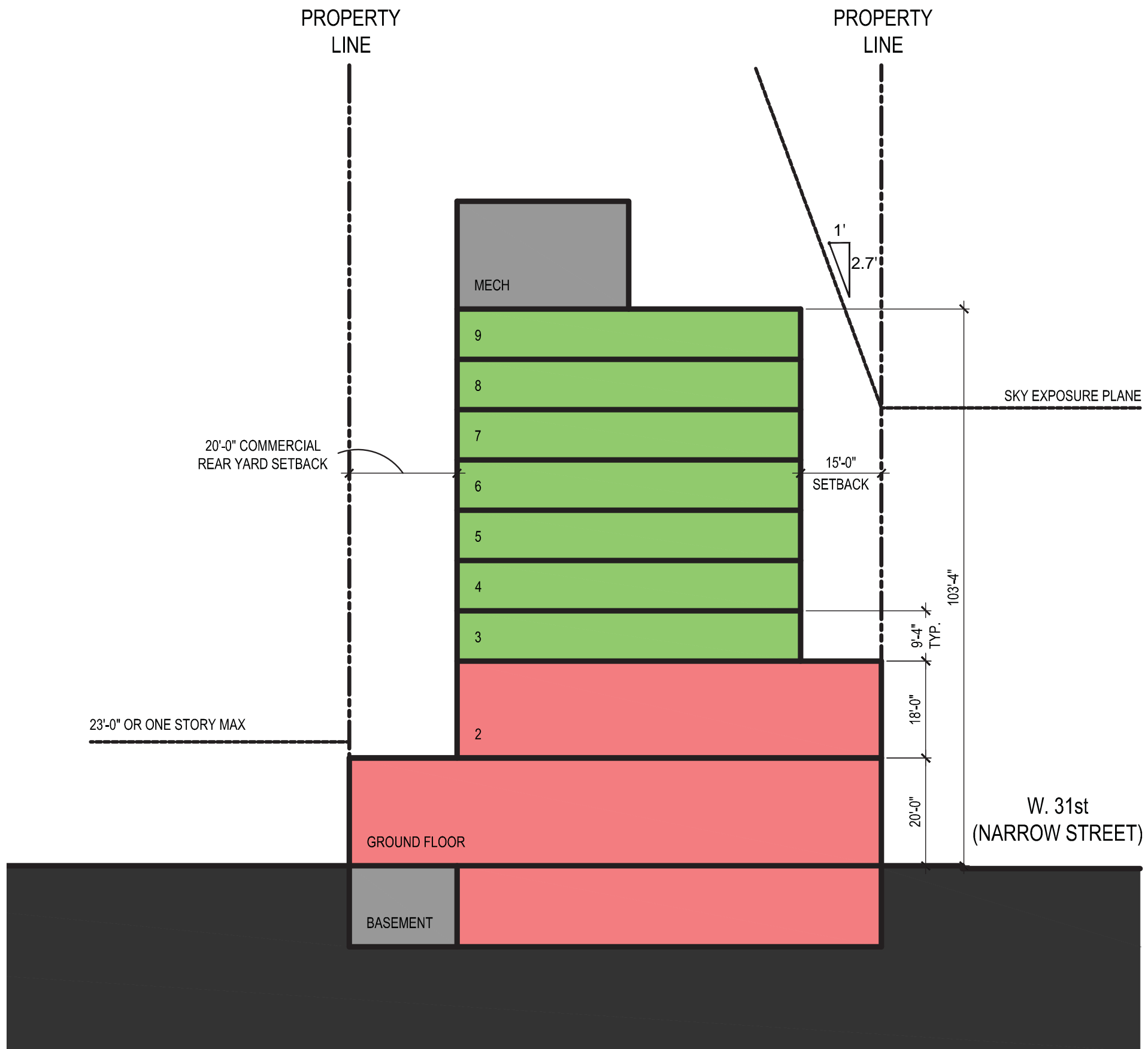
W 31ST STREET
(60' NARROW STREET)



Second Floor

W 31ST STREET
(60' NARROW STREET)





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Floor	Function	Flr to Flr Height (FT)	Elevation (FT)	Units	Retail Area (SF)	Gross Area (SF)	Deductions (SF)	ZFA (SF)
Basement	Retail				5,780	8,602	5,592	0
Ground	Retail	20.00	0.00		6,048	8,490	340	8,150
2nd Floor	Retail	18.00	20.00		6,482	7,318	293	7,025
3rd Floor	Student Housing	9.33	38.00	5		4,100	164	3,936
4th Floor	Student Housing	9.33	47.33	5		4,100	164	3,936
5th Floor	Student Housing	9.33	56.66	5		4,100	164	3,936
6th Floor	Student Housing	9.33	65.99	5		4,100	164	3,936
7th Floor	Student Housing	9.33	75.32	5		4,100	164	3,936
8th Floor	Student Housing	9.33	84.65	5		4,100	164	3,936
9th Floor	Student Housing	9.33	93.98	5		4,100	164	3,936
Total				35	12,530	44,508	1,780	42,728
Available								43,840
Difference								1,112
Lot Area		8,768						
M1-5 FAR		5						
Total Area		43,840						
7 Floors of Student Housing		28,700 SF						

Area Summary