



1717 - 1725 Hyde Park Avenue

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Existing Conditions Project Locus





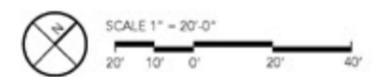
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Aerial Perspective | Existing Conditions



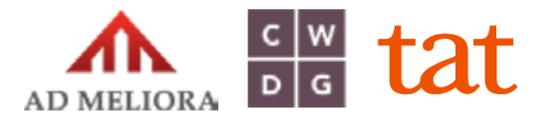
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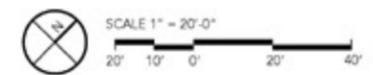
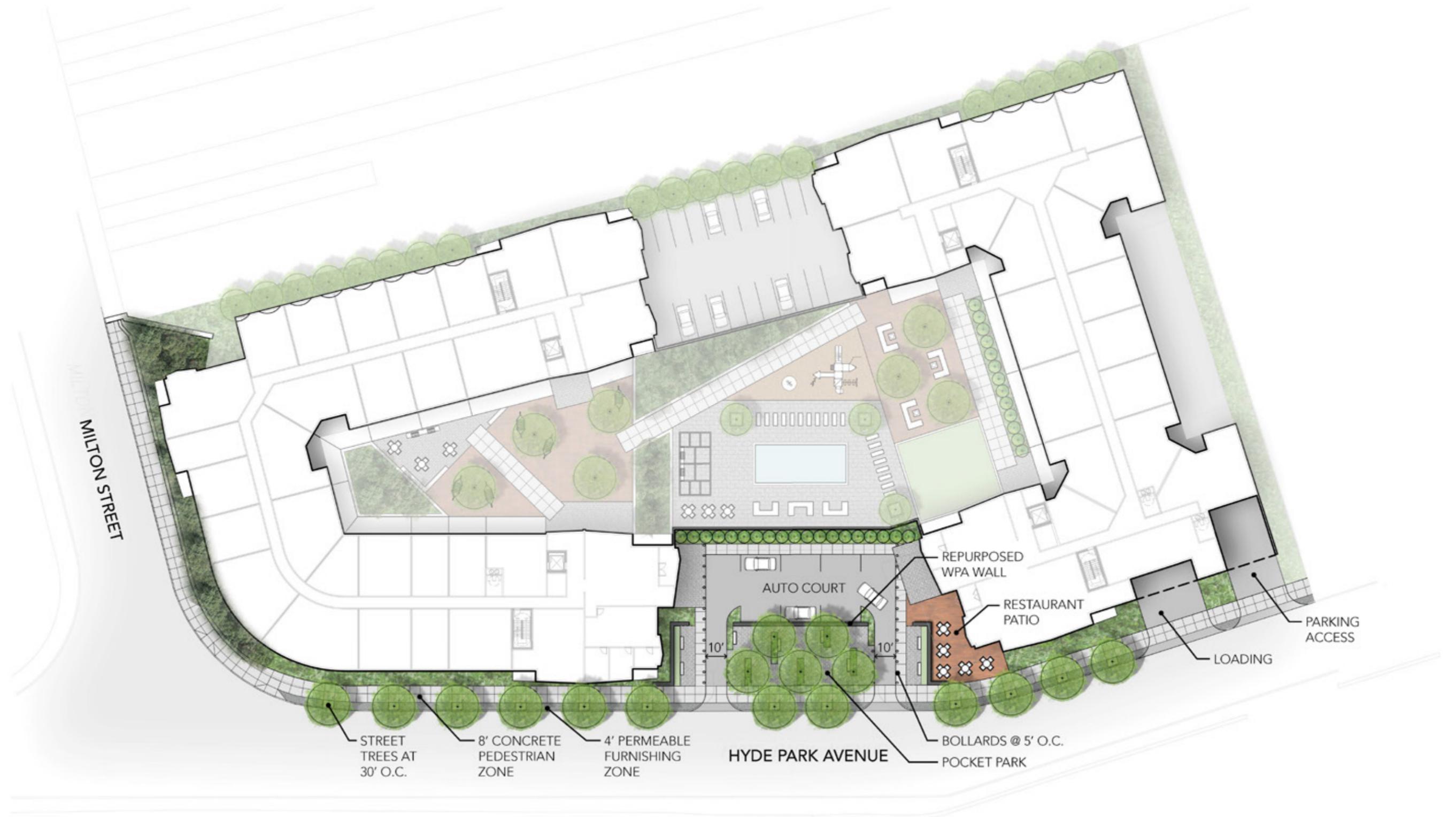


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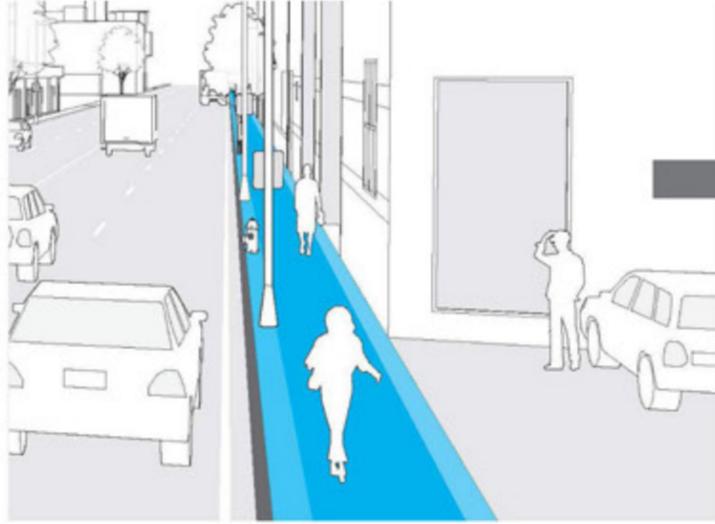
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Site | Landscape Plan

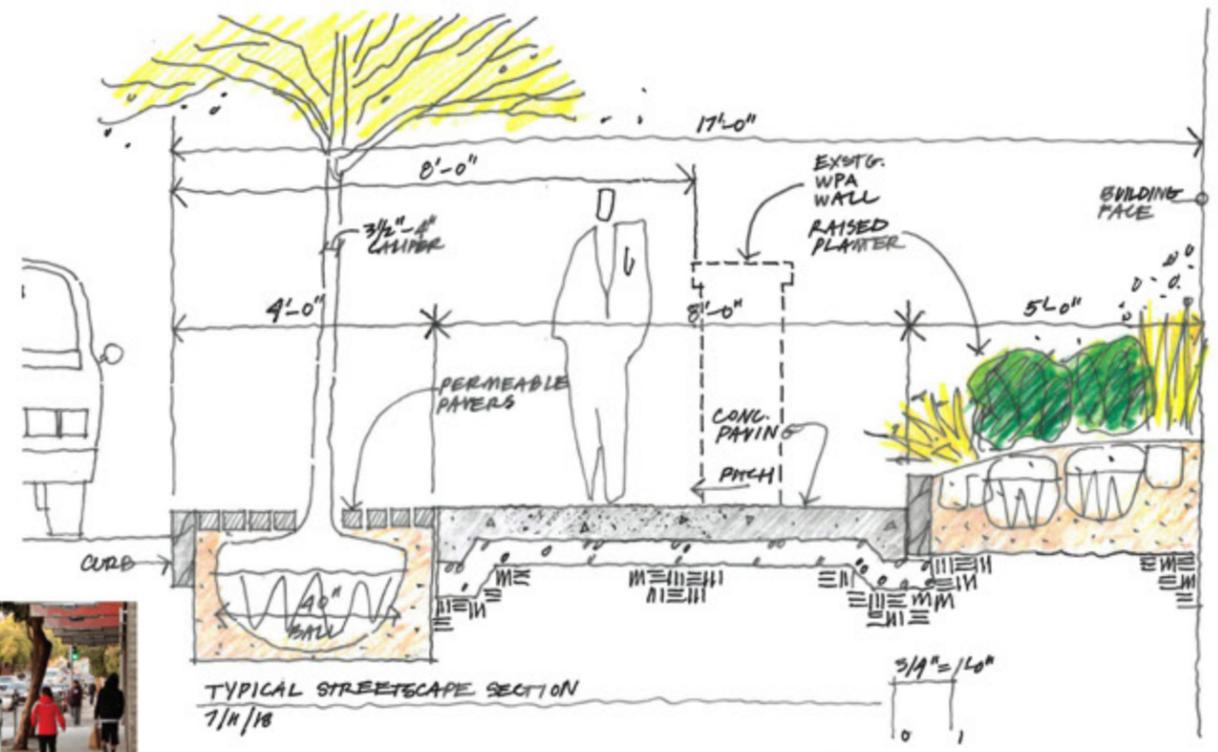
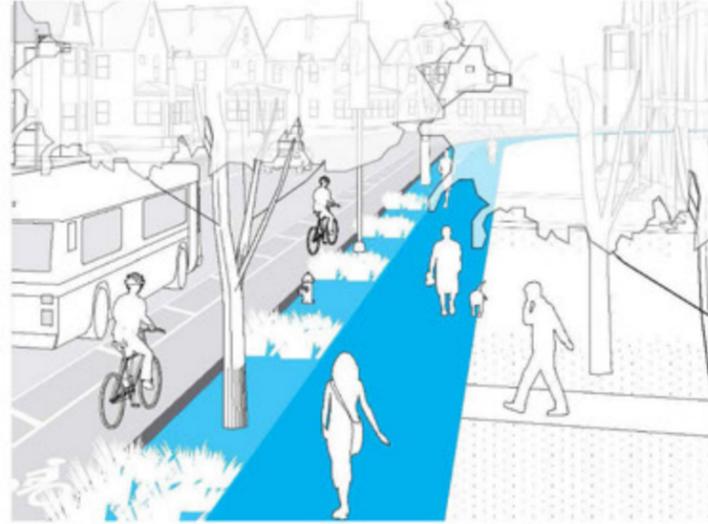


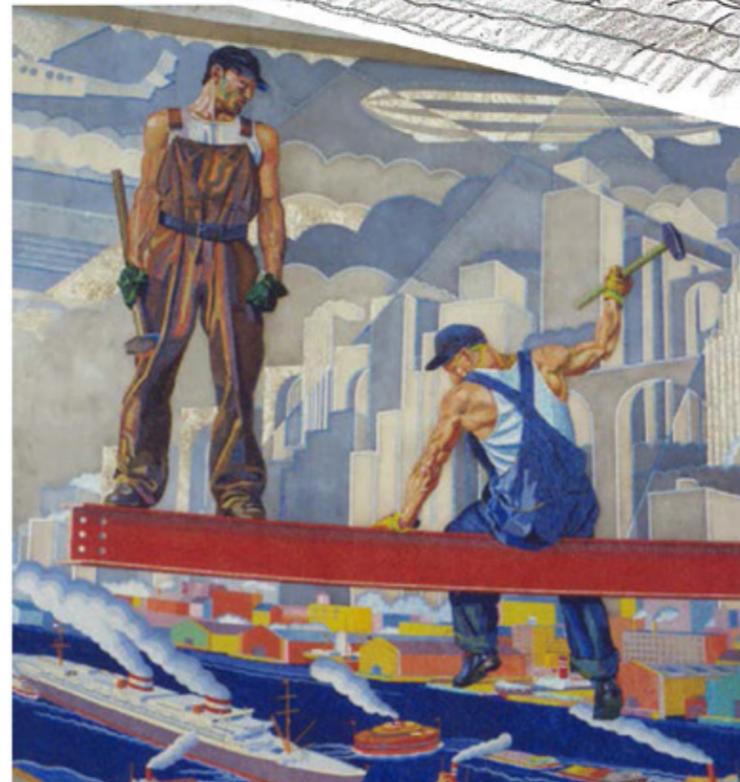
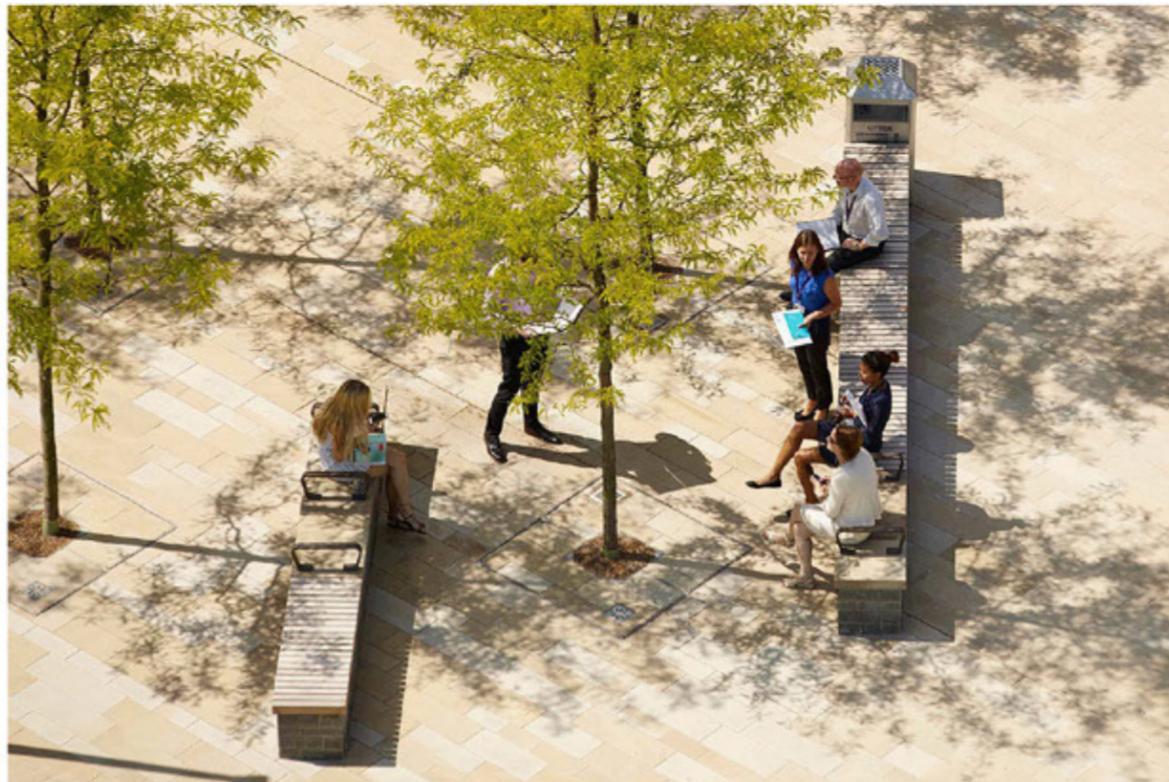


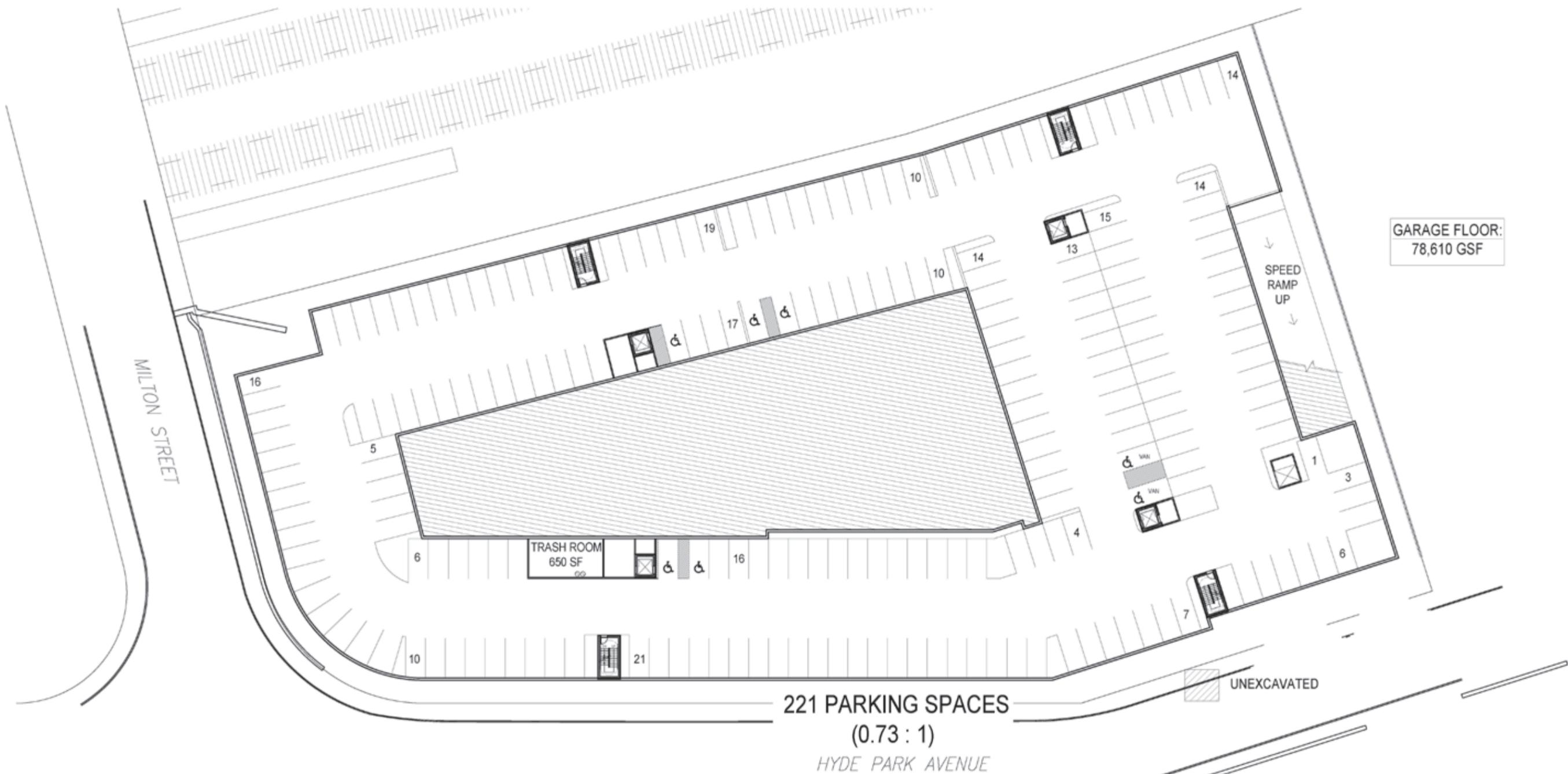
INDUSTRIAL STREET



NEIGHBORHOOD CONNECTOR







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HYDE PARK AVENUE - PARKING LEVEL (EL.62 +/-)

SCALE: NOT TO SCALE

0' 10' 20' 50'





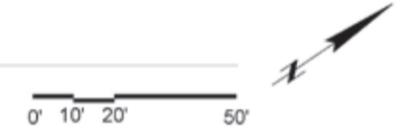
BUILDING A
 (5) STUDIO
 (14) 1 BR
 (9) 2 BR
 (0) 3 BR
 28 UNITS TOTAL

BUILDING B
 (3) STUDIO
 (4) 1 BR
 (8) 2 BR
 (1) 3 BR
 16 UNITS TOTAL

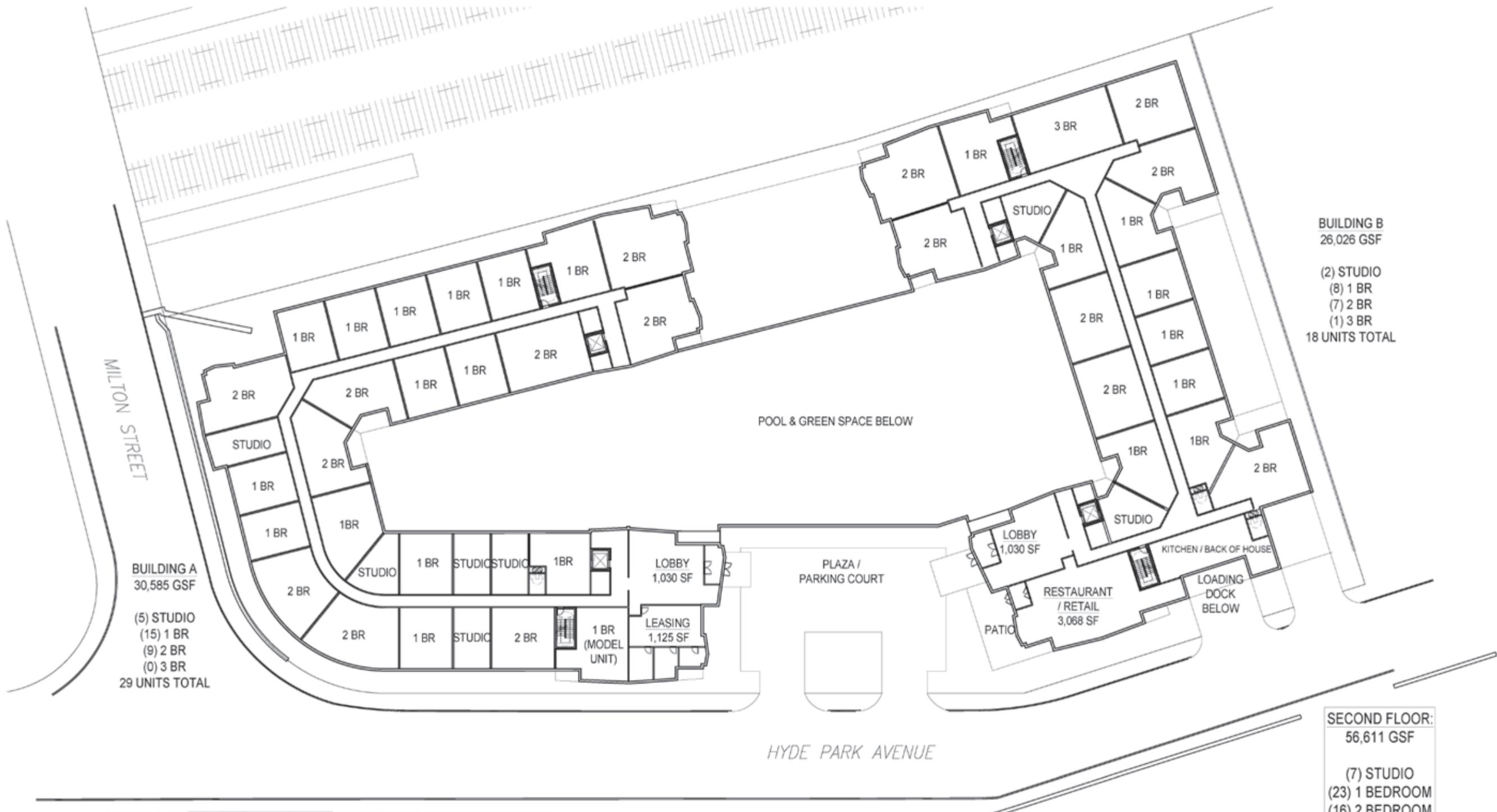
FIRST FLOOR:
 63,376 GSF
 (8) STUDIO
 (18) 1 BEDROOM
 (17) 2 BEDROOM
 (1) 3 BEDROOM
 44 UNITS TOTAL

10

HYDE PARK AVENUE - 1ST FLOOR (EL.77)
 SCALE: NOT TO SCALE



UNEXCAVATED
 BELOW GRADE



BUILDING A
30,585 GSF
(5) STUDIO
(15) 1 BR
(9) 2 BR
(0) 3 BR
29 UNITS TOTAL

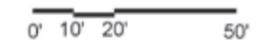
BUILDING B
26,026 GSF
(2) STUDIO
(8) 1 BR
(7) 2 BR
(1) 3 BR
18 UNITS TOTAL

SECOND FLOOR:
56,611 GSF
(7) STUDIO
(23) 1 BEDROOM
(16) 2 BEDROOM
(1) 3 BEDROOM
47 UNITS TOTAL

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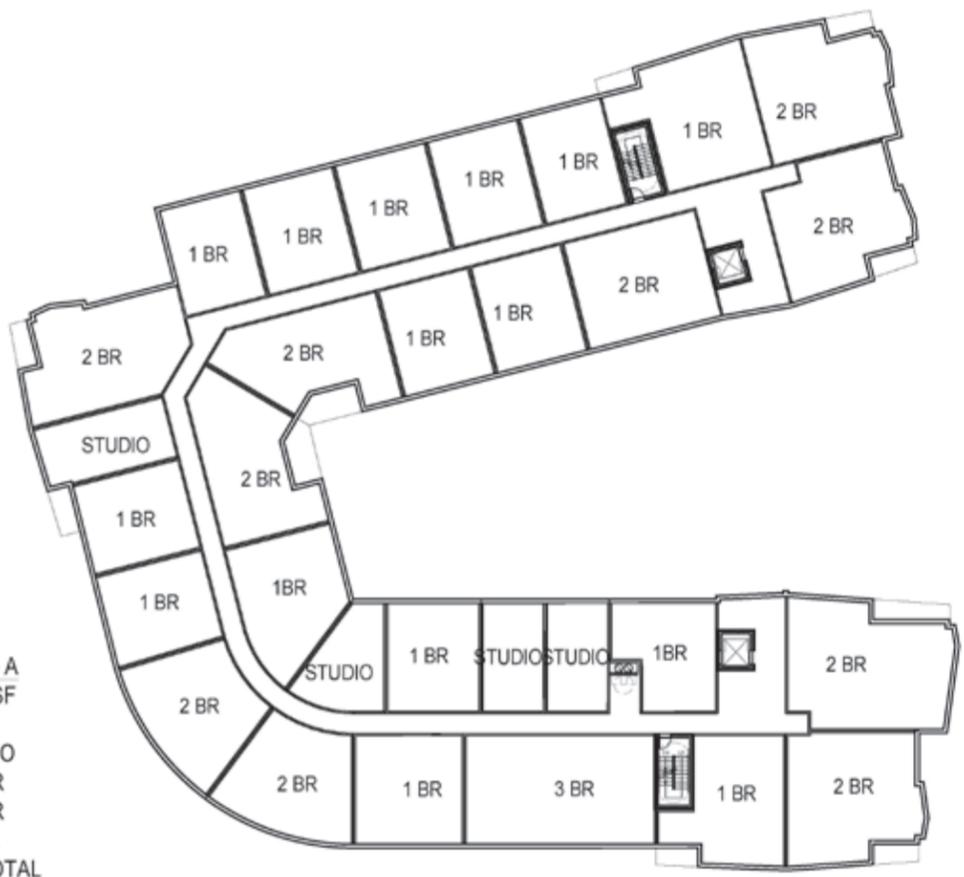
HYDE PARK AVENUE - 2ND FLOOR (EL.88)

SCALE: NOT TO SCALE



BUILDING A
30,545 GSF

(4) STUDIO
(15) 1 BR
(10) 2 BR
(1) 3 BR
30 UNITS TOTAL



TYPICAL FLOOR:
57,570 GSF

(7) STUDIO
(25) 1 BEDROOM
(20) 2 BEDROOM
(2) 3 BEDROOM
54 UNITS TOTAL



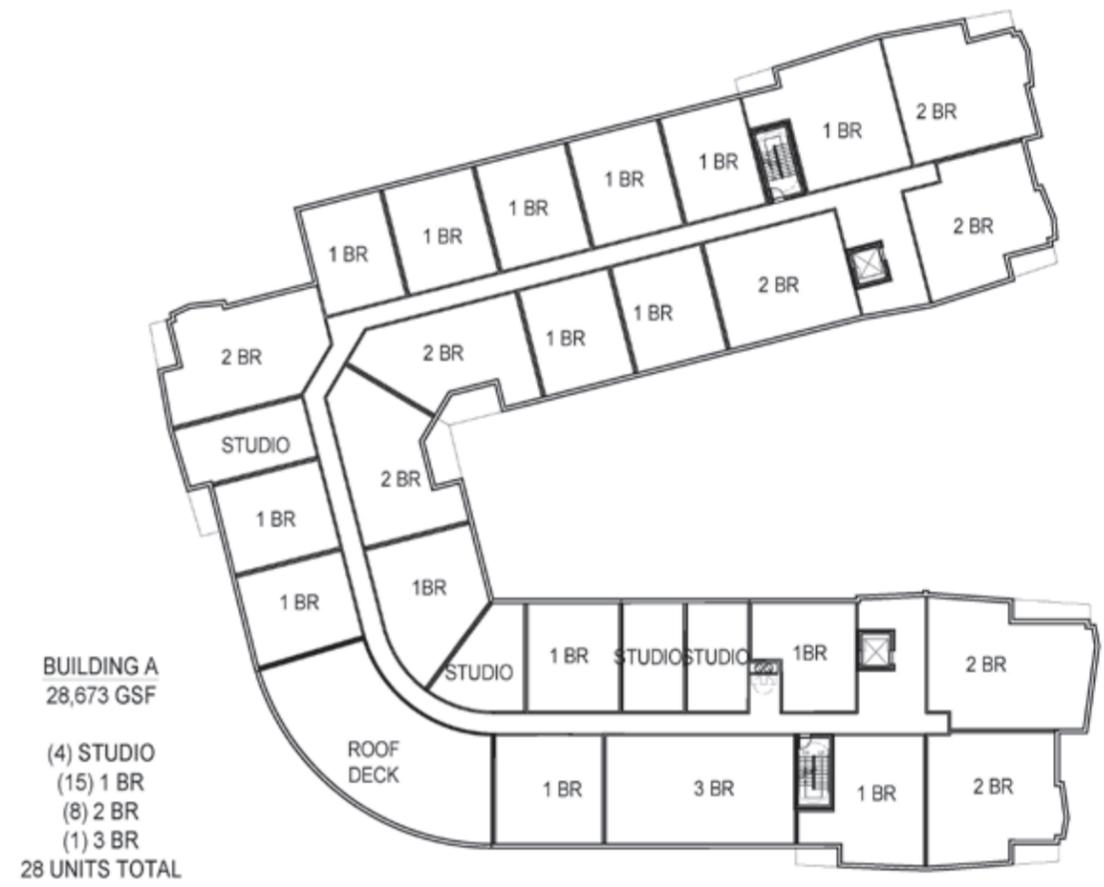
BUILDING B
27,025 GSF

(3) STUDIO
(10) 1 BR
(10) 2 BR
(1) 3 BR
24 UNITS TOTAL

10

HYDE PARK AVENUE - TYPICAL LEVEL - 3RD THRU 5TH FLOOR (EL.VARIES)
SCALE: NOT TO SCALE





SIXTH FLOOR:
55,698 GSF

(7) STUDIO
(25) 1 BEDROOM
(18) 2 BEDROOM
(2) 3 BEDROOM
52 UNITS TOTAL

10 HYDE PARK AVENUE - TYPICAL LEVEL - 6TH FLOOR (EL.VARIES)
SCALE: NOT TO SCALE

0' 10' 20' 50'

DATA SUMMARY

SITE SQUARE FOOTAGE: +/- 119,626 SF
 GROSS FLOOR AREA: +/- 348,395 SF
 F.A.R. (BUILDING GFA / SITE SF): APPROXIMATELY 2.91

HEIGHT OF PROPOSED BUILDING: +/- 60.4 FT

TOTAL USABLE OPEN SPACE: +/- 45,622 SF
 USABLE OPEN SPACE PER UNIT: +/- 150 SF

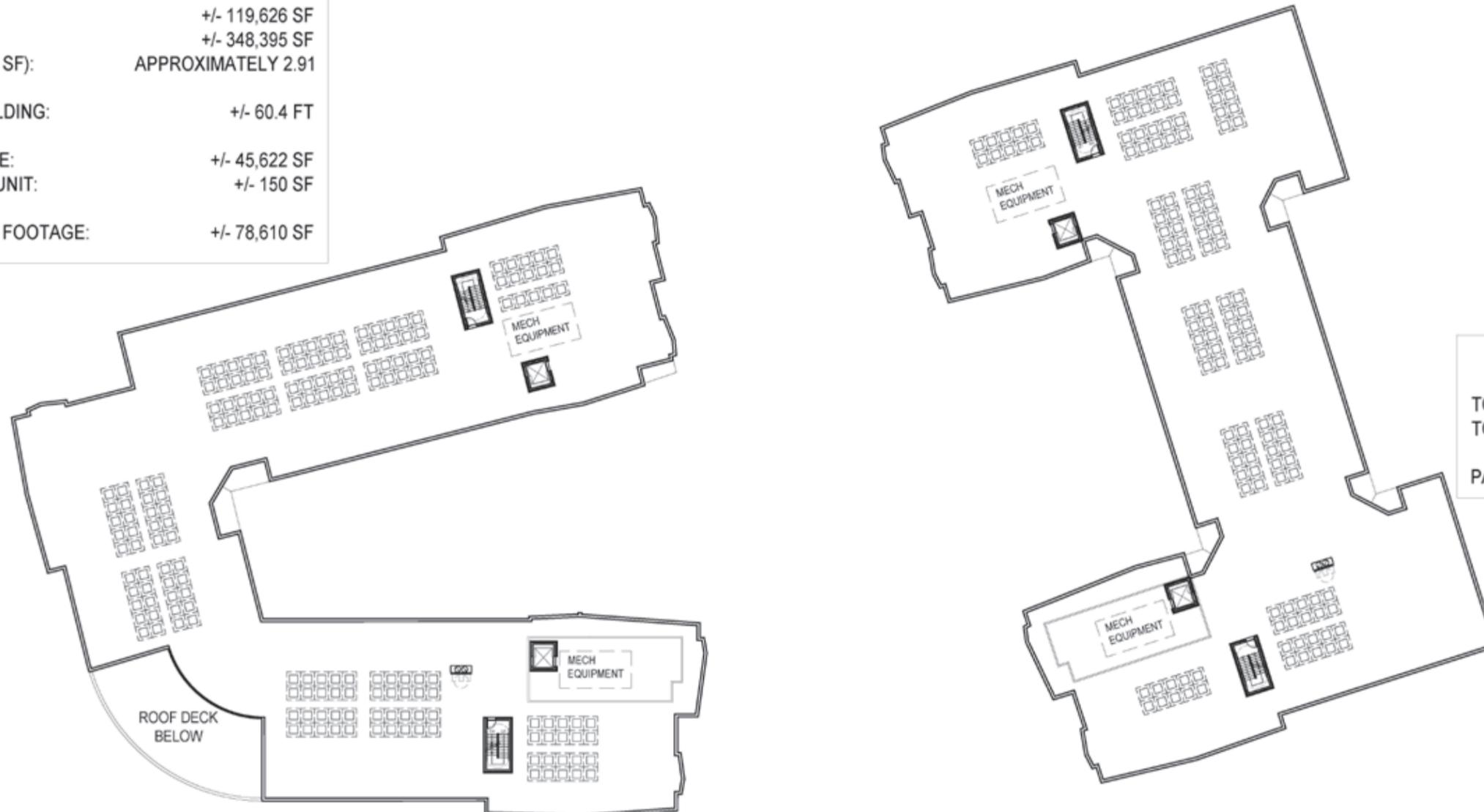
PARKING GARAGE SQUARE FOOTAGE: +/- 78,610 SF

UNIT SUMMARY

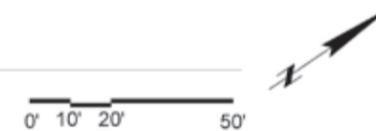
1ST FLOOR	44 UNITS
2ND FLOOR	47 UNITS
3RD FLOOR	54 UNITS
4TH FLOOR	54 UNITS
5TH FLOOR	54 UNITS
6TH FLOOR	52 UNITS
305 UNITS TOTAL	
14.10% STUDIO (43 TOTAL)	
46.23% 1 BEDROOM (141 TOTAL)	
36.40% 2 BEDROOM (111 TOTAL)	
3.27% 3 BEDROOM (10 TOTAL)	

PARKING SUMMARY

TOTAL UNIT COUNT:	305 UNITS
TOTAL PARKING COUNT:	221 SPACES
PARKING RATIO:	0.73 : 1



10 HYDE PARK AVENUE - ROOF PLAN (EL.143)
 SCALE: NOT TO SCALE





East Elevation



North Elevation



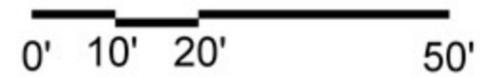
South Elevation



West Elevation



10 HYDE PARK AVENUE - SECTION THROUGH SITE
 SCALE: NOT TO SCALE





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Aerial Perspective Looking Northwest | Proposed Building



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View from Hyde Park Avenue Looking South | Existing Conditions



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View from Hyde Park Avenue Looking South | Proposed Building



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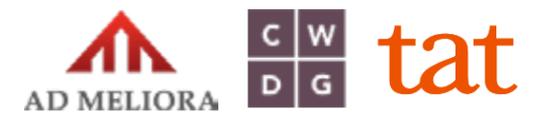
View from Hyde Park Avenue Looking North | Existing Conditions



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View from Hyde Park Avenue Looking North | Proposed Building





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View from Milton Street Looking Northeast | Existing Conditions

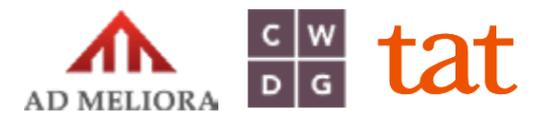




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View from Milton Street Looking Northeast | Proposed Building





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View from Chesterfield Street Looking East | Existing Conditions



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View from Chesterfield Street Looking East | Proposed Building





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View Along Hyde Park Avenue of Pocket Park and Upper Courtyard



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View Along Hyde Park Avenue of Pocket Park, Arrival Area, and Cafe



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View Looking South in Lower Courtyard Amenity Pool Area