

1717 - 1725 Hyde Park Avenue

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Area Site Plan



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Existing Conditions Project Locus







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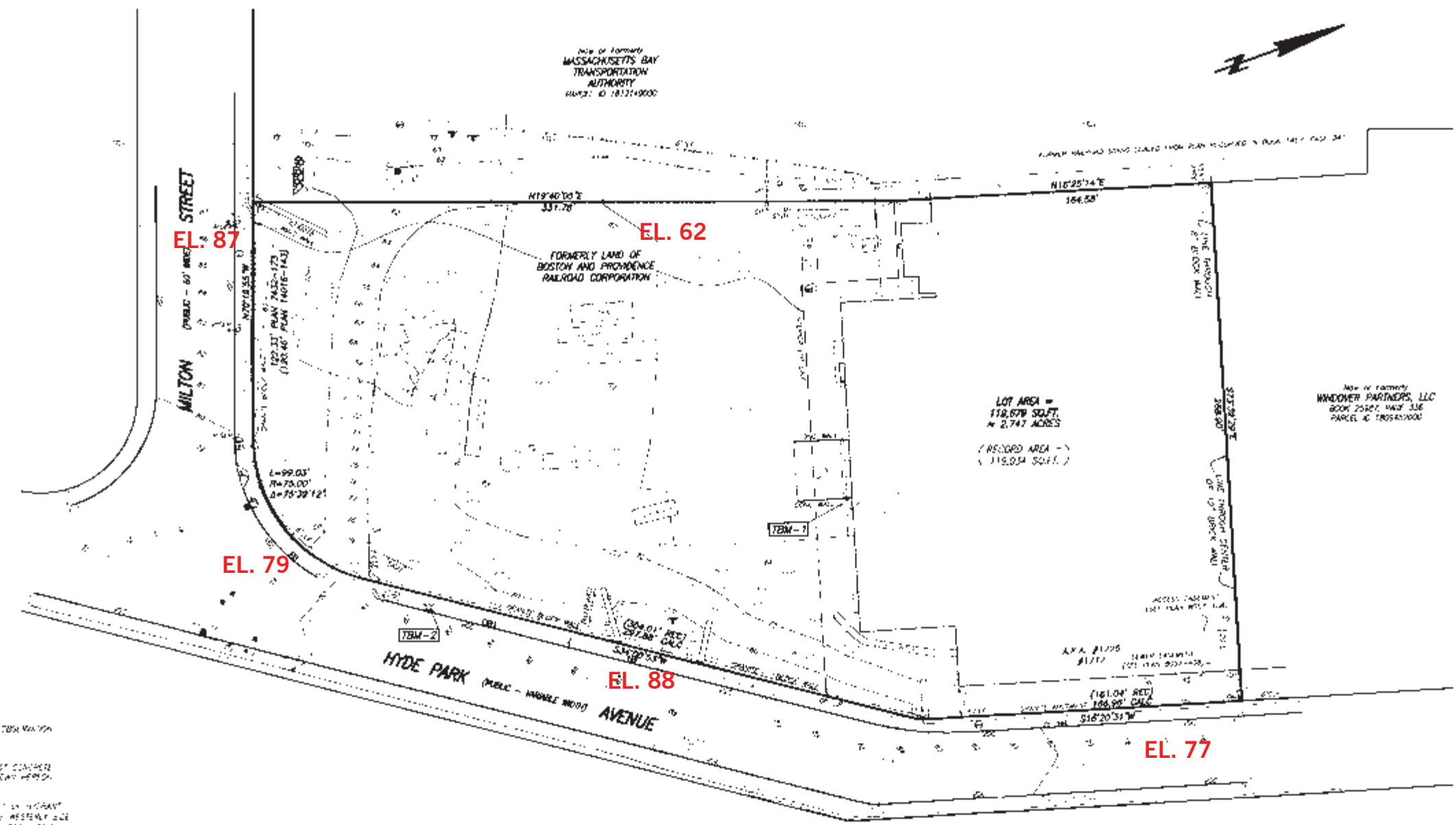
Aerial Perspective | Existing Conditions



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- 1. ALL DATA
- 2. SURVEYED BY FIELD
- 3. SEWER MAINS
- 4. EXISTING MANHOLE
- 5. CITY DATA
- 6. RECORD MAPS - 14.4
- 7. MAPS OF MASSACHUSETTS
- 8. MASSACHUSETTS
- 9. HYDRAULIC
- 10. CANNON MOUNTAIN
- 11. LAND DATA
- 12. ELECTRIC MAINS
- 13. RECORDS
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**PARTIAL EXISTING CONDITIONS PLAN**  
**1717 (A.K.A. 1725) HYDE PARK AVENUE**  
**BOSTON (HYDE PARK), MASS.**

FELDMAN LAND SURVEYORS  
 112 SHAWMUT AVENUE  
 BOSTON, MASS. 02118

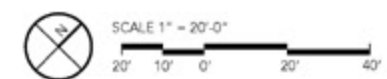
MAY 7, 2015  
 PHONE: (617)357-9740  
[www.feldmansurveyors.com](http://www.feldmansurveyors.com)

**FELDMAN**  
 LAND SURVEYORS

SCALE 1"=30'

REVISION NO. 1  
 DATE 05/07/15  
 BY FELDMAN LAND SURVEYORS  
 CHECKED BY FELDMAN LAND SURVEYORS  
 APPROVED BY FELDMAN LAND SURVEYORS  
 SHEET NO. 1 OF 1





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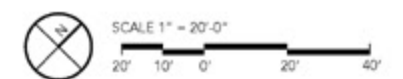
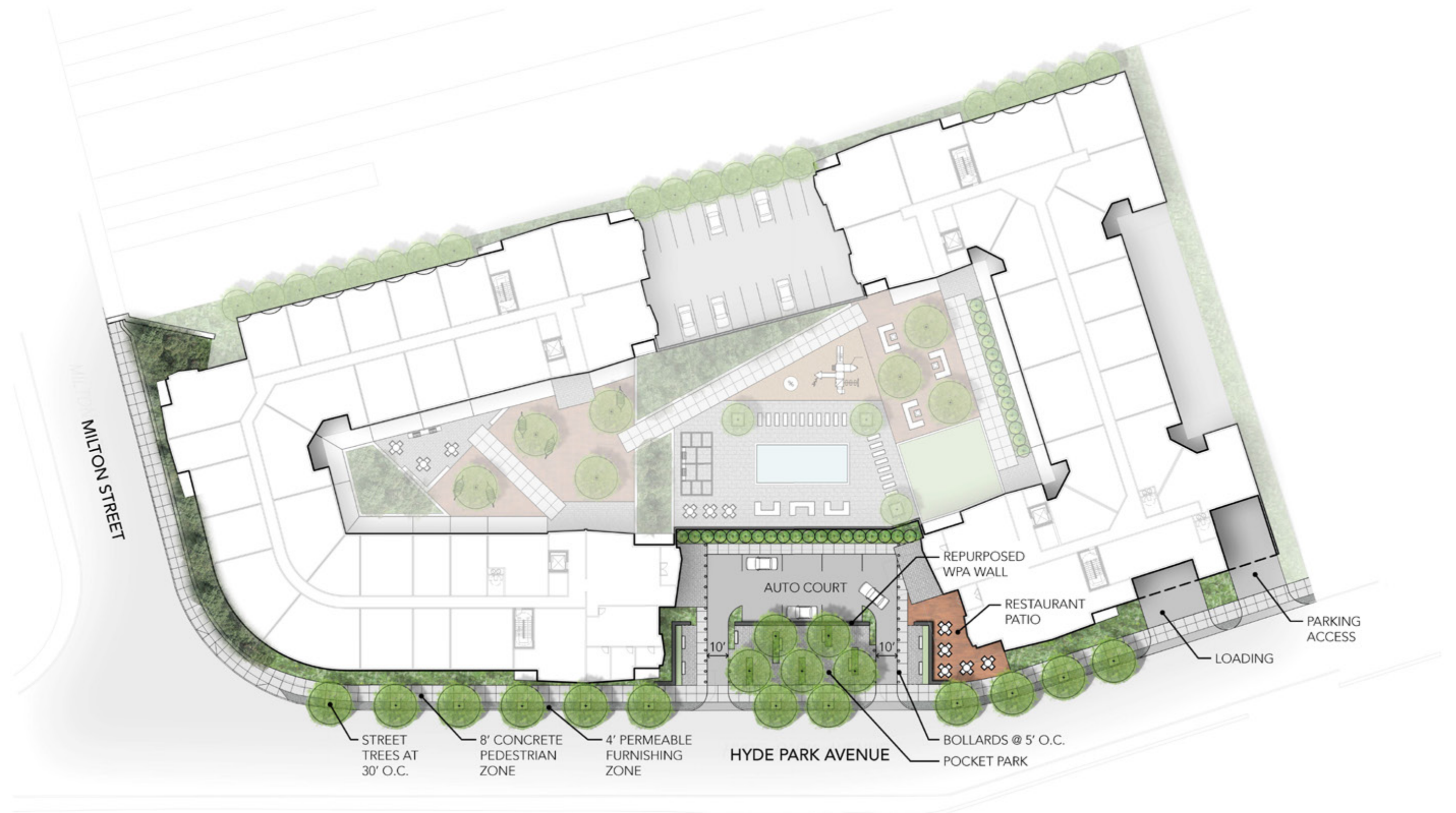
Site | Landscape Plan

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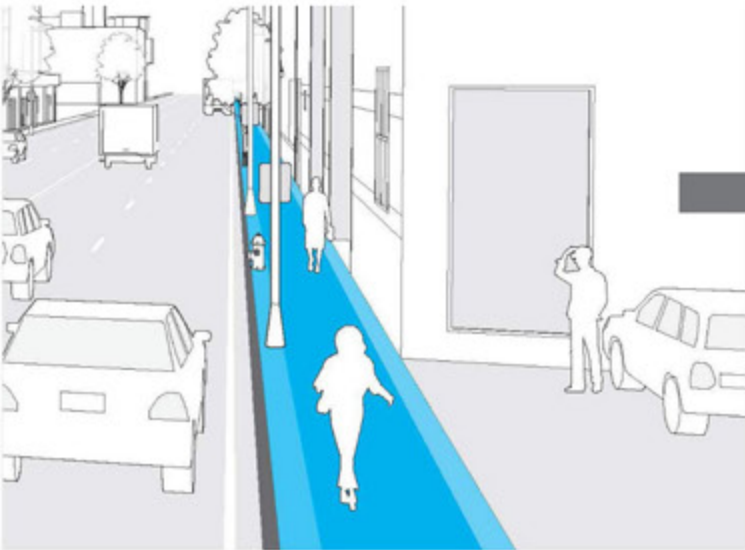
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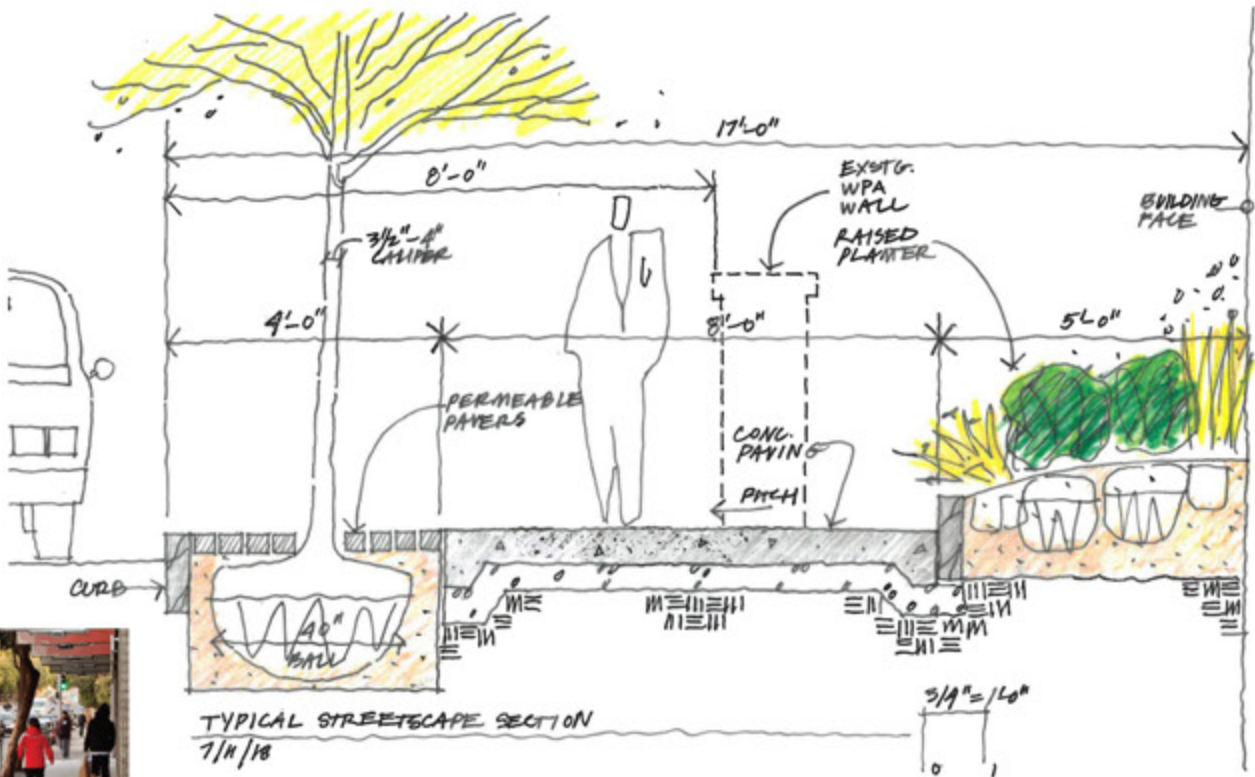
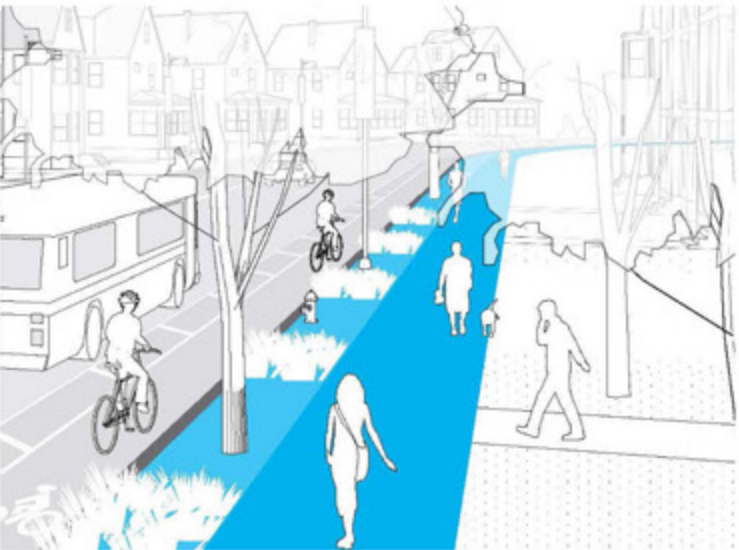
Public Realm Plan



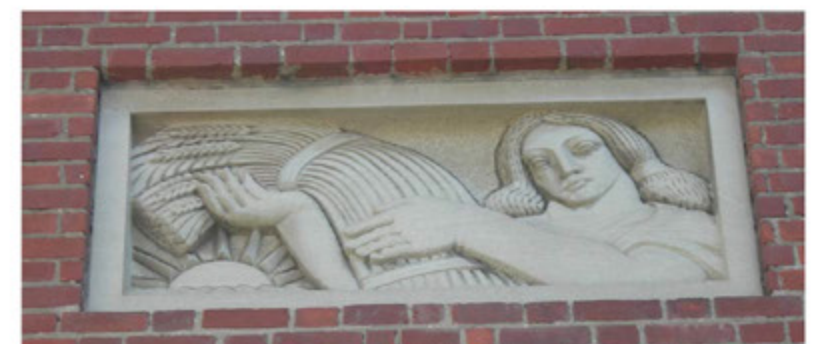
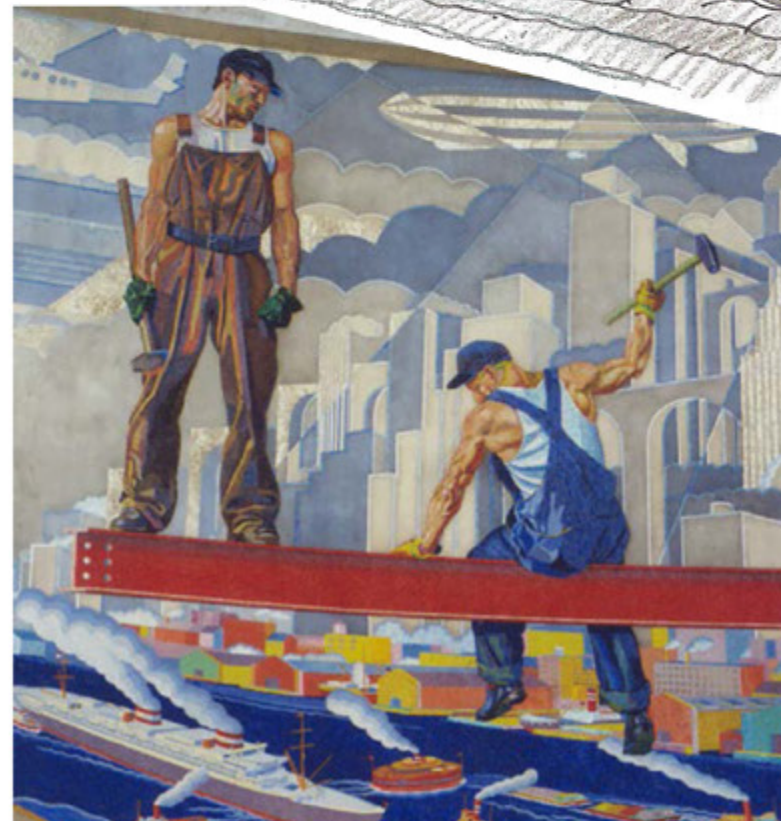
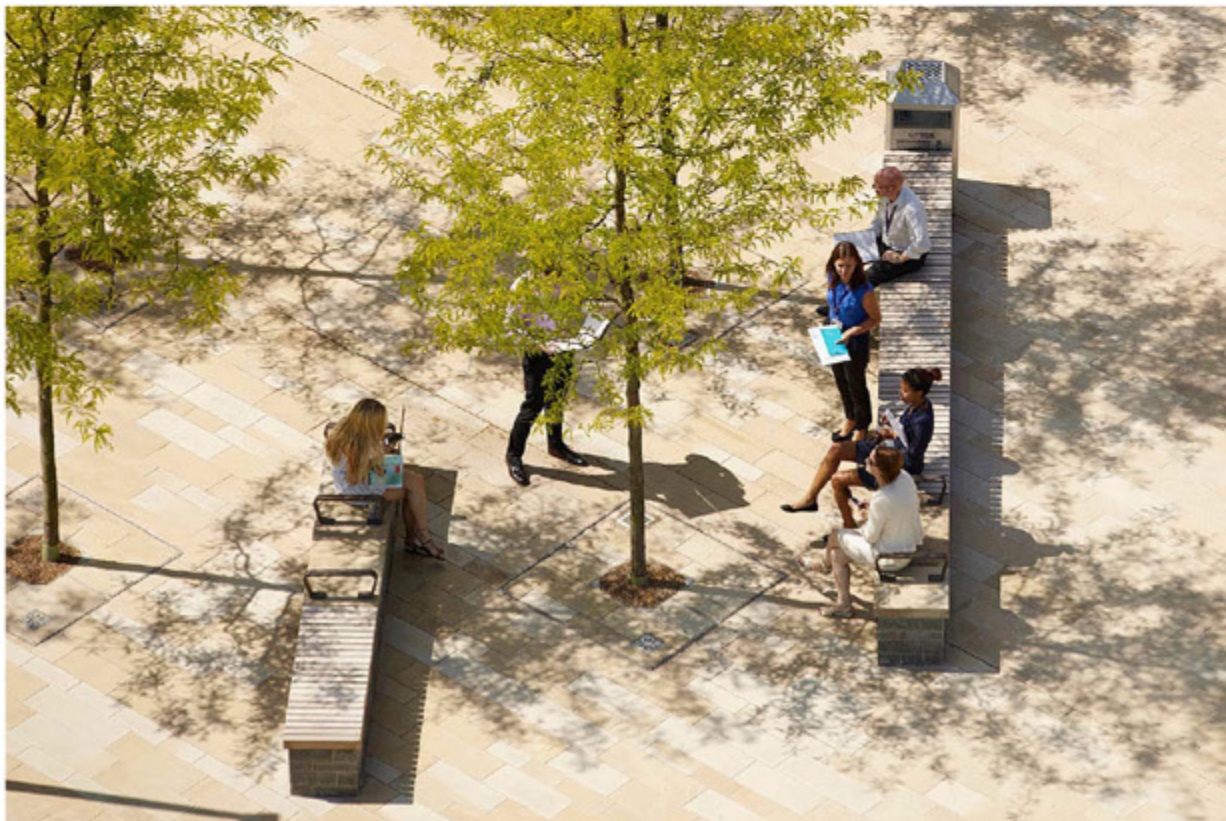
INDUSTRIAL STREET



NEIGHBORHOOD CONNECTOR







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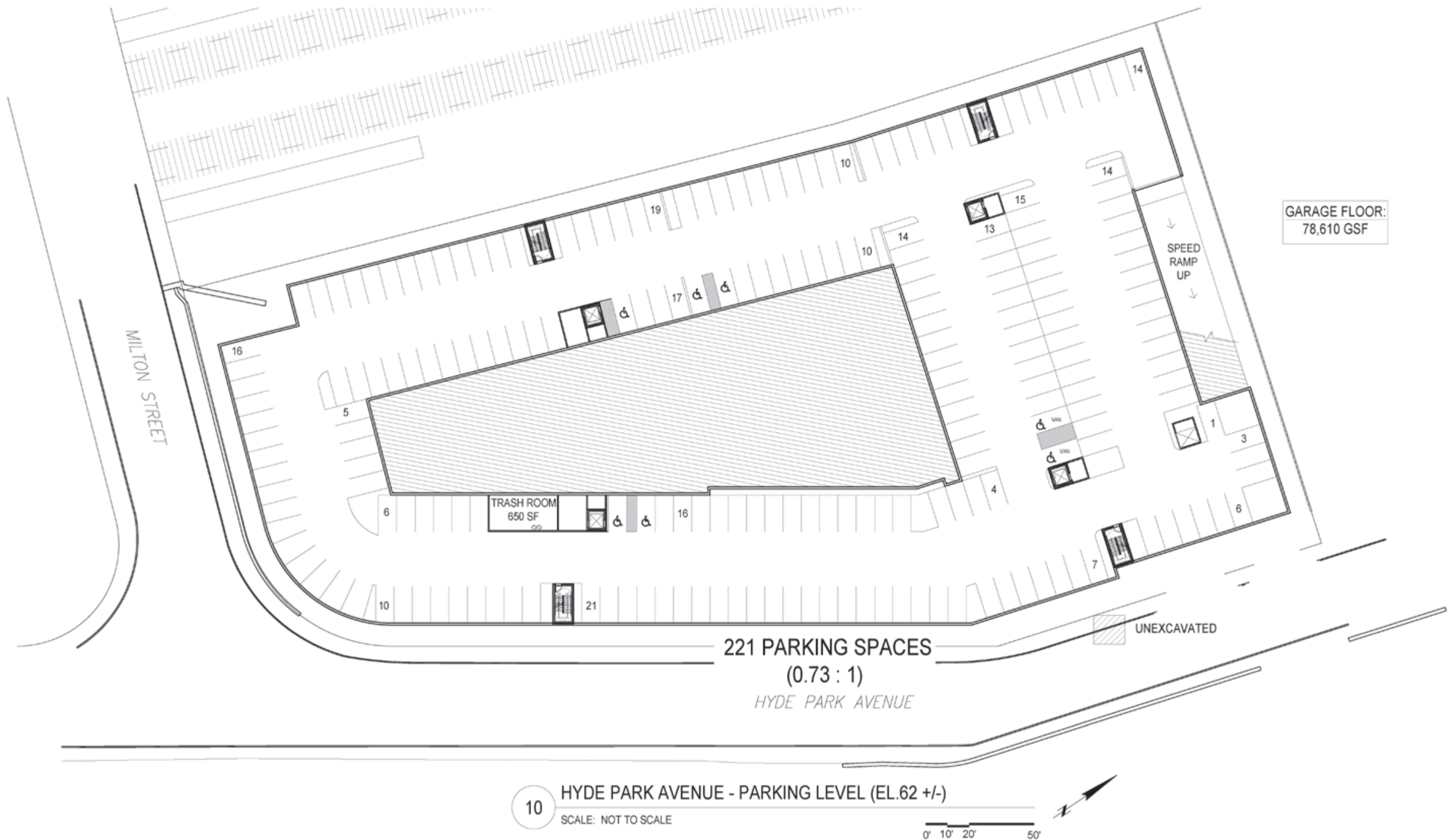
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Public Realm Concepts

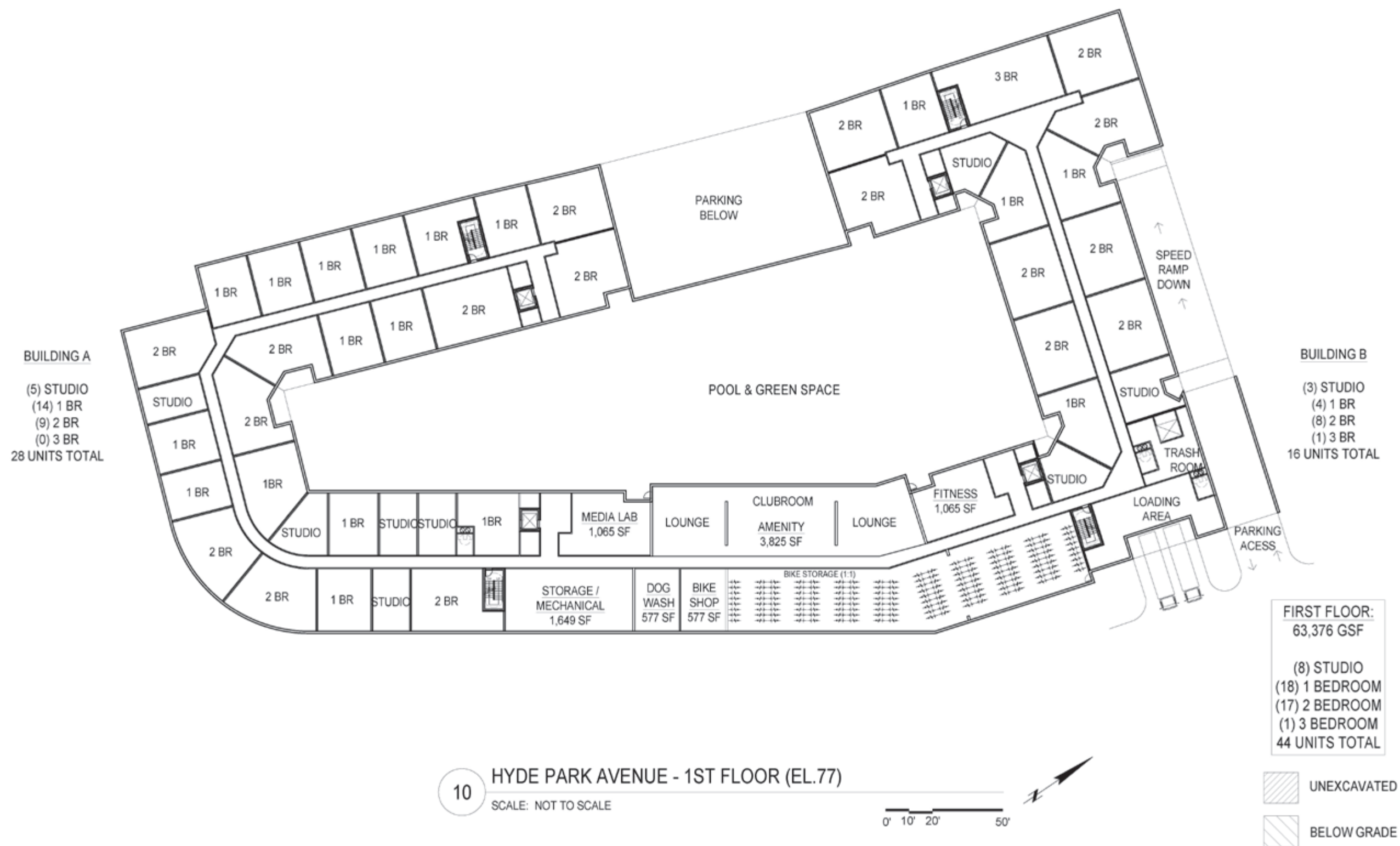


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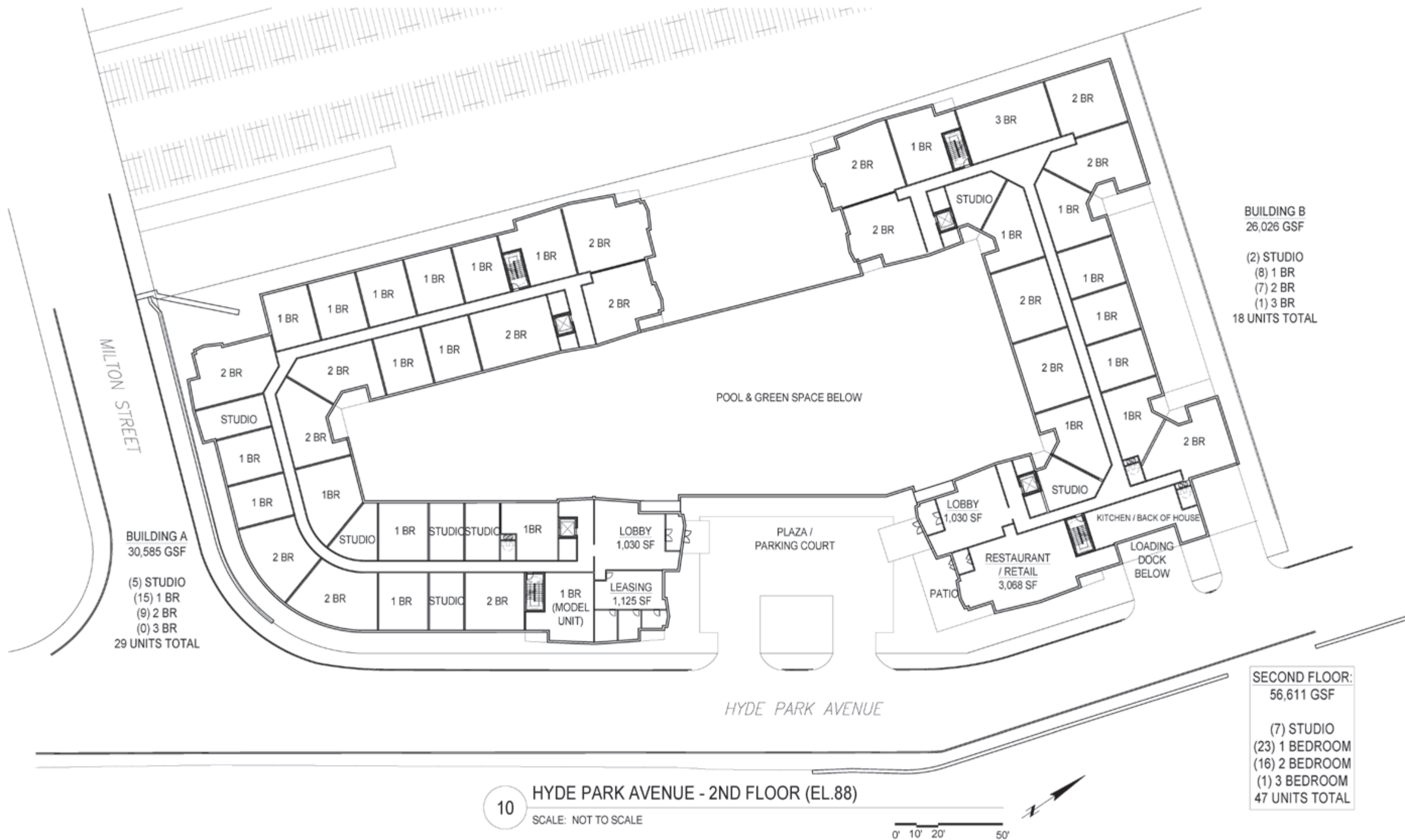




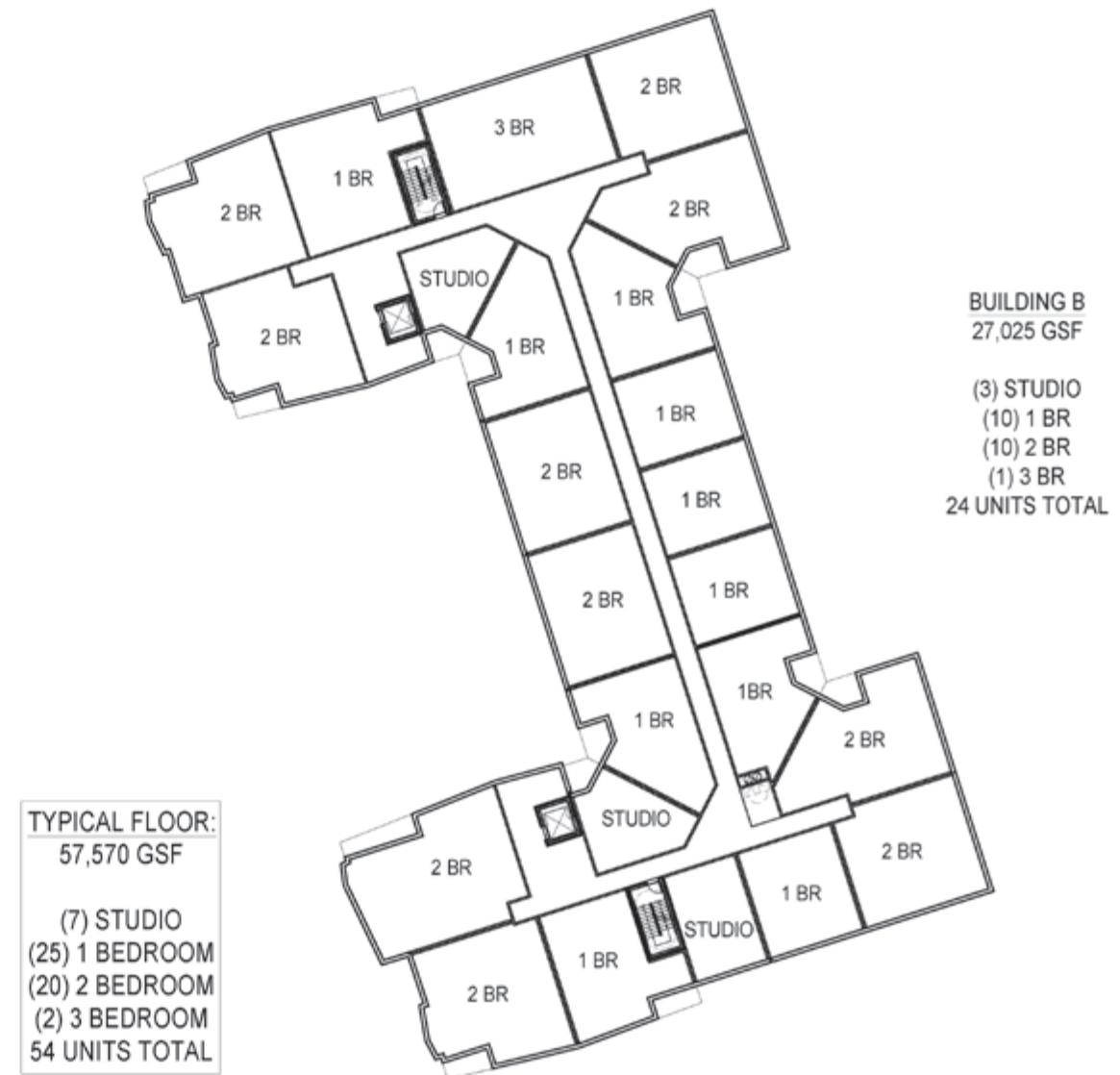
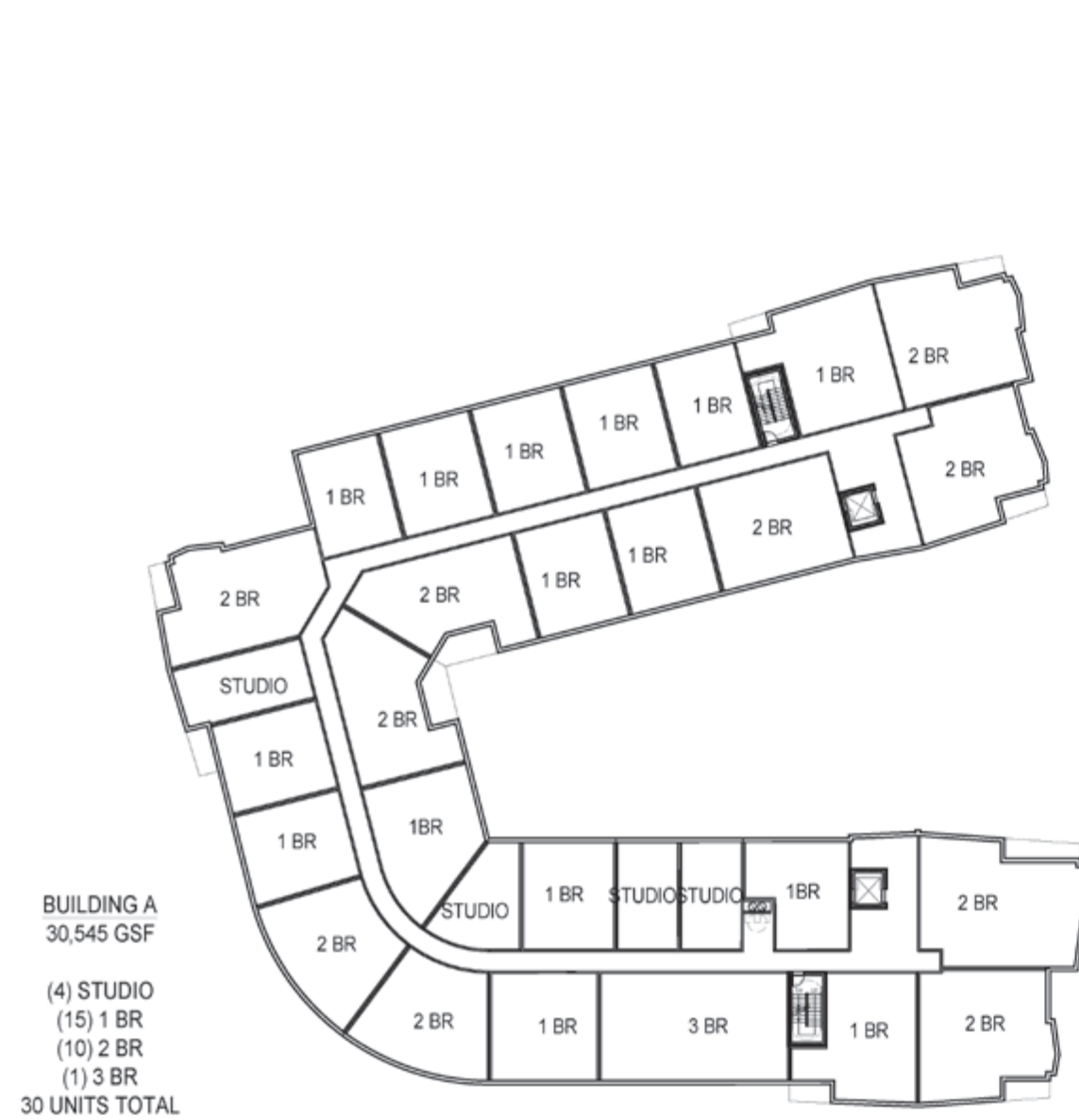








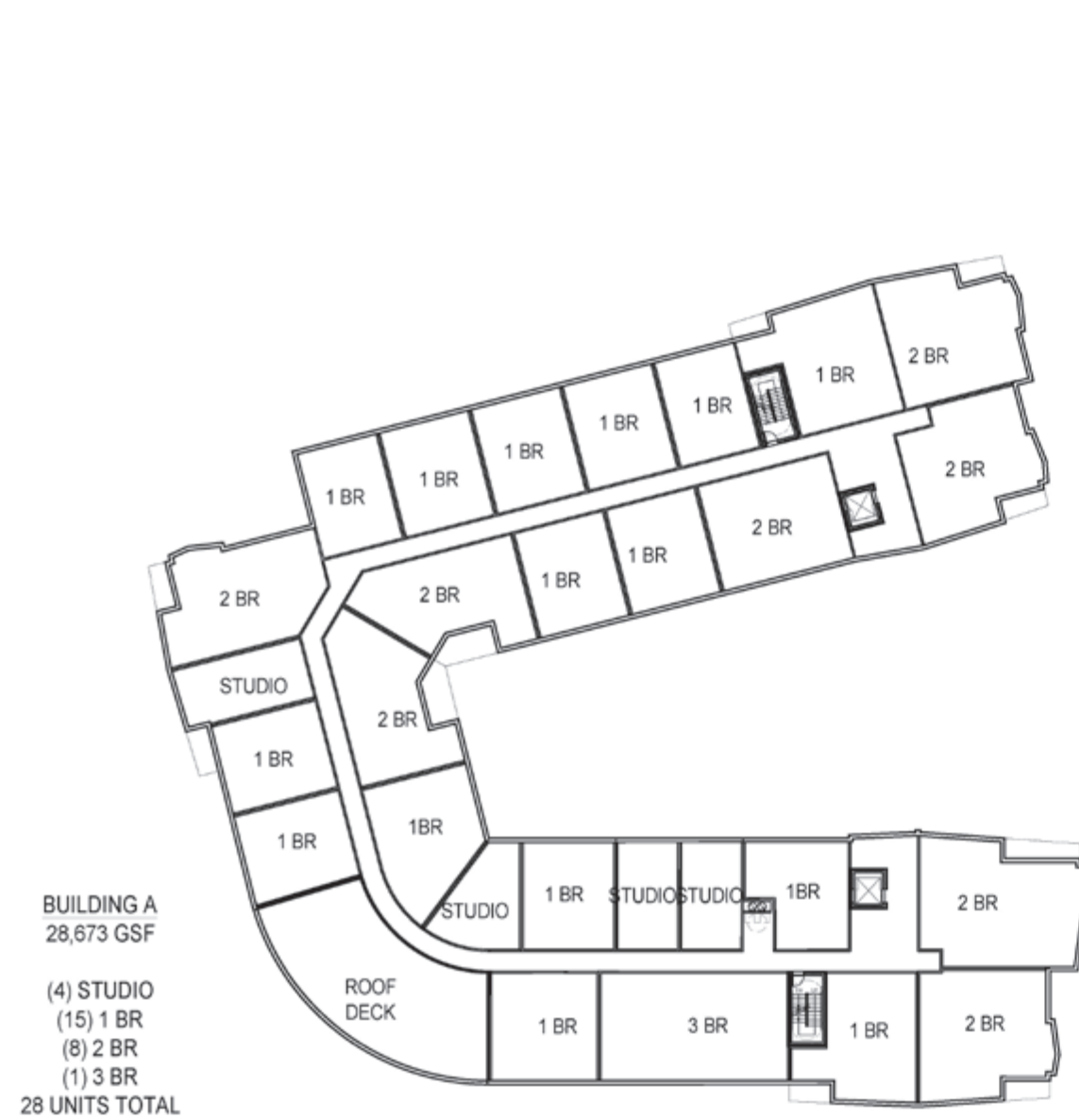




10 HYDE PARK AVENUE - TYPICAL LEVEL - 3RD THRU 5TH FLOOR (EL.VARIES)  
SCALE: NOT TO SCALE

0' 10' 20' 50'





**SIXTH FLOOR:**  
55,698 GSF

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

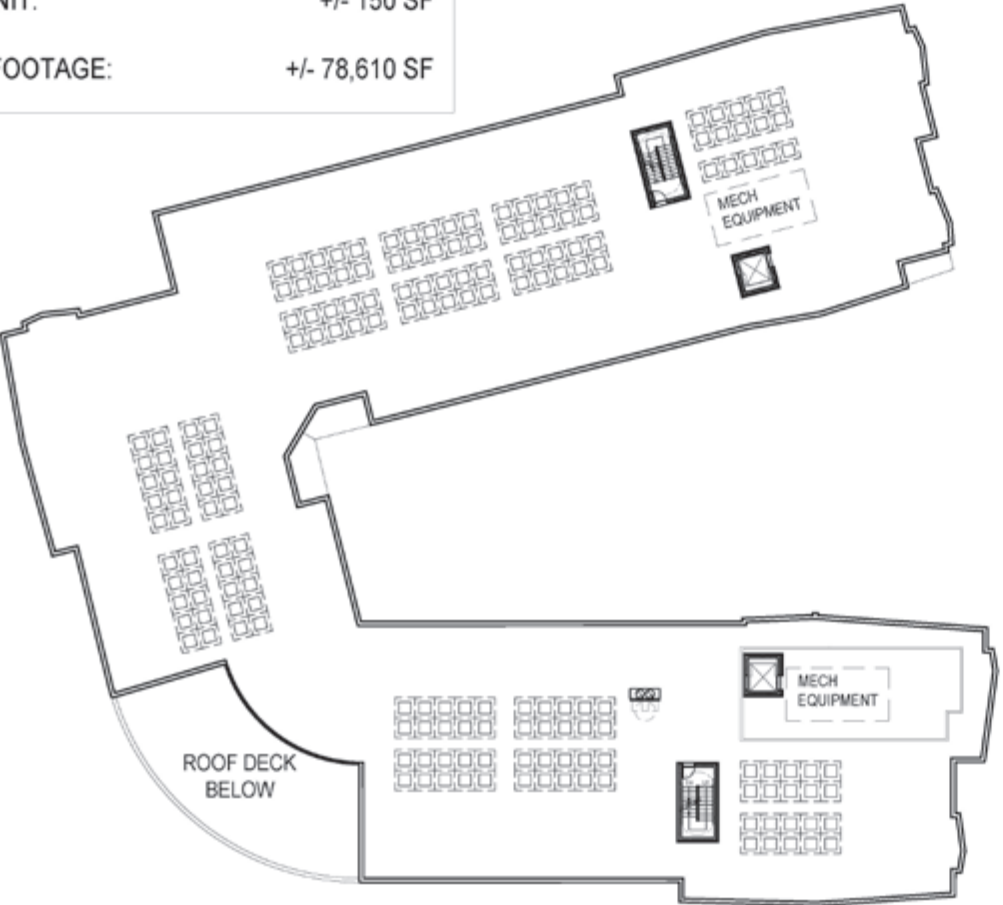
10 HYDE PARK AVENUE - TYPICAL LEVEL - 6TH FLOOR (EL.VARIES)  
SCALE: NOT TO SCALE

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

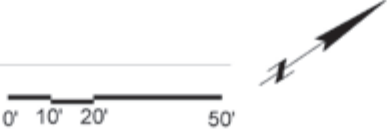
1ST FLOOR	44 UNITS
2ND FLOOR	47 UNITS
3RD FLOOR	54 UNITS
4TH FLOOR	54 UNITS
5TH FLOOR	54 UNITS
6TH FLOOR	52 UNITS
305 UNITS TOTAL	
14.10% STUDIO (43 TOTAL)	
46.23% 1 BEDROOM (141 TOTAL)	
36.40% 2 BEDROOM (111 TOTAL)	
3.27% 3 BEDROOM (10 TOTAL)	

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



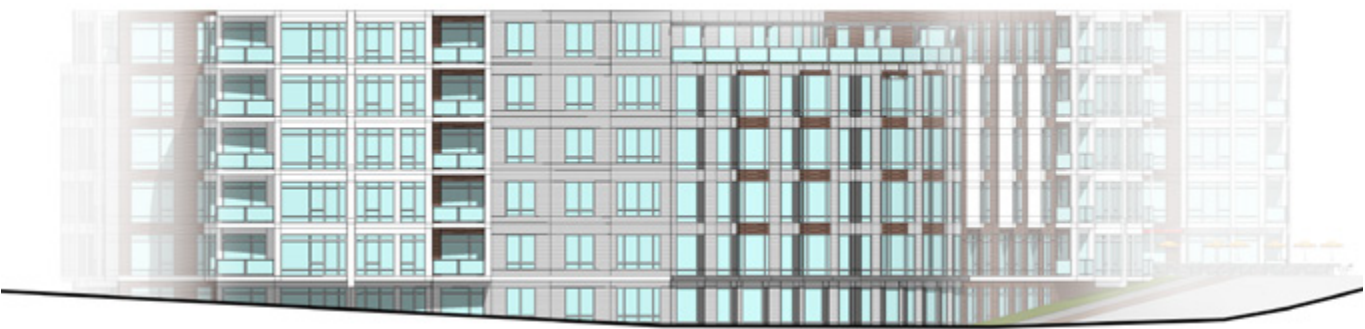




East Elevation



North Elevation

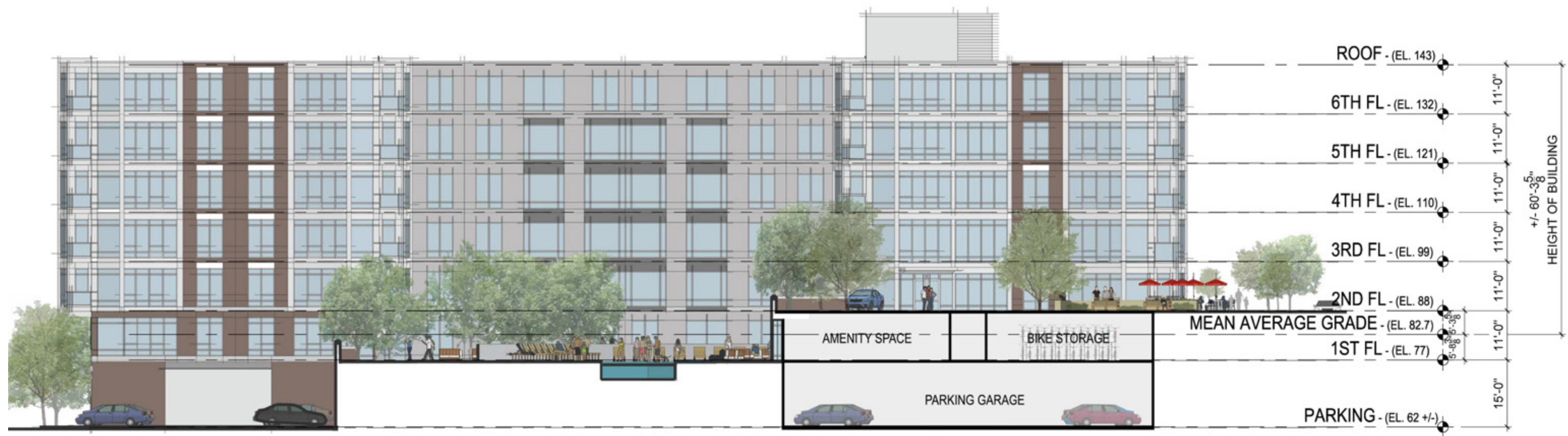


South Elevation



West Elevation





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

0' 10' 20' 50'





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Aerial Perspective Looking Northwest | Proposed Building







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View from Hyde Park Avenue Looking South | Existing Condtiions







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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 | 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



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