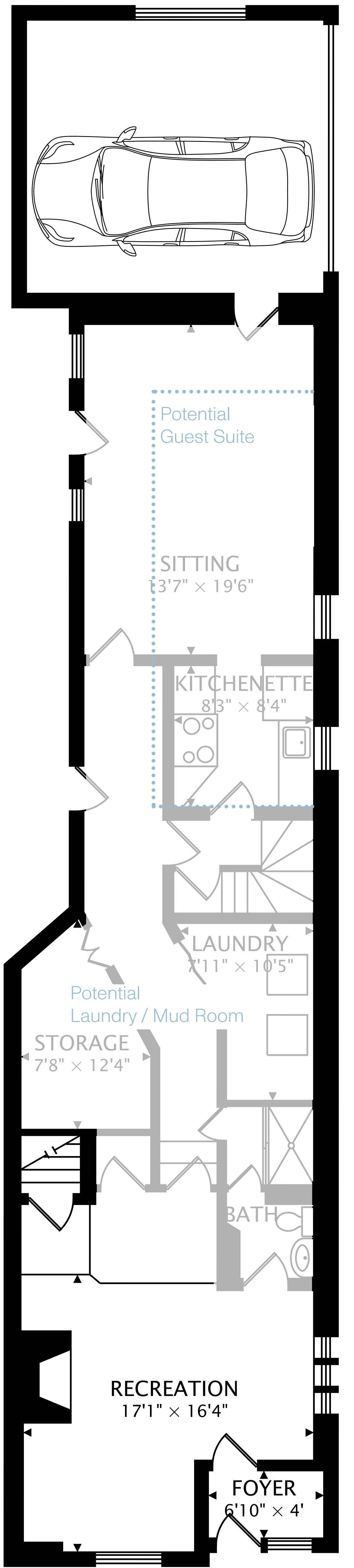


1312 North Astor Street

Ground Floor

1319 SF



EXISTING GROUND FLOOR
1319 sq ft

Ground Floor Potential

The ground floor of the property features an original entry hall with a handsome fireplace, however beyond this reception space the floor was historically a utilitarian space. The one-car garage is large enough for some storage space. Being on the ground level, this is the darkest living space in the property and lends itself well to continued utilitarian uses such as:

- Mud Room**
Adjacent to the garage or incorporated into the existing entry hall, a large mud room could house coats, shoes, and bags in a designated, conveniently located space.
- Laundry Room**
The primary laundry room could be advantageously located directly next to the mud room for quick clean up.
- Private Guest Suite**
Capturing space from the kitchenette, relocated laundry room, and storage space could create a comfortable, private guest suite.

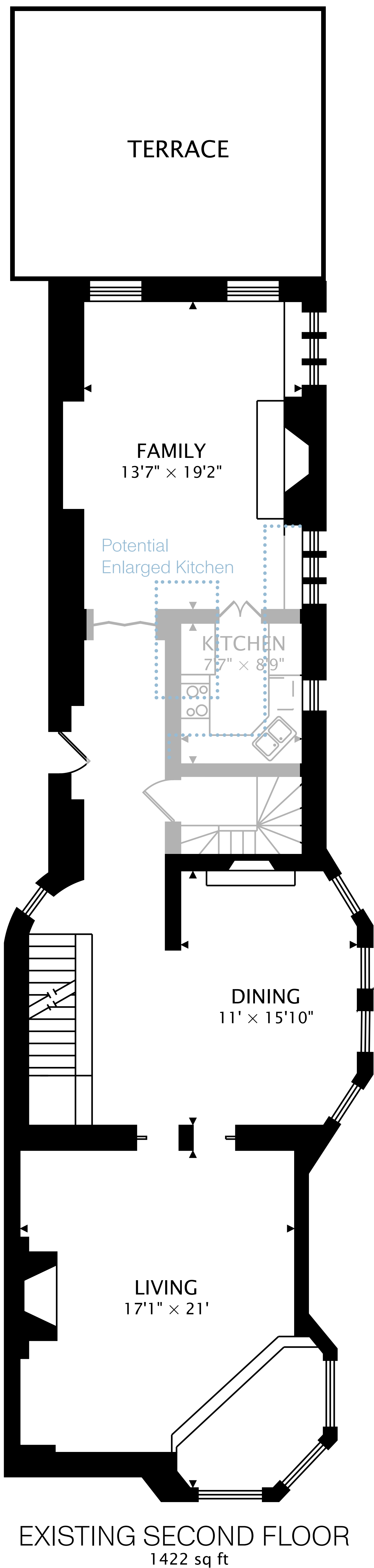


Existing Entry Hall

1312 North Astor Street

Second Floor

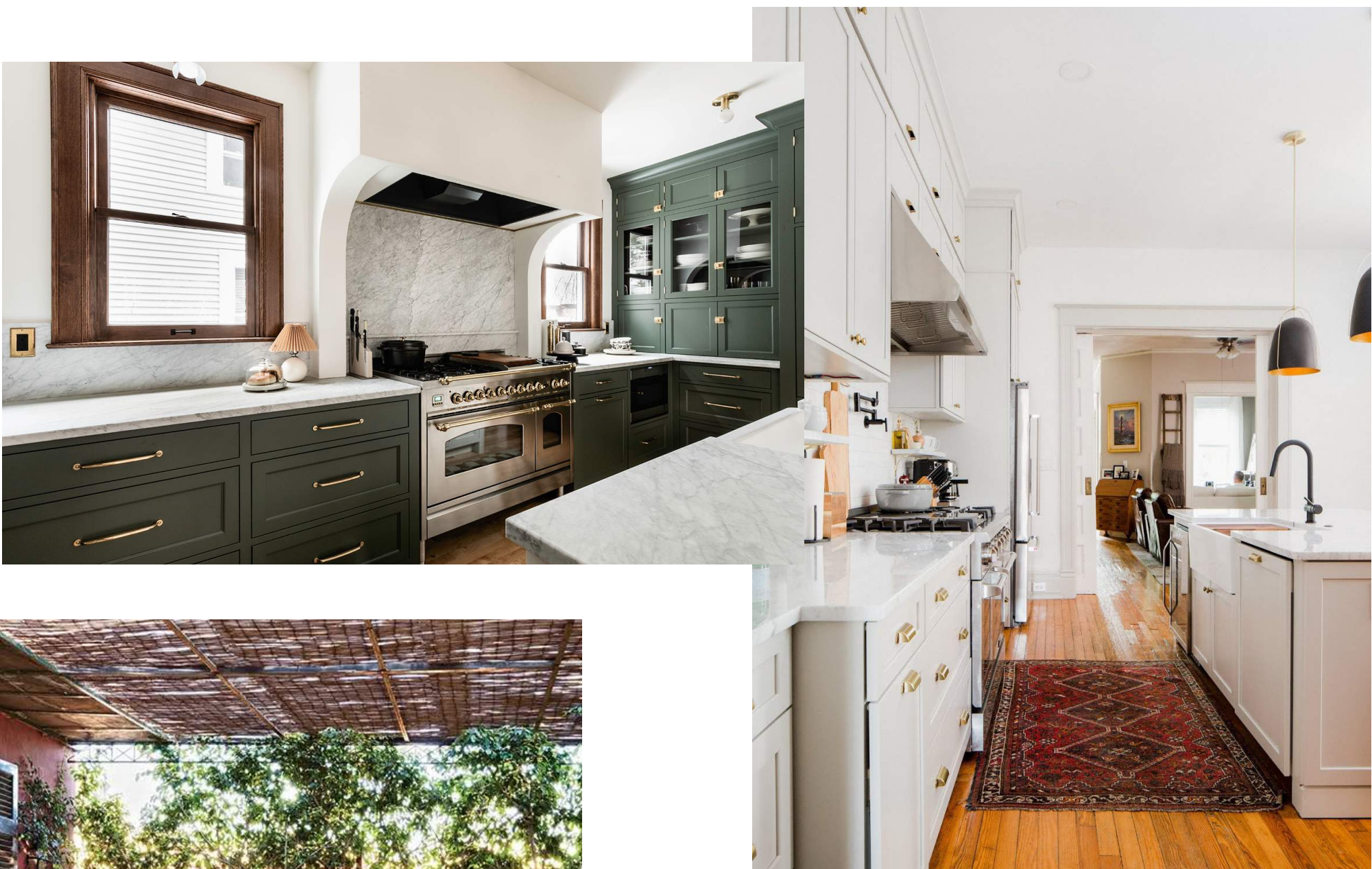
1422 SF



Second Floor Potential

The second floor of the property holds the shared living spaces and features three fireplaces. Opportunities include:

- **Enlarged Kitchen**
Reconfiguring the kitchen to enlarge and open it to the family room will better accommodate modern living and introduce ample natural light.
- **Historic Living & Dining**
The existing living and dining room spaces are appropriately sized and feature two unique bay window configurations. Original pocket doors between the two spaces allow for separation.
- **Additional Terrace**
The roof above the garage could be structurally reinforced to accommodate a terrace. Enlarged openings at the family room wall could provide access directly from the kitchen.



1312 North Astor Street

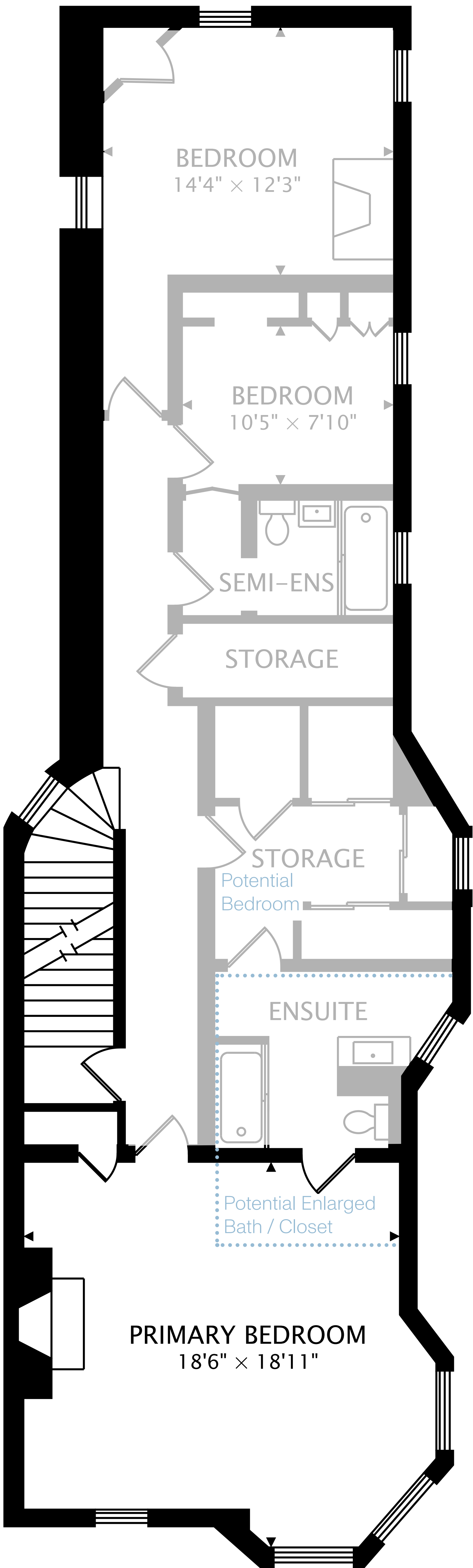
Third Floor

1456 SF

Third Floor Potential

The third floor of the property currently features three bedrooms, but better uses of the space could be explored:

- **Increased Bedroom Count**
Bedroom, bathroom, and closet spaces could be reconfigured for more quality, usable space.
- **Dressing Rooms & Closets**
Dependent upon owner needs, ample space can be devoted to walk-in closets or a dressing room.



EXISTING THIRD FLOOR
1456 sq ft



1312 North Astor Street

Fourth Floor

723 SF

Fourth Floor Potential

The fourth floor of the property is a partial floor with access to a rooftop terrace at the back half of the property.

- Primary Bedroom Suite**
The floor layout currently lends itself to use as a primary suite, with space for a large bathroom and closet
- Roof Terrace + Wet Bar**
With access to the roof terrace, there is also opportunity for some of this level to be committed to functions such as a wet bar for ease of entertainment on the terrace
- Skylights**
As the top floor, this level can take advantage of natural light through the installation of skylights.

