



STONEBERG + GROSS
ARCHITECTS

ZONING SUMMARY

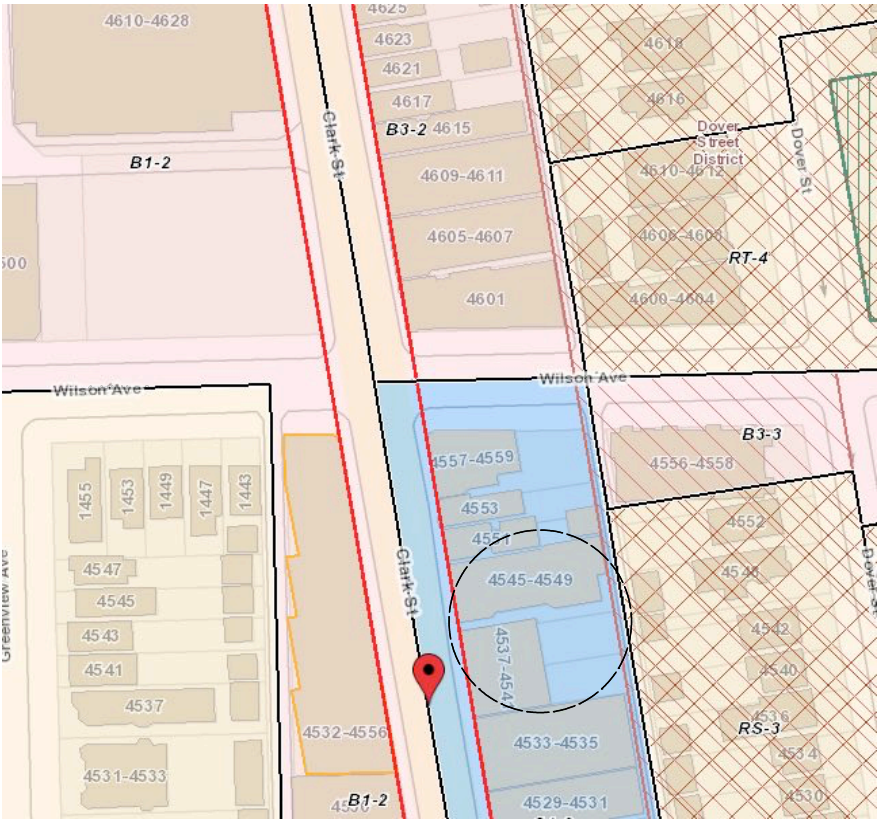
	CURRENT ZONE	PROPOSED ZONE	TRANSIT BONUS	4537 CLARK St
CURRENT ZONE	C1-2	B3-3	B3-3	B3-3
FAR	1.2	3.0	3.5	2.57
Lot Area 15,333				
MAX Square Ft	18,399	45,999	53,665	39,440
Lot Area / Dwelling	1,000	400	300	855.5
Max # Dwelling Units	15	38	51	18
FRONT SETBACK REQ	0	0	0	0
SIDE SETBACK REQ	0	0	0	0 and 3'
REAR SETBACK REQ	0	0	0	0 and 3'
REAR SETBACK REQ to Residential Use	30	30	30	22' 2nd Flr Bays 30'
Off Street PARKING	1:1	1:1	50 % Reduced 1:2	1:1 (24 Spots)
HEIGHT (as defined by code)	50	65	75	46'- 4"
HEIGHT (to top of parapet)				51'- 4"
				4 FLOORS + Roof Stair Access

GROUND FLR RETAIL = 3,999 SQ FT complies with Zoning Requirement of 20% of Lot Area

NOTE: The cussrent Building Complies with Type 3-B Construction Requirements for height and area. This means the Structure is classified as a Four Story building and is less than 55' high. The previous 5 story building was required by code to be ALL non combustible.

Property is within a Retail Pedestrian Zone and Qualifies as a Transit Served Location

NO TOD CRITERIA ARE UTILIZED



SITE DIMENSIONS
125' FRONTAGE on CLARK ST
120' LOT DEPTH

PROPOSED NEW
BUILDING
18 RESIDENCES

*Ground Flr Retail
Six Units x 3 Flrs
1:1 Parking
(3) Bedroom
(2) Bath*

**4537 North
CLARK St**
REVISED 5-8-17





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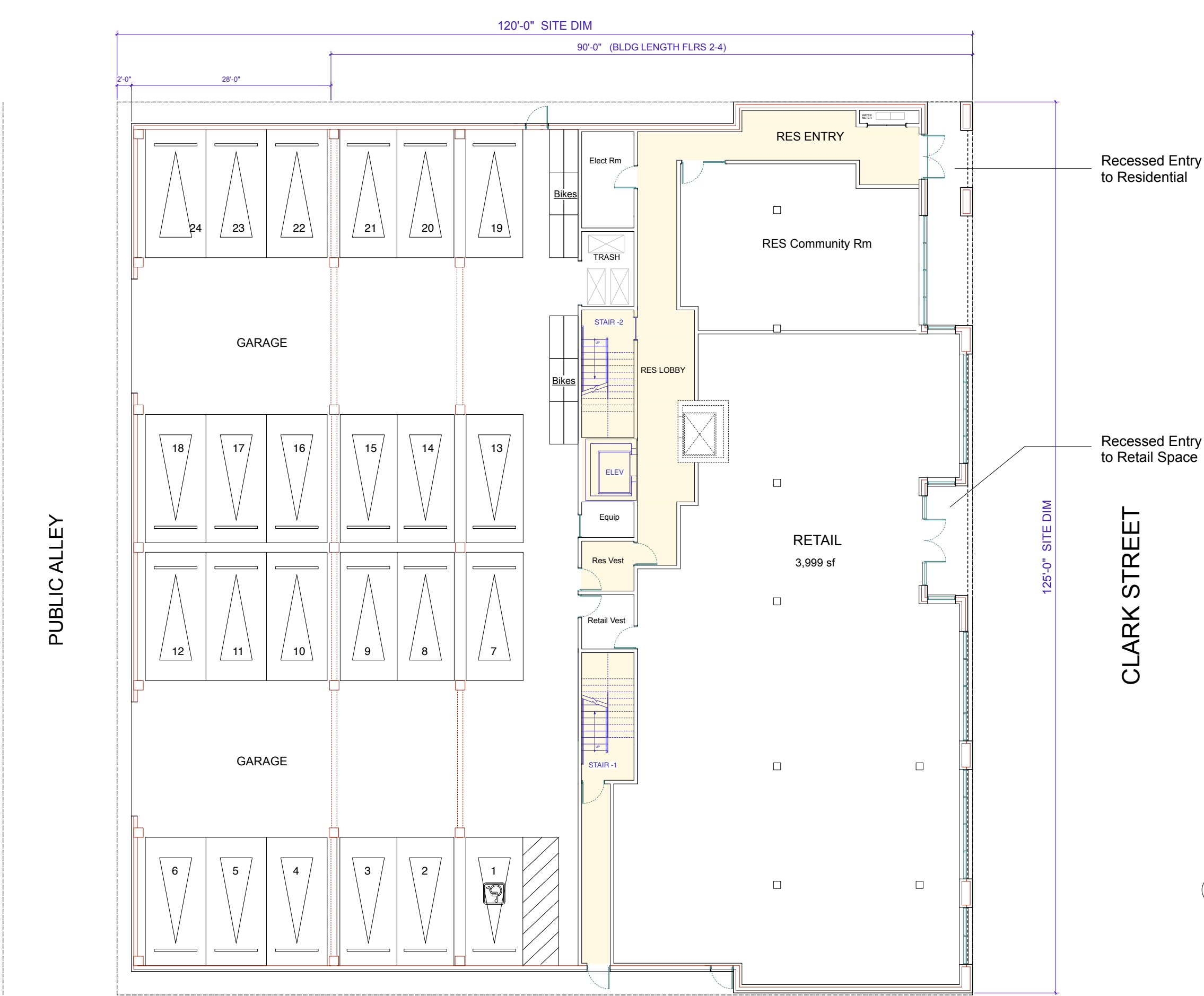
PROPOSED NEW
BUILDING
18 RESIDENCES

Ground Flr Retail
Six Units x 3 Flrs
1:1 Parking
(3) Bedroom
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GROUND FLR PLAN

3,999 Retail
2,447 1st Flr FAR Res
7,457 Garage





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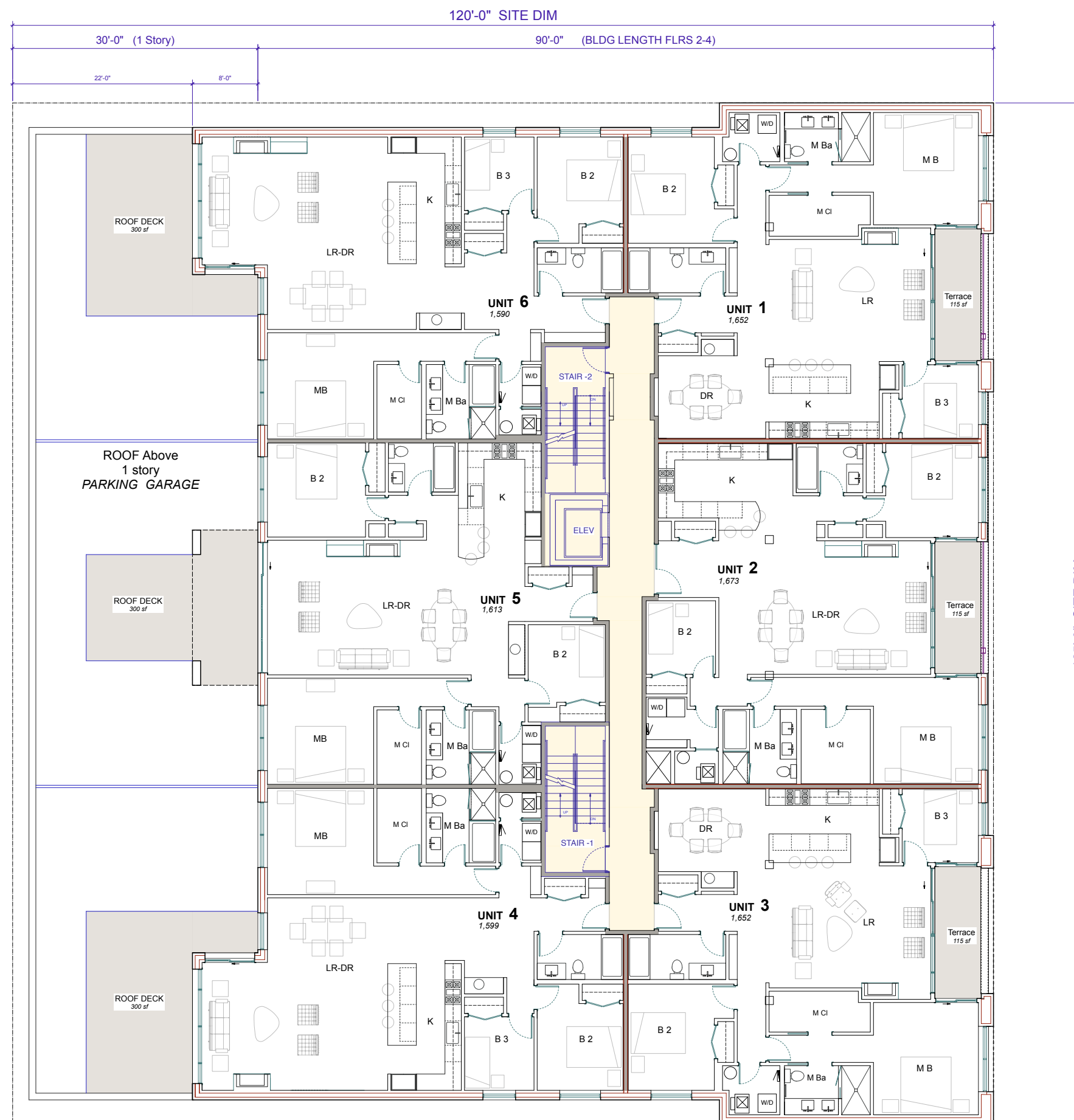
PROPOSED NEW
BUILDING
18 RESIDENCES

Ground Flr Retail
Six Units x 3 Flrs
1:1 Parking
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SECOND FLR PLAN
Units 1 - 6

10,846.0 FAR gross
10,064.5 dwelling unit gross
781.5 core gross





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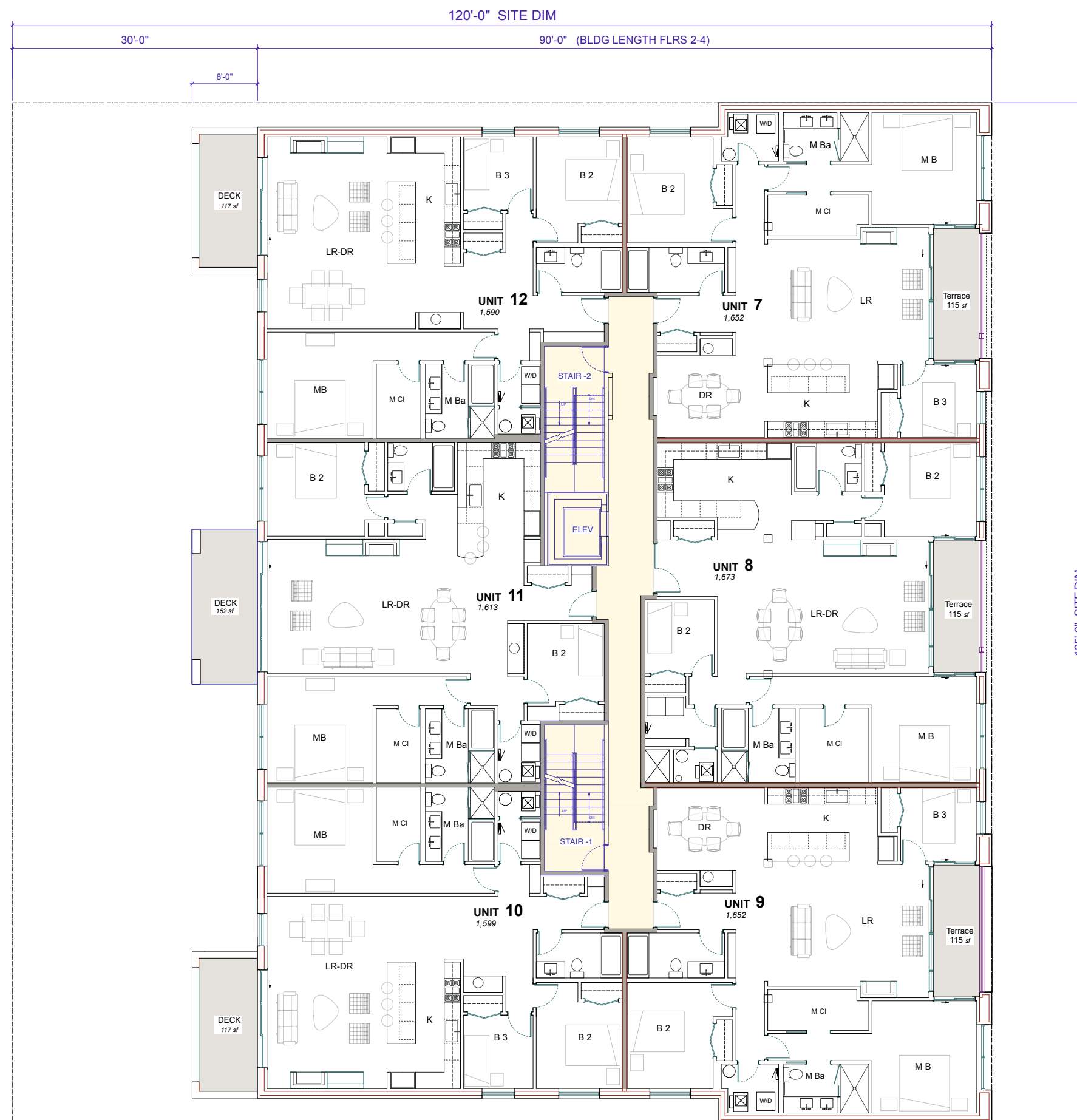
PROPOSED NEW
BUILDING
18 RESIDENCES

Ground Flr Retail
Six Units x 3 Flrs
1:1 Parking
(3) Bedroom
(2) Bath

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THIRD FLR PLAN
Units 7 - 12

10,564.0 FAR gross
9,782.5 dwelling unit gross
781.5 core gross





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4th Flr Units Duplex
Up to Penthouse /
Roof Deck Access

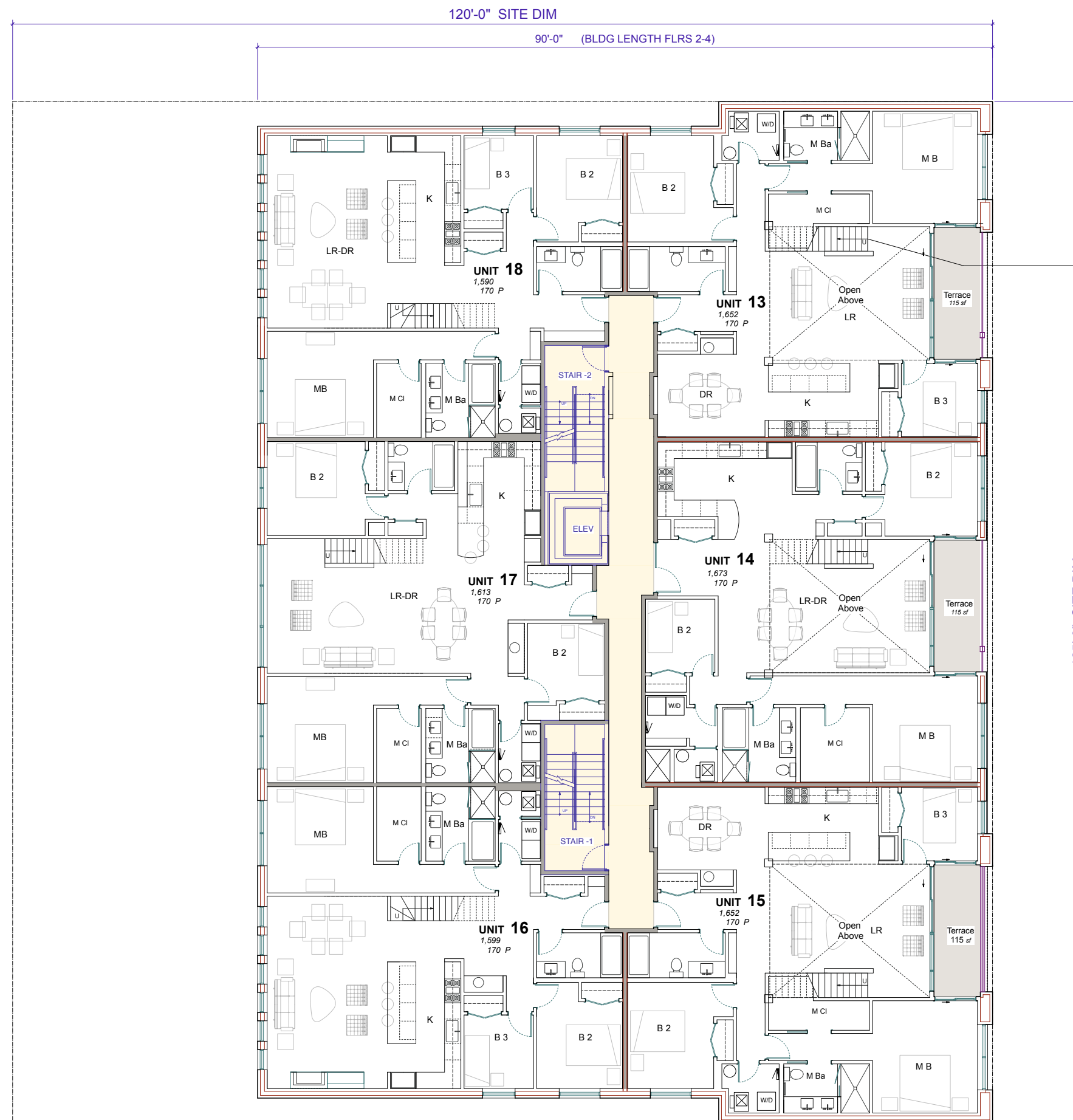
Max Flr-Ceiling Height
Allowed by code in
Penthouse is 6'-8 3/4"
Max sq ft = 170 sf

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BUILDING
18 RESIDENCES

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Six Units x 3 Flrs
1:1 Parking
(3) Bedroom
(2) Bath

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↓ FOURTH FLR PLAN
Units 13 - 18





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PROPOSED NEW
BUILDING
18 RESIDENCES

Ground Flr Retail
Six Units x 3 Flrs
1:1 Parking
(3) Bedroom
(2) Bath

**4537 North
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ROOF PLAN
Units 13 - 18

