**ZONING SUMMARY**

<table>
<thead>
<tr>
<th></th>
<th>CURRENT ZONE</th>
<th>PROPOSED ZONE</th>
<th>TRANSIT BONUS</th>
<th>4537 CLARK St</th>
</tr>
</thead>
<tbody>
<tr>
<td>CURRENT ZONE</td>
<td>C1-2</td>
<td>B3-3</td>
<td>B3-3</td>
<td>B3-3</td>
</tr>
<tr>
<td>FAR</td>
<td>1.2</td>
<td>3.0</td>
<td>3.5</td>
<td>2.57</td>
</tr>
<tr>
<td>Lot Area</td>
<td>15,333</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MAX Square Ft</td>
<td>18,399</td>
<td>45,999</td>
<td>53,665</td>
<td>39,440</td>
</tr>
<tr>
<td>Lot Area / Dwelling</td>
<td>1,000</td>
<td>400</td>
<td>300</td>
<td>855.5</td>
</tr>
<tr>
<td>Max # Dwelling Units</td>
<td>15</td>
<td>38</td>
<td>51</td>
<td>18</td>
</tr>
<tr>
<td>FRONT SETBACK Req</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>SIDE SETBACK Req</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0 and 3\textdegree</td>
</tr>
<tr>
<td>REAR SETBACK Req</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0 and 3\textdegree</td>
</tr>
<tr>
<td>REAR SETBACK Req to Residential Use</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td>22 2nd Flr Bays 30\textdegree</td>
</tr>
<tr>
<td>Off Street PARKING</td>
<td>1.1</td>
<td>1.1</td>
<td>50 % Reduced 1:2</td>
<td>1:1  (24 Spots)</td>
</tr>
<tr>
<td>HEIGHT (as defined by code)</td>
<td>50</td>
<td>65</td>
<td>75</td>
<td>46-4\textdegree</td>
</tr>
<tr>
<td>HEIGHT (to lop of parapet)</td>
<td></td>
<td></td>
<td></td>
<td>51-4\textdegree</td>
</tr>
</tbody>
</table>

4 FLOORS + Roof Stair Access

**NOTE:** The current 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.

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

**PROPERTY INFORMATION**
- 4537 North CLARK St
- 18 RESIDENCES
- 18 Residences
- Ground Flr Retail
- Six Units x 3 Flrs
- 1:1 Parking
- (3) Bedroom
- (2) Bath

**LOCATION**

**REVISED 5-8-17**

**STONEBERG + GROSS ARCHITECTS**

**LONGFORD Design + Construction**

**PROPOSED NEW BUILDING**

**4537 North CLARK St**
PROPOSED NEW BUILDING
18 RESIDENCES

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

4537 North CLARK St
REVISI0 5-8-17

GROUND FLR PLAN

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

SECOND FLR PLAN
Units 1 - 6

10,846.0 FAR gross
10,684.5 dwelling unit gross
781.5 core gross
PROPOSED NEW BUILDING
18 RESIDENCES

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

4537 North CLARK St

THIRD FLR PLAN
Units 7 - 12

STONEBERG + GROSS ARCHITECTS

10,564.0 FAR gross
9,792.5 dwelling unit gross
781.5 core gross
PROPOSED NEW BUILDING
18 RESIDENCES

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

4537 North
CLARK St

FOURTH FLR PLAN
Units 13 - 18
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

ROOF PLAN

Units 13 - 18