



**PROPOSED NEW
BUILDING
24 RESIDENCES**

*Ground Flr Retail
Six Units x 4 Flrs
1:1 Parking
(3) Bedroom
(2) Bath*

**4537 North
CLARK St**

CLARK ST ELEVATION



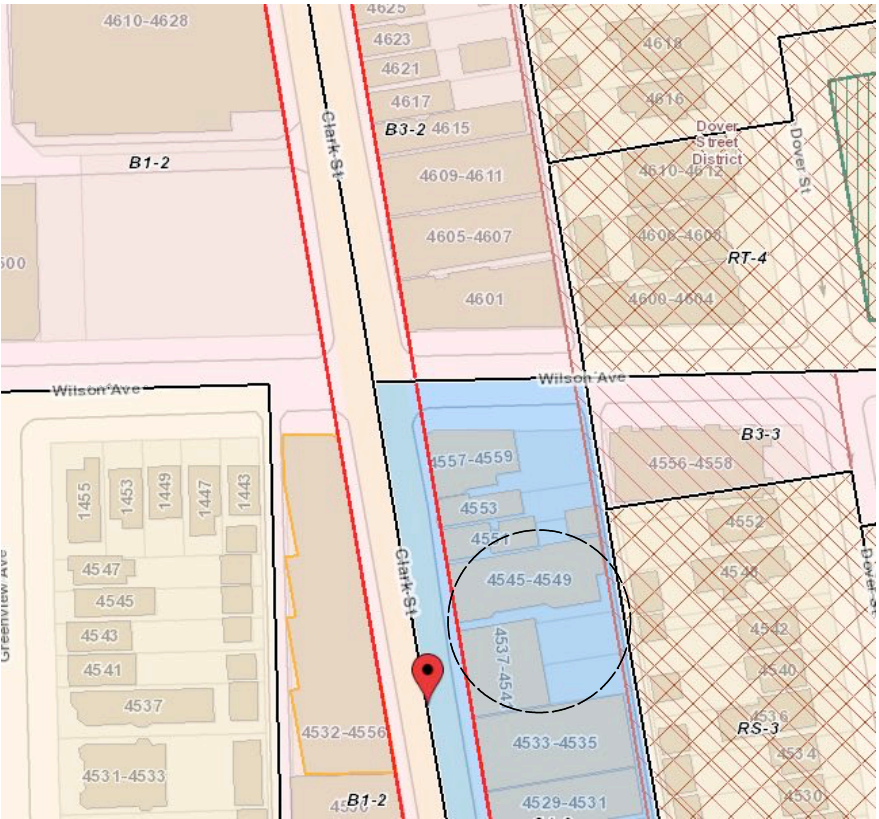
CLARK ST ELEVATION

**4537 North
CLARK St**

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	3.4
Lot Area 15,333				
MAX Square Ft	18,399	45,999	53,665	52,334
Lot Area / Dwelling	1,000	400	300	638
Max # Dwelling Units	15	38	51	24
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	30
Off Street PARKING	1:1	1:1	50 % Reduced 1:2	1:1 (24 Spots)
HEIGHT	50	65	75	68
				5 FLOORS + Mezzanine

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



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

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

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LOCATION





STONEBERG + GROSS
ARCHITECTS

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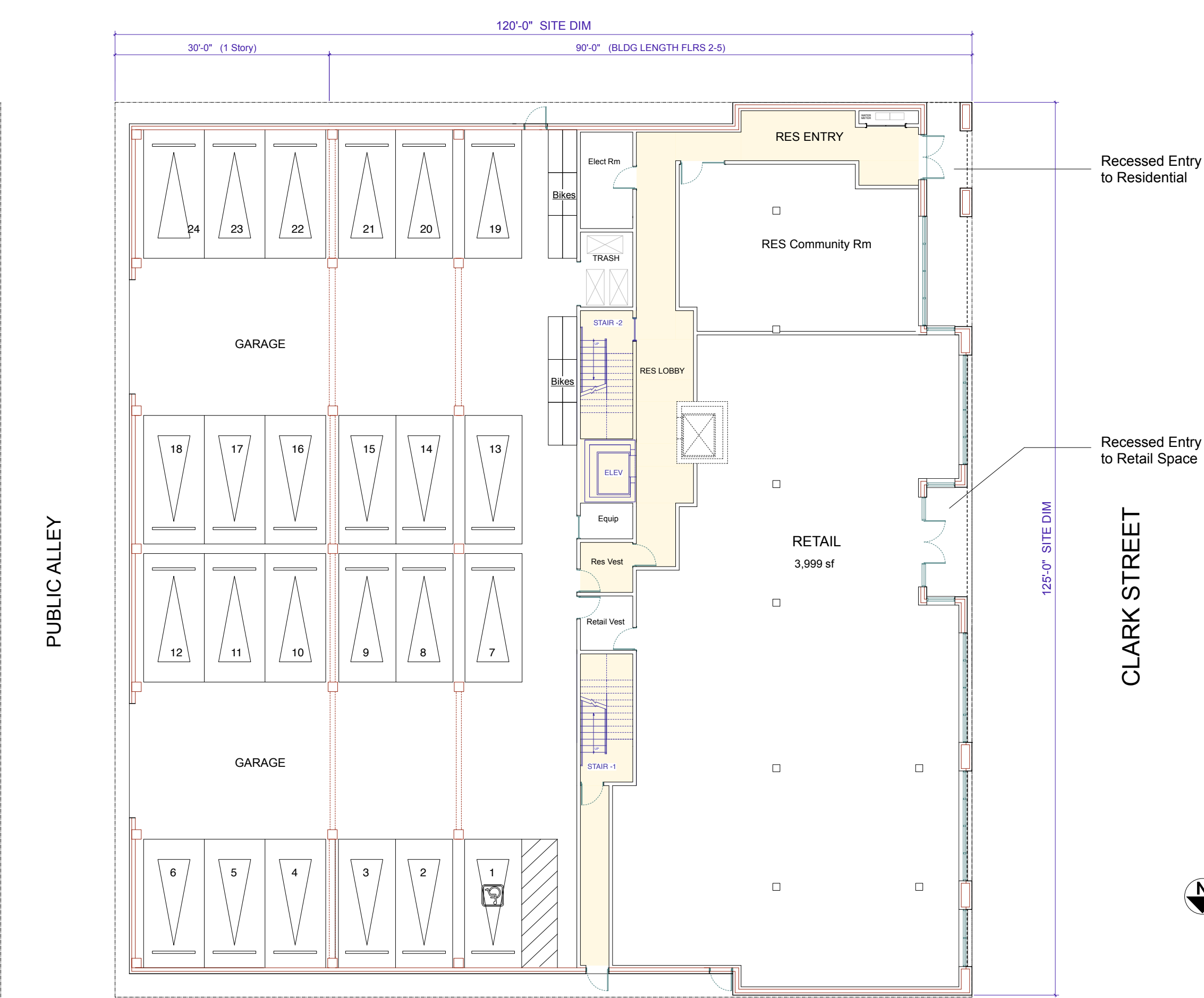
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GROUND FLR PLAN



4-21-17

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





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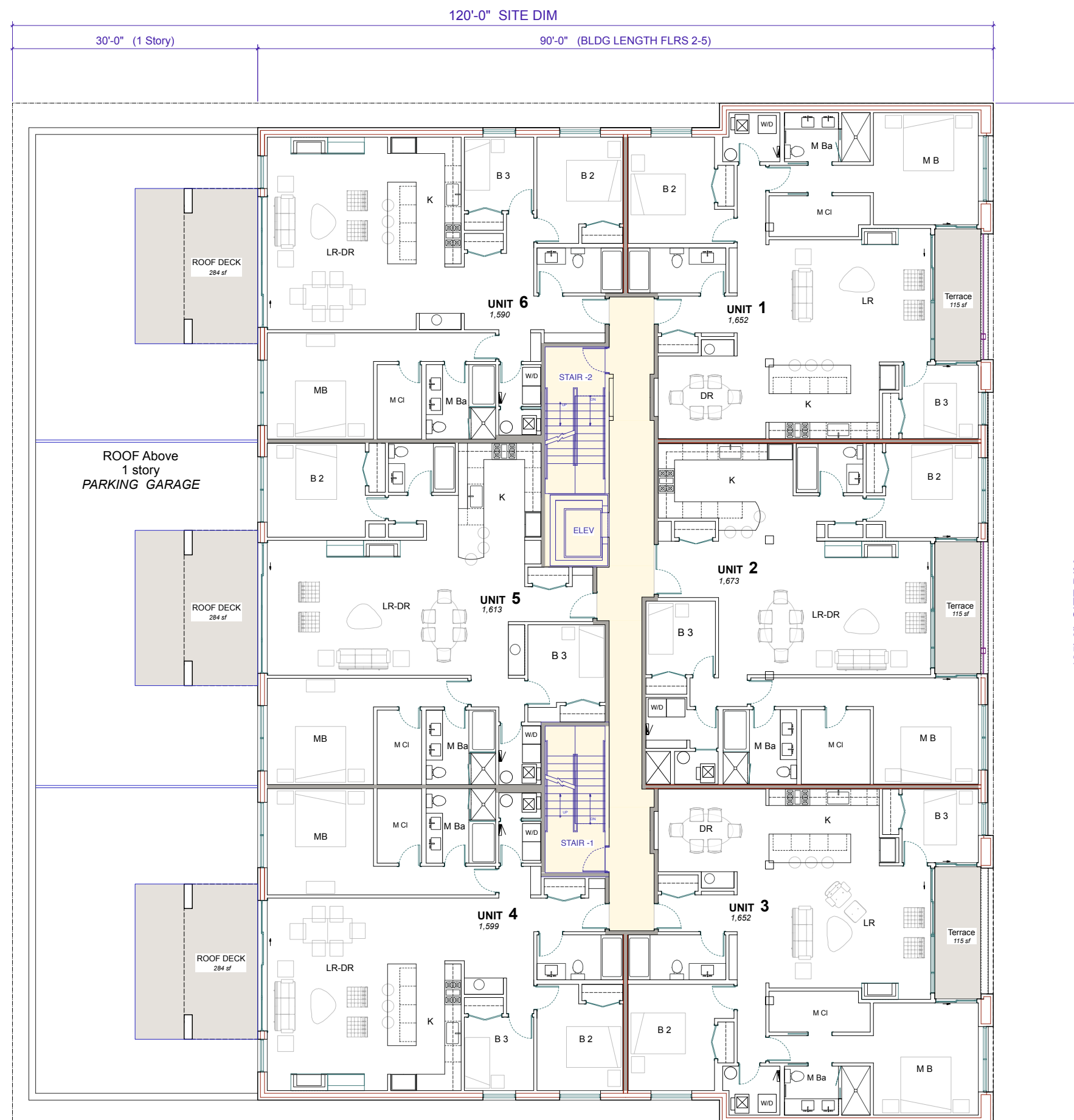
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SECOND FLR PLAN



Units 1 thru 6

4-21-17





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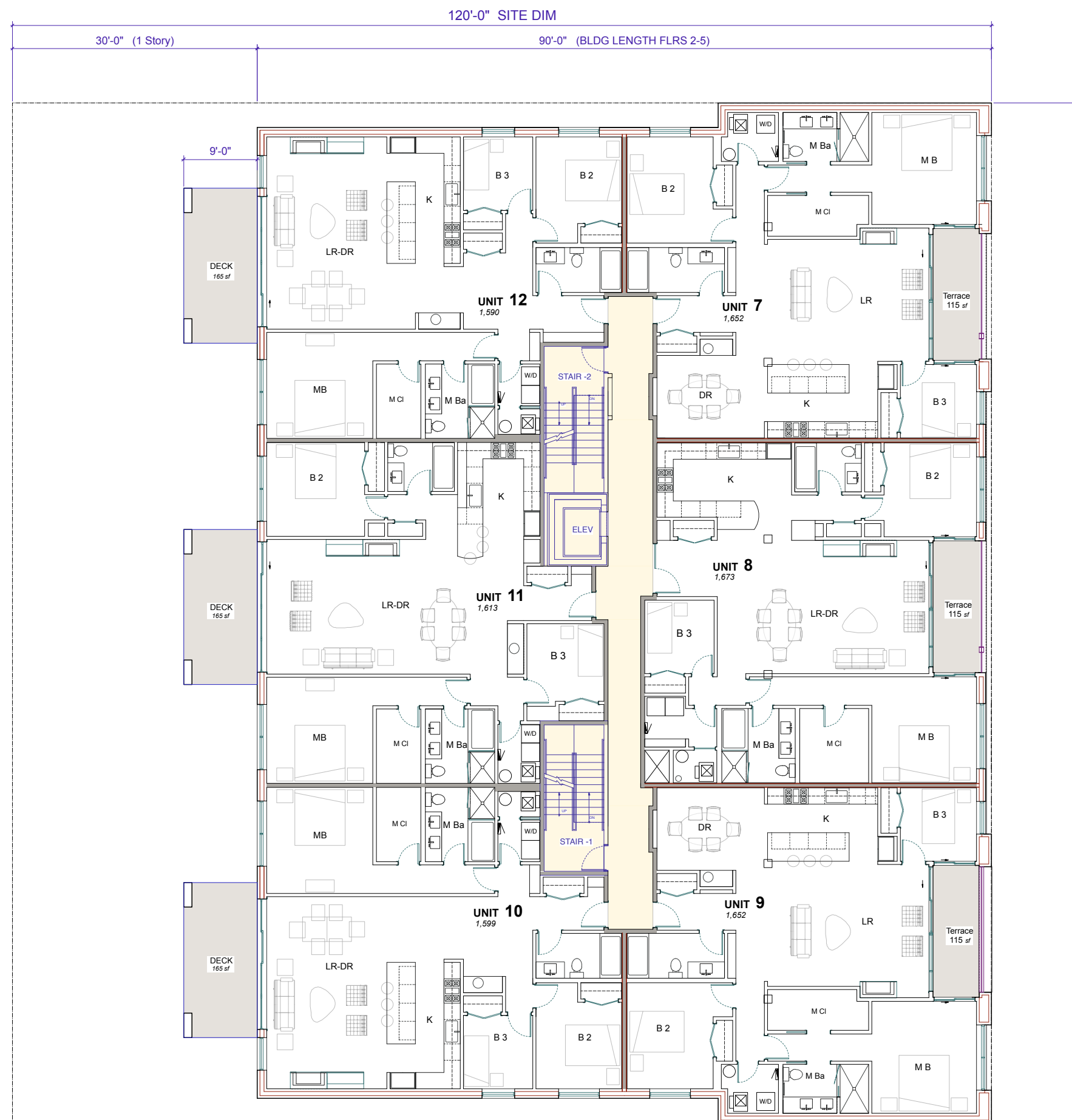
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THIRD FLR PLAN

Units 7 thru 12 ⁴⁻²¹⁻¹⁷

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





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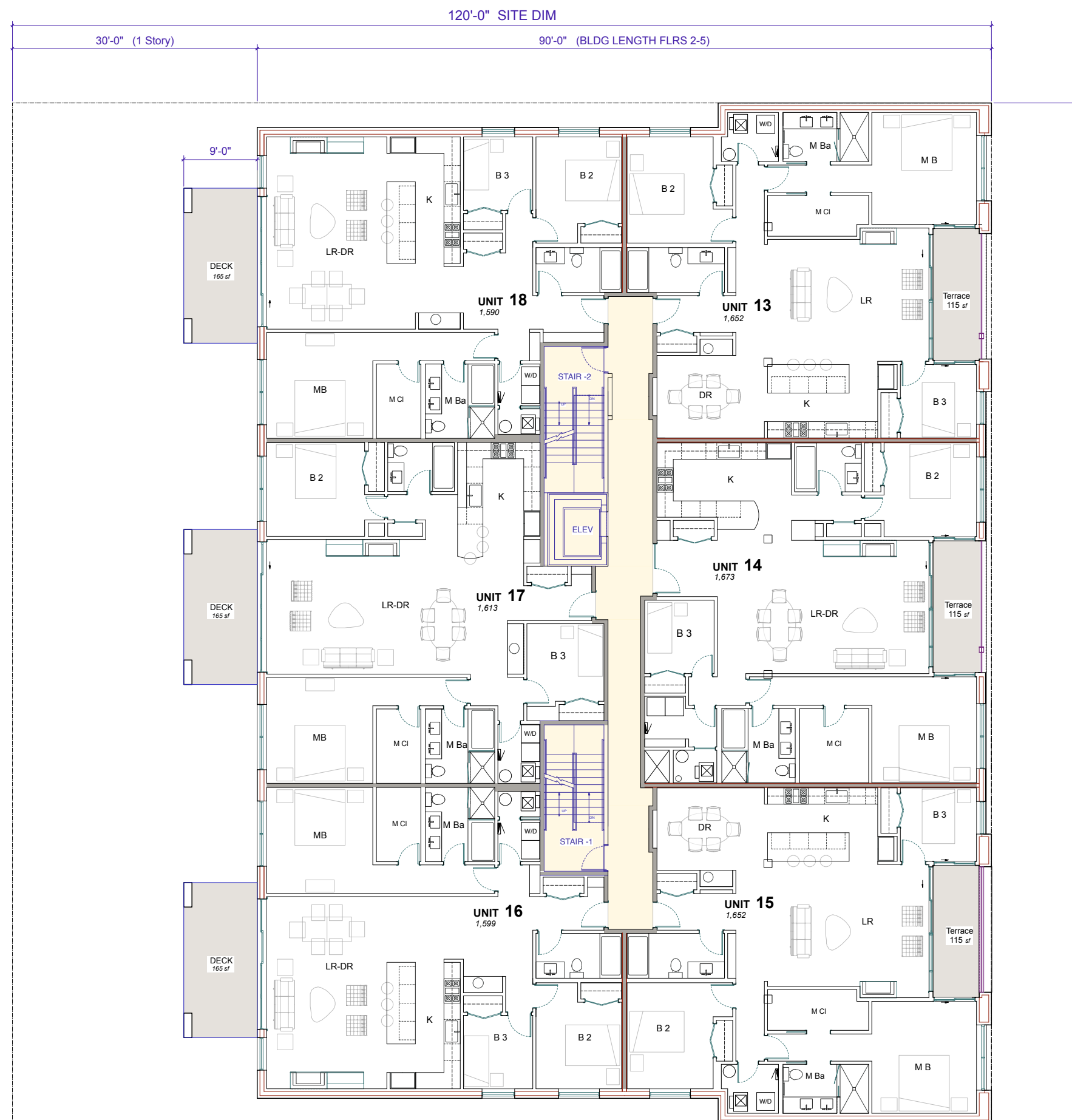
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FOURTH FLR PLAN

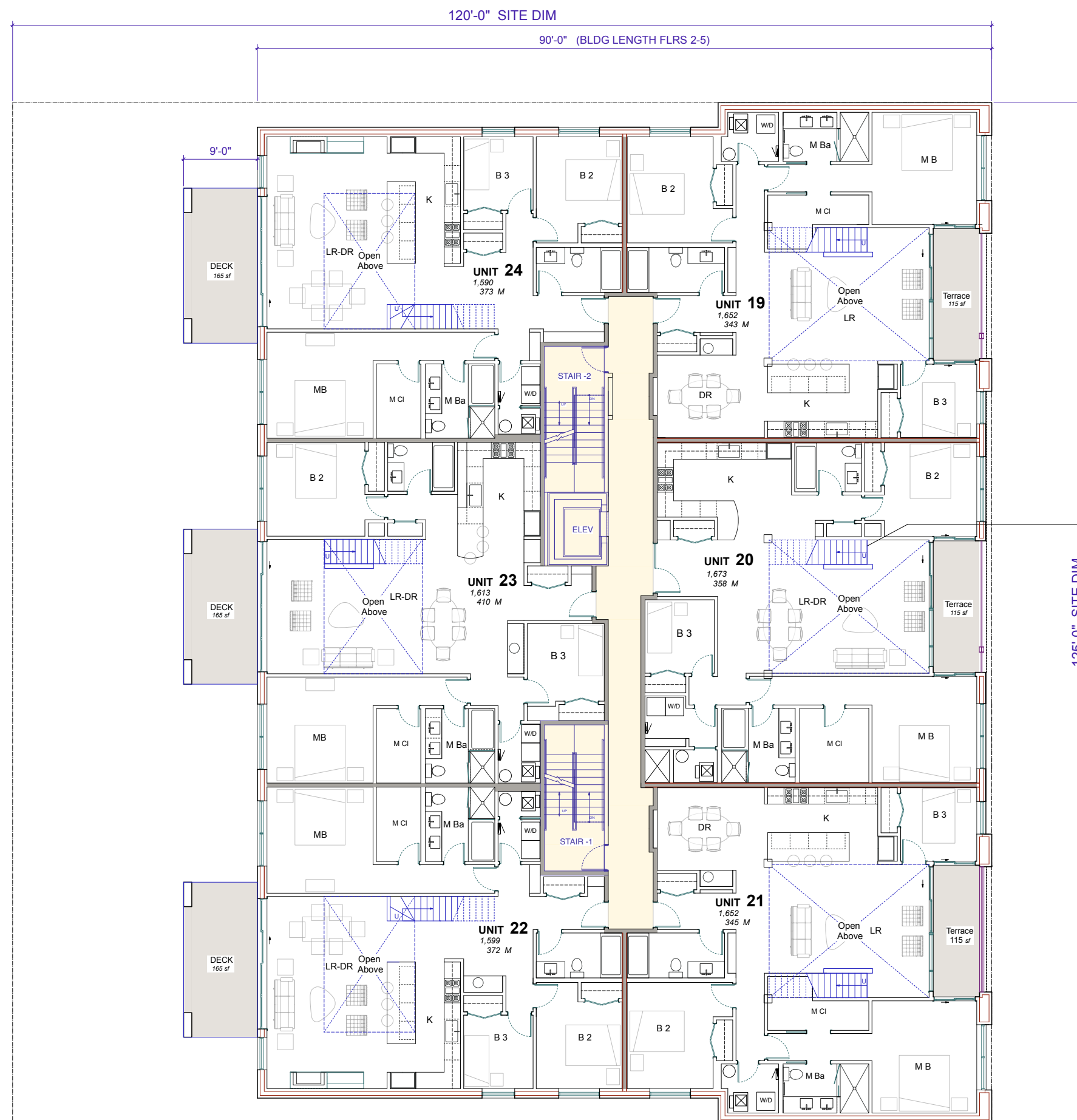
Units 13 thru 18 ⁴⁻²¹⁻¹⁷

10,564.0 FAR gross
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781.5 core gross





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ARCHITECTS



5th Flr Units Duplex
Up to a Mezzanine

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FIFTH FLR PLAN

Units 19 thru 24 ⁴⁻²¹⁻¹⁷

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



STONEBERG + GROSS
ARCHITECTS

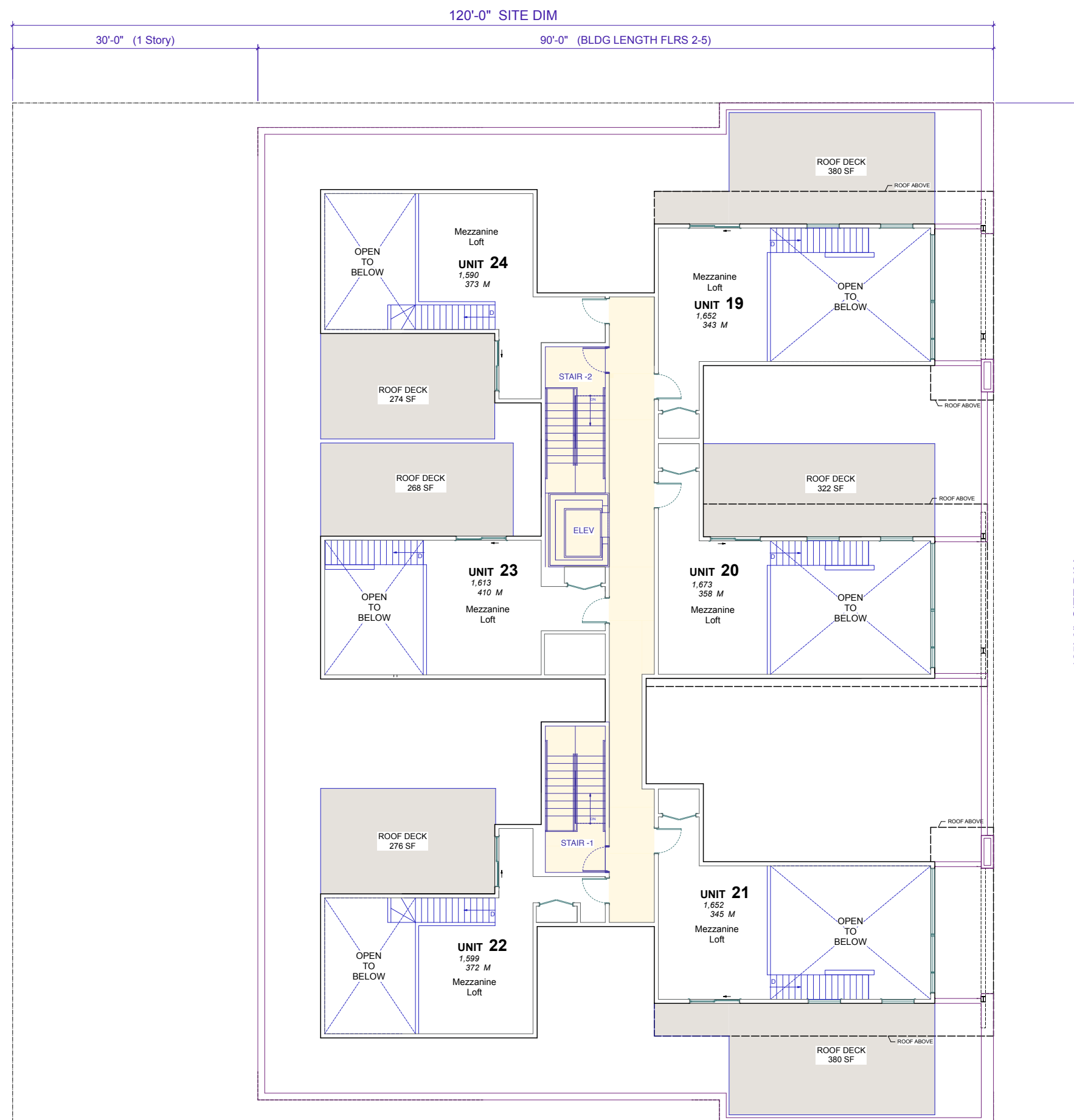
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MEZZANINE - ROOF

Units 19 thru 24 ⁴⁻²¹⁻¹⁷





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