

946 Evans Street

RT Multi Family Dwelling (3 1/2 Stories or less)

Current use: Bar/Club / non conforming use
 Historic use of the site(s)
 946 Evans Street / Club
 942-944 / Parking
 934-940 / Parking

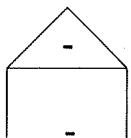
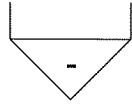
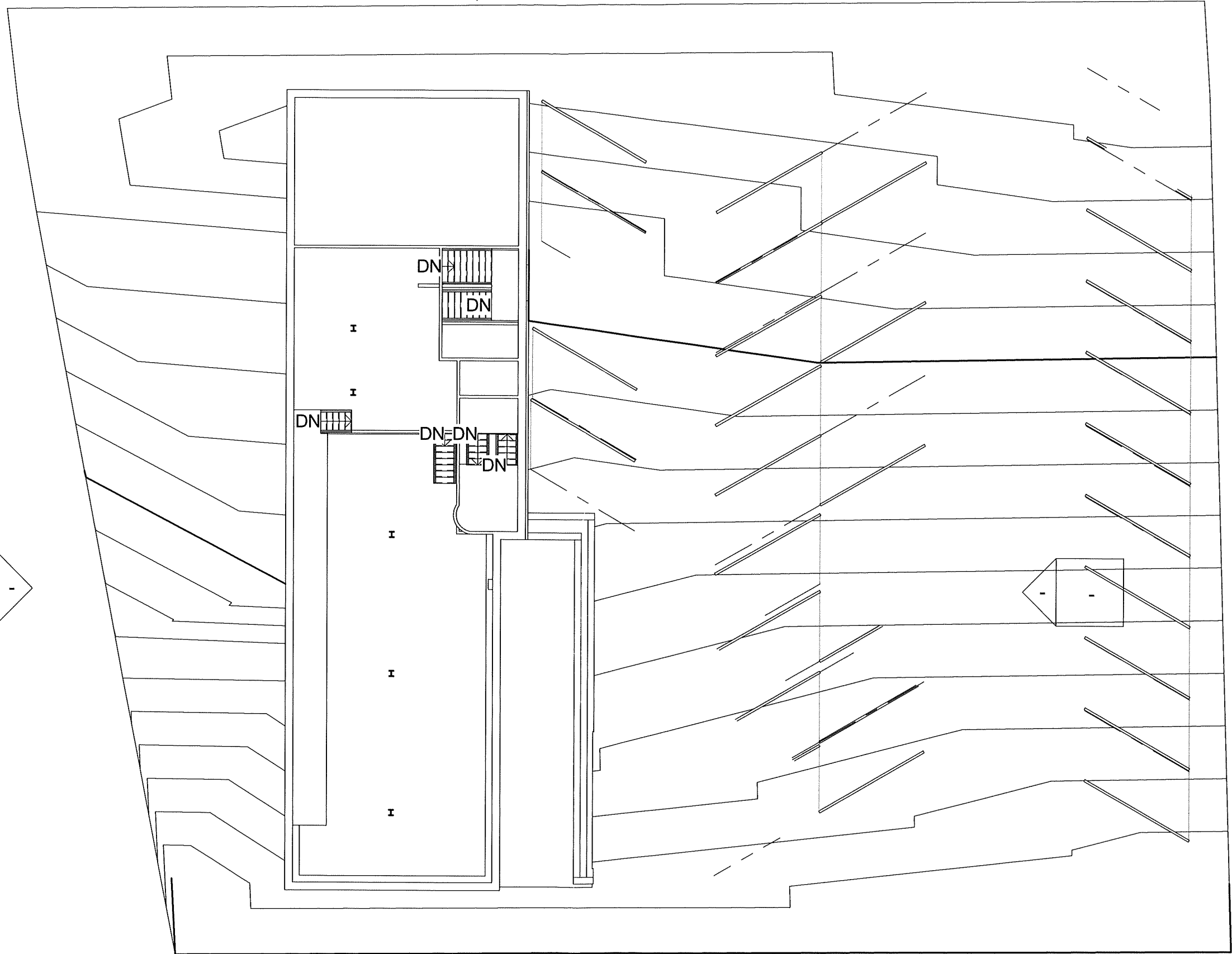
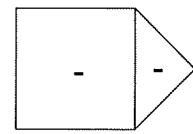
Proposed use: multifamily conversion / allowed by right
 946 / 13 newly created residential units
 942-944 / Parking
 934-940 / Parking

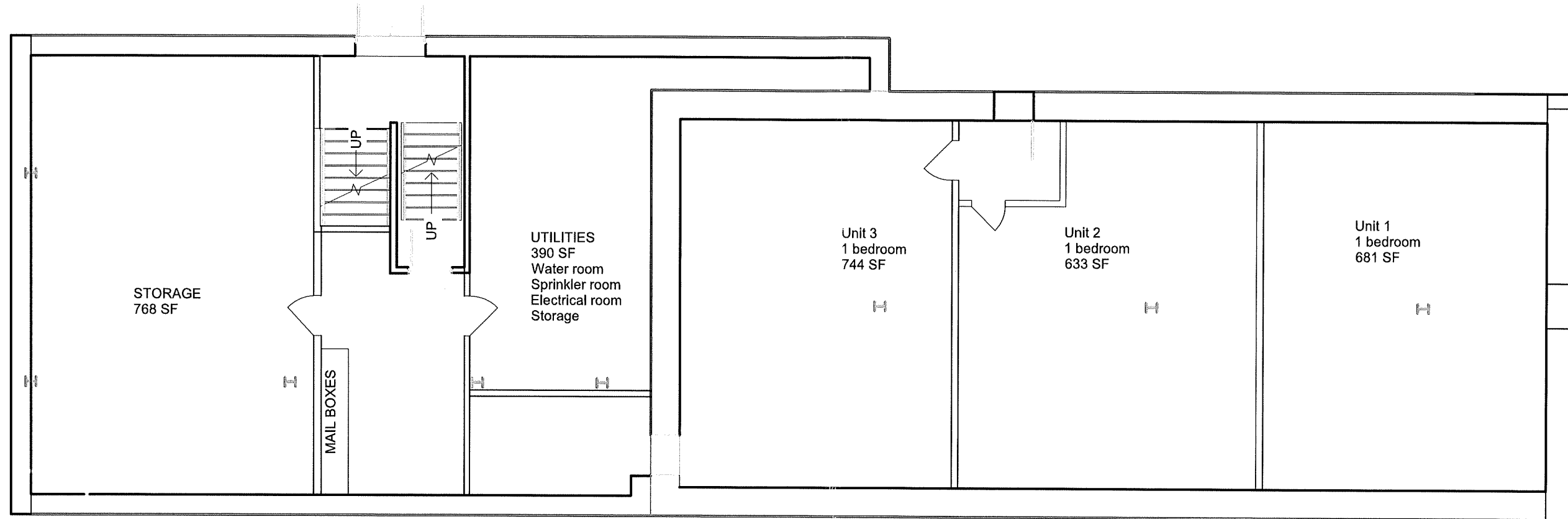
	Minimum Lot Requirements			Minimum Yard Requirements			Maximum Height		Max Bldg. Cov.	Max Imp. Cov.
	Tract Size	Lot Area Per Dwelling Unit	Width	Front	Rear	Each Side	Max Stories	Max Feet		
		Square Feet	Feet	Feet	Feet	Feet			%	%
Required	9000	2,500	90	0	20	15	3.5	35	30%	0
Existing	5,366		38'-6"	0	0	0	3	35	90	20
Proposed	5,366	412	38'-6"	0	0	0	3	35	90	20

Existing Use	Bar/Club. Assembly Use	
Parking required for existing use	358 (5,366:15)	15SF per customer in A2 assembly use with tables and chairs
Parking Provided	32	

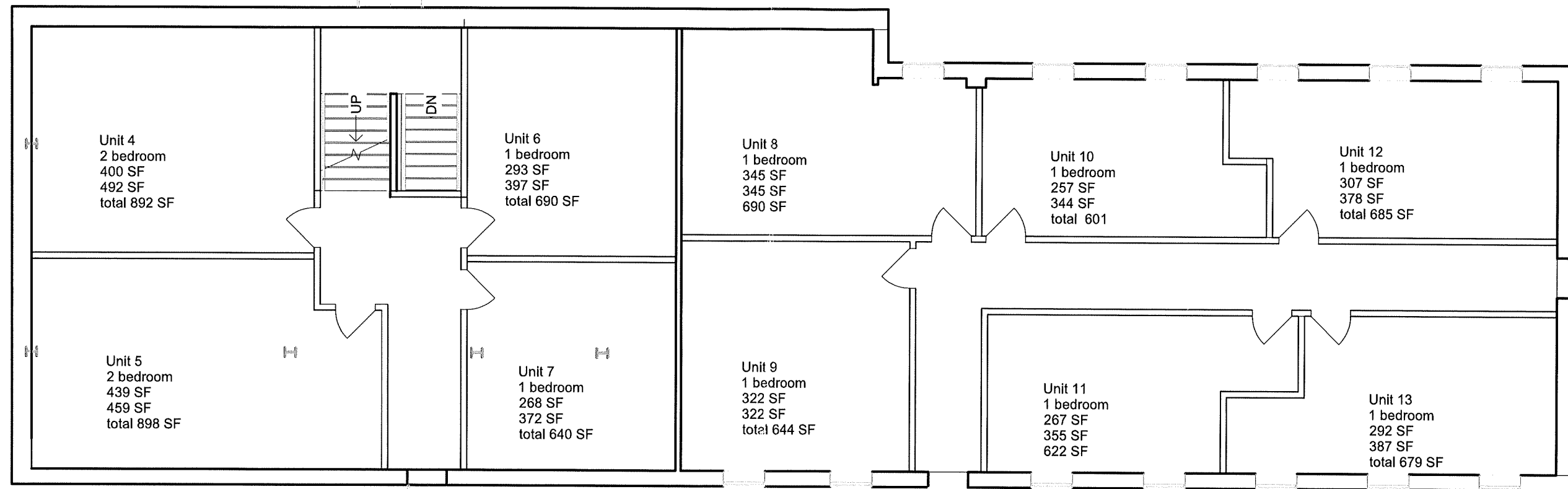
Proposed	13 Residential Units	11 - 1 bedroom and 2 - 2 bedroom
Parking required	28 (1.75 x unit)	
Parking provided	32	

Total Building SF		
Existing	13,870	
Proposed	16,098	Added a floor within the building





946 EVANS STREET
FIRST FLOOR



Unit 4
2 bedroom
400 SF
492 SF
total 892 SF

Unit 5
2 bedroom
439 SF
459 SF
total 898 SF

Unit 6
1 bedroom
293 SF
397 SF
total 690 SF

Unit 7
1 bedroom
268 SF
372 SF
total 640 SF

Unit 8
1 bedroom
345 SF
345 SF
690 SF

Unit 9
1 bedroom
322 SF
322 SF
total 644 SF

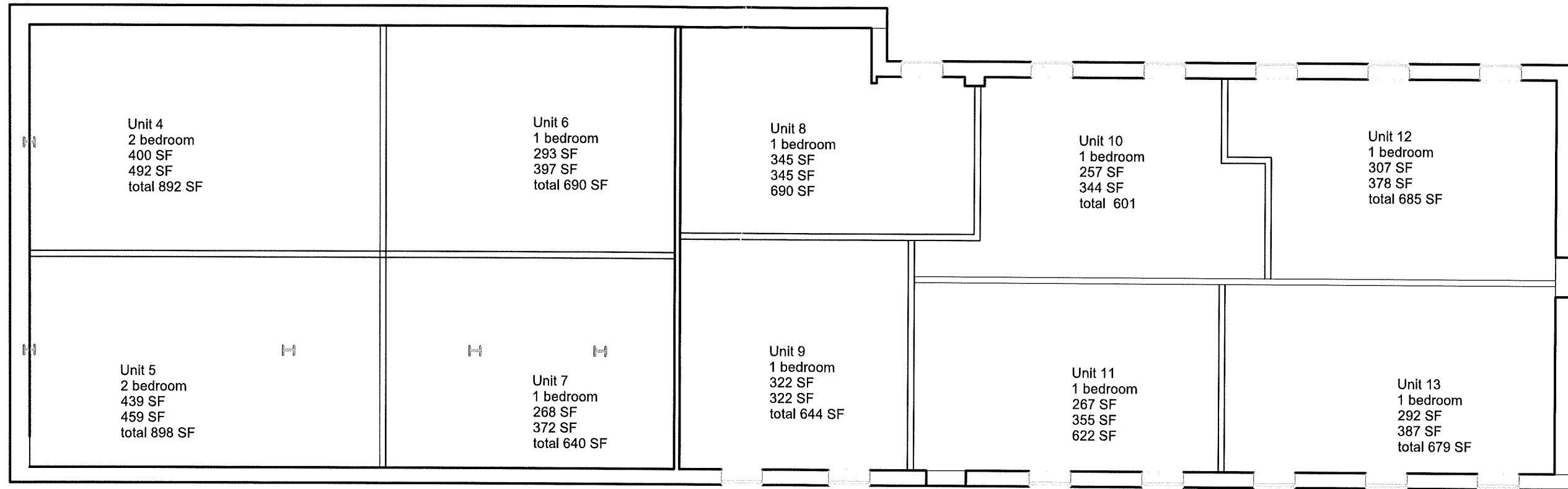
Unit 10
1 bedroom
257 SF
344 SF
total 601

Unit 11
1 bedroom
267 SF
355 SF
622 SF

Unit 12
1 bedroom
307 SF
378 SF
total 685 SF

Unit 13
1 bedroom
292 SF
387 SF
total 679 SF

946 EVANS STREET
SECOND FLOOR



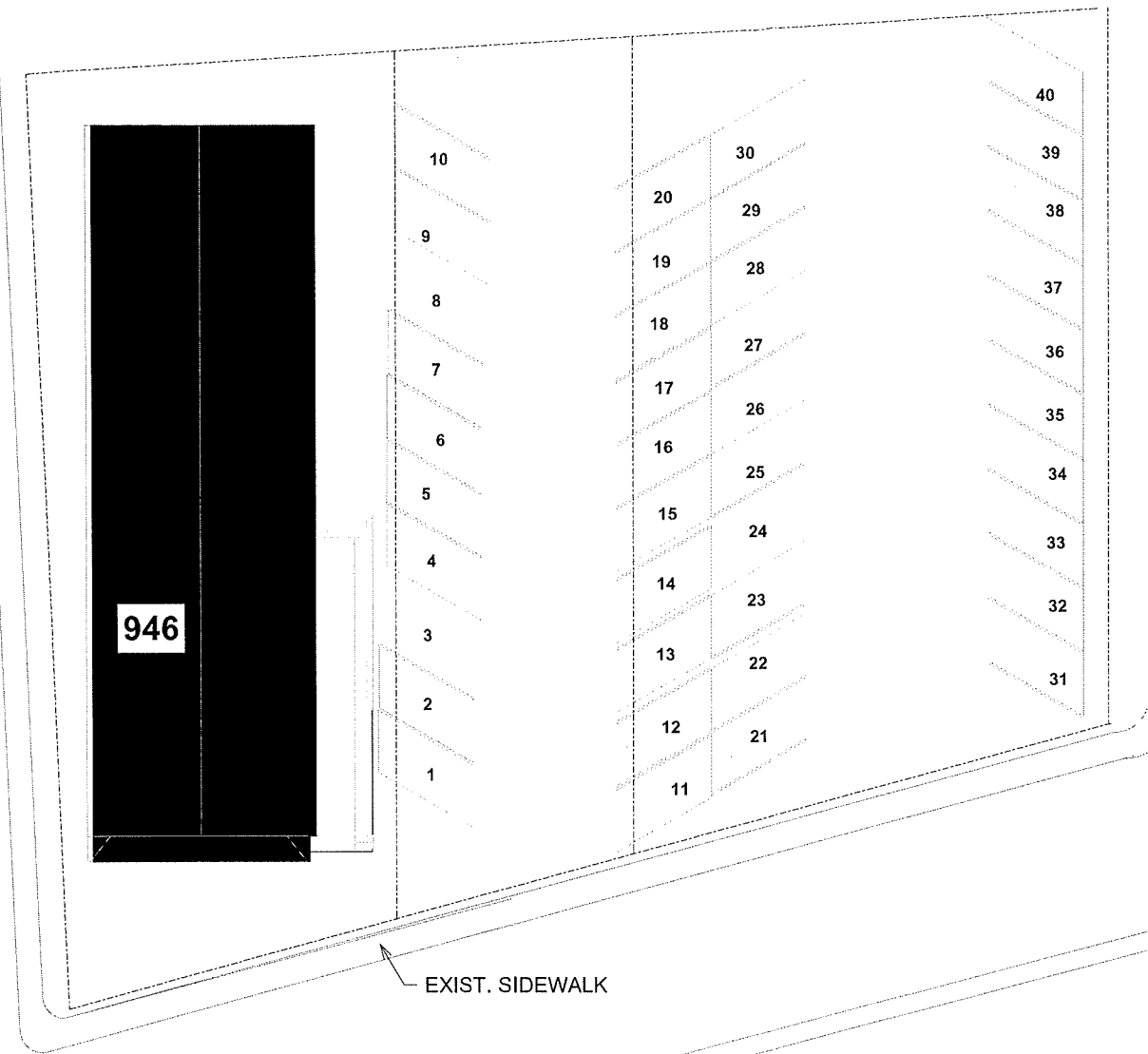
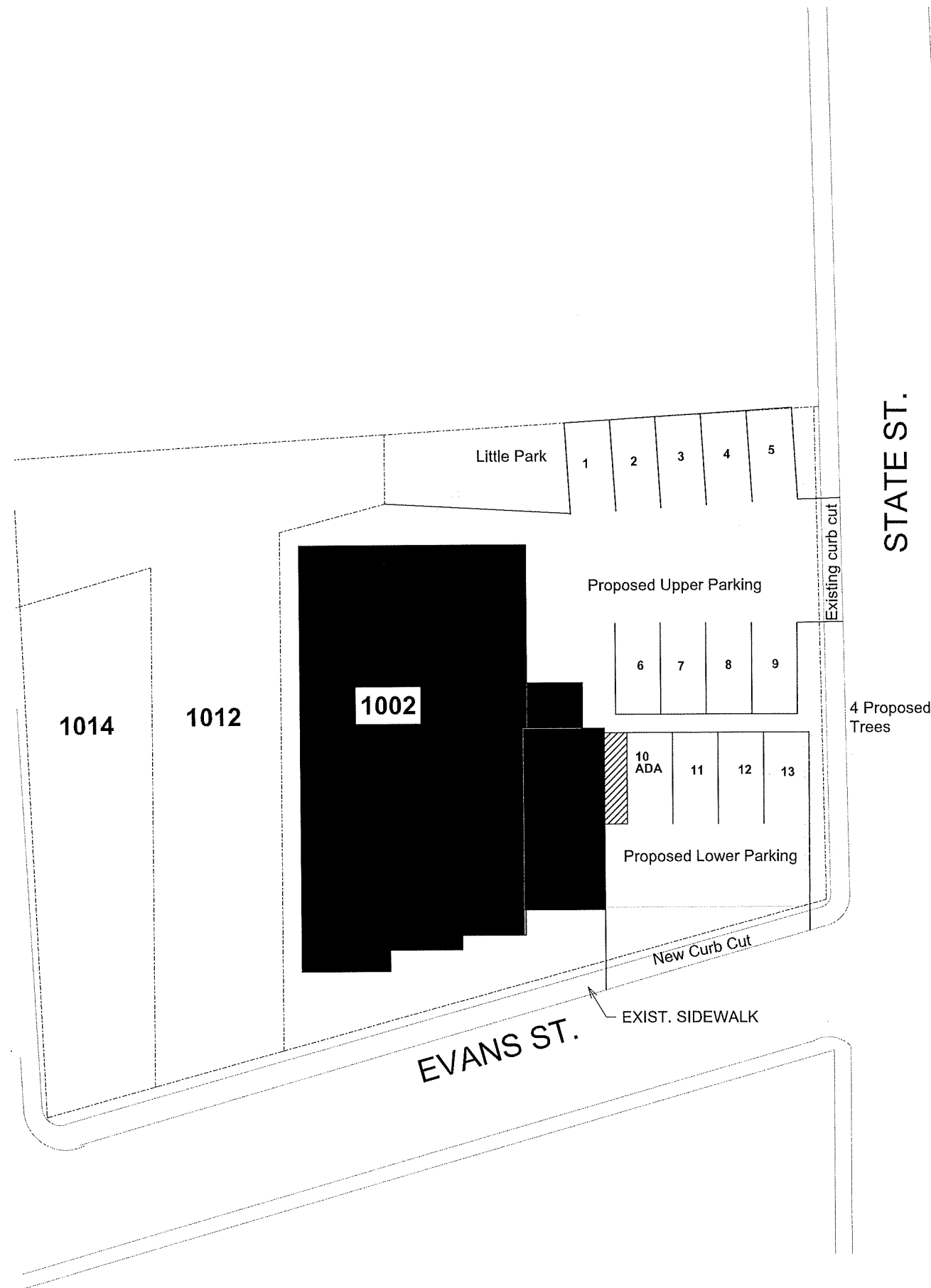
946 EVANS STREET
THIRD FLOOR



State St

EWANS ST
ONE WAY

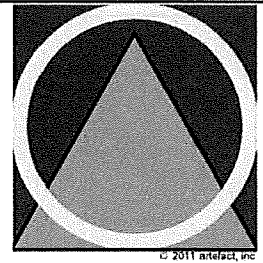
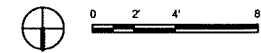
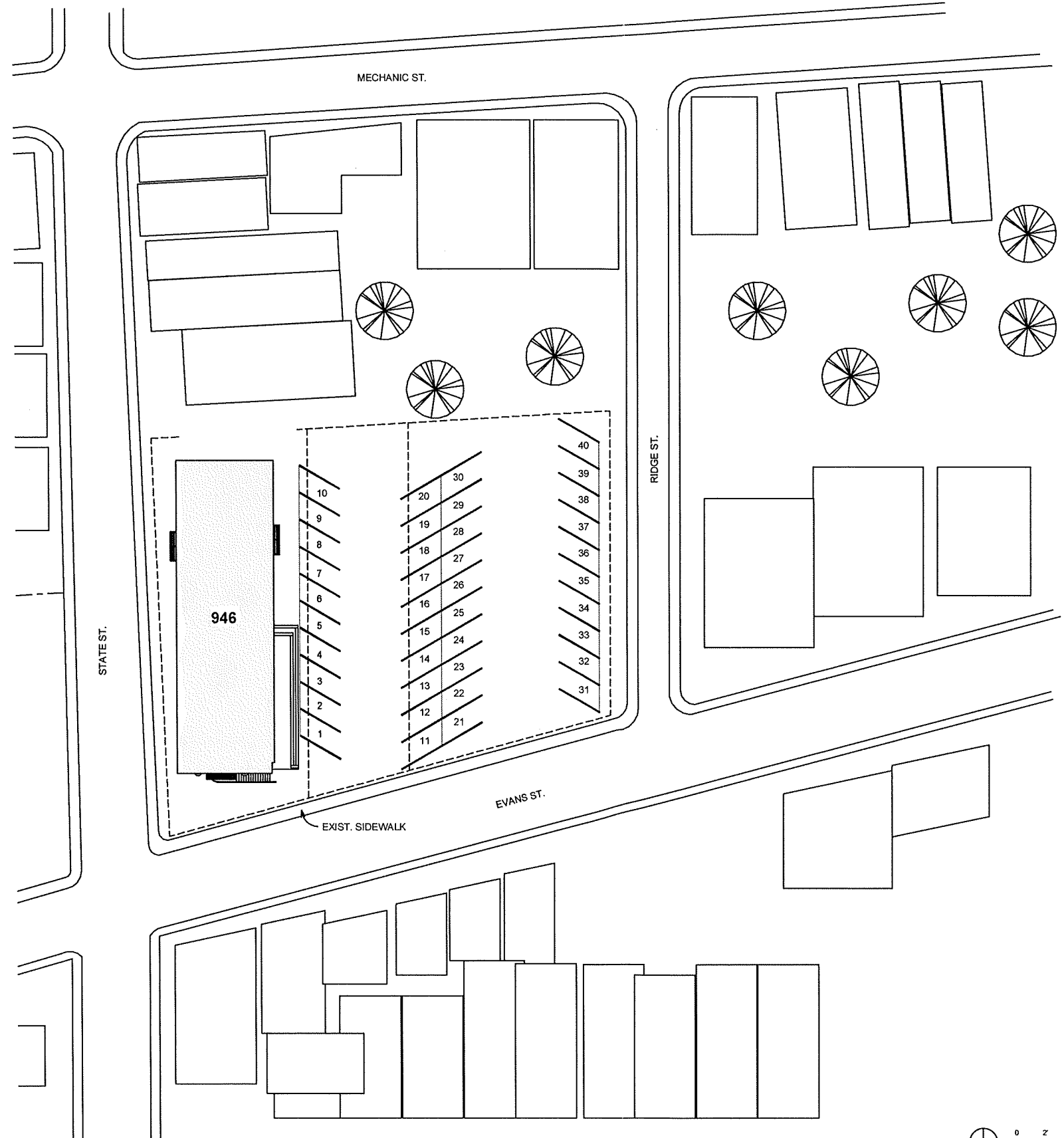
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1002 Evans Street
Proposed Site Plan

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① SITE PLAN
3/64" = 1'-0"



Artefact, Inc.

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SITE PLAN

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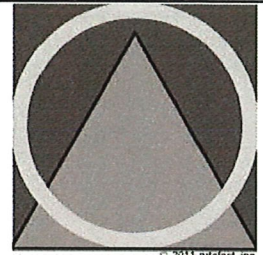
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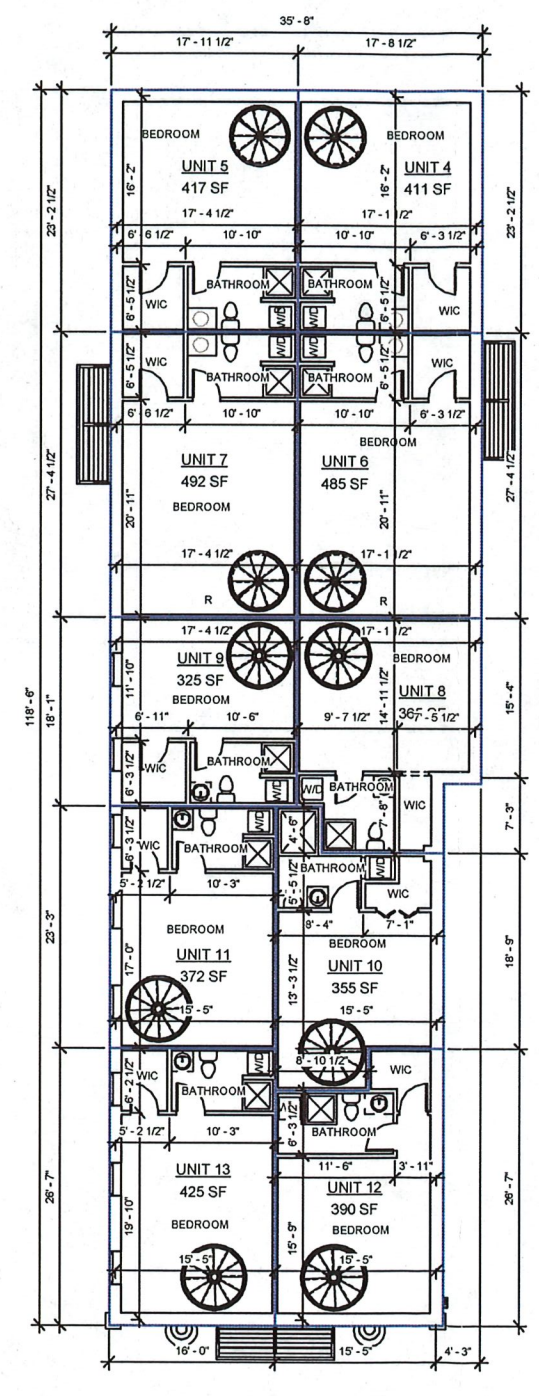
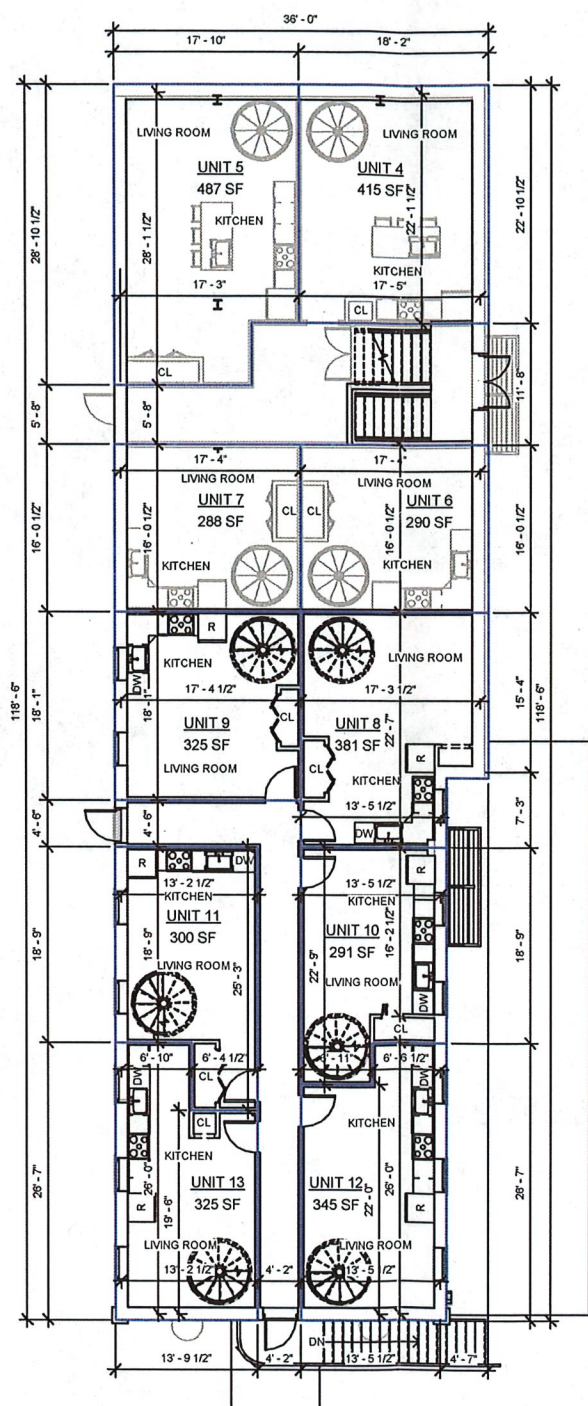
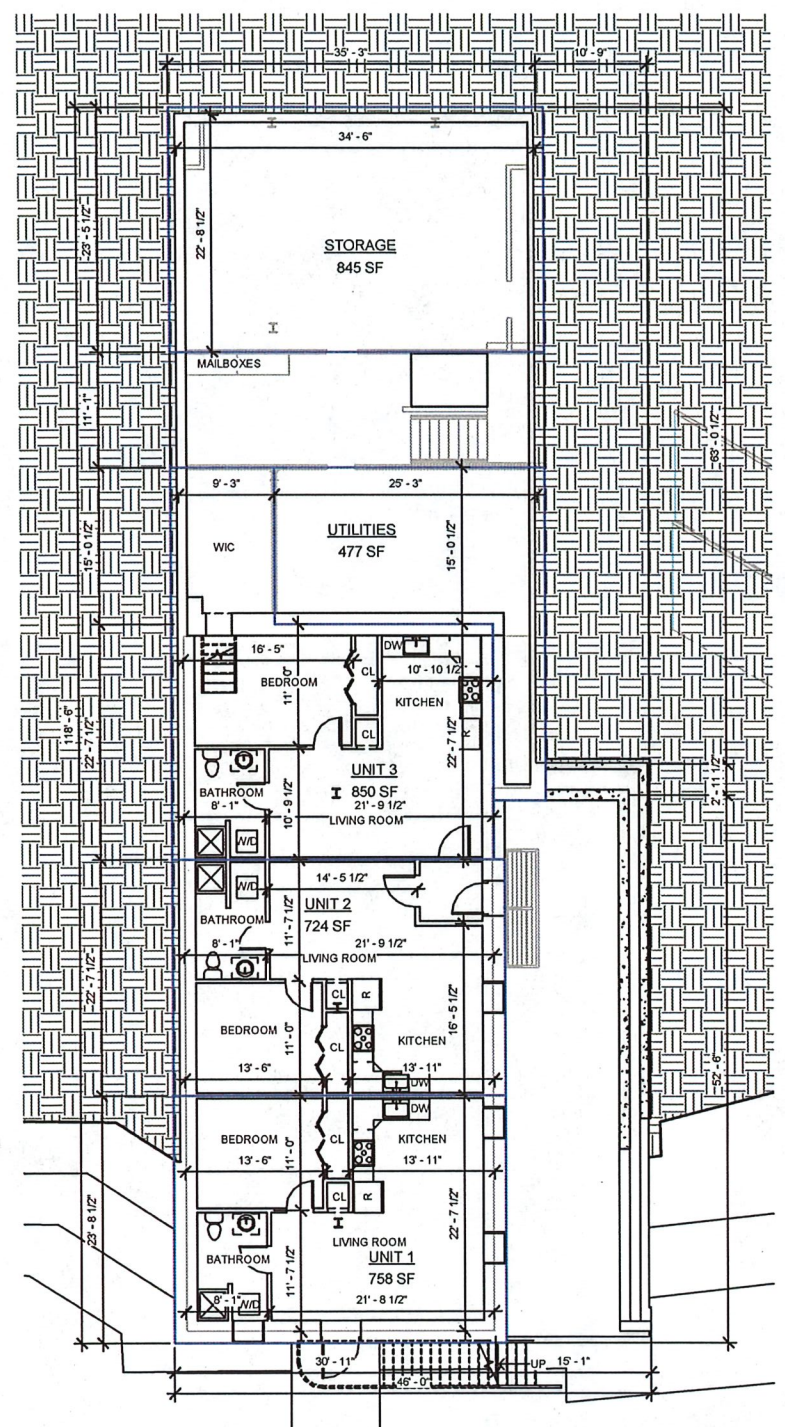
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PROPOSED FLOOR PLANS

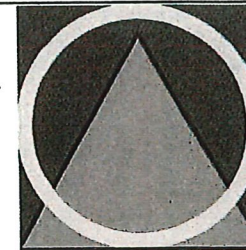
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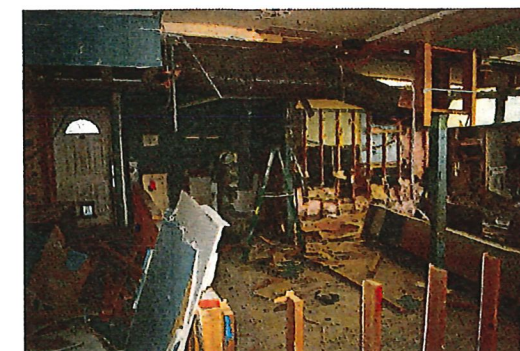
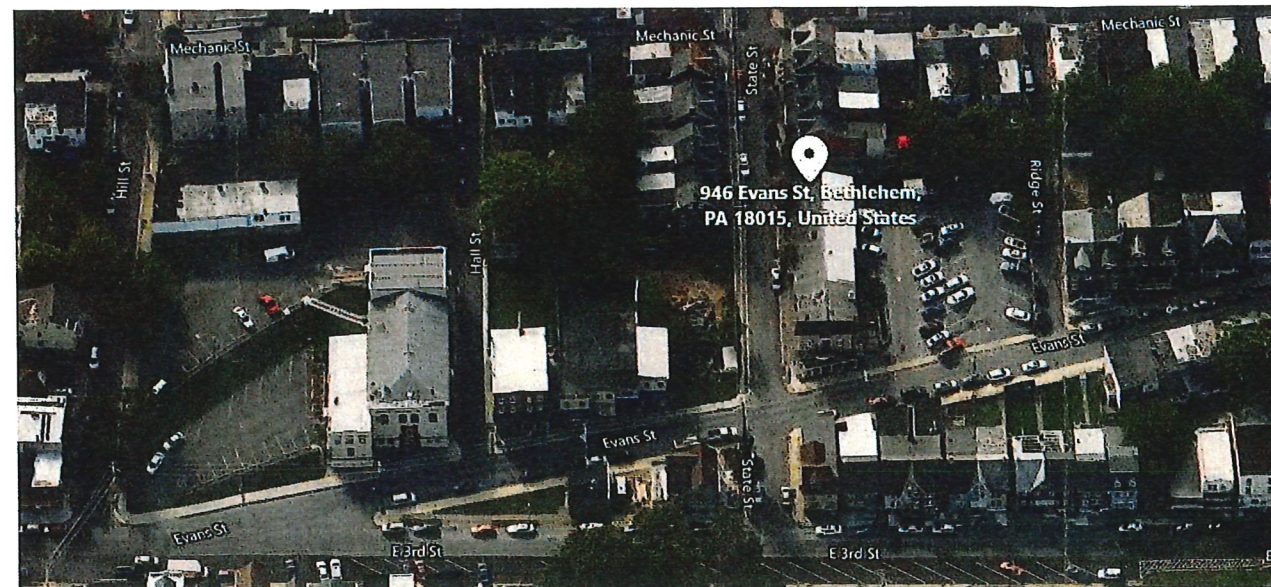
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VIEW 1 BEFORE



VIEW 1 AFTER



VIEW 2 BEFORE



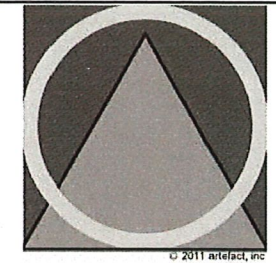
VIEW 2 AFTER



VIEW 3 BEFORE



VIEW 3 AFTER



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**BEFORE AND
PROPOSED AFTER
VIEWS**

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