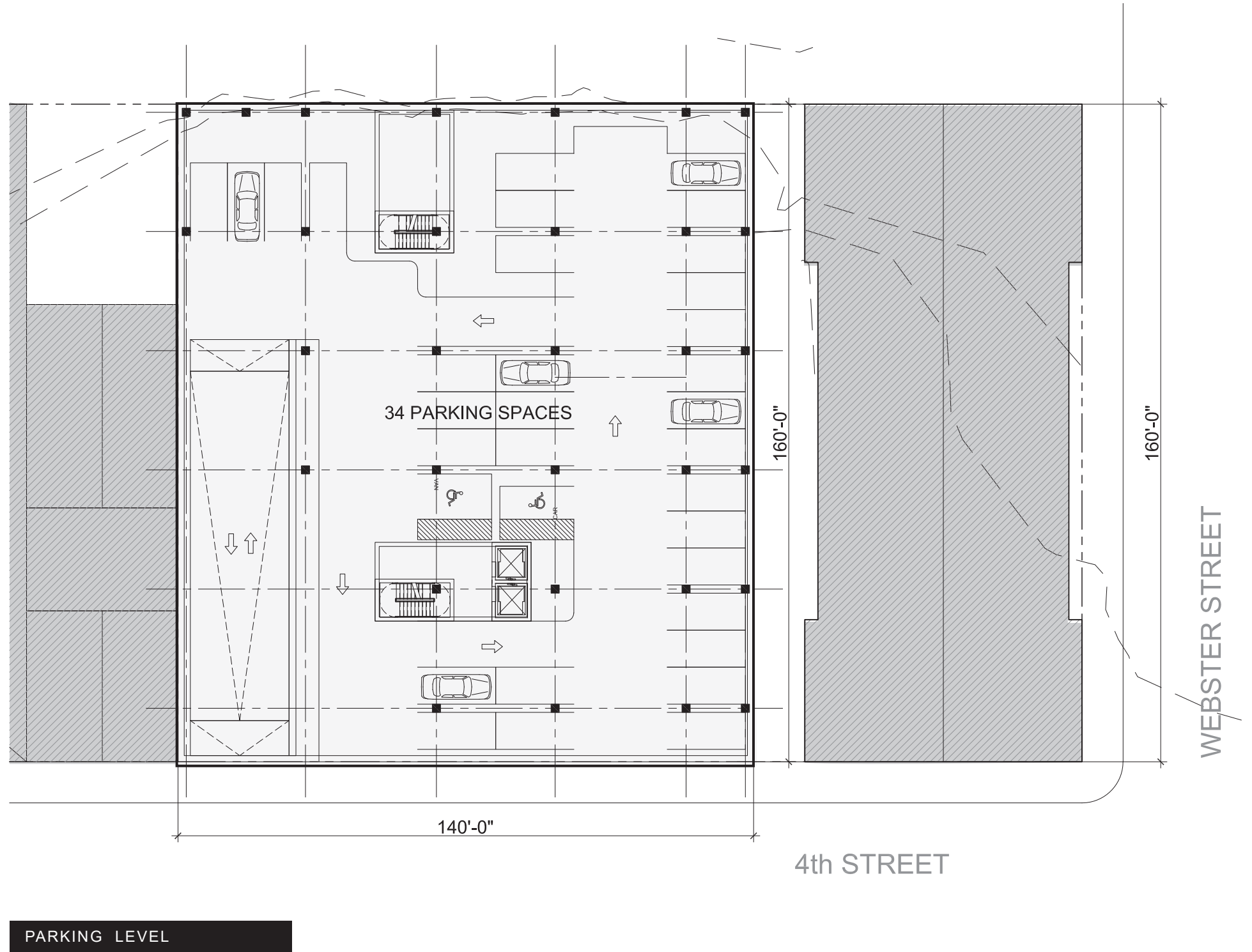
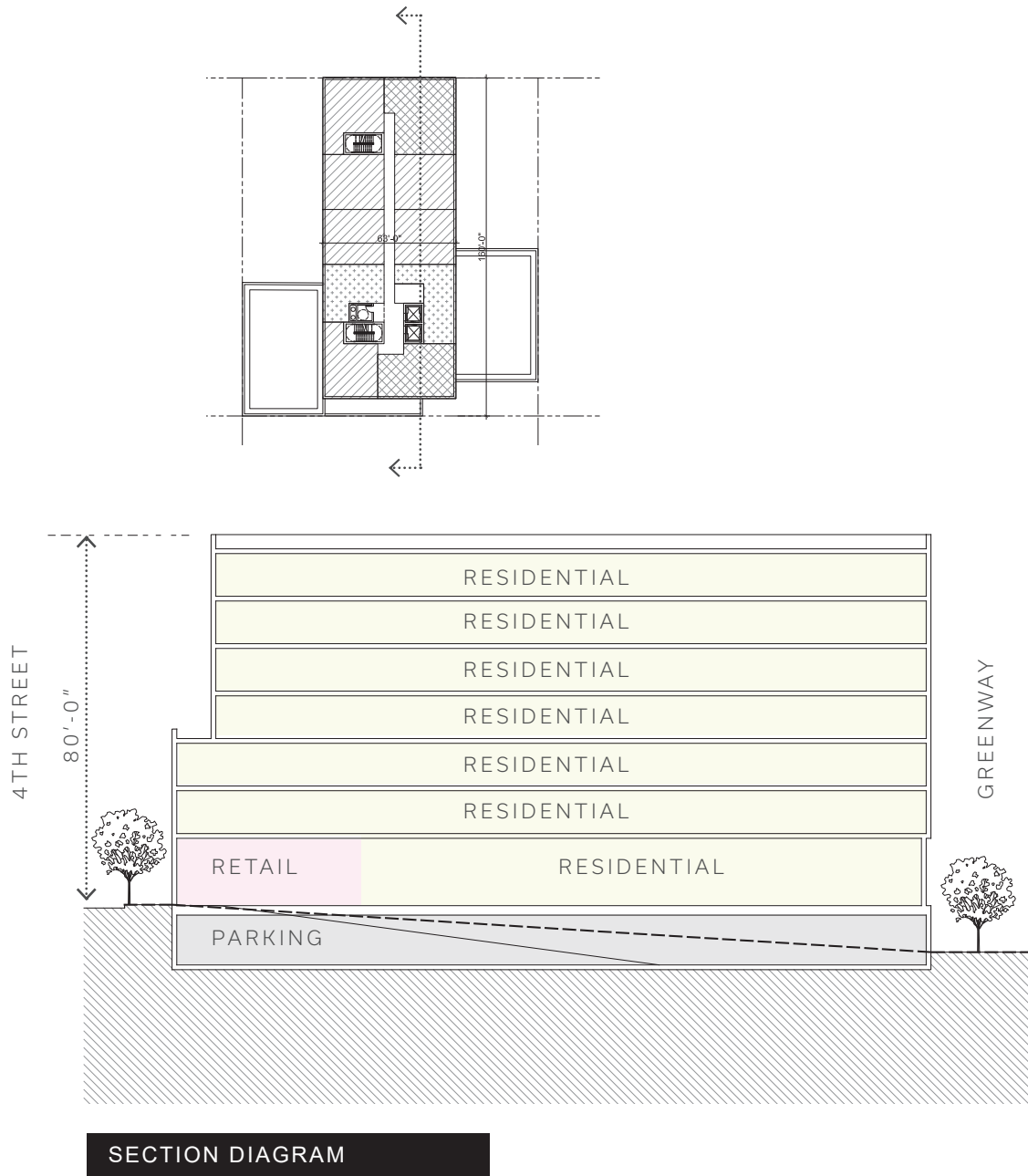
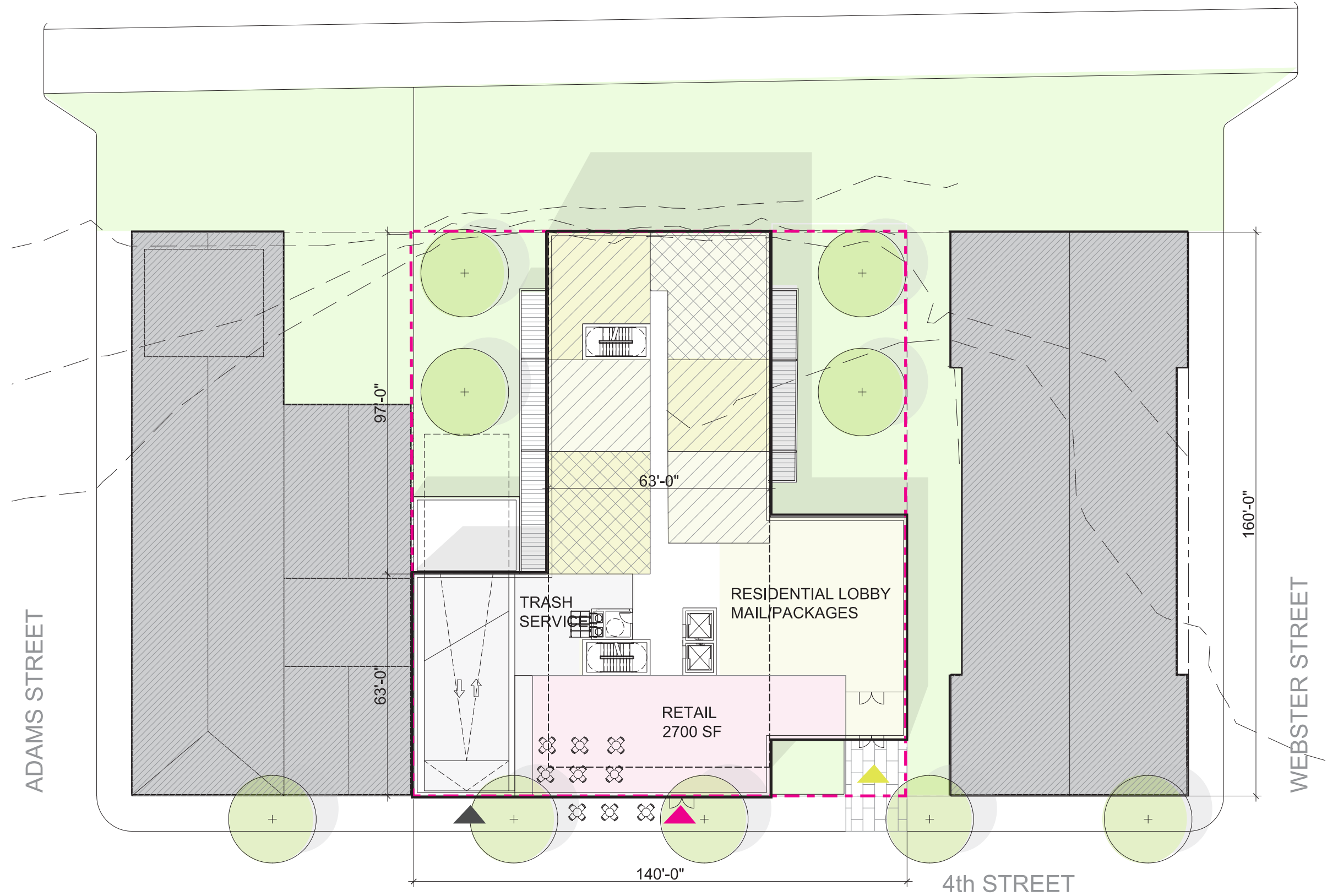


117 E. 4TH ST

PLANNING SUBMISSION | OCTOBER 2021



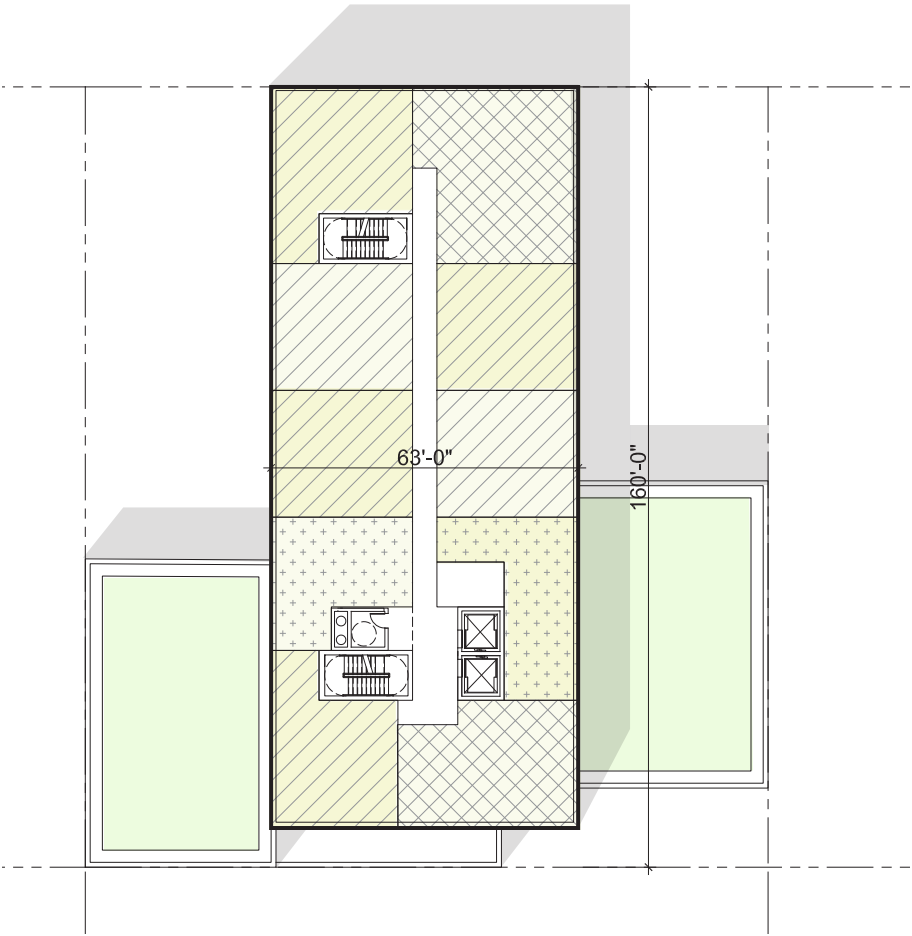
GROUND FLOOR



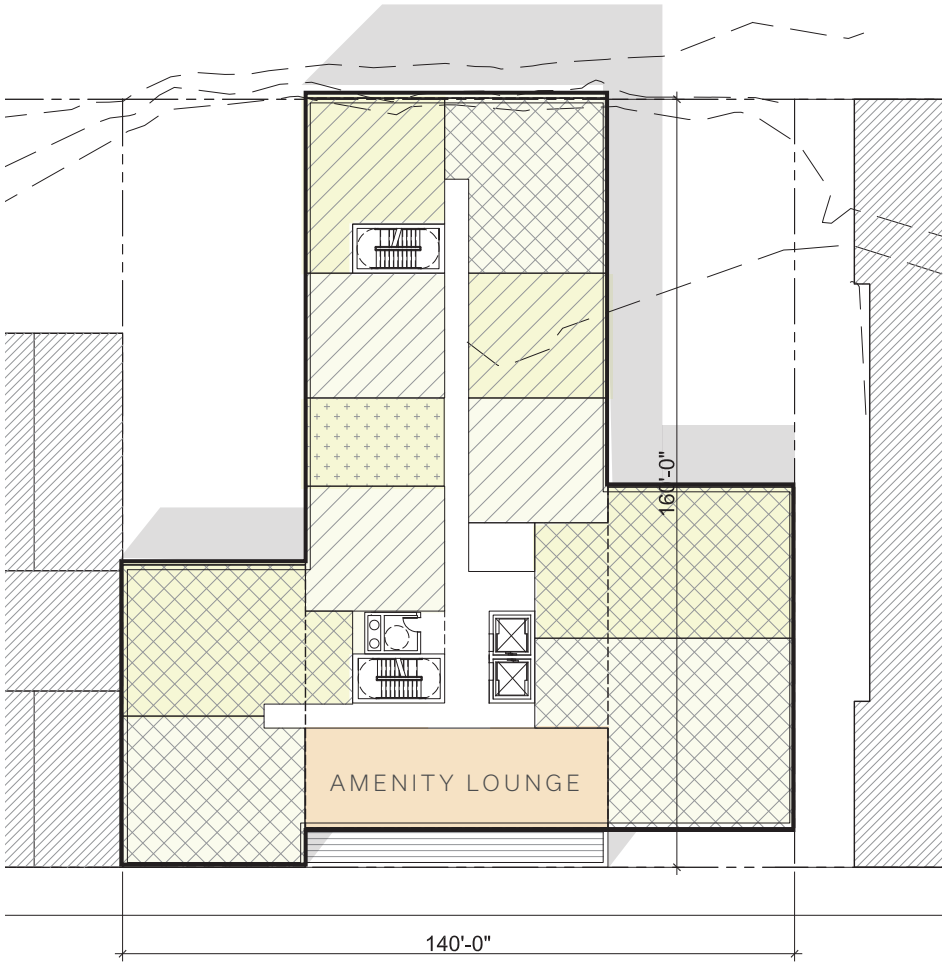
GROUND LEVEL

-  STUDIO UNIT
-  1 BEDROOM UNIT
-  2 BEDROOM UNIT

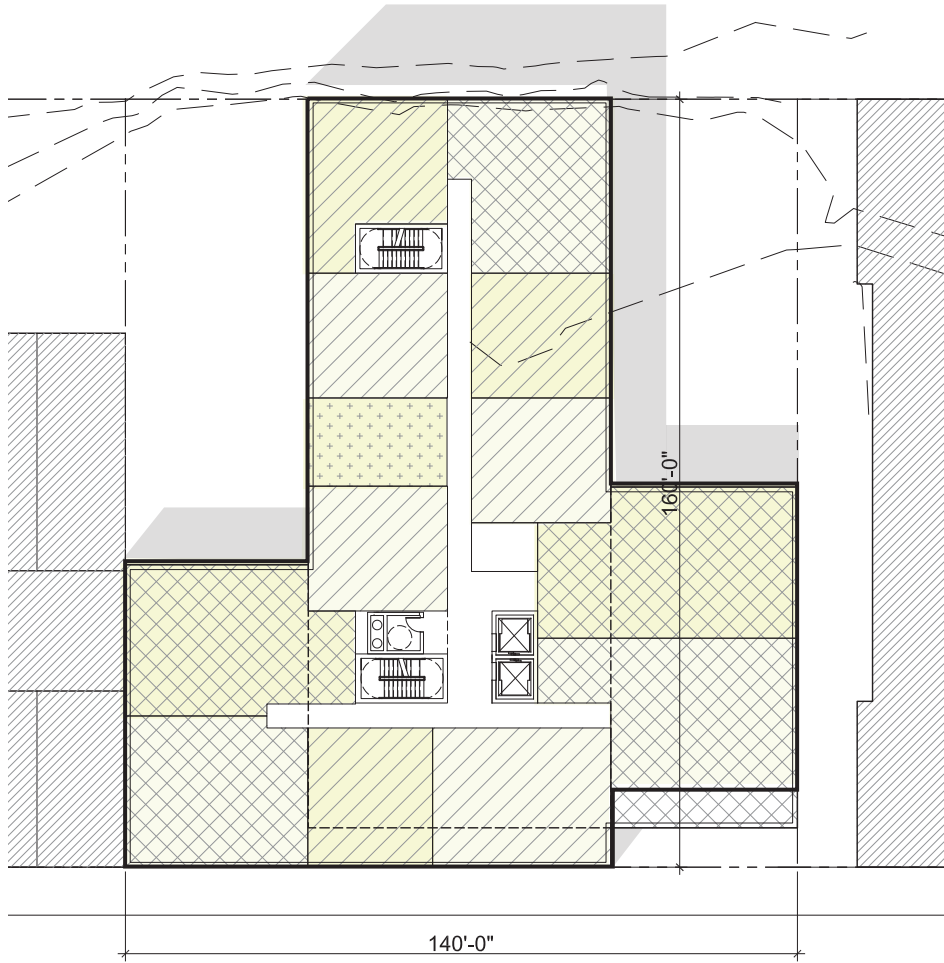
UPPER FLOORS



LEVEL 4-7



LEVEL 3



LEVEL 2

- STUDIO UNIT
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT

SOUTH ELEVATION

KEY

1

BRICK - 1, GREY



2

BRICK - 2, RED



3

GLASS



NORTH ELEVATION



EAST ELEVATION

KEY

1

BRICK - 1, GREY



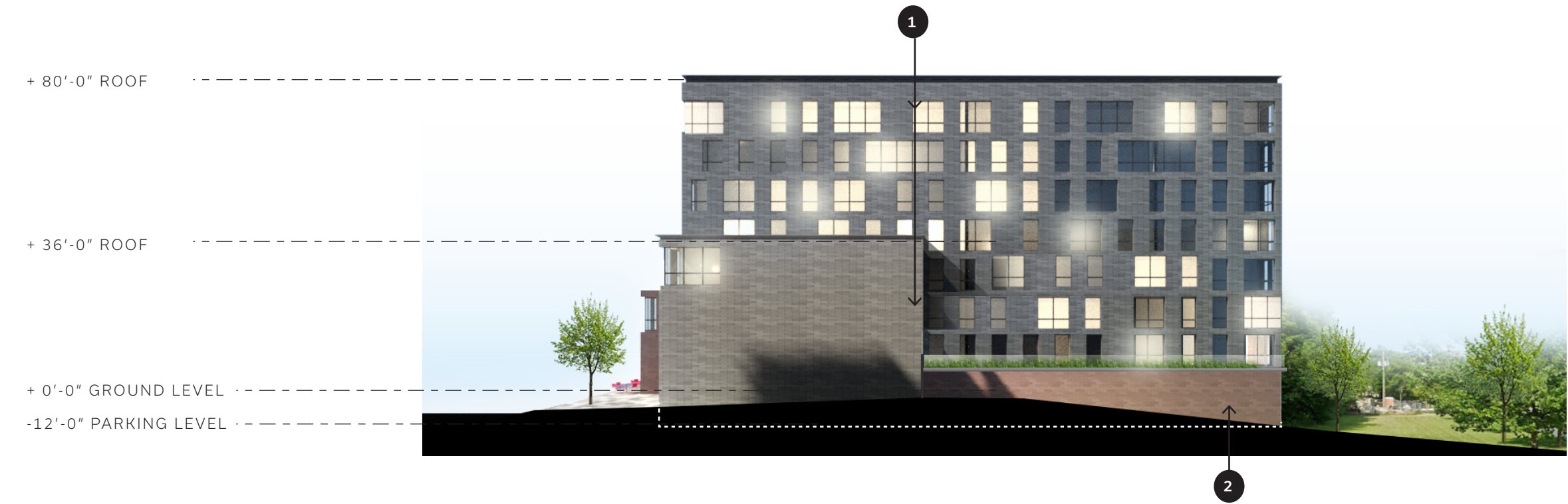
2

BRICK - 2, RED

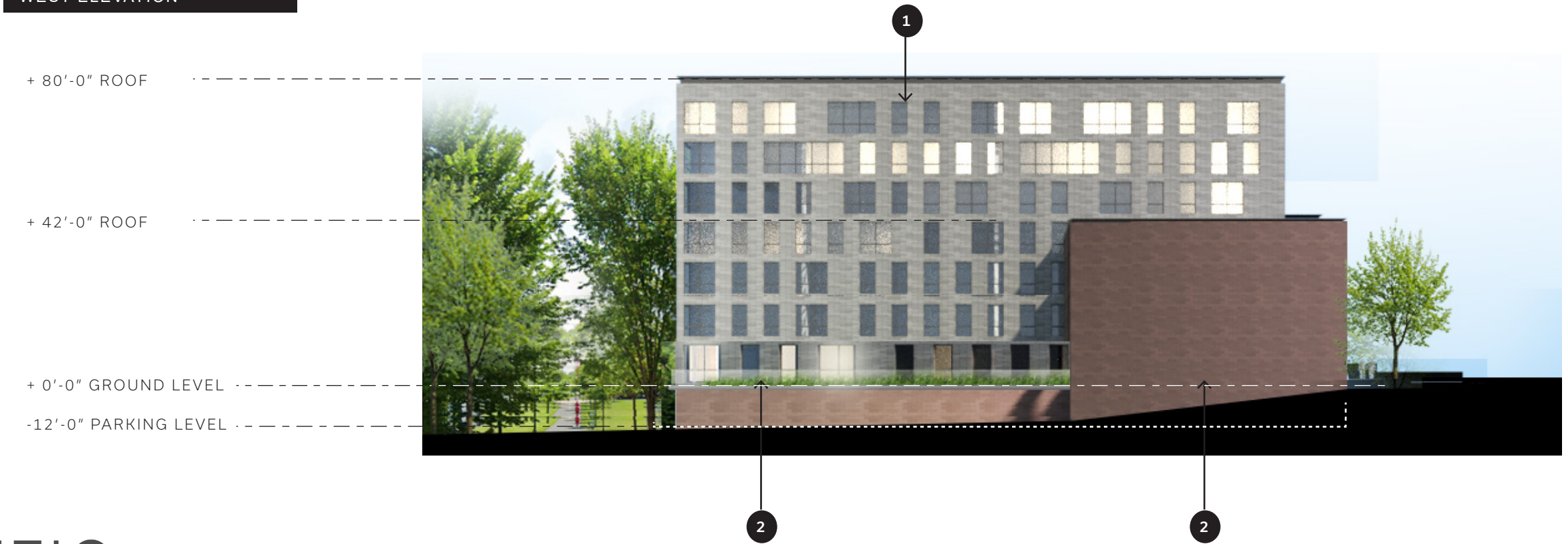


3

GLASS



WEST ELEVATION



117 E 4TH STREET	
SITE	CB CENTRAL BUSINESS DISTRICT
DIMENSIONAL STANDARDS	
Zoning District	CB CENTRAL BUSINESS DISTRICT
Description	Community commercial mixed-use zoning district. Zoning District accommodates larger scale commercial uses and retail. These Zoning districts also allow for additional size based on bonuses providing extra features like mixed-income housing or green building technology
Overlays	SOUTHSIDE HISTORIC DISTRICT
Total Parcel Area (SF)	22,400
Total Parcel Area (AC)	0.51 AC

DISTRICT & LOT DIMENSIONS (Table 1306.01.B)	
Max. Occupied Area (%)	100%

YARDS (Table 14-701-3)	
Min. Front Yard Depth (FT)	0
Min. Side Yard Width, Each (FT)	0
Min. Rear Yard Depth (FT)	0
Max Height	150 FEET
Base F.A.R.	N/A

PARKING	
REQUIRED PARKING IN COMMERCIAL DISTRICTS (Table 14-802-2)	
Multi-family	off-street parking shall not be required in the CB District

BICYCLE PARKING	
Multi-family	For multi-unit residential land uses, bicycle parking shall be equivalent to 5 percent of the off-street vehicle parking requirement, with a minimum of 2 spaces in any event.

PROPOSED PROGRAM		
SITE	AREA	
PARCEL AREA	22,400	SF
	0.51	AC

PROGRAM	HEIGHT	PARKING	GROSS SF	# OF UNITS	NRSF	USE
LVL -1 PARKING	12	34	22,400			Parking
LVL G (GROUND)	15		12,220	6	5,260	Residential Lobby & Service
			2,700			Retail
LVL 2	10		15,250	13	13,345	Residential Units
LVL 3	10		14,740	11	11,535	Residential Units
LVL 4	10		9,600	10	8,040	Residential Units
LVL 5	10		9,600	10	8,040	Residential Units
LVL 6	10		9,600	10	8,040	Residential Units
LVL 7	10		9,600	10	8,040	Residential Units
PARAPET	5					
SUB-TOTAL	80		105,710 SF	70	62,300 SF	

TOTALS	TOTAL HEIGHT	TOTAL PARKING	GROSS SF	# OF UNITS	NRSF		# FLOORS
TOTAL GSF	80	34	105,710 SF	70	62,300 SF		8

UNITS PER FLOOR	# UNITS		% OF UNITS
STUDIO	10		14%
1 BED	40		57%
2 BED	20		29%
TOTAL UNITS	70		100%

AUTOMOBILE PARKING	REQ'D
PARKING REQUIRED FOR MULTIFAMILY	-
PARKING REQUIRED FOR COMMERCIAL	-
TOTAL PARKING REQUIRED	0

BICYCLE PARKING	REQ'D
CB DISTRICT MINIMUM	2

