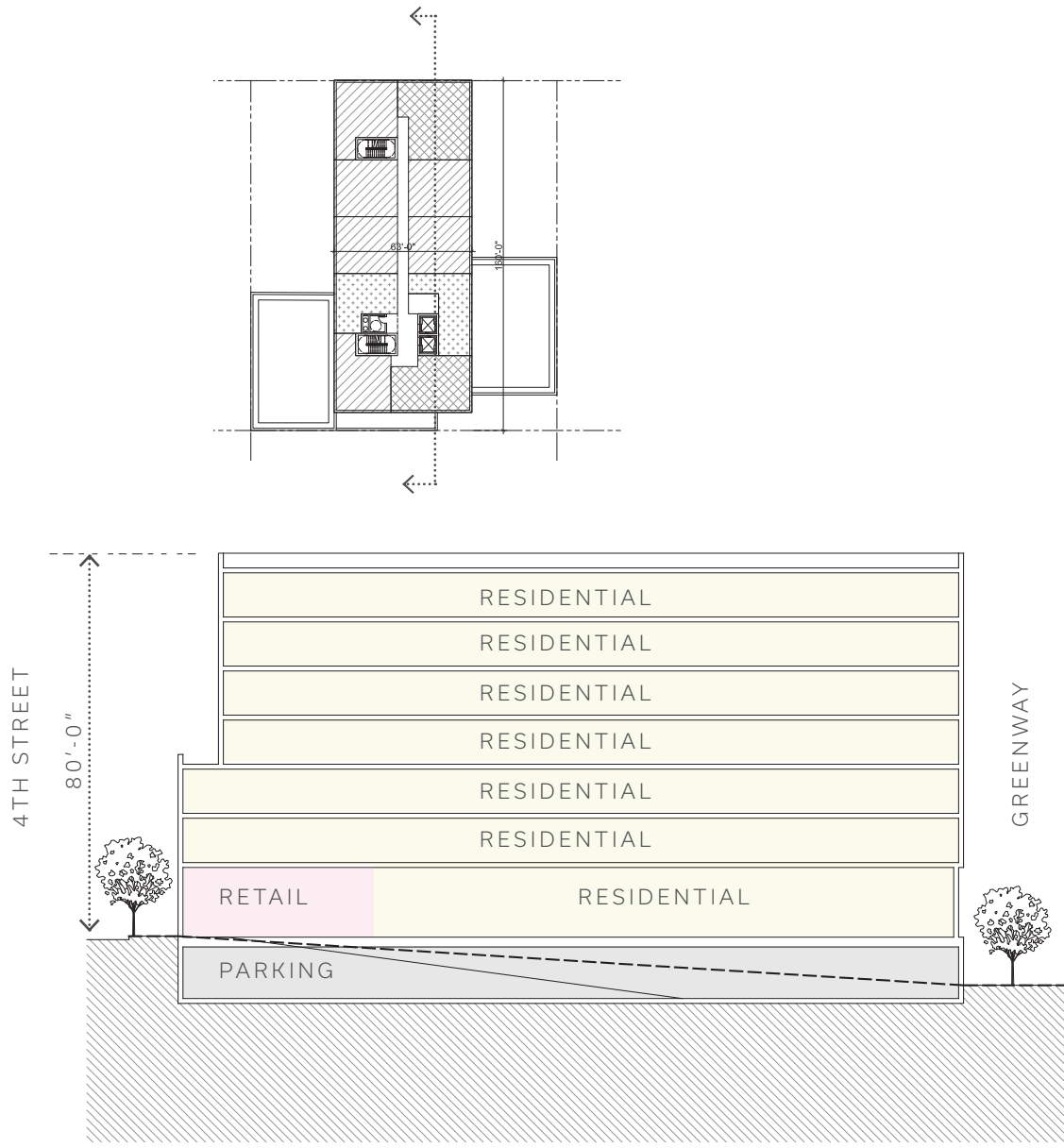
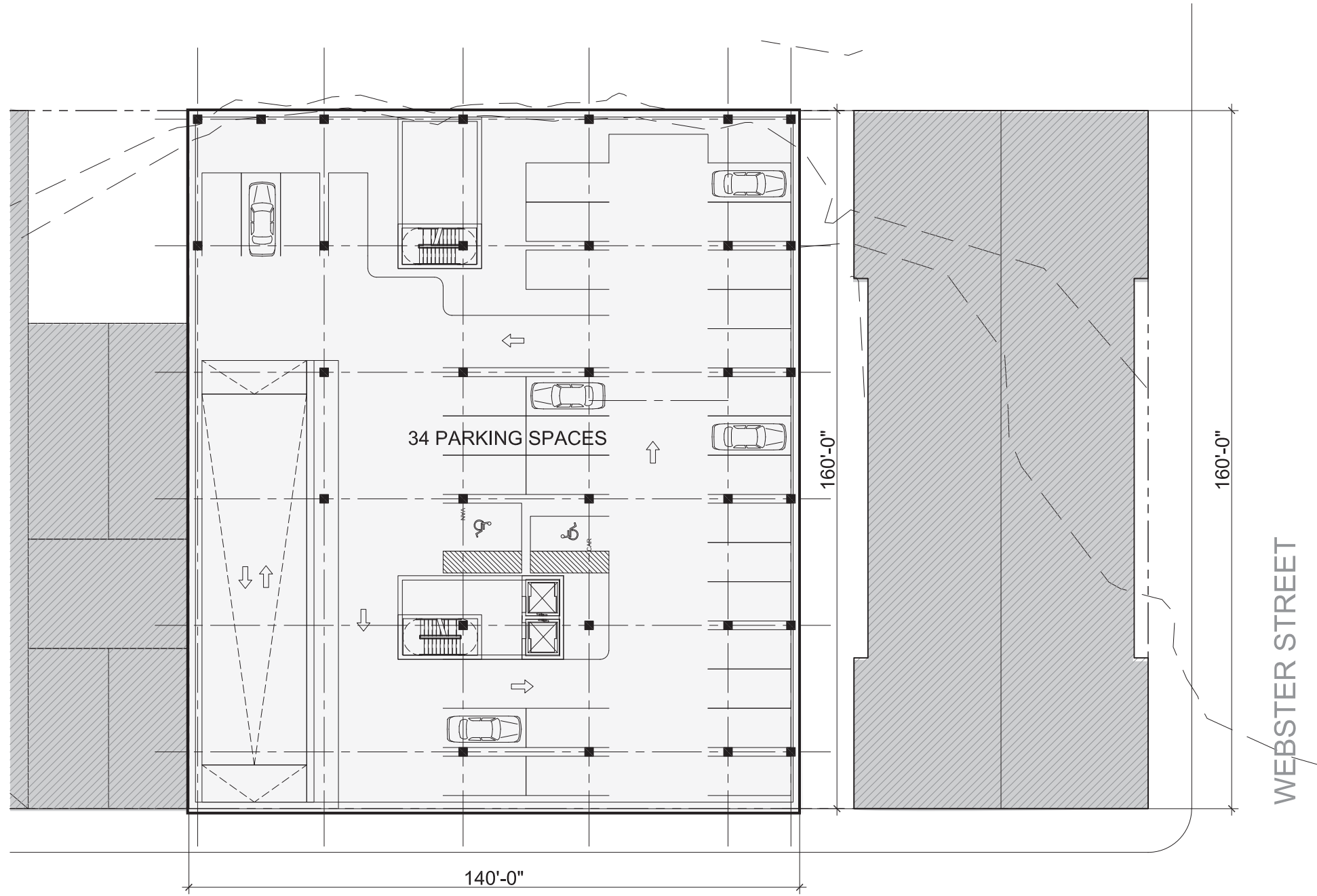


# 117 E. 4TH ST

PLANNING SUBMISSION | SEPTEMBER 2021

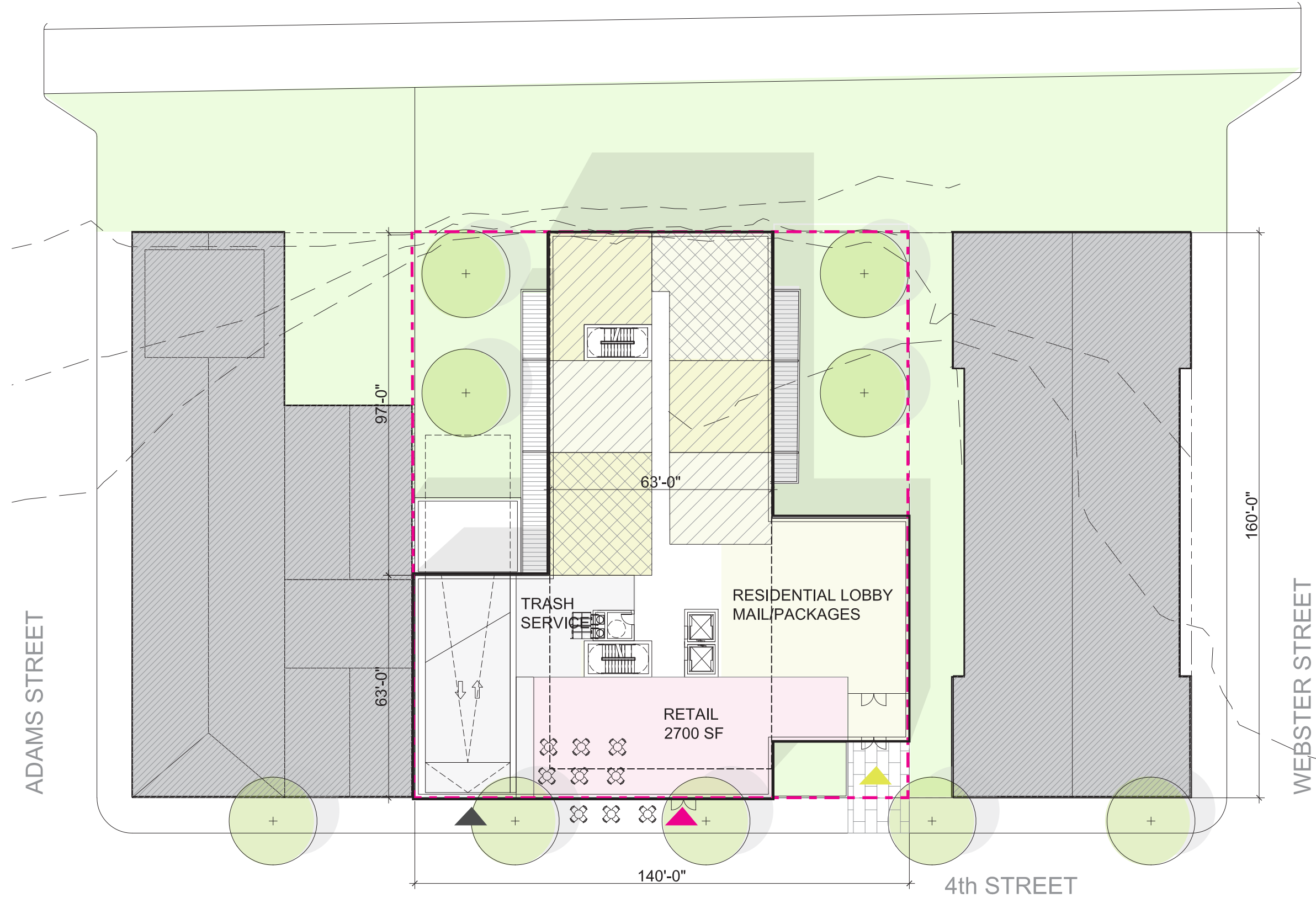


SECTION DIAGRAM






PARKING LEVEL

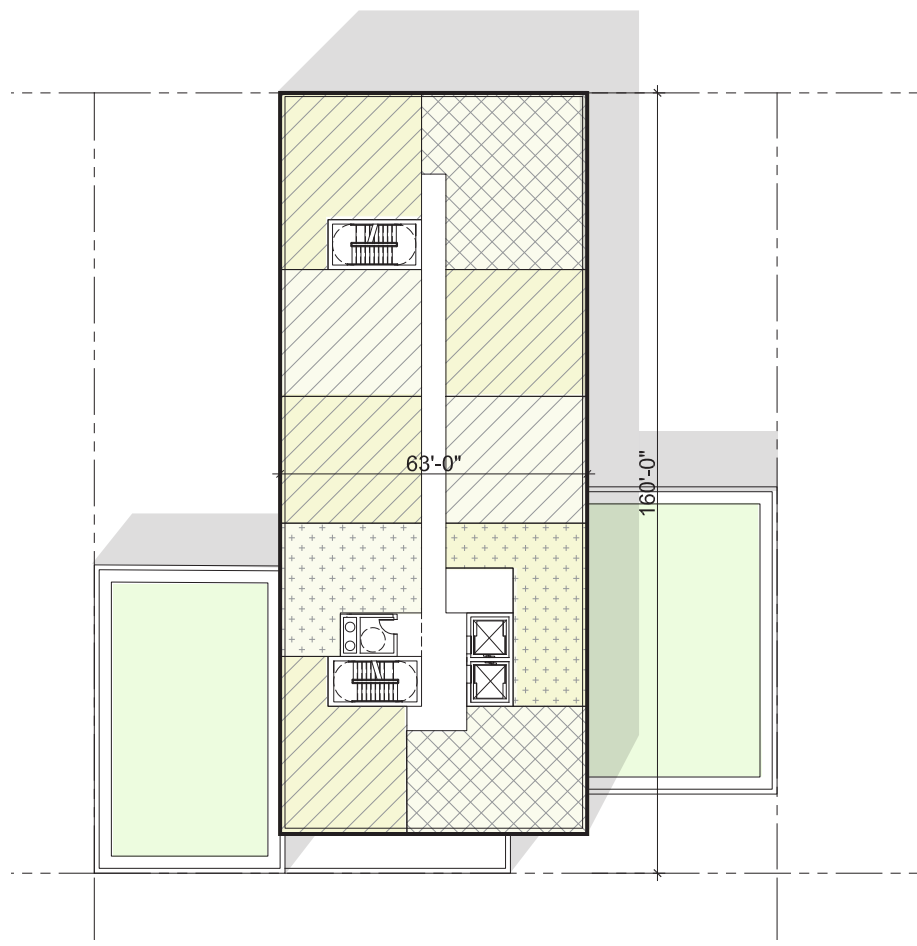
GROUND FLOOR



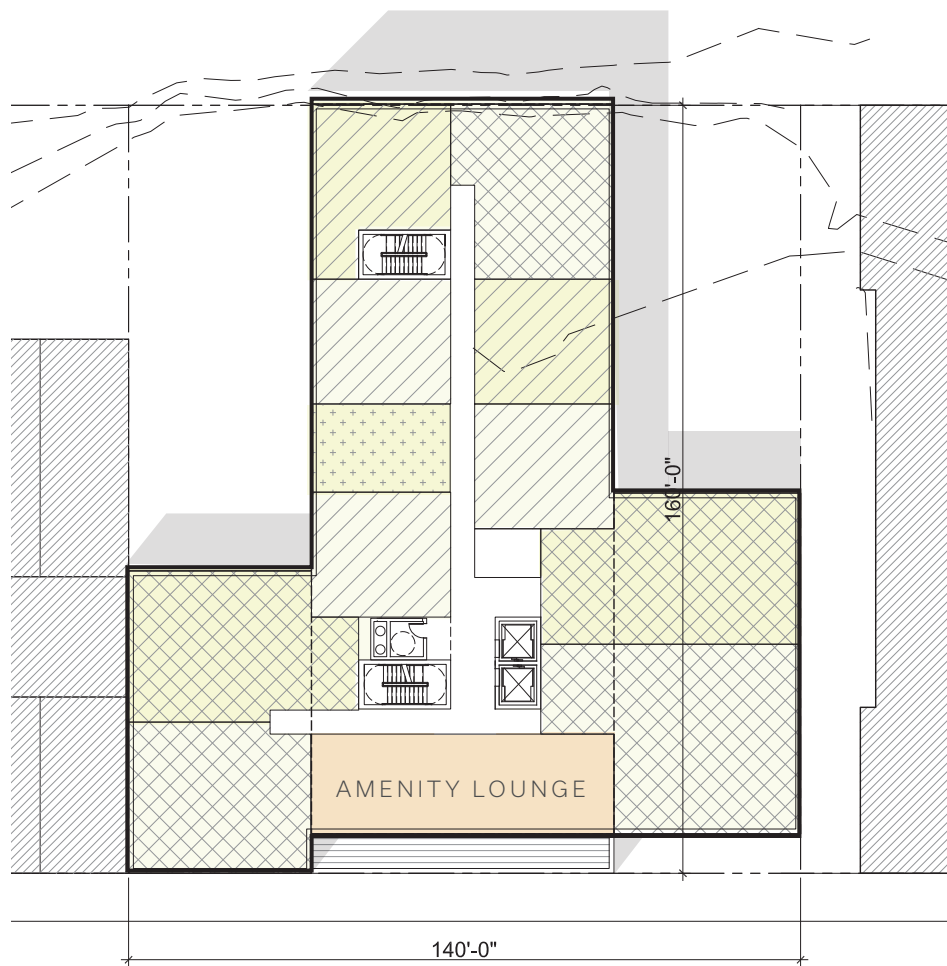
GROUND LEVEL

-  STUDIO UNIT
-  1 BEDROOM UNIT
-  2 BEDROOM UNIT

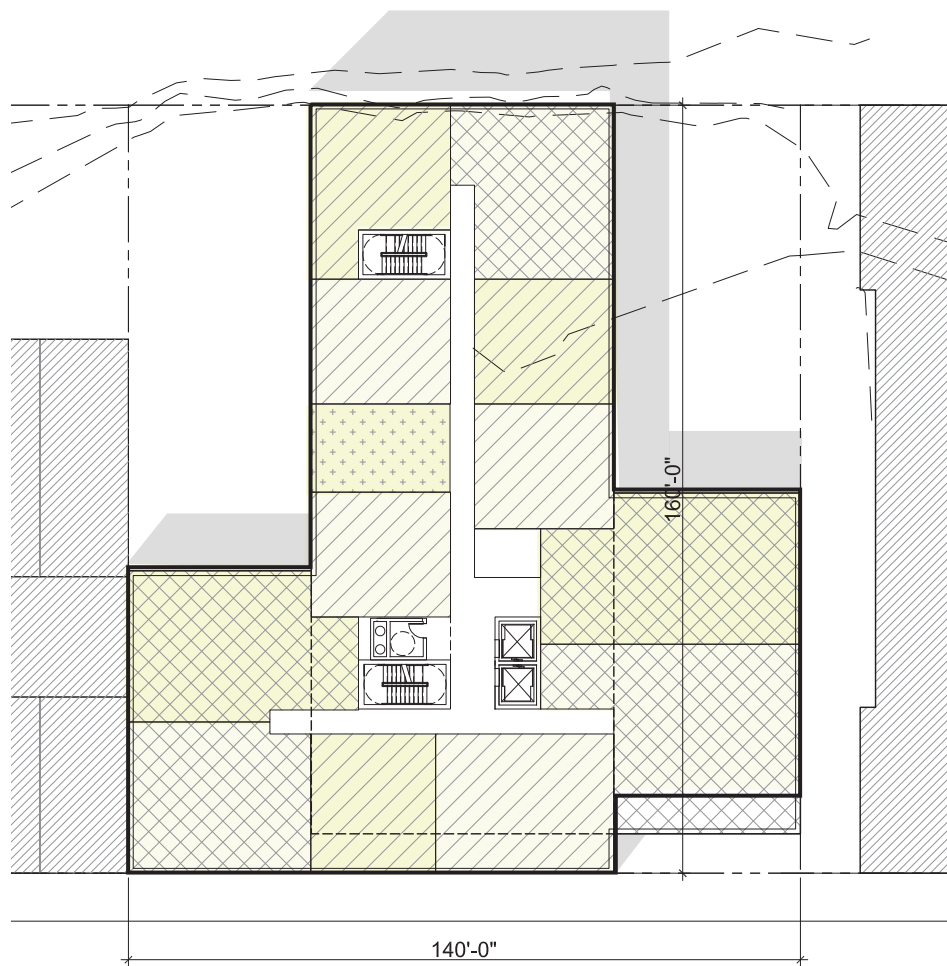
UPPER FLOORS






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

+ 80'-0" ROOF

+ 42'-0" ROOF

+ 0'-0" GROUND LEVEL

-12'-0" PARKING LEVEL



+55'-0"

+ 36'-0" ROOF

E. 4TH STREET

**NORTH ELEVATION**

+ 80'-0" ROOF

+ 42'-0" ROOF

+ 36'-0" ROOF

+ 0'-0" GROUND LEVEL

-12'-0" PARKING LEVEL



GREENWAY



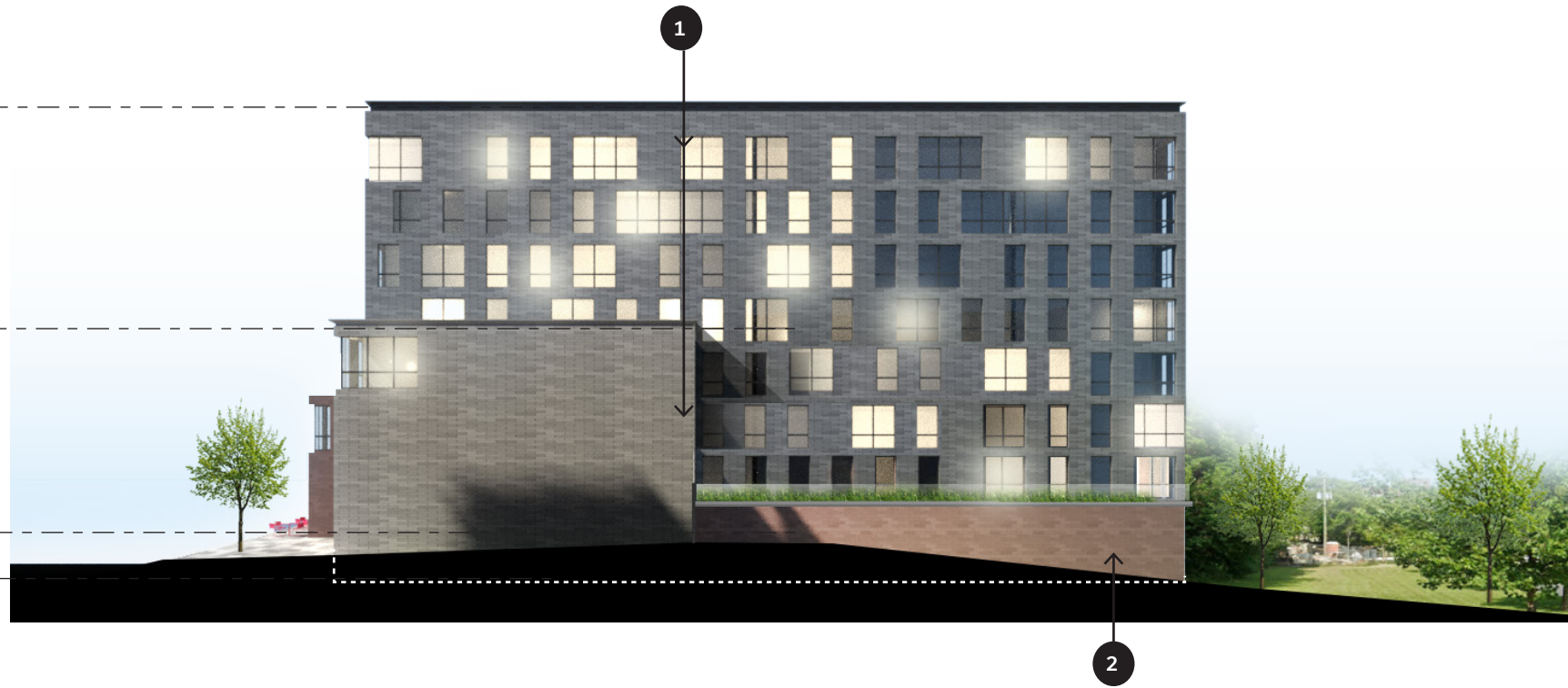
EAST ELEVATION

+ 80'-0" ROOF

+ 36'-0" ROOF

+ 0'-0" GROUND LEVEL

-12'-0" PARKING LEVEL



KEY

- 1 BRICK - 1, GREY
- 2 BRICK - 2, RED
- 3 GLASS

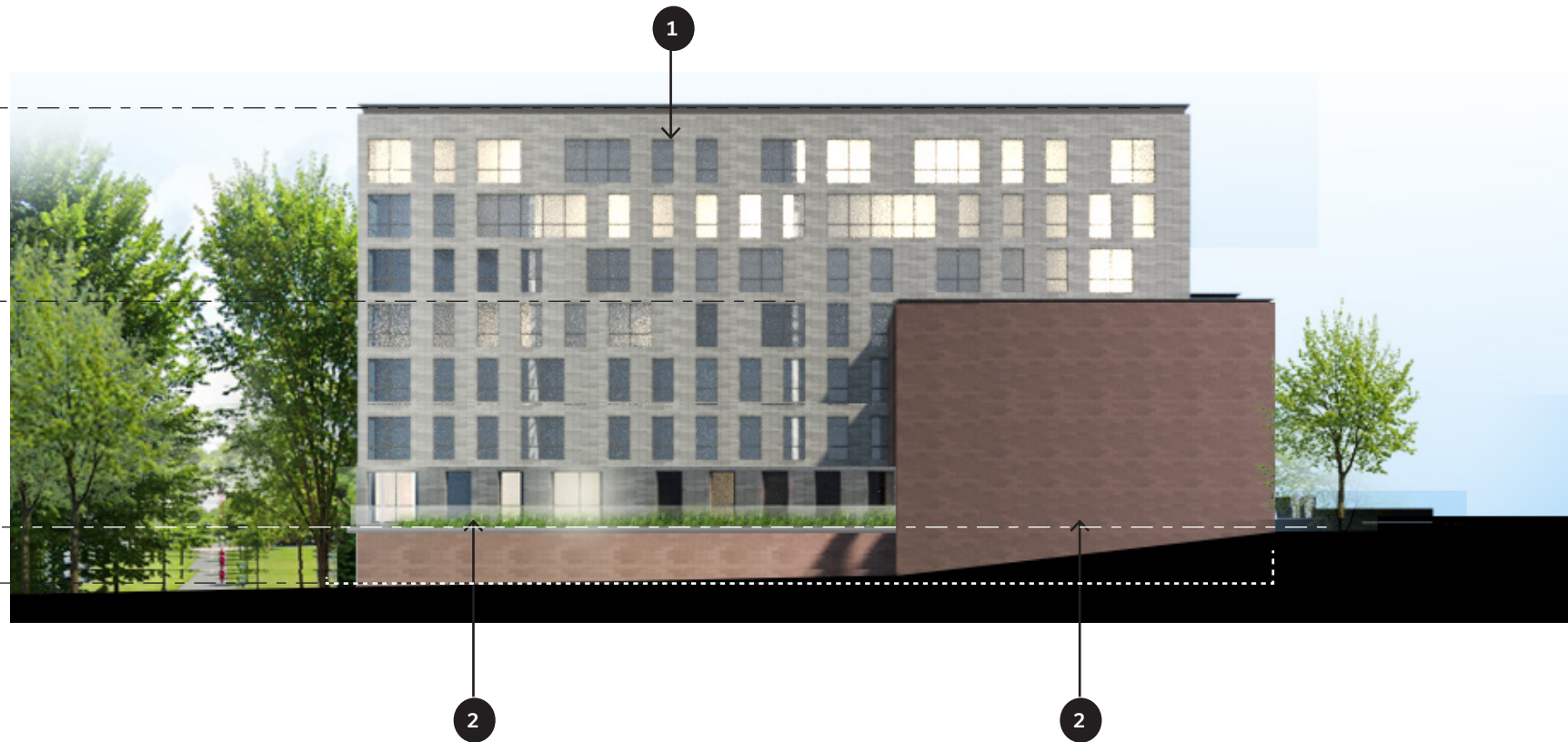
WEST ELEVATION

+ 80'-0" ROOF

+ 42'-0" ROOF

+ 0'-0" GROUND LEVEL

-12'-0" PARKING LEVEL



## 117 E 4TH STREET

<b>SITE</b>	<b>CB CENTRAL BUSINESS DISTRICT</b>
<b>DIMENSIONAL STANDARDS</b>	
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%
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### 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
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### 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.
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## 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					
<b>SUB-TOTAL</b>	<b>80</b>		<b>105,710 SF</b>	<b>70</b>	<b>62,300 SF</b>	

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

UNITS PER FLOOR	# UNITS	% OF UNITS
STUDIO	10	14%
1 BED	40	57%
2 BED	20	29%
<b>TOTAL UNITS</b>	<b>70</b>	<i>100%</i>

AUTOMOBILE PARKING	REQ'D
PARKING REQUIRED FOR MULTIFAMILY	-
PARKING REQUIRED FOR COMMERCIAL	-
<b>TOTAL PARKING REQUIRED</b>	<b>0</b>

BICYCLE PARKING	REQ'D
CB DISTRICT MINIMUM	2



