

4822 EAST CESAR CHAVEZ
Vertical Mixed Use Residential

Height	60'	90'	120'	160'	190'
Units					
1 bed	104	164	224	280	320
2 bed	44	68	92	112	128
3 bed	10	16	22	28	32
Total	158	248	338	420	480
Stories above	6	9	12	16	19
below	2	3	4	2	2
Levels of garage	2	3	3	4	5
F.A.R Area	151,113	228,240	355,776	497,940	583,360
Ratio	2.12:1	3.19:1	4.98:1	6.97:1	7.96:1
Parking Required	288	441	594	733	835
w/40% red.	180	272	364	447	509
Provided	250	353	381	448	579
Ratio	1.58	1.42	1.13	1.07	1.21
Retail (SF)	4,980	4,980	4,980	4,980	4,980
Residential Rentable (SF)	141,113	221,240	301,367	373,926	427,344
Total Rentable (SF)	146,093	226,220	306,347	378,906	432,324

Present Zoning: CS-CO-NP

95% impervious

VMU NEEDED TO ALLOW APARTMENTS AND WAVE MINIMUM SITE AREA

IN THE AIRPORT OVERLAY OUTER ZONE

10' FRONT & STREET SIDE SETBACK

0' SIDE & REAR SETBACK

60' BUILDING HEIGHT LIMIT BY ZONING, ANY HEIGHT INCREASE NEEDS COA APPROVAL