



**PRIMARY FACADE: 313 West 4th Street**

WEST FACADE. PICTURE TAKEN ON SEPTEMBER 11TH, 2013 AT APPROXIMATELY 1:00PM.

BLOCK: 615  
 LOT: 7  
 ZONING DISTRICT: R6 - MIXED RESIDENTIAL & COMMERCIAL  
 MAP: 12A  
 EXISTING CONSTRUCTION: CLASS 3 - NON FIREPROOF  
 OCCUPANCY GROUP: COMMERCIAL AND RESIDENTIAL  
 HEIGHT: 2.5 STORIES, NO BULKHEAD; 46'-4" EXISTING  
 3 STORIES; 50'-2" PROPOSED

**SUMMARY OF PROPOSED CHANGES:**

1. New sub-cellar extension and foundation.
  - a. Existing Soil to be excavated for new sub-cellar extension.
  - b. excavation will be in accordance to standard shoring practices and per geotechnical soil analysis and conditions so as to not disturb neighboring properties. Monitoring of neighboring properties will be done during construction per LPC requirements.
  - c. Terrace areas remain as proposed and previously approved by LPC.
  - d. Maintain 5'-0" setback from rear property line.

**LPC :: SITE PLAN - 313 WEST 4 STREET**

**PROPOSED -10 MAY 2016**

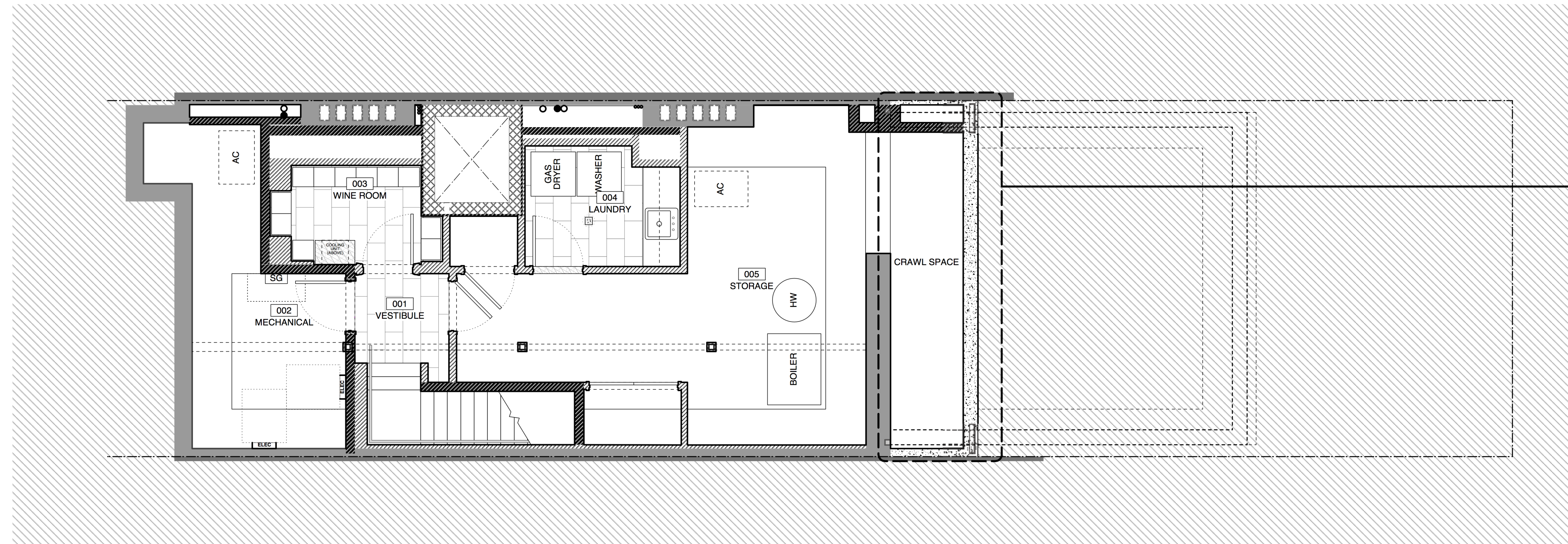
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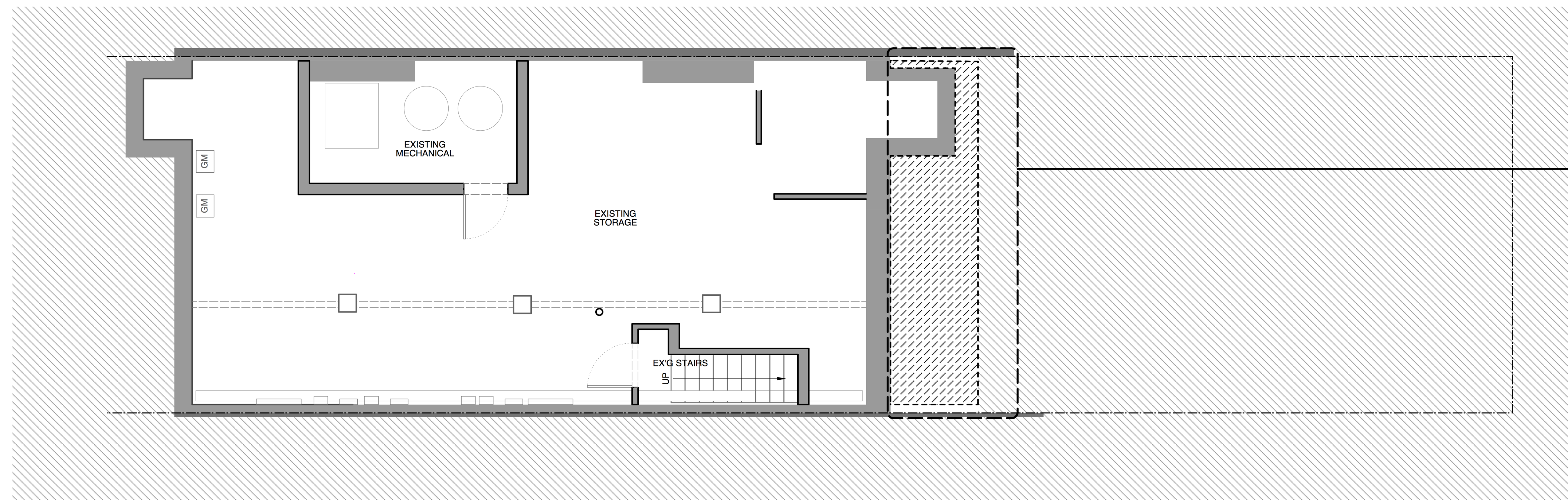
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NEW FOUNDATION AT NEW REAR YARD ADDITION, TYP

PROPOSED SUB CELLAR FLOOR PLAN  
1/4" = 1'0"



EXISTING SOIL TO BE EXCAVATED FOR NEW CRAWL SPACE FOUNDATION.

EXISTING SUB CELLAR FLOOR PLAN  
1/4" = 1'0"

# LPC :: EXISTING AND PROPOSED SUB CELLAR FLOOR PLAN - 313 WEST 4 STREET

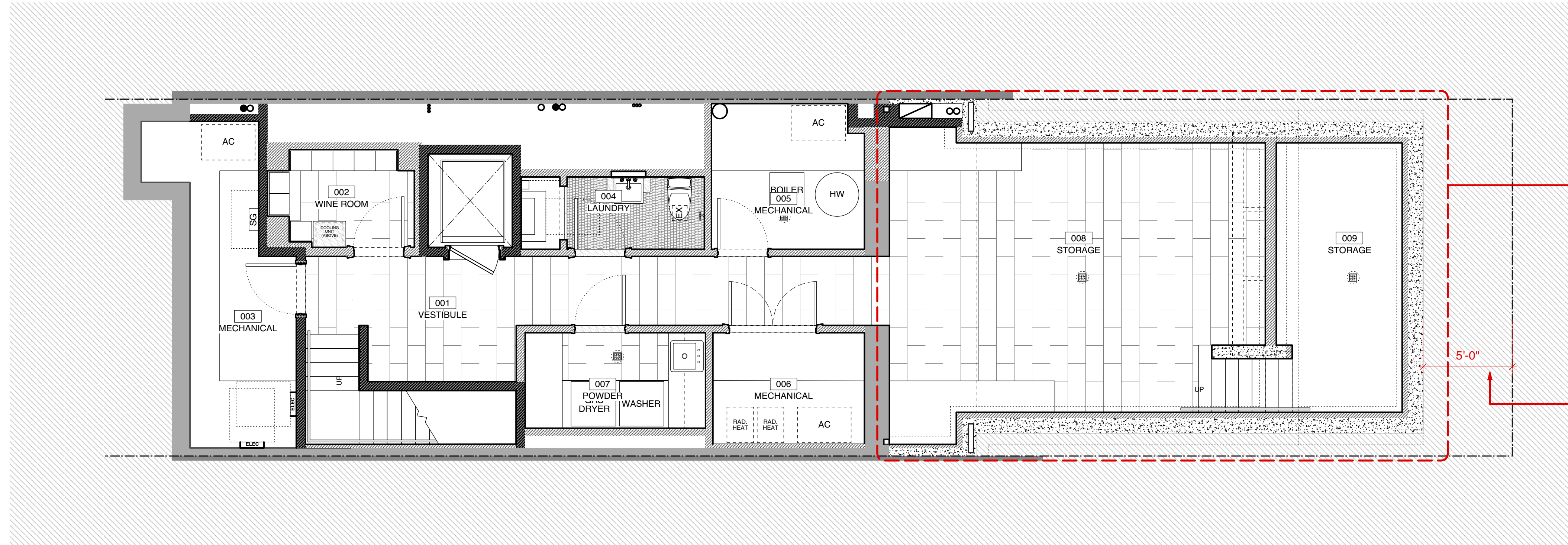
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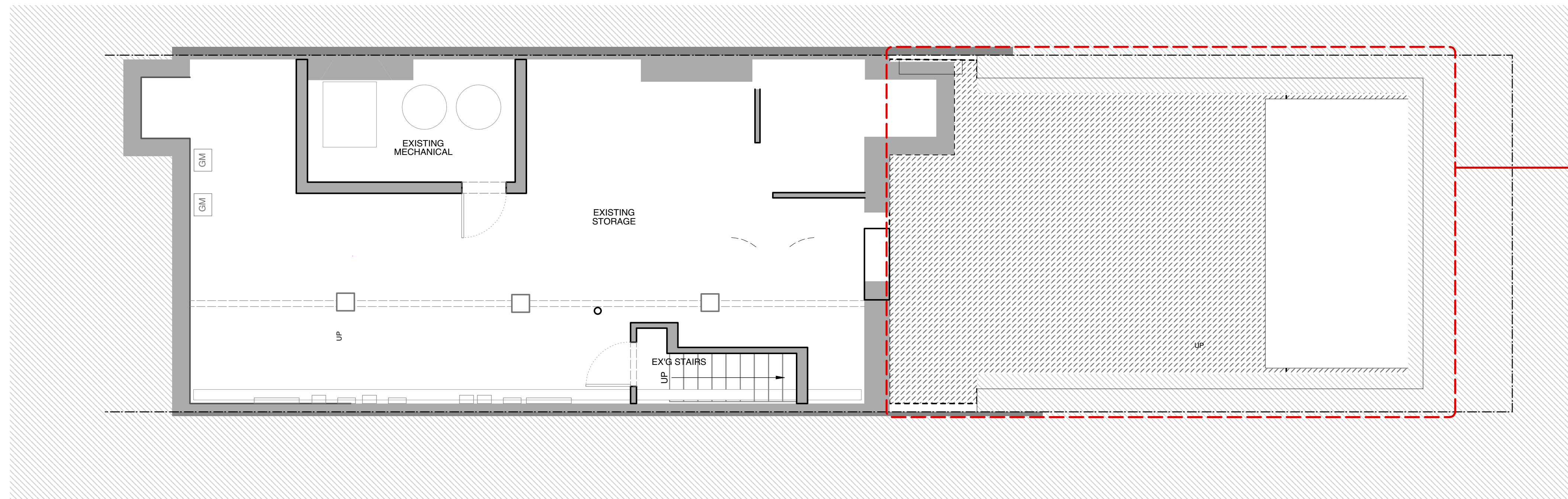


**NEW FOUNDATIONS AT SUB-CELLAR EXTENSION**

EXCAVATION WILL BE IN ACCORDANCE TO STANDARD SHORING PRACTICES AND PER GEOTECHNICAL SOIL ANALYSIS AND CONDITIONS SO AS TO NOT DISTURB NEIGHBORING PROPERTIES. MONITORING OF NEIGHBORING PROPERTIES WILL BE DONE DURING CONSTRUCTION PER LPC REQUIREMENTS

MAINTAIN SETBACK FROM REAR PROPERTY LINE

PROPOSED SUB CELLAR FLOOR PLAN  
1/4" = 1'0" 



EXISTING SOIL TO BE EXCAVATED FOR NEW SUB-CELLAR EXTENSION

EXISTING SUB CELLAR FLOOR PLAN  
1/4" = 1'0" 

# EXISTING AND PROPOSED SUB-CELLAR FLOOR PLAN - 313 WEST 4 STREET

**PROPOSED -10 MAY 2016**

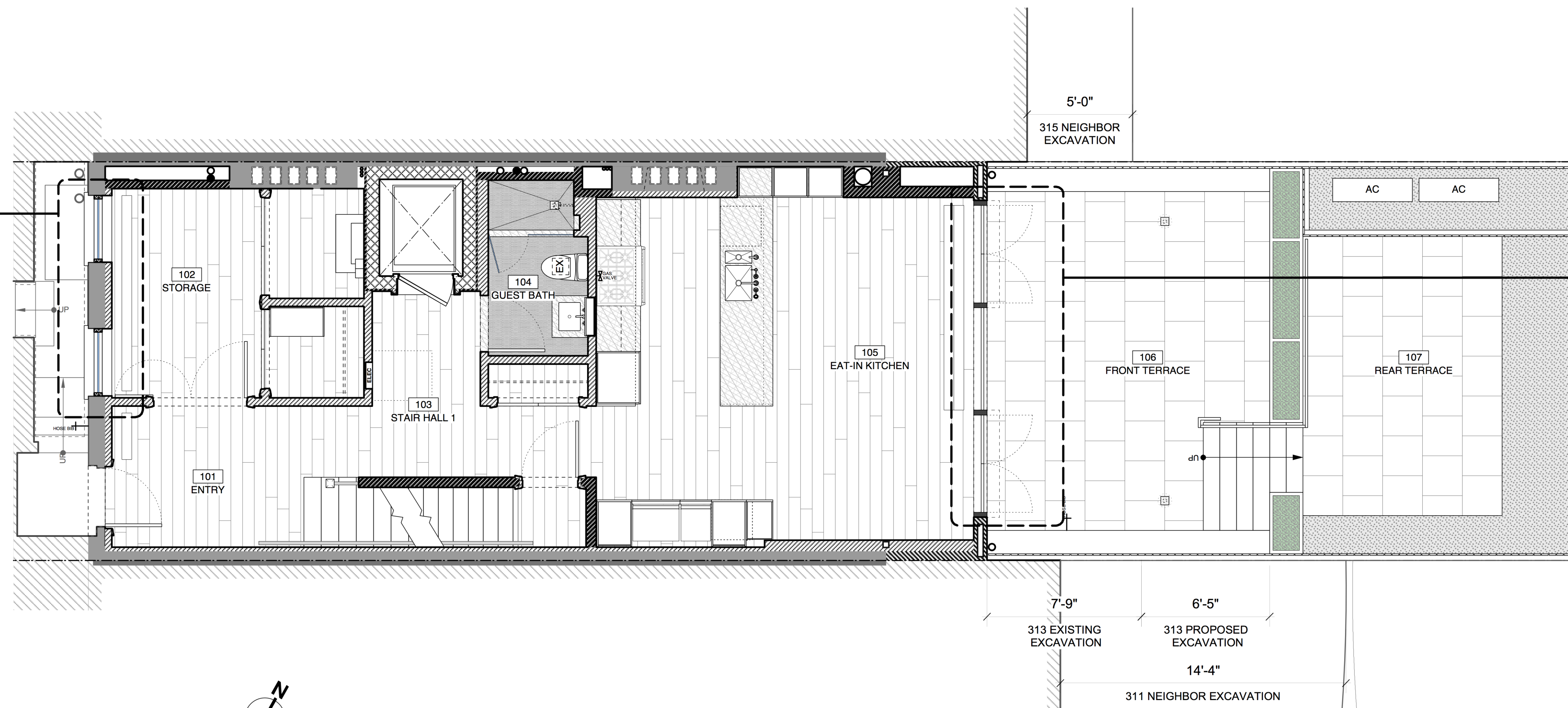
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NEW PELLA WOOD  
WINDOWS AT  
EXISTING OPENINGS,  
TYP

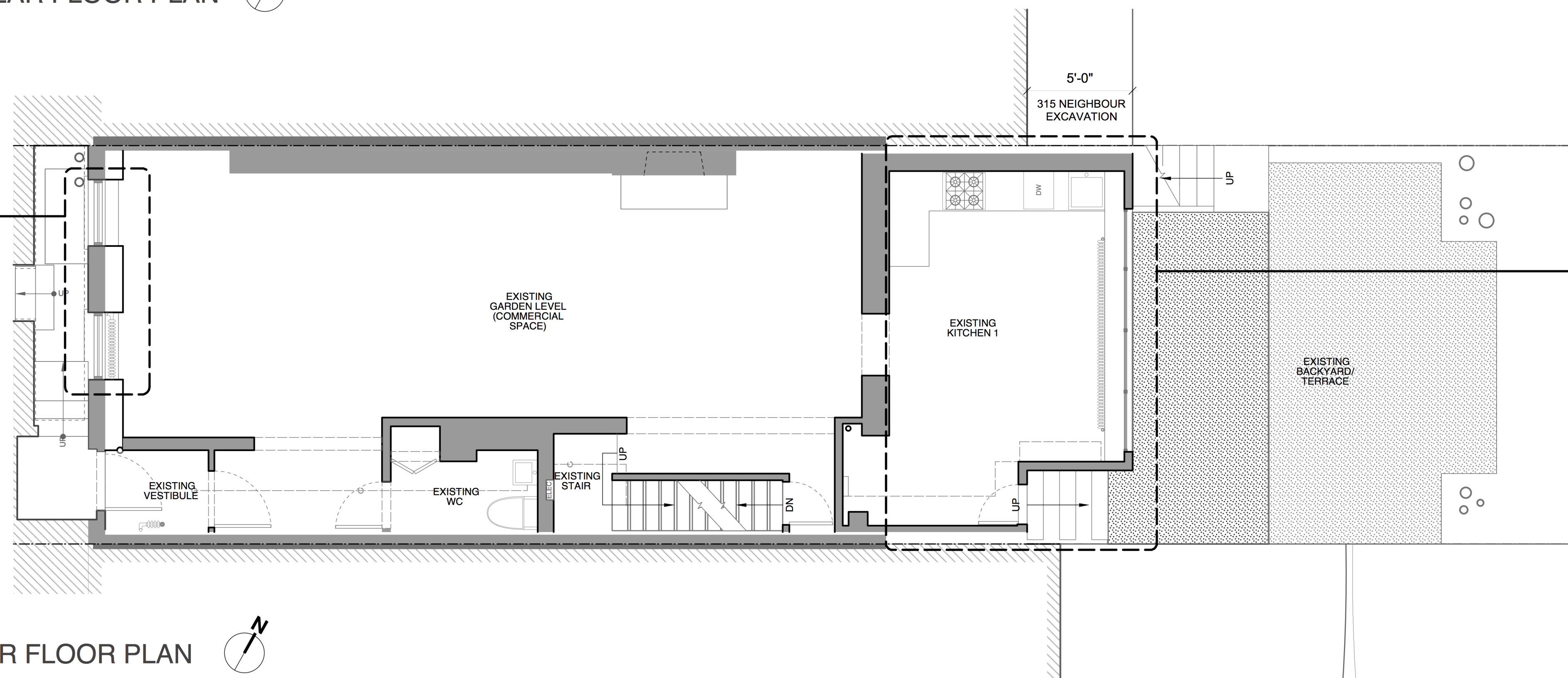


NEW WINDOWS BY A&S  
WINDOW ASSOCIATES AT NEW  
REAR YARD ADDITION. METAL  
BLACK, TYP.

PROPOSED CELLAR FLOOR PLAN  
1/4" = 1'0"



EXISTING WINDOWS  
TO BE REMOVED,  
TYP



EXISTING WINDOWS & EXISTING  
REAR YARD ADDITION TO BE  
REMOVED, TYP

EXISTING CELLAR FLOOR PLAN  
1/4" = 1'0"



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# LPC :: EXISTING AND PROPOSED CELLAR FLOOR PLAN - 313 WEST 4 STREET

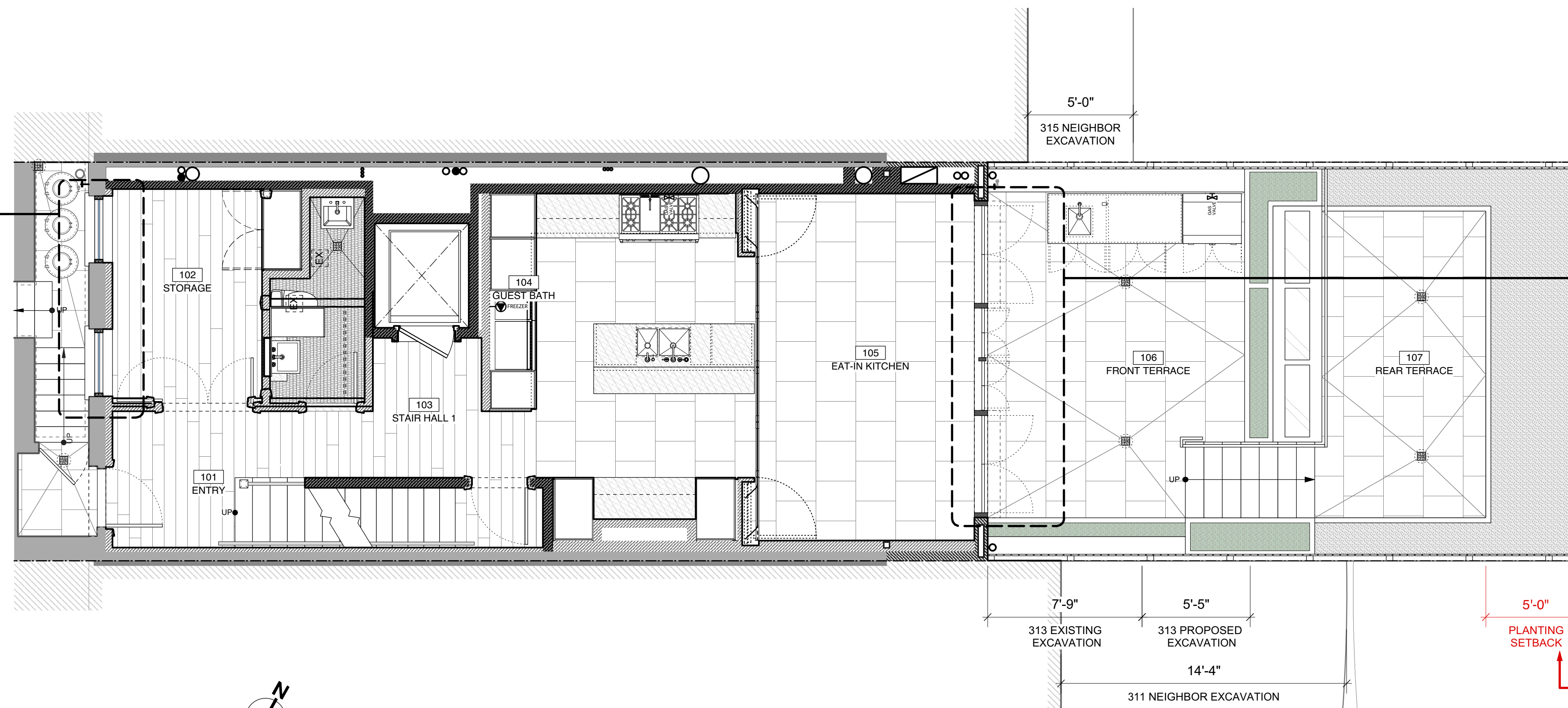
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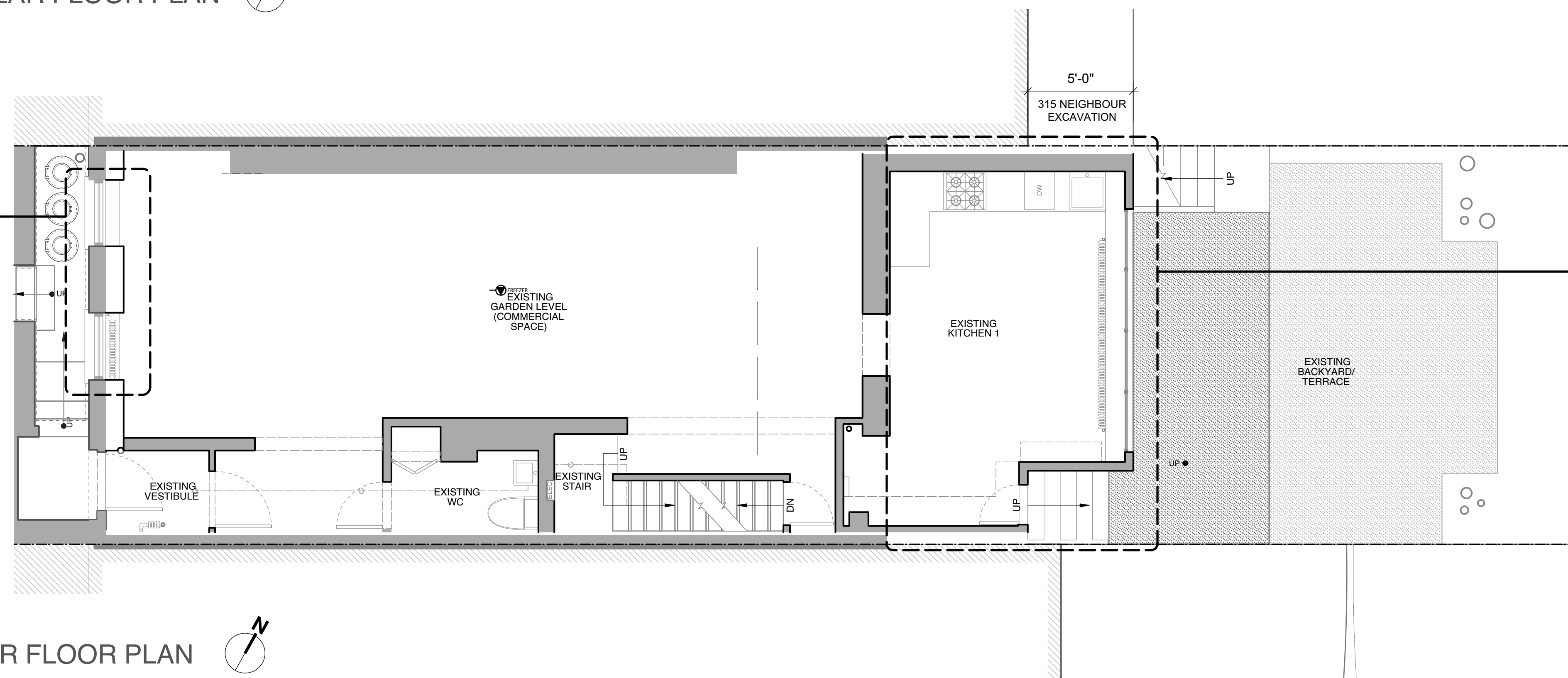
NEW "TYPE 1a" PELLA WOOD WINDOWS AT EXISTING OPENINGS, TYP



NEW "TYPE 4" WINDOWS BY A&S WINDOW ASSOCIATES AT NEW REAR YARD ADDITION.

PROPOSED CELLAR FLOOR PLAN  
1/4" = 1'0"

EXISTING WINDOWS TO BE REMOVED, TYP



EXISTING WINDOWS & EXISTING REAR YARD ADDITION TO BE REMOVED, TYP

EXISTING CELLAR FLOOR PLAN  
1/4" = 1'0"

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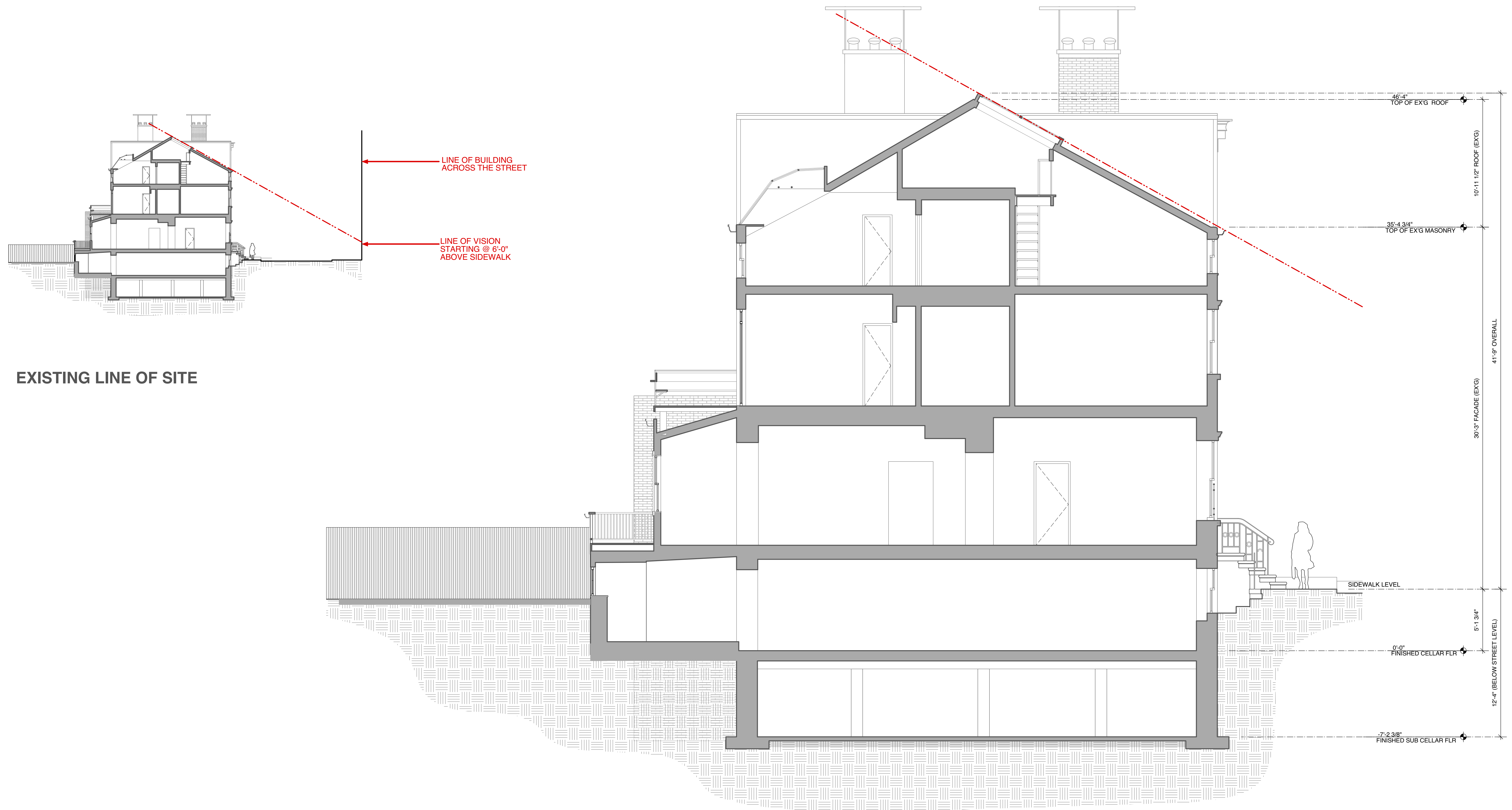
# EXISTING AND PROPOSED CELLAR FLOOR PLAN - 313 WEST 4 STREET

PROPOSED -10 MAY 2016

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EXISTING LINE OF SITE

EXISTING BUILDING SECTION

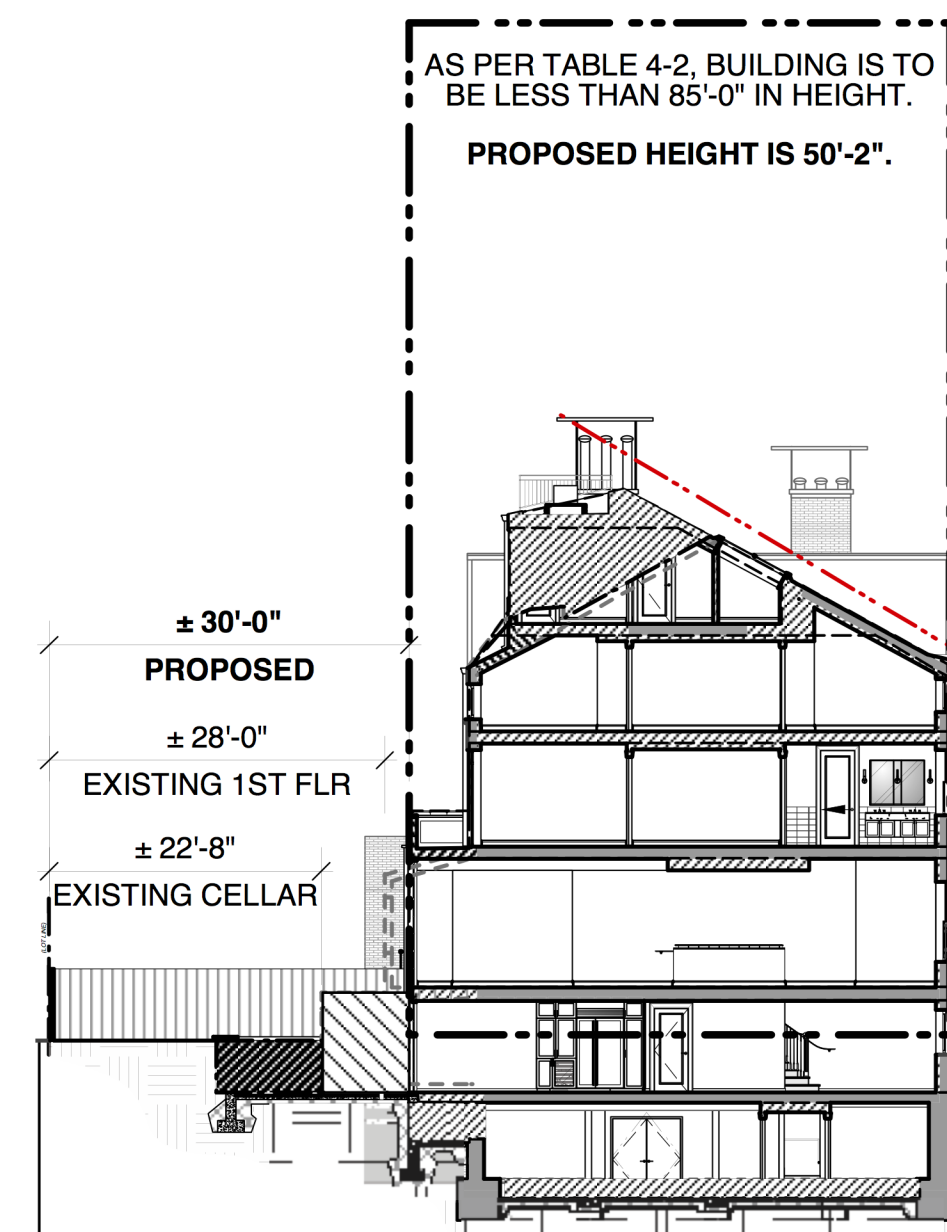
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# EXISTING BUILDING SECTION - 313 WEST 4 STREET

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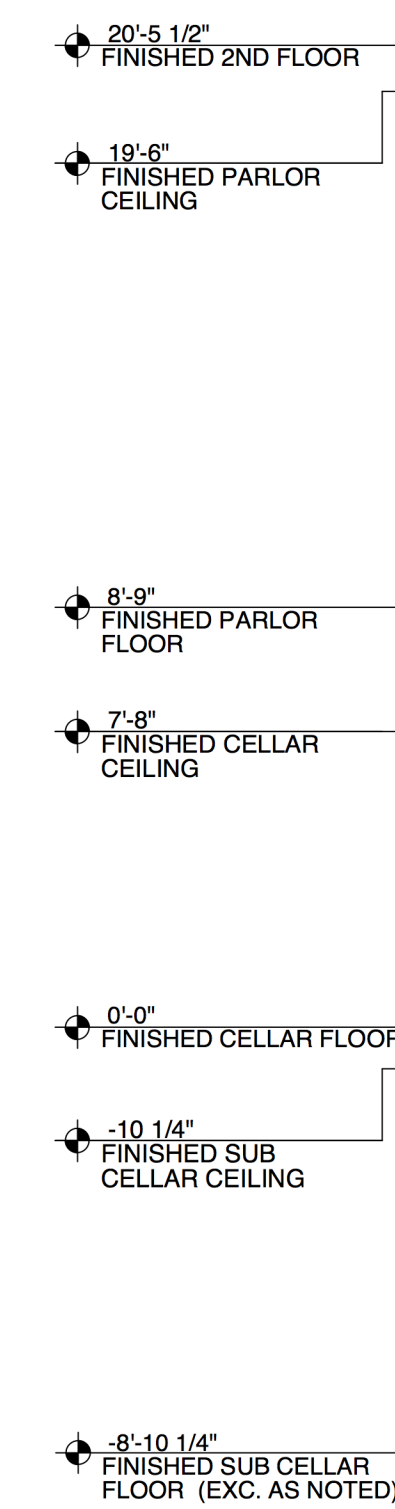
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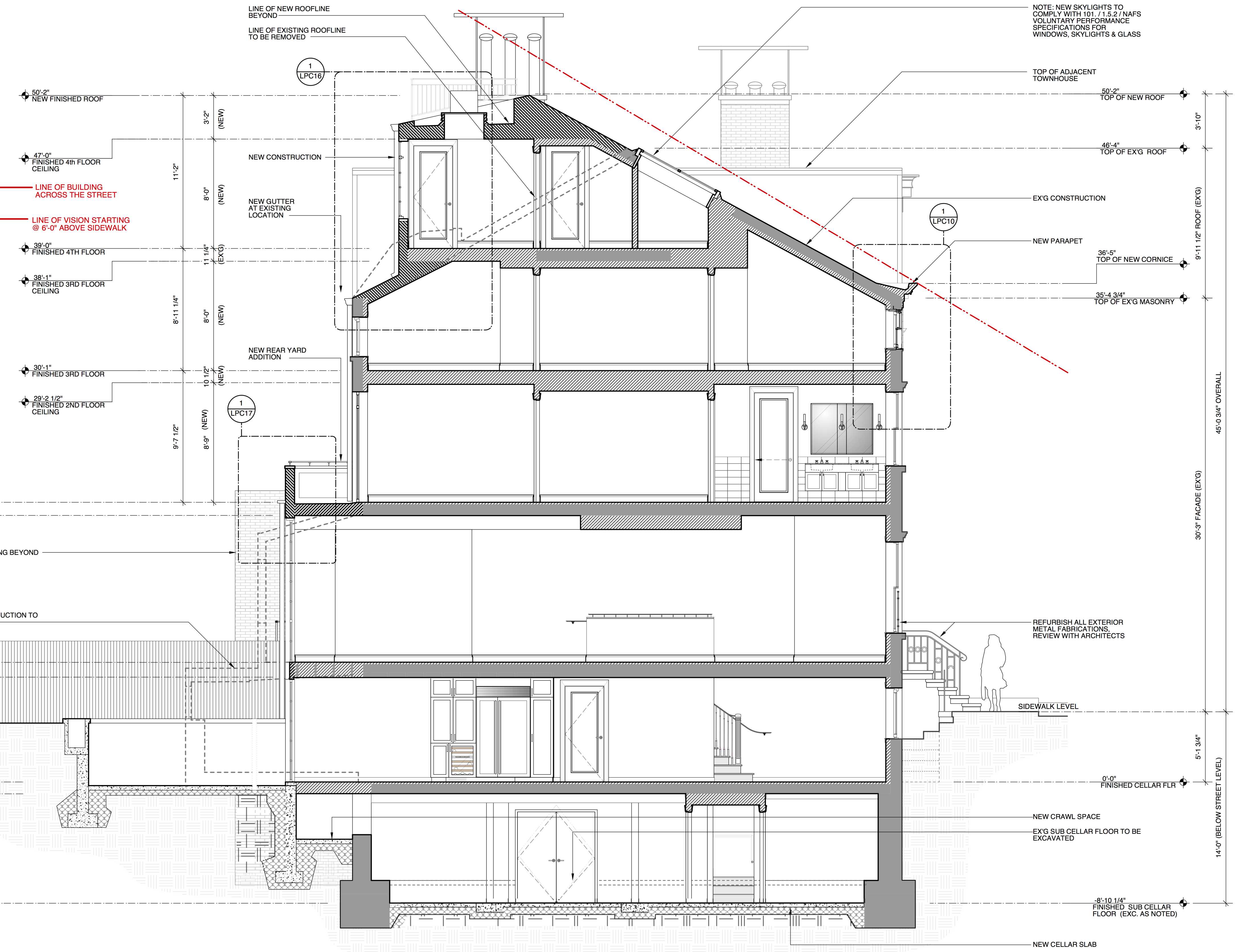


**PROPOSED LINE OF SITE**

LEGEND: SF ANALYSIS DRAWING 1,2,3,4	
	Uninhabitable Spaces
	Habitable Spaces
	Proposed Construction
	Proposed Excavation
	Demo Existing



**PROPOSED BUILDING SECTION**



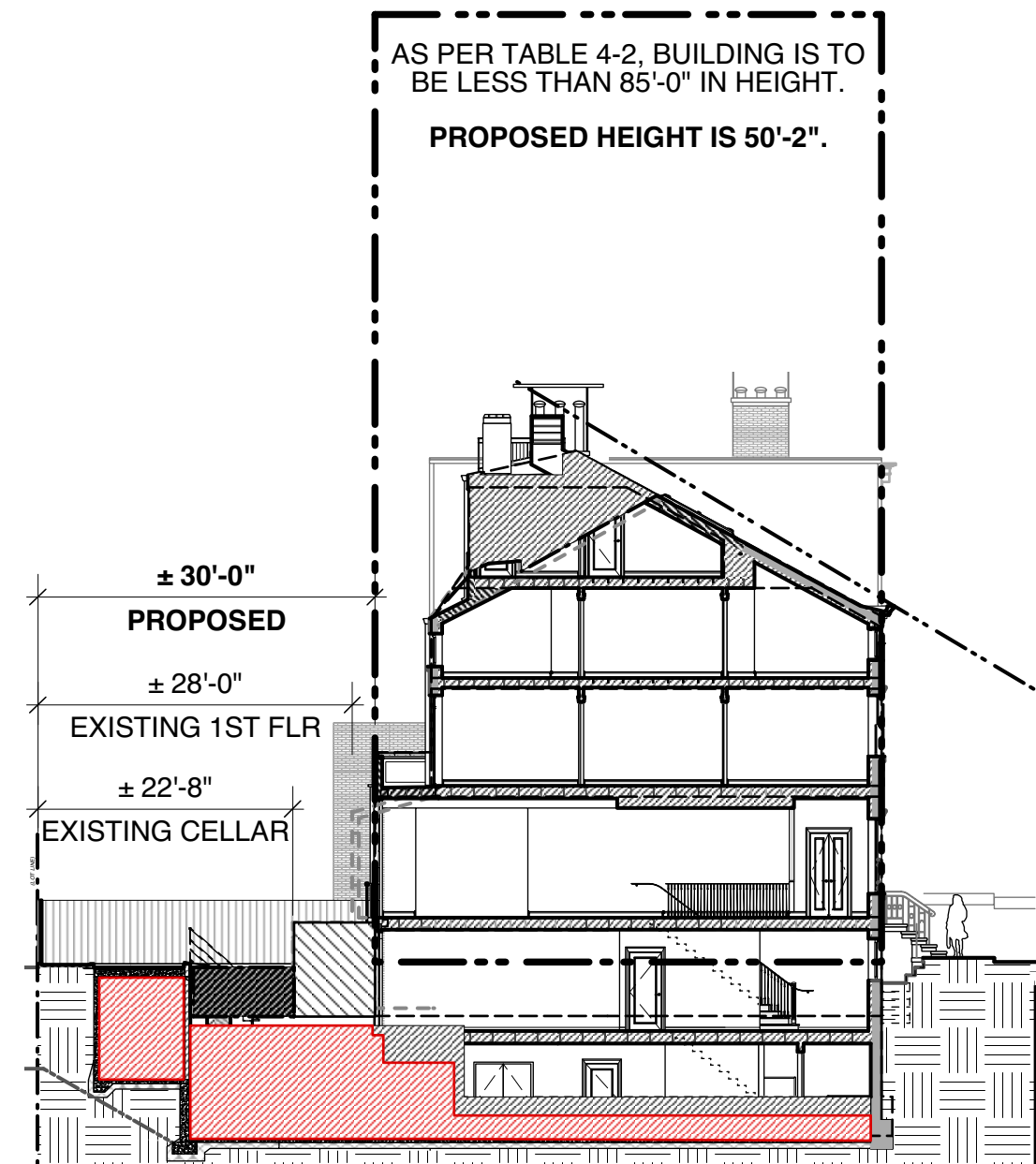
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**LPC :: PROPOSED BUILDING SECTION - 313 WEST 4 STREET**

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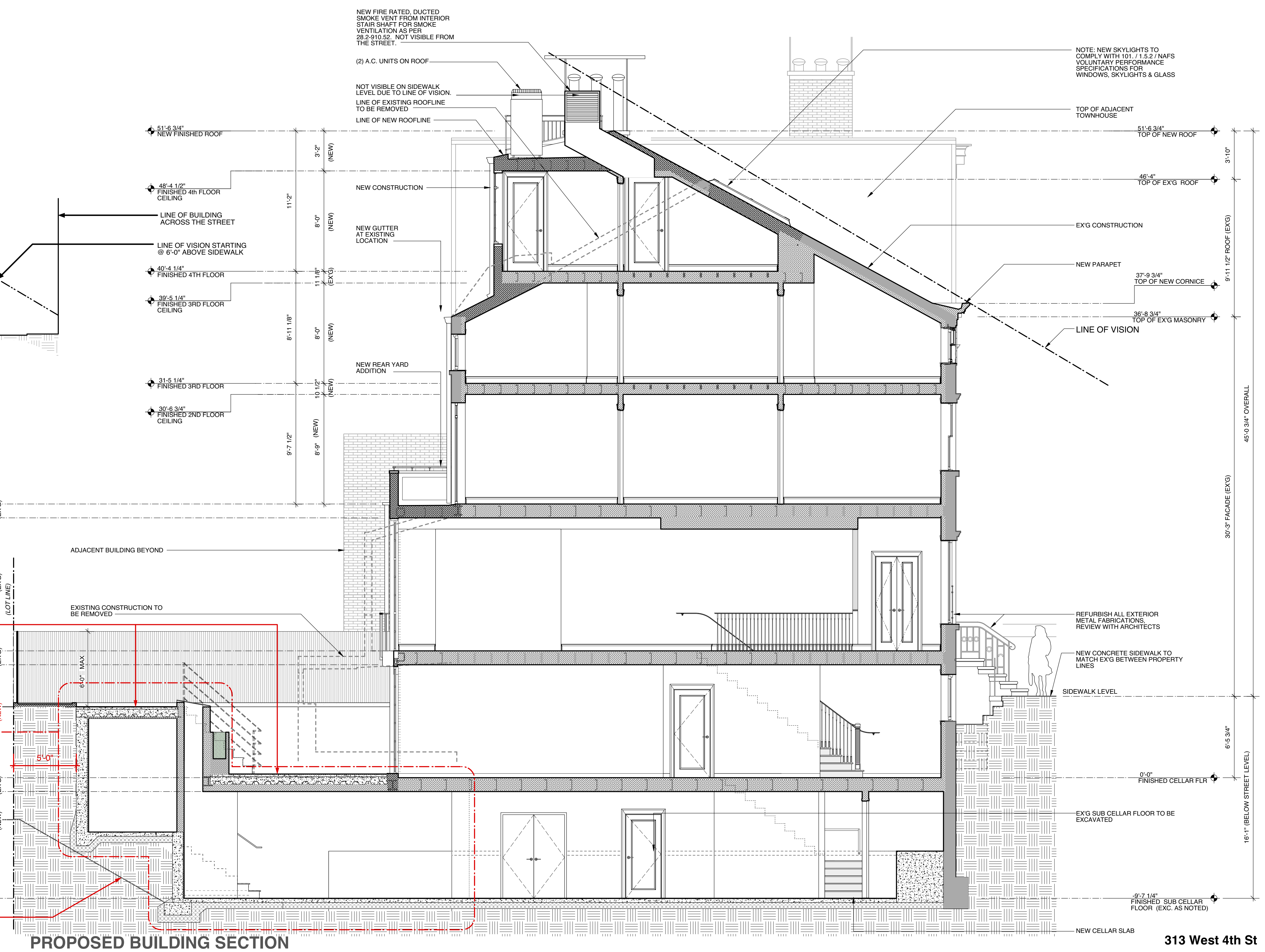
**LEGEND:**

	Previously Approved Excavation
	Previously Approved Demo Existing
	Previously Approved New Construction
	Proposed New Construction

TERRACE AREAS REMAIN AS PROPOSED AND PREVIOUSLY APPROVED BY LPC

NEW PROPOSED SUB-CELLAR EXCAVATION & CONSTRUCTION  
 EXCAVATION WILL BE IN ACCORDANCE TO STANDARD SHORING PRACTICES AND PER GEOTECHNICAL SOIL ANALYSIS AND CONDITIONS SO AS TO NOT DISTURB NEIGHBORING PROPERTIES. MONITORING OF NEIGHBORING PROPERTIES WILL BE DONE DURING CONSTRUCTION PER LPC REQUIREMENTS

LINE OF ALLOWABLE 'OPEN-CUT' EXCAVATION PER GEOTECHNICAL REPORT



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