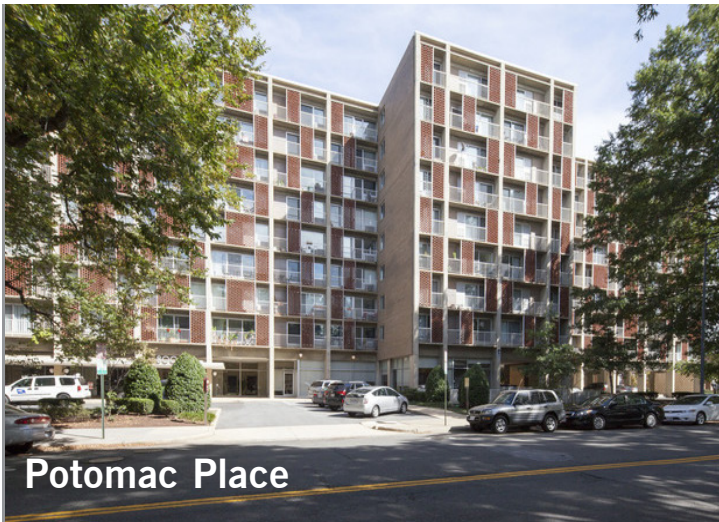
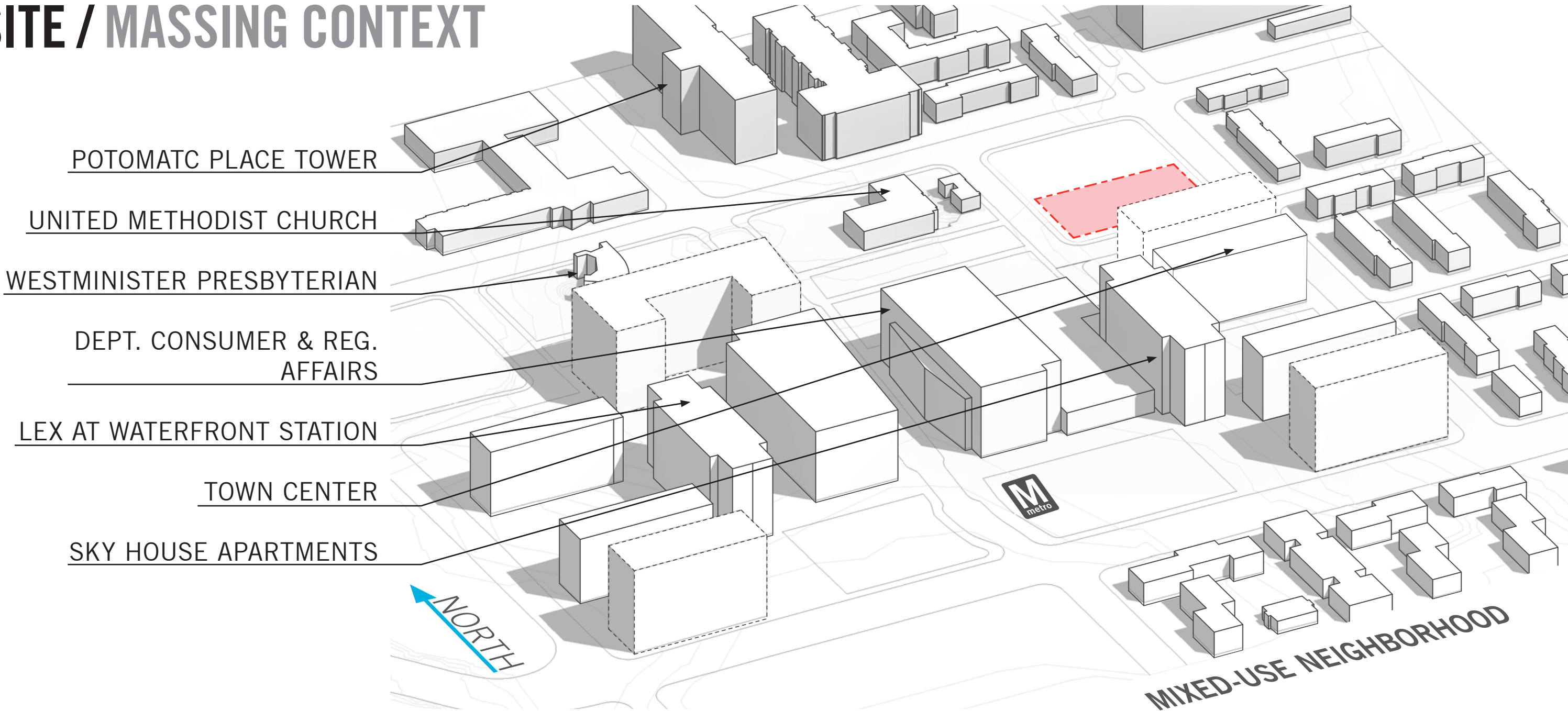
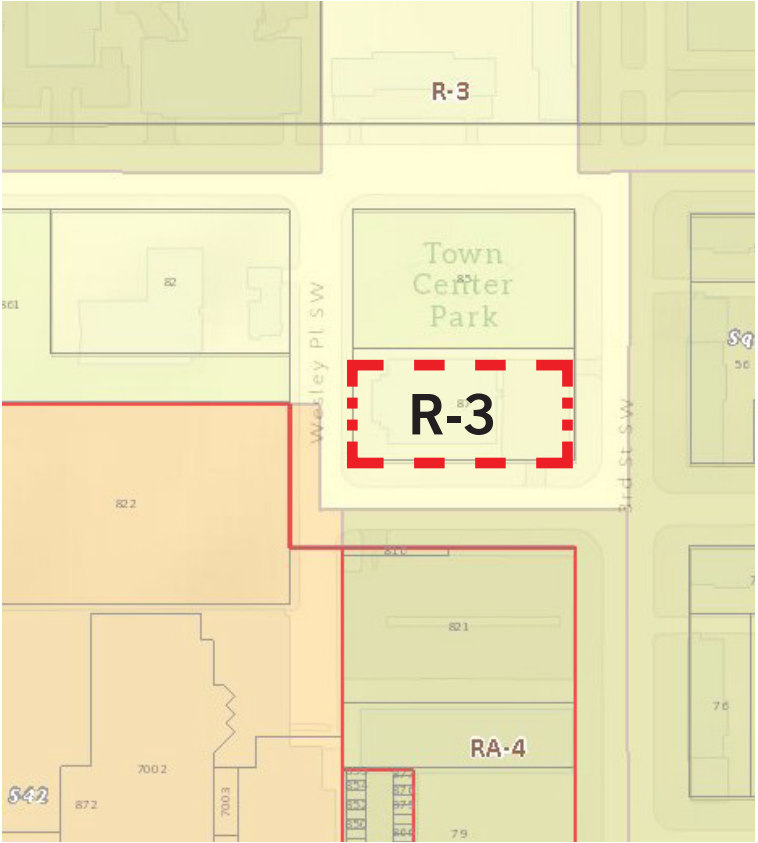


# SITE / MASSING CONTEXT

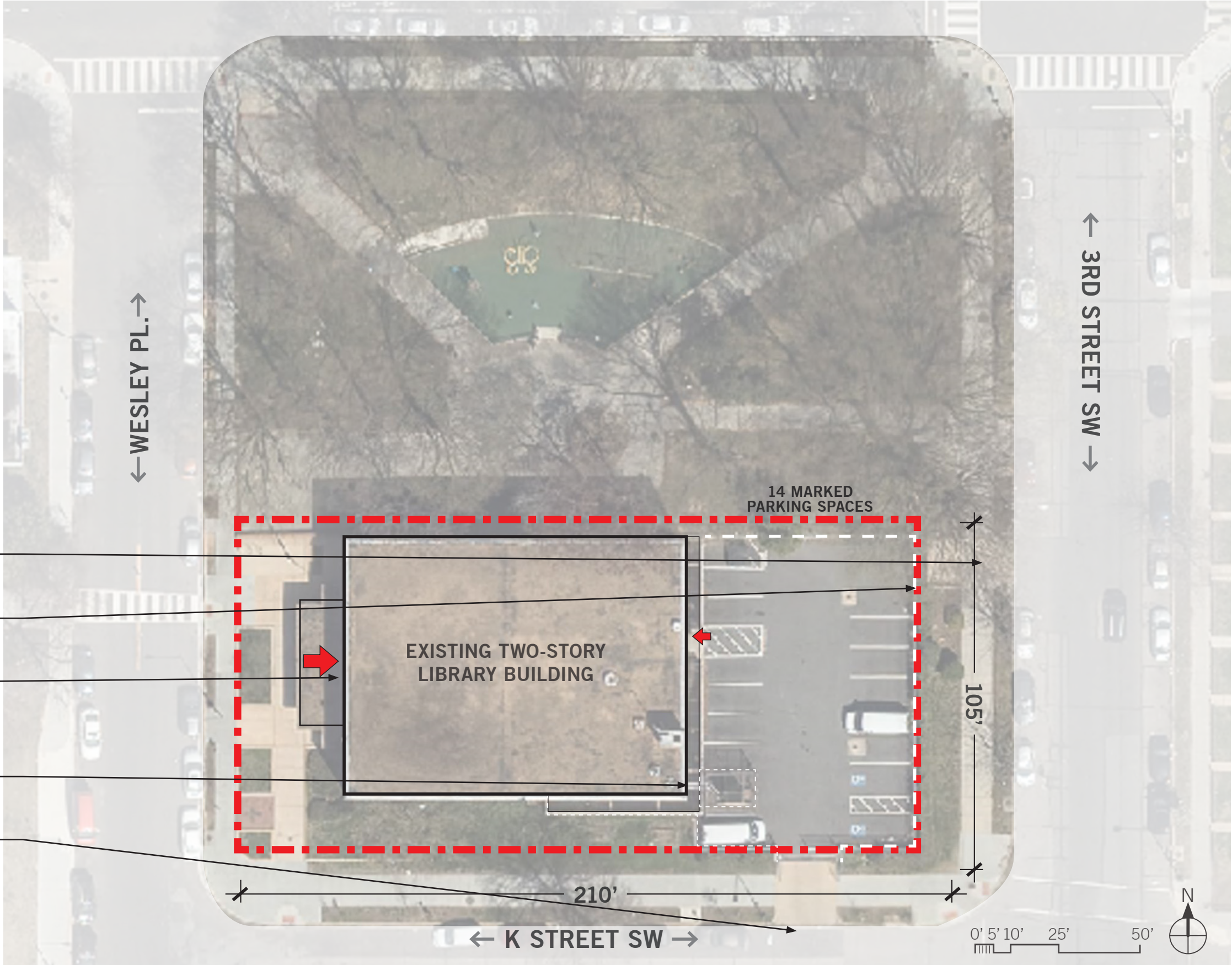




# SITE / LOCATION + ZONING



**ZONING MAP**



**VICINITY PLAN**

# PROJECT / TABULATIONS

	REQUIRED	NEW PROPOSED
<b>USE</b>	LIBRARY	LIBRARY
<b>CURRENT ZONING</b>	R-3	R-3
<b>SITE AREA</b>		
Acres	0.506	0.506
Square Feet	22,032	22,032
<b>BUILDING FOOTPRINT</b>	8,813	10,400
<b>LOT OCCUPANCY</b>	40.0%	47.2% Special Exception (C1603.8)
<b>FAR</b>	N/A	N/A
<b>GFA</b>	N/A	20,792 SF
<b>YARD SETBACKS</b>		
Front	None	N/A
Rear	20'	47'-10"
Side	None	N/A
<b>BUILDING HEIGHT</b>	40'	39'-5 3/4"
<b>PARKING</b>	9 spaces	7 spaces Special Exception (C-703)
<b>PERVIOUS SURFACE</b>	30.0%	30.0%
<b>LOADING</b>	None	None
<b>BICYCLE PARKING</b>	3 Long term, 6 Short term	3 Long term, 6 Short term

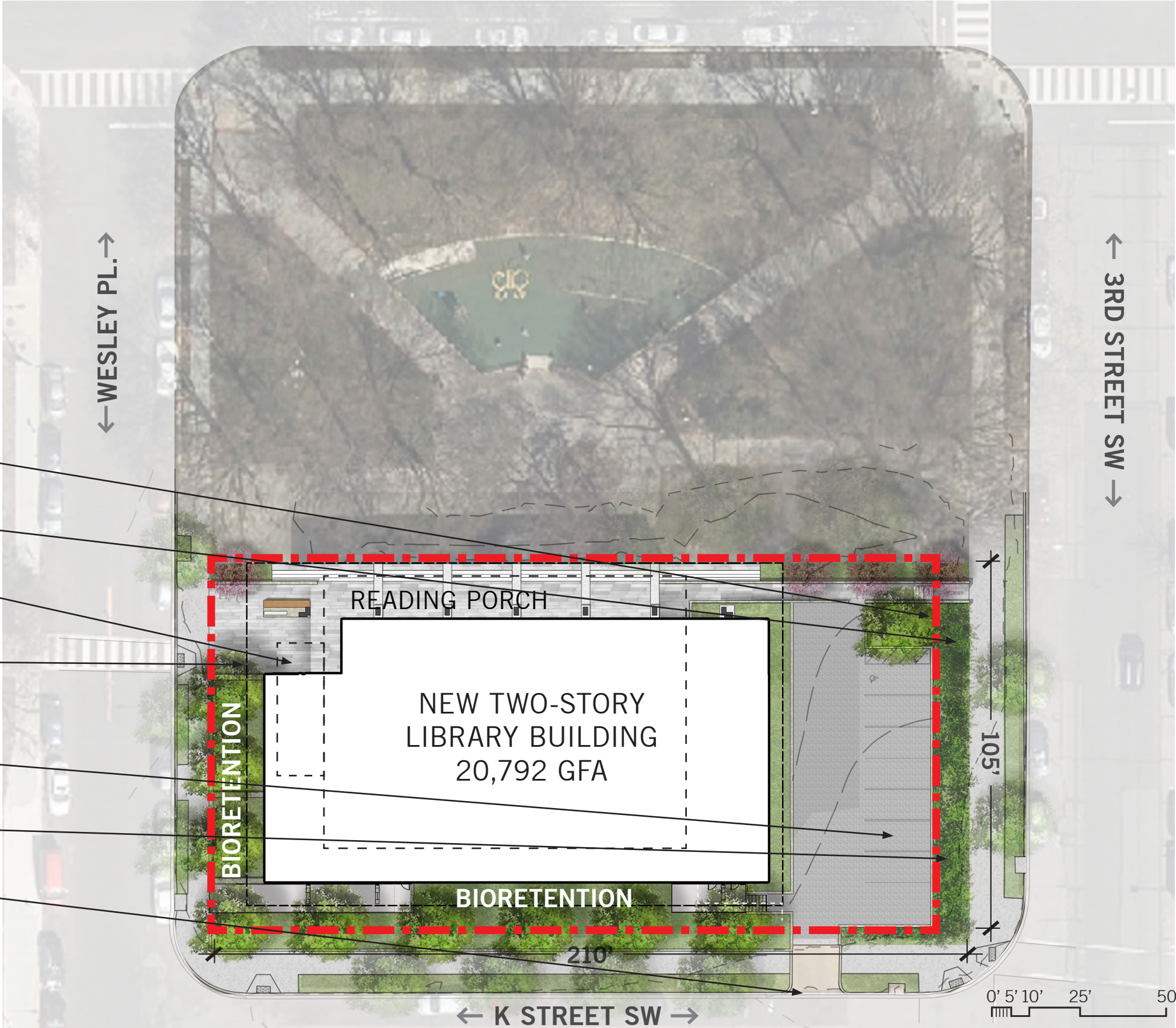


# SITE PLAN / LANDSCAPE + PUBLIC REALM

**PERMEABLE SURFACE AREAS:**

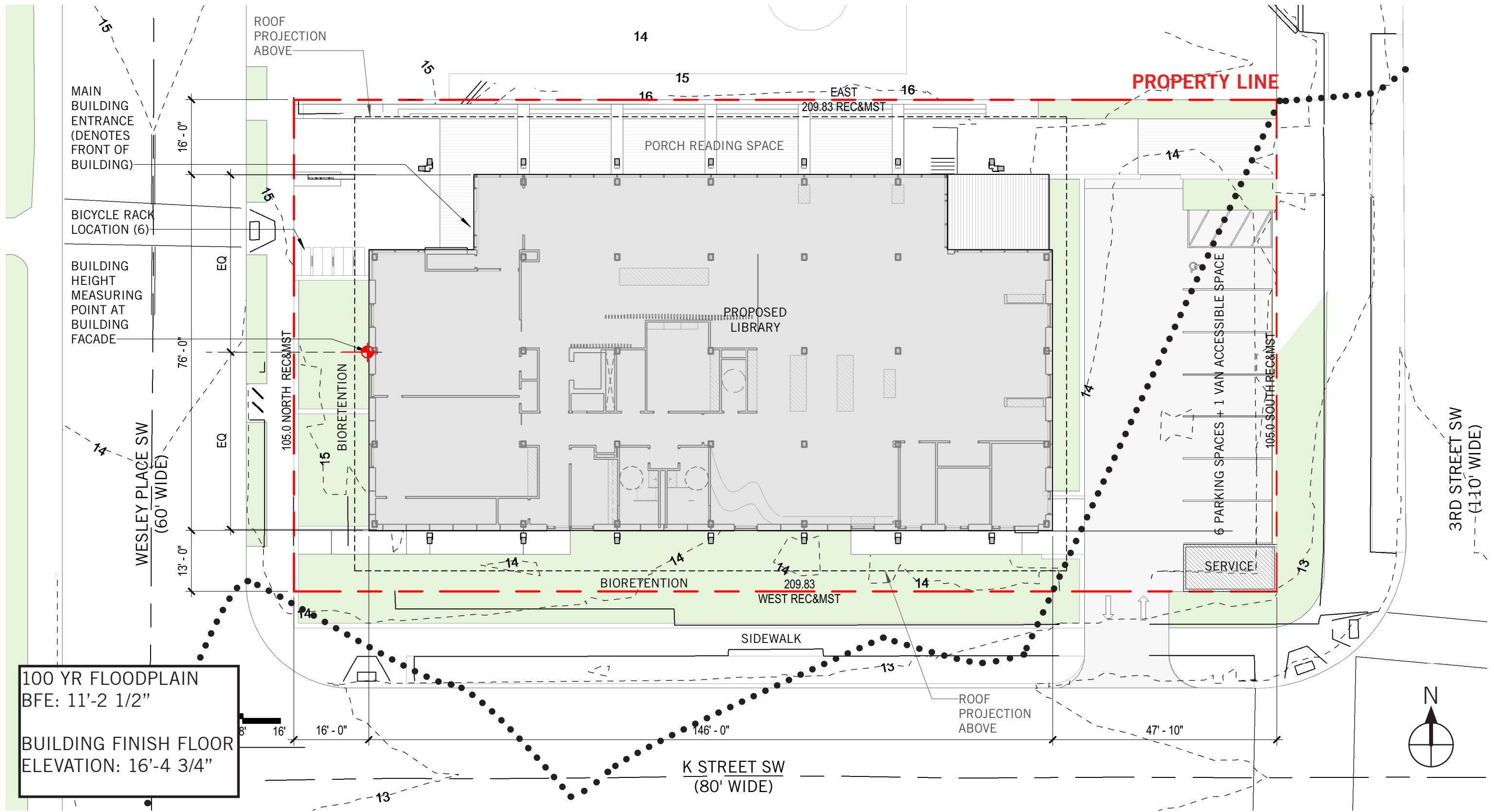
Green Roof: 3,300 sf  
 Bio-Retention: 3,433 sf  
 Other planted areas: 321 sf

- EXISTING CURB CUT TO BE CLOSED OFF
- 42" HIGH PARKING SCREENING
- BICYCLE PARKING (6)
- LINE OF ROOF ABOVE
- 6 REGULAR SPACES + 1 VAN ACCESSIBLE SPACE
- LANDSCAPE BUFFER
- CURB CUT TO REMAIN



**VICINITY PLAN**

# SITE PLAN / DATUM + MEASURING POINT



100 YR FLOODPLAIN  
BFE: 11'-2 1/2"

BUILDING FINISH FLOOR  
ELEVATION: 16'-4 3/4"

**LOT AREA; 22,032SF**



# SITE PLAN / BUILDING FOOTPRINT

## FIRST FLOOR AREAS:

Marketplace: 2,000 nsf  
 Children Serv: 4,450 nsf  
 Multi-purpose: 1,400 nsf  
 Staff: 810 nsf

Grossing factor (x1.2)

Total: 10,400 gsf

