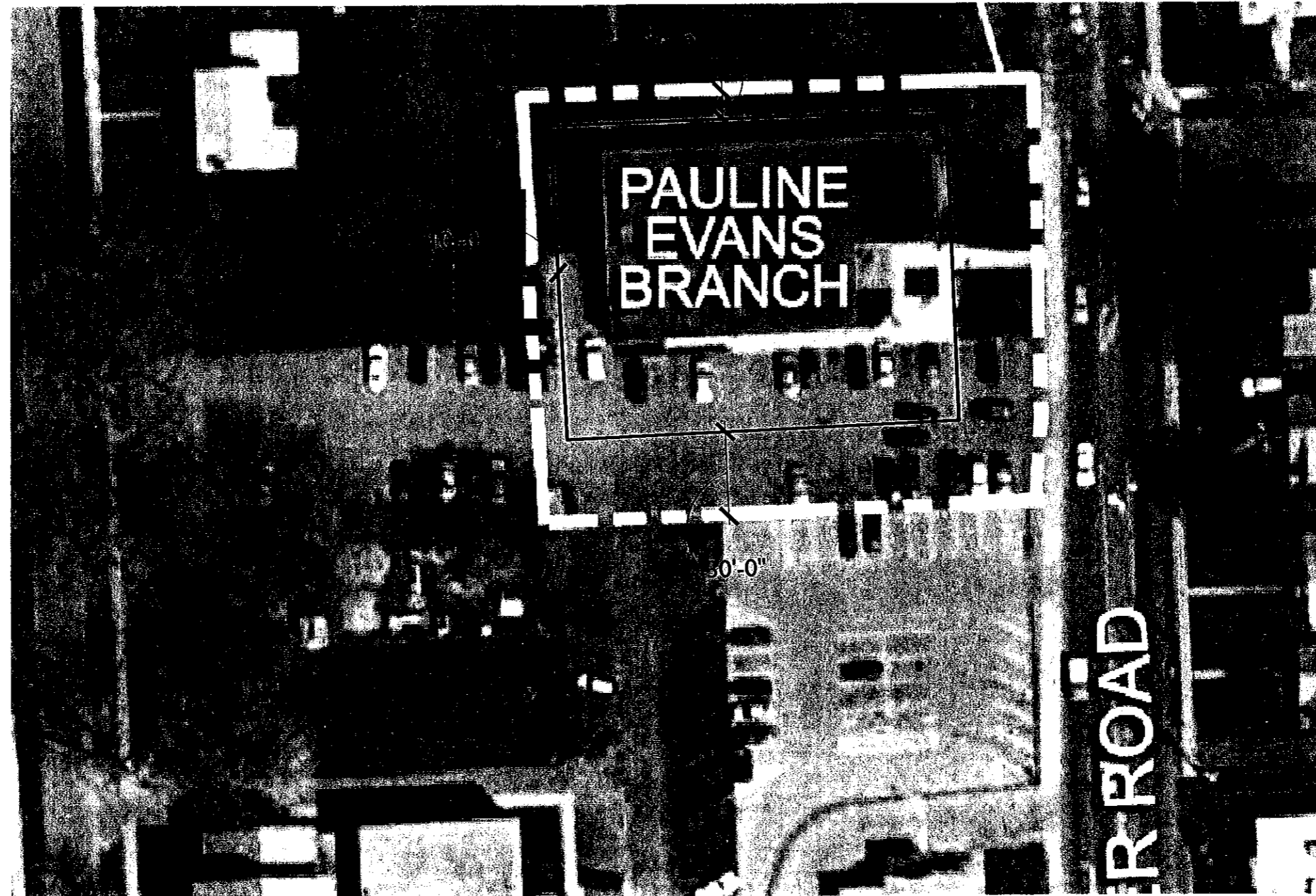


# COMMUNITY DESIGN CHARETTE

FEBRUARY 18, 2005

SITE DESIGN: GUIDELINES	
- FRONT SETBACK:	MAINTAIN EXISTING
- REAR SETBACK:	10' TO RESIDENTIAL DISTRICT 0' TO ALL OTHERS
- SIDE SETBACK:	10' TO RESIDENTIAL DISTRICT 0' TO ALL OTHERS 40' MINIMUM TOTAL EACH SIDE
- MAXIMUM BUILDING AREA:	8,000 GFA 15,000 GFA WITH BONUSES
- MAXIMUM BUILDING HEIGHT:	35'
- MINIMUM FRONTAGE BUILDOUT:	70%
- MAXIMUM COVERAGE:	75% 95% WITH BONUSES
- PARKING:	3/1000 GFA 2/1000 GFA WITH BONUSES 33 1/2% REDUCTION IF SHARED



SITE PLAN  
1" = 20'-0"



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**OPTION II - EVANS RENOVATIONS & ADDITIONS**

6324

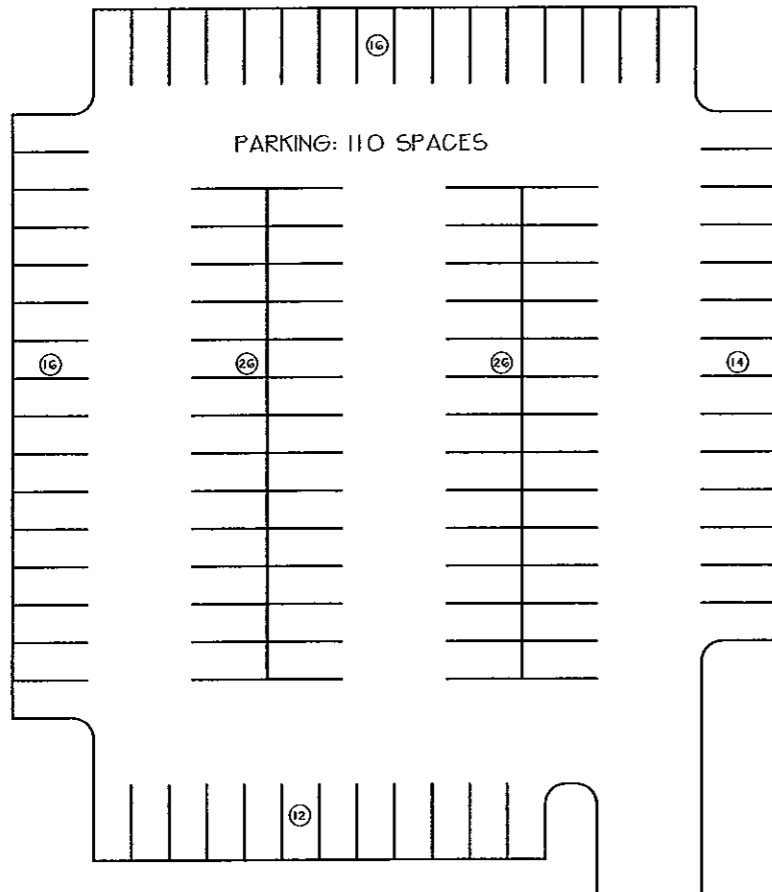


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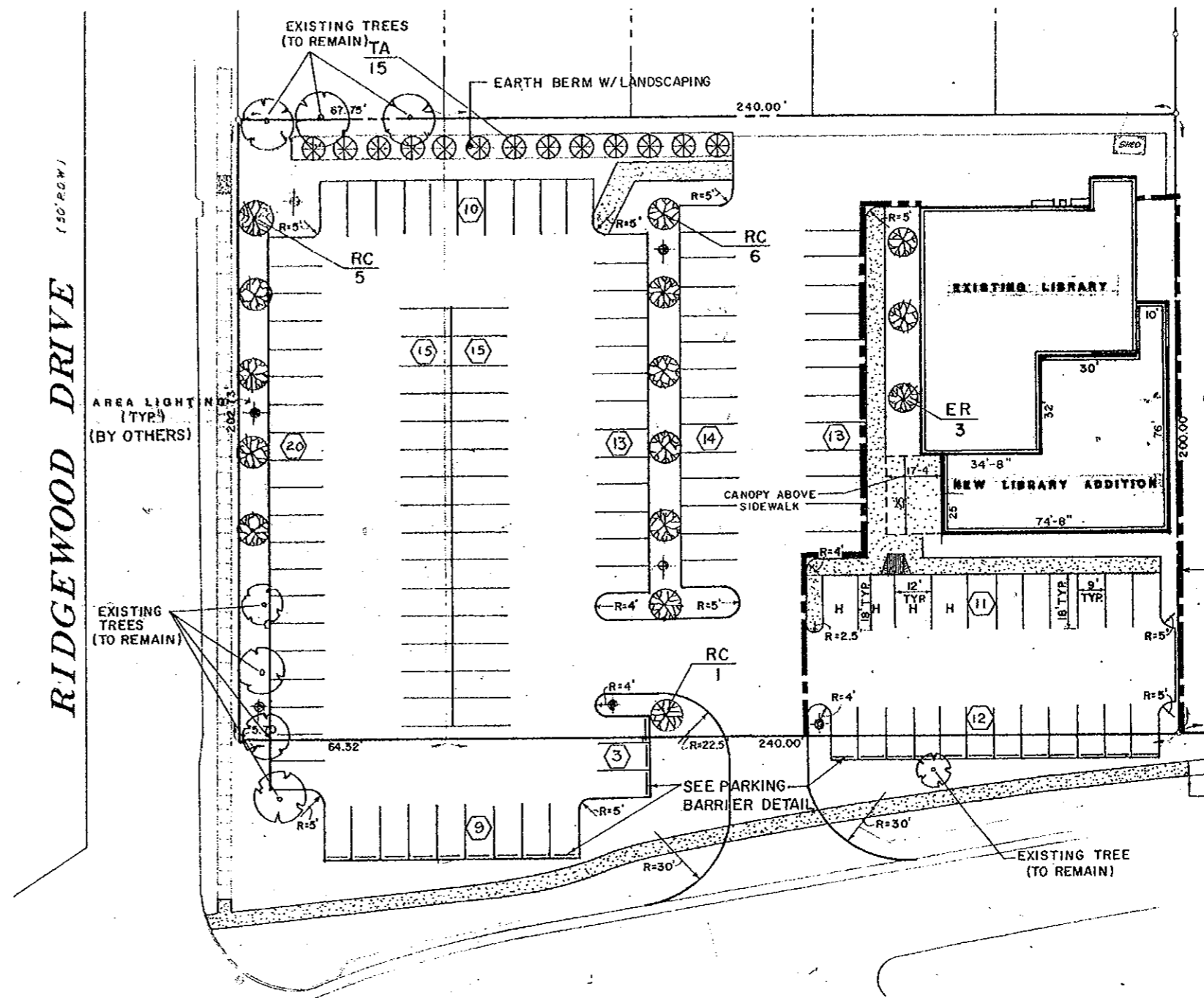
# COMMUNITY DESIGN CHARETTE

FEBRUARY 18, 2005

SITE DESIGN: GUIDELINES	
BUSINESS DISTRICT	
- BUILDING (LIBRARY)	GREATER/EQUAL TO 50' FROM ANY ADJOINING PROPERTY LINE
- YARDS:	SIDE = 5% 25' OR EQUAL TO BUILDING HEIGHT AT RESIDENTIAL REAR = 60% 25' OR EQUAL TO BUILDING HEIGHT AT RESIDENTIAL FRONT = 80% OR AVE. OF EXISTING BLDGS. 200' EACH SIDE IF GREATER/EQUAL TO 60'
- CORNER LOT:	50' MIN. AT SIDE STREET
- MAXIMUM BUILDING HEIGHT:	45'
- BUILDING FOOTPRINT:	33 % MAX. OF LOT (CSF)
- MAXIMUM PAVEMENT:	80%



SITE PLAN  
1" = 20'-0"



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OPTION II - MCGRAW RENOVATIONS & ADDITIONS

6324

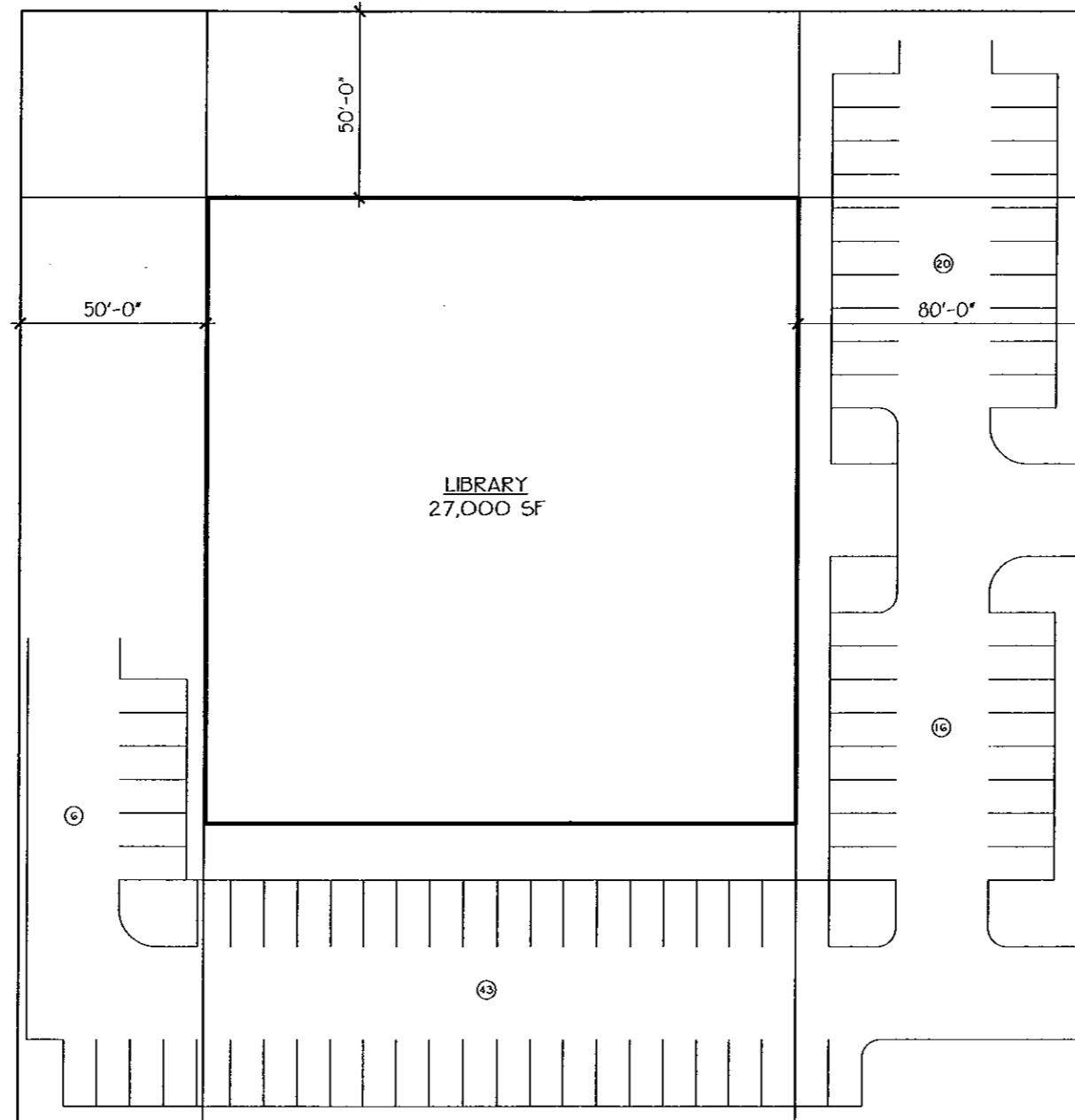
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# COMMUNITY DESIGN CHARETTE

FEBRUARY 18, 2005

SITE DESIGN: GUIDELINES	
BUSINESS DISTRICT	
- BUILDING (LIBRARY)	GREATER/EQUAL TO 50' FROM ANY ADJOINING PROPERTY LINE
- YARDS:	SIDE = 5' 25' OR EQUAL TO BUILDING HEIGHT AT RESIDENTIAL REAR = 60' 25' OR EQUAL TO BUILDING HEIGHT AT RESIDENTIAL FRONT = 80' OR AVE. OF EXISTING BLDGS. 200' EACH SIDE IF GREATER/EQUAL TO 60'
- CORNER LOT:	50' MIN. AT SIDE STREET
- MAXIMUM BUILDING HEIGHT:	45'
- BUILDING FOOTPRINT:	33 1/3 % MAX. OF LOT (SF)
- MAXIMUM IMPERVIOUS:	80%



SITE PLAN - 2.0 ACRES  
1" = 20'-0"

(1) STORY FACILITY - 27,000 SF



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**OPTION III - (2) NEW FACILITIES - BRANCH "A"**

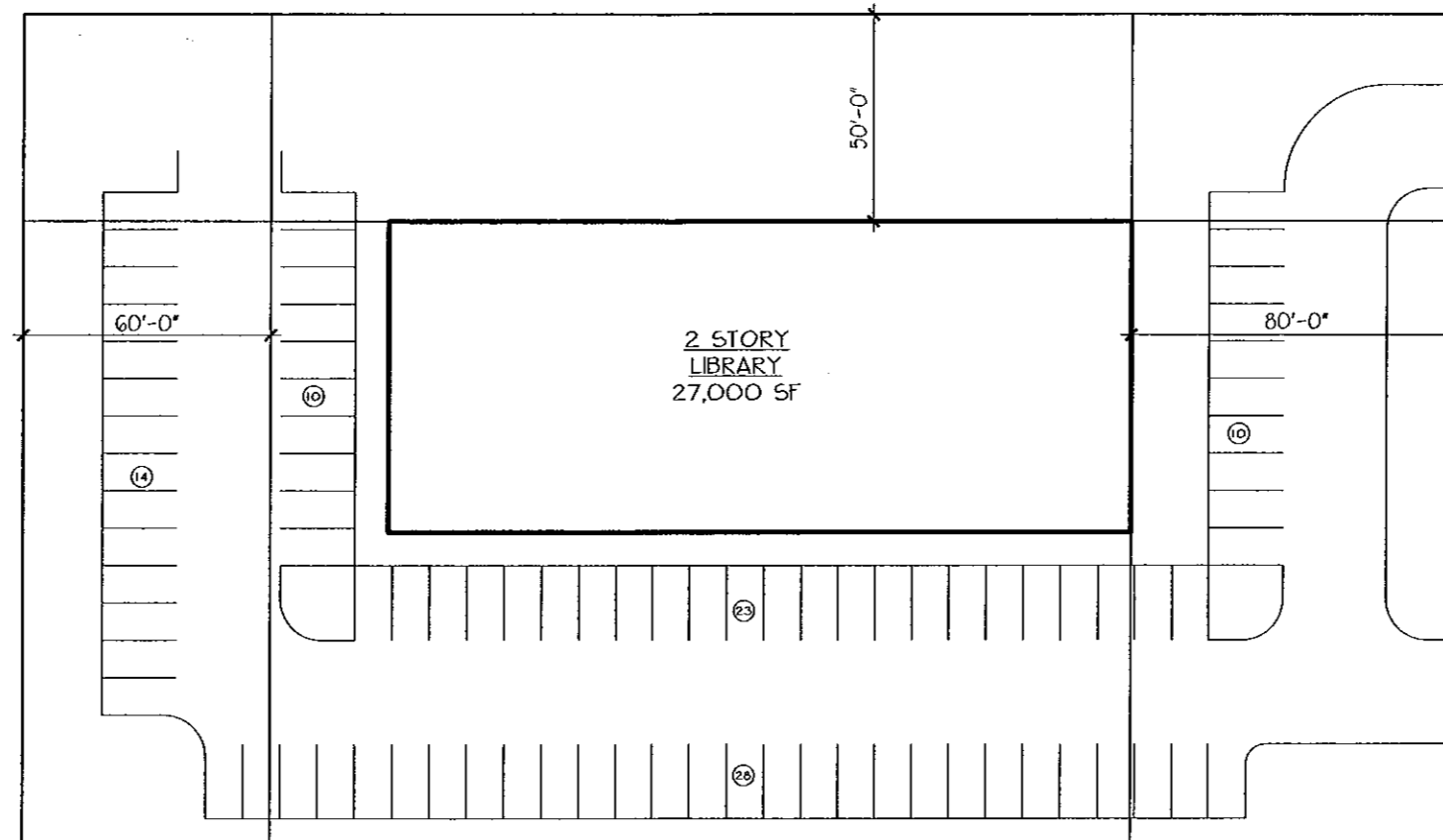
6324

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# COMMUNITY DESIGN CHARETTE

FEBRUARY 18, 2005

SITE DESIGN: GUIDELINES	
BUSINESS DISTRICT	
- BUILDING (LIBRARY)	GREATER/EQUAL TO 50' FROM ANY ADJOINING PROPERTY LINE
- YARDS:	SIDE = 5' 25' OR EQUAL TO BUILDING HEIGHT AT RESIDENTIAL REAR = 60' 25' OR EQUAL TO BUILDING HEIGHT AT RESIDENTIAL FRONT = 80' OR AVE. OF EXISTING BLDGS. 200' EACH SIDE IF GREATER/EQUAL TO 60'
- CORNER LOT:	50' MIN. AT SIDE STREET
- MAXIMUM BUILDING HEIGHT:	45'
- BUILDING FOOTPRINT:	33 1/2 % MAX. OF LOT (SF)
- MAXIMUM PERVIOUS:	80%



PARKING = 85 SPACES

SITE PLAN - 1.6 ACRES  
1" = 20'-0"

(2) STORY FACILITY - 27,000 SF



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**OPTION III - (2) NEW FACILITIES - BRANCH "B"**

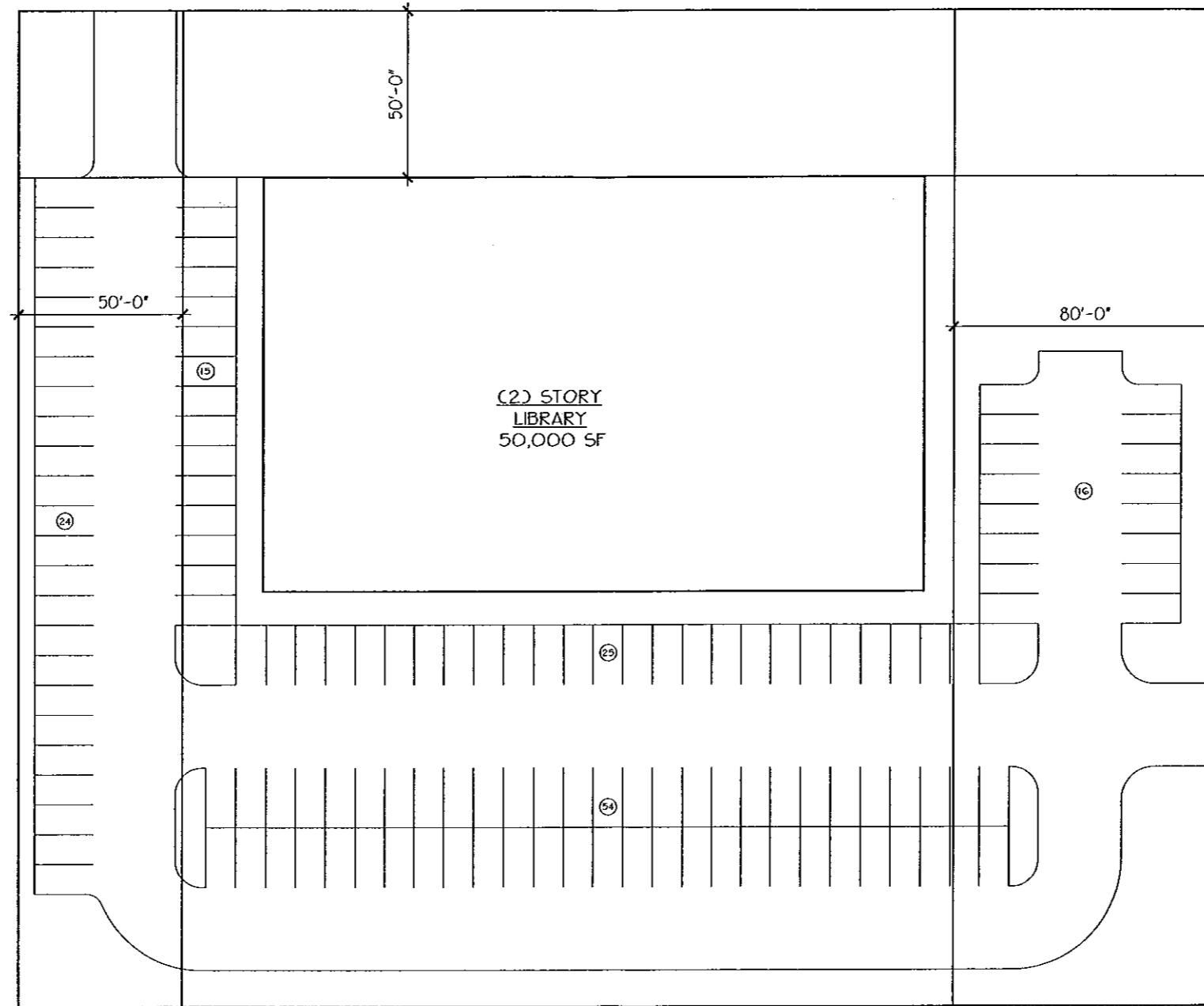
6324

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# COMMUNITY DESIGN CHARETTE

FEBRUARY 18, 2005

SITE DESIGN: GUIDELINES	
BUSINESS DISTRICT	
- BUILDING (LIBRARY)	GREATER/EQUAL TO 50' FROM ANY ADJOINING PROPERTY LINE
- YARDS:	SIDE = 5' 25' OR EQUAL TO BUILDING HEIGHT AT RESIDENTIAL REAR = 60' 25' OR EQUAL TO BUILDING HEIGHT AT RESIDENTIAL FRONT = 80' OR AVE. OF EXISTING BLDGS, 200' EACH SIDE IF GREATER/EQUAL TO 60'
- CORNER LOT:	50' MIN. AT SIDE STREET
- MAXIMUM BUILDING HEIGHT:	45'
- BUILDING FOOTPRINT:	33 1/3 % MAX. OF LOT (SF)
- MAXIMUM IMPERVIOUS:	80%



PARKING = 150 SPACES

SITE PLAN - 2.5 ACRES  
1" = 20'-0"

(2) STORY FACILITY - 50,000 SF



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**OPTION IV - (1) COMBINED FACILITY - OPTION "B" 6324**

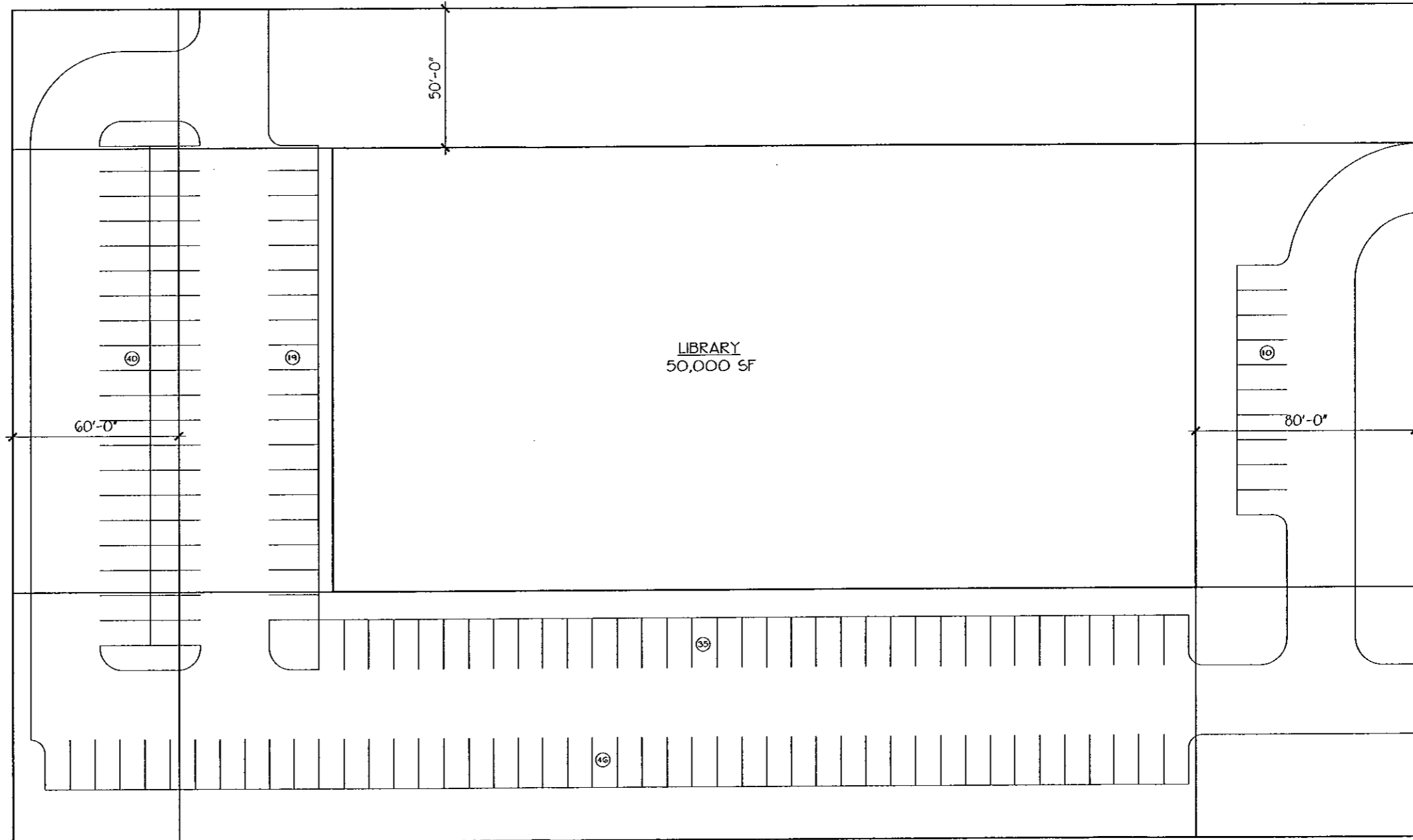


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# COMMUNITY DESIGN CHARETTE

FEBRUARY 18, 2005

SITE DESIGN: GUIDELINES	
<b>BUSINESS DISTRICT</b>	
- BUILDING (LIBRARY)	GREATER/EQUAL TO 50' FROM ANY ADJOINING PROPERTY LINE
- YARDS:	SIDE = 5/1 25' OR EQUAL TO BUILDING HEIGHT AT RESIDENTIAL REAR = 60/1 25' OR EQUAL TO BUILDING HEIGHT AT RESIDENTIAL FRONT = 80' OR AVE. OF EXISTING BLDGS. 200' EACH SIDE IF GREATER/EQUAL TO 60'
- CORNER LOT:	50' MIN. AT SIDE STREET
- MAXIMUM BUILDING HEIGHT:	45'
- BUILDING FOOTPRINT:	33 1/3 % MAX. OF LOT (CSF)
- MAXIMUM PERVIOUS:	80%



PARKING = 150 SPACES

SITE PLAN - 3.5 ACRES  
1" = 20'-0"

(1) STORY FACILITY - 50,000 SF



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**OPTION IV - (1) COMBINED FACILITY - OPTION "A" 6324**

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