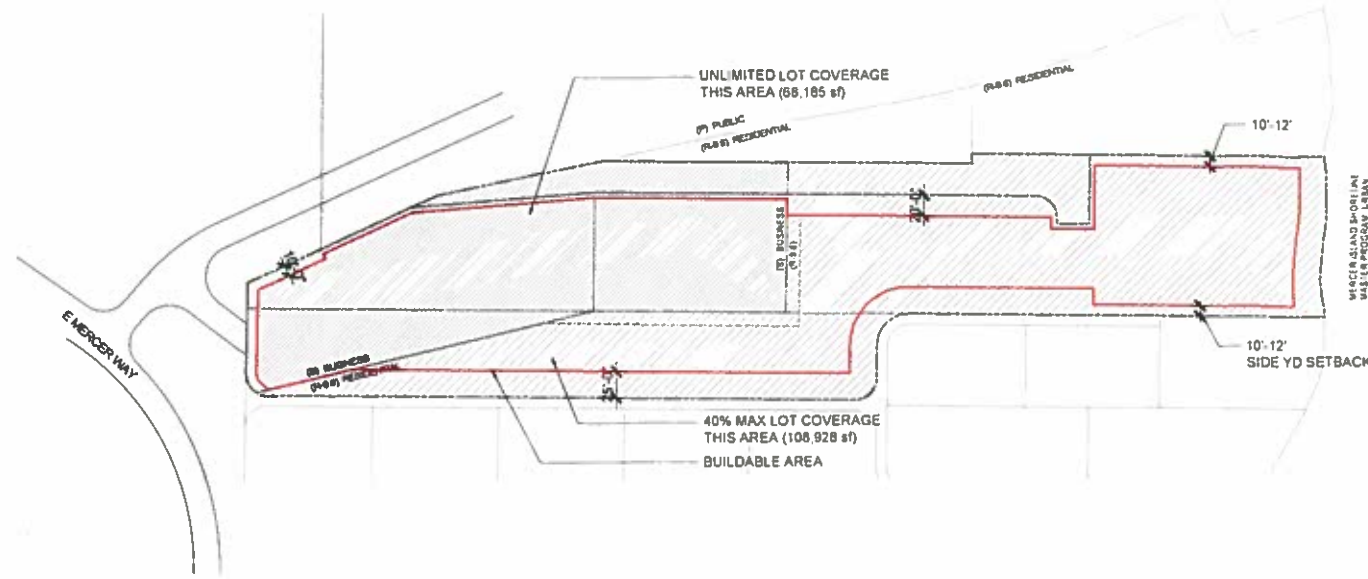
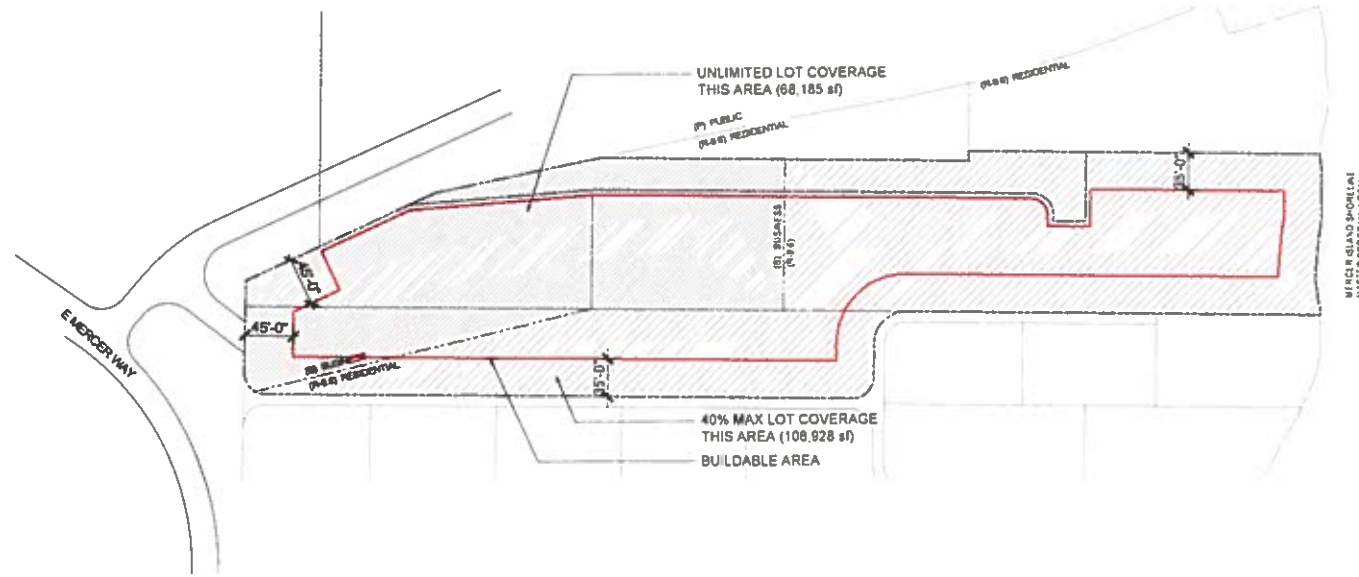


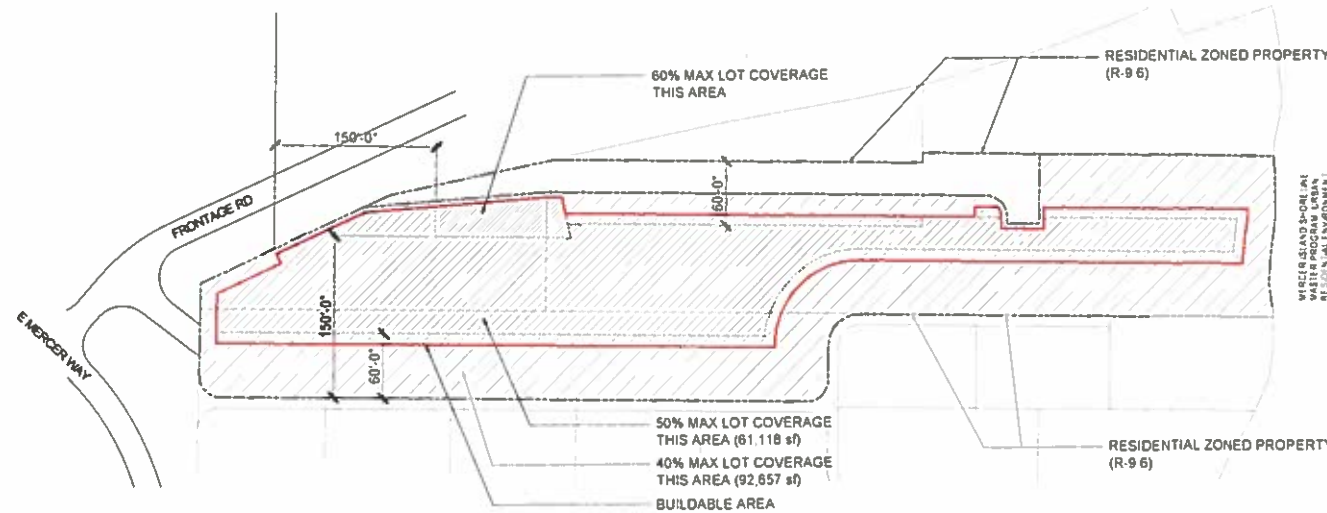
SF R-9.6 & BUSINESS



PRIVATE SCHOOL (CUP)



COMMUNITY FACILITY (CF) ZONE



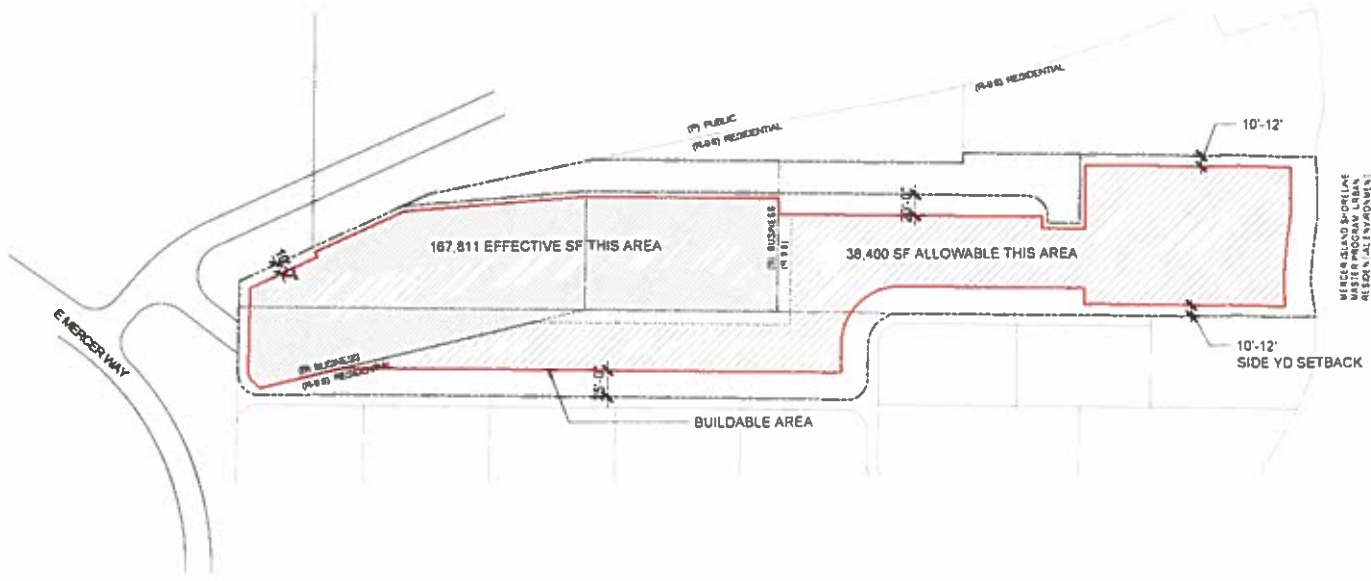
	Existing Physical Condition	Business & R-9.6	Private School (CUP)	Community Facility (CF)
Lot Area (sf)	177,665	177,665	177,665	177,665
Lot Area (ac)	4.08	4.08	4.08	4.08
LOT COVERAGE				
Area for 60% Coverage			28,578	4,167
Coverage Allowed (Footprint)			17,147	2,500
Area for 50% Coverage			47,622	61,118
Coverage Allowed (Footprint)			23,811	30,559
Area for 40% Coverage			43,593	92,657
Coverage Allowed (Footprint)			21,797	37,063
Area for Business Coverage Allowed Unlimited		68,185	68,185	
Area for R-9.6 Coverage Allowed 40% Max		108,928	108,928	
		43,571	43,571	
Total Coverage Allowed	58%	63%	63%	39%

PRELIMINARY STUDY
HERZL - LOT COVERAGE

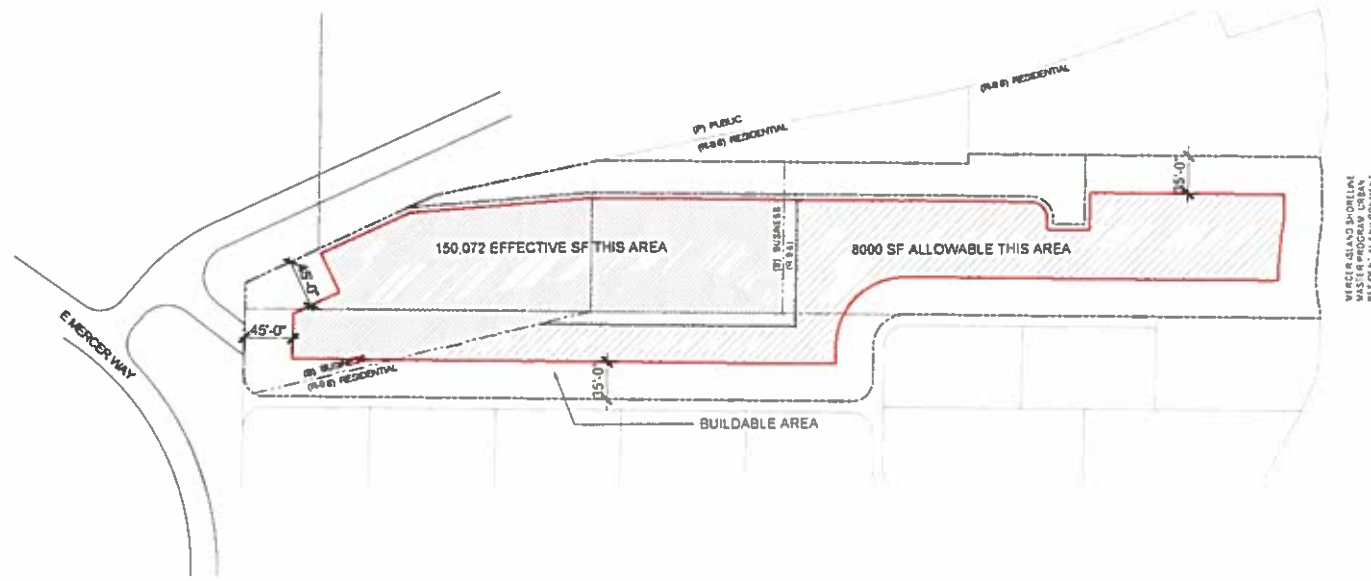
Based on Preliminary Draft Code for Community Facility Zone 19.04.060 - Attachment A January 23, 2019



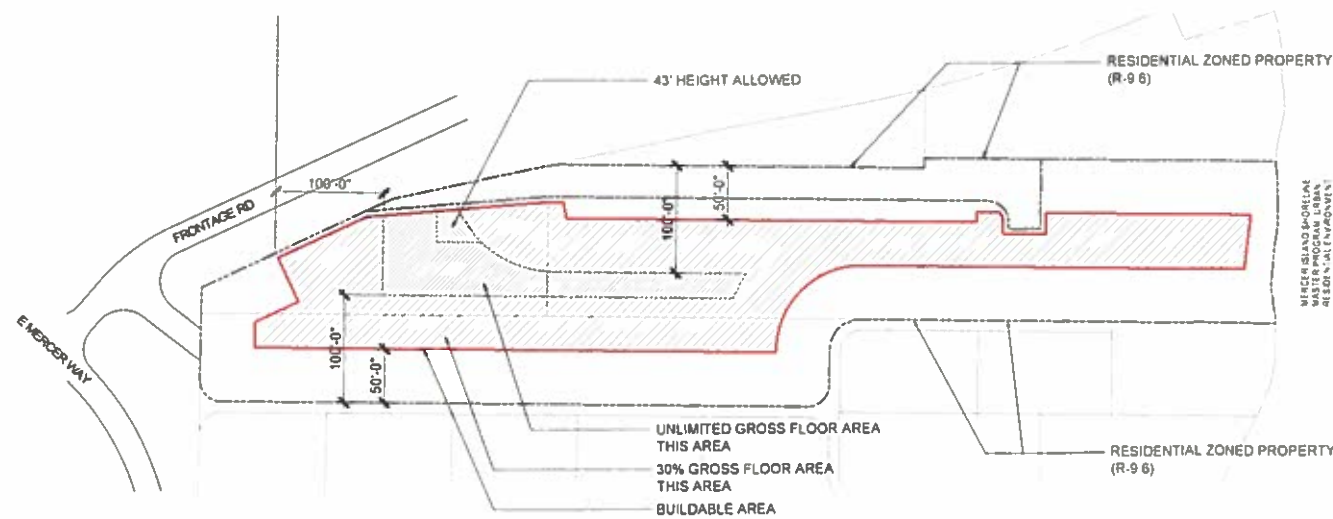
SF R-9.6 & BUSINESS



PRIVATE SCHOOL (CUP)



COMMUNITY FACILITY (CF) ZONE



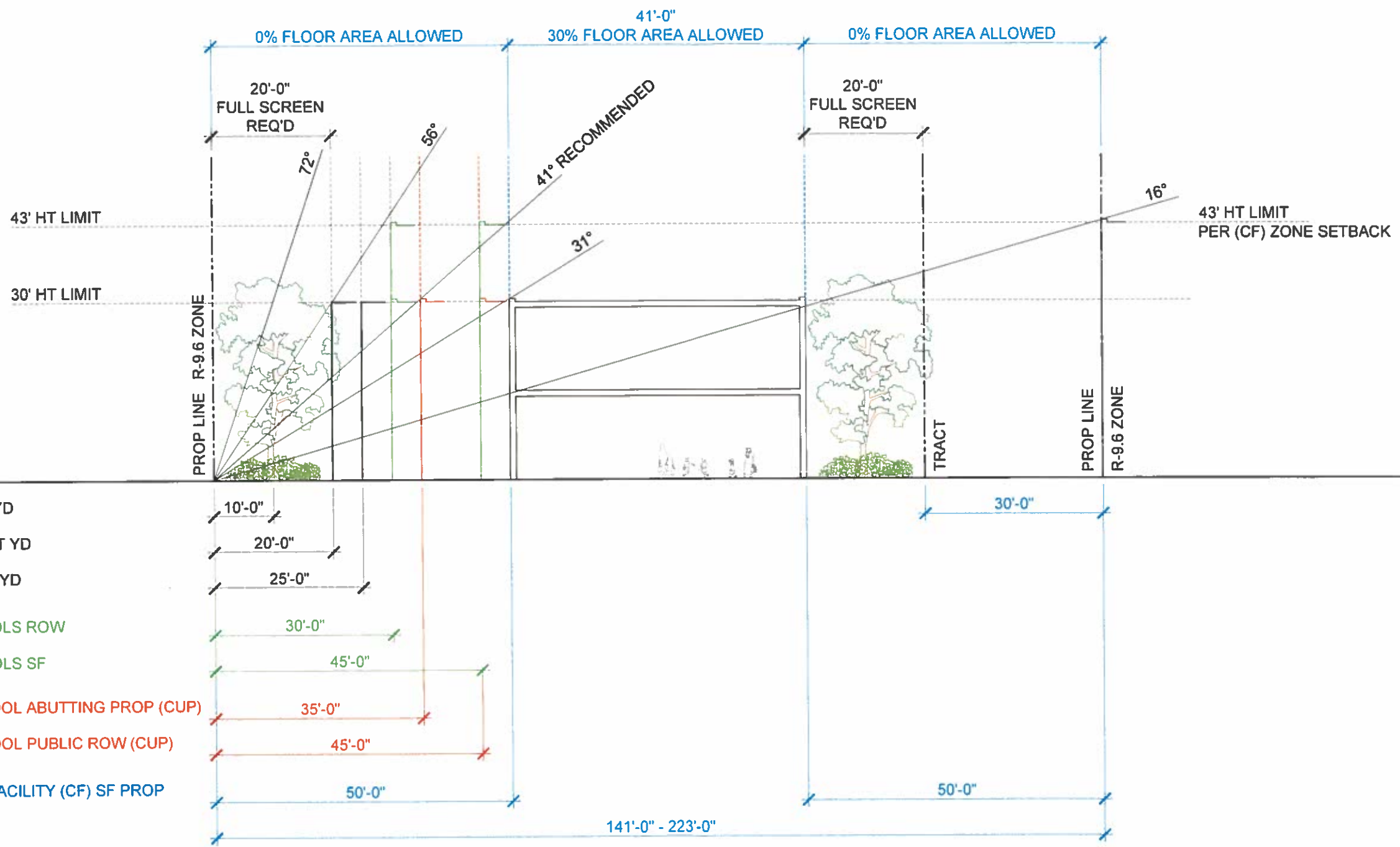
	Business & R-9.6	Private School (CUP)	Community Facility (CF)
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Lot Area (sf)	177,665	177,665	177,665
Lot Area (ac)	4.08	4.08	4.08
GROSS FLOOR AREA			
Lot Area for 30% GFA Allowed GFA			65,632
			19,690
Area for Unlimited GFA			12,950
Area for 30' Height Stories			12,075
			2
Allowable GFA			24,150
Area for 43' Height Stories			875
			3
Allowable GFA			2,625
Area zoned Business	167,811	150,072	
Area zoned R-9.6	38,400	8,000	
Total Allowable GFA	206,211	158,072	46,465

PRELIMINARY STUDY
HERZL - GROSS FLOOR AREA

Based on Preliminary Draft Code for Community Facility Zone 19.04.060 - Attachment A
January 23, 2019



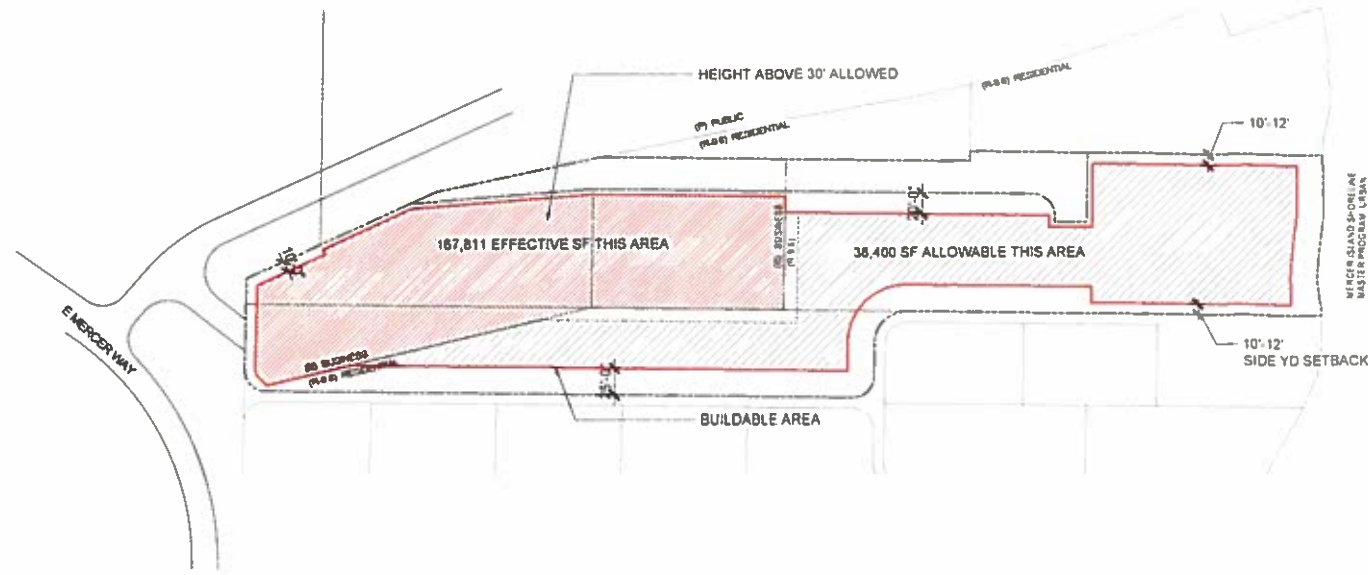


**PRELIMINARY STUDY
HERZL - SETBACKS & BUFFER
1"=40'**

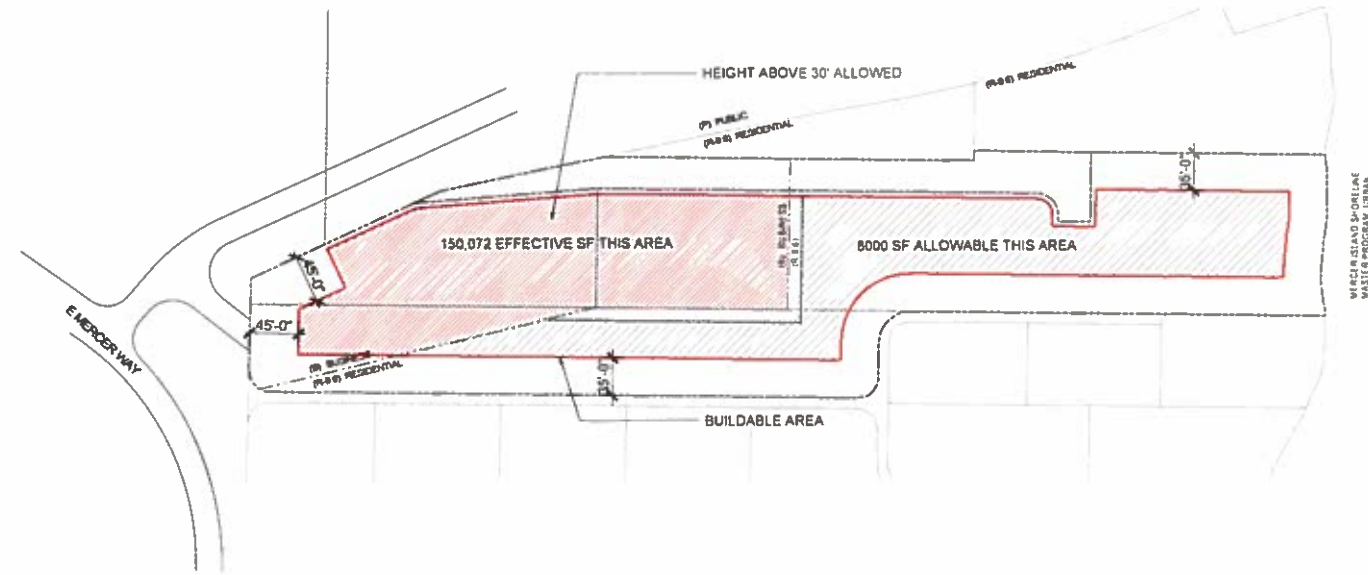
Based on Preliminary Draft Code for
Community Facility Zone 19.04.060 - Attachment A
January 23, 2019



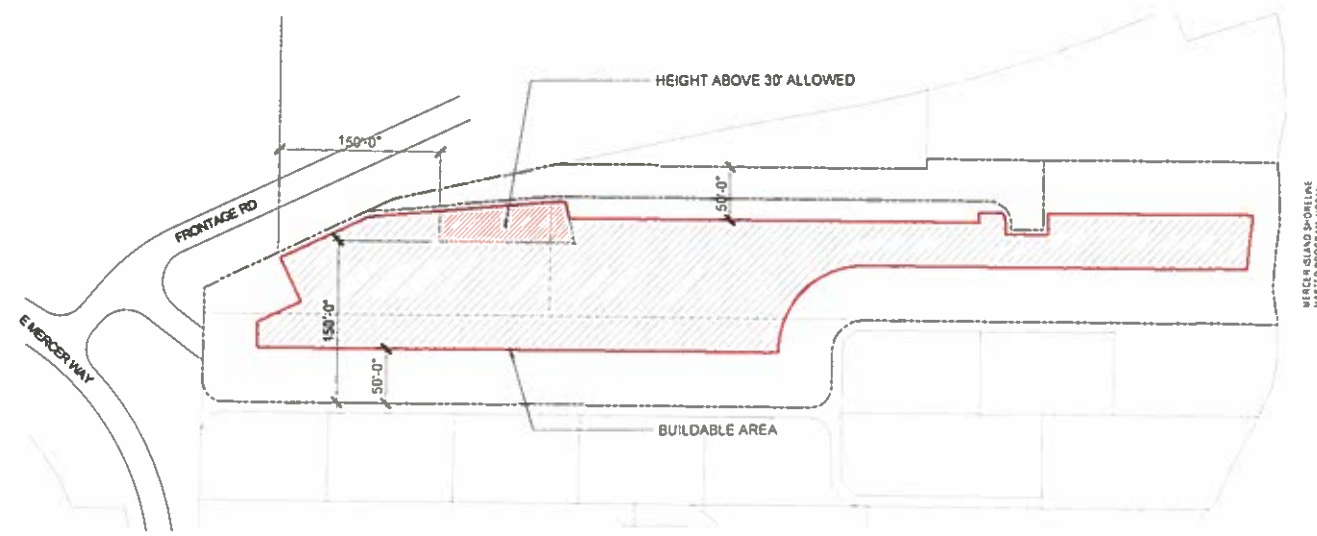
SF R-9.6 & BUSINESS



PRIVATE SCHOOL (CUP)



COMMUNITY FACILITY (CF) ZONE

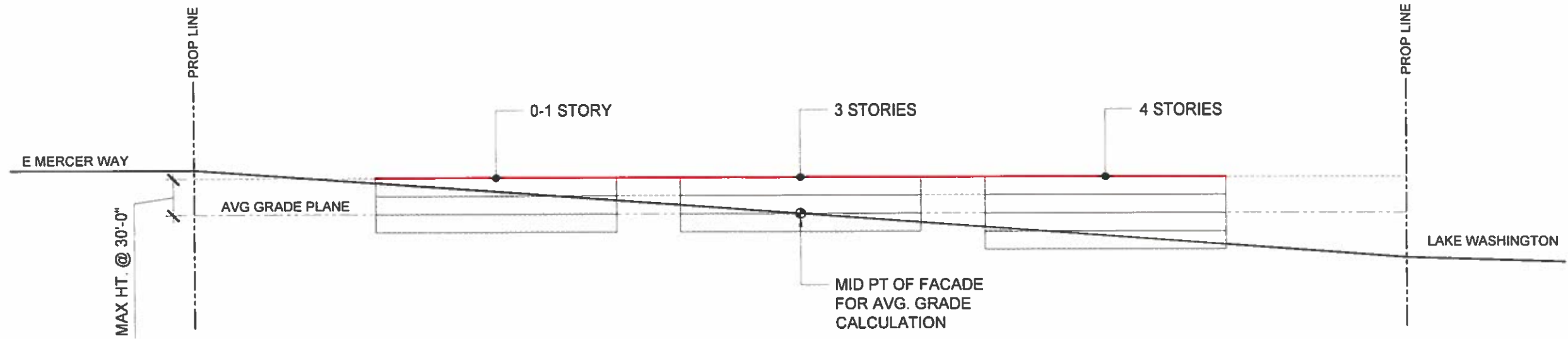


PRELIMINARY STUDY
HERZL - BUILDING HEIGHT

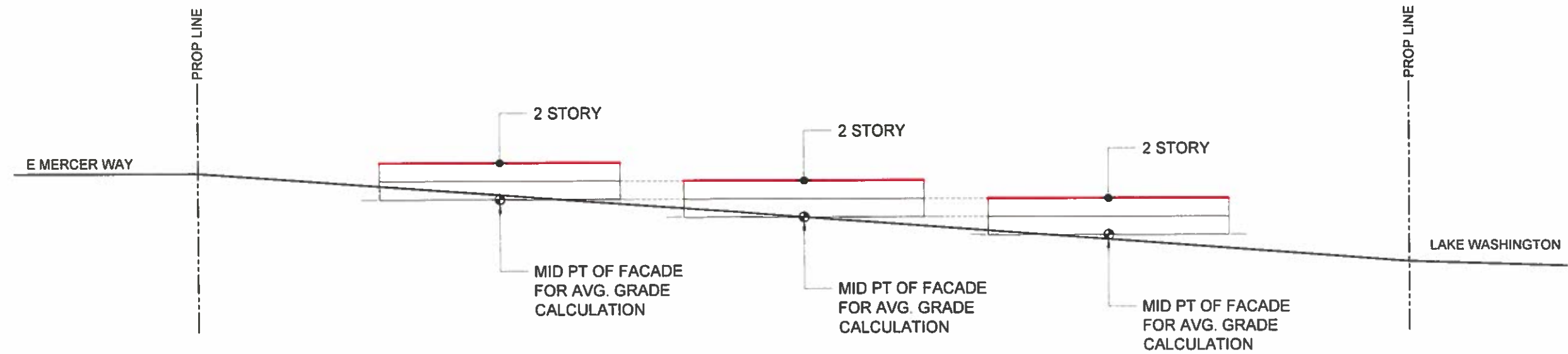
Based on Preliminary Draft Code for
Community Facility Zone 19.04.060 - Attachment A
January 23, 2019



COMMUNITY FACILITY (CF) ZONE
EXISTING HT
CALCULATION



ALTERNATIVE
CONTEXTUAL HT
CALCULATION
(SEE 19.11.030.3)



PRELIMINARY STUDY
HERZL - BUILDING HEIGHT
1"=50'

Based on Preliminary Draft Code for
Community Facility Zone 19.04.060 - Attachment A
January 23, 2019

