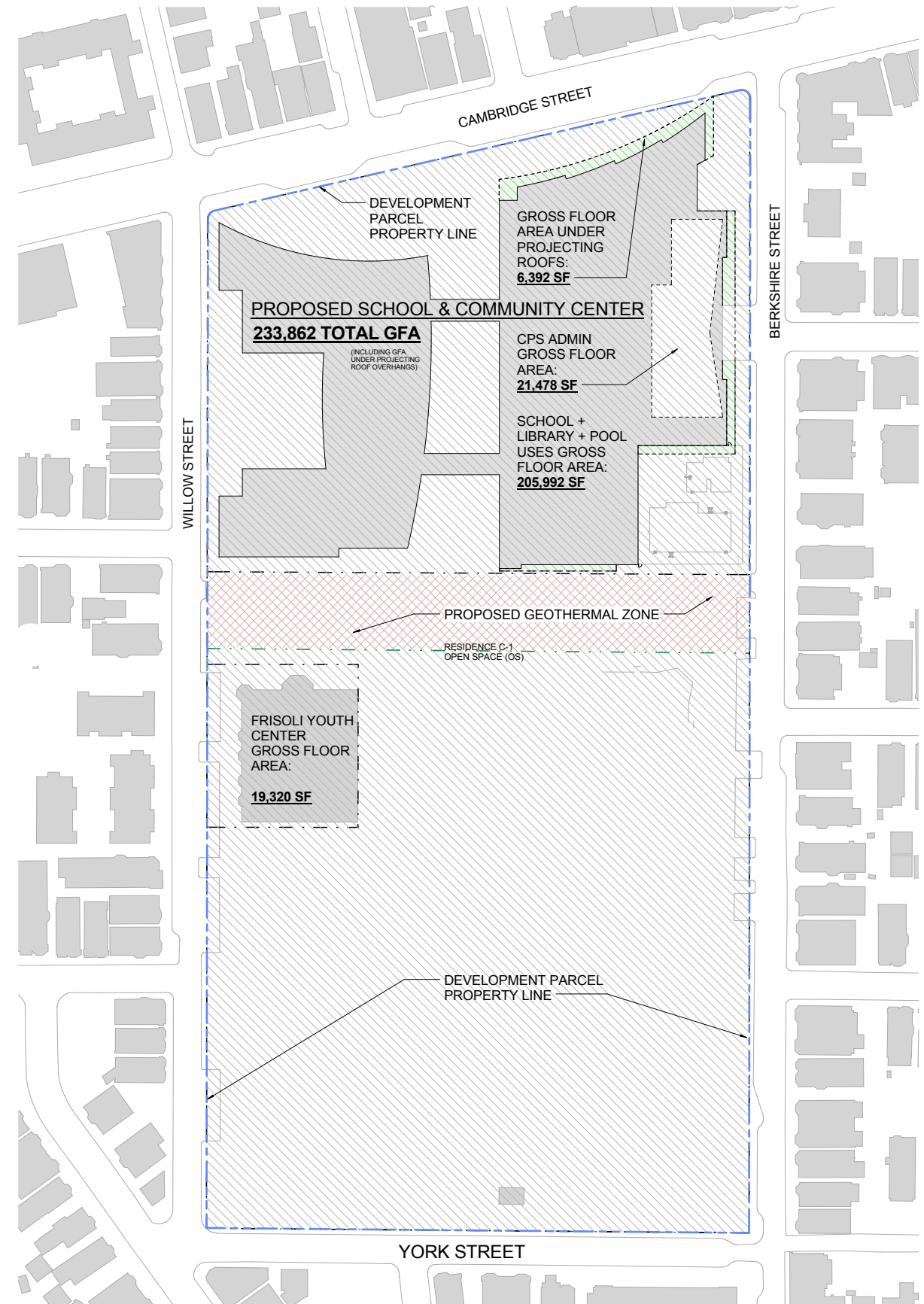
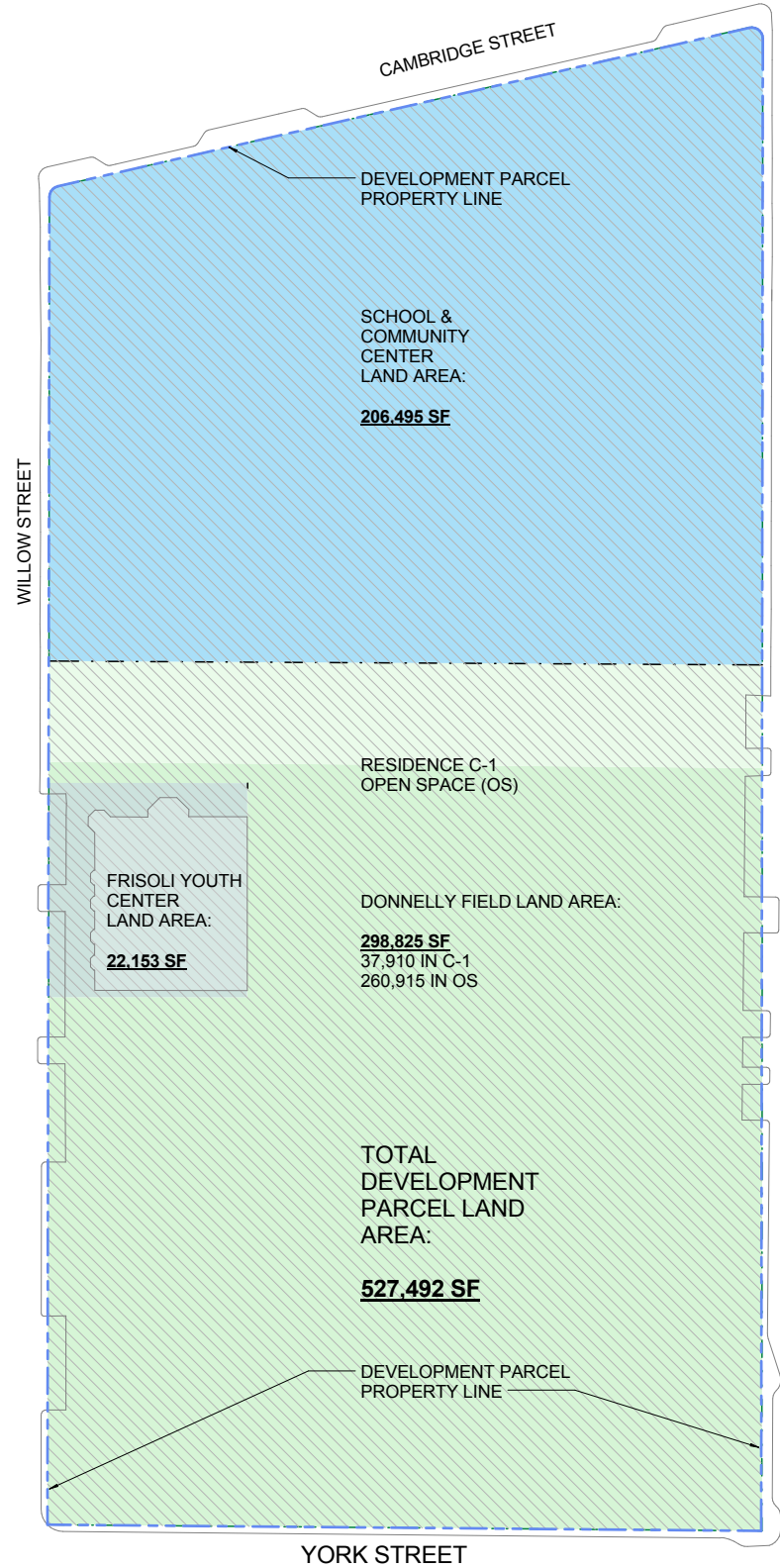


ATTACHMENT B

Zoning Analysis Calculations & Diagrams



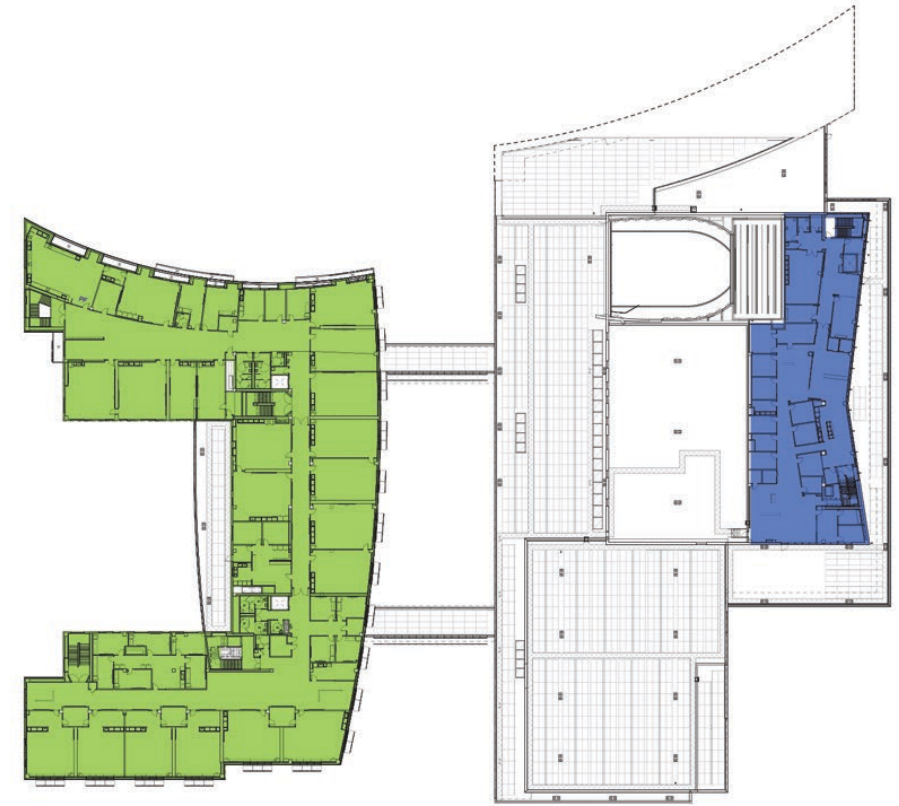


- MUNICIPAL K-8 SCHOOL USE GFA : 205,992 SF
- GENERAL OFFICE (CPS ADMIN) GSF : 21,478 SF
- GFA UNDER EXT. PROJECTING ROOFS : 6,392 SF
- TOTAL PROPOSED GSF : 233,862 SF

- CPS ADMIN = 10% OF PROJECT GSF
- SCHOOL = 90% OF PROJECT GSF



5 FAR GSF - LEVEL 4
1/32" = 1'-0"



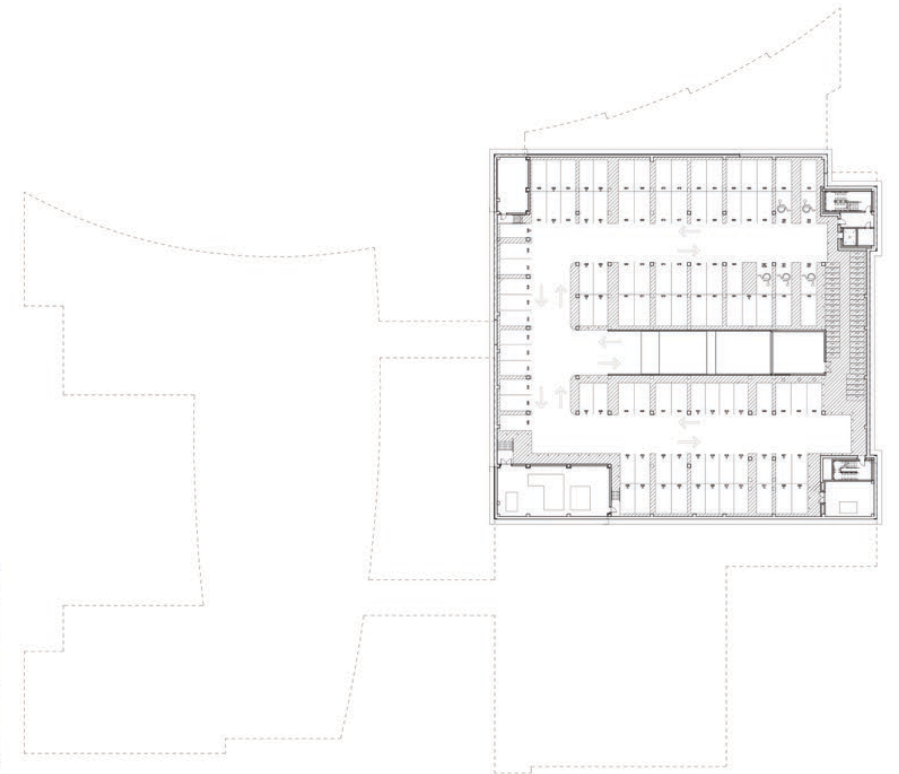
4 FAR GSF - LEVEL 3
1/32" = 1'-0"



3 FAR GSF - LEVEL 2
1/32" = 1'-0"



2 FAR GSF - LEVEL 1
1/32" = 1'-0"



1 FAR GSF - LEVEL 0
1/32" = 1'-0"



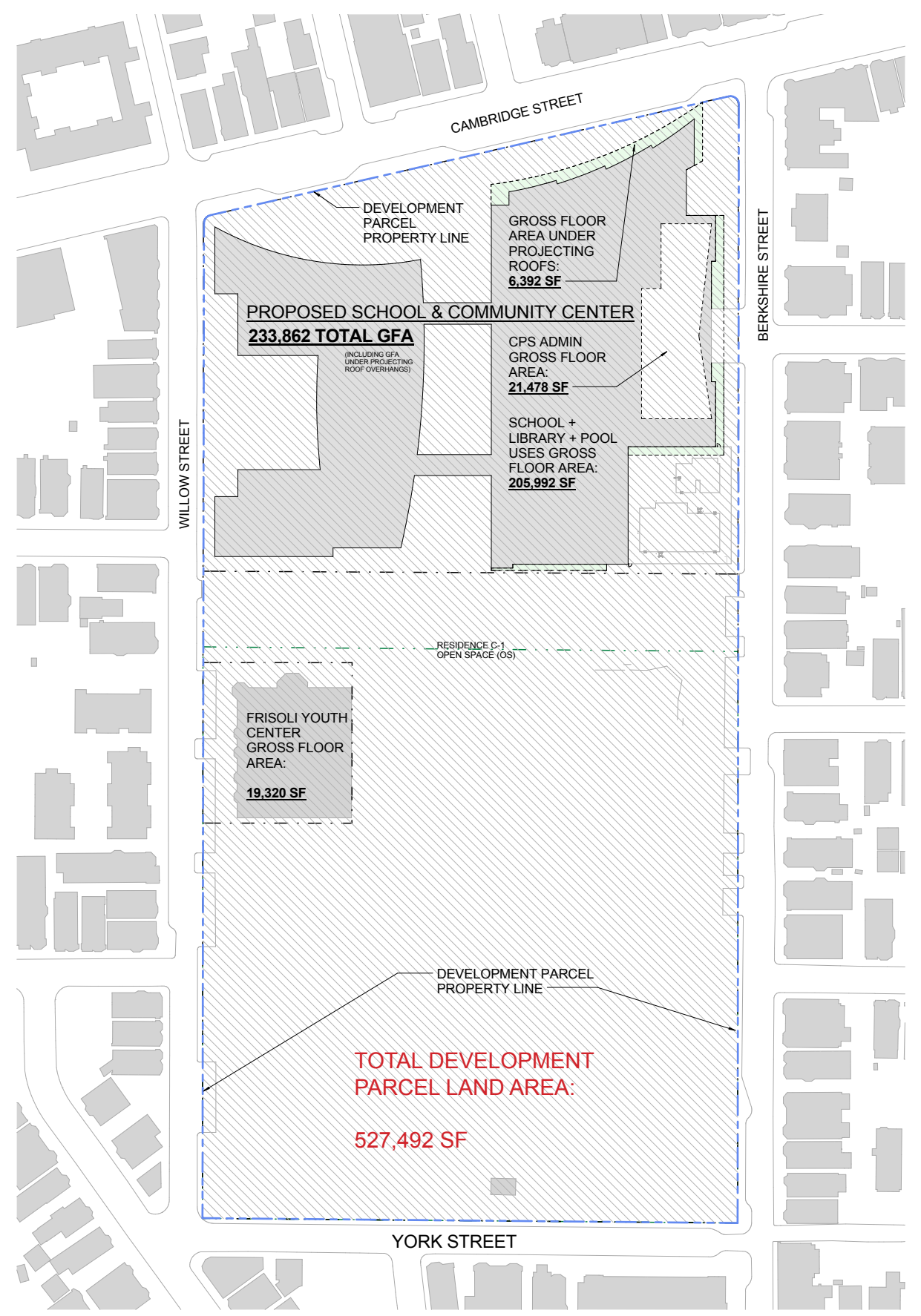
F.A.R. ANALYSIS

TOTAL DEVELOPMENT PARCEL LAND AREA: 527,492 SF
 LAND AREA IN C-1 ZONING DISTRICT: 244,405 SF
 LAND ARE IN OPEN SPACE ZONING DISTRICT: 283,068 SF

C-1 LAND AREA X .75 F.A.R. = 183,304 GFA
 OPEN SPACE LAND AREA X .25 F.A.R. = 70,767 GFA
 254,071 GFA ALLOWABLE TOTAL

SCHOOL / LIBRARY / POOL / CPS
 GFA (INCL. ROOF OVERHANGS): AS DESIGNED: 233,862 SF
 FRISOLI YOUTH CENTER GFA: AS BUILT: 19,320 SF
 253,182 GFA TOTAL ON SITE

253,182 GFA < 254,071 GFA
DOES COMPLY



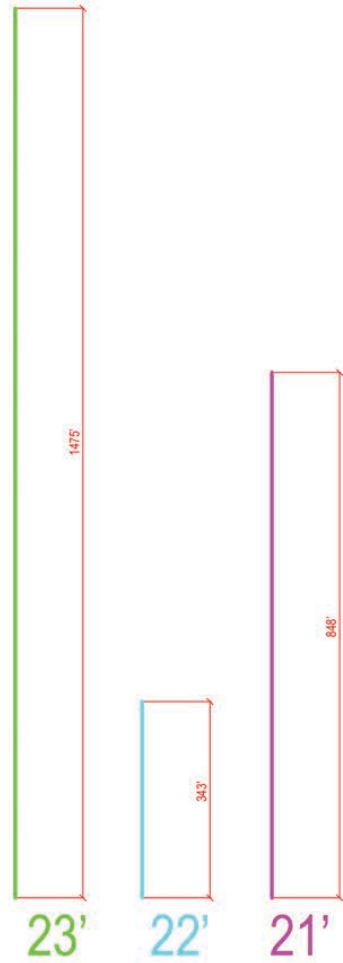
HEIGHT ANALYSIS

MEAN GRADE CALCULATIONS

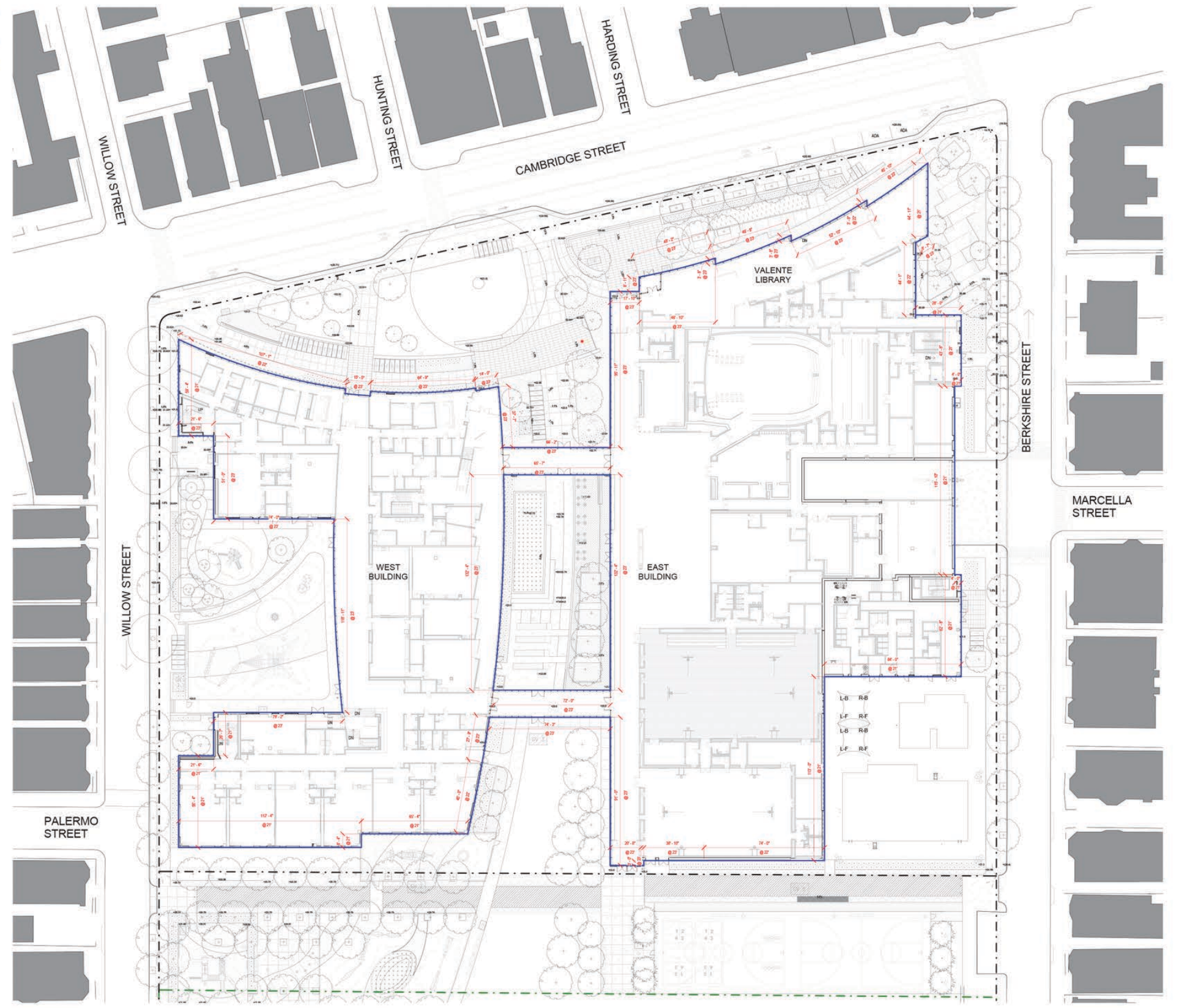
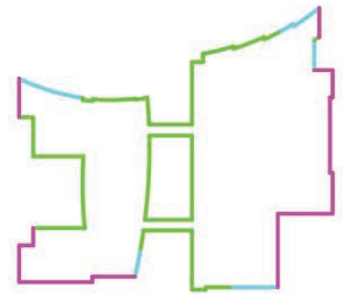
- 1,475 LINEAR FEET BLDG @ 23' GRADE (55% OF PERIM.) —
- 343 LINEAR FEET BLDG @ 22' GRADE (13% OF PERIM.) —
- 848 LINEAR FEET BLDG @ 21' GRADE (32% OF PERIM.) —

22' = MEAN GRADE OF BLDG

LEVEL 1 FLOOR @ 23'



2,666' TOTAL PERIMETER		
55%	13%	32%
(1475)	(343)	(848)



HEIGHT ANALYSIS

WITH A PLANNING BOARD SPECIAL PERMIT, THE ALLOWED 5.54 USES OF THE SCHOOLS, LIBRARY & HUMAN SERVICES COMPONENTS (PRE-K, POOL, AFTER-SCHOOL) WOULD COMPLY WITH HEIGHT

THE CPS ADMIN. COMPONENT WOULD NOT COMPLY WITH HEIGHT (SEE PAGE 8 OF THIS ATTACHMENT FOR CPS ADMIN ANALYSIS)

- 16'-42' ABOVE MEAN GRADE
HEIGHT UP TO 45'
ALLOWABLE PER 5.54.1 (D)
- 56' ABOVE MEAN GRADE
HEIGHT UP TO 65'
ALLOWABLE PER SPECIAL PERMIT 5.54.2 (C) IF 50' FROM ANY LOT LINE
- 50' SETBACK FROM PROPERTY LINE
- 10' SETBACK FROM PROPERTY LINE

