PROPERTY LINE

SETBACK & LANDSCAPE AREA

PROPOSED ENTRANCE

EXISTING LIBRARY FOOTPRINT
(152' X 135'-6" =20,596 SF)

EXISTING LIBRARY :

LOWER LEVEL :	21,800 GSF
MAIN LEVEL:	20,596 GSF
SECOND LEVEL	20,596 GSF
TOTAL BUILDING AREA	62,992 GSF

SITE ANALYSIS :

SITE AREA	97,021 SF
PARKING AREA	27,060 SF
SETBACK & LANDSCAPE AREA	29,011 SF
ALLOWABLE BUILDING AREA	40,950 SF

RESULTING BUILDING FOOTPRINT	40,950 SF
TOTAL BUILDING PROGRAM AREA	99,957 GSF
FLOOR AREA RATIO	99,957 / 40,950 = 2.5 STORIES

RIVERSIDE MAIN PUBLIC LIBRARY
RIVERSIDE, CALIFORNIA

PFEIFFER PARTNERS ARCHITECTS INC.

SITE DIAGRAM

SEPTEMBER 28,2009

SCALE: 1" = 30'

0 30' 60' 120'