

R10A Districts – IH and Senior Housing

Narrow street

Even with minimal façade articulation and sub-optimal floor to floor heights and building depths, the existing envelope is unable to accommodate the permitted FAR .

Permitted FAR: **12.0**
Achieved FAR: **11.0**

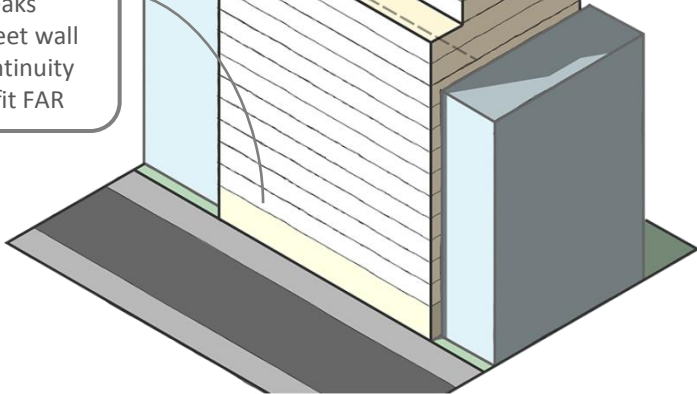
122' base height
185' overall height
70' deep

14' ground floor,
9' on other floors

Building breaks street wall continuity to fit FAR

185'

125'



Existing R10A envelope on narrow street, interior lot

Existing

With allowance for an additional 4 stories (40') over basic modifications, the proposed envelope can accommodate the permitted FAR and has room for articulation, and best practice floor to floor heights and building depths.

Permitted FAR: **12.0**
Achieved FAR: **12.0**

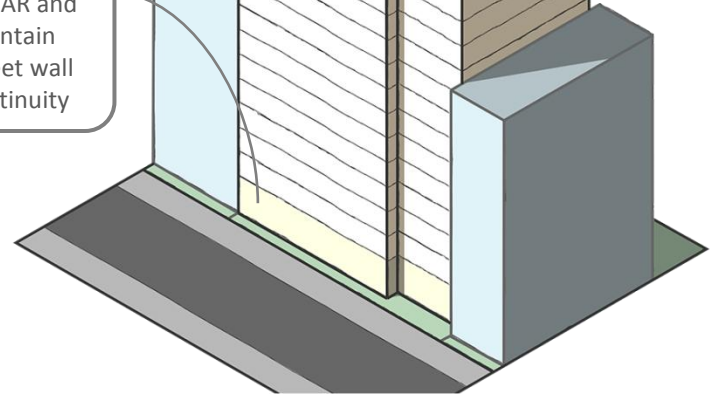
125-135' base height
235' overall height
65' deep

15' ground floor,
10' on other floors

Building can fit FAR and maintain street wall continuity

155'

235'



Proposed R10A envelope on narrow street, interior lot

Proposed

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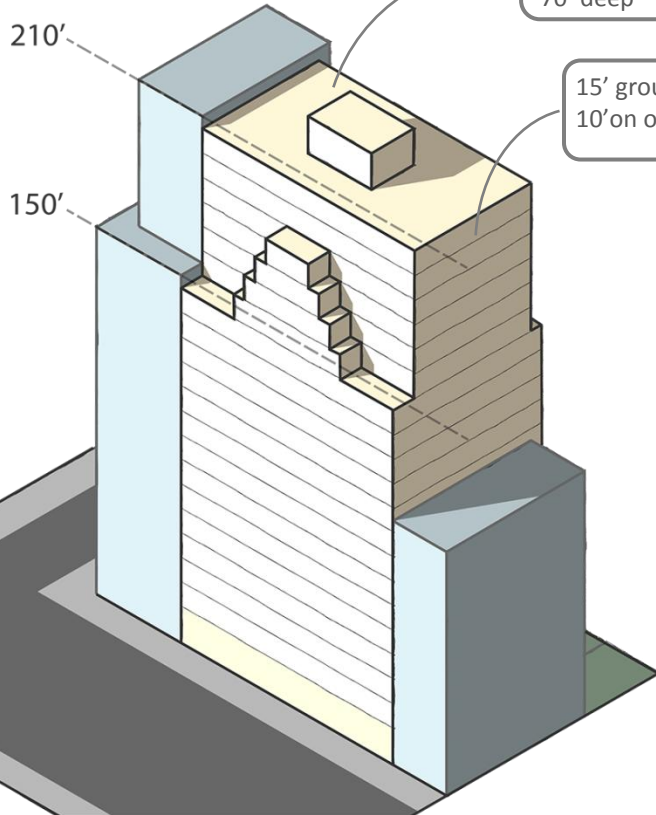
Wide street

Even with minimal façade articulation and sub-optimal building depths, the existing envelope is unable to accommodate the permitted FAR .

Permitted FAR: **12.0**
Achieved FAR: **11.8**

145' base height
205' overall height
70' deep

15' ground floor,
10' on other floors



Existing R10A envelope on wide street, interior lot

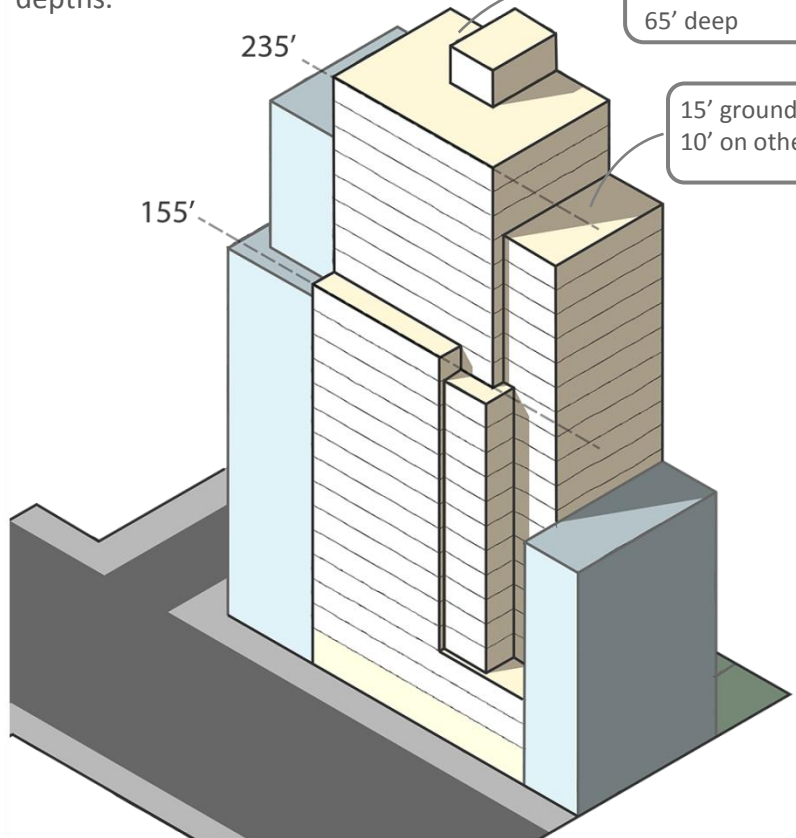
Existing

With allowance for an additional 2 stories (20') over basic modifications, the proposed envelope can accommodate the permitted FAR and has room for articulation, and best practice floor to floor heights and building depths.

Permitted FAR: **12.0**
Achieved FAR: **12.0**

145-155' base height
235' overall height
65' deep

15' ground floor,
10' on other floors



Proposed R10A envelope on narrow street, interior lot

Proposed