

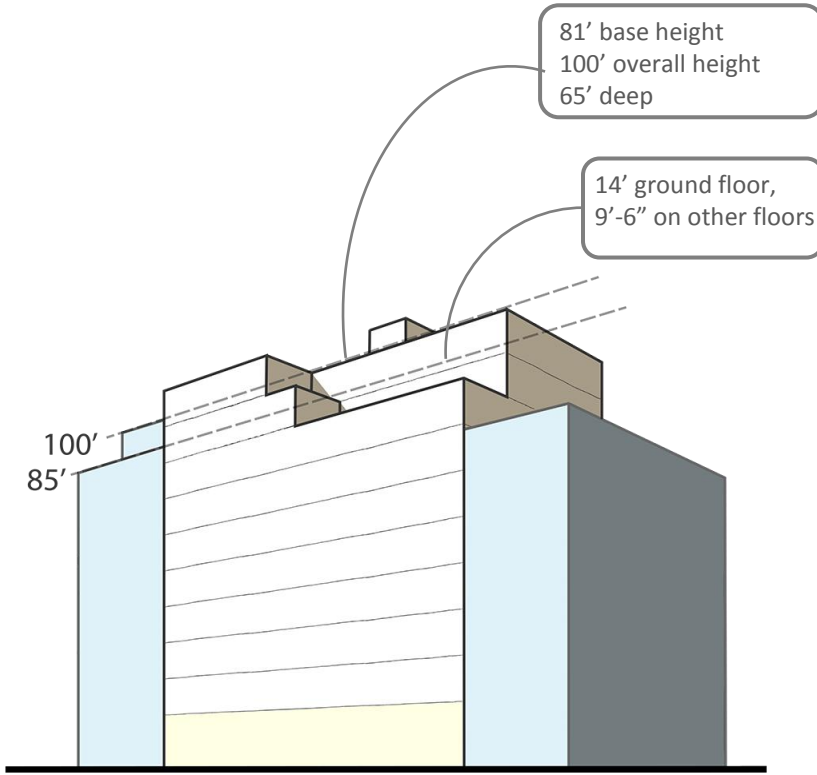
R7D Districts – IH and Senior Housing

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: **5.6**
Achieved FAR: **5.5**

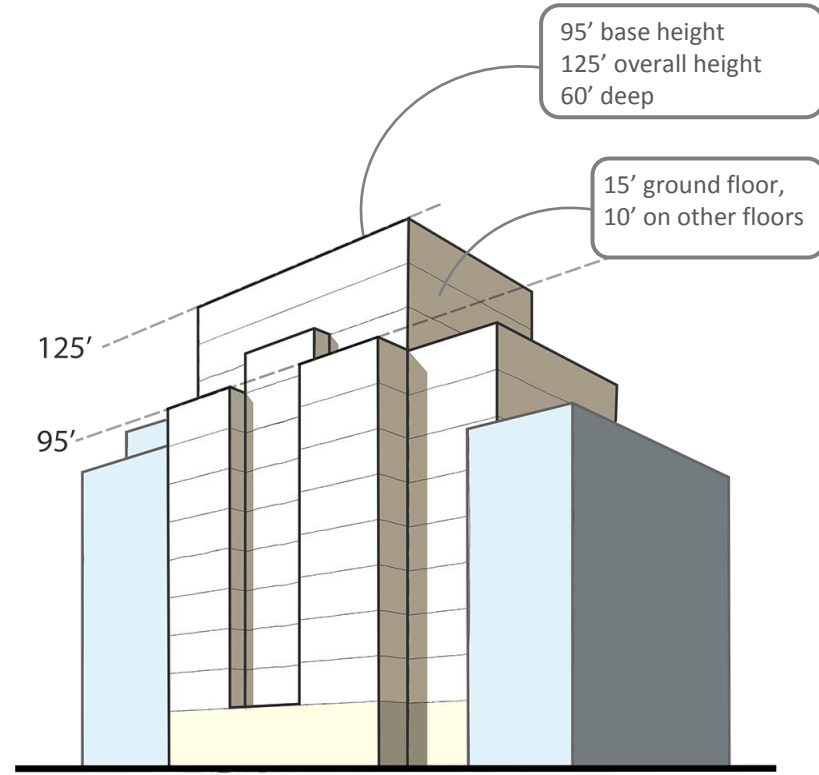
With allowance for an additional 2 stories (20') over basic modifications, the proposed envelope can accommodate the permitted FAR and has room for articulation, and best practice floor to floor heights and building depths.

Permitted FAR: **5.6**
Achieved FAR: **5.6**



Existing R7D envelope on narrow street, interior lot

Existing



Proposed R7D envelope on narrow street, interior lot

Proposed