

R9A Districts – IH and Senior Housing

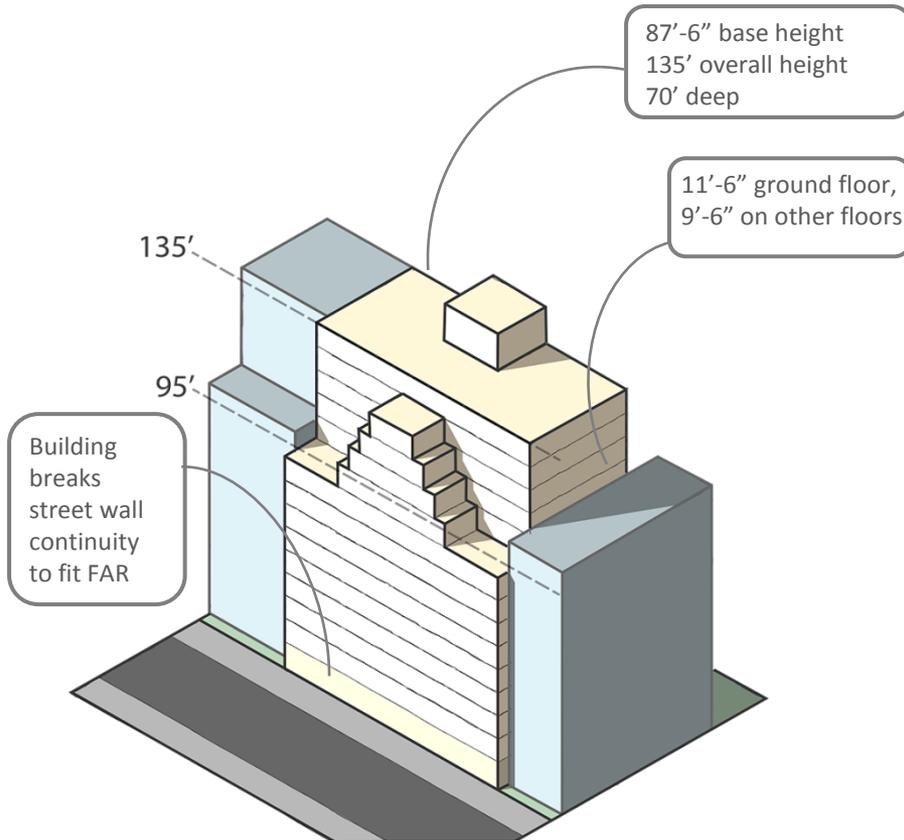
Narrow street

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: **8.5**
Achieved FAR: **7.7**

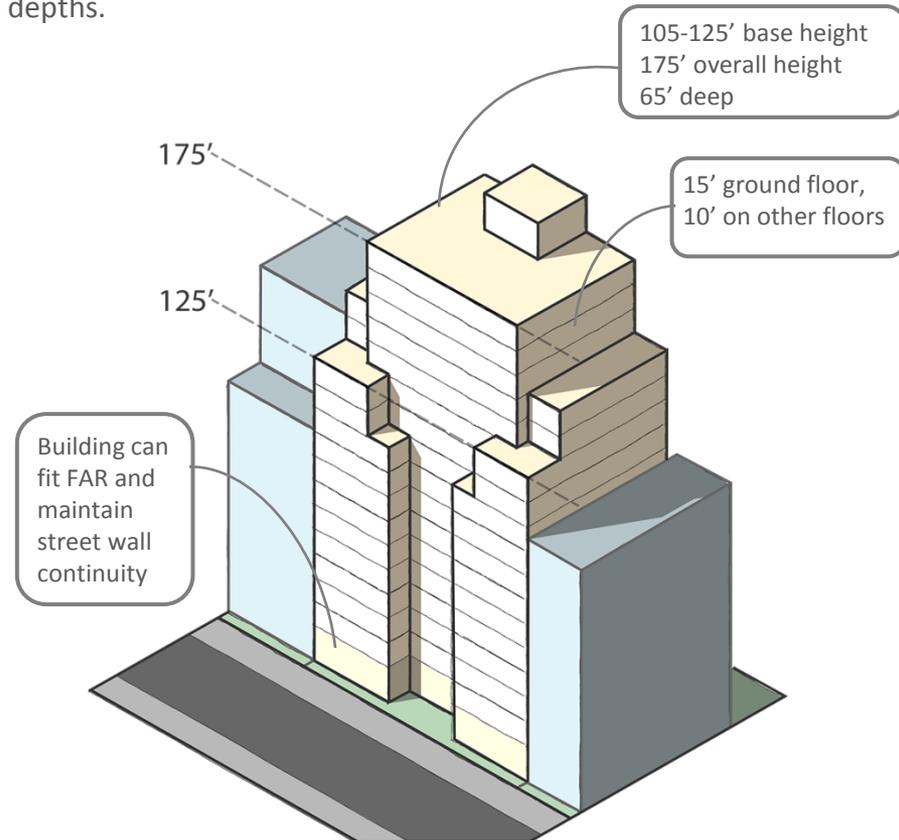
With allowance for an additional 3 stories (30') over basic modifications, the proposed envelope can accommodate the permitted FAR and has room for articulation, and best practice floor to floor heights and building depths.

Permitted FAR: **8.5**
Achieved FAR: **8.5**



Existing R9A envelope on narrow street, interior lot

Existing



Proposed R9A envelope on narrow street, interior lot

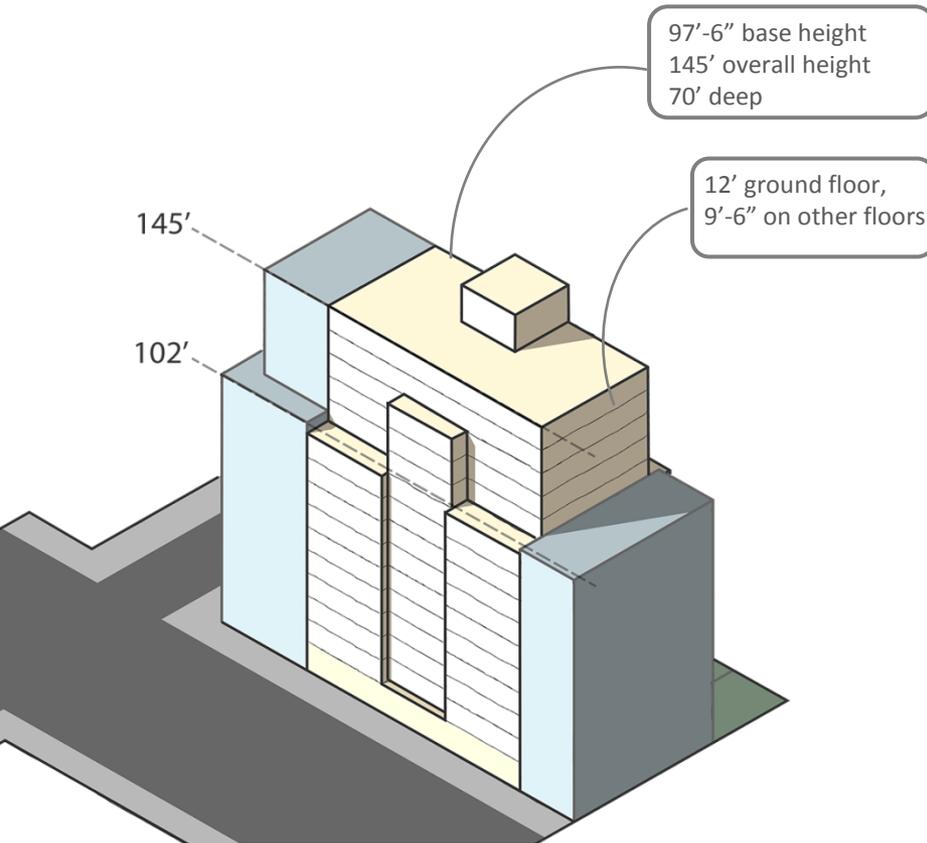
Proposed

R9A Districts – IH and Senior Housing

Wide street

Existing envelope can accommodate permitted FAR, but only with minimal façade articulation and sub-optimal floor to floor heights and building depth.

Permitted FAR: **8.5**
Achieved FAR: **8.5**

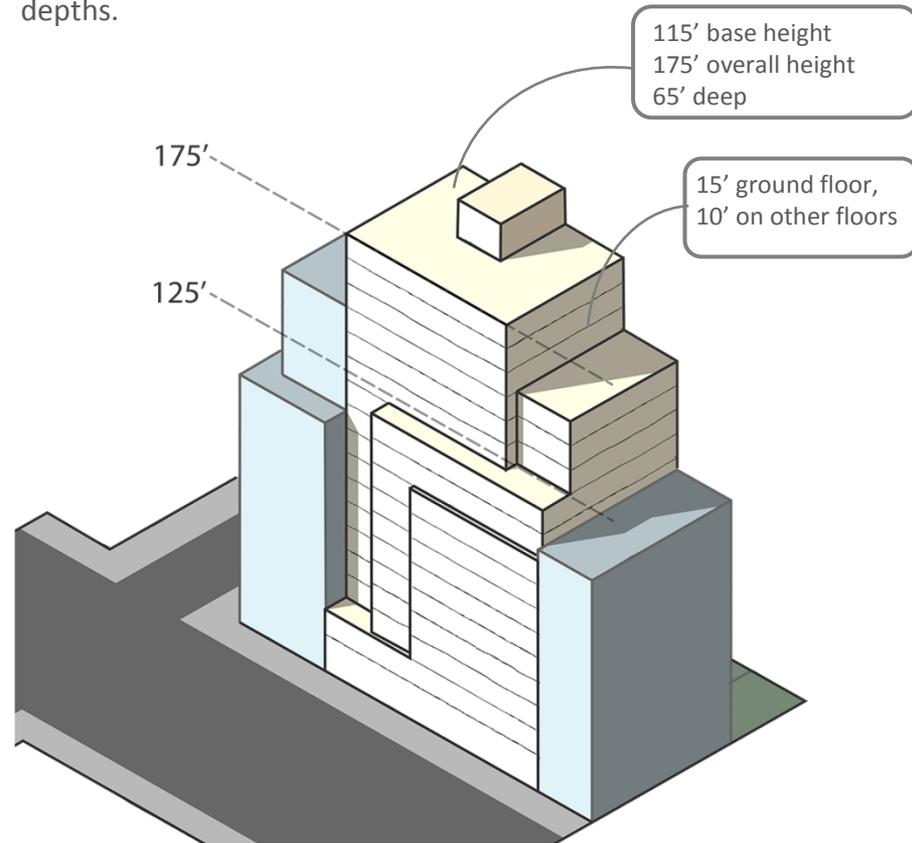


Existing R9A envelope on wide street, interior lot

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: **8.5**
Achieved FAR: **8.5**



Proposed R9A envelope on narrow street, interior lot

Proposed