

R10A Districts – basic modifications

Narrow street

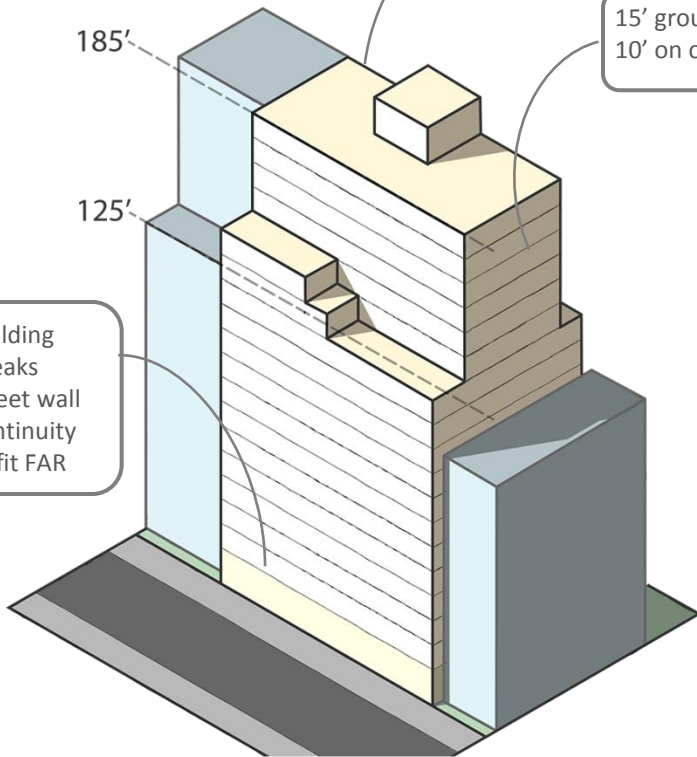
Existing envelope can accommodate permitted FAR, but only with minimal articulation and sub-optimal building depth.

Permitted FAR: **10.0**
Achieved FAR: **10.0**

125' base height
185' overall height
70' deep

15' ground floor,
10' on other floors

Building breaks street wall continuity to fit FAR



Existing R10A envelope on narrow street, interior lot

Existing

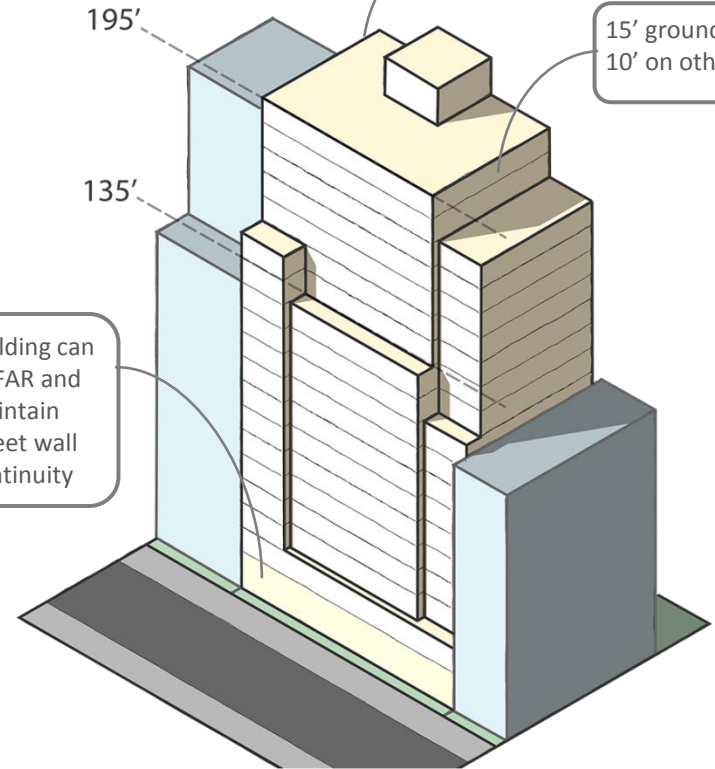
With allowance for an additional 10', the proposed envelope can accommodate the permitted FAR and has room for articulation, and best practice floor to floor heights and building depths.

Permitted FAR: **10.0**
Achieved FAR: **10.0**

105-125' base height
195' overall height
65' deep

15' ground floor,
10' on other floors

Building can fit FAR and maintain street wall continuity



Proposed R10A envelope on narrow street, interior lot

Proposed

R10A Districts – basic modifications

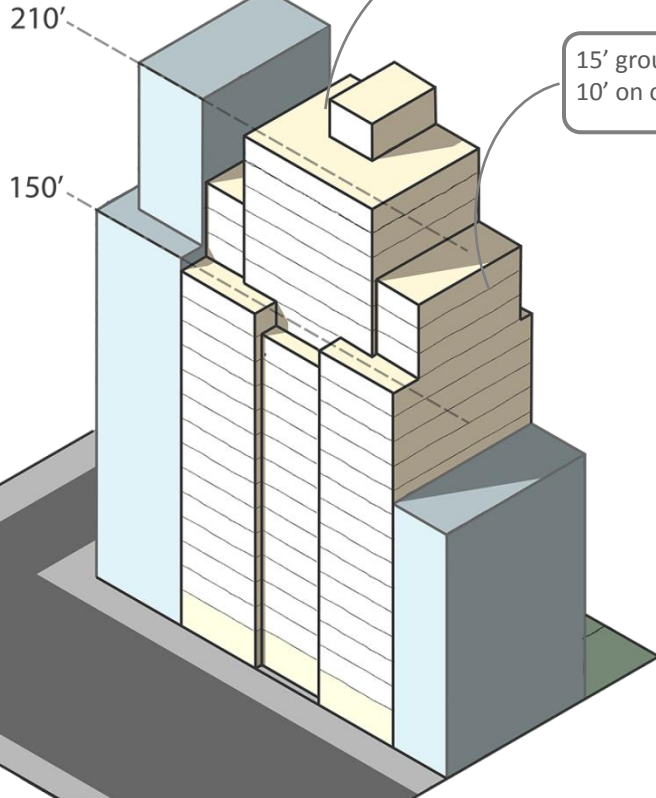
Wide street

Existing envelope can accommodate permitted FAR, and has room for articulation and best practice floor to floor heights.

Permitted FAR: **10.0**
Achieved FAR: **10.0**

145' base height
205' overall height
65' deep

15' ground floor,
10' on other floors



Existing R10A envelope on wide street, interior lot

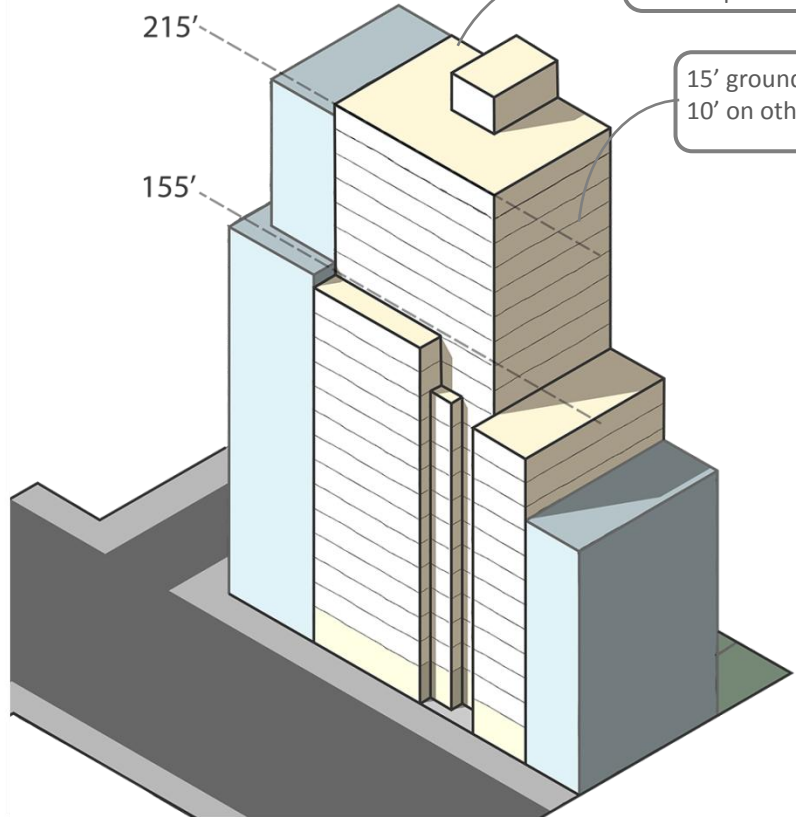
Existing

With allowance for an additional 5', the proposed envelope can continue to accommodate the permitted FAR and has an envelope consistent with best practice floor to floor heights.

Permitted FAR: **10.0**
Achieved FAR: **10.0**

125-145' base height
215' overall height
65' deep

15' ground floor,
10' on other floors



Proposed R10A envelope on wide street, interior lot

Proposed