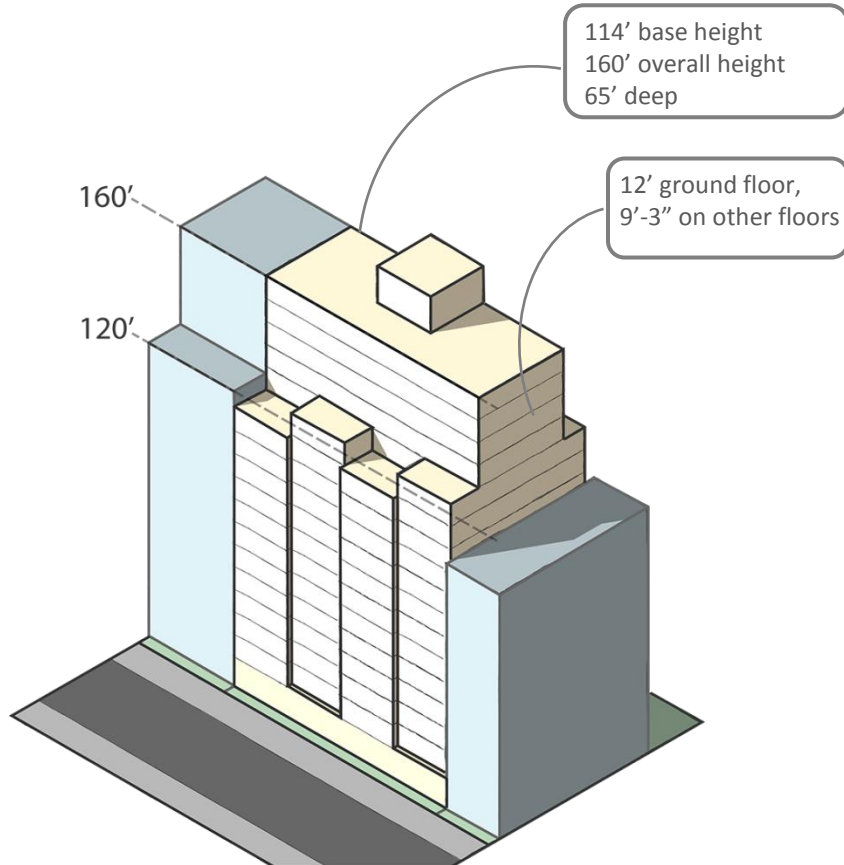


R9X Districts – basic modifications

Narrow street

Existing envelope can accommodate permitted FAR, but only with limited articulation and sub-optimal floor to floor heights.

Permitted FAR: **9.0**
Achieved FAR: **9.0**

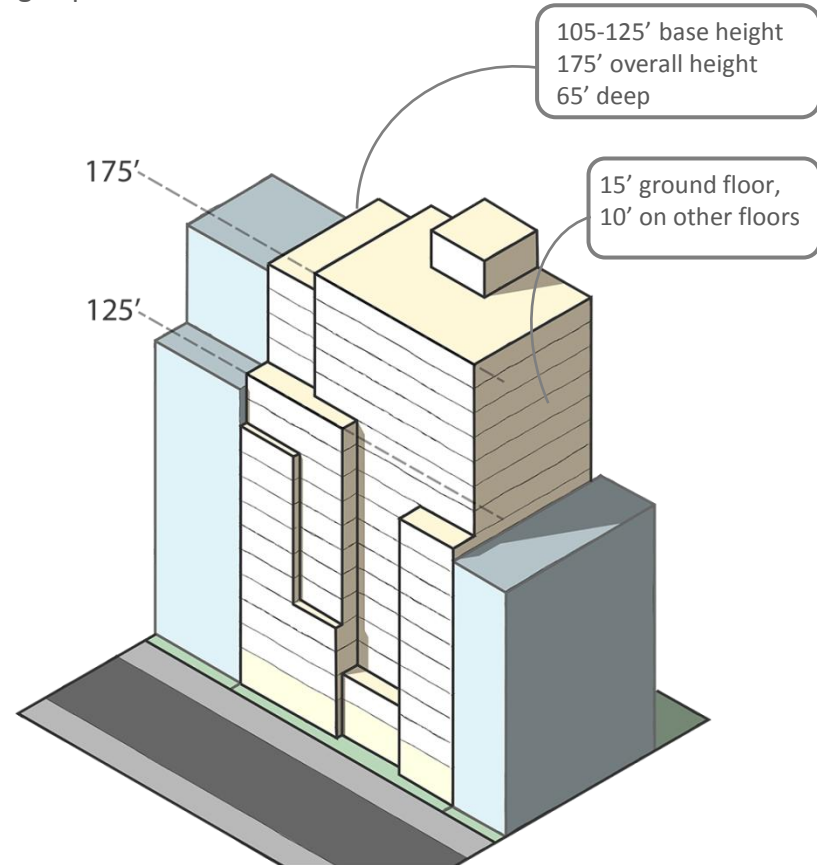


Existing R9X envelope on narrow street, interior lot

Existing

With allowance for an additional 15', 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: **9.0**
Achieved FAR: **9.0**



Proposed R9X envelope on narrow street, interior lot

Proposed

R9X Districts – basic modifications

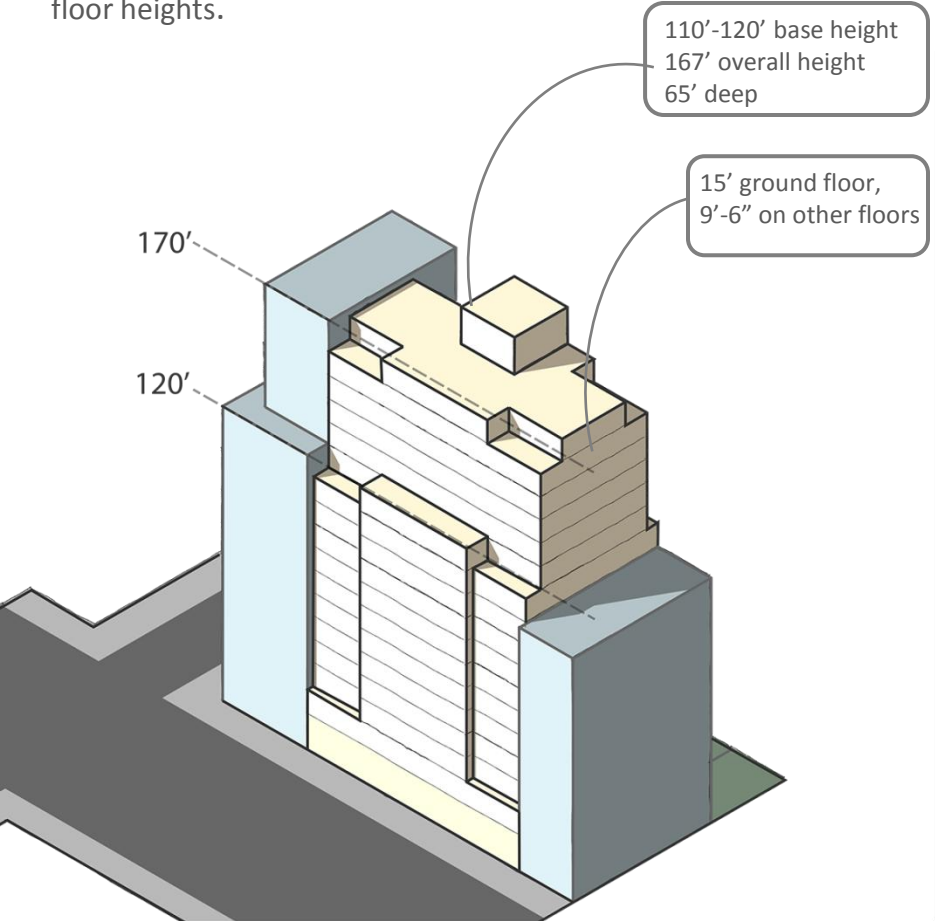
Wide street

Existing envelope can accommodate permitted FAR, but only with limited articulation and sub-optimal floor to floor heights.

Permitted FAR: **9.0**
Achieved FAR: **9.0**

110'-120' base height
167' overall height
65' deep

15' ground floor,
9'-6" on other floors



Existing R9X envelope on wide street, interior lot

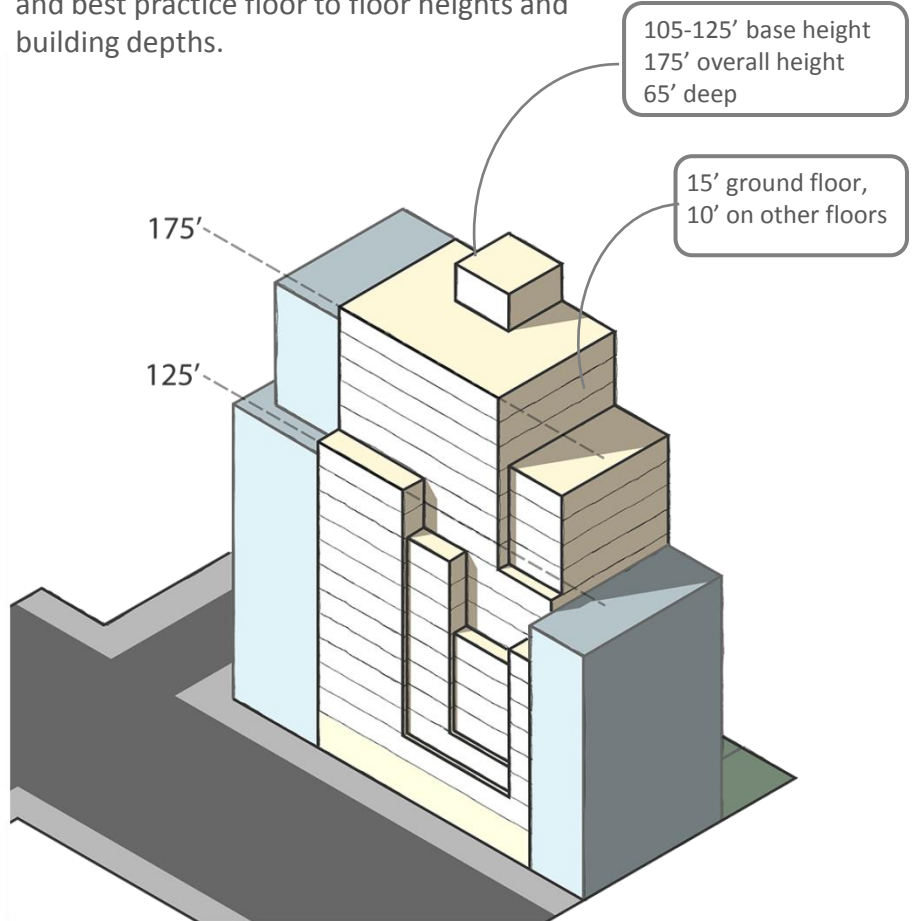
Existing

With allowance for an additional 5', 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: **9.0**
Achieved FAR: **9.0**

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

15' ground floor,
10' on other floors



Proposed R9X envelope on wide street, interior lot

Proposed