

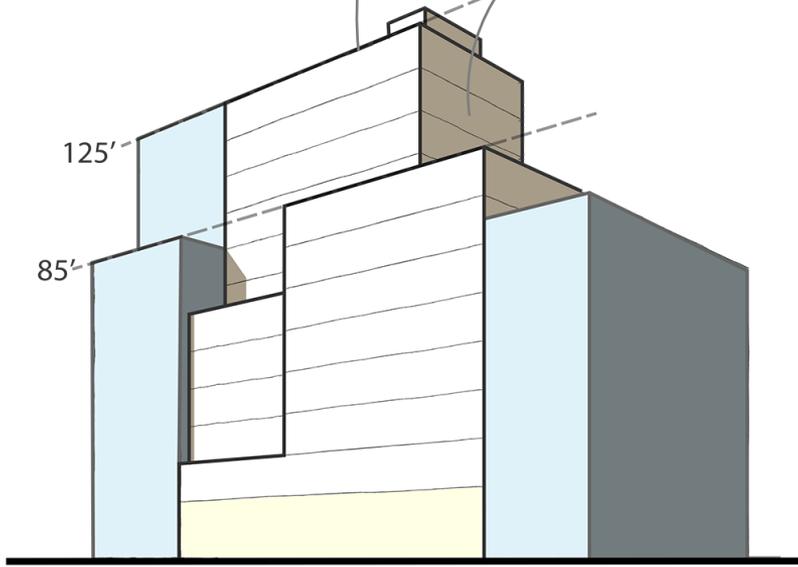
R7X Districts – IH and Senior Housing

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

Permitted FAR: **5.0**
Achieved FAR: **5.0**

65-85' base height
125' overall height
60' deep

15' ground floor,
10' on other floors



Existing R7X envelope on narrow street, interior lot

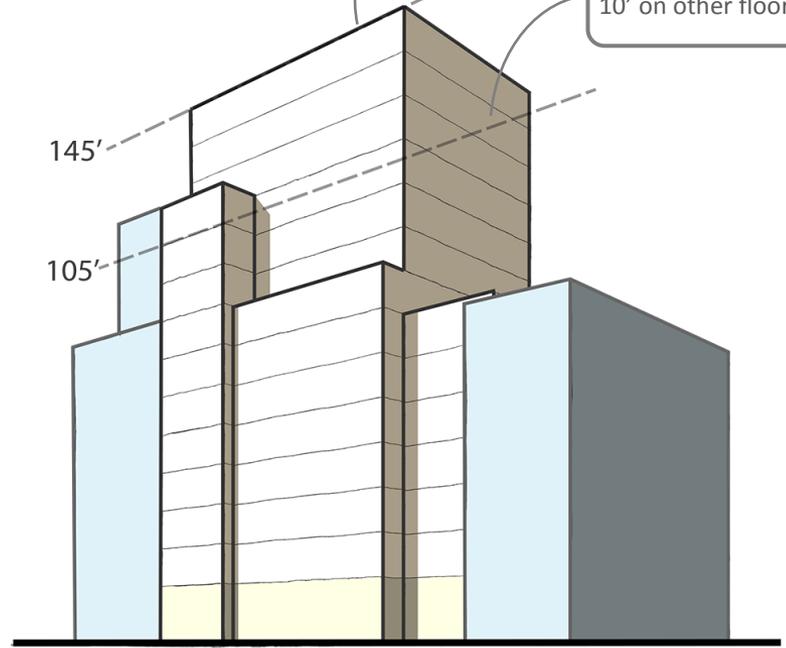
Existing

With an allowance for an additional 2 stories (20') over basic modifications, the proposed envelope can accommodate the additional 1.0 FAR being proposed and continues to have room for articulation, and best practice floor to floor heights and building depths.

Permitted FAR: **6.0**
Achieved FAR: **6.0**

85-105' base height
145' overall height
60' deep

15' ground floor,
10' on other floors



Proposed R7X envelope on narrow street, interior lot

Proposed