

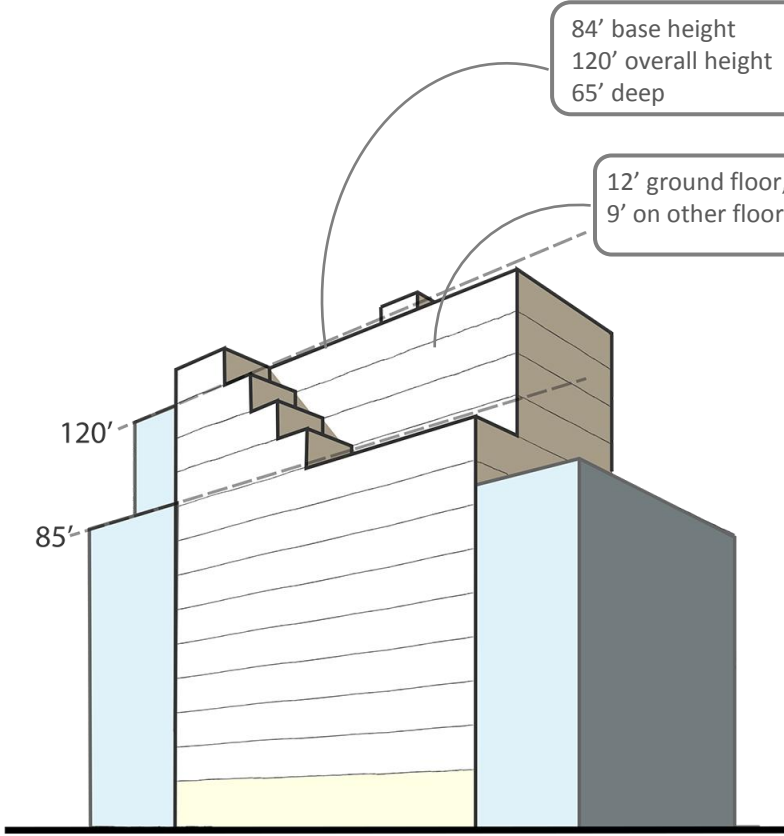
R8A Districts – IH and Senior Housing

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: **7.2**
Achieved FAR: **6.8**

84' base height
120' overall height
65' deep

12' ground floor,
9' on other floors



Existing R8A envelope on narrow street, interior lot

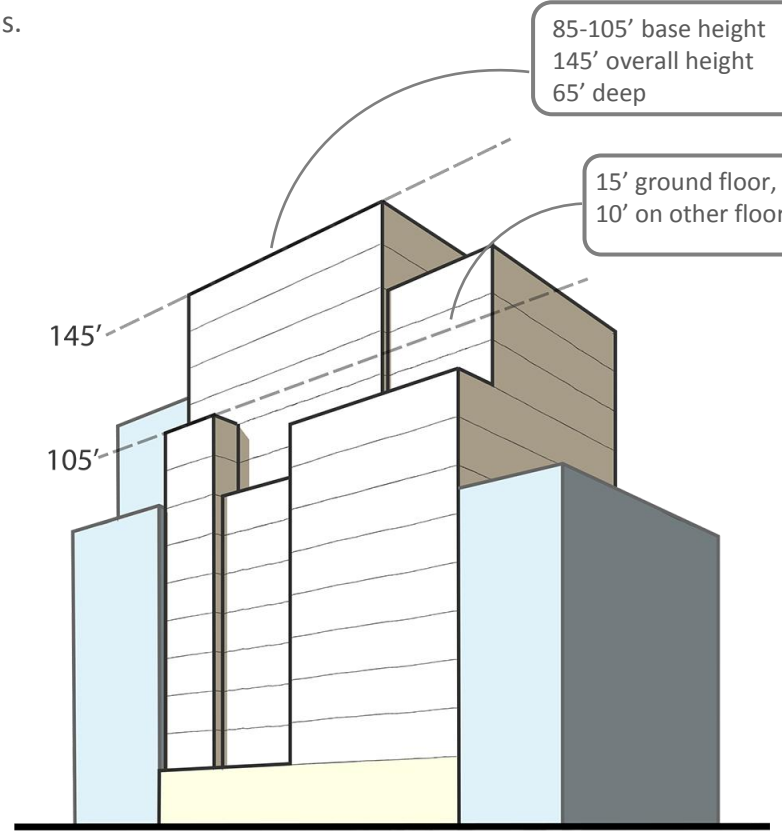
Existing

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: **7.2**
Achieved FAR: **7.2**

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

15' ground floor,
10' on other floors



Proposed R8A envelope on narrow street, interior lot

Proposed