

# R9X Districts – IH and Senior Housing

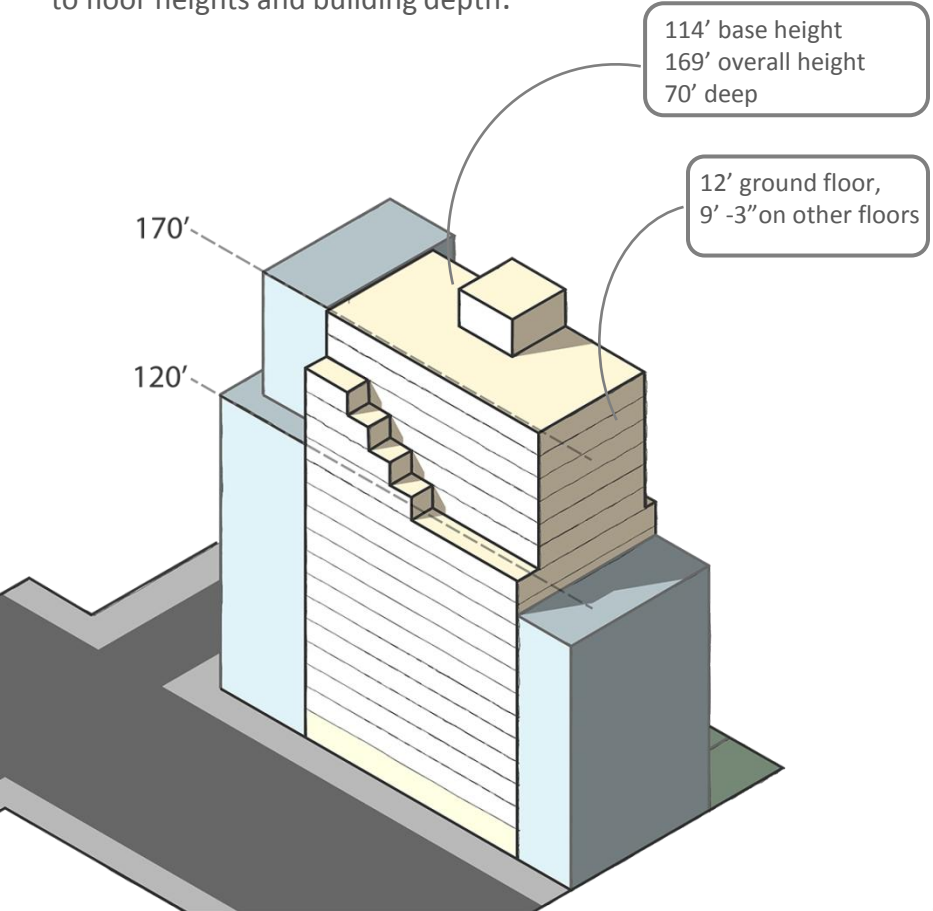
## Wide street

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

Permitted FAR: **9.7**  
Achieved FAR: **9.7**

114' base height  
169' overall height  
70' deep

12' ground floor,  
9' -3" on other floors



Existing R9X envelope on wide street, interior lot

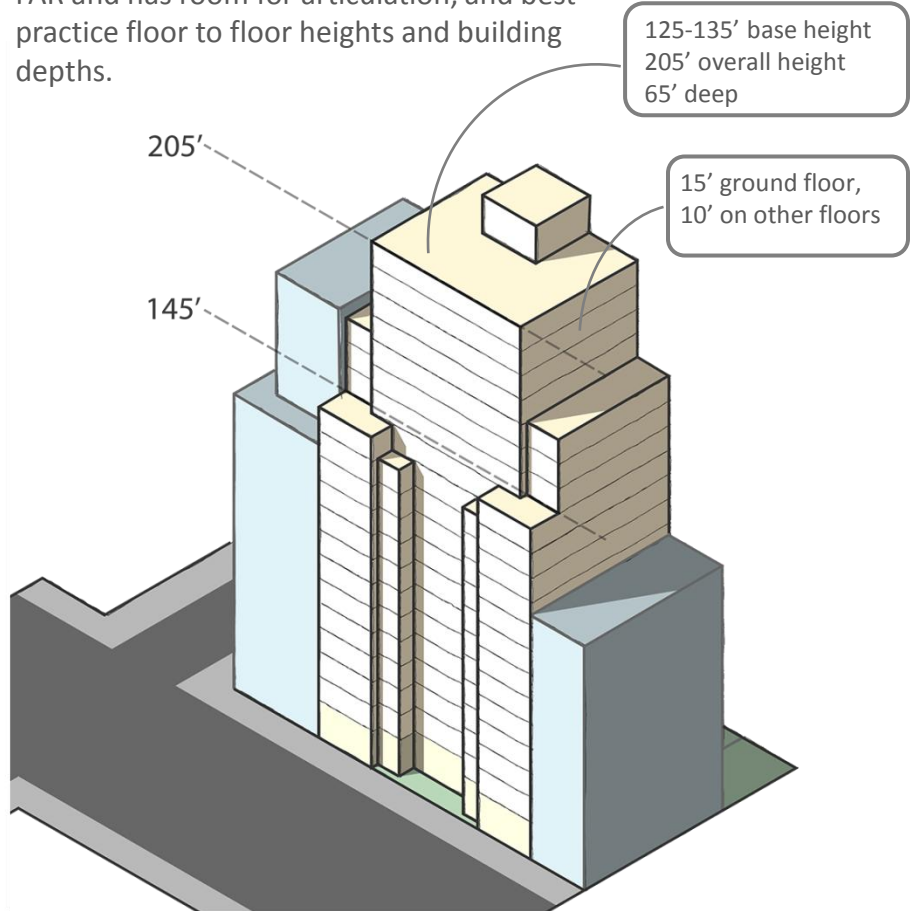
**Existing**

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: **9.7**  
Achieved FAR: **9.7**

125-135' base height  
205' overall height  
65' deep

15' ground floor,  
10' on other floors



Proposed R9X envelope on wide street, interior lot

**Proposed**

# R9X Districts – IH and Senior Housing

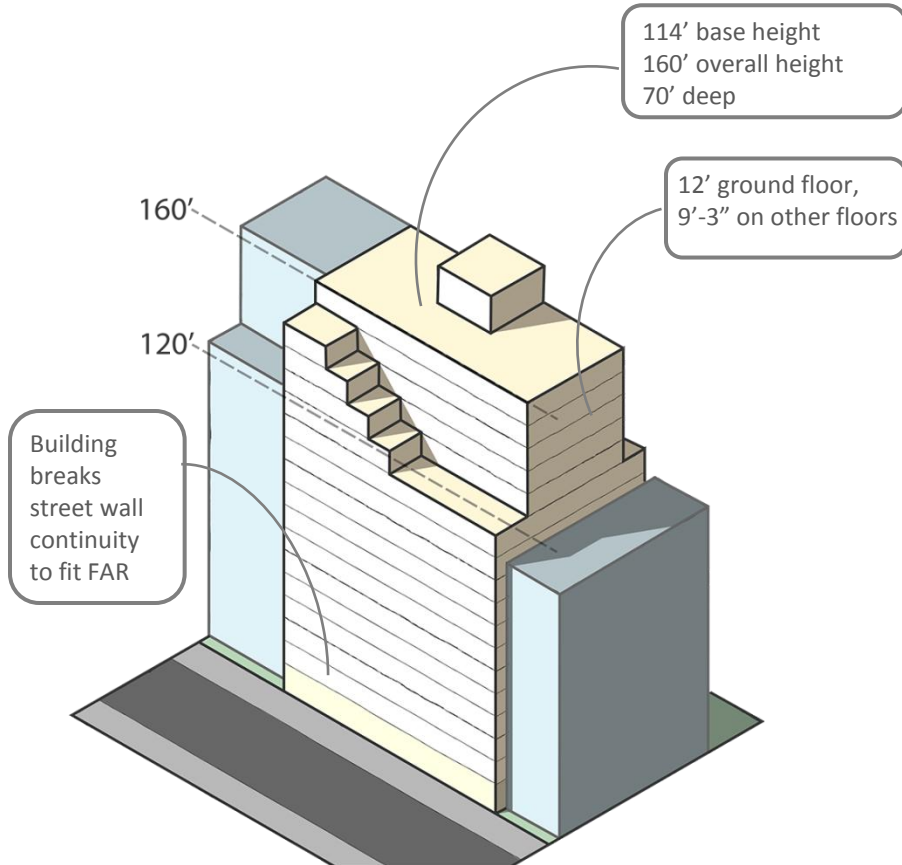
## Narrow street

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

Permitted FAR: **9.7**  
Achieved FAR: **9.7**

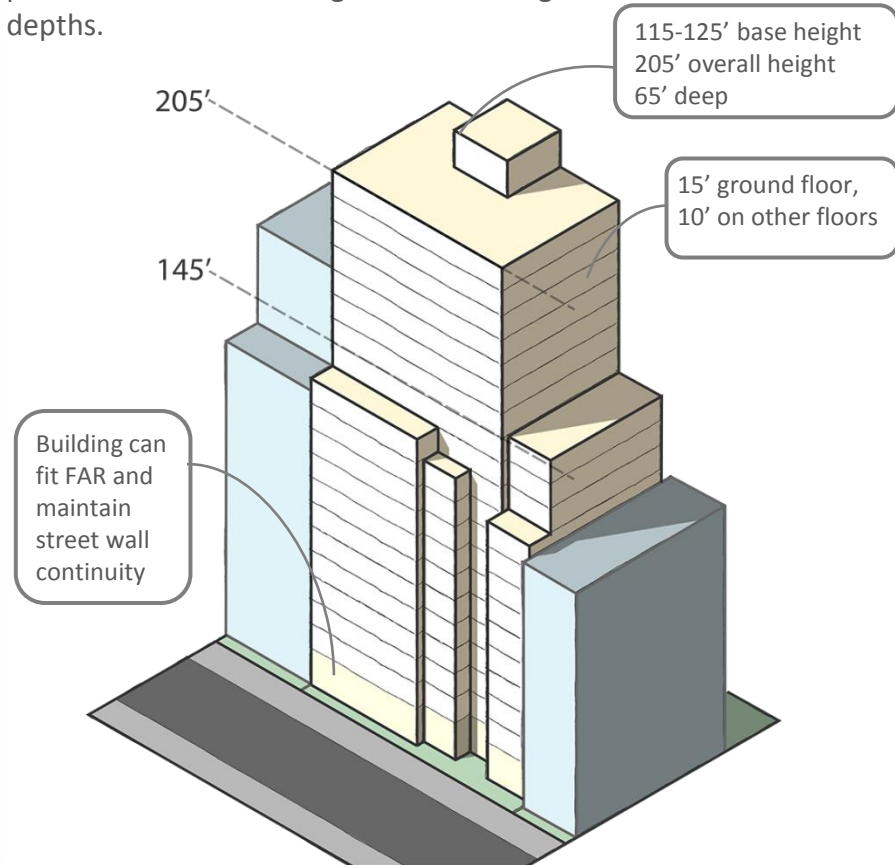
With allowance for an additional 3 stories (30') over basic modifications, the proposed envelope can accommodate the permitted FAR and has room for articulation, and best practice floor to floor heights and building depths.

Permitted FAR: **9.7**  
Achieved FAR: **9.7**



Existing R9X envelope on narrow street, interior lot

**Existing**



Proposed R9X envelope on narrow street, interior lot

**Proposed**