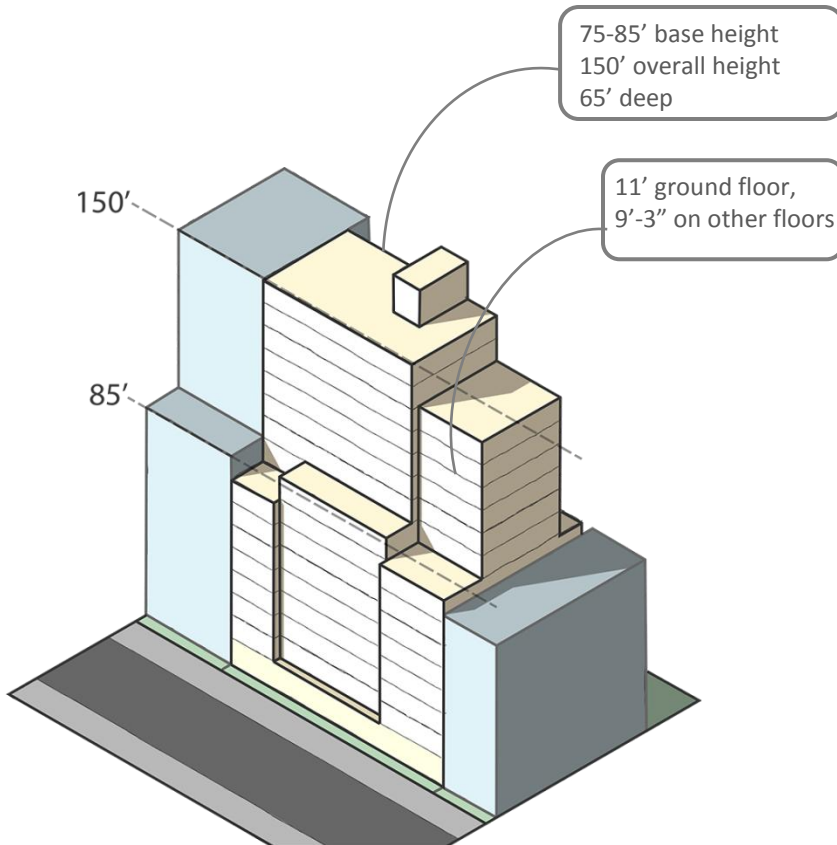


R8X Districts – IH and Senior Housing

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

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

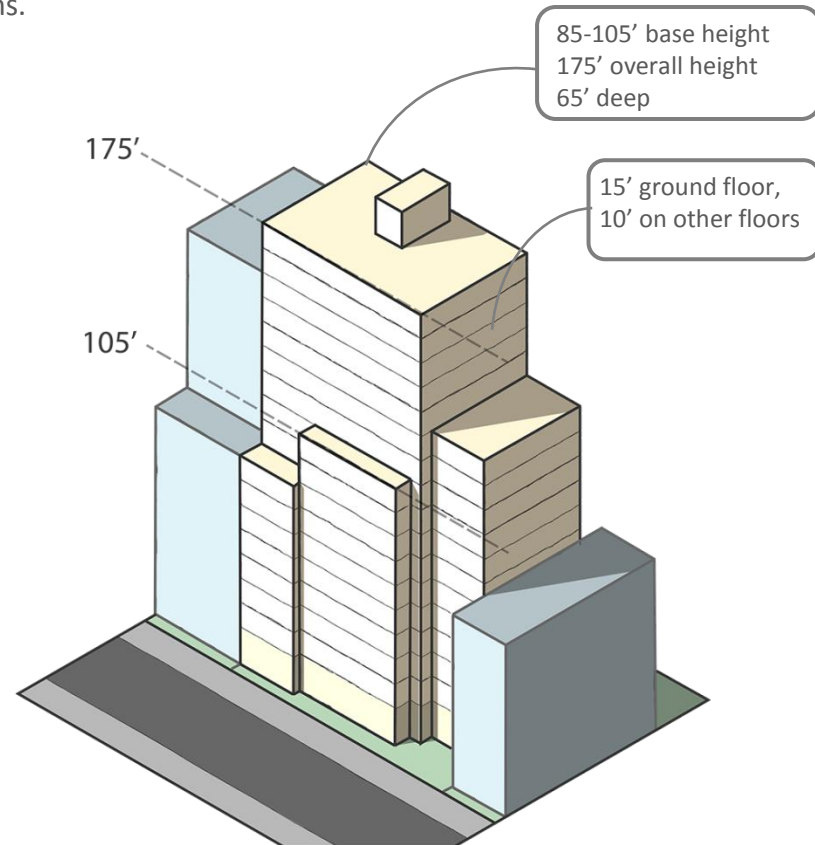


Existing R8X envelope on narrow street, interior lot

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**



Proposed R8X envelope on narrow street, interior lot

Proposed