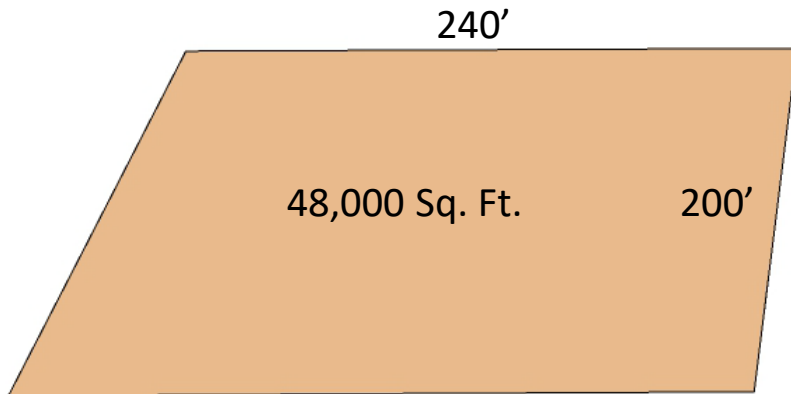


FAR-Height Test

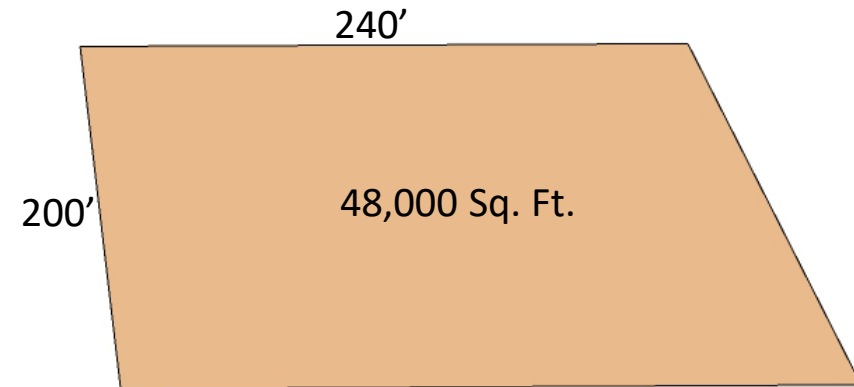
FAR 2.0 (96,000 SF)
No Height Regulation

48,000 SF Lot (200' x 240')



No FAR Regulation
5-Story Height Limit

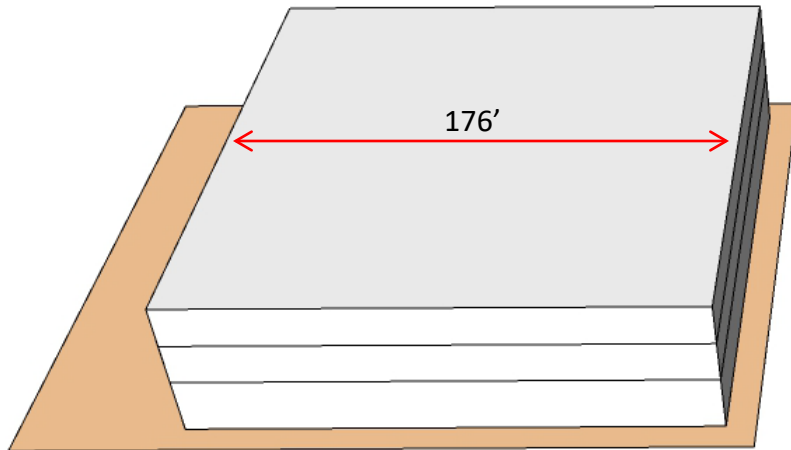
48,000 SF Lot (200' x 240')



FAR-Height Test

FAR 2.0 (96,000 SF)
No Height Regulation

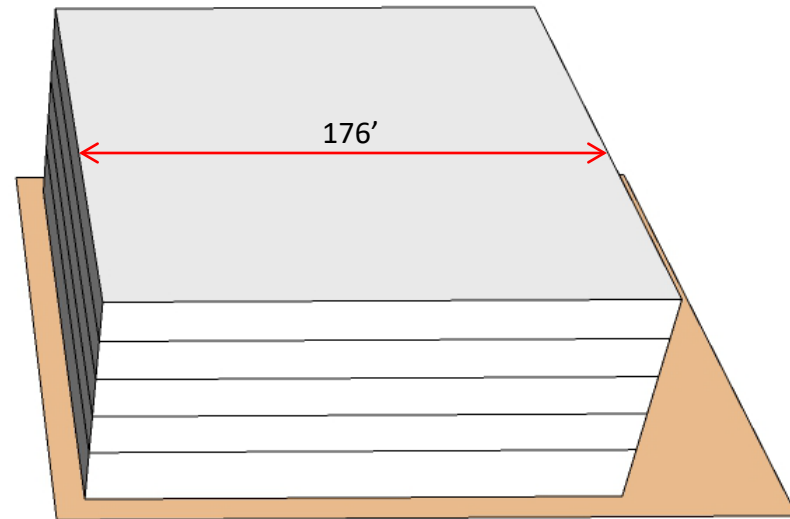
- 66% Lot Coverage (31,680 SF footprint)
- 3-story height
- 96,000 SF GFA



48,000 SF Lot (200' x 240'), 10ft. Setbacks on front & sides

No FAR Regulation
5-Story Height Limit

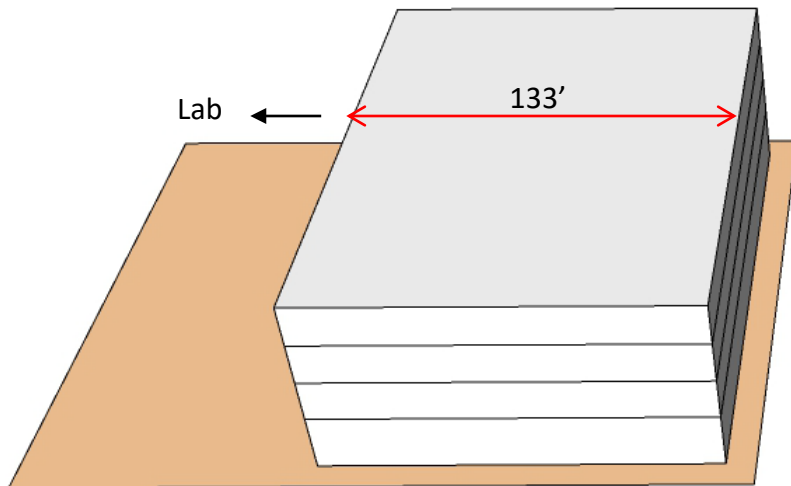
- 66% Lot Coverage (31,680 SF footprint)
- 5-story height
- 158,400 SF GFA (FAR 3.3)



FAR-Height Test

FAR 2.0 (96,000 SF)
No Height Regulation

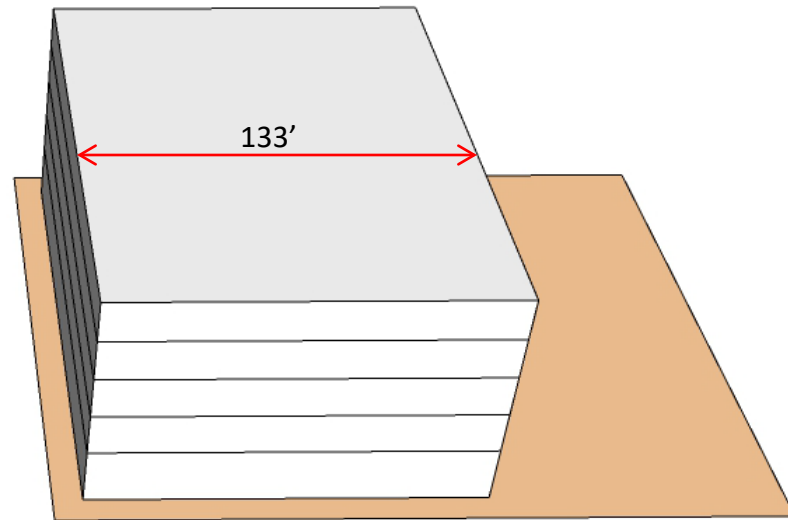
- 50% Lot Coverage (24,000 SF footprint)
- 4-story height
- 96,000 SF GFA



48,000 SF Lot (200' x 240'), 10ft. Setbacks on front & sides

No FAR Regulation
5-Story Height Limit

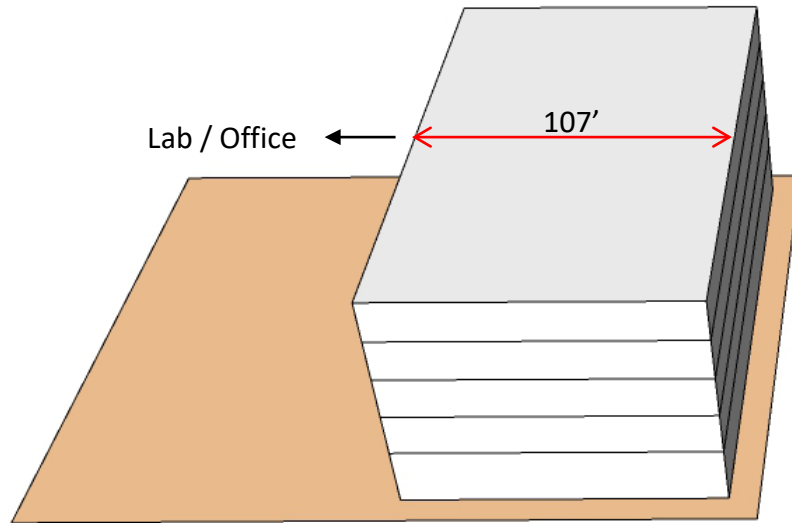
- 50% Lot Coverage (24,000 SF footprint)
- 5-story height
- 120,000 SF GFA (FAR 2.5)



FAR-Height Test

FAR 2.0 (96,000 SF)
No Height Regulation

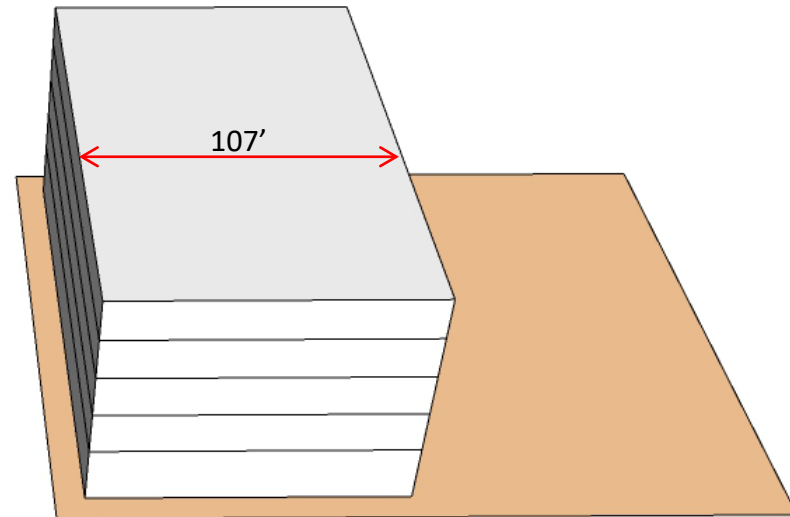
- 40% Lot Coverage (19,200 SF footprint)
- 5-story height
- 96,000 SF GFA



48,000 SF Lot (200' x 240'), 10ft. Setbacks on front & sides

No FAR Regulation
5-Story Height Limit

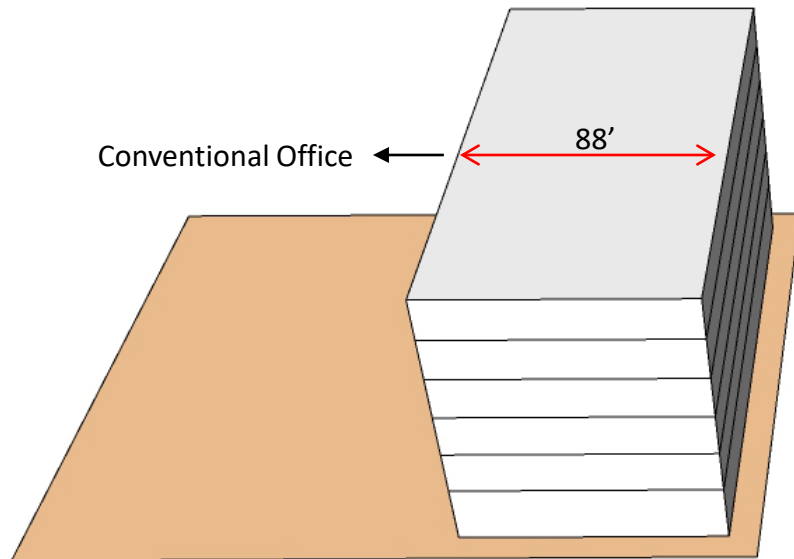
- 40% Lot Coverage (19,200 SF footprint)
- 5-story height
- 96,000 SF GFA (FAR 2.0)



FAR-Height Test

FAR 2.0 (96,000 SF)
No Height Regulation

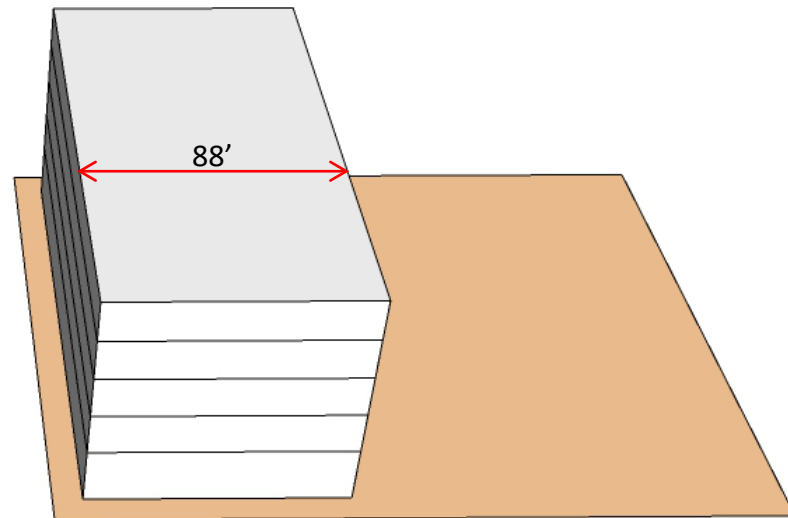
- 33% Lot Coverage (15,840 SF footprint)
- 6-story height
- 96,000 SF GFA



48,000 SF Lot (200' x 240'), 10ft. Setbacks on front & sides

No FAR Regulation
5-Story Height Limit

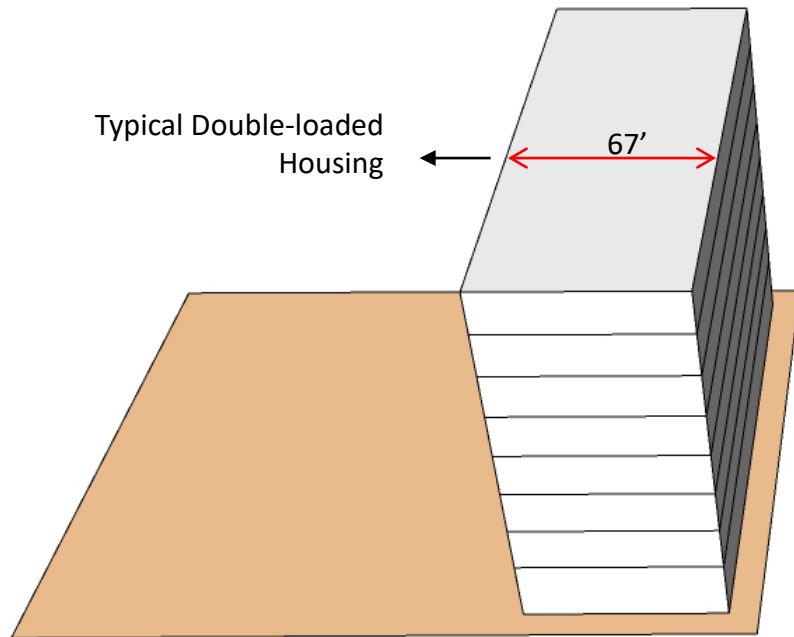
- 33% Lot Coverage (15,840 SF footprint)
- 5-story height
- 79,200 SF GFA (FAR 1.7)



FAR-Height Test

FAR 2.0 (96,000 SF)
No Height Regulation

- 25% Lot Coverage (12,000 SF footprint)
- 8-story height
- 96,000 SF GFA



48,000 SF Lot (200' x 240'), 10ft. Setbacks on front & sides

No FAR Regulation
5-Story Height Limit

- 25% Lot Coverage (12,000 SF footprint)
- 5-story height
- 60,000 SF GFA (FAR 1.3)

