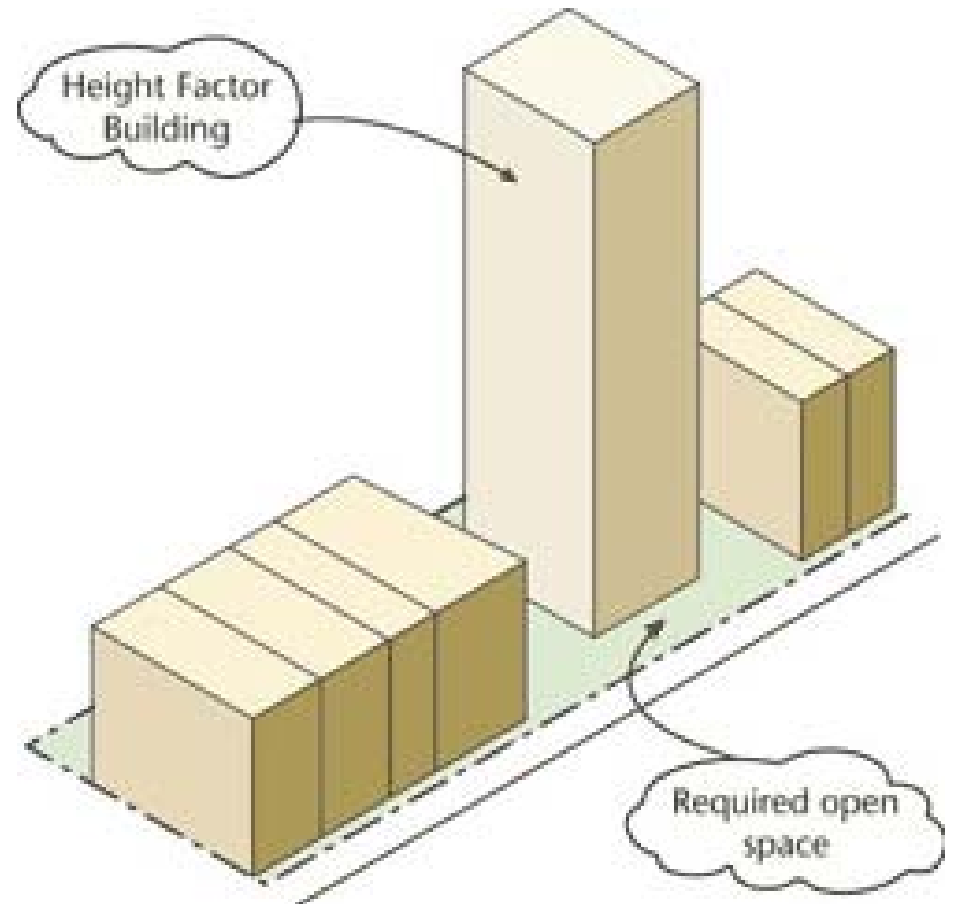


Assignment #2: Site Plan/ Zoning



New York City College of Technology
Arch 2430 Building Technology IV
Professor Friedman
Fall 2013

Computer Programs used: Revit, AutoCAD

Student Learning Objectives:

Upon successful completion of this assignment, the student will:

1. Understand building site research
2. Develop zoning analysis skills
3. Understand writing out property lines and building footprints

Assessment:

To evaluate the student's achievement of the learning objectives, the professor will do the following:

1. Evaluate student team zoning calculations
2. Evaluate individual student's site plans

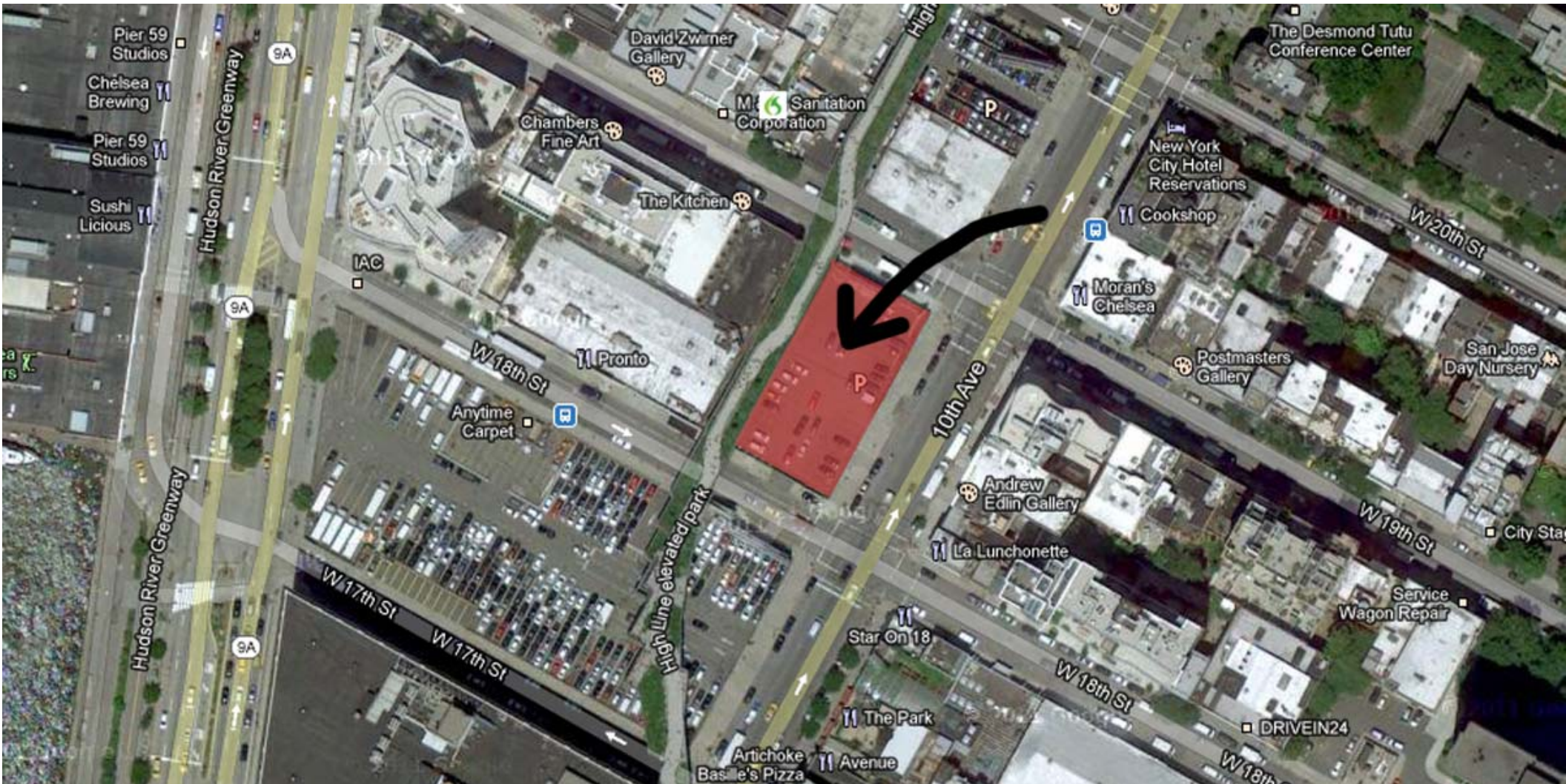
Site:

The students have now chosen one of their projects (as part of Assignment 1) to be used as their semester project (must have been approved by the Professor).

The sites to be used for this project are:

Location:

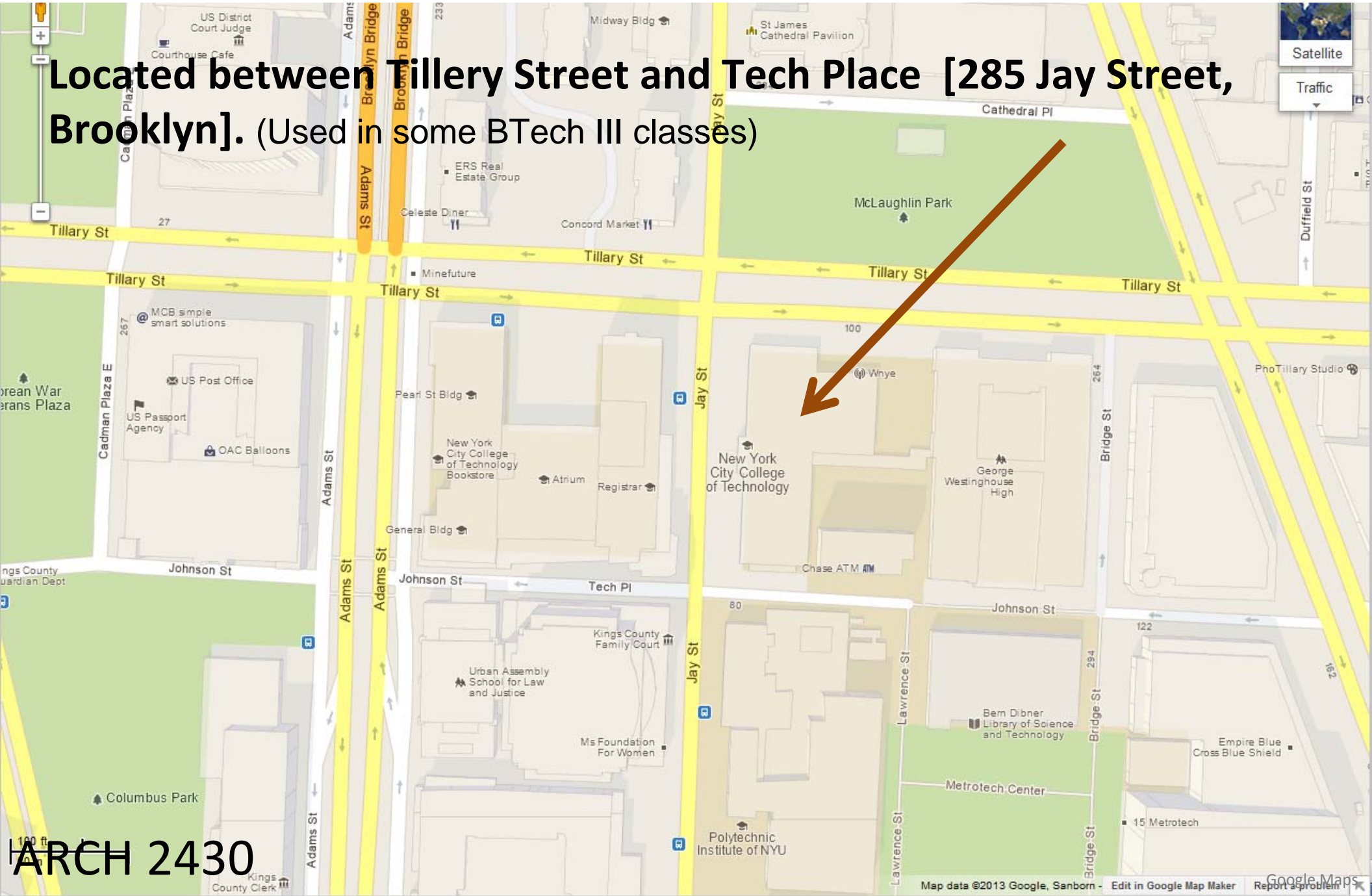
10th Ave. between 18th and 19th St. (Used in some BTech III classes)



ARCH 2430

Location:

Located between Tillary Street and Tech Place [285 Jay Street, Brooklyn]. (Used in some BTech III classes)



ARCH 2430

Project Description:

Students will divide into their teams to study the site.

The teams will research the means and bounds and the zoning requirements of their site. Upon completing the research, the team will conduct a zoning analysis of the site.

Using your calculations and the research developed, each student will create a Revit massing model indicating the allowable zoning volume.

Groups: Each team is responsible for submitting all three parts of the assignment. Each part must have a “lead group member” assigned to it. Each group member will receive two grades for the project: a grade for their individual portion and a grade for their combined group. Afterward, the two grades will be averaged together resulting in one final grade.

Note: The Assignment may be re-submitted up to one week later for a possible improved grade.

Remember: Each group must turn in their assignment on time. Due assignments will be submitted via blackboard and/or GTeam by 10pm the night before the assignment is due. Late assignments will be downgraded 1/3 grade for each class date they are late.

Assignment #2: Site Plan/ Zoning

Due: Monday September 16, 2013

The parts of the assignment are outlined in detail below (with suggestions and tips for completion:

Part A: Plot (site) Plan:

This drawing sheet should contain:

Lot lines of the site,

Property lines,

Building footprints,

Sidewalks.

(if your site includes the High Line, show dashed lines representing it's placement above the site)

[Note: Should be constructed using Revit]

-Show a "Google Earth" **photo of the site** showing its position within the surrounding area.

-Indicate the **Block and Lot** information of the site.

Assignment #2: Site Plan/ Zoning

Due: Monday September 16, 2013

Part B: Zoning Analysis:

- Create a zoning analysis list that indicates the zoning district and any special zoning laws that apply.
- List the use groups that can be accommodated on the site.
- Your Zoning Analysis/ Calculations should contain the following list (in text):*
 1. Zoning District
 2. Use Group
 3. FAR (Floor Area Ratio)
 4. Zoning Envelope
 5. Street Wall Height
 6. Setbacks
 7. Sky Exposure Planes
 8. Maximum Build-able Height
 9. Open Space Requirements
- Place a copy of the **Zoning Map** (zoomed in on our site with a little context)

Assignment #2: Site Plan/ Zoning

Due: Monday September 16, 2013

Part C: Zoning Diagrams:

-The zoning envelope will actually be drawn as a Revit massing model (3D). So in this analysis, you need to indicate:

1. the maximum and minimum Street Wall Heights,
2. Project Setbacks
3. Sky Exposure Plane requirements
4. Maximum Build-able Height
5. Zoning Envelope
6. Open Space Requirements

-Try to put as much detail into this diagram as possible without making it confusing. If needed, you can separate this into two diagrams.

-Use your plot plan as a base for your massing model.

-Create your massing model as a massing family. In some cases, you may find that you need to develop more than one massing model to illustrate the zoning envelope.

Note: the Total Assignment should be 2-3 pages long.]

Process:

1. Division of tasks amongst team members (be sure to indicate on the drawings, what piece you authored).
2. Acquire the site dimensions by using “ZoLa zoning and land-use” and NYC digital tax maps.
3. Research site zoning using <http://www.nyc.gov/html/dcp/html/subcats/zoning.shtml>
4. Conduct and document your zoning analysis to indicate the values indicated on previous pages.
5. Create your own model from the template “Architectural-Default.rte” save and rename using the course naming conventions. (improper file names will not be accepted).
6. Draft a plot (site) plan using AutoCAD. Include Building footprints, property lines, and sidewalks.
7. Use the plot planned as an underlay to create your Revit Massing Model.
8. Construct the massing model to the maximum build-able area (you may find there are several configurations and you may have to create more than one massing model)

Process:

9. Assemble your data onto a site sheet.
10. Post your sheets as pdfs onto blackboard.
11. Post the 3d Model and the pdf sheets onto GTeam

Resources:

<http://maps.nyc.gov/doitt/nycitymap/template?applicationName=ZOLA>

<http://gis.nyc.gov/taxmap/>

<http://www.oasisnyc.net>

<http://www.nyc.gov/html/dcp/html/subcats/zoning.shtml>

Title Block

Revision List

General notes and legal disclaimer

Architect Logo

Consultants logos

No.	Issued to	Date	Description

GENERAL NOTES:

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB BEFORE STARTING THE WORK, AND SHALL REPORTS ERRORS, OMISSIONS, OR DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH WORK.
2. ALL WORK TO CONFORM TO NYC BUILDING CODE AND ALL STATE AND LOCAL CODES APPLICABLE TO THE JOB
3. NO WORK TO COMMENCE UNTIL PLANS HAVE BEEN APPROVED BY ALL DEPARTMENTS HAVING JURISDICTION.
4. ALL WORK IS TO CONFORM TO APPROVED DRAWINGS
5. ALL NEW PLUMBING LINES TO BE INSTALLED AS PER NYC BUILDING CODE REQUIREMENTS
6. ALL NEW ELECTRICAL WORK TO BE INSTALLED AS PER NYC BUILDING CODE REQUIREMENTS

© AYSE SULAN KOLATAN AND WILLIAM MACDONALD. ALL RIGHTS RESERVED

THE ABOVE DRAWINGS, DESIGNS AND IDEAS EMBODIED THEREIN ARE THE PROPERTY OF KOLMAC LLC AND SHALL NOT BE COPIED, REPRODUCED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED, IN WHOLE OR IN PART, WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF KOLMAC LLC.



Jeremy Snyder
MEP Engineer

Martin Malek, P.E.
HVAC Engineer



Lighting Designer

the studio i company
architectural lighting
5414 Babcock Boulevard
Pittsburgh, Pennsylvania 15237
412.963.4088

No.	Issued to	Date	Description

GENERAL NOTES:

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB BEFORE STARTING THE WORK, AND SHALL REPORTS ERRORS, OMISSIONS, OR DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH WORK.
2. ALL WORK TO CONFORM TO NYC BUILDING CODE AND ALL STATE AND LOCAL CODES APPLICABLE TO THE JOB
3. NO WORK TO COMMENCE UNTIL PLANS HAVE BEEN APPROVED BY ALL DEPARTMENTS HAVING JURISDICTION.
4. ALL WORK IS TO CONFORM TO APPROVED DRAWINGS
5. ALL NEW PLUMBING LINES TO BE INSTALLED AS PER NYC BUILDING CODE REQUIREMENTS
6. ALL NEW ELECTRICAL WORK TO BE INSTALLED AS PER NYC BUILDING CODE REQUIREMENTS

© AYSE SULAN KOLATAN AND WILLIAM MACDONALD. ALL RIGHTS RESERVED

THE ABOVE DRAWINGS, DESIGNS AND IDEAS EMBODIED THEREIN ARE THE PROPERTY OF KOLMAC LLC AND SHALL NOT BE COPIED, REPRODUCED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED, IN WHOLE OR IN PART, WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF KOLMAC LLC.



Jeremy Snyder
MEP Engineer

Martin Malek, P.E.
HVAC Engineer



Lighting Designer

the studio i company
architectural lighting
5414 Babcock Boulevard
Pittsburgh, Pennsylvania 15237
412.963.4088

50 PINE STREET- SECOND FLOOR

CLIENT: WILLIAM MAC DONALD /
SULAN KOLATAN

Project number 2006001
Date 04/1/08
Drawn by Author
Checked by Checker

COVER SHEET

Title Block

The Drawing Title must identify the floor, or floors, if applicable.

The Revision Decimal is a two digit numeric decimal indicating a change, or changes, to an approved document

The Drawing Reference Number is a 3 digit number (000-999).

Each submitted drawing must contain a discipline designator.

All drawing plans must contain a page number (1 of X, 2 of X).

PROJECT

BPC - SITE 3 New York, New York

11TH TO 22ND FLOOR EAST REFLECTED CLG. PLAN

SEAL & SIGNATURE



DATE: 3-6-06
PROJECT No.: 2006-48
DRAWING BY:
CHK BY:
DWG No.: A-411.00

CADO FILE No: 1 of 20
J: BPC SITE 3 (2006 - 48)

No.	Issued to	Date	Description

GENERAL NOTES:

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB BEFORE STARTING THE WORK, AND SHALL REPORTS ERRORS, OMISSIONS OR DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH WORK.
2. ALL WORK TO CONFORM TO NYC BUILDING CODE AND ALL STATE AND LOCAL CODES APPLICABLE TO THE JOB.
3. NO WORK TO COMMENCE UNTIL PLANS HAVE BEEN APPROVED BY ALL DEPARTMENTS HAVING JURISDICTION.
4. ALL WORK IS TO CONFORM TO APPROVED DRAWINGS.
5. ALL NEW PLUMBING LINES TO BE INSTALLED AS PER NYC BUILDING CODE REQUIREMENTS.
6. ALL NEW ELECTRICAL WORK TO BE INSTALLED AS PER NYC BUILDING CODE REQUIREMENTS.

© AYSE SULAN KOLATAN AND WILLIAM MACDONALD. ALL RIGHTS RESERVED.
 THE ABOVE DRAWINGS, DESIGNS AND IDEAS EMBODIED THEREIN ARE THE PROPERTY OF KOL/MAC LLC AND SHALL NOT BE COPIED, REPRODUCED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED, IN WHOLE OR IN PART, WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF KOL/MAC LLC.

KOL/MAC LLC
 ARCHITECTURE + DESIGN
 50 PINE STREET, SECOND FLOOR
 NEW YORK, NEW YORK 10038-0101
 P + 212.206.2011
 F + 212.206.2010
 www.kolmac.com

Jeremy Snyder
 MEP Engineer

Martin Malek, P.E.
 HVAC Engineer

DUNNE & MARKIS
 CONSULTING ARCHITECTS, INC.
 Lighting Designer

the studio i company
 Architectural Lighting
 3414 Suburban Boulevard
 Pittsburgh, Pennsylvania 15227
 412.961.4200

50 PINE STREET, SECOND FLOOR

CLIENT: WILLIAM MAC DONALD /
 SULAN KOLATAN

PROJECT
BPC - SITE 3
New York, New York

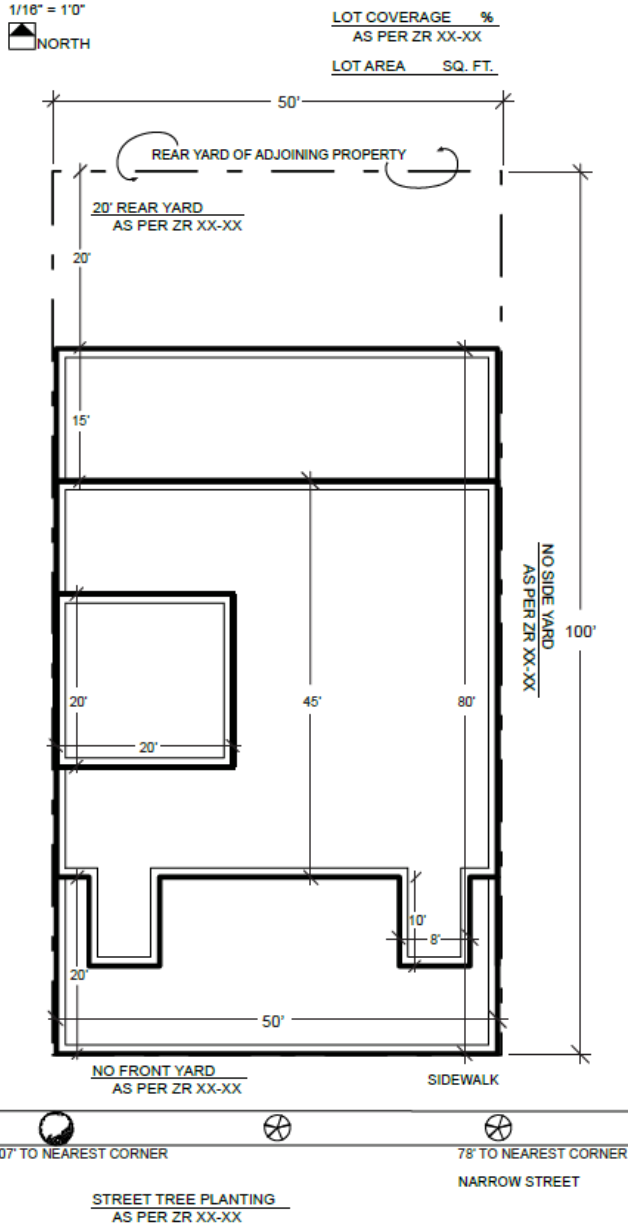
11TH TO 22ND FLOOR EAST
 REFLECTED CLG. PLAN

DATE: 3-6-06
 PROJECT No.: 2006-48
 DRAWING BY:
 CHK BY:
 DWG No.: A-411.00

CADO FILE No: 1 of 20
 J: BPC SITE 3 (2006 - 48)

Sample Drawing

SITE PLAN DIAGRAM



LEGEND

C1-6A
RESIDENTIAL DISTRICT EQUIVALENT
R7A QUALITY HOUSING PROGRAM

- PROPOSED BUILDING
- ZONING LOT LINE
- PERMITTED OBSTRUCTION
- MAXIMUM BUILDING ENVELOPE
- MAXIMUM DORMER ENVELOPE
- EXISTING TREE
- PROPOSED TREE

AXONOMETRIC DIAGRAM

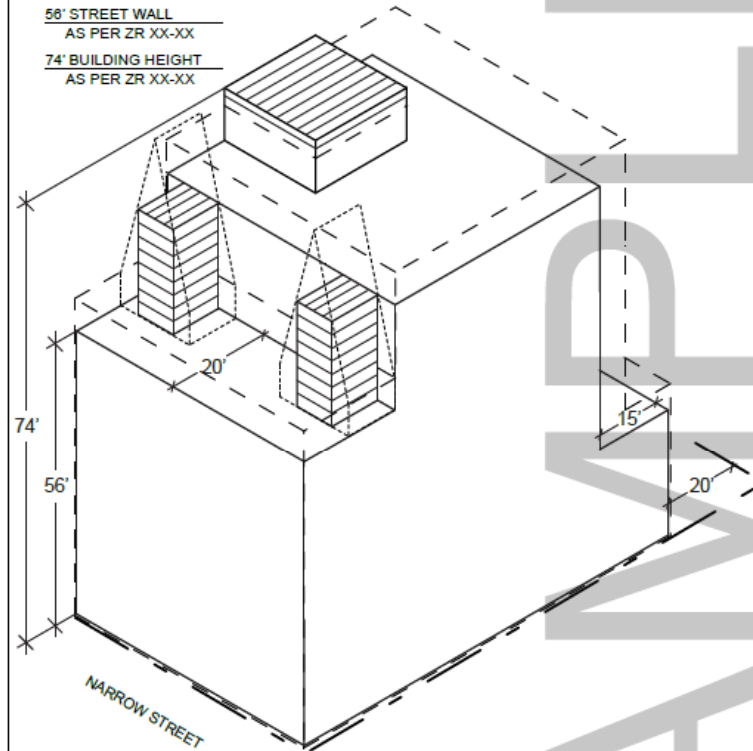
NOT TO SCALE

REQUIRED SETBACKS
FRONT : AS PER ZR XX-XX
REAR : AS PER ZR XX-XX
SIDE : AS PER ZR XX-XX

PERMITTED OBSTRUCTIONS
AS PER ZR XX-XX
AS PER ZR XX-XX

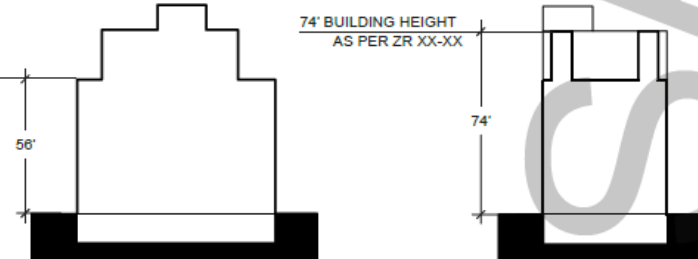
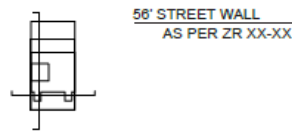
56' STREET WALL
AS PER ZR XX-XX

74' BUILDING HEIGHT
AS PER ZR XX-XX



SECTION DIAGRAM

NOT TO SCALE



ZD1 Zoning Diagram

Must be typewritten.

Orient and affix BIS
job number label here

Submitted to resolve objections stated
in a notice of intent to revoke issued
pursuant to rule 101-15.

Yes No

Location Information

House No(s) _____
Street Name _____

Borough _____
Block _____
Lot _____
BIN _____

Falsification of any statement is a misde-
meanor and is punishable by a fine or im-
prisonment, or both. It is unlawful to give to
a city employee, or for a city employee to
accept, any benefit, monetary or otherwise,
either as a gratuity for properly performing the
job or in exchange for special consid-
eration. Violation is punishable by impris-
onment or fine or both. I understand that if
I am found after hearing to have knowingly
or negligently made a false statement or to
have knowingly or negligently falsified or
allowed to be falsified any certificate, form,
signed statement, application, report or
certification of the correction of a violation
required under the provisions of this code
or of a rule of any agency, I may be barred
from filing further applications or docu-
ments with the Department.

NAME (PLEASE PRINT) _____

SIGNATURE _____ DATE _____

PER A SEAL (APPLY SEAL, SIGN AND DATE OVER SEAL)

Internal Use Only

BIS Doc # _____

PLAN EXAMINERS SIGN AND DATE

Sample Drawing

SITE PLAN DIAGRAM

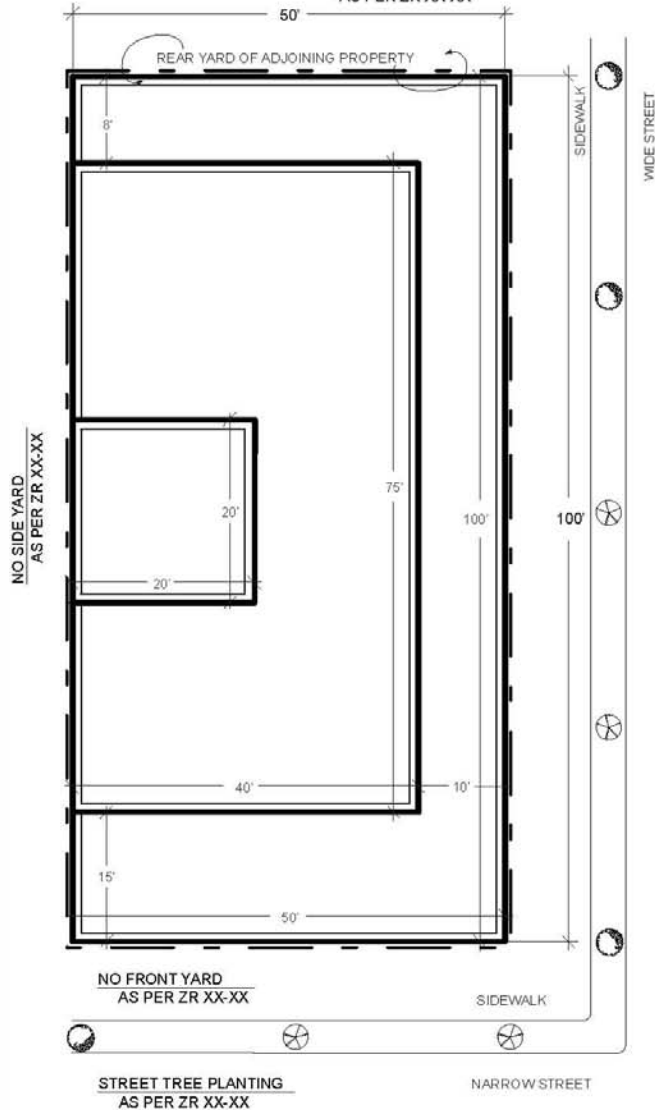
1/16" = 10'



LOT COVERAGE %
AS PER ZR XX-XX

LOT AREA SQ. FT.

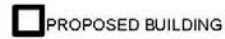
NO REAR YARD
AS PER ZR XX-XX



LEGEND

C4-2A

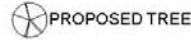
RESIDENTIAL DISTRICT EQUIVALENT
CONTEXTUAL DISTRICT
R6A QUALITY HOUSING PROGRAM



PROPOSED BUILDING
ZONING LOT LINE



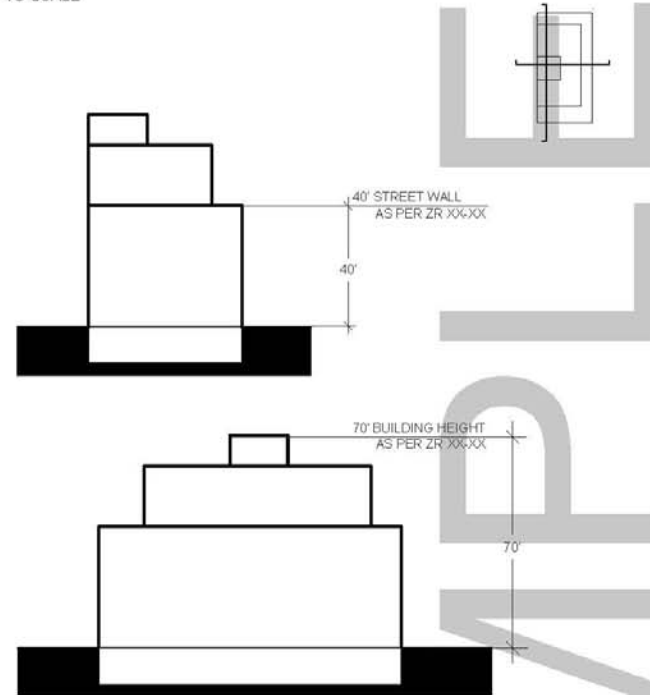
EXISTING TREE



PROPOSED TREE

SECTION DIAGRAMS

NOT TO SCALE



AXONOMETRIC DIAGRAM

NOT TO SCALE

REQUIRED SETBACKS

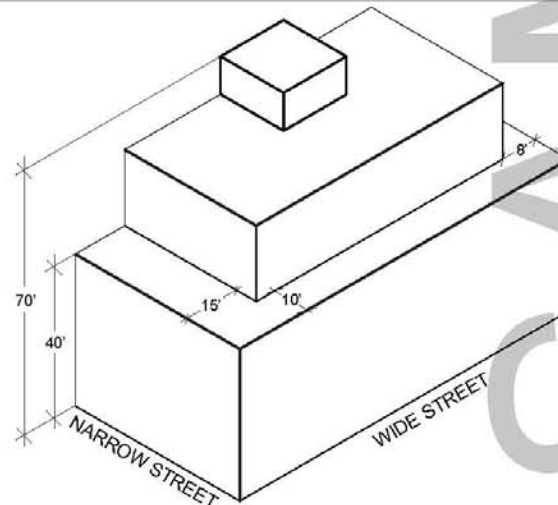
FRONT : AS PER ZR XX-XX

REAR : AS PER ZR XX-XX

SIDE : AS PER ZR XX-XX

40' STREET WALL
AS PER ZR XX-XX

70' BUILDING HEIGHT
AS PER ZR XX-XX



NYC
Buildings

ZD1 Zoning Diagram
Must be typewritten.

Orient and affix BIS
job number label here

Submitted to resolve objections stated
in a notice of intent to revoke issued
pursuant to rule 101-15.

Yes No

Location Information

House No(s) _____

Street Name _____

Borough _____

Block _____

Lot _____

BIN _____

Falsification of any statement is a misde-
meanor and is punishable by a fine or im-
prisonment, or both. It is unlawful to give to
a city employee, or for a city employee to
accept, any benefit, monetary or otherwise,
either as a gratuity for properly performing
the job or in exchange for special consid-
eration. Violation is punishable by im-
prisonment or fine or both. I understand that if
I am found after hearing to have knowingly
or negligently made a false statement or to
have knowingly or negligently falsified or
allowed to be falsified any certificate, form,
signed statement, application, report or
certification of the correction of a violation
required under the provisions of this code
or of a rule of any agency, I may be barred
from filing further applications or docu-
ments with the Department.

NAME (PLEASE PRINT) _____

SIGNATURE _____ DATE _____

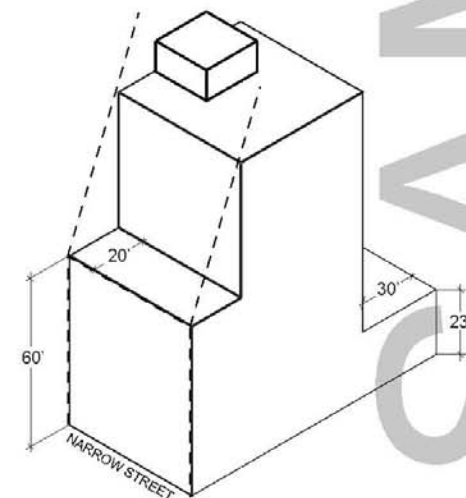
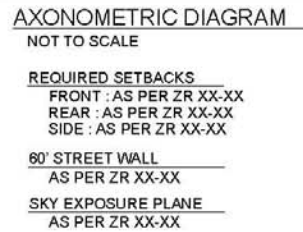
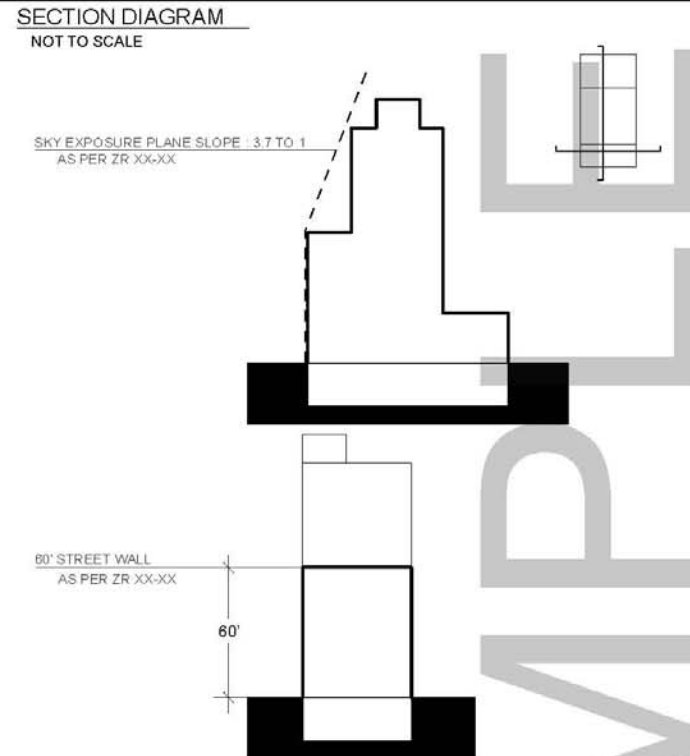
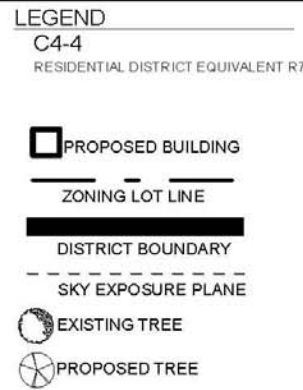
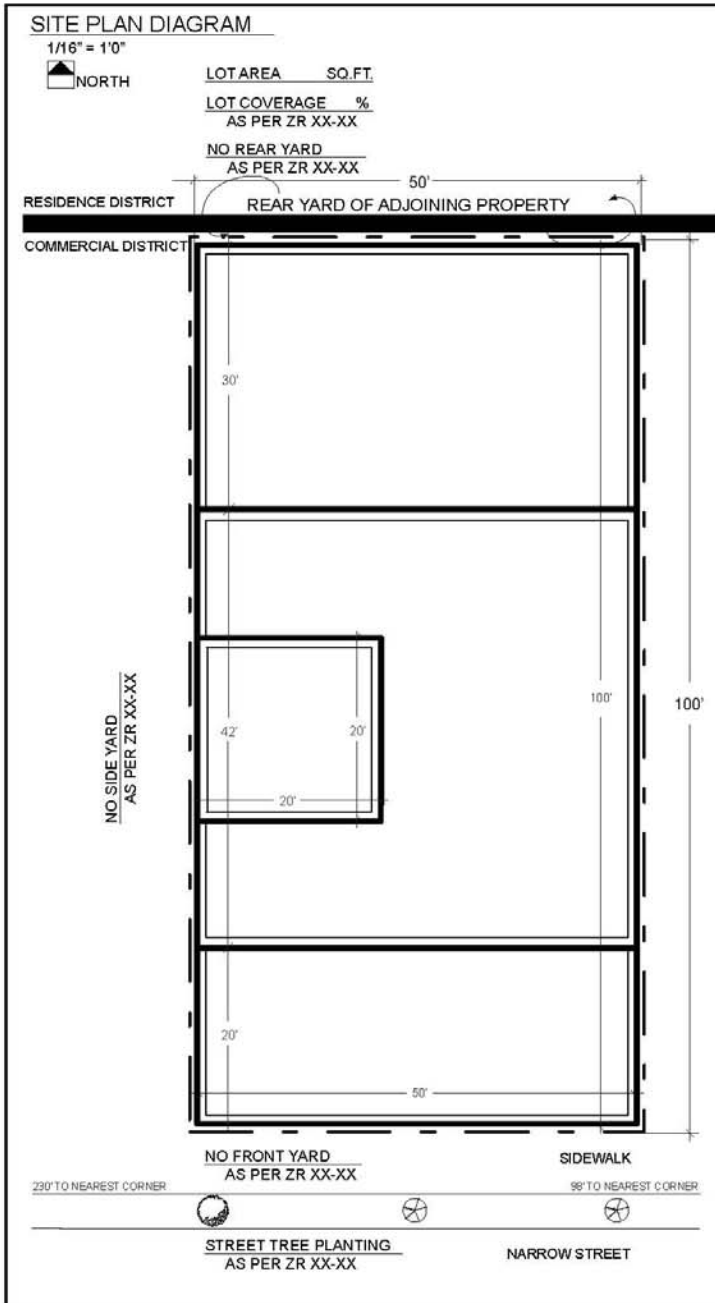
P.E.R.A. SEAL (APPLY SEAL, SIGN AND DATE OVER SEAL)

Internal Use Only

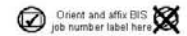
BIS Doc # _____

PLAN EXAMINERS SIGN AND DATE
ISSUANCE 7/09

Sample Drawing



ZD1 Zoning Diagram
Must be typewritten.



Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.

Yes No

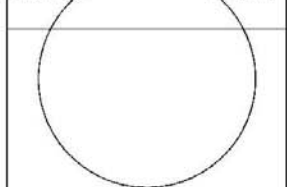
Location Information

House No(s) _____
Street Name _____
Borough _____
Block _____
Lot _____
BIN _____

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

NAME (PLEASE PRINT) _____

SIGNATURE _____ DATE _____



P. E. R. A. SEAL (APPLY SEAL, SIGN AND DATE OVER SEAL)

Internal Use Only

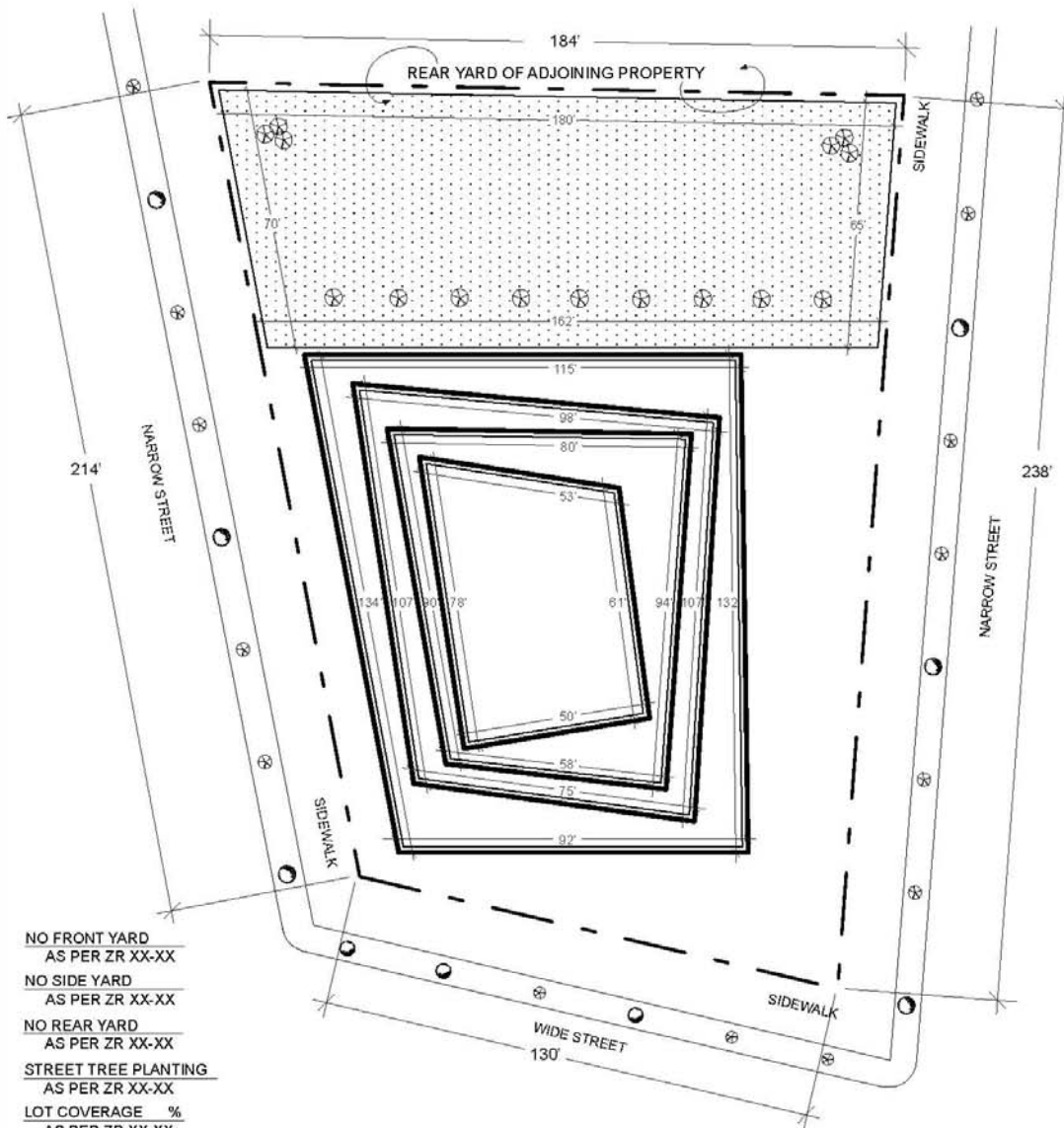
BIS Doc # _____

PLAN EXAMINER'S SIGN AND DATE
ISSUANCE 7/09

Sample Drawing

SITE PLAN DIAGRAM

1/32" = 10'



NO FRONT YARD
AS PER ZR XX-XX

NO SIDE YARD
AS PER ZR XX-XX

NO REAR YARD
AS PER ZR XX-XX

STREET TREE PLANTING
AS PER ZR XX-XX

LOT COVERAGE %
AS PER ZR XX-XX

LOT AREA SQ. FT.

LEGEND

C5-3
URBAN PLAZA FAR BONUS



ZONING LOT LINE



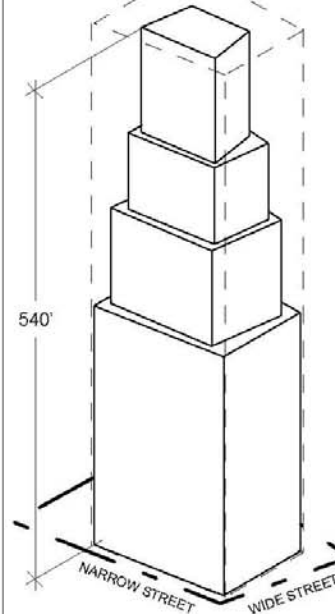
MAXIMUM BUILDING ENVELOPE



AXONOMETRIC DIAGRAM

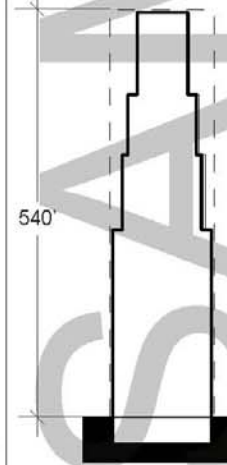
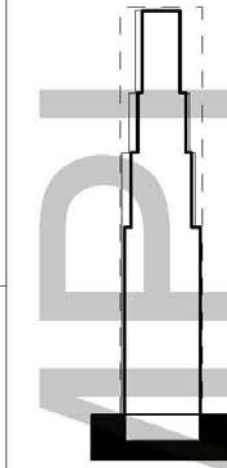
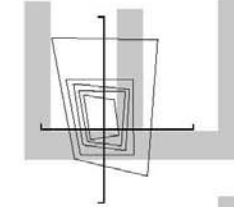
NOT TO SCALE

540' BUILDING HEIGHT
AS PER ZR XX-XX



SECTION DIAGRAM

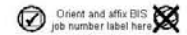
NOT TO SCALE



540' BUILDING HEIGHT
AS PER ZR XX-XX



ZD1 Zoning Diagram
Must be typewritten.



Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.

Yes No

Location Information

House No(s) _____
Street Name _____
Borough _____
Block _____
Lot _____
BIN _____

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

NAME (PLEASE PRINT) _____

SIGNATURE _____ DATE _____

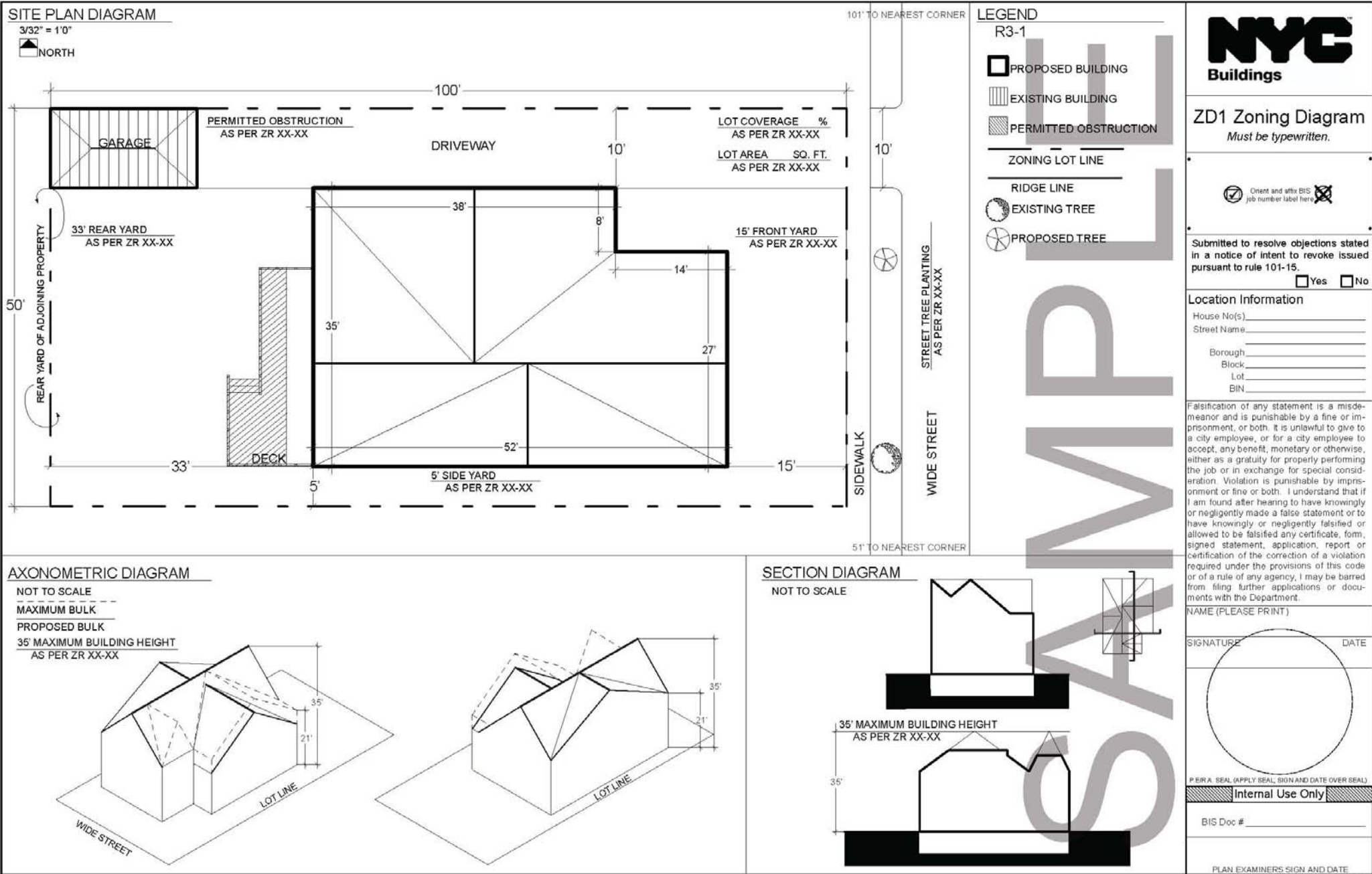
P.E.R.A. SEAL (APPLY SEAL, SIGN AND DATE OVER SEAL)

Internal Use Only

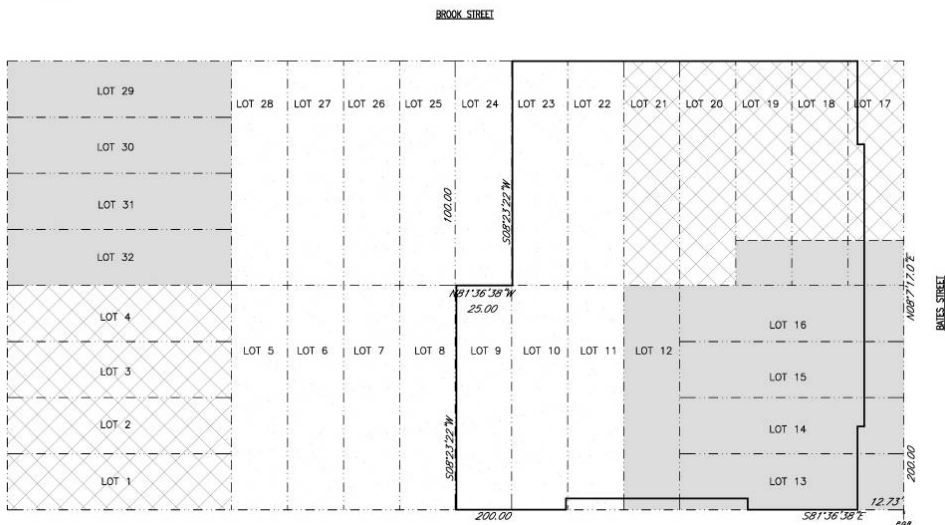
BIS Doc # _____

PLAN EXAMINER'S SIGN AND DATE

Sample Drawing

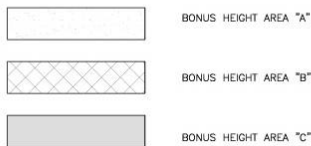


Sample Drawing



GOLDEN STREET

LEGEND

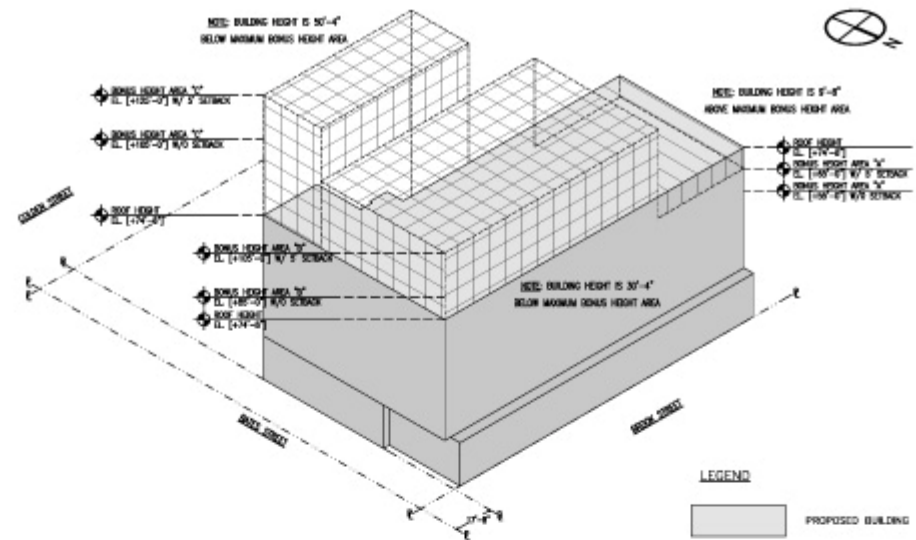


AS PER THE BATES STREET REDEVELOPMENT PLAN (MAY 24, 2006, XII.B BONUS PROVISIONS— HEIGHT BONUS AND MAP 3: BONUS HEIGHT MAP

A. 5 + 1 P = 6TH FLOOR

1 BONUS HEIGHT MAP

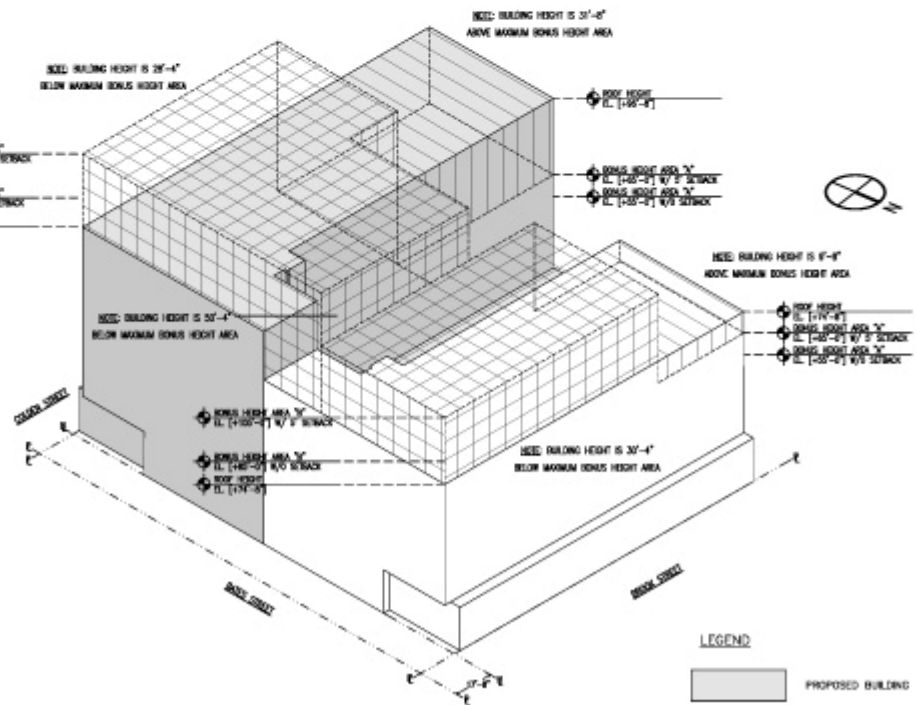
SCALE: 1/32"=1'-0"



2 BONUS HEIGHT DIAGRAM - PHASE 1

SCALE: 1/32"=1'-0"

LEGEND



3 BONUS HEIGHT DIAGRAM - PHASE 2

SCALE: 1/32"=1'-0"

LEGEND

