



NEW YORK CITY COLLEGE OF TECHNOLOGY

THE CITY UNIVERSITY OF NEW YORK



DEPARTMENT OF ARCHITECTURAL TECHNOLOGY

The proper File Name (FirstName_LastName_Zoning_Set.dwg) □□□ Sources Cited (credit all materials created by others, websites, etc.) □□□ Zoning Map and Identification of Zoning District (R1, C6-2, etc.) □□□ Environs Map showing site location in the neighborhood □□□ Lot Area □□□ Allowable Buildable □□□ Existing to Remain and Existing FAR calculation □□□ Allowable Remaining (Allowable – Existing) □□□ FAR Comparison of Proposed Building vs. Allowable (can youngle of Show all work? Are all numbers/calculations shown and I show the state of t	/ou build it?) abelled? ur site)
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Setbacks Determined and Shown	narrow streets
Describeration of the second s	
□□□ Base Heights and Maximum Heights □□□□ Sky Exposure Plane (as required)	
Envelope Comparison of Proposed Building vs. Allowable	(can you build :+2)
Zoning Text backup for all conclusions. Referenced and ke	eved to all drawings
	- year to an arawings
Design / Zoning Considerations ☐ ☐ ☐ Will your design require bonus FAR? If so, show the calculations.	
\square \square \square Will your design have additional side yard setbacks? If so, size the	m properly
\square \square Does your site or design have unusual considerations? Easements	
Comments: Proposty not purpo	



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ARCH 2330 BUIL	DING TECH HI FALL 2016		Zo	oning Set Submissi	on - Rubric
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Zoning					
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	□□□ Allowable Buildab	le			
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Zoning Envelope	e for proposed site (not a	l items below may b	pe applicable to y	vour site)	
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Building Design /	Zoning Considerations				
	Will your design require bo				
v	Will your design have addi	tional side yard setb	acks? If so, size t	them properly.	
	Does your site or design ha	ave unusual consider	rations? Easeme	nts or other conc	ditions?
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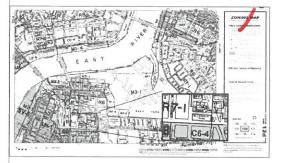
ar2330 rubric — individual zoning submission sheets — autocad. docx

CASE STUDY 15'-9 5/16" WIDE STREET LIVING ARTS NARROW STREET **BROOKLYN** MUSEUM TILLARY STREET AND CATHEDRAL ST FLATBUSH AVE 8'-3 13/16" k WIDE STREET TILLARY ST SCALE: $\frac{1}{16}$ " = 1' 11'-6 1/8" WIDE STREET RROW STREET NARROW STREET NARROW STREET SCALE: \$\frac{1}{64}" = 1'

K9 EXFORM SKOUM OCCUR

ALIM AU STREET/ SCALE: 1 = 1 DWG TITLE SCALE: 1 = 1 2016 10 05 2016_F_A KYLE, DENNIS SCALE: 1/16" = 1'

ZONING MAP



NEIGHBORHOOD MAP



FOR OUR SITE WE DECIDED TO USE THE FAR OF 6 AND THE ZONING FOR C6-2 BECAUSE OUR PROJECT BUILDING IS A COMMERCIAL BUILDING. SINCE OUR NEW SITE DOES NOT HAVE A FAR WE USED THE FAR OF OUR PREVIOUS SITE.

ZONING CALCULATIONS

HE FAR OF 6

DUR

BUILDING.

A FAR WE

ZONING CALCULATIONS

SUBSTITUTE

TO BE 30

TO

FAR = 6
LOT AREA = 85,289 SQUARE FEET
BUILDABLE AREA: LOT AREA (FAR)= 85,289 (6)= 511,734
PURPOSED AREA: 1ST FLOOR AREA + 2ND FLOOR AREA + THIRD FLOOR AREA = 7521 + 7451 + 7265 = 22,237 SQUARE FEET
BUILDABLE ALLOWABLE AREA = 511,734-22,237 = 489,497 SQUARE FEET
THE BUILDING CAN BE BUILT IN THIS AREA

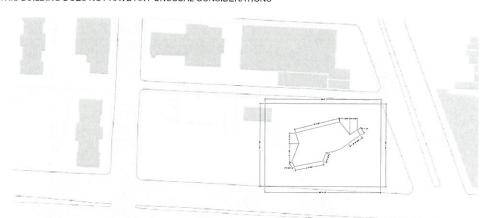
NEW ZONING CALCULATIONS

NEW LOT AREA = PURPOSED AREA/ FAR = 22,237/6 = 3,706 SQUARE FEET

NEW BUILDABLE AREA = 3,706 (6) = 22,237 SQUARE FEET PURPOSED AREA=BUILDABLE AREA BUILDABLE ALLOWABLE = 22,237-22,237=0

BUILDING DESIGN/ ZONING CONSIDERATIONS

THE BUILDING DOES NOT NEED ANY EXTRA FAR.
THE MUSEUM WILL NOT NEED TO HAVE ANY SET BACK BECAUSE THE ZONING CODE SAYS IT IS NOT NEEDED TO SET BACK THE BUILDING UNTIL 85 FEET.
THIS BUILDING DOES NOT HAVE ANY UNUSUAL CONSIDERATIONS





TILLARY STREET AND FLATBUSH AVE

20



DATC 2016 10 09
MIGGETING 2016, F_A
JOHNSON P, FAING
OHG NO. P, NING
OHG NO. P, NING

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A "nastur street" is any serrests less than 75 feet wide.

"Lot area" in the size of a Winning lots.

As "interior 195" is any eleming line neighbor a element line and a finite-ph line .

a Sthrough lots or for an Pinterly, lots, ehichever is epplicable.

A "let line" is a koundary of a fronting lot#.

A "read lot line" is any flot line* of a *zoning lot* encept a *front lot line*, which is parallel or within 45 degrees of being parallel to, and does not intersect, any *street line* bounding each *zoning inter.

Lot lane, side (12/15/61)

A "sime lot line" is any size line. Which is not a direct let lime to a final lot line.

13-43 Managam Mangha of Malie and Required Sabbapas



DESTRUCTED FLATS
DE COMES COMMENCIAL SINCESSES
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33-432 In other Commercial Districts

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SOURCES:

ALL MAPS ORIGINATED FROMhttp://www.oasisnyc.net/map.aspx

ALL ZONING TEXT FOR BACK UP ORIGINATED FROM -

www1.nyc.gov/site/planning/zoning/access-text.page

CASE STUDY LIVING ARTS **BROOKLYN** MUSEUM

TILLARY STREET AND FLATBUSH AVE

HIGHLIGHT REVEVINIT SECTIONS

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DWG TITLE

2016 10 09 2016_F_A

KYLE DENNIS DIVIG NO

73-122 Commercial buildings in all other Commercial Districts

In the district abdicated, the menime officer size ratio for a stoom of the containing only somewheal trees and i not excess the effort area said and set forth in the following table:

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14 15 14 1A	3.00
34-2 34-27 (4-) 34-4 (4-45) (4-5) 34-6	3.46
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04-51	6.20
.6-4	
06-1 06-0 06-1	6.56
06-32	9.00
14-7 E5-2 C5-4 G6-4 E6-5 E6-6	10.00

13-125 Community Enthinty broadings or buildings used for both community termining and communical ones to all close Communical Distance

autorite .	Best of Page
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(1-42 (1-42 Caras (4-4) Decks.	6.0
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19-2 -4 3 13-2	4.1
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ALTERNATE OF PURCHASE PLACE

NJ-462 In Other Communical Districts

In other Commandat DateBooks
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