



T/TH

B-

TEAM

ARCH 2330 BUILDING TECH III – FALL 2016

Zoning Set Submission - Rubric

Team Members/Individual:

ZOG VINCENT MORRIS ALUMERU

Formatting

- Proper File Name (FirstName_LastName_Zoning_Set.dwg)
- Sources Cited (credit all materials created by others, websites, etc.)

Zoning

- Zoning Map and Identification of Zoning District (R1, C6-2, etc.)
- Environs Map showing site location in the neighborhood
- FAR Calculations
 - Lot Area
 - Allowable Buildable
 - Existing to Remain and Existing FAR calculation
 - Allowable Remaining (Allowable – Existing)
 - FAR Comparison of Proposed Building vs. Allowable (can you build it?)
 - Show all work? Are all numbers/calculations shown and labelled?

SHOWS OPTIONS & COMPARISONS ✓

Zoning Envelope for proposed site (not all items below may be applicable to your site)

- Site Plan with scale, dimensions, north arrow, labels, wide/narrow streets
- Isometrics (2) with scale, dimensions, labels, wide/narrow streets
- Building Sections (2) with scale, dimensions, labels, wide/narrow streets
- Setbacks Determined and Shown
- Base Heights and Maximum Heights
- Sky Exposure Plane (as required)
- Envelope Comparison of Proposed Building vs. Allowable (can you build it?)
- Zoning Text backup for all conclusions. Referenced and keyed to all drawings

Building Design / Zoning Considerations

- Will your design require bonus FAR? If so, show the calculations.
- Will your design have additional side yard setbacks? If so, size them properly.
- Does your site or design have unusual considerations? Easements or other conditions?

General Comments:

- CHECK ISO ENVELOPE – SHOW SKY EXPOSURE
- ADD ADDITIONAL ZONING TEXT
- MISSING SECTIONS, VERTICAL HEIGHTS, E
- WORK ON FORMATTING
- INCLUDES STRUCTURE, MECHANICAL, OCCUPANCY FLOOR # FLOOR, INVENTORY ANALYSIS, CASE STUDIES

Grading Legend Missing or NA Minimum Average Good



A-

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Grade:

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GOOD COMPARISONS

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- Sky Exposure Plane (as required) (FIX)
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- Does your site or design have unusual considerations? Easements or other conditions?

General Comments:

- NICE FORMATTING / GOOD START
 - SHOW ACTUAL ZONING MAP
 - ADD MORE ZONING TEXT
 - CHECK \$4 EXPOSURE #'S

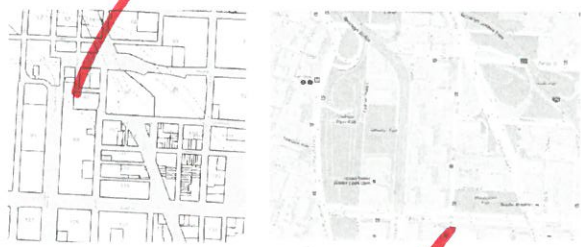
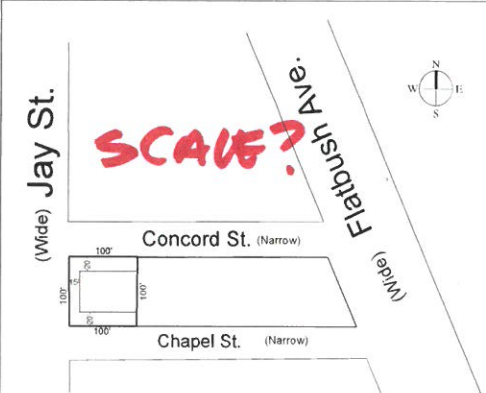
Grading Legend

Missing or NA Minimum Average Good

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SHOW ACTUAL ZONING MAP

MORRIS SCHNEPS



Zoning Map (12D)

Environs Map ✓

Zoning Option A:

Zoning Option B:

Lot 1
 Lot Area x FAR = Max Allowable Square Footage

Lot 1 and Segment of Lot 6
 Lot Area x FAR = Max Allowable Square Footage

4,904sqft x 6 = 29,404sqft

4,904sqft x 2 = 9,808sqft

29,404sqft - 8,674sqft = buildable (20,730sqft under)

9,808 x 6 = sqft

Combined = 58,848sqft

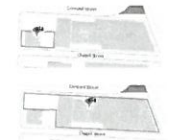
Lot 6
 Lot Area x FAR = Max Allowable Square Footage

35,952sqft x 6 = 215,712sqft
 215,712sqft - 309,952sqft = buildable (94,240sqft over)

Our selection is option B, which divides lot 6 into two separate pieces and combines the smaller piece with lot 1. We chose this to better the community, as this allows for a community facility since we would be knocking down the existing three story building.

GOOD COMPARISON

Block: 118
 Lot: 1 & 6
 Zone: C6-2



33-432
 In other Commercial Districts
 C1-6 C1-7 C1-8 C1-9 C2-6 C2-7 C2-8 C3 C4 C5 C6 C7 C8

MAXIMUM HEIGHT OR FRONT WALL AND REQUIRED FRONT SETBACKS

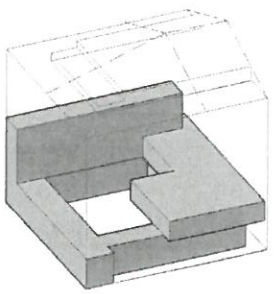
MAXIMUM HEIGHT OR FRONT WALL OF BUILDING (Feet)	REQUIRED FRONT SETBACK (Feet)	MAXIMUM HEIGHT OR FRONT WALL OF BUILDING (Feet)	
		On #Narrow	On #Wide
20	15	30 feet or less materials, whichever is less	30
20	15	40 feet or less materials, whichever is less	60
20	15	85 feet or less materials, whichever is less	95

NYC Building Code

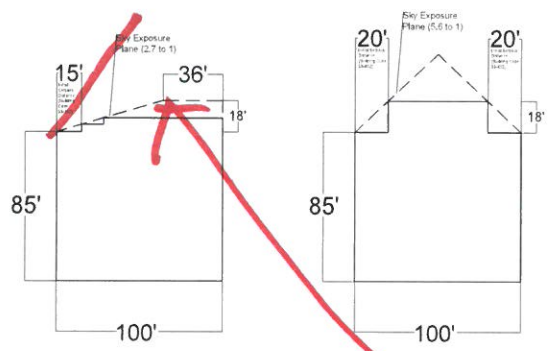
Floor Area Ratio (FAR):
 FAR is the ratio of total building floor area to the area of its zoning lot. Each zoning district has an FAR which, when multiplied by the lot area of the zoning lot, produces the maximum amount of floor area allowable on that zoning lot.
 Lot Area:
 Lot area is the area (in square feet) of a zoning lot.

YOU NEED BACKUP TEXT FOR ALL OF YOUR CONCLUSIONS

Site Plan

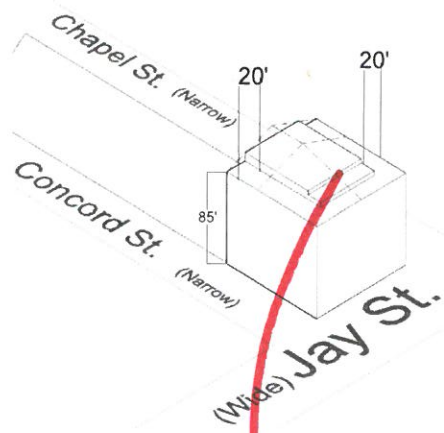


Proposed Building in Zoning Envelope

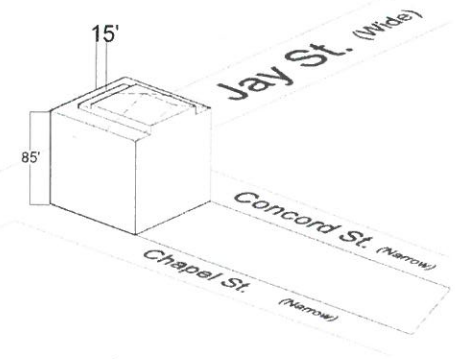


Section A

Section B



North West Isometric



South West Isometric

Sources:
 Oasisnyc.net
 NYC Building Code

DWG TITLE

DATE	2016 10 11
PROJECT NO.	2016_E_A
DRAWING BY	Morris Schneps
DWG BY	
DWG NO.	
CHECKED BY	
TITLE	

I THINK YOU REVERSE THE #'S

CHECK SLOPE OF SKY EXPOSURE