



Project Description:

This is a team research project but an individual drawing assignment. Students will develop a zoning study for the project site incorporating factors including but not limited to OSR, FAR, Setbacks, Sky Exposure Plane, Street wall requirements, available bonuses, use/type, etc. Students will be required to read and identify NYC Zoning code and determine what is relevant to the project and will produce an accurate zoning sheet for their drawing set. (Sheets ZD-1, ZD-2, ZD-3 etc. as needed)

Process:

1. Locate your site using Oasisnyc.net. This will lead you to other relevant information.
2. Locate all relevant zoning related resources at NYC.gov. Site all sources (ie. ZR 33-12.3)
3. Complete and document all necessary calculations.
4. Produce Zoning sheet including site plan (1:20 or 1:30), Isometric Zoning Diagrams, sections and notes. Refer to include checklist of items.
5. Identify all relevant sections of the zoning code – post these on your team website for reference by the team and include these on your zoning sheets.
6. **The team is permitted to share their research but each individual student must create their own zoning sheets – no sharing of drawing files or drawing data is permitted.**
7. Post completed sheet as a pdf on the teams OpenLab website and both the PDF and all drawing files are to be uploaded to background by the assigned deadline.

Submission:

There are two submissions for this project as follows:

1. **Team Zoning Research.** The team must complete zoning research and this must be compiled into a well-organized PowerPoint presentation posted on your team website. This portion will receive a shared team grade. Please put your initials on all slides that you contributed to and remember that the first page always included your names and photos.
2. **Individual Zoning Drawings:** Each individual team member is to draw their own zoning sheets. Zoning sheets should include all relevant zoning drawings and zoning text. This will be graded individually.

References:

1. Zoning Diagram Guide http://www.nyc.gov/html/dob/downloads/pdf/zd1_guide.pdf
2. NYC Zoning <http://www.nyc.gov/html/dcp/html/subcats/zoning.shtml>
3. Oasis NYC Maps <http://oasisnyc.net/map.aspx>

Assessment:

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

1. Evaluate the student's site plan and zoning diagrams drawings.
2. Evaluate the student's use of annotation including drawing titles, notes and dimensions.
3. Evaluate the student's understanding and correct interpretation of relevant zoning regulations.
4. Evaluate the inclusion of zoning code excerpts on the finished zoning sheets.
5. Drawing will be evaluated on its own and as part of the AutoCAD drawing set submission.

Student Learning Objectives:

Upon successful completion of this assignment, the student will:

1. Develop an understanding of NYC zoning codes and be able to interpret for a specific location.
2. Construct scaled site plan showing block and lot site and format on Titleblock.
3. Construct scaled Isometric drawing showing zoning

Student Skills Learning Objectives: (AutoCAD)

Upon successful completion of this assignment, the student will:

1. Be able to draw an isometric line drawing using isometric grids
2. Be able to draw an isometric 3d model
3. Be able to add annotation and dimensions
4. Understand the use of Paperspace/Modelspace and External References
5. Under the use of layers, lineweights and linetypes
6. Understand the use of variables including LTscale & PSLtScale

Checklist: All items identified must be included in your final submission. Additional items may be required depending upon the specifics requirements of your project and your site. Remember again that your team may share research but not your drawings! – Everyone must draw this on their own.

Keep in mind that all drawings are to indicate appropriate scales, north arrows where appropriate and are to be well formatted on a 22 x 34 title block with a minimum of “white space”.

This information must show both in your team PowerPoint research presentation and your individual zoning drawings ZD-1, ZD-2, etc.

#	Name	Description
1	Environs Map	Map showing the neighborhood and the site to provide context. Depending upon your site you may require more than one environs maps at different scales. The goal is to be clear. Highlight your site.
2	Zoning Map	Complete Zoning Map for your Site. Highlight your site.
3	Site Plan	Site plan including street names and widths and determination of Narrow and Wide status, property line, dimensions, setbacks, front/side rear yard designations, size and location of existing buildings to remain, other labels, etc.
4	Building Sections	Keyed to either your full site plan and/or a smaller key plan indicating all setbacks, heights, street names, etc.
5	Isometric Diagrams	You will need a minimum of two isometrics that include dimensions both in plan and height.
6	Building Information	Block & Lot No., Building Owner, Building Address
7	Use Group	Identify the use group and specify the information relevant to your use group (FAR, etc.)
8	Calculations	OSR & FAR calculations based on zoning. Determine the maximum allowable square footage for the property and then analyze your building and test to see if you are within the allowable square footage. If you are not you will either need to apply for a variance or modify your building to comply with the sites zoning.
9	Zoning Text	You must include all relevant zoning code. Include the zoning code number and the exact paragraph contents. Include this on your zoning sheets.
10	Other	Depending upon your site and project you may need to include additional information. This could include open space or arcade bonuses etc.