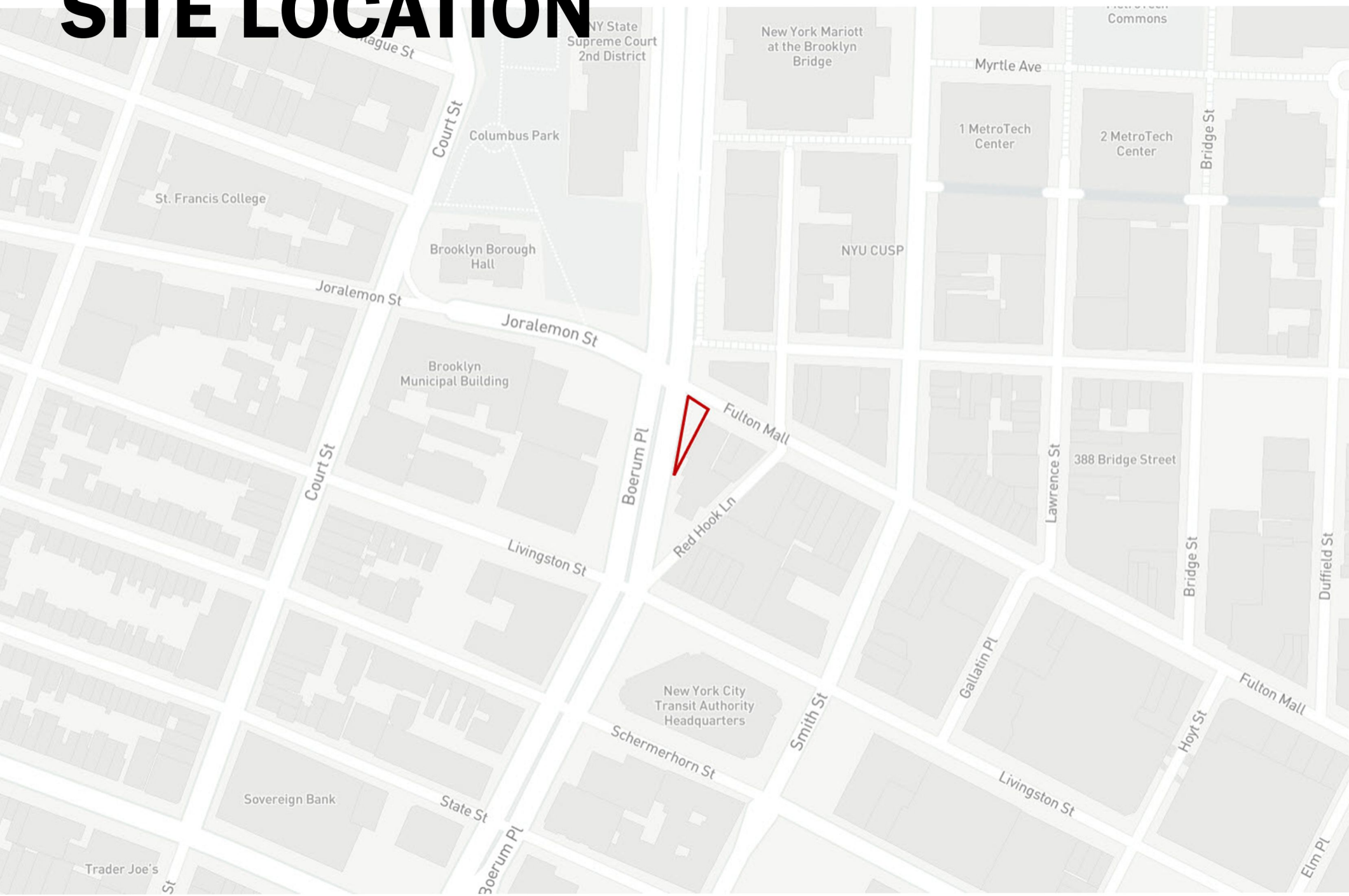


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SITE LOCATION



1 BOERUM PLACE, BROOKLYN, NY 11201
BLOCK: 153 LOT: 3
LOT AREA: 975 SQ FT (75' x 26')
PRIMARY ZONING: C6-4.5
MAX ALLOWABLE RESIDENTIAL FAR: 10
MAX ALLOWABLE COMMERCIAL FAR: 12
MAX ALLOWABLE FACILITY FAR: 12
ZONING MAP #: 16C





LAND USE



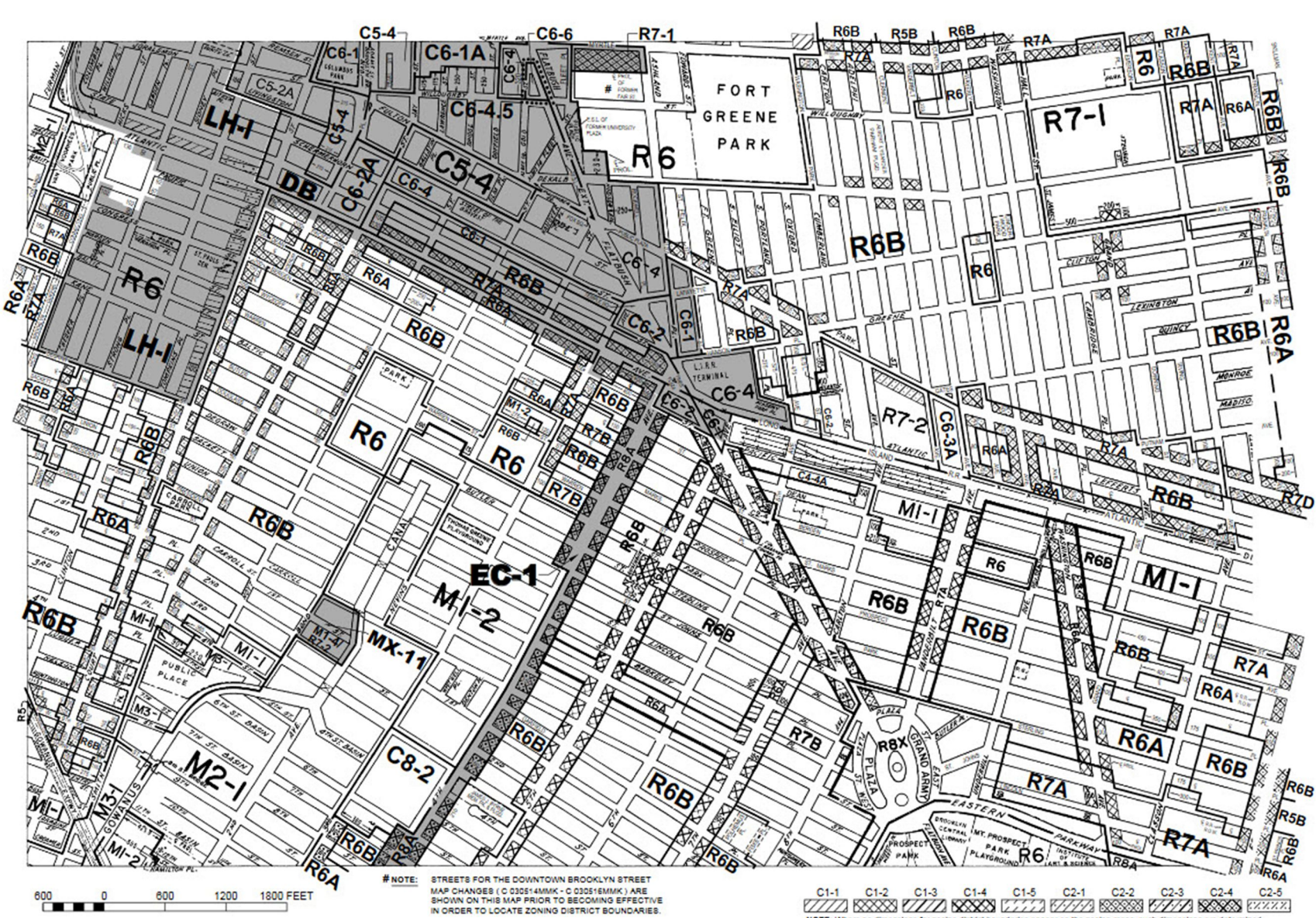
ZONING & LANDMARKS



TREES & GRASSLAND

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SITE ANALYSIS



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:
11-16-2016 C 160030 ZMK

Special Requirements:
For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

12b	12d	13b
16a	16c	17a
16b	16d	17b

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C6 districts permit a wide range of high-bulk commercial *uses* requiring a central location. Most C6 districts are in Manhattan, Downtown Brooklyn and Downtown Jamaica; a C6-3D district is mapped in the Civic Center area of the Bronx. Corporate headquarters, large hotels, department stores and entertainment facilities in high-rise *mixed buildings* are permitted in C6 districts.

C6-1, C6-2 and most C6-3 districts, typically mapped in areas outside central business cores, such as the Lower East Side and Chelsea, have a commercial *floor area ratio* (FAR) of 6.0; the C6-3D district has an FAR of 9.0. C6-4 through C6-9 districts, typically mapped within the city's major business districts, have a maximum FAR of 10.0 or 15.0, exclusive of any applicable bonus. Floor area may be increased by a bonus for a *public plaza* or *Inclusionary Housing*.

C6-2A, C6-3A, C6-3X and C6-4A are contextual districts with maximum building heights. C6-3D and C6-4X districts allow towers above a building base; special rules determine the tower's height and articulation. All other C6 districts allow towers to penetrate a *sky exposure plane* and do not require a contextual base.

C6 districts are widely mapped within special districts. C6-4.5, C6-5.5, C6-6.5 and C6-7T districts are mapped only within the Special Midtown District and have unique floor area ratios and bonus rules. C6-1G, C6-2G, C6-2M and C6-4M districts are mapped in Chinatown and Chelsea and in the Special Garment Center District, and have rules for the conversion of non-residential space to residential use.

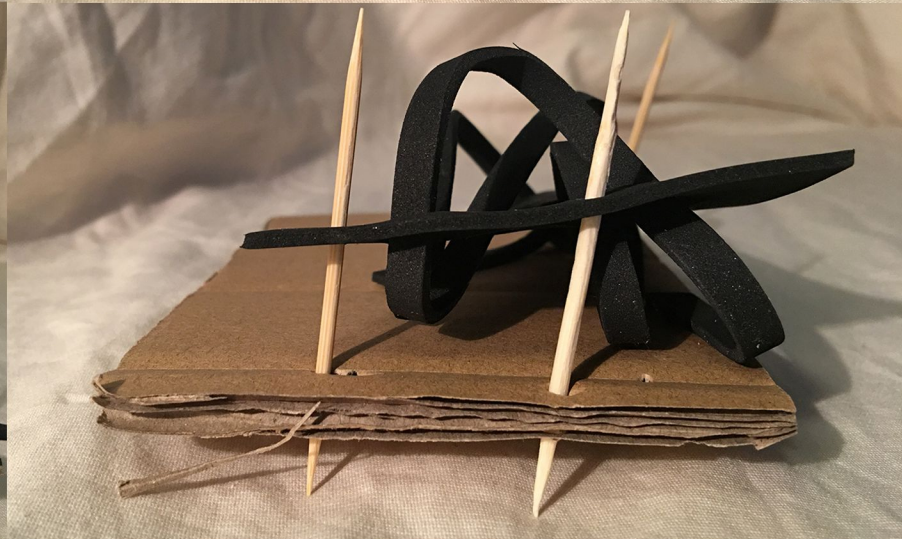
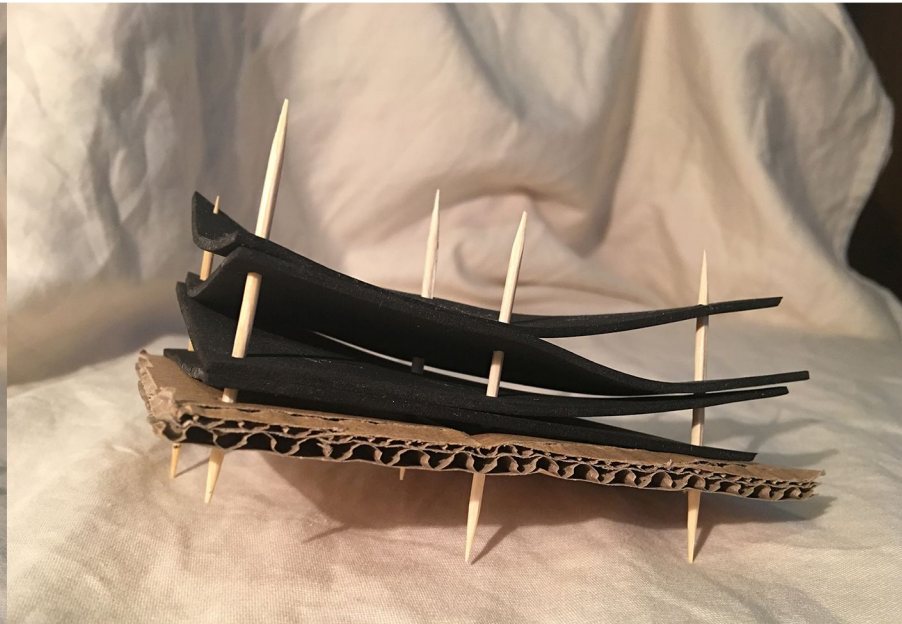
C6 districts are well served by mass transit, and off-street parking is generally not required, except within the C6-3D district.

	C6 Commercial Districts															
	C6-1	C6-1A	C6-2	C6-2A	C6-3	C6-3A	C6-3D	C6-3X	C6-4	C6-4A	C6-4X	C6-5	C6-6	C6-7	C6-8	C6-9
Commercial FAR	6.0 ¹	6.0 ¹	6.0 ¹	6.0	6.0 ¹	6.0	9.0	6.0	10.0 ²	10.0	10.0 ⁴	10.0 ⁴	10.0 ⁴	10.0 ⁴	10.0 ⁴	10.0 ⁴
Residential FAR	0.87-3.44 ¹	0.78-2.43 ¹	0.94-6.02 ¹	6.02 ¹	0.99-7.52 ¹	7.52 ¹	9.0 ¹	9.0	10.0 ⁴	10.0 ⁴	10.0 ⁴	10.0 ⁴	10.0 ⁴	10.0 ⁴	10.0 ⁴	10.0 ⁴
Residential District Equivalent	R7	R6	R8	R8A	R9	R9A	R9D	R9X	R10	R10A	R10X	R10	R10	R10	R10	R10

1 4.0 FAR on wide streets outside the Manhattan Core under Quality Housing Program
 2 3.0 FAR on wide streets outside the Manhattan Core under Quality Housing Program
 3 7.2 FAR on wide streets outside the Manhattan Core under Quality Housing Program
 4 FAR bonus of up to 20% for a public plaza
 5 Increase in FAR with Inclusionary Housing Program bonus

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

CONCEPT MODELS



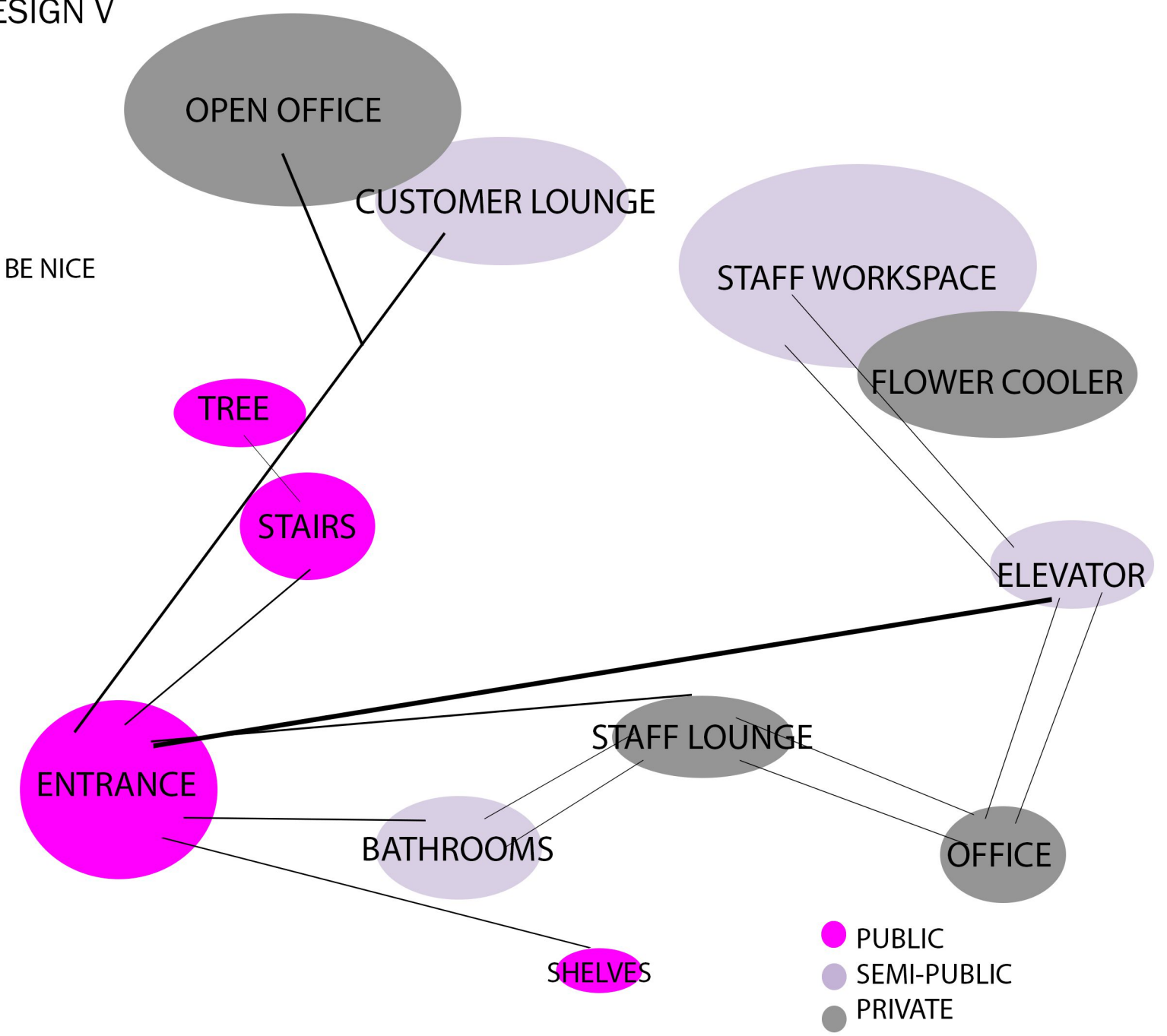


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OUTLINE OF PROGRAM

REQUIRED	SPACE	
W.SHELVING	ENTRANCE	○
1 ADA STANDARD	BATHROOMS	●
EATING SPACE & LOCKERS	STAFF LOUNGE	○
FOR BASIC NEEDS-\$\$\$	OFFICE	○
PASSENGER ELEVATOR	ELEVATOR	○
WAITING AREA FOR CUSTOMERS	CUSTOMER LOUNGE	○
CUSTOMERS NEEDING SPECIAL OCCASION ARRANGEMENTS	OPEN OFFICE	○
FLOWER STORAGE, ARRANGEMENTS	FLOWER COOLER	○
LARGE TABLE	STAFF WORKSPACE	○

— ○ SHOULD/WOULD BE NICE
 = ● MUST

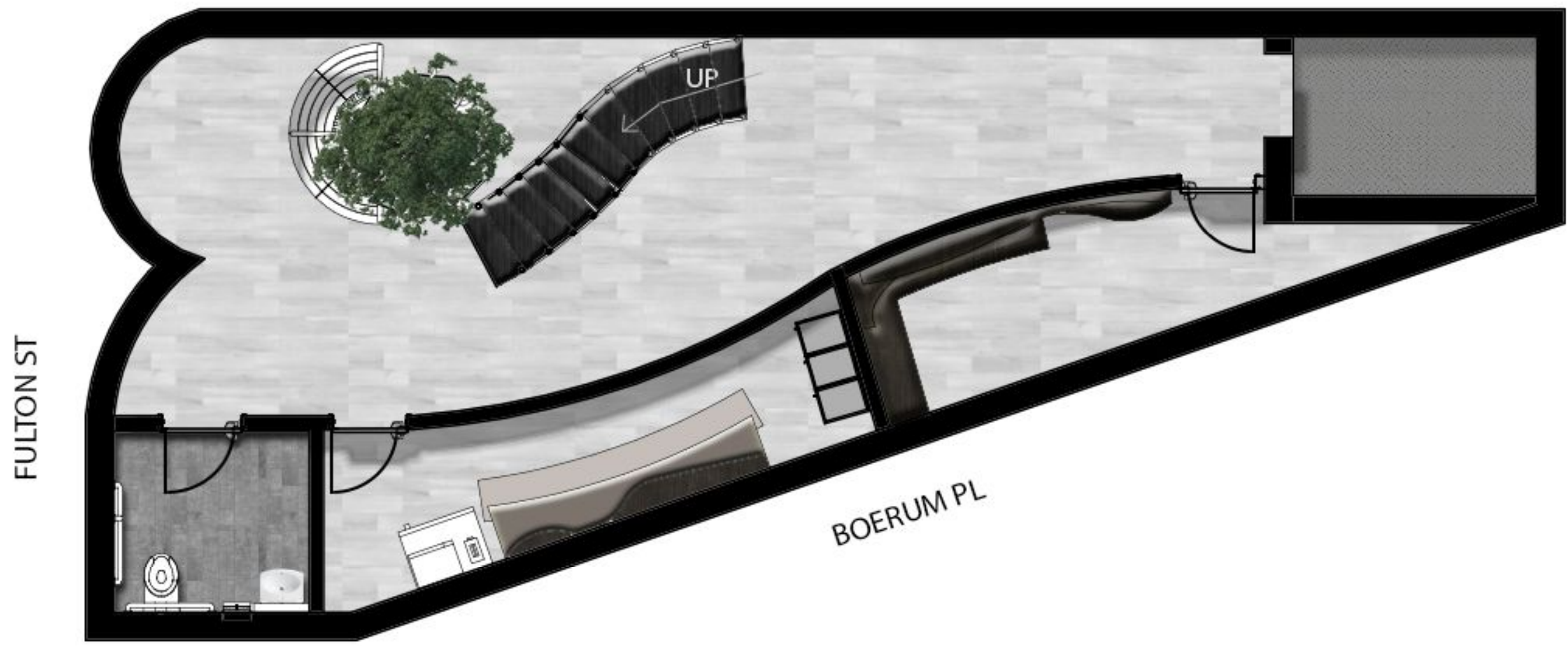


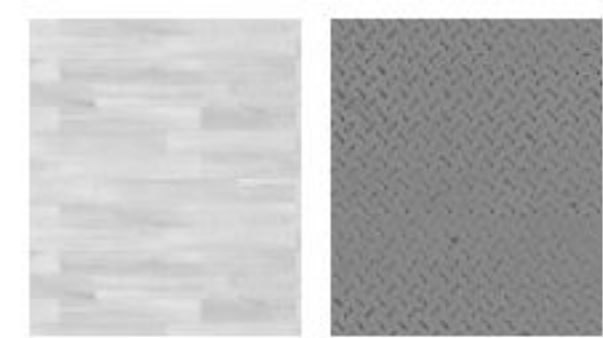


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CELLAR FLOOR PLAN





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ARCH 3510 | DESIGN V

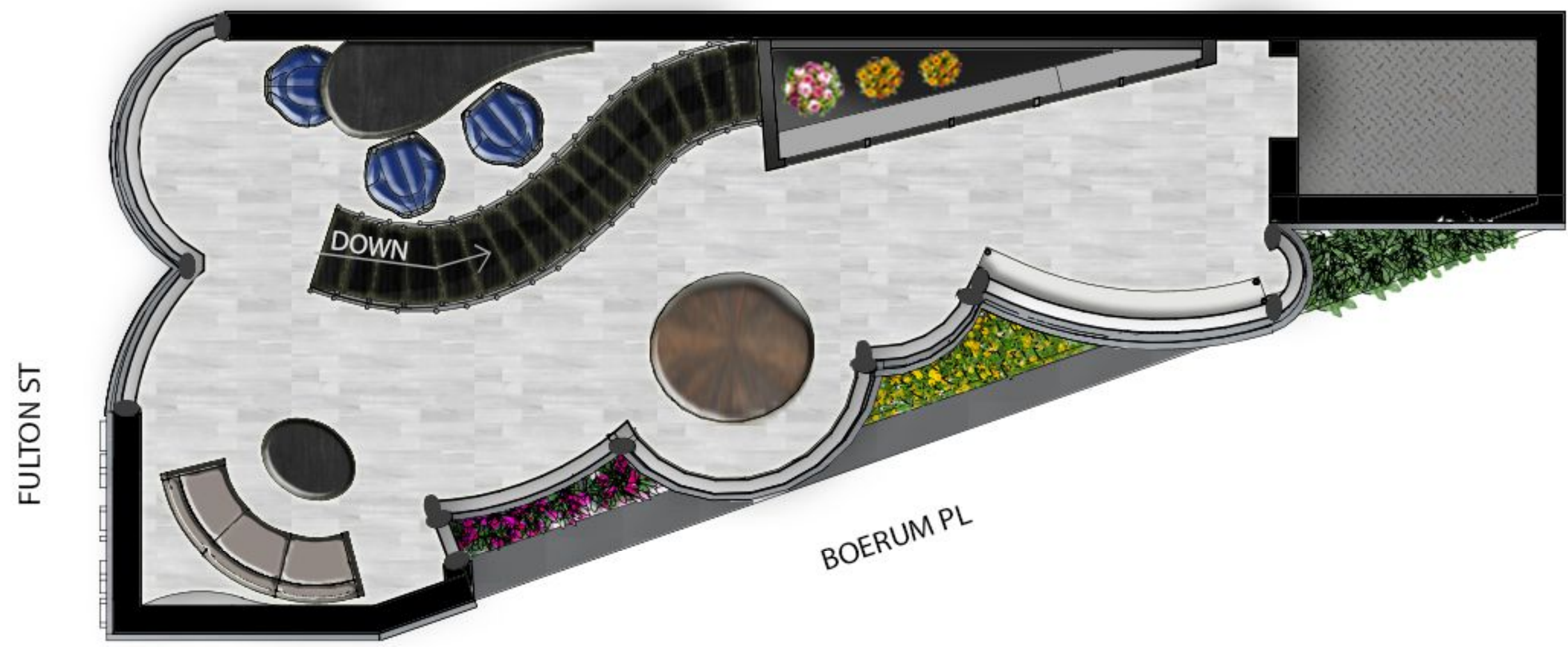
ENTRANCE FLOOR PLAN

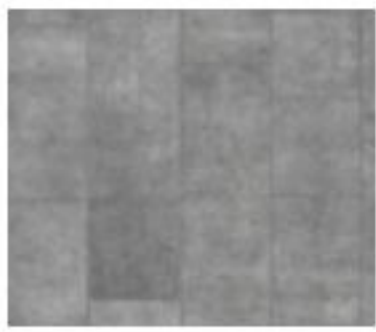




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ARCH 3510 | DESIGN V

SECOND FLOOR PLAN

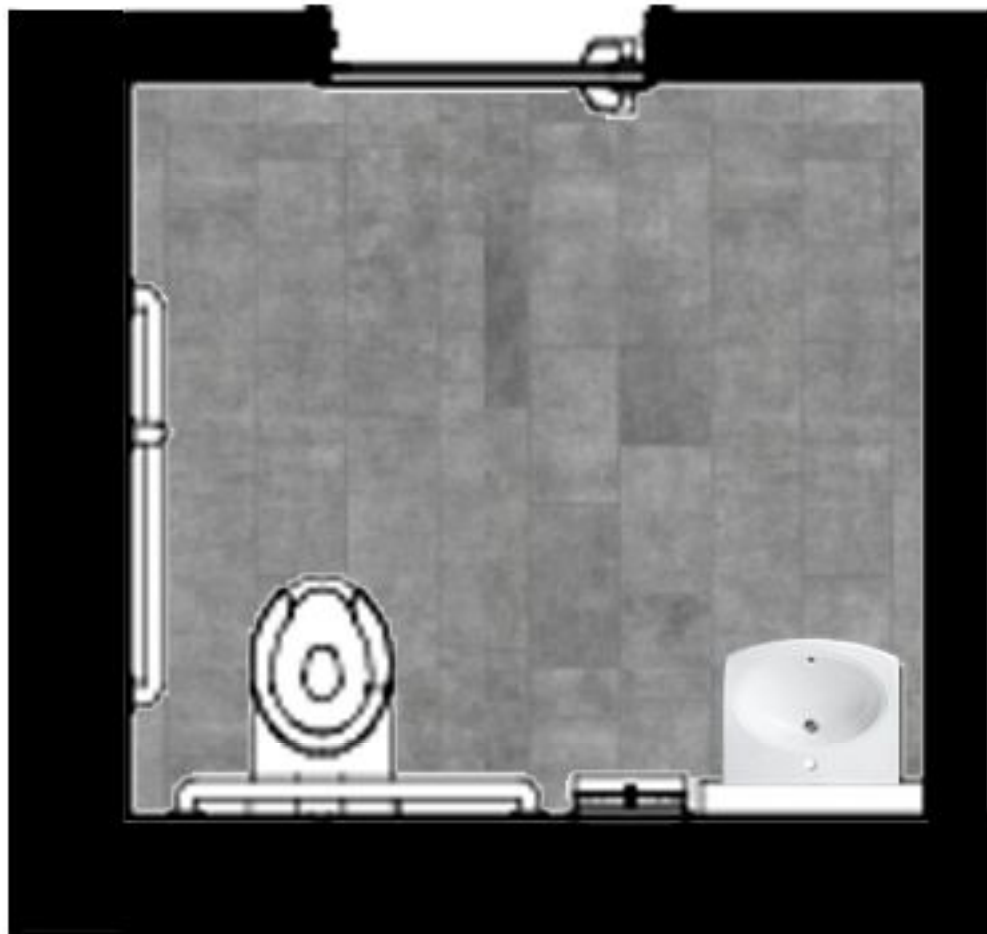


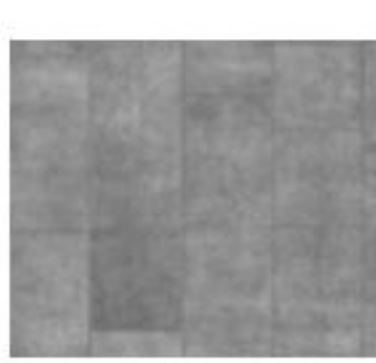


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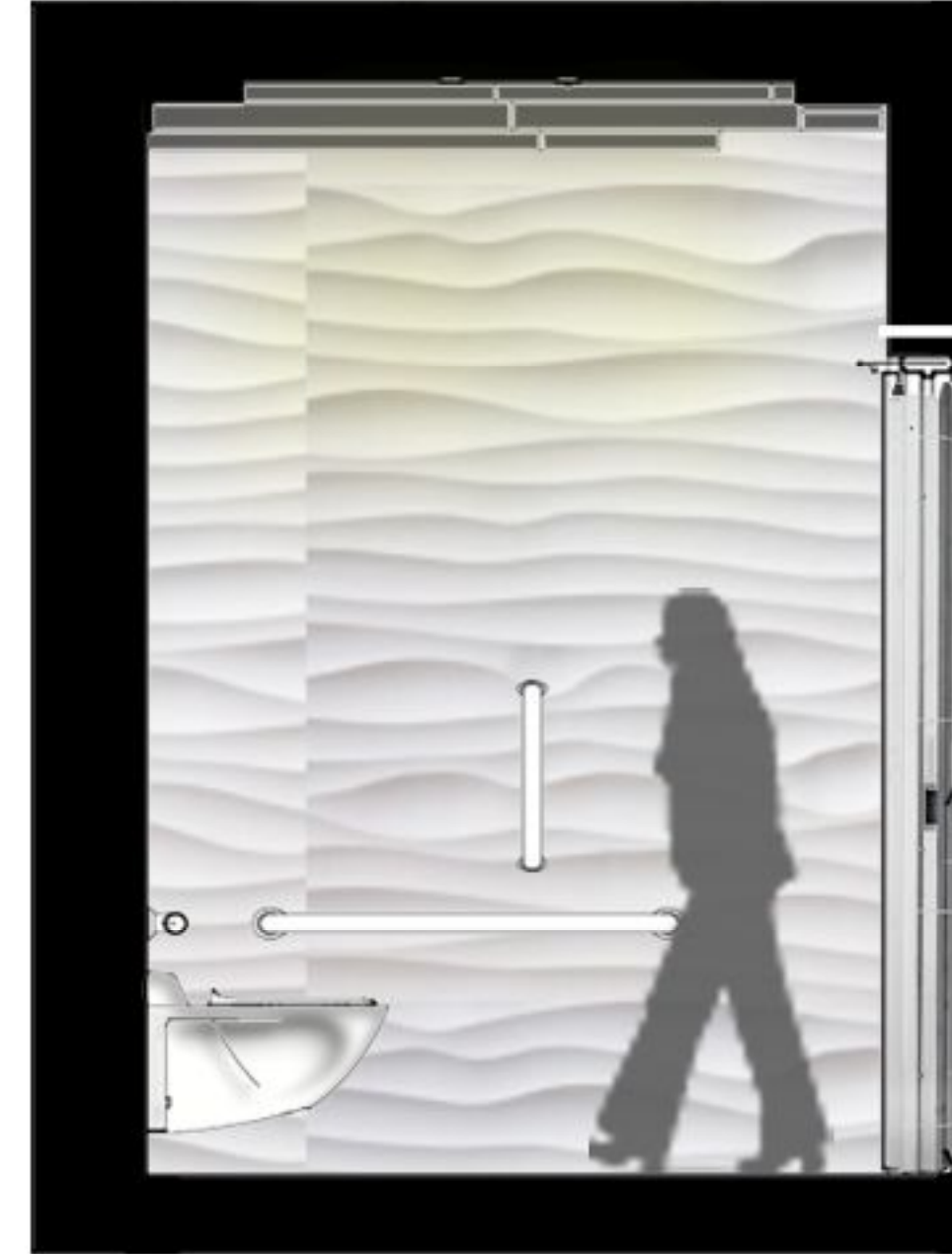
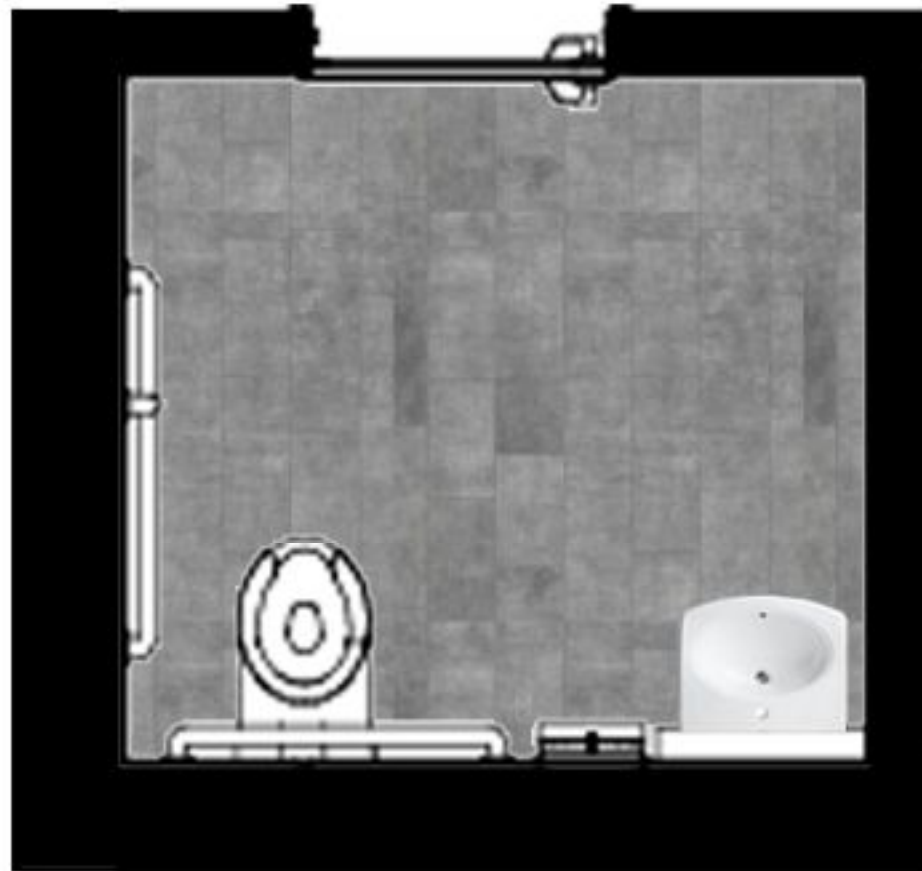
BATHROOM LAYOUT

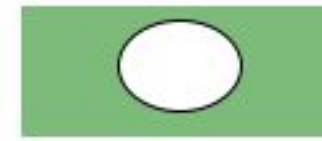




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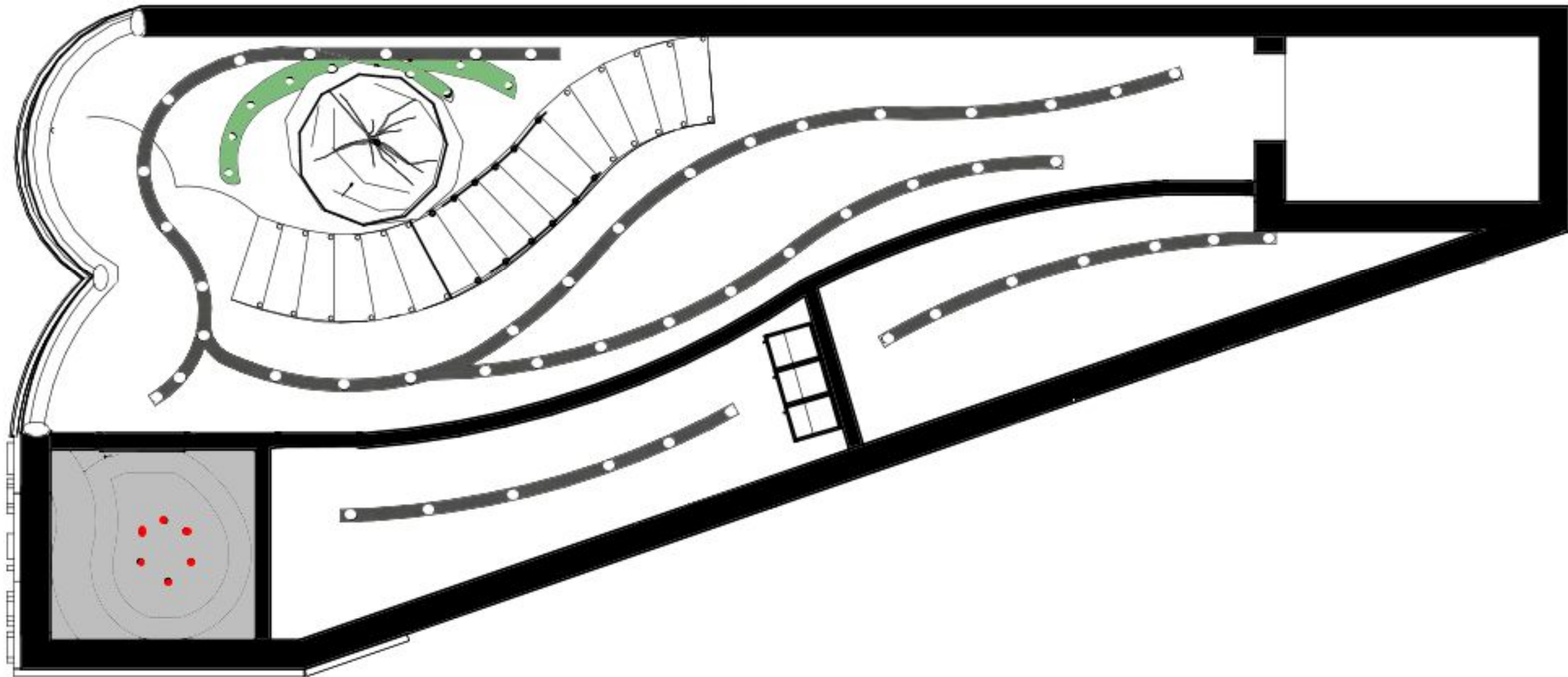
BATHROOM LAYOUT





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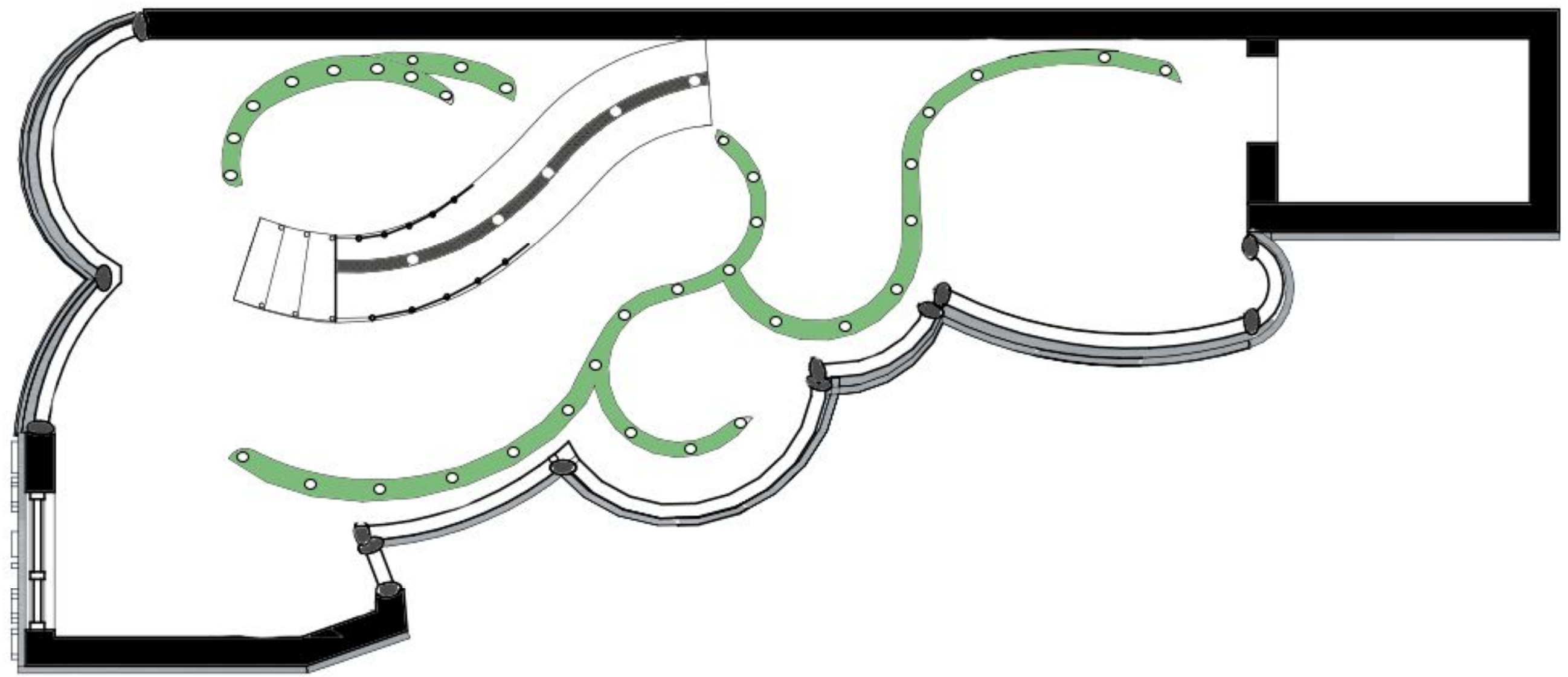
CELLAR FLOOR RCP





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ARCH 3510 | DESIGN V

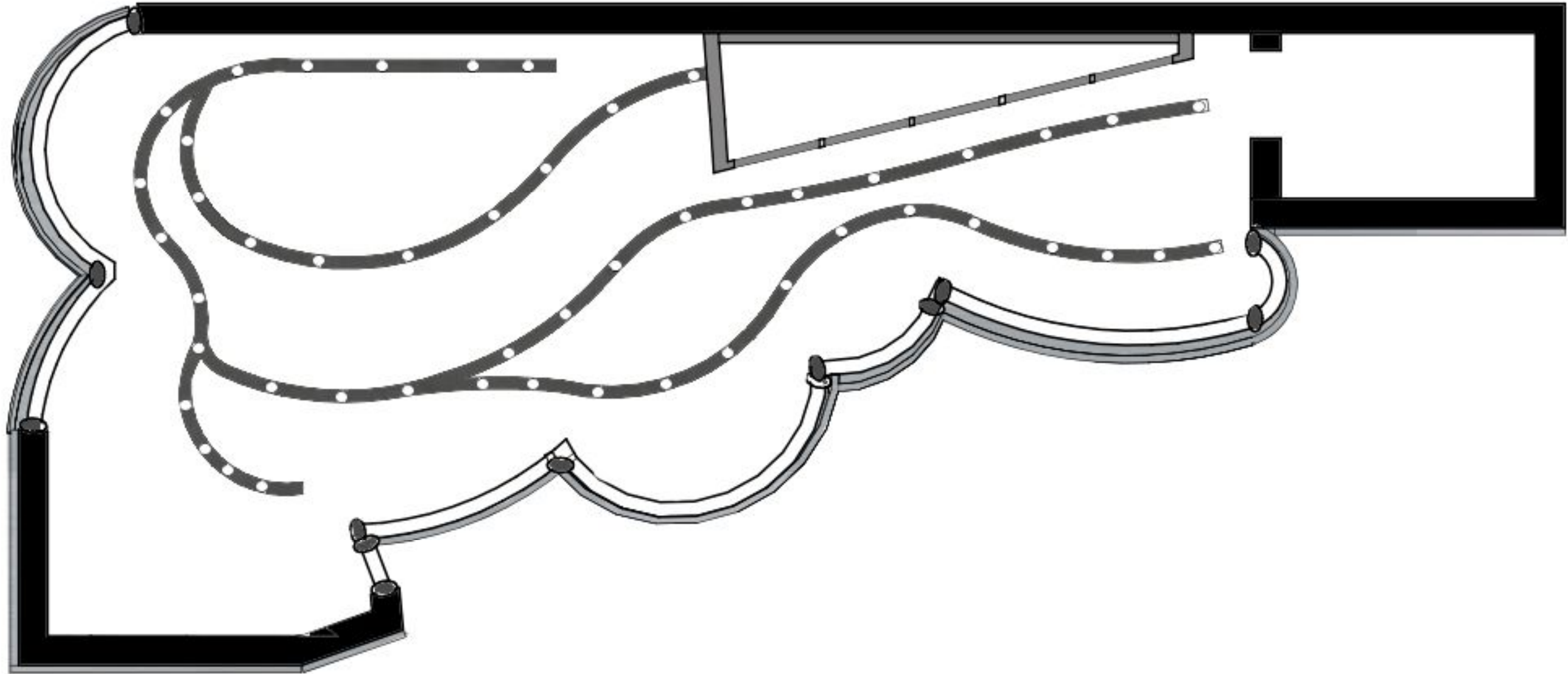
FIRST FLOOR RCP

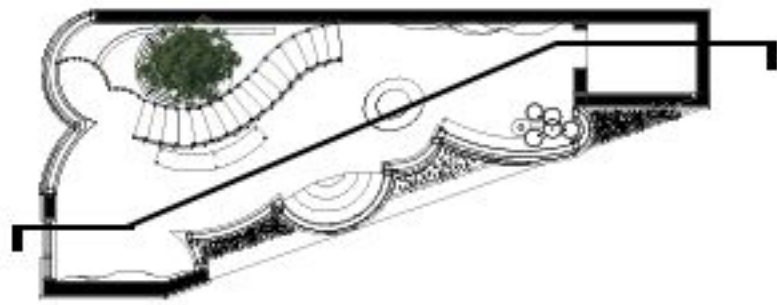




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SECOND FLOOR RCP





BUILDING SECTIONS

