New York City College of Technology – City University of New York
300 Jay Street, Brooklyn NY 11201

Department of Architectural Technology
Bachelor of Technology in Architectural Technology

ARCH 3612 ARCHITECTURAL DESIGN VI

SC.3 Regulatory Context
How the program ensures that students understand the fundamental principles of land use, and current laws and regulations that apply to buildings and sites in the United States, and the evaluative process architects use to comply with those laws and regulations as part of a project.

Assignment: Zoning Massing Study
Determine the zoning limitations and the zoning envelope by identifying setbacks, floor area ratio (FAR), open space ratio (OSR) and other rules and create a 3d Massing study of the site. The goal is to determine how to maximize the zoning. This diagram must show dimensions of heights and setbacks, along with a list of the requirements for the specific zoning of the site.

The drawing must include:
- o   Site Plan: with dimensions of the site, street names(wide and narrow streets noted) + N arrow
- o   3D Envelope of the zoning limitations of the site with dimensions of the heights and set backs
- o   Section through the site with dimensions and streets labeled (show cut on Site Plan)
- o   Data of the Specific Zoning district: Max Floor Area Ratio (FAR), Setbacks, Max/Min Heights, Open Space Ratio (OSR), and any other specific zoning requirements that would affect your design.

Grading will be based on:
1.   Showing all three drawing types (Plan, Section and 3D) and the level of notes (dims)
2.   The listed information given regarding the rules of the specific zoning district
3.   The understanding of the zoning rules as shown through this completed drawing

Regulatory Context (SC.3)				
Allocation	*Exceeded requirements*	*Met most requirements*	*Met some requirements*	*Barely met requirements*
Zoning Analysis (SC.3) ARCH 3612	Comprehensively diagram the zoning envelop of the buildable site and the setbacks on all property lines	*Comprehensively diagram zoning envelop and setacks on all property lines*	*Comprehensively diagram zoning envelope*	*Documenting existing zoning rules for site*

This should be the site plan
It should include-
-Streets - Names and if Wide or Narrow Street
-North Arrow
-Sidewalks at Streets
-Dimensions of each side of the property lines
-(Do Not rely on ZOLA for these dimension - verify)
-Show Section cut

Zoning Text:
Borough:
Block: Lot:
Dimensions:
Area:
Zoning District:
FAR:
OSR:
Parking Requirements of Inclusionary:
Street Wall Min Height: Max Height:
Setback for Narrow Street: Wide Street:
Maximim height:
Maximum Building Area = Land Area x FAR
Max Building Area =

This should be the site section.
It should show:
-Label both streets on either side of the section cut
-Give vertical heights of street walls
-show setbacks after max. street wall heights
-show ratio of setbacks and not wide or narrow street
-show max height
(This site section should show the massing envelope section)

This should be the 3D Zoning Envelope of the site
It should show:
-Label both streets on either side of the section cut
-Give vertical heights of street walls
-show setbacks after max. street wall heights
-show ratio of setbacks and not wide or narrow street
-show max height
(This site section should show the maximum envelope
that your building(s) should fit within)