NYC PLANNING
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

Waiver & Encroachment Drawing Guidelines
Version 1.3

Purpose

The purpose of the drawing guidelines is to outline minimum requirements for completing an attachment to a land use application, while allowing for flexibility and professional judgment. The Waiver & Encroachment Drawings guidelines provide instruction on how to graphically illustrate proposed conditions that require the approval of the New York City City Planning Commission.

When to Use

Waivers and encroachments may be present on a number of different drawings. Wherever there is a waiver or encroachment present, the applicant must use the proper format requirements. These requirements are the same across the entire package of drawings.

Applicable drawings include:

- Zoning Lot Site Plan
- Ground Plan
- Upper Floor(s) Plan
- Landscape Plan(s)
- Neighborhood Character Diagram

- Axonometric Diagram
- Section Diagram
- Elevation Diagram(s)
- Detail Elevation Diagram

Exceptions & Modifications

These guidelines provide general guidance only. Depending on the specifics of the project, the DCP Project Team may require drawings and information in addition to or different from those described in the guidelines. At the Interdivisional Meeting, the DCP Project Team will discuss whether and to what extent preparation of the application requires exceptions to or modifications of these guidelines, in order to take into account site or project features.
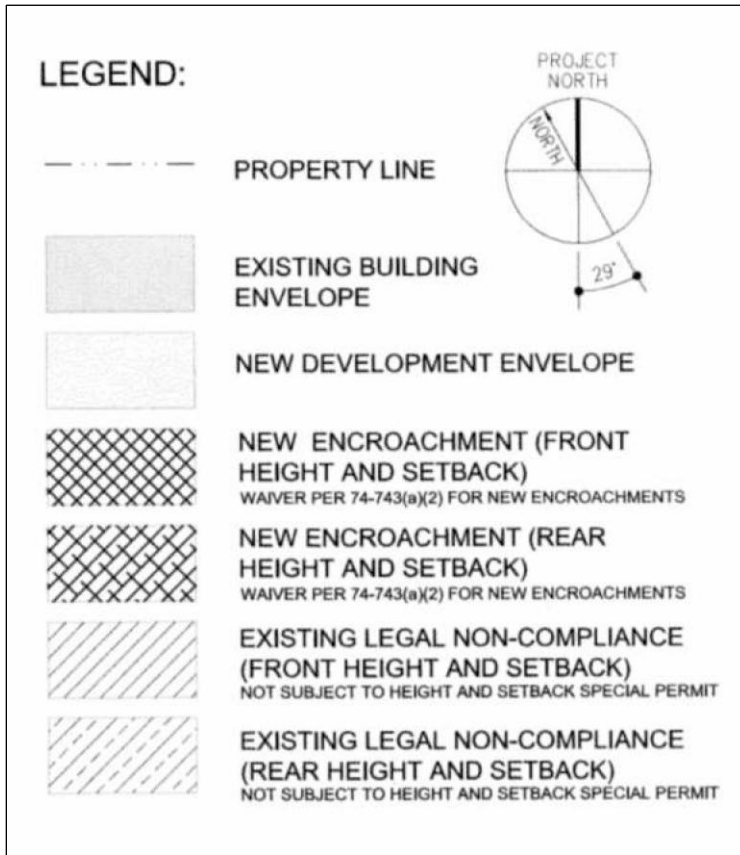
Overview

If the waivers overlap or if there are encroachments present, there must be a clear difference between them. A reviewer must be able to tell where one stops and the next begins.

Format Requirements

Type	Format Requirements
Use	- Show Use Waivers using shading or tones. - You may use color as long as each color is clearly defined. - Note: D.O.B.'s BSCAN requires documents and diagrams to be legible and in black and white when scanned.
Bulk	Show Bulk Waivers using hatching patterns.

Waiver Legend Sample

For More Information

Please contact your Lead Planner for additional information.

Revision History

Date	Version	Description	Author
8/5/2013	1.0	Draft	L.DeRosa
8/16/2013	1.1	Final Version for Internal Review	B. Budelman
6/30/14	1.2	Final edits	C. Whitcomb
07/01/14	1.3	Final review and edits	D. Parish