

# SITE PLAN DIAGRAM

SCALE: 1/32" = 1' 0"



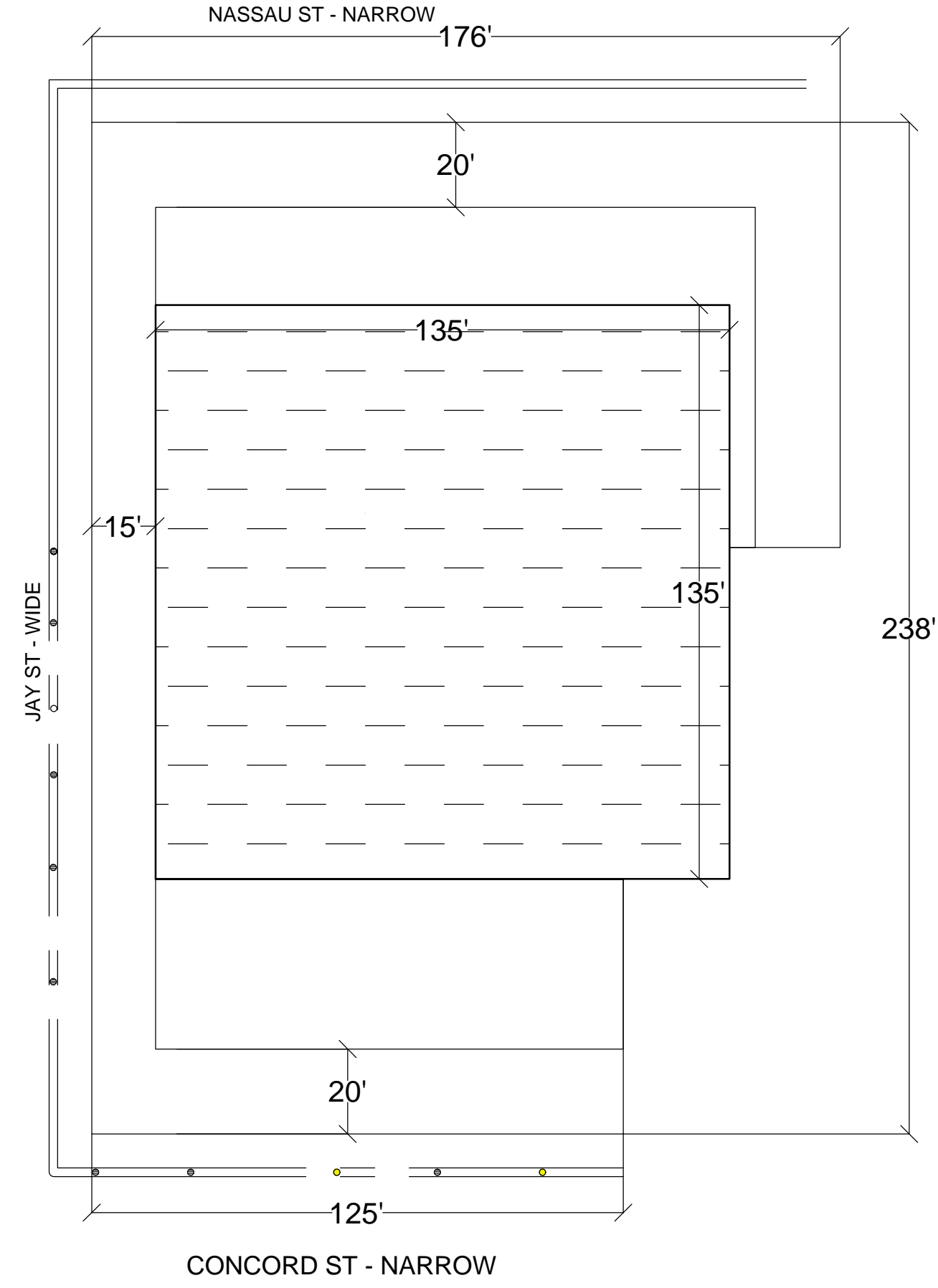
LOT COVERAGE 49.52% FAR: 6.5  
AS PER ZR 35-12

LOT AREA 36800 SQ FT

TOTAL ALLOWABLE 170365 SQ FT

BUILDING AREA 26210 SQ FT

MAXIMUM BUILDING ENVELOPE 18225 SQ FT



## C6-2

ZONING DISTRICT

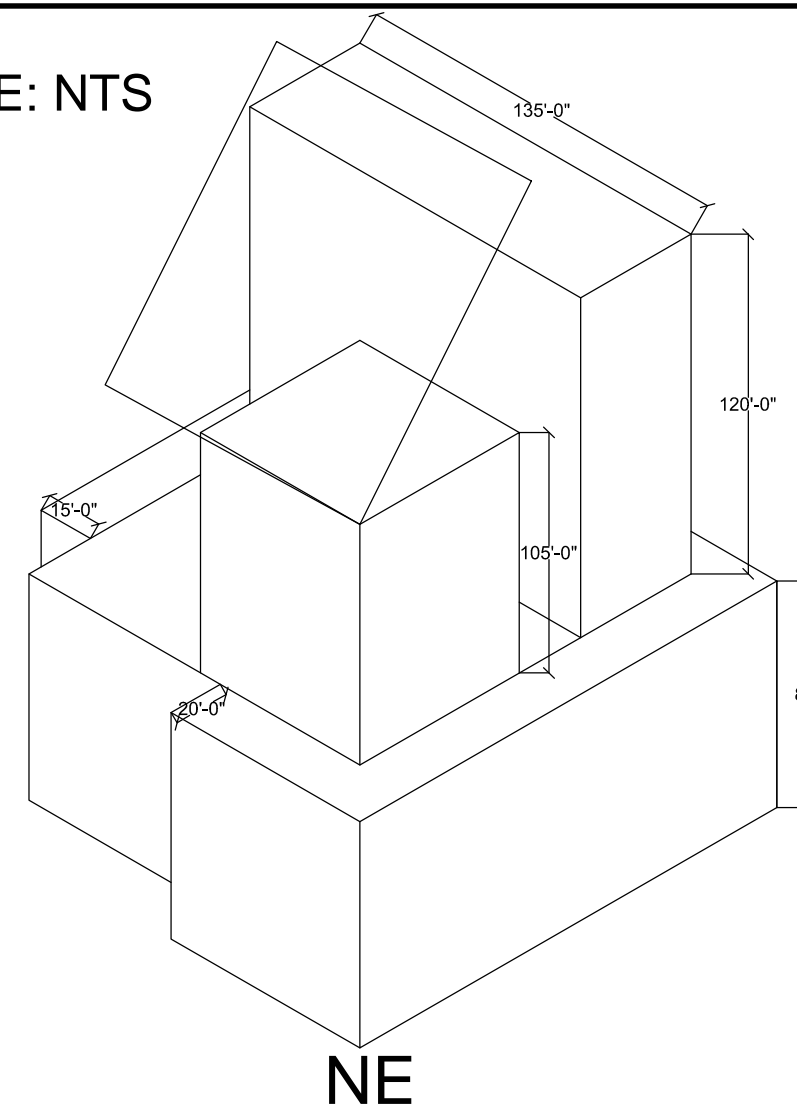
ZONING MAP: 12D

Police Precinct: 84

# LEGEND

- LOT LINE
- PROPOSED BUILDING
- PROPOSED TREE
- EXISTING TREE

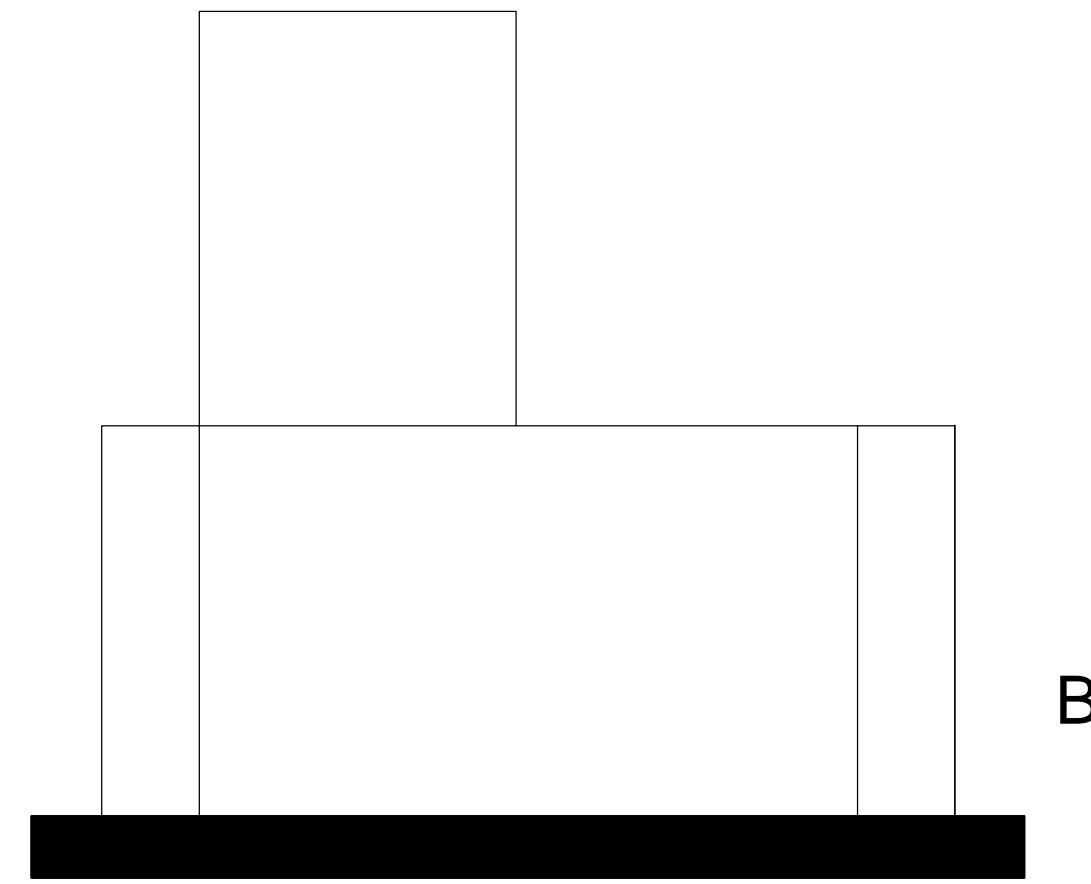
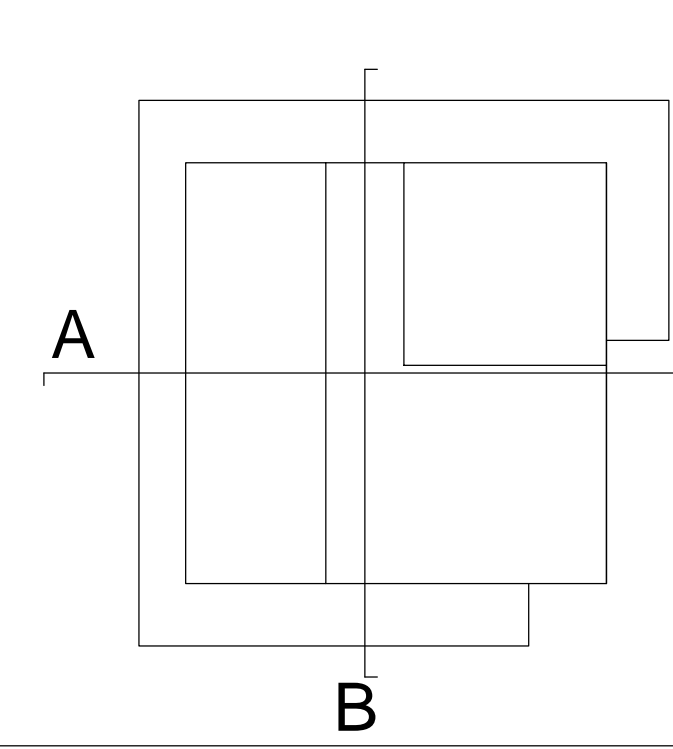
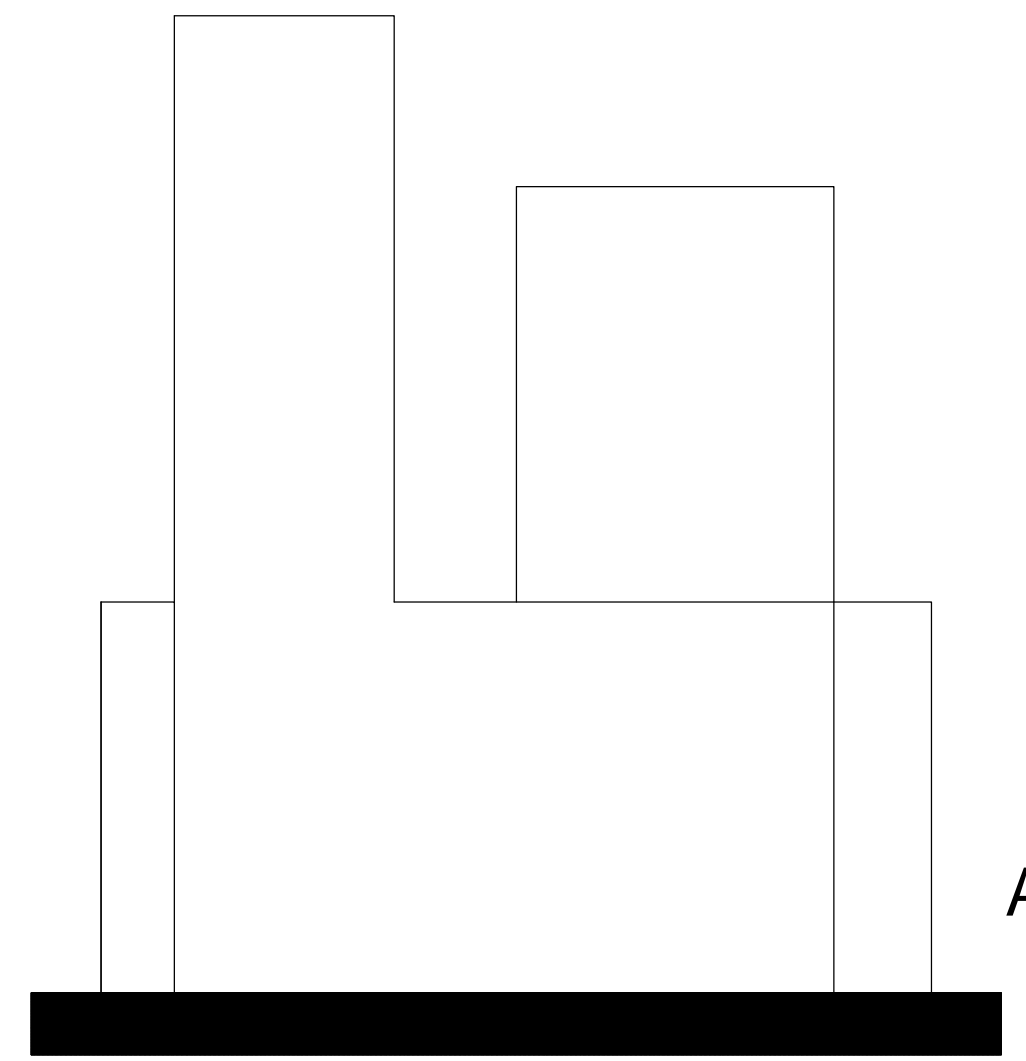
SCALE: NTS



SKY EXPOSURE 3.7 to 1  
 AS PER ZR 35-30

# SECTION DIAGRAM

SCALE: NTS



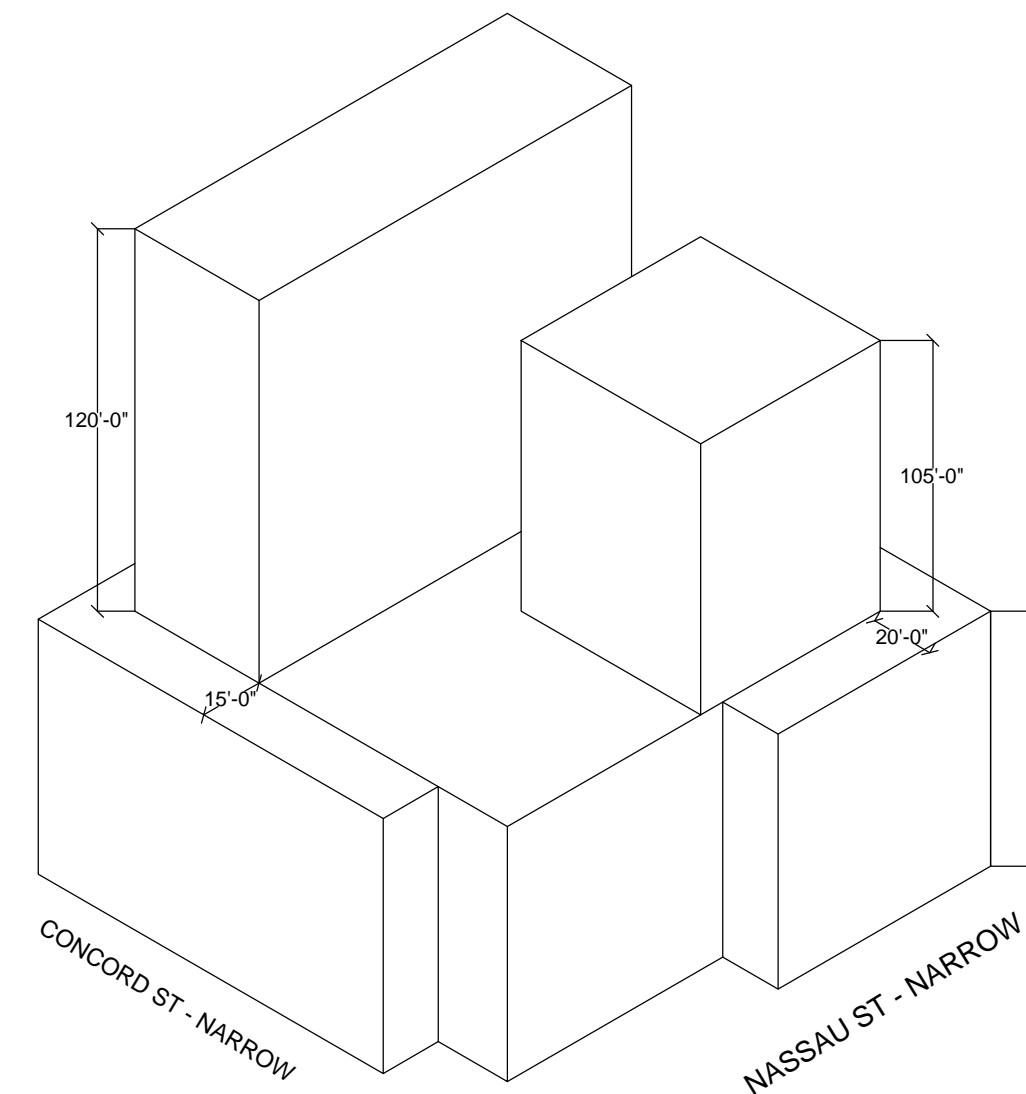
# BUILDING INFORMATION

203 JAY STREET, BROOKLYN, 11201  
 Owner: 203 JAY ST. ASSOCIAT  
 BLOCK: 107 LOT: 1 FAR: 6.5

# MAXIMUM BUILDING ENVELOPE

SCALE: 1/64" = 1' 0"

- REQUIRED SETBACKS  
AS PER ZR 33-432
- 120', 105' BUILDING HEIGHT  
AS PER ZR 35-24
- 85' STREET WALL  
AS PER ZR ZR 35-30
- 85', 80' BASE HEIGHT  
AS PER ZR ZR 35-24



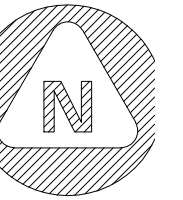
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THE JAY ST. HEALTH CLUB

203 JAY STREET,  
 BROOKLYN, 11201

BUILDING TECHNOLOGY III  
 GROUP 1



No.	Description	Date

# ZONING

DRAWN BY EDWIN VEGA  
 PROFESSOR PAUL KING