

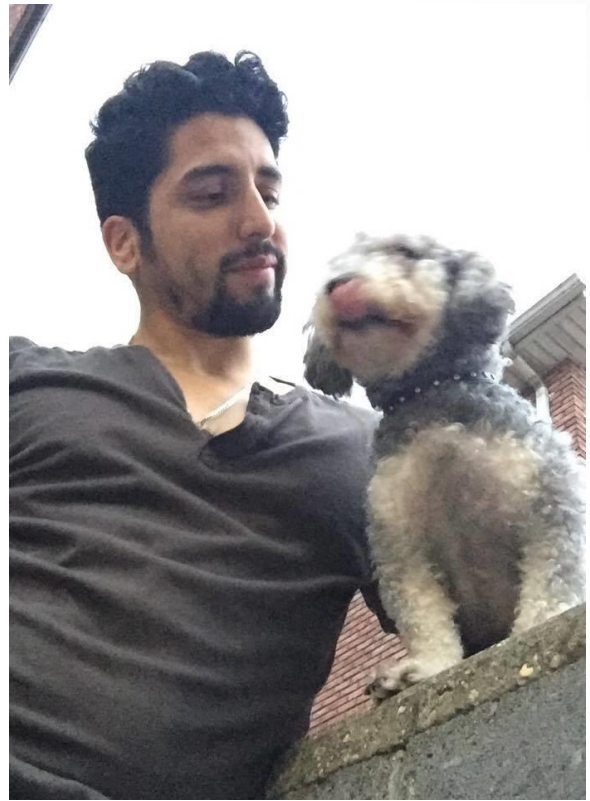
THE TOTAL FITNESS GYM

Site Analysis



MHD DARKAL

ADRIANA CASADO



FRANCO GIMENEZ

M Group
BT III

STEVEN ALAVA



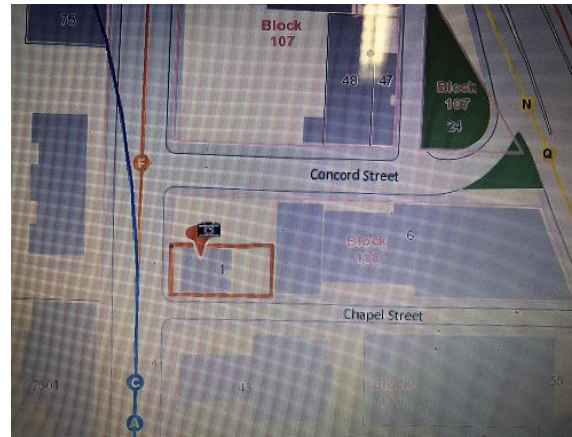
Zoning Information (Block & Lot) :

- 146 Concord Street , Brooklyn ,NY
- Block 118 , Lot 1
- Lot Area 35, 952 Sq ft

- Build in 1915

- Floor Area Ratio 8.62
- R. FAR 6.02
- C. FAR 6
- F. FAR 6.5

- Commercaill
- **Primary zoning: C6-2**



219 Jay Street , Brooklyn , NY
Block 118 , Lot 1
Lot Area 4,904 Sq ft

Build in 1930

Floor Area Ratio 1.77

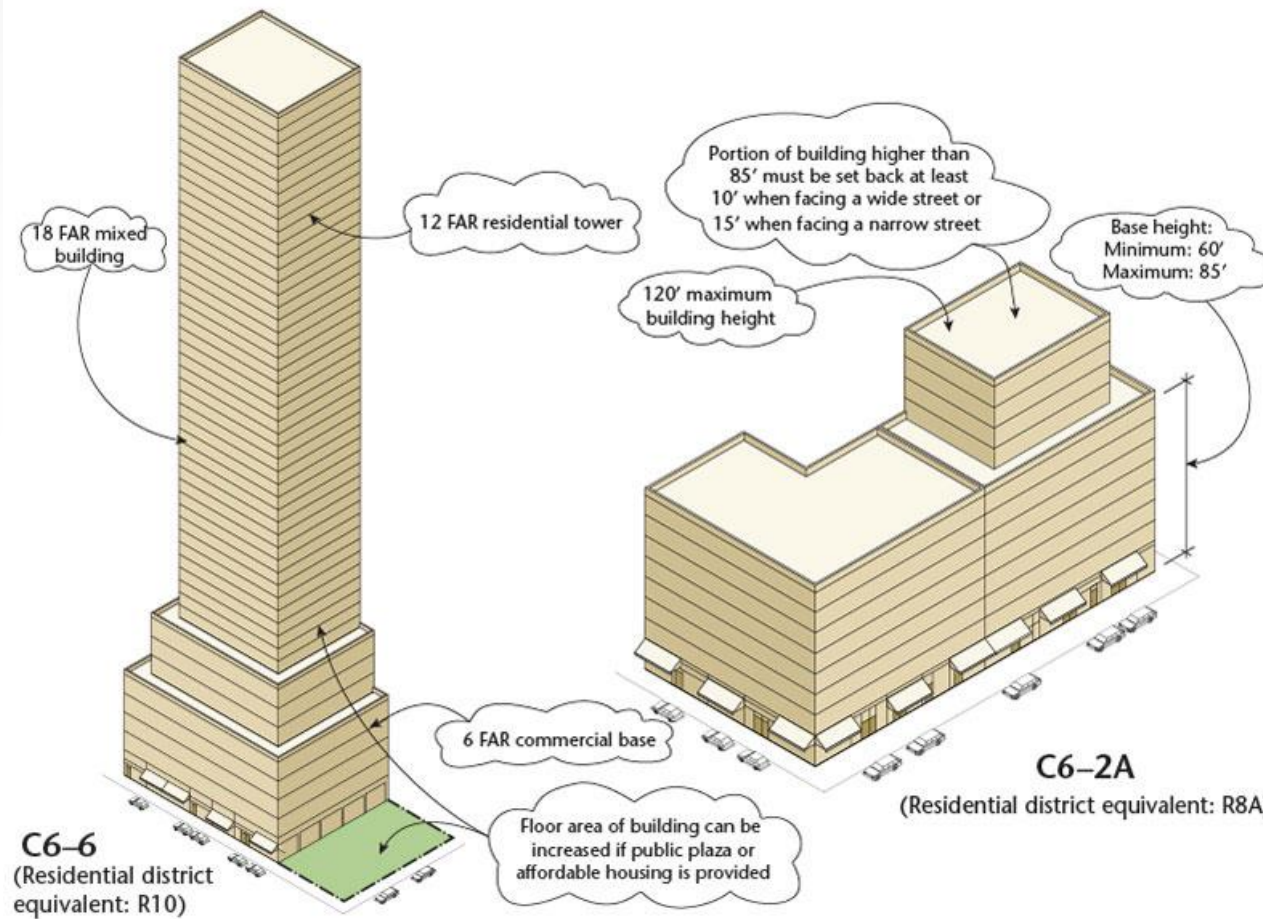
R. FAR 6.02

C. FAR 6

C . FAR 6.5

Commercaill

Primary zoning: C6-2



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 ⁴	6.0 ⁴	6.0 ⁴	6.0	6.0 ⁴	6.0	9.0	6.0	10.0 ⁴	10.0	10.0 ⁴	10.0 ⁴	15.0 ⁴	15.0 ⁴	10.0 ⁴	15.0 ⁴
Residential FAR	0.87-3.44 ¹	0.78-2.43 ^{2,5}	0.94-6.02 ^{3,5}	6.02 ⁵	0.99-7.52 ⁵	7.52 ⁵	9.0 ⁵	9.0	10.0 ^{4,5}	10.0 ⁵	10.0 ⁵	10.0 ^{4,5}	10.0 ⁵	10.0 ⁵	10.0 ^{4,5}	10.0 ⁵
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

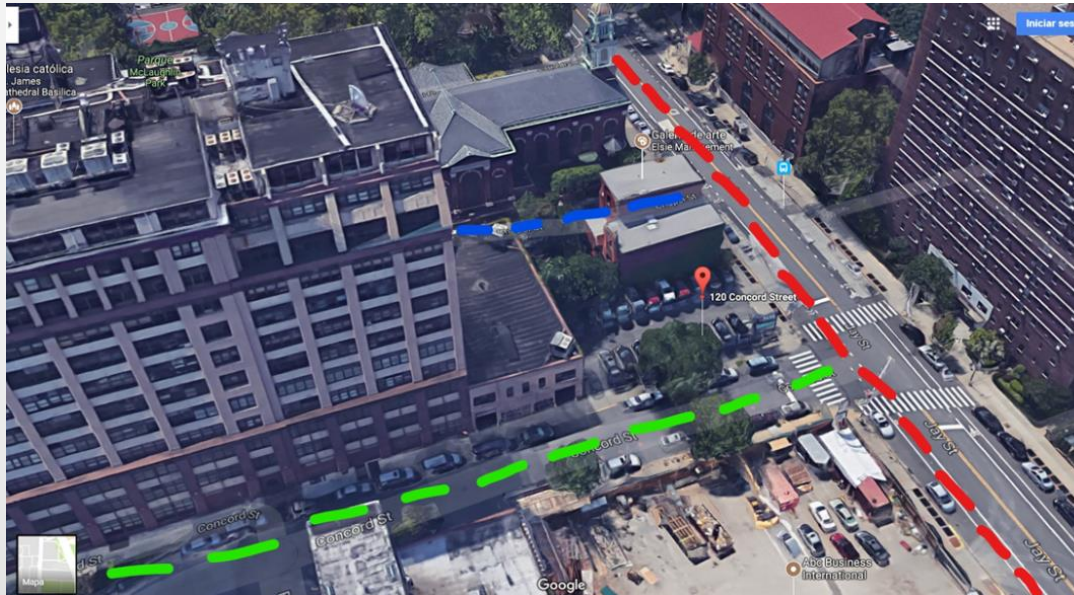
⁴ FAR bonus of up to 20% for a public plaza

⁵ Increase in FAR with Inclusionary Housing Program bonus

Location & Neighborhood

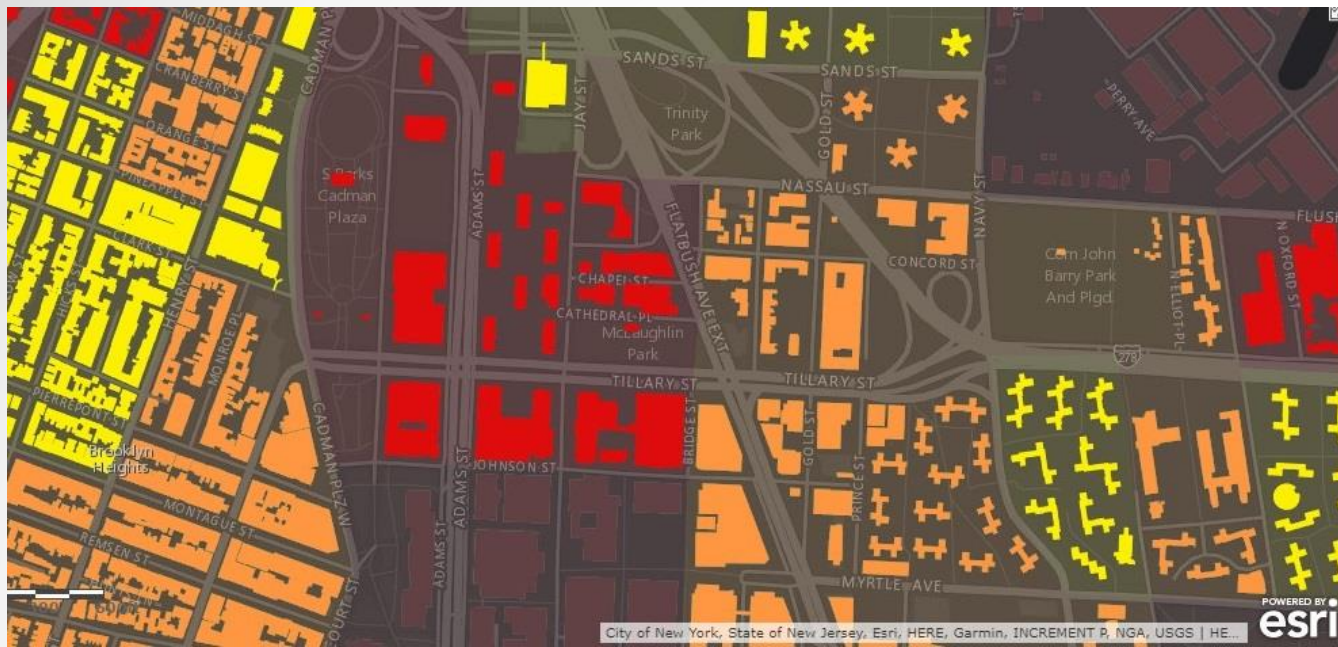
Jay Street , Brooklyn , NY

- CONCORD STREET
- JAY STREET
- CHAPEL STREET



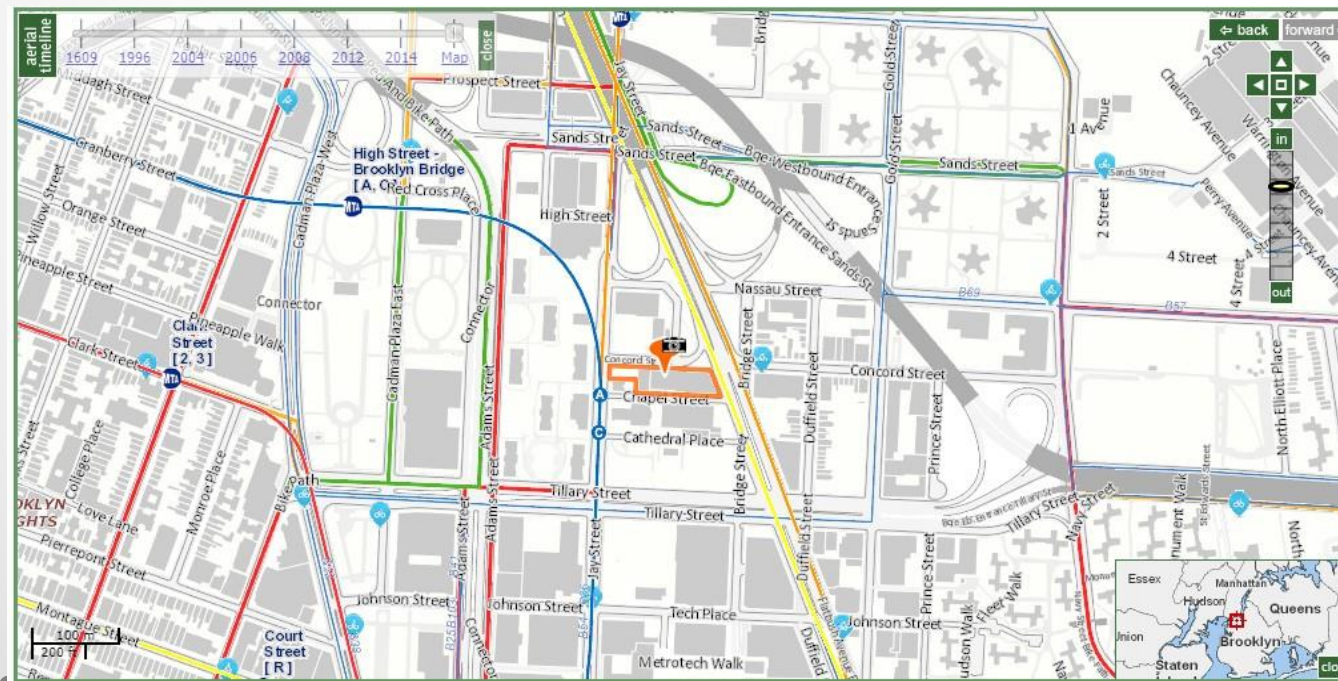
POPULATION DENSITY

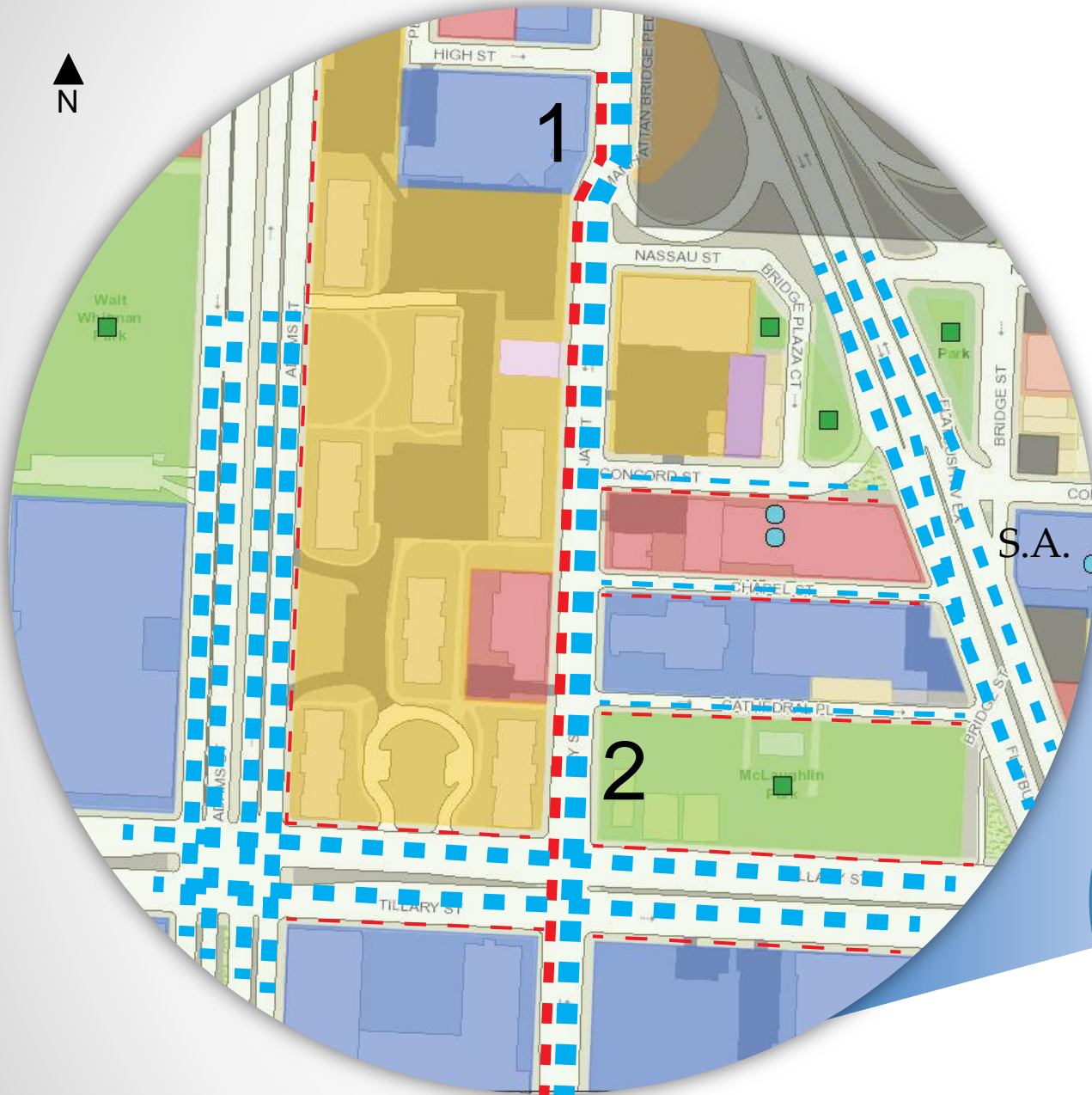
- | | |
|---|--|
|  HIGHEST |  LOW |
|  VERY HIGH |  VERY LOW |
|  HIGH |  LOWEST |



TRANSPORTATION

- | | |
|--|--|
|  A, C TRAIN |  N, Q TRAIN |
|  4, 5 TRAIN | |
|  B, D TRAIN | |





Views Of the site

Site Analysis

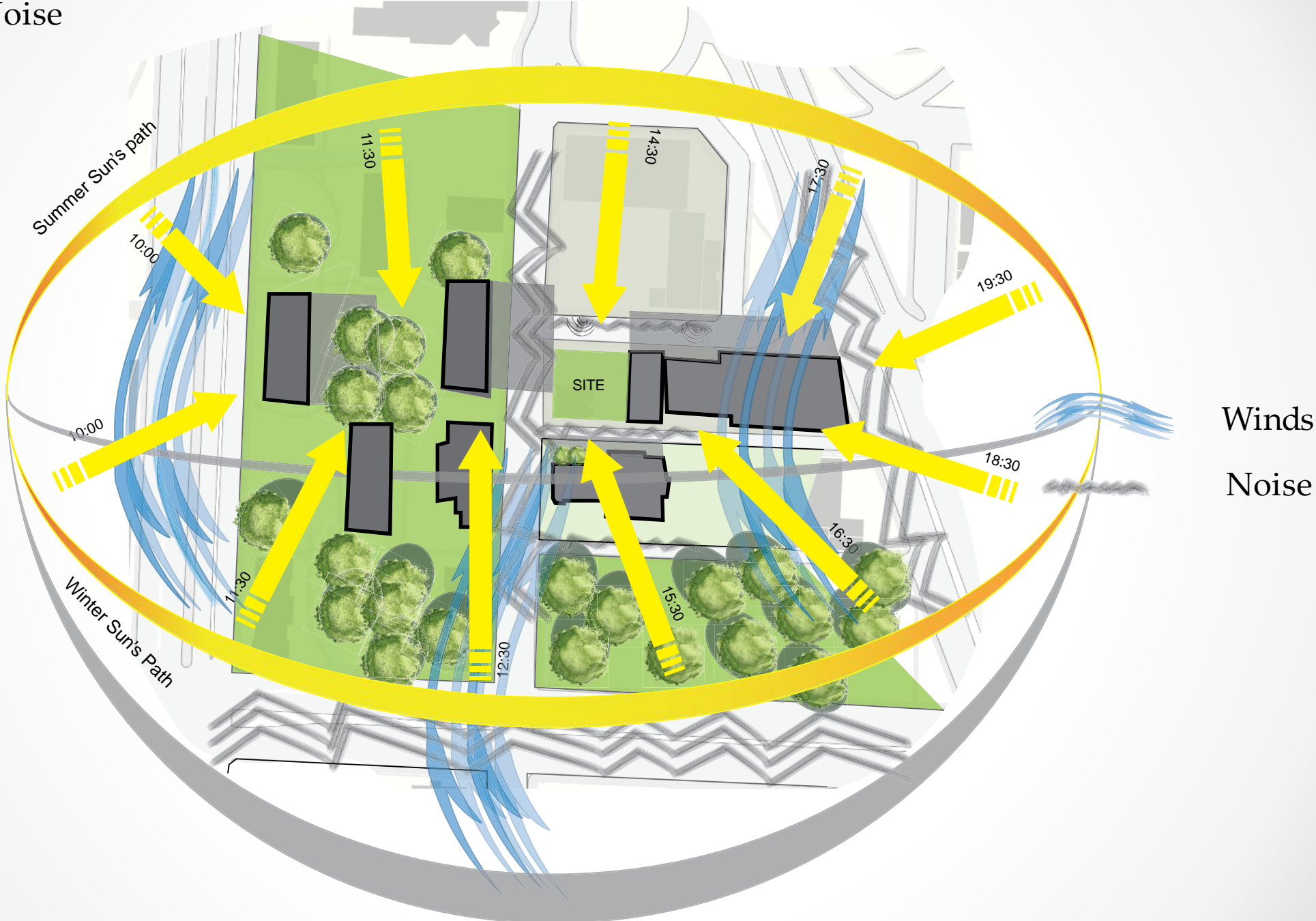
From the site

- Pedestrian Flow
- Traffic Flow

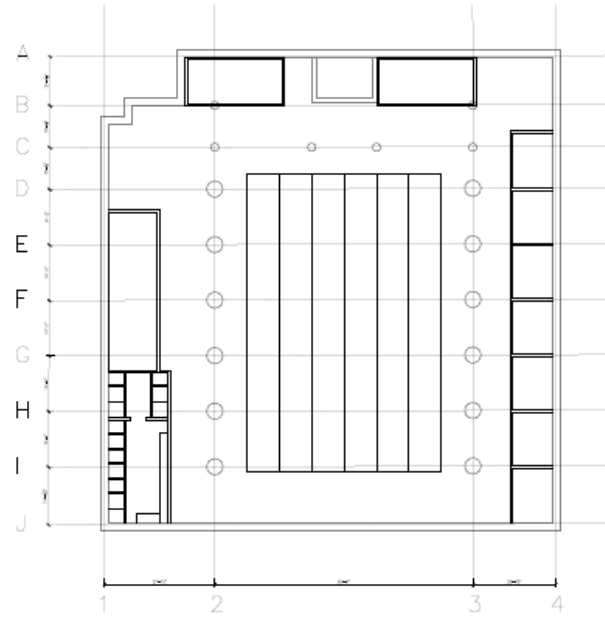
- ### Land use
- Open Green Areas & Parks
 - Institutional Buildings
 - Residential Buildings
 - Mix Used
 - Industrial/Factory



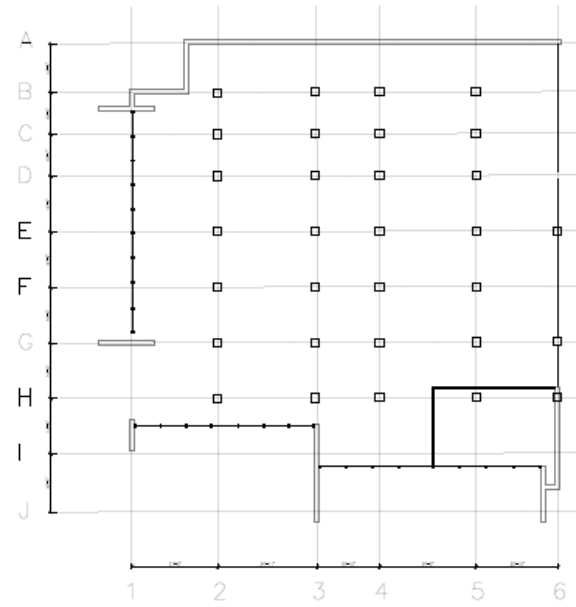
Climate & Noise



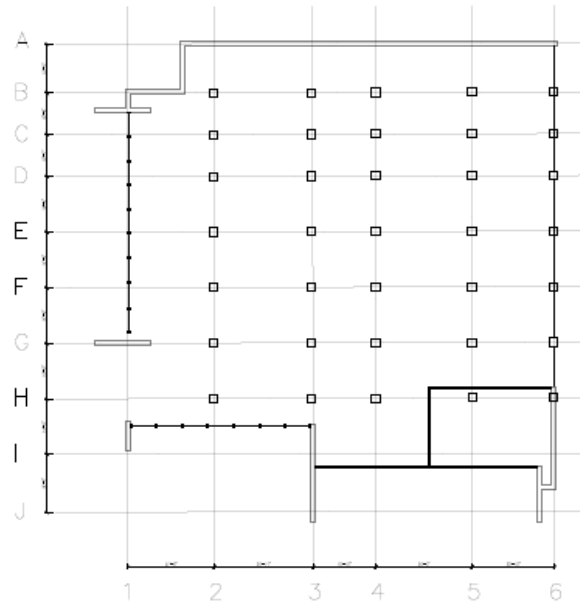
1st Floor



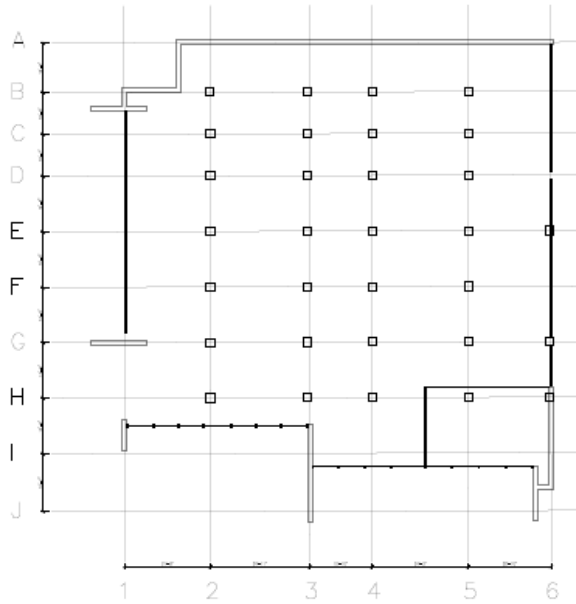
2ed Floor



3rd Floor



4th Floor



Present Vs Missing

Present

- Stairs
- Gym without elevator
- Empty spaces
- 1 bathroom
- Poor exit doors
- 1 main entrances

Missing

- Fire stairs
- Elevator
- mechanical room
- Resting Area
- 2 bathroom
- Cafeteria
- Storage
- Extra Locker room
- Build 1 floor up + using the roof

EXTERIOR MATERIALS AND ELEMENTS



Butterfly roof



Stucco finish exterior

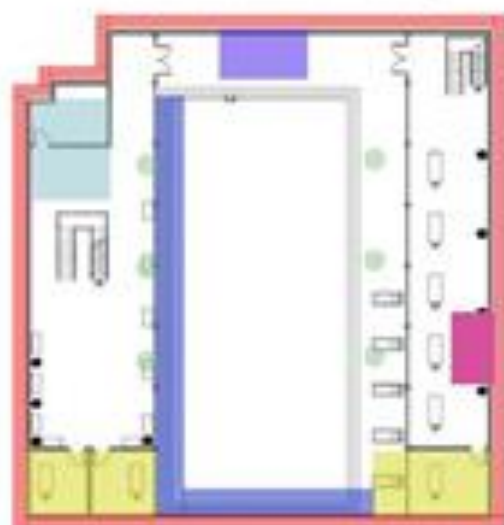


Over hang concrete slab



Thin exterior structural columns

BASEMENT FLOOR PLAN



MISSING IN PLAN

- FREIGHT ELEVATOR
- MECHANICAL ROOM
- EMERGENCY STAIRCASE
- STRUCTURAL COLUMNS
- LOCKERS AND BATHROOMS- FEMALE AND MALE
- STRUCTURAL FOUNDATION
- HALLWAY



Floor to floor window unit

F.G.