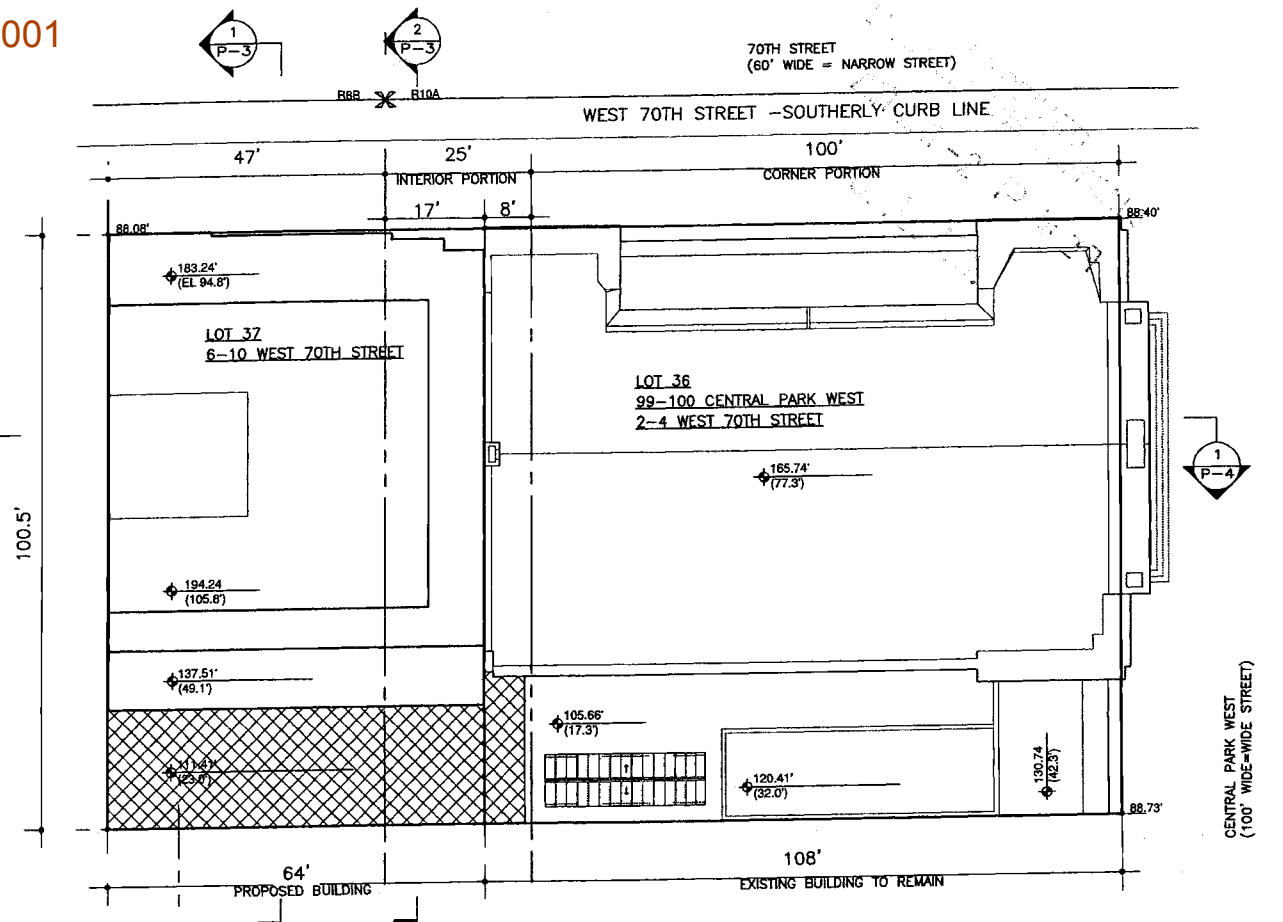


APPLICABLE SECTION	ZONING CALCULATIONS FOR SINGLE ZONING LOT (LOTS 36 & 37)
MAP 8C	1. ZONING DISTRICTS: R8B R10A
22-00	2. LOT AREA: 6-10 W. 70th 99-100 CPW TOTAL R8B 4,723.5 SF 0 SF 4,723.5 SF R10A 1,708.5 SF 10,854.0 SF 12,562.5 SF TOTAL 6,432.0 SF 10,854.0 SF 17,286.0 SF
24-011	3. USES PERMITTED R8B: USE GROUPS 1-4 RESIDENTIAL & COMMUNITY FACILITY R10A: USE GROUPS 1-4 RESIDENTIAL & COMMUNITY FACILITY
23-145	4. USES PROPOSED R8B USE GROUP 4: COMMUNITY FACILITY USE GROUP 2: RESIDENTIAL R10A USE GROUP 4: COMMUNITY FACILITY USE GROUP 2: RESIDENTIAL
24-011	5. QUALITY HOUSING REGULATIONS APPLY
23-145	6. MAXIMUM RESIDENTIAL FLOOR AREA RATIO R8B 4.00 R10A 10.00
24-11	7. MAXIMUM COMMUNITY FACILITY FLOOR AREA RATIO R8B 4.00 R10A 10.00
77-22	8. PERCENTAGE BREAKDOWN BY DISTRICT IN DIVIDED ZONING LOT R8B 27% R10A 73%
	9. FLOOR AREA RATIO CALCULATIONS FOR DIVIDED ZONING LOTS R8B 0.27 X 4.00 = 1.08 R10A 0.73 X 10.00 = 7.30 ADJUSTED MAXIMUM FAR 1.08 + 7.30 = 8.38 A. FLOOR AREA PERMITTED R8B: 8.38 X 4,723.50 SF = 39,582.93 SF R10A: 8.38 X 12,562.50 SF = 105,273.75 SF COMBINED R8B & R10A 8.38 X 17,286 = 144,856.68 SF B. FLOOR AREA PROPOSED R8B PORTION RESIDENTIAL 17,893.44 = SF R8B PORTION COMMUNITY FACILITY 13,898.86 = SF R8B TOTAL 31,792.30 = SF R10A PORTION RESIDENTIAL 5,173.49 = SF R10A PORTION COMMUNITY FACILITY 6,023.80 = SF R10A PORTION EXISTING COMMUNITY FACILITY 27,759.20 = SF R10A TOTAL 38,956.29 = SF COMBINED R8B & R10A 70,748.59 SF
24-11 77-24	10. MAXIMUM LOT COVERAGE PERMITTED INTERIOR PORTION .70 CORNER PORTION 1.00
	11. LOT COVERAGE PROPOSED INTERIOR PORTION .80, SEE P-5 DOES NOT COMPLY. REQUIRES BSA VARIANCE. CORNER PORTION .89 COMPLIES SEE P-5 (EXISTING)
24-12	12. APPLICATION OF LOT COVERAGE APPLIED OVER 23.00' ABOVE BASE PLANE
24-34	13. FRONT YARD REQUIREMENTS R8B NOT REQUIRED R10A NOT REQUIRED R8B NOT PROPOSED R10A NOT PROPOSED
24-35	14. SIDE YARD REQUIREMENTS R8B NOT REQUIRED R10A NOT REQUIRED R8B NOT PROPOSED R10A NOT PROPOSED
24-36 24-391	15. REAR YARD REQUIRED R8B 30' REQUIRED R10A INTERIOR PORTION 30' REQUIRED R10A CORNER PORTION NOT REQUIRED
	16. REAR YARD PROPOSED R8B INTERIOR PORTION 20.00', SEE P-5 DOES NOT COMPLY. REQUIRES BSA VARIANCE. R10A INTERIOR PORTION 20.00', SEE P-5 DOES NOT COMPLY. REQUIRES BSA VARIANCE. R10A CORNER PORTION COMPLIES

24-522 23-633 77-28	17. STREET WALL LOCATION & HEIGHT A. STREET WALL LOCATION R8B NO CLOSER TO STREET THAN ADJACENT BUILDING CORNER LOT-NONE REQUIRED FOR EXISTING PORTION AND BEYOND 50.00' OF INTERSECTION R10A COMPLIES: SEE P-8 COMPLIES: SEE P-8 B. SETBACK REGULATIONS FOR NARROW STREETS R8B 15.00' SETBACK ABOVE 60.00' R10A 15.00' SETBACK ABOVE 125.00' C. SETBACKS PROPOSED FOR NARROW STREETS R8B 12.00' PROVIDED SEE P-3 DOES NOT COMPLY. REQUIRES BSA VARIANCE. R10A COMPLIES: SEE P-3 D. BASE HEIGHT REQUIREMENTS R8B 55.00' MINIMUM - 60.00' MAXIMUM R10A 60.00' MINIMUM - 125.00' MAXIMUM E. BASE HEIGHT PROPOSED R8B PORTION 94.80', SEE P-3 DOES NOT COMPLY. REQUIRES BSA VARIANCE. R10A PORTION 105.80', COMPLIES SEE P-3 F. MAXIMUM BUILDING HEIGHT PERMITTED R8B 75.00' R10A 185.00' G. MAXIMUM BUILDING HEIGHT PROPOSED R8B PORTION 105.80', SEE P-3 DOES NOT COMPLY. REQUIRES BSA VARIANCE. R10A PORTION 105.80', COMPLIES SEE P-3 H. REAR SETBACK REQUIREMENTS R8B 10.00' SETBACK ABOVE MAX. BASE HEIGHT R10A 10.00' SETBACK ABOVE MAX. BASE HEIGHT I. REAR SETBACKS PROPOSED R8B PORTION 6.50', SEE P-3 DOES NOT COMPLY. REQUIRES BSA VARIANCE. R10A PORTION COMPLIES SEE P-3	24-522 23-633
23-22 23-24	18. DENSITY A. FACTOR FOR DWELLING UNITS R8B 680 R10A 790 B. MAXIMUM NUMBER OF DWELLING UNITS PERMITTED R8B 17,893.44 / 680 = 26 D.U.'S R10A 5,173.49 / 790 = 6 D.U.'S TOTAL ALLOWED 32 D.U.'S TOTAL PROPOSED 5 D.U.'S - COMPLIES	
13-42	19. ACCESSORY OFF-STREET PARKING REGULATIONS R8B NOT REQUIRED R10A NOT REQUIRED R8B NOT PROVIDED R10A NOT PROVIDED	
24-67 23-711	20. STANDARD MINIMUM DISTANCE REQUIRED BETWEEN BUILDINGS A. REQ. SEPARATION IN R10A FOR WALL TO WALL CONDITION: 40.00' B. SEPARATION PROPOSED IN R10A: 0.00' DOES NOT COMPLY. REQUIRES BSA VARIANCE.	
28-00 28-11	21. QUALITY HOUSING CALCULATIONS A. BULK REGULATIONS COMPLIES B. STREET TREE PLANTING 1 TREE PER 25.00' OF STREET FRONTAGE REQ. PROPOSED, SEE P-5 C. SIZE OF DWELLING UNITS MINIMUM 400' REQUIRED COMPLIES: SEE FLOOR PLANS D. WINDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED COMPLIES: ALL RESIDENTIAL WINDOWS DOUBLE GLAZED E. REFUSE STORAGE AND DISPOSAL NOT REQUIRED, < 9 DWELLING UNITS NOT PROPOSED F. LAUNDRY FACILITIES NOT REQUIRED, < 9 DWELLING UNITS NOT PROPOSED G. DAYLIGHT IN CORRIDORS NOT REQUIRED NOT PROPOSED H. RECREATION SPACE AND PLANTING AREAS NOT REQUIRED, < 9 DWELLING UNITS NOT PROPOSED I. DENSITY OF CORRIDOR NOT REQUIRED NOT PROPOSED J. PARKING FOR QUALITY HOUSING COMMUNITY DISTRICT 7 ACCESSORY PARKING PERMITTED FOR 35% OF NUMBER OF DWELLING UNITS .35 X 5 = 1.75 ACCESSORY PARKING ALLOWED; PARKING NOT PROPOSED	28-00 28-11 28-12 28-21 28-22 28-23 28-24 28-25 28-30 28-41 28-50 13-12



1 SITE PLAN
SCALE: 1/32" = 1'-0"

6-10 WEST 70TH STREET COMMUNITY DISTRICT 7 PLATE - 89 BLOCK - 1122 LOT - 37 & 36	BASE PLANE CALCULATIONS AVG BASE PLANE = $\frac{88.73 + 88.41 + 88.08}{3}$ = $\frac{265.22}{3}$ 88.41 = 0.00' FOR ZONING PURPOSES
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REQUIRED ACTIONS BY THE BOARD OF STANDARDS & APPEALS

- PROPOSED LOT COVERAGE FOR THE INTERIOR PORTIONS OF R8B & R10A EXCEEDS THE MAXIMUM ALLOWED. THIS IS CONTRARY TO SECTION 24-11/77-24. PROPOSED INTERIOR PORTION LOT COVERAGE IS .80.
- PROPOSED REAR YARD IN R8B DOES NOT COMPLY. 20.00' PROVIDED INSTEAD OF 30.00' CONTRARY TO SECTION 24-36.
- PROPOSED REAR YARD IN R10A INTERIOR PORTION DOES NOT COMPLY. 20.00' PROVIDED INSTEAD OF 30.00' CONTRARY TO SECTION 24-36.
- PROPOSED INITIAL SETBACK IN R8B DOES NOT COMPLY. 12.00' PROVIDED INSTEAD OF 15.00' CONTRARY TO SECTION 23-633.
- PROPOSED BASE HEIGHT IN R8B DOES NOT COMPLY. 94.80' PROVIDED INSTEAD OF 60.00' CONTRARY TO SECTION 23-633.
- PROPOSED MAXIMUM BUILDING HEIGHT IN R8B DOES NOT COMPLY. 113.70' PROVIDED INSTEAD OF 75.00' CONTRARY TO SECTION 23-633.
- PROPOSED REAR SETBACK IN R8B DOES NOT COMPLY. 6.50' PROVIDED INSTEAD OF 10.00' CONTRARY TO SECTION 23-663.
- PROPOSED SEPARATION BETWEEN BUILDINGS IN R10A DOES NOT COMPLY. 0.00' PROVIDED INSTEAD OF 40.00' CONTRARY TO SECTION 24-67 AND 23-711.



CAL. NO. xxx-xxxx

PROPOSED SITE PLAN, ZONING CALCULATIONS, AND BASE PLANE CALCULATIONS	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax
CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY
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