

APPLICABLE ZONING CALCULATIONS FOR SINGLE ZONING
SECTION LOT (LOTS 36 & 37)

MAP 8C 1. ZONING DISTRICTS:
R8B
R10A

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

22-00 3. USES PERMITTED
R8B: USE GROUPS 1-4 RESIDENTIAL & COMMUNITY FACILITY
R10A: USE GROUPS 1-4 RESIDENTIAL & COMMUNITY FACILITY

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 8. 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 $0.27 \times 4.00 = 1.08$
R10A $0.73 \times 10.00 = 7.30$
ADJUSTED MAXIMUM FAR $1.08 + 7.30 = 8.38$

A. FLOOR AREA PERMITTED
R8B: $8.38 \times 4,723.5 \text{ SF} = 39,582.93 \text{ SF}$
R10A: $8.38 \times 12,562.5 \text{ SF} = 105,273.75 \text{ SF}$
COMBINED R8B & R10A $8.38 \times 17,286 = 144,856.68 \text{ SF}$

B. FLOOR AREA PROPOSED
R8B PORTION RESIDENTIAL 7,761.62 = SF
R8B PORTION COMMUNITY FACILITY 12,356.38 = SF
R8B TOTAL 20,118.00 = SF
R10A PORTION RESIDENTIAL 2,142.00 = SF
R10A PORTION COMMUNITY FACILITY 5,513.80 = SF
R10A PORTION EXISTING COMMUNITY FACILITY 27,759.20 = SF
R10A TOTAL 35,414.80 = SF
COMBINED R8B & R10A 55,532.80 SF

24-11 10. MAXIMUM LOT COVERAGE PERMITTED
77-24 INTERIOR PORTION .70
CORNER PORTION 1.00

11. LOT COVERAGE PROPOSED
INTERIOR PORTION .70, COMPLIES SEE P-5
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 15. REAR YARD REQUIRED
24-391 R8B 30' REQUIRED
R10A INTERIOR PORTION 30' REQUIRED
R10A CORNER PORTION NOT REQUIRED

16. REAR YARD PROPOSED
R8B INTERIOR PORTION 30.00', COMPLIES SEE P-5
R10A INTERIOR PORTION 30.00', COMPLIES SEE P-5
R10A CORNER PORTION COMPLIES

24-522 17. STREET WALL LOCATION & HEIGHT
23-633
77-28

A. STREET WALL LOCATION
R8B NO CLOSER TO STREET THAN ADJACENT BUILDING
R10A CORNER LOT-NONE REQUIRED FOR EXISTING PORTION
AND BEYOND 50.00' OF INTERSECTION
R8B COMPLIES: SEE SITE PLAN
R10A COMPLIES: SEE SITE PLAN

B. SETBACK REGULATIONS FOR NARROW STREETS
R8B 15.00' SETBACK ABOVE 60.00'
R10A 15.00' SETBACK ABOVE 125.00'

C. SETBACKS PROVIDED FOR NARROW STREETS
R8B 15.00' PROVIDED, COMPLIES, SEE P-3
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 PROVIDED
R8B PORTION 60.0', COMPLIES, SEE P-3
R10A PORTION 60.0', COMPLIES SEE P-3

F. MAXIMUM BUILDING HEIGHT PERMITTED
R8B 75.00'
R10A 185.00'

G. MAXIMUM BUILDING HEIGHT PROPOSED
R8B PORTION 75.0', COMPLIES, SEE P-3
R10A PORTION 75.0', 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 COMPLIES, SEE P-3
R10A PORTION COMPLIES SEE P-3

24-522 18. DENSITY
23-633

A. FACTOR FOR DWELLING UNITS
R8B 680
R10A 790

B. MAXIMUM NUMBER OF DWELLING UNITS PERMITTED
R8B $7,289.81 / 680 = 10 \text{ D.U.'S}$
R10A $2,142.00 / 790 = 2 \text{ D.U.'S}$
TOTAL ALLOWED 12 D.U.'S
TOTAL PROPOSED 2 D.U.'S - COMPLIES

13-42 19. ACCESSORY OFF-STREET PARKING REGULATIONS
R8B NOT REQUIRED
R10A NOT REQUIRED
R8B NOT PROPOSED
R10A NOT PROPOSED

28-00 20. QUALITY HOUSING CALCULATIONS
28-11

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

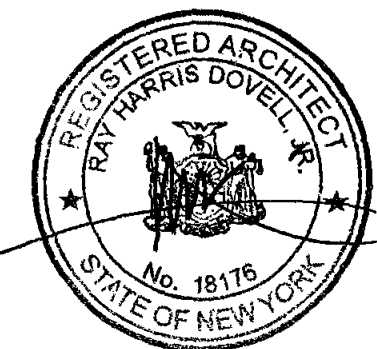
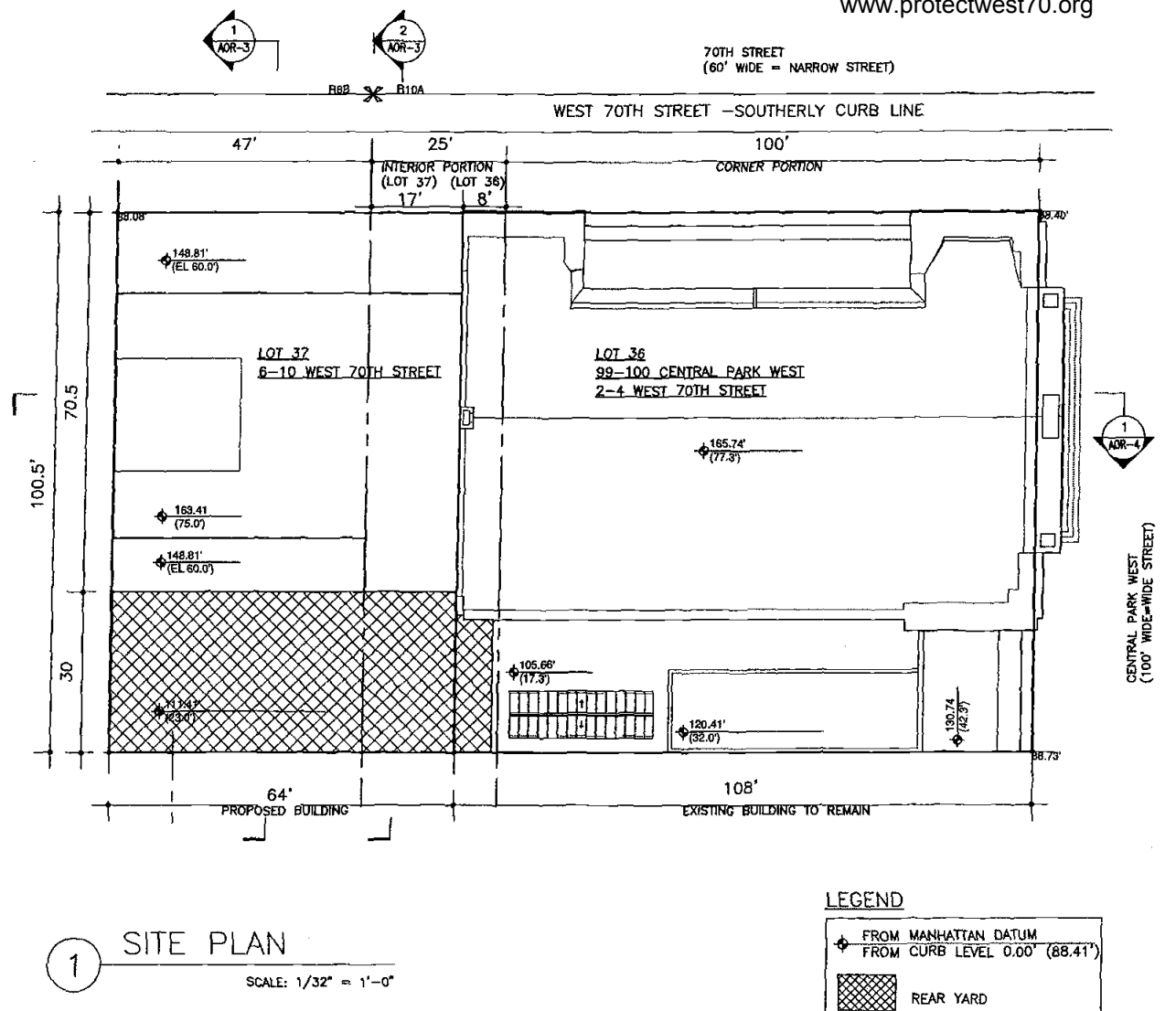
G. DAYLIGHT IN CORRIDORS
NOT REQUIRED
NOT PROPOSED

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



CAL. NO. xxx-xxxx

AS-OF-RIGHT
SITE PLAN, ZONING CALCULATIONS,
AND BASE PLANE CALCULATIONS

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