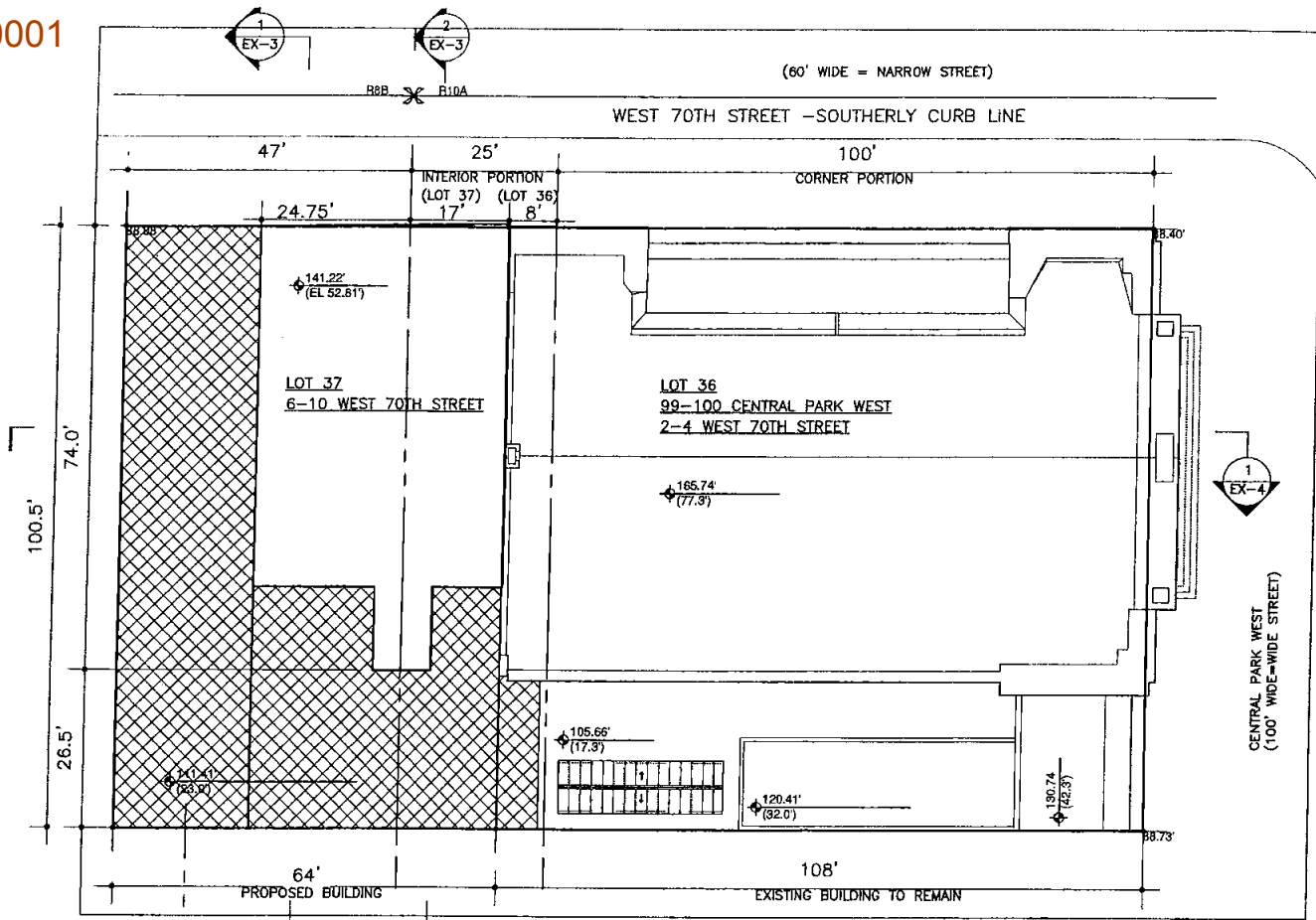


APPLICABLE SECTION	ZONING CALCULATIONS FOR SINGLE ZONING LOT (LOTS 36 & 37)
MAP BC	1. ZONING DISTRICTS: RBB R10A
	2. LOT AREA: 6-10 W. 70th 99-100 CPW TOTAL RBB 4,723.5 SF 0 SF 4,723.5 SF R10A 1,708.5 SF 10,854.0 SF 12,562.5 SF TOTAL 6,432.0 SF 10,854.0 SF 17,286.0 SF
22-00	3. USES PERMITTED RBB: USE GROUPS 1-4 RESIDENTIAL & COMMUNITY FACILITY R10A: USE GROUPS 1-4 RESIDENTIAL & COMMUNITY FACILITY
	4. USES PROVIDED RBB USE GROUP 4: COMMUNITY FACILITY R10A USE GROUP 4: COMMUNITY FACILITY
24-11	5. MAXIMUM COMMUNITY FACILITY FLOOR AREA RATIO RBB 4.00 R10A 10.00
77-22	6. PERCENTAGE BREAKDOWN BY DISTRICT IN DIVIDED ZONING LOT RBB 27% R10A 73%
	7. FLOOR AREA RATIO CALCULATIONS FOR DIVIDED ZONING LOTS RBB 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 RBB: 8.38 X 4,723.5 SF = 39,582.93 SF R10A: 8.38 X 12,562.5 SF = 105,273.75 SF COMBINED RBB & R10A 8.38 X 17,286 = 144,856.68 SF B. FLOOR AREA EXISTING RBB PORTION COMMUNITY FACILITY 6,487.91 = SF R10A PORTION EXIST. COMM. FAC. 4,590.99 = SF R10A PORTION EXIST. COMM. FAC. TO REMAIN 27,759.20 = SF R10A TOTAL 32,350.19 = SF COMBINED RBB & R10A 38,838.10 SF
24-11 77-24	8. MAXIMUM LOT COVERAGE PERMITTED INTERIOR PORTION .70 CORNER PORTION 1.00
	9. LOT COVERAGE EXISTING INTERIOR PORTION .45, COMPLIES SEE EX-5 CORNER PORTION .89, COMPLIES SEE EX-5 (EXISTING)
24-12	10. APPLICATION OF LOT COVERAGE APPLIED OVER 23.00' ABOVE BASE PLANE
24-34	11. FRONT YARD REQUIREMENTS RBB NOT REQUIRED R10A NOT REQUIRED RBB NOT EXISTING R10A NOT EXISTING
24-35	12. SIDE YARD REQUIREMENTS RBB NOT REQUIRED R10A NOT REQUIRED RBB 22.25' EXISTING R10A NOT EXISTING
24-36 24-391	13. REAR YARD REQUIRED RBB 30' REQUIRED R10A INTERIOR PORTION 30' REQUIRED R10A CORNER PORTION NOT REQUIRED

14. REAR YARD EXISTING
RBB INTERIOR PORTION 26.50', GRANDFATHERED, SEE EX-5
R10A INTERIOR PORTION 26.50', GRANDFATHERED, SEE EX-5
R10A CORNER PORTION GRANDFATHERED
- 24-522
23-633
77-28
15. STREET WALL LOCATION & HEIGHT
A. STREET WALL LOCATION
RBB NO CLOSER TO STREET THAN ADJACENT BUILDING
R10A CORNER LOT-NONE REQUIRED FOR EXISTING PORTION AND BEYOND 50.00' OF INTERSECTION
RBB COMPLIES: SEE SITE PLAN
R10A COMPLIES: SEE SITE PLAN
B. SETBACK REGULATIONS FOR NARROW STREETS
RBB 15.00' SETBACK ABOVE 60.00'
R10A 15.00' SETBACK ABOVE 125.00'
C. SETBACKS EXISTING FOR NARROW STREETS
RBB 15.00' PROVIDED, COMPLIES, SEE EX-3
R10A COMPLIES: SEE EX-3
D. BASE HEIGHT REQUIREMENTS
RBB 55.00' MINIMUM - 60.00' MAXIMUM
R10A 60.00' MINIMUM - 125.00' MAXIMUM
E. BASE HEIGHT EXISTING
RBB PORTION 60.0', COMPLIES, SEE EX-3
R10A PORTION 60.0', COMPLIES, SEE EX-3
F. MAXIMUM BUILDING HEIGHT PERMITTED
RBB 75.00'
R10A 185.00'
G. EXISTING BUILDING HEIGHT
RBB PORTION 75.0', COMPLIES, SEE EX-3
R10A PORTION 75.0', COMPLIES, SEE EX-3
H. REAR SETBACK REQUIREMENTS
RBB 10.00' SETBACK ABOVE MAX. BASE HEIGHT
R10A 10.00' SETBACK ABOVE MAX. BASE HEIGHT
I. REAR SETBACKS EXISTING
RBB PORTION COMPLIES, SEE EX-3
R10A PORTION COMPLIES, SEE EX-3
- 24-522
23-633



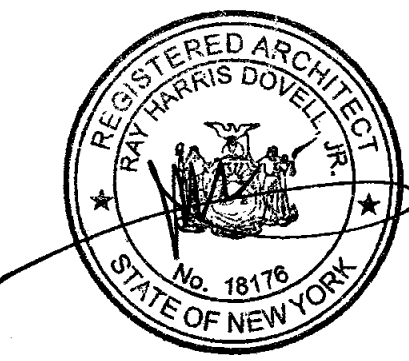
1 SITE PLAN
SCALE: 1/32" = 1'-0"

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

LEGEND

- FROM MANHATTAN DATUM
FROM CURB LEVEL 0.00' (88.41')
- REAR AND SIDE YARD -
LOT 37: 4578.78 SQ. FT.
LOT 36: 169 (PARSONAGE)



CAL. NO. xxx-xxxx

EXISTING 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
	03.27.07
	#02350
	EX - 1

