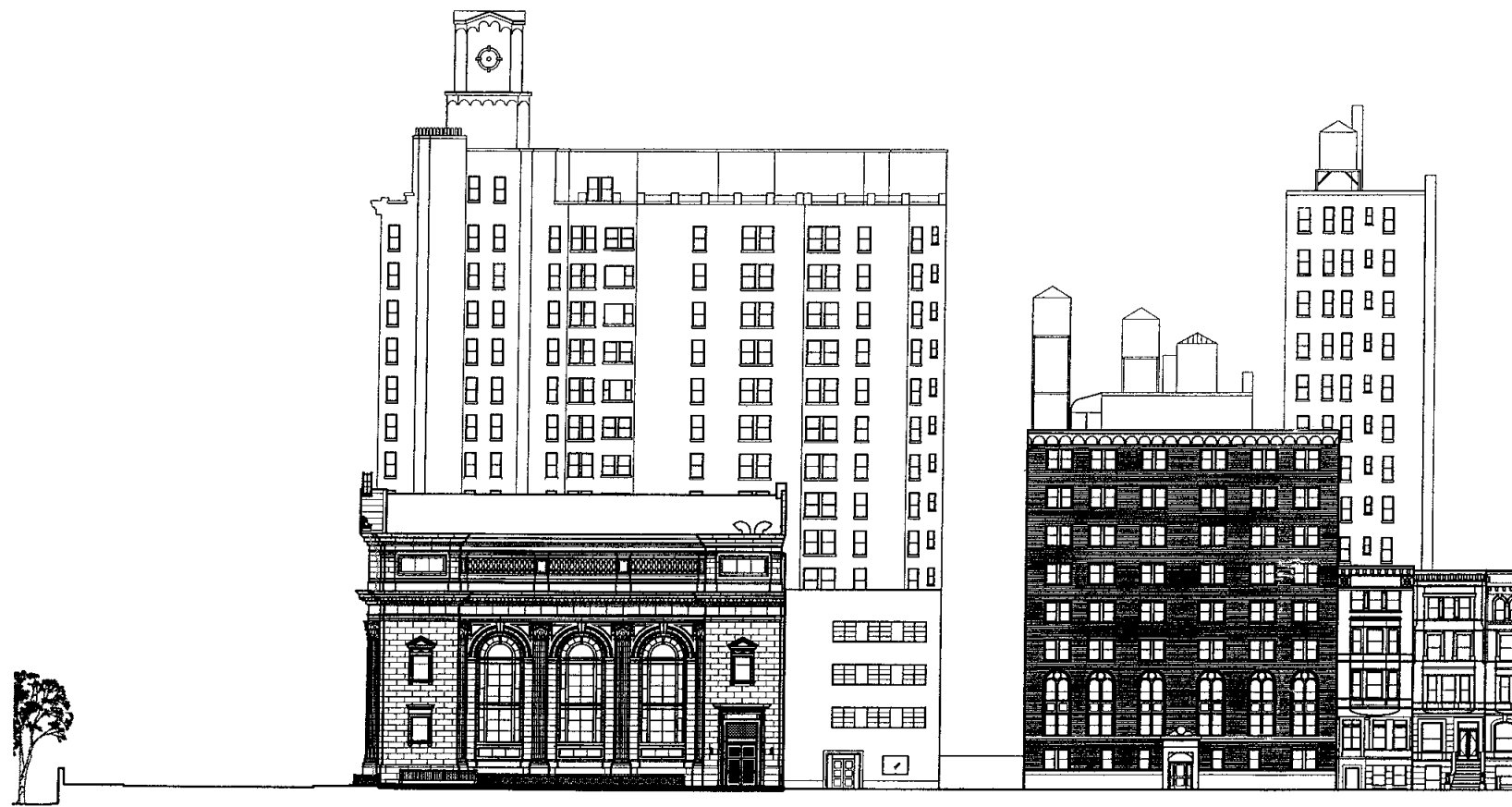


# CONGREGATION SHEARITH ISRAEL

6-10 W. 70TH ST.  
NEW YORK, NEW YORK



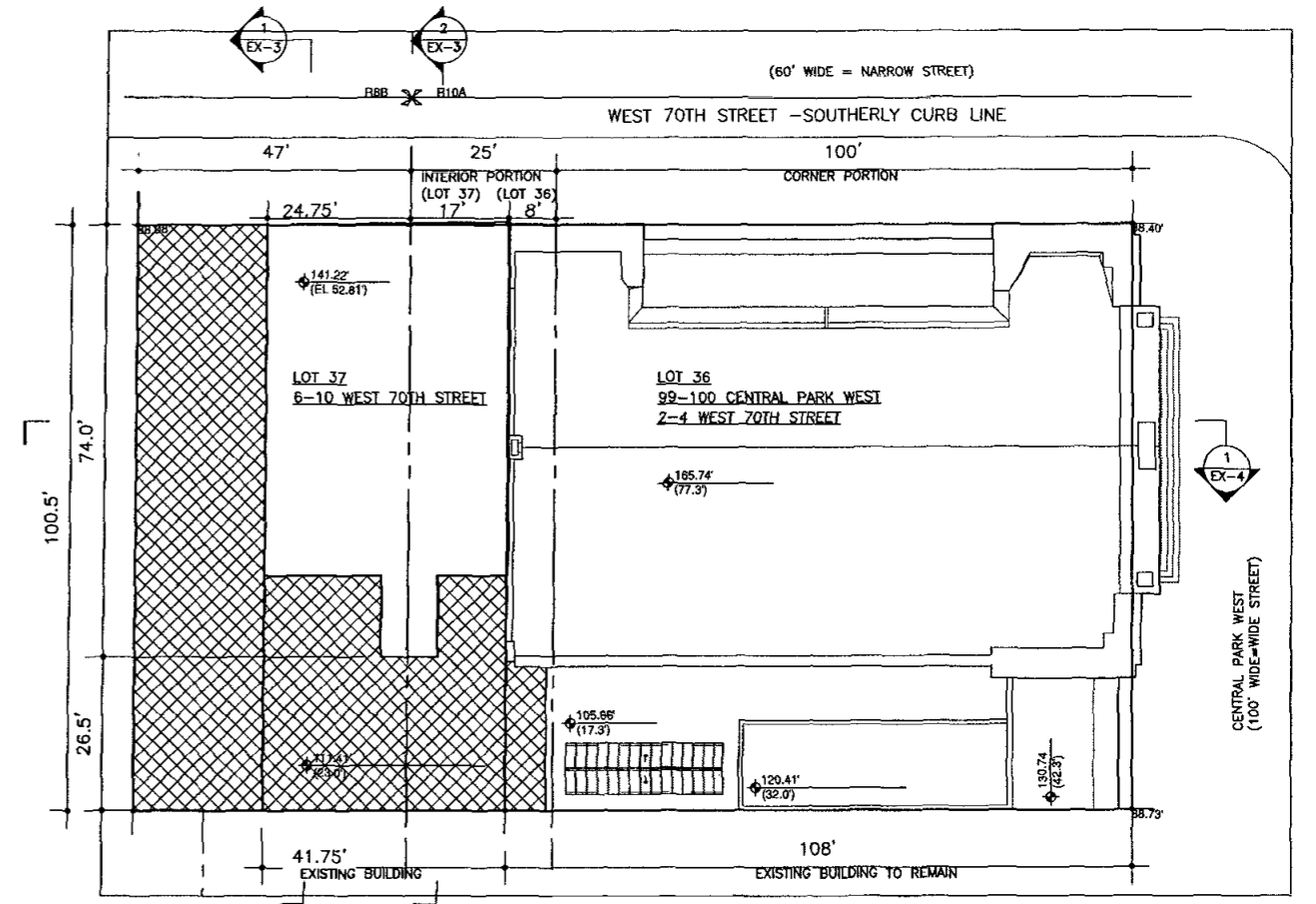
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Architects  
20 West 22nd Street  
New York, NY 10010  
212.691.2440  
212.693.0144 fax  
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08.28.07  
#02350

**ZONING CALCULATIONS FOR SINGLE ZONING LOT (LOTS 36 & 37)**

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 89-100 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 27.3% R10A 72.7%			
	7. FLOOR AREA RATIO CALCULATIONS FOR DIVIDED ZONING LOTS RBB $0.273 \times 4.00 = 1.09$ R10A $0.727 \times 10.00 = 7.27$ ADJUSTED MAXIMUM FAR $1.09 + 7.27 = 8.36$			
	A. FLOOR AREA PERMITTED RBB: $8.36 \times 4,723.5 \text{ SF} = 39,488.46 \text{ SF}$ R10A: $8.36 \times 12,562.5 \text{ SF} = 105,022.50 \text{ SF}$ COMBINED RBB & R10A $8.36 \times 17,286 = 144,510.96 \text{ SF}$			
	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			

24-522 23-633 77-28	14. REAR YARD EXISTING RBB INTERIOR PORTION 26.50', GRANOFATHERED, SEE EX-5 R10A INTERIOR PORTION 26.50', GRANOFATHERED, SEE EX-5 R10A CORNER PORTION GRANOFATHERED	
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 23-663	16. REAR SETBACKS EXISTING RBB PORTION COMPLIES, SEE EX-3 R10A PORTION COMPLIES, SEE EX-3	



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

**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)

6-10 WEST 70TH STREET  
COMMUNITY DISTRICT 7  
PLATE - 89  
BLOCK - 1122  
LOT - 37 & 36

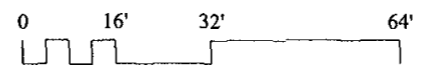
**BASE PLANE CALCULATIONS**

$$\text{AVG BASE PLANE} = \frac{88.73 + 88.41 + 88.08}{3} = \frac{265.22}{3} = 88.41 = 0.00' \text{ FOR ZONING PURPOSES}$$



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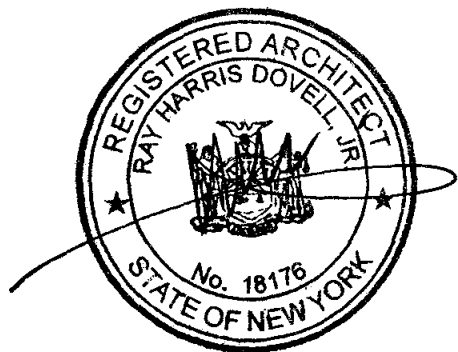
<b>EXISTING SITE PLAN, ZONING CALCULATIONS, AND BASE PLANE CALCULATIONS</b>  <b>CONGREGATION SHEARITH ISRAEL</b>	6-10 WEST 70TH STREET NEW YORK, NY	<b>Platt Byard Dovell White</b> Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	08.28.07	
		#02350	EX - 1	



FLOOR AREA SCHEDULE

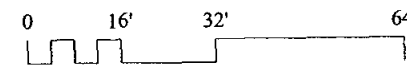
FLOOR	USE	COMMUNITY HOUSE - TO DEMOLISH (LOT 37)		SYNAGOGUE (LOT 36)	COMM. FAC. GROSS FLOOR AREA	COMBINED R8B & R10A GROSS FLOOR AREA	ZONING FA
		R8B	R10A	R10A			
C2	SUB-CELLAR			(1,395.04)	(1,395.04)	(1,395.04)	0
C1	CELLAR			(10,495.14)	(10,495.14)	(10,495.14)	0
1	COMMUNITY FACILITY	1,840.55	1,314.27	11,541.25	14,696.07	14,696.07	14,696.07
2	COMMUNITY FACILITY	1,549.12	1,092.24	6,493.80	9,135.16	9,135.16	9,135.16
3	COMMUNITY FACILITY	1,549.12	1,092.24	1,151.89	3,793.25	3,793.25	3,793.25
4	COMMUNITY FACILITY	1,549.12	1,092.24	2,004.79	4,646.15	4,646.15	4,646.15
ATTIC	COMMUNITY FACILITY	N.A.	N.A.	6,567.47	6,567.47	6,567.47	6,567.47
TOTAL ZONING FLOOR AREA	R8B COMMUNITY	6,487.91					
TOTAL ZONING FLOOR AREA	R10A COMMUNITY		4,590.99				
TOTAL ZONING FLOOR AREA	R10A EXIST. COMM.			27,759.20			
TOTAL ZONING FLOOR AREA	R10A			32,350.19			
TOTAL ZONING FLOOR AREA	COMMUNITY FACILITY				38,838.10		
TOTAL	EXIST. COMM. FAC. & SYNAGOGUE					50,728.28	38,838.10

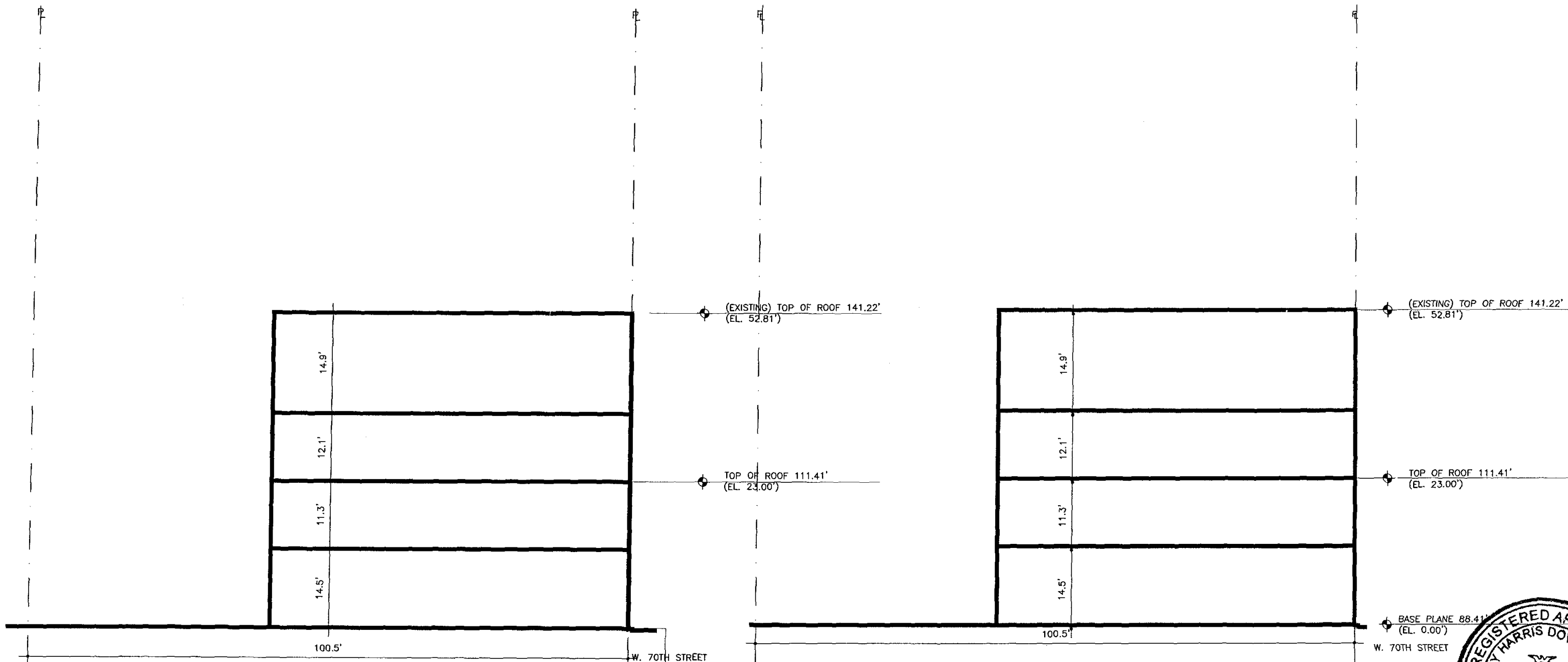
NOTE: DEDUCTIONS FOR MECHANICAL SPACE ARE NOT TAKEN AND ARE NOT NECESSARY TO MEET REQUIREMENTS.



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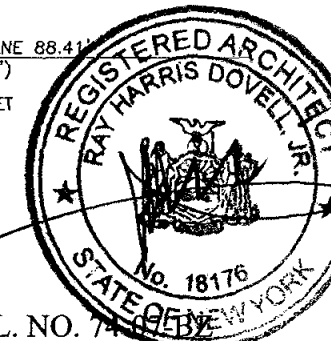
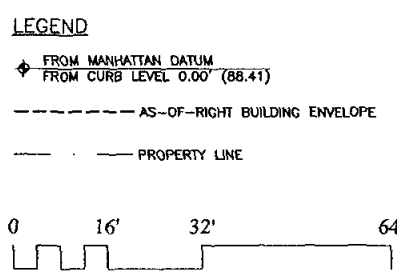
<b>EXISTING FLOOR AREA SCHEDULE</b>	<b>Platt Byard Dovell White</b> Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
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<b>CONGREGATION SHEARITH ISRAEL</b>	6-10 WEST 70TH STREET NEW YORK, NY	#02350
		<b>EX - 2</b>



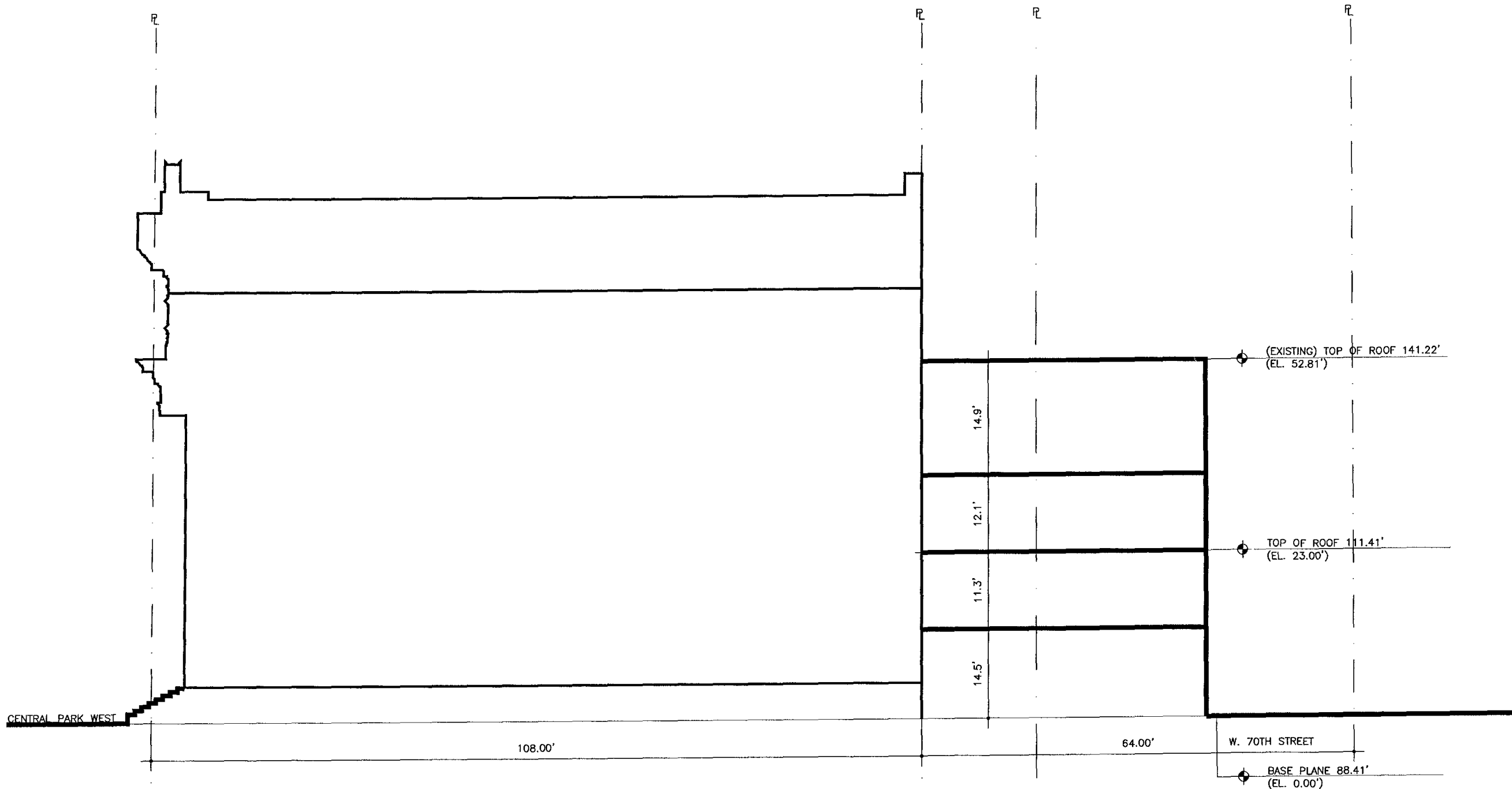


1 SECTION R8B  
THRU WEST 70TH SCALE: 1/16" = 1'-0"

2 SECTION R10A  
THRU WEST 70TH SCALE: 1/16" = 1'-0"

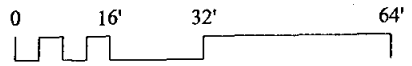


<b>EXISTING STREET WALL SECTIONS</b>		<b>Platt Byard Dovell White</b> Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
<b>CONGREGATION SHEARITH ISRAEL</b>		6-10 WEST 70TH STREET NEW YORK, NY	08.28.07
		#02350	EX - 3



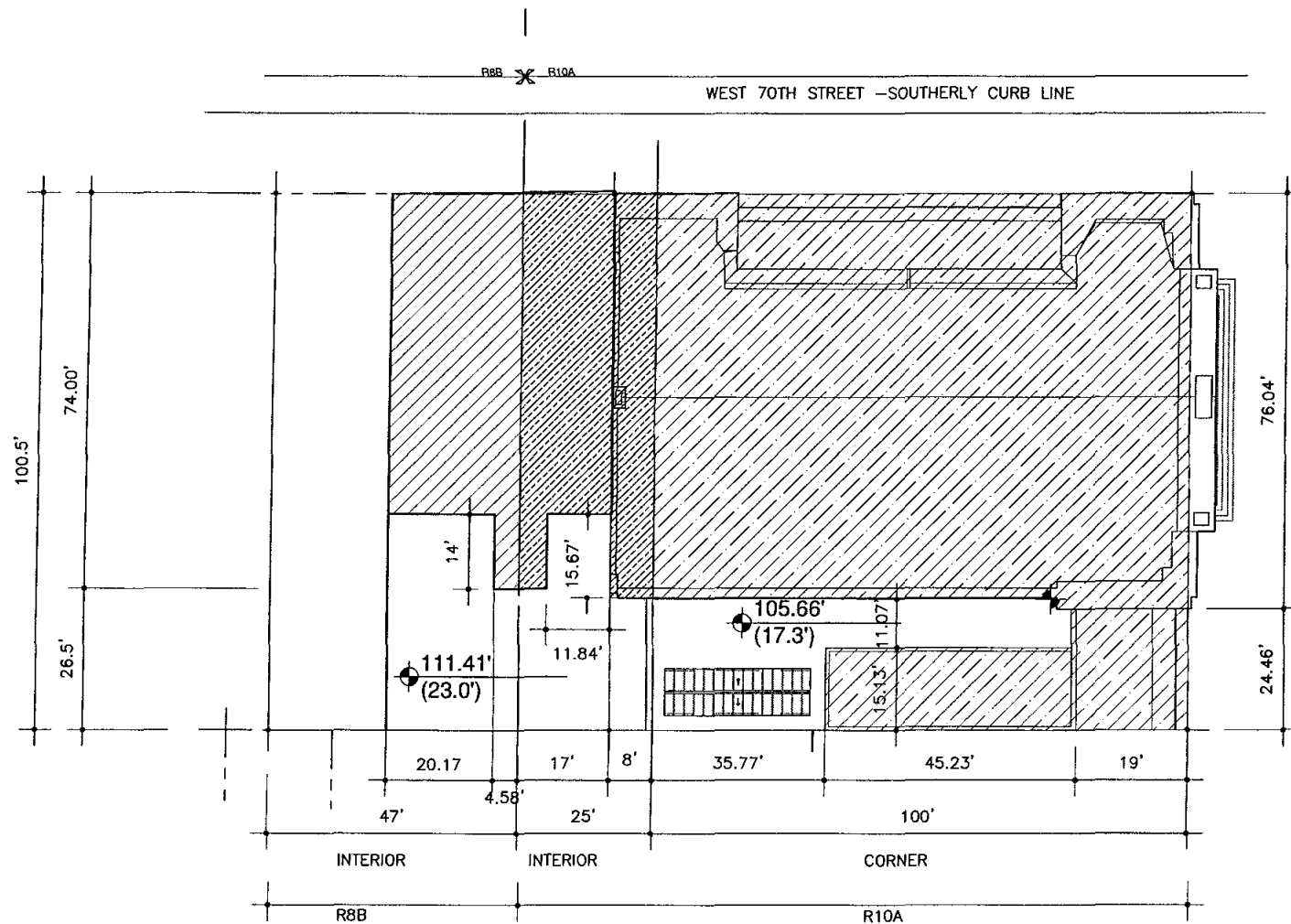
1 SECTION  
THRU CENTRAL PARK WEST SCALE: 1/16" = 1'-0"

- LEGEND**
- ◆ FROM MANHATTAN DATUM  
FROM CURB LEVEL 0.00' (88.41)
  - AS-OF-RIGHT BUILDING ENVELOPE
  - PROPERTY LINE



<b>EXISTING STREET WALL SECTIONS</b>		<b>Platt Byard Dovell White</b> Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
<b>CONGREGATION SHEARITH ISRAEL</b>		08.28.07	
6-10 WEST 70TH STREET NEW YORK, NY		#02350	<b>EX - 4</b>

CAL. NO. 74-07-BZ



1 LOT COVERAGE

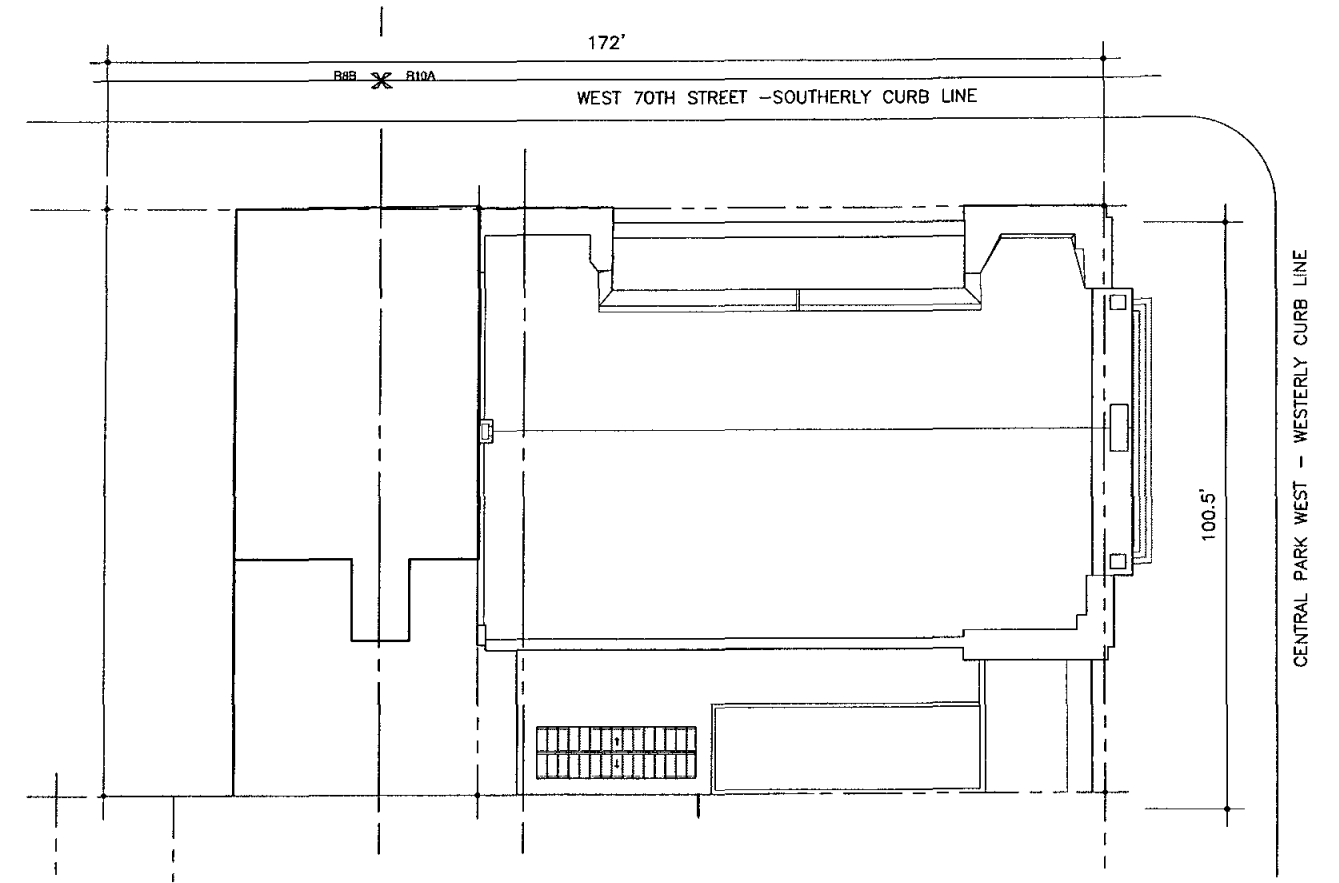
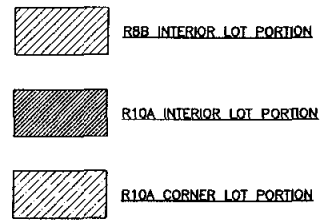
SCALE: 1/32" = 1'-0"

LOT COVERAGE, SEC. 24-11, 77-24  
 LOT COVERAGE PERMITTED FOR INTERIOR PORTION  
 RBB: 0.70 X 4,723.50 = 3,306.45  
 R10A: 0.70 X 2,512.50 = 1,758.75  
 AVG: (3,306.45 + 1,758.75) / (4,723.50 + 2,512.50) = 0.70

EXISTING LOT COVERAGE FOR INTERIOR PORTION  
 RBB: 1,549.12  
 R10A: 1,697.60  
 AVG: (1,549.12 + 1,697.60) / (4,723.50 + 2,512.50) = 0.45

LOT COVERAGE PERMITTED FOR CORNER PORTION  
 R10A = 1 X 10,050 = 10,050

LOT COVERAGE EXISTING FOR CORNER PORTION  
 R10A: 8,969.83 / 10,050 = .89 - COMPLIES

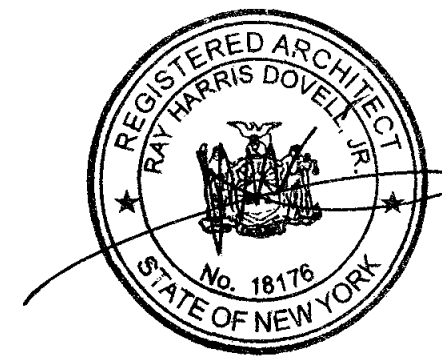


2 STREET TREE PLANTING

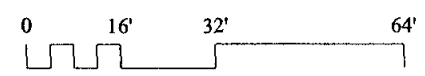
SCALE: 1/32" = 1'-0"

LOT COVERAGE EXISTING FOR CORNER PORTION  
 R10A: 8,969.83 / 10,050 = .89 - COMPLIES

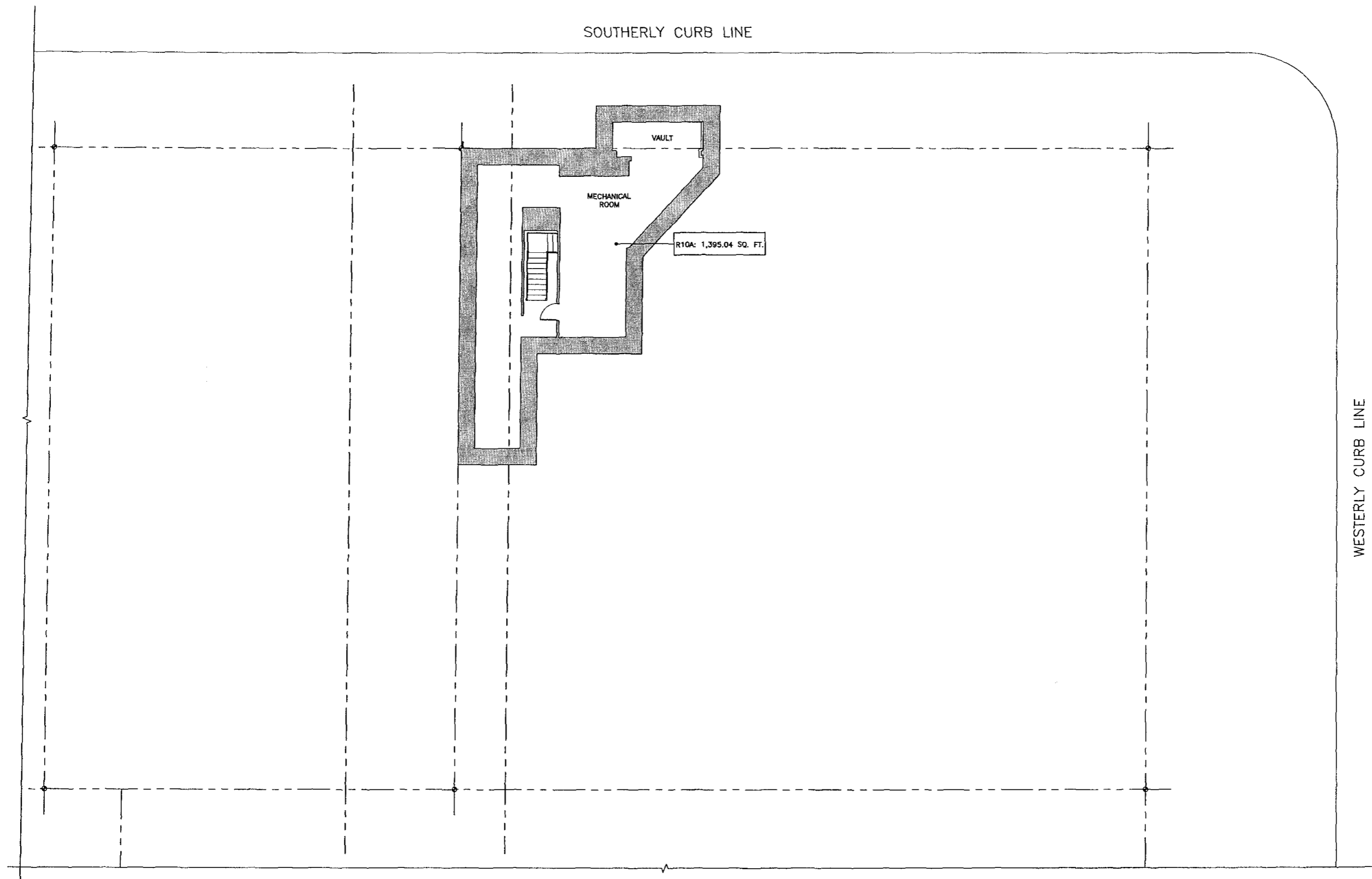
STREET TREE PLANTING, SEC. 28-112  
 TREES REQUIRED = 1 TREE PER 25.00' STREET FRONTAGE  
 FRONTAGE = 272.42 / 25 = 11 TREES  
 TREES EXISTING = 0 TREES



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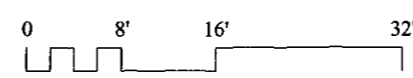
<b>EXISTING LOT COVERAGE CALCULATIONS AND TREE PLANTING</b>		<b>Platt Byard Dovell White</b> Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
<b>CONGREGATION SHEARITH ISRAEL</b>		08.28.07	EX - 5
6-10 WEST 70TH STREET NEW YORK, NY		#02350	



CAL. NO. 74-07-BZ

1 PLAN  
SUB CELLAR

SCALE: 1/16" = 1'-0"



SUB CELLAR  
EXISTING

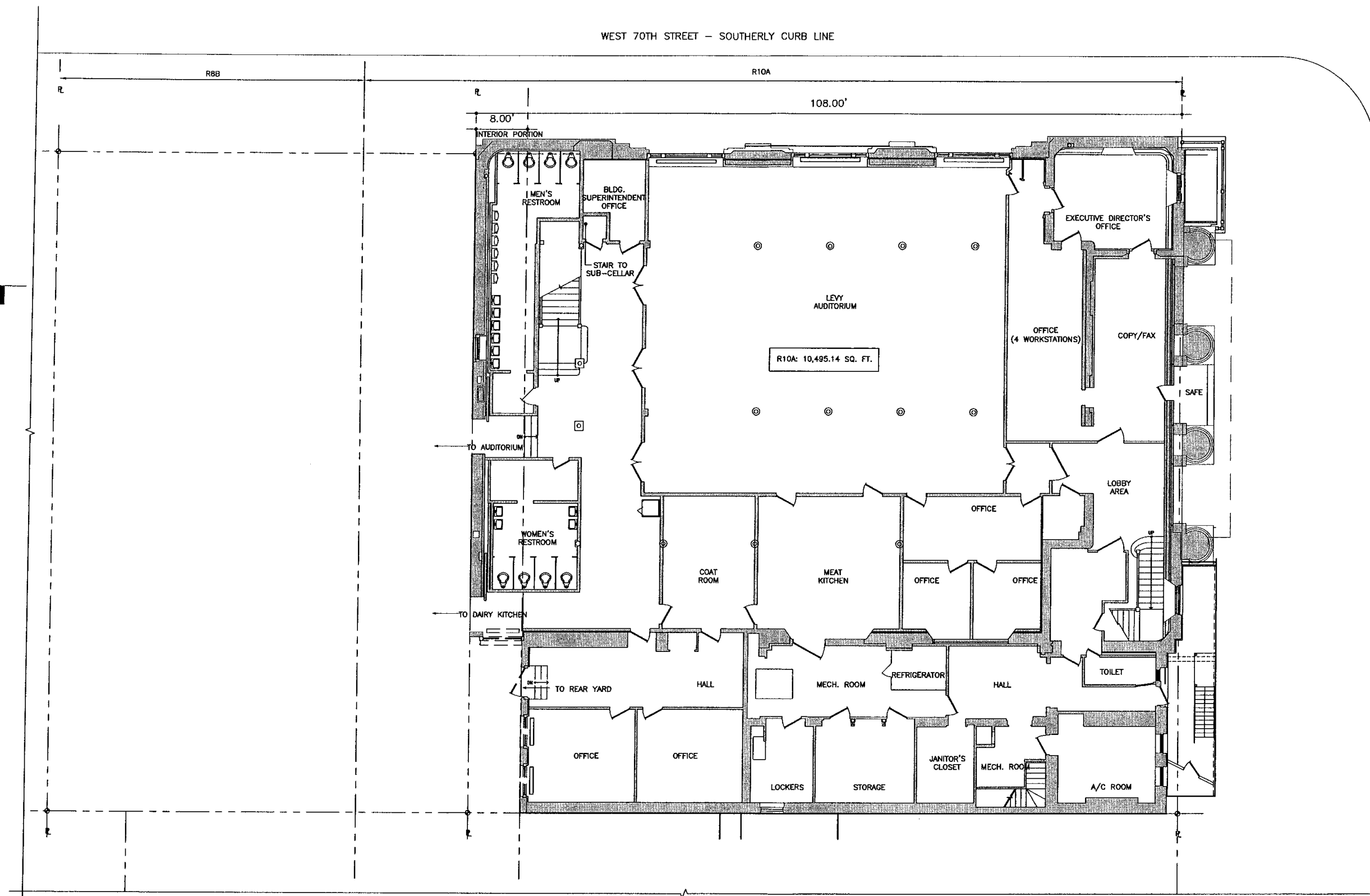
CONGREGATION  
SHEARITH ISRAEL

6-10 WEST 70TH STREET  
NEW YORK, NY

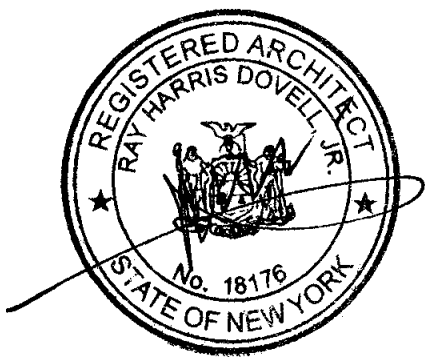
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Architects LLP  
20 West 22nd Street  
New York, NY 10010  
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#02350	EC-5A

WEST 70TH STREET - SOUTHERLY CURB LINE



CENTRAL PARK WEST - WESTERLY CURB LINE

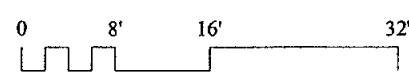


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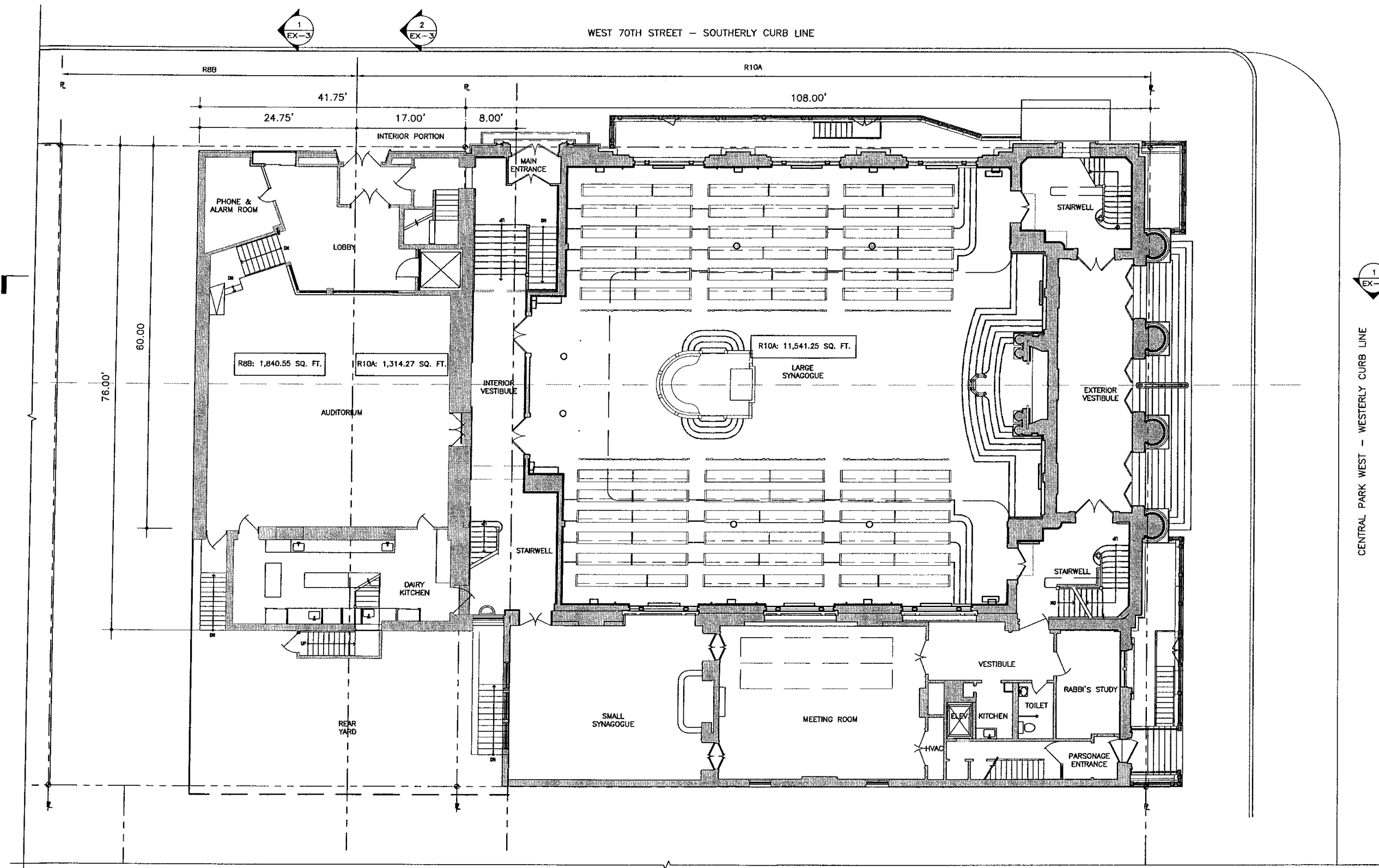
1 PLAN  
CELLAR  
SCALE: 1/16" = 1'-0"



COMMUNITY FACILITY CELLAR FLOOR EXISTING		Platt Byard Dovel 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	08.28.07 #02350 EX - 6

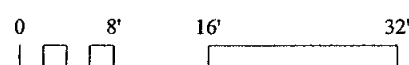






1 PLAN  
FIRST FLOOR

SCALE: 1/16" = 1'-0"

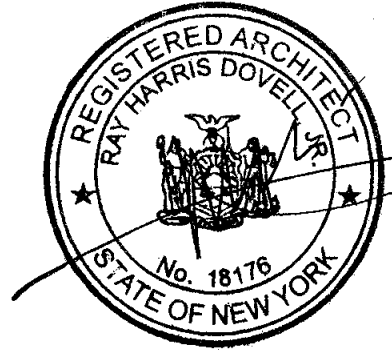


COMMUNITY FACILITY  
FIRST FLOOR  
EXISTING

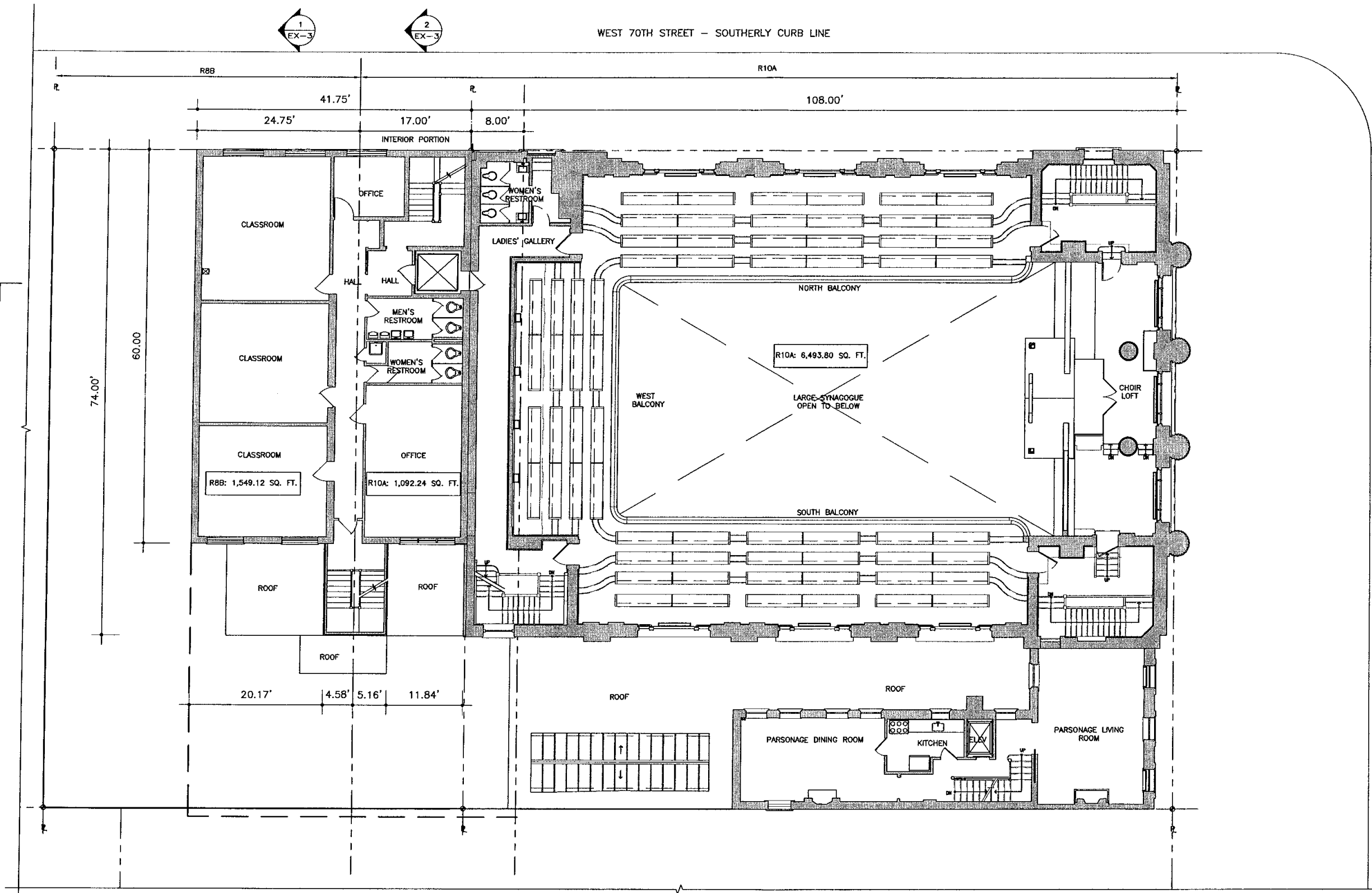
CONGREGATION SHEARITH ISRAEL  
6-10 WEST 70TH STREET  
NEW YORK, NY

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New York, NY 10010  
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#02350	EX - 7



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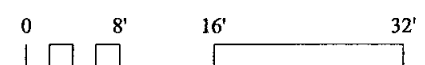
CENTRAL PARK WEST - WESTERLY CURB LINE

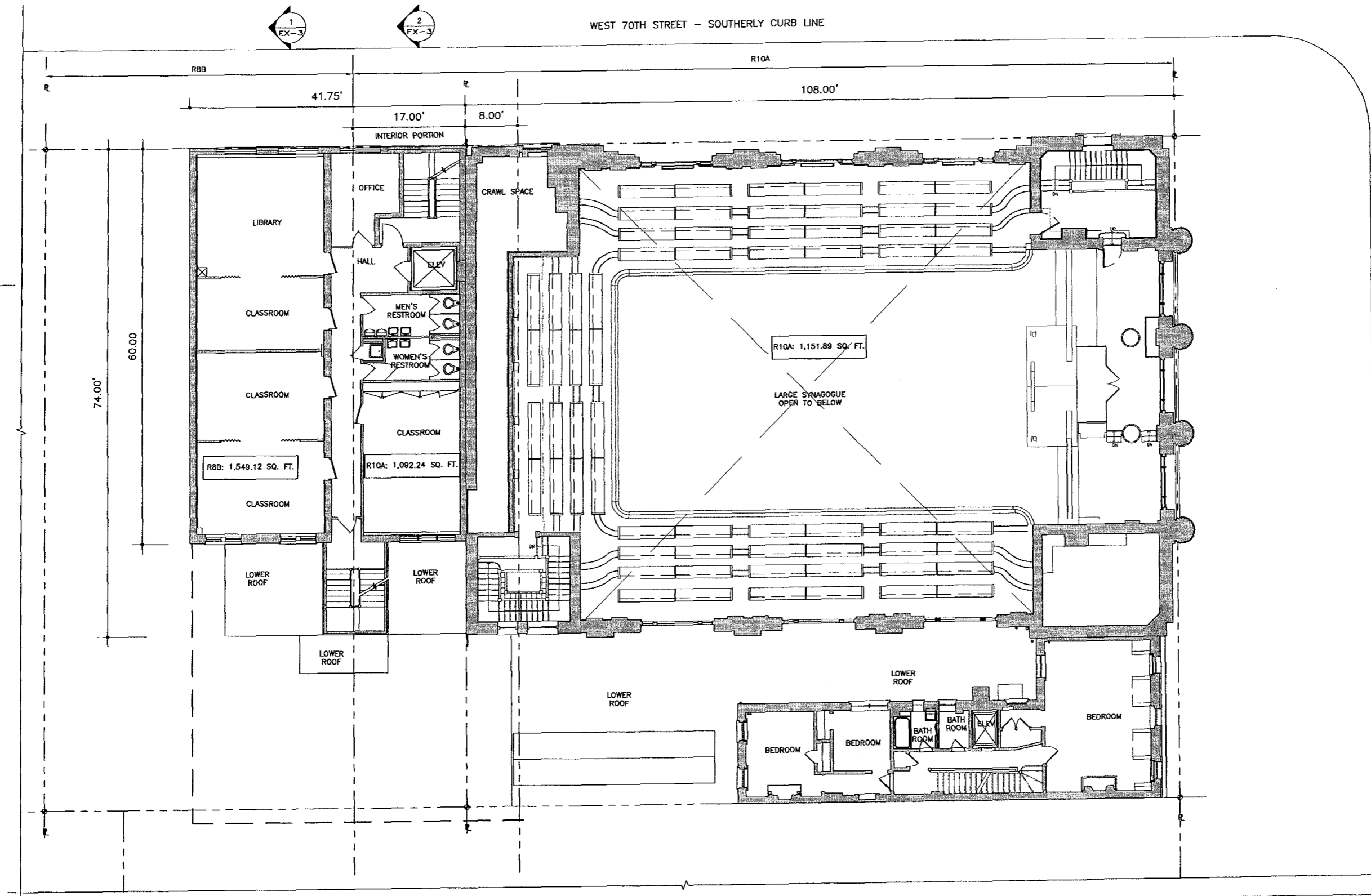


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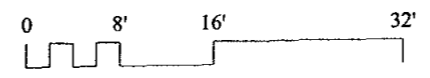
1 PLAN  
SECOND FLOOR  
SCALE: 1/16" = 1'-0"

<p>COMMUNITY FACILITY SECOND FLOOR EXISTING</p> <p>CONGREGATION SHEARITH ISRAEL</p>	<p>6-10 WEST 70TH STREET NEW YORK, NY</p>	
	<p>Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax</p>	<p>08.28.07</p>





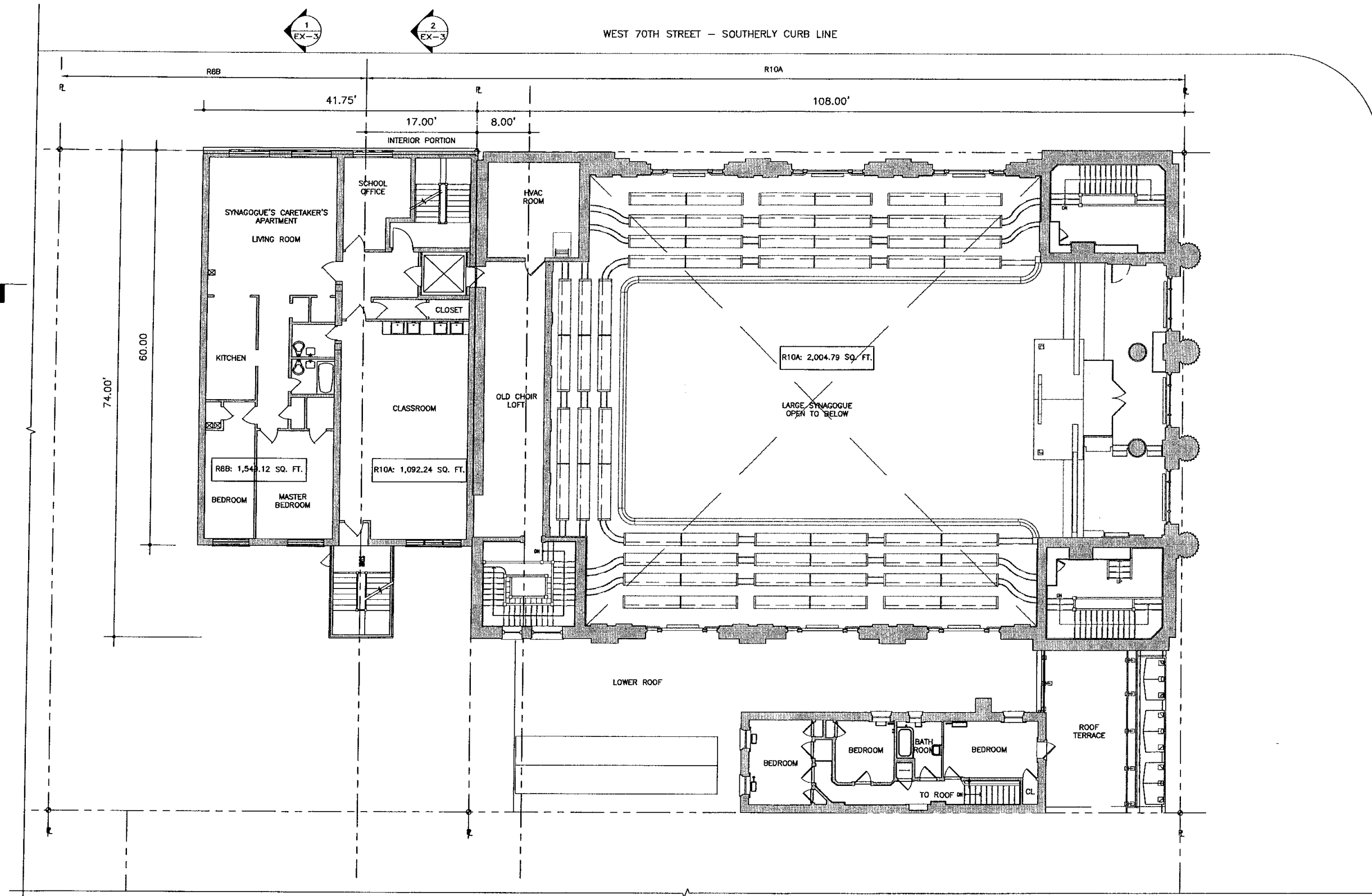
1 PLAN  
THIRD FLOOR  
SCALE: 1/16" = 1'-0"



CAL. NO. 74-07-BZ

<b>COMMUNITY FACILITY THIRD FLOOR EXISTING</b>	<b>Platt Byard Dovell White</b> Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
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<b>CONGREGATION SHEARITH ISRAEL</b>	6-10 WEST 70TH STREET NEW YORK, NY	#02350

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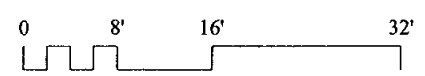


CENTRAL PARK WEST - WESTERLY CURB LINE

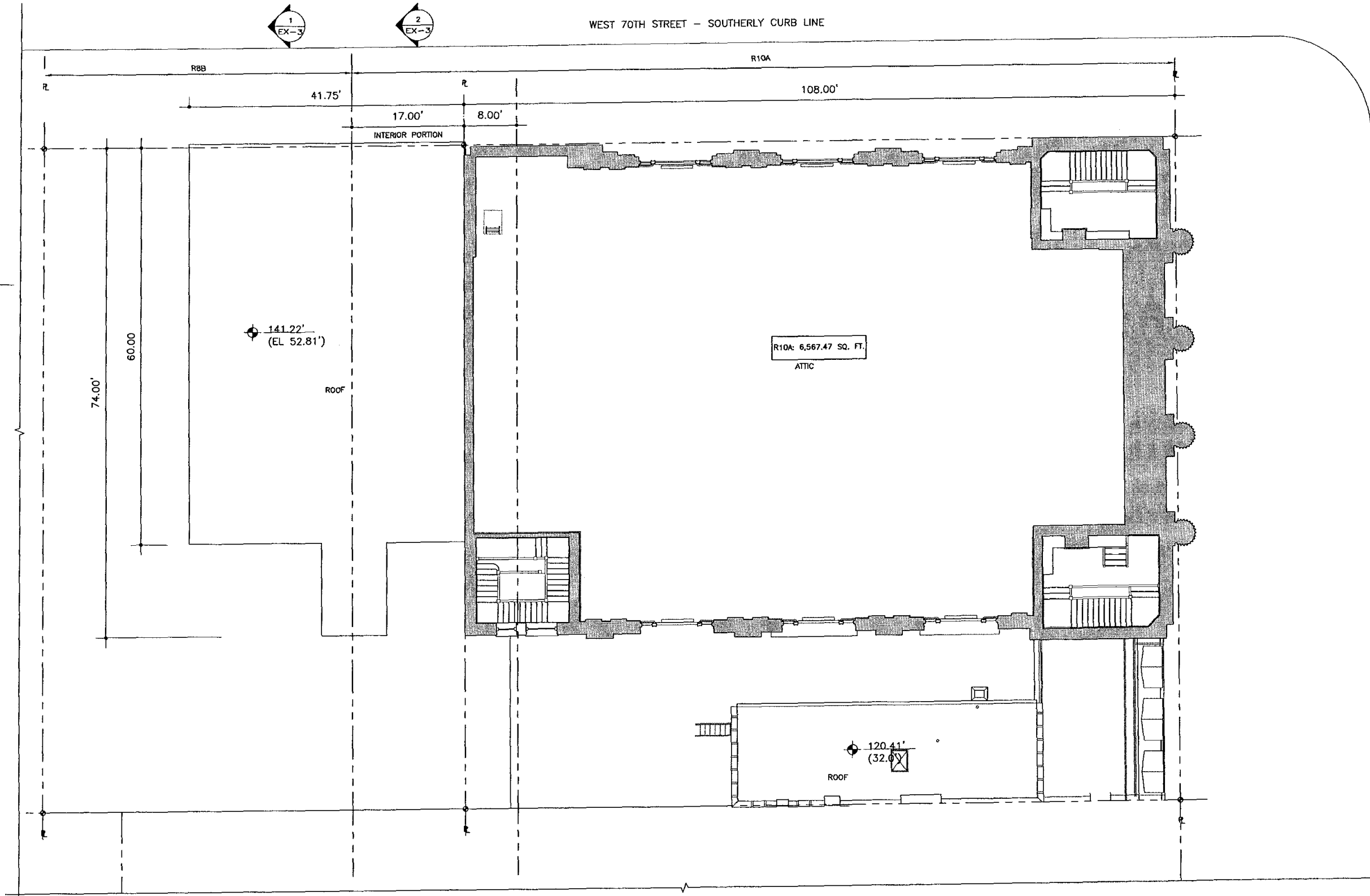


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1 PLAN  
FOURTH FLOOR  
SCALE: 1/16" = 1'-0"



<b>COMMUNITY FACILITY FOURTH FLOOR EXISTING</b>		<b>Platt Byard Dovell White</b> Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
<b>CONGREGATION SHEARITH ISRAEL</b>		6-10 WEST 70TH STREET NEW YORK, NY	08.28.07 #02350
			<b>EX - 10</b>

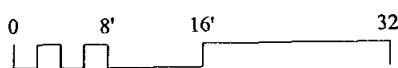



CENTRAL PARK WEST - WESTERLY CURB LINE

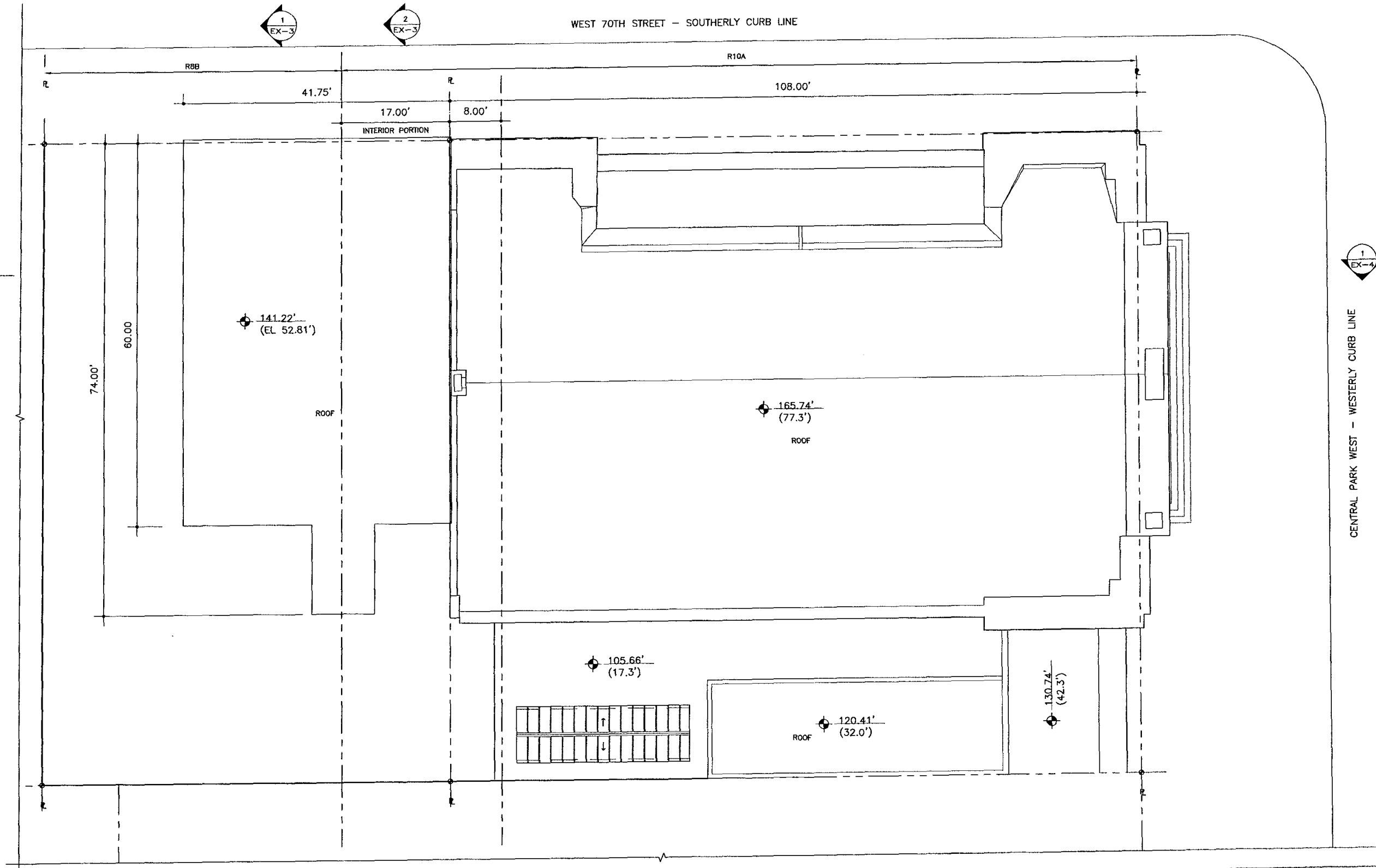


CAL. NO. 74-07-BZ

1 PLAN  
ATTIC  
SCALE: 1/16" = 1'-0"

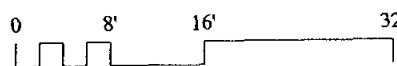


	<b>COMMUNITY FACILITY ATTIC (FIFTH) FLOOR EXISTING</b>		<b>Platt Byard Dovell White</b> Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
	<b>CONGREGATION</b> SHEARITH ISRAEL		6-10 WEST 70TH STREET NEW YORK, NY	08.28.07 #02350

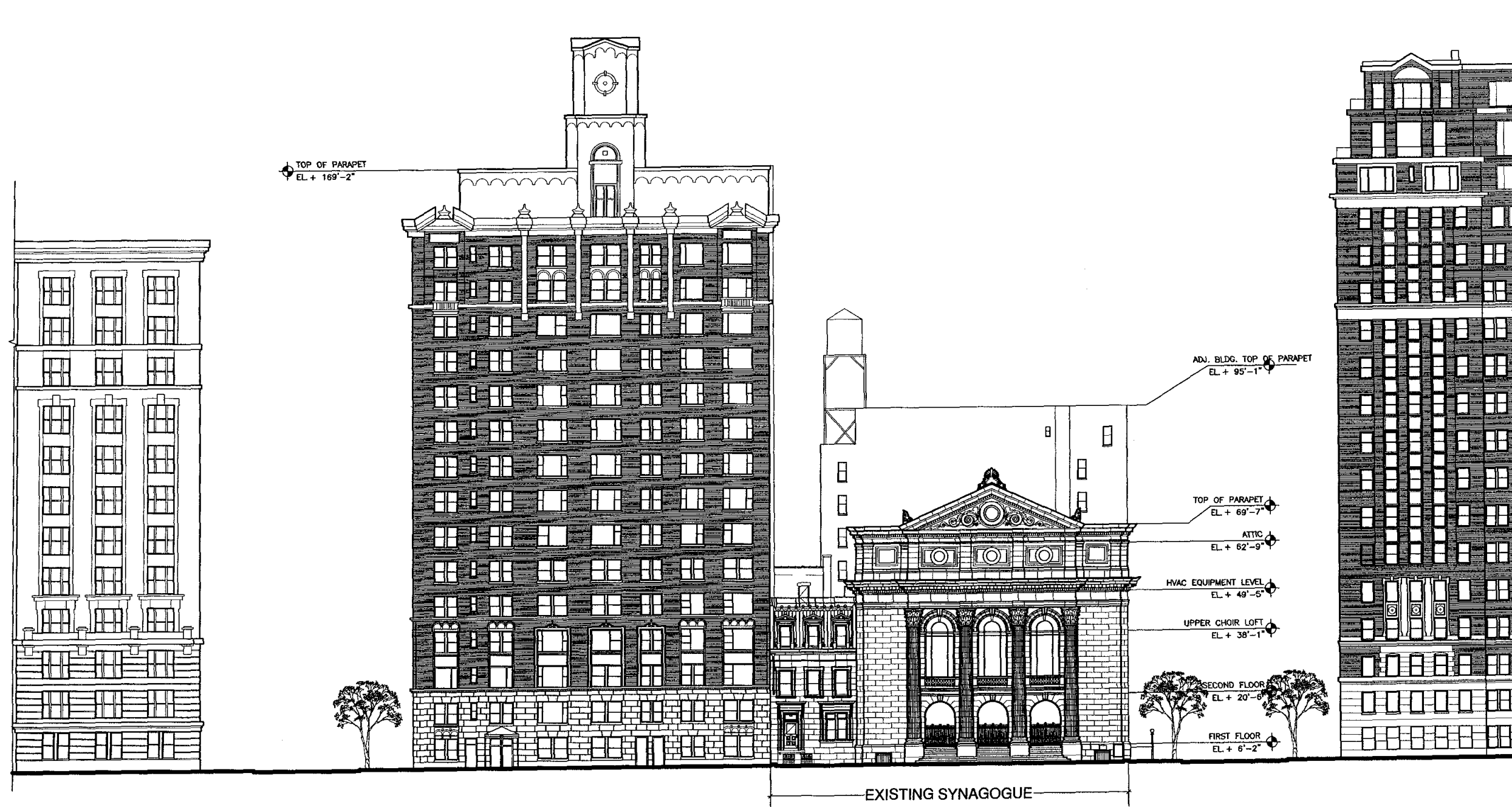


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1 PLAN  
ROOF  
SCALE: 1/16" = 1'-0"

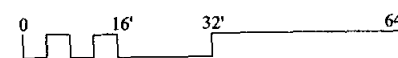


<b>COMMUNITY FACILITY</b> <b>ROOF</b> <b>EXISTING</b>	<b>Platt Byard Dovell White</b> Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
	08.28.07	
<b>CONGREGATION</b> <b>SHEARITH ISRAEL</b>	6-10 WEST 70TH STREET NEW YORK, NY	#02350 <b>EX - 12</b>



1 ELEVATION

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



CAL. NO. 74-07-BZ

EXISTING ELEVATION  
WEST SIDE OF  
CENTRAL PARK WEST

CONGREGATION  
SHEARITH ISRAEL

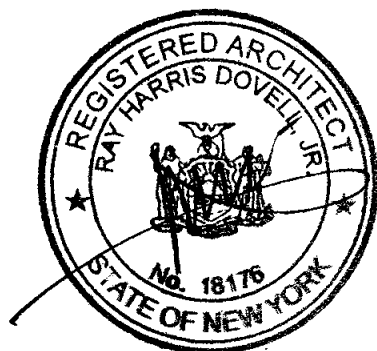
6-10 WEST 70TH STREET  
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212.693.0144 fax

08.28.07

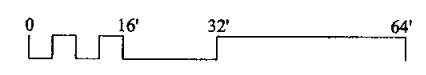
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EX-13



1 ELEVATION

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



<b>EXISTING ELEVATION</b> <b>SOUTH SIDE OF</b> <b>WEST 70TH STREET</b>		<b>CAL. NO. 74-07-BZ</b>	
<b>CONGREGATION</b> <b>SHEARITH ISRAEL</b>		<b>Platt Byard Dovell White</b> Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
6-10 WEST 70TH STREET NEW YORK, NY		08.28.07	EX-14
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