

CONGREGATION SHEARITH ISRAEL

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

AS SHOWN IN SCHEME - SCHEME A (ORIGINAL)



Platt Eby
Architects
20 West 22nd St.
New York, NY 10011
212.691.2440
212.693.0144 fax
www.pbdw.com

08.28.07

#02350

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

MAP 8C 1. ZONING DISTRICTS:
RBB
R10A

2. LOT AREA:
8-10 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 PROPOSED
RBB 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
RBB 4.00
R10A 10.00

24-11 7. MAXIMUM COMMUNITY FACILITY FLOOR AREA RATIO
RBB 4.00
R10A 10.00

77-22 8. PERCENTAGE BREAKDOWN BY DISTRICT IN DIVIDED ZONING LOT
RBB 27.3%
R10A 72.7%

9. FLOOR AREA RATIO CALCULATIONS FOR DIVIDED ZONING LOTS

RBB	0.273 X 4.00 =	1.09
R10A	0.727 X 10.00 =	7.27
ADJUSTED MAXIMUM FAR	1.09 + 7.27 =	8.36

A. FLOOR AREA PERMITTED

RBB: 8.36 X 4,723.5 SF	=	39,488.46 SF
R10A: 8.36 X 12,562.5 SF	=	105,022.50 SF
COMBINED RBB & R10A	8.36 X 17,285	= 144,510.96 SF

B. FLOOR AREA PROPOSED

RBB PORTION RESIDENTIAL	7,495.57 =	SF
RBB PORTION COMMUNITY FACILITY	12,620.44 =	SF
RBB TOTAL	20,116.00 =	SF
R10A PORTION RESIDENTIAL	2,142.00 =	SF
R10A PORTION COMMUNITY FACILITY	5,613.60 =	SF
R10A PORTION EXISTING COMMUNITY FACILITY	27,759.20 =	SF
R10A TOTAL	35,414.80 =	SF
COMBINED RBB & R10A	55,530.81	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 25.00' ABOVE BASE PLANE

24-34 13. FRONT YARD REQUIREMENTS
RBB NOT REQUIRED
R10A NOT REQUIRED
RBB NOT PROPOSED
R10A NOT PROPOSED

24-35 14. SIDE YARD REQUIREMENTS
RBB NOT REQUIRED
R10A NOT REQUIRED
RBB NOT PROPOSED
R10A NOT PROPOSED

24-36 15. REAR YARD REQUIRED
24-391 RBB 30' REQUIRED
R10A INTERIOR PORTION 30' REQUIRED
R10A CORNER PORTION NOT REQUIRED

16. REAR YARD PROPOSED
RBB 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 A. STREET WALL LOCATION
77-28 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 PROVIDED FOR NARROW STREETS
RBB 15.00' PROVIDED, COMPLIES, SEE P-3
R10A COMPLIES: SEE P-3

D. BASE HEIGHT REQUIREMENTS
RBB 55.00' MINIMUM - 60.00' MAXIMUM
R10A 60.00' MINIMUM - 125.00' MAXIMUM

E. BASE HEIGHT PROVIDED
RBB PORTION 60.0', COMPLIES, SEE P-3
R10A PORTION 60.0', COMPLIES SEE P-3

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

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

H. REAR SETBACK REQUIREMENTS
RBB 10.00' SETBACK ABOVE MAX. BASE HEIGHT
R10A 10.00' SETBACK ABOVE MAX. BASE HEIGHT

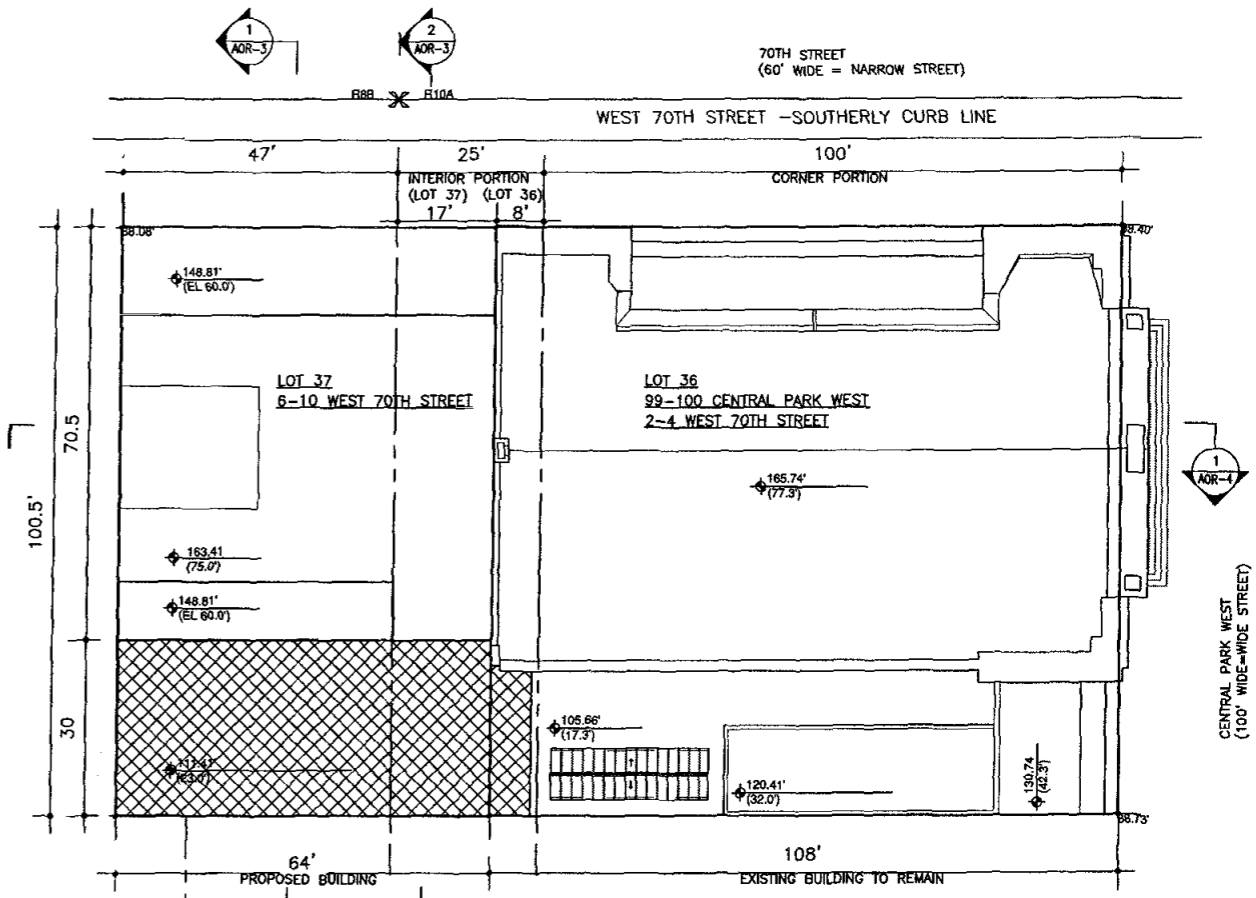
I. REAR SETBACKS PROPOSED
RBB PORTION COMPLIES, SEE P-3
R10A PORTION COMPLIES SEE P-3

24-522 18. DENSITY

23-663 A. FACTOR FOR DWELLING UNITS
RBB 680
R10A 790
B. MAXIMUM NUMBER OF DWELLING UNITS PERMITTED
RBB 7,495.57 / 680 = 11 D.U.'S
R10A 2,142.00 / 790 = 2 D.U.'S
TOTAL ALLOWED 13 D.U.'S
TOTAL PROPOSED 2 D.U.'S - COMPLIES

28-00 19. QUALITY HOUSING CALCULATIONS

- 28-11 A. BULK REGULATIONS
COMPLIES
- 28-12 B. STREET TREE PLANTING
1 TREE PER 25.00' OF STREET FRONTAGE REQ. PROPOSED, SEE P-5
- 28-21 C. SIZE OF DWELLING UNITS
MINIMUM 400' REQUIRED
COMPLIES: SEE FLOOR PLANS
- 28-22 D. WINDOWS
ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED
COMPLIES: ALL RESIDENTIAL WINDOWS DOUBLE GLAZED
- 28-23 E. REFUSE STORAGE AND DISPOSAL
NOT REQUIRED, < 9 DWELLING UNITS
NOT PROPOSED
- 28-24 F. LAUNDRY FACILITIES
NOT REQUIRED, < 9 DWELLING UNITS
NOT PROPOSED
- 28-25 G. DAYLIGHT IN CORRIDORS
NOT REQUIRED
NOT PROPOSED
- 28-30 H. RECREATION SPACE AND PLANTING AREAS
NOT REQUIRED, < 9 DWELLING UNITS
NOT PROPOSED
- 28-41 I. DENSITY OF CORRIDOR
NOT REQUIRED
NOT PROPOSED
- 28-50 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

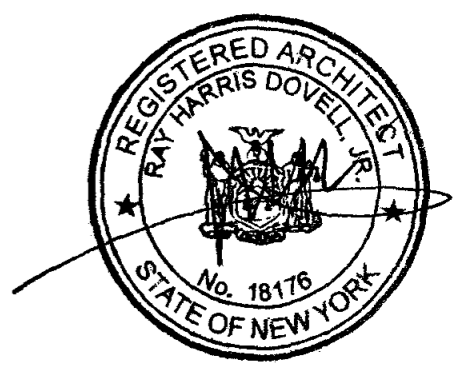


1 SITE PLAN SCALE: 1/32" = 1'-0"

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

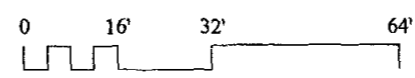
BASE PLANE CALCULATIONS
AVG BASE PLANE = $\frac{88.73 + 88.41 + 88.08}{3}$
= $\frac{265.22}{3}$ 88.41 = 0.00' FOR ZONING PURPOSES

LEGEND
FROM MANHATTAN DATUM FROM CURB LEVEL 0.00' (88.41')
REAR YARD



CAL. NO. 74-07-BZ

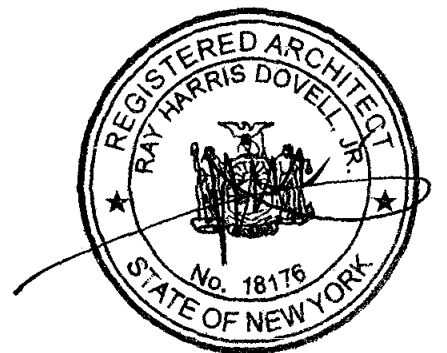
AS-OF-RIGHT SITE PLAN, ZONING CALCULATIONS, AND BASE PLANE CALCULATIONS	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
	08.28.07	AOR-1
CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY	#02350



FLOOR AREA SCHEDULE

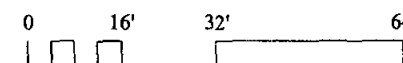
FLOOR	USE	FLOOR AREA PROPOSED		FLOOR AREA EXISTING	COMM. FAC. GROSS FLOOR AREA	RESIDENTIAL GROSS FLOOR AREA	COMBINED RBB & R10A GROSS FLOOR AREA	ZONING FLOOR AREA
		RBB	R10A	R10A				
C2	COMMUNITY FACILITY	(4,723.50)	(1,918.10)	(1,395.04)	(8,036.64)	0	(8,036.64)	N.A.
	COMMUNITY FACILITY	(3,383.74)	(1,602.44)	(10,495.14)	(15,481.32)	N.A.		N.A.
C1	RESIDENTIAL	(1,339.76)	(315.66)			(1,655.42)	(17,136.74)	N.A.
1	COMMUNITY FACILITY	3,705.94	1,918.10	11,541.25	17,165.29	N.A.		
	RESIDENTIAL	1,017.57	0	0	N.A.	1,017.57	18,182.86	18,182.86
2	COMMUNITY FACILITY	2,988.00	1,198.50	6,493.80	10,680.30	N.A.		
	RESIDENTIAL	325.50	0	0	N.A.	325.50	11,005.80	11,005.80
3	COMMUNITY FACILITY	2,988.00	1,198.50	1,151.89	5,338.39	N.A.		
	RESIDENTIAL	325.50	0	0	N.A.	325.50	5,663.89	5,663.89
4	COMMUNITY FACILITY	2,938.50	1,198.50	2,004.79	6,141.79	N.A.		
	RESIDENTIAL	375.00	0	0	N.A.	375.00	6,516.79	6,516.79
5	COMMUNITY FACILITY	0	0	6,567.47	6,567.47			
	RESIDENTIAL	3,313.50	1,198.50	0	N.A.	4,512.00	11,079.47	11,079.47
6	RESIDENTIAL	2,138.50	943.50	0	N.A.	3,082.00	3,082.00	3,082.00
TOTAL ZONING FLOOR AREA	RBB COMMUNITY	12,620.44						
TOTAL ZONING FLOOR AREA	RBB RESIDENTIAL	7,495.57						
TOTAL ZONING FLOOR AREA	RBB	20,116.01						
TOTAL ZONING FLOOR AREA	R10A COMMUNITY		5,513.60					
TOTAL ZONING FLOOR AREA	R10A RESIDENTIAL		2,142.00					
TOTAL ZONING FLOOR AREA	R10A EXIST. COMM.			27,759.20				
TOTAL ZONING FLOOR AREA	R10A			35,414.80				
TOTAL ZONING FLOOR AREA	COMMUNITY FACILITY				45,893.24			
TOTAL ZONING FLOOR AREA	RESIDENTIAL					9,637.57		
TOTAL	NEW BUILDING & EXIST. SYNAGOGUE						80,704.19	55,530.81
TOTAL	NEW BUILDING						41,054.81	27,771.61

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

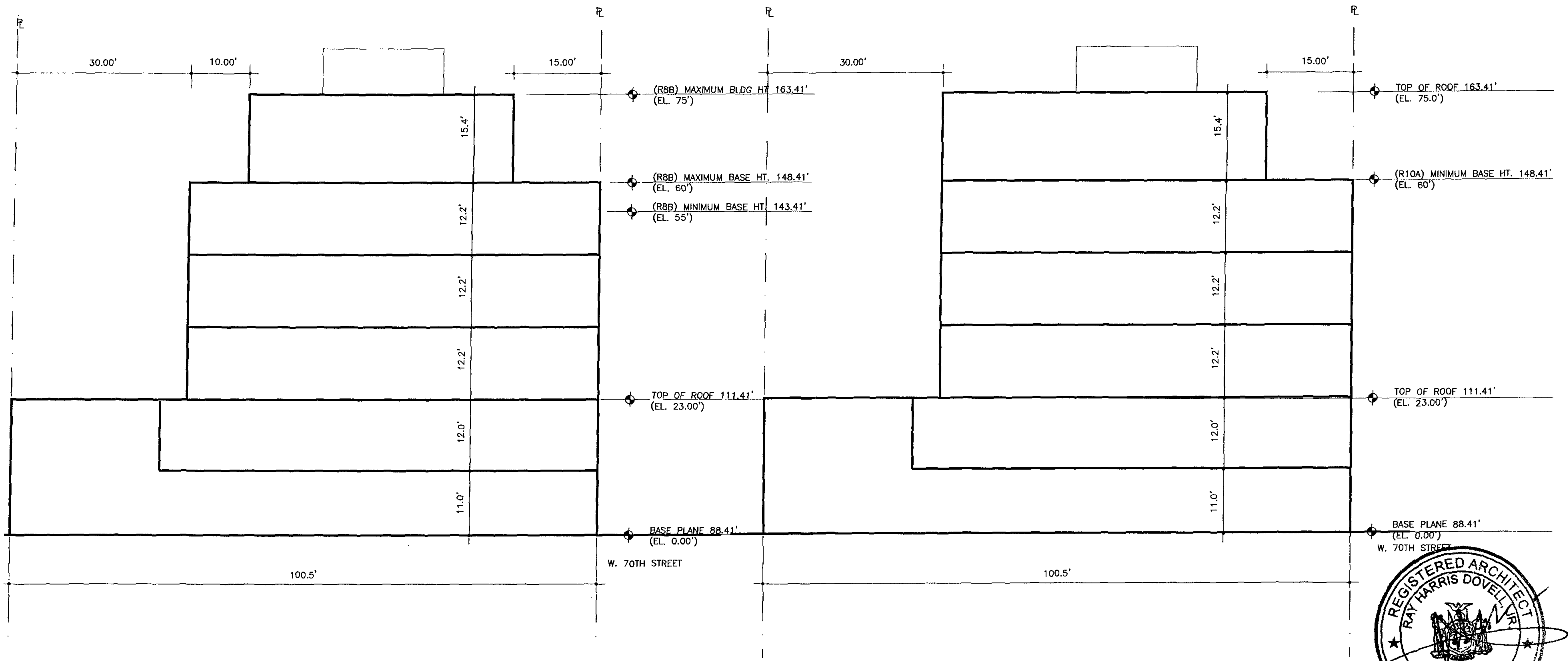


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AS-OF-RIGHT FLOOR AREA SCHEDULE		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
CONGREGATION SHEARITH ISRAEL		6-10 WEST 70TH STREET NEW YORK, NY	08.28.07 #02350 AOR-2



◆ (R10A) MAXIMUM BLDG HT 273.41'
 (EL. 185')
 ◆ (R10A) MAXIMUM BASE HT. 213.41'
 (EL. 125')



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

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

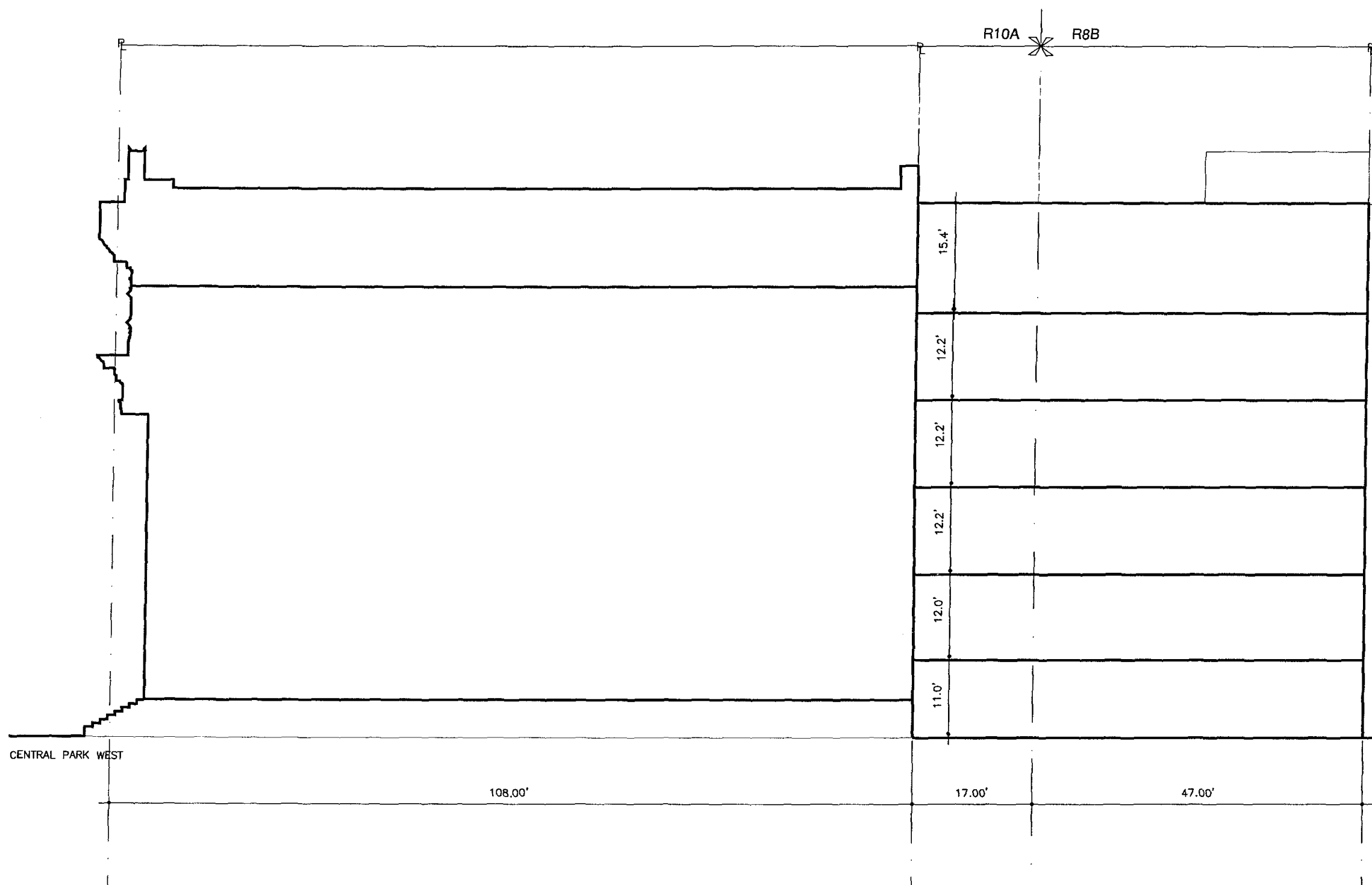


LEGEND

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

AS-OF-RIGHT STREET WALL SECTIONS		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
CONGREGATION SHEARITH ISRAEL		08.28.07	AOR-3
6-10 WEST 70TH STREET NEW YORK, NY		#02350	

CAL. NO. 74-07-BZ



◆ (R10A) MAXIMUM BLDG HT 273.41'
(EL. 185')

◆ (R8B) MAXIMUM BLDG HT 163.41'
(EL. 75')

◆ (R8B) MAXIMUM BASE HT. 148.41'
(EL. 60')

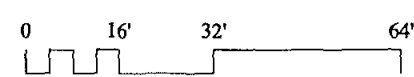
◆ (R8B) MINIMUM BASE HT. 143.41'
(EL. 55')

◆ BASE PLANE 88.41'
(EL. 0.00')



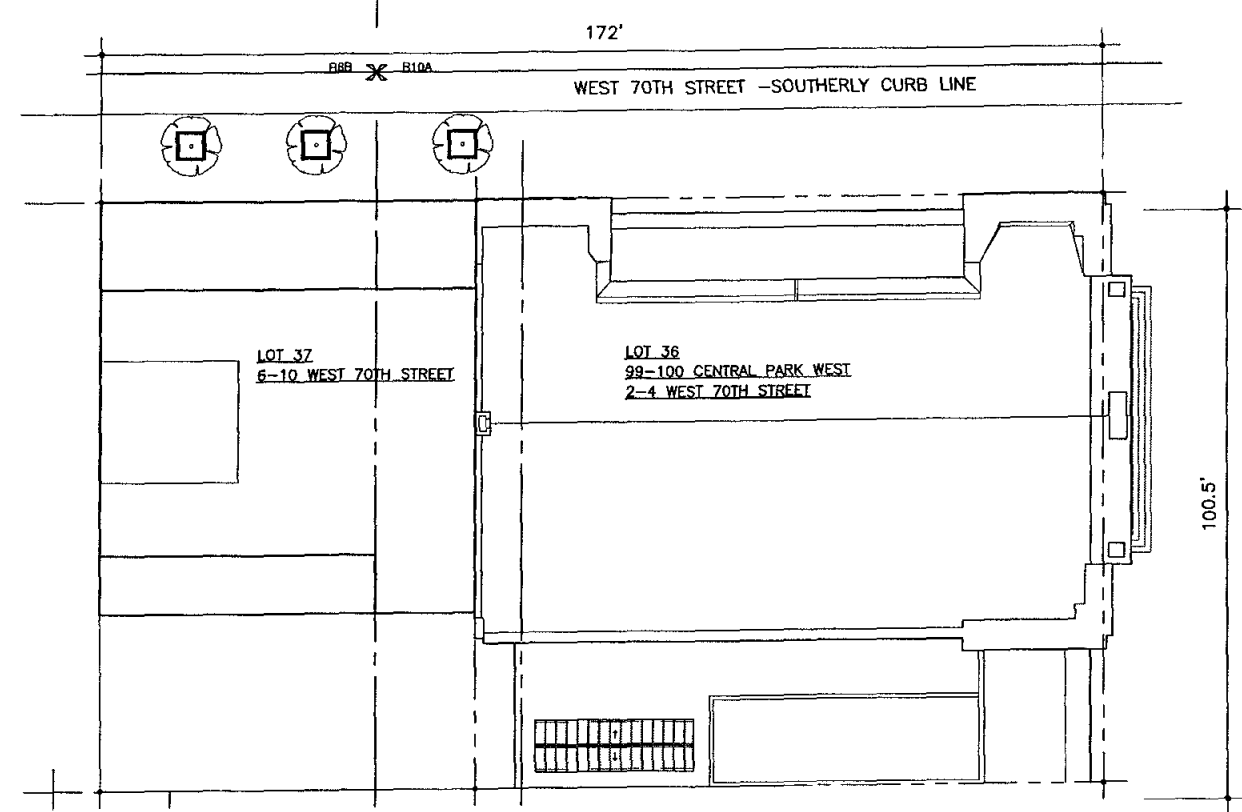
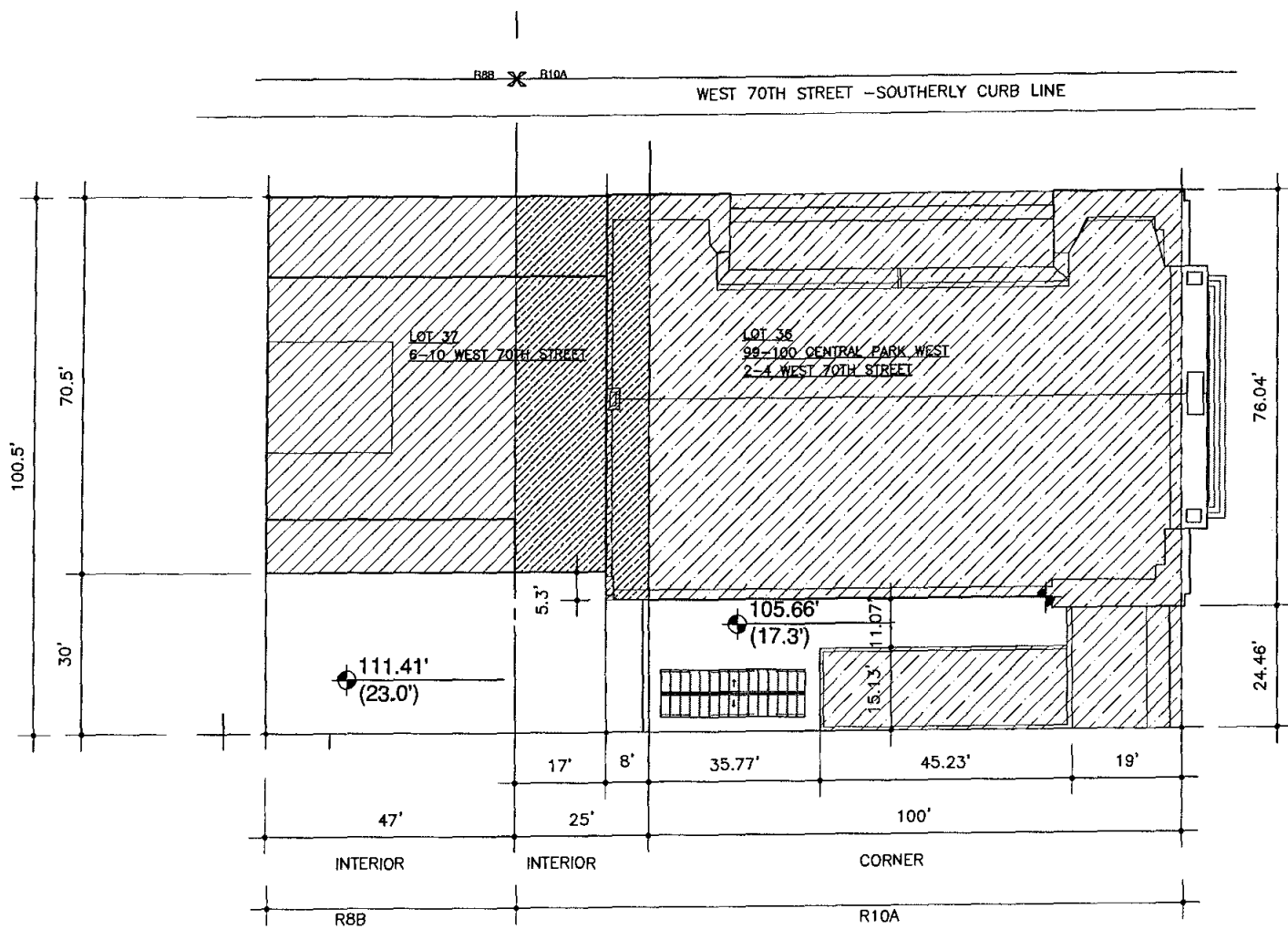
1 SECTION
THRU CENTRAL PARK WEST SCALE: 1/16" = 1'-0"

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



AS-OF-RIGHT STREET WALL SECTIONS		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	08.28.07	AOR-4
		#02350	

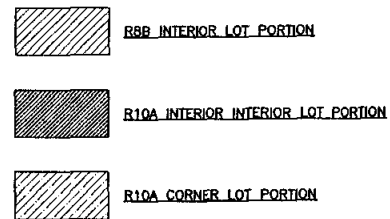
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1 LOT COVERAGE

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

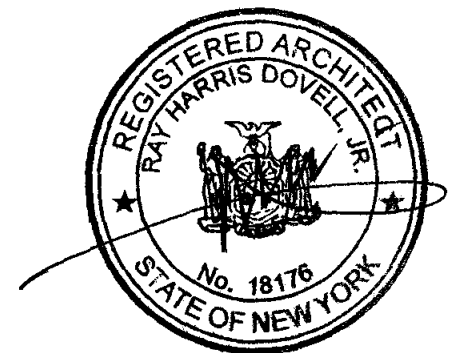
LOT COVERAGE: SEC. 24-11. 77-24
 LOT COVERAGE PERMITTED FOR INTERIOR PORTION
 RBB: $0.70 \times 4,723.50 = 3,306.45$
 R10A: $0.70 \times 2,512.50 = 1,758.75$
 AVG: $(3,306.45 + 1,758.75) / (4,723.50 + 2,512.50) = 0.70$
 LOT COVERAGE PROPOSED FOR COMBINED INTERIOR PORTION
 RBB: 3,313.50
 R10A: 1,804.90
 AVG: $(3,313.50 + 1,804.9) / (4,723.50 + 2,512.50) = 0.70$
 COMPLIES
 LOT COVERAGE PERMITTED FOR CORNER PORTION
 R10A = $1 \times 10,050 = 10,050$
 LOT COVERAGE PROPOSED FOR CORNER PORTION (EXISTING)
 R10A: $8,969.83 / 10,050 = .89$ - COMPLIES



2 STREET TREE PLANTING

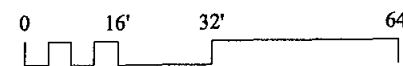
SCALE: 1/32" = 1'-0"

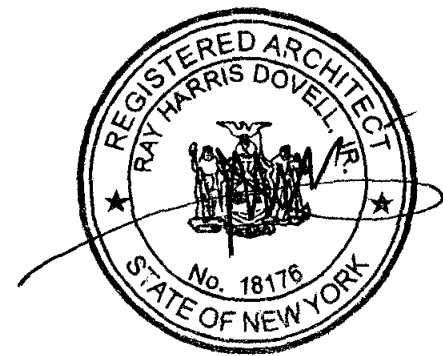
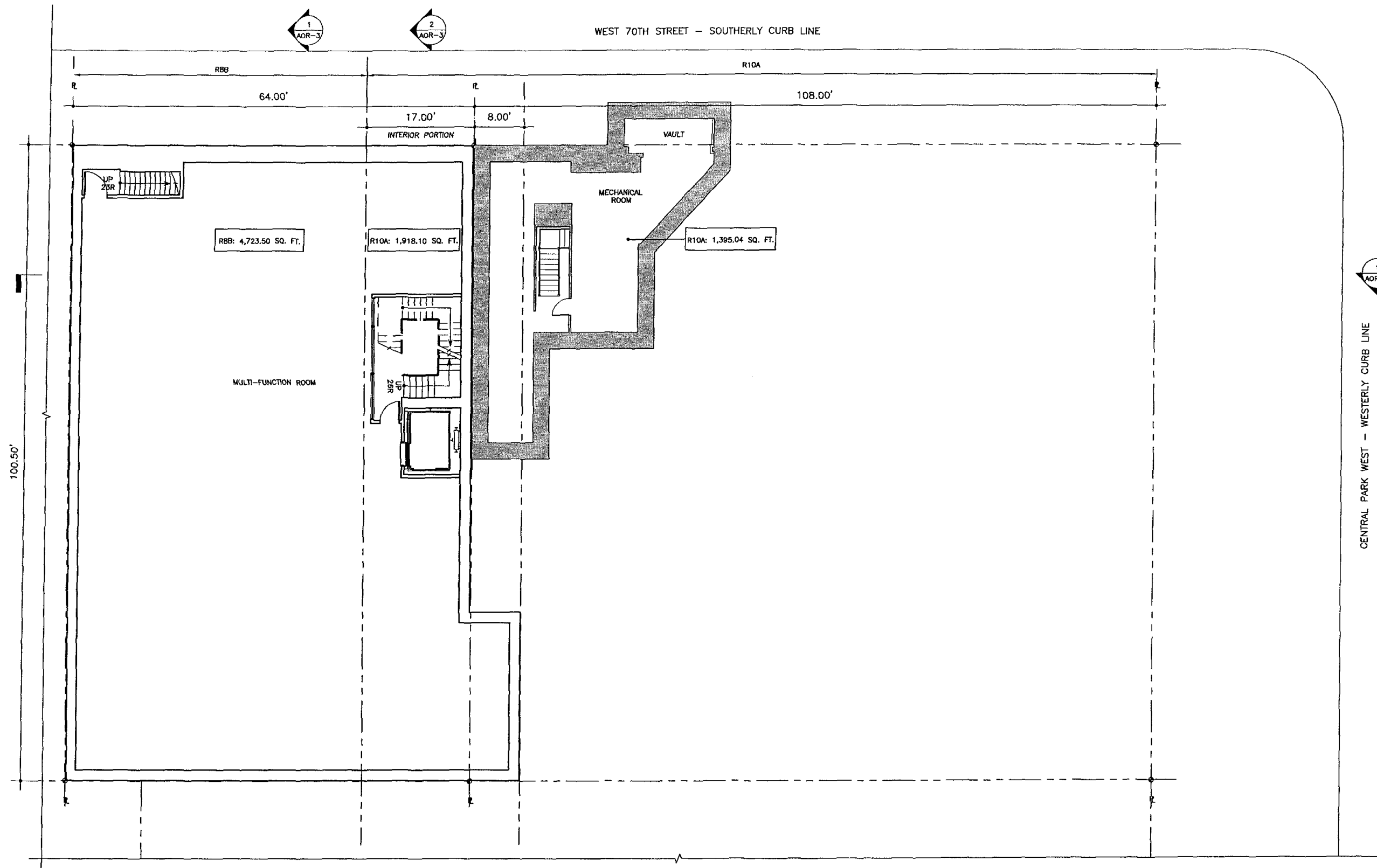
STREET TREE PLANTING: SEC. 28-112
 TREES REQUIRED = 1 TREE PER 25.00' STREET FRONTAGE
 FRONTAGE = 272.42 / 25 = 11 TREES
 TREES PROPOSED = 3 TREES TO BE INSTALLED
 REMAINDER TO BE PURCHASED BY OWNER FOR USE BY
 PARKS DEPARTMENT



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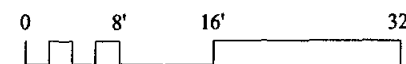
AS-OF-RIGHT LOT COVERAGE CALCULATIONS AND TREE PLANTING	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
	CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY



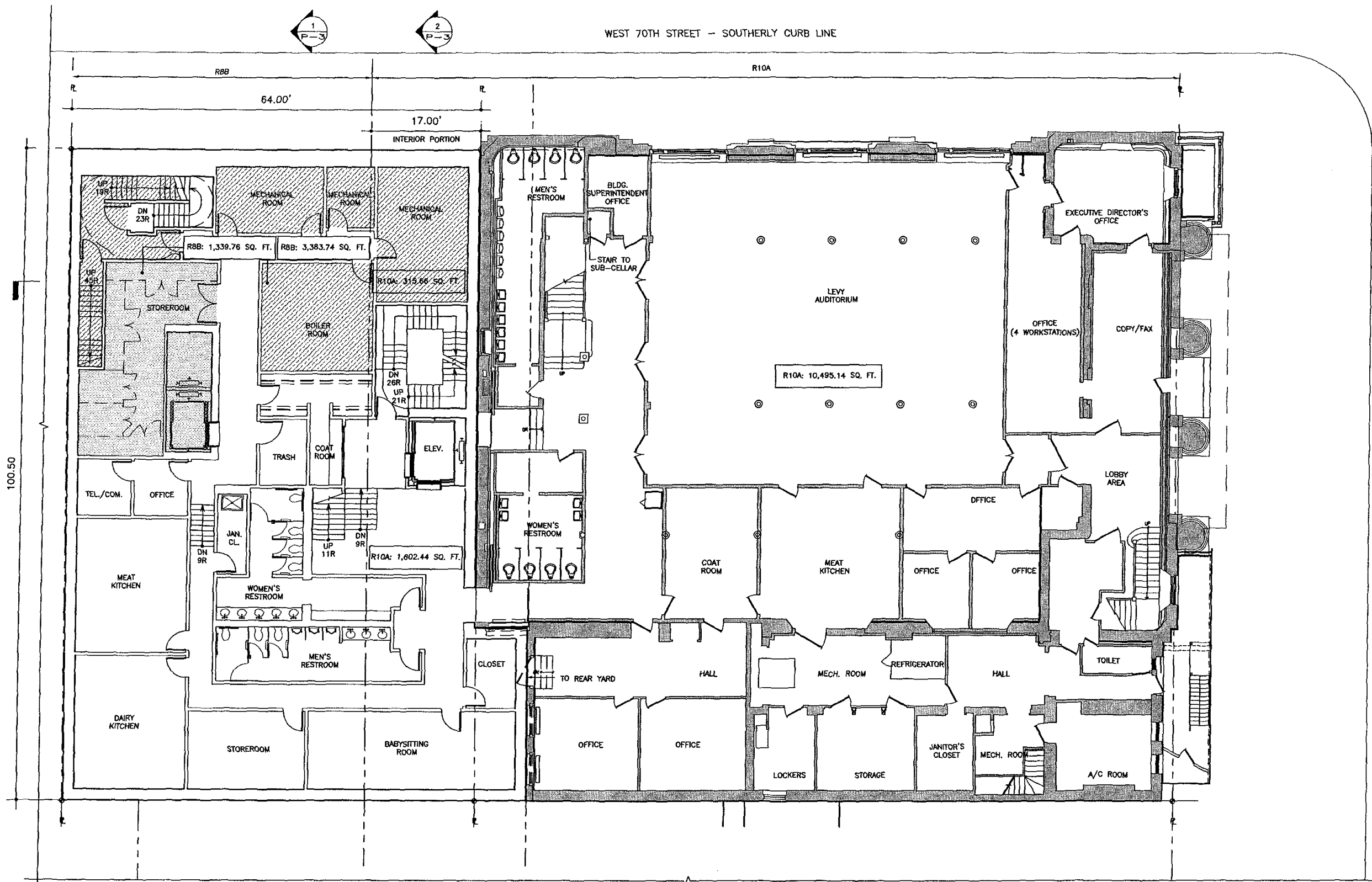


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1 PLAN
SUB CELLAR SCALE: 1/16" = 1'-0"



COMMUNITY FACILITY SUB CELLAR AS-OF-RIGHT	Platt Byard Dovel White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
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CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY	#02350 AOR-6



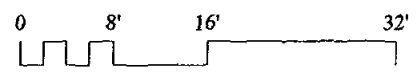
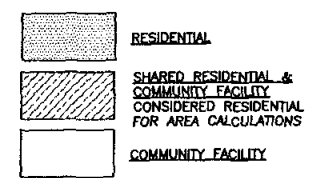
CENTRAL PARK WEST - WESTERLY CURB LINE



CAL. NO. 74-07-BZ

1 PLAN
CELLAR

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



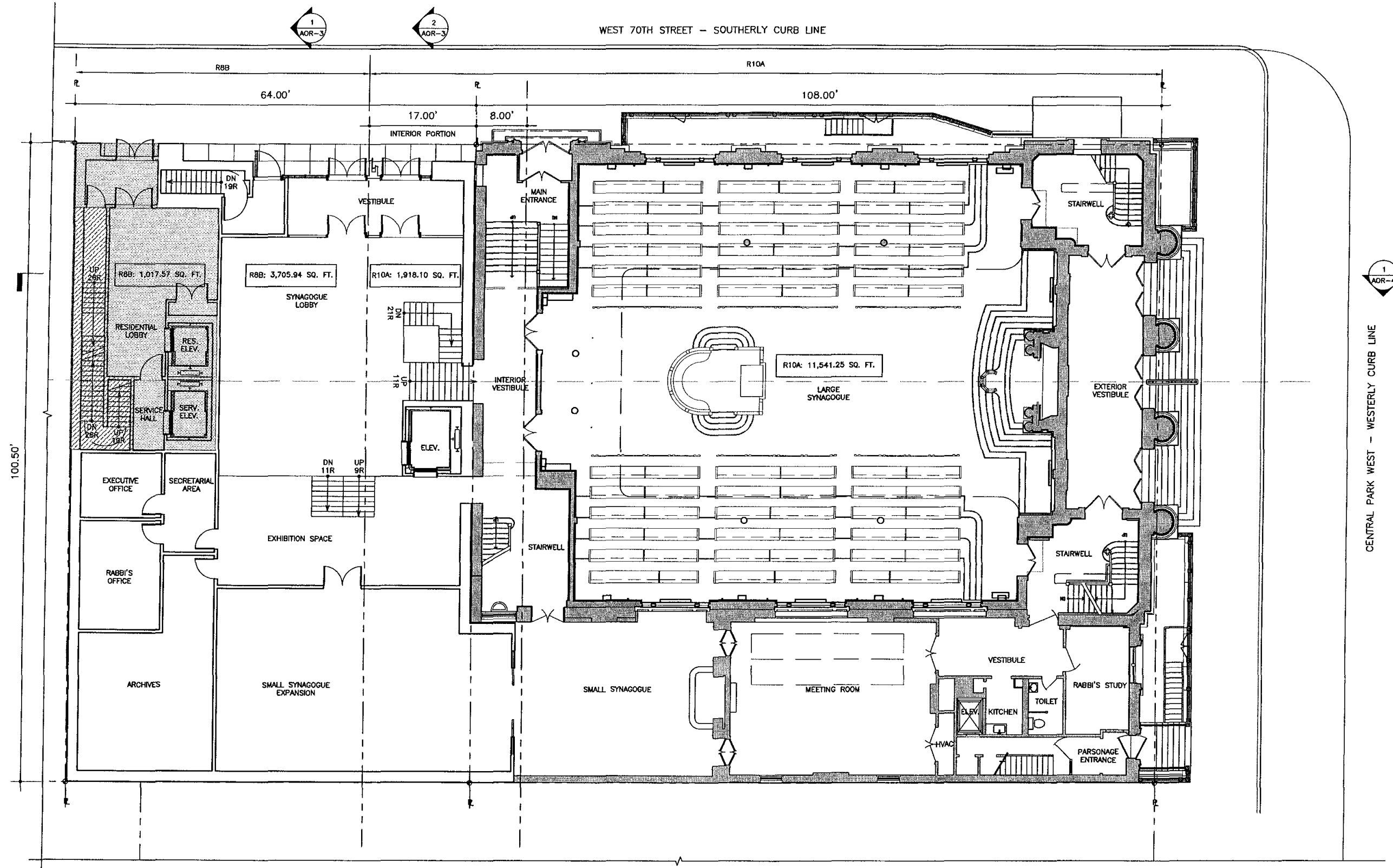
**COMMUNITY FACILITY
CELLAR
AS-OF-RIGHT**

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

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AOR - 7

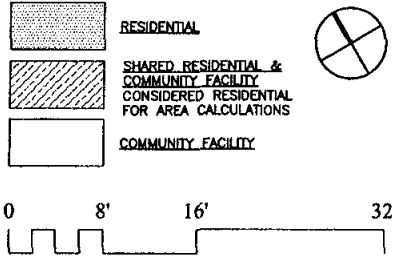


CENTRAL PARK WEST - WESTERLY CURB LINE

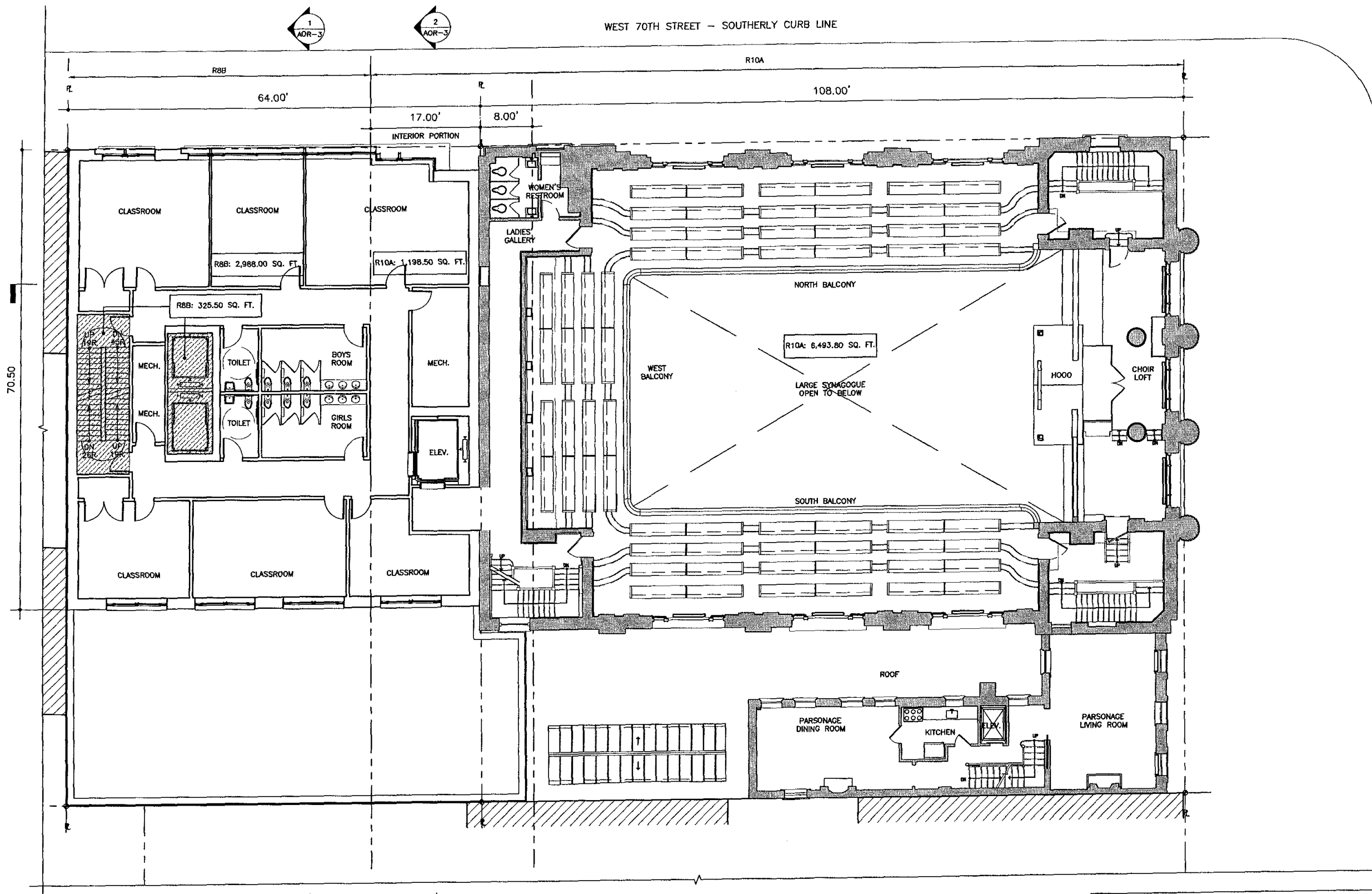


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1 PLAN
FIRST FLOOR
SCALE: 1/16" = 1'-0"



COMMUNITY FACILITY/RESIDENTIAL FIRST FLOOR AS-OF-RIGHT		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
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			AOR-8



CENTRAL PARK WEST - WESTERLY CURB LINE



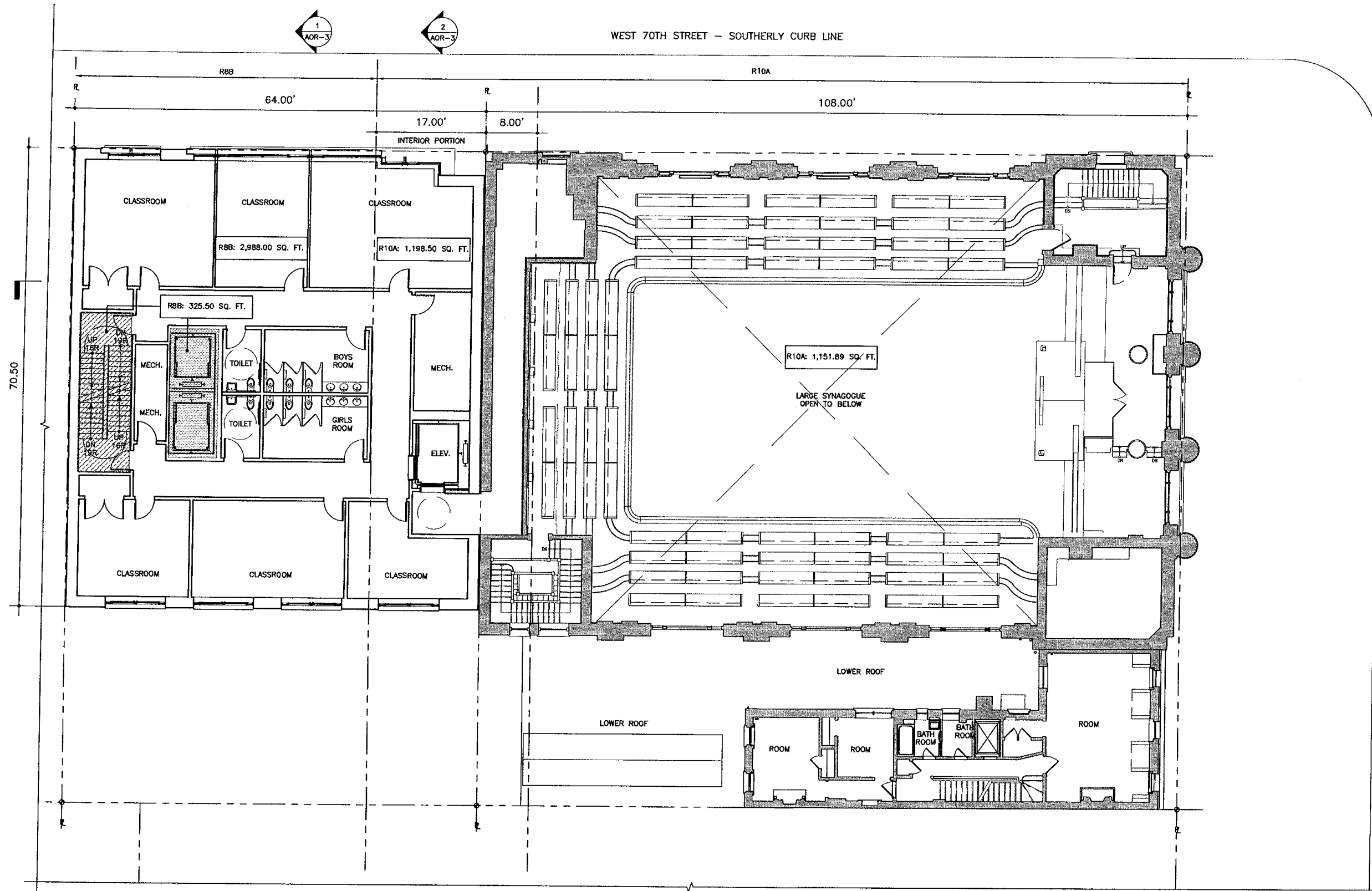
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1 PLAN
SECOND FLOOR
SCALE: 1/16" = 1'-0"

RESIDENTIAL
 SHARED RESIDENTIAL & COMMUNITY FACILITY CONSIDERED RESIDENTIAL FOR AREA CALCULATIONS
 COMMUNITY FACILITY

0 8' 16' 32'

COMMUNITY FACILITY/RESIDENTIAL SECOND FLOOR AS-OF-RIGHT		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
CONGREGATION SHEARITH ISRAEL		6-10 WEST 70TH STREET NEW YORK, NY	08.28.07 #02350 AOR-9



1
AOR-4

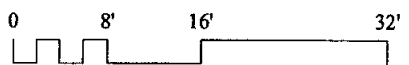
CENTRAL PARK WEST - WESTERLY CURB LINE



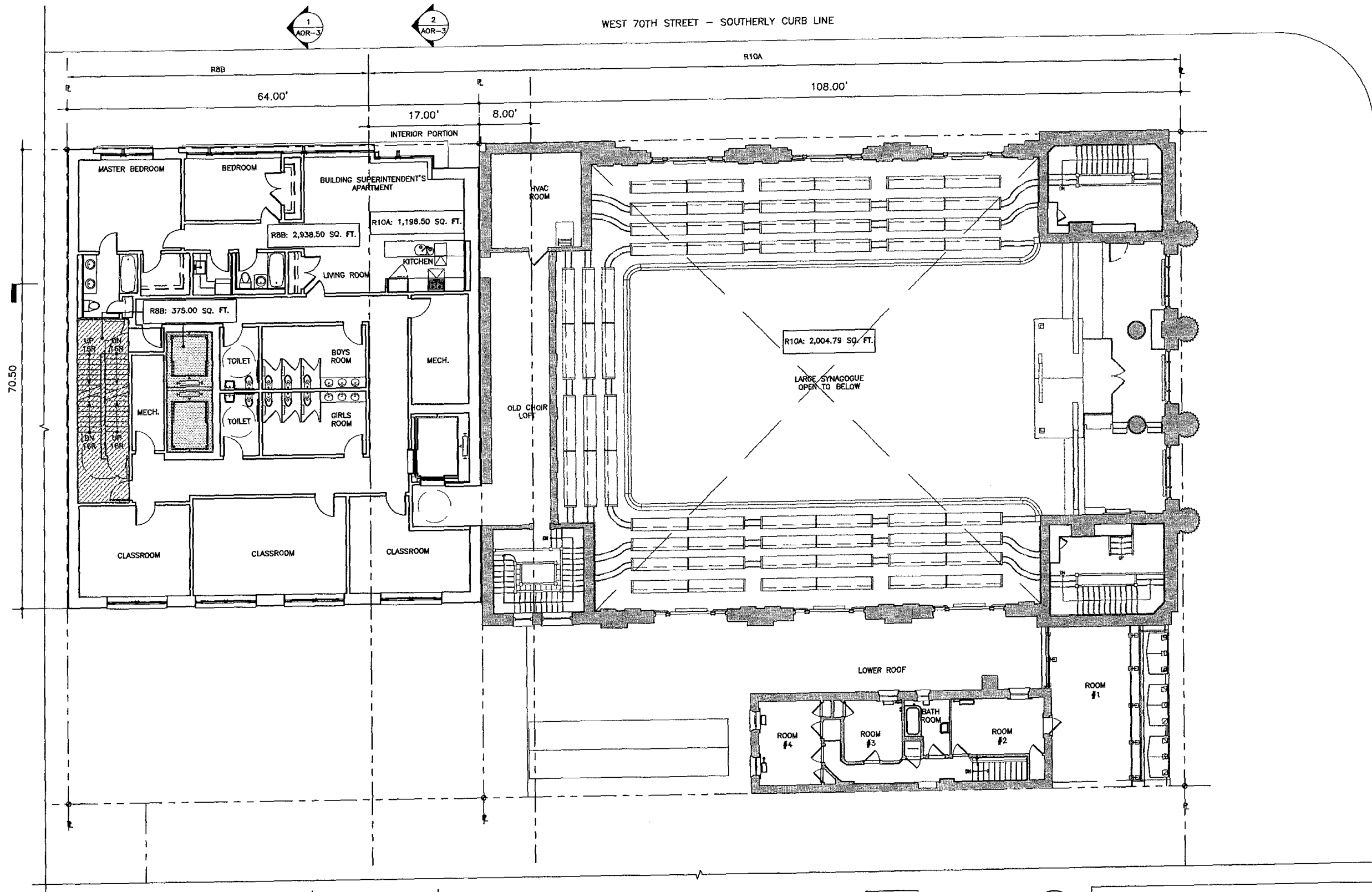
CAL. NO. 74-07-BZ

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

- RESIDENTIAL
- SHARED RESIDENTIAL & COMMUNITY FACILITY CONSIDERED RESIDENTIAL FOR AREA CALCULATIONS
- COMMUNITY FACILITY



COMMUNITY FACILITY/RESIDENTIAL THIRD FLOOR AS-OF-RIGHT		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
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WEST 70TH STREET - SOUTHERLY CURB LINE

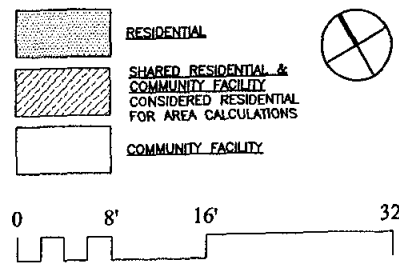


CENTRAL PARK WEST - WESTERLY CURB LINE

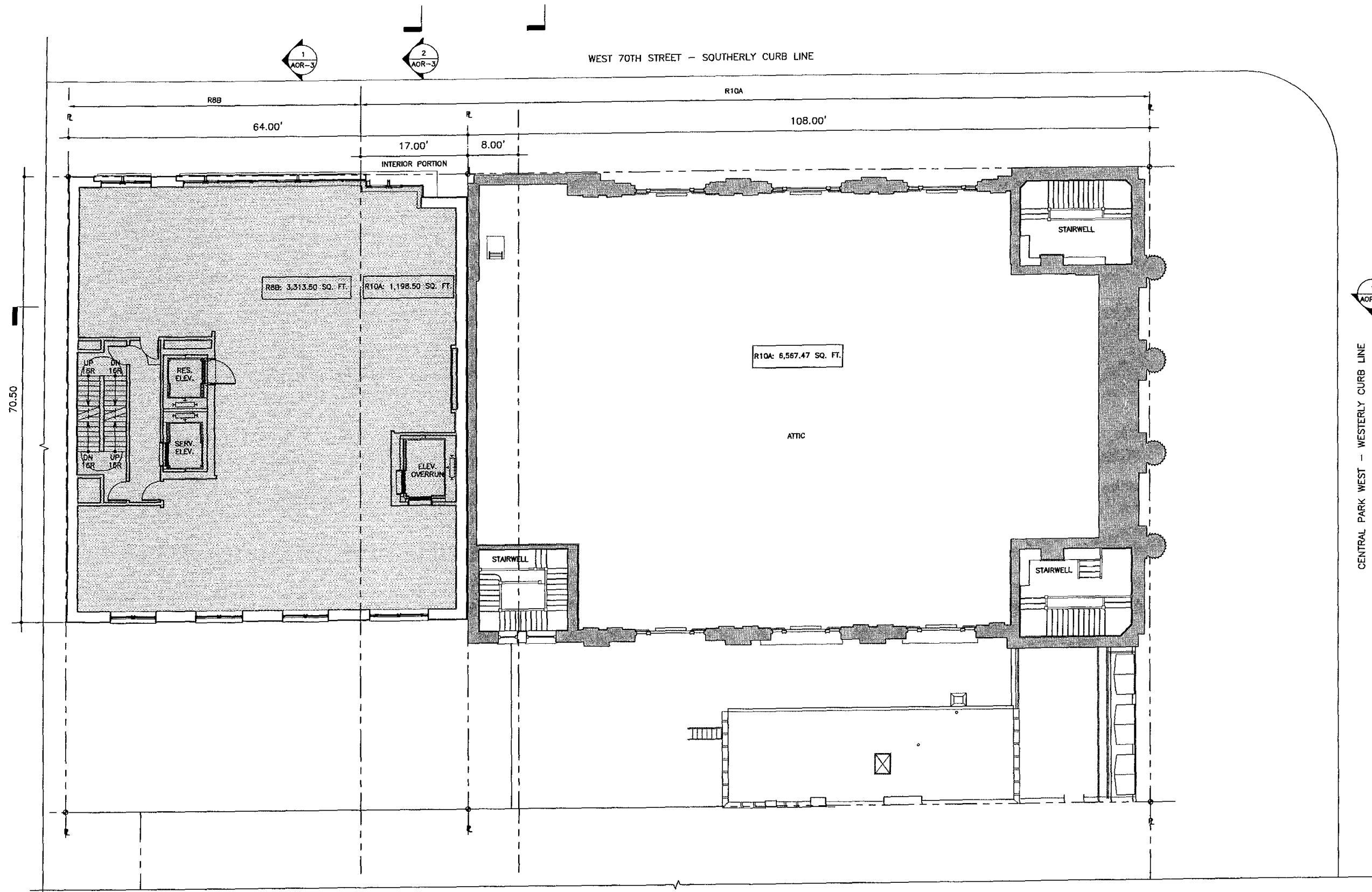


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1 PLAN
FOURTH FLOOR
SCALE: 1/16" = 1'-0"



COMMUNITY FACILITY/RESIDENTIAL FOURTH FLOOR AS-OF-RIGHT	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
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WEST 70TH STREET - SOUTHERLY CURB LINE

CENTRAL PARK WEST - WESTERLY CURB LINE

R8B: 3,313.50 SQ. FT.

R10A: 1,198.50 SQ. FT.

R10A: 6,567.47 SQ. FT.

ATTIC

UP
LBR

DN
LBR

UP
LBR

DN
LBR

RES.
ELEV.

SERV.
ELEV.

ELEV.
OVERRUN

STAIRWELL

STAIRWELL

STAIRWELL

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

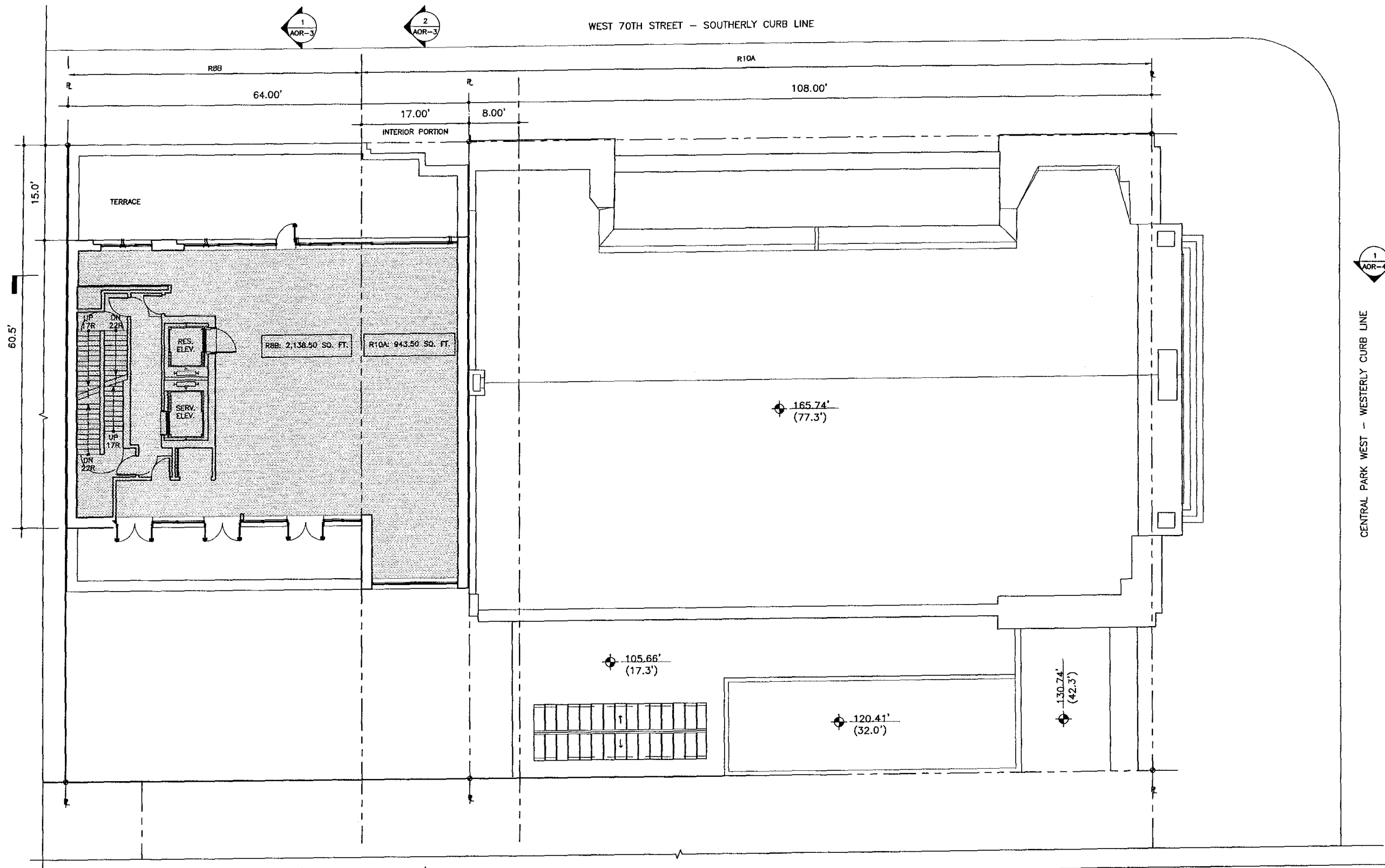
RESIDENTIAL
 SHARED RESIDENTIAL & COMMUNITY FACILITY
 CONSIDERED RESIDENTIAL FOR AREA CALCULATIONS
 COMMUNITY FACILITY

0 8' 16' 32'

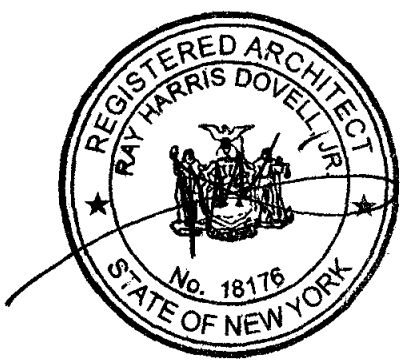
RESIDENTIAL FIFTH FLOOR AS-OF-RIGHT		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
CONGREGATION SHEARITH ISRAEL		08.28.07	AOR-12
6-10 WEST 70TH STREET NEW YORK, NY		#02350	



CAL. NO. 74-07-BZ



CENTRAL PARK WEST - WESTERLY CURB LINE

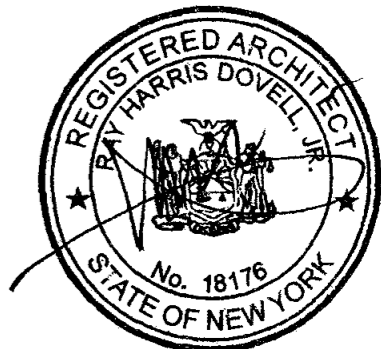
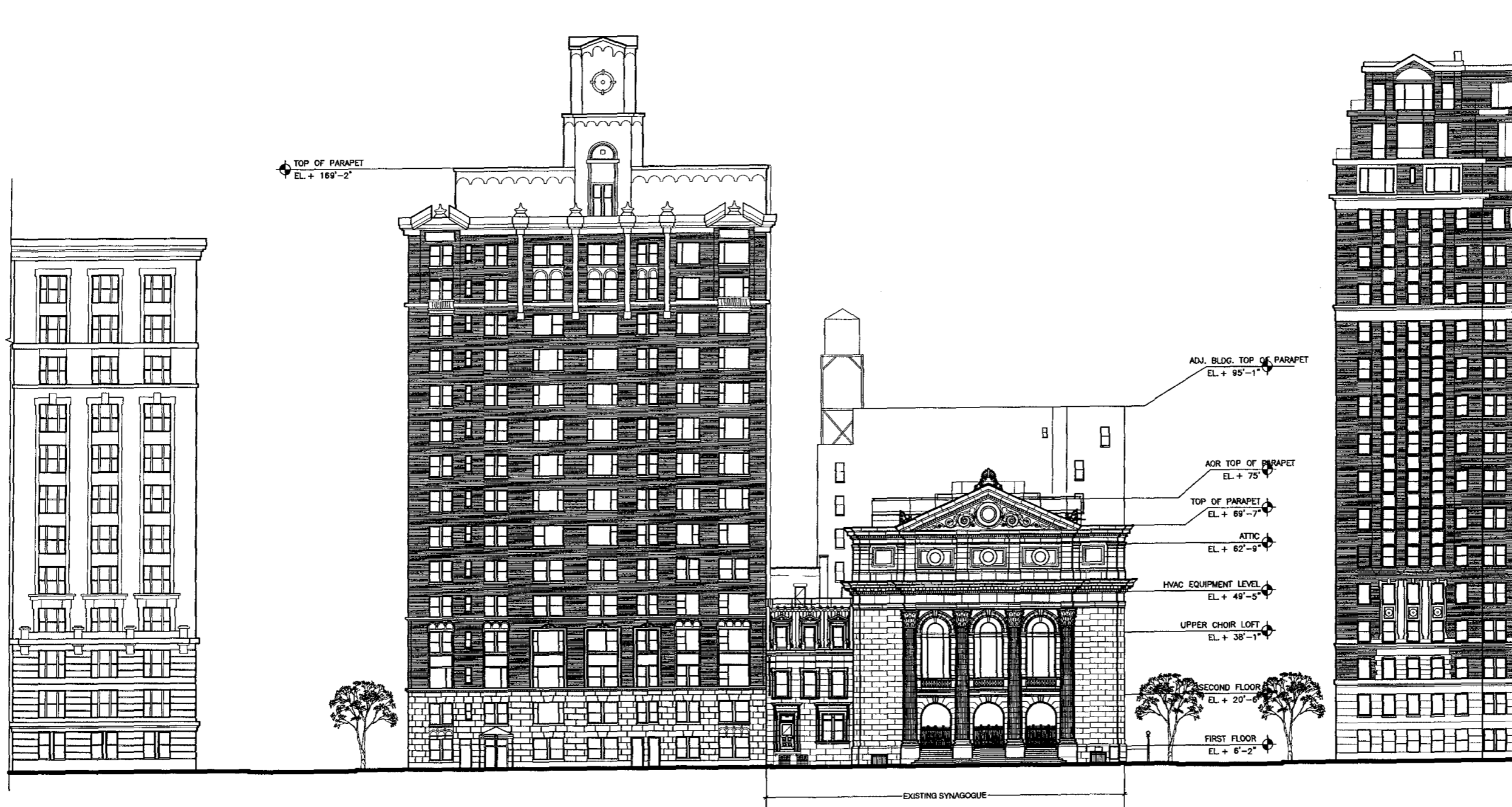


CAL. NO. 74-07-BZ

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

RESIDENTIAL
 SHARED RESIDENTIAL & COMMUNITY FACILITY
 CONSIDERED RESIDENTIAL FOR AREA CALCULATIONS
 COMMUNITY FACILITY

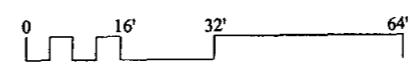
RESIDENTIAL 6TH FLOOR PENTHOUSE AS-OF-RIGHT	Platt Byard Dovell White Architects LLP 90 West 29th Street New York, NY 10010 212.691.2440 212.693.0144 fax
CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY
	08.28.07 #02350 AOR-13



CAL. NO. 74-07-BZ

1 ELEVATION

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



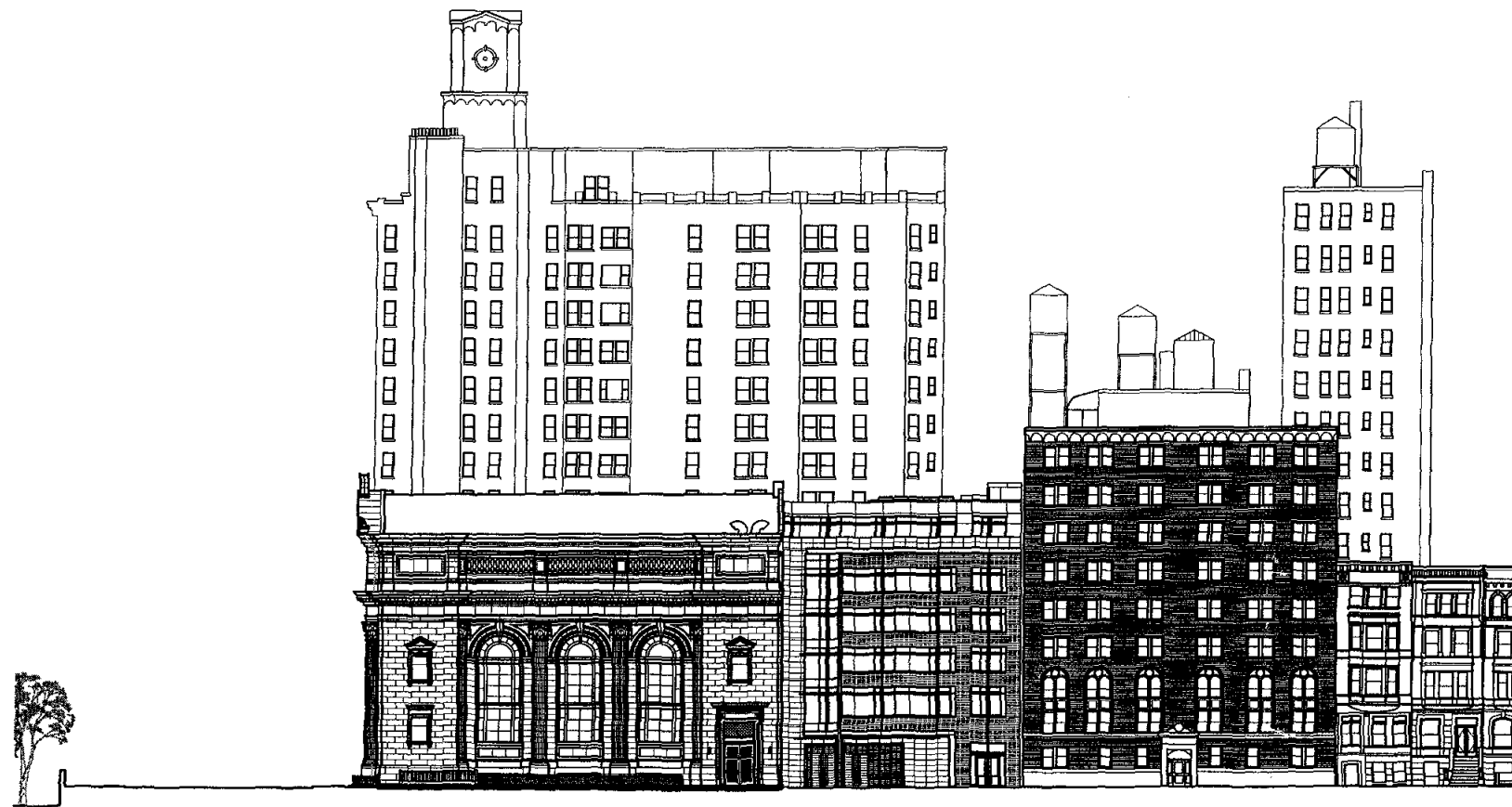
AS-OF-RIGHT ELEVATION
WEST SIDE OF
CENTRAL PARK WEST

CONGREGATION
SHEARITH ISRAEL

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CONGREGATION SHEARITH ISRAEL

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AS SHOWN IN SCHEME - SCHEME A (ORIGINAL)



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