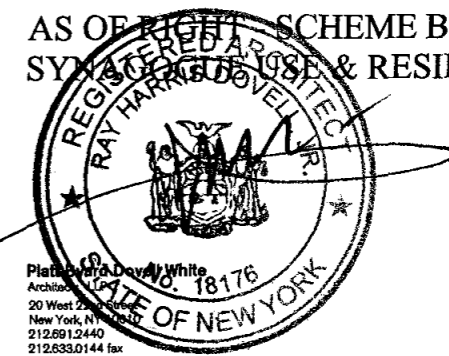


# CONGREGATION SHEARITH ISRAEL

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

AS OF RIGHT SCHEME B  
SYMBOLIC USE & RESIDENTIAL SCHEME



Platt DeWitt & White  
Architects  
20 West 21st Street  
New York, NY 10011  
212.691.2440  
212.633.0144 fax  
www.pbdw.com

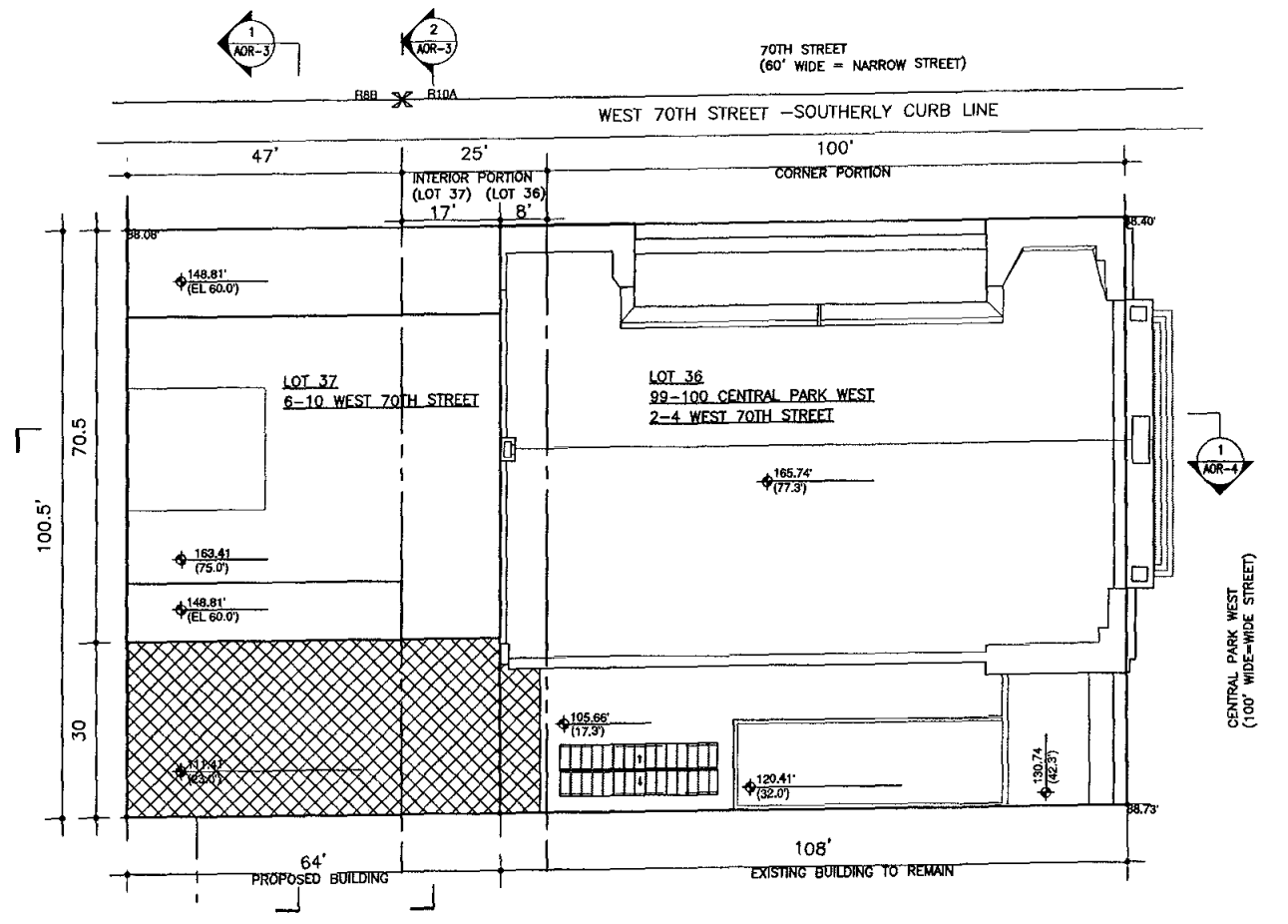
08.28.07

#02350

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

MAP BC	1. ZONING DISTRICTS: R8B R10A		
22-00	2. LOT AREA: 8-10 W. 70th 89-100 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		
24-11	5. QUALITY HOUSING REGULATIONS APPLY		
77-22	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		
24-522	8. PERCENTAGE BREAKDOWN BY DISTRICT IN DIVIDED ZONING LOT R8B 27.3% R10A 72.7%		
23-663	9. FLOOR AREA RATIO CALCULATIONS FOR DIVIDED ZONING LOTS R8B 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 R8B: 8.36 X 4,723.5 SF = 39,488.46 SF R10A: 8.36 X 12,562.5 SF = 105,022.50 SF COMBINED R8B & R10A 8.36 X 17,286 = 144,510.96 SF B. FLOOR AREA PROPOSED R8B PORTION RESIDENTIAL 10,478.17 = SF R8B PORTION COMMUNITY FACILITY 9,837.84 = SF R8B TOTAL 20,316.00 = SF R10A PORTION RESIDENTIAL 3,169.89 = SF R10A PORTION COMMUNITY FACILITY 4,485.71 = SF R10A PORTION EXISTING COMMUNITY FACILITY 27,759.20 = SF R10A TOTAL 35,414.80 = SF COMBINED R8B & R10A 55,530.80 SF		
24-11	10. MAXIMUM LOT COVERAGE PERMITTED INTERIOR PORTION .70 CORNER PORTION 1.00		
77-24	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 R8B 30' REQUIRED R10A INTERIOR PORTION 30' REQUIRED R10A CORNER PORTION NOT REQUIRED		
24-391	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	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	
77-28	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	
24-522	H. REAR SETBACK REQUIREMENTS R8B 10.00' SETBACK ABOVE MAX. BASE HEIGHT R10A 10.00' SETBACK ABOVE MAX. BASE HEIGHT	
23-663	I. REAR SETBACKS PROPOSED R8B PORTION COMPLIES, SEE P-3 R10A PORTION COMPLIES SEE P-3	
23-22	18. DENSITY	
23-24	A. FACTOR FOR DWELLING UNITS R8B 680 R10A 790  B. MAXIMUM NUMBER OF DWELLING UNITS PERMITTED R8B 10,478.17 / 680 = 15.4 D.U.'S R10A 3,169.89 / 790 = 4.0 D.U.'S TOTAL ALLOWED 19 D.U.'S TOTAL PROPOSED 4 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	

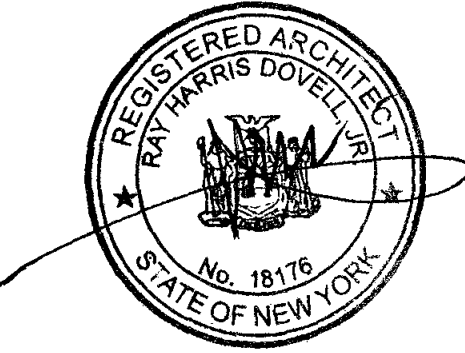


1 SITE PLAN  
SCALE: 1/32" = 1'-0"

**LEGEND**  
 ◆ FROM MANHATTAN DATUM  
 FROM CURB LEVEL 0.00' (88.41')  
 [Hatched Box] REAR YARD

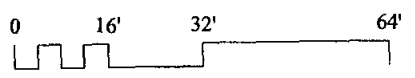
6-10 WEST 70TH STREET  
 COMMUNITY DISTRICT 7  
 PLATE - 89  
 BLOCK - 1122  
 LOT - 37 & 36

**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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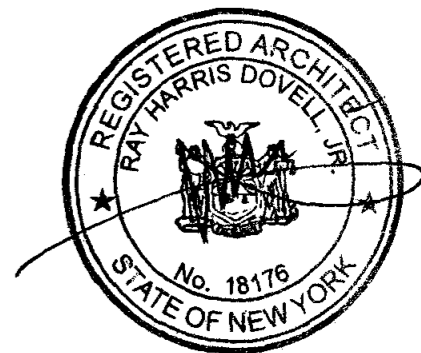
<b>AS-OF-RIGHT                  SITE PLAN, ZONING CALCULATIONS,                  AND BASE PLANE CALCULATIONS</b>	<b>Platt Byard Dovell White</b> Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
	08.28.07 #02350	<b>AOR-1</b>



FLOOR AREA SCHEDULE

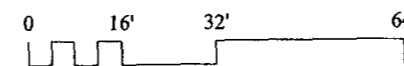
FLOOR	USE	FLOOR AREA PROPOSED		FLOOR AREA EXISTING	COMM. FAC. GROSS FLOOR AREA	RESIDENTIAL GROSS FLOOR AREA	COMBINED R8B & R10A GROSS FLOOR AREA	ZONING FLOOR AREA
		R8B	R10A	R10A				
C2	COMMUNITY FACILITY	(4,723.50)	(1,918.10)	(1,395.04)	(8,036.64)	0	(8,036.64)	N.A.
	COMMUNITY FACILITY	(3,383.74)	(1,602.44)	(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.	18,182.86	18,182.86
	RESIDENTIAL	1,017.57	0	0	N.A.	1,017.57		
2	COMMUNITY FACILITY	2,943.90	1,198.50	6,493.80	10,636.20	N.A.	11,005.80	11,005.80
	RESIDENTIAL	369.60	0	0	N.A.	369.60		
3	COMMUNITY FACILITY	2988.00	1,198.50	1,151.89	5,338.20	325.50	5,663.89	5,663.89
	RESIDENTIAL	325.50	0	0	N.A.	4,341.39		
4	COMMUNITY FACILITY	0	170.61	2,004.79	2,175.40	N.A.	6,516.79	6,516.79
	RESIDENTIAL	3,313.50	1,027.89	0	N.A.	4,341.39		
5	COMMUNITY FACILITY	0	0	6,567.47	6,567.47		11,079.47	11,079.47
	RESIDENTIAL	3,313.50	1,198.50	0	N.A.	4,512.00		
6	RESIDENTIAL	2,138.50	943.50	0	N.A.	3,082.00	3,082.00	3,082.00
TOTAL ZONING FLOOR AREA	R8B COMMUNITY	9,637.84						
TOTAL ZONING FLOOR AREA	R8B RESIDENTIAL	10,478.17						
TOTAL ZONING FLOOR AREA	R8B	20,116.01						
TOTAL ZONING FLOOR AREA	R10A COMMUNITY		4,485.71					
TOTAL ZONING FLOOR AREA	R10A RESIDENTIAL		3,169.89					
TOTAL ZONING FLOOR AREA	R10A EXIST. COMM.			27,759.20				
TOTAL ZONING FLOOR AREA	R10A			35,414.80				
TOTAL ZONING FLOOR AREA	COMMUNITY FACILITY				37,866.86			
TOTAL ZONING FLOOR AREA	RESIDENTIAL					13,648.06		
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.

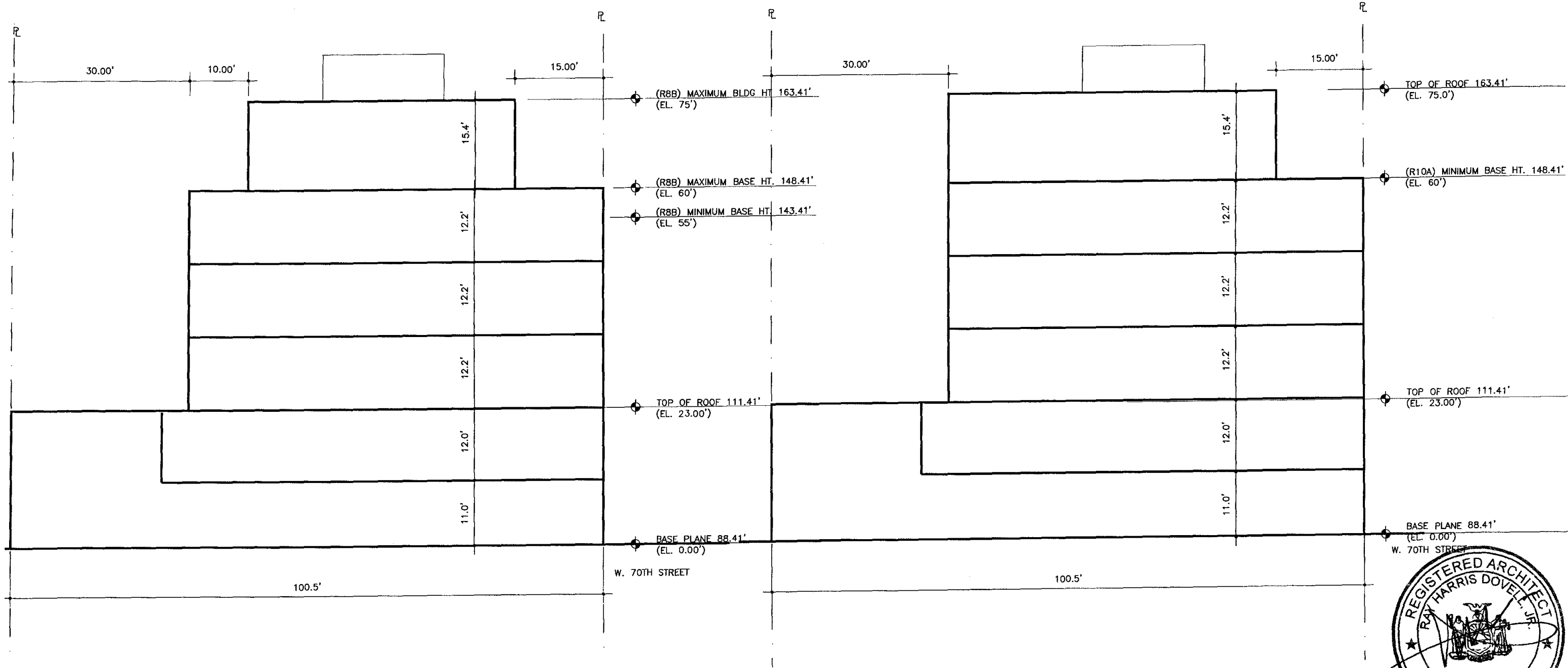


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AS-OF-RIGHT FLOOR AREA SCHEDULE	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
	08.28.07	
CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY	#02350
		AOR-2



(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"

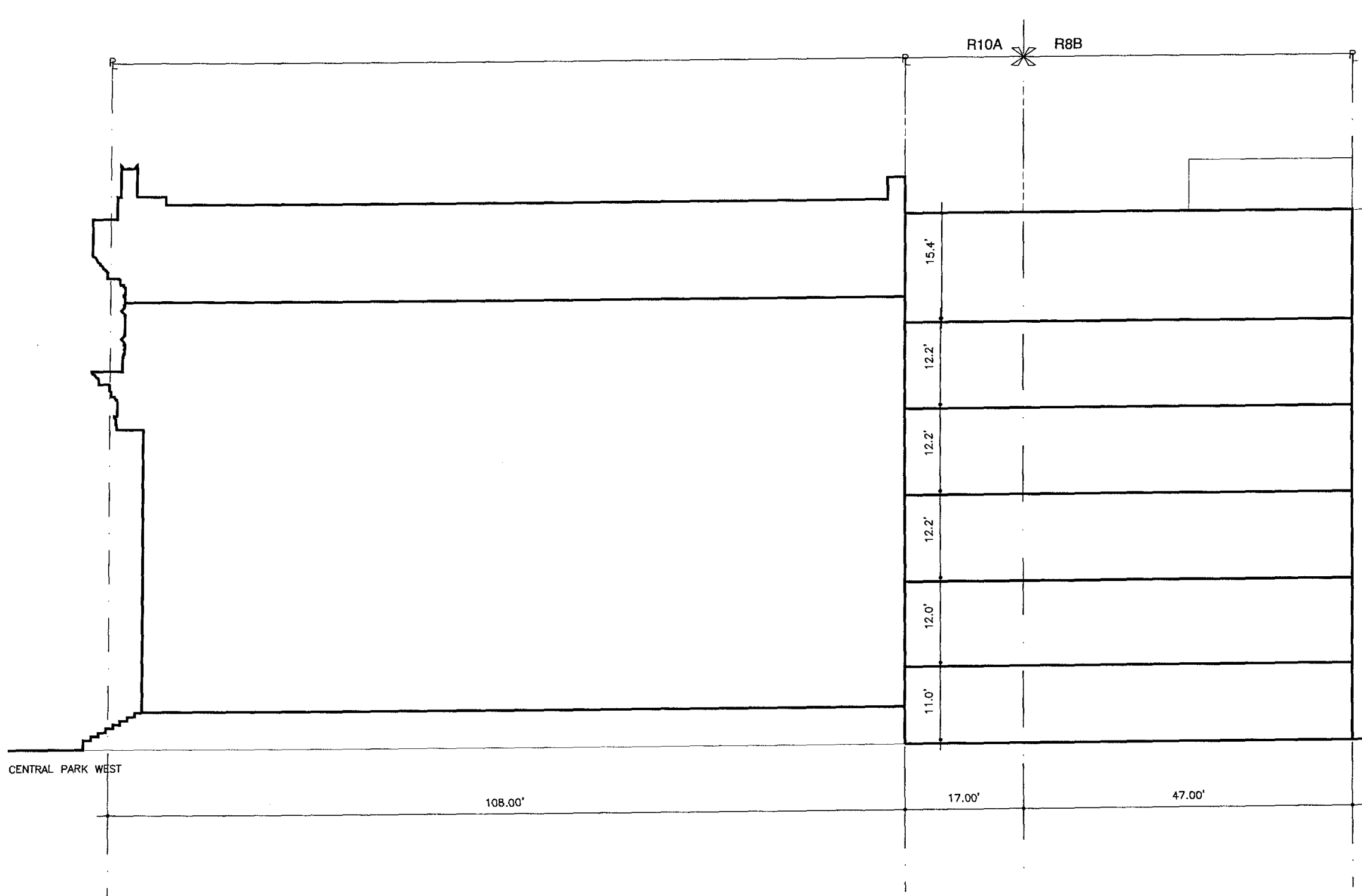


**LEGEND**

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

<b>AS-OF-RIGHT 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	
	08.28.07	<b>AOR-3</b>
<b>CONGREGATION SHEARITH ISRAEL</b>	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')

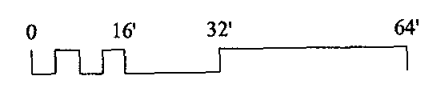
◆ (R8B) MINIMUM BASE HT. 143.41'  
(EL. 55')

◆ BASE PLANE 88.41'  
(EL. 0.00')



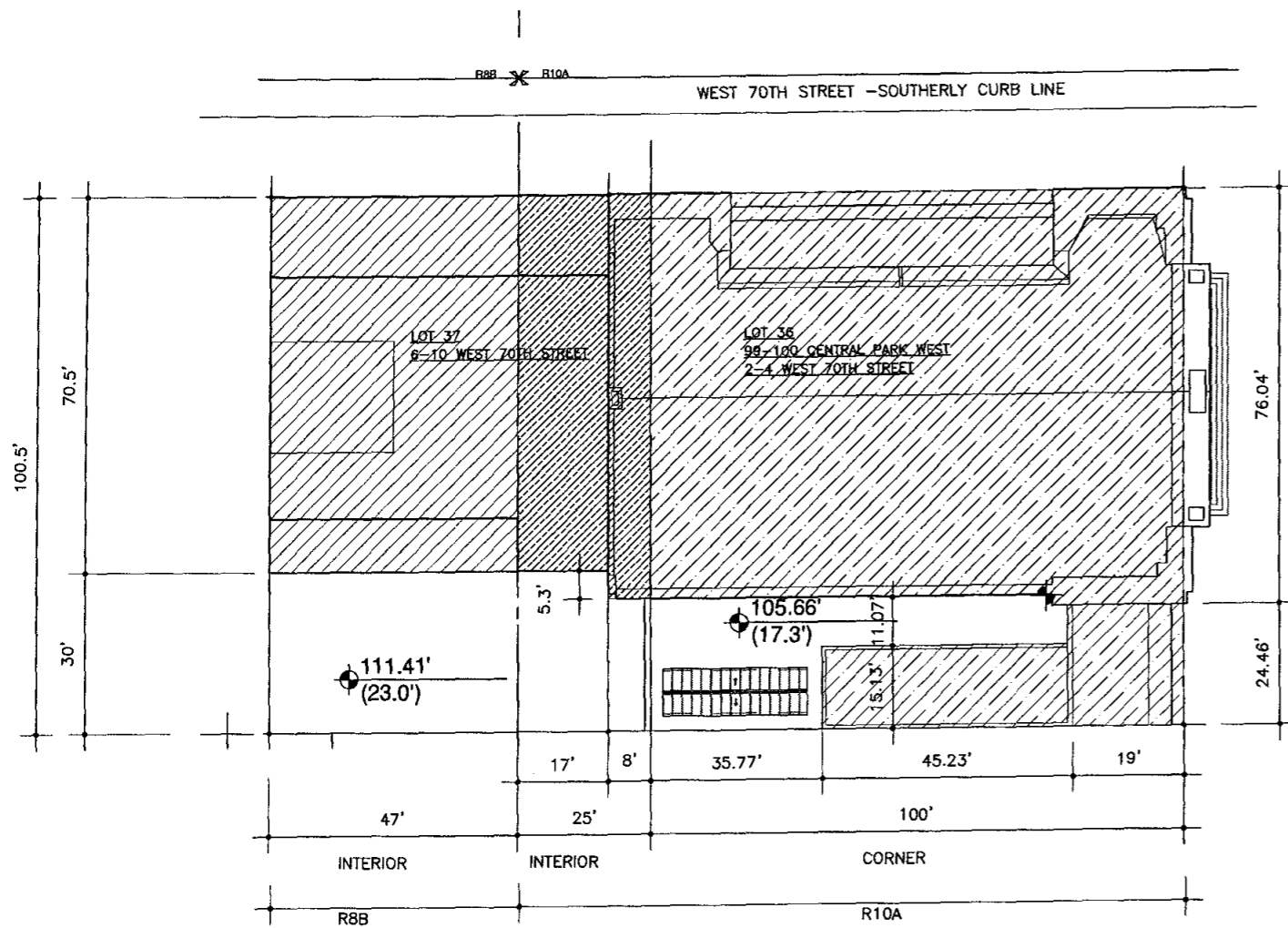
1 SECTION  
THRU CENTRAL PARK WEST SCALE: 1/16" = 1'-0"

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



<b>AS-OF-RIGHT 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>		08.28.07	<b>AOR-4</b>
6-10 WEST 70TH STREET NEW YORK, NY		#02350	

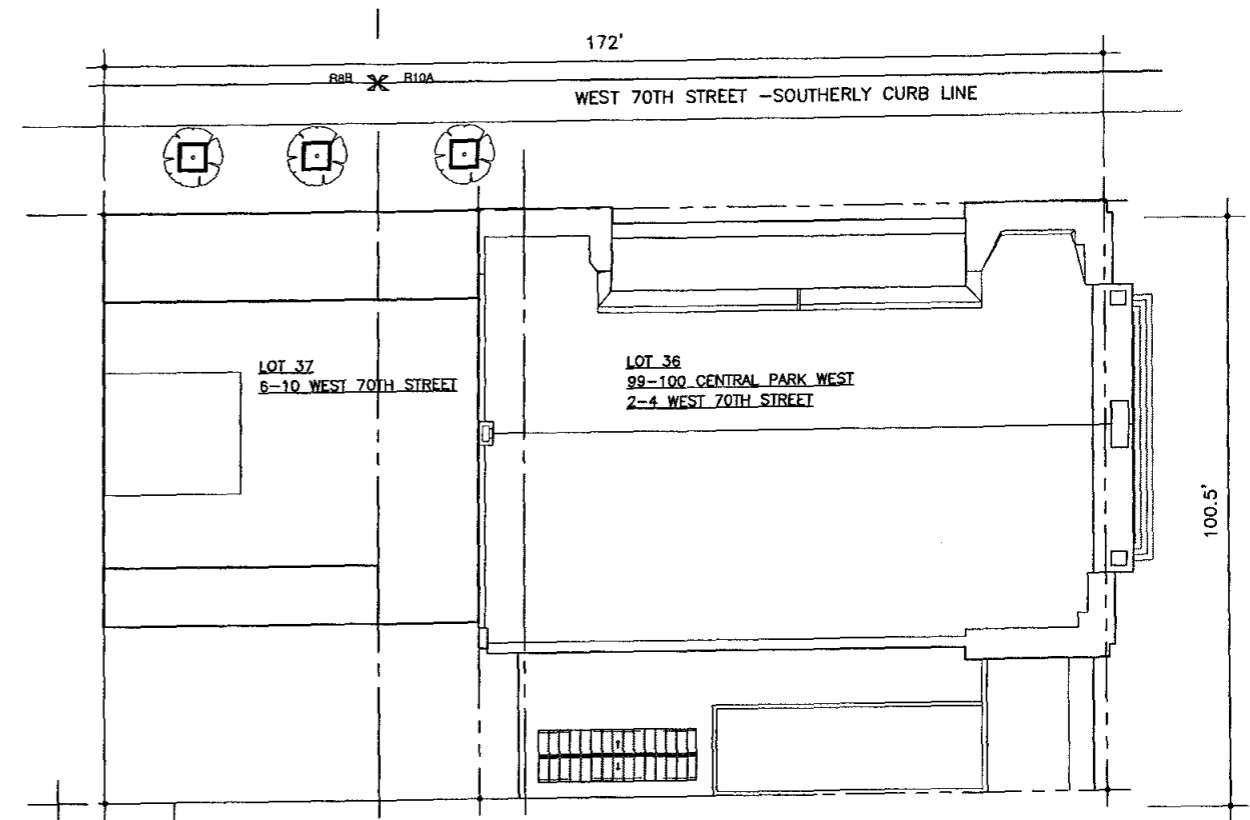
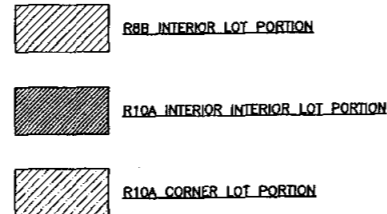
CAL. NO. 74-07-BZ



1 LOT COVERAGE

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

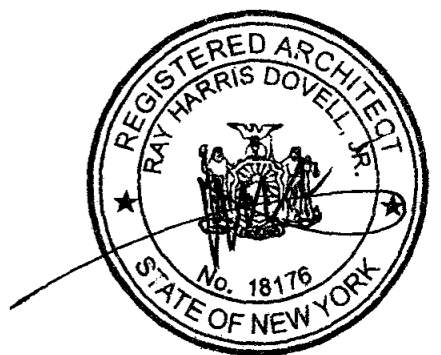
LOT COVERAGE: SEC. 24-11.77-24  
 LOT COVERAGE PERMITTED FOR INTERIOR PORTION  
 RBB:  $0.70 \times 4,723.50 = 3,306.45$   
 R10A:  $0.70 \times 2,512.50 = 1,758.75$   
 AVG:  $(3,306.45 + 1,758.75) / (4,723.50 + 2,512.50) = 0.70$   
 LOT COVERAGE PROPOSED FOR COMBINED INTERIOR PORTION  
 RBB: 3,313.50  
 R10A: 1,804.90  
 AVG:  $(3,313.50 + 1,804.90) / (4,723.50 + 2,512.50) = 0.70$   
 COMPLIES  
 LOT COVERAGE PERMITTED FOR CORNER PORTION  
 R10A = 1 X 10,050 = 10,050  
 LOT COVERAGE PROPOSED FOR CORNER PORTION (EXISTING)  
 R10A: 8,969.83 / 10,050 = .89 - COMPLIES



2 STREET TREE PLANTING

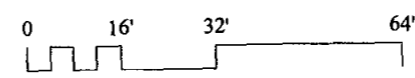
SCALE: 1/32" = 1'-0"

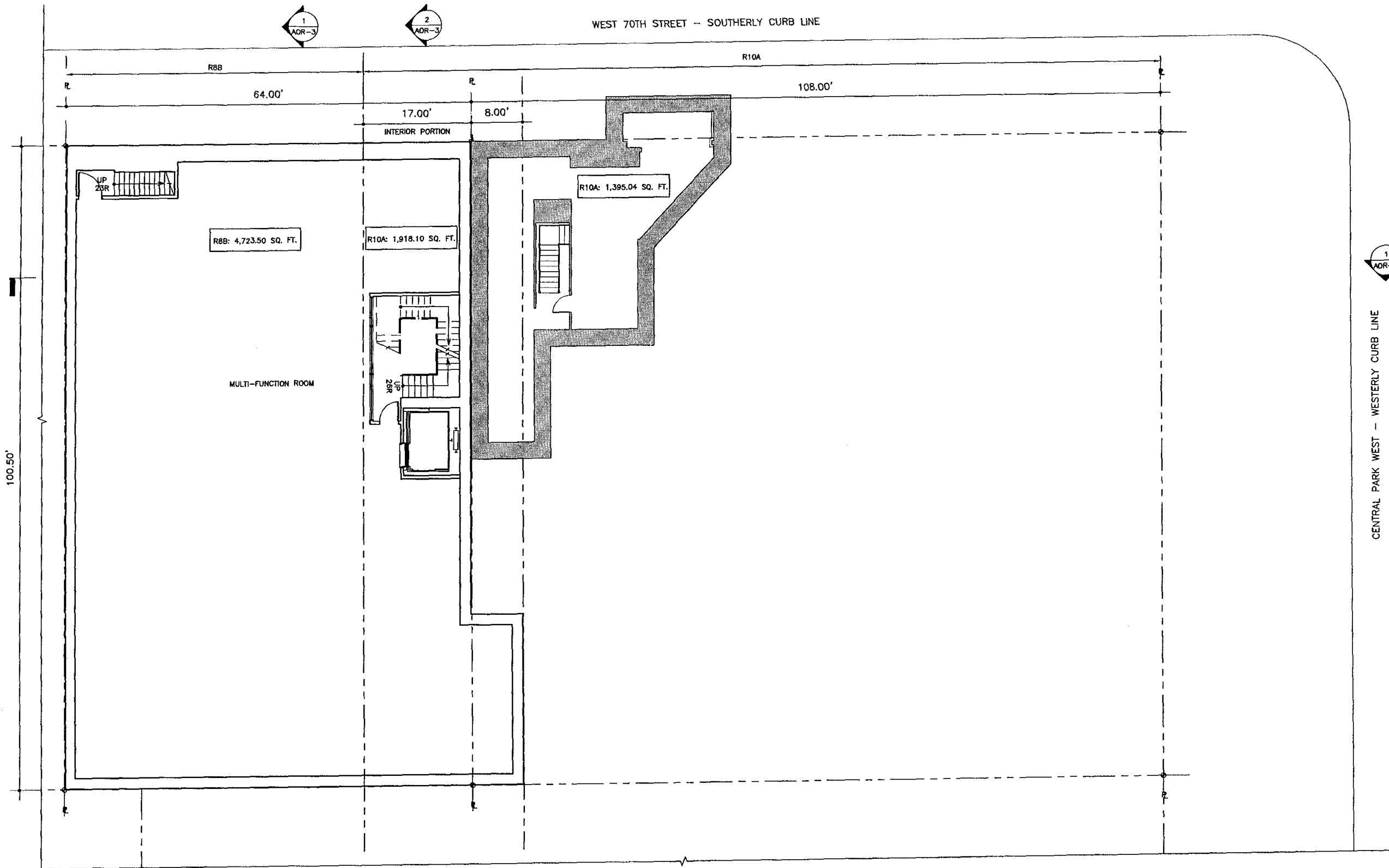
STREET TREE PLANTING: SEC. 28-112  
 TREES REQUIRED = 1 TREE PER 25.00' STREET FRONTAGE  
 FRONTAGE = 272.42 / 25 = 11 TREES  
 TREES PROPOSED = 3 TREES TO BE INSTALLED  
 REMAINDER TO BE PURCHASED BY OWNER FOR USE BY  
 PARKS DEPARTMENT



CAL. NO. 74-07-BZ

<b>AS-OF-RIGHT          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 212.693.0144 fax	
	08.28.07	
<b>CONGREGATION          SHEARITH ISRAEL</b>	6-10 WEST 70TH STREET NEW YORK, NY	#02350
		<b>AOR-5</b>



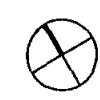
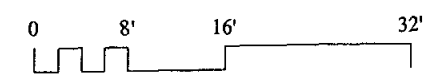


CENTRAL PARK WEST - WESTERLY CURB LINE

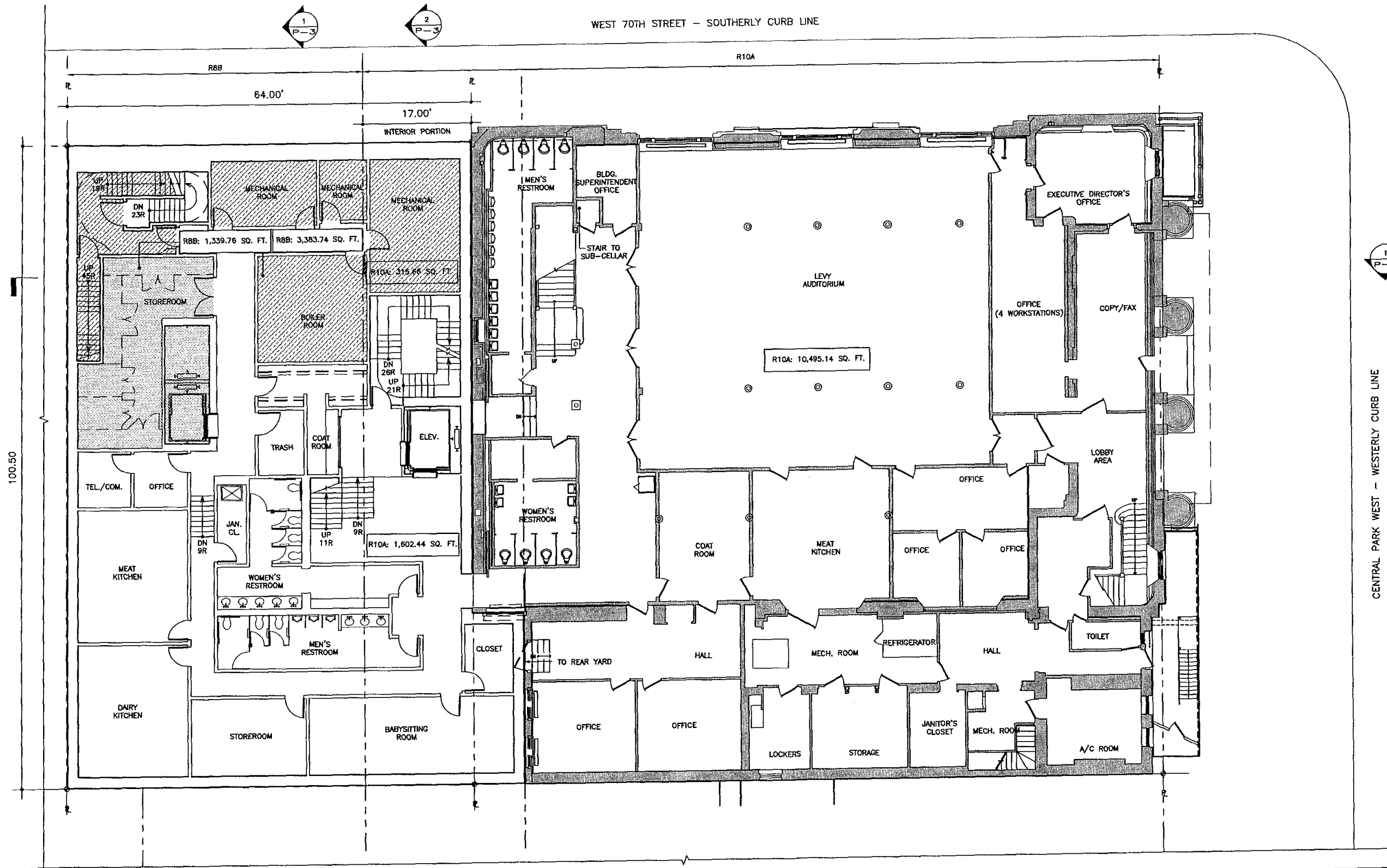


CAL. NO. 74-07-BZ

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 212.633.0144 fax	
CONGREGATION SHEARITH ISRAEL		08.28.07	
6-10 WEST 70TH STREET NEW YORK, NY		#02350	AOR-6





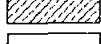
WEST 70TH STREET - SOUTHERLY CURB LINE

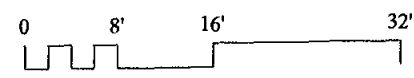
CENTRAL PARK WEST - WESTERLY CURB LINE

1 PLAN

CELLAR

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

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



COMMUNITY FACILITY  
CELLAR  
AS-OF-RIGHT

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

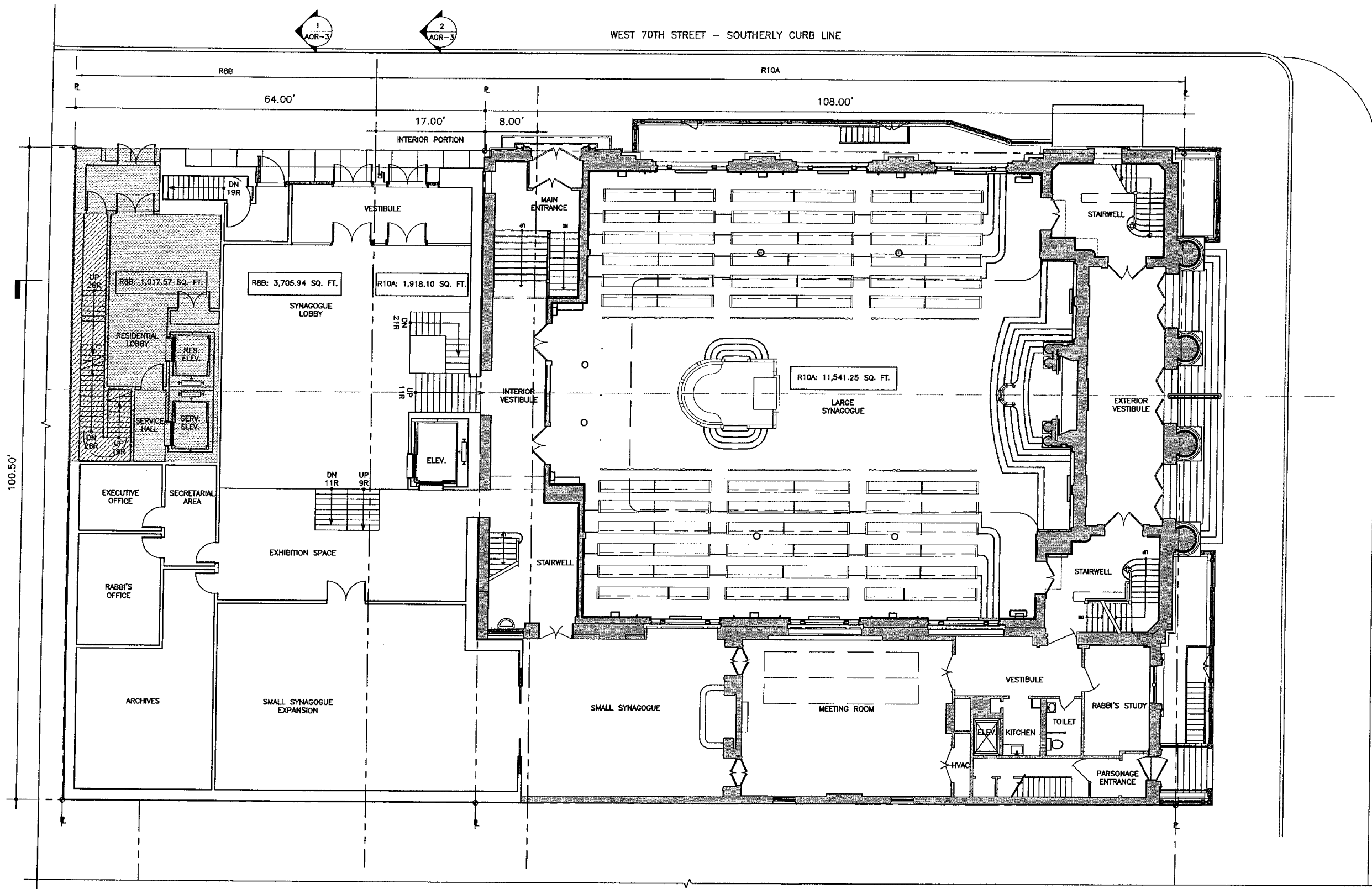
**Platt Byard Dovell White**  
Architects LLP  
20 West 22nd Street  
New York, NY 10010  
212.691.2440  
212.693.0144 fax

08.28.07	
#02350	AOR - 7



CAL. NO. 74-07-BZ





WEST 70TH STREET -- SOUTHERLY CURB LINE

1  
AOR-4

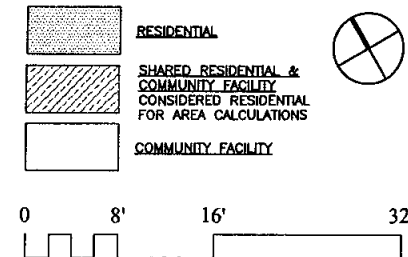
CENTRAL PARK WEST -- WESTERLY CURB LINE



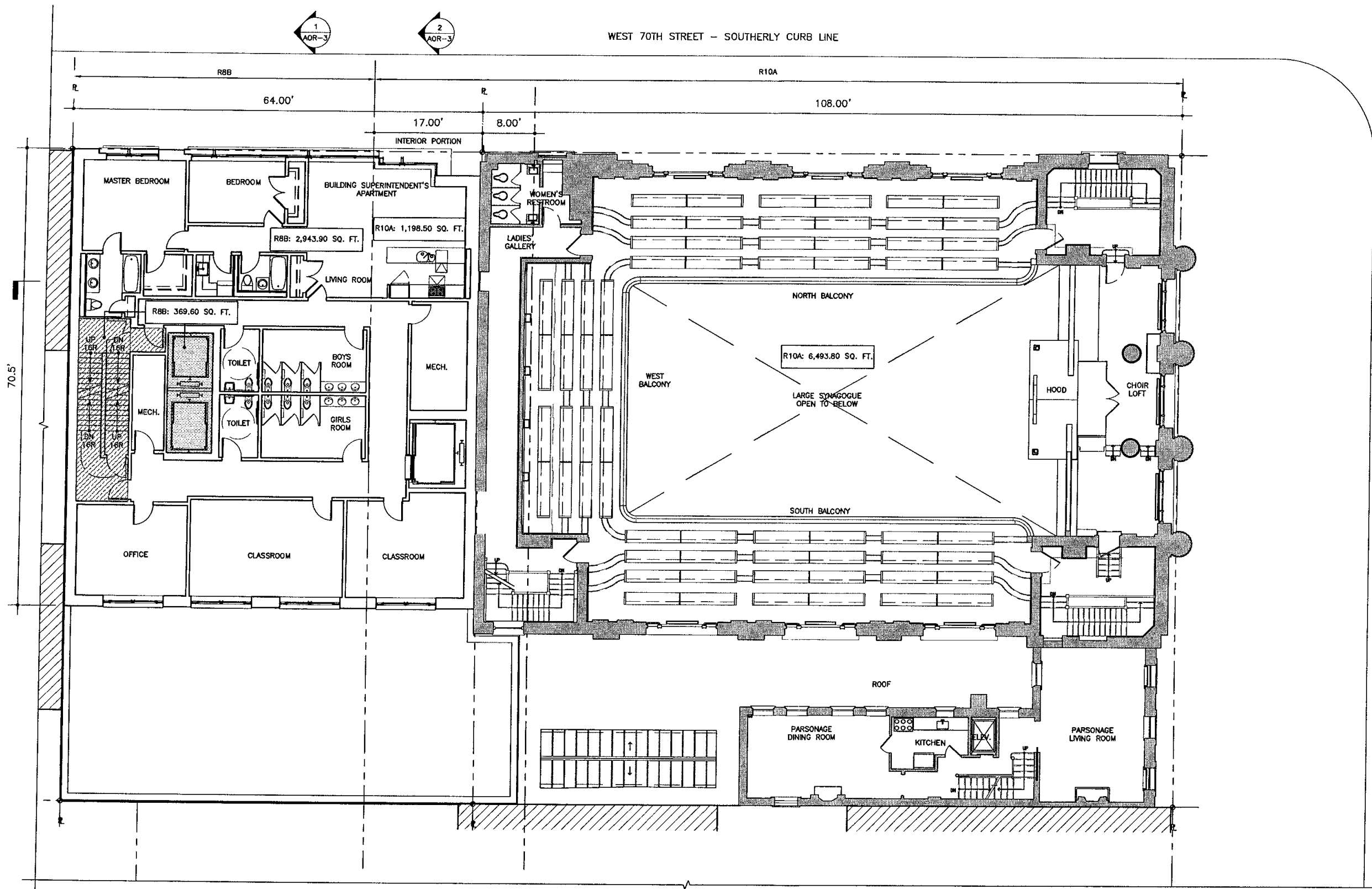
CAL. NO. 74-07-BZ

1 PLAN  
FIRST FLOOR

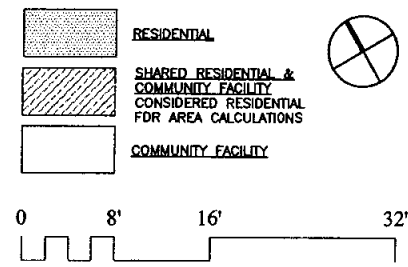
SCALE: 1/16" = 1'-0"



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 212.693.0144 fax	
CONGREGATION SHEARITH ISRAEL		6-10 WEST 70TH STREET NEW YORK, NY	08.28.07 #02350
			AOR-8



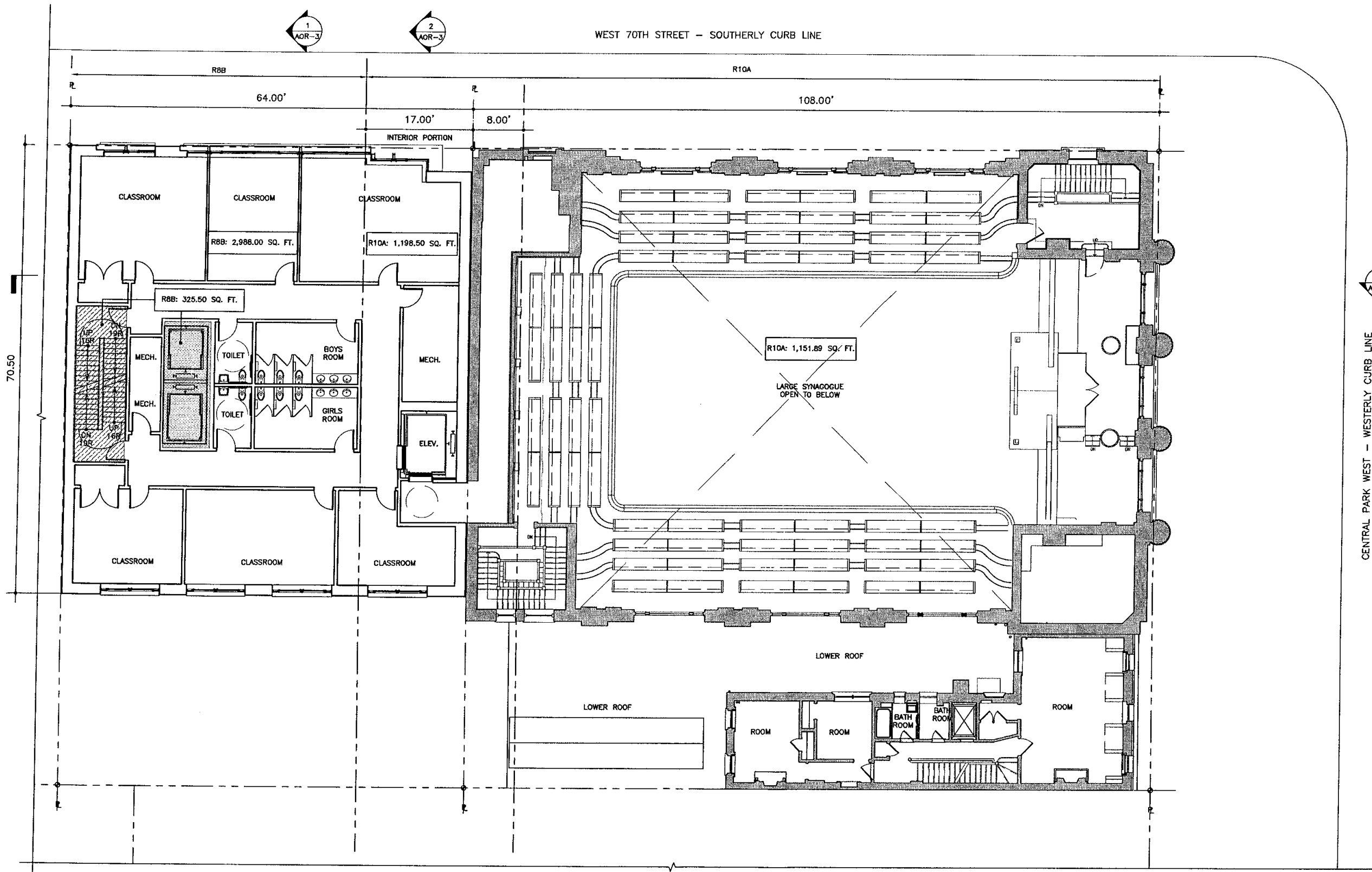
1 PLAN  
 SECOND FLOOR  
 SCALE: 1/16" = 1'-0"



COMMUNITY FACILITY/RESIDENTIAL SECOND FLOOR AS-OF-RIGHT		<b>Platt Byard Dovell White</b> 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-9



CAL. NO. 74-07-BZ



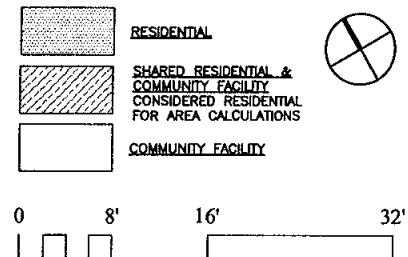
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AOR-4

CENTRAL PARK WEST - WESTERLY CURB LINE

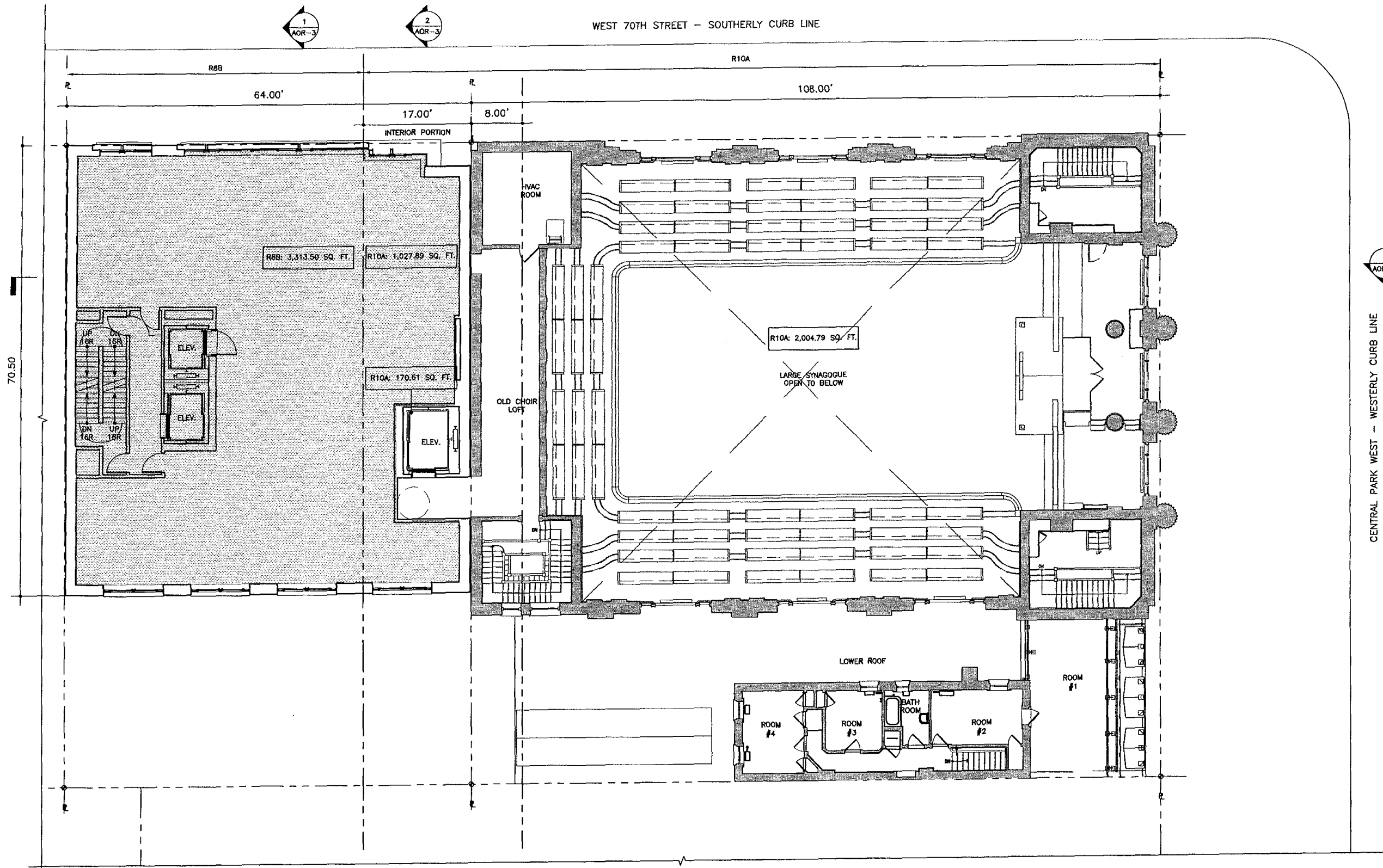


CAL. NO. 74-07-BZ

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



<b>COMMUNITY FACILITY/RESIDENTIAL THIRD FLOOR AS-OF-RIGHT</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> SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY	#02350 <b>AOR-10</b>

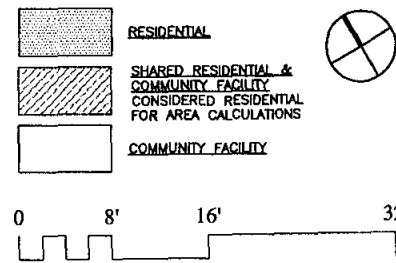


CENTRAL PARK WEST - WESTERLY CURB LINE

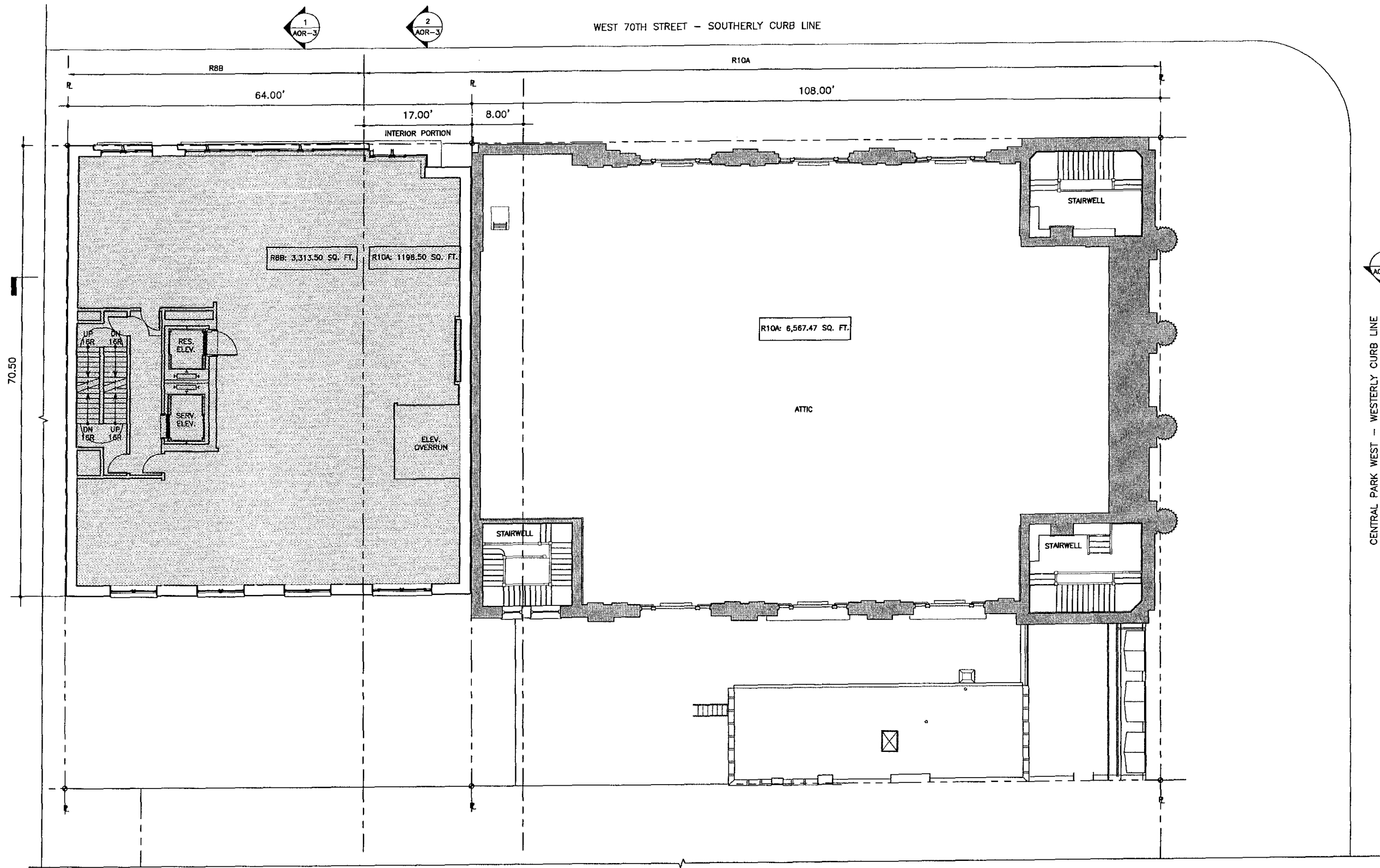


CAL. NO. 74-07-BZ

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



<b>RESIDENTIAL FOURTH FLOOR AS-OF-RIGHT</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>AOR-11</b>

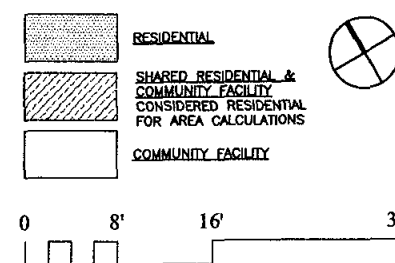


WEST 70TH STREET - SOUTHERLY CURB LINE

CENTRAL PARK WEST - WESTERLY CURB LINE

1 PLAN  
FIFTH FLOOR

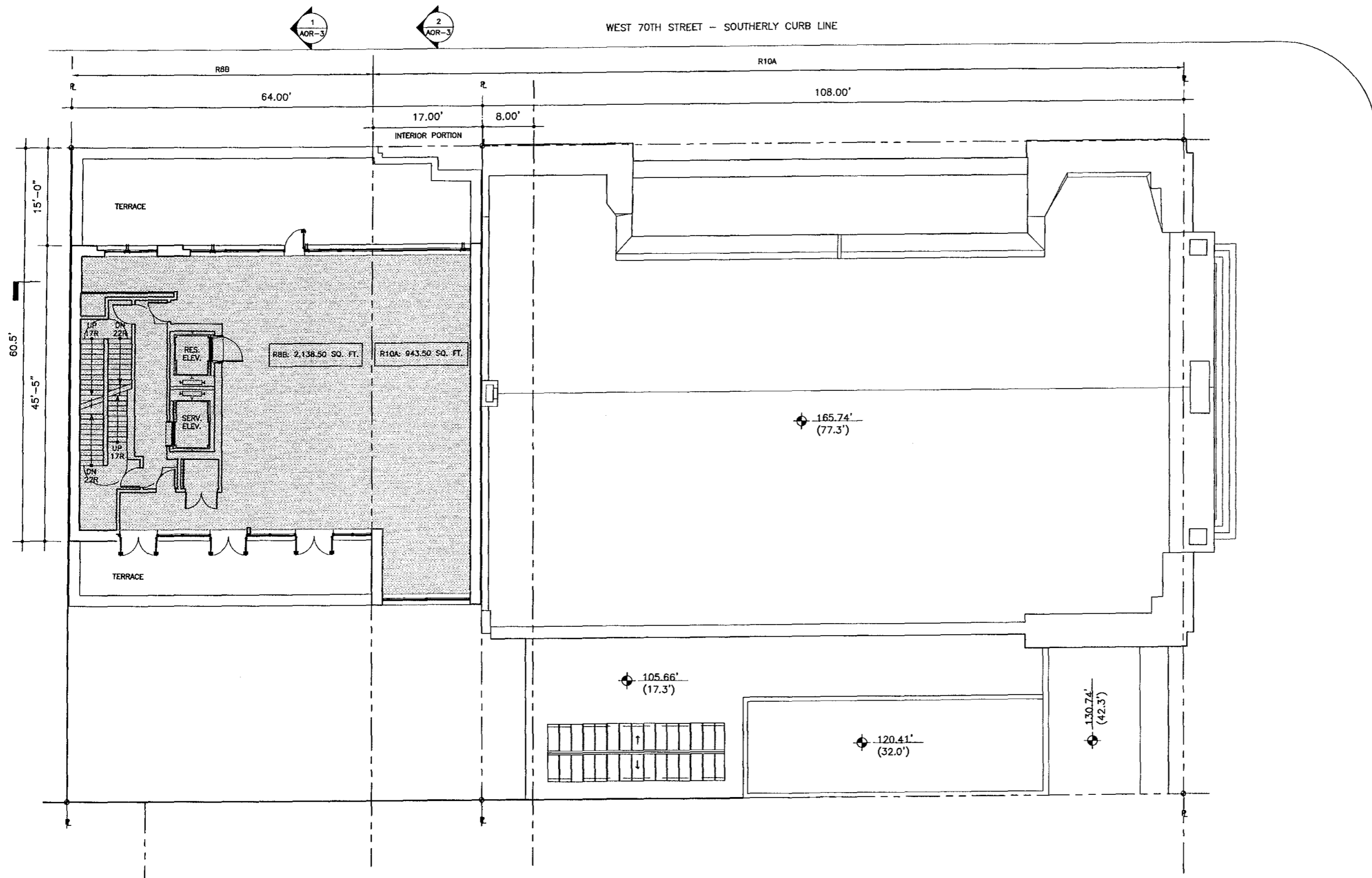
SCALE: 1/16" = 1'-0"



<b>RESIDENTIAL FIFTH FLOOR AS-OF-RIGHT</b>  <b>CONGREGATION SHEARITH ISRAEL</b>	6-10 WEST 70TH STREET NEW YORK, NY	
	08.28.07 #02350	AOR-12



CAL. NO. 74-07-BZ



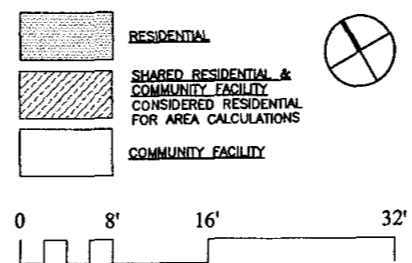
CENTRAL PARK WEST - WESTERLY CURB LINE

WEST 70TH STREET - SOUTHERLY CURB LINE

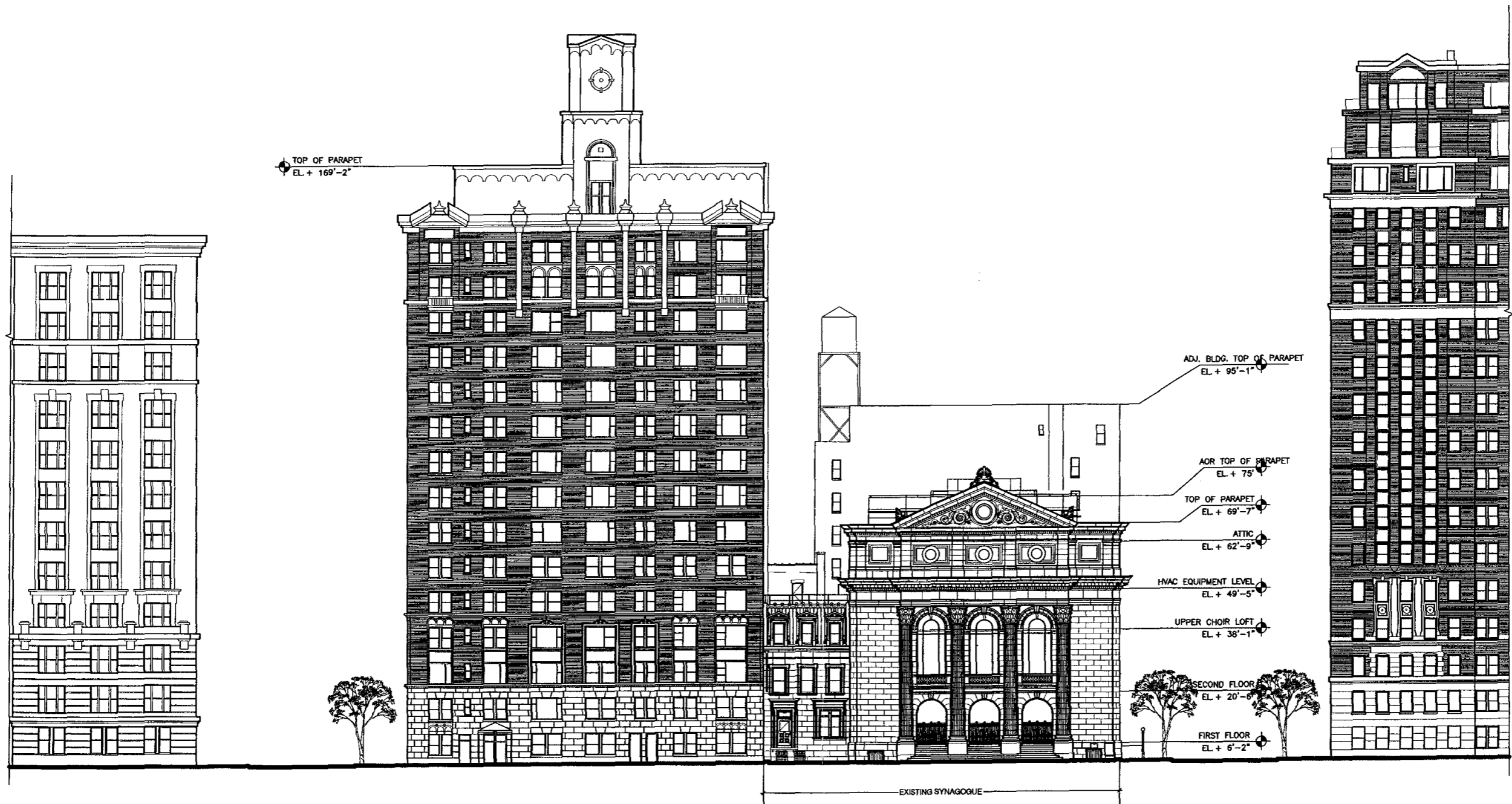


CAL. NO. 74-07-BZ

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



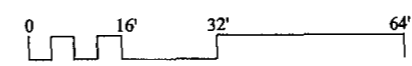
<b>RESIDENTIAL 6TH FLOOR PENTHOUSE AS-OF-RIGHT</b>	<b>Platt Byard Dovell White</b> Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
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	<b>AORB-13</b>	



CAL. NO. 74-07-BZ

1 ELEVATION

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

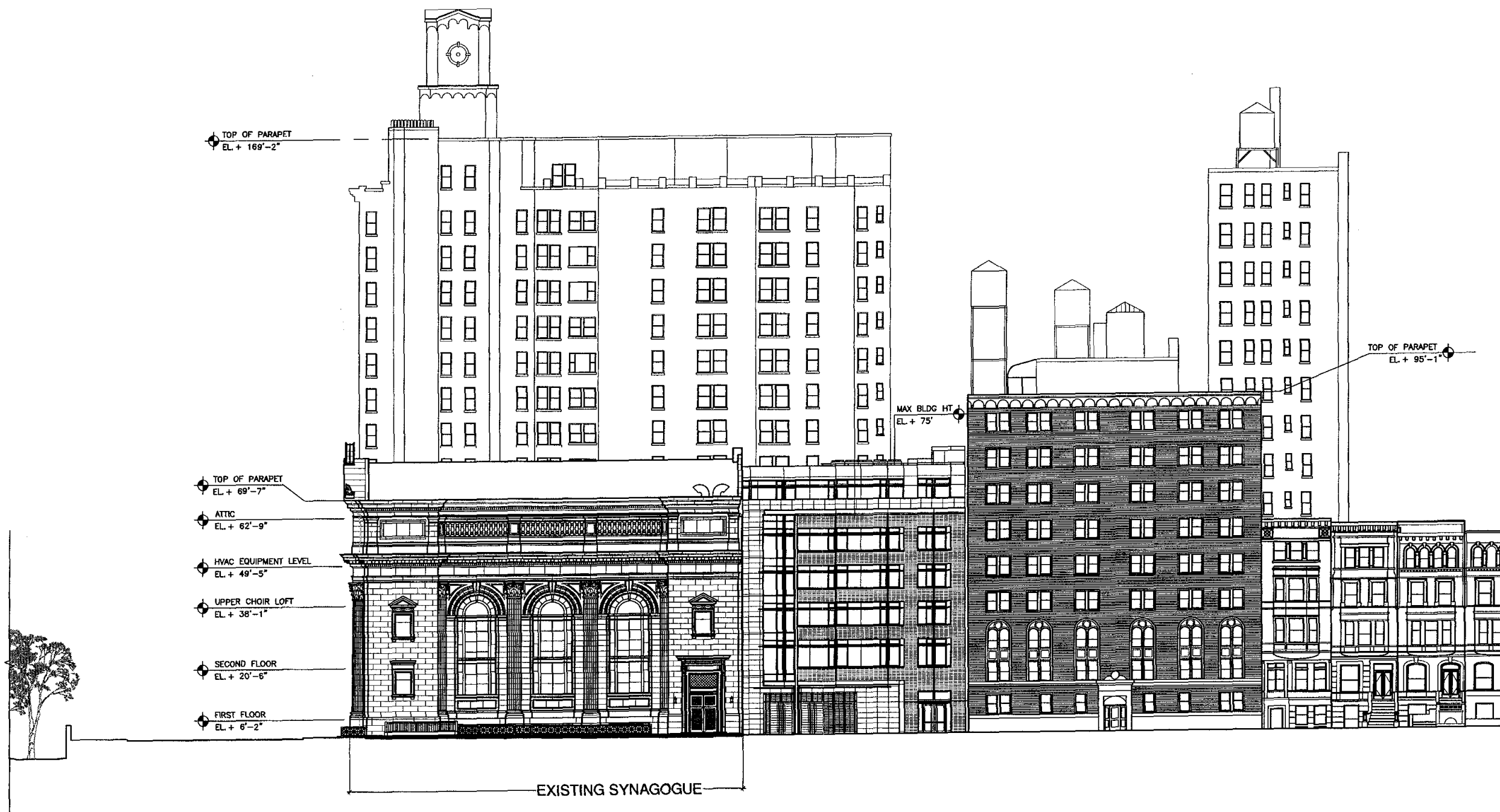


AS-OF-RIGHT ELEVATION  
WEST SIDE OF  
CENTRAL PARK WEST

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Architects LLP  
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New York, NY 10010  
212.691.2440  
212.633.0144 fax

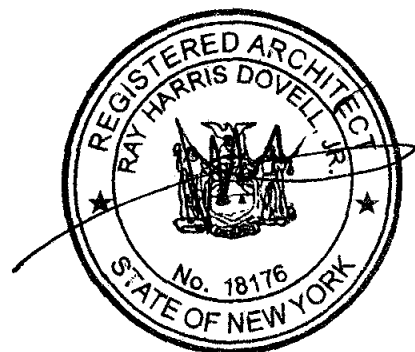
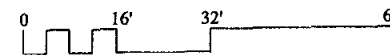
**CONGREGATION SHEARITH ISRAEL** 6-10 WEST 70TH STREET  
NEW YORK, NY

08.28.07	
#02350	AOR-14



1 ELEVATION

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



CAL. NO. 74-07-BZ

AS-OF-RIGHT ELEVATION  
SOUTH SIDE OF  
WEST 70TH STREET

CONGREGATION  
SHEARITH ISRAEL

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