

CONGREGATION SHEARITH ISRAEL

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

AS OF 1817 SCHEME C
REGISTERED SCHEME



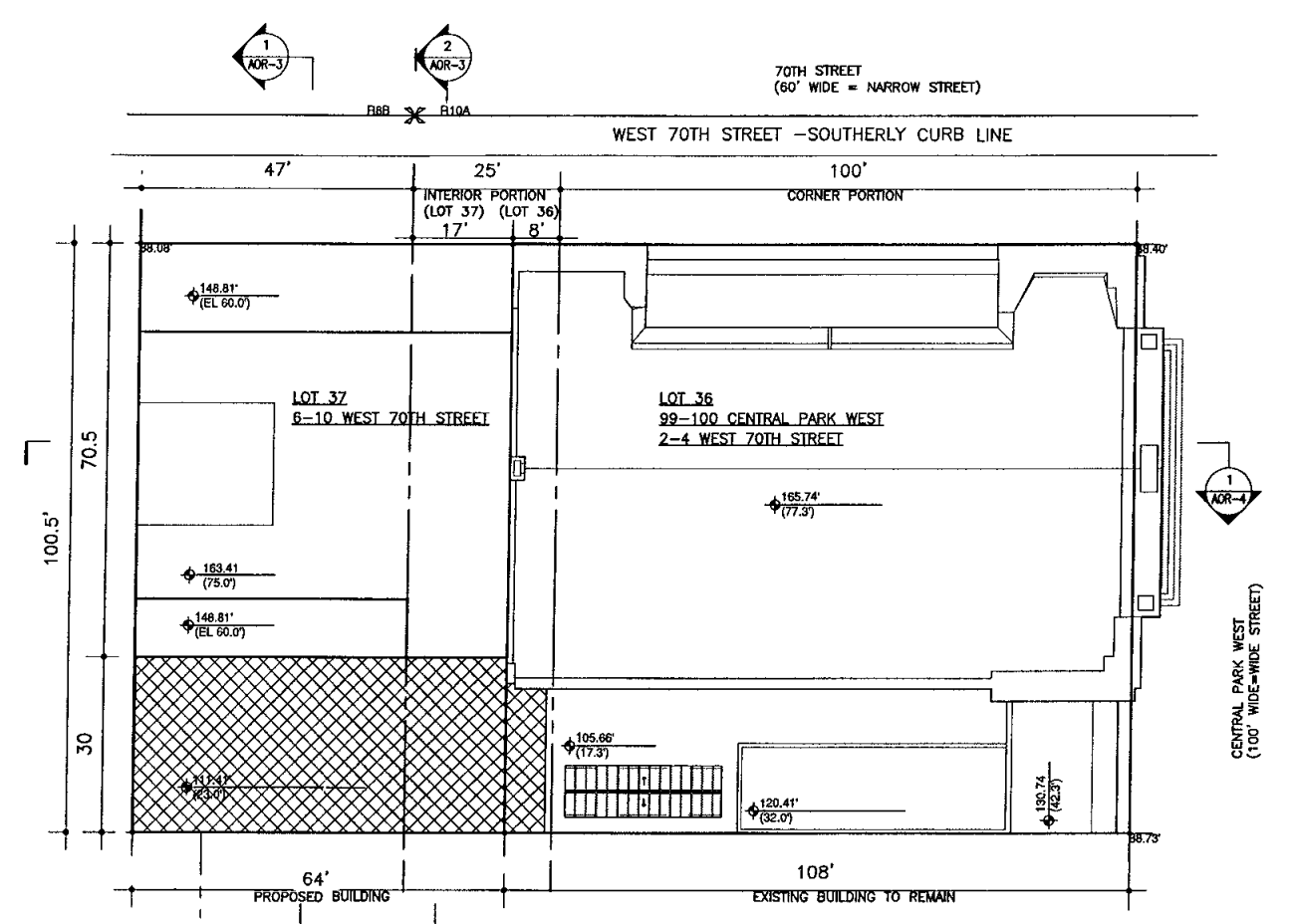
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New York, NY 10011
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08.28.07

#02350

APPLICABLE SECTION	ZONING CALCULATIONS FOR SINGLE ZONING LOT (LOTS 36 & 37)		
MAP 8C	1. ZONING DISTRICTS: R8B R10A		
	2. LOT AREA: 8-10 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 2: RESIDENTIAL R10A USE GROUP 2: RESIDENTIAL		
24-011	5. QUALITY HOUSING REGULATIONS APPLY		
23-145	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		
77-22	8. PERCENTAGE BREAKDOWN BY DISTRICT IN DIVIDED ZONING LOT R8B 27.3% R10A 72.7%		
	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 18,706.00 = SF R8B PORTION COMMUNITY FACILITY 0 = SF R8B TOTAL 18,706.00 = SF R10A PORTION RESIDENTIAL 6,936.00 = SF R10A PORTION COMMUNITY FACILITY 0 = SF R10A PORTION EXISTING COMMUNITY FACILITY 27,759.20 = SF R10A TOTAL 34,695.20 = SF COMBINED R8B & R10A 53,401.20 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	
	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 18,706.00 / 680 = 27.5 D.U.'S R10A 6,936.00 / 790 = 8.7 D.U.'S TOTAL ALLOWED 36 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	
13-12		



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

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

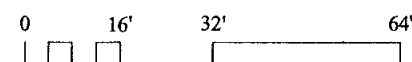
BASE PLANE CALCULATIONS
AVG BASE PLANE = $\frac{88.73 + 88.41 + 88.08}{3}$
= $\frac{265.22}{3}$ 88.41 = 0.00'
FOR ZONING
PURPOSES

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



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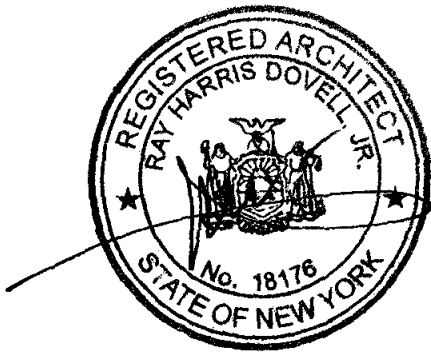
AS-OF-RIGHT SITE PLAN, ZONING CALCULATIONS, AND BASE PLANE CALCULATIONS		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
CONGREGATION SHEARITH ISRAEL		6-10 WEST 70TH STREET NEW YORK, NY	08.28.07 #02350 AOR-1



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	0	0	(1,395.04)	(1,395.04)	0	(1,395.04)	N.A.
	COMMUNITY FACILITY	0	0	(10,495.14)	(10,495.14)	N.A.		
C1	RESIDENTIAL	(4,723.50)	(1,918.10)	0	N.A.	(6,641.60)	(17,136.74)	N.A.
1	COMMUNITY FACILITY	0	0	11,541.25	11,541.25	N.A.		
	RESIDENTIAL	3,313.50	1,198.50	0	N.A.	4,512.00	16,053.25	16,053.25
2	COMMUNITY FACILITY	0	0	6,493.80	6,493.80	N.A.		
	RESIDENTIAL	3,313.50	1,198.50	0	N.A.	4,512.00	11,005.80	11,005.80
3	COMMUNITY FACILITY	0	0	1,151.89	1,151.89	N.A.		
	RESIDENTIAL	3,313.50	1,198.50	0	N.A.	4,512.00	5,663.89	5,663.89
4	COMMUNITY FACILITY	0	0	2,004.79	2,004.79	N.A.		
	RESIDENTIAL	3,313.50	1,198.50	0	N.A.	4,512.00	6,516.79	6,516.79
5	COMMUNITY FACILITY	0	0	6,567.47	6,567.47	4,512.00		
	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 R8B COMMUNITY		0						
TOTAL ZONING FLOOR AREA R8B RESIDENTIAL		18,706.00						
TOTAL ZONING FLOOR AREA R8B		18,706.00						
TOTAL ZONING FLOOR AREA R10A COMMUNITY			0					
TOTAL ZONING FLOOR AREA R10A RESIDENTIAL			6,936.00					
TOTAL ZONING FLOOR AREA R10A EXIST. COMM.				27,759.20				
TOTAL ZONING FLOOR AREA R10A				34,695.20				
TOTAL ZONING FLOOR AREA COMMUNITY FACILITY					27,759.20			
TOTAL ZONING FLOOR AREA RESIDENTIAL						25,642.00		
TOTAL	NEW BUILDING & EXIST. SYNAGOGUE						71,932.98	53,401.20
TOTAL	NEW BUILDING						32,283.60	25,642.00

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

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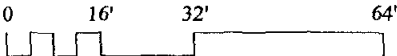
CONGREGATION
SHEARITH ISRAEL

6-10 WEST 70TH STREET
NEW YORK, NY

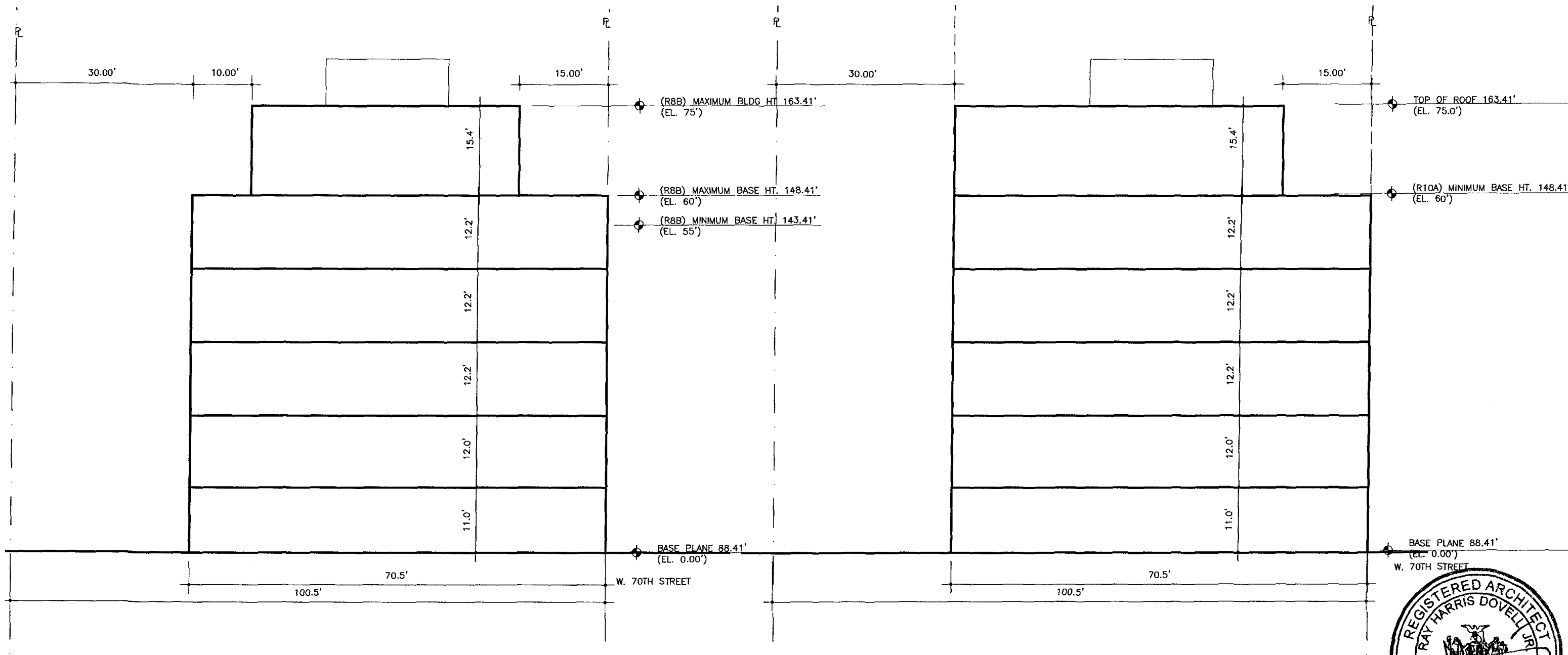
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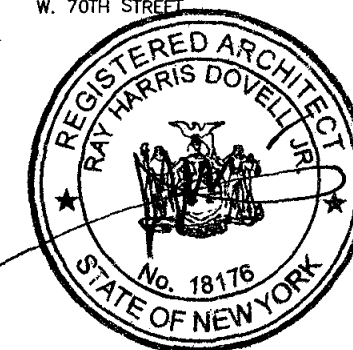


(R10A) MAXIMUM BLDG HT 273.41'
 (EL. 185')
 (R10A) MAXIMUM BASE HT. 213.41'
 (EL. 125')



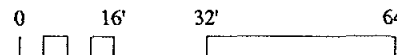
1 SECTION R8B
 THRU WEST 70TH SCALE: 1/16" = 1'-0"

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



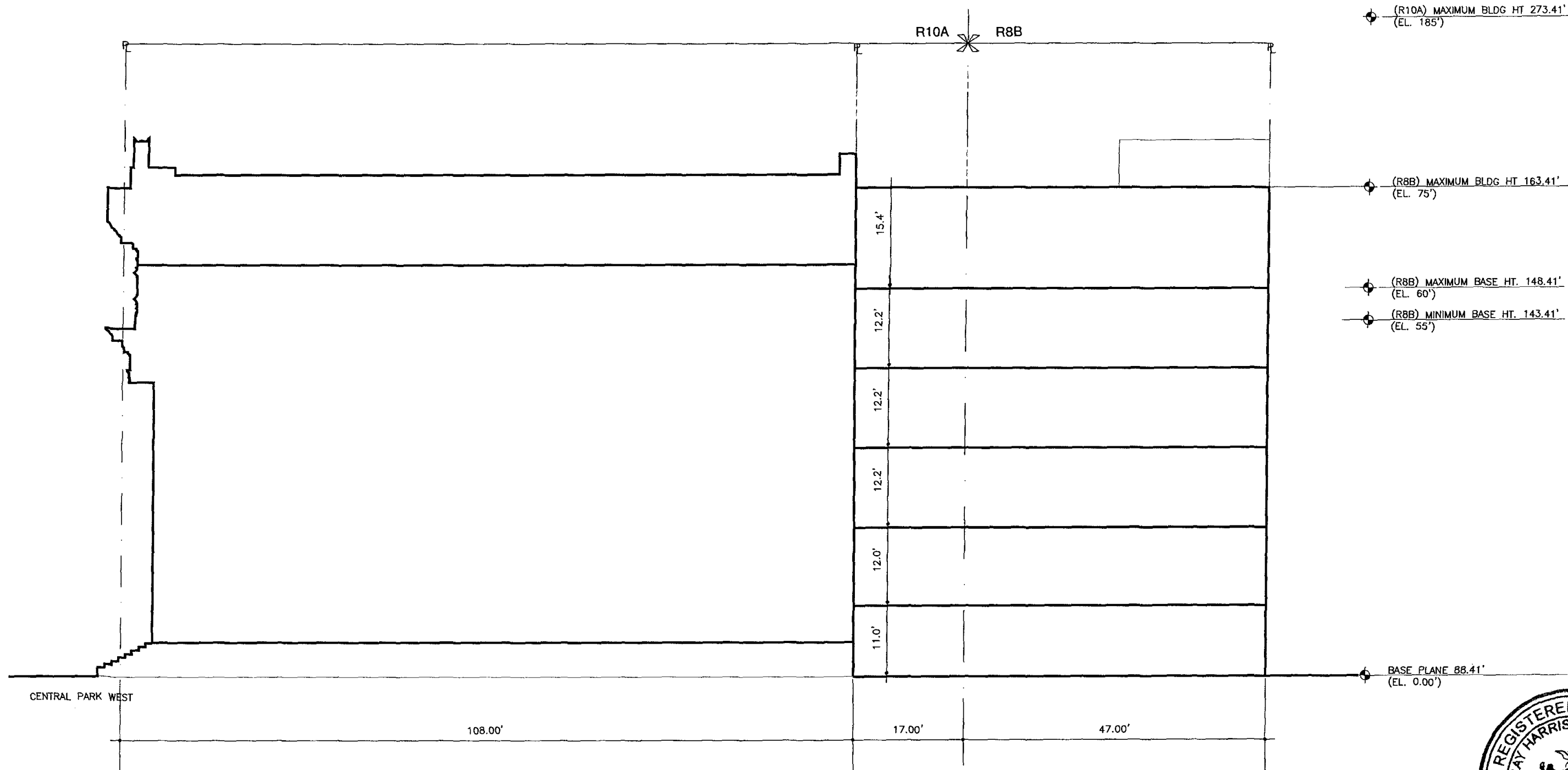
LEGEND

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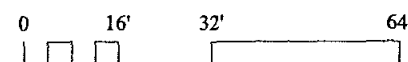
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1 SECTION
THRU CENTRAL PARK WEST SCALE: 1/16" = 1'-0"

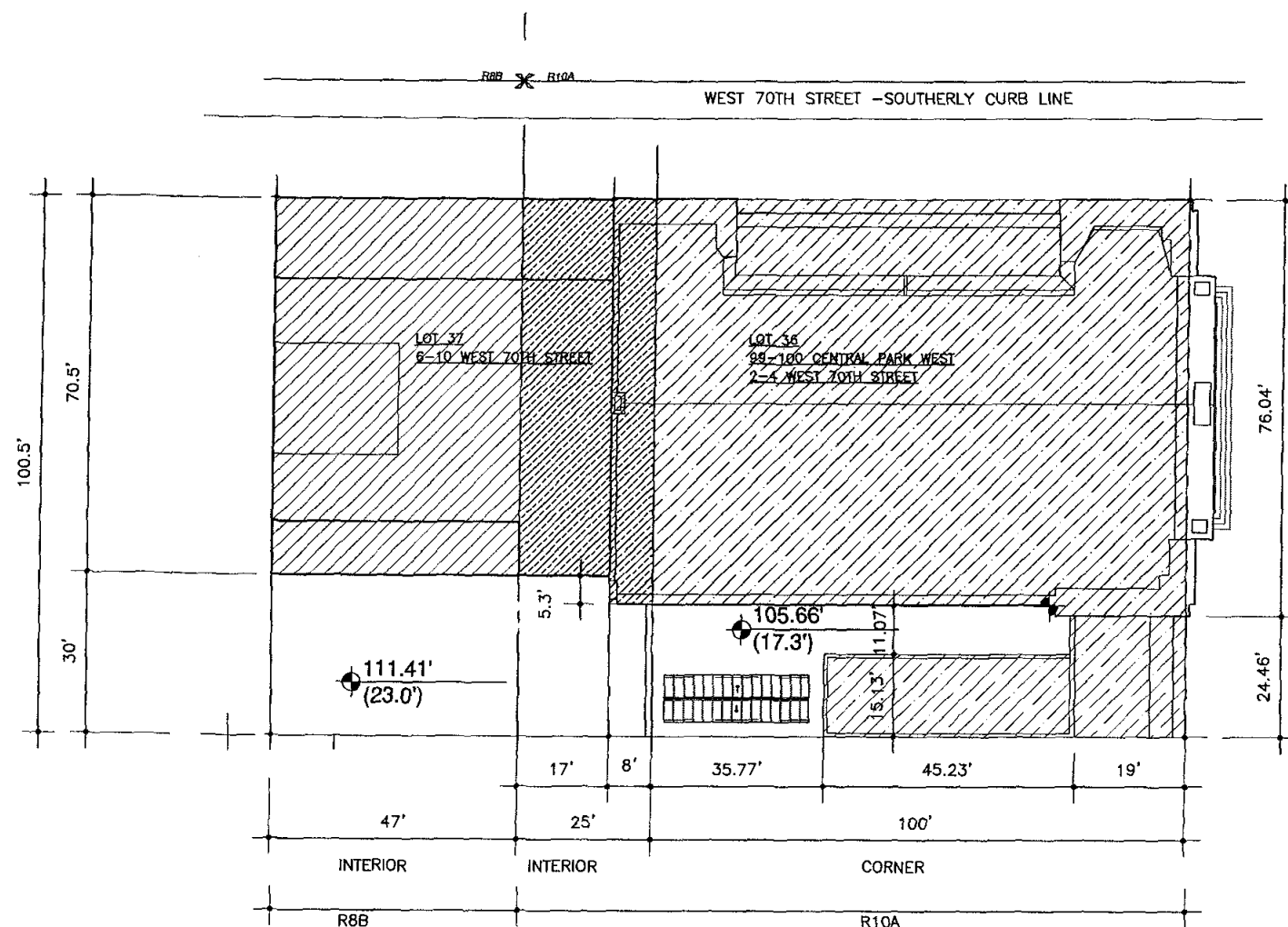
LEGEND

- ◆ 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	
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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

R8B: $0.70 \times 4,723.50 = 3,306.45$

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

R8B: 3,313.50

R10A: 1,804.90

AVG: $(3,313.50 + 1,804.90) / (4,723.50 + 2,512.50) = 0.70$

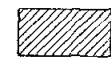
COMPLIES

LOT COVERAGE PERMITTED FOR CORNER PORTION

R10A: $1 \times 10,050 = 10,050$

LOT COVERAGE PROPOSED FOR CORNER PORTION (EXISTING)

R10A: $8,969.83 / 10,050 = .89$ - COMPLIES



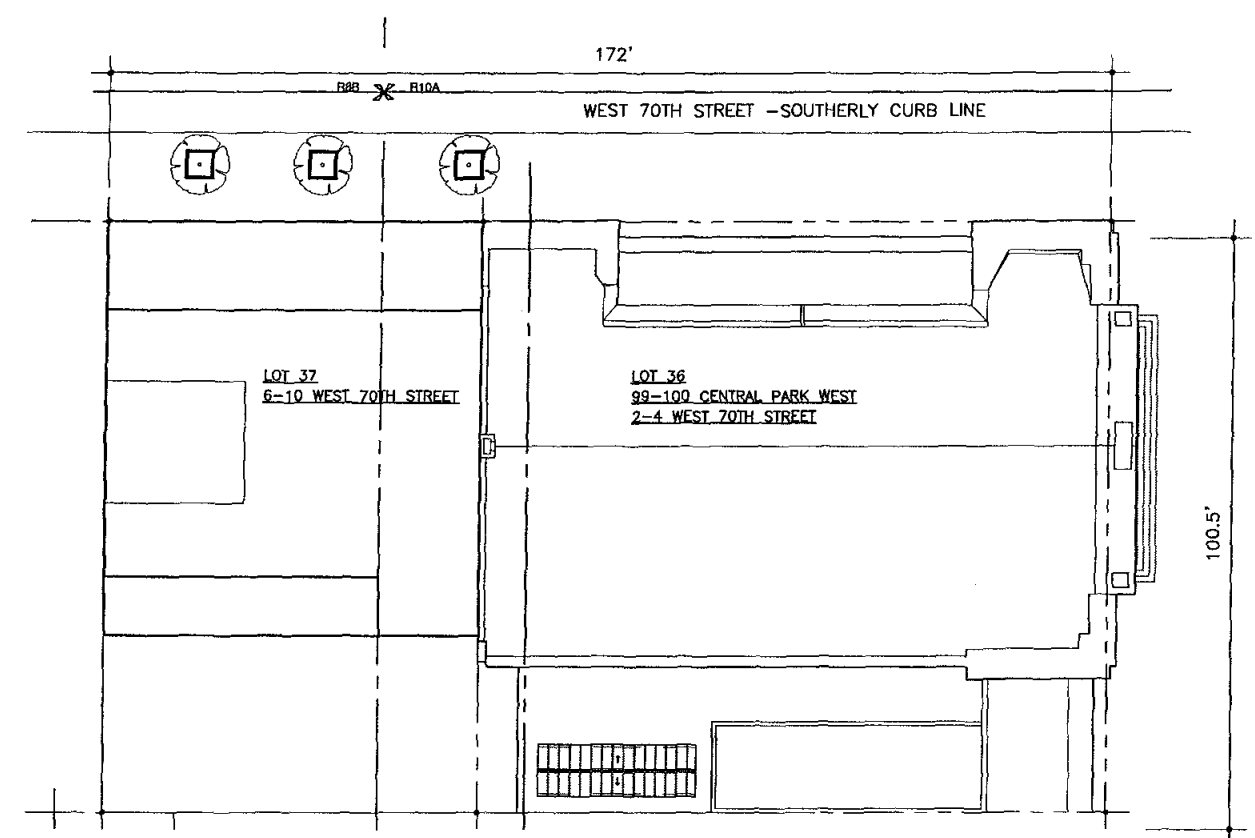
R8B INTERIOR LOT PORTION



R10A INTERIOR LOT PORTION



R10A CORNER LOT PORTION



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

CONGREGATION
SHEARITH ISRAEL

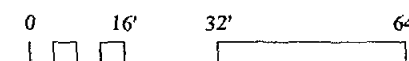
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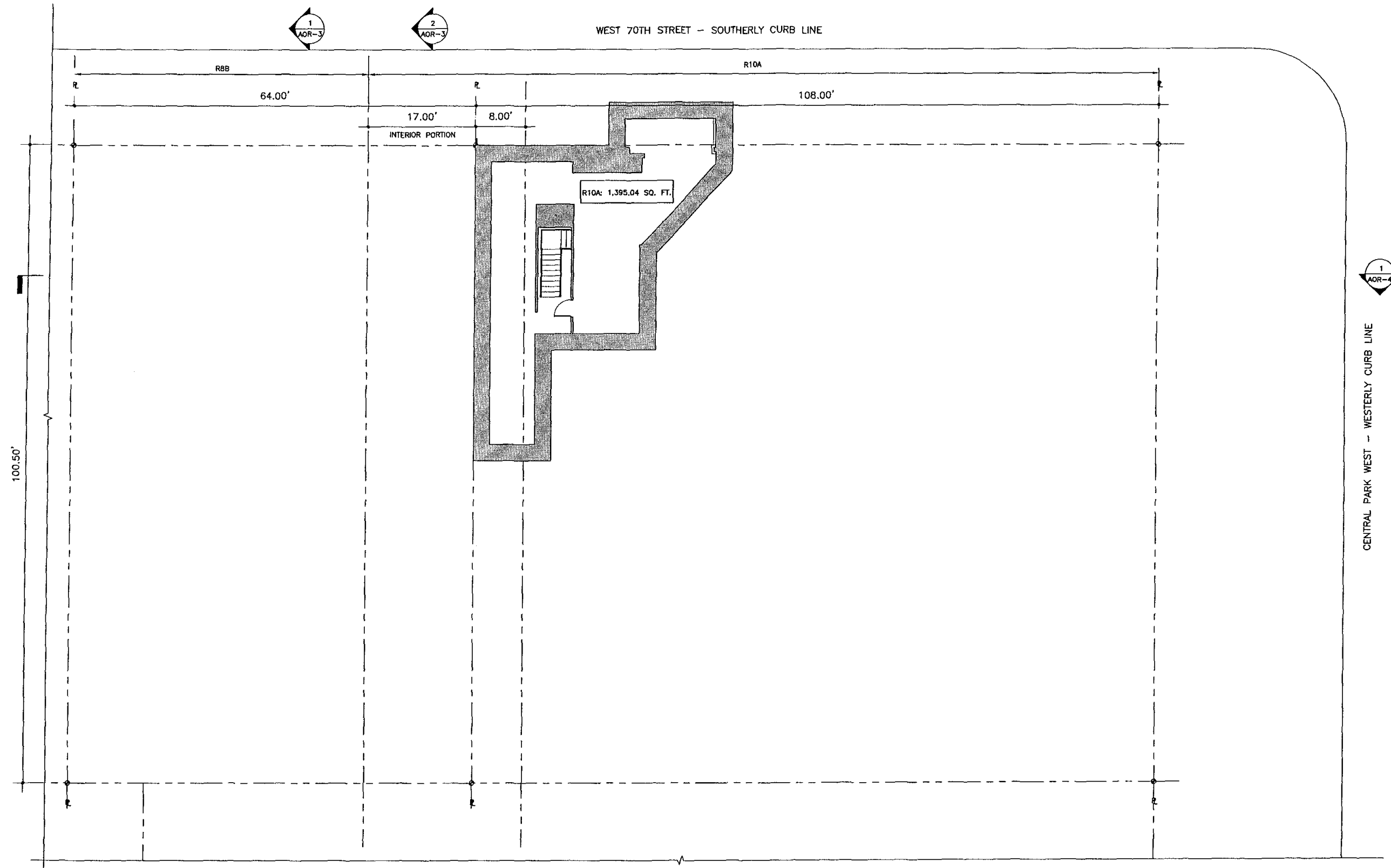
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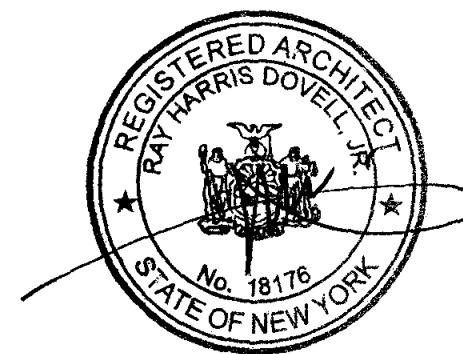
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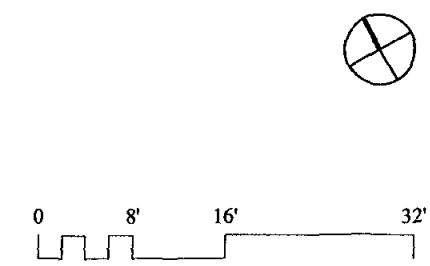


CENTRAL PARK WEST - WESTERLY CURB LINE

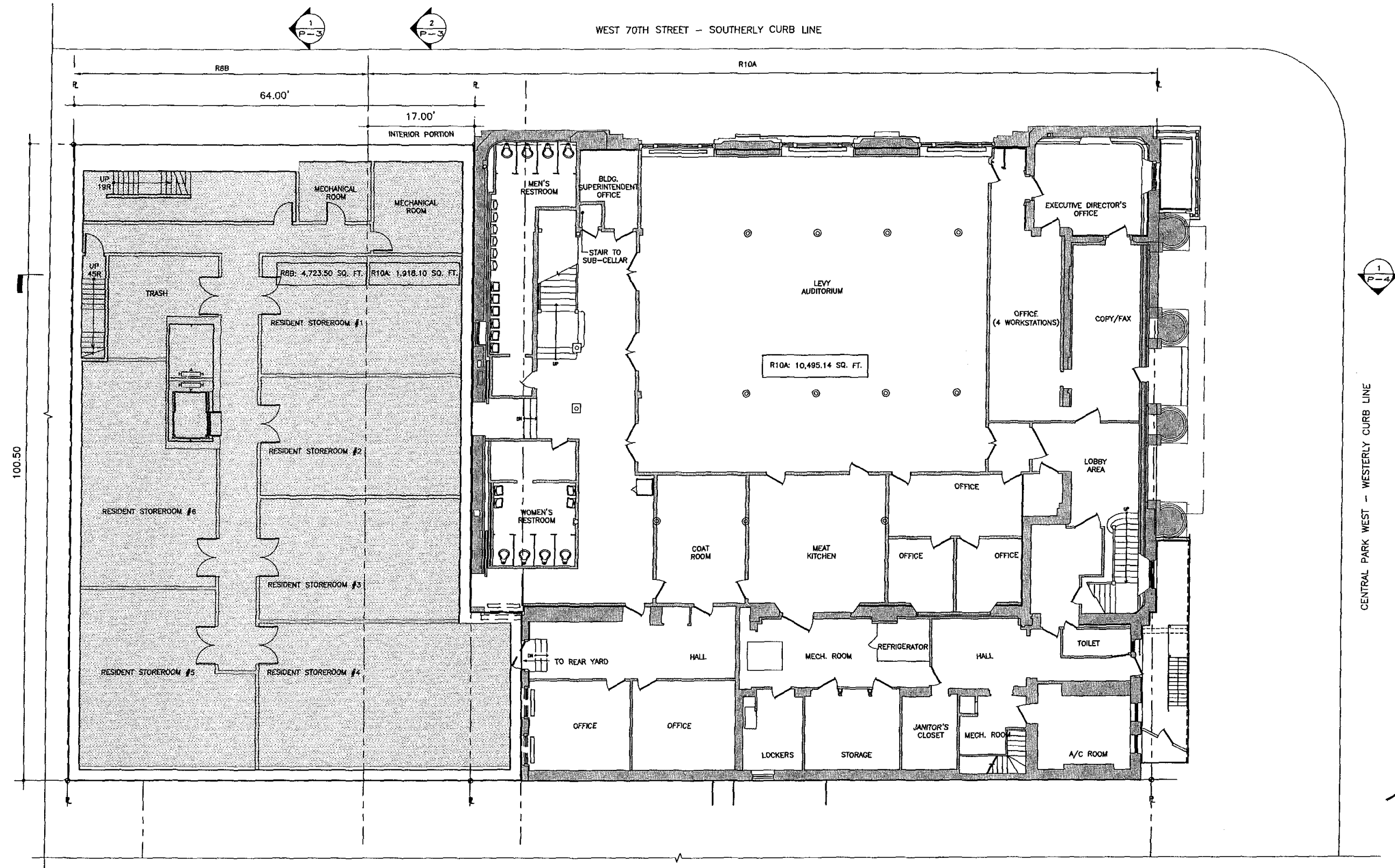


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1 PLAN
SUB CELLAR
SCALE: 1/16" = 1'-0"



COMMUNITY FACILITY SUB CELLAR 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-6



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1 PLAN
CELLAR

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

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

0 8' 16' 32'

RESIDENTIAL
CELLAR
AS-OF-RIGHT

CONGREGATION
SHEARITH ISRAEL

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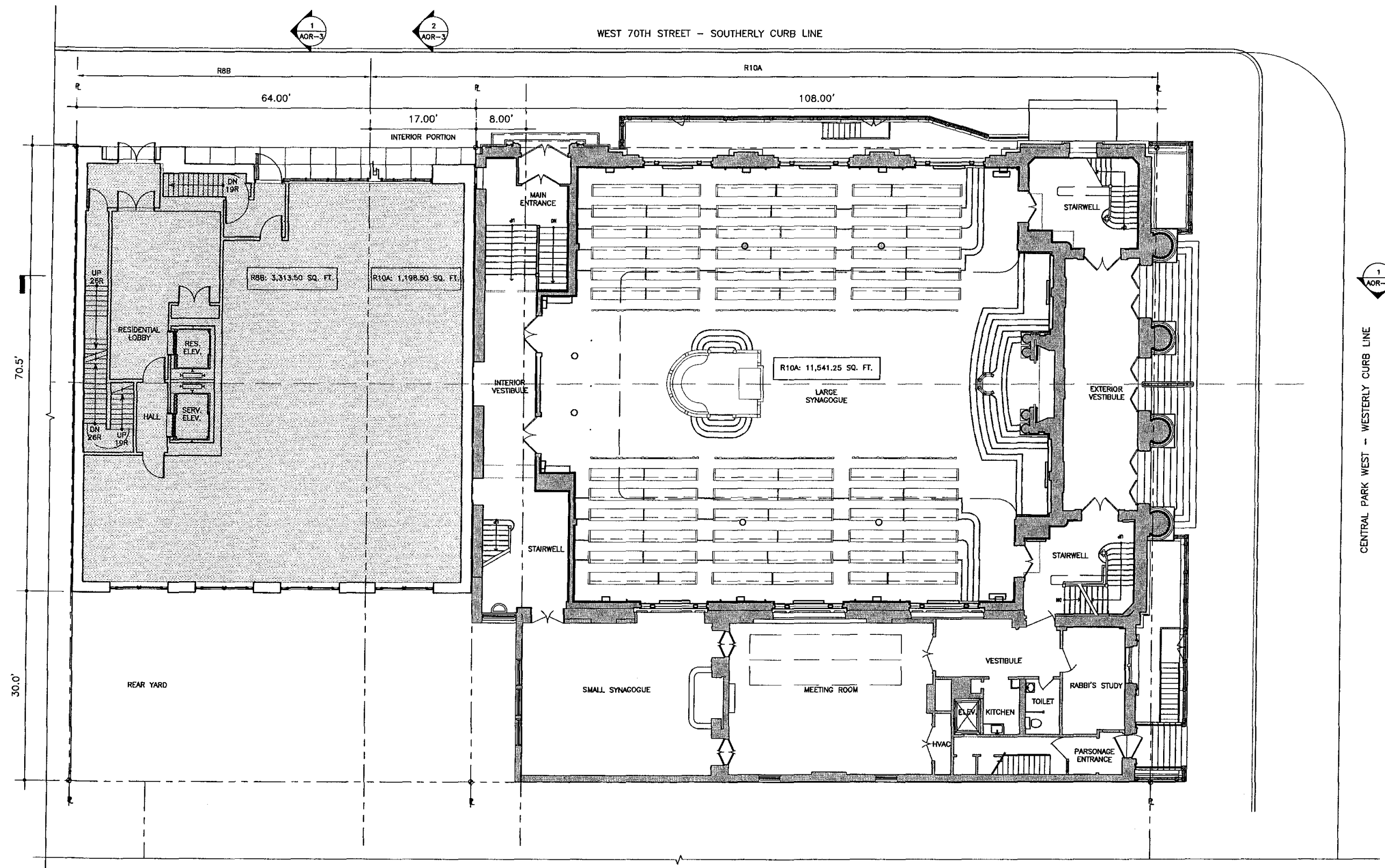
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AOR-4

CENTRAL PARK WEST - WESTERLY CURB LINE

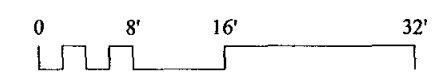


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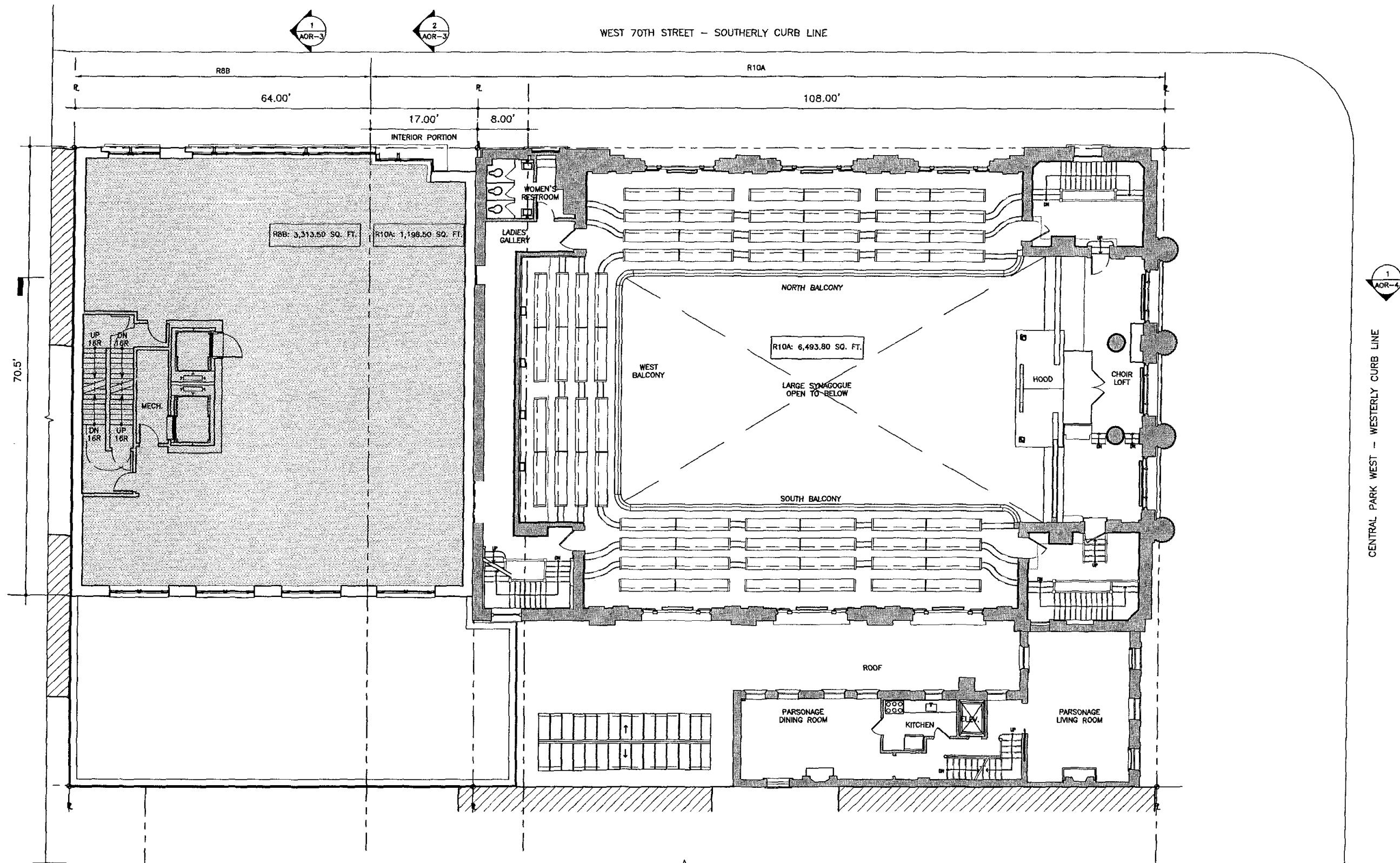
1 PLAN
FIRST FLOOR

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

- RESIDENTIAL
- SHARED RESIDENTIAL & COMMUNITY FACILITY. CONSIDERED RESIDENTIAL FOR AREA CALCULATIONS
- 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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CENTRAL PARK WEST - WESTERLY CURB LINE



CAL. NO. 74-07-BZ

1 PLAN
SECOND FLOOR

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

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

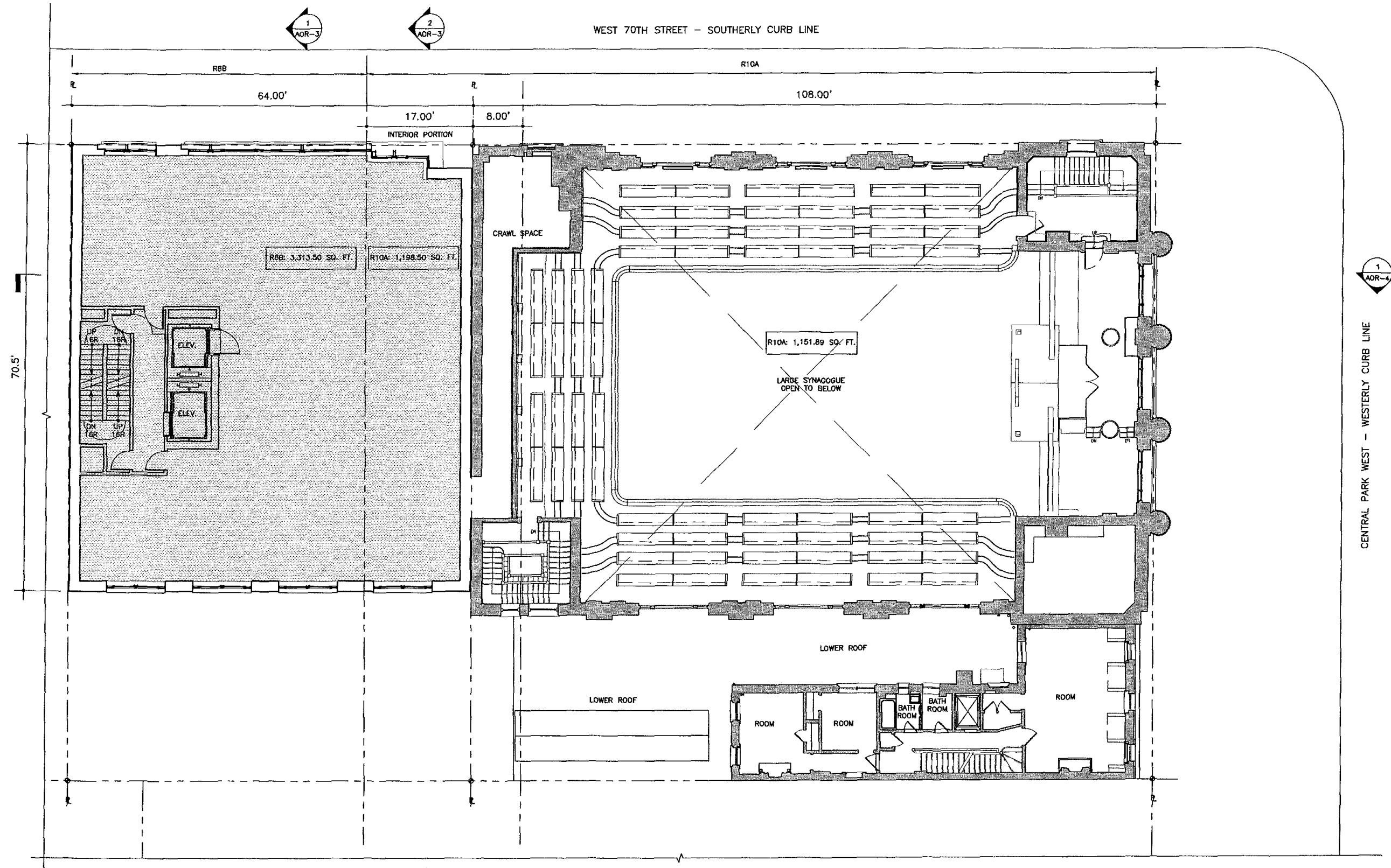
0 8' 16' 32'

RESIDENTIAL
SECOND FLOOR
AS-OF-RIGHT

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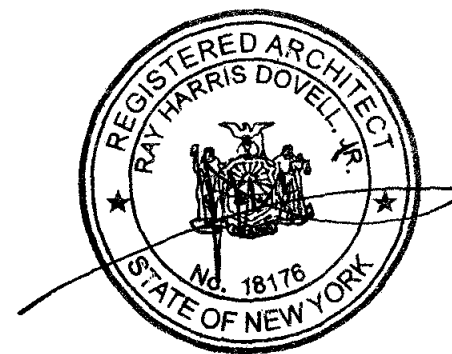
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AOR-9



1
AOR-4

CENTRAL PARK WEST - WESTERLY CURB LINE



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1 PLAN
THIRD FLOOR

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

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

0 8' 16' 32'

RESIDENTIAL
THIRD FLOOR
AS-OF-RIGHT

CONGREGATION
SHEARITH ISRAEL

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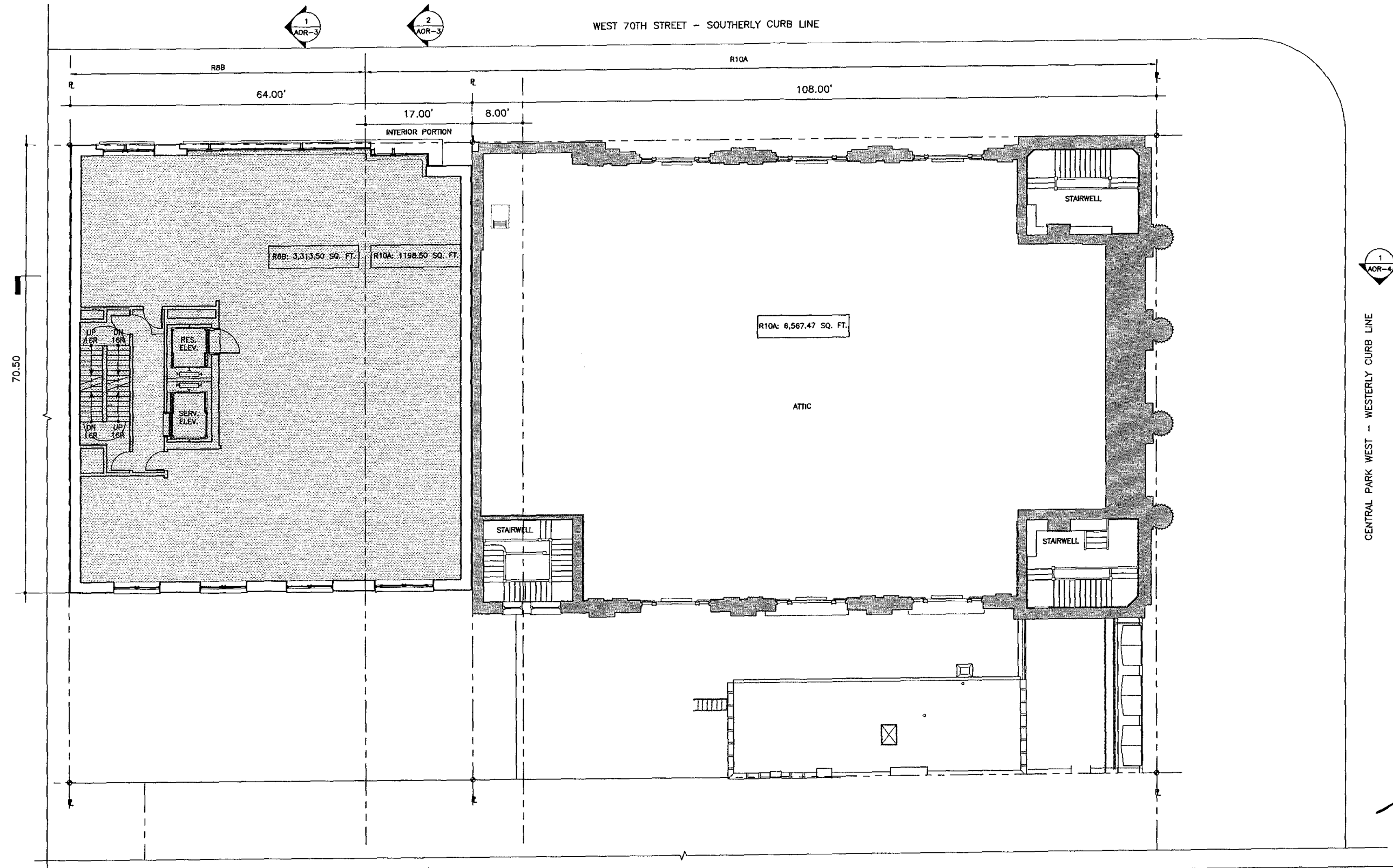
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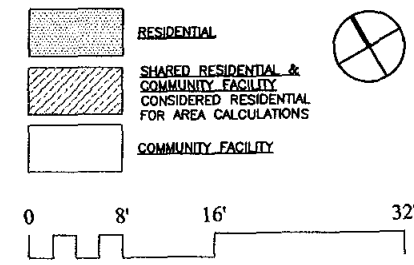
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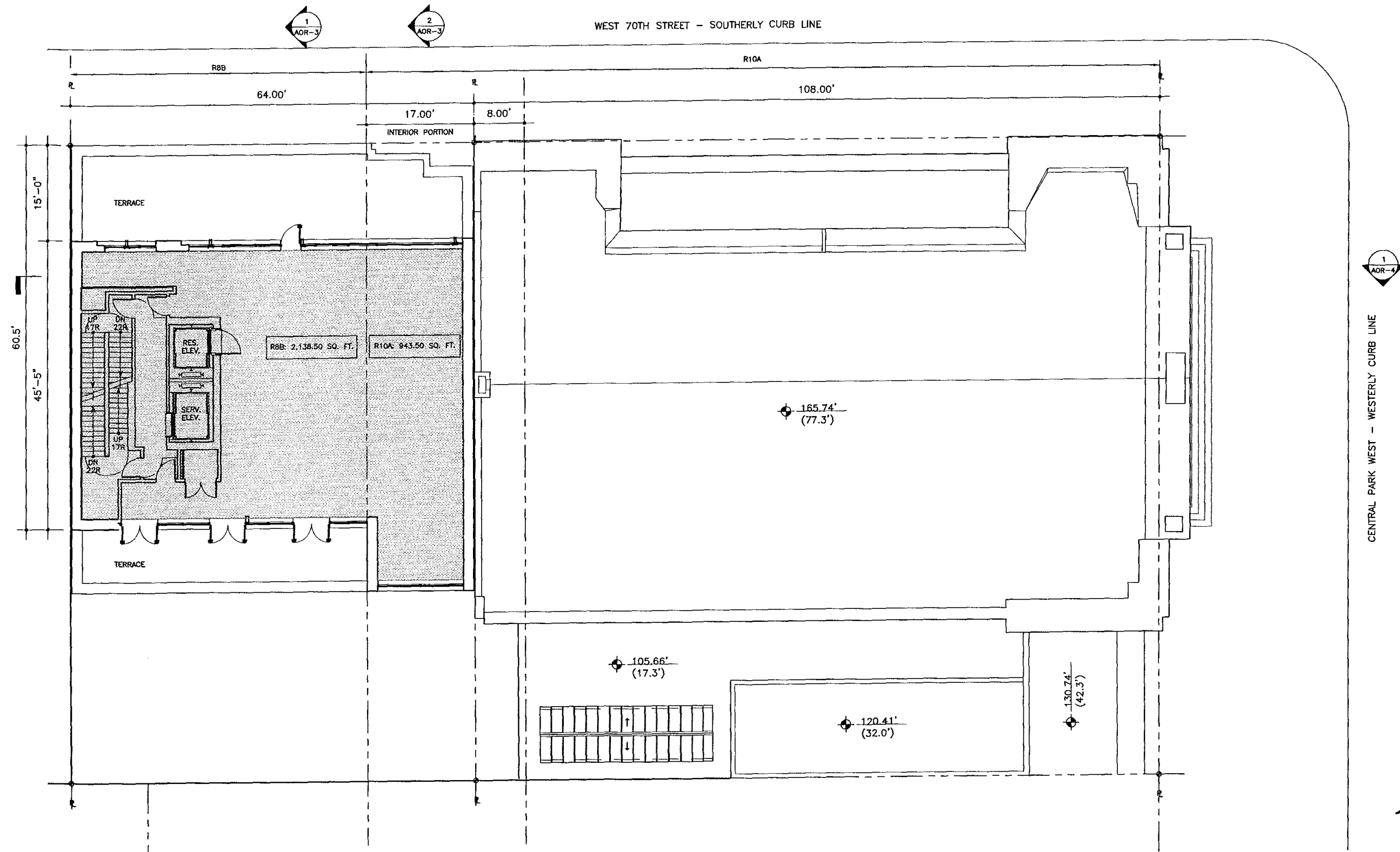


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1 PLAN
FIFTH FLOOR
SCALE: 1/16" = 1'-0"



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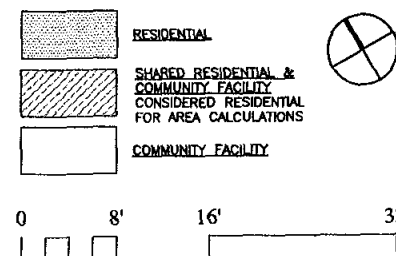


CENTRAL PARK WEST - WESTERLY CURB LINE



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



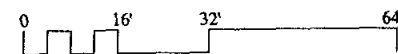
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CAL. NO. 74-07-BZ

1 ELEVATION

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



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

CONGREGATION
SHEARITH ISRAEL

6-10 WEST 70TH STREET
NEW YORK, NY

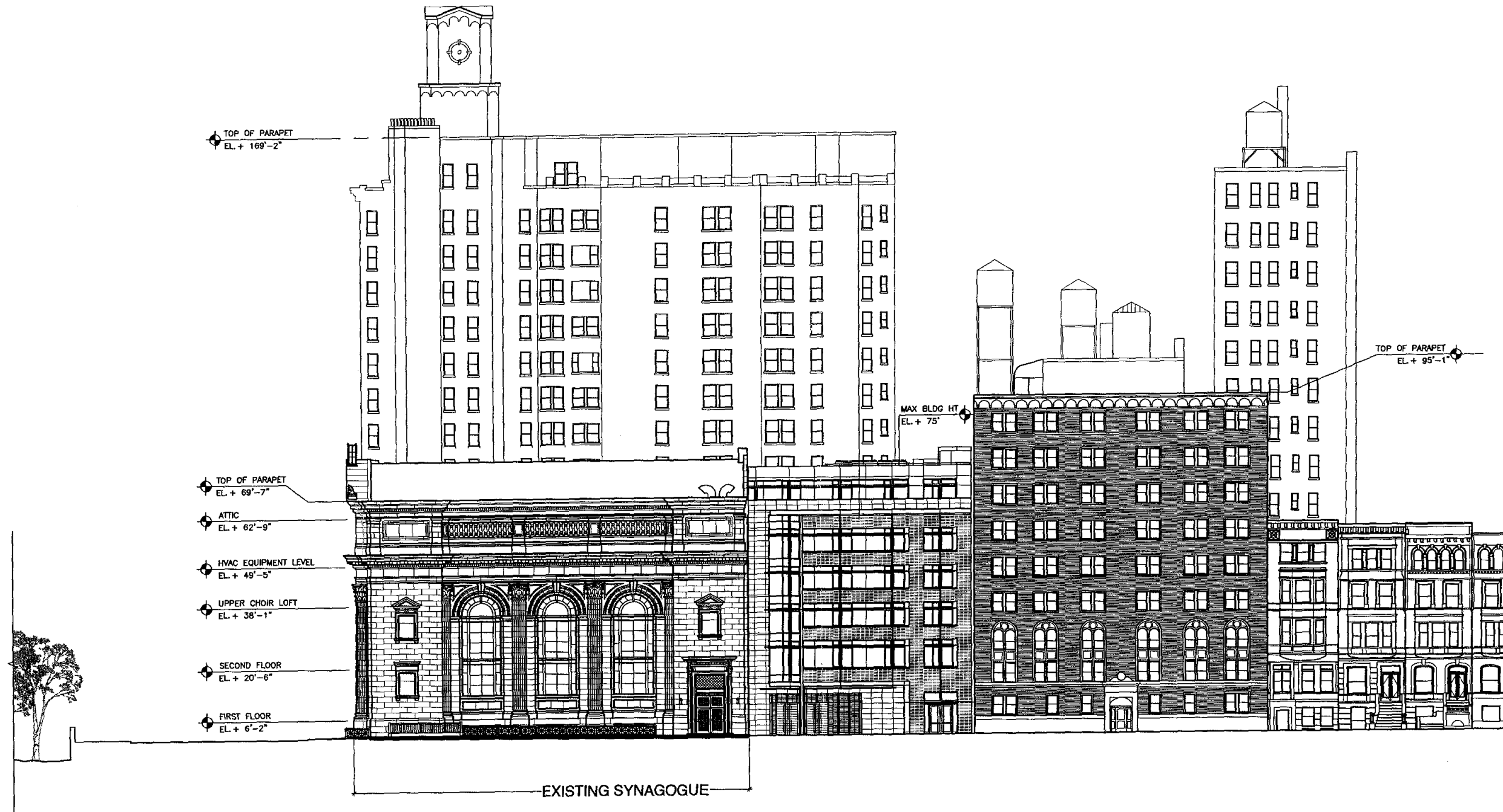
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CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY #02350 AOR-15	

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