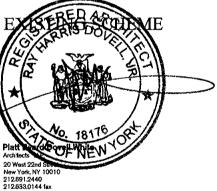


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## CONGREGATION SHEARITH ISRAEL

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

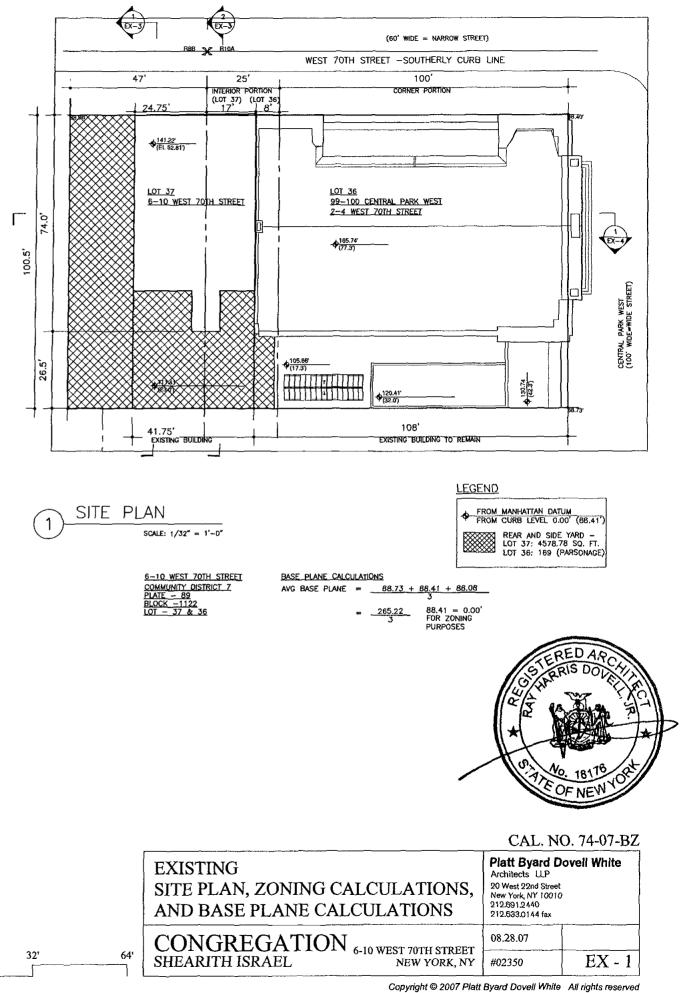


08.28.07 #02350

APPLICABL SECTION	E ZONING CALCULATIONS FOR SIT LOT (LOTS 36 & 37)	ICLE ZONING				REAR YARD I		26.50', granofathered, see ex-5
MAP BC	1. <u>ZONING DISTRICTS:</u> R8B R10A				F	10A INTERIO	r portion	26.50', GRANDFATHERED, SEE EX-5 GRANDFATHERED
	2. LOT AREA:			24-522 23-633			LOCATION & HE	IGHT
		10,854.0 SF 12	107AL .723.5 SF .562.5 SF .286.0 SF	77-28	A	R8B R10A	CORNER LO	TO STREET THAN ADJACENT BUILDING T-NONE REQUIRED FOR EXISTING PORTION D 50.00' OF INTERSECTION
22-00	3. <u>USES_PERMITTED</u> R8B: USE GROUPS 1-4 RES	idential & community	FACILITY			RBB R10A	COMPLIES: S	SEE SITE PLAN SEE SITE PLAN
	R10A: USE GROUPS 1-4 RE	SIDENTIAL & COMMUNITY	FACILITY		B			OR NARROW STREETS
	4. USES PROVIDED RAB USE GROUP 4: CO R10A USE GROUP 4; CO					RBB R10A		ACK ABOVE 50.00' ACK ABOVE 125.00'
2411	5. MAXIMUM COMMUNITY FACILITY				c	R88 R88 R10A		NARROW STREETS NDED, COMPLIES, SEE EX-3 FF EX-3
	R8B 4.00 R10A 10.00	1					-	
77-22	6. <u>PERCENTAGE BREAKDOWN BY I</u> R8B 27.37	NSTRICT IN DMIDED ZON	ING LOT		D	. <u>BASE HI</u> R8B R10A	<u>IGHT, REQUIREME</u> 55.00' Minin 60.00' Minin	<u>NTS</u> 1Um — 60.00' Maximum 1Um — 125.00' Maximum
	R10A 72.7	•			E.	BASE HE	ight, existing	
	7. FLOOR AREA RATIO CALCULATIO R8B R10A	$0.273 \times 4.00 = 1$ $0.727 \times 10.00 = 7$	.09 .27		_	R88 POR	TION	60.0', COMPLIES, SEE EX-3 60.0', COMPLIES, SEE EX-3
	ADJUSTED MAXIMUM FAR A. <u>FLOOR AREA PERMITTED</u> RSB: 8.36 x 4,723.5 SF	1.09 + 7.27 = 8	= 39,488.46 SF		F.	<u>MAXIMUM</u> R8B R10A	BUILDING HEIGH 75.00' 185.00'	<u>T PERMITTED</u>
	R10A: 8.36 X 12,562.5 SF COMBINED R8B & R10A	9 TC V 47 0D	= 105,022.50 SF 6 = 144,510.96 SF		G.	EXISTING	BUILDING HEIGHT	r
	B. FLOOR AREA EXISTING R&B PORTION COMMUNITY F.		6,487.91 = SF		0.	R8B POR R10A PO	TION	75.0', COMPLIES, SEE EX-3 75.0', COMPLIES, SEE EX-3
	R10A PORTION EXIST. COMM R10A PORTION EXIST. COMM R10A TOTAL	. FAC. . FAC. TO REMAIN	4,590.99 = SF 27,759.20 = SF 32,350.19 = SF	24-522 23-663	н.	<u>Rear se</u> R8B R10a		<u>ENTS</u> IACK ABOVE MAX, BASE HEIGHT IACK ABOVE MAX, BASE HEIGHT
	COMBINED R8B & R10A		38,838.10 SF		t.	REAR SE	BACKS EXISTING	COMPLIES, SEE EX-3
4-11 7-24	8. MAXIMUM LOT COVERAGE PERMI INTERIOR PORTION CORNER PORTION	TTED .70 1.00				RIDA PO		COMPLIES, SEE EX-3
	9. LOT COVERAGE EXISTING INTERIOR PORTION CORNER PORTION (EXISTING)	.45, complies see 1 .89, complies see 6	Q(−5 )X(−5					
<b>1</b> -12 1	0. APPLICATION OF LOT COVERAGE APPLIED OVER 23.00' ABOVE BU							
-34 1	1. <u>FRONT_YARD_REQUIREMENTS</u> R88 NOT_REQUIRED R10A NOT_REQUIRED							
	R8B NOT EXISTING R10A NOT EXISTING							
-35 12	2. <u>Side Yard Requirements</u> R8B Not Required R10A Not Required							
	R8B 22.25' EXISTING R10A NOT EXISTING							
36 13 391	5. <u>Rear Yard Required</u> R88 R104. INTERIOR PORTION	30' REQUIRED						

R8B R10A INTERIOR PORTION R10A CORNER PORTION

30' REQUIRED 30' REQUIRED NOT REQUIRED

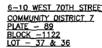


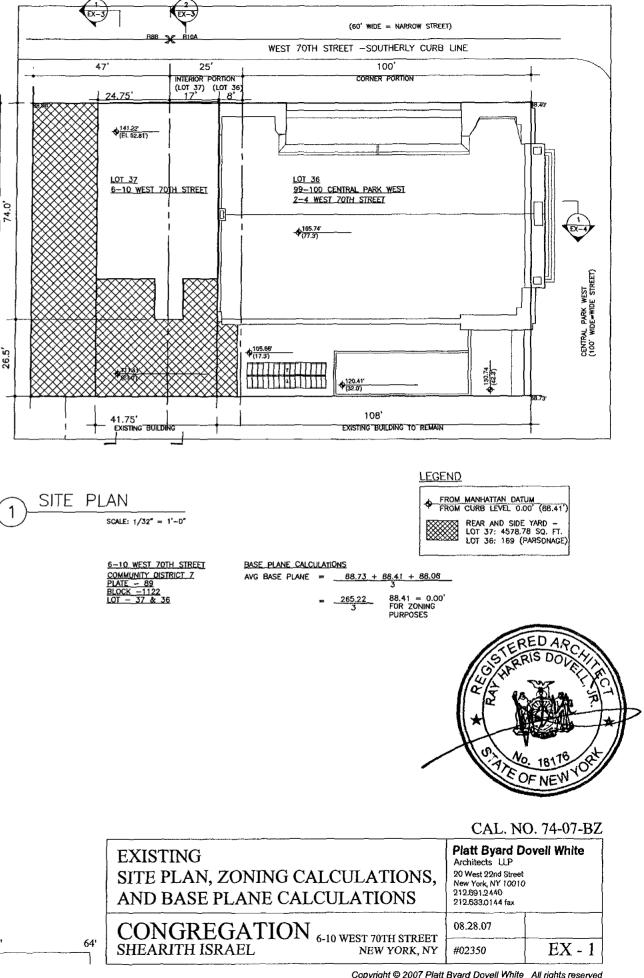


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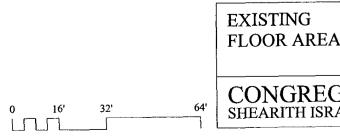


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		FLOOR A	REA_SCHEDULE				
FLOOR	USE	TO DEMOLISH (LOT 37) (LI			COMM. FAC. GROSS FLOOR AREA	COMBINED R8B & R10A GROSS	ZONING FA
		R8B	R10A	R1DA		FLOOR AREA	
C2	SUB-CELLAR			(1,395.04)	(1,395.04)	f	(
C1	CELLAR			(10,495.14)	(10,495.14)	(10,495.14)	C
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.



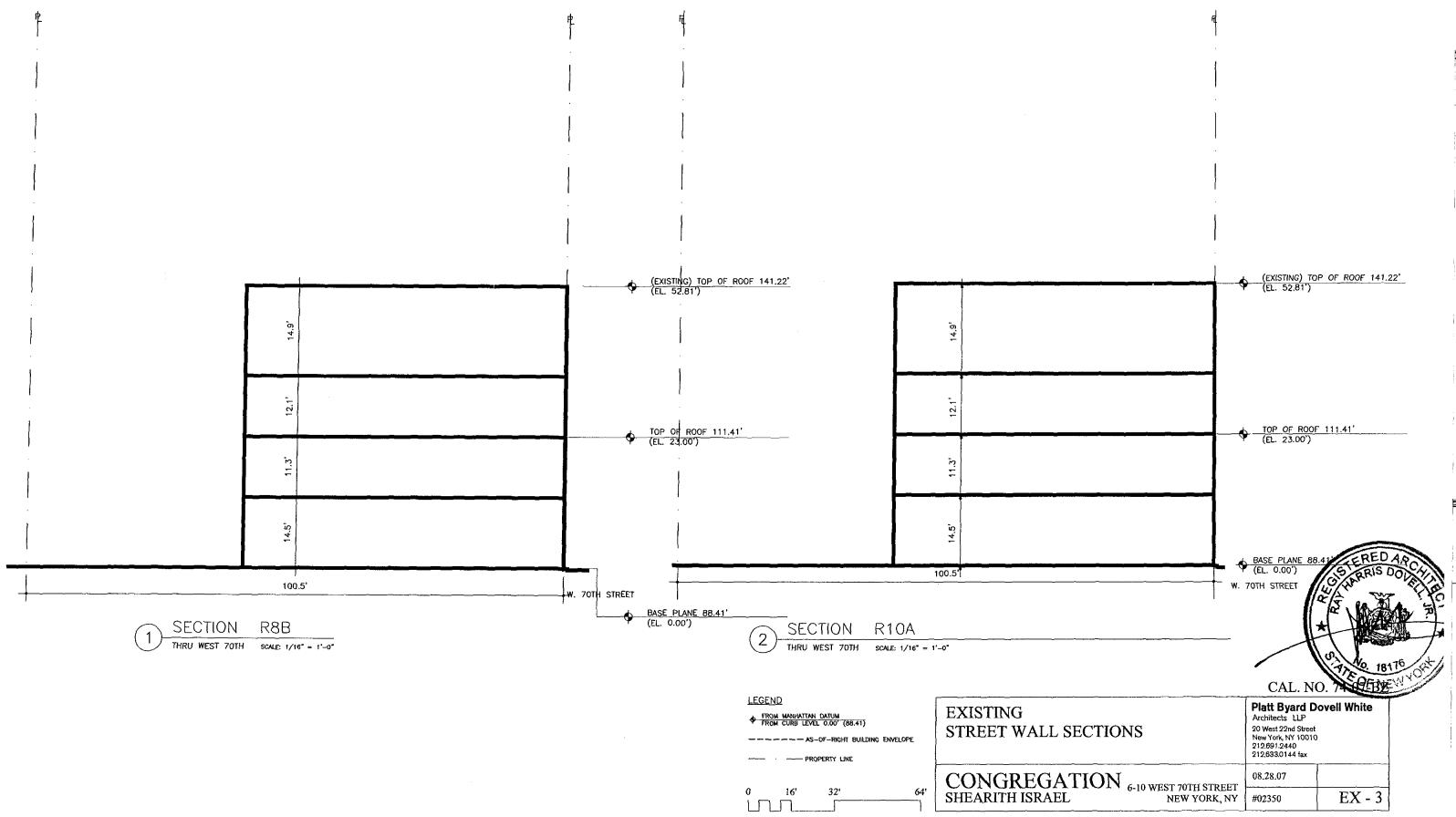


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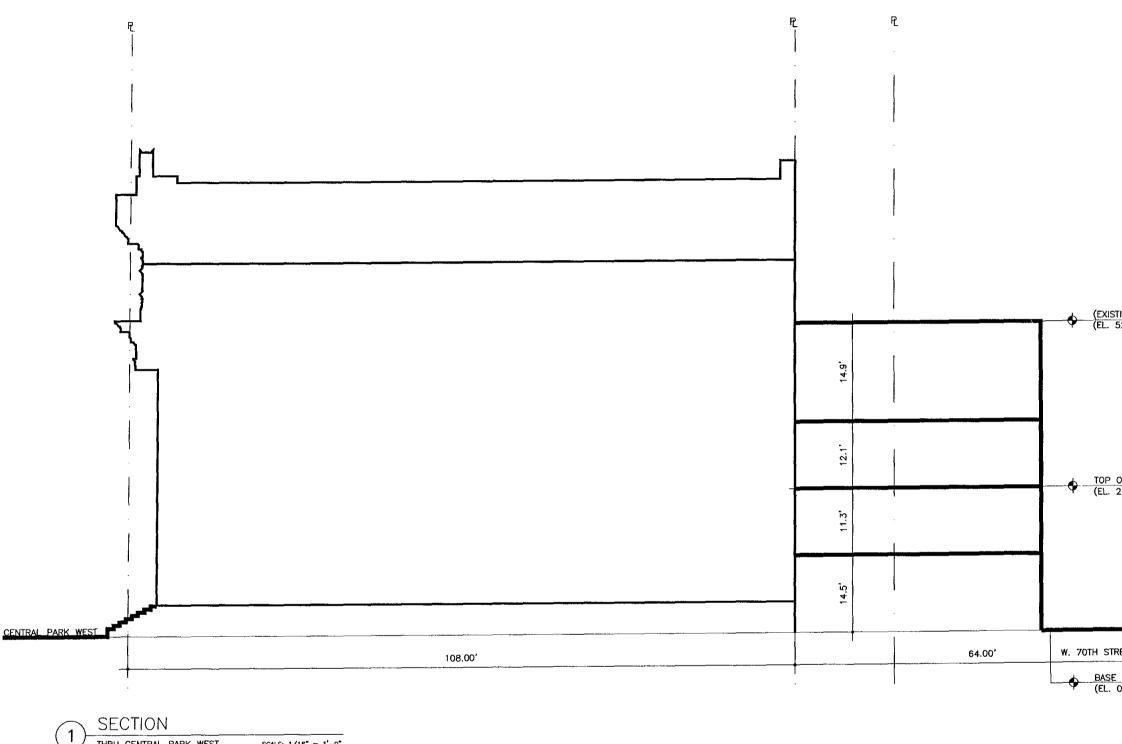
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	CAL. NO	D. 74-07-BZ
A SCHEDULE	Platt Byard D Architects LLP 20 West 22nd Street New York, NY 10010 212.631.2440 212.633.0144 fax	
GATION 6-10 WEST 70TH STREET	08.28.07	
RAEL NEW YORK, NY	#02350	EX - 2



0 16' 32' 64'	CONGREGA SHEARITH ISRAE

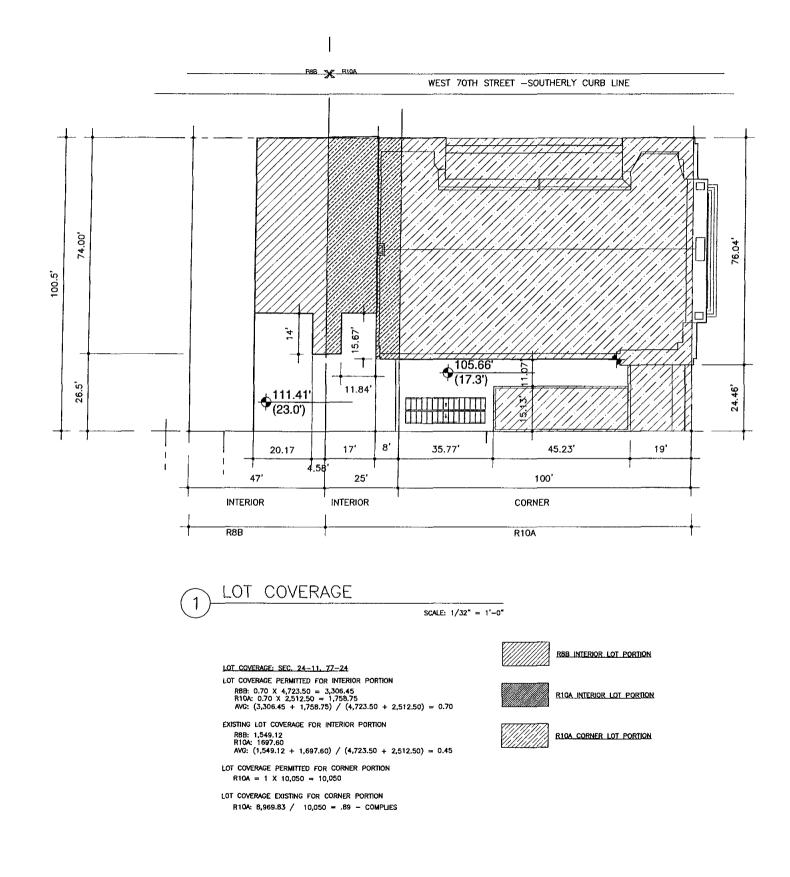
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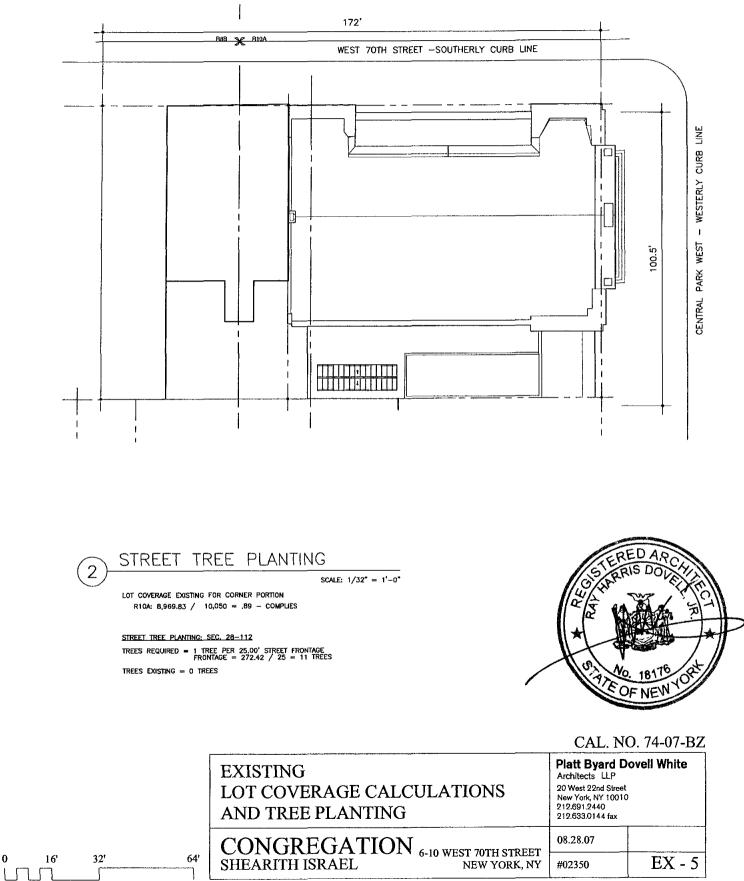


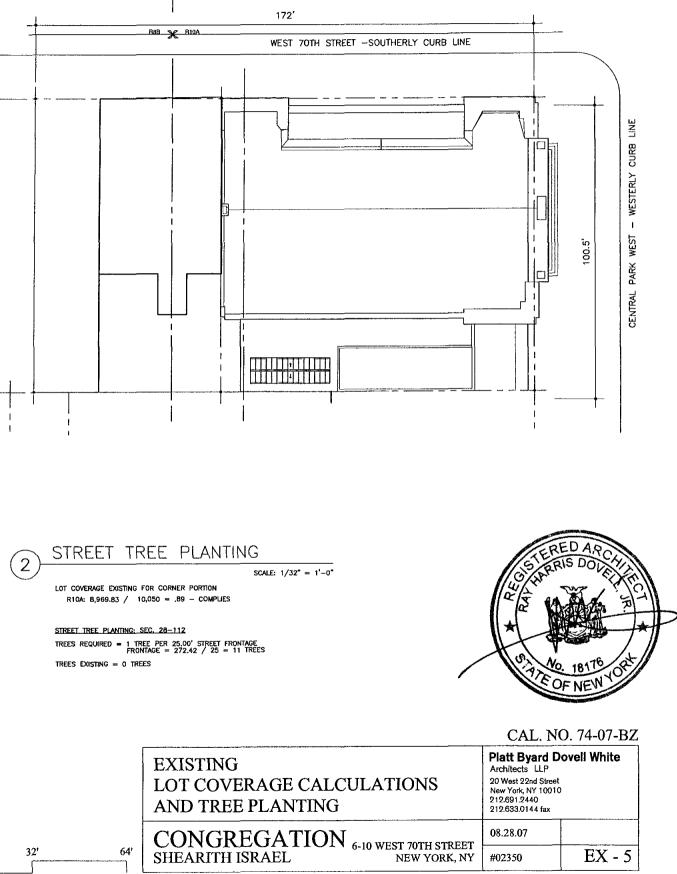
THRU CENTRAL PARK WEST SCALE: 1/16" = 1'-0"

LEGEND EXISTING FROM MANHATTAN DATUM FROM CURB LEVEL 0.00' (88.41) STREET WALL ----- AS-OF-RIGHT BUILDING ENVELOPE ------ PROPERTY LINE CONGREGA SHEARITH ISRAI 0 16' 32' 64'

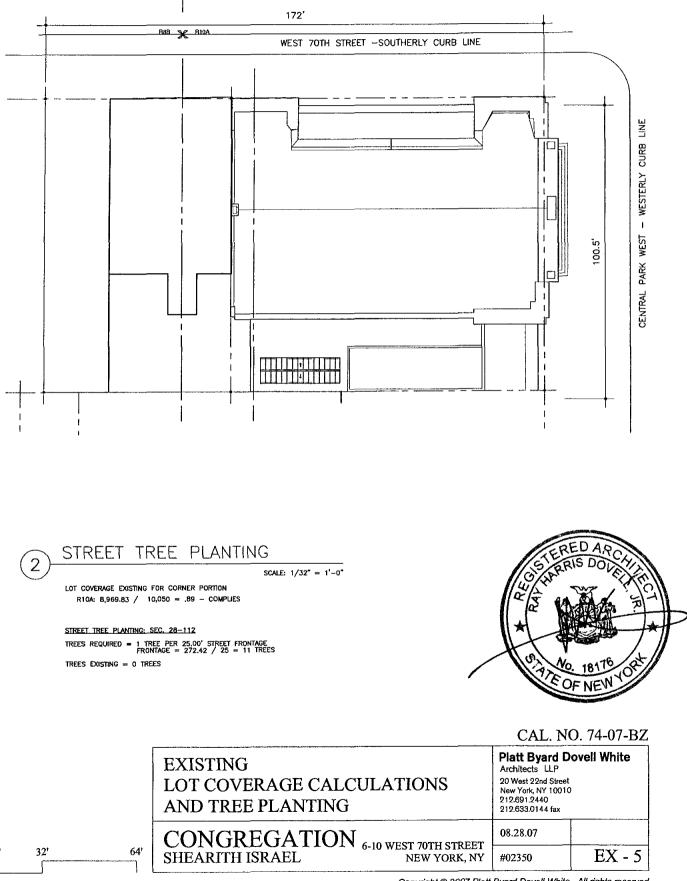
ft.				
			•	L L
				-
52.81')				
OF ROOF 111.41' 23.00')				
	CONTRACTOR OF	ED ARCHING		-
REET <u>E PLANE 88.41'</u> 0.00')	* RAY	Rev.		
	C. STEO	THE NEW YORK	/	
	CAL. NO	). 74-07-BZ		
L SECTIONS	Platt Byard D Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	ovell White		
ATION 6-10 WEST 70TH STREET EL NEW YORK, NY	08.28.07	EV A		
EL NEW YORK, NY Copyright © 2007 Platt	#02350 Byard Dovell White	EX - 4		
Copyright @ 2007 Fiat	Cyara Coron renito			

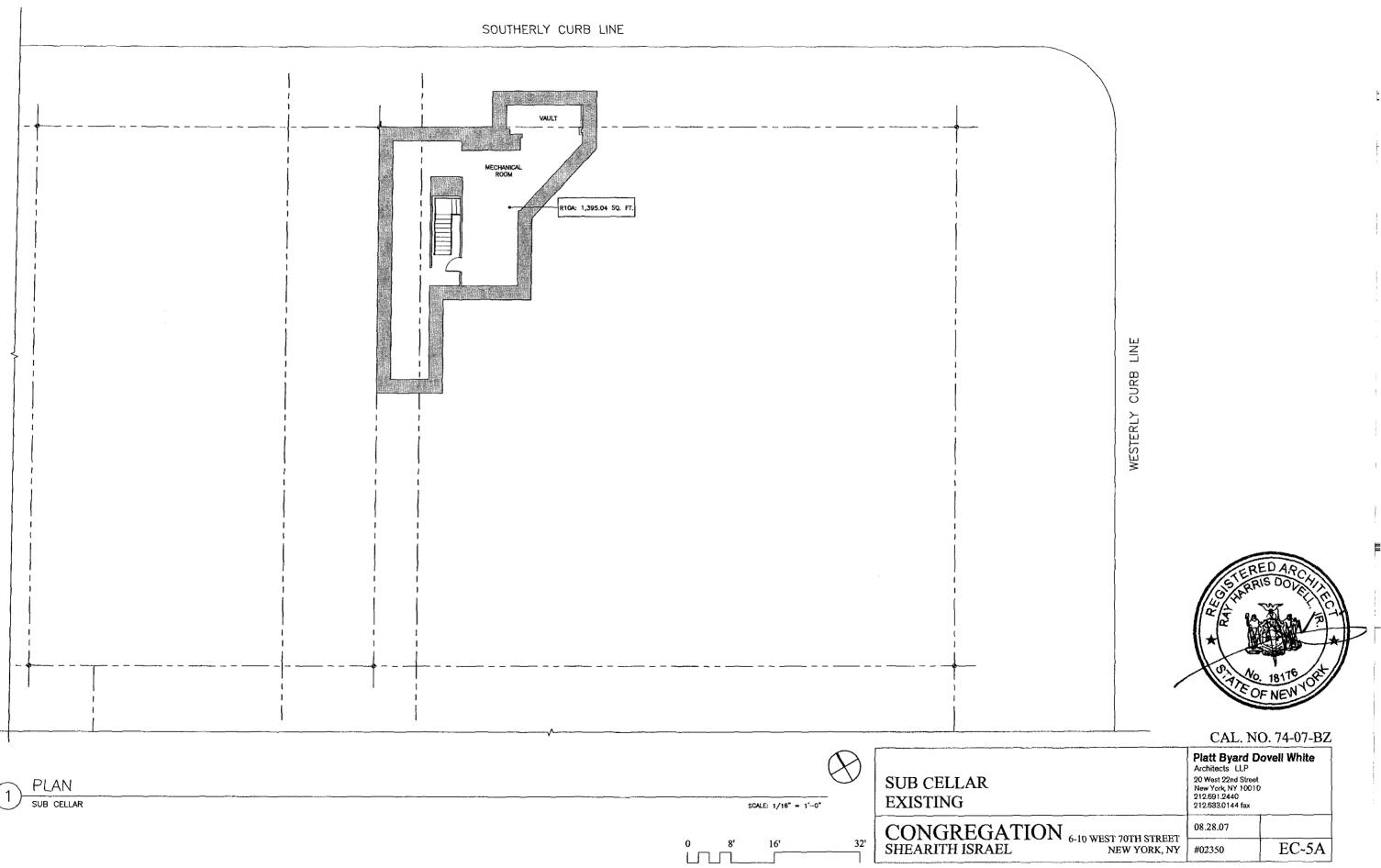


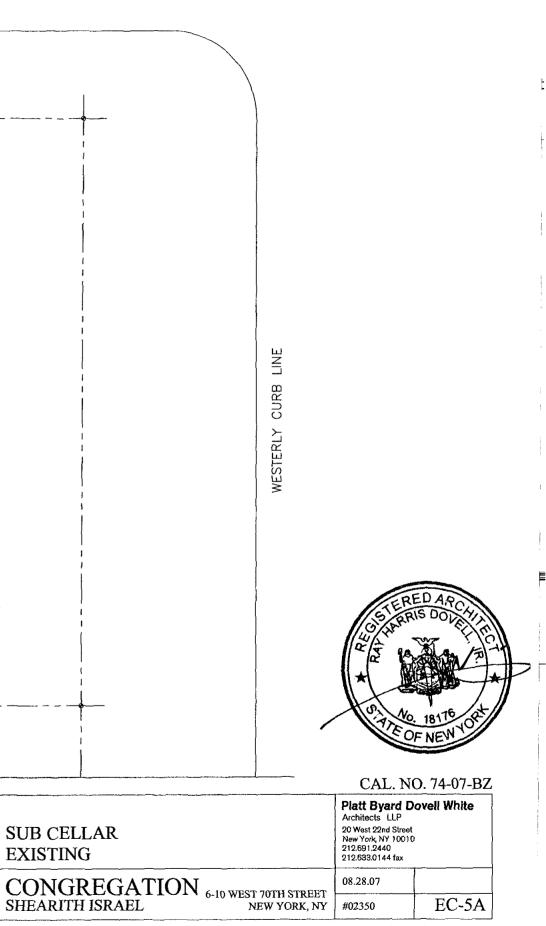


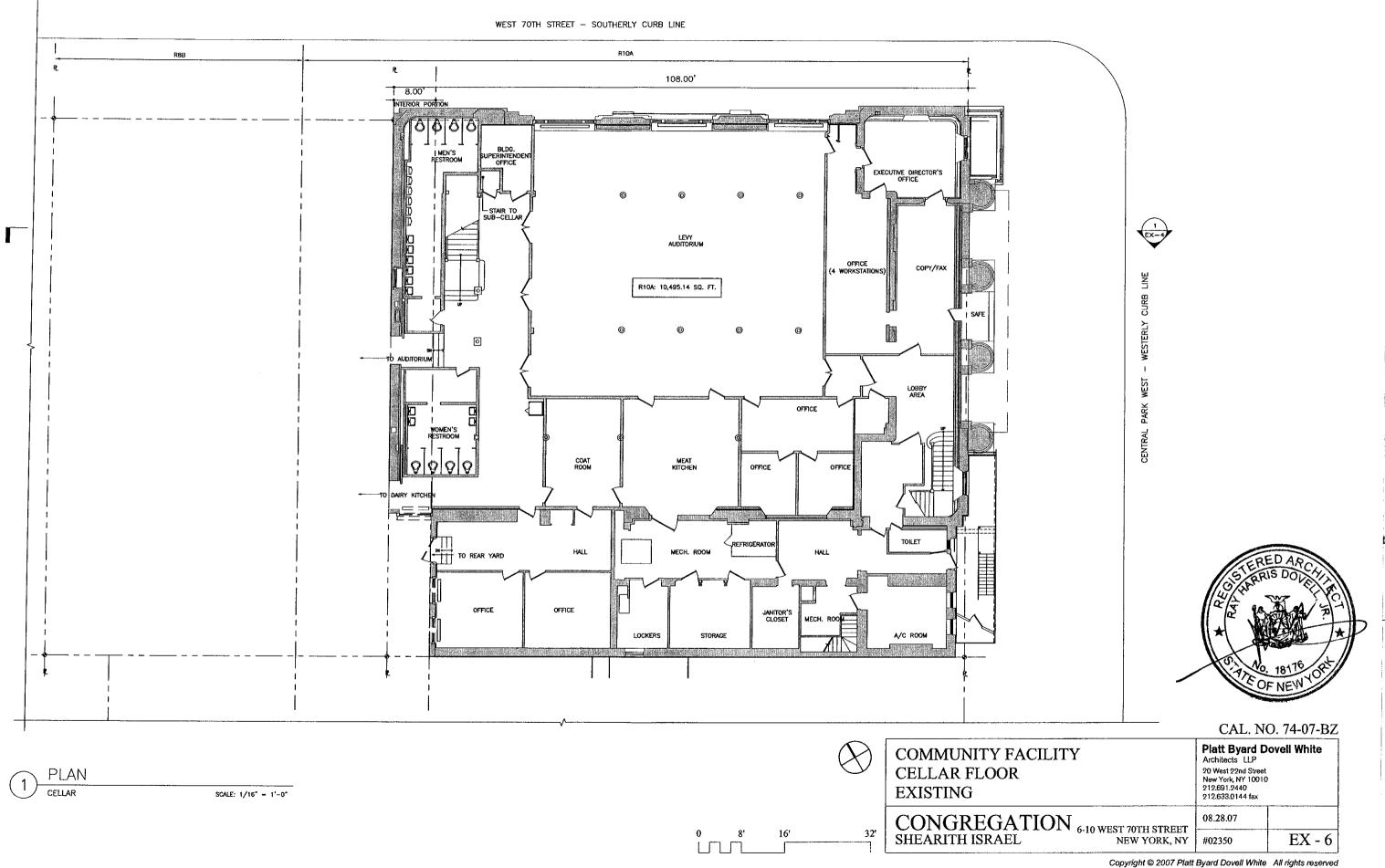


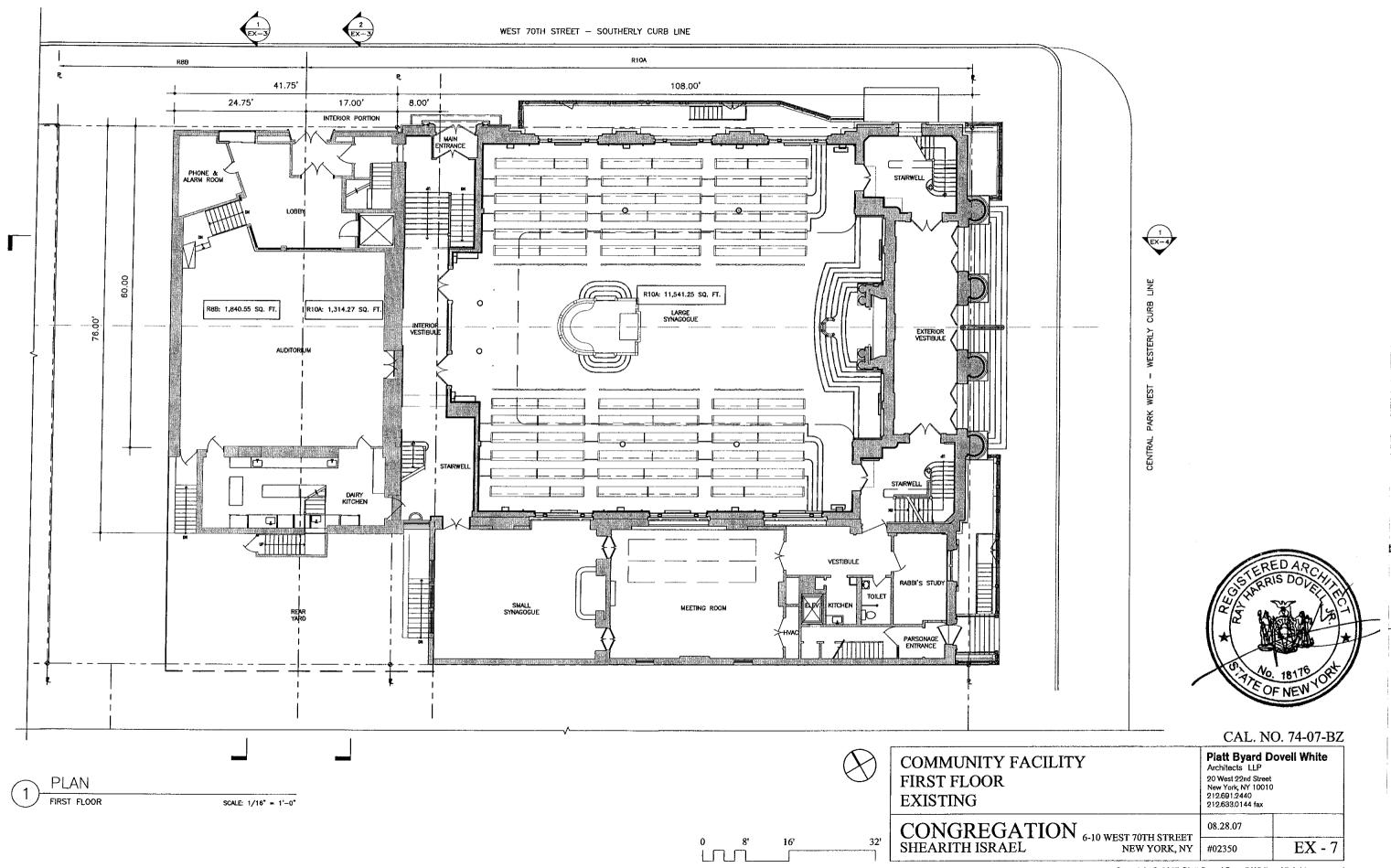
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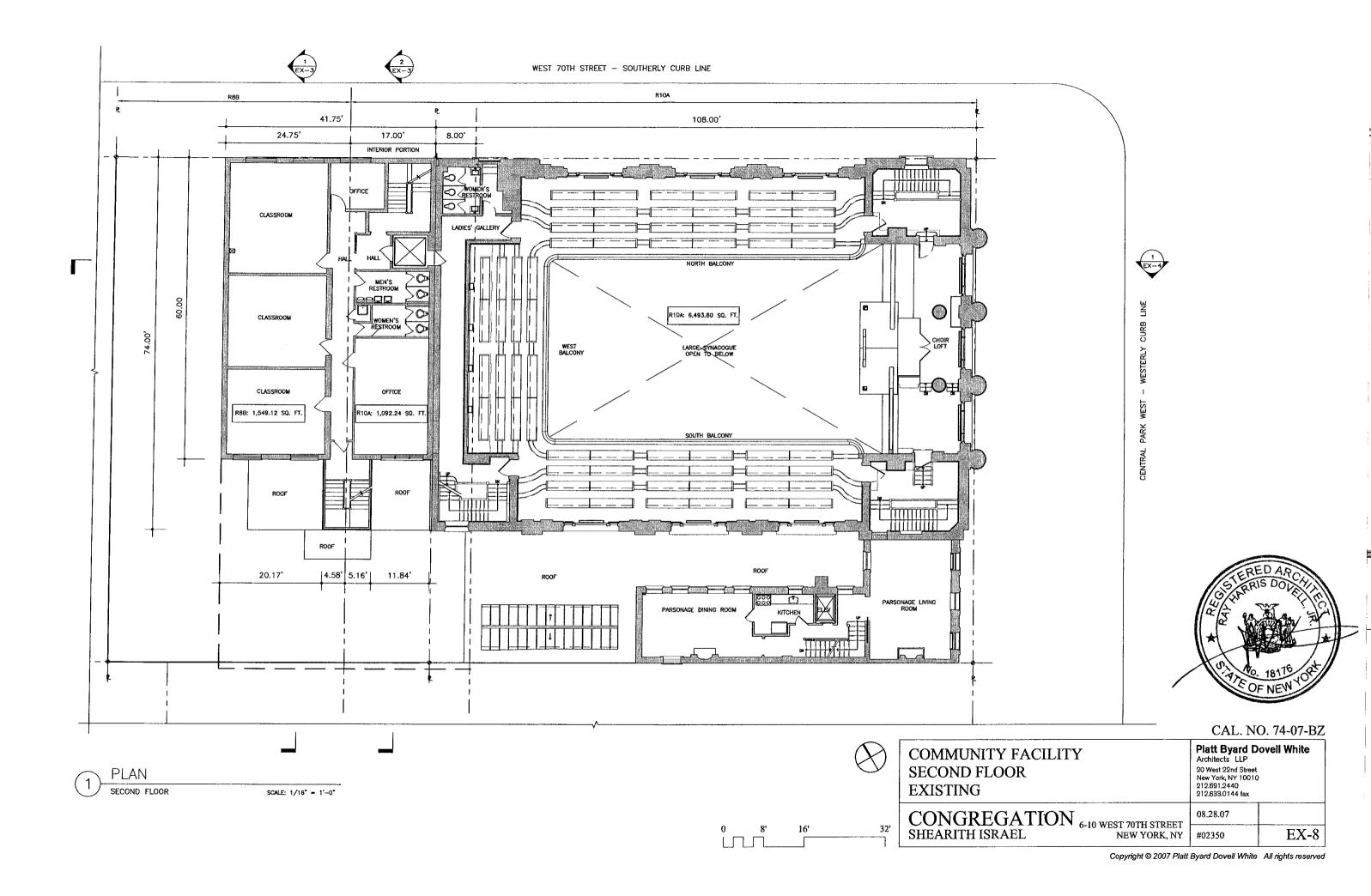


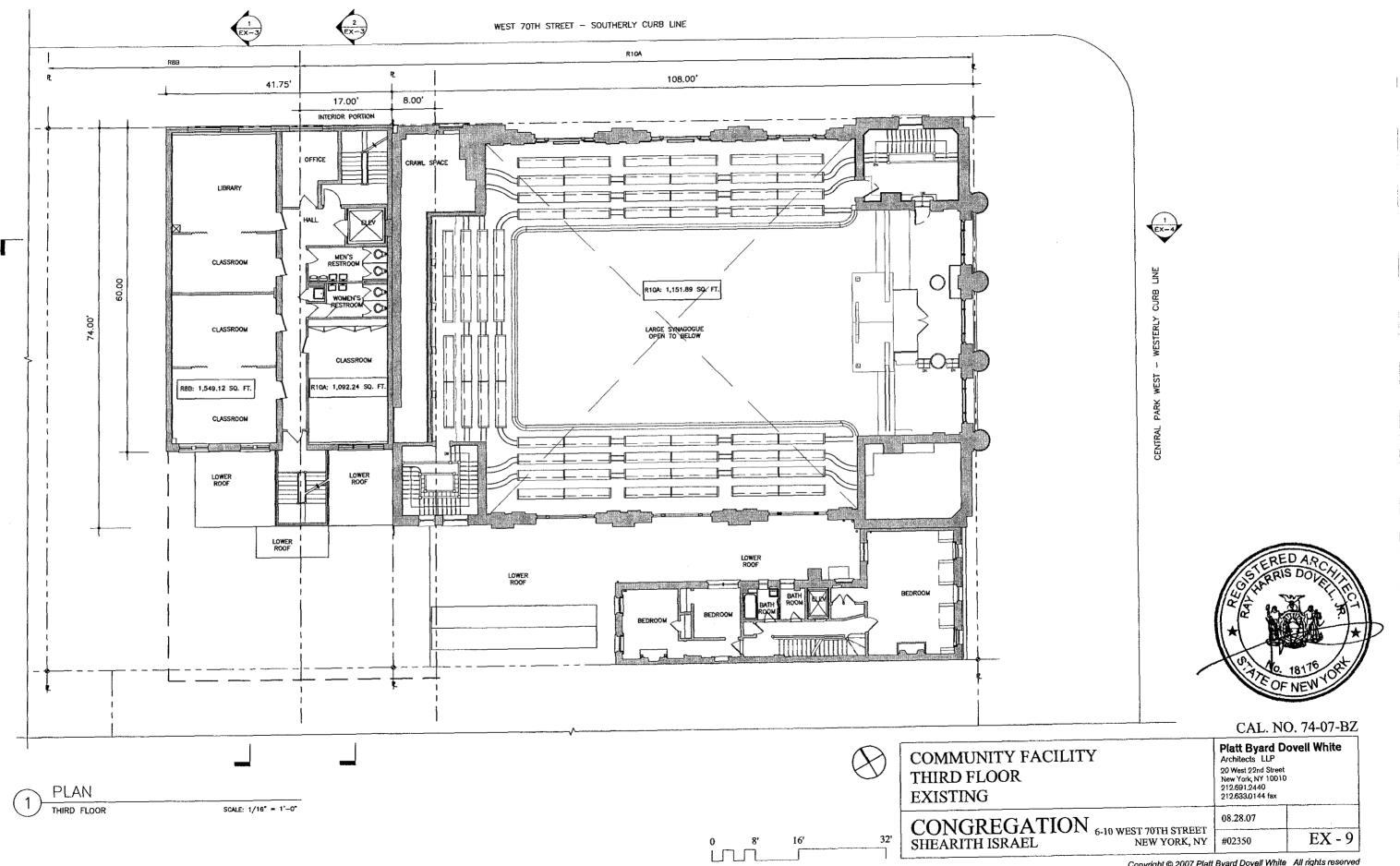


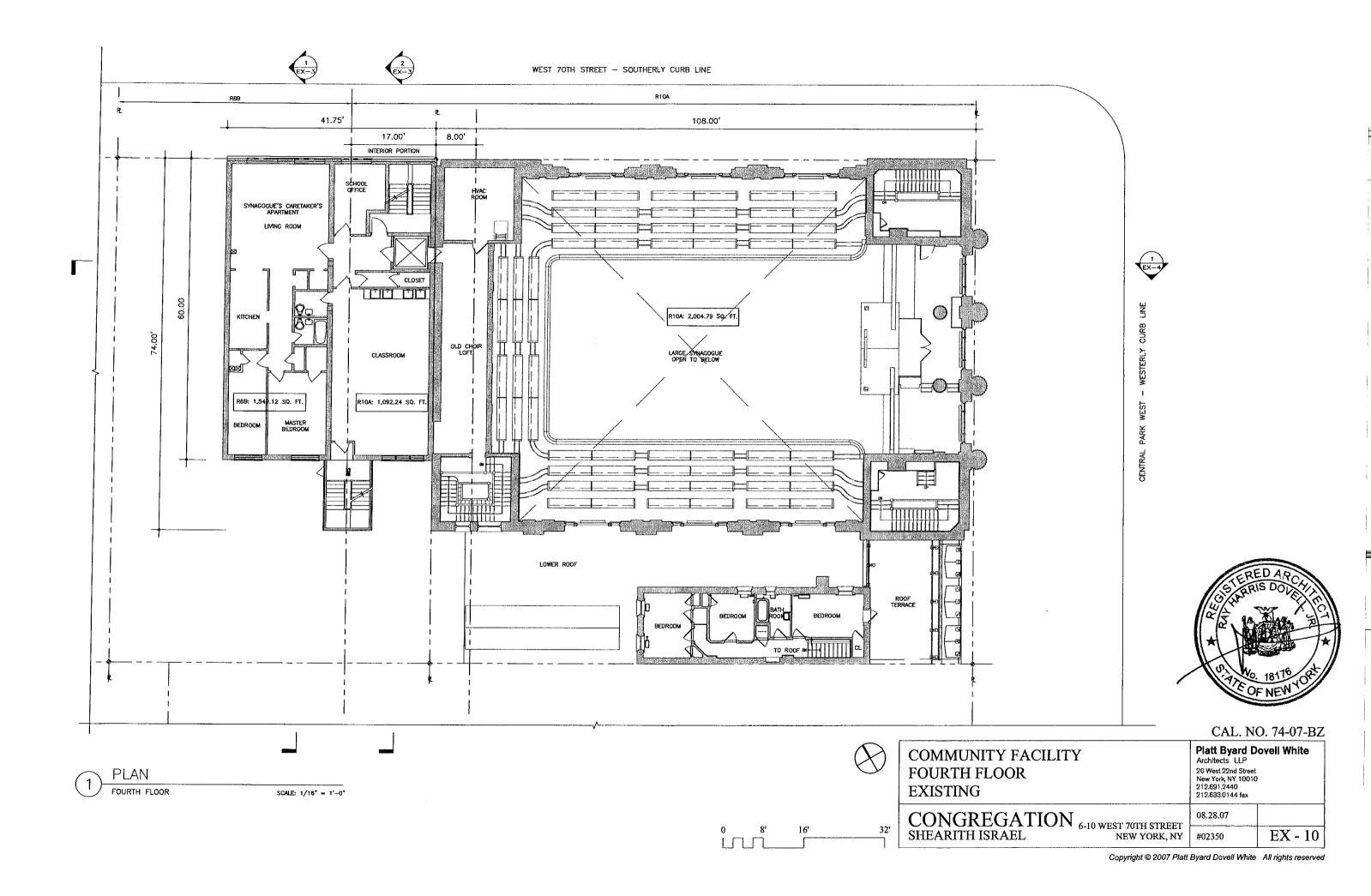


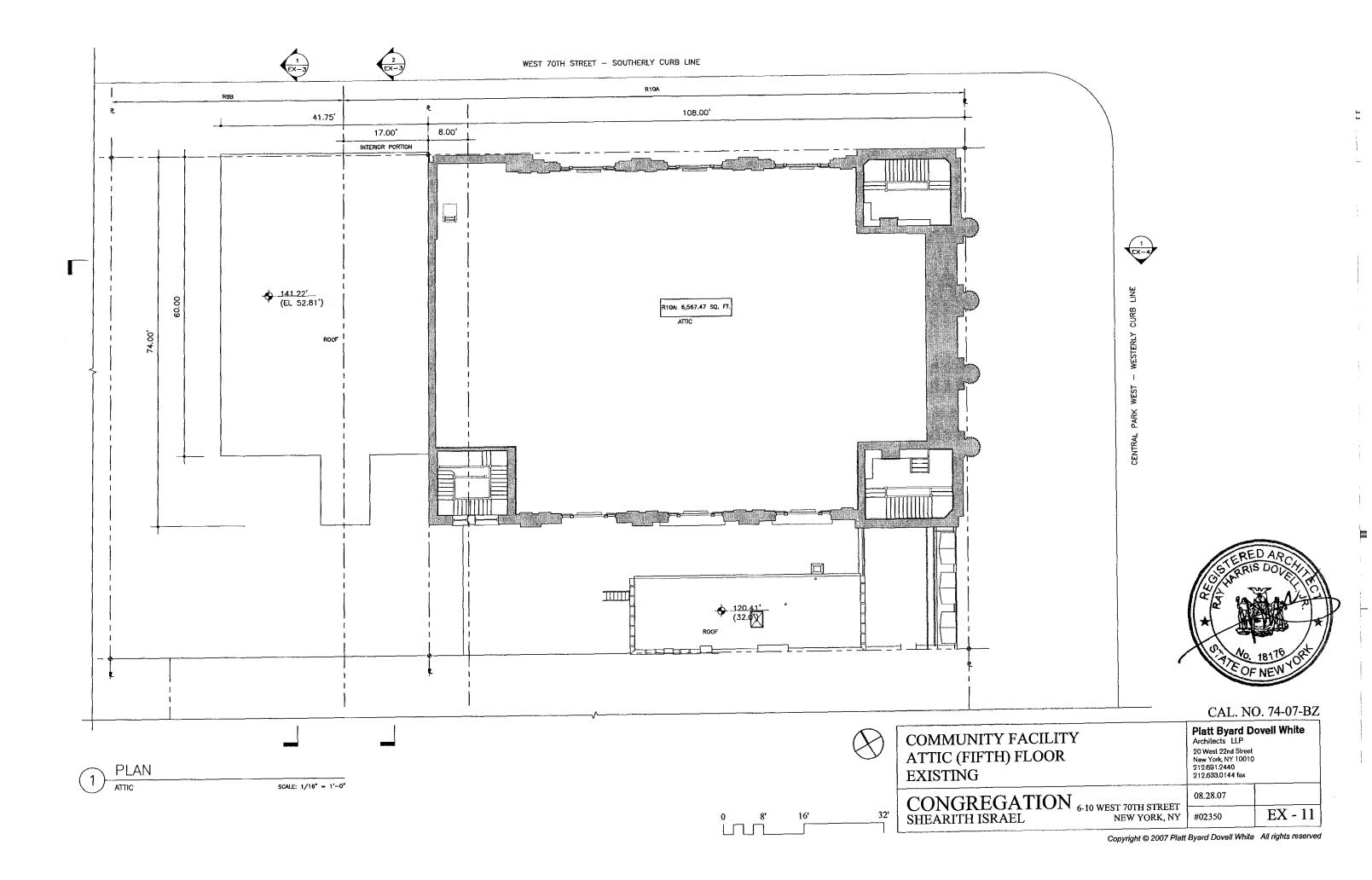


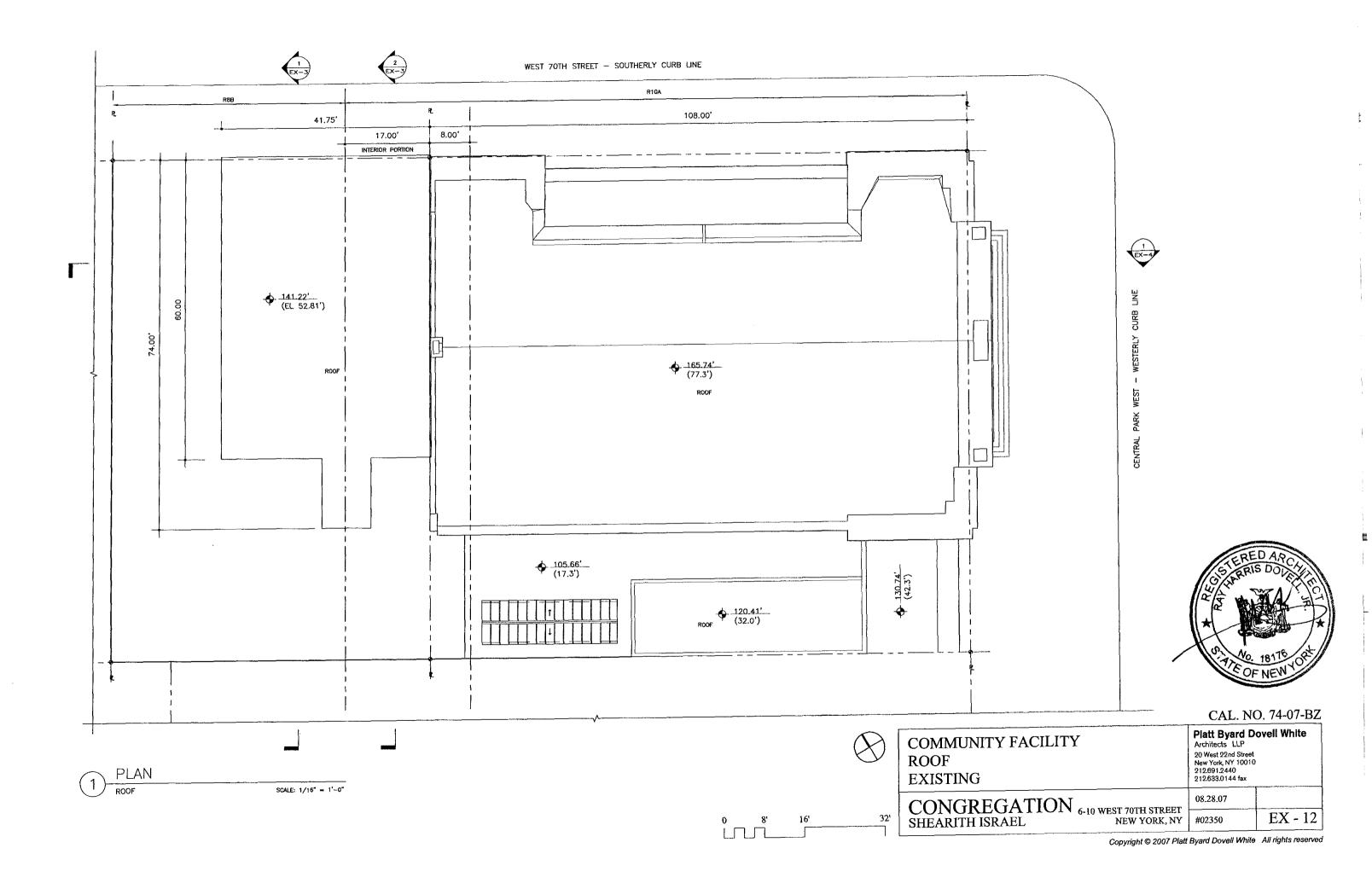


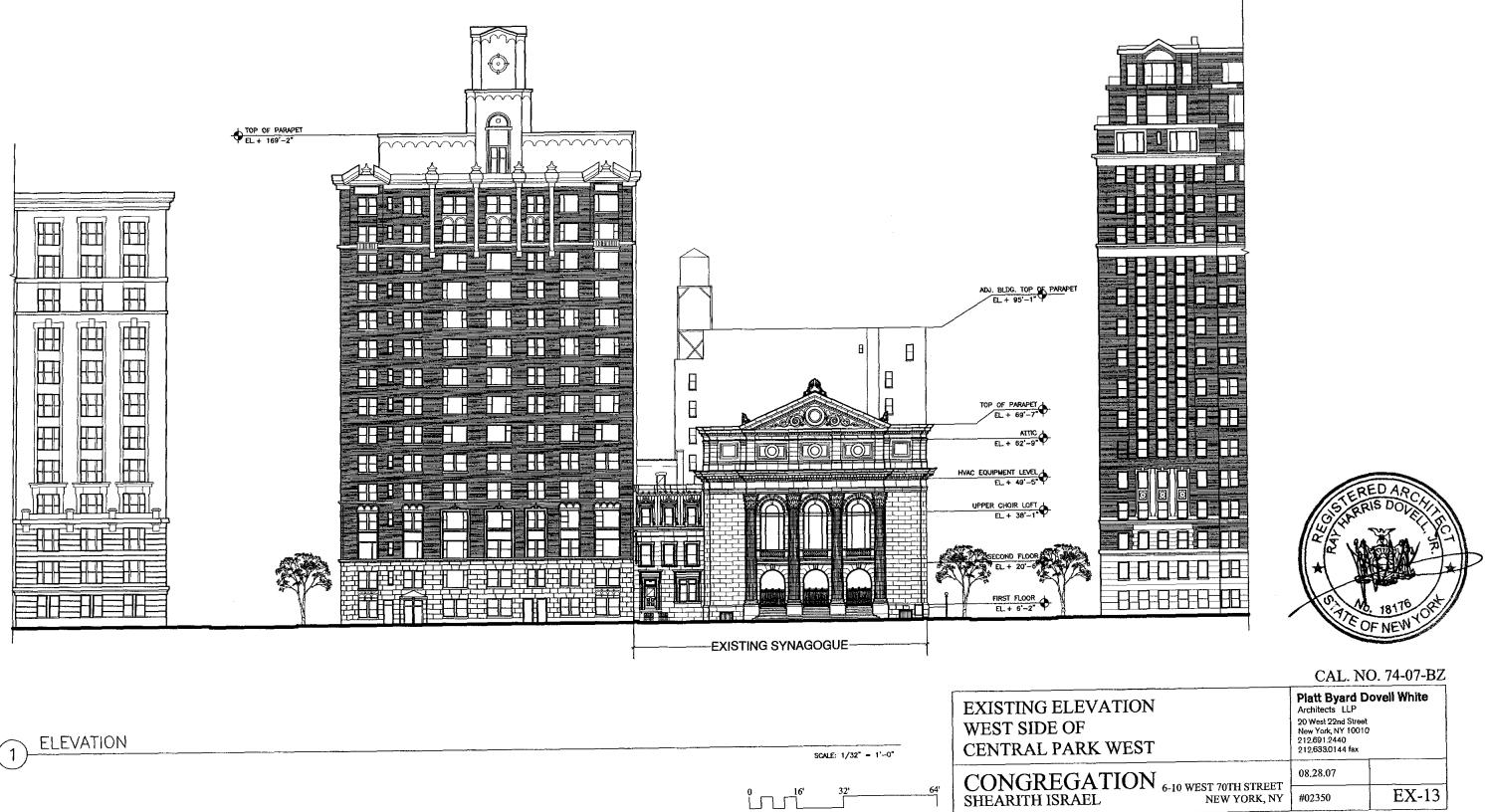


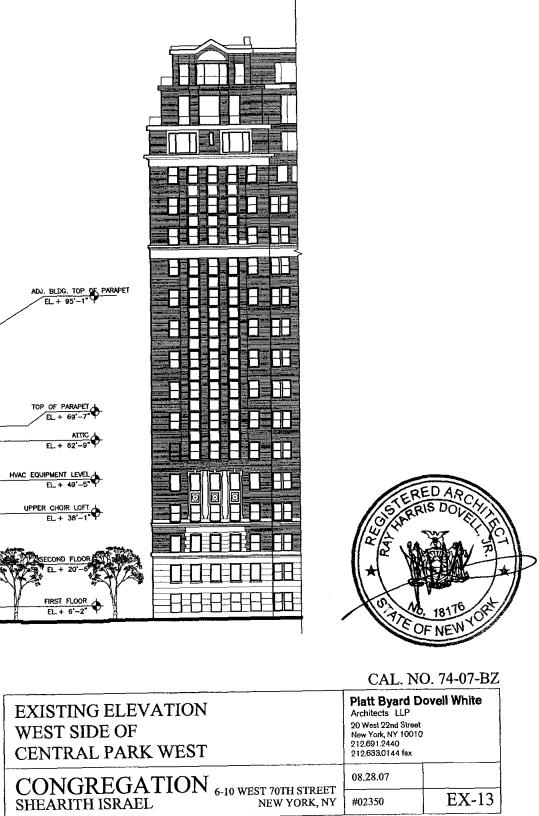


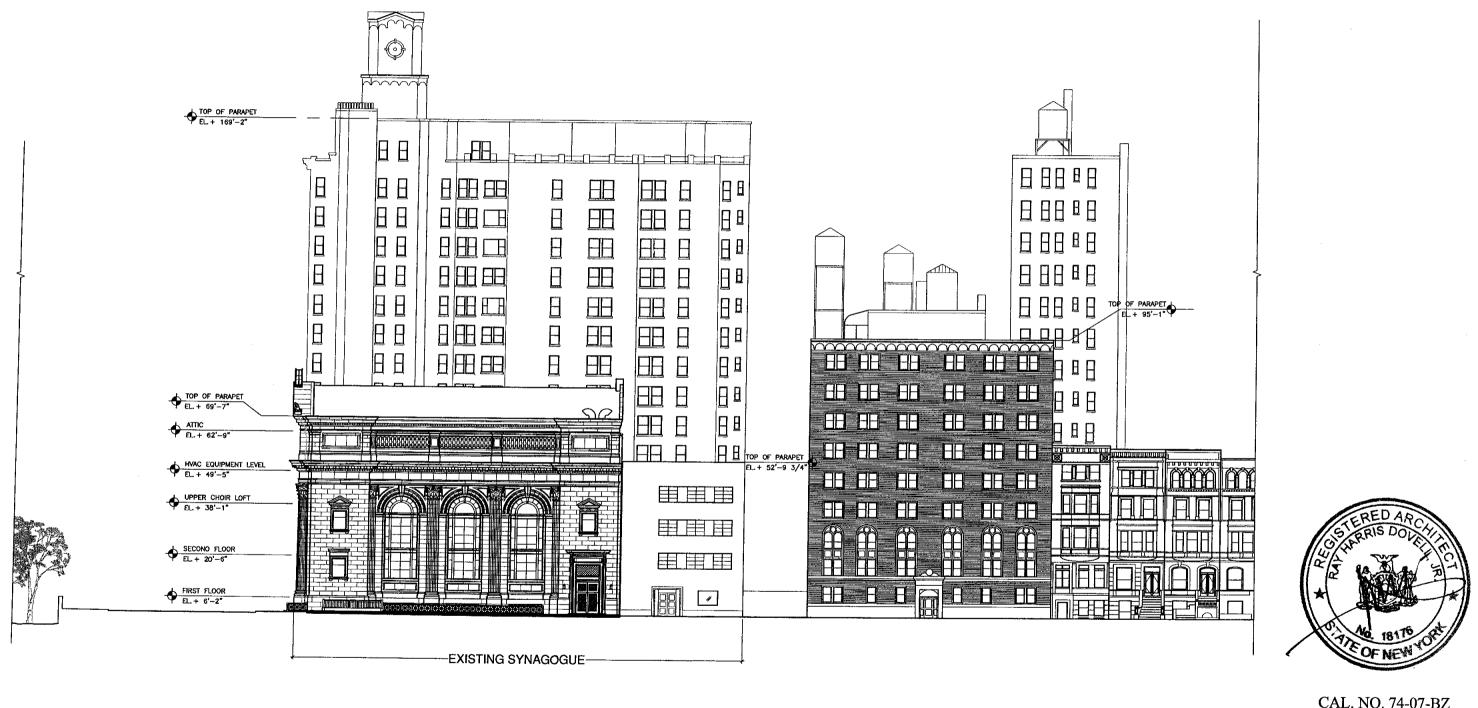












ELEVATION

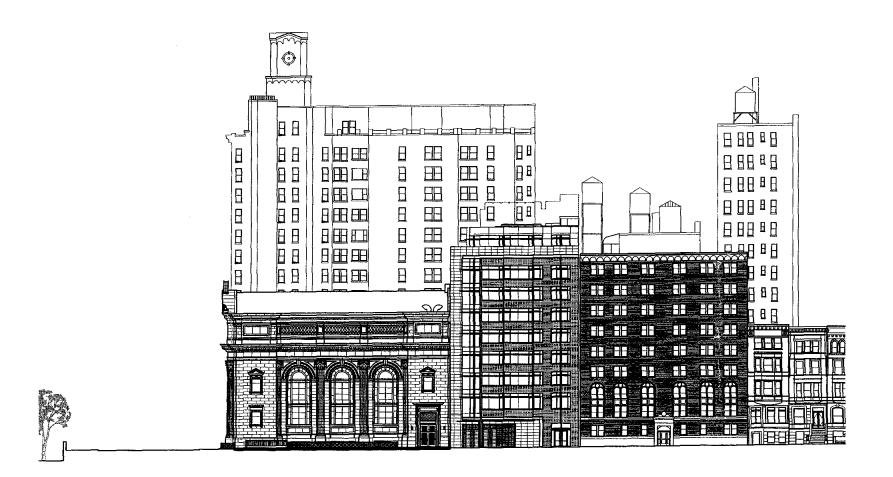
**EXISTING EL** SOUTH SIDE WEST 70TH S SCALE: 1/32" = 1'-0"

64'

CONGREG SHEARITH ISRA

#### CAL. NO. 74-07-BZ

EVATION OF TREET	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.651.2440 212.653.0144 fax			
GATION 6.10 WEST 70TH STREET	08.28.07			
AEL NEW YORK, NY	#02350 EX-1	4		



### CONGREGATION SHEARITH ISRAEL

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



08.28.07

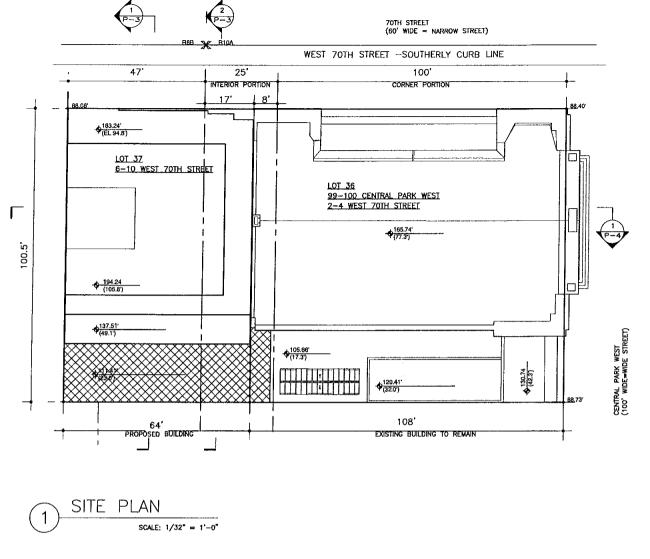
#02350

APPLICABLE ZONING CALCULATIONS FOR SINGLE ZONING LOT SECTION (LOTS 36 & 37) MAP 8C 1. ZONING DISTRICTS: R8B R10A 2. LOT AREA: 6-10 W. 70th 4.723.5 SF 99-100 CPW 101AL 4 723 5 S R8B R10A TOTAL 1.708.5 SF 10,854.0 SF 12,562.5 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 USE GROUP 4: COMMUNITY FACILITY USE GROUP 2: RESIDENTIAL R88 USE GROUP 4: COMMUNITY FACILITY USE GROUP 2: RESIDENTIAL <u>R10A</u> 24-011 5. QUALITY HOUSING REGULATIONS APPLY 23-145 6. MAXIMUM RESIDENTIAL FLOOR AREA RATIO RIOA 10.00 24-11 7. MAXIMUM COMMUNITY FACILITY FLOOR AREA RATIO R8E 4.00 **R10A** 77-22 8. PERCENTAGE BREAKDOWN BY DISTRICT IN DIVIDED ZONING LOT 27.3% 72.7% R8B R10A 9. FLOOR AREA RATIO CALCULATIONS FOR DIVIDED ZONING LOTS R8B R10A  $0.273 \times 4.00 = 1.09$  $0.727 \times 10.00 = 7.27$ 1.09 + 7.27 = 8.36ADJUSTED MAXIMUM FAR A. <u>FLOOR AREA PERMITTED</u> R8B: 8.36 X 4,723.50 SF R1DA: 8.36 X 12,562.50 SF = 39,488.46 SF = 105,022.50 SF COMBINED R8B & R10A 8.36 X 17.286 = 144.510.96 SF B. FLOOR AREA PROPOSED R8B PORTION RESIDENTIAL R8B PORTION COMMUNITY FACILITY R8B TOTAL 17,733.58 = SF 14.030.44 = SF 31.764.02 = SF R10A PORTION RESIDENTIAL R10A PORTION COMMUNITY FACILITY R10A PORTION EXISTING COMMUNITY FACILITY R10A TOTAL 5,173.91 = SF 6,023.60 = SF 27,759.20 = SF 38.958.71 = SF COMBINED R8B & R10A 70.720.73 SE 10. MAXIMUM LOT COVERAGE PERMITTED 77-24 INTERIOR PORTION CORNER PORTION .70 1.00 11. LOT COVERAGE PROPOSED .80, SEE P-5 INTERIOR PORTION DOES NOT COMPLY. REQUIRES BSA VARIANCE. 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 NOT REQUIRED R10A NOT PROPOSED R88 R10A 24-35 14. SIDE YARD REQUIREMENTS NOT REQUIRED R8B R10A NOT PROPOSED R88 R10A 24--36 24--391 15. REAR YARD REQUIRED R8B R10A INTERIOR PORTION R10A CORNER PORTION 30' REQUIRED 30' REQUIRED NOT REQUIRED 16. REAR YARD PROPOSED R8B INTERIOR PORTION 20.00', SEE P-5 DOES NOT COMPLY. REQUIRES BSA VARIANCE. RIGA INTERIOR PORTION 20.00', SEE P--5 DOES NOT COMPLY. REQUIRES BSA VARIANCE. R10A CORNER PORTION COMPLIES

24-522 17. STREET WALL LOCATION & HEIGHT 23-633 A. <u>STREET WALL LOCATION</u> 77-28 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 COMPLIES: SEE P-8 COMPLIES: SEE P-8 R8B R10A в. SETBACK REGULATIONS FOR NARROW STREETS 15.00' SETBACK ABOVE 60.00' 15.00' SETBACK ABOVE 125.00' R8B R10A C. SETBACKS PROPOSED FOR NARROW STREETS R8B 12.00' PROVIDED SEE B-3 12.00' PROVIDED SEE P-3 DOES NOT COMPLY. REQUIRES BSA VARIANCE. R10A COMPLIES: SEE P-3 BASE HEIGHT REQUIREMENTS D. 55.DO' MINIMUM - 60.00' MAXIMUM 60.00' MINIMUM - 125.00' MAXIMUM RIGA E. BASE HEIGHT PROPOSED R8B PORTION 94.80', SEE P-3 DOES NOT COMPLY. REQUIRES BSA VARIANCE. R10A PORTION 105.80', COMPLIES SEE P-3 F. MAXIMUM BUILDING HEIGHT PERMITTED R88 R10A 75.00' 185.00' G. MAXIMUM BUILDING HEIGHT PROPOSED R8B PORTION 105.80', SEE P-3 DOES NOT COMPLY. REQUIRES BSA VARIANCE. R10A PORTION 105.80', COMPLIES SEE P-3 H. REAR SETBACK REQUIREMENTS 24-522 10.00' SETBACK ABOVE MAX. BASE HEIGHT R8B R10A 10.00' SETBACK ABOVE MAX BASE HEIGHT REAR SETBACKS PROPOSED R8B PORTION 6.67', SEE P-3 1. DOES NOT COMPLY. REQUIRES BSA VARIANCE. R10A PORTION COMPLIES SEE P-3 18. DENSITY 23-22 A. FACTOR FOR DWELLING UNITS 23-24 680 790 R8B R10A 
 MAXIMUM NUMBER OF DWELLING UNITS PERMITTED

 R8B
 17,733.58 / 680 = 26 D.U'S

 R10A
 5,173.49 / 790 = 6 D.U'S
 В. TOTAL ALLOWED TOTAL PROPOSED 32 D.U'S 5 D.U'S - COMPLIES 28--00 19. QUALITY HOUSING CALCULATIONS 28 - 11A. BULK REGULATIONS COMPLIES 28-12 8. 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 E. REFUSE STORAGE AND DISPOSAL 28-23 NOT REQUIRED, < 9 DWELLING UNITS NOT PROPOSED F. LAUNDRY FACILITIES 28-24 NOT REQUIRED, < 9 DWELLING UNITS NOT PRODOSET G. DAYLIGHT IN CORRIDORS 28-25 NOT REQUIRED NOT PROPOSED 28-30 RECREATION SPACE AND PLANTING AREAS н. NOT REQUIRED, < 9 DWELLING UNITS NOT PROPOSED 28-41 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 13-12 (USE GROUP 2) 13-13 (USE GROUP 4) .35 X 5 = 1.75 ACCESSORY PARKING ALLOWED; PARKING NOT PROPOSED



6-10 WEST 70TH STREET	BASE PLANE CALCULA
COMMUNITY DISTRICT 7	AVG BASE PLANE =
<u>PLATE 89</u> BLOCK 1122	
LOT - 37 & 36	-
REQUIRED ACTIONS BY THE BOARD	OF STANDARDS & APPEALS
1 DRODOCED LOT COVERAGE FOR	P THE INTERIOR PORTIONS OF

5. PROPOSED MAXIMUM BUILDING HEIGHT IN R8B DOES NOT COMPLY. 113.70' PROVIDED INSTEAD OF 75.00' CONTRARY TO SECTION 23-633.

DATUM 0.00' (88.41')	PROPOSED SITE PLAN, ZO
	AND BASE PL
32' 64'	SHEARITH ISRA

LEGEND

0

FROM MANHATTAN

16'

REAR YARD

- 3

BASE PLANE CALCULATIONS AVG BASE PLANE = <u>88.73 + 88.41 + 88.08</u> 

88.41 = 0.00' FOR ZONING PURPOSES

1. PROPOSED LOT COVERAGE FOR THE INTERIOR PORTIONS OF R88 & R10A EXCEEDS THE MAXIMUM ALLOWED. THIS IS CONTRARY TO SECTION 24-11/77-24. PROPOSED INTERIOR PORTION LOT COVERAGE IS .80.

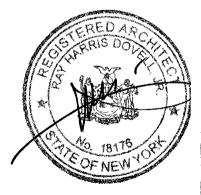
2. PROPOSED REAR YARD IN R8B DOES NOT COMPLY. 20.00' PROVIDED INSTEAD OF 30.00' CONTRARY TO SECTION 24-36.

3. PROPOSED REAR YARD IN R10A INTERIOR PORTION DOES NOT COMPLY. 20.00' PROVIDED INSTEAD OF 30.00' CONTRARY TO SECTION 24-36.

4. PROPOSED INITIAL SETBACK IN R8B DOES NOT COMPLY. 12.00' PROVIDED INSTEAD OF 15.00' CONTRARY TO SECTION 23-633.

5. PROPOSED BASE HEIGHT IN R8B DOES NOT COMPLY. 94.80' PROVIDED INSTEAD OF 60.00' CONTRARY TO SECTION 23-633.

7. PROPOSED REAR SETBACK IN R8B DOES NOT COMPLY. 6.67' PROVIDED INSTEAD OF 10.00' CONTRARY TO SECTION 23-663.



#### CAL. NO. 74-07-BZ

, ZONING CALCULATIONS, PLANE CALCULATIONS	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax			
EGATION 6.10 WEST 70TH STREET	08.28.07			
SRAEL 6-10 WEST 70TH STREET NEW YORK, NY	#02350 P-1			

FLOOR	AREA	SCHEDULE	
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			-00h Anus 30					
FLOOR	USE	GROSS AREA PF	FLOOR	GROSS FLOOR AREA EXISTING	COMM. FAC. GROSS	RESIDENTIAL GROSS	COMBINED R88 & R10A GROSS	ZONING FLOOR AREA
		R8B	R10A	R10A	FLOOR AREA	FLOOR AREA	FLOOR AREA	
C2	COMMUNIITY FACILITY	(4,723.50)	(1,918.10)	(1395.04)	(8,036.64)	N.A.	(8,036.64)	N.A.
	COMMUNITY FACILITY	(3,383.74)	(1,602.44)	(10,495.14)	(15,481.32)	N.A.		
C1	RESIDENTIAL	(1,339.76)	(315.66)			(1,655.42)	(17,136.74)	N.A.
	COMMUNITY FACILITY	3,705.94	1,918.10	11,541.25	17,165.29	N.A.		
1	RESIDENTIAL	1,017.57	0	0	N.A.	1,017.57	18,182.86	18,182.86
	COMMUNITY FACILITY	3,458.0	1,368.50	6,493.80	11,320.30	N.A.		
2	RESIDENTIAL	325.50	0	0	N.A.	325.50	11,645.80	11,645.80
	COMMUNITY FACILITY	3,458.00	1,368.50	1,151.89	5,978.39	N.A.		
3	RESIDENTIAL	325.50	0	0	N.A.	325.50	6,303.89	6,303.89
<u></u>	COMMUNITY FACILITY	3,408.50	1,368.50	2,004.79	6,781.79	N.A.		
4	RESIDENTIAL	375.00	0	0	N.A.	375.00	7,156.79	7,156.79
······································	COMMUNITY FACILITY			6,567.47	6,567.47			
5	RESIDENTIAL	3,313.50	1,198.50			4,512.00	11,079.47	11,079.47
6	RESIDENTIAL	3,313.50	1,198.50	0	N.A.	4,512.00	4,512.00	4,512.00
7	RESIDENTIAL	3,313.50	1,198.50	0	N.A.	4,512.00	4,512.00	4,512.00
8	RESIDENTIAL	3,313.50	1,198.50	0	N.A.	4,512.00	4,512.00	4,512.00
PENTHOUSE	RESIDENTIAL	2,436.01	379.91	0	N.A.	2,815.92	2,815.92	2,815.92
TOTAL ZONING FLOOR AREA	R8B COMMUNITY	14,030.44						
TOTAL ZONING FLOOR AREA	R8B RESIDENTIAL	17,733.58						L
TOTAL ZONING FLOOR AREA	R8B	31,764.02						
TOTAL ZONING FLOOR AREA								
TOTAL ZONING FLOOR AREA	R10A COMMUNITY		6,023.60					
TOTAL ZONING FLOOR AREA	R10A RESIDENTIAL		5,173.91					
TOTAL ZONING FLOOR AREA	R10A EXIST. COMM.			27,759.20				
TOTAL ZONING FLOOR AREA	R10A			38,956.71				
					L	ĺ		
TOTAL ZONING FLOOR AREA	COMMUNITY FACILITY				47,813.24			
TOTAL ZONING FLOOR AREA	RESIDENTIAL					22,907.49		
TOTAL	NEW BUILDING & Exist. Synagogue						95,894.11	70,720.73
TOTAL	NEW BUILDING						56,244.73	42,961.53

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

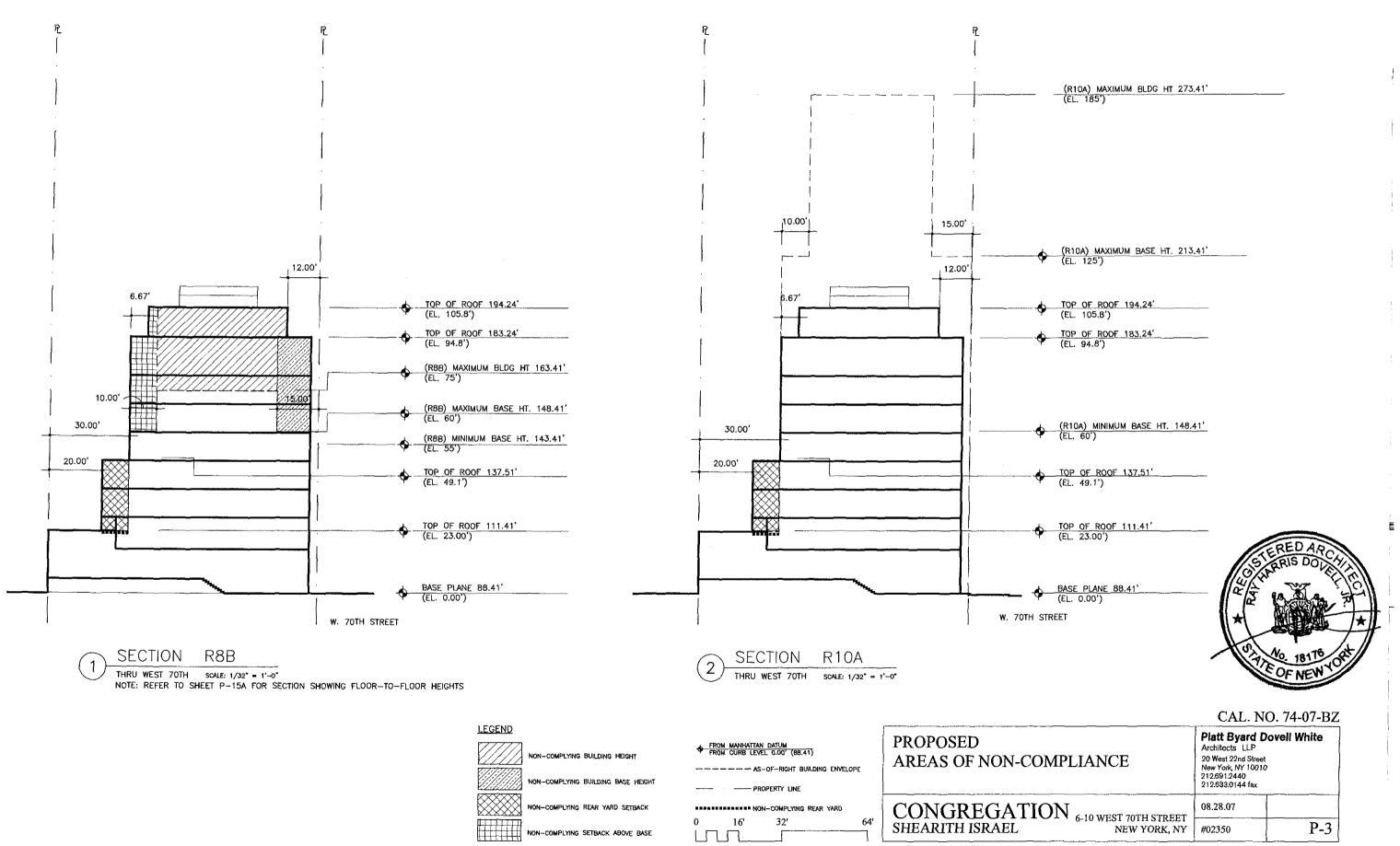
	PROPOSED FLOOR AREA S
0 16' 32' 64'	CONGREGA SHEARITH ISRAI

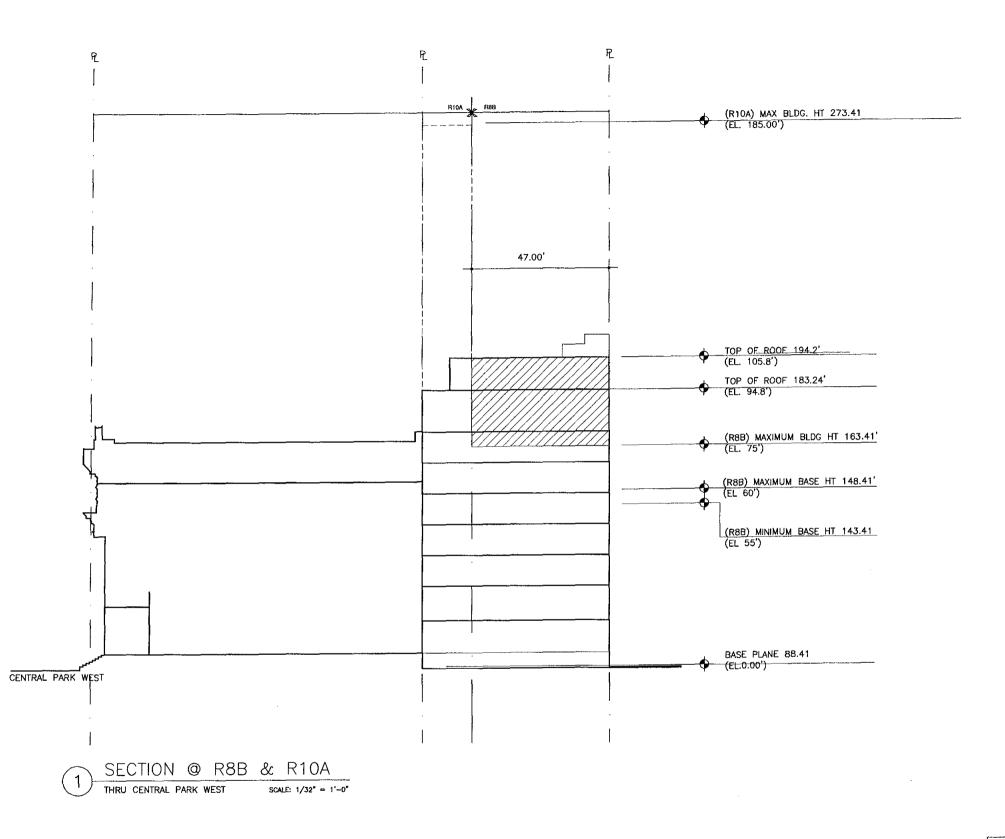


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# CAL. NO. 74-07-BZCAL. NO. 74-07-BZPlatt Byard Dovell White<br/>Architects LLP<br/>20 West 22nd Street<br/>New York, NY 10010<br/>212.633.0144 faxATION<br/>6-10 WEST 70TH STREET<br/>NEW YORK, NY08.28.07<br/>#02350P-2





<u>LEGEND</u>

NON-COMPLYING BUILDING HEIGHT

NON-COMPLYING BUILDING BASE HEIGHT

NON-COMPLYING REAR YARD SETBACK

NON-COMPLYING SETBACK ABOVE BASE

FROM MANHATTAN DATUM ----- AS-OF-RIGHT BUILDING ENVELOPE ------ PROPERTY LINE

16'

0 

SERVICE REAL AND A COMPLYING REAR YARD 32'

64'

PROPOSED



**P-4** 

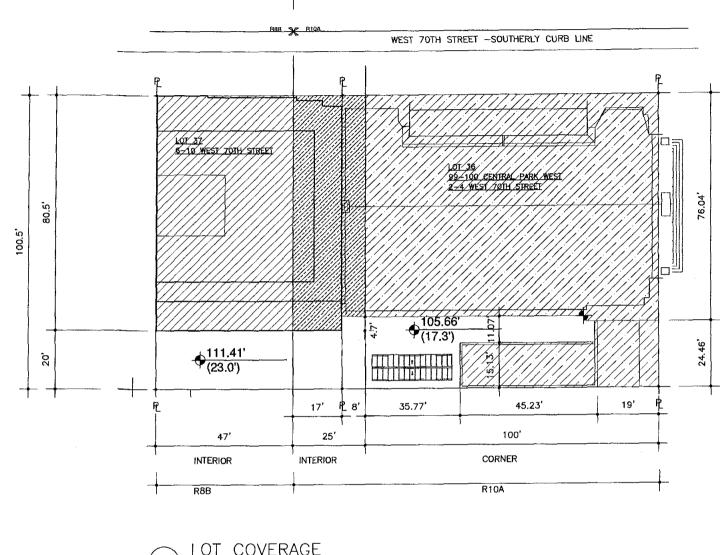
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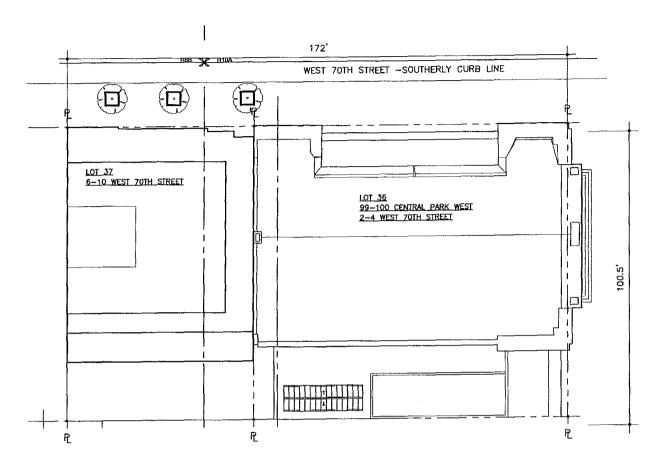
# CAL. NO. 74-07-BZ Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax

AREAS OF NON-COMPLIANCE 08.28.07 CONGREGATION 6-10 WEST 70TH STREET NEW YORK, NY

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NEW YORK, NY #02350

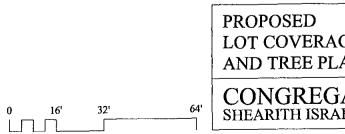




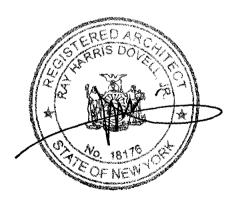
LOT COVERAGE -1 SCALE: 1/32" = 1'-0" LOT\_COVERAGE: SEC. 24-11. 77-24 R8B INTERIOR LOT PORTION LOT COVERAGE PERMITTED FOR INTERIOR PORTION  $\begin{array}{l} \text{RB8: 0.70 \times 4,723.50 = 3,306.45} \\ \text{R10A: 0.70 \times 2,512.50 = 1,758.75} \\ \text{AVG: } (3,306.45 + 1,758.75) \ / \ (4,723.50 + 2,512.50) = 0.70 \end{array}$ RIOA INTERIOR LOT PORTION LOT COVERAGE PROPOSED FOR COMBINED INTERIOR PORTION R8B: 3783.5 R10A: 1974.9 AVG: (3,783.50 + 1,974.9) / (4,723.50 + 2,512.50) = 0.80 RIDA CORNER LOT PORTION DOES NOT COMPLY. REQUIRES BSA VARIANCE. LOT COVERAGE PERMITED FOR CORNER PORTION R10A: 1 X 10,050 = 10,050

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

STREET TREE PLANTING (2)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

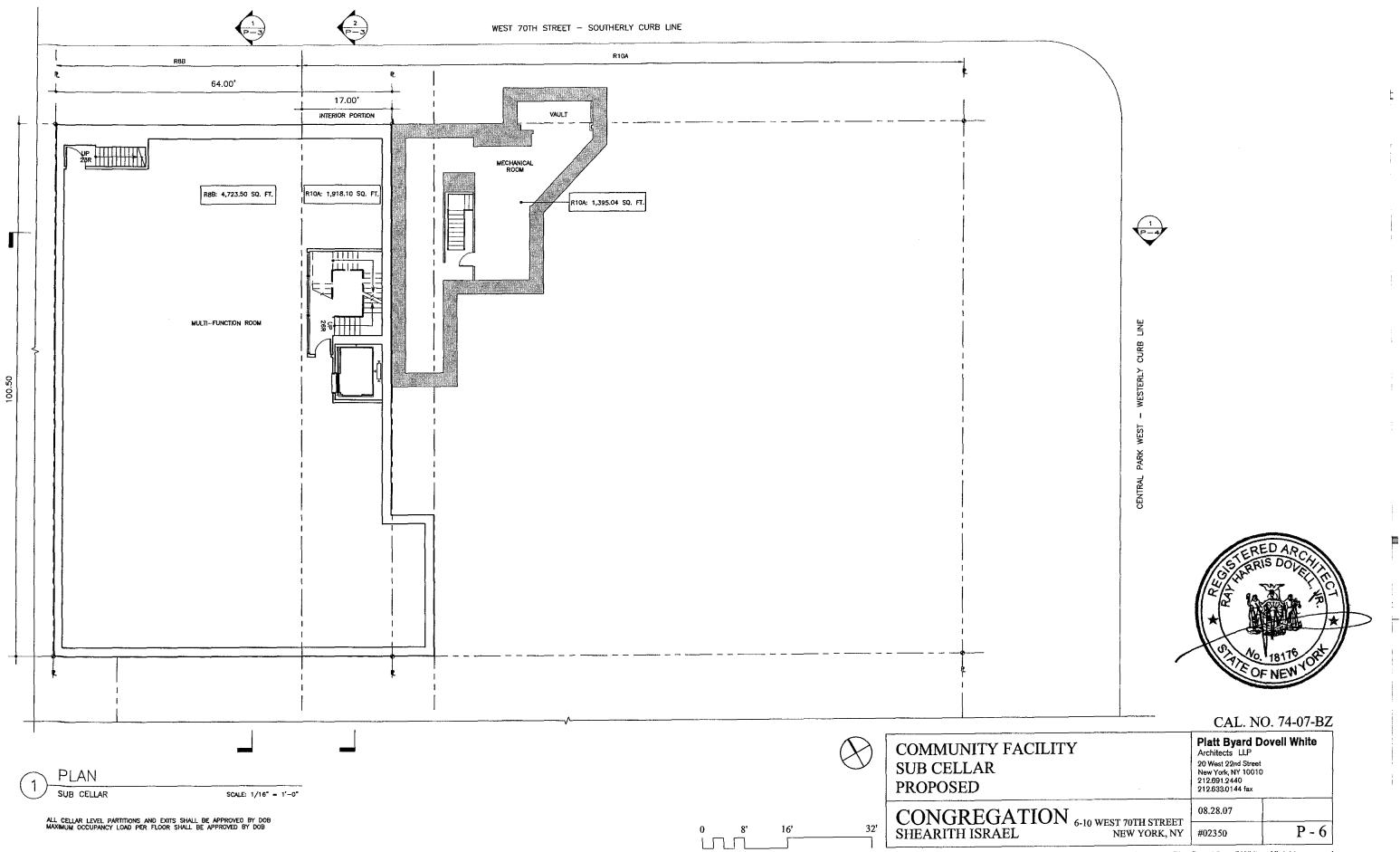


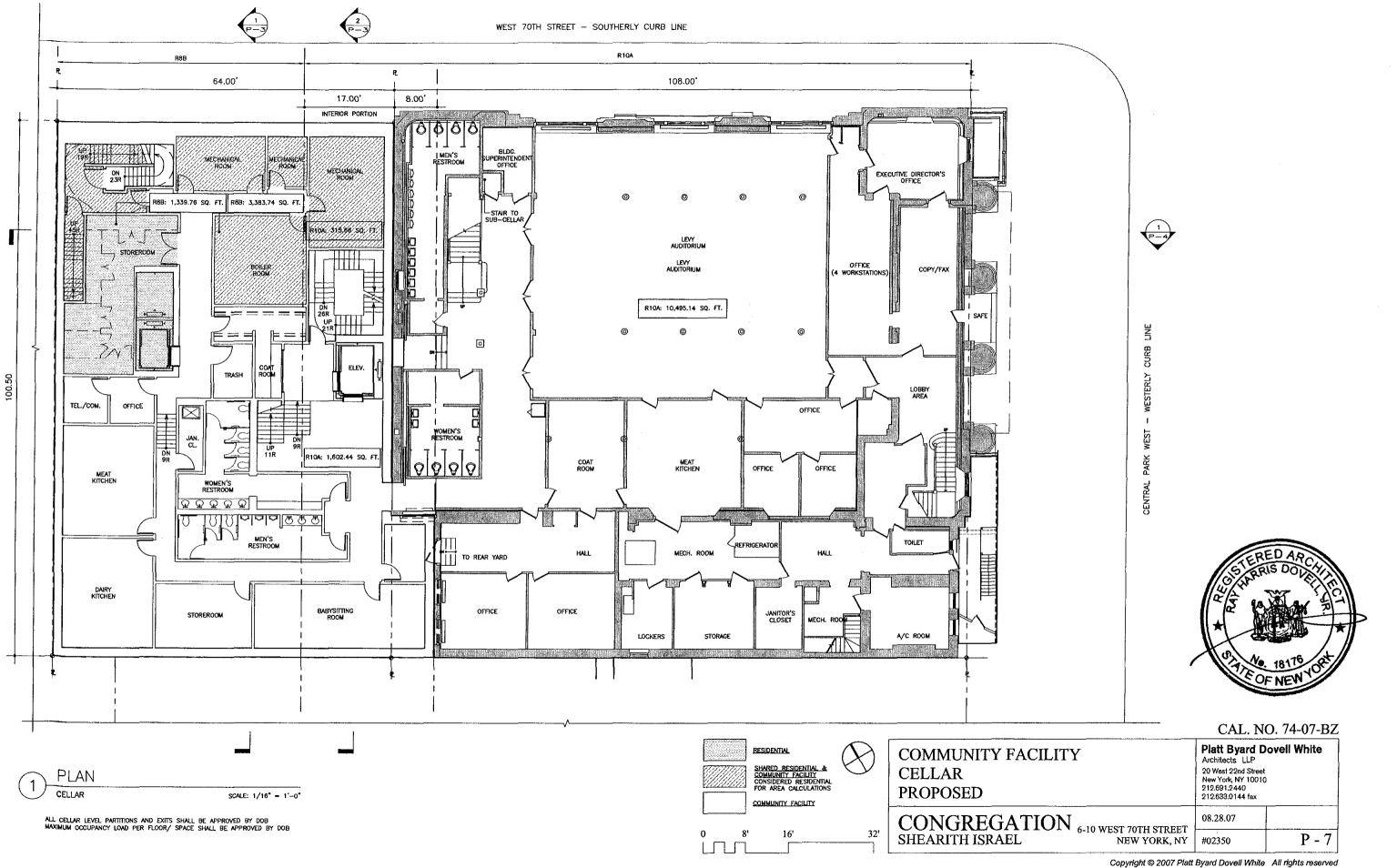
SCALE: 1/32" = 1'-0"

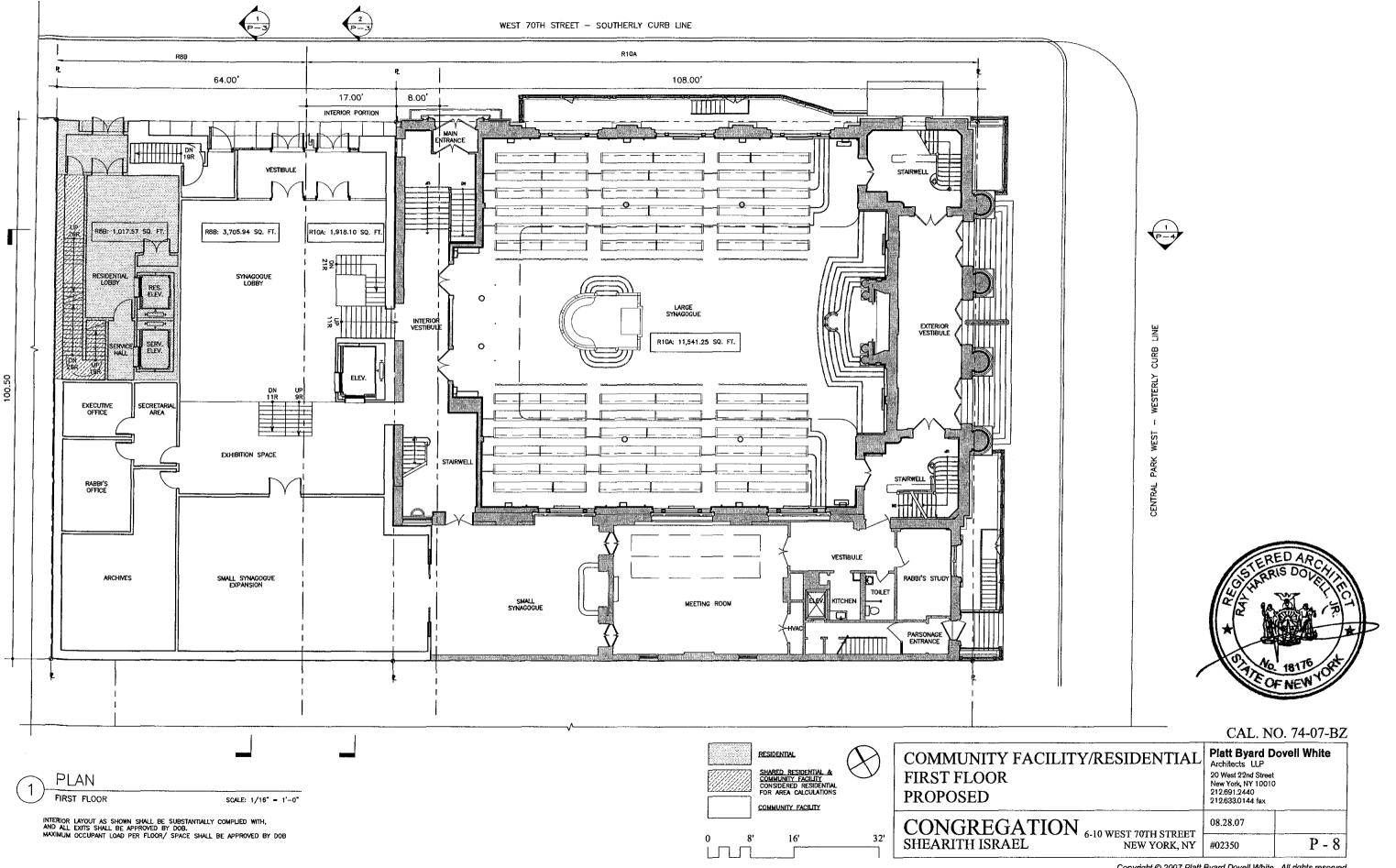


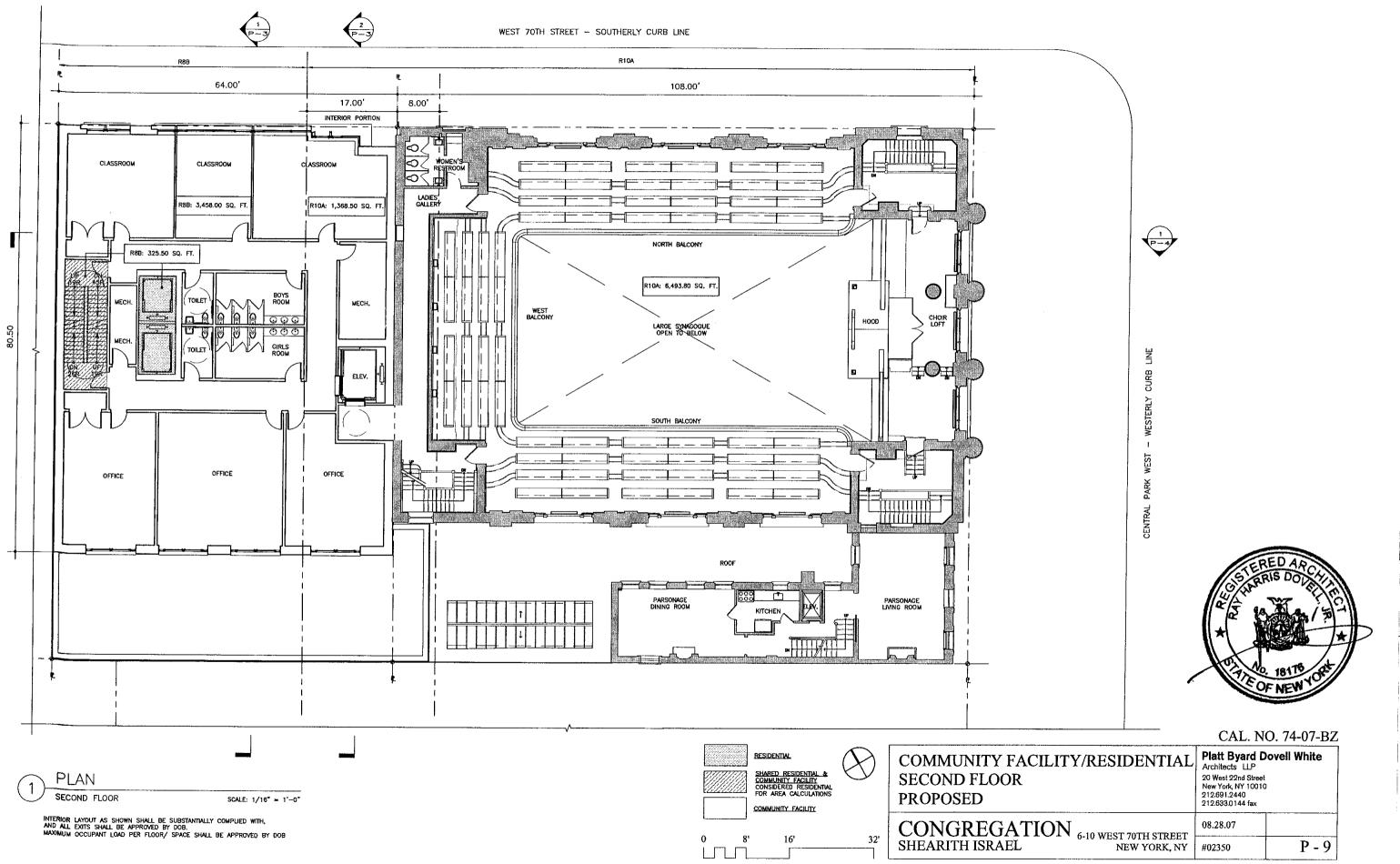
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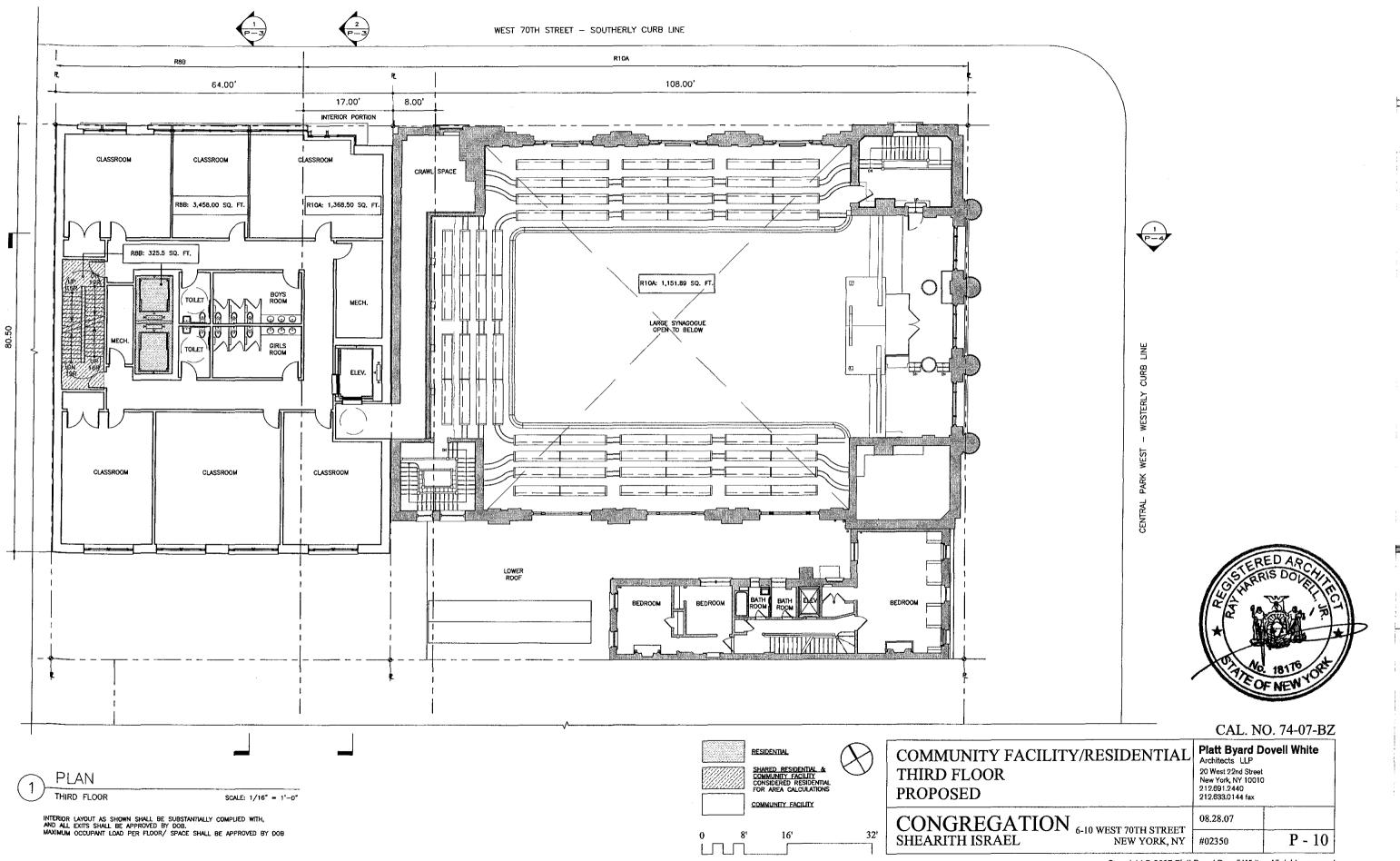
GE CALCULATIONS	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax		
GATION 6-10 WEST 70TH STREET	08.28.07		
AEL NEW YORK, NY	#02350 P-5		

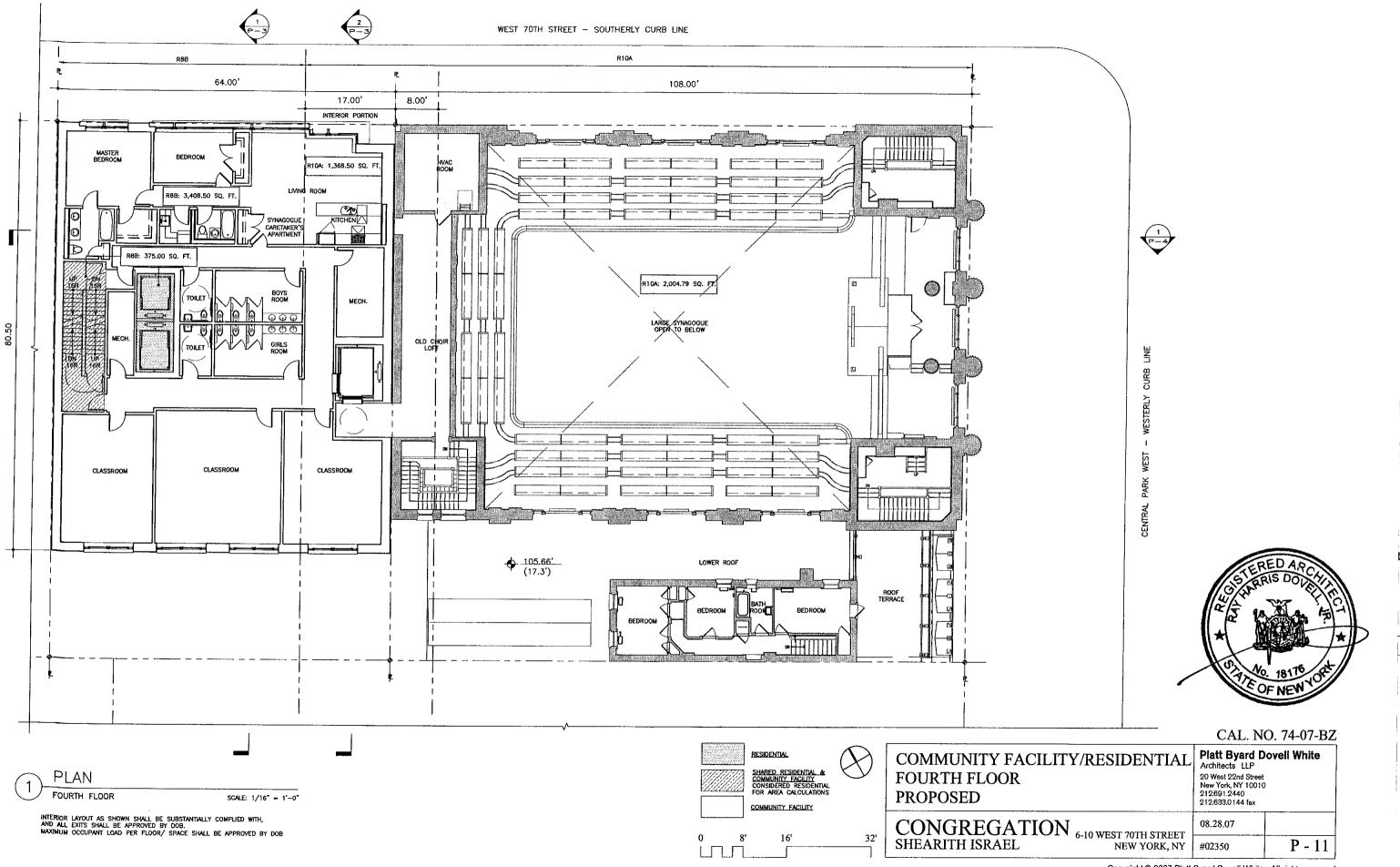


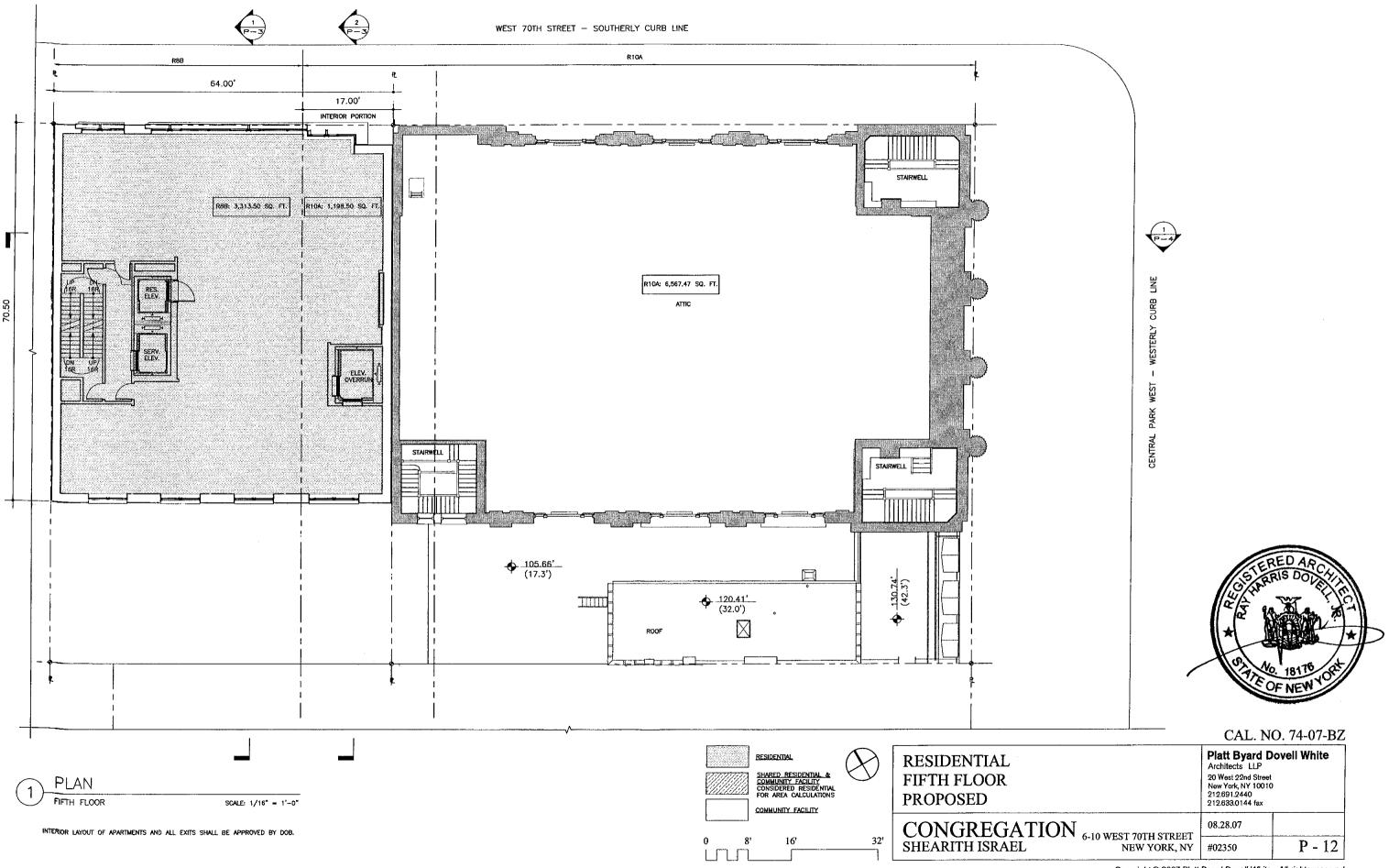




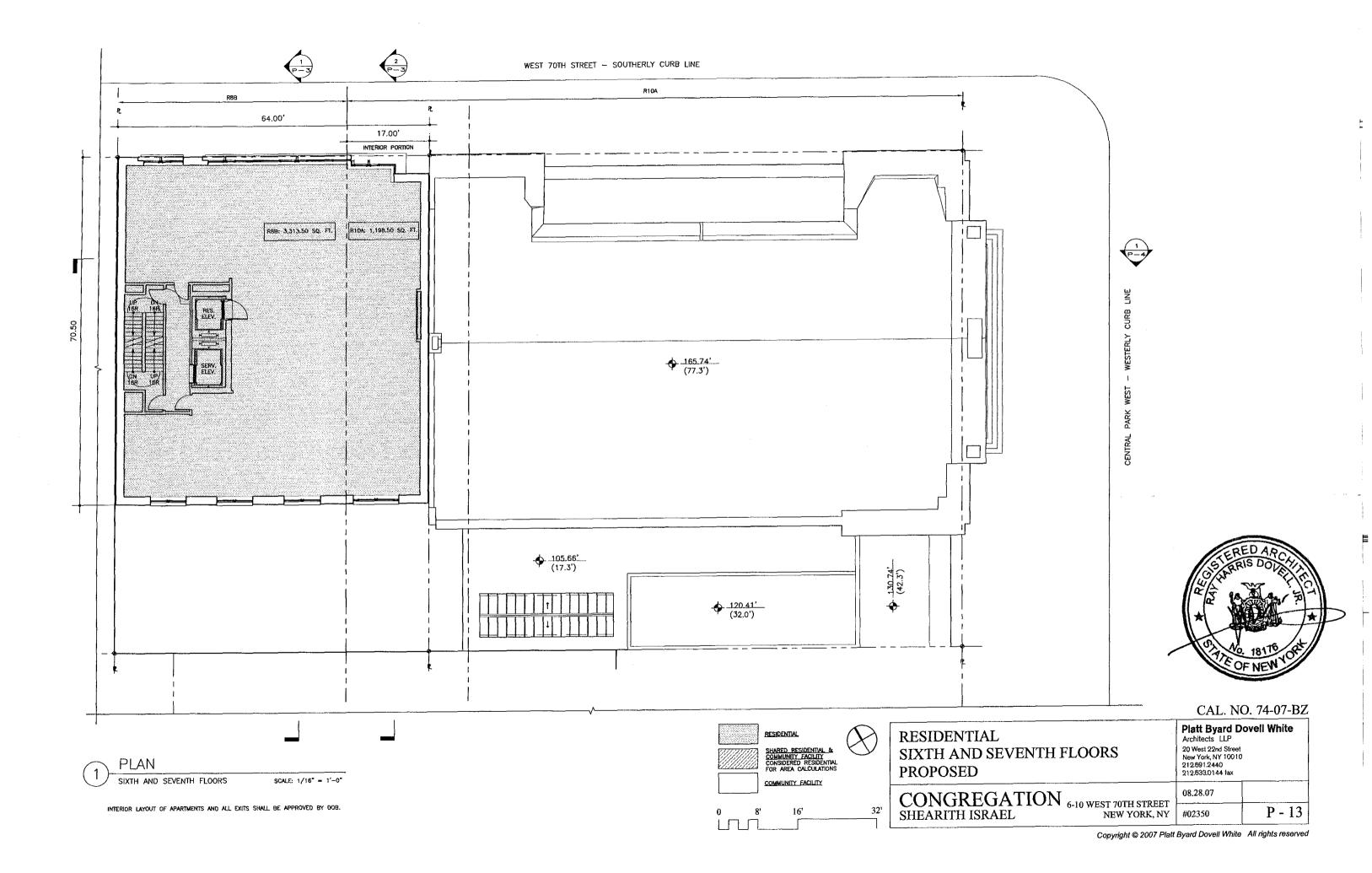


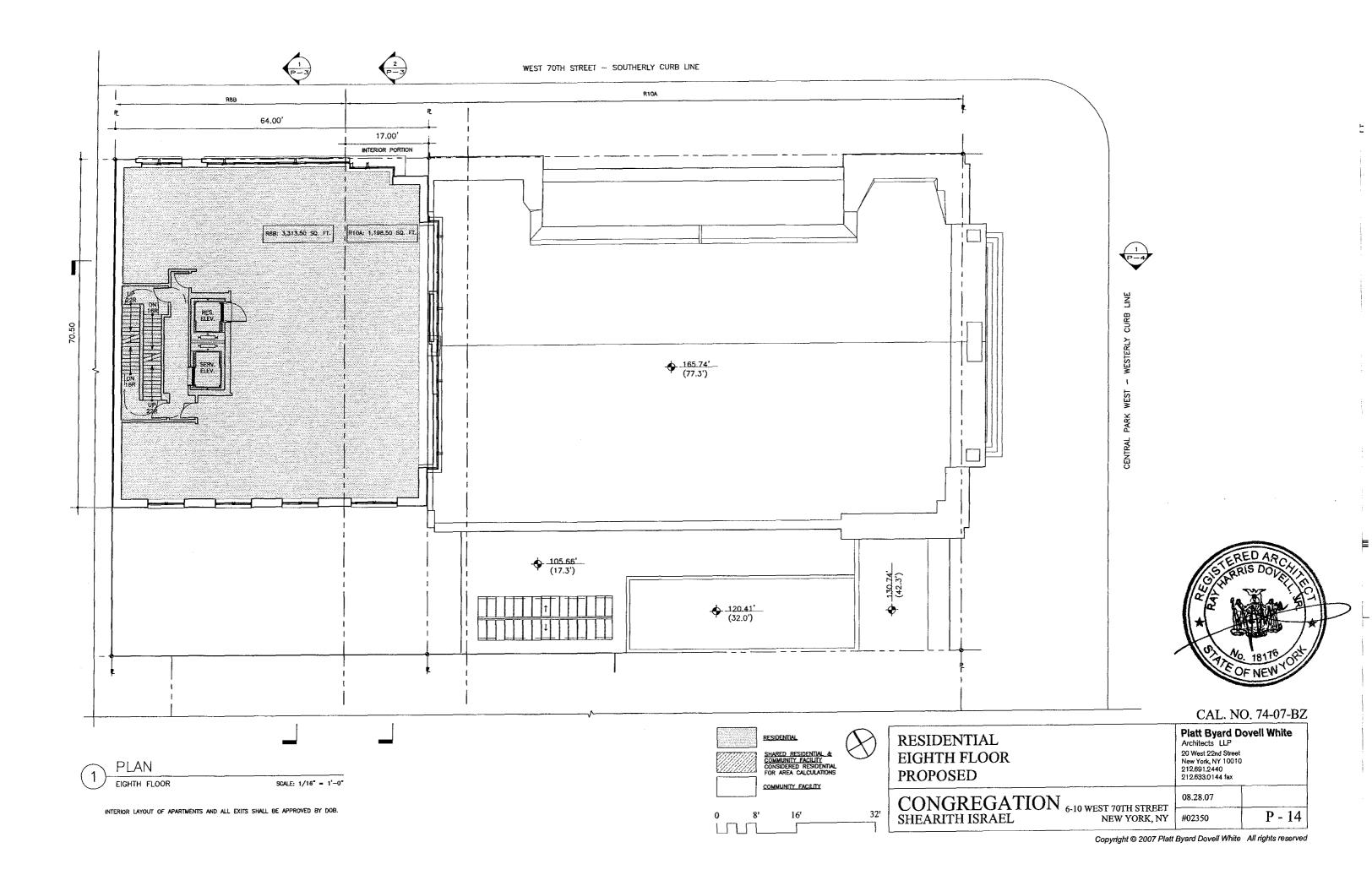


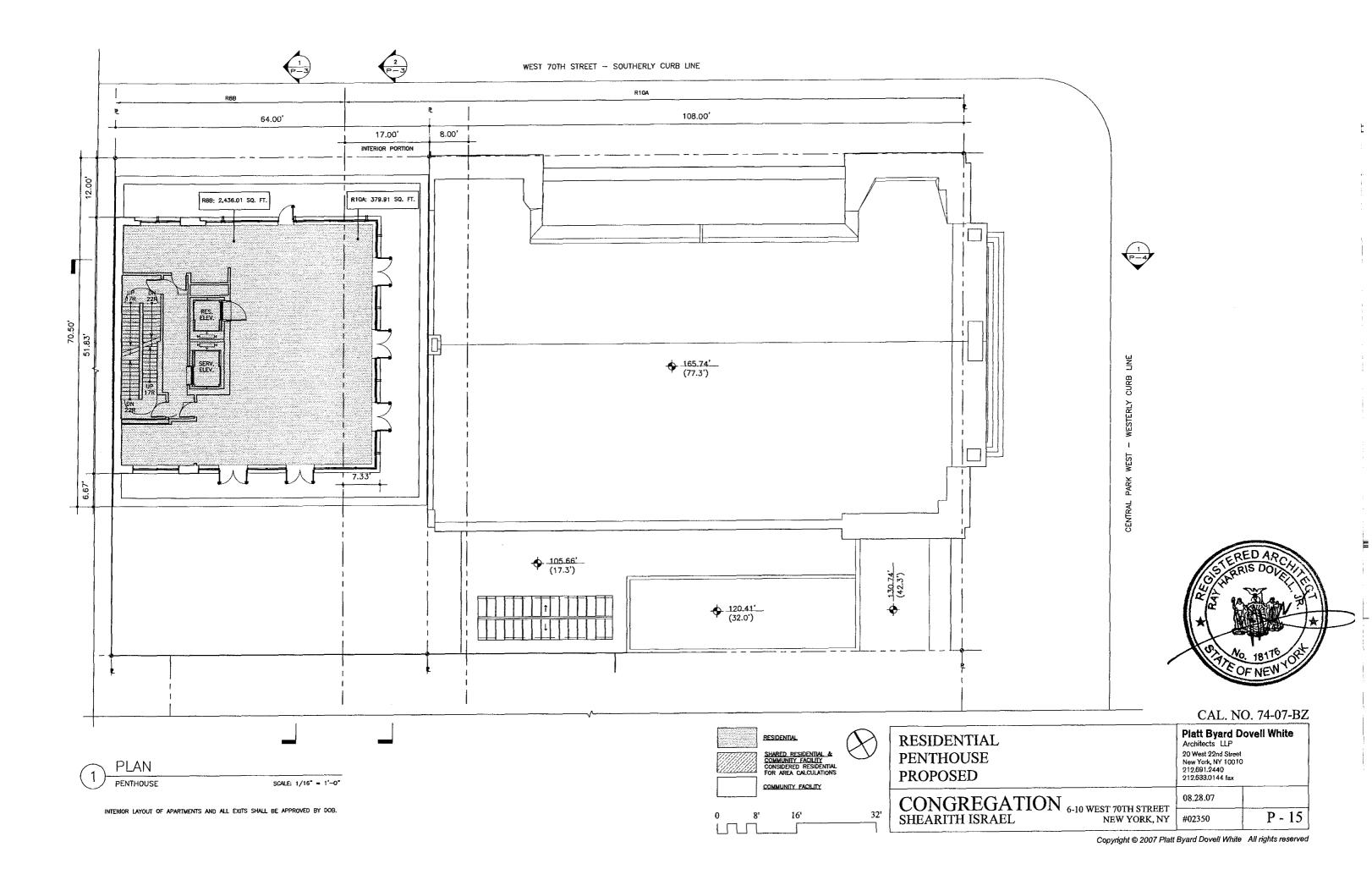


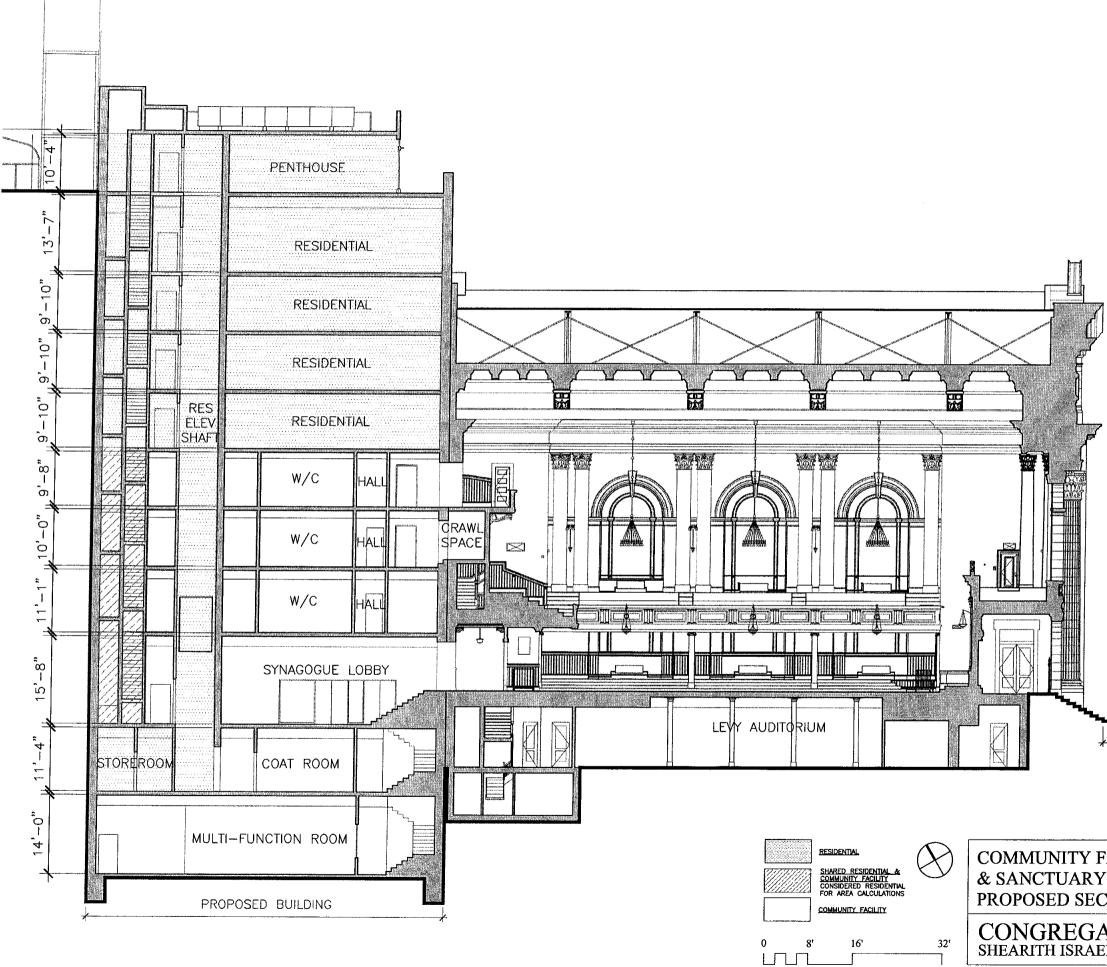


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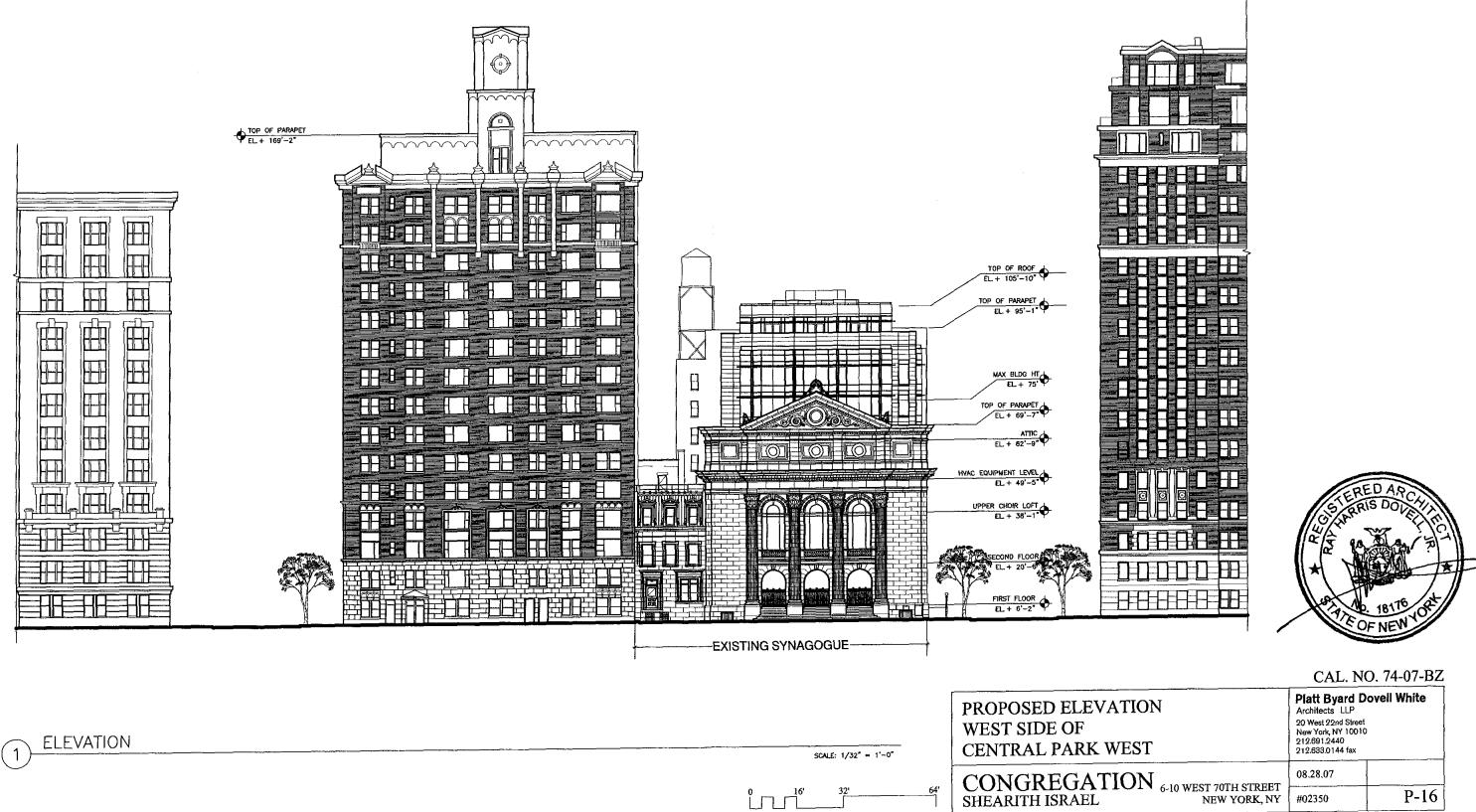




(TOP OF JOIST)					
<b>?</b>					
+48'-7" HVAC EQUIP LEVEL					
+37'-3"					
+19'-8" SECOND FLOOR					
+5'-4" FIRST FLOOR	GISTERE	DAR		×	
	*				>
	STATE OF	18176 NEW	JON T-BZ	/	
FACILITY/RESIDENTIAL Y	Platt Byard D Architects LLP 20 West 22nd Street New York, NY 10010		/hite		
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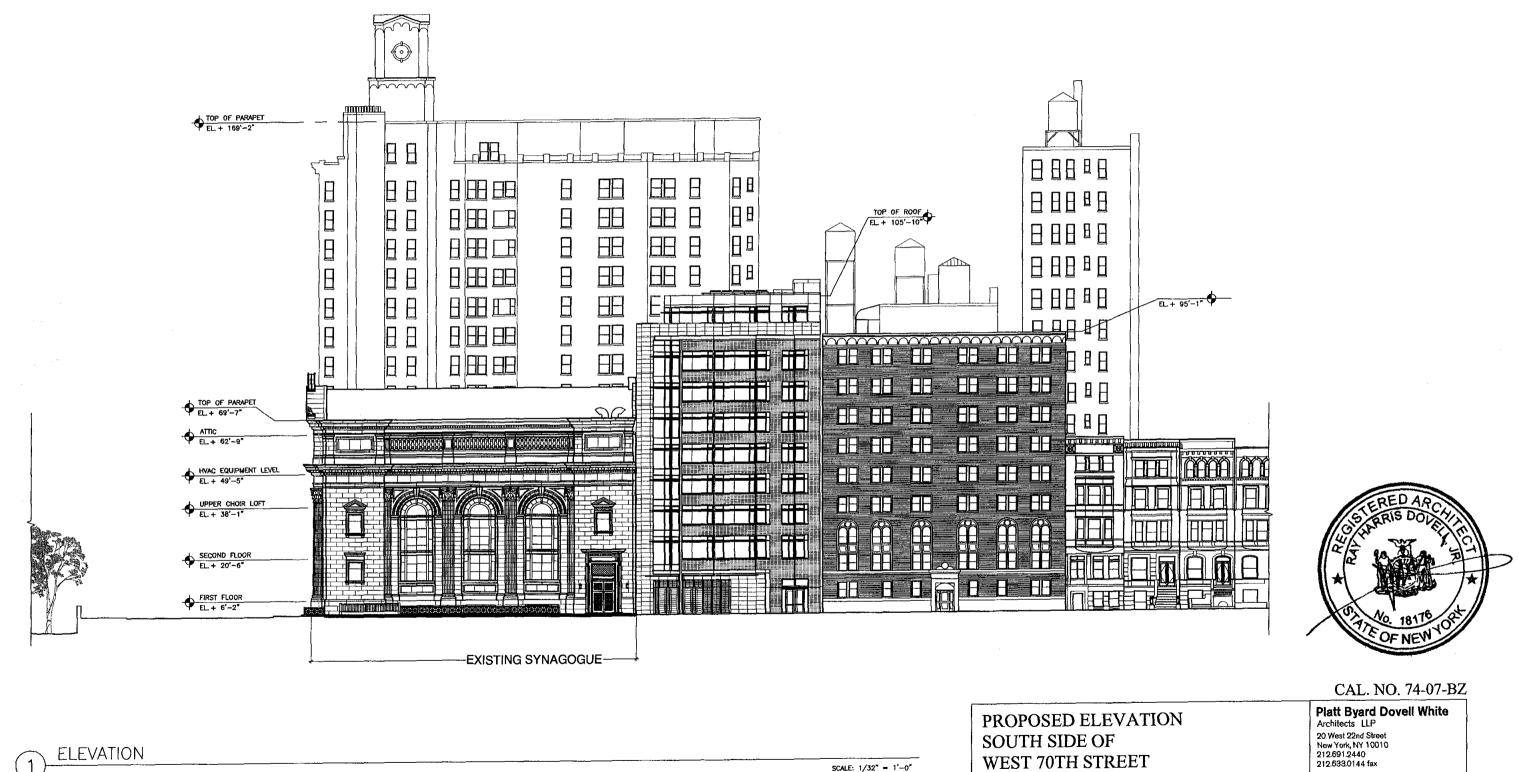
+68'-9"

+61'-11"



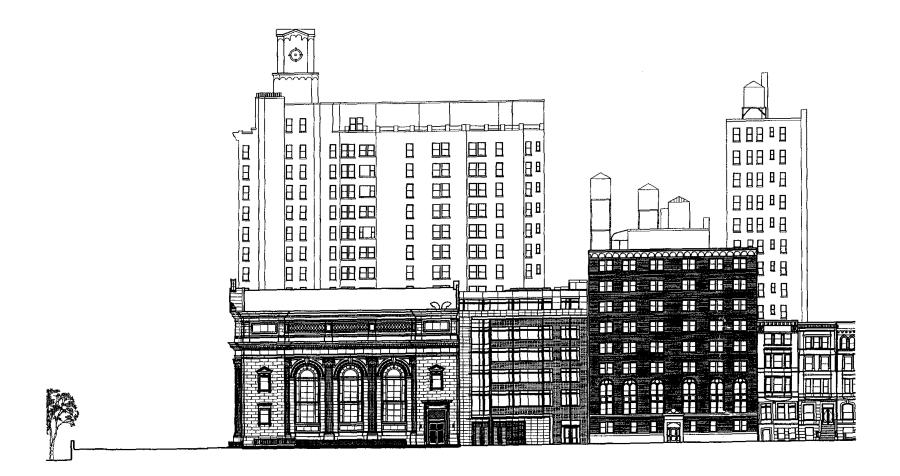
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GATION 6-10 WEST 70TH STREET	08.28.07		
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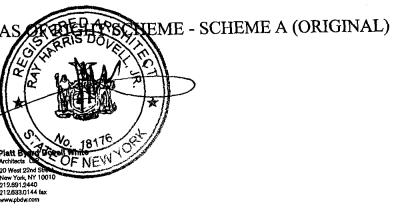


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6-10 W. 70TH ST. NEW YORK, NEW YORK



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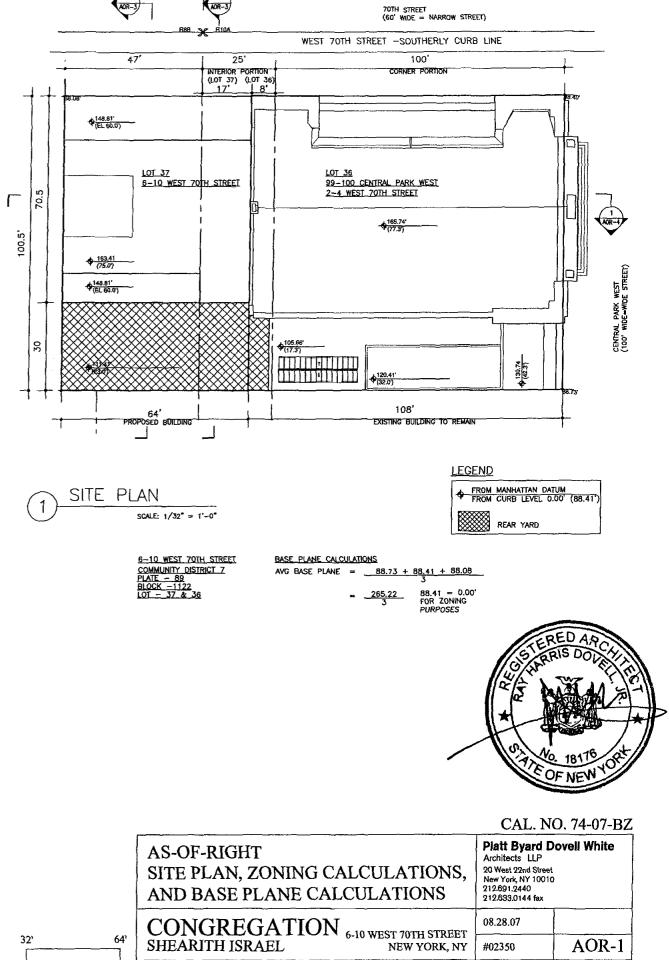
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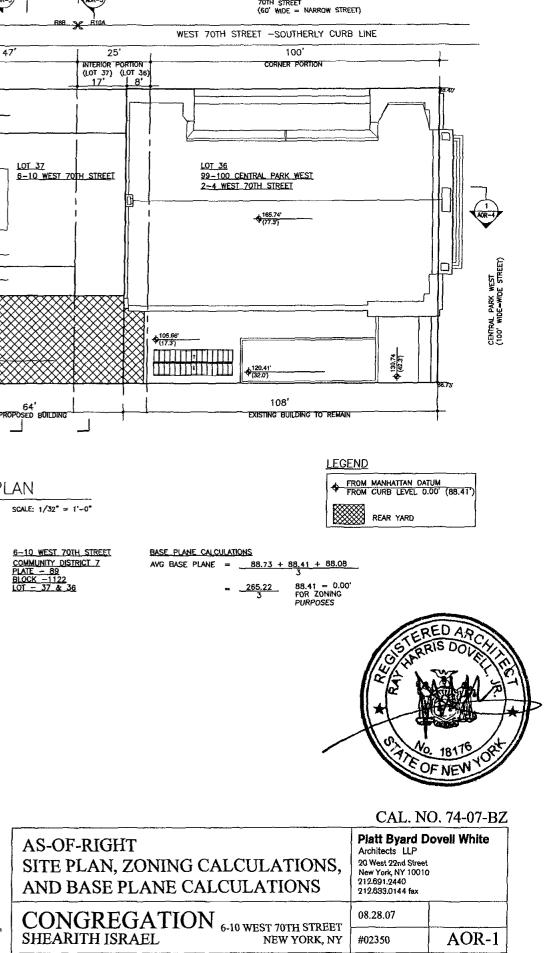
APPLIC			ALCULATIONS FOR	SINGLE ZONING	
MAP 80	2 1	R8B R10A	DISTRICTS:		
	2	R88 R10A TOTAL	<u>6-10 W. 70th</u> 4,723.5 SF 1,708.5 SF 6,432.0 SF	<u>99100 CPW</u> 0 SF 10.854.0 SF 10.854.0 SF	<u>101AL</u> 4,723.5 SF 12,5 <del>6</del> 2.5 SF 17,286.0 SF
22-00	3.	R88: USE R88: USI R10A: US		residential & commu Residential & comm	INITY FACILITY UNITY FACILITY
	4.	NSES_PRO		Community facility residential	
		<u>R10A</u>	USE GROUP 4: USE GROUP 2:	Community facility residential	
24-011	5.	QUALITY H	OUSING REGULATI		
23145	6.	Maximum RSB R10a	RESIDENTIAL FLOO 10	<u>R AREA RATIO</u> 1.00 1.00	
24-11	7.	<u>Maximum</u> R8B R10a	4	<u>TY FLOOR AREA RATIO</u> 1.00 1.00	
77–22	8.	PERCENTA R8B R10A	27	Y DISTRICT IN DMIDED .3% .7%	ZONING LOT
	9.	FLOOR AR	EA RATIO CALCULA	TIONS FOR DIVIDED Z	
			MAXIMUM FAR	0.727 X 10.00 1.09 + 7.27	= 7.27
		R88:	AREA PERMITTED 8.36 X 4,723.5 5 8.36 X 12,562.5		= 39,488.46 SF = 105,022.50 SF
			ED R88 & R10A	8.36 X 1	7,285 = 144,510.96 SF
		R88 PC	AREA_PROPOSED ORTION RESIDENTIA ORTION COMMUNITY TAL	L (FACILITY	7,495.57 = SF 12,620.44 = SF 20,116.00 = SF
		R10A P R10A P R10A P R10A 7	ORTION RESIDENTI ORTION COMMUNI ORTION EXISTING DTAL	AL IY FACILITY COMMUNITY FACILITY	2,142.00 = SF 5,513.60 = SF 27,759.20 = SF 35,414.80 = SF
			ED R88 & R10A		55,530.81 SF
24-11 77-24		MAXIMUM L INTERIOR F CORNER PI		<u>RMITED</u> .70 1.00	
		LOT COVER INTERIOR P CORNER PO (EXISTING)		.70, COMPLIES S .89, COMPLIES S	SEE P-5 SEE P-5
24-12			n of <u>lot cover</u> / /er 23.00' above		
24-34		<u>FRONT. YAR</u> R8B R10A	D REQUIREMENTS NOT REQUIRED NOT REQUIRED		
		R88 R10a	NOT PROPOSED NOT PROPOSED		
24-35	- 1	SIDE YARD R88 R10A	<u>Requirements</u> Not required Not required		
		RSB R10A	NOT PROPOSED NOT PROPOSED		
2436		REAR YARD	REQUIRED		
24-391	Í	r88 R10a Inter R10a Corn	IOR PORTION ER PORTION	30' REQUIRED 30' REQUIRED NOT REQUIRED	
	F	rida inter	<u>Proposed</u> Dr portion Ior portion Er portion	30.00', COMPLIES, 30.00', COMPLIES, COMPLIES	SEE P-5 SEE P-5

		REET WALL LOCATION & HEIGHT
23~633 77~28	A	R8B NO CLOSER TO STREET THAN ADJACENT BUILDING
		RIDA CORNER LOT-NONE REQUIRED FOR EXISTING PORTION AND BEYOND 50.00' OF INTERSECTION
		R8B COMPLIES: SEE SITE PLAN
		R10A COMPLIES: SEE SITE PLAN
	β.	
		R8B         15.00'         SETBACK         ABOVE         60.00'           R10A         15.00'         SETBACK         ABOVE         125.00'
	C	R88 15.00' PROVIDED, COMPLIES, SEE P-3
		RIGA COMPLIES: SEE P-3
	D.	BASE HEIGHT REQUIREMENTS
		R88 55.00' MINIMUM - 60.00' MAXIMUM R10A 60.00' MINIMUM - 125.00' MAXIMUM
		RTCR 60.00 MINIMUM - 125.00 MICIMUM
	E.	BASE HEIGHT_PROVIDED RBB PORTION 60.0', COMPLIES, SEE P-3
		RIOA PORTION 60.0', COMPLIES SEE P-3
	F.	MAXIMUM BUILDING HEIGHT PERMITTED
	••	R8B 75.00'
		R10A 185.00*
	G.	
		R8B PORTION 75.0', COMPLIES, SEE P-3 R10A PORTION 75.0', COMPLIES, SEE P-3
24-522	н.	
23-663		R8B 10.00' SETBACK ABOVE MAX. BASE HEIGHT R10A 10.00' SETBACK ABOVE MAX. BASE HEIGHT
	I.	<u>REAR SETBACKS PROPOSED</u> R8B PORTION COMPLIES, SEE P-3
		R10A PORTION COMPLIES SEE P-3
23~22 1	8. <u>DE</u>	NSITY
2324	A.	FACTOR FOR DWELLING UNITS
		R8B 680 R10A 790
	в.	MAXIMUM NUMBER OF DWELLING UNITS PERMITTED
		R8B         7,495.57         / 680         = 11         D.U'S           R10A         2,142.00         / 790         = 2         D.U'S
		13 U.U.S
		TOTAL ALLOWED 13 D.U'S TOTAL PROPOSED 2 D.U'S - COMPLIES
or oo 1	0.01	TOTAL PROPOSED 2 D.U'S - COMPLIES
28-00 1 28-11	9. <u>OU</u>	TOTAL PROPOSED 2 D.U'S - COMPLIES
28-11		TOTAL PROPOSED 2 D.U'S - COMPLIES
		TOTAL PROPOSED 2 D.U'S - COMPLIES ALITY HOUSING CALCULATIONS BULK REGULATIONS COMPLIES STREET_TREE_PLANTING
28-11	A	TOTAL PROPOSED 2 D.U'S - COMPLIES ALITY HOUSING CALCULATIONS BULK REGULATIONS COMPLIES
28-11	А. В.	TOTAL PROPOSED 2 D.U'S - COMPUES ALITY HOUSING CALCULATIONS BULK REGULATIONS COMPUES STREET TREE PLANTING 1 TREE PER 25.00° OF STREET FRONTAGE REQ. PROPOSED, SEE P-5 SIZE OF DWELLING UNITS
28-11 28-12	А. В.	TOTAL PROPOSED 2 D.U'S - COMPLIES ALITY HOUSING CALCULATIONS BULK_REGULATIONS COMPLIES STREET_TREE_PLANTING 1 TREE PER 25.00' OF STREET FRONTAGE REQ. PROPOSED, SEE P-5 STE OF DWELLING LIMITS MINIMUM 400' REQUIRED
28-11 28-12	А. В.	TOTAL PROPOSED 2 D.U'S - COMPUES ALITY HOUSING CALCULATIONS BULK REGULATIONS COMPUES STREET TREE PLANTING 1 TREE PER 25.00° OF STREET FRONTAGE REQ. PROPOSED, SEE P-5 SIZE OF DWELLING UNITS
28-11 28-12 28-21	А. В. С.	TOTAL PROPOSED 2 D.U'S - COMPUES ALITY HOUSING CALCULATIONS BULK REGULATIONS COMPLIES STREET_TREE_PLANTING 1 TREE PER 25.00° OF STREET FRONTAGE REQ. PROPOSED, SEE P-5 SIZE_OF_DWELLING UNITS MINIMUM 400° REQUIRED COMPLIES: SEE FLOOR PLANS WINDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED
28-11 28-12 28-21 28-22	А. В. С. D.	ALTY HOUSING CALCULATIONS BULK REGULATIONS COMPLIES STREET_TREE_PLANTING 1 TREE PER 25.00° OF STREET FRONTAGE REQ. PROPOSED, SEE P-5 SIZE OF DWELLING LINITS MINIMUM 400° REQUIRED COMPLIES: SEE FLOOR PLANS WINDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED COMPLES: ALL RESIDENTIAL WINDOWS DOUBLE GLAZED
28-11 28-12 28-21	А. В. С.	TOTAL PROPOSED 2 D.U'S - COMPLIES ALITY HOUSING CALCULATIONS BULK REGULATIONS COMPLIES STREET. TREE PLANTING 1 TREE PER 25.00' OF STREET FRONTAGE REQ. PROPOSED, SEE P-5 STE: OF DWELLING UNITS MINIMUM 400' REQUIRED COMPLIES: SEE FLOOR PLANS WINDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED COMPLES: ALL RESIDENTIAL WINDOWS DOUBLE GLAZED REFUSE STORAGE AND DISPOSAL
28-11 28-12 28-21 28-22 28-22 28-23	А. В. С. D. Е.	2 D.U'S - COMPUES ALTY HOUSING CALCULATIONS BULK REGULATIONS COMPUES STREET ITEE PLANTING 1 TREE PER 25.00' OF STREET FRONTAGE REQ. PROPOSED, SEE P-5 SIZE OF DWELLING UNITS MINIMUM 400' REQUIRED COMPUES: SEE FLOOR PLANS WINDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED COMPUES: ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED GLAZED REFUSE STORAGE AND DISPOSAL NOT REQUIRED, < 9 DWELLING UNITS NOT PROPOSED
28-11 28-12 28-21 28-22	А. В. С. D.	ALTY HOUSING CALCULATIONS BULK REGULATIONS EVELK REGULATIONS COMPLIES STREET_TREE_PLANTING 1 TREE PER 25.00° OF STREET FRONTAGE REQ. PROPOSED, SEE P-5 SIZE OF DWELLING LINITS MINIMUM 400° REQUIRED COMPLIES: SEE FLOOR PLANS WINDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED COMPLIES: ALL RESIDENTIAL WINDOWS DOUBLE GLAZED REFUSE STORAGE AND DISPOSAL NOT PROPOSED LAUNDRY_FACILITIES
28-11 28-12 28-21 28-22 28-23 28-23 28-24	А. В. С. D. Е. F.	ALITY HOUSING CALCULATIONS         BULK REGULATIONS         BULK REGULATIONS         COMPLIES         STREET IREE PLANTING         1 TREE PER 25.00° OF STREET FRONTAGE REQ.         PROPOSED, SEE P-5         SIZE, OF DWELLING UNITS         MINIMUM 400° REQUIRED         COMPLIES: SEE FLOOR PLANS         WINDOWS         ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED         COMPUES: ALL RESIDENTIAL WINDOWS TO BE DOUBLE         GLAZED         REELISE STORAGE AND DISPOSAL         NOT REQUIRED, < 9 DWELLING UNITS
28-11 28-12 28-21 28-22 28-22 28-23	А. В. С. D. Е.	ALTY HOUSING CALCULATIONS BULK REGULATIONS BULK REGULATIONS COMPLIES STREET IREE PLANTING 1 TREE PER 25.00° OF STREET FRONTAGE REQ. PROPOSED, SEE P-5 SIZE OF DWELLING UNITS MINIMUM 400° REQUIRED COMPLIES: SEE FLOOR PLANS WINDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED COMPLIES: SEE FLOOR PLANS WINDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED COMPLIES: ALL RESIDENTIAL WINDOWS DOUBLE GLAZED REFLISE STORAGE AND DISPOSAL NOT REQUIRED, < 9 DWELLING UNITS NOT PROPOSED LAUNDRY FACILITIES NOT REQUIRED, < 9 DWELLING UNITS NOT PROPOSED
28-11 28-12 28-21 28-22 28-23 28-23 28-24	А. В. С. D. Е. F.	ALITY HOUSING CALCULATIONS BULK_REGULATIONS BULK_REGULATIONS COMPLIES STREET_TREE_PLANTING 1 TREE PER 25.00° OF STREET FRONTAGE REQ. PROPOSED, SEE P-5 SIZE OF DWELLING UNITS MNIMUM 400° REQUIRED COMPLIES: SEE FLOOR PLANS WINDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED COMPLIES: SEE FLOOR PLANS WINDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED GLAZED REFLISE_STORAGE_AND_DISPOSAL NOT REQUIRED, < 9 DWELLING UNITS NOT PROPOSED LAUNDRY_FACILITIES NOT REQUIRED, < 9 DWELLING UNITS NOT PROPOSED DAYLIGHT_IN_CORRIDORS NOT REQUIRED NOT REQUIRED NOT REQUIRED NOT REQUIRED
28-11 28-12 28-21 28-22 28-23 28-23 28-24	А. В. С. D. Е. F.	ALITY HOUSING CALCULATIONS BULK REGULATIONS BULK REGULATIONS COMPLIES STREEL TREE PLANTING 1 TREE PER 25.00' OF STREET FRONTAGE REQ. PROPOSED, SEE P-5 SIZE OF DWELLING UNITS MINIMUM 400' REQUIRED COMPLIES: SEE FLOOR PLANS WINDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED COMPLIES: ALL RESIDENTIAL WINDOWS DOUBLE GLAZED GLAZED REFUSE STORAGE AND DISPOSAL NOT REQUIRED, < 9 DWELLING UNITS NOT PROPOSED LAUNDRY, FACILITIES NOT REQUIRED, < 9 DWELLING UNITS NOT PROPOSED LAUNDRY, FACILITIES NOT REQUIRED, < 9 DWELLING UNITS NOT PROPOSED DAYLOHT IN CORRIDORS NOT REQUIRED, < 9 DWELLING UNITS NOT PROPOSED DAYLOHT IN CORRIDORS NOT REQUIRED, < 9 DWELLING UNITS NOT PROPOSED DAYLOHT IN CORRIDORS NOT REQUIRED NOT REQUIRED NOT REQUIRED NOT REQUIRED RECREATION SPACE AND PLANTING AREAS
28-11 28-12 28-21 28-22 28-23 28-23 28-24 28-25	А. В. С. D. Е. Б. С.	ALITY HOUSING CALCULATIONS BULK_REGULATIONS BULK_REGULATIONS COMPLIES STREET_TREE_PLANTING 1 TREE PER 25.00° OF STREET FRONTAGE REQ. PROPOSED, SEE P-5 SIZE OF DWELLING UNITS MNIMUM 400° REQUIRED COMPLIES: SEE FLOOR PLANS WINDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED COMPLIES: SEE FLOOR PLANS WINDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED GLAZED REFLISE_STORAGE_AND_DISPOSAL NOT REQUIRED, < 9 DWELLING UNITS NOT PROPOSED LAUNDRY_FACILITIES NOT REQUIRED, < 9 DWELLING UNITS NOT PROPOSED DAYLIGHT_IN_CORRIDORS NOT REQUIRED NOT REQUIRED NOT REQUIRED NOT REQUIRED
28-11 28-12 28-21 28-22 28-23 28-23 28-24 28-25	А. В. С. D. Е. Б. С.	ALITY HOUSING CALCULATIONS BULK_REGULATIONS BULK_REGULATIONS COMPLIES STREET_TREE_PLANTING 1 TREE PER 25.00' OF STREET FRONTAGE REQ. PROPOSED, SEE P-5 SIZE OF DWELLING UNITS MINIMUM 400' REQUIRED COMPLIES: SEE FLOOR PLANS WINDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED COMPLIES: SEE FLOOR PLANS WINDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED GLAZED REFLISE_STORAGE_AND_DISPOSAL NOT REQUIRED, < 9 DWELLING UNITS NOT PROPOSED DENSITY, OF CORRIDOR
28-11 28-12 28-21 28-22 28-23 28-23 28-24 28-25 28-30	А. В. С. D. Е. F. G. H.	ALITY HOUSING CALCULATIONS BULK REGULATIONS BULK REGULATIONS COMPLIES STREET, TREE PLANTING 1 TREE PER 25.00° OF STREET FRONTAGE REQ. PROPOSED, SEE P-5 SIZE, OF DWELLING UNITS MINIMUM 400° REQUIRED COMPLIES: SEE FLOOR PLANS WINDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED COMPLIES: SEE FLOOR PLANS WINDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED COMPLIES: ALL RESIDENTIAL WINDOWS DOUBLE GLAZED REFLISE STORAGE AND DISPOSAL NOT REQUIRED, < 9 DWELLING UNITS NOT REQUIRED NOT REQUIRED, < 9 DWELLING UNITS NOT REQUIRED, < 9 DWELLING UNITS
28-11 28-12 28-21 28-22 28-23 28-23 28-24 28-25 28-30	А. В. С. D. Е. F. G. H.	ALITY HOUSING CALCULATIONS BULK REGULATIONS BULK REGULATIONS COMPLIES STREET, TREE PLANTING 1 TREE PER 25.00° OF STREET FRONTAGE REQ. PROPOSED, SEE P-5 SIZE, OF DWELLING UNITS MINIMUM 400° REQUIRED COMPLIES: SEE FLOOR PLANS WINDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED COMPLIES: SEE FLOOR PLANS WINDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED COMPLIES: SEE FLOOR PLANS WINDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED COMPLIES: ALL RESIDENTIAL WINDOWS DOUBLE GLAZED REFLISE STORAGE AND DISPOSAL NOT REQUIRED, < 9 DWELLING UNITS NOT REQUIRED, < 9 DWELLING UNITS NOT PROPOSED DAYLIGHT IN CORRIDORS NOT REQUIRED, < 9 DWELLING UNITS NOT PROPOSED DAYLIGHT IN CORRIDORS NOT REQUIRED, < 9 DWELLING UNITS NOT PROPOSED DESTITY OF CORRIDOR NOT REQUIRED NOT REQUIRED PARKING EOR QUALITY HOUSING
28-11 28-12 28-21 28-22 28-23 28-23 28-24 28-25 28-30 28-41 28-50 13-12	А. В. С. Д. Е. F. G. H. 1.	ALITY HOUSING CALCULATIONS         BULK REGULATIONS         BULK REGULATIONS         COMPLIES         SIRTECT IREE PLANTING         1 TREE PER 25.00' OF STREET FRONTAGE REQ.         PROPOSED, SEE P-5         SIZE, OF DWELLING UNITS         MINMUM 40' REQUIRED         COMPLIES: SEE FLOOR PLANS         WINDOWS         ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED         GOMPLIES: STORAGE AND DISPOSAL         NOT REQUIRED, < 9 DWELLING UNITS
28-11 28-12 28-21 28-22 28-23 28-24 28-25 28-30 28-41 28-50	А. В. С. Д. Е. F. G. H. 1.	ALITY HOUSING CALCULATIONS BULK REGULATIONS BULK REGULATIONS COMPLIES STREET, TREE PLANTING 1 TREE PER 25.00° OF STREET FRONTAGE REQ. PROPOSED, SEE P-5 SIZE, OF DWELLING UNITS MINIMUM 400° REQUIRED COMPLIES: SEE FLOOR PLANS WINDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED COMPLIES: SEE FLOOR PLANS WINDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED COMPLIES: SEE FLOOR PLANS WINDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED COMPLIES: ALL RESIDENTIAL WINDOWS DOUBLE GLAZED REFLISE STORAGE AND DISPOSAL NOT REQUIRED, < 9 DWELLING UNITS NOT REQUIRED, < 9 DWELLING UNITS NOT PROPOSED DAYLIGHT IN CORRIDORS NOT REQUIRED, < 9 DWELLING UNITS NOT PROPOSED DAYLIGHT IN CORRIDORS NOT REQUIRED, < 9 DWELLING UNITS NOT PROPOSED DESTITY OF CORRIDOR NOT REQUIRED NOT REQUIRED PARKING EOR QUALITY HOUSING
28-11 28-12 28-21 28-22 28-23 28-23 28-24 28-25 28-30 28-41 28-50 13-12 13-133	А. В. С. Д. Е. F. G. H. 1.	ALITY HOUSING CALCULATIONS         BULK REGULATIONS         BULK REGULATIONS         BULK REGULATIONS         COMPLIES         STREEL TREE PLANTING         1 TREE PER 25.00' OF STREET FRONTAGE REQ.         PROPOSED, SEE P-5         SIZE, OF DWELLING UNITS         MINMUM 400' REQUIRED         COMPLIES: SEE FLOOR PLANS         WINDOWS         ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED         COMPLIES: STORAGE AND DISPOSAL         NOT REQUIRED, < 9 DWELLING UNITS
28-11 28-12 28-21 28-22 28-23 28-23 28-24 28-25 28-30 28-41 28-50 13-12 13-133	А. В. С. Д. Е. F. G. H. 1.	ALTY HOUSING CALCULATIONS BULK REGULATIONS BULK REGULATIONS COMPUES STREEL TREE PLANTING 1 TREE PER 25.00° OF STREET FRONTAGE REQ. PROPOSED, SEE P-5 STZ: OF DWELLING LINITS MINIMUM 400' REQUIRED COMPUES: SEE FLOOR PLANS WINDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED COMPUES: ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED GLAZED REFUSE STORAGE AND DISPOSAL NOT REQUIRED, < 9 DWELLING UNITS NOT REQUIRED NOT REQUIRED FOR 35 OF NUMBER OF DWELLING UNITS





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



16' 0 

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Г <b>торон с</b>						COMBINED R8B	ſ	
FLOOR	USE	R8B R10A		EXISTING R10A	GROSS	GROSS		ZONING FLOOR AREA
		1					t	
C2	COMMUNITY FACILITY	(4,723.50)	(1,918.10)	(1,395.04)	(8,036.64)	о	(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
								L
	COMMUNITY FACILITY	3,705.94	1,918.10	11,541.25	17,165.29	N.A.		
1	RESIDENTIAL	1,017.57	0	0	N.A.	1,017.57	18,182.86	18,182.86
	COMMUNITY FACILITY	2,988.00	1,198.50	6,493.80	10,680.30	N.A.		
2	RESIDENTIAL	325.50	0	0	N.A.	325.50	11,005.80	11,005.80
	COMMUNITY FACILITY	2,988.00	1.198.50	1,151.89	5,338.39	N.A.		
3	RESIDENTIAL	325.50	0	0	N.A.	325.50	5,663.89	5,663.89
	COMMUNITY FACILITY	2,938.50	1,198.50	2,004.79	6,141.79	N.A.		~ <u></u>
4	RESIDENTIAL	375.00	0	0	N.A.	375.00	6,516.79	6,516.79
	COMMUNITY FACILITY	0	0	6,567.47	6,567.47			
5	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	12,620.44						
TOTAL ZONING FLOOR AREA	R8B RESIDENTIAL	7,495.57						
TOTAL ZONING FLOOR AREA	R8B	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	RIOA 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
	NEW BUILDING						41,054,81	27,771.61

FLOOR AREA SCHEDULE

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



16' 32'

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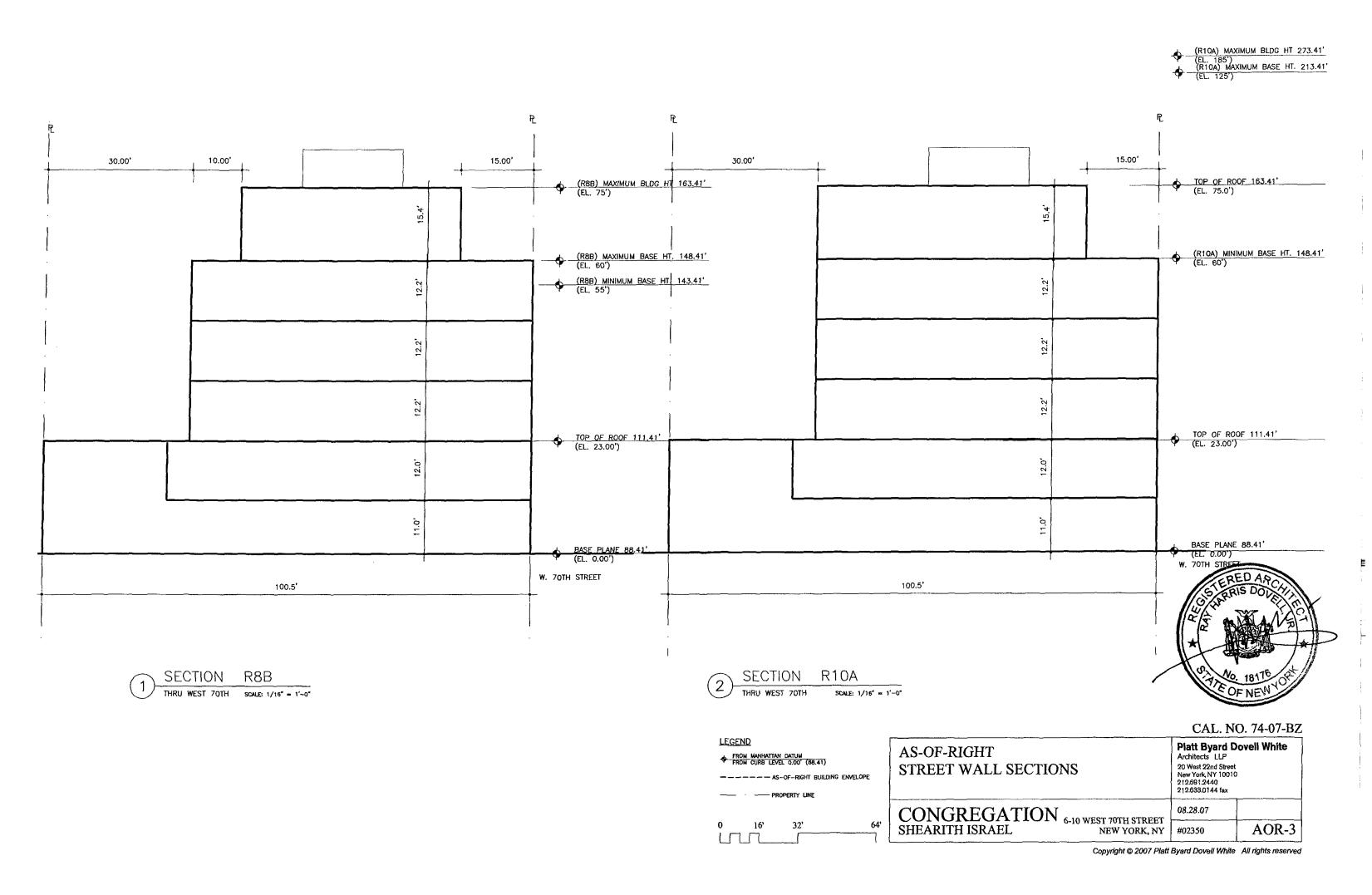


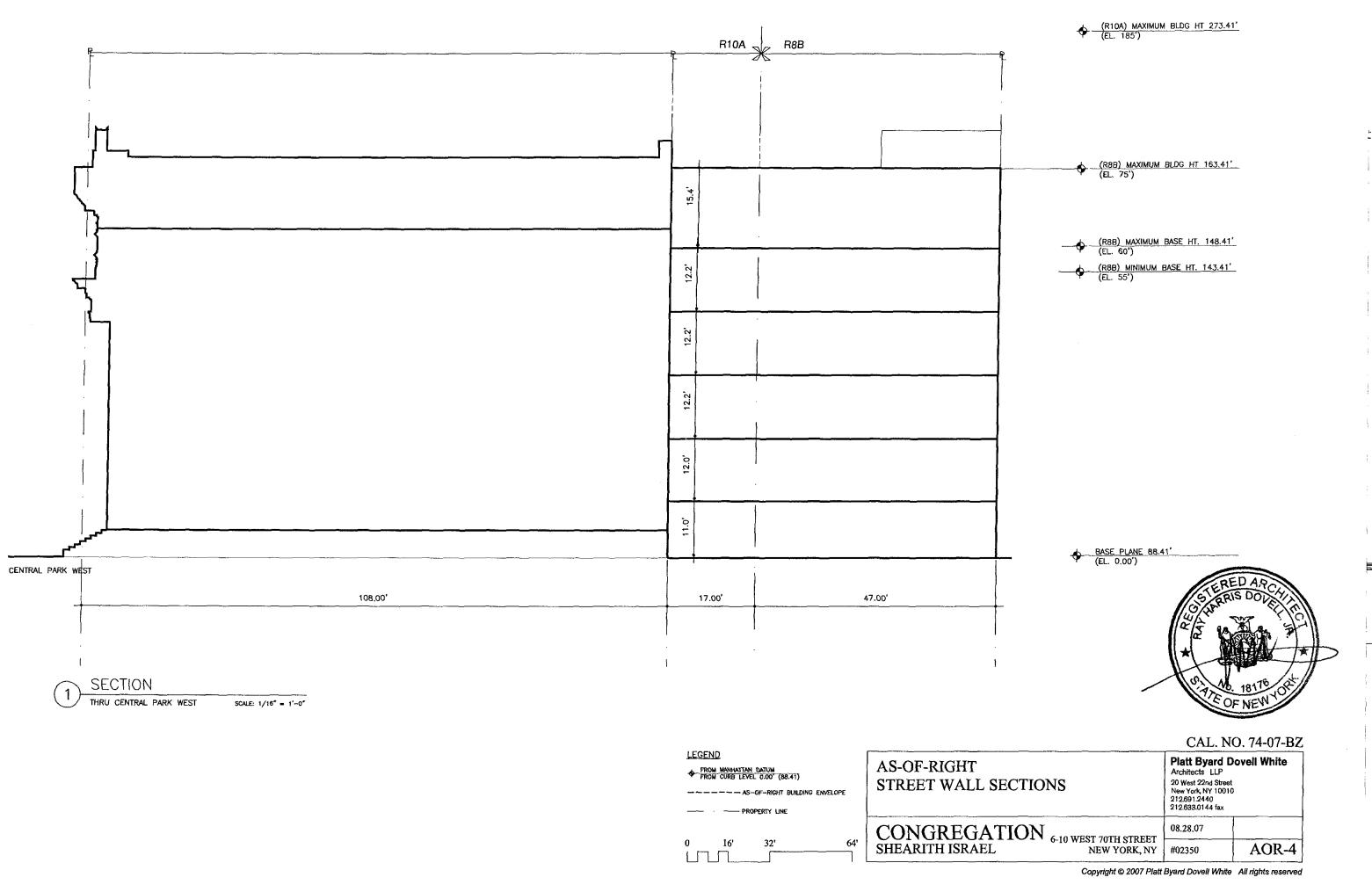
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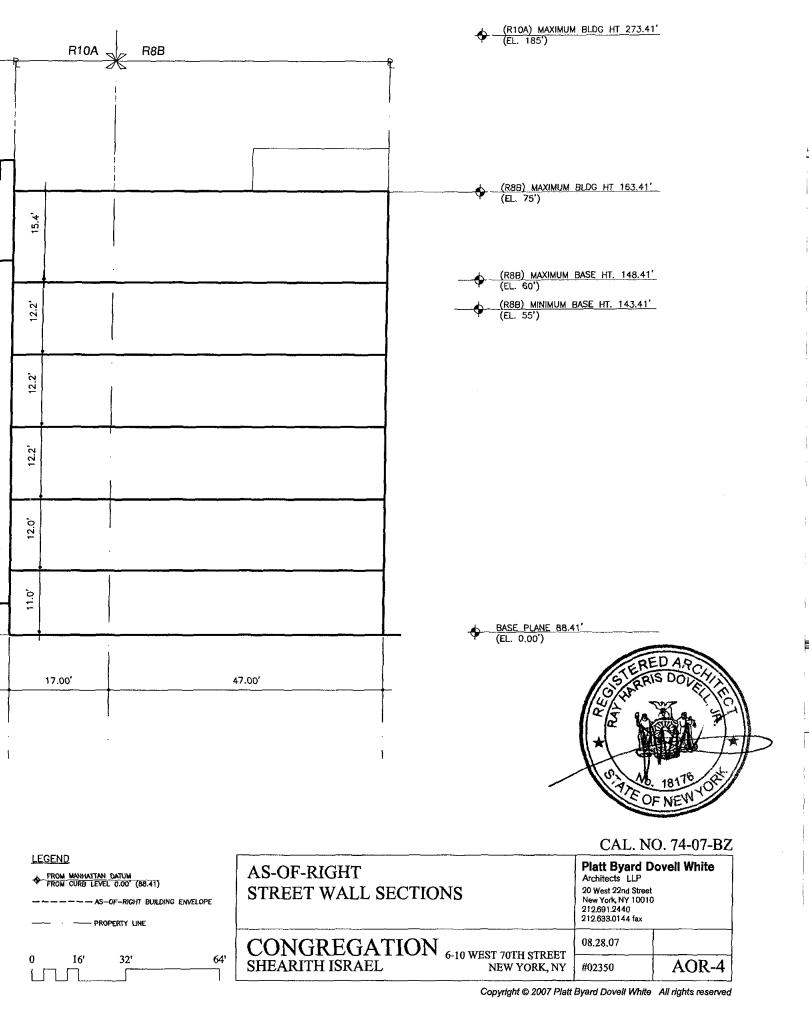
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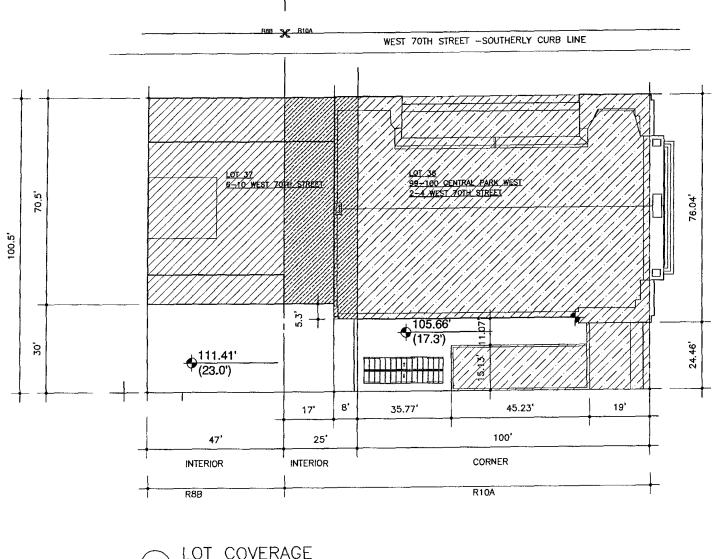
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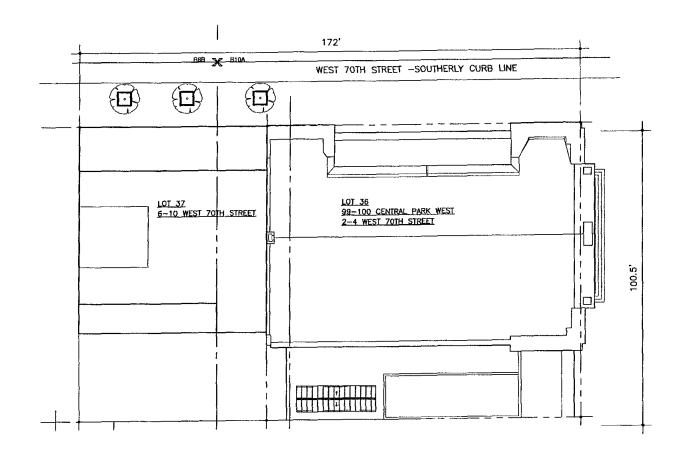
### CAL. NO. 74-07-BZ Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax CONGREGATION 6-10 WEST 70TH STREET SHEARITH ISRAEL NEW YORK, NY 08.28.07 AOR-2 #02350

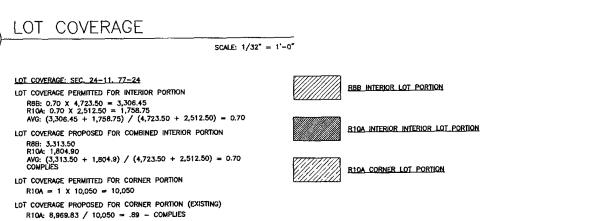














STREET TREE PLANTING: SEC. 28-112 TREES REQUIRED = 1 TREE PER 25.00' STREET FRONTAGE FRONTAGE = 272.42 / 25 = 11 TREES = 3 TREES TO BE INSTALLED REMAINDER TO BE PURCHASED BY OWNER FOR USE BY PARKS OEPARTMENT TREES PROPOSED

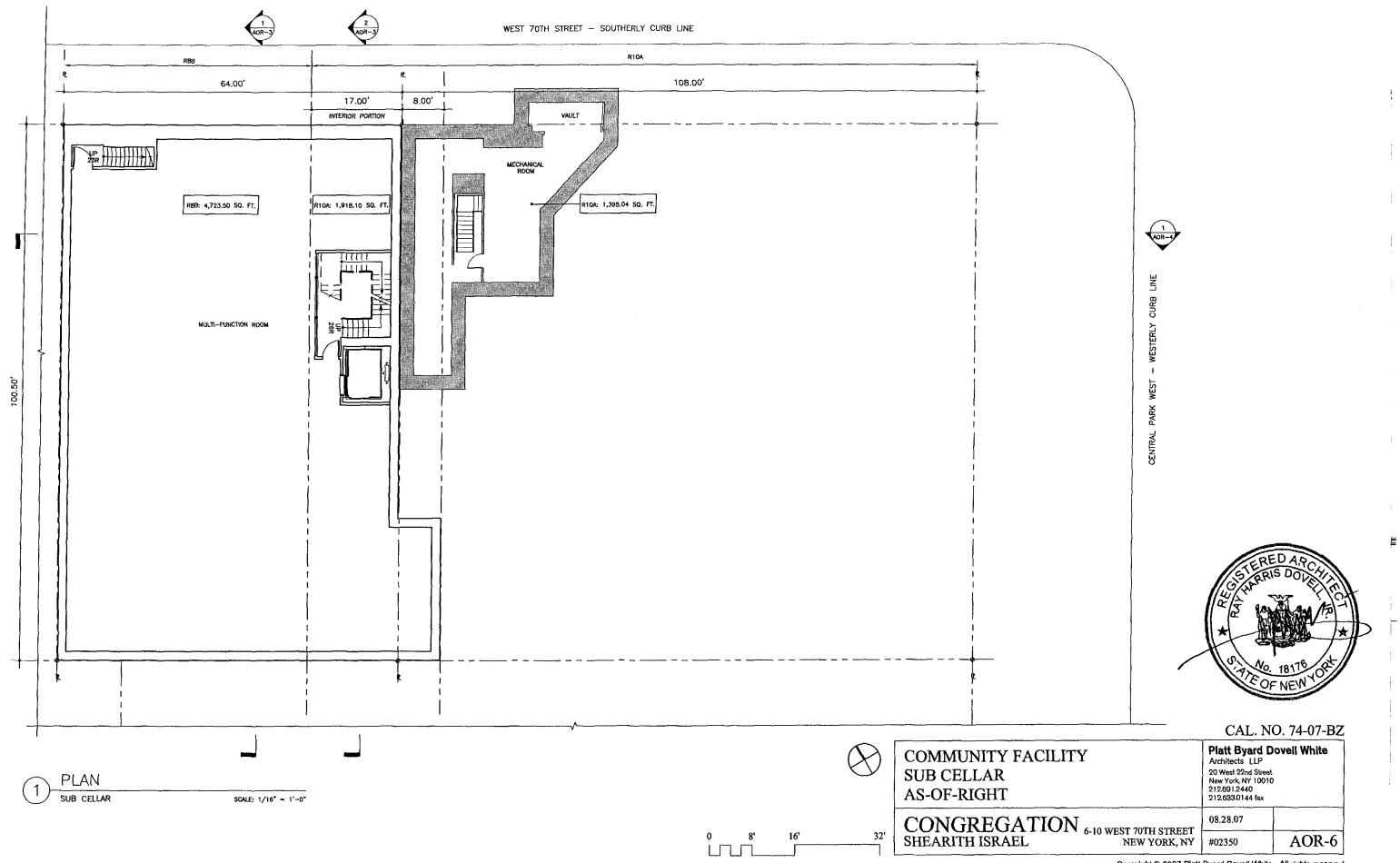


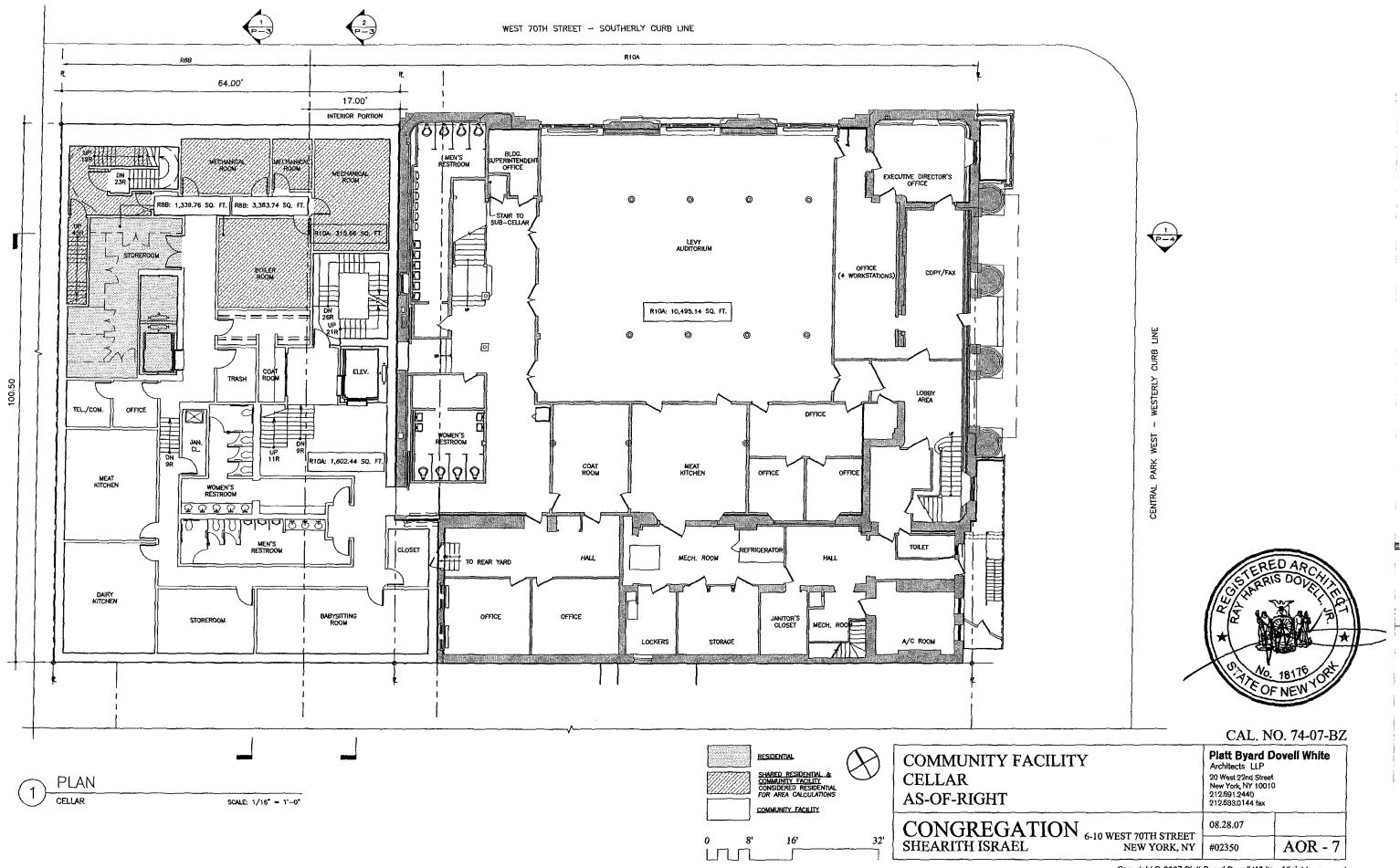
0 16' 32' 

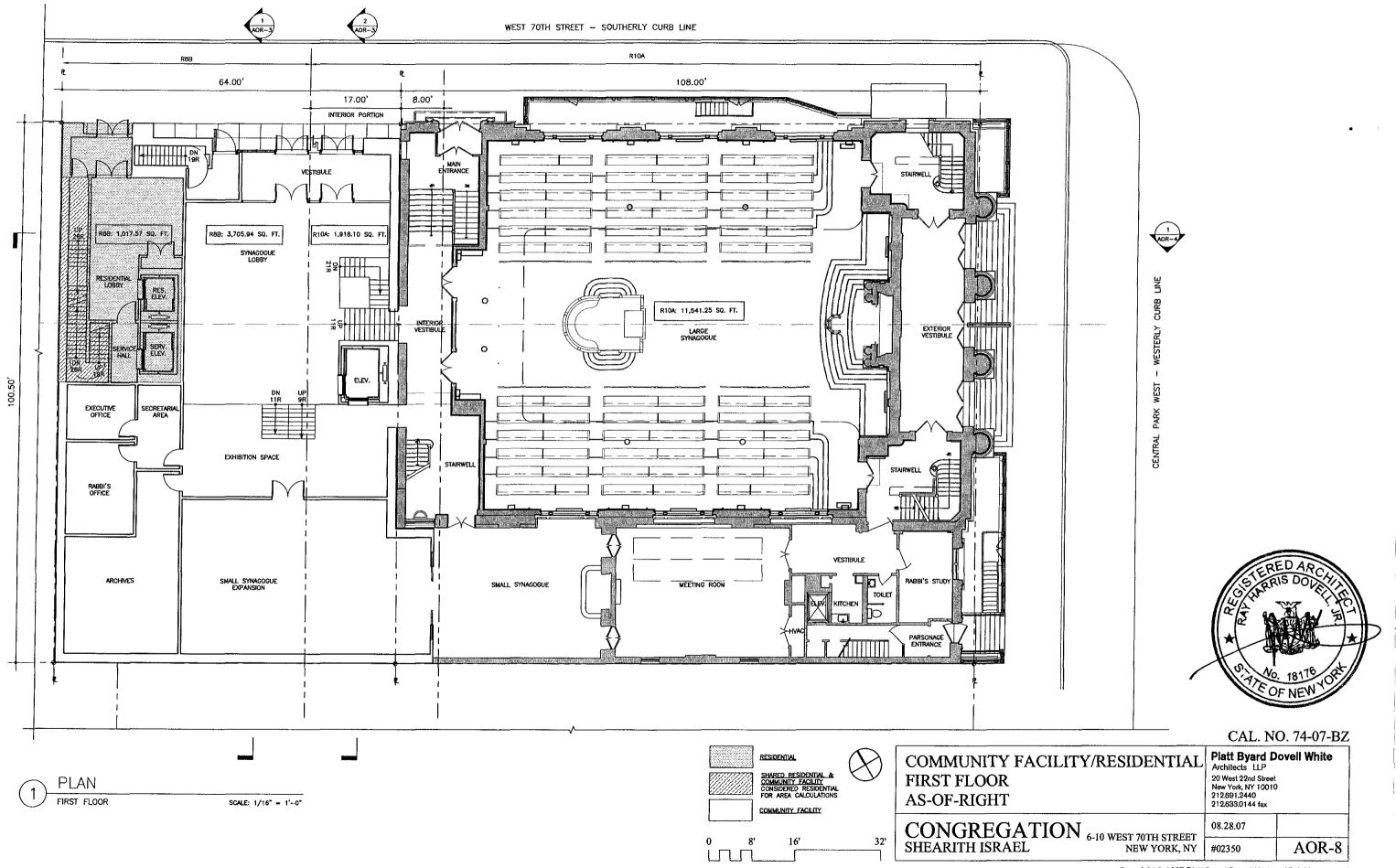
SCALE: 1/32" = 1'-0"

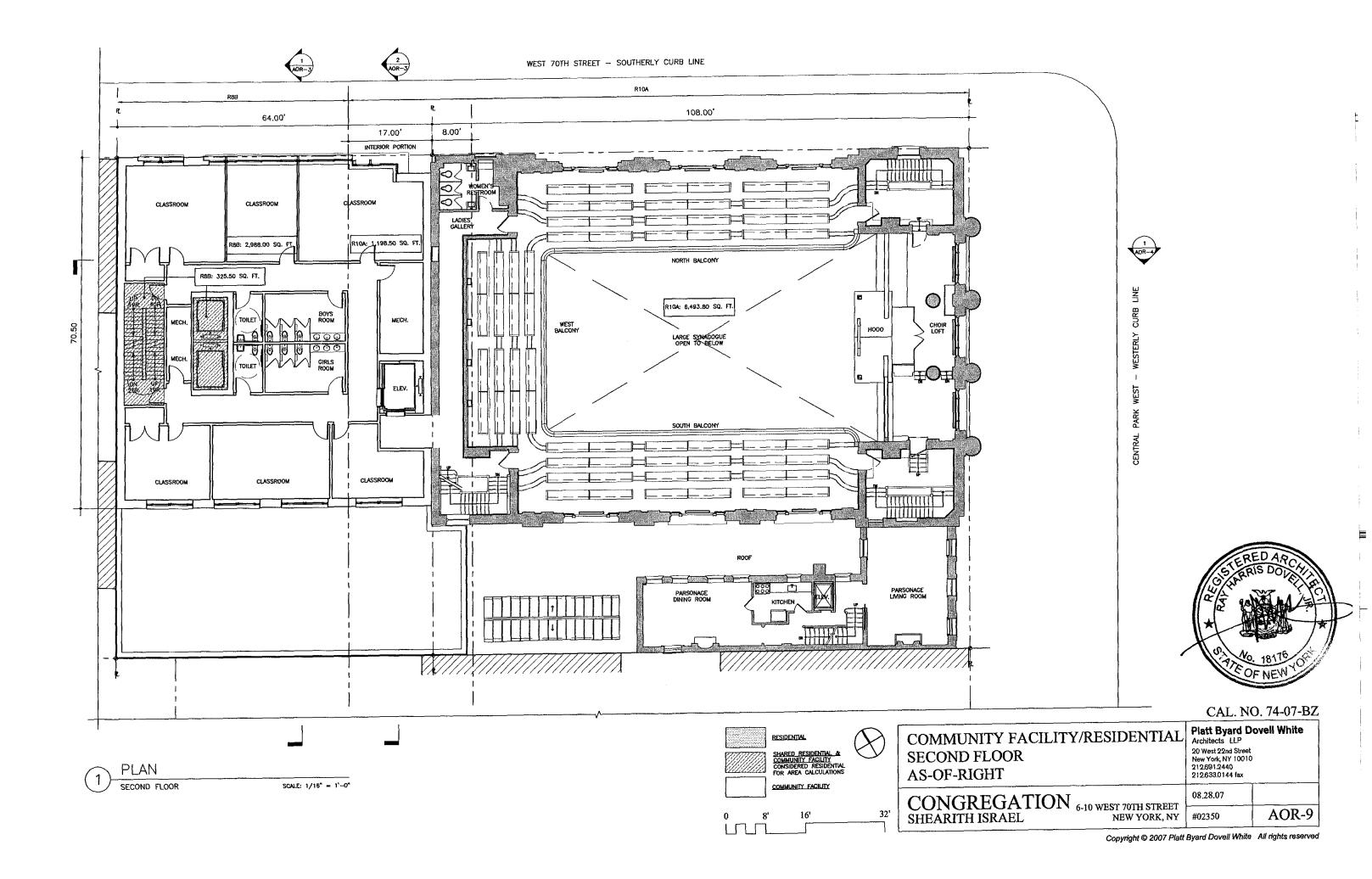
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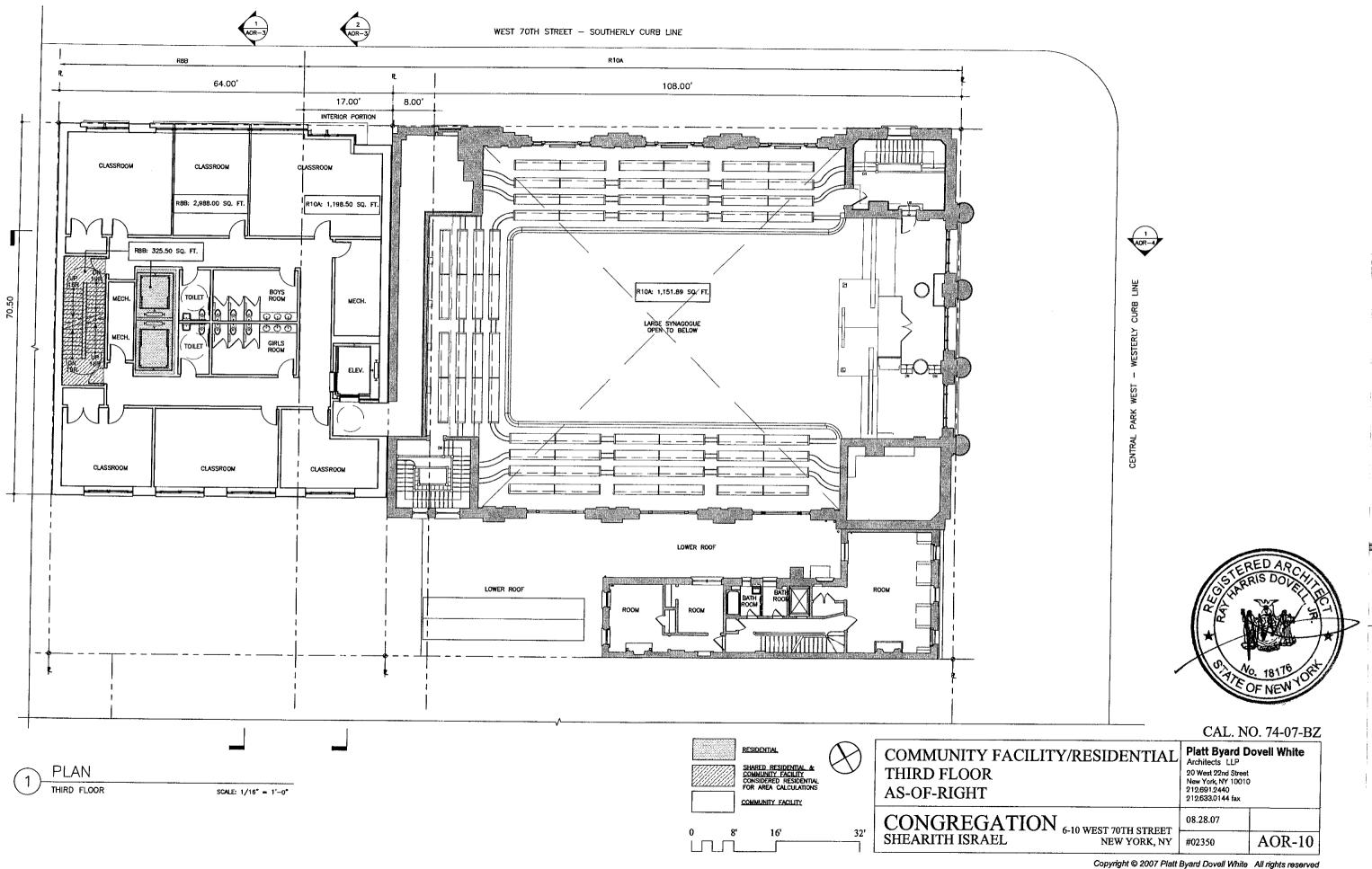
CAL. NO. 74-07-BZ Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax LOT COVERAGE CALCULATIONS CONGREGATION 6-10 WEST 70TH STREET SHEARITH ISRAEL NEW YORK, NY 08.28.07 AOR-5 NEW YORK, NY #02350

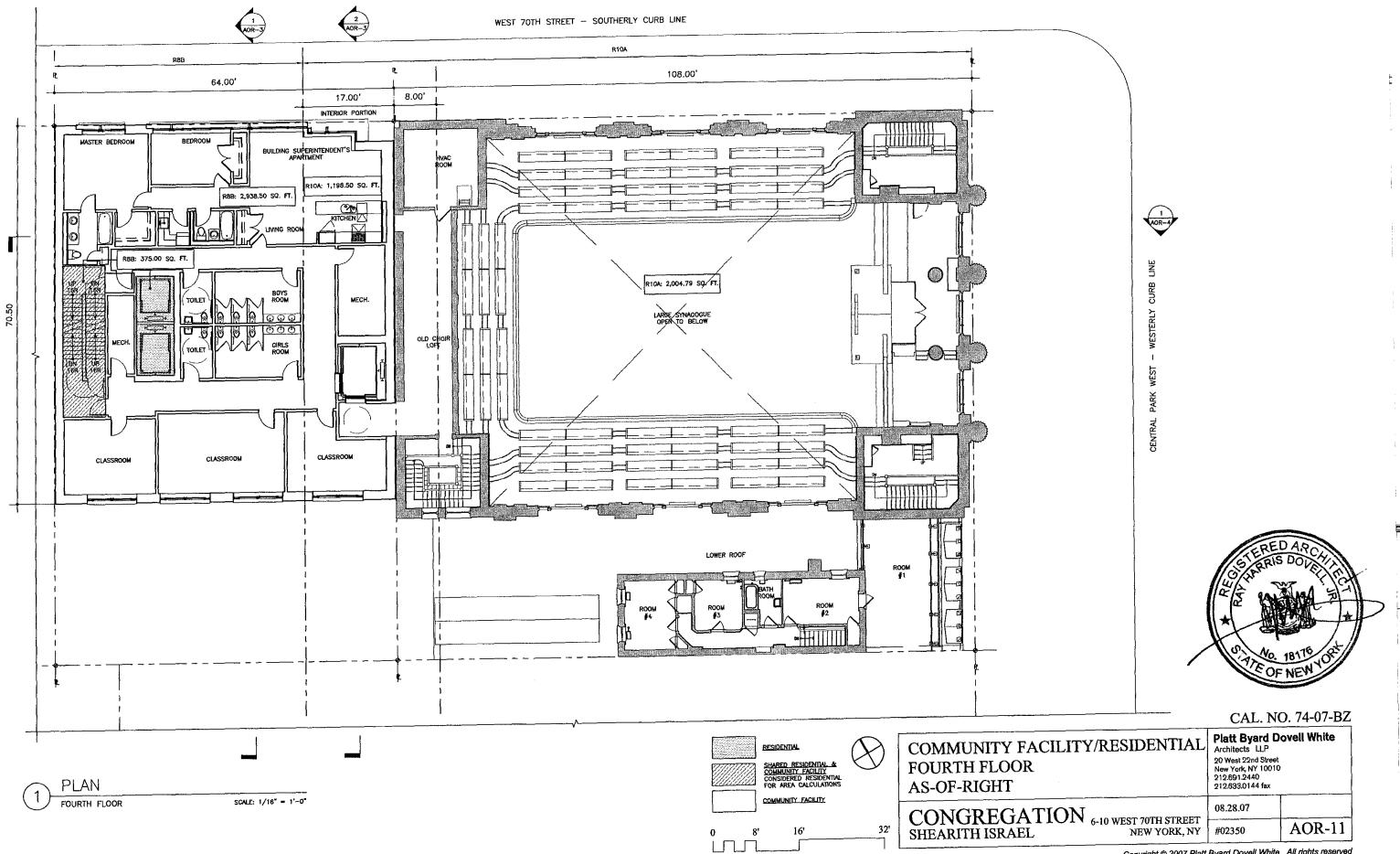


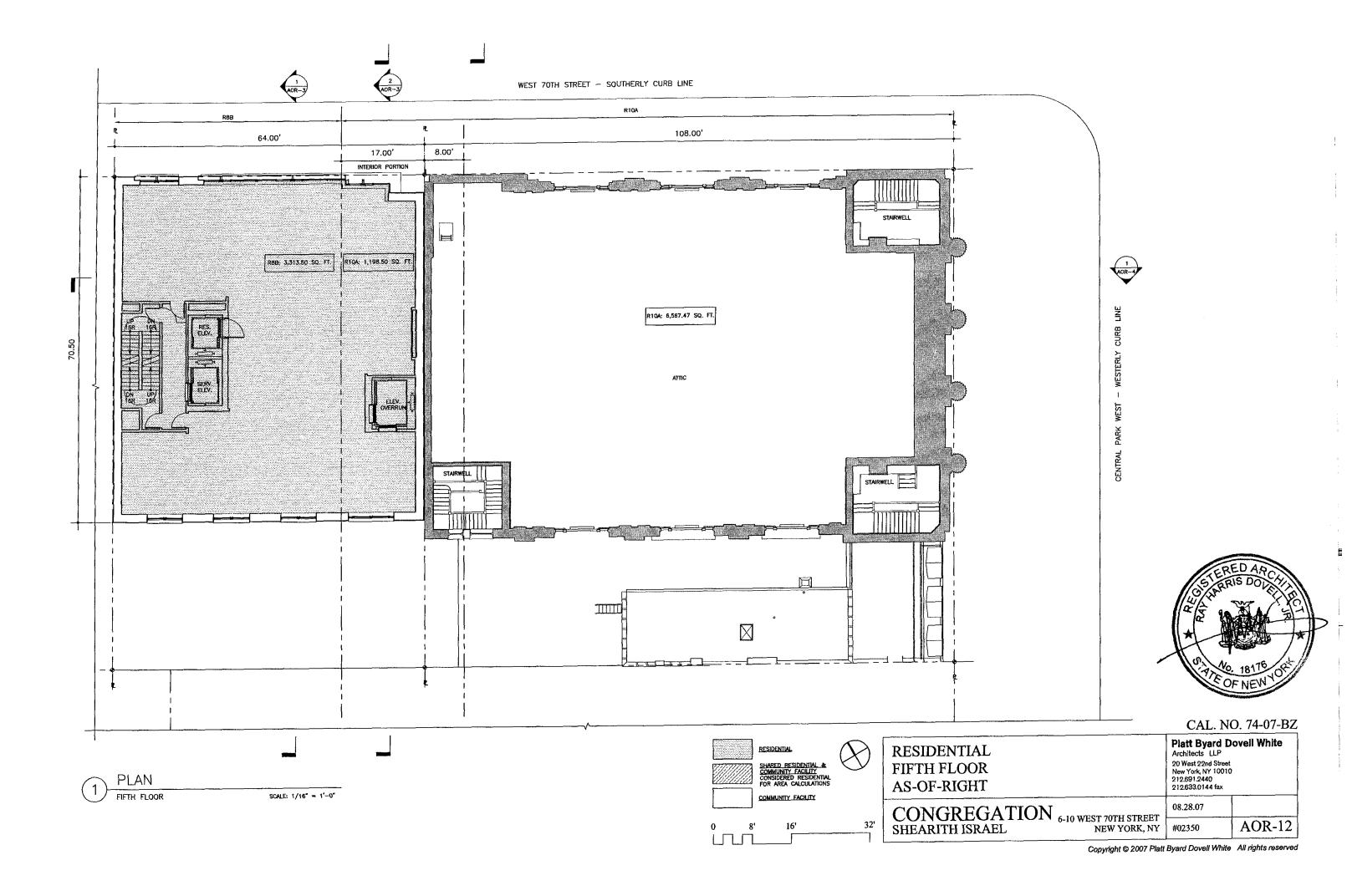


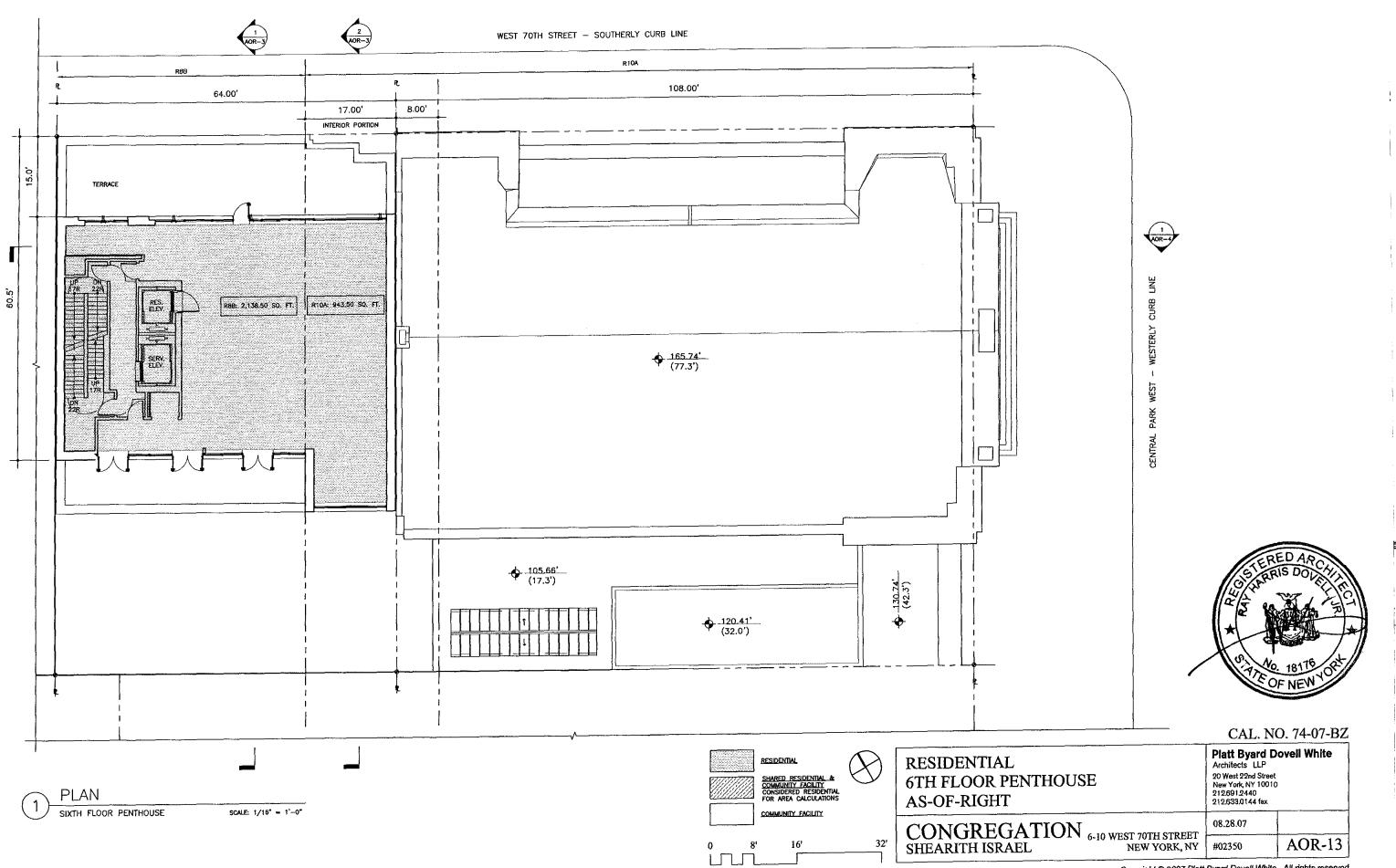


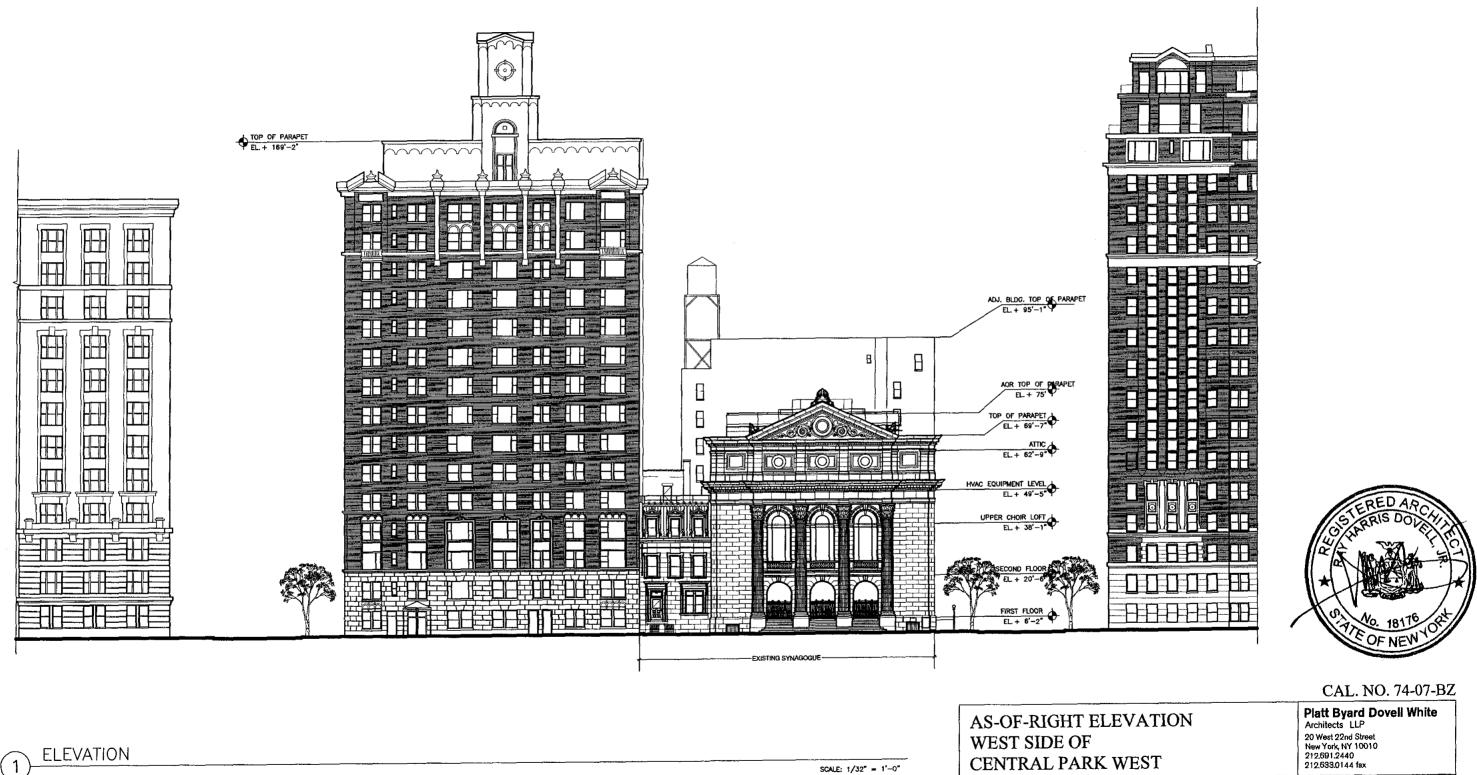












SCALE: 1/32" = 1'-0"

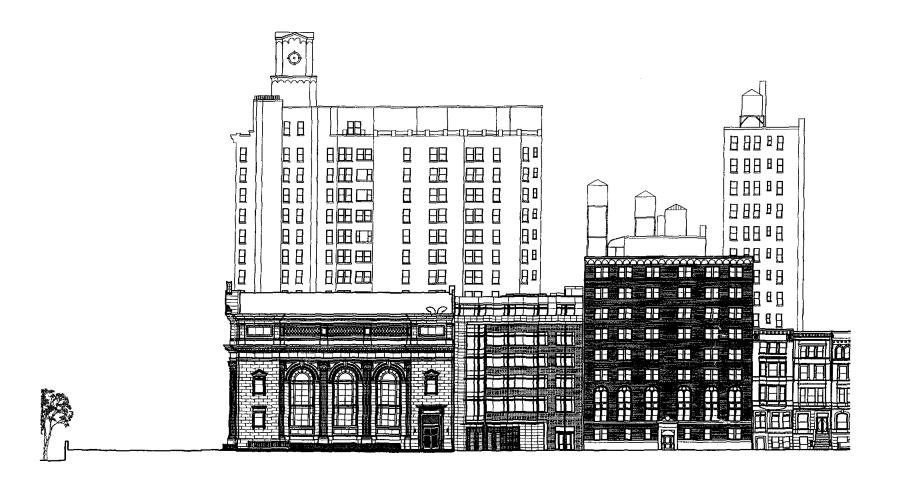
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64'

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OF						
ARK WEST						
GATION 6-10 WEST 70TH STREET	08.28.07					
RAEL NEW YORK, NY	#02350 AOR-1	4				

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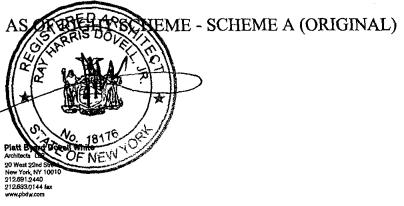
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# CONGREGATION SHEARITH ISRAEL

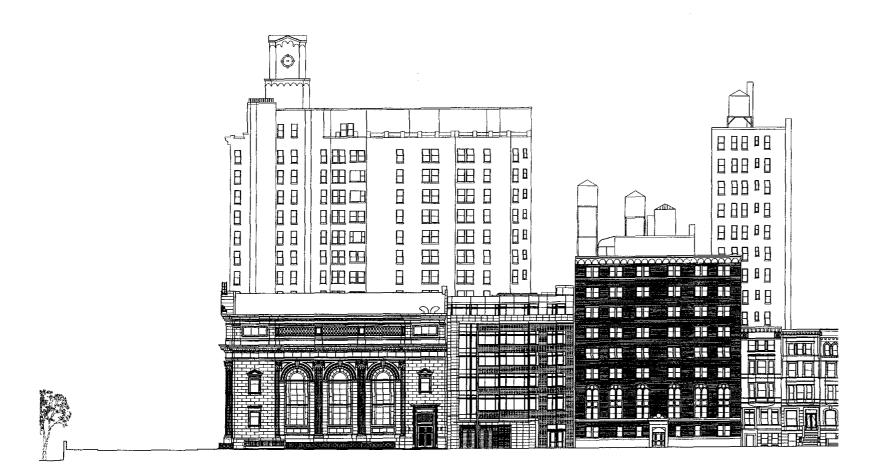
6-10 W. 70TH ST. NEW YORK, NEW YORK

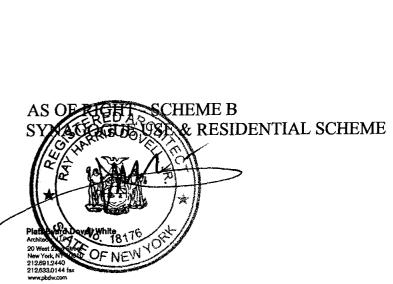


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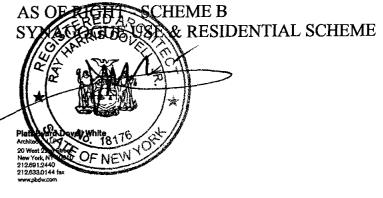
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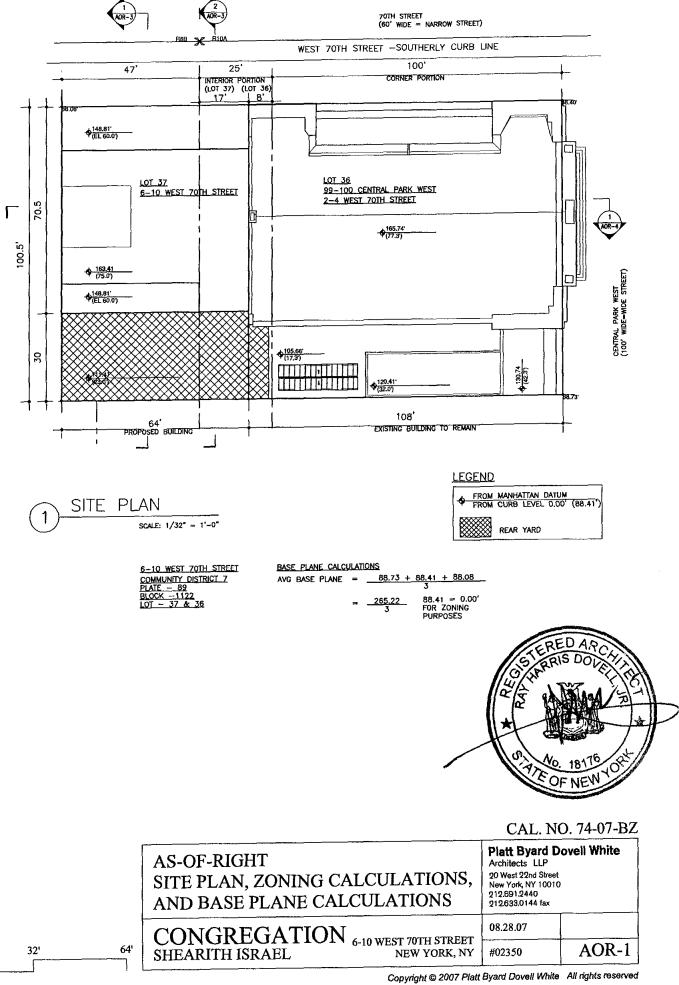
### CONGREGATION SHEARITH ISRAEL

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

08.28.07

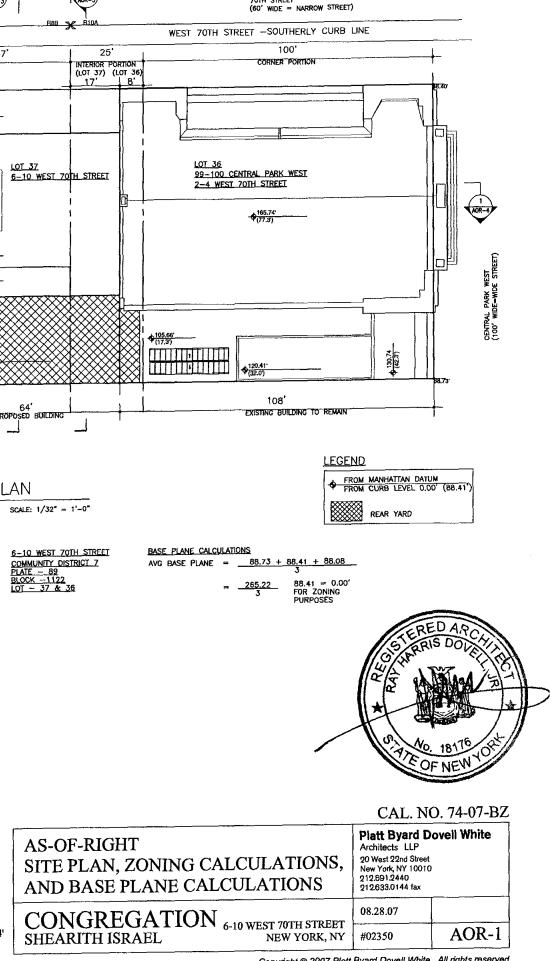
APPLICAB SECTION	ILE.	ZONING CALCULATIONS FOR SINGLE ZONING LOT (LOTS 36 & 37)	
MAP 8C	1.	Z <u>oning districts:</u> R8B R10A	
	2.	LOT_AREA:         99-100_CPW           R8B         4.723.5 SF         0 SF           R10A         1.708.5 SF         10,854.0 SF           TOTAL         6,432.0 SF         10,854.0 SF	IOTAL 4,723.5 SF 12,562.5 SF 17,286.0 SF
22-00	3.	USES PERMITTED R8B: USE GROUPS 1-4 RESIDENTIAL & COI R10A: USE GROUPS 1-4 RESIDENTIAL & CO	MMUNITY FACILITY DMMUNITY FACILITY
	4.	USES PROPOSED R8B USE GROUP 4: COMMUNITY FACILI USE GROUP 2: RESIDENTIAL	TΥ
		R10A USE GROUP 4: COMMUNITY FACILI USE GROUP 2: RESIDENTIAL	ΤY
24011	5.	QUALITY_HOUSING_REGULATIONS_APPLY	
23-145	6,	MAXIMUM RESIDENTIAL FLOOR AREA RATIQ R8B 4.00 R10A 10.00	
24-11	7.	MAXIMUM COMMUNITY FACILITY FLOOR AREA R R8B 4.00 R10A 10.00	QITA
77-22	8.	PERCENTAGE BREAKDOWN BY DISTRICT IN DM R8B 27.3% R10A 72.7%	ded zoning lot
	9.	ELOOR_AREA RATIO CALCULATIONS FOR DMDE R8B 0.273 X 4.00 = R10A 0.727 X 10.00 = ADJUSTED MAXIMUM FAR 0.727 X 10.00 = A. FLOOR_AREA_PERMITED R8B: 8.36 X 4,723.5 SF R10A: 8.36 X 12,562.5 SF	• 1.09 = 7.27 • 8.36 = 39,488.46 SF = 105,022.50 SF
		COMBINED R8B & R10A 8.36 B. FLOOR AREA PROPOSED	X 17,286 = 144,510.96 SF
		R8B PORTION RESIDENTIAL R8B PORTION COMMUNITY FACILITY R8B TOTAL	10,478.17 = SF 9,637.84 = SF 20,116.00 = SF
		R8B PORTION RESIDENTIAL R8B PORTION COMMUNITY FACILITY	9,637.84 = SF 20,116.00 = SF 3,169.89 = SF 4,485.71 = SF
		R8B PORTION RESIDENTIAL R8B PORTION COMMUNITY FACILITY R8B TOTAL R10A PORTION RESIDENTIAL R10A PORTION COMMUNITY FACILITY R10A PORTION COMMUNITY FACIL R10A TOTAL COMBINED R8B & R10A	9,637.84 = SF 20,116.00 = SF 3,169.89 = SF 4,485.71 = SF 27,759.20 = SF
2411 7724	10.	R8B PORTION RESIDENTIAL R8B PORTION COMMUNITY FACILITY R8B TOTAL R10A PORTION RESIDENTIAL R10A PORTION COMMUNITY FACILITY R10A PORTION EXISTING COMMUNITY FACIL R10A TOTAL	9,637,84 = SF 20,116.00 = SF 3,169.89 = SF 4,485,71 = SF 1TY 27,759.20 = SF 35,414.80 = SF
		R8B         PORTION         RESIDENTIAL           R8B         PORTION         COMMUNITY         FACILITY           R10A         PORTION         RESIDENTIAL         R10A         PORTION           R10A         PORTION         COMMUNITY         FACILITY           R10A         PORTION         COMMUNITY         FACILITY           R10A         PORTION         EXISTING         COMMUNITY           R10A         TOTAL         COMBINED         R10A           MAXIMUM         LOT         COVERAGE         PERMITED           INTERIOR         PORTION         .70         CORNER           CORNER         PORTION         1.00         LOT	9,637,84 = SF 20,116.00 = SF 3,169.89 = SF 4,485,71 = SF 1TY 27,759.20 = SF 35,414.80 = SF
	11.	R8B         PORTION         RESIDENTIAL           R8B         PORTION         COMMUNITY         FACILITY           R10A         PORTION         RESIDENTIAL         R10A           R10A         PORTION         RESIDENTIAL         R10A           R10A         PORTION         COMMUNITY         FACILITY           R10A         PORTION         COMMUNITY         FACIL           R10A         PORTION         COMMUNITY         FACIL           R10A         PORTION         RESIDENTIAL         R10A           MAXIMUM         LOT         COVERAGE         PERMITTED           INTERIOR         PORTION         .70         COMPL           LOT         COVERAGE         PROPOSED         .70           INTERIOR PORTION         .70         COMPL         .60	9,637,84 = SF 20,116.00 = SF 3,169,89 = SF 4,485.71 = SF 172 27,759.20 = SF 35,414.60 = SF 55,530.80 SF
77–24	11. 12.	R8B       PORTION RESIDENTIAL         R8B       PORTION COMMUNITY FACILITY         R8B       TOTAL         R10A       PORTION RESIDENTIAL         R10A       PORTION RESIDENTIAL         R10A       PORTION CAMMUNITY FACILITY         R10A       PORTION EXISTING COMMUNITY FACIL         R10A       PORTION EXISTING COMMUNITY FACIL         R10A       PORTION EXISTING COMMUNITY FACIL         R10A       R10A         MAXIMUM       LOT COVERAGE PERMITTED         INTERIOR PORTION       .70         CORNER PORTION       .70         CORNER PORTION       .70, COMPL         LOT COVERAGE PROPOSED       .70, COMPL         INTERIOR PORTION       .70, COMPL         CORNER PORTION       .89, COMPL         CONRER PORTION       .89, COMPL         CORNER PORTION       .89, COMPL         APPLICATION OF LOT COVERAGE       APPLICATION OF LOT COVERAGE	9,637,84 = SF 20,116.00 = SF 3,169,89 = SF 4,485.71 = SF 172 27,759.20 = SF 35,414.60 = SF 55,530.80 SF
77-24 24-12	11. 12.	R86       PORTION RESIDENTIAL         R86       PORTION COMMUNITY FACILITY         R88       TOTAL         R100       PORTION COMMUNITY FACILITY         R100       PORTION COMMUNITY FACILITY         R100       PORTION COMMUNITY FACILITY         R100       PORTION COMMUNITY FACILITY         R100       COMBINED R88 & R100         MAXIMUM       LOT         COMBINED R88 & R100         MAXIMUM       LOT         CORNER PORTION       .70         CONPL	9,637,84 = SF 20,116.00 = SF 3,169.89 = SF 4,485.71 = SF 17Y 27,759.20 = SF 35,414.80 = SF 55,530.80 SF
77-24 24-12	11. 12. 13.	R8B       PORTION       RESIDENTIAL         R8B       PORTION       COMMUNITY         R10A       PORTION       RESIDENTIAL         R10A       PORTION       RESIDENTIAL         R10A       PORTION       RESIDENTIAL         R10A       PORTION       RESIDENTIAL         R10A       PORTION       COMMUNITY         R10A       PORTION       COMMUNITY         R10A       ROTAL       COMMUNITY         COMBINED       R8B & R10A       MAXIMUM         MAXIMUM       LOT       COVERAGE         INTERIOR       PORTION       .70         CORNER PORTION       .00       LOT         LOT       COVERAGE       PROPOSED         INTERIOR       PORTION       .70, COMPL         (EXISTING)       .89, COMPL       (EXISTING)         APPLICATION       G.0       .89, COMPL         (EXISTING)       APPLICATION       .90, COMPL         ERONT       YARD       REQUIRED         R10A       NOT       REQUIRED         R10A       NOT       REQUIRED         R10A       NOT       PROPOSED	9,637,84 = SF 20,116.00 = SF 3,169,89 = SF 4,485.71 = SF 172 27,759.20 = SF 35,414.60 = SF 55,530.80 SF
77-24 24-12 24-34	11. 12. 13.	R8B       PORTION RESIDENTIAL         R8B       PORTION COMMUNITY FACILITY         R8B       TOTAL         R10A       PORTION RESIDENTIAL         R10A       PORTION COMMUNITY FACILITY         R10A       PORTION COMMUNITY FACILITY         R10A       PORTION COMMUNITY FACILITY         R10A       PORTION COMMUNITY FACILITY         R10A       PORTION EXISTING COMMUNITY FACIL         R10A       PORTION         R10A       COMBINED R8B & R10A         MAXIMUM       LOT         CORNER PORTION       .70         RBB       NOT REQUIRED </td <td>9,637,84 = SF 20,116.00 = SF 3,169.89 = SF 4,485.71 = SF 17Y 27,759.20 = SF 35,414.80 = SF 55,530.80 SF</td>	9,637,84 = SF 20,116.00 = SF 3,169.89 = SF 4,485.71 = SF 17Y 27,759.20 = SF 35,414.80 = SF 55,530.80 SF
77-24 24-12 24-34	11. 12. 13.	R8B       PORTION RESIDENTIAL         R8B       PORTION COMMUNITY FACILITY         R10A       PORTION RESIDENTIAL         R10A       PORTION COMMUNITY FACILITY         R10A       PORTION COMMUNITY FACILITY         R10A       R10A         MAXIMUM       LOT         CORNER PORTION       .70         CORNER PORTION       .89, COMPL         CORNER PORTION       .89, COMPL         CORNER PORTION       .70	9:637.84 = SF 20,116.00 = SF 3.169.89 = SF 4.485.71 = SF 35.414.80 = SF 55,530.80 SF

24-522	17.	STR	EET WALL LOCATION & HEIGHT
23-633 77-28	•	<b>A</b> .	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 R1QA COMPLIES: SEE SITE PLAN
		8.	SETBACK REGULATIONS FOR NARROW STREETS R6B 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.	<u>Base height requirements</u> RBB 55.00° minimum - 60.00° maximum R10a 60.00° minimum - 125.00° maximum
		E.	BASE         HEIGHT         PROVIDED           R8B         PORTION         60.0°, COMPLIES, SEE         P3           R10A         PORTION         60.0°, COMPLIES, SEE         P3
		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
245 <u>22</u> 23663		н.	REAR SETBACK REQUIREMENTS R8B 10.00' SETBACK ABOVE MAX. BASE HEIGHT R10A 10.00' SETBACK ABOVE MAX. BASE HEIGHT
		t.	REAR SETBACKS_PROPOSED RBB PORTION COMPLIES, SEE P-3 R10A PORTION COMPLIES SEE P-3
2322 23-24	18.	den A.	ISITY F <u>ACTOR FOR DWELLING UNITS</u> R8B 680 R10A 790
		B.	MAXIMUM NUMBER OF DWELLING UNITS PERMITTED R8B 10,478,17 / 680 = 15,4 0.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
			TOTAL ALLOWED 19 D.U'S TOTAL PROPOSED 4 D.U'S - COMPLIES
			TOTAL PROPOSED 4 D.U'S - COMPLIES
28-00 28-11	19.		NITY HOUSING CALCULATIONS
28–00 28–11 28–12	19.	<u>QU</u> A A. B.	
28-11	19.	A.	NITY HOUSING CALCULATIONS BULK, REGULATIONS COMPLES STREET TREE_PLANTING 1 TREE PER 25.00' OF STREET FRONTAGE REQ. PROPOSED, SEE P-5
28-11	19.	A.	NITY HOUSING CALCULATIONS BULK REGULATIONS COMPLIES <u>STREET TREE PLANTING</u> 1 TREE PER 25.00' OF STREET FRONTAGE REQ. PROPOSED, SEE P-5 SIZE OF DWELLING UNITS MINIMUM 400' REQUIRED
28–11 28–12	19.	А. В.	NITY HOUSING CALCULATIONS BULK REGULATIONS COMPLIES STREET TREE PLANTING 1 TREE PER 25.00' OF STREET FRONTAGE REQ. PROPOSED, SEE P-5 SIZE OF DWELLING UNITS MINIMUM 400' REQUIRED COMPLIES: SEE FLOOR PLANS WINDOWS
28-11 28-12 28-21 28-22	19.	А. В. С.	NITY HOUSING CALCULATIONS BULK REGULATIONS COMPLIES STREET TREE PLANTING 1 TREE PER 25.00' OF STREET FRONTAGE REQ. PROPOSED, SEE P-5 STRE OF DWELLING UNITS MINIMUM 400' REQUIRED COMPLIES: SEE FLOOR PLANS
28-11 28-12 28-21	19.	А. В. С. D, Е.	ALTY HOUSING CALCULATIONS BULK, REGULATIONS COMPLES STREET TREE, PLANTING 1 TREE PER 25.00' OF STREET FRONTAGE REQ. PROPOSED, SEE P-5 SIZE OF DWELLING UNITS MINIMUM 400' REQUIRED COMPLES: SEE FLOOR PLANS MINDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED COMPLES: ALL RESIDENTIAL WINDOWS DOUBLE GLAZED COMPLES: ALL RESIDENTIAL WINDOWS DOUBLE COMPLES: ALL RESIDENTIAL WINDOWS DOUBLE COMPLES: ALL RESIDENTIAL WINDOWS TO BE DOUBLE COMPLES: ALL RESIDENTIAL WINDOWS DOUBLE
28-11 28-12 28-21 28-22	19.	А. В. С. D,	UTY HOUSING CALCULATIONS BULK, REGULATIONS COMPLIES STREET TREE, PLANTING 1 TREE PER 25.00' OF STREET FRONTAGE REQ. PROPOSED, SEE P-5 SIZE OF DWELLING UNITS MINIMUM 400' REQUIRED COMPLES: SEE FLOOR PLANS WINDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE CLAZED COMPLES: ALL RESIDENTIAL WINDOWS TO BE DOUBLE CLAZED REFLISE_STORAGE AND DISPOSAL NOT REQUIRED, < 9 OWELLING UNITS
28-11 28-12 28-21 28-22 28-23	19.	А. В. С. D, Е.	VITY HOUSING CALCULATIONS BULK, REGULATIONS COMPLIES STREET TREE_PLANTING 1 TREE PER 25.00' OF STREET FRONTAGE REQ. PROPOSED SEE P-5 SIZE OF DWELLING UNITS MINIMUM 400' REQUIRED COMPLES: SEE FLOOR PLANS WINDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED COMPLES: ALL RESIDENTIAL WINDOWS DOUBLE GLAZED REFUSE STORAGE AND DISPOSAL NOT REQUIRED, < 9 DWELLING UNITS NOT REQUIRED, < 10 DWELLING UNITS NOT REQUIRED
28-11 28-12 28-21 28-22 28-23 28-23 28-24	19.	A. B. C. D, F.	NITY HOUSING CALCULATIONS BULK, REGULATIONS COMPLES STREET TREE, PLANTING 1 TREE PER 25.00' OF STREET FRONTAGE REQ. PROPOSED, SEE P-5 SIZE OF DWELLING UNITS MINIMUM 400' REQUIRED COMPLES: SEE FLOOR PLANS MINDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED COMPLES: SEE FLOOR PLANS MINDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED COMPLES: ALL RESIDENTIAL WINDOWS DOUBLE GLAZED REFLISE STORAGE AND DISPOSAL NOT REQUIRED, < 9 DWELLING UNITS NOT PROPOSED LAUNDRY, FACILITIES NOT REQUIRED, < 9 DWELLING UNITS NOT PROPOSED DAVIGHT IN CORRIDORS
28-11 28-12 28-21 28-22 28-22 28-23 28-24 28-24 28-25	19.	А. В. С. D, E. F.	NITY HOUSING CALCULATIONS BULK, REGULATIONS COMPLIES STREET TREE, PLANTING 1 TREE PER 25.00' OF STREET FRONTAGE REQ. PROPOSED, SEE P-5 SIZE OF DWELLING UNITS MINIMUM 400' REQUIRED COMPLIES: SEE FLOOR PLANS MUNDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED COMPLIES: SEE FLOOR PLANS MUNDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED COMPLIES: ALL RESIDENTIAL WINDOWS DOUBLE GLAZED REFUSE STORAGE AND DISPOSAL NOT REQUIRED, < 9 DWELLING UNITS NOT PROPOSED DAYLIGHT IN CORRIDORS NOT REQUIRED, < 9 DWELLING UNITS NOT PROPOSED NOT REQUIRED, < 9 DWELLING UNITS NOT REQUIRED, < 10 DWELLING UNITS NOT REQUIRE
28-11 28-12 28-21 28-22 28-23 28-24 28-25 28-30	19.	А. В. С. D, E. F. G. H.	ALTY HOUSING CALCULATIONS BULK, REGULATIONS COMPLES STREET TREE, PLANTING 1 TREE PER 25.00' OF STREET FRONTAGE REQ. PROPOSED SEE P-5 SIZE OF DWELLING JUNITS MINIMUM 400' REQUIRED COMPLES: SEE FLOOR PLANS WINDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE CLAZED COMPLES: ALL RESIDENTIAL WINDOWS DOUBLE CLAZED REFUSE STORAGE AND DISPOSAL NOT REQUIRED, < 9 DWELLING UNITS NOT PROPOSED LAUNDRY, FACILITIES NOT REQUIRED, < 9 DWELLING UNITS NOT PROPOSED PARKING FOR QUALTY HOUSING
28-11 28-12 28-21 28-22 28-23 28-24 28-24 28-25 28-30 28-41	19.	A. B. C. D. E. F. G. H.	NUTY HOUSING CALCULATIONS         BULK, REGULATIONS         COMPLIES         STREET TREE_PLANTING         1 TREE PER 25.00' OF STREET FRONTAGE REQ.         PROPOSED, SEE P-5         SIZE OF DWELLING_UNITS         MINIMUM 400' REQUIRED         COMPLIES:         SEE FLOOR PLANS         WINDOWS         ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED         COMPLIES:         STORAGE AND_DISPOSAL         NOT REQUIRED, < 9 OWELLING UNITS





6-10 WEST 70TH STREET
COMMUNITY DISTRICT 7
PLATE - 89
BLOCK 1122
<u>LOT - 37 &amp; 36</u>



0 16'

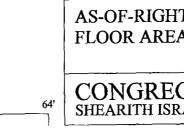


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		E	OOR AREA SCH	IEDULE				
FLOOR	USE	FLOOR PROP		FLOOR AREA EXISTING	COMM. FAC. GROSS	RESIDENTIAL GROSS	COMBINED R8B & R10A GROSS	
FLOOR		R8B	R10A	R1DA	FLOOR AREA	FLOOR AREA	FLOOR AREA	AREA
		(4,723.50)	(1,918.10)	(1,395.04)	(8,036.64)	0	(8,036.64)	N.A.
C2		(3,383.74)	(1,602.44)	(10,495.14)	(15,481.32)	N.A.		N.A.
	COMMUNITY FACILITY		(315.66)	(10,433.14)	(10,101.02)	(1,655.42)	(17,136.74)	N.A.
C1	RESIDENTIAL	(1,339.76)	(313.00)			(		
	COMMUNITY FACILITY	3,705.94	1,918.10	11,541.25	17,165.29	N.A.	10 100 00	10 102 05
1	RESIDENTIAL	1,017.57	0	0	N.A.	1,017.57	18,182.86	18,182.86
	COMMUNITY FACILITY	2,943.90	1,198.50	6,493.80	10,636.20	N.A.		
2	RESIDENTIAL	369.60	0	0	N.A.	369.60	11,005.80	11,005.80
	COMMUNITY FACILITY	2988.00	1,198.50	1,151.89	5,338.20	325.50		
3	RESIDENTIAL	325.50	0	0	<u>N.A.</u>	4,341.39	5,663.89	5,663.89
	COMMUNITY FACILITY	0	170.61	2,004.79	2,175.40	N.A.		
4	RESIDENTIAL	3,313.50	1,027.89	0	N.A.	4,341.39	6,516.79	6,516.79
	COMMUNITY FACILITY	0	0	6,567.47	6,567.47			
5	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	9,637.84						
TOTAL ZONING FLOOR AREA	R8B RESIDENTIAL	10,478.17			l			
TOTAL ZONING FLOOR AREA	R88	20,116.01						
······································								
TOTAL ZONING FLOOR AREA	RIDA 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						ļ	41,054.81	27,771.61
TOTAL	NEW BUILDING				L	L	L	·

FLOOR AREA SCHEDULE

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



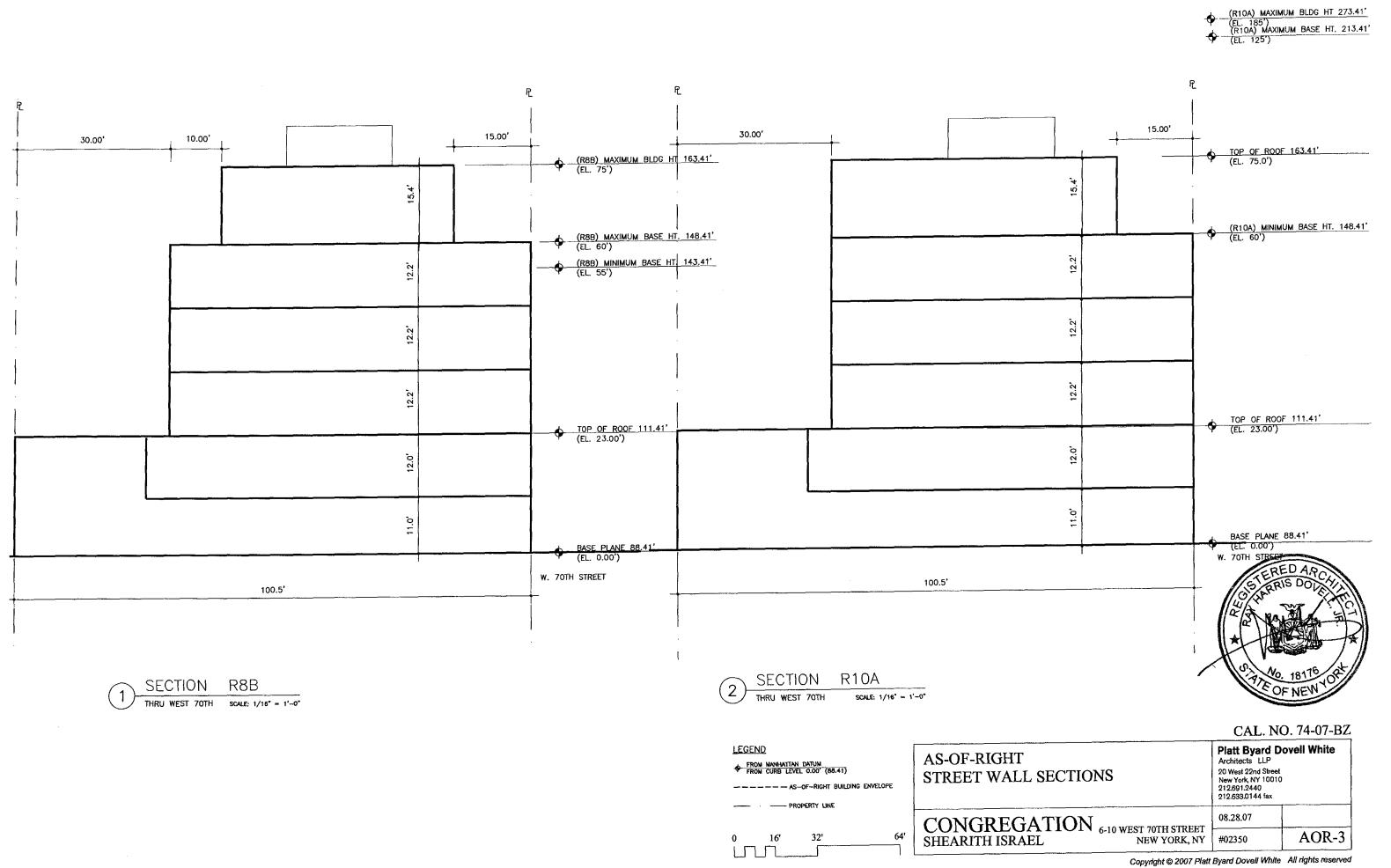
16' 32'

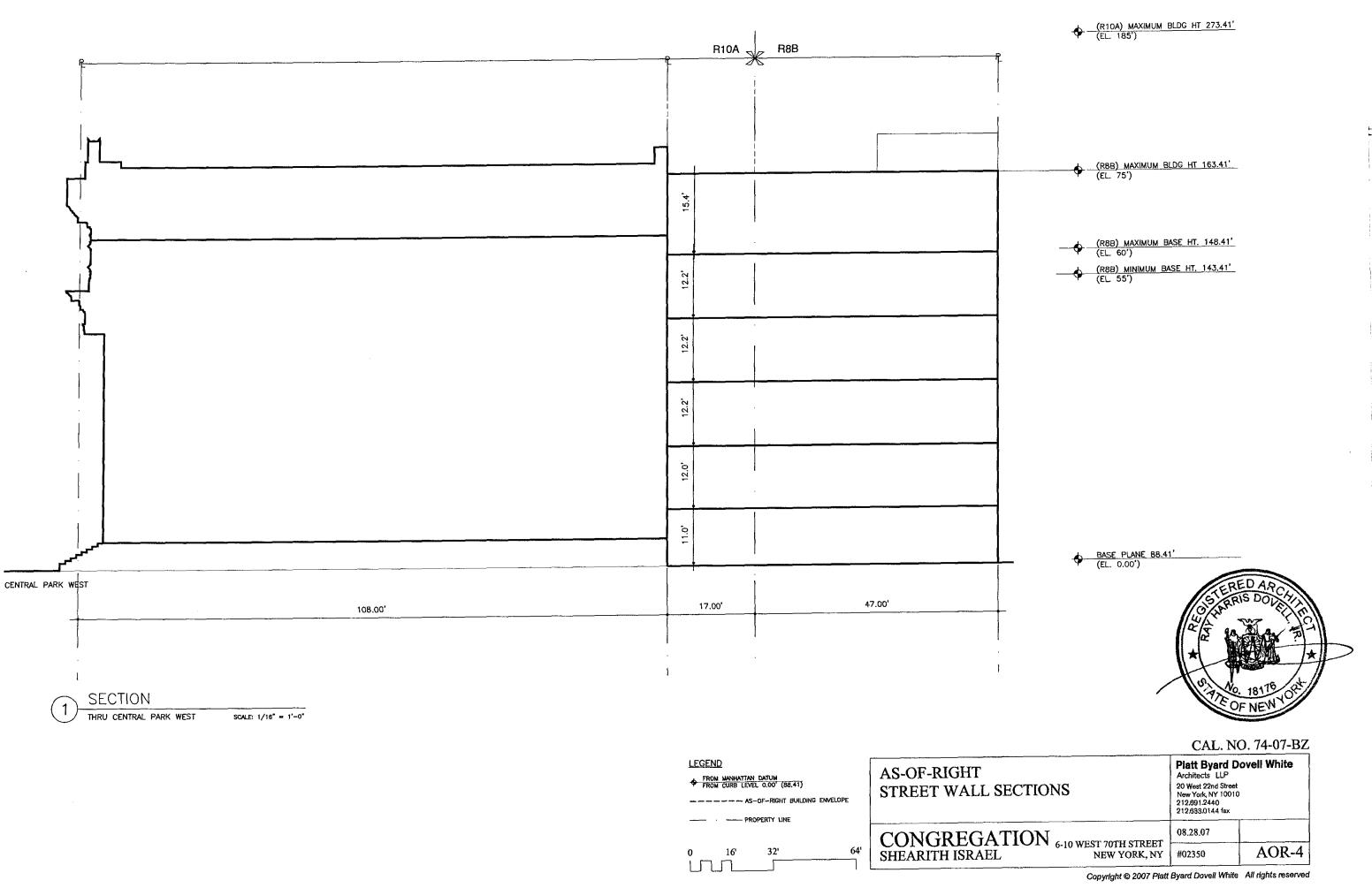
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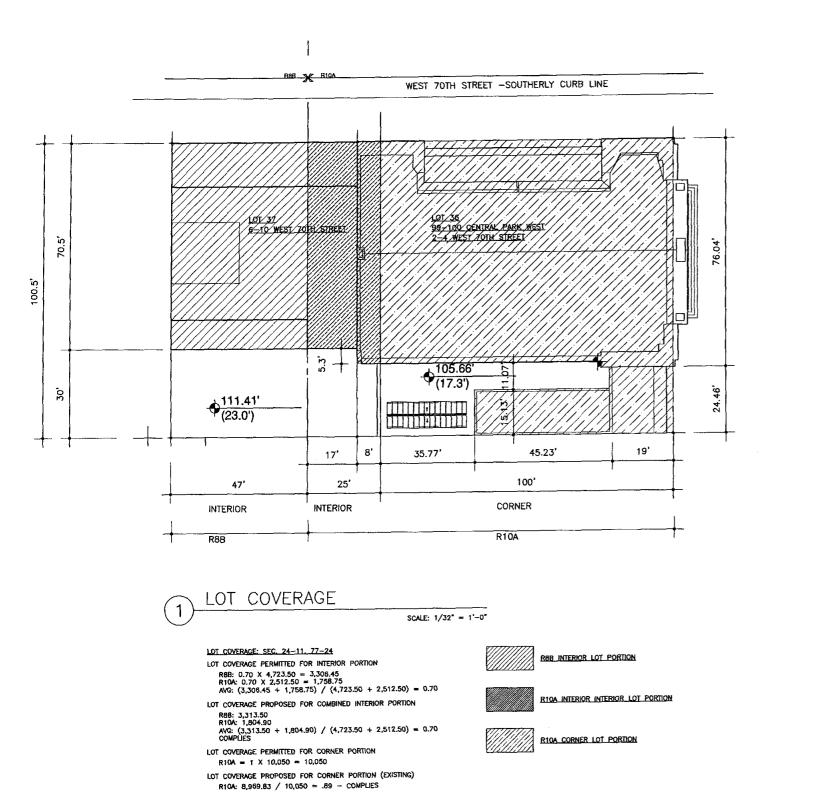


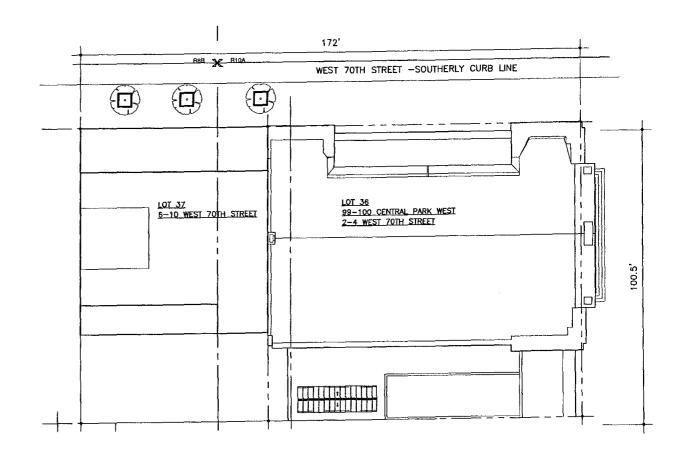
1

	CAL. NO	). 74-07-BZ	
Т	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212691.2440 212.633.0144 fax		
A SCHEDULE			
GATION 6-10 WEST 70TH STREET	08.28.07		
CALL 6-10 WEST 70TH STREET NEW YORK, NY	#02350	AOR-2	



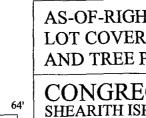








STREET TREE PLANTING; SEC. 28-112 TREES REQUIRED = 1 TREE PER 25.00' STREET FRONTAGE FRONTAGE = 272.42 / 25 = 11 TREES TREES PROPOSED = 3 TREES TO BE INSTALLED REMAINDER TO BE PURCHASED BY OWNER FOR USE BY PARKS DEPARTMENT



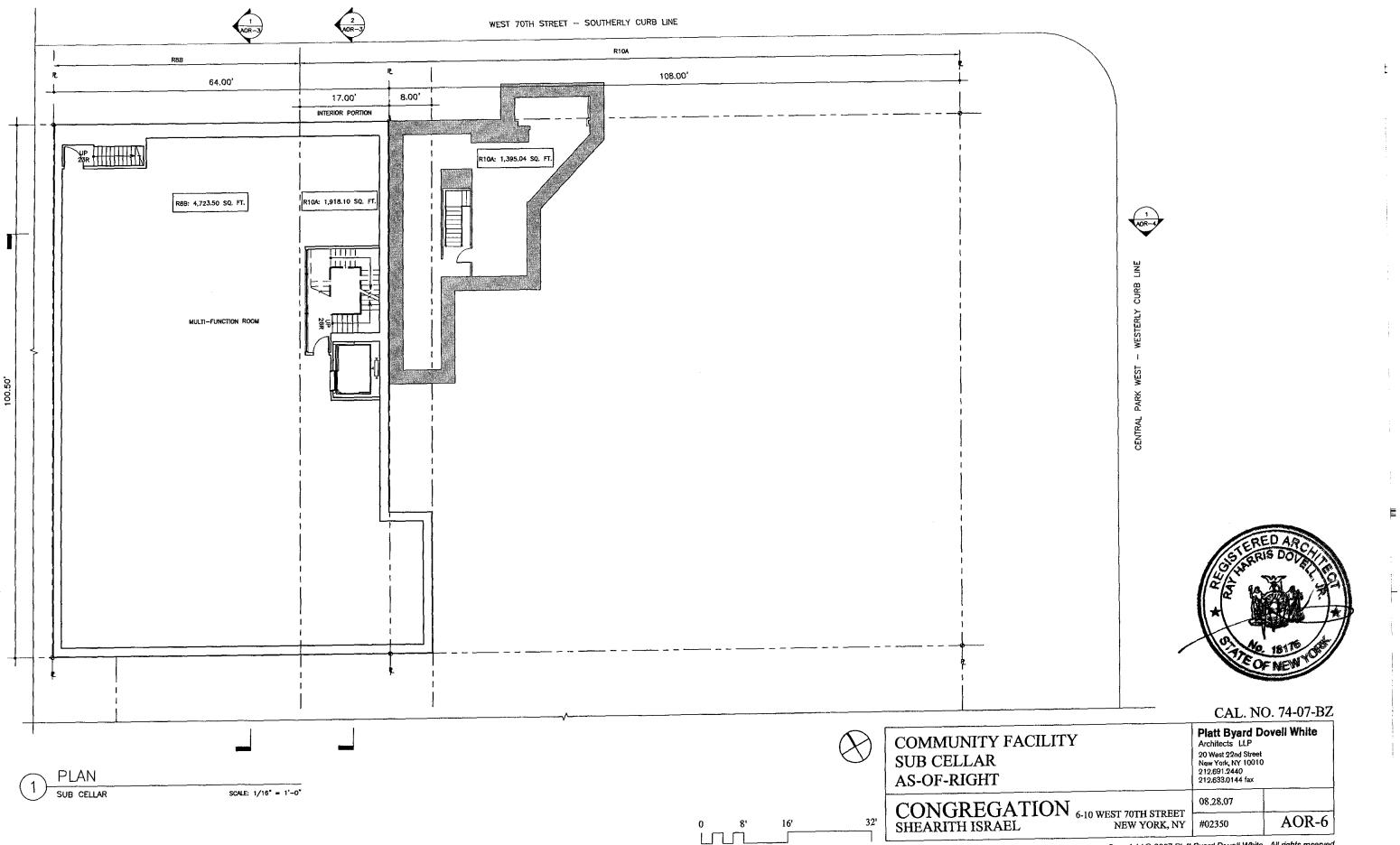
16' 32' 0 

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

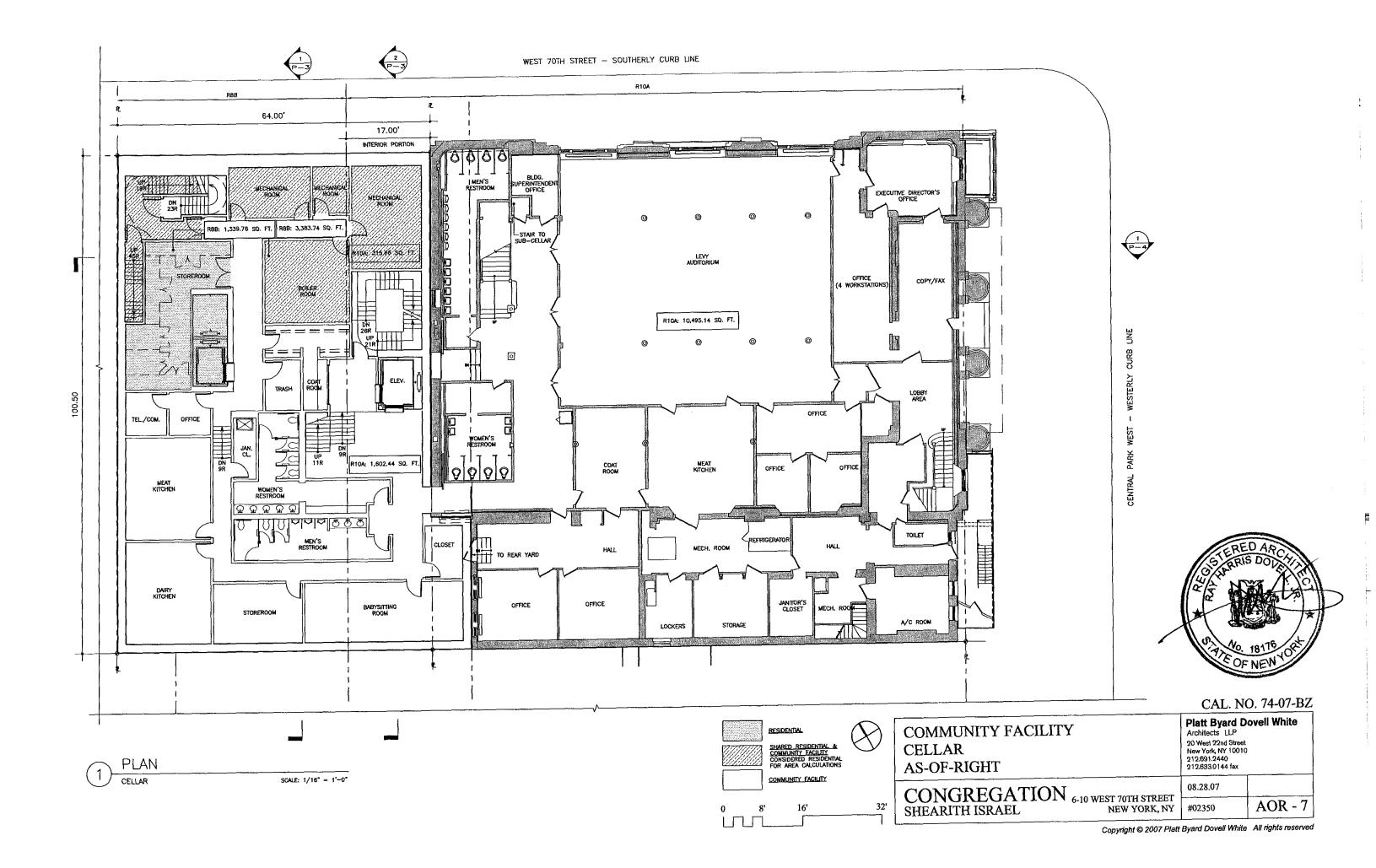


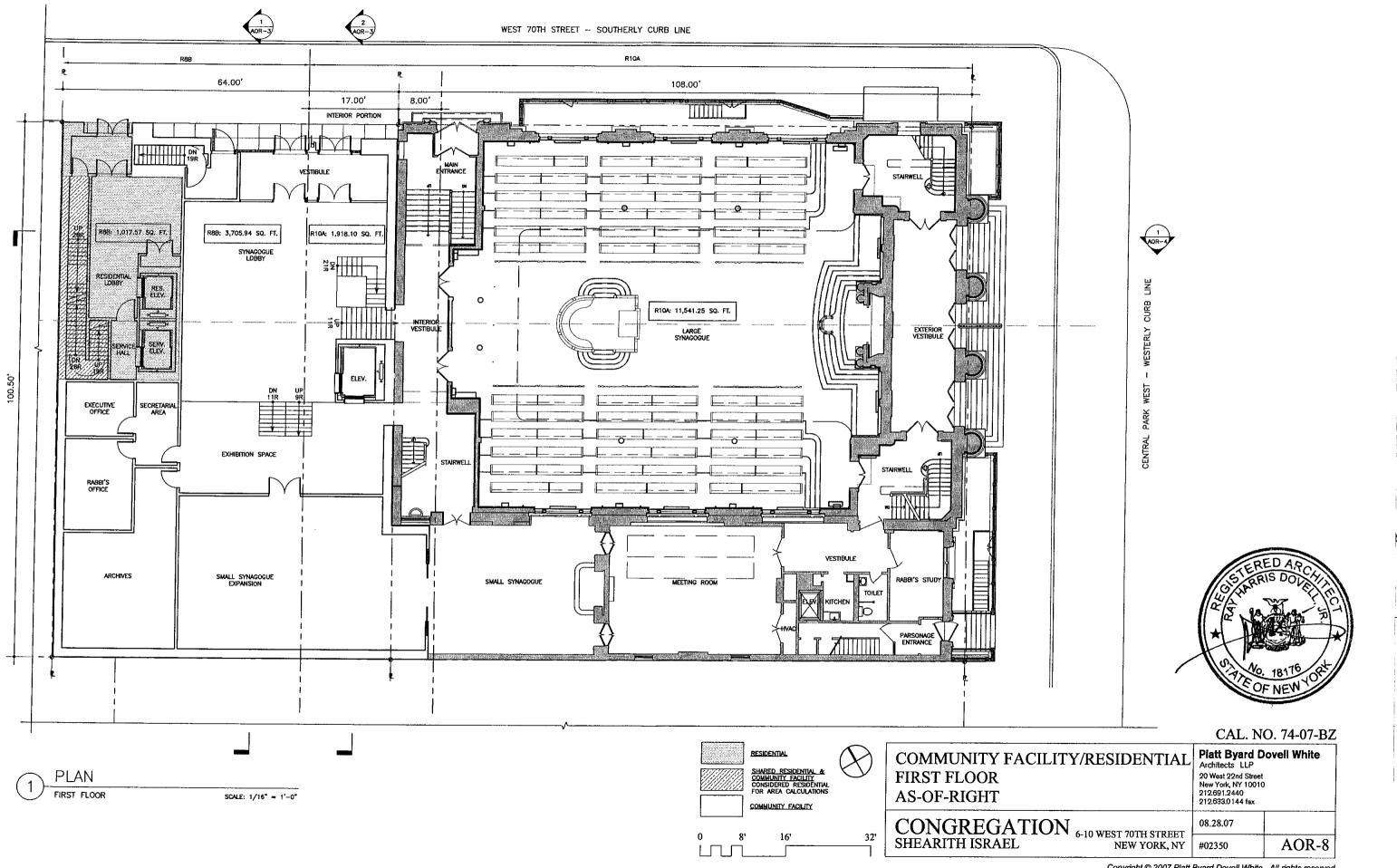
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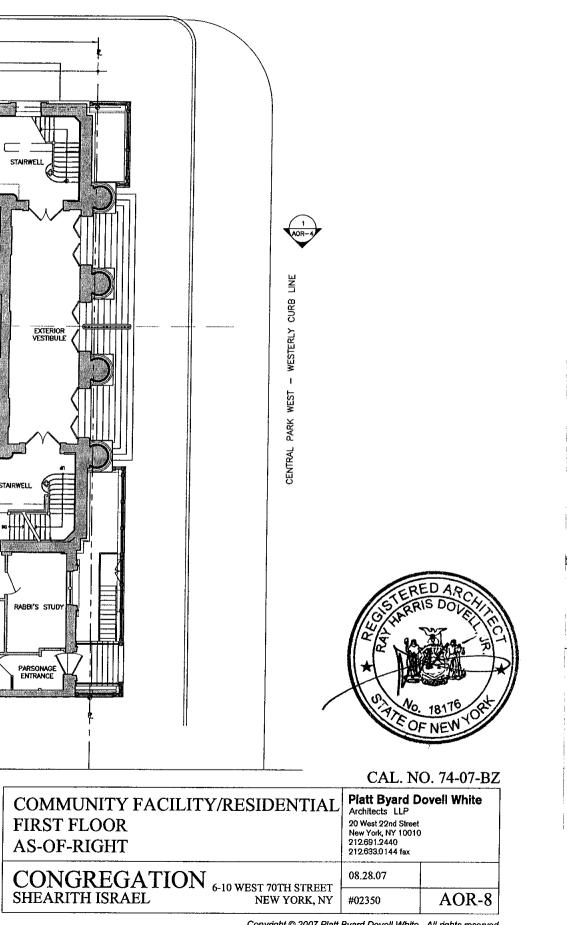
	CAL. NO	D. 74-07-BZ	
łT	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax		
AGE CALCULATIONS PLANTING			
GATION 6-10 WEST 70TH STREET	08.28.07		
RAEL NEW YORK, NY	#02350	AOR-5	

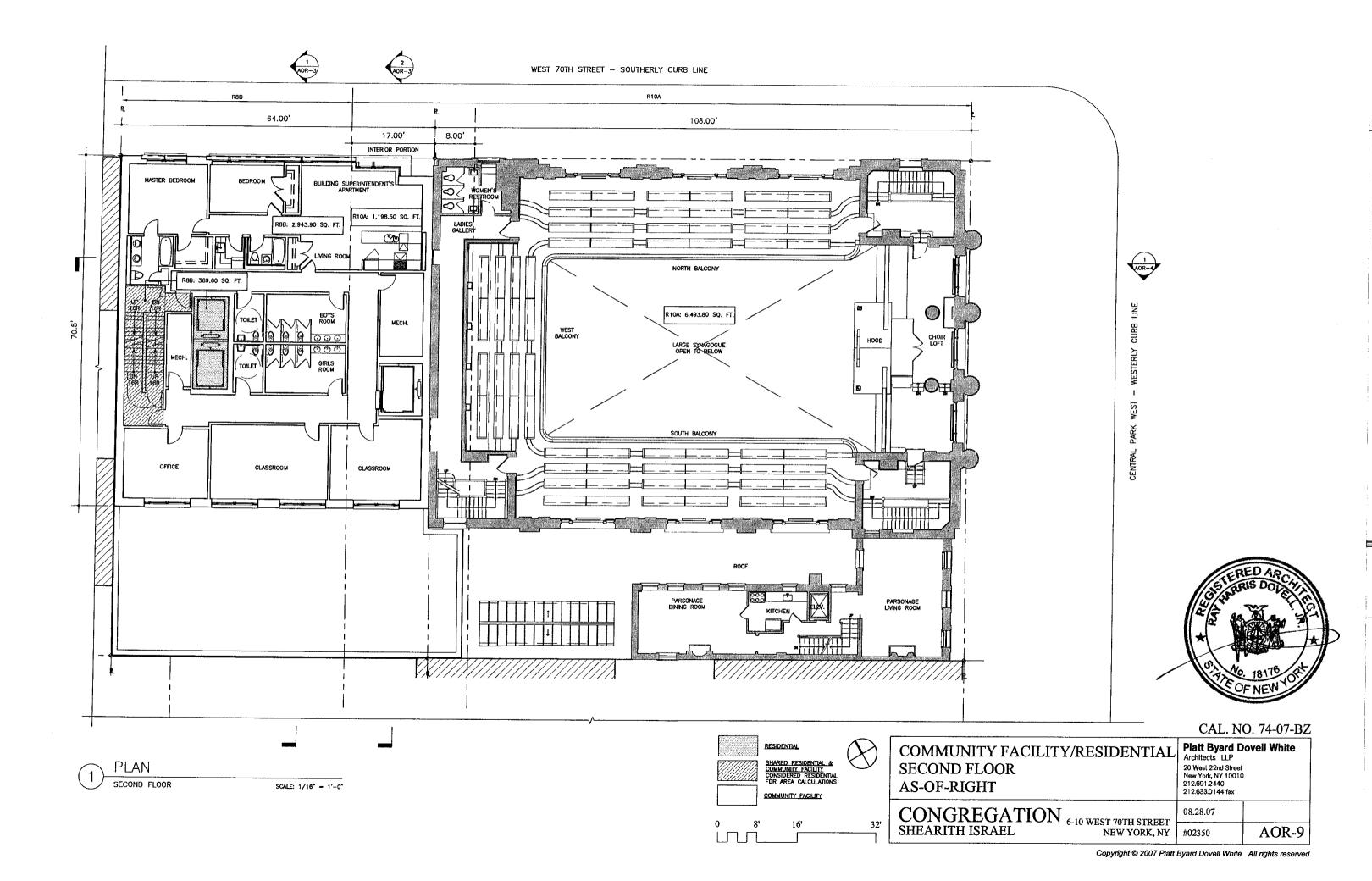


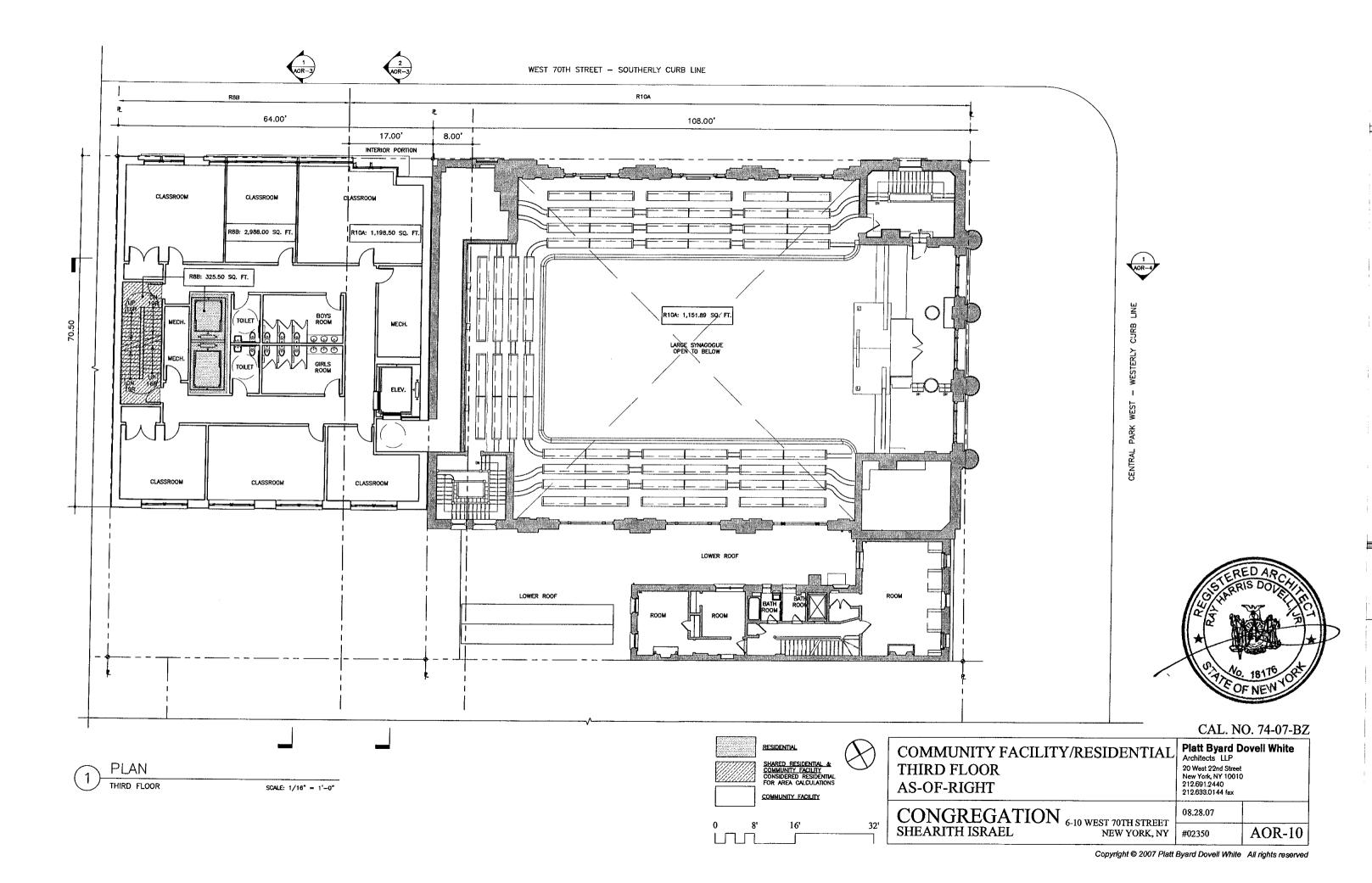
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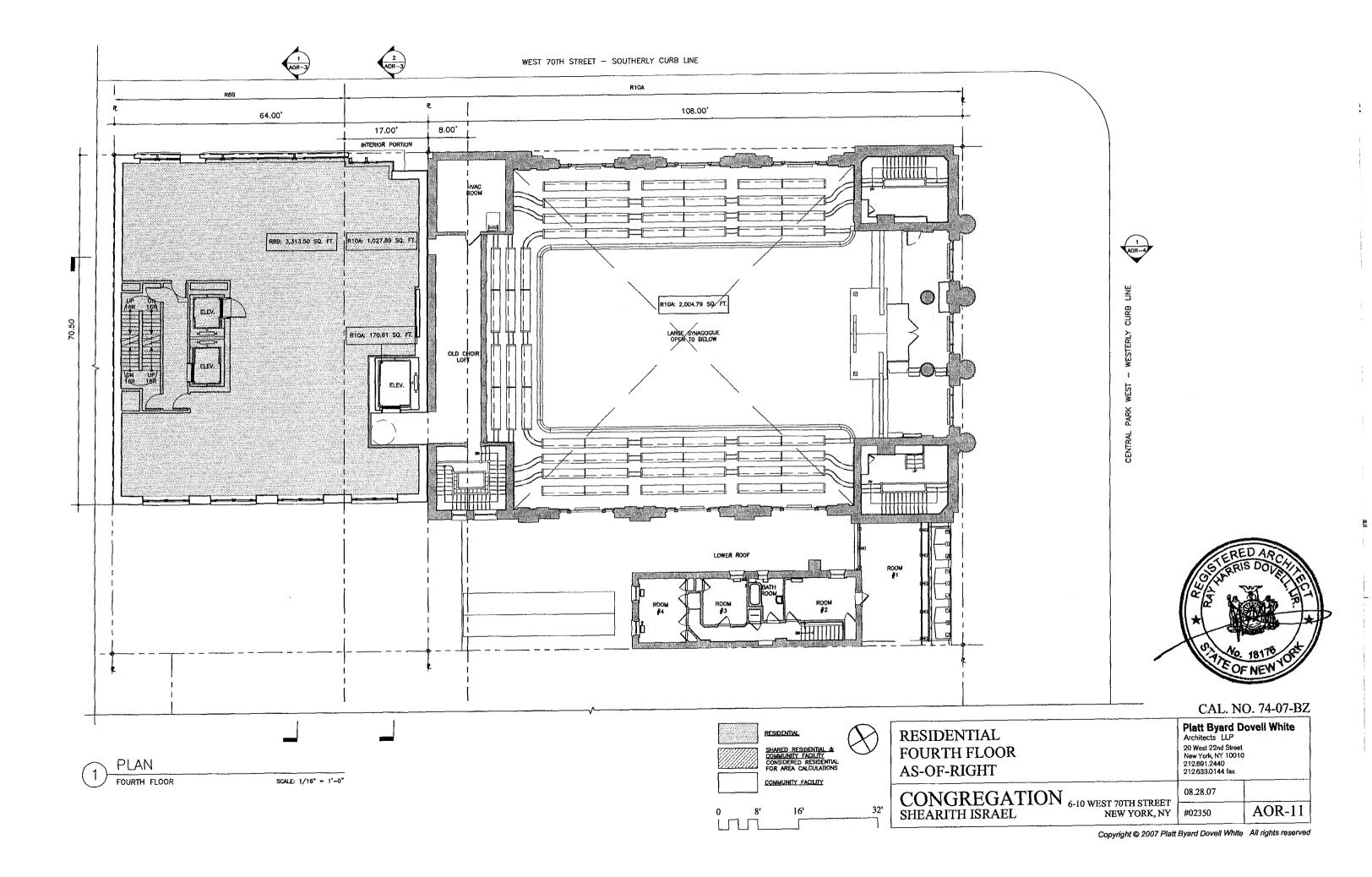


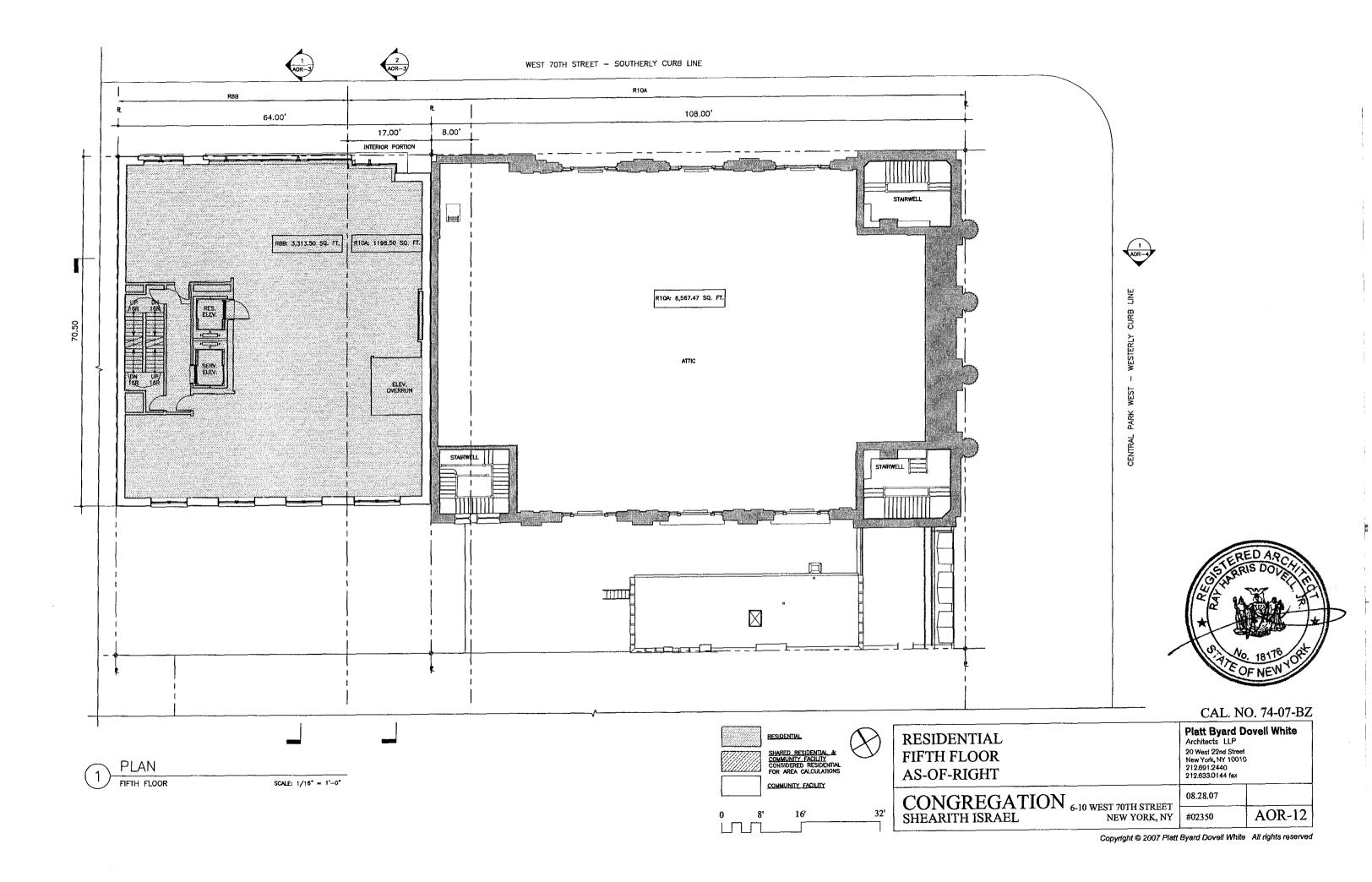


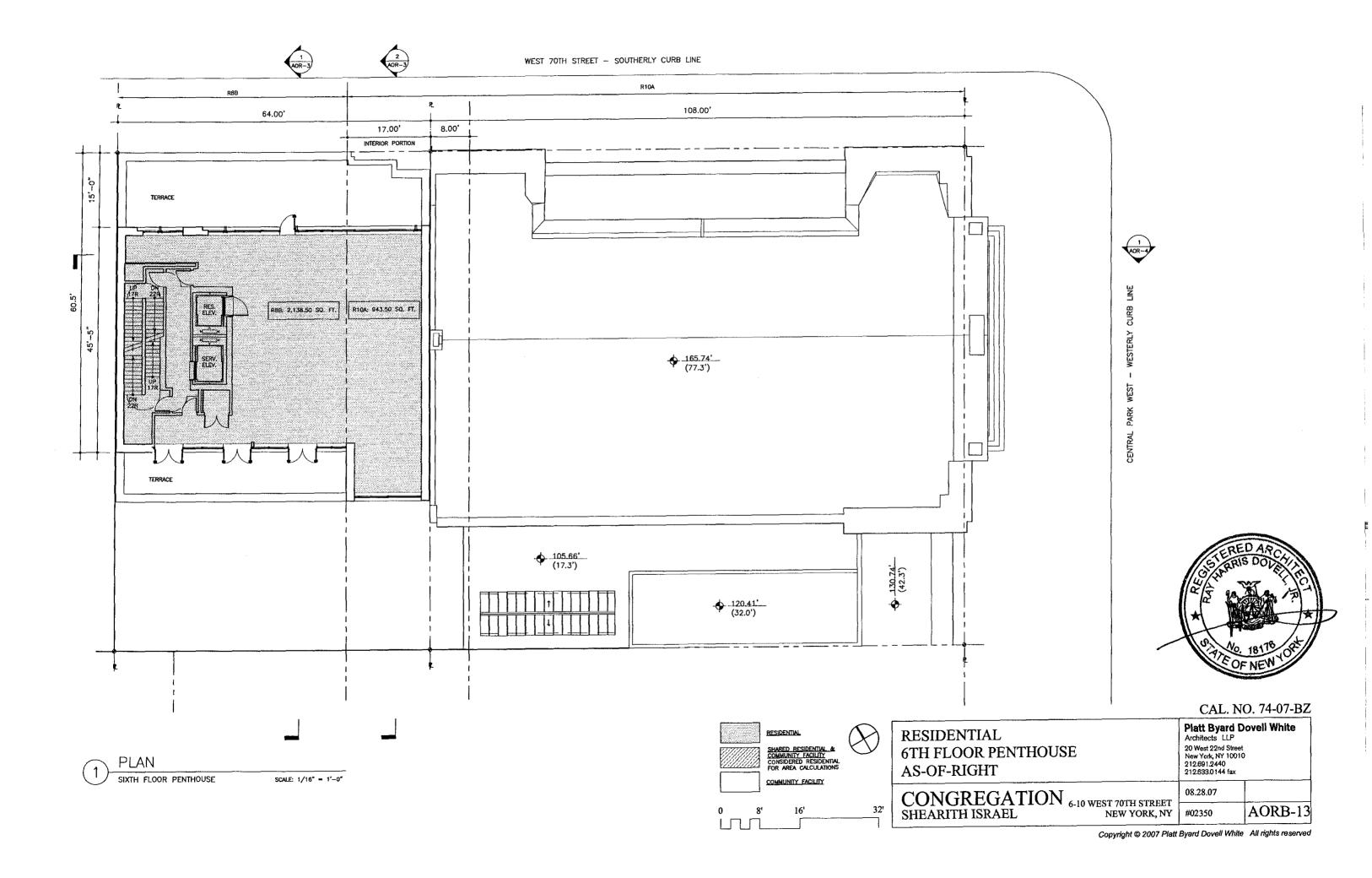


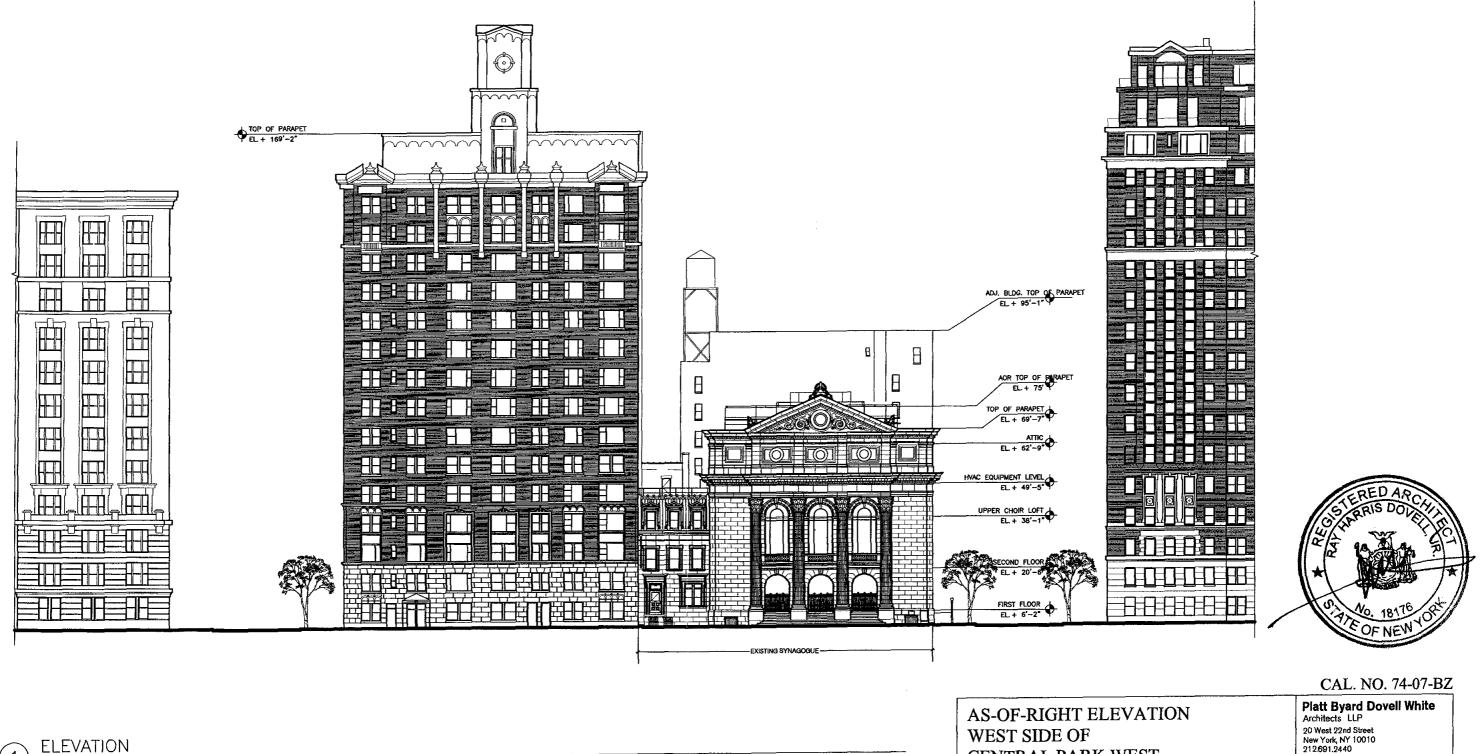










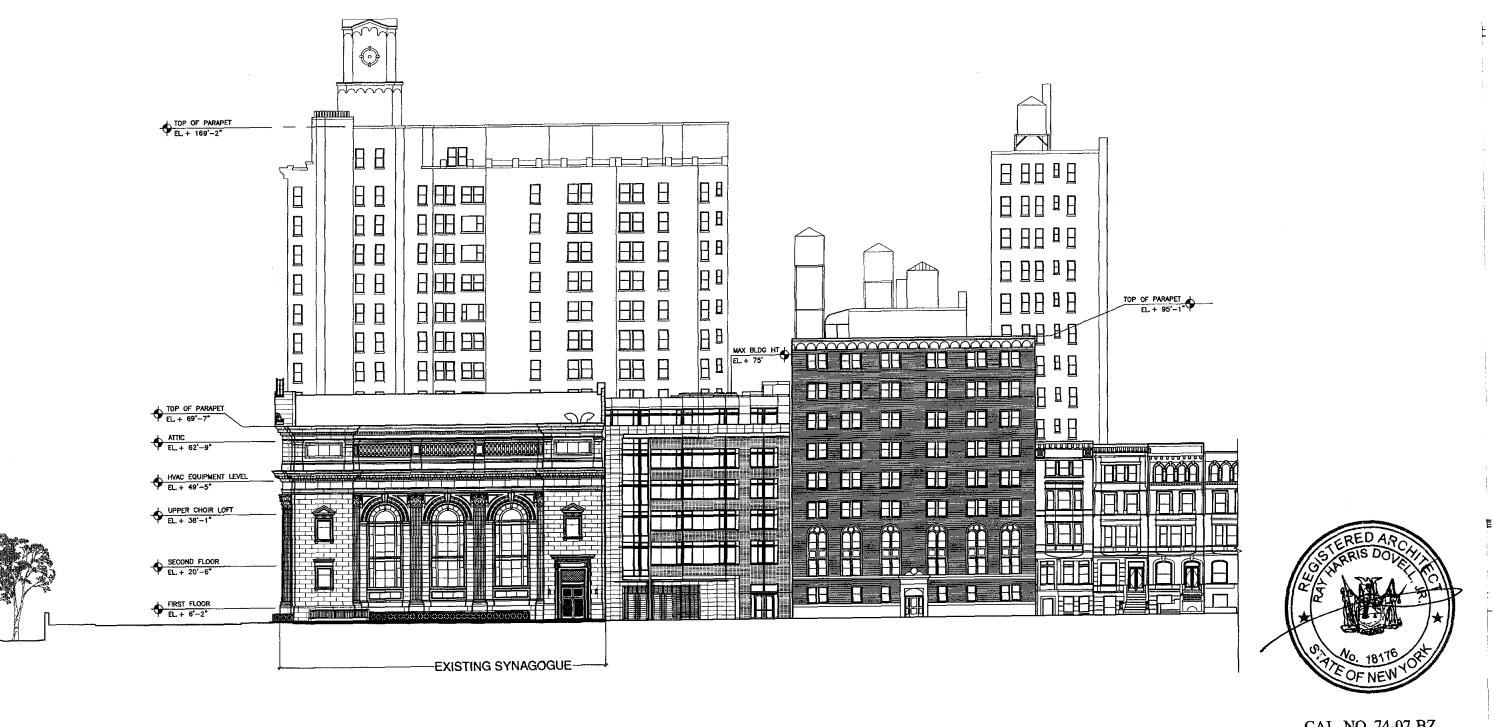


SCALE: 1/32" = 1'-0"



64'

	CAL. NO. 74-07-B2					
T ELEVATION	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010					
OF						
ARK WEST	212.691.2440 212.633,0144 fax					
GATION 6-10 WEST 70TH STREET	08.28.07					
AEL NEW YORK, NY	#02350	AOR-14				





	CAL. NO. 74-07-BZ		
IT ELEVATION	Platt Byard D Architects LLP	ovell White	
E OF	20 West 22nd Street New York, NY 10010		
STREET	212.691.2440 212.633.0144 fax		
GATION 6-10 WEST 70TH STREET	08.28.07		
RAEL NEW YORK, NY	#02350	AOR-15	



08,28.07

# CONGREGATION SHEARITH ISRAEL

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

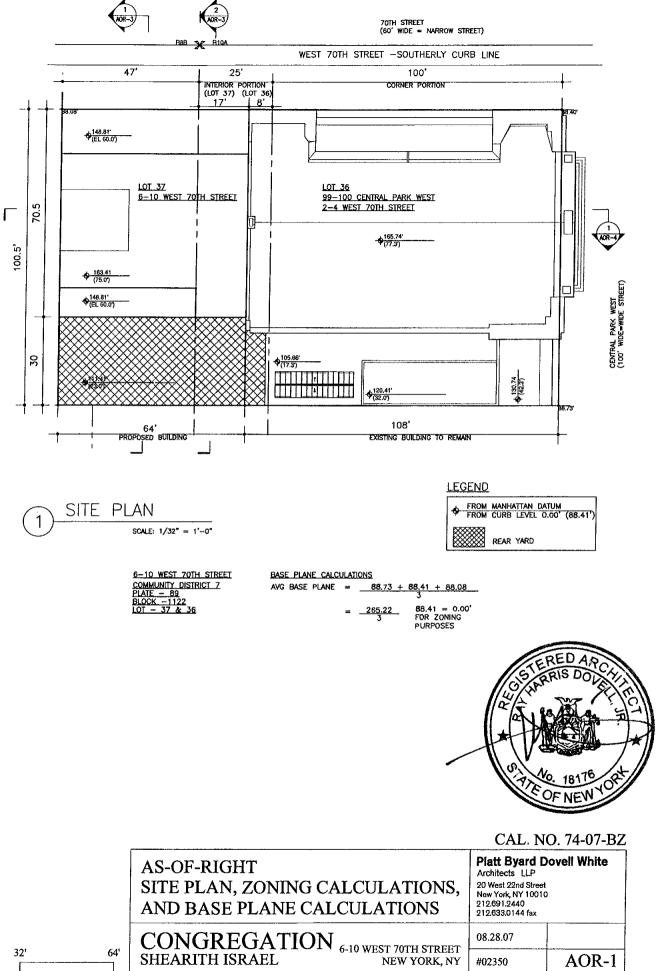


#02350

APPLICA		SINGLE ZONING	
MAP 8C	1. <u>ZONING DISTRICTS:</u> R88 R1DA		
	2. LOT AREA:		
	R8B 4,723.5 SF	<u>99100 CPW</u> 0 SF	<u>IOIAL</u> 4,723.5 SF
	R10A 1,708.5 SF TOTAL 6,432.0 SF	10.854.0 SF 10.854.0 SF	12,562.5 SF 17,286.0 SF
22-00	3. USES PERMITTED		
**	R8B: USE GROUPS 1-4 R10A: USE GROUPS 1-4	RESIDENTIAL & COMMUN RESIDENTIAL & COMMU	ITY FACILITY NITY FACILITY
	4. USES PROPOSED		
	RBE USE GROUP 2:	Residential.	
	R10A USE GROUP 2:	RESIDENTIAL	
24011	5. QUALITY HOUSING REGULATI	IONS APPLY	
23-145	6. <u>Maximum residential floc</u> R88 R10a 10	0 <u>R_AREA_RANO</u> 4.00 0.00	
24-11		ITY FLOOR AREA RATIO 4.00 0.00	
77–2 <u>2</u>	8. <u>PERCENTAGE BREAKDOWN B</u> R8B 27 R10A 72	Y DISTRICT IN DIVIDED 7	ZONING LOT
	9. FLOOR AREA RATIO CALCULA		ING LOTS
	R88	0.273 X 4.00 = 1.09 0.727 X 10.00 = 7.27	
	R10A ADJUSTED MAXIMUM FAR	$0.727 \times 10.00 = 7.27$ 1.09 + 7.27 = 8.36	
	A. <u>FLOOR AREA PERMITTED</u> R88: 8.36 X 4,723.5 S	RF	= 39,488,46 SF
	R10A: 8.36 X 12,562.5		= 105,022.50 SF
	COMBINED R88 & R10A	0 70 × 47	286 = 144,510.96 SF
		8.30 X 17,	280 = 144,010.90 5r
	B. FLOOR AREA PROPOSED		
	B, <u>FLOOR AREA PROPOSED</u> R88 PORTION RESIDENTIA R88 PORTION COMMUNIT	NL.	18,706.00 = SF 0 = SF
	B, <u>FLOOR AREA_PROPOSED</u> R8B PORTION RESIDENTIA R8B PORTION COMMUNIT R8B TOTAL	NL Y FACILITY	18,706.00 = SF 0 = SF 18,706.00 = SF
	<ul> <li>B. FLOOR AREA, PROPOSED R8B PORTION RESIDENTI R8B PORTION COMMUNIT R8B TOTAL R10A PORTION RESIDENTI R10A PORTION COMMUNIN R10A PORTION EXISTING</li> </ul>	NL Y FACILITY IAL TY FACILITY	$\begin{array}{rrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrr$
	B. <u>FLOOR AREA. PROPOSED</u> R86 PORTION RESIDENTI R88 PORTION COMMUNIT R8B TOTAL R10A PORTION RESIDENTI R10A PORTION COMMUNI R10A PORTION COMMUNI R10A TOTAL	NL Y FACILITY IAL TY FACILITY	$\begin{array}{rrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrr$
24-11	B, <u>FLOOR AREA, PROPOSED</u> R&B PORTION RESIDENTI R&B PORTION COMMUNIT R&B TOTAL R10A PORTION RESIDENTI R10A PORTION COMMUNI R10A PORTION EXISTING R10A TOTAL COMBINED R&B & R10A	n, Y Facility IV Facility Community Facility	$\begin{array}{rrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrr$
24-11 77-24	B. <u>FLOOR AREA. PROPOSED</u> R86 PORTION RESIDENTI R88 PORTION COMMUNIT R8B TOTAL R10A PORTION RESIDENTI R10A PORTION COMMUNI R10A PORTION COMMUNI R10A TOTAL	n, Y Facility IV Facility Community Facility	$\begin{array}{rrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrr$
24-11 77-24	B. FLOOR AREA. PROPOSED R6B PORTION RESIDENTI R6B PORTION COMMUNIT R6B TOTAL R10A PORTION RESIDENTI R10A PORTION COMMUNI R10A PORTION EXISTING R10A TOTAL COMBINED R8B & R10A 10. MAXIMUM LOT COVERAGE PEI INTERIOR PORTION 11. LOT COVERAGE PROPOSED	nl V Facility TY Facility Community Facility RMITTED .70 1.00	18,706.00 = SF 0 = SF 18,706.00 = SF 6,936.00 = SF 0 = SF 27,759.20 = SF 34,695.20 = SF 53,401.20 SF
24-11 77-24	B. ELOOR AREA. PROPOSED R86 PORTION RESIDENTI R86 PORTION COMMUNIT R86 TOTAL R10A PORTION RESIDENT R10A PORTION COMMUNIT R10A PORTION COMMUNIT R10A PORTION EXISTING R10A TOTAL COMBINED R8B & R10A 10. MAXIMUM LOT COVERAGE PEI INTEROR PORTION CORNER PORTION	NL Y FACILITY IVI FACILITY COMMUNITY FACILITY RMITTED .70	18.706.00 = SF 0 = SF 18.706.00 = SF 6.936.00 = SF 0 = SF 27.759.20 = SF 34.695.20 = SF 53.401.20 SF E P-5
77-24 24-12	B. ELOOR AREA. PROPOSED R66 PORTION RESIDENTL R68 PORTION COMMUNIT R68 TOTAL R10A PORTION RESIDENT R10A PORTION COMMUNIT R10A PORTION EXISTING R10A TOTAL COMBINED R68 & R10A 10. MAXIMUM LOT COVERAGE PE INTERIOR PORTION 11. LOT COVERAGE PROPOSED INTERIOR PORTION CORNER PORTION	NL Y FACILITY IV FACILITY COMMUNITY FACILITY RMITTED .70 1.00 .70, COMPLIES SEI .89, COMPLIES SEI	18.706.00 = SF 0 = SF 18.706.00 = SF 6.936.00 = SF 0 = SF 27.759.20 = SF 34.695.20 = SF 53.401.20 SF E P-5
77 <b>24</b>	B. ELOOR AREA. PROPOSED R88 PORTION RESIDENTI R88 PORTION COMMUNIT R88 TOTAL R10A PORTION RESIDENT R10A PORTION COMMUNIT R10A PORTION EXISTING R10A PORTION EXISTING R10A TOTAL COMBINED R8B & R10A 10. MAXIMUM LOT COVERAGE PE INTERIOR PORTION CORNER PORTION CORNER PORTION CORNER PORTION CORNER PORTION (EXISTING) 12. APPLIED OVER 23.00' ABOVE 13. ERONT YARD. REQUIREMENTS R88 NOT REQUIRED	NL Y FACILITY IV FACILITY COMMUNITY FACILITY RMITTED .70 1.00 .70, COMPLIES SEI .89, COMPLIES SEI	18.706.00 = SF 0 = SF 18.706.00 = SF 6.936.00 = SF 0 = SF 27.759.20 = SF 34.695.20 = SF 53.401.20 SF E P-5
77-24 24-12	B. ELOOR AREA. PROPOSED R88 PORTION RESIDENTI R88 PORTION COMMUNIT R88 TOTAL R10A PORTION RESIDENT R10A PORTION COMMUNIT R10A PORTION EXISTING R10A PORTION EXISTING R10A TOTAL COMBINED R8B & R10A 10. MAXIMUM LOT COVERAGE PE INTERIOR PORTION CORNER PORTION CORNER PORTION CORNER PORTION CORNER PORTION (EXISTING) 12. APPLICATION OF LOT COVERA APPLIED OVER 23.00' ABOVE 13. FRONT YARD. REQUIREMENTS R88 NOT REQUIREMENTS	NL Y FACILITY IV FACILITY COMMUNITY FACILITY RMITTED .70 1.00 .70, COMPLIES SEI .89, COMPLIES SEI	18.706.00 = SF 0 = SF 18.706.00 = SF 6.936.00 = SF 0 = SF 27.759.20 = SF 34.695.20 = SF 53.401.20 SF E P-5
77-24 24-12	B. FLOOR AREA. PROPOSED R86 PORTION RESIDENTI R86 PORTION RESIDENTI R86 TOTAL R10A PORTION COMMUNIT R10A PORTION COMMUNIT R10A PORTION COMMUNIT R10A PORTION COMMUNIT R10A PORTION COMMUNIT COMBINED R8B & R10A 10. MAXIMUM LOT COVERAGE PEN INTERIOR PORTION CORNER PORTION CORNER PORTION CEXISTING) 12. APPLICATION OF LOT COVERA APPLIED OVER 23.00' ABOVE 13. ERONT YARD REQUIREMENTS R88 NOT REQUIRED R10A NOT REQUIRED R88 NOT PROPOSED	NL Y FACILITY IV FACILITY COMMUNITY FACILITY RMITTED .70 1.00 .70, COMPLIES SEI .89, COMPLIES SEI	18.706.00 = SF 0 = SF 18.706.00 = SF 6.936.00 = SF 0 = SF 27.759.20 = SF 34.695.20 = SF 53.401.20 SF E P-5
77-24 24-12 24-34 24-35	<ul> <li>B. ELOOR AREA_PROPOSED R88 PORTION RESIDENTI R88 PORTION COMMUNIT R88 TOTAL R10A PORTION COMMUNIT R10A PORTION COMMUNIT R10A PORTION COMMUNIT R10A PORTION COMMUNIT R10A PORTION EXISTING R10A PORTION EXISTING R10A TOTAL COMBINED R8B &amp; R10A</li> <li>10. MAXIMUM LOT COVERAGE PE INTERIOR PORTION CORNER PORTION CORNER PORTION (EXISTING)</li> <li>12. APPLIED OVER 23.00° ABOVE R10A NOT REQUIRED R10A NOT PROPOSED R10A NOT PROPOSED</li> </ul>	NL Y FACILITY IV FACILITY COMMUNITY FACILITY RMITTED .70 1.00 .70, COMPLIES SEI .89, COMPLIES SEI	18.706.00 = SF 0 = SF 18.706.00 = SF 6.936.00 = SF 0 = SF 27.759.20 = SF 34.695.20 = SF 53.401.20 SF E P-5
77-24 24-12 24-34	<ul> <li>B. FLOOR AREA_PROPOSED R88 PORTION RESIDENTI R88 PORTION RESIDENTI R88 PORTION COMMUNIT R88 TOTAL</li> <li>R10A PORTION COMMUNIT R10A PORTION COMMUNIT R10A PORTION COMMUNIT R10A PORTION COMMUNIT R10A PORTION COMMUNIT COMBINED R8B &amp; R10A</li> <li>10. MAXIMUM_LOT_COVERAGE PEI INTERIOR PORTION CORNER PORTION</li> <li>11. LOT_COVERAGE PROPOSED INTERIOR PORTION (EXISTING)</li> <li>12. APPLICATION OF LOT_COVERA APPLIED OVER 23.00' ABOVE</li> <li>13. ERONT_YARD_REQUIREMENTS R8B NOT REQUIRED R10A NOT REQUIRED R10A NOT REQUIRED R10A NOT REQUIRED R10A NOT PROPOSED</li> <li>14. SIDE YARD REQUIREMENTS R8B NOT PROPOSED</li> <li>14. SIDE YARD REQUIREMENTS R8B NOT PROPOSED</li> <li>15. REAR_YARD REQUIRED</li> </ul>	nl Y Facility Community facility RMITTED 70 1.00 70, complies sei 89, complies sei 89, complies sei See : Base plane	18.706.00 = SF 0 = SF 18.706.00 = SF 6.936.00 = SF 0 = SF 27.759.20 = SF 34.695.20 = SF 53.401.20 SF E P-5
77-24 24-12 24-34 24-35 24-35	<ul> <li>B. ELOOR AREA_PROPOSED R88 PORTION RESIDENTI R88 PORTION COMMUNIT R88 TOTAL R10A PORTION COMMUNIT R10A PORTION COMMUNIT R10A PORTION COMMUNIT R10A PORTION COMMUNIT R10A PORTION EXISTING R10A PORTION EXISTING R10A TOTAL COMBINED R8B &amp; R10A</li> <li>10. MAXIMUM LOT COVERAGE PE INTERIOR PORTION CORNER PORTION CORNER PORTION (EXISTING)</li> <li>12. APPLIED OVER 23.00° ABOVE R10A NOT REQUIRED R10A NOT PROPOSED R10A NOT PROPOSED</li> </ul>	NL Y FACILITY IV FACILITY COMMUNITY FACILITY RMITTED .70 1.00 .70, COMPLIES SEI .89, COMPLIES SEI	18.706.00 = SF 0 = SF 18.706.00 = SF 6.936.00 = SF 0 = SF 27.759.20 = SF 34.695.20 = SF 53.401.20 SF E P-5
77-24 24-12 24-34 24-35 24-35	<ul> <li>B. <u>FLOOR AREA_PROPOSED</u> R88 PORTION RESIDENTL R88 PORTION RESIDENTL R88 PORTION COMMUNIT R88 TOTAL R10A PORTION COMMUNIT R10A PORTION COMMUNIT R10A PORTION COMMUNIT R10A PORTION EXISTING R10A TOTAL COMBINED R8B &amp; R10A</li> <li>10. <u>MAXIMUM_LOT_COVERAGE PER</u> INTERIOR PORTION CORNER PORTION CORNER PORTION (EXISTING)</li> <li>12. <u>APPLICATION OF LOT_COVERAGE PROPOSED</u> INTERIOR PORTION (EXISTING)</li> <li>13. <u>ERONT_VARD_REQUIREMENTS</u> R8B NOT REQUIRED R10A NOT REQUIRED R10A NOT REQUIRED R10A NOT PROPOSED</li> <li>14. <u>SIDE_VARD_REQUIREMENTS</u> R8B NOT PROPOSED</li> <li>15. <u>REAR_VARD_REQUIRED</u> R8B R10A NOT PROPOSED</li> <li>15. <u>REAR_VARD_REQUIRED</u> R10A INTERIOR PORTION</li> </ul>	nl Y Facility Community facility RMITTED 70 1.00 70, complies sei 89, complies sei 89, complies sei See : Base plane	18,706.00 = SF 0 = SF 18,706.00 = SF 6,936.00 = SF 27,759.20 = SF 34,695.20 = SF 53,401.20 SF E P-5 E P-5

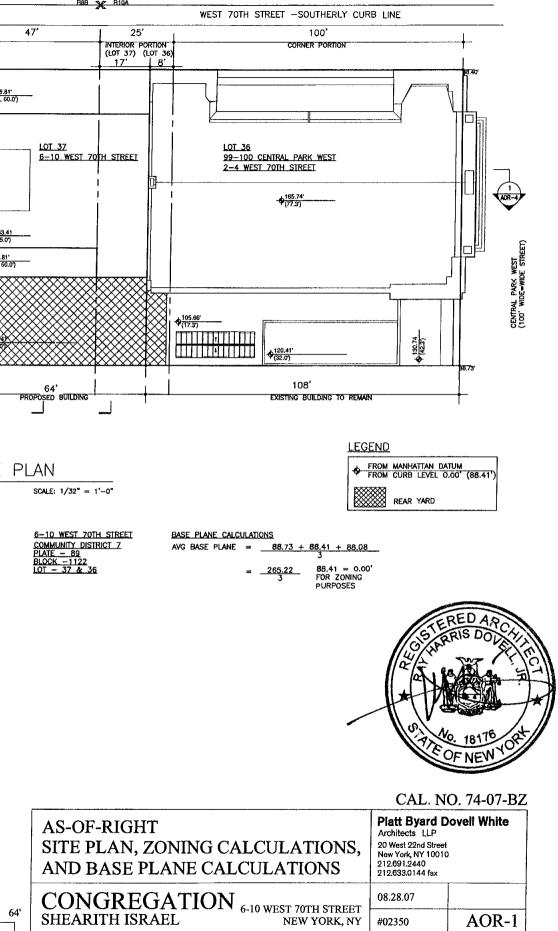
94 Fra	17	REET WALL LOOADON & UFICIT
24-522 23-633	17. <u>S</u> A	IREET WALL LOCATION & HEIGHT STREET WALL LOCATION
77-28	~	R8B NO CLOSER TO STREET THAN ADJACENT BUILDING R1DA CORNER LOT-NONE REQUIRED FOR EXISTING PORTION AND BEYOND 50.00' OF INTERSECTION
		R8B COMPLIES: SEE SITE PLAN R1DA COMPLIES: SEE SITE PLAN
	₿.	SETBACK REGULATIONS FOR NARROW STREETS R80 15.00' SETBACK ABOVE 60.00' R10A 15.00' SETBACK ABOVE 125.00'
	c.	R88 15.00' PROVIDED, COMPLIES, SEE P-3
	D.	R10A COMPLIES: SEE P-3 BASE HEIGHT_REQUIREMENTS
		R88 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 R88 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 23-663	н.	REAR SETBACK REQUIREMENTS R88 10.00' SETBACK ABOVE MAX. BASE HEIGHT R10A 10.00' SETBACK ABOVE MAX. BASE HEIGHT
	ι.	<u>REAR SETBACKS PROPOSED</u> R88 PORTION COMPLIES, SEE P-3 R10A PORTION COMPLIES SEE P-3
23-22	18. DEN	ISITY
23-24	A.	FACTOR FOR DWELLING UNITS
		R88 680 R10A 790
	В.	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 28-11		UTY HOUSING CALCULATIONS BULK REGULATIONS COMPLIES
28-12	8.	STREET TREE PLANTING 1 TREE PER 25.00' OF STREET FRONTAGE REQ. PROPOSED, SEE P-5
28-21	c.	<u>size of dwelling units</u> Minimum 400' required
00 00		COMPLIES: SEE FLOOR PLANS
28–22	D.	WINDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED COMPLIES: ALL RESIDENTIAL WINDOWS DOUBLE GLAZED
28-23	Ε,	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
28-30	Н.	NOT PROPOSED RECREATION SPACE AND PLANTING AREAS NOT REQUIRED, < 9 DWELLING UNITS
28-41	ι.	NOT PROPOSED DENSITY OF <u>CORRIDOR</u> NOT REQUIRED
00 50		NOT PROPOSED
28-50	J.	PARKING FOR QUALITY HOUSING
13-12		COMMUNITY DISTRICT 7 ACCESSORY PARKING PERMITTED FOR 35% OF NUMBER OF OWELLING UNITS
		$.35 \times 5 \Rightarrow 1.75 \text{ ACCESSORY}$

 $.35 \times 5 = 1.75$  Accessory Parking Allowed; Parking Not Proposed



16'

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FLOOR	USE		AREA POSED	FLOOR AREA EXISTING	COMM. FAC. GROSS	RESIDENTIAL GROSS	COMBINED R88 & R10A GROSS	ZONING FLOOF
		R8B	R10A	R10A	FLOOR AREA	FLOOR AREA	FLOOR AREA	AREA
C2	COMMUNITY FACILITY	0	o	(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.
	COMMUNITY FACILITY	0	0	11,541.25	11,541.25	N.A.		
1	RESIDENTIAL	3,313.50	1,198.50	0	N.A.	4,512.00	16,053.25	16,053.25
	COMMUNITY FACILITY	0	0	6,493.80	6,493.80	N.A.		
2	RESIDENTIAL	3,313.50	1,198.50	0	N.A.	4,512.00	11,005.80	11,005.80
	COMMUNITY FACILITY	0	0	1,151.89	1,151.89	N.A.		
3	RESIDENTIAL	3,313.50	1,198.50	0	N.A.	4,512.00	5,663.89	5,663.89
	COMMUNITY FACILITY	0	0	2,004.79	2,004.79	N.A.		
4	RESIDENTIAL	3,313.50	1,198.50	0	N.A.	4,512.00	6,516.79	6,516.79
	COMMUNITY FACILITY	0	0	6,567.47	6,567.47	4,512.00		
5	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	RIOA COMMUNITY		0					
TOTAL ZONING FLOOR AREA	RIOA RESIDENTIAL		6,936.00					_
TOTAL ZONING FLOOR AREA	RIDA 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

#### FLOOR AREA SCHEDULE

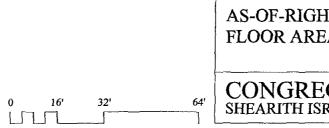
NOTE: DEDUCTIONS FOR MECHANICAL SPACE ARE NOT TAKEN AND ARE NOT NECESSARY TO MEET AREA REQUIREMENTS.

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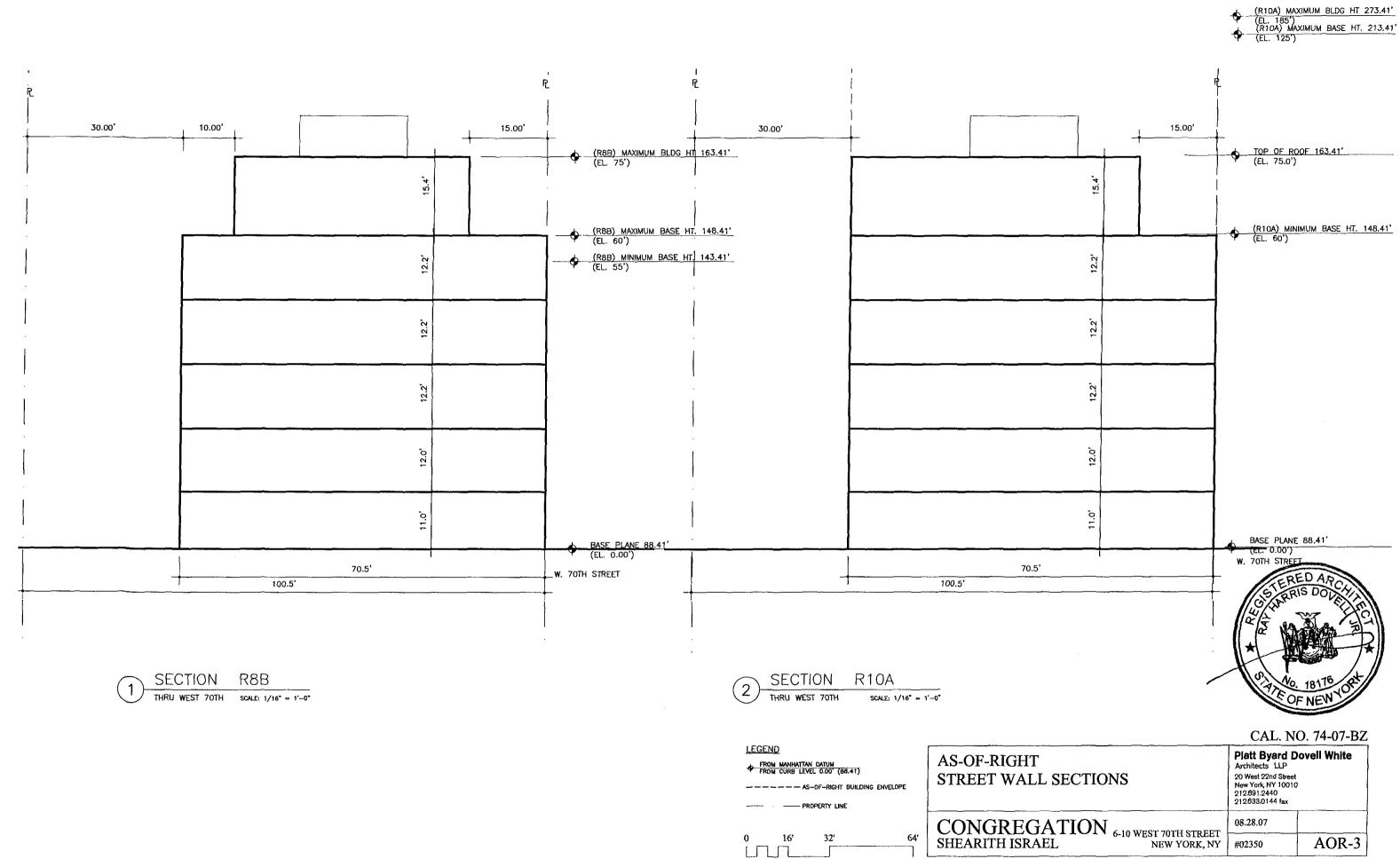
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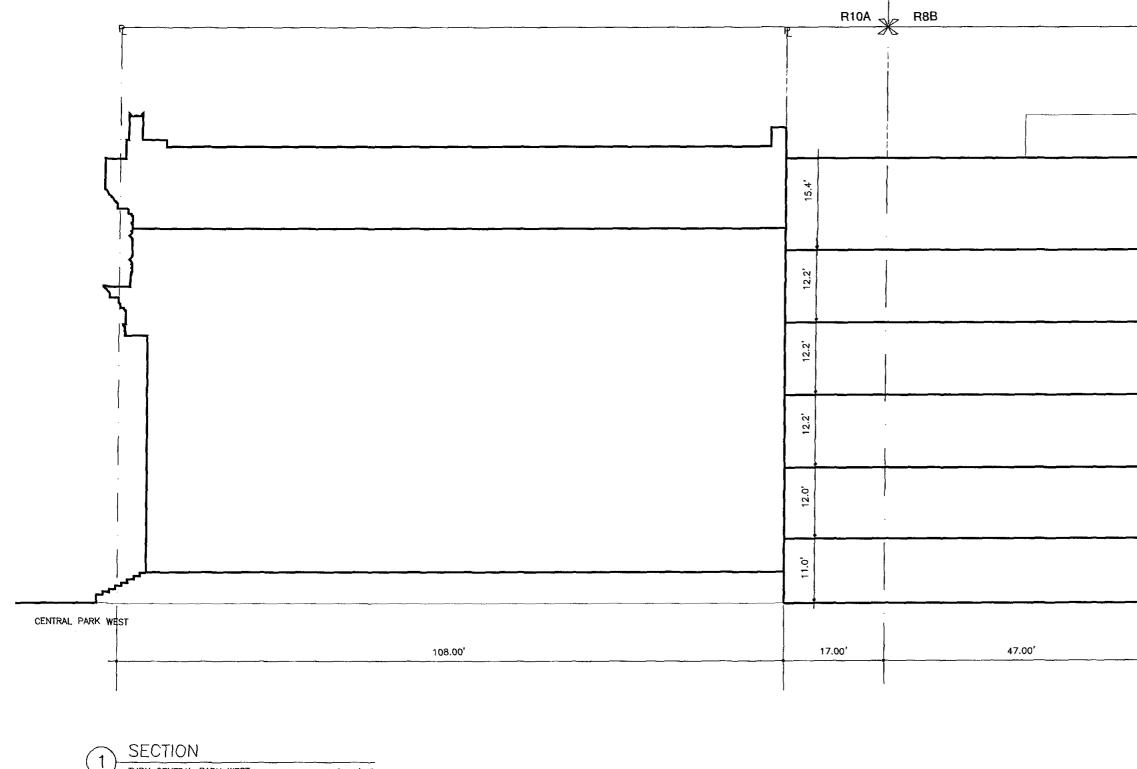
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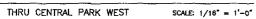
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EGATION 6-10 WEST 70TH STREET	08.28.07	
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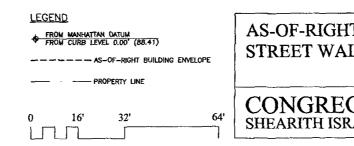
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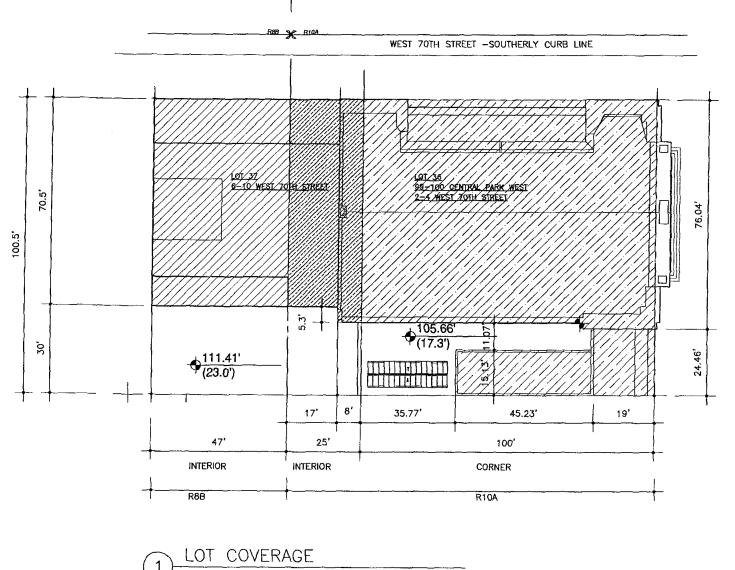
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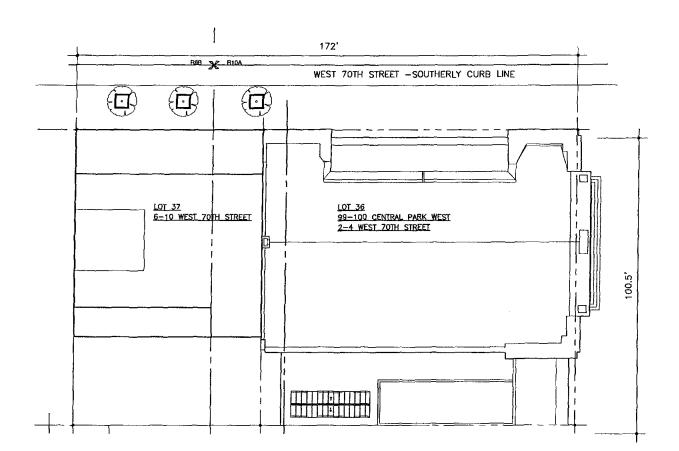


( <u>R8B) MAXIMUM</u> (EL. 75')	BLDG HT 163.41'	_	
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IT	Platt Byard D Architects LLP		
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GATION 6-10 WEST 70TH STREET RAEL NEW YORK, NY	08.28.07 #02350	AOR-4	
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(R10A) MAXIMUM BLDG HT 273.41' (EL. 185')



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

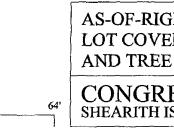


STREET TREE PLANTING 2 SCALE: 1/32" = 1'-0" LOT COVERAGE: SEC. 24-11. 77-24 STREET TREE PLANTING: SEC. 28-112 R88 INTERIOR LOT PORTION LOT COVERAGE PERMITTED FOR INTERIOR PORTION TREES REQUIRED = 1 TREE PER 25.00' STREET FRONTAGE FRONTAGE = 272.42 / 25 = 11 TREES 

 R8B: 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 
 TREES PROPOSED = 3 TREES TO BE INSTALLED REMAINDER TO BE PURCHASED BY OWNER FOR USE BY PARKS DEPARTMENT LOT COVERAGE PROPOSED FOR COMBINED INTERIOR PORTION RIGA INTERIOR INTERIOR LOT PORTION R8B: 3,313.50R104: 1,804.90AVG: (3,313.50 + 1,804.90) / (4,723.50 + 2,512.50) = 0.70COMPLIES RIQA CORNER LOT PORTION 11/1 LOT COVERAGE PERMITTED FOR CORNER PORTION  $R10A = 1 \times 10.050 = 10.050$ LOT COVERAGE PROPOSED FOR CORNER PORTION (EXISTING)



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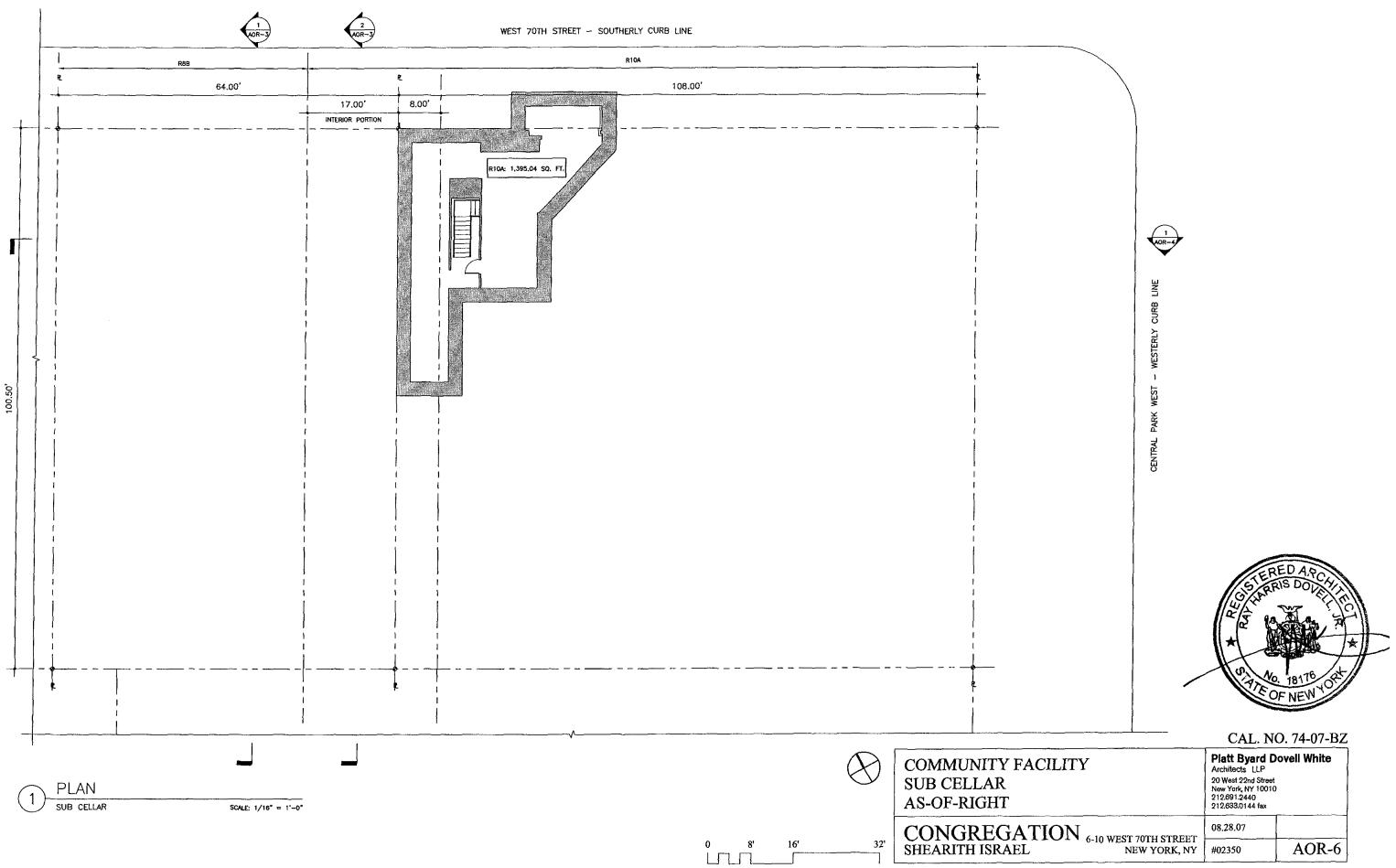
32'

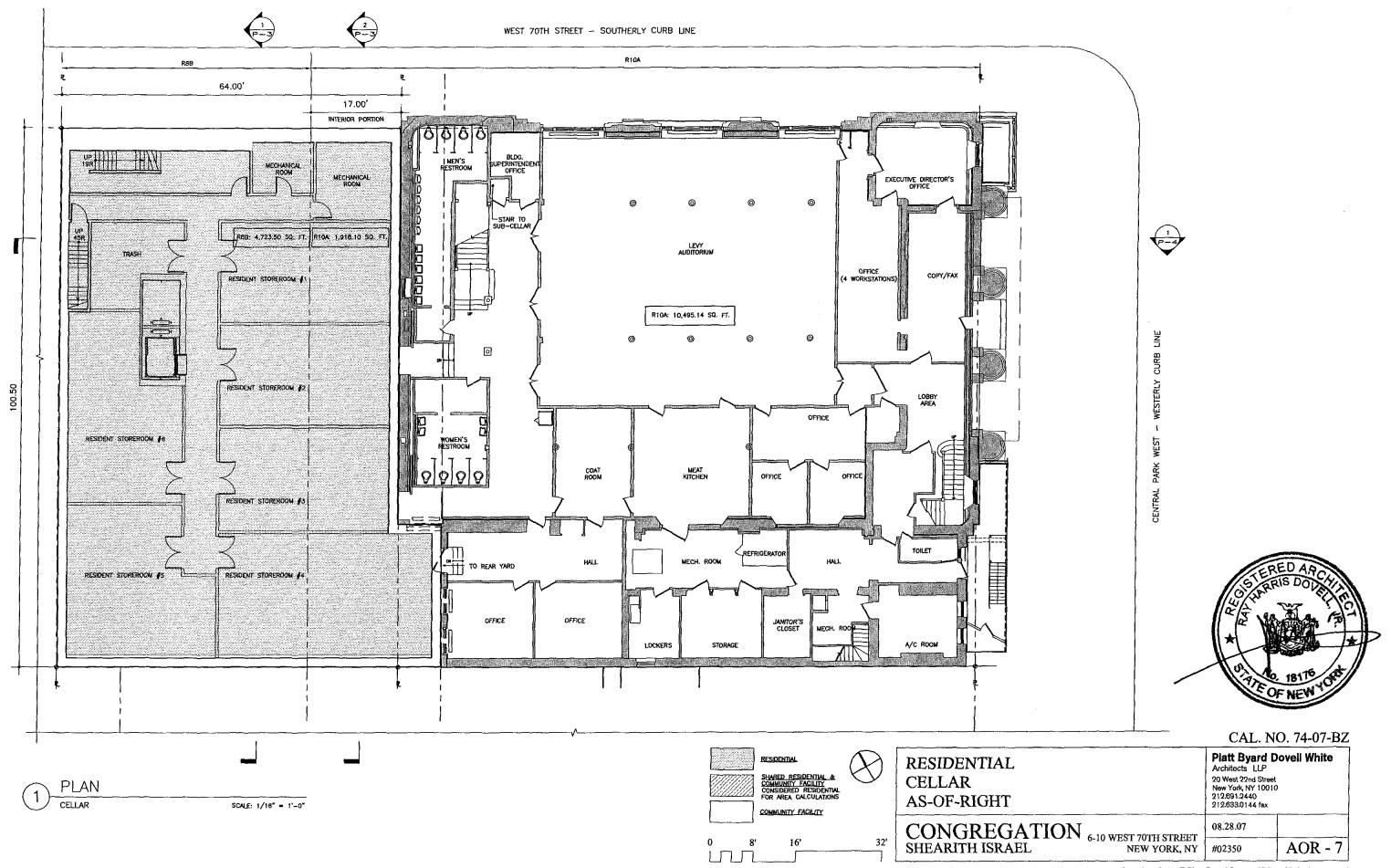
SCALE: 1/32" = 1'-0"



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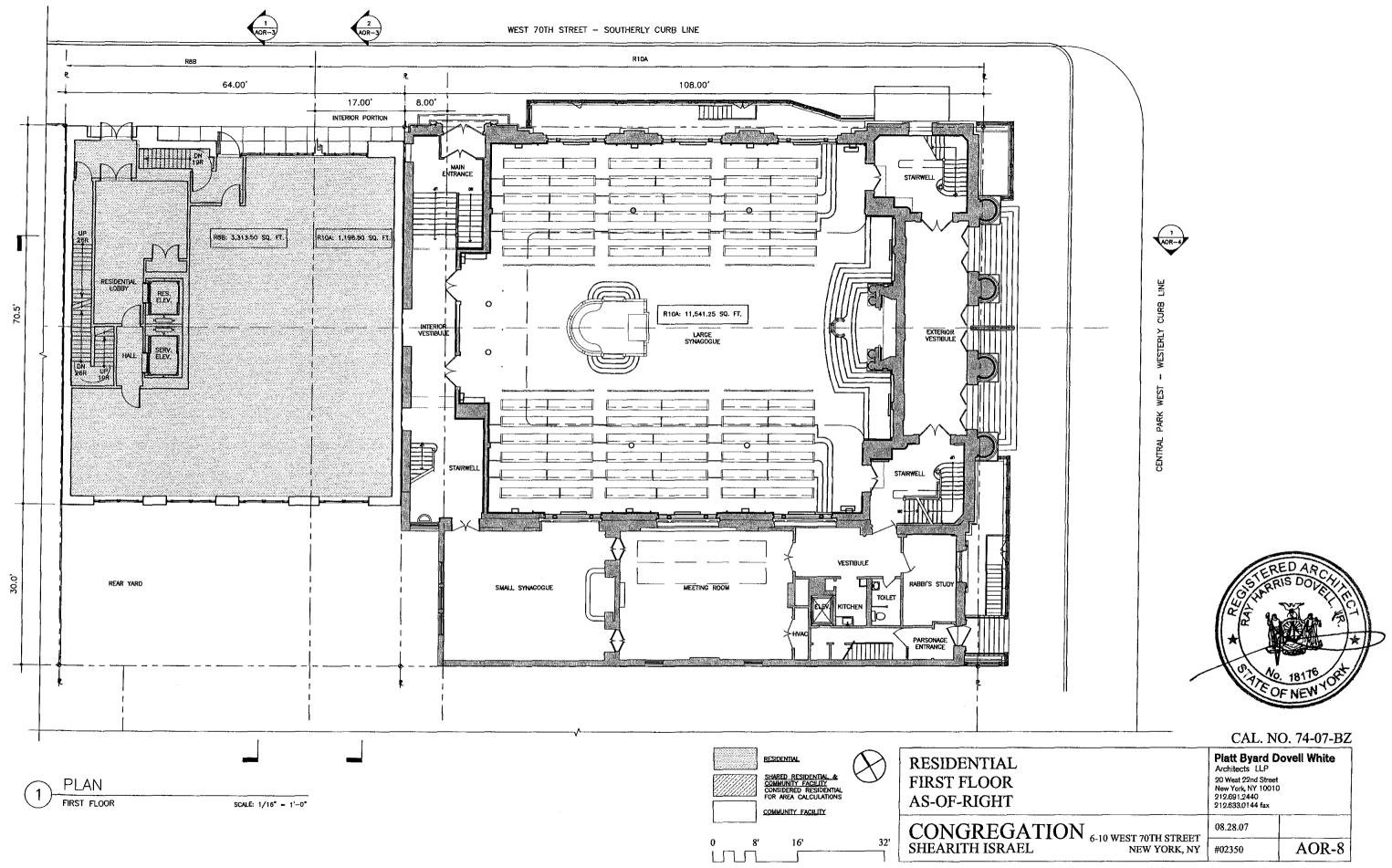
HT RAGE CALCULATIONS PLANTING	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212,691.2440 212,633.0144 fax	
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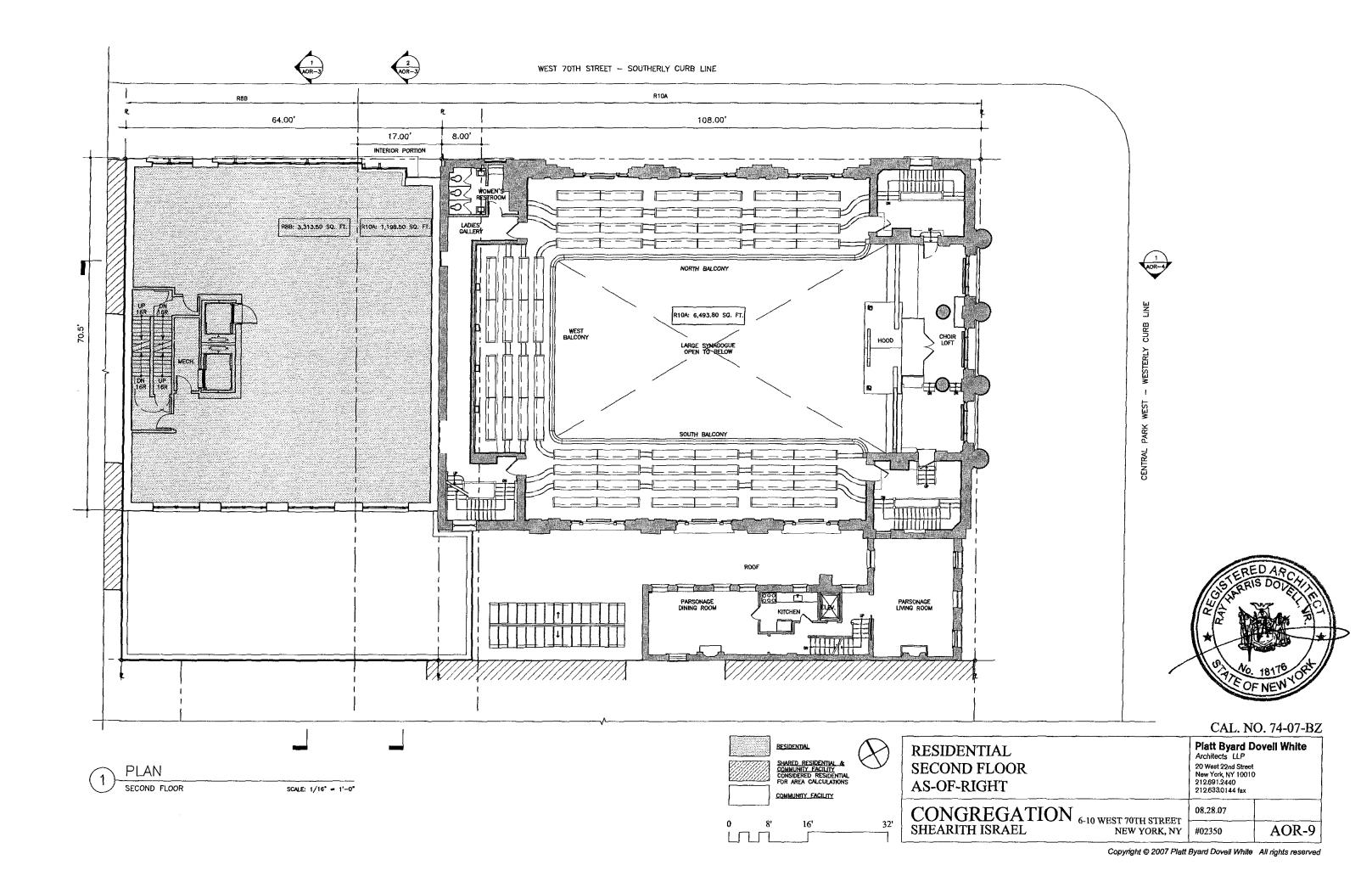


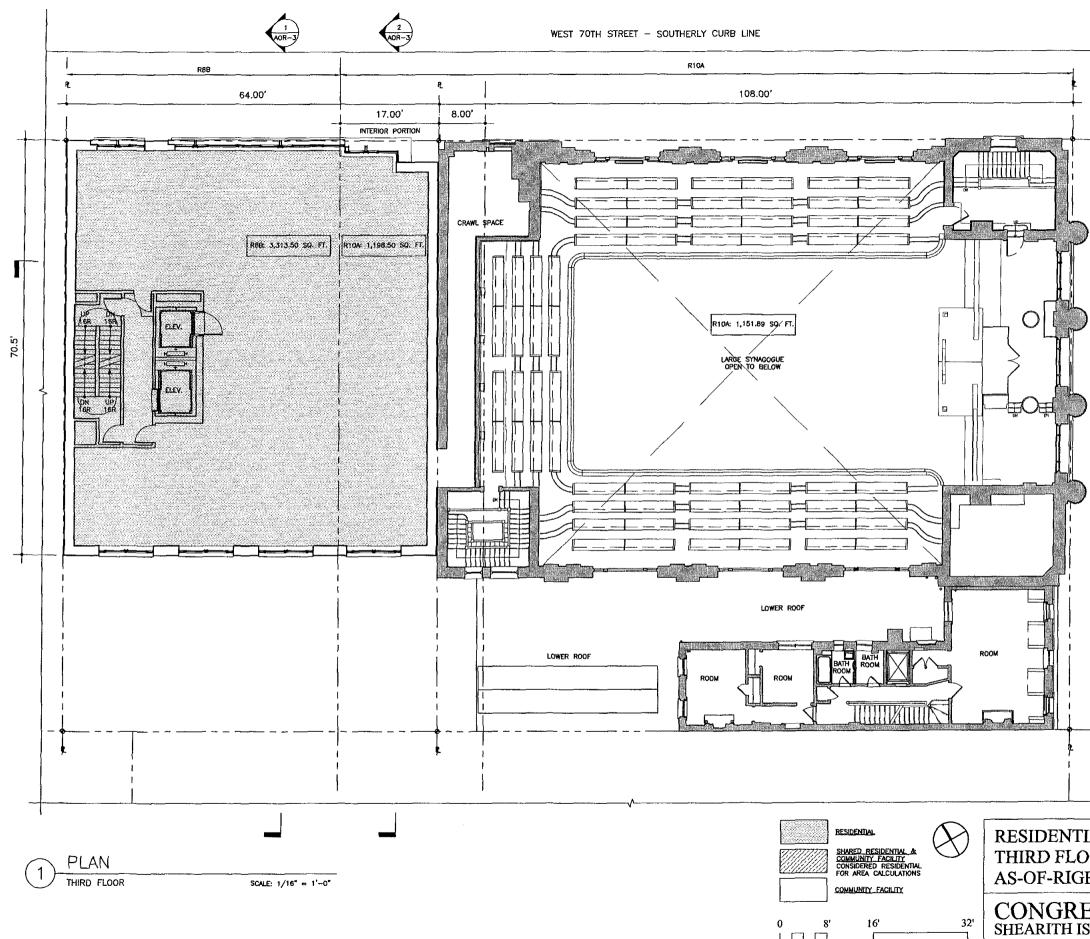


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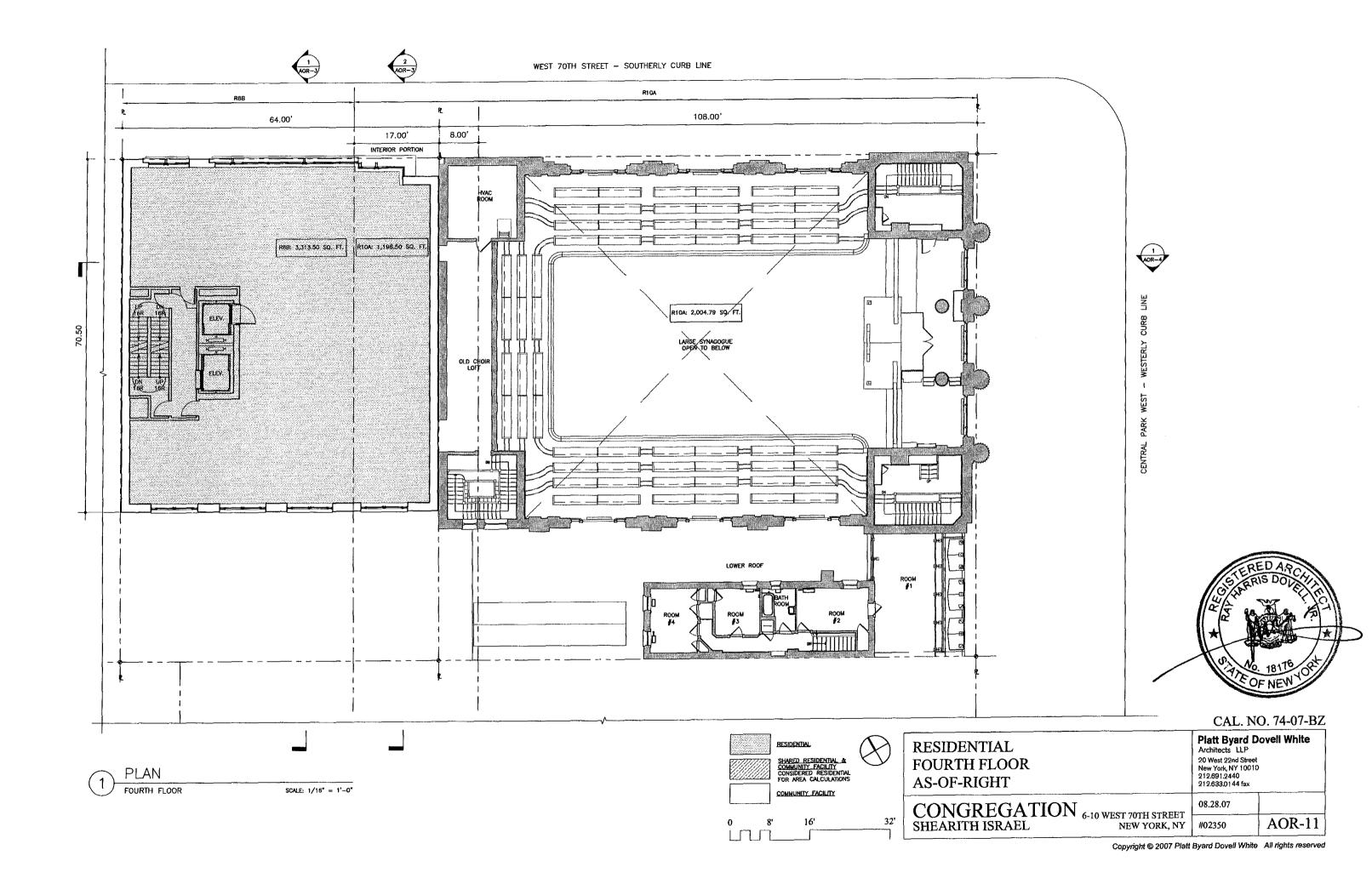


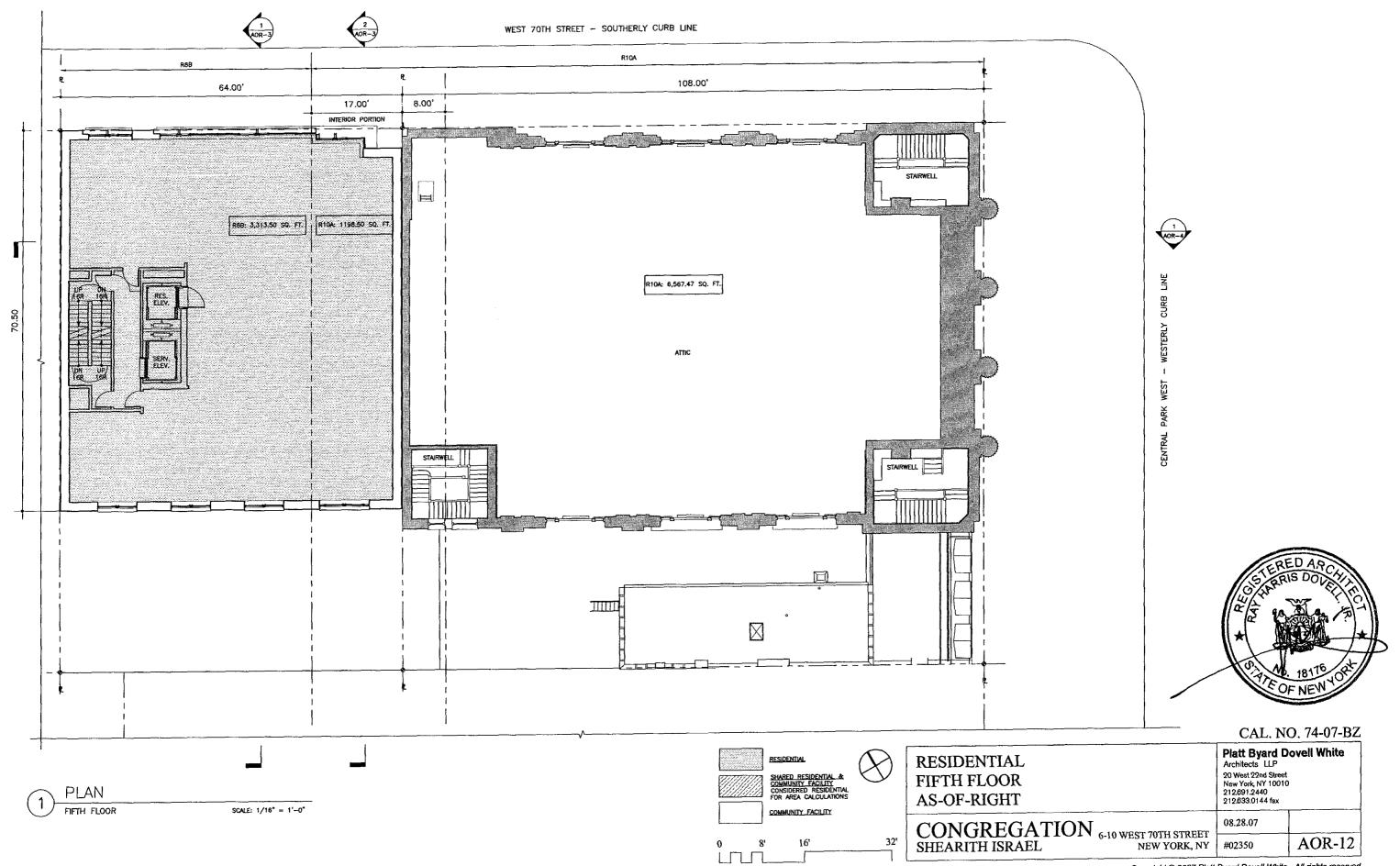


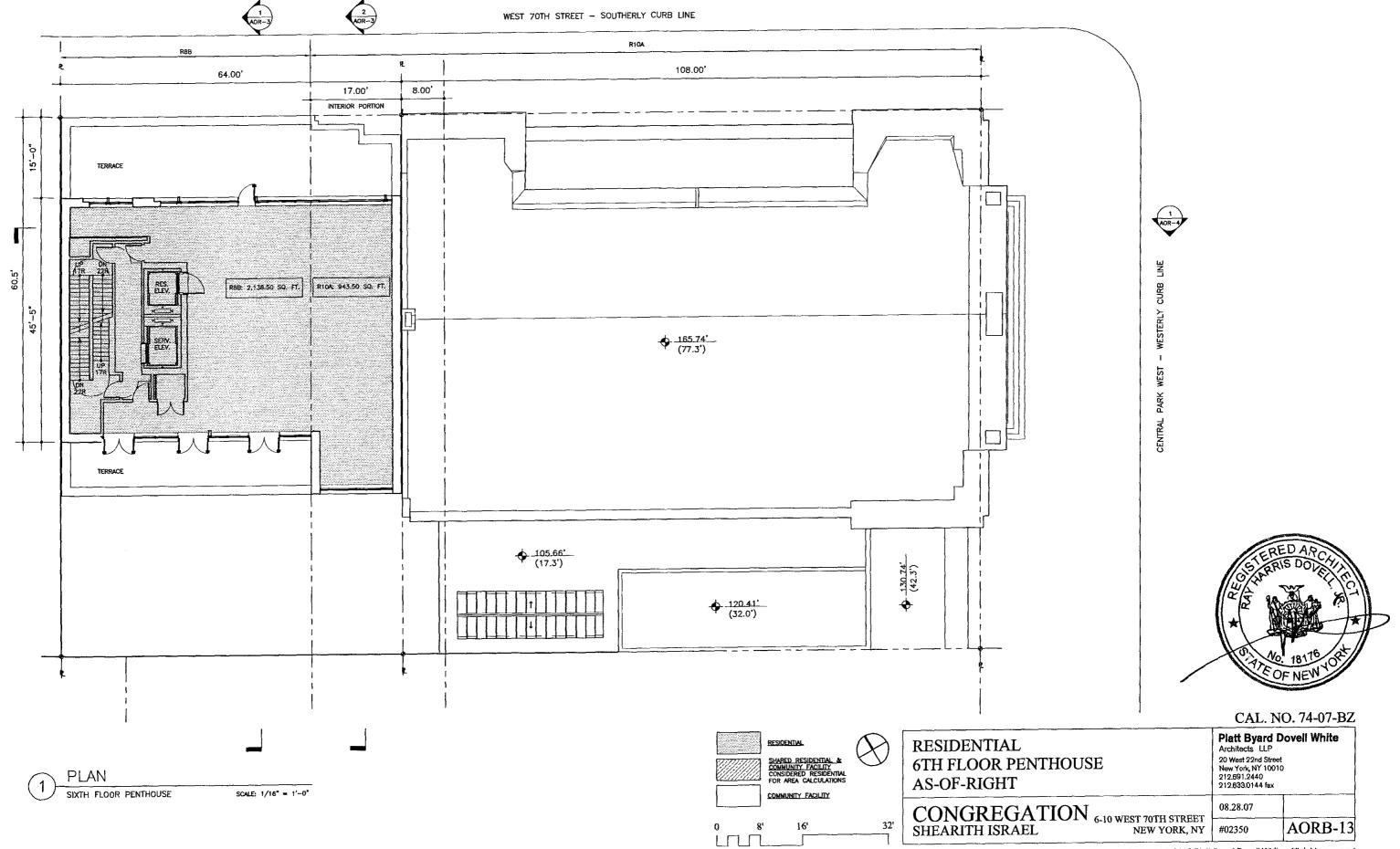


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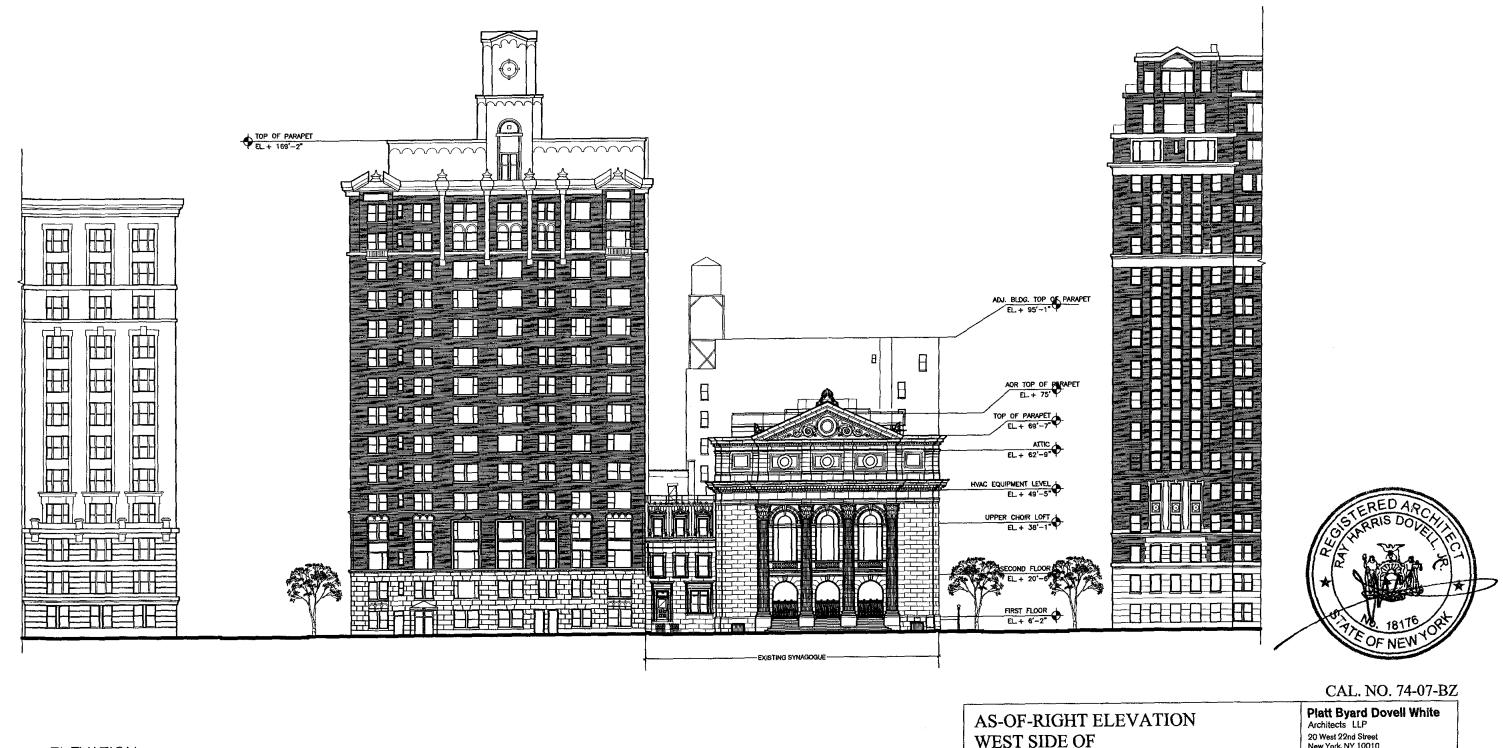
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OR		Architects LLP 20 West 22nd Street	
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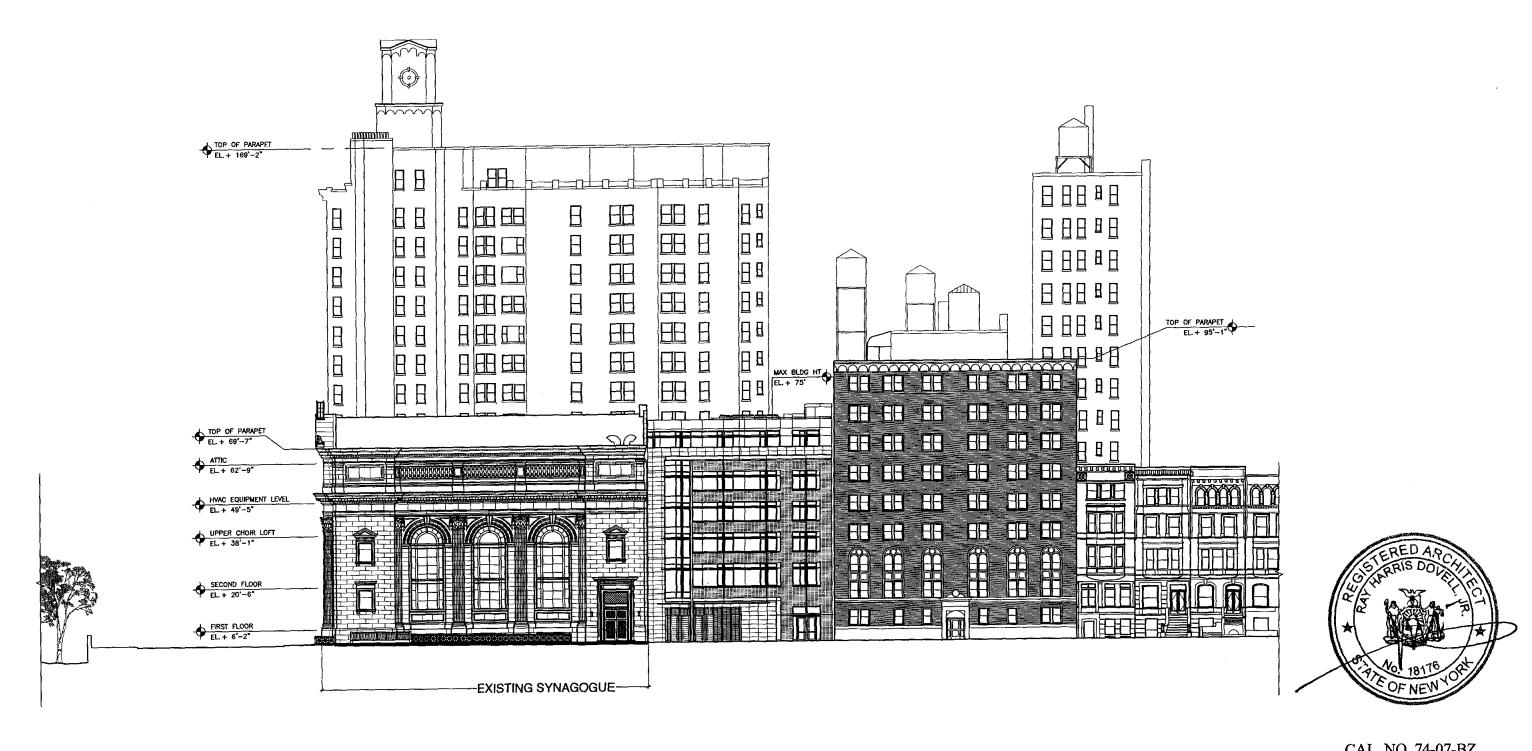
SCALE: 1/32" = 1'-0"

32'

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