

APPLICABLE SECTION	ZONING CALCULATIONS FOR SINGLE ZONING LOT (LOTS 36 & 37)
MAP 8C	1. ZONING DISTRICTS: RBB R10A
22-00	2. LOT AREA: 6-10 W. 70th 99-100 CPW TOTAL RBB 4,723.5 SF 0 SF 4,723.5 SF R10A 1,708.5 SF 10,854.0 SF 12,562.5 SF TOTAL 6,432.0 SF 10,854.0 SF 17,286.0 SF
24-011	3. USES PERMITTED RBB: USE GROUPS 1-4 RESIDENTIAL & COMMUNITY FACILITY R10A: USE GROUPS 1-4 RESIDENTIAL & COMMUNITY FACILITY
23-145	4. USES PROPOSED RBB USE GROUP 4: COMMUNITY FACILITY USE GROUP 2: RESIDENTIAL R10A USE GROUP 4: COMMUNITY FACILITY USE GROUP 2: RESIDENTIAL
24-11	5. QUALITY HOUSING REGULATIONS APPLY
77-22	6. MAXIMUM RESIDENTIAL FLOOR AREA RATIO RBB 4.00 R10A 10.00
24-11	7. MAXIMUM COMMUNITY FACILITY FLOOR AREA RATIO RBB 4.00 R10A 10.00
24-11	8. PERCENTAGE BREAKDOWN BY DISTRICT IN DIVIDED ZONING LOT RBB 27.3% R10A 72.7%
24-11	9. FLOOR AREA RATIO CALCULATIONS FOR DIVIDED ZONING LOTS RBB 0.273 X 4.00 = 1.09 R10A 0.727 X 10.00 = 7.27 ADJUSTED MAXIMUM FAR 1.09 + 7.27 = 8.36
24-11	A. FLOOR AREA PERMITTED RBB: 8.36 X 4,723.50 SF = 39,488.46 SF R10A: 8.36 X 12,562.50 SF = 105,022.50 SF COMBINED RBB & R10A 8.36 X 17,286 = 144,510.96 SF
24-11	B. FLOOR AREA PROPOSED RBB PORTION RESIDENTIAL 17,178.40 = SF RBB PORTION COMMUNITY FACILITY 14,030.44 = SF RBB TOTAL 31,208.81 = SF R10A PORTION RESIDENTIAL 5,173.91 = SF R10A PORTION COMMUNITY FACILITY 6,023.60 = SF R10A PORTION EXISTING COMMUNITY FACILITY 27,759.20 = SF R10A TOTAL 38,956.71 = SF COMBINED RBB & R10A 70,165.55 SF
24-11	10. MAXIMUM LOT COVERAGE PERMITTED INTERIOR PORTION .70 CORNER PORTION 1.00
77-24	11. LOT COVERAGE PROPOSED INTERIOR PORTION .80, SEE P-5 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 RBB NOT REQUIRED R10A NOT REQUIRED RBB NOT PROPOSED R10A NOT PROPOSED
24-35	14. SIDE YARD REQUIREMENTS RBB NOT REQUIRED R10A NOT REQUIRED RBB NOT PROPOSED R10A NOT PROPOSED
24-36	15. REAR YARD REQUIRED RBB 30' REQUIRED R10A INTERIOR PORTION 30' REQUIRED R10A CORNER PORTION NOT REQUIRED
24-391	16. REAR YARD PROPOSED RBB INTERIOR PORTION 20.00', SEE P-5 DOES NOT COMPLY. REQUIRES BSA VARIANCE. R10A INTERIOR PORTION 20.00', SEE P-5 DOES NOT COMPLY. REQUIRES BSA VARIANCE. R10A CORNER PORTION COMPLIES

- 24-522
23-633
77-28
17. STREET WALL LOCATION & HEIGHT
- A. STREET WALL LOCATION
RBB NO CLOSER TO STREET THAN ADJACENT BUILDING
R10A CORNER LOT-NONE REQUIRED FOR EXISTING PORTION AND BEYOND 50.00' OF INTERSECTION

RBB COMPLIES: SEE P-8
R10A COMPLIES: SEE P-8
- B. SETBACK REGULATIONS FOR NARROW STREETS
RBB 15.00' SETBACK ABOVE 60.00'
R10A 15.00' SETBACK ABOVE 125.00'
- C. SETBACKS PROPOSED FOR NARROW STREETS
RBB 12.00' PROVIDED SEE P-3

DOES NOT COMPLY. REQUIRES BSA VARIANCE.

R10A COMPLIES: SEE P-3
- D. BASE HEIGHT REQUIREMENTS
RBB 55.00' MINIMUM - 60.00' MAXIMUM
R10A 60.00' MINIMUM - 125.00' MAXIMUM
- E. BASE HEIGHT PROPOSED
RBB 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
RBB 75.00'
R10A 185.00'
- G. MAXIMUM BUILDING HEIGHT PROPOSED
RBB PORTION 105.80', SEE P-3

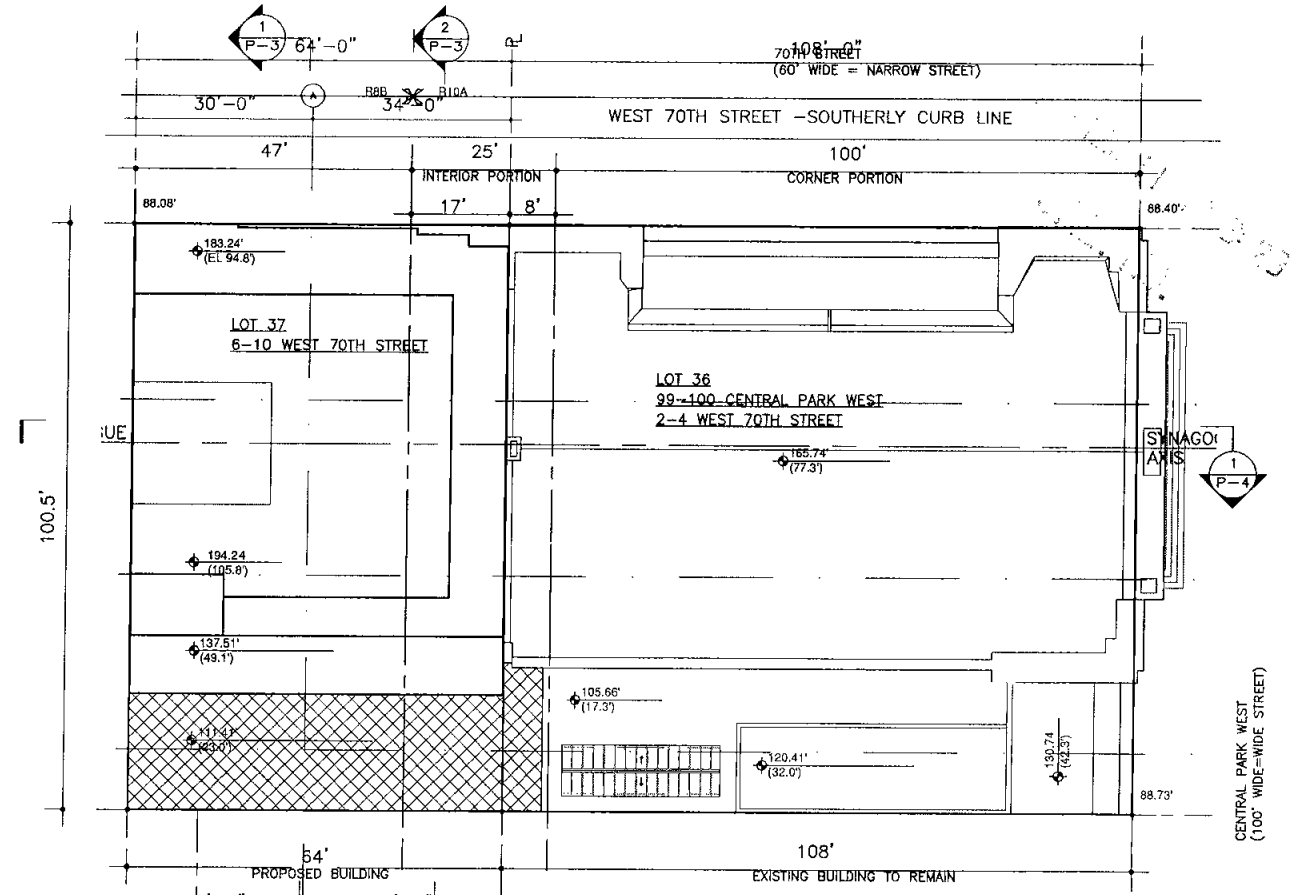
DOES NOT COMPLY. REQUIRES BSA VARIANCE.

R10A PORTION 105.80', COMPLIES SEE P-3
- H. REAR SETBACK REQUIREMENTS
RBB 10.00' SETBACK ABOVE MAX. BASE HEIGHT
R10A 10.00' SETBACK ABOVE MAX. BASE HEIGHT
- I. REAR SETBACKS PROPOSED
RBB PORTION 6.67', SEE P-3

DOES NOT COMPLY. REQUIRES BSA VARIANCE.

R10A PORTION COMPLIES SEE P-3
- 23-22
23-24
18. DENSITY
- A. FACTOR FOR DWELLING UNITS
RBB 680
R10A 790
- B. MAXIMUM NUMBER OF DWELLING UNITS PERMITTED
RBB 17,178.40 / 680 = 25 D.U.'S
R10A 5,173.49 / 790 = 6 D.U.'S
TOTAL ALLOWED 31 D.U.'S
TOTAL PROPOSED 5 D.U.'S - COMPLIES
- 23-841
19. NARROW OUTER COURTS
- A. REQUIRED WIDTH OF OUTER COURT = MIN. 1.33 X DEPTH OF OUTER COURT
- B. PROPOSED DEPTH OF OUTER COURT = 10.50';
REQUIRED WIDTH OF OUTER COURT = 10' X 1.33 = 14.00'
- C. PROPOSED DEPTH OF OUTER COURT = 15.75' - COMPLIES
- 28-00
20. QUALITY HOUSING CALCULATIONS
- 28-11
- A. BULK REGULATIONS
COMPLIES
- 28-12
- B. STREET TREE PLANTING
1 TREE PER 25.00' OF STREET FRONTAGE REQ.
PROPOSED, SEE P-5
- 28-21
- C. SIZE OF DWELLING UNITS
MINIMUM 400' REQUIRED
COMPLIES: SEE FLOOR PLANS
- 28-22
- D. WINDOWS
ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED
COMPLIES: ALL RESIDENTIAL WINDOWS DOUBLE GLAZED
- 28-23
- E. REFUSE STORAGE AND DISPOSAL
NOT REQUIRED, < 9 DWELLING UNITS
NOT PROPOSED
- 28-24
- F. LAUNDRY FACILITIES
NOT REQUIRED, < 9 DWELLING UNITS
NOT PROPOSED
- 28-25
- G. DAYLIGHT IN CORRIDORS
NOT REQUIRED
NOT PROPOSED
- 28-30
- H. RECREATION SPACE AND PLANTING AREAS
NOT REQUIRED, < 9 DWELLING UNITS
NOT PROPOSED
- 28-41
- I. DENSITY OF CORRIDOR
NOT REQUIRED
NOT PROPOSED
- 28-50
- J. PARKING FOR QUALITY HOUSING
COMMUNITY DISTRICT 7 ACCESSORY
PARKING PERMITTED FOR 35% OF
NUMBER OF DWELLING UNITS

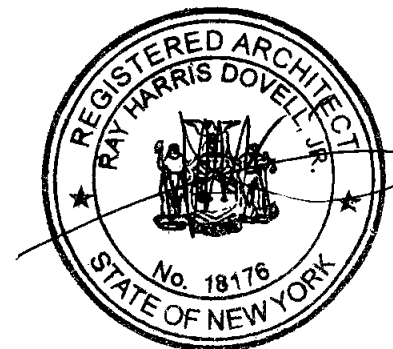
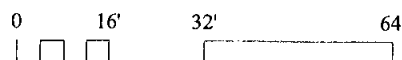
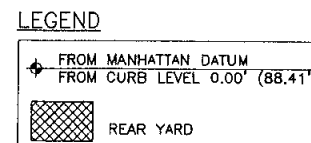
.35 X 5 = 1.75 ACCESSORY
PARKING ALLOWED; PARKING NOT
PROPOSED



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

6-10 WEST 70TH STREET COMMUNITY DISTRICT 7 PLATE - 89 BLOCK - 1122 LOT - 37 & 36	BASE PLANE CALCULATIONS AVG BASE PLANE = $\frac{88.73 + 88.41 + 88.08}{3}$ $= \frac{265.22}{3}$ 88.41 = 0.00' FOR ZONING PURPOSES
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- REQUIRED ACTIONS BY THE BOARD OF STANDARDS & APPEALS
- PROPOSED LOT COVERAGE FOR THE INTERIOR PORTIONS OF RBB & R10A EXCEEDS THE MAXIMUM ALLOWED. THIS IS CONTRARY TO SECTION 24-11/77-24. PROPOSED INTERIOR PORTION LOT COVERAGE IS .80.
 - PROPOSED REAR YARD IN RBB DOES NOT COMPLY. 20.00' PROVIDED INSTEAD OF 30.00' CONTRARY TO SECTION 24-36.
 - PROPOSED REAR YARD IN R10A INTERIOR PORTION DOES NOT COMPLY. 20.00' PROVIDED INSTEAD OF 30.00' CONTRARY TO SECTION 24-36.
 - PROPOSED INITIAL SETBACK IN RBB DOES NOT COMPLY. 12.00' PROVIDED INSTEAD OF 15.00' CONTRARY TO SECTION 23-633.
 - PROPOSED BASE HEIGHT IN RBB DOES NOT COMPLY. 94.80' PROVIDED INSTEAD OF 60.00' CONTRARY TO SECTION 23-633.
 - PROPOSED MAXIMUM BUILDING HEIGHT IN RBB DOES NOT COMPLY. 113.70' PROVIDED INSTEAD OF 75.00' CONTRARY TO SECTION 23-633.
 - PROPOSED REAR SETBACK IN RBB DOES NOT COMPLY. 6.67' PROVIDED INSTEAD OF 10.00' CONTRARY TO SECTION 23-663.



CAL. NO. 74-07-BZ

PROPOSED 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	03.11.08 #02350 P-1 rev.

FLOOR AREA SCHEDULE

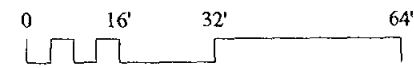
FLOOR	USE	GROSS FLOOR AREA PROPOSED		GROSS FLOOR AREA EXISTING	COMM. FAC. GROSS FLOOR AREA	RESIDENTIAL GROSS FLOOR AREA	COMBINED R8B & R10A GROSS FLOOR AREA	ZONING FLOOR AREA
		R8B	R10A	R10A				
C2	COMMUNITY FACILITY	(4,723.50)	(1,918.10)	(1,395.04)	(8,036.64)	N.A.	(8,036.64)	N.A.
	COMMUNITY FACILITY	(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.
1	COMMUNITY FACILITY	3,705.94	1,918.10	11,541.25	17,165.29	N.A.		
	RESIDENTIAL	1,017.57	0	0	N.A.	1,017.57	18,182.86	18,182.86
2	COMMUNITY FACILITY	3,458.0	1,368.50	6,493.80	11,320.30	N.A.		
	RESIDENTIAL	325.50	0	0	N.A.	325.50	11,845.80	11,645.80
3	COMMUNITY FACILITY	3,458.00	1,368.50	1,151.89	5,978.39	N.A.		
	RESIDENTIAL	325.50	0	0	N.A.	325.50	6,303.89	6,303.89
4	COMMUNITY FACILITY	3,408.50	1,368.50	2,004.79	6,781.79	N.A.		
	RESIDENTIAL	375.00	0	0	N.A.	375.00	7,156.79	7,156.79
5	COMMUNITY FACILITY			6,567.47	6,567.47			
	RESIDENTIAL	3,313.50	1,198.50			4,512.00	11,079.47	11,079.47
6	RESIDENTIAL	3,148.13	1,198.50	0	N.A.	4,512.00	4,512.00	4,512.00
7	RESIDENTIAL	3,148.13	1,198.50	0	N.A.	4,512.00	4,512.00	4,512.00
8	RESIDENTIAL	3,148.13	1,198.50	0	N.A.	4,512.00	4,512.00	4,512.00
PENTHOUSE	RESIDENTIAL	2,376.94	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							
TOTAL ZONING FLOOR AREA	R8B	31,208.84						
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				
TOTAL ZONING FLOOR AREA	COMMUNITY FACILITY				47,813.24			
TOTAL ZONING FLOOR AREA	RESIDENTIAL					22,352.31		
TOTAL	NEW BUILDING & EXIST. SYNAGOGUE						95,338.93	70,165.55
TOTAL	NEW BUILDING						55,689.55	42,406.35

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

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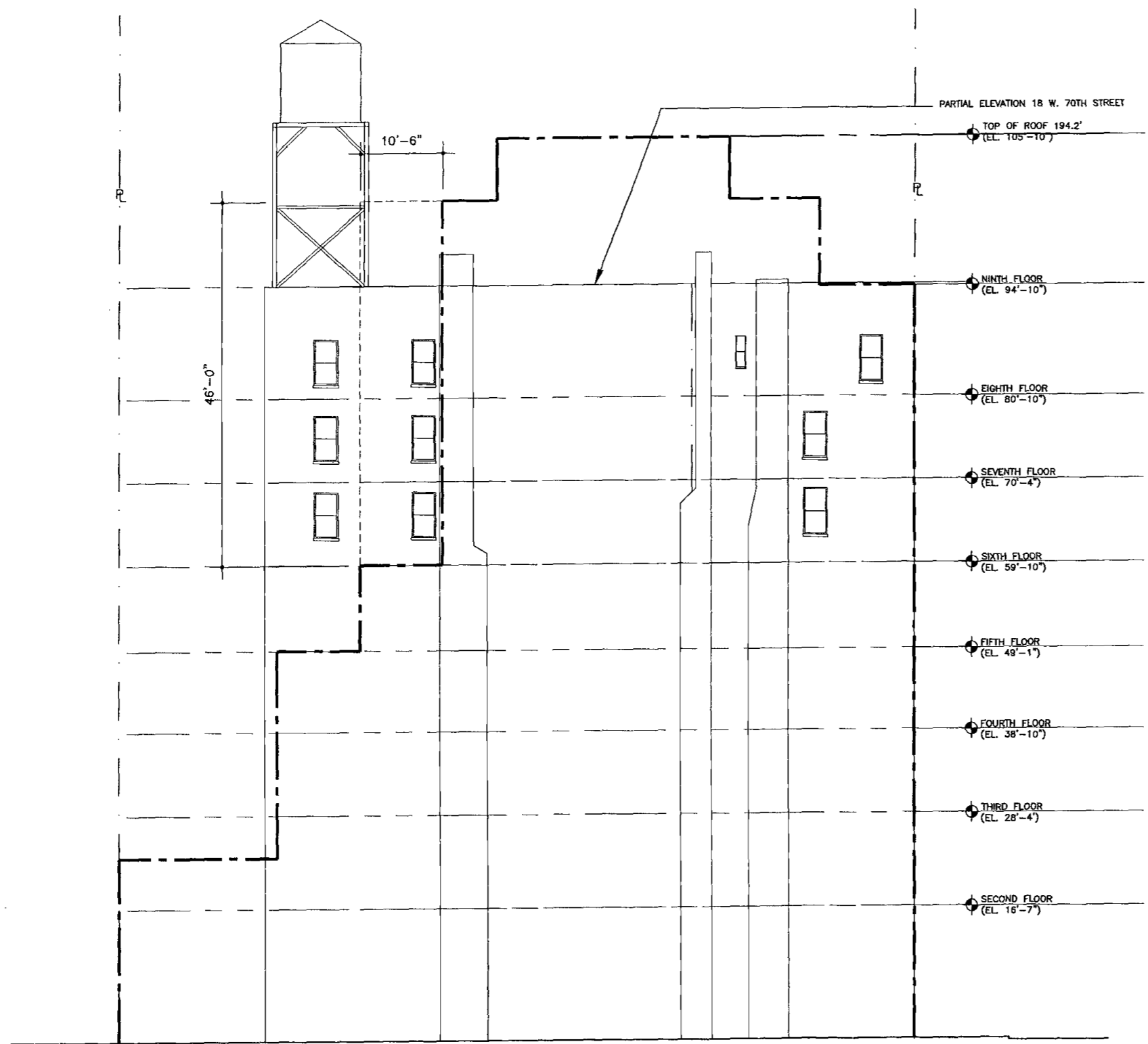


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PROPOSED FLOOR AREA SCHEDULE CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY	03.11.08 #02350	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax
			P-2 rev.

03.11.08
 8:11 AM



1 SECTION R8B
 AT LOT LINE WINDOWS SCALE: 1/32" = 1'-0"

LEGEND

AFFECTED LOT LINE WINDOWS

FROM MANHATTAN DATUM
 FROM CURB LEVEL 0.00' (88.41')

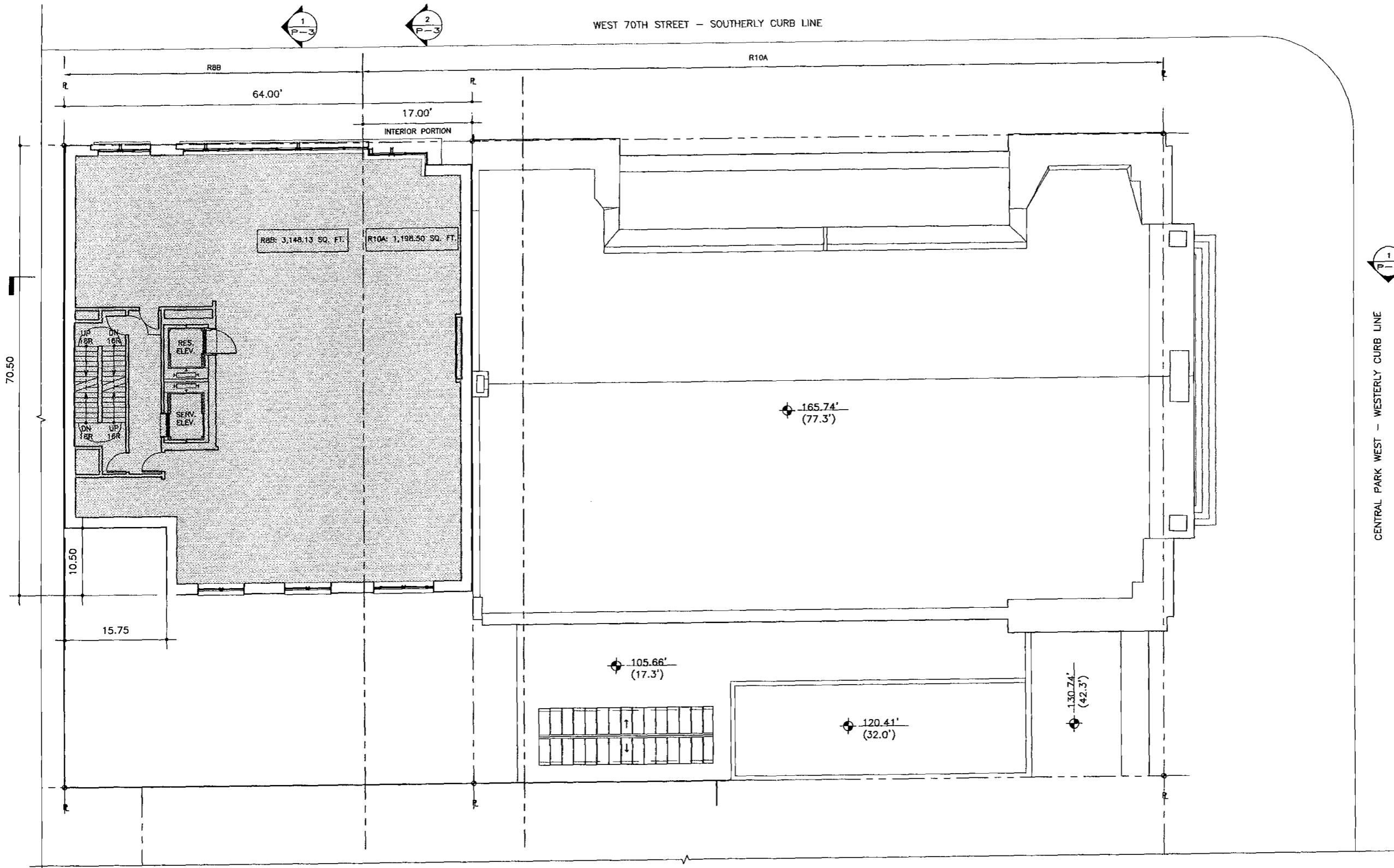
PROPOSED BUILDING ENVELOPE

PROPERTY LINE

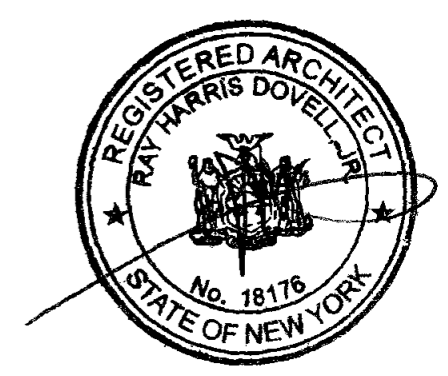


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PROPOSED LOT LINE WINDOW DIAGRAM	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
	03.11.08 #02350	P-4A rev.
CONGREGATION SHEARITH ISRAEL 6-10 WEST 70TH STREET NEW YORK, NY		



CENTRAL PARK WEST - WESTERLY CURB LINE



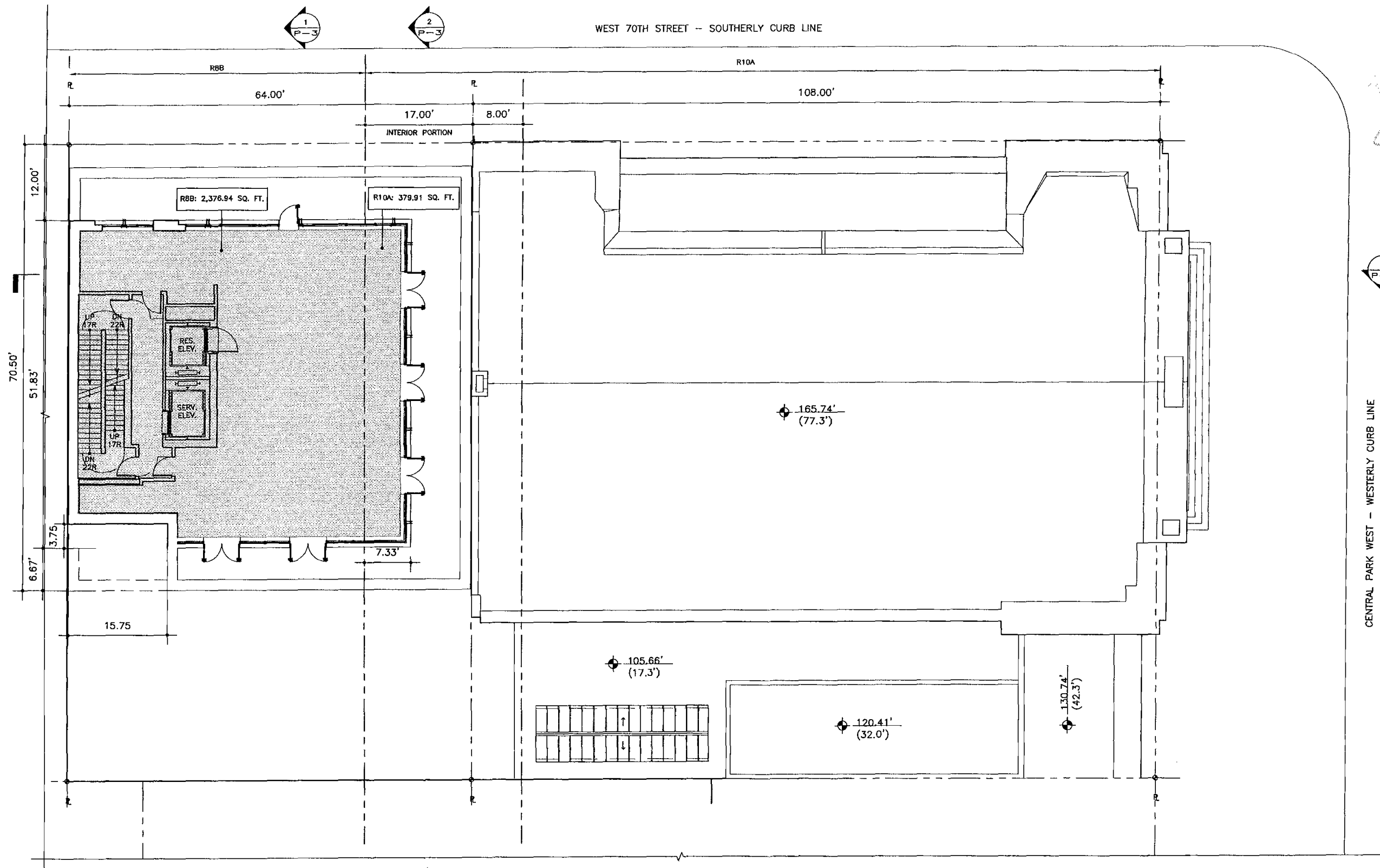
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1 PLAN
SIXTH AND SEVENTH FLOORS
SCALE: 1/16" = 1'-0"

INTERIOR LAYOUT OF APARTMENTS AND ALL EXITS SHALL BE APPROVED BY DOB.

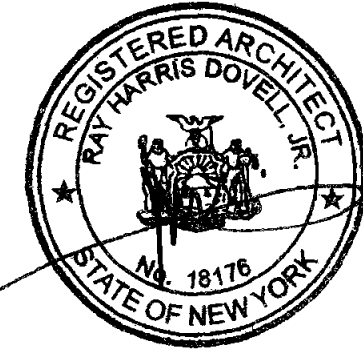
RESIDENTIAL
 SHARED RESIDENTIAL & COMMUNITY FACILITY CONSIDERED RESIDENTIAL FOR AREA CALCULATIONS
 COMMUNITY FACILITY

RESIDENTIAL SIXTH AND SEVENTH FLOORS PROPOSED		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	12.26.07 #02350 P - 13 rev.



PROJ. NO. 11-P-3-23
CAL. NO.

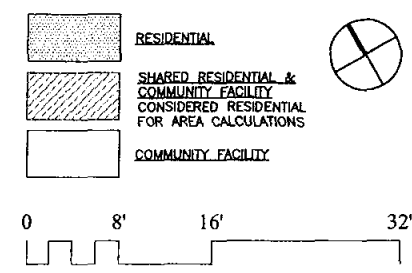
CENTRAL PARK WEST - WESTERLY CURB LINE



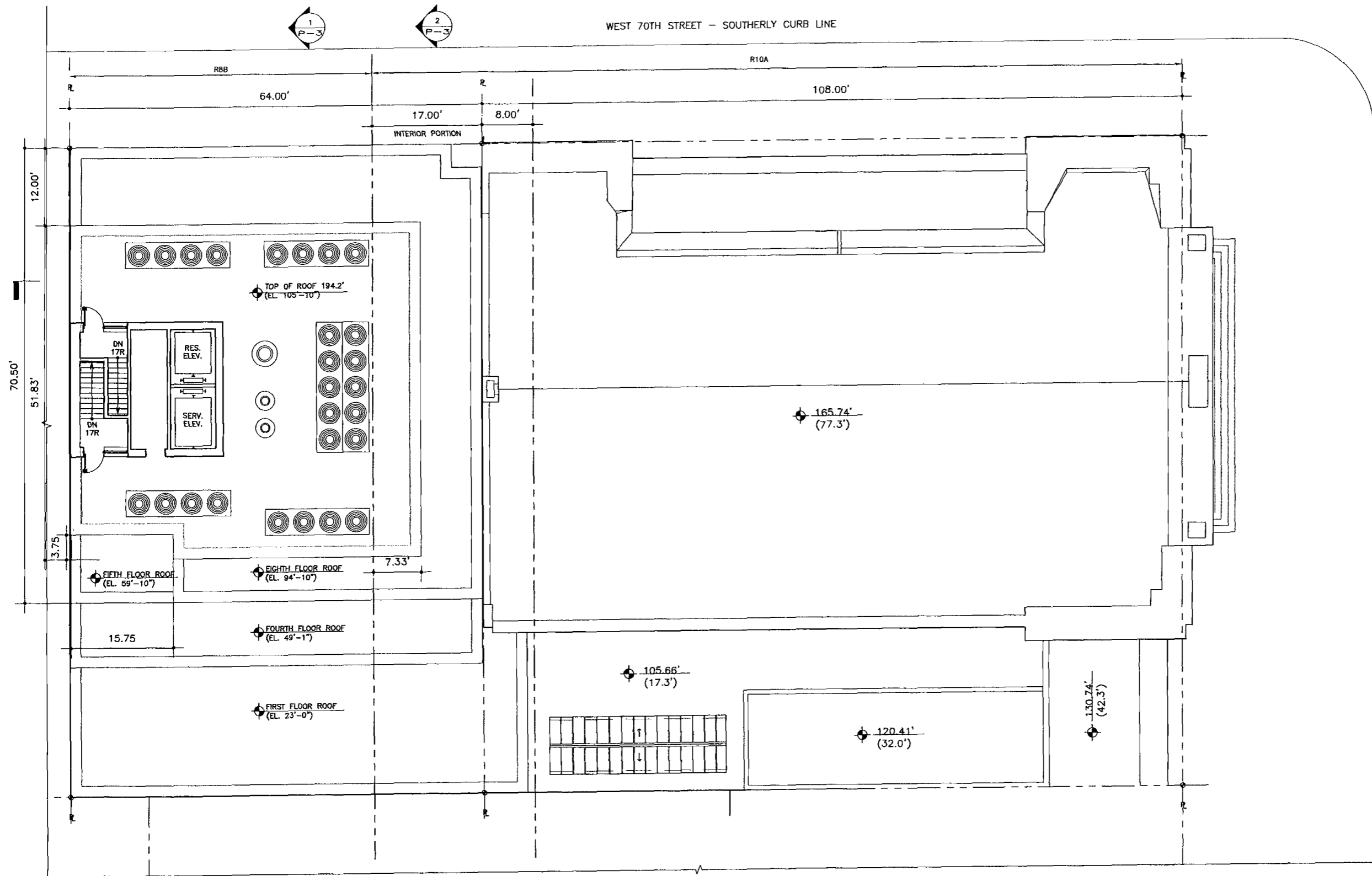
CAL. NO. 74-07-BZ

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

INTERIOR LAYOUT OF APARTMENTS AND ALL EXITS SHALL BE APPROVED BY DOB.



RESIDENTIAL PENTHOUSE PROPOSED CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY	03.11.08 #02350	P - 15 rev.
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FILED 11-3-23
CAL. NO.



CENTRAL PARK WEST - WESTERLY CURB LINE



CAL. NO. 74-07-BZ

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

INTERIOR LAYOUT OF APARTMENTS AND ALL EXITS SHALL BE APPROVED BY DOB.

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

ROOF PLAN PROPOSED		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
CONGREGATION SHEARITH ISRAEL		03.11.08	P - 15A
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