

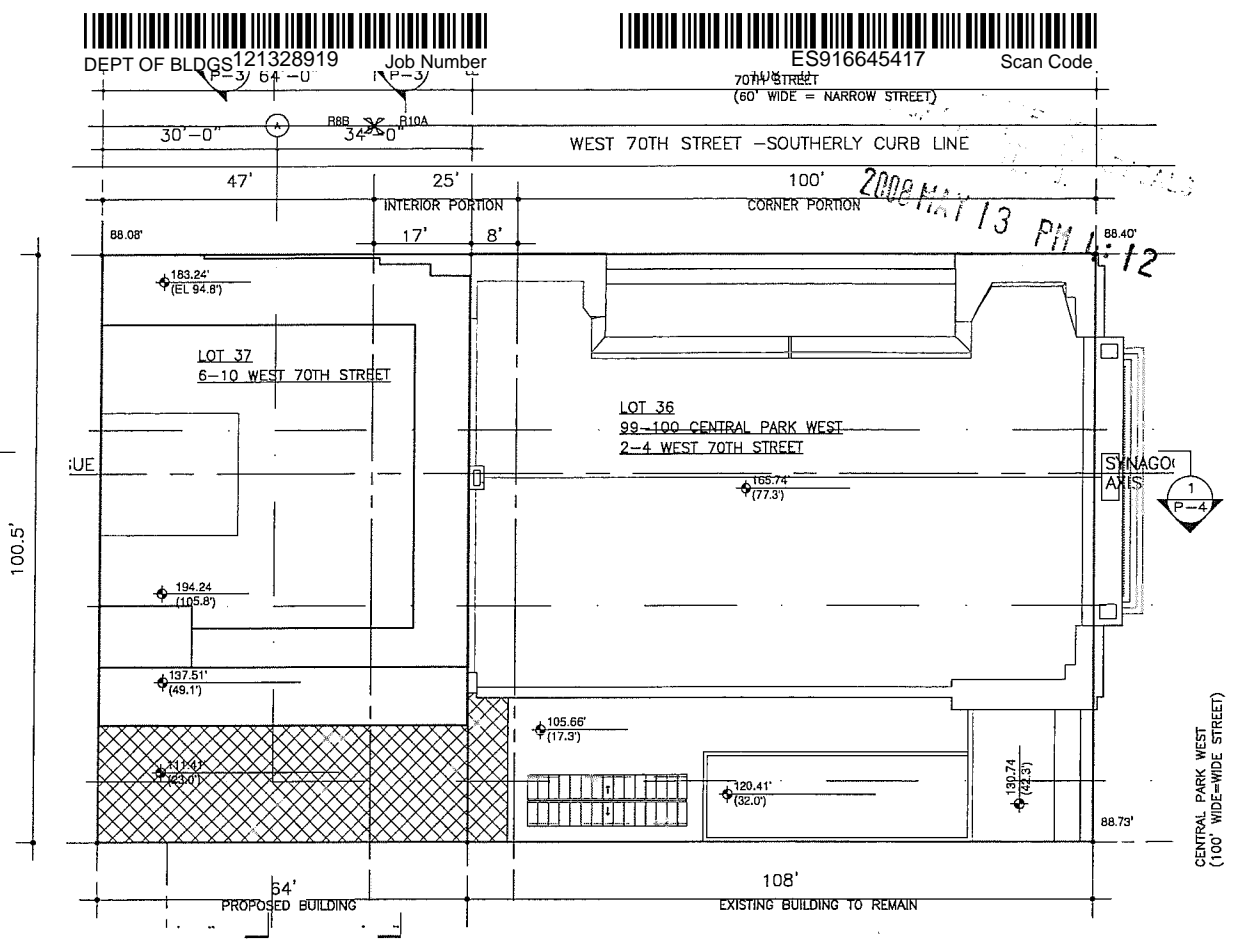
APPLICABLE SECTION	ZONING CALCULATIONS FOR SINGLE ZONING LOT (LOTS 36 & 37)		
MAP BC	1. ZONING DISTRICTS: RBB R10A		
	2. LOT AREA: RBB 6-10 W. 70th 99-100 CPW TOTAL RBB 4,723.5 SF 0 SF 4,723.5 SF R10A 1,708.5 SF 10,854.0 SF 12,562.5 SF TOTAL 6,432.0 SF 10,854.0 SF 17,286.0 SF		
22-00	3. USES PERMITTED RBB: USE GROUPS 1-4 RESIDENTIAL & COMMUNITY FACILITY R10A: USE GROUPS 1-4 RESIDENTIAL & COMMUNITY FACILITY		
	4. USES PROPOSED RBB USE GROUP 4: COMMUNITY FACILITY USE GROUP 2: RESIDENTIAL R10A USE GROUP 4: COMMUNITY FACILITY USE GROUP 2: RESIDENTIAL		
24-011	5. QUALITY HOUSING REGULATIONS APPLY		
23-145	6. MAXIMUM RESIDENTIAL FLOOR AREA RATIO RBB 4.00 R10A 10.00		
24-11	7. MAXIMUM COMMUNITY FACILITY FLOOR AREA RATIO RBB 4.00 R10A 10.00		
77-22	8. PERCENTAGE BREAKDOWN BY DISTRICT IN DIVIDED ZONING LOT RBB 27.3% R10A 72.7%		
	9. FLOOR AREA RATIO CALCULATIONS FOR DIVIDED ZONING LOTS RBB 0.273 X 4.00 = 1.09 R10A 0.727 X 10.00 = 7.27 ADJUSTED MAXIMUM FAR 1.09 + 7.27 = 8.36		
	A. FLOOR AREA PERMITTED RBB: 8.36 X 4,723.50 SF = 39,488.46 SF R10A: 8.36 X 12,562.50 SF = 105,022.50 SF COMBINED RBB & R10A 144,510.96 SF		
	B. FLOOR AREA PROPOSED RBB PORTION RESIDENTIAL 17,178.40 SF RBB PORTION COMMUNITY FACILITY 4,030.44 SF RBB TOTAL 21,208.84 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 60,165.55 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 COMPLES (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		
24-381	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	17. STREET WALL LOCATION & HEIGHT	
23-633	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 COMPLES: SEE P-8 R10A COMPLES: 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 COMPLES: 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', COMPLES 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', COMPLES SEE P-3	
24-522	H. REAR SETBACK REQUIREMENTS RBB 10.00' SETBACK ABOVE MAX. BASE HEIGHT R10A 10.00' SETBACK ABOVE MAX. BASE HEIGHT	
23-663	I. REAR SETBACKS PROPOSED RBB PORTION 6.67', SEE P-3 DOES NOT COMPLY. REQUIRES BSA VARIANCE. R10A PORTION COMPLES SEE P-3	
	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 - COMPLES	
	9. 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' - COMPLES	
	10. QUALITY HOUSING CALCULATIONS A. BULK REGULATIONS COMPLES B. STREET TREE PLANTING 1 TREE PER 25.00' OF STREET FRONTAGE REQ. PROPOSED, SEE P-5 C. SIZE OF DWELLING UNITS MINIMUM 400' REQUIRED COMPLES: SEE FLOOR PLANS D. WINDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED COMPLES: ALL RESIDENTIAL WINDOWS DOUBLE GLAZED E. REFUSE STORAGE AND DISPOSAL NOT REQUIRED, < 9 DWELLING UNITS NOT PROPOSED F. LAUNDRY FACILITIES NOT REQUIRED, < 9 DWELLING UNITS NOT PROPOSED G. DAYLIGHT IN CORRIDORS NOT REQUIRED NOT PROPOSED H. RECREATION SPACE AND PLANTING AREAS NOT REQUIRED, < 9 DWELLING UNITS NOT PROPOSED I. DENSITY OF CORRIDOR NOT REQUIRED NOT PROPOSED 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	

**APPROVED PLANS
BOARD OF STANDARDS AND APPEALS**

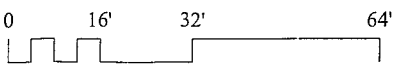
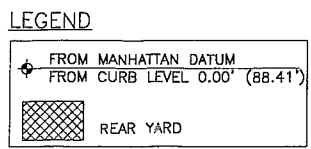
The approval of these plans is limited solely to the relief granted by the BSA. All plans are subject to Department of Buildings review for compliance with all other applicable laws and regulations.

Refer to the Certified Resolution language for the scope and specific description of the BSA Approval.



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
REQUIRED ACTIONS BY THE BOARD OF STANDARDS & APPEALS 1. 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. 2. PROPOSED REAR YARD IN RBB 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 RBB DOES NOT COMPLY. 12.00' PROVIDED INSTEAD OF 15.00' CONTRARY TO SECTION 23-633. 5. PROPOSED BASE HEIGHT IN RBB DOES NOT COMPLY. 94.80' PROVIDED INSTEAD OF 60.00' CONTRARY TO SECTION 23-633. 6. PROPOSED MAXIMUM BUILDING HEIGHT IN RBB DOES NOT COMPLY. 113.70' PROVIDED INSTEAD OF 75.00' CONTRARY TO SECTION 23-633. 7. PROPOSED REAR SETBACK IN RBB DOES NOT COMPLY. 6.67' PROVIDED INSTEAD OF 10.00' CONTRARY TO SECTION 23-663.	

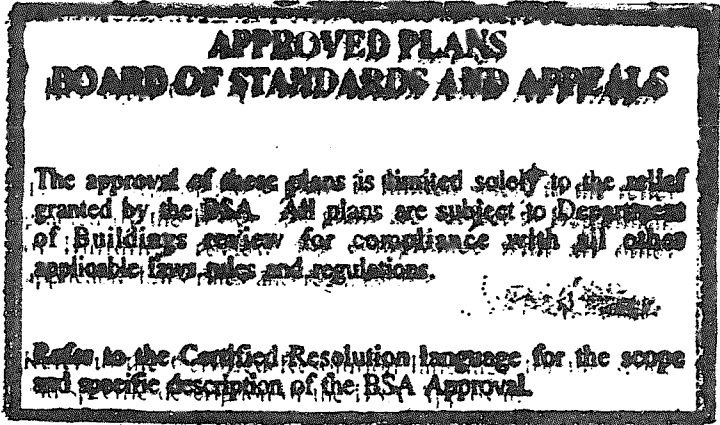


PROPOSED SITE PLAN, ZONING CALCULATIONS, AND BASE PLANE CALCULATIONS	CAL. NO. 74-07-BZ	
CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY	03.11.08
Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax		P-1 rev.

2009 MAY 13 PM 4:12

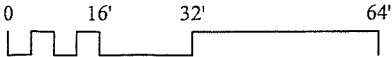
FLOOR AREA SCHEDULE								
FLOOR	USE	GROSS FLOOR AREA PROPOSED		GROSS FLOOR AREA EXISTING	COMM. FAC. GROSS FLOOR AREA	RESIDENTIAL GROSS FLOOR AREA	COMBINED RBB & R10A GROSS FLOOR AREA	ZONING FLOOR AREA
		RBB	R10A	R10A				
C2	COMMUNITY FACILITY	(4,723.50)	(1,918.10)	(1395.04)	(8,036.64)	N.A.	(8,036.64)	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.
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	11,645.80	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	8,781.79	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.	4,346.63	4,346.63	4,346.63
7	RESIDENTIAL	3,148.13	1,198.50	0	N.A.	4,346.63	4,346.63	4,346.63
8	RESIDENTIAL	3,148.13	1,198.50	0	N.A.	4,346.63	4,346.63	4,346.63
PENTHOUSE	RESIDENTIAL	2,376.94	379.91	0	N.A.	2,756.85	2,756.85	2,756.85
TOTAL ZONING FLOOR AREA	RBB COMMUNITY	14,030.44						
TOTAL ZONING FLOOR AREA	RBB RESIDENTIAL	17,178.40						
TOTAL ZONING FLOOR AREA	RBB	31,208.84						
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				
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.



CAL. NO. 74-07-BZ

PROPOSED FLOOR AREA SCHEDULE		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
CONGREGATION SHEARITH ISRAEL		05.13.08	P-2 rev.
10 WEST 70TH STREET NEW YORK, NY		#02350	

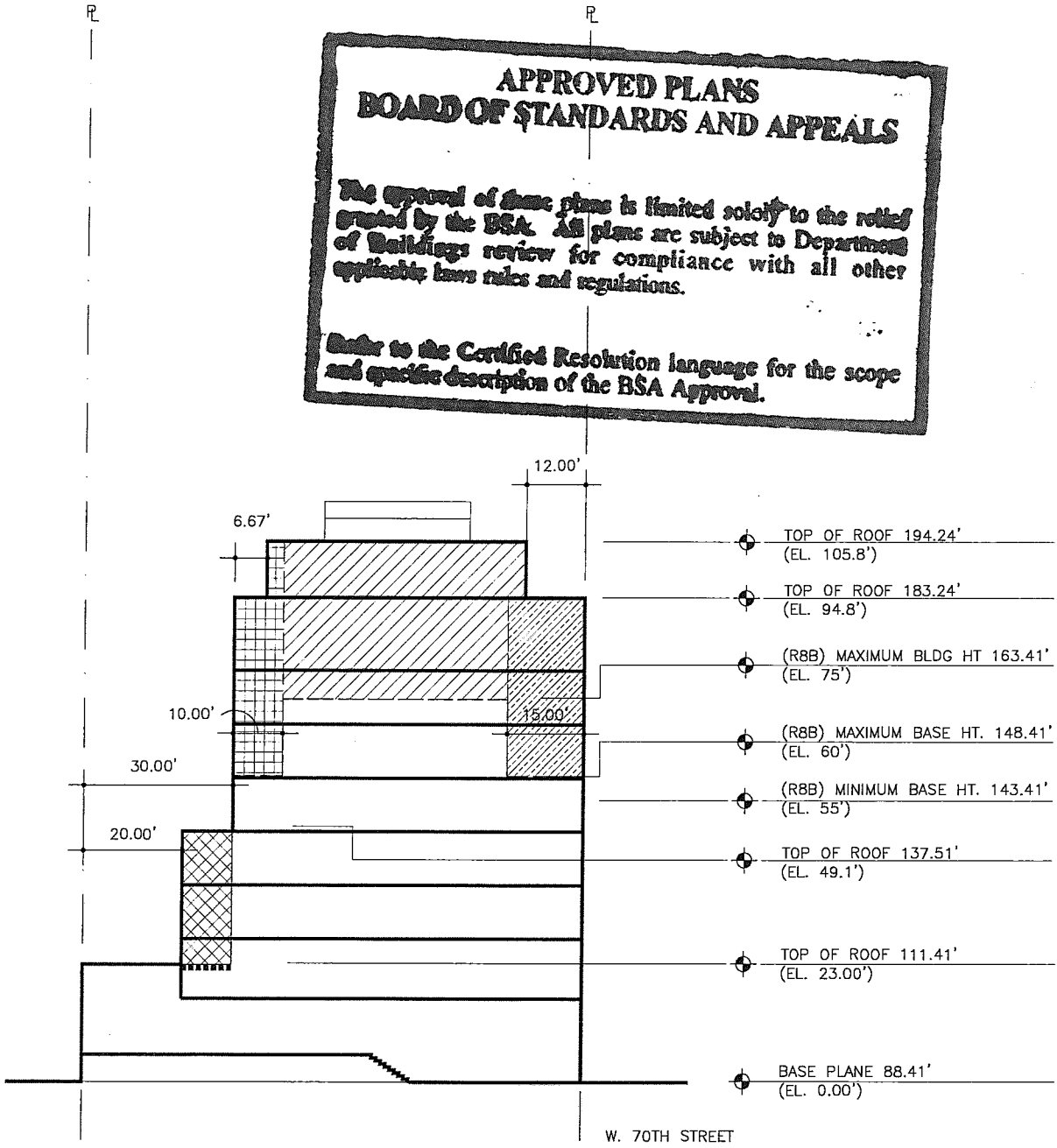


APPROVED
2008 MAY 13 PM 4:12

APPROVED PLANS
BOARD OF STANDARDS AND APPEALS

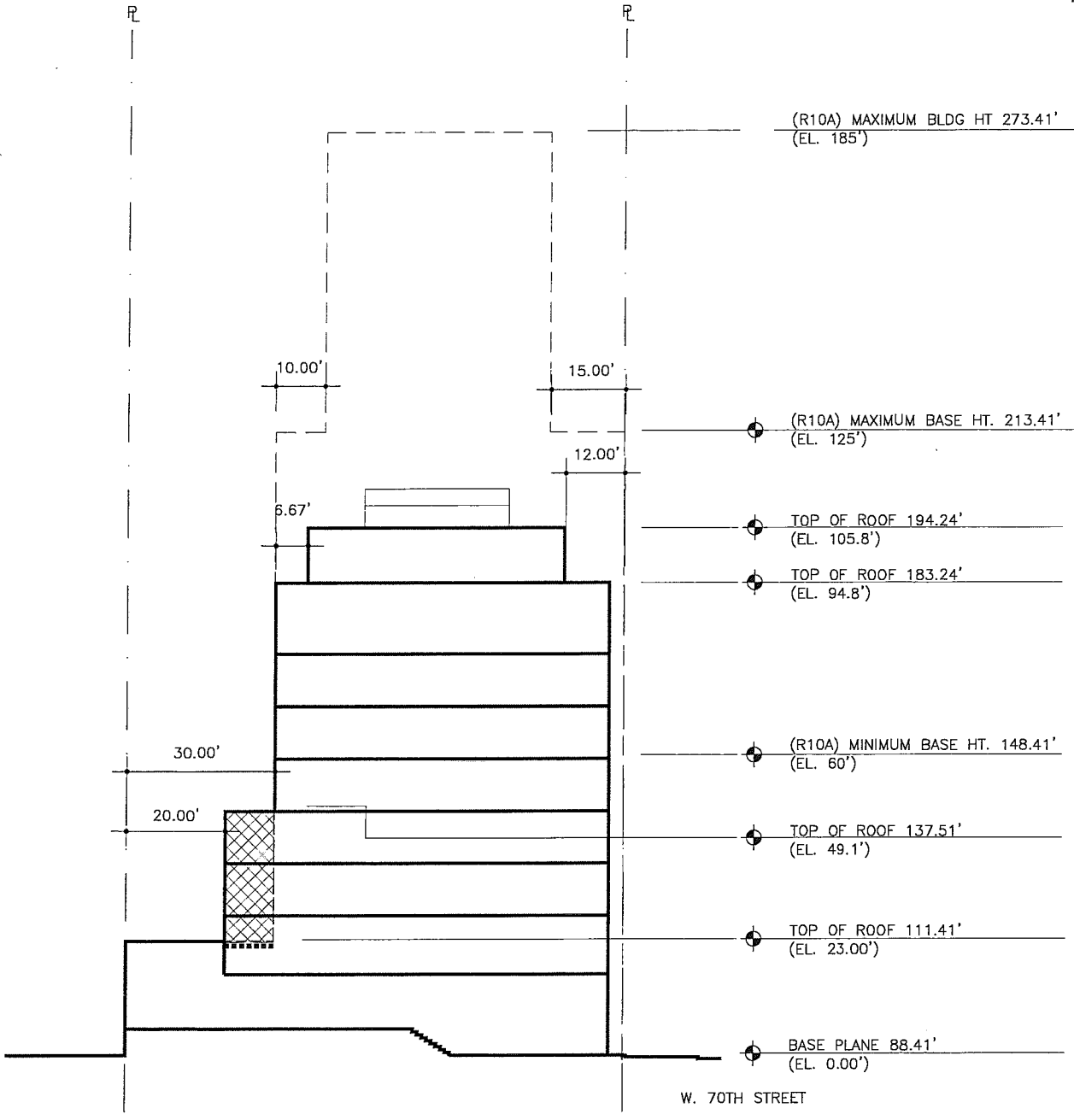
The approval of these plans is limited solely to the relief granted by the BSA. All plans are subject to Department of Buildings review for compliance with all other applicable laws rules and regulations.

Refer to the Certified Resolution language for the scope and specific description of the BSA Approval.



1 SECTION R8B
THRU WEST 70TH SCALE: 1/32" = 1'-0"
NOTE: REFER TO SHEET P-15A FOR SECTION SHOWING FLOOR-TO-FLOOR HEIGHTS

- LEGEND**
- NON-COMPLYING BUILDING HEIGHT
 - NON-COMPLYING BUILDING BASE HEIGHT
 - NON-COMPLYING REAR YARD SETBACK
 - NON-COMPLYING SETBACK ABOVE BASE



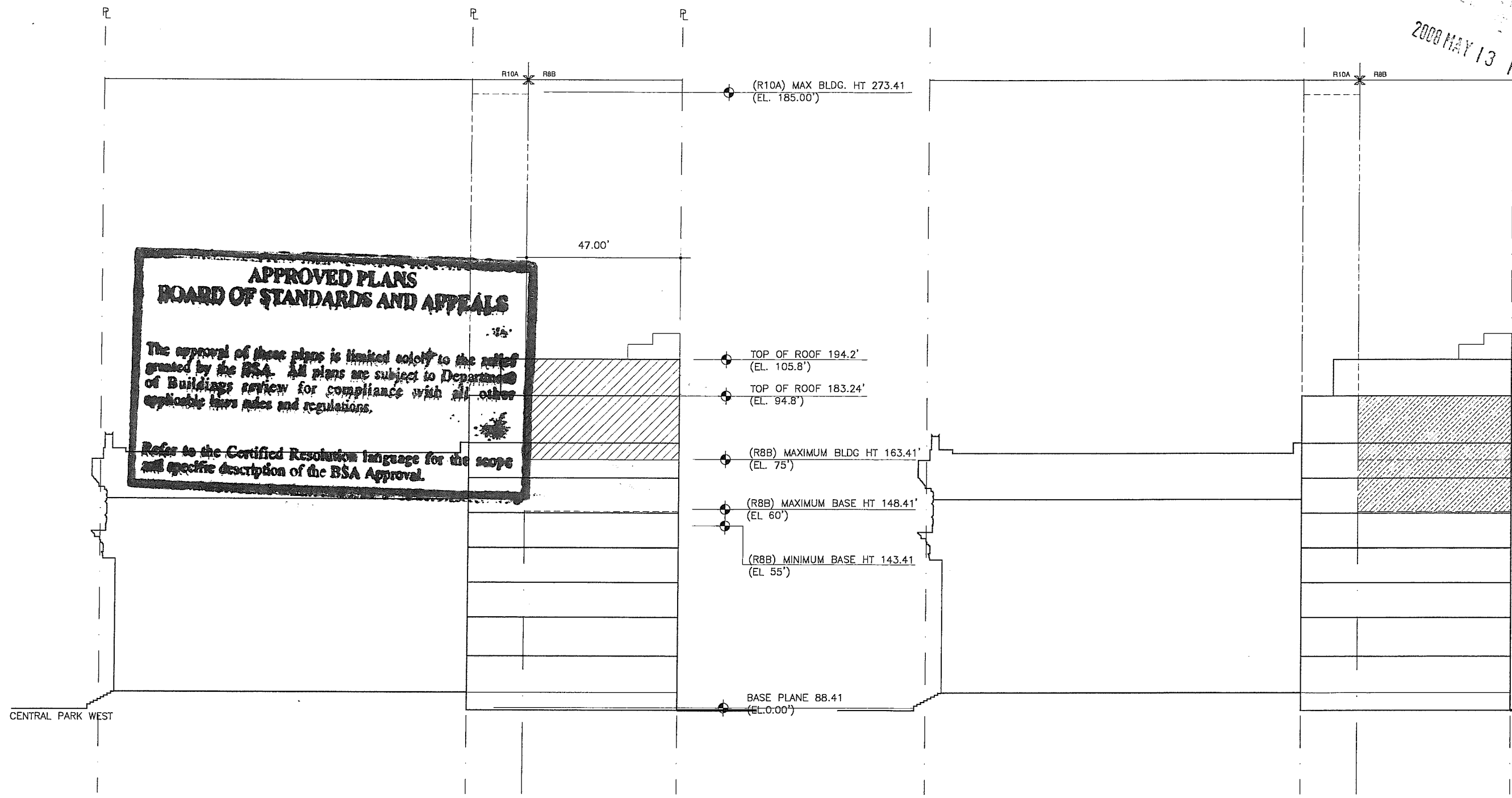
2 SECTION R10A
THRU WEST 70TH SCALE: 1/32" = 1'-0"

- FROM MANHATTAN DATUM
FROM CURB LEVEL 0.00' (88.41')
- AS-OF-RIGHT BUILDING ENVELOPE
- PROPERTY LINE
- NON-COMPLYING REAR YARD
- 0 16' 32' 64'



PROPOSED AREAS OF NON-COMPLIANCE		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	rev. P-3
		#02350	

2008 MAY 13 PM 4:12



1 SECTION @ R8B & R10A
THRU CENTRAL PARK WEST SCALE: 1/32" = 1'-0"

2 SECTION @ R8B & R10A
THRU CENTRAL PARK WEST SCALE: 1/32" = 1'-0"

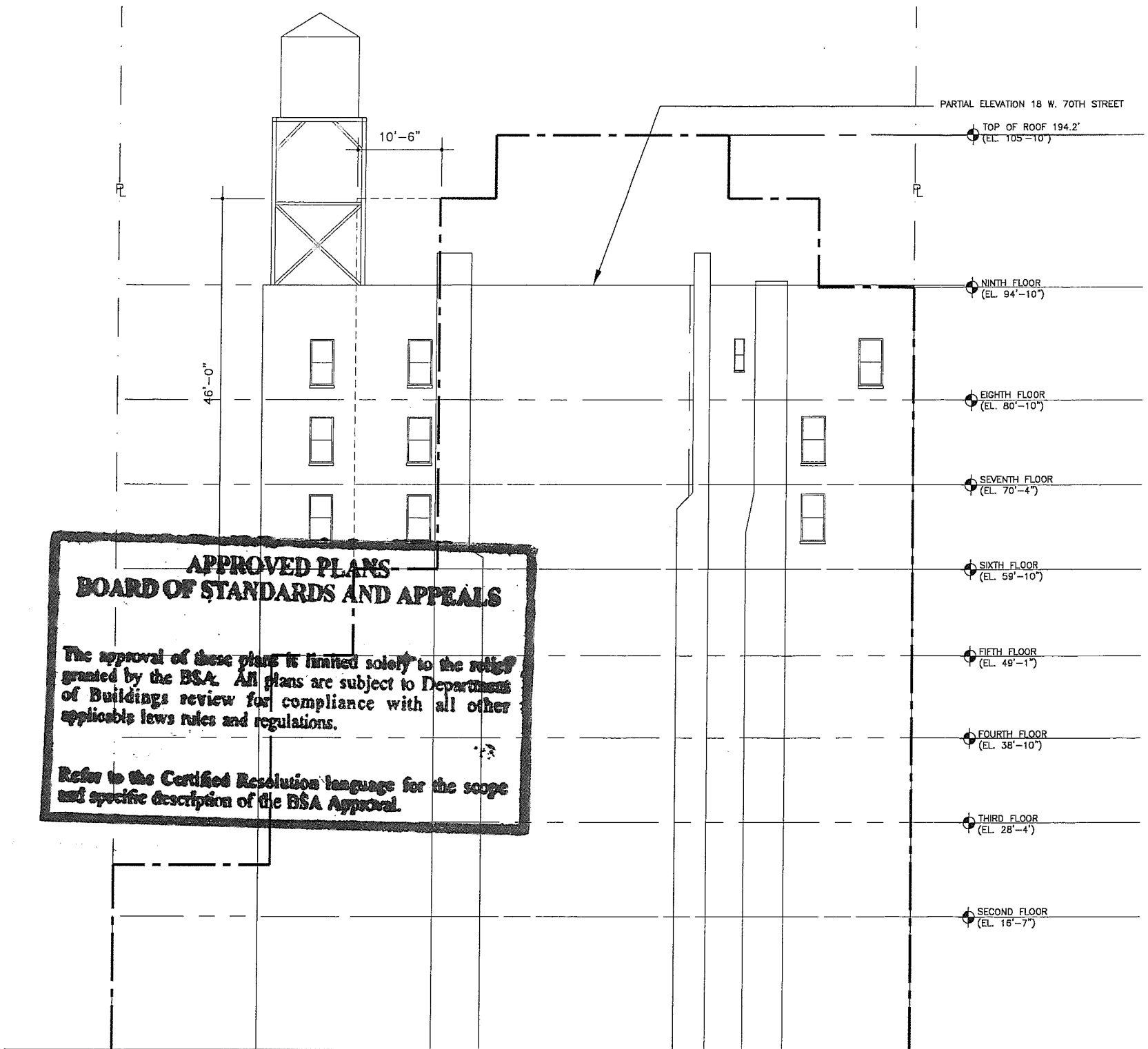
LEGEND
[Hatched Box] NON-COMPLYING BUILDING HEIGHT
[Hatched Box] NON-COMPLYING BUILDING BASE HEIGHT

FROM MANHATTAN DATUM
FROM CURB LEVEL 0.00' (88.41)
--- AS-OF-RIGHT BUILDING ENVELOPE
--- PROPERTY LINE
0 16' 32' 64'

PROPOSED AREAS OF NON-COMPLIANCE		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
CONGREGATION SHEARITH ISRAEL		10.22.07	P-4
6-10 WEST 70TH STREET NEW YORK, NY		#02350	

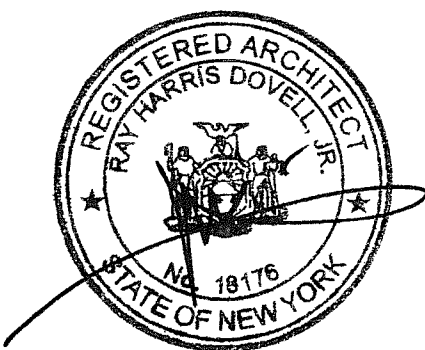
CAL. NO. 74-07-BZ

2008 MAY 13 PM 4:12



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

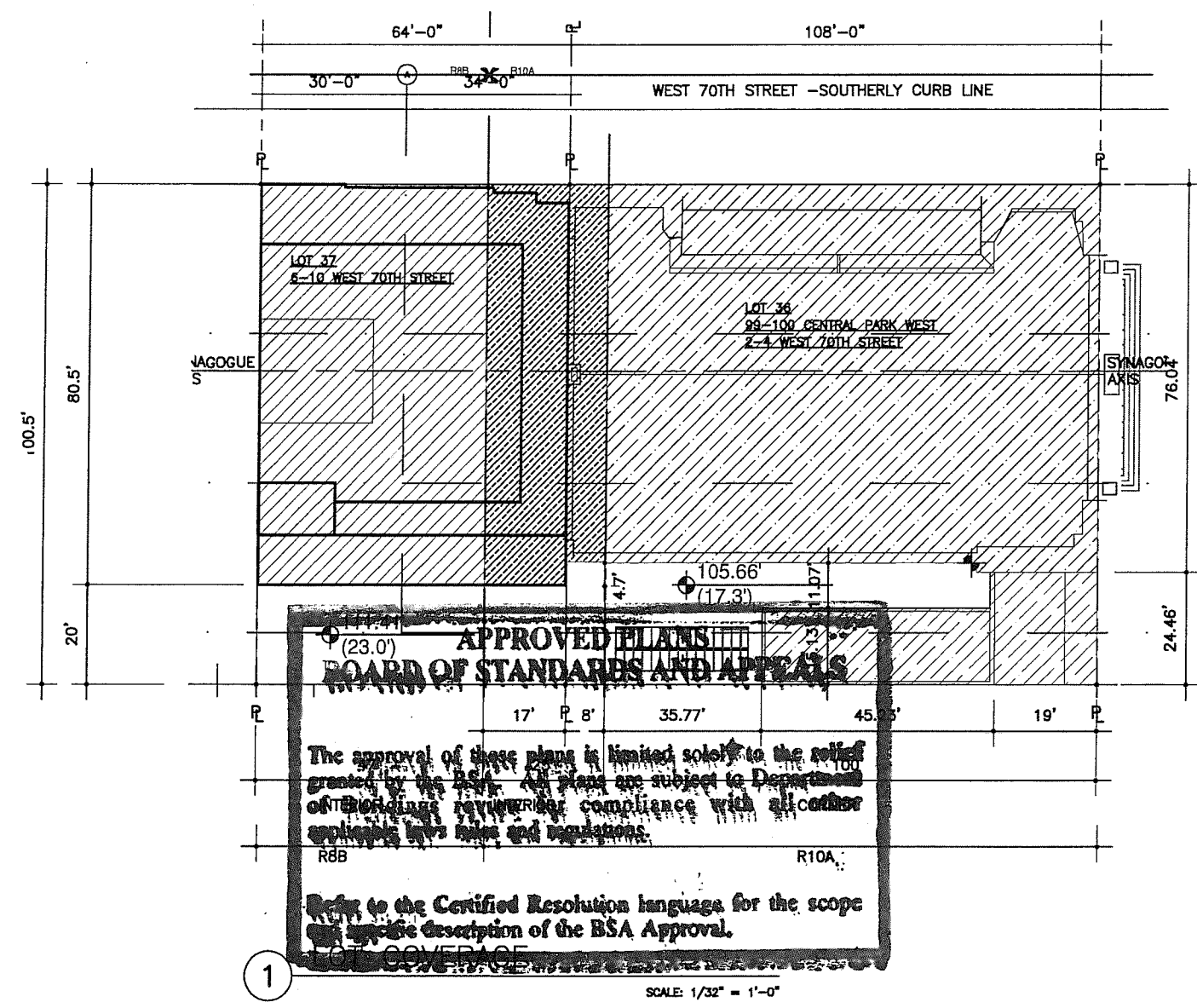
LEGEND
AFFECTED LOT LINE WINDOWS
FROM MANHATTAN DATUM
FROM CURB LEVEL 0.00' (88.41)
PROPOSED BUILDING ENVELOPE
PROPERTY LINE



CAL. NO. 74-07-BZ

PROPOSED LOT LINE WINDOW DIAGRAM		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	03.11.08 #02350 P-4A rev.

2008 MAY 13 PM 4:12



APPROVED PLANS
BOARD OF STANDARDS AND APPEALS

The approval of these plans is limited solely to the relief granted by the BSA. All plans are subject to Department of Buildings review for compliance with all other applicable laws, rules and regulations.

Refer to the Certified Resolution language for the scope and specific description of the BSA Approval.

LOT COVERAGE: SEC. 24-11, 77-24

LOT COVERAGE PERMITTED FOR INTERIOR PORTION

RBB: $0.70 \times 4,723.50 = 3,306.45$
R10A: $0.70 \times 2,512.50 = 1,758.75$
AVG: $(3,306.45 + 1,758.75) / (4,723.50 + 2,512.50) = 0.70$

LOT COVERAGE PROPOSED FOR COMBINED INTERIOR PORTION

RBB: 3783.5
R10A: 1974.9
AVG: $(3,783.50 + 1,974.9) / (4,723.50 + 2,512.50) = 0.80$

DOES NOT COMPLY. REQUIRES BSA VARIANCE.

LOT COVERAGE PERMITTED FOR CORNER PORTION

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

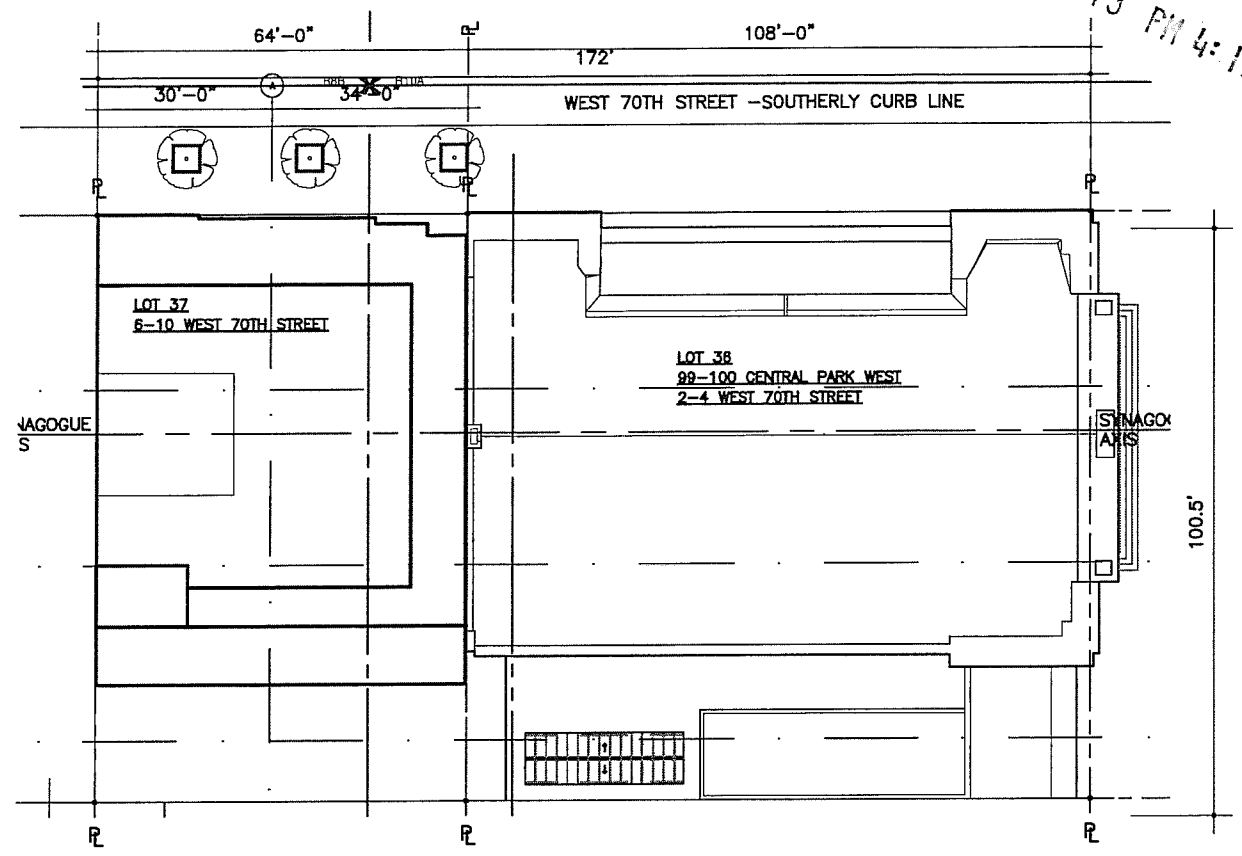
LOT COVERAGE EXISTING FOR CORNER PORTION

R10A: $8,989.83 / 10,050 = .89$ - COMPLIES

RBB INTERIOR LOT PORTION

R10A INTERIOR LOT PORTION

R10A CORNER LOT PORTION



2 STREET TREE PLANTING

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

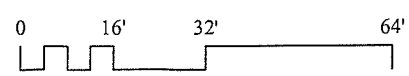
STREET TREE PLANTING: SEC. 28-112

TREES REQUIRED = 1 TREE PER 25.00' STREET FRONTAGE
FRONTAGE = $272.42 / 25 = 11$ TREES

TREES PROPOSED = 3 TREES TO BE INSTALLED
REMAINDER TO BE PURCHASED BY OWNER FOR USE BY PARKS DEPARTMENT

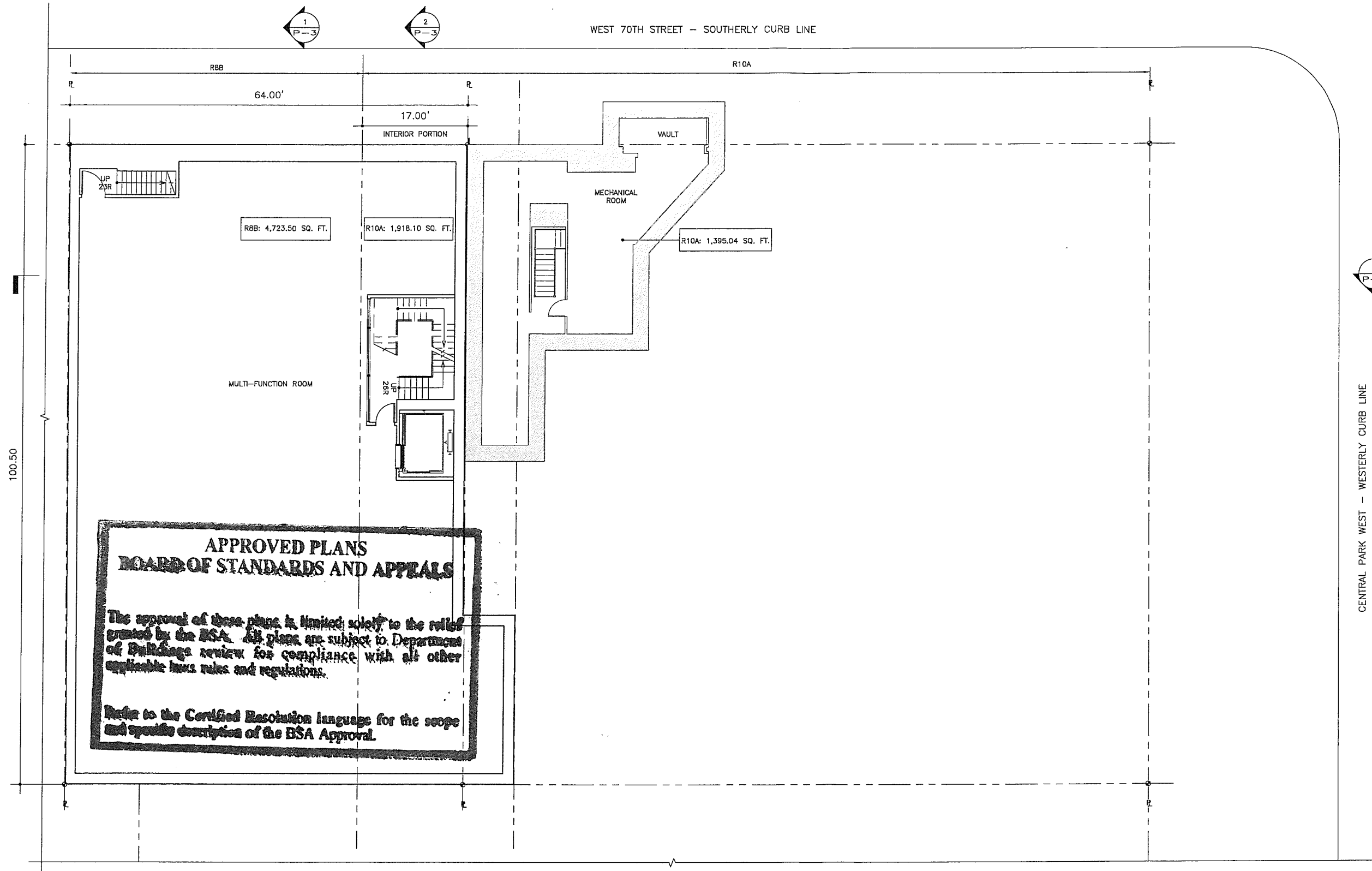


CAL. NO. 74-07-BZ



PROPOSED LOT COVERAGE CALCULATIONS AND TREE PLANTING		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
CONGREGATION SHEARITH ISRAEL		6-10 WEST 70TH STREET NEW YORK, NY	03.11.08
		#02350	P-5 rev.

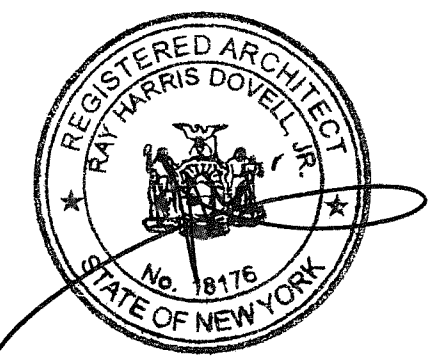
RECEIVED
CITY OF NEW YORK
2000 MAY 13 PM 4:12



**APPROVED PLANS
BOARD OF STANDARDS AND APPEALS**

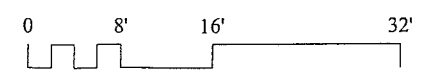
The approval of these plans is limited solely to the relief granted by the BSA. All plans are subject to Department of Buildings review for compliance with all other applicable laws, rules and regulations.

Refer to the Certified Resolution language for the scope and specific description of the BSA Approval.



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

ALL CELLAR LEVEL PARTITIONS AND EXITS SHALL BE APPROVED BY DOB
MAXIMUM OCCUPANCY LOAD PER FLOOR SHALL BE APPROVED BY DOB



COMMUNITY FACILITY SUB CELLAR 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		6-10 WEST 70TH STREET NEW YORK, NY	10.22.07
		#02350	P - 6

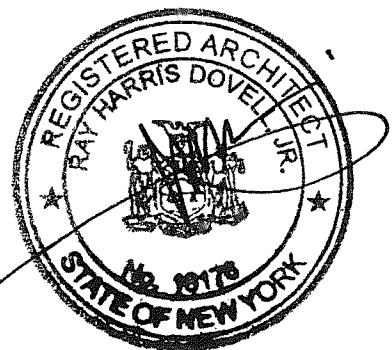
WEST 70TH STREET - SOUTHERLY CURB LINE

2007-08-01 P-4

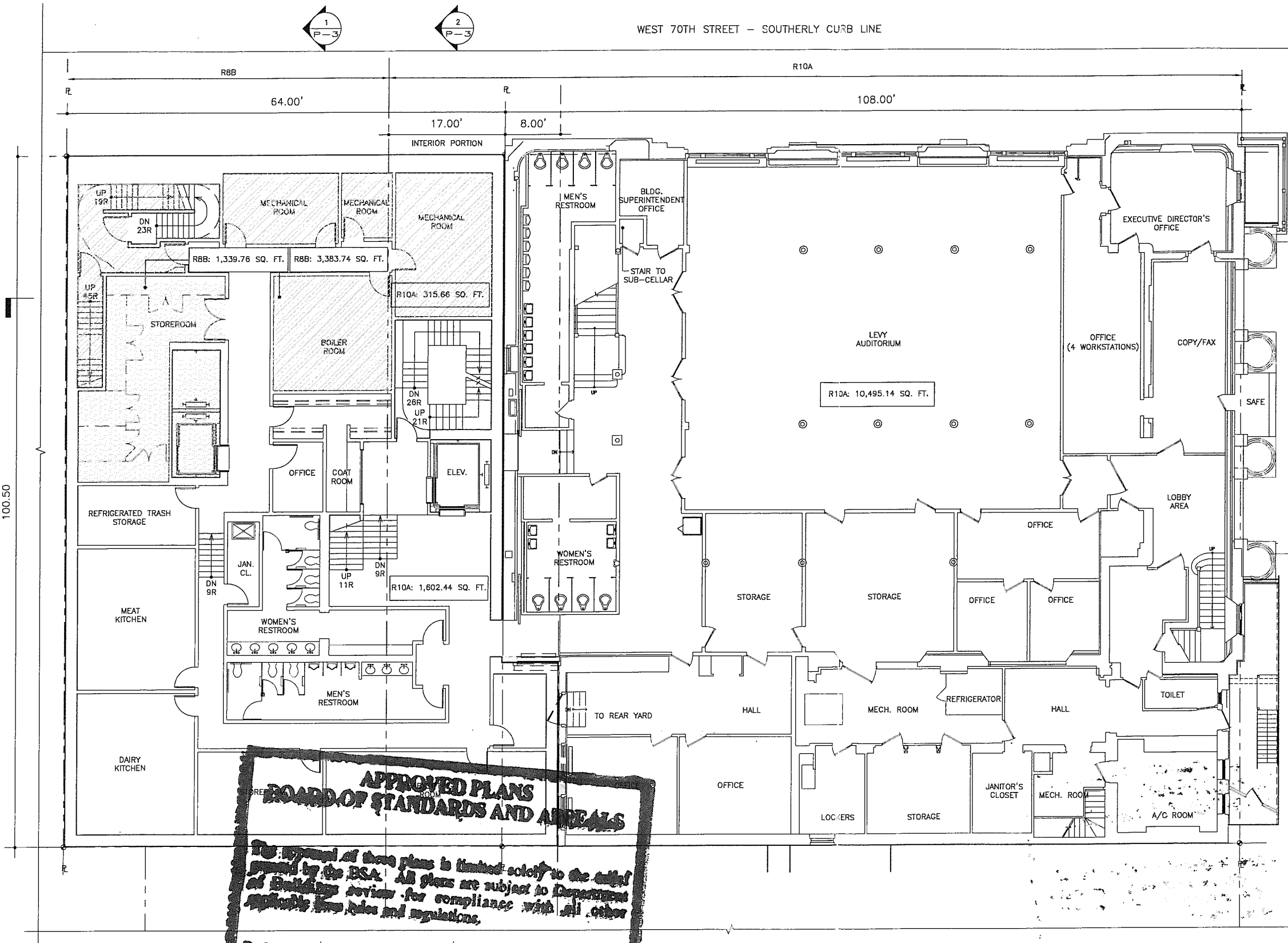
CAL. NO.

1
P-4

CENTRAL PARK WEST - WESTERLY CURB LINE



CAL. NO. 74-07-BZ



**APPROVED PLANS
BOARD OF STANDARDS AND APPEALS**

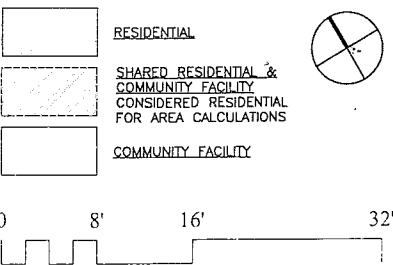
The approval of these plans is limited solely to the extent
granted by the BSA. All plans are subject to Department
of Buildings review for compliance with all other
applicable laws, rules and regulations.

Refer to the Certified Resolution language for the scope
and description of the BSA Approval.

1 PLAN
CELLAR

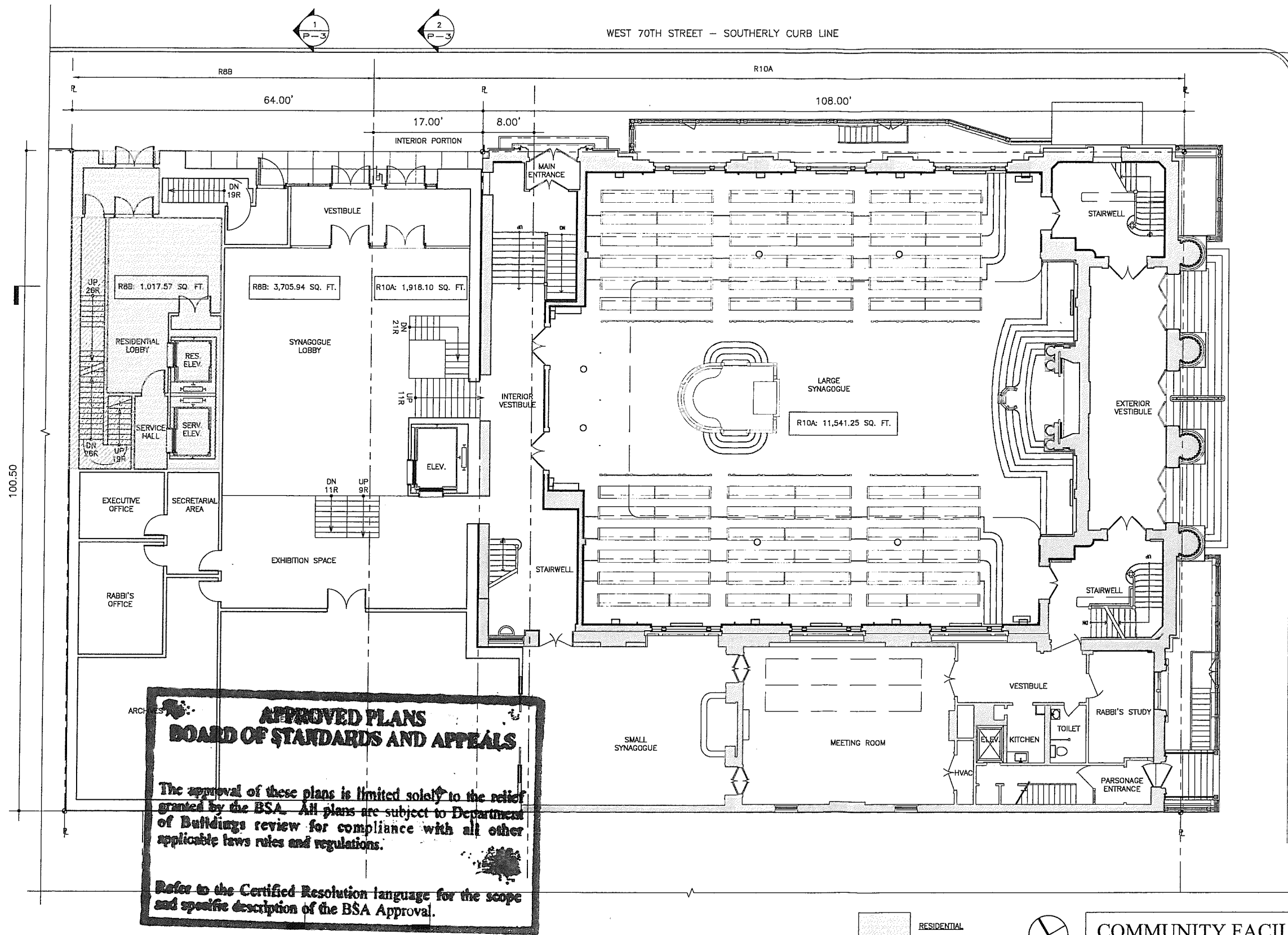
SCALE: 1/16" = 1'-0"

ALL CELLAR LEVEL PARTITIONS AND EXITS SHALL BE APPROVED BY DOB
MAXIMUM OCCUPANCY LOAD PER FLOOR/ SPACE SHALL BE APPROVED BY DOB



COMMUNITY FACILITY CELLAR 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		10 WEST 70TH STREET NEW YORK, NY	07.08.08 #02350
			P - 7

2008 MAY 13 PM 4:12



**APPROVED PLANS
BOARD OF STANDARDS AND APPEALS**

The approval of these plans is limited solely to the relief granted by the BSA. All plans are subject to Department of Buildings review for compliance with all other applicable laws rules and regulations.

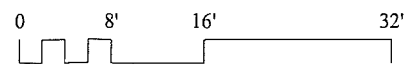
Refer to the Certified Resolution language for the scope and specific description of the BSA Approval.



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

INTERIOR LAYOUT AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH,
AND ALL EXITS SHALL BE APPROVED BY DOB.
MAXIMUM OCCUPANT LOAD PER FLOOR/ SPACE SHALL BE APPROVED BY DOB

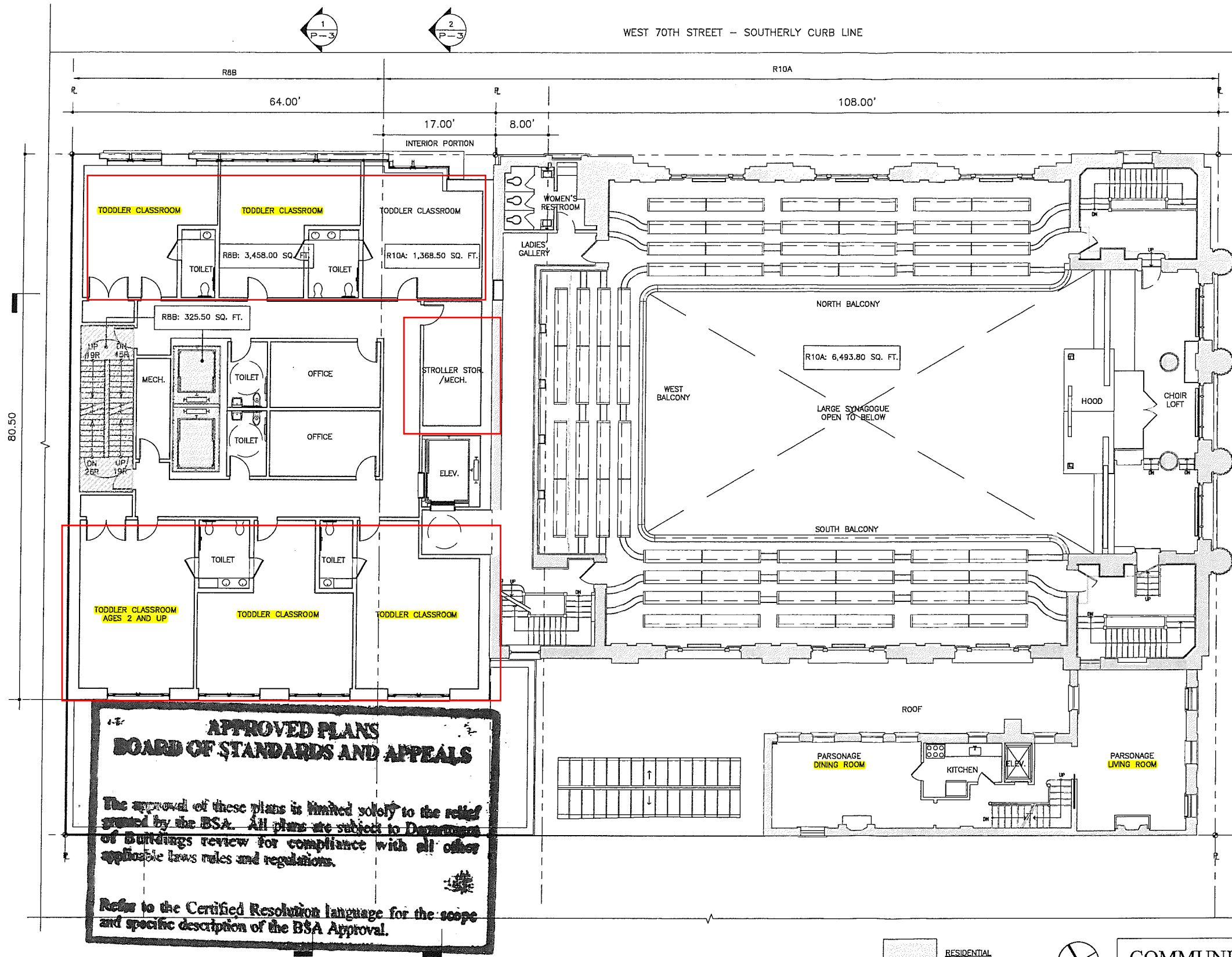
- RESIDENTIAL
- SHARED RESIDENTIAL & COMMUNITY FACILITY CONSIDERED RESIDENTIAL FOR AREA CALCULATIONS
- COMMUNITY FACILITY



COMMUNITY FACILITY/RESIDENTIAL FIRST FLOOR 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	10.22.07 #02350
		CAL. NO. 74-07-BZ	P - 8

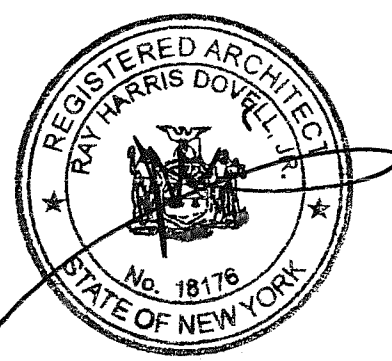
RECEIVED
PLATT BYARD DOVELL WHITE
2009 MAY 13 PM 4:12

WED



1
P-4

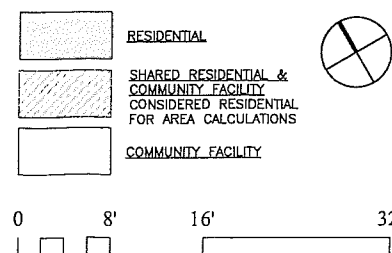
CENTRAL PARK WEST - WESTERLY CURB LINE



CAL. NO. 74-07-BZ

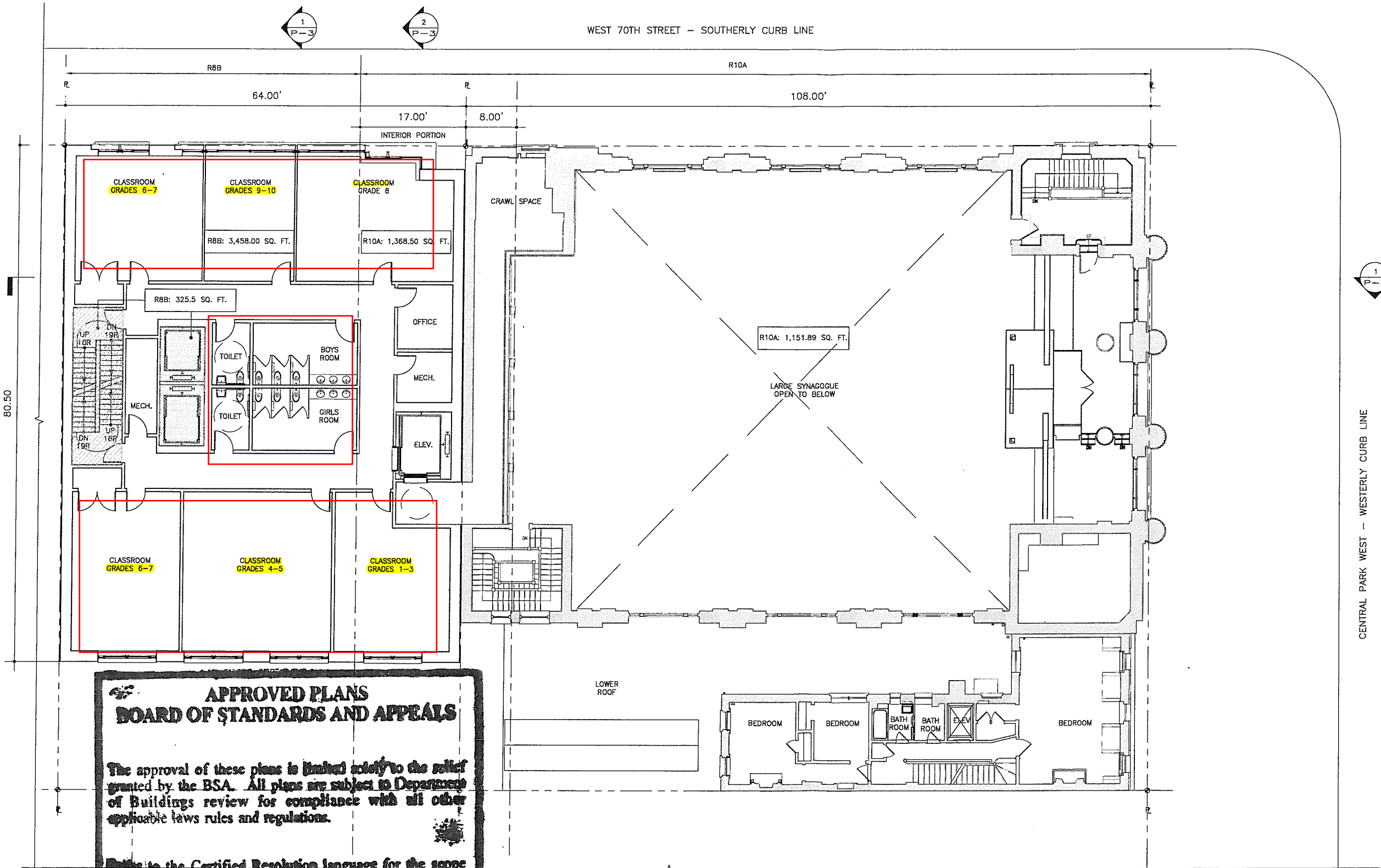
1 PLAN
SECOND FLOOR
SCALE: 1/16" = 1'-0"

INTERIOR LAYOUT AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH,
AND ALL EXITS SHALL BE APPROVED BY DOB.
MAXIMUM OCCUPANT LOAD PER FLOOR/ SPACE SHALL BE APPROVED BY DOB



COMMUNITY FACILITY/RESIDENTIAL SECOND FLOOR 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 rev. P - 9

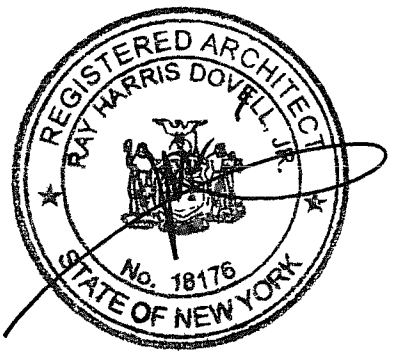
2003 MAY 13 PM 4:12



APPROVED PLANS
BOARD OF STANDARDS AND APPEALS

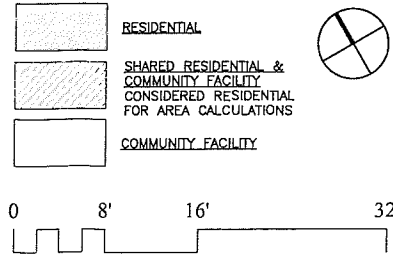
The approval of these plans is limited solely to the relief granted by the BSA. All plans are subject to Department of Buildings review for compliance with all other applicable laws rules and regulations.

Refer to the Certified Resolution language for the scope and specific description of the BSA Approval.



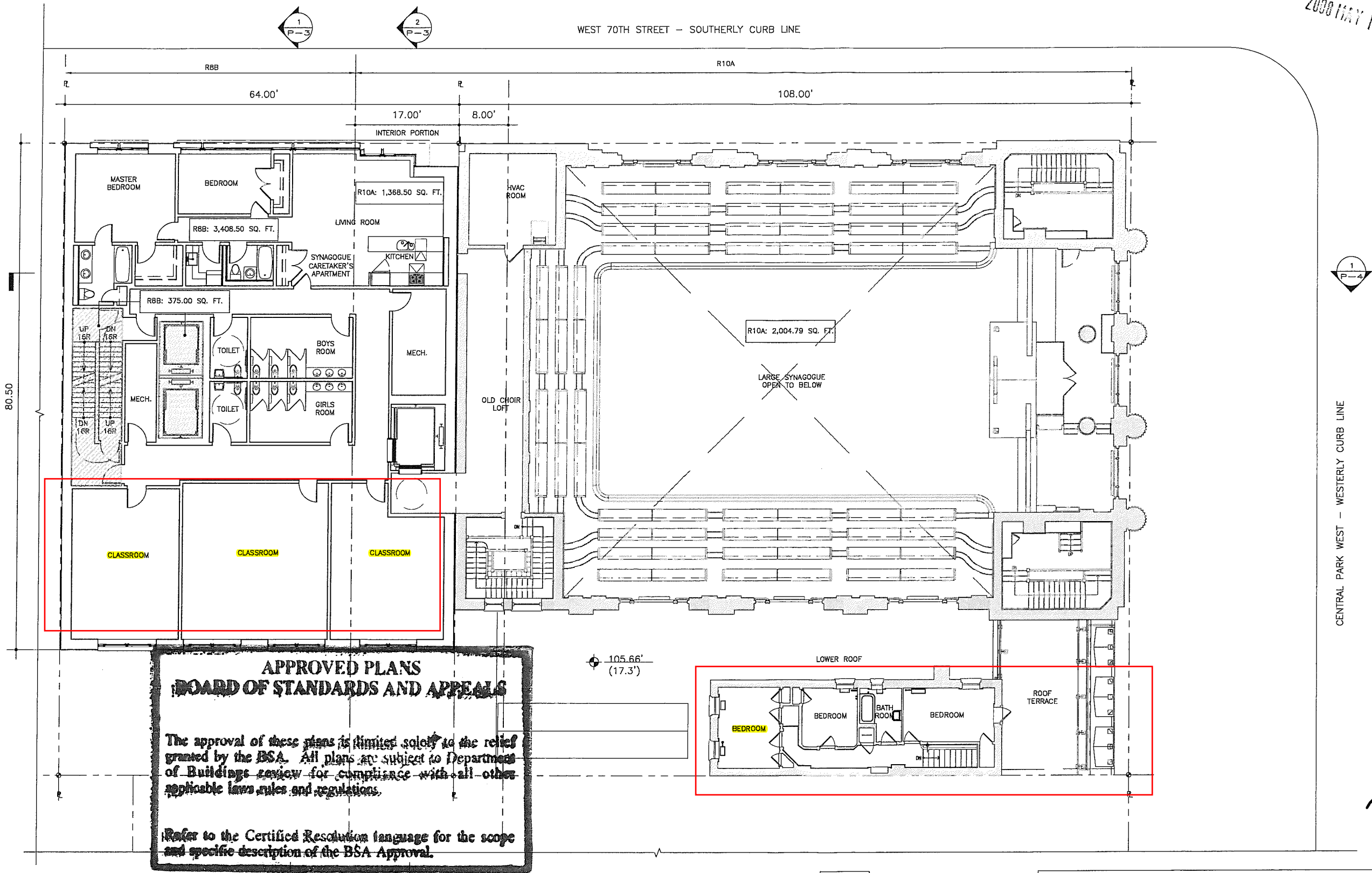
1 PLAN
THIRD FLOOR
SCALE: 1/16" = 1'-0"

INTERIOR LAYOUT AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH,
AND ALL EXITS SHALL BE APPROVED BY DOB.
MAXIMUM OCCUPANT LOAD PER FLOOR/ SPACE SHALL BE APPROVED BY DOB



COMMUNITY FACILITY/RESIDENTIAL THIRD FLOOR 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	6-10 WEST 70TH STREET NEW YORK, NY	12.26.07 #02350 rev. P - 10

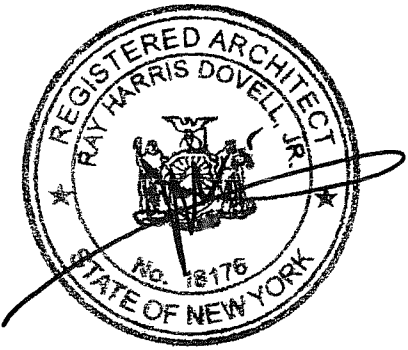
2008 MAY 13 PM 4:12



**APPROVED PLANS
BOARD OF STANDARDS AND APPEALS**

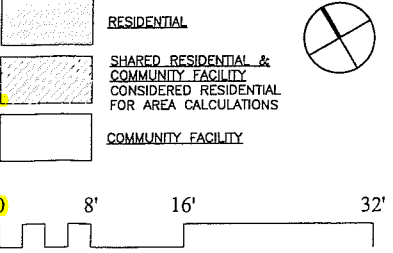
The approval of these plans is limited solely to the relief granted by the BSA. All plans are subject to Department of Buildings review for compliance with all other applicable laws, rules and regulations.

Refer to the Certified Resolution language for the scope and specific description of the BSA Approval.



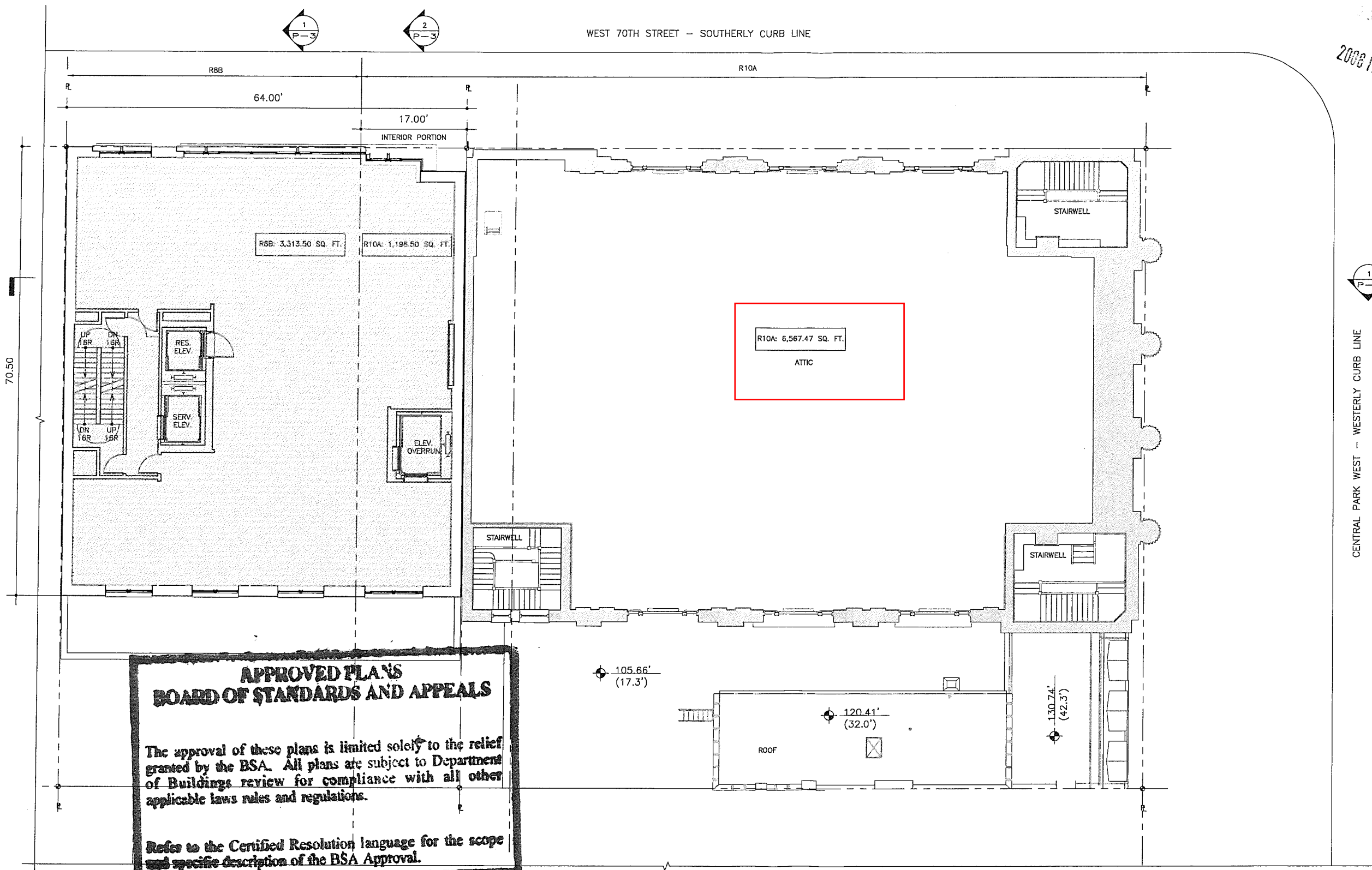
1 PLAN
FOURTH FLOOR
SCALE: 1/16" = 1'-0"

INTERIOR LAYOUT AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH,
AND ALL EXITS SHALL BE APPROVED BY DOB.
MAXIMUM OCCUPANT LOAD PER FLOOR/ SPACE SHALL BE APPROVED BY DOB



COMMUNITY FACILITY/RESIDENTIAL FOURTH FLOOR 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		6-10 WEST 70TH STREET NEW YORK, NY	10.22.07 #02350 P - 11

2008 MAY 13 PM 4:12



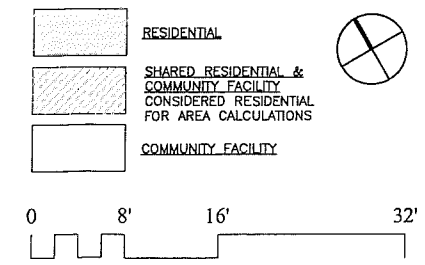
**APPROVED PLANS
BOARD OF STANDARDS AND APPEALS**

The approval of these plans is limited solely to the relief granted by the BSA. All plans are subject to Department of Buildings review for compliance with all other applicable laws rules and regulations.

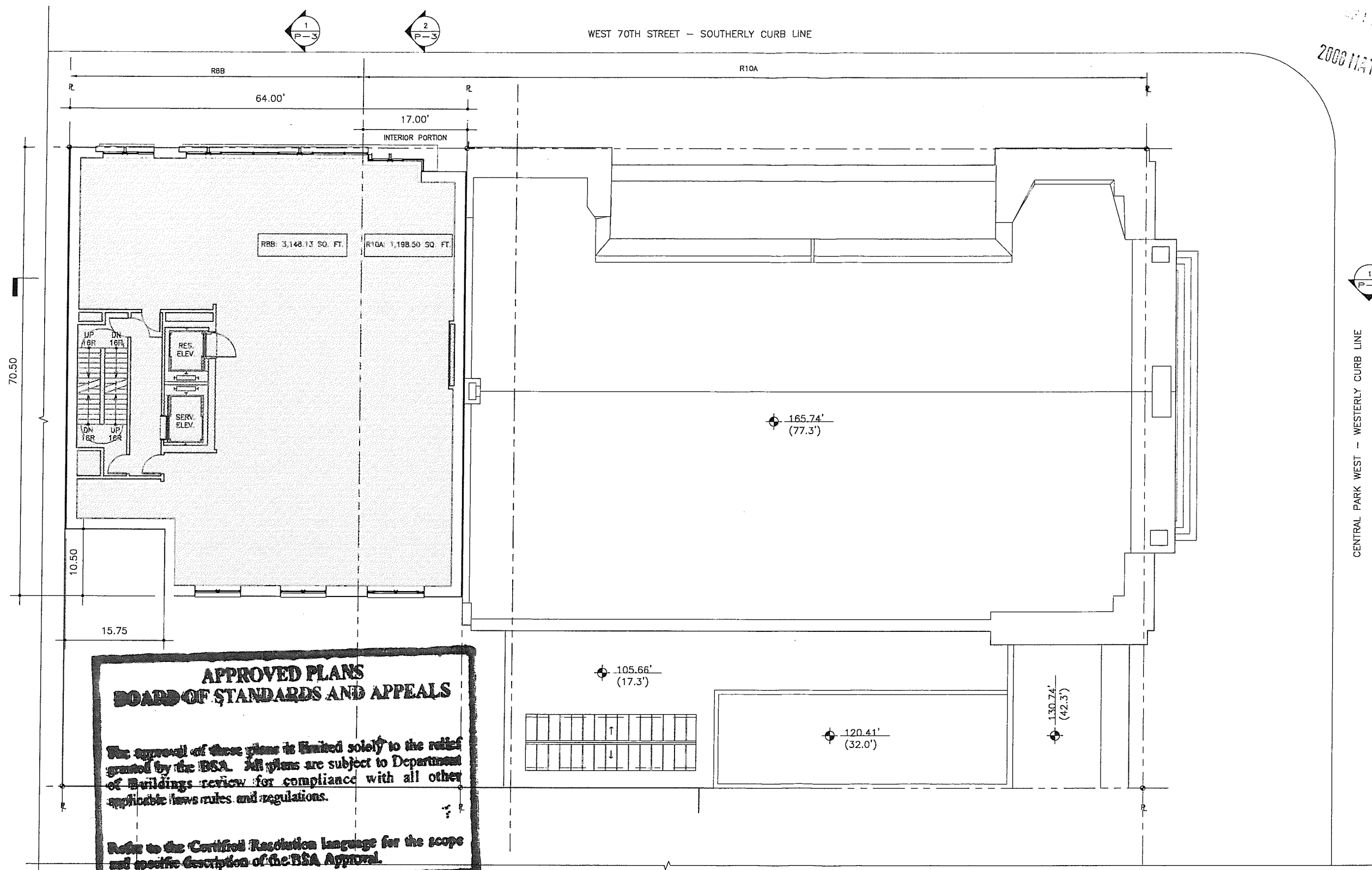
Refer to the Certified Resolution language for the scope and specific description of the BSA Approval.

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

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



RESIDENTIAL FIFTH FLOOR 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		
	10.22.07	#02350	P - 12



APPROVED PLANS
BOARD OF STANDARDS AND APPEALS

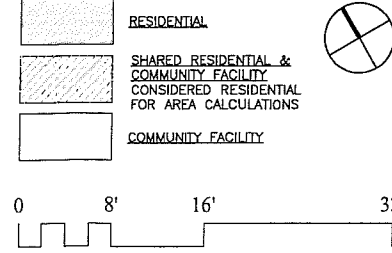
The approval of these plans is limited solely to the relief granted by the BSA. All plans are subject to Department of Buildings review for compliance with all other applicable laws, rules, and regulations.

Refer to the Certified Resolution language for the scope and specific description of the BSA Approval.



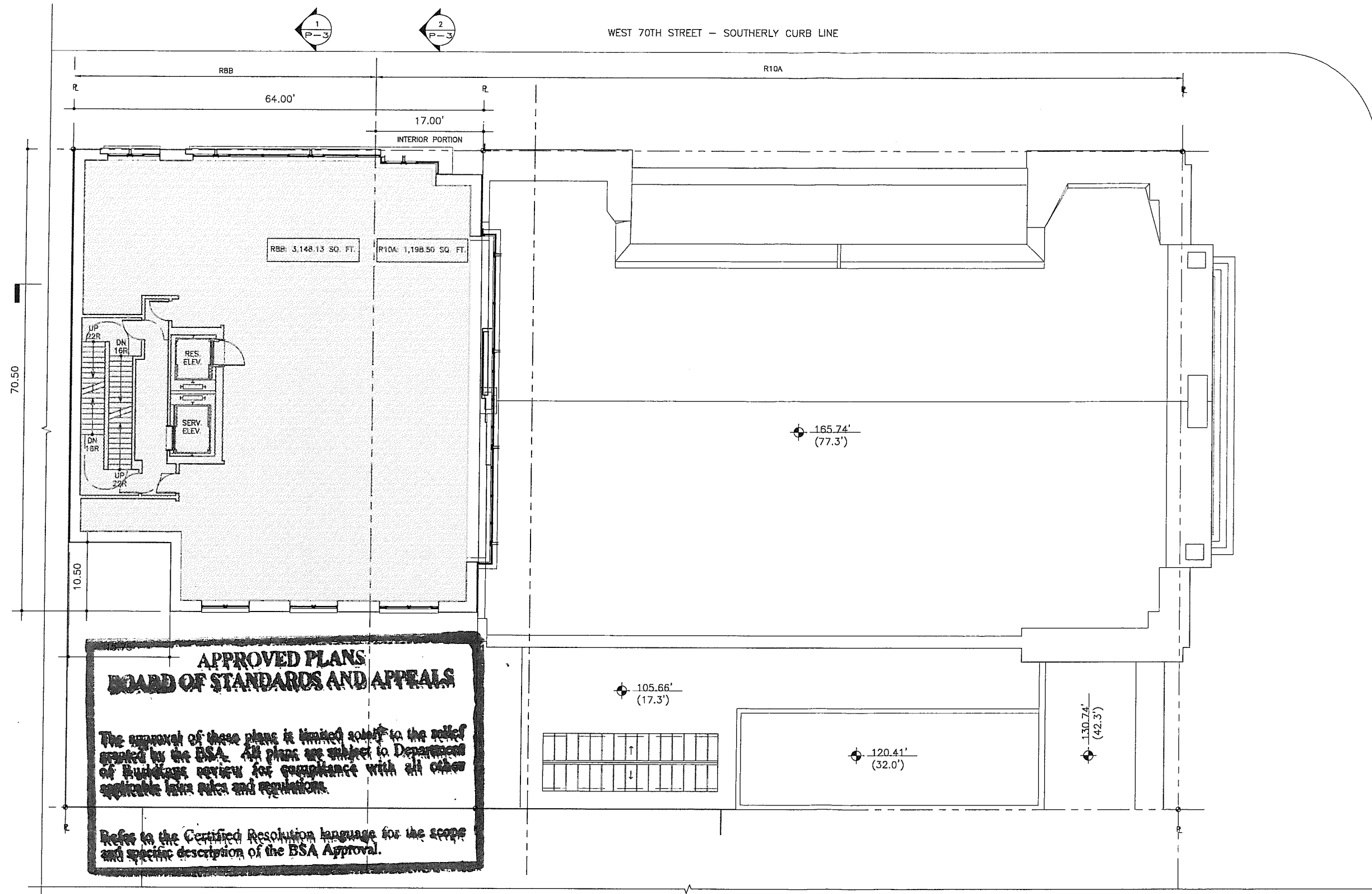
1 PLAN
SIXTH AND SEVENTH FLOORS
SCALE: 1/16" = 1'-0"

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



RESIDENTIAL SIXTH AND SEVENTH FLOORS 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		6-10 WEST 70TH STREET NEW YORK, NY	12.26.07 #02350 P - 13 rev.

2008 MAY 13 PM 4:12



1
P-4

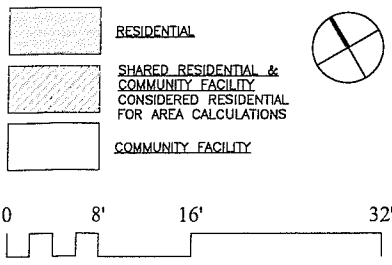
CENTRAL PARK WEST — WESTERLY CURB LINE



CAL. NO. 74-07-BZ

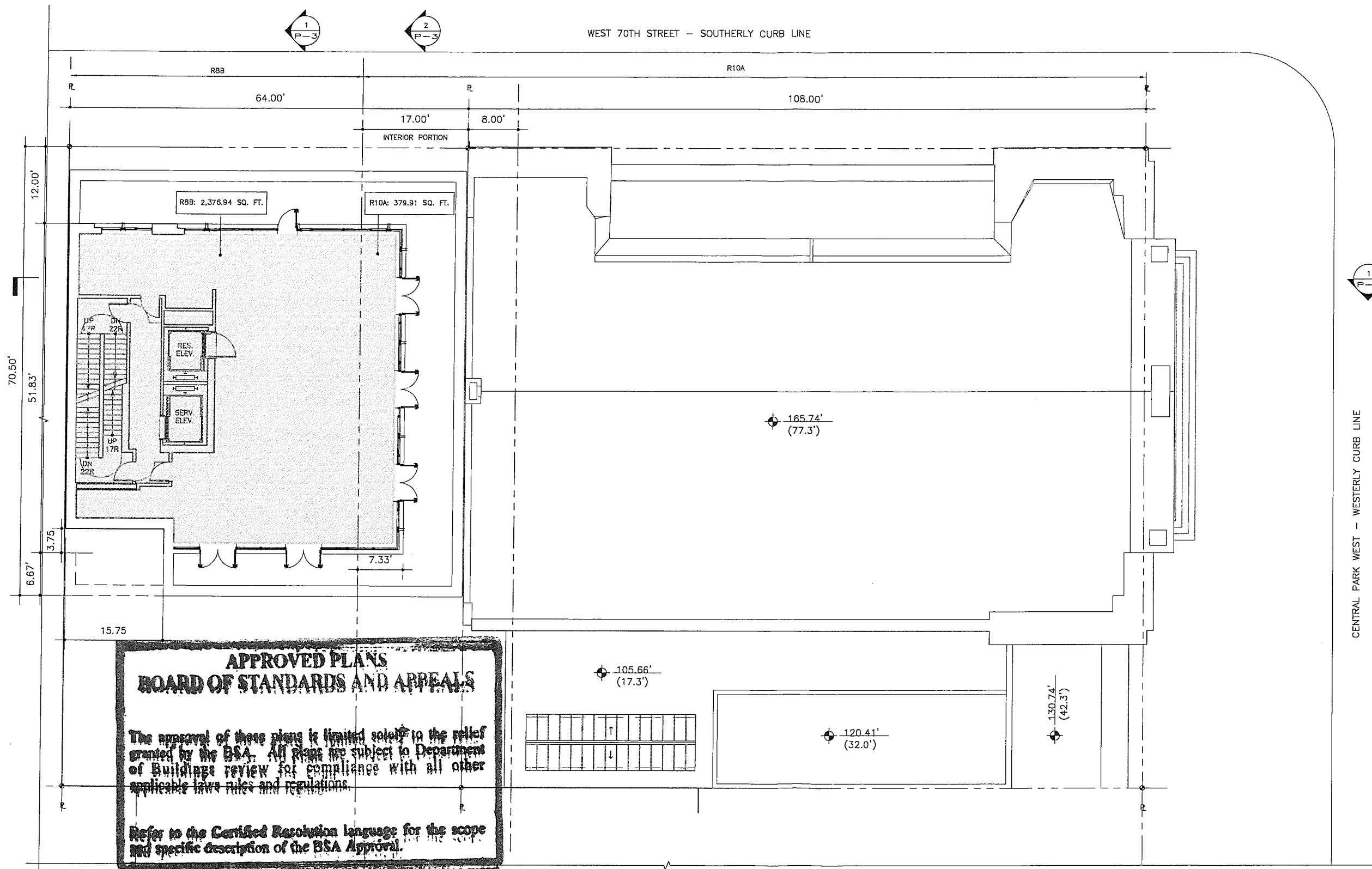
1 PLAN
EIGHTH FLOOR
SCALE: 1/16" = 1'-0"

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



RESIDENTIAL EIGHTH FLOOR 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	03.11.08 #02350 P - 14 rev.

2008 MAY 13 PM 4:12



APPROVED PLANS
BOARD OF STANDARDS AND APPEALS

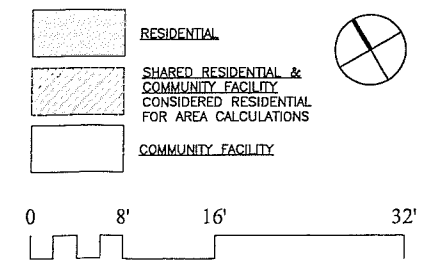
The approval of these plans is limited solely to the relief granted by the BSA. All plans are subject to Department of Buildings review for compliance with all other applicable laws rules and regulations.

Refer to the Certified Resolution language for the scope and specific description of the BSA Approval.



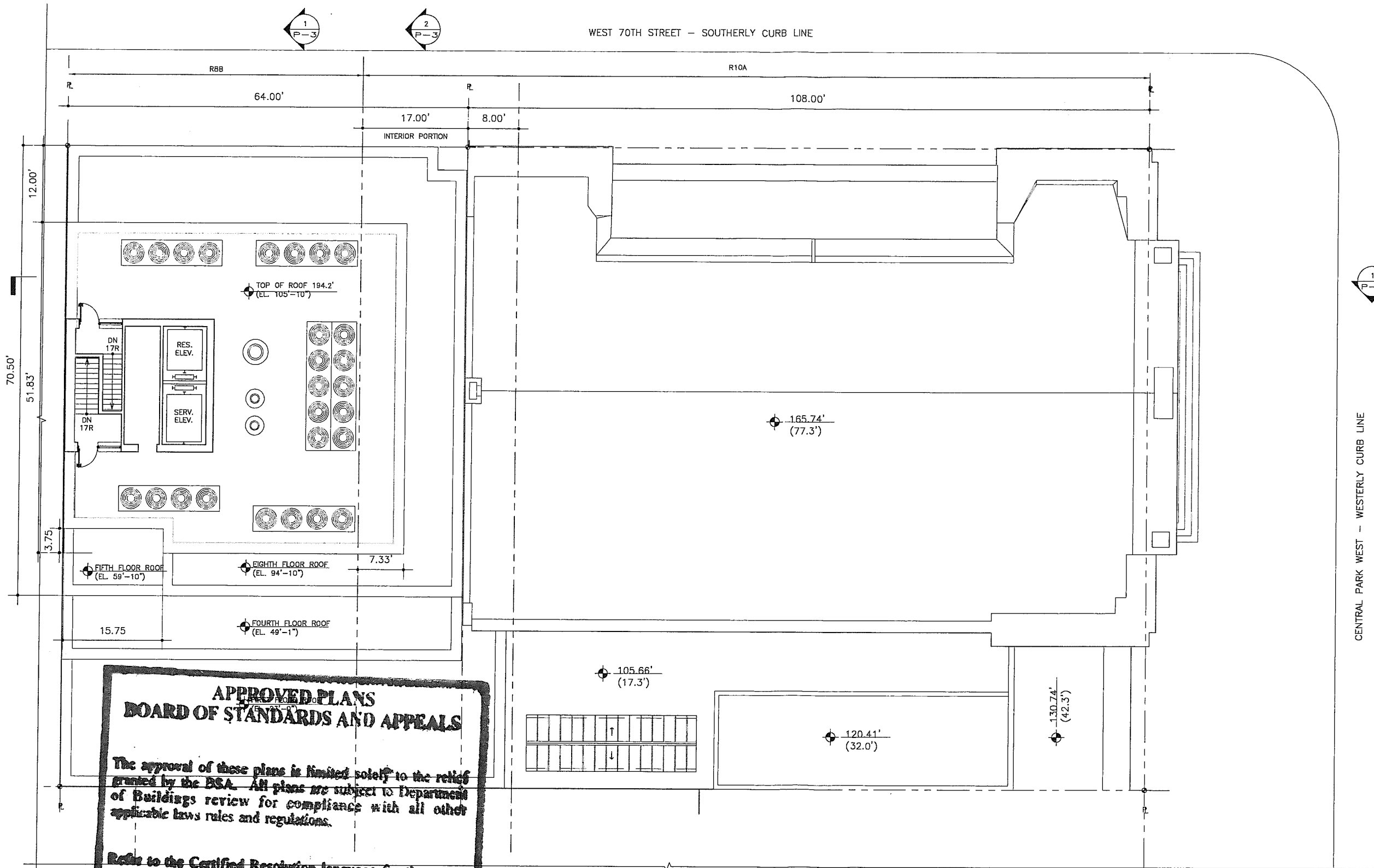
1 PLAN
PENTHOUSE
SCALE: 1/16" = 1'-0"

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



RESIDENTIAL PENTHOUSE PROPOSED	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
	03.11.08	
CONGREGATION SHEARITH ISRAEL		P - 15 rev.
6-10 WEST 70TH STREET NEW YORK, NY		#02350

2008 MAY 13 PM 4:12

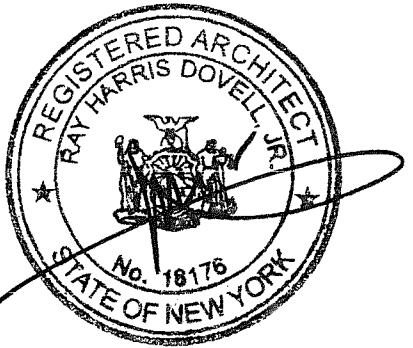


CENTRAL PARK WEST - WESTERLY CURB LINE

APPROVED PLANS
BOARD OF STANDARDS AND APPEALS

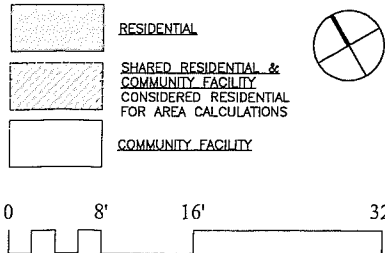
The approval of these plans is limited solely to the relief granted by the BSA. All plans are subject to Department of Buildings review for compliance with all other applicable laws rules and regulations.

Refer to the Certified Resolution language for the scope and specific description of the BSA Approval.



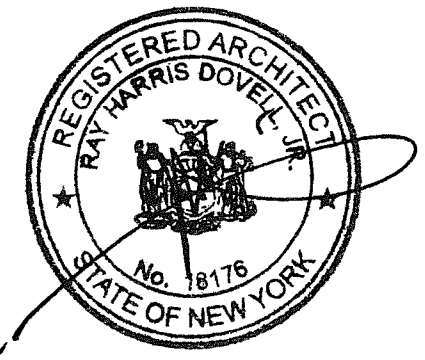
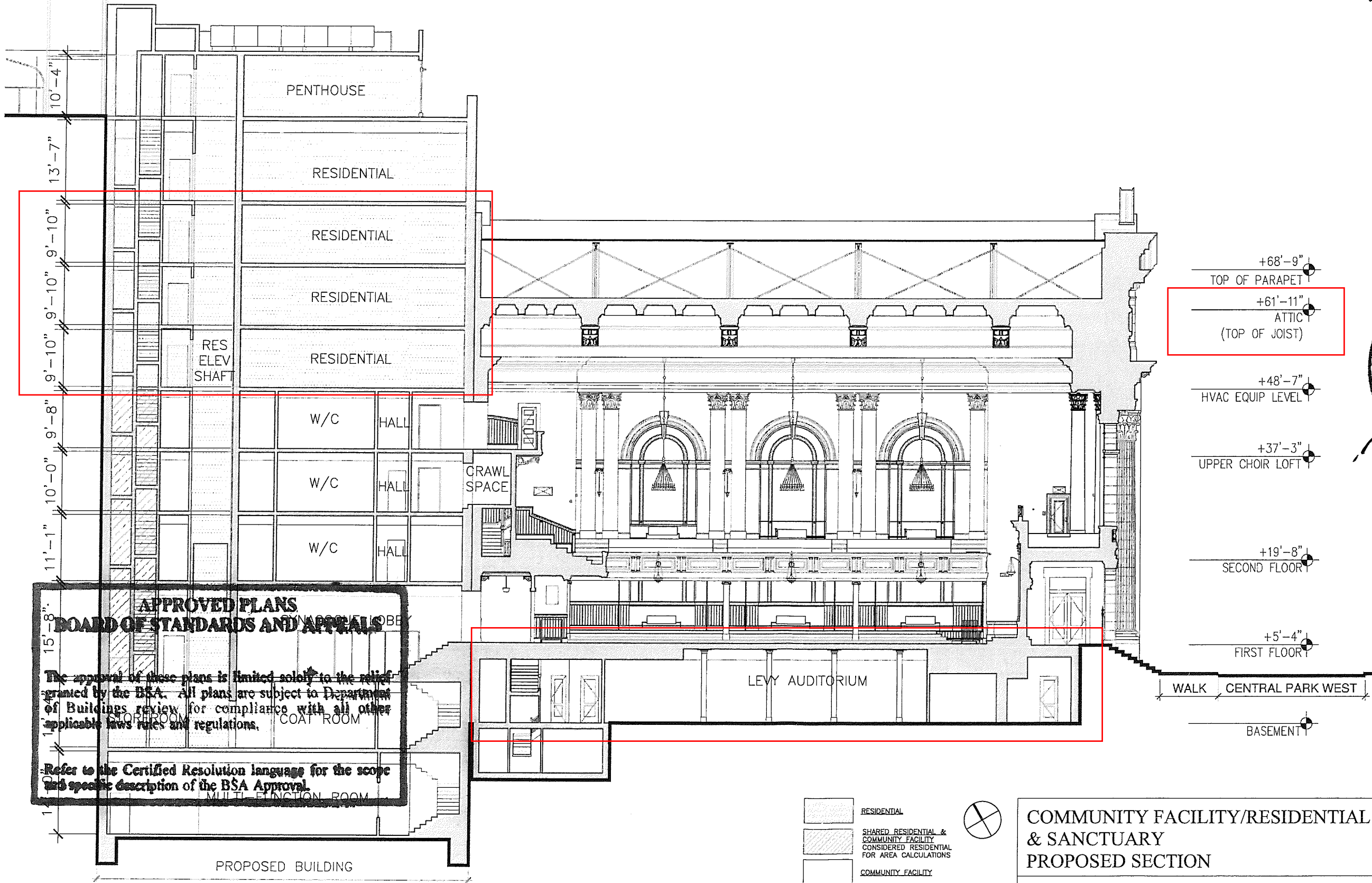
1 PLAN
ROOF
SCALE: 1/16" = 1'-0"

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



ROOF PLAN PROPOSED		CAL. NO. 74-07-BZ	
CONGREGATION SHEARITH ISRAEL		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
		03.11.08	P - 15A
6-10 WEST 70TH STREET NEW YORK, NY		#02350	

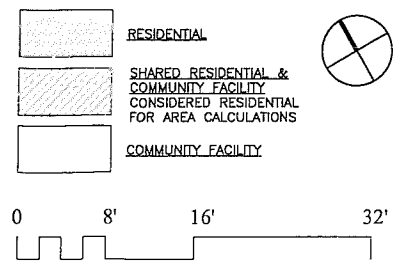
2000 MAY 13 PM 4:12



**APPROVED PLANS
BOARD OF STANDARDS AND APPEALS**

The approval of these plans is limited solely to the relief granted by the BSA. All plans are subject to Department of Buildings review for compliance with all other applicable laws rules and regulations.

Refer to the Certified Resolution language for the scope and specific description of the BSA Approval.



COMMUNITY FACILITY/RESIDENTIAL & SANCTUARY PROPOSED SECTION		CAL. NO. 74-07-BZ	
CONGREGATION SHEARITH ISRAEL		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
6-10 WEST 70TH STREET NEW YORK, NY		10.22.07	
		#02350	P - 15A

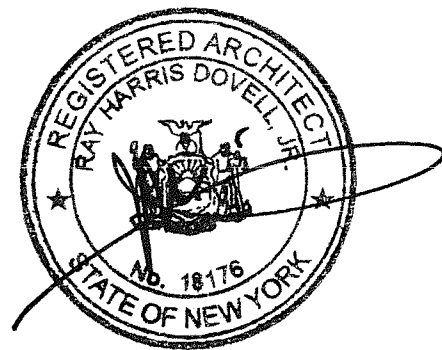
2008 MAY 13 PM 4:13



APPROVED PLANS
BOARD OF STANDARDS AND APPEALS

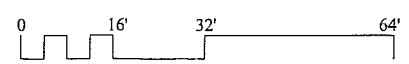
The approval of these plans is limited solely to the relief granted by the BSA. All plans are subject to Department of Buildings review for compliance with all other applicable laws rules and regulations.

Refer to the Certified Resolution language for the scope and specific description of the BSA Approval.



1 ELEVATION

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



PROPOSED ELEVATION
WEST SIDE OF
CENTRAL PARK WEST

CONGREGATION
SHEARITH ISRAEL

6-10 WEST 70TH STREET
NEW YORK, NY

CAL. NO. 74-07-BZ

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

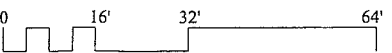
10.22.07	
#02350	P-16

2000 MAY 13 PM 4:13



1 ELEVATION

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

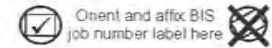


PROPOSED ELEVATION SOUTH SIDE OF WEST 70TH STREET		CAL. NO. 74-07-BZ	
CONGREGATION SHEARITH ISRAEL		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
		10.22.07 #02350	P-17



PW1A: Schedule A - Occupancy / Use

Must be typewritten.



Sheet 1 of 5

Floor	Existing Legal Use						Proposed Use					
	Maximum Number of Persons	Live Load (psf)	2008 Code Designations?	Building Code Occupancy Group(s)	Dwelling/ Rooming Units (BC)	Zoning Use Group(s)	Maximum Number of Persons	Live Load (psf)	2008 Code Designations only*	Building Code Occupancy Group(s)	Dwelling/ Rooming Units (BC)	Zoning Use Group(s)
SUB SUB			<input type="checkbox"/> Yes <input type="checkbox"/> No				340	OG	<input checked="" type="checkbox"/> Yes	A-2		4
	Description						Description BANQUET HALL					
SUB SUB			<input type="checkbox"/> Yes <input type="checkbox"/> No				8	OG	<input checked="" type="checkbox"/> Yes	A-2, B		4
	Description						Description PREP ROOM, STORAGE ROOM, INCIDENTAL USE ELEVATOR MACHINE ROOM, SUMP PITS,					
CEL CEL			<input type="checkbox"/> Yes <input type="checkbox"/> No				12	OG	<input checked="" type="checkbox"/> Yes	B		4
	Description						Description BANQUET HALL LOBBY, BRIDES ROOM, COAT ROOM INCIDENTAL USES INCLUDE BOILER ROOM, GENERATOR FUEL TANK ROOM, WATER SERVICE, FIRE PUMP, EMERGENCY POWER, ELECTRICAL SERVICES, IT, GAS METER AND TRASH ROOMS.					
CEL CEL			<input type="checkbox"/> Yes <input type="checkbox"/> No				13	OG	<input checked="" type="checkbox"/> Yes	B		4
	Description						Description FOOD SERVICE PREP, FOOD SERVICE LEVY ACCESS, DRY STORAGE, STORAGE					
001 001			<input type="checkbox"/> Yes <input type="checkbox"/> No				2	60	<input checked="" type="checkbox"/> Yes	R-2		
	Description						Description RESIDENTIAL LOBBY, TRASH ROOM, ELEVATOR CONTROL ROOM					

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I hereby state all the above information is complete and correct to the best of my knowledge.

Applicant's Name (please print)

SAMUEL G WHITE

Signature

[Handwritten Signature]

Date

5/10/13



DOB Reference Number: T00000805662-000090

User Ref ID: 120564 OT



PW1A: Schedule A - Occupancy / Use

Must be typewritten.

Sheet 2 of 5

☒ Orient and affix BIS job number label here ☒

Floor	Existing Legal Use						Proposed Use *Use 2008 Code equivalents only even for older Codes.					
	Maximum Number of Persons	Live Load (psf)	2008 Code Designations?	Building Code Occupancy Group(s)	Dwelling/ Rooming Units (BC)	Zoning Use Group(s)	Maximum Number of Persons	Live Load (psf)	2008 Code Designations only*	Building Code Occupancy Group(s)	Dwelling/ Rooming Units (BC)	Zoning Use Group(s)
001			<input type="checkbox"/> Yes <input type="checkbox"/> No				3	60	<input checked="" type="checkbox"/> Yes	B		4
001							FOOD SERVICE STAGING, STORAGE					
001			<input type="checkbox"/> Yes <input type="checkbox"/> No				305	100	<input checked="" type="checkbox"/> Yes	A-2		4
001							COMMUNITY FACILITY LOBBY/ATRIUM					
002			<input type="checkbox"/> Yes <input type="checkbox"/> No				60	60	<input checked="" type="checkbox"/> Yes	E		4
002							CLASSROOMS					
002			<input type="checkbox"/> Yes <input type="checkbox"/> No				20	60	<input checked="" type="checkbox"/> Yes	E		4
002							LIBRARY					
002			<input type="checkbox"/> Yes <input type="checkbox"/> No				10	60	<input checked="" type="checkbox"/> Yes	E, B		
002							OFFICES, RECEPTION					

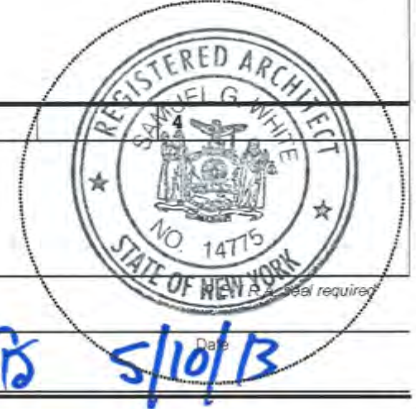
Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I hereby state all the above information is complete and correct to the best of my knowledge.

Applicant's Name (please print)

SAMUEL G WHITE

Signature

[Handwritten Signature] *5/10/13*



DOB Reference Number: T00000805662-000090

User Ref ID: 120564 OT



PW1A: Schedule A - Occupancy / Use

Must be typewritten.

☒ Orient and affix BIS
 job number label here ☒

Sheet 3 of 5

Floor	Existing Legal Use						Proposed Use *Use 2008 Code equivalents only even for older Codes.					
	Maximum Number of Persons	Live Load (psf)	2008 Code Designations?	Building Code Occupancy Group(s)	Dwelling/ Rooming Units (BC)	Zoning Use Group(s)	Maximum Number of Persons	Live Load (psf)	2008 Code Designations only*	Building Code Occupancy Group(s)	Dwelling/ Rooming Units (BC)	Zoning Use Group(s)
003			<input type="checkbox"/> Yes <input type="checkbox"/> No				137	60	<input checked="" type="checkbox"/> Yes	E		4
003	Description						CLASSROOMS, COMMON AREA					
004			<input type="checkbox"/> Yes <input type="checkbox"/> No				47	60	<input checked="" type="checkbox"/> Yes	E		4
004	Description						OFFICES, MAIL/COPY ROOM, INCIDENTAL USE INCLUDE MECHANICAL ROOM					
005			<input type="checkbox"/> Yes <input type="checkbox"/> No				40		<input checked="" type="checkbox"/> Yes	R-2	1	2
005	Description						ONE APARTMENT					
006			<input type="checkbox"/> Yes <input type="checkbox"/> No				40		<input checked="" type="checkbox"/> Yes	R-2	1	2
006	Description						ONE APARTMENT					
007			<input type="checkbox"/> Yes <input type="checkbox"/> No				40		<input checked="" type="checkbox"/> Yes	R-2	1	2
007	Description						ONE APARTMENT					

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I hereby state all the above information is complete and correct to the best of my knowledge.

Applicant's Name (please print)

SAMUEL G WHITE

Signature

[Handwritten Signature]

Date

5/10/13



DOB Reference Number: T00000805662-000090

User Ref ID: 120564 OT



PW1A: Schedule A - Occupancy / Use

Must be typewritten.

Sheet 4 of 5

☒ Orient and affix BIS job number label here ☒

Floor	Existing Legal Use						Proposed Use *Use 2008 Code equivalents only even for older Codes.					
	Maximum Number of Persons	Live Load (psf)	2008 Code Designations?	Building Code Occupancy Group(s)	Dwelling/ Rooming Units (BC)	Zoning Use Group(s)	Maximum Number of Persons	Live Load (psf)	2008 Code Designations only*	Building Code Occupancy Group(s)	Dwelling/ Rooming Units (BC)	Zoning Use Group(s)
008 008			<input type="checkbox"/> Yes <input type="checkbox"/> No				40		<input checked="" type="checkbox"/> Yes	R-2	.5	2
	Description						Description ONE HALF DUPLEX APARTMENT (LOWER LEVEL)					
009 009			<input type="checkbox"/> Yes <input type="checkbox"/> No				40		<input checked="" type="checkbox"/> Yes	R-2	.5	2
	Description						Description ONE HALF DUPLEX APARTMENT (UPPER LEVEL)					
ROF ROF			<input type="checkbox"/> Yes <input type="checkbox"/> No				40		<input checked="" type="checkbox"/> Yes	R-2		2
	Description						Description BULKHEADS					
			<input type="checkbox"/> Yes <input type="checkbox"/> No						<input checked="" type="checkbox"/> Yes			
	Description						Description					
			<input type="checkbox"/> Yes <input type="checkbox"/> No						<input checked="" type="checkbox"/> Yes			
	Description						Description					

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I hereby state all the above information is complete and correct to the best of my knowledge.

Applicant's Name (please print)

SAMUEL G. WHITE

Signature

[Handwritten Signature]

Date

5/10/13



DOB Reference Number: T00000805662-000090

User Ref ID: 120564 OT

PW1A

Sheet 5 of 5

2 Building Notes to appear on the Certificate of Occupancy

3 Applicant's Statements and Signatures *Required for all applications.*

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I hereby state all the above information is complete and correct to the best of my knowledge.

Name (please print)

SAMUEL G WHITE

Signature

Date

Internal Use Only

P.E. / R.A. Seal (apply seal, then sign and date over seal)



DOB Reference Number: T00000805662-000090

User Ref ID: 120564 OT

7/08

120564

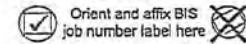


PW1A: Schedule A - Occupancy / Use

Must be typewritten.

Sheet 01 of 06

121328919



Floor	Existing Legal Use						Proposed Use <small>*Use 2008 Code equivalents only even for older Codes.</small>					
	Maximum Number of Persons	Live Load (psf)	2014 Code Designations?	Building Code Occupancy Group(s)	Dwelling/ Rooming Units (BC)	Zoning Use Group(s)	Maximum Number of Persons	Live Load (psf)	2014 Code Designations only*	Building Code Occupancy Group(s)	Dwelling/ Rooming Units (BC)	Zoning Use Group(s)
SUB			<input type="checkbox"/> Yes <input type="checkbox"/> No				333	OG	<input checked="" type="checkbox"/> Yes	A-2		4
	Description						ACCESSORY MULTI-PURPOSE SPACE, AV EQUIPMENT ROOM, STORAGE.					
SUB			<input type="checkbox"/> Yes <input type="checkbox"/> No				5	OG	<input checked="" type="checkbox"/> Yes	B		4
	Description						PREP ROOM, ELEVATOR MACHINE ROOM					
SUB			<input type="checkbox"/> Yes <input type="checkbox"/> No				2	OG	<input checked="" type="checkbox"/> Yes	R-2		4
	Description						INCIDENTAL USES: SUMP PIT ROOM, DETENTION TANK ROOM.					
CEL			<input type="checkbox"/> Yes <input type="checkbox"/> No				2	75	<input checked="" type="checkbox"/> Yes	B		4
	Description						COAT ROOM, STORAGE					
CEL			<input type="checkbox"/> Yes <input type="checkbox"/> No				15	75	<input checked="" type="checkbox"/> Yes	F-2		
	Description						KITCHEN, STORAGE					

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I hereby state all the above information is complete and correct to the best of my knowledge.

Applicant's Name (please print):

SAMUEL G WHITE

Signature

Date 3/13/2018



DEPT OF BLDGS 121328919 Job Number

ES411570029 Scan Code

120564

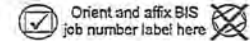


PW1A: Schedule A - Occupancy / Use

Must be typewritten.

Sheet 02 of 06

121328919



Floor	Existing Legal Use						Proposed Use *Use 2008 Code equivalents only even for older Codes.					
	Maximum Number of Persons	Live Load (psf)	2014 Code Designations?	Building Code Occupancy Group(s)	Dwelling/ Rooming Units (BC)	Zoning Use Group(s)	Maximum Number of Persons	Live Load (psf)	2014 Code Designations only*	Building Code Occupancy Group(s)	Dwelling/ Rooming Units (BC)	Zoning Use Group(s)
CEL			<input type="checkbox"/> Yes <input type="checkbox"/> No				9	75	<input checked="" type="checkbox"/> Yes	R-2		4
	Description						INCIDENTAL USES: BOILER ROOM, GAS METER ROOM, FIRE PUMP ROOM, WATER SERVICE ROOM, ELECTRICAL ROOM, EMERGENCY POWER ROOM, GENERATOR FUEL PUMP ROOM, IT ROOM					
CEL			<input type="checkbox"/> Yes <input type="checkbox"/> No					75	<input checked="" type="checkbox"/> Yes	A-2		4
	Description						BANQUET HALL LOBBY					
001			<input type="checkbox"/> Yes <input type="checkbox"/> No				6	60	<input checked="" type="checkbox"/> Yes	R-2		2
	Description						RESIDENTIAL LOBBY, TRASH ROOM, ELEVATOR CONTROL ROOMS					
001			<input type="checkbox"/> Yes <input type="checkbox"/> No				3	60	<input checked="" type="checkbox"/> Yes	A-2		4
	Description						FOOD SERVICE STAGING, PANTRY					
001			<input type="checkbox"/> Yes <input type="checkbox"/> No					60	<input checked="" type="checkbox"/> Yes	A-2		
	Description						COMMUNITY FACILITY LOBBY					

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I hereby state all the above information is complete and correct to the best of my knowledge.

Applicant's Name (please print)

SAMUEL G WHITE

Signature

[Signature]



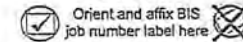


PW1A: Schedule A - Occupancy / Use

Must be typewritten.

Sheet 03 of 06

121328919



Floor	Existing Legal Use						Proposed Use *Use 2008 Code equivalents only even for older Codes.					
	Maximum Number of Persons	Live Load (psf)	2014 Code Designations?	Building Code Occupancy Group(s)	Dwelling/ Rooming Units (BC)	Zoning Use Group(s)	Maximum Number of Persons	Live Load (psf)	2014 Code Designations only*	Building Code Occupancy Group(s)	Dwelling/ Rooming Units (BC)	Zoning Use Group(s)
001			<input type="checkbox"/> Yes <input type="checkbox"/> No				328	60	<input checked="" type="checkbox"/> Yes	A-2, A-3		
	Description						Description MULTI-ASSEMBLY ROOM (WHEN USED AS BANQUET A-2 FOR 328 PEOPLE, WHEN USED AS LECTURE HALL A-3 FOR 234 PEOPLE, WHEN USED AS FUNCTION ROOM A-3 FOR 109 PEOPLE)					
001			<input type="checkbox"/> Yes <input type="checkbox"/> No				2	60	<input checked="" type="checkbox"/> Yes	B		4
	Description						Description INCIDENTAL USES: COAT ROOM, EQUIPMENT ROOM					
002			<input type="checkbox"/> Yes <input type="checkbox"/> No				70	60	<input checked="" type="checkbox"/> Yes	E		4
	Description						Description CLASSROOMS					
002			<input type="checkbox"/> Yes <input type="checkbox"/> No				104	60	<input checked="" type="checkbox"/> Yes	E		4
	Description						Description LIBRARY AND READING ROOM					
002			<input type="checkbox"/> Yes <input type="checkbox"/> No				64	60	<input checked="" type="checkbox"/> Yes	E		
	Description						Description OUTDOOR TERRACE					

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I hereby state all the above information is complete and correct to the best of my knowledge.

Applicant's Name (please print)
SAMUEL C WHITE
Signature



Date 3/13/2015

120564

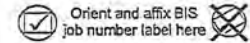


PW1A: Schedule A - Occupancy / Use

Must be typewritten.

Sheet 04 of 06

121328919



Floor	Existing Legal Use						Proposed Use *Use 2008 Code equivalents only even for older Codes.					
	Maximum Number of Persons	Live Load (psf)	2014 Code Designations?	Building Code Group(s)	Dwelling/ Rooming Units (BC)	Zoning Use Group(s)	Maximum Number of Persons	Live Load (psf)	2014 Code Designations only*	Building Code Group(s)	Dwelling/ Rooming Units (BC)	Zoning Use Group(s)
003			<input type="checkbox"/> Yes <input type="checkbox"/> No				36	60	<input checked="" type="checkbox"/> Yes	B		4
	Description						Description OFFICES					
003			<input type="checkbox"/> Yes <input type="checkbox"/> No					60	<input checked="" type="checkbox"/> Yes	R-2		2
	Description						Description ACCESSORY CARETAKER DWELLING					
004			<input type="checkbox"/> Yes <input type="checkbox"/> No					40	<input checked="" type="checkbox"/> Yes	B		4
	Description						Description OFFICE, MECHANICAL ROOM					
005			<input type="checkbox"/> Yes <input type="checkbox"/> No					40	<input checked="" type="checkbox"/> Yes	R-2	1	2
	Description						Description ONE APARTMENT					
006			<input type="checkbox"/> Yes <input type="checkbox"/> No					40	<input checked="" type="checkbox"/> Yes	R-2		
	Description						Description ONE APARTMENT					

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I hereby state all the above information is complete and correct to the best of my knowledge.

Professional Name (please print)

Signature

Date



120564



PW1A: Schedule A - Occupancy / Use

Must be typewritten.

Sheet 05 of

☒ Orient and affix BIS job number label here ☒

Floor	Existing Legal Use						Proposed Use *Use 2008 Code equivalents only even for older Codes.					
	Maximum Number of Persons	Live Load (psf)	2014 Code Designations?	Building Code Occupancy Group(s)	Dwelling/Rooming Units (BC)	Zoning Use Group(s)	Maximum Number of Persons	Live Load (psf)	2014 Code Designations only*	Building Code Occupancy Group(s)	Dwelling/Rooming Units (BC)	Zoning Use Group(s)
007			<input type="checkbox"/> Yes <input type="checkbox"/> No					40	<input checked="" type="checkbox"/> Yes	R-2	1	2
	Description						Description ONE APARTMENT					
008			<input type="checkbox"/> Yes <input type="checkbox"/> No					40	<input checked="" type="checkbox"/> Yes	R-2	0.5	2
	Description						Description ONE HALF DUPLEX APARTMENT (LOWER LEVEL)					
009			<input type="checkbox"/> Yes <input type="checkbox"/> No					40	<input checked="" type="checkbox"/> Yes	R-2	0.5	2
	Description						Description ONE HALF DUPLEX APARTMENT (UPPER LEVEL)					
ROF			<input type="checkbox"/> Yes <input type="checkbox"/> No					40	<input checked="" type="checkbox"/> Yes	R-2		2
	Description						Description BULKHEADS					
			<input type="checkbox"/> Yes <input type="checkbox"/> No						<input checked="" type="checkbox"/> Yes			
	Description						Description					

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I hereby state all the above information is complete and correct to the best of my knowledge.

Applicant's Name (please print)

SAMUEL G WHITE

Signature

[Handwritten Signature]



PW1A

Sheet 06 of 06

2 Building Notes to appear on the Certificate of Occupancy

NOTE: THE FOLLOWING TAX LOTS 36 & 37 HAVE BEEN COMBINED INTO ONE ZONING LOT AS PER EXHIBITS I AND III. THESE PREMISES HAVE BEEN DECLARED TO SUBJECT TO THE PROVISIONS OF SECTION 12-10 ZONING RESOLUTION AS TO ZONING LOT OWNERSHIP AS FILED WITH THE CITY REGISTER OFFICE CRFN # 2015000050523 & 2015000050524.

CARETAKER'S APARTMENT RESTRICTIVE DECLARATION FILED UNDER CRFN# 2014000392039.
EASEMENT FILED UNDER CRFN# 2014000374596.

FIRE PROTECTION EASEMENT AGREEMENT FILED UNDER CRFN#2015000080356

3 Applicant's Statements and Signatures *Required for all applications.*

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I hereby state all the above information is complete and correct to the best of my knowledge.

Name (please print)

SAMUEL G. WHITE

Signature

Date

Internal Use Only



P.E. / R.A. Seal (apply seal, then sign and date over seal)



[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings
Application Details

JUMP TO: Doc 1 Go

Premises: 8 WEST 70 STREET MANHATTAN
BIN: 1028510 Block: 1122 Lot: 37

Job No: 121328919

Document: 01 OF 4

Job Type: NB - NEW BUILDING

Document Overview	Items Required	Virtual Job Folder	All Permits	Schedule A	Schedule B
Fees Paid	Forms Received		All Comments	C/O Summary	Plumbing Inspections
Crane Information	Plan Examination			C/O Preview	
After Hours Variance Permits					
Zoning Documents	Challenge Period Status			Challenge Results	

Last Action: PLAN EXAM - APPROVED 05/04/2015 (P)

Application approved on: 05/04/2015

Pre-Filed: 05/24/2013 Building Type: Other

Estimated Total Cost: \$0.00

Date Filed: 05/24/2013

Electronically Filed: Yes

Fee Structure: EXEMPT

Review is requested under Building Code: 2008

Hub Job ‡: Yes

[Job Description](#) [Comments](#)

1 Location Information (Filed At)

House No(s): 8 Street Name: WEST 70TH STREET
Borough: Manhattan Block: 1122 Lot: 37 BIN: 1028510 CB No: 107
Work on Floor(s): SUB,CEL,ROF 001 thru 009 Apt/Condo No(s): Zip Code: 10023

2 Applicant of Record Information

Name: SAMUEL G WHITE
Business Name: PLATT BYARD DOVELL WHITE LLP Business Phone: 212-691-2440
Business Address: 20 WEST 22ND STREET NEW YORK NY 10010 Business Fax:
E-Mail: SWHITE@PBDW.COM Mobile Telephone:
License Number: 014775

Applicant Type: ☐ P.E. ☒ R.A. ☐ Sign Hanger ☐ R.L.A. ☐ Other

Directive 14 Applicant

Not Applicable

Previous Applicant of Record

Not Applicable

3 Filing Representative

Name: HELEN A GOLDUBER Business Phone: 718-383-9340
Business Name: DESIGN 2147, LTD. Business Fax:
Business Address: 52 DIAMOND STREET BROOKLYN NY 11222 Mobile Telephone:
E-Mail: HGOLDUBER@DESIGN2147.COM Registration Number: G46540

4 Filing Status

[Click Here to View](#)

5 Job Types

- ☐ Alteration Type 1 or Alteration Type 1 required to meet New Building requirements (28-101.4.5)
- ☐ Alteration Type 1, OT "No Work" ☒ New Building
- ☐ Alteration Type 2 ☐ Full Demolition
- ☐ Alteration Type 3 ☐ Subdivision: Improved
- ☐ Sign ☐ Subdivision: Condo
- Directive 14 acceptance requested? ☐ Yes ☒ No

6 Work Types

- ☐ BL - Boiler ☐ FA - Fire Alarm ☐ FB - Fuel Burning ☐ FS - Fuel Storage
- ☐ FP - Fire Suppression ☐ MH - Mechanical ☐ PL - Plumbing ☐ SD - Standpipe
- ☐ SP - Sprinkler ☒ EQ - Construction Equipment ☐ CC - Curb Cut
- ☒ OT - GEN. CONSTR.

7 Plans/Construction Documents Submitted

Plans Page Count: 205

Foundation approved on: 05/04/2015

8 Additional Information

Enlargement proposed?

- ☒ No ☐ Yes ☐ Horizontal ☐ Vertical

Total Construction Floor Area: 55,027 sq.ft.

9 Additional Considerations, Limitations or Restrictions

Yes No

- ☐ ☐ Alt. required to meet New Building req's (28-101.4.5)

Yes No

- ☐ ☐ Alteration is a major change to exits
- ☐ ☐ Change in number of dwelling units
- ☐ ☐ Change in Occupancy / Use
- ☐ ☐ Change is inconsistent with current certificate of occupancy
- ☐ ☐ Change in number of stories

- ☐ ☐ Facade Alteration
- ☐ ☒ Adult Establishment
- ☐ ☒ Compensated Development (Inclusionary Housing)
- ☐ ☒ Low Income Housing (Inclusionary Housing)
- ☐ ☒ Single Room Occupancy (SRO) Multiple Dwelling
- ☐ ☒ Filing includes Lot Merger / Reapportionment

- ☐ ☒ Infill Zoning
- ☐ ☒ Loft Board
- ☐ ☒ Quality Housing
- ☐ ☒ Site Safety Job / Project
- ☐ ☒ Included in LMCCC

Work Includes:

- ☐ ☐ Prefab wood I-joists
- ☐ ☐ Structural cold-formed steel
- ☐ ☐ Open-web steel joists

☒ ☐ Landmark

Landmark Docket Number: LPC152

☐ ☒ Environmental Restrictions (Little E or RD)☐ ☒ Unmapped/CCO Street☐ ☒ Legalization☐ ☒ Other, Specify:☐ ☒ Filed to Comply with Local Law☒ ☐ Restrictive Declaration / Easement

CRFN No.: 2014000392039 2014000374596 2015000080356

☒ ☐ Zoning Exhibit Record (I,II,III,etc)

CRFN No.: 2015000050523 2015000050524

☐ ☒ Filed to Address Violation(s)☒ ☐ Work includes lighting fixture and/or controls, installation or replacement. [ECC §404 and §505]☐ ☐ Work includes modular construction under New York State jurisdiction☐ ☐ Work includes modular construction under New York City jurisdiction☐ ☒ Structural peer review required per BC §1627 Peer Reviewer License No.(P.E.):☐ ☐ Work includes permanent removal of standpipe, sprinkler or fire suppression related systems☐ ☐ Work includes partial demolition as defined in AC §28-101.5, or the raising/moving of a building☐ ☐ Structural Stability affected by proposed work

BSA Calendar No.(s): 74-07-BZ

CPC Calendar No.(s):

10 NYCECC Compliance *New York City Energy Conservation Code* (Applicant Statement)☒ To the best of my knowledge, belief and professional judgment, this application is in compliance with the NYCECC.☐ Energy analysis is on another job number:

Yes No

☐ ☒ This application is, or is part of, a project that utilizes trade-offs among different major systems☐ ☒ This application utilizes trade-offs within a single major system**11 Job Description**

FILING HERewith NEW BUILDING AS PER PLANS.

Related BIS Job Numbers:

Primary application Job Number:

12 Zoning Characteristics

District(s): R8B - GENERAL RESIDENCE DISTRICT R10A - GENERAL RESIDENCE DISTRICT

Overlay(s):

Special District(s):

Map No.: 8c

Street legal width (ft.): 60

Street status: ☒ Public ☐ Private

Zoning lot includes the following tax lots: 00036 00037

Proposed: Use	Zoning Area (sq.ft.)	District	FAR
COMMUNITY FACILITY	5,641	R10A	0.33
COMMUNITY FACILITY	14,372	R8B	0.83
RESIDENTIAL	4,686	R10A	0.27
RESIDENTIAL	16,865	R8B	0.98
Proposed Totals:	41,565	--	2.41
Existing Total:	--	--	--

Proposed Lot Details:

Lot Type: ☒ Corner ☐ Interior ☐ Through

Lot Coverage (%): 80

Lot Area (sq.ft.): 17,286 Lot Width (ft.): 172

Proposed Yard Details:

☐ No Yards Or

Front Yard (ft.): 0 Rear Yard (ft.): 20 Rear Yard Equivalent (ft.): 0

Side Yard 1 (ft.): 0 Side Yard 2 (ft.): 0

Proposed Other Details:

Perimeter Wall Height (ft.): 95

Enclosed Parking? ☐ Yes ☒ No No. of parking spaces:**13 Building Characteristics**

Primary structural system: ☐ Masonry ☒ Concrete (CIP) ☐ Concrete (Precast) ☐ Wood
☐ Steel (Structural) ☐ Steel (Cold-Formed) ☐ Steel (Encased in Concrete)

Proposed

Structural Occupancy Category: III - SUBSTANTIAL HAZARD TO HUMAN LIFE

Seismic Design Category: CATEGORY B

2014/2008 Code Designations?

Occupancy Classification: R-2 - RESIDENTIAL: APARTMENT HOUSES

☒ Yes ☐ No

Construction Classification: I-B: 2 HOUR PROTECTED - NON-COMBUST

☒ Yes ☐ No

Multiple Dwelling Classification: HAEA

Building Height (ft.): 106

Building Stories: 9

Dwelling Units: 4

Mixed use building? ☒ Yes ☐ No**14 Fill**☐ Not Applicable ☐ Off-Site ☒ On-Site ☐ Under 300 cubic yards**15 Construction Equipment**☐ Chute☐ Sidewalk Shed

Construction Material: WOOD

☒ Fence

Size: linear ft.

BSA/MEA Approval No.:

☐ Supported Scaffold☐ Other**16 Curb Cut Description**

Not Applicable

17 Tax Lot Characteristics

Not Provided

18 Fire Protection Equipment

	Existing		Proposed			Existing		Proposed	
	Yes	No	Yes	No		Yes	No	Yes	No
Fire Alarm	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire Suppression	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Standpipe	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19 Open Spaces

Not Provided

20 Site Characteristics

Yes No

- ☐ ☒ Tidal Wetlands
- ☐ ☐ Coastal Erosion Hazard Area
- ☒ ☐ Fire District

Yes No

- ☐ ☒ Freshwater Wetlands
- ☐ ☒ Urban Renewal
- ☐ ☒ Flood Hazard Area

Flood Hazard Area Information:

Yes No

- ☐ ☐ Substantial improvement?
- ☐ ☐ Substantially damaged?
- ☐ ☐ Floodshields part of proposed work?

21 Demolition Details

Not Applicable

22 Asbestos Abatement Compliance

Not Applicable

23 Signs

Not Applicable

24 Comments**25 Applicant's Statements and Signatures (See paper form or check Forms Received)**

Yes No

- ☐ ☒ For New Building and Alteration 1 applications filed under the 2008 or 2014 NYC Building Code only: does this building qualify for high-rise designation?
- ☐ ☐ Directive 14 applications only: I certify that the construction documents submitted and all construction documents related to this application do not require a new or amended Certificate of Occupancy as there is no change in use, exits, or occupancy.

26 Owner's Information

Name: BARBARA REISS

Relationship to Owner: EXEC. DIRECTOR

Business Name: CONGREGATION SHEARITH ISRAEL

Business Phone: 212-873-0300

Business Address: 8 WEST 70TH STREET NEW YORK NY 10023

Business Fax:

E-Mail: BREISS@SHEARITHISRAEL.COM

Owner Type: INDIVIDUAL

Non Profit: ☒ Yes ☐ No

Yes No

- ☐ ☒ Owner's Certification Regarding Occupied Housing (Remain Occupied)
- ☐ ☒ Owner's Certification Regarding Occupied Housing (Rent Control / Stabilization)
- ☐ ☐ Owner DHCR Notification
- ☐ ☒ Owner's Certification for Adult Establishment
- ☐ ☐ Owner's Certification for Directive 14 (if applicable)

Metes and BoundsTo view metes and bounds, see the Plot Diagram (form PD-1). A scanned image may be available [here](#).

[✉ CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings

Challenge Period StatusFor more information on Zoning Diagrams & Challenge Process, click [here](#).**Premises: 8 WEST 70 STREET MANHATTAN****Job No: 121328919****BIN: 1028510 Block: 1122 Lot: 37****Job Type: NB - NEW BUILDING****Last Action: PLAN EXAM - APPROVED 05/04/2015 (P)****Application Approved on: 05/04/2015**[Zoning Documents](#)[Challenge Results](#)**Challenge Status****Appeal Status**

Open until 06/18/2015

To challenge this job, click [here](#)

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

CCD Construction Code
Determination Form☒ Orient and affix BIS
job number label here ☒

120564

Must be typewritten.

104250481

BIS-37-BIS-44

1 Location Information Required for all requests on filed applications.

House No(s) 8

Street Name WEST 70TH STREET

Borough MANHATTAN

Block 1122

Lot 37

BIN 1028510

CB No. 107

2 Applicant Information Required for all requests on filed applications.

Last Name WHITE

First Name SAMUEL

Middle Initial G.

Business Name PLATT BYARD DOVELL WHITE

Business Telephone 212-691-2440

Business Address 20 WEST 22ND STREET

Business Fax

City NEW YORK

State NY

Zip 10010

Mobile Telephone

E-Mail swhite@pbdw.com

License Number 014775

License Type ☐ P.E. ☒ R.A.

DOB PENS ID # (if available)

3 Attendee Information Required if different from Applicant in section 2 or no Applicant.Relationship to the property: ☒ Filing Representative ☐ Attorney ☐ Other:

Last Name GHIANO

First Name SERGIO

Middle Initial

Business Name DESIGN 2147 LTD

Business Telephone 718-383-9340

Business Address 52 DIAMOND STREET

Business Fax

City BROOKLYN

State NY

Zip 11222

Mobile Telephone

E-Mail SGHIANO@DESIGN2147.COM

License/Registration # (if P.E./R.A./Attorney)

DOB PENS ID # (if available)

4 Nature of Request Required for all requests. Only one request may be submitted per form.Note: Do not use this form for Zoning Resolution determination requests - use ZRD1 formDetermination request issued to: ☒ Borough Commissioner's Office ☐ Technical AffairsJob associated with this request? ☒ Yes (provide job#/doc#/examiner name below) ☐ No

Job Number: 121328919

Document Number: 01

Examiner: SHAUQAT SHAIKH

Has this request been previously denied? ☐ Yes (attach all denied request form(s) and attachment(s)) ☒ No

Indicate total number of pages submitted with this request, including attachments: (attachment may not be larger than 11" x 17")

Construction Code (if applicable): ☒ 2008 Code ☐ 1968 Code ☐ Prior to 1968 Code

Indicate relevant code section(s), rule(s), etc: 2008 BC 1008.1.3.4, 403.12.1

Indicate all Buildings Department officials that you have previously reviewed this issue with (if any):

☐ Borough Commissioner☐ Code & Zoning Specialist☐ General Counsel's Office☐ Deputy Borough Commissioner☐ Chief Plan Examiner☐ Other:**ADMINISTRATIVE USE ONLY**

Reference #:

Appointment Scheduled With:

Comments:

Reviewed By:

Appointment date:

Appointment time:

REVIEWED BY
Edwin Tang, RA
Executive Director,
NYC Development HubAPPROVED
WITH CONDITIONS

Control No. 29260

Date 7/17/13

Page 1 of 8

5	Description of Request (additional space is available on page 3)
<p>This is a request for:</p> <p><input checked="" type="checkbox"/> Interpretation or clarification</p> <p><input type="checkbox"/> Variation of Building Code or Rules per § 28-103.3 (please state in detail the practical difficulty that is specific to this project, and provide the analysis as to equally safe alternative, as per NYC Charter Section 645(b)(2))</p> <p><input type="checkbox"/> Variation of Multiple Dwelling Law (MDL) § 277.16 for Article 7B Buildings (please state in detail the practical difficulty that is specific to this project and provide the analysis as to equally safe alternative, as per NYC Charter Section 645(b)(2))</p> <p><i>Note: Variations of any other MDL provisions must be filed with the Board of Standards and Appeals (BSA) per MDL § 310.</i></p>	

Please itemize all attachments, including plans/sketches, submitted with this form. If this is based on a plan examiner objection, type in the applicable objection text exactly as it appears on the objection sheet.

Attachments submitted with this form include:
Partial floor plans of 2nd through 5th Floors.

This project is a new 9-story mixed-use building with a residential lobby and community facility lobby on the first floor, a school (occupancy group E) with classrooms, library and offices on the second through fourth floors, and R-2 residential apartments on the fifth through ninth floors. There is also a banquet hall in the sub cellar with the banquet hall lobby on the cellar level.

These different uses share the egress system, and for security and safety reasons, controlled access is required at some of the exit doors.

Respectfully request an interpretation of BC 1008.1.3.4 as described below:

In Stairs 1 and 2, doors 251, 252, 351, 352, and 451, 452 provide exit from the classroom floors of the building. These doors serve as entrance doors to tenant spaces. The school is a tenant of the synagogue, they are not the same entity. For school security purposes on these floors, these doors shall be always openable from the egress side with panic bar hardware as per 1008.1.9, and have controlled access from the stair side to prevent unauthorized access to the classroom floors. This limited access from the stair side shall be controlled by the security system and be able to be unlocked using a card or similar device, and shall be automatically unlocked (failsafe) in the event of the activation of any automatic fire alarm system or any power interruption. No sensor is required from the egress side of the door since the door will always be openable from that side.

Additionally, doors have been introduced into the shared stairwell to provide separation and security to the residential floors above. Doors 453 and 454 at the fourth floor will separate the school floors from the apartment floors above to prevent access to the apartment floors and roof. Likewise, door 253 will control access to the upper floors in Stair 1 from occupants exiting from the banquet hall. These doors will be always openable in the direction of exit travel from the floors above and controlled access from the downstairs side shall be tied to the security and fire alarm systems in a failsafe manner as above.

Door 254 will prevent occupants exiting from the upper floors in Stair 1 from continuing down to the banquet hall. This door will have signage indicating "Not an Exit" and be always openable from both sides.

Please refer to plans submitted herewith.

All roof access doors shall also be provided with the same security and failsafe systems as stated above (openable from the inside and failsafe secure from the outside).

<p>REVIEWED BY</p> <p>Edwin Tang, RA</p> <p>Executive Director,</p> <p>NYC Development Hub</p>		+	
<p><i>Note: Buildings Department Determination will be issued on the CCD1 Response Form</i></p>			
<p>ADMINISTRATIVE USE ONLY</p>			
<p>Reviewed By:</p>	<p><i>Edwin Tang</i></p> <p>APPROVED</p> <p>WITH CONDITIONS</p> <p>Control No.29260</p> <p>Date 7/17/13</p> <p>Page 2 of 8</p>		<p>Date:</p> <p>Time:</p>

6	Description of Request (use this section if additional space is required for description)
----------	--

Section 403.12.1 requires a stairway communication system connected to an approved constantly attended station at not less than every fifth floor in each required stairway where stair doors are locked for high rise buildings. In this 9 story building, only selected doors will have controlled access re-entry as stated above and there are no more than four floors of travel past secure doors to exit discharge. There is no possibility of being trapped in the stairwell. Based on this, respectfully request waiver of the stairway communication system requirement for this building.

The above egress conditions will maintain the safety, separation and security of the various occupancies in the building without adversely affecting the safety of the occupants, emergency egress from, and Fire Department access to, the building.

Respectfully request interpretation of BC 1008.1.3.4 to permit the controlled access as stated above, and waiver of BC 403.12.1 in this situation.

Note: Buildings Department Determination will be issued on the CCD1 Response Form

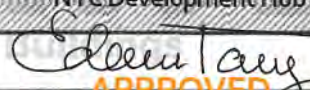
7	Statements and Signature Required for all requests
----------	---

I hereby state that all of the above information is correct and complete to the best of my knowledge. Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a City employee, or for a City employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine, or both.

Name (please print) Samuel G. White	
Signature 	Date 7/9/2013



P.E. / R.A. Seal (apply seal, then sign and date over seal – not required for Attorneys on unfilled applications)

ADMINISTRATIVE USE ONLY	
Reviewed By:	<div style="display: flex; justify-content: space-between;"> <div>  APPROVED WITH CONDITIONS Control No.29260 Date 7/17/13 Page 3 of 8 </div> <div> Date: _____ Time: _____ </div> </div>

ZRD1/CCD1 Response Form

BIS-40

BIS-37-BIS-44

Location Information (To be completed by a Buildings Department official if applicable)

House No(s) 8

Street Name West 70th Street

Borough Manhattan

Block 122

Lot 87

Bldg 1028510

No. 121328919

DETERMINATION (To be completed by a Buildings Department official)Request has been: ☐ Approved ☐ Denied ☒ Approved with conditionsFollow-up appointment required? ☐ Yes ☒ No

Primary Zoning Resolution or Code Section(s): 2008 BC 1008.1.3.4, 403.12.1

Other secondary Zoning Resolution or Code Section(s):

Comments:

In consideration that the proposed new mixed use building contains a school and would require the safety, separation and security of the various occupancies in the building, the request to permit controlled access as stated in subject CCD1 is hereby approved the following conditions:

- 1) The proposed security doors shall always be operable from the egress side and shall be equipped with panic bar hardware as per BC 1008.1.9
- 2) A failsafe shall be installed to automatically unlock security doors in the event of the activation of any automatic fire alarm system or any power interruption.
- 3) Doors leading to cellar and sub-cellar levels shall have signage indicating that such door is 'NOT AN EXIT'.
- 4) Stairway communication as per 403.12.1 shall be provided as there is no practical difficulty for its omission.

Name of Authorized Reviewer (please print):

Title (please print):

Authorized Signature:

REVIEWED BY

Edwin Tang, RA

Date:

Time:

Issuers: write signature, date, and time on each page of the request forms, and attach this form.

NYC Development Hub

Note: Determination will expire if construction document approval is not obtained within 12 months of issuance.

APPROVED
WITH CONDITIONS

Control No.29260

Date 7/17/13

Page 4 of 8

BIS-41
BIS-37-BIS-44

Platt Byard Dovell White
Architects, LLP

20 West 22nd Street
New York, NY 10010
212.691.2440
212.633.0144 fax
www.pbw.com

Structural Engineer
Annastos Engineering Associates
240 West 35th Street
New York, NY 10001
212.714.0893
212.714.0997 fax

MEP Engineer
AKF
330 West 42nd Street, 14th Floor
New York, NY 10036
212.354.5656
212.354.5668 fax

Geotechnical Engineer
RA Consulting LLC
47 Wilkens Drive
Dumont, NJ 07628
212.374.1794
212.374.1795 fax

Code Consultant
Design 1237
52 Diamond Street
Brooklyn, NY 11222
718.383.9340
718.383.8510 fax

NOT FOR
CONSTRUCTION

07.01.13 80% CD Pricing Set
Date: No. Description:

Project:
8 West 70th St

8 West 70th Street
New York, NY 10023

Sheet Title:
2ND FLOOR PLAN

Project Number:
12639

Drawn By:
Author

Checked By:
Checker

Scale:
3/16" = 1'-0"

Sheet Number:

Signature & Seal:



A-102.00

Sheet:
of

REVIEWED BY
Edwin Tang, RA
Executive Director,
NYC Development Hub
APPROVED
WITH CONDITIONS
Date: 7/17/13
Page 5 of 8

BIS-42
BIS-37-BIS-44

Platt Byard Dovell White
Architects, LLP

20 West 22nd Street
New York, NY 10010
212.691.2440
212.633.0144 fax
www.pbw.com

Structural Engineer
Annastos Engineering Associates
240 West 35th Street
New York, NY 10001
212.714.0893
212.714.0997 fax

MEP Engineer
AKF
330 West 42nd Street, 14th Floor
New York, NY 10036
212.354.5656
212.354.5668 fax

Geotechnical Engineer
RA Consulting LLC
47 Wilkens Drive
Dumont, NJ 07628
212.374.1794
212.374.1795 fax

Code Consultant
Design 1237
52 Diamond Street
Brooklyn, NY 11222
718.383.9340
718.383.8510 fax

NOT FOR
CONSTRUCTION

07.01.13 80% CD Pricing Set
Date: No.: Description:

Project:
8 West 70th St

8 West 70th Street
New York, NY 10023

Sheet Title:
3RD FLOOR PLAN

Project Number:
12639

Drawn By:
Author

Checked By:
Checker

Scale:
3/16" = 1'-0"

Sheet Number:

Signature & Seal:



A-103.00

Sheet:
of

REVIEWED BY
Edwin Tang, RA
Executive Director,
NYC Development Hub
APPROVED
WITH CONDITIONS
Control No. 29260
Date 7/17/13
Page 5 of 8

BIS-43
BIS-37-BIS-44

Platt Byard Dovell White
Architects, LLP

20 West 22nd Street
New York, NY 10010
212.691.2440
212.633.0144 fax
www.pbw.com

Structural Engineer
Annastos Engineering Associates
240 West 35th Street
New York, NY 10001
212.714.0893
212.714.0997 fax

MEP Engineer
AKF
330 West 42nd Street, 14th Floor
New York, NY 10036
212.354.5656
212.354.5668 fax

Geotechnical Engineer
RA Consulting LLC
47 Wilkens Drive
Dumont, NJ 07628
212.374.1794
212.374.1795 fax

Code Consultant
Design 1237
52 Diamond Street
Brooklyn, NY 11222
718.383.9340
718.383.8510 fax

NOT FOR
CONSTRUCTION

07.01.13 80% CD Pricing Set
Date: No.: Description:

Project:
8 West 70th St

8 West 70th Street
New York, NY 10023

Sheet Title:
4TH FLOOR PLAN

Project Number:
12639
Drawn By:
Author
Checked By:
Checker

Scale:
3/16" = 1'-0"

Sheet Number:

Signature & Seal:

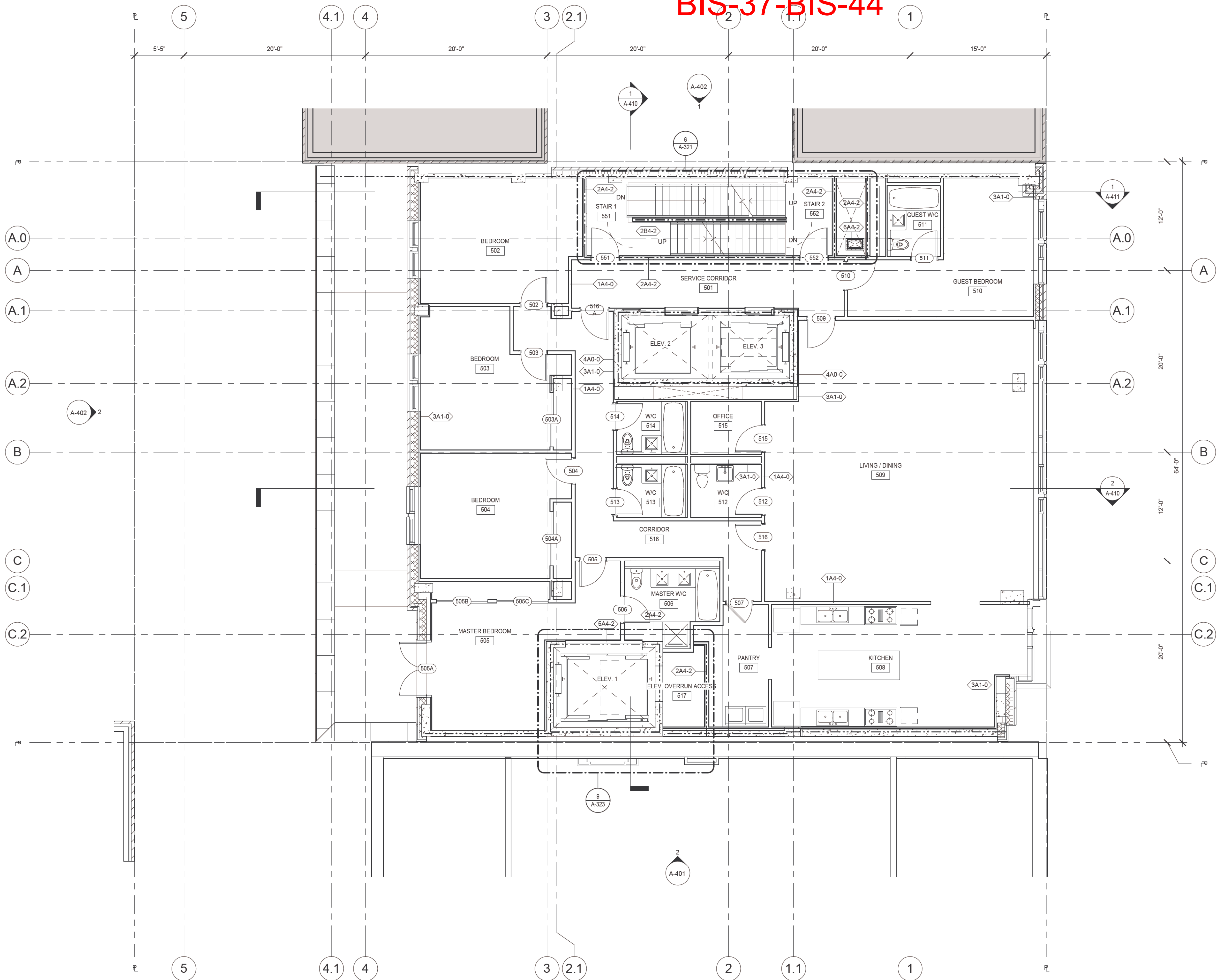


A-104.00

Sheet:
of

REVIEWED BY
Edwin Tang, RA
Executive Director,
NYC Development Hub
APPROVED
WITH CONDITIONS
Control No. 20260
Date 7/17/13
Page 7 of 8

BIS-44
BIS-37-BIS-44



Platt Byard Dovell White
Architects, LLP

20 West 22nd Street
New York, NY 10010
212.691.2440
212.633.0144 fax
www.pbw.com

Structural Engineer
Annastos Engineering Associates
240 West 35th Street
New York, NY 10001
212.714.0893
212.714.0997 fax

MEP Engineer
AKF
330 West 42nd Street, 14th Floor
New York, NY 10036
212.354.5656
212.354.5668 fax

Geotechnical Engineer
RA Consulting LLC
47 Wilkens Drive
Dumont, NJ 07628
212.374.1794
212.374.1795 fax

Code Consultant
Design 1237
52 Diamond Street
Brooklyn, NY 11222
718.383.9340
718.383.8510 fax

NOT FOR
CONSTRUCTION

07.01.13 80% CD Pricing Set
Date: No.: Description:

Project:
8 West 70th St

8 West 70th Street
New York, NY 10023

Sheet Title:
5TH FLOOR PLAN

Project Number:
12639
Drawn By:
Author
Checked By:
Checker

Scale:
3/16" = 1'-0"

Sheet Number:

Signature & Seal:



A-105.00

Sheet:
of

REVIEWED BY
Edwin Tang, RA
Executive Director,
NYC Development Hub
APPROVED
WITH CONDITIONS
Control No. 20260
Date 7/17/13
Page 5 of 8



BIS-45

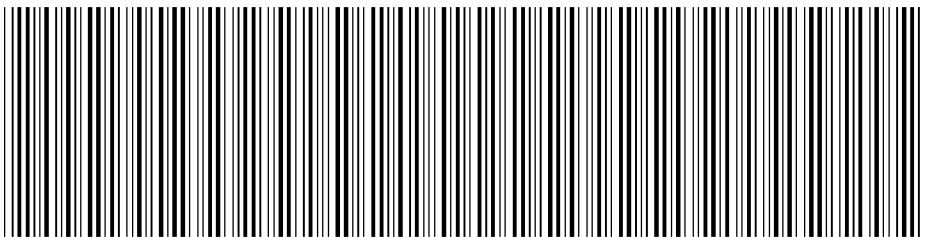
BIS-45-BIS-51

ES337870494

Scan Code

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2014111800944001001E1BA9

RECORDING AND ENDORSEMENT COVER PAGE**PAGE 1 OF 7****Document ID: 2014111800944001****Document Date: 11-17-2014****Preparation Date: 11-18-2014****Document Type: SUNDRY AGREEMENT****Document Page Count: 6****PRESENTER:**

ROYAL REGISTERED PROPERTY REPORTS
(180330)MB
500 5TH AVENUE
SUITE 1540
NEW YORK, NY 10110
212-376-0900

RETURN TO:

ROYAL REGISTERED PROPERTY REPORTS
(180330)MB
500 5TH AVENUE
SUITE 1540
NEW YORK, NY 10110
212-376-0900

Borough	Block	Lot	Unit	Address
MANHATTAN	1122	37	Entire Lot	8 WEST 70TH STREET
Property Type: OTHER				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES**PARTY 1:**

TRUSTEES OF CONGREGATION SHEARITH ISRAEL
8 WEST 70TH STREET
NEW YORK, NY 10023

FEES AND TAXES**Mortgage :**

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 67.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 0.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

RECORDED OR FILED IN THE OFFICE**OF THE CITY REGISTER OF THE****CITY OF NEW YORK**

Recorded/Filed 11-25-2014 16:21

City Register File No.(CRFN):

2014000392039

**City Register Official Signature**

CARETAKERS' APARTMENT RESTRICTIVE DECLARATION

DECLARATION made this 17th day of November, 2014, by Trustees of Congregation Shearith Israel, hereinafter referred to as the "Declarant," having an office at 8 West 70th Street, New York, NY 10023.

WHEREAS, the Declarant is the fee owner of certain land located in the City and State of New York, Borough of Manhattan, designated as Block 1122 Lot 37 on the Tax Map of the City of New York, also known as 8 West 70th Street, New York, NY, hereinafter referred to as Parcel A, more particularly described by a metes and bounds description set forth in Schedule A annexed hereto and by this reference made a part hereof;

WHEREAS, the Declarant has requested the New York City Department of Building (the "Department of Buildings") to act upon Application No. 121328919 to authorize construction of caretakers' apartment (the "Caretakers' Apartment") and to issue a new certificate of occupancy to permit an apartment on the third floor of a nine-story building to be built on Parcel A (the Subject Premises") to be used as a Caretakers' Apartment pursuant to the provisions of Section 12-10 (Accessory Use) of the Zoning Resolution of the City of New York; and

WHEREAS, the Department of Buildings, pursuant to section 12-10 (Accessory Use) of the Zoning Resolution of the City of New York, has required the Declarant to execute and file this restrictive declaration prior to acting upon the Application and prior to the issuance of a new certificate of occupancy.

NOW, THEREFORE, in consideration of the issuance by the Department of Buildings of a building permit for the Subject premises, Declarant does hereby declare, create, impose and establish the following:

1. The Declarant operates an establishment at the Subject Premises that is a use listed in Use Group 4 of the New York City Zoning Resolution.
2. The Subject Premises will contain no more than one living or sleeping accommodation for caretakers.
3. The Caretakers' Apartment will be used for living or sleeping accommodation for caretakers in connection with the Declarant's use of the establishment.
4. The Caretakers' Apartment at the Subject Premises will not exceed 1,200 square feet of floor area.
5. The caretaker(s) will provide the following maintenance and/or repair services for the Subject Premises:

- a. Collect all refuse at the Subject Premises and maintain such refuse in refuse bins in order to perform periodic collection of such bins by private refuse collectors.
 - b. Maintain the sidewalk outside the Subject Premises in good repair and in a clean condition.
 - c. Maintain the facade of the Subject Premises in a clean and graffiti-free condition.
 - d. Maintain and operate the mechanical equipment that heats the Subject Premises.
 - e. Maintain the Subject Premises in overall good repair.
 - f. Perform any other caretaker functions necessary to insure the continuance of maintenance, security and good repair of the Subject Premises.
6. Subject to construction of a new building at 8 West 70th Street, New York, NY, this declaration may not be modified, amended or terminated without the prior written consent of the Department of Buildings.
 7. The covenants set forth herein shall run with the land and be binding upon and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns.
 8. Failure to comply with the terms of this declaration may result in the revocation of a building permit or certificate of occupancy.
 9. This declaration shall be recorded by the county city register's (county clerk's) office and the cross-reference number and title of the declaration shall be cited on each temporary and permanent certificate of occupancy hereafter issued to the Subject Premises.

IN WITNESS WHEREOF, Declarant has made and executed the foregoing restrictive declaration as of the date hereinabove written.


Declarant: TRUSTEES OF CONGREGATION SHEARITH ISRAEL

By: Barbara Reiss, Executive Director

STATE OF NEW YORK)

COUNTY OF NY)

ss:

On the 17 day of November in the year 2014, before me personally came Barbara Reiss to me known, who, being by me duly sworn, did depose and say that she/he resides in the 8 W 70th St, NY, NY, that she/he is the executive director and authorized signator (a member of the firm/president or other officer or director or attorney in fact duly appointed) of Trustees of Congregation Shearith Israel, a co-partnership/corporation described in and which executed the above instrument; and that she/he signed her/his name hereto as the act and deed of the firm/by authority of the board of said corporation.

RUTH L. YASKY
NOTARY PUBLIC, STATE OF NEW YORK
No. 01YA5002615
Qualified in New York County
Commission Expires Oct. 5, 2018

RUTH L. YASKY
NOTARY PUBLIC, STATE OF NEW YORK
No. 01YA5002615
Qualified in New York County
Commission Expires, Oct. 5, 2018

Ruth L. Yasky
Notary Public

Schedule A

The subject of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as Tax Lot Number 36 & 37 in Block 1122 on the Tax Map of the City of New York, County of Kings and more particularly described as follows:

All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of West 70th Street and the westerly side of Central Park West formerly Eighth Avenue;

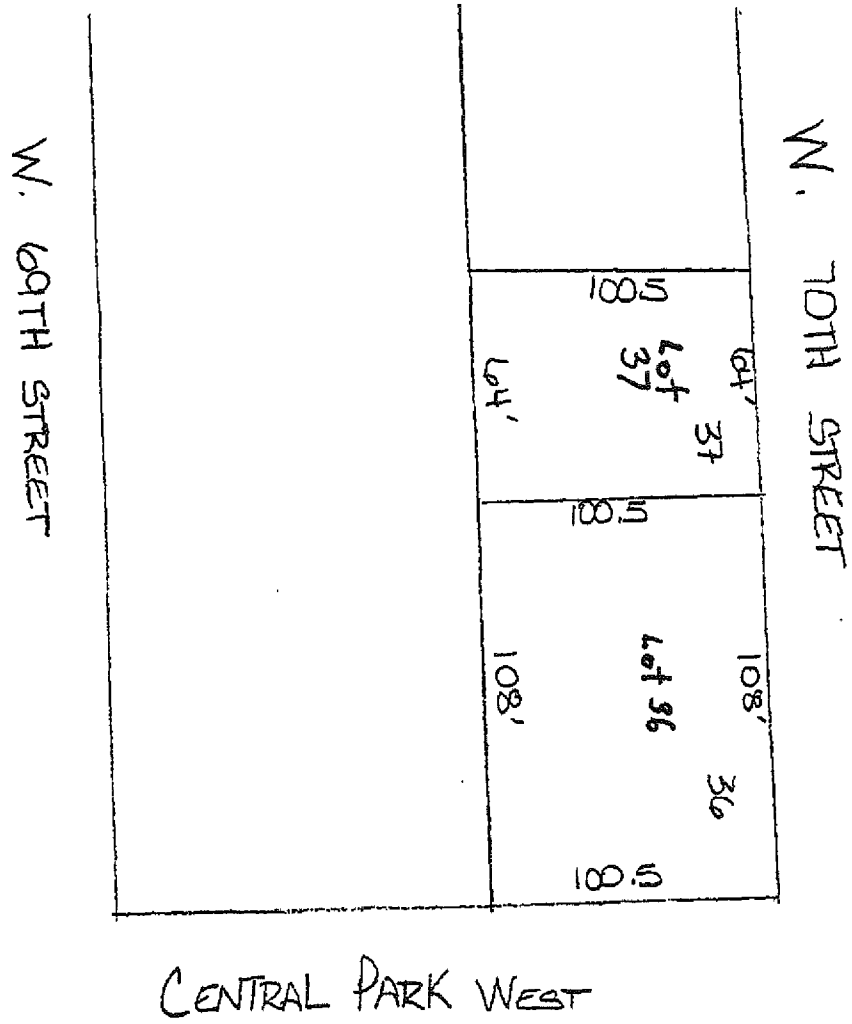
RUNNING THENCE southerly along the westerly side of Central Park West 100.05 feet to the center line of the block between West 70th and West 69th Streets;

THENCE westerly along said Center line of the block, 172.00 feet;

THENCE northerly parallel with the said westerly side of Central Park West, 100.05 feet to the southerly side of West 70th Street;;

THENCE easterly along the southerly side of West 70th Street, 172.00 feet to the westerly side of Central Park West the point or place of BEGINNING.

BLOCK NO. 1122 LOT 36 & 37
(See Attached)



180330
ROYAL ABSTRACT
500 FIFTH AVENUE SUITE 1540
NEW YORK, N.Y. 10110
(212)376-0900

Block 1122
Lot 37
County of New York

Record and Return to:

D'Agostino, Levine, Landerman &
Lederman, LLP
345 Seventh Avenue, 23rd Floor
New York, NY 10001
ATTN: Sandra Channia