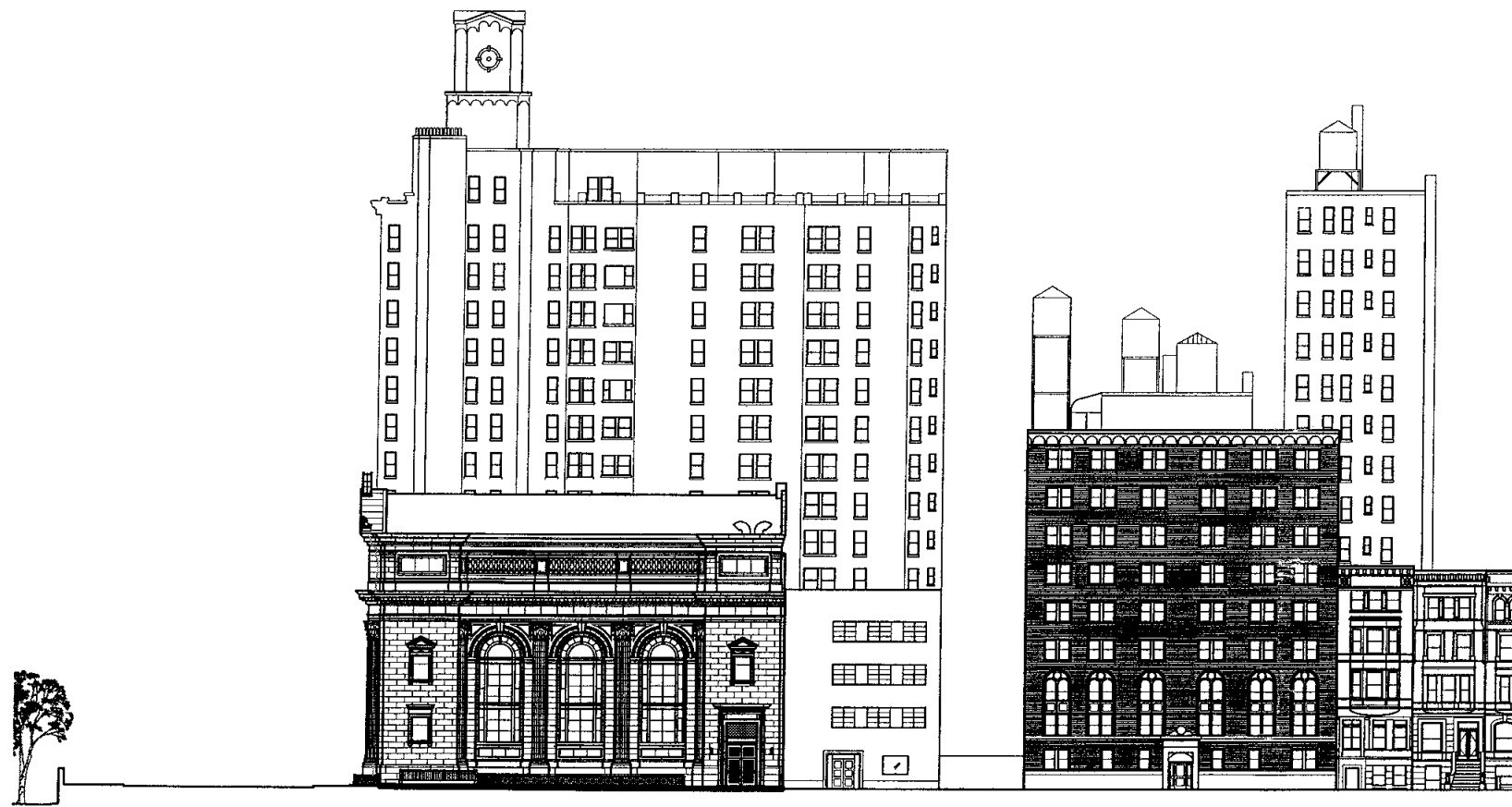


CONGREGATION SHEARITH ISRAEL

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NEW YORK, NEW YORK



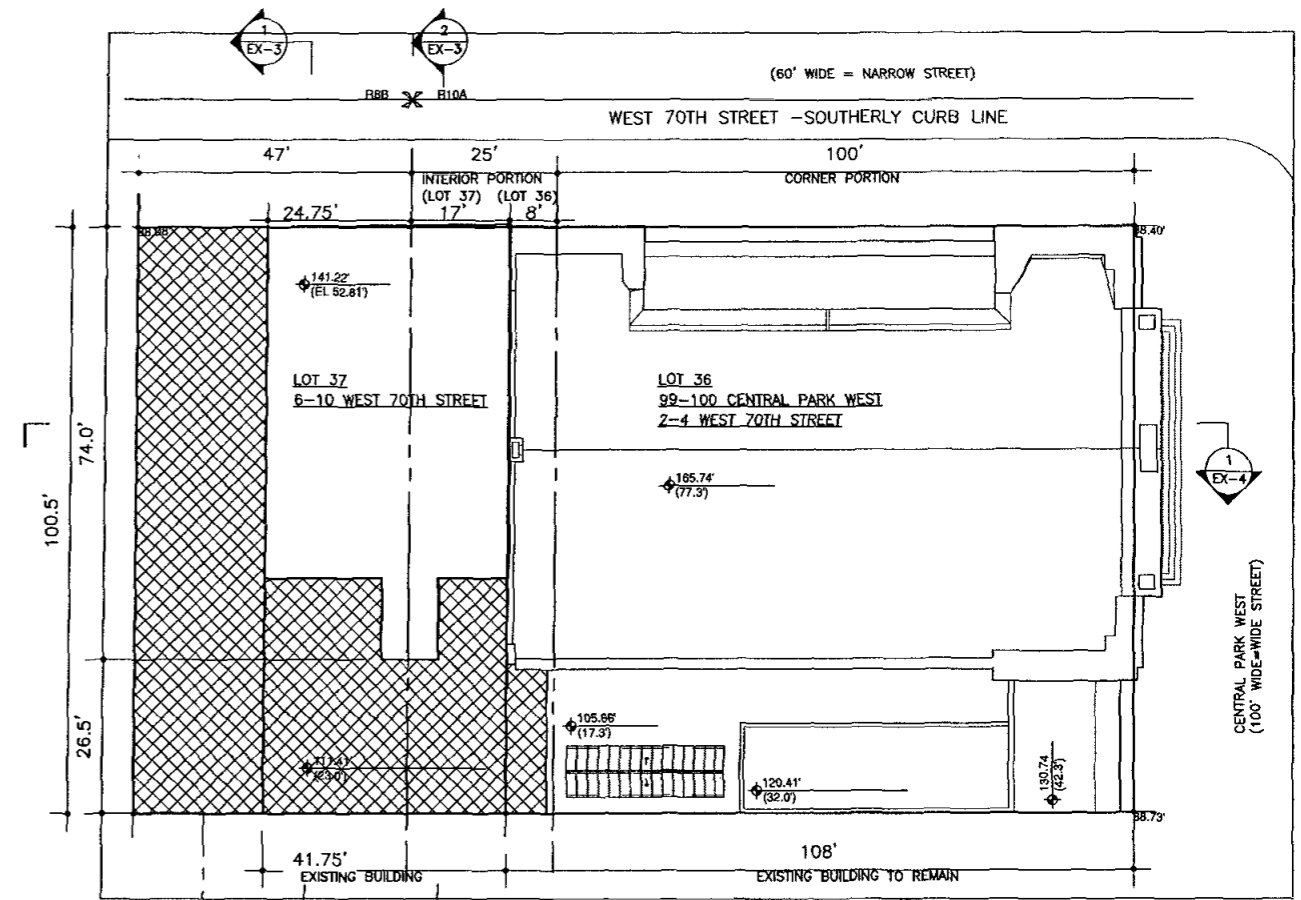
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Architects
20 West 22nd Street
New York, NY 10011
212.691.2440
212.693.0144 fax
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08.28.07
#02350

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

APPLICABLE SECTION	ZONING CALCULATIONS FOR SINGLE ZONING LOT (LOTS 36 & 37)			
MAP BC	1. ZONING DISTRICTS: RBB R10A			
	2. LOT AREA: 6-10 W. 70th 89-100 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 PROVIDED RBB USE GROUP 4: COMMUNITY FACILITY R10A USE GROUP 4: COMMUNITY FACILITY			
24-11	5. MAXIMUM COMMUNITY FACILITY FLOOR AREA RATIO RBB 4.00 R10A 10.00			
77-22	6. PERCENTAGE BREAKDOWN BY DISTRICT IN DIVIDED ZONING LOT RBB 27.3% R10A 72.7%			
	7. FLOOR AREA RATIO CALCULATIONS FOR DIVIDED ZONING LOTS RBB $0.273 \times 4.00 = 1.09$ R10A $0.727 \times 10.00 = 7.27$ ADJUSTED MAXIMUM FAR $1.09 + 7.27 = 8.36$			
	A. FLOOR AREA PERMITTED RBB: $8.36 \times 4,723.5 \text{ SF} = 39,488.46 \text{ SF}$ R10A: $8.36 \times 12,562.5 \text{ SF} = 105,022.50 \text{ SF}$ COMBINED RBB & R10A $8.36 \times 17,286 = 144,510.96 \text{ SF}$			
	B. FLOOR AREA EXISTING RBB PORTION COMMUNITY FACILITY 6,487.91 = SF R10A PORTION EXIST. COMM. FAC. 4,590.99 = SF R10A PORTION EXIST. COMM. FAC. TO REMAIN 27,759.20 = SF R10A TOTAL 32,350.19 = SF COMBINED RBB & R10A 38,838.10 SF			
24-11 77-24	8. MAXIMUM LOT COVERAGE PERMITTED INTERIOR PORTION .70 CORNER PORTION 1.00			
	9. LOT COVERAGE EXISTING INTERIOR PORTION .45, COMPLIES SEE EX-5 CORNER PORTION .89, COMPLIES SEE EX-5 (EXISTING)			
24-12	10. APPLICATION OF LOT COVERAGE APPLIED OVER 23.00' ABOVE BASE PLANE			
24-34	11. FRONT YARD REQUIREMENTS RBB NOT REQUIRED R10A NOT REQUIRED RBB NOT EXISTING R10A NOT EXISTING			
24-35	12. SIDE YARD REQUIREMENTS RBB NOT REQUIRED R10A NOT REQUIRED RBB 22.25' EXISTING R10A NOT EXISTING			
24-36 24-391	13. REAR YARD REQUIRED RBB 30' REQUIRED R10A INTERIOR PORTION 30' REQUIRED R10A CORNER PORTION NOT REQUIRED			

24-522 23-633 77-28	14. REAR YARD EXISTING RBB INTERIOR PORTION 26.50', GRANOFATHERED, SEE EX-5 R10A INTERIOR PORTION 26.50', GRANOFATHERED, SEE EX-5 R10A CORNER PORTION GRANOFATHERED	
24-522 23-633 77-28	15. 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 SITE PLAN R10A COMPLIES: SEE SITE PLAN B. SETBACK REGULATIONS FOR NARROW STREETS RBB 15.00' SETBACK ABOVE 60.00' R10A 15.00' SETBACK ABOVE 125.00' C. SETBACKS EXISTING FOR NARROW STREETS RBB 15.00' PROVIDED, COMPLIES, SEE EX-3 R10A COMPLIES: SEE EX-3 D. BASE HEIGHT REQUIREMENTS RBB 55.00' MINIMUM - 60.00' MAXIMUM R10A 60.00' MINIMUM - 125.00' MAXIMUM E. BASE HEIGHT EXISTING RBB PORTION 60.0', COMPLIES, SEE EX-3 R10A PORTION 60.0', COMPLIES, SEE EX-3 F. MAXIMUM BUILDING HEIGHT PERMITTED RBB 75.00' R10A 185.00' G. EXISTING BUILDING HEIGHT RBB PORTION 75.0', COMPLIES, SEE EX-3 R10A PORTION 75.0', COMPLIES, SEE EX-3 H. REAR SETBACK REQUIREMENTS RBB 10.00' SETBACK ABOVE MAX. BASE HEIGHT R10A 10.00' SETBACK ABOVE MAX. BASE HEIGHT I. REAR SETBACKS EXISTING RBB PORTION COMPLIES, SEE EX-3 R10A PORTION COMPLIES, SEE EX-3	
24-522 23-663	16. REAR SETBACKS EXISTING RBB PORTION COMPLIES, SEE EX-3 R10A PORTION COMPLIES, SEE EX-3	



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

LEGEND

- ◆ FROM MANHATTAN DATUM FROM CURB LEVEL 0.00' (88.41')
- ▨ REAR AND SIDE YARD - LOT 37: 4578.78 SQ. FT. LOT 36: 169 (PARSONAGE)

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

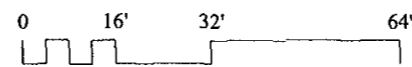
BASE PLANE CALCULATIONS

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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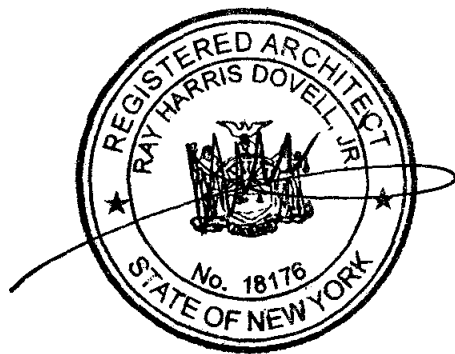
EXISTING SITE PLAN, ZONING CALCULATIONS, AND BASE PLANE CALCULATIONS	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY	08.28.07 #02350
		EX - 1



FLOOR AREA SCHEDULE

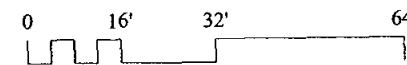
FLOOR	USE	COMMUNITY HOUSE - TO DEMOLISH (LOT 37)		SYNAGOGUE (LOT 36)	COMM. FAC. GROSS FLOOR AREA	COMBINED R8B & R10A GROSS FLOOR AREA	ZONING FA
		R8B	R10A	R10A			
C2	SUB-CELLAR			(1,395.04)	(1,395.04)	(1,395.04)	0
C1	CELLAR			(10,495.14)	(10,495.14)	(10,495.14)	0
1	COMMUNITY FACILITY	1,840.55	1,314.27	11,541.25	14,696.07	14,696.07	14,696.07
2	COMMUNITY FACILITY	1,549.12	1,092.24	6,493.80	9,135.16	9,135.16	9,135.16
3	COMMUNITY FACILITY	1,549.12	1,092.24	1,151.89	3,793.25	3,793.25	3,793.25
4	COMMUNITY FACILITY	1,549.12	1,092.24	2,004.79	4,646.15	4,646.15	4,646.15
ATTIC	COMMUNITY FACILITY	N.A.	N.A.	6,567.47	6,567.47	6,567.47	6,567.47
TOTAL ZONING FLOOR AREA	R8B COMMUNITY	6,487.91					
TOTAL ZONING FLOOR AREA	R10A COMMUNITY		4,590.99				
TOTAL ZONING FLOOR AREA	R10A EXIST. COMM.			27,759.20			
TOTAL ZONING FLOOR AREA	R10A			32,350.19			
TOTAL ZONING FLOOR AREA	COMMUNITY FACILITY				38,838.10		
TOTAL	EXIST. COMM. FAC. & SYNAGOGUE					50,728.28	38,838.10

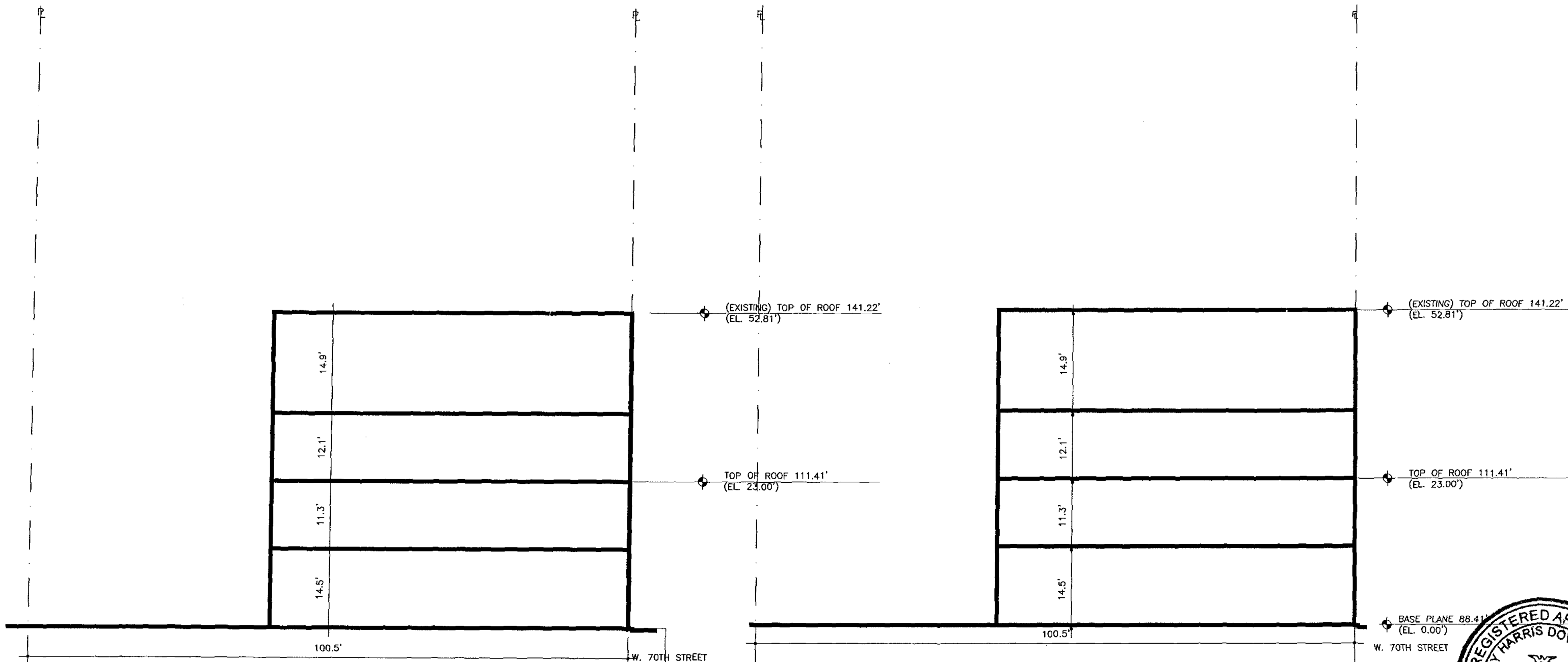
NOTE: DEDUCTIONS FOR MECHANICAL SPACE ARE NOT TAKEN AND ARE NOT NECESSARY TO MEET REQUIREMENTS.



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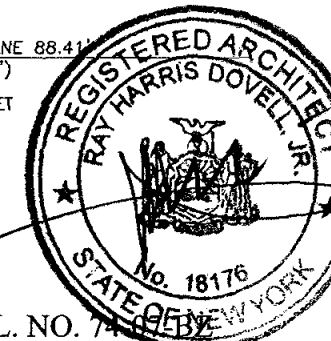
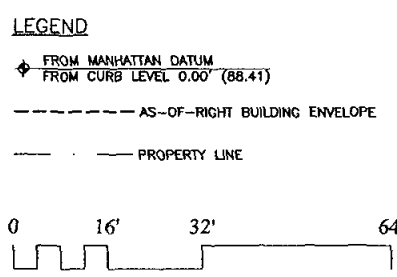
EXISTING FLOOR AREA SCHEDULE	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
	08.28.07	
CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY	#02350
		EX - 2



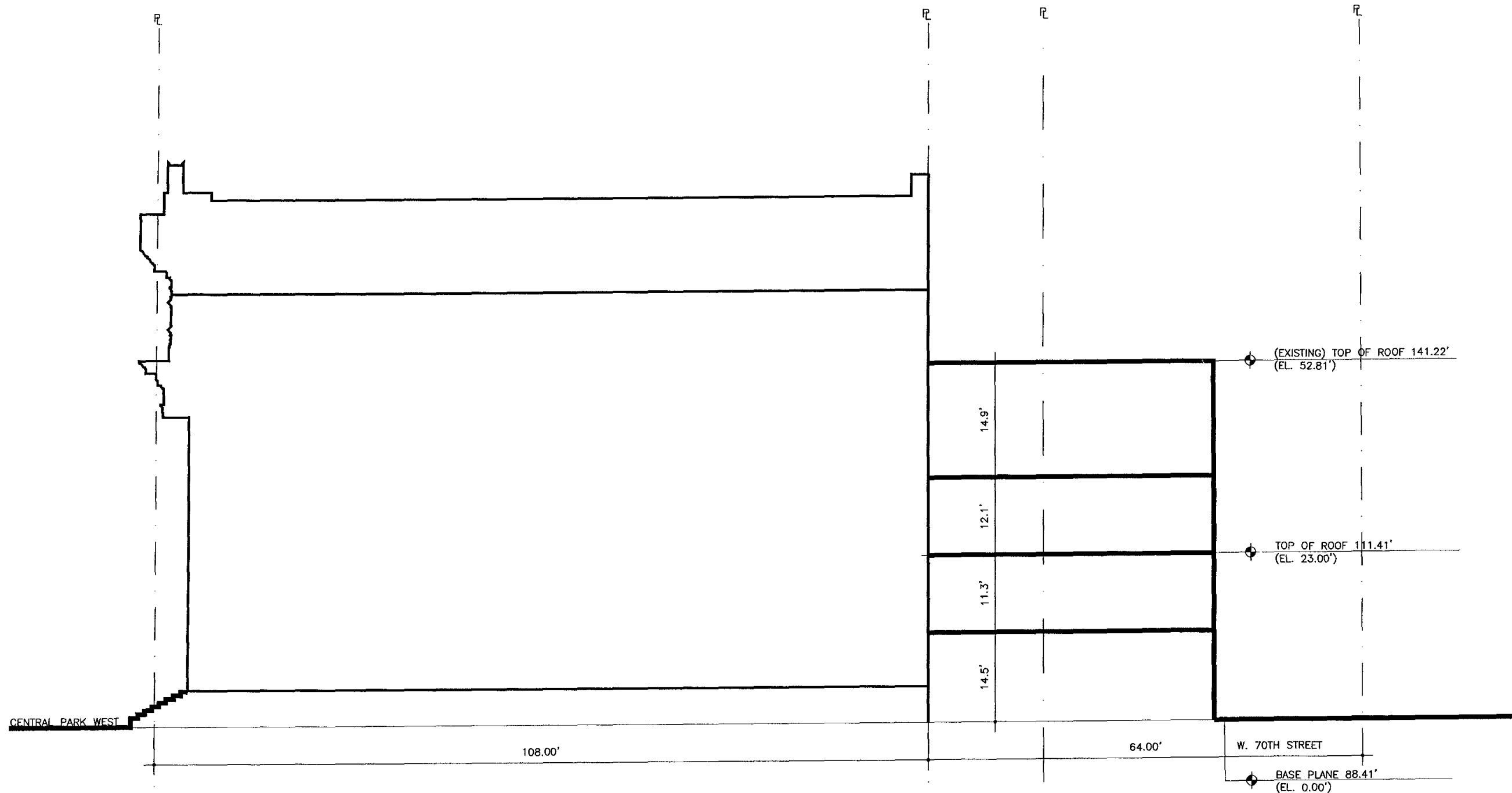


1 SECTION R8B
THRU WEST 70TH SCALE: 1/16" = 1'-0"

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

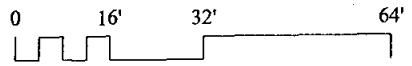


EXISTING STREET WALL SECTIONS		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
CONGREGATION SHEARITH ISRAEL		6-10 WEST 70TH STREET NEW YORK, NY	08.28.07
		#02350	EX - 3



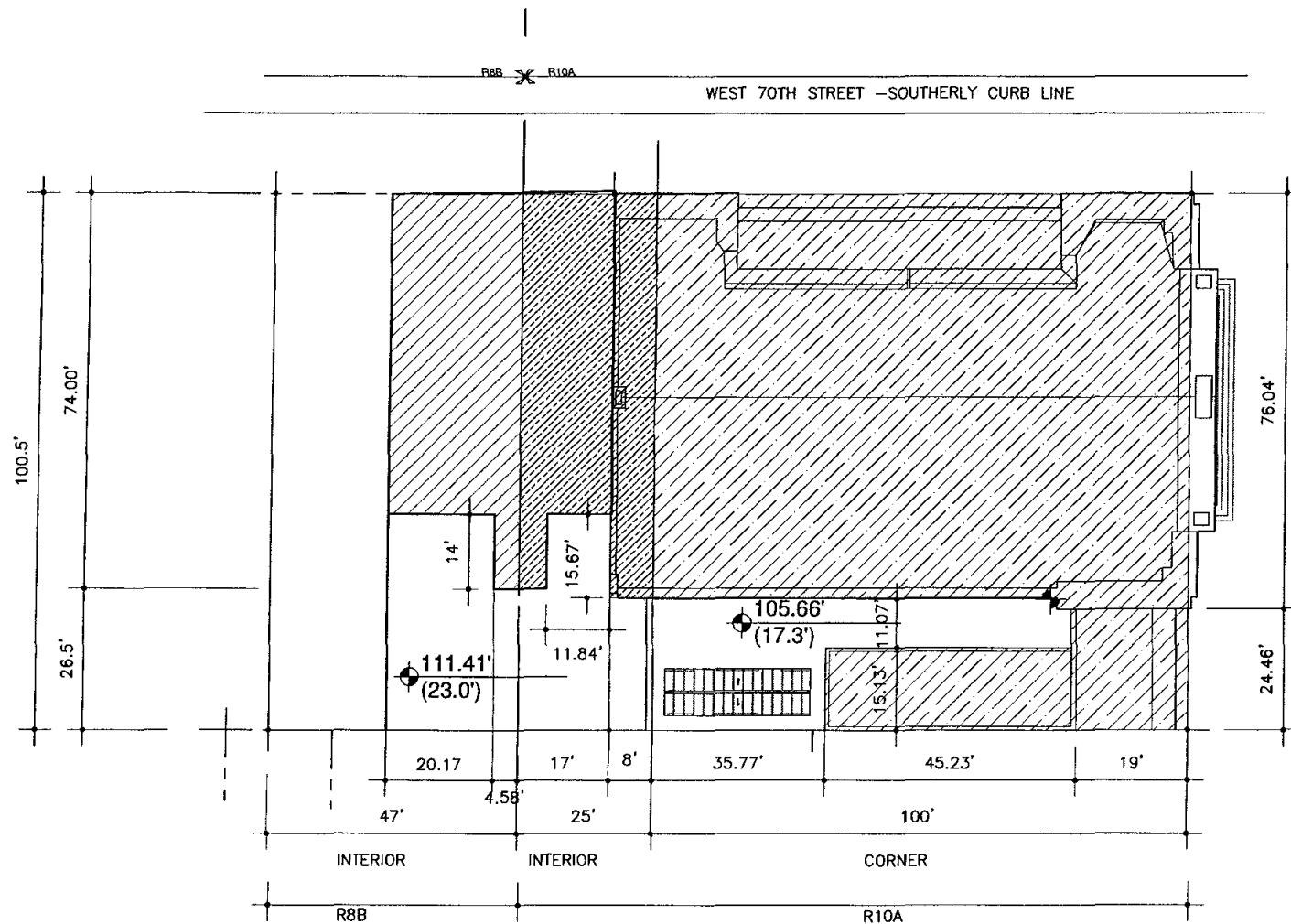
1 SECTION
THRU CENTRAL PARK WEST SCALE: 1/16" = 1'-0"

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



EXISTING STREET WALL SECTIONS		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
CONGREGATION SHEARITH ISRAEL		08.28.07	
6-10 WEST 70TH STREET NEW YORK, NY		#02350	EX - 4

CAL. NO. 74-07-BZ



1 LOT COVERAGE

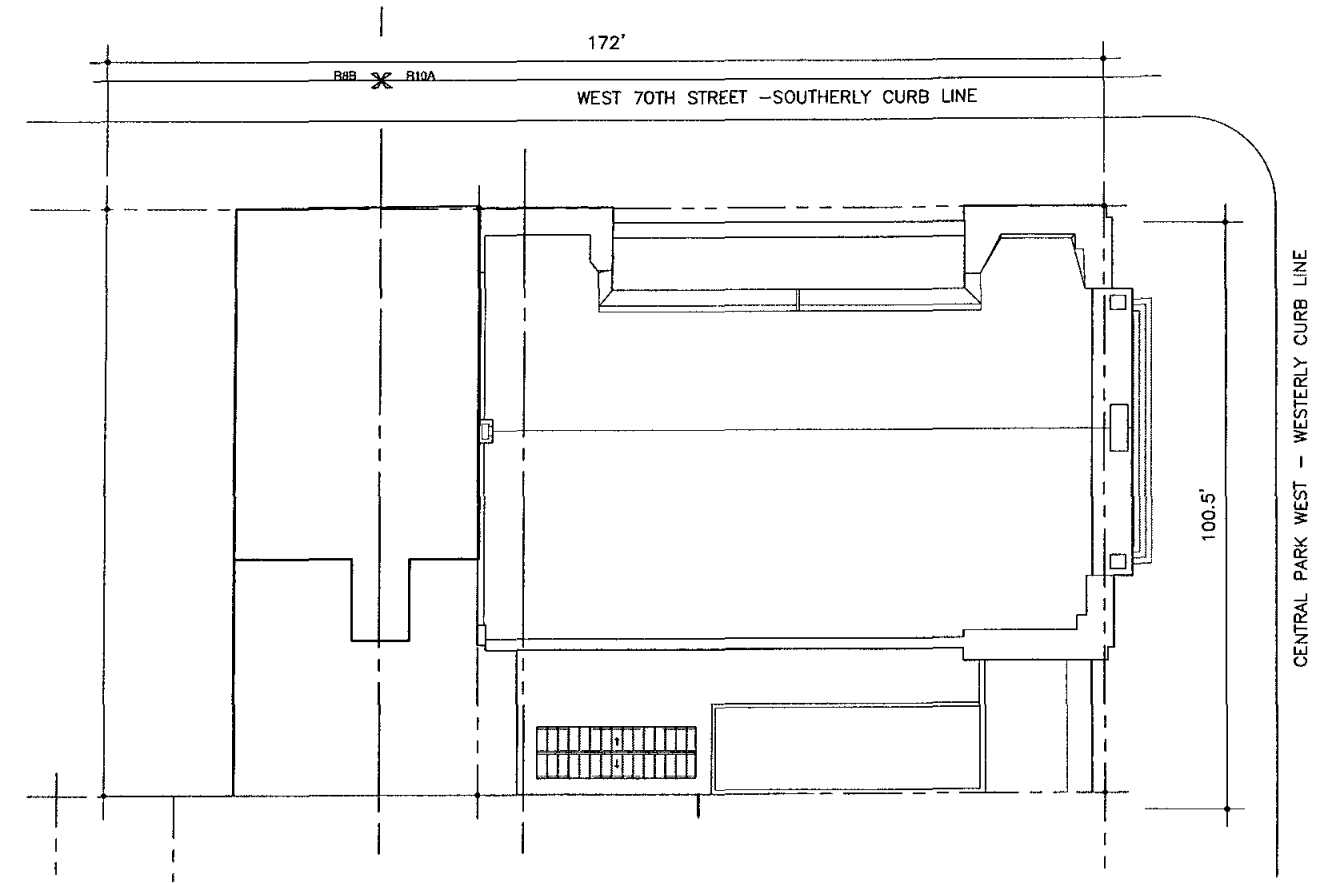
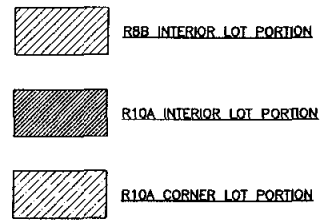
SCALE: 1/32" = 1'-0"

LOT COVERAGE, SEC. 24-11, 77-24
 LOT COVERAGE PERMITTED FOR INTERIOR PORTION
 RBB: 0.70 X 4,723.50 = 3,306.45
 R10A: 0.70 X 2,512.50 = 1,758.75
 AVG: (3,306.45 + 1,758.75) / (4,723.50 + 2,512.50) = 0.70

EXISTING LOT COVERAGE FOR INTERIOR PORTION
 RBB: 1,549.12
 R10A: 1,697.60
 AVG: (1,549.12 + 1,697.60) / (4,723.50 + 2,512.50) = 0.45

LOT COVERAGE PERMITTED FOR CORNER PORTION
 R10A = 1 X 10,050 = 10,050

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

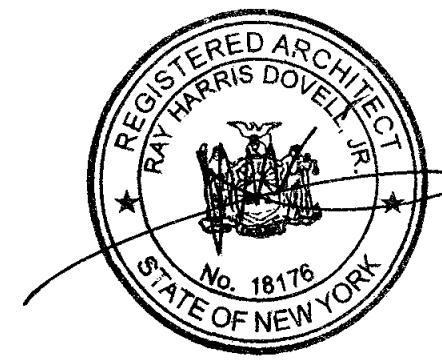


2 STREET TREE PLANTING

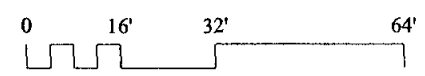
SCALE: 1/32" = 1'-0"

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

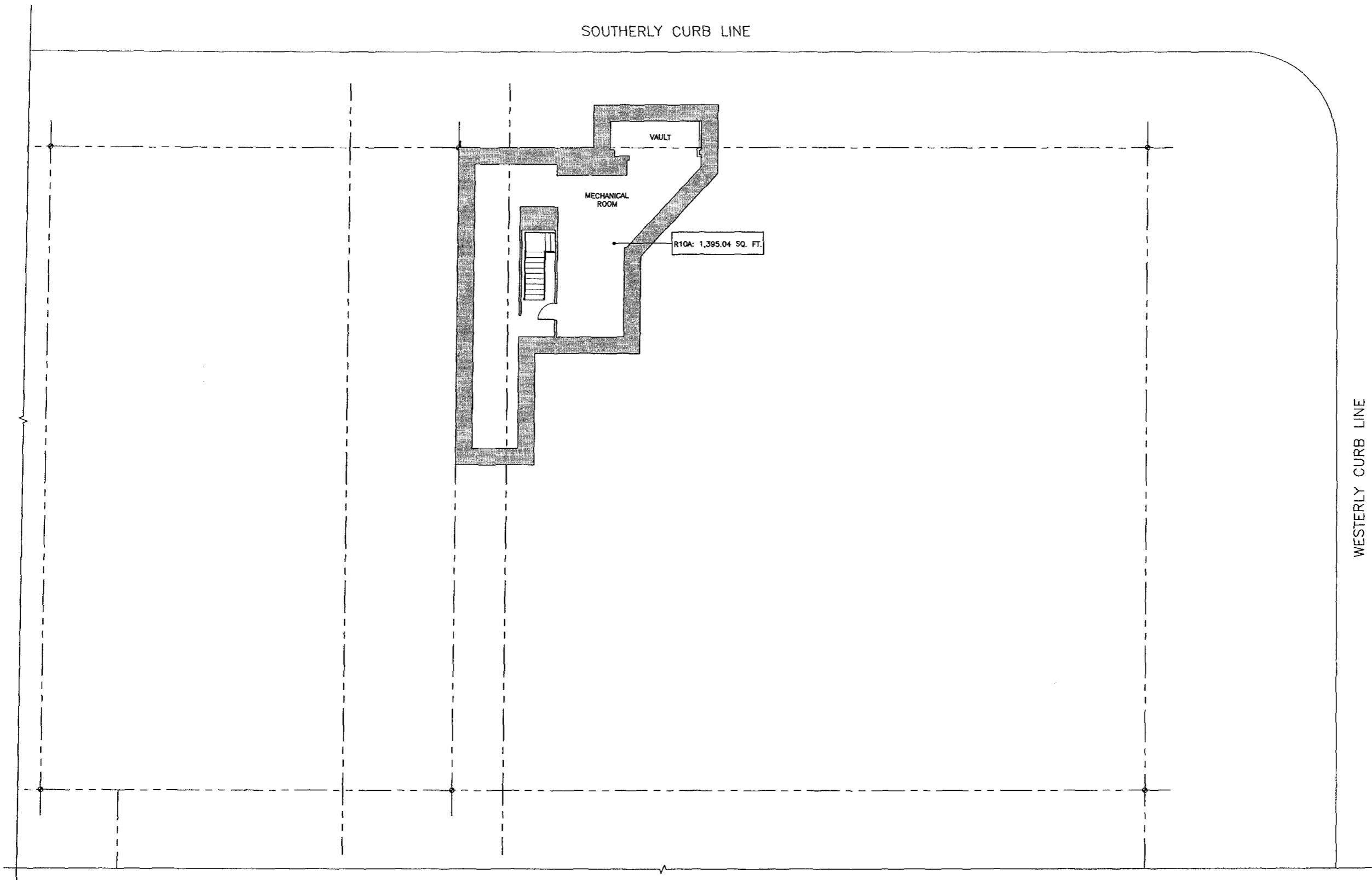
STREET TREE PLANTING, SEC. 28-112
 TREES REQUIRED = 1 TREE PER 25.00' STREET FRONTAGE
 FRONTAGE = 272.42 / 25 = 11 TREES
 TREES EXISTING = 0 TREES



CAL. NO. 74-07-BZ



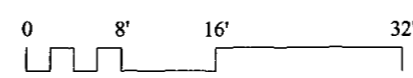
EXISTING LOT COVERAGE CALCULATIONS AND TREE PLANTING CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	08.28.07
	#02350	EX - 5	



CAL. NO. 74-07-BZ

1 PLAN
SUB CELLAR

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



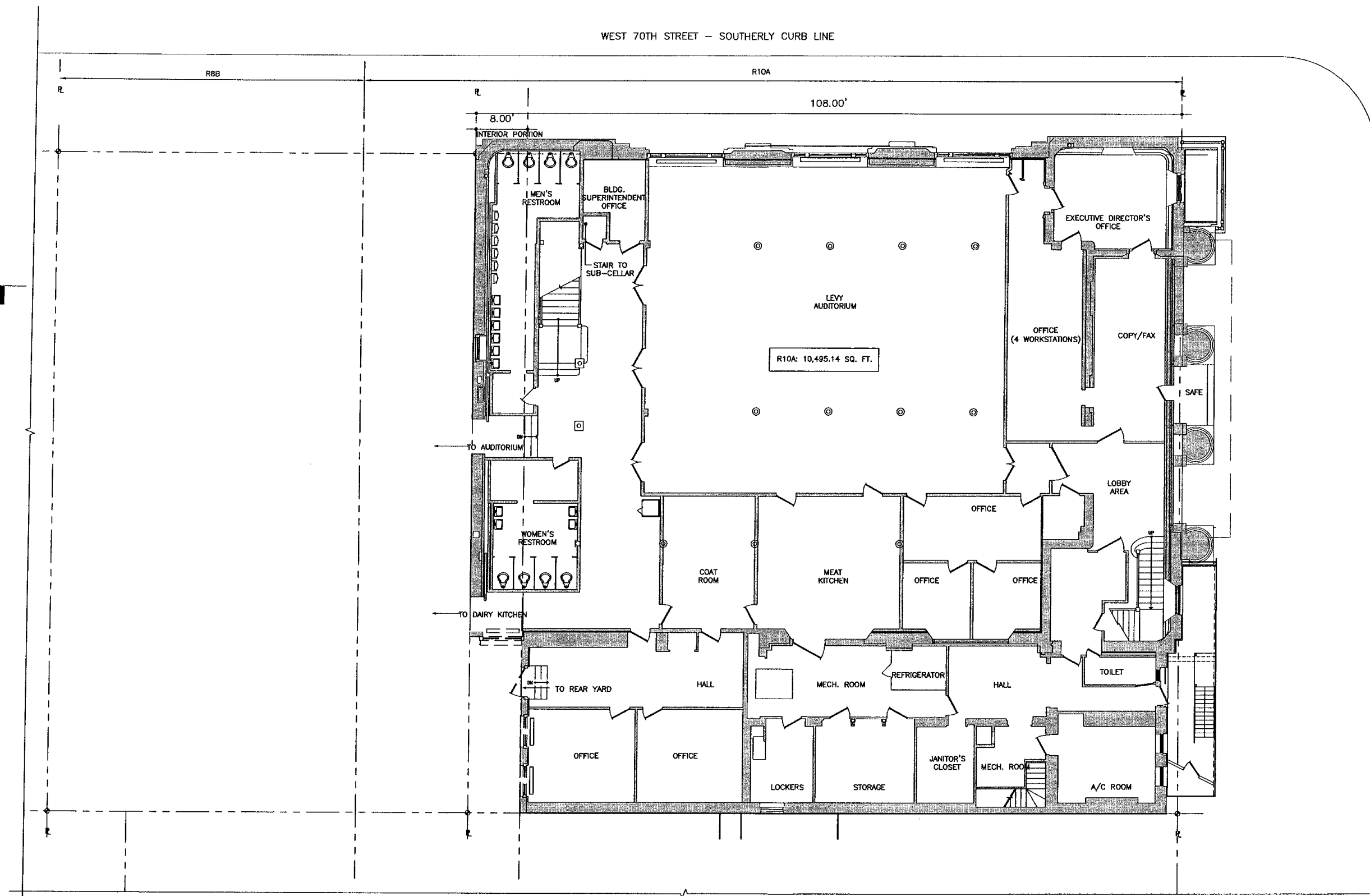
SUB CELLAR
EXISTING

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

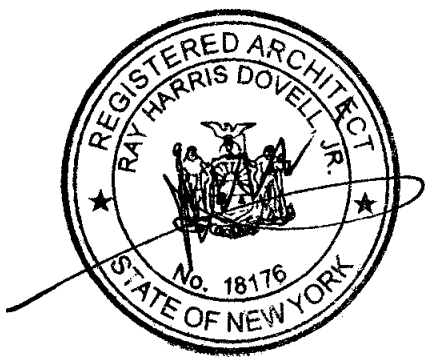
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08.28.07	
#02350	EC-5A

WEST 70TH STREET - SOUTHERLY CURB LINE



CENTRAL PARK WEST - WESTERLY CURB LINE

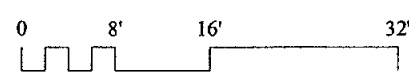


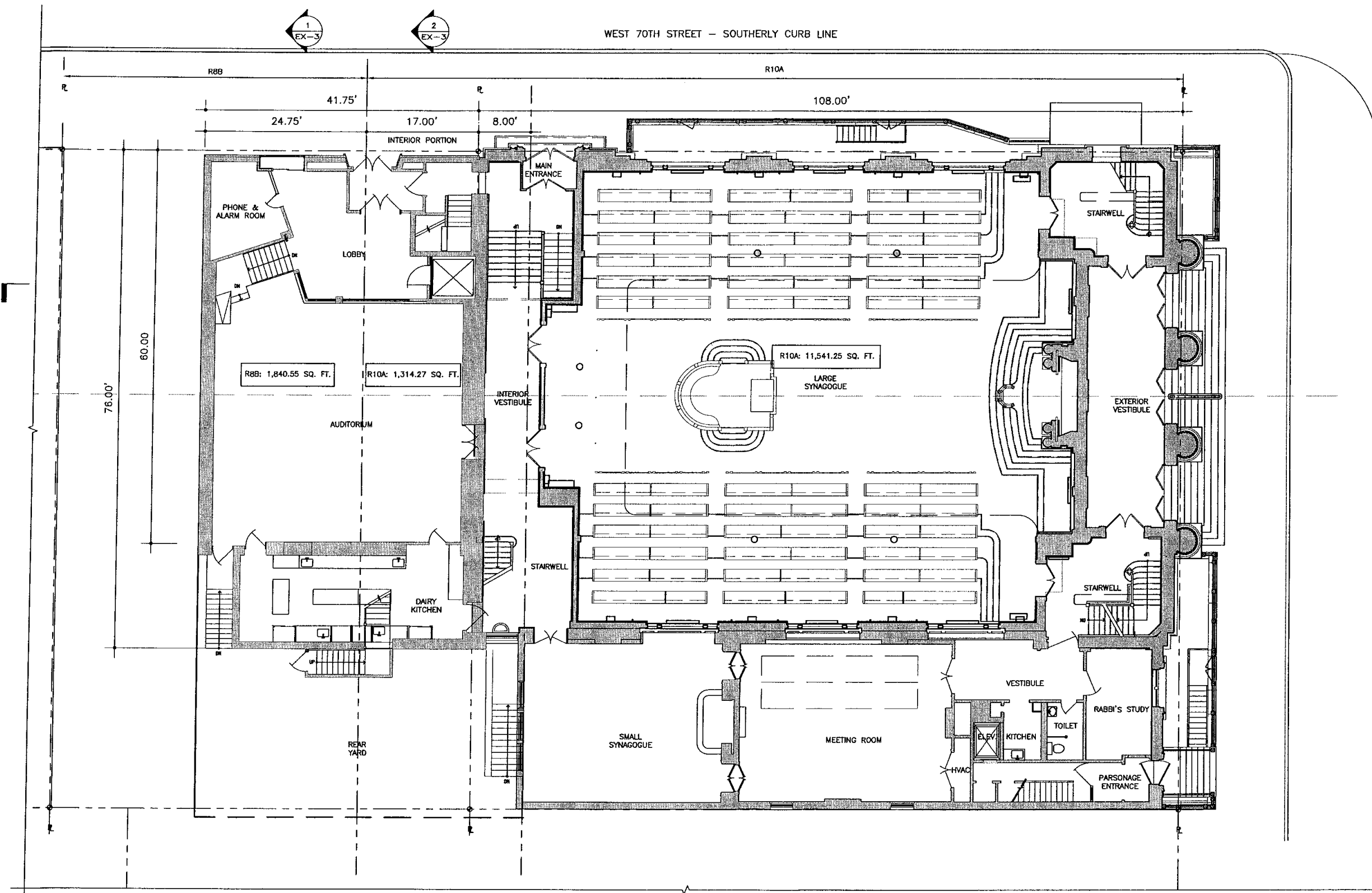
CAL. NO. 74-07-BZ

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



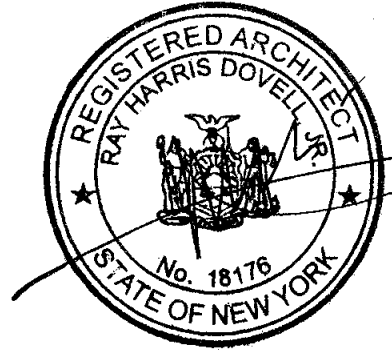
COMMUNITY FACILITY CELLAR FLOOR EXISTING		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
CONGREGATION SHEARITH ISRAEL		6-10 WEST 70TH STREET NEW YORK, NY	08.28.07 #02350 EX - 6





1
EX-4

CENTRAL PARK WEST - WESTERLY CURB LINE



CAL. NO. 74-07-BZ

1 PLAN
FIRST FLOOR

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

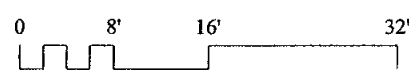


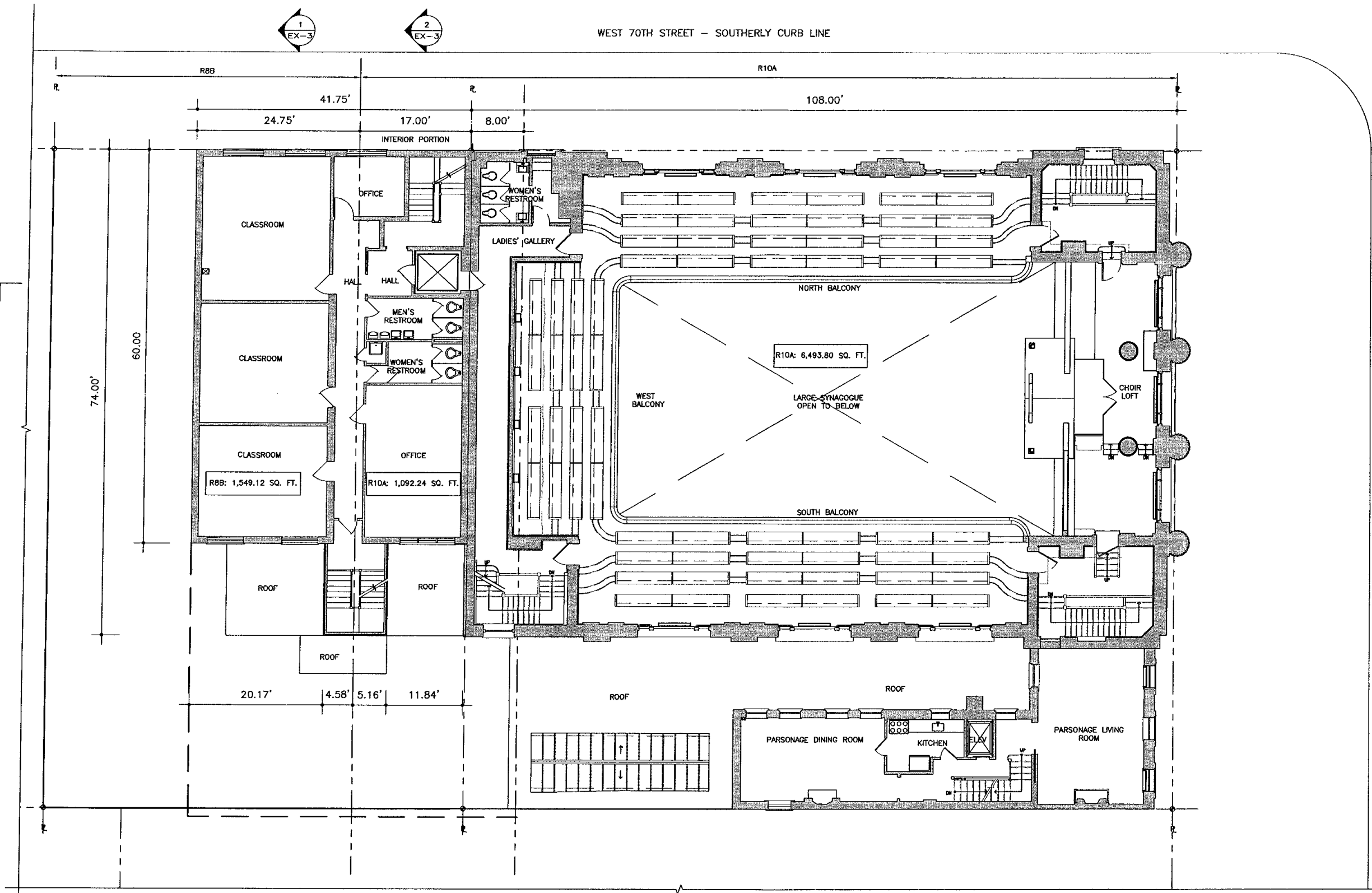
COMMUNITY FACILITY
FIRST FLOOR
EXISTING

Platt Byard Dovell White
Architects LLP
20 West 22nd Street
New York, NY 10010
212.691.2440
212.633.0144 fax

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

08.28.07	
#02350	EX - 7



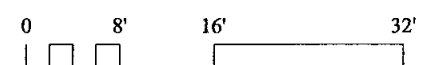


CENTRAL PARK WEST - WESTERLY CURB LINE

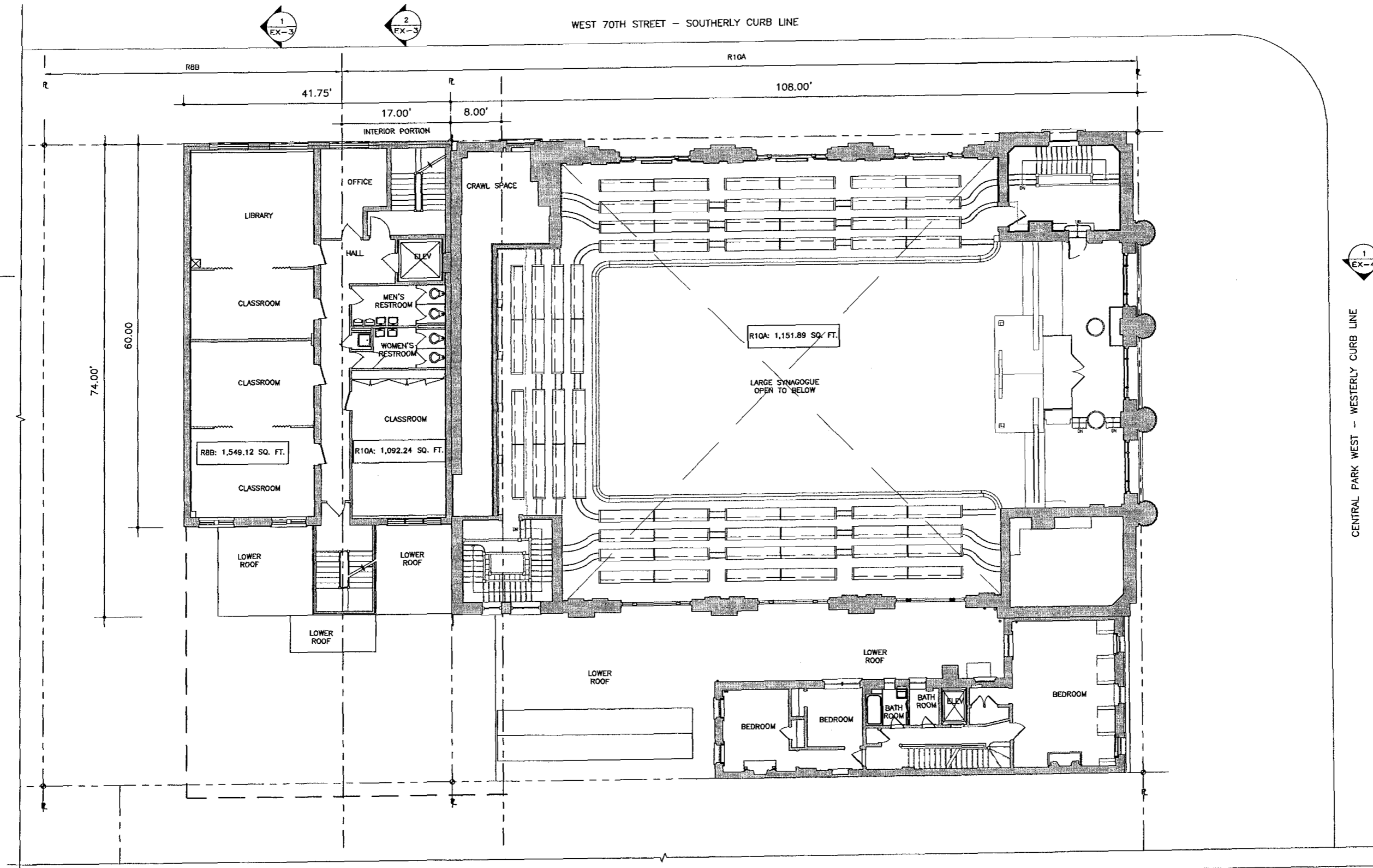


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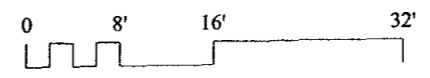
1 PLAN
SECOND FLOOR
SCALE: 1/16" = 1'-0"



COMMUNITY FACILITY SECOND FLOOR EXISTING	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



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



COMMUNITY FACILITY
THIRD FLOOR
EXISTING

CONGREGATION
SHEARITH ISRAEL

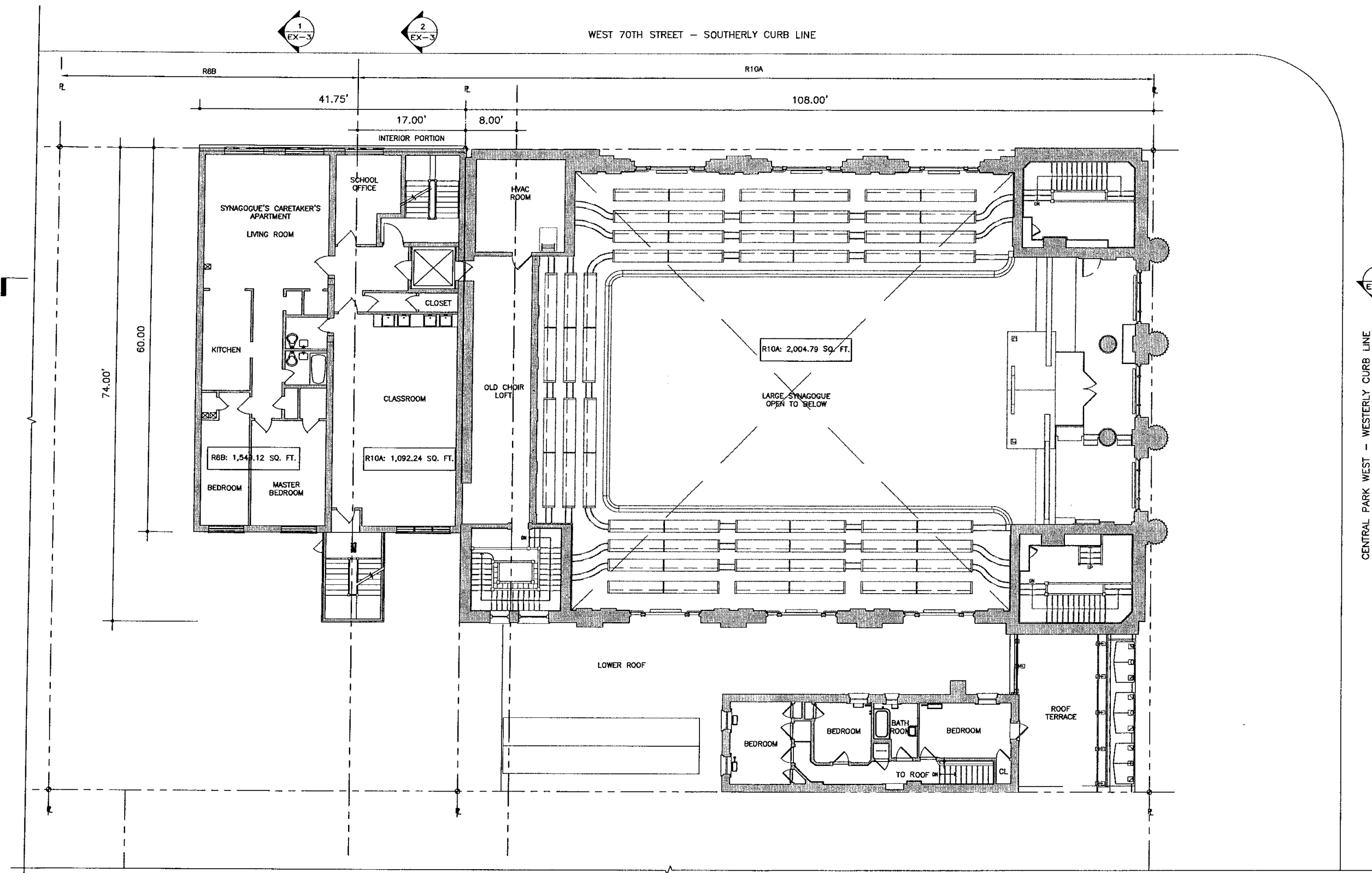
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08.28.07	
#02350	EX - 9

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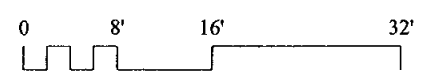


CENTRAL PARK WEST - WESTERLY CURB LINE

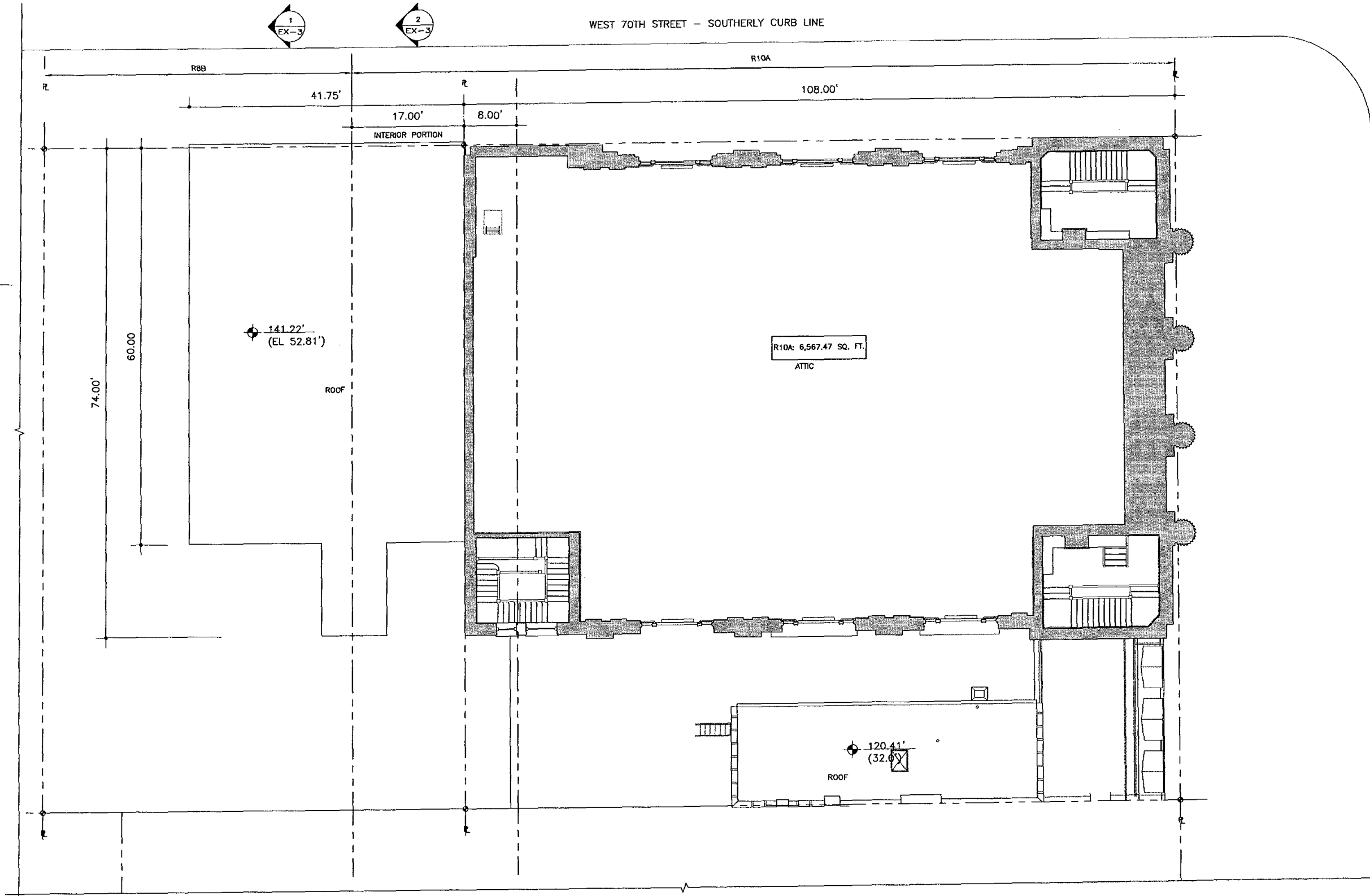


CAL. NO. 74-07-BZ

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

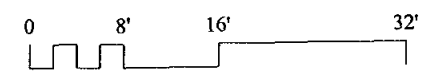



COMMUNITY FACILITY FOURTH FLOOR EXISTING		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
CONGREGATION SHEARITH ISRAEL		6-10 WEST 70TH STREET NEW YORK, NY	08.28.07 #02350
			EX - 10

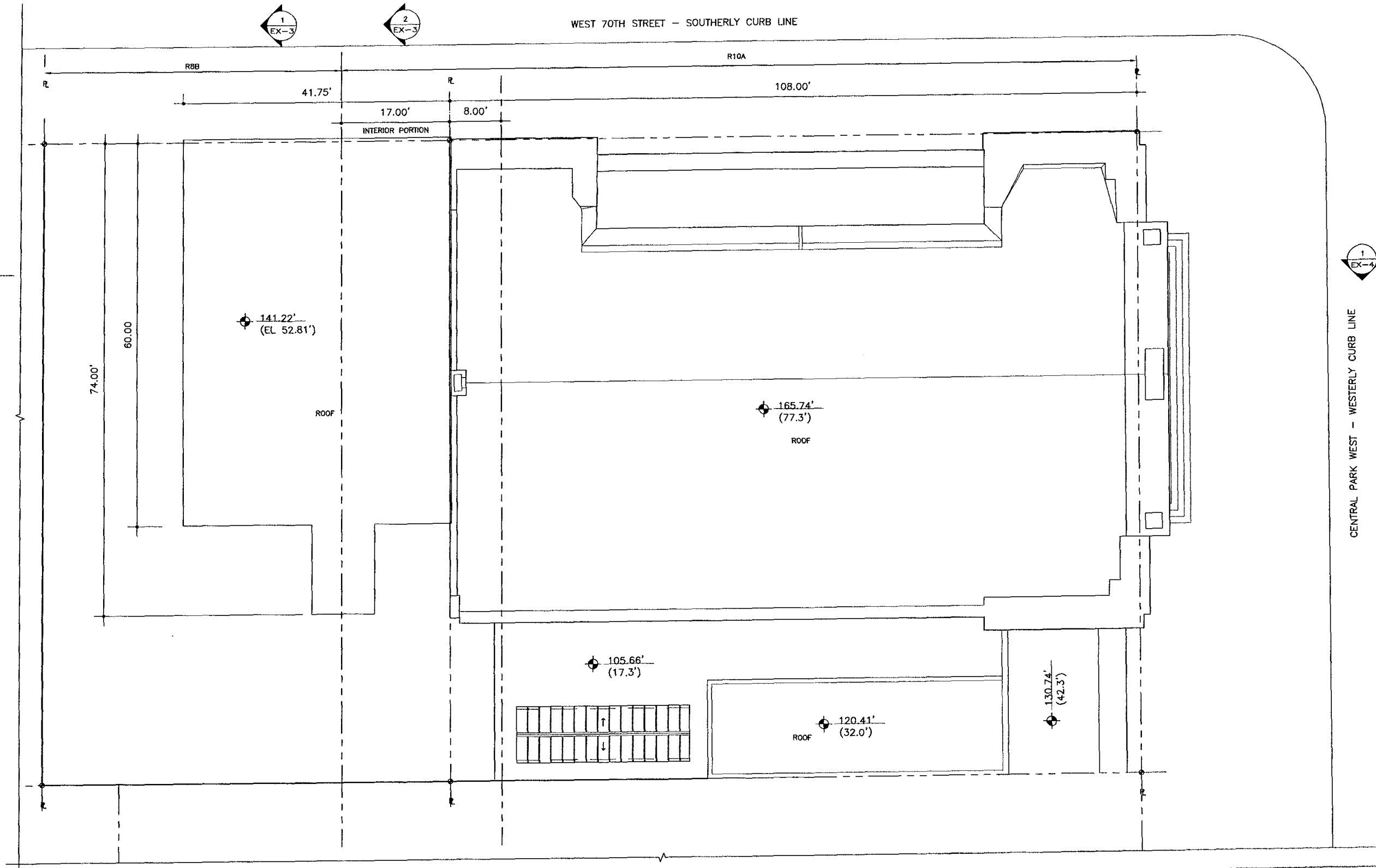


CAL. NO. 74-07-BZ

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

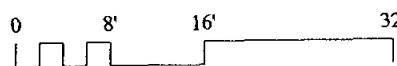


	COMMUNITY FACILITY ATTIC (FIFTH) FLOOR EXISTING		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
	CONGREGATION SHEARITH ISRAEL		6-10 WEST 70TH STREET NEW YORK, NY	08.28.07 #02350

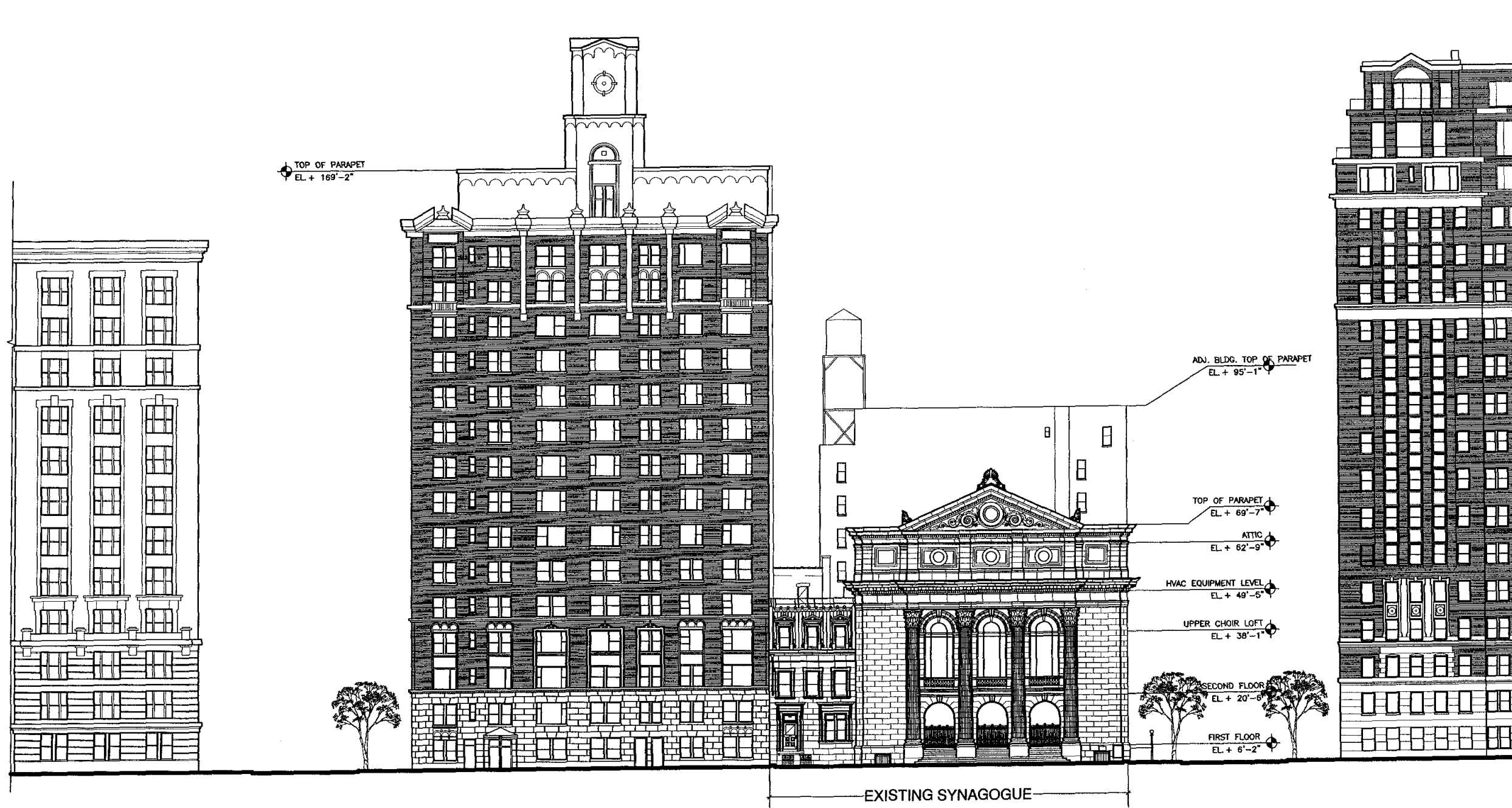


CAL. NO. 74-07-BZ

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



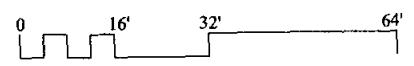
COMMUNITY FACILITY ROOF EXISTING	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
	08.28.07	
CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY	#02350 EX - 12



CAL. NO. 74-07-BZ

1 ELEVATION

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



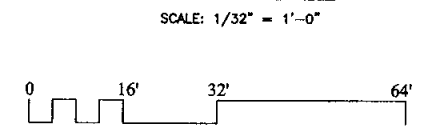
EXISTING ELEVATION WEST SIDE OF CENTRAL PARK WEST	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax		
	CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY	08.28.07 #02350

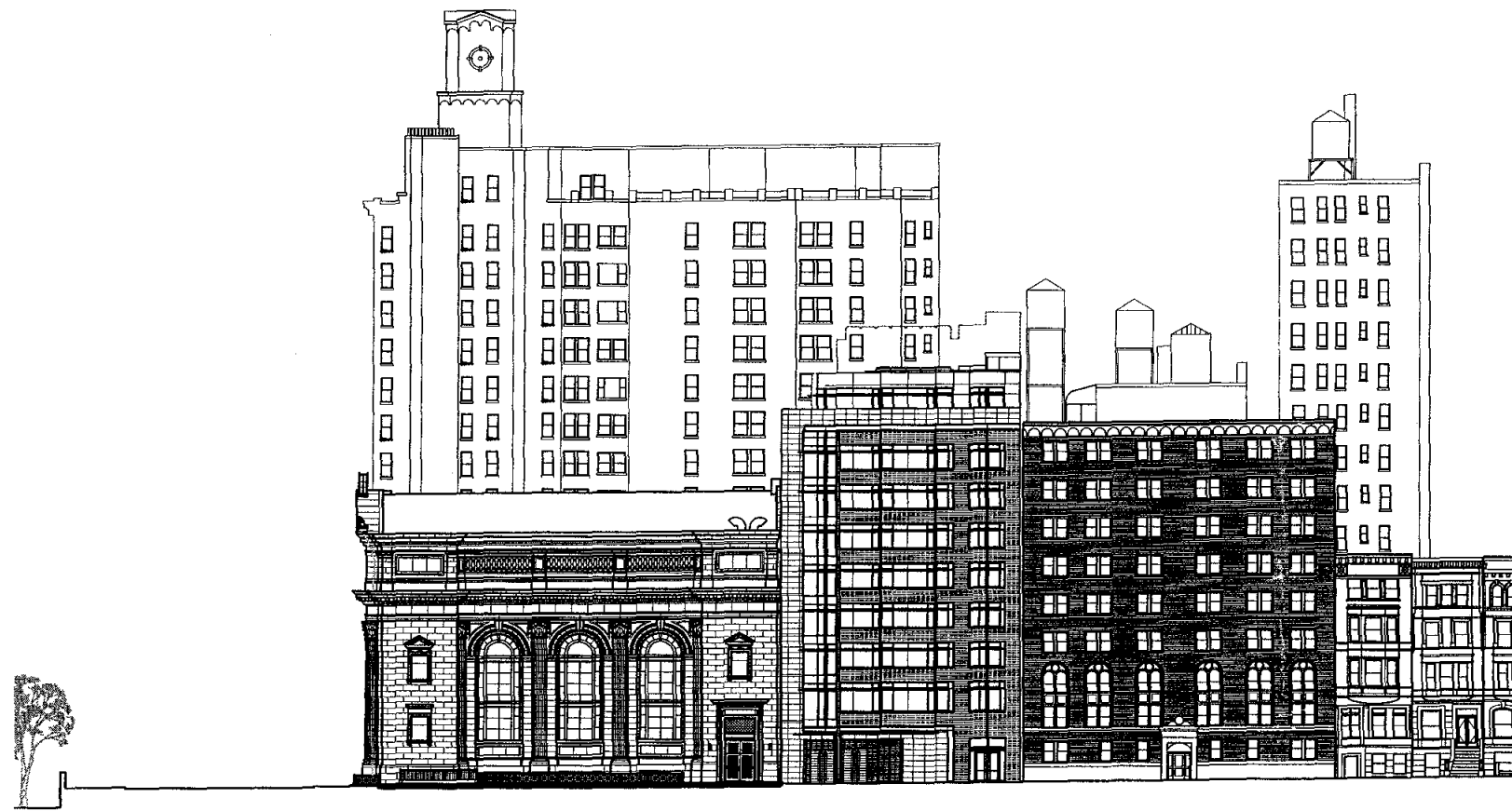


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EXISTING ELEVATION SOUTH SIDE OF WEST 70TH STREET	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
	08.28.07 #02350	EX-14
CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY	

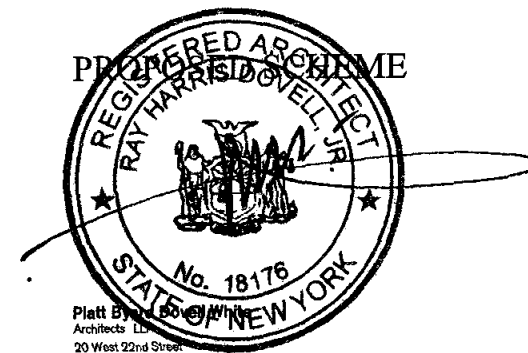
1 ELEVATION





CONGREGATION SHEARITH ISRAEL

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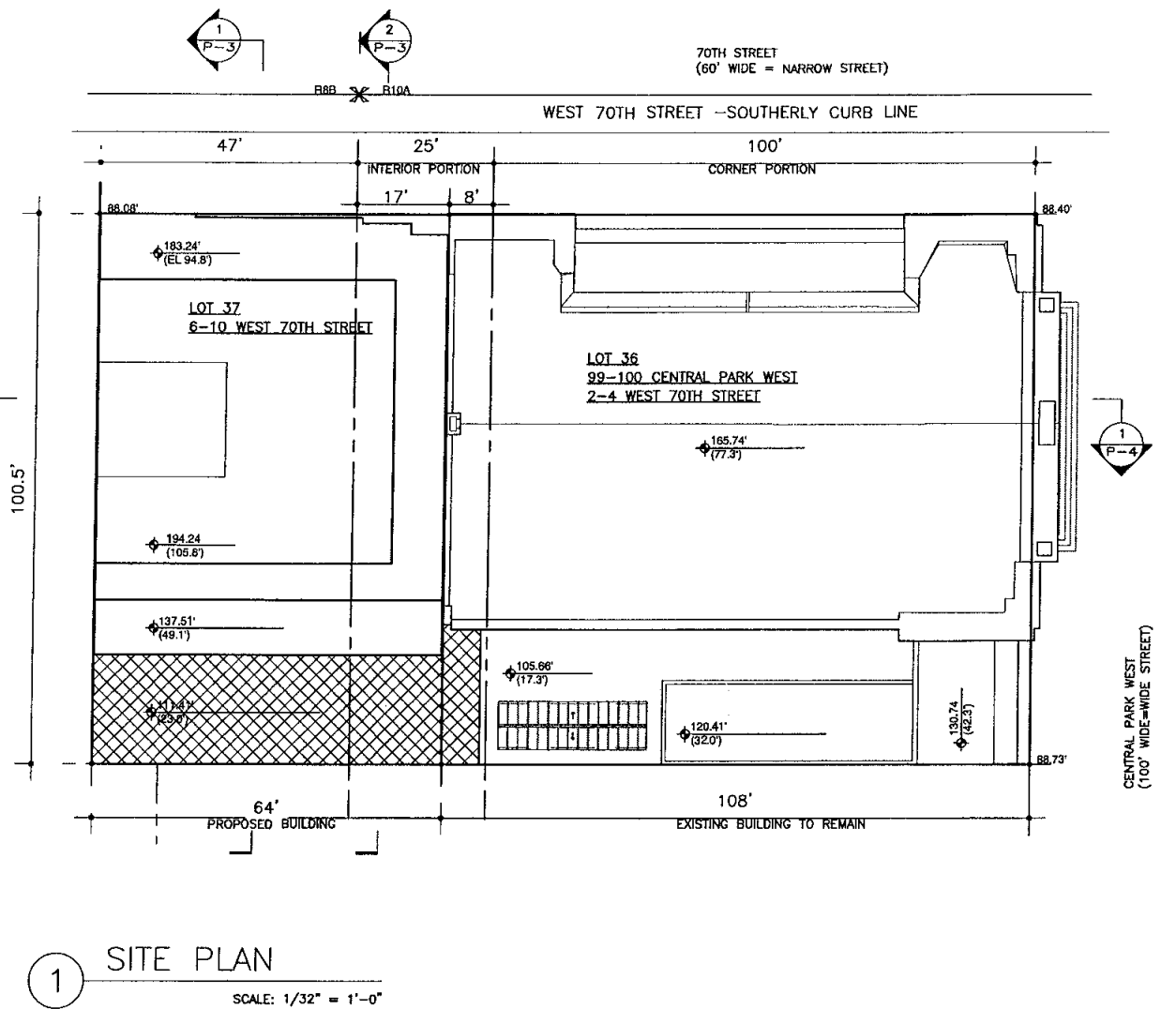
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APPLICABLE SECTION	ZONING CALCULATIONS FOR SINGLE ZONING LOT (LOTS 36 & 37)
MAP 8C	1. ZONING DISTRICTS: R8B R10A
	2. LOT AREA: 6-10 W. 70th 99-100 CPW TOTAL R8B 4,723.5 SF 0 SF 4,723.5 SF R10A 1,708.5 SF 10,854.0 SF 12,562.5 SF TOTAL 6,432.0 SF 10,854.0 SF 17,286.0 SF
22-00	3. USES PERMITTED R8B: USE GROUPS 1-4 RESIDENTIAL & COMMUNITY FACILITY R10A: USE GROUPS 1-4 RESIDENTIAL & COMMUNITY FACILITY
	4. USES PROPOSED R8B USE GROUP 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 R8B 4.00 R10A 10.00
24-11	7. MAXIMUM COMMUNITY FACILITY FLOOR AREA RATIO R8B 4.00 R10A 10.00
77-22	8. PERCENTAGE BREAKDOWN BY DISTRICT IN DIVIDED ZONING LOT R8B 27.3% R10A 72.7%
	9. FLOOR AREA RATIO CALCULATIONS FOR DIVIDED ZONING LOTS R8B 0.273 X 4.00 = 1.09 R10A 0.727 X 10.00 = 7.27 ADJUSTED MAXIMUM FAR 1.09 + 7.27 = 8.36 A. FLOOR AREA PERMITTED R8B: 8.36 X 4,723.50 SF = 39,488.46 SF R10A: 8.36 X 12,562.50 SF = 105,022.50 SF COMBINED R8B & R10A 8.36 X 17,286 = 144,510.96 SF B. FLOOR AREA PROPOSED R8B PORTION RESIDENTIAL 17,733.58 = SF R8B PORTION COMMUNITY FACILITY 14,030.44 = SF R8B TOTAL 31,764.02 = 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 38,958.71 = SF COMBINED R8B & R10A 70,720.73 SF
24-11 77-24	10. MAXIMUM LOT COVERAGE PERMITTED INTERIOR PORTION .70 CORNER PORTION 1.00
	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 R8B NOT REQUIRED R10A NOT REQUIRED R8B NOT PROPOSED R10A NOT PROPOSED
24-35	14. SIDE YARD REQUIREMENTS R8B NOT REQUIRED R10A NOT REQUIRED R8B NOT PROPOSED R10A NOT PROPOSED
24-36 24-391	15. REAR YARD REQUIRED R8B 30' REQUIRED R10A INTERIOR PORTION 30' REQUIRED R10A CORNER PORTION NOT REQUIRED
	16. REAR YARD PROPOSED R8B 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 R8B NO CLOSER TO STREET THAN ADJACENT BUILDING CORNER LOT-NONE REQUIRED FOR EXISTING PORTION AND BEYOND 50.00' OF INTERSECTION R10A R8B COMPLIES: SEE P-8 R10A COMPLIES: SEE P-8 B. SETBACK REGULATIONS FOR NARROW STREETS R8B 15.00' SETBACK ABOVE 60.00' R10A 15.00' SETBACK ABOVE 125.00' C. SETBACKS PROPOSED FOR NARROW STREETS R8B 12.00' PROVIDED SEE P-3 DOES NOT COMPLY. REQUIRES BSA VARIANCE. R10A COMPLIES: SEE P-3 D. BASE HEIGHT REQUIREMENTS R8B 55.00' MINIMUM - 60.00' MAXIMUM R10A 60.00' MINIMUM - 125.00' MAXIMUM E. BASE HEIGHT PROPOSED R8B PORTION 94.80', SEE P-3 DOES NOT COMPLY. REQUIRES BSA VARIANCE. R10A PORTION 105.80', COMPLIES SEE P-3 F. MAXIMUM BUILDING HEIGHT PERMITTED R8B 75.00' R10A 185.00' G. MAXIMUM BUILDING HEIGHT PROPOSED R8B PORTION 105.80', SEE P-3 DOES NOT COMPLY. REQUIRES BSA VARIANCE. R10A PORTION 105.80', COMPLIES SEE P-3 H. REAR SETBACK REQUIREMENTS R8B 10.00' SETBACK ABOVE MAX. BASE HEIGHT R10A 10.00' SETBACK ABOVE MAX. BASE HEIGHT I. REAR SETBACKS PROPOSED R8B PORTION 6.67', SEE P-3 DOES NOT COMPLY. REQUIRES BSA VARIANCE. R10A PORTION COMPLIES SEE P-3
24-522 23-663	18. DENSITY A. FACTOR FOR DWELLING UNITS R8B 680 R10A 790 B. MAXIMUM NUMBER OF DWELLING UNITS PERMITTED R8B 17,733.58 / 680 = 26 D.U.'S R10A 5,173.49 / 790 = 6 D.U.'S TOTAL ALLOWED 32 D.U.'S TOTAL PROPOSED 5 D.U.'S - COMPLIES

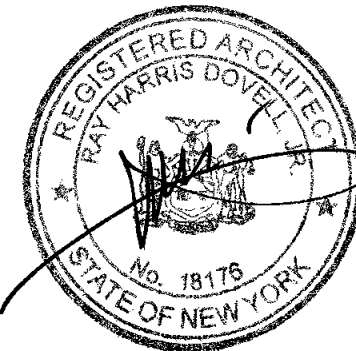
28-00 28-11	19. QUALITY HOUSING CALCULATIONS A. BULK REGULATIONS COMPLIES B. STREET TREE PLANTING 1 TREE PER 25.00' OF STREET FRONTAGE REQ. PROPOSED, SEE P-5 C. SIZE OF DWELLING UNITS MINIMUM 400' REQUIRED COMPLIES: SEE FLOOR PLANS D. WINDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED COMPLIES: ALL 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
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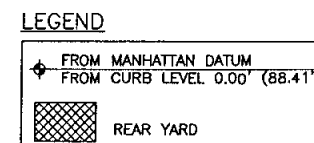
1 SITE PLAN
SCALE: 1/32" = 1'-0"

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	

- PROPOSED LOT COVERAGE FOR THE INTERIOR PORTIONS OF R8B & 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 R8B 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 R8B DOES NOT COMPLY. 12.00' PROVIDED INSTEAD OF 15.00' CONTRARY TO SECTION 23-633.
- PROPOSED BASE HEIGHT IN R8B DOES NOT COMPLY. 94.80' PROVIDED INSTEAD OF 60.00' CONTRARY TO SECTION 23-633.
- PROPOSED MAXIMUM BUILDING HEIGHT IN R8B DOES NOT COMPLY. 113.70' PROVIDED INSTEAD OF 75.00' CONTRARY TO SECTION 23-633.
- PROPOSED REAR SETBACK IN R8B DOES NOT COMPLY. 6.67' PROVIDED INSTEAD OF 10.00' CONTRARY TO SECTION 23-663.



CAL. NO. 74-07-BZ



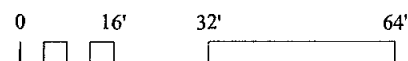
PROPOSED
SITE PLAN, ZONING CALCULATIONS,
AND BASE PLANE CALCULATIONS

CONGREGATION
SHEARITH ISRAEL

6-10 WEST 70TH STREET
NEW YORK, NY

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

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P-1



FLOOR AREA SCHEDULE

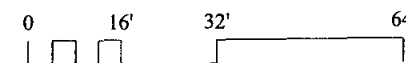
FLOOR	USE	GROSS FLOOR AREA PROPOSED		GROSS FLOOR AREA EXISTING	COMM. FAC. GROSS FLOOR AREA	RESIDENTIAL GROSS FLOOR AREA	COMBINED R8B & R10A GROSS FLOOR AREA	ZONING FLOOR AREA
		R8B	R10A	R10A				
C2	COMMUNITY FACILITY	(4,723.50)	(1,918.10)	(1,395.04)	(8,036.64)	N.A.	(8,036.64)	N.A.
	COMMUNITY FACILITY	(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.
	COMMUNITY FACILITY	3,705.94	1,918.10	11,541.25	17,165.29	N.A.		
1	RESIDENTIAL	1,017.57	0	0	N.A.	1,017.57	18,182.86	18,182.86
	COMMUNITY FACILITY	3,458.0	1,368.50	6,493.80	11,320.30	N.A.		
2	RESIDENTIAL	325.50	0	0	N.A.	325.50	11,645.80	11,645.80
	COMMUNITY FACILITY	3,458.00	1,368.50	1,151.89	5,978.39	N.A.		
3	RESIDENTIAL	325.50	0	0	N.A.	325.50	6,303.89	6,303.89
	COMMUNITY FACILITY	3,408.50	1,368.50	2,004.79	6,781.79	N.A.		
4	RESIDENTIAL	375.00	0	0	N.A.	375.00	7,156.79	7,156.79
	COMMUNITY FACILITY			6,567.47	6,567.47			
5	RESIDENTIAL	3,313.50	1,198.50			4,512.00	11,079.47	11,079.47
6	RESIDENTIAL	3,313.50	1,198.50	0	N.A.	4,512.00	4,512.00	4,512.00
7	RESIDENTIAL	3,313.50	1,198.50	0	N.A.	4,512.00	4,512.00	4,512.00
8	RESIDENTIAL	3,313.50	1,198.50	0	N.A.	4,512.00	4,512.00	4,512.00
	PENTHOUSE	2,436.01	379.91	0	N.A.	2,815.92	2,815.92	2,815.92
TOTAL ZONING FLOOR AREA	R8B COMMUNITY	14,030.44						
TOTAL ZONING FLOOR AREA	R8B RESIDENTIAL	17,733.58						
TOTAL ZONING FLOOR AREA	R8B	31,764.02						
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					22,907.49		
TOTAL	NEW BUILDING & EXIST. SYNAGOGUE						95,894.11	70,720.73
TOTAL	NEW BUILDING						56,244.73	42,961.53

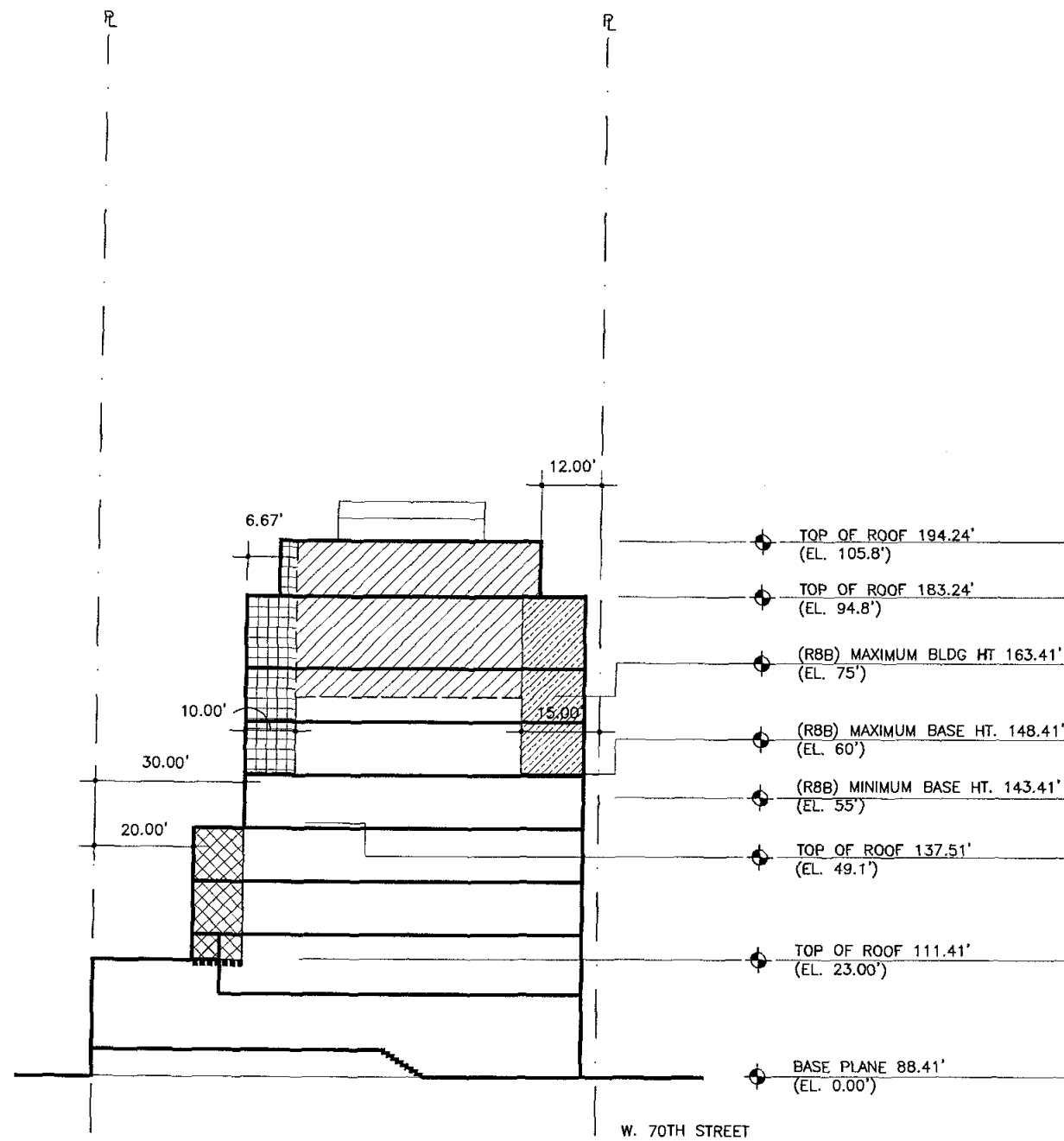
NOTE: DEDUCTIONS FOR MECHANICAL SPACE ARE NOT TAKEN AND ARE NOT NECESSARY TO MEET REQUIREMENTS.



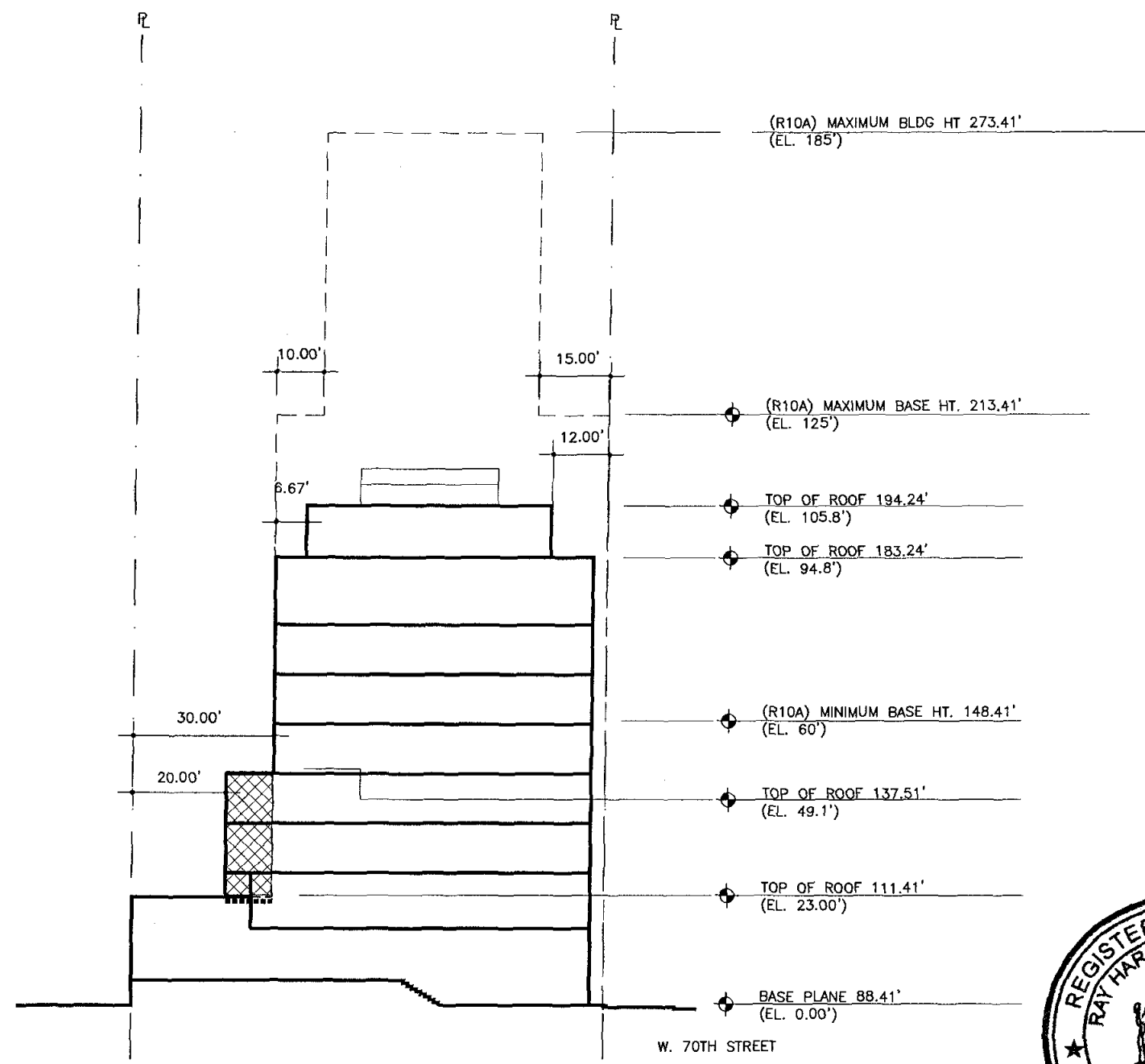
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PROPOSED FLOOR AREA SCHEDULE	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
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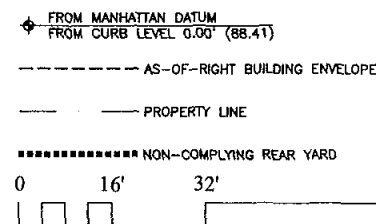
1 SECTION R8B
 THRU WEST 70TH SCALE: 1/32" = 1'-0"
 NOTE: REFER TO SHEET P-15A FOR SECTION SHOWING FLOOR-TO-FLOOR HEIGHTS



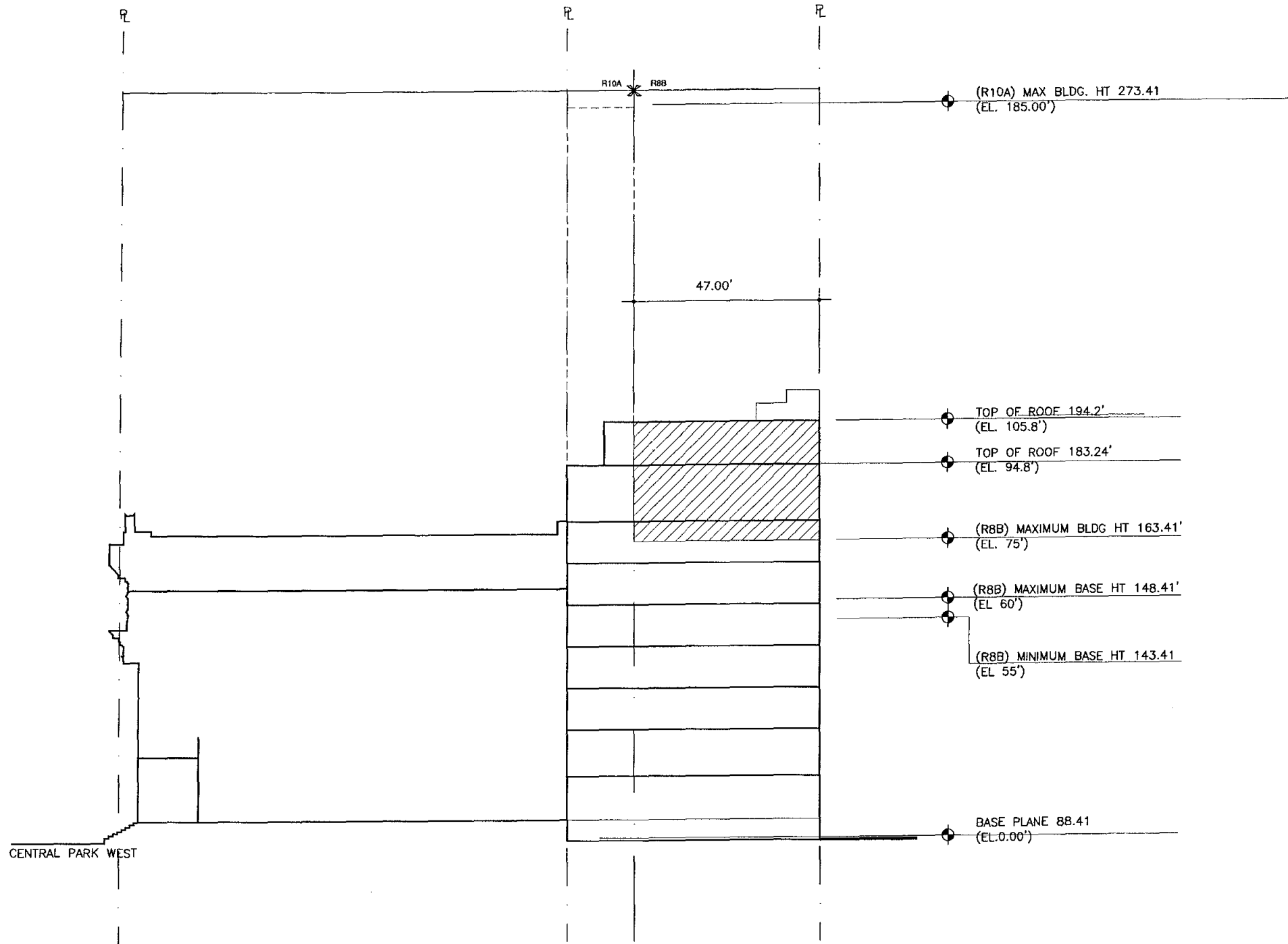
2 SECTION R10A
 THRU WEST 70TH SCALE: 1/32" = 1'-0"



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



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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
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	08.28.07
	#02350
	P-3



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



LEGEND

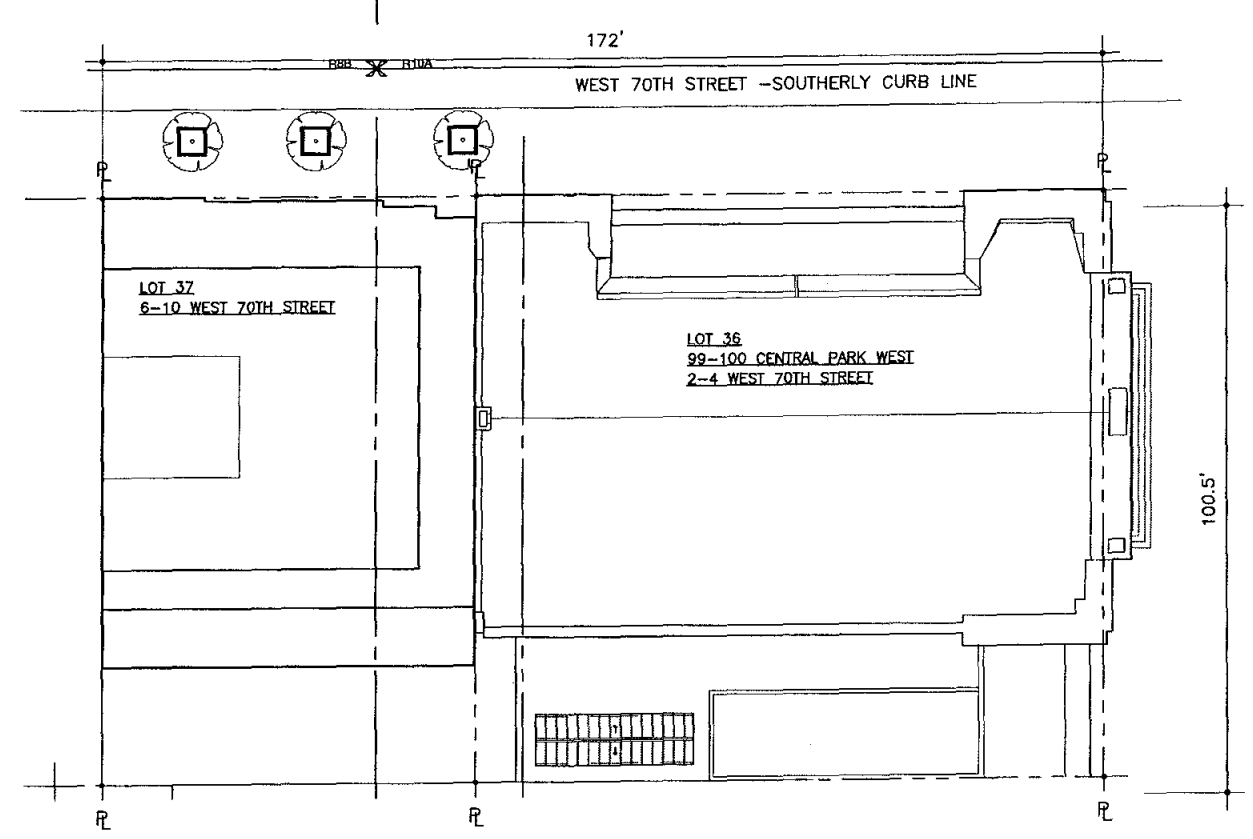
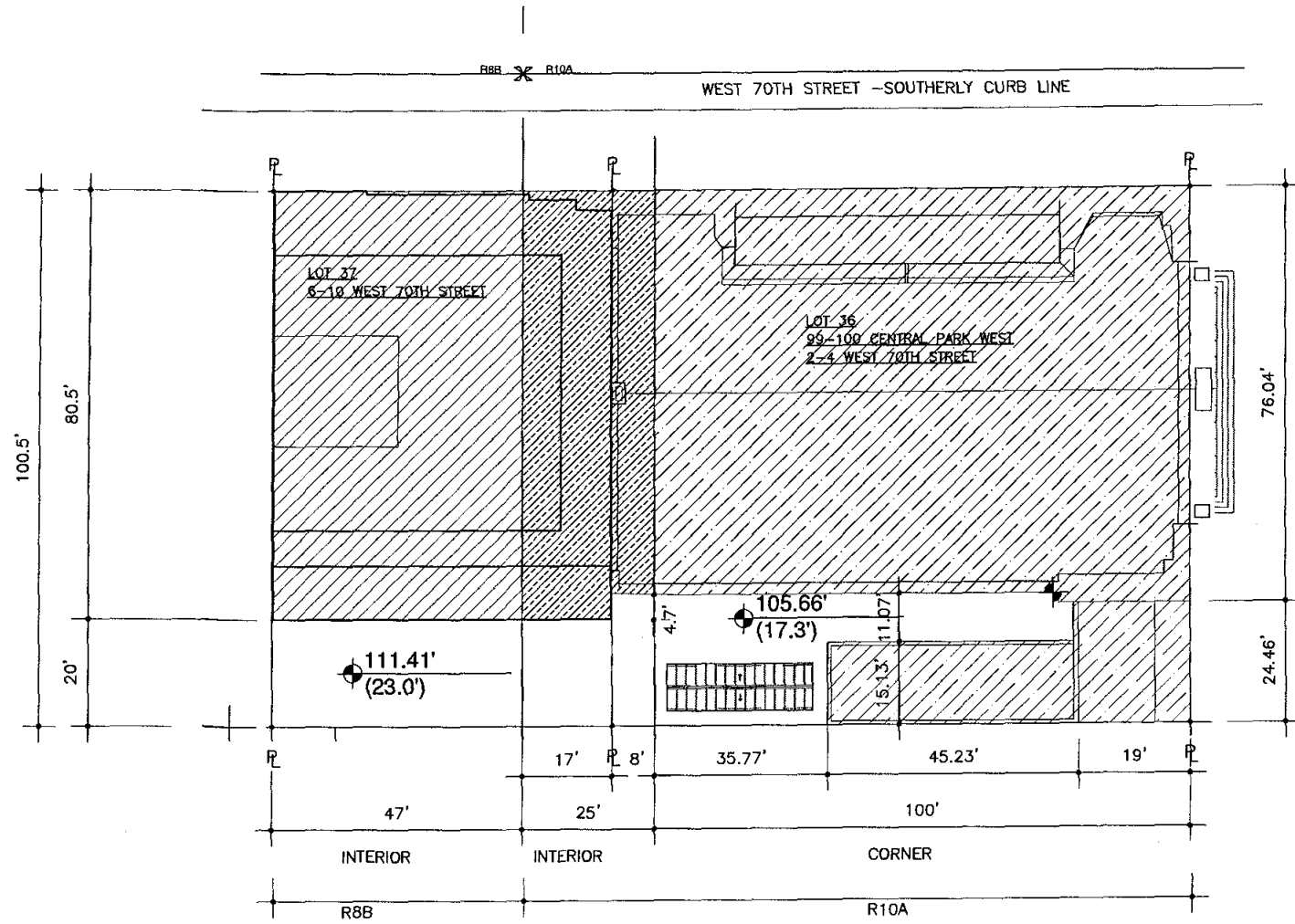
- NON-COMPLYING BUILDING HEIGHT
- NON-COMPLYING BUILDING BASE HEIGHT
- NON-COMPLYING REAR YARD SETBACK
- NON-COMPLYING SETBACK ABOVE BASE

◆ 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'

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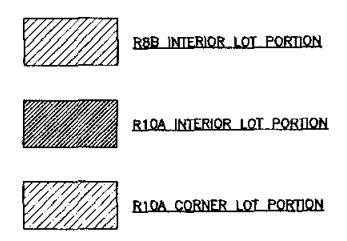
CONGREGATION 6-10 WEST 70TH STREET
SHEARITH ISRAEL NEW YORK, NY



1 LOT COVERAGE

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

LOT COVERAGE: SEC. 24-11, 77-24
 LOT COVERAGE PERMITTED FOR INTERIOR PORTION
 R8B: 0.70 X 4,723.50 = 3,306.45
 R10A: 0.70 X 2,512.50 = 1,758.75
 AVG: (3,306.45 + 1,758.75) / (4,723.50 + 2,512.50) = 0.70
 LOT COVERAGE PROPOSED FOR COMBINED INTERIOR PORTION
 R8B: 3783.5
 R10A: 1974.9
 AVG: (3,783.50 + 1,974.9) / (4,723.50 + 2,512.50) = 0.80
 DOES NOT COMPLY. REQUIRES BSA VARIANCE.

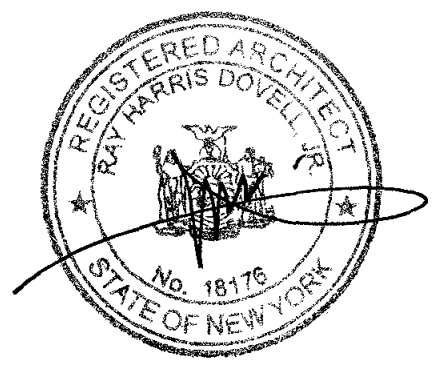


LOT COVERAGE PERMITTED FOR CORNER PORTION
 R10A: 1 X 10,050 = 10,050
 LOT COVERAGE EXISTING FOR CORNER PORTION
 R10A: 8,989.83 / 10,050 = .89 - COMPLIES

2 STREET TREE PLANTING

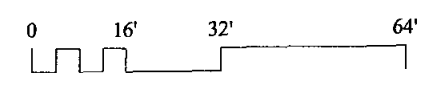
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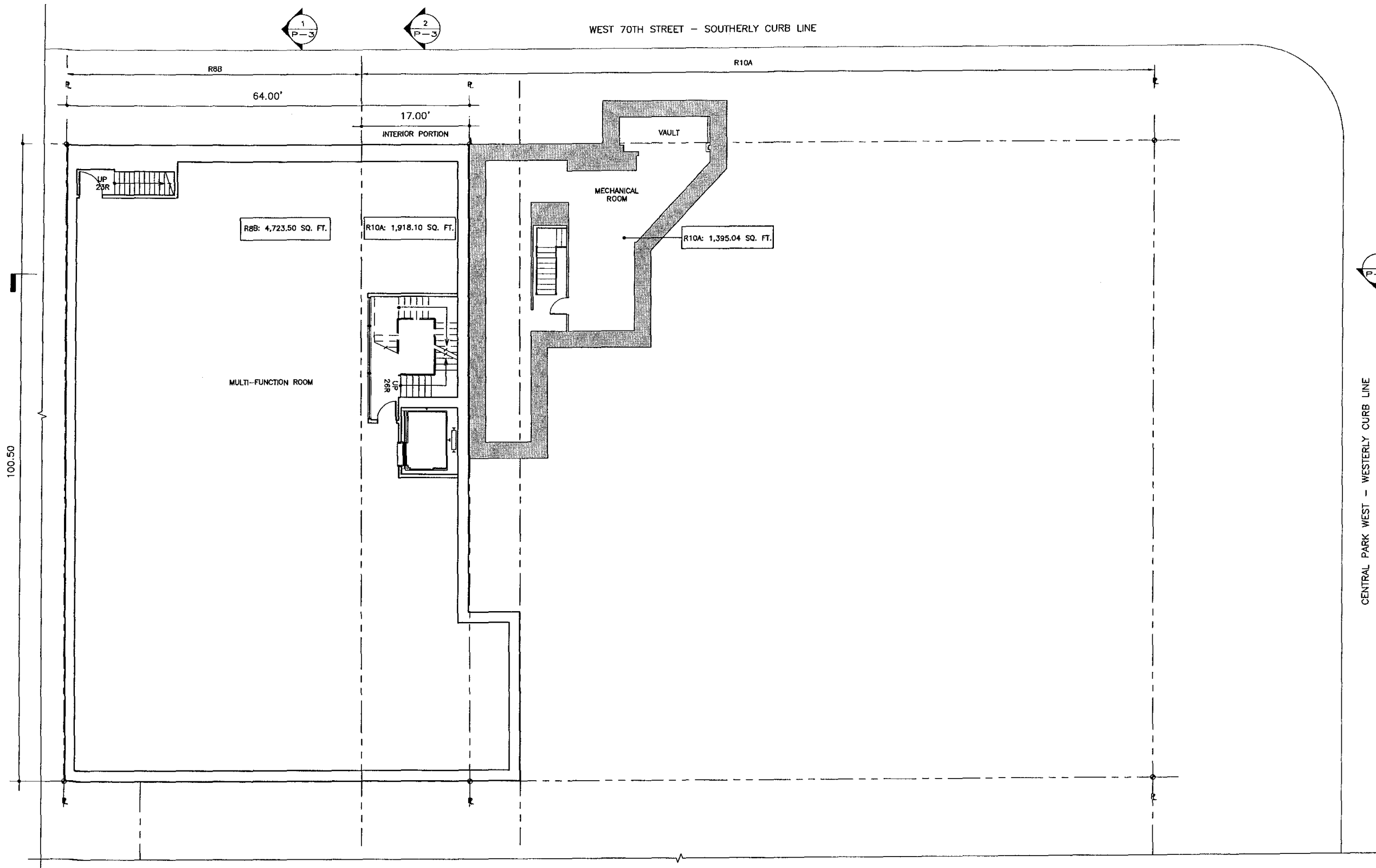
STREET TREE PLANTING: SEC. 28-112
 TREES REQUIRED = 1 TREE PER 25.00' STREET FRONTAGE
 FRONTAGE = 272.42 / 25 = 11 TREES
 TREES PROPOSED = 3 TREES TO BE INSTALLED
 REMAINDER TO BE PURCHASED BY OWNER FOR USE BY
 PARKS DEPARTMENT



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PROPOSED LOT COVERAGE CALCULATIONS AND TREE PLANTING	Platt Byard Dovel White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
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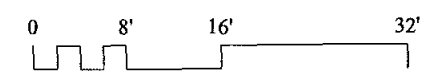





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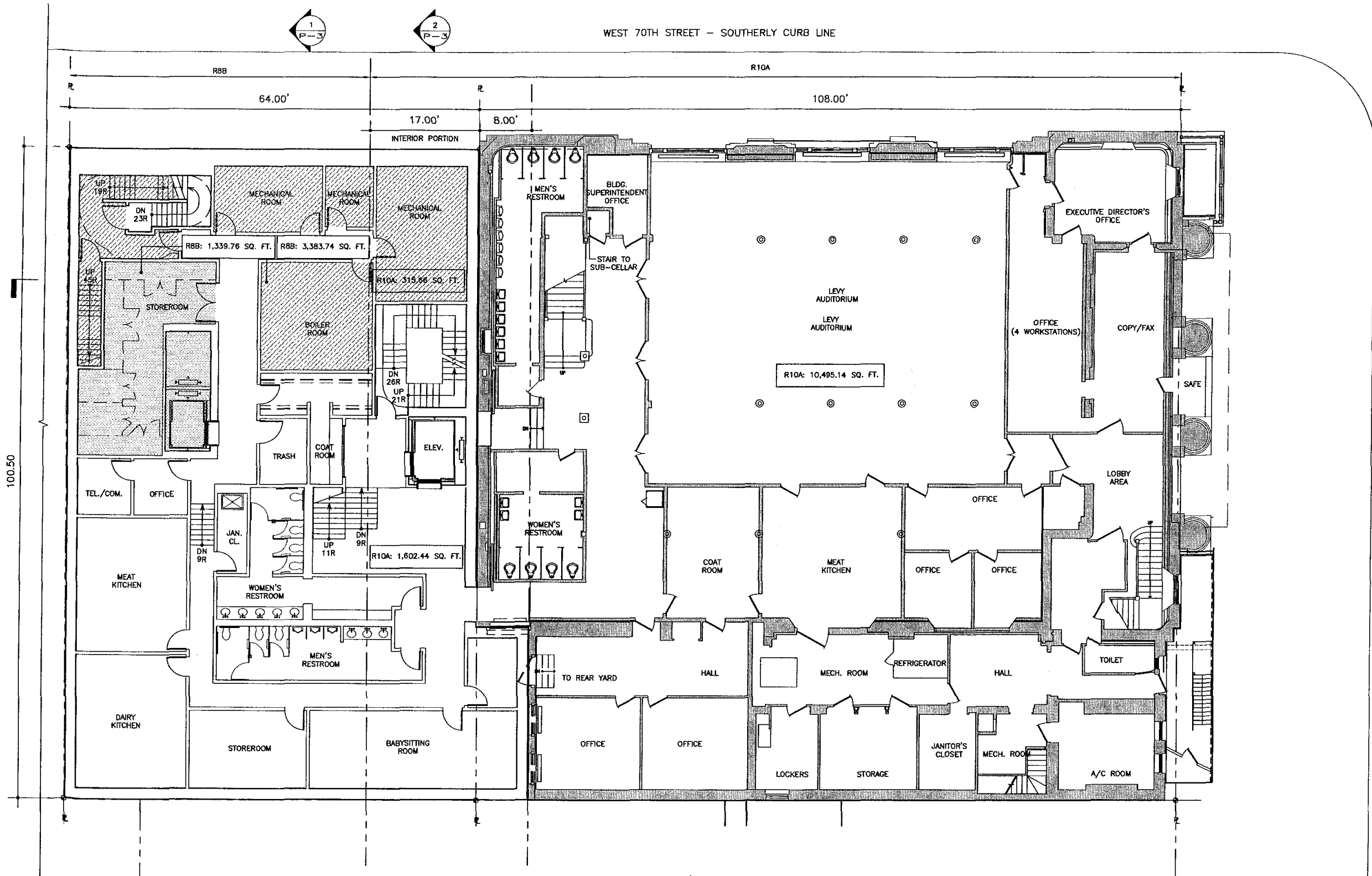
1 PLAN
SUB CELLAR
SCALE: 1/16" = 1'-0"

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



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			08.28.07	
			#02350	P - 6

WEST 70TH STREET - SOUTHERLY CURB LINE



CENTRAL PARK WEST - WESTERLY CURB LINE

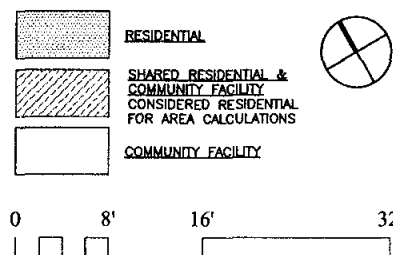


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1 PLAN
CELLAR

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

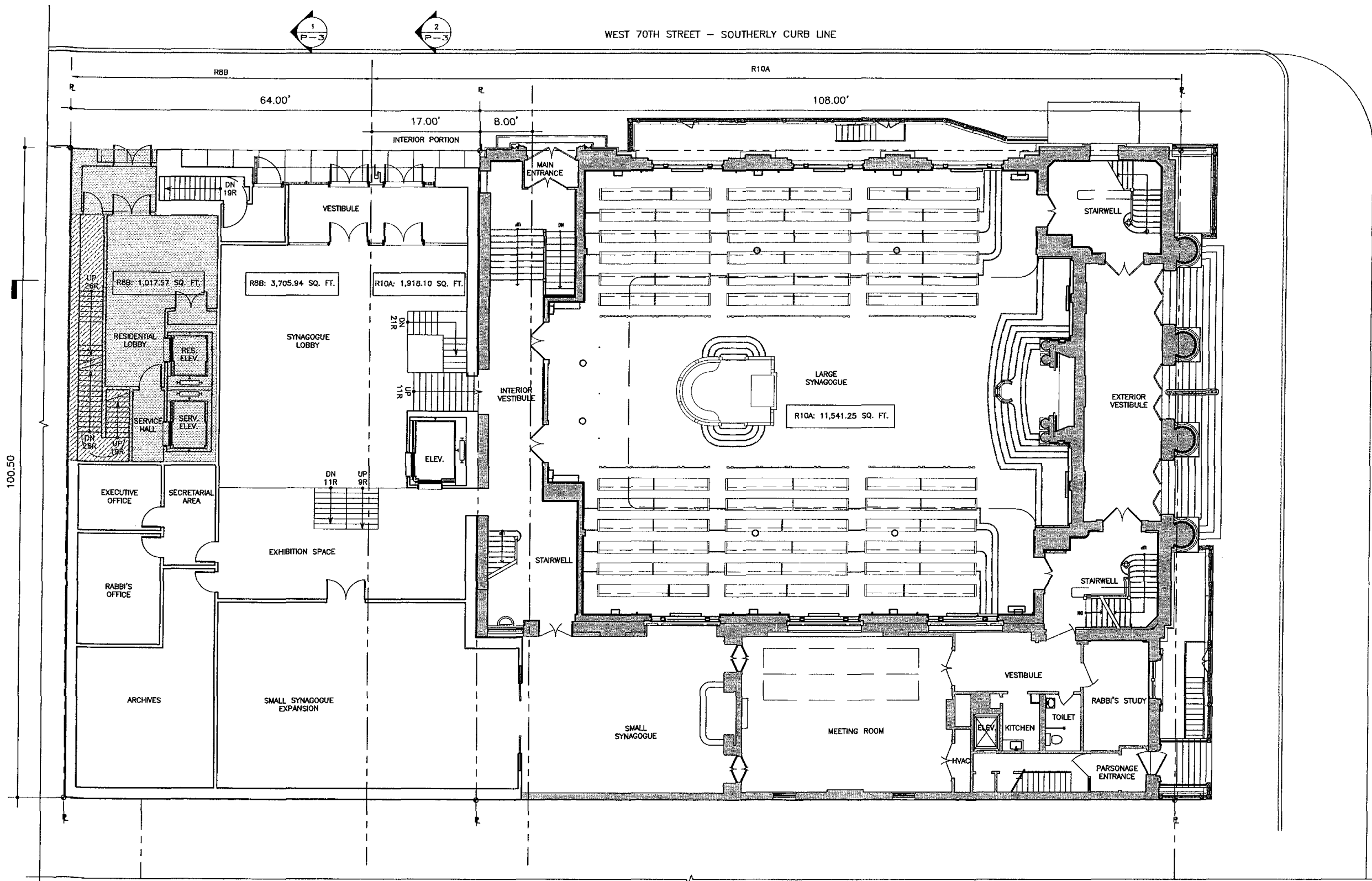


COMMUNITY FACILITY
CELLAR
PROPOSED

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

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20 West 22nd Street
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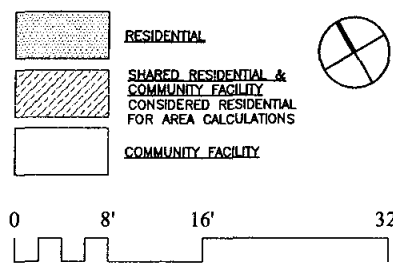
CENTRAL PARK WEST - WESTERLY CURB LINE



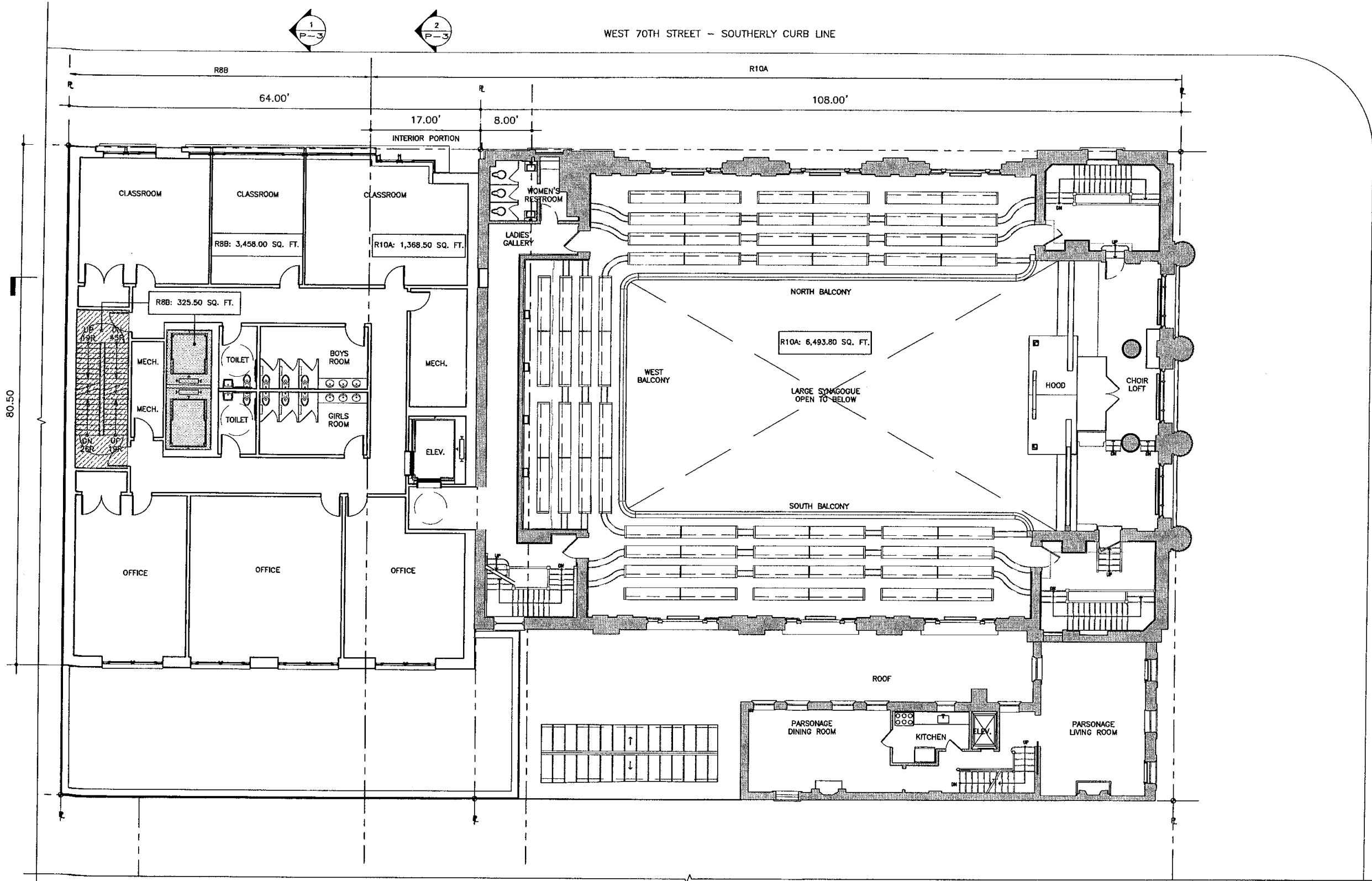
CAL. NO. 74-07-BZ

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



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



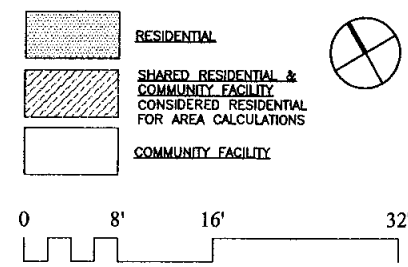
CENTRAL PARK WEST - WESTERLY CURB LINE



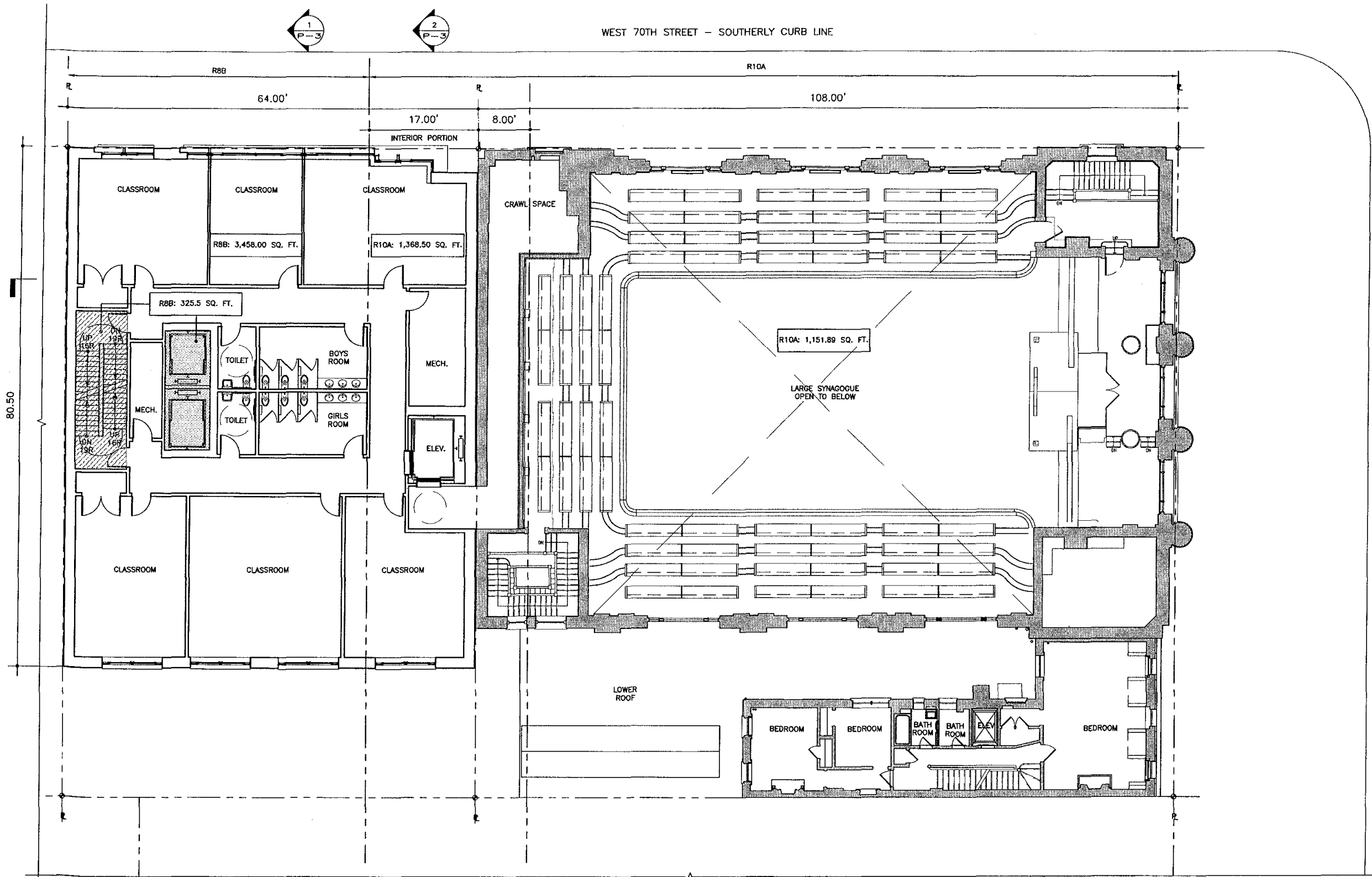
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1 PLAN
SECOND FLOOR SCALE: 1/16" = 1'-0"

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



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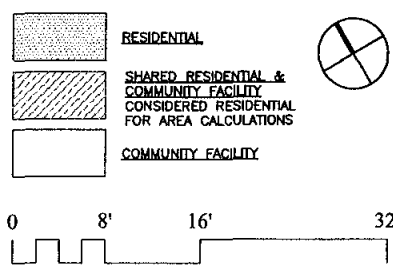
CENTRAL PARK WEST - WESTERLY CURB LINE



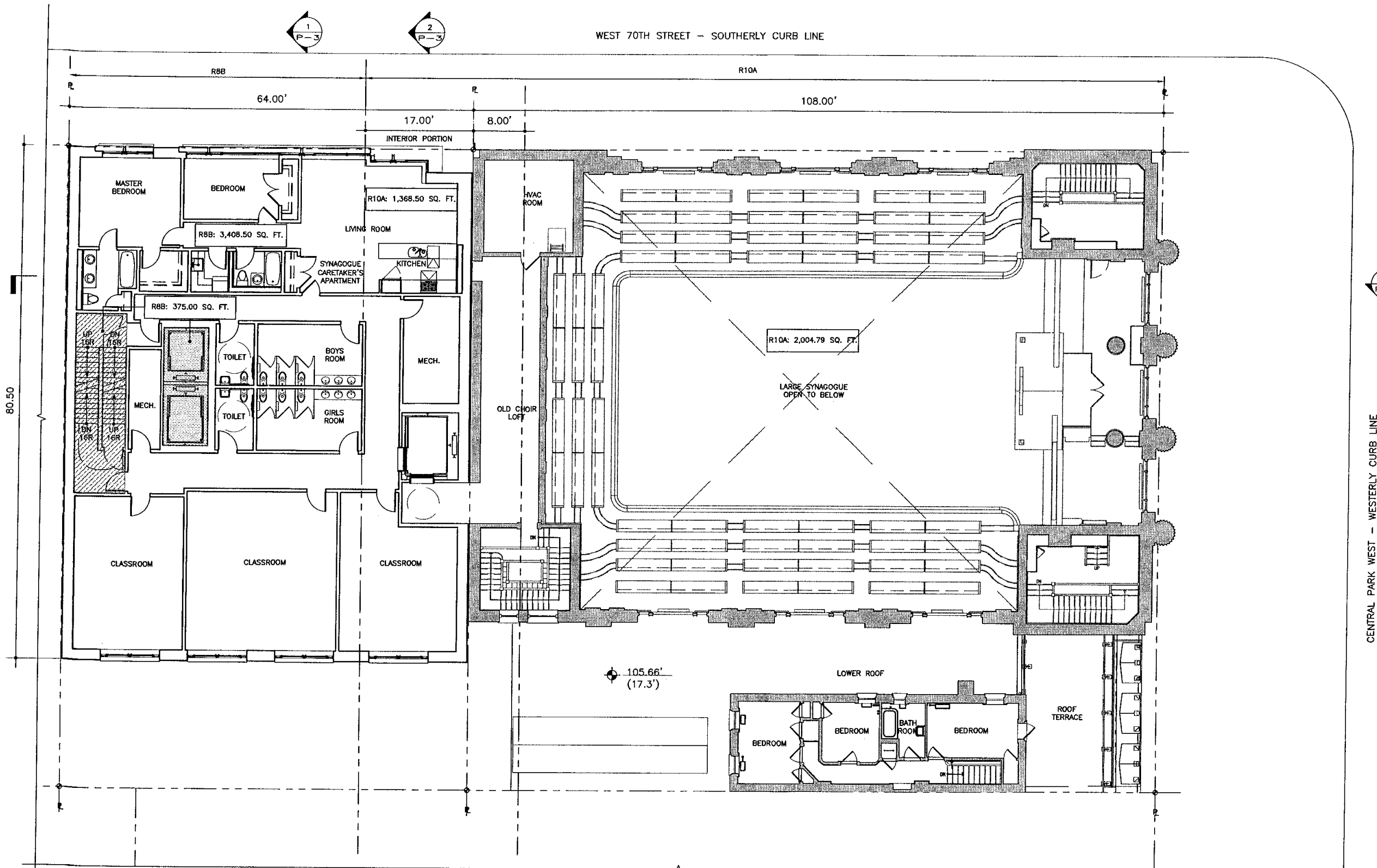
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1 PLAN
THIRD FLOOR
SCALE: 1/16" = 1'-0"

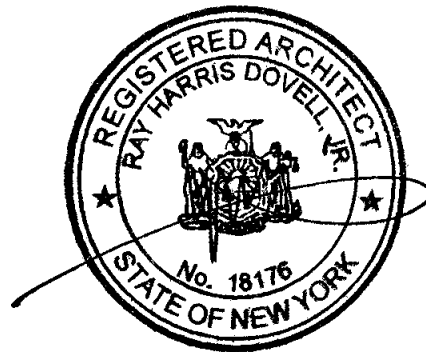
INTERIOR LAYOUT AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH,
AND ALL EXITS SHALL BE APPROVED BY DOB.
MAXIMUM OCCUPANT LOAD PER FLOOR/ SPACE SHALL BE APPROVED BY DOB



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			P - 10



CENTRAL PARK WEST - WESTERLY CURB LINE

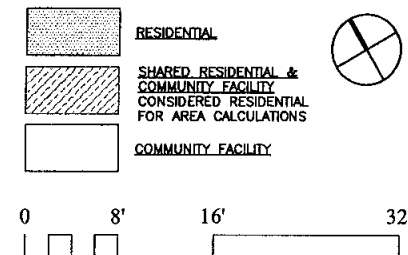


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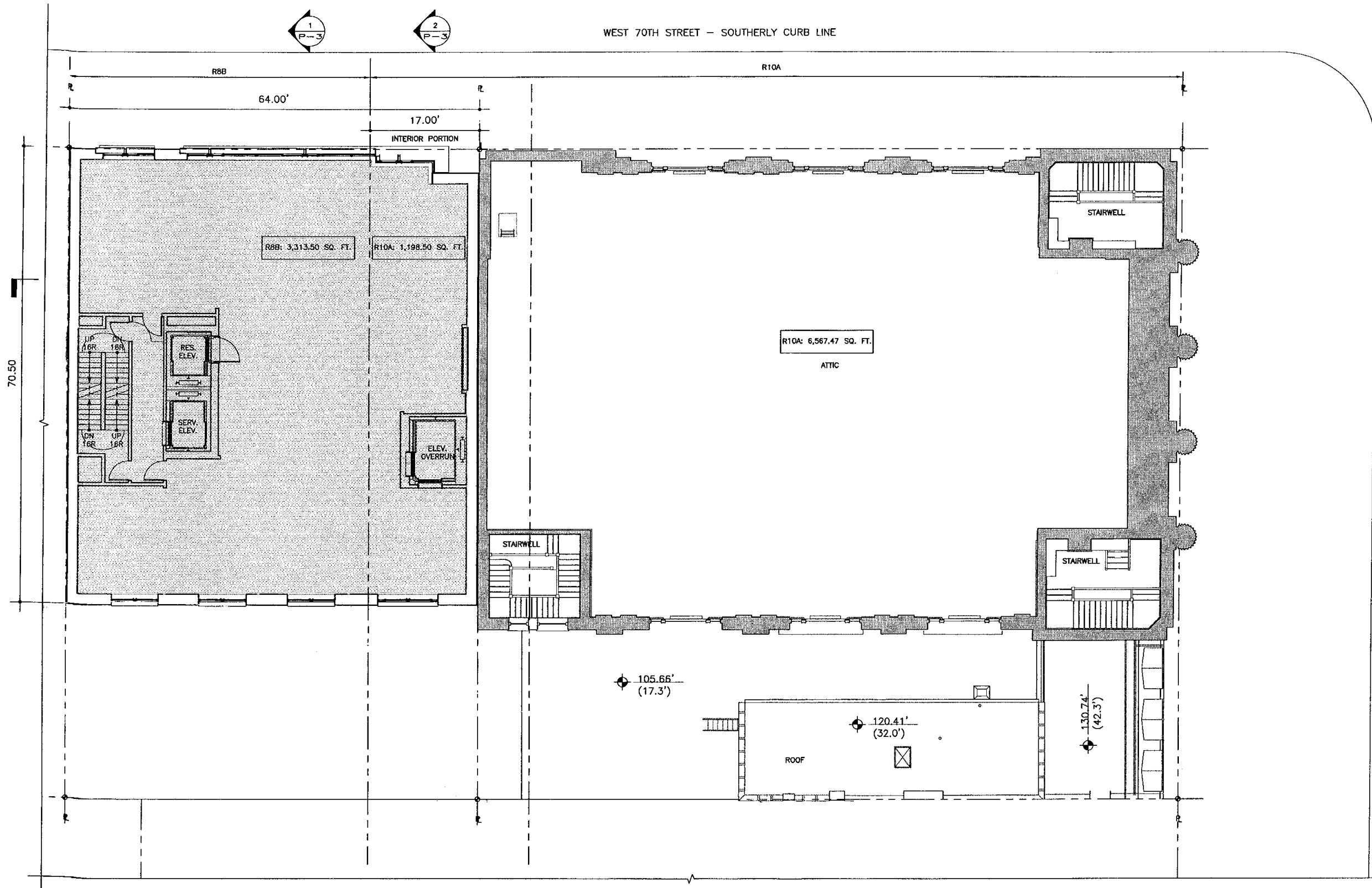
1 PLAN
FOURTH FLOOR

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



CENTRAL PARK WEST - WESTERLY CURB LINE

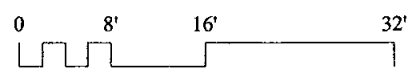
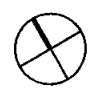


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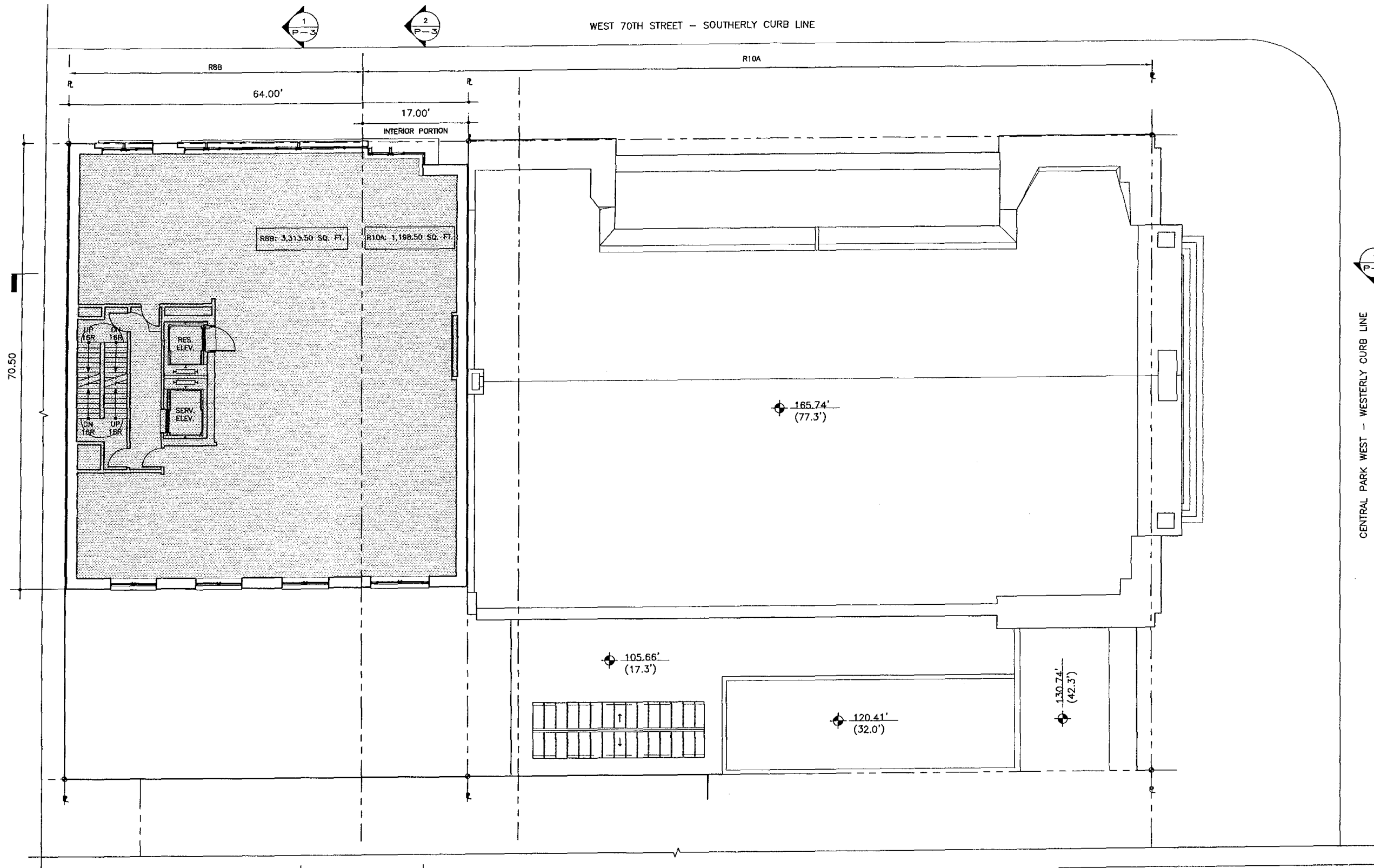
1 PLAN
FIFTH FLOOR
SCALE: 1/16" = 1'-0"

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 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	08.28.07 #02350
			P - 12



CAL. NO. 74-07-BZ

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

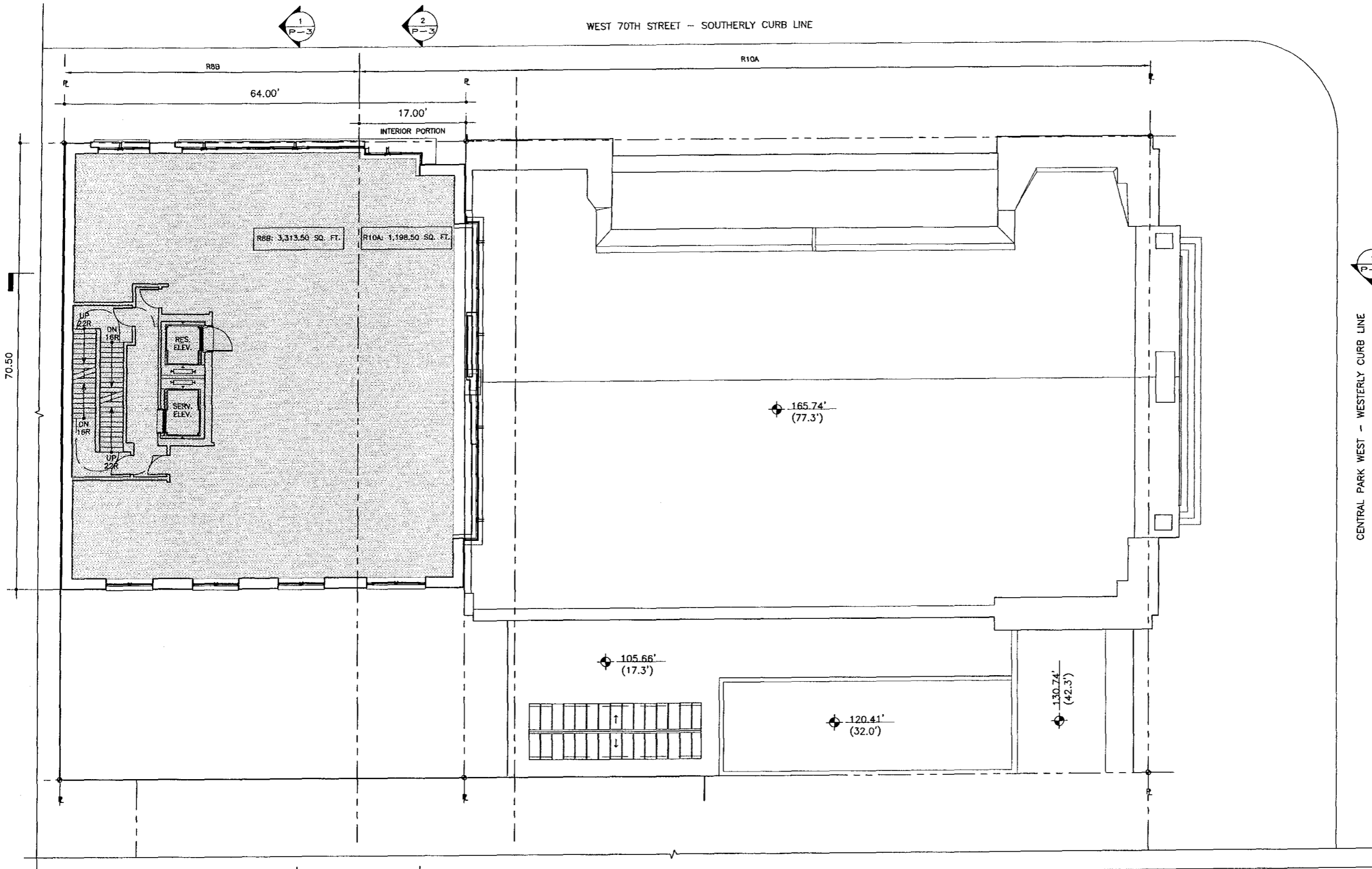
INTERIOR LAYOUT OF APARTMENTS AND ALL EXITS SHALL BE APPROVED BY DOB.

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

**RESIDENTIAL
SIXTH AND SEVENTH FLOORS
PROPOSED**

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

Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
08.28.07	
#02350	P - 13



WEST 70TH STREET -- SOUTHERLY CURB LINE

CENTRAL PARK WEST -- WESTERLY CURB LINE

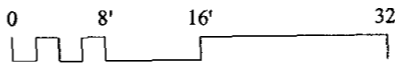


CAL. NO. 74-07-BZ

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

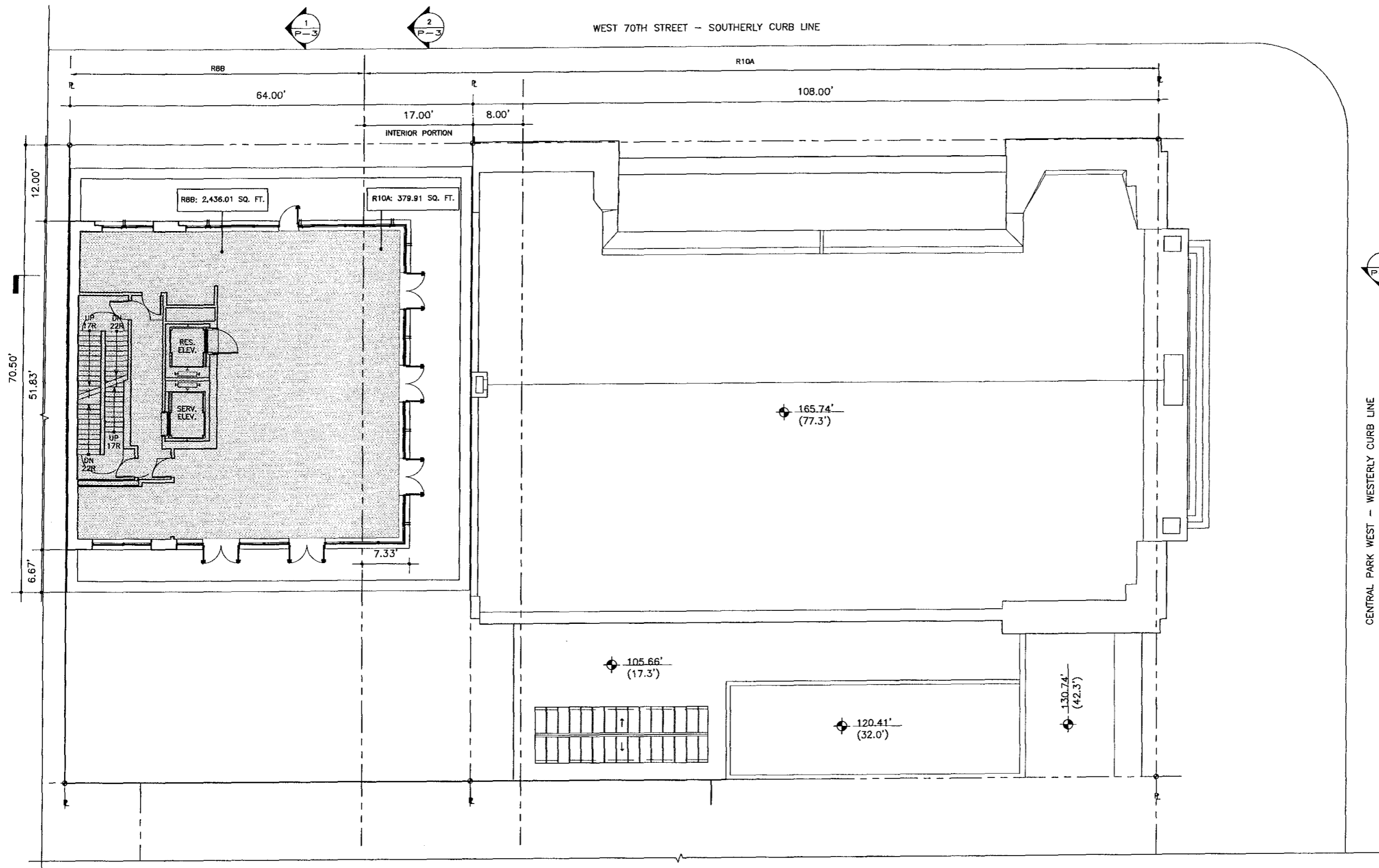
INTERIOR LAYOUT OF APARTMENTS AND ALL EXITS SHALL BE APPROVED BY DOB.

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



<p>RESIDENTIAL EIGHTH FLOOR PROPOSED</p> <p>CONGREGATION SHEARITH ISRAEL</p>	<p>6-10 WEST 70TH STREET NEW YORK, NY</p>	
	<p>Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax</p>	<p>08.28.07</p> <p>#02350</p>

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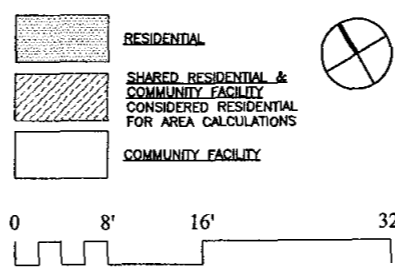
CENTRAL PARK WEST - WESTERLY CURB LINE



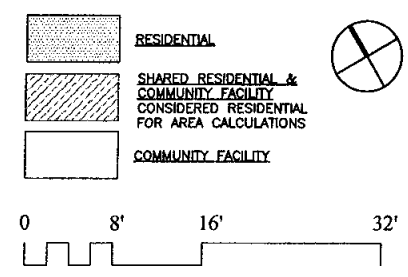
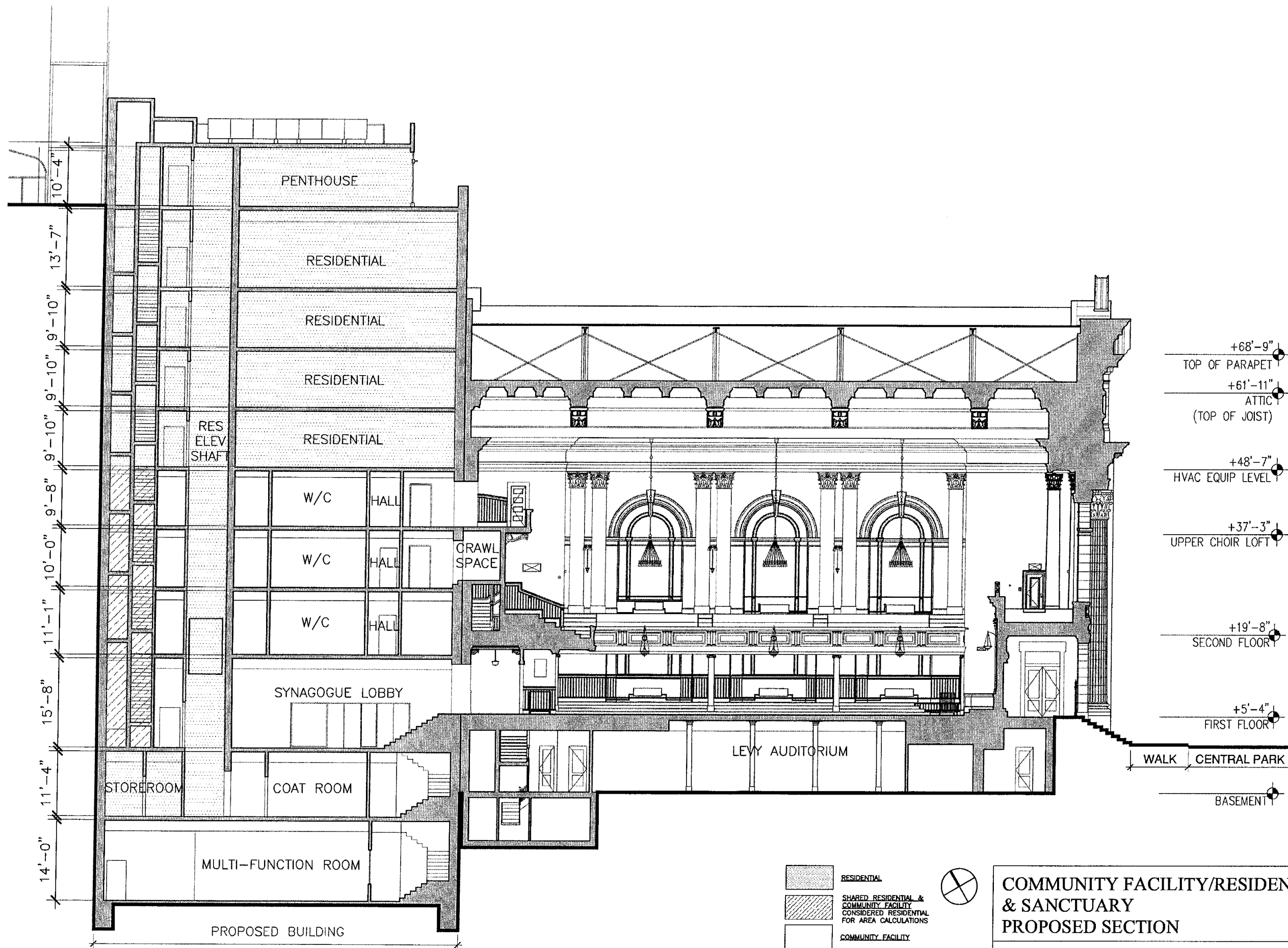
CAL. NO. 74-07-BZ

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

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



RESIDENTIAL PENTHOUSE PROPOSED	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
	CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY
	08.28.07 #02350	P - 15

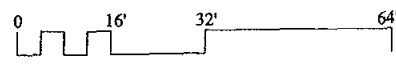


COMMUNITY FACILITY/RESIDENTIAL & SANCTUARY PROPOSED SECTION		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
CONGREGATION SHEARITH ISRAEL		6-10 WEST 70TH STREET NEW YORK, NY	08.28.07 #02350 P - 15A



1 ELEVATION

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



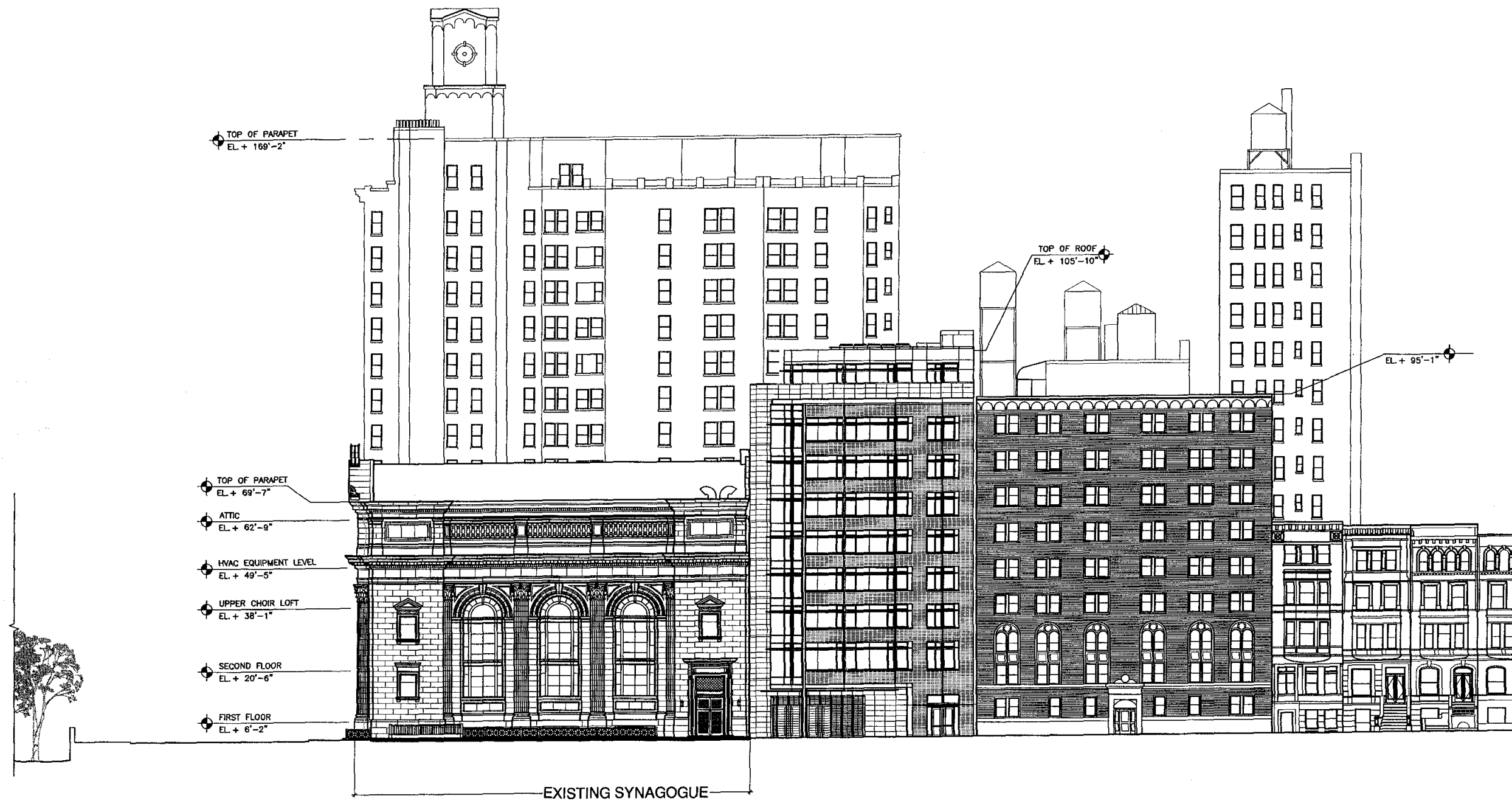
PROPOSED ELEVATION
WEST SIDE OF
CENTRAL PARK WEST

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 212.633.0144 fax	
08.28.07	
#02350	P-16



CAL. NO. 74-07-BZ

PROPOSED ELEVATION
SOUTH SIDE OF
WEST 70TH STREET

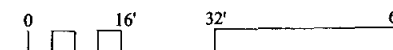
Platt Byard Dovell White
Architects LLP
20 West 22nd Street
New York, NY 10010
212.691.2440
212.693.0144 fax

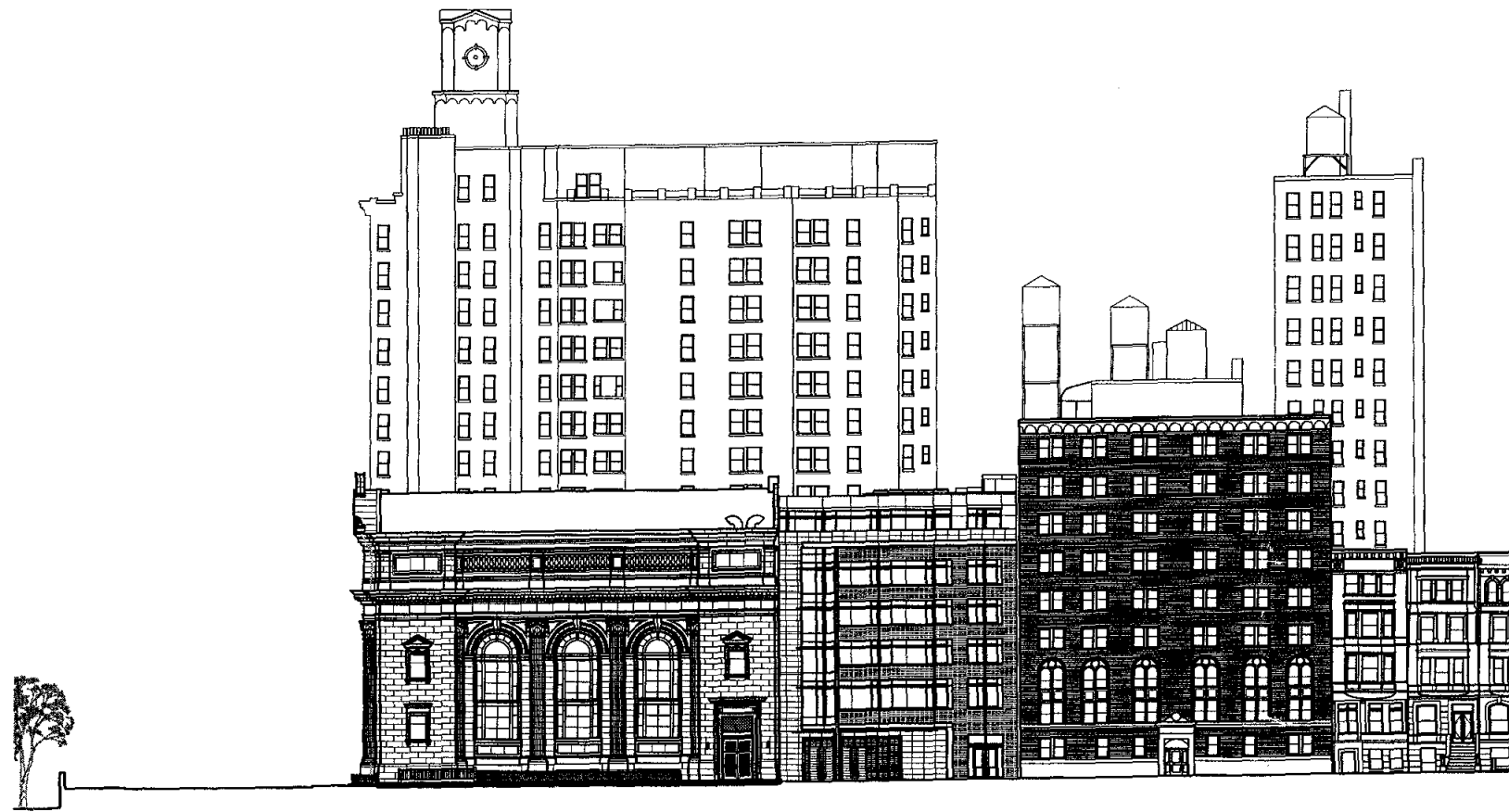
CONGREGATION 6-10 WEST 70TH STREET
SHEARITH ISRAEL NEW YORK, NY

08.28.07	
#02350	P-17

1 ELEVATION

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

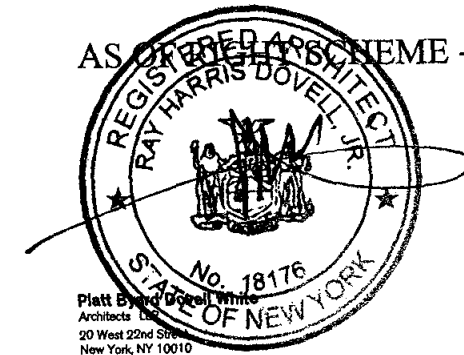




CONGREGATION SHEARITH ISRAEL

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

AS SHOWN IN SCHEME - SCHEME A (ORIGINAL)



Platt Eby
Architects
20 West 22nd St.
New York, NY 10011
212.691.2440
212.693.0144 fax
www.pbdw.com

08.28.07

#02350

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

MAP 8C 1. ZONING DISTRICTS:
RBB
R10A

2. LOT AREA:
8-10 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 4,723.5 SF = 39,488.46 SF
R10A: 8.36 X 12,562.5 SF = 105,022.50 SF

COMBINED RBB & R10A 8.36 X 17,285 = 144,510.96 SF

B. FLOOR AREA PROPOSED

RBB PORTION RESIDENTIAL 7,495.57 = SF
RBB PORTION COMMUNITY FACILITY 12,620.44 = SF
RBB TOTAL 20,116.00 = SF

R10A PORTION RESIDENTIAL 2,142.00 = SF
R10A PORTION COMMUNITY FACILITY 5,613.60 = SF
R10A PORTION EXISTING COMMUNITY FACILITY 27,759.20 = SF
R10A TOTAL 35,414.80 = SF

COMBINED RBB & R10A 55,530.81 SF

24-11 10. MAXIMUM LOT COVERAGE PERMITTED
77-24 INTERIOR PORTION .70
CORNER PORTION 1.00

11. LOT COVERAGE PROPOSED
INTERIOR PORTION .70, COMPLIES SEE P-5
CORNER PORTION .89, COMPLIES SEE P-5 (EXISTING)

24-12 12. APPLICATION OF LOT COVERAGE
APPLIED OVER 23.00' ABOVE BASE PLANE

24-34 13. FRONT YARD REQUIREMENTS
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
24-391 RBB 30' REQUIRED
R10A INTERIOR PORTION 30' REQUIRED
R10A CORNER PORTION NOT REQUIRED

16. REAR YARD PROPOSED
RBB INTERIOR PORTION 30.00', COMPLIES, SEE P-5
R10A INTERIOR PORTION 30.00', COMPLIES, SEE P-5
R10A CORNER PORTION COMPLIES

24-522 17. STREET WALL LOCATION & HEIGHT

23-633 A. STREET WALL LOCATION
77-28 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 SITE PLAN
R10A COMPLIES: SEE SITE PLAN

B. SETBACK REGULATIONS FOR NARROW STREETS
RBB 15.00' SETBACK ABOVE 60.00'
R10A 15.00' SETBACK ABOVE 125.00'

C. SETBACKS PROVIDED FOR NARROW STREETS
RBB 15.00' PROVIDED, COMPLIES, SEE P-3
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 PROVIDED
RBB PORTION 60.0', COMPLIES, SEE P-3
R10A PORTION 60.0', COMPLIES SEE P-3

F. MAXIMUM BUILDING HEIGHT PERMITTED
RBB 75.00'
R10A 185.00'

G. MAXIMUM BUILDING HEIGHT PROPOSED
RBB PORTION 75.0', COMPLIES, SEE P-3
R10A PORTION 75.0', 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 COMPLIES, SEE P-3
R10A PORTION COMPLIES SEE P-3

24-522 18. DENSITY

23-663 A. FACTOR FOR DWELLING UNITS
RBB 680
R10A 790

B. MAXIMUM NUMBER OF DWELLING UNITS PERMITTED
RBB 7,495.57 / 680 = 11 D.U.'S
R10A 2,142.00 / 790 = 2 D.U.'S
TOTAL ALLOWED 13 D.U.'S
TOTAL PROPOSED 2 D.U.'S - COMPLIES

28-00 19. QUALITY HOUSING CALCULATIONS

28-11 A. BULK REGULATIONS
COMPLIES

28-12 B. STREET TREE PLANTING
1 TREE PER 25.00' OF STREET FRONTAGE REQ. PROPOSED, SEE P-5

28-21 C. SIZE OF DWELLING UNITS
MINIMUM 400' REQUIRED
COMPLIES: SEE FLOOR PLANS

28-22 D. WINDOWS
ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED
COMPLIES: ALL RESIDENTIAL WINDOWS DOUBLE GLAZED

28-23 E. REFUSE STORAGE AND DISPOSAL
NOT REQUIRED, < 9 DWELLING UNITS
NOT PROPOSED

28-24 F. LAUNDRY FACILITIES
NOT REQUIRED, < 9 DWELLING UNITS
NOT PROPOSED

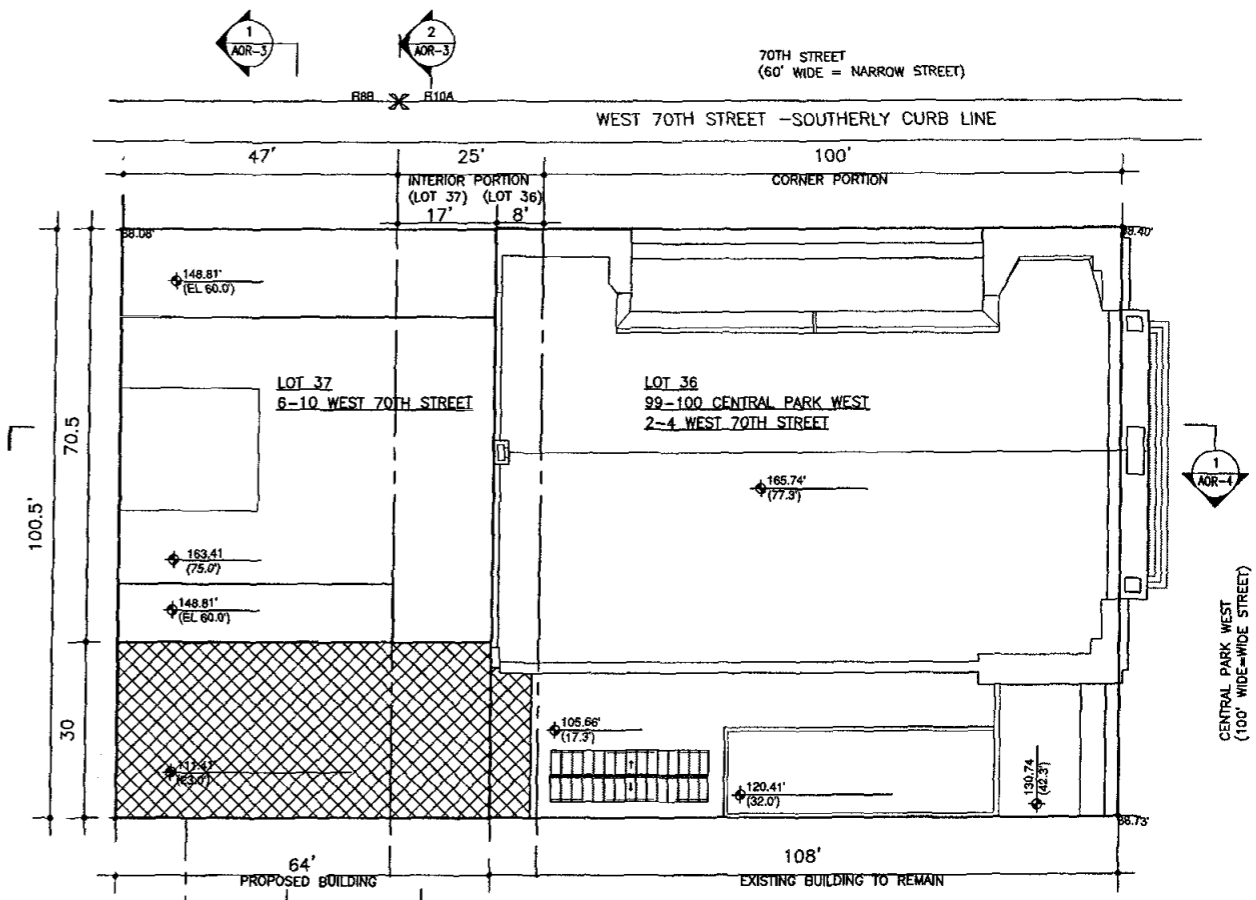
28-25 G. DAYLIGHT IN CORRIDORS
NOT REQUIRED
NOT PROPOSED

28-30 H. RECREATION SPACE AND PLANTING AREAS
NOT REQUIRED, < 9 DWELLING UNITS
NOT PROPOSED

28-41 I. DENSITY OF CORRIDOR
NOT REQUIRED
NOT PROPOSED

28-50 J. PARKING FOR QUALITY HOUSING
COMMUNITY DISTRICT 7 ACCESSORY
PARKING PERMITTED FOR 35% OF
NUMBER OF DWELLING UNITS

13-12 .35 X 5 = 1.75 ACCESSORY
13-133 PARKING ALLOWED; PARKING NOT
(FOR UG4) PROPOSED

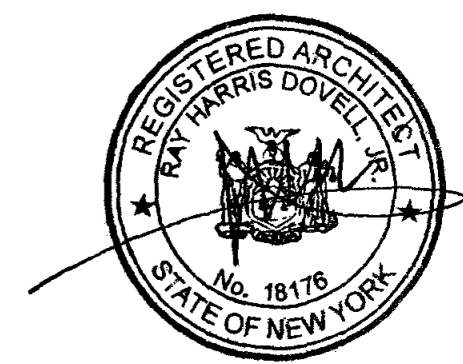


1 SITE PLAN
SCALE: 1/32" = 1'-0"

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

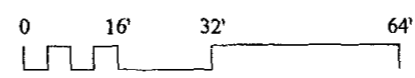
BASE PLANE CALCULATIONS
AVG BASE PLANE = $\frac{88.73 + 88.41 + 88.08}{3}$
= $\frac{265.22}{3}$ 88.41 = 0.00'
FOR ZONING PURPOSES

LEGEND
FROM MANHATTAN DATUM FROM CURB LEVEL 0.00' (88.41')
REAR YARD



CAL. NO. 74-07-BZ

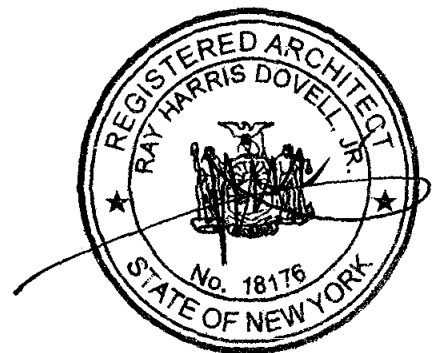
AS-OF-RIGHT SITE PLAN, ZONING CALCULATIONS, AND BASE PLANE CALCULATIONS	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
	CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY



FLOOR AREA SCHEDULE

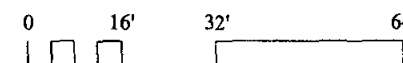
FLOOR	USE	FLOOR AREA PROPOSED		FLOOR AREA EXISTING	COMM. FAC. GROSS FLOOR AREA	RESIDENTIAL GROSS FLOOR AREA	COMBINED RBB & R10A GROSS FLOOR AREA	ZONING FLOOR AREA
		RBB	R10A	R10A				
C2	COMMUNITY FACILITY	(4,723.50)	(1,918.10)	(1,395.04)	(8,036.64)	0	(8,036.64)	N.A.
	COMMUNITY FACILITY	(3,383.74)	(1,602.44)	(10,495.14)	(15,481.32)	N.A.		N.A.
C1	RESIDENTIAL	(1,339.76)	(315.66)			(1,655.42)	(17,136.74)	N.A.
1	COMMUNITY FACILITY	3,705.94	1,918.10	11,541.25	17,165.29	N.A.		
	RESIDENTIAL	1,017.57	0	0	N.A.	1,017.57	18,182.86	18,182.86
2	COMMUNITY FACILITY	2,988.00	1,198.50	6,493.80	10,680.30	N.A.		
	RESIDENTIAL	325.50	0	0	N.A.	325.50	11,005.80	11,005.80
3	COMMUNITY FACILITY	2,988.00	1,198.50	1,151.89	5,338.39	N.A.		
	RESIDENTIAL	325.50	0	0	N.A.	325.50	5,663.89	5,663.89
4	COMMUNITY FACILITY	2,938.50	1,198.50	2,004.79	6,141.79	N.A.		
	RESIDENTIAL	375.00	0	0	N.A.	375.00	6,516.79	6,516.79
5	COMMUNITY FACILITY	0	0	6,567.47	6,567.47			
	RESIDENTIAL	3,313.50	1,198.50	0	N.A.	4,512.00	11,079.47	11,079.47
6	RESIDENTIAL	2,138.50	943.50	0	N.A.	3,082.00	3,082.00	3,082.00
TOTAL ZONING FLOOR AREA	RBB COMMUNITY	12,620.44						
TOTAL ZONING FLOOR AREA	RBB RESIDENTIAL	7,495.57						
TOTAL ZONING FLOOR AREA	RBB	20,116.01						
TOTAL ZONING FLOOR AREA	R10A COMMUNITY		5,513.60					
TOTAL ZONING FLOOR AREA	R10A RESIDENTIAL		2,142.00					
TOTAL ZONING FLOOR AREA	R10A EXIST. COMM.			27,759.20				
TOTAL ZONING FLOOR AREA	R10A			35,414.80				
TOTAL ZONING FLOOR AREA	COMMUNITY FACILITY				45,893.24			
TOTAL ZONING FLOOR AREA	RESIDENTIAL					9,637.57		
TOTAL	NEW BUILDING & EXIST. SYNAGOGUE						80,704.19	55,530.81
TOTAL	NEW BUILDING						41,054.81	27,771.61

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

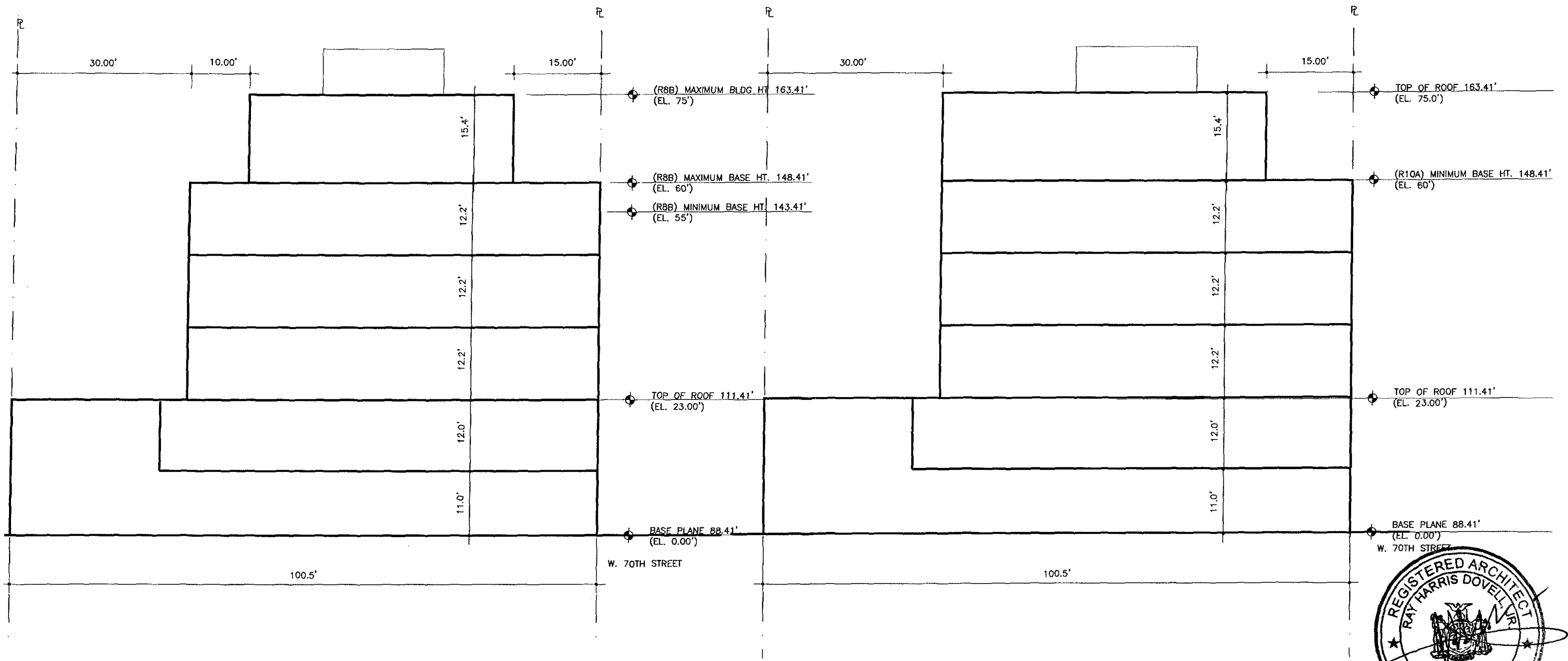


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AS-OF-RIGHT FLOOR AREA SCHEDULE		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
CONGREGATION SHEARITH ISRAEL		6-10 WEST 70TH STREET NEW YORK, NY	08.28.07 #02350 AOR-2



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



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

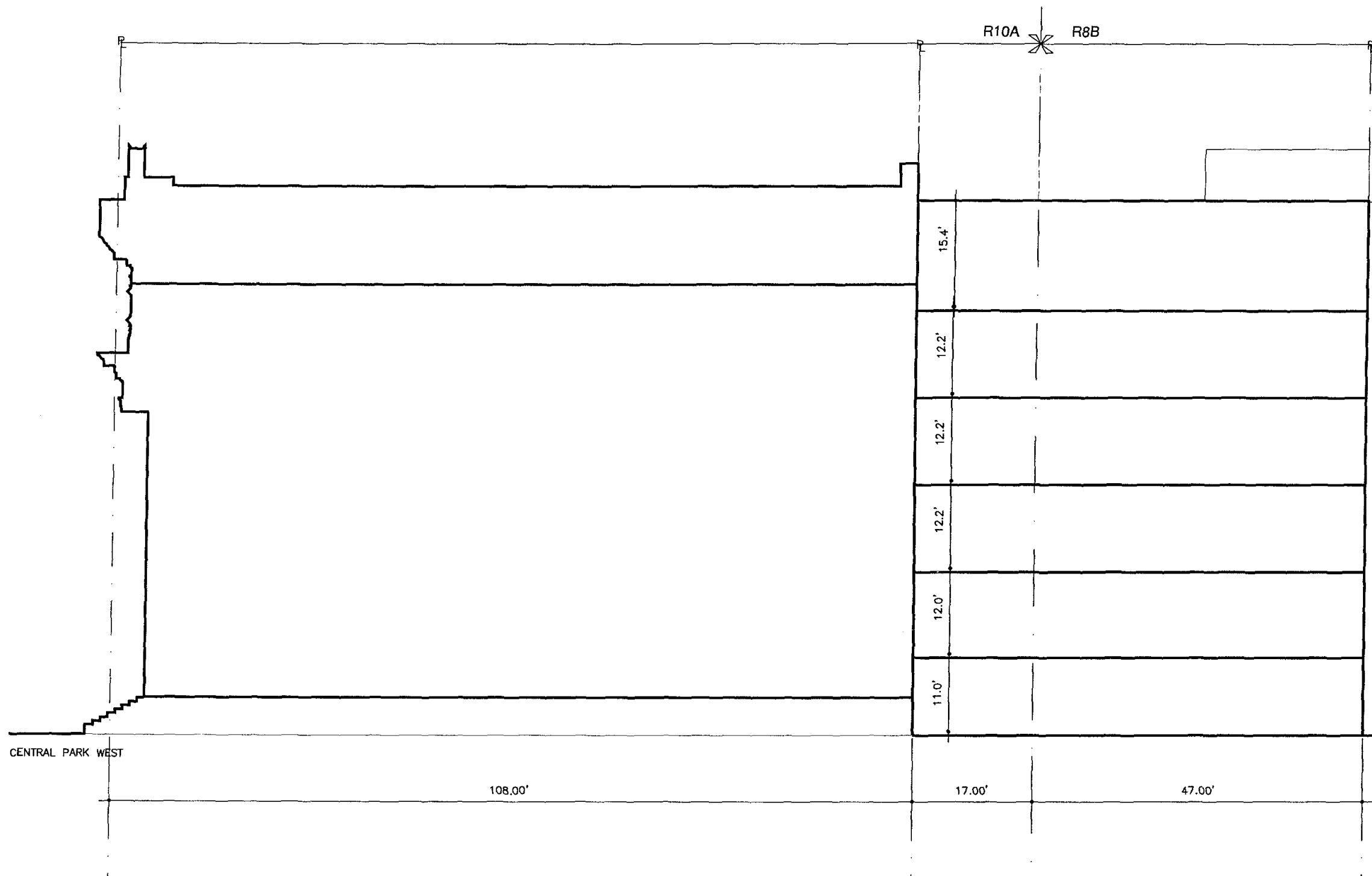
2 SECTION R10A
 THRU WEST 70TH SCALE: 1/16" = 1'-0"



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

AS-OF-RIGHT STREET WALL SECTIONS		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
CONGREGATION SHEARITH ISRAEL		08.28.07	AOR-3
6-10 WEST 70TH STREET NEW YORK, NY		#02350	

CAL. NO. 74-07-BZ



◆ (R10A) MAXIMUM BLDG HT 273.41'
(EL. 185')

◆ (R8B) MAXIMUM BLDG HT 163.41'
(EL. 75')

◆ (R8B) MAXIMUM BASE HT. 148.41'
(EL. 60')

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

◆ BASE PLANE 88.41'
(EL. 0.00')



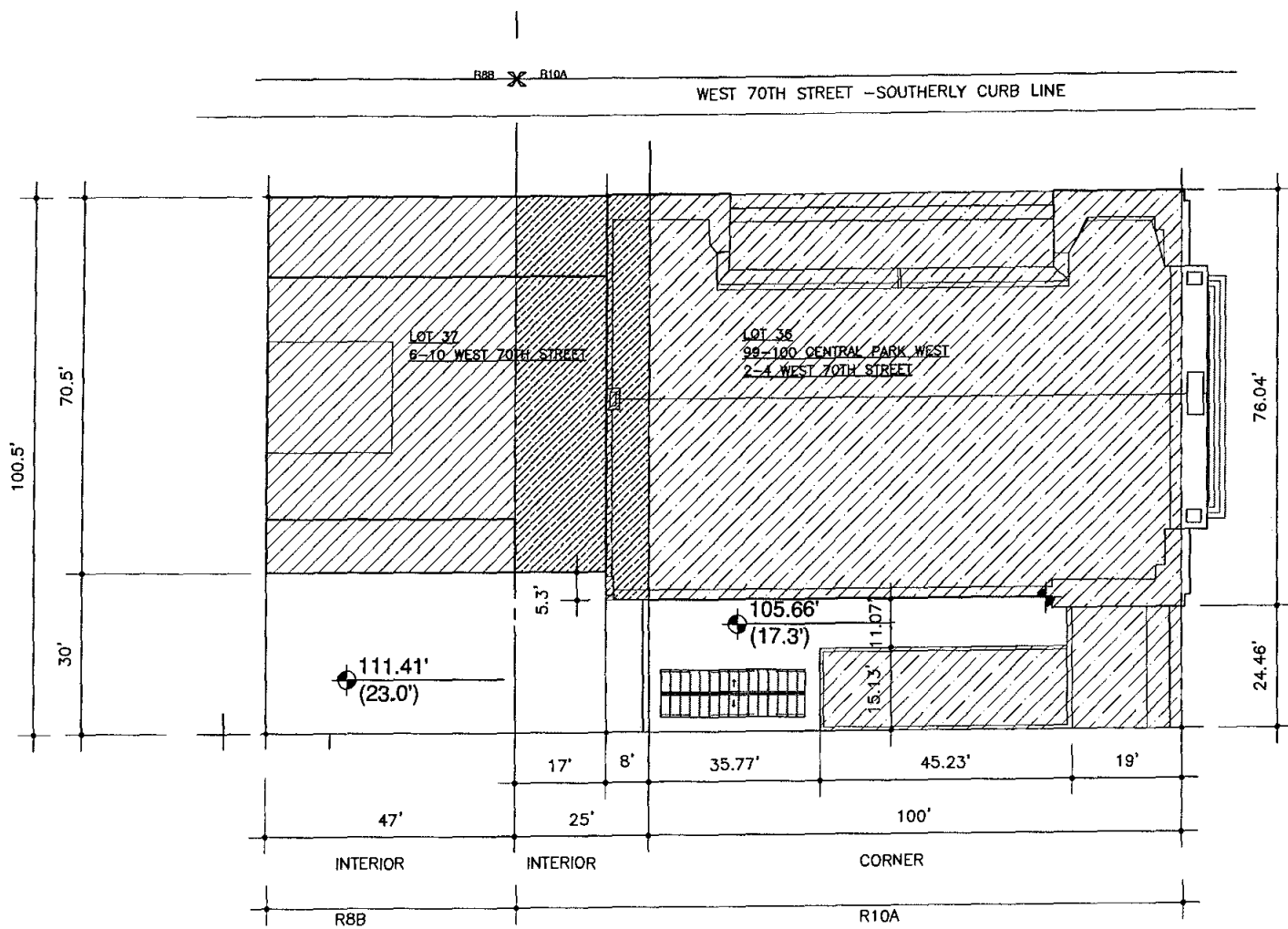
1 SECTION
THRU CENTRAL PARK WEST SCALE: 1/16" = 1'-0"

LEGEND

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

AS-OF-RIGHT STREET WALL SECTIONS		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
CONGREGATION SHEARITH ISRAEL		08.28.07	
6-10 WEST 70TH STREET NEW YORK, NY		#02350	AOR-4

CAL. NO. 74-07-BZ



1 LOT COVERAGE

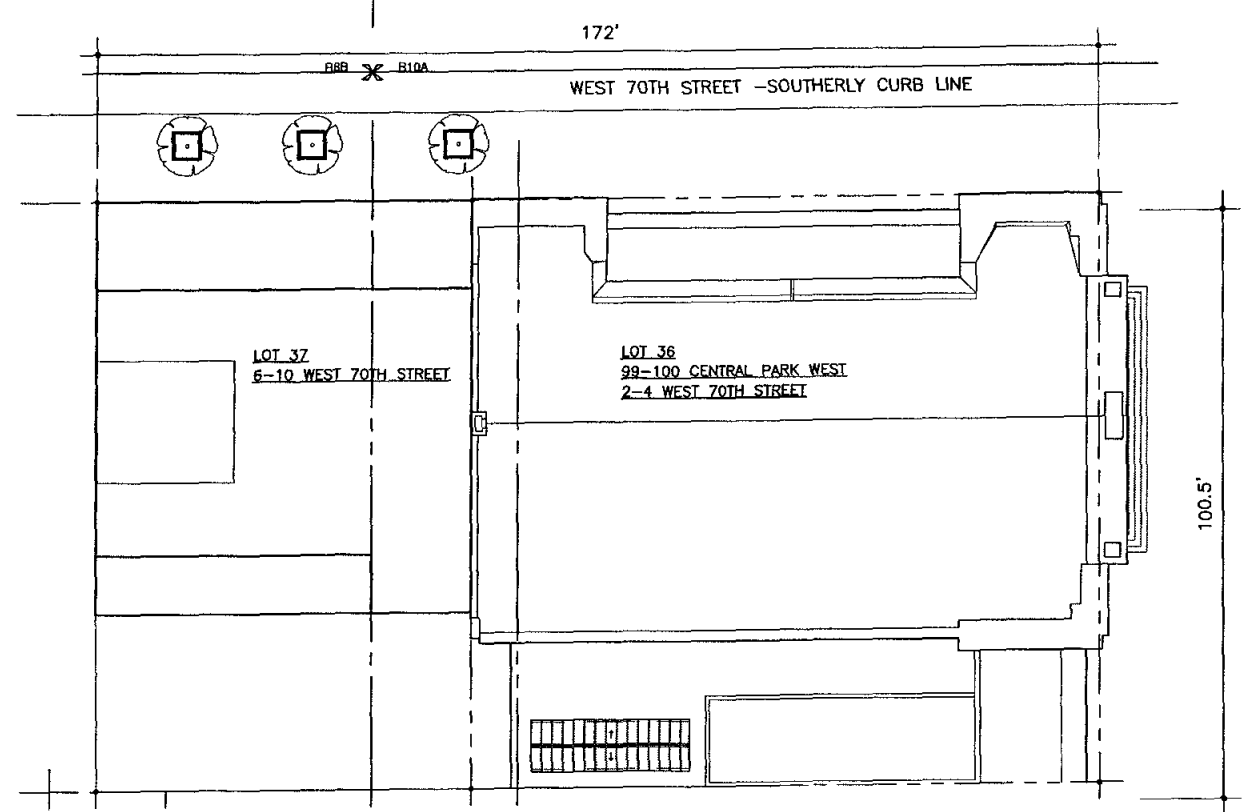
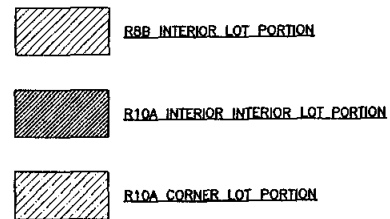
SCALE: 1/32" = 1'-0"

LOT COVERAGE: SEC. 24-11. 77-24
 LOT COVERAGE PERMITTED FOR INTERIOR PORTION
 RBB: $0.70 \times 4,723.50 = 3,306.45$
 R10A: $0.70 \times 2,512.50 = 1,758.75$
 AVG: $(3,306.45 + 1,758.75) / (4,723.50 + 2,512.50) = 0.70$

LOT COVERAGE PROPOSED FOR COMBINED INTERIOR PORTION
 RBB: 3,313.50
 R10A: 1,804.90
 AVG: $(3,313.50 + 1,804.9) / (4,723.50 + 2,512.50) = 0.70$
 COMPLIES

LOT COVERAGE PERMITTED FOR CORNER PORTION
 R10A = $1 \times 10,050 = 10,050$

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

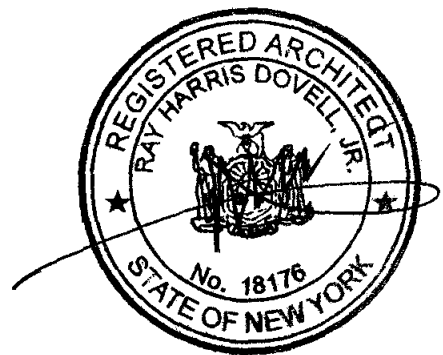


2 STREET TREE PLANTING

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

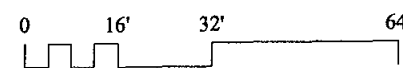
TREES PROPOSED = 3 TREES TO BE INSTALLED
 REMAINDER TO BE PURCHASED BY OWNER FOR USE BY
 PARKS DEPARTMENT

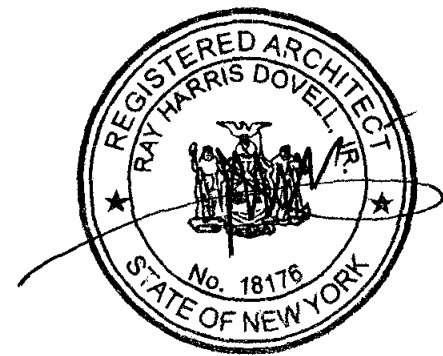
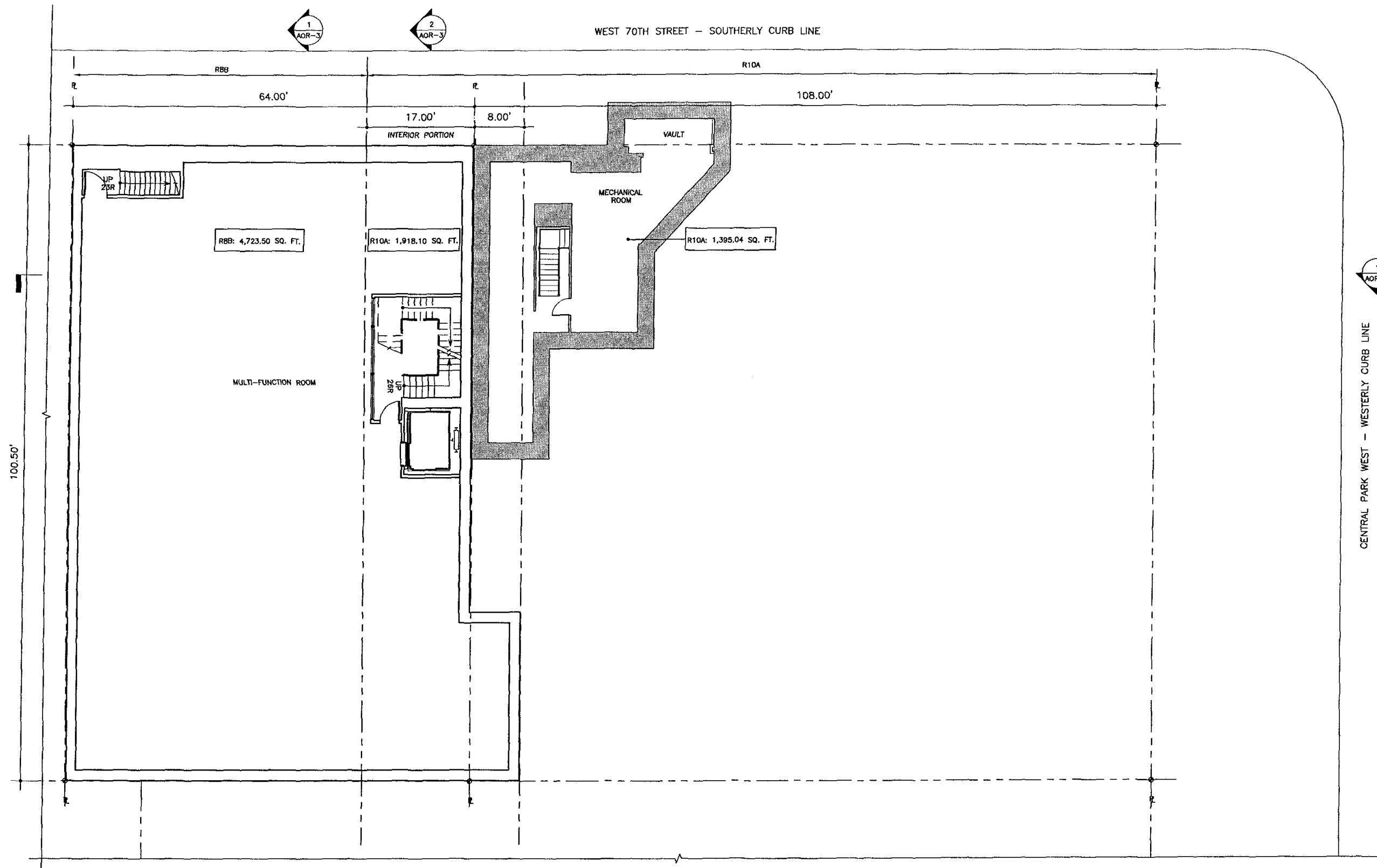


CAL. NO. 74-07-BZ

AS-OF-RIGHT 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	
	08.28.07 #02350	AOR-5

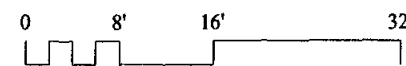
CONGREGATION 6-10 WEST 70TH STREET
SHEARITH ISRAEL NEW YORK, NY





CAL. NO. 74-07-BZ

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

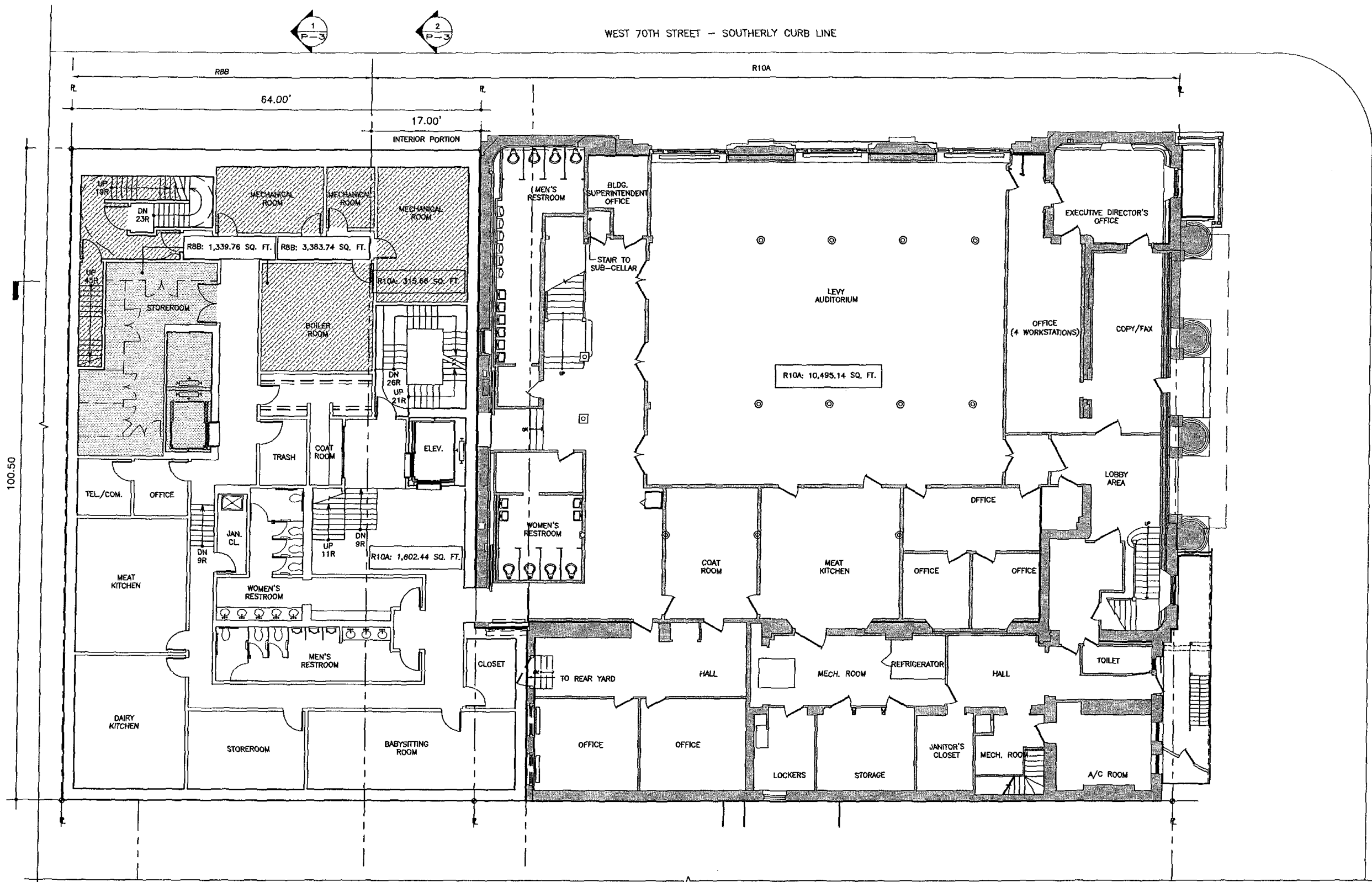


COMMUNITY FACILITY
SUB CELLAR
AS-OF-RIGHT

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

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

08.28.07	
#02350	AOR-6



CENTRAL PARK WEST - WESTERLY CURB LINE

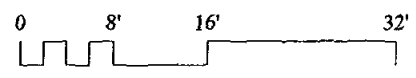


CAL. NO. 74-07-BZ

1 PLAN
CELLAR

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

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



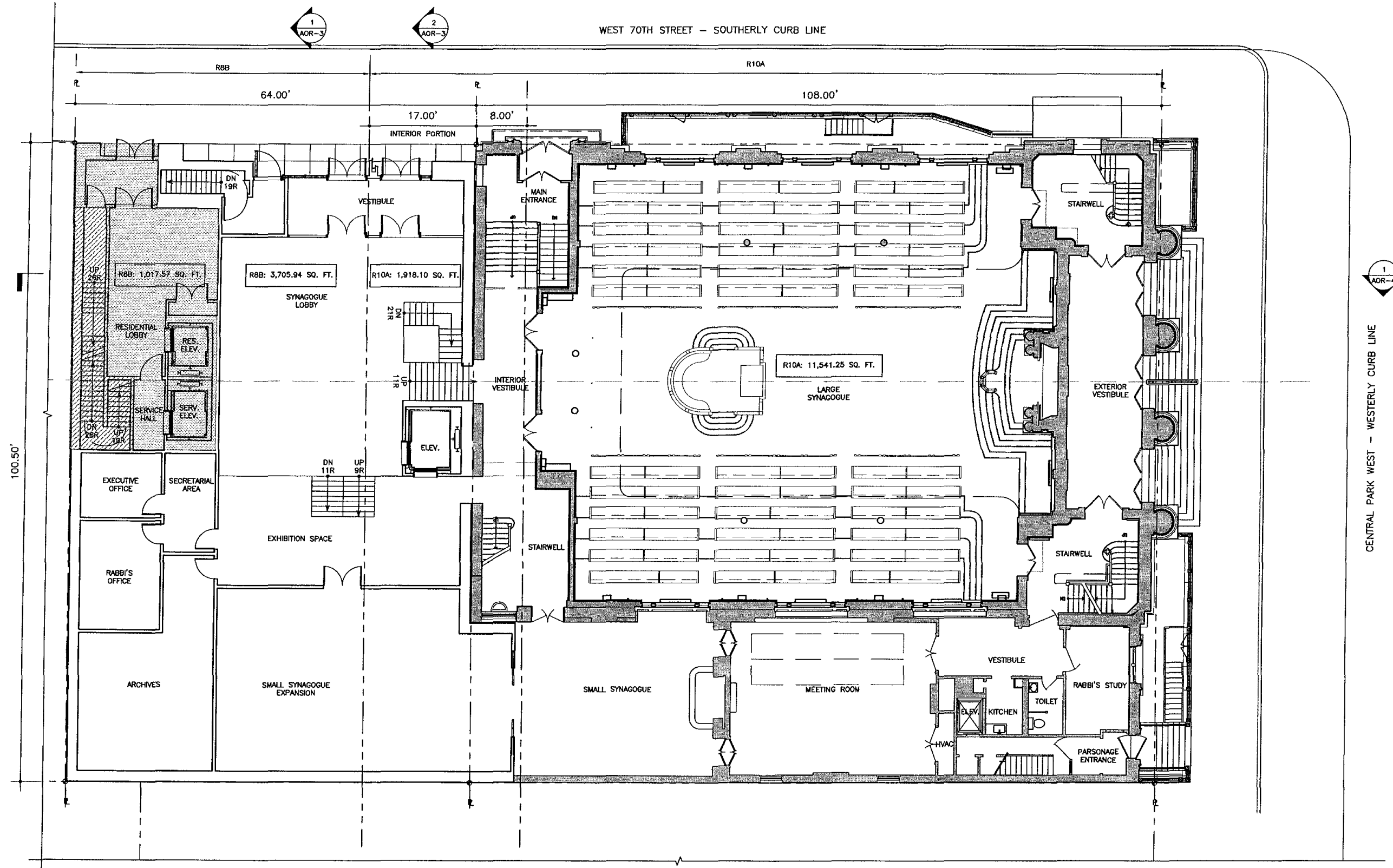
**COMMUNITY FACILITY
CELLAR
AS-OF-RIGHT**

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

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

08.28.07
#02350

AOR - 7



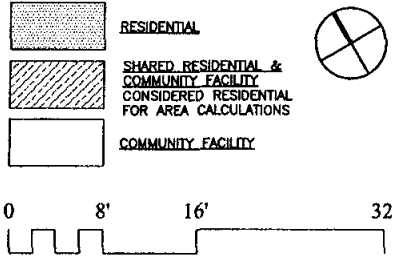
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AOR-4

CENTRAL PARK WEST - WESTERLY CURB LINE

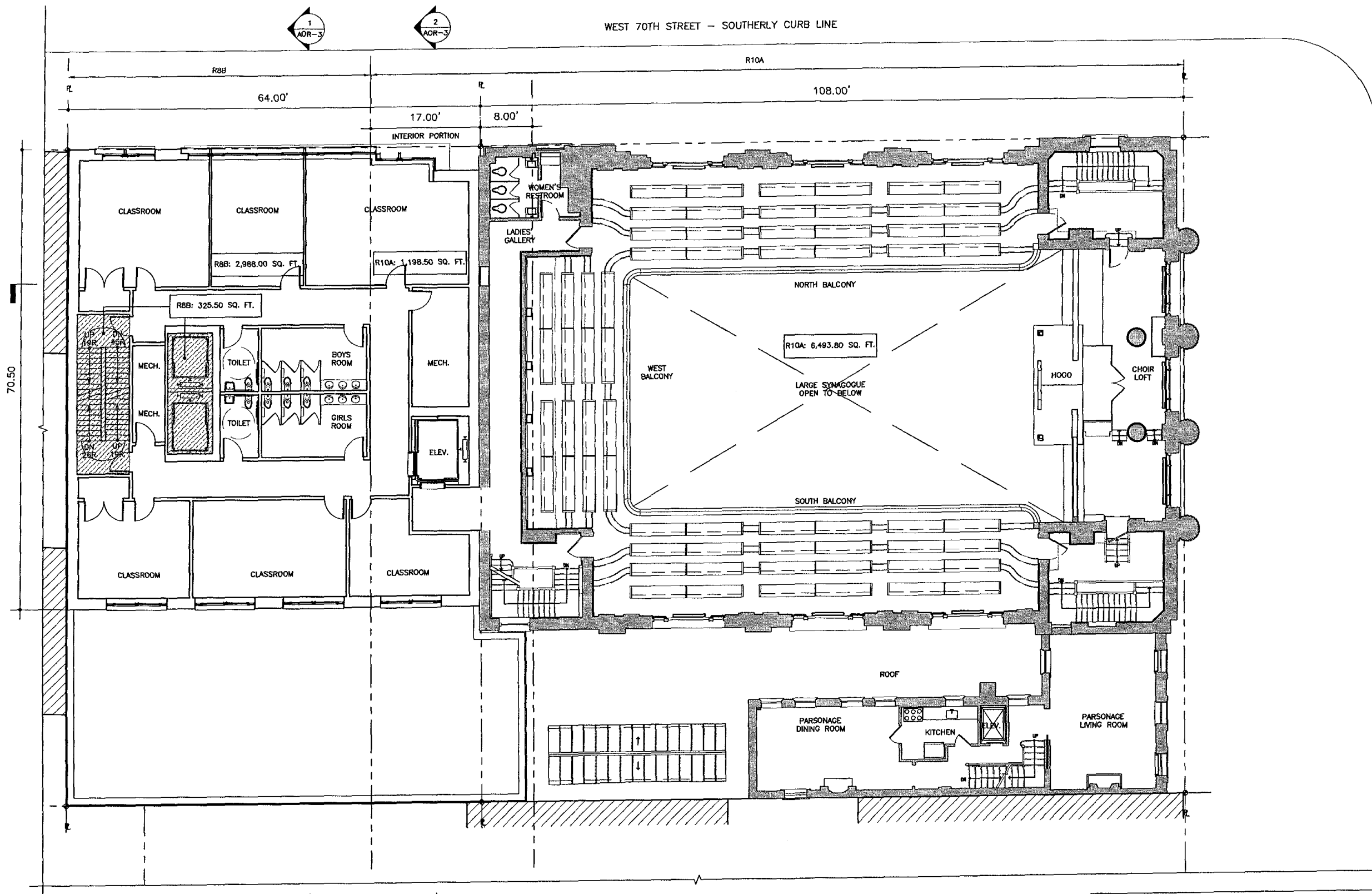


CAL. NO. 74-07-BZ

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



COMMUNITY FACILITY/RESIDENTIAL FIRST FLOOR AS-OF-RIGHT		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
CONGREGATION SHEARITH ISRAEL		6-10 WEST 70TH STREET NEW YORK, NY	08.28.07 #02350
			AOR-8



CENTRAL PARK WEST - WESTERLY CURB LINE



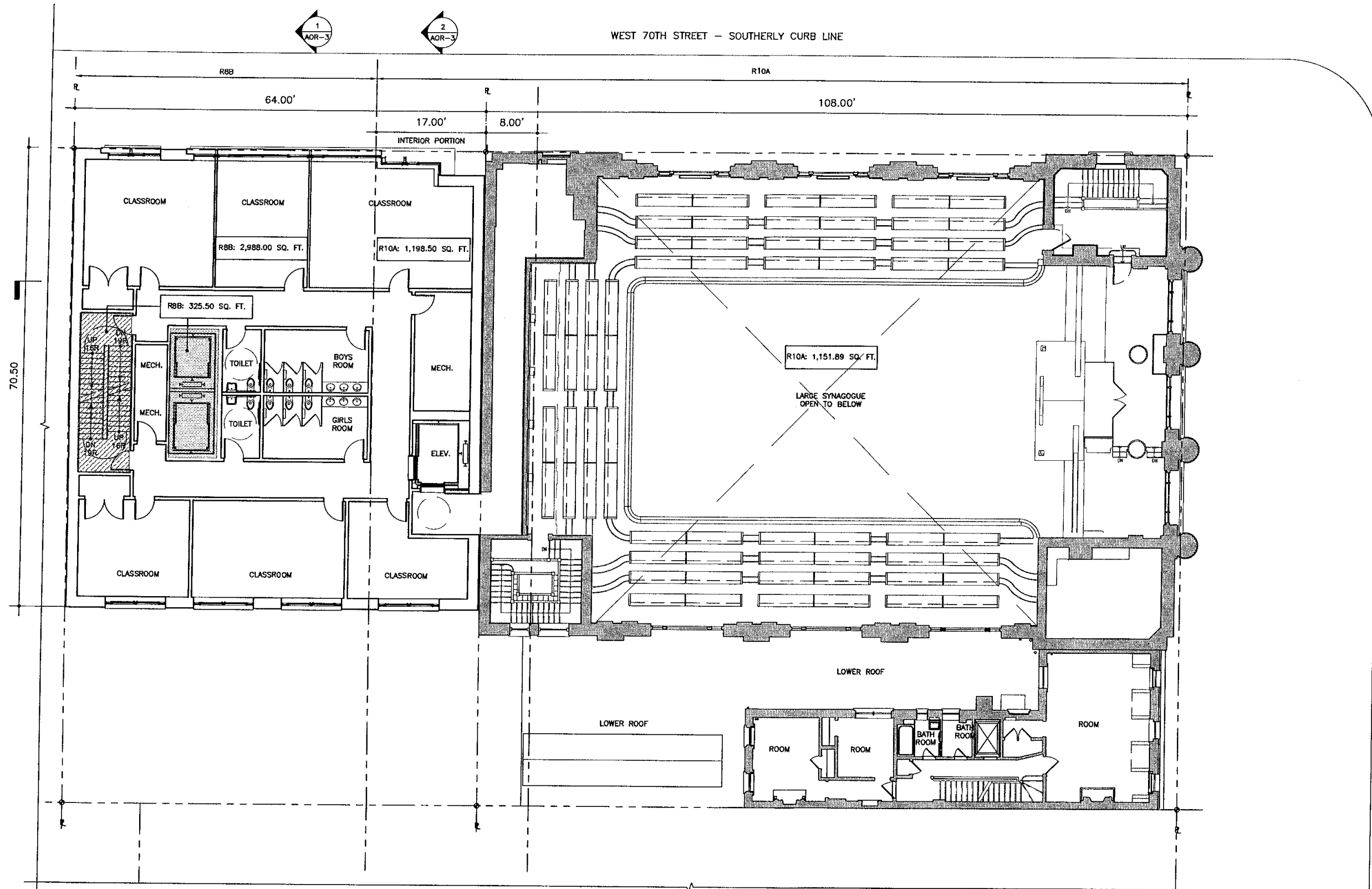
CAL. NO. 74-07-BZ

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

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

0 8' 16' 32'

COMMUNITY FACILITY/RESIDENTIAL SECOND FLOOR AS-OF-RIGHT		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
CONGREGATION SHEARITH ISRAEL		6-10 WEST 70TH STREET NEW YORK, NY	08.28.07 #02350 AOR-9



1
AOR-4

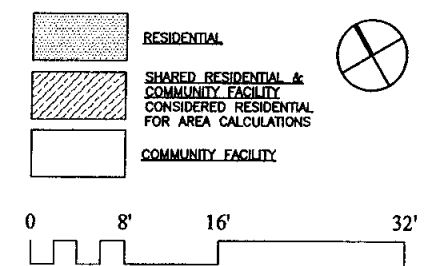
CENTRAL PARK WEST - WESTERLY CURB LINE



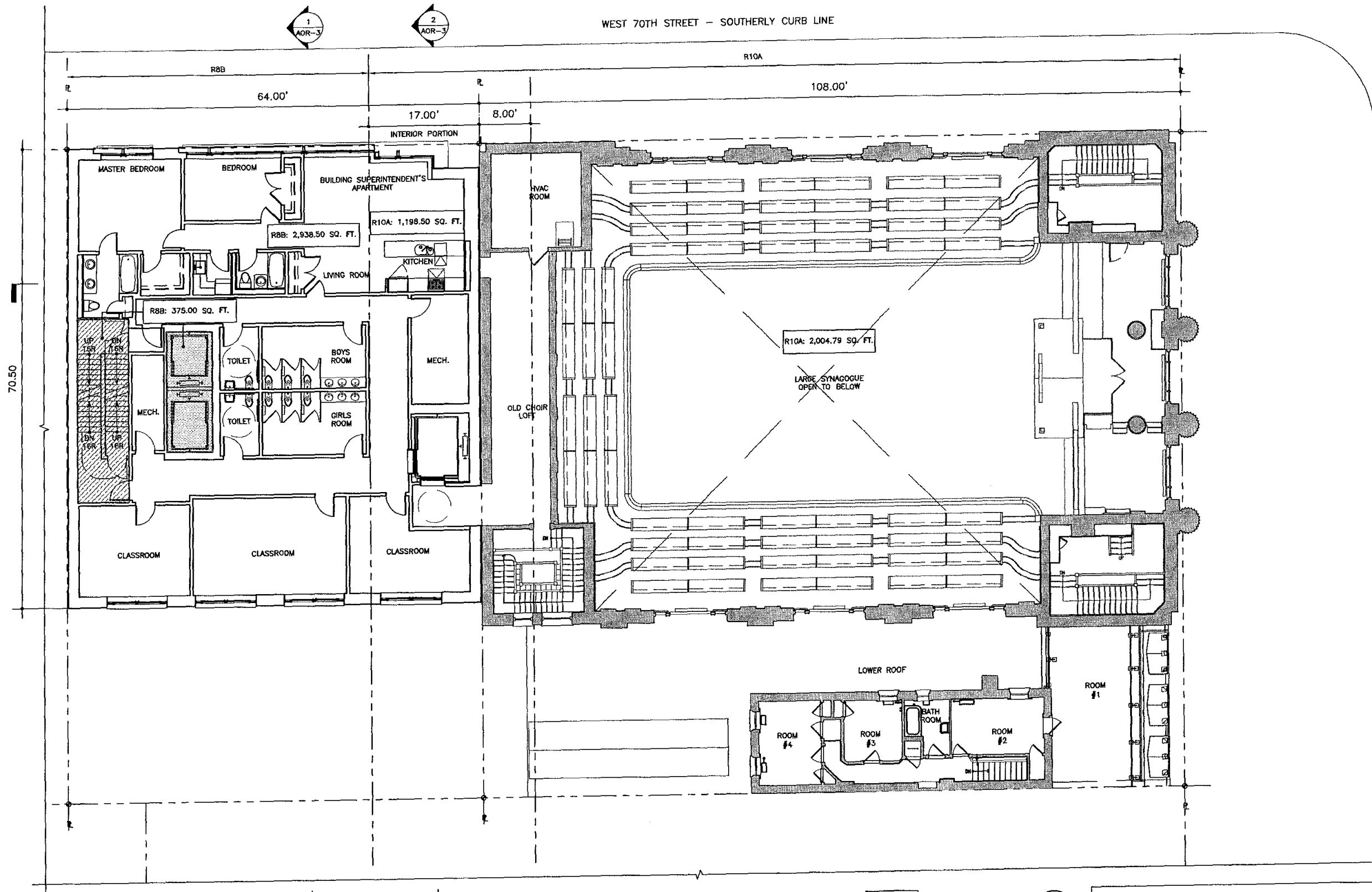
CAL. NO. 74-07-BZ

1 PLAN
THIRD FLOOR

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



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



WEST 70TH STREET - SOUTHERLY CURB LINE

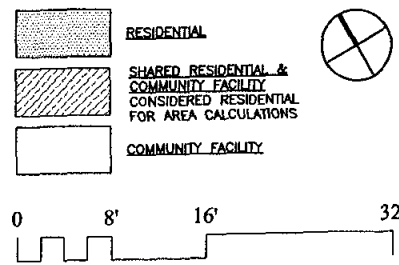


CENTRAL PARK WEST - WESTERLY CURB LINE

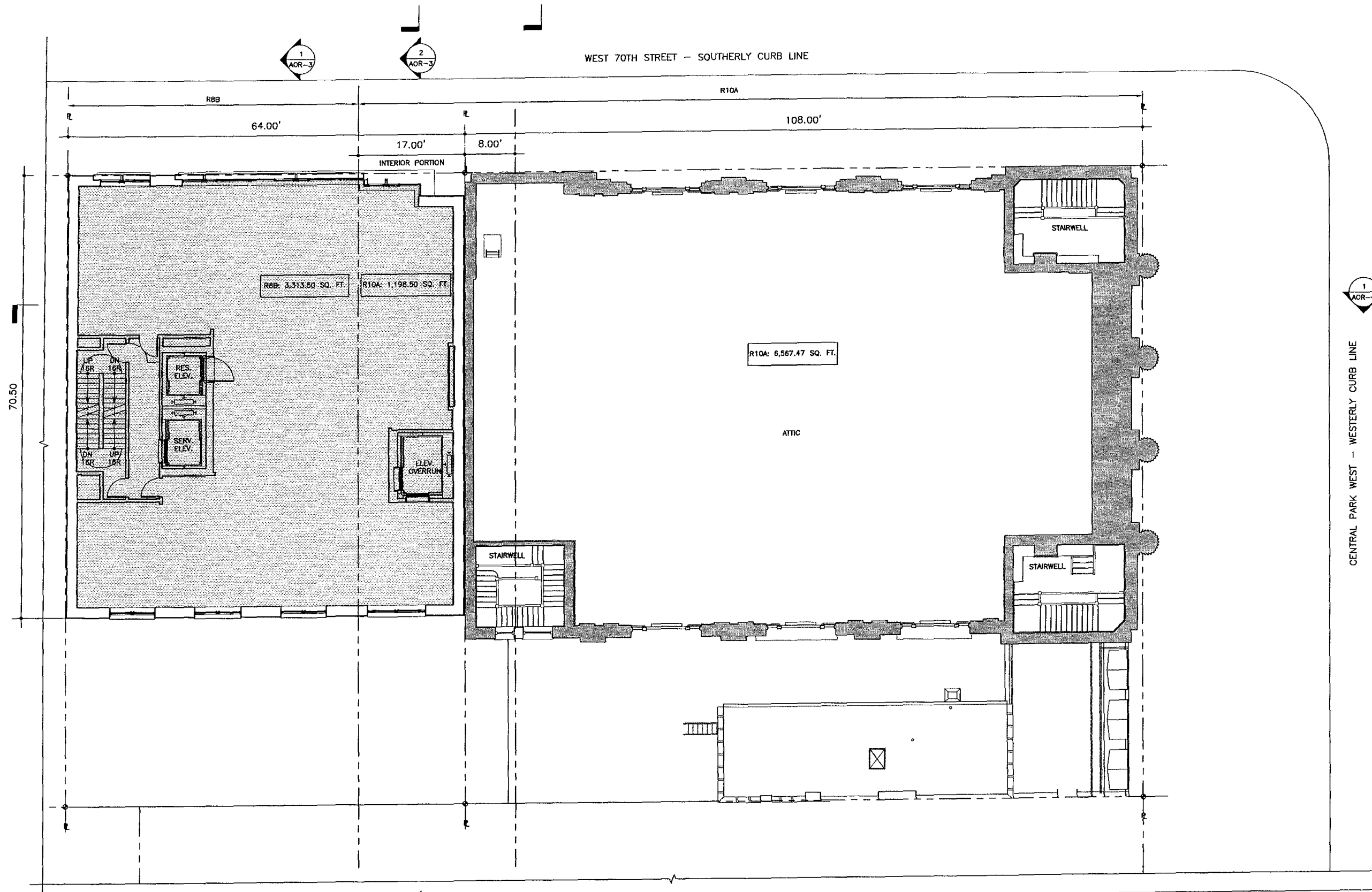


CAL. NO. 74-07-BZ

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



COMMUNITY FACILITY/RESIDENTIAL FOURTH FLOOR AS-OF-RIGHT	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
	08.28.07 #02350	AOR-11
CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY	



CENTRAL PARK WEST - WESTERLY CURB LINE



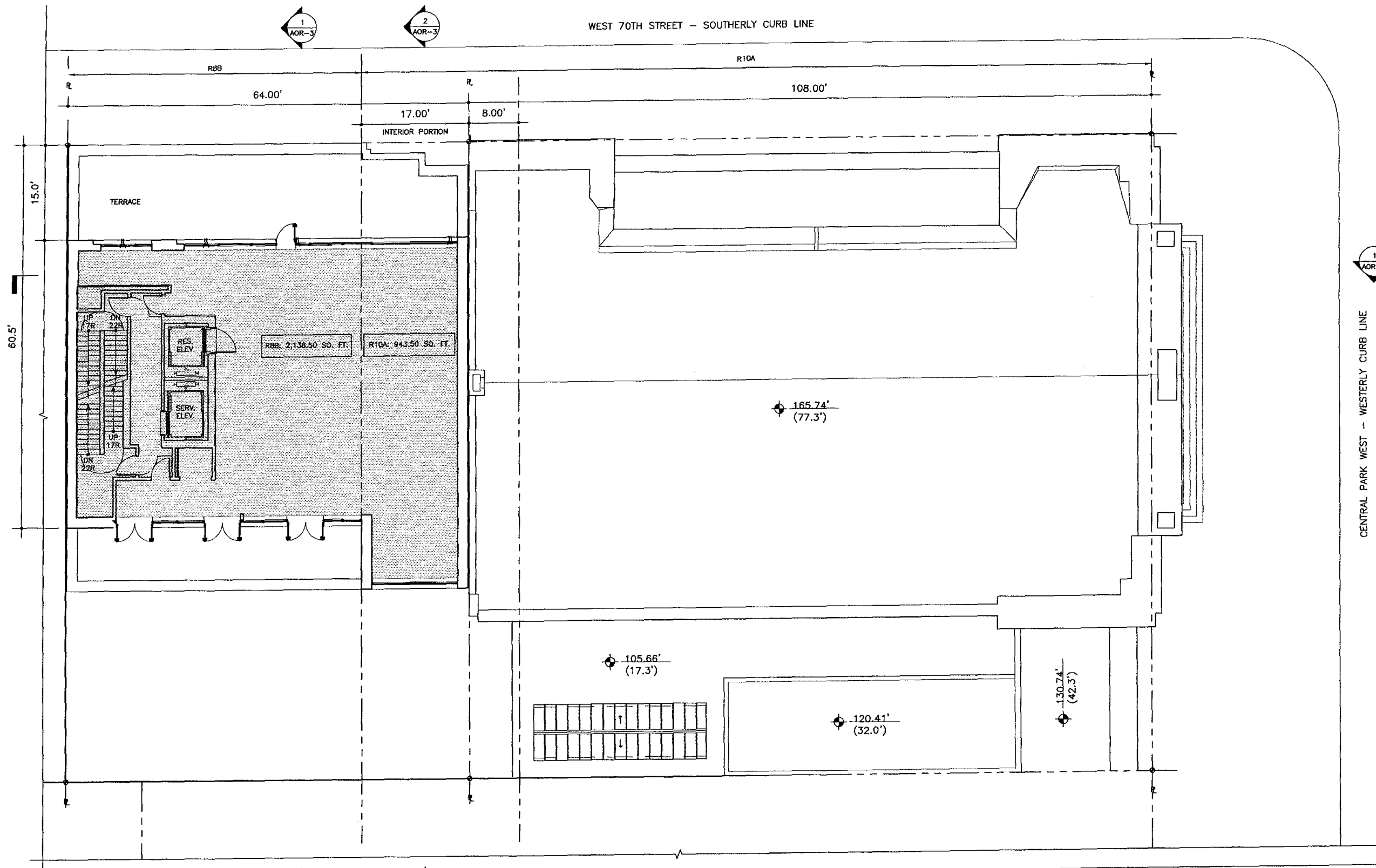
CAL. NO. 74-07-BZ

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

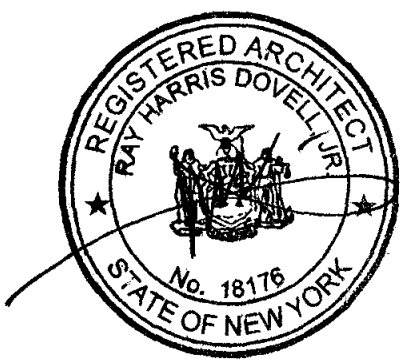
RESIDENTIAL
 SHARED RESIDENTIAL & COMMUNITY FACILITY CONSIDERED RESIDENTIAL FOR AREA CALCULATIONS
 COMMUNITY FACILITY

0 8' 16' 32'

RESIDENTIAL FIFTH FLOOR AS-OF-RIGHT		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
CONGREGATION SHEARITH ISRAEL		08.28.07	
6-10 WEST 70TH STREET NEW YORK, NY		#02350	AOR-12



CENTRAL PARK WEST - WESTERLY CURB LINE



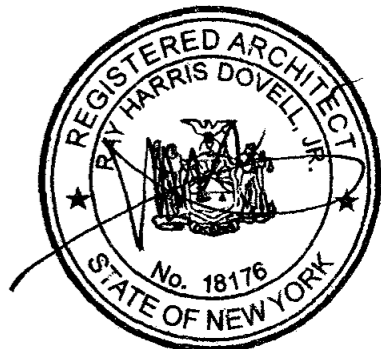
CAL. NO. 74-07-BZ

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

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

0 8' 16' 32'

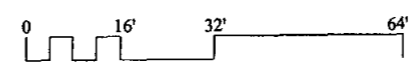
RESIDENTIAL 6TH FLOOR PENTHOUSE AS-OF-RIGHT		Platt Byard Dovell White Architects LLP 90 West 29th Street New York, NY 10010 212.691.2440 212.693.0144 fax	
CONGREGATION SHEARITH ISRAEL		08.28.07 #02350	AOR-13
6-10 WEST 70TH STREET NEW YORK, NY			



CAL. NO. 74-07-BZ

1 ELEVATION

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



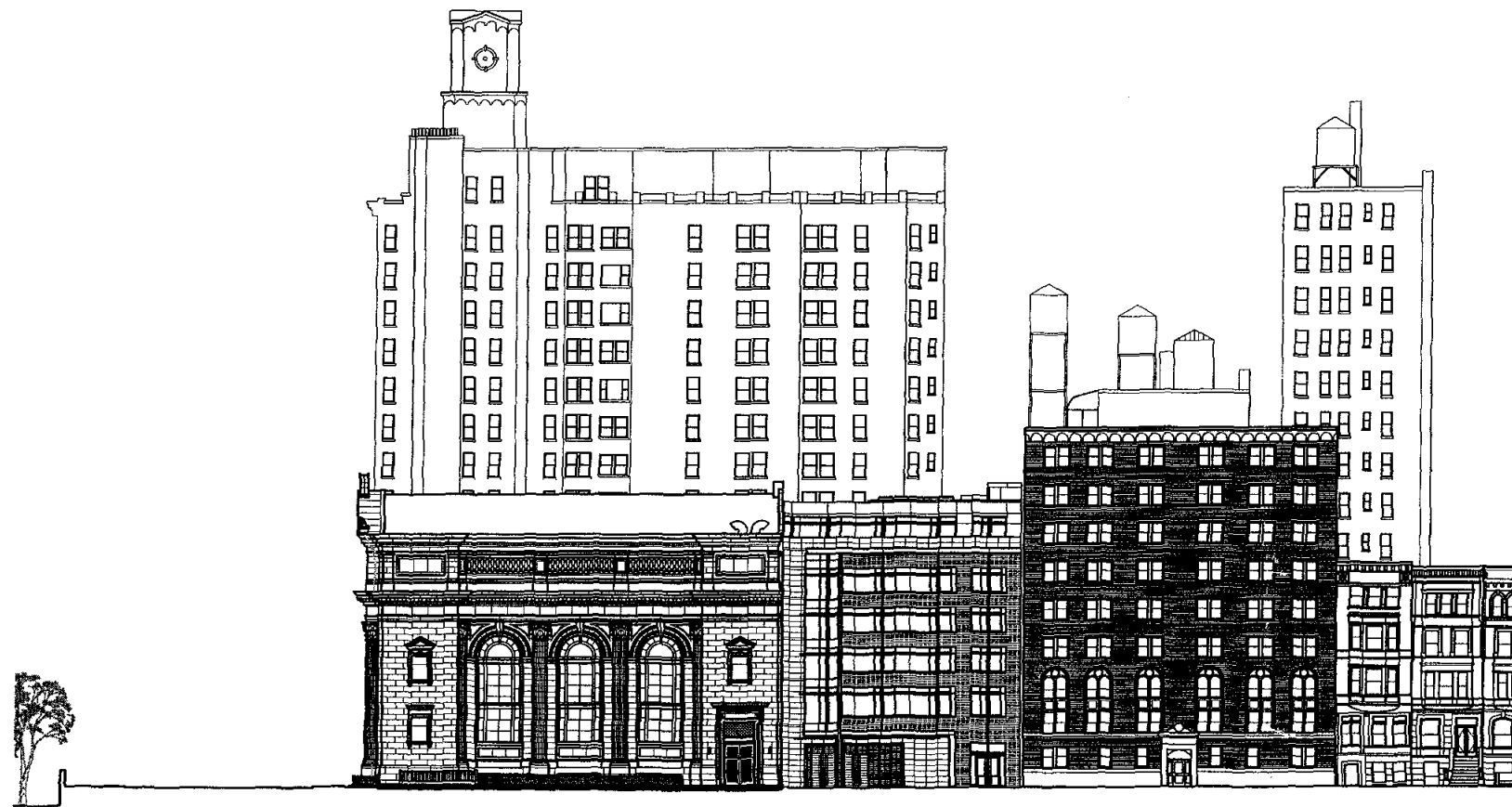
AS-OF-RIGHT ELEVATION
WEST SIDE OF
CENTRAL PARK WEST

CONGREGATION
SHEARITH ISRAEL

6-10 WEST 70TH STREET
NEW YORK, NY

Platt Byard Dovell White
Architects LLP
20 West 22nd Street
New York, NY 10010
212.691.2440
212.633.0144 fax

08.28.07	
#02350	AOR-14



CONGREGATION SHEARITH ISRAEL

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

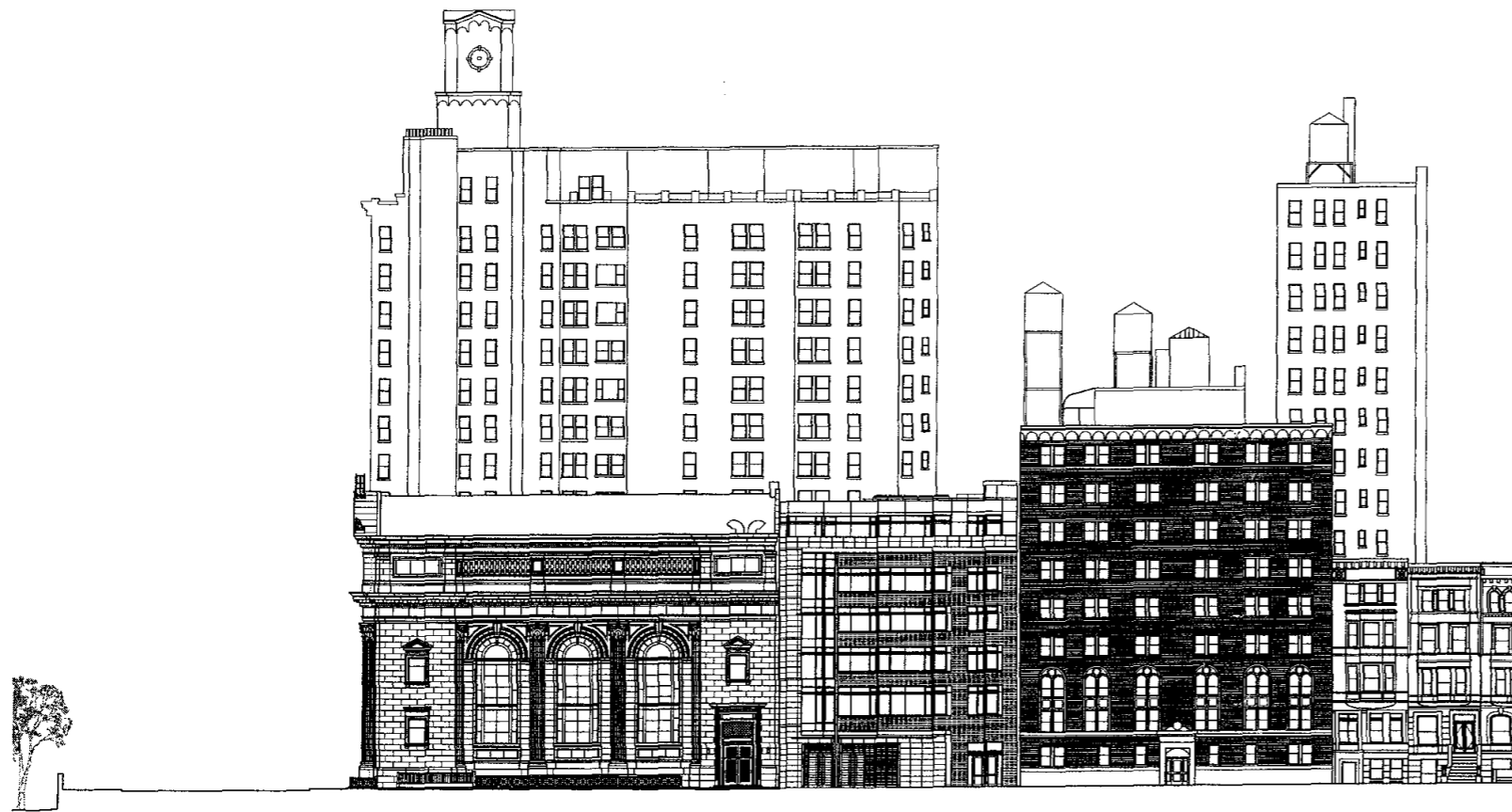
AS SHOWN IN SCHEME - SCHEME A (ORIGINAL)



Platt Byrd & Donald White
Architects
20 West 22nd Street
New York, NY 10011
212.691.2440
212.693.0144 fax
www.pbdw.com

08.28.07

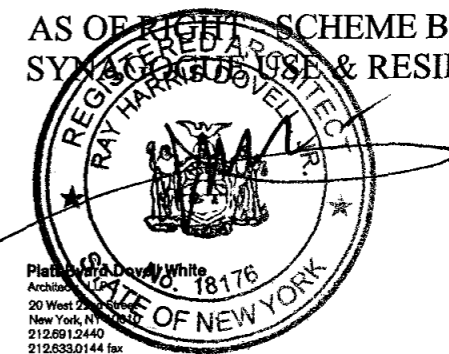
#02350



CONGREGATION SHEARITH ISRAEL

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

AS OF RIGHT SCHEME B
SYNAGOGUE USE & RESIDENTIAL SCHEME



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Architects
20 West 21st Street
New York, NY 10011
212.691.2440
212.833.0144 fax
www.pbdw.com

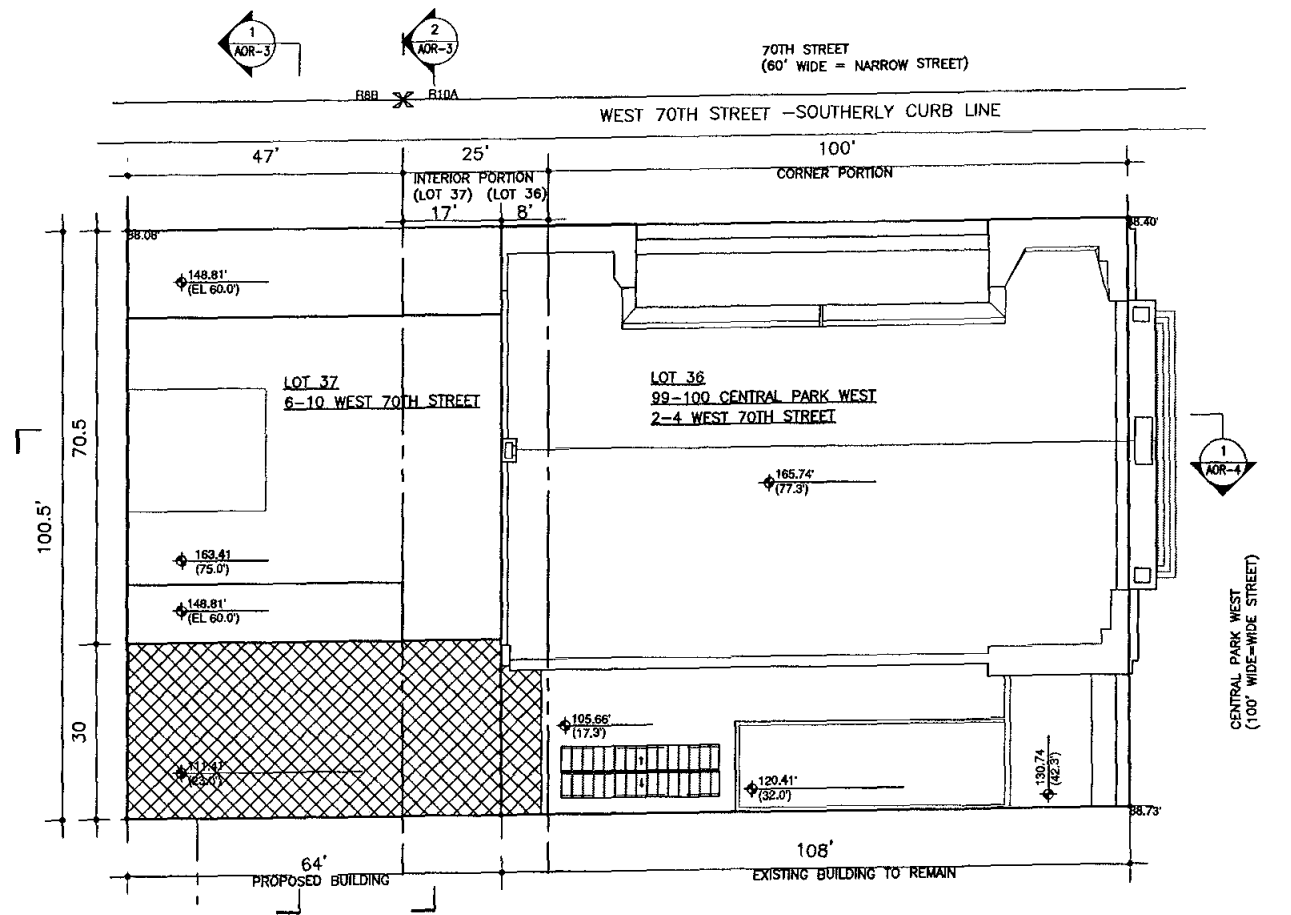
08.28.07

#02350

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

MAP BC	1. ZONING DISTRICTS: R8B R10A	
22-00	2. LOT AREA: 8-10 W. 70th 89-100 CPW TOTAL R8B 4,723.5 SF 0 SF 4,723.5 SF R10A 1,708.5 SF 10,854.0 SF 12,562.5 SF TOTAL 6,432.0 SF 10,854.0 SF 17,286.0 SF	
24-011	3. USES PERMITTED R8B: USE GROUPS 1-4 RESIDENTIAL & COMMUNITY FACILITY R10A: USE GROUPS 1-4 RESIDENTIAL & COMMUNITY FACILITY	
23-145	4. USES PROPOSED R8B USE GROUP 4: COMMUNITY FACILITY USE GROUP 2: RESIDENTIAL R10A USE GROUP 4: COMMUNITY FACILITY USE GROUP 2: RESIDENTIAL	
24-11	5. QUALITY HOUSING REGULATIONS APPLY	
77-22	6. MAXIMUM RESIDENTIAL FLOOR AREA RATIO R8B 4.00 R10A 10.00	
24-11	7. MAXIMUM COMMUNITY FACILITY FLOOR AREA RATIO R8B 4.00 R10A 10.00	
24-522 23-663	8. PERCENTAGE BREAKDOWN BY DISTRICT IN DIVIDED ZONING LOT R8B 27.3% R10A 72.7%	
23-22 23-24	9. FLOOR AREA RATIO CALCULATIONS FOR DIVIDED ZONING LOTS R8B 0.273 X 4.00 = 1.09 R10A 0.727 X 10.00 = 7.27 ADJUSTED MAXIMUM FAR 1.09 + 7.27 = 8.36 A. FLOOR AREA PERMITTED R8B: 8.36 X 4,723.5 SF = 39,488.46 SF R10A: 8.36 X 12,562.5 SF = 105,022.50 SF COMBINED R8B & R10A 8.36 X 17,286 = 144,510.96 SF B. FLOOR AREA PROPOSED R8B PORTION RESIDENTIAL 10,478.17 = SF R8B PORTION COMMUNITY FACILITY 9,837.84 = SF R8B TOTAL 20,316.00 = SF R10A PORTION RESIDENTIAL 3,169.89 = SF R10A PORTION COMMUNITY FACILITY 4,485.71 = SF R10A PORTION EXISTING COMMUNITY FACILITY 27,759.20 = SF R10A TOTAL 35,414.80 = SF COMBINED R8B & R10A 55,530.80 SF	
24-11 77-24	10. MAXIMUM LOT COVERAGE PERMITTED INTERIOR PORTION .70 CORNER PORTION 1.00	
24-12	11. LOT COVERAGE PROPOSED INTERIOR PORTION .70, COMPLIES SEE P-5 CORNER PORTION .89, COMPLIES SEE P-5 (EXISTING)	
24-34	12. APPLICATION OF LOT COVERAGE APPLIED OVER 23.00' ABOVE BASE PLANE	
24-35	13. FRONT YARD REQUIREMENTS R8B NOT REQUIRED R10A NOT REQUIRED R8B NOT PROPOSED R10A NOT PROPOSED	
24-36 24-391	14. SIDE YARD REQUIREMENTS R8B NOT REQUIRED R10A NOT REQUIRED R8B NOT PROPOSED R10A NOT PROPOSED	
24-36 24-391	15. REAR YARD REQUIRED R8B 30' REQUIRED R10A INTERIOR PORTION 30' REQUIRED R10A CORNER PORTION NOT REQUIRED	
24-522 23-663	16. REAR YARD PROPOSED R8B INTERIOR PORTION 30.00', COMPLIES, SEE P-5 R10A INTERIOR PORTION 30.00', COMPLIES, SEE P-5 R10A CORNER PORTION COMPLIES	

24-522 23-663	17. STREET WALL LOCATION & HEIGHT A. STREET WALL LOCATION R8B NO CLOSER TO STREET THAN ADJACENT BUILDING R10A CORNER LOT-NONE REQUIRED FOR EXISTING PORTION AND BEYOND 50.00' OF INTERSECTION R8B COMPLIES: SEE SITE PLAN R10A COMPLIES: SEE SITE PLAN B. SETBACK REGULATIONS FOR NARROW STREETS R8B 15.00' SETBACK ABOVE 60.00' R10A 15.00' SETBACK ABOVE 125.00' C. SETBACKS PROVIDED FOR NARROW STREETS R8B 15.00' PROVIDED, COMPLIES, SEE P-3 R10A COMPLIES: SEE P-3 D. BASE HEIGHT REQUIREMENTS R8B 55.00' MINIMUM - 60.00' MAXIMUM R10A 60.00' MINIMUM - 125.00' MAXIMUM E. BASE HEIGHT PROVIDED R8B PORTION 60.0', COMPLIES, SEE P-3 R10A PORTION 60.0', COMPLIES SEE P-3 F. MAXIMUM BUILDING HEIGHT PERMITTED R8B 75.00' R10A 185.00' G. MAXIMUM BUILDING HEIGHT PROPOSED R8B PORTION 75.0', COMPLIES, SEE P-3 R10A PORTION 75.0', COMPLIES, SEE P-3 H. REAR SETBACK REQUIREMENTS R8B 10.00' SETBACK ABOVE MAX. BASE HEIGHT R10A 10.00' SETBACK ABOVE MAX. BASE HEIGHT I. REAR SETBACKS PROPOSED R8B PORTION COMPLIES, SEE P-3 R10A PORTION COMPLIES SEE P-3
23-22 23-24	18. DENSITY A. FACTOR FOR DWELLING UNITS R8B 680 R10A 790 B. MAXIMUM NUMBER OF DWELLING UNITS PERMITTED R8B 10,478.17 / 680 = 15.4 D.U.'S R10A 3,169.89 / 790 = 4.0 D.U.'S TOTAL ALLOWED 19 D.U.'S TOTAL PROPOSED 4 D.U.'S - COMPLIES
28-00 28-11	19. QUALITY HOUSING CALCULATIONS A. BULK REGULATIONS COMPLIES 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 COMPLIES: SEE FLOOR PLANS D. WINDOWS ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED COMPLIES: 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

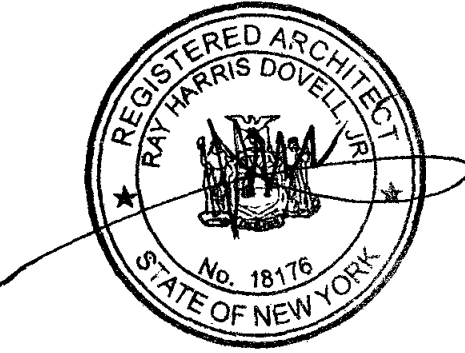


1 SITE PLAN
SCALE: 1/32" = 1'-0"

LEGEND
 ◆ FROM MANHATTAN DATUM
 FROM CURB LEVEL 0.00' (88.41')
 REAR YARD

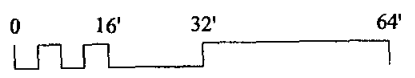
6-10 WEST 70TH STREET
 COMMUNITY DISTRICT 7
 PLATE - 89
 BLOCK - 1122
 LOT - 37 & 36

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



CAL. NO. 74-07-BZ

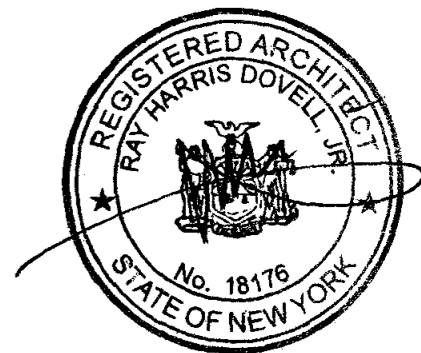
AS-OF-RIGHT SITE PLAN, ZONING CALCULATIONS, AND BASE PLANE CALCULATIONS	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax
CONGREGATION SHEARITH ISRAEL	08.28.07 #02350 AOR-1



FLOOR AREA SCHEDULE

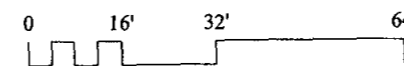
FLOOR	USE	FLOOR AREA PROPOSED		FLOOR AREA EXISTING	COMM. FAC. GROSS FLOOR AREA	RESIDENTIAL GROSS FLOOR AREA	COMBINED R8B & R10A GROSS FLOOR AREA	ZONING FLOOR AREA
		R8B	R10A	R10A				
C2	COMMUNITY FACILITY	(4,723.50)	(1,918.10)	(1,395.04)	(8,036.64)	0	(8,036.64)	N.A.
	COMMUNITY FACILITY	(3,383.74)	(1,602.44)	(10,495.14)	(15,481.32)	N.A.		N.A.
C1	RESIDENTIAL	(1,339.76)	(315.66)			(1,655.42)	(17,136.74)	N.A.
1	COMMUNITY FACILITY	3,705.94	1,918.10	11,541.25	17,165.29	N.A.	18,182.86	18,182.86
	RESIDENTIAL	1,017.57	0	0	N.A.	1,017.57		
2	COMMUNITY FACILITY	2,943.90	1,198.50	6,493.80	10,636.20	N.A.	11,005.80	11,005.80
	RESIDENTIAL	369.60	0	0	N.A.	369.60		
3	COMMUNITY FACILITY	2988.00	1,198.50	1,151.89	5,338.20	325.50	5,663.89	5,663.89
	RESIDENTIAL	325.50	0	0	N.A.	4,341.39		
4	COMMUNITY FACILITY	0	170.61	2,004.79	2,175.40	N.A.	6,516.79	6,516.79
	RESIDENTIAL	3,313.50	1,027.89	0	N.A.	4,341.39		
5	COMMUNITY FACILITY	0	0	6,567.47	6,567.47		11,079.47	11,079.47
	RESIDENTIAL	3,313.50	1,198.50	0	N.A.	4,512.00		
6	RESIDENTIAL	2,138.50	943.50	0	N.A.	3,082.00	3,082.00	3,082.00
TOTAL ZONING FLOOR AREA	R8B COMMUNITY	9,637.84						
TOTAL ZONING FLOOR AREA	R8B RESIDENTIAL	10,478.17						
TOTAL ZONING FLOOR AREA	R8B	20,116.01						
TOTAL ZONING FLOOR AREA	R10A COMMUNITY		4,485.71					
TOTAL ZONING FLOOR AREA	R10A RESIDENTIAL		3,169.89					
TOTAL ZONING FLOOR AREA	R10A EXIST. COMM.			27,759.20				
TOTAL ZONING FLOOR AREA	R10A			35,414.80				
TOTAL ZONING FLOOR AREA	COMMUNITY FACILITY				37,866.86			
TOTAL ZONING FLOOR AREA	RESIDENTIAL					13,648.06		
TOTAL	NEW BUILDING & EXIST. SYNAGOGUE						80,704.19	55,530.81
TOTAL	NEW BUILDING						41,054.81	27,771.61

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

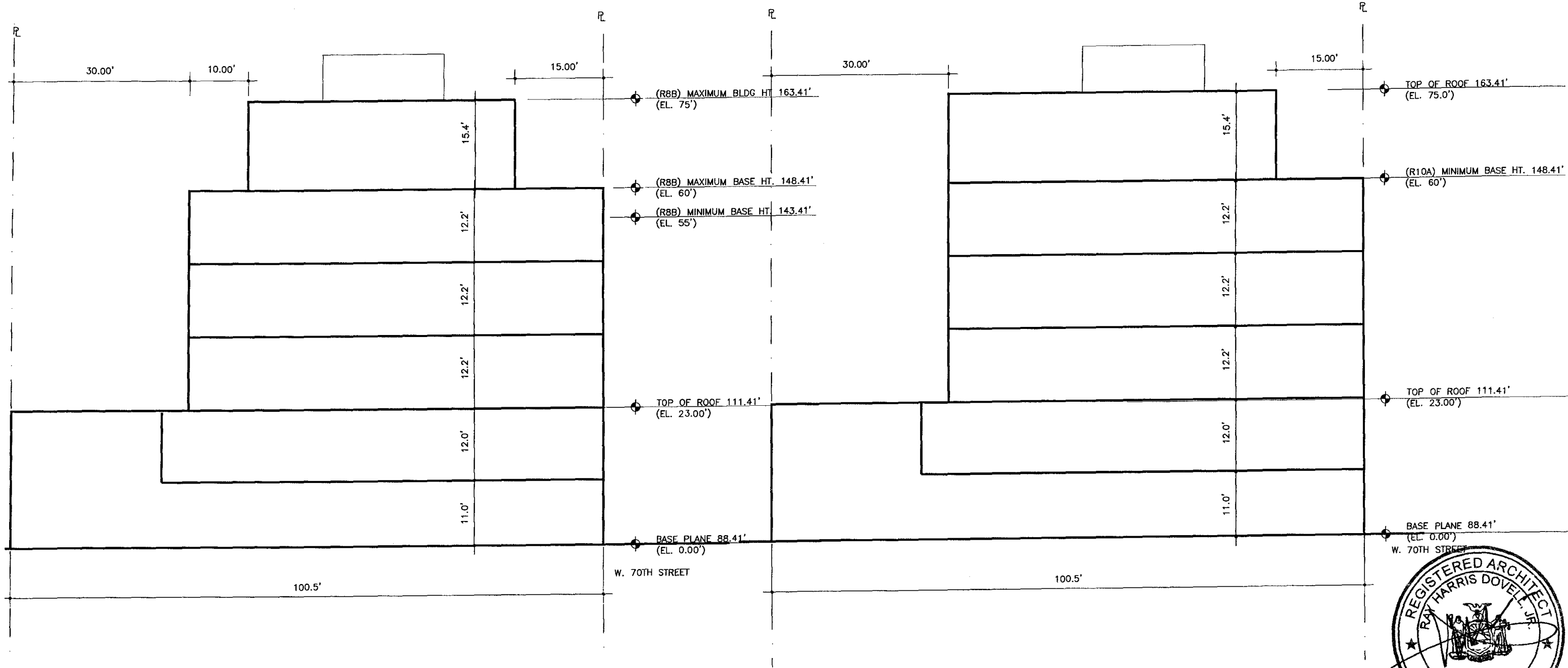


CAL. NO. 74-07-BZ

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



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



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

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

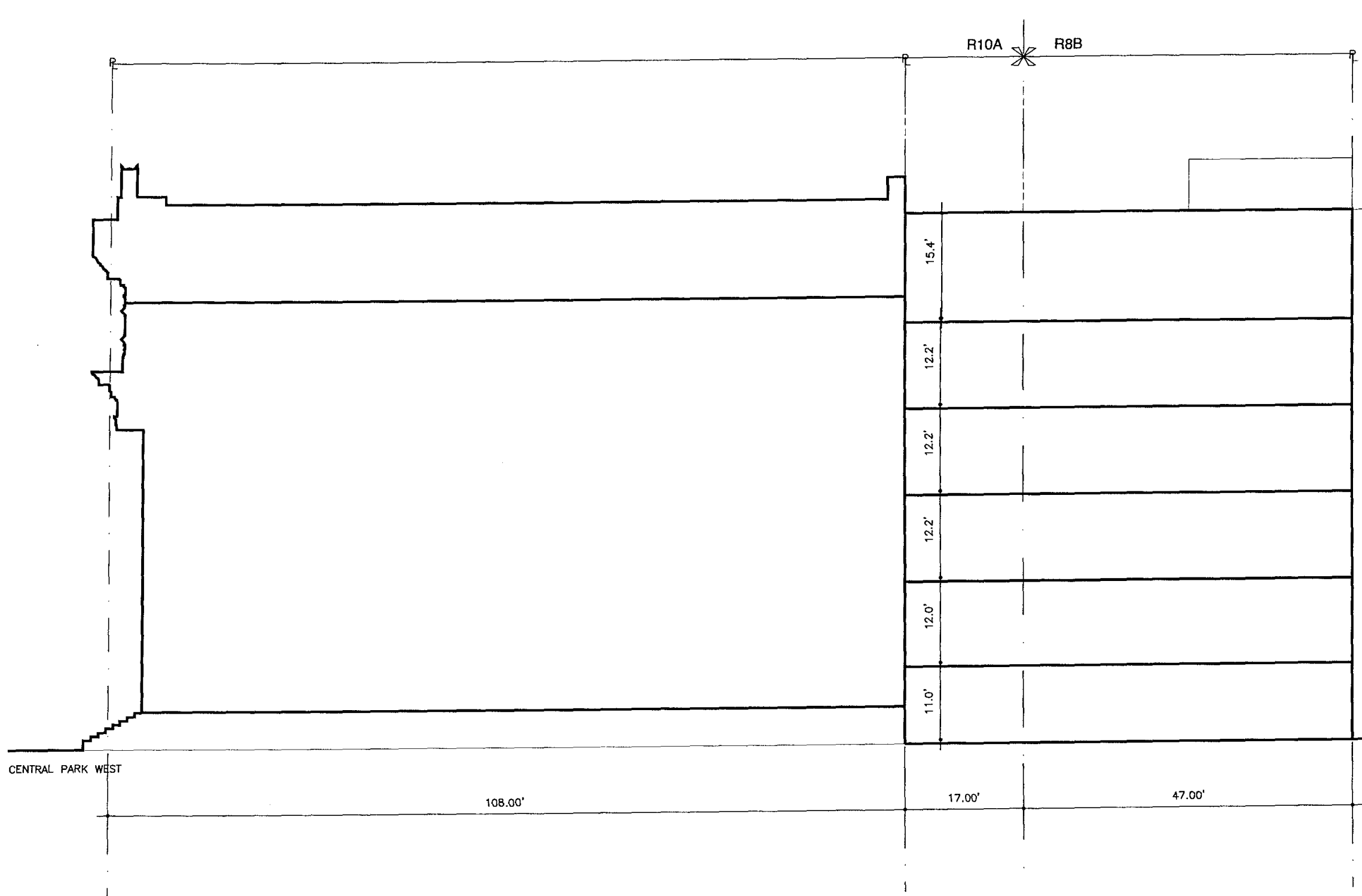


LEGEND

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

AS-OF-RIGHT STREET WALL SECTIONS		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
		08.28.07	#02350
CONGREGATION SHEARITH ISRAEL		6-10 WEST 70TH STREET NEW YORK, NY	AOR-3

CAL. NO. 74-07-BZ



◆ (R10A) MAXIMUM BLDG HT 273.41'
(EL. 185')

◆ (R8B) MAXIMUM BLDG HT 163.41'
(EL. 75')

◆ (R8B) MAXIMUM BASE HT. 148.41'
(EL. 60')

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

◆ BASE PLANE 88.41'
(EL. 0.00')

CENTRAL PARK WEST

108.00'

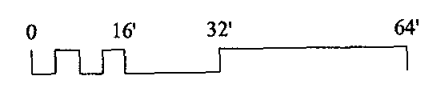
17.00'

47.00'

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

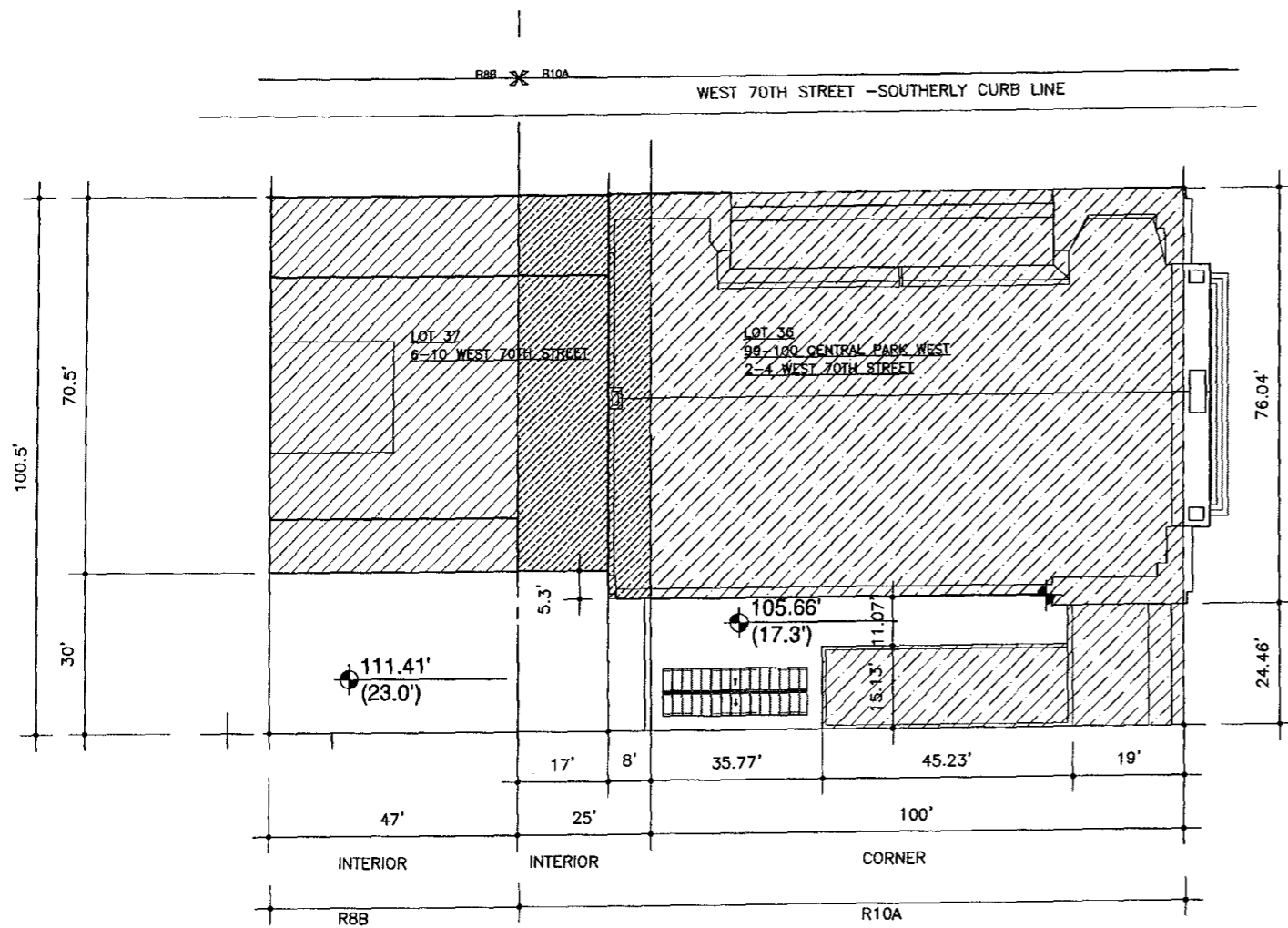


LEGEND
 ◆ FROM MANHATTAN DATUM
 FROM CURB LEVEL 0.00' (88.41)
 - - - - AS-OF-RIGHT BUILDING ENVELOPE
 - - - - PROPERTY LINE



AS-OF-RIGHT STREET WALL SECTIONS		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
CONGREGATION SHEARITH ISRAEL		08.28.07	AOR-4
6-10 WEST 70TH STREET NEW YORK, NY		#02350	

CAL. NO. 74-07-BZ



1 LOT COVERAGE

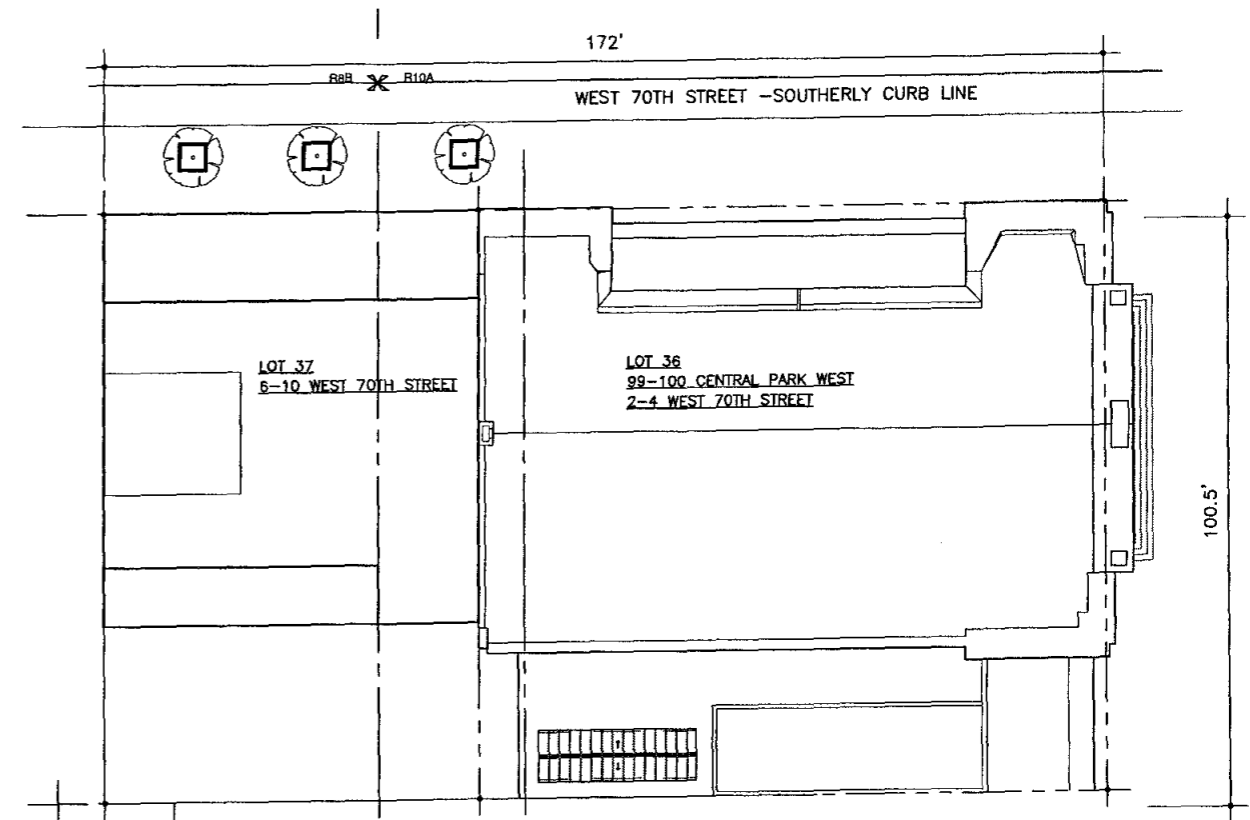
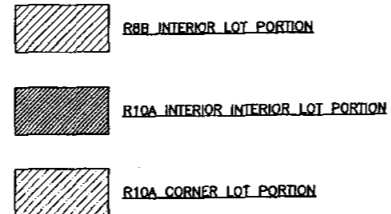
SCALE: 1/32" = 1'-0"

LOT COVERAGE: SEC. 24-11.77-24
 LOT COVERAGE PERMITTED FOR INTERIOR PORTION
 RBB: $0.70 \times 4,723.50 = 3,306.45$
 R10A: $0.70 \times 2,512.50 = 1,758.75$
 AVG: $(3,306.45 + 1,758.75) / (4,723.50 + 2,512.50) = 0.70$

LOT COVERAGE PROPOSED FOR COMBINED INTERIOR PORTION
 RBB: 3,313.50
 R10A: 1,804.90
 AVG: $(3,313.50 + 1,804.90) / (4,723.50 + 2,512.50) = 0.70$
 COMPLIES

LOT COVERAGE PERMITTED FOR CORNER PORTION
 R10A = $1 \times 10,050 = 10,050$

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

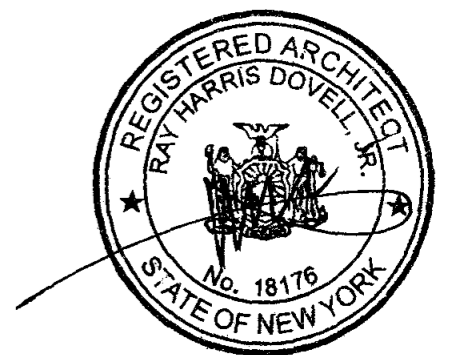


2 STREET TREE PLANTING

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

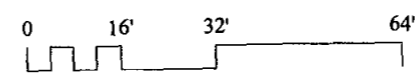
STREET TREE PLANTING: SEC. 28-112
 TREES REQUIRED = 1 TREE PER 25.00' STREET FRONTAGE
 FRONTAGE = $272.42 / 25 = 11$ TREES

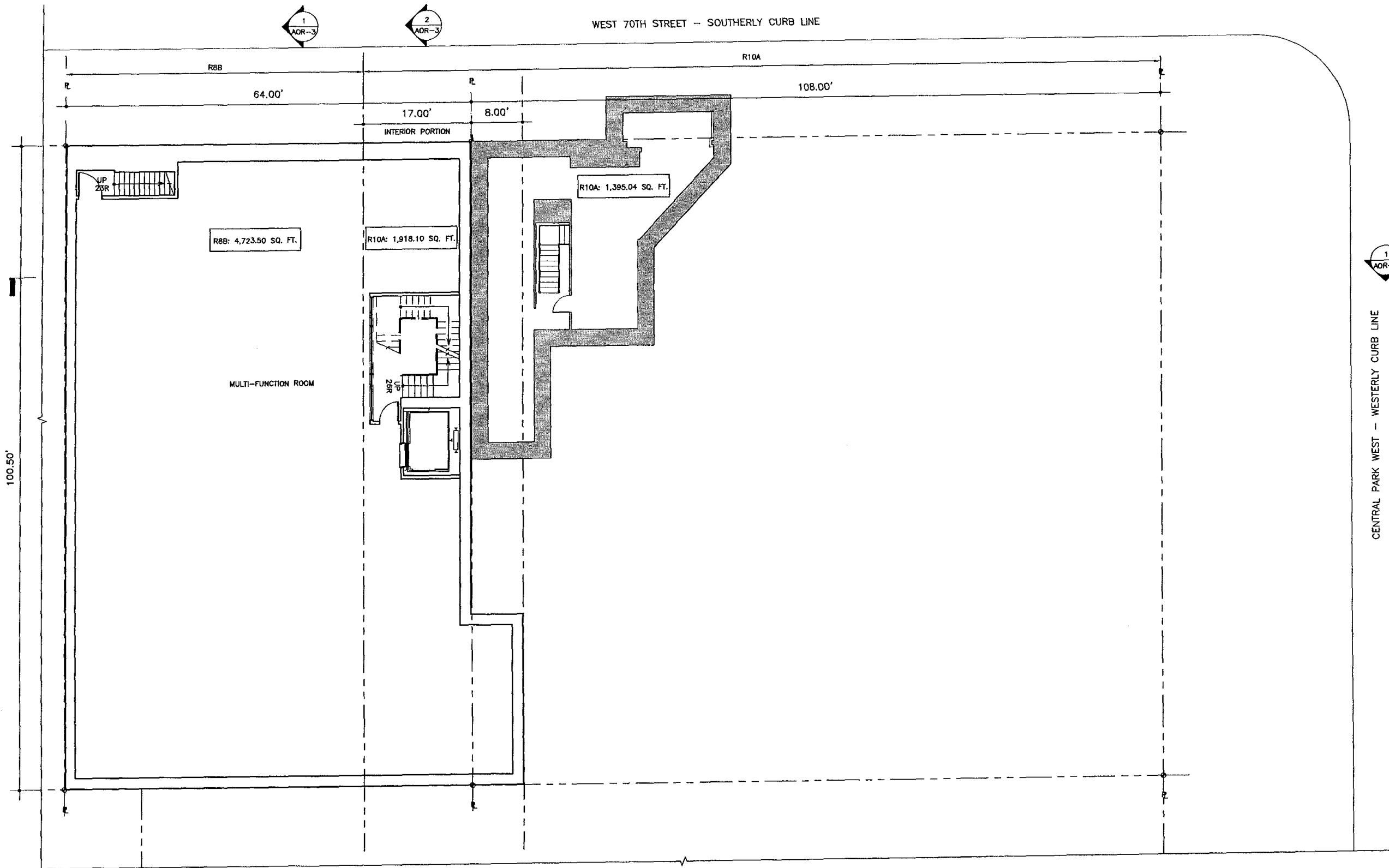
TREES PROPOSED = 3 TREES TO BE INSTALLED
 REMAINDER TO BE PURCHASED BY OWNER FOR USE BY
 PARKS DEPARTMENT



CAL. NO. 74-07-BZ

AS-OF-RIGHT 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	
	08.28.07	
CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY	#02350 AOR-5



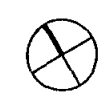
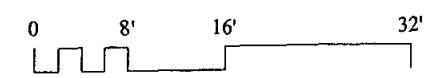


CENTRAL PARK WEST - WESTERLY CURB LINE

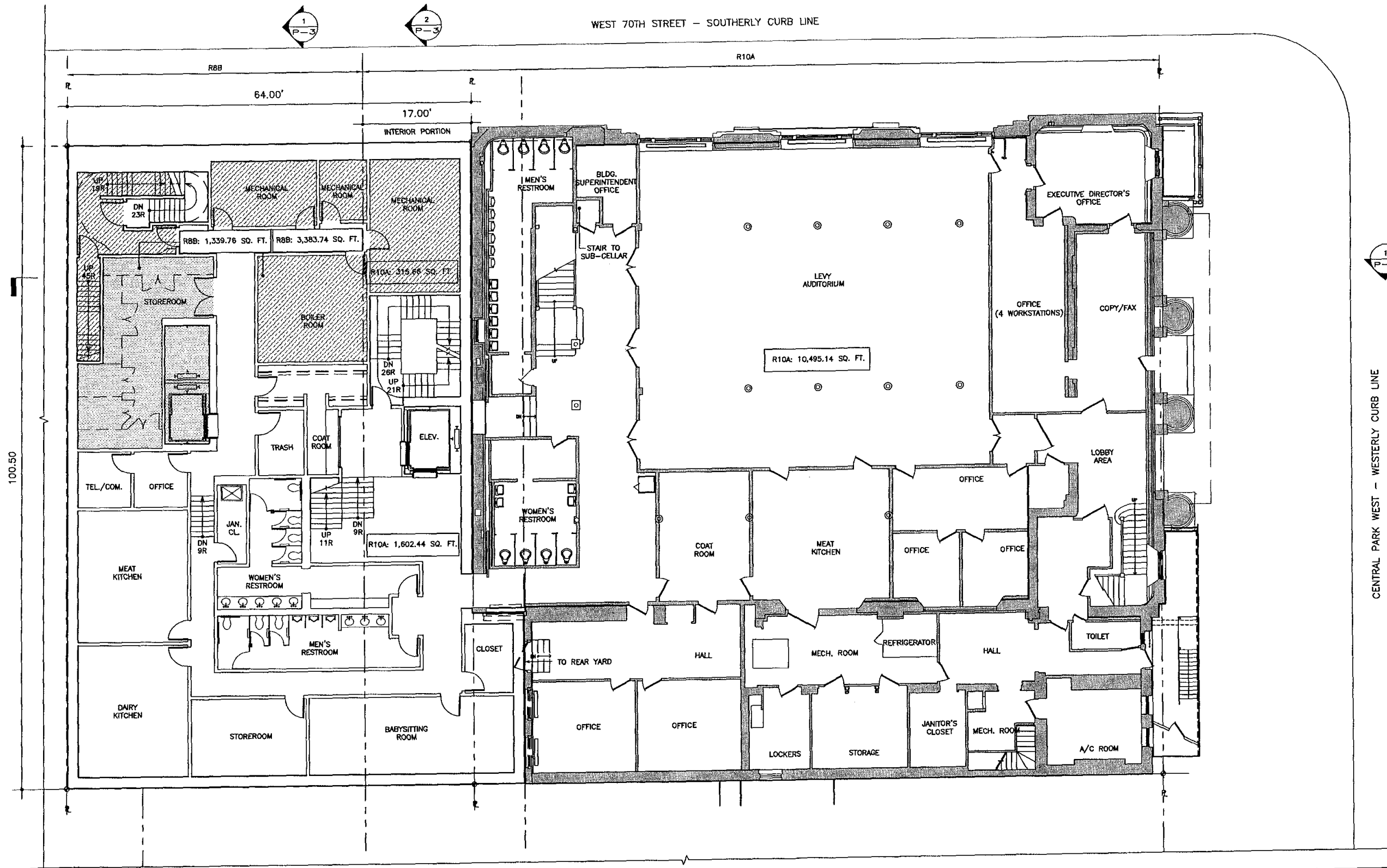


CAL. NO. 74-07-BZ

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



COMMUNITY FACILITY SUB CELLAR AS-OF-RIGHT		Platt Byard Dovel White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
CONGREGATION SHEARITH ISRAEL		08.28.07	AOR-6
6-10 WEST 70TH STREET NEW YORK, NY		#02350	

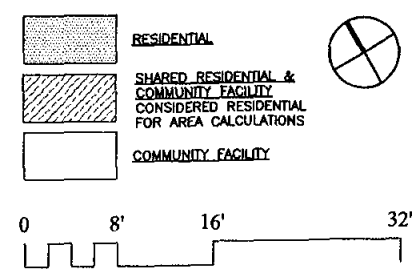


CENTRAL PARK WEST - WESTERLY CURB LINE

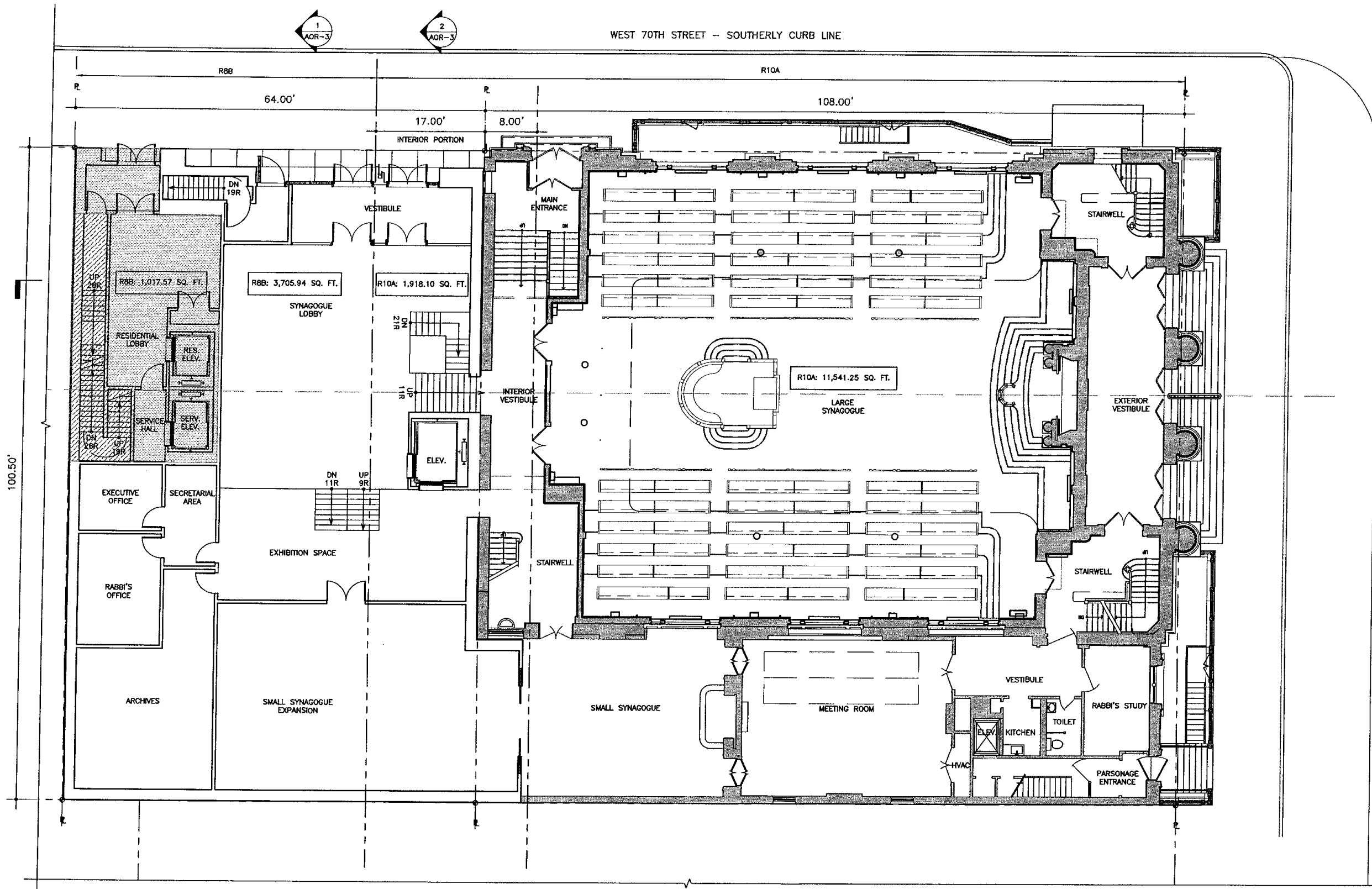


CAL. NO. 74-07-BZ

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



COMMUNITY FACILITY CELLAR AS-OF-RIGHT	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
	08.28.07	AOR - 7
CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY	#02350



1 AOR-3
2 AOR-3

WEST 70TH STREET - SOUTHERLY CURB LINE

1 AOR-4

CENTRAL PARK WEST - WESTERLY CURB LINE

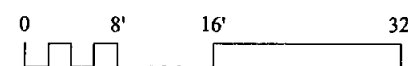


1 PLAN

FIRST FLOOR

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

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



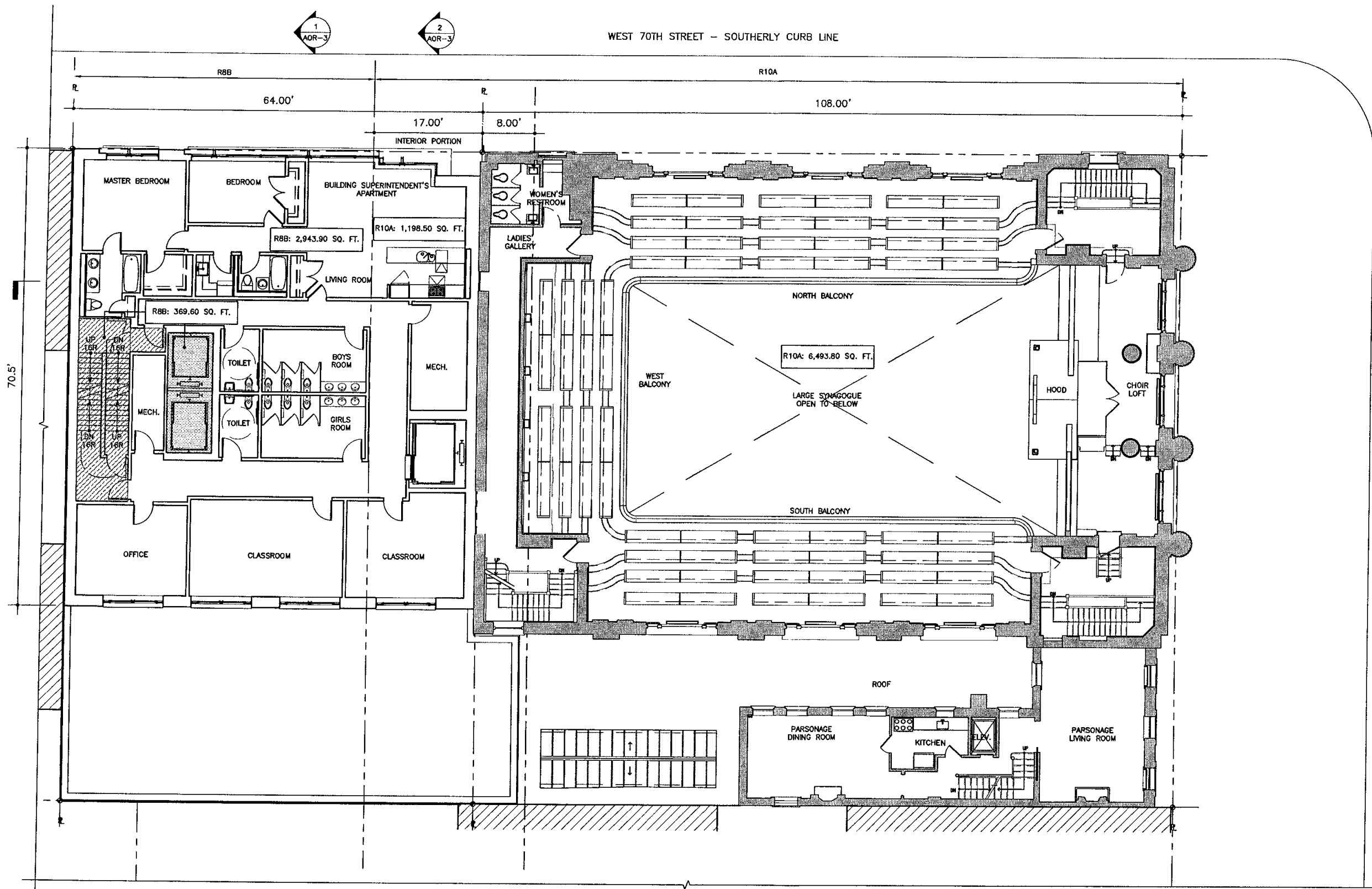
COMMUNITY FACILITY/RESIDENTIAL
FIRST FLOOR
AS-OF-RIGHT

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

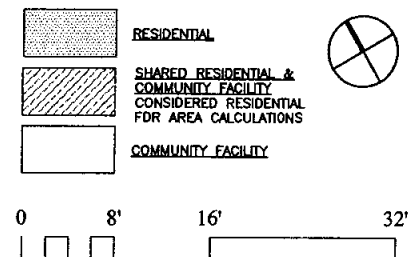
08.28.07	
#02350	AOR-8



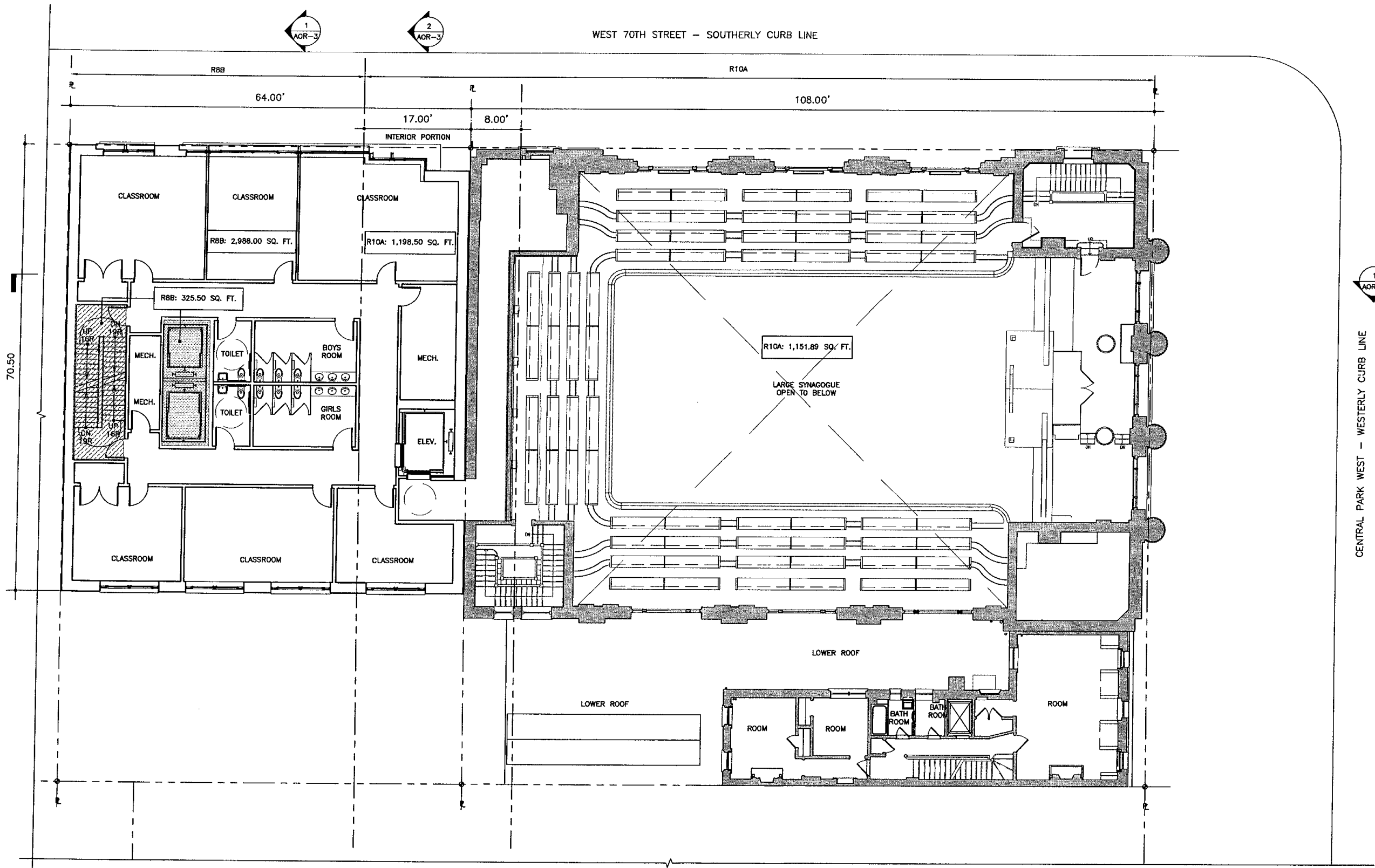
CENTRAL PARK WEST - WESTERLY CURB LINE



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



COMMUNITY FACILITY/RESIDENTIAL SECOND FLOOR AS-OF-RIGHT		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		08.28.07	
		#02350	AOR-9



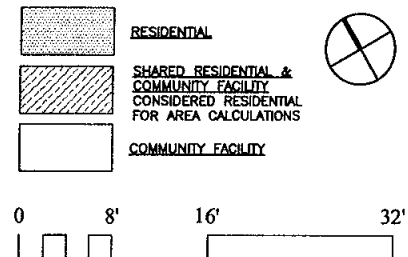
1
AOR-4

CENTRAL PARK WEST - WESTERLY CURB LINE

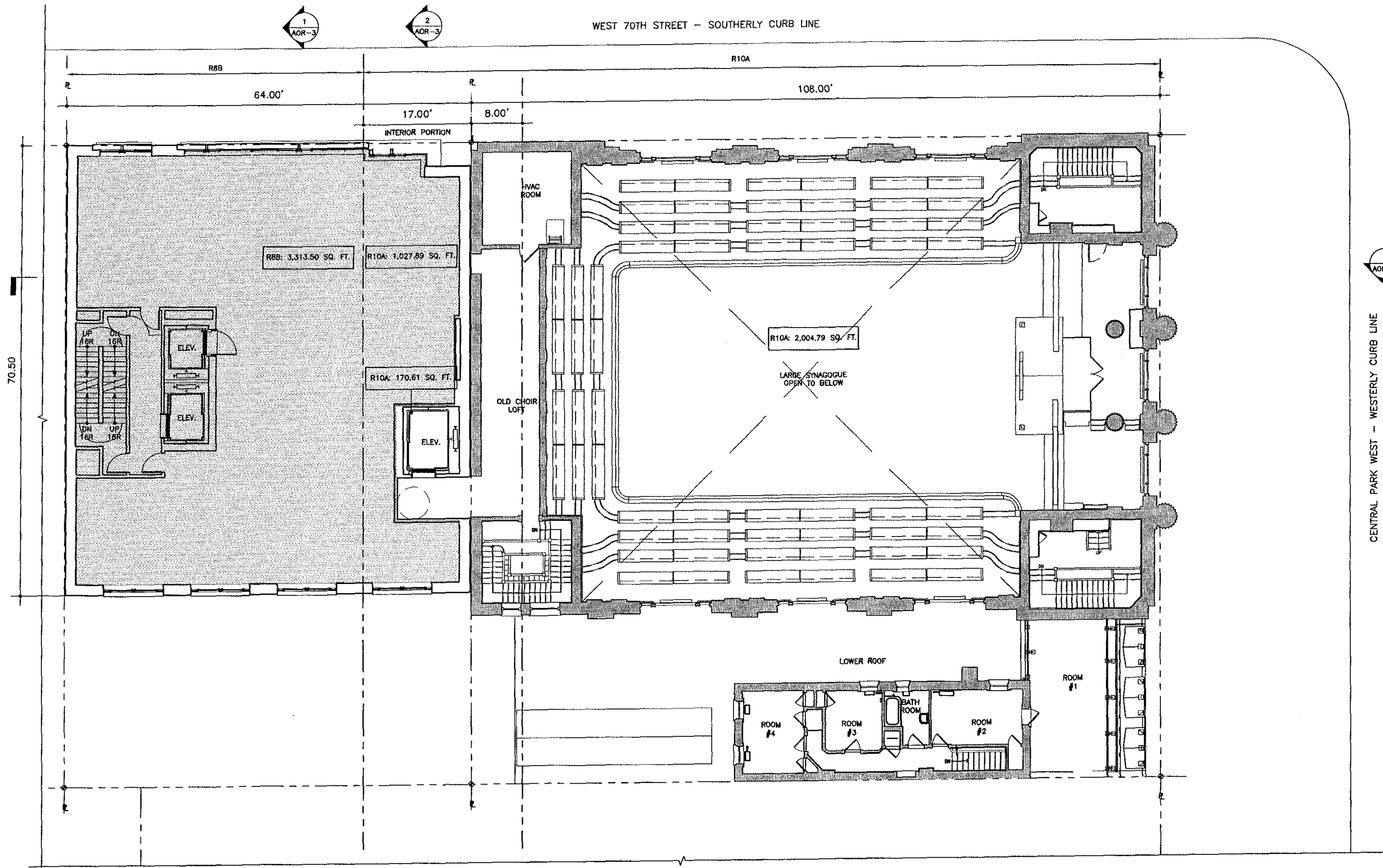


CAL. NO. 74-07-BZ

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



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

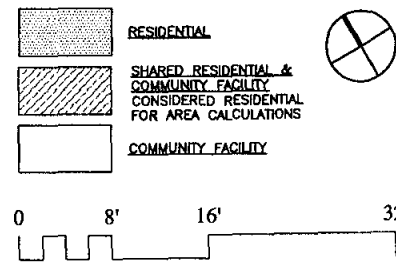


CENTRAL PARK WEST - WESTERLY CURB LINE

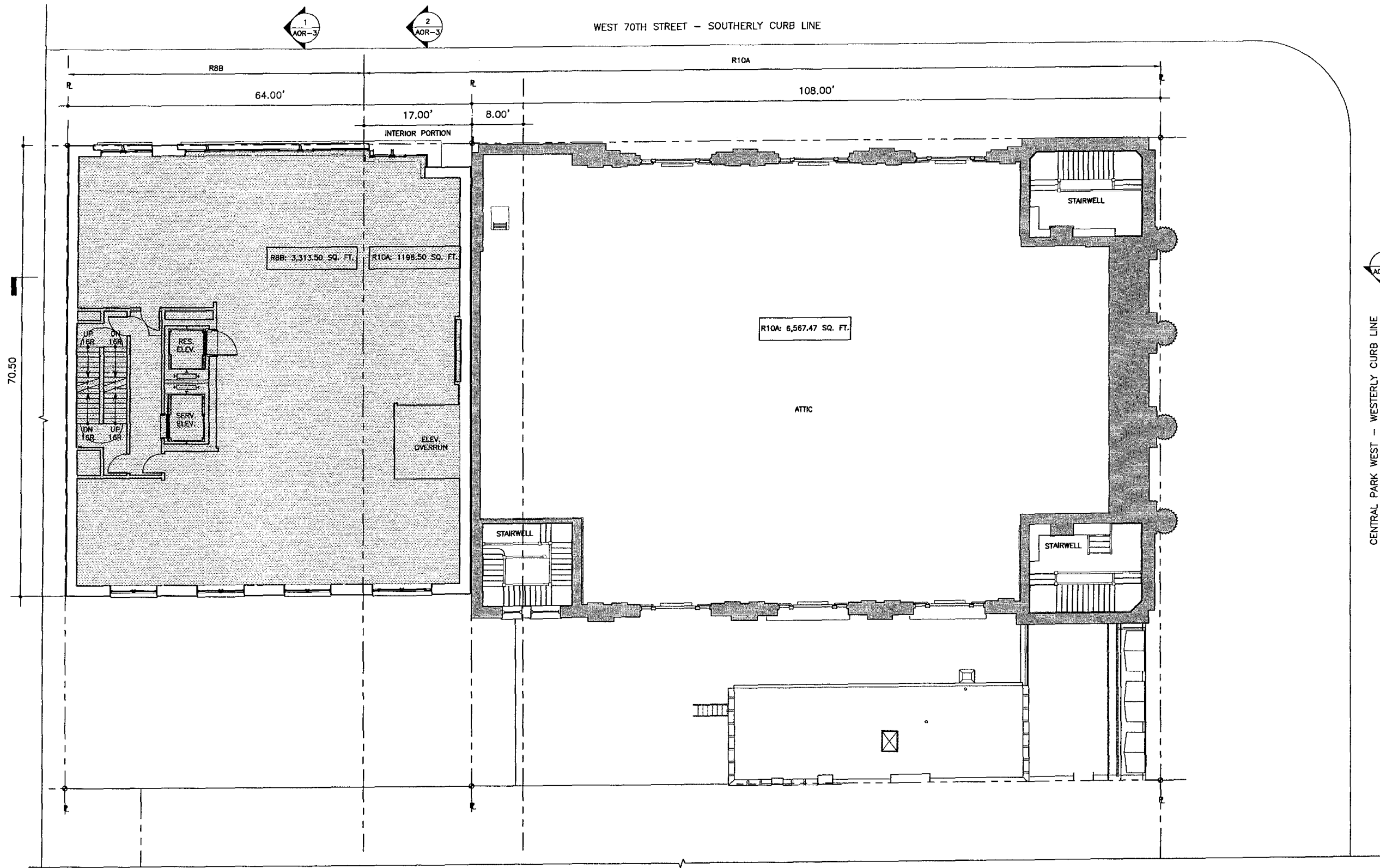


CAL. NO. 74-07-BZ

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

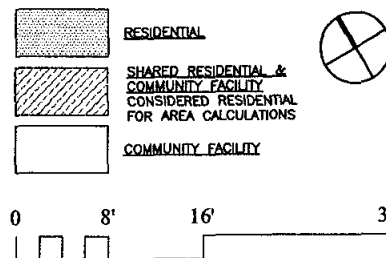


RESIDENTIAL FOURTH FLOOR AS-OF-RIGHT		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
CONGREGATION SHEARITH ISRAEL		6-10 WEST 70TH STREET NEW YORK, NY	08.28.07 #02350 AOR-11



1 PLAN
FIFTH FLOOR

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

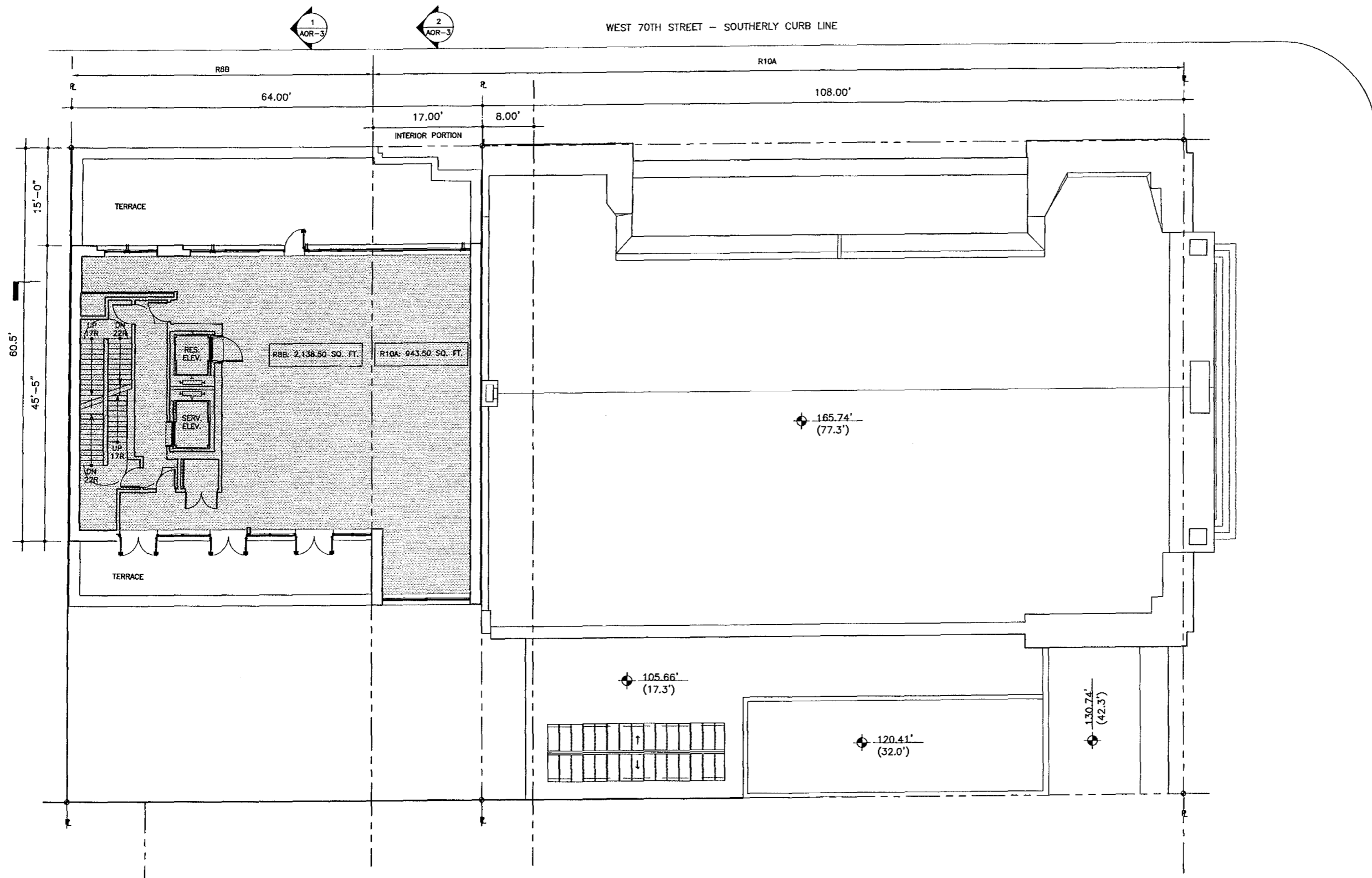


RESIDENTIAL
FIFTH FLOOR
AS-OF-RIGHT

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

Platt Byard Dovell White
Architects LLP
20 West 22nd Street
New York, NY 10010
212.691.2440
212.633.0144 fax

08.28.07
#02350 AOR-12

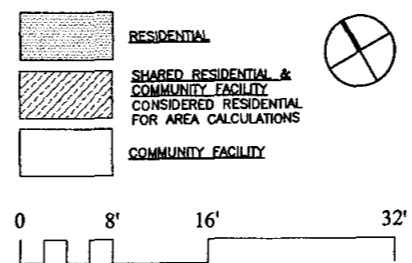


CENTRAL PARK WEST - WESTERLY CURB LINE

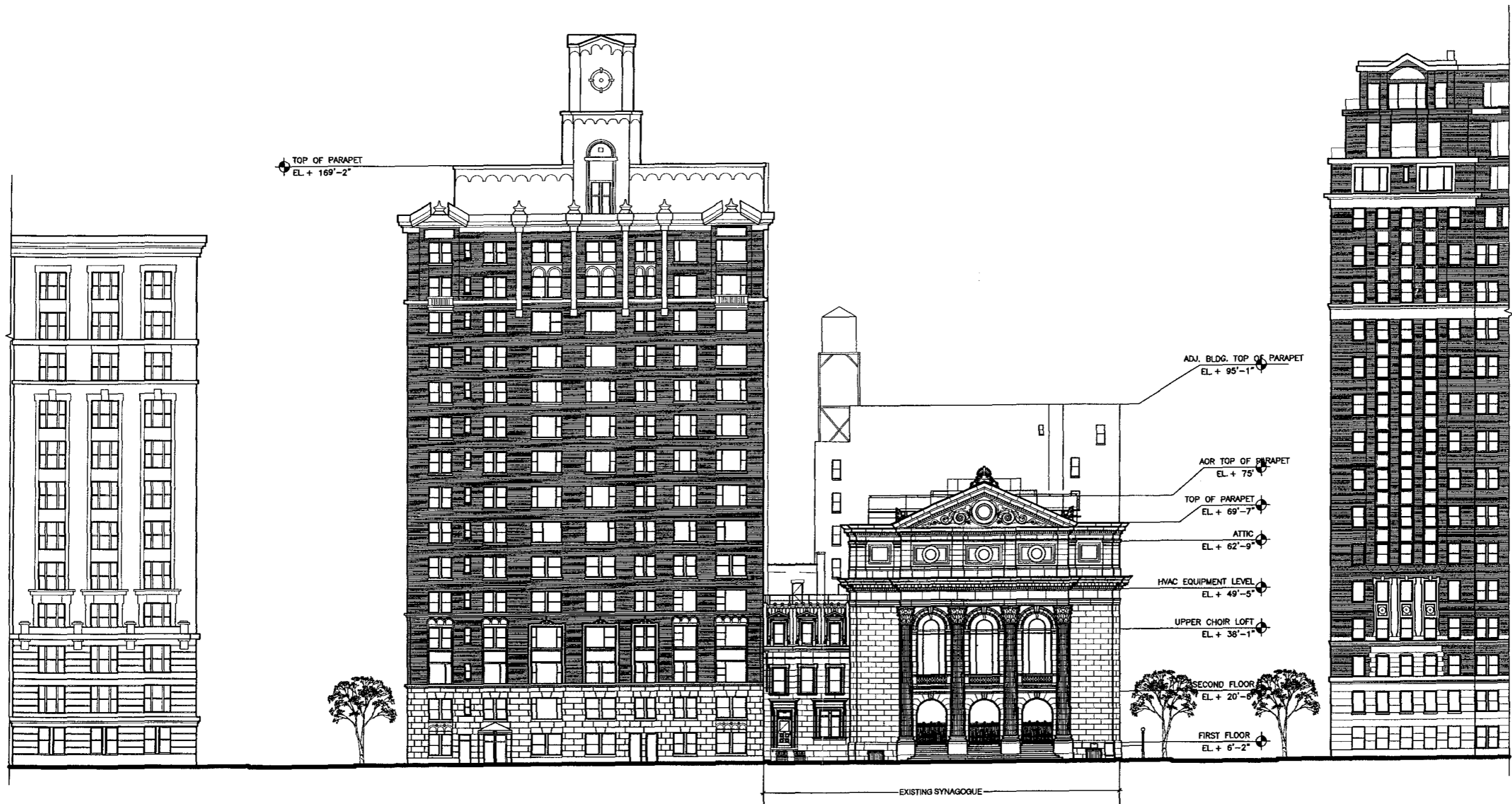


CAL. NO. 74-07-BZ

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



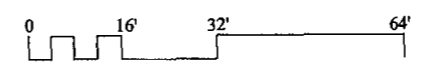
RESIDENTIAL 6TH FLOOR PENTHOUSE AS-OF-RIGHT		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
CONGREGATION SHEARITH ISRAEL		08.28.07	
6-10 WEST 70TH STREET NEW YORK, NY		#02350	AORB-13



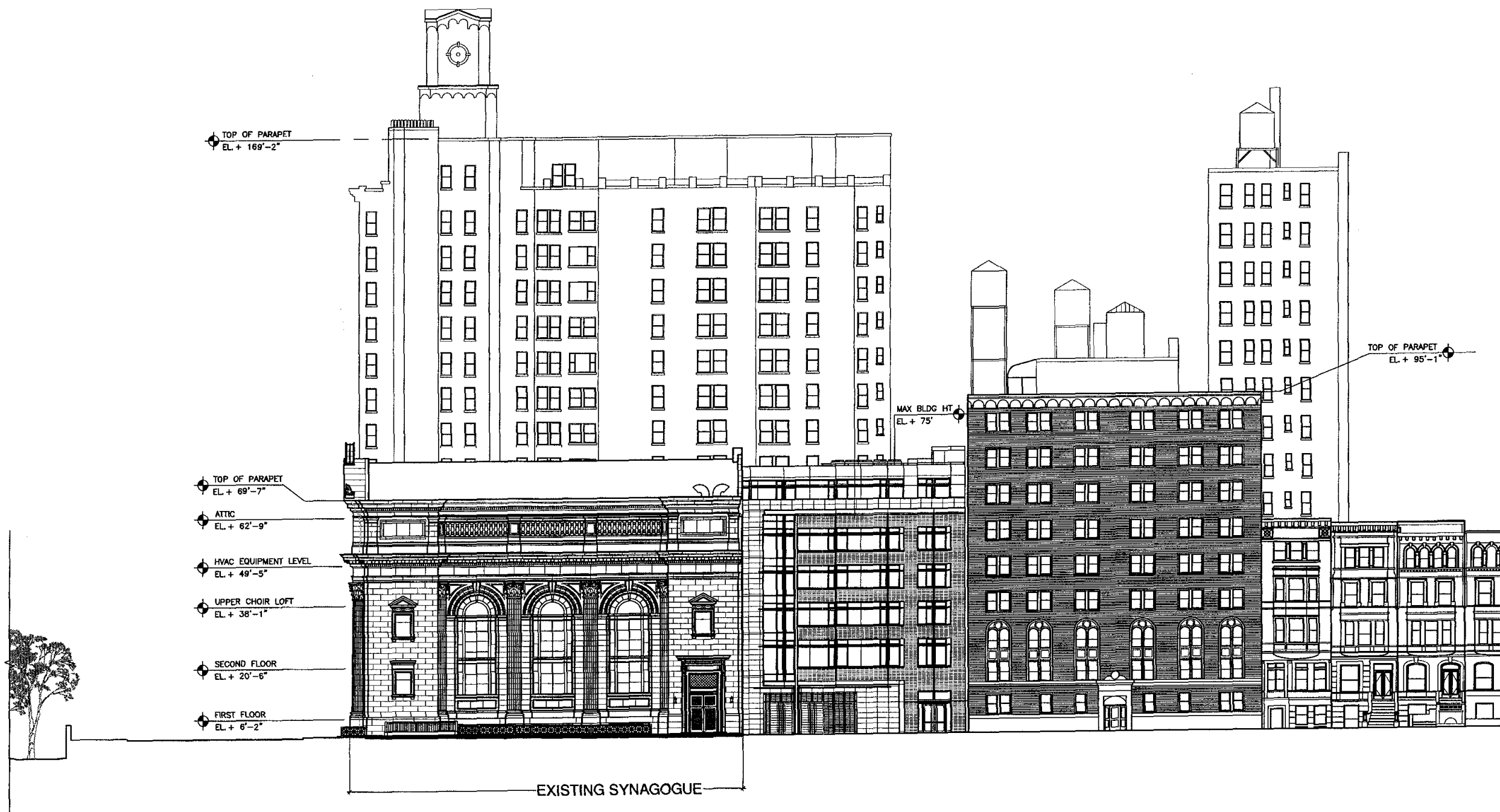
CAL. NO. 74-07-BZ

1 ELEVATION

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

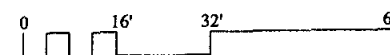


AS-OF-RIGHT ELEVATION WEST SIDE OF CENTRAL PARK WEST		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY	08.28.07	
		#02350	AOR-14



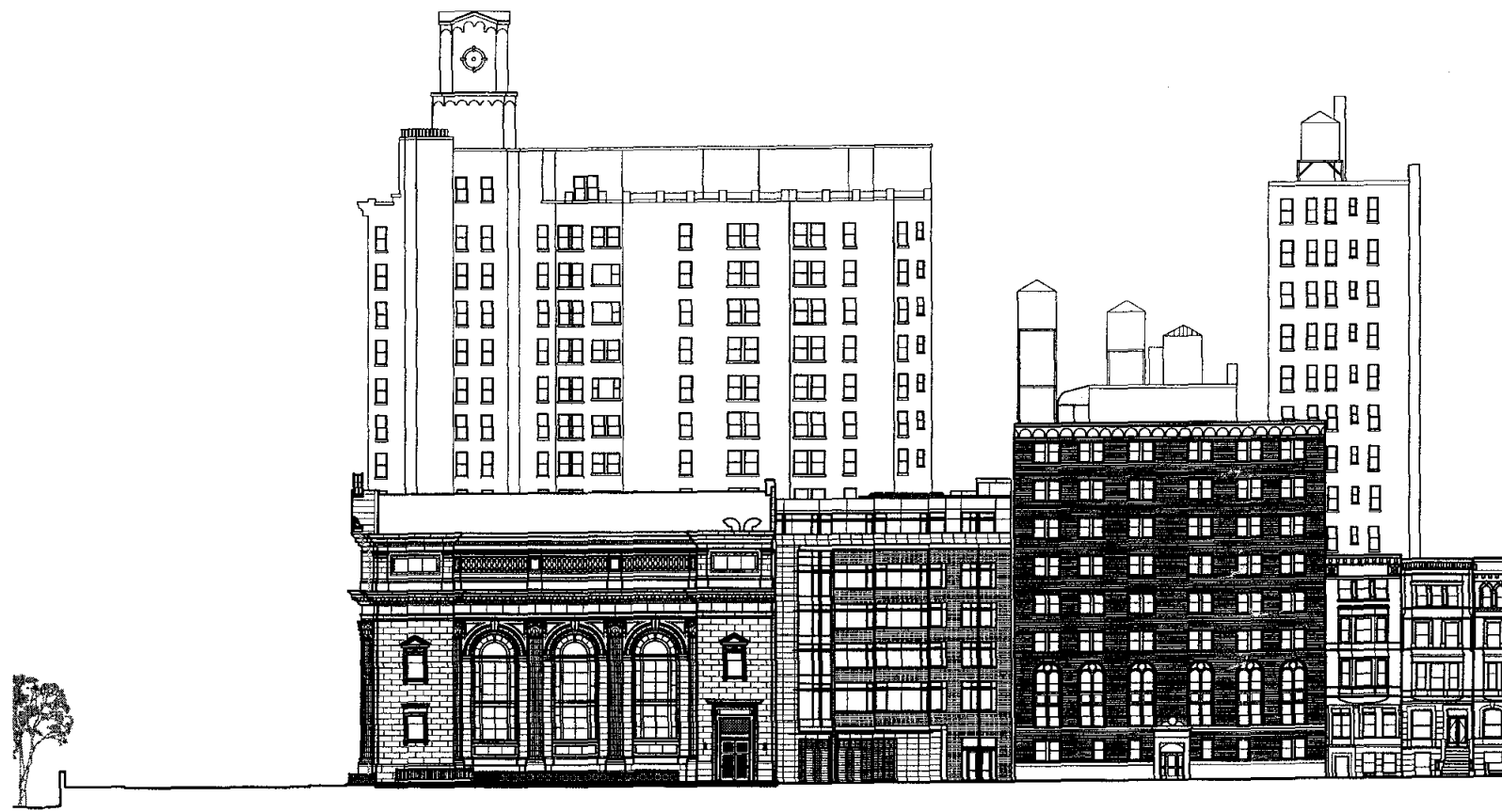
1 ELEVATION

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



CAL. NO. 74-07-BZ

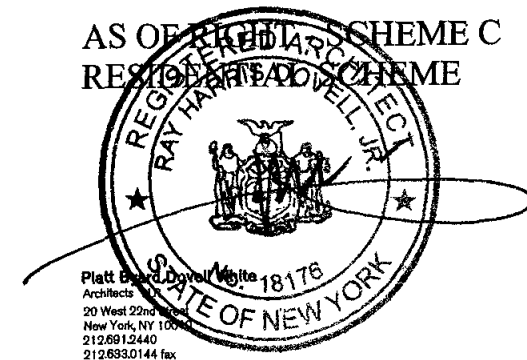
AS-OF-RIGHT ELEVATION SOUTH SIDE OF WEST 70TH STREET CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY	
	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	08.28.07 #02350



CONGREGATION SHEARITH ISRAEL

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

AS OF FLOOR SCHEME C
RESTORATION SCHEME



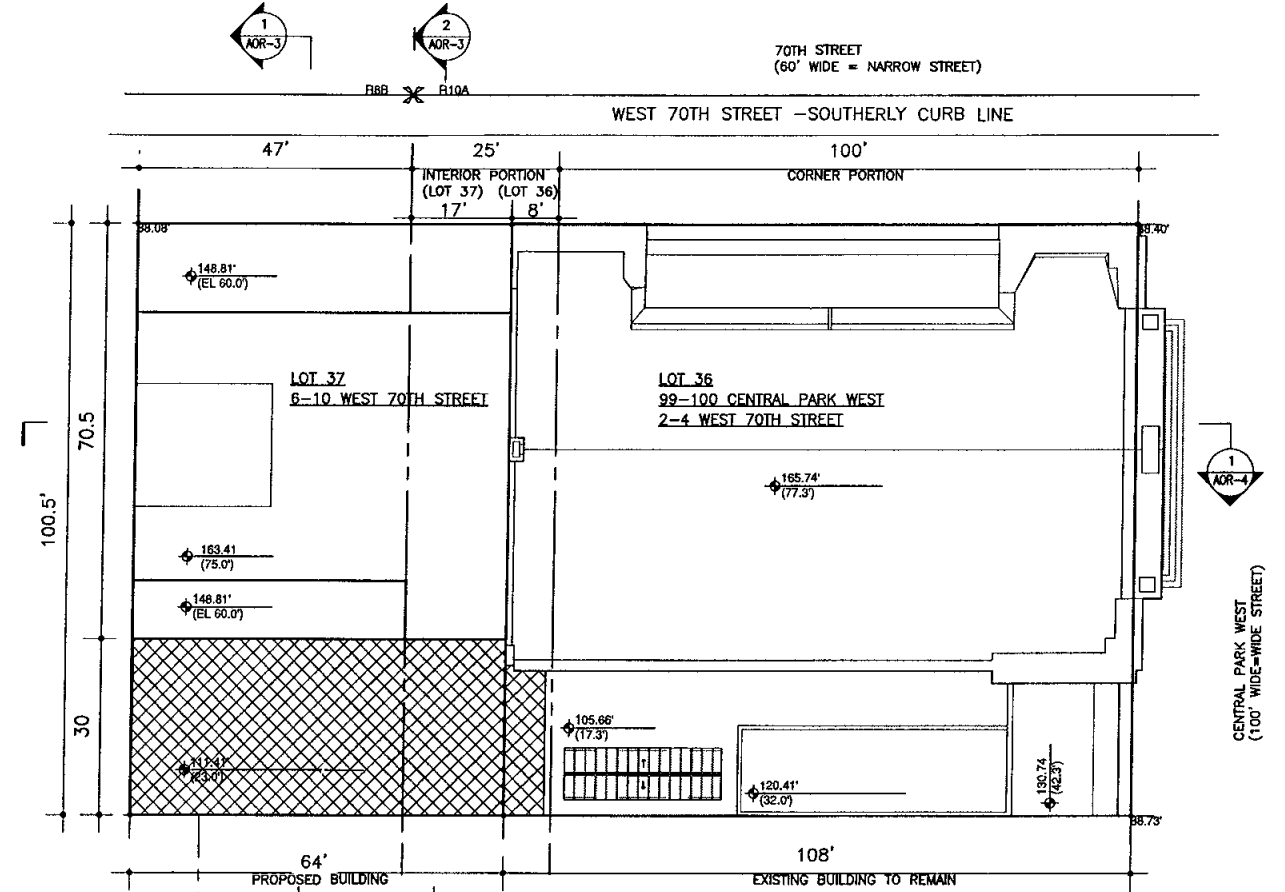
Platt, Beard, Dwyer, White
Architects
20 West 22nd
New York, NY 10011
212.691.2440
212.693.0144 fax
www.pbdw.com

08.28.07

#02350

APPLICABLE SECTION	ZONING CALCULATIONS FOR SINGLE ZONING LOT (LOTS 36 & 37)		
MAP BC	1. ZONING DISTRICTS: RBB R10A		
	2. LOT AREA		
	8-10 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 2: RESIDENTIAL		
	R10A 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 4,723.5 SF	= 39,488.46 SF
	R10A:	8.36 X 12,562.5 SF	= 105,022.50 SF
	COMBINED RBB & R10A	8.36 X 17,286 =	144,510.96 SF
	B. FLOOR AREA PROPOSED		
	RBB PORTION RESIDENTIAL	18,706.00	= SF
	RBB PORTION COMMUNITY FACILITY	0	= SF
	RBB TOTAL	18,706.00	= SF
	R10A PORTION RESIDENTIAL	6,936.00	= SF
	R10A PORTION COMMUNITY FACILITY	0	= SF
	R10A PORTION EXISTING COMMUNITY FACILITY	27,759.20	= SF
	R10A TOTAL	34,695.20	= SF
	COMBINED RBB & R10A	53,401.20	= SF
24-11	10. MAXIMUM LOT COVERAGE PERMITTED		
77-24	INTERIOR PORTION	.70	
	CORNER PORTION	1.00	
	11. LOT COVERAGE PROPOSED		
	INTERIOR PORTION	.70,	COMPLIES SEE P-5
	CORNER PORTION	.89,	COMPLIES SEE P-5
	(EXISTING)		
24-12	12. APPLICATION OF LOT COVERAGE		
	APPLIED OVER 23.00' ABOVE BASE PLANE		
24-34	13. FRONT YARD REQUIREMENTS		
	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		
24-391	RBB	30' REQUIRED	
	R10A INTERIOR PORTION	30' REQUIRED	
	R10A CORNER PORTION	NOT REQUIRED	
	16. REAR YARD PROPOSED		
	RBB INTERIOR PORTION	30.00',	COMPLIES, SEE P-5
	R10A INTERIOR PORTION	30.00',	COMPLIES, SEE P-5
	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 CORNER LOT-NONE REQUIRED FOR EXISTING PORTION AND BEYOND 50.00' OF INTERSECTION
- R10A COMPLIES: SEE SITE PLAN
- RBB COMPLIES: SEE SITE PLAN
- R10A COMPLIES: SEE SITE PLAN
- B. SETBACK REGULATIONS FOR NARROW STREETS
- RBB 15.00' SETBACK ABOVE 60.00'
- R10A 15.00' SETBACK ABOVE 125.00'
- C. SETBACKS PROVIDED FOR NARROW STREETS
- RBB 15.00' PROVIDED, COMPLIES, SEE P-3
- 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 PROVIDED
- RBB PORTION 60.0', COMPLIES, SEE P-3
- R10A PORTION 60.0', COMPLIES SEE P-3
- F. MAXIMUM BUILDING HEIGHT PERMITTED
- RBB 75.00'
- R10A 185.00'
- G. MAXIMUM BUILDING HEIGHT PROPOSED
- RBB PORTION 75.0', COMPLIES, SEE P-3
- R10A PORTION 75.0', 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 COMPLIES, SEE P-3
- R10A PORTION COMPLIES SEE P-3
- 24-522
23-663
18. DENSITY
- A. FACTOR FOR DWELLING UNITS
- RBB 680
- R10A 790
- B. MAXIMUM NUMBER OF DWELLING UNITS PERMITTED
- RBB 18,706.00 / 680 = 27.5 D.U.'S
- R10A 6,936.00 / 790 = 8.7 D.U.'S
- TOTAL ALLOWED 36 D.U.'S
- TOTAL PROPOSED 4 D.U.'S - COMPLIES
- 23-22
- 23-24
- 28-00
- 28-11
19. QUALITY HOUSING CALCULATIONS
- A. BULK REGULATIONS
- COMPLIES
- 28-12
- B. STREET TREE PLANTING
- 1 TREE PER 25.00' OF STREET FRONTAGE REQ. PROPOSED, SEE P-5
- 28-21
- C. SIZE OF DWELLING UNITS
- MINIMUM 400' REQUIRED
- COMPLIES: SEE FLOOR PLANS
- 28-22
- D. WINDOWS
- ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED
- COMPLIES: ALL RESIDENTIAL WINDOWS DOUBLE GLAZED
- 28-23
- E. REFUSE STORAGE AND DISPOSAL
- NOT REQUIRED, < 9 DWELLING UNITS
- NOT PROPOSED
- 28-24
- F. LAUNDRY FACILITIES
- NOT REQUIRED, < 9 DWELLING UNITS
- NOT PROPOSED
- 28-25
- G. DAYLIGHT IN CORRIDORS
- NOT REQUIRED
- NOT PROPOSED
- 28-30
- H. RECREATION SPACE AND PLANTING AREAS
- NOT REQUIRED, < 9 DWELLING UNITS
- NOT PROPOSED
- 28-41
- I. DENSITY OF CORRIDOR
- NOT REQUIRED
- NOT PROPOSED
- 28-50
- J. PARKING FOR QUALITY HOUSING
- COMMUNITY DISTRICT 7 ACCESSORY PARKING PERMITTED FOR 35% OF NUMBER OF DWELLING UNITS
- 35 X 5 = 1.75 ACCESSORY PARKING ALLOWED; PARKING NOT PROPOSED
- 13-12



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

LEGEND

◊ FROM MANHATTAN DATUM
FROM CURB LEVEL 0.60' (88.41')

REAR YARD

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

BASE PLANE CALCULATIONS

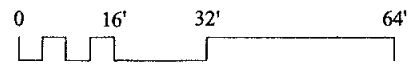
AVG BASE PLANE = $\frac{88.73 + 88.41 + 88.08}{3}$

= $\frac{265.22}{3}$ 88.41 = 0.00'
FOR ZONING PURPOSES



CAL. NO. 74-07-BZ

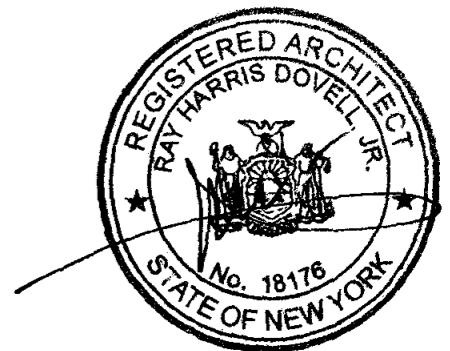
AS-OF-RIGHT SITE PLAN, ZONING CALCULATIONS, AND BASE PLANE CALCULATIONS	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
	CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY
	08.28.07	AOR-1
	#02350	



FLOOR AREA SCHEDULE

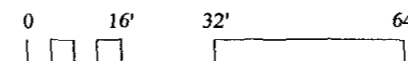
FLOOR	USE	FLOOR AREA PROPOSED		FLOOR AREA EXISTING	COMM. FAC. GROSS FLOOR AREA	RESIDENTIAL GROSS FLOOR AREA	COMBINED R8B & R10A GROSS FLOOR AREA	ZONING FLOOR AREA
		R8B	R10A	R10A				
C2	COMMUNITY FACILITY	0	0	(1,395.04)	(1,395.04)	0	(1,395.04)	N.A.
	COMMUNITY FACILITY	0	0	(10,495.14)	(10,495.14)	N.A.		
C1	RESIDENTIAL	(4,723.50)	(1,918.10)	0	N.A.	(6,641.60)	(17,136.74)	N.A.
	COMMUNITY FACILITY	0	0	11,541.25	11,541.25	N.A.		
1	RESIDENTIAL	3,313.50	1,198.50	0	N.A.	4,512.00	16,053.25	16,053.25
	COMMUNITY FACILITY	0	0	6,493.80	6,493.80	N.A.		
2	RESIDENTIAL	3,313.50	1,198.50	0	N.A.	4,512.00	11,005.80	11,005.80
	COMMUNITY FACILITY	0	0	1,151.89	1,151.89	N.A.		
3	RESIDENTIAL	3,313.50	1,198.50	0	N.A.	4,512.00	5,663.89	5,663.89
	COMMUNITY FACILITY	0	0	2,004.79	2,004.79	N.A.		
4	RESIDENTIAL	3,313.50	1,198.50	0	N.A.	4,512.00	6,516.79	6,516.79
	COMMUNITY FACILITY	0	0	6,567.47	6,567.47	4,512.00		
5	RESIDENTIAL	3,313.50	1,198.50	0	N.A.	4,512.00	11,079.47	11,079.47
6	RESIDENTIAL	2,138.50	943.50	0	N.A.	3,082.00	3,082.00	3,082.00
TOTAL ZONING FLOOR AREA	R8B COMMUNITY	0						
TOTAL ZONING FLOOR AREA	R8B RESIDENTIAL	18,706.00						
TOTAL ZONING FLOOR AREA	R8B	18,706.00						
TOTAL ZONING FLOOR AREA	R10A COMMUNITY		0					
TOTAL ZONING FLOOR AREA	R10A RESIDENTIAL		6,936.00					
TOTAL ZONING FLOOR AREA	R10A EXIST. COMM.			27,759.20				
TOTAL ZONING FLOOR AREA	R10A			34,695.20				
TOTAL ZONING FLOOR AREA	COMMUNITY FACILITY				27,759.20			
TOTAL ZONING FLOOR AREA	RESIDENTIAL					25,642.00		
TOTAL	NEW BUILDING & EXIST. SYNAGOGUE						71,932.98	53,401.20
TOTAL	NEW BUILDING						32,283.60	25,642.00

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

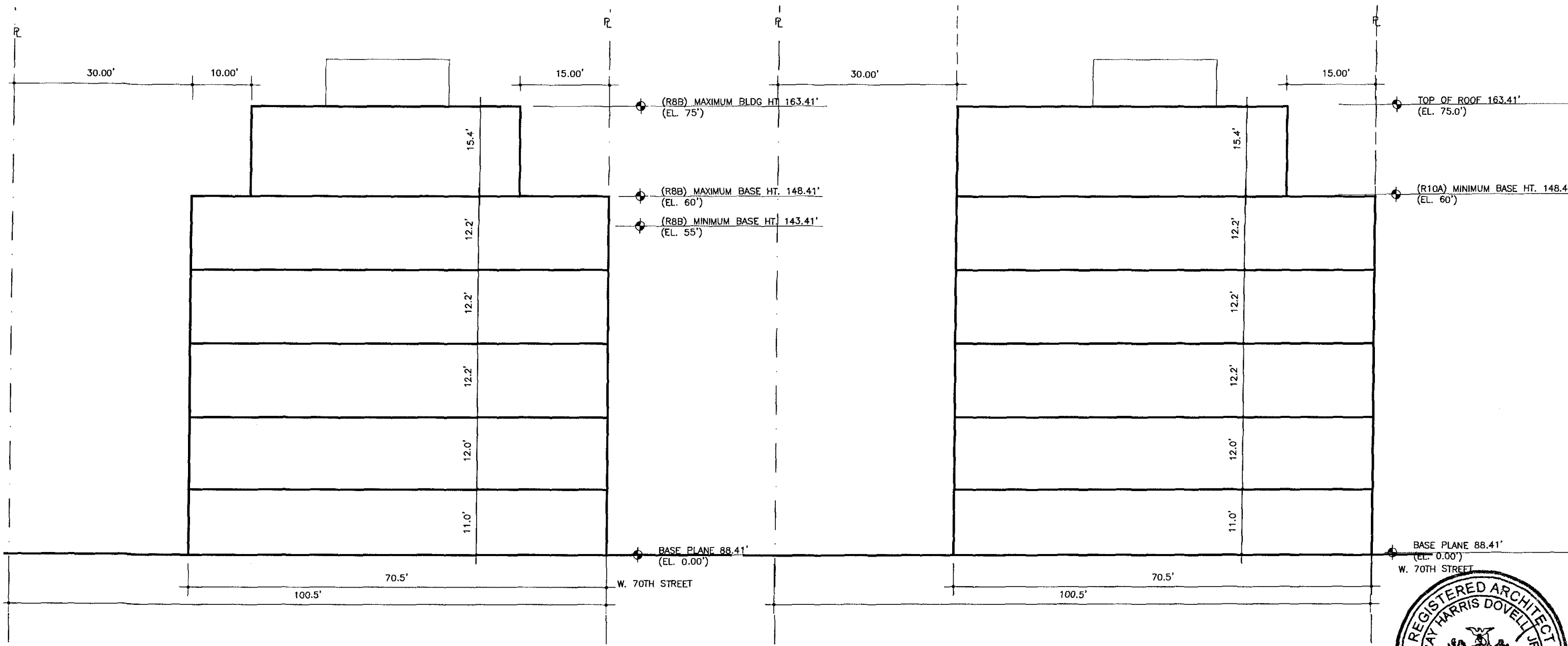


CAL. NO. 74-07-BZ

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

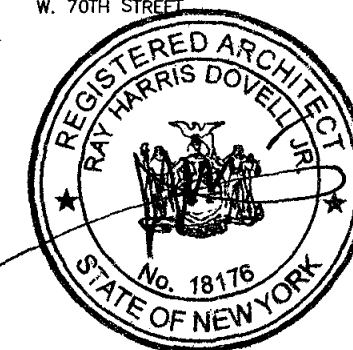


(R10A) MAXIMUM BLDG HT 273.41'
 (EL. 185')
 (R10A) MAXIMUM BASE HT. 213.41'
 (EL. 125')



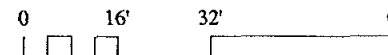
1 SECTION R8B
 THRU WEST 70TH SCALE: 1/16" = 1'-0"

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

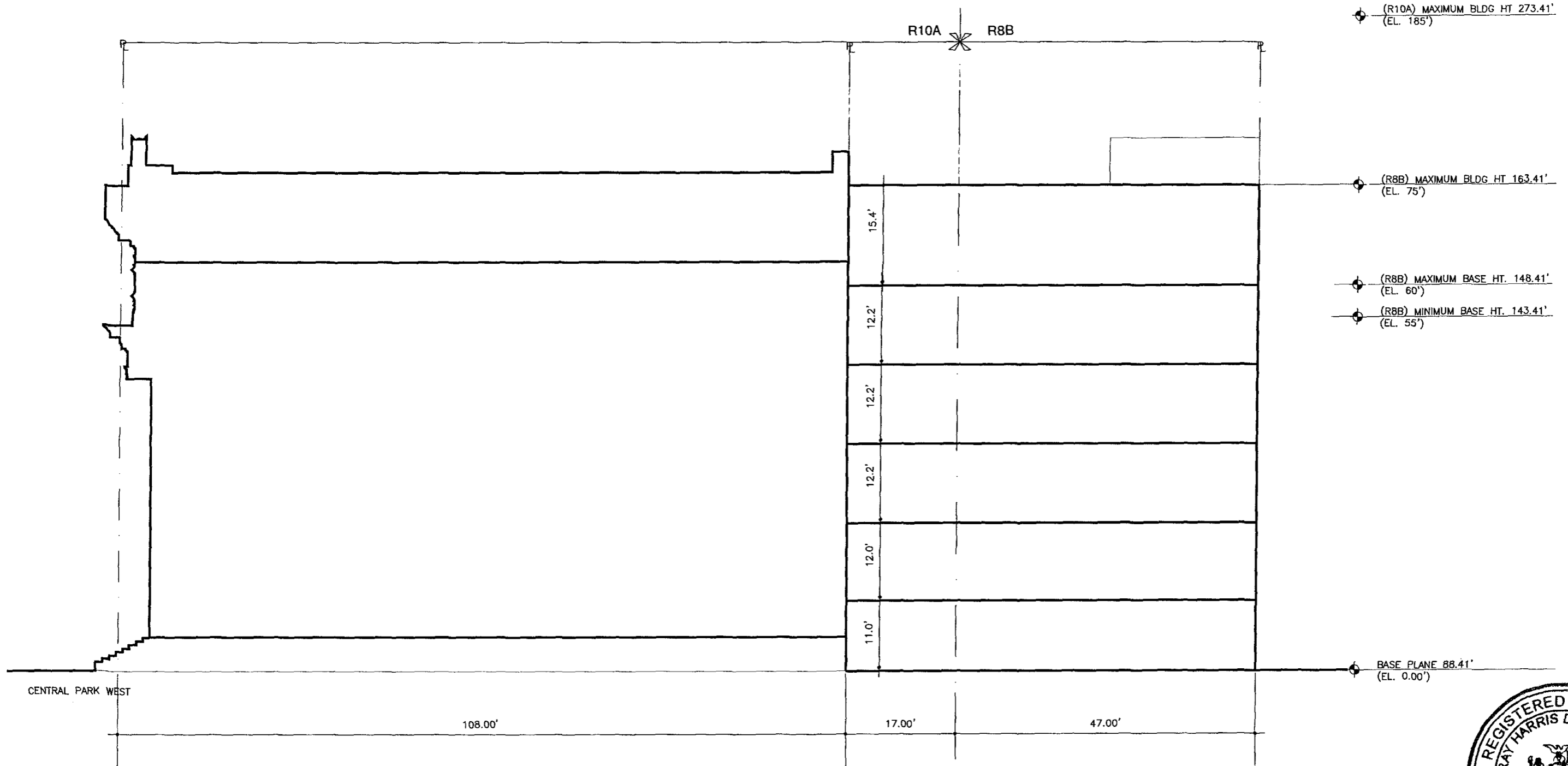


CAL. NO. 74-07-BZ

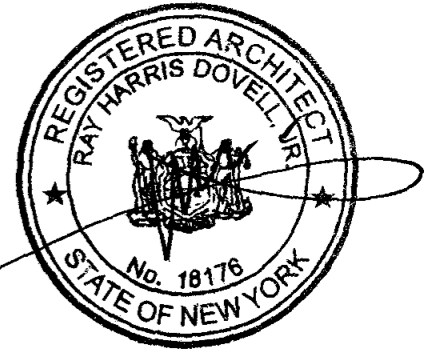
LEGEND
 ◆ FROM MANHATTAN DATUM
 ◆ FROM CURB LEVEL 0.00' (88.41)
 - - - - - AS-OF-RIGHT BUILDING ENVELOPE
 — — — — — PROPERTY LINE



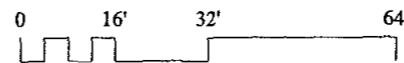
AS-OF-RIGHT STREET WALL SECTIONS		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
CONGREGATION SHEARITH ISRAEL		6-10 WEST 70TH STREET NEW YORK, NY	08.28.07 #02350 AOR-3



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

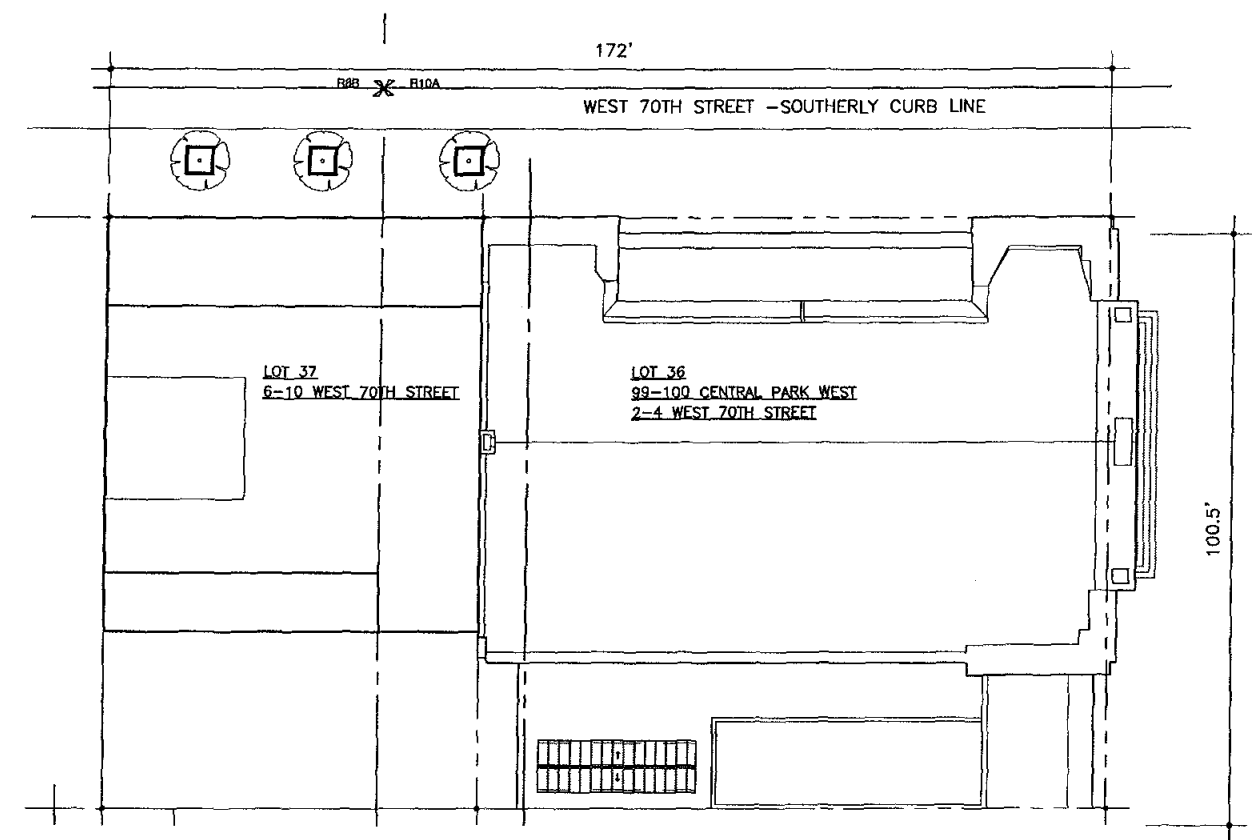
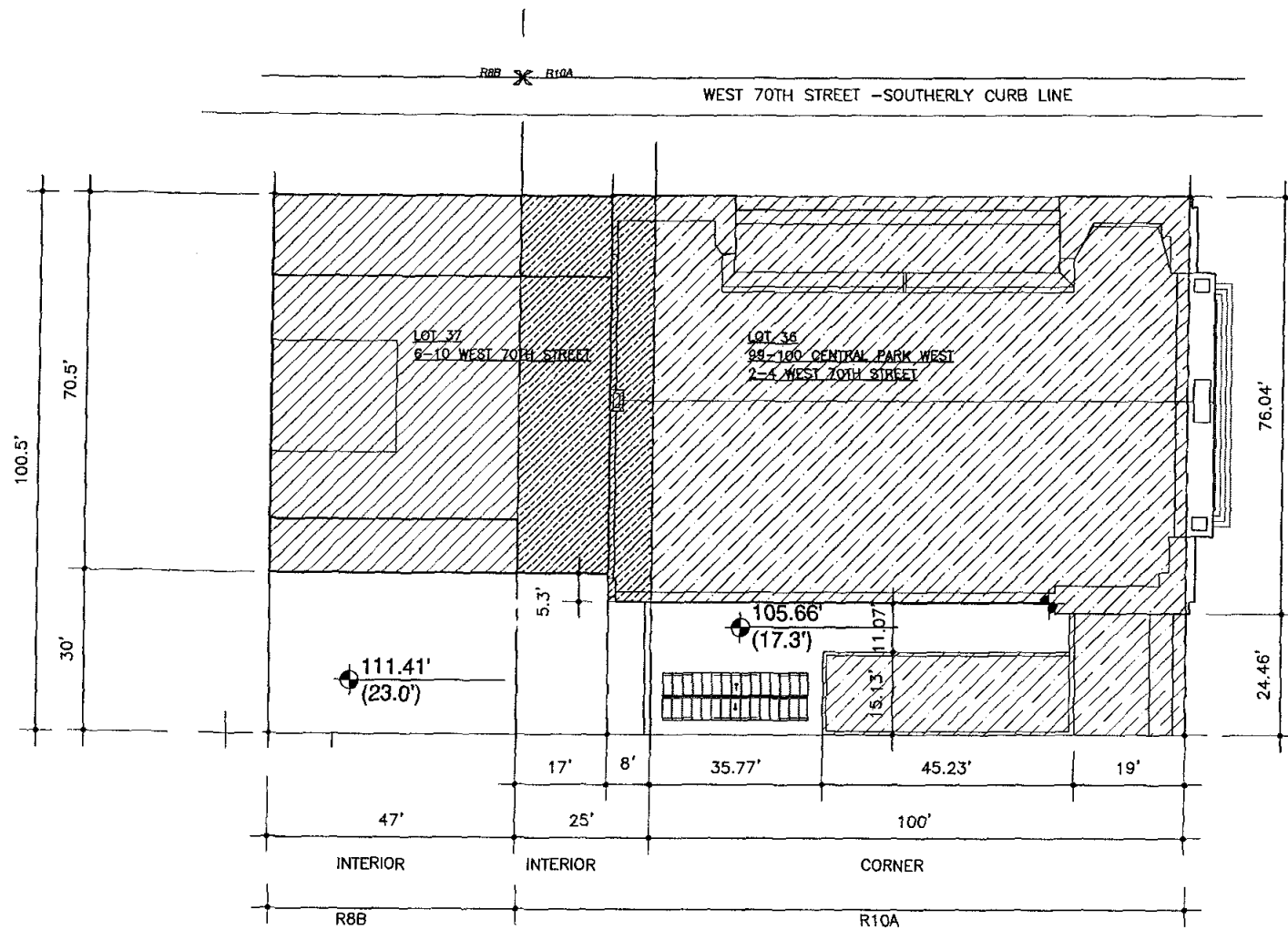


LEGEND
 ◆ FROM MANHATTAN DATUM
 ◆ FROM CURB LEVEL 0.00' (88.41)
 - - - - - AS-OF-RIGHT BUILDING ENVELOPE
 ———— PROPERTY LINE



AS-OF-RIGHT STREET WALL SECTIONS		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
CONGREGATION SHEARITH ISRAEL		08.28.07	
6-10 WEST 70TH STREET NEW YORK, NY		#02350	AOR-4

CAL. NO. 74-07-BZ



1 LOT COVERAGE

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

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

LOT COVERAGE PERMITTED FOR INTERIOR PORTION

R8B: $0.70 \times 4,723.50 = 3,306.45$
 R10A: $0.70 \times 2,512.50 = 1,758.75$
 AVG: $(3,306.45 + 1,758.75) / (4,723.50 + 2,512.50) = 0.70$

LOT COVERAGE PROPOSED FOR COMBINED INTERIOR PORTION

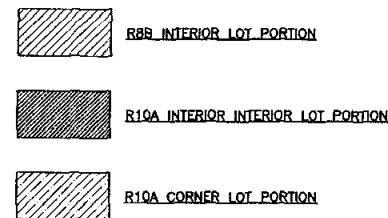
R8B: 3,313.50
 R10A: 1,804.90
 AVG: $(3,313.50 + 1,804.90) / (4,723.50 + 2,512.50) = 0.70$
 COMPLIES

LOT COVERAGE PERMITTED FOR CORNER PORTION

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

LOT COVERAGE PROPOSED FOR CORNER PORTION (EXISTING)

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



2 STREET TREE PLANTING

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

STREET TREE PLANTING: SEC. 28-112

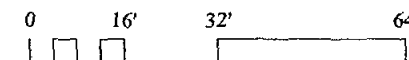
TREES REQUIRED = 1 TREE PER 25.00' STREET FRONTAGE
 FRONTAGE = $272.42 / 25 = 11$ TREES

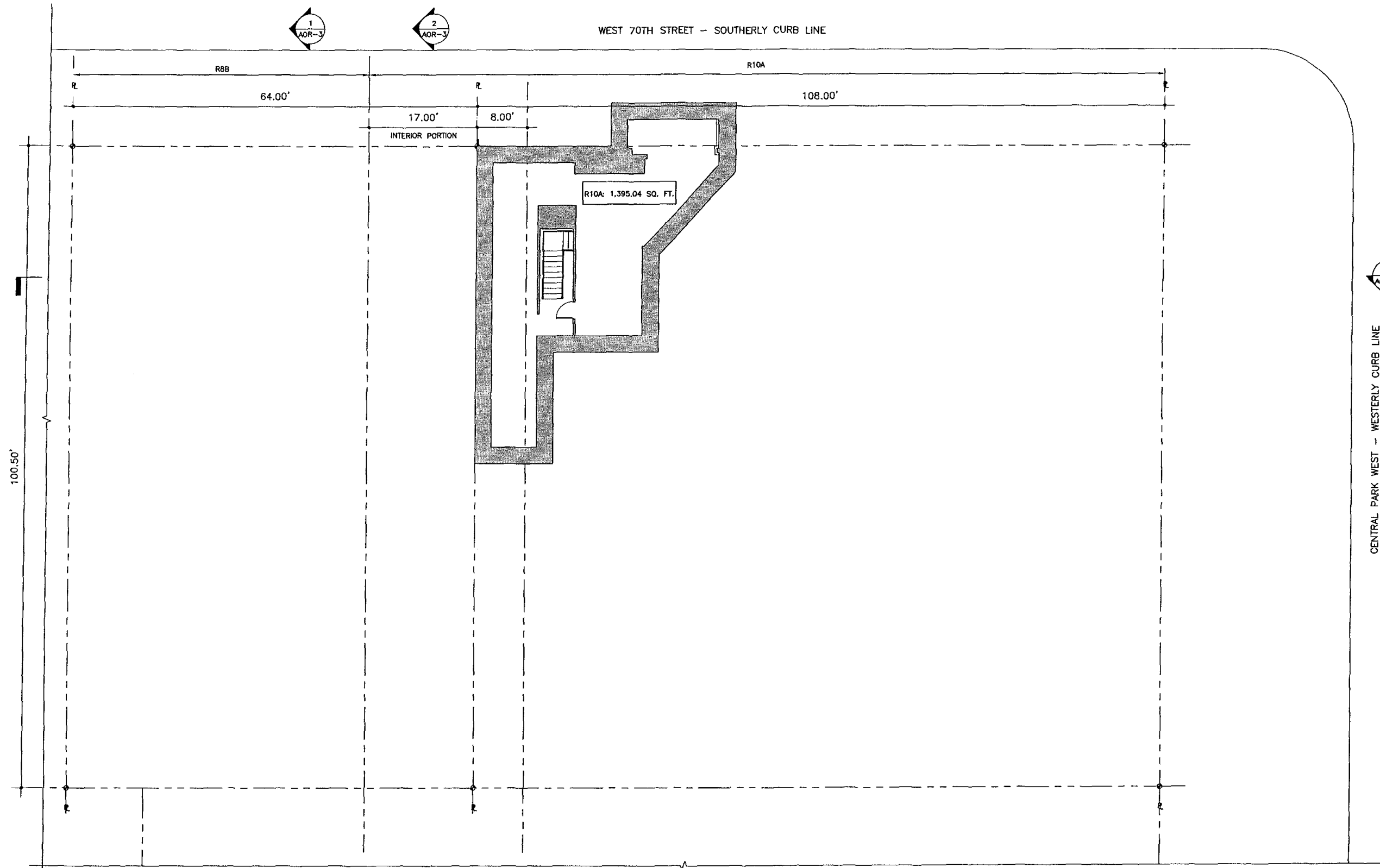
TREES PROPOSED = 3 TREES TO BE INSTALLED
 REMAINDER TO BE PURCHASED BY OWNER FOR USE BY
 PARKS DEPARTMENT



CAL. NO. 74-07-BZ

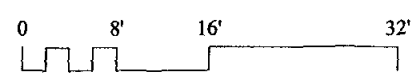
AS-OF-RIGHT LOT COVERAGE CALCULATIONS AND TREE PLANTING	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
	CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY




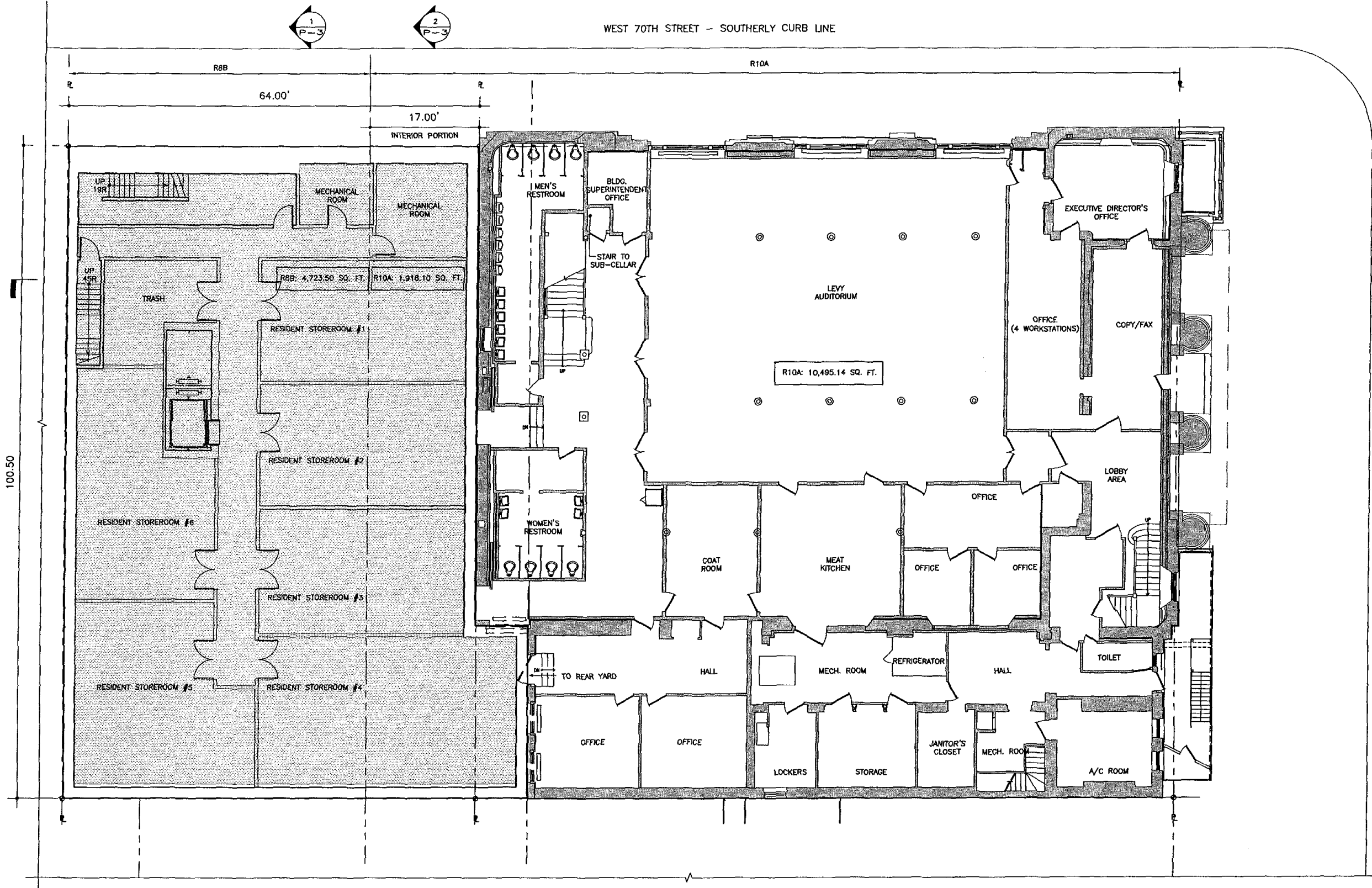


CAL. NO. 74-07-BZ

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



	COMMUNITY FACILITY SUB CELLAR AS-OF-RIGHT		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
	CONGREGATION SHEARITH ISRAEL		6-10 WEST 70TH STREET NEW YORK, NY	08.28.07 #02350



1
P-4

CENTRAL PARK WEST - WESTERLY CURB LINE

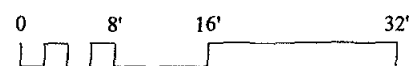


CAL. NO. 74-07-BZ

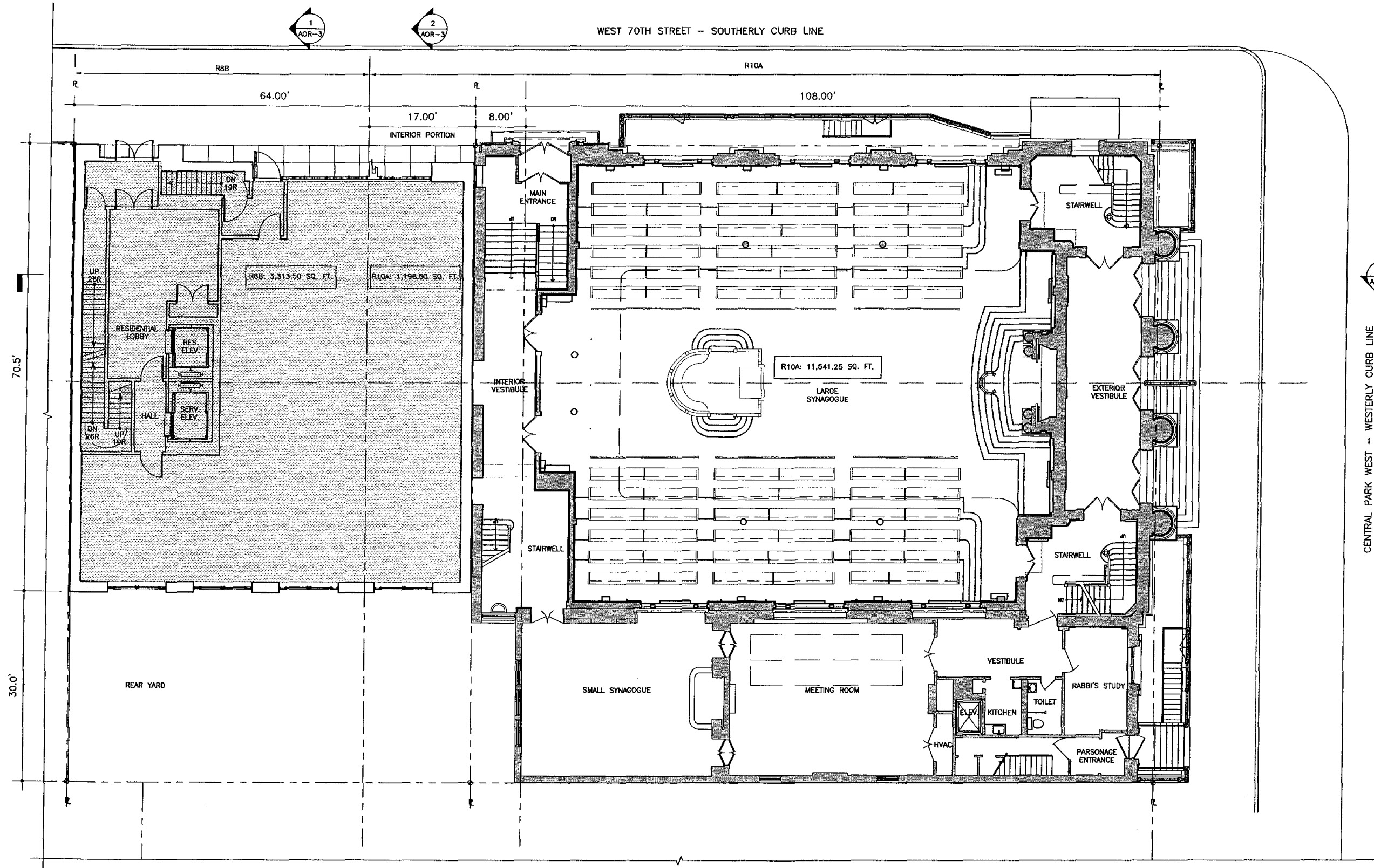
1 PLAN
CELLAR

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

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



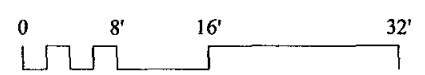
RESIDENTIAL CELLAR AS-OF-RIGHT	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
	CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY
	08.28.07 #02350	AOR - 7



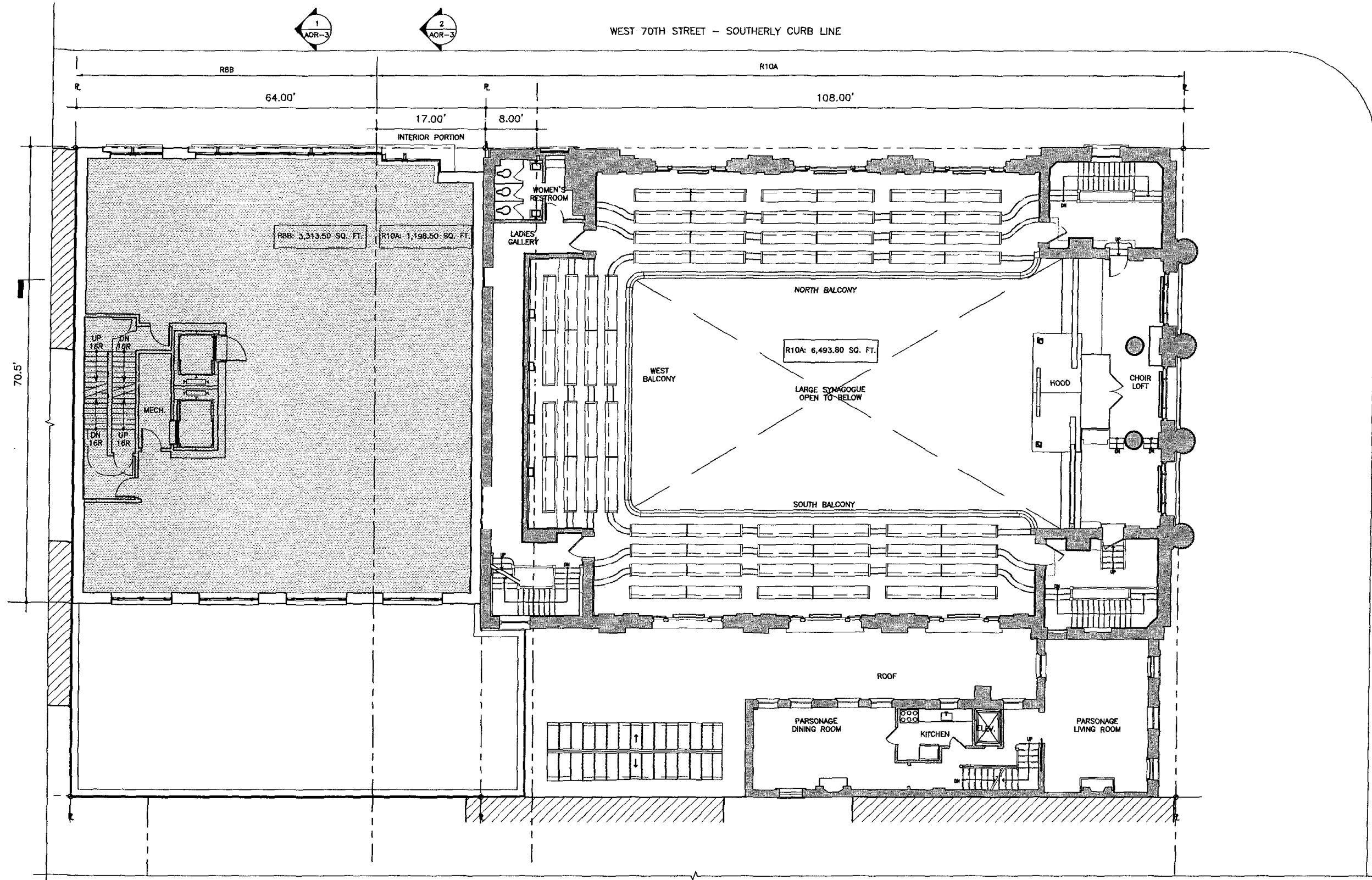
CAL. NO. 74-07-BZ

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

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



<p>RESIDENTIAL FIRST FLOOR AS-OF-RIGHT</p> <p>CONGREGATION SHEARITH ISRAEL</p>	<p>6-10 WEST 70TH STREET NEW YORK, NY</p>	<p>Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax</p>
	<p>08.28.07</p> <p>#02350</p>	<p>AOR-8</p>



CENTRAL PARK WEST - WESTERLY CURB LINE



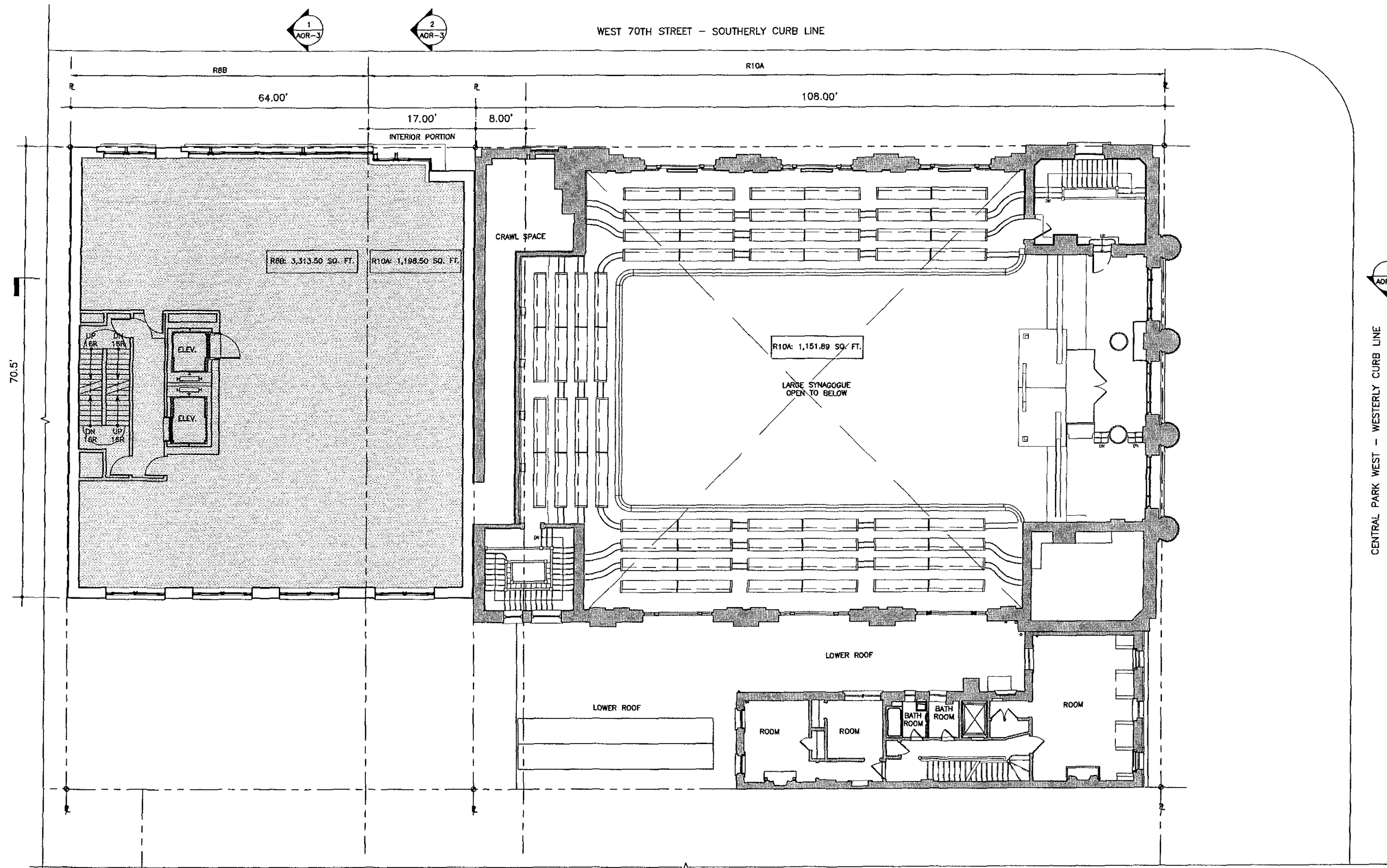
CAL. NO. 74-07-BZ

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

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

0 8' 16' 32'

RESIDENTIAL SECOND FLOOR AS-OF-RIGHT CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax
		08.28.07 #02350 AOR-9



CENTRAL PARK WEST - WESTERLY CURB LINE



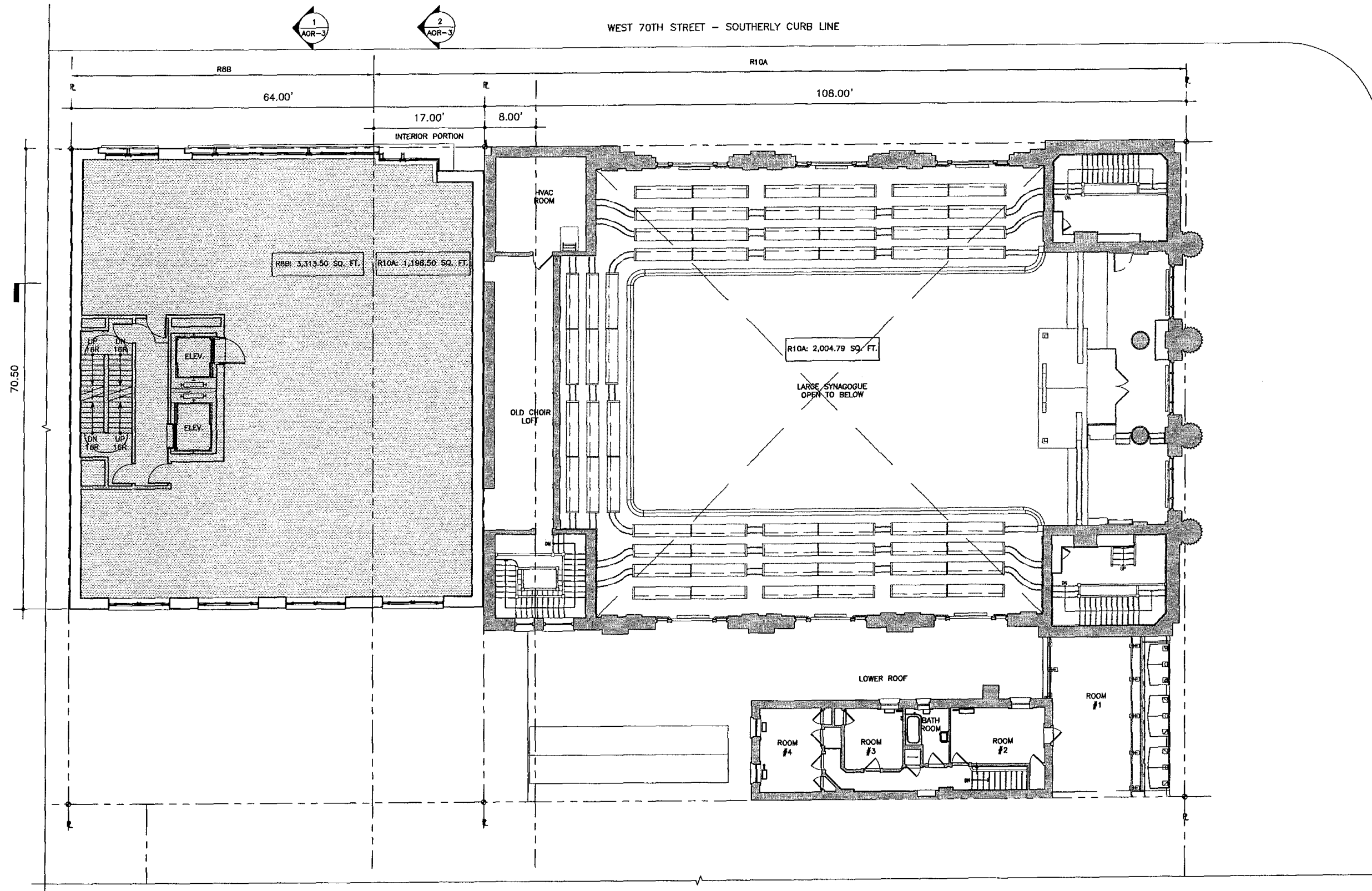
CAL. NO. 74-07-BZ

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

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

0 8' 16' 32'

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

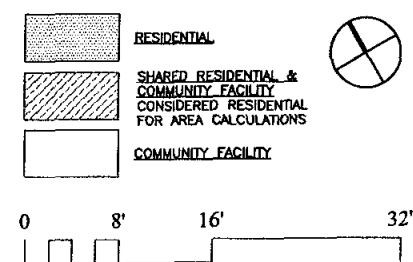


CENTRAL PARK WEST - WESTERLY CURB LINE

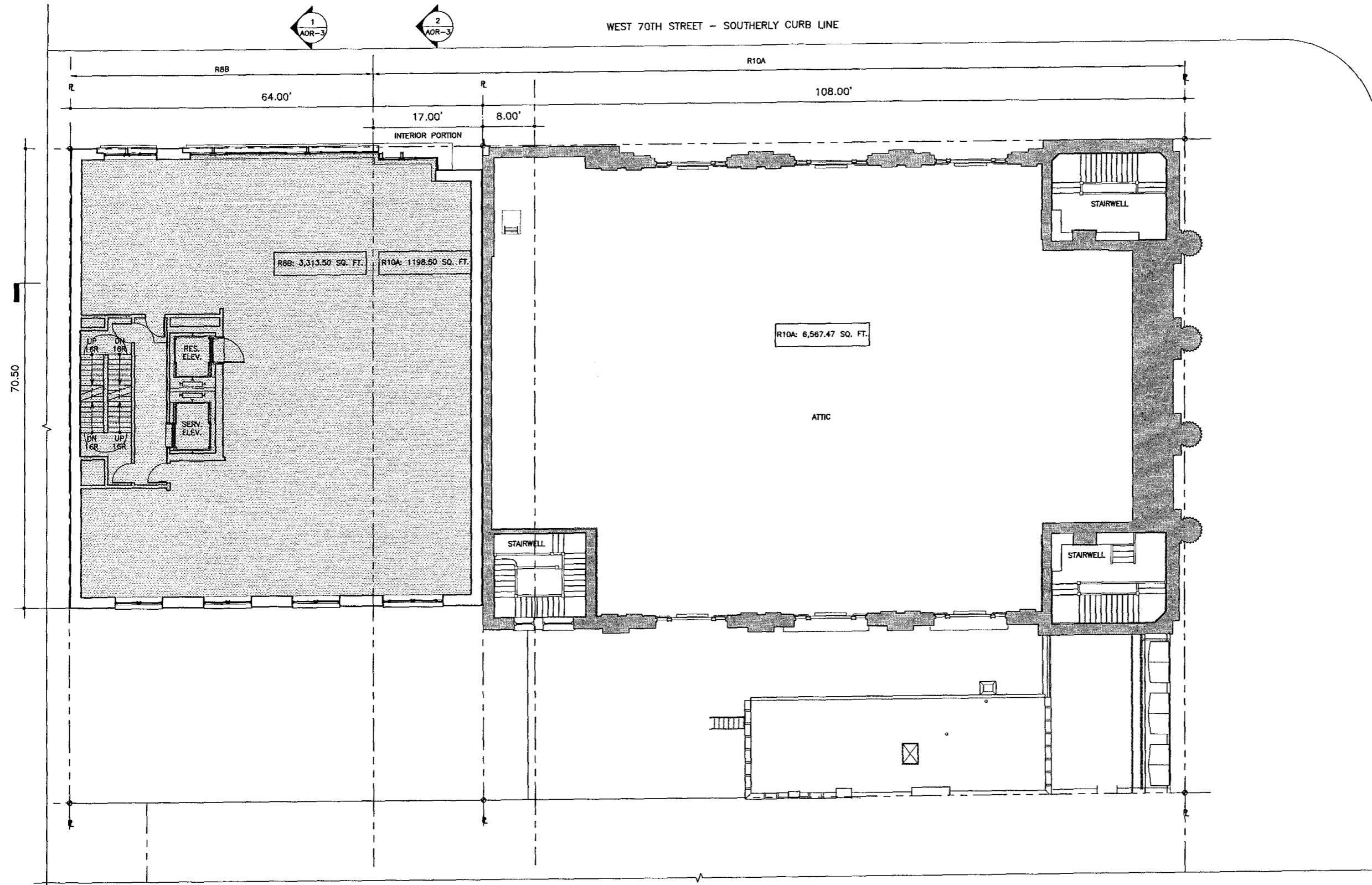


CAL. NO. 74-07-BZ

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



RESIDENTIAL FOURTH FLOOR AS-OF-RIGHT		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
CONGREGATION SHEARITH ISRAEL		6-10 WEST 70TH STREET NEW YORK, NY	08.28.07
		#02350	AOR-11



CENTRAL PARK WEST - WESTERLY CURB LINE

WEST 70TH STREET - SOUTHERLY CURB LINE



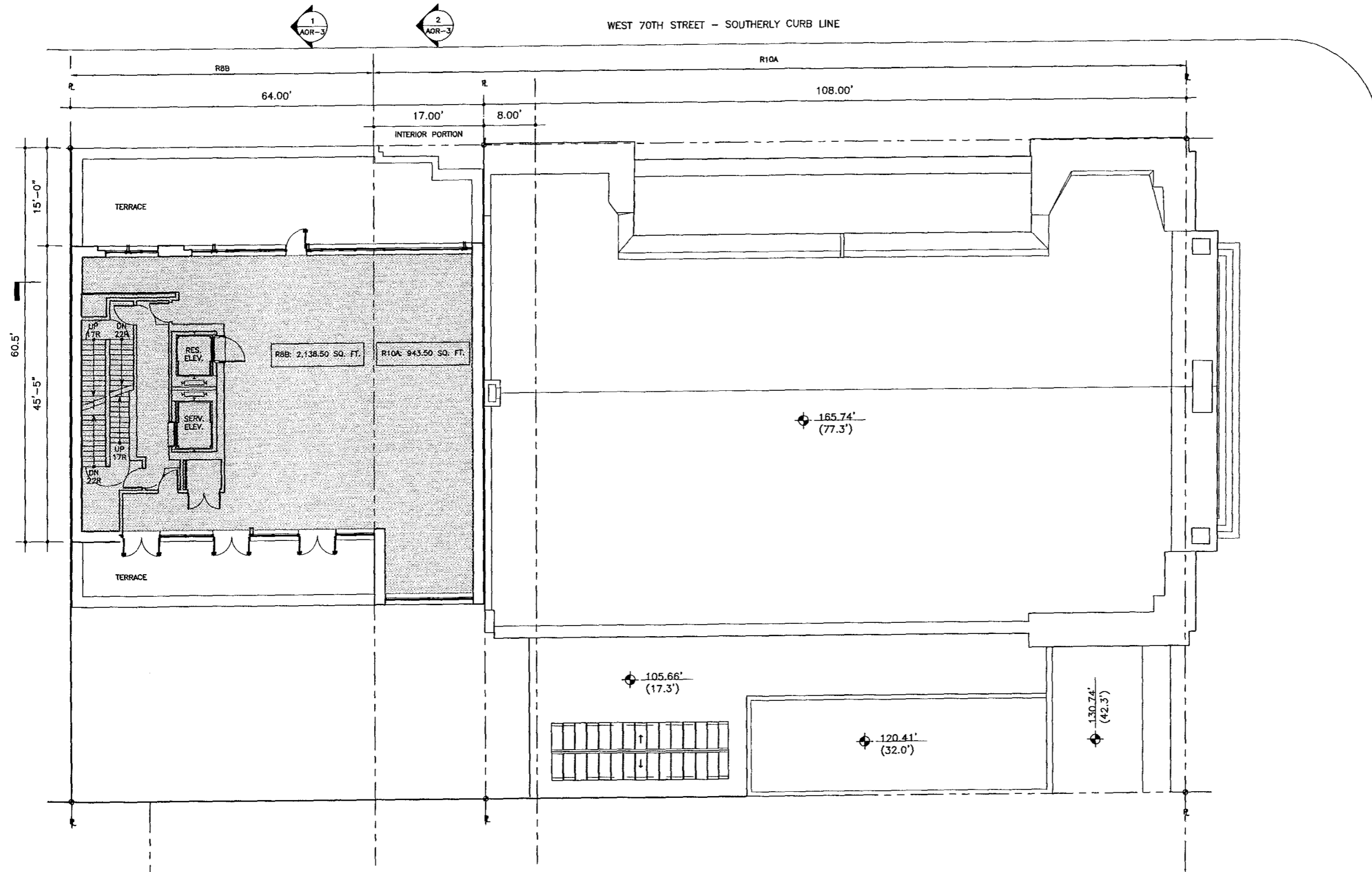
CAL. NO. 74-07-BZ

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

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

0 8' 16' 32'

RESIDENTIAL FIFTH FLOOR AS-OF-RIGHT	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY	08.28.07
		#02350
		AOR-12



CENTRAL PARK WEST - WESTERLY CURB LINE



CAL. NO. 74-07-BZ

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

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

0 8' 16' 32'

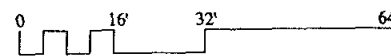
RESIDENTIAL 6TH FLOOR PENTHOUSE AS-OF-RIGHT	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax
CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY 08.28.07 #02350
	AORB-13



CAL. NO. 74-07-BZ

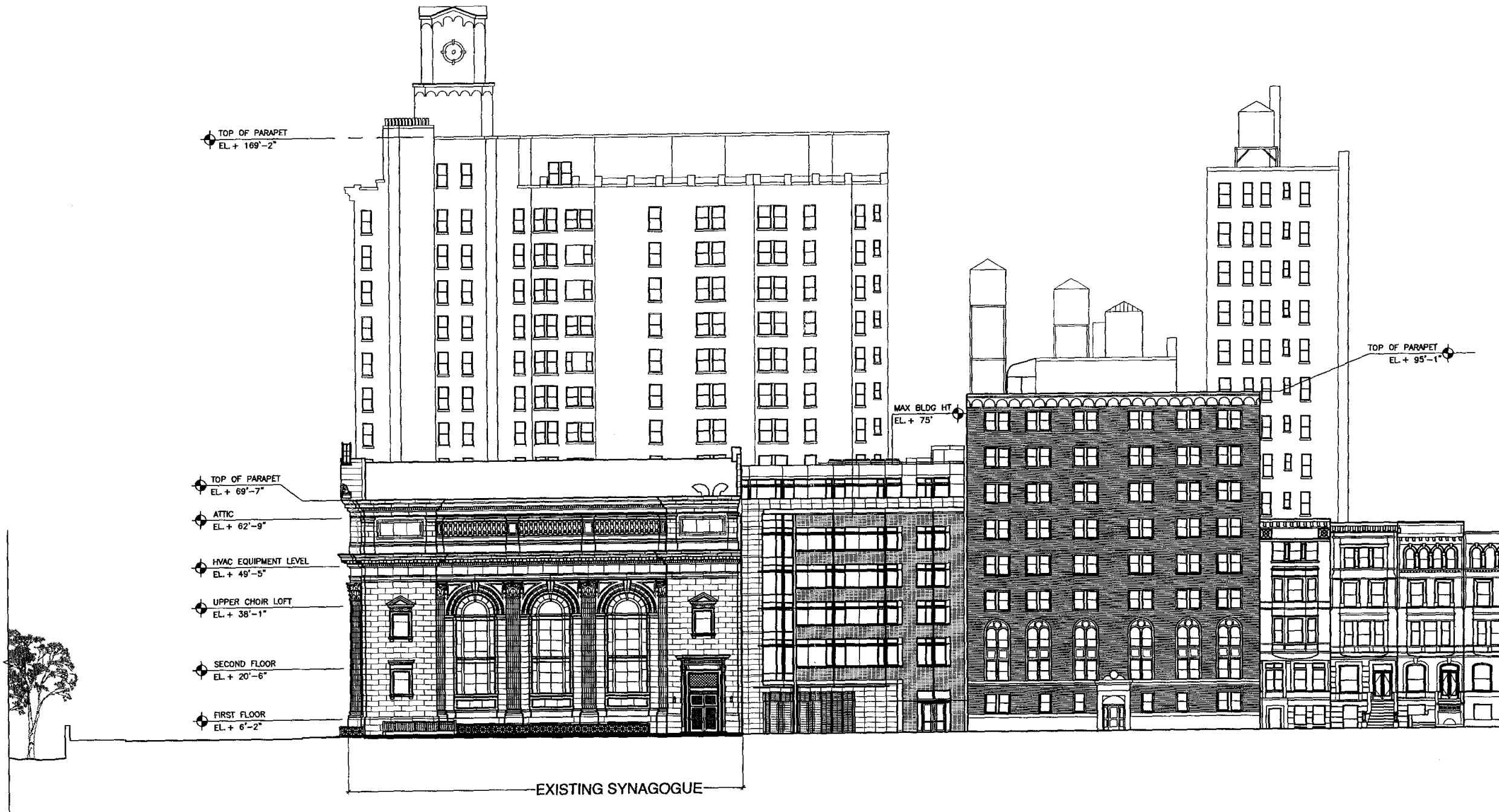
1 ELEVATION

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



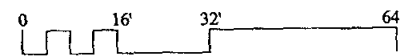
AS-OF-RIGHT ELEVATION WEST SIDE OF CENTRAL PARK WEST		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
CONGREGATION SHEARITH ISRAEL		6-10 WEST 70TH STREET NEW YORK, NY	08.28.07 #02350 AOR-14

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1 ELEVATION

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



CAL. NO. 74-07-BZ

AS-OF-RIGHT ELEVATION SOUTH SIDE OF WEST 70TH STREET	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
	08.28.07 #02350	AOR-15
CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY	

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