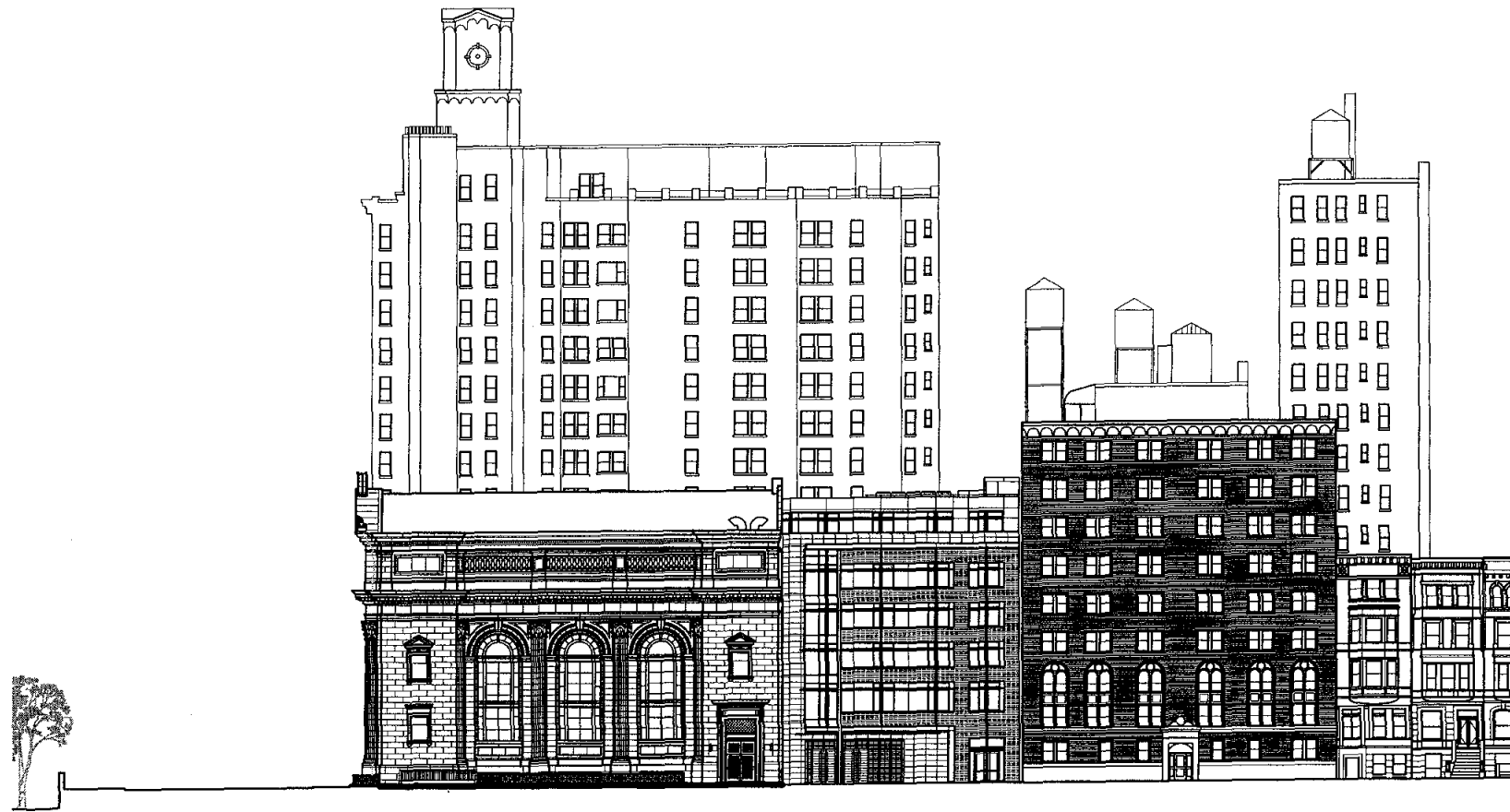


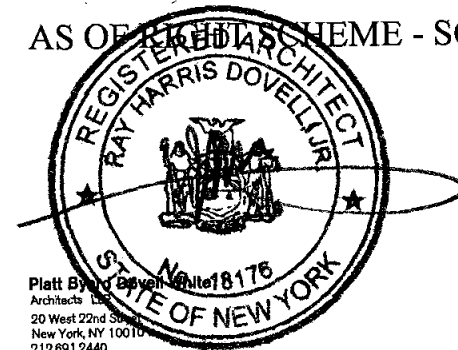
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# CONGREGATION SHEARITH ISRAEL

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



AS OF RIGHT SCHEME - SCHEME A (ORIGINAL)



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

10.22.07

#02350

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 4,723.5 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 7,495.57 = SF R8B PORTION COMMUNITY FACILITY 12,620.44 = SF R8B TOTAL 20,116.00 = SF R10A PORTION RESIDENTIAL 2,142.00 = SF R10A PORTION COMMUNITY FACILITY 5,513.60 = SF R10A PORTION EXISTING COMMUNITY FACILITY 27,759.20 = SF R10A TOTAL 35,414.80 = SF COMBINED R8B & R10A 55,530.81 SF

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

77-24	11. LOT COVERAGE PROPOSED INTERIOR PORTION .70, COMPLIES SEE P-5 CORNER PORTION .89, COMPLIES SEE P-5 (EXISTING)
-------	--

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

24-34	13. FRONT YARD REQUIREMENTS R8B NOT REQUIRED R10A NOT REQUIRED R8B NOT PROPOSED R10A NOT PROPOSED
-------	---

24-35	14. SIDE YARD REQUIREMENTS R8B NOT REQUIRED R10A NOT REQUIRED R8B NOT PROPOSED R10A NOT PROPOSED
-------	--

24-36	15. REAR YARD REQUIRED R8B 30' REQUIRED R10A INTERIOR PORTION 30' REQUIRED R10A CORNER PORTION NOT REQUIRED
-------	--

24-391	16. REAR YARD PROPOSED R8B INTERIOR PORTION 30.00', COMPLIES, SEE P-5 R10A INTERIOR PORTION 30.00', COMPLIES, SEE P-5 R10A CORNER PORTION COMPLIES
--------	---

24-522	17. STREET WALL LOCATION & HEIGHT
23-633	A. STREET WALL LOCATION R8B NO CLOSER TO STREET THAN ADJACENT BUILDING R10A CORNER LOT-NONE REQUIRED FOR EXISTING PORTION AND BEYOND 50.00' OF INTERSECTION R8B COMPLIES: SEE SITE PLAN R10A COMPLIES: SEE SITE PLAN

	B. SETBACK REGULATIONS FOR NARROW STREETS R8B 15.00' SETBACK ABOVE 60.00' R10A 15.00' SETBACK ABOVE 125.00'
--	---

	C. SETBACKS PROVIDED FOR NARROW STREETS R8B 15.00' PROVIDED, COMPLIES, SEE P-3 R10A COMPLIES: SEE P-3
--	---

	D. BASE HEIGHT REQUIREMENTS R8B 55.00' MINIMUM - 60.00' MAXIMUM R10A 60.00' MINIMUM - 125.00' MAXIMUM
--	---

	E. BASE HEIGHT PROVIDED R8B PORTION 60.0', COMPLIES, SEE P-3 R10A PORTION 60.0', COMPLIES SEE P-3
--	---

	F. MAXIMUM BUILDING HEIGHT PERMITTED R8B 75.00' R10A 185.00'
--	--

	G. MAXIMUM BUILDING HEIGHT PROPOSED R8B PORTION 75.0', COMPLIES, SEE P-3 R10A PORTION 75.0', COMPLIES, SEE P-3
--	--

24-522	H. REAR SETBACK REQUIREMENTS R8B 10.00' SETBACK ABOVE MAX. BASE HEIGHT R10A 10.00' SETBACK ABOVE MAX. BASE HEIGHT
--------	---

	I. REAR SETBACKS PROPOSED R8B PORTION COMPLIES, SEE P-3 R10A PORTION COMPLIES SEE P-3
--	---

23-22	18. DENSITY
23-24	A. FACTOR FOR DWELLING UNITS R8B 680 R10A 790 B. MAXIMUM NUMBER OF DWELLING UNITS PERMITTED R8B 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
-------	--

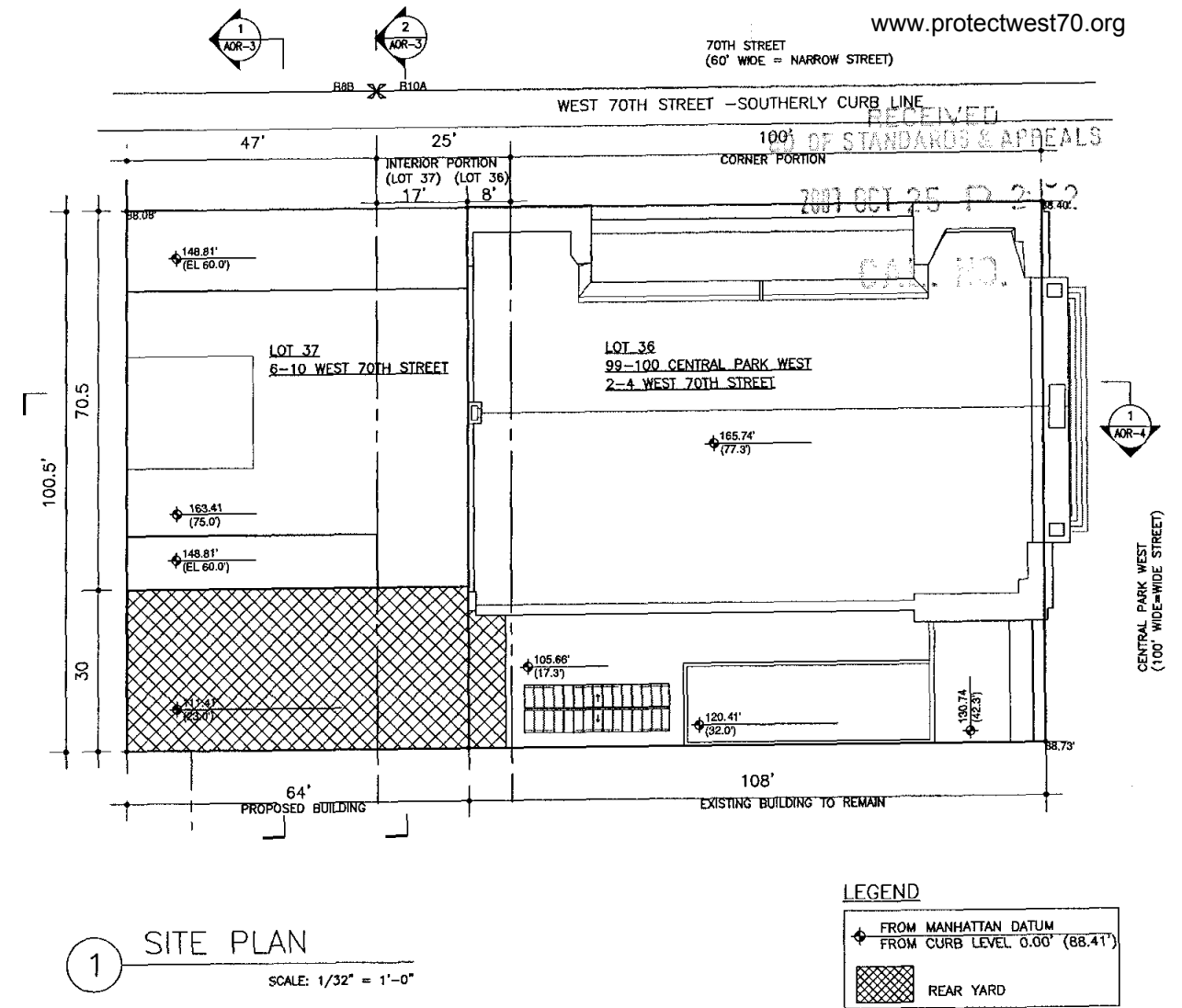
28-30	H. RECREATION SPACE AND PLANTING AREAS NOT REQUIRED, < 9 DWELLING UNITS NOT PROPOSED
-------	--

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 PARKING ALLOWED; PARKING NOT PROPOSED
-------	---

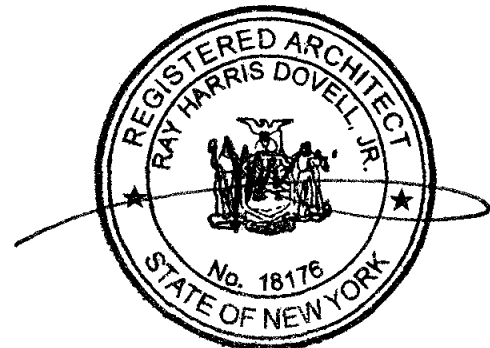
13-133	(FOR UG4)
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6-10 WEST 70TH STREET  
COMMUNITY DISTRICT 7  
PLATE - 89  
BLOCK - 1122  
LOT - 37 & 36

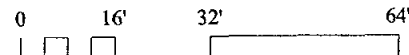
BASE PLANE CALCULATIONS  
AVG BASE PLANE =  $\frac{88.73 + 88.41 + 88.08}{3}$   
=  $\frac{265.22}{3}$  88.41 = 0.00'  
FOR ZONING PURPOSES

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



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AS-OF-RIGHT SITE PLAN, ZONING CALCULATIONS, AND BASE PLANE CALCULATIONS	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax
CONGREGATION SHEARITH ISRAEL	10.22.07 #02350 AOR-A-1

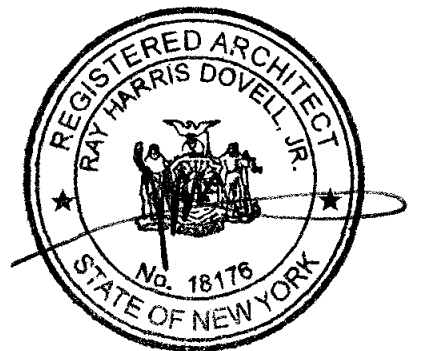


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FLOOR AREA SCHEDULE

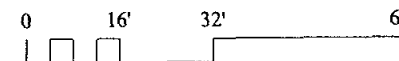
FLOOR	USE	FLOOR AREA PROPOSED		FLOOR AREA EXISTING	COMM. FAC. GROSS FLOOR AREA	RESIDENTIAL GROSS FLOOR AREA	COMBINED R8B & R10A GROSS FLOOR AREA	ZONING FLOOR AREA
		R8B	R10A	R10A				
C2	COMMUNITY FACILITY	(4,723.50)	(1,918.10)	(1,395.04)	(8,036.64)	0	(8,036.64)	N.A.
	COMMUNITY FACILITY	(3,383.74)	(1,602.44)	(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.		
	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	R8B COMMUNITY	12,620.44						
TOTAL ZONING FLOOR AREA	R8B RESIDENTIAL	7,495.57						
TOTAL ZONING FLOOR AREA	R8B	20,116.01						
TOTAL ZONING FLOOR AREA	R10A COMMUNITY		5,513.60					
TOTAL ZONING FLOOR AREA	R10A RESIDENTIAL		2,142.00					
TOTAL ZONING FLOOR AREA	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	
	10.22.07	
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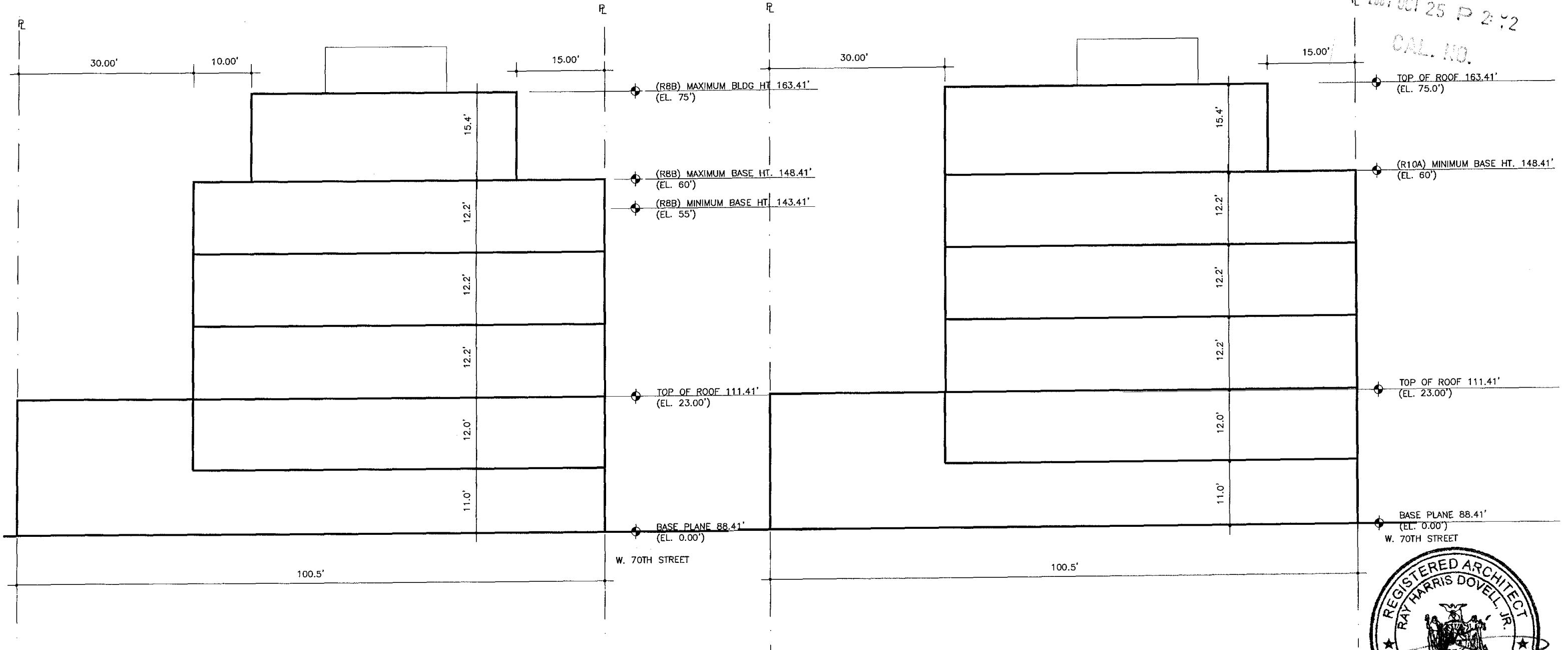


www.protectwest70.org  
 (R10A) MAXIMUM BLDG HT 273.41'  
 (EL. 185')  
 (R10A) MAXIMUM BASE HT. 213.41'  
 (EL. 125')

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

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



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**LEGEND**

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

<b>AS-OF-RIGHT STREET WALL SECTIONS</b>		<b>Platt Byard Dovell White</b> Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
<b>CONGREGATION SHEARITH ISRAEL</b>	6-10 WEST 70TH STREET NEW YORK, NY	10.22.07	
		#02350	AOR-A-3

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

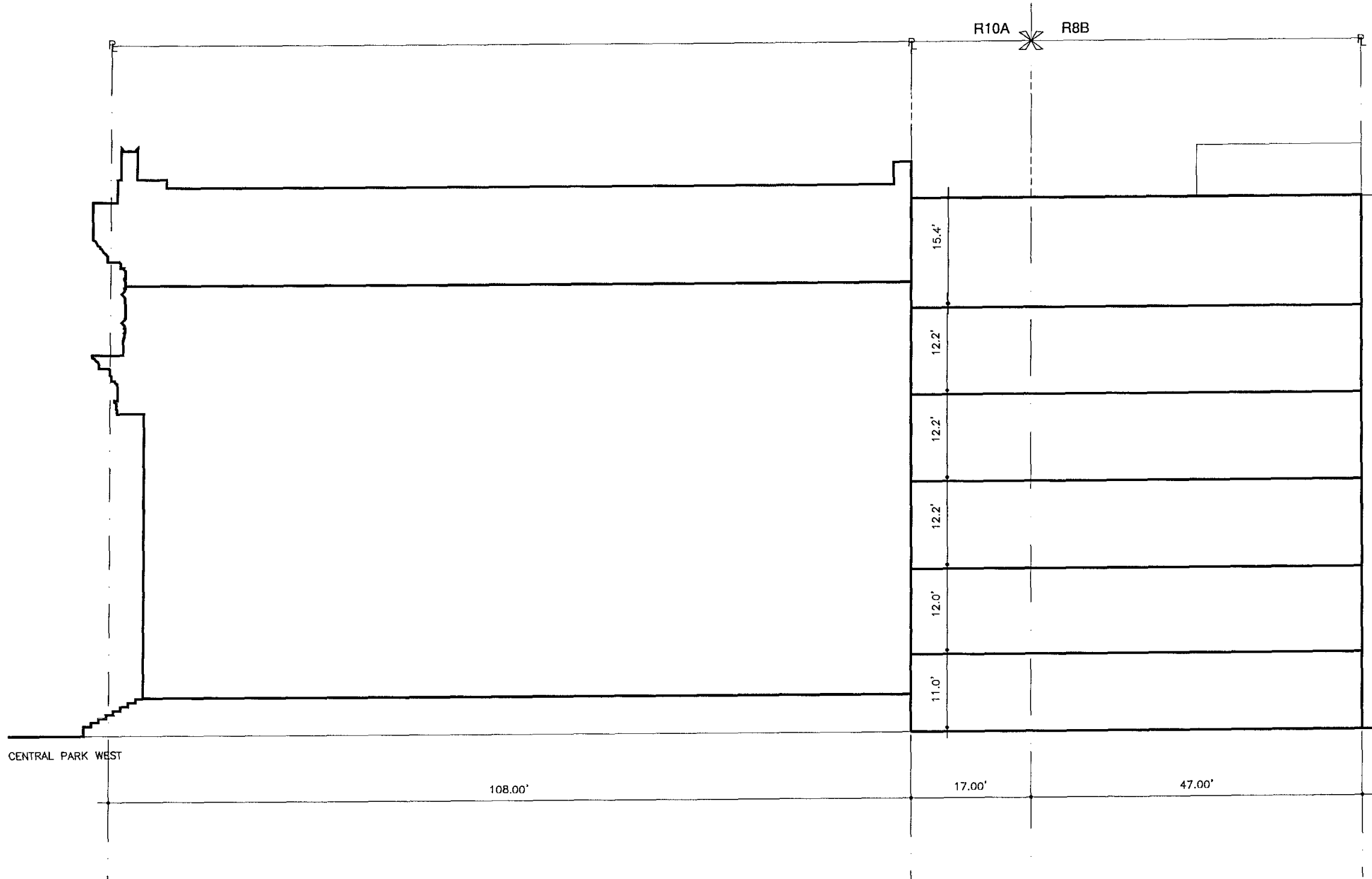
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(R8B) MAXIMUM BLDG HT 163.41'  
(EL. 75')

(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'

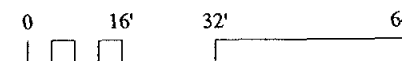
1 SECTION  
THRU CENTRAL PARK WEST SCALE: 1/16" = 1'-0"



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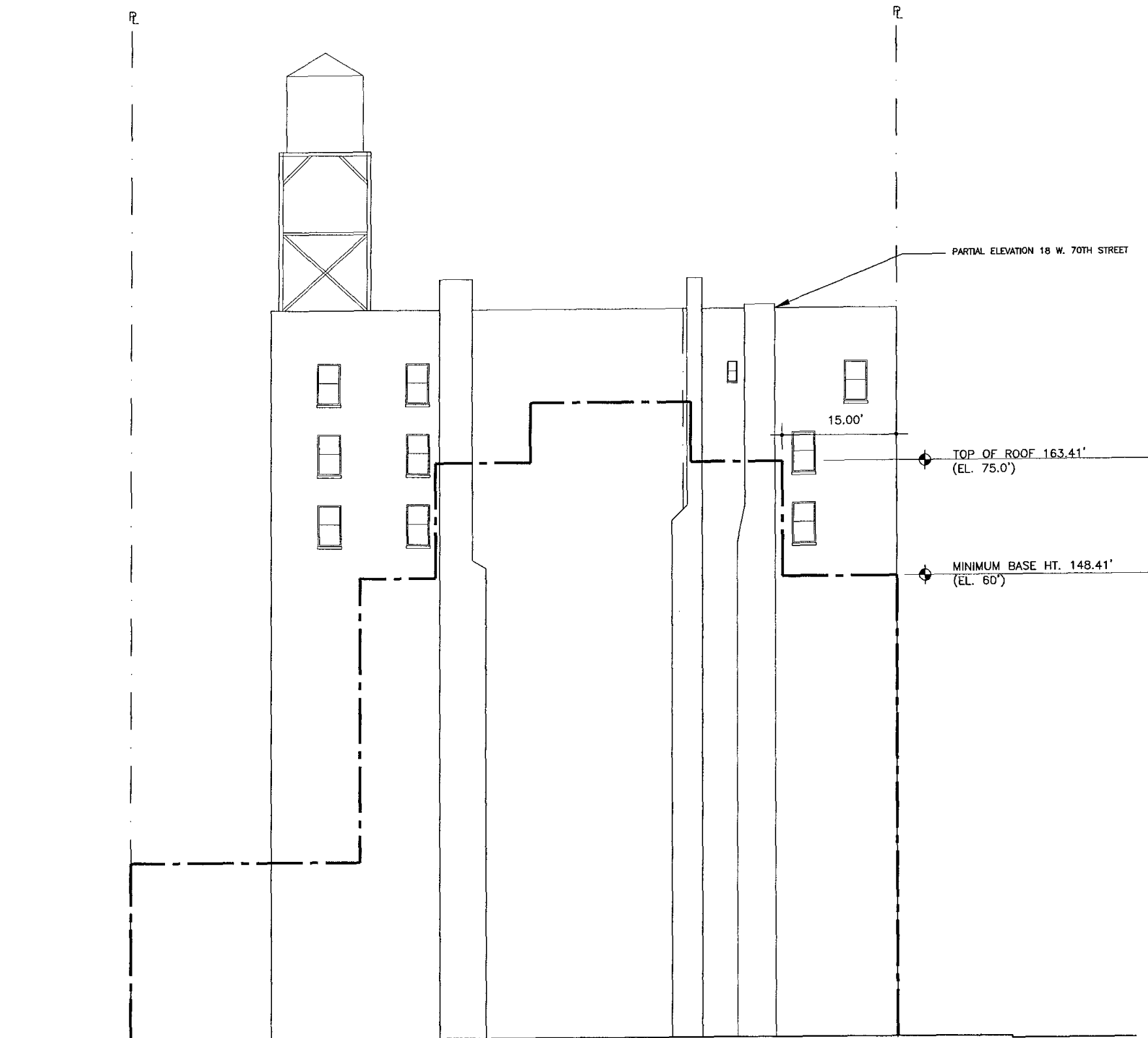
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- ◆ FROM MANHATTAN DATUM  
FROM CURB LEVEL 0.00' (88.41)
- AS-OF-RIGHT BUILDING ENVELOPE
- PROPERTY LINE



AS-OF-RIGHT STREET WALL SECTIONS		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
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1 SECTION R8B  
AT LOT LINE WINDOWS SCALE: 1/16" = 1'-0"

LEGEND

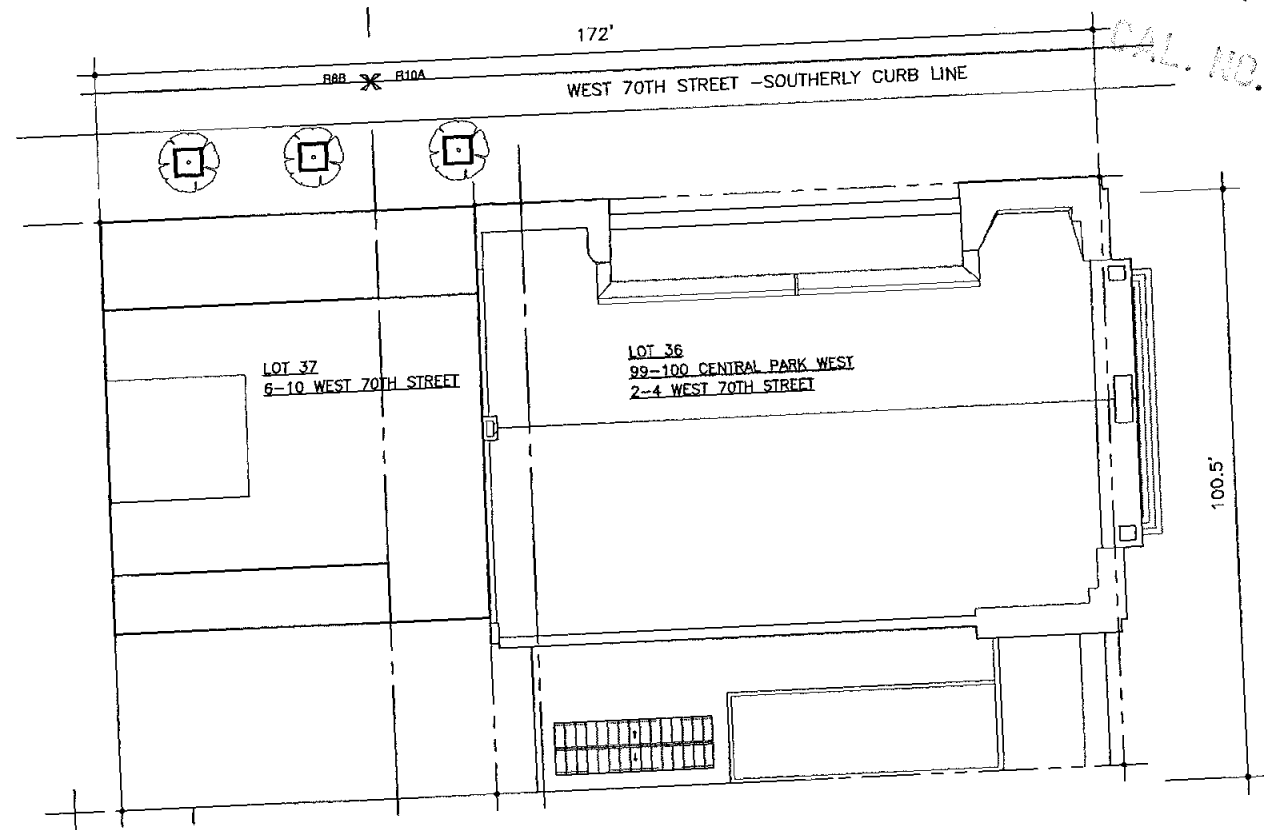
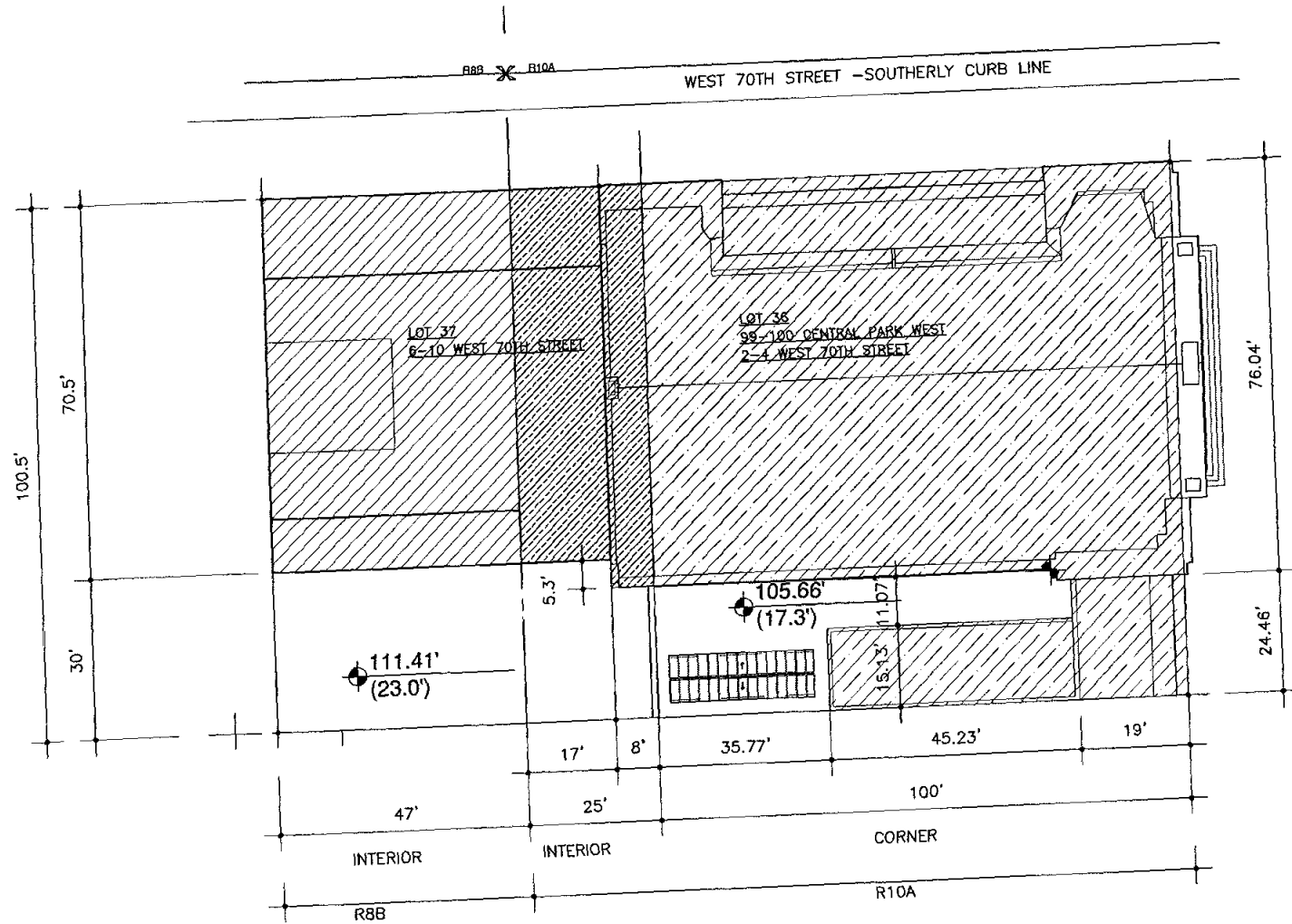
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- PROPOSED BUILDING ENVELOPE
- PROPERTY LINE



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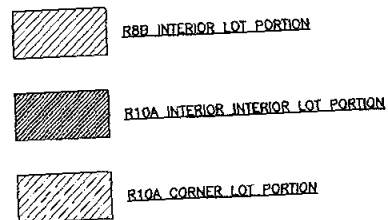
AS-OF-RIGHT LOT LINE WINDOW DIAGRAM		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
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1 LOT COVERAGE SCALE: 1/32" = 1'-0"

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:  $(3,313.50 + 1,804.9) / (4,723.50 + 2,512.50) = 0.70$   
 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



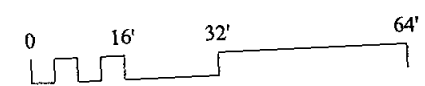
2 STREET TREE PLANTING SCALE: 1/32" = 1'-0"

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

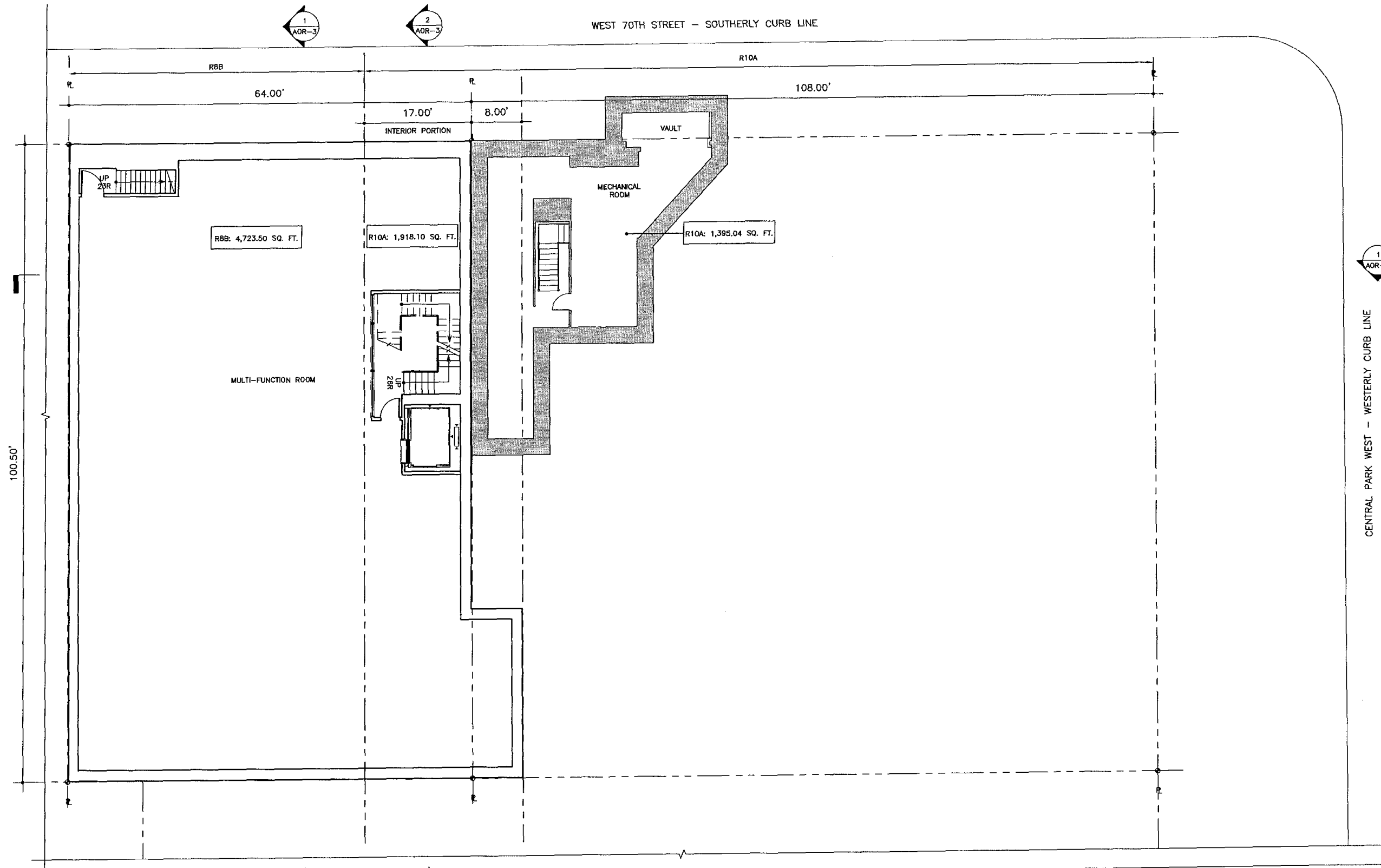


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AS-OF-RIGHT LOT COVERAGE CALCULATIONS AND TREE PLANTING  <b>CONGREGATION</b> SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax
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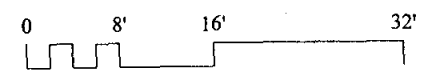


CENTRAL PARK WEST - WESTERLY CURB LINE



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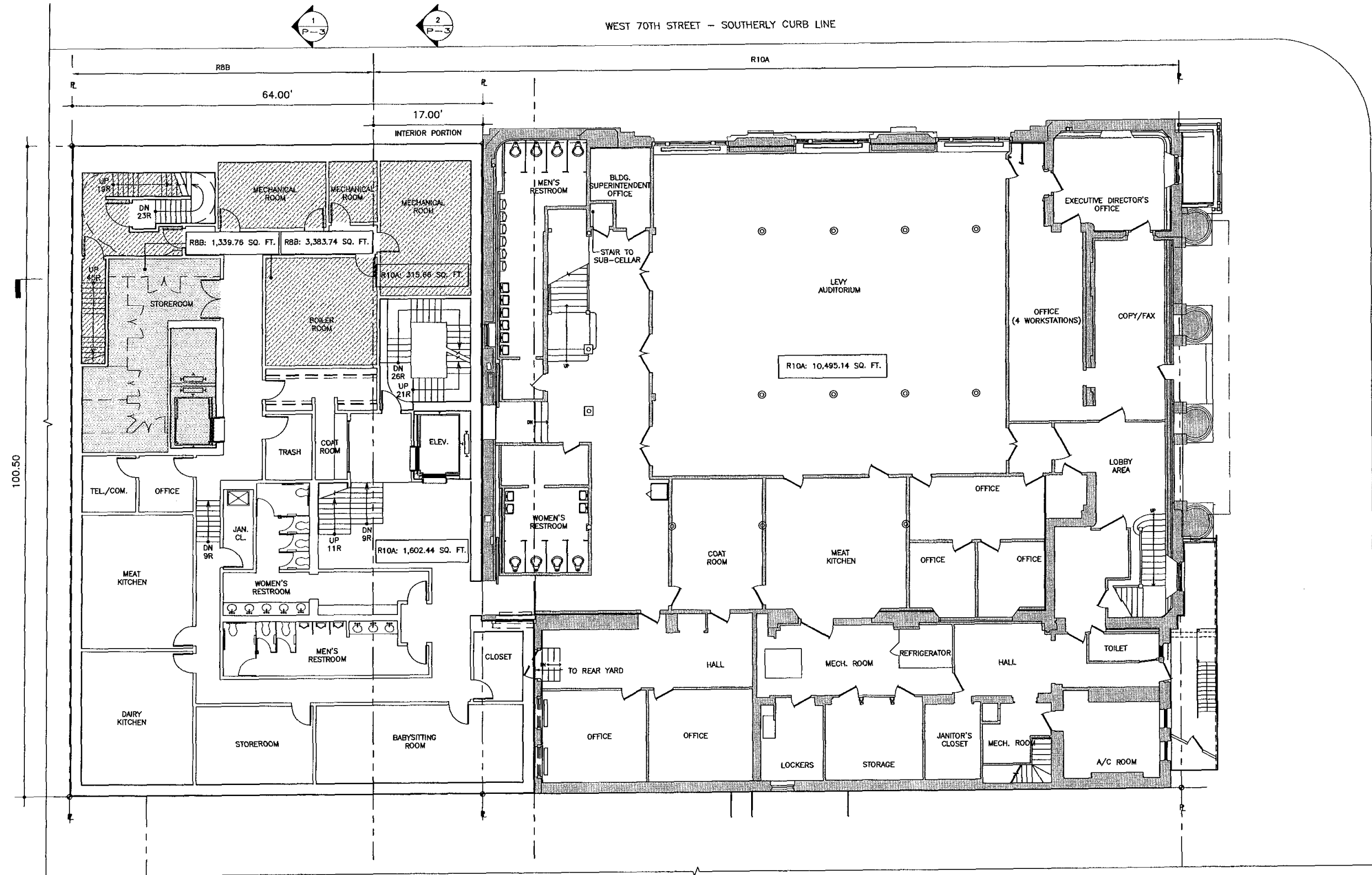
1 PLAN  
SUB CELLAR  
SCALE: 1/16" = 1'-0"



COMMUNITY FACILITY SUB CELLAR AS-OF-RIGHT  CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY		10.22.07 #02350	AOR-A-6
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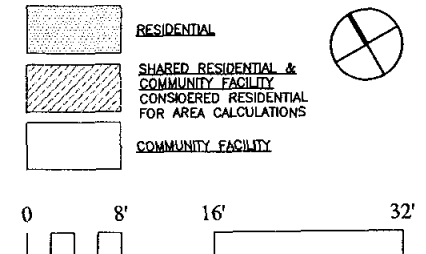


CENTRAL PARK WEST - WESTERLY CURB LINE



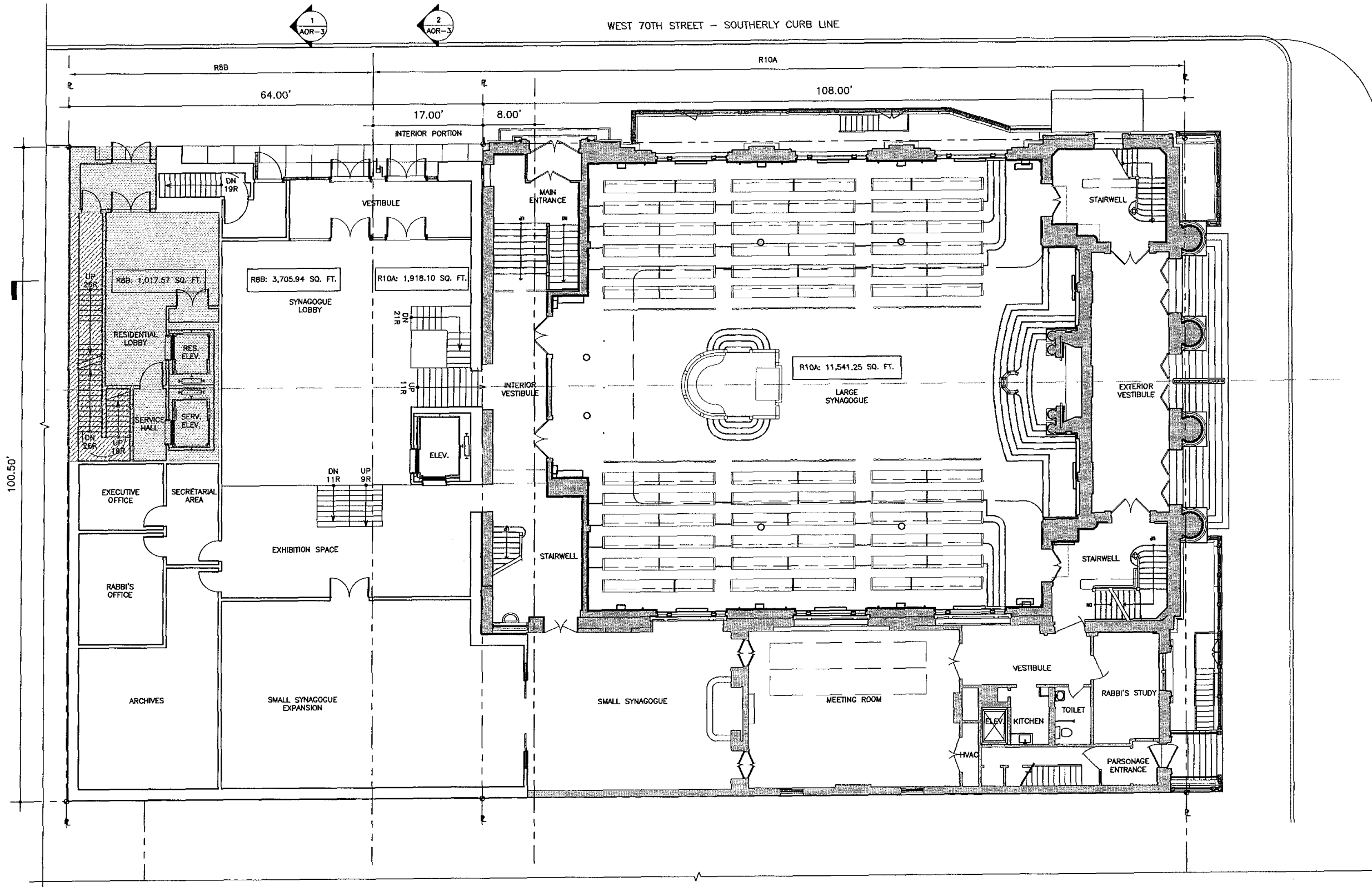
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1 PLAN  
CELLAR  
SCALE: 1/16" = 1'-0"



<b>COMMUNITY FACILITY CELLAR AS-OF-RIGHT</b>	<b>Platt Byard Dovel White</b> Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
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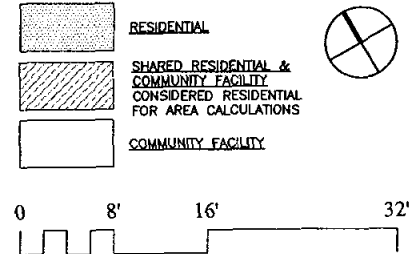
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CENTRAL PARK WEST - WESTERLY CURB LINE



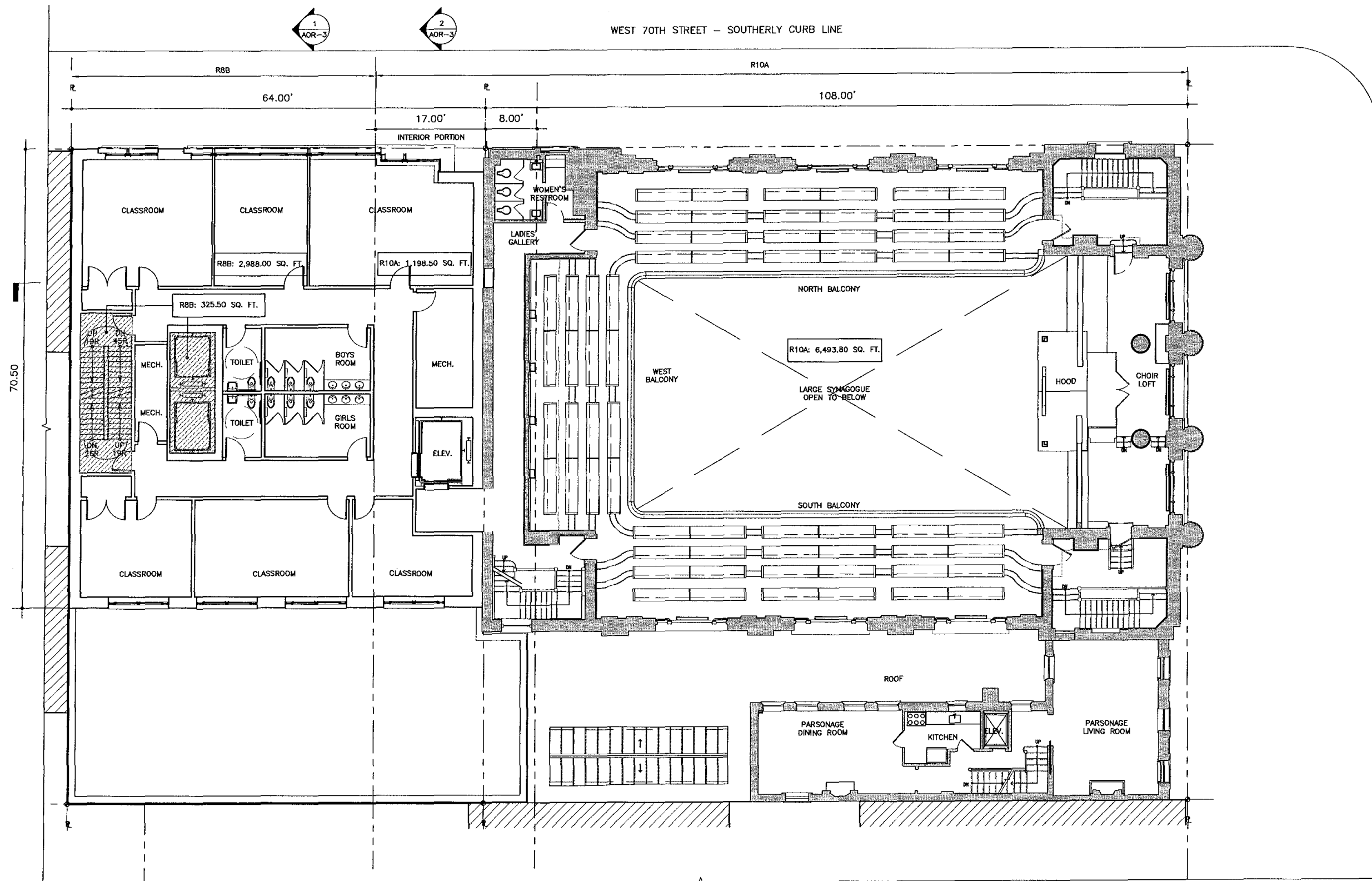
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1 PLAN  
FIRST FLOOR  
SCALE: 1/16" = 1'-0"



<b>COMMUNITY FACILITY/RESIDENTIAL FIRST FLOOR AS-OF-RIGHT</b>	<b>Platt Byard Dovell White</b> Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
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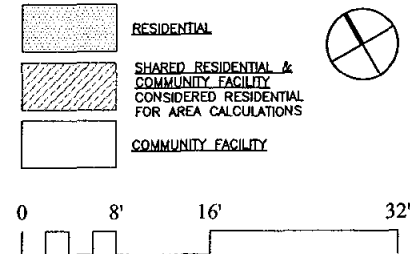
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AOR-4

CENTRAL PARK WEST - WESTERLY CURB LINE



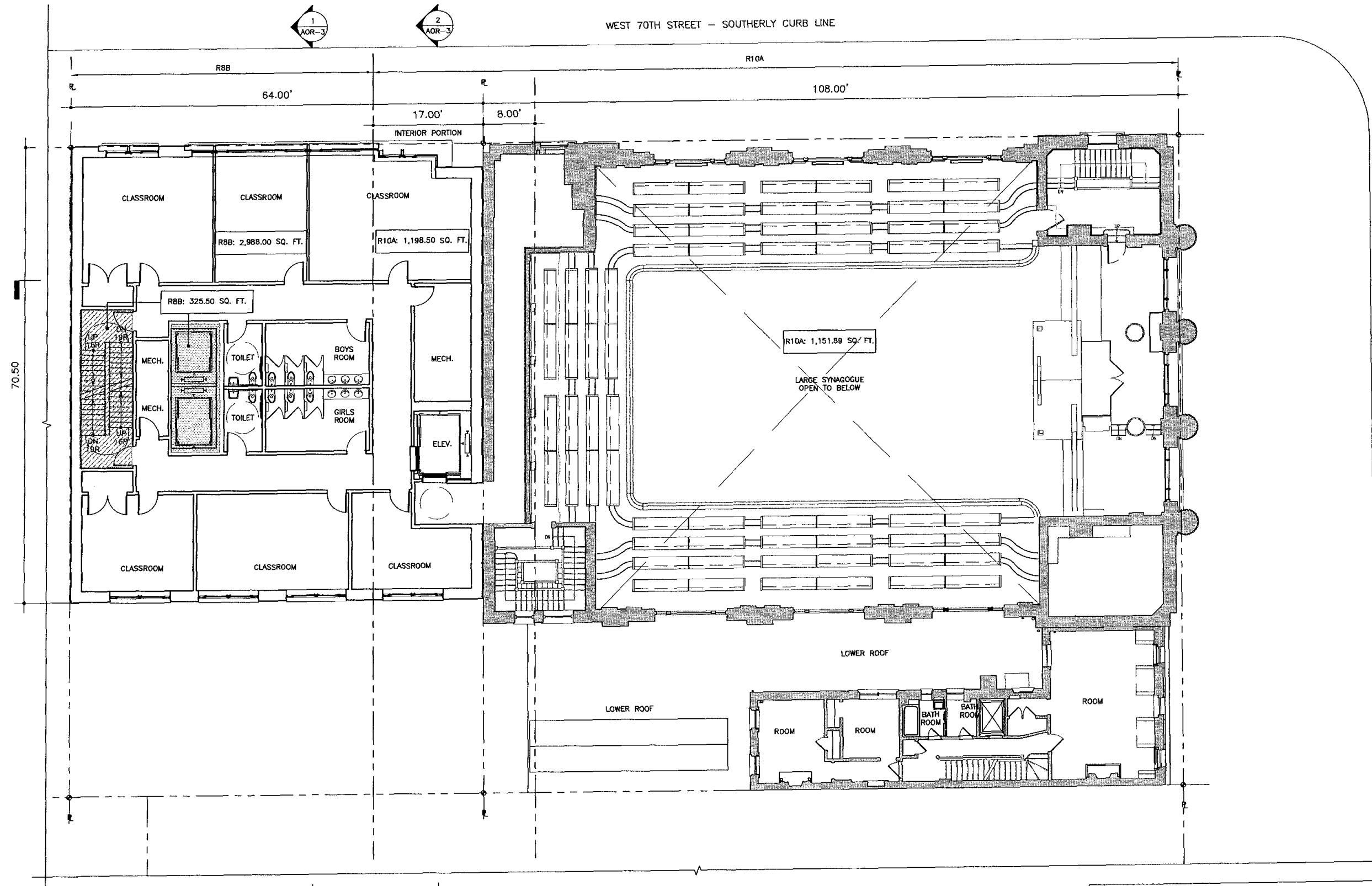
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1 PLAN  
SECOND FLOOR  
SCALE: 1/16" = 1'-0"



<b>COMMUNITY FACILITY/RESIDENTIAL</b> <b>SECOND FLOOR</b> <b>AS-OF-RIGHT</b>	<b>Platt Byard Dovel White</b> Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
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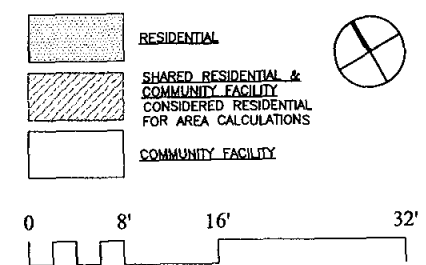


CENTRAL PARK WEST - WESTERLY CURB LINE



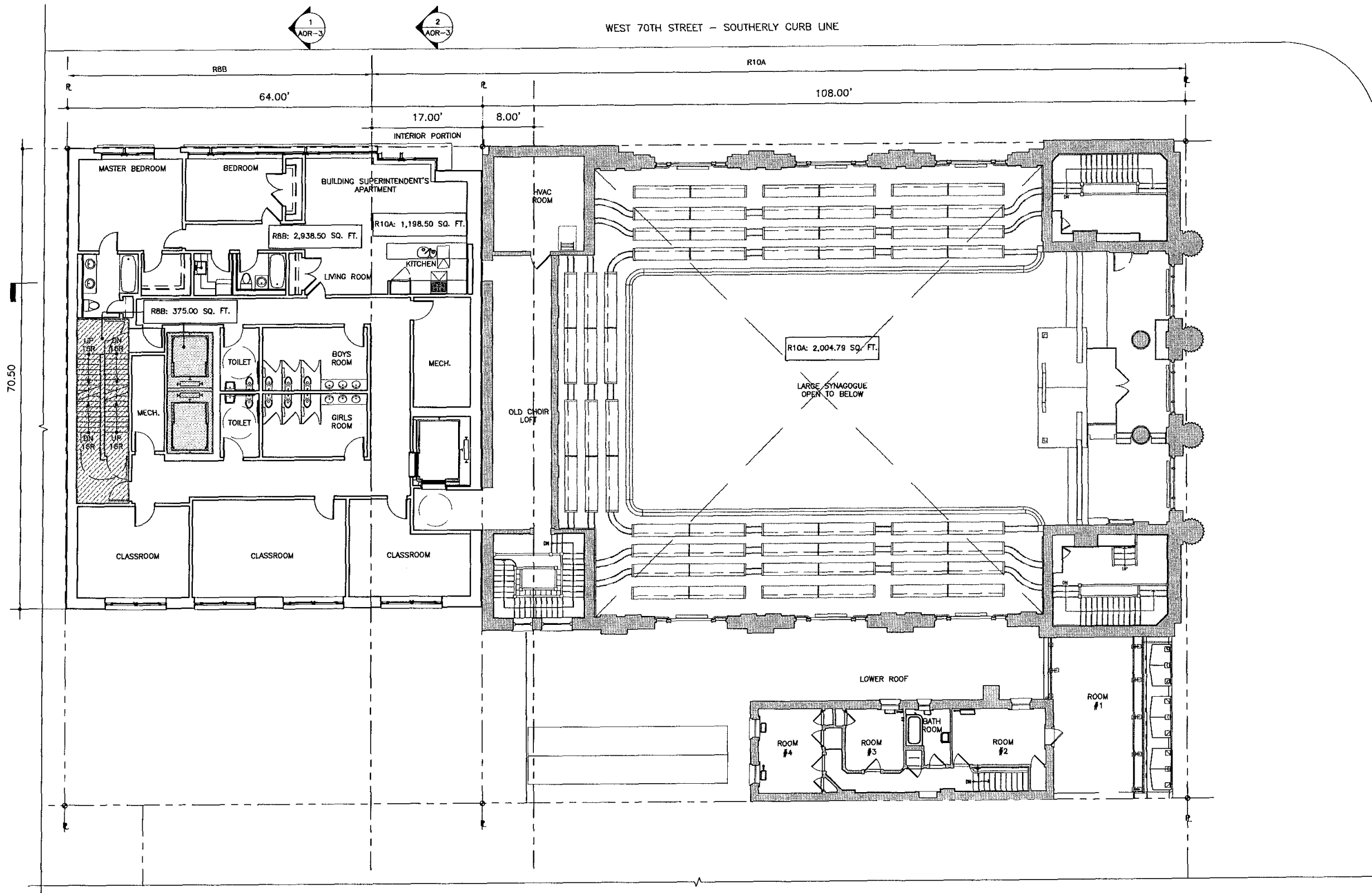
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1 PLAN  
THIRD FLOOR  
SCALE: 1/16" = 1'-0"

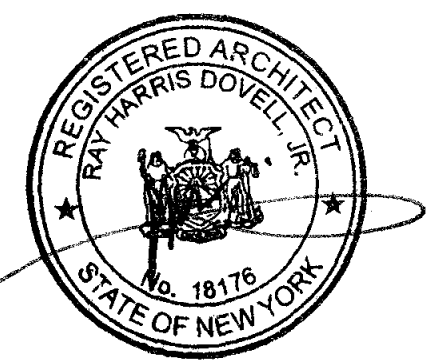


COMMUNITY FACILITY/RESIDENTIAL THIRD FLOOR AS-OF-RIGHT		Platt Byard Dovel White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
CONGREGATION SHEARITH ISRAEL		10.22.07	AOR-A-10
6-10 WEST 70TH STREET NEW YORK, NY		#02350	

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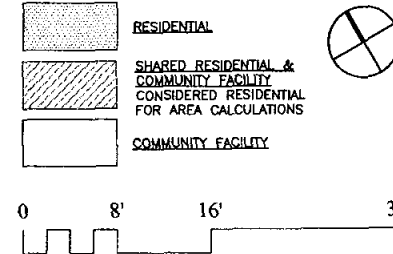


CENTRAL PARK WEST - WESTERLY CURB LINE



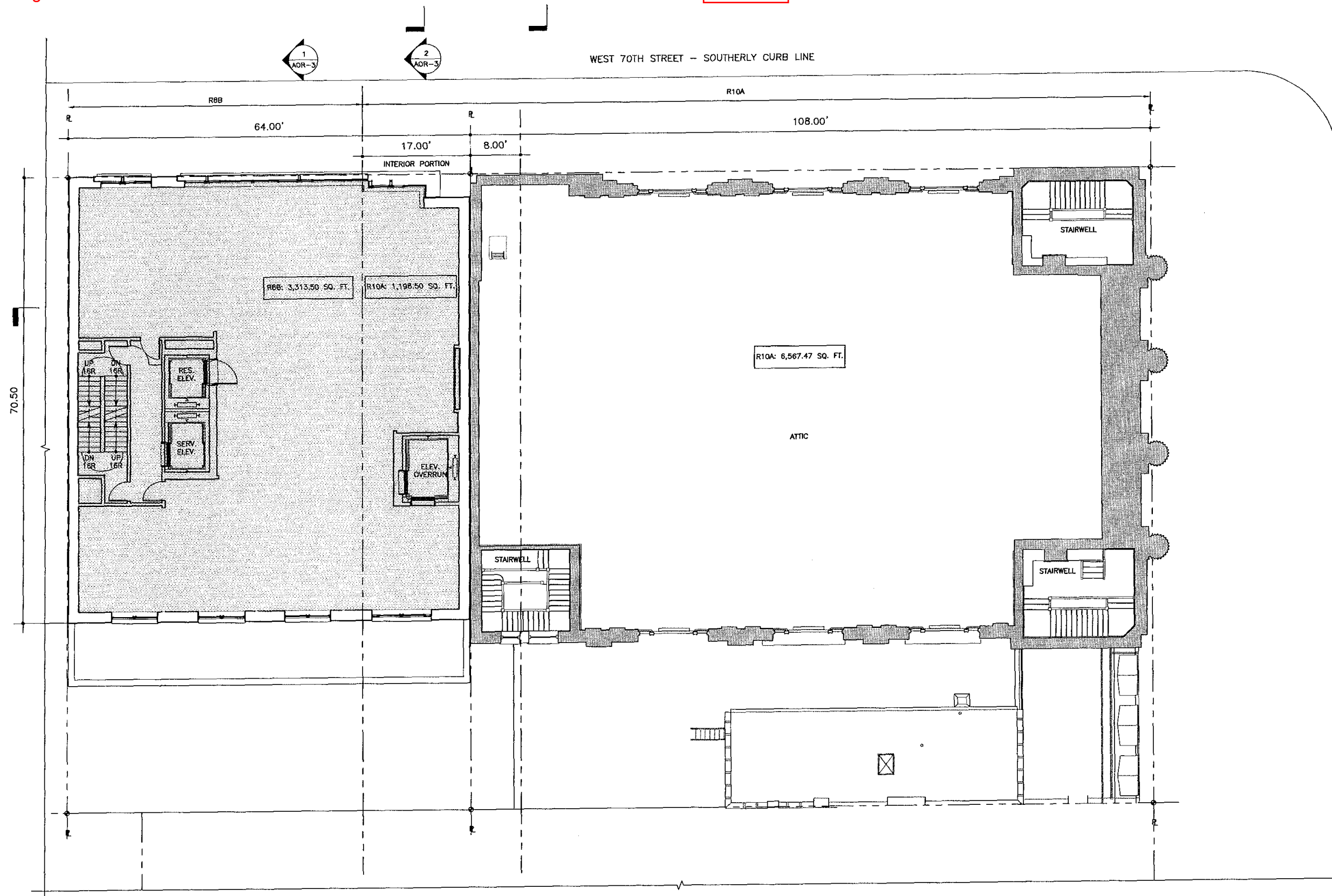
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1 PLAN  
FOURTH FLOOR  
SCALE: 1/16" = 1'-0"



<b>COMMUNITY FACILITY/RESIDENTIAL FOURTH FLOOR AS-OF-RIGHT</b>		<b>Platt Byard Dovell White</b> Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
<b>CONGREGATION SHEARITH ISRAEL</b>		6-10 WEST 70TH STREET NEW YORK, NY	10.22.07 #02350 <b>AOR-A-11</b>

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CENTRAL PARK WEST - WESTERLY CURB LINE

1  
AOR-4



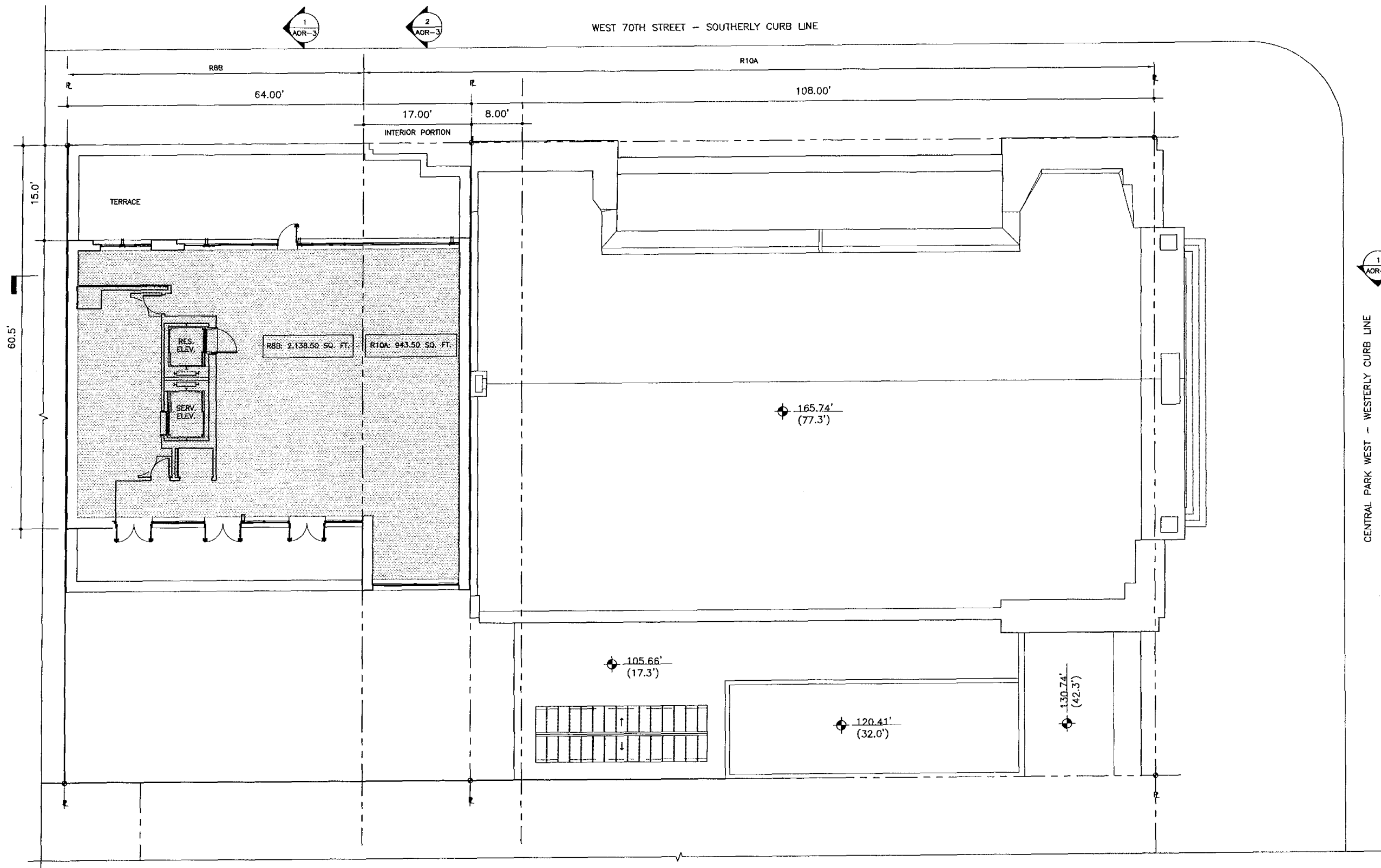
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1 PLAN  
FIFTH FLOOR  
SCALE: 1/16" = 1'-0"

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

0 8' 16' 32'

<b>RESIDENTIAL FIFTH FLOOR AS-OF-RIGHT</b>		<b>Platt Byard Dovell White</b> Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
<b>CONGREGATION SHEARITH ISRAEL</b>		10.22.07	
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



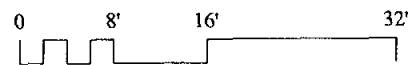
CENTRAL PARK WEST - WESTERLY CURB LINE



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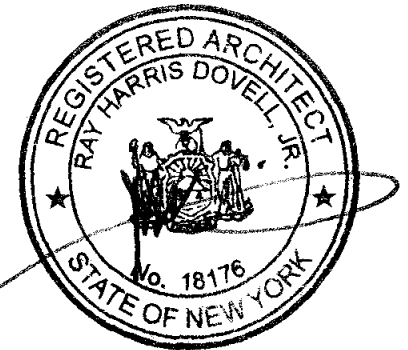
1 PLAN  
SIXTH FLOOR PENTHOUSE  
SCALE: 1/16" = 1'-0"

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



<b>RESIDENTIAL</b> <b>6TH FLOOR PENTHOUSE</b> <b>AS-OF-RIGHT</b>	<b>Platt Byard Dovell White</b> Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
	10.22.07 #02350	AOR-A-13
<b>CONGREGATION</b> SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY	

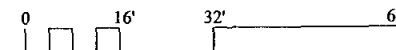
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1 ELEVATION

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



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

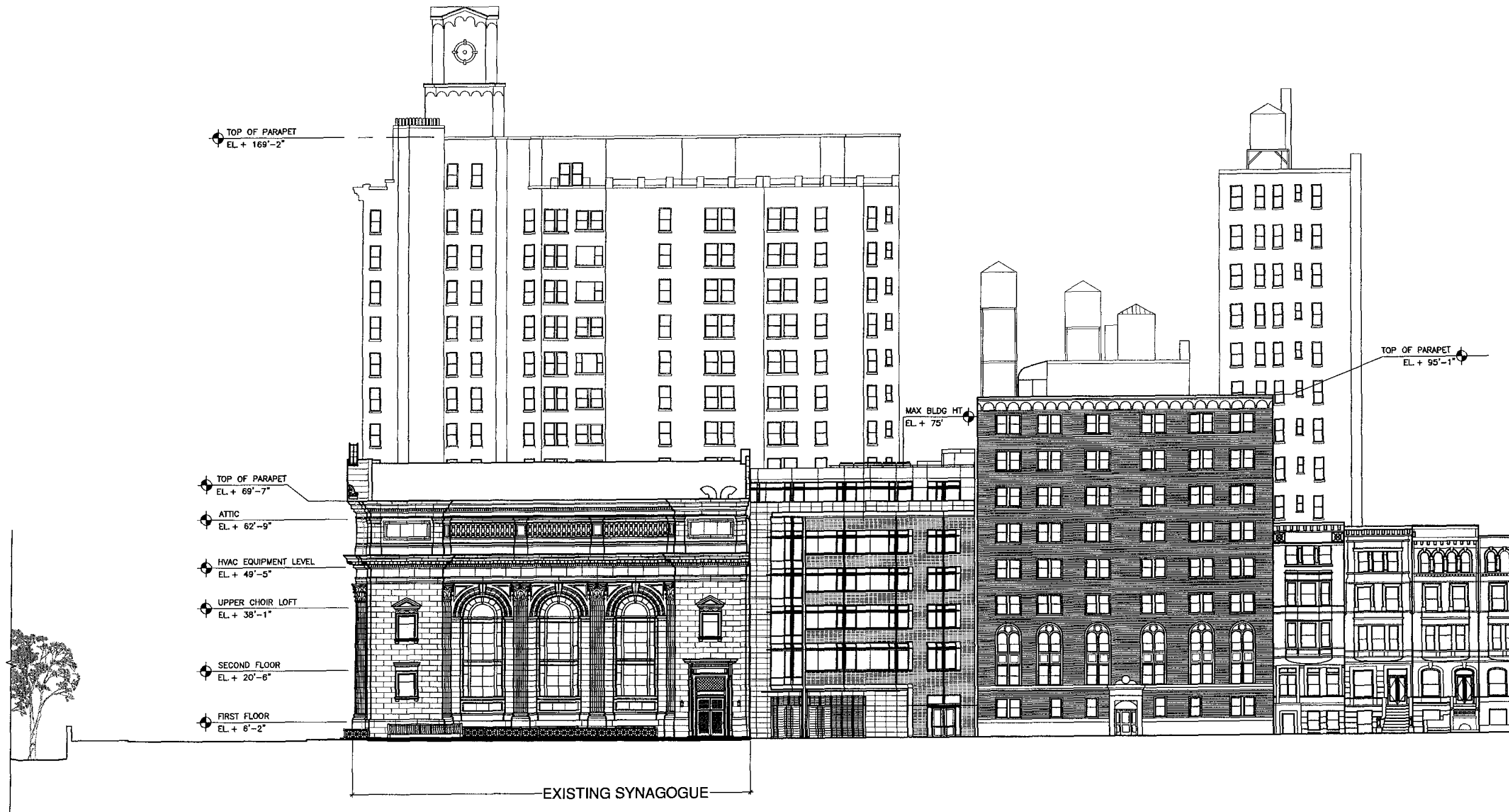
CONGREGATION SHEARITH ISRAEL  
6-10 WEST 70TH STREET  
NEW YORK, NY

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Architects LLP  
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New York, NY 10010  
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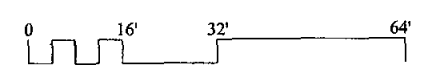


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1 ELEVATION

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



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 212.693.0144 fax	
CONGREGATION SHEARITH ISRAEL		10.22.07	AOR-A-15
6-10 WEST 70TH STREET NEW YORK, NY		#02350	

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