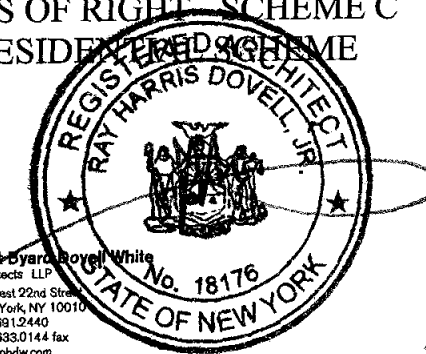


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CONGREGATION SHEARITH ISRAEL

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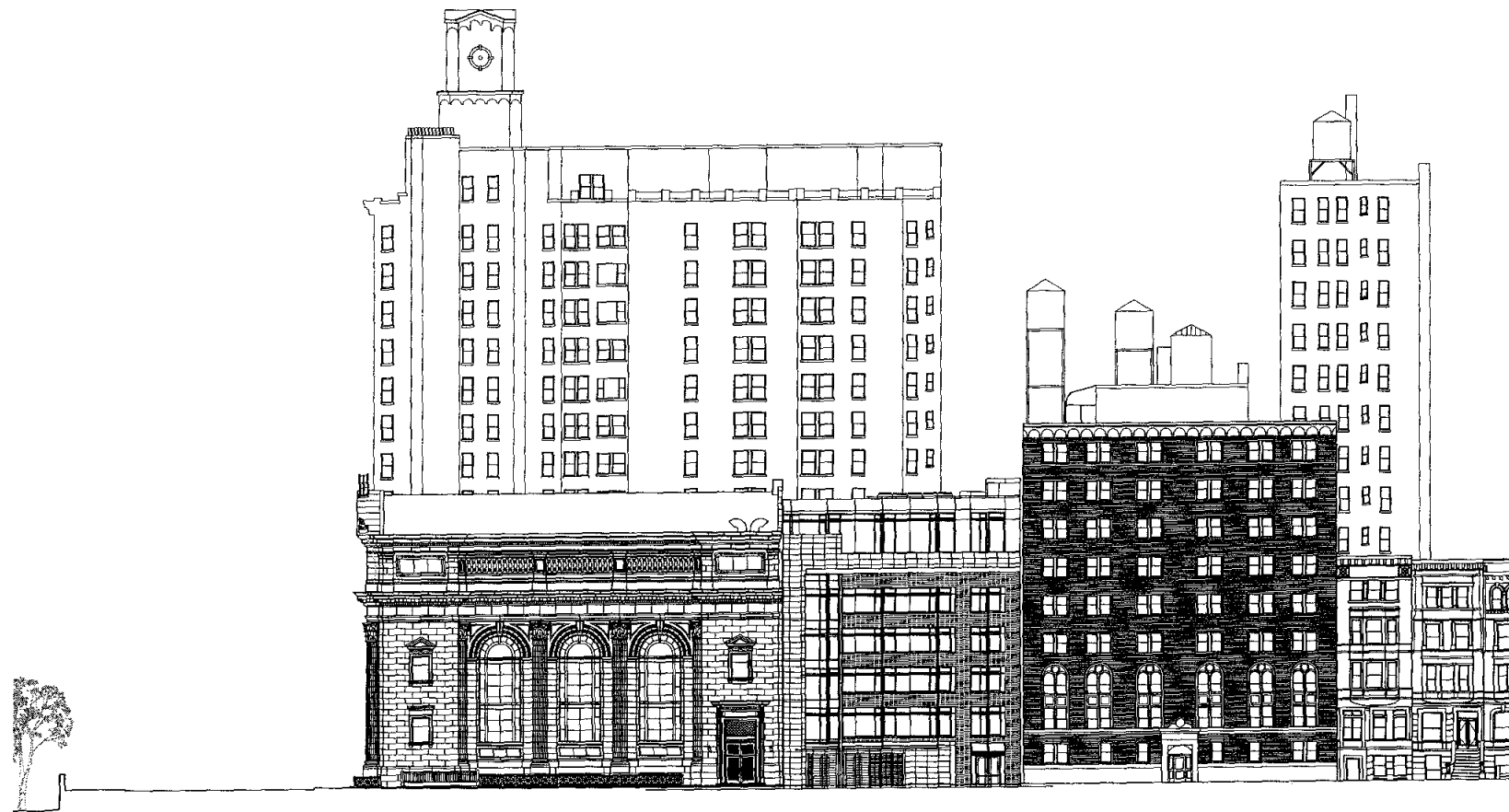
AS OF RIGHT SCHEME C
RESIDENTIAL SCHEME



Platt Byard Boyel White
Architects LLP
20 West 22nd Street
New York, NY 10011
212.691.2440
212.633.0144 fax
www.pbdw.com

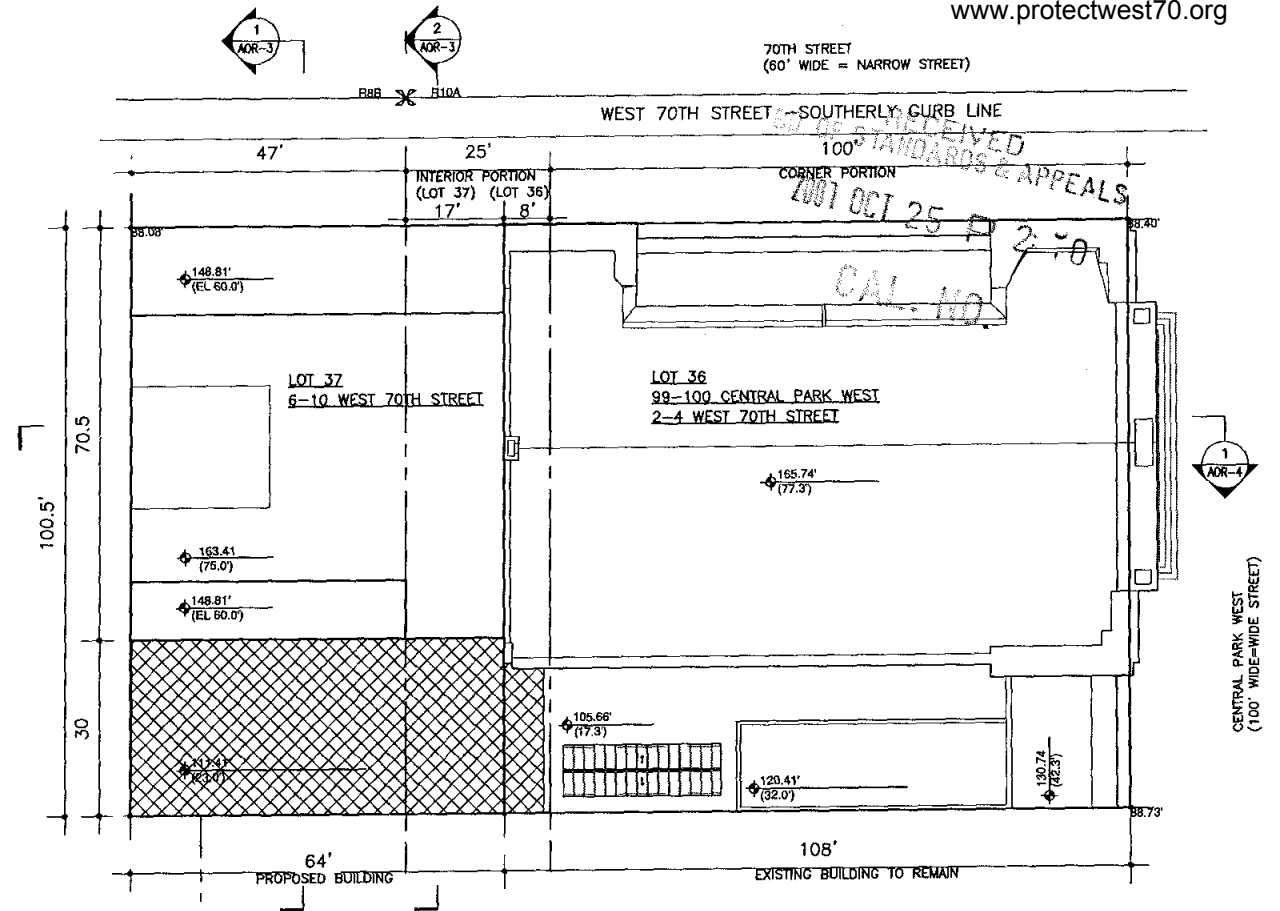
10.22.07

#02350



APPLICABLE SECTION	ZONING CALCULATIONS FOR SINGLE ZONING LOT (LOTS 36 & 37)
MAP BC	1. ZONING DISTRICTS: RBB R10A
22-00	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
24-011	3. USES PERMITTED RBB: USE GROUPS 1-4 RESIDENTIAL & COMMUNITY FACILITY R10A: USE GROUPS 1-4 RESIDENTIAL & COMMUNITY FACILITY
23-145	4. USES PROPOSED RBB USE GROUP 2: RESIDENTIAL R10A USE GROUP 2: RESIDENTIAL
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%
24-11	9. FLOOR AREA RATIO CALCULATIONS FOR DIVIDED ZONING LOTS RBB 0.273 X 4.00 = 1.09 R10A 0.727 X 10.00 = 7.27 ADJUSTED MAXIMUM FAR 1.09 + 7.27 = 8.36
24-11	A. FLOOR AREA PERMITTED RBB: 8.36 X 4,723.5 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
24-11	B. FLOOR AREA PROPOSED RBB PORTION RESIDENTIAL 20,844.50 = SF RBB PORTION COMMUNITY FACILITY 0 = SF RBB TOTAL 20,844.50 = SF R10A PORTION RESIDENTIAL 7,879.50 = SF R10A PORTION COMMUNITY FACILITY 0 = SF R10A PORTION EXISTING COMMUNITY FACILITY 27,759.20 = SF R10A TOTAL 35,638.70 = SF COMBINED RBB & R10A 56,483.20 SF
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
24-34	13. FRONT YARD REQUIREMENTS RBB NOT REQUIRED R10A NOT REQUIRED RBB NOT PROPOSED R10A NOT PROPOSED
24-35	14. SIDE YARD REQUIREMENTS RBB NOT REQUIRED R10A NOT REQUIRED RBB NOT PROPOSED R10A NOT PROPOSED
24-36	15. REAR YARD REQUIRED RBB 30' REQUIRED R10A INTERIOR PORTION 30' REQUIRED R10A CORNER PORTION NOT REQUIRED
24-391	16. REAR YARD PROPOSED RBB INTERIOR PORTION 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 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
77-28	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 55.00', COMPLIES, SEE P-3 R10A PORTION 60.00', COMPLIES SEE P-3
	F. MAXIMUM BUILDING HEIGHT PERMITTED RBB 75.00' R10A 185.00'
	G. MAXIMUM BUILDING HEIGHT PROPOSED RBB PORTION 75.00', COMPLIES, SEE P-3 R10A PORTION 75.00', COMPLIES, SEE P-3
24-522	H. REAR SETBACK REQUIREMENTS RBB 10.00' SETBACK ABOVE MAX. BASE HEIGHT R10A 10.00' SETBACK ABOVE MAX. BASE HEIGHT
23-663	I. REAR SETBACKS PROPOSED RBB PORTION COMPLIES, SEE P-3 R10A PORTION COMPLIES SEE P-3
23-22	18. DENSITY
23-24	A. FACTOR FOR DWELLING UNITS RBB 680 R10A 790
	B. MAXIMUM NUMBER OF DWELLING UNITS PERMITTED RBB 20,844.50 / 680 = 30.7 D.U.'S R10A 7,879.50 / 790 = 10.0 D.U.'S TOTAL ALLOWED 40 D.U.'S TOTAL PROPOSED 7 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 35 X 7 = 2.45 ACCESSORY PARKING ALLOWED; PARKING NOT PROPOSED

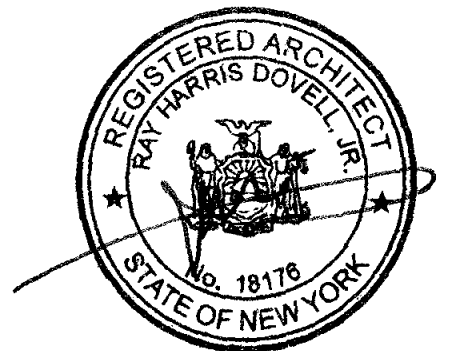


1 SITE PLAN
SCALE: 1/32" = 1'-0"

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

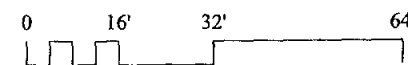
BASE PLANE CALCULATIONS
AVG BASE PLANE = $\frac{88.73 + 88.41 + 88.08}{3}$
 $= \frac{265.22}{3}$ 88.41 = 0.00'
FOR ZONING PURPOSES

LEGEND



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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
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FLOOR AREA SCHEDULE

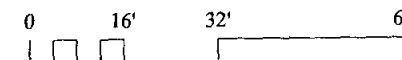
FLOOR	USE	FLOOR AREA PROPOSED		FLOOR AREA EXISTING	COMM. FAC. GROSS FLOOR AREA	RESIDENTIAL GROSS FLOOR AREA	COMBINED RBB & R10A GROSS FLOOR AREA	ZONING FLOOR AREA
		RBB	R10A					
C2	COMMUNITY FACILITY	0	0	(1,395.04)	(1,395.04)	0	(1,395.04)	N.A.
	COMMUNITY FACILITY	0	0	(10,495.14)	(10,495.14)	N.A.		
C1	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
7	RESIDENTIAL	2,138.50	943.50	0	N.A.	3,082.00	3,082.00	3,082.00
TOTAL ZONING FLOOR AREA	RBB COMMUNITY	0						
TOTAL ZONING FLOOR AREA	RBB RESIDENTIAL	20,844.50						
TOTAL ZONING FLOOR AREA	RBB	20,844.50						
TOTAL ZONING FLOOR AREA	R10A COMMUNITY		0					
TOTAL ZONING FLOOR AREA	R10A RESIDENTIAL		7,879.50					
TOTAL ZONING FLOOR AREA	R10A EXIST. COMM.			27,759.20				
TOTAL ZONING FLOOR AREA	R10A			35,638.70				
TOTAL ZONING FLOOR AREA	COMMUNITY FACILITY				27,759.20			
TOTAL ZONING FLOOR AREA	RESIDENTIAL					28,724.00		
TOTAL	NEW BUILDING & EXIST. SYNAGOGUE					75,014.98	56,483.20	
TOTAL	NEW BUILDING					35,365.60	28,724.00	

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



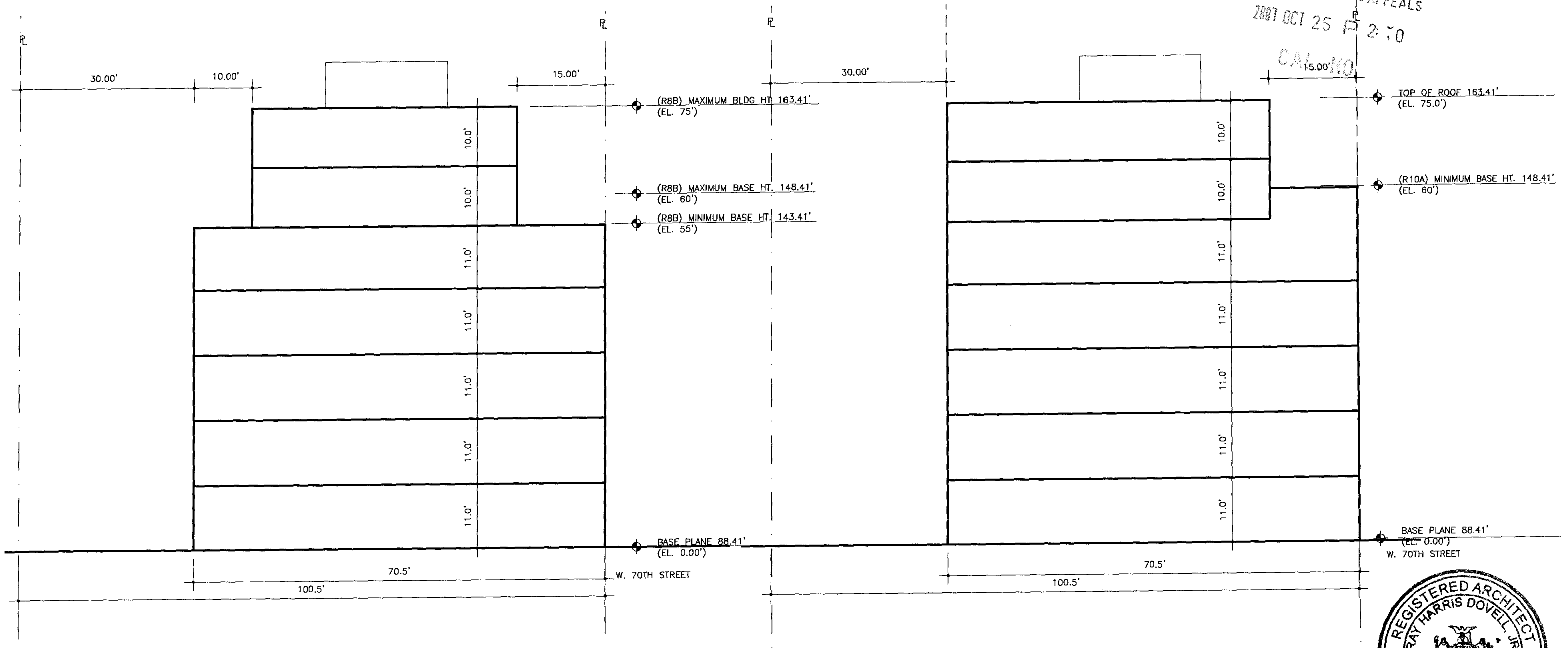
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AS-OF-RIGHT FLOOR AREA SCHEDULE		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
CONGREGATION SHEARITH ISRAEL		10.22.07	AOR-C-2
6-10 WEST 70TH STREET NEW YORK, NY		#02350	



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

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

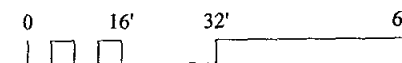
2 SECTION R10A
THRU WEST 70TH SCALE: 1/16" = 1'-0"



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LEGEND

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



AS-OF-RIGHT
STREET WALL SECTIONS

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

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Architects LLP
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#02350	AOR-C-3

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

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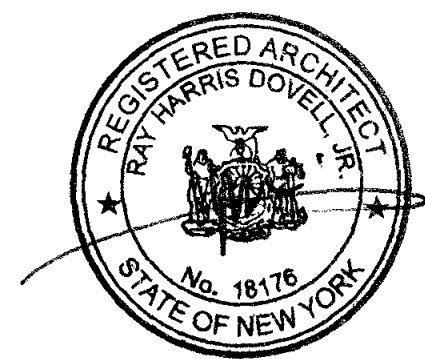
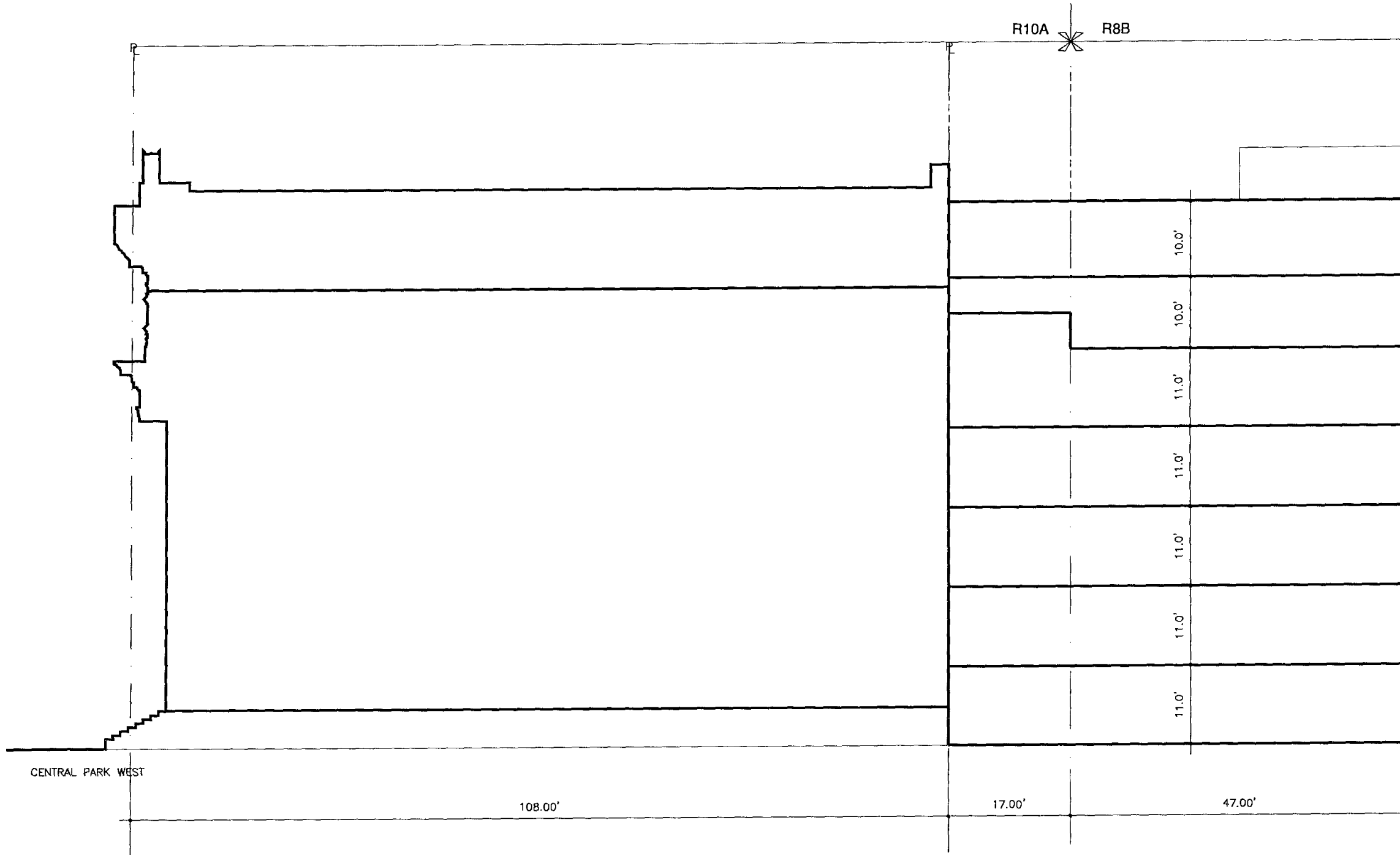
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(R8B) MAXIMUM BLDG HT 163.41'
(EL. 75')

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

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

BASE PLANE 88.41'
(EL. 0.00')



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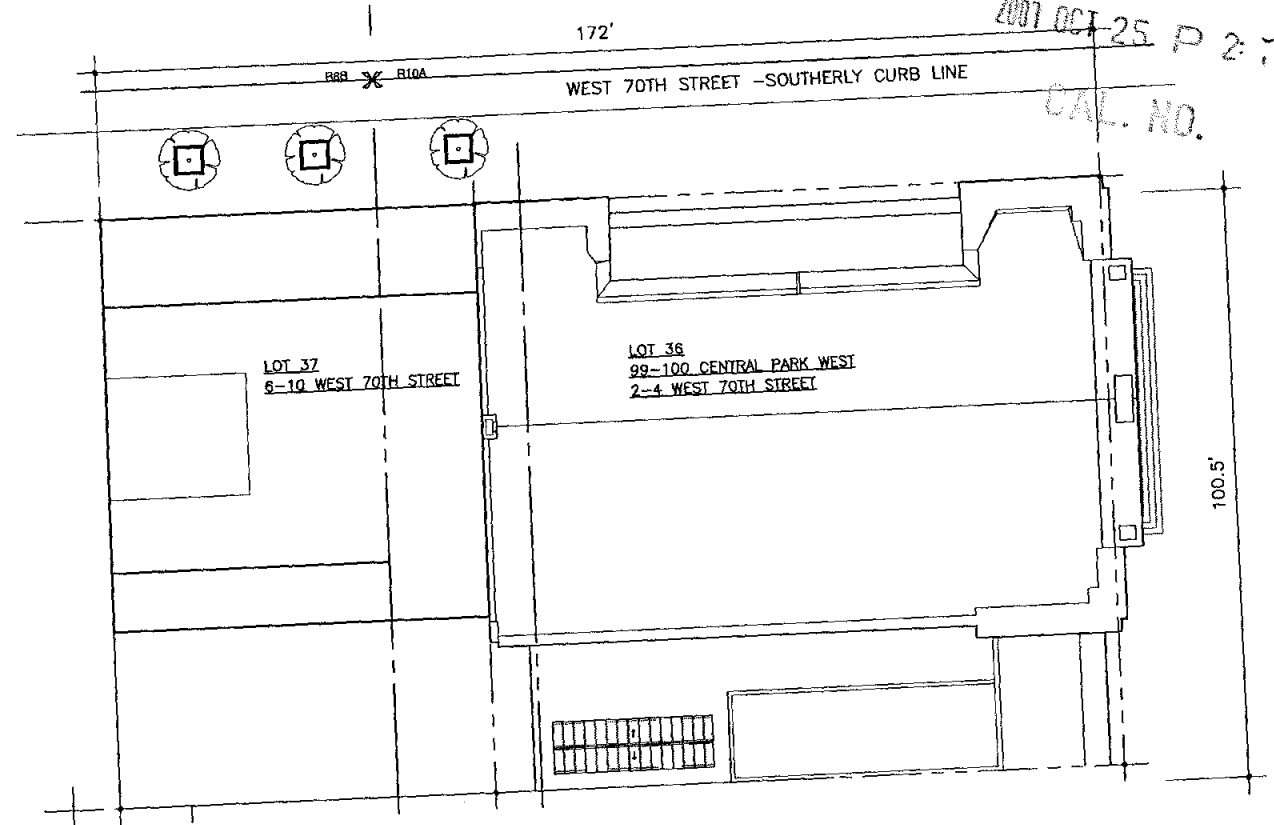
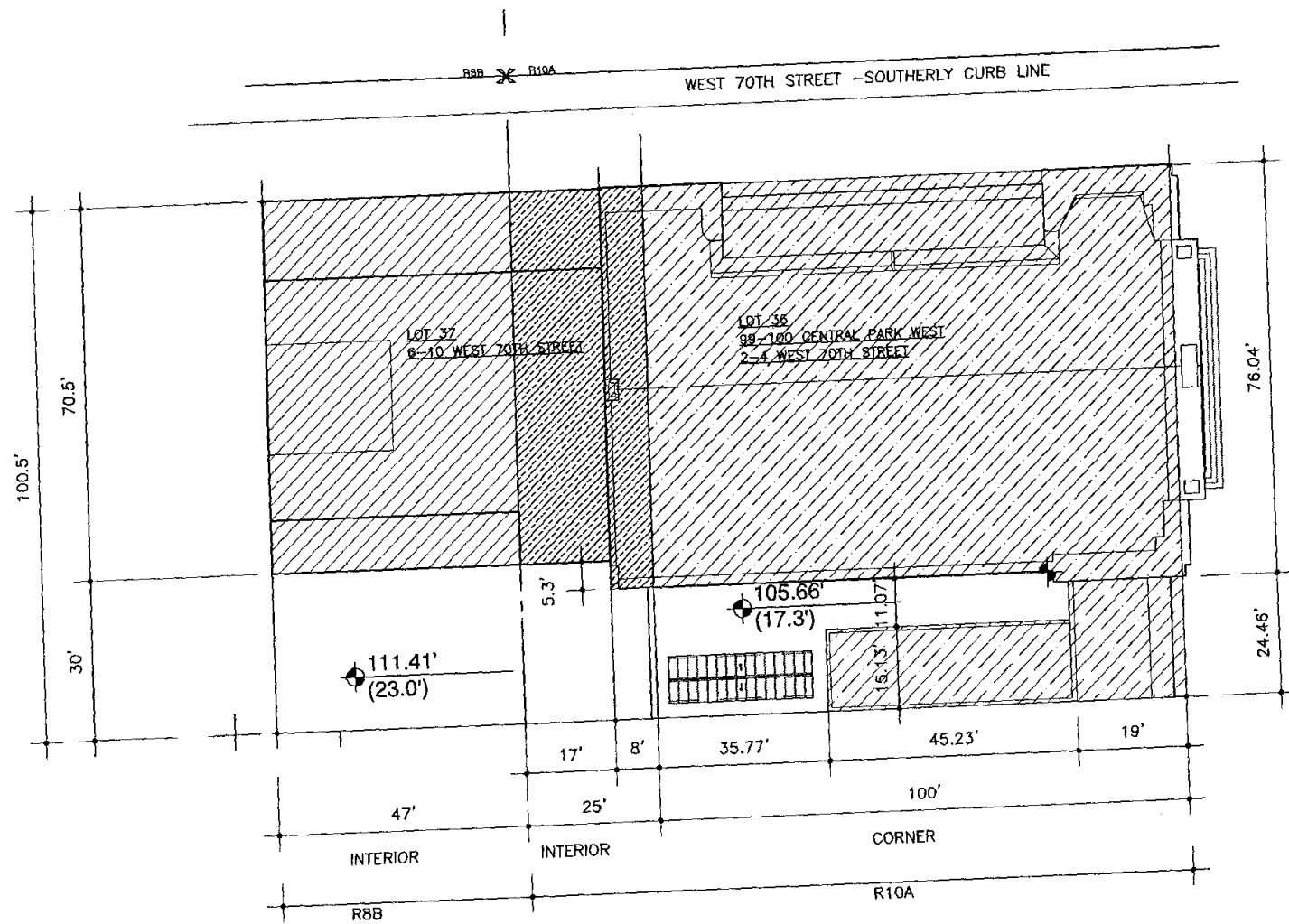
1 SECTION
THRU CENTRAL PARK WEST SCALE: 1/16" = 1'-0"

LEGEND

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

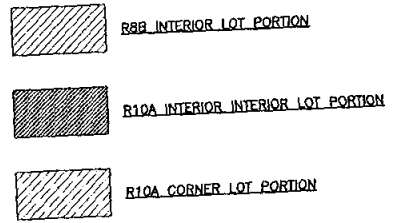
AS-OF-RIGHT STREET WALL SECTIONS		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
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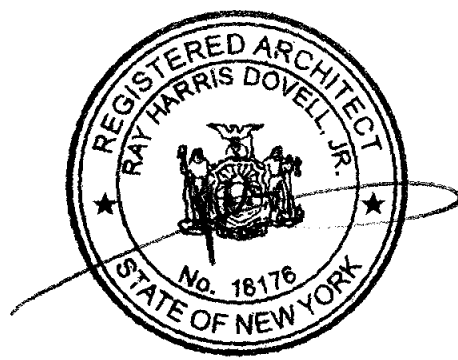
1 LOT COVERAGE
SCALE: 1/32" = 1'-0"

LOT COVERAGE: SEC. 24-11.77-24
LOT COVERAGE PERMITTED FOR INTERIOR PORTION
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
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 X 10,050 = 10,050
LOT COVERAGE PROPOSED FOR CORNER PORTION (EXISTING)
R10A: 8,969.83 / 10,050 = .89 - COMPLIES



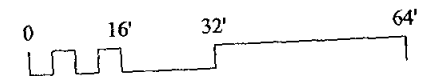
2 STREET TREE PLANTING
SCALE: 1/32" = 1'-0"

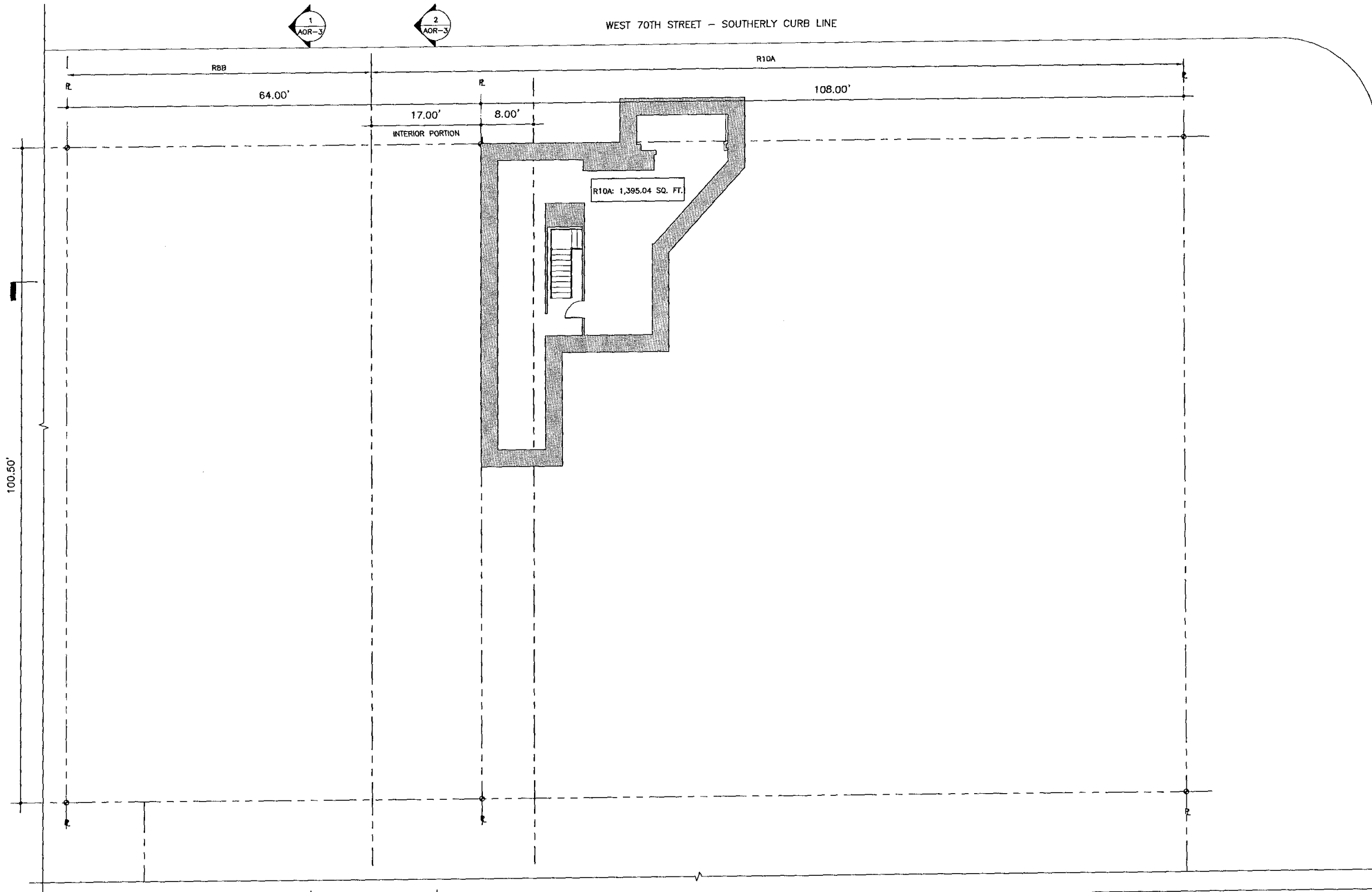
STREET TREE PLANTING: SEC. 28-112
TREES REQUIRED = 1 TREE PER 25.00' STREET FRONTAGE
FRONTAGE = 272.42 / 25 = 11 TREES
TREES PROPOSED = 3 TREES TO BE INSTALLED
REMAINDER TO BE PURCHASED BY OWNER FOR USE BY
PARKS DEPARTMENT



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AS-OF-RIGHT LOT COVERAGE CALCULATIONS AND TREE PLANTING	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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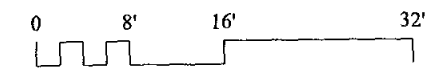


CENTRAL PARK WEST - WESTERLY CURB LINE

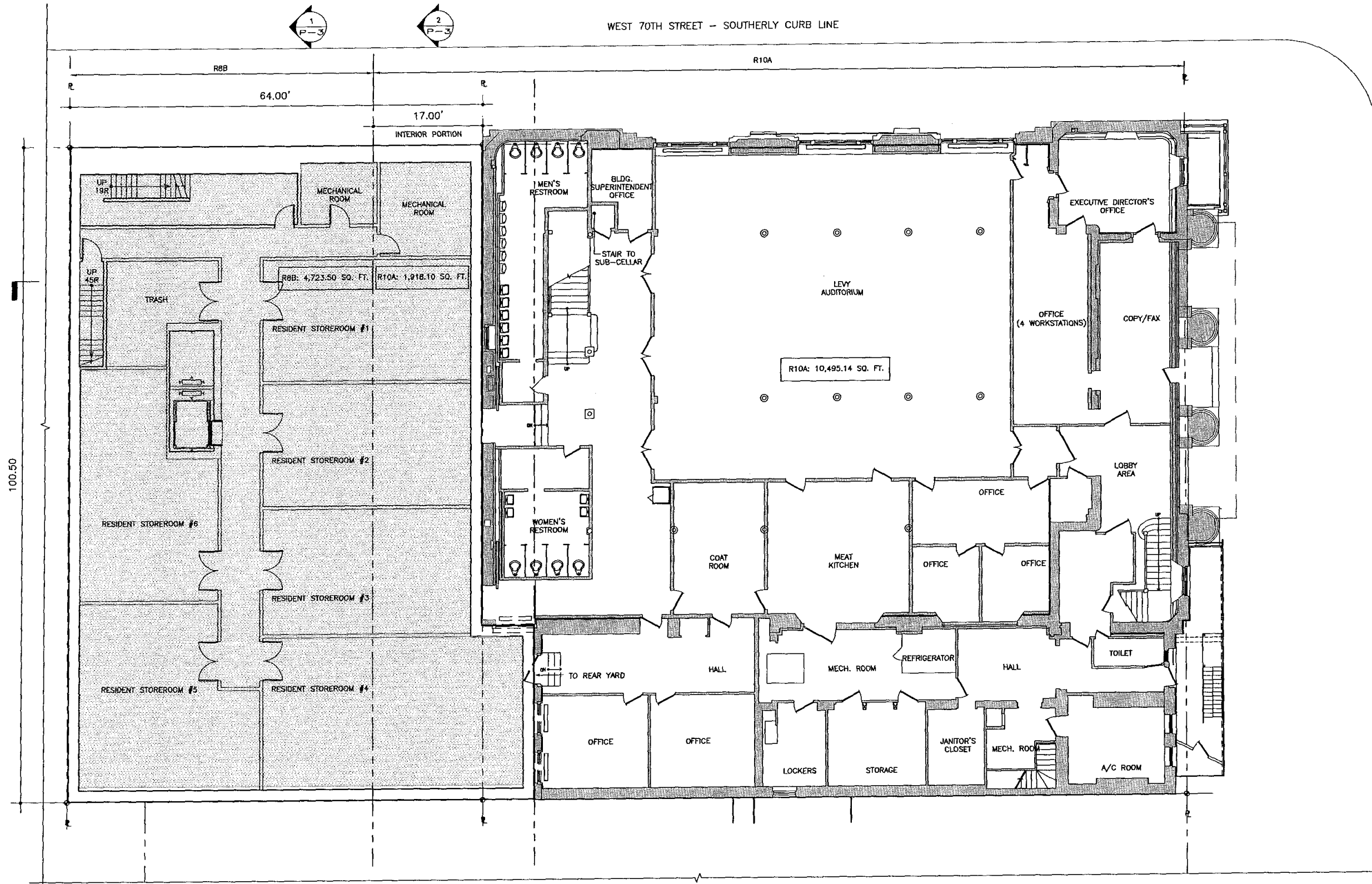


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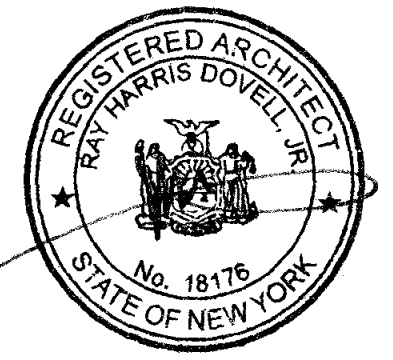
1 PLAN
SUB CELLAR
SCALE: 1/16" = 1'-0"



COMMUNITY FACILITY SUB CELLAR AS-OF-RIGHT CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY		Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.639.0144 fax
	#02350	10.22.07	AOR-C-6



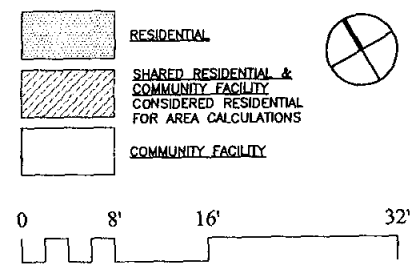
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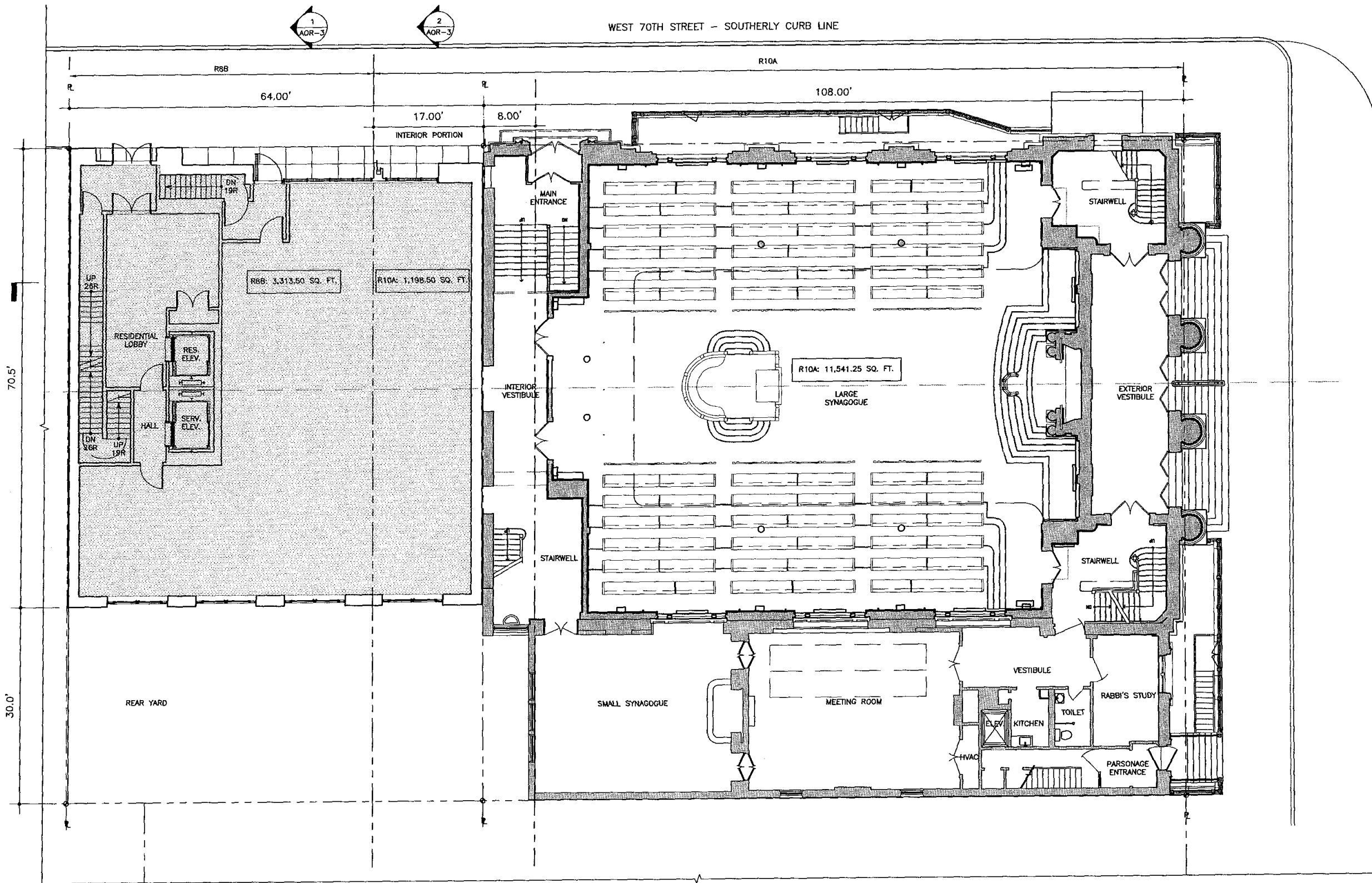
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1 PLAN
CELLAR

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



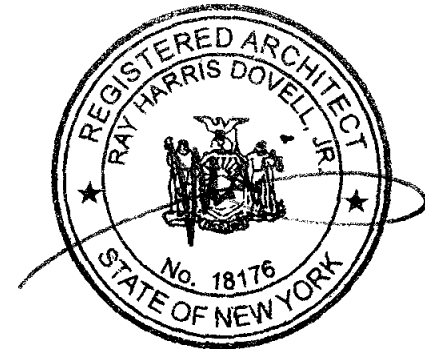
RESIDENTIAL CELLAR AS-OF-RIGHT CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY	
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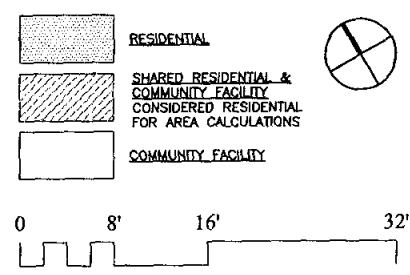


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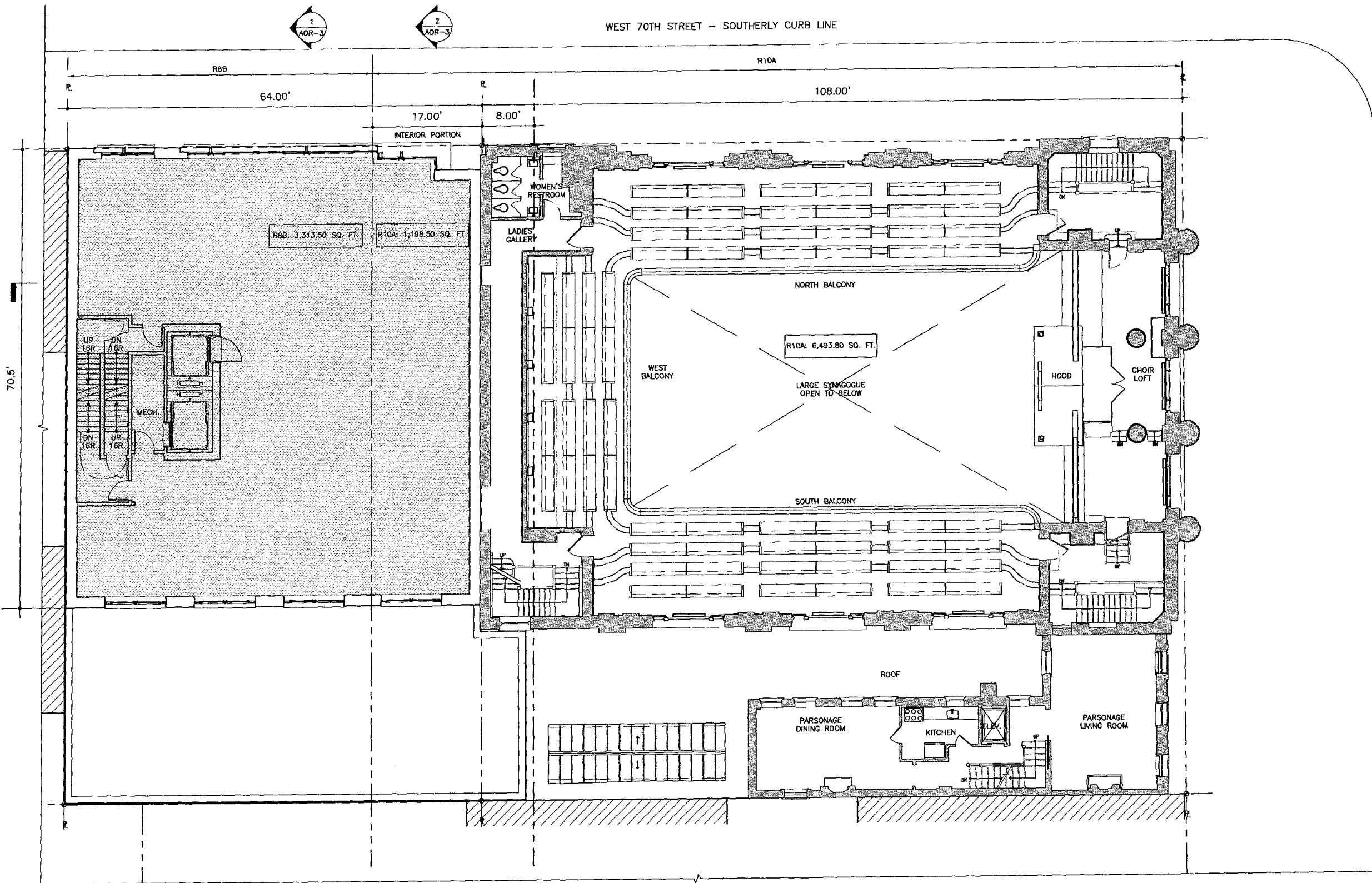
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1 PLAN
FIRST FLOOR
SCALE: 1/16" = 1'-0"



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	
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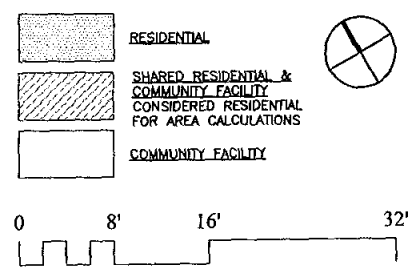


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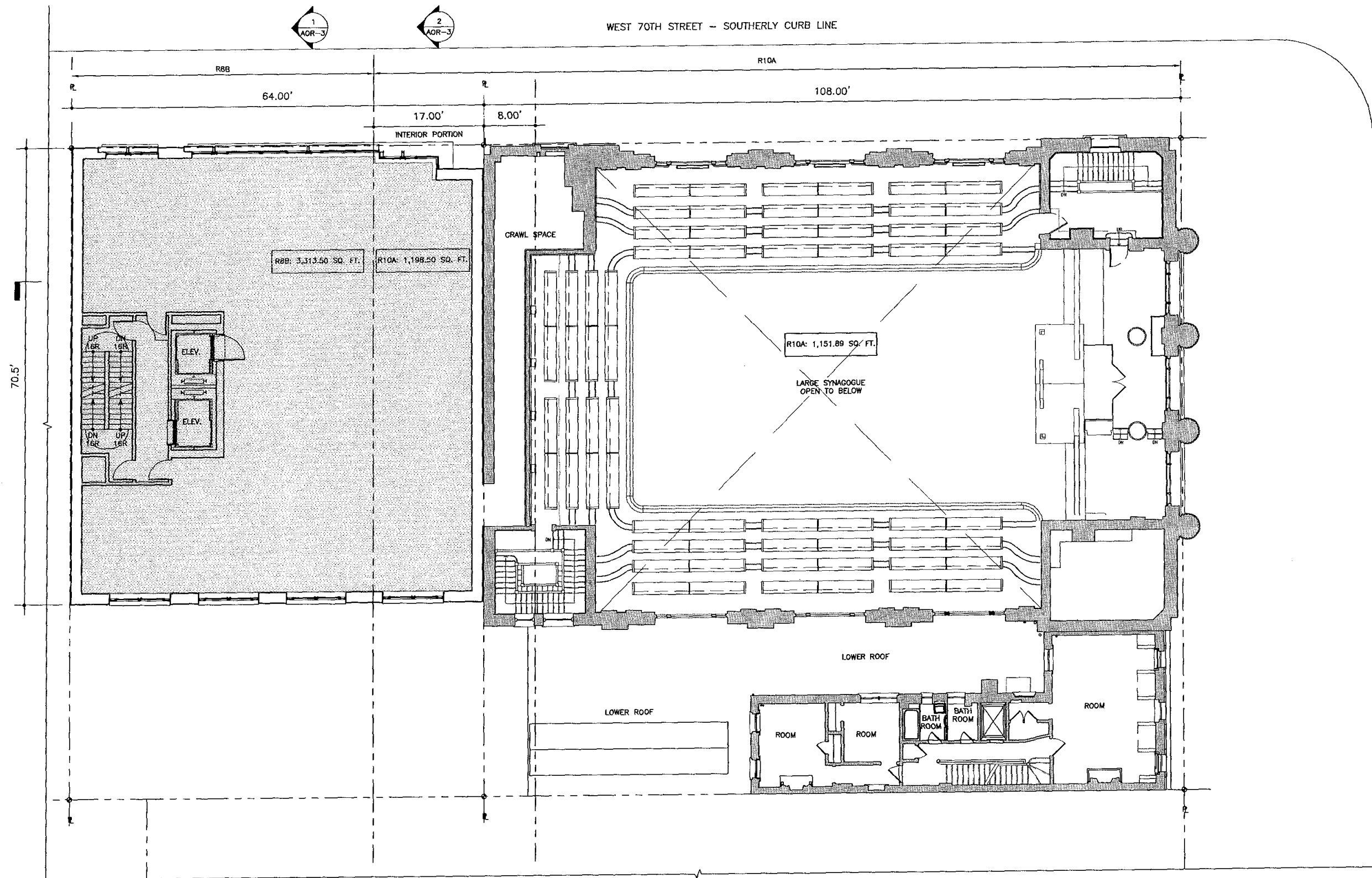


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1 PLAN
SECOND FLOOR
SCALE: 1/16" = 1'-0"



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
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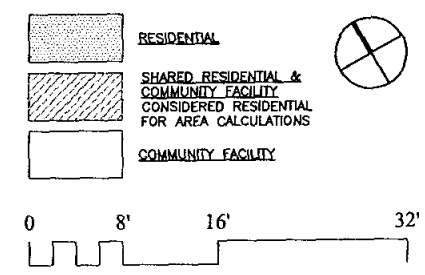


CENTRAL PARK WEST - WESTERLY CURB LINE



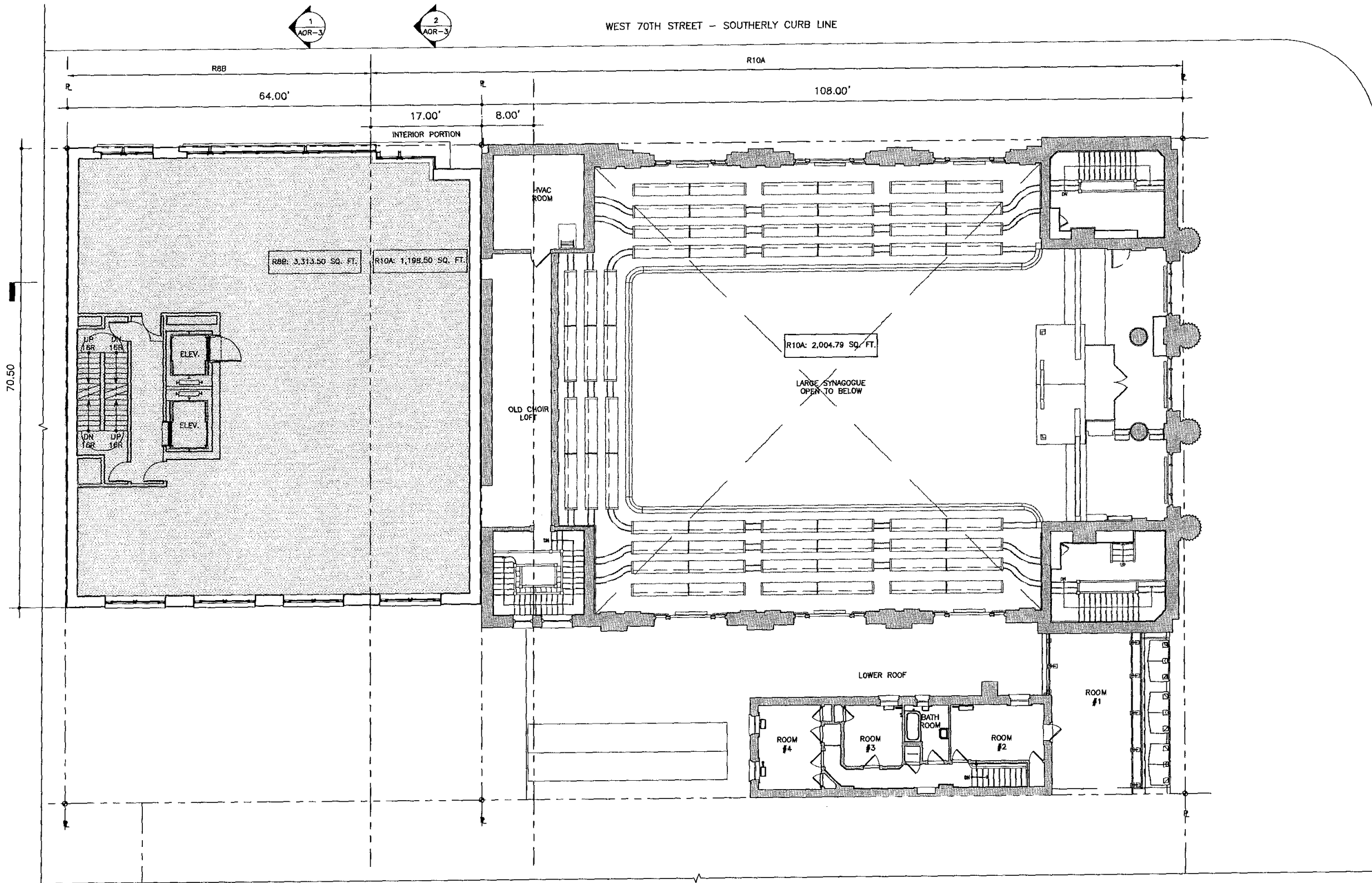
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1 PLAN
THIRD FLOOR
SCALE: 1/16" = 1'-0"

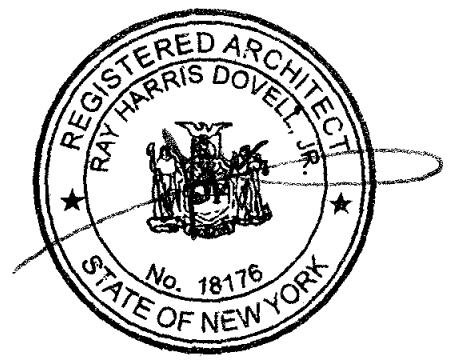


RESIDENTIAL THIRD FLOOR AS-OF-RIGHT CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY		#02350	AOR-C-10
	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax		10.22.07	#02350

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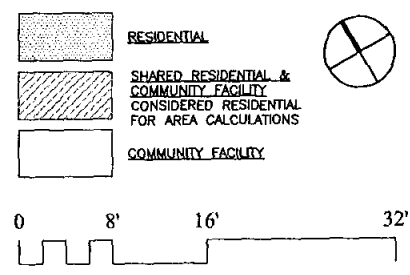


CENTRAL PARK WEST - WESTERLY CURB LINE

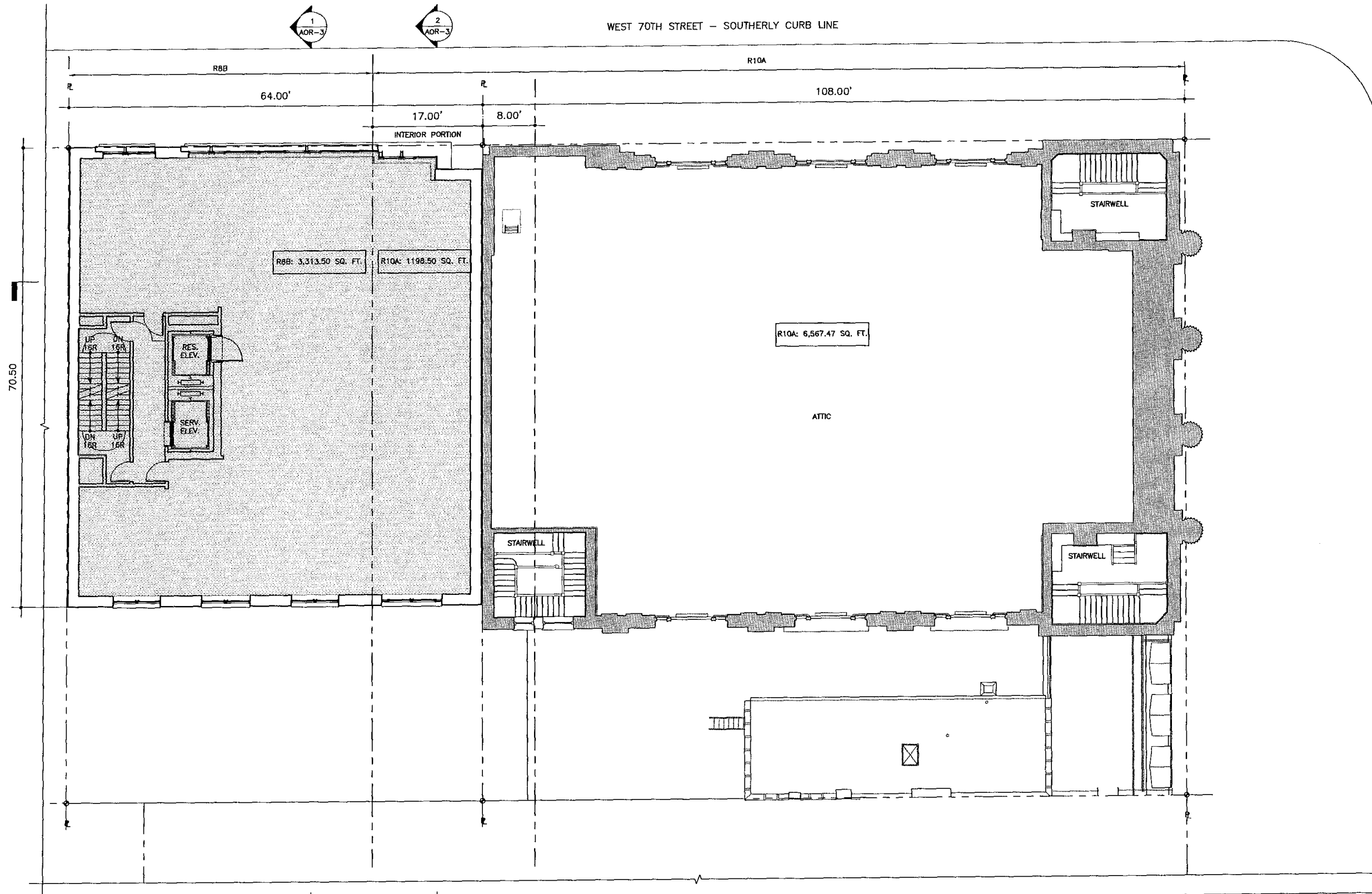


CAL. NO. 74-07-BZ

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



RESIDENTIAL FOURTH FLOOR AS-OF-RIGHT 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
	#02350	10.22.07	AOR-C-11



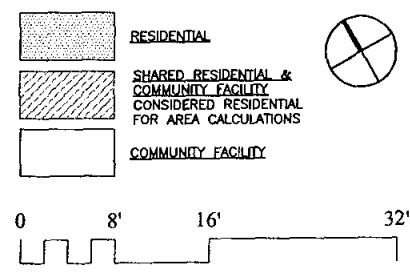
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CENTRAL PARK WEST - WESTERLY CURB LINE

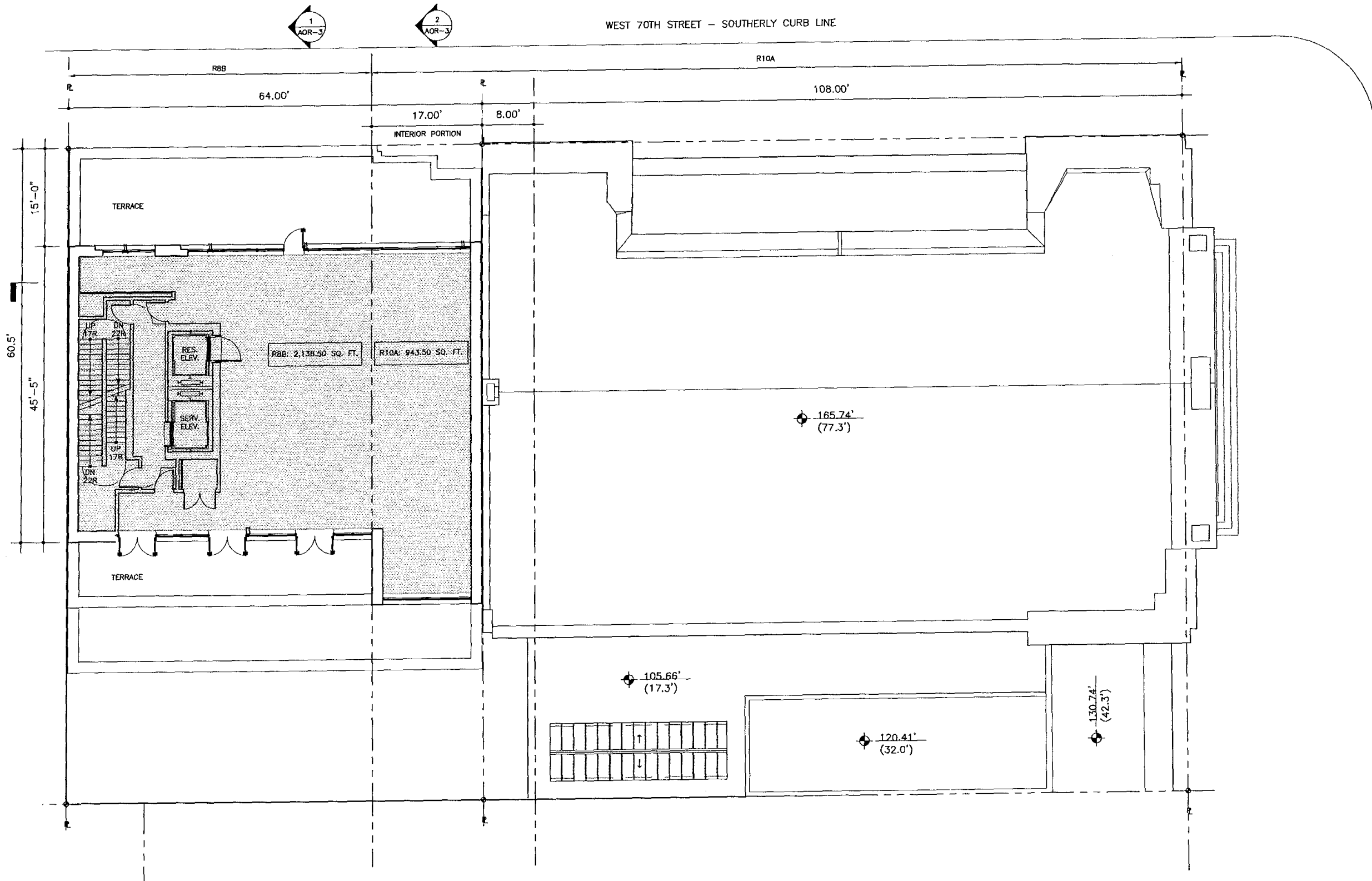


CAL. NO. 74-07-BZ

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



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		10.22.07	#02350
6-10 WEST 70TH STREET NEW YORK, NY		AOR-C-12	

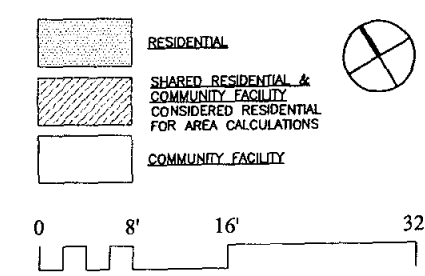


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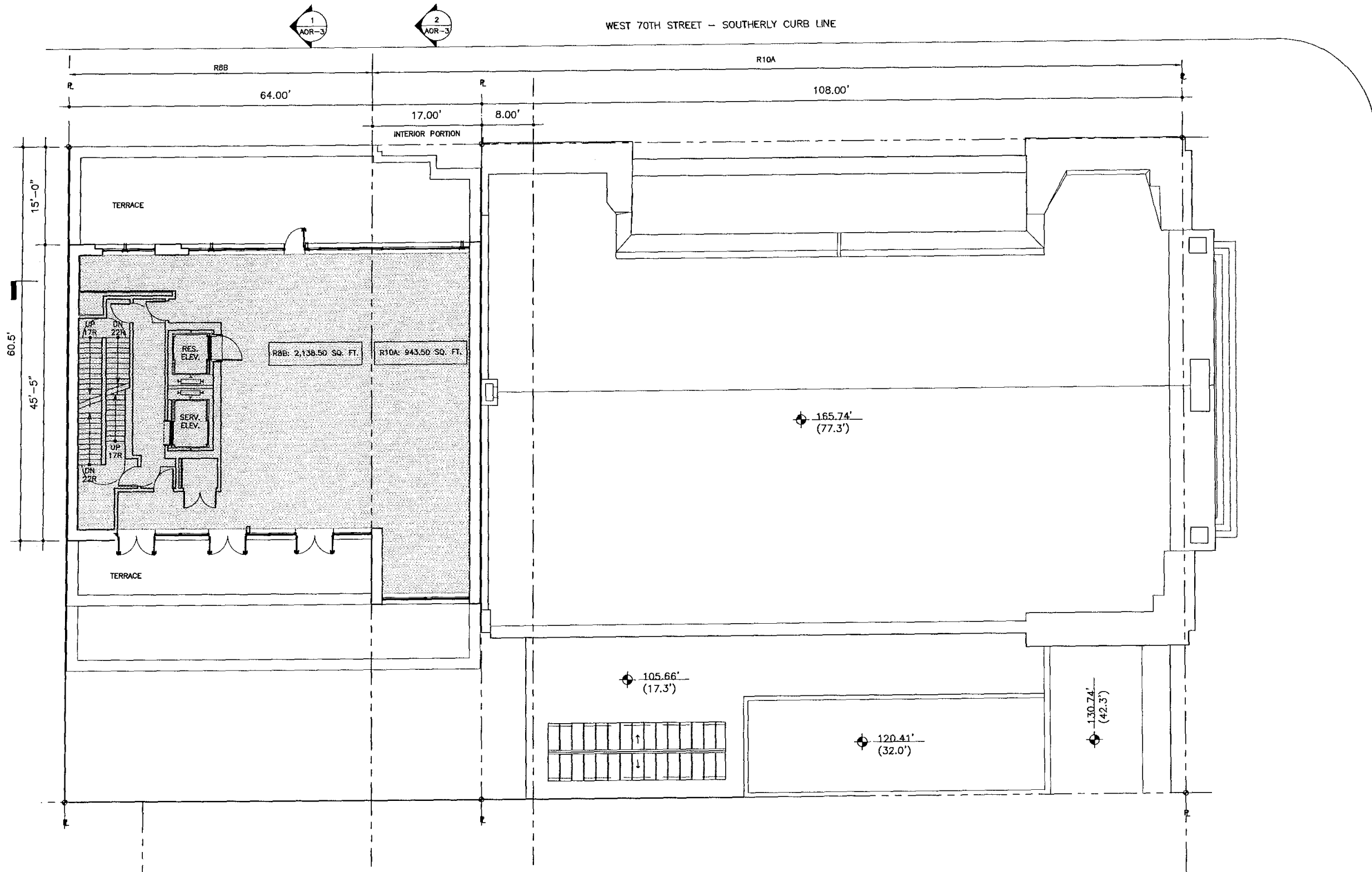


CAL. NO. 74-07-BZ

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



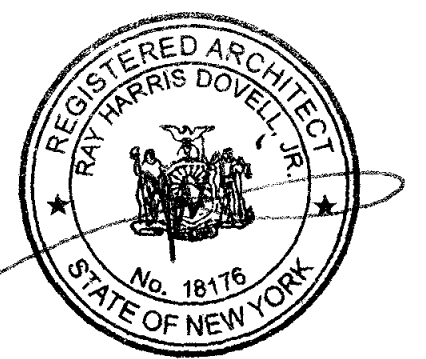
RESIDENTIAL 6TH FLOOR PENTHOUSE AS-OF-RIGHT	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.693.0144 fax	
	10.22.07 #02350	AOR-C-13
CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY	



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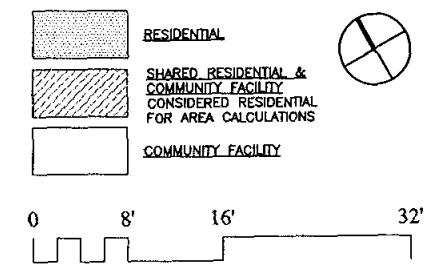


CENTRAL PARK WEST - WESTERLY CURB LINE



CAL. NO. 74-07-BZ

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

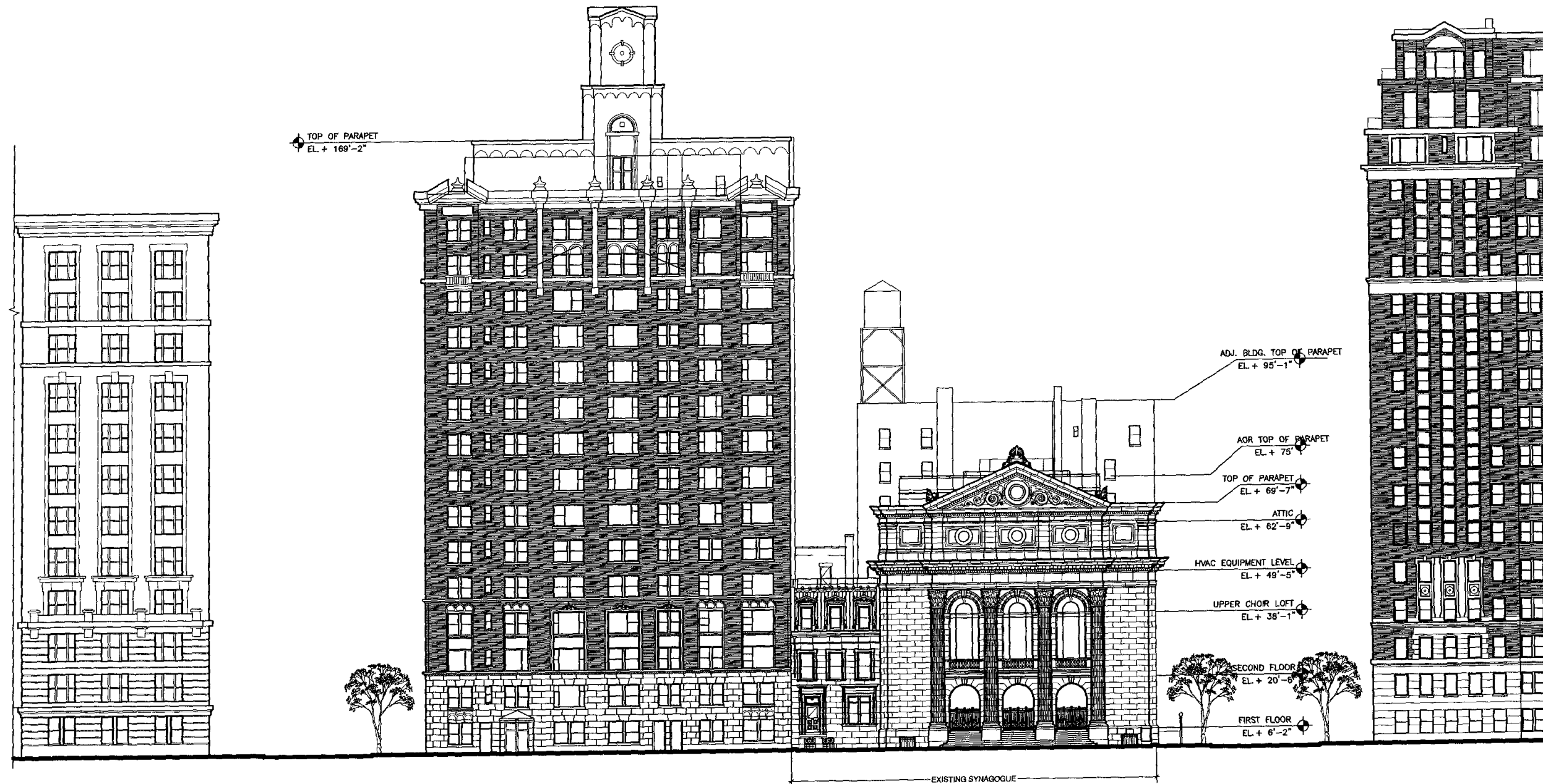


RESIDENTIAL 7TH FLOOR PENTHOUSE AS-OF-RIGHT	Platt Byard Dovell White Architects LLP 20 West 22nd Street New York, NY 10010 212.691.2440 212.633.0144 fax	
	10.22.07	#02350
CONGREGATION SHEARITH ISRAEL	6-10 WEST 70TH STREET NEW YORK, NY	AOR-C-13A

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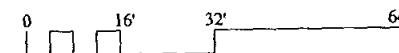
CAL. NO.



CAL. NO. 74-07-BZ

1 ELEVATION

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



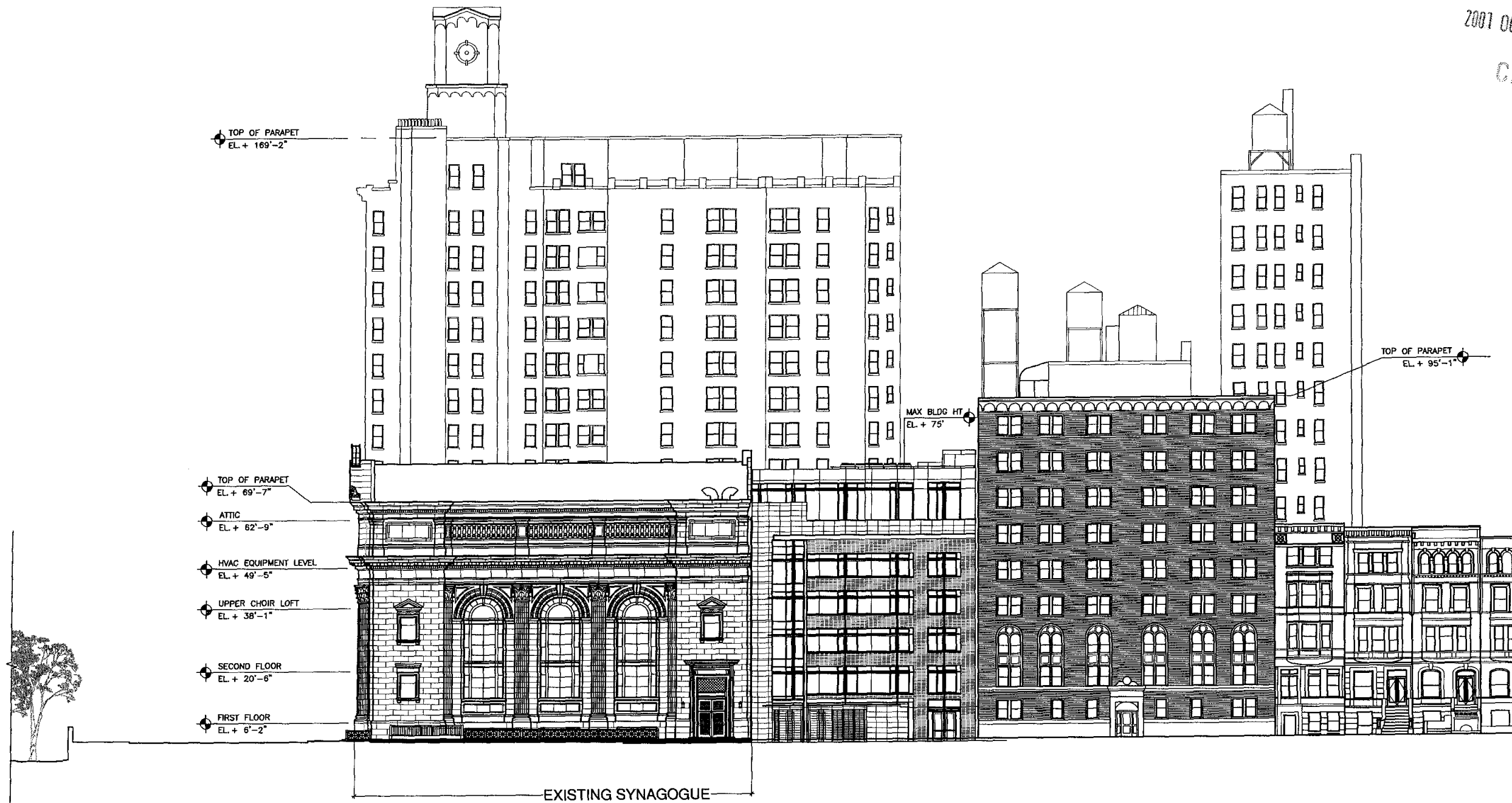
AS-OF-RIGHT ELEVATION
WEST SIDE OF
CENTRAL PARK WEST

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

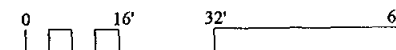
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#02350	

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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

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

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