

CONGREGATION SHEARITH ISRAEL

PROPOSED MIXED-USE BUILDING

NOVEMBER 26, 2002

Platt Byard Dovell White Architects LLP

Stephen Tilly, Architect

Higgins & Quasebarth



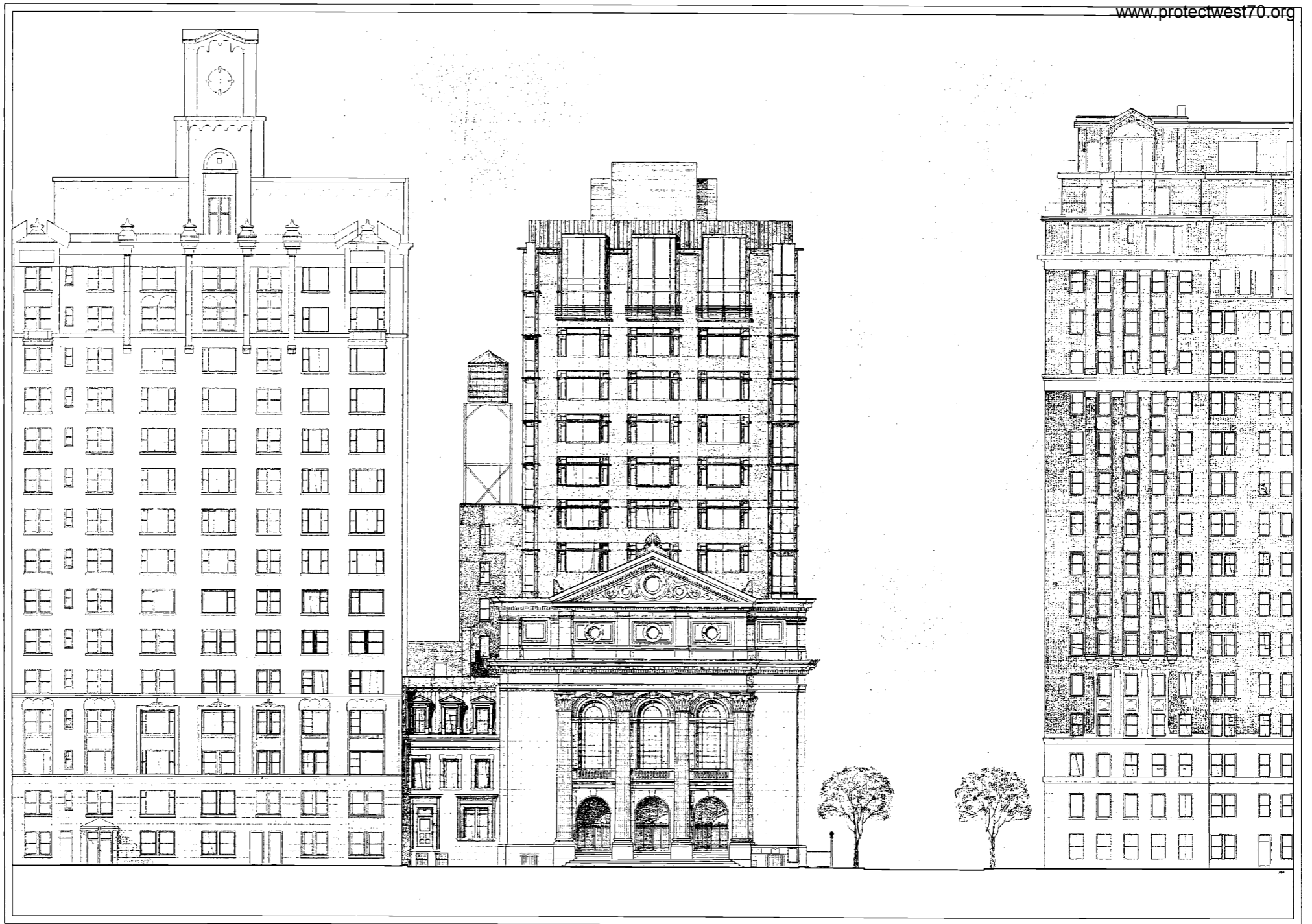
10 WEST 70th ST.

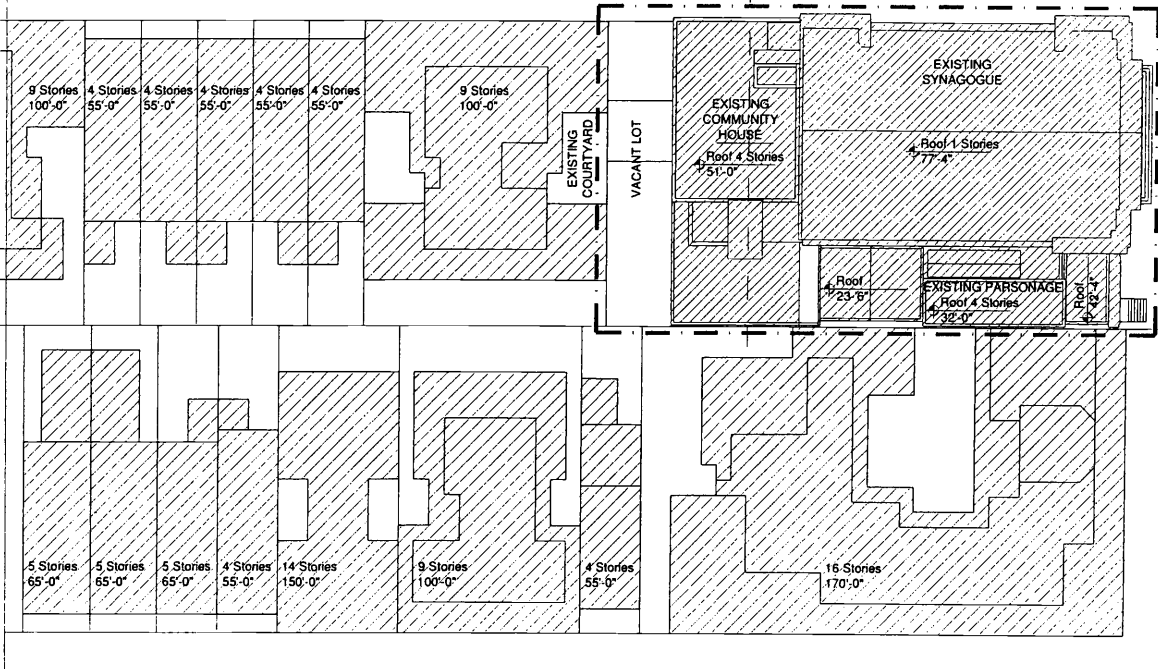
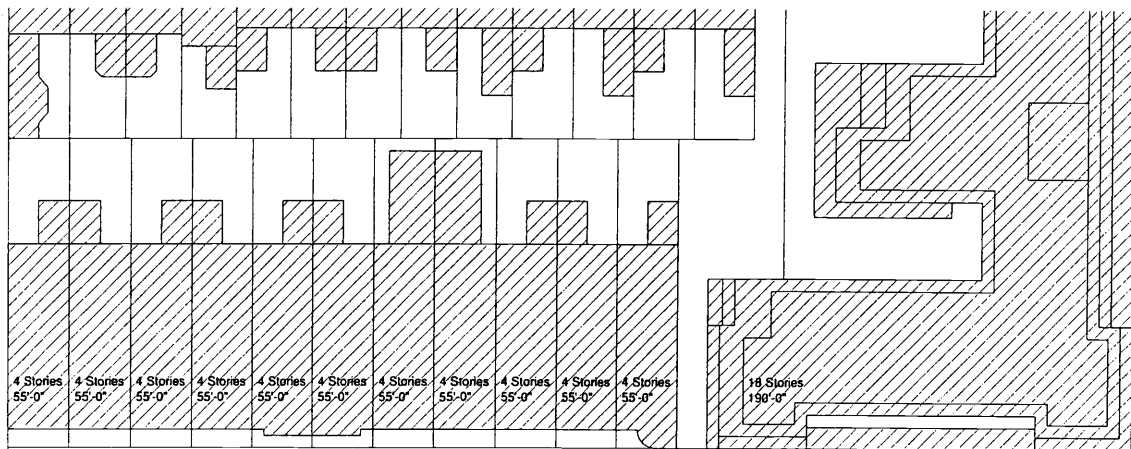
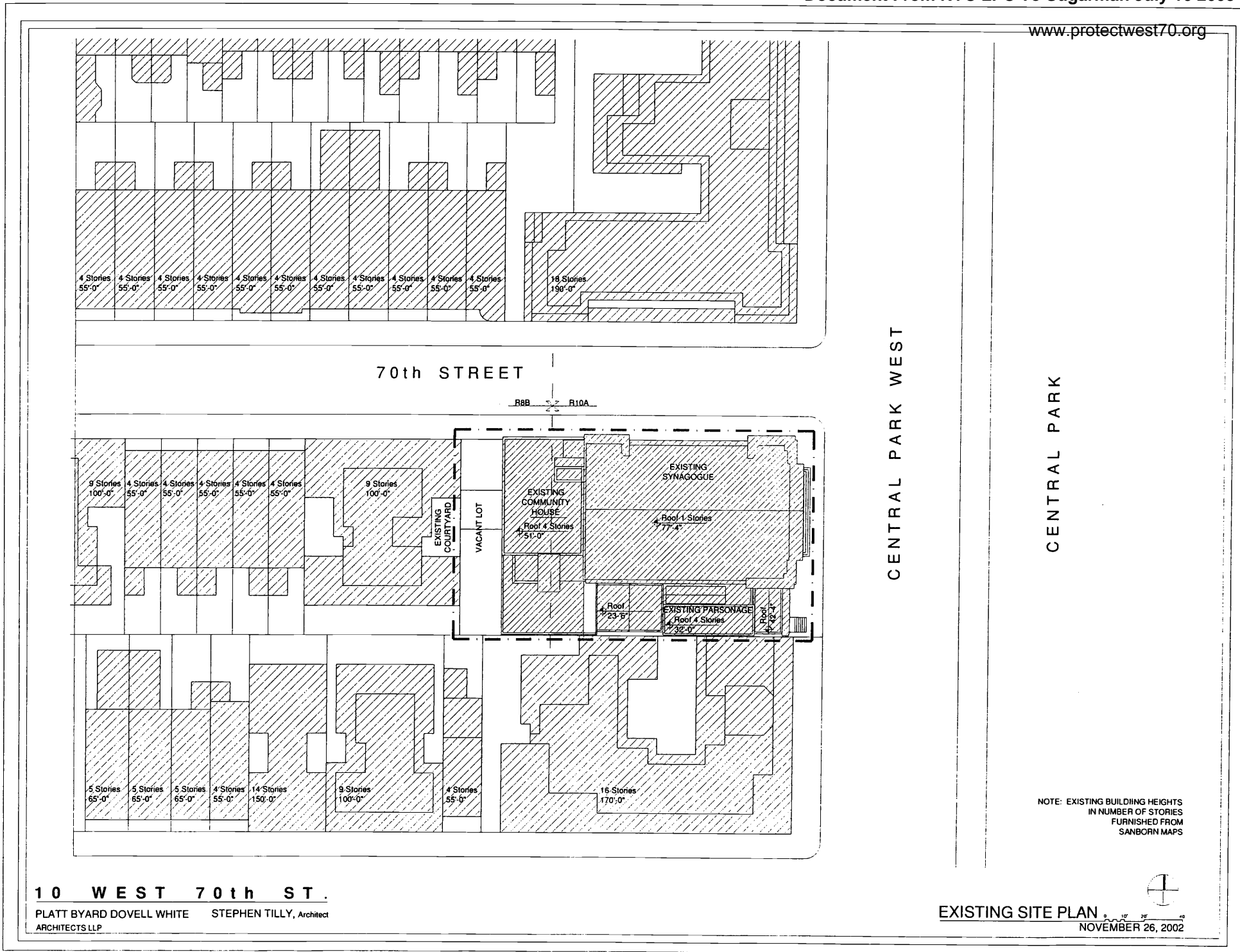
PLATT BYARD DOVELL WHITE STEPHEN TILLY, Architect
ARCHITECTS LLP

PERSPECTIVE FROM CENTRAL PARK WEST

NOVEMBER 26, 2002

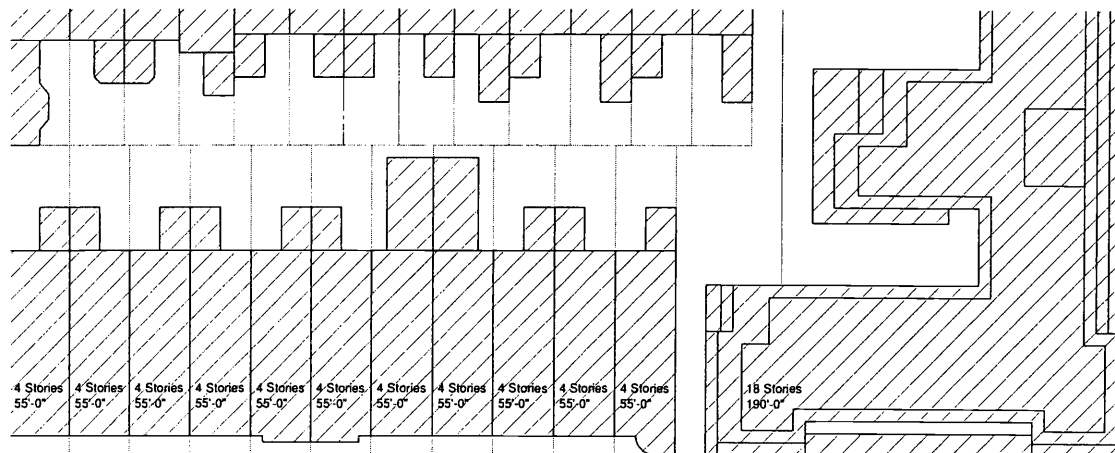






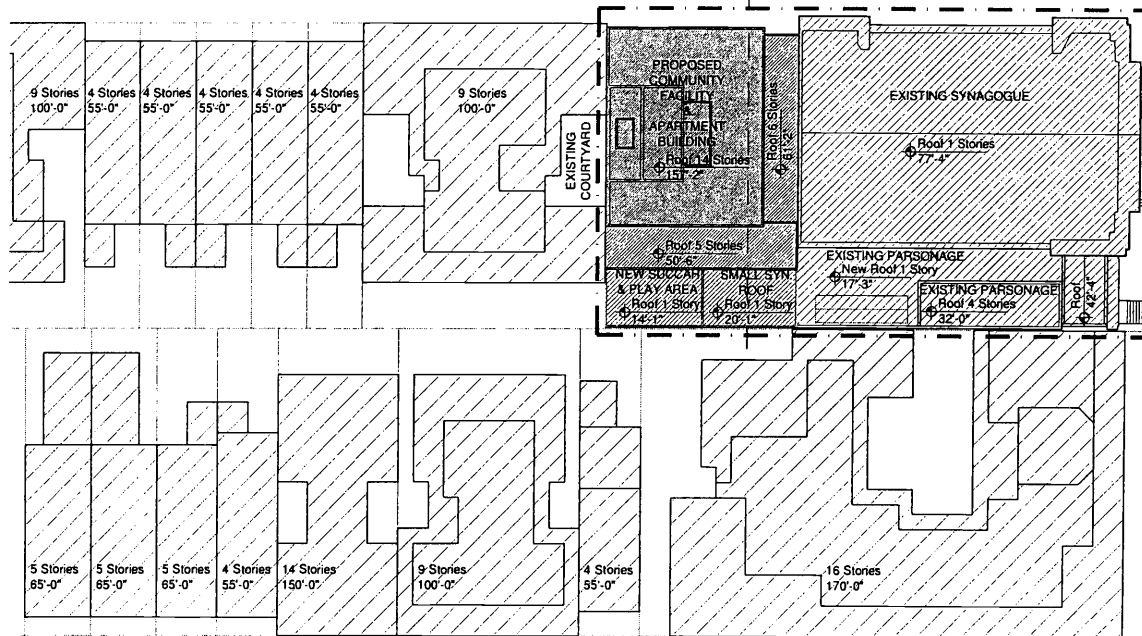
10 WEST 70th ST.
 PLATT BYARD DOVELL WHITE ARCHITECTS LLP
 STEPHEN TILLY, Architect

EXISTING SITE PLAN
 NOVEMBER 26, 2002



70th STREET

R88 R10A



CENTRAL PARK WEST

CENTRAL PARK

10 WEST 70th ST.

PLATT BYARD DOVELL WHITE ARCHITECTS LLP STEPHEN TILLY, Architect

NOTE: EXISTING BUILDING HEIGHTS IN NUMBER OF STORIES FURNISHED FROM SANBORN MAPS

PROPOSED SITE PLAN

NOVEMBER 26, 2002



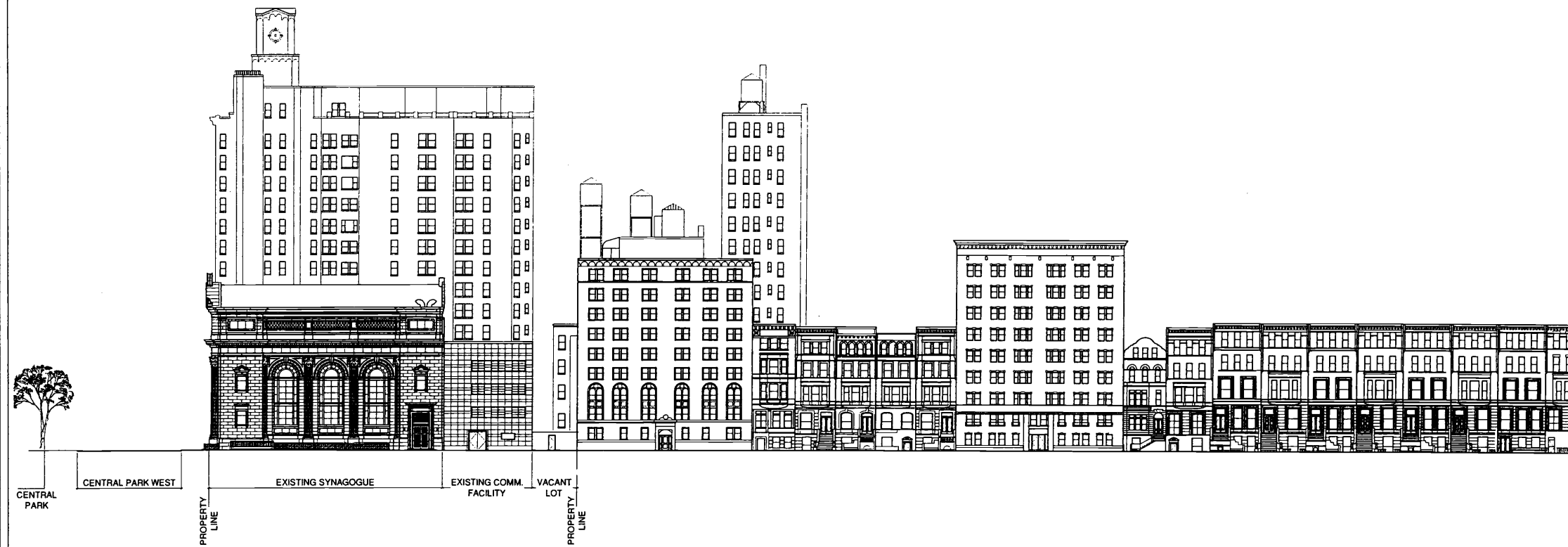


10 WEST 70th ST.

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ARCHITECTS LLP

EXISTING EAST CONTEXT ELEVATION
CENTRAL PARK WEST

NOVEMBER 26, 2002



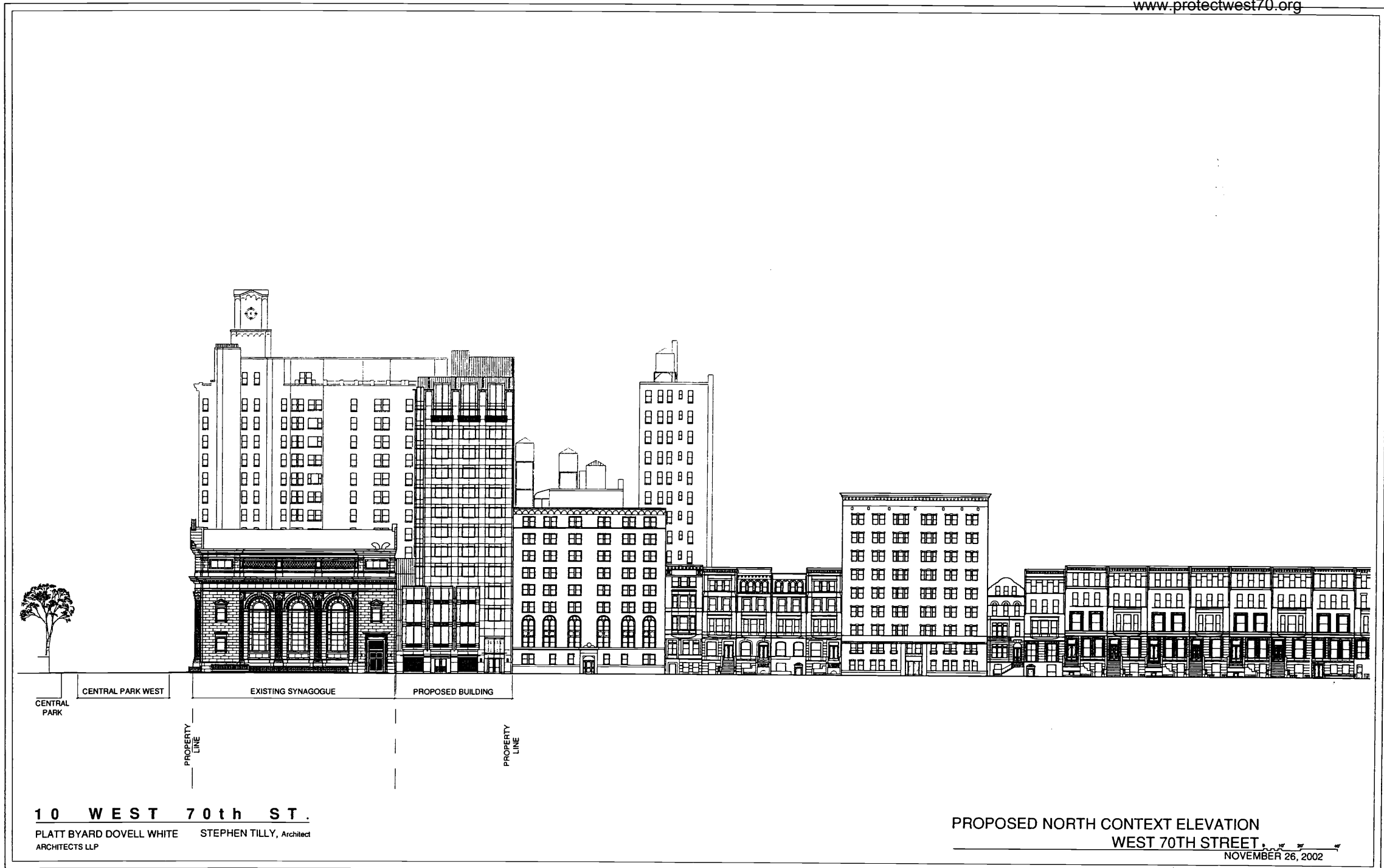
10 WEST 70th ST.

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EXISTING NORTH CONTEXT ELEVATION

WEST 70th STREET

NOVEMBER 26, 2002



CENTRAL PARK

CENTRAL PARK WEST

EXISTING SYNAGOGUE

PROPOSED BUILDING

PROPERTY LINE

PROPERTY LINE

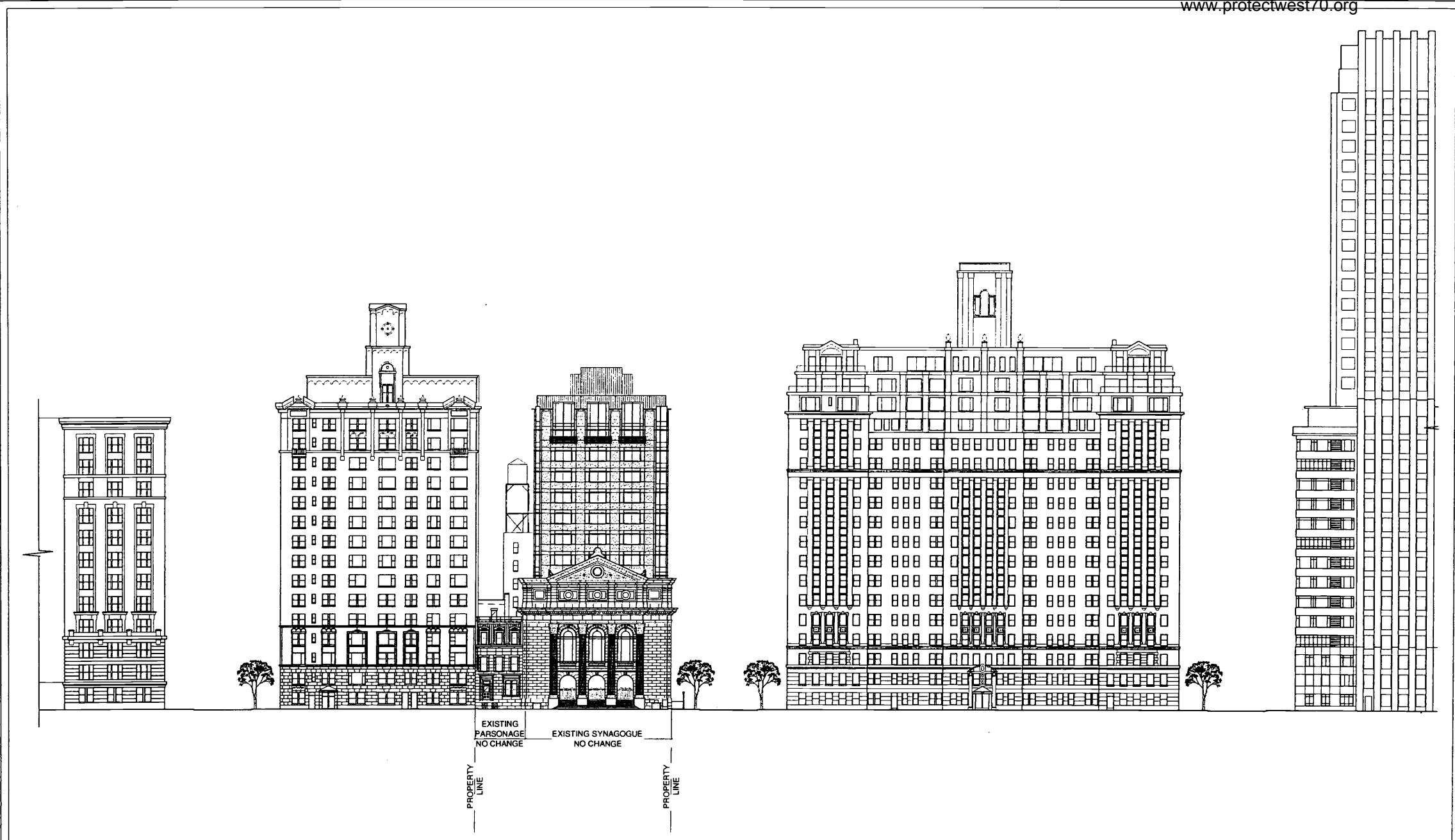
10 WEST 70th ST.

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STEPHEN TILLY, Architect

PROPOSED NORTH CONTEXT ELEVATION

WEST 70TH STREET

NOVEMBER 26, 2002

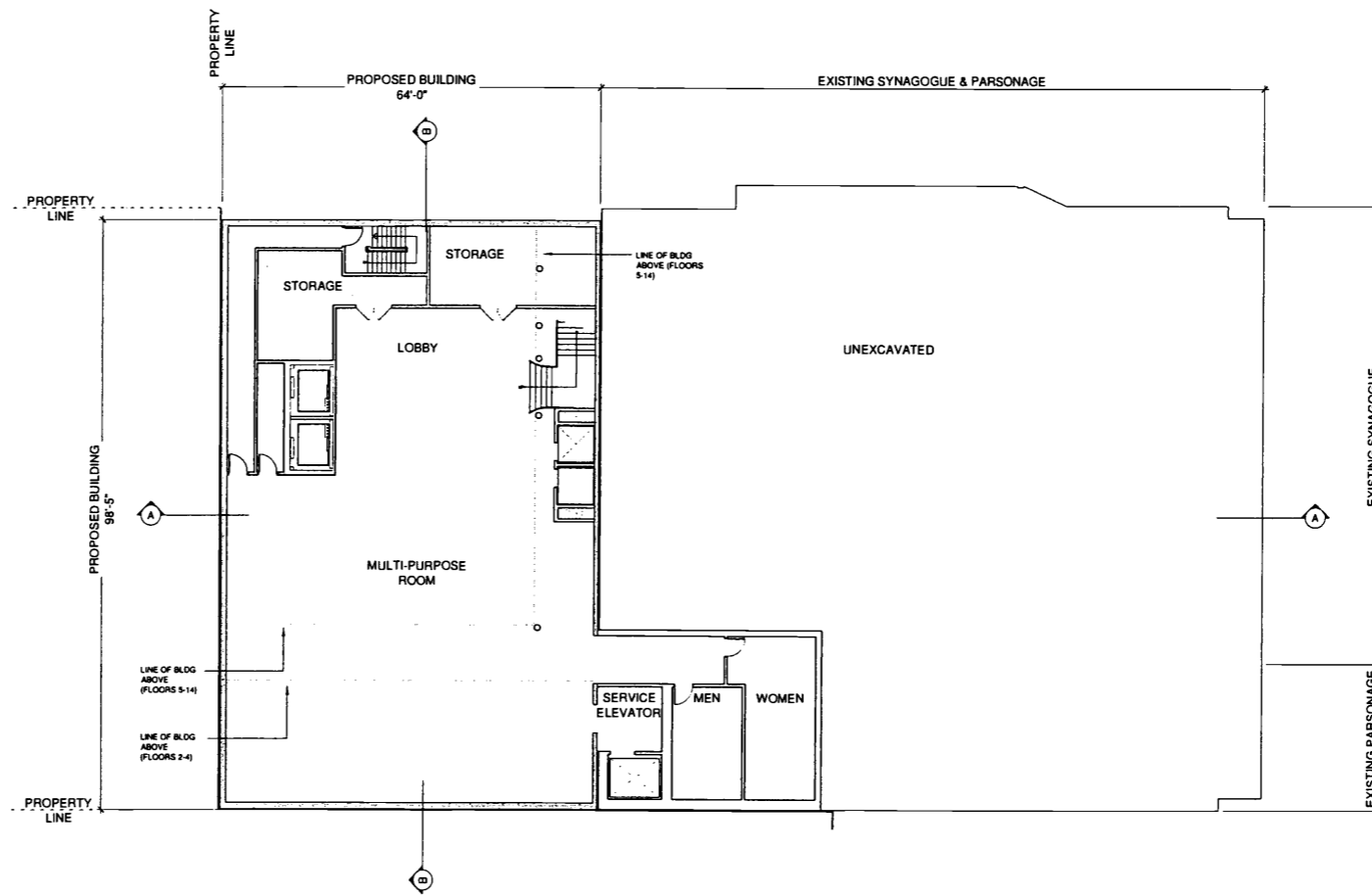


10 WEST 70th ST.

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PROPOSED EAST CONTEXT ELEVATION
CENTRAL PARK WEST.

NOVEMBER 26, 2002



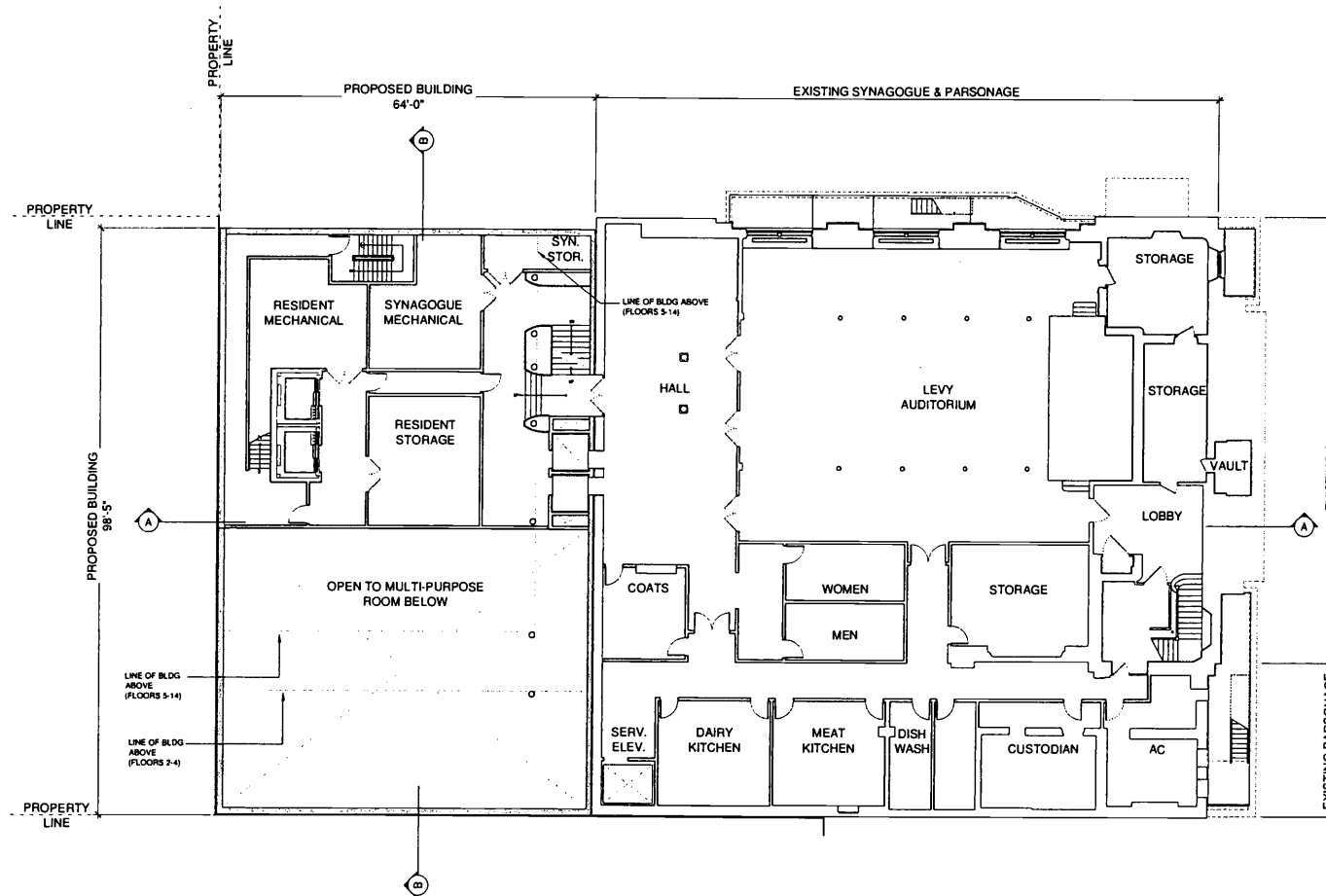
NOTE: INTERIOR PARTITIONS FOR ILLUSTRATIVE PURPOSES ONLY

10 WEST 70th ST.

PLATT BYARD DOVELL WHITE ARCHITECTS LLP STEPHEN TILLY, Architect

SUB-BASEMENT FLOOR PLAN
NOVEMBER 26, 2002



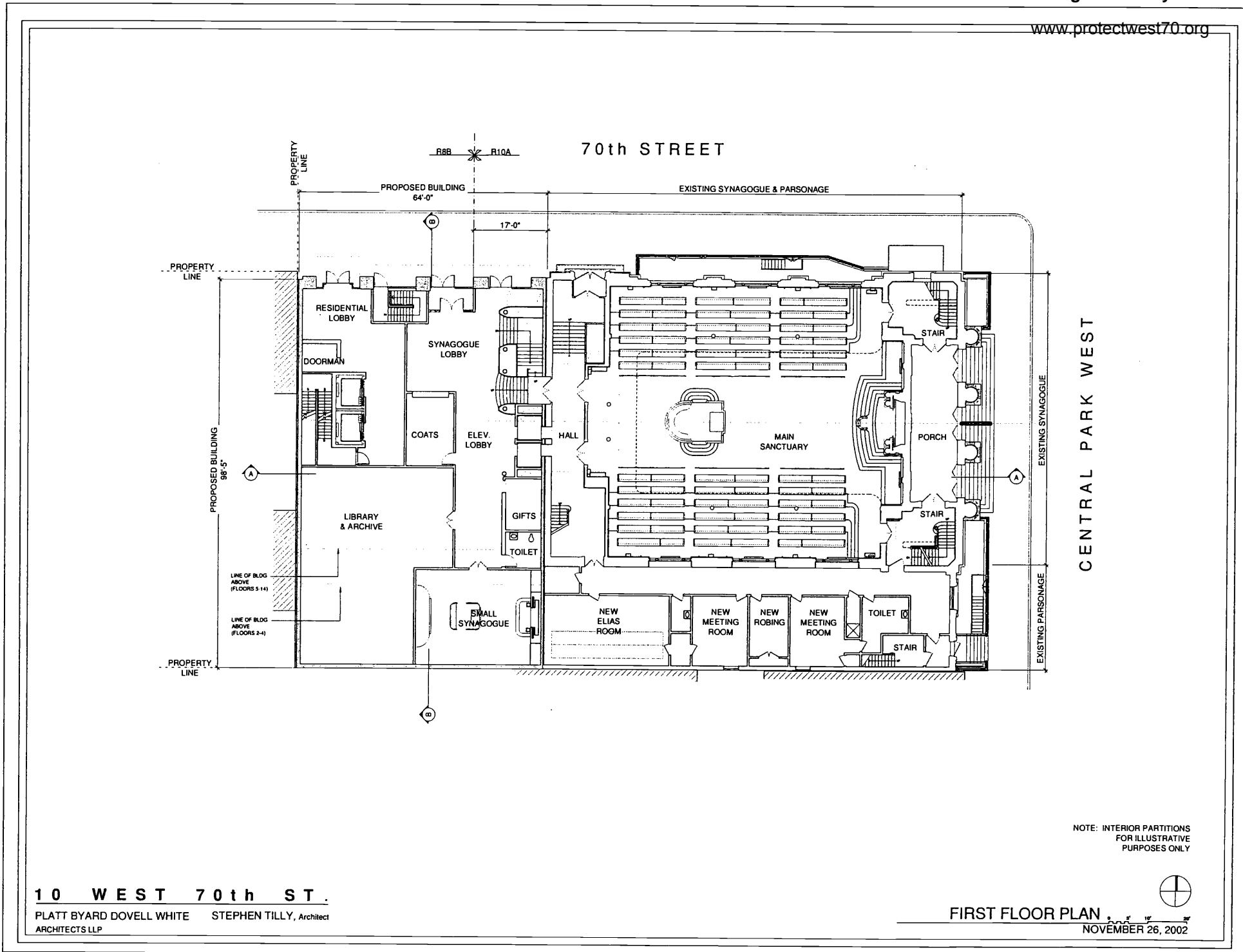


NOTE: INTERIOR PARTITIONS FOR ILLUSTRATIVE PURPOSES ONLY

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BASEMENT FLOOR PLAN
NOVEMBER 26, 2002





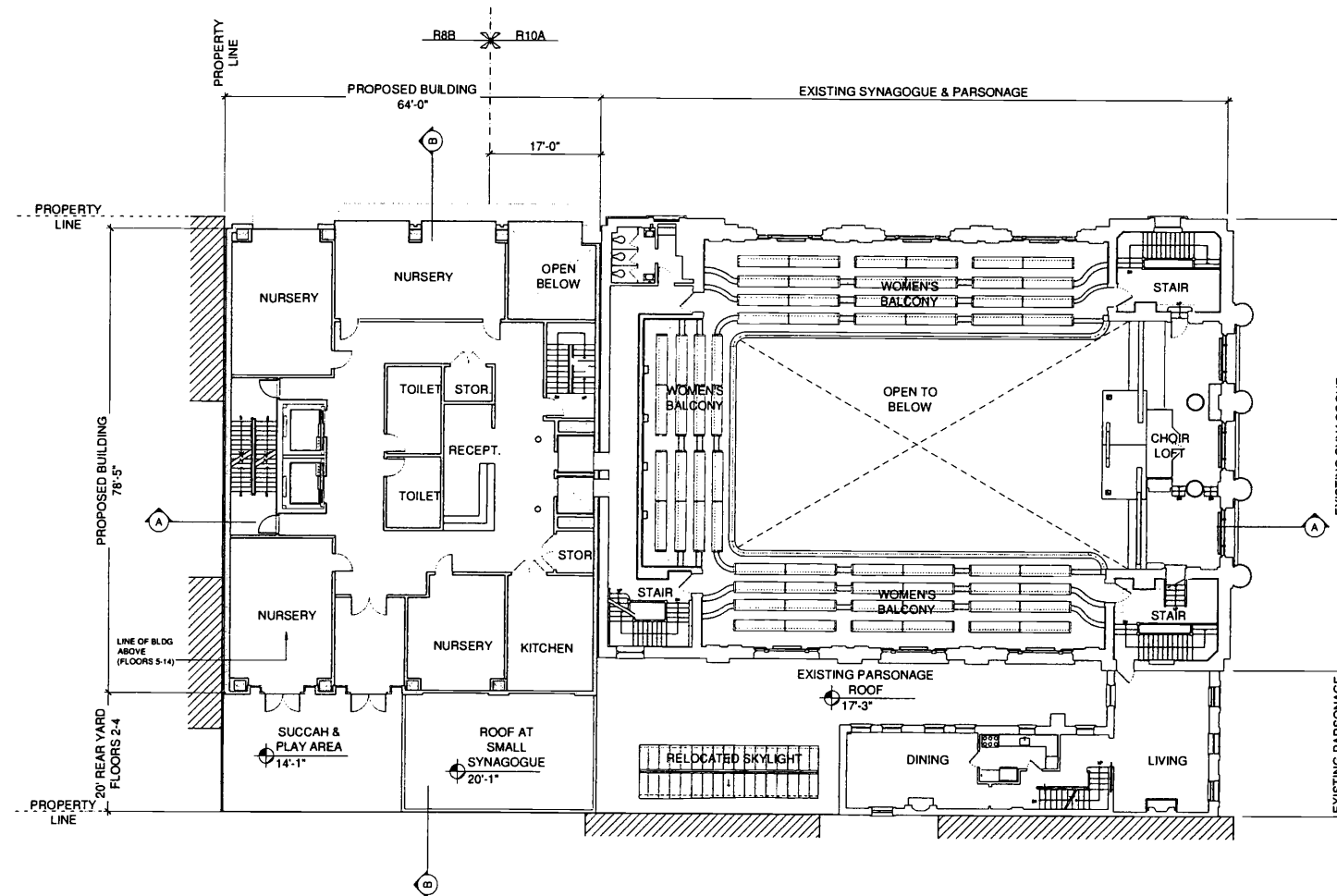
NOTE: INTERIOR PARTITIONS FOR ILLUSTRATIVE PURPOSES ONLY

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FIRST FLOOR PLAN

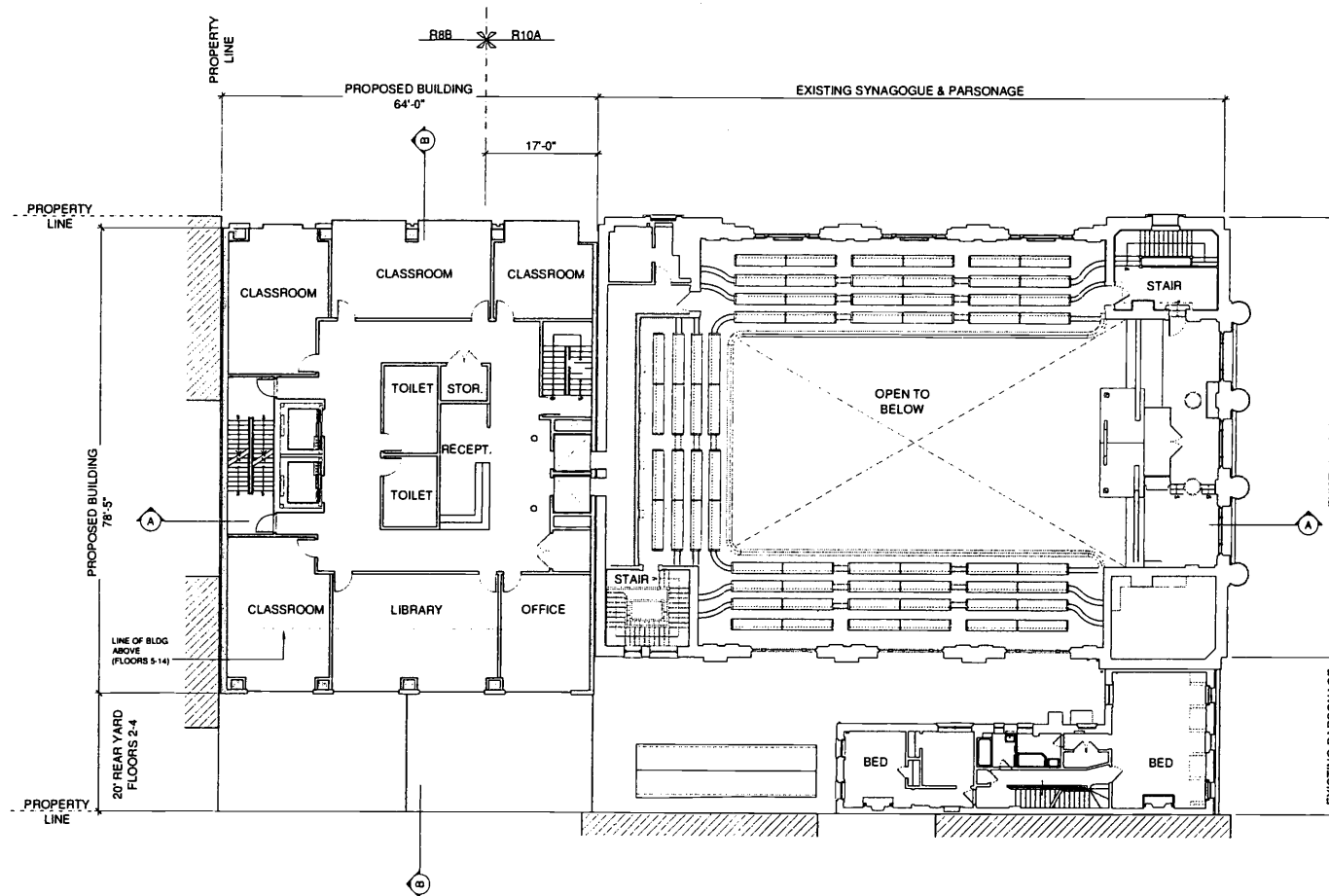
NOVEMBER 26, 2002



NOTE: INTERIOR PARTITIONS FOR ILLUSTRATIVE PURPOSES ONLY

10 WEST 70th ST.
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SECOND FLOOR PLAN
 NOVEMBER 26, 2002



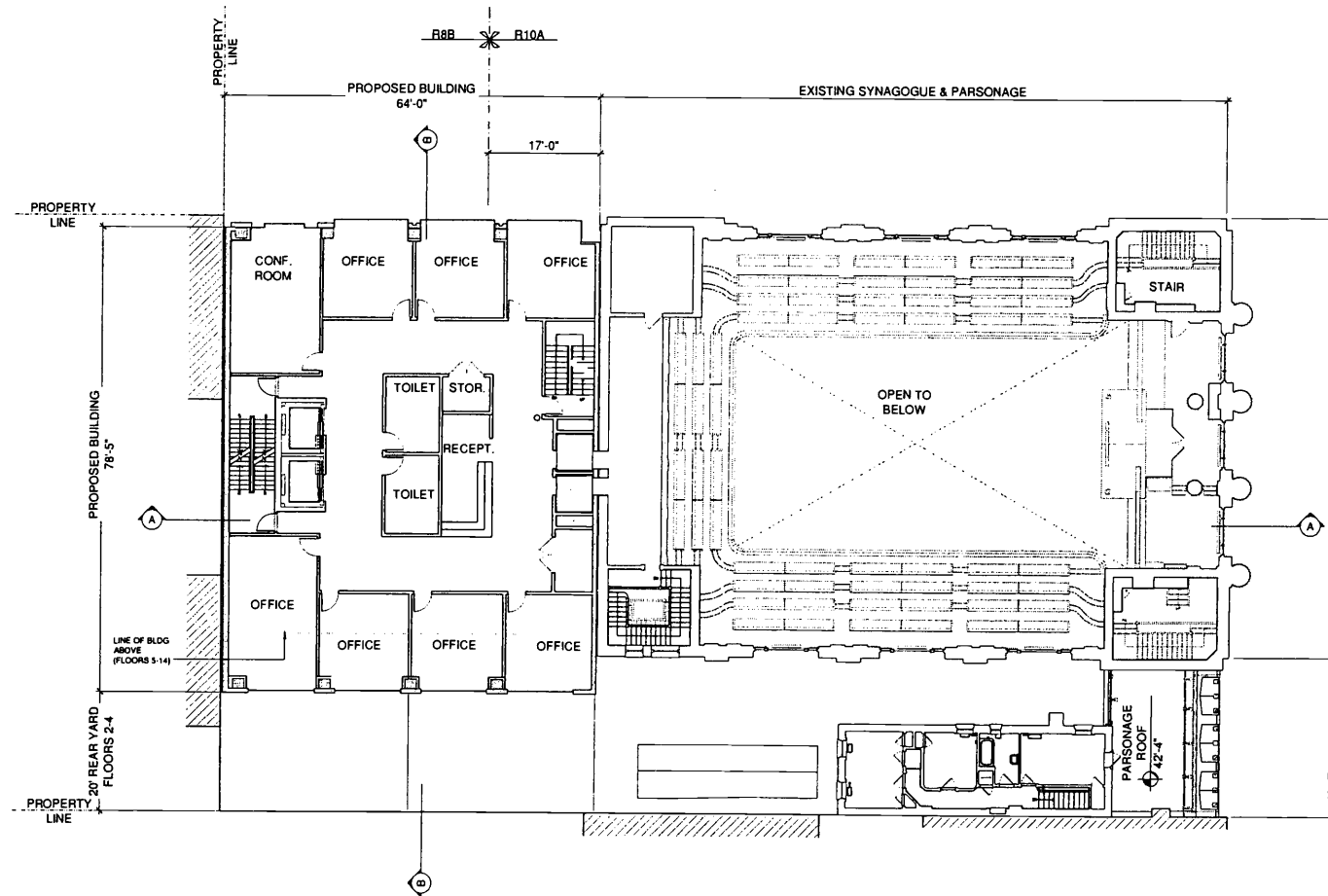
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10 WEST 70th ST.

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THIRD FLOOR PLAN, NOVEMBER 26, 2002





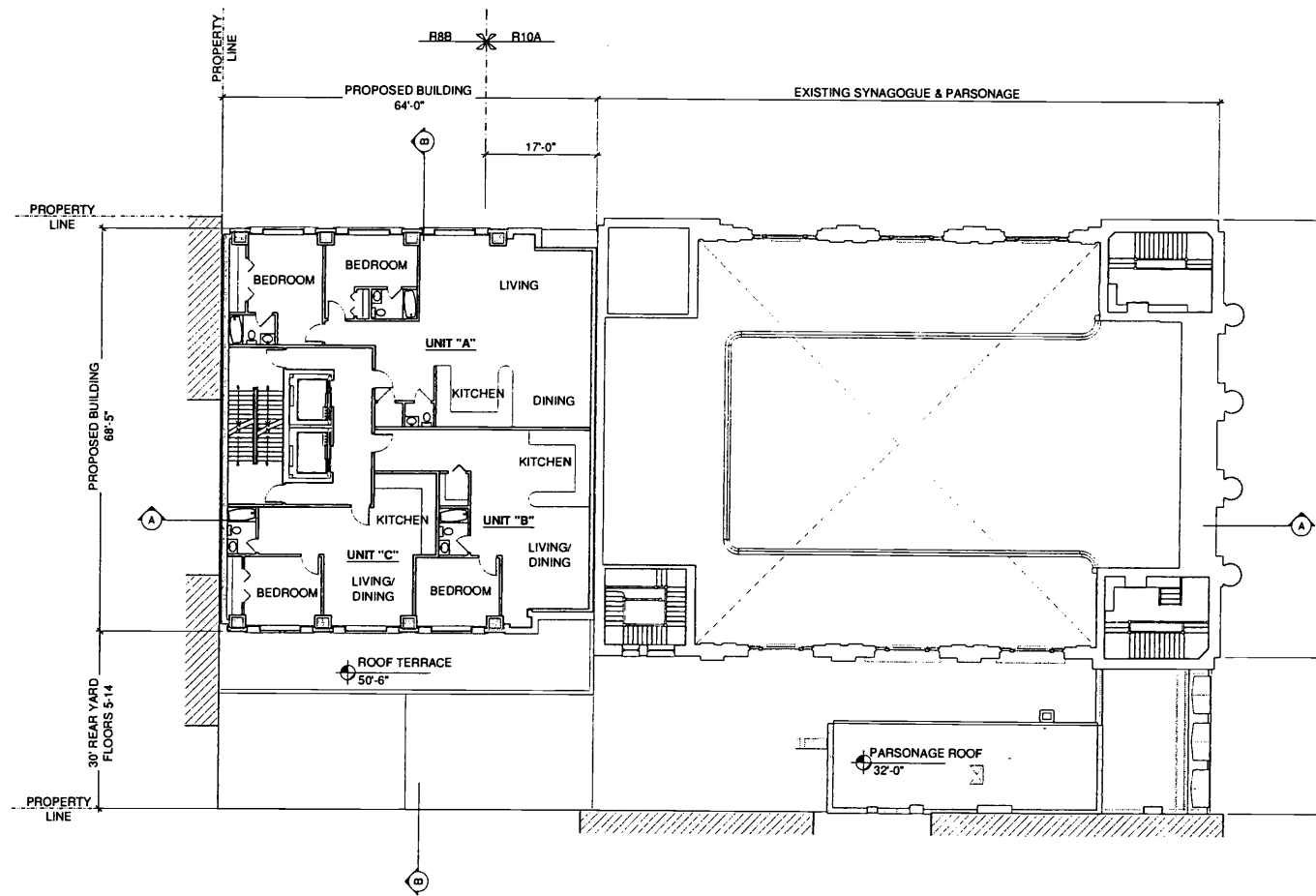
NOTE: INTERIOR PARTITIONS FOR ILLUSTRATIVE PURPOSES ONLY

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FOURTH FLOOR PLAN NOVEMBER 26, 2002





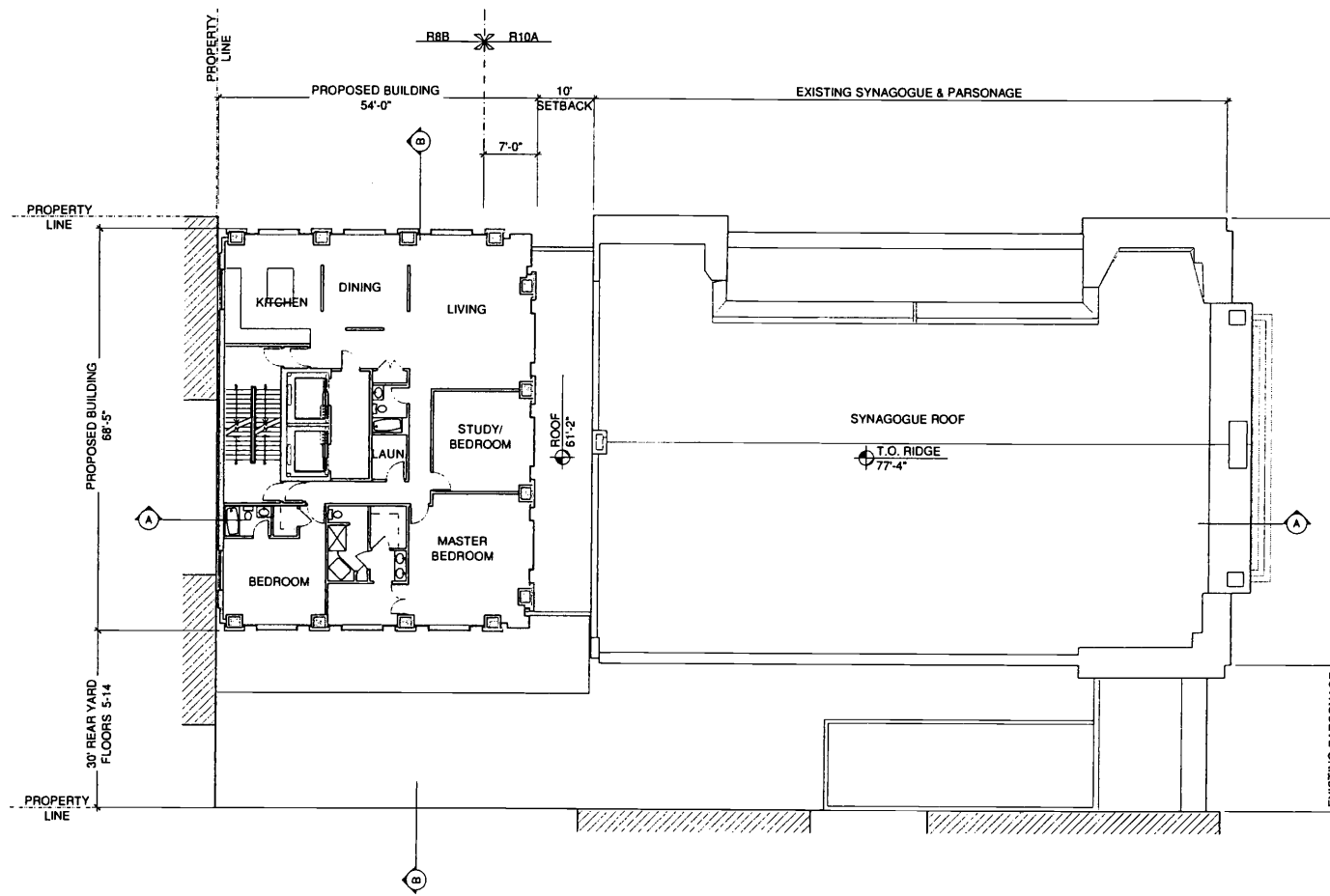
NOTE: INTERIOR PARTITIONS FOR ILLUSTRATIVE PURPOSES ONLY

10 WEST 70th ST.

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FIFTH FLOOR PLAN
NOVEMBER 26, 2002





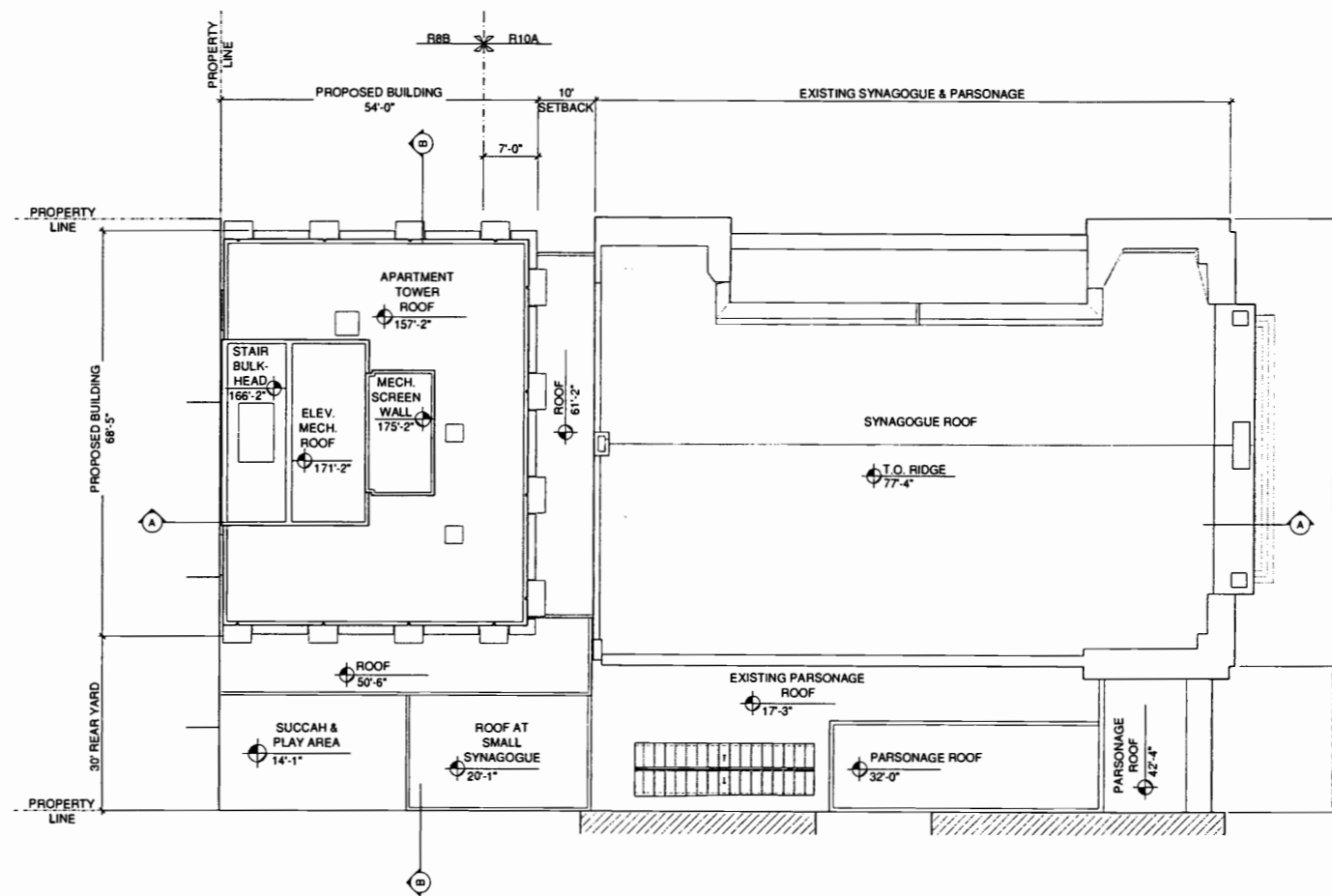
NOTE: INTERIOR PARTITIONS FOR ILLUSTRATIVE PURPOSES ONLY

10 WEST 70th ST.

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TYPICAL APARTMENT FLOOR PLAN (FLOORS 6 - 14) NOVEMBER 26, 2002

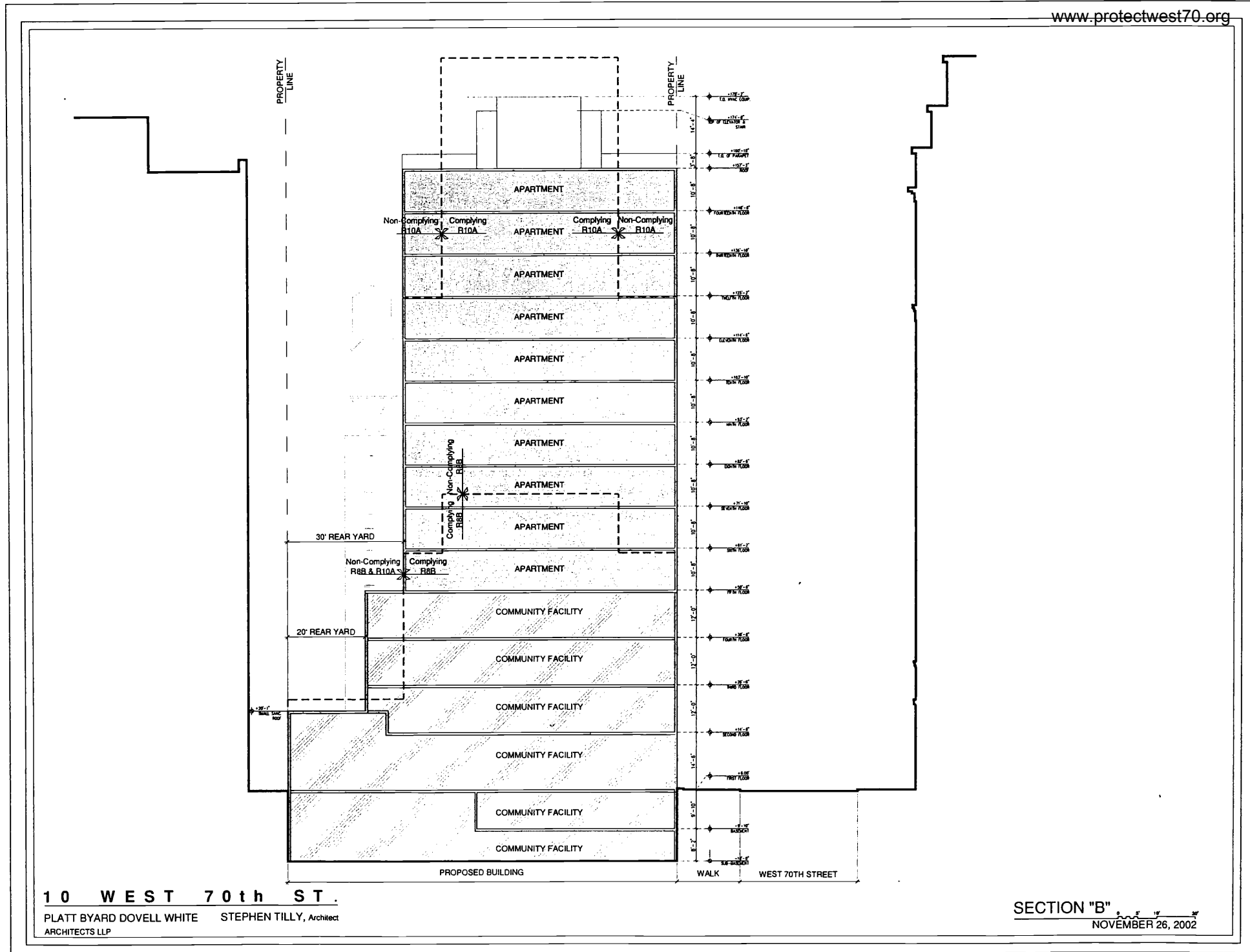




10 WEST 70th ST.

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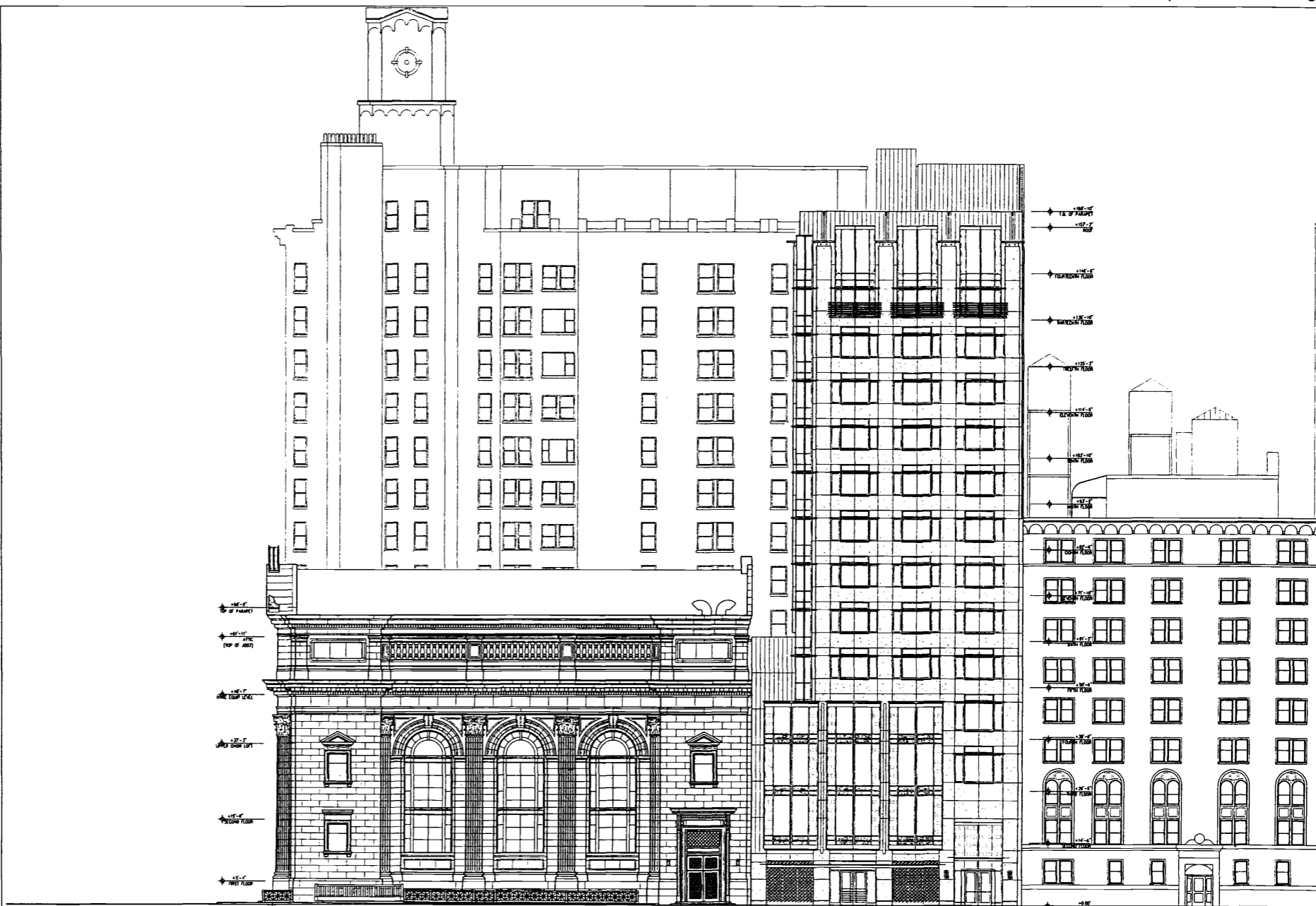
ROOF PLAN
NOVEMBER 26, 2002



10 WEST 70th ST.

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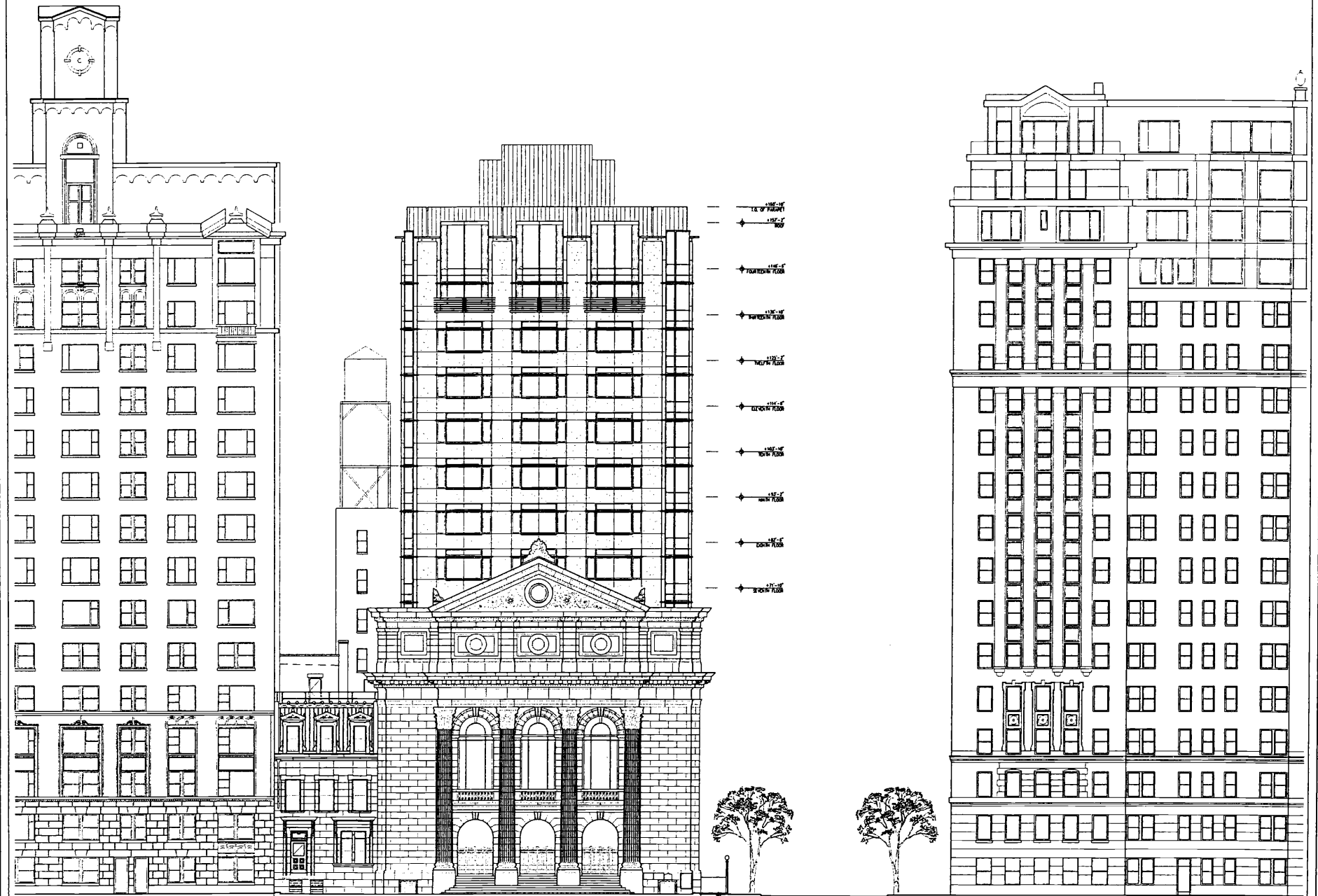
SECTION "B" NOVEMBER 26, 2002



CENTRAL PARK WEST
10 WEST 70th ST.
 PLATT BYARD DOVELL WHITE ARCHITECTS LLP
 STEPHEN TILLY, Architect

EXISTING SYNAGOGUE PROPOSED BUILDING

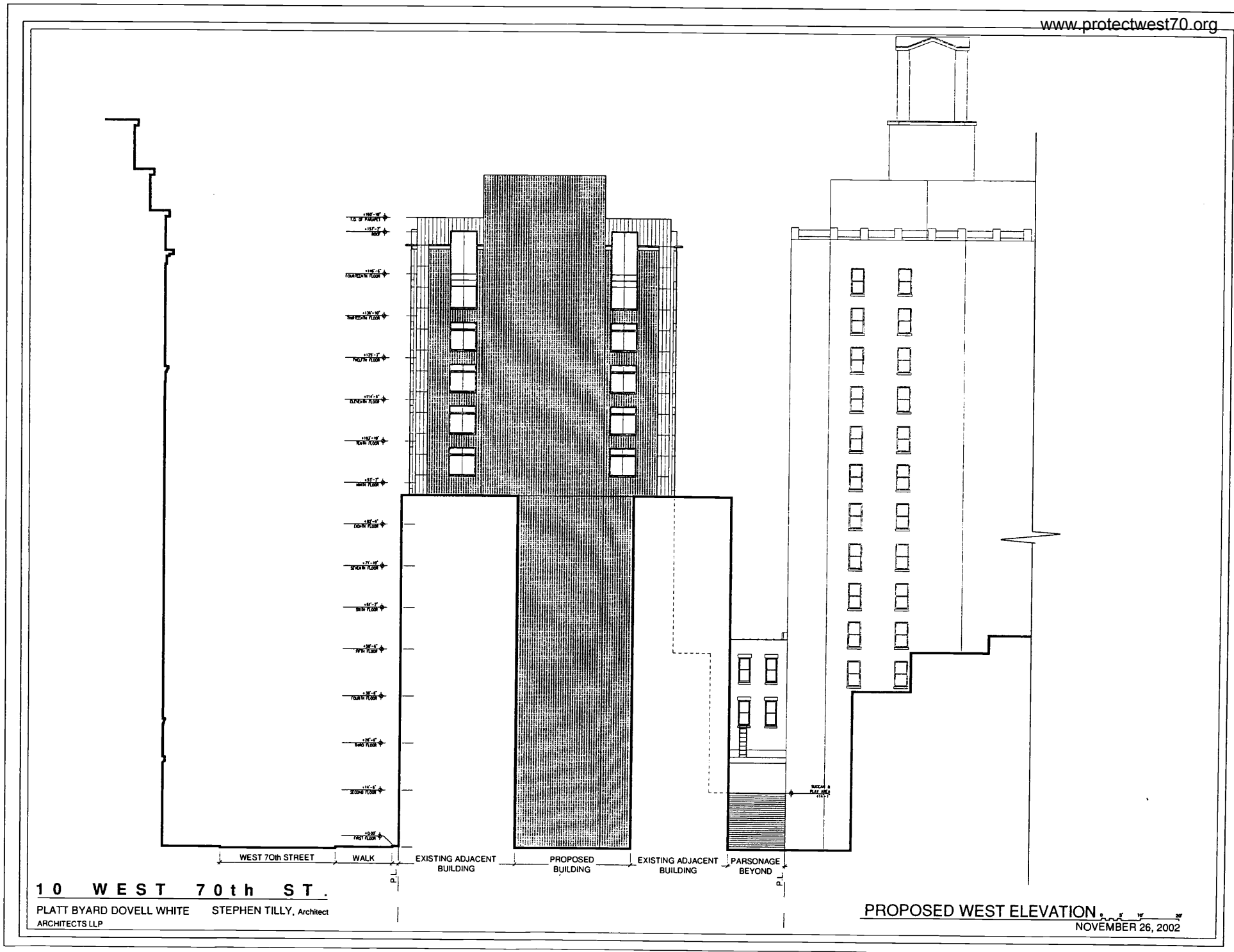
PROPOSED NORTH ELEVATION
 NOVEMBER 26, 2002



10 WEST 70th St
 EXISTING PARSONAGE NO CHANGE
 EXISTING SYNAGOGUE NO CHANGE
 PLATT BYARD DOVELL WHITE STEPHEN TILLY, Architect
 ARCHITECTS LLP

PROPOSED EAST ELEVATION
 NOVEMBER 26, 2002



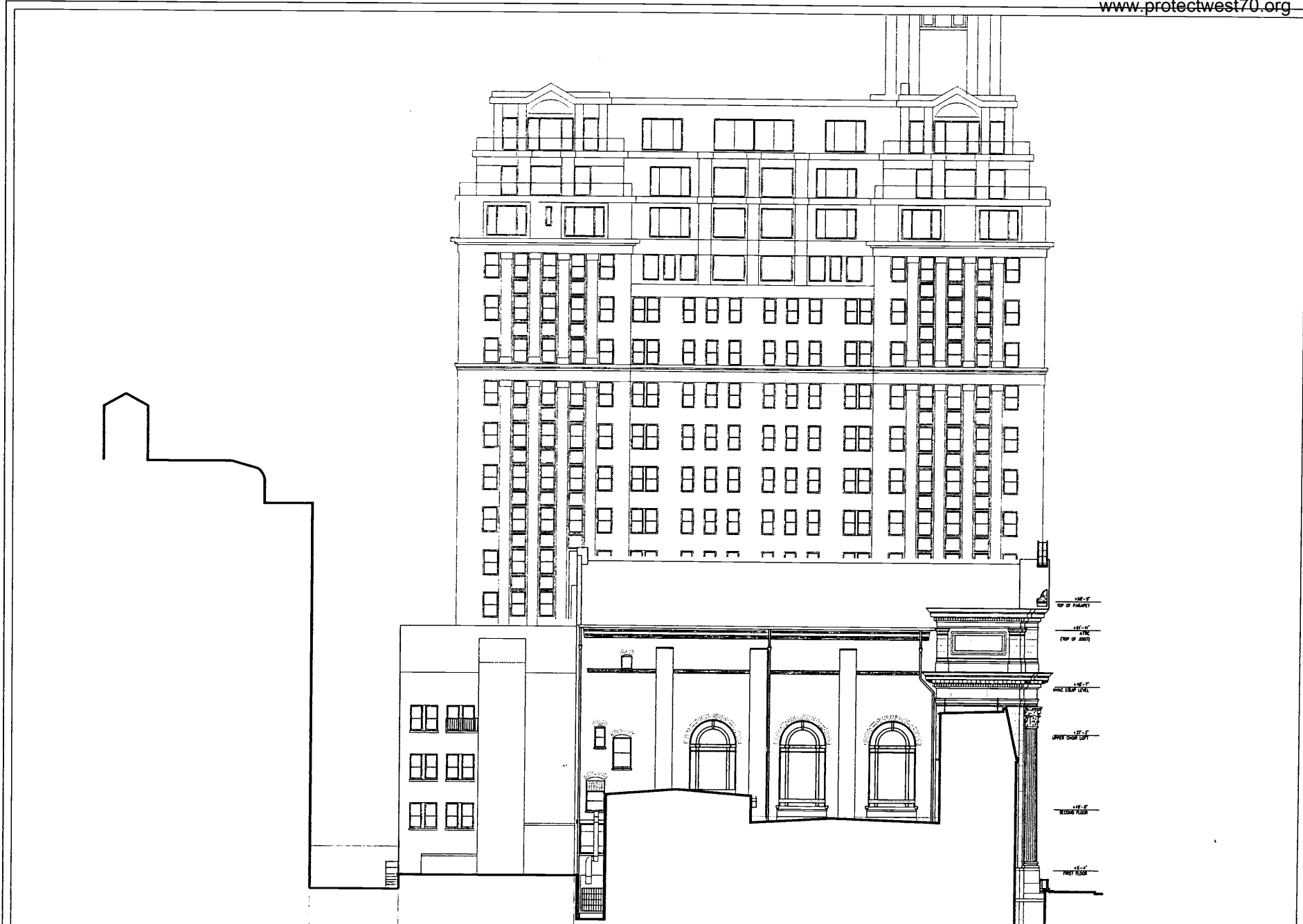


10 WEST 70th ST.

PLATT BYARD DOVELL WHITE ARCHITECTS LLP STEPHEN TILLY, Architect

PROPOSED WEST ELEVATION
NOVEMBER 26, 2002

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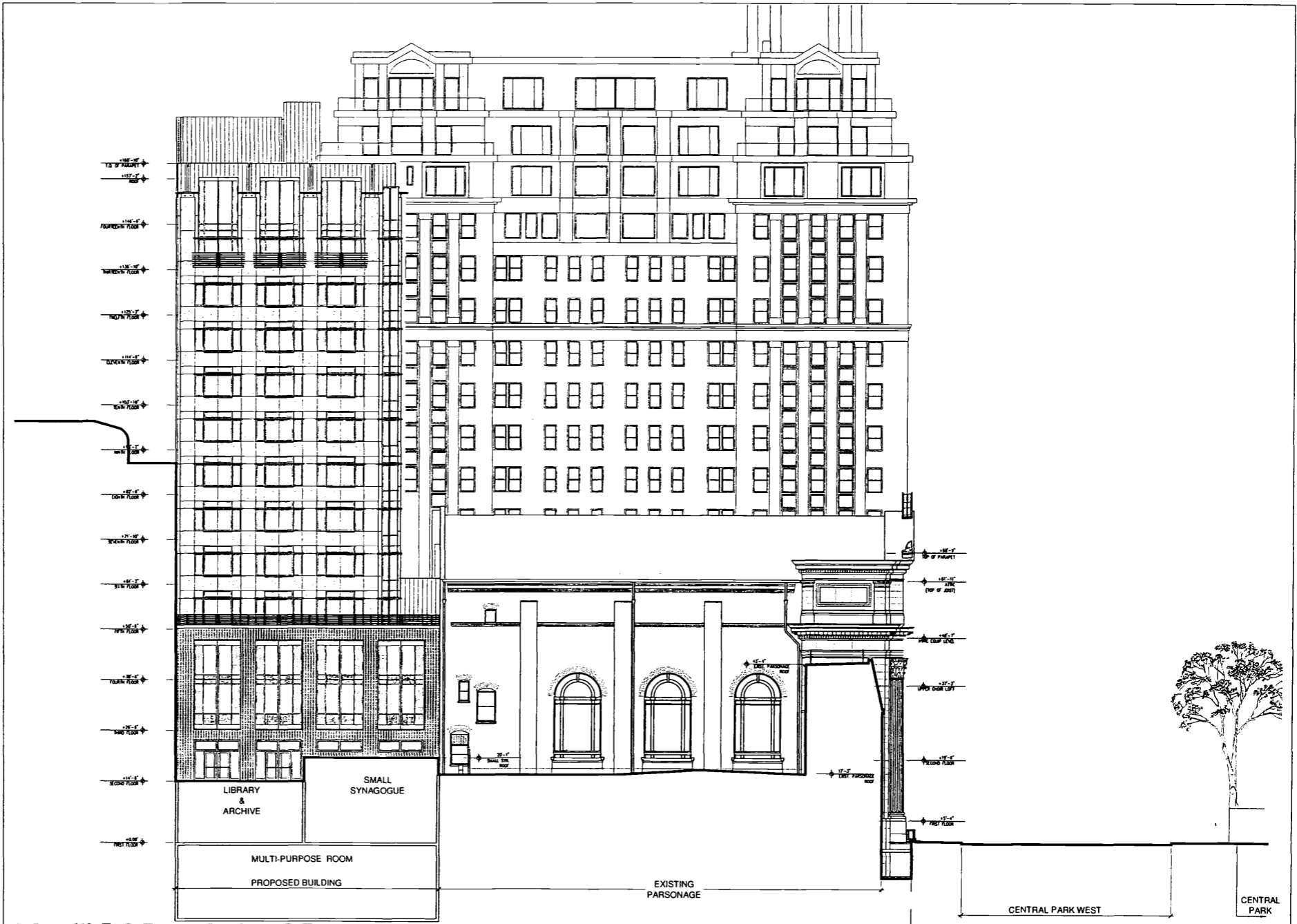


10 WEST 70th ST.

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VACANT LOT EXISTING COMMUNITY HOUSE EXISTING PARSONAGE EXISTING SYNAGOGUE BEYOND

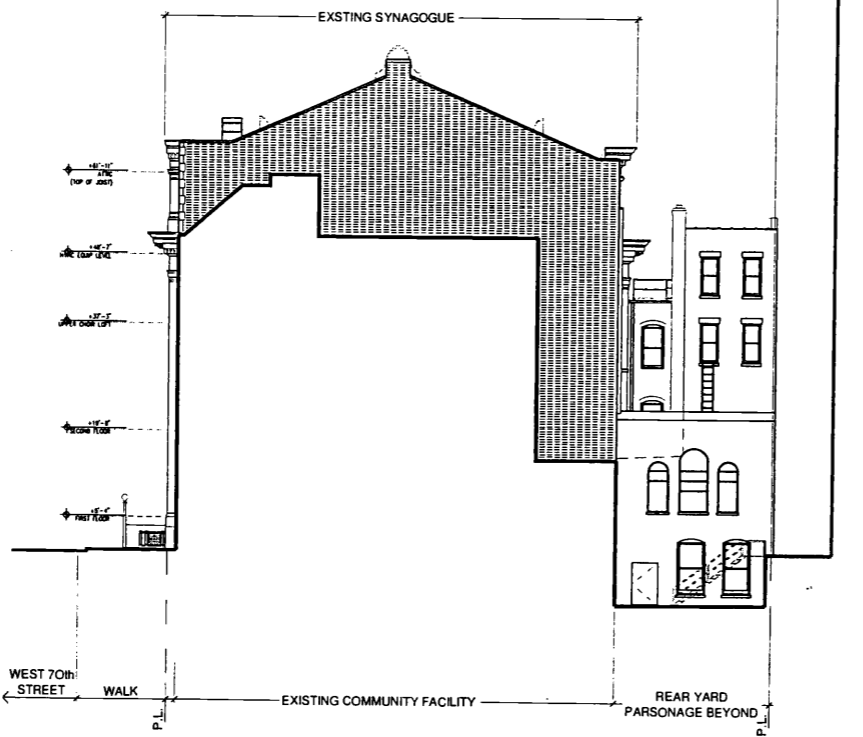
EXISTING SOUTH ELEVATION NOVEMBER 26, 2002



10 WEST 70th ST.

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ARCHITECTS LLP

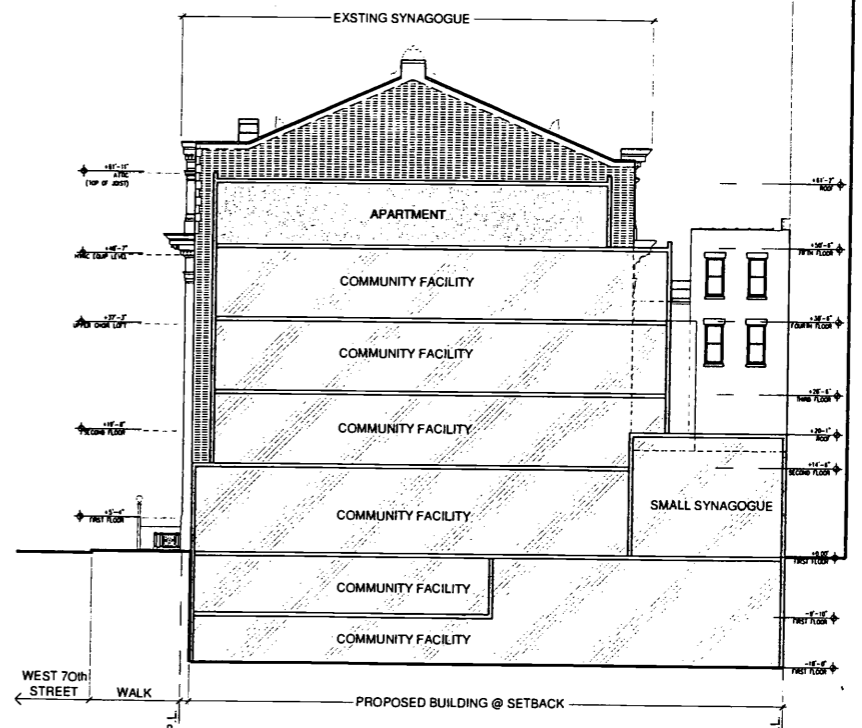
PROPOSED SOUTH ELEVATION
NOVEMBER 26, 2002



EXISTING WEST ELEVATION AT SYNAGOGUE

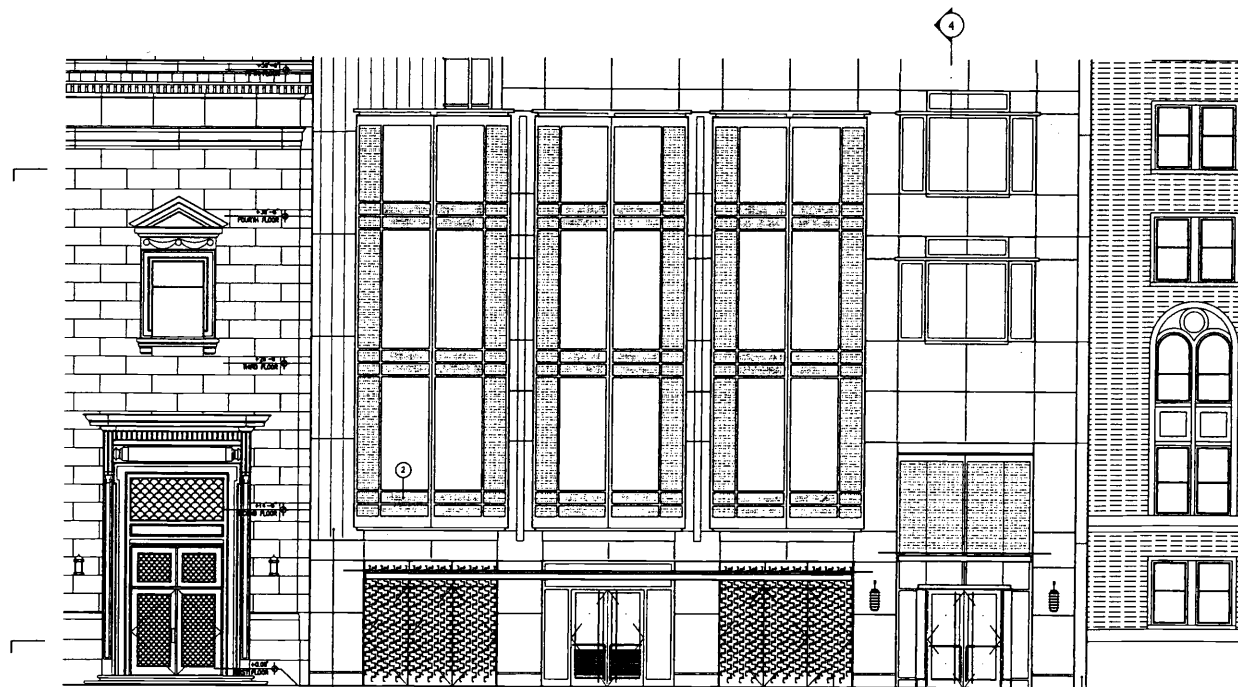
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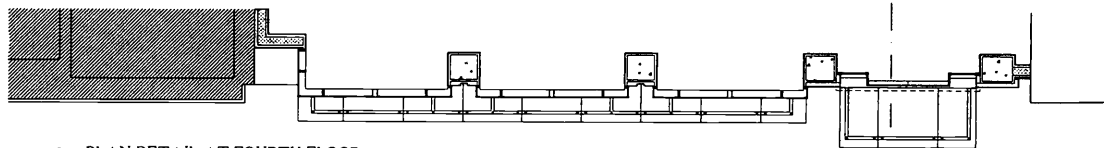


PROPOSED WEST ELEVATION AT SYNAGOGUE

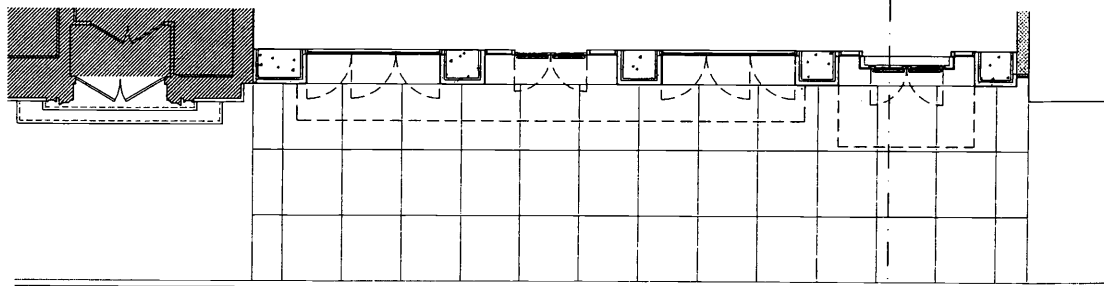
NOVEMBER 26, 2002



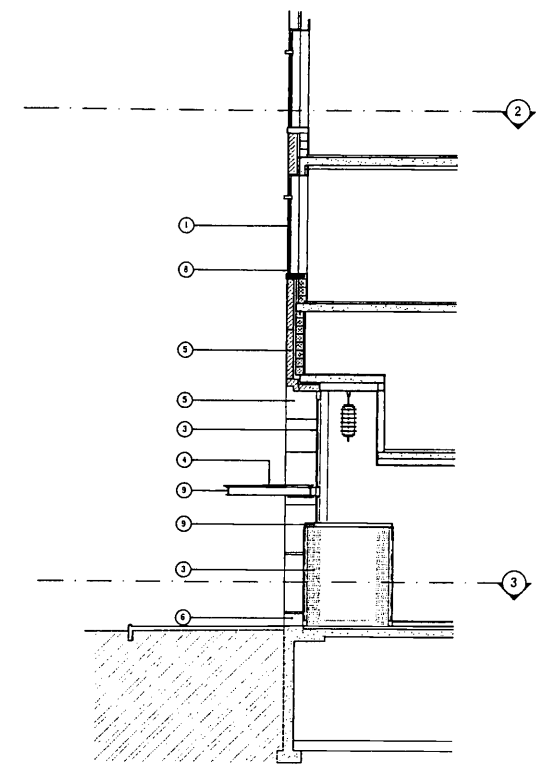
① PARTIAL NORTH ELEVATION



② PLAN DETAIL AT FOURTH FLOOR



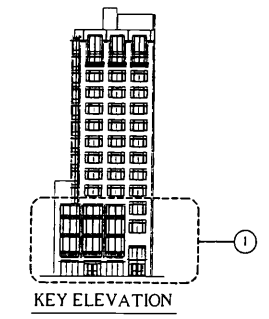
③ PLAN DETAIL AT STREET LEVEL



④ DETAIL SECTION AT RESIDENTIAL ENTRY

KEY

- 1. CLEAR GLASS
- 2. SPANDREL GLASS
- 3. PATTERN GLASS
- 4. GLASS CANOPY
- 5. STONE
- 6. GRANITE BASE
- 7. ZINC CLADDING
- 8. PAINTED METAL WINDOW FRAME
- 9. BRONZE
- 10. BRONZE FRAME
- 11. PERFORATED BRONZE PANELS



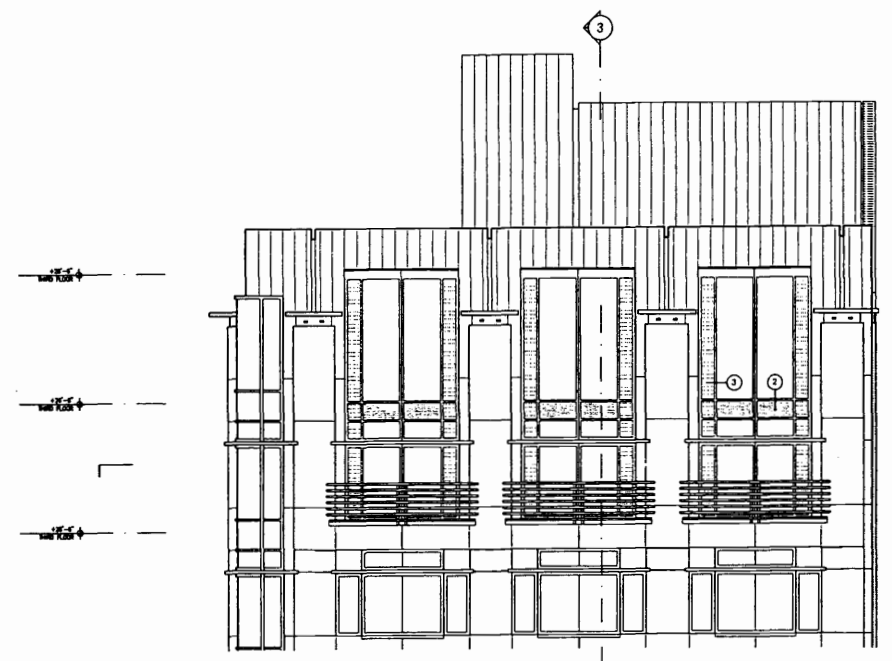
KEY ELEVATION

10 WEST 70th ST.
 PLATT BYARD DOVELL WHITE STEPHEN TILLY, Architect
 ARCHITECTS LLP

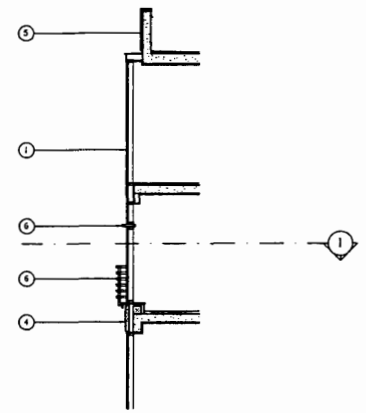
DETAIL PLANS/ SECTION/ ELEVATION @ BASE

NOVEMBER 26, 2002

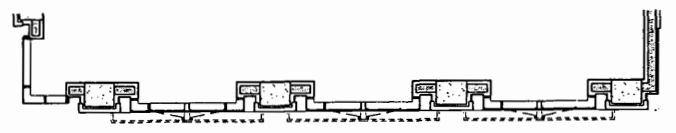
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1 PARTIAL NORTH ELEVATION



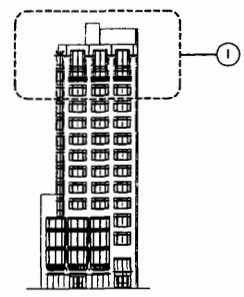
3 DETAIL SECTION AT TOP TWO FLOORS



2 PLAN DETAIL AT 13th FLOOR

KEY

- 1. CLEAR GLASS
- 2. SPANDREL GLASS
- 3. PATTERN GLASS
- 4. STONE
- 5. ZINC CLADDING
- 6. PAINTED METAL



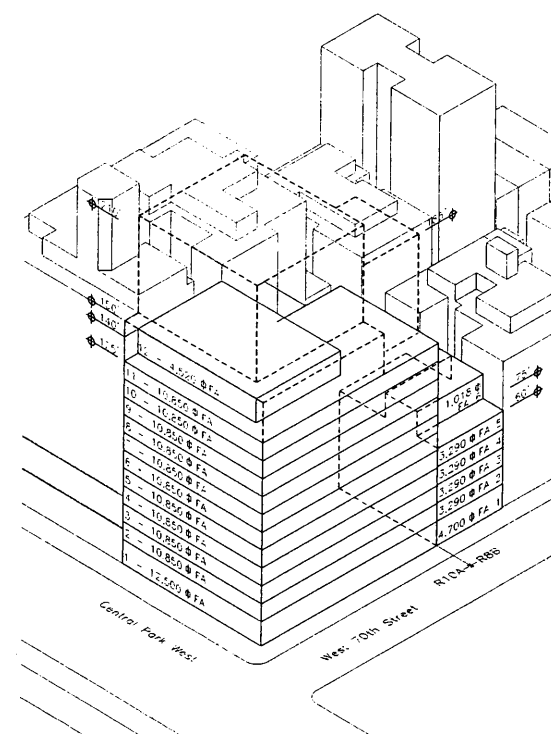
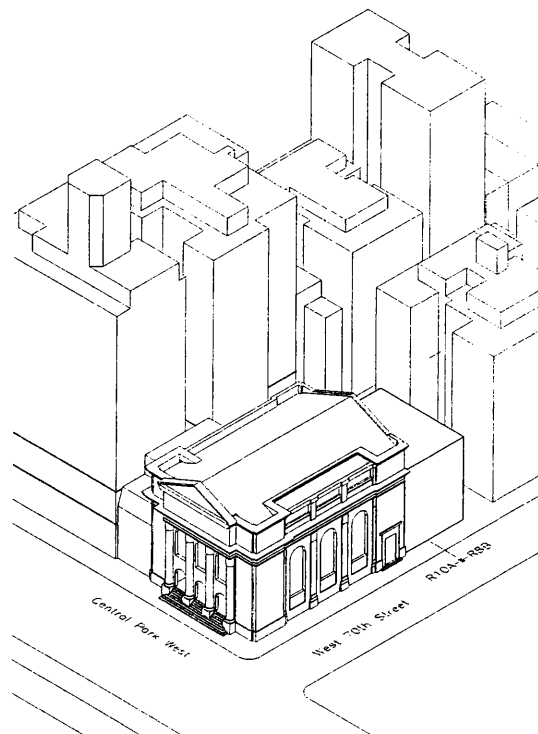
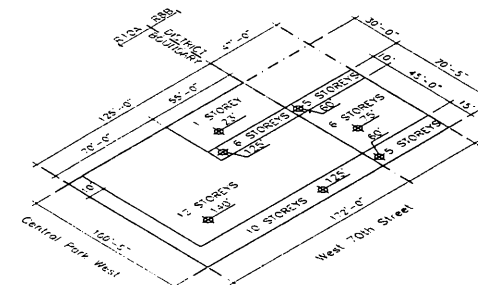
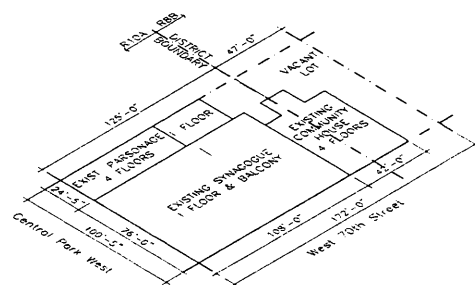
KEY ELEVATION

10 WEST 70th ST.

PLATT BYARD DOVELL WHITE ARCHITECTS LLP STEPHEN TILLY, Architect

DETAIL PLAN / SECTION/ ELEVATION @ TOP

NOVEMBER 26, 2002



EXISTING BUILDINGS

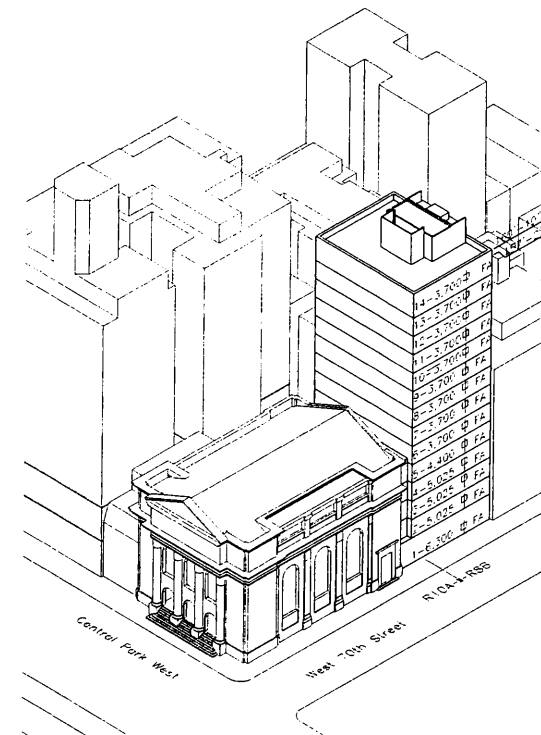
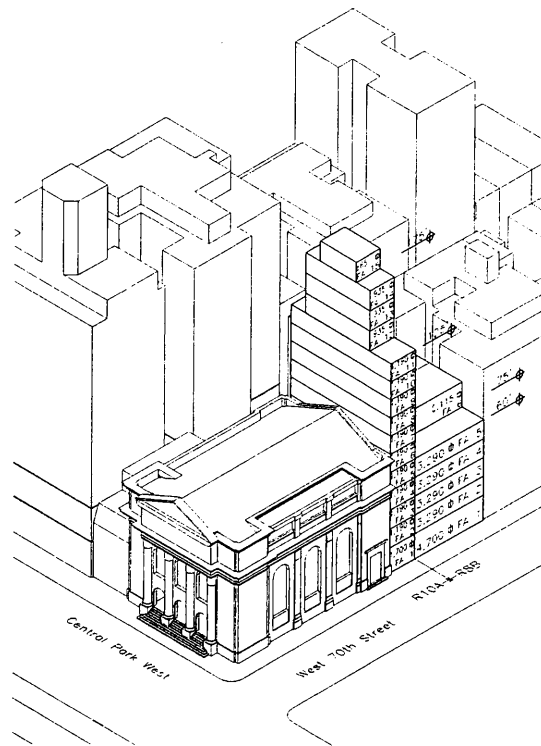
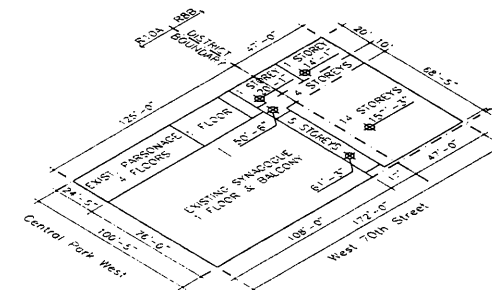
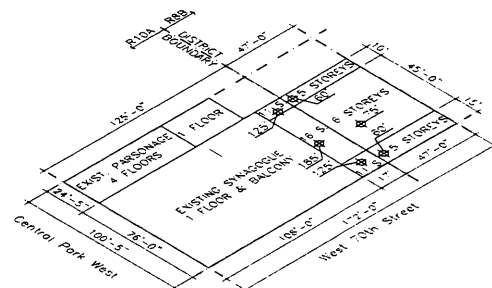
MAXIMUM PERMITTED ZONING ENVELOPE
WITHOUT F.A.R. AVERAGING PERMITTED A.O.R. BY ZR77-22

LOT AREA: 17,272 SF
EXISTING FLOOR AREA:
R10A- 41,368 SF
R8B- 6,044 SF
COMBINED - 47,412 SF

LOT AREA: 17,272 SF
MAXIMUM FLOOR AREA:
R10A- 125, 520 SF
R8B- 18,800 SF
COMBINED - 144,400 SF

10 WEST 70th ST.
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ZONING ENVELOPE
NOVEMBER 26, 2002



EXISTING AS OF RIGHT ZONING ENVELOPE @ DEVELOPMENT SITE

LOT AREA AT DEVELOPMENT SITE: 6,427 SF
 PERMITTED FLOOR AREA:
 R10A- 17,070 SF
 R8B- 18,878 SF
 COMBINED - 35,948 SF

PROPOSED ZONING ENVELOPE AT DEVELOPMENT SITE

LOT AREA AT DEVELOPMENT SITE: 6,427
 PERMITTED FLOOR AREA:
 R10A- 13,332 SF
 R8B- 49,155 SF
 COMBINED - 62,487 SF

10 WEST 70th ST.

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ZONING ENVELOPE
 NOVEMBER 26, 2002

REQUIREMENT	R10A PORTION OF DEVELOPMENT SITE	R8A PORTION AT DEVELOPMENT SITE
FLOOR AREA <i>Note (1)</i>	a.o.r	Special Permit Additional 9,601 sf required per ZR 77-22
BUILDING HEIGHT <i>Note (2)</i>	a.o.r	Special Permit Permitted height 75'; Proposed height 157'-2"
STREET WALL HEIGHT (MAX) <i>Note (2)</i>	Special Permit Setback required at 125'; proposed at 157'-2"	Special Permit Setback required at 60'; proposed at 157'-2"
REAR WALL HEIGHT (MAX) <i>Note (2)</i>	Special Permit Setback required at 125'; proposed at 157'-2"	Special Permit Setback required at 60'; proposed at 157'-2"
REAR YARD <i>Note (3)</i>	Special Permit 30' required; 20' proposed at floors 2, 3, & 4	Special Permit 30' required; 20' proposed at floors 2, 3, & 4
LOT COVERAGE OVER 23' <i>Note (4)</i>	Special Permit 70% required; 78% proposed	Special Permit 70% required; 80% proposed

Notes

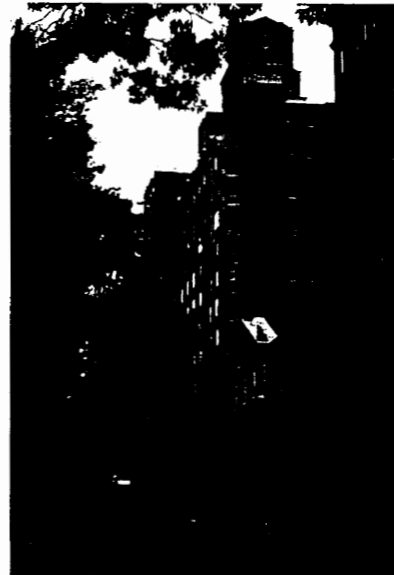
- (1) Floor area ratio on divided site permitted by ZR 77-22 : 8.38
(2) Building heights and setbacks measured to main roof. Add 3'-8" to top of parapet.
(3) No rear yard required within 100' of corner
(3) All calculations are approximate pending verification by survey and final plans

10 WEST 70th ST.

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ZONING SUMMARY

NOVEMBER 26, 2002



10 WEST 70th ST.

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ARCHITECTS LLP

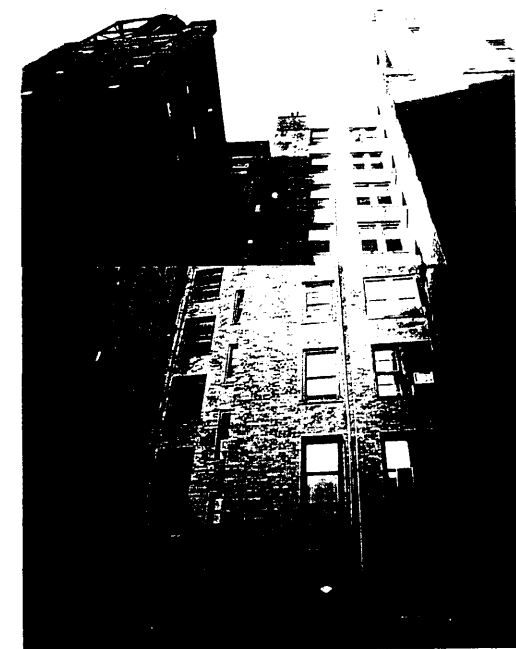
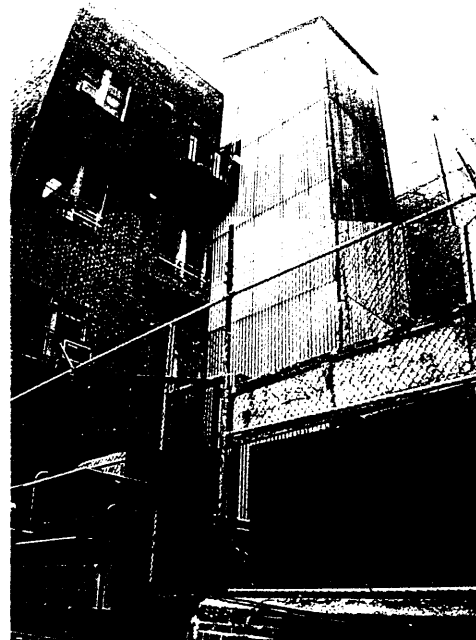
CONTEXT PHOTOS - CENTRAL PARK WEST

NOVEMBER 26, 2002



10 WEST 70th ST.
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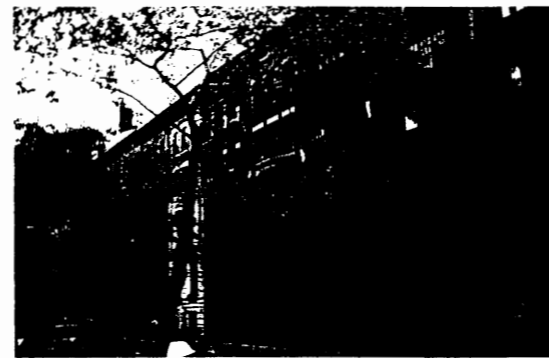
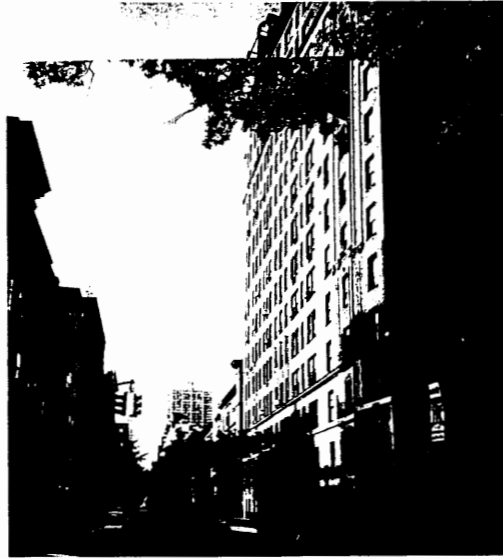
DESIGN PRECEDENTS
NOVEMBER 26, 2002



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PLATT BYARD DOVELL WHITE ARCHITECTS LLP STEPHEN TILLY, Architect

CONTEXT PHOTOS - REAR YARD
NOVEMBER 26, 2002



10 WEST 70th ST.

PLATT BYARD DOVELL WHITE STEPHEN TILLY, Architect
ARCHITECTS LLP

CONTEXT PHOTOS - WEST 70TH STREET

NOVEMBER 26, 2002