

# CONGREGATION SHEARITH ISRAEL



PROPOSED MIXED USE BUILDING

JULY 1, 2003

Platt Byard Dovell White Architects LLP

Stephen Tilly, Architect

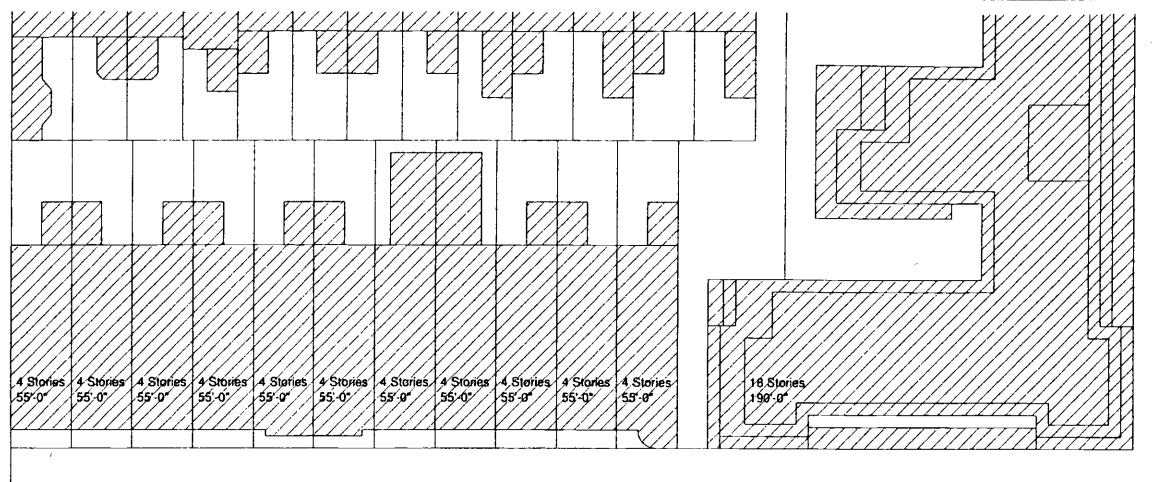
Higgins & Quasebarth



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

**PERSPECTIVE FROM CENTRAL PARK WEST**

JULY 1, 2003



70th STREET

R8B R10A



CENTRAL PARK WEST

CENTRAL PARK

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

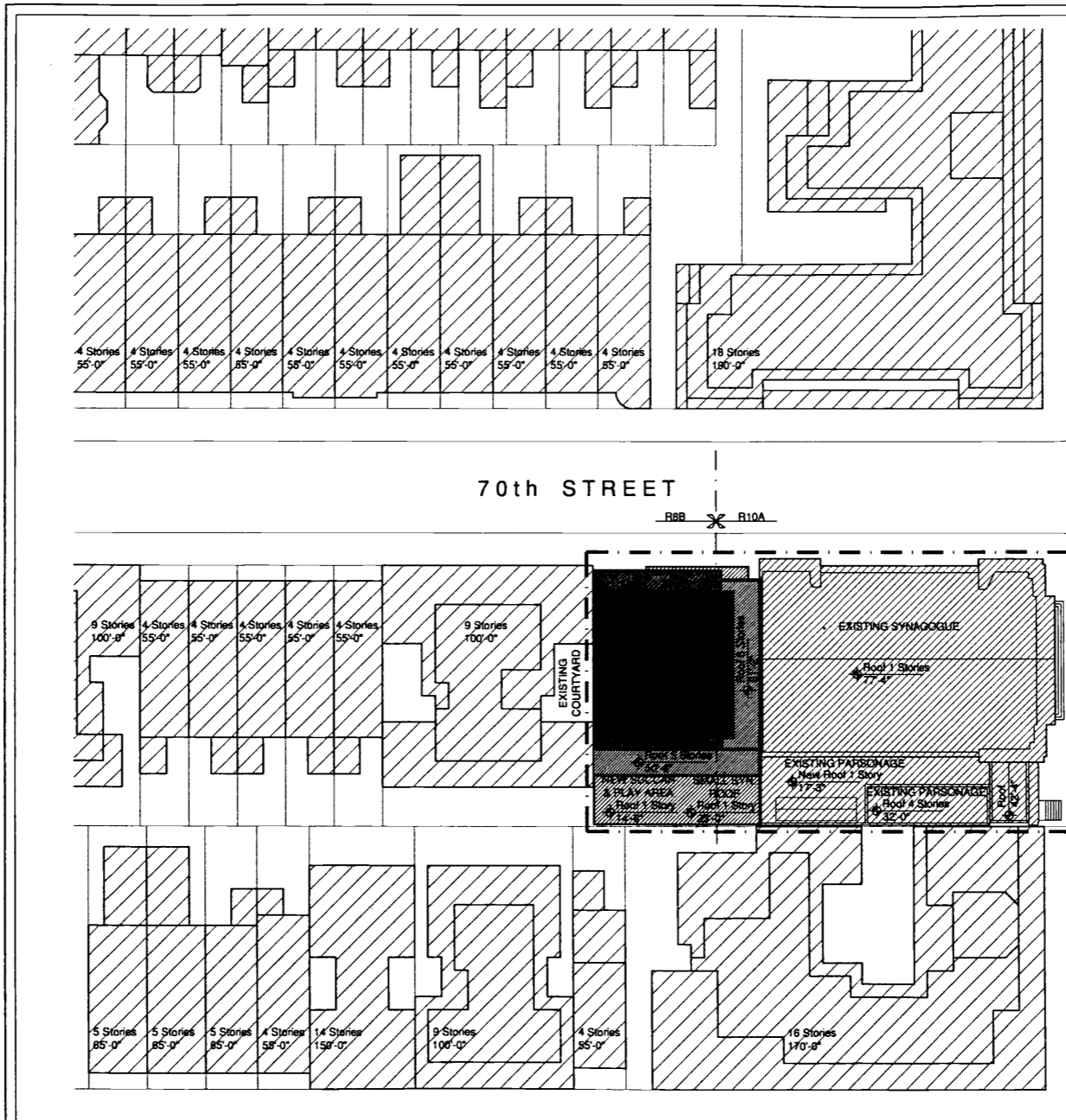
10 WEST 70th ST.

PLATT BYARD DOVELL WHITE ARCHITECTS LLP    STEPHEN TILLY, Architect

EXISTING SITE PLAN

NOVEMBER 26, 2002





CENTRAL PARK WEST

CENTRAL PARK

10 WEST 70th ST.

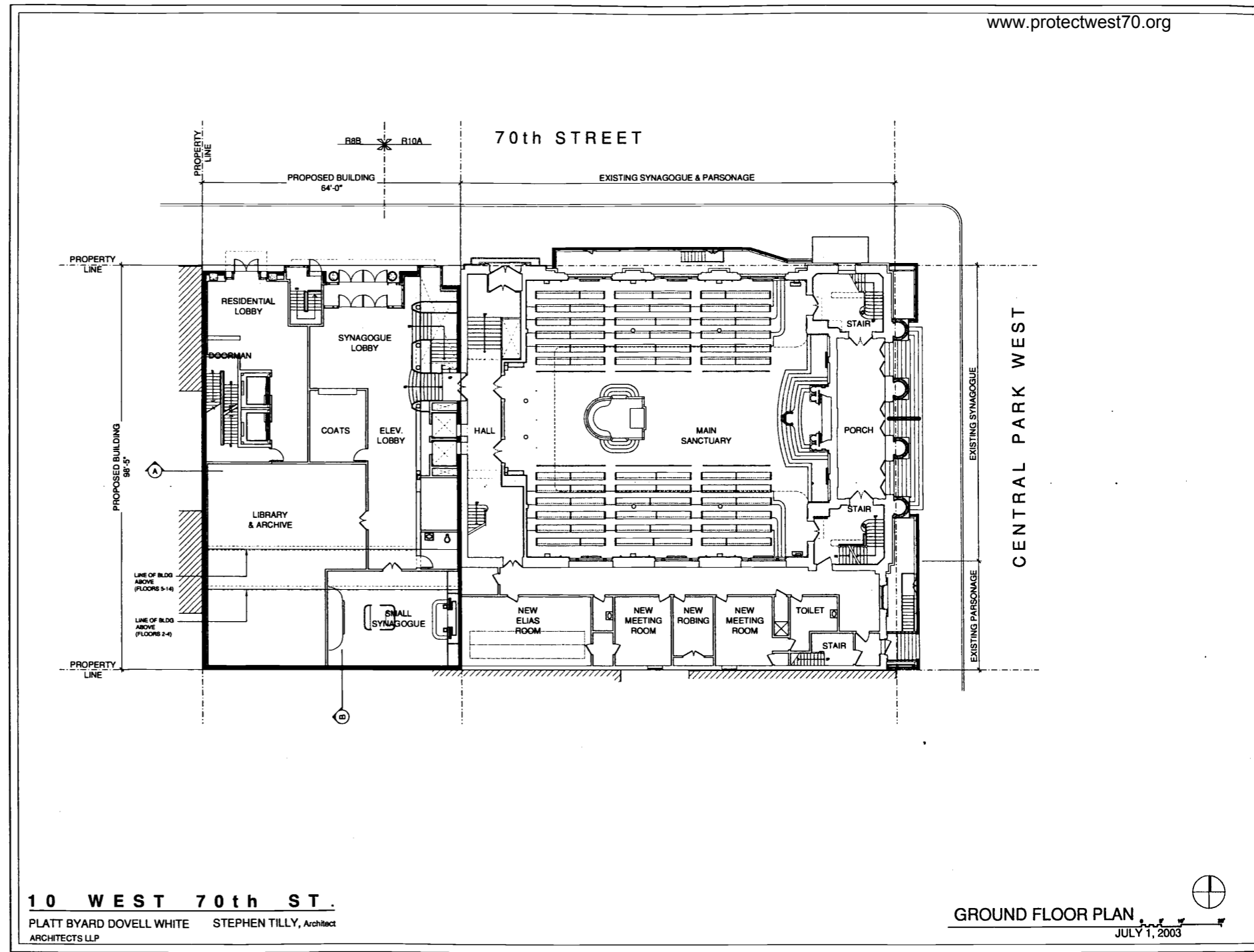
PLATT BYARD DOVELL WHITE STEPHEN TILLY, Architect  
ARCHITECTS LLP

PROPOSED SITE PLAN

JULY 1, 2003

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





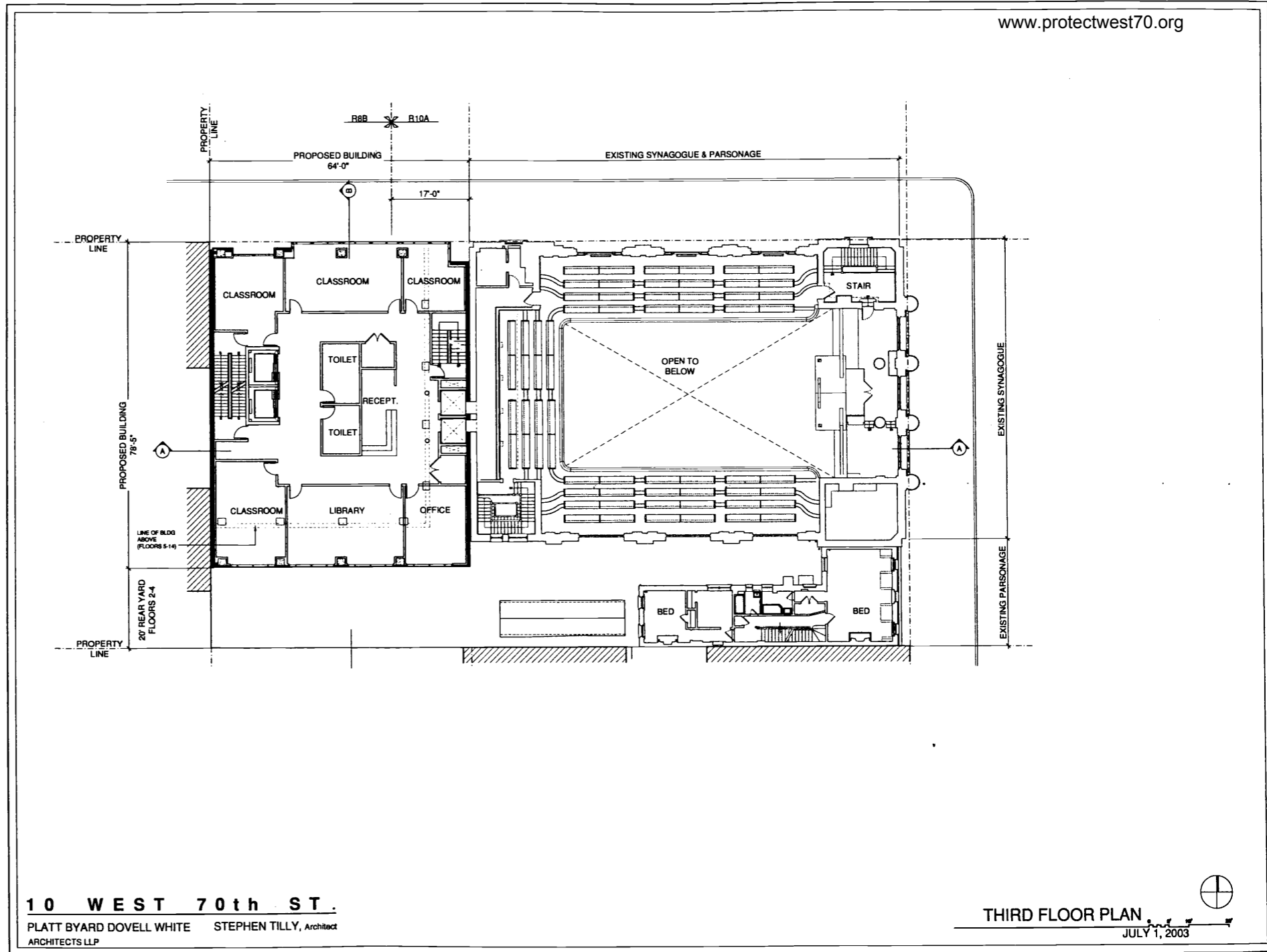
10 WEST 70th ST.

PLATT BYARD DOVELL WHITE ARCHITECTS LLP    STEPHEN TILLY, Architect

GROUND FLOOR PLAN

JULY 1, 2003



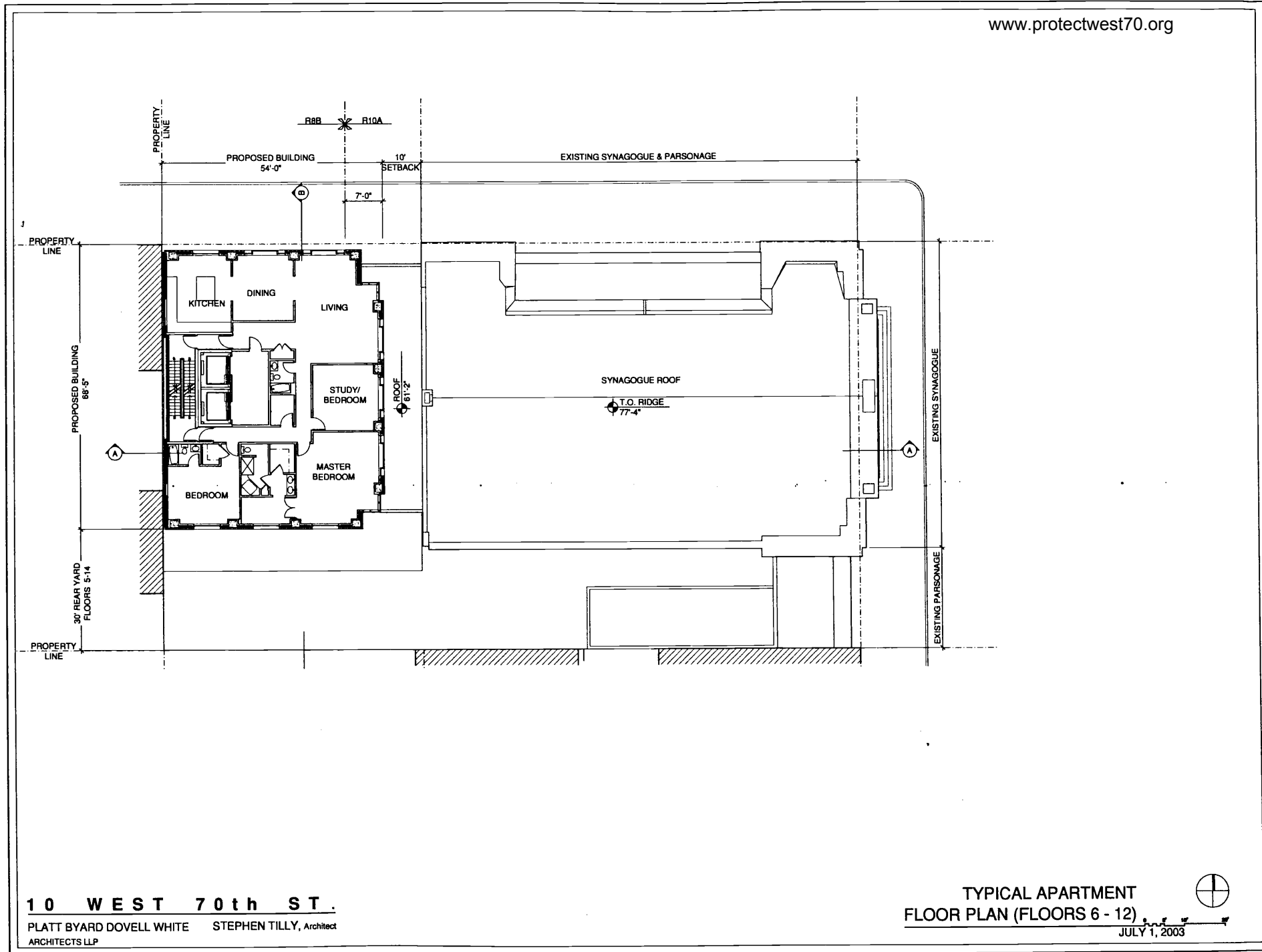


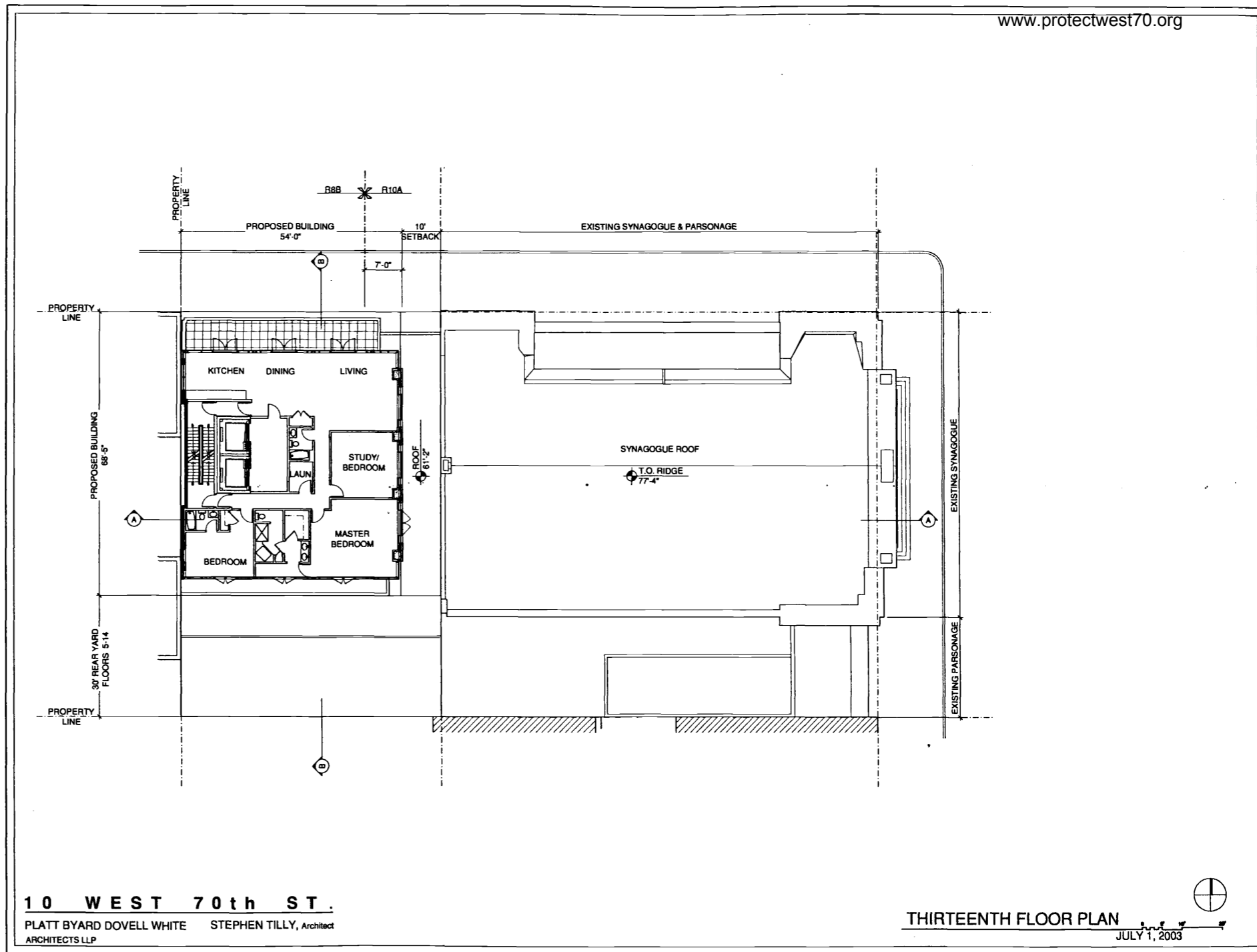
10 WEST 70th ST.

PLATT BYARD DOVELL WHITE STEPHEN TILLY, Architect  
ARCHITECTS LLP

THIRD FLOOR PLAN

JULY 1, 2003





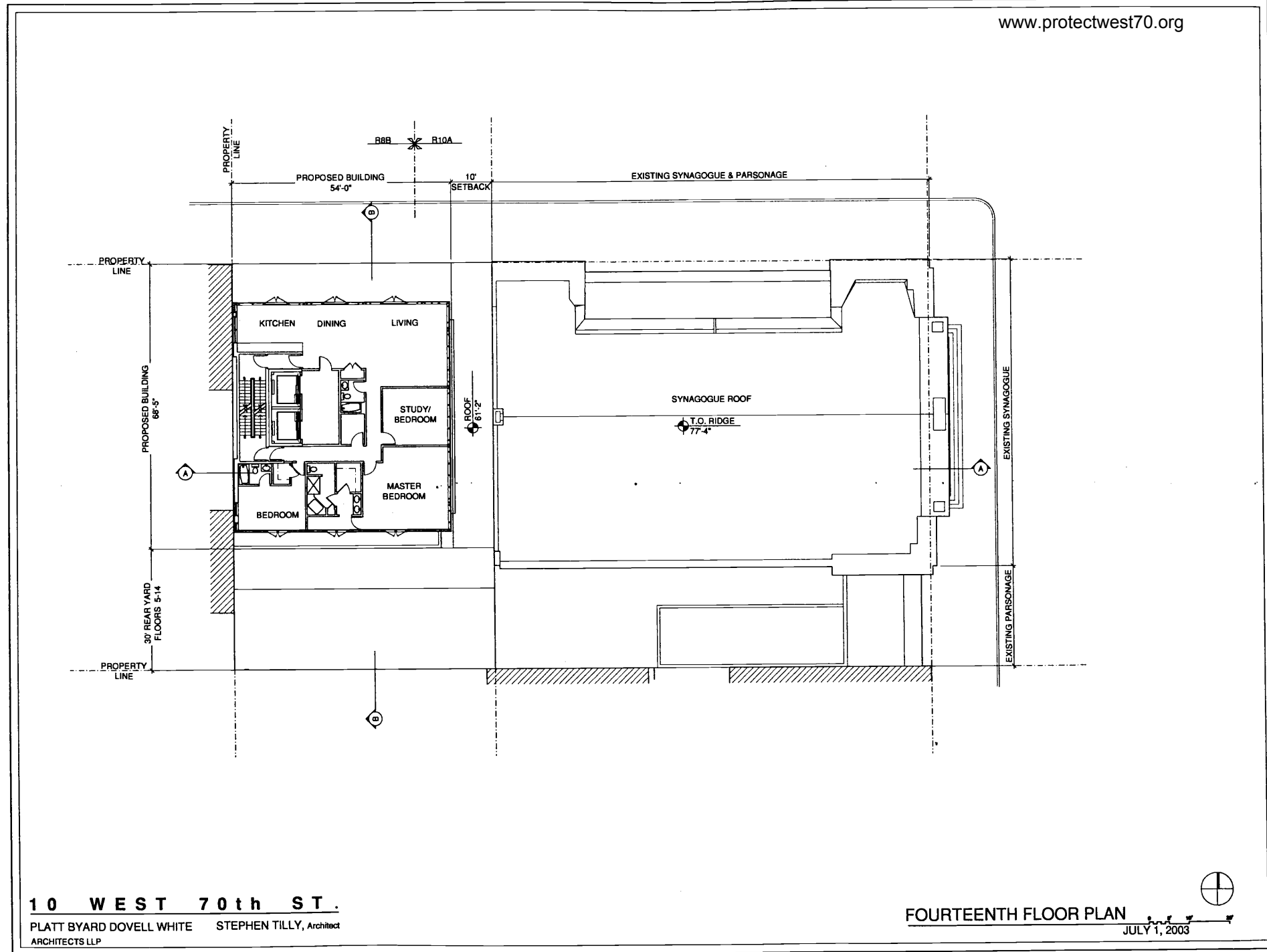
10 WEST 70th ST.

PLATT BYARD DOVELL WHITE ARCHITECTS LLP      STEPHEN TILLY, Architect

THIRTEENTH FLOOR PLAN

JULY 1, 2003



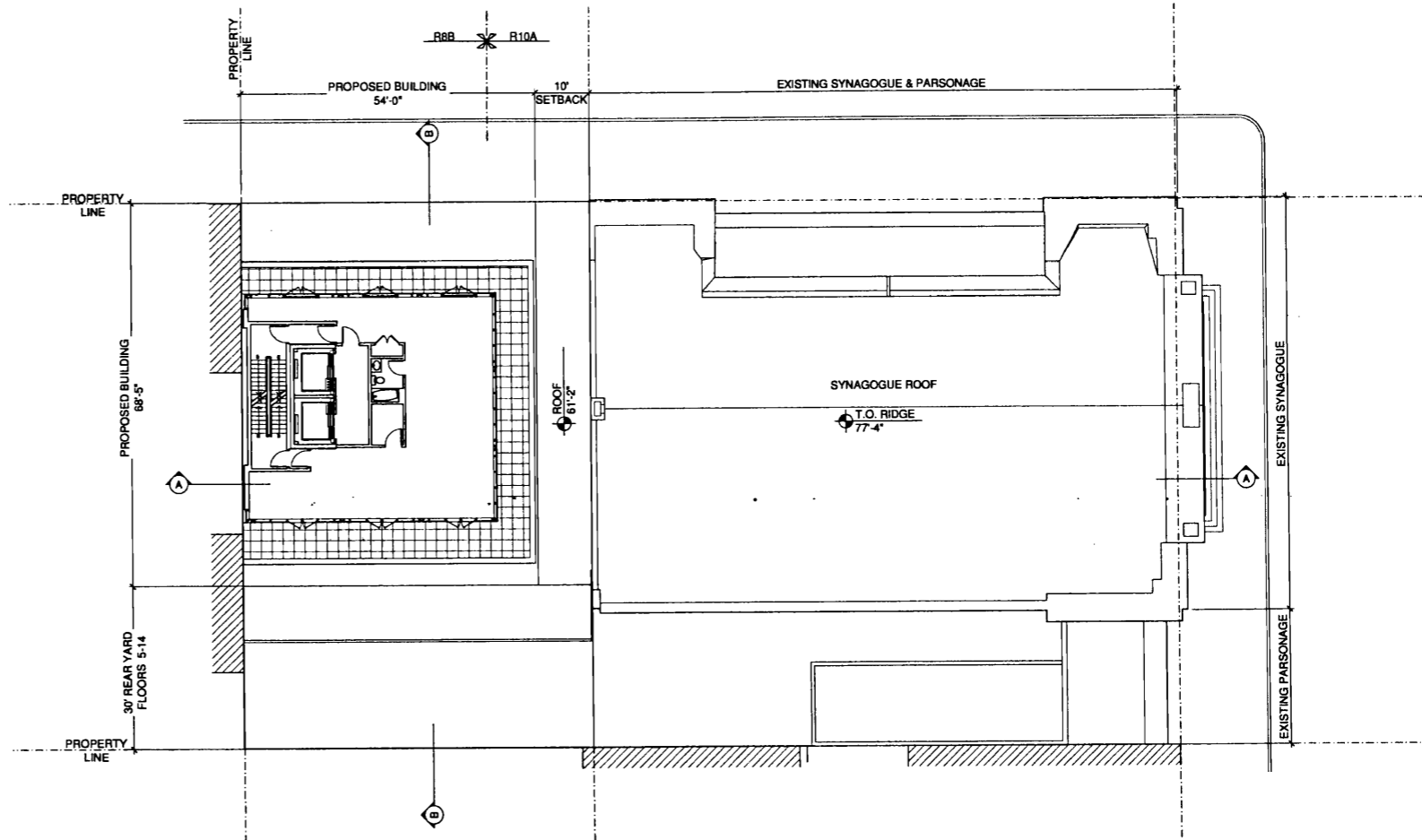


10 WEST 70th ST.

PLATT BYARD DOVELL WHITE STEPHEN TILLY, Architect  
ARCHITECTS LLP

FOURTEENTH FLOOR PLAN

JULY 1, 2003



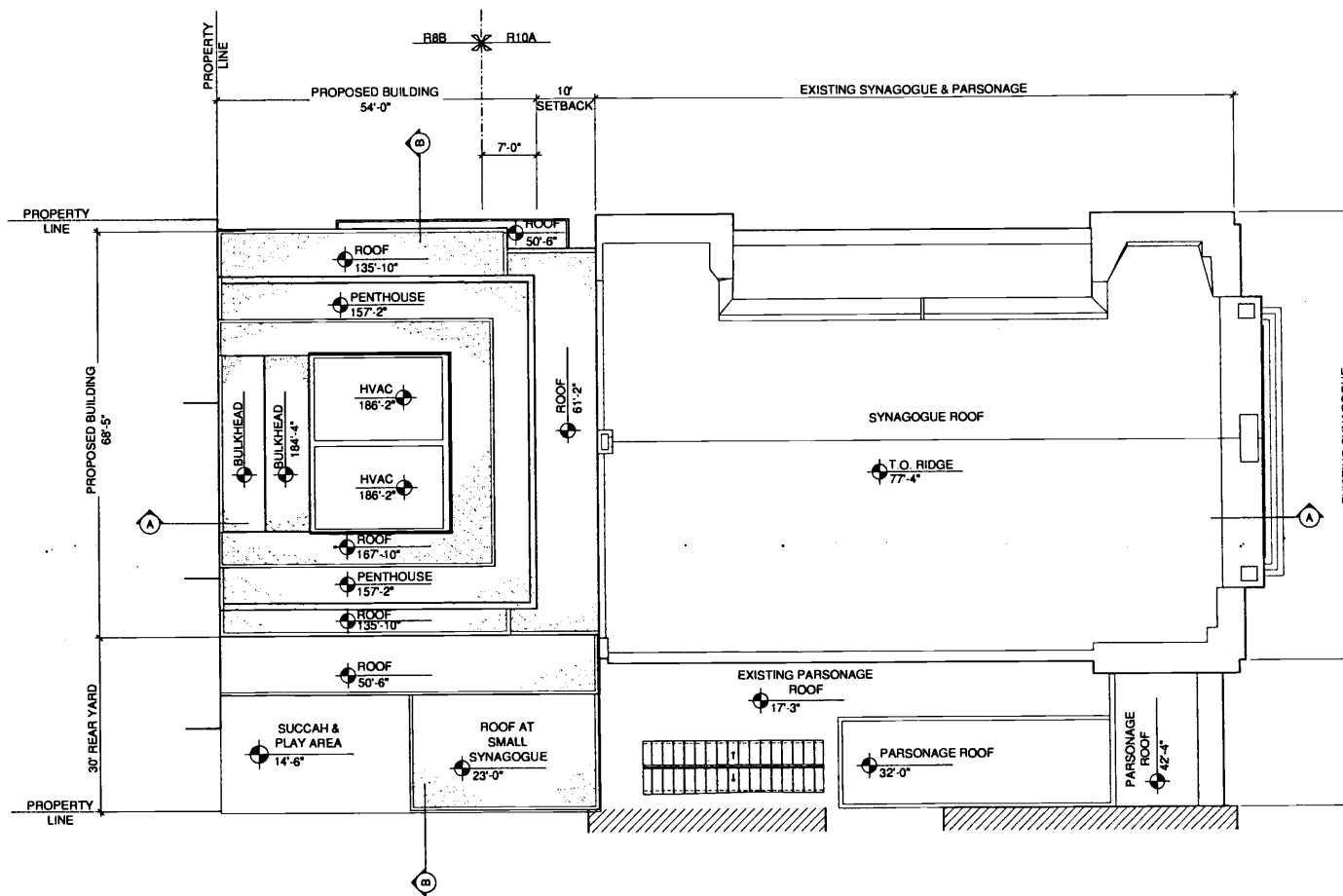
10 WEST 70th ST.

PLATT BYARD DOVELL WHITE ARCHITECTS LLP      STEPHEN TILLY, Architect

FIFTEENTH FLOOR PLAN

JULY 1, 2003



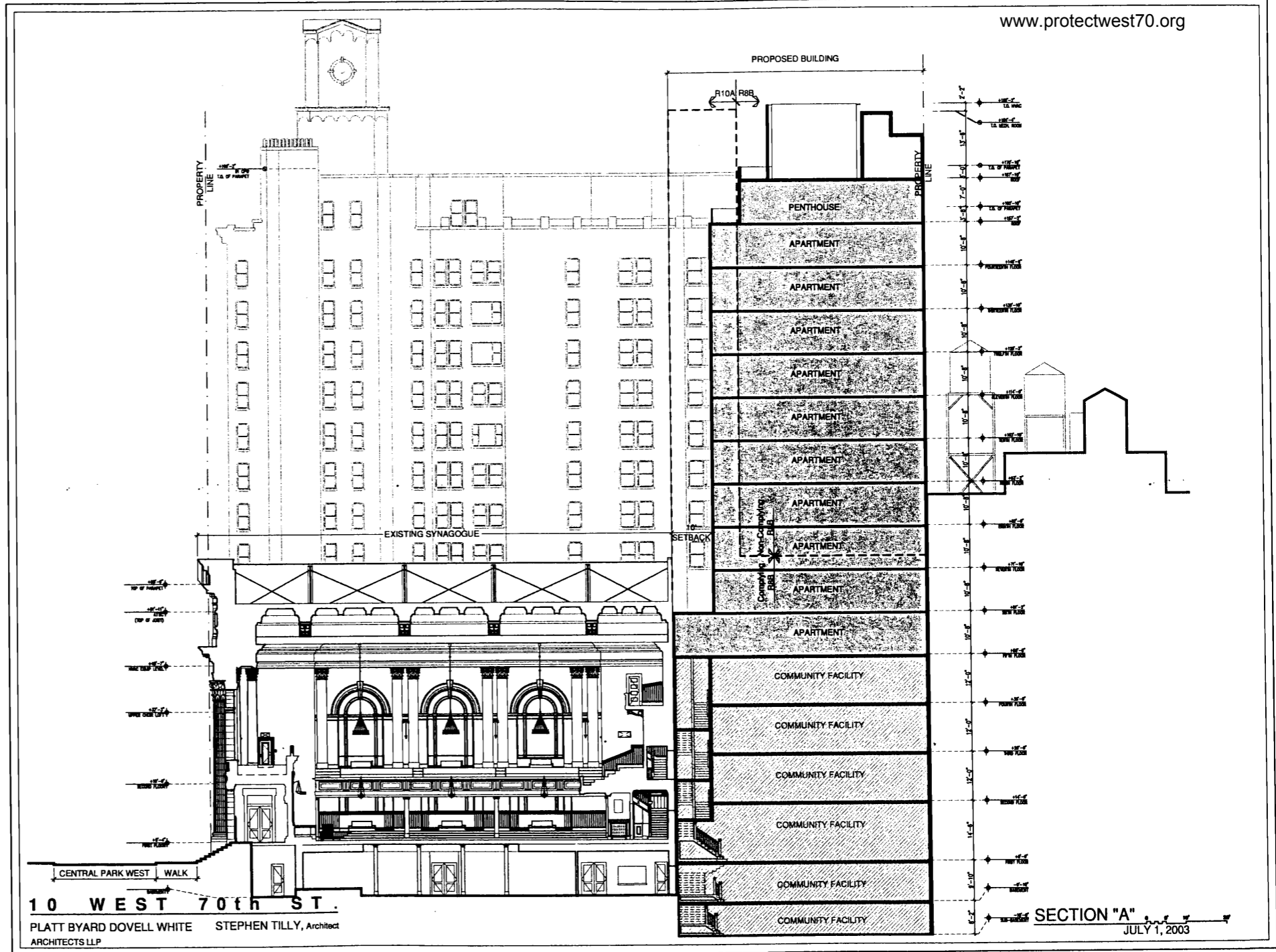


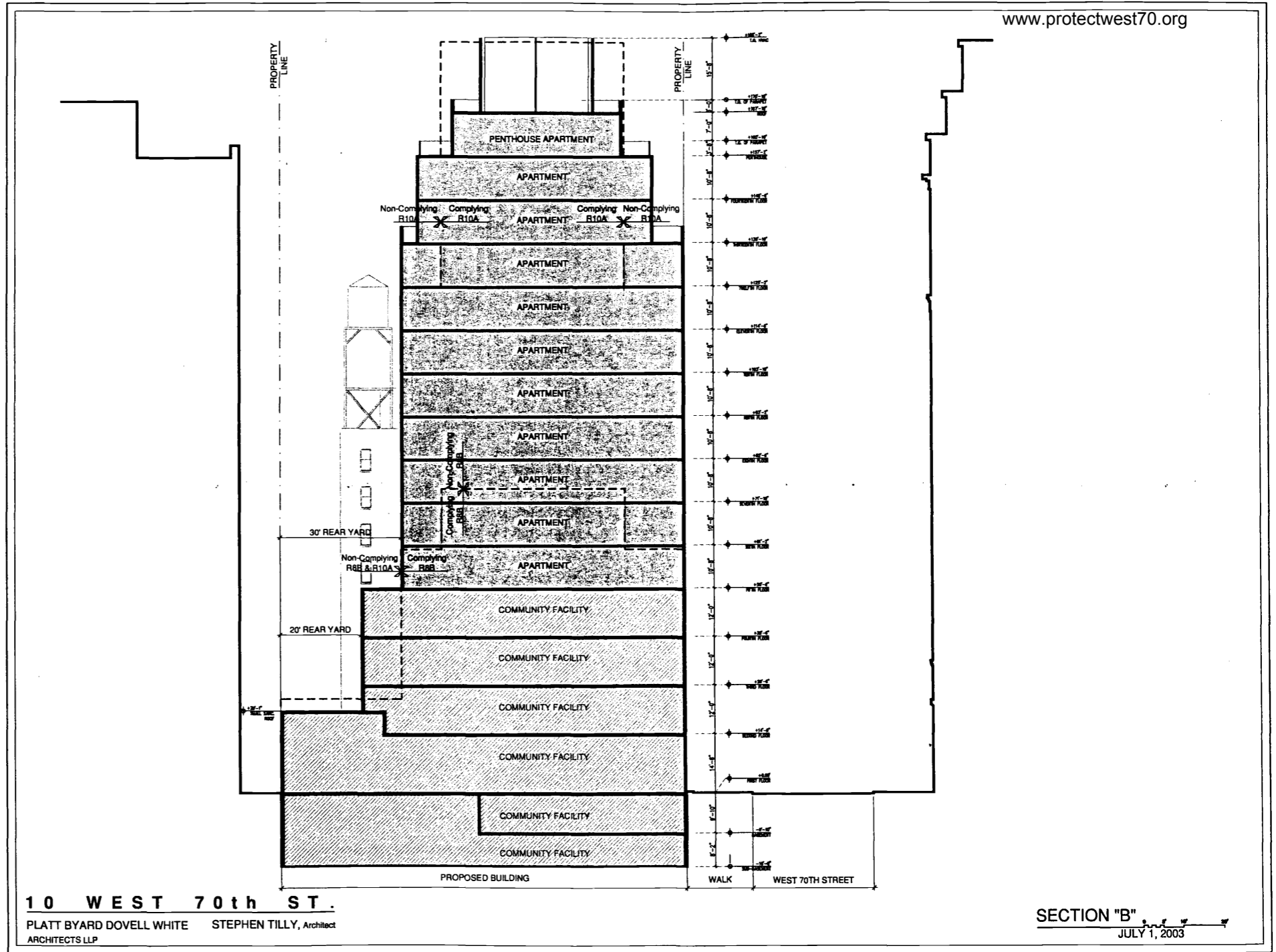
10 WEST 70th ST.

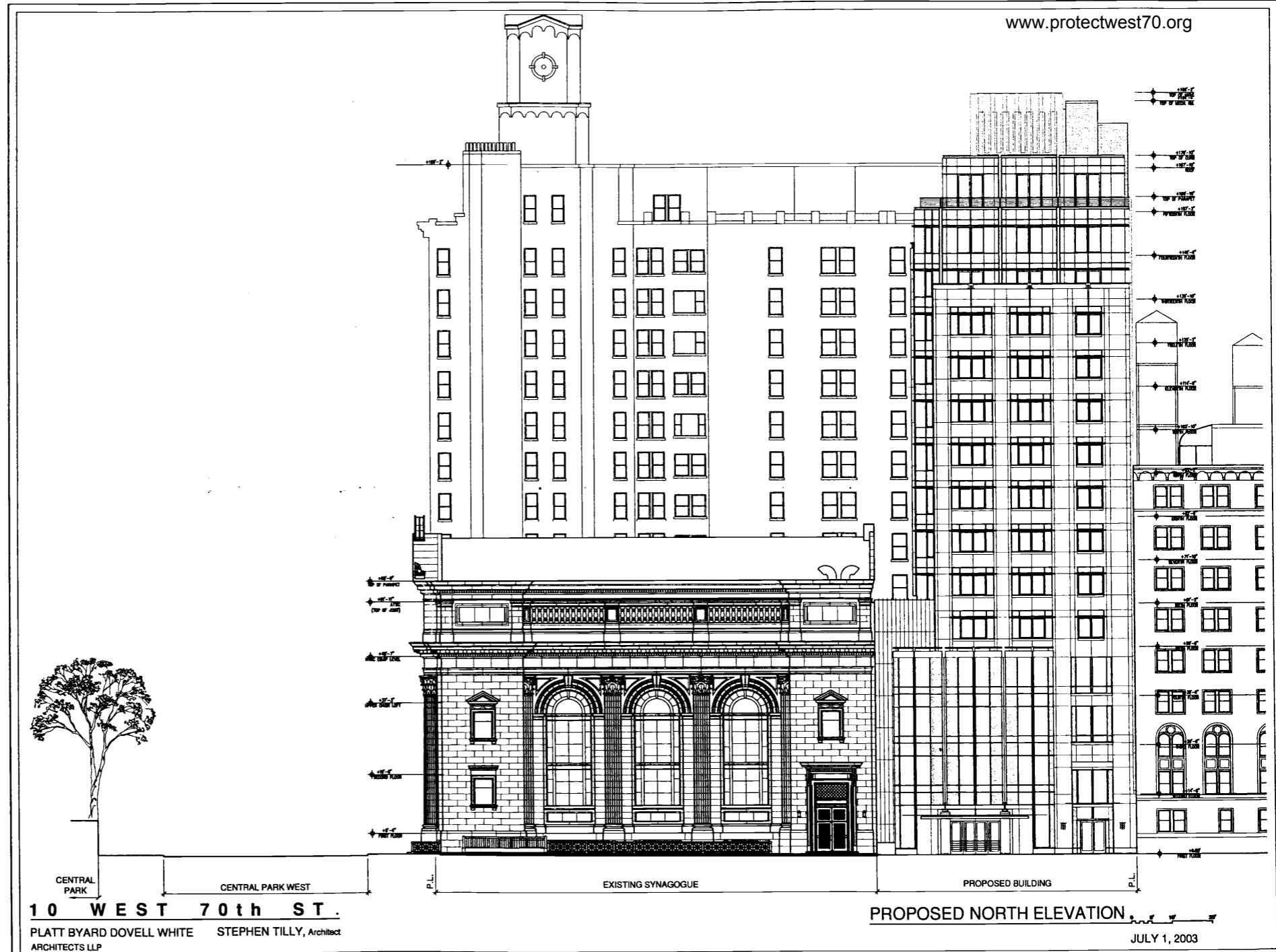
PLATT BYARD DOVELL WHITE ARCHITECTS LLP      STEPHEN TILLY, Architect

ROOF PLAN  
JULY 1, 2003







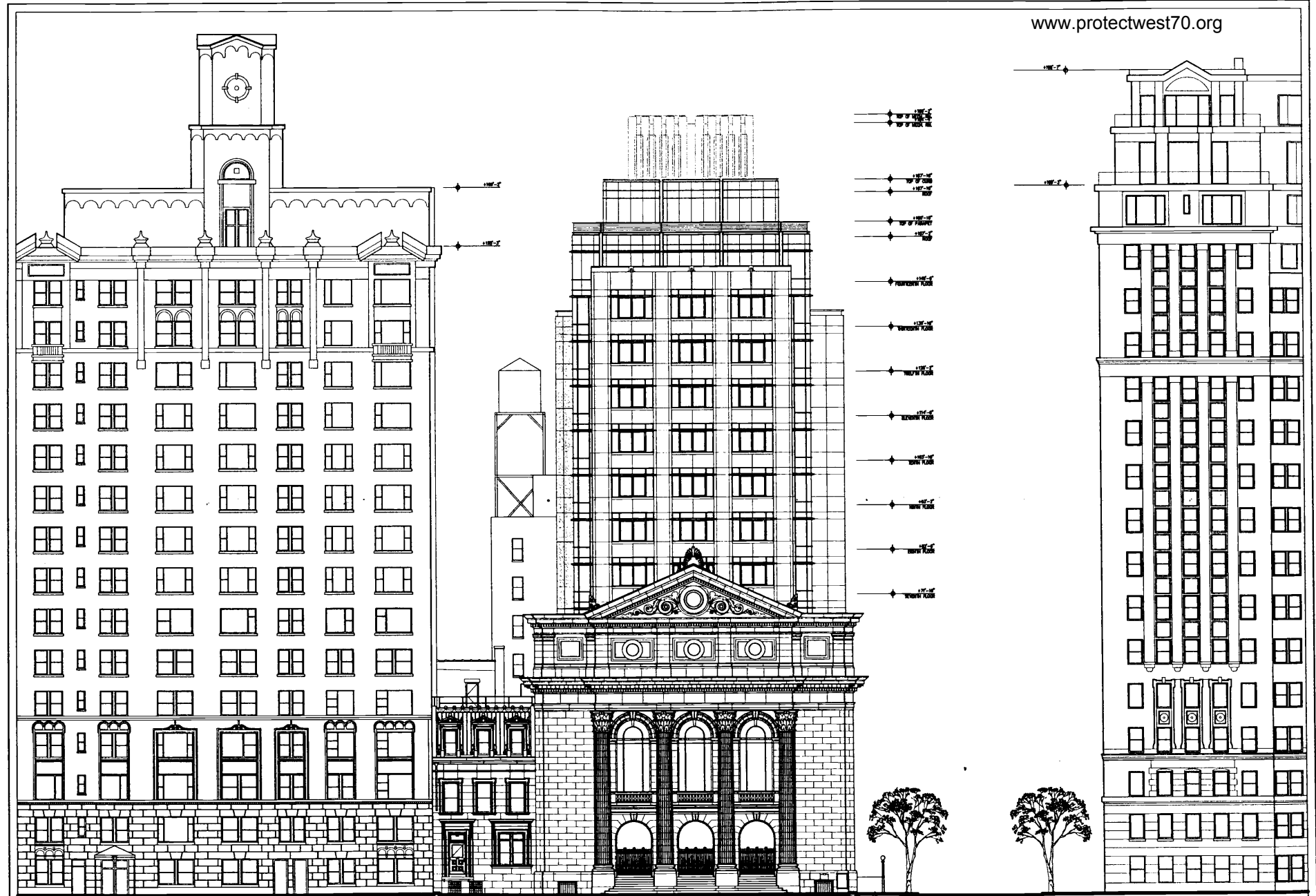


10 WEST 70th ST.

PLATT BYARD DOVELL WHITE ARCHITECTS LLP    STEPHEN TILLY, Architect

PROPOSED NORTH ELEVATION

JULY 1, 2003



10 WEST 70th ST.

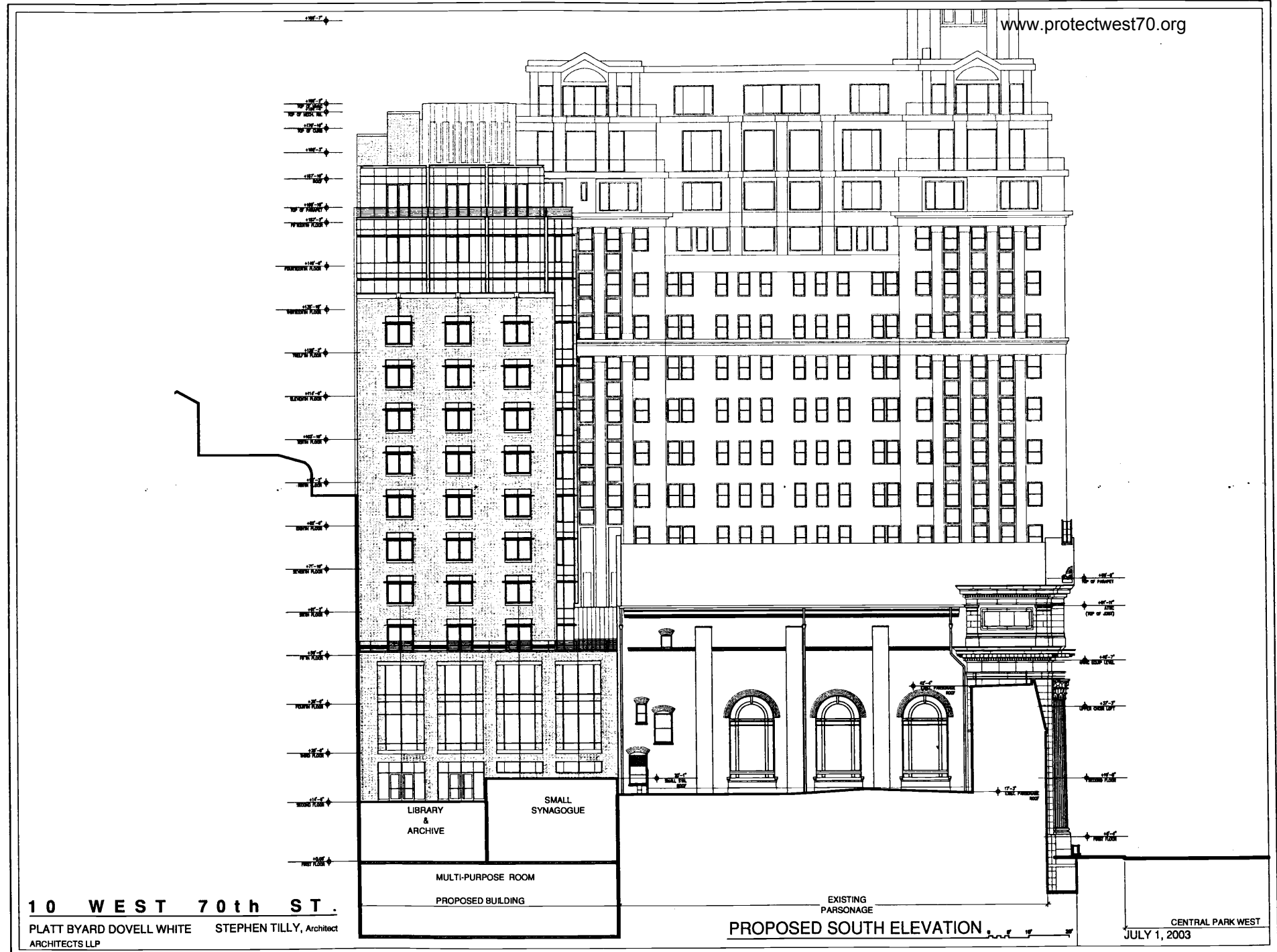
PLATT BYARD DOVELL WHITE ARCHITECTS LLP      STEPHEN TILLY, Architect

EXISTING PARSONAGE  
NO CHANGE

EXISTING SYNAGOGUE  
NO CHANGE

PROPOSED EAST ELEVATION

JULY 1, 2003



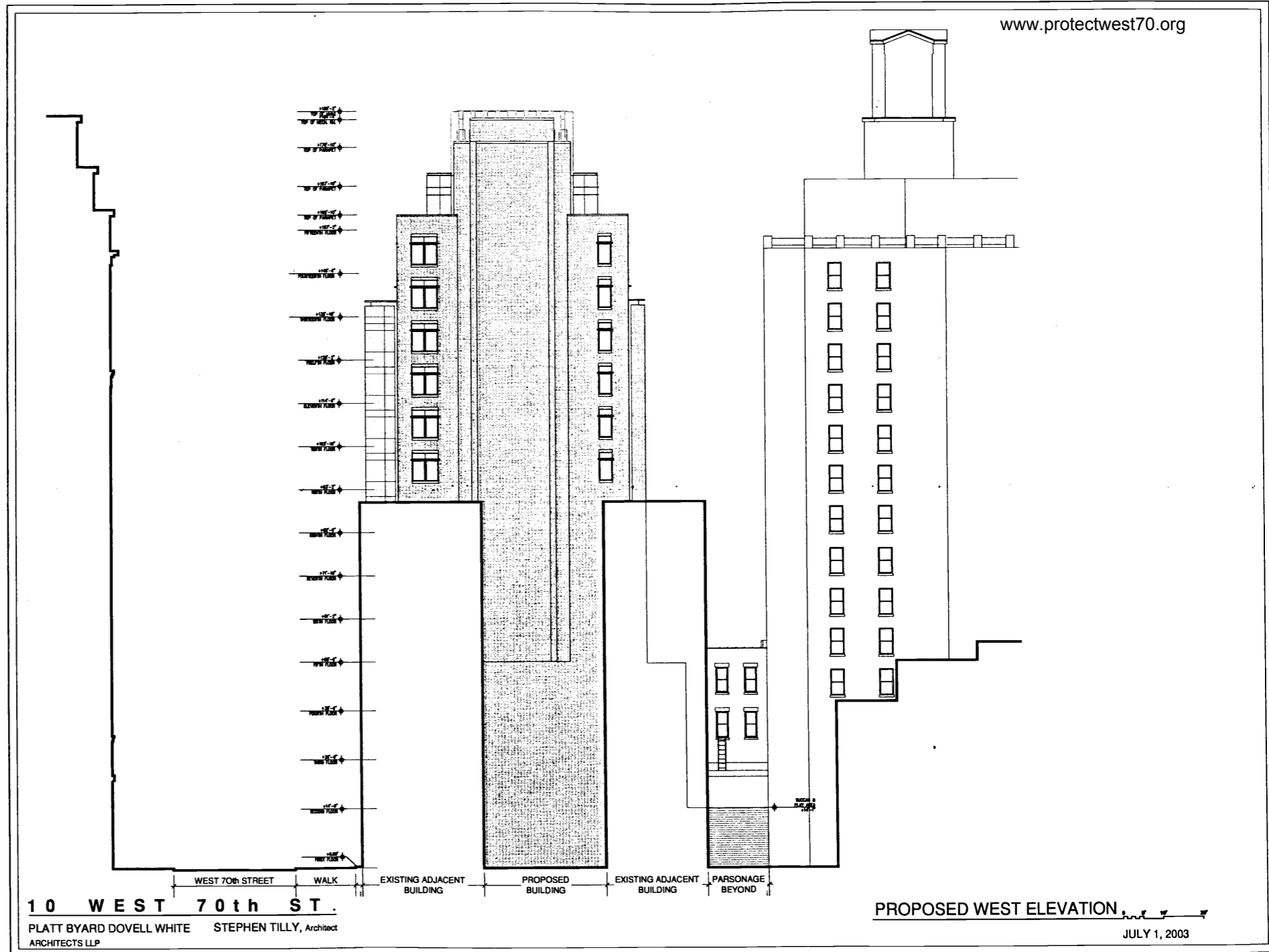
10 WEST 70th ST.

PLATT BYARD DOVELL WHITE    STEPHEN TILLY, Architect  
ARCHITECTS LLP

PROPOSED SOUTH ELEVATION

CENTRAL PARK WEST  
JULY 1, 2003



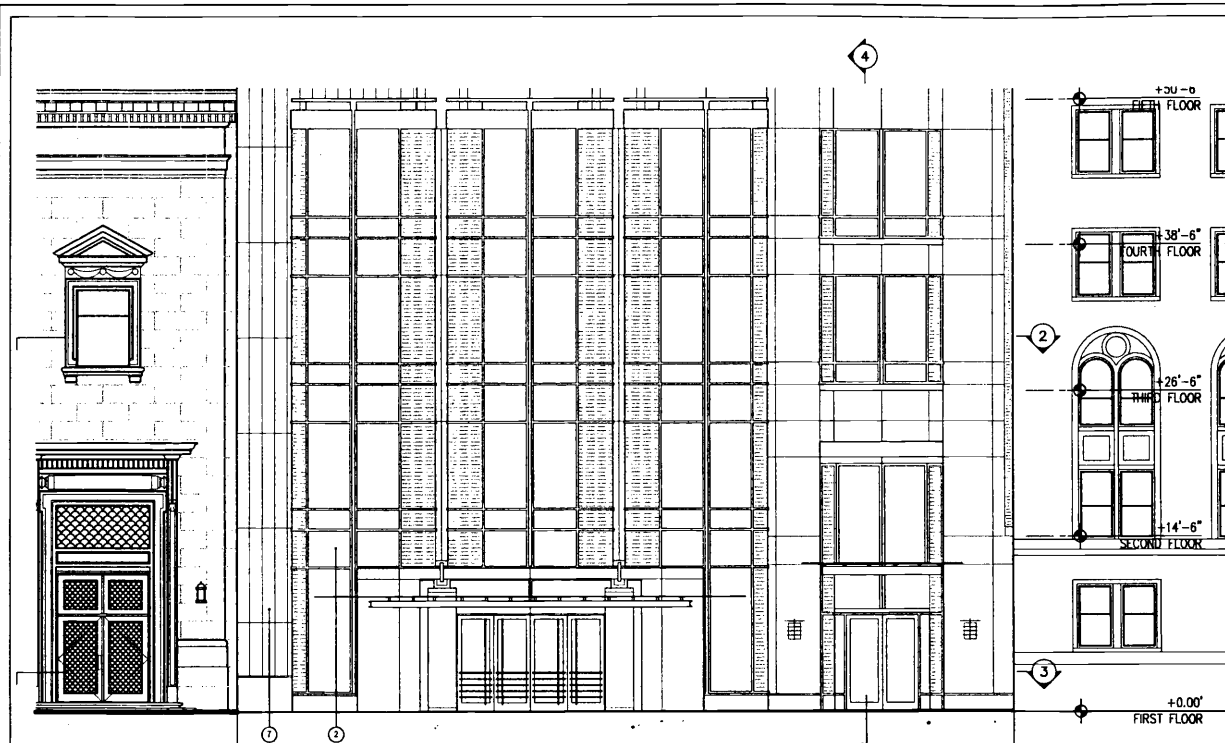


10 WEST 70th ST.

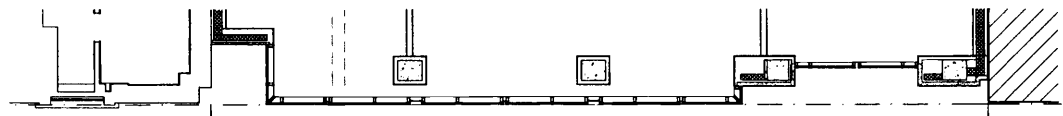
PLATT BYARD DOVELL WHITE    STEPHEN TILLY, Architect  
ARCHITECTS LLP

PROPOSED WEST ELEVATION

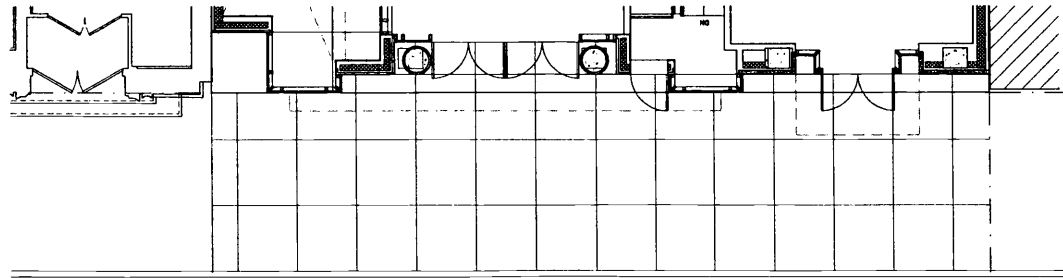
JULY 1, 2003



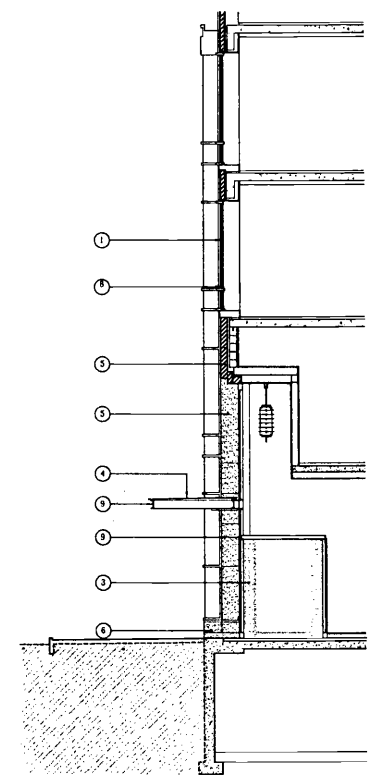
1 PARTIAL NORTH ELEVATION



2 PLAN DETAIL AT THIRD FLOOR



3 PLAN DETAIL AT STREET LEVEL



4 DETAIL SECTION AT RESIDENTIAL ENTRY

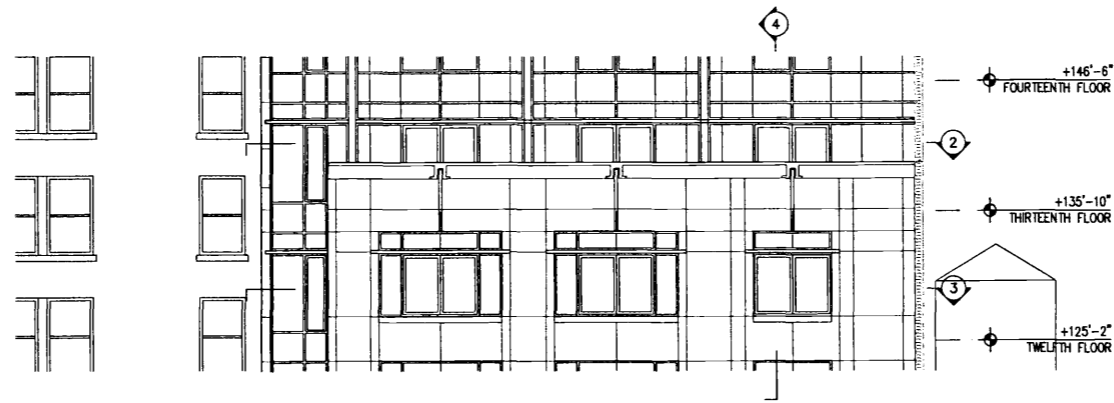
- KEY
- 1. CLEAR GLASS
  - 2. SPANDREL GLASS
  - 3. PATTERN GLASS
  - 4. GLASS CANOPY
  - 5. STONE
  - 6. GRANITE BASE
  - 7. ZINC PANELS
  - 8. PAINTED METAL WINDOW FRAME
  - 9. BRICKS
  - 10. PERFORATED BRONZE PANELS

10 WEST 70th ST.

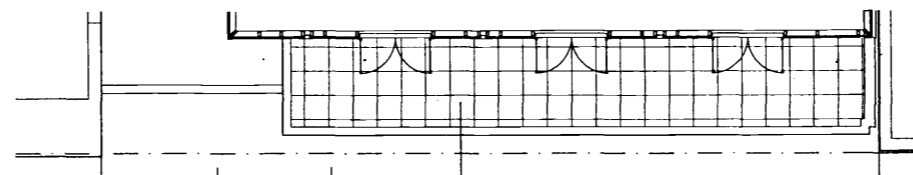
PLATT BYARD DOVELL WHITE    STEPHEN TILLY, Architect  
ARCHITECTS LLP

DETAIL PLANS/SECTION/ELEVATION AT BASE

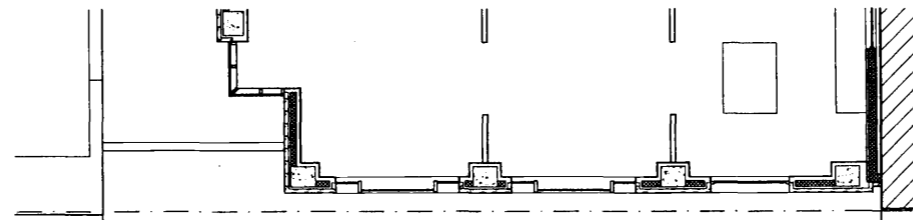
JULY 1, 2003



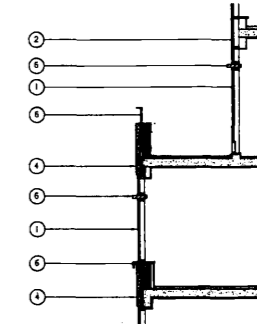
① PARTIAL NORTH ELEVATION



② PLAN DETAIL AT THIRTEENTH FLOOR



③ PLAN DETAIL AT TYPICAL FLOOR



④ DETAIL SECTION

KEY

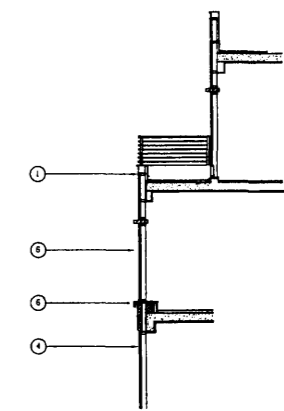
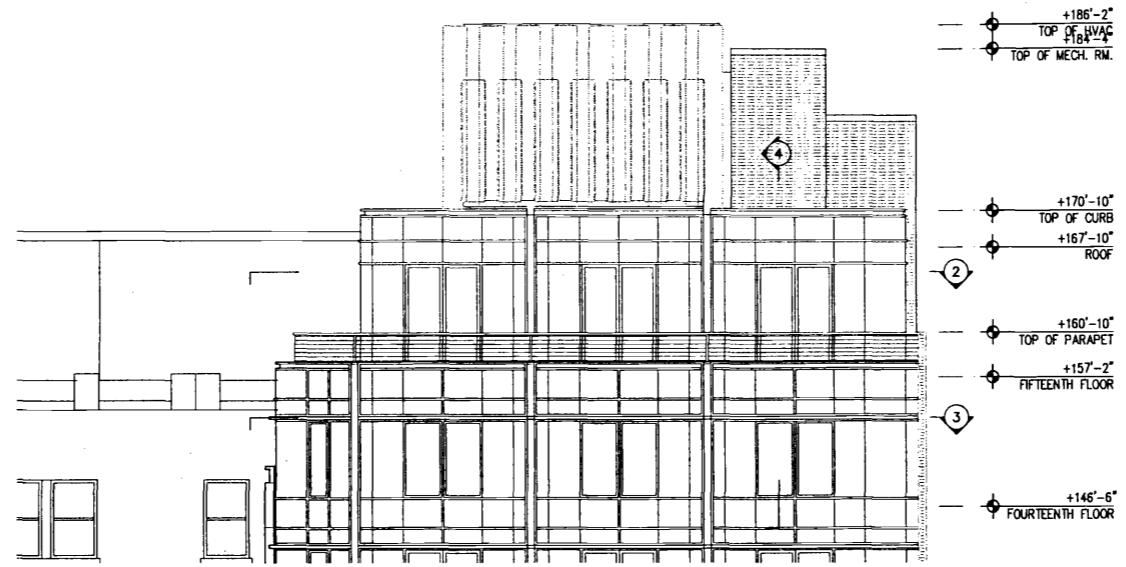
- 1. CLEAR GLASS
- 2. SPANFLEX GLASS
- 3. PATTERNO GLASS
- 4. STONE
- 5. ZINC PANELS
- 6. PAINTED METAL

10 WEST 70th ST.

PLATT BYARD DOVELL WHITE    STEPHEN TILLY, Architect  
ARCHITECTS LLP

DETAIL PLANS/SECTION/ELEVATION AT MID

JULY 1, 2003



① PARTIAL NORTH ELEVATION

④ DETAIL SECTION

② PLAN DETAIL AT FIFTEENTH FLOOR

③ PLAN DETAIL AT FOURTEENTH FLOOR

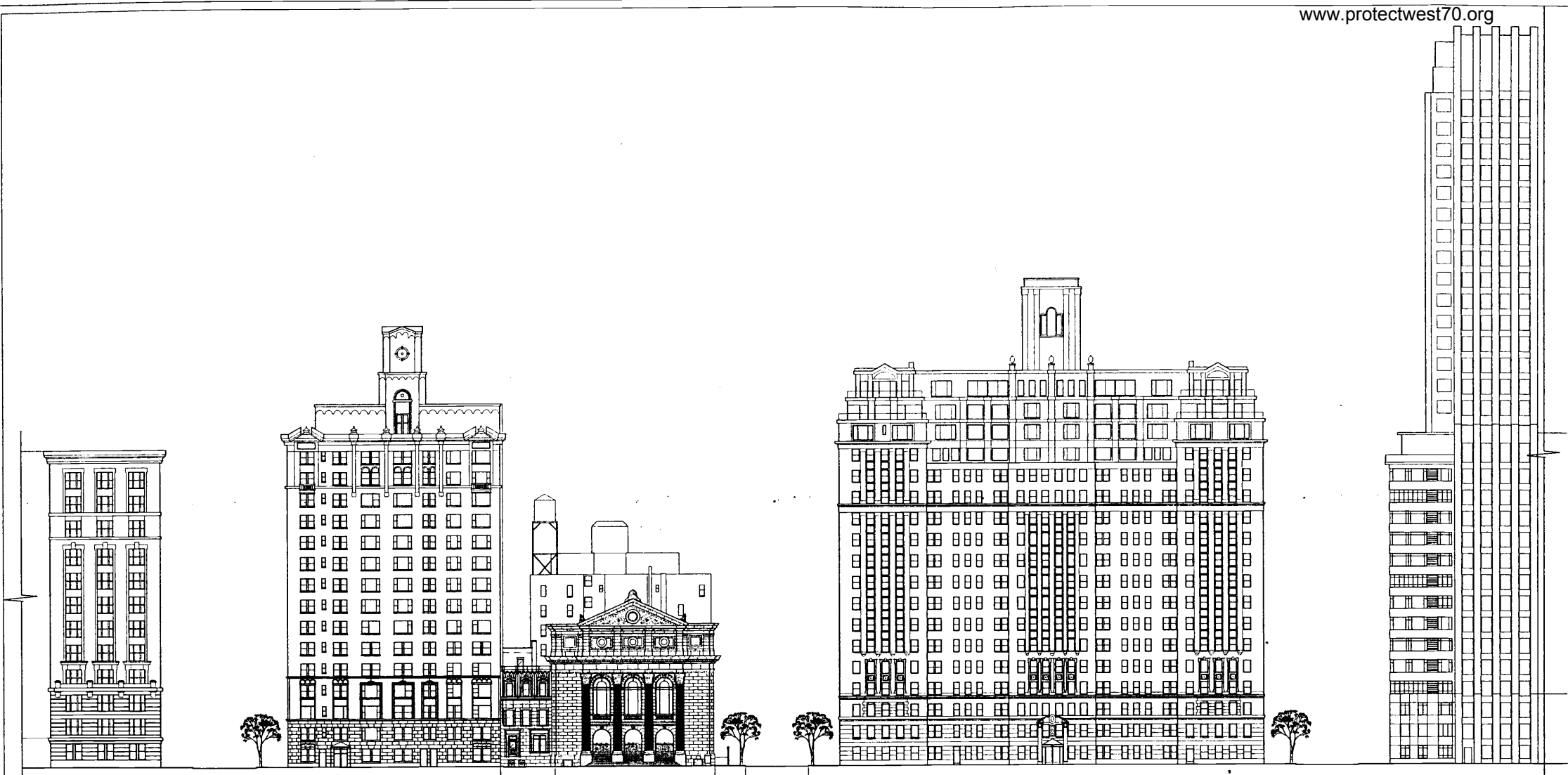
- KEY
- 1 CLEAR GLASS
  - 2 SPANDREL GLASS
  - 3 PATTERNS GLASS
  - 4 BRASS CANTY
  - 5 BRASSWELLS
  - 6 BRASSWELLS
  - 7 BRASSWELLS
  - 8 BRASSWELLS
  - 9 PAINTED METAL WINDOW FRAME
  - 10 BRASS
  - 11 PERFORATED BRASS PANELS

**10 WEST 70th ST.**

PLATT BYARD DOVELL WHITE ARCHITECTS LLP      STEPHEN TILLY, Architect

**DETAIL PLANS/SECTION/ELEVATION AT TOP**

JULY 1, 2003



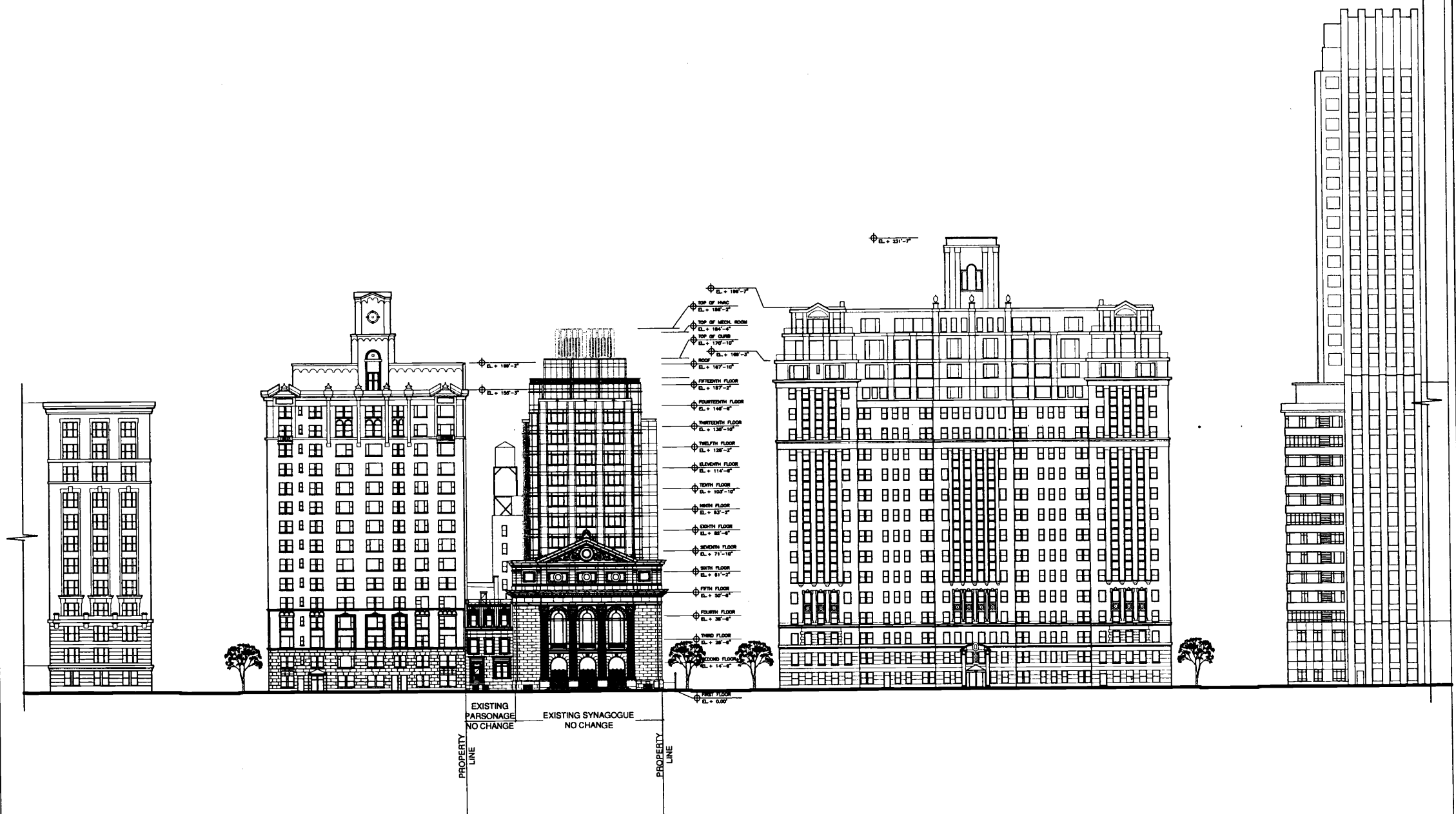
EXISTING PARSONAGE  
 PROPERTY LINE  
 EXISTING SYNAGOGUE  
 PROPERTY LINE  
 WALK WEST 70th STREET

10 WEST 70th ST.

PLATT BYARD DOVELL WHITE ARCHITECTS LLP  
 STEPHEN TILLY, Architect

EXISTING EAST CONTEXT ELEVATION  
 CENTRAL PARK WEST

NOVEMBER 26, 2002

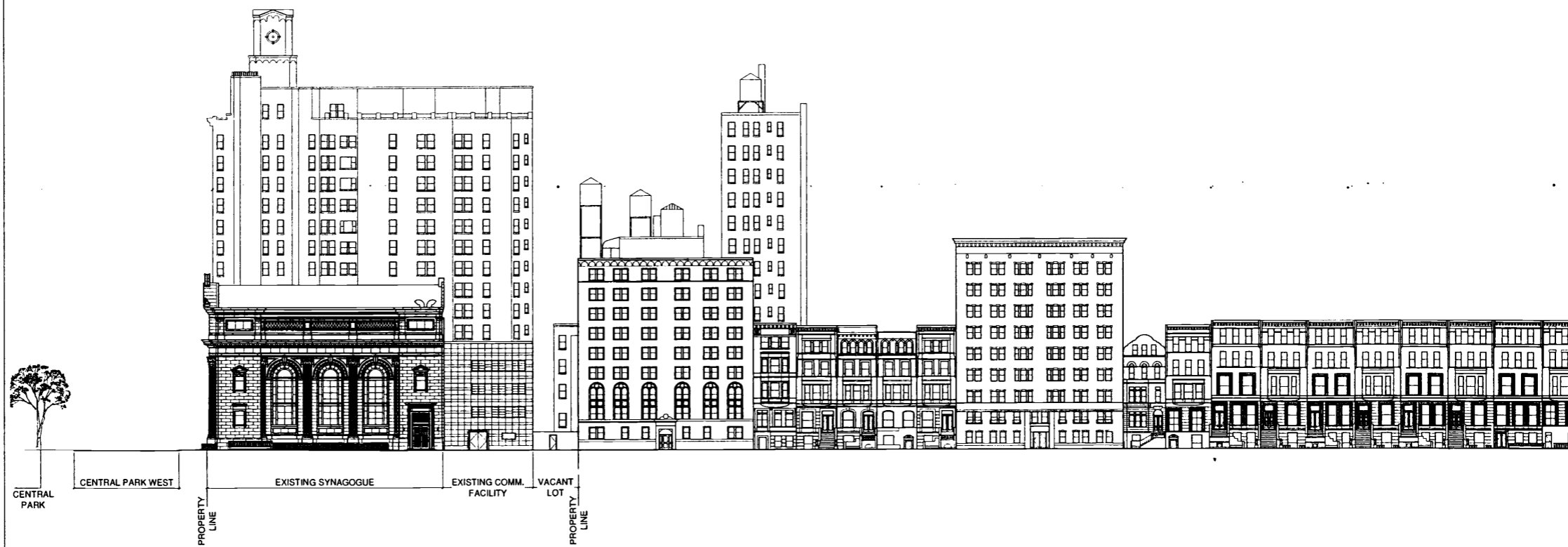


10 WEST 70th ST.

PLATT BYARD DOVELL WHITE STEPHEN TILLY, Architect ARCHITECTS LLP

PROPOSED EAST CONTEXT ELEVATION  
CENTRAL PARK WEST

JULY 1, 2003



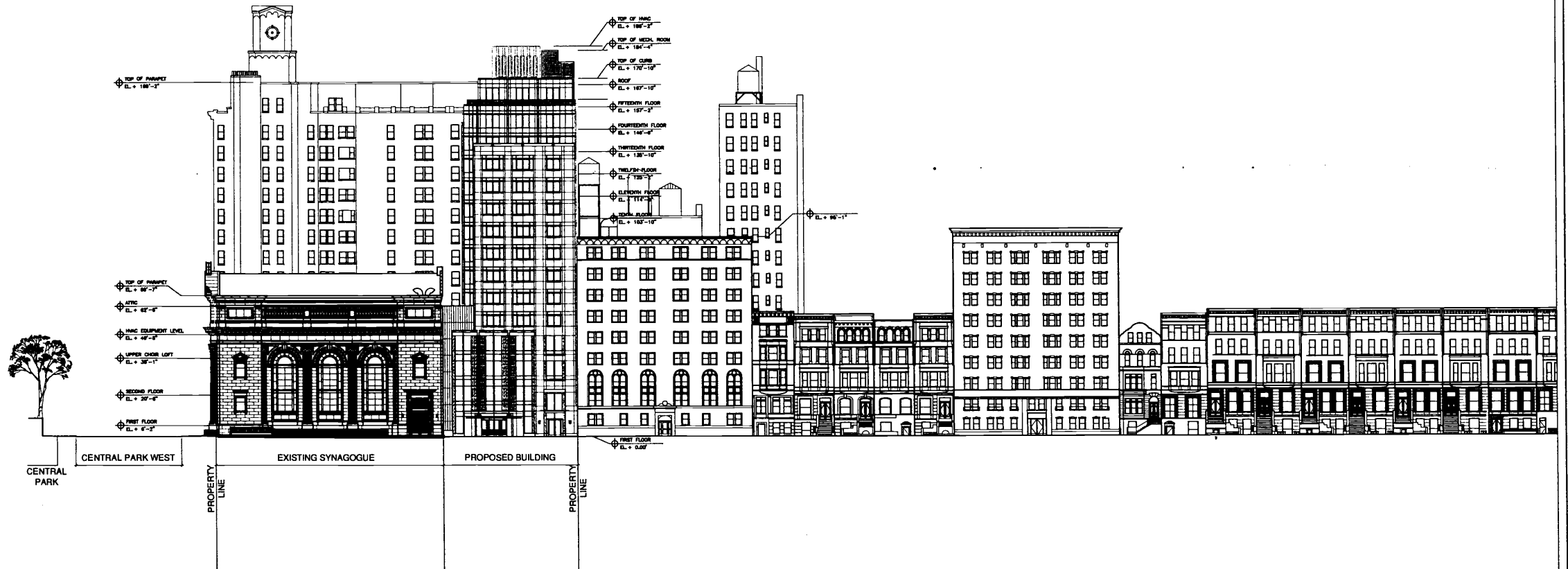
10 WEST 70th ST.

PLATT BYARD DOVELL WHITE STEPHEN TILLY, Architect  
ARCHITECTS LLP

EXISTING NORTH CONTEXT ELEVATION

WEST 70th STREET

NOVEMBER 26, 2002

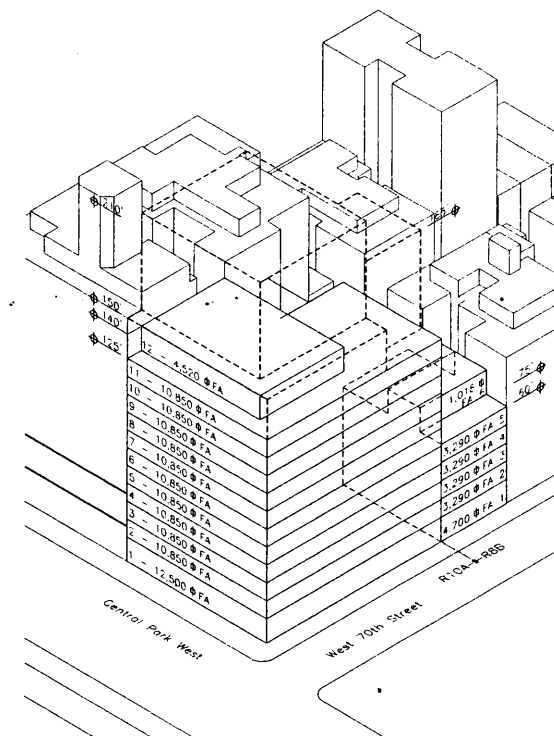
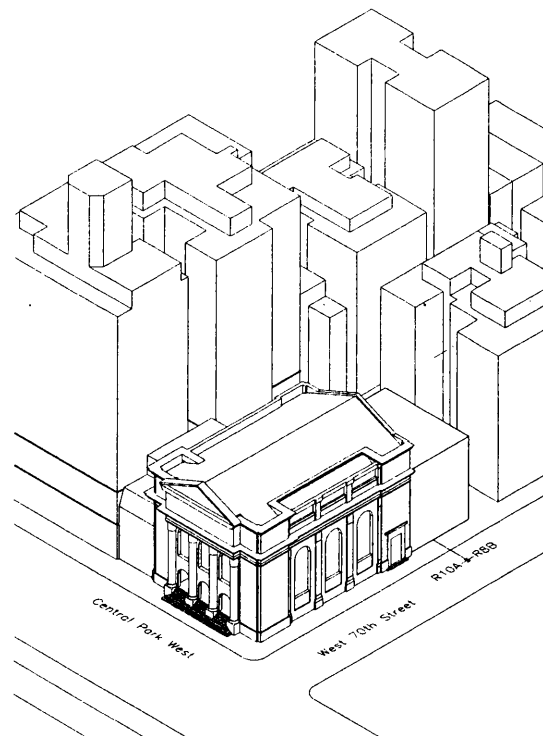
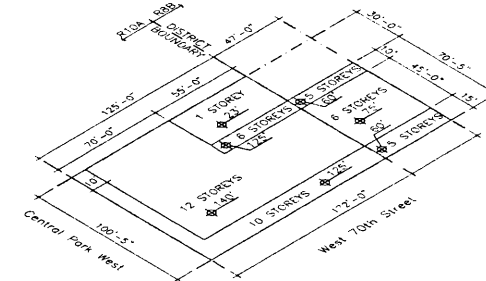
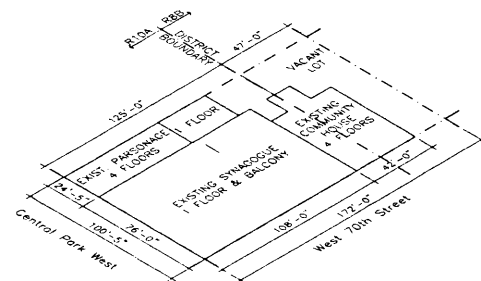


10 WEST 70th ST.

PLATT BYARD DOVELL WHITE    STEPHEN TILLY, Architect  
ARCHITECTS LLP

PROPOSED NORTH CONTEXT ELEVATION  
WEST 70TH STREET    JULY 1, 2003





**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

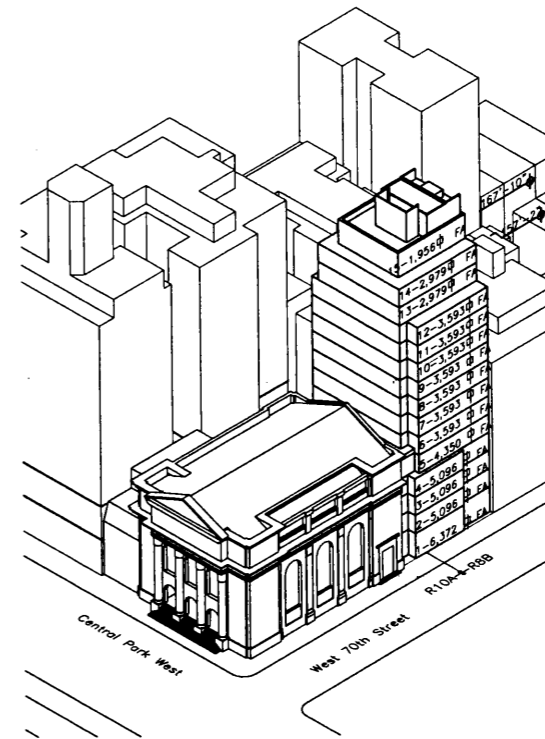
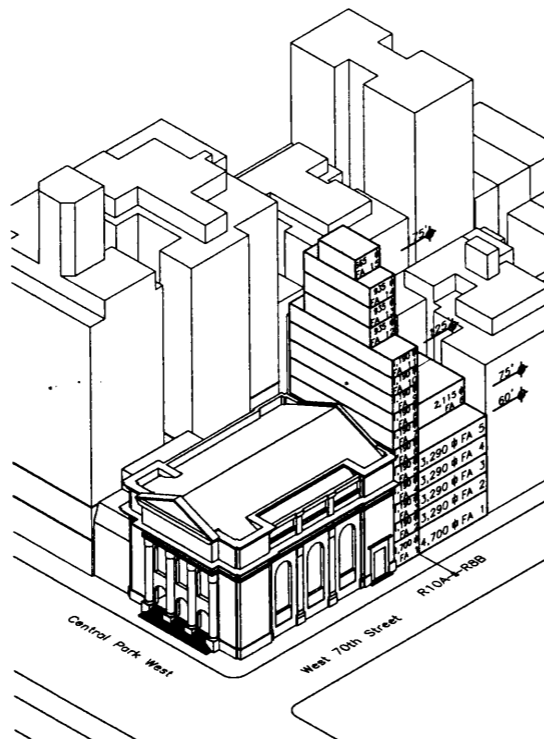
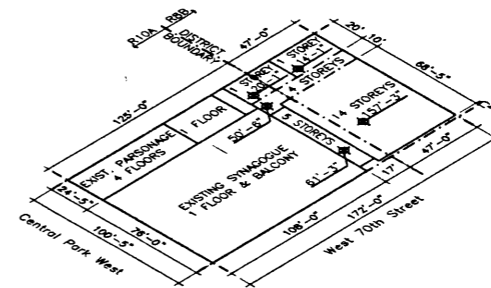
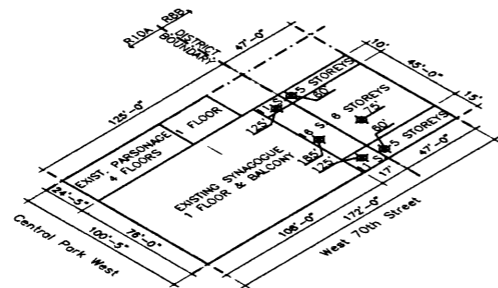
LOT AREA: 17,272 SF  
MAXIMUM FLOOR AREA:  
R10A- 125,520 SF  
R8B- 18,800 SF  
COMBINED - 144,400 SF

**10 WEST 70th ST.**

**ZONING ENVELOPE**

PLATT BYARD DOVELL WHITE    STEPHEN TILLY, Architect  
ARCHITECTS LLP

NOVEMBER 26, 2002



**EXISTING AS OF RIGHT ZONING ENVELOPE @ DEVELOPMENT SITE**

**PROPOSED ZONING ENVELOPE AT DEVELOPMENT SITE**

LOT AREA AT DEVELOPMENT SITE: 6,427 SF  
 PERMITTED FLOOR AREA:  
 R10A- 17,070 SF  
 R88- 18,878 SF  
 COMBINED - 35,948 SF

LOT AREA AT DEVELOPMENT SITE: 6,427  
 PROPOSED FLOOR AREA:  
 R10A- 9,969 SF  
 R88- 49,106 SF  
 COMBINED - 59,075 SF

**10 WEST 70th ST.**

**ZONING ENVELOPE**

PLATT BYARD DOVELL WHITE STEPHEN TILLY, Architect  
 ARCHITECTS LLP

JULY 1, 2003

REQUIREMENT	R10A PORTION OF DEVELOPMENT SITE	R8B PORTION AT DEVELOPMENT SITE
FLOOR AREA <i>Note (1)</i>	a.o.r	<b>Special Permit</b> Additional 9,523 sf required per ZR 77-22
BUILDING HEIGHT <i>Note (2)</i>	a.o.r	<b>Special Permit</b> Permitted height 75'; Proposed height 135'-10"
STREET WALL HEIGHT (MAX) <i>Note (2)</i>	<b>Special Permit</b> Setback required at 125'; proposed at 135'-10"	<b>Special Permit</b> Setback required at 60'; proposed at 135'10"
REAR WALL HEIGHT (MAX) <i>Note (2)</i>	<b>Special Permit</b> Setback required at 125'; proposed at 157'-2"	<b>Special Permit</b> Setback required at 60'; proposed at 135'-10"
REAR YARD <i>Note (3)</i>	<b>Special Permit</b> 30' required; 20' proposed at floors 2, 3, & 4	<b>Special Permit</b> 30' required; 20' proposed at floors 2, 3, & 4
LOT COVERAGE OVER 23' <i>Note (4)</i>	<b>Special Permit</b> 70% required; 78% proposed	<b>Special Permit</b> 70% required; 80% proposed
LOCATION OF STREET WALL <i>Note (5)</i>	<b>Special Permit</b> Required at lot line; proposed 5' off lot line	<b>Special Permit</b> Required at lot line; proposed 1'-6" off lot line

*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.**

PLATT BYARD DOVELL WHITE    STEPHEN TILLY, Architect  
ARCHITECTS LLP

**ZONING SUMMARY**

JULY 1, 2003

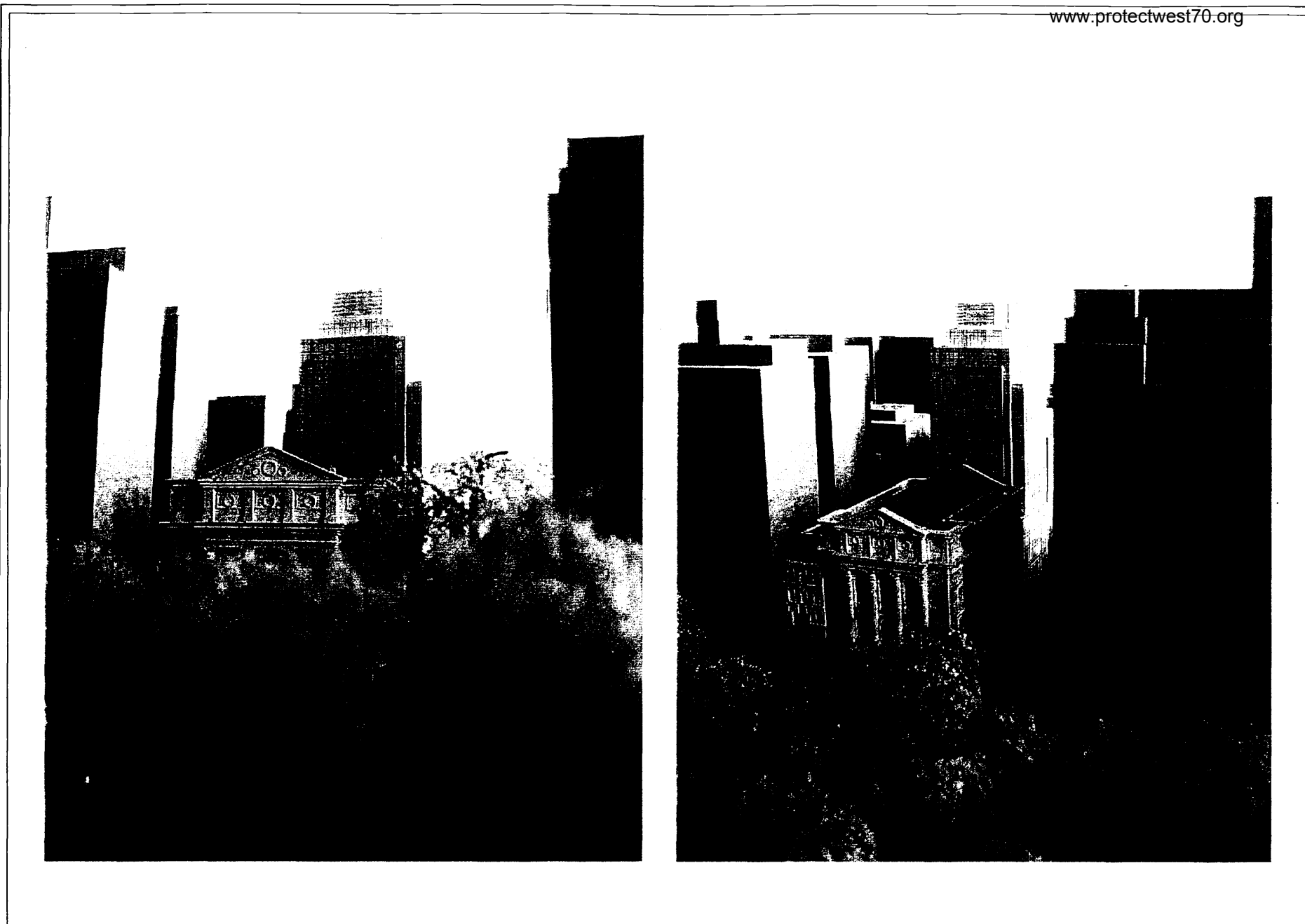


**1 0 W E S T 7 0 t h S T .**

PLATT BYARD DOVELL WHITE    STEPHEN TILLY, Architect  
ARCHITECTS LLP

**MODEL PHOTOS 1**

JULY 1, 2003



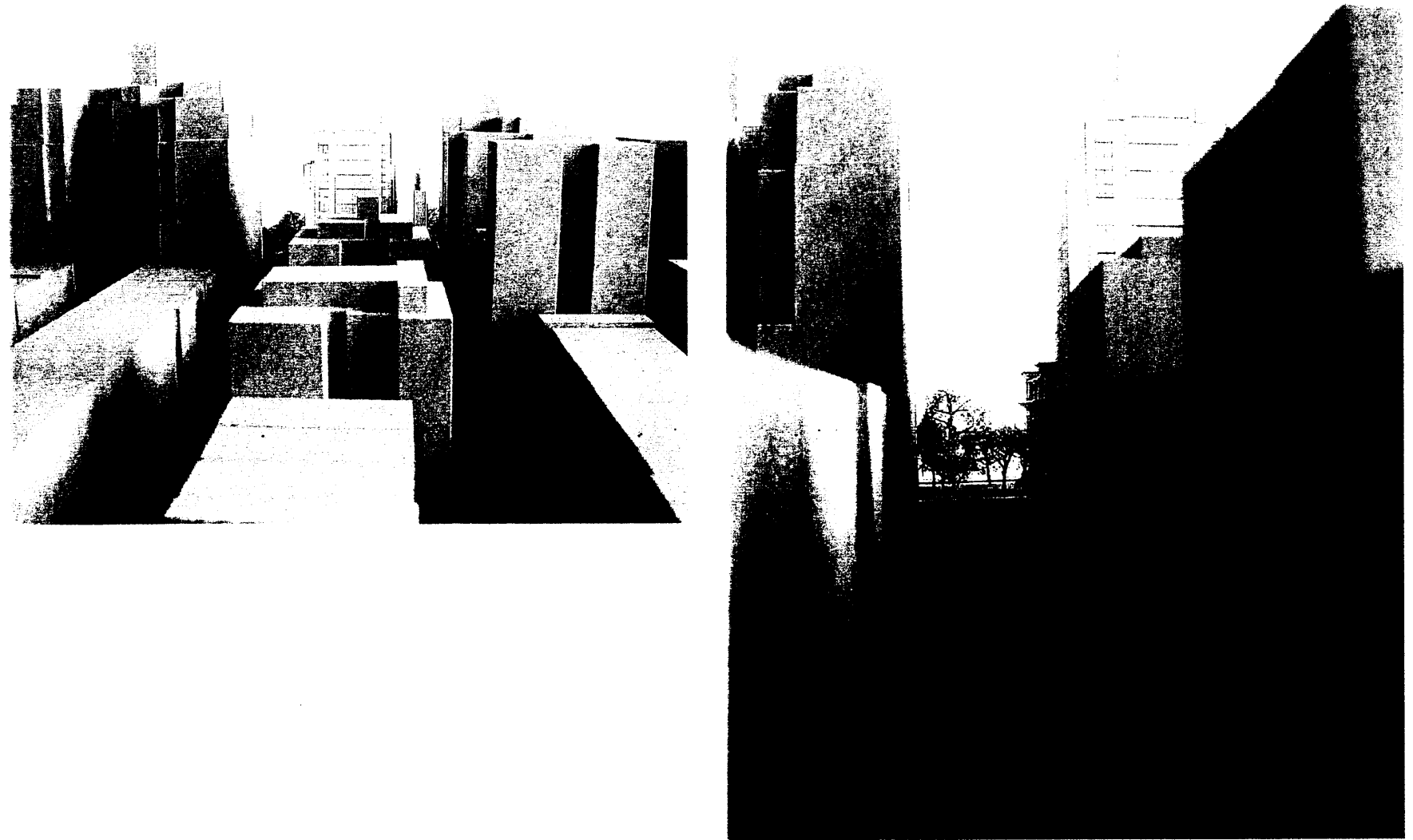
**10 WEST 70th ST.**

PLATT BYARD DOVELL WHITE    STEPHEN TILLY, Architect  
ARCHITECTS LLP

MODEL PHOTOS 2

JULY 1, 2003

www.protectwest70.org



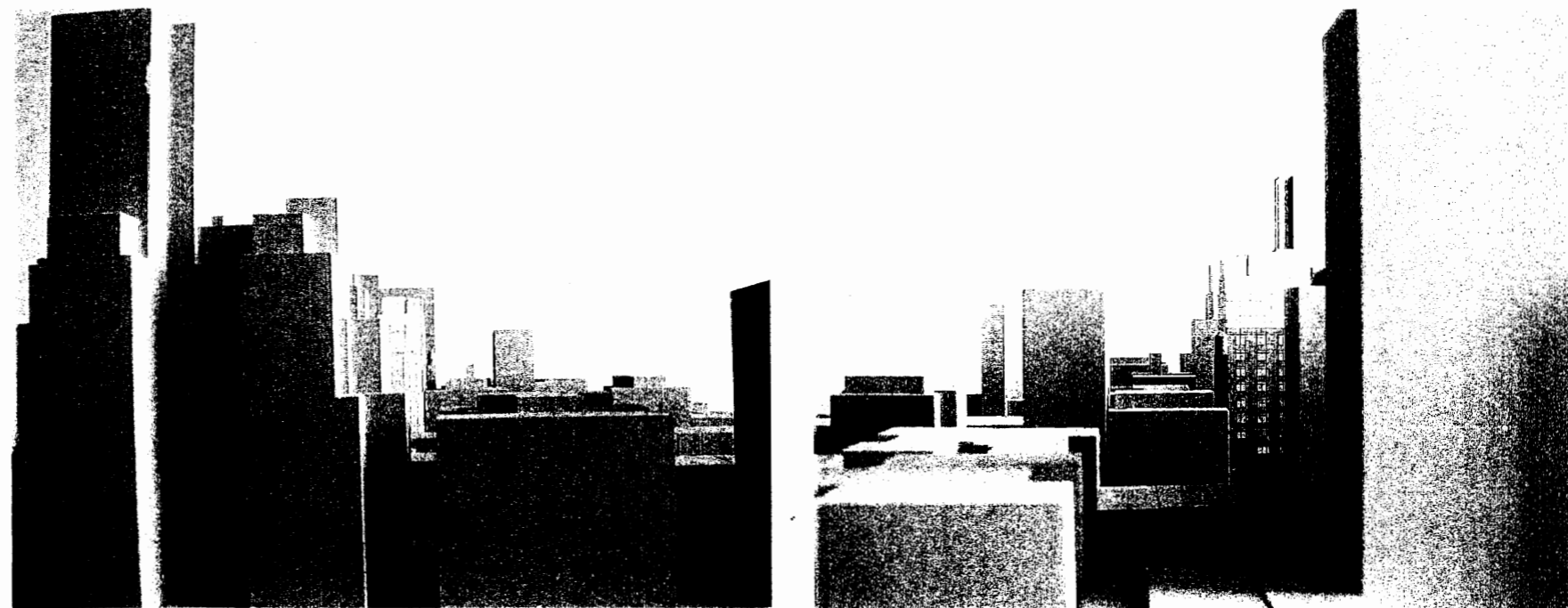
**10 WEST 70th ST.**

PLATT BYARD DOVELL WHITE    STEPHEN TILLY, Architect  
ARCHITECTS LLP

MODEL PHOTOS 3

JULY 1, 2003

[www.protectwest70.org](http://www.protectwest70.org)



**10 WEST 70th ST.**

PLATT BYARD DOVELL WHITE    STEPHEN TILLY, Architect  
ARCHITECTS LLP

**MODEL PHOTOS 4**

JULY 1, 2003



**1 0 W E S T 7 0 t h S T .**  
PLATT BYARD DOVELL WHITE    STEPHEN TILLY, Architect  
ARCHITECTS LLP

**CONTEXT PHOTOS - CENTRAL PARK WEST**  
NOVEMBER 26, 2002



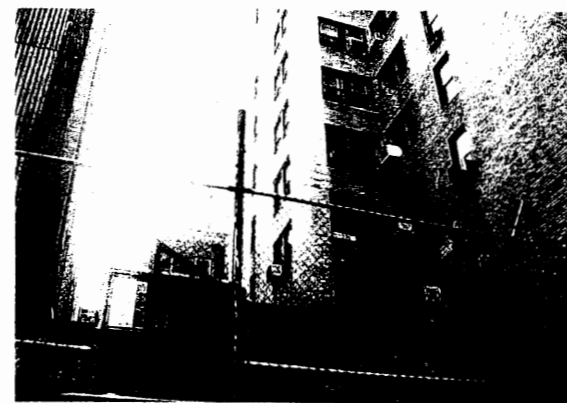
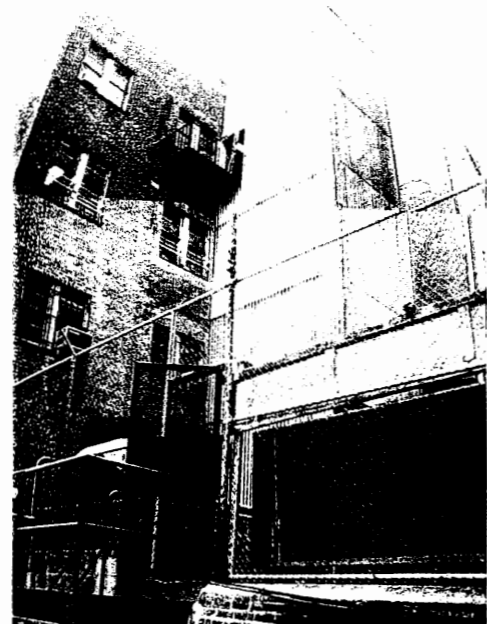


**1 0 W E S T 7 0 t h S T .**

PLATT BYARD DOVELL WHITE      STEPHEN TILLY, Architect  
ARCHITECTS LLP

**CONTEXT PHOTOS - WEST 70TH STREET**

NOVEMBER 26, 2002



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

CONTEXT PHOTOS - REAR YARD  
NOVEMBER 26, 2002



**10 WEST 70th ST.**

PLATT BYARD DOVELL WHITE    STEPHEN TILLY, Architect  
ARCHITECTS LLP

**DESIGN PRECEDENTS**

NOVEMBER 26, 2002