

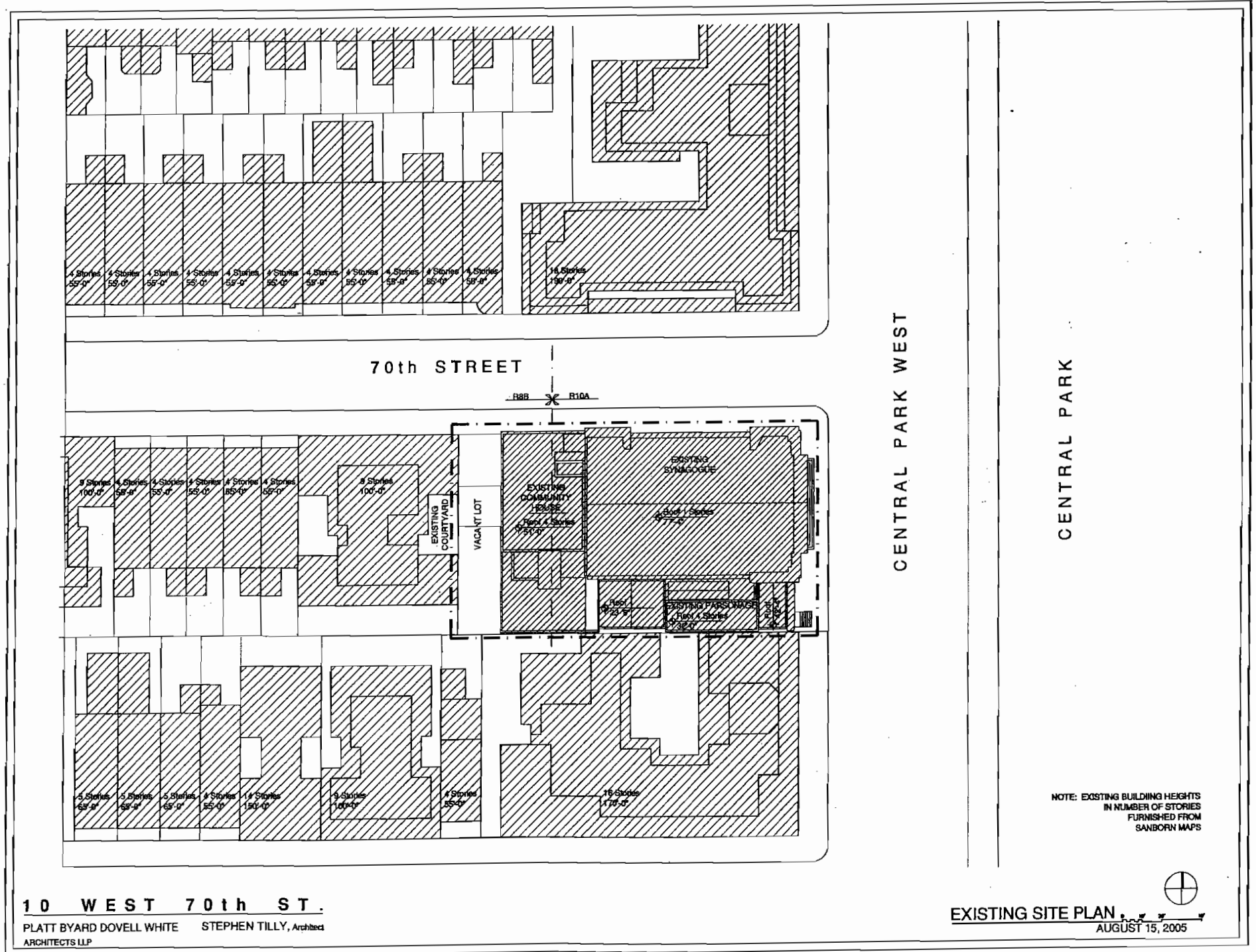


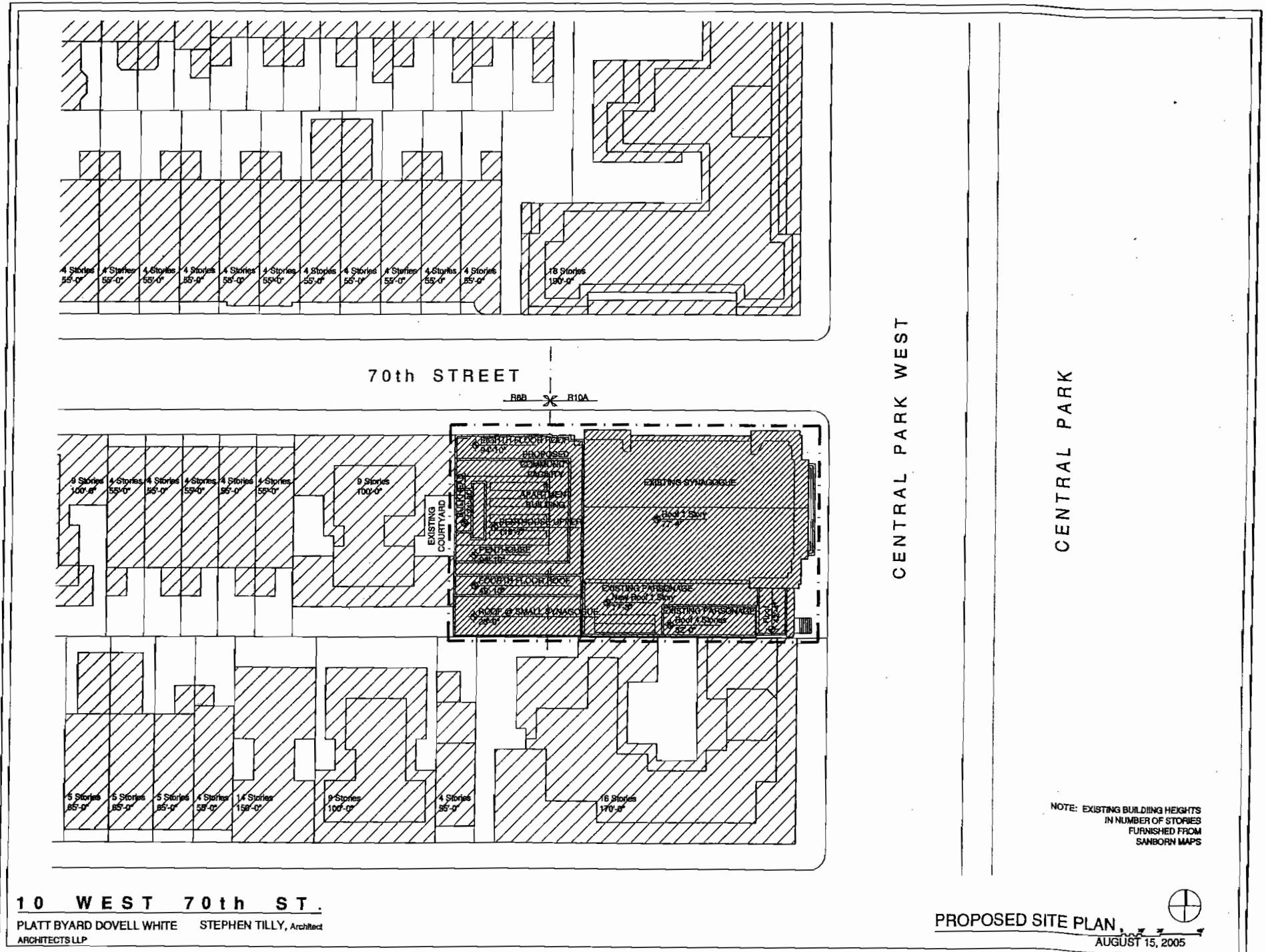
## CONGREGATION SHEARITH ISRAEL

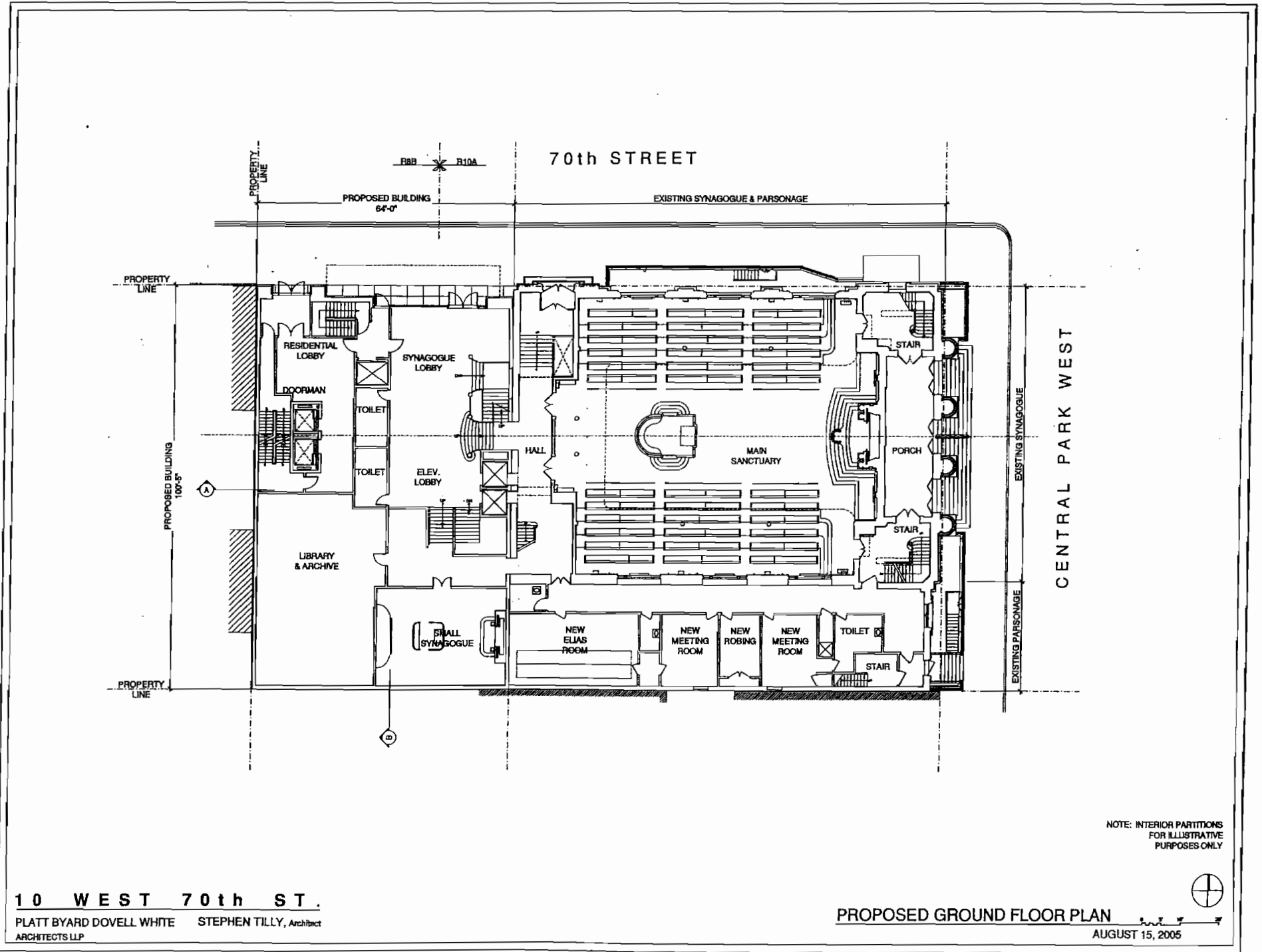
PROPOSED MIXED USE BUILDING  
AUGUST 15, 2005

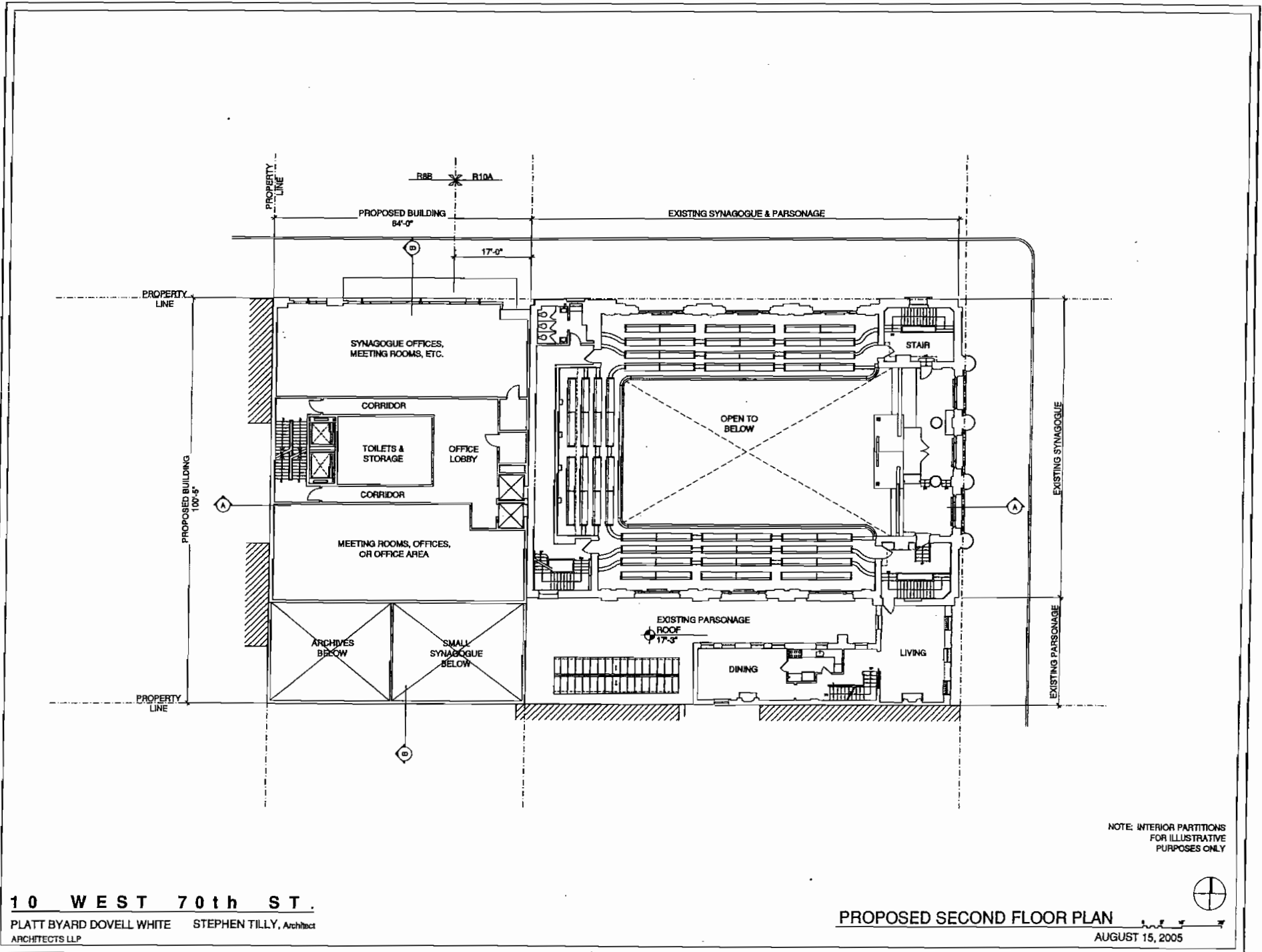
**Platt Byard Dovell White**  
Architects LLP

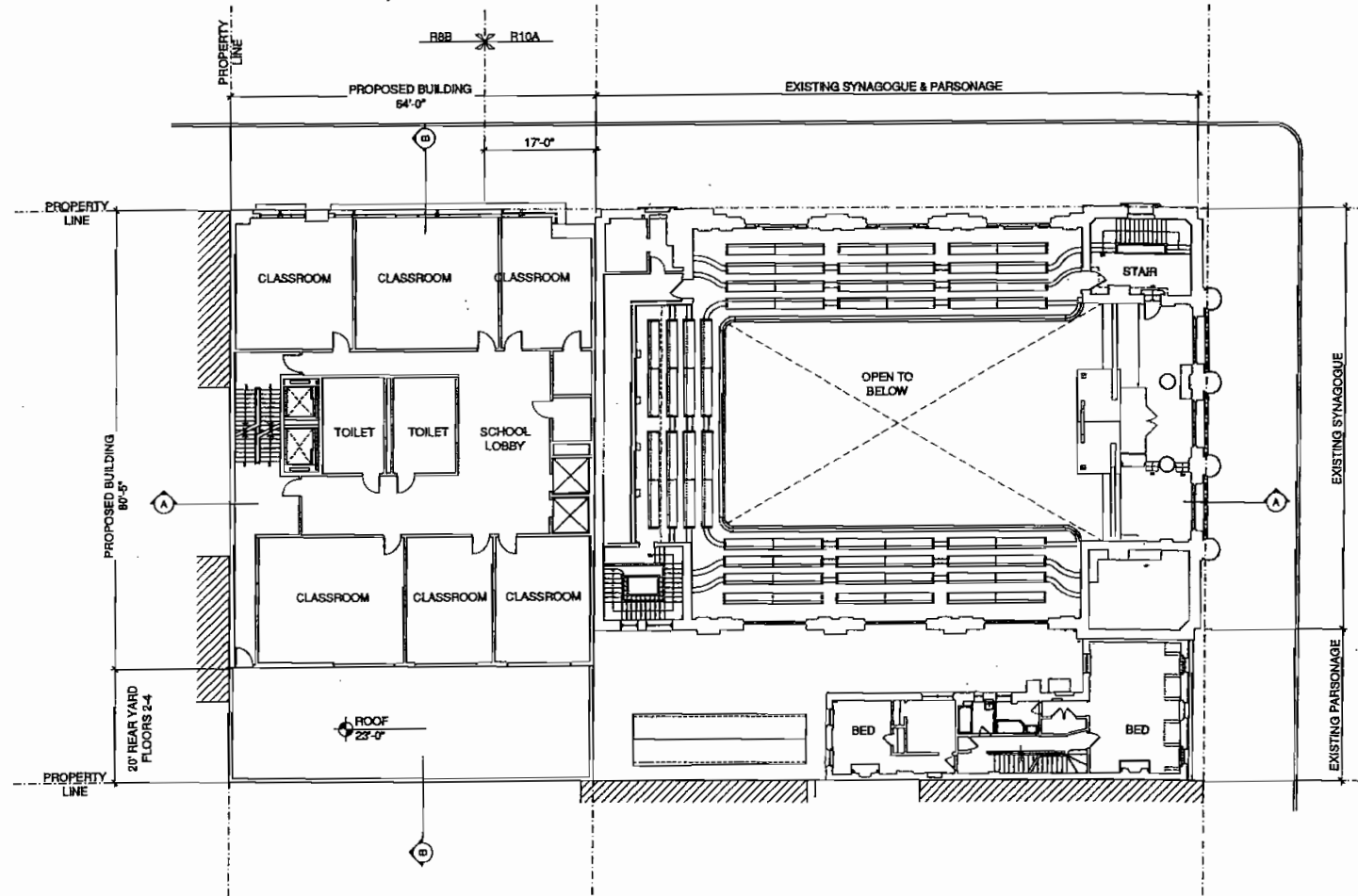
STEPHEN TILLY, Architect











NOTE: INTERIOR PARTITIONS  
FOR ILLUSTRATIVE  
PURPOSES ONLY

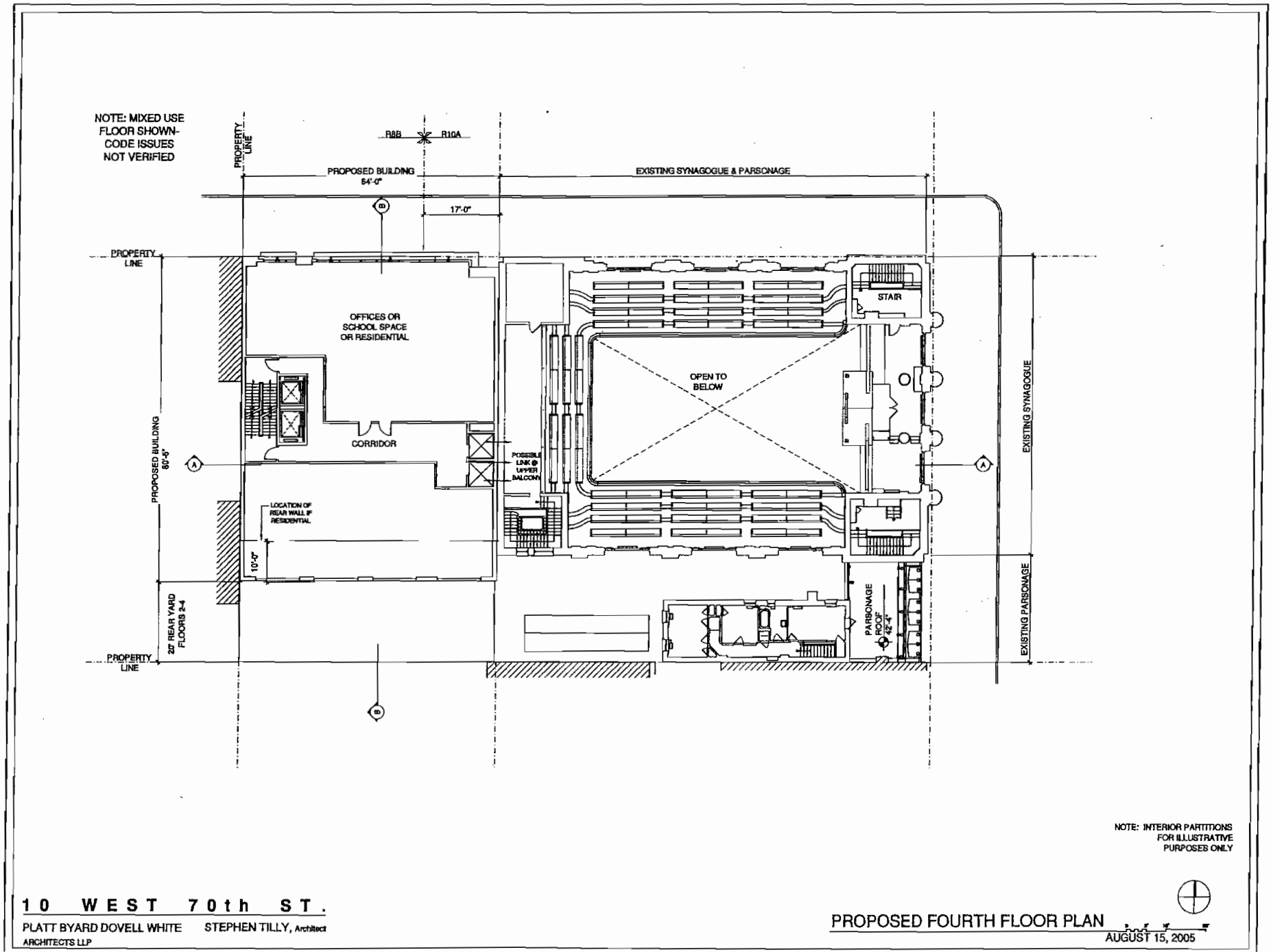
10 WEST 70th ST.

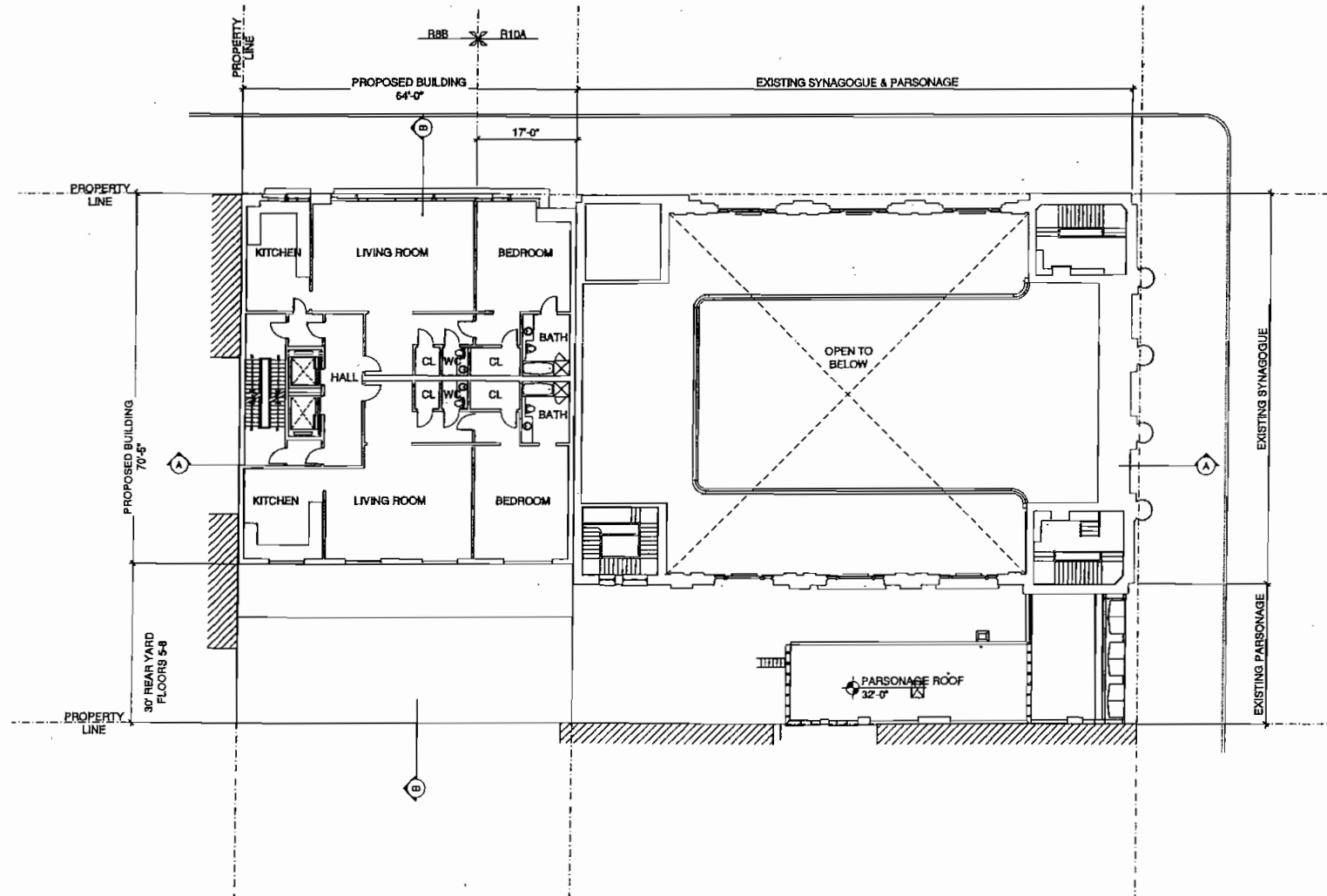
PLATT BYARD DOVELL WHITE ARCHITECTS LLP  
STEPHEN TILLY, Architect

PROPOSED THIRD FLOOR PLAN

AUGUST 15, 2005







NOTE: INTERIOR PARTITIONS  
FOR ILLUSTRATIVE  
PURPOSES ONLY

10 WEST 70th ST.

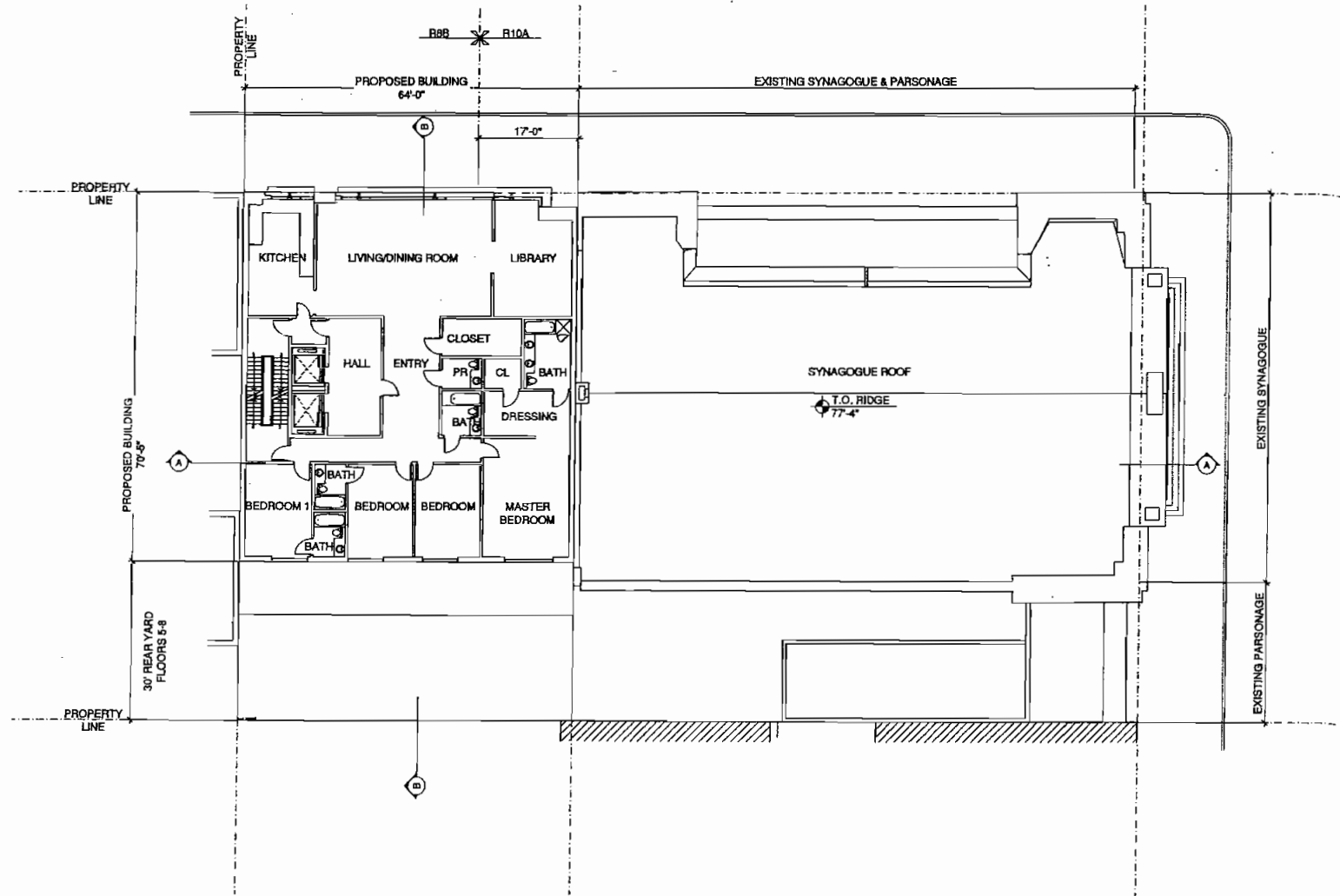
PLATT BYARD DOVELL WHITE ARCHITECTS LLP  
STEPHEN TILLY, Architect

PROPOSED FIFTH FLOOR PLAN

AUGUST 15, 2005







NOTE: INTERIOR PARTITIONS  
FOR ILLUSTRATIVE  
PURPOSES ONLY

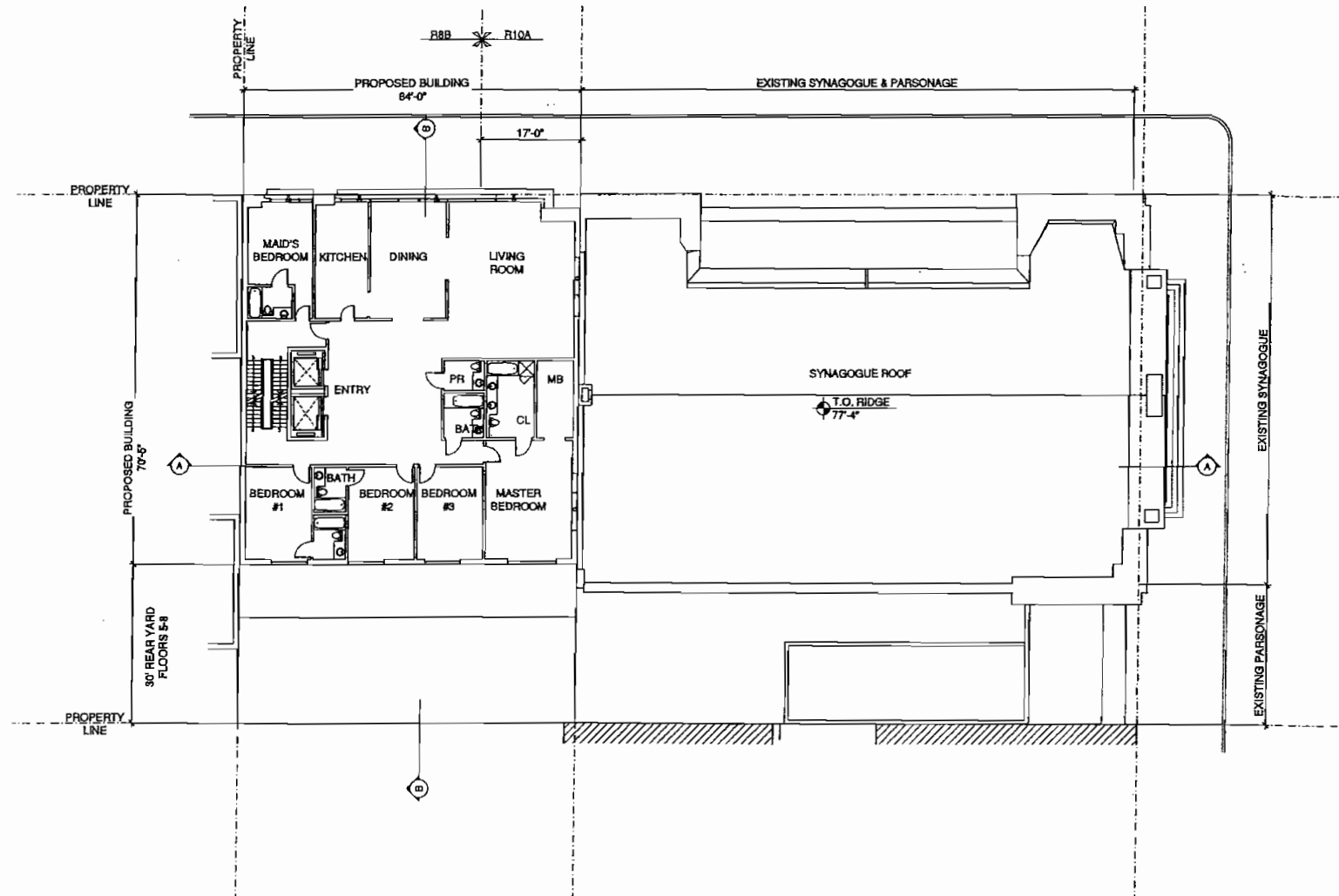
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PLATT BYARD DOVELL WHITE    STEPHEN TILLY, Architect  
ARCHITECTS LLP

PROPOSED SIXTH FLOOR PLAN

AUGUST 15, 2005



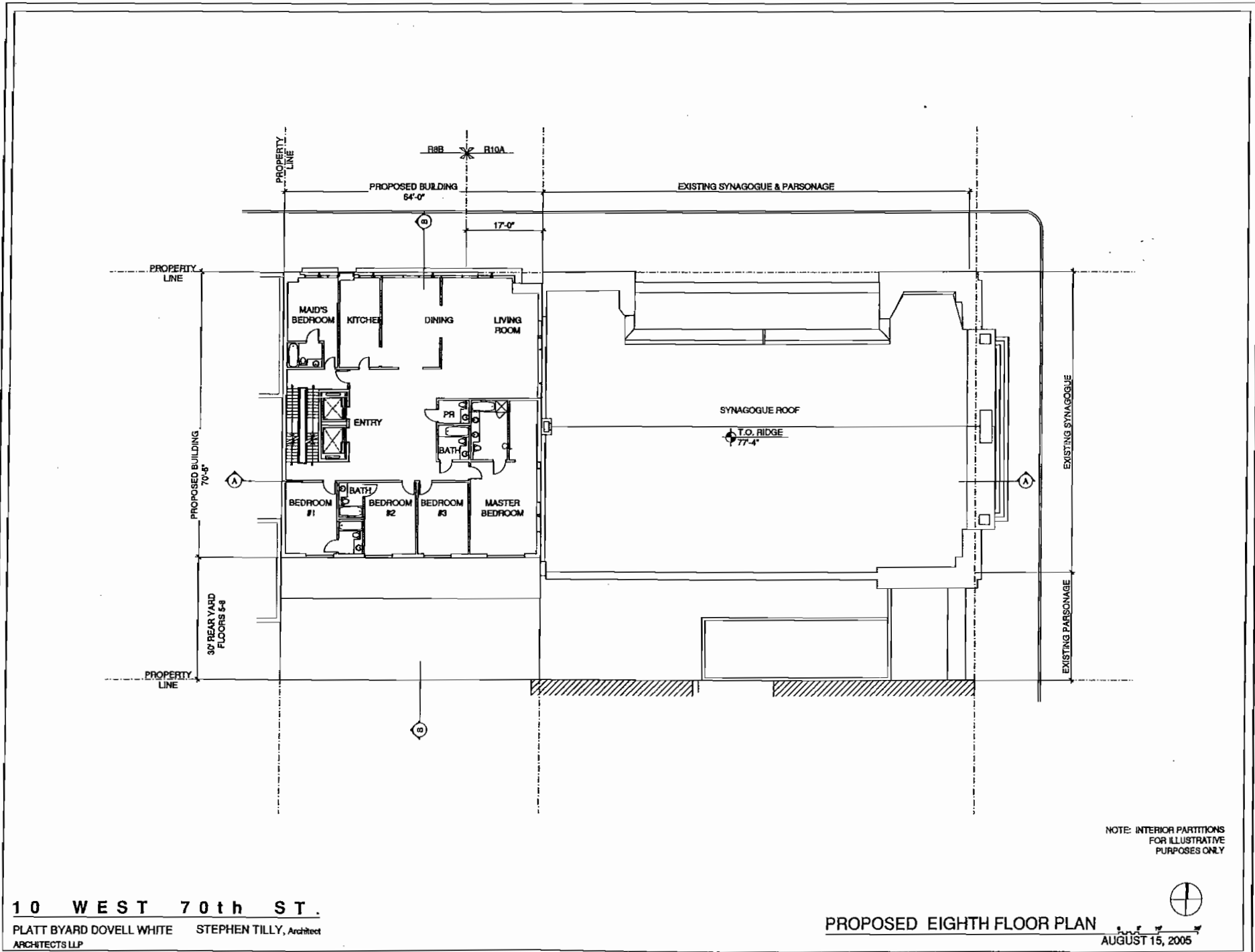


10 WEST 70th ST.

PLATT BYARD DOVELL WHITE ARCHITECTS LLP      STEPHEN TILLY, Architect

PROPOSED SEVENTH FLOOR PLAN

AUGUST 15, 2005

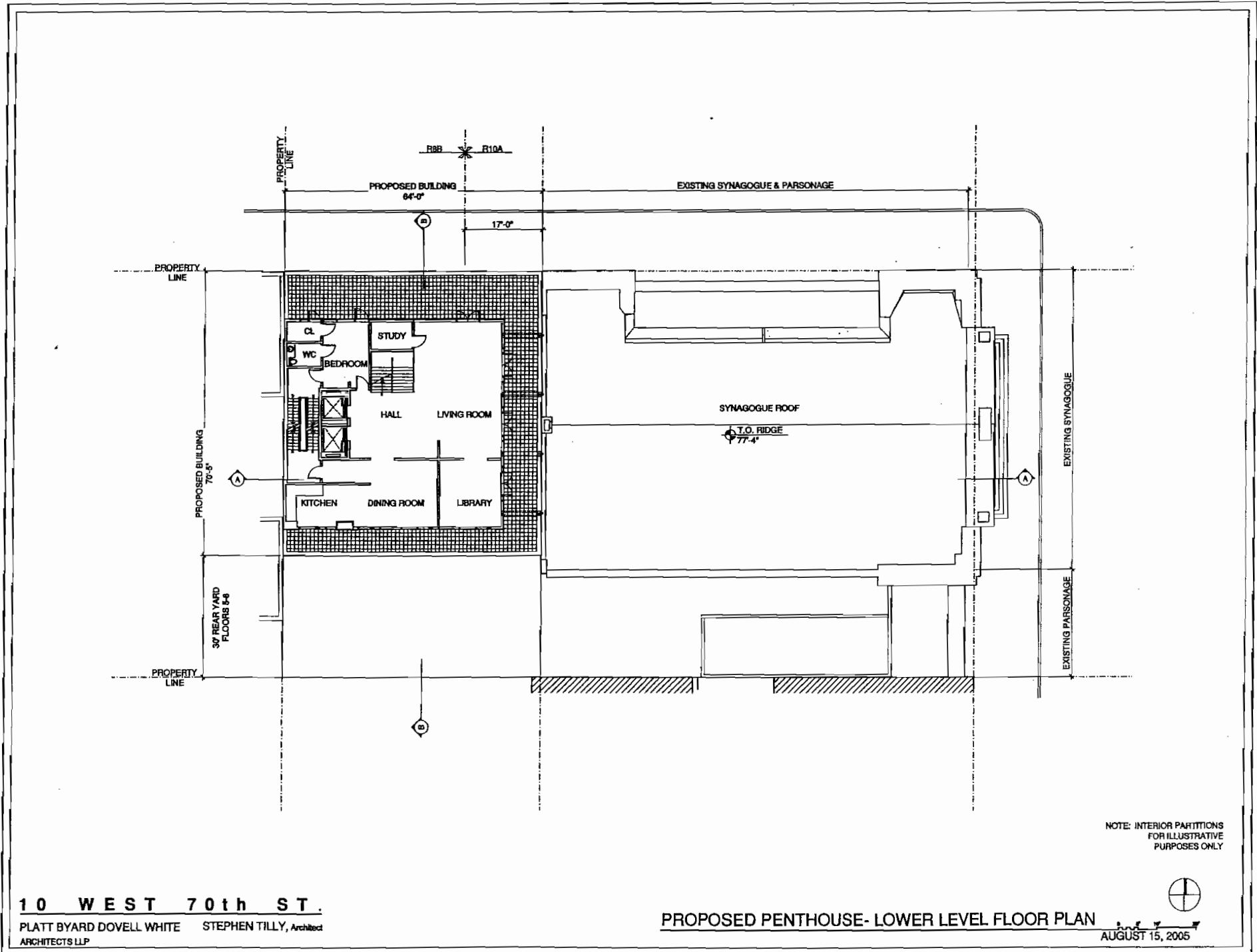


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PLATT BYARD DOVELL WHITE ARCHITECTS LLP    STEPHEN TILLY, Architect

PROPOSED EIGHTH FLOOR PLAN

AUGUST 15, 2005

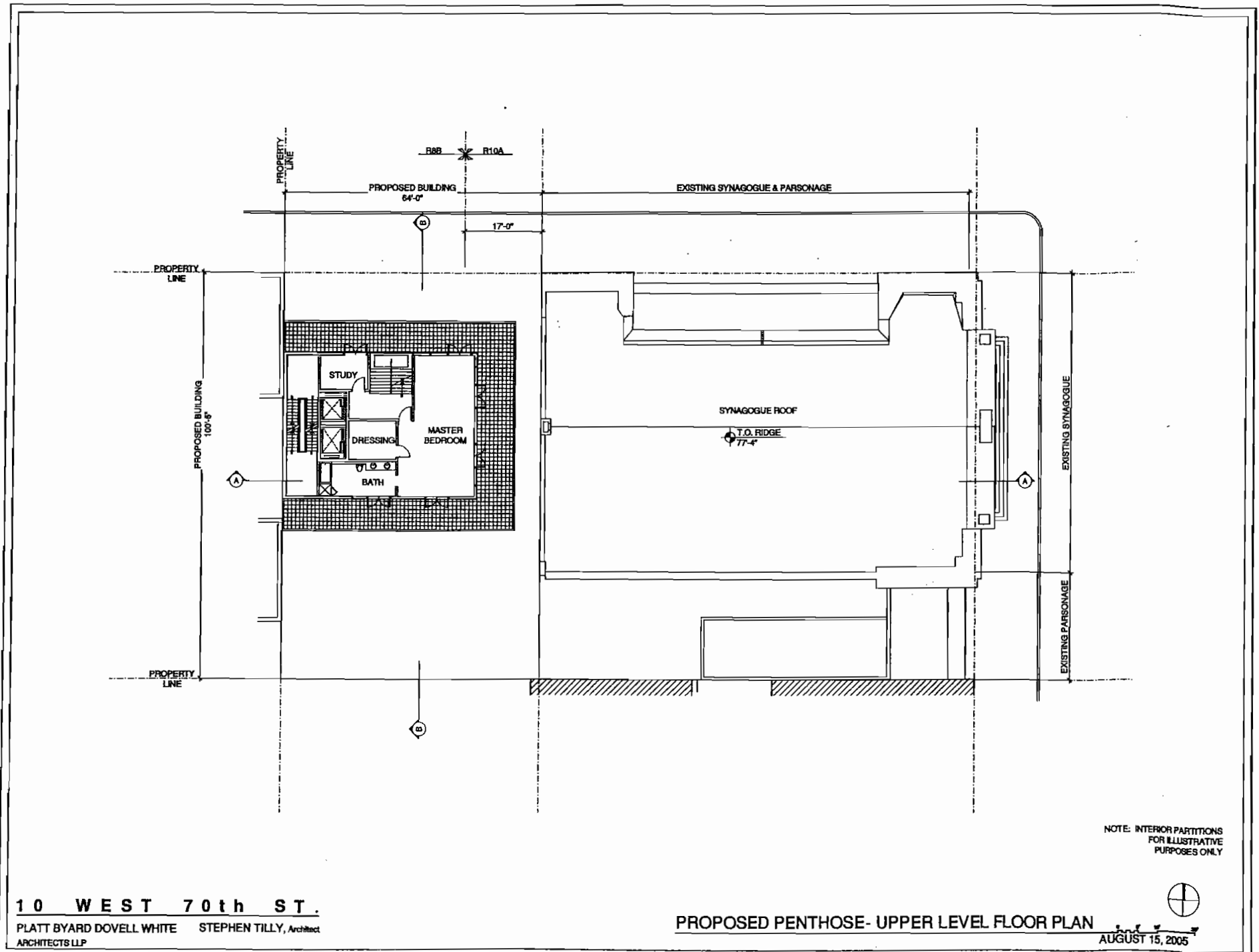


10 WEST 70th ST.

PLATT BYARD DOVELL WHITE    STEPHEN TILLY, Architect  
ARCHITECTS LLP

PROPOSED PENTHOUSE- LOWER LEVEL FLOOR PLAN

AUGUST 15, 2005

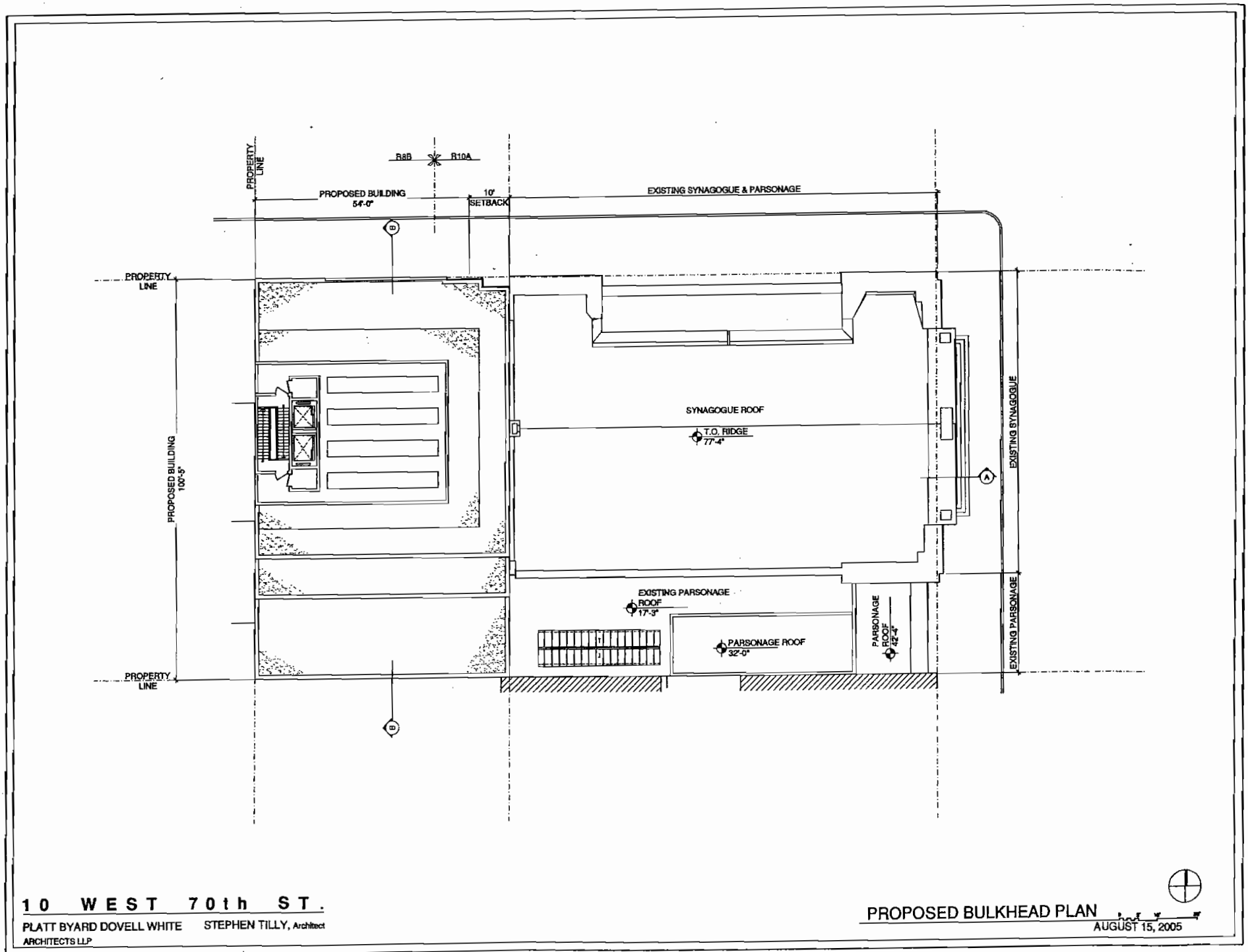


10 WEST 70th ST.

PLATT BYARD DOVELL WHITE ARCHITECTS LLP    STEPHEN TILLY, Architect

PROPOSED PENTHOSE- UPPER LEVEL FLOOR PLAN

AUGUST 15, 2005

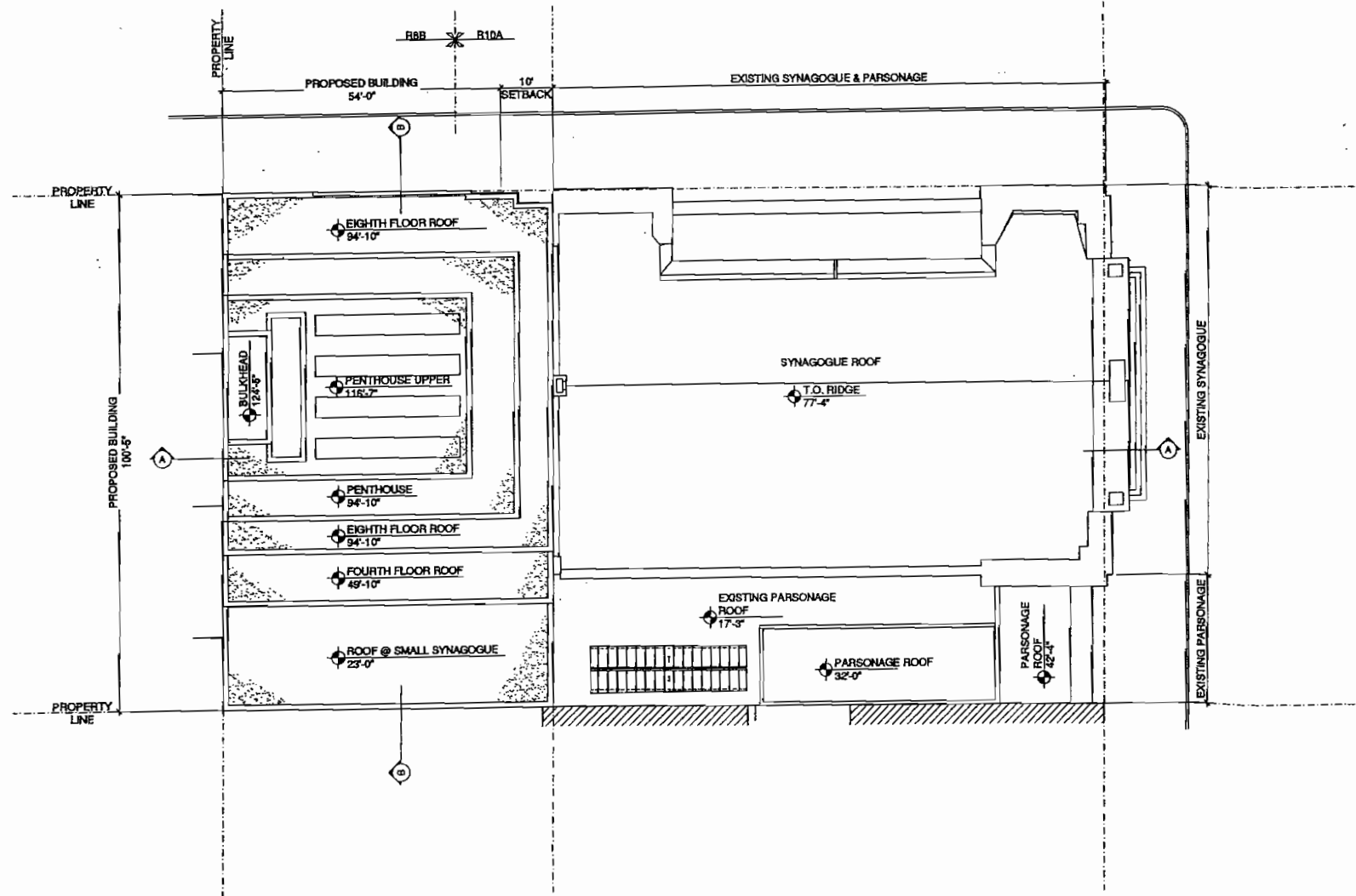


10 WEST 70th ST.

PLATT BYARD DOVELL WHITE ARCHITECTS LLP  
STEPHEN TILLY, Architect

PROPOSED BULKHEAD PLAN

AUGUST 15, 2005



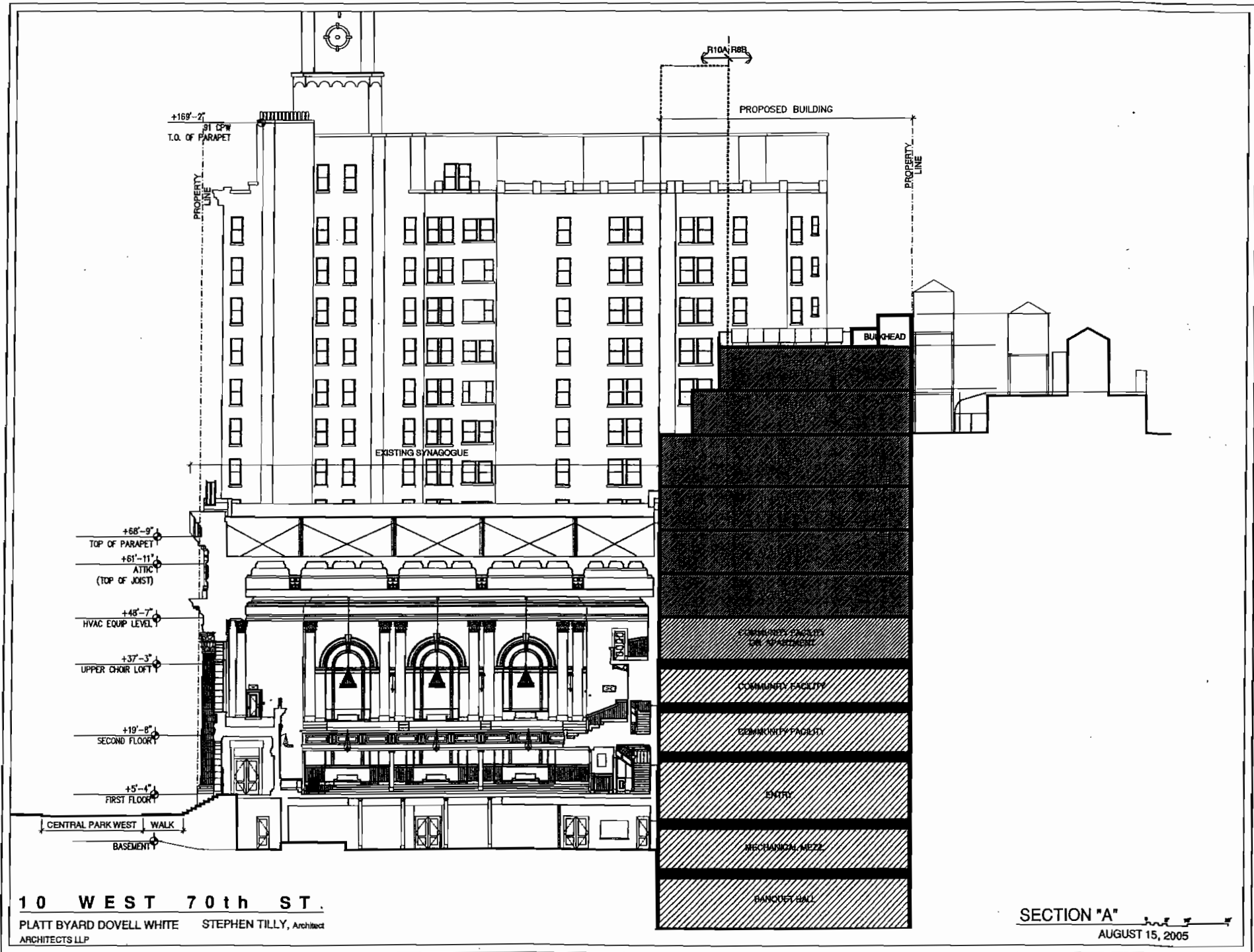
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PLATT BYARD DOVELL WHITE ARCHITECTS LLP    STEPHEN TILLY, Architect

PROPOSED ROOF PLAN

AUGUST 15, 2005





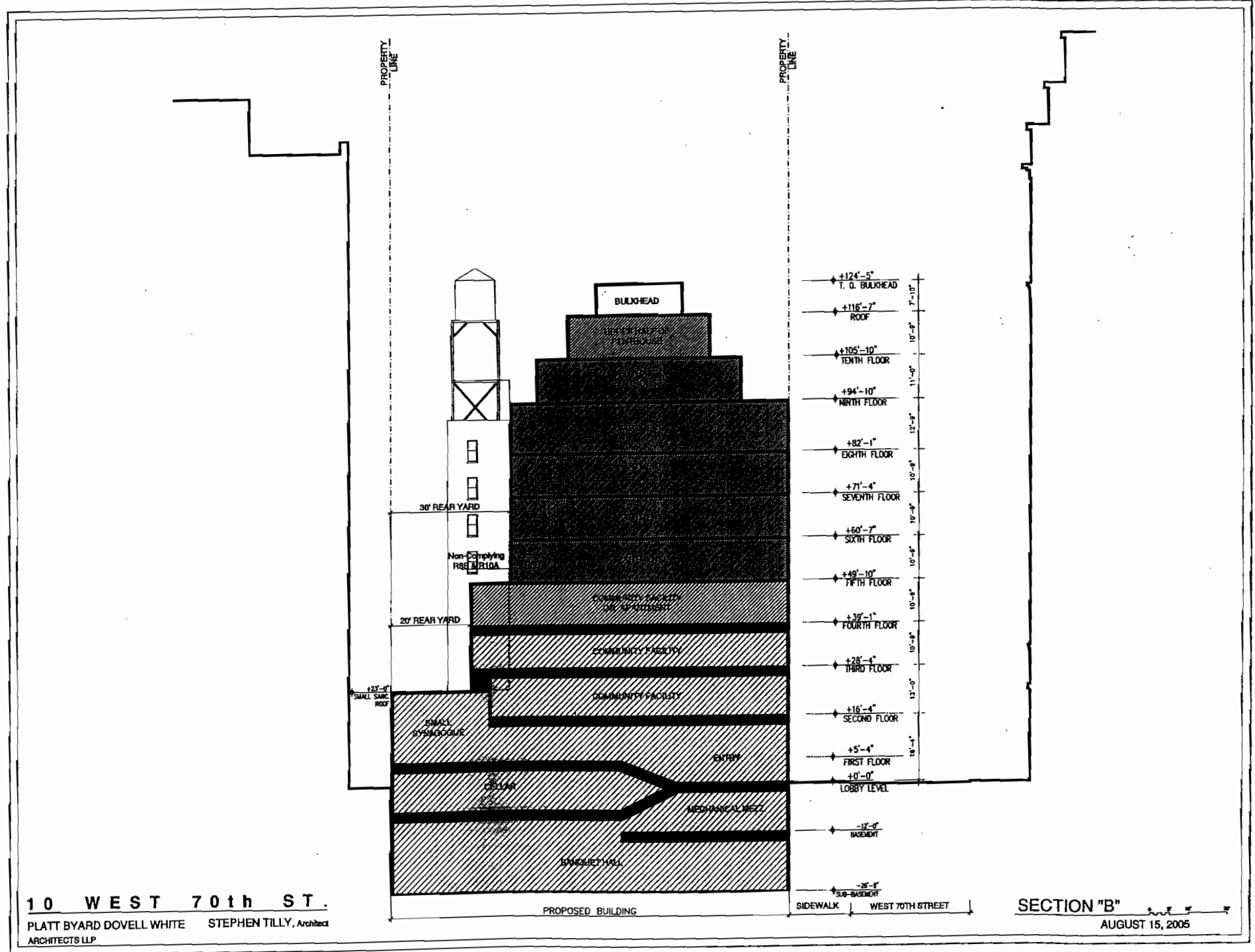
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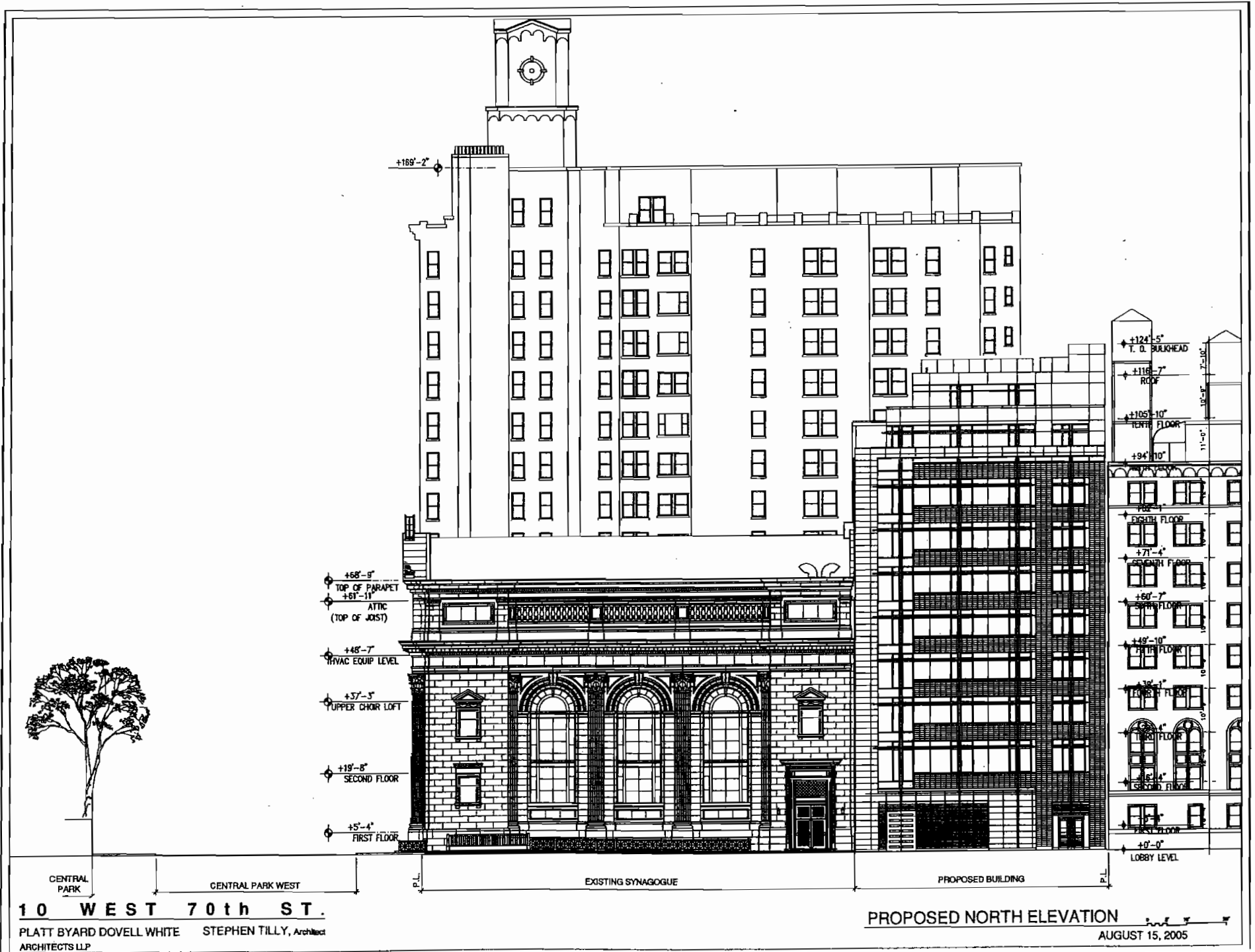
PLATT BYARD DOVELL WHITE    STEPHEN TILLY, Architect  
ARCHITECTS LLP

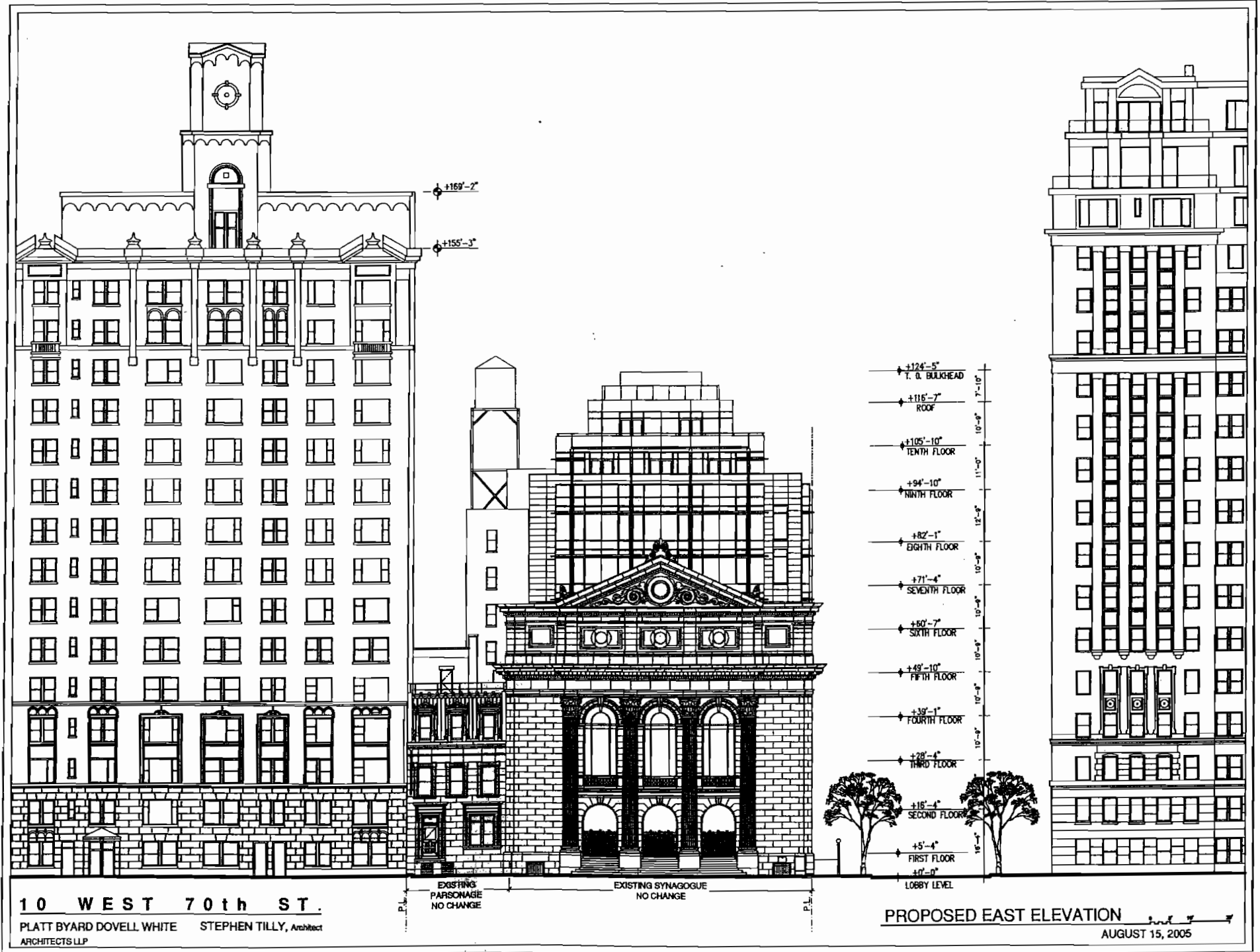
SECTION "A"

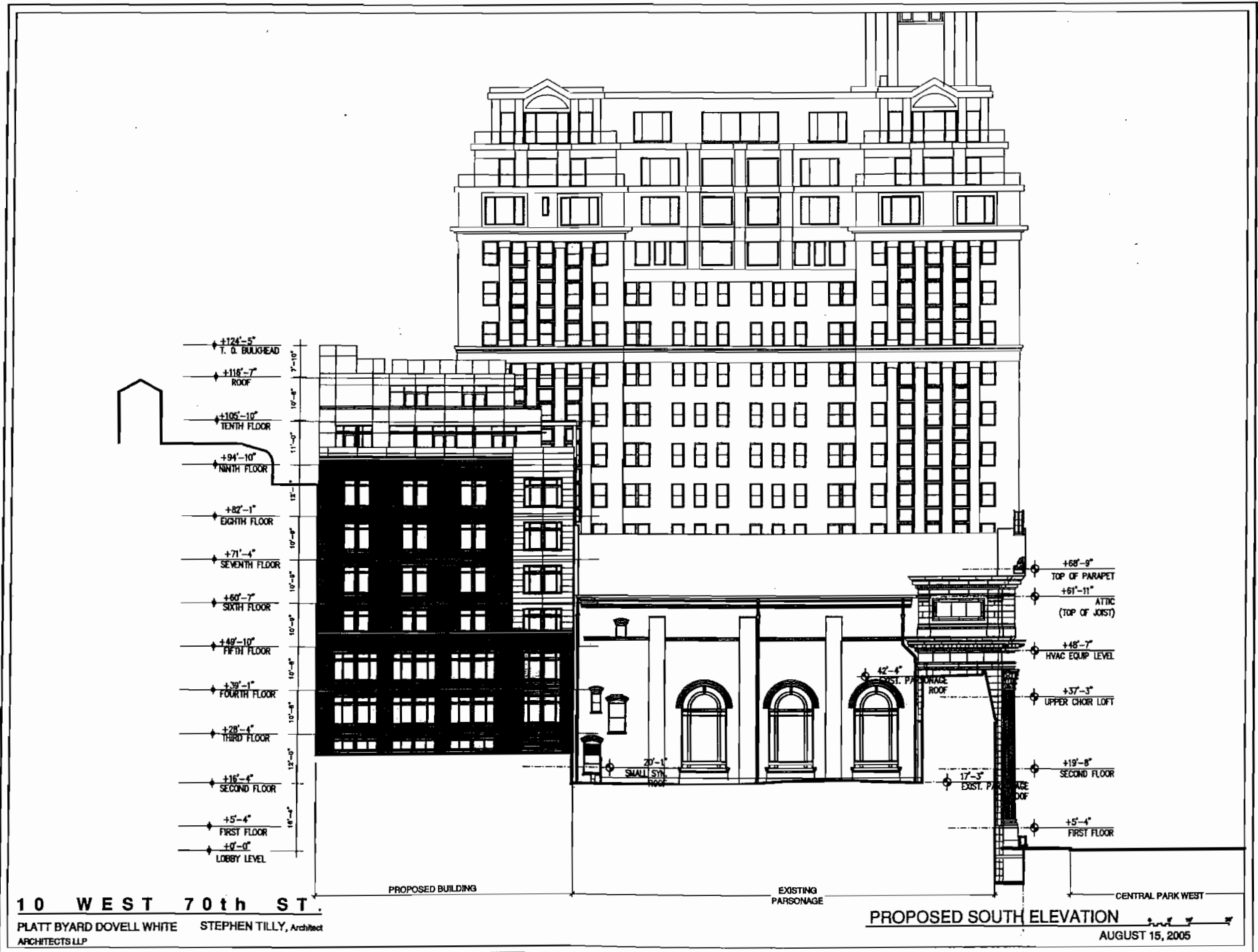
AUGUST 15, 2005

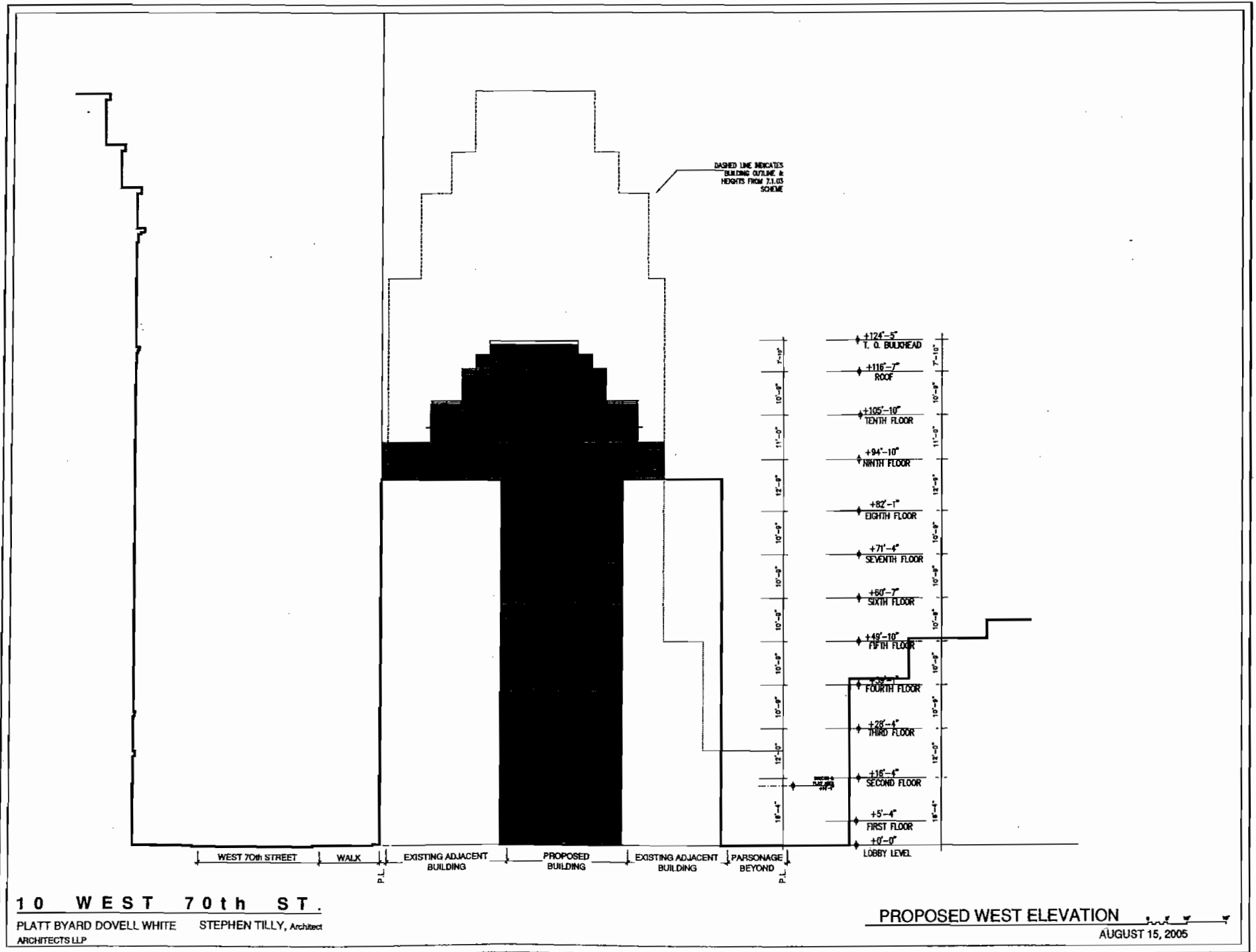


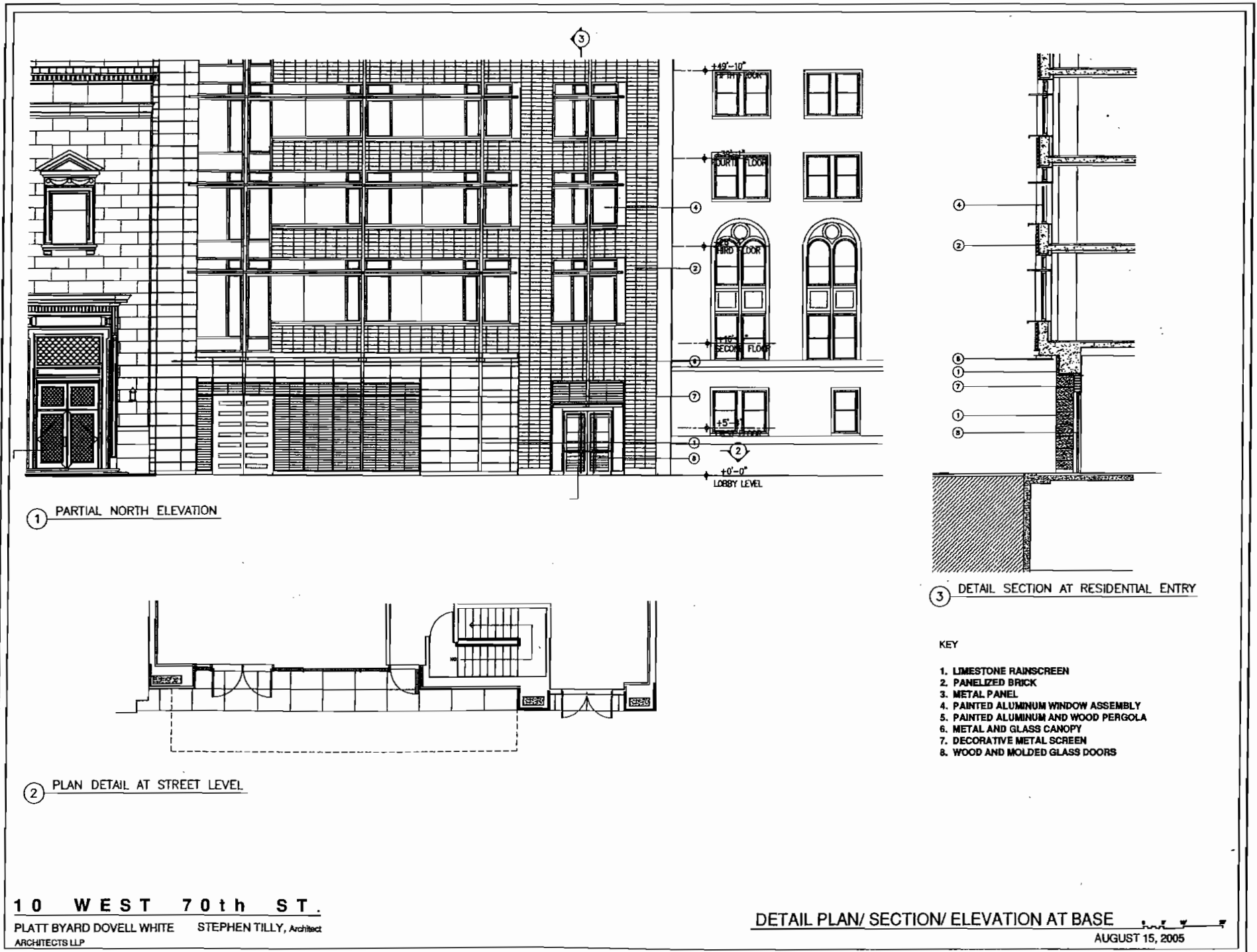










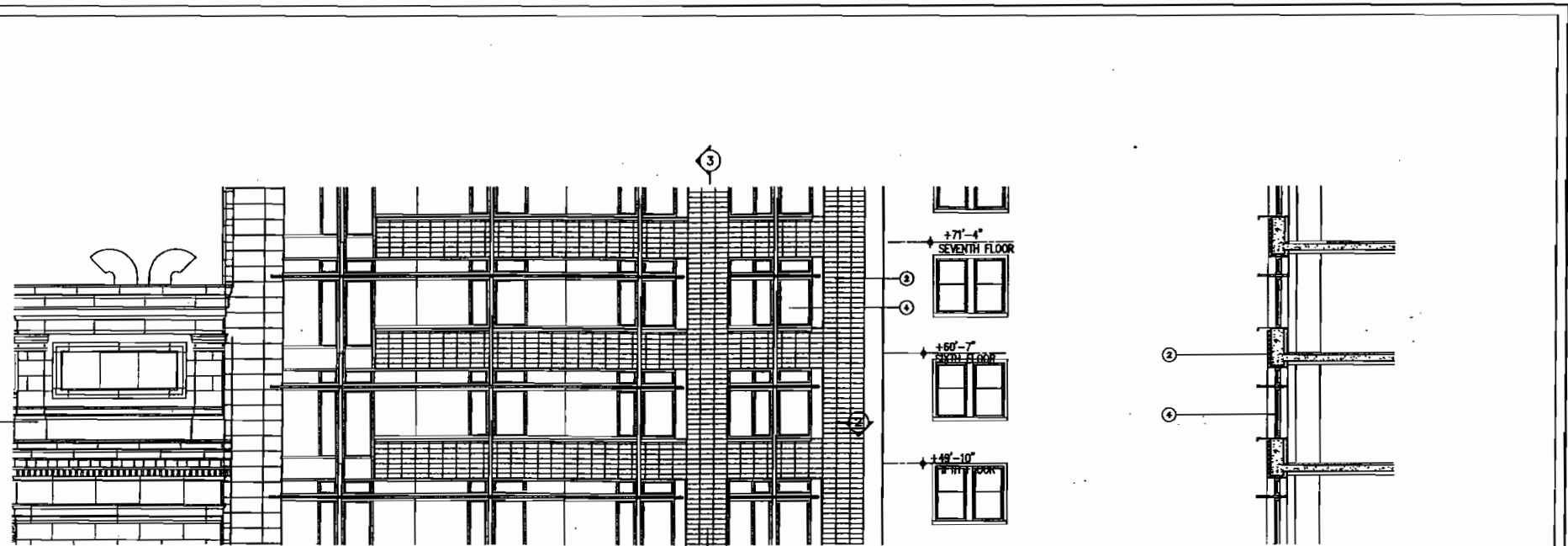


10 WEST 70th ST.

PLATT BYARD DOVELL WHITE ARCHITECTS LLP    STEPHEN TILLY, Architect

DETAIL PLAN/ SECTION/ ELEVATION AT BASE

AUGUST 15, 2005



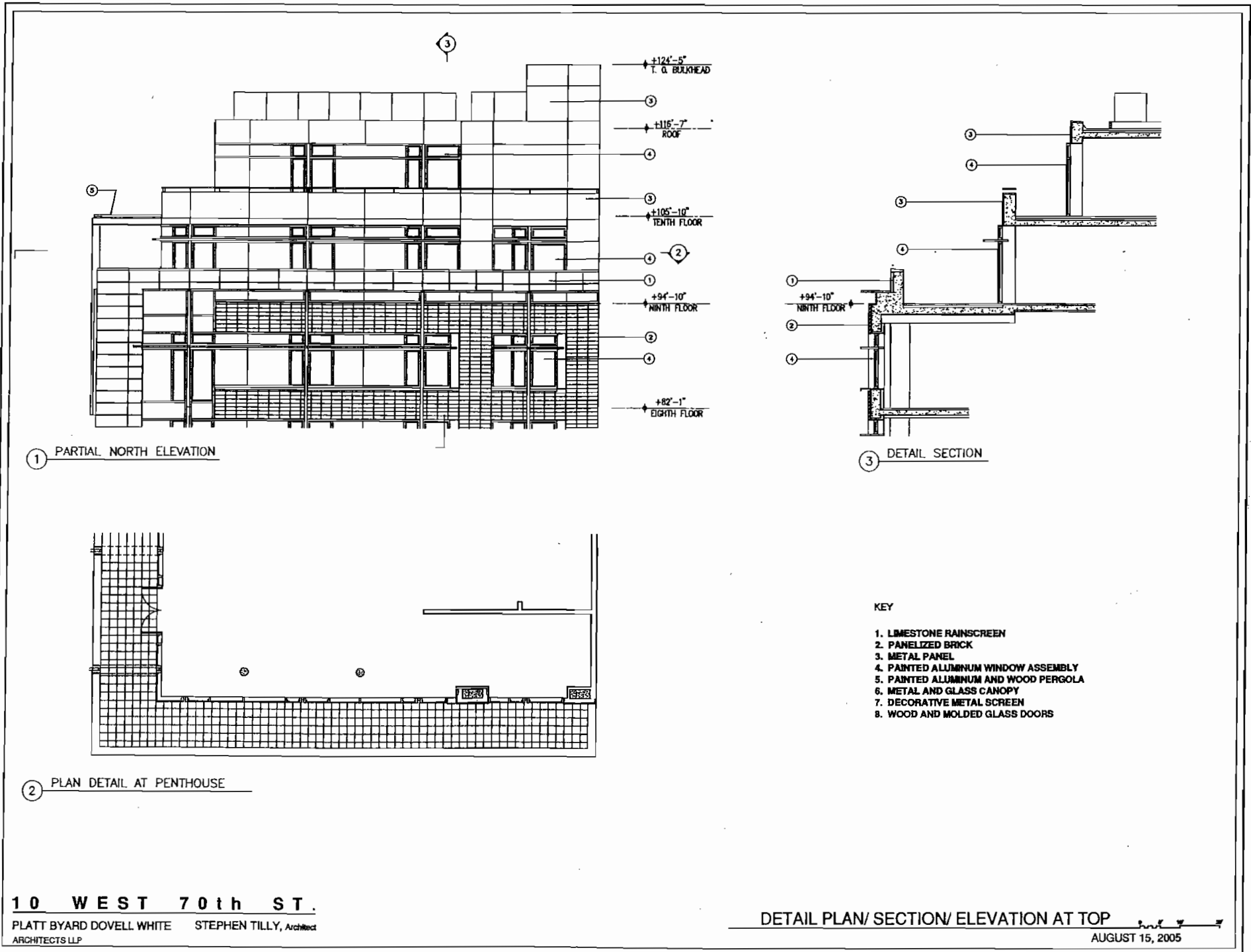
1 PARTIAL NORTH ELEVATION

3 DETAIL SECTION

2 PLAN DETAIL AT TYPICAL FLOOR

KEY

- 1. LIMESTONE RAINSCREEN
- 2. PANELIZED BRICK
- 3. METAL PANEL
- 4. PAINTED ALUMINUM WINDOW ASSEMBLY
- 5. PAINTED ALUMINUM AND WOOD PERGOLA
- 6. METAL AND GLASS CANOPY
- 7. DECORATIVE METAL SCREEN
- 8. WOOD AND MOLDED GLASS DOORS







CENTRAL PARK

CENTRAL PARK WEST

EXISTING SYNAGOGUE

EXISTING COMM. FACILITY

VACANT LOT

PROPERTY LINE

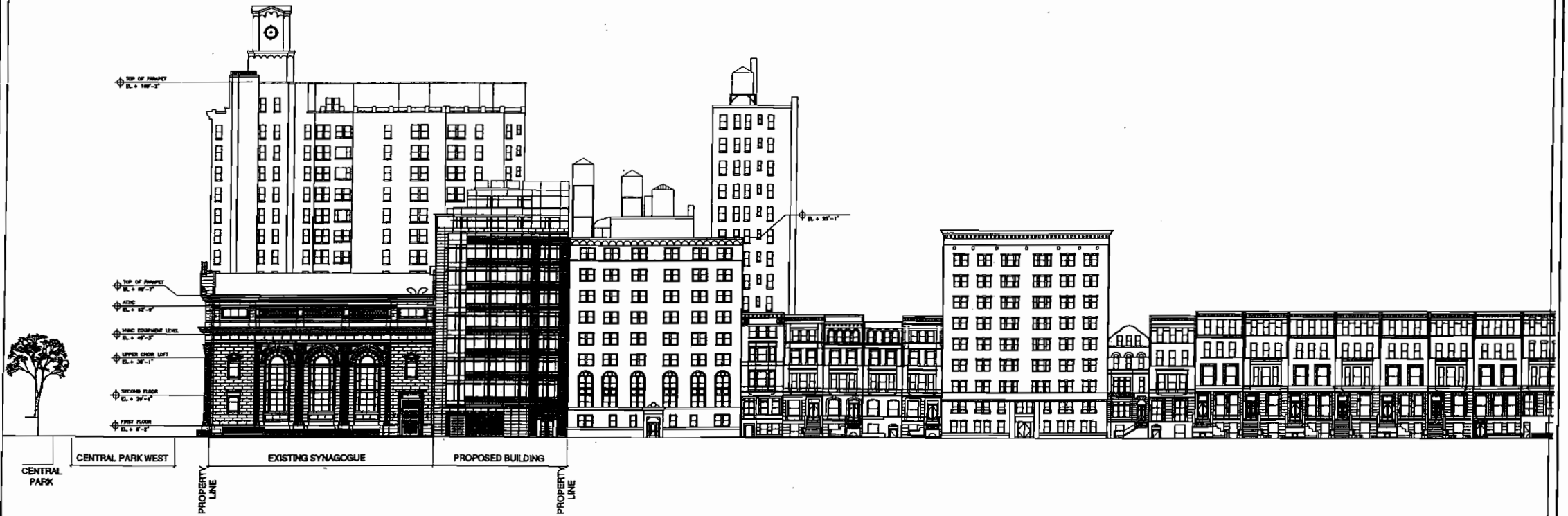
PROPERTY LINE

10 WEST 70th ST.

PLATT BYARD DOVELL WHITE ARCHITECTS LLP

EXISTING NORTH CONTEXT ELEVATION  
CENTRAL PARK WEST

AUGUST 15, 2005

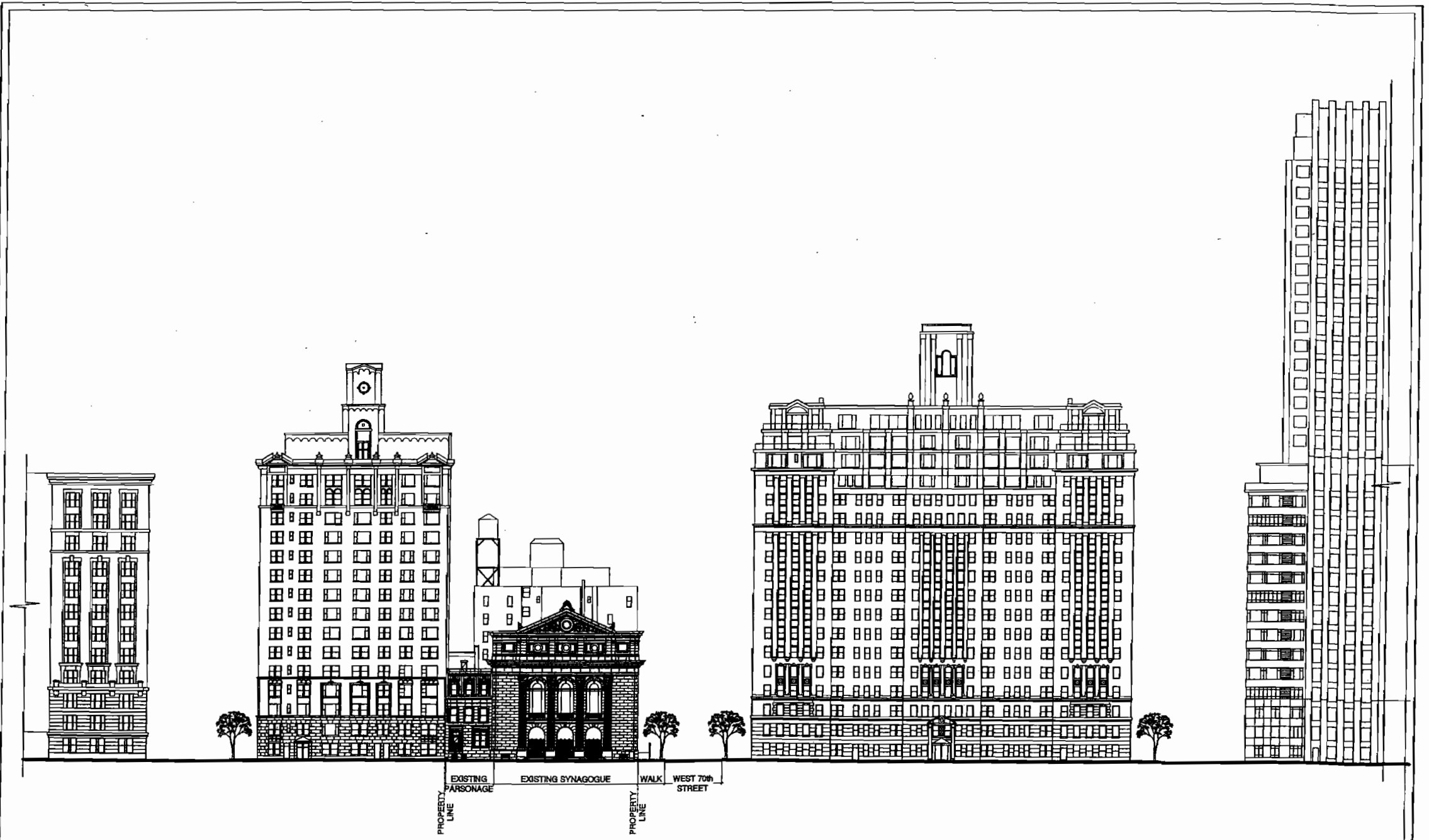


10 WEST 70th ST.

PLATT BYARD DOVELL WHITE  
ARCHITECTS LLP

PROPOSED NORTH CONTEXT ELEVATION  
CENTRAL PARK WEST

AUGUST 15, 2005



10 WEST 70th ST.

PLATT BYARD DOVELL WHITE  
ARCHITECTS LLP

EXISTING EAST CONTEXT ELEVATION  
CENTRAL PARK WEST

AUGUST 15, 2005

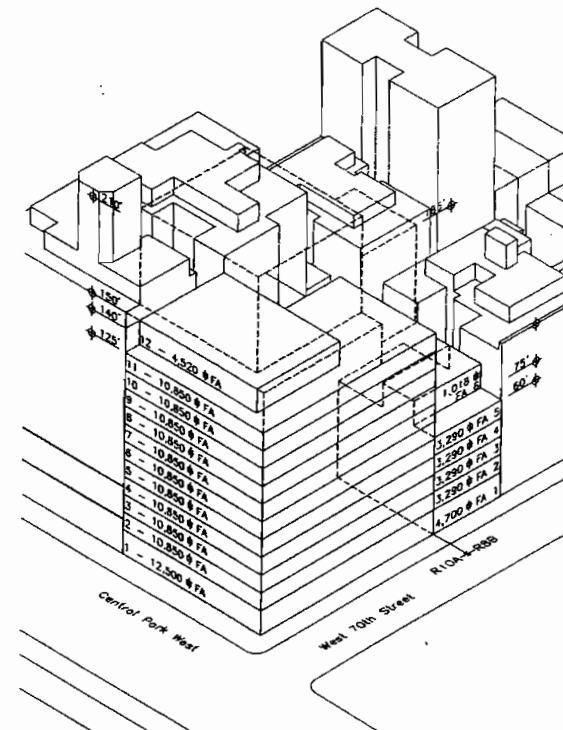
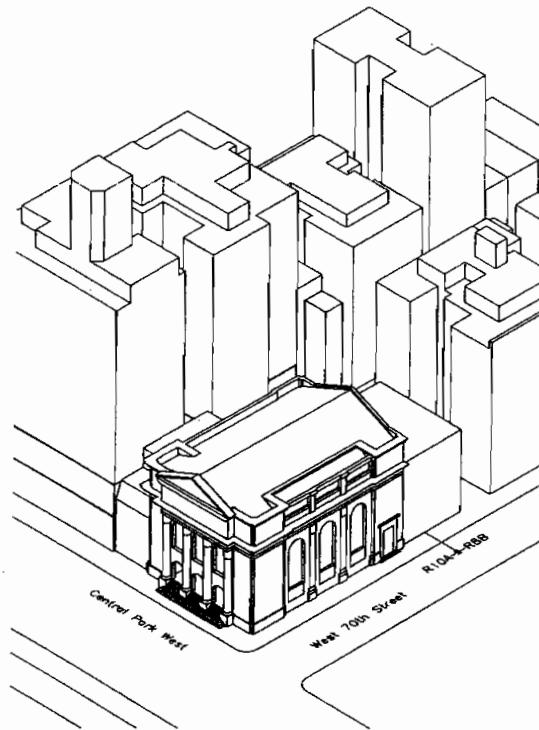
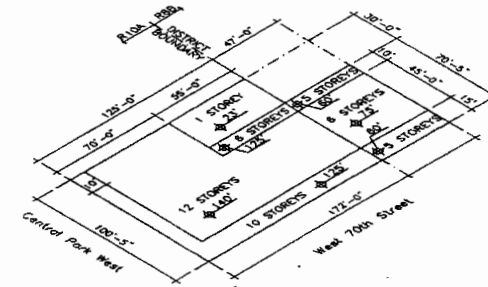
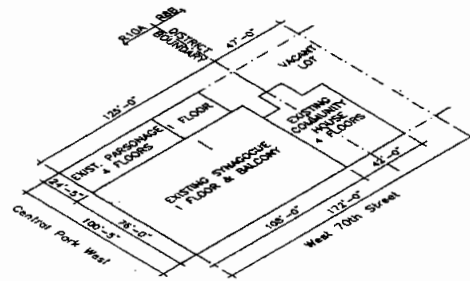


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PLATT BYARD DOVELL WHITE  
ARCHITECTS LLP

PROPOSED EAST CONTEXT ELEVATION  
CENTRAL PARK WEST

AUGUST 15, 2005



**EXISTING BUILDINGS**

LOT AREA: 17,272 SF  
 EXISTING FLOOR AREA:  
 R10A- 41,268 SF  
 R8B- 6,044 SF  
 COMBINED - 47,412 SF

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

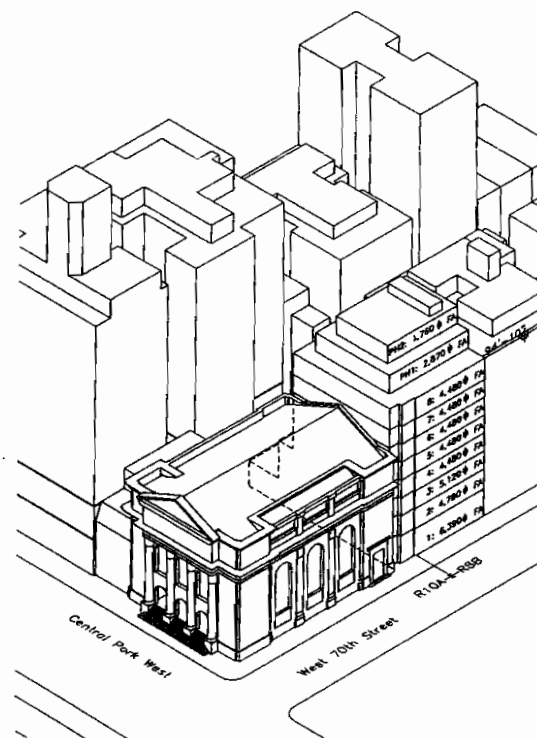
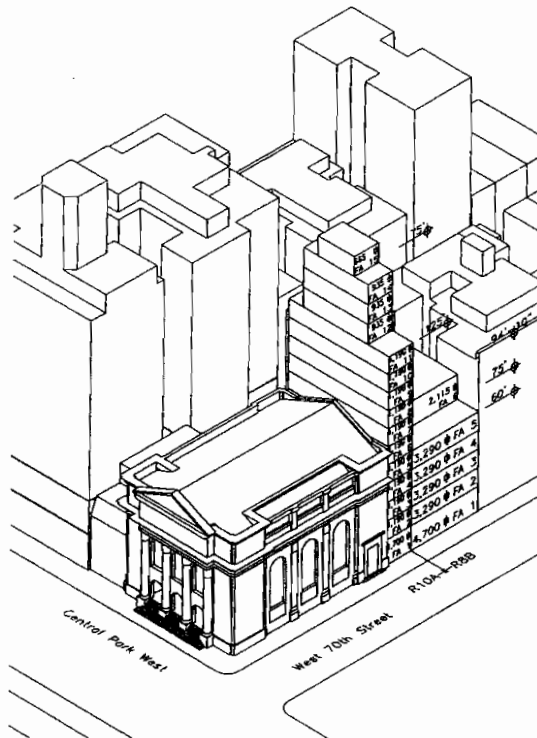
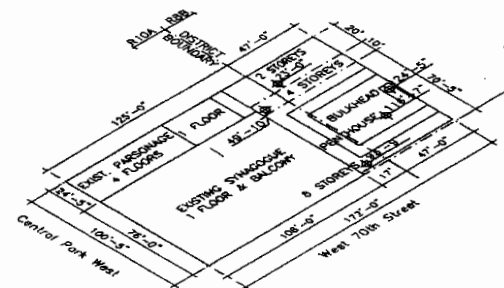
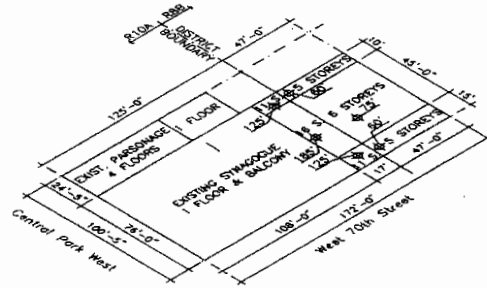
LOT AREA: 17,272 SF  
 MAXIMUM FLOOR AREA:  
 R10A- 125,520 SF  
 R8B- 19,800 SF  
 COMBINED - 144,400 SF

**10 WEST 70th ST.**

PLATT BYARD DOVELL WHITE STEPHEN TILLY, Architect  
 ARCHITECTS LLP

**ZONING ENVELOPE**

AUGUST 15, 2005



**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  
 R8B- 18,878 SF  
 COMBINED - 35,948 SF

PROPOSED FLOOR AREA:  
 R10A- 10,980 SF  
 R8B- 32,980 SF  
 COMBINED - 43,960 SF

REQUIREMENTS (PRELIMINARY LIST)		
	R8B	R10A
STREET WALL HT. (MAX.)	60'	125'
BUILDING HEIGHT (MAX.)	75'	185'
LOT AREA	4,720 S.F.	1,707 S.F.
FLOOR AREA RATIO	4.00	10.00
REAR YARD	30'	30'
LOT COVERAGE (OVER 23')	70%	70%

ZONING AREAS (PROPOSED)			
FLOOR	R8B	R10A	TOTAL
1	4,670 S.F.	1,720 S.F.	6,390 S.F.
2	3,510 S.F.	1,270 S.F.	4,780 S.F.
3	3,760 S.F.	1,360 S.F.	5,120 S.F.
4	3,760 S.F.	1,360 S.F.	5,120 S.F.
5	3,290 S.F.	1,190 S.F.	4,480 S.F.
6	3,290 S.F.	1,190 S.F.	4,480 S.F.
7	3,290 S.F.	1,190 S.F.	4,480 S.F.
8	3,290 S.F.	1,190 S.F.	4,480 S.F.
PH-1	2,430 S.F.	440 S.F.	2,870 S.F.
PH-2	1,690 S.F.	70 S.F.	1,760 S.F.
<b>TOTAL</b>	<b>32,980 S.F.</b>	<b>10,980 S.F.</b>	<b>43,960 S.F.</b>

REQUIRED VARIANCES		
	R8B	R10A
PROPOSED	32,980 S.F.	10,980 S.F.
ALLOWED	18,880 S.F.	17,070 S.F.
VARIANCE REQUIRED	(-14,100 S.F.)	+6,090 S.F.

**10 WEST 70th ST.**

PLATT BYARD DOVELL WHITE    STEPHEN TILLY, Architect  
 ARCHITECTS LLP

**ZONING ENVELOPE**

AUGUST 15, 2005