

THE LIRIO, 806 NINTH AVENUE - ILLUSTRATIVE RENDERING FROM THE NORTHWEST

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THE LIRIO

806 9TH AVE
NEW YORK, NY 10019

OWNER:
LIRIO MANAGER LLC
c/o THE HUDSON COMPANIES,INC
826 BROADWAY, 11TH FLOOR
NEW YORK, NY 10003
T 212.777.9500

ARCHITECT:
CETRA RUDDY ARCHITECTURE DPC
1 BATTERY PARK PLAZA, SUITE 800
NEW YORK, NY 10004
212.941.9801

STRUCTURAL ENGINEER:
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NEW YORK NY 10005
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MEP ENGINEER:
EP ENGINEERING LLC
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T 845 567.6656

LANDSCAPE ARCHITECT:
NV5
32 OLD SLIP, 4TH FLOOR
NEW YORK, NEW YORK 10005
T 646.795.3608

PRELIMINARY - NOT FOR CONSTRUCTION

DESCRIPTION	DATE
DCP AMENDMENT	2022.08.09
DCP AMENDMENT	2022.03.17
DCP SUBMISSION REV.	2022.01.03
DCP SUBMISSION	2021.12.28

REGISTERED ARCHITECT
JOHN CETRA
No. 018861
STATE OF NEW YORK

1593383

PROFESSIONAL CERTIFICATION

CETRARUDDY

COVER SHEET

DRAWING NO. **U-000.00**

PROJECT: 1912 SCALE: LOT PLAN: FOR

CETRARUDDY ARCHITECTURE DPC
1 BATTERY PARK PLAZA, NEW YORK NY 10004 T 212 941 9801 F 212 941 9440
WWW.CETRARUDDY.COM

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GENERAL NOTES

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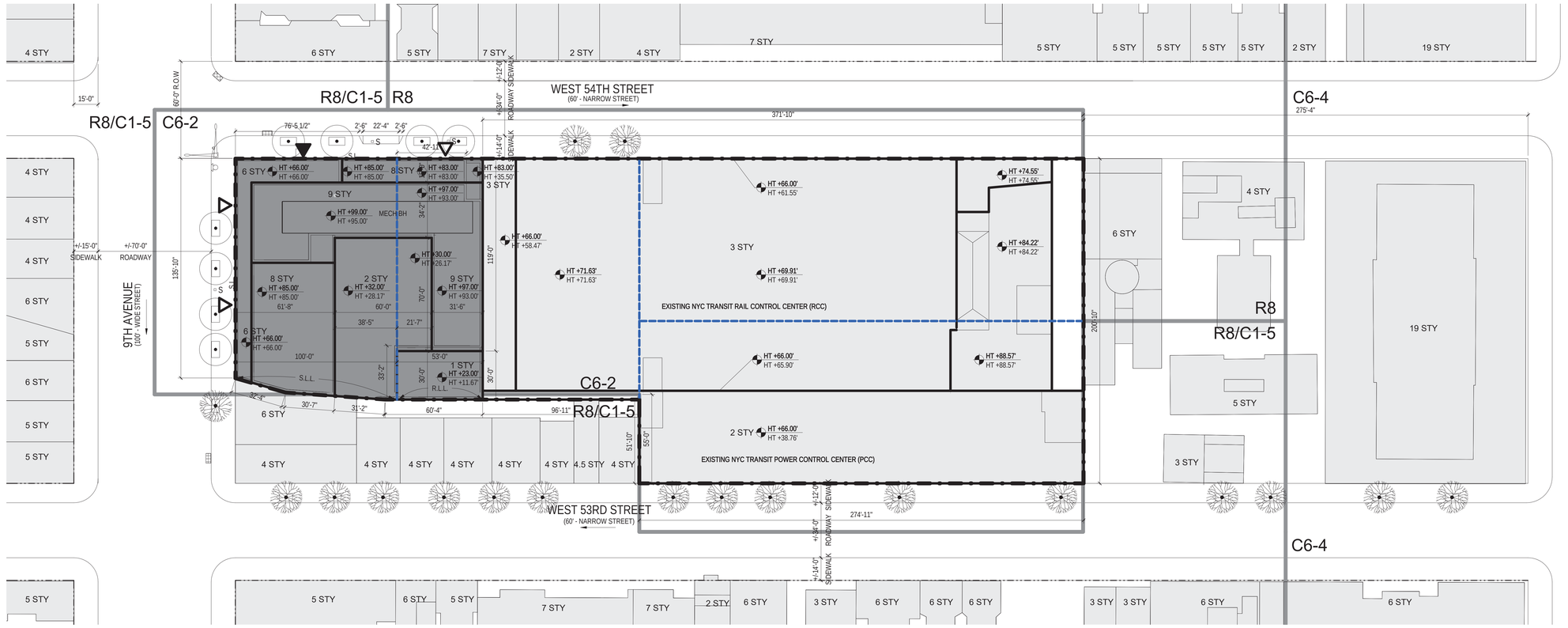

1 ZONING LOT SITE PLAN
1" = 30'-0"

LEGEND

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- COMMUNITY FACILITY ACCESS POINT
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- C1-5/R8 R8 — ZONING DISTRICTS
- 7 STY — # STORIES
- ROAD DIRECTION
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- LOT PORTION LINE
- STREET LAMP
- TRAFFIC LIGHT
- STREET LAMP WITH TRAFFIC LIGHT
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- PROPOSED STREET TREE
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- EXISTING POST
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- S — EXISTING SIGN
- EXISTING STREET VENT GRILLE
- CB — EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT + 99.00' / HT + 95.00' — PROPOSED MAX. BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- S.L. — STREET LINE
- S.L.L. — SIDE LOT LINE
- R.L.L. — REAR LOT LINE
- PROPOSED LANDSCAPED OPEN AREA FOR RESIDENTIAL

0' 15' 30' 60' 120'

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 220221(A) ZSM
SPECIAL PERMIT
ZR 96-104

CPC APPROVED: 06/08/2022 (Cal.No. 18)
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ZONING LOT SITE PLAN

DRAWING NO. U-001.00

PROJECT 1912 | SCALE As indicated | DATE | PLOT DATE

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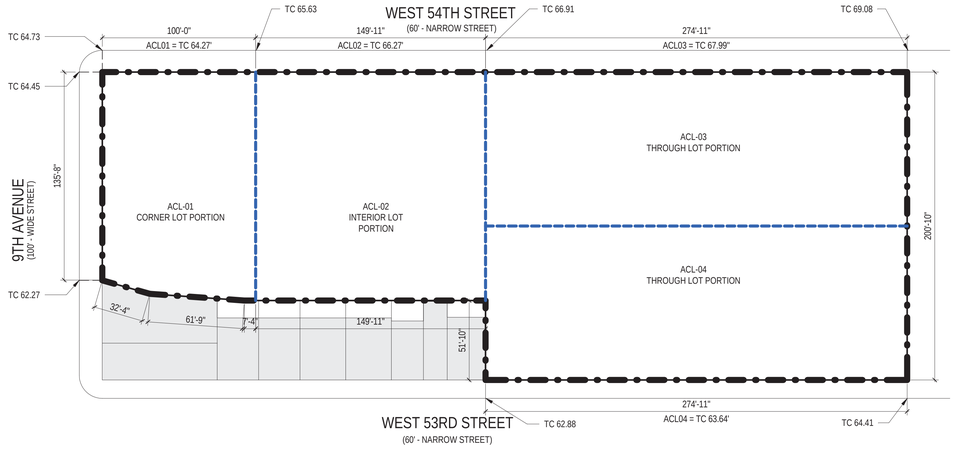


LEGEND

- ZONING LOT LINE
- EXISTING BUILDING FOOTPRINT
- LOT PORTION LINE

1 AVERAGE CURB LEVEL DIAGRAM
1" = 40'-0"

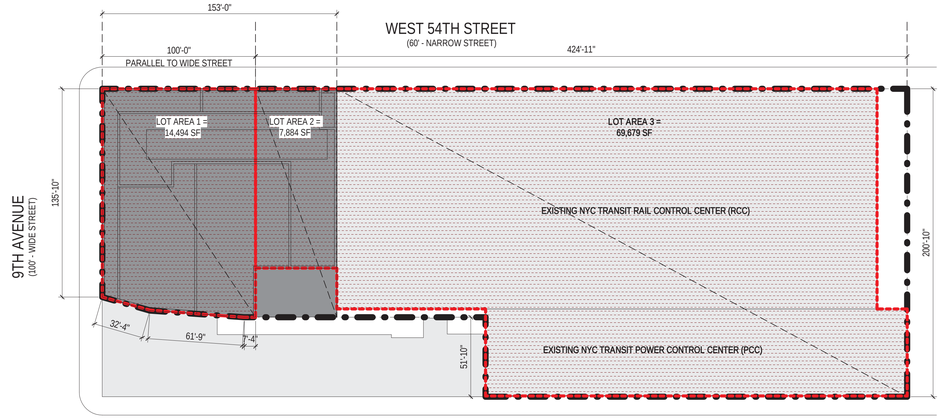
AVERAGE CURB LEVEL (ACL)

CORNER PORTION ACL-01:
(9TH AVE) TC 62.27 + TC 64.45 = 126.72/2 = TC 63.36
(54TH ST) TC 64.73 + TC 65.63= 130.36/2 = TC 65.18
AVERAGE CORNER CURB LEVEL:
TC 63.36 + TC 65.18 = 128.54/2 = **TC 64.27**

INTERIOR PORTION ACL-02:
TC 65.63 + TC 66.91 = 132.54/ 2 = **TC 66.27**

THROUGH PORTION (WEST 54TH ST) ACL-03:
TC 66.91 + TC 69.08 = 135.99/2 = **TC 67.99**

THROUGH PORTION (WEST 53RD ST) ACL-04:
TC 62.88 + TC 64.41 = 127.29/2 = **TC 63.64**



LEGEND

- ZONING LOT LINE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- PROPOSED LOT COVERAGE

2 LOT COVERAGE DIAGRAM
1" = 40'-0"

ZONING LOT AREA

PORTION WITHIN 100' OF WIDE STREET
LOT AREA 1 = 14,494 SF

PORTION BEYOND 100' OF WIDE STREET
LOT AREA 2 AND LOT AREA 3 = 77,563 SF

TOTAL ZONING LOT AREA = 92,057 SF

LOT COVERAGE CALCULATION

LOT COVERAGE :	WITHIN 100' OF WIDE ST	BEYOND 100' OF WIDE ST
	LOT AREA 1 14,494 SF / 14,494 SF =100.00% ALLOWED MAX COVERAGE 70%COVERAGE EXTENT (14,494 X 70% =10,146 SF) (DOES NOT COMPLY)	LOT AREA 2&3 72,396 SF / 77,563 SF = 93.30% ALLOWED MAX COVERAGE 60%COVERAGE EXTENT (77,563 X 60% = 46,538 SF) (DOES NOT COMPLY)

ZONING CHART

Address: 806 9TH AVENUE, MANHATTAN
Block: 1044
Lot(s): 3
Lot Area: 92, 057 SF
Zoning Map No: 8C
Proposed Zoning District: C6-2 (PRESERVATION AREA IN SPECIAL CLINTON)
Community Boards MN4

ZR	Item/Description	Required/ Permitted	Proposed			Comments	
			Existing to Remain	Proposed New	Total	Compliance/ Conformance	Notes
USE							
	USE GROUPS						
32-00/							PER ZR 77-11. THE USE AND BULK REGULATIONS APPLICABLE TO THE C6-2 DISTRICT APPLY TO THE 541 SF PORTION OF THE DEVELOPMENT SITE THAT REMAINS IN THE R8/C1-5 DISTRICT
32-00/22-12/ 32-15		1-12	12C	2, 6, 12C	2, 6, 12C	CONFORMS	
BULK							
	FAR						
96-101	COMMERCIAL	4.20 FAR	1.97 FAR	.41 FAR	2.38 FAR	COMPLIES	
	RESIDENTIAL	4.20 FAR	0 FAR	1.00 FAR	1.00 FAR	COMPLIES	
	MAX TOTAL FAR	**4.20 FAR**	**1.97 FAR**	**1.41 FAR**	**3.38 FAR**	COMPLIES	
	FLOOR AREA						
96-101	COMMERCIAL (USE GROUP 6)	386,639 SF	0 SF	6,935 SF	6,935 SF	COMPLIES	
	COMMERCIAL (USE GROUP 12C)	386,639 SF	180,937 SF	30,466 SF	211,403 SF	COMPLIES	
	RESIDENTIAL (USE GROUP 2)	386,639 SF	0 SF	92,602 SF	92,602 SF	COMPLIES	
	MAX TOTAL MIXED BUILDING	**386,639 SF**	**180,937 SF**	**130,003 SF**	**310,940 SF**	COMPLIES	
	LOT COVERAGE						
96-102	WITHIN 100' OF WIDE STREET	70%	100%			DOES NOT COMPLY	SPECIAL PERMIT REQUIRED PURSUANT TO ZR 96-104
	BEYOND 100' OF WIDE STREET	60%	93.30%			DOES NOT COMPLY	SPECIAL PERMIT REQUIRED PURSUANT TO ZR 96-104
96-102	OPEN SPACE REQUIREMENT	REQ'D USABLE LANDSCAPED OPEN AREA FOR RES: 20% OF ZONING LOT AREA	7,361 SF/92,057 SF = 8%			DOES NOT COMPLY	SPECIAL PERMIT REQUIRED PURSUANT TO ZR 96-104
	YARDS						
			EXISTING TO REMAIN		PROPOSED NEW		
	FRONT YARD	N/A	N/A		N/A		
33-25	SIDE YARD	NONE REQURIED- 8 FT MIN IF PROVIDED	NONE PROVIDED		NONE PROVIDED	COMPLIES	
96-103	REAR (WITHIN 100' OF WIDE STREET)	NONE REQUIRED	NONE PROVIDED		NONE PROVIDED	COMPLIES	
96-103	REAR (BEYOND 100' OF WIDE STREET)	30 FT	0 FT*		30 FT	*COMPLIES PER ZR SECTION 96-10 : COMPLIES	
96-103/ 23-532(a)	REAR YARD EQUIVALENT (THROUGH LOT)	MINIMUM DEPTH OF 60 FEET, MIDWAY (OR WITHIN 5 FEET OF BEING MIDWAY)	0 FT*		0 FT	*COMPLIES PER ZR SECTION 96-10 : COMPLIES	
HEIGHTS AND SETBACKS							
	STREET WALL LOCATION						
96-104A	ZONING LOTS WITH WIDE STREET FRONTAGE	STREET WALLS SHALL BE LOCATED ON THE WIDE STREET LINE AND EXTEND ALONG THE ENTIRE WIDE STREET FRONTAGE OF THE ZONING LOT	STREET WALL IS LOCATED ON AND EXTEND ALONG THE ENTIRE WIDE STREET FRONTAGE OF THE ZONING LOT			COMPLIES	
96-104A	CORNER LOTS WITH NARROW STREET FRONTAGE	STREET WALLS SHALL BE LOCATED ON AND EXTEND ALONG THE NARROW STREET LINE WITHIN 50 FEET OF THE WIDE STREET	STREET WALL IS LOCATED ON AND EXTEND ALONG THE NARROW STREET LINE WITHIN 50 FEET OF THE WIDE STREET			COMPLIES	
96-104A	ZONING LOTS WITH NARROW STREET FRONTAGE	STREET WALLS SHALL BE LOCATED ON THE STREET LINE AND EXTEND ALONG THE ENTIRE NARROW STREET FRONTAGE OF THE ZOING LOT BEYOND 50 FEET OF A WIDE STREET	STREET WALL IS LOCATED ON AND EXTEND ALONG THE NARROW STREET LINE WITHIN 50 FEET OF THE WIDE STREET			COMPLIES	
96-104C	**WITHIN 100' OF WIDE STREET**		WEST 54TH ST (NARROW ST)		WEST 53RD ST (NARROW ST)	9TH AV (WIDE ST)	
			EXISTING	NEW	EXISTING	NEW	
	MIN BASE HEIGHT	50 FT		66 FT		66 FT	COMPLIES	
	MAX BASE HEIGHT	66 FT		85FT		85 FT	DOES NOT COMPLY	SPECIAL PERMIT REQUIRED PURSUANT TO ZR 96-104
	REQUIRED SETBACK (WIDE STREET)	10 FT		0 FT		10 FT	COMPLIES	
	REQUIRED SETBACK (NARROW STREET)	15 FT		0 FT & 15 FT			DOES NOT COMPLY	SPECIAL PERMIT REQUIRED PURSUANT TO ZR 96-104
	MAX HEIGHT	85 FT		99FT		99FT	DOES NOT COMPLY	SPECIAL PERMIT REQUIRED PURSUANT TO ZR 96-104
96-104C	**BEYOND 100' OF WIDE STREET**							
	MIN BASE HEIGHT	50 FT		83FT			COMPLIES	
	MAX BASE HEIGHT	66 FT	74.55 FT*	83FT			*COMPLIES PER ZR SECTION 96-10 : DOES NOT COMPLY	SPECIAL PERMIT REQUIRED PURSUANT TO ZR 96-104
	REQUIRED SETBACK	15 FT	0 FT*	0 FT & 15 FT			*COMPLIES PER ZR SECTION 96-10 : DOES NOT COMPLY	SPECIAL PERMIT REQUIRED PURSUANT TO ZR 96-104
	MAX HEIGHT	66 FT	84.22 FT*	97 FT	38.76 FT		*COMPLIES PER ZR SECTION 96-10 : DOES NOT COMPLY : COMPLIES	SPECIAL PERMIT REQUIRED PURSUANT TO ZR 96-104
	OFF-STREET PARKING							
96-111	PERMITTED ACCESSORY PARKING	NONE PERMITTED OR REQUIRED	NONE PROVIDED				COMPLIES	
	REQUIRED OFF STREET LOADING							
36-62	DISTRICT C6-2/ COMMERCIAL UG 6A & 6C	FIRST 25, 000 SF = NONE REQUIRED	6,967 SF= NONE REQUIRED & NONE PROVIDED				COMPLIES	
	DISTRICT C6-2/ COMMERCIAL UG 12C	NOT LISTED = NONE REQUIRED	NONE PROVIDED				COMPLIES	
	BICYCLE PARKING							
36-711	RESIDENTIAL UG2	112 UNITS/ 2 = 56 SPACE REQUIRED	56 PROVIDED				COMPLIES	
	COMMERCIAL UG 6	7,015 SF / 10, 000 SF = 1 SPACE REQUIRED	1 PROVIDED				COMPLIES	
	COMMERCIAL UG 12C	31,587 SF / 10,000 SF = 4 SPACES REQUIRED	4 PROVIDED				COMPLIES	
	STREET TREE PLANTING		EXISTING TO REMAIN	NEW	TOTAL		
26-41		MIN 1 TREE FOR EVERY 25' OF STREET FRONTAGE REQUIRED 9TH AVENUE: 135 FT / 25 = 5.4 W. 54TH ST: 524.91 FT / 25 = 20.99 W. 53RD STREET: 274.91 FT / 25 = 10.99 6 + 21 + 11 = 38 TREES REQUIRED	9TH AVE : 0 54TH ST : 2 53RD ST : 5	9TH AVE : 4 ON SITE 54TH ST : 4 ON SITE 53RD ST : 0	9TH AVE : 4 54TH ST : 6 53RD ST : 5	COMPLIES	38 TREES ARE REQUIRED 7 EXISTING TREES 8 NEW TREES 23 TREES WILL BE PROVIDED OFF SITE OR PAID INTO A FUND PURSUANT TO ZR 26-41

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

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REGISTERED ARCHITECT JOHN CETRA 031886 STATE OF NEW YORK

1592383

CETRARUDDY

ZONING ANALYSIS

DRAWING NO. U-002.00

PROJECT 1912 | SCALE 1" = 40'-0" | DATE 06/08/2022 | CPC FILE NO. 220221(A)ZSM

CETRARUDDY ARCHITECTURE DPC
1 BATTERY PARK PLAZA NEW YORK NY 10004 T 212 941 9801 F 212 941 9440
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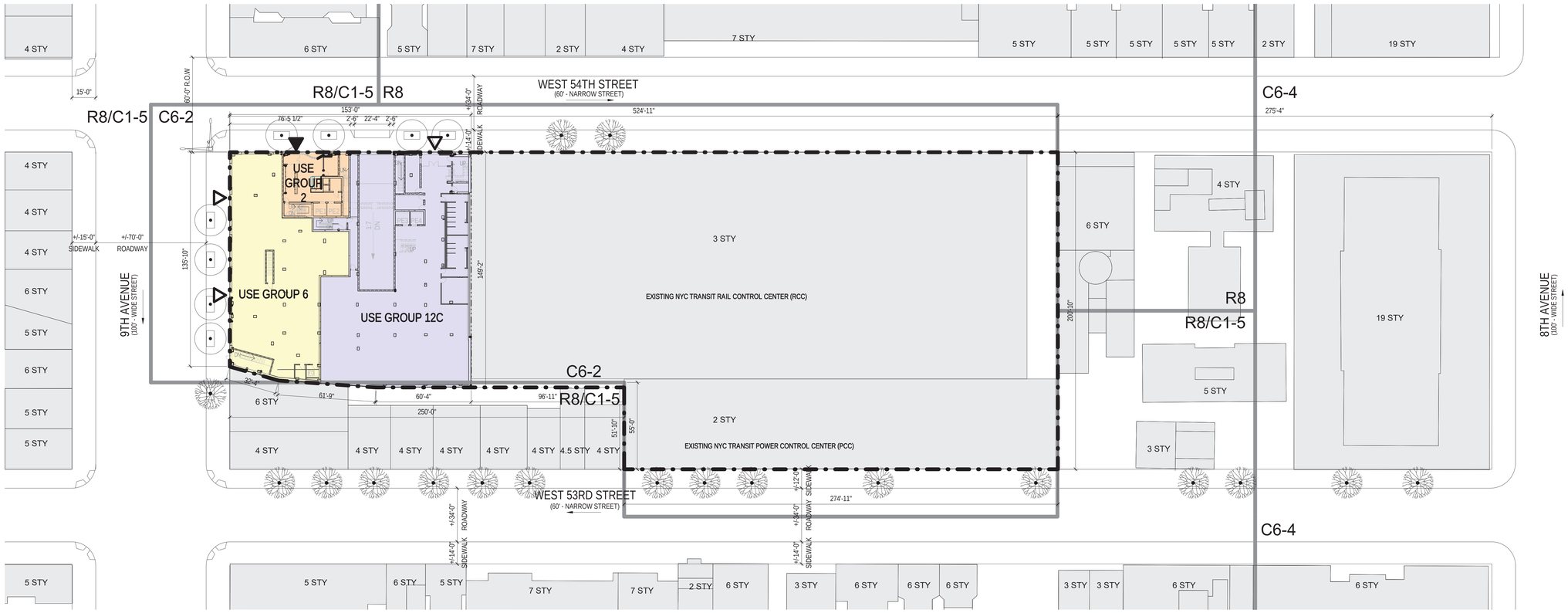

1 1ST FLOOR PLAN
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1ST FLOOR PLAN

DRAWING NO. **U-003.00**

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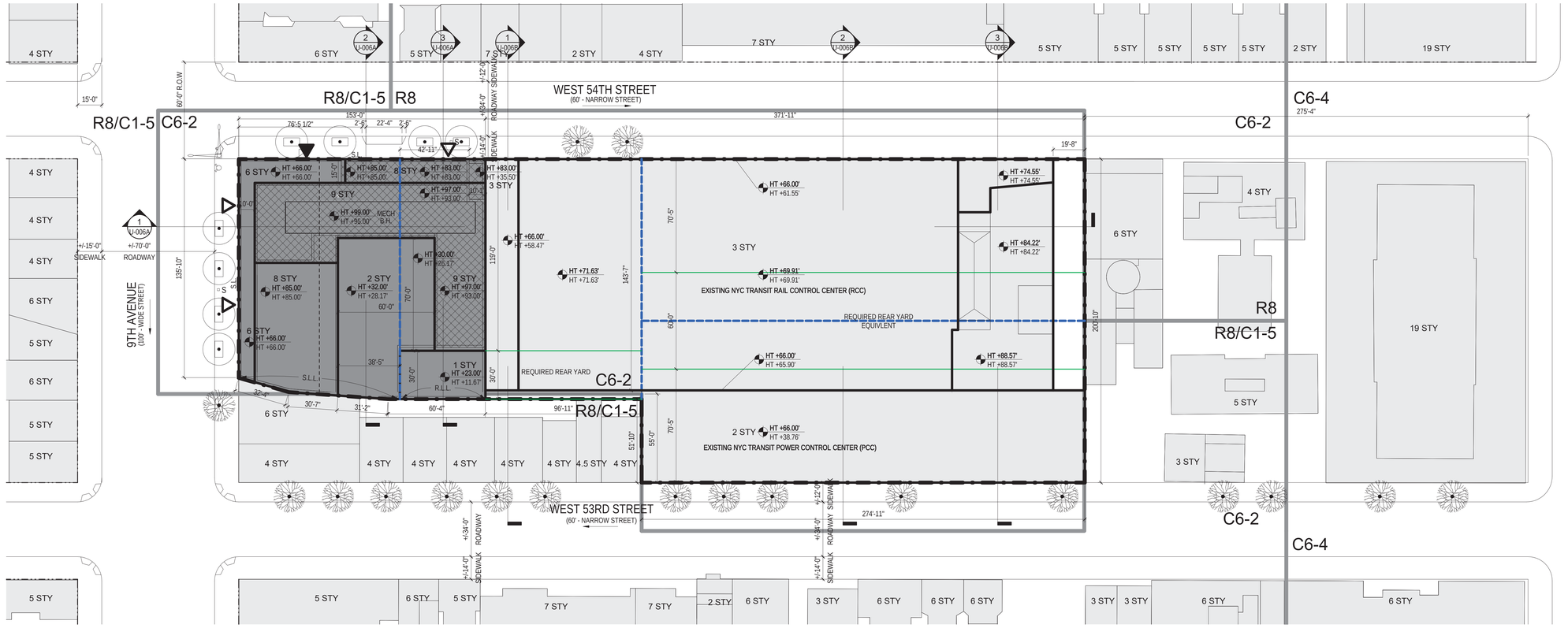

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- STREET LAMP
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- STREET LAMP WITH TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED STREET TREE
- EXISTING STREET TREE
- EXISTING POST
- MH MH — EXISTING MANHOLE
- S — EXISTING SIGN
- EXISTING STREET VENT GRILLE
- CB — EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT + 99.00' / HT + 95.00' — PROPOSED MAX. BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- S.L. — STREET LINE
- S.L.L. — SIDE LOT LINE
- R.L.L. — REAR LOT LINE
- PROPOSED LANDSCAPED OPEN AREA FOR RESIDENTIAL

ZONING WAIVERS

- HEIGHT & SETBACK WAIVER SPECIAL PERMIT PURSUANT TO ZR 96-104 PROPOSED
- EXISTING LEGAL NON-COMPLYING REAR YARD
- LOT PORTION LINE

0' 15' 30' 60' 120'

N

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 220221(A) ZSM
SPECIAL PERMIT
ZR 96-104

CPC APPROVED: 06/08/2022 (Cal. No. 18)
CC APPROVED: 08/11/2022 (Res. No. 301)

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF ZONING RESOLUTION OF THE CITY OF NEW YORK.

THE LIRIO

806 9TH AVE
NEW YORK, NY 10019

OWNER:
LIRIO MANAGER LLC
c/o THE HUDSON COMPANIES,INC
826 BROADWAY, 11TH FLOOR
NEW YORK, NY 10003
T 212.777.9500

ARCHITECT:
CETRA RUDDY ARCHITECTURE DPC
1 BATTERY PARK PLAZA, SUITE 800
NEW YORK, NY 10004
212.941.9801

STRUCTURAL ENGINEER:
DESIMONE CONSULTING ENGINEERS
140 BROADWAY, 25TH FLOOR
NEW YORK NY 10005
T 212.532.2211

MEP ENGINEER:
EP ENGINEERING LLC
110 WILLIAM STREET, 32ND FL
NEW YORK, NY 10038
T 212.257.6192

GEOTECH ENGINEER:
TECTONIC ENGINEERING
1279 ROUTE 300
NEWBURGH, NEW YORK 12550
T 845 567.6656

LANDSCAPE ARCHITECT:
NV5
32 OLD SLIP, 4TH FLOOR
NEW YORK, NEW YORK 10005
T 646.795.3608

DESCRIPTION	DATE
DCP AMENDMENT	2022.08.09
DCP AMENDMENT	2022.03.17
DCP SUBMISSION REV.	2022.01.03
DCP SUBMISSION	2021.12.28

PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

REGISTERED ARCHITECT JOHN CETRA NO. 018861 STATE OF NEW YORK

1593383

CETRARUDDY

WAIVER PLAN

DRAWING NO. U-004.00

SCALE: As indicated
PROJECT: 1912
JOB PLOT DATE:

CETRARUDDY ARCHITECTURE DPC
1 BATTERY PARK PLAZA NEW YORK NY 10004 T 212 941 9801 F 212 941 9440
WWW.CETRARUDDY.COM

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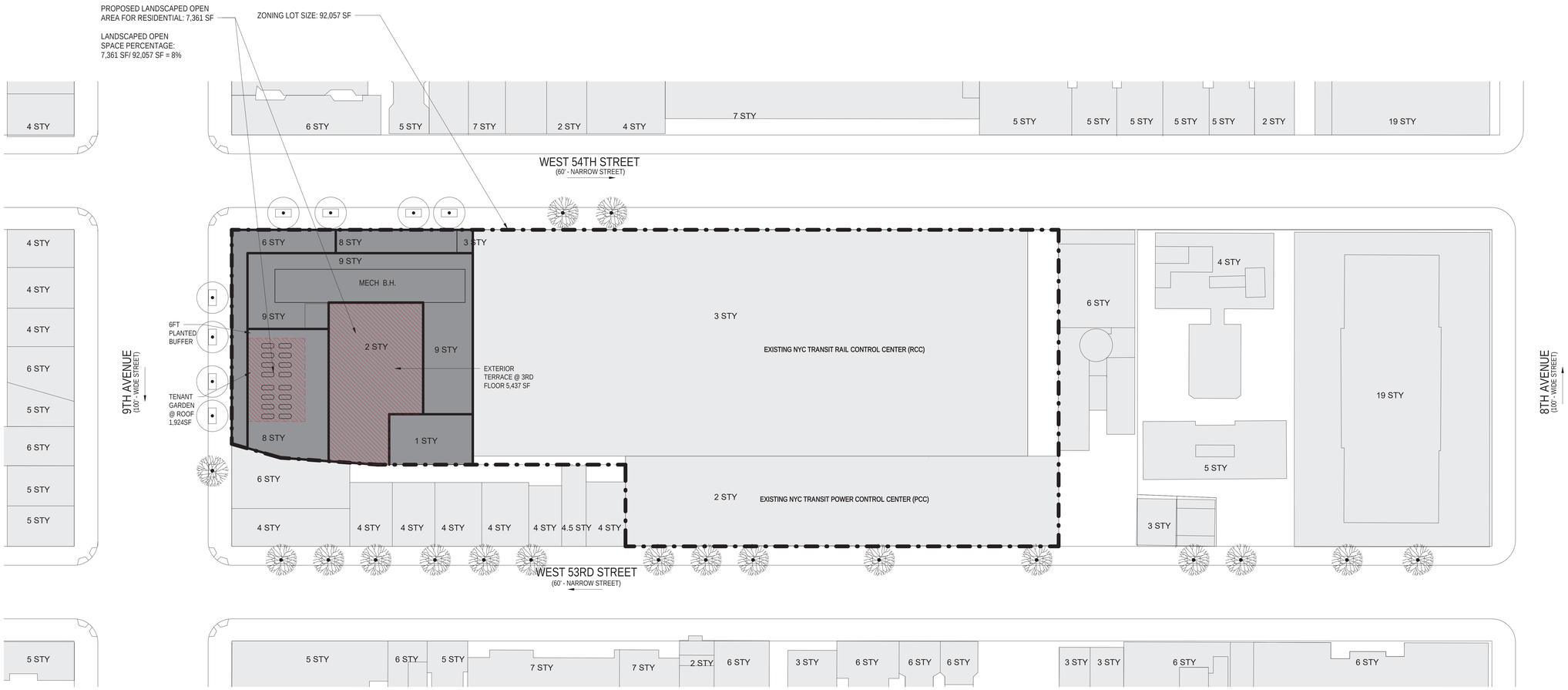

1 OPEN SPACE DIAGRAM PER ZR96-102
1" = 30'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- COMMUNITY FACILITY ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- C1-5/R8 R8 — ZONING DISTRICTS
- 7 STY — # STORIES
- ROAD DIRECTION
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- STREET LAMP
- TRAFFIC LIGHT
- STREET LAMP WITH TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED STREET TREE
- EXISTING STREET TREE
- EXISTING POST
- MH MH — EXISTING MANHOLE
- S — EXISTING SIGN
- EXISTING STREET VENT GRILLE
- CB — EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT + 99.00' / HT + 95.00' — PROPOSED MAX. BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- S.L. — STREET LINE
- S.L.L. — SIDE LOT LINE
- R.L.L. — REAR LOT LINE
- PROPOSED LANDSCAPED OPEN AREA FOR RESIDENTIAL

0' 15' 30' 60' 120'

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

N

LEGEND

- ZONING LOT LINE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- PROPOSED LANDSCAPED OPEN AREA FOR RESIDENTIAL

THE LIRIO

806 9TH AVE
NEW YORK, NY 10019

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LIRIO MANAGER LLC
c/o THE HUDSON COMPANIES,INC
826 BROADWAY, 11TH FLOOR
NEW YORK, NY 10003
T 212.777.9500

ARCHITECT:
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1 BATTERY PARK PLAZA, SUITE 800
NEW YORK, NY 10004
212.941.9801

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T 845 567.6656

LANDSCAPE ARCHITECT:
NV5
32 OLD SLIP, 4TH FLOOR
NEW YORK, NEW YORK 10005
T 646.795.3608

PRELIMINARY - NOT FOR CONSTRUCTION

DESCRIPTION	DATE
DCP AMENDMENT	2022.08.09
DCP AMENDMENT	2022.03.17
DCP SUBMISSION	2021.12.28

PROFESSIONAL CERTIFICATION

REGISTERED ARCHITECT JOHN CETRA No. 01886 STATE OF NEW YORK

1593383

CETRARUDDY

OPEN SPACE DIAGRAM

DRAWING NO. **U-005.00**

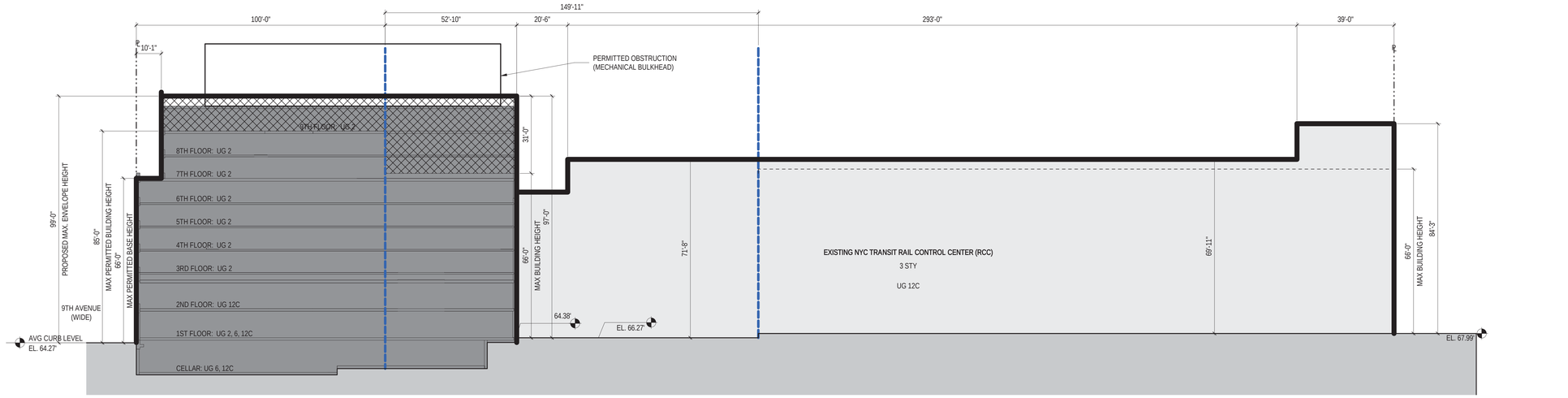
SCALE: As indicated

PROJECT: 1912

COB PAGE NO.

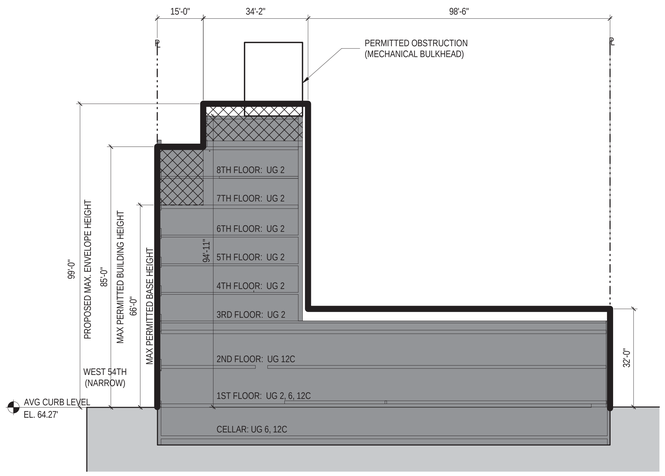
CETRARUDDY ARCHITECTURE DPC
1 BATTERY PARK PLAZA NEW YORK NY 10004 T 212 941 9801 F 212 941 9440
WWW.CETRARUDDY.COM

© 2020 CETRARUDDY ARCHITECTURE DPC

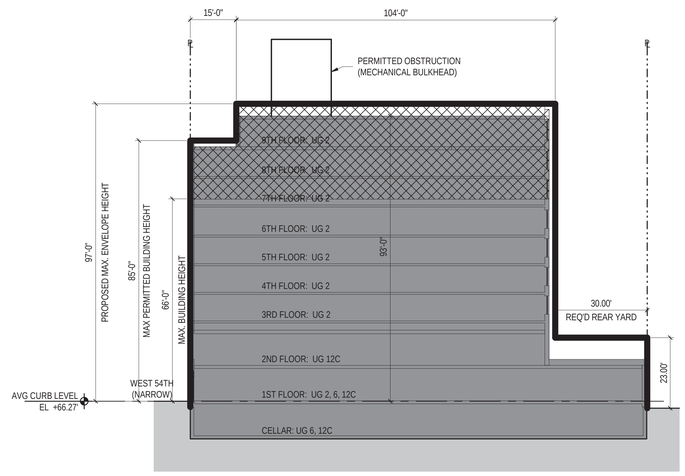


1 E/W SECTION LOOKING NORTH
1" = 20'-0"

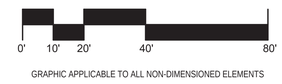
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



2 N/S SECTION LOOKING EAST (WITHIN 100.00' OF WIDE STREET)
1" = 20'-0"



3 N/S SECTION LOOKING EAST (BEYOND 100.00' OF WIDE STREET)
1" = 20'-0"



GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

GENERAL NOTES

1. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND EXISTING STRUCTURES IS FOR ILLUSTRATIVE PURPOSES ONLY.
2. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
3. LANDSCAPE AND HARDSCAPE INFORMATION IS SHOWN FOR ILLUSTRATIVE PUPOSES ONLY AND IS SUBJECT TO CHANGE.
4. ANY STRUCTURES ABOVE THE MAXIMUM ZONING ENVELOPE SHALL COMPLY AS PERMITTED OBSTRUCTIONS PER ZR 33-42 AND APPROVED BY DOB.
5. BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

ZONING WAIVERS

- HEIGHT & SETBACK WAIVER
  SPECIAL PERMIT PURSUANT TO ZR 96-104
  PROPOSED
- EXISTING LEGAL NON-COMPLYING REAR YARD
- LOT PORTION LINE

LEGEND

- COMMERCIAL ACCESS POINT
- COMMUNITY FACILITY ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- C1-5/R8 R8 — ZONING DISTRICTS
- 7 STY — # STORIES
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- ZONING DISTRICT BOUNDARY
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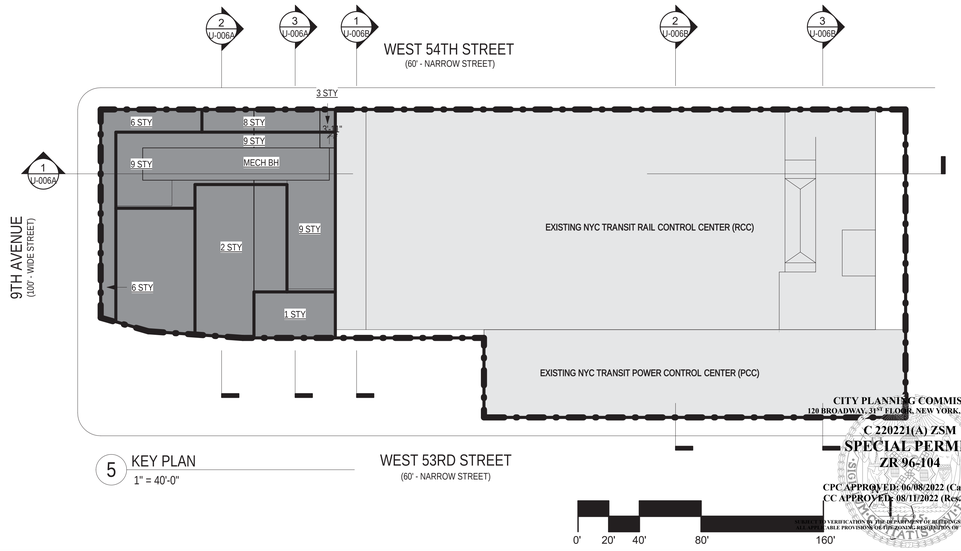


5 KEY PLAN
1" = 40'-0"

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001
C 220221(A) ZSM
SPECIAL PERMIT
ZR 96-104
CPC APPROVED: 06/08/2022 (Cal. No. 38)
CC APPROVED: 08/11/2022 (Res. No. 381)

THE CERTIFICATION/DECLARATION IN THE APPLICATION IS MADE SUBJECT TO THE APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

THE LIRIO

806 9TH AVE
NEW YORK, NY 10019

OWNER:
LIRIO MANAGER LLC
c/o THE HUDSON COMPANIES,INC
826 BROADWAY, 11TH FLOOR
NEW YORK, NY 10003
T 212.777.9500

ARCHITECT:
CETRA RUDDY ARCHITECTURE DPC
1 BATTERY PARK PLAZA, SUITE 800
NEW YORK, NY 10004
212.941.9801

STRUCTURAL ENGINEER:
DESIMONE CONSULTING ENGINEERS
140 BROADWAY, 25TH FLOOR
NEW YORK NY 10005
T 212.532.2211

MEP ENGINEER:
EP ENGINEERING LLC
110 WILLIAM STREET, 32ND FL
NEW YORK, NY 10038
T 212.257.6192

GEOTECH ENGINEER:
TECTONIC ENGINEERING
1279 ROUTE 300
NEWBURGH, NEW YORK 12550
T 845 567.6656

LANDSCAPE ARCHITECT:
NV5
32 OLD SLIP, 4TH FLOOR
NEW YORK, NEW YORK 10005
T 646.795.3608

DESCRIPTION	DATE
DCP AMENDMENT	2022.08.09
DCP SUBMISSION REV.	2022.03.30
DCP AMENDMENT	2022.03.17
DCP SUBMISSION REV.	2022.01.03
DCP SUBMISSION	2021.12.28

PRELIMINARY – NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

1593383

CETRARUDDY

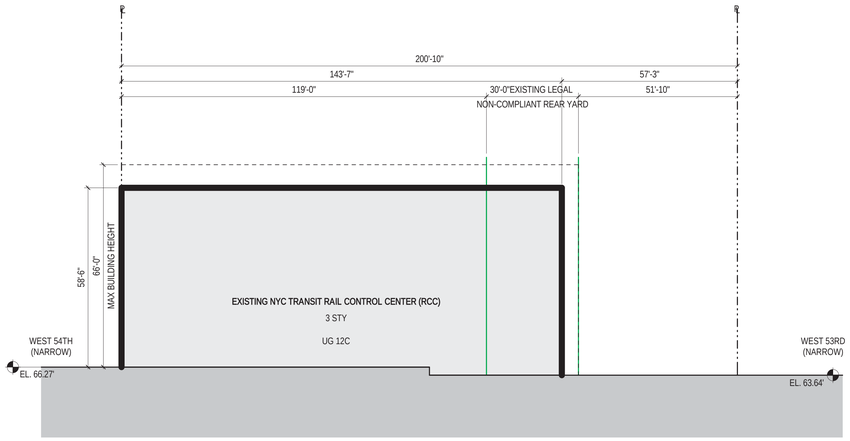
WAIVER SECTIONS

DRAWING NO. U-006A.00

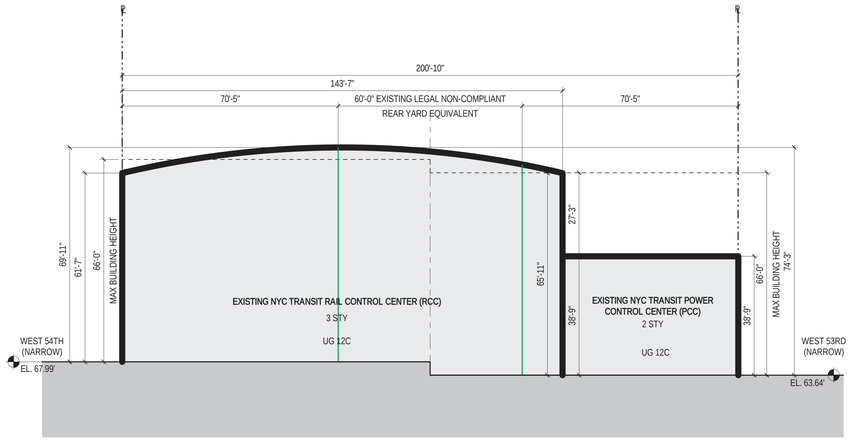
SCALE: As indicated

JOB NUMBER: 1912

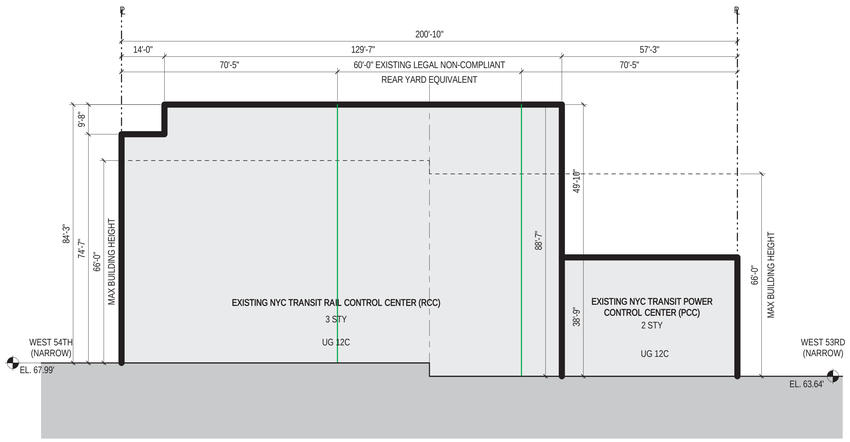
© 2022 CETRARUDDY ARCHITECTURE DPC



1 N/S SECTION LOOKING EAST (BEYOND 100.00' OF WIDE STREET)
1" = 20'-0"



2 N/S SECTION LOOKING EAST (BEYOND 100.00' OF WIDE STREET)
1" = 20'-0"



3 N/S SECTION LOOKING EAST (BEYOND 100.00' OF WIDE STREET)
1" = 20'-0"

GENERAL NOTES

1. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND EXISTING STRUCTURES IS FOR ILLUSTRATIVE PURPOSES ONLY.
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3. LANDSCAPE AND HARDSCAPE INFORMATION IS SHOWN FOR ILLUSTRATIVE PUPOSES ONLY AND IS SUBJECT TO CHANGE.
4. ANY STRUCTURES ABOVE THE MAXIMUM ZONING ENVELOPE SHALL COMPLY AS PERMITTED OBSTRUCTIONS PER ZR 33-42 AND APPROVED BY DOB.
5. BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

ZONING WAIVERS

- HEIGHT & SETBACK WAIVER
  SPECIAL PERMIT PURSUANT TO ZR 96-104
  PROPOSED
- EXISTING LEGAL NON-COMPLYING REAR YARD
- LOT PORTION LINE

LEGEND

- COMMERCIAL ACCESS POINT
- COMMUNITY FACILITY ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- C1-5/R8 R8 — ZONING DISTRICTS
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- S.L. — STREET LINE
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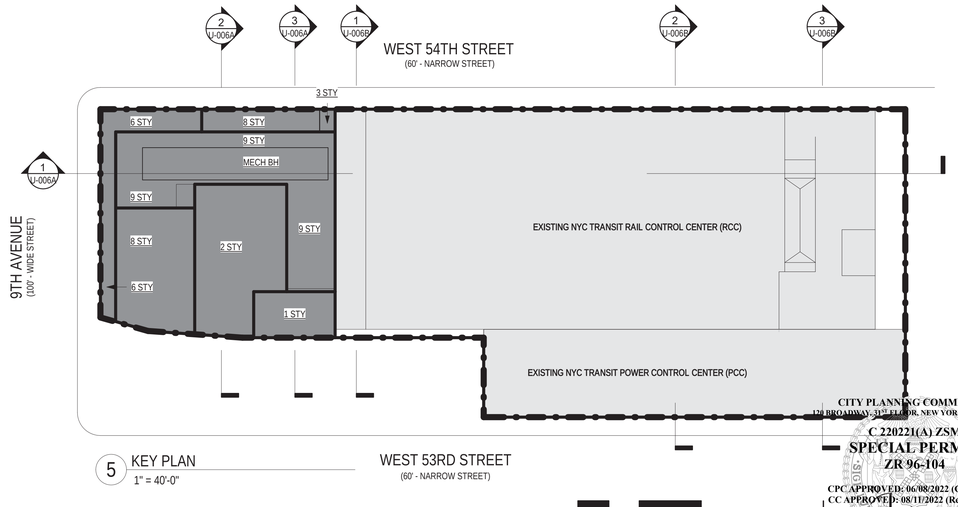
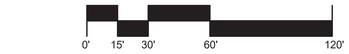
- PROPOSED LANDSCAPED OPEN AREA FOR RESIDENTIAL



5 KEY PLAN
1" = 40'-0"



GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

THE LIRIO

806 9TH AVE
NEW YORK, NY 10019

OWNER:
LIRIO MANAGER LLC
c/o THE HUDSON COMPANIES,INC
826 BROADWAY, 11TH FLOOR
NEW YORK, NY 10003
T 212.777.9500

ARCHITECT:
CETRA RUDDY ARCHITECTURE DPC
1 BATTERY PARK PLAZA, SUITE 800
NEW YORK, NY 10004
212.941.9801

STRUCTURAL ENGINEER:
DESIMONE CONSULTING ENGINEERS
140 BROADWAY, 25TH FLOOR
NEW YORK NY 10005
T 212.532.2211

MEP ENGINEER:
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110 WILLIAM STREET, 32ND FL
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T 845 567.6656

LANDSCAPE ARCHITECT:
NV5
32 OLD SLIP, 4TH FLOOR
NEW YORK, NEW YORK 10005
T 646.795.3608

DESCRIPTION	DATE
DCP AMENDMENT	2022.08.09
DCP AMENDMENT	2022.03.17
DCP SUBMISSION REV.	2022.01.03

PRELIMINARY - NOT FOR CONSTRUCTION

REGISTERED ARCHITECT JOHN CETRA No. 018865 STATE OF NEW YORK

1593383

PROFESSIONAL CERTIFICATION

CETRARUDDY

WAIVER SECTIONS

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001
C 220221(A) ZSM
SPECIAL PERMIT
ZR 96-104
CPC APPROVED: 06/08/2022 (Cal. No. 18)
CC APPROVED: 08/11/2022 (Res. No. 301)

DRAWING NO. **U-006B.00**

SCALE: As indicated
DRAWING NO.
PROJECT NO. 1912
DRAWING NO.

THE ISSUANCE OF THIS PERMIT DOES NOT IN ANY WAY SIGNIFY OR IMPLY VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ANY APPLICABLE PROVISIONS OF THE ADMINISTRATIVE CODE OF THE CITY OF NEW YORK.

CETRARUDDY ARCHITECTURE DPC
1 BATTERY PARK PLAZA NEW YORK NY 10004 T 212 941 9801 F 212 941 9440
WWW.CETRARUDDY.COM

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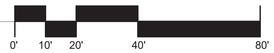
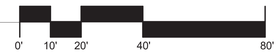
1 PROPOSED WEST ELEVATION (9TH AVENUE)
1" = 20'-0"



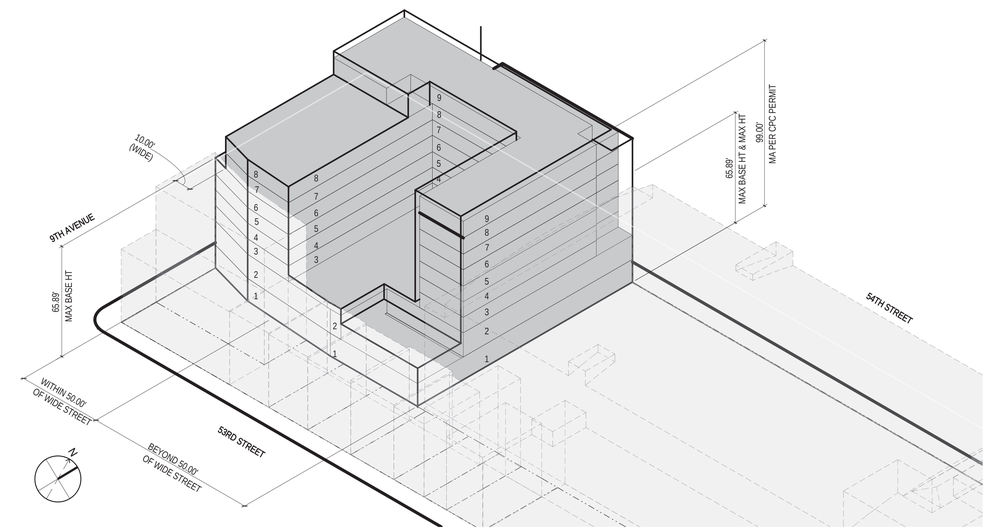
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



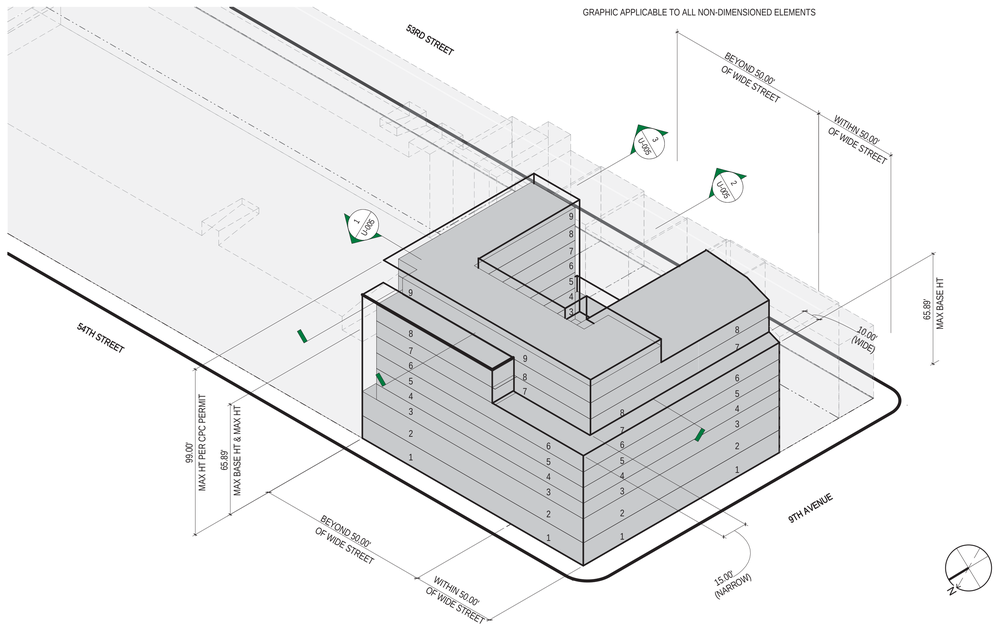
2 PROPOSED NORTH ELEVATION (54TH STREET)
1" = 20'-0"



GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



3 PROPOSED NORTH WEST ISOMETRIC (ILLUSTRATIVE PURPOSES ONLY)



4 PROPOSED NORTH WEST ISOMETRIC (ILLUSTRATIVE PURPOSES ONLY)

GENERAL NOTES

1. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SUROUNDING PROPERTIES AND EXISTING STRUCTURES IS FOR ILLUSTRATIVE PURPOSES ONLY.
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4. ANY STRUCTURES ABOVE THE MAXIMUM ZONING ENVELOPE SHALL COMPLY AS PERMITTED OBSTRUCTIONS PER ZR 33-42 AND APPROVED BY DOB.
5. BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

THE LIRIO

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NEW YORK, NY 10019

OWNER:
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ARCHITECT:
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1 BATTERY PARK PLAZA, SUITE 800
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T 646.795.3608

PRELIMINARY - NOT FOR CONSTRUCTION

DESCRIPTION	DATE
DCP AMENDMENT	2022.08.09
DCP AMENDMENT	2022.03.17
DCP SUBMISSION	2021.12.28

PROFESSIONAL CERTIFICATION

REGISTERED ARCHITECT
JOHN CETRA
LIC. NO. 018862
STATE OF NEW YORK

1593383

CETRARUDDY

ILLUSTRATIVE AXONS & ELEVATIONS

DRAWING NO. **U-007.00**

SCALE 1" = 20'-0"
PROJECT 1912
DOB NO.
DOB PLAN NO.

CETRARUDDY ARCHITECTURE DPC
1 BATTERY PARK PLAZA, NEW YORK NY 10004, T 212 941 9801, F 212 941 9440
WWW.CETRARUDDY.COM

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