GENERAL NOTES

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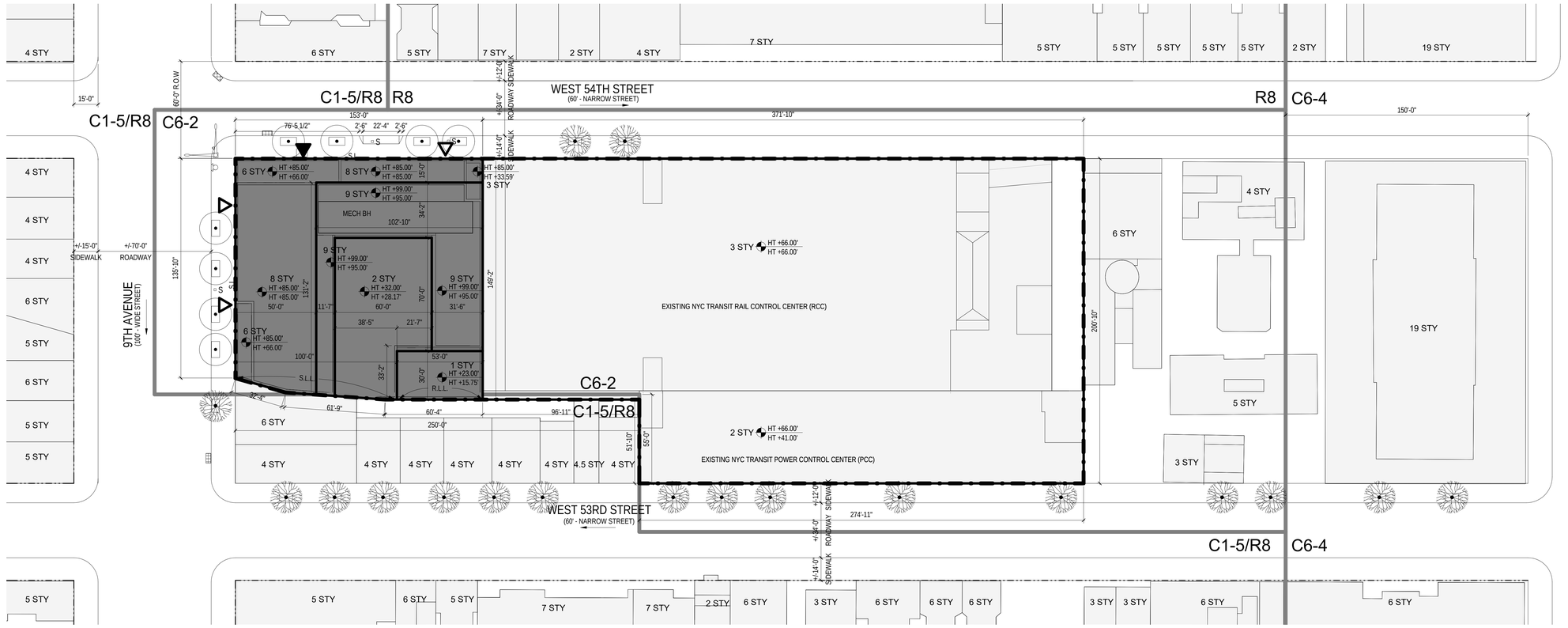

1 ZONING LOT SITE PLAN
1" = 30'-0"

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' — PROPSED 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

0' 15' 30' 60' 120'

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

N

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PROFESSIONAL CERTIFICATION

DESCRIPTION DATE

CETRARUDDY

ZONING LOT SITE PLAN

DRAWING NO. U-001.00

PROJECT 1912 | SCALE As indicated | DATE PLOTTED

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WWW.CETRARUDDY.COM

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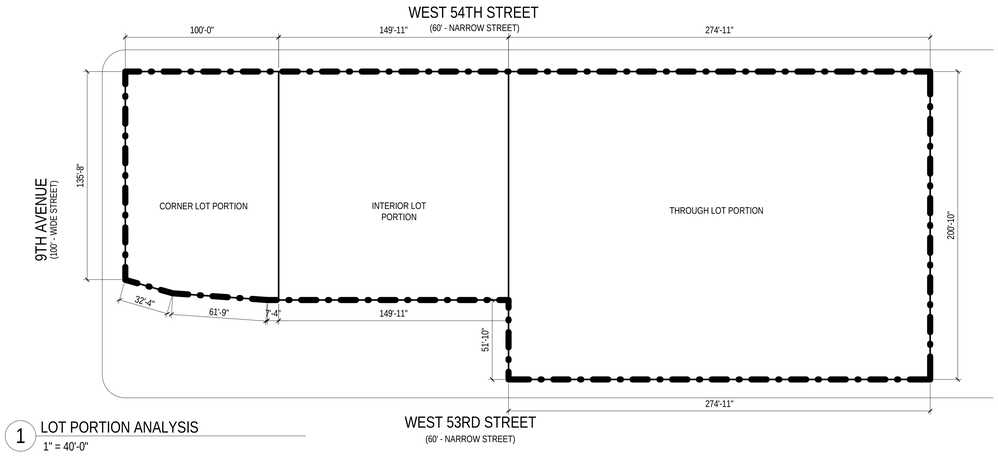
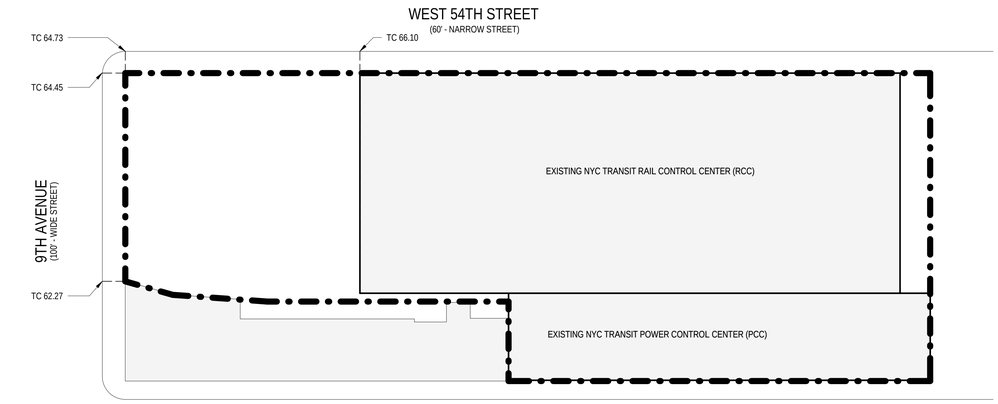


1 LOT PORTION ANALYSIS
1" = 40'-0"



LEGEND

- ZONING LOT LINE
- EXISTING BUILDING FOOTPRINT

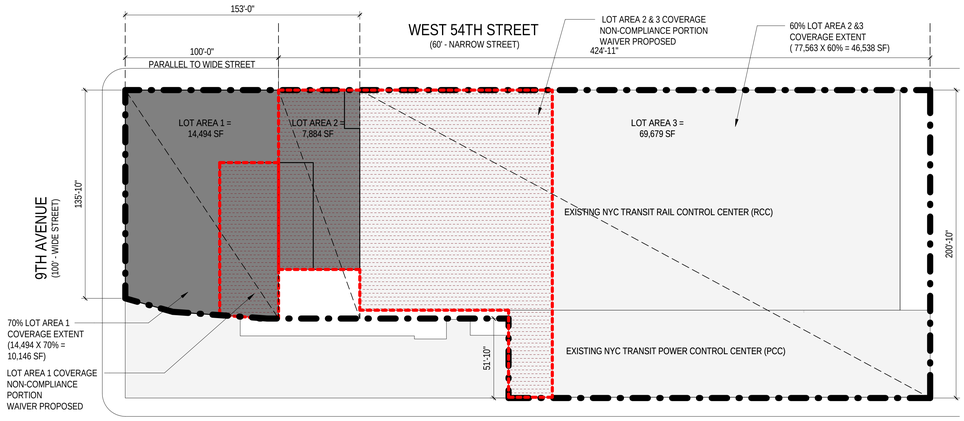
AVERAGE CURB LEVEL

54TH STREET: TC 66.10 + TC 64.73 = 130.83 / 2 = TC 65.415

9TH AVENUE: TC 62.27 + TC 64.45 = 126.72/ 2 = TC 63.36

AVERAGE CURB LEVEL: EL 65.415 + EL 63.36 = 128.77/2 = EL 64.38

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



LEGEND

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

ZONING LOT AREA

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

PORTION BEYOND 10' 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%	LOT AREA 2&3 72,396 SF / 77,563 SF = 93.30%
	ALLOWED MAX COVERAGE 70%COVERAGE EXTENT (14,494 X 70% =10,146 SF) (DOES NOT COMPLY)	ALLOWED MAX COVERAGE 60%COVERAGE EXTENT (77,563 X 60% = 46,538 SF) (DOES NOT COMPLY)

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

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
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	92,108 SF	92,108 SF	COMPLIES	
	MAX TOTAL MIXED BUILDING	**386,639 SF**	**180,937 SF**	**129,509 SF**	**310,446 SF**	COMPLIES	
	LOT COVERAGE						
96-102	WITHIN 100' OF WIDE STREET	70%	100%			DOES NOT COMPLY	SPECIAL PERMIT REQUIRED PURSUANT TO ZR 96-112 PROPOSED
	BEYOND 100' OF WIDE STREET	60%	93.30%			DOES NOT COMPLY	SPECIAL PERMIT REQUIRED PURSUANT TO ZR 96-112 PROPOSED
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 96-112 PROPOSED
	YARDS						
	FRONT YARD	N/A	N/A				
33-25	SIDE YARD	NONE REQURIED- 8 FT MIN IF PROVIDED	NONE PROVIDED			COMPLIES	
96-103	REAR (WITHIN 100' OF WIDE STREET)	NONE REQUIRED	NONE PROVIDED			COMPLIES	
96-103	REAR (BEYOND 100' OF WIDE STREET)	30 FT	30 FT			EXISTING LEGAL NON-COMPLIANCE	
96-103/ 23-532(a)	REAR YARD EQUIVALENT (THROUGH LOT)	MINIMUM DEPTH OF 60 FEET, MIDWAY (OR WITHIN 5 FEET OF BEING MIDWAY)	NONE PROVIDED			EXISTING LEGAL NON-COMPLIANCE	
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**						
	MIN BASE HEIGHT	50 FT	0 FT	66 FT		COMPLIES	
	MAX BASE HEIGHT	66 FT	0 FT	85 FT		DOES NOT COMPLY	
	REQUIRED SETBACK (WIDE STREET)	10 FT	0 FT	0 FT & 10 FT		DOES NOT COMPLY	SPECIAL PERMIT REQUIRED PURSUANT TO ZR 96-112 PROPOSED
	REQUIRED SETBACK (NARROW STREET)	10 FT	0 FT	0 FT & 15 FT		DOES NOT COMPLY	SPECIAL PERMIT REQUIRED PURSUANT TO ZR 96-112 PROPOSED
	MAX HEIGHT	85 FT	0 FT	99 FT		DOES NOT COMPLY	SPECIAL PERMIT REQUIRED PURSUANT TO ZR 96-112 PROPOSED
96-104C	**BEYOND 100' OF WIDE STREET**						
	MIN BASE HEIGHT	50 FT	66 FT	66 FT		COMPLIES	
	MAX BASE HEIGHT	66 FT	66 FT	85 FT		DOES NOT COMPLY	SPECIAL PERMIT REQUIRED PURSUANT TO ZR 96-112 PROPOSED
	REQUIRED SETBACK	15 FT	0 FT	0 FT & 15 FT		DOES NOT COMPLY	SPECIAL PERMIT REQUIRED PURSUANT TO ZR 96-112 PROPOSED
	MAX HEIGHT	66 FT	66 FT	99 FT		DOES NOT COMPLY	SPECIAL PERMIT REQUIRED PURSUANT TO ZR 96-112 PROPOSED
	INNER COURT						
23-851(b)	INNER COURT	AREA OF INNER COURT SHALL NOT BE LESS THAN 1,200 SF	4,148 SF			COMPLIES	
23-851(b)		MINIMUM DIMENSION OF INNER COURTS SHALL NOT BE LESS THAN 30 FT	61 FT X 68 FT			COMPLIES	
	MINIMUM DISTANCE						
23-863	MINIMUM DISTANCE BETWEEN LEGALLY REQUIRED WINDOWS AND ANY WALLS IN THE INNER COURT	MINIMUM DISTANCE BETWEEN ANY REQUIRED WINDOWS AND ANY WALL, REAR LOT LINE, OR SIDE LOT LINE SHALL NOT BE LESS THAN 30 FT	32 FT			COMPLIES	
	DWELLING UNIT REGULATIONS						
96-105	DWELLING UNIT DISTRIBUTION	THE REQUIRED LOT AREA PER DWELLING UNIT OF A DEVELOPMENT OF AN EXISTING BUILDING TO A RESIDENTIAL USE SHALL NOT BE LESS THAN 168 SF 92,057 SF/168 = 548 MAX ALLOWED DU	0 DU	112 DU	112 DU	COMPLIES	
	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						
26-41		MIN 1 TREE FOR EVERY 25' OF STREET FRONTAGE REQUIRED 9TH AVENUE: 160 FT / 25 = 6.4 7 TREES REQUIRED 54TH ST: 135 FT / 25 = 5.4 6 TREES REQUIRED	9TH AVE: 0 54TH ST: 2	9TH AVE: 7 (4 ON SITE) 54TH ST: 4 (2 ON SITE)	9TH AVE: 7 54TH ST: 6	COMPLIES	THE TREES THAT ARE NOT PLANTED ON SITE WILL BE CONTRIBUTED TO THE PARK DEPARTMENT

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PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

DESCRIPTION DATE

CETRARUDDY

ZONING ANALYSIS

DRAWING NO. **U-002.00**

SCALE 1" = 40'-0"
ISSUE DATE

PROJECT 1912
ISSUE DATE

CETRARUDDY ARCHITECTURE DPC
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WWW.CETRARUDDY.COM

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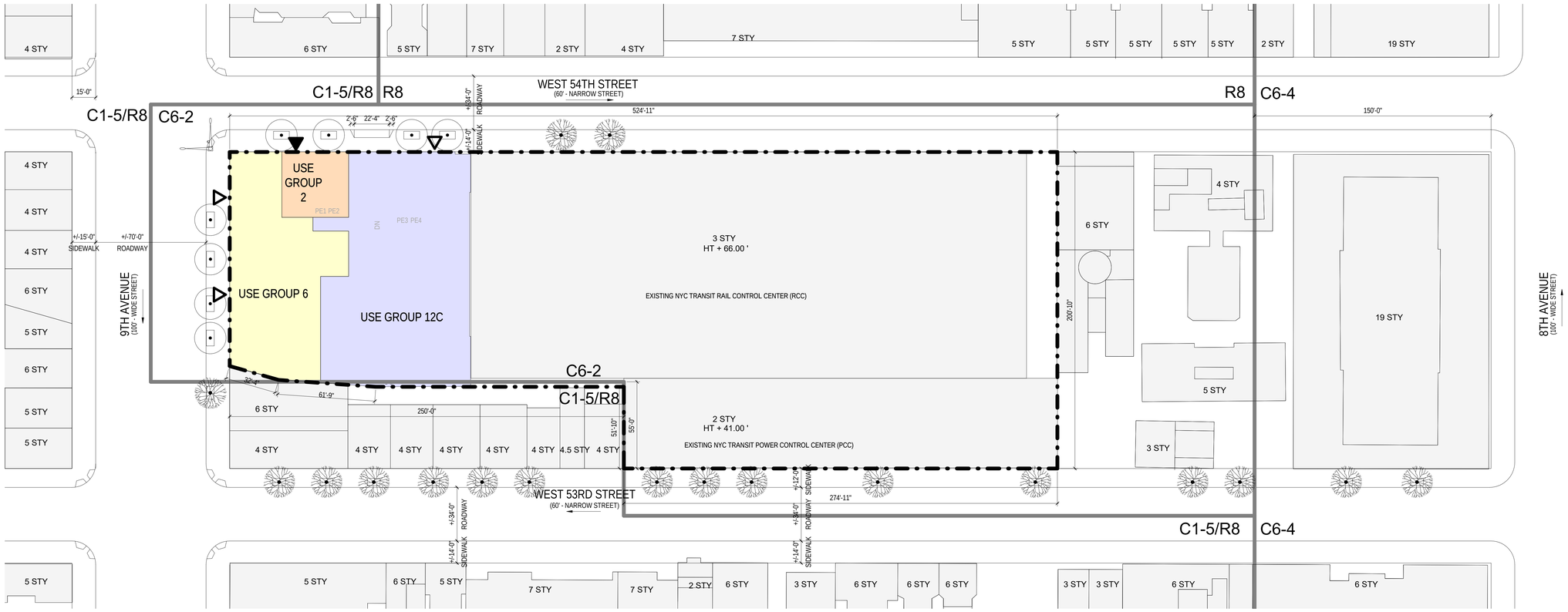

1 1ST FLOOR PLAN
1" = 30'-0"

LEGEND

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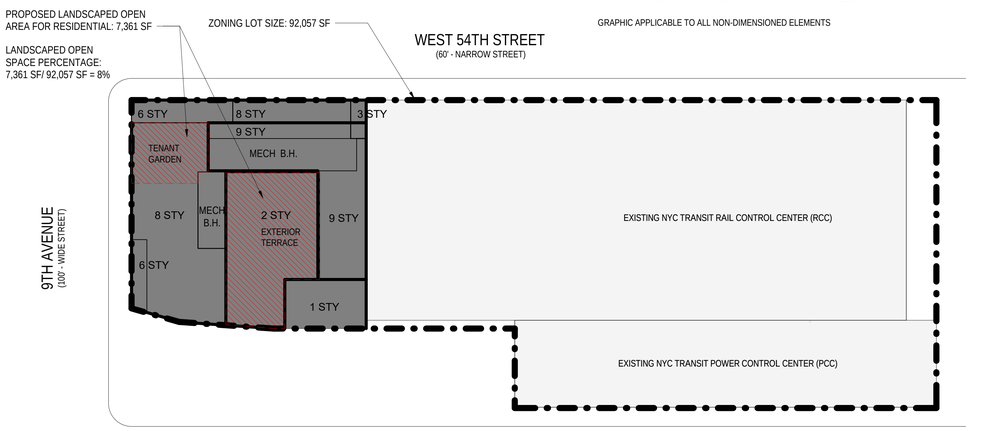
- S.L.L. — SIDE LOT LINE
- R.L.L. — REAR LOT LINE

0' 15' 30' 60' 120'
N
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

PROPOSED LANDSCAPED OPEN AREA FOR RESIDENTIAL: 7,361 SF
LANDSCAPED OPEN SPACE PERCENTAGE: 7,361 SF/ 92,057 SF = 8%
ZONING LOT SIZE: 92,057 SF



2 OPEN SPACE DIAGRAM PER ZR96-102
1" = 40'-0"

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

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DESCRIPTION	DATE

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CETRARUDDY

1ST FLOOR PLAN AND OPEN SPACE DIAGRAM

DRAWING NO. **U-003.00**

PROJECT 1912 | SCALE As indicated | CAD FILE NO.

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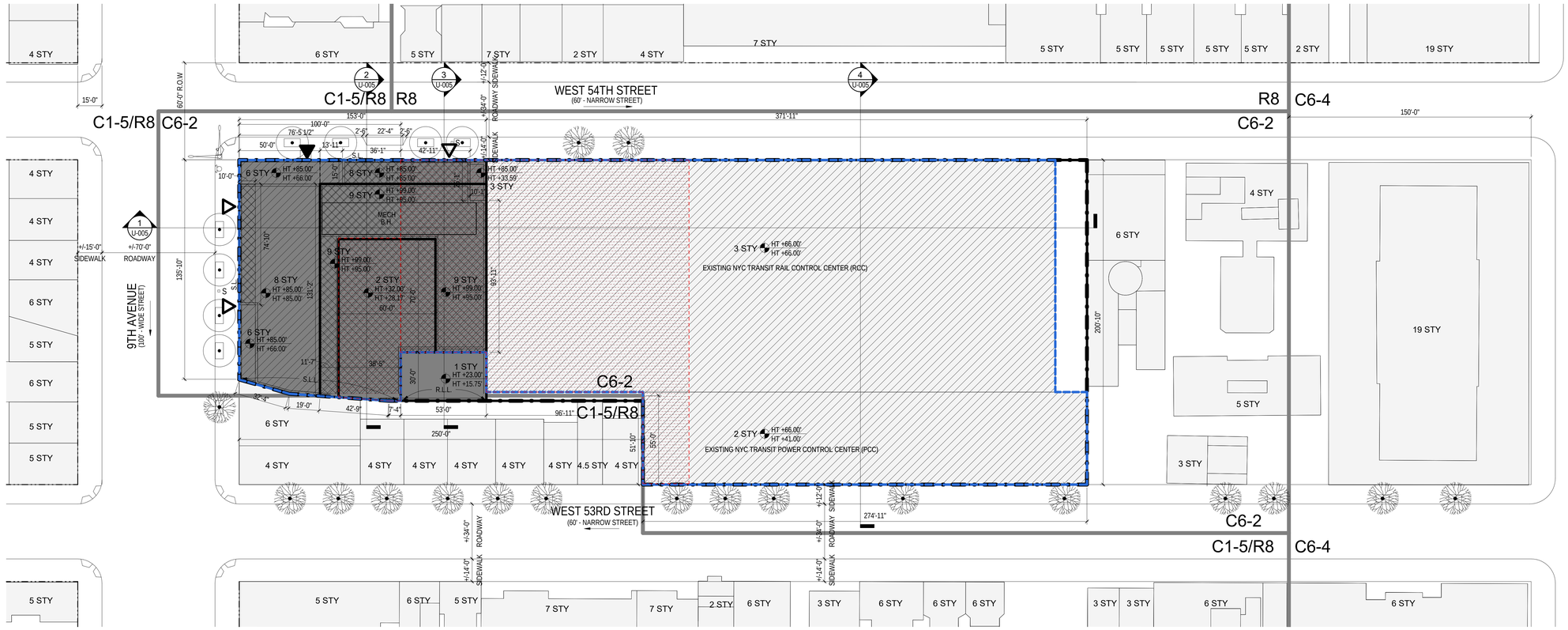

1 ZONING LOT SITE PLAN -ULURP- WAIVER PLAN
1" = 30'-0"

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- PROPOSED BUILDING FOOTPRINT
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- S.L.L. — SIDE LOT LINE
- R.L.L. — REAR LOT LINE

ZONING WAIVERS

- SPECIAL PERMIT PURSUANT TO ZR 96-112 PROPOSED
- SPECIAL PERMIT PURSUANT TO ZR 96-112 PROPOSED
- EXISTING NON-COMPLIANCE CONDITION

0' 15' 30' 60' 120'

N

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

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CETRARUDDY

ZONING DIAGRAM - WAIVER PLAN

DRAWING NO. **U-004.00**

SCALE As indicated

PROJECT 1912

DATE PLOTTED

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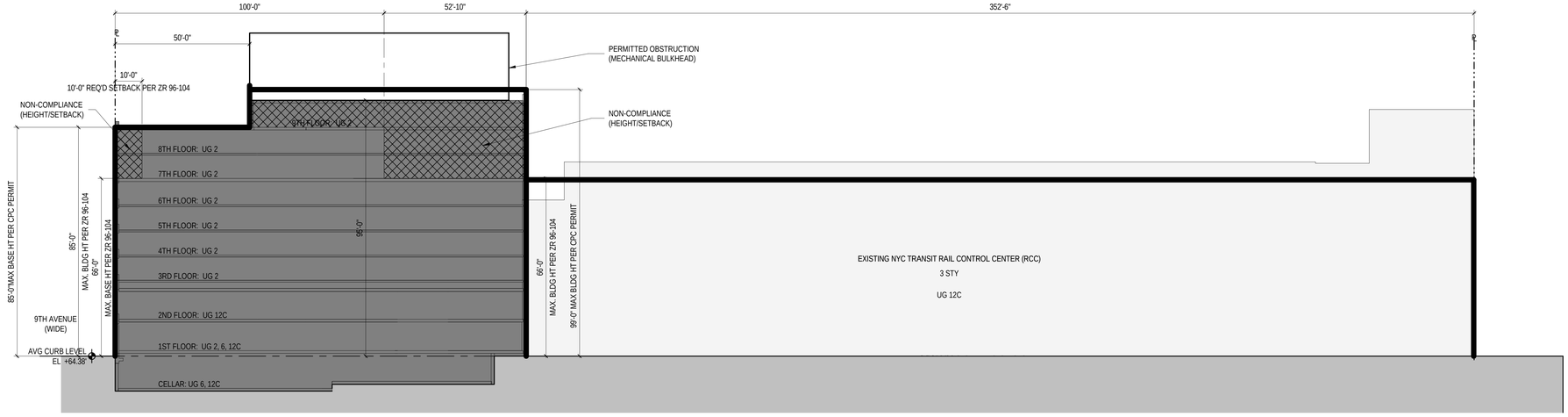
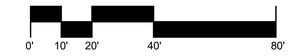
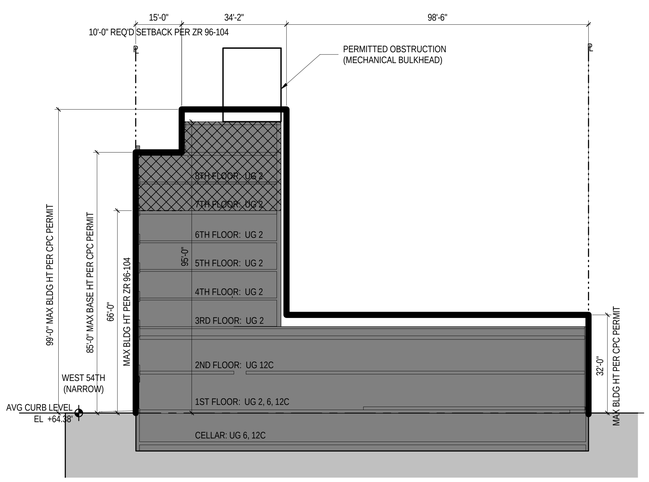


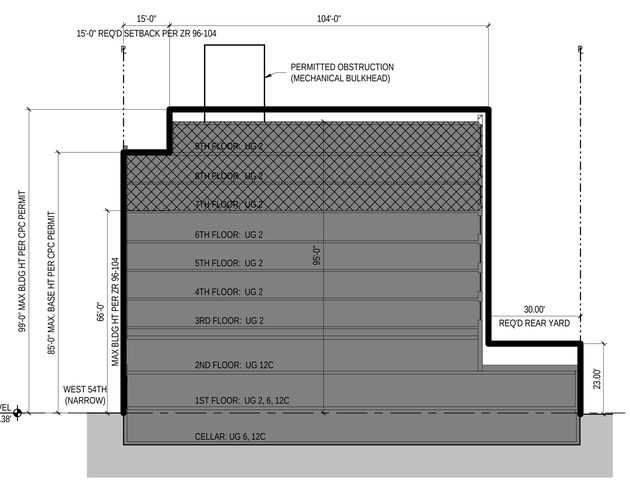
1 E/W SECTION LOOKING NORTH
1" = 20'-0"



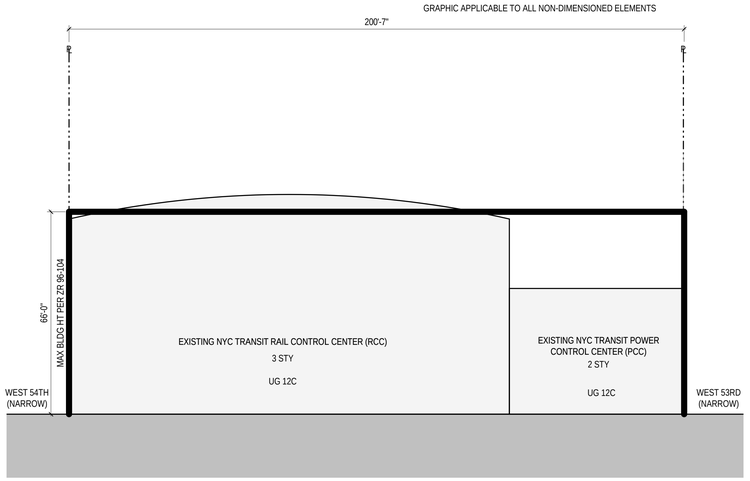
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



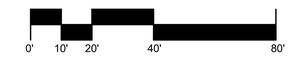
2 N/S SECTION LOOKING EAST (BEYOND 100.00' OF WIDE STREET)
1" = 20'-0"



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



4 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 SUROUNDING 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

SPECIAL PERMIT PURSUANT TO ZR 96-112
PROPOSED

SPECIAL PERMIT PURSUANT TO ZR 96-112
PROPOSED

EXISTING NON-COMPLIANCE CONDITION

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

P — 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' — PROPSED 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



5 KEY PLAN
1" = 40'-0"

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 212.632.2211

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

PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

DESCRIPTION DATE

CETRARUDDY

WAIVER SECTIONS

DRAWING NO. **U-005.00**

SCALE: As indicated
ADR. PLOT DATE:

PROJECT: 1912
ADR. ISSUE 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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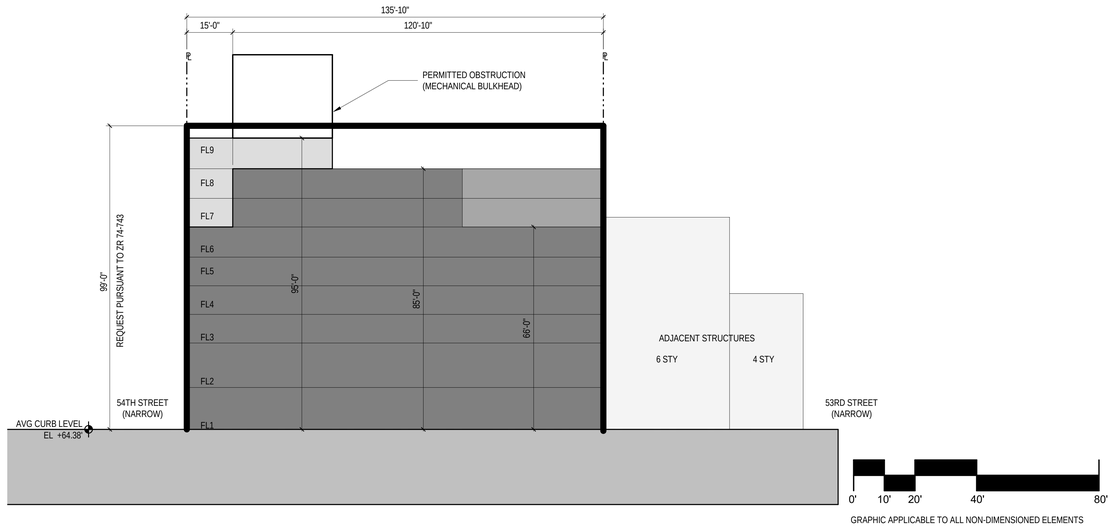
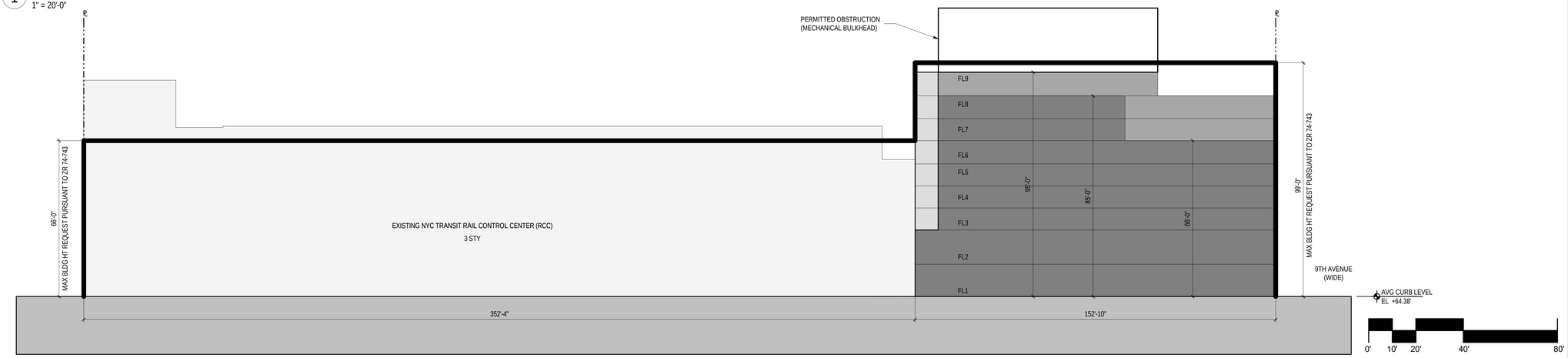


GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

1 PROPOSED WEST ELEVATION (9TH AVENUE)

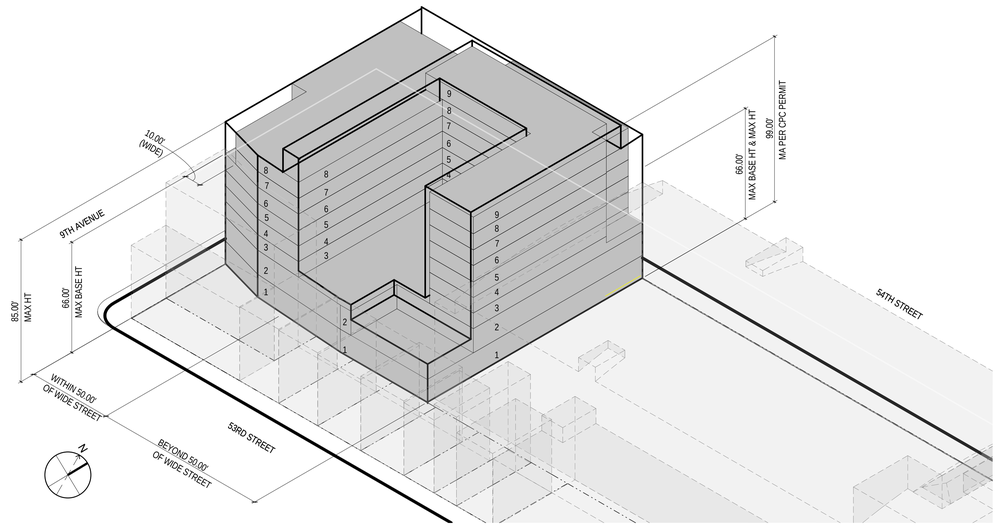
1" = 20'-0"



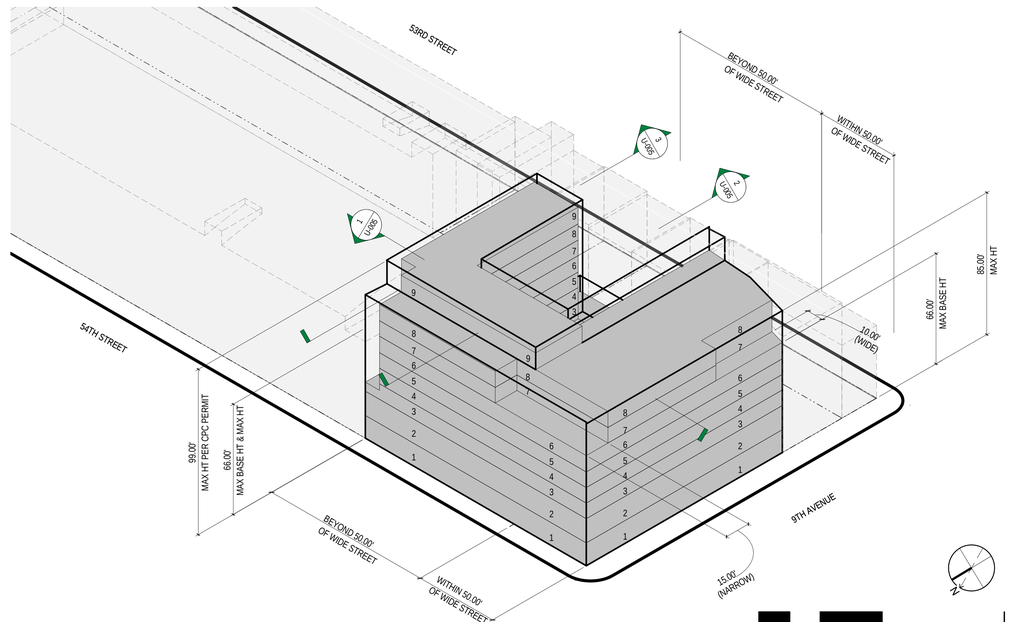
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

2 PROPOSED NORTH ELEVATION (54TH STREET)

1" = 20'-0"



3 PROPOSED NORTH WEST ISOMETRIC (ILLUSTRATIVE PURPOSES ONLY)



GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

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 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.

LEGEND

7 STY	# STORIES
	ZONING LOT LINE
	ZONING DISTRICT BOUNDARY
	ILLUSTRATIVE BUILDING LINE
	PROPOSED MAXIMUM BUILDING ENVELOPE
	EXISTING BUILDING
	PROPOSED BUILDING STREET WALL
	PROPOSED BUILDING 15' SETBACK
	PROPOSED BUILDING FURTHER SETBACK

THE LIRIO

806 9TH AVE
NEW YORK, NY 10019

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LIRIO MANAGER LLC
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PRELIMINARY
NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

DESCRIPTION	DATE

CETRARUDDY

WAIVER ELEVATIONS AND AXONS

DRAWING NO. **U-006**

SCALE	1" = 20'-0"
PROJECT	1912
CAD FILE NO.	

CETRARUDDY ARCHITECTURE DPC
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WWW.CETRARUDDY.COM

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