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U-002	ZONING ANALYSIS
U-003	1ST FLOOR PLAN
U-004	WAIVER PLAN
U-005	OPEN SPACE DIAGRAM
U-006A	WAIVER SECTIONS
U-006B	WAIVER SECTIONS
U-007	ILLUSTRATIVE AXONS & ELEVATIONS

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

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
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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

REGISTERED ARCHITECT
JOHN CETRA
No. 018650
STATE OF NEW YORK

1592367

PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

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

CETRARUDDY

COVER SHEET

DRAWING NO. **U-000.00**

SCALE

PROJECT 1912

CAD FILE/PLOTTED

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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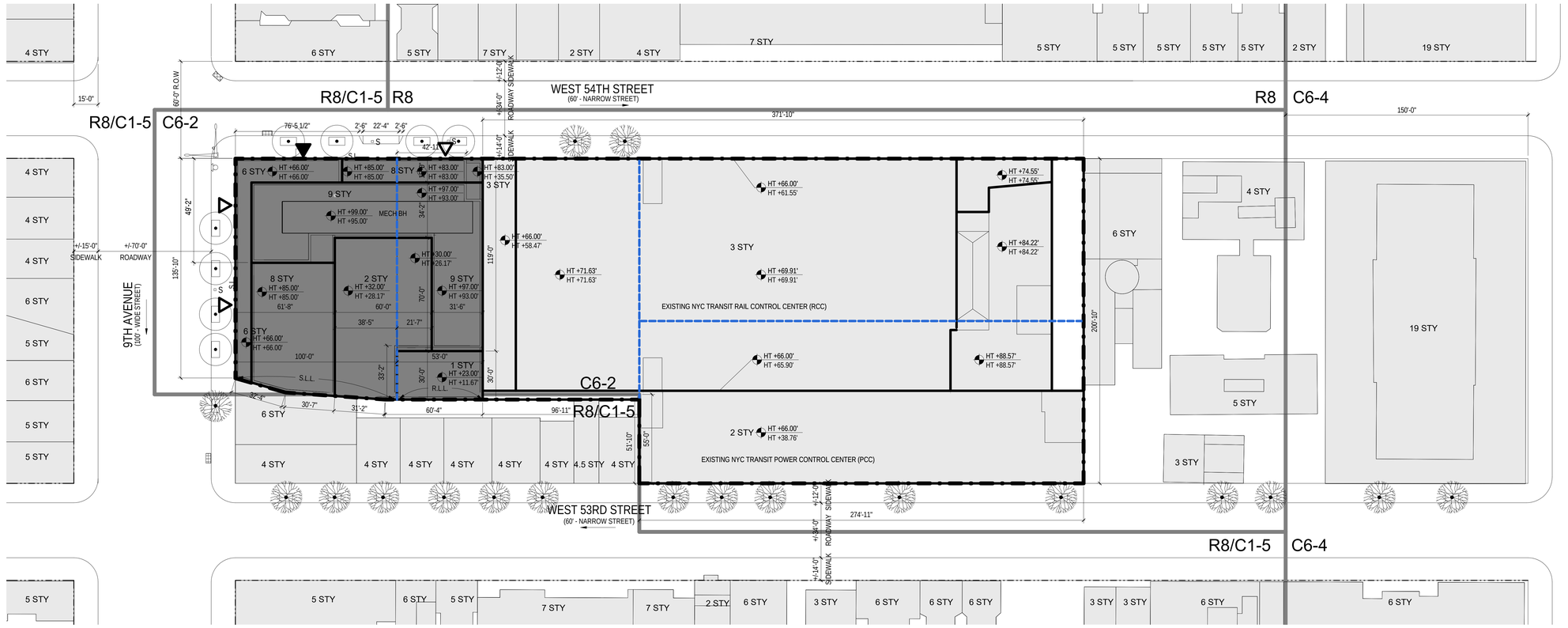

1 ZONING LOT SITE PLAN
1" = 30'-0"

LEGEND

- 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
- LOT PORTION LINE
- 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'

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DESCRIPTION	DATE

CETRARUDDY

ZONING LOT SITE PLAN

DRAWING NO. U-001.00

SCALE: As indicated
DOB PERMIT:

PROJECT: 1912
DOB FILE:

CETRARUDDY ARCHITECTURE DPC
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WWW.CETRARUDDY.COM

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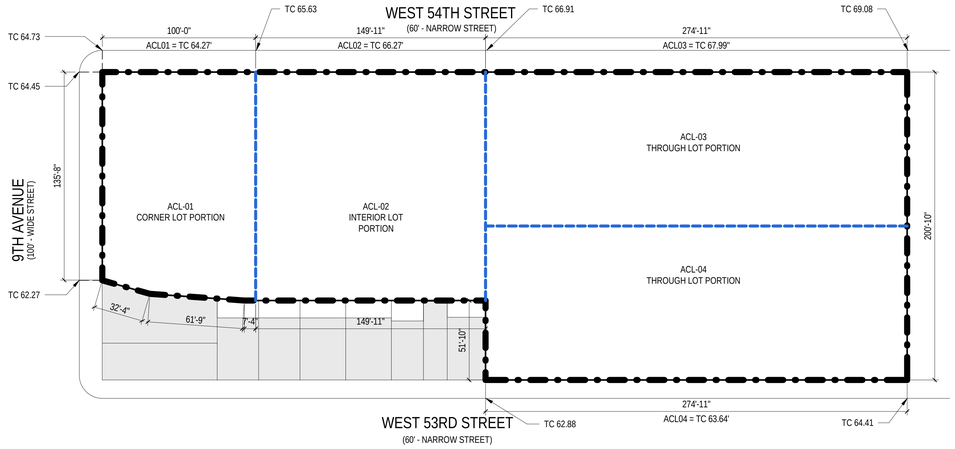


LEGEND

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

AVERAGE CURB LEVEL (ACL)

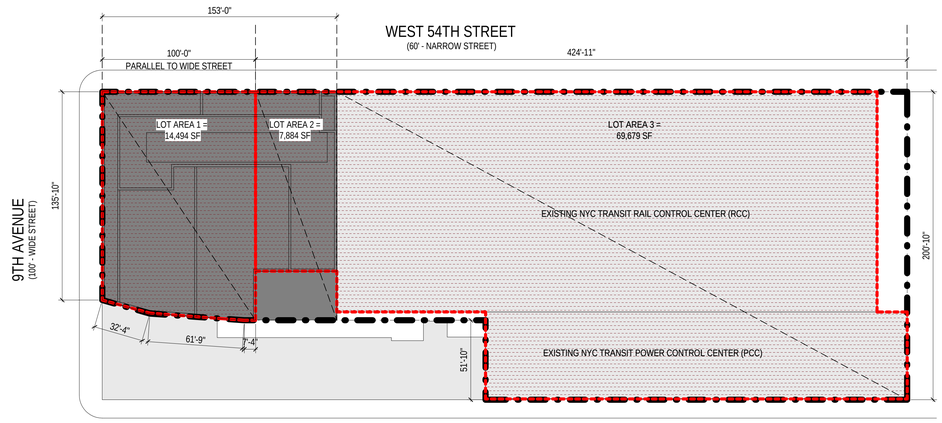
CORNER PORTION ACL-01:
(9TH AVE) TC 62.27 + TC 64.45 = 126.72/2 = TC 63.36
(54TH ST) TC 64.73 + TC 65.63= 130.36/2 = TC 65.18
AVERAGE CORNER CURB LEVEL:
TC 63.36 + TC 65.18 = 128.54/2 = TC 64.27

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

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



LEGEND

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

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%	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)

2 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
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 96-112
	BEYOND 100' OF WIDE STREET	60%	93.30%			DOES NOT COMPLY	SPECIAL PERMIT REQUIRED PURSUANT TO ZR 96-112
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
	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 96-112
	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 96-112
	MAX HEIGHT	85 FT		99FT		99FT	DOES NOT COMPLY	SPECIAL PERMIT REQUIRED PURSUANT TO ZR 96-112
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 96-112
	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 96-112
	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 96-112
	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

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LIC. NO. 016855
STATE OF NEW YORK

15923.67

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

PROFESSIONAL CERTIFICATION

CETRARUDDY

ZONING ANALYSIS

DRAWING NO. **U-002.00**

SCALE: 1" = 40'-0"
PLOT PAPER:

PROJECT: 1912
PLOT FILE:

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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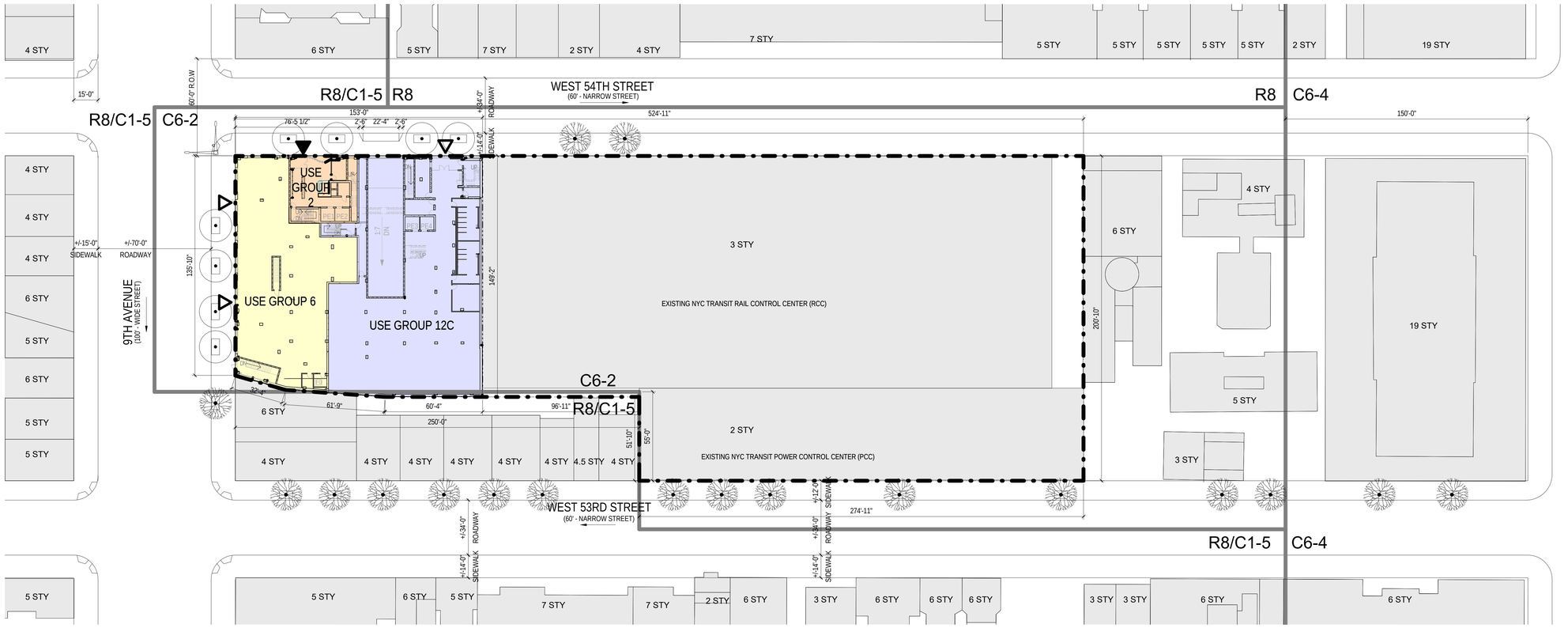

1 1ST FLOOR PLAN
1" = 30'-0"

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- COMMUNITY FACILITY ACCESS POINT
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- C1-5/R8 R8 — ZONING DISTRICTS
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1ST FLOOR PLAN

DRAWING NO. U-003.00

PROJECT 1912 | SCALE As indicated | CAD FILE NO.

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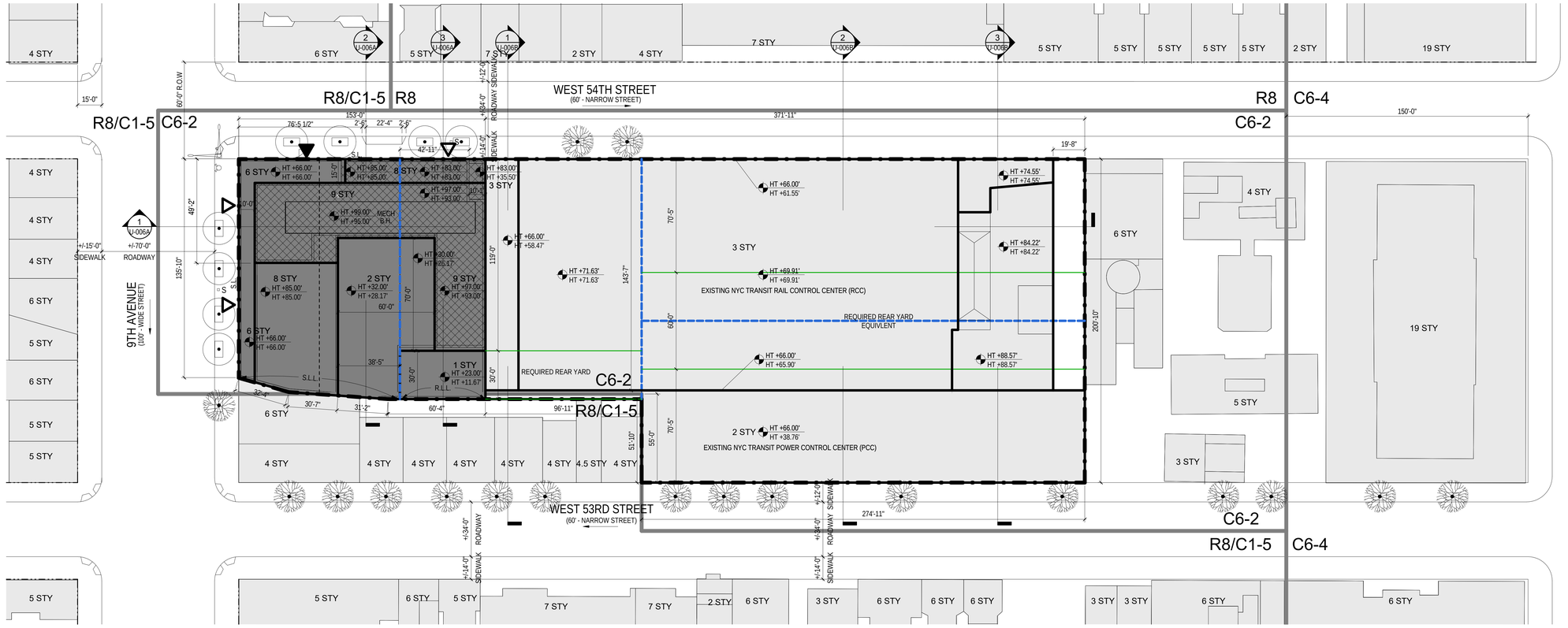

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- S.L.L. — SIDE LOT LINE
- R.L.L. — REAR LOT LINE
- PROPOSED LANDSCAPED OPEN AREA FOR RESIDENTIAL

ZONING WAIVERS

- HEIGHT & SETBACK WAIVER SPECIAL PERMIT PURSUANT TO ZR 96-112 PROPOSED
- EXISTING LEGAL NON-COMPLYING REAR YARD
- LOT PORTION LINE

0' 15' 30' 60' 120'

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

N

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

REGISTERED ARCHITECT
JOHN CETRA
No. 016865
STATE OF NEW YORK

1593367

PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

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

CETRARUDDY

WAIVER PLAN

DRAWING NO. **U-004.00**

PROJECT 1912 | SCALE As indicated | CAD FILE 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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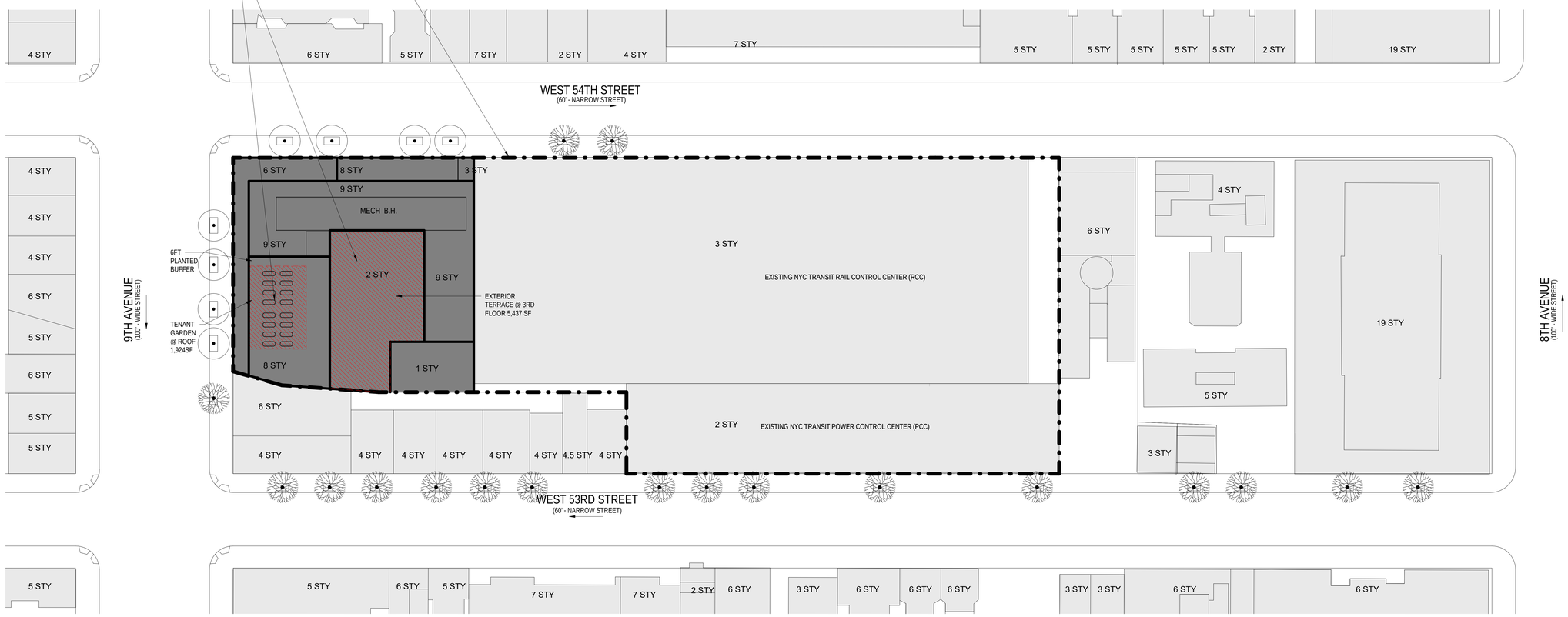
3/3/2022 2:09:53 AM P:\Projects\Lirio\Revit_R19\Lirio_R19_for_Arch_Waiver.rvt Waiver Plan Waiver_Plan

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



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
- 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' — 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'

N

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

LEGEND

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

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REGISTERED ARCHITECT JOHN CETRA No. 016855 STATE OF NEW YORK

1593367

PRELIMINARY - NOT FOR CONSTRUCTION

	DCP AMENDMENT	2022.03.17
	DCP SUBMISSION	2021.12.28
△	DESCRIPTION	DATE

PROFESSIONAL CERTIFICATION

CETRARUDDY

OPEN SPACE DIAGRAM

DRAWING NO. **U-005.00**

SCALE: As indicated

PROJECT: 1912

ORIG. 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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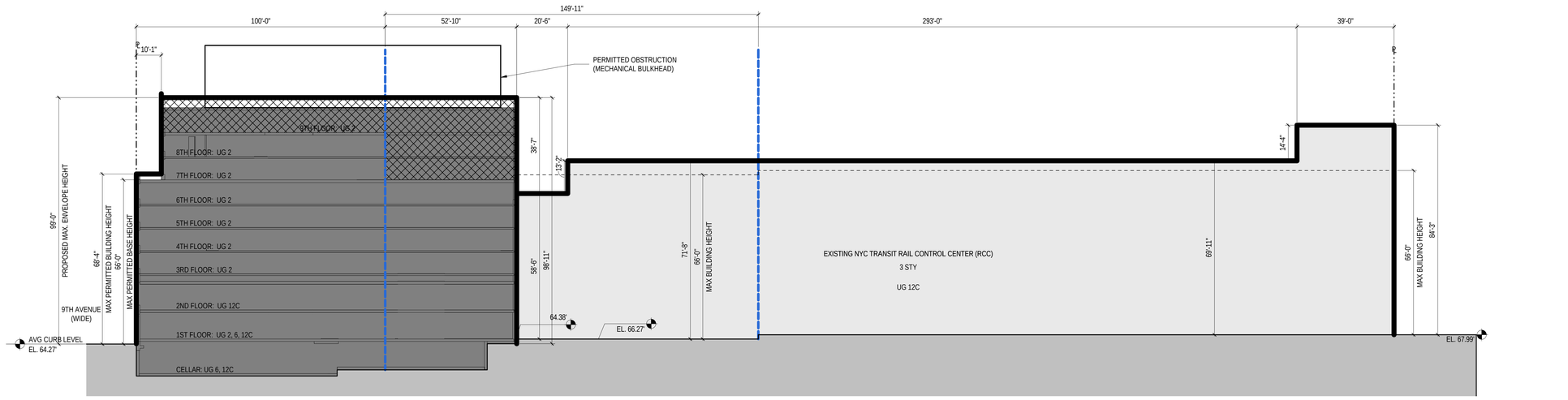
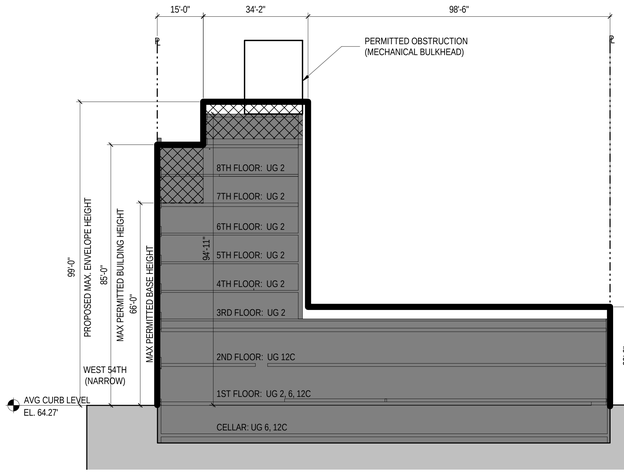
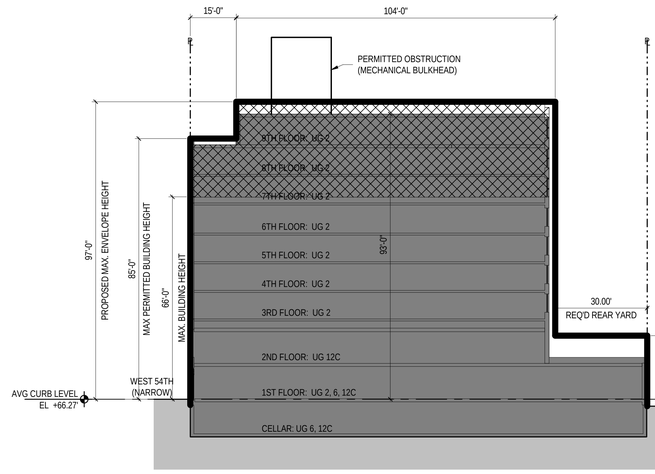


1 E/W SECTION LOOKING NORTH
1" = 20'-0"

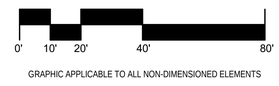
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



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 96-112 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
- ROAD DIRECTION
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
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- PROPOSED MAXIMUM BUILDING ENVELOPE
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- STREET LAMP WITH TRAFFIC LIGHT
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- PROPOSED STREET TREE
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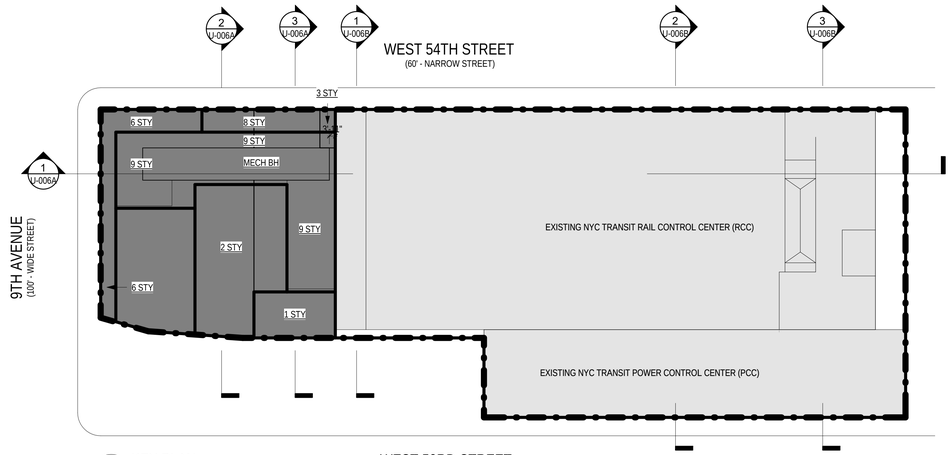
- S.L. — STREET LINE
- S.L.L. — SIDE LOT LINE
- R.L.L. — REAR LOT LINE
- PROPOSED LANDSCAPED OPEN AREA FOR RESIDENTIAL



5 KEY PLAN
1" = 40'-0"



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826 BROADWAY, 11TH FLOOR
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ARCHITECT:
CETRA RUDDY ARCHITECTURE DPC
1 BATTERY PARK PLAZA, SUITE 800
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STRUCTURAL ENGINEER:
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140 BROADWAY, 25TH FLOOR
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LANDSCAPE ARCHITECT:
NV5
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T 646.795.3608

REGISTERED ARCHITECT
JOHN CETRA
LIC. NO. 018855
STATE OF NEW YORK

1593367

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

PRELIMINARY – NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

CETRARUDDY

WAIVER SECTIONS

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

SCALE: As indicated

PROJECT: 1912

JOB PLOTTED:

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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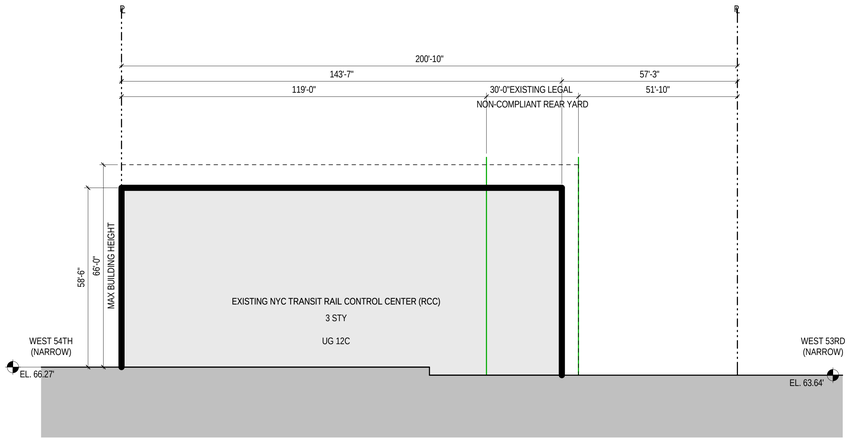
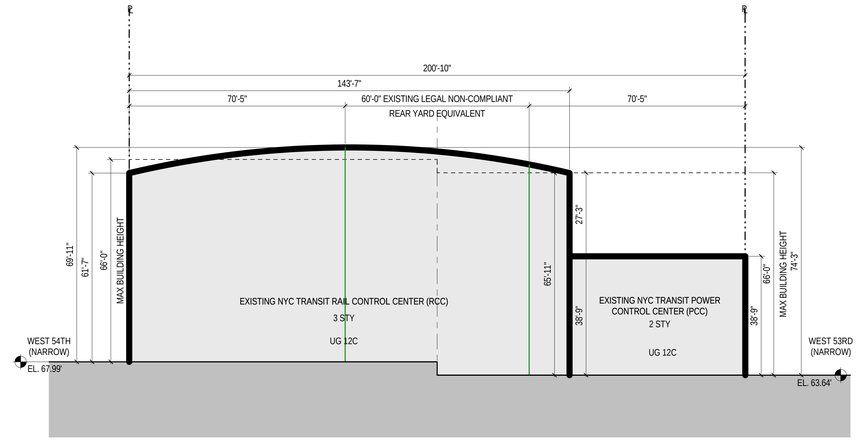
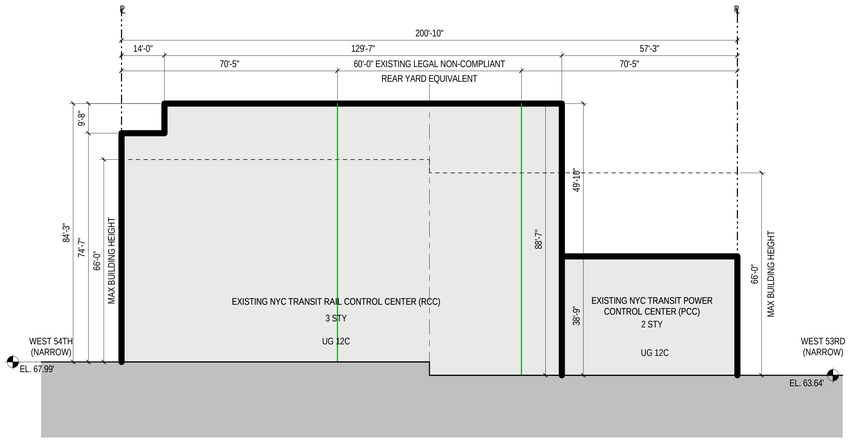


1 N/S SECTION LOOKING EAST (BEYOND 100.00' OF WIDE STREET)
1" = 20'-0"



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

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ZONING WAIVERS

HEIGHT & SETBACK WAIVER
SPECIAL PERMIT PURSUANT TO ZR 96-112
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

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 BUILDING FOOTPRINT

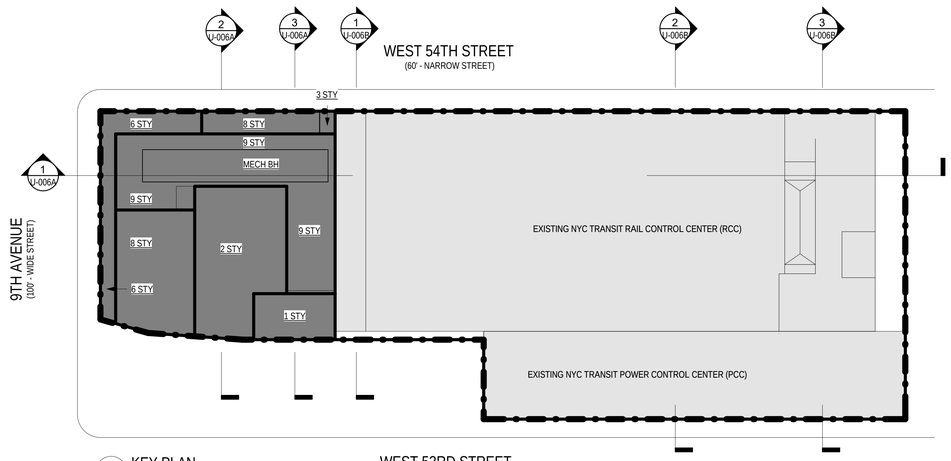
PROPOSED BUILDING FOOTPRINT

S.L. — STREET LINE

S.L.L. — SIDE LOT LINE

R.L.L. — REAR LOT LINE

PROPOSED LANDSCAPED OPEN AREA FOR RESIDENTIAL



5 KEY PLAN
1" = 40'-0"





GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

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REGISTERED ARCHITECT
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LIC. NO. 018655
STATE OF NEW YORK

15923367

PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

	DCP AMENDMENT	2022.03.17
	DCP SUBMISSION REV.	2022.01.03
△	DESCRIPTION	DATE

CETRARUDDY

WAIVER SECTIONS

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

SCALE: As indicated
PROJECT: 1912
DOB APPROVAL:
DOB PERMIT:

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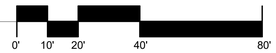
1 PROPOSED WEST ELEVATION (9TH AVENUE)
1" = 20'-0"



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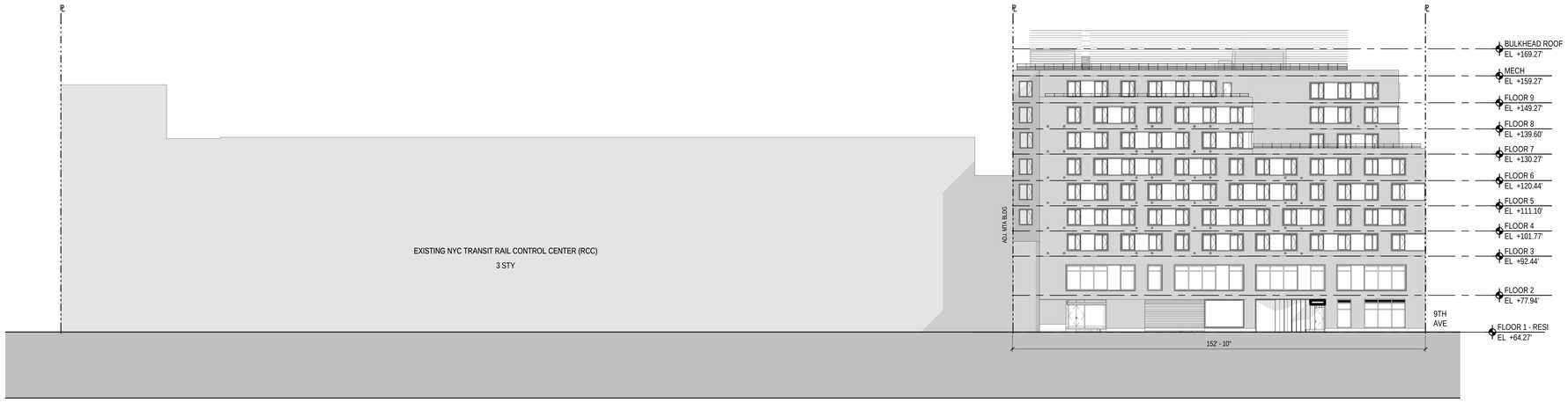
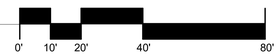


2 PROPOSED NORTH ELEVATION (54TH STREET)
1" = 20'-0"



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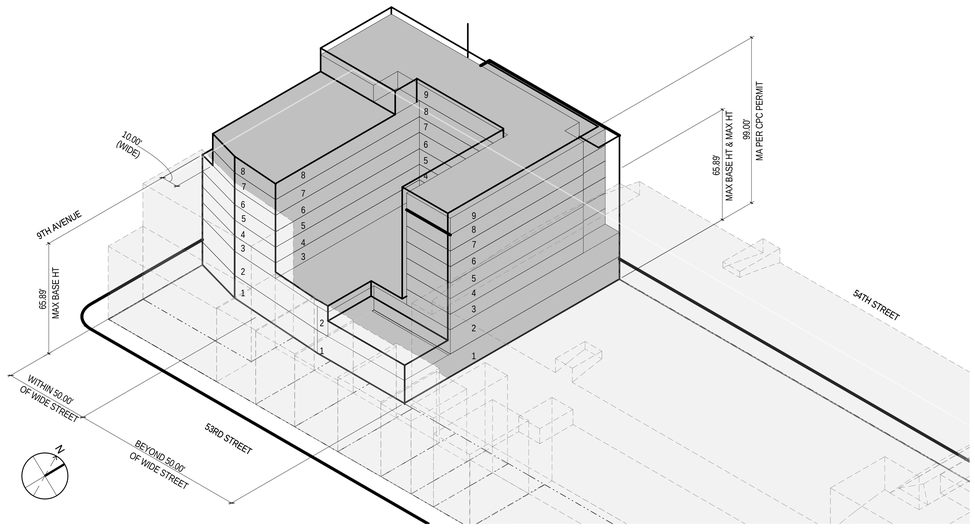
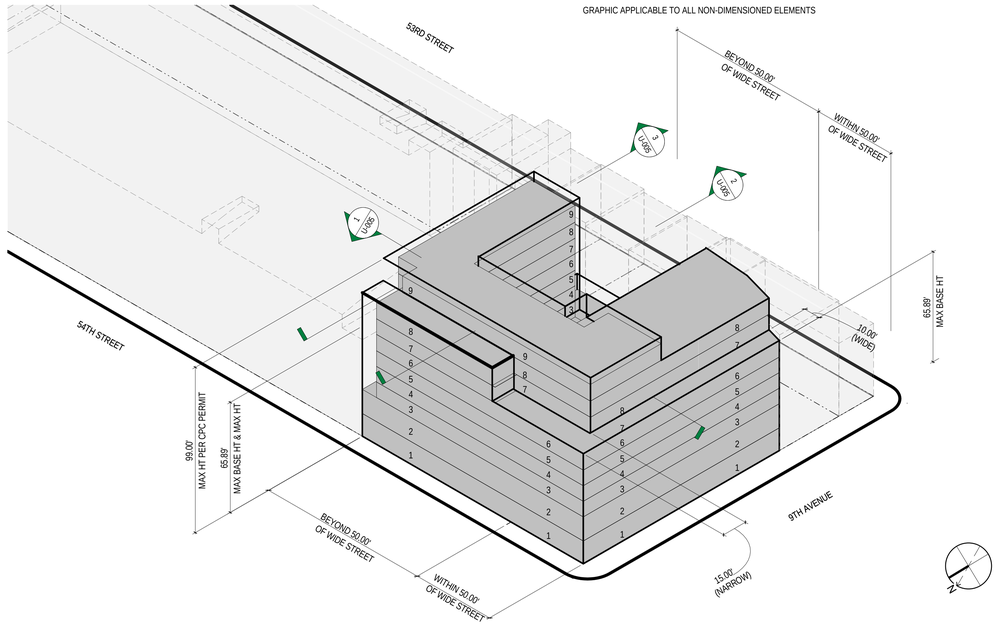


3 PROPOSED NORTH WEST ISOMETRIC (ILLUSTRATIVE PURPOSES ONLY)



4 PROPOSED NORTH WEST ISOMETRIC (ILLUSTRATIVE PURPOSES ONLY)

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DCP SUBMISSION	2021.12.28
DESCRIPTION	DATE

CETRARUDDY

ILLUSTRATIVE AXONS & ELEVATIONS

DRAWING NO. U-007.00

SCALE 1" = 20'-0"
DATE PLOTTED
PROJECT 1912
DATE ISSUED

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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