



ZD1 Zoning Diagram  
Must be typewritten.

Orient and affix BIS  
job number label here

Submitted to resolve objections stated in a  
notice of intent to revoke issued pursuant to  
rule 101-15.

☐ Yes ☐ No

Location Information

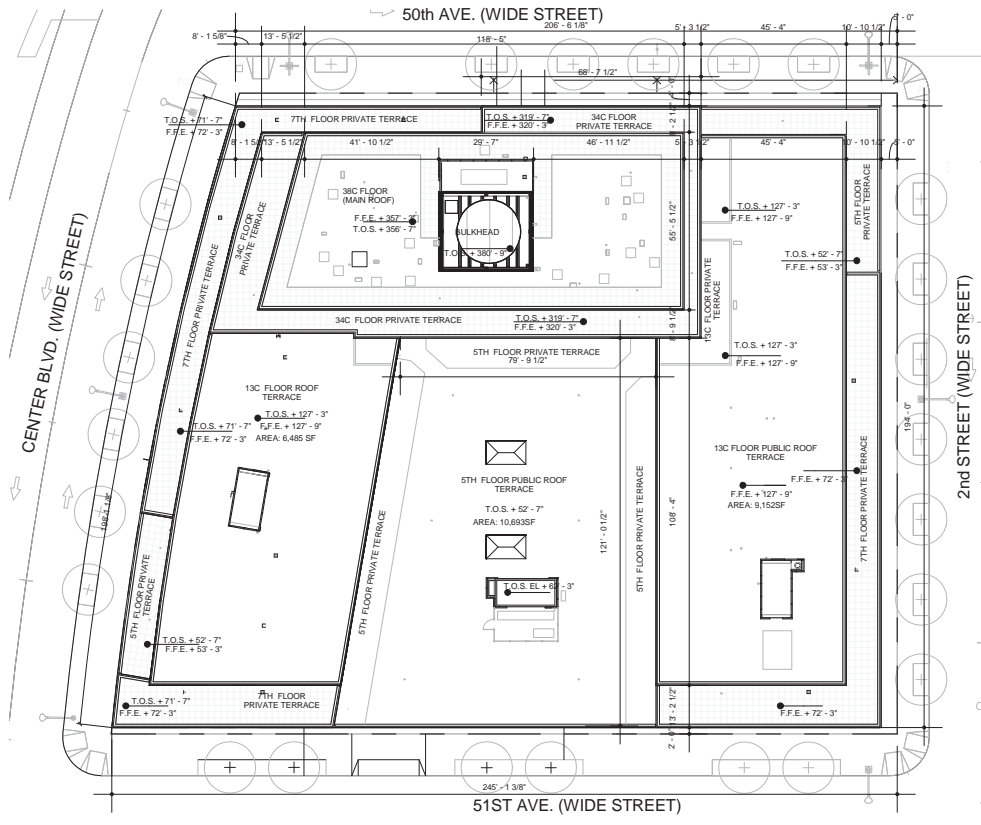
House No(s) 1-50  
Street Name 50th Ave.  
  
Borough Queens  
Block 06  
Lot 80  
BIN 4540067

Falsification of any statement is a misdemeanor  
and is punishable by a fine or imprisonment, or  
both. It is unlawful to give to a city employee, or  
for a city employee to accept, any benefit,  
monetary or otherwise, either as a gratuity for  
properly performing the job or in exchange for  
special consideration. Violation is punishable by  
imprisonment or fine or both. I understand that if  
I am found after hearing to have knowingly or  
negligently falsified or allowed to be falsified any  
certificate, form, signed statement, application,  
report or certification of the correction of a viola-  
tion required under the provisions of this code or  
of a rule of any agency, I may be barred from  
filing further applications or documents with the  
Department.

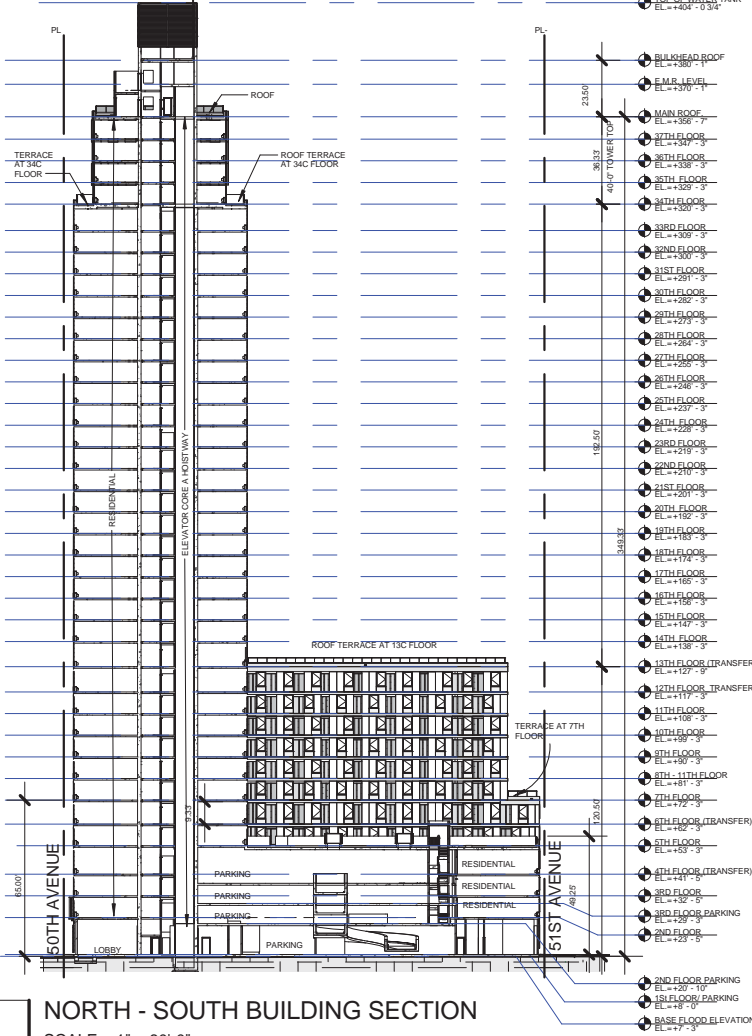
Name (please print)  
Ismael Leyva  
Signature  
Date 10/19/12



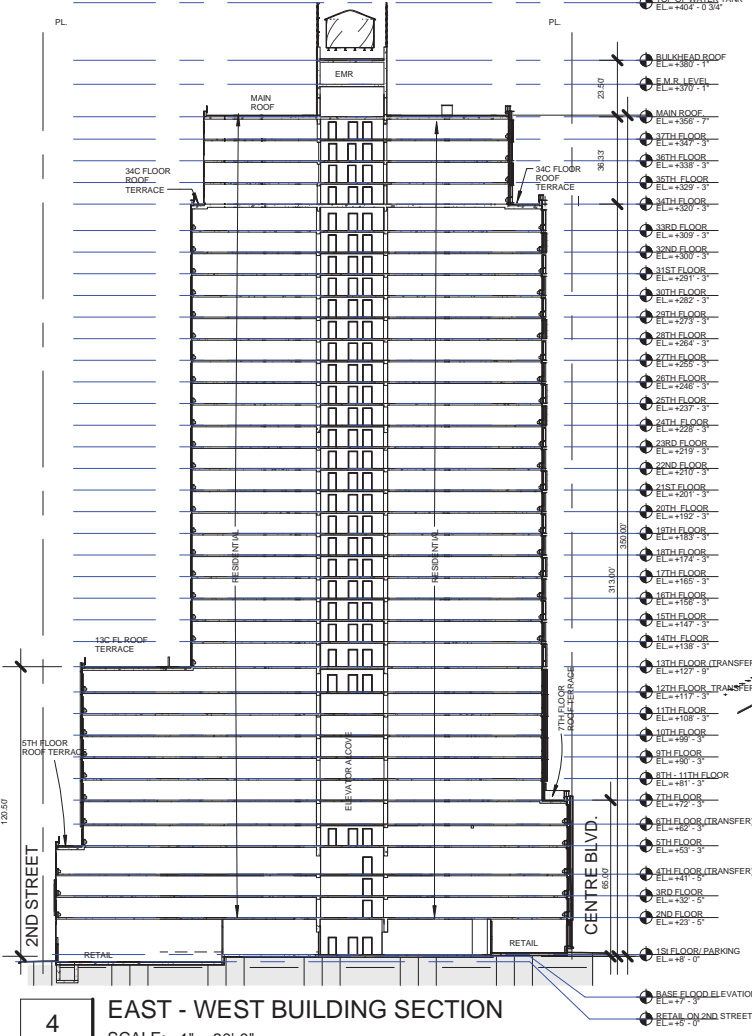
P.E. / R.A. Seal (apply seal, then sign and date over seal)  
Internal Use Only  
BIS Doc #  
PLAN EXAMINER SIGN AND DATE



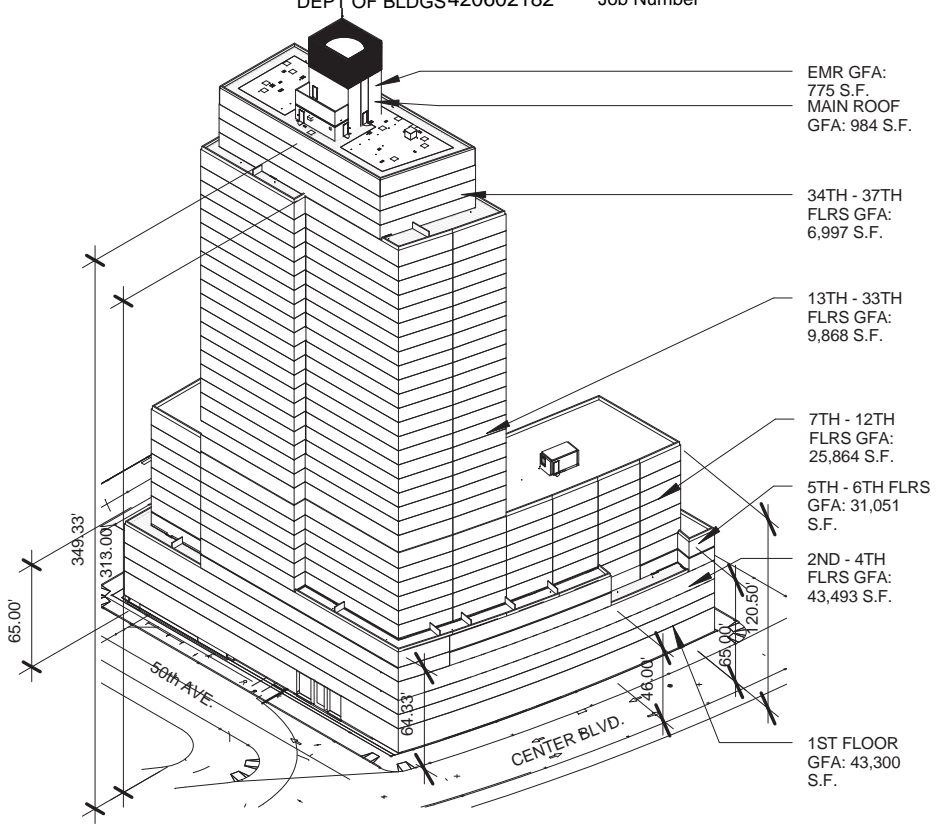
1 SITE PLAN  
SCALE: 1" = 60'-0"



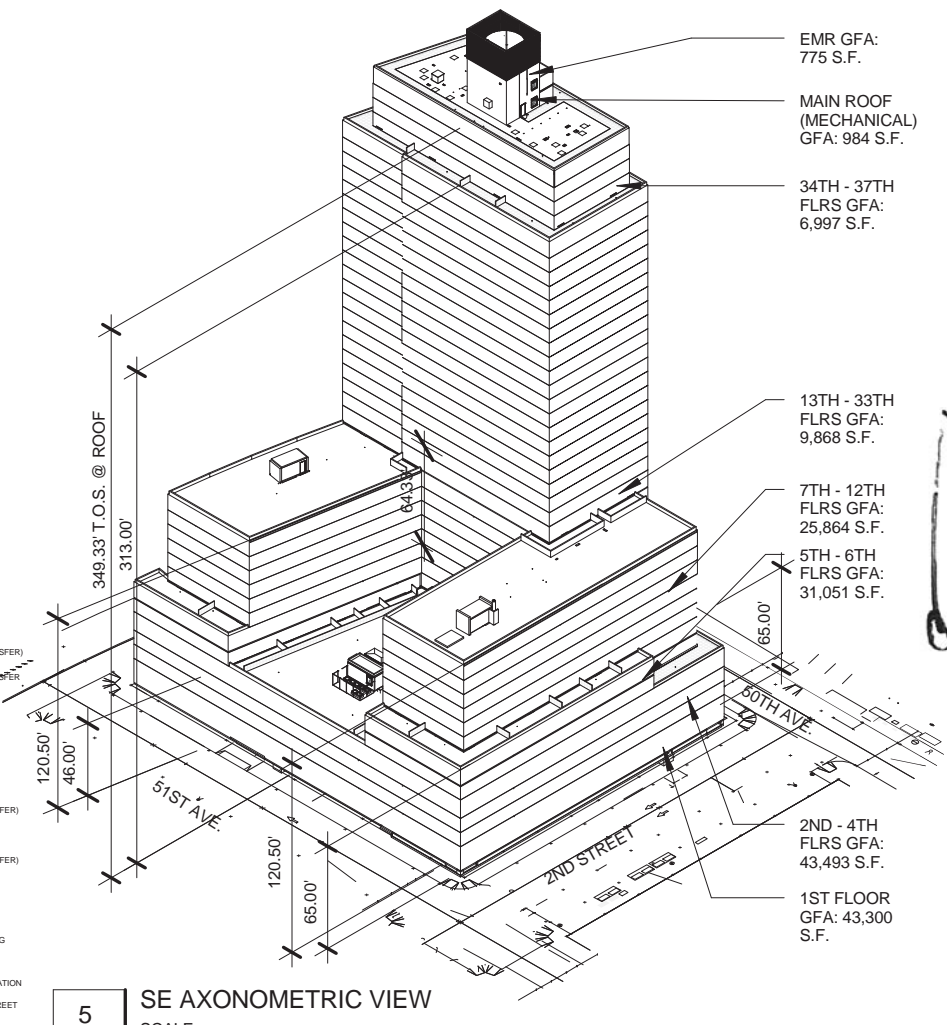
3 NORTH - SOUTH BUILDING SECTION  
SCALE: 1" = 80'-0"



4 EAST - WEST BUILDING SECTION  
SCALE: 1" = 80'-0"



2 NW AXONOMETRIC VIEW  
SCALE:



5 SE AXONOMETRIC VIEW  
SCALE:



ZD1 Zoning Diagram

Must be typewritten.  
Sheet \_\_\_\_\_ of \_\_\_\_\_

1 Applicant Information Required for all applications.

Last Name <b>Leyva</b>		First Name <b>Ismael</b>		Middle Initial -	
Business Name <b>Ismael Leyva Architect P.C.</b>			Business Telephone <b>212-290-1444</b>		
Business Address <b>48 west 37th Street</b>			Business Fax <b>212-290-1425</b>		
City <b>New York</b>		State <b>NY</b>	Zip <b>10018</b>	Mobile Telephone	
E-Mail <b>mchadha@ilarch.com</b>			License Number <b>021712</b>		

2 Additional Zoning Characteristics Required as applicable.

Dwelling Units <b>619</b>	Parking area <b>53541</b> sq. ft.	Parking Spaces: Total <b>223</b>	Enclosed <b>223</b>
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3 BSA and/or CPC Approval for Subject Application Required as applicable.

Board of Standards & Appeals (BSA)

<input type="checkbox"/> Variance	Cal. No. _____	Authorizing Zoning Section <u><b>72-24</b></u>
<input type="checkbox"/> Special Permit	Cal. No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> General City Law Waiver	Cal. No. _____	General City Law Section _____
<input type="checkbox"/> Other	Cal. No. _____	

City Planning Commission (CPC)

<input type="checkbox"/> Special Permit	ULURP No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> Authorization	App. No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> Certification	App. No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> Other	App. No. _____	

4 Proposed Floor Area Required for all applications. One Use Group per line.

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
1	43300	2	16233				0.35
		6			13766		0.30
2	43493	2	27013				0.59
3	43493	2	26931				0.59
4	43493	2	27027				0.59
5	31051	2	30277				0.66
6	31051	2	30188				0.66
7	25864	2	25189				0.55
8	25864	2	25142				0.55
9	25864	2	25167				0.55
10	25864	2	25195				0.55
11	25864	2	25142				0.55
12	25864	2	25167				0.55

ZD1

Sheet \_\_\_\_\_ of \_\_\_\_\_

4 Proposed Floor Area Required for all applications. One Use Group per line.

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
13	9868	2	9557				0.21
14	9868	2	9104				0.20
15	9868	2	9485				0.21
16	9868	2	9513				0.21
17	9868	2	9485				0.21
18	9868	2	9513				0.21
19	9868	2	9485				0.21
20	9868	2	9513				0.21
21	9868	2	9513				0.21
22	9868	2	9485				0.21
23	9868	2	9513				0.21
24	9868	2	9513				0.21
25	9868	2	9485				0.21
26	9868	2	9513				0.21
27	9868	2	9513				0.21
28	9868	2	9485				0.21
29	9868	2	9513				0.21
30	9868	2	9513				0.21
31	9868	2	9513				0.21
32	9868	2	9485				0.21
33	9868	2	9513				0.21
34	6977	2	6720				0.14
35	6977	2	6720				0.14
36	6977	2	6720				0.14
37	6977	2	6720				0.14
38(ROOF)	984	2	0				0.00
39(EMR)	775	2	0				0.00
Totals	627960		534776		13766		12.00

Total Zoning Floor Area 548541