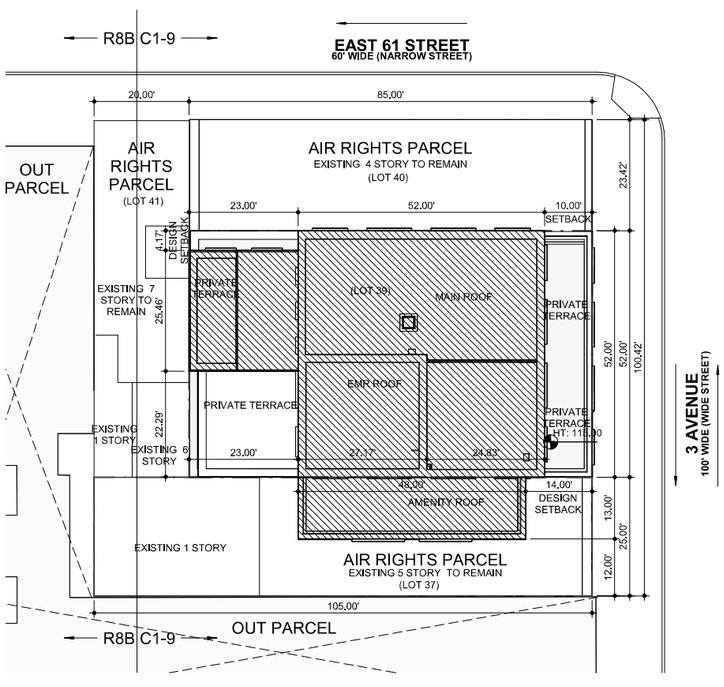
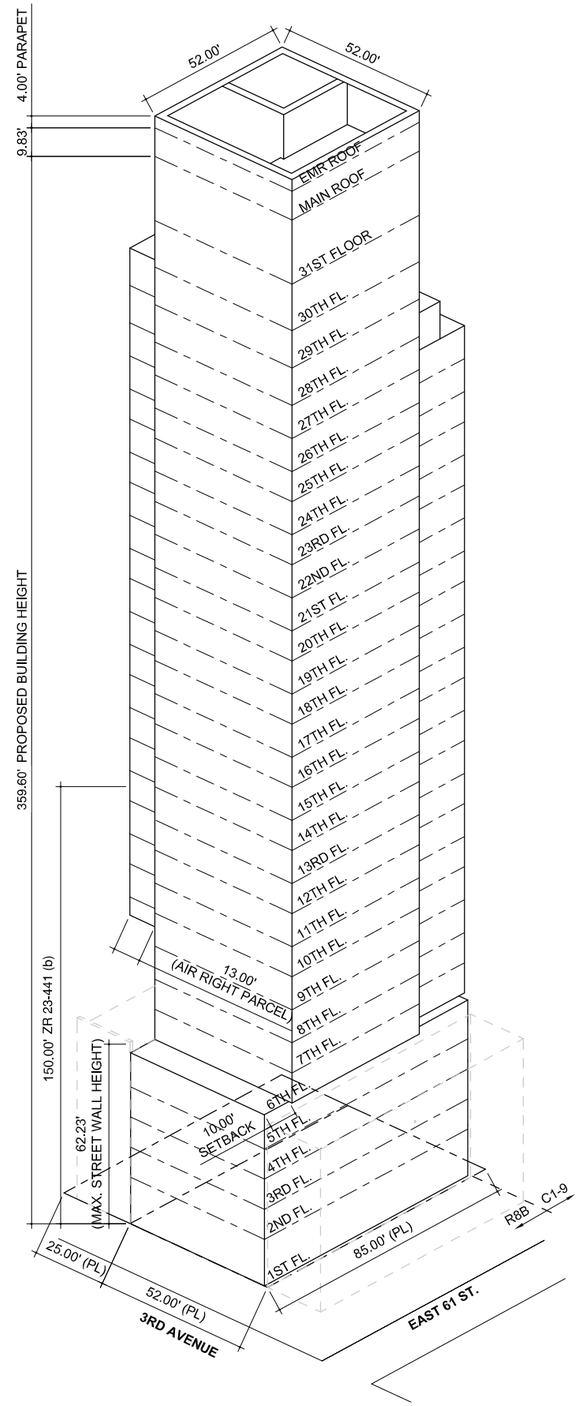
SITE DATA	
Address	1026 3rd Avenue, New York, NY, 10065
Block No.	1395
District	Manhattan 8
Lot	37, 39, 40, 41
Zoning Lot Area	10,041.67 SF

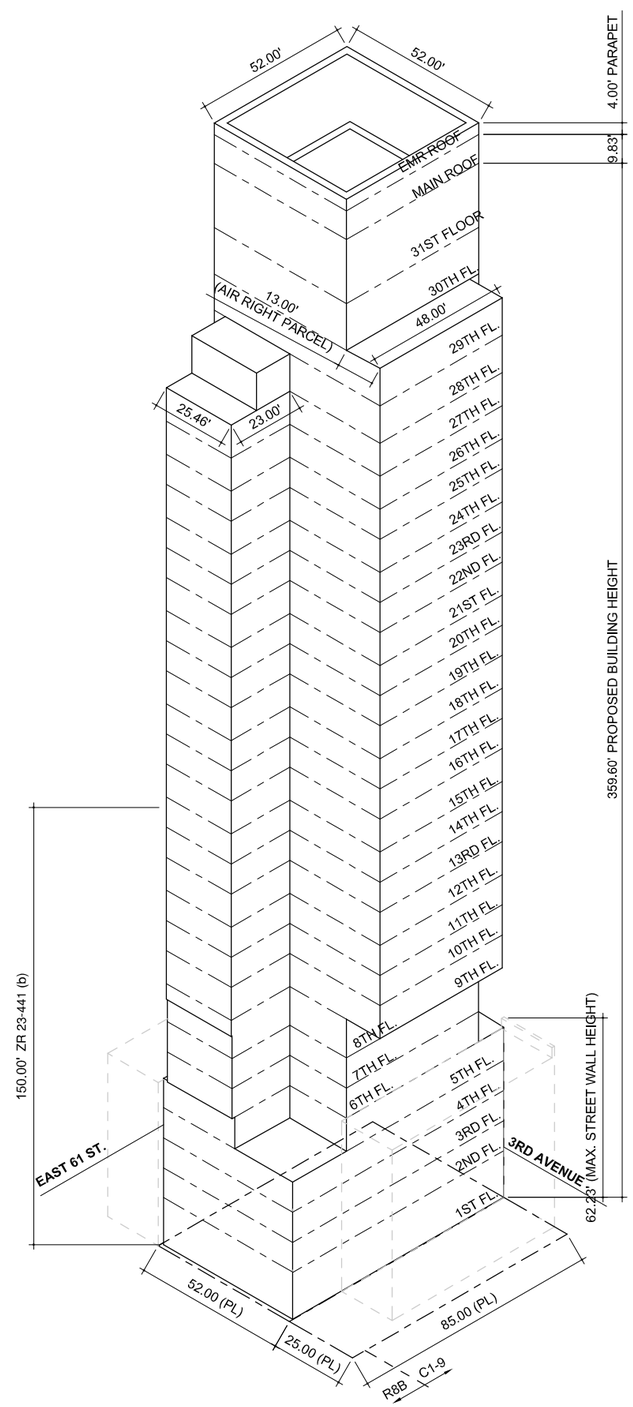
DESCRIPTION		REFERENCE SECTIONS
ZONING DISTRICT		
C1-9; R10 equivalent		Zoning Map 8c
R8B; C5-2		
YARDS		
A. Side Yard (None or 8'-0" min.)		23-334
12' provided		
B. Rear Yard		23-343
No rear yard shall be required within 100 feet of the point of intersection of two street lines		
STREET TREE PLANTING		26-41
3rd Avenue frontage	77'-0"	
Existing tree	0	
Required no. of trees per 25'-0"	1	
Required no. of trees	3	
Trees to be planted at an alternate location	**3**	
TOWER LOT COVERAGE		
Lot coverage = 50% Max and not less than 30%		
Residential Lot Coverage = 3,913 SF	39%	23-441(b), 23-435



SITE PLAN
1/32" = 1'-0"

TOWER LOT COVERAGE





AXONOMETRIC DIAGRAMS
N.T.S

NYC Buildings

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)	1026
Street Name	3rd Avenue
Borough	Manhattan
Block	1395
Lot	39
BIN	1041930

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 violation 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
05-06-25

REGISTERED ARCHITECT ISMAEL LEYVA No. 021712 STATE OF NEW YORK

P.E. / R.A. Seal *(apply seal then sign and date over seal)*

Internal Use Only

BIS Doc #_____

PLAN EXAMINER SIGN AND DATE

07/09

NYC Buildings

ZD1 Zoning Diagram

Must be typewritten.
Sheet 01 of 01

1 Applicant Information *Required for **all** applications.*

Last Name Leyva | First Name Ismael | Middle Initial

Business Name Ismael Leyva Architects P.C. | Business Telephone (212) 290-1444

Business Address 48 West 37th Street | Business Fax

City New York | State NY | Zip 10018 | Mobile Telephone

E-Mail ILA@ILARCH.COM | License Number 021712

2 Additional Zoning Characteristics *Required as applicable.*

Dwelling Units 108 | Parking area sq. ft. | Parking Spaces: Total | Enclosed

3 BSA and/or CPC Approval for Subject Application *Required as applicable.*

Board of Standards & Appeals (BSA)

- ☐ Variance — Cal. No._____ — Authorizing Zoning Section_____
- ☐ Special Permit — Cal. No._____ — Authorizing Zoning Section_____
- ☐ General City Law Waiver — Cal. No._____ — General City Law Section_____
- ☐ Other — Cal. No._____

City Planning Commission (CPC)

- ☐ Special Permit — ULURP No. _____ — Authorizing Zoning Section _____
- ☐ Authorization — App. No. _____ — Authorizing Zoning Section _____
- ☐ Certification — App. No. _____ — Authorizing Zoning Section _____
- ☐ Other — App. No. _____

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

1026 3RD AVE
NB #M00683925

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.) Residential	Community Facility	Commercial	Manufacturing	FAR
CELLAR	4,107.20	II	0	0	0	0	.000
1ST	2,305.20	II	1,893.20	0	0	0	.189
1ST	1,882.00	VI	0	0	1,882.00	0	.187
2ND	4,254.30	II	2,525.10	0	0	0	.251
3RD	4,254.30	II	2,458.30	0	0	0	.245
4TH	4,254.30	II	2,526.90	0	0	0	.282
5TH	3,775.10	II	2,375.10	0	0	0	.237
6TH	3,268.30	II	2,884.90	0	0	0	.287
7TH	3,268.30	II	2,897.30	0	0	0	.289
8TH	3,268.30	II	2,897.30	0	0	0	.289
9TH	3,913.00	II	3,155.30	0	0	0	.314
10TH	3,913.00	II	3,533.30	0	0	0	.352
11TH	3,913.00	II	3,533.30	0	0	0	.352

ZD1

Sheet 01 of 01

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.) Residential	Community Facility	Commercial	Manufacturing	FAR
12TH	3,913.00	II	3,224.60	0	0	0	.321
13TH	3,913.00	II	3,525.20	0	0	0	.351
14TH	3,913.00	II	3,532.20	0	0	0	.352
15TH	3,913.00	II	3,224.60	0	0	0	.321
16TH	3,913.00	II	3,532.20	0	0	0	.352
17TH	3,913.00	II	3,532.20	0	0	0	.352
18TH	3,913.00	II	3,219.50	0	0	0	.321
19TH	3,913.00	II	3,532.20	0	0	0	.352
20TH	3,913.00	II	3,511.10	0	0	0	.350
21ST	3,913.00	II	3,219.50	0	0	0	.321
22ND	3,913.00	II	3,511.10	0	0	0	.350
23RD	3,913.00	II	3,511.10	0	0	0	.350
24TH	3,913.00	II	3,224.50	0	0	0	.321
25TH	3,913.00	II	3,534.30	0	0	0	.352
26TH	3,913.00	II	3,233.00	0	0	0	.322
27TH	3,913.00	II	3,534.30	0	0	0	.352
28TH	3,327.30	II	3,086.40	0	0	0	.307
29TH	3,327.30	II	3,148.70	0	0	0	.314
30TH	2,695.30	II	547.20	0	0	0	.054
31ST	2,695.30	II	0	0	0	0	.000
ROOF	2,695.30	II	0	0	0	0	.000
TOTAL	123,724.80		92,063.90	0	1,882.00	0	9.39
TOTAL	9,284.20	II, VI	6,811.20	0	2,473.00	0	.926
TOTAL	7,961.60	II, VI	5,971.20	0	1,990.40	0	.792
TOTAL	7,210.40	II, VI	831.00	0	6,379.40	0	.718
Totals	123,724.80		105677.30	0	12,724.80	0	11.8

1020 3RD AVE
LOT 37

1028 3RD AVE
LOT 40

170 E 61ST ST
LOT 41

Total Zoning Floor Area	118,402.10

07/09