

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
OFFICE OF DEVELOPMENT
100 GOLD STREET, ROOM 5G, NEW YORK, NEW YORK 10038
(212) 863-8228

**AFFORDABLE HOUSING PLAN APPLICATION PURSUANT TO
THE VOLUNTARY INCLUSIONARY HOUSING PROGRAM**

Please indicate "Not Applicable" or "NA" where appropriate. Do not leave any lines blank.

- 1. Applicant:** _____
Address: _____
Fax: _____
Email: _____
Primary Contact (Name, Phone, Email):

- 2. Owner (if different):** _____
Address: _____
Fax: _____
Email: _____
Primary Contact (Name, Phone, Email):

- 3. Administering Agent:** _____
Address: _____
Fax: _____
Email: _____
Primary Contact (Name, Phone, Email):

- 4. General Contractor:** _____
Address: _____
Fax: _____
Email: _____
Primary Contact (Name, Phone, Email):

- 5. Architect:** _____
Address: _____
Fax: _____
Email: _____
Primary Contact (Name, Phone, Email):

6. Attorney and Firm: _____

Address: _____

Fax: _____

Email: _____

Primary Contact (Name, Phone, Email):

7. Location of Affordable Housing Units

Street Address: _____

Borough: _____

Block(s)/Lot(s): _____

Community Board: _____

8. Inclusionary Housing District of Affordable Housing Units

☐ R-10 Inclusionary:

Is project privately financed? (Yes/No) _____

☐ IH Designated Area (Insert ZR section reference, e.g., §23-154, §23-952, §98-23, §62-352, etc.): _____

☐ Special District: _____

☐ Other (please explain): _____

9. Unit Count

Total units in project: _____ Total IH units in project: _____ Super's units: _____

For projects with more than one building:

1. Address for first building: _____

Total units in first building: _____ Total IH units in first building: _____ Super's units: _____

2. Address for second building: _____

Total units in second building: _____ Total IH units in second building: _____ Super's units: _____

For additional buildings, please add additional pages as needed.

Income Distribution of Affordable Housing Units:

Number of low-income units (equal to or less than 80% AMI): _____

Number of moderate-income units (equal to or less than 125% AMI): _____

Number of middle-income units (equal to or less than 175% AMI): _____

10. If publicly financed, list all sources of governmental assistance, including tax credits, bond financing, and land disposition programs:

Tax Exemption to be requested: _____

11. Type of Project (check all that apply)

Construction type:

- ☐ New Construction
- ☐ Preservation
- ☐ Substantial Rehabilitation

Location of Floor Area Compensation:

- ☐ On-site
- ☐ Off-site
- ☐ On-site and Off-site

Inclusionary Units:

- ☐ Rental
- ☐ Homeownership

Non-Inclusionary Units:

- ☐ Rental
- ☐ Homeownership
- ☐ Not Applicable

Electric Utility Systems:

- ☐ N/A – Not Used
- ☐ Individual unit heating systems utilizing electric resistance heated PTACs or heat pumps
- ☐ Individual unit hot water systems heated by electrically powered boilers
- ☐ Electric stoves

12. If the project will contain a condominium or cooperative structure, please describe the structure and the use of each unit. If not, please indicate N/A:

Authorized Signature of Applicant: Juan Barahona

Print name: _____

Date: _____

204 Avenue A & 535 East 12th Street Project

Program: Affordable Neighborhood Cooperative Program (ANCP)

Project Sponsor: SMJ Development

Project Overview

This project consists of 204 Avenue A and 535 East 12th Street, which are both City-owned buildings located in the East Village/Alphabet City section of Manhattan. They are currently vacated due to structural issues, although each building has 5 tenant-of-record households that have been relocated since 2008. 204 Avenue A is a 4-story, 6-unit building with a ground floor commercial space, and 535 East 12th Street is a 5-story, 8-unit building, also with a ground floor commercial space. The project sponsor is SMJ Development. The project intends to use on-site Inclusionary Housing (IH) at 204 Avenue A, to build above the base FAR and will be built as of right on 12th Street.



Map of Project buildings (Source: Google Maps)

Under the proposed ANCP development project, 204 Avenue A will be sold to Restoring Communities HDfC and 535 East 12th Street will be sold to an HDfC to be formed by SMJ Development for \$1 each. Due to the buildings' structural problems and need for extensive rehab, they will be demolished and rebuilt. The buildings are also currently constructed below the allowable FAR. The current buildings will be replaced by a 7-story building with 10 units (Avenue A) and a 6-story building with 11 units (12th Street) – a breakdown of project information by building is below. After construction, 204 Avenue A will be converted into an affordable cooperative, to be owned and operated by a co-op corporation formed by the 10 existing households. 535 East 12th Street will be owned by SMJ Development and will be operated as a rent-stabilized rental building.

Project Details by Building		
	204 Avenue A	535 East 12 th Street
Block/Lot	406 / 47	406 / 6
Existing Residential Units	6 (combined unit, effectively 5)	8 (combined unit, effectively 7)
Proposed Residential Units	10	11
Ownership after Construction	Cooperative HDFC	Rent-stabilized rental HDFC
Lot Area	2,472 SF (25.75' x 96')	2,581 SF (25' x 103.25')
Existing ZSF	5,048	6,980
Zoning	R7A	R8B
Inclusionary Housing?	Yes, on-site	Yes, off-site
Current FAR	2.04	2.2
Base FAR	3.45 (Max 4.6 with on-site IH)	4.0
Max FAR with IH	4.6	4.0 (to sell bonus of 12,905 SF)
Proposed Gross SF (approx.)	11,870	10,824
Proposed Commercial SF	1,000	0

Project Affordability

204 Avenue A will operate as a limited equity co-op, with maintenance set at 40% AMI for existing families. This will help to ensure that existing residents, many of whom are elderly and receive SSI or Social Security benefits, will be able to return to their homes as cooperative homeowners. Section 8 applications will be given to residents who cannot afford the new maintenance if vouchers are available to HPD when residents return to the building. The building's regulatory agreement will require that future sales prices are affordable to shareholders at 80% AMI.

535 East 12th Street will operate as a rent-stabilized income restricted rental building.

	204 Avenue A	535 East 12 th Street
Average Maintenance/Rent AMI	40%	130%
Average Maintenance/Rent	\$761	\$2,253
Re-Sales AMI	80%	N/A
# 1-BR Units	8	11
# 2-BR Units	2	0
Total Residential Units	10	11
Total Commercial Units	1	0

Project Financing

The Project will be financed with a combination of City Capital, developer equity, and private financing.

During construction the project will be financed with a private construction loan, City Capital subsidy, cash equity and deferred development fee. At conversion the Project will convert to a forward committed long term permanent loan separately encumbering the Ave A building and the 12th St. building. The City Capital loan funded during construction will convert to a split permanent loan on each building. The project is also expected to receive grant funds from the New York State Affordable Housing Corporation (AHC), a program that provides grants to create homeownership opportunities for low- and moderate-income families, as well as sales proceeds from existing residents who purchase shares at 204 Avenue A. There is a projection for a nominal sponsor equity amount to round out the permanent sources. Existing residents who are current in rent may purchase their units for \$2,500, and residents who are at or below 80% AMI may save \$2,250 of the purchase price through their regular rent payments during construction. The project will have a 30-year amortizing loan from the bank, as well as a 30-year interest-only HPD City Capital loan.

The Project will capitalize operating reserves on both buildings at permanent conversion, and will make ongoing building reserve contributions to mitigate future operations risks. 204 Avenue A will be required to make additional yearly contributions to reserves should the project realize a particular level of cash flow.

Development Scope

204 Avenue A and 535 East 12th Street will be demolished and rebuilt. Both buildings are currently constructed below the allowable FAR, and will be replaced with new buildings as described below:

- 204 Avenue A – currently a 4-story, 6-unit walk-up building (2.04 FAR), it will be rebuilt as a 7-story, 10-unit elevator building (4.6 FAR). The building will have one ground floor commercial space, for which a suitable tenant will be found by the developer, in collaboration with the residents, after construction. There will be 8 1-bedroom units and 2 2-bedroom units. The building will have a small backyard space for resident access and hookups for laundry machines on the ground floor. It may also include a small office in the basement for co-op board operations and basement space for resident storage, space permitting.
- 535 East 12th Street – currently a 5-story, 8-unit walk-up building (2.2 FAR), it will be rebuilt as a 6-story, 11-unit elevator building (4.0 FAR). There will be 11 1-bedroom units.

Both buildings will be constructed according to current building code and will comply with ADA and Section 504 accessibility requirements. The buildings will be designed to meet Enterprise Green Communities standards.

Construction of the project is expected to take 18 months with a full lease-up of the project completed 6 months thereafter. For 204 Avenue A, a co-op Offering Plan will be prepared by the sponsor's attorney during construction and must be accepted by the NYS Attorney General before co-op conversion can take place. As conceived, no marketing will be done on 204 Avenue A, since all units will be sold to existing tenants (tenants who choose not to purchase may return as rent-stabilized renters). 535 East 12th Street will go through HPD marketing to find suitable income-qualified tenants for the 11 rental units.

Development Team/Ownership Information

The Project Sponsor will be SMJ Development. In December 2017, SMJ in partnership with BFC Partners completed the rehabilitation of 2 buildings at 377 East 10th Street and 544 East 13th Street, which will become affordable cooperatives. SMJ, through a to-be-formed Housing Development Fund Corporation, will become the legal owner of 535 East 12th Street at construction loan closing. Restoring Communities HDfC, a nonprofit organization that works with ANCP, will hold title to 204 Avenue A during construction. After construction completion and upon conversion to cooperative and permanent financing, the title to 204 Avenue A will be transferred to a to-be-formed cooperative HDfC. After construction and prior to co-op conversion, the 10 households from 204 Avenue A and 535 East 12th Street will return to 204 Avenue A with the intent of become cooperative homeowners.

SMJ will be responsible for structuring the construction and permanent financing for the Project, facilitating the ULURP process and community and tenant outreach, overseeing construction, co-op conversion for 204 Avenue A, and marketing for both buildings. The General Contractor is TBD. PWB Management Corporation will be the managing agent of 535 East 12th Street after construction and of 204 Avenue A for at least 1 year after cooperative conversion.

Land Information & Project Location

The Project will be constructed on 2 non-adjacent lots, which are owned by the City of New York, Department of Housing Preservation and Development. The buildings have been part of HPD's Tenant Interim Lease program since 2001 (Avenue A) and 2000 (12th Street).

204 Avenue A (Block 406, Lot 6) is located on Avenue A between East 12th and East 13th Street. It is currently zoned R7A and is located in a voluntary Inclusionary Housing area. It is expected that on-site IH will be used to generate 2,843 square feet of inclusionary bonus, allowing the building to be built to a maximum FAR of 4.6.

535 East 12th Street (Block 406, Lot 47) is located on East 12th Street between Avenue A and Avenue B. It is currently zoned R8B and the proposed design is as-of-right without need for a variance or rezoning. The project will seek approval to use off-site IH to generate additional project financing in order to reduce the City Capital contribution and the permanent debt on the co-op.

The sites will required approval through ULURP for disposition of City-owned property and designation as an urban development action area project (UDAAP). The buildings are a short distance to the L subway line and the M8, M9, M14A, M14D, M15, M15-SBS, M23, M101, M102, M103 bus routes. The buildings are close to Tompkins Square Park, Joseph C. Sauer Park, the East River Bikeway, two supermarkets (Associated and C-Town) and the Tompkins Square branch of the New York Public Library. The block is within a mile of Union Square Park and the major commercial district of 14th Street.

Neighborhood Impact/Planning Rationale



204 Avenue A, right, and 535 East 12th Street, left (Source: Google Maps)

Both Project buildings are in poor condition and have been vacant and boarded up since 2008. Their condition detracts from the overall quality of the block, and has negatively impacted the existing residents, who were relocated from their homes almost 10 years ago due to safety concerns at the buildings. It is HPD's mandate, through TIL and ANCP, to rehabilitate TIL buildings and transfer them out of City ownership. This Project not only furthers this goal, it also increases the number of affordable housing units in a neighborhood that has rapidly undergone gentrification and demographic shifts. Through this Project, the 10 existing residents will be offered affordable homeownership opportunities, and 11 new affordable rental units will be created. The proposed starting rents of \$1,285 are well below the average for East Village 1-bedroom rentals of \$2,955 (source: mns.com, June 2017 Manhattan Real Estate Report).

The demolition of the two buildings and construction of two new, larger buildings with the intended use of affordable homeownership and rental housing affirmatively furthers the City's goals of creating and preserving affordable housing.

ZR Section	Item Description	Permitted/Required R7A w/ C2-5, Inclusionary Housing Designated Area	Proposed	Compliance/ Notes
USES				
22-12, 22-13, 22-14, 32-15, 32-16, 32-17, 32-18	USES	USES 1-4, 5-12, 14	Residential w/ Inclusionary: Use Group 2, Commercial: Use Group 6C	Complies
BULK REGULATIONS				
23-153, 23-154	MAXIMUM FLOOR AREA	Residential with Inclusionary Housing: Base FAR = 3.45 Max FAR = 4.60 2,472 x 4.6 = 11,371 sf	Residential Zoning Floor Area: FAR: 9,525 sf /2,472 = 3.85 FAR	Complies
33-121, 35-31		Commercial: Max. commercial FAR = 2.00	Commercial Zoning Floor Area: 1,363 sf FAR: 1,363 sf /2,472 = 0.55 FAR	Complies
35-31		Total Area: Max. FAR for a mixed building shall not exceed the greater FAR permitted for any Use on the Zoning Lot. MAX FAR = 2.472 x 4.6 = 11,371 sf	Total Zoning Floor Area: 9,525+ 1,363 = 10,888 sf FAR: 10,888 sf /2,472 = 4.40 FAR	Complies
23-15	OPEN SPACE RATIO	Residential: For any building containing residences shall comply with the floor area ratio.	Development is a Quality Housing project, therefore Lot Coverage per 23-153 applies	Complies
23-153	MAXIMUM LOT COVERAGE	Residential: For Quality Housing buildings: 65% 2,472 x 0.65 = 1,607 sf Maximum Lot Coverage	Proposed building footprint = 1,605 sf. 1,605 /2,472= 65%	Complies
DENSITY REGULATIONS				
23-22	DENSITY	R7A Density Factor: 680 sf/DU = 11,371/680 = 17 DUs	10 apts provided. 10 < 17	Complies
YARD REGULATIONS				
23-45, 24-31	FRONT YARDS	None required		N/A
23-462(c), 24-35	SIDE YARDS	None required		N/A
23-47	REAR YARDS	Rear Yards, Residential: Rear Yards required at Interior Lot: 30 ft depth required	33'-8" Rear Yard provided on roof of one-story Commercial Space	Complies
33-23 (b)(3), 33-26		Yards, Commercial: 20 ft Rear Yard required at Rear Lot Line. Required Commercial one story up to 23 ft high is permitted obstruction in Residential Rear Yards.	33'-8" Rear Yard provided on roof of one-story Commercial Space	Complies
HEIGHT AND SETBACK REGULATIONS				
35-651 (a) for R7A/C2-5	STREET WALL LOCATION	Street wall shall be located on the Street Line and extend along the 70% entire street frontage of the Zoning Lot up to the minimum base height per ZR 35-652/23-662	Street Wall is located on the Street Line.	Complies
23-662 (c)(1)	SETBACK REQUIREMENTS (WIDE ST)	Setback required at 10' from Street Wall	68'-8" < 90'-0" Building height does not exceed base height; no setback required.	Complies
23-664 for R7A/C2-4 with IH	MODIFIED HEIGHT AND SETBACK REQUIREMENTS FOR CERTAIN INCLUSIONARY HOUSING BUILDINGS	R7A: Minimum Base Height = 40 Maximum Base Height = 75 Maximum Building Height = 90	Base Height = 68'-8" ft Maximum Base Height = 75'-0" ft.	Complies
ACCESSORY OFF-STREET PARKING				
25-023	APPLICABILITY OF REGULATIONS IN MAHATTAN CORE	Special regulationsfor accessory off-street parking in the Manhattan Core per 13-10.	0 spaces proposed	Complies
13-10	PERMITTED OFF STREET PARKING IN THE MANHATTAN CORE	No parking required within the Manhattan Core.	0 spaces proposed	Complies
36-21, 36-232	GENERAL PROVISIONS, IN DISTRICTS WITH VERY LOW PARKING REQUIREMENTS	Commercial Use: For General Retail Service uses 1 space required per 1,000 sf in C1-4 and C2-4; waived if fewer than 40 spaces 1,464 sf/1,000 sf = 1.46 2 spaces required < 40 spaces = waived	0 spaces proposed	Complies
BICYCLE PARKING				
25-811(a)	ENCLOSED BICYCLE PARKING SPACES- RESIDENTIAL	Residential Use Group 2: Residential Use: 1 per 2 dwelling units; waived for buildings with 10 units dwelling units or less	0 spaces proposed	Complies
36-70, 36-711	ENCLOSED BICYCLE PARKING SPACES- COMMERCIAL	Commercial Use: For General Retail Service uses 1 space required per 10,000 sf; waived if fewer than 3 spaces 1,464 sf/10,000 sf = .146 1 space required < 3 spaces = waived	0 spaces proposed	Complies
STREET TREE PLANTING				
26-41	STREET TREE PLANTING	1 Street Tree, new or existing, per 25' of frontage.	25.75 linear feet street frontage/25 = 1.03 street trees required. 1 new tree to be installed.	Complies
QUALITY HOUSING				
ZR 28-11	ELEVATED GROUND FLOOR UNITS	Up to 100 sf of entryway may be excluded from floor area per foot of difference between the floor level of the dwelling unit and curb level for dwelling units that are elevated above curb level on the first story of the building.	No ground floor units proposed.	Complies
ZR 28-12	REFUSE STORAGE & DISPOSAL	A refuse disposal room of not less than 12 sf with no dimension less than 3 ft shall be provided on each story that has entrances to dwelling units. 12 sf of floor space allocated to such refuse disposal room shall be excluded from floor area per story.	13.5 sf refuse disposal room provided at floors 2-7. Common trash room and recycling area also provided in Cellar.	Complies
ZR 28-13	LAUNDRY FACILITIES	If the Laundry Room meets the requirements of this section, the floor area shall be excluded.	Proposed does not provide for a laundry room that meet these conditions. Floor area is not excluded.	Does not apply
ZR 28-14	DAYLIGHT IN CORRIDORS	If corridors have windows meetings the requirements of this section, 50% of the area of the corridor may be excluded.	Proposed does not provide for corridors that meet these conditions. Floor area is not excluded.	Does not apply
ZR 28-21	REQ'D RECREATION SPACE	Projects with 9 or more DUs/vertical circulation core shall provide an interior or exterior recreation space sized at a minimum of 3.3% of the residential area.	A 300 sf exterior recreation space is provided at the roof. No deductions taken, as space is outdoors.	Complies
ZR 28-22	STANDARDS OF RECREATION SPACE	Projects with 9 or more DUs/vertical circulation core shall provide an interior or exterior recreation space meeting the requirements of this section.	An exterior recreation space is provided at the roof. The space has a 15' min dimension and is 690 sf.	Complies
	PLANTING AREAS	The area of the zoning lot between the street line and all street walls of the building and their prolongations shall be planted at ground level, or in raised planting beds that are permanently affixed to the ground.	Street Wall is located on the Street Line.	Does not apply
ZR 28-23				
ZR 28-31	DENSITY PER CORRIDOR	If the number as dwelling units served by a vertical circulation core and corridor on each story does not execed 11 for R7 districts, 50% of the square feet of the corridor serving such dwelling units on such story may be excluded from the definition of floor area	Proposed is 1-2 DU/floor. 2 < 11	Complies
ZR 28-40	PARKING FOR QUALITY HOUSING	Except as modified by provisions of this section, accessory off-street parking shall be provided as set forth in the applicable underlying district regulations	See Parking Analysis above.	Complies

BUILDING CODE COMPLIANCE		
CATEGORY	CODE SECTION	DESCRIPTION
PROJECT NAME		EAST VILLAGE HOUSING
OWNER		SMJ DEVELOPMENT LLC
PROJECT DESCRIPTION		CONSTRUCTION OF NEW 7 STORY BUILDING PLUS CELLAR ON SINGLE LOT. 10 HOUSING UNITS (MIXED INCLUSIONARY HOUSING ON FLOORS 2-7), COMMERCIAL (FLOOR 1)
ADDRESS		204 AVENUE A, NEW YORK NY 10009
TYPE		NEW CONSTRUCTION
USE AND OCCUPANCY	BC 310, 304, 309	MIXED USE, SEPARATED OCCUPANCIES; R-2 (ALL FLOORS), M (1ST FLOOR, CELLAR)
CONSTRUCTION TYPE	BC 602	IA
BUILDING AREA	ZR 23-10, 23-30, 23-90	SEE ZONING ANALYSIS ON Z-001
BUILDING HEIGHT	ZR 23-60	68'-0"
SPRINKLERS		FULL SPRINKLERED
FIRE RESISTIVE REQUIREMENTS	BC 601, TABLE 601	
FIRE WALL		3-HOUR
STRUCTURAL FRAME		2-HOUR
EXTERIOR BEARING WALLS		2-HOUR
INTERIOR BEARING WALLS		2-HOUR
FLOOR		2-HOUR
ROOF		1-HOUR
REQUIRED SEPARATION OF OCCUPANCIES	BC 508, TABLE 508.4	1-HOUR
EXTERIOR WALL FIRE RESISTANCE BASED ON FIRE SEPARATION DISTANCE	BC 602, TABLE 602	
LESS THAN 5'		OCCUPANCY R, M
5' OR GREATER, LESS THAN 10'		1-HOUR (2-HOUR)
10' OR GREATER, LESS THAN 30'		1-HOUR
30' OR GREATER		1-HOUR
0-HOUR		0-HOUR
ALLOWABLE AREA OF OPENINGS AT EXTERIOR WALL BASED ON FIRE SEPARATION DISTANCE	BC 705, TABLE 705.8	
0' TO LESS THAN 3'		UPS: NOT PERMITTED; P: UPTO 10% OF AREA OF FAÇADE FOR R-2
3' TO LESS THAN 5'		UPS: 15%
5' TO LESS THAN 10'		UPS: 25%
10' TO LESS THAN 15'		UPS: 45%
15' TO LESS THAN 20'		UPS: 75%
20' TO LESS THAN 25'		NO LIMIT
25' TO LESS THAN 30'		NO LIMIT
30' OR GREATER		NOT REQUIRED
MEANS OF EGRESS		
STAIR WIDTH	BC 1009.1	36" WIDE ALLOWABLE FOR R-2 LESS THAN 125'-0" TALL AND <30 OCCUPANTS
NUMBER OF EXITS	BC 1021, TABLE 1021.1	2 ACCESSIBLE
ALLOWABLE TRAVEL DISTANCE	BC 1016, TABLE 1016.1	200' FOR R-2 FULLY SPRINKLERED
PUBLIC CORRIDORS	BC 1018.2	36" WIDE FOR <50 OCCUPANTS
DEAD END CORRIDORS	BC 1018.4	40' MAX. FOR R-2, 1-HOUR RATED, FULLY SPRINKLERED PUBLIC CORRIDORS
ACCESSIBILITY	SECTION 504 OF REHABILITATION ACT OF 1973	TOTAL UNITS: 10 TOTAL: (8) 1-BEDROOM, (2) 2-BEDROOM REQ'D M/1 = 5% TOTAL: (1) 1-BEDROOM, (1) 2-BEDROOM PROPOSED M/1: (1) 1-BEDROOM, (1) 2-BEDROOM = COMPLIES REQ'D S/1 = 2% TOTAL: (1) 1-BEDROOM, (1) 2-BEDROOM PROPOSED S/1: (1) 1-BEDROOM, (1) 2-BEDROOM = COMPLIES
INTERIOR ENVIRONMENT		
REQUIRED NATURAL LIGHT	BC 1205.2	SEE UNITS PLANS ON A-200 TO A-202 FOR AREA CALCULATIONS
REQUIRED NATURAL VENTILATION	BC 1203.4	10% OF FLOOR AREA OF ROOM BEING SERVED 5% OF FLOOR AREA OF ROOM BEING SERVED
ROOF ASSEMBLIES		
MINIMUM ROOF COVERING CLASSIFICATION	BC 1505.1, TABLE 1505.1	CLASS B
LIVE LOAD CAPACITY	BC 1607.1, TABLE 1607.1	RESIDENTIAL AREAS: 40 PSF + 10 PSF FOR PUBLIC CORRIDORS + 20 PSF FOR PARTITIONS COMMERCIAL AREAS & ROOF DECKS: 100 PSF MECHANICAL ROOMS & BULKHEADS: 75 PSF + WEIGHT OF PERMANENT
APPLICABLE CODES	2014 NEW YORK CITY CONSTRUCTION CODES NFPA CODES AND STANDARDS 2016 NEW YORK CITY ENERGY CONSERVATION CODE UNITED FEDERAL ACCESSIBILITY STANDARDS 1CC 2009 ANSI 117.1 SECTION 504 OF REHABILITATION ACT OF 1973	

Zoning Floor Area Calculations													
Floor	Total Gross Area (sf)	Res. Gross Floor Area	Commerc. Gross Floor Area	Zoning Floor Area Deductions									
					QH Trash Room	Mech	QH Corridor Density	QH Laundry Room	Exterior Wall	Subtotal Res. Deducts	Total Res. Zoning Floor Area after deducts	Total Zoning Floor Area	Floor to Floor Height
Cellar	1,184	780			-	-	-	-	-	-	-	-	
1	2,352	989	1,363	12	64	-	-	-	-	62	138	2,214	12'-0"
2	1,605	1,605	-	12	18	67	-	-	-	62	159	1,446	9'-4"
3	1,605	1,605	-	12	22	65	-	-	-	62	161	1,444	9'-4"
4	1,605	1,605	-	12	22	65	-	-	-	62	161	1,444	9'-4"
5	1,605	1,605	-	12	22	65	-	-	-	62	161	1,444	9'-4"
6	1,605	1,605	-	12	22	65	-	-	-	62	161	1,444	9'-4"
7	1,605	1,605	-	12	18	62	-	-	-	62	154	1,451	10'-0"
Mech.	561	561	-	-	-	-	-	-	-	-	-	-	
Mech Roof	208	208	-	-	-	-	-	-	-	-	-	-	
Total	13,935	12,168	1,363	84	190	386	-	-	434	1,094	9,525	10,888	
											FAR =	4.40	

SECTION 504 UNIT DESIGNATION TABLE					
	NO. OF UNITS	5% MOBILITY IMPARIED	UNIT DESIGNATIONS- MOBILITY IMPAIRED UNITS	2% HEARING/ VISION IMPAIRED	UNIT DESIGNATIONS- HEARING/ VISION IMPAIRED UNITS
1 BEDROOM	8	1	3A	1	4B
2 BEDROOM	2	1	2A	1	7A
TOTAL UNITS	10	2		2	

204 Avenue A, New York NY 10009 Site - Zoning Analysis

Site Data
Block 406
Lot 6
Street Address 204 Avenue A, New York NY10009
Existing Zoning R7A/ C2-5
Community District Manhattan CB3
Zoning Section Map 12c
Zoning Lot Area 2,472

Lot Data				
Lot	lot width	lot depth	area	zoning
6	25.75	96	2,472	R7A/C2-5

Zoning Summary			
	lot area	FAR	Allowable Floor Area
Lot Area x 4.6	2,472	4.6	11,371
total allowable	2,472		11,371

DWELLING UNIT TYPE & DISTRIBUTION				
FLOORS	COMMERCIAL	1 BEDROOM	2 BEDROOM	TOTAL UNITS
CELLAR	0	0	0	0
1ST FLOOR	1	0	0	1
2ND FLOOR	0	0	1	1
3RD FLOOR	0	2	0	2
4TH FLOOR	0	2	0	2
5TH FLOOR	0	2	0	2
6TH FLOOR	0	2	0	2
7TH FLOOR	0	0	1	1
ROOF	0	0	0	0
TOTAL UNITS	1	8	2	11

EAST VILLAGE HOUSING: AVENUE A
204 Avenue A
New York, NY 10009

Client:

SMJ Development
150 Myrtle Avenue
Brooklyn, NY 11201

Architect:

S,g,v:a.

Shakespeare Gordon Vlado Architects PLLC
168 7th Street, Suite 316
Brooklyn, NY 11215
212.822.3200

MEP Consultant:
Rosenthal Engineers
126 Atlantic Avenue, Suite 3
Lynbrook, NY 11563
516.592.1612

Structural Consultant:
Severud Associates Consulting Engineers, PC
469 Seventh Avenue, Suite 900
New York, NY 10018
212.986.3700

BLDS RESUBMISSION #3 03 APRIL 2019
BLDS RESUBMISSION #2 18 JANUARY 2019
BLDS RESUBMISSION #1 16 MAY 2018
HPD REVIEW

PROJECT:
EAST VILLAGE HOUSING
204 Avenue A
New York, NY 10009

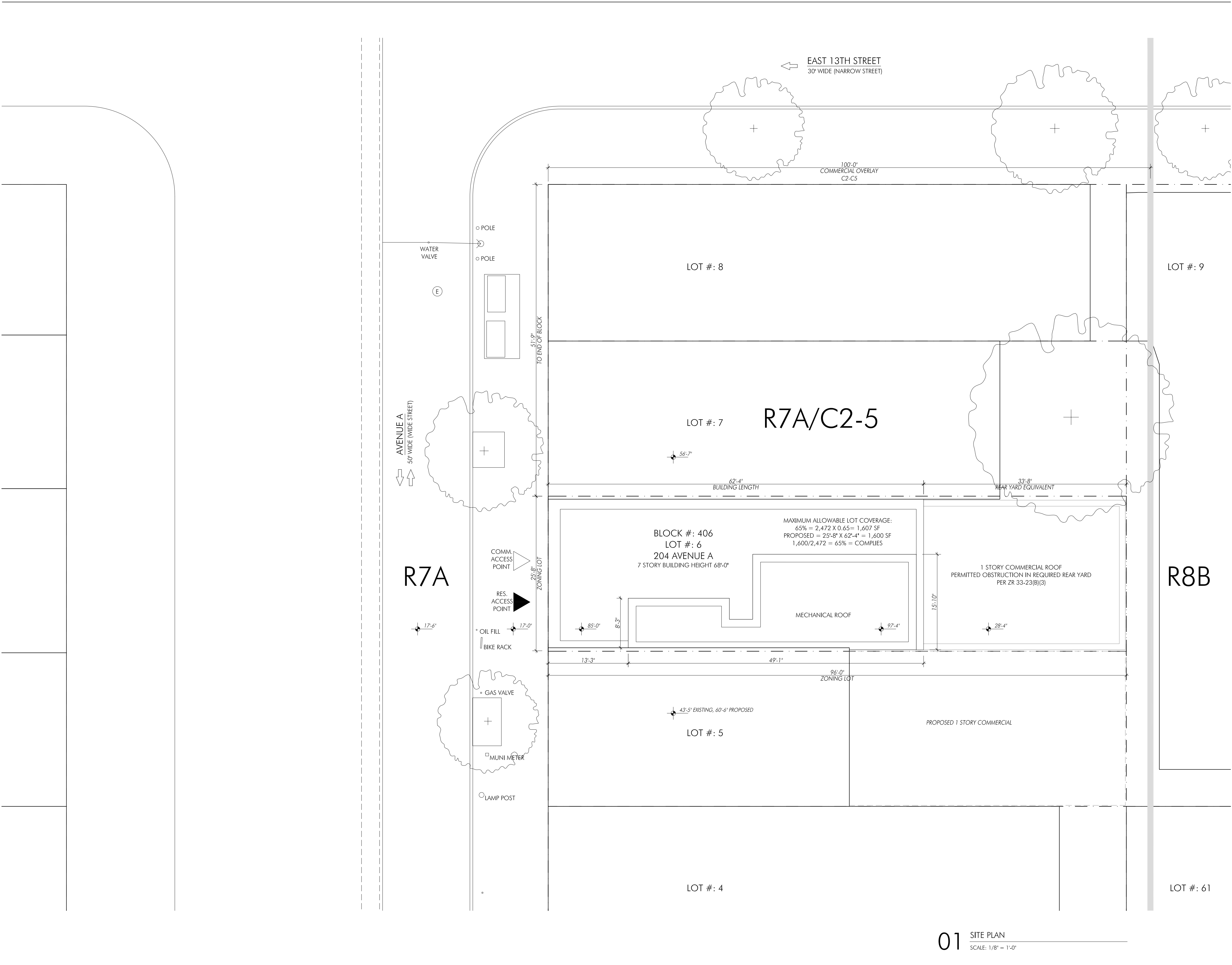
DRAWING TITLE:

ZONING AND BUILDING CODE ANALYSIS,
SECTION 504 UNIT DESIGNATION AND DWELLING TYPE TABLES

SEAL & SIGNATURE

DATE: 26 OCTOBER 2017
PROJECT No. 1711
DRAWING BY: YT
CHK BY: NV
DWG No.:

Z-001.00



KEY

- ZONING LOT LINE
- PROPERTY LINE
- SITE LINE
- ELECTRICAL MANHOLE
- RESIDENTIAL ENTRY
- COMMERCIAL ENTRY
- DIRECTION OF TRAFFIC
- EXISTING TREE IN EXISTING TREE PIT TO REMAIN

EAST VILLAGE HOUSING: AVENUE A
204 Avenue A
New York, NY 10009

Client:
SMJ Development
150 Myrtle Avenue
Brooklyn, NY 11201

Architect:
S,g,v:a.
Shakespeare Gordon Vlado Architects PLLC
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Structural Consultant:
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New York, NY 10018
212.986.3700

MEP Consultant:
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Lynbrook, NY 11563
516.592.1612

SOE/Geotech:
GeoDesign, Inc.
60 Park Place, Suite 302
Newark, NJ 07102
(973) 803-4515 ext: 101
(347) 466-2680

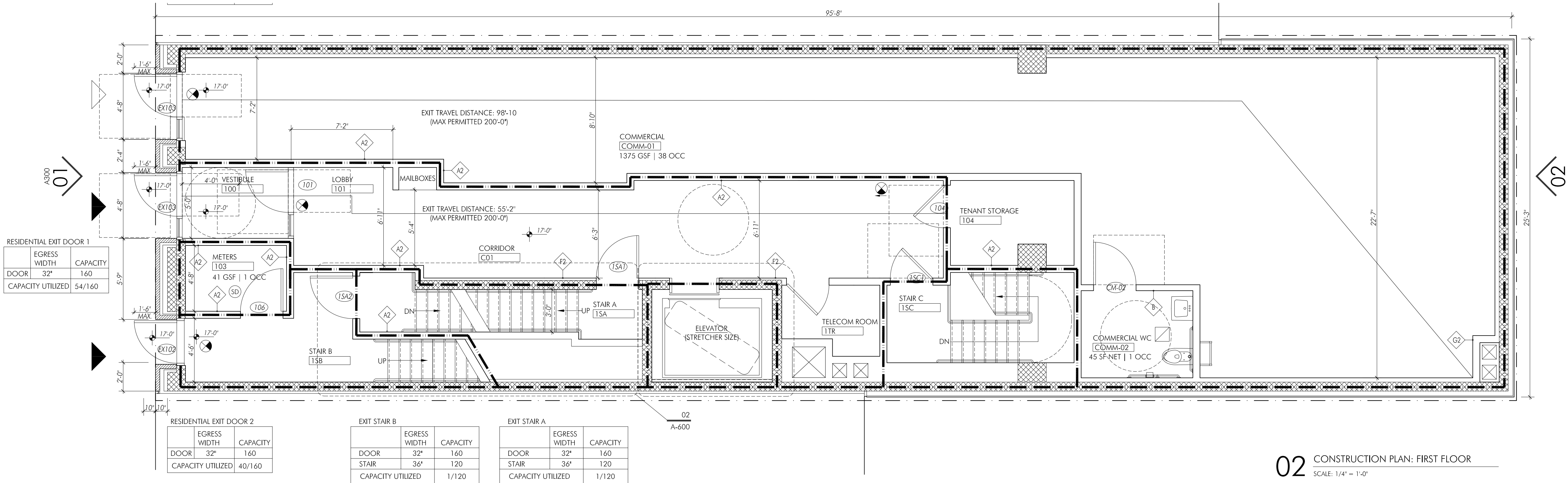
CONSTRUCTION DOCUMENTS ISSUED FOR FILING
PROJECT:
EAST VILLAGE HOUSING
204 Avenue A
New York, NY 10009

DRAWING TITLE:
SITE PLAN

SEAL & SIGNATURE	DATE: 08 MARCH 2019 PROJECT No.: 1711 DRAWING BY: YT CHK BY: NV DWG No.:
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A-100.00

03 OF 13



EAST VILLAGE HOUSING: AVENUE A
204 Avenue A
New York, NY 10009

Client:

SMJ Development
150 Myrtle Avenue
Brooklyn, NY 11201

Architect:

S,g,v:a.

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BLDS RESUBMISSION #3

03 APRIL 2019

BLDS RESUBMISSION #2

18 JANUARY 2019

BLDS RESUBMISSION #1

16 MAY 2018

HPD REVIEW

PROJECT:

EAST VILLAGE HOUSING
204 Avenue A
New York, NY 10009

DRAWING TITLE:

CONSTRUCTION PLANS: CELLAR & FIRST FLOOR

SEAL & SIGNATURE

DATE: 26 OCTOBER 2017

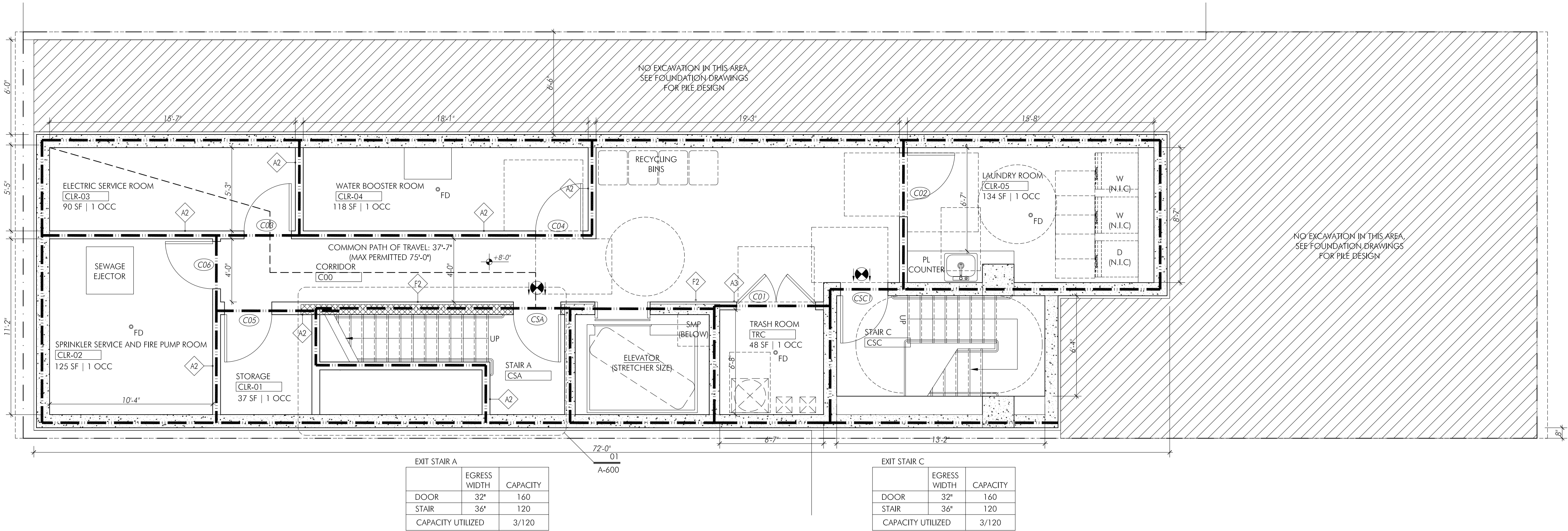
PROJECT No.: 1711

DRAWING BY: YT

CHK BY: NV

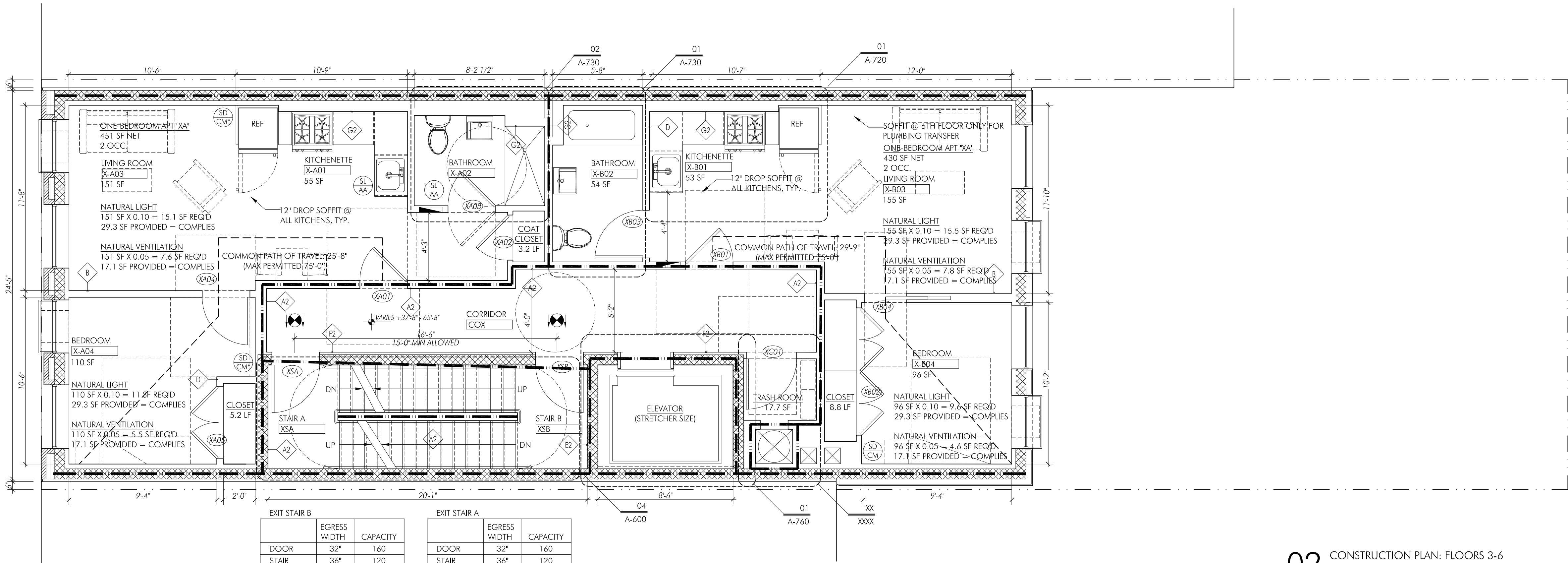
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A-200.00



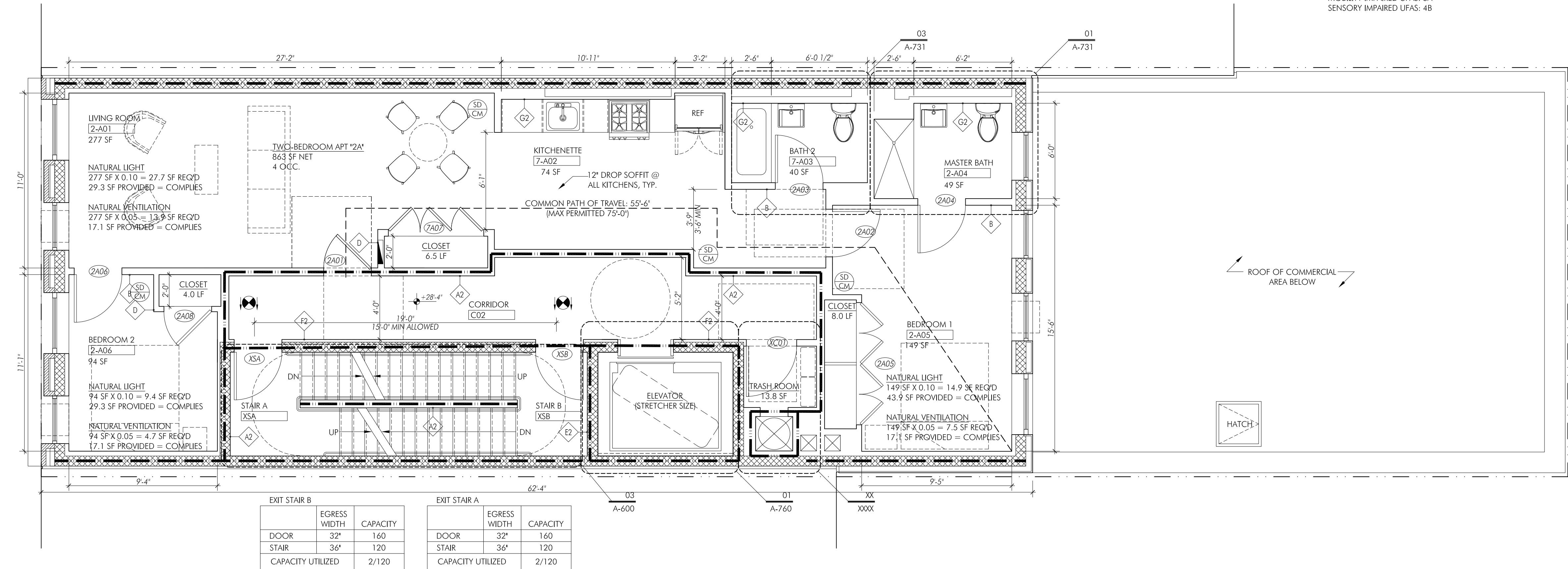
EXIT STAIR A		
EGRESS WIDTH	CAPACITY	
DOOR 32"	160	
STAIR 36"	120	
CAPACITY UTILIZED	3/120	

EXIT STAIR C		
EGRESS WIDTH	CAPACITY	
DOOR 32"	160	
STAIR 36"	120	
CAPACITY UTILIZED	3/120	



02 CONSTRUCTION PLAN: FLOORS 3-6

SCALE: 1/4" = 1'-0"
TYPICAL: 3B, 5B-6B; 4A-6A (MIRRORED)
MOBILITY IMPAIRED UFAS: 3A
SENSORY IMPAIRED UFAS: 4B



01 CONSTRUCTION PLAN: FLOOR 2

SCALE: 1/4" = 1'-0"
MOBILITY IMPAIRED UFAS: 2A

- NOTES
1. MOBILITY IMPAIRED ACCESSIBLE UNIT: 2A, 3A
 2. SENSORY IMPAIRED ACCESSIBLE UNIT: 4B, 7A

KEY

- 1-HR RATED PARTITION
2-HR RATED PARTITION
3-HR RATED PARTITION

S/CMD-DUAL FUNCTION SMOKE + CARBON MONOXIDE DETECTORS, HARD-WIRED TYPE WITH STROBE LIGHT AND AUDIBLE ALARMS AND FOR BEDROOMS, HALLWAYS AND/OR LIVING ROOMS IN ALL OTHER APARTMENTS. THE SMOKE + CARBON MONOXIDE STROBE LIGHT & AUDIBLE ALARM DEVICES MUST BE INSTALLED SEPARATELY FROM OTHER CIRCUITS SERVING RECEPTACLES, LIGHTING AND APPLIANCES

S/CMD* - DUAL FUNCTION SMOKE + CARBON MONOXIDE DETECTORS, HARD-WIRED TYPE WITH STROBE LIGHT AND AUDIBLE ALARMS IN THE BEDROOMS, HALLWAYS, AND LIVING ROOMS, TO BE CONNECTED TO, AND TO TRIGGER THE SL/AA ALERT DEVICES

SL/AA - STROBE LIGHT AND AUDIBLE ALERT DEVICES ONLY (W/O DETECTORS) IN THE KITCHEN AND BATHROOM OPERATING WITH AND TRIGGERED BY THE SMOKE/CARBON MONOXIDE DETECTORS SD* INSTALLED IN OTHER UNIT SPACES

EAST VILLAGE HOUSING: AVENUE A
204 Avenue A
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BLDS RESUBMISSION #3 03 APRIL 2019
BLDS RESUBMISSION #2 18 JANUARY 2019
BLDS RESUBMISSION #1 16 MAY 2018
HPD REVIEW

PROJECT:

EAST VILLAGE HOUSING
204 Avenue A
New York, NY 10009

DRAWING TITLE:

CONSTRUCTION PLANS:
SECOND FLOOR, THIRD-SIXTH FLOORS

SEAL & SIGNATURE

DATE: 26 OCTOBER 2017
PROJECT No.: 1711
DRAWING BY: YT
CHK BY: NV
DWG No.:

A-201.00

- NOTES
1. MOBILITY IMPAIRED ACCESSIBLE UNIT: 2A, 3A
 2. SENSORY IMPAIRED ACCESSIBLE UNIT: 4B, 7A

- KEY
- 1-HR RATED PARTITION
 - 2-HR RATED PARTITION
 - 3-HR RATED PARTITION

SD
CM

S/CMD-DUAL FUNCTION SMOKE + CARBON MONOXIDE DETECTORS, HARD-WIRED TYPE WITH STROBE LIGHT AND AUDIBLE ALARMS AND FOR BEDROOMS, HALLWAYS AND/OR LIVING ROOMS IN ALL OTHER APARTMENTS. THE SMOKE + CARBON MONOXIDE STROBE LIGHT & AUDIBLE ALARM DEVICES MUST BE INSTALLED SEPARATELY FROM OTHER CIRCUITS SERVING RECEPTACLES, LIGHTING AND APPLIANCES

SD
CM7

S/CMD* - DUAL FUNCTION SMOKE + CARBON MONOXIDE DETECTORS, HARD-WIRED TYPE WITH STROBE LIGHT AND AUDIBLE ALARMS IN THE BEDROOMS, HALLWAYS, AND LIVING ROOMS, TO BE CONNECTED TO, AND TO TRIGGER THE SL/AA ALERT DEVICES

SL
AA

SL/AA - STROBE LIGHT AND AUDIBLE ALERT DEVICES ONLY (W/O DETECTORS) IN THE KITCHEN AND BATHROOM OPERATING WITH AND TRIGGERED BY THE SMOKE/CARBON MONOXIDE DETECTORS SD* INSTALLED IN OTHER UNIT SPACES

INDICATES 6' CLEAR FIRE LANE

EAST VILLAGE HOUSING: AVENUE A
204 Avenue A
New York, NY 10009

Client:
SMJ Development
150 Myrtle Avenue
Brooklyn, NY 11201

Architect:
S,g,v:a.

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BLDS RESUBMISSION #2 18 JANUARY 2019
BLDS RESUBMISSION #1 16 MAY 2018

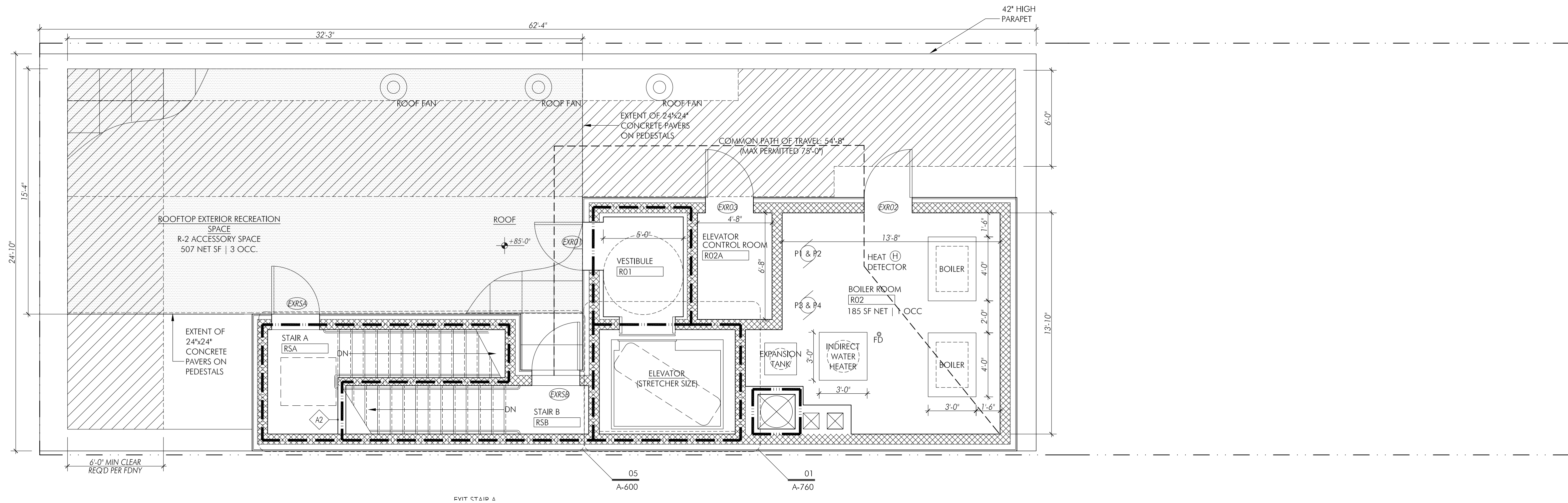
PROJECT:
EAST VILLAGE HOUSING
204 Avenue A
New York, NY 10009

DRAWING TITLE:
CONSTRUCTION PLANS:
SEVENTH FLOOR AND MECHANICAL ROOF

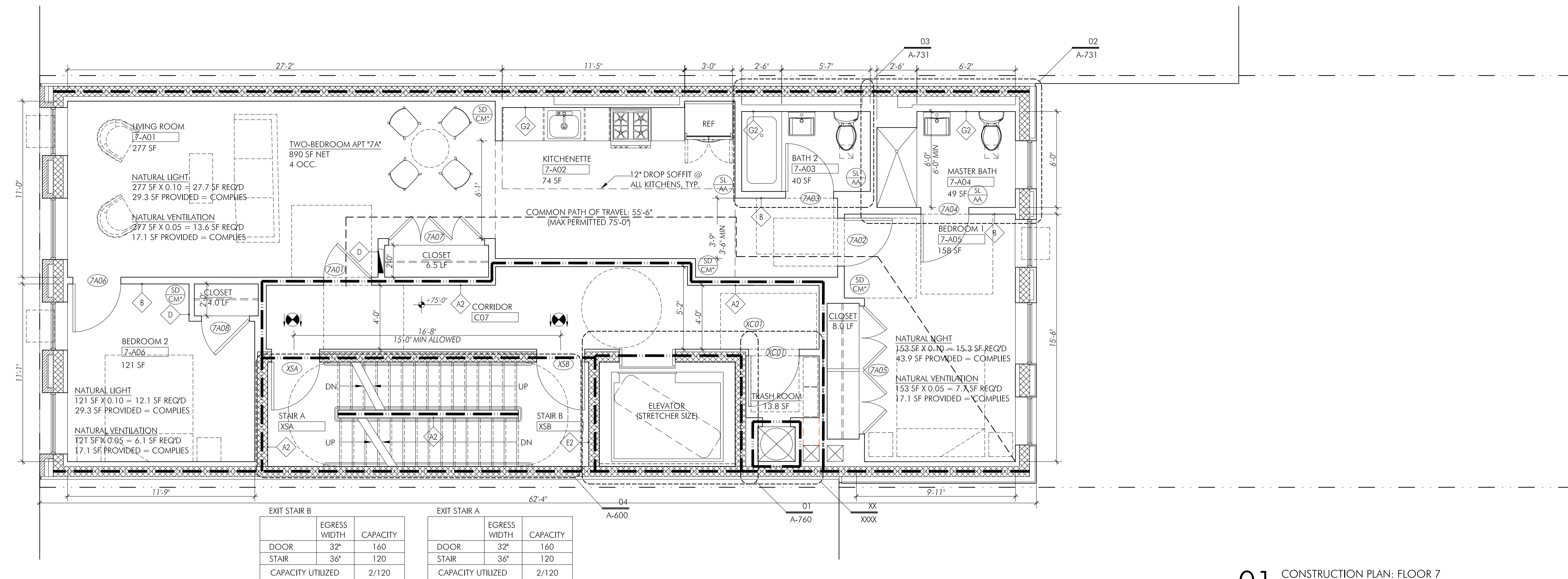
SEAL & SIGNATURE

DATE: 26 OCTOBER 2017
PROJECT No. 1711
DRAWING BY: YT
CHK BY: NV
DWG No.:

A-202.00



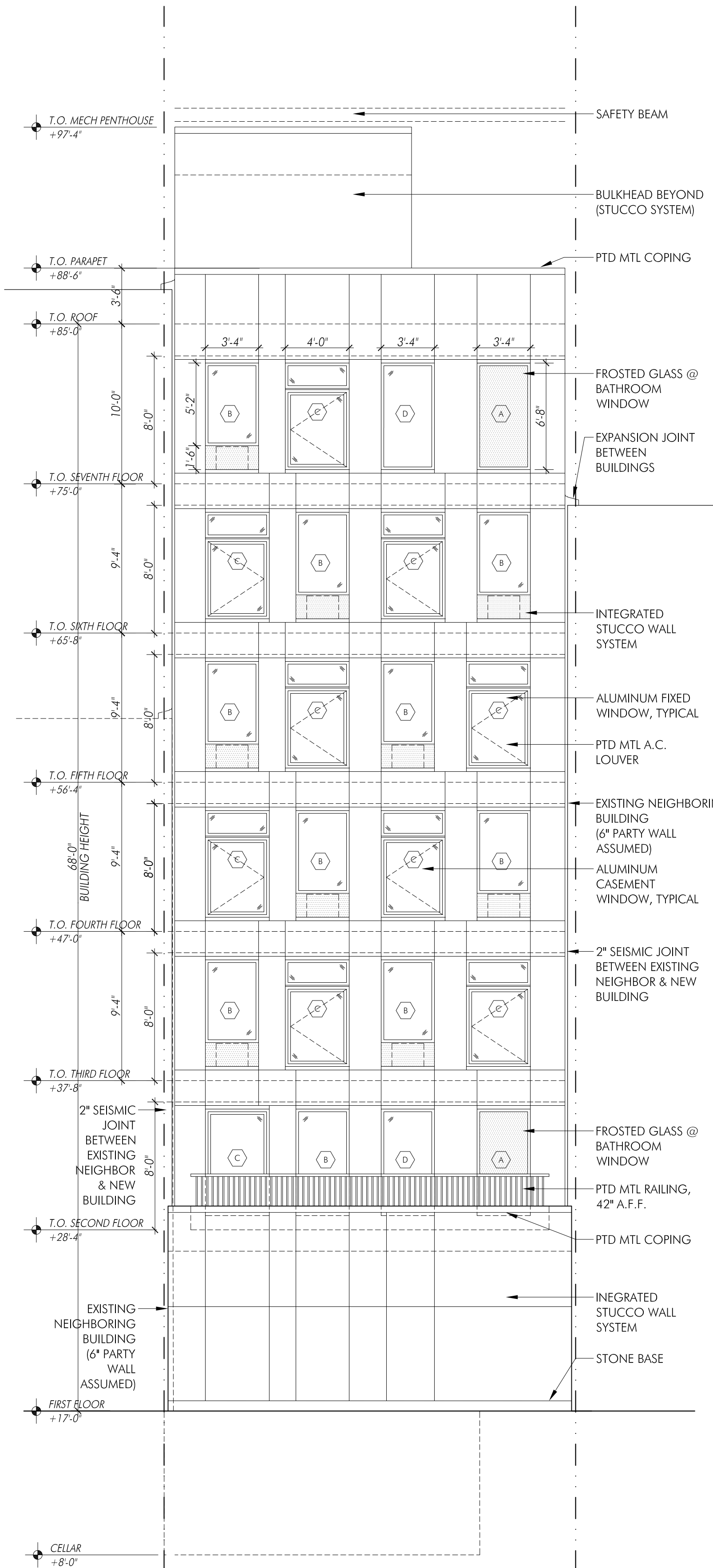
02 PARTIAL CONSTRUCTION PLAN: ROOF
SCALE: 1/4" = 1'-0"



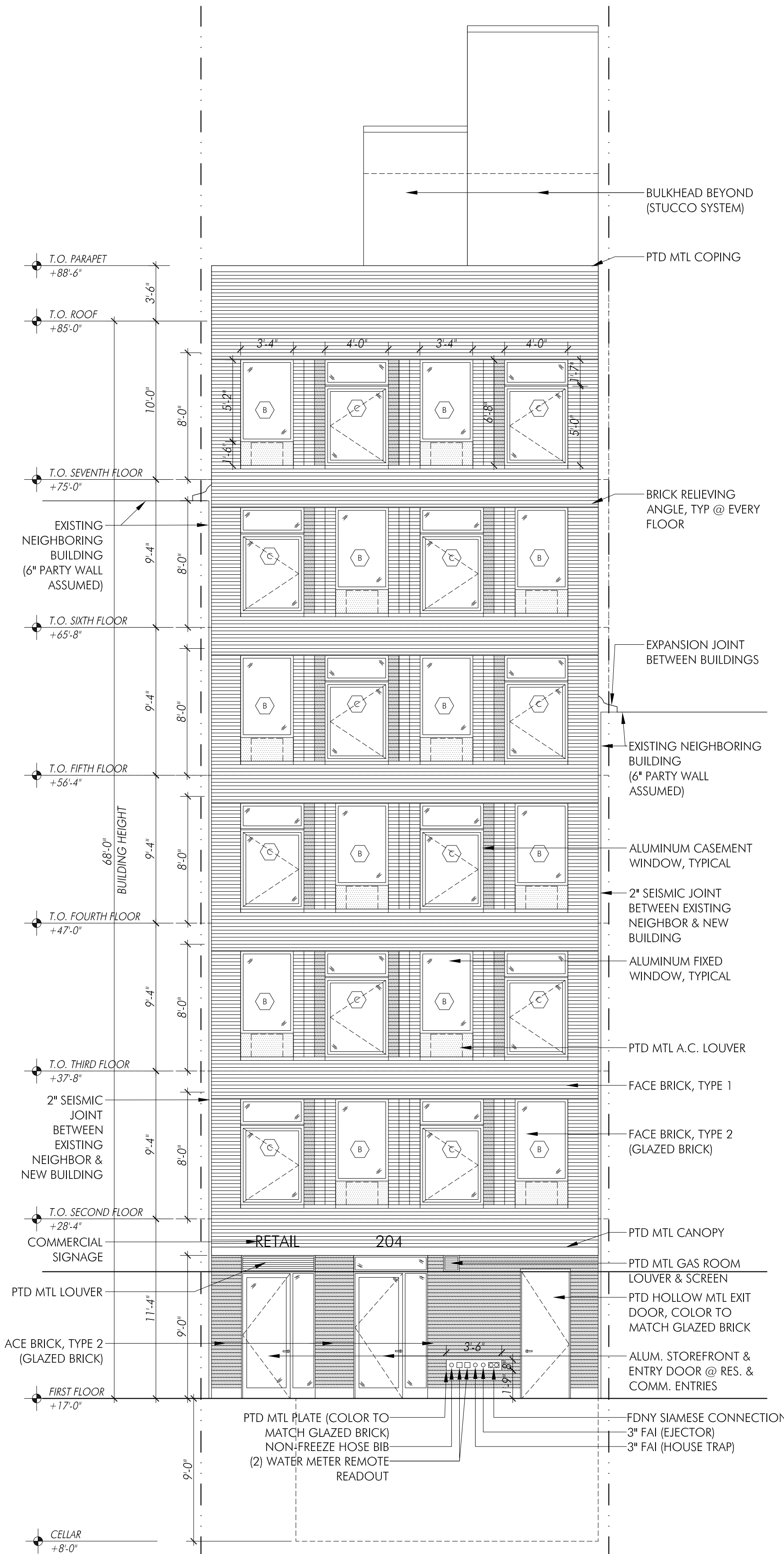
01 CONSTRUCTION PLAN: FLOOR 7
SCALE: 1/4" = 1'-0"
SENSORY IMPAIRED UFAS: 7A

EXIT STAIR B		
EGRESS WIDTH	CAPACITY	
DOOR 32"	160	
STAIR 36"	120	
CAPACITY UTILIZED	2/120	

EXIT STAIR A		
EGRESS WIDTH	CAPACITY	
DOOR 32"	160	
STAIR 36"	120	
CAPACITY UTILIZED	2/120	



02 EXTERIOR ELEVATION (REAR FACADE) & SECTION THROUGH COMMERCIAL
SCALE: 3/16" = 1'-0"



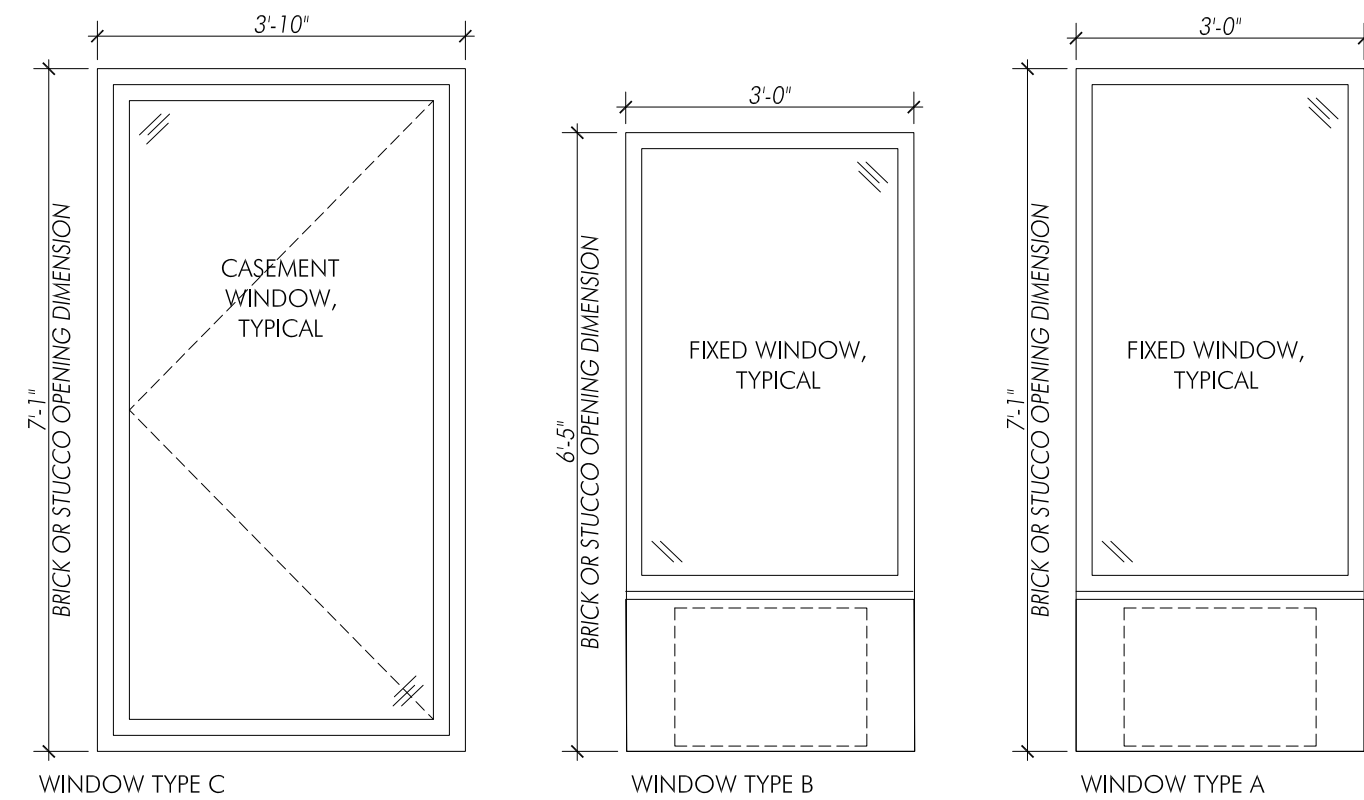
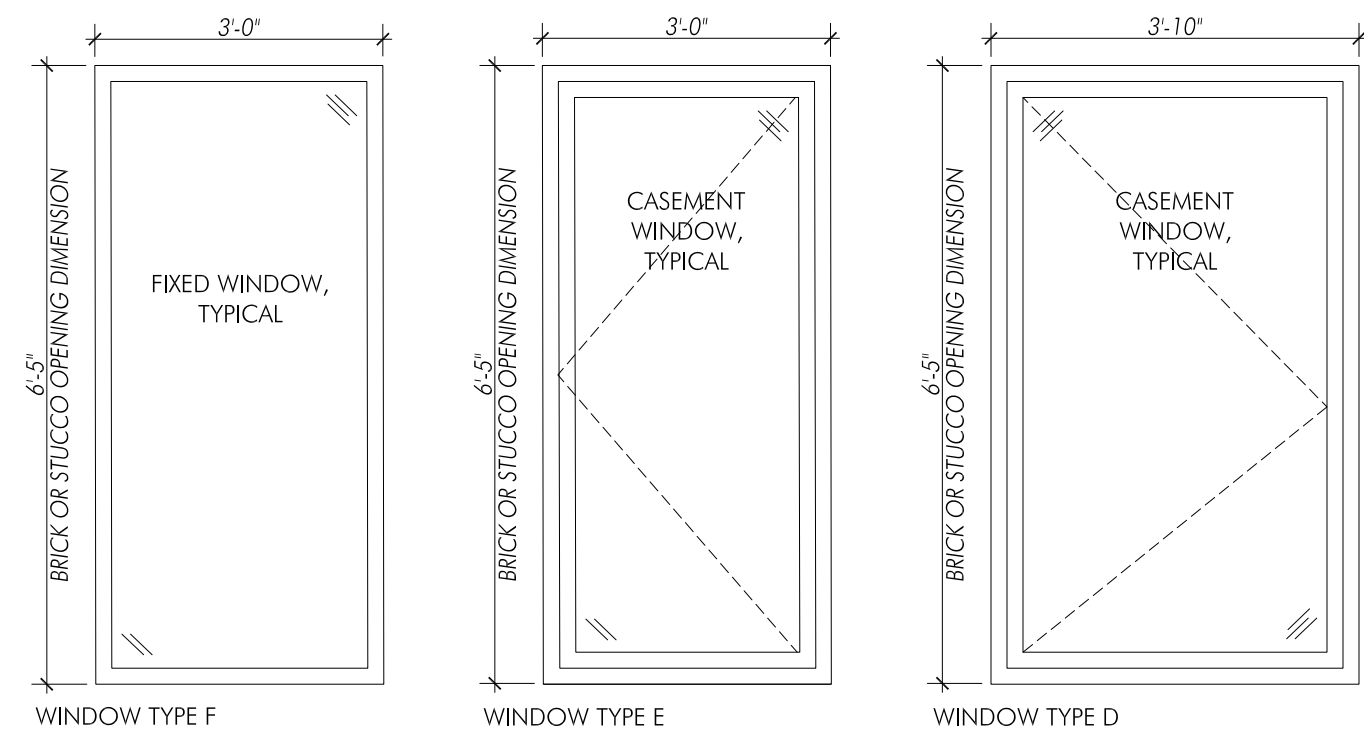
01 EXTERIOR ELEVATION: FRONT FACADE
SCALE: 3/16" = 1'-0"

TYPE	DESCRIPTION	NOMINAL M.O. BRICK COURSING DIMENSION	GLAZING	U-FACTOR	SHGC	REMARKS
A	ALUM FRAMED FIXED WINDOW WITH AC UNIT ENCLOSURE BELOW, TYPICAL	3'-0" X 7'-1"	IGU, DOUBLE GLAZED, LOW-E, CLEAR	0.38	0.4	SEE NOTE 1
B	ALUM FRAMED FIXED WINDOW WITH AC UNIT ENCLOSURE BELOW, TYPICAL	3'-0" X 6'-5"	IGU, DOUBLE GLAZED, LOW-E, CLEAR	0.38	0.4	SEE NOTE 1
C	ALUM FRAMED CASEMENT WINDOW, TYPICAL	3'-10" X 7'-1"	IGU, DOUBLE GLAZED, LOW-E, CLEAR	0.38	0.4	SEE NOTE 1
D	ALUM FRAMED CASEMENT WINDOW, TYPICAL	3'-10" X 6'-5"	IGU, DOUBLE GLAZED, LOW-E, CLEAR	0.38	0.4	SEE NOTE 1
E	ALUM FRAMED CASEMENT WINDOW, TYPICAL	3'-0" X 6'-5"	IGU, DOUBLE GLAZED, LOW-E, CLEAR	0.38	0.4	SEE NOTE 1
F	ALUM FRAMED FIXED WINDOW, TYPICAL	3'-0" X 6'-5"	IGU, DOUBLE GLAZED, LOW-E, CLEAR	0.38	0.4	SEE NOTE 1

NOTES:

- AIR LEAKAGE: PROVIDE FLASHING, WINDOW END DAMS, EXPANDABLE FOAM SEALANT, AND CAULKING AT ROUGH OPENING/WINDOW FRAME JOINTS TO CREATE A CONTINUOUS AIR BARRIER WITH SURROUNDING WALL SYSTEM
- THE MAXIMUM AIR LEAKAGE FOR FENESTRATION ASSEMBLIES SHALL BE AS SET FORTH IN TABLE C402.5.2 IN SECTION C402.5.2 OF NYC ECC 2016, WHICH IS AS FOLLOWS:
 - WINDOW ASSEMBLIES - 0.20 CFM/SF TESTED IN ACCORDANCE WITH AAMA/WDMA/CSA101/LS2/A440 OR NFRC 400
 - STOREFRONT GLAZING - 0.06 CFM/SF TESTED IN ACCORDANCE WITH NFRC 400 OR ASTM E 283 AT 1.57 PSF (75 Pa)
 - SWINGING DOORS - 0.20 CFM/SF TESTED IN ACCORDANCE WITH AAMA/WDMA/CSA101/LS2/A440 OR NFRC 400
 - COMMERCIAL GLAZED SWINGING ENTRANCE DOORS - 1.00 CFM/SF TESTED IN ACCORDANCE WITH NFRC 400 OR ASTM E 283 AT 1.57 PSF (75 Pa)
- ALL OPERABLE WINDOWS WITH A SILL LOWER THAN 24" A.F.F. TO BE EQUIPPED WITH A LIMIT STOP THAT WILL NOT ALLOW THE WINDOW TO HAVE AN OPENING GREATER THAN 4-1/2" MEASURED FROM THE ADJACENT FAÇADE

04 WINDOW SCHEDULE
SCALE: NA



03 WINDOW TYPES
SCALE: 1/2" = 1'-0"

EAST VILLAGE HOUSING: EAST 12TH ST
535 East 12th Street
New York, NY 10009

Client:

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Architect:

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Shakespeare Gordon Vlado Architects PLLC
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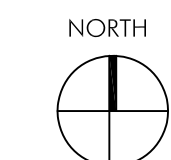
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BLDS RESUBMISSION #3
BLDS RESUBMISSION #2
BLDS RESUBMISSION #1
HPD REVIEW

03 APRIL 2019
18 JANUARY 2019
16 MAY 2018

PROJECT:
EAST VILLAGE HOUSING
535 East 12th Street
New York, NY 10009



DRAWING TITLE:

EXTERIOR ELEVATIONS

SEAL & SIGNATURE

DATE: 26 OCTOBER 2017
PROJECT No. 1711
DRAWING BY: AS
CHK BY: NV
DWG No.:

A-300.00