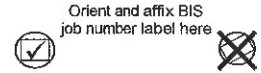




TPP1: Tenant Protection Plan

Required if dwelling units will be occupied during construction. Owner must notify the Department at least 72 hours before commencing work in connection with the Tenant Protection Plan.

123203700



1 LOCATION INFORMATION (required for all applications)

House No(s): 149 Street Name: East 73rd Street

Number of dwelling units to remain occupied during construction:

Specific unit/apartment numbers to remain occupied:

Borough Manhattan Block 1408 Lot 20 BIN 1043037 CB No. 108

2 TENANT PROTECTION PLAN

Required for all applications with occupied dwelling units (AC 28-120.1). Means and methods shall be described with particularity and in no case shall terms such as 'code compliant,' 'approved,' 'legal,' 'protected in accordance with law' or similar terms be used as a substitute for such description. The Tenant Protection Plan must be site specific. The elements of the Tenant Protection Plan may vary depending on the nature and scope of the work but at a minimum, must comply with all applicable laws and regulations, including the NYC Construction Codes, the NYC Housing Maintenance Code, the NYC Noise Control Code, and the NYC Health Code, and shall make detailed and specific provisions for:

1. **Egress** – Clarify how adequate egress will be maintained during construction.
2. **Fire Safety** – Identify safety measures to maintain fire safety of occupied dwelling during construction.
3. **Health Requirements** – Specify methods to be used for control of dust, disposal of construction debris, noise control, maintenance of sanitary facilities during construction.
 - 3.1. **Lead and asbestos** – Statement of compliance with applicable provisions of law relating to lead and asbestos, such statement shall describe with particularity what means and methods are being undertaken to meet such compliance.
4. **Compliance with Housing Standards** – Demonstrate compliance with NYC Housing Maintenance Code and NYS multiple dwelling law during construction.
5. **Structural Safety** – Identify specific measures to maintain structural stability during construction.
6. **Noise Restrictions** – Identify specific means and methods to be used for the limitation of noise to acceptable levels in accordance with the NYC Noise Control Code.
7. **Maintaining Essential Services** – Describe the means and methods to be used for maintaining heat, hot water, cold water, gas, electricity, or other utility services in accordance with the requirements of the New York City Housing Maintenance Code. Specify if a disruption of any such service is anticipated during the work, including the anticipated duration of such disruption and the means and methods to be employed to minimize such disruption, including the provision of sufficient alternatives for such service during such disruption. Notification of the disruption must be given to all affected occupants of occupied dwelling units.
8. **Other requirements** – Any additional requirements to assure tenant safety during construction.

Complete all sections that apply below.

1. **GENERAL:** ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE 2014 NEW YORK CITY BUILDING CODE, ARTICLE 19, AND REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION.
2. **EGRESS:** AT ALL TIMES IN THE COURSE OF CONSTRUCTION PROVISION SHALL BE MADE FOR ADEQUATE EGRESS AS REQUIRED BY THIS CODE AND THE TENANT PROTECTION PLAN SHALL IDENTIFY THE EGRESS THAT WILL BE PROVIDED. REQUIRED EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME EXCEPT WHERE APPROVED BY THE COMMISSIONER.
 - 2.1 REFER TO DRAWING G-001.00 FOR SITE / EGRESS PLAN IDENTIFYING EGRESS PLAN THAT SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
 - 2.2 NO CONSTRUCTION MATERIALS ARE TO BE PLACED OR STORED IN ANY REQUIRED PATH OF EGRESS. ALL MATERIALS ARE TO BE STORED IN AN ORDERLY FASHION.

If additional space is required, please complete and submit an A11 form.

3 TENANT PROTECTION PLAN ATTACHMENTS/DRAWINGS

Required for all applications where separate Tenant Protection Plan attachments/drawings are included. Please append legible 11" x 17" attachments/drawings to this document.

1. Do attachments/drawings accompany this TPP? ☐ YES ☐ NO
2. If YES, how many pages?

4 OWNER'S STATEMENT(S) AND SIGNATURE (required for all applications)

I hereby certify that I have reviewed the information provided herein and, to the best of my knowledge and belief, attest to its accuracy. Falsification of any statement is a misdemeanor under §§28-211.1, 28-201.2.1(2), and 28-203.1(1) of the NYC Administrative Code and is punishable by a fine or imprisonment, or both. I understand that if I am found after hearing to have knowingly or negligently made a false statement or 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 the New York City Administrative Code or of a rule of any agency, I may be barred from filing further applications or documents with the Department. 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.

Name (print): Joseph Laspina

Relationship to Owner: Assist. Secretary

Business Name/Agency: 149 East 73rd Street Corp.

Street Address: 9 East 38th Street, 6th Floor

City: New York

State: NY

Zip: 10021

Telephone Number: 2125456631

Fax:

Email Address: jlaspin@maxwellkates.com

Signature and Date

[Signature]

11/10/2020

SIGN AND DATE

5 APPLICANT'S STATEMENT(S) AND SIGNATURE (required for all applications)

I hereby certify that I have reviewed the information provided herein and, to the best of my knowledge and belief, attest to its accuracy. Falsification of any statement is a misdemeanor under §§28-211.1, 28-201.2.1(2), and 28-203.1(1) of the NYC Administrative Code and is punishable by a fine or imprisonment, or both. I understand that if I am found after hearing to have knowingly or negligently made a false statement or 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 the New York City Administrative Code or of a rule of any agency, I may be barred from filing further applications or documents with the Department. 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.

Name (please print)

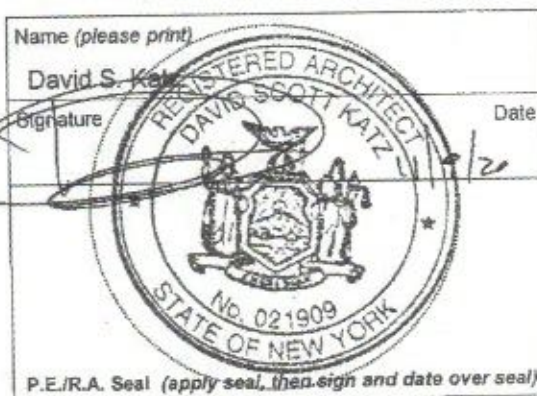
David S. Katz

Signature

Date

[Signature]

11/20



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

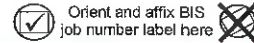
SIGN AND SEAL



AI1: Additional Information

Must be typewritten.

123203700



Page number 1 of 3

BIS Document No. 01

1 Location and Job Information Required for all applications.

House No(s) 149

Street Name East 73rd Street

Borough Manhattan

Block 1408

Lot 20

BIN 1043037

CB No. 108

2 Revisions to Plans/Drawings Required whenever updating plans. All revisions for each page must be clearly described in section 3.

Submission is part of a Post Approval Amendment (PAA)? ☒ Yes *PW1 required* ☐ No *Indicate all actions for this submission:*

Action	Original/New/ Omit Page ID	Superseding Page ID	Action	Original/New/ Omit Page ID	Superseding Page ID	Action	Original/New/ Omit Page ID	Superseding Page ID	Action	Original/New/ Omit Page ID	Superseding Page ID

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Is this section continued on additional AI1 forms? ☐ Yes ☒ No

3 Additional Information Required for all applications.

(TPP1 continued)

3. FIRE SAFETY: ALL NECESSARY LAWS AND CONTROLS, INCLUDING THOSE WITH RESPECT TO OCCUPIED DWELLINGS, AS WELL AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY OBSERVED.

3.1 ALL BUILDING MATERIALS WHICH ARE STORED AT THE SITE OR ANY AREA OF THE BUILDING ARE TO BE STORED IN A LOCKED AREA. ACCESS TO THE AREA TO BE CONTROLLED BY THE OWNER, OR THE GENERAL CONTRACTOR.

3.2 ALL FLAMMABLE CONSTRUCTION MATERIALS TO BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURERS CONTAINERS.

3.3 ALL FLAMMABLE MATERIALS TO BE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE. SUCH MATERIALS ARE TO BE KEPT AWAY FROM HEAT OR SOURCES OF IGNITION

3.4 ALL ELECTRICAL POWER TO BE SHUT OFF WHERE THERE ARE EXPOSED CONDUITS.

3.5 ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA TO BE SHUT OFF AFTER WORKING HOURS.

3.6 CONTRACTOR, AT ALL TIMES, TO ENSURE THERE IS NO NATURAL GAS LEAKAGE IN THE BUILDINGS, OR ANY FLAMMABLE GAS TO BE SHUT OFF AFTER WORKING HOURS.

4. HEALTH REQUIREMENTS: SPECIFICATION OF METHODS TO BE USED FOR CONTROL OF DUST, DISPOSAL OF CONSTRUCTION DEBRIS, PEST CONTROL AND MAINTENANCE OF SANITARY FACILITIES, AND LIMITATION OF NOISE TO ACCEPTABLE LEVELS SHALL BE INCLUDED.

4.1 PRIOR TO OBTAINING ALL REQUIRED PERMITS, ALL AREAS OF THIS APARTMENT TO BE DISTURBED DURING CONSTRUCTION SHALL BE TESTED FOR ASBESTOS AND ABATED IF NECESSARY.

4.2 CONSTRUCTION WORK WILL BE CONFINED TO THE INTERIOR, AND WILL NOT CREATE DUST, DIRT, OR OTHER SUCH INCONVENIENCES TO THE OTHER UNITS WITHIN THE BUILDING.

4.3 THE ENTRANCE DOOR TO THE AREA OF WORK WILL BE ENCAPSULATED IN PLASTIC TO PREVENT DUST AND AIRBORNE PARTICLES FROM MOVING INTO THE PUBLIC CORRIDOR AND STAIRWELLS FROM THE APARTMENT DURING CONSTRUCTION.

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 made a false statement or 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)

David S. Katz

Signature

[Signature]

RE: P.A. Seal (apply seal, then sign, and date over seal)

DATE 02/19/09

TIME 4:19

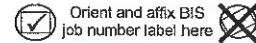
SEAL

SIGN AND SEAL



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123203700



Page number 2 of 3

BIS Document No. 01

1 Location and Job Information Required for all applications.

House No(s) 149

Street Name East 73rd Street

Borough Manhattan

Block 1408

Lot 20

BIN 1043037

CB No. 108

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Is this section continued on additional AI1 forms? ☐ Yes ☒ No

3 Additional Information Required for all applications.

5. COMPLIANCE WITH HOUSING STANDARDS: THE REQUIREMENTS OF THE NEW YORK CITY HOUSING MAINTENANCE CODE, AND, WHERE APPLICABLE, THE NEW YORK STATE MULTIPLE DWELLING LAW SHALL BE STRICTLY OBSERVED.

6. STRUCTURAL SAFETY: NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS.

7. NOISE RESTRICTIONS: WHERE HOURS OF THE DAY OR THE DAYS OF THE WEEK IN WHICH CONSTRUCTION WORK MAY BE UNDERTAKEN ARE LIMITED PURSUANT TO THE NEW YORK CITY NOISE CONTROL CODE, WORK IS PERMITTED 9:00 AM TO 6:00 PM, MONDAY TO FRIDAY, EXCEPT LEGAL HOLIDAYS. WORKERS SHALL BE PERMITTED TO ENTER THE BUILDING AT 8:00 AM TO PREPARE FOR THE WORK.

7.1 WORK THAT WILL PRODUCE UNUSUAL NOISE, WHICH MAY BE DISTURBING TO OTHER OCCUPANTS, SHALL NOT COMMENCE BEFORE 10:00 AM.

7.2 CONTRACTOR MUST OBTAIN WRITTEN PERMISSION, PRIOR TO COMMENCING CONSTRUCTION, FROM ALL AFFECTED PARTIES TO WORK HOURS BEYOND THE PERMITTED HOURS IDENTIFIED ABOVE.

7.3 CONSTRUCTION OPERATIONS WILL NOT INVOLVE INTERRUPTION OF HEATING, WATER, OR ELECTRICAL SERVICES TO OTHER TENANTS.

8. SITE SAFETY: THE PREMISE IDENTIFIED AS THE AREA OF WORK UNDER THIS APPLICATION WILL BE VACANT DURING THE COURSE OF CONSTRUCTION WORK.

8.1 WORKERS AND MATERIALS WILL ENTER THE BUILDING THROUGH THE MAIN ENTRANCE. NO MATERIALS ARE TO BE LEFT IN THE HALLS, STAIRS, OR ELEVATOR AND ALL WORKERS WILL BE INSTRUCTED TO IMMEDIATELY TRANSFER AND STORE ALL MATERIALS AND EQUIPMENT WITHIN THE AREA OF WORK.

8.2 ALL EQUIPMENT, STORAGE AREAS, AND CHEMICALS WILL BE KEPT SECURED IN A LOCKED AREA TO PROTECT THE REMAINING TENANTS. ACCESS TO THIS AREA IS TO BE CONTROLLED BY THE OWNER AND GENERAL CONTRACTOR TO PREVENT ACCIDENTAL ACCESS.

9. OCCUPIED HOUSING: THE SITE OF THE BUILDING TO BE ALTERED, CONTAINS ONE OR MORE OCCUPIED DWELLING UNITS THAT WILL REMAIN OCCUPIED DURING CONSTRUCTION.

9.1 ALL OCCUPIED DWELLINGS IN THIS BUILDING WILL REMAIN OCCUPIED DURING CONSTRUCTION.

9.2 THERE WILL BE NO REDUCTION IN SERVICES DURING CONSTRUCTION.

9.3 SEPARATIONS BETWEEN UNITS WILL BE MAINTAINED.

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 made a false statement or 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)

David S. Kesz

Signature

021909

STATE OF NEW YORK

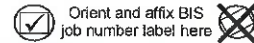
PE / R.A. Seal (apply only when sign and date over seal)

SIGN AND SEAL



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Must be typewritten.

123203700



Page number 3 of 3 BIS Document No. 01

1 Location and Job Information Required for all applications.

House No(s) 149 Street Name East 73rd Street
Borough Manhattan Block 1408 Lot 20 BIN 1043037 CB No. 108

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Submission is part of a Post Approval Amendment (PAA)? ☒ Yes PW1 required ☐ No Indicate all actions for this submission:

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Is this section continued on additional AI1 forms? ☐ Yes ☒ No

3 Additional Information Required for all applications.

§ 28-104.8.4.1 PUBLIC AVAILABILITY OF TENANT PROTECTION PLAN.

UPON ISSUANCE OF A PERMIT FOR WORK CONTAINING A TENANT PROTECTION PLAN, THE DEPARTMENT SHALL MAKE THE TENANT PROTECTION PLAN PUBLICLY AVAILABLE ON ITS WEBSITE.

§ 28-104.8.4.2 PROVISION OF COPY OF TENANT PROTECTION PLAN TO OCCUPANTS UPON REQUEST.

THE OWNER OF A BUILDING UNDERGOING WORK FOR WHICH A TENANT PROTECTION PLAN IS REQUIRED BY SECTION 28-104.8.4 SHALL, UPON REQUEST FROM AN OCCUPANT OF A DWELLING UNIT WITHIN SUCH BUILDING, PROVIDE SUCH OCCUPANT WITH A PAPER COPY OF THE TENANT PROTECTION PLAN APPROVED BY THE DEPARTMENT.

§ 28-104.8.4.3 NOTICE TO OCCUPANTS. UPON ISSUANCE OF A PERMIT FOR WORK CONTAINING A TENANT PROTECTION PLAN, THE OWNER OR OWNER'S AGENT SHALL:

- (I) DISTRIBUTE A NOTICE REGARDING SUCH PLAN TO EACH OCCUPIED DWELLING UNIT OR
- (II) POST A NOTICE REGARDING SUCH PLAN IN A CONSPICUOUS MANNER IN THE BUILDING LOBBY, AS WELL AS ON EACH FLOOR WITHIN TEN FEET OF THE ELEVATOR, OR IN A BUILDING WHERE THERE IS NO ELEVATOR, WITHIN TEN FEET OF OR IN THE MAIN STAIRWELL ON SUCH FLOOR. THE NOTICE SHALL BE IN A FORM CREATED OR APPROVED BY THE DEPARTMENT AND SHALL INCLUDE:

- 1) THE OCCUPANTS OF THE BUILDING MAY OBTAIN A PAPER COPY OF SUCH PLAN FROM THE OWNER AND MAY ACCESS SUCH PLAN ON THE DEPARTMENT OF BUILDINGS' WEBSITE.
- 2) THE OCCUPANTS OF THE BUILDING MAY OBTAIN A PAPER COPY OF SUCH PLAN FROM:

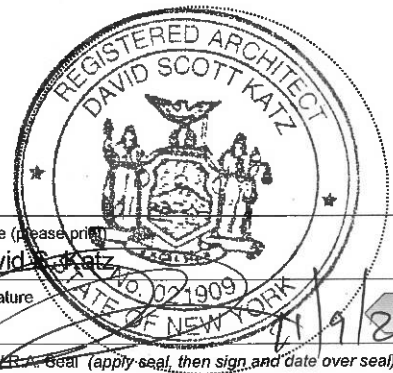
JOSEPH LASPINA
149 EAST 73RD STREET CORP
9 EAST 38TH STREET
NEW YORK, NY 10021

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 made a false statement or 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)

David Scott Katz

Signature



SIGN AND SEAL

(P.E. or A.E. Seal (apply seal, then sign and date over seal))