



DEPT OF BLDGS 140927415

Job Number

ES750206793

Scan Code

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.

Orient and affix BIS
job number label here



1 LOCATION INFORMATION (required for all applications)

House No(s): 70

Street Name: VESTRY STREET

Number of dwelling units to remain occupied during construction: 45

Specific unit/apartment numbers to remain occupied: ALL EXCLUDING UNIT UNDER CONSTRUCTION

Borough MANHATTAN

Block 223

Lot 7502

BIN 1090656

CB No. 101

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.

TENANT PROTECTION PLAN

Per 2014 NYC BC sec. 28-104.8.4 Tenant Protection Plan.

The building TENANT PROTECTION PLAN

Per 2014 NYC BC sec. 28-104.8.4 Tenant Protection Plan.

The building contains a total of 45 dwelling units on 14 floors that may be occupied during construction. All work shall be confined to the 3RD floor apartment, 3E, which shall be vacant, and done in such a manner and at such time so as to minimize disturbance to other occupants of the building or the operation of the building's services. The following means and measures shall be employed to safeguard the safety and health of the building occupants:

1. Egress: a total of 5 dwelling units on 12 floors that may be occupied during construction. All work shall be confined to the 3RD floor APT 3, and done in such a manner and at such time so as to minimize disturbance to other occupants of the building or the operation of the building's services. The following means and measures shall be employed to safeguard the safety and health of the building occupants:

1. Egress:

-The contractor shall not block access to any fire exits in the building and shall maintain unobstructed all fire exits to

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 TPP1? ☐ 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): JORDAN SASSON

Relationship to Owner: SPONSOR

Business Name/Agency: 70 VESTRY CONDOMINIUM

Street Address: 423 WEST 55TH STREET

City: NEW YORK

State: NY

Zip: 10019

Telephone Number: 203-870-5283

Fax:

Email Address: NOEMI.BATISTA@RELATED.COM

Signature and Date



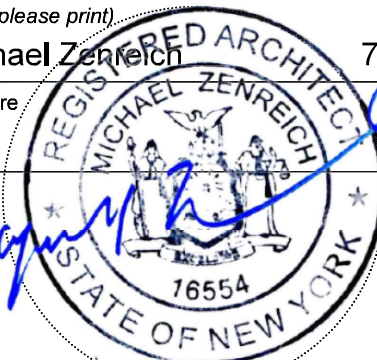
Jordan Sasson

7/28/2020

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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) Michael Zenreich		Date 7/30/20
Signature 		Date
		
P.E./R.A. Seal (apply seal, then sign and date over seal)		



AI1: Additional Information

Must be typewritten.

☒ Orient and affix BIS job number label here ☒

Page number 3 of 5

BIS Document No. 01

1 Location and Job Information *Required for all applications.*

2020-110

House No(s) 70

Street Name VESTRY STREET

Borough Manhattan

Block 0223

Lot 7502

BIN 1090656

CB No. 101

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.*

and from the apartment.

2. Fire safety:

- The contractor shall comply with all necessary fire safety laws and controls, including those with respect to occupied dwellings, as well as additional safety measures as necessitated by the construction.
- The contractor shall provide fire extinguishers in each room at all times during construction.
- The contractor shall maintain smoke alarms in the apartment during the work.

3. Health requirements:

- The contractor shall seal all ventilation openings, doorways, windows, convectors, door grilles, and other opening inside the work area with polyethylene sheeting at least 6 mils in thickness, taped securely in place with duct tape. Maintain seal until all work is completed.
 - The contractor shall cover public hall and service hall floors with one layer of reinforced polyethylene sheeting at least 10 mils in thickness and place sheets of sound-deadening masonite on top of the polyethylene sheeting. The contractor shall completely seal apartment entrance doors providing zippered access doors at egress doors.
 - During demolition, the contractor shall mist areas continuously to keep down dust. The contractor shall vacuum throughout the day and at the end of the day to remove dust and dirt.
 - During construction, the contractor shall mist and vacuum service halls to remove dust. building's common hallways, elevator and basement. of the building or outside the building or in its environs and nor shall any "street containers" or "dumpsters" for the storage of rubbish be placed, maintained or stored outside the building or in its environs.
 - No materials, including tools may be stored overnight in public or common areas of the building.
 - The contractor shall provide bathroom facilities as well as a working slop sink for use by workers within the apartment.
 - The contractor shall comply with applicable provisions of law relating to lead and asbestos.
 - Contractor to follow applicable means and methods to ensure pest control during construction.
- ### 4. Compliance with housing standards
- The contractor shall comply with the requirements of the New York City housing maintenance code and the New York State multiple dwelling law.

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Name (please print)

MICHAEL ZENREICH

Signature

Date

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



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Page number 4 of 5

BIS Document No. 01

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2020-110

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Street Name VESTRY STREET

Borough Manhattan

Block 233

Lot 7502

BIN 1080656

CB No. 101

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

3 Additional Information *Required for all applications.*

5. Structural safety

-No structural work is proposed. Structural stability will not be affected.

6. Noise restrictions

-The contractor shall limit noise to acceptable levels.

7. Maintaining Essential Services

-Owner shall maintain Domestic water, hot water, sewer shall be maintained throughout.

-Owner shall maintain Cooking gas. service will not be interrupted as a result of the work.

-Owner shall maintain. Heat shall be maintained throughout the duration.

8. Other Requirements

-Deliveries may be made only on days and at times when work is permitted, and only as directed by the superintendent.

-Construction operations shall be confined to normal working hours: 9:00 a.m. to 5:00 p.m., Mondays through Fridays, except legal holidays, and in compliance with building's restrictions.

-Construction operation will not involve interruption of heating, hot water or electrical services to other tenants of the building.

It is clearly understood that despite this submission by the applicant that the architect has no control or responsibility for means and methods of construction or compliance with the requirements listed above. Only the contractor is responsible for means and methods of construction and compliance with 28-104.8.4 of the 2014 Building Code.

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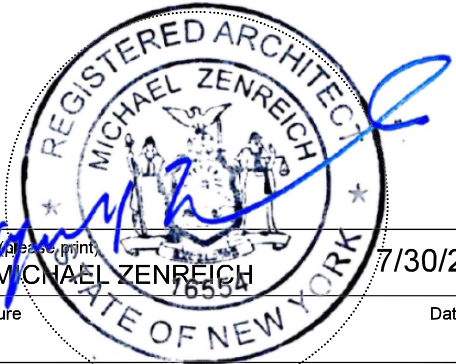
Name (please print)

MICHAEL ZENREICH

Signature

Date

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





AI1: Additional Information

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Page number 5 of 5

BIS Document No. 1

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2020-110

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Borough Manhattan

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3 Additional Information Required for *all* applications.

Filed to continue TPP1 form comments

§ 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 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. A statement that occupants of the building may obtain a paper copy of such plan from the owner and may access such plan on the department website;
2. The name and contact information for the site safety manager, site safety coordinator or superintendent of construction required by section 3301.3 of the New York city building code, as applicable, or, if there is no site safety manager, site safety coordinator or superintendent of construction, the name and contact information of the owner of the building or such owner's designee; and
3. A statement that occupants of the building may call 311 to make complaints about the work

3303.10.2 Inspections of tenant protection plan. The owner shall notify the department in writing at least 72 hours prior to the commencement of any work requiring a tenant protection plan. The department shall conduct an inspection of five percent of such sites within seven days after the commencement of such work to verify compliance with the tenant protection plan. Thereafter, the department shall conduct an inspection upon the receipt of a complaint concerning such work.

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Name (please print)

MICHAEL ZENREICH

Signature

Date

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7/30/20