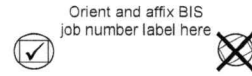




TPP1: Tenant Protection Plan

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.



1 LOCATION INFORMATION (required for all applications)

House No(s): 440

Street Name: East 20th Street

Number of dwelling units to remain occupied during construction: 172

1A-H, 2A-H, 3A-H, 4A-H, 5A-H, 6A-H, 7A-H, 8A-H, 9B-G, 0MA-H

Specific unit/apartment numbers to remain occupied: 10B-G, 11B-G, 0TA-H

Borough Manhattan

Block 972

Lot 1

BIN 1082866

CB No. 106

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:

- Egress** – Clarify how adequate egress will be maintained during construction.
- Fire Safety** – Identify safety measures to maintain fire safety of occupied dwelling during construction.
- Health Requirements** – Specify methods to be used for control of dust, disposal of construction debris, noise control, maintenance of sanitary facilities during construction.
 - 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.
- Compliance with Housing Standards** – Demonstrate compliance with NYC Housing Maintenance Code and NYS multiple dwelling law during construction.
- Structural Safety** – Identify specific measures to maintain structural stability during construction.
- 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.
- 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.
- Other requirements** – Any additional requirements to assure tenant safety during construction.

Complete all sections that apply below.

THIS TPPN CONSTITUTES A STANDARD PROCEEDURE FOR ALL INTERIOR CONSTRUCTION WORK AND UNIT RENOVATION AT THE SUBJECT PROPERTY OF STUYVESANT TOWN BLOCK 972 LOT 001 AND PETER COOPER VILLAGE BLOCK 978 LOT 001

THE BUILDING CONTAINS OCCUPIED DWELLING UNITS WHICH WILL REMAIN OCCUPIED DURING CONSTRUCTION. THERE WILL BE NO REDUCTION IN SERVICES DURING CONSTRUCTION.

- Egress: Existing egress from all units on the floor to remain unobstructed during the course of construction. See Drawing T-001.00 for Site and Key plan identifying unit and egress path. No construction materials are to be placed or stored in any path of egress.

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): Richard Hayduk

Relationship to Owner: Officer

Business Name/Agency: BPP ST Owner LLC

Street Address: 345 Park Avenue

City: New York

State: NY

Zip: 10154

Telephone Number: (212) 420-5000

Fax:

Email Address: dob@stuytown.com

Signature and Date

► Richard Hayduk 08.04.2020

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)

John Field

Signature

Date

7/29/2020

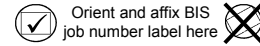


P.E./R.A. Seal (apply seal, then sign and date over seal)



AI1: Additional Information

Must be typewritten.



Page number 1 of 3

BIS Document No. 01

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

House No(s) 440 Street Name East 20th Street

Borough Manhattan

Block 972

Lot 1

BIN 1082866

CB No. 106

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.*

2. Fire Safety: Fire Separation between units will be maintained. A fire extinguisher shall be located in the premises under construction during the period of construction. No Smoking is permitted on premises. All flammable materials to be used will be kept tightly sealed in their respective manufacturer's containers, stored in an adequately ventilated space and kept away from sources of ignition. The entrance door to the premises under construction shall remain intact and closed at all times while work is in progress.

3. Health Requirements

Dust Control: Protection is removed each weekend and reinstalled each workweek. The door to the unit being renovated shall be covered with plastic outside the unit and access provided through a "zipper". Tracking dust mats shall be placed on the hallway side of the zipper door. Hallway carpets to be protected with plastic and/or Masonite. Holes to be plugged to adjacent units before work commences. Dust to be minimized and work to be in accordance with wet methods see below

Disposal of construction debris: Construction debris to be removed from the premises in bags, barrels and rollaway containers. No construction debris to be stored in hallways, cellars or block egress. Debris and material to be stored in an orderly fashion within unit under renovation.

Sanitary Facilities: Workers shall use 'porter' sanitary facilities in the cellar of the building if sanitary facilities are not active in the unit under renovation

Lead: Contractor to maintain records as required by lead safe certification. Contractor to be lead safe certified. Wet demolition procedure per EPA requirements to be followed. HEPA vacs or dust collection to be used on power equipment.

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Name (Please print)

John Field

Signature



Date

7.29.2020

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



AI1: Additional Information

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☒ Orient and affix BIS job number label here ☒

Page number 2 of 3

BIS Document No. 01

1 Location and Job Information Required for all applications.

House No(s) 440

Street Name East 20th Street

Borough Manhattan

Block 972

Lot 1

BIN 1082866

CB No. 106

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

3 Additional Information Required for all applications.

Asbestos: No asbestos containing material (ACM) to be disturbed. Prior to filing the subject premises is inspected for ACM and will receive an ACP-5 "Not and Asbestos Project" for the scope of work. Any ACM to be removed will be abated by a Licensed Abatement Company.

4. Compliance with Housing Standards: Building is a Class "A" Multiple Dwelling. No change to the building is proposed. Multiple Dwelling Law requirements to remain unchanged. Requirements of Housing Maintenance Code to be followed during construction. Contactor shall maintain public parts of the building in a sanitary condition where affected by areas of work. Mop and clean as required. Extermination shall be pursuant to property schedule and standards. Waste disposal facilities for tenants shall remain operable and not be used by contractors. Lighting in common areas and essential utilities to tenants shall remain undisturbed.

5. Structural Safety: There is no structural work in conjunction with this application. No work will be performed that may endanger the occupants.

6. Noise Restrictions: Noise maps shall be posted in the lobby of the building per property requirements. Hours of construction will occur during normal business days / hours unless an After Hours Variance is obtained, restricted by property guidelines and holiday work rules.

7. Maintaining Essential Services: Building has units which will be occupied during construction. No essential services to be interrupted during the course of this work. Tenants will be notified in writing of any planned shutdowns. Shutdowns if required to be between the hours of 9 am and 4 pm. Shutdowns will not exceed one work day (8 hours). Shutdowns will be minimized and services restored expeditiously. Alternate provisions for essential services to be provided by owner if required.

8. Other Requirements: Contractor to notify Building Department 72 Hours prior to commencing work per the DoB online notification portal. Ownership to post building pursuant to LL 154 of 2017. Workers and materials will enter the building through the service entrance. All materials will be transferred immediately to the area of work. The common areas of the building may be protected from damage with Masonite or plastic and cleaned to minimize dust.

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)

John Field
Signature

Date

7.29.2020

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





AI1: Additional Information

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☒ Orient and affix BIS job number label here ☒

Page number 3 of 3

BIS Document No. 01

1 Location and Job Information Required for all applications.

House No(s) 440

Street Name East 20th Street

Borough Manhattan

Block 972

Lot 1

BIN 1082866

CB No. 106

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:

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

3 Additional Information Required for all applications.

1. PUBLIC AVAILABILITY OF TENANT PROTECTION PLAN (28-104.8.4.1)

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

2. PROVISION OF COPY OF TENANT PROTECTION PLAN TO OCCUPANTS UPON REQUEST (28-104.8.4.2)

. THE OWNER OF A BUILDING UNDERGOING WORK FOR WHICH A TENANT PROTECTION PLAN IN 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.

. TENANT PROTECTION PLAN IS AVAILABLE AT STUYTOWN PROPERTY SERVICES

3. NOTICE TO OCCUPANTS (28-104.8.4.3)

. UPON ISSUANCE OF A PERMIT FOR WORK CONTAINING A TENANT PROTECTION PLAN, THE OWNER SHALL (I) DISTRIBUTE A NOTICE REGARDING SUCH A PLAN TO EACH DWELLING UNIT OR (II) POST A NOTICE REGARDING SUCH A 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 OR IN THE MAIN STAIRWELL ON SUCH FLOOR. THE NOTICE SHALL BE IN A FORM CREATED OR APPROVED BY THE DEPARTMENT AND SHALL INCLUDE:

A. 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 WEB SITE;

B. 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

C. A STATEMENT THAT OCCUPANTS OF THE BUILDING MAY CALL 311 TO MAKE COMPLAINTS ABOUT THE WORK.

D. STUYTOWN PROPERTY SERVICES POSTS ALL FLOORS AND NOTICES IN COMPLIANCE WITH THE ABOVE.

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)

John Field

Signature

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Date

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