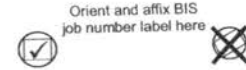




TPP1: Tenant Protection Plan

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.



140951842

1 LOCATION INFORMATION (required for all applications)

House No(s): 201 Street Name: EAST 79 STREET

Number of dwelling units to remain occupied during construction: 166

Specific unit/apartment numbers to remain occupied: ALL APARTMENTS EXCEPT 15C AND 15D

Borough MANHATTAN Block 1525 Lot 1 BIN 1048509 CB No. 8

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.

- Egress will be kept unobstructed during construction work and debris removal. All work is confined to 15th floor, apartment 15C and 15D interior. Work will be performed during normal working hours. No construction material or equipment will be stored in the pass of egress, public hallways or lobby at any time. Tenants on the same floors and the floor above and below the apartment will be notified about the start of alteration work. Building management will notify all building tenants about start of alteration work in apartment 15C and 15D. Schedule of material delivery and debris removal shall be coordinated and approved by building management.
- Fire Safety.** Fire extinguisher with proper expiration date shall be kept in the working area, visible and readily accessible. Existing standpipe system, located in stairwell, shall be in working condition at all the times. Existing smoke/carbon monoxide detectors in the area of work shall be operational at all the times. No open flame shall be used to complete the scope of work. Smoking shall be prohibited during construction work.

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? 3

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): JASON COLE

Relationship to Owner: SHAREHOLDER

Business Name/Agency: 201 E 79TH TENANTS CORP

Street Address: 201 EAST 79 STREET

City: NEW YORK

State: NY

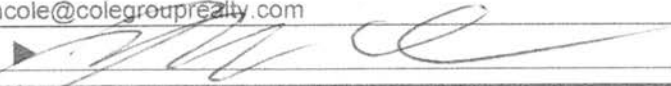
Zip: 10075

Telephone Number: (914) 469-0249

Fax:

Email Address: jasoncole@colegrouprealty.com

Signature and Date



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

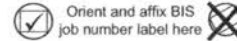
I hereby certify that I have reviewed the information provided herein and, to the best of my knowledge and belief, attest to its accuracy. Falsification of any statement is a misdemeanor under §§28-211.1, 28-201.2.1(2), and 28-203.1(1) of the NYC Administrative Code and is punishable by a fine or imprisonment, 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) ALEXANDER WEISS	
Signature 	Date 10/1/20
	
P.E./R.A. Seal (apply seal, then sign and date over seal)	



AI1: Additional Information

Must be typewritten.



Page number 3 of 5

BIS Document No. 01

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

House No(s) 201

Street Name EAST 79 STREET

Borough MANHATTAN

Block 1525

Lot 1

BIN 1048509

CB No. 8

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

For "Action" use "N" for new page, "S" for superseding page, "O" for omitting page.

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

3 Additional Information *Required for all applications.*

3. Health Requirements. Debris, dirt, and dust shall be confined to the immediate alteration area. Contractor shall seal off alteration area by approved material (polyethylene) to contain dust. Debris, dust, and dirt shall be cleaned periodically and at the end of the construction activity every day, to prevent accumulation. Disposal of debris and dirt shall be in containers or plastic bags at designated areas approved by the owner of the building or arranged for NYC Sanitation Department for pick up.

Noise control. Noisy mechanical tools shall not be used. Work shall take place during normal working hours.

Building owner or managing agent, and residential unit tenants on 14, 15, and 16th floor shall be notified about the start and estimated duration of the alteration work. Tenants shall have the owner's or managing agent phone number to be able to discuss any inconvenience regarding noise related to the construction activity.

Sanitary facilities shall be operational at all the times during construction.

Building services shall not be interrupted during construction. Any required building system(s) shutoffs shall be coordinated with the owner or the managing agent.

4. Building shall conform to NYC Housing Maintenance Code and NYS Multiple Dwelling Law requirements. The owner of the multiple dwelling or part thereof shall thoroughly cleanse and keep clean at all times, and in good repair, the entire plumbing and drainage system as per section 77.4 of Multiple Dwelling Law.

5. Structural stability shall not be affected by proposed alteration. Hangers and supports shall be installed per manufacturer's instructions, shall be listed for intended use, and shall have the bearing capacity to provide sufficient support for appliances and piping. No structural work shall be done that may endanger the occupants.

6. NYC Noise Code. It is expected that the proposed alteration work will not create indoor or outdoor noise at levels exceeding Code limits. Hammering or any other noisy work shall not be performed before 10:00 am.

Noise that exceeds the ambient sounds level by more than 10 decibels as measured from 15 feet from the source as measured from inside the property is prohibited. Sounds that occur abruptly for a short duration, called impulsive sounds, are restricted.

Noise from exterior condensing units shall be within limits of NYC Noise Code requirements. Noise Code limits buildings with multiple cooling devices to a cumulative noise of 45 decibels, as measured three feet from the noise source at an open door or window of a nearby residence.

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)

Signature

Date

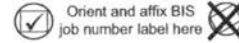
P.E. / R.A. Seal (apply seal, then sign and date over seal)

ALEXANDER WEISS
ALEXANDER WEISS
10/1/20
PROFESSIONAL ENGINEER



AI1: Additional Information

Must be typewritten.



Page number 4 of 5

BIS Document No. 01

1 Location and Job Information Required for all applications.

House No(s) 201

Street Name EAST 79 STREET

Borough MANHATTAN

Block 1525

Lot 1

BIN 1048509

CB No. 8

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.

7. Other requirements. Only construction workers and construction management personnel shall be allowed within area of work during construction. Work shall be performed in accordance with OSHA safety and fall protection. Special inspector shall observe compliance with tenant safety requirements.

To report noise complaint, call 311.

Apartment 15C and 15D will not be occupied during alteration. All other apartments may be occupied.

8. Owner Notification of Start of Work Form

In order to comply with §28-103.27.2 of the New York City Administrative Code, the Owner of an occupied multiple dwelling with a permit for the alteration of 10 percent or more of the existing floor surface area of an occupied multiple dwelling or an addition to an occupied multiple dwelling must notify the Department on-line at least 72 hours before starting any work pursuant to the permit.

9. Use on-line form to notify the Department of Buildings before the start of the permitted work where a Tenant Protection Plan is required.

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Name (please print)

Signature

Date

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

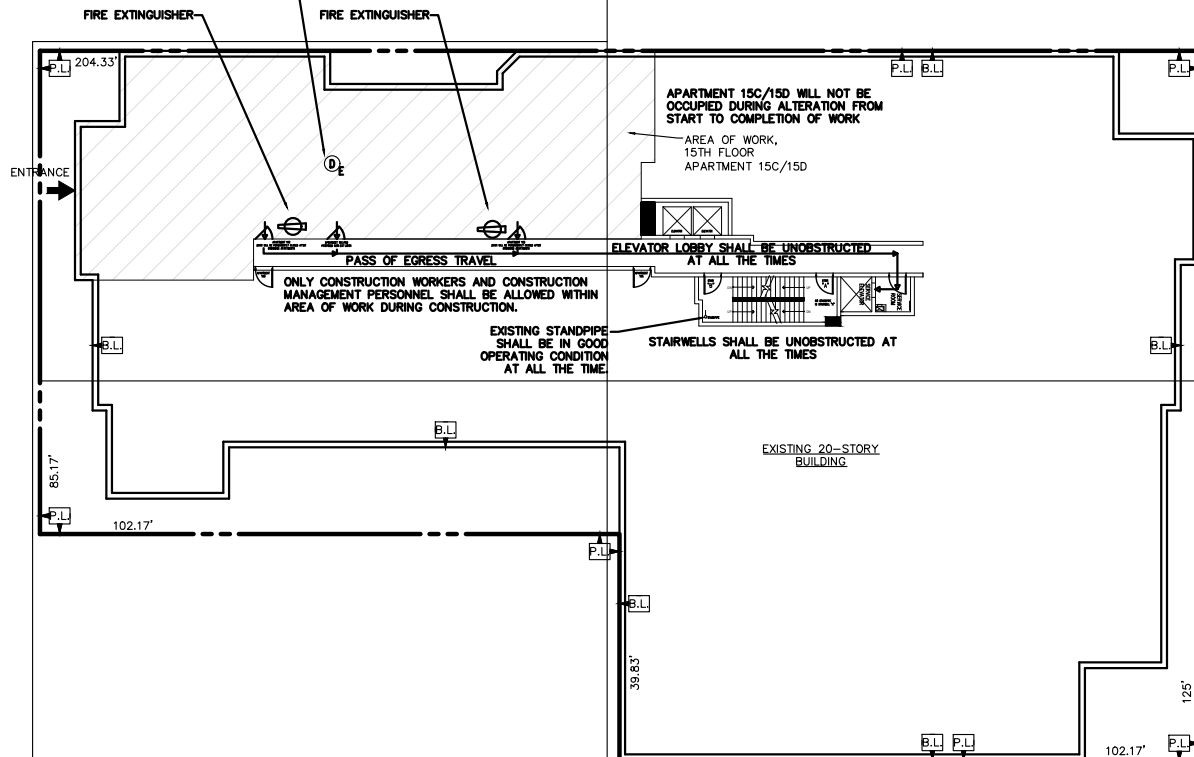


FIRE HYDRANT

EXISTING SMOKE/CARBON MONOXIDE DETECTORS SHALL BE IN GOOD OPERATING CONDITION AT ALL THE TIMES DURING ALTERATION FROM START TO COMPLETION OF WORK.
EXISTING DETECTORS SHALL BE REPLACED WITH NEW COMBINATION SMOKE/CARBON DIOXIDE DETECTORS AFTER COMPLETION OF CONSTRUCTION WORK AS SHOWN ON APPROVED PLANS.

THIRD AVENUE

R10A
COMMERCIAL
OVERLAY C1-5



LOT DIAGRAM
1/16"=1'-0"



201 EAST 79 STREET, MANHATTAN, NY 10075
BLOCK - 1525
LOT- 1
ZONING - C1-9, R10A, COMMERCIAL OVERLAY -C1-5
MAP - 8C
CB 7
BIN 4115673
BUILT: 1963
OCCUPANCY CLASSIFICATION: RESIDENTIAL, MIXED USE (HAEA)
CONSTRUCTION CLASS: CLASS 1-FIREPROOF
BUILDING HEIGHT - 177'
NUMBER OF STORIES- 20

DWELLING UNITS - 188
NOT IN FLOOD HAZARD ZONE
BUILDING IN FIRE DISTRICT

EXISTING ADJACENT
16-STORY BLDG.

GENERAL CONTRACTOR SHALL MAINTAIN, SERVICE AREA, AND EXIT PASSAGEWAYS FREE OF CONSTRUCTION MATERIAL, DEBRIS, AND DUST FOR THE DURATION OF APARTMENT RENOVATION.
GENERAL CONTRACTOR SHALL PROVIDE POLYETHYLENE DUST BARRIER AT APARTMENT EXIT/ENTRANCE DOOR(S) AND MAINTAIN IT FOR THE DURATION OF THE APARTMENT RENOVATION

SPECIAL INSPECTOR SHALL OBSERVE COMPLIANCE WITH TENANT SAFETY REQUIREMENTS



ALEXANDER WEISS, P.E.
8 BERGEN BEACH PLACE
BROOKLYN, NY 11234
TELEPHONE: 718.251.1154

TPPN ATTACHMENT page 5

201 EAST 79th STREET TENANTS CORP.
201 E. 79 STREET
NEW YORK, NY
TEL. 646-490-7212