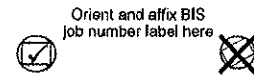




TPP1: Tenant Protection Plan

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.



BIS JOB #: 240097248

1 LOCATION INFORMATION

House No(s)	Street Name	Number of dwelling units to remain occupied during construction:
1511	Sheridan Avenue	222
Specific unit/apartment numbers to remain occupied:		
Borough Bronx	Block 2326	Lot 68
BIN 2007855		CB No. 204

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** – If the work involves disturbance of lead-based paint, as defined in section 27-2056.2, or paint of unknown lead content or asbestos include a statement of compliance with applicable provisions of law relating to lead and asbestos. Indicate whether the firm performing the work holds the certifications required to perform the work pursuant to section 27-2056.11, and include the firm name and certification numbers. List any open violations related to lead issued by the NYC Department of Health and Mental Hygiene (DOHMH) or the NYC Department of Housing Preservation and Development (HPD). If there are open violations related to lead, include the violation number, date issued, and city agency that issued the violation.
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. TWO POINTS OF EGRESS FROM THE BUILDING FOR TENANTS AND WORKERS SHALL BE MAINTAINED AT ALL TIMES. CORRIDORS, PASSAGEWAYS LEADING TO THE STAIRWAYS SHALL NOT BE OBSTRUCTED. THEY WILL BE ILLUMINATED AT ALL TIMES TO PROVIDE EGRESS FROM THE BUILDING TEMPORARY PASSAGEWAYS SHALL BE PROPERLY LABELED WITH EGRESS SIGNAGE AND NOTICE SHALL BE MADE TO OCCUPANTS OF ALTERATIONS. ALL POINT OF EGRESS SHALL BE PROPERLY LABELED.
2. BUILDINGS, STRUCTURES, PREMISES AND FACILITIES UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL COMPLY WITH THE FIRE SAFETY MEASURES SET FORTH IN CHAPTER 14 OF THE NEW YORK CITY FIRE CODE, NFPA 241 AND ANY OTHER APPLICABLE CITY, STATE OR FEDERAL FIRE CODE.
3. DUST MITIGATION: ALL TENANT AREAS SHALL BE ISOLATED FROM WORK AREAS PARTITIONS THAT PRECLUDE DUST, HEALTH HAZARDS AND NOISE FROM ENTERING TENANT SPACES. PEST CONTROL, RODENT CONTROL INSIDE OCCUPIED BUILDINGS SHALL BE ACCOMPLISHED WITH TRAPPING DEVICES.

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 STATEMENTS AND SIGNATURE

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): Nate Follman

Relationship to Owner: Property Manager

Business Name/Agency: ASDEN MANAGEMENT, LLC

Street Address: 2341 Atlantic Avenue

City: Manasquan

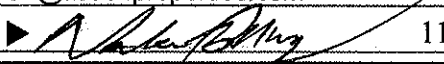
State: NJ

Zip: 08736

Telephone Number: 732-504-6100

Fax: _____

Email Address: nfolman@asdenproperties.com

Signature and Date  11/22/2023

5 APPLICANT'S STATEMENTS AND SIGNATURE

I hereby certify that:

If applicable, I have been retained by the general contractor performing the alteration, construction, or partial demolition work.

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.

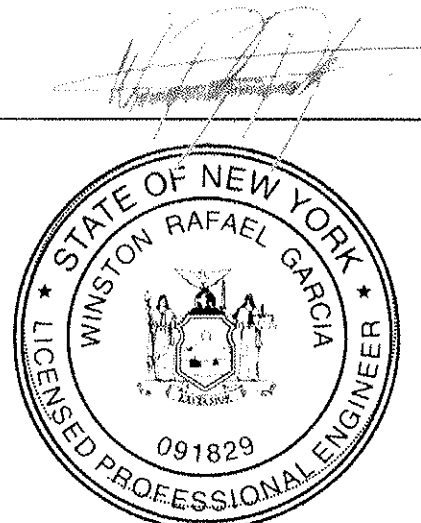
I hereby state that I have exercised a professional standard of care in certifying that this Tenant Protection Plan is complete and in accordance with applicable laws, including the rules of the Department of Buildings, as of this date. I am aware the Commissioner will rely upon the truth and accuracy of this statement. I have notified the owner that this document has been professionally certified. If an audit or other exam discloses non-compliance, I agree to notify the owner of the remedial measures that must be taken to meet legal requirements. I further realize that any misrepresentation or falsification of facts made knowingly or negligently by me, my agents or employees, or by others with my knowledge, will render me liable for legal and disciplinary action by the Department of Buildings and other appropriate authorities, including termination of participation in the professional certification procedures at the Department of Buildings.

Name (please print)

Winston R. Garcia 11/22/2023

Signature

Date

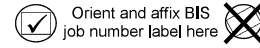


P.E./R.A. Seal (apply seal, then sign and date over seal)



AI1: Additional Information

Must be typewritten.



Page number _____ of _____

BIS Document No. _____

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

House No(s) 1511

Street Name Sheridan Avenue

Borough Bronx

Block 2326

Lot 68

BIN 2007855

CB No. 204

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.*

3.1 THE PREMISES ARE IN COMPLIANCE WITH APPLICABLE PROVISIONS OF LAW RELATING TO LEAD AND ASBESTOS. AS PER SUBMITTED ACP5, THE PORTION OF PREMISES AFFECTED BY THE WORK IS FREE OF ASBESTOS CONTAINING MATERIAL(ACM)

4.BUILDING SHALL COMPLY WITH THE FOLLOWINGS SECTIONS:RECEPTACLES FOR WASTE MATERIAL, SEC. D.26-14.03.,COLLECTION OF SAME,SEC. D.26-14.05,4. DRAINAGE OF ROOFS AND COURTYARDS, D.26-16.03,4.DRAINAGE OF ROOFS AND COURTYARDS, D.26-16.03,5. CENTRAL HEATING,D.26-17.01, SUPPLY OF HOT WATER, D26-17.07,LIGHTING PUBLIC HALLS, MAILSERVICE, D.26-21.0, FLOOR SIGNS TO INDICATE FLOORS, D.26.03,STREET NUMBERS, D.26-21.05,11.,JANITORIAL SERVICES, D.26-22.03,12. ROOM SIZES, D.26-33.01,REGISTRATION TIME TO FILE, D.26-41.1,POSTING OF SERIAL NUMBER, D.26-41.5,15. IDENTIFICATION OF MANAGING AGENT,D.26-41.7.5. STRUCTURAL SAFETY:

5.TEMPORARY WOOD POST SHALL BE PLACED DURING DEMOLITION AND WHILE NEW STRUCTURAL SUPPORTS ARE INSTALLED.

6.ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH NYC LOCAL LAW 113 OF 2005. A NOISE MITIGATION PLAN WILL BE AVAILABLE FOR REVIEW AT THE PROJECTFIELD OFFICE AT ALL TIME. CONSTRUCTION OPERATIONS WILL BE CONFINED TO NORMAL WORKING HOURS: 8 A.M. TO 5 P.M. MONDAY TO FRIDAY, EXCEPT LEGAL HOLIDAYS.

7.UNDER LOCAL LAW 47 OF 2015, THE OWNER OF A MULTIPLE DWELLING MUST POST A NOTICE PRIOR TO MAKING REPAIRS,OR PERFORMING OTHER WORK,THAT WILL CAUSE AN INTERRUPTION OF ANY HEAT, HOT WATER, COLD WATER,GAS OR ELECTRICITY SERVICE EXPECTED TO LAST FOR LEAST TWENTY-FOUR HOURS BEFORE THE INTERRUPTION OF SUCH IS EXCEPT TO COMMENCE AND,MUST REMAIN POSTED UNTIL SUCH INTERRUPTIONS ENDS. THE NOTIV=CE MUST BE POSTED IN ENGLISH AND IN SPANISH AND MUST BE UPDATED AS NEEDED.

8. OSHA NOTES: AS PER OSHA 1926.34, BUILDINGS OR STRUCTURE EXITS SHALL BE SO ARRANGED AND MAINTAINED AS TO PROVIDE FREE AND UNOBSTRUCTED EGRESS FROM ALL PARTS OF THE BUILDING OR STRUCTURE AT ALL TIMES WHEN IT IS OCCUPIED. EXITS SHALL BE MARKED BY READILY VISIBLE SIGN. ACCESS TO EXITS SHALL BE MARKED BY READILY VISIBLE SIGN IN ALL CASES WHERE THE EXITO

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)

Winston R. Garcia

Signature

Date

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

