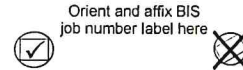




TPP1: Tenant Protection Plan

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): 41-11

Street Name: 53 STREET

Number of dwelling units to remain occupied during construction: 3

Specific unit/apartment numbers to remain occupied: 2R, 3L, 3R

Borough QUEENS

Block 01316

Lot 00048

BIN 4030815

CB No. 402

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 SAFETY NOTES:

GENERAL: ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE NEW YORK CITY BUILDING CODE, ARTICLE 19, AND REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION.

1). **EGRESS:** ALL EXISTING MEANS OF EGRESS FOR TENANTS OF THE BUILDINGS TO BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTION, SUCH AS BUILDING MATERIALS, TOOLS ETC.

2). **FIRE SAFETY:**

ALL BUILDING MATERIAL WHICH ARE STORED AT THE SITE OR ANY AREA OF THE BUILDING TO BE STORED IN A LOCKED ROOM. ACCESS TO THE AREA TO BE CONTROLLED BY THE OWNER, OR THE GENERAL CONTRACTOR. MATERIAL TO BE STORED AT THE SITE IN AN ORDERLY FASHION. ALL FLAMMABLE MATERIAL TO BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURERS' CONTAINER. SUCH MATERIAL TO BE KEPT AWAY FROM HEAT. ALL FLAMMABLE MATERIAL TO BE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE. ALL ELECTRICAL POWER TO BE SHUT OFF

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): KENNETH STERNBERG

Relationship to Owner: MEMBER

Business Name/Agency: MONIEK REALTY MANAGEMENT, LLC

Street Address: 270 MADISON AVENUE, SUITE 1400

City: NEW YORK

State: NY

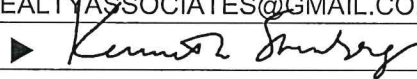
Zip: 10016

Telephone Number: 2123190560

Fax: 6464034875

Email Address: WKREALTYASSOCIATES@GMAIL.COM

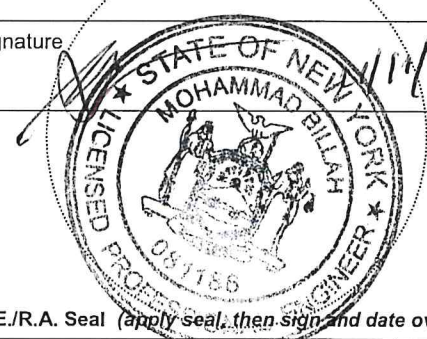
Signature and Date



November 2, 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)	
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 1 of 2

BIS Document No. 1

1 Location and Job Information Required for all applications.

House No(s) 41-11

Street Name 53 STREET

Borough QUEENS

Block 01316

Lot 00048

BIN 4030815

CB No. 402

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.

WHERE THERE ARE EXPOSED CONDUITS. ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA TO BE SHUT OFF AFTER WORKING AREAS. CONTRACTOR, AT ALL TIME, TO ENSURE THERE IS NOT NATURAL GAS LEAKAGE IN THE BUILDINGS, OR ANY FLAMMABLE GAS TO BE USED DURING CONSTRUCTION.

3). HEALTH REQUIREMENTS:

DEBRIS DIRT AND DUST TO BE KEPT TO A MINIMUM AND CONFINED TO THE IMMEDIATE CONSTRUCTION AREA. CONTRACTOR TO ISOLATE CONSTRUCTION AREA FROM OCCUPIED BUILDING AREA BY MEANS OF TEMPORARY PARTITIONS OR HEAVY WEIGH DROCLOTHS. DEBRIS, DIRT AND DUST TO BE CLEANED UP AND CLEARED FROM THE BUILDING SITE PERIODICALLY TO AVOID EXCESSIVE ACCUMULATION.

4) 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.

5) STRUCTURAL SAFETY:

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

6). NOISE RESTRICTIONS:

CONSTRUCTION OPERATIONS WILL BE CONFINED TO NORMAL WORKING HOURS: 8:30 AM TO 4:00 PM, MONDAY TO FRIDAY, EXCEPT LEGAL HOLIDAYS. NO POTENTIALLY DISTURBING NOISE BEFORE 9:00 A. CONTRACTOR MUST OBTAIN WRITTEN PERMISSION FROM ALL AFFECTED PARTIES TO WORK OTHER THAN REGULAR HOURS AND ONLY WITH WRITTEN APPROVAL BY THE MANAGING AGENT.

7). MAINTAINING ESSENTIAL SERVICES:

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

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)

MOHAMMAD M. BILLAH

Signature

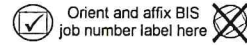
Date

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



AI1: Additional Information

Must be typewritten.



Page number 2 of 2

BIS Document No. 1

1 Location and Job Information Required for all applications.

House No(s) 41-11

Street Name 53 STREET

Borough QUEENS

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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.

8). OTHER:

CONSTRUCTION WORK WILL BE CONFINED TO THE APARTMENT, AND WILL NOT CREATE DUST, DIRT, OR OTHER SUCH INCONVENIENCES TO THE APARTMENT UNITS OTHER TENANTS.

S28-104.8.4.1; THE DOB SHALL MAKE THE TENANT PROTECTION PLAN PUBLICLY AVAILABLE ON ITS WEBSITE

S28-104.8.4.2; UPON REQUEST FROM A OCCUPANT OF DWELLING UNIT, A COPY OF THE TENANT PROTECTION PLAN SHALL BE GIVEN TO THE OCCUPANCT.

S28-104.8.4.3; BEFROE THE COMMENCE OF ANY WORK, COPIES OF THE TENANT PROTECTION PLAN SHALL BE POSTED IN THE BUILDING LOBBY, ON EACH FLOOR, AND TEN FEET OF AN ELEVATOR OR MAIN STAIRWELL OF EACH FLOOR.

TENANTS CAN CALL 311 AT ANYTIME

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)

MOHAMMAD M BILALAH

Signature

Date

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

