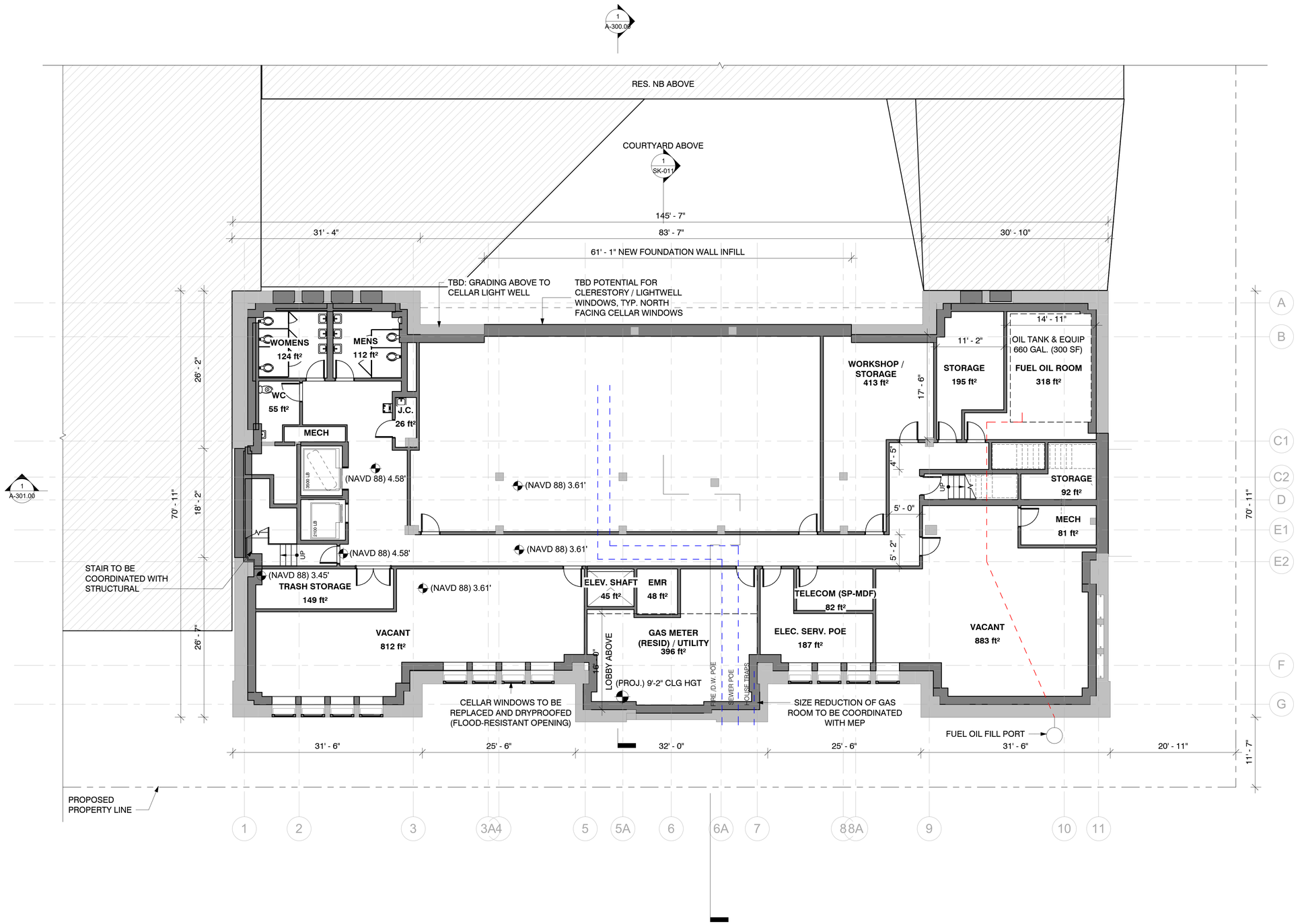

1 CELLAR FLOOR PLAN
1/8" = 1'-0"

NOTES:
1) PROJECT ZERO = 15' - 3" NAVD 88
2) NET AREA IS MEASURED TO CENTERLINE OF DEMISING WALLS AND INSIDE FACE OF EXTERIOR WALLS (INCLUDES INTERIOR CIRCULATION AND INTERIOR PARTITIONS).
3) GROSS LEASABLE AREA IS MEASURED TO THE CENTERLINE OF DEMISING WALLS AND THE OUTSIDE FACE OF EXTERIOR WALLS (INCLUDES INTERIOR CIRCULATION AND INTERIOR PARTITIONS).

WALL LEGEND

- EXISTING WALLS
- NEW WALLS

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NOTES:

ULURP Project ID: 2022M0328

413 E 120TH STREET
NEW YORK, NY, 10035, USA

BLOCK: 1808 LOT: 8
MANHATTAN BOROUGH, COUNTY
CITY AND STATE OF NEW YORK

NORTH:

Revision Schedule

#	Description	Date

DOB APPROVAL STAMPS:

DOB JOB STICKERS:

PROJECT:

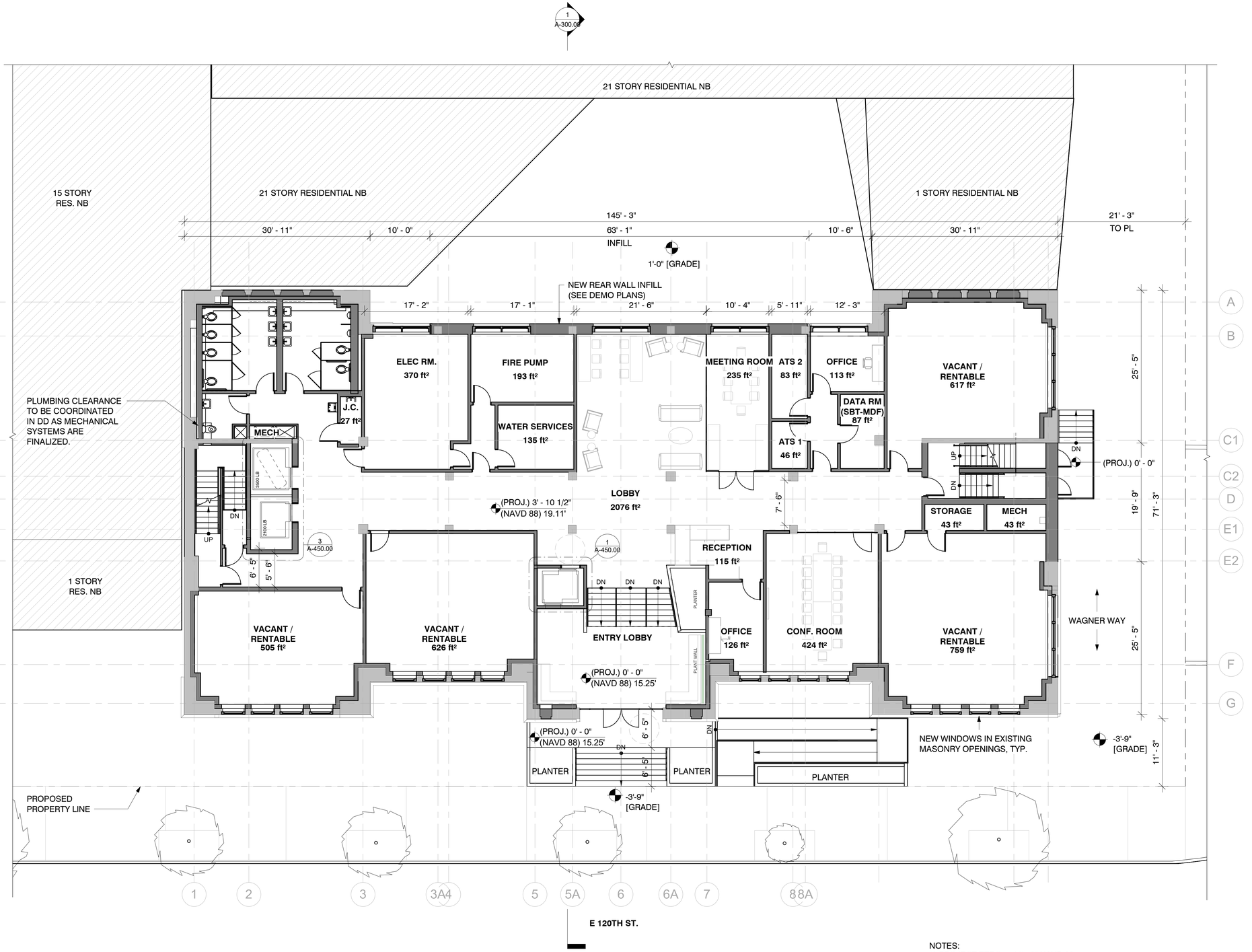
THE BEACON COMMUNITY FACILITY

FOR:

Drawing Title:

CELLAR FLOOR PLAN

Date: 11.14.2023
Seal/Signature:
DOB #:
Scale: As indicated
Drawn By: MK, AL
Chkd By: VAV
Drawing #: A-100.00
Sheet #: 1 OF 12



1 FIRST FLOOR PLAN
1/8" = 1'-0"

TENANT AREAS - 1ST FL	
Name	Area
CONF. ROOM	424 SF
1	424 SF
OFFICE	126 SF
1	126 SF
VACANT / RENTABLE	617 SF
VACANT / RENTABLE	505 SF
VACANT / RENTABLE	626 SF
VACANT / RENTABLE	759 SF
4	2507 SF
Grand total: 6	3057 SF

NOTES:
1) PROJECT ZERO = 15' - 3" NAVD 88
2) NET AREA IS MEASURED TO CENTERLINE OF DEMISING WALLS AND INSIDE FACE OF EXTERIOR WALLS (INCLUDES INTERIOR CIRCULATION AND INTERIOR PARTITIONS).
3) GROSS LEASABLE AREA IS MEASURED TO THE CENTERLINE OF DEMISING WALLS AND THE OUTSIDE FACE OF EXTERIOR WALLS (INCLUDES INTERIOR CIRCULATION AND INTERIOR PARTITIONS).

WALL LEGEND

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BLOCK: 1808 LOT: 8
MANHATTAN BOROUGH, COUNTY
CITY AND STATE OF NEW YORK

NORTH:

Revision Schedule

#	Description	Date

DOB APPROVAL STAMPS:

DOB JOB STICKERS:

PROJECT:

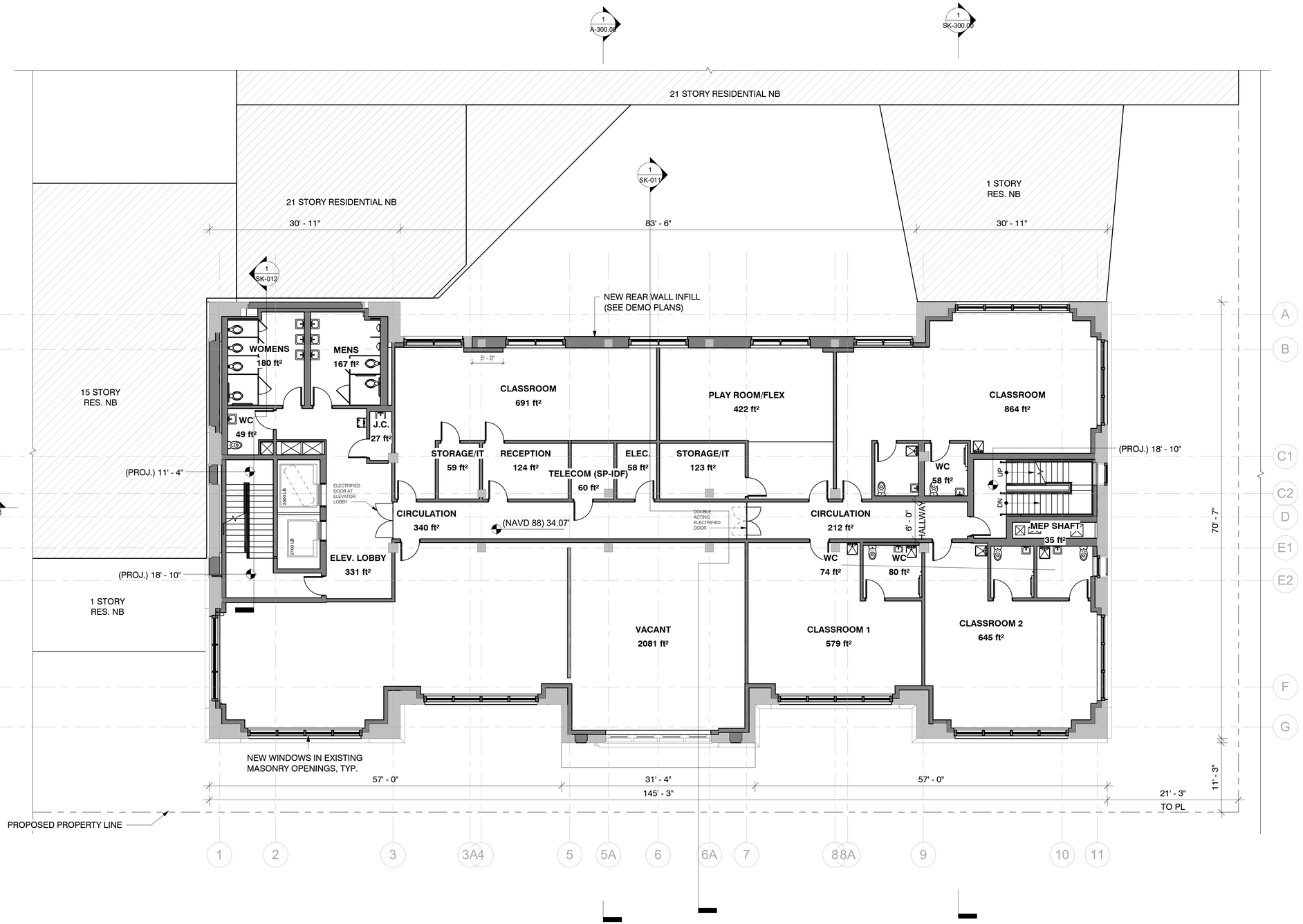
THE BEACON COMMUNITY FACILITY

FOR:

Drawing Title:

FIRST FLOOR PLAN

Date: 11.14.2023
Seal/Signature:
DOB #:
Scale: As indicated
Drawn By: Author
Chkd By: Checker
Drawing #: A-101.00
Sheet #: 2 OF 12



1 SECOND FLOOR PLAN
1/8" = 1'-0"

TENANT AREAS - 2ND FL	
Name	Area
CHERRY KIDS AFTERSCHOOL	
CLASSROOM	691 SF
RECEPTION	124 SF
STORAGE/IT	59 SF
3	874 SF
CHERRY KIDS DAYCARE	
CLASSROOM	864 SF
CLASSROOM 1	579 SF
CLASSROOM 2	645 SF
PLAY ROOM/FLEX	422 SF
RECEPTION OPTION	127 SF
STORAGE/IT	123 SF
WC	58 SF
WC	74 SF
WC	80 SF
WC	58 SF
WC	60 SF
11	3090 SF
VACANT - FLR 2	
VACANT	2081 SF
1	2081 SF
Grand total: 15	6045 SF

NOTES:
1) PROJECT ZERO = 15' - 3" NAVD 88
2) NET AREA IS MEASURED TO CENTERLINE OF DEMISING WALLS AND INSIDE FACE OF EXTERIOR WALLS (INCLUDES INTERIOR CIRCULATION AND INTERIOR PARTITIONS).
3) GROSS LEASABLE AREA IS MEASURED TO THE CENTERLINE OF DEMISING WALLS AND THE OUTSIDE FACE OF EXTERIOR WALLS (INCLUDES INTERIOR CIRCULATION AND INTERIOR PARTITIONS).

WALL LEGEND
- EXISTING WALLS
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MANHATTAN BOROUGH, COUNTY
CITY AND STATE OF NEW YORK

NORTH:

Revision Schedule

#	Description	Date

DOB APPROVAL STAMPS:

DOB JOB STICKERS:

PROJECT:

THE BEACON COMMUNITY FACILITY

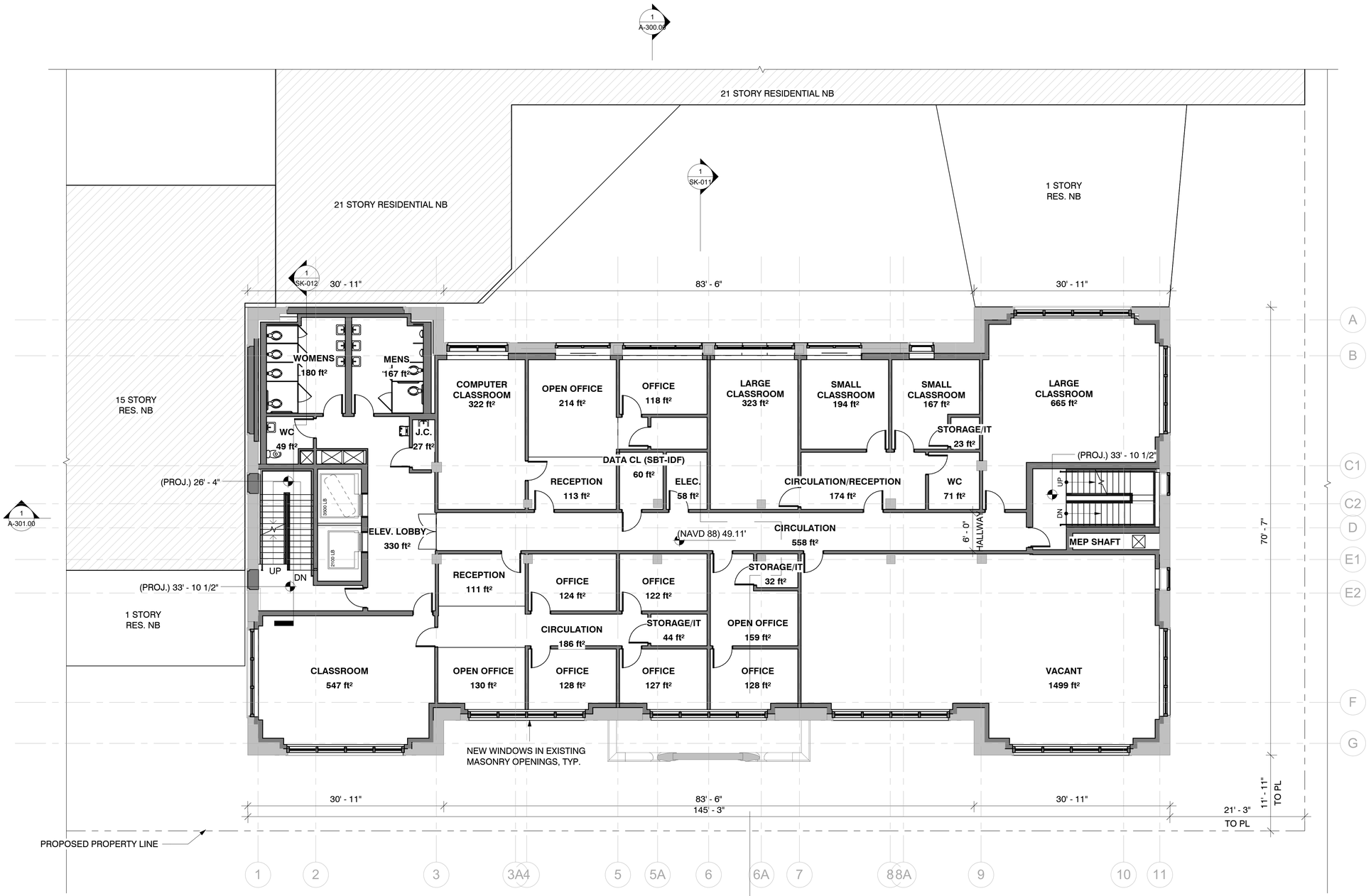
FOR:

Drawing Title:

SECOND FLOOR PLAN

Date: 11.14.2023
Seal/Signature:
REGISTERED ARCHITECT PAUL A. CASTRUCCI STATE OF NEW YORK

Scale: As indicated
Drawn By: Author
Chkd By: Checker
Drawing #: A-102.00
Sheet #: 3 OF 12
DOB #:



1 THIRD FLOOR PLAN
1/8" = 1'-0"

TENANT AREAS - 3RD FL	
Name	Area
ECCHI	
CIRCULATION	186 SF
CLASSROOM	547 SF
OFFICE	122 SF
OFFICE	124 SF
OFFICE	128 SF
OFFICE	127 SF
OPEN OFFICE	130 SF
RECEPTION	111 SF
STORAGE/IT	44 SF
9	1520 SF
EHNBAC	
OFFICE	128 SF
OPEN OFFICE	159 SF
STORAGE/IT	32 SF
3	319 SF
GOODWILL NYNJ DAY SERVICES	
CIRCULATION	24 SF
COMPUTER CLASSROOM	322 SF
OFFICE	118 SF
OPEN OFFICE	214 SF
RECEPTION	113 SF
STORAGE/IT	44 SF
6	836 SF
GOODWILL NYNJ HARLEM DAYHABILITATION	
CIRCULATION/RECEPTION	174 SF
LARGE CLASSROOM	323 SF
LARGE CLASSROOM	665 SF
SMALL CLASSROOM	194 SF
SMALL CLASSROOM	167 SF
STORAGE/IT	23 SF
WC	71 SF
7	1617 SF
VACANT - FLR 3	
VACANT	1499 SF
1	1499 SF
Grand total: 26	5791 SF

NOTES:
1) PROJECT ZERO = 15' - 3" NAVD 88
2) NET AREA IS MEASURED TO CENTERLINE OF DEMISING WALLS AND INSIDE FACE OF EXTERIOR WALLS (INCLUDES INTERIOR CIRCULATION AND INTERIOR PARTITIONS).
3) GROSS LEASABLE AREA IS MEASURED TO THE CENTERLINE OF DEMISING WALLS AND THE OUTSIDE FACE OF EXTERIOR WALLS (INCLUDES INTERIOR CIRCULATION AND INTERIOR PARTITIONS).

WALL LEGEND

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BLOCK: 1808 LOT: 8
MANHATTAN BOROUGH, COUNTY
CITY AND STATE OF NEW YORK

NORTH:

Revision Schedule

#	Description	Date

DOB APPROVAL STAMPS:

DOB JOB STICKERS:

PROJECT:

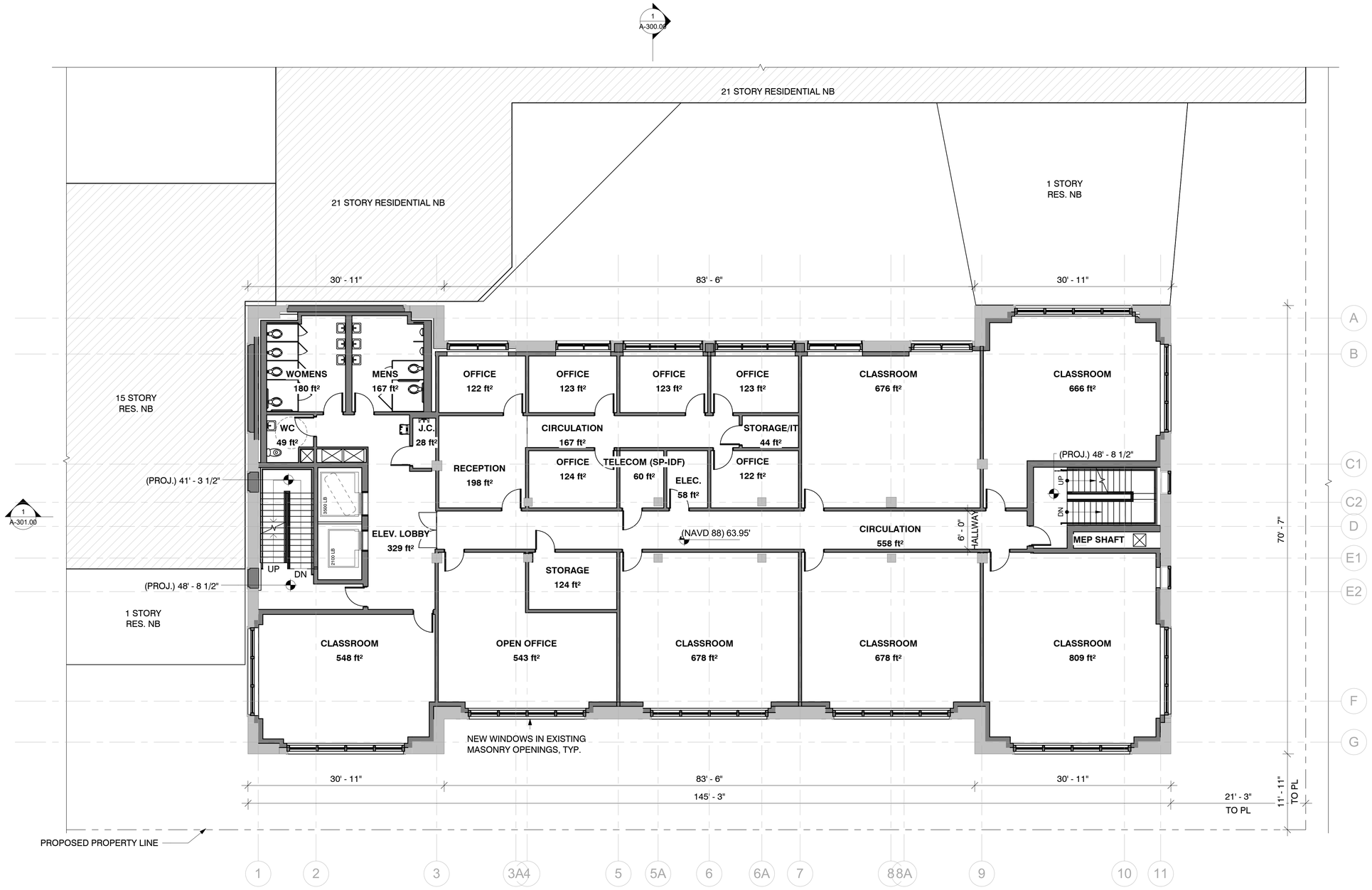
THE BEACON COMMUNITY FACILITY

FOR:

Drawing Title:

THIRD FLOOR PLAN

Date: 11.14.2023
Seal/Signature:
DOB #:
Scale: As indicated
Drawn By: Author
Chkd By: Checker
Drawing #: A-103.00
Sheet #: 4 OF 12



1 FOURTH FLOOR PLAN
1/8" = 1'-0"

TENANT AREAS - 4TH FL	
Name	Area
EBOF WORKFORCE DEVELOPMENT	
CIRCULATION	558 SF
CIRCULATION	167 SF
CLASSROOM	666 SF
CLASSROOM	676 SF
CLASSROOM	809 SF
CLASSROOM	678 SF
CLASSROOM	678 SF
CLASSROOM	548 SF
OFFICE	123 SF
OFFICE	123 SF
OFFICE	123 SF
OFFICE	122 SF
OFFICE	124 SF
OFFICE	122 SF
OPEN OFFICE	543 SF
RECEPTION	198 SF
STORAGE	124 SF
STORAGE/IT	44 SF
18	6426 SF
Grand total: 18	6426 SF

NOTES:
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WALL LEGEND

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Revision Schedule

#	Description	Date

DOB APPROVAL STAMPS:

DOB JOB STICKERS:

PROJECT:

THE BEACON COMMUNITY FACILITY

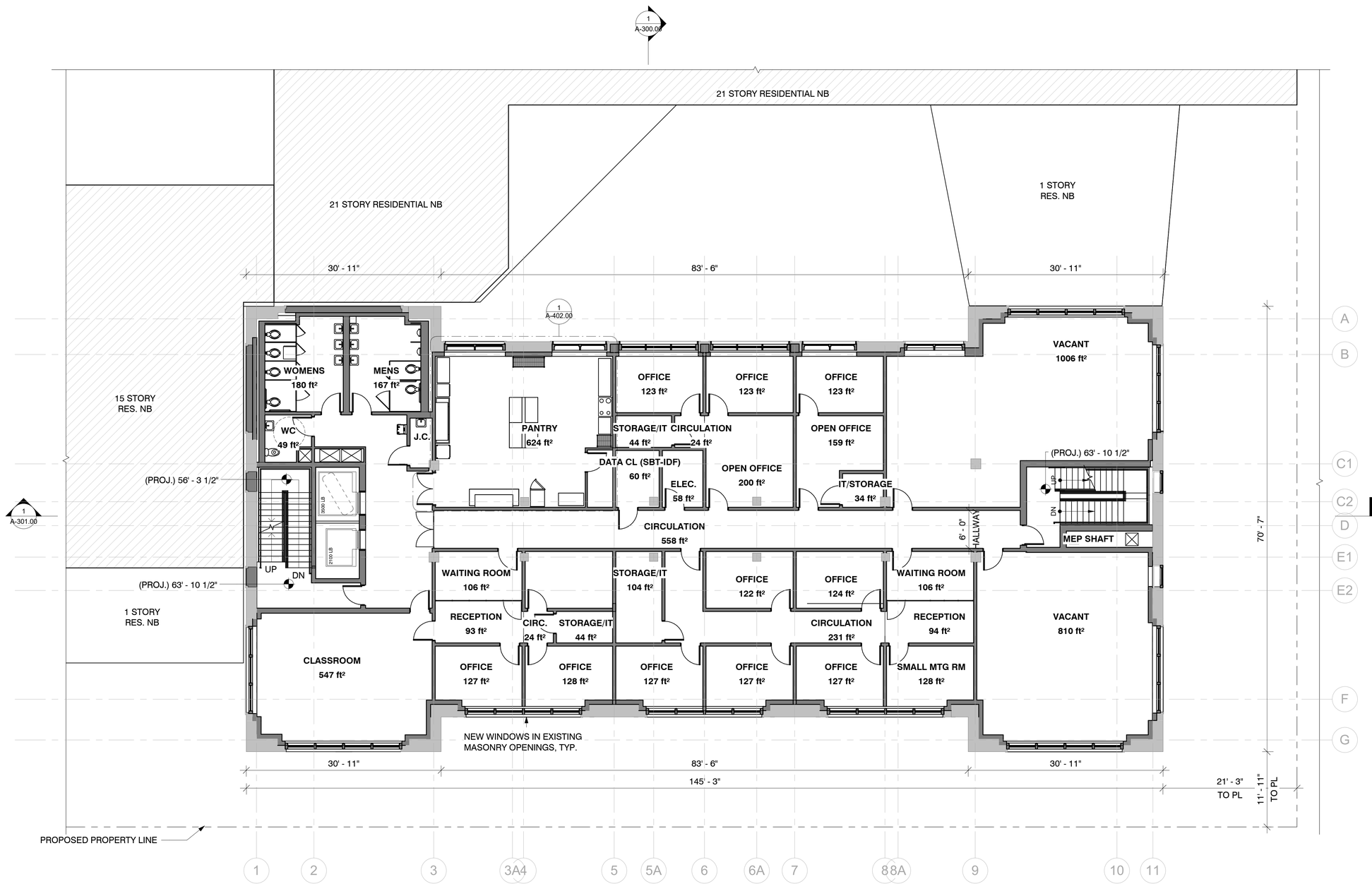
FOR:

Drawing Title:

FOURTH FLOOR PLAN

Date: 11.14.2023
Seal/Signature:
REGISTERED ARCHITECT PAUL A. CASTRUCCI STATE OF NEW YORK

Scale: As indicated
Drawn By: Author
Chkd By: Checker
Drawing #: A-104.00
Sheet #: 5 OF 12
DOB #:



1 FIFTH FLOOR PLAN
1/8" = 1'-0"

TENANT AREAS - 5TH FL	
Name	Area
100 HISPANIC WOMEN	
IT/STORAGE	34 SF
OFFICE	123 SF
OPEN OFFICE	159 SF
3	316 SF
AMUSE BOUCHE	
CLOSET	36 SF
PANTRY	624 SF
2	660 SF
EBOF FISCAL	
CIRC.	24 SF
CLASSROOM	547 SF
OFFICE	128 SF
OFFICE	127 SF
OFFICE	124 SF
RECEPTION	93 SF
STORAGE/IT	44 SF
WAITING ROOM	106 SF
8	1193 SF
EBOF HOUSING	
CIRCULATION	231 SF
OFFICE	127 SF
OFFICE	127 SF
OFFICE	127 SF
OFFICE	124 SF
OFFICE	122 SF
RECEPTION	94 SF
SMALL MTG RM	128 SF
STORAGE/IT	104 SF
WAITING ROOM	106 SF
10	1291 SF
HELLGATE MANAGEMENT	
CIRCULATION	24 SF
OFFICE	123 SF
OFFICE	123 SF
OPEN OFFICE	200 SF
STORAGE/IT	44 SF
5	514 SF
VACANT - FLR 5	
VACANT	810 SF
VACANT	1006 SF
2	1816 SF
Grand total: 30	5789 SF

NOTES:
1) PROJECT ZERO = 15' - 3" NAVD 88
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WALL LEGEND

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- NEW WALLS

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NOTES:

ULURP Project ID: 2022M0328

413 E 120TH STREET
NEW YORK, NY, 10035, USA

BLOCK: 1808 LOT: 8
MANHATTAN BOROUGH, COUNTY
CITY AND STATE OF NEW YORK

NORTH:

Revision Schedule

#	Description	Date

DOB APPROVAL STAMPS:

DOB JOB STICKERS:

PROJECT:

THE BEACON COMMUNITY FACILITY

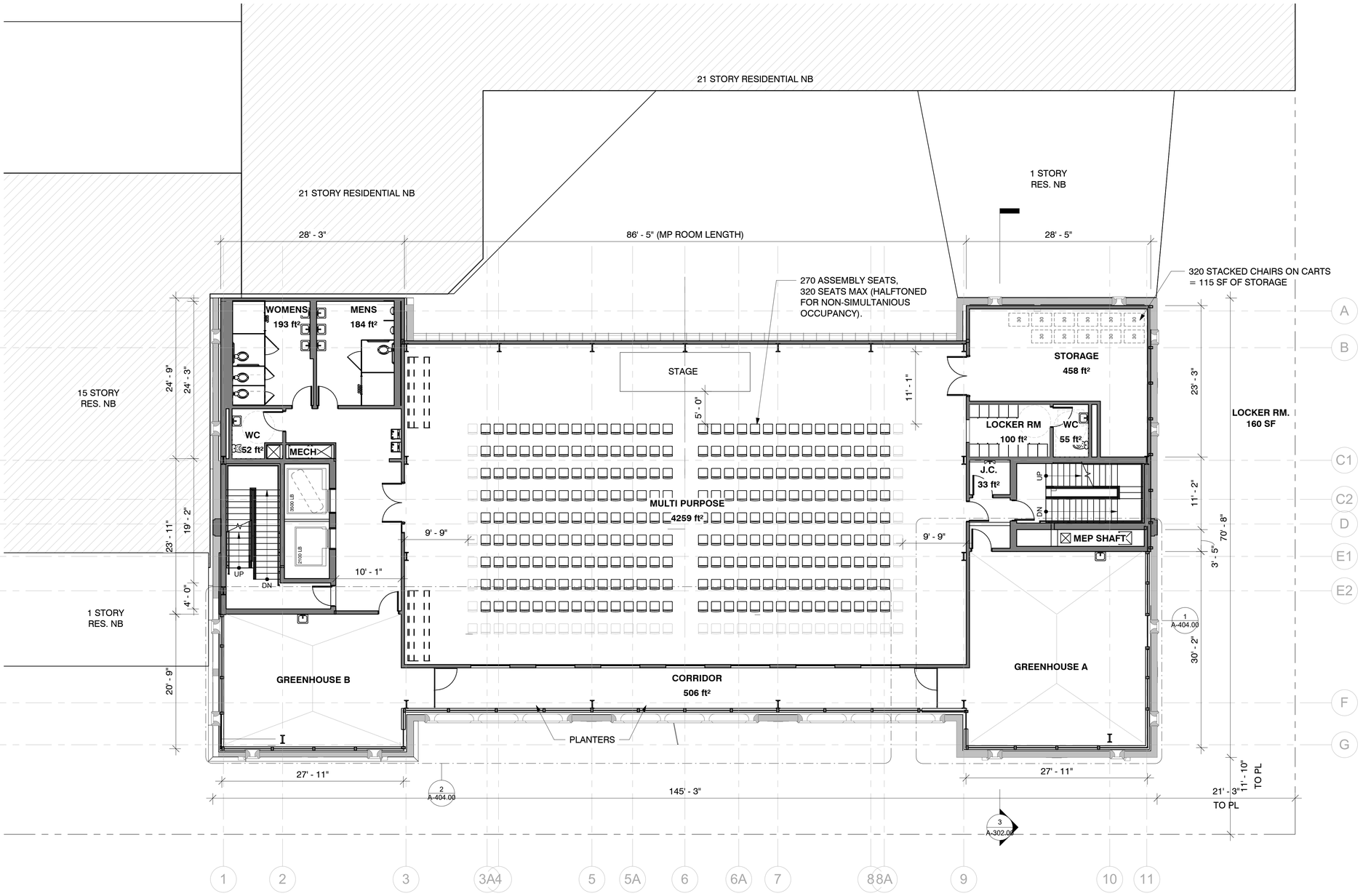
FOR:

Drawing Title:

FIFTH FLOOR PLAN

Date: 11.14.2023
Seal/Signature:
DOB #:

Scale: As indicated
Drawn By: Author
Chkd By: Checker
Drawing #:
A-105.00
Sheet #: 6 OF 12



1 SIXTH FLOOR PLAN - FURNITURE LAYOUT
1/8" = 1'-0"

NOTES:
1) PROJECT ZERO = 15' - 3" NAVD 88
2) NET AREA IS MEASURED TO CENTERLINE OF DEMISING WALLS AND INSIDE FACE OF EXTERIOR WALLS (INCLUDES INTERIOR CIRCULATION AND INTERIOR PARTITIONS).
3) GROSS LEASABLE AREA IS MEASURED TO THE CENTERLINE OF DEMISING WALLS AND THE OUTSIDE FACE OF EXTERIOR WALLS (INCLUDES INTERIOR CIRCULATION AND INTERIOR PARTITIONS).

WALL LEGEND

- EXISTING WALLS
- NEW WALLS

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NOTES:

ULURP Project ID: 2022M0328

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MANHATTAN BOROUGH, COUNTY
CITY AND STATE OF NEW YORK

NORTH:

Revision Schedule

#	Description	Date

DOB APPROVAL STAMPS:

DOB JOB STICKERS:

PROJECT:

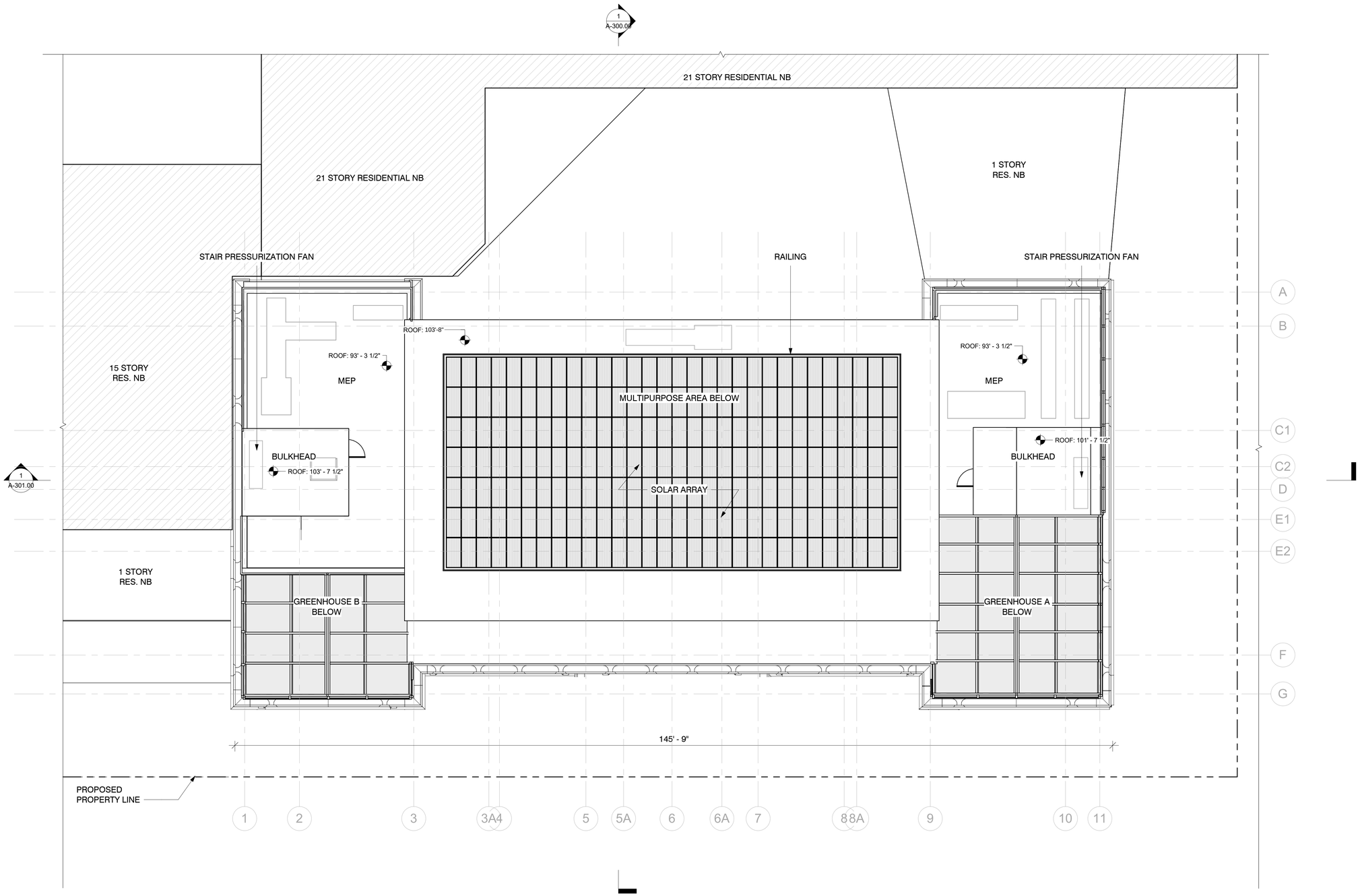
THE BEACON COMMUNITY FACILITY

FOR:

Drawing Title:

SIXTH FLOOR PLAN

Date: 11.14.2023
Seal/Signature:
DOB #:
Scale: As indicated
Drawn By: Author
Chkd By: Checker
Drawing #: A-106.00
Sheet #: 7 OF 12



1 ROOF PLAN
1/8" = 1'-0"

NOTE: PROJECT ZERO = 15' - 3" NAVD 88

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NOTES:

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413 E 120TH STREET
NEW YORK, NY, 10035, USA

BLOCK: 1808 LOT: 8
MANHATTAN BOROUGH, COUNTY
CITY AND STATE OF NEW YORK

NORTH:

Revision Schedule

#	Description	Date

DOB APPROVAL STAMPS:

DOB JOB STICKERS:

PROJECT:

THE BEACON COMMUNITY FACILITY

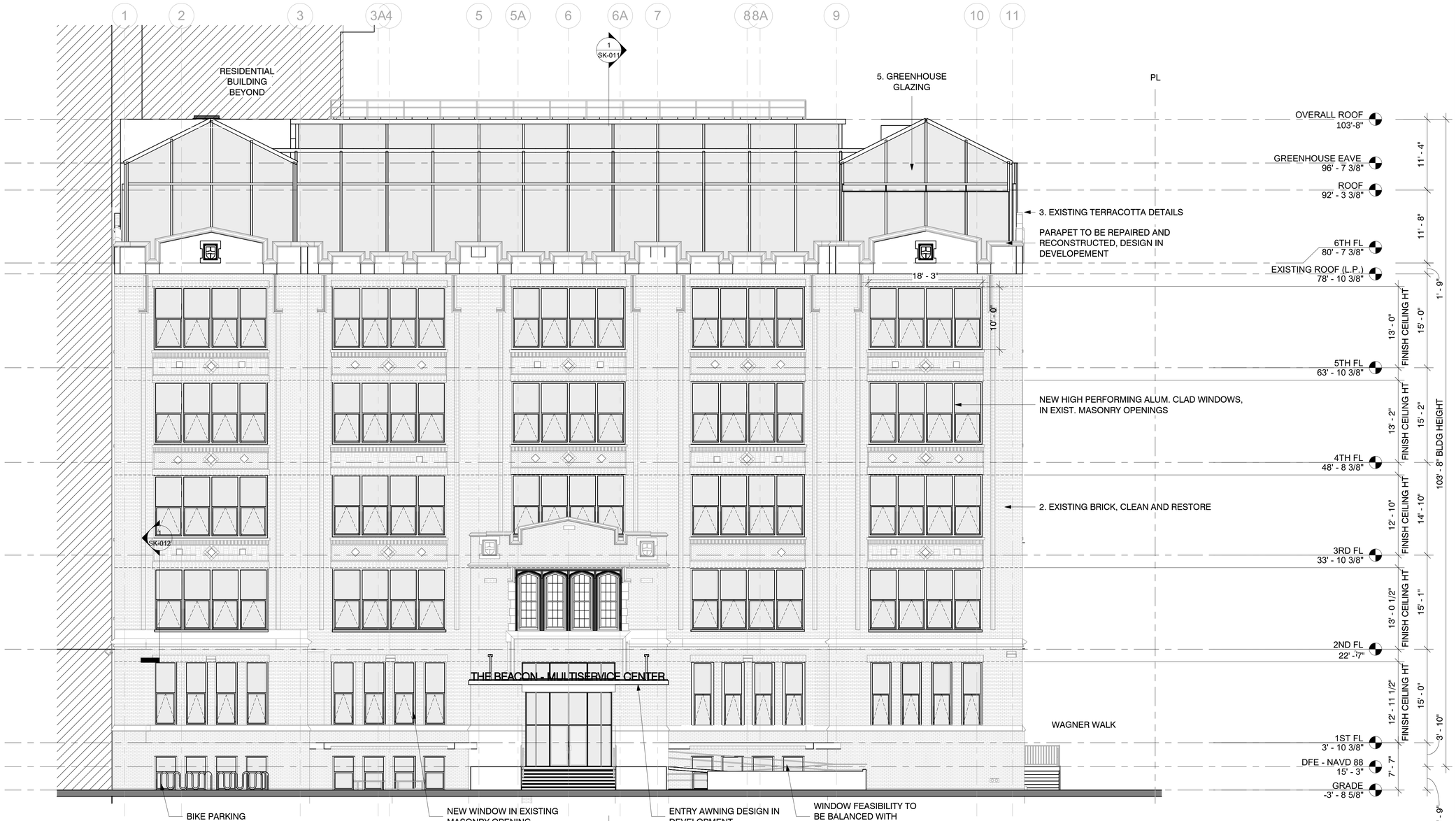
FOR:

Drawing Title:

ROOF PLAN

Date: 11.14.2023
Scale: 1/8" = 1'-0"
Seal/Signature:
Drawn By: Author
Chkd By: Checker
Drawing #:
A-108.00
DOB #:
Sheet #: 8 OF 12

NOTES:
1) AWNING, 6TH FLOOR, IN DEVELOPMENT

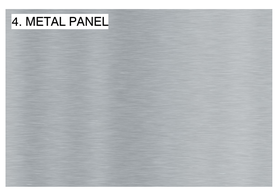


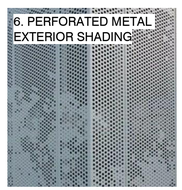

1. GREENHOUSE GLAZING




2. EXISTING BRICK


3. EXISTING CONCRETE DETAILS


4. METAL PANEL


6. PERFORATED METAL EXTERIOR SHADING


7. SITE CONCRETE

** BASIS OF DESIGN: PROSPIANT-TECHLITE*

1 SOUTH ELEVATION
1/8" = 1'-0"

NOTE: PROJECT ZERO = 15'-3" NAVD 88

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NOTES:

ULURP Project ID: 2022M0328

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BLOCK: 1808 LOT: 8
MANHATTAN BOROUGH, COUNTY
CITY AND STATE OF NEW YORK

NORTH:

Revision Schedule

#	Description	Date

DOB APPROVAL STAMPS:

DOB JOB STICKERS:

PROJECT:

THE BEACON COMMUNITY FACILITY

FOR:

Drawing Title:

SOUTH ELEVATION

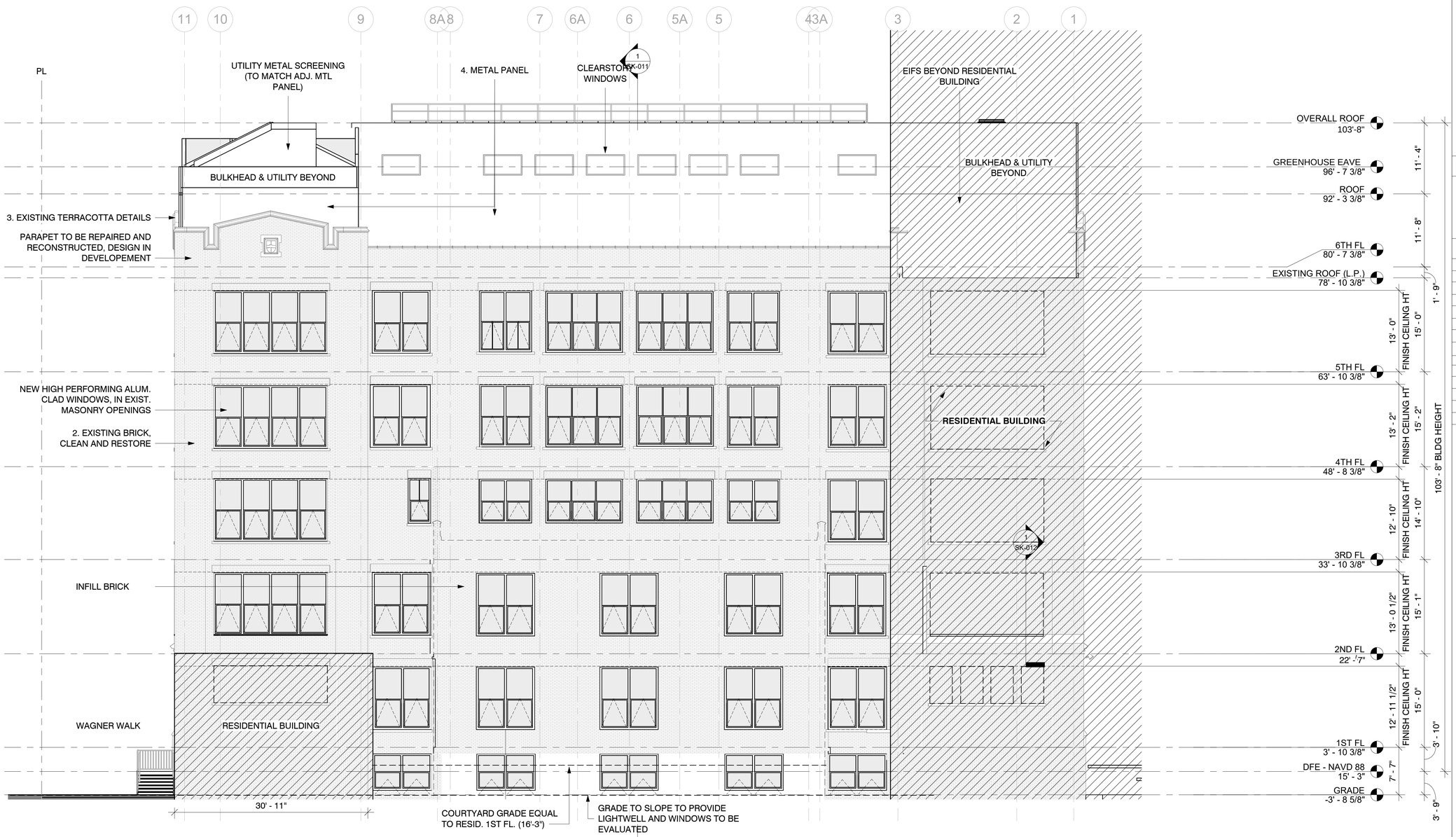
Date: 11.14.2023
Seal/Signature:

Scale: 1/8" = 1'-0"
Drawn By: Author
Chkd By: Checker
Drawing #:
A-200.00

DOB #:

Sheet #: 9 OF 12

NOTES:
1) AWNING, 6TH FLOOR, IN DEVELOPMENT

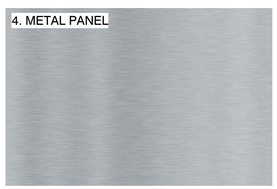


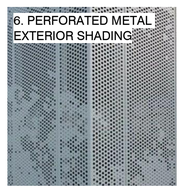

1. GREENHOUSE GLAZING




2. EXISTING BRICK


3. EXISTING CONCRETE DETAILS


4. METAL PANEL


6. PERFORMED METAL EXTERIOR SHADING


7. SITE CONCRETE

** BASIS OF DESIGN: PROSPIANT-TECHLITE*

1 NORTH ELEVATION
1/8" = 1'-0"

NOTE: PROJECT ZERO = 15' - 3" NAVD 88

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Revision Schedule

#	Description	Date

DOB APPROVAL STAMPS:

DOB JOB STICKERS:

PROJECT:

THE BEACON COMMUNITY FACILITY

FOR:

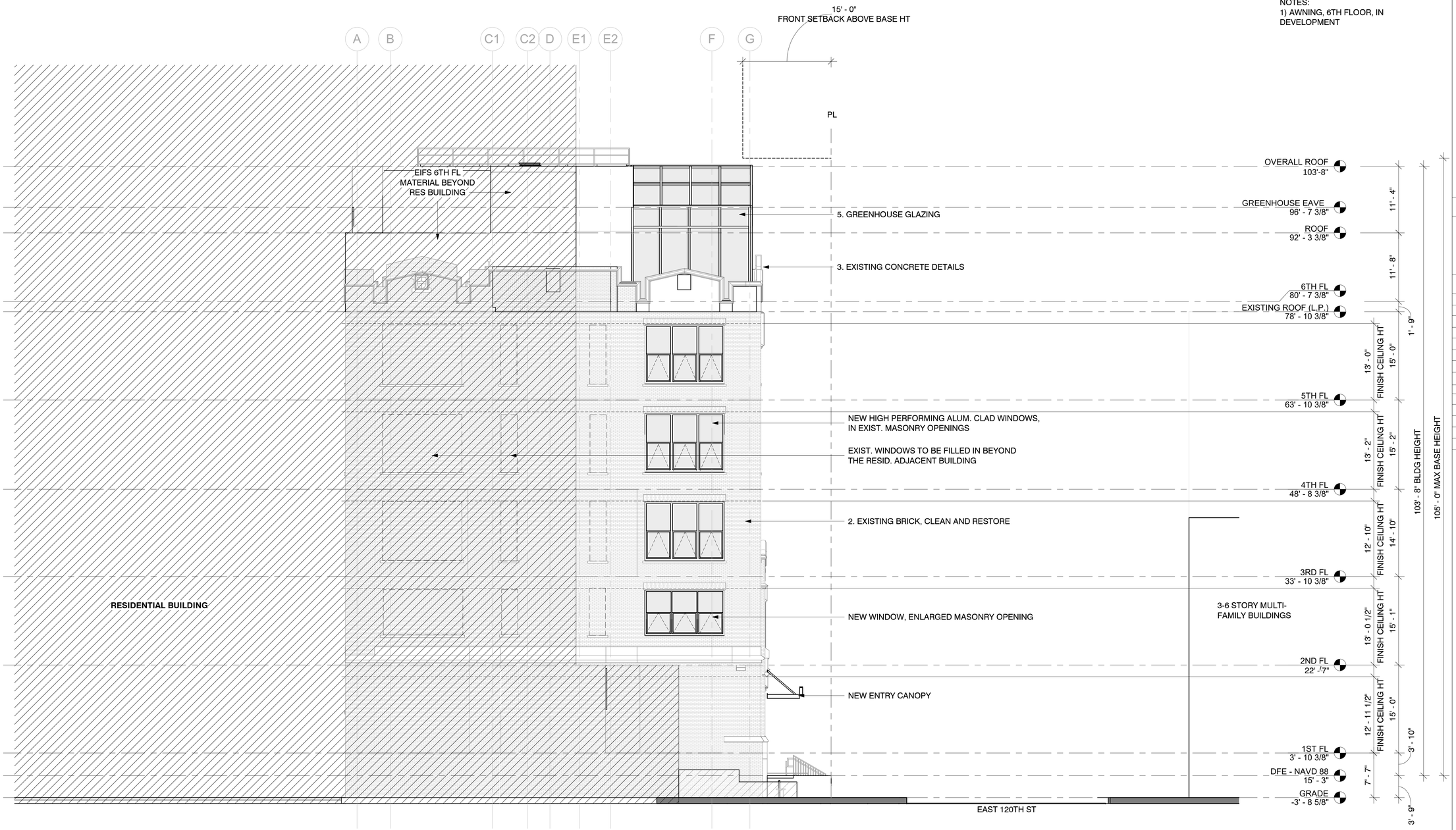
Drawing Title:

NORTH ELEVATION

Date: 11.14.2023
Seal/Signature:
REGISTERED ARCHITECT PAUL A. CASTRUCCI 029911 STATE OF NEW YORK

DOB #:

Scale: 1/8" = 1'-0"
Drawn By: Author
Chkd By: Checker
Drawing #: A-201.00
Sheet #: 10 OF 12

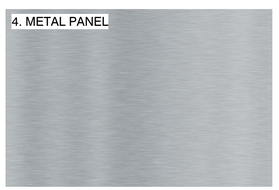


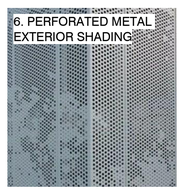














** BASIS OF DESIGN: PROSPIANT-TECHLITE*

1 WEST ELEVATION
1/8" = 1'-0"

NOTE: PROJECT ZERO = 15' - 3" NAVD 88

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NORTH:

Revision Schedule

#	Description	Date

DOB APPROVAL STAMPS:

DOB JOB STICKERS:

PROJECT:

THE BEACON COMMUNITY FACILITY

FOR:

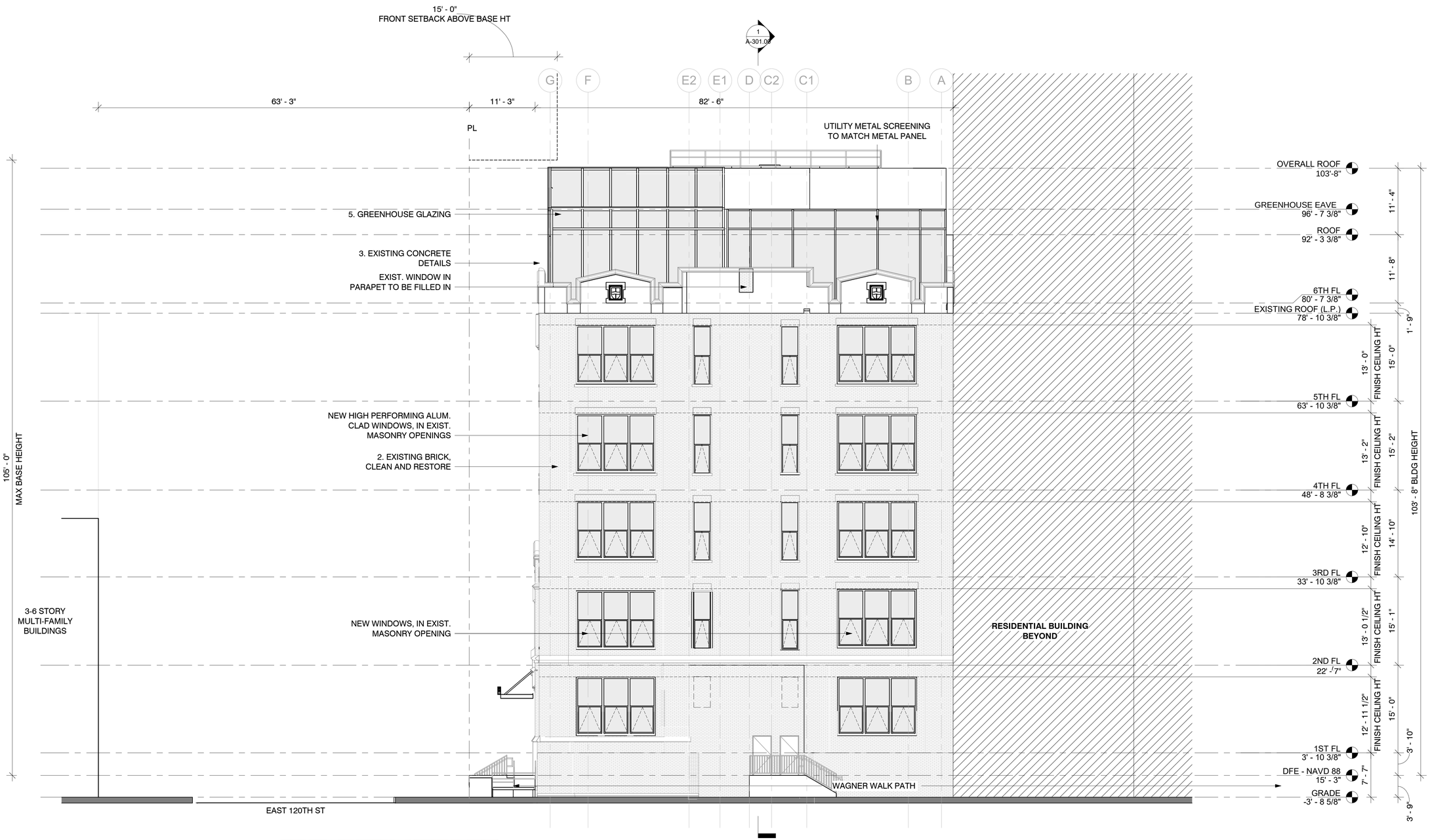
Drawing Title:

WEST ELEVATION

Date: 11.14.2023
Seal/Signature:
REGISTERED ARCHITECT PAUL A. CASTRUCCI STATE OF NEW YORK

DOB #:

Scale: 1/8" = 1'-0"
Drawn By: Author
Chkd By: Checker
Drawing #:
A-202.00
Sheet #: 11 OF 12

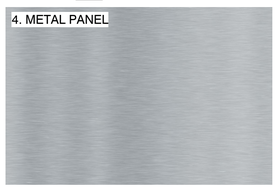
















** BASIS OF DESIGN: PROSPIANT-TECHLITE*

1 EAST ELEVATION
1/8" = 1'-0"

NOTE: PROJECT ZERO = 15'-3" NAVD 88

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NOTES:

ULURP Project ID: 2022M0328

413 E 120TH STREET
NEW YORK, NY, 10035, USA

BLOCK: 1808 LOT: 8
MANHATTAN BOROUGH, COUNTY
CITY AND STATE OF NEW YORK

NORTH:

Revision Schedule

#	Description	Date

DOB APPROVAL STAMPS:

DOB JOB STICKERS:

PROJECT:

THE BEACON COMMUNITY FACILITY

FOR:

Drawing Title:

EAST ELEVATION

Date: 11.14.2023
Scale: 1/8" = 1'-0"
Seal/Signature:
Drawn By: Author
Chkd By: Checker
Drawing #:
A-203.00
DOB #:
Sheet #: 12 OF 12