

**OWNER**

**THEATER ET AL INC.**  
 5-49 49th AVENUE  
 LONG ISLAND CITY, NY 11101  
 718.482.7069 | chocolatefactorytheater.org

**PROJECT MANAGEMENT**

**BANKHEAD REAL ESTATE**  
 315 W 36th Street, 10th Floor  
 New York, NY 10018  
 646.225.4096 | bankheadrealestate.com

**CONSULTANTS**

STRUCTURAL ENGINEERING  
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 212.620.7970 | silman.com

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**DERIVE ENGINEERS**  
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 646.866.6933 | deriveengineers.com

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**MFS CONSULTING ENGINEERS & SURVEYOR, DPC**  
 2780 Hamilton Blvd, South Plainfield, NJ 07080  
 908.922.43223 | mfsengineers.com

LIGHTING DESIGN  
**CLINE BETTRIDGE BERNSTEIN LIGHTING DESIGN**  
 116 E 27th St, New York, NY 10016  
 212.741.3280 | cbbld.com

ENERGY MODELING  
**STEVEN WINTER ASSOCIATES**  
 307 Seventh Ave, Suite 1701, New York, NY 10001  
 212.564.5800 | swinter.com

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THEATER AND ACOUSTIC CONSULTANT  
**CHARCOALBLUE**  
 150 West 28th Street, Suite 1504, New York, NY 10001  
 212.645.0790 | charcoalblue.com

**NOT FOR CONSTRUCTION**

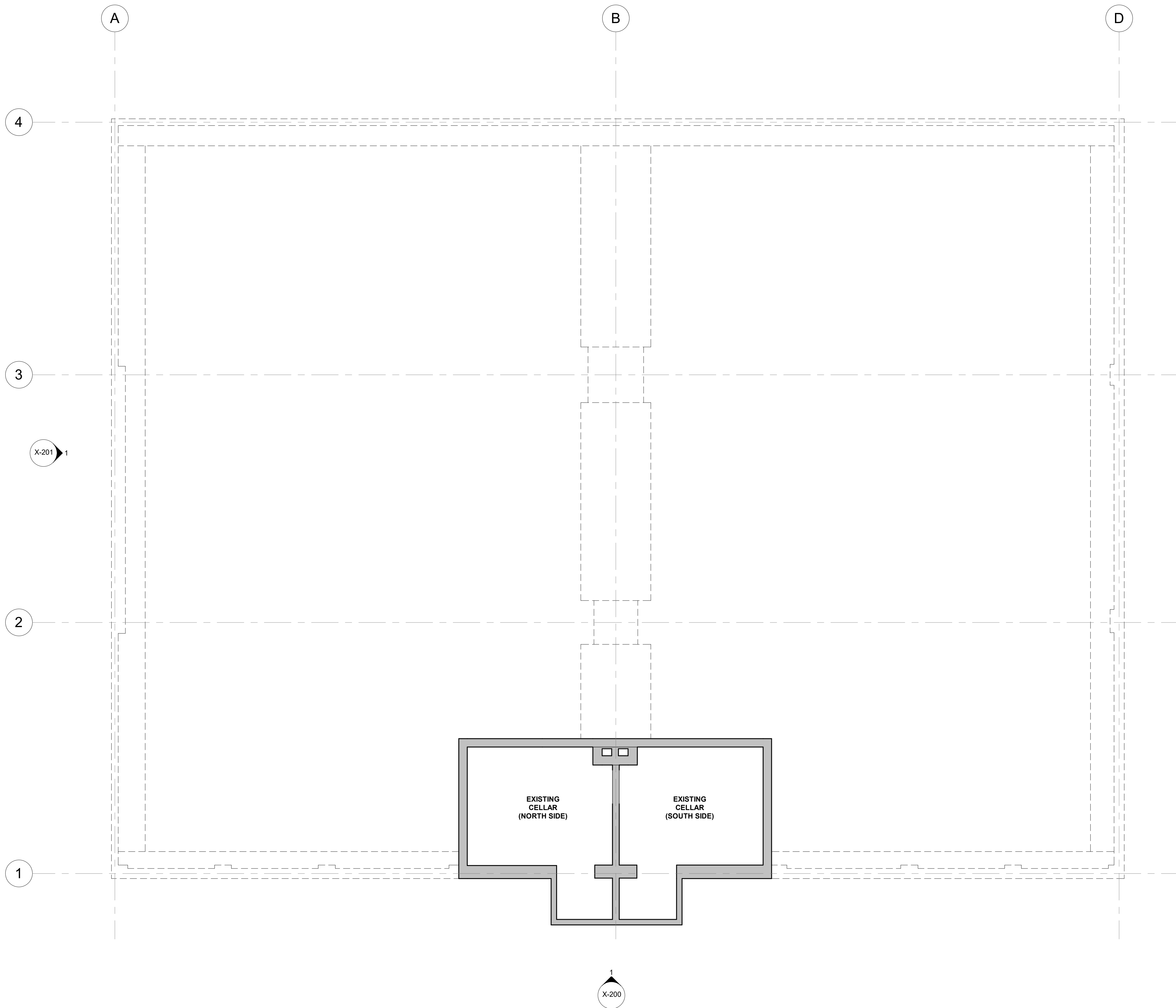
DATE	NO.	DESCRIPTION

PROJECT:  
**THE CHOCOLATE FACTORY THEATER**  
 Phase II - Adaptive Reuse  
 38-29 24th Street, Long Island City, NY 11101

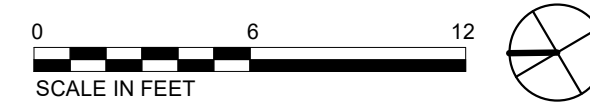
SHEET TITLE:  
**EXISTING CELLAR FLOOR PLAN**

SEAL & SIGNATURE:	DATE: 09/29/2021
	PROJECT NO: 15-TCFT
	DRAWING BY: LB/CR
	CHECKED BY: AA
	SCALE: 3/16" = 1'-0"

SHEET NUMBER:  
**X-100**



**1** EXISTING CELLAR PLAN  
 3/16" = 1'-0"



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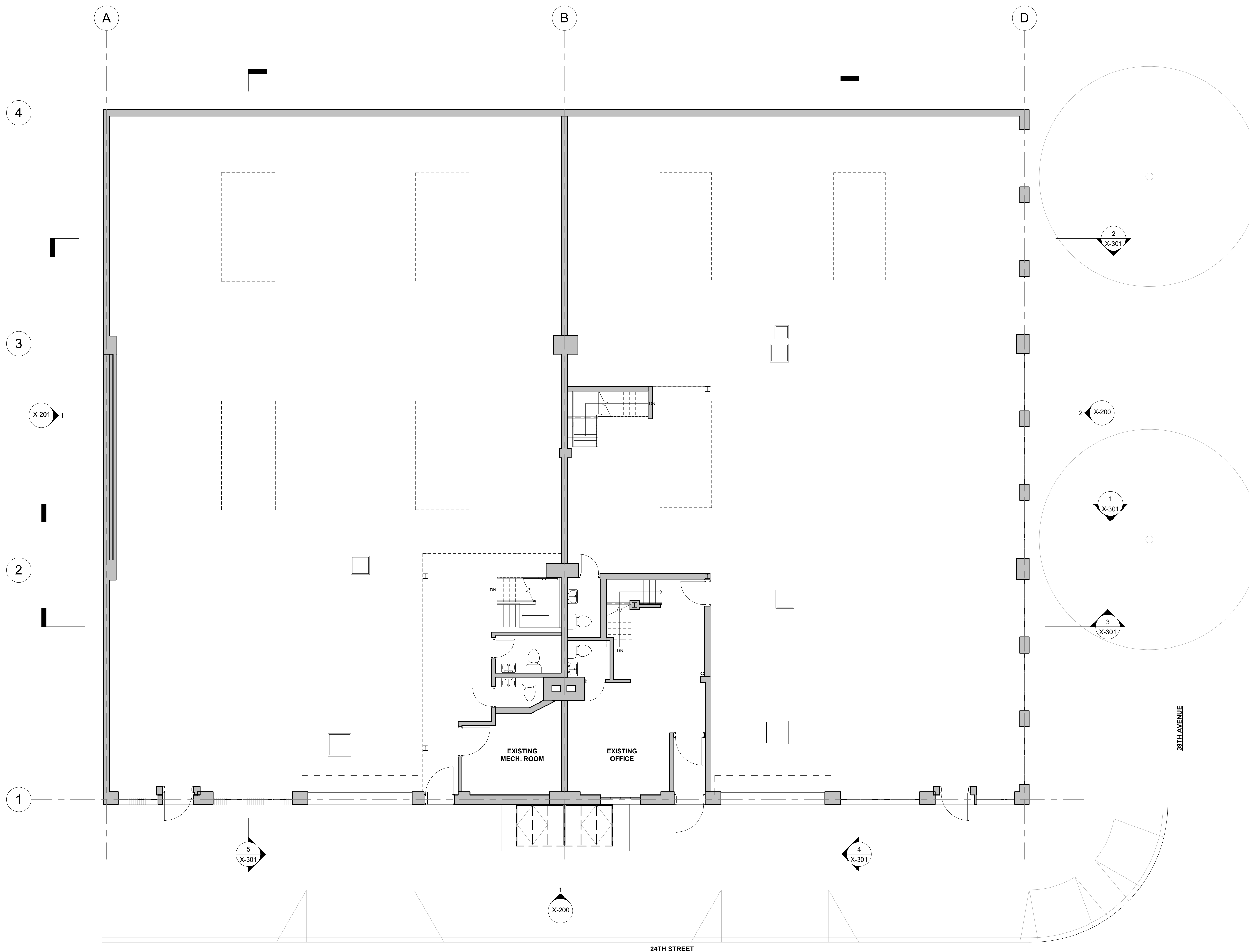
DATE	NO.	DESCRIPTION

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Phase II - Adaptive Reuse  
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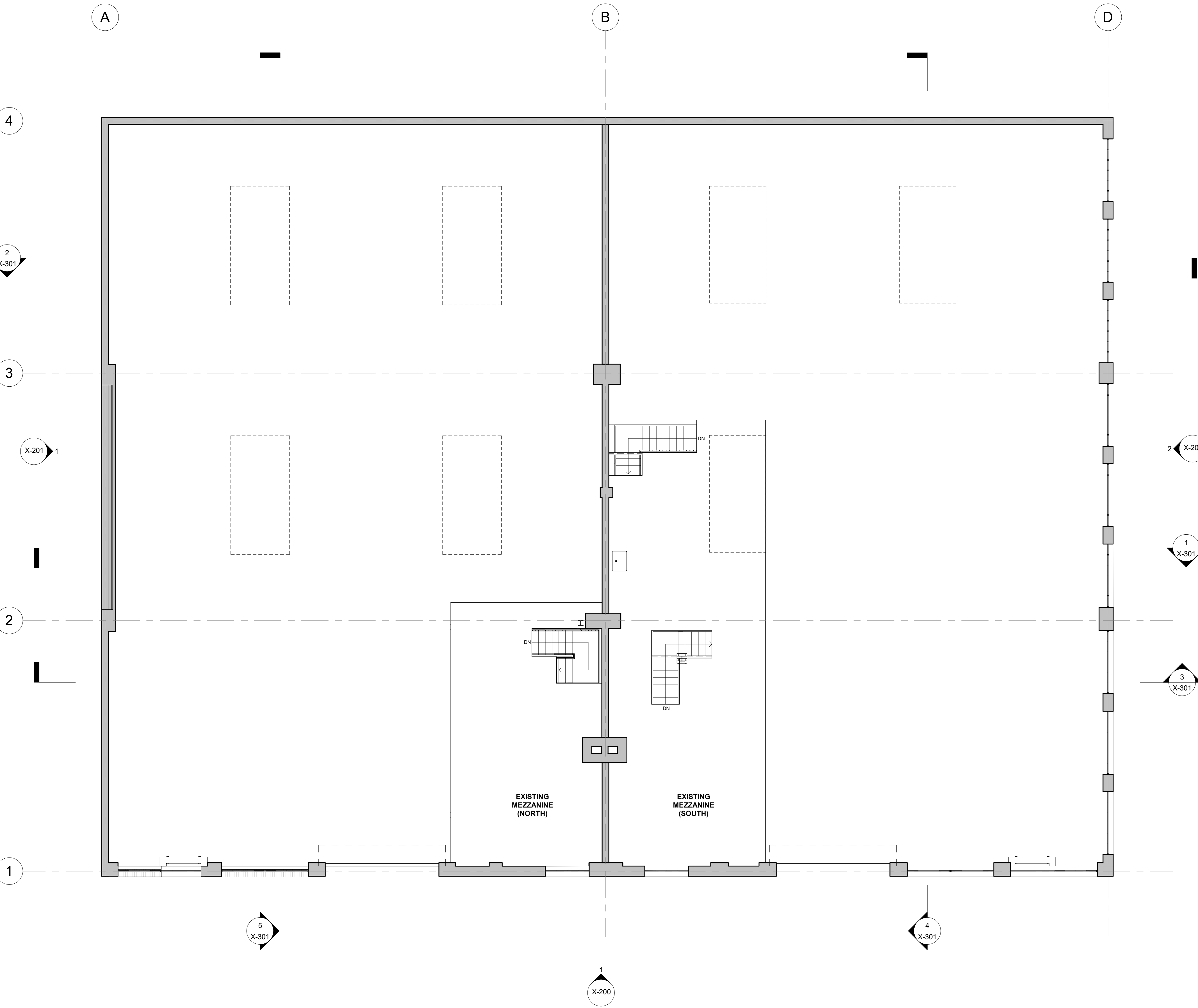
SHEET TITLE:  
**EXISTING FIRST FLOOR PLAN**

SEAL & SIGNATURE:	DATE:	09/29/2021
	PROJECT NO.:	15-TCFT
	DRAWING BY:	LB/CR
	CHECKED BY:	AA
	SCALE:	3/16" = 1'-0"

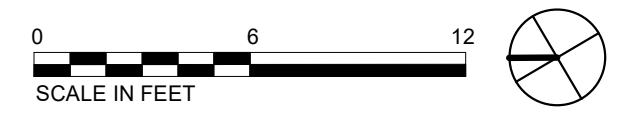
SHEET NUMBER:  
**X-101**



**1** EXISTING FIRST FLOOR PLAN  
3/16" = 1'-0"



**1** EXISTING MEZZANINE FLOOR PLAN  
3/16" = 1'-0"



9/29/2021 6:21:57 PM

**ARCHITECT**

**AYONSTUDIO**  
ARCHITECTURE • PRESERVATION, P.C.  
41 UNION SQ. WEST, SUITE 721, NEW YORK, NY 10003  
TEL: 212-256-1074 WWW.AYONSTUDIO.COM

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DATE	NO.	DESCRIPTION

PROJECT:  
**THE CHOCOLATE FACTORY THEATER**  
**Phase II - Adaptive Reuse**  
38-29 24th Street, Long Island City, NY 11101

SHEET TITLE:  
**EXISTING MEZZANINE FLOOR PLAN**

SEAL & SIGNATURE:	DATE: 09/29/2021
	PROJECT NO: 15-TCFT
	DRAWING BY: LB/CR
	CHECKED BY: AA
	SCALE: 3/16" = 1'-0"

SHEET NUMBER:  
**X-102**

**THEATER ET AL INC.**  
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DATE	NO.	DESCRIPTION

PROJECT:

**THE CHOCOLATE  
FACTORY THEATER**  
Phase II - Adaptive Reuse  
38-29 24th Street, Long Island City, NY 11101

SHEET TITLE:

**EXISTING ROOF PLAN**

SEAL & SIGNATURE:

DATE: 09/29/2021

PROJECT NO.: 15-TCFT

DRAWING BY: LB/CR

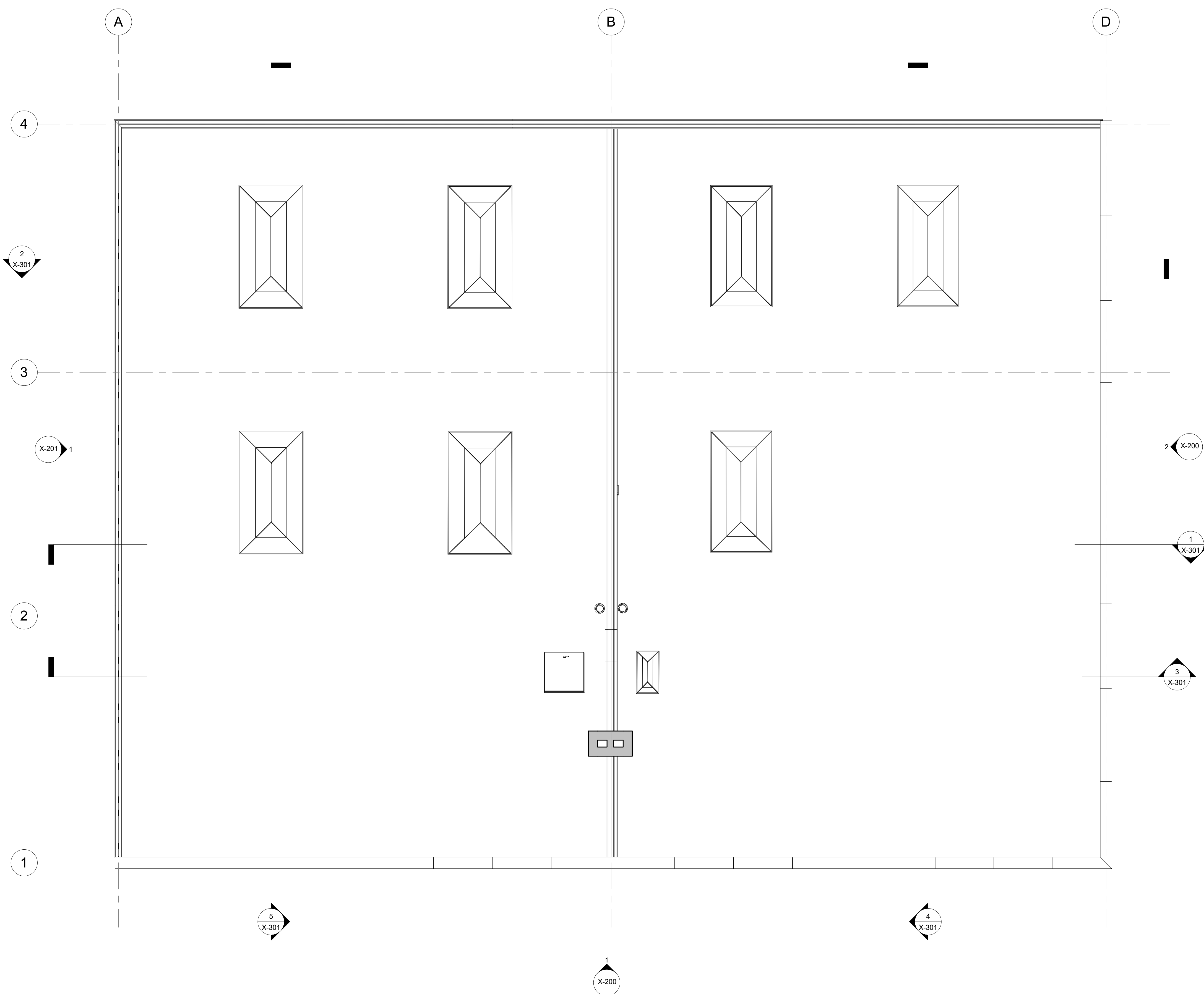
CHECKED BY: AA

SCALE: 3/16" = 1'-0"

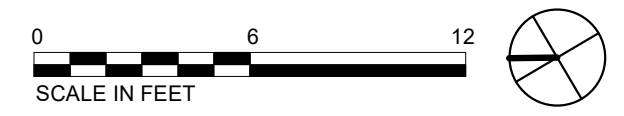
SHEET NUMBER:

**X-103**

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**1** EXISTING ROOF PLAN  
3/16" = 1'-0"



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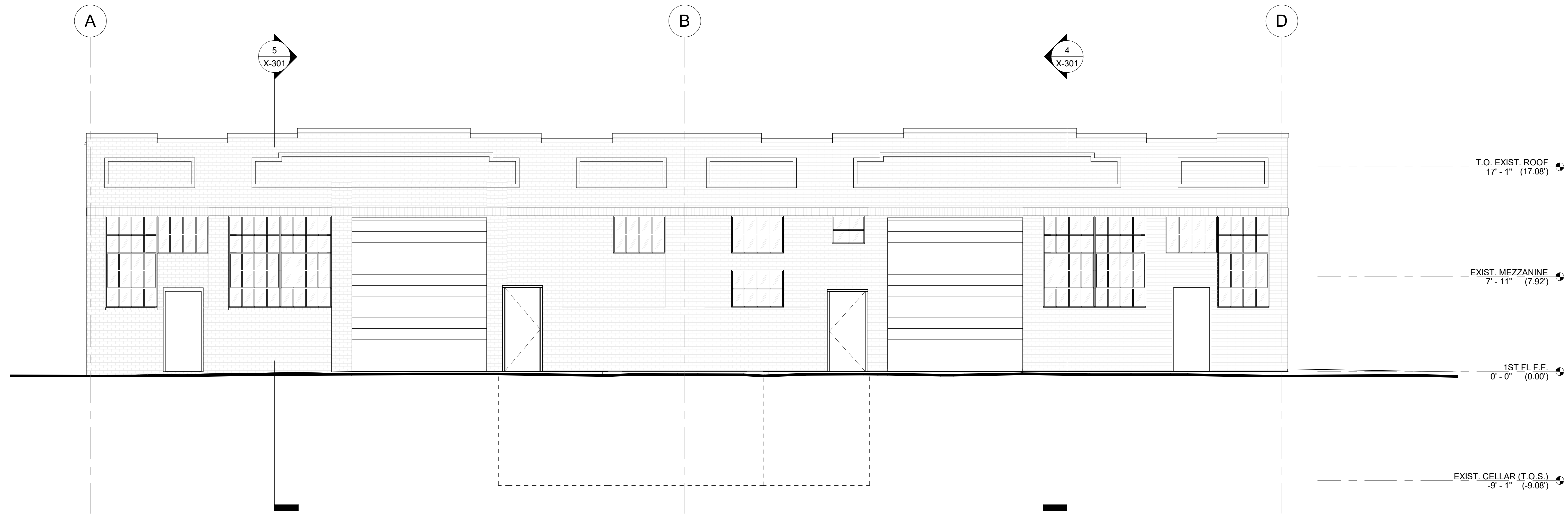
DATE	NO.	DESCRIPTION

PROJECT:  
**THE CHOCOLATE FACTORY THEATER**  
Phase II - Adaptive Reuse  
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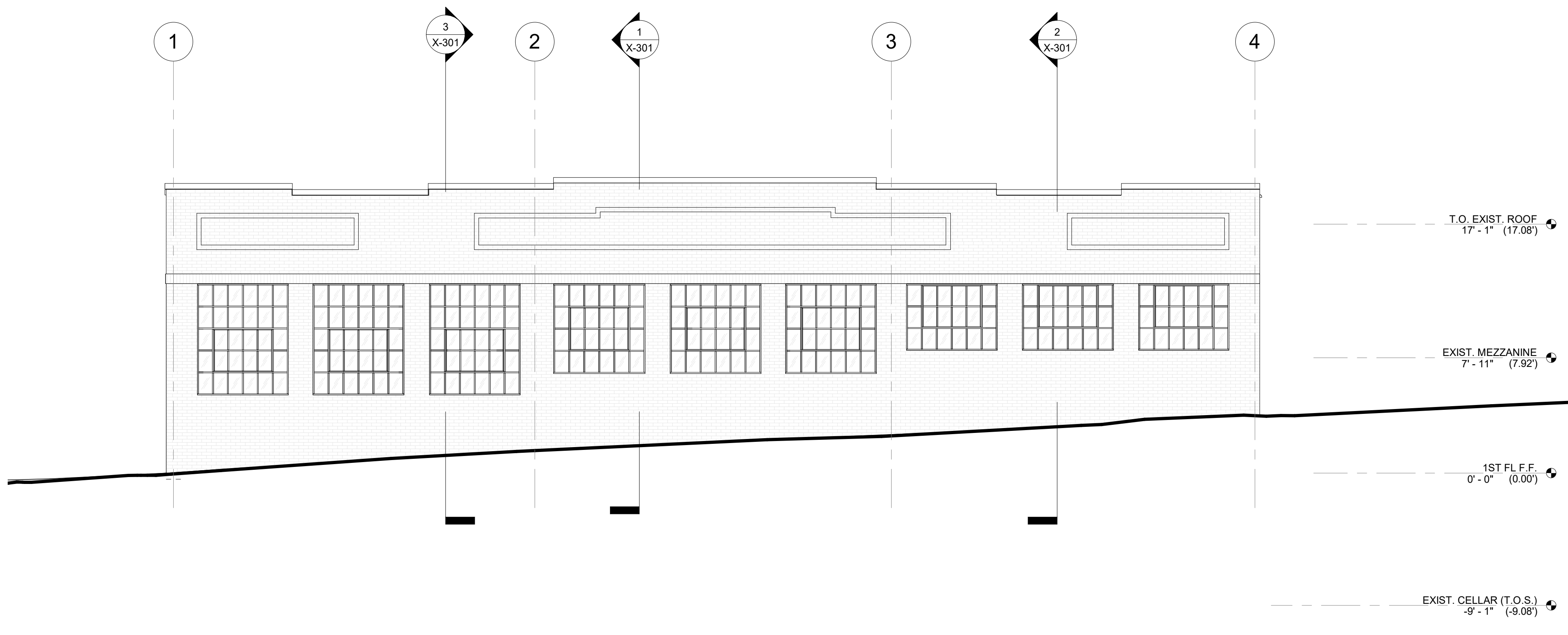
SHEET TITLE:  
**EXISTING WEST & SOUTH BUILDING ELEVATIONS**

SEAL & SIGNATURE:	DATE:	09/29/2021
	PROJECT NO.:	15-TCFT
	DRAWING BY:	LB/CR
	CHECKED BY:	AA
	SCALE:	3/16" = 1'-0"

SHEET NUMBER:  
**X-200**



**1 EXISTING WEST ELEVATION**  
3/16" = 1'-0"



**2 EXISTING SOUTH ELEVATION**  
3/16" = 1'-0"

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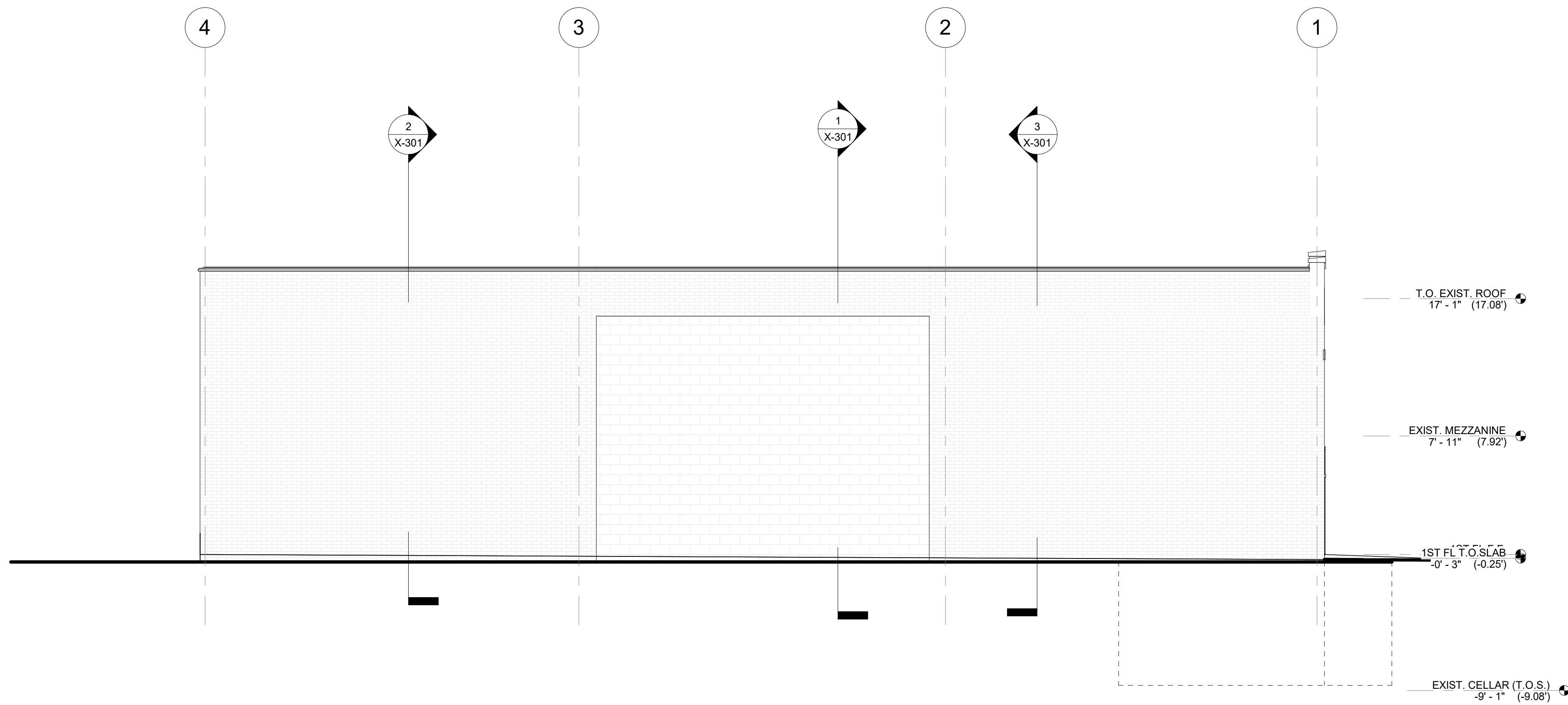
DATE	NO.	DESCRIPTION

PROJECT:  
**THE CHOCOLATE FACTORY THEATER**  
Phase II - Adaptive Reuse  
38-29 24th Street, Long Island City, NY 11101

SHEET TITLE:  
**EXISTING NORTH BUILDING ELEVATION**

SEAL & SIGNATURE:	DATE:	09/29/2021
	PROJECT NO.:	15-TCFT
	DRAWING BY:	LB/CR
	CHECKED BY:	AA
	SCALE:	3/16" = 1'-0"

SHEET NUMBER:  
**X-201**



**1 EXISTING NORTH ELEVATION**  
3/16" = 1'-0"

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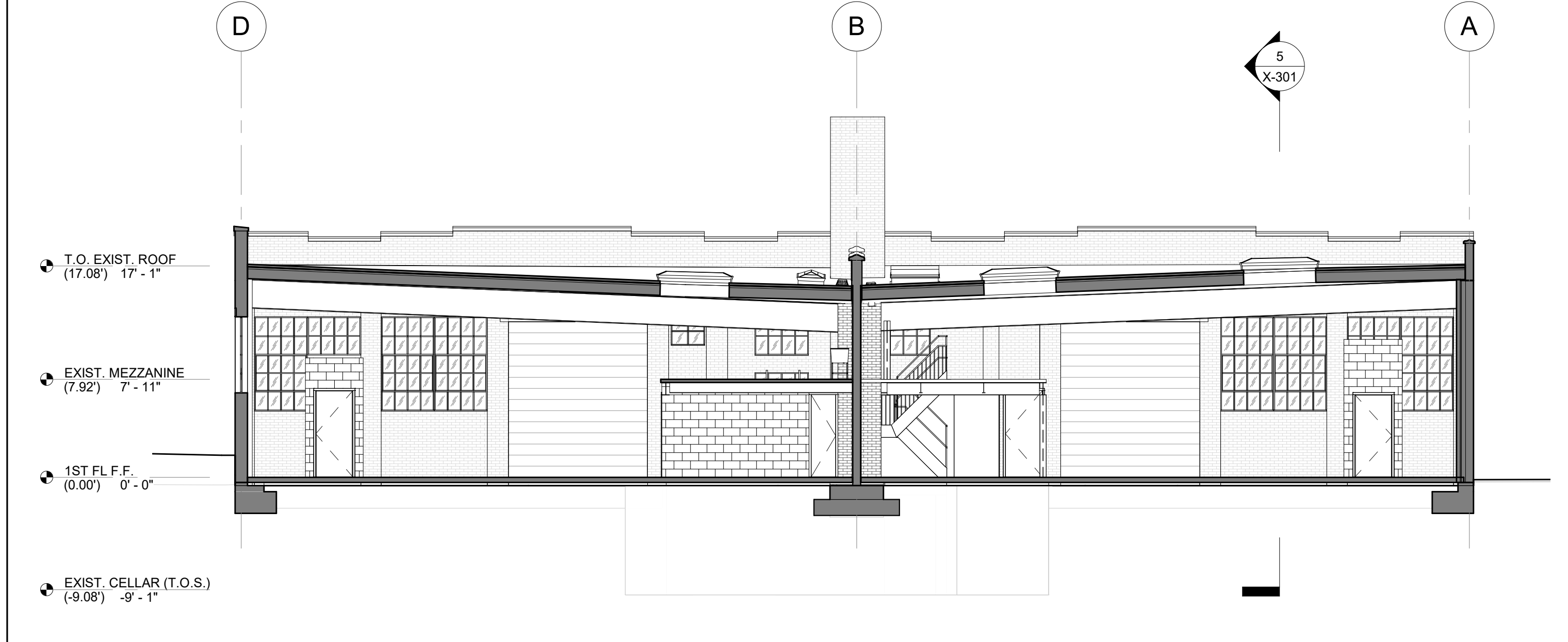
PROJECT:  
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SHEET TITLE:  
**EXISTING BUILDING SECTIONS**

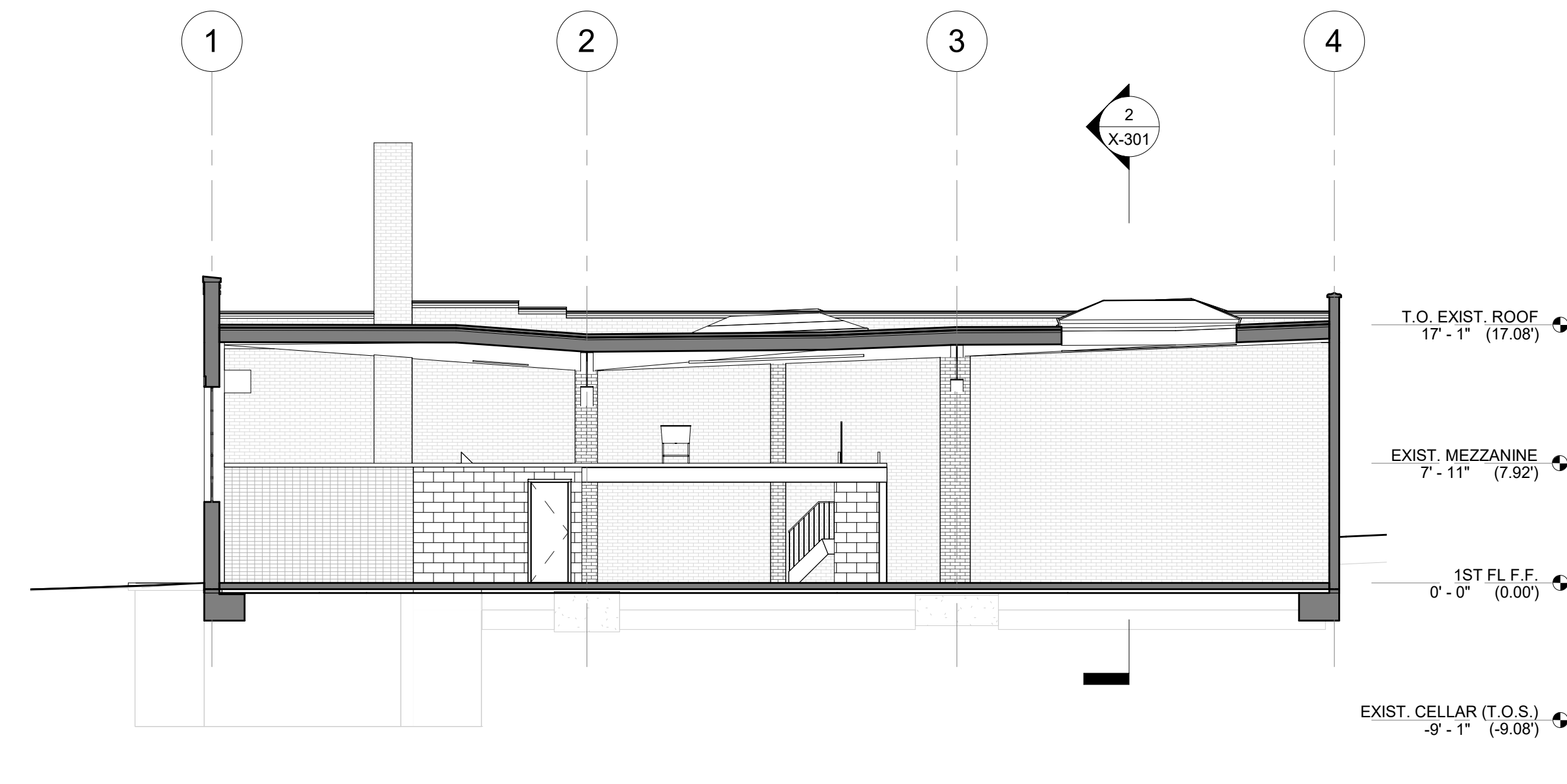
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	PROJECT NO.:	15-TCFT
	DRAWING BY:	LB/CR
	CHECKED BY:	AA
	SCALE:	1/8" = 1'-0"

SHEET NUMBER:

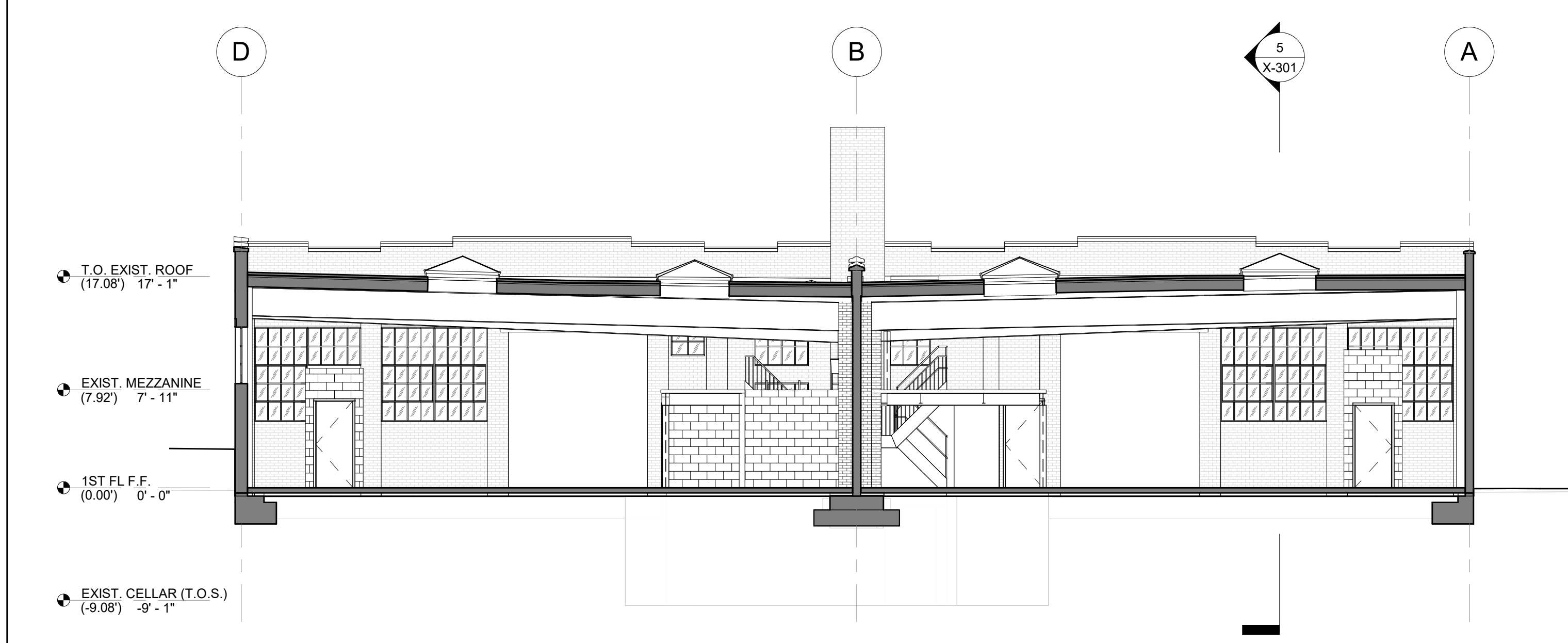
**X-301**



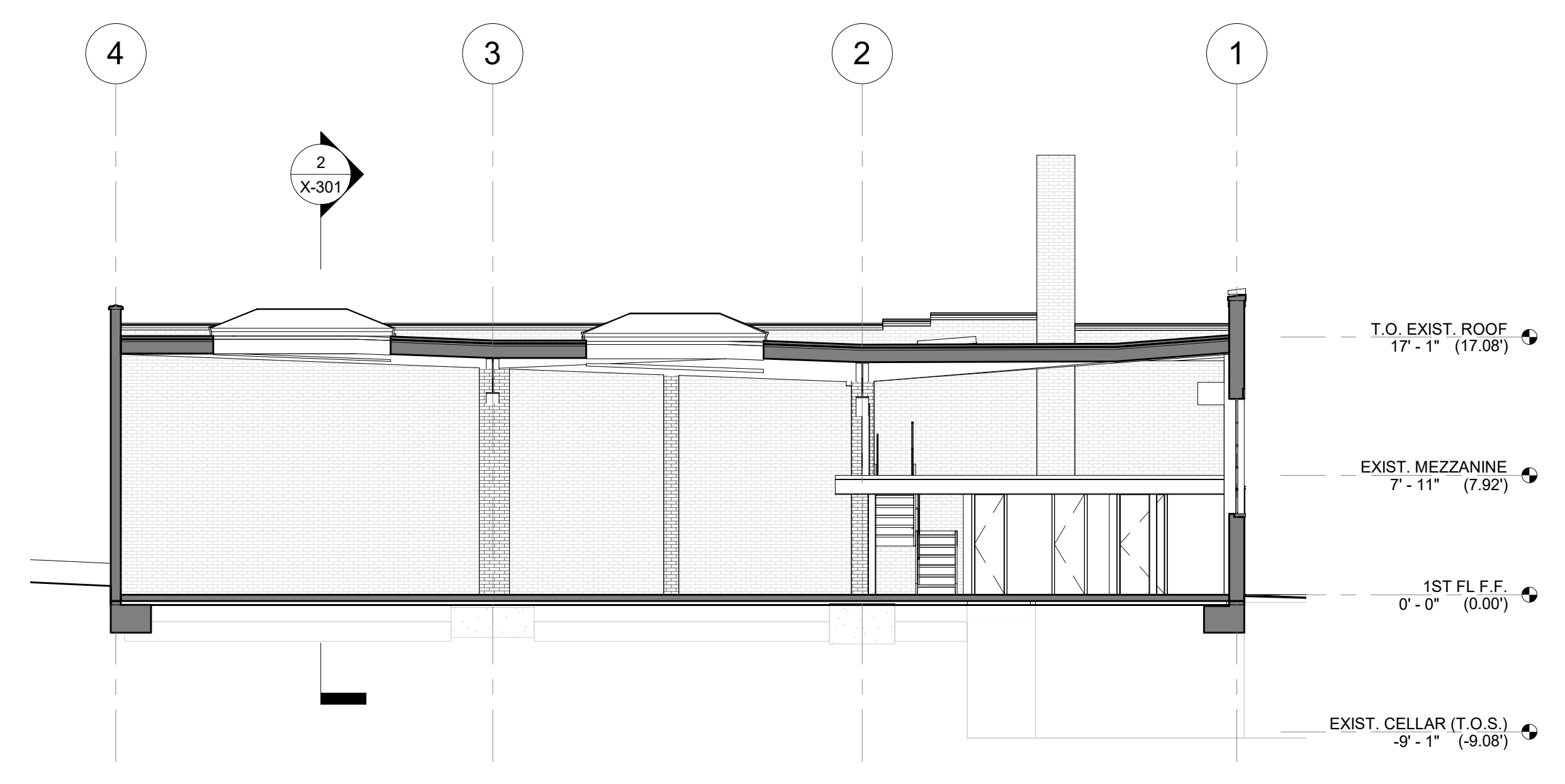
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 1/8" = 1'-0"



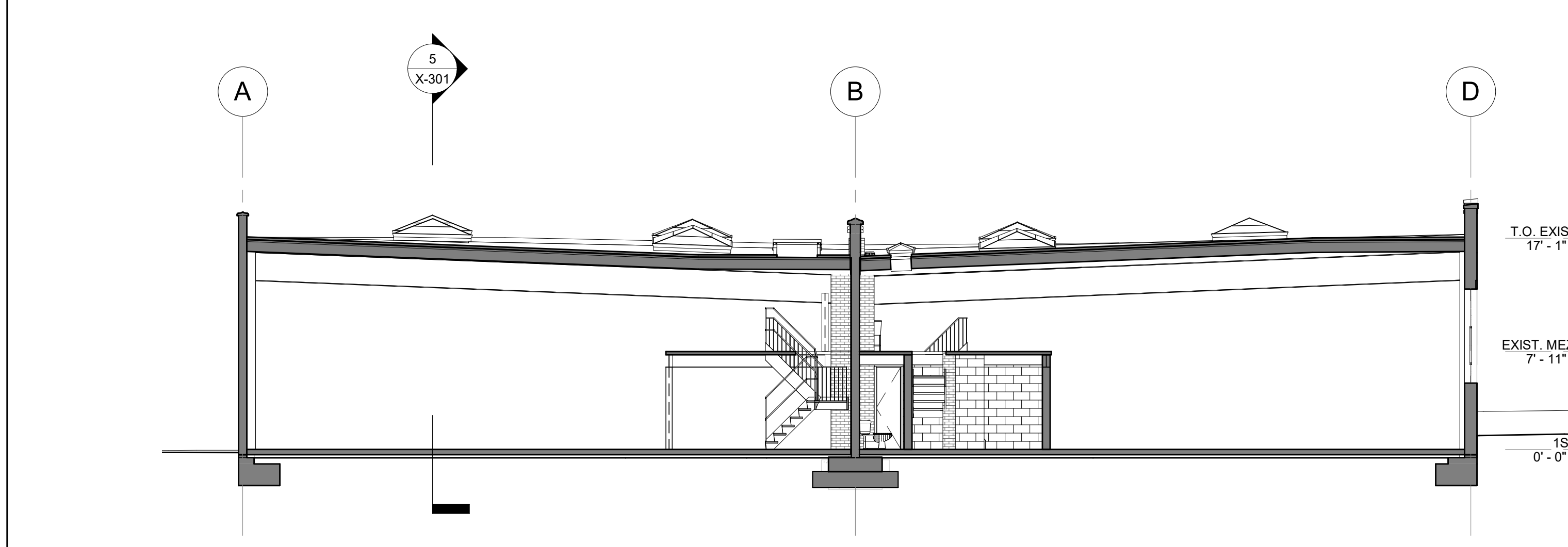
4 E-W BUILDING SECTION (VIEW NORTH)  
 1/8" = 1'-0"



2 N-S BUILDING SECTION 2 (VIEW WEST)  
 1/8" = 1'-0"



5 E-W BUILDING SECTION (VIEW SOUTH)  
 1/8" = 1'-0"



3 E-W BUILDING SECTION (VIEW EAST)  
 1/8" = 1'-0"