

**ARCHITECT**  
**AYONSTUDIO**  
 ARCHITECTURE + PRESERVATION, P.C.  
 41 UNION SQ. WEST SUITE 721, NEW YORK, NY 10003  
 TEL: 212-261-0014 WWW.AYONSTUDIO.COM

**OWNER**  
**THEATER ET AL, INC.**  
 540 8th AVENUE, 11th FLOOR, NEW YORK, NY 10018  
 718-482-7998 | thetheatercompany.com

**PROJECT MANAGEMENT**  
**BANKHEAD REAL ESTATE**  
 315 W 38th Street, 10th Floor, NEW YORK, NY 10018  
 866-225-6768 | bankheadrealestate.com

**CONSULTANTS**  
**STRUCTURAL ENGINEERING**  
**SILMAN**  
 320 Madison Ave, 10th Floor, New York, NY 10017  
 212-850-7970 | silman.com

**MEP ENGINEERING**  
**DERIVE ENGINEERS**  
 400 W 11th Street, 11th Floor, NEW YORK, NY 10014  
 866-266-8932 | deriveengineers.com

**LIGHTING DESIGN**  
**CLINE BETTRIDGE BERNSTEIN**  
 LIGHTING DESIGN  
 115 E 27th St, New York, NY 10016  
 212-242-1221 | clinebettridg.com

**ENERGY MODELING**  
**STEVEN WINTER ASSOCIATES**  
 307 Seventh Ave, Suite 1701, New York, NY 10001  
 212-564-5000 | winter.com

**PLUMBING REPRESENTATIVE**  
**DESIGN 247 LIMITED**  
 110 W 11th Street, Suite 1122, NEW YORK, NY 10003  
 718-383-8462 | design247.com

**THEATER AND ACOUSTIC CONSULTANT**  
**CHARCOALBLUE**  
 315 W 42nd Street, Suite 1504, New York, NY 10018  
 212-262-0221 | charcoalblue.com

**NOT FOR CONSTRUCTION**

| NO. | DATE       | DESCRIPTION      |
|-----|------------|------------------|
| 01  | 07/20/2020 | ISSUE FOR PERMIT |
| 02  | 07/20/2020 | ISSUE FOR PERMIT |
| 03  | 07/20/2020 | ISSUE FOR PERMIT |
| 04  | 07/20/2020 | ISSUE FOR PERMIT |
| 05  | 07/20/2020 | ISSUE FOR PERMIT |
| 06  | 07/20/2020 | ISSUE FOR PERMIT |
| 07  | 07/20/2020 | ISSUE FOR PERMIT |
| 08  | 07/20/2020 | ISSUE FOR PERMIT |
| 09  | 07/20/2020 | ISSUE FOR PERMIT |
| 10  | 07/20/2020 | ISSUE FOR PERMIT |
| 11  | 07/20/2020 | ISSUE FOR PERMIT |
| 12  | 07/20/2020 | ISSUE FOR PERMIT |
| 13  | 07/20/2020 | ISSUE FOR PERMIT |
| 14  | 07/20/2020 | ISSUE FOR PERMIT |
| 15  | 07/20/2020 | ISSUE FOR PERMIT |
| 16  | 07/20/2020 | ISSUE FOR PERMIT |
| 17  | 07/20/2020 | ISSUE FOR PERMIT |
| 18  | 07/20/2020 | ISSUE FOR PERMIT |
| 19  | 07/20/2020 | ISSUE FOR PERMIT |
| 20  | 07/20/2020 | ISSUE FOR PERMIT |

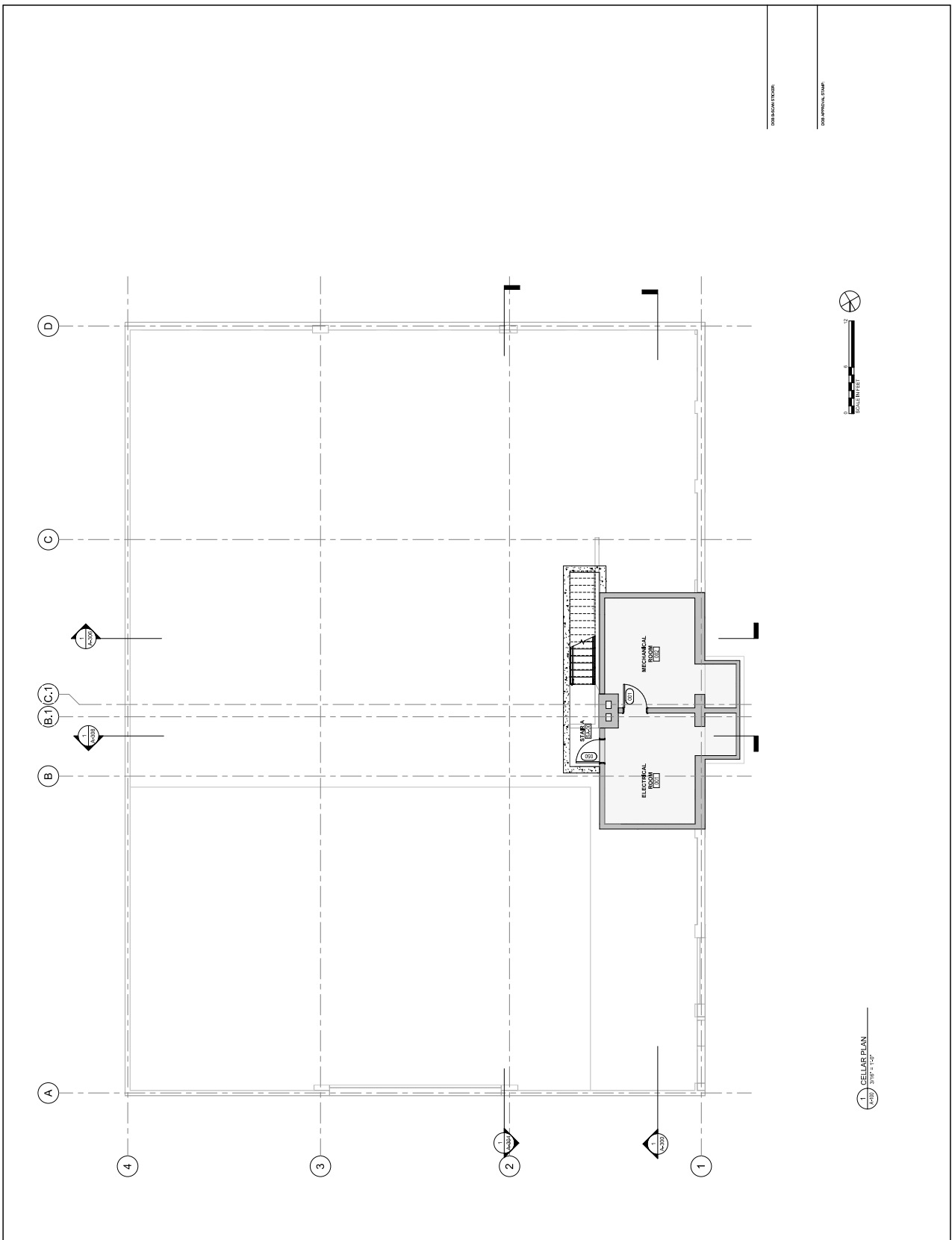
**PROJECT**  
**THE CHOCOLATE FACTORY THEATER**  
 Phase II - Adaptive Reuse  
 38-29 24th Street, Long Island City, NY 11101

**CELLAR FLOOR PLAN**

|              |               |
|--------------|---------------|
| SHEET NUMBER | A-100         |
| DATE         | 07/21/2020    |
| PROJECT NO.  | 15-1027       |
| DRAWN BY     | LEICHER       |
| CHECKED BY   | AA            |
| SCALE        | 3/16" = 1'-0" |

PROJECT NO. 15-1027  
 DATE 07/21/2020  
 DRAWN BY LEICHER  
 CHECKED BY AA  
 SCALE 3/16" = 1'-0"

PROJECT NO. 15-1027  
 DATE 07/21/2020  
 DRAWN BY LEICHER  
 CHECKED BY AA  
 SCALE 3/16" = 1'-0"



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

KEY NOTE

ARCHITECT

**AYONSTUDIO**  
 ARCHITECTURE + PRESERVATION, P.C.  
 41 LINDEN ST., 10TH FLOOR, NEW YORK, NY 10003  
 TEL: 212-279-0101  
 WWW.AYONSTUDIO.COM

**OWNER**  
 THEATRE ET AL, INC.  
 540 WEST AVENUE  
 NEW YORK, NY 11101  
 718-482-7060 | theatre@theatre-et.com

**PROJECT MANAGEMENT**  
 BANKHEAD REAL ESTATE  
 315 W 38th Street, 10th Floor  
 NEW YORK, NY 10018  
 866-226-6798 | bankheadrealestate.com

**CONSULTANTS**  
 STRUCTURAL ENGINEERING  
**SILMAN**  
 330 W 4th St, 10th Floor, New York, NY 10005  
 212-685-7170 | silman.com

**MEP ENGINEERING**  
**DERIVE ENGINEERS**  
 100 WEST STREET  
 NEW YORK, NY 10007  
 866-866-8371 | deriveengineers.com

**LIGHTING DESIGN**  
 CLINE BETTRIDGE BERNSTEIN  
 LIGHTING DESIGN  
 115 E 27th St, New York, NY 10016  
 212-694-2121 | cbbdesign.com

**ENERGY MODELING**  
 STEVEN WINTER ASSOCIATES  
 307 Seventh Ave, Suite 1701, New York, NY 10001  
 212-564-8587 | winter.com

**FIELD REPRESENTATIVE**  
 DESIGN 2147 LIMITED  
 11222  
 718-383-3342 | design2147.com

**THEATER AND ACQUISITION CONSULTANT**  
 CHARCOAL BLUE  
 315 W 38th Street, Suite 1508, New York, NY 10018  
 212-693-0771 | charcoalblue.com

**NOT FOR CONSTRUCTION**

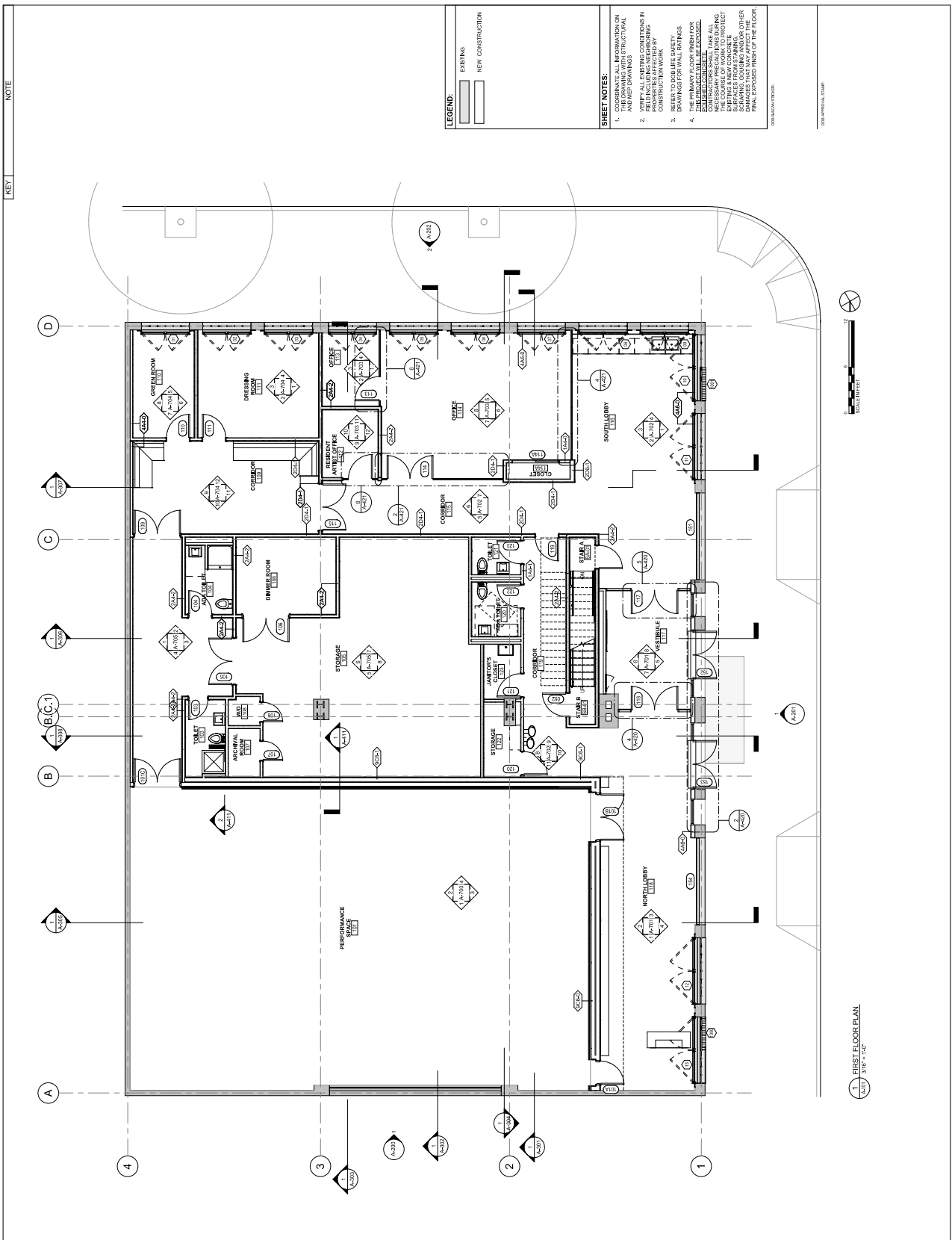
|                 |                                                         |
|-----------------|---------------------------------------------------------|
| PROJECT NO.     | 2025-011 (2025) 3001                                    |
| DATE            | 07/31/2025                                              |
| PROJECT NAME    | THE CHOCOLATE FACTORY THEATER Phase II - Adaptive Reuse |
| PROJECT ADDRESS | 38-29 24th Street, Long Island City, NY 11101           |

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

|            |              |
|------------|--------------|
| DATE       | 07/31/2025   |
| REVISIONS  | 15-TCF2      |
| DRAWN BY   | LEICR        |
| CHECKED BY | AA           |
| SCALE      | As Indicated |

**A-101**

6200 - AYONSTUDIO ARCHITECTURE + PRESERVATION, P.C.



**LEGEND:**  
 [Symbol] EXISTING  
 [Symbol] NEW CONSTRUCTION

**SHEET NOTES:**  
 1. COORDINATE ALL INFORMATION ON THIS DRAWING WITH THE ARCHITECT'S AND ENGINEER'S CONTRACT DOCUMENTS.  
 2. VERIFY ALL EXISTING CONDITIONS IN THE FIELD INCLUDING NEIGHBORING CONSTRUCTION WORK.  
 3. REFER TO DOUBLE SAFETY NOTES FOR ALL EXISTING CONDITIONS.  
 4. THE PRIMARY ACCESS (HALLWAYS) TO ALL EXISTING CONDITIONS SHALL BE MAINTAINED THROUGHOUT THE COURSE OF WORK TO PROTECT THE SURFACES FROM STAINING, DAMAGE, AND TO AVOID THE FINAL EXPOSED FINISH OF THE FLOOR.

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

**ARCHITECT**  
**AYONSTUDIO**  
 ARCHITECTURE + PRESERVATION, P.C.  
 40 N. WALKER ST., SUITE 201, NEW YORK, NY 10003  
 TEL: 212-279-9333  
 WWW.AYONSTUDIO.COM

**OWNER**  
**THEATER ET AL, INC.**  
 540 WEST 42ND STREET, NEW YORK, NY 10036  
 718-633-7090 | theateret@theateret.org

**PROJECT MANAGEMENT**  
**BANKHEAD REAL ESTATE**  
 315 W 36th Street, 10th Floor  
 New York, NY 10018  
 866.226.4078 | bankheadrealestate.com

**CONSULTANTS**  
**STRUCTURAL ENGINEERING**  
**SILMAN**  
 300 W. 42nd St., 10th Floor, New York, NY 10036  
 212.850.7919 | silman.com

**MEP ENGINEERING**  
**DERIVE ENGINEERS**  
 440 West 39th Street, New York, NY 10018  
 866.866.8672 | deriveengineers.com

**LIFTING DESIGN**  
**CLINE BETTRIDGE BERNSTEIN**  
 LIGHTING DESIGN  
 115 E 27th St., New York, NY 10016  
 212.254.4444 | cbbnyc.com

**ENERGY MODELING**  
**STEVEN WINTER ASSOCIATES**  
 307 Seventh Ave, Suite 1701, New York, NY 10001  
 212.564.5880 | winter.com

**FIELD REPRESENTATIVE**  
**DESIGN Z/N LIMITED**  
 115 E 27th St., New York, NY 10016  
 718.383.8462 | designzn.com

**THEATER AND ACQUISITIO CONSULTANT**  
**CHARCOALBLUE**  
 120 West 36th Street, 15th Floor, New York, NY 10018  
 212.693.2750 | charcoalblue.com

**NOT FOR CONSTRUCTION**

PROJECT NO. 15-1000  
 DATE: 07/31/2020  
 DRAWING NO. 15-TCF1  
 DRAWN BY: LBICR  
 CHECKED BY: AA  
 SCALE: As Indicated

**THE CHOCOLATE FACTORY THEATER Phase II - Adaptive Reuse**  
 38-29 24th Street, Long Island City, NY 11101  
 PROJECT NO. 15-1000

**ROOF PLAN**

**ROOF PLAN**

**LEGEND:**

EXISTING  
 NEW CONSTRUCTION

**SHEET NOTES:**

- COORDINATE ALL INFORMATION ON THIS DRAWING WITH STRUCTURAL AND MECHANICAL DRAWINGS.
- VERIFY ALL EXISTING CONDITIONS IN FIELD INCLUDING REBAR SPACING AND CONSTRUCTION WORK.
- REFER TO JOB LIFE SAFETY PLAN FOR ALL FALL PROTECTION AND SAFETY MEASURES.
- CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE COURSE OF WORK TO PROTECT EXISTING SURFACES FROM STAINING, SCUFFING, OR OTHER DAMAGE THAT MAY AFFECT THE FINAL EXPOSED FINISH OF THE FLOOR.

**TYPICAL ROOF ASSEMBLY**

FLUID APPLIED FLASHING  
 MODIFIED BITUMEN FINISH PLY (TYP.)  
 MODIFIED BITUMEN BASE PLY (TYP.)  
 (2) LAYERS - 5/8" DENSDECK IN ADHESIVE  
 MIN. R-8 RIGID INSULATION  
 VAPOR BARRIER W/ ASPHALT PRIMER (TYP.)  
 (3) LAYERS - 5/8" DENSDECK IN ADHESIVE

ROOFTOP MECHANICAL PLATFORM ABOVE

NEW MECH. (S) UNEXPOSED BRICKS, ACROUSTIC ROOF ASSEMBLY WITH FLUID APPLIED FLASHING AND OVERLAPPING WOOD ROOF DECKING. (SEE TYPICAL ROOF DETAIL ON THE SHEET.)

0' 1" 2' 3' 4' 5' 6' 7' 8' 9' 10'

0' 1" 2' 3' 4' 5' 6' 7' 8' 9' 10'

1' ROOF PLAN  
 3/16" = 1' = 0"

DATE: 07/31/2020  
 PROJECT NO: 15-1000  
 DRAWING NO: 15-TCF1  
 DRAWN BY: LBICR  
 CHECKED BY: AA  
 SCALE: As Indicated

**A-102**

PROJECT NO. 15-1000  
 DRAWING NO. 15-TCF1  
 DRAWN BY: LBICR  
 CHECKED BY: AA  
 SCALE: As Indicated

6200 - AYONSTUDIO ARCHITECTURE - PRESERVATION, P.C.

