

**LEGEND**

- SCOPE OF WORK
- EXISTING MASONRY WALL
- NEW MASONRY WALL
- EXISTING PARTITION
- PARTITION TYPE
- NEW PARTITION: NON-RATED ASSEMBLY
- NEW PARTITION: 2-HR RATED ASSEMBLY
- NEW INSULATED REFRIGERATION PANELS
- PROPERTY LINE
- EXISTING DOOR
- THRESHOLD
- NEW DOOR
- DOOR TAG
- BUILDING SECTION TAG
- SECTION DETAIL TAG
- ELEVATION TAGS
- AREA OF DETAIL TAG
- MILLWORK TAG
- STAIR TAG
- EQUIPMENT TAG
- FLOOR FINISH TAG
- WINDOW TAG (REFER TO A400 DWGS)

**Project**  
 District 96  
 100 Corporate Drive Building  
 Blauvelt, NY 10913

**Client:**  
 Districts Theatristas

**Client Representative:**  
 -

**Project Design/Architecture**  
 Cycle Projects  
 10 Devoe St. 2nd FL  
 Brooklyn, NY 11211  
 P: 212-227-2811

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The intent of this drawing is to illustrate the general concepts of spatial design in terms of layout, dimensions, finishes & equipment. Any structural, mechanical or electrical work indicated or implied herein, must conform to and be coordinated with local building department approved drawings and must comply with all codes and laws of regulatory agencies having jurisdiction thereof.

Do NOT scale this drawing to determine any measurements for work shown. Use dimensions specified or verify with project architect if dimensions are not specified or are unclear.

**ISSUE/REVISIONS**

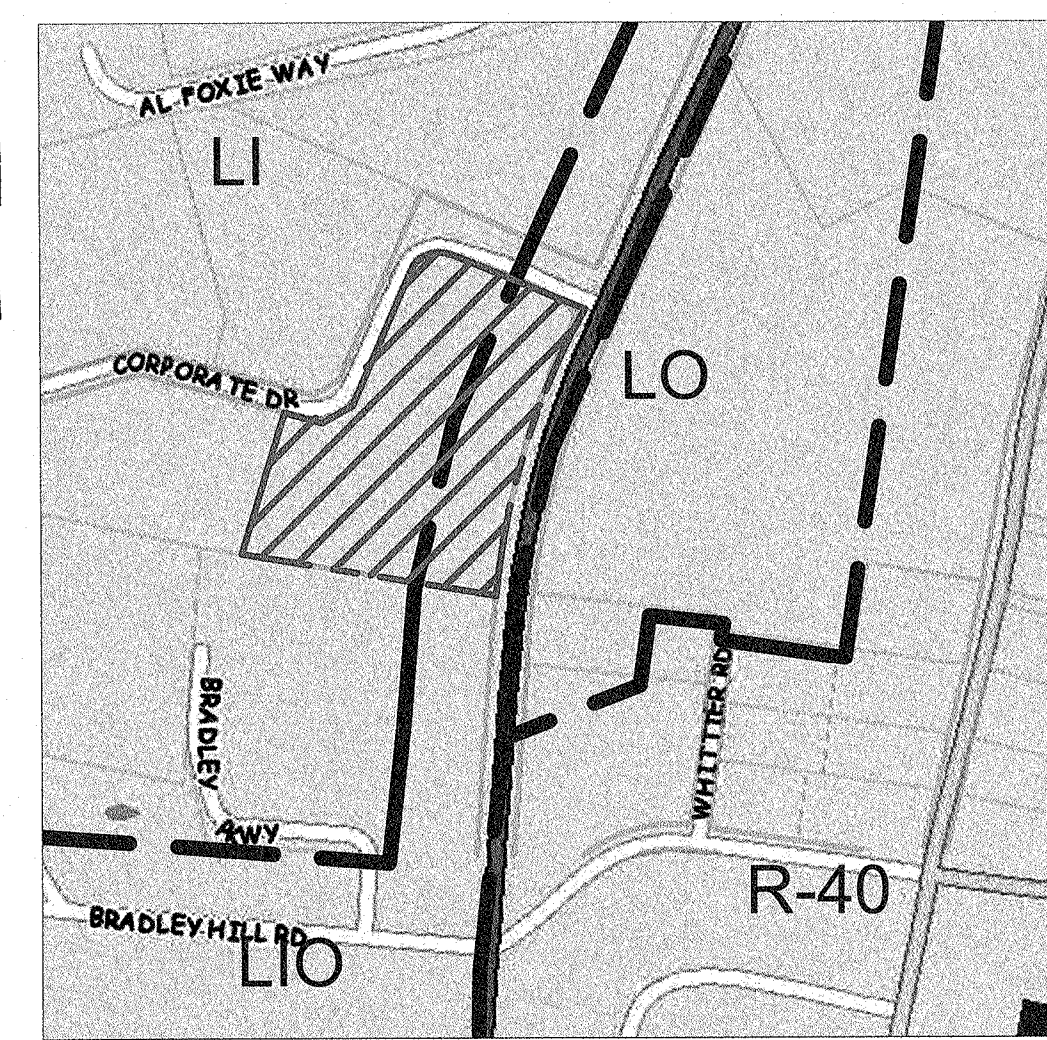
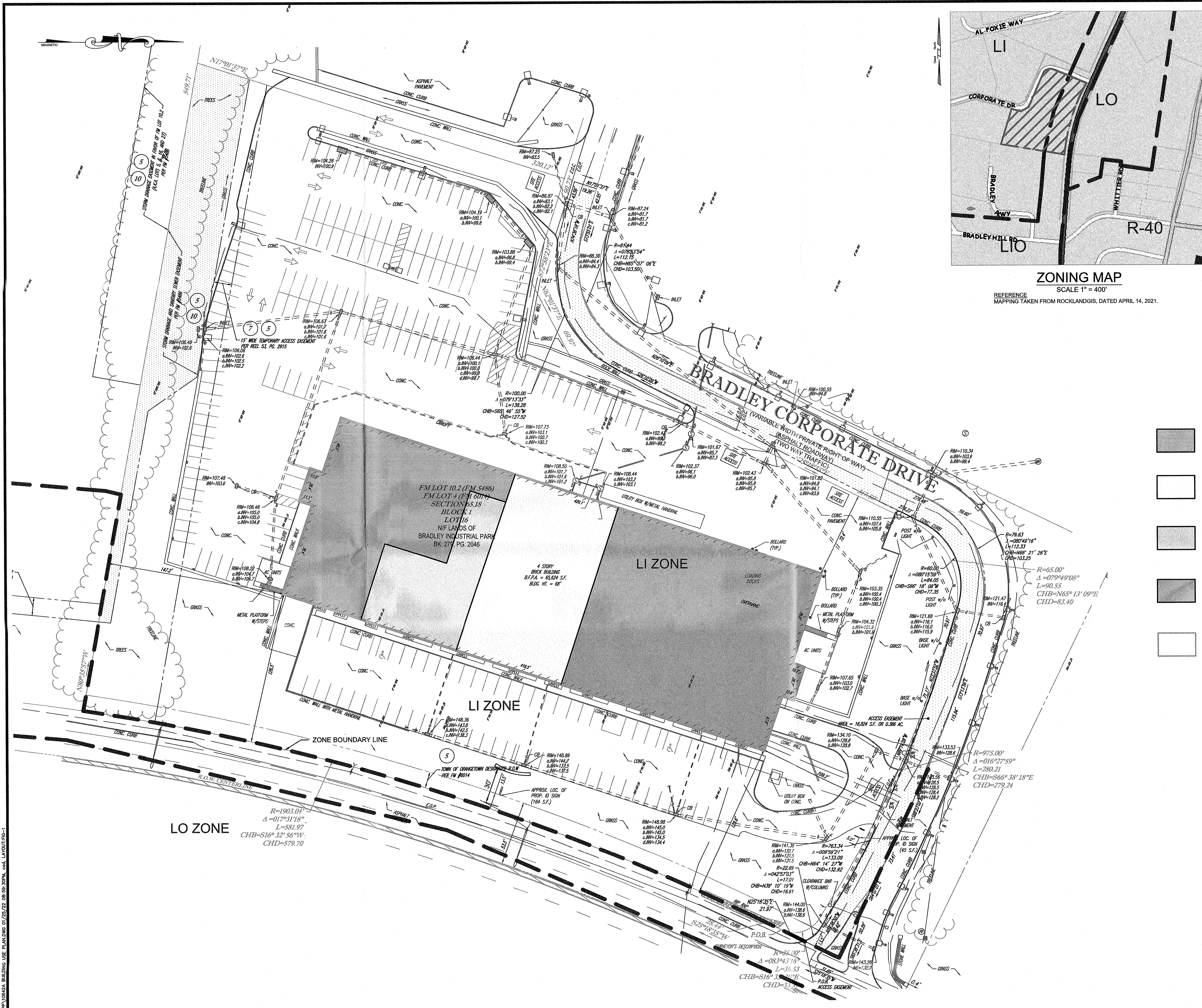
TAG	ISSUE/REVISION	DATE

**SHEET TITLE:**  
 INTERIOR BREWERY PLANS  
 BREWERY & RESTAURANT PLAN  
 BOH GARAGE LEVEL PLAN

**SCALE:** AS NOTED  
**DATE:** 04/30/21  
**DRAWN BY:** STAFF  
**CYCLE PROJECT NUMBER:** BR308

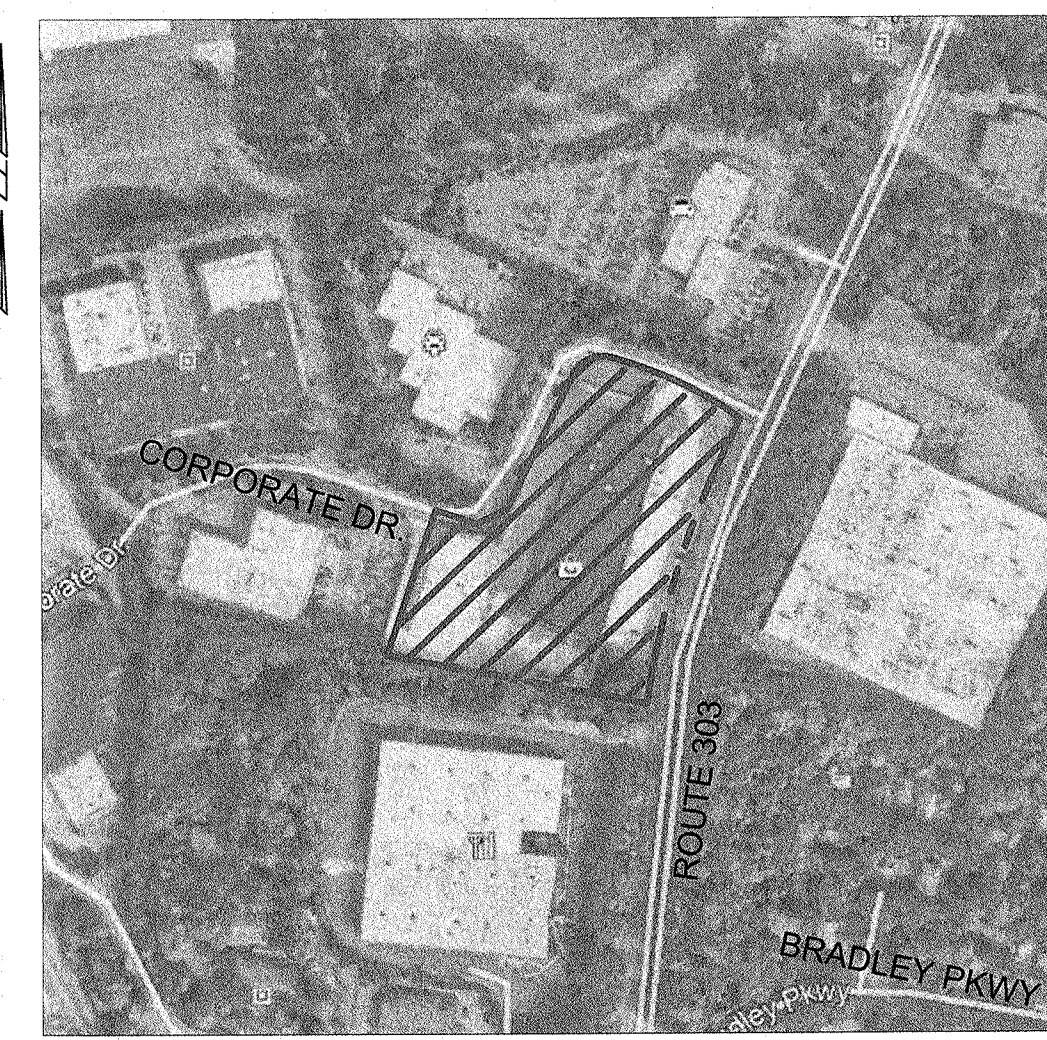
**SHEET NUMBER:**  
 A-111.00





**ZONING MAP**  
SCALE 1" = 400'

REFERENCE  
MAPPING TAKEN FROM ROCKLANDGIS, DATED APRIL 14, 2021.



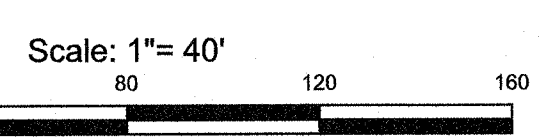
**LOCATION MAP**  
SCALE 1" = 400'

REFERENCE  
MAPPING TAKEN FROM GOOGLE EARTH, DATED APRIL 14, 2021.

**USE LEGEND:**

- TENANT: MICHAEL SCHROM  
AREA: 28,397 SF  
USE: OFFICE/PRODUCTION  
LEVEL: 3
- TENANT: VACANT  
AREA: 13,911 SF  
USE: NONE  
LEVEL: 3
- TENANT: DISTRICT 96  
AREA: 5,647 SF  
USE: BREWERY  
LEVEL: 3
- TENANT: DISTRICT 96  
AREA: 16,859 SF  
USE: NIGHTCLUB  
LEVEL: 3
- TENANT: RESTAURANT DEPOT  
AREA: 60,000 SF  
USE: WHOLESALE SALES/WAREHOUSE  
LEVEL: 1

ZONE AREA TABLE		
	LI ZONE (SF)	LO ZONE (SF)
<b>BUILDING</b>	23,466	42,158
<b>LOT</b>	93,638	142,368
<b>TOTAL LOT AREA:</b>		<b>301,631</b>



chg by: DS	date:
chk by: FL	rev:
scale: AS NOTED	description:
date: 08/26/2021	
1	1/25/22
	REV ZONE BOUNDARY

**SESI**  
CONSULTING ENGINEERS

SOILS / FOUNDATIONS  
SITE DESIGN  
ENVIRONMENTAL

12A MAPLE AVE. PINE BROOK, N.J. 07068 PH: 973-808-9650

**FRANZ W. LAKI, P.E.**  
PROFESSIONAL ENGINEER  
N.Y. LIC. NO. 96172

**BUILDING USE PLAN**

DISTRICT 96  
100 CORPORATE DRIVE - BUILDING #8\*  
SECTION 65.18, BLOCK 1, LOT 16  
TOWN OF ORANGETOWN, ROCKLAND COUNTY, N.Y.

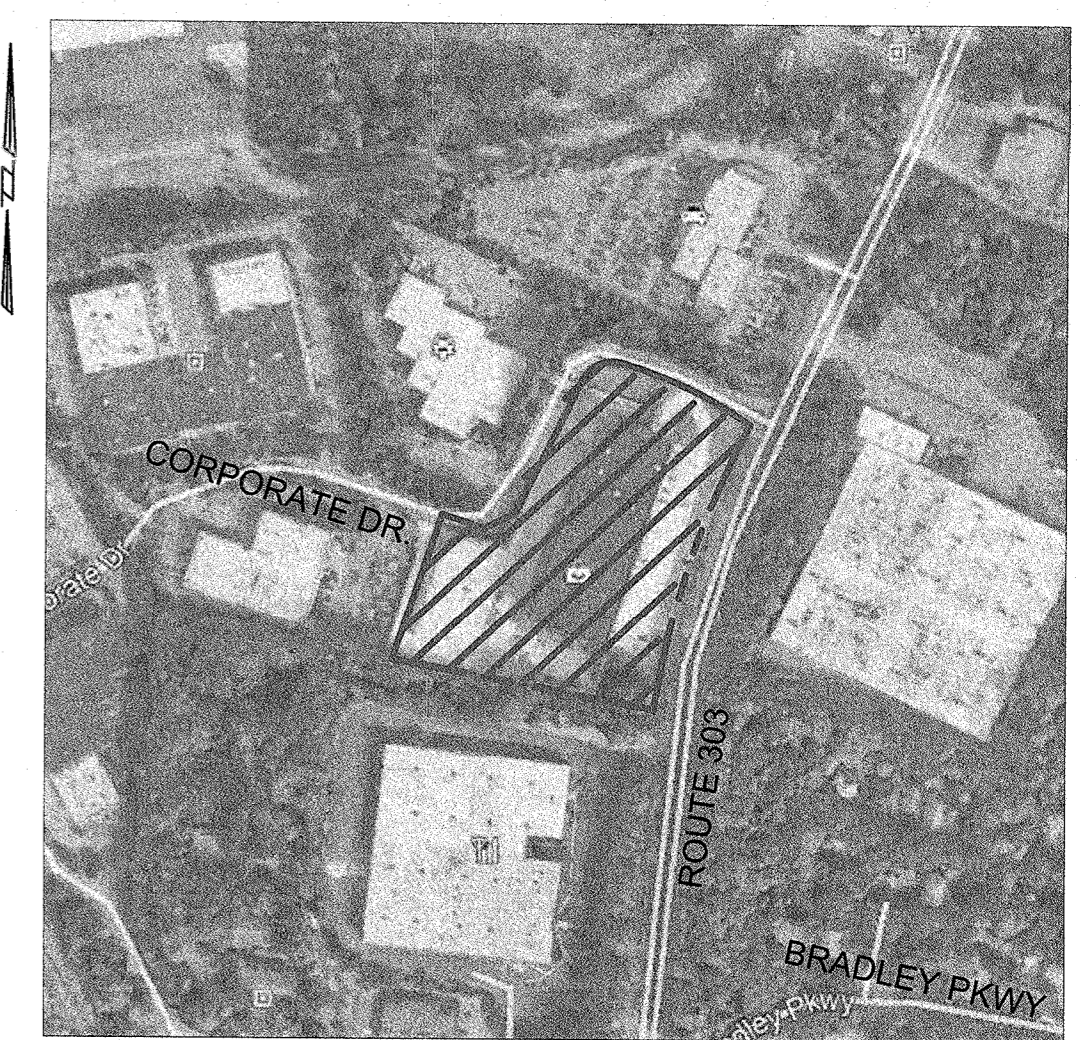
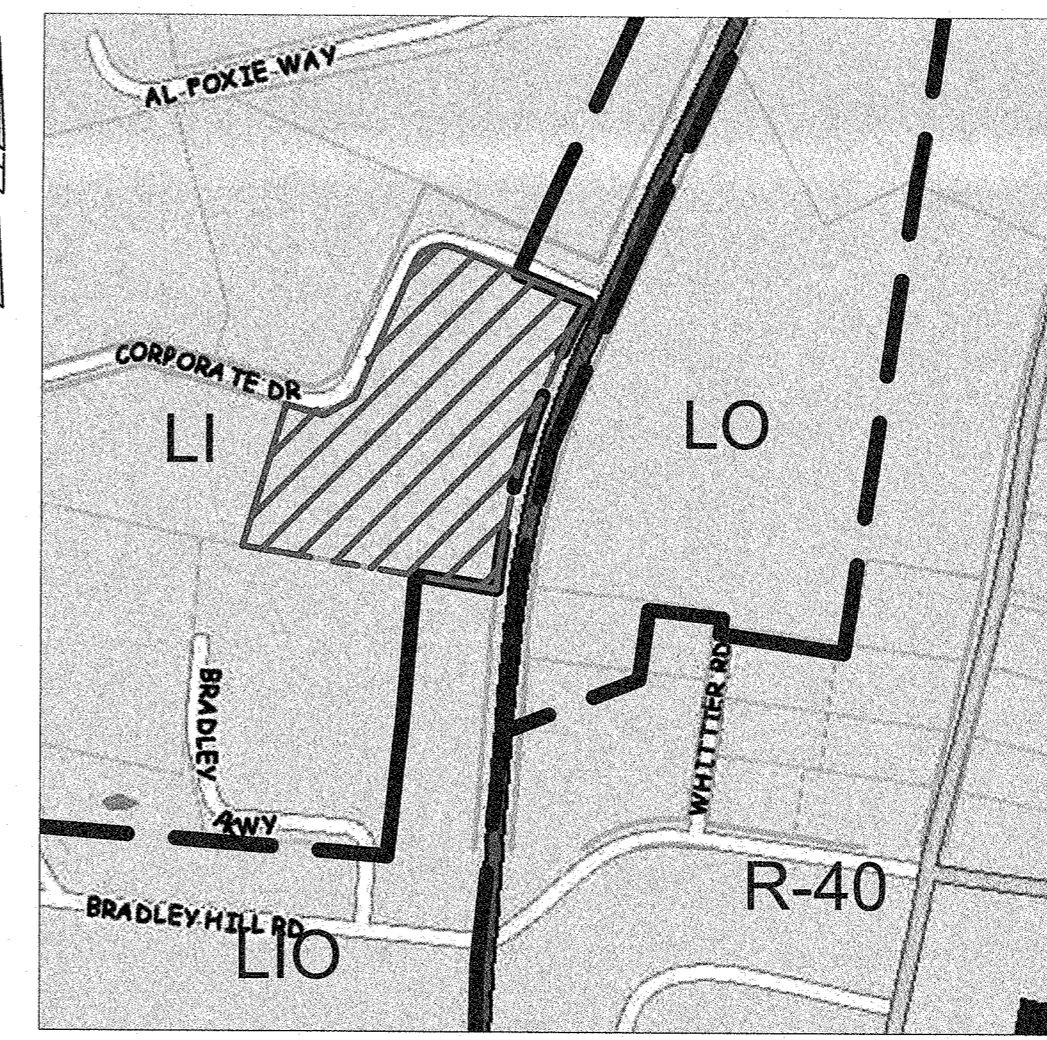
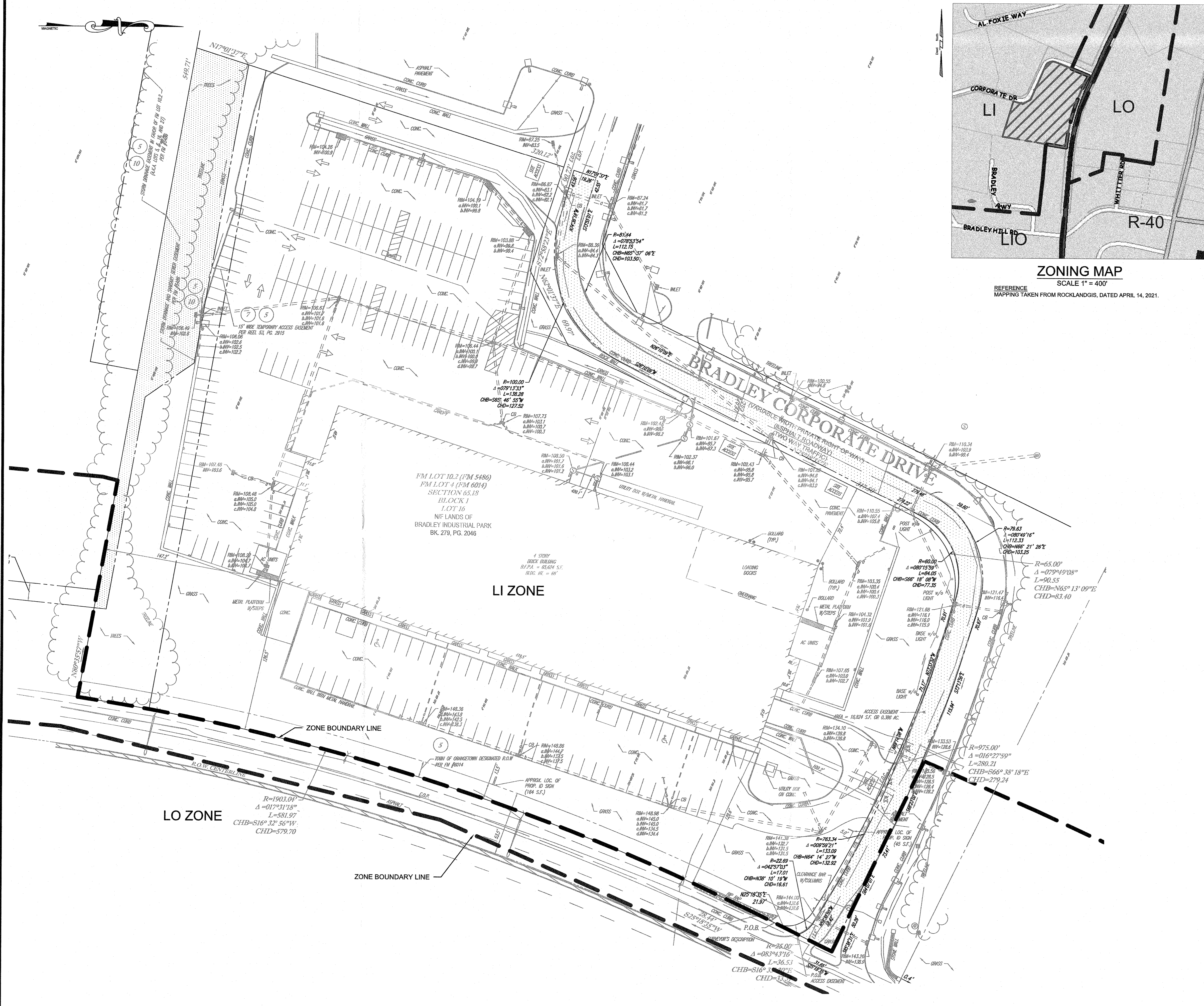
job no. 10642A  
drawing no.

**FIG-1**

NYS Education Law  
Unauthorized alteration or addition to this plan are a violation of section 7209 (2) of the New York State Education Law. Copies of this map not having the seal of the engineer shall not be valid.  
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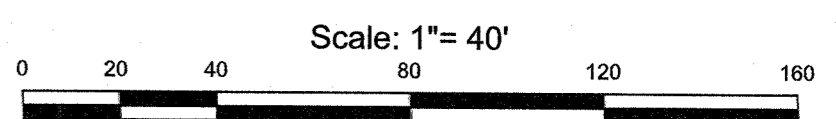
**REFERENCE:**  
SITE INFORMATION TAKEN FROM DRAWING ENTITLED "ALTA/NSPS LAND TITLE SURVEY" PREPARED BY CONTROL POINT ASSOCIATES, INC, DATED APRIL 4, 2019, LATEST REVISION DATE JULY 8, 2021..





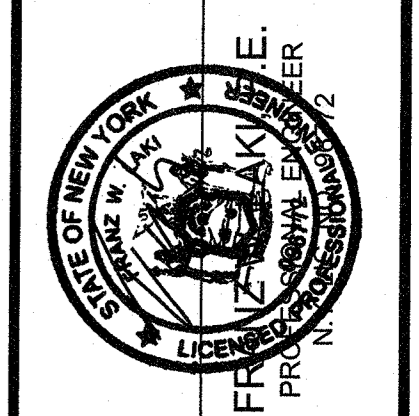
ZONING SUMMARY			
100 CORPORATE DRIVE REDEVELOPMENT			
100 CORPORATE DRIVE			
LOT 16, BLOCK 1, SECTION 65.18			
PROJECT NO. 10642A			
Zone:	LIGHT INDUSTRIAL (LI)		
Existing Use:	COMMERCIAL		
Proposed Use:	COMMERCIAL (NO CHANGE)		
Permitted Use:	YES		
ITEM	REQUIRED	EXISTING	NOTES
MIN. LOT WIDTH (FT)	150	420.1	COMPLIES / NO CHANGES
MIN. LOT AREA (SF)	87,120	301,631	COMPLIES / NO CHANGES
MIN. LOT AREA (AC)	2	6.92	COMPLIES / NO CHANGES
MIN. STREET FRONTAGE (FT)	150	610.41	COMPLIES / NO CHANGES
MIN. FRONT YARD (FT)	50	126.5	COMPLIES / NO CHANGES
MIN. SIDE YARD (FT)	50	109.2	COMPLIES / NO CHANGES
TOTAL SIDE YARD (FT)	100	256.4	COMPLIES / NO CHANGES
MIN. REAR YARD (FT)**	50	72.40	COMPLIES / NO CHANGES
MAX. LOT COVERAGE (%)	80	72	COMPLIES / NO CHANGES
MAX. FLOOR AREA RATIO**	0.5	0.22	COMPLIES / NO CHANGES
MAX. HEIGHT (FT)*		68	1 FOOT PART BUILDING GREATER THAN 22 FEET 6 INCHES

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chng by: DS	date:
chk by: FL	rev:
scale: AS NOTED	date: 12/1/2021
description:	

**SESI**  
SOILS / FOUNDATIONS  
SITE DESIGN  
CONSULTING ENGINEERS  
ENVIRONMENTAL  
12A MAPLE AVE. PINE BROOK, N.J. 07068 PH: 973-808-9050



DISTRICT 96  
100 CORPORATE DRIVE - BUILDING #8\*  
SECTION 65.18, BLOCK 1, LOT 16  
TOWN OF ORANGETOWN, ROCKLAND COUNTY, N.Y.  
PROPOSED ZONE BOUNDARY ADJUSTMENT

job no. 11892A  
drawing no.

**ZA-1**