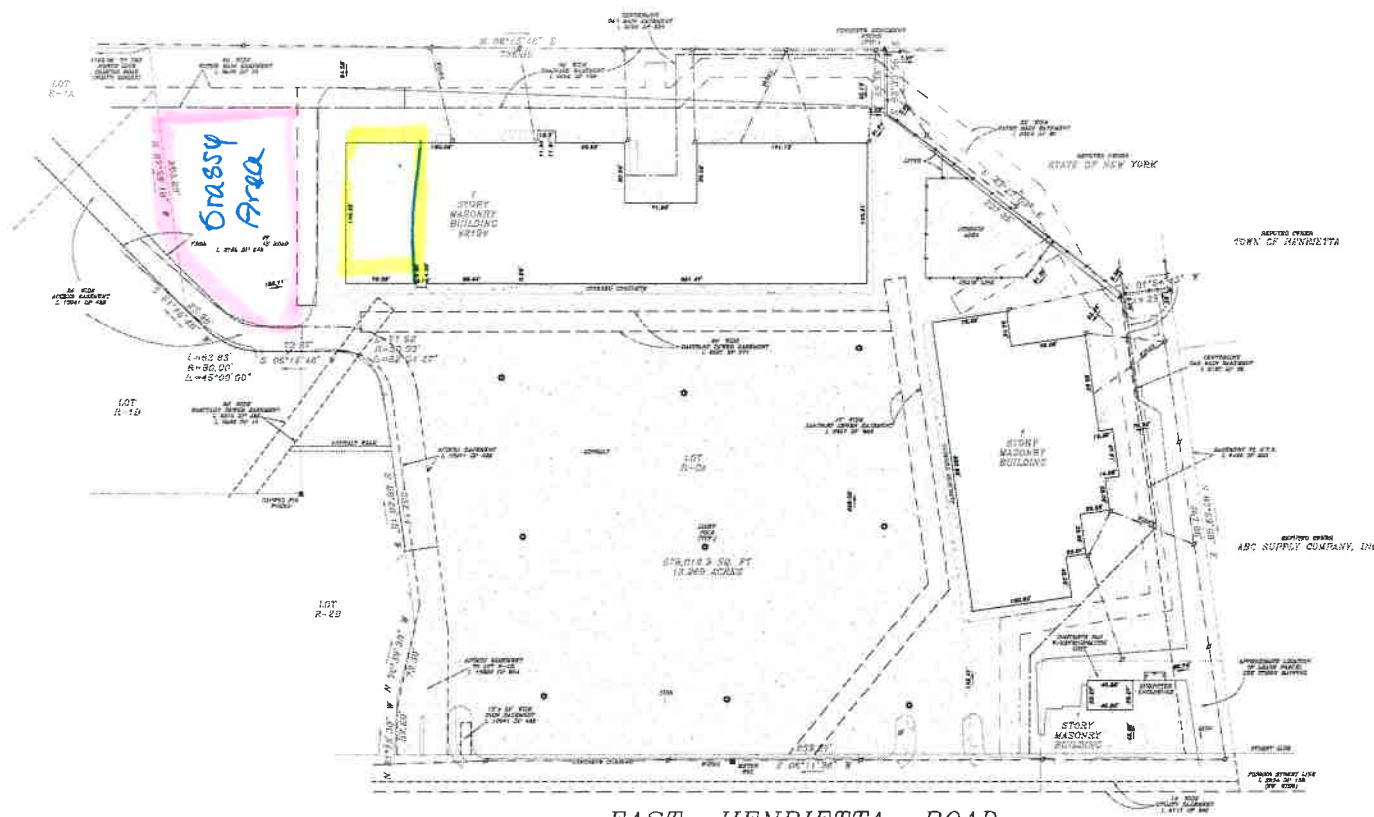
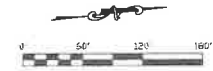


ADJACENT TO
TOWN OF HENRIETTA



EAST HENRIETTA ROAD

LOT R-1A
LOT R-1D
LOT R-2D
LOT R-2A

REFERENCES:

FIRST AMERICAN TITLE INSURANCE COMPANY #31570 DATED JANUARY 30, 2013
WEST TITLE AGENCY TITLE POLICY #X-0884008 DATED OCTOBER 28, 2010
LIBER 1087 OF DEEDS, PAGE 137 (PART OF)
LIBER 340 OF MAPS, PAGE 80
LIBER 288 OF MAPS, PAGE 24

NOTES:

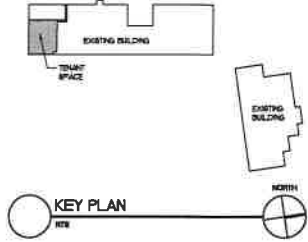
PARCEL IS SUBJECT TO AN EASEMENT GRANTED TO ROCK GAS & ELCO CORP. AND ROCK TELEPHONE CORP. FOR FIXTURES AS SET FORTH IN LIBER 937 OF DEEDS, PAGE 83.
TEN FOOT EASEMENT ALONG THE ORIGINAL RIGHT-OF-WAY AS SET FORTH IN LIBER 6117 OF DEEDS, PAGE 248 (DOES NOT AFFECT SUBJECT PREMISES).
SURVEY PERFORMED UNDER HEAVY SNOW COVER.
PARCEL TAX ID #16219-2-1001 (PART OF)

WE, O'NEILL-RODACK LAND SURVEYING ASSOCIATES, P.C. CERTIFY TO H & T BANK ITS SUCCESSORS AND/OR ASSIGNS UNDERING & FENNER LLP, FIRST AMERICAN TITLE INSURANCE COMPANY, PRITCHER CENTER LLC AND MORGENTHAU DEVORACK PLLC THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED MARCH 4, 2013.

THOMAS A. RODACK, P.E. #90888

THESE NOTES AND THE SURVEY MAPS, DRAWINGS, AND RECORDS ARE THE PROPERTY OF O'NEILL-RODACK LAND SURVEYING ASSOCIATES, P.C. AND SHALL REMAIN THE PROPERTY OF O'NEILL-RODACK LAND SURVEYING ASSOCIATES, P.C. UNLESS OTHERWISE SPECIFIED IN WRITING. NO PART OF THESE NOTES OR SURVEY MAPS, DRAWINGS, AND RECORDS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM O'NEILL-RODACK LAND SURVEYING ASSOCIATES, P.C.

8										SCALE	1" = 80'
7										DATE	03/08/2013
6										REFERENCE NO.	
5										PROJECT NO.	2013-0003-1
4										SHEET	OF 1
3											
2	REVISED		4/2/13	TAR							
1	REVISED	CORTEL	8/13/12	TAR							
NO.	REVISION		DATE	BY							
	O'NEILL-RODACK LAND SURVEYING ASSOCIATES, P.C. LAND SURVEYORS - PLANNERS FLOOR PLAN CORRELATORS ALTAZARI SURVEYS 8 SOUTH EIGHTH STREET BOCHTER, NY NEW YORK PHONE (800) 225-7222 FAX (800) 225-1708 © 2013 O'NEILL-RODACK LAND SURVEYING ASSOCIATES, P.C.										
	MAP OF A SURVEY LOT R-2A BURNHAM PLAZA SUBDIVISION TOWN OF HENRIETTA MORRIS COUNTY, NEW YORK LOCATION 2180 EAST HENRIETTA ROAD PREPARED FOR MORGENTHAU DEVORACK PLLC										



BUILDING CODE INFORMATION:

REGIONS: 2020 BUILDING CODE OF NEW YORK STATE
2020 BUILDING CODE OF NEW YORK STATE - LEVEL 3 ALTERNATION
AS OF 4/1/2020

CLASSIFICATION (BY OCCUPANCY): EXISTING: BUSINESS B
PROPOSED: NON-SEPARATED ASSEMBLY AND FACTORY F1

CLASSIFICATION (BY CONSTRUCTION TYPE): ONE STORY, 00 CONSTRUCTION

TENANT AREA: ALLOWED (per Table 106.2): 34,999 SQ. FT. (per Table 106.2)
ACTUAL: 47,716 SQ. FT.

OCCUPANT LOAD:

Class Room RM: 14 occupants (238 sq. ft. / 17 sq. ft. per occupant)
Lecture Room RM: 2 occupants (80 sq. ft. / 40 sq. ft. per occupant)
Bar RM: 25 occupants (125 sq. ft. / 5 sq. ft. per occupant)
Cafe and Bar (Barry area): 9 occupants (225 sq. ft. / 25 sq. ft. per occupant)
Brewing RM (Production kitchen): 8 occupants (224 sq. ft. / 28 sq. ft. per occupant)
Office RM: 7 occupants (140 sq. ft. / 20 sq. ft. per occupant)
Mechanical Room RM: 1 occupant (140 sq. ft. / 140 sq. ft. per occupant)
Plan RM: 4 occupants (76 sq. ft. / 19 sq. ft. per occupant)
Store RM: 4 occupants (76 sq. ft. / 19 sq. ft. per occupant)
Cafe RM: 7 occupants (147 sq. ft. / 21 sq. ft. per occupant)
Labor occupant: 34

Outdoor Patio: 600 occupants (600 sq. ft. / 1 sq. ft. per occupant)
Total occupant load: 348 occupants

PLUMBING FIXTURES:

	BATH/CLOSET		LAVATORIES		DRINKING FOUNTAIN	RECEIVE BNC
	MALE	FEMALE	MALE	FEMALE	(per code)	
REQUIRED	1 per 15	1 per 15	1 per 300	1 per 300	1 per 100	1
PROVIDED	1 toilet 2 urinal	3	2	2	0 (per NYC FC 404.4)	1

STAIRS:

Travel distance: 150' max
Common path: 75' max
Dead end: 35' max (per NYC 403.4)
Egress width: 44" min

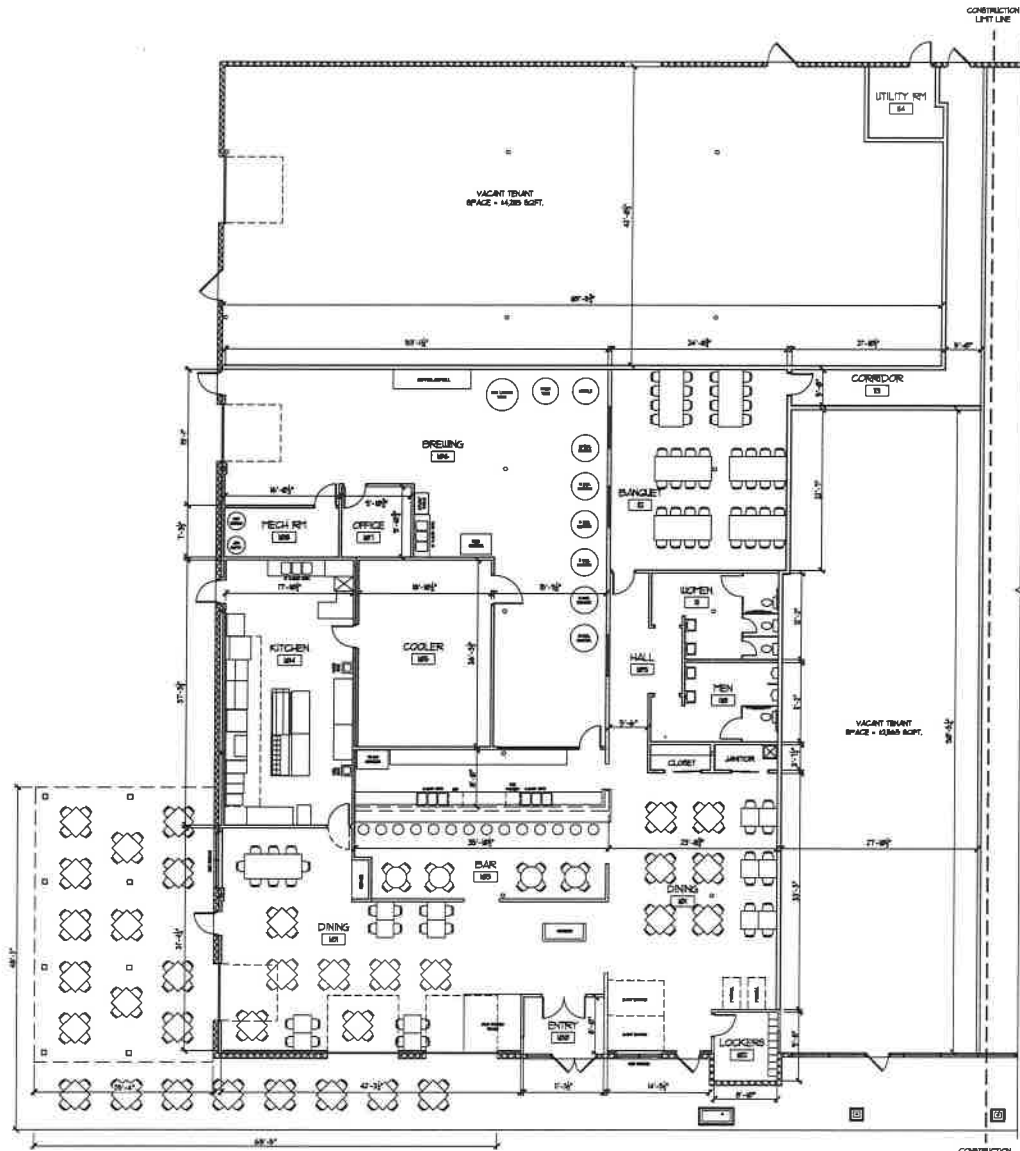
SEPARATION: New fire-rated smoke, glassing walls to be provided.

ENCLOSURE: 60" to be provided throughout per code section NYCBC 901.

EXIT ALARMS: Shall be provided throughout per code section NYCBC 907.

FIRE EXTINGUISHERS: Provide per code section NYCBC 903 with their locations to be determined in field.

SCOPES OF WORK:
The project consists of an 47,716 square foot brewery tenant build-out in an existing building.



1 FLOOR PLAN
W - 1'-0"

ENSO
architects

FLOOR PLAN
TENANT BUILD-OUT:
SMUGTOWN BREWING CO.
2198 EAST HENRIETTA ROAD
HENRIETTA, NEW YORK 14623

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE: 2/20/21
PROJECT: A101