

QQR, LLC
A FRANCHISEE OF BURGER KING CORPORATION
"COMMITTED TO EXCELLENCE"

June 6, 2022

Re: Burger King

385 Downing Drive

Yorktown Heights, NY 10598

RECEIVED
PLANNING DEPARTMENT

JUN 13 2022

TOWN OF YORKTOWN

Subject: Parking Analysis

Presently we have 47 parking spaces

Proposed – 41 spaces

Required - 1 parking space for every 3 seats in the dining room $50 \times 3 = 15$ spaces

1 parking space for every Standee – 12 Standees $12 \times 1 = 12$ spaces

1 space for every 3 employees 9 per shift $3 \times 1 = 3$ spaces

Accessible Parking 5% $41/5\% = 2$ spaces

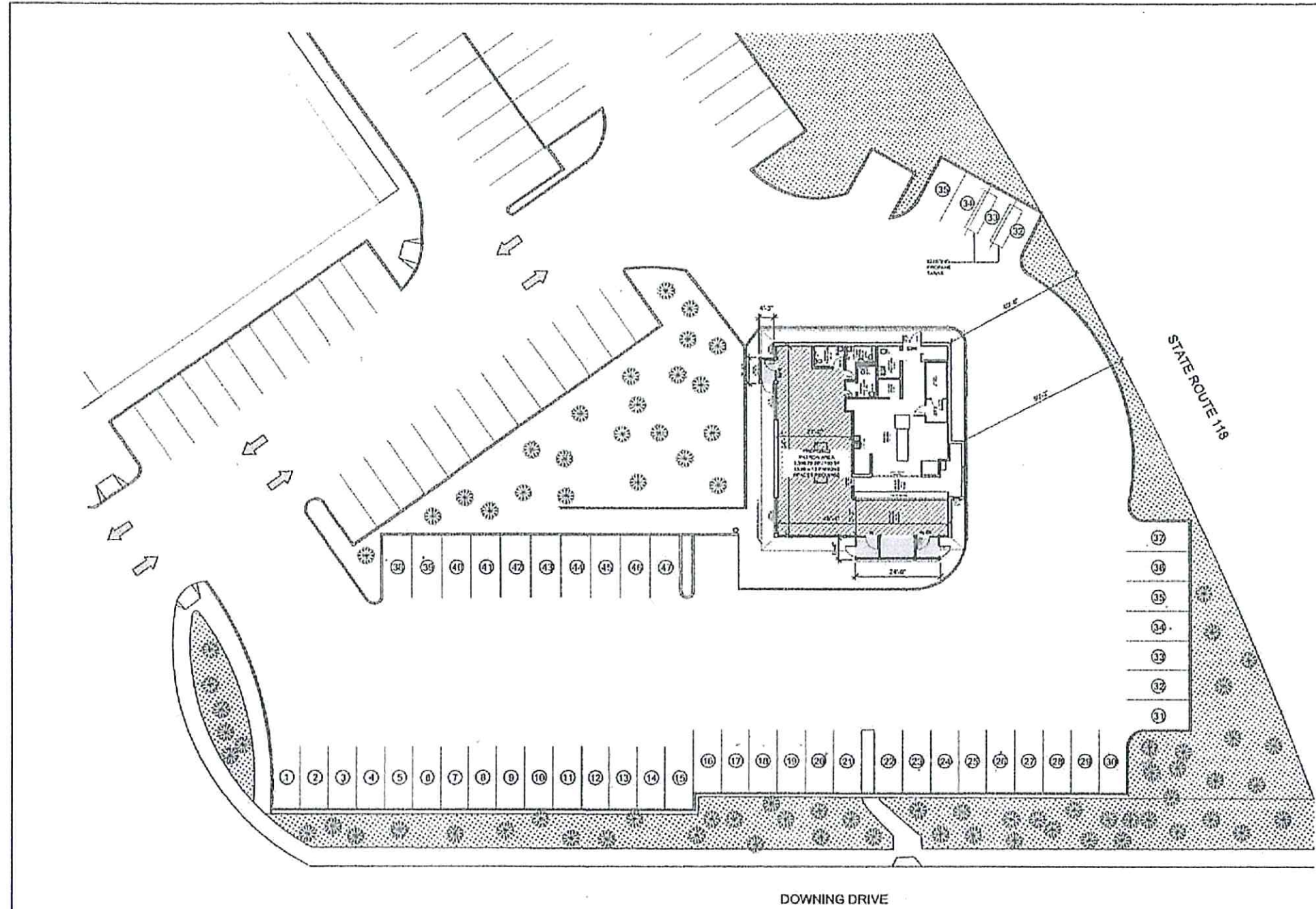
Total Spaces Required 32 spaces

Peg Canniff

Franchisee

2 Ethel Road • Suite 205 A • Edison, NJ 08817
(732) 248-8200 Tel • (732) 248-9115 Fax

"Existing"





NOTE:
EXISTING VESTIBULE CONSTRUCTION TO BE REMOVED:
24'-0" x 6'-4" = 149.82 SF + 4'-3" x 7'-6" = 32 SF = 181.82 SF

NOTE:
EXISTING PARKING SPACES AT BURGER KING: 47

PROPOSED PATRON AREA
1,308.79 SF / 100 SF
13.08 = 13 PARKING SPACES REQUIRED

LEGEND:

-  EXISTING PLANTING AREA
-  EXISTING PARKING SPACES

 EXISTING PLOT PLAN
SCALE: 1/8" = 1'-0"

Michael D. Just, R.A., AIA
11186 127
11186 127
www.justarch.com

JUST ARCHITECTURE
372 Henry Street • Brooklyn, New York 11231

| Rev. | Date | Description | By |
|------|------|-------------|----|
| 1 | | | |
| 2 | | | |

Special & Program Instructions:
M. JUST ARCHITECTURE, INC. SHALL OVERSEE ALL ASPECTS SPECIAL & PROGRAMS EXPECTATIONS AS THE DESIGN DEVELOPER.
THE OWNER SHALL BE RESPONSIBLE FOR ALL SPECIAL & PROGRAMS EXPECTATIONS AS THE DESIGN DEVELOPER.

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Client:
Burger King

DOB Approval Stamp:

Project Address:
385 Downing Drive
Yorktown Heights, NY 10598

Date:

Drawing Title:
EXISTING BURGER KING PLOT PLAN

NYDOB APPLICATION:

| | | |
|----------------|----------------|----------------|
| SECTION: 10.13 | JOB NO.: 11004 | DATE: 09-20-21 |
| PARCEL: 02 | Drawn By: MJ | Sheet: 1 of 1 |
| LOT: 3 | | |

Drawing No.:
A-002.00

BURGER KING

Interior & Exterior Renovation

385 Downing Drive

Yorktown Heights, NY 10598

LIST OF DRAWINGS - 42 Sheets including Title Sheet

Title Sheet:

T-001.00 Project Information, List of Drawings & Plot Plan 03-01-22

General:

G-001.00 Building Code Data 03-01-22
 G-002.00 Notes - 1 03-01-22
 G-003.00 Notes - 2 03-01-22
 G-004.00 COMcheck Compliance Information 03-01-22
 G-005.00 Details 03-01-22
 G-006.00 Details & Storefront Details 03-01-22
 G-007.00 Handicap Accessible Routes Details 03-01-22
 G-008.00 Handicap Building Blocks Details 03-01-22
 G-009.00 Handicap Unisex Toilet Room Details 03-01-22
 G-010.00 Flrestone Rubber Roofing Details 03-01-22

Demolition:

DM-001.00 First Floor Demolition Plan 03-01-22
 DM-002.00 Roof Demolition Plan 03-01-22
 DM-003.00 East & West Demolition Elevations 03-01-22
 DM-004.00 North & South Demolition Elevations 03-01-22

Architectural:

A-001.00 First Floor Construction Plan 03-01-22
 A-002.00 Roof Construction Plan 03-01-22
 A-003.00 First Floor Reflected Ceiling Plan 03-01-22
 A-004.00 First Floor Finishes Plan 03-01-22
 A-005.00 First Floor Equipment Plan 03-01-22
 A-006.00 Proposed East & West Elevations 03-01-22
 A-007.00 Proposed North & South Elevations 03-01-22
 A-008.00 Burger King Exterior Finish Schedule 03-01-22

Structural:

S-001.00 Foundation Plan 03-01-22
 S-002.00 Roof Framing Plan 03-01-22

Mechanical:

M-001.00 Mechanical Notes & Specifications 03-01-22
 M-101.00 First Floor & Roof Mechanical Plans 03-01-22
 M-201.00 Exhaust Systems Riser Diagram & Duct Installation Details 03-01-22
 M-202.00 Equipment Schedule 03-01-22

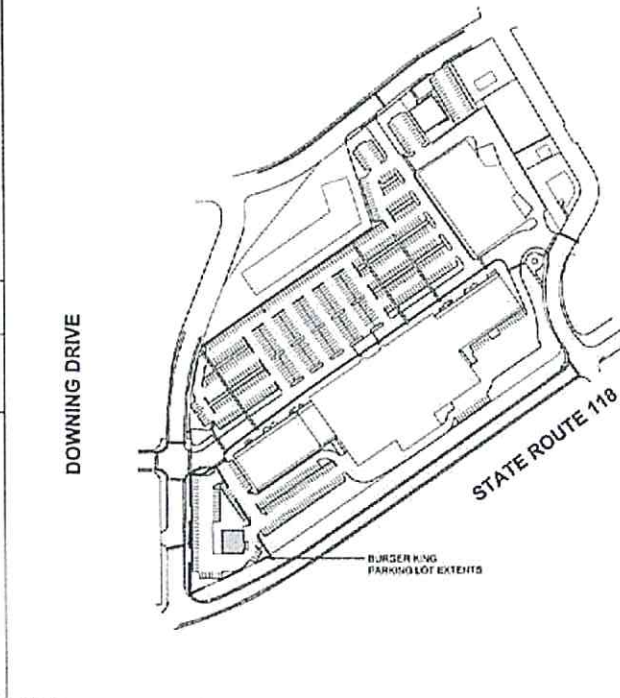
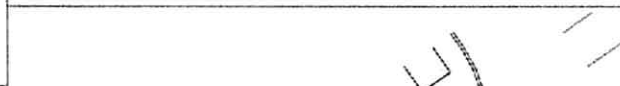
Plumbing:

P-001.00 Plumbing Notes & Specifications 03-01-22
 P-101.00 First Floor Domestic Water Plan 03-01-22
 P-102.00 First Floor Sanitary Plan 03-01-22
 P-103.00 First Floor & Roof Gas Installation Plans 03-01-22
 P-201.00 Domestic & Filtered Water, Sanitary & Gas Riser Diagrams 03-01-22
 P-202.00 Equipment Schedules 03-01-22
 P-203.00 Firestopping & Gas Piping Details 03-01-22

Electrical:

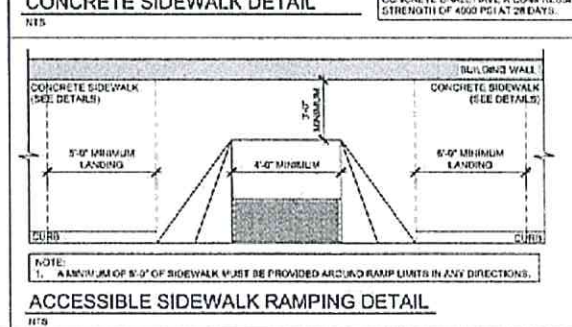
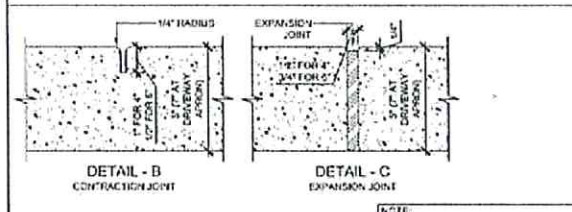
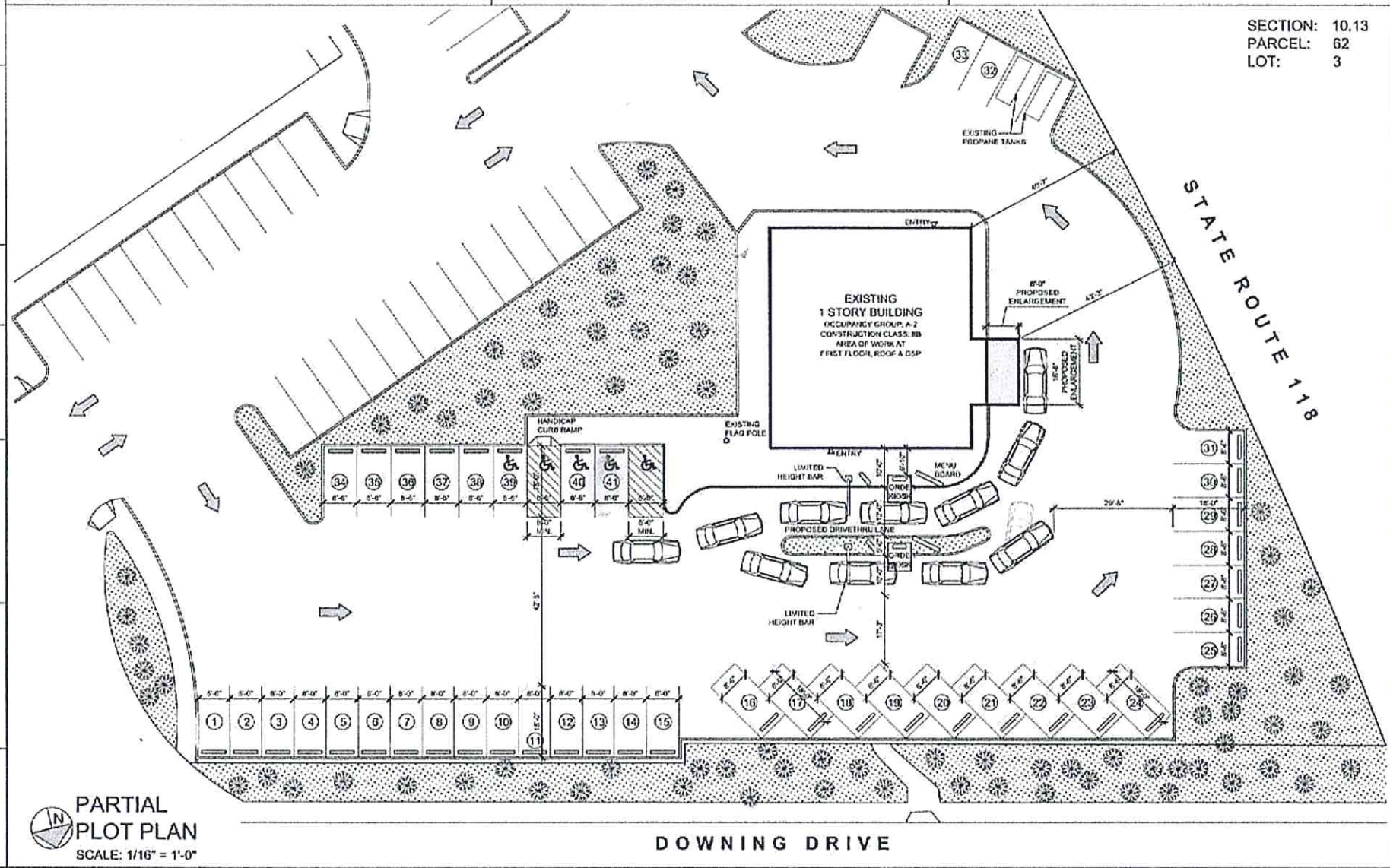
E-001.00 Electrical Symbol List, Abbreviations & General Notes 03-01-22
 E-002.00 Electrical Riser Diagram & Panel Schedules 03-01-22
 E-101.00 First Floor & Roof Electrical Power Plans 03-01-22
 E-102.00 First Floor Electrical Lighting Plan 03-01-22
 E-201.00 Electrical Specifications - 1 03-01-22
 E-202.00 Electrical Specifications - 2 03-01-22

KEY PLAN



PARTIAL PLOT PLAN

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



PLOT PLAN LEGEND:

- EXISTING PLANTING AREA TO REMAIN
- MINIMUM 8'-0\"/>

PARKING CALCULATIONS:

PROPOSED PARKING CALCULATIONS FOR BURGER KING RESTAURANT:

2,783.10 SF OR 71 SEATS WITH 10 EMPLOYEES:

DINING ROOM: 1 PARKING SPACE PER EVERY 3 SEATS
46 SEATS / 3 SEATS = 15.33 = 15 PARKING SPACES REQUIRED

STANDEE AREA: 1 PARKING SPACE PER EVERY STANDEE
12 STANDEES / 1 PARKING SPACE = 15 PARKING SPACES REQUIRED

1 SPACE PER 3 EMPLOYEES = 3 SPACES REQUIRED

TOTAL PARKING REQUIRED: 30 PARKING SPACES
TOTAL PARKING PROVIDED: 41 PARKING SPACES

ACCESSIBLE PARKING SPACES: 5% OF REQUIRED PARKING SPACES
TOTAL REQUIRED PARKING: 30 PARKING SPACES x 5% = 1.5 = 2
TOTAL PROPOSED HANDICAP ACCESSIBLE PARKING SPACES = 2, OKAY

NOTES:

1. ALL SIGNAGE AND DRIVE THRU ORDER STATION(S) TO BE 2020 IMAGE COMPLIANT. LANDSCAPING IS REQUIRED AT DRIVE THRU ORDER STATION(S) AND OTHER AREAS. REFER TO BKJ LANDSCAPE GUIDELINES
2. SITE COMPLIANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES IS REQUIRED, INCLUDING THE AMERICANS WITH DISABILITIES ACT.
3. TRASH ENCLOSURE COLOR TO MATCH BUILDING.
4. ALL EXTERIOR MENU BOARDS AND PREVIEW BOARDS ARE TO BE REPLACED WITH APPROVED DIGITAL MODELS.
5. RECOMMENDED TO RESURFACING AND RESTRIPE IN THE ENTIRE SITE.

SECTION: 10.13
 PARCEL: 62
 LOT: 3

ARCHITECTURE
 572 Hony Street - Brooklyn, New York 11231

| Rev | Date | Description | By |
|-----|------|-------------|----|
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Client:
 Albert D'Anna
 Quick Quality Restaurants Inc.
 2 Esplanade, Ste. 205A
 Edison, NJ 08818

DOB Approval Stamp:

Project Address:
 385 Downing Drive
 Yorktown Heights, NY 10598

Site:

Drawing Title:
 PROJECT INFORMATION
 LIST OF DRAWINGS &
 PLOT PLAN

DOB APPLICATION:

SECTION: 10.13 Job No.: 21084 Date: 03-01-22
 PARCEL: 62 Drawn By: MY Sheet
 LOT: 3 Date: 03-01-22

Drawing No.: T-001.00