

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 05-11-23

General:

G-001.00	Building Code Data	05-11-23
G-002.00	Notes - 1	05-11-23
G-003.00	Notes - 2	05-11-23
G-004.00	COMcheck Compliance Information	05-11-23
G-005.00	Details	05-11-23
G-006.00	Details & 'Storefront Details	05-11-23
G-007.00	Handicap Accessible Routes Details	05-11-23
G-008.00	Handicap Building Blocks Details	05-11-23
G-009.00	Handicap Unisex Toilet Room Details	05-11-23
G-010.00	Firestone Rubber Roofing Details	05-11-23

Demolition:

DM-001.00	First Floor Demolition Plan	05-11-23
DM-002.00	Roof Demolition Plan	05-11-23
DM-003.00	East & West Demolition Elevations	05-11-23
DM-004.00	North & South Demolition Elevations	05-11-23

Architectural:

A-001.00	First Floor Construction Plan	05-11-23
A-002.00	Roof Construction Plan	05-11-23
A-003.00	First Floor Reflected Ceiling Plan	05-11-23
A-004.00	First Floor Finishes Plan	05-11-23
A-005.00	First Floor Equipment Plan	05-11-23
A-006.00	Proposed East & West Elevations	05-11-23
A-007.00	Proposed North & South Elevations	05-11-23
A-008.00	Burger King Exterior Finish Schedule	05-11-23

Structural:

S-001.00	Foundation Plan	05-11-23
S-002.00	Roof Framing Plan	05-11-23

Mechanical:

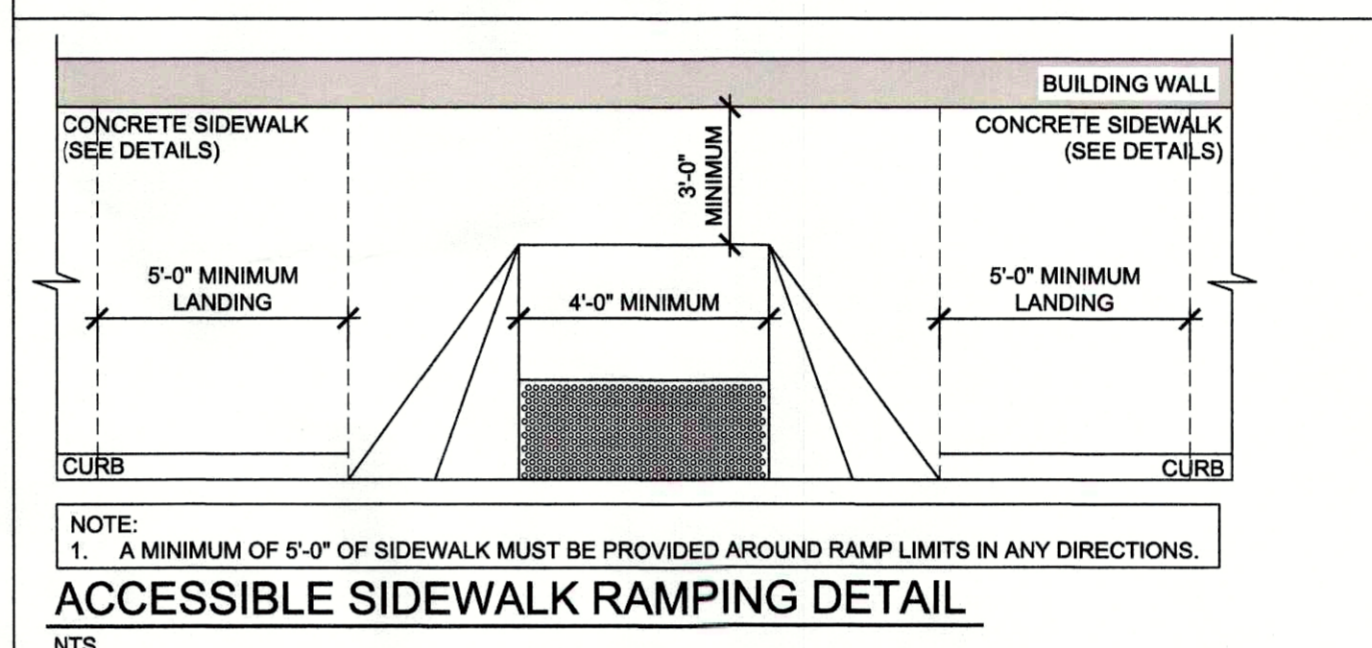
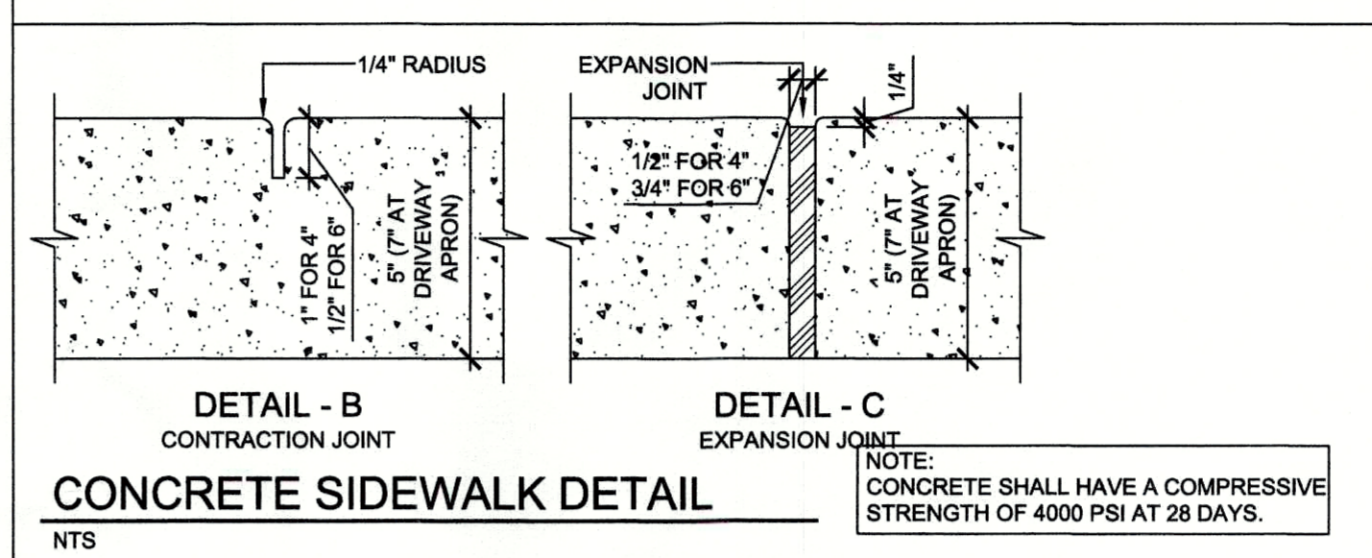
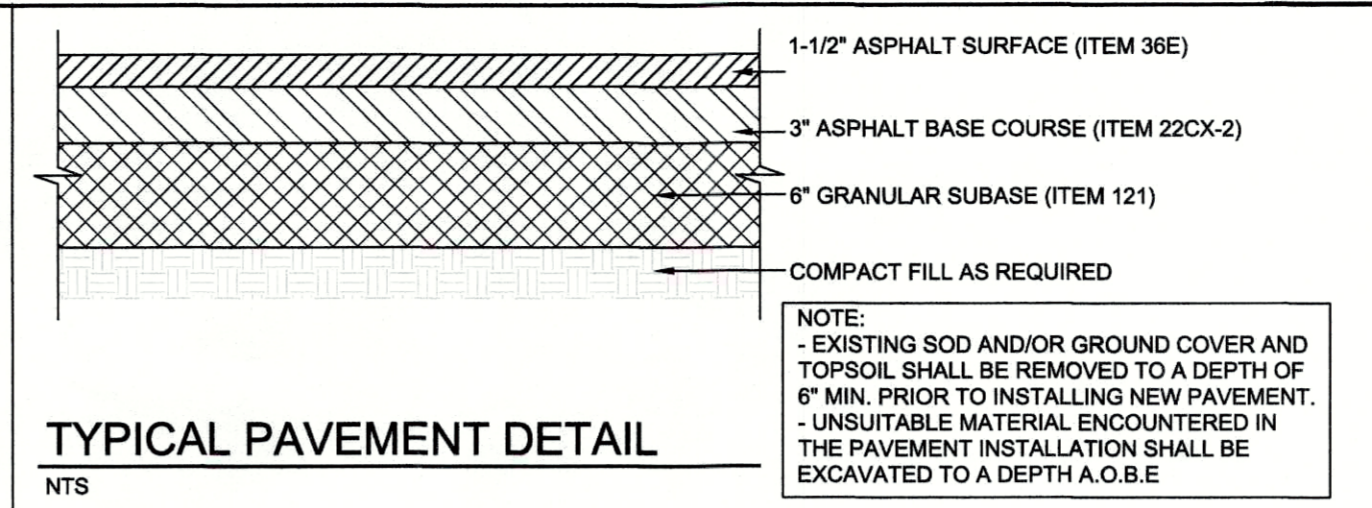
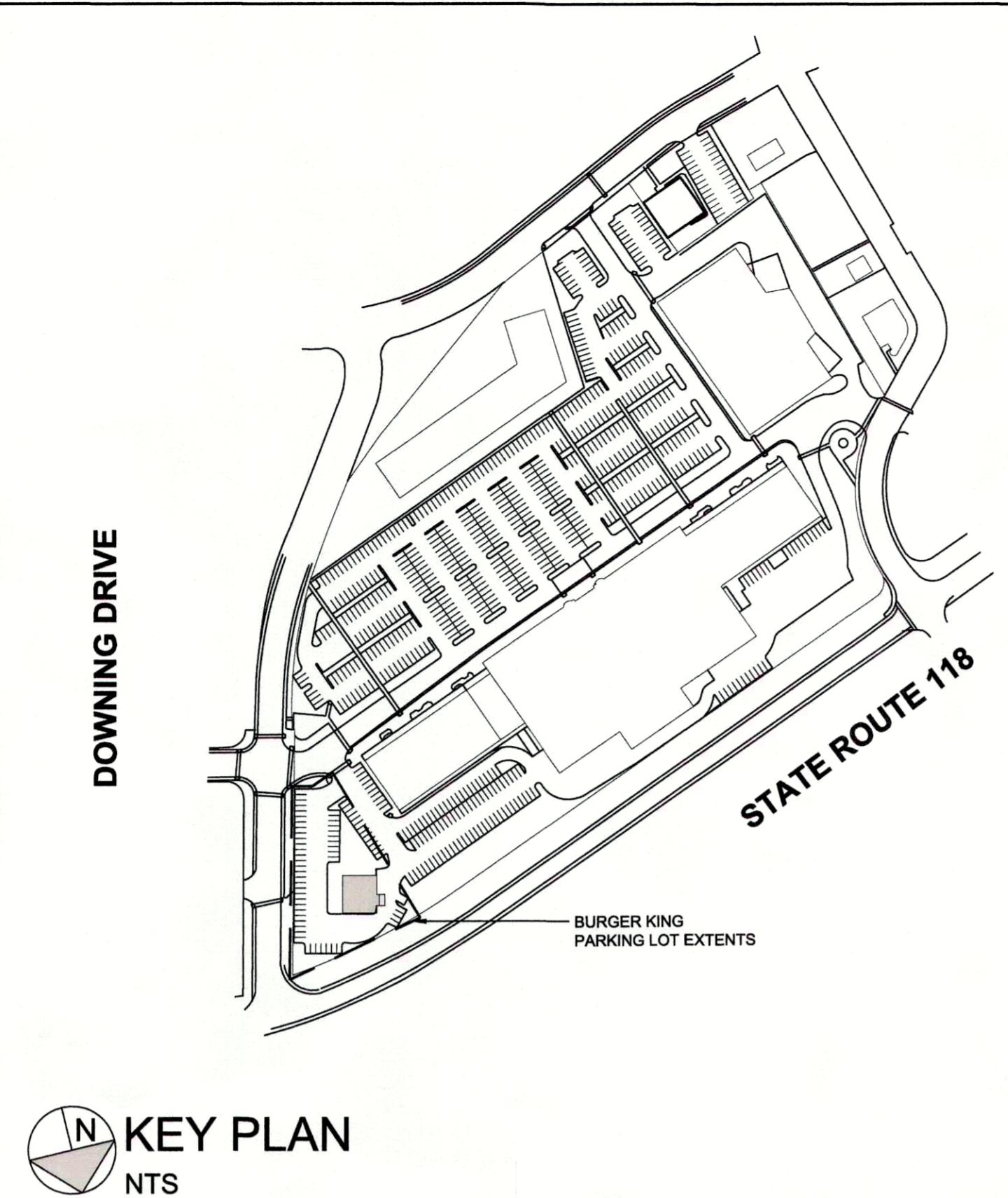
M-001.00	Mechanical Notes & Specifications	05-11-23
M-101.00	First Floor & Roof Mechanical Plans	05-11-23
M-201.00	Exhaust Systems Riser Diagram & Duct Installation Details	05-11-23
M-202.00	Equipment Schedule	05-11-23

Plumbing:

P-001.00	Plumbing Notes & Specifications	05-11-23
P-101.00	First Floor Domestic Water Plan	05-11-23
P-102.00	First Floor Sanitary Plan	05-11-23
P-103.00	First Floor & Roof Gas Installation Plans	05-11-23
P-201.00	Domestic & Filtered Water, Sanitary & Gas Riser Diagrams	05-11-23
P-202.00	Equipment Schedules	05-11-23
P-203.00	Firestopping & Gas Piping Details	05-11-23

Electrical:

E-001.00	Electrical Symbol List, Abbreviations & General Notes	05-11-23
E-002.00	Electrical Riser Diagram & Panel Schedules	05-11-23
E-101.00	First Floor & Roof Electrical Power Plans	05-11-23
E-102.00	First Floor Electrical Lighting Plan	05-11-23
E-201.00	Electrical Specifications - 1	05-11-23
E-202.00	Electrical Specifications - 2	05-11-23



PLOT PLAN LEGEND:

- EXISTING PLANTING AREA TO REMAIN
- MINIMUM 8'-0" HANDICAP AISLE
- PARKING SPACES

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 50 SF OF PATRON USE
955 SF / 50 = 19 PARKING SPACES REQUIRED

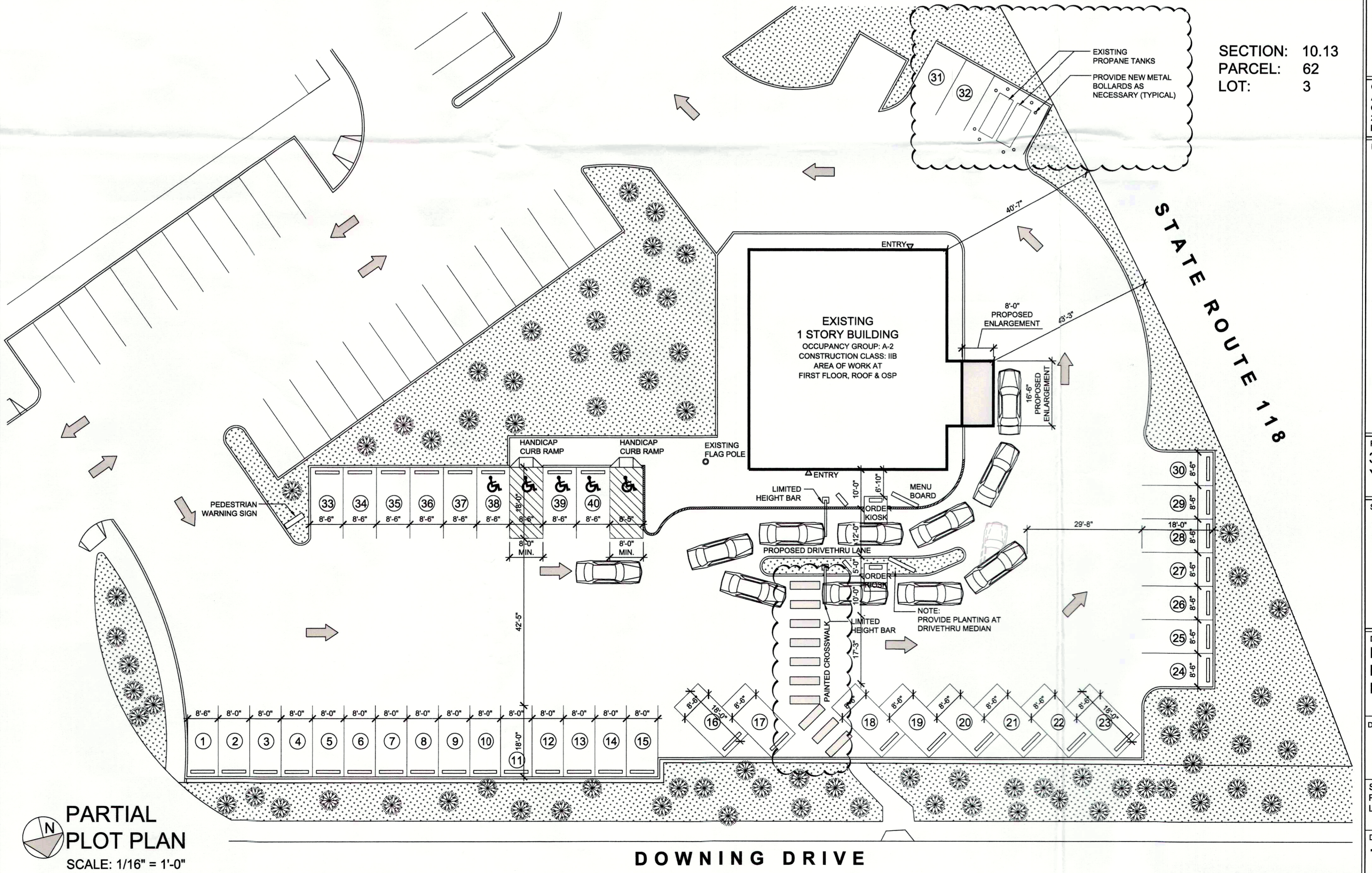
STANDEE AREA: 1 PARKING SPACE PER EVERY 50 SF OF PATRON USE
179 SF / 50 = 3.58 = 4 PARKING SPACES REQUIRED

KITCHEN AREAS: 1 SPACE PER 100 SF OF FOOD PREP AREA
1,293 SF / 100 = 12.93 = 13 SPACES REQUIRED

TOTAL PARKING REQUIRED: 36 PARKING SPACES
TOTAL PARKING PROVIDED: 40 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:**
- 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 BKC LANDSCAPE GUIDELINES.
 - SITE COMPLIANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES IS REQUIRED, INCLUDING THE AMERICANS WITH DISABILITIES ACT.
 - TRASH ENCLOSURE COLOR TO MATCH BUILDING.
 - ALL EXTERIOR MENU BOARDS AND PREVIEW BOARDS ARE TO BE REPLACED WITH APPROVED DIGITAL MODELS.
 - RECOMMENDED TO RESURFACING AND RESTRIPIING IN THE ENTIRE SITE.



Michael D. Just, R.A., A.I.A.
716.866.1237
mjust@njarch.com
www.justarchitecture.com

JUST ARCHITECTURE
572 Henry Street - Brooklyn, New York 11231

Rev #	Date	Description	By
11-22-22		AS PER DOB COMMENTS	MY
03-10-23		AS PER DOB COMMENTS	MY
04-25-23		AS PER DOB COMMENTS	MY
05-03-23		AS PER DOB COMMENTS	MY
05-11-23		AS PER DOB COMMENTS	MY

Note:
THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

New York Alteration Warning Statement:
IT IS A VIOLATION OF NEW YORK REGULATION 69.5(b) FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY WITHOUT AFFIXING TO THE ITEM HIS SEAL AND THE NOTIFICATION "ALTERED BY," FOLLOWED BY A SIGNATURE, DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

Copyright:
ALL IDEAS, DESIGNS, ARRANGEMENTS, DRAWINGS AND WRITTEN MATERIALS INDICATED OR REPRESENTED BY THIS DRAWING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK AND ARE OWNED BY AND PROPERTY OF M. JUST ARCHITECTURE, P.C. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE IN CONNECTION WITH THIS SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE DUPLICATED, USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF M. JUST ARCHITECTURE, P.C.

Client:
Albert Bijou
Quick Quality Restaurants Inc.
2 Ethel Road, Ste. 205A
Edison, NJ 08818

DOB Approval Stamps:

Project Address:
385 Downing Drive
Yorktown Heights, NY 10598

Seal:

Drawing Title:
PROJECT INFORMATION LIST OF DRAWINGS & PLOT PLAN

DOB APPLICATION:

SECTION: 10.13	Job No.: 21084	Date: 05-03-23
PARCEL: 62	Drawn By: MY	Sheet: 1 of 42
LOT: 3		

Drawing No.: T-001.00