

222-0035



DIMARCO

GROUP

April 15, 2022

Mr. Andy Suveges
Town of Penfield Building Department
3100 Atlantic Avenue
Penfield, New York 14526

Re: DiMarco BayTowne Associates LLC
BayTowne Plaza-1900 Empire Boulevard
THE MID-Conditional Use Permit
Letter of Intent

Dear Mr. Suveges:

DiMarco BayTowne Associates LLC, "Baytowne Plaza" is proposing to locate a prospective tenant, "The Mid" in BayTowne Plaza within the eastern portion of the redeveloped street of shops portion of the existing plaza. Baytowne is seeking a conditional use permit on behalf of The Mid to allow the operation of a public assembly venue, for private parties and events to be catered by licensed third party caterers (with no food preparation, on site) in a General Business District as required in §250-5.7(C)(1) of the Town of Penfield town code.

Enclosed you will find the following:

1. The completed Conditional Use Permit application form.
2. Seven (7) copies of this letter of intent.
3. Seven (7) copies of the completed Short Environmental Assessment Form (SEAF).
4. Seven (7) copies of a current survey of BayTowne Plaza as well as exhibits depicting the proposed location of The Mid within the existing plaza.
5. DiMarco BayTowne Associates LLC is the owner of the plaza and hereby consents to this request for conditional use.



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Rochester, New York 14623

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6. The application fee of \$100.00 advertising and \$10.00 sign fee totaling \$110.00 made payable to the Town of Penfield is included herewith.

Kindly accept the enclosed materials and place the Application for Conditional Use Permit on the MayZoning Board of Appeals agenda.

Please feel free to contact me with any questions of comments you may have and thank you in advance for your attention to this matter.

Sincerely,

The DiMarco Group

Paul M. Colucci

Paul M. Colucci
Vice President-Development and Construction

Enclosures

cc(w/enc): File
John DiMarco II, TDG
Paul Foti, VP CRE



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Mr. Andy Suveges
Town of Penfield Building Department
3100 Atlantic Avenue
Penfield, New York 14526

Re: Application for Conditional Use Permit
DiMarco BayTowne Associates on behalf of The Mid (tenant)
1900 Empire Boulevard, BayTowne Plaza

Dear Mr. Suveges:

As required in §250-5.7(C)(1) of the Town of Penfield town code; the applicant is seeking a conditional use permit to allow the operation of a private party and event venue in a General Business district. The Mid is designed for private parties such as weddings, showers, graduation parties, retirement parties, holiday parties and the like. The events are of the nature that security would not be required due to the types of celebrations and gatherings that are by invitation. The Mid will offer on premise consumption of food, prepared off-premise by licensed third party caterers. No on site, preparation of food is proposed. No gas fired equipment or combustion is proposed- the kitchen will be limited to a caterer's kitchen, which will include warming ovens. Alcoholic Beverages may be served, however The Mid itself is a rented venue, and, beverages will be sold or provided by third party licensed caterers. Live music may be a part of some event planning which may include bands or DJs similar to those seen in other party venues or country club events. All ordinances will be enforced by management of Baytowne for any entertainment present for private events; we offer the following facts for consideration by the Zoning Board of Appeals for the requested action:

- 1. The request is in harmony with the general purpose and intent of the zoning ordinance and zoning district in which it is proposed:***

Whereas the purpose of the General Business district is to allow for a broad range of general commercial services, the proposed "The Mid" is in harmony with similar uses



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located along the Empire Boulevard corridor. The proposed establishment is to be located within BayTowne Plaza, a commercial retail plaza, which is currently served by access to Empire Boulevard via two signalized entrances as well as access to Creek Street via a commercial driveway.

2. *The request is not detrimental to adjacent properties because of its:*

- a. **Means of ingress and egress-** The proposed event venue will be located in the existing BayTowne Plaza which is served by two existing commercial driveways at Empire Boulevard (signalized) and Creek Street (un-signalized).
- b. **Adequacy of the parking facilities-** BayTowne Plaza is an existing retail plaza served by adequate parking facilities at a ratio of 5.0/1000 sf. The events are anticipated to be mostly on weekend evenings during which time retail parking demand will be less; further, in the south parking lot area between Starbucks and Burlington Coat Factory, there is consistently 100+ vacant parking spaces even during peak retail hours.
- c. **Potential impact to both present and future uses-** The proposed establishment is occupying a portion of the street of shops constructed to support this type of activity within BayTowne Plaza. This 8,000 square foot space has been vacant since the renovation and uses of this nature were contemplated in the overall coordinated review of the project.
- d. **Compatibility with the general area in which it is to be located-** The proposed The Mid has been shown in plan view. As proposed, the establishment will be fully contained within the limits of a demised tenant space totaling approximately 8,000 square feet. The facility is located in such a manner as to allow for safe travel on the internal circulation drives within BayTowne Plaza.
- e. **Type and amount of signage-** Tenant signage will conform to the town of Penfield signage ordinance and will be applied for separately.
- f. **Potential noise level-** There will be no noise produced by the proposed establishment which will exceed existing ambient noise levels.
- g. **Clear site distance-** The existing internal circulation drives within BayTowne Plaza will be unaffected by this application.
- h. **Existing or proposed buffering-** The proposed establishment will be located in the existing BayTowne Plaza. As part of the expansion of BayTowne Plaza a



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- i. berm of varying height has been constructed in conformance with the site plan resolution dated June 12, 2014.
- j. **Proposed generation of noxious odors-** The operation of a caterers “warming & staging” kitchen will include only electric equipment and no on-site food preparation is proposed. There are no anticipated impacts associated with odors which would require an exhaust hood or other mitigation measures.
- k. **Exterior lighting-** The existing site lighting within the plaza parking field and ring roads will remain unaffected by the proposed use.
- l. **Proposed hours of operation-** The hours of operation within a General Business district are permitted to be 24 hours. The proposed establishment will **not** operate 24 hours and will comply with all applicable codes. The anticipated hours of operation for a “typical week” are 3-4 days (1 weekday, and likely Friday, Saturday and Sunday). Anticipated day events (i.e. wedding shower on a Sunday) would be 10 am to 2 pm. Anticipated evening events (i.e. Wedding or Holiday Party) Friday and Saturday 4 pm to 11:30 pm. with some events possibly, but not frequent) until 1 am.

3. The request is not detrimental to the health, safety or general welfare of persons residing or working in the neighborhood or such proposed use or detrimental or injurious to the property and improvements in the neighborhood, or to the general welfare of the town.

The proposed use shall be developed in a manner such that no hazard of any kind is created to the general public or neighboring properties.

Please feel free to contact me at (585) 272-7760 with any questions of comments you may have.

Thank you for your consideration to this matter.

Sincerely,

The DiMarco Group

Paul M. Colucci

Paul M. Colucci
Vice President-Development and Construction

Enclosures

Xc (w/enc): File
John DiMarco II, TDG
Paul Foti, VP CRE



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THE MID

1900 EMPIRE BOULEVARD
WEBSTER, NY 14580

PENFIELD, NY

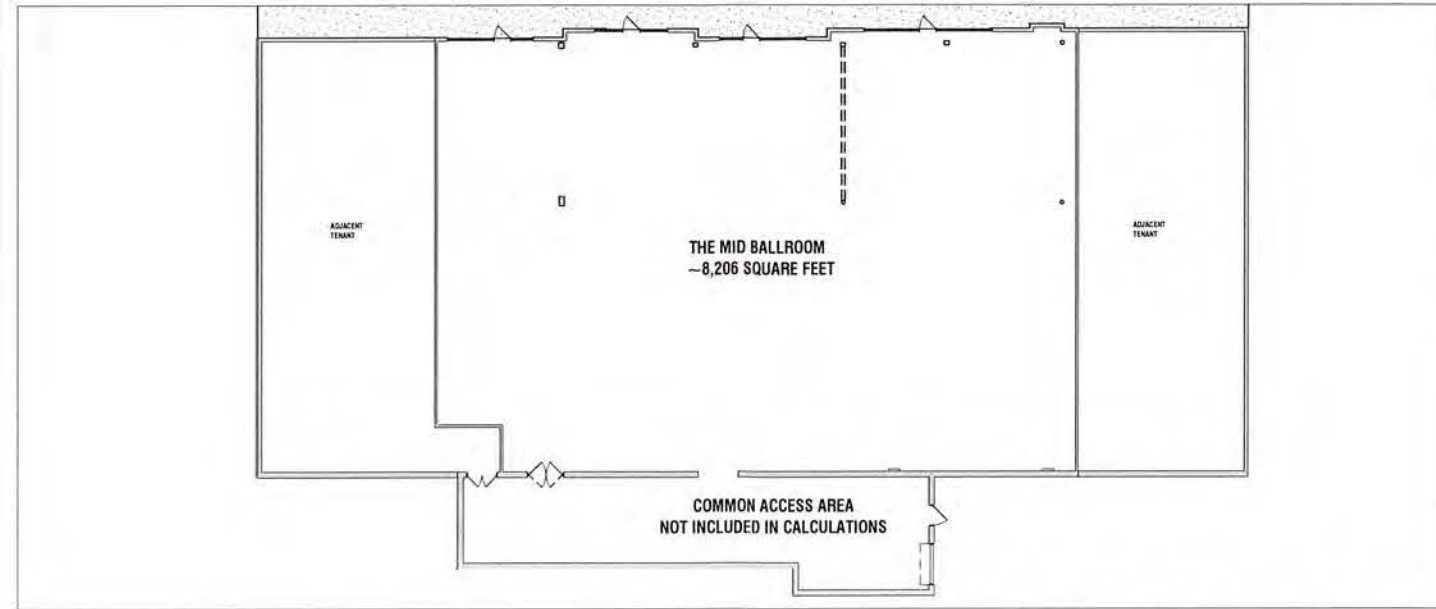
PROJECT TEAM

OWNER
DIMARCO GROUP
1950 Brighton Henrietta Town Line
Road
Rochester, New York 14623

Ph: 585.272.7700
Fax: 585.272.0720

ARCHITECT OF RECORD
DesignworX Architects
250 Main Street, Suite 131
Rochester, NY 14604
CONTACT: GARY McCAMY
PRESIDENT
Ph: 585-643-7200
Email: garym@dxpa.com
Ext: 101

MUNICIPALITY:
PENFIELD BUILDING DEPARTMENT
3100 ATLANTIC AVE
PENFIELD, NY 14526
CONTACTS: 585-340-8634



LOCATION MAP



PROJECT SITE
1900 EMPIRE BOULEVARD
WEBSTER, NY 14580

LEVEL OF DEVELOPMENT - EXISTING

GENERAL SCOPE

THE PROJECT CONSISTS PROVIDING THE TENANT IMPROVEMENTS TO UPGRADE THE EXISTING WARM SHELL TO AN ACTIVE ASSEMBLY OCCUPANCY.

DRAWING INDEX

DRAWING LIST - ARCHITECTURAL

Sheet Number	Sheet Title
G100	COVER SHEET
A004	LIFE SAFETY
A100	DEMOLITION PLAN
A101	CONSTRUCTION PLAN
A102	ENLARGED PLAN

COVER SHEET INFORMATION

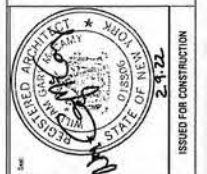
CODE: 2020 BUILDING CODE OF NYS - ADOPTS 2018 IBC WITH AMENDMENTS

CODE SECTION REFERENCE	DESCRIPTION	EXISTING MERCANTILE CENTER / MIXED USE PROPERTY
CHAPTER 3	OCCUPANCY CLASSIFICATION & USE	
SECTION 303.3	ASSEMBLY GROUP A-2	BANQUET HALL
CHAPTER 5	GENERAL BUILDING HEIGHTS & AREAS	EXISTING TO REMAIN
SECTION 507.9	UNLIMITED AREA BUILDINGS	SPRINKLERED - ONE STORY BUILDINGS / AREA NOT LIMITED
CHAPTER 6	TYPES OF CONSTRUCTION	
SECTION 604 (EBC)	EXISTING BUILDING ALTERATIONS	ALTERATION - LEVEL 3
SECTION 602.2	BUILDING CONSTRUCTION TYPE	II-B
CHAPTER 9	FIRE PROTECTION & LIFE SAFETY	SPRINKLER, SMOKE, & FIRE ALARM SYSTEM
SECTION 903	AUTOMATIC SPRINKLER SYSTEM - ASSEMBLY GROUP A-2	NEEDED / SPRINKLER SYSTEM PROVIDED
CHAPTER 10	MEANS OF EGRESS	
SECTION 1004	OCCUPANT LOAD	CALCULATIONS
TABLE 1004.5	SITTING AREA / CONCENTRATED	SF 2,555/7 NET = 365
	REMOVABLE DANCE FLOOR / UNCONCENTRATED	64 SF/5 NET = 12.8
	CATERING KITCHEN / STOCK	591 SF/200 GROSS = 2.9
	TOTAL OCCUPANT LOAD	380 OCCUPANTS
SECTION 1005	MEANS OF EGRESS SIZING	MEANS OF EGRESS SIZING 100.5.3.2- 0.2 IN PYP = 411X0.2 = 82.2"
SECTION 1006	NUMBER OF EXITS & EXIT ACCESS DOORWAYS	NUMBER OF EXITS 1006.2.1- 2 EXITS REQUIRED
	TOTAL EGRESS PROVIDED	DESIGN = 6 EXITS 198"

PRIMARY APPLICABLE CODES PENFIELD, NEW YORK

BUILDING CODE	2020 Building Code of New York State: adopts the IBC 2018 with amendments
EXISTING BUILDING CODE (EBC)	2020 Existing Building Code of New York: 2018 EBC AS ADOPTED BY THE STATE OF NEW YORK WITH AMENDMENTS
ACCESSIBILITY	Accessible and Usable Buildings and Facilities 2009 of New York State: adopts the A117.1, 2009 without amendments
MECHANICAL CODE	2020 Mechanical Code of NYS: adopts the IMC 2018 with amendments
ELECTRICAL CODE	National Electrical Code 2017 of New York State: adopts the NFPA 70, 2017 without amendments
PLUMBING CODE	2020 Plumbing Code of NYS: adopts the IPC 2018 with amendments
FIRE PROTECTION	2020 FIRE CODE OF NYS, ADOPTS THE IFC 2018 WITH AMENDMENTS

*ADDITIONAL CODES APPLY



DATE	PROJECT APPROVED	AS NOTED	REVISIONS
3/31/2022	WDM		
	HW/CW		
	21022.01		
	G100		

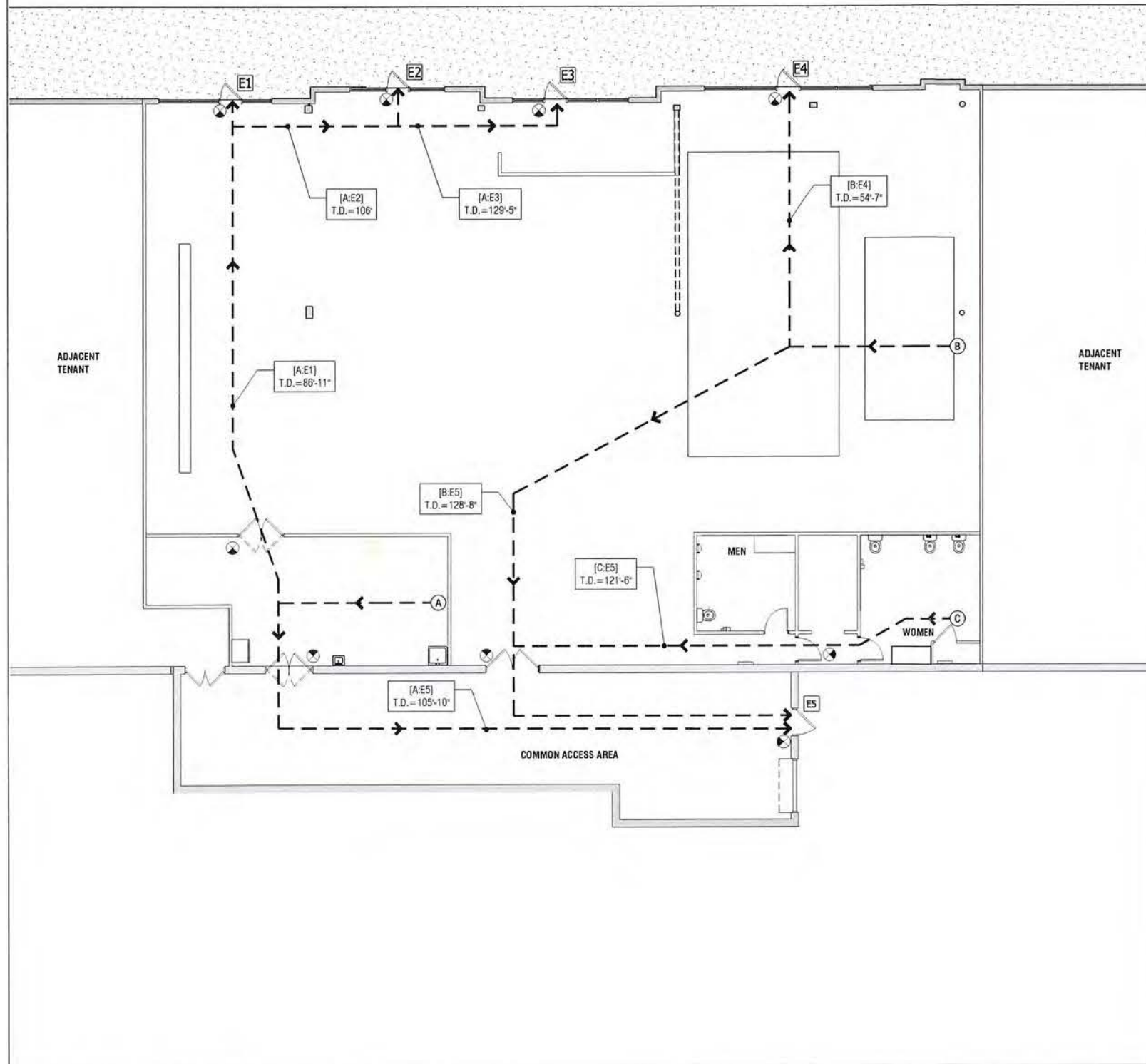
ISSUED FOR CONSTRUCTION



COVER SHEET
THE MID
1900 EMPIRE BLVD.
WEBSTER, NY 14580

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 By _____



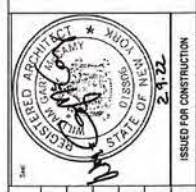
LIFE SAFETY PLAN LEGEND	
SYMBOL DESCRIPTION	
→	TRAVEL DISTANCE
⊙	EXIT SIGN
—	EMERGENCY LIGHT, SEE ELECTRICAL

NOTES:
 FIRE EXTINGUISHERS SHALL BE LOCATED SO THAT THE MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER IS NOT MORE THAN 75 FEET. FINAL LOCATION TO BE COORDINATED W/ FIRE MARSHAL.

1 FIRST FLOOR PLAN - LIFE SAFETY
 1/8" = 1'-0"

Architect: **Designworx** ARCHITECTS
 200 Main Street, Suite 137 / Rochester, NY 14604 / 585.643.7200 / www.dwgic.com

LIFE SAFETY
THE MID
 1900 EMPIRE BLVD.
 WEBSTER, NY 14580

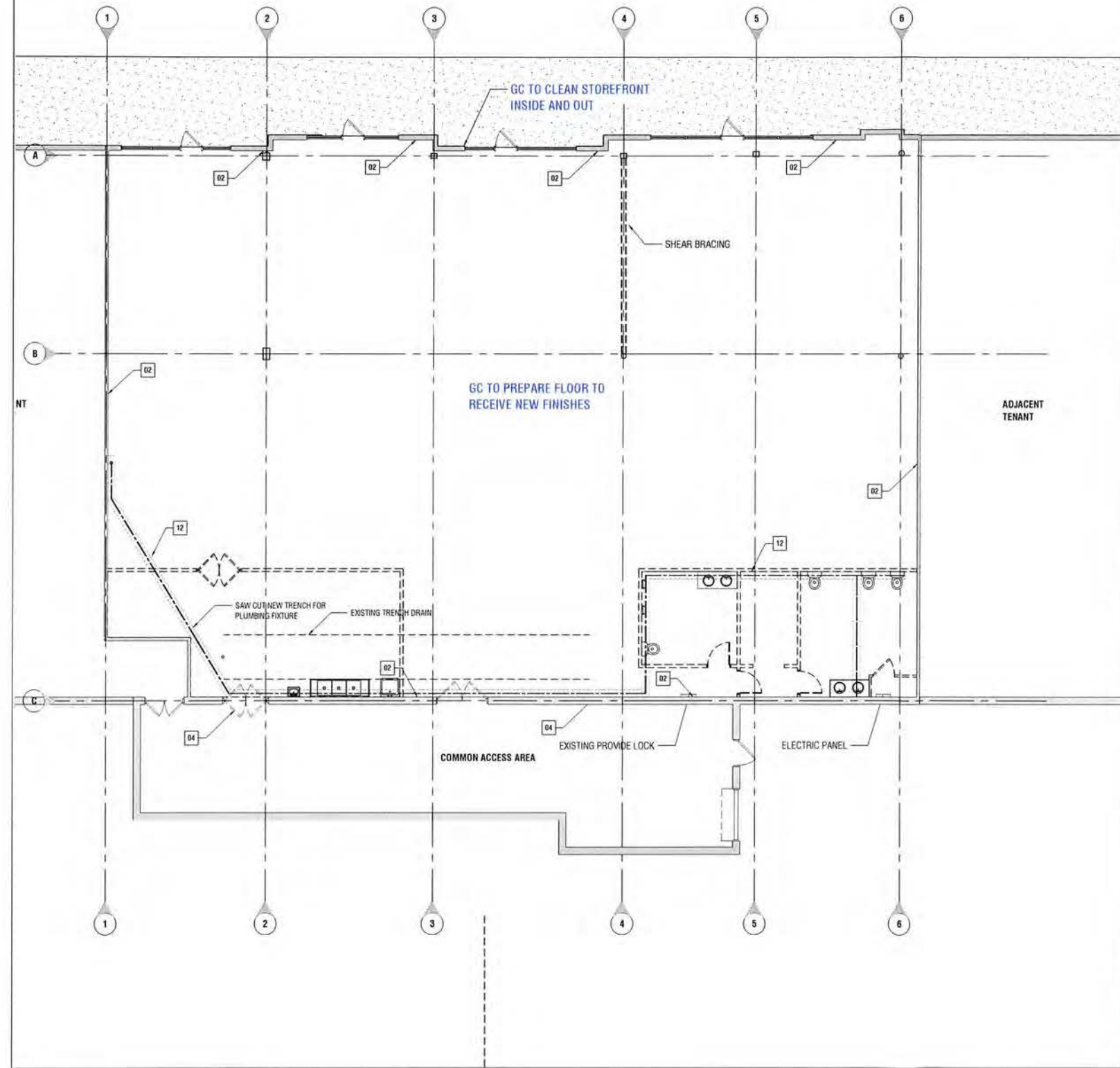


Date: 3/31/2022	Project Manager: WGM	AS NOTED	Revision: 01
Drawn By: HW/OW	Checked By: WGM	Revised Date:	Description:
Project #: 21022.01	Sheet #: A004	AS NOTED	AS NOTED
Issue:	Issue:	Issue:	Issue:

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1 DEMOLITION PLAN
 1/8" = 1'-0"

- GENERAL NOTES: DEMOLITION**
- | No. | DESCRIPTION |
|-----|---|
| 1 | CONTRACTOR SHALL BECOME FAMILIAR AND COMPLY WITH ALL APPLICABLE PROVISIONS WITHIN NEW YORK STATE BUILDING CODE CHAPTER 33 SAFEGUARDS DURING CONSTRUCTION |
| 2 | CONTRACTOR IS FULLY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCING, PHASING, AND SAFETY PROGRAMS |
| 3 | CONTRACTOR SHALL COORDINATE LOCATION OF DUMPSTER(S) AND CONSTRUCTION TRAILERS (IF ANY) WITH OWNER PRIOR TO STARTING WORK |
| 4 | CONTRACTOR SHALL KEEP THE PREMISES BROOM SWEEP AT ALL TIMES DURING AND AFTER DEMOLITION ACTIVITIES |
| 5 | CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF [NYFCR 241] STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS |
| 6 | CONTRACTOR SHALL COMPLY WITH CHAPTER [BCNYS: 3303.7 FIRE SAFETY DURING DEMOLITION], FIRE SAFETY DURING DEMOLITION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS THE FIRE CODE OF NEW YORK STATE |
| 7 | CONTRACTOR SHALL COMPLY WITH [BCNYS: 3310 MEANS OF EGRESS], A HORIZONTAL EXIT SHALL NOT BE DESTROYED UNLESS AND UNTIL A SUBSTITUTE MEANS OF EGRESS HAS BEEN PROVIDED AND APPROVED |
| 8 | CONTRACTOR SHALL COMPLY WITH [BCNYS: 3303.5 WATER ACCUMULATION], PROVISION SHALL BE MADE TO PREVENT THE ACCUMULATION OF WATER OR DAMAGE TO ANY FOUNDATIONS ON THE PREMISES OR THE ADJOINING PROPERTY |
| 9 | CONTRACTOR SHALL COMPLY WITH [BCNYS: 3308.2 UTILITY FIXTURES], BUILDING MATERIALS, FENCES, SHEDS OR ANY OBSTRUCTION OF ANY KIND SHALL NOT BE PLACED SO AS TO OBSTRUCT FREE APPROACH TO ANY FIRE HYDRANT, FIRE DEPARTMENT CONNECTION, UTILITY POLE, MANHOLE, FIRE ALARM BOX OR CATCH BASIN, OR SO AS TO INTERFERE WITH THE PASSAGE OF WATER IN THE GUTTER. PROTECTION AGAINST DAMAGE SHALL BE PROVIDED TO SUCH UTILITY FIXTURES DURING THE PROGRESS OF THE WORK, BUT SIGHT OF THEM SHALL NOT BE OBSTRUCTED |
| 10 | CONTRACTOR SHALL COMPLY WITH [BCNYS: 3309.1 WHERE REQUIRED] STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NO FEWER THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 906 AND SIZED FOR NOT LESS THAN ORDINARY HAZARD AS FOLLOWS:
10.1. AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
10.2. IN EVERY STORAGE AND CONSTRUCTION SHED.
10.3. ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST, SUCH AS THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS. |
| 11 | CONTRACTOR SHALL COMPLY WITH [BCNYS: 3309.2 FIRE HAZARDS], THE PROVISIONS OF THIS CODE AND THE FIRE CODE OF NEW YORK SHALL BE STRICTLY OBSERVED TO SAFEGUARD AGAINST ALL FIRE HAZARDS ATTENDANT UPON CONSTRUCTION OPERATIONS |
| 12 | THE GENERAL CONTRACTOR SHALL SCAN THE AREA WITH UTILITY LOCATOR, PRIOR TO ANY SAW CUTS |
| 13 | PRIOR TO DEMOLITION THE G.C. SHALL LOCATE AND MARK ALL EXISTING UTILITIES WITHIN THE WALLS AND FLOOR SLAB |
| 14 | THE G.C. IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS AND COORDINATION OF ALL DEMOLITION WORK WITH NEW WORK. THE G.C. SHALL CONTACT THE ARCHITECT IF THERE ARE ANY DISCREPANCIES. |
| 15 | ALL CONSTRUCTION ACTIVITIES SHALL BE SEPARATED FROM THE OCCUPIED SITE BY AT LEAST ONE SECURE BARRIER |
| 16 | THE G.C. IS RESPONSIBLE FOR MAINTAINING ALL MEANS OF EGRESS AND EMERGENCY EXITS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES |
| 17 | THE G.C. IS RESPONSIBLE FOR REMOVING ALL DEMO DEBRIS FROM THE REMODEL SPACE EACH DAY AND STORED IN DUMPSTERS UNTIL THE DUMPSTER IS FULL AND HAULED OFF-SITE |
| 18 | THE G.C. WILL BE RESPONSIBLE FOR DAILY CLEANUP ACTIVITIES |
| 19 | FOR ADDITIONAL DEMOLITION, REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS |

- KEYNOTES: DEMOLITION PLAN**
- | SYMBOL | DESCRIPTION |
|--------|---|
| 01 | CLEAN UNDER SIDE OF DECK, AND PREP FOR NEW PAINT IN AREAS TO REMAIN EXPOSED. REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL WORK. |
| 02 | SAND, PATCH AND PREP EXISTING GYPSUM PLASTER WALLS TO REMAIN FOR NEW PAINT FINISH. RESTORE EXISTING WALLS TO LEVEL 4 IN PREPARATION FOR NEW PAINT. INTERIOR MECHANICAL ROOMS TO BE LEVEL 2 FINISH. |
| 03 | DEMOLISH ALL EXISTING WALLS, DOORS, INTERIOR WINDOWS, AND FINISHES IN COORDINATION WITH NEW WORK. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL WORK. |
| 04 | REMOVE EXISTING DOOR(S) & FRAME(S), AND PROVIDE SELECTIVE DEMOLITION OF THE WALL TO THE EXTENT NECESSARY IN PREPARATION FOR NEW WORK. COORDINATE REMOVAL W/ OWNER. |
| 05 | REMOVE PLUMBING FIXTURE(S) & ACCESSORIES. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION. |
| 06 | EXISTING WALL, PARTITION & ELECTRICAL PANELS, IF ANY, TO REMAIN. |
| 07 | EXISTING DOOR TO REMAIN. CONTRACTOR TO PROTECT DURING DEMOLITION & CONSTRUCTION ACTIVITIES. |
| 08 | REMOVE TRENCH ACCESSORIES INCLUDING ANY FRAMING NEED TO ACHIEVE A FLUSH & LEVEL CONCRETE PATCH. |
| 09 | REMOVE MEZZANINE IN ITS ENTIRETY TO INCLUDE, COLUMNS, JOISTS & BEAMS, FLOOR DECK AND FINISH, LIGHTING/ELECTRICAL, ETC. REMOVE STAIRS & ACCESSORIES. PATCH REPAIR FLOORS & WALL TO REMAIN AS NECESSARY FOR NEW WORK. |
| 10 | EXISTING PLUMBING CLEANOUT, COORDINATE WITH PLUMBING DWGS. |
| 11 | CREATE NEW EXTERIOR MASONRY OPENING AT NEW STOREFRONT LOCATION. PREP SLAB, JAMBS, & HEAD FOR NEW WORK. BRACE AS NEEDED FOR TEMPORARY AND NEW WORK. |
| 12 | SAW CUT SLAB FOR PLACEMENT OF NEW SS LINES, COORDINATE CUT W/ PLUMBING DRAWINGS. |
| 13 | REMOVE STRUCTURE IN ITS ENTIRETY. SLAB TO REMAIN. |
| 14 | CUT OPENING IN ROOF DECK FOR NEW RTU. COORDINATE W/ STRUCTURAL & MECHANICAL DRAWINGS. |

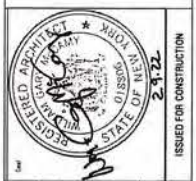
LEGEND

ITEM	DESCRIPTION
	EXISTING WALL TO REMAIN
	EXISTING DOOR TO REMAIN
	WALL TO BE REMOVED
	DOOR TO BE REMOVED
	AREA NOT IN SCOPE OF PROJECT

DIMARCO GROUP

Designworx ARCHITECTS

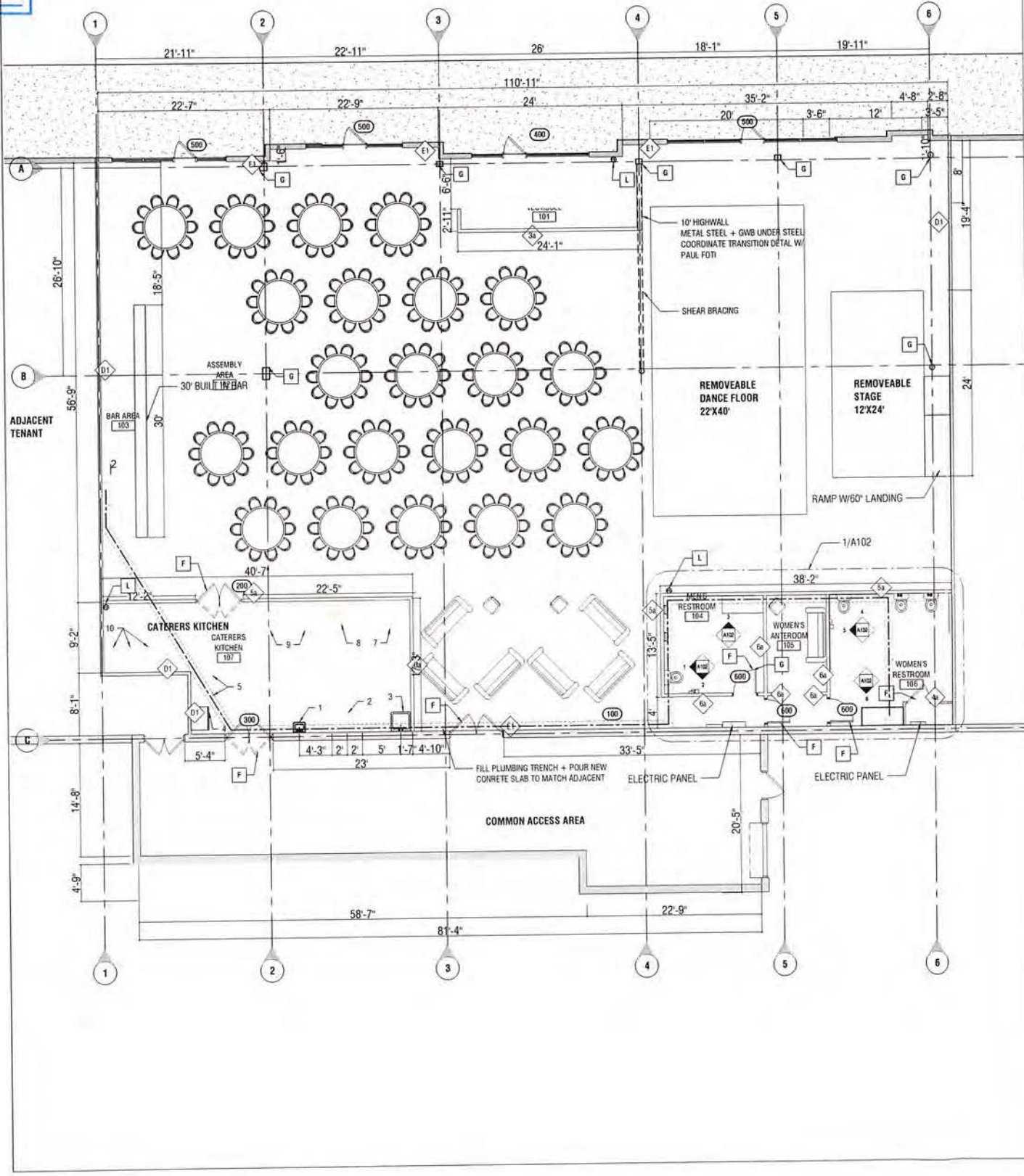
DEMOLITION PLAN
THE MID
 1900 EMPIRE BLVD.
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Date	3/31/2022
Drawn By	WJCM
Checked By	WJCM
Project #	21022.01
Sheet #	A100
Scale	AS NOTED
Issue	1
Revision	
Quantity	
Area	
Volume	
Weight	
Perimeter	
Notes	

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1 FIRST FLOOR PLAN - CONSTRUCTION PLAN
 1/8" = 1'-0"

WALL TYPES	FINISH SCHEDULE
3a PARTITION WALL @ 20 GAUGE METAL STUDS @ 16" OC WITH ONE LAYER 1/2" GIB BOARD TO UNDERSIDE OF STRUCTURE ABOVE BRACE WALL TO STRUCTURE @ 0'-0" ABOVE CEILING	101 1/2" GIB BOARD CONCRETE READY FOR FINISH FLOOR FINISH
4a PARTITION WALL @ 20 GAUGE METAL STUDS @ 16" OC WITH ONE LAYER 1/2" GIB BOARD TO UNDERSIDE OF STRUCTURE ABOVE BRACE WALL TO STRUCTURE @ 0'-0" ABOVE CEILING	102 ASSEMBLY AREA CONCRETE READY FOR FINISH FLOOR FINISH
4b PARTITION WALL @ 20 GAUGE METAL STUDS @ 16" OC WITH ONE LAYER 1/2" GIB BOARD TO UNDERSIDE OF STRUCTURE ABOVE BRACE WALL TO STRUCTURE @ 0'-0" ABOVE CEILING	103 BAR AREA CONCRETE READY FOR FINISH FLOOR FINISH
5a PARTITION WALL @ 20 GAUGE METAL STUDS @ 16" OC WITH ONE LAYER 1/2" GIB BOARD TO UNDERSIDE OF STRUCTURE ABOVE BRACE WALL TO STRUCTURE @ 0'-0" ABOVE CEILING	104 ANTEROOM SHEET PILING
5b PARTITION WALL @ 20 GAUGE METAL STUDS @ 16" OC WITH ONE LAYER 1/2" GIB BOARD TO UNDERSIDE OF STRUCTURE ABOVE BRACE WALL TO STRUCTURE @ 0'-0" ABOVE CEILING	107 CATERERS KITCHEN CONCRETE READY FOR FINISH FLOOR FINISH
6a PARTITION WALL @ 20 GAUGE METAL STUDS @ 16" OC WITH ONE LAYER 1/2" GIB BOARD TO UNDERSIDE OF STRUCTURE ABOVE BRACE WALL TO STRUCTURE @ 0'-0" ABOVE CEILING	101 1/2" GIB BOARD CONCRETE READY FOR FINISH FLOOR FINISH
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FINISHES	DOOR SCHEDULE	GENERAL NOTES
101 1/2" GIB BOARD CONCRETE READY FOR FINISH FLOOR FINISH	DOOR SCHEDULE TABLE	GENERAL NOTES LIST
102 ASSEMBLY AREA CONCRETE READY FOR FINISH FLOOR FINISH	DOOR SCHEDULE TABLE	GENERAL NOTES LIST
103 BAR AREA CONCRETE READY FOR FINISH FLOOR FINISH	DOOR SCHEDULE TABLE	GENERAL NOTES LIST
104 ANTEROOM SHEET PILING	DOOR SCHEDULE TABLE	GENERAL NOTES LIST
107 CATERERS KITCHEN CONCRETE READY FOR FINISH FLOOR FINISH	DOOR SCHEDULE TABLE	GENERAL NOTES LIST

DOOR SCHEDULE	GENERAL HARDWARE NOTES
DOOR SCHEDULE TABLE	GENERAL HARDWARE NOTES LIST
DOOR SCHEDULE TABLE	GENERAL HARDWARE NOTES LIST
DOOR SCHEDULE TABLE	GENERAL HARDWARE NOTES LIST
DOOR SCHEDULE TABLE	GENERAL HARDWARE NOTES LIST
DOOR SCHEDULE TABLE	GENERAL HARDWARE NOTES LIST

KEYNOTES - CONSTRUCTION PLAN
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KEYNOTE LIST
KEYNOTE LIST
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KEYNOTE LIST

GENERAL NOTES: CONSTRUCTION PLAN
GENERAL NOTES LIST
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EQUIPMENT SCHEDULE
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DIMARCO GROUP

DesignworX ARCHITECTS

CONSTRUCTION PLAN

THE MID
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 WEBSTER, NY 14580

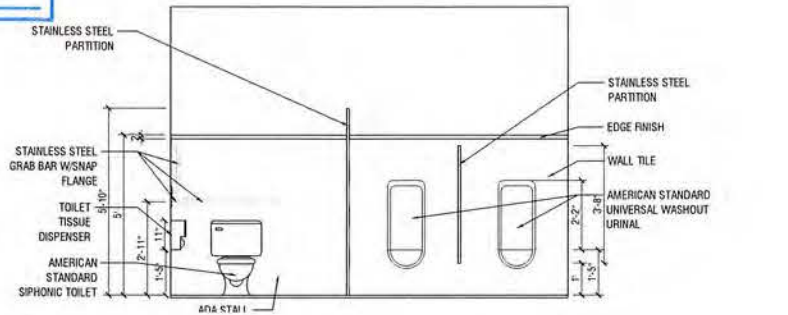
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A101

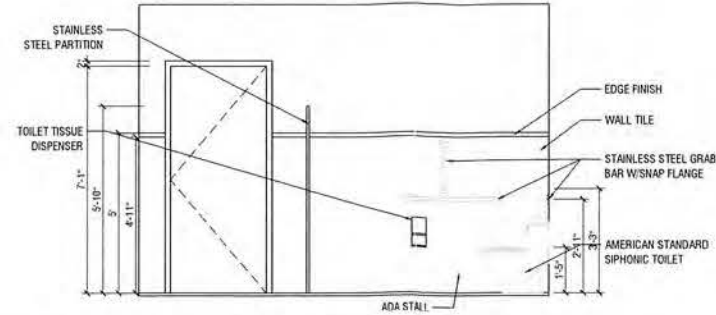
ISSUED FOR CONSTRUCTION

2022

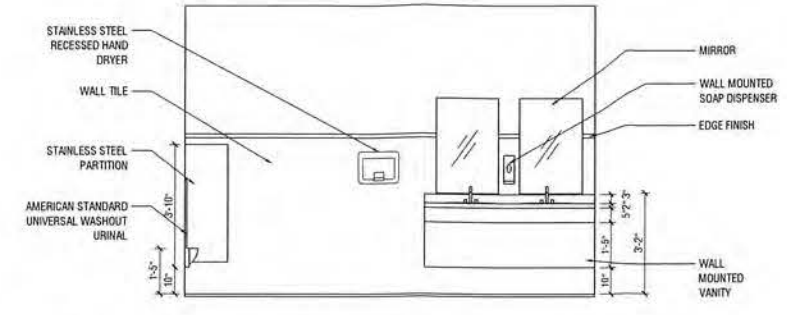
SCANNED 222-0035



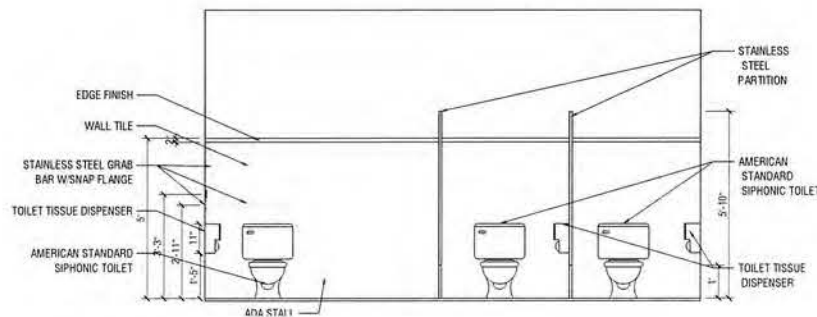
1 INTERIOR ELEVATION - MEN'S RESTROOM
3/8" = 1'-0"



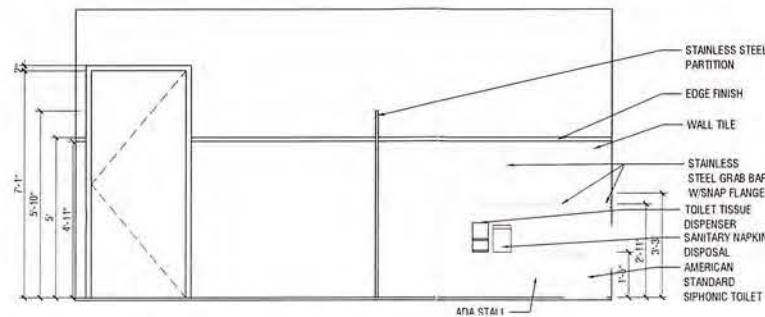
2 INTERIOR ELEVATION - MEN'S RESTROOM
3/8" = 1'-0"



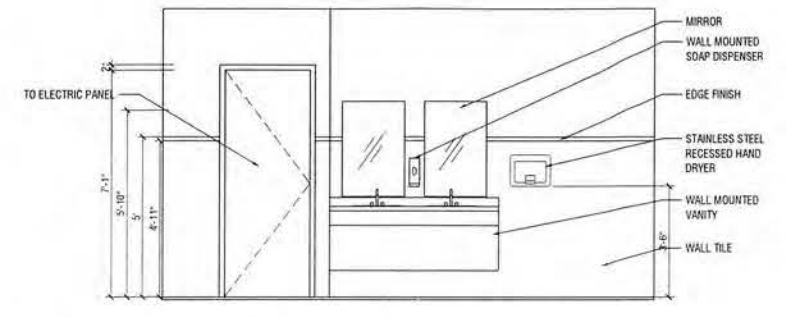
3 INTERIOR ELEVATION - MEN'S RESTROOM
3/8" = 1'-0"



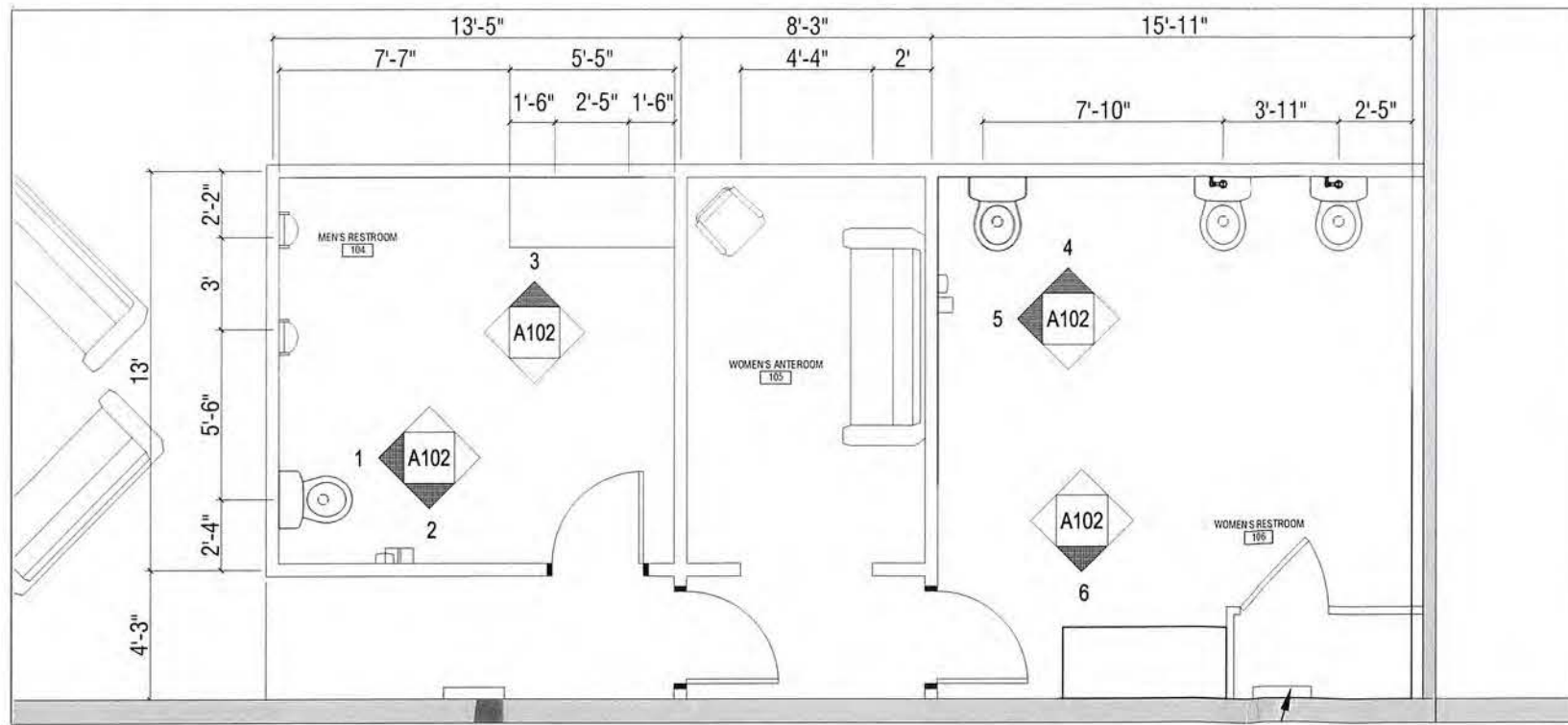
4 INTERIOR ELEVATION - WOMEN'S RESTROOM
3/8" = 1'-0"



5 INTERIOR ELEVATION - WOMEN'S RESTROOM
3/8" = 1'-0"



6 INTERIOR ELEVATION - WOMEN'S RESTROOM
3/8" = 1'-0"



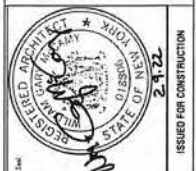
1 ENLARGED PLAN RESTROOMS - INTERIOR ELEVATIONS
3/8" = 1'-0"

NOTES:
 - ALL MATERIALS, FINISHES, QUALITY LEVEL SELECTED AND APPROVED BY PAUL FOTI.
 - ALL SUBSTRATES PROPERLY CLEARED PRIOR TO INSTALLING THAT PHASE OF WORK.
 - PROJECT TO BE LEFT IN CLEAN AND LIKE NEW CONDITION.

DIMARCO GROUP

DesignworX ARCHITECTS

ENLARGED PLAN
 THE MID
 1900 EMPIRE BLVD.
 WEBSTER, NY 14580

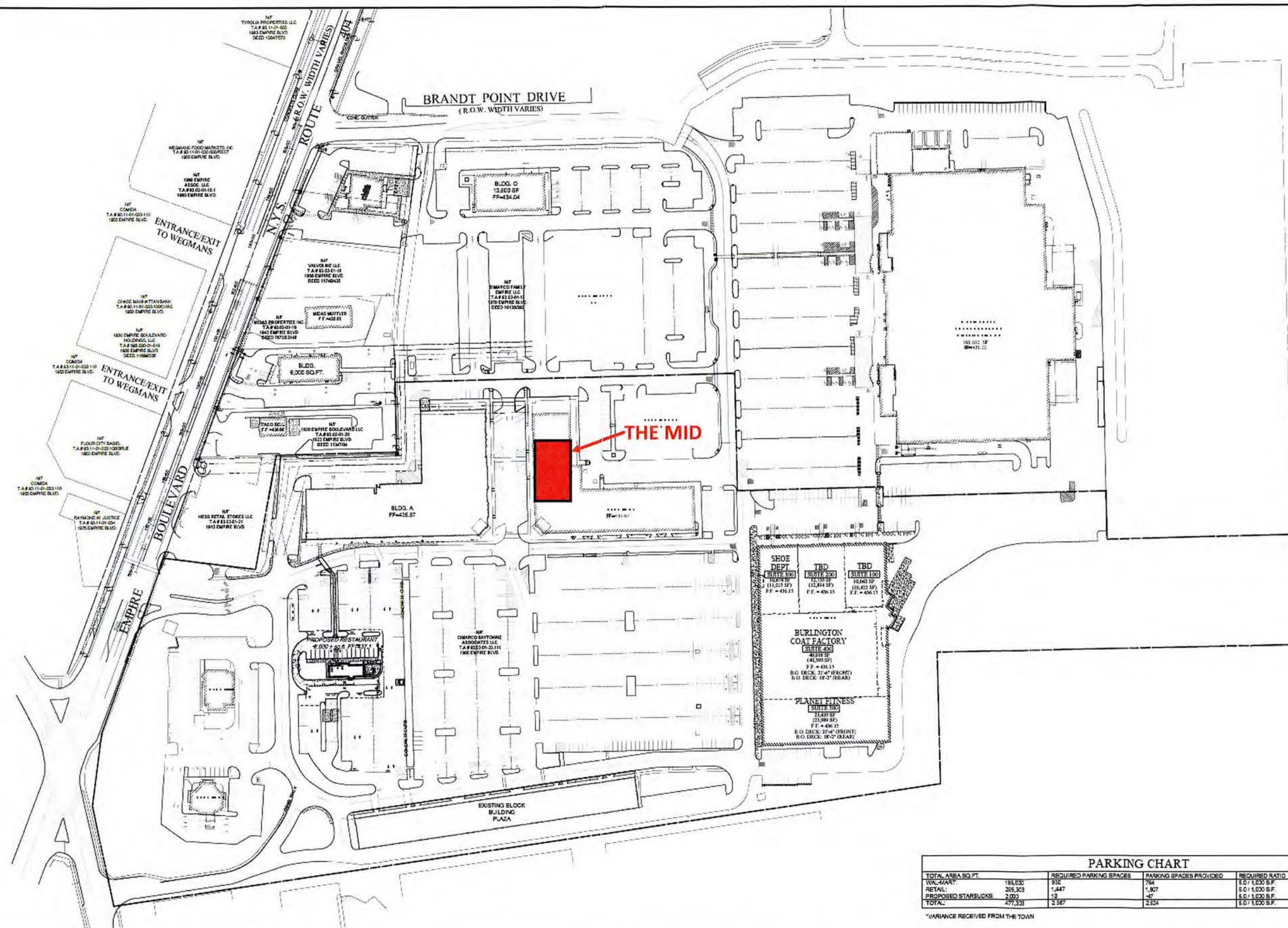


Date	3/01/2022	Drawn By	JUC/W	Checked By	JUC/W	Project #	21022.01	Sheet	A102
Project Name	THE MID								
Project Location	1900 EMPIRE BLVD., WEBSTER, NY 14580								
Project Description	RESTROOMS								
Scale	AS NOTED								
Issue	ISSUED FOR CONSTRUCTION								

SCANNED

222-0035

RECEIVED
 APR 18 2022
 By _____



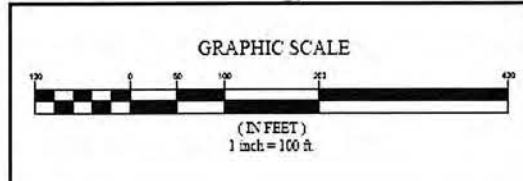
PARKING CHART

TOTAL AREA SQ. FT.	REQUIRED PARKING SPACES	PARKING SPACES PROVIDED	REQUIRED RATIO	PROPOSED RATIO
WAL-MART: 188,000	936	754	8.0 / 1,000 S.F.	4.10 / 1,000 S.F.
RETAIL: 265,303	1,447	1,807	8.0 / 1,000 S.F.	6.26 / 1,000 S.F.
PROPOSED STARBUCKS: 2,000	10	47	8.0 / 1,000 S.F.	-
TOTAL: 477,303	2,387	2,524	8.0 / 1,000 S.F.	5.29 / 1,000 S.F.

*VARIANCE RECEIVED FROM THE TOWN

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 before you dig

EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.



NO.	DATE	REVISION	BY	CHKD.	APVLD.

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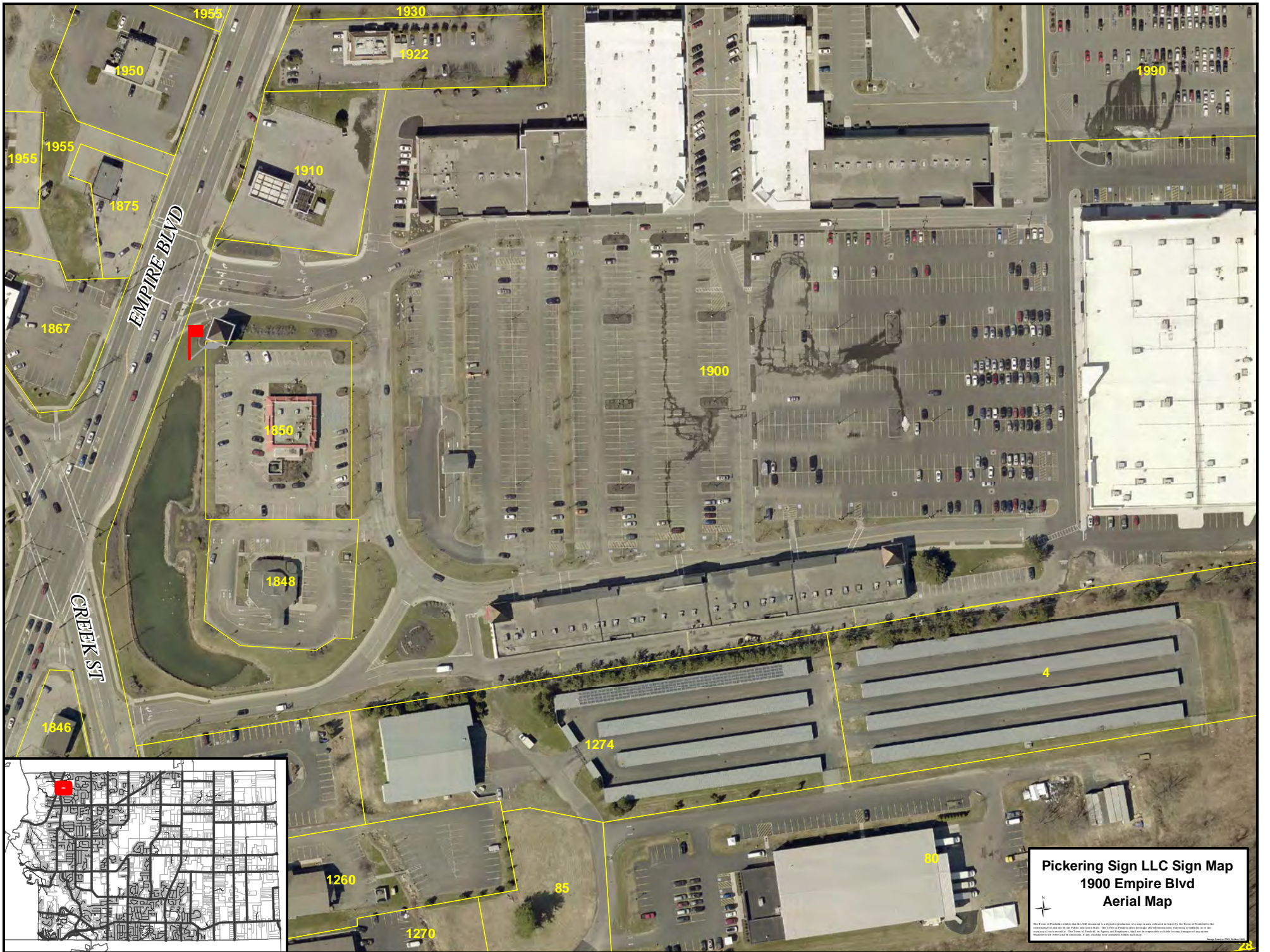


PROJECT OWNER: G.W.
 DRAWN BY: D.E.L.
 BOUNDARY: -
 TOPOGRAPHIC: -
 DATE: 06/28/2019
 SCALE: 1"=100'



PROJECT: Baytowne Plaza Starbucks Coffee Company
 TITLE OF DRAWING: OVERALL SITE PLAN
 LOCATION OF PROJECT: TOWN OF PENFIELD COUNTY OF MONROE, STATE OF NEW YORK
 CLIENT: DOMARCO BAYTOWNE ASSOCIATES 1950 BRIGHTON-HELDRETT A TOWN LINE ROAD SUITE 200 NEW YORK, NY 14203
 DWG # 7209
 CA110 SHEET 4 OF 10

SCANNED 222-0035



Pickering Sign LLC Sign Map
1900 Empire Blvd
Aerial Map



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