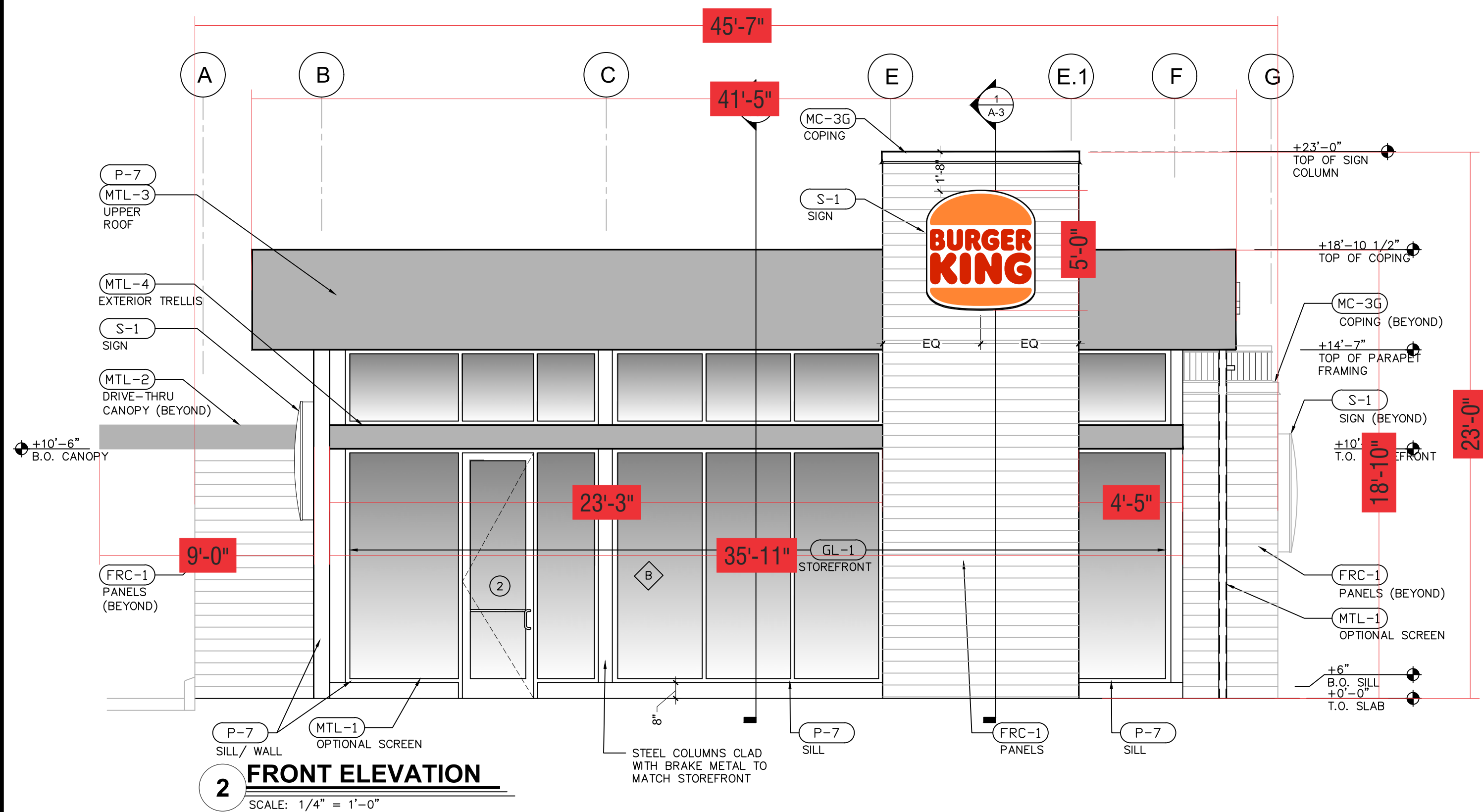


1 MAIN ENTRANCE ELEVATION
SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



EXTERIOR METAL	EXTERIOR GLAZING	EXTERIOR PAINT AND VINYL	EXTERIOR CEMENT PLASTERING	EXTERIOR FACED PANELS
<p>(MTL-1) ARCHITECTURALLY-EXPOSED ALUM. FRAMING DESCRIPTION: ALUMINUM EXTRUDED ALUM. CONTACT: APPROVED SIGN VENDOR SIZE: VARIES COLOR: WOOD GRAIN FINISH: 3M VINYL SIMULATING WOOD LOCATION: HANDCRAFTED SCREENS</p> <p>(MTL-2) METAL ROOF PANELS DESCRIPTION: METAL FLAT SHEET ROOFING MANUFACTURER: BERRIDGE CONTACT: APPROVED SIGN VENDOR COLOR: RED BRAND ACCENT FINISH: TO MATCH P-1 LOCATION: DRIVE THRU CANOPY</p>	<p>(GL-1) ALUMINUM-FRAMED STOREFRONT DESCRIPTION: ALUMINUM WINDOW WALL SYSTEM MANUFACTURER: TRU-LITE OR EQUAL FINISH: ANODIZED ALUMINUM, CLEAR GLAZING LOCATION: DINING AREA - REFER TO ELEVATIONS FOR EXACT LOCATIONS</p> <p>(GL-2) DRIVE THRU WINDOWS DESCRIPTION: SELF-CLOSING, SINGLE SLIDING WINDOW MANUFACTURER: READY ACCESS MODEL #275 OR QUIKSERV MODEL #SC4030</p>	<p>(P-1) PAINTING MANUFACTURER: PPG COLOR: PPG BK FLAMING RED LOCATION: RED STRIPE NOTE: RED BRAND ACCENT PAINT</p> <p>(P-2) PAINTING MANUFACTURER: PPG COLOR: PPG1021-4 DIVERSION NOTE: EXTERIOR GREY ACCENT PAINT</p> <p>(P-3) PAINTING MANUFACTURER: FARRROW & BALL COLOR: MANOR HOUSE GRAY NO.285 LOCATION: BOLLARDS, TRASH AREA NOTE: EXTERIOR DARK WOOD TONE PAINT</p> <p>(P-4) VINYL MANUFACTURER: 3M TYPE: WOOD GRAIN COLOR: WG-1222 FINISH: VINYL LOCATION: HANDCRAFTED SCREENS AND DRIVE THROUGH EQUIPMENT</p> <p>(P-7) PAINTING MANUFACTURER: PPG COLOR: PPG6-230 LEAFING SILVER ALUM. FINISH: TEXTURED COATED METAL LOCATION: EXTERIOR SILVER BAND OVERHANG</p>	<p>(CS-1) CEMENT STUCCO DESCRIPTION: GREY EXTERIOR FINISH MANUFACTURER: STO OR APPROVED EQUAL CONTACT: TIM SALERNO, 407.466.5371 COLOR: P-2 FINISH: SMOOTH FINISH LOCATION: DINING ROOM (DRIVE-THROUGH SIDE)</p> <p>(CS-2) CEMENT STUCCO DESCRIPTION: BROWN EXTERIOR FINISH MANUFACTURER: STO OR APPROVED EQUAL CONTACT: TIM SALERNO, 407.466.5371 COLOR: P-3 FINISH: SMOOTH FINISH LOCATION: KITCHEN EXTERIOR</p>	<p>(FRC-1) FIBER REINFORCED CEMENT PANELS DESCRIPTION: HERITAGE WARM TEXTURED PANELS MANUFACTURER: NICHHA CONTACT: ANDREW BRIGGS, abriggs@nichha.com, 678.654.7002 MATERIAL: VINTAGE WOOD COLOR: CEDAR EPC762F LOCATION: KITCHEN EXTERIOR</p>

CHECKED BY: _____ DATE: _____
DRAWN BY: _____ NO. DATE: _____

BURGER KING

BURGER KING CORP./FRANCHISEE
STREET ADDRESS _____
CITY, STATE, ZIP _____
PHONE: _____

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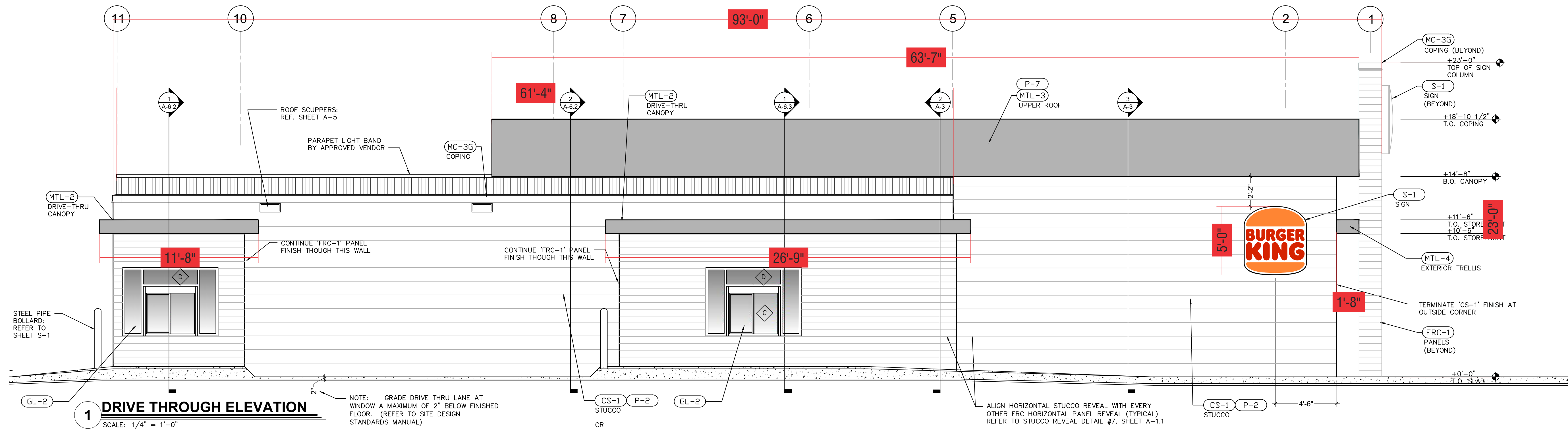
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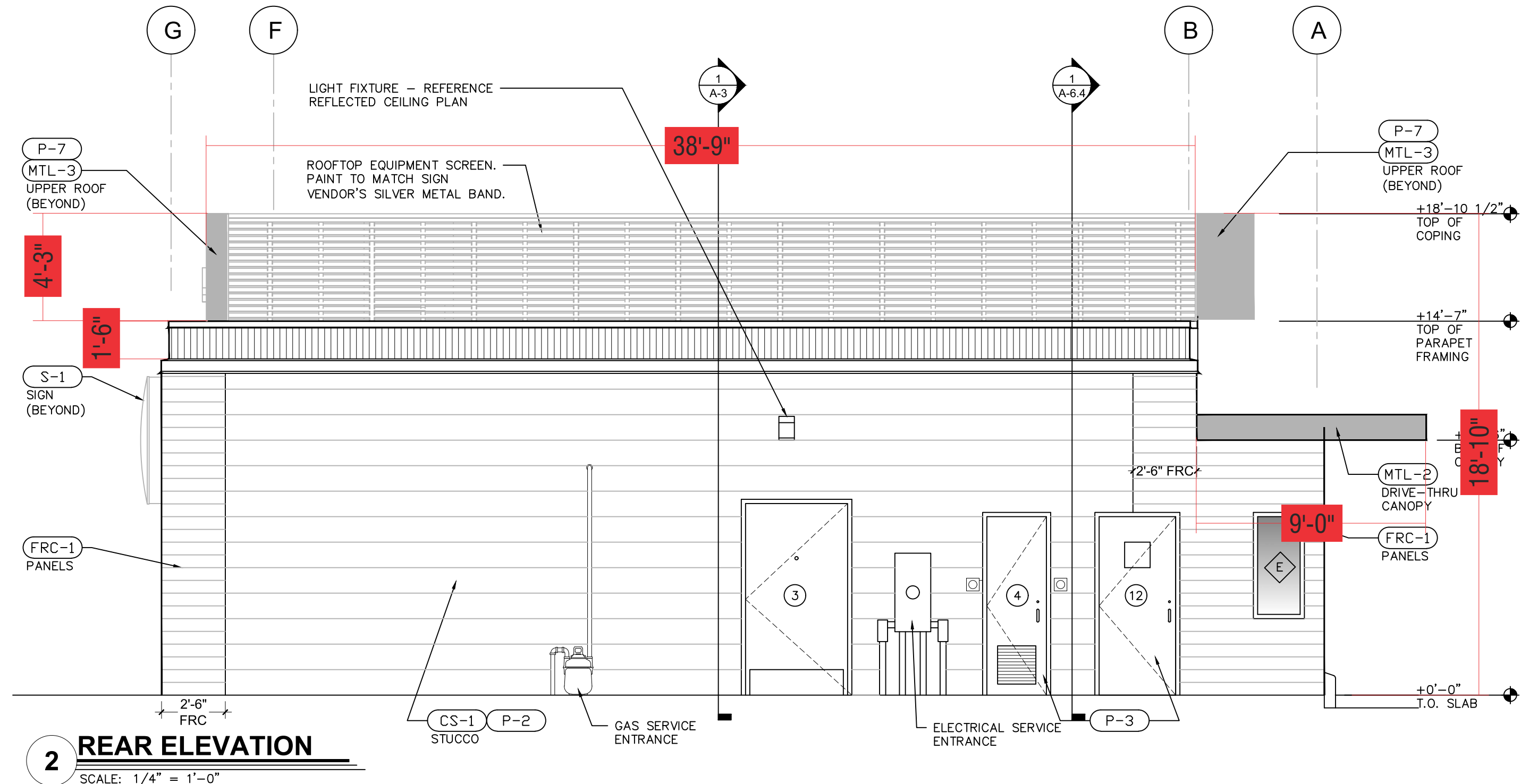
PROJECT # _____
PAVILION, SEPTEMBER 2020 DESIGN RELEASE
BURGER KING RESTAURANT
2146 FAIRPORT NINE MILE POINT ROAD
PENFIELD, NY 14526

ARCHITECT'S NAME _____
STATE OF _____
LICENSE NO. _____
REG. NUM. _____

EXTERIOR ELEVATIONS (FRONT & ENTRANCE SIDE)

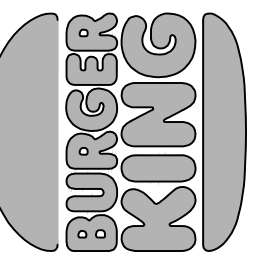


1 DRIVE THRU ELEVATION
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

DRAWN BY: _____ DATE: _____
 CHECKED BY: _____ REVISION: _____



BURGER KING CORP./FRANCHISEE
 STREET ADDRESS
 CITY, STATE, ZIP
 PHONE:

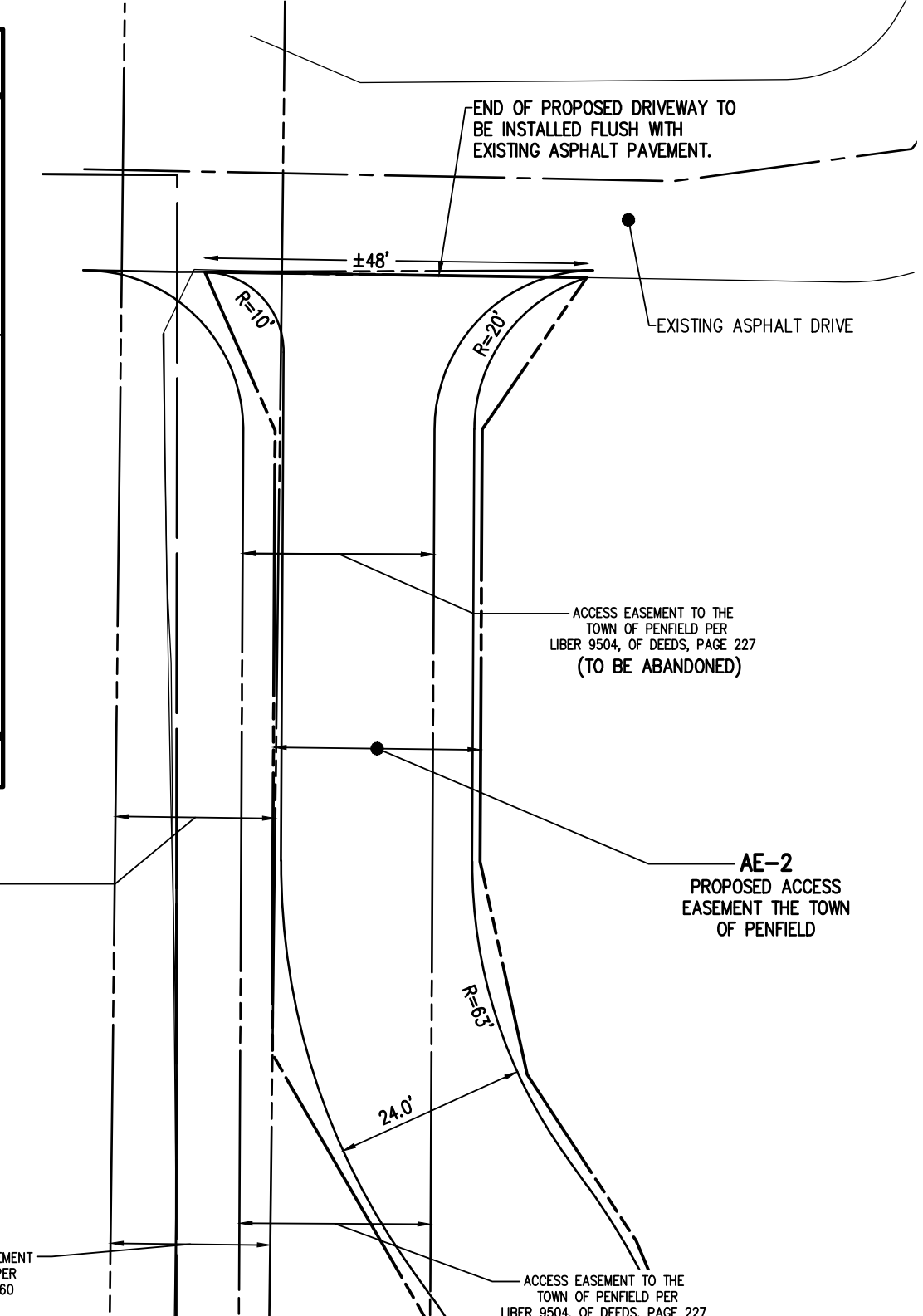
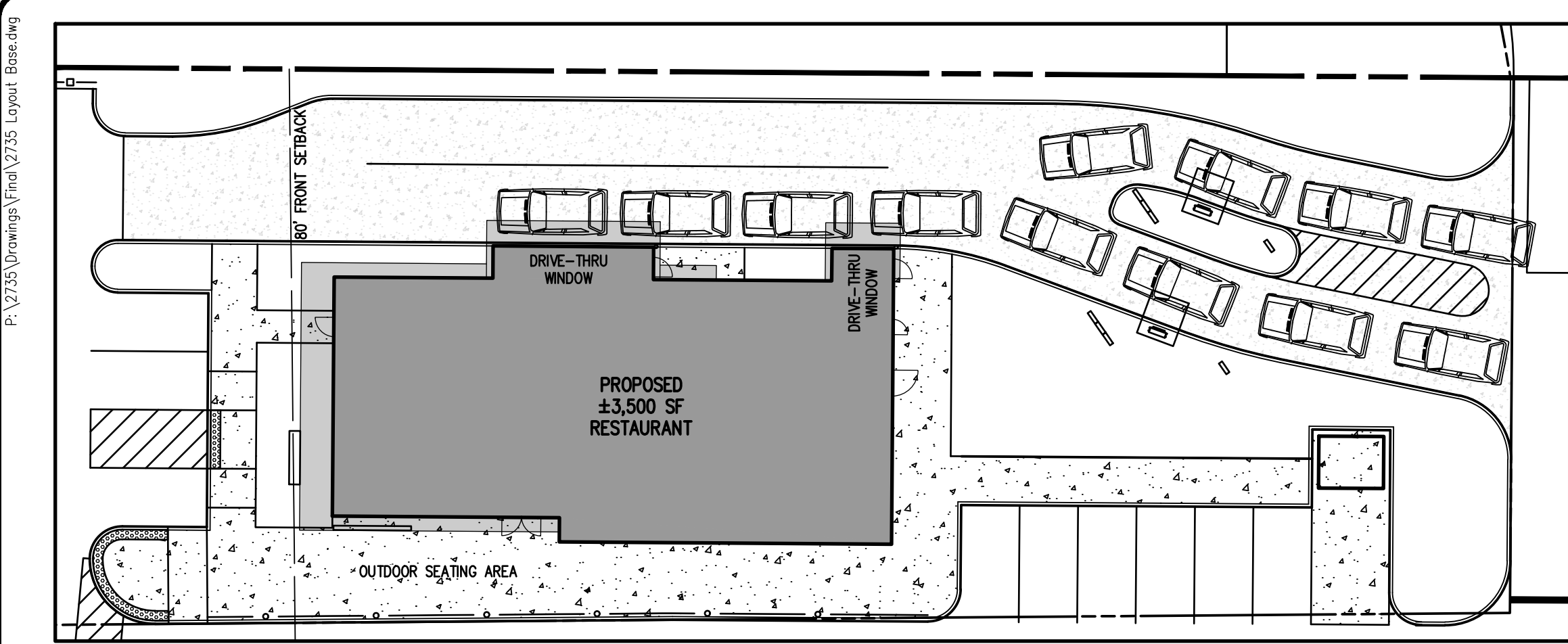
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ARCHITECT'S NAME: _____ ARCHITECT
 STATE OF: _____
 REG. NUM: _____

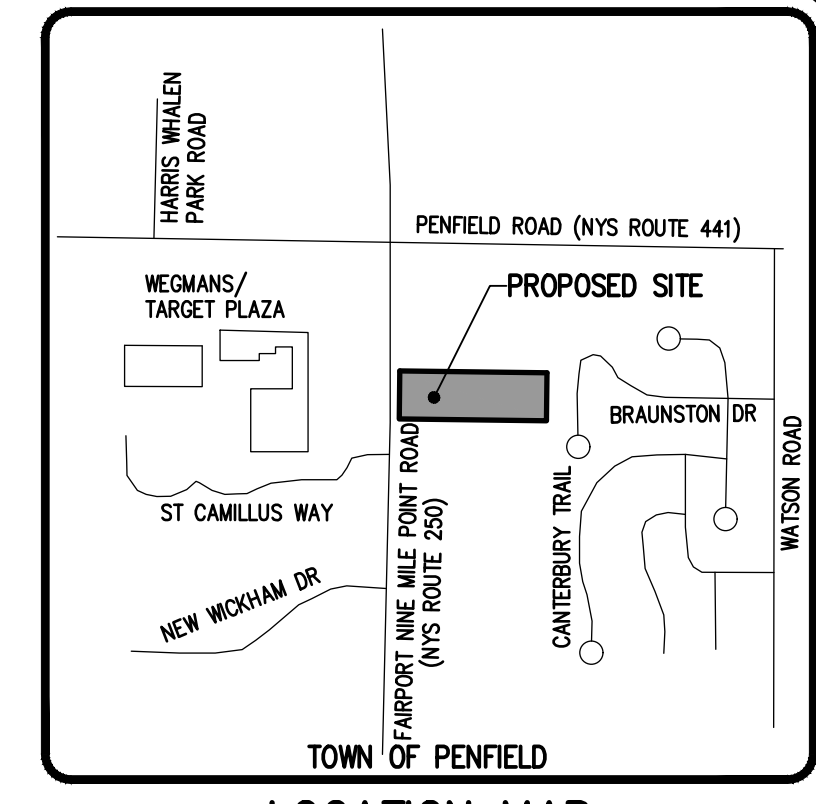
PROJECT #:
 PAVILION: SEPTEMBER 2020 DESIGN RELEASE
BURGER KING RESTAURANT
 2146 FAIRPORT NINE MILE POINT ROAD
 PENFIELD, NY 14526
 EXTERIOR ELEVATIONS (REAR & DRIVE-THRU SIDE)

FAIRPORT NINE MILE POINT ROAD (NYS RTE 250)

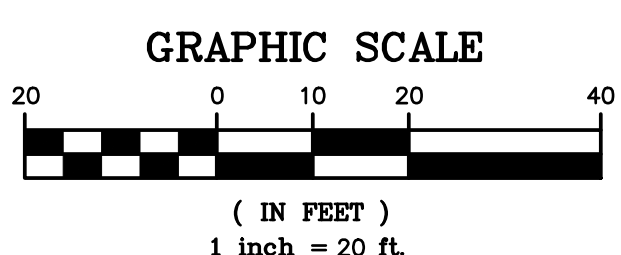
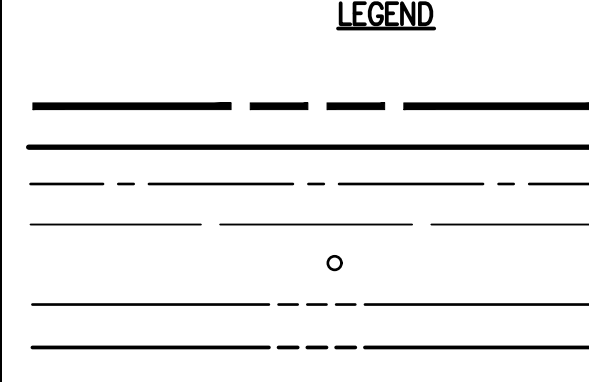
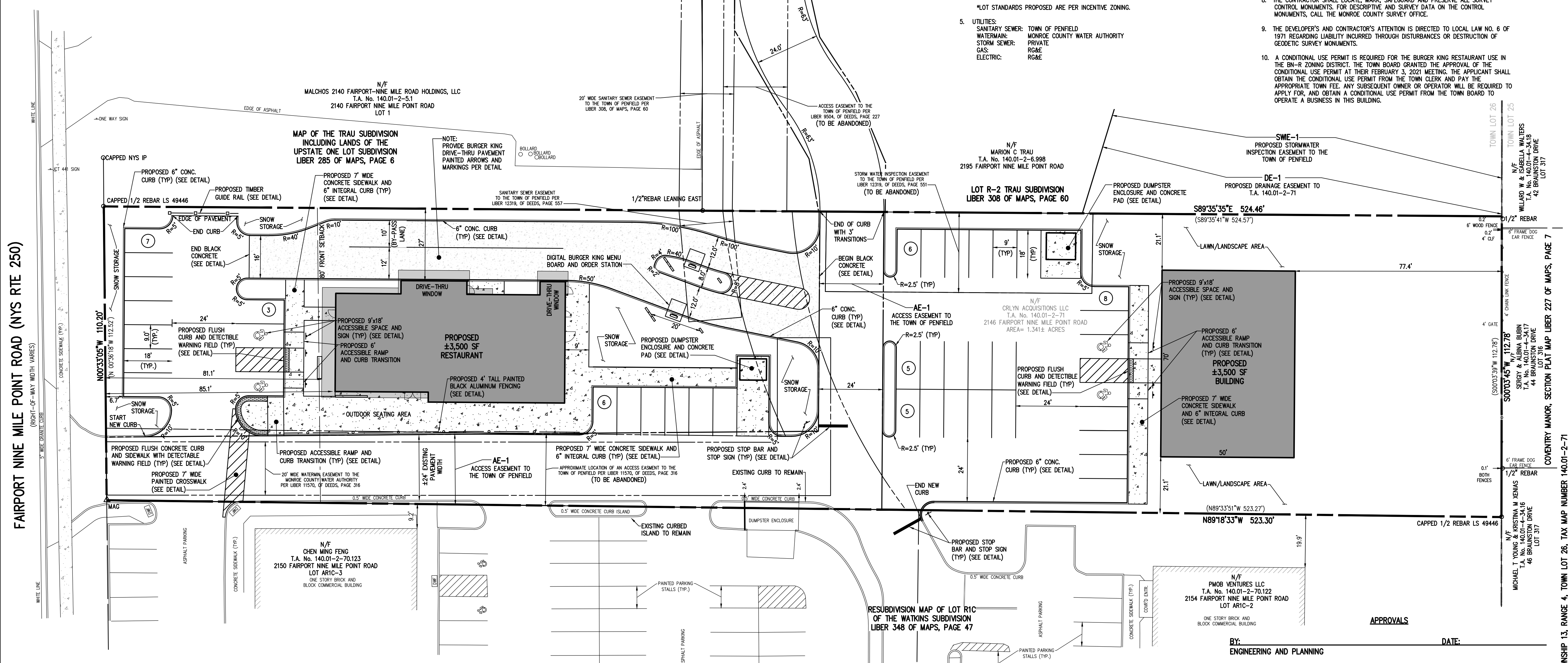


- SITE NOTES:**
- EXISTING ZONING: BUSINESS NON-RETAIL DISTRICT (BN-R), ROUTES 441/250 OVERLAY DISTRICT (TFOO), & INCENTIVE ZONING PER TOWN BOARD RESOLUTION 187-214.
 - PROPOSED USE: ±3,500 SF BURGER KING RESTAURANT AND ±3,500 SF COMMERCIAL BUILDING
 - PROJECT AREA IS ±1.35 ACRES
 - APPLICABLE LOT STANDARDS ARE AS FOLLOWS:
- | SETBACKS: | REQUIRED | PROPOSED* |
|-----------------------------|---|------------|
| FRONT | 80' | ±81' |
| SIDE | 20' | ±20' |
| REAR | 30' | 77' |
| BUFFER TO RESIDENTIAL ZONE: | 50' | 77' |
| MAX LOT COVERAGE | BN-R ZONING: 65% | 68.6% |
| | TFOO ZONING: 70% | 69.6% |
| GREEN SPACE | BN-R ZONING: 35% | 30.4% |
| | TFOO ZONING: 30% | 30.4% |
| MAX BLDG HT. | 3 STORIES/40' | <40' |
| PARKING RESTAURANT | 1.5 SPACES/2 GUESTS (EST. 50 GUESTS)
38 SPACES | 40 SPACES* |
| OFFICE BUILDING | 1.5 SPACES/200 SF
26 SPACES | 40 SPACES* |
| TOTAL PARKING | 64 SPACES | 9'x18' |
| PARKING DIMENSIONS | 9'x18' | 9'x18' |
- *LOT STANDARDS PROPOSED ARE PER INCENTIVE ZONING.
- UTILITIES:
 - SANITARY SEWER: TOWN OF PENFIELD
 - WATERMAIN: MONROE COUNTY WATER AUTHORITY
 - STORM SEWER: PRIVATE
 - GAS: R&E
 - ELECTRIC: R&E

- SITE NOTES (CONT.)**
- THE SETBACK LINES AND NOTES RELATING TO SETBACKS SHOWN HEREON ARE INTENDED TO SHOW APPLICABLE ZONING REQUIREMENTS OF THE TOWN OF PENFIELD AS OF THE DATE OF THIS MAP AND ARE NOT INTENDED TO IMPOSE ANY ADDITIONAL RESTRICTIONS OTHER THAN SAID ZONING REQUIREMENTS.
 - ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF PENFIELD AND MONROE COUNTY AND NEW YORK STATE AGENCIES, UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS, FOR DESCRIPTIVE AND SURVEY DATA ON THE CONTROL MONUMENTS, CALL THE MONROE COUNTY SURVEY OFFICE.
 - THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 1971 REGARDING LIABILITY INCURRED THROUGH DISTURBANCES OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.
 - A CONDITIONAL USE PERMIT IS REQUIRED FOR THE BURGER KING RESTAURANT USE IN THE BN-R ZONING DISTRICT. THE TOWN BOARD GRANTED THE APPROVAL OF THE CONDITIONAL USE PERMIT AT THEIR FEBRUARY 3, 2021 MEETING. THE APPLICANT SHALL OBTAIN THE CONDITIONAL USE PERMIT FROM THE TOWN CLERK AND PAY THE APPROPRIATE TOWN FEE. ANY SUBSEQUENT OWNER OR OPERATOR WILL BE REQUIRED TO APPLY FOR, AND OBTAIN A CONDITIONAL USE PERMIT FROM THE TOWN BOARD TO OPERATE A BUSINESS IN THIS BUILDING.



NO.	REVISIONS	DATE	BY
1	ADDED ROAD CONNECTION	12/17/20	MAS
2	REVISED PER TOWN PRC AND AGENCY COMMENTS	2/19/21	MAS
3			
4			
5			
6			
7			



NOT APPROVED
This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

APPROVALS

BY: ENGINEERING AND PLANNING	DATE:
BY: TOWN SUPERVISOR	DATE:
BY: DIRECTOR OF DEVELOPMENT	DATE:
BY: DIRECTOR OF PUBLIC WORKS	DATE:
BY: TOWN CLERK	DATE:
BY: FIRE MARSHAL	DATE:

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
10 LIFT BRIDGE LANE EAST
ROCHESTER, NY 14609
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PHONE: 585-577-7380
FAX: 585-577-7389



2146 FAIRPORT NINE MILE POINT ROAD
TOWN OF PENFIELD, MONROE COUNTY, NEW YORK STATE
2146 FAIRPORT NINE MILE POINT ROAD LLC
1777 EAST HENRIETTA ROAD, BUILDING A, SUITE 100
ROCHESTER, NY 14623

FINAL SITE PLAN

PROJECT: 2146 FAIRPORT NINE MILE POINT ROAD
LOCATION: TOWN OF PENFIELD, MONROE COUNTY, NEW YORK STATE
CLIENT: 2146 FAIRPORT NINE MILE POINT ROAD LLC

PROJECT MANAGER
P. VARS

PROJECT ENGINEER
M. BOGOJEVSKI

DRAWN BY
M. BOGOJEVSKI

SCALE 1"=20'
DATE ISSUED NOVEMBER 13, 2020

PROJECT NO. 2735
DRAWING NO. 02