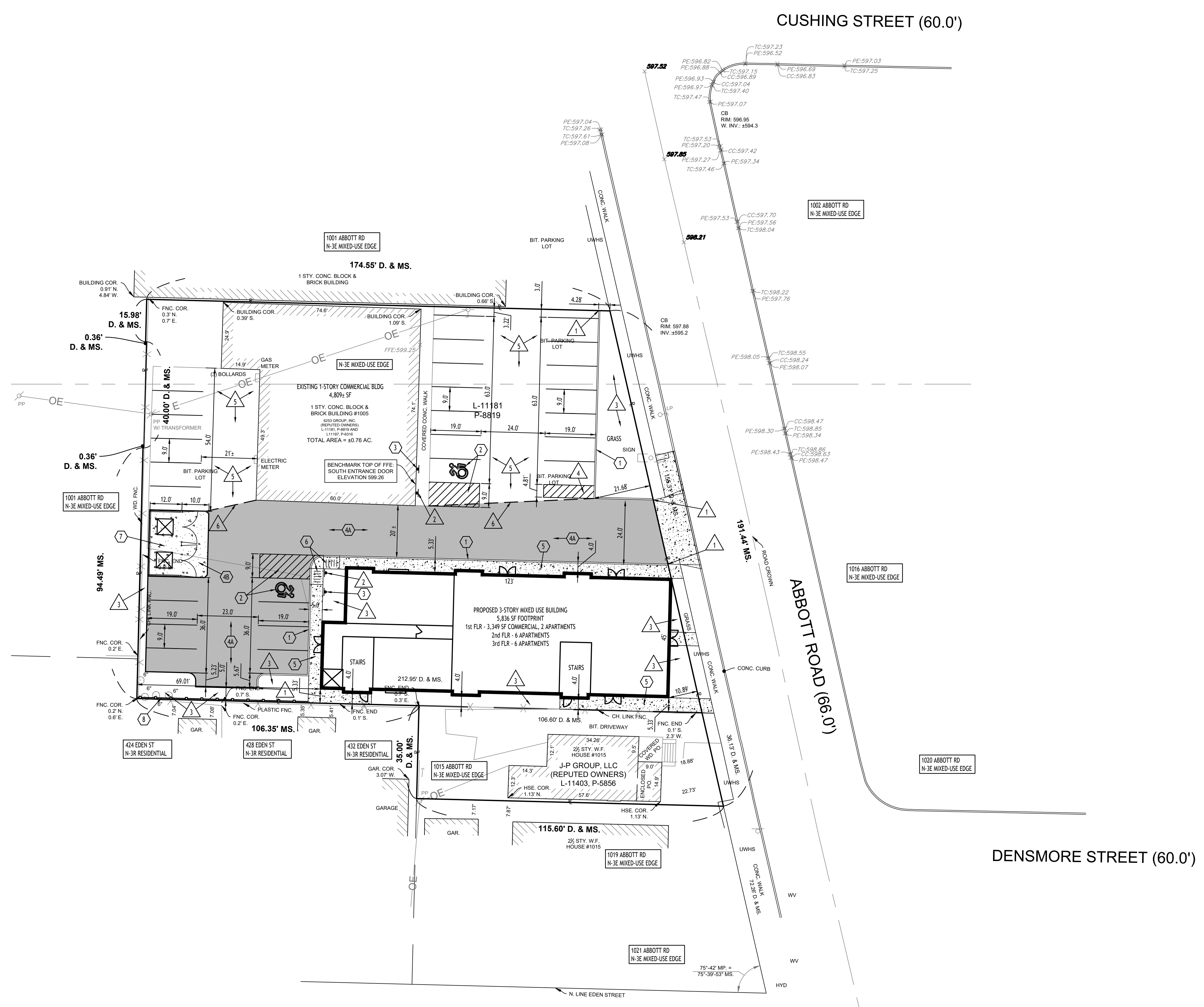


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Eden Street (60.0')

Site Plan
SCALE: 1"=20'

Cushing Street (60.0')

Abbott Road (66.0')

Denmore Street (60.0')

DETAIL LEGEND SEE SITE DETAIL SHEET

- 1 TYPE 'A' CONCRETE CURB
- 2 HANDICAPPED PAVEMENT MARKINGS
- 3 HANDICAPPED PARKING SIGN
- 4A STANDARD DUTY ASPHALT
- 4B EXTERIOR CONCRETE SLAB ON GRADE
- 5 CONCRETE SIDEWALK
- 6 SIDEWALK CURB RAMP
- 7 DUMPSTER ENCLOSURE
- 8 6' HIGH BOARD ON BOARD FENCE

NOTE LEGEND

- 1 ROUNDOFF CURB IN 'Z' OR MATCH EXISTING CURB
- 2 INSTALL 'NO PARKING' SIGN, M.U.T.C.D. SIGN NO. P1-1C
- 3 LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
- 4 4' WIDE YELLOW PAVEMENT STRIPES @ 2' O.C. @ 45° TO PARKING LINES
- 5 EXISTING ASPHALT PARKING AREA TO BE RESEALED AND RE-STRIPED AS SHOWN
- 6 SAWCUT LINE, MATCH INTO EXISTING ASPHALT

SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED SIDEWALK / CONCRETE PAD
- NUMBER OF PARKING SPACES
- PROPOSED SIGN
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT

SITE DATA		
SITE AREA = 0.67± AC = 29,154± SF		
ZONED: N-3E - MIXED-USE EDGE		
PROPOSED BUILDING TYPE: COMMERCIAL BLOCK		
PROPOSED BUILDING AREA: 16,158 GSF TOTAL (3 STORIES, 5,836 GSF/FLOOR)		
<ul style="list-style-type: none"> • 1ST FLOOR: 3,349 GSF COMMERCIAL, 2,487 GSF RESIDENTIAL (2 APARTMENTS) • 2ND FLOOR: 5,836 GSF RESIDENTIAL (6 APARTMENTS) • 3RD FLOOR: 5,836 GSF RESIDENTIAL (6 APARTMENTS) 		
LOT DIMENSIONS	REQUIRED	PROVIDED
LOT AREA (MIN):	1,000 SF	29,154± SF
LOT WIDTH (MIN/MAX):	15/150	150±
LOT COVERAGE		
BUILDING COVERAGE (MAX):	90%	37%
IMPERVIOUS COVERAGE (MAX):	100%	89%
BUILDING SETBACKS		
FRONT YARD (MIN/MAX):	0/0'	0' MIN
BUILD-TO PERCENTAGE, FRONT FACADE (MIN):	85%	91%
CORNER SIDE YARD (MIN/MAX):	0/0'	N/A
BUILD-TO PERCENTAGE, CORNER SIDE FACADE (MIN):	85%	N/A
INTERIOR SIDE YARD (MIN/MAX TOTAL):	0/30'	4' MIN
REAR YARD (MIN):	0'	69±
*15% OF LOT DEPTH, BUT NEED NOT BE > 15', ABUTS AN N-3R, ZONE		
BUILDING HEIGHT		
BUILDING HEIGHT (MAX):	3 STORIES, 44'	3 STORIES, 44'
BUILDING HEIGHT (MIN):	2 STORIES	3 STORIES
STORY HEIGHT		
FINISHED GROUND FLOOR LEVEL (MIN/MAX):	0/2'	0' MIN
GROUND STORY HEIGHT (MIN):	15'	15'
TRANSPARENCY:		
GROUND FLOOR, FRONT FACADE (MIN):	70%	70%
GROUND FLOOR, CORNER SIDE FACADE (MIN):	40%	N/A
UPPER FLOOR, FRONT & CORNER SIDES (MIN):	25%	26%
GROUND FLOOR BLANK WALL WIDTH,		
FRONT FACADE (MAX):	10'	N/A
CORNER SIDE FACADE (MAX):	30'	N/A
GROUND FLOOR WINDOW SILL HEIGHT,		
FRONT & CORNER FACADES (MIN/MAX):	0.5/2.5'	0.5'
PEDESTRIAN ACCESS:		
MAIN ENTRANCE LOCATION (REQUIRED):	FRONT FACADE	FRONT FACADE
ENTRANCE SPACING ALONG FRONT FACADE (PREFERRED):	1 EVERY 30'	< 30'

CARMINA WOOD
DESIGN
Buffalo | Utica | Greensboro

Mixed Use Development
1005 Abbott Road
Buffalo, New York

REVISIONS:	No.	Description	Date

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Site Plan Concept

Date: 10.16.2023
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.:

C-100

Project No: 23-4030

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