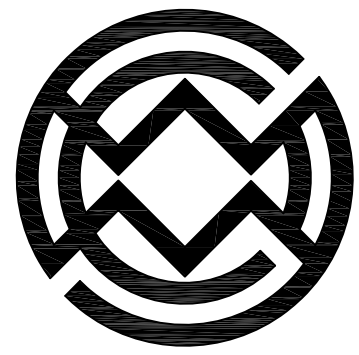


NOW OR FORMERLY CONRAIL
(PENN CENTRAL R.R.)(N.Y.C. R.R.)



Carmina
Wood
Morris^{DPC}

487 Main Street Suite 600
Buffalo, New York 14203
P 716.842.3165
F 716.842.0263

REVISIONS:

No.	Description	Date
1	Rev. Forprint/Doors per Architect	5/12/15
2	Permit Set	5/18/15
3	Revised per DPW letter dated 6/29/15 & MTG. W/PLANNING	7/30/15
4	Revised Niagara Street Driveway	6/8/16
5	Revised 1050 Niagara St Entrances	6/10/16
6	Revised Albany Street Extension	7/8/16
7	Rear Parking Lot Addition	9/14/16

PROJECT NAME:

New Construction
Mixed Use Building
1088 Niagara Street
City of Buffalo, New York

Issued for Construction: xx.xx.xx
Municipality Submission: 2/18/15
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:

Site
Plan

DRAWING NO.

C-100

Project no.: 15.001

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION
PROVIDED BY OTHERS. CARMINA WOOD MORRIS, D.P.C.
ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 0 30 60'

N
SITE PLAN
SCALE: 1"=30'

GREENSPACE SUMMARY
PROJECT AREA = 0.90 AC
GREENSPACE PROVIDED = 0.13 AC (14.4%)

PARKING SUMMARY
REQUIRED PARKING:
RESTAURANT:
REQ'D = 1 SPACE PER 150 GSF
= 2000 GSF / 150 = 13 SPACES
RETAIL:
REQ'D = 1 SPACE PER 300 GSF
= 3500 GSF / 300 = 12 SPACES
APARTMENTS:
REQ'D = 1 SPACE PER DWELLING UNIT
= 6 DWELLING UNITS / 1 = 6 SPACES
TOTAL REQ'D = 31 SPACES

PROVIDED PARKING:
(43) 9' x 18' REGULAR SPACES PROVIDED
(2) 9' x 18' HANDICAPPED SPACES PROVIDED
(45) TOTAL SPACES PROVIDED

NOTE: EXISTING SIGNAL TO BE
MODIFIED TO ACCOMMODATE THE
PROPOSED ALBANY STREET
IMPROVEMENTS. SEE PLANS BY
OTHERS

NOTE: AREA BETWEEN SIDEWALK AND
CURB TO BE REPLACED IN KIND
FOLLOWING BUILDING CONSTRUCTION.
ADJUST GRADE TO ACCOMMODATE NEW
SIDEWALK GRADE

NOTE: FACE OF PROPOSED
BUILDING IS ON THE
NIAGARA STREET R.O.W. LINE

NOTE: THE EXISTING TREES ALONG NIAGARA
STREET SHALL REMAIN. THE CONTRACTOR
SHALL TAKE PRECAUTIONS TO AVOID
IMPACTING THEM DURING CONSTRUCTION

NOTE: ALL RADII 3'-0"
UNLESS OTHERWISE NOTED.

DETAIL LEGEND SEE SITE/NOTAL SHEET

- 1 TYPE "A" CONCRETE CURB
- 2 CONCRETE SIDEWALK
- 3 PIPE BOLLARD
- 4 STANDARD DUTY ASPHALT
- 5 HEAVY DUTY ASPHALT
- 6 EXTERIOR CONCRETE SLAB ON GRADE
- 7 90° PARKING STALL
- 8 HANDICAPPED PAVEMENT MARKINGS
- 9 HANDICAPPED PARKING SIGN
- 10 DUMPSTER ENCLOSURE
- 11 SIDEWALK CURB RAMP
- 12 LIGHT POLE FOUNDATION
- 13 CITY OF BUFFALO STREET PAVEMENT SECTION
- 14 GRANITE CURB
- 15 STONE ACCESS ROAD
- 16 EMERGENCY ACCESS GATE

NOTE LEGEND

- 1 DRIVE-THRU DIRECTIONAL SIGN
- 2 RUNOUT CURB IN 2' OR MATCH EXISTING CURB
- 3 INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. R7-1C
- 4 LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
- 5 INSTALL "DO NOT ENTER" SIGN, M.U.T.C.D. SIGN NO. R5-1C
- 6 TRANSITION FROM CONCRETE TO GRANITE CURB AT END OF RADIUS
- 7 EXTERIOR STAIRS, SEE PLANS BY OTHERS
- 8 LIMIT OF HEAVY DUTY ASPHALT PAVEMENT
- 9 4" WIDE YELLOW PAVEMENT STRIPES @ 45° AND 2' O.C., INFILL AREA AS SHOWN
- 10 6" WIDE WHITE PAVEMENT STRIPE AT 5' SPACING (CROSSWALK)
- 11 REPLACE ADDITIONAL SIDEWALK AS REQ'D TO ACCOMMODATE CONSTRUCTION, SLOPE 1:20 MAX.
- 12 SLOPE SIDEWALK @ 1:12 MAX., PROVIDE COARSE BROOM FINISH ON SLOPED PORTION W/TACTILE WARNING FIELD
- 13 EXISTING LIGHT POLE TO REMAIN, CONTRACTOR TO PROTECT DURING CONSTRUCTION
- 14 INSTALL LANDSCAPE STONE ON FILTER FABRIC BETWEEN CURB AND BUILDING
- 15 RELOCATED BUS SHELTER BY OTHERS
- 16 INSTALL "NO LEFT TURN" SIGN, M.U.T.C.D. SIGN NO. R3-2C
- 17 TEMPORARY DRIVE-THRU LANE BARRICADE/PLANTER

