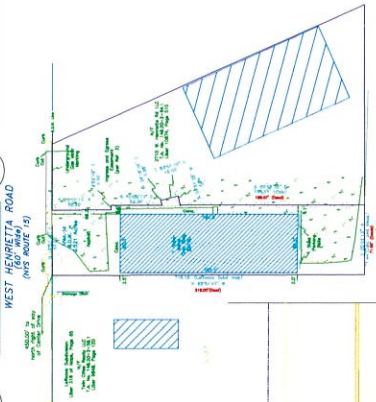
Location Map (1)

NTS

Land Use Map (2)

NTS



Survey Map (3)

NTS

GENERAL NOTES

1. Contractor shall comply with all Federal, State, and Local Laws, Regulations, and Building & Zoning Codes.
2. Contractor shall comply with Town of Brighton Zoning Code Requirements.
3. Install all materials incorporated in this project in accordance with the MFR's Requirements & directions.
4. Notify the Architect immediately if the existing condition (s) differ from what is shown on the drawings. DO NOT Proceed with Work until Direction is given by Architect.
5. Contractor shall provide Submittals to the Architect for review and approval for all materials and Installations for this project.
6. Field Verify all Dimensions and Conditions.
7. All Private and or Governmental Fees and Permits related to this Project is by the Contractor.
8. Contractor (s) shall notify the Building Inspector at proper intervals as required for timely inspection. Do not cover Work that has not been inspected by AHJ.
9. Provide Security Lighting for the Parking Area as per Owner & Town of Brighton requirements.
10. Contractor shall obtain the Certificate OF Occupancy and forward it to the Owner.

Trees & Shrubs Schedule

	Common Name	Latin Name	Family	HT	Spread	Shape	Soil	Salt Tolerant
1. TREES	Cleveland Select Pear	Pyrus Calleryana	Rose Apple	30 ft	18 ft	Narrow Pyramidal	High PH	Tolerant
2. SHRUBS	Red Chokeberry	Aronia Arbutifolia	Rosaceae	6-10 ft	3-5 ft	Upright Narrow Form		Tolerant

NOTES:
1. All Trees shall be Min 3"O Caliper.
2. All shrubs shall be Min 3 ft High.

SITE DATA

A. 2720 W. Henrietta Road - Asian Grocery/Market

1. Tax Id No: 148.200-02-064.002
2. Owner: Guiyon Li
3. Landuse: Grocery/Supermarket - Retail (Asian Grocery Store)
4. Zone: BF-2
5. Year Built: 1950's
6. Parcel: 319'x67' = 22,303 SF (0.512AC)
7. Frontage: 67' (W. Henrietta Rd)

8. Total Parcel Area =22,303 SF (0.512 Ac)
9. Building Area (60.4'x181.4') =10,955 SF
10. Refuse Area (12'x24') = 288 SF Paved Grade
11. Green Area = 4,404 SF Existing 3754 SF
12. Concrete Area = 903 SF
13. Asphalt Pavement Area = 6,041 SF

14. Total Building Coverage: 10955/22303 = 49.18%
15. Lot Coverage: 18519/22303 = 83.16%
16. Green Coverage: 3754/22303 = 16.84%

B. GENERAL REQUIREMENTS (Zone BF-2)

1. PARCEL

	Required	Existing	
a. Width	150'	67'	Existing .....*NC
b. Front yard	60'	69.2'	
c. Rear Yard	20'	69'	
d. Depth	--	319'	
e. Area	10,000 SF	23,303 SF	

2. SETBACKS

	Required	Existing	
a. Front	60'	69.2'	
b. Rear	20'	69'	
c. Side (S)	10'	2'	Existing, ...*NC
d. Side (N)	10'	8.6'	Existing, ...*NC
e. Front Parking	20'	20'	

3. Building Height

	Required	Proposed
a. Height	40'	24'

4. Parcel Coverage

	Required	Existing	Proposed	
a. BLDG /Impervious%	65%	83.16%	80.24	.....*NC
Green Area	(7806SF)	(3754SF)	(4406SF)	

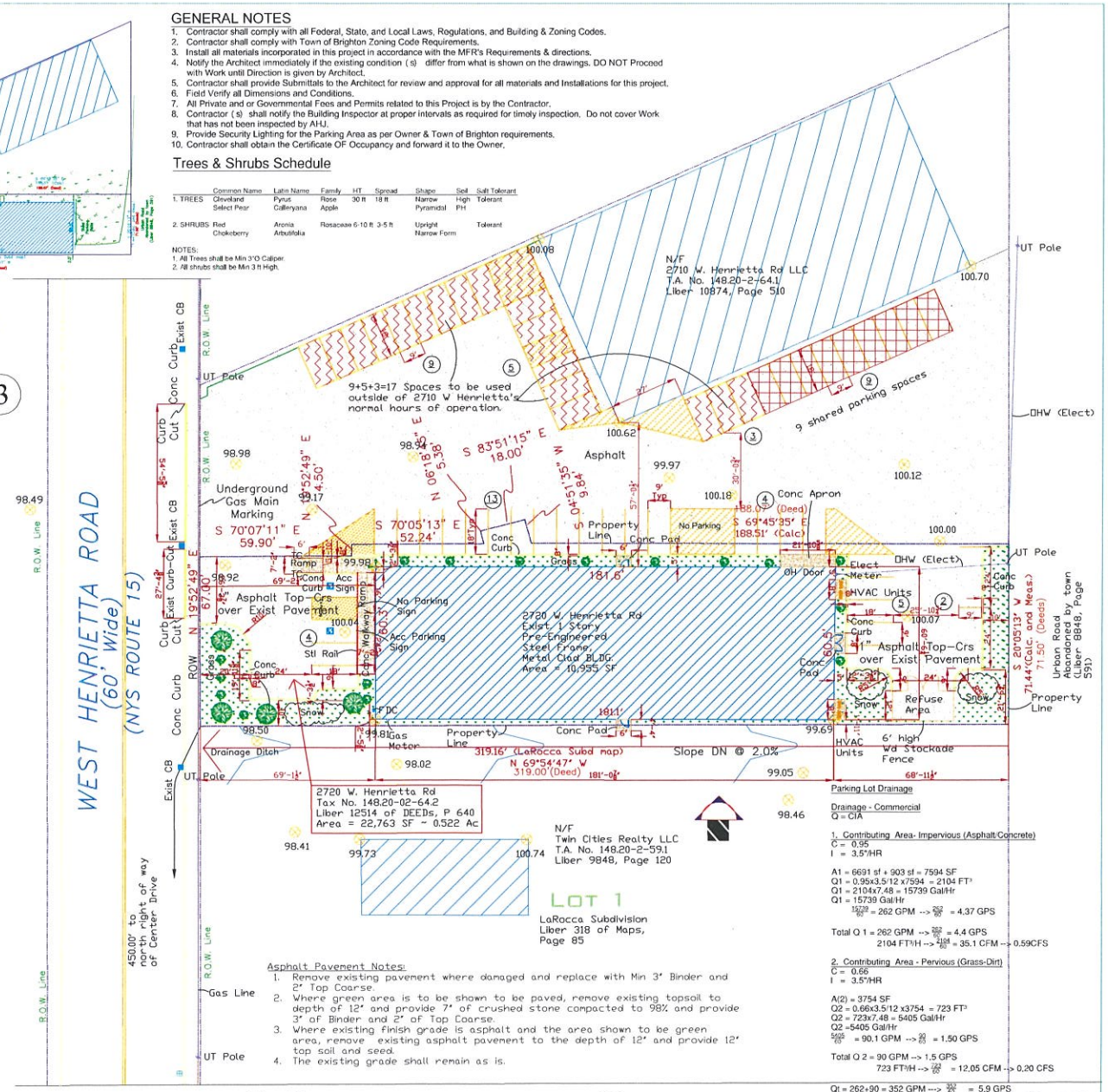
C. PARKING

a. Required Parking: 1 Parking/200SF
10955/200 x 1= 54.7 ~ 55 Parking Required

c. Total Parking 26 Proposed
d. Accessible Parking 2 Proposed
Total Parking 28 .....*NC

Deficiency: 27 Parking
e. Parking Stalls 9'x18' & 9'x24' (parallel)

*NC: Non-Conforming - Variance Required
Ac: Acre
SF: Square Foot



Asphalt Pavement Notes:
1. Remove existing pavement where damaged and replace with Min 3" Binder and 2" Top Coarse.
2. Where green area is to be shown to be paved, remove existing topsoil to depth of 12" and provide 7" of crushed stone compacted to 98% and provide 3" of Binder and 2" of Top Coarse.
3. Where existing finish grade is asphalt and the area shown to be green area, remove existing asphalt pavement to the depth of 12" and provide 12" top soil and seed.
4. The existing grade shall remain as is.

Parking Lot Drainage

Drainage - Commercial
Q = CIA

1. Contributing Area- Impervious (Asphalt/Concrete)
C = 0.95
I = 3.5"/HR

A1 = 6691 sf + 903 sf = 7594 SF
Q1 = 0.95x3.5/12 x7594 = 2104 FT³
Q1 = 2104x7.48 = 15739 Gal/Hr
Q1 = 15739 Gal/Hr
15739/60 = 262 GPM --> 262/60 = 4.37 GPS

Total Q 1 = 262 GPM --> 262/60 = 4.4 GPS
2104 FT³/H --> 2104/60 = 35.1 CFM --> 0.59CFS

2. Contributing Area - Pervious (Grass-Dirt)
C = 0.66
I = 3.5"/HR

A(2) = 3754 SF
Q2 = 0.66x3.5/12 x3754 = 723 FT³
Q2 = 723x7.48 = 5405 Gal/Hr
Q2 =5405 Gal/Hr
5405/60 = 90.1 GPM --> 90/60 = 1.50 GPS

Total Q 2 = 90 GPM --> 1.5 GPS
723 FT³/H --> 723/60 = 12.05 CFM --> 0.20 CFS

Qt = 262+90 = 352 GPM --> 352/60 = 5.9 GPS
Qtvol = 2104+723 = 2827 FT³/H --> 2827/60 = 47.12 CFM--> 0.79 CFS

Site Plan (4)

Scale: 1" =20'

Project:

Site & Building Renovation

2720 W. Henrietta Road
Rochester, NY 14623

Owner:

Hua Mie Asian Supermarket

2720 W. Henrietta Road
Rochester, NY 14623

Architect:

GRH Architecture, Engineering & Construction
333 Glen Haven Road
Rochester, New York 14609
Mobile: (585) 739-6000
Email: GRH@rochester.rr.com

Consultant:

Revisions:

No	Description	By	Date

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Sheet Title:

Proposed Site Plan

Project Manager:	RH
Project Architect:	RH
Drawn by:	RH
Checked by:	RH
Project No:	61421
Date Issued:	5/3/23
Scale:	1" =20'

Seal:

Drawing Number:

S-2