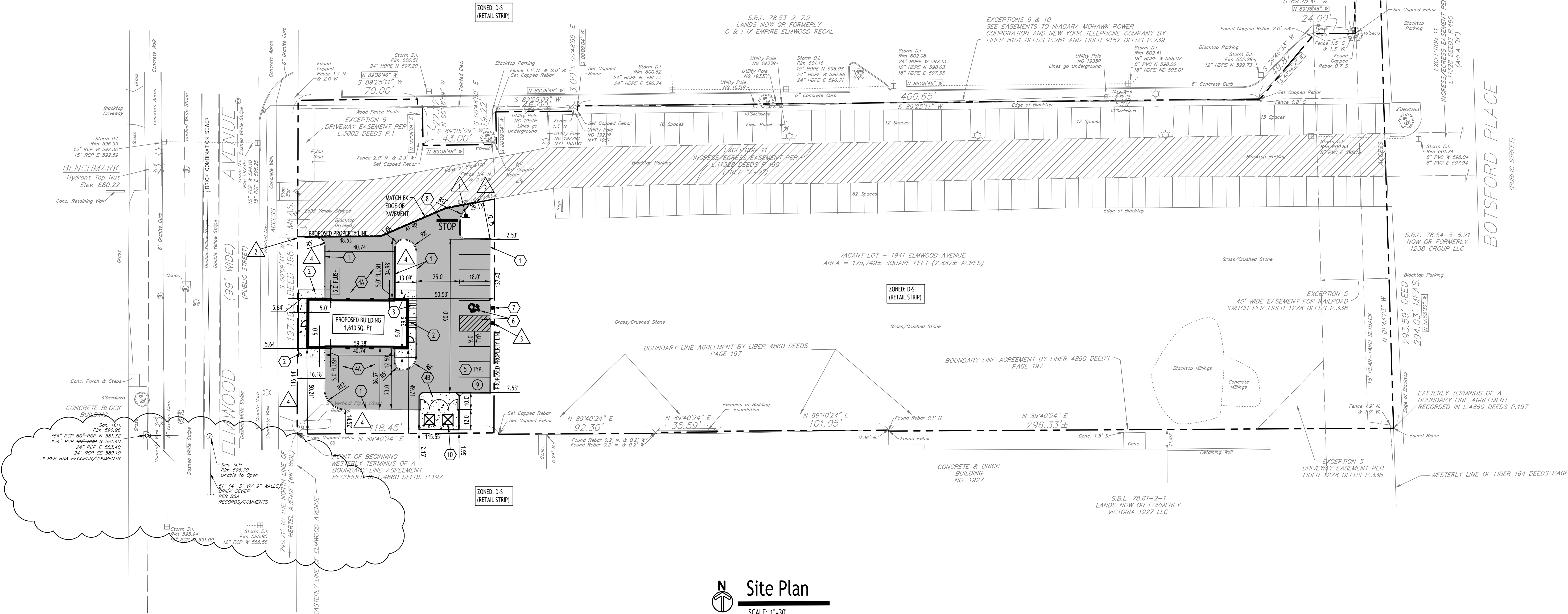


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## Site Plan

SCALE: 1"=30'

### SITE DATA

PROPOSED SITE AREA = 0.32 AC / 14,241 SF (2.88 AC = 123,749 SF OVERALL SITE)  
ZONED: D-S (STRIP RETAIL) (L2-3 LIGHTING ZONE)  
BUILDING AREA: 1,610 G.S.F. (1 STORIES)  
PROPOSED USE: MINOR VEHICLE REPAIR / OIL CHANGE  
DISTURBED IMPERVIOUS AREA: 10,521 SF = 0.24 AC

LOT DIMENSIONS	REQUIRED	PROVIDED
LOT AREA (MIN):	5,000 SF MIN.	14,241 SF MIN.
LOT WIDTH (MIN):	50' MIN.	116.14 MIN.
LOT COVERAGE:		
BUILDING COVERAGE (MAX):	90% MAX (12,817 SF)	11.3% (1,610 SF)
IMPERVIOUS COVERAGE (MAX):	90% MAX (12,817 SF)	73.7% (10,499 SF)
BUILDING SETBACKS		
FRONT YARD (MIN/MAX):	0'/100'	5.64 MIN
CORNER SIDE YARD (MIN/MAX):	0'/50'	N/A
INTERIOR SIDE YARD (MIN):	5'	49.71 MIN
REAR YARD (MIN):	15'	50.53 MIN
BUILDING HEIGHT		
BUILDING HEIGHT (MAX):	4 - STORIES	1 - STORIES
STORY HEIGHT		
FINISHED GROUND FLOOR LEVEL (MIN/MAX):	0'/2'	0' MIN
GROUND STORY HEIGHT (MIN):	15'	15' MIN

TRANSPARENCY:		
GROUND FLOOR, FRONT FACADE (MIN):	30%	< 30% *
GROUND FLOOR, CORNER SIDE FACADE (MIN):	25%	N/A
UPPER FLOOR, FRONT & CORNER SIDES (MIN):	20%	N/A

PEDESTRIAN ACCESS:		
MAIN ENTRANCE LOCATION (PREFERRED):	FRONT FACADE	FRONT

\* TRANSPARENCY VARIANCE GRANTED ON 07/27/23 FROM THE CITY OF BUFFALO IBA

### DETAIL LEGEND

SEE SITE DETAIL SHEET

- 1 TYPE "A" CONCRETE CURB
- 2 CONCRETE SIDEWALK
- 3 SIDEWALK CURB RAMP
- 4 STANDARD DUTY ASPHALT
- 5 EXTERIOR CONCRETE SLAB ON GRADE
- 6 90° PARKING STALL
- 7 HANDICAPPED PAVEMENT MARKINGS
- 8 HANDICAPPED PARKING SIGN
- 9 STOP BAR
- 10 LIGHT POLE FOUNDATION
- 11 DUMPSTER ENCLOSURE

### NOTE LEGEND

- 1 INSTALL STOP SIGN - M.U.T.C.D. SIGN NO. R1-18
- 2 RUNOUT CURB IN Z 2 OR MATCH EXISTING CURB
- 3 INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. P1-1C
- 4 LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED

### GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
9. ALL REASONABLE MEASURES SHALL BE TAKEN TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE, INCLUDING BUT NOT LIMITED TO, RETAINING WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS.

### NOTES:

1. ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
2. ALL DISTURBED AREAS: SHALL HAVE 4" MIN. OF TOPSOIL & SEED.
3. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
4. CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
5. BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.

### SITE LEGEND

PROPERTY LINE	---
PROPOSED CONCRETE CURB	=====
PROPOSED SIDEWALK / CONCRETE PAD	=====
NUMBER OF PARKING SPACES	(27)
PROPOSED SIGN	▲
PROPOSED STANDARD DUTY ASPHALT PAVEMENT	=====
PROPOSED LIGHT POLE	⊙
PROPOSED WALL MOUNTED LIGHT	⊙

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



CARMINA WOOD

DESIGN

Buffalo | Utica | Greensboro

## Proposed Oil Change

1941 Elmwood Ave  
Buffalo, NY

REVISIONS:  
No. Description  
1 Rev per BSA comments 02.06.2024



DRAWING NAME:

Site Plan

Date: 11.01.2023  
Drawn By: C. Wood  
Scale: As Noted

DRAWING NO.

C-100

Project No: 23-4085