NOTES

1. FOR REFERENCE INFORMATION SEE BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY FOIT–ALBERT ASSOCIATES DATED JULY 13, 2015, AND IDENTIFIED AS PROJECT NO. 15001.16 INCLUDED WITH THIS SET OF SITE PLANS.
2. ALL CONSTRUCTION SHALL CONFORM TO CITY OF BUFFALO STANDARDS AND NEW YORK STATE CODE REQUIREMENTS, AS WELL AS THE LATEST A.I.S.C., A.C.I., AND A.S.T.M. STANDARDS. WHERE CODES OVERLAP, THE CONTRACTOR SHALL COMPLY WITH THE MORE STRINGENT CODE.
3. WHERE A SPECIFIC MANUFACTURER'S PRODUCT IS CALLED OUT ON THIS SHEET OR ANY OTHER PLAN IN THIS SET OF DRAWINGS, THE CONTRACTOR MUST COMPLY WITH THE MANUFACTURER'S LATEST PRINTED INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION.
4. ANY TEMPORARY TRAFFIC CONTROL AND WARNING SIGNS SHALL CONFORM TO N.Y.S.D.O.T. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
5. THE CONTRACTOR SHALL MAINTAIN ACCESSIBLE PASSAGEWAYS FOR TRAFFIC AND PEDESTRIANS TO ADJACENT EXISTING RESIDENCES AND BUSINESSES WHICH WILL REMAIN IN OPERATION THROUGHOUT THE DURATION OF THE CONSTRUCTION.
6. ANY CAST–IN–PLACE CONCRETE SHALL CONFORM TO N.Y.S.D.O.T. STANDARD SPECIFICATIONS (SECTION 501). USE CLASS "C" FOR APRONS, OR STRUCTURAL SLABS. USE CLASS "D" FOR SIDEWALKS AND ALL OTHER GENERAL PURPOSE CONCRETE PAVEMENT ON SITE. CEMENT USED TO PRODUCE CONCRETE SHALL CONFORM WITH BOTH ACI 318 AND ASTM C1157. CONCRETE SHALL HAVE A SLUMP OF NO MORE THAN 5" AND AN AIR ENTRAINMENT OF 4–6%.
7. ALL CONCRETE SIDEWALKS, APRONS, AND PADS SHALL BE CURED USING A PIGMENTED CURING COMPOUND CONFORMING TO A.S.T.M. C309.
8. ANY SEAMS BETWEEN PATIOS AND BUILDING FOUNDATION WALLS SHOULD BE FLASHED TO PREVENT WATER FROM ROTTING THE WALL FACADE CLADDING.
9. ANY DEVIATION FROM ANY PLANS IN THIS DRAWING SET SHALL REQUIRE APPROVAL OF THE DESIGN ENGINEER (STUDIO T3) AND THE CITY OF BUFFALO PLANNING AND BUILDING DEPARTMENTS, AS WELL AS THE APPROPRIATE UTILITY COMPANIES AND SERVICE PROVIDERS.
10. THE DESIGN ENGINEER (STUDIO T3) SHALL BE IMMEDIATELY CONTACTED UPON DISCOVERY OF ANY ABOVEGROUND OR BELOW GROUND OBJECTS NOT SHOWN ON THE BACKGROUND SURVEY THAT ARE UNCOVERED DURING EXCAVATION OR CONSTRUCTION (BUILDING FOUNDATIONS, BURIED VAULTS, TREES, SIDEWALKS, PAVEMENT, RAILINGS, SIGNS, STOCKPILES, STUMPS, OR SIMILAR) WHICH WILL INTERFERE OR CONFLICT WITH ANY PROPOSED WORK SHOWN ON THESE PLANS. WORK SHALL BE IMMEDIATELY SUSPENDED AND NOT COMMENCE UNTIL SUCH DISCOVERED OBJECTS ARE IDENTIFIED AND THE DESIGN ENGINEER (STUDIO T3) ISSUES EITHER A WRITTEN APPROVAL OR A SIGNED REVISED PLAN.
11. THE DESIGN ENGINEER (STUDIO T3) SHALL NOT BE RESPONSIBLE FOR SITE SAFETY DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE BARRIER & COVERED WALKWAY AS PER 3306.5–3306.7 OF NYS CODE DURING THE ENTIRE DURATION OF CONSTRUCTION ACTIVITIES.
12. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE INSURED AND LICENSED IN THE STATE OF NEW YORK, THE COUNTY OF ERIE, AND THE CITY OF BUFFALO.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ALL NECESSARY FEES AND OBTAINING ALL NECESSARY PERMITS PRIOR TO THE START OF CONSTRUCTION. CONTACT CITY OF BUFFALO BUILDING DEPARTMENT (851–4949) FOR INSTRUCTIONS, PERMIT APPLICATIONS, AND FEES.

SITE DATA & CODE REVIEW PER CITY OF BUFFALO UNIFIED DEVELOPMENT ORDINANCE (U.D.O.)

TOTAL PARCEL AREA = 0.18 ACRES (7,800 SQ. FT.)
TOTAL UNIT AREA = 810 SQ. FT. – GROSS FOOTPRINT (5 UNITS)
TOTAL BUILDING AREA = 4,050 SQ. FT. (GROSS FOOTPRINT)
ZONING = N–2R (RESIDENTIAL)

- MIN. LOT WIDTH REQ'D. (SECT. 3.2.2–C–B OF U.D.O.) = 15'–0"
- ACTUAL MIN. LOT WIDTH = 22'–0"
- MAX. LOT WIDTH ALLOWABLE (SECT. 3.2.2–C–B OF U.D.O.) = 40'–0"
- ACTUAL MAX. LOT WIDTH = 27'–0"
- MIN. LOT AREA REQ'D. (SECT. 3.2.2–C–A OF U.D.O.) = 900 SQ. FT.
- ACTUAL MAX LOT AREA = 7,800 SQ. FT.
- MAX. ALLOWABLE % BLDG. COVERAGE (SECT. 3.2.2–C–C OF U.D.O.) = 70%
- % BLDG. COVERAGE PROPOSED = 52%
- MAX. ALLOWABLE % IMPERVIOUS COVERAGE (SECT. 3.2.2–C–D OF U.D.O.) = 80%
- % BLDG. COVERAGE PROPOSED = 77%

ATTACHED HOUSES (PER U.D.O.)

- MAX. BLDG. HEIGHT ALLOWED (SECT. 3.2.2–E–A OF U.D.O.) = 40'
- PROPOSED BLDG. HEIGHT = 35'–2"
- MIN. / MAX. F.F. ABOVE F.G. (SECT. 3.2.2–E–C OF U.D.O.) = 0' / 4'
- PROPOSED F.F. = 2.0' ABOVE F.G.
- MIN. FRONT FAÇADE TRANSPARENCY – GROUND FLOOR (SECT. 3.2.2–F–A OF U.D.O.) = 20%
- PROPOSED FRONT FACADE TRANSPARENCY = 38%
- MIN. FRONT FAÇADE TRANSPARENCY – UPPER FLOOR (SECT. 3.2.2–F–C OF U.D.O.) = 20%
- PROPOSED FRONT FACADE TRANSPARENCY = 36%
- MAIN ENTRANCE LOCATION REQ'D. (3.2.2–F–D OF U.D.O.) = FRONT
- PROPOSED MAIN ENTRANCE LOCATION = FRONT
- MIN. FRONT FACADE BUILD–TO % (SECT. 3.2.2–D–B) = 85%
- PROPOSED FRONT FACADE BUILD–TO = 85%

STOOP

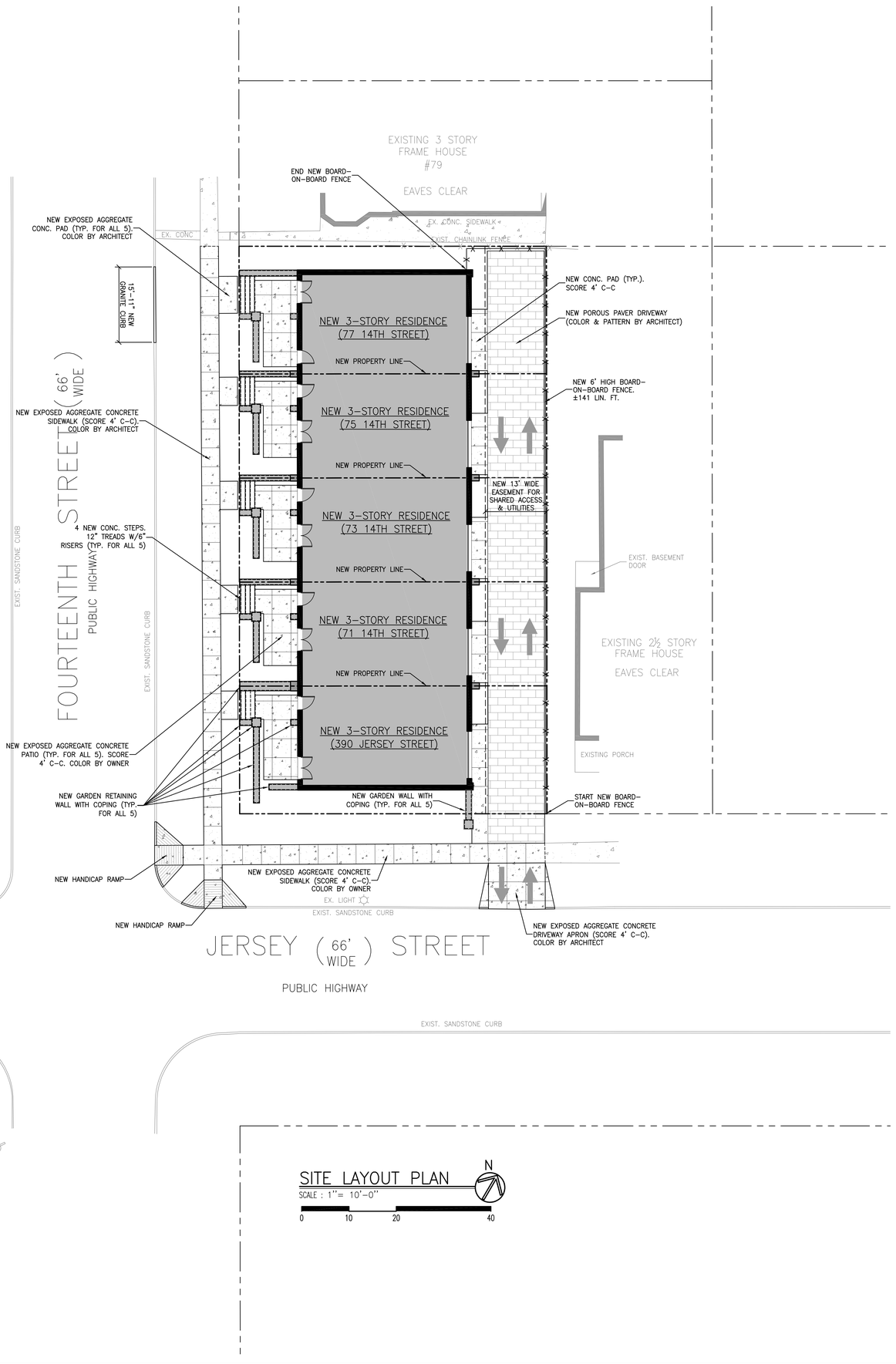
- MIN. WIDTH (SECT. 3.3.9–A OF U.D.O.) = 4'
- PROPOSED WIDTH = 17'–11"
- MIN. PROJECTION FROM BLDG. FAÇADE (SECT. 3.3.9–B OF U.D.O.) = 4'
- PROPOSED PROJECTION FROM BLDG. FACADE = 9'–0"
- MAX. PROJECTION FROM BLDG. FAÇADE (SECT. 3.3.9–B OF U.D.O.) = 10'
- PROPOSED PROJECTION FROM BLDG. FACADE = 9'–0"

CODE & SITE DATA (3.2.2–D)

BUILDING SETBACK	REQUIRED	PROVIDED
FRONT	12'–3" MIN. / 22'–3" MAX.	12'–3"
CORNER SIDE	3' MIN. / 15' MAX.	5'–0"
INTERIOR SIDE	3'–0"	5'–0"
REAR	9'–9"	15'–7"

LEGEND

- EXISTING FENCE
- NEW FENCE
- EXISTING EDGE OF PAVEMENT
- NEW EDGE OF PAVEMENT
- EXISTING CURB
- NEW CURB (6")
- SITE PARCEL PROPERTY/R.O.W. LINE
- ADJACENT PROPERTY/R.O.W. LINES
- EXISTING FIRE HYDRANT
- EXISTING LIGHT FIXTURE
- TRAFFIC DIRECTION ARROW (NOT PAINTED ON PVMNT.)
- EXISTING CONCRETE AREAS
- NEW CONCRETE AREAS
- NEW POROUS PAVEMENT AREAS



SITE LAYOUT PLAN

SCALE : 1"= 10'–0"

N

0 10 20 40

THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER BEFORE EXCAVATION & CONSTRUCTION TO ENSURE HE/SHE HAS THE FINAL SET OF DESIGN DOCUMENTS AS ISSUED FOR CONSTRUCTION. THIS PLAN IS CURRENT AS OF THE DATE IT WAS ISSUED. SUBSEQUENT UPDATES OR REVISIONS TO ANY THE DRAWINGS MAY BE ISSUED AT A FUTURE PAY TRANSFEREES. THE RIGHT TO RECEIVE SAID UPDATES, BUT PLACES THE RESPONSIBILITY TO THE TRANSFEREE TO OBTAIN UPDATED PLANS, WHICH ARE ISSUED FOR CONSTRUCTION AS THESE MAY DIFFER FROM PREVIOUS PLANS ISSUED FOR PERMIT OR BID.

SYMPHONY ROW
71–77 14TH STREET & 390 JERSEY STREET
BUFFALO, NEW YORK 14207

STAMP/SEAL

1	ISSUED FOR SITE PLAN REV.	4/2/19

SITE LAYOUT PLAN

studio T3
Engineering, PLLC
2495 Main Street, Suite 301
Buffalo, New York 14214
Phone: (716) 803-6400
Fax: (716) 810-9504

DRAWN BY: AVT
CHECKED BY: OST
JOB # 18–258

SHEET C–1.0

WARNING: IT IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER, TO ALTER IN ANY WAY, PLANS, SPECIFICATIONS, OR REPORTS TO WHICH THE SEAL OF A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER HAS BEEN APPLIED.