

C1.1 Site Plan  
1" = 20'-0"

- GENERAL SITE NOTES:**
- The Contractor shall coordinate with utility companies prior to beginning work.
  - Underground utilities are shown according to the best information made available to us and in approximate location only. Location is subject to verification prior to construction.
  - CAUTION:** Underground utilities including, but not limited to electric, telephone, gas, water, sanitary sewer and storm sewer are reportedly in the vicinity of this project. Every precaution should be taken during excavation. New York state law requires notification of each utility company two full working days prior to commencement of work.
  - Coordinate the location of all utilities with foundations, subsurface utilities locations, locations of existing utility valves and outfalls having jurisdiction over each utility.
  - Contractor shall use extreme caution to protect all existing trees and vegetation, and all areas outside the project limits.
  - Any damage to the existing utilities, buildings, paving, cuts, walks and vegetation (not so designated for removal on these plans) shall be repaired to the previous condition or replaced in kind by the contractor at his own expense.
  - Blend all new grades to existing grades. Slope finished grade for positive drainage away from the building.
  - Notify and obtain all required permits from each utility service required. Coordinate required inspections, testing and certifications by authority having jurisdiction over each utility service. The contractor is responsible for all filing, testing, inspections and associated fees with each utility.
  - The Contractor shall comply with the Town of Cheektowaga standard drawings and specifications.
  - The Contractor shall immediately notify the project engineer and the Town of Cheektowaga Engineering Department of any hazardous substance encountered during the construction of the work. He shall, at his expense, confirm to all laws, rules, regulations and directions, as promulgated by the United States Department of Labor, Occupational Safety and Health Administration, the New York State Department of Health and any such local rules, ordinances and laws when encountering or working with any such hazards.

Yard	Structure		Parking	
	Actual	Allowable	Actual	Allowable
Front	85'-0"	85'-0"	20'-0"	5'-0"
Side	15'-0" & 39'-5"	25'-0"	5'-4"	5'-0"
Rear	117'-9"	25'-0"	5'-3"+	5'-0"

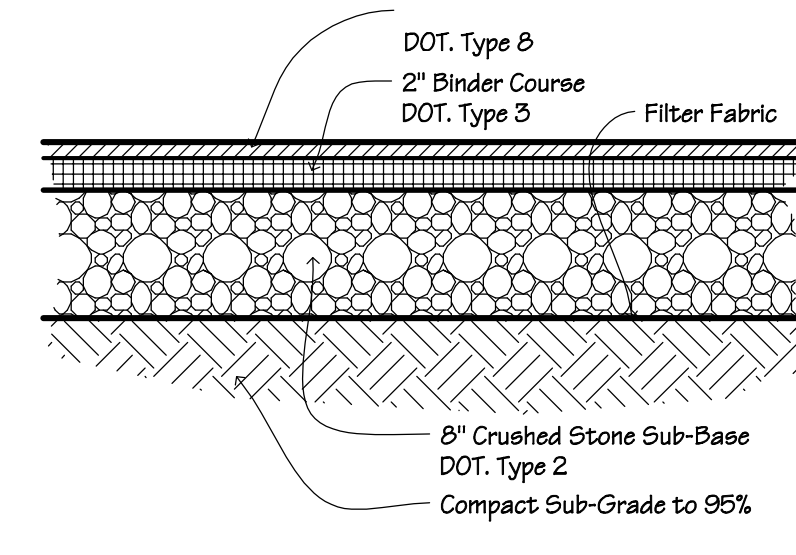
**Building Height:** 45'-0" Max  
**Max Lot Coverage:** All principal buildings, accessory structures, and impervious surfaces located on a commercial district property may not exceed 70% of the gross area of the lot  
**Off Street Parking:** Retail Space - Minimum 1 Space Per 150 sqft.  
 6,700 S.F. (Gross) Per 150 sqft. = 45 Spaces  
**Total Spaces On Site = 48 Spaces**

**Required Accessible Parking Spaces:**  
 1 - 50 Total Spaces Requires: 1 H.C. Space  
 47 Total Spaces = 4 Spaces Provided

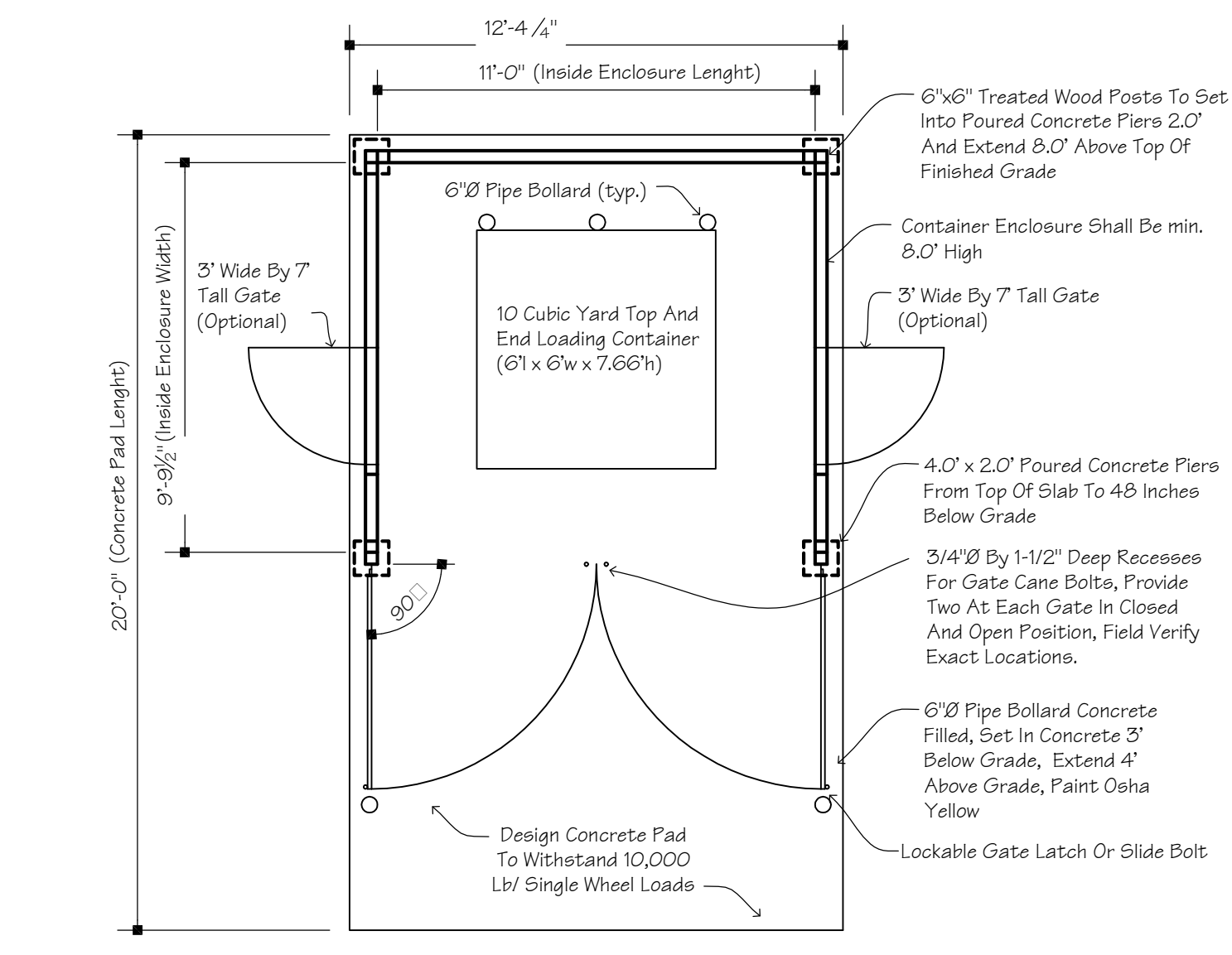
**NOTES:**  
 23.39% of the total ground area is or will be landscaped with deciduous and conifer trees, deciduous and conifer shrubs, ground cover and grass.

**Land Use**

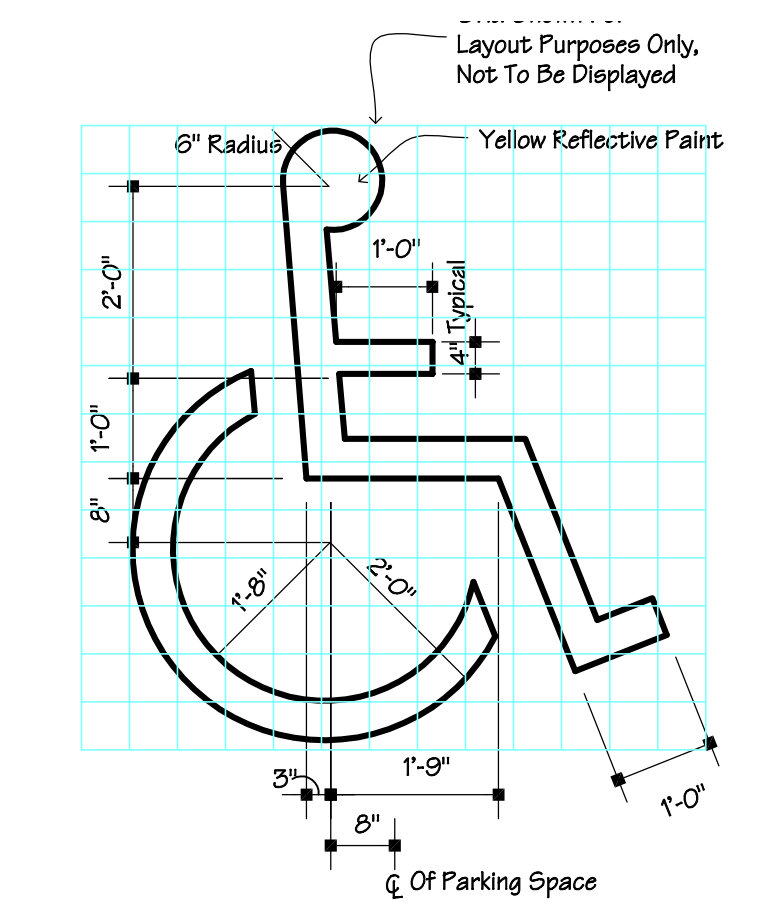
	37,020 s.f.	100%
Total Area	37,020 s.f.	100%
Buildings	6,700 s.f.	18.09%
Sidewalk	1,037 s.f.	2.8%
Paved Area	20,626 s.f.	55.72%
Green Space	8,657 s.f.	23.39%



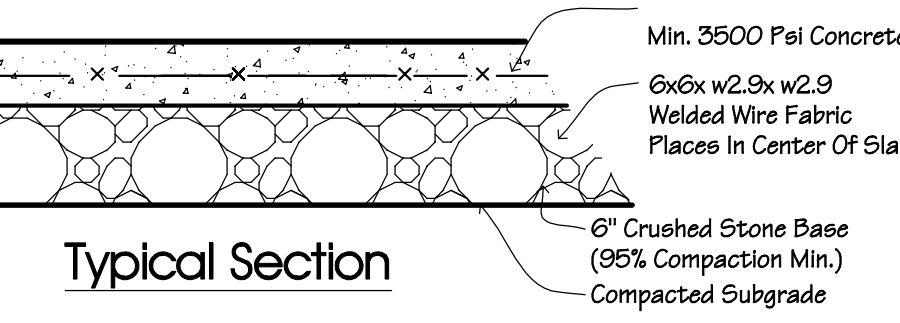
C1.7 Paving Detail  
1/2" = 1'-0"



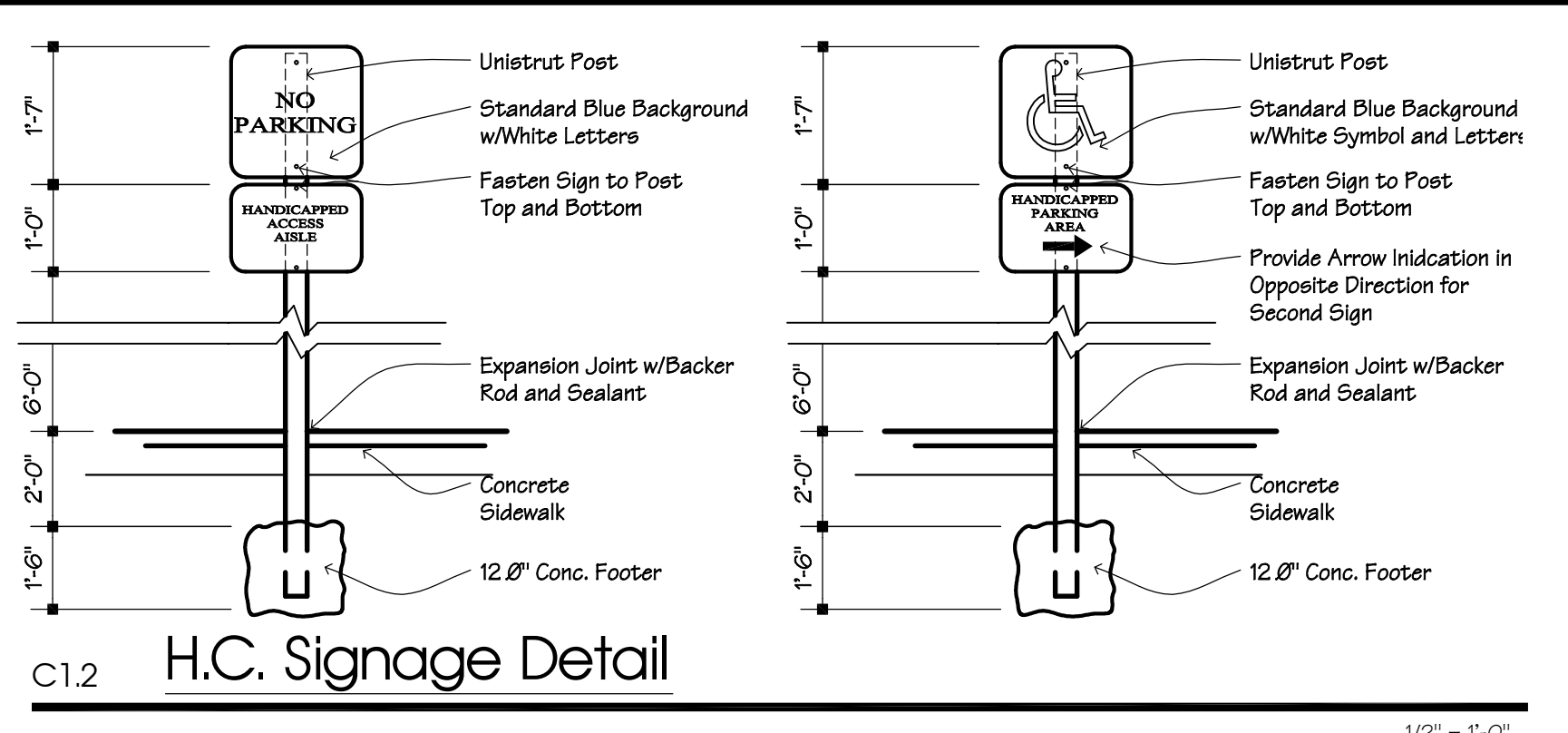
C1.10 Dumpster Enclosure  
N.T.S.



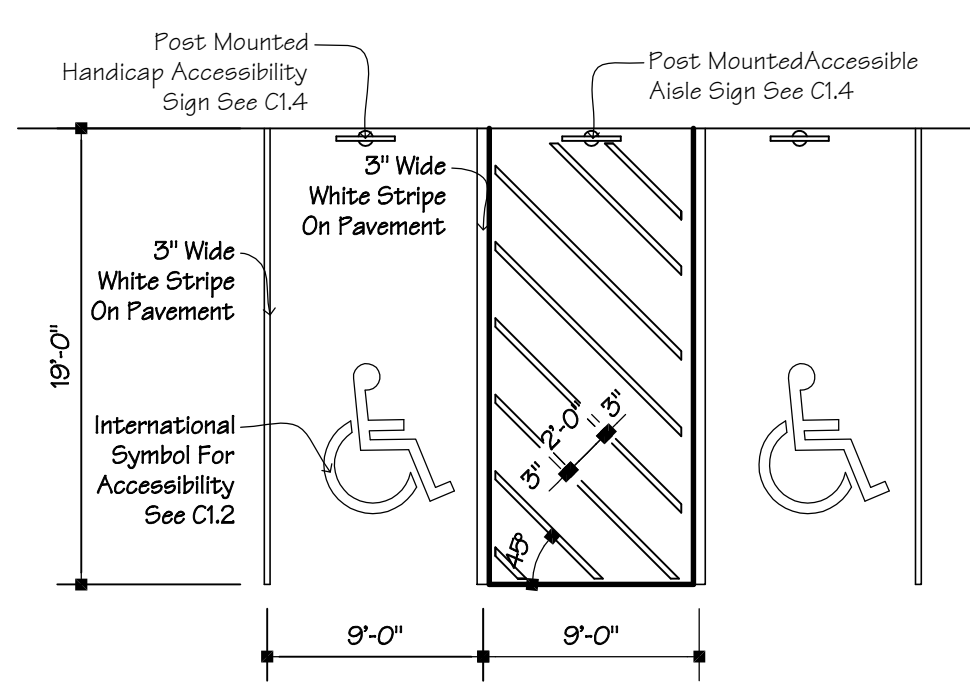
C1.3 H.C. Symbol Detail  
1/2" = 1'-0"



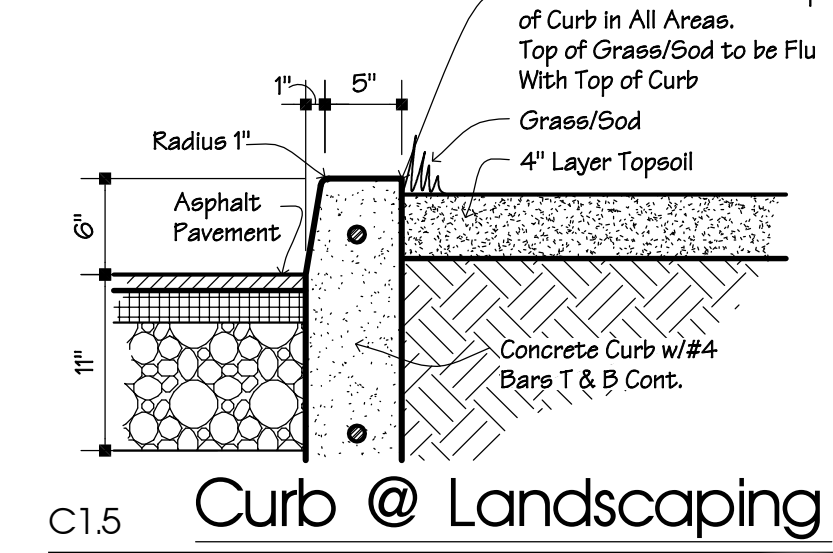
C1.8 Concrete Detail  
1/2" = 1'-0"



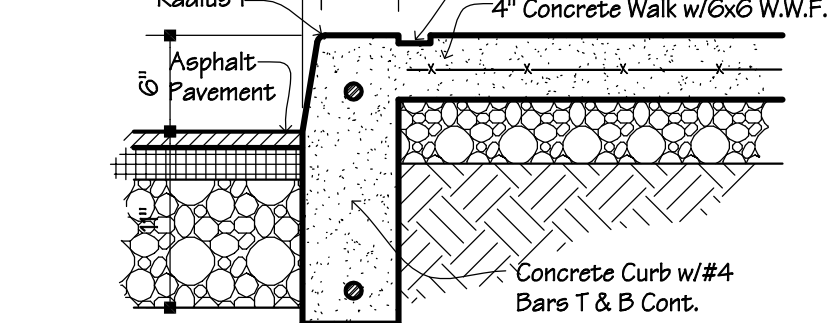
C1.2 H.C. Signage Detail



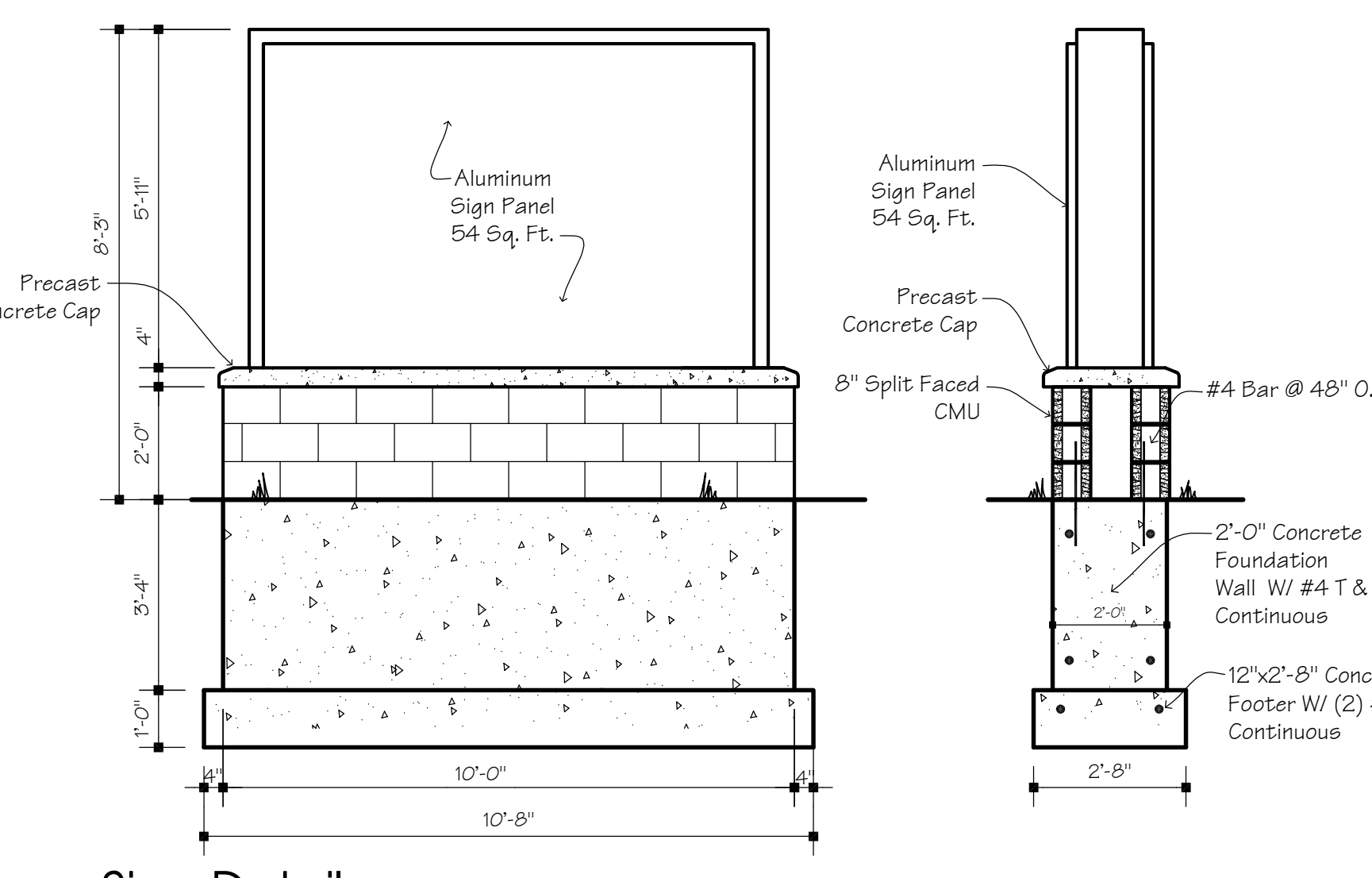
C1.4 H.C. Parking Detail  
1/8" = 1'-0"



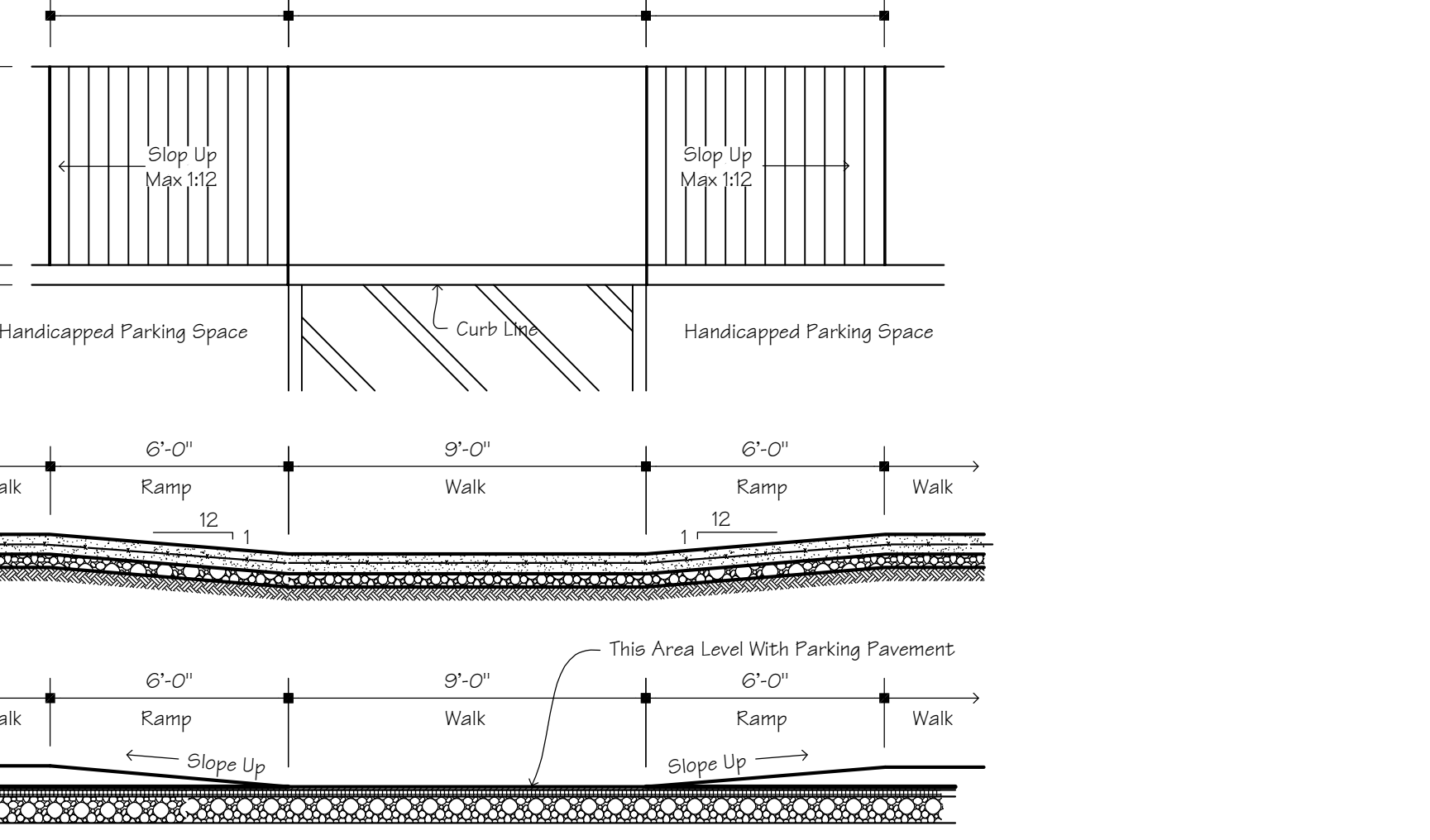
C1.5 Curb @ Landscaping  
1/2" = 1'-0"



C1.6 Curb @ Sidewalk  
1/2" = 1'-0"



C1.9 Sign Detail  
1/2" = 1'-0"



C1.11 Sloped Walkway Detail  
1/2" = 1'-0"



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(716) 651-0381 Fax 651-0382

Job Number:  
**09-440**

Proposed New Building For:

**Buffalo Pharmacy**

6051 Transit Road  
Clarence, NY

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No.	Description	Date	By

**WARNING:**  
It is a violation of Article 147, Section 7503 of the New York State Education Law for any person to alter, in any way, on this document, unless under the direction of a licensed Architect.

Title:  
**Site Plan**

Drawn By:  
**A. Brose**  
Date:  
**9/15/10**  
Checked:  
**D. Sutton**  
Scale:  
**1/4" = 1'-0"**

Sheet No.:  
**C-1**