

tredo
ENGINEERS

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NOTICE

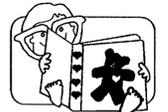
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Building WNY since 1962. **KULBACK'S**

Proposed Office Building

for **Edukids**



3601 Seneca Street
West Seneca

ISSUE:

SA PROJECT TEAM: PRINCIPAL P. Silvestri

DRAFTER INTERIORS

SEAL:



TITLE:

SITE LAYOUT PLAN

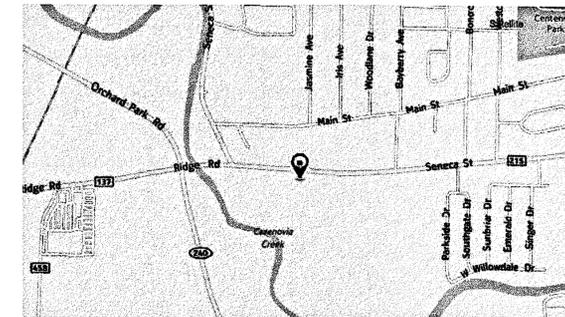


SILVESTRI
ARCHITECTS · PC

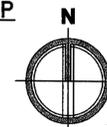
1321 MILLERSPORT HWY PH. 716-691-0900
AMHERST, NY 14221 FAX 716-691-4773

SA JOB #: 11041-04 DATE: 3.26.15

DRAWING #: SP-101
SPR SUBMISSION



SITE LOCATION MAP



SITE LAYOUT PLAN

1" = 20'

SITE DATA

CURRENT ZONING: C1
TOTAL SITE AREA: 0.945 ACRES (AC)
IMPERVIOUS AREA:
BUILDING: 0.17 AC
PAVT: 0.49 AC
TOTAL IMPERVIOUS: 0.66 AC
TOTAL GREENSPACE: 0.28 AC (29.7% OF SITE)
INTERIOR GREENSPACE: 1099 SF (5.2% OF PARKING LOT)
SEWER LOADING: (15,000 SF)x(0.10 GPD/SF) ~ 1500 GPD

PARKING DATA

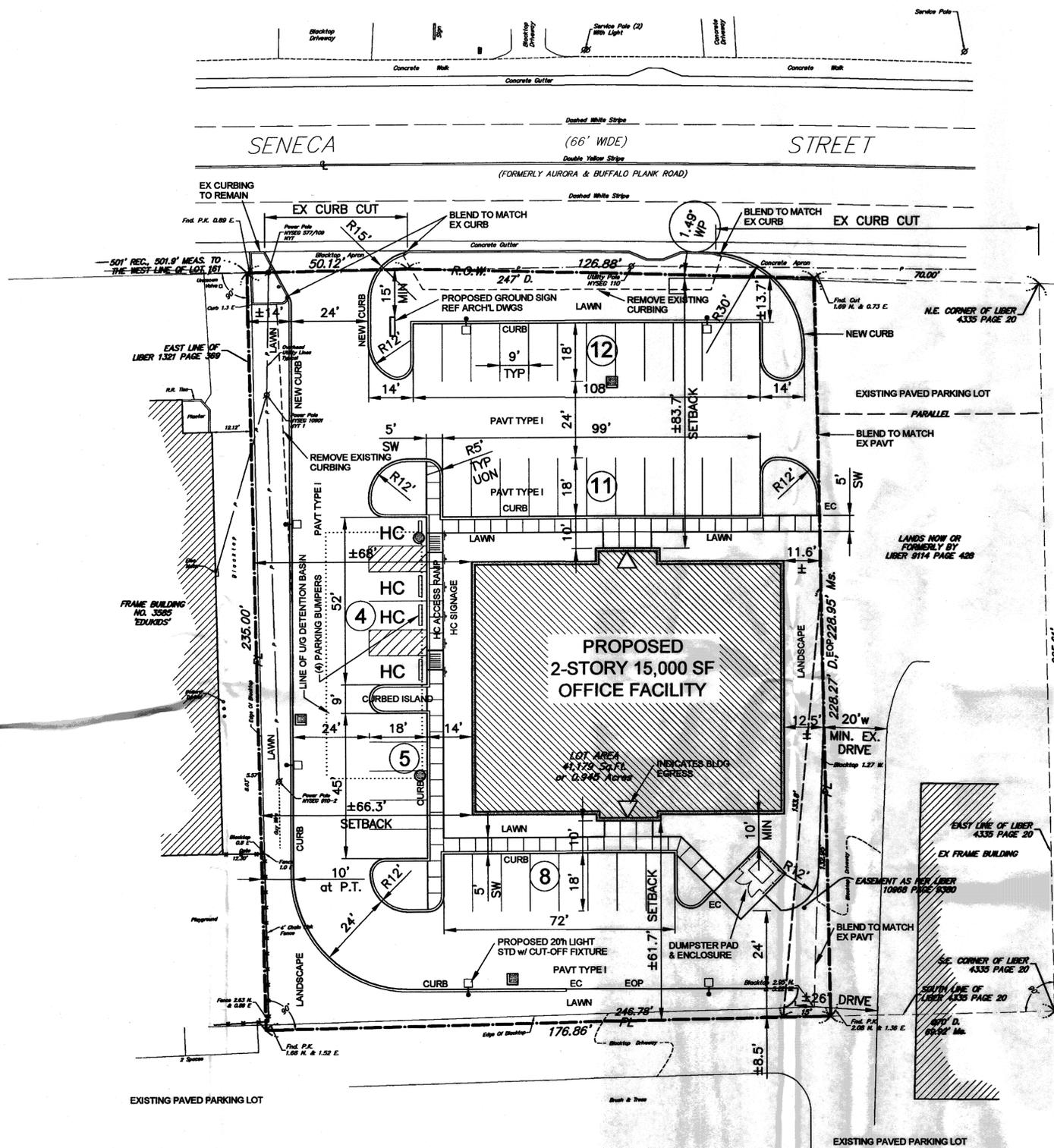
TOTAL SPACES PROVIDED: 40 (REDUCED PARKING VARIANCE GRANTED)
REGULAR: 36
HANDICAP: 04

NOTES:

1. EC = END OF CURB
2. EOP = EDGE OF PAVEMENT
3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS DRAWING IS FOR INFORMATION ONLY. REFER TO SURVEY(S) PROVIDED BY MILLARD MACKAY & DELLES, JOB No 14252, DATED AUG. 2014.
4. REFER TO ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS, FEATURES, AND UTILITY CONNECTIONS.
5. SITE LIGHTING, POWER AND GAS LINES ARE SHOWN FOR INFORMATION ONLY, AND ARE NOT DESIGNED BY TREDDO ENGINEERS.
6. A KNOX BOX KEY HOLDER SHALL BE LOCATED AT THE BUILDING MAIN ENTRANCE.
7. THE BUILDING CONTAINS A SPRINKLER FIRE-PROTECTION SYSTEM.
8. ALL WORK SHALL COMPLY WITH THE TOWN OF WEST SENECA BUILDING DEPT REGULATIONS, ERIE COUNTY WATER AUTHORITY AND NYS DOT SPECIFICATIONS.

SITE DEMOLITION NOTES:

1. ALL EXISTING BUILDINGS, FOUNDATIONS, PAVEMENTS, STONE, CURBING, BRUSH, TREES, SIGNAGE, ETC SHALL BE COMPLETELY REMOVED WITHIN THE SUBJECT PARCEL.
2. STOCKPILE TOPSOIL AND PROVIDE SILT FENCE SURROUND.
3. EXISTING UTILITIES (GAS, WATER, SANITARY, STORM), SHALL BE ABANDONED OR REMOVED AT THE DIRECTION OF THE DISTRICT UNLESS OTHERWISE NOTED.
4. CONTRACTOR IS ADVISED TO LOCATE ALL UTILITIES PRIOR TO DEMOLITION/STRIPPING AND EXCAVATION ACTIVITIES.



E
D
C
B
A