



Parcel Area Total	638,920 sq. ft.	14.21 acres
Floor Area Ratio	1.59	
Total Floor Area	981,970 sq. ft.	
Lot Coverage	39.6%	
Building Coverage	245,120 sq. ft.	5.63 acres
Percent of Open Space	1.6%	
Open space	10146 lot between 5 and 6	

BUILDING TABULATION

Floors	Building - 1	Building - 2			Building - 3			Building - 4		Bldg - 2A/4A	Building - 5		Building - 6		
	Hotel	Retail	Residence	Garage	Retail	Grocery	Office	Retail	Garage	Retail	Retail	Residence	Retail	Residence	Garage
5	17,700	-	-	-	-	-	-	-	104,000	-	-	-	-	-	-
4	17,700	-	39,200	-	-	-	25,200	-	104,000	-	-	-	-	17,800	-
3	17,700	-	39,200	-	-	-	25,200	-	104,000	-	-	20,300	-	17,800	-
2	17,700	8,000	27,000	-	-	-	25,200	-	104,000	-	-	20,300	-	17,800	-
1	18,150	38,540	5,200	-	4,800	21,000	2,480	Incl in 4A	95,400	9,600	21,700	2,700	17,550	2,950	-
B	9,600	-	-	46,000	-	-	-	-	-	-	-	-	-	-	20,500
Sub-Total	98,550	46,540	110,600	46,000	4,800	21,000	78,080	-	407,400	9,600	21,700	43,300	17,550	56,350	20,500
TOTAL	98,550		203,140			103,880			407,400	9,600		65,000			94,400

Use	Bldg - 1	Bldg - 2	Bldg - 3	Bldg - 4	Bldg - 2A/4A	Bldg - 5	Bldg - 6	Total
Residence	-	110,600	-	-	-	43,300	56,350	210,250
Retail	-	46,540	25,800	-	9,600	21,700	17,550	121,190
Office	-	-	78,080	-	-	-	-	78,080
Basement**	-	-	46,000	-	-	-	20,500	66,500
Hotel	98,550	-	-	-	-	-	-	98,550
Parking Garage	-	-	-	407,400	-	-	-	407,400
Total	98,550	203,140	103,880	407,400	9,600	65,000	94,400	981,970

Based on 2010 Building Code of New York State (BC 2006)

- Building - 1: HOTEL**
5 Story / 66 feet Height, with Partial Basement Below
Use Group: R1
Const Type: II B, with Automatic Sprinkler System
- Building - 2: RESIDENTIAL / RETAIL @ 1st Floor**
4 Story / 53 feet Height, with Parking Garage Below
Use Group: Mixed Use (R2, MA3, S2)
Const Type: V-A (5A) with Automatic Sprinkler System
Over Podium Slab Const Type-1A, per Section 509.2 exception 4.2
- Building - 3: OFFICE / RETAIL @ 1st Floor**
4 Story / 60 feet Height
Use Group: Mixed Use (B, MA3)
Const Type: II A, with Automatic Sprinkler System
- Building - 4: OPEN PARKING STRUCTURE**
5 Story / 55 feet Height
Use Group: S2 Open Parking Structure (Section 406.3.6)
S2 Enclosed Parking Structure (Section 509.3)
Const Type: II B @ Open Parking Structure, as per Section 406.3.5)
II B @ Enclosed Parking Structure (Separated by 2-hr rated construction)
- Building - 5: RESIDENTIAL / RETAIL @ 1st Floor**
3 Story / 43 feet Height
Use Group: Mixed Use (R2, MA3)
Const Type: V-A (5A) with Automatic Sprinkler System
Over Podium Slab Const Type-1A, per Section 509.2 exception 4.2
- Building - 6: RESIDENTIAL / RETAIL @ 1st Floor**
4 Story / 53 feet Height, with Parking Garage Below
Use Group: Mixed Use (R2, MA3, S2)
Const Type: V-A (5A) with Automatic Sprinkler System
Over Podium Slab Const Type-1A, per Section 509.2 exception 4.2

dcS DESIGN

DAVIS
CARTER
SCOTT Inc.

Architecture
Interior Architecture
Landscape Planning
Suite 500
1676 International Drive
McLean, Virginia 22102
P: 703.556.9275
F: 703.821.8976
www.dcsdesign.com

LABELLA Associates, P.C.

Relationships. Resources. Results.

www.labellapc.com
300 STATE STREET
ROCHESTER, NY 14614
P: (585) 454-6110
F: (585) 454-3066

Engineering
Architecture
Environmental
Planning

PROJECT CLIENT
COLLEGTOWN OF ROCHESTER PROJECT
ROCHESTER, NY

NO.	DATE	REVISION

ISSUED FOR
PRELIMINARY SITE PLAN REVIEW

DRAWING TITLE
ARCH. SITE PLAN

DATE: JULY 2012
SCALE: 1" = 50'
DESIGNED BY:
DRAWN BY:
REVIEWED BY:
PROJECT NUMBER: 212462
DRAWING NUMBER:

A 101

PROJECT: COLLEGTOWN OF ROCHESTER PROJECT - ARCH. SITE PLAN
 FILE PATH: C:\Users\jgibson\Documents\212462_prel.dwg
 DATE: 7/11/12 10:52 AM
 PLOT: 7/11/12 10:52 AM