

**SITE & BUILDING INFORMATION**

TOTAL PARCEL AREA: 122,976 SF (2.82 AC)

BUILDING COVERAGE: 28,083 SF (.64 AC)

TOTAL FLOOR AREA: 130,240 SF

FLOOR AREA RATIO: 130,240 SF / 122,976 SF = 105.9%

LOT COVERAGE: 28,083 SF / 122,976 SF = 22.8%

PERCENT OPEN SPACE: 71,045 SF (EXCLUDES BUILDING FOOTPRINT, PAVED AREAS, AND EXISTING GRAVEL PARKING TO REMAIN) / 122,976 SF = 57.8% OPEN SPACE

PROJECT TITLE:  
**INN AT THE PORT OF ROCHESTER**

**4752 LAKE AVENUE**

ROCHESTER, NEW YORK

SHEET TITLE:  
PARCEL SURVEY

NO.	DATE	REVISION
1	5/19/16	PARKING UPDATE

ISSUED FOR:

**SITE PLAN  
REVIEW  
SP-10-14-15**

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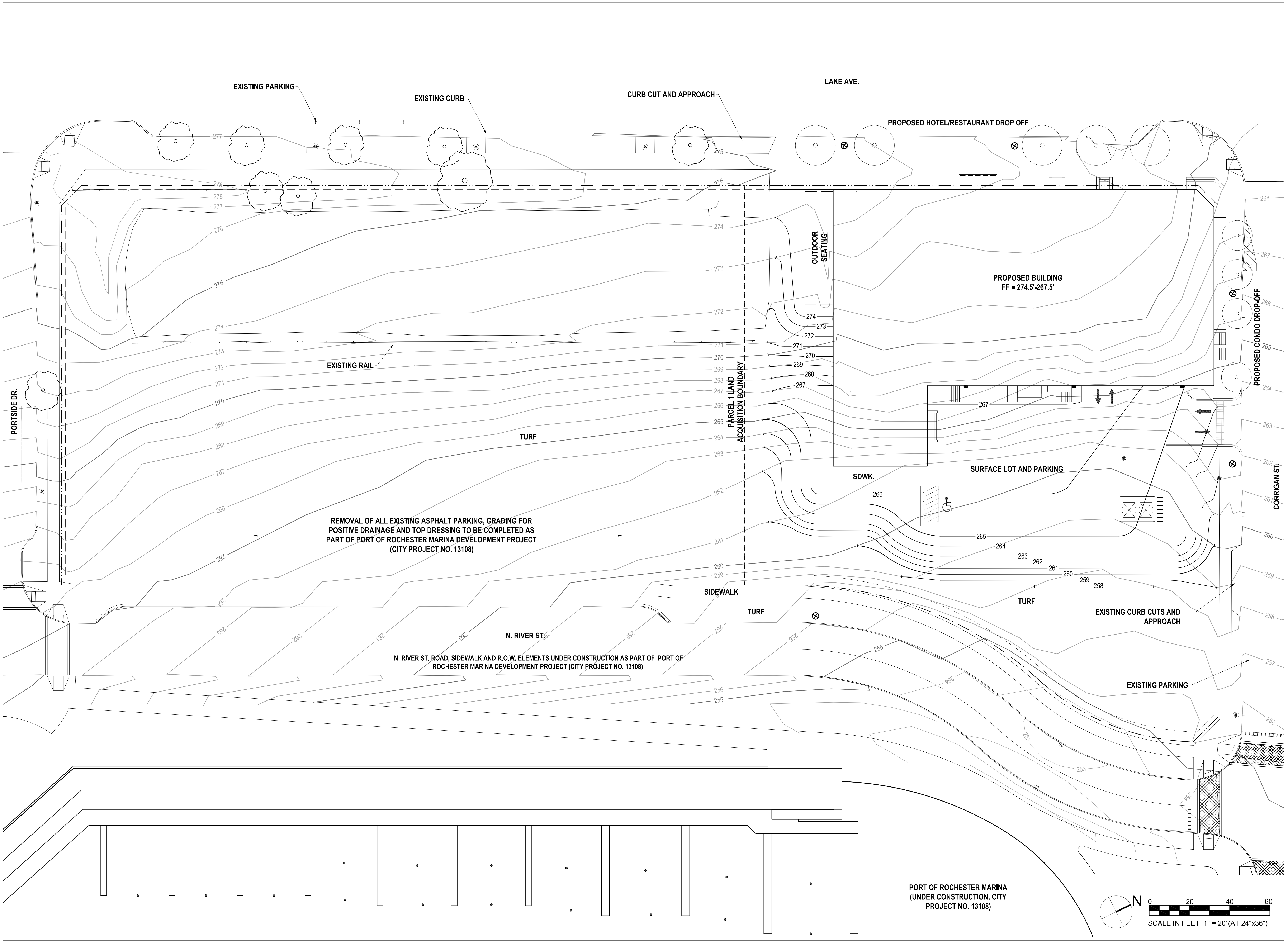
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PROJECT TITLE:  
**INN AT THE PORT OF ROCHESTER**  
**4752 LAKE AVENUE**  
ROCHESTER, NEW YORK  
SHEET TITLE:  
SITE SCHEMATIC DESIGN

NO.	DATE	REVISION
1	5/19/16	PARKING UPDATE

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SP-10-14-15**

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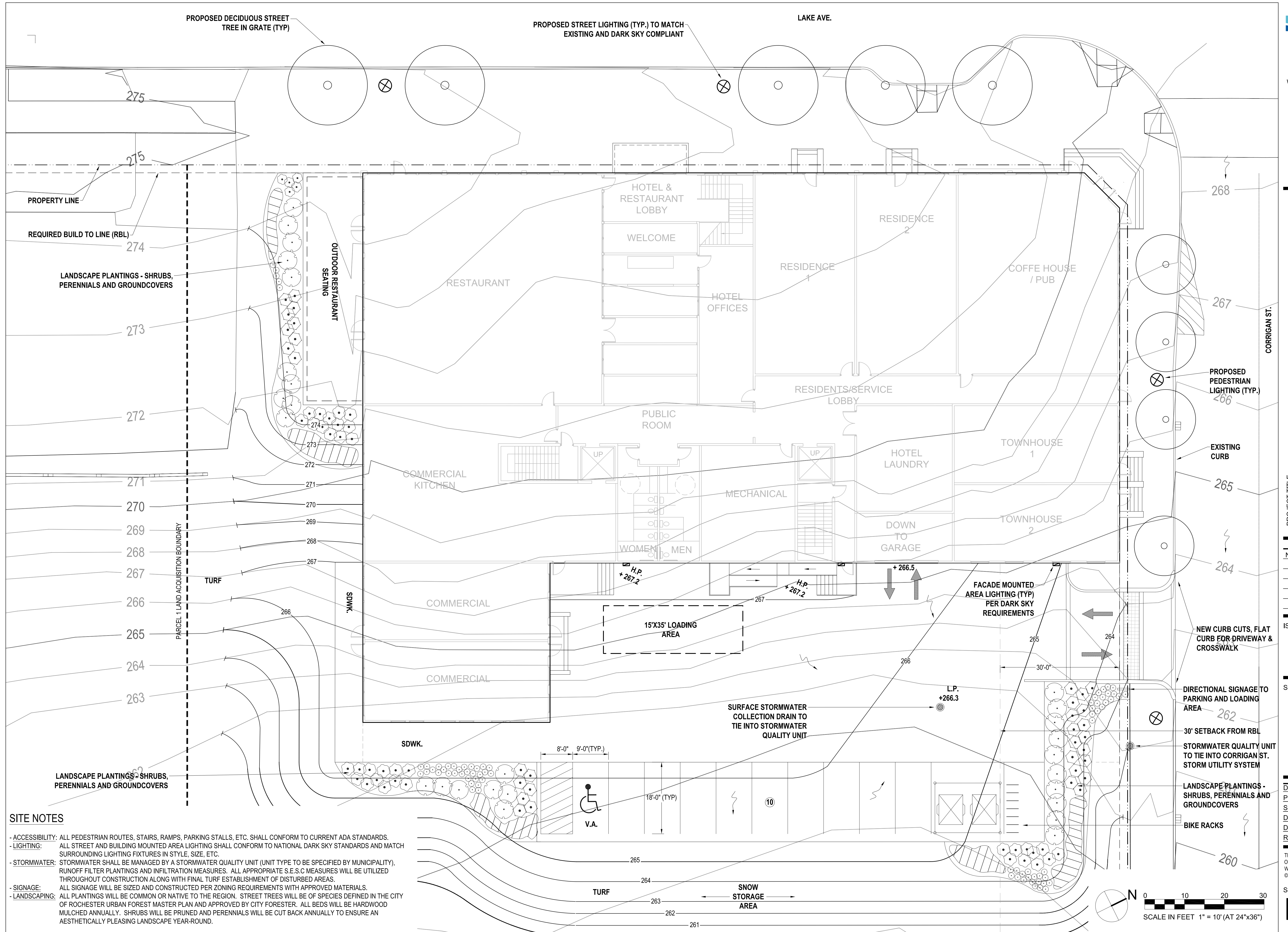
## SITE PLAN

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SITE PLAN  
REVIEW  
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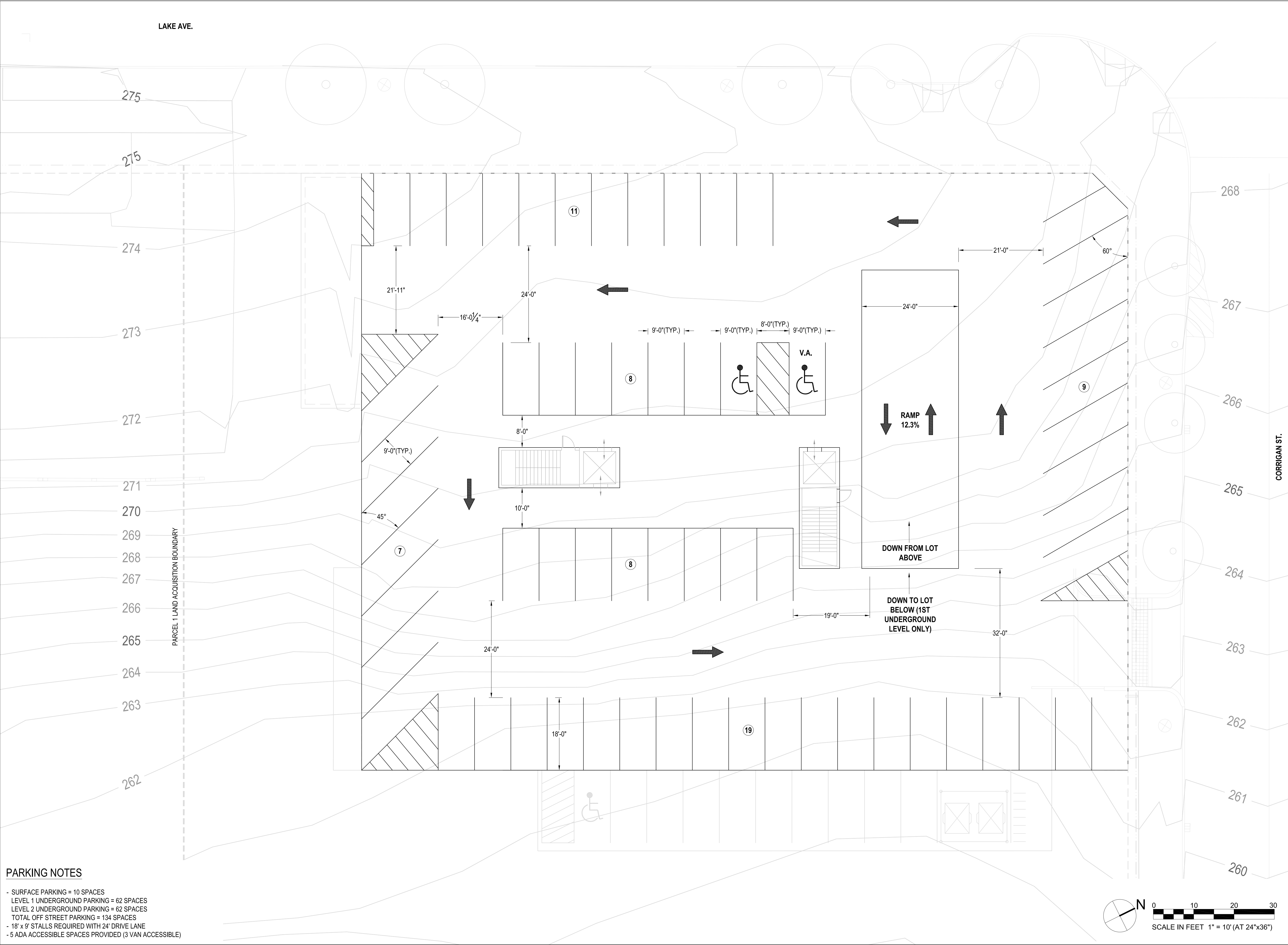
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# LS-1.2







LAKE AVE.

PARCEL 1 LAND ACQUISITION BOUNDARY

CORRIGAN ST.

PARKING NOTES

- SURFACE PARKING = 10 SPACES
- LEVEL 1 UNDERGROUND PARKING = 62 SPACES
- LEVEL 2 UNDERGROUND PARKING = 62 SPACES
- TOTAL OFF STREET PARKING = 134 SPACES
- 18' x 9' STALLS REQUIRED WITH 24' DRIVE LANE
- 5 ADA ACCESSIBLE SPACES PROVIDED (3 VAN ACCESSIBLE)

PROJECT TITLE:  
**INN AT THE PORT OF ROCHESTER**  
**4752 LAKE AVENUE**  
ROCHESTER, NEW YORK

SHEET TITLE:  
1ST & 2ND UNDERGROUND PARKING LAYOUT

NO.	DATE	REVISION
1	5/19/16	PARKING UPDATE

ISSUED FOR:

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REVIEW  
SP-10-14-15**

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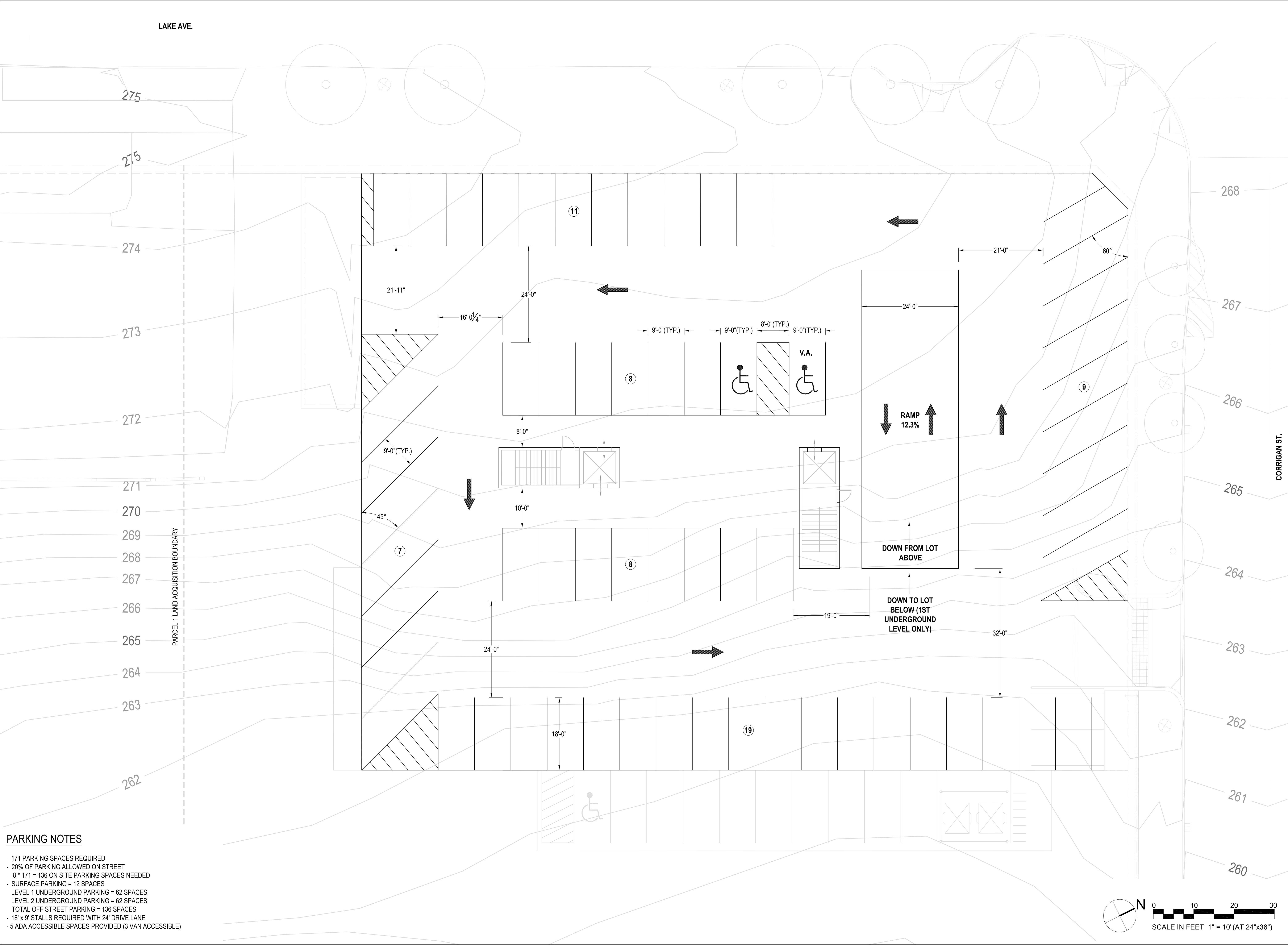
**LS-1.3**



# SITE PLAN REVIEW

# A-0.0





### PARKING NOTES

- 171 PARKING SPACES REQUIRED
- 20% OF PARKING ALLOWED ON STREET
- .8 \* 171 = 136 ON SITE PARKING SPACES NEEDED
- SURFACE PARKING = 12 SPACES
- LEVEL 1 UNDERGROUND PARKING = 62 SPACES
- LEVEL 2 UNDERGROUND PARKING = 62 SPACES
- TOTAL OFF STREET PARKING = 136 SPACES
- 18' x 9' STALLS REQUIRED WITH 24' DRIVE LANE
- 5 ADA ACCESSIBLE SPACES PROVIDED (3 VAN ACCESSIBLE)

PROJECT TITLE:  
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**4752 LAKE AVENUE**  
ROCHESTER, NEW YORK

SHEET TITLE:  
1ST & 2ND UNDERGROUND PARKING LAYOUT

NO.	DATE	REVISION

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PROJECT TITLE:  
**INN AT THE PORT OF ROCHESTER**  
**4752 LAKE AVENUE**  
ROCHESTER, NEW YORK  
SHEET TITLE:  
MAIN LEVEL - FLOOR PLAN

NO.	DATE	REVISION

ISSUED FOR:

SITE PLAN  
REVIEW  
SP-10-14-15

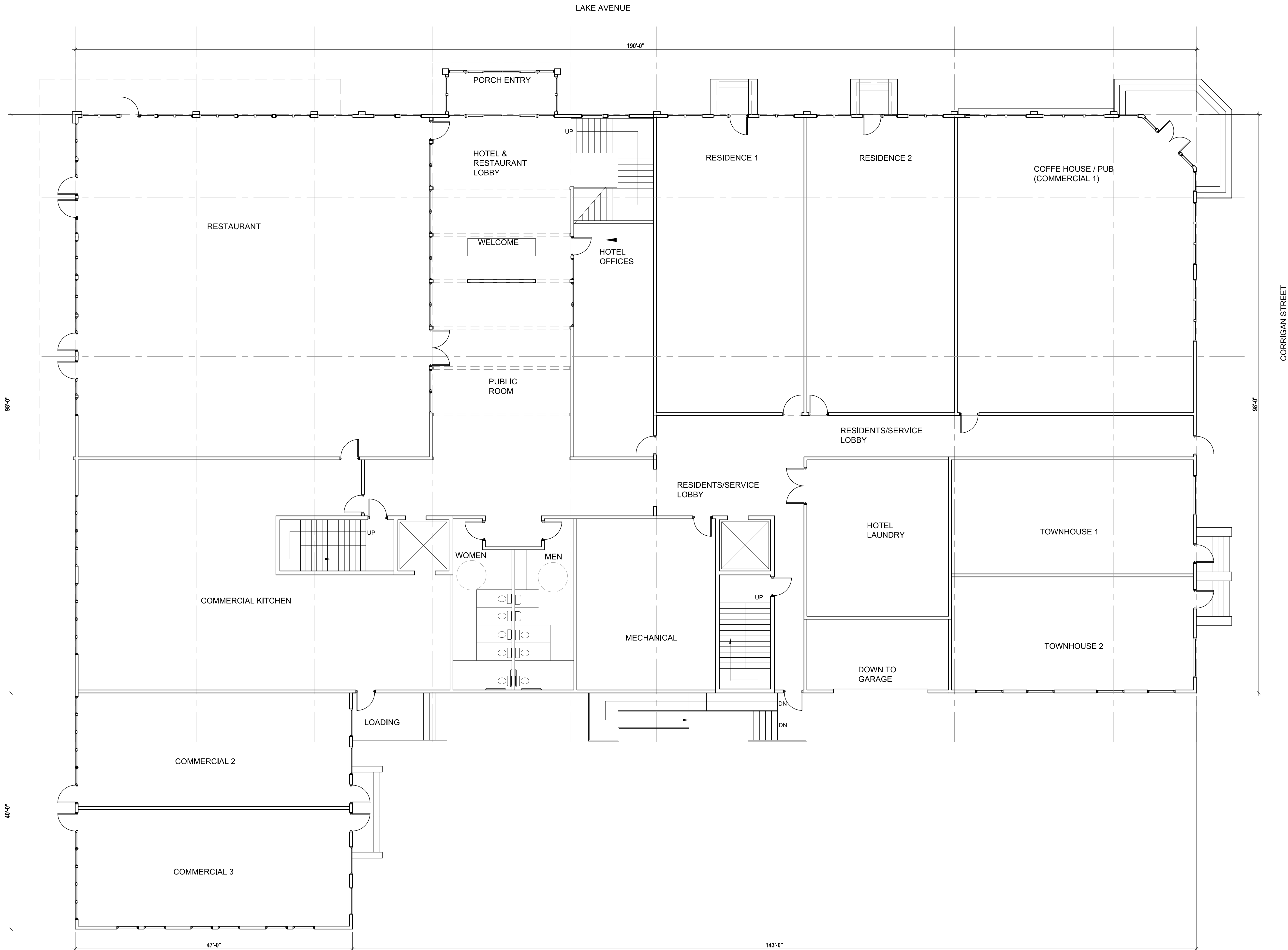
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SHEET NUMBER:

**A-1.1**



INN AT THE PORT OF ROCHESTER

SCALE:  $\frac{1}{8}" = 1'-0"$

1st FLOOR - MIXED USE

20,630 sf

PROJECT TITLE:  
**INN AT THE PORT OF ROCHESTER**  
**4752 LAKE AVENUE**  
ROCHESTER, NEW YORK

SHEET TITLE:  
**2ND FLOOR - FLOOR PLAN**

NO.	DATE	REVISION

ISSUED FOR:

**SITE PLAN  
REVIEW  
SP-10-14-15**

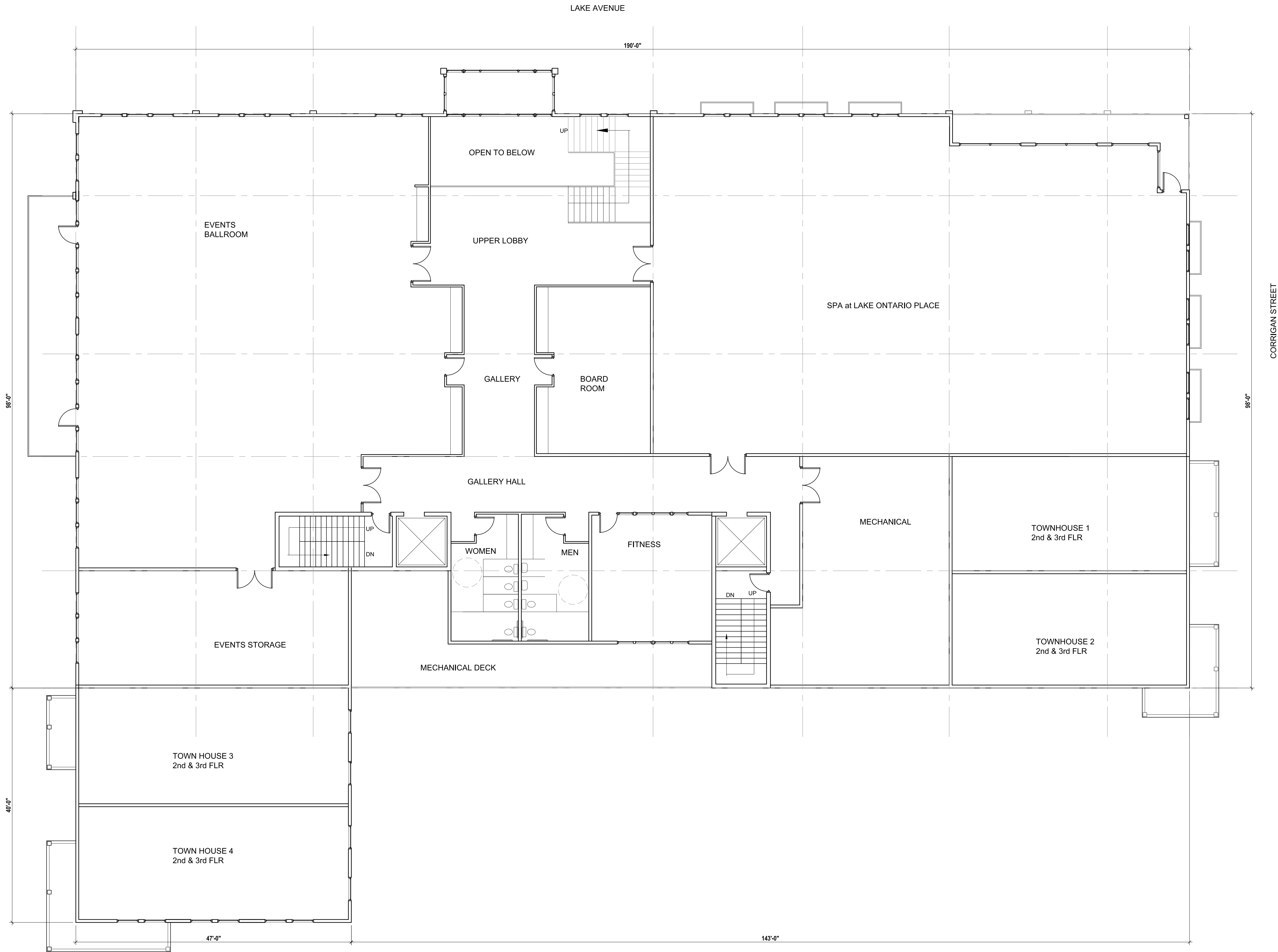
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INN AT THE PORT OF ROCHESTER

SCALE: 1/8" = 1'-0"

2nd FLOOR - MIXED USE

19,807 sf



PROJECT TITLE:  
**INN AT THE PORT OF ROCHESTER**  
**4752 LAKE AVENUE**  
ROCHESTER, NEW YORK  
SHEET TITLE:  
HOTEL 3RD FLOOR - FLOOR PLAN

NO.	DATE	REVISION

ISSUED FOR:

SITE PLAN  
REVIEW  
SP-10-14-15

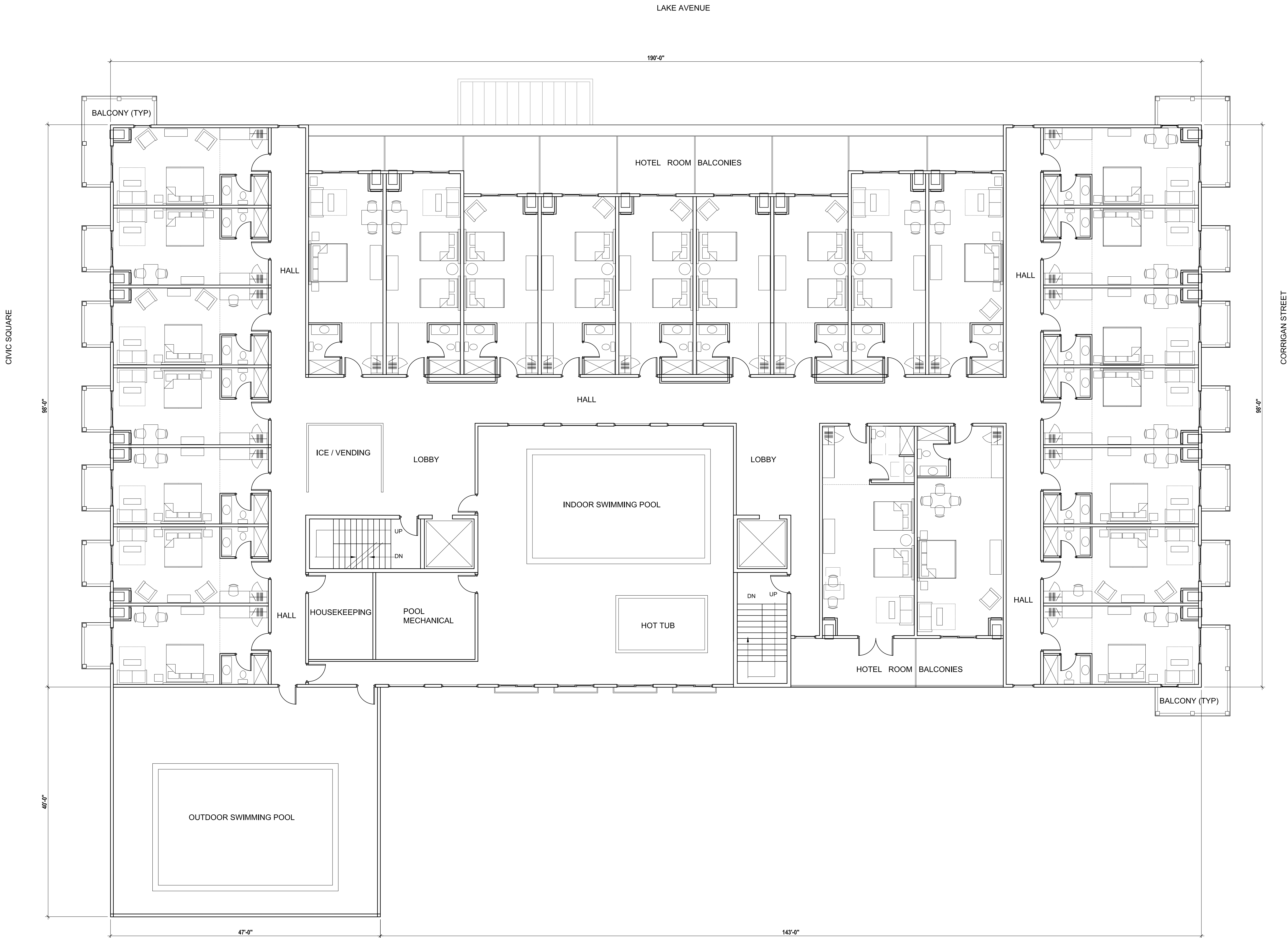
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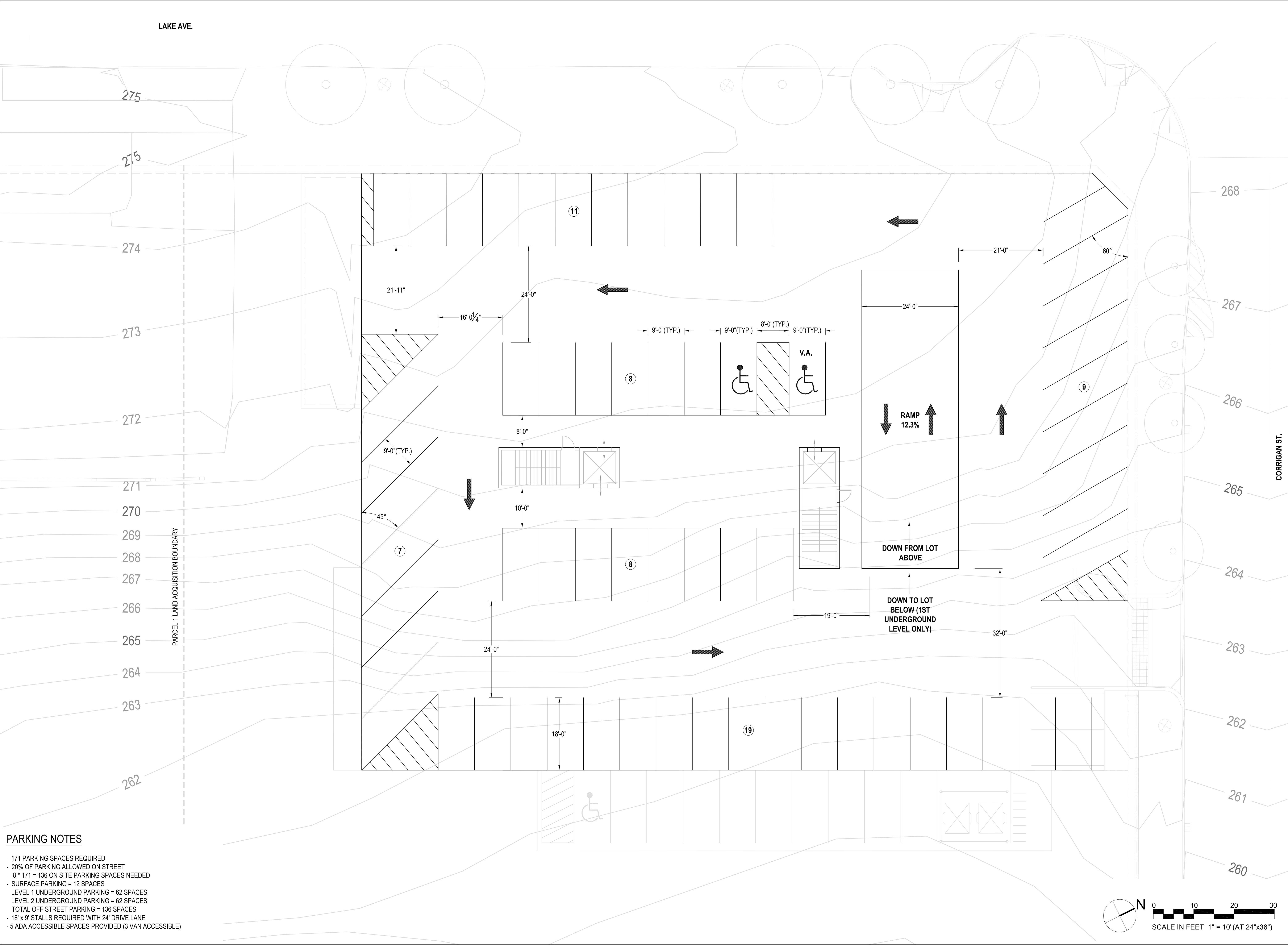
**A-1.3**



INN AT THE PORT OF ROCHESTER  
SCALE: 1/8" = 1'-0"

3rd FLOOR :: 25 HOTEL ROOMS  
17,384 sf





PROJECT TITLE:  
**INN AT THE PORT OF ROCHESTER**  
**4752 LAKE AVENUE**  
ROCHESTER, NEW YORK  
SHEET TITLE:  
1ST & 2ND UNDERGROUND PARKING LAYOUT

NO.	DATE	REVISION

ISSUED FOR:  
**SITE PLAN  
REVIEW  
SP-10-14-15**

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**LS-1.3**



PROJECT TITLE:  
**INN AT THE PORT OF ROCHESTER**  
**4752 LAKE AVENUE**  
ROCHESTER, NEW YORK

SHEET TITLE:  
MAIN LEVEL - FLOOR PLAN

NO.	DATE	REVISION

ISSUED FOR:

SITE PLAN  
REVIEW  
SP-10-14-15

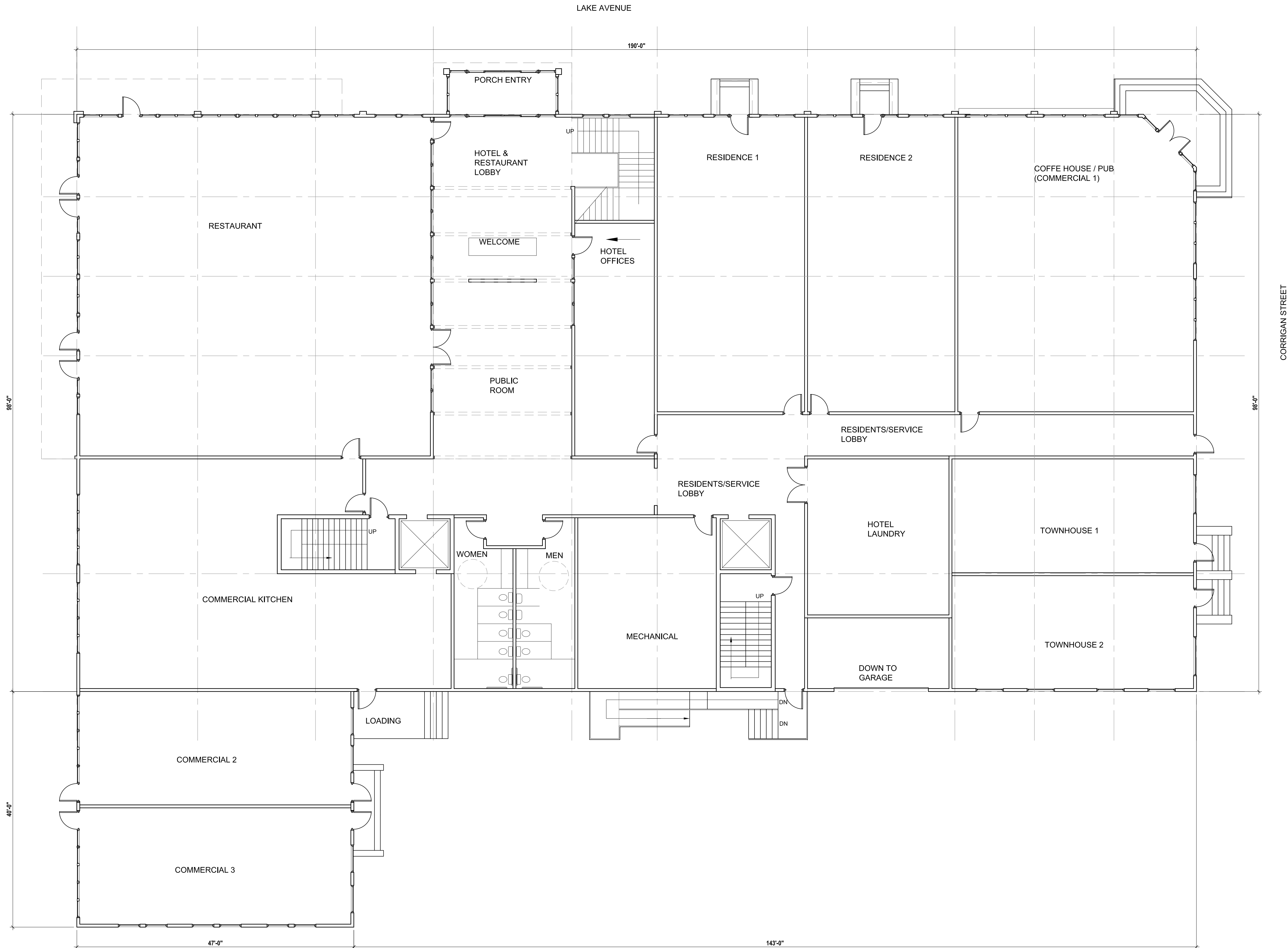
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INN AT THE PORT OF ROCHESTER

SCALE:  $\frac{1}{8}" = 1'-0"$

1st FLOOR - MIXED USE

20,630 sf



PROJECT TITLE:  
**INN AT THE PORT OF ROCHESTER**  
**4752 LAKE AVENUE**  
ROCHESTER, NEW YORK

SHEET TITLE:  
**2ND FLOOR - FLOOR PLAN**

NO.	DATE	REVISION

ISSUED FOR:

**SITE PLAN  
REVIEW  
SP-10-14-15**

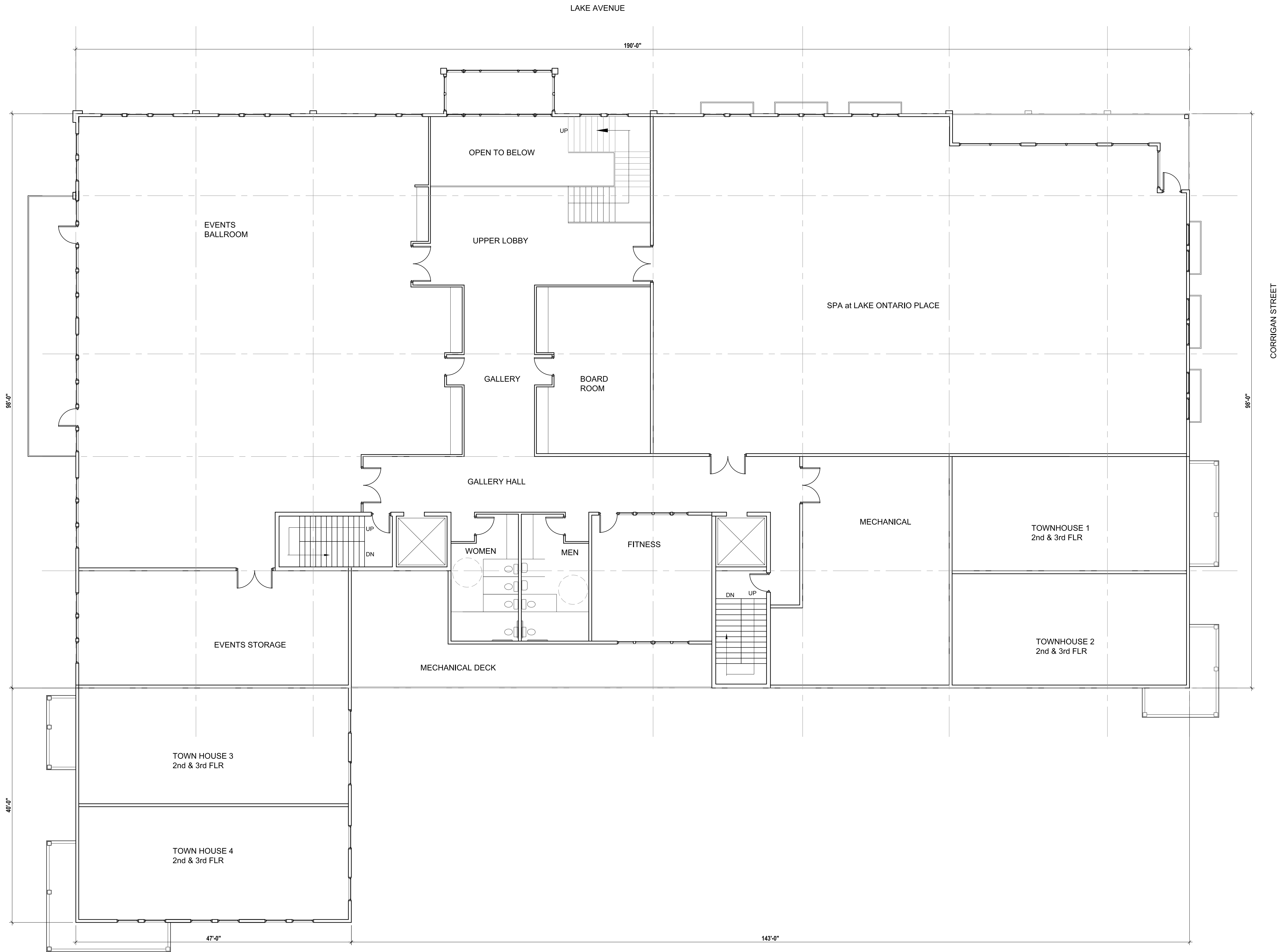
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INN AT THE PORT OF ROCHESTER

SCALE: 1/8" = 1'-0"

2nd FLOOR - MIXED USE

19,807 sf



PROJECT TITLE:  
**INN AT THE PORT OF ROCHESTER**  
**4752 LAKE AVENUE**  
ROCHESTER, NEW YORK  
SHEET TITLE:  
HOTEL 3RD FLOOR - FLOOR PLAN

NO.	DATE	REVISION

ISSUED FOR:

SITE PLAN  
REVIEW  
SP-10-14-15

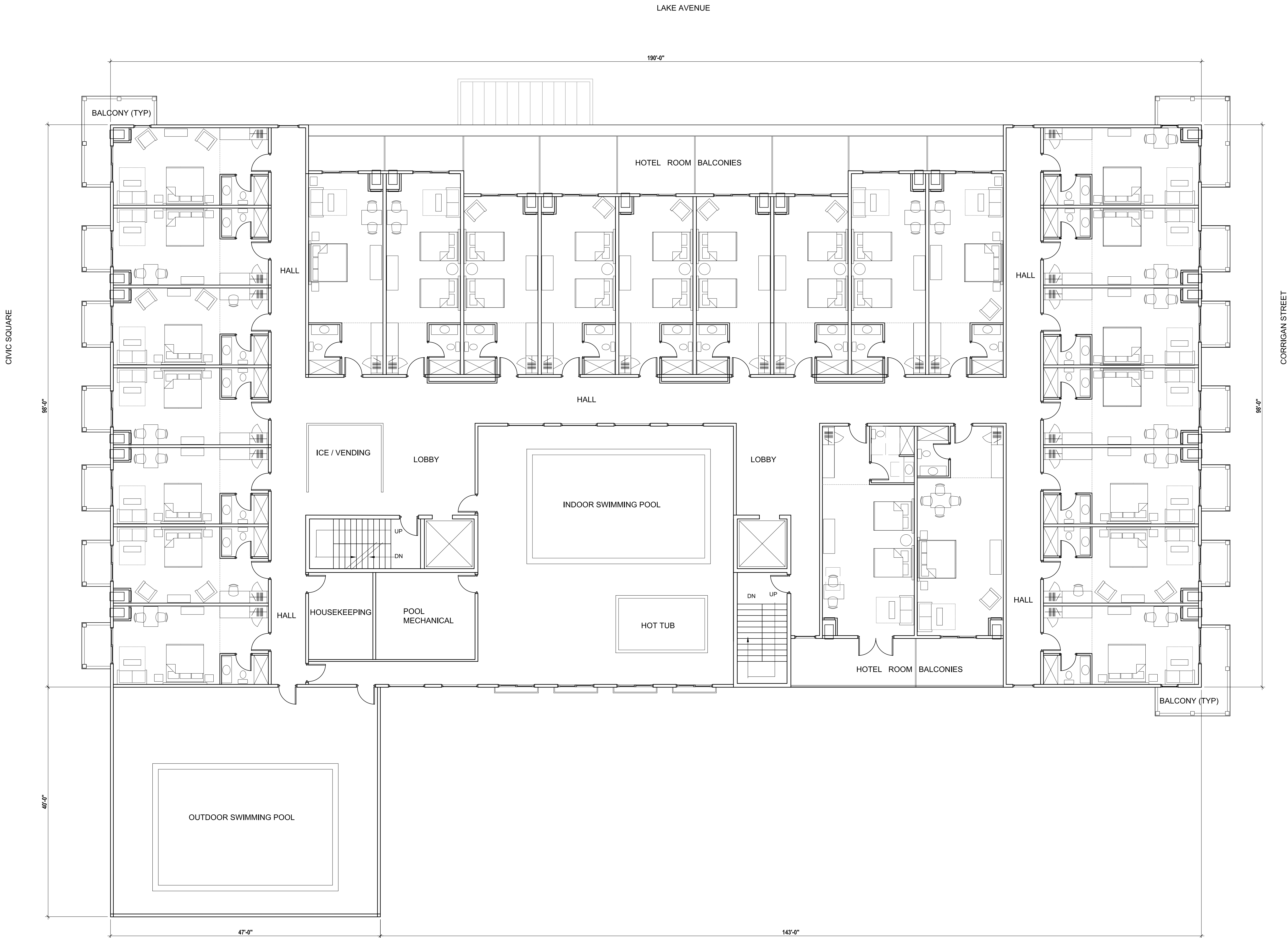
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**A-1.3**



INN AT THE PORT OF ROCHESTER  
SCALE: 1/8" = 1'-0"

3rd FLOOR :: 25 HOTEL ROOMS  
17,384 sf

PROJECT TITLE:  
**INN AT THE PORT OF ROCHESTER**  
**4752 LAKE AVENUE**  
ROCHESTER, NEW YORK  
SHEET TITLE:  
HOTEL 4TH FLOOR - FLOOR PLAN

NO.	DATE	REVISION

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REVIEW  
SP-10-14-15

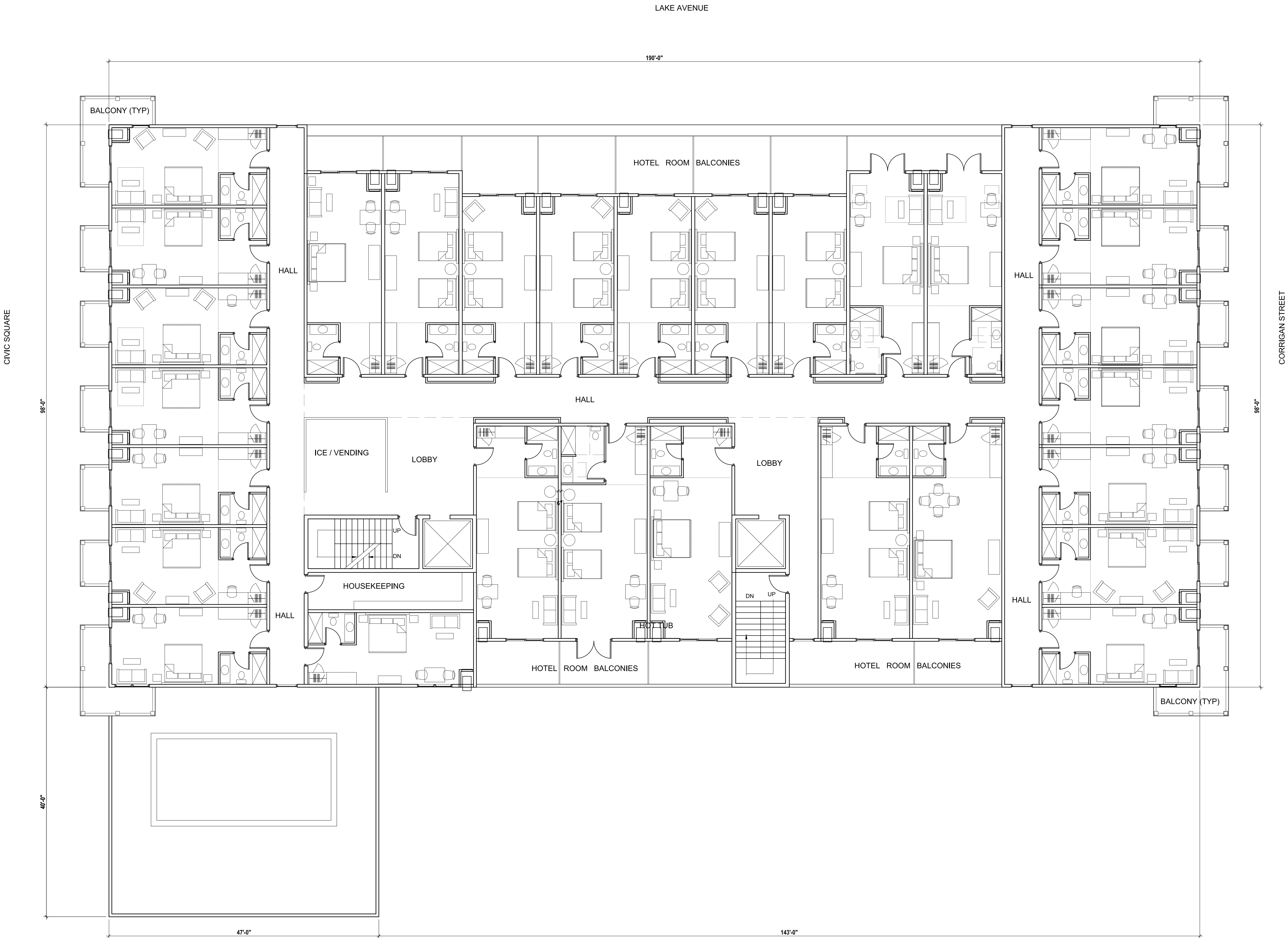
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INN AT THE PORT OF ROCHESTER

SCALE: 1/8" = 1'-0"

4th FLOOR :: 29 HOTEL ROOMS

16,732 sf



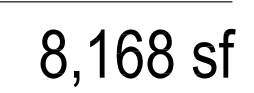
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HOTEL 5TH FLOOR - FLOOR PLAN

ISSUED FOR:  
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SP-10-14-15

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SHEET NUMBER:

# A-1.5



NO.	DATE	REVISION

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SP-10-14-15

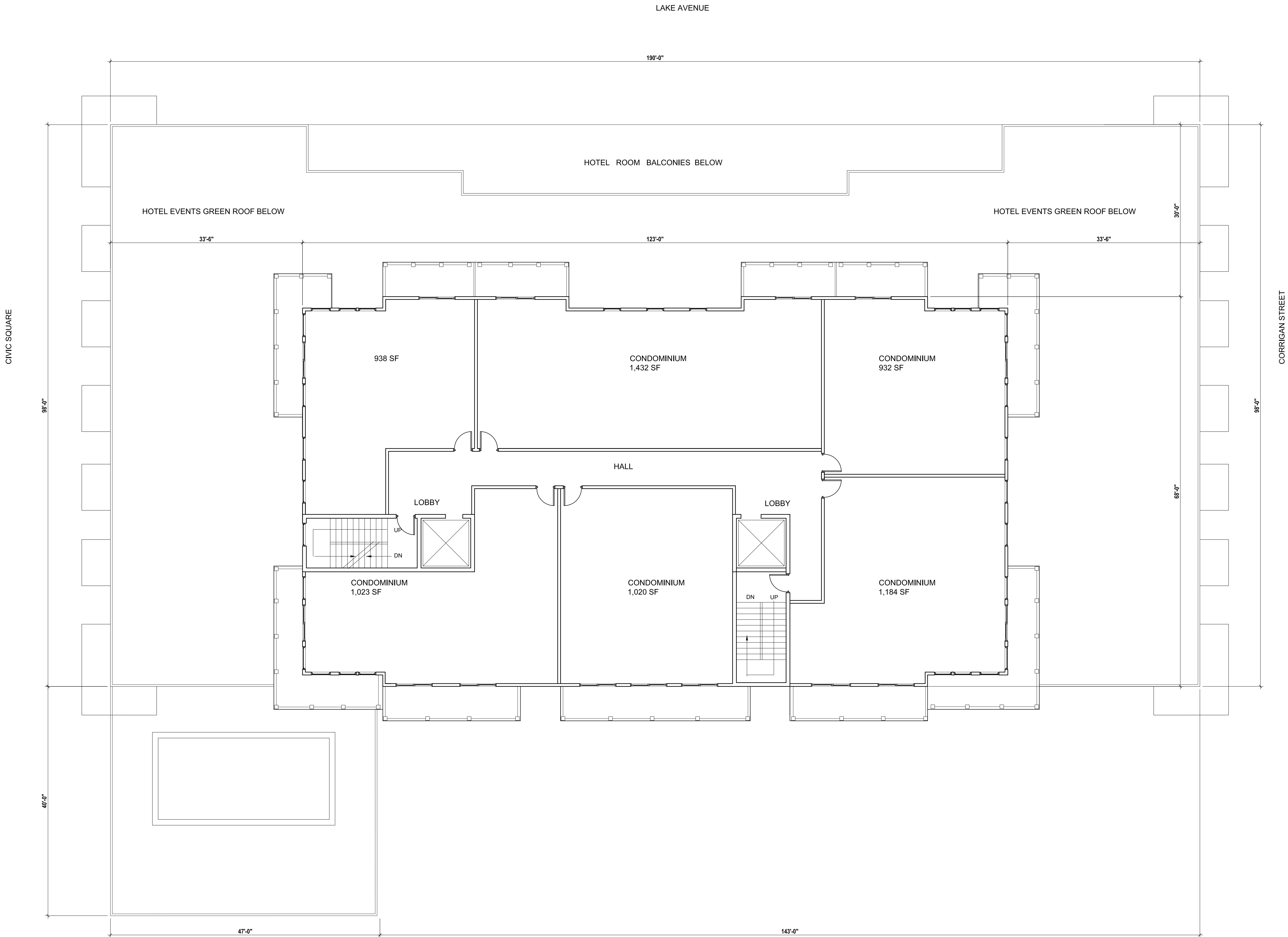
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INN AT THE PORT OF ROCHESTER

SCALE: 1/8" = 1'-0"

6th-9th FLOOR :: 24 CONDO UNITS

8,192 sf / FLR



NO.	DATE	REVISION

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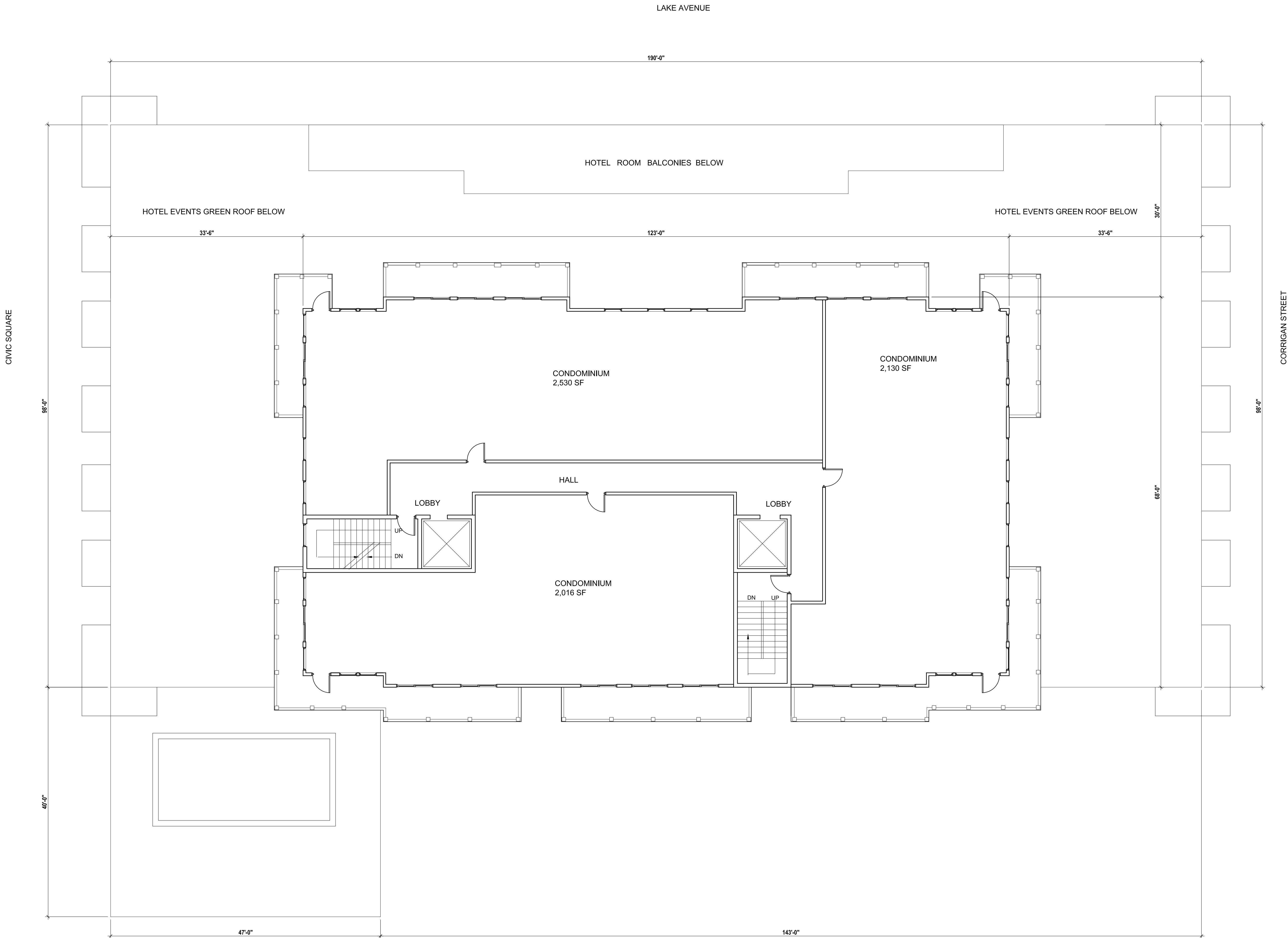
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INN AT THE PORT OF ROCHESTER

SCALE: 1/8" = 1'-0"

10th FLOOR :: 3 CONDO UNITS

8,192 sf

NO.	DATE	REVISION

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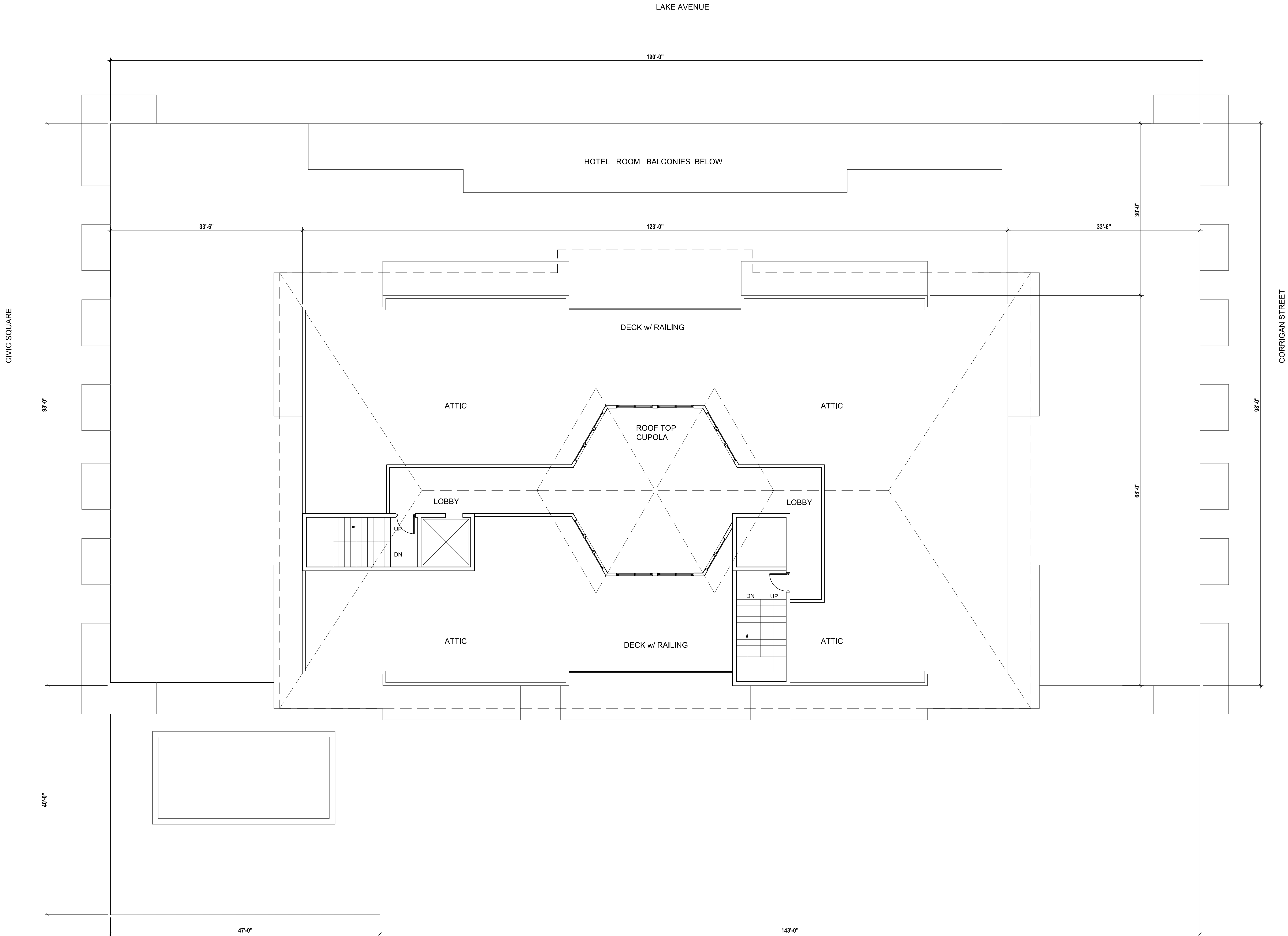
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SHEET NUMBER:  
**A-1.8**



INN AT THE PORT OF ROCHESTER  
SCALE: 1/8" = 1'-0"



11th FLOOR :: ROOF DECKS  
1,834 SF



NO.	DATE	REVISION

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SP-10-14-15

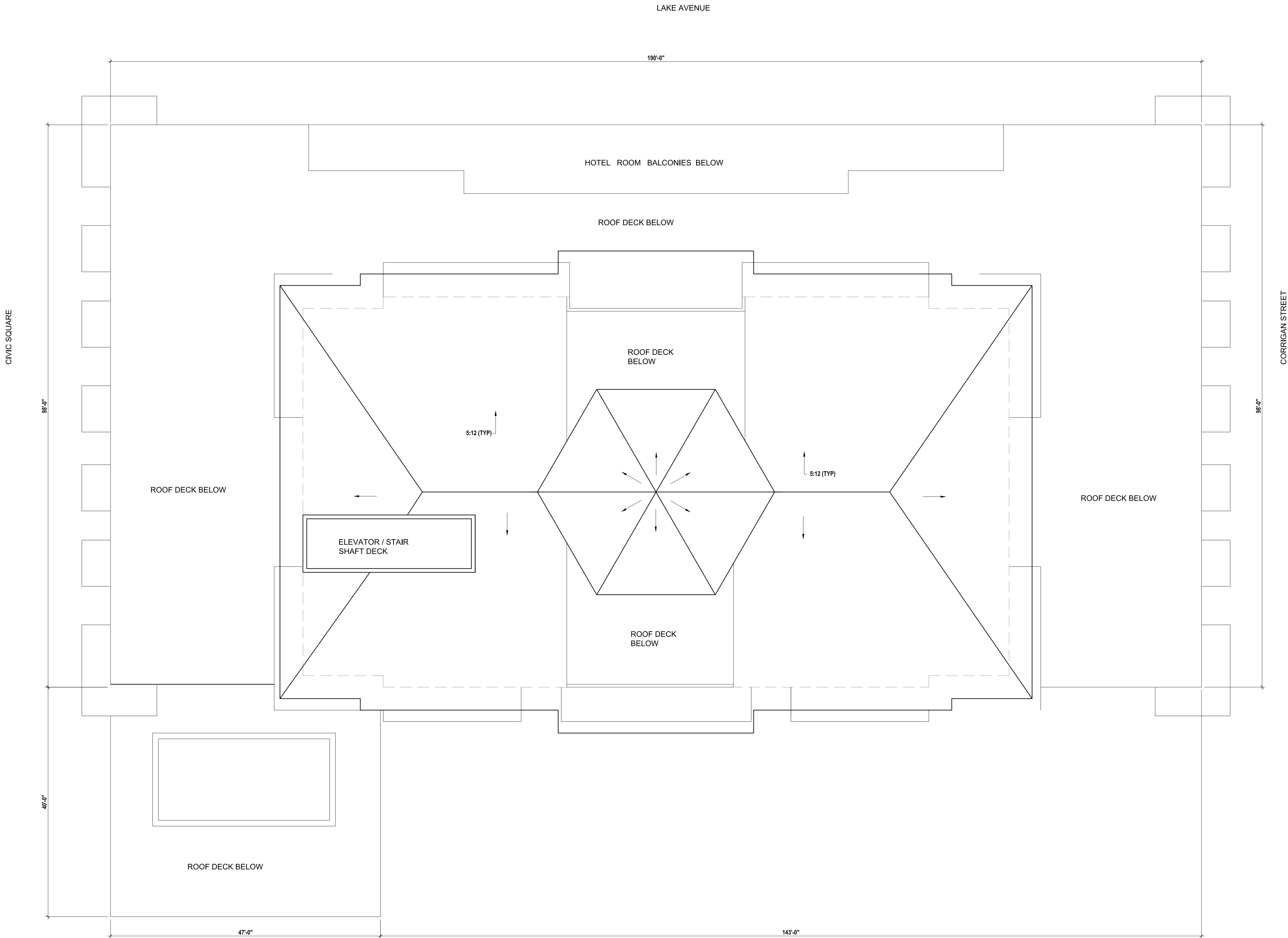
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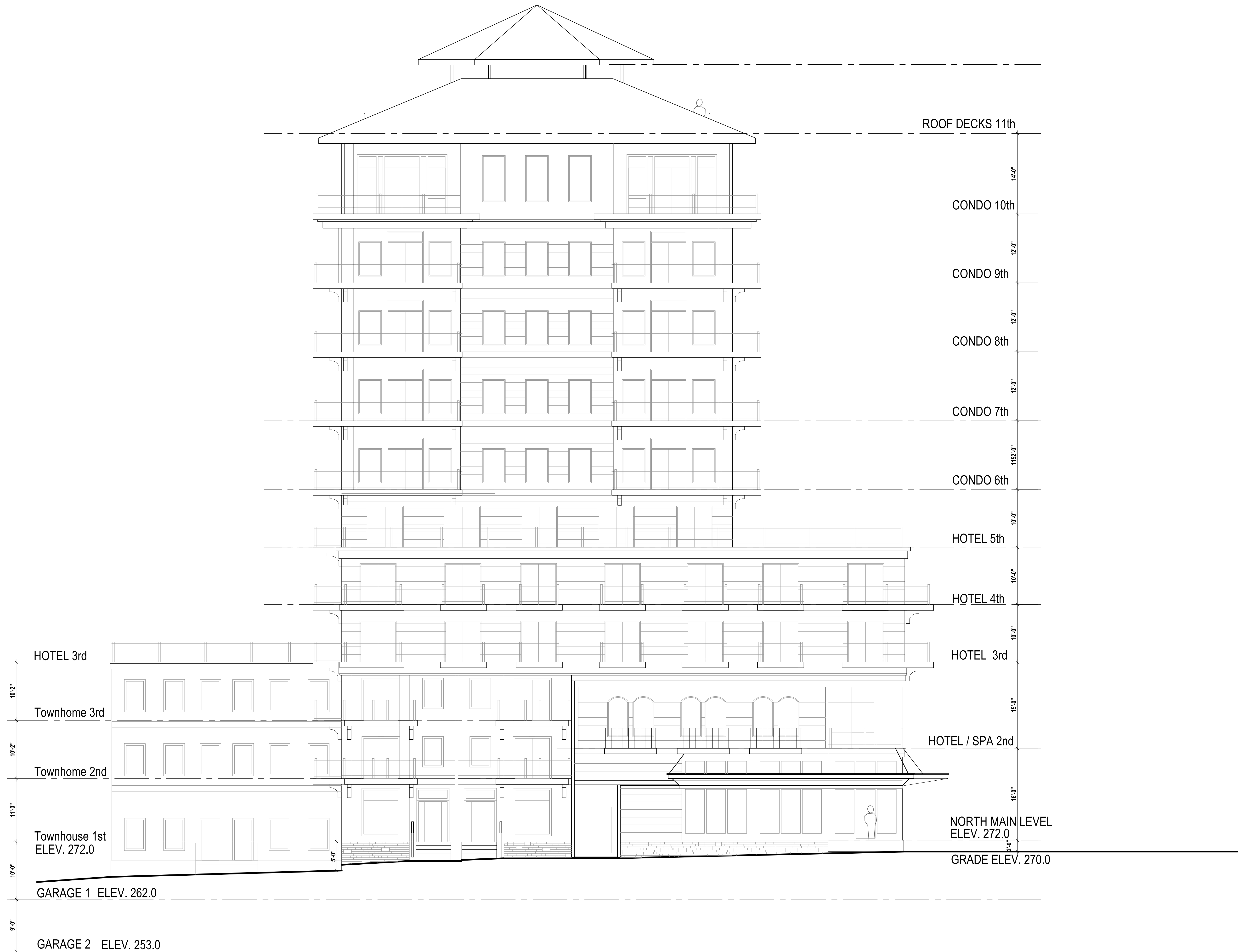
A-1.9



INN AT THE PORT OF ROCHESTER

SCALE: 1/8" = 1'-0"

ROOF PLAN



INN AT THE PORT OF ROCHESTER  
SCALE: 1/8" = 1'-0"

NORTH ELEVATION

PROJECT TITLE:  
**INN AT THE PORT OF ROCHESTER**  
**4752 LAKE AVENUE**  
ROCHESTER, NEW YORK  
SHEET TITLE:  
NORTH ELEVATION

NO.	DATE	REVISION

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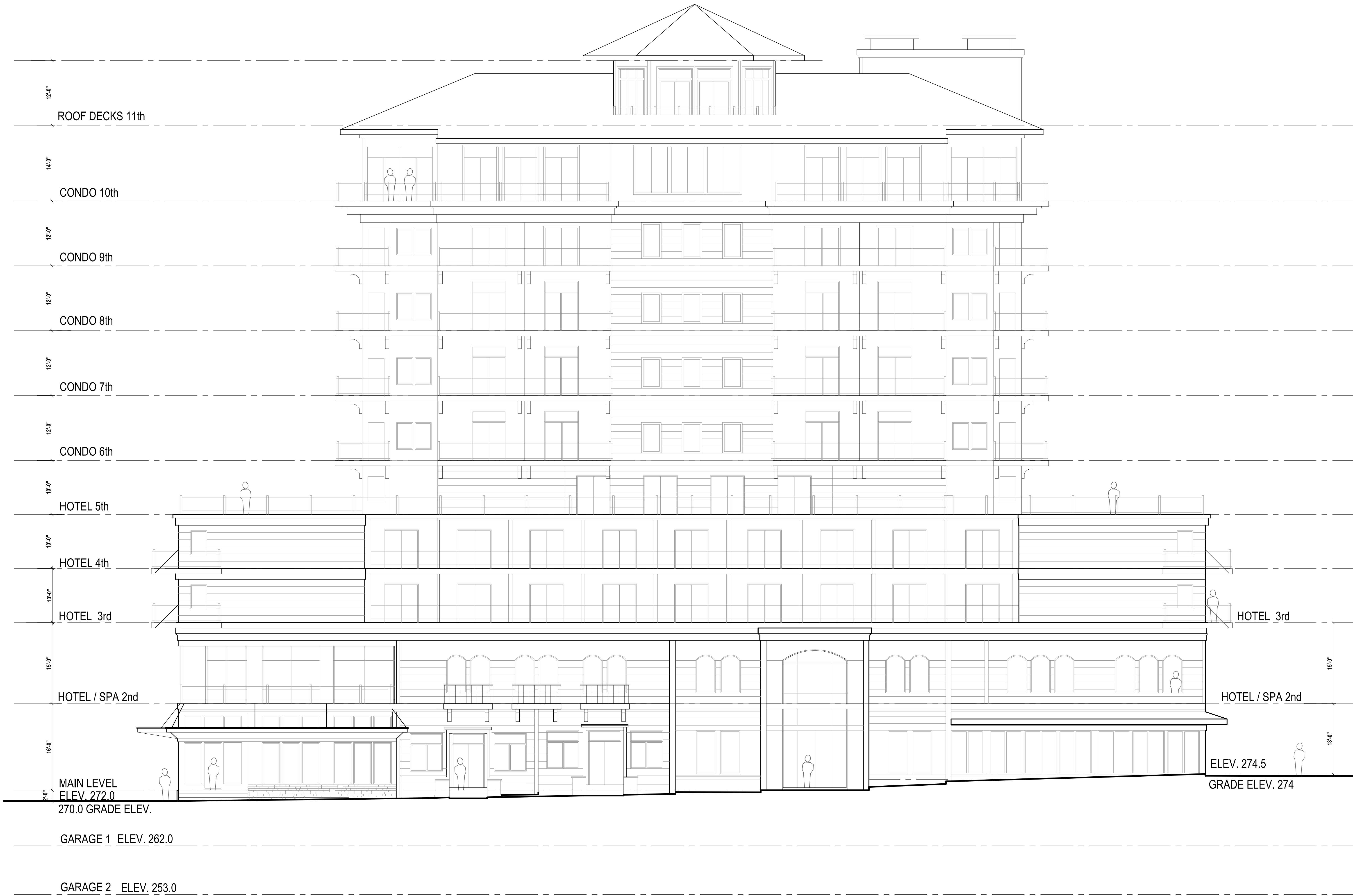
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INN AT THE PORT OF ROCHESTER  
SCALE:  $\frac{1}{8}" = 1'-0"$

WEST ELEVATION

PROJECT TITLE:  
**INN AT THE PORT OF ROCHESTER**  
**4752 LAKE AVENUE**  
ROCHESTER, NEW YORK  
SHEET TITLE:  
WEST ELEVATION

NO.	DATE	REVISION

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REVIEW  
SP-10-14-15**

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SHEET NUMBER:  
**A-2.2**



INN AT THE PORT OF ROCHESTER  
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION

PROJECT TITLE:  
**INN AT THE PORT OF ROCHESTER**  
**4752 LAKE AVENUE**  
ROCHESTER, NEW YORK

SHEET TITLE:  
**SOUTH ELEVATION**

NO.	DATE	REVISION

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**A-2.3**



PROJECT TITLE:  
**INN AT THE PORT OF ROCHESTER**  
**4752 LAKE AVENUE**  
ROCHESTER, NEW YORK

SHEET TITLE:  
EAST ELEVATION

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INN AT THE PORT OF ROCHESTER

SCALE: 1/8" = 1'-0"

EAST ELEVATION







