

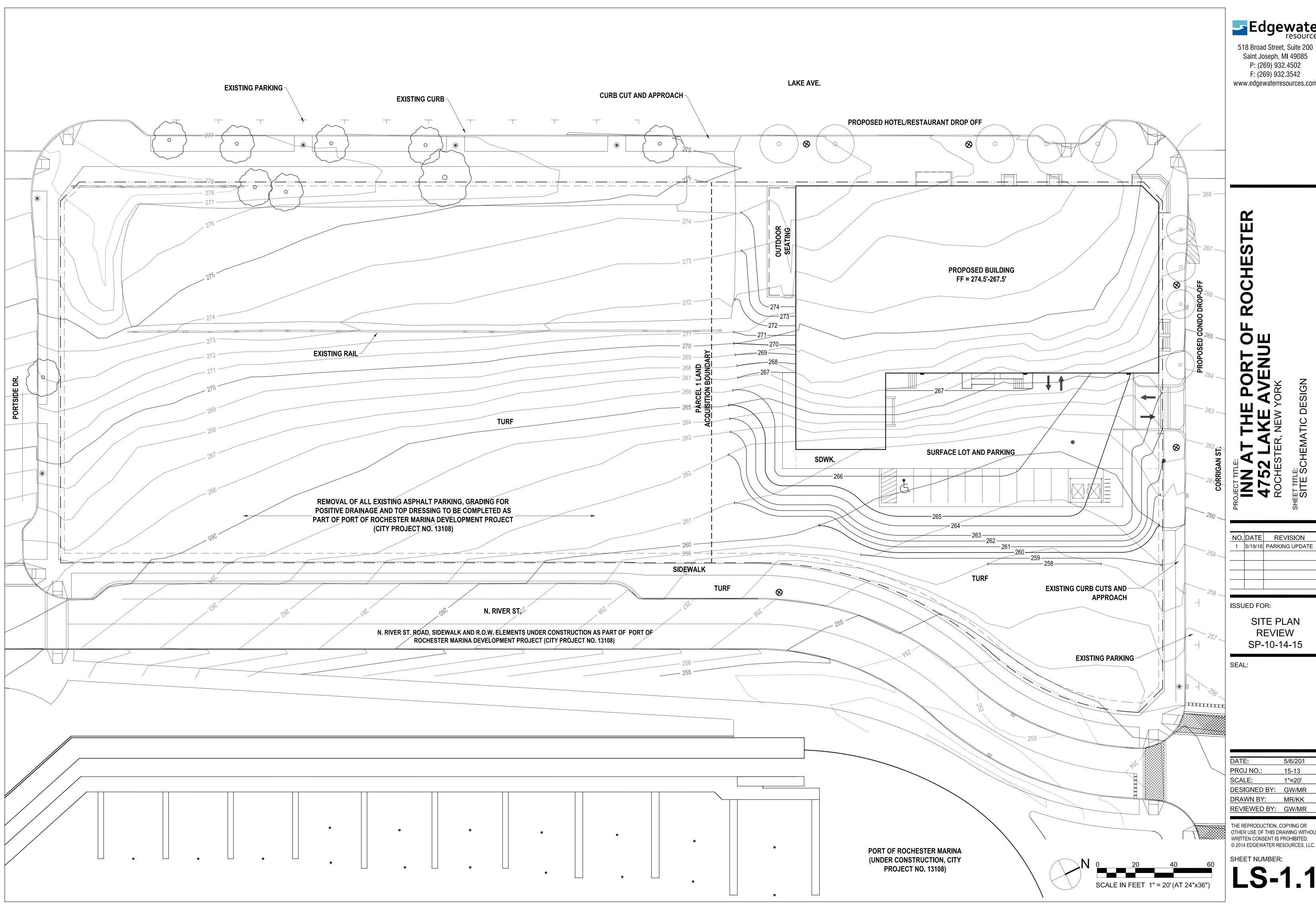
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SITE PLAN				
REVIEW				

SP-10-14-15

DATE:	5/6/201
PROJ NO.:	15-13
SCALE:	1"=20'
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DRAWN BY:	MR/KK
REVIEWED BY:	GW/MR

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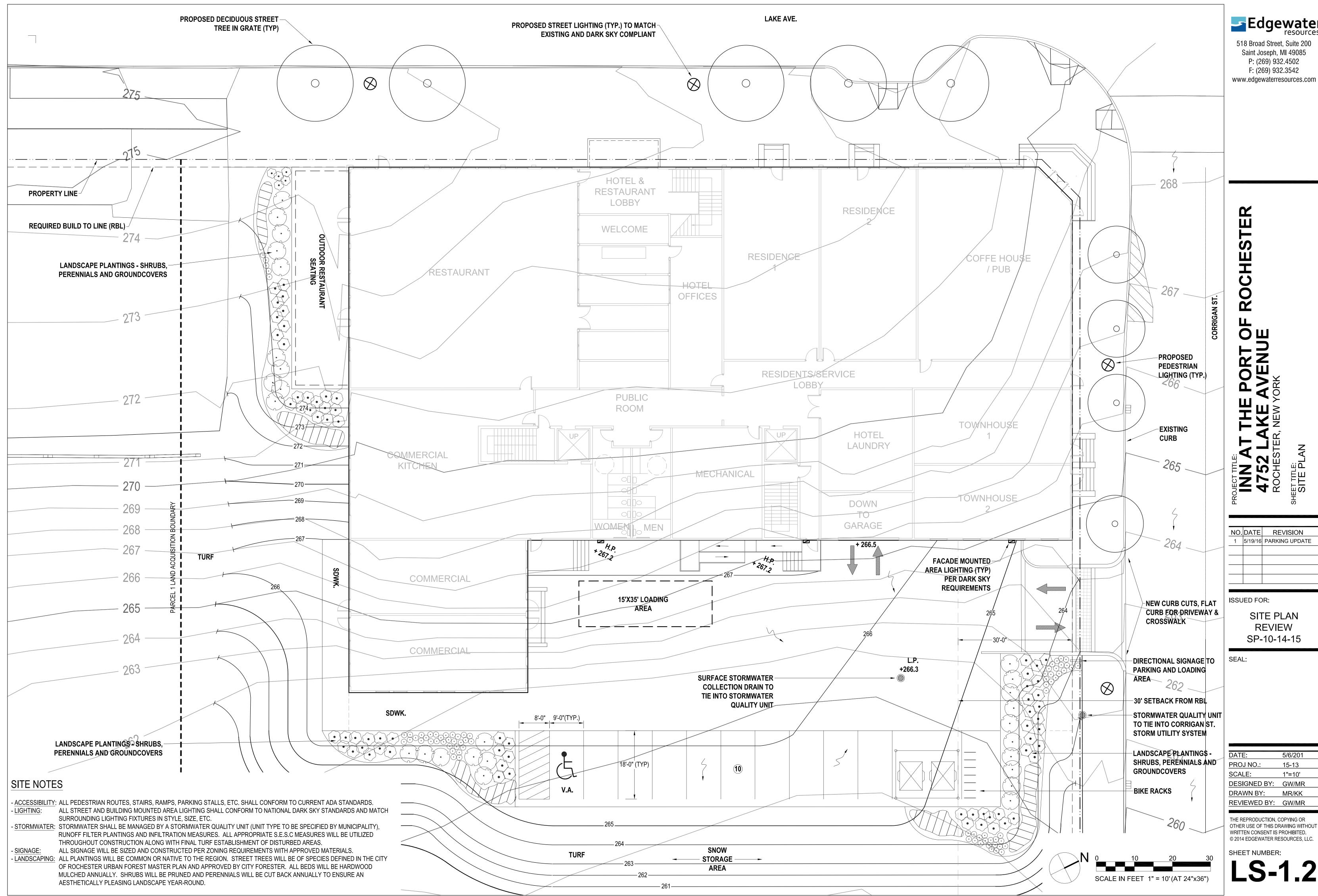
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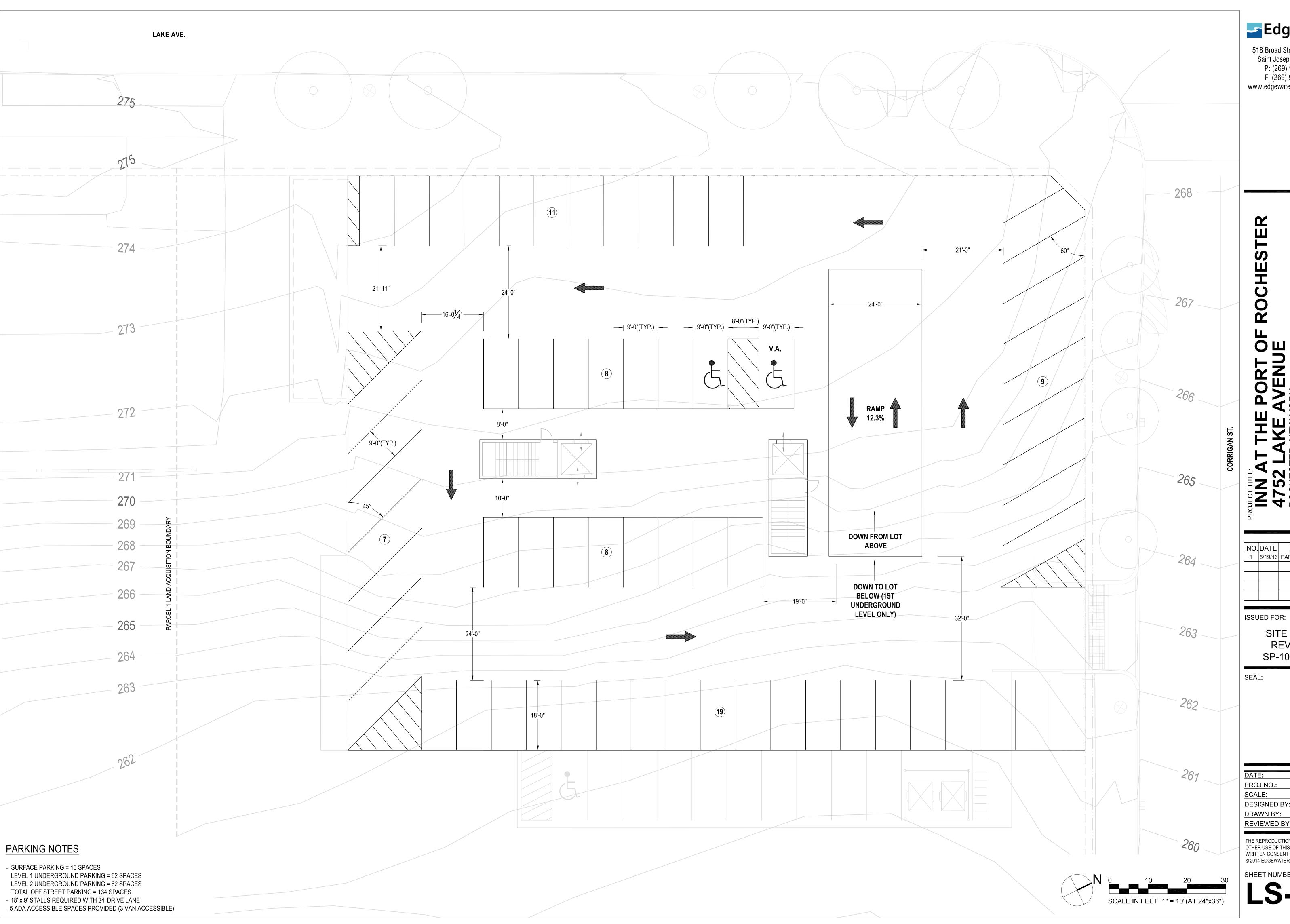
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	DATE	REVISION
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# THE PORT OF ROCHESTER KE AVENUE

NO.	DATE	REVISION
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SITE PLAN REVIEW SP-10-14-15

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## THE INN AT THE PORT OF ROCHESTER

### 4752 LAKE AVENUE CITY OF ROCHESTER, NEW YORK REVISION TO APPLICATION SP-10-14-15 SITE PLAN REVIEW

### **BUILDING INFORMATION:**

PROJECT LOCATION: NORTHWEST CORNER OF PARCEL 1, LAKE AVENUE AND CORRIGAN STREETS, ROCHESTER NEW YORK MUNICIPALITY: CITY OF ROCHESTER, NEW YORK

MIXED USE GROUPS: ASSEMBLY, BUSINESS, RESIDENTIAL AND STORAGE/GARAGE

BUILDING SIZE: 129,118 SF BUILDING HEIGHT: 11 STORIES

BUILDING PROGRAM: 69 HOTEL ROOMS, 27 CONDOMINIUMS, w/ COMMERCIAL, AND RESIDENTIAL

### **Zoning Compliance Information**

### Chapter 120-77.2, M-D Marina District

- . Building facade is built to the RBL within 30 feet of a block corner, and in compliance of all building enve,ope standards
- Building facade includes variations that project or receed from the RBL up to 24 inches, including storefront assemblies
- 3. Ground story corner chamfer is within 20' of the block corner.
- 4. Ground story is set back at non commercial frontage to allow for stoops, Proposed locations at entrys
- 5. Frontage types include mandated commercial frontage on the Civic Square and mixed residential and commercial on Lake Avenue, Corrigan Str. and the west elevation.
- 6. Commercial frontage on the ground story floor elevation does not exceed 3'-0" where sidewalks are sloped. Proposed is 24" at the corner of Lake Ave and Corrigan Street.

### Commercial

- 1. Commercial frontage on the ground story floor elevation does not exceed 3'-0" where sidewalks are sloped. Proposed is 24" at the corner of Lake Ave and Corrigan Str.
- 2. Minimum ground floor story height is 12'-0" clear floor height contiguous to the RBL at commercial frontage. Proposed is minimum 13'-0" flr to flr, w/ 12'-0" clear ceiling height.
- 3. Fenestration: Ground Floor Commercial Frontage per elevation is minimum 50% but not more than 90%

Facade Area	Fenestration Area	Percentage
2,054 sf	1,223 sf	60%
1,560 sf	820 sf	52%
1,678 sf	91 sf	5%
979 sf	557 sf	57%
	1,560 sf 1,678 sf	2,054 sf 1,223 sf 1,560 sf 820 sf 1,678 sf 91 sf

- 1. Maximum distance between entrances with public access to ground floor are located not less than 75 feet apart
- 5. The space between the public Right of Way boundary and RBL shall be paved to match the paving materials of the sidewalk

### Non Commercial

- 1. Non Commercial frontage at the RBL where sidewalk slopes is min. 2 feet and max 6 ft above the sidewalk. Proposed varies in the allowed range with sloped sidewalks.
- 2. Minimum ground floor story height is 9'-0" clear floor height contiguous to the RBL at commercial frontage. Proposed is minimum 11'-0" flr to flr, w/ 10'-0" clear ceiling height.
- 3. Fenestration: Ground Floor Non Commercial Frontage per elevation is minimum 25% but not more than 50%

Proposed Elevation	Facade Area	Fenestration Area	Percentage
West	794 sf	336 sf	42%
South	NA	NA	NA
East	607 sf	159 sf	26%
North	531 sf	217 sf	40%

. The space between the public Right of Way boundry and RBL shall be paved to match the paving materials of the sidewalk

### Building Type C - Tower Block Allowed

- 1. Podium Facades on Corrigan shall be built to the RBL for atleast 50% of the length of the block. Proposed is 100% to the RBL
- 2. Podium Facades on Lake Avenue and the Civic Square shall be built to the RBL for at least 100% and as exceptions allow at corners Proposed is built to 100%
- 3. Podium Height per Building Type B Min 2 stories and max 4 stories at Lake Avenue. Proposed podium is 4 stories at Lake Avenue
- Towers shall be set back at least 30 feet from the RBL above the maximum height of the podium. Proposed is set back 33'-6", from the east and west and 30' from the north with no setback required on the east.
- 5. Tower facade is parallel to the RBL
- 6. Aggregate Tower footprint above the maximum height of the podium shall not exceed 40% of the podium footprint

  Proposed podium footprint is 20,630 sf. Tower footprint is 8,168 sf. Percentage is 39.5 % of the podium footprint
- 7. The top two stories of the Proposed building include roof step backs, a cupola and chimney like tower enclosing the elevator and stair shaft to create a distinctive roof profile as required.
- 8. Building Height: at Lake Avenue

Podium is min 2 stories and max 4 stories at Lake Ave - Proposed building is 4 stories at Lake Avenue

Max overall building height is 12 stories with up to two additional stories permitted under the roof. Proposed is a total of 11 stories

. Upper story fenestration on primary facades visible from the street shall have transparency of 25% min and 50% max of the facade area Proposed Elevation Facade Area Fenestration Area Percentage

osed Elevation	Facade Area	Fenestration Area	Percentage
West	1,715 sf	750 sf	44 %
South and North	952 sf	408 sf	43 %
East	1,715 sf	762 sf	44 %

Mandatory Architectural Guidelines: Proposed building is designed within the mandatory guidelines:

Facade Composition and Articulation - Proposed building has horizontal transitions, distinctive roof line and vertical articulation

Building Facade Walls - Proposed building shall be constructed with two or more approved finish materials.

Proposed building projecting elements that project more than 16 inches are supported on rackets or columns

Wall Openings - All wall openings are square or vertical in proportion, ganged windows as allowed and of approved finish materials

Roofs - Proposed roof configuration is with in the allowed roof forms, sloped at 5:12, and constructed of the allowed materials

Porches and Balconies occur both forward and behind the RBL on upper stories and are a minimum depth of 6' but do not extend more than 6' beyond the RBL

Porches may occur on the ground story for non commercial frontages either forward or behind the RBL w/ minimum depth of 8ft. Stoops occur forward of the RBL and are within the mandatory dimensions and approved materials.

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ROCHESTER, NEW YORK

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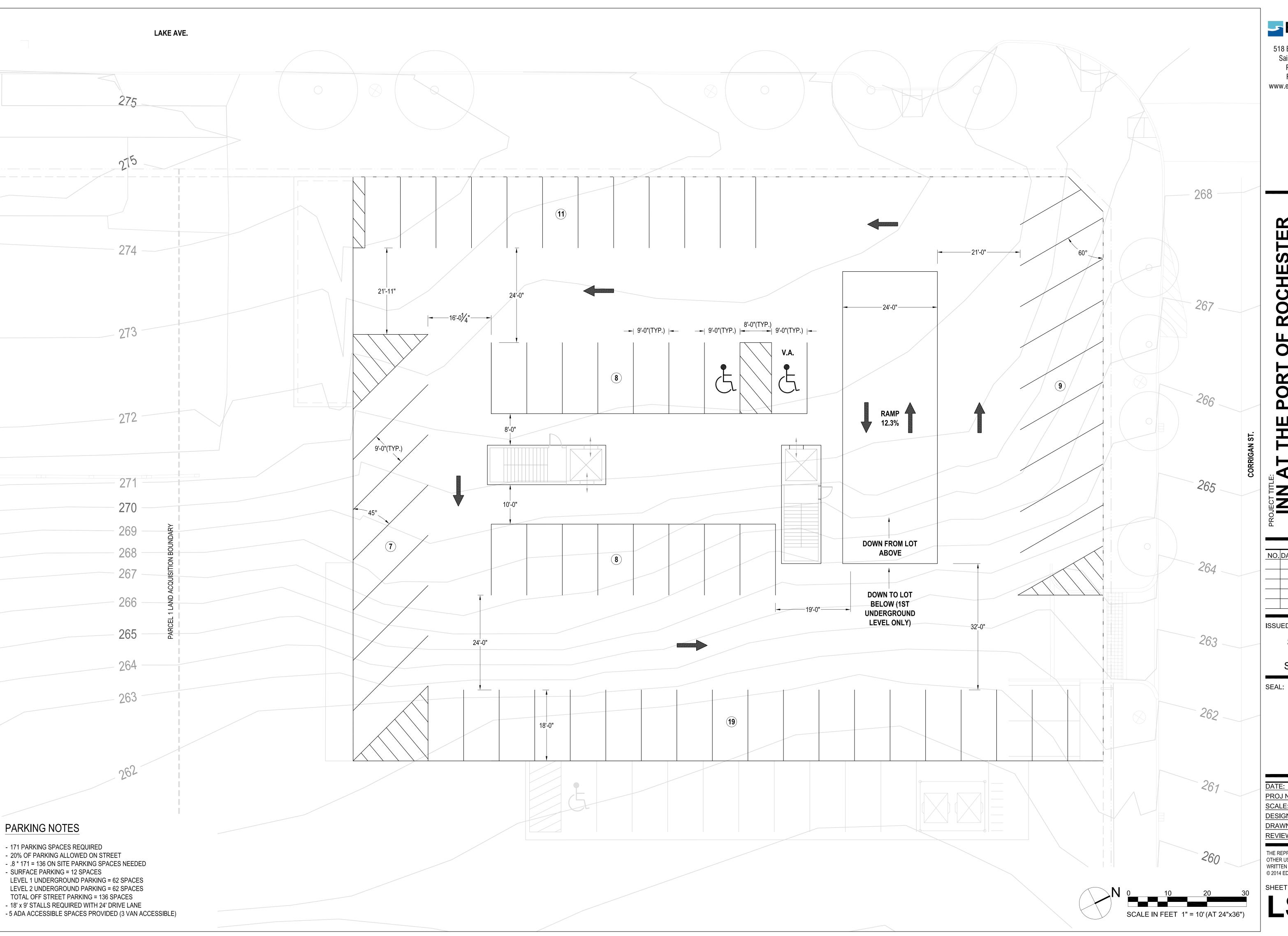
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SCALE:  $\frac{1}{8}$ " = 1'-0"

143'-0"

3rd FLOOR :: 25 HOTEL ROOMS

17,384 sf

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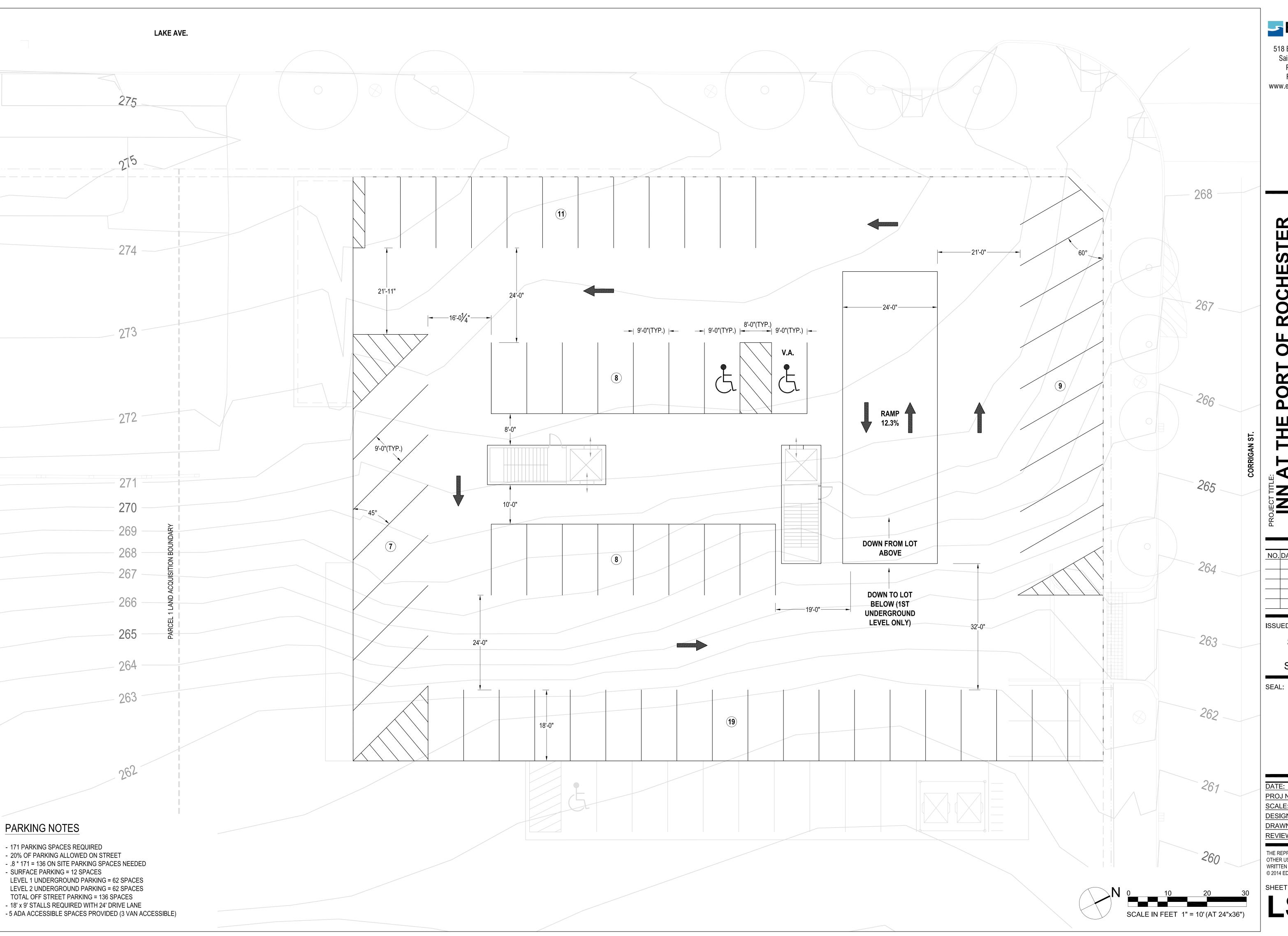
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SCALE:  $\frac{1}{8}$ " = 1'-0"

143'-0"

3rd FLOOR :: 25 HOTEL ROOMS

17,384 sf

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143'-0"

4th FLOOR :: 29 HOTEL ROOMS

16,732 sf

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8,192 sf / FLR



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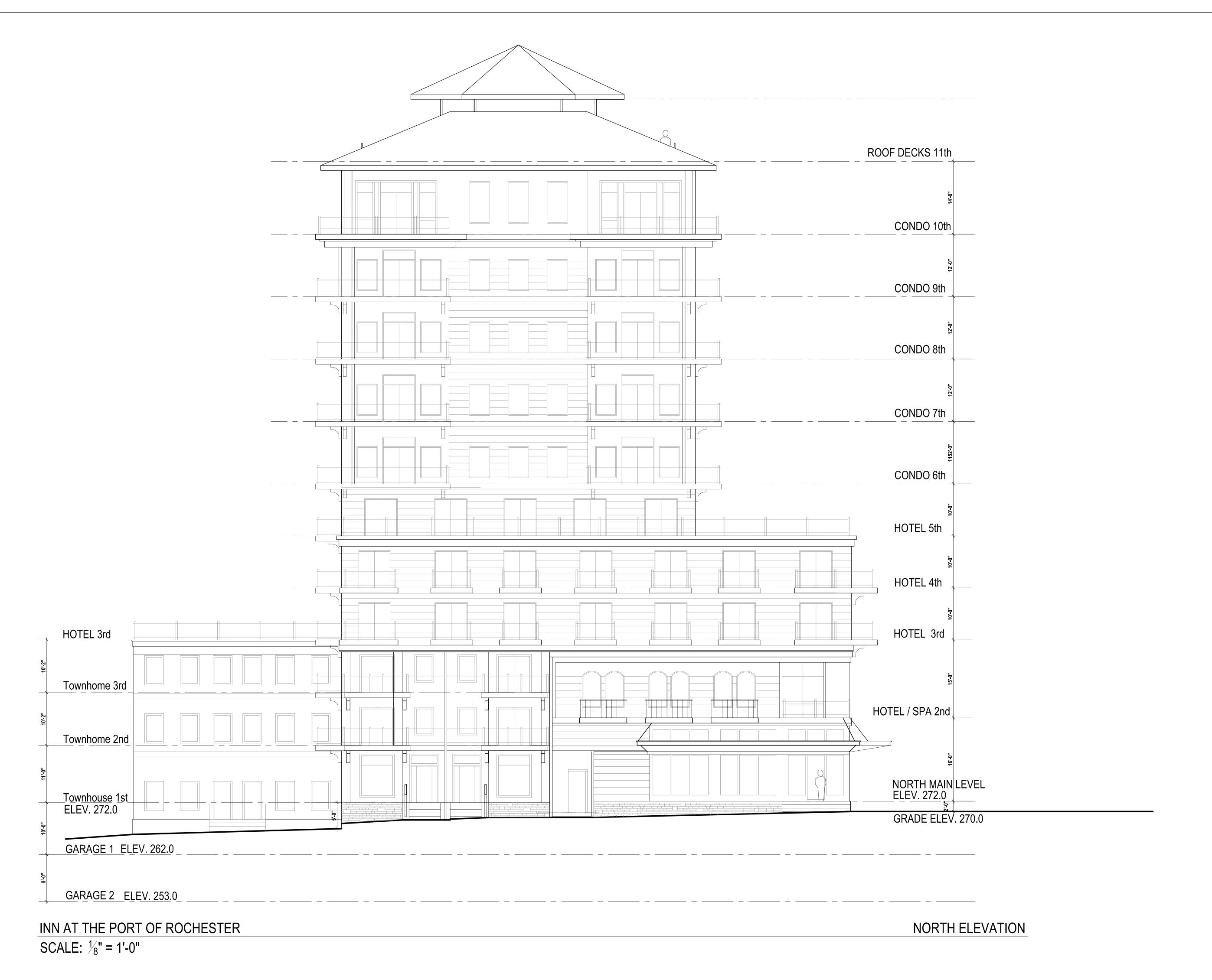
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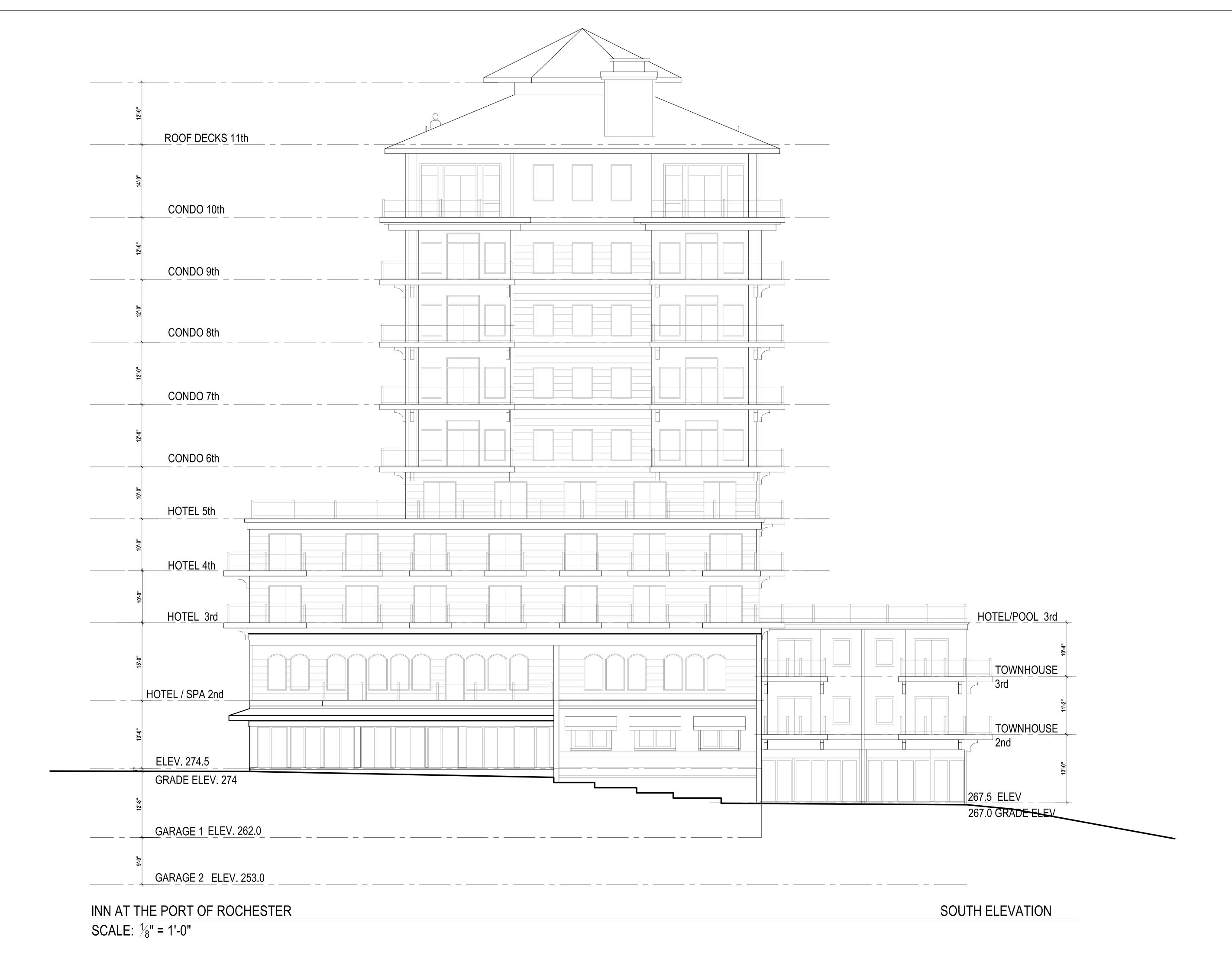
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