

CENTER CITY COURTYARD

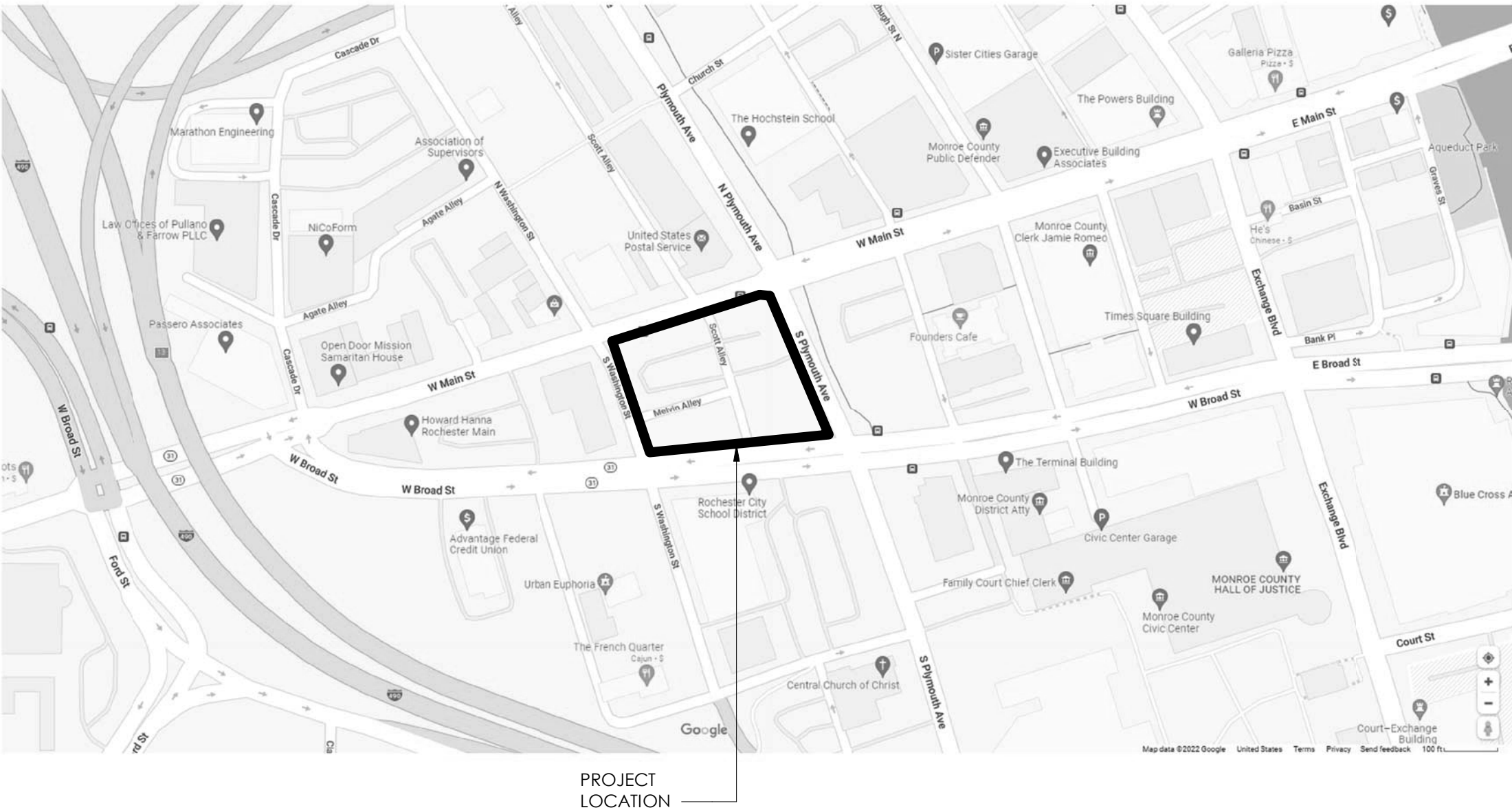
20213147.0004
99-141 West Main Street
Rochester, NY 14614
MARCH, 2022

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LOCATION MAP:



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115 E. 13TH STREET
NEW YORK, NY 10003

ARCHITECTURAL, CIVIL & STRUCTURAL:
PA PASSERO ASSOCIATES
engineering architecture
242 WEST MAIN ST., SUITE 100 (585) 325-1000
ROCHESTER, NY 14614 FAX: (585) 325-1691

MEP:
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Mechanical/Electrical Engineering Consultants
Rochester | Buffalo | Syracuse | Capital District
300 TROLLEY BOULEVARD 585.288.5590
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HELP USA
115 E. 13TH STREET
NEW YORK, NY 10003

Passero Associates

242 WEST MAIN ST., SUITE 100
ROCHESTER, NY 14614
(585) 325-1000
FAX: (585) 325-1691
PROJECT MANAGER
PROJECT ARCHITECT
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FIRST FLOOR PLAN

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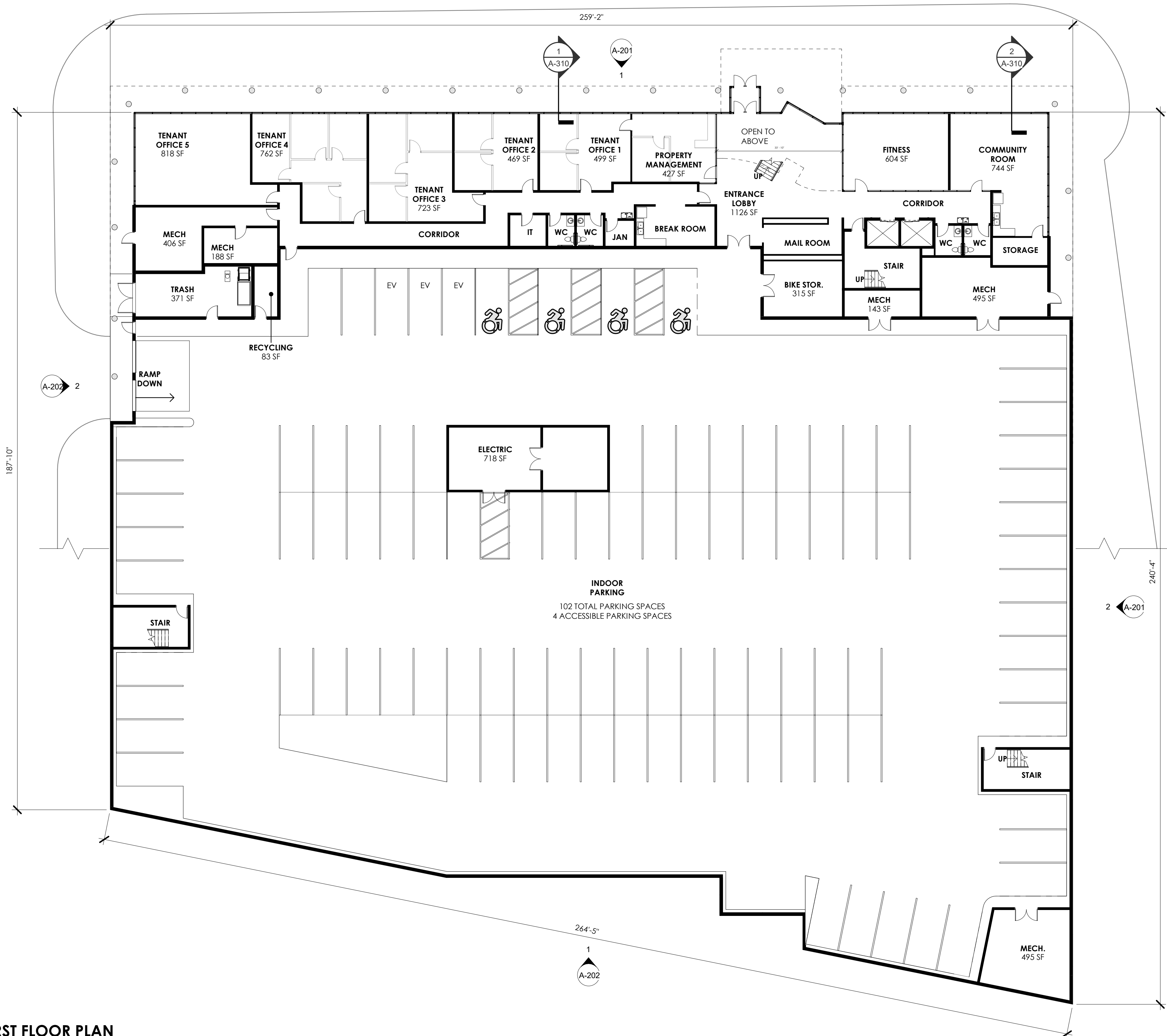
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COUNTY: MONROE STATE: NY

PROJECT NO.:
20213147.0004

DRAWING NO.:
A-101

DATE:
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1 FIRST FLOOR PLAN
0' 4' 8' 16' 32'
1/16" = 1'-0"

1 SECOND FLOOR PLAN

0' 1' 2' 4' 8'
1/16" = 1'-0"

SOUTH WASHINGTON STREET

WEST MAIN STREET

259'-2"

1
A-310

1
A-201

CANOPY BELOW

OPEN TO BELOW

UP

LOBBY
1831 SF

UP

2
A-310

SOUTH PLYMOUTH AVENUE

240'-3"

2
A-201

177'-5"

2
A-203

1
A-203

137'-11"

EXTERIOR COURTYARD

UP

UP

WEST BROAD STREET

1
A-202

131'-10"

63'-8"

63'-8"

200'-7"

2
A-202

UNIT TYPE - TOTALS		
UNIT TYPE	UNIT COUNT	AREA
1 BED		
1 BED	122	83370 SF
2 BED		
2 BED	17	15747 SF
STUDIO		
STUDIO	22	11087 SF
	161	110205 SF

UNIT TYPES - SECOND FLOOR		
UNIT TYPE	UNIT COUNT	AREA RANGE
1 BED		
TYPE 1A	15	652 SF ... 665 SF
TYPE 1B	4	682 SF ... 684 SF
TYPE 1C	10	691 SF ... 705 SF
TYPE 1D	2	724 SF ... 724 SF
TYPE 1E	1	743 SF
	32	
2 BED		
TYPE 2A	1	990 SF
TYPE 2B	1	1007 SF
TYPE 2C	1	790 SF
	3	

STUDIO		
TYPE S1	2	494 SF
TYPE S2	1	515 SF
TYPE S3-ADA	1	527 SF

TOTAL UNITS 39

SECOND FLOOR UNIT TYPE MATRIX				
TYPE OF UNIT	NUMBER OF HHAP UNITS	NUMBER OF NON-HHAP UNITS	TOTAL UNITS	TOTAL SF
STUDIO	2	2	4	2,030 SF
ONE BEDROOM	16	16	32	21,816 SF
TWO BEDROOM	2	1	3	2,788 SF

UNIT SQUARE FOOTAGES ARE CALCULATED FROM INTERIOR FACE OF EXTERIOR WALLS AND CENTERLINE OF INTERIOR WALLS. UNIT SQUARE FOOTAGES DO NOT INCLUDE EXTERIOR WALL THICKNESS.

(10) UNITS TO BE EQUIPPED WITH ROLL-IN SHOWER: (1) STUDIO; (8) 1 BED; AND (1) 2 BED

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Mechanical/Electrical Engineering Consultants
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ROCHESTER, NY 14606
585.288.5590
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ROCHESTER, NY 14614 FAX: (585) 325-1691
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SECOND FLOOR PLAN

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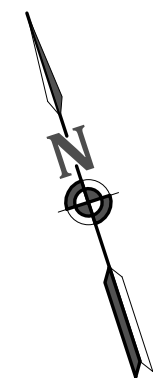
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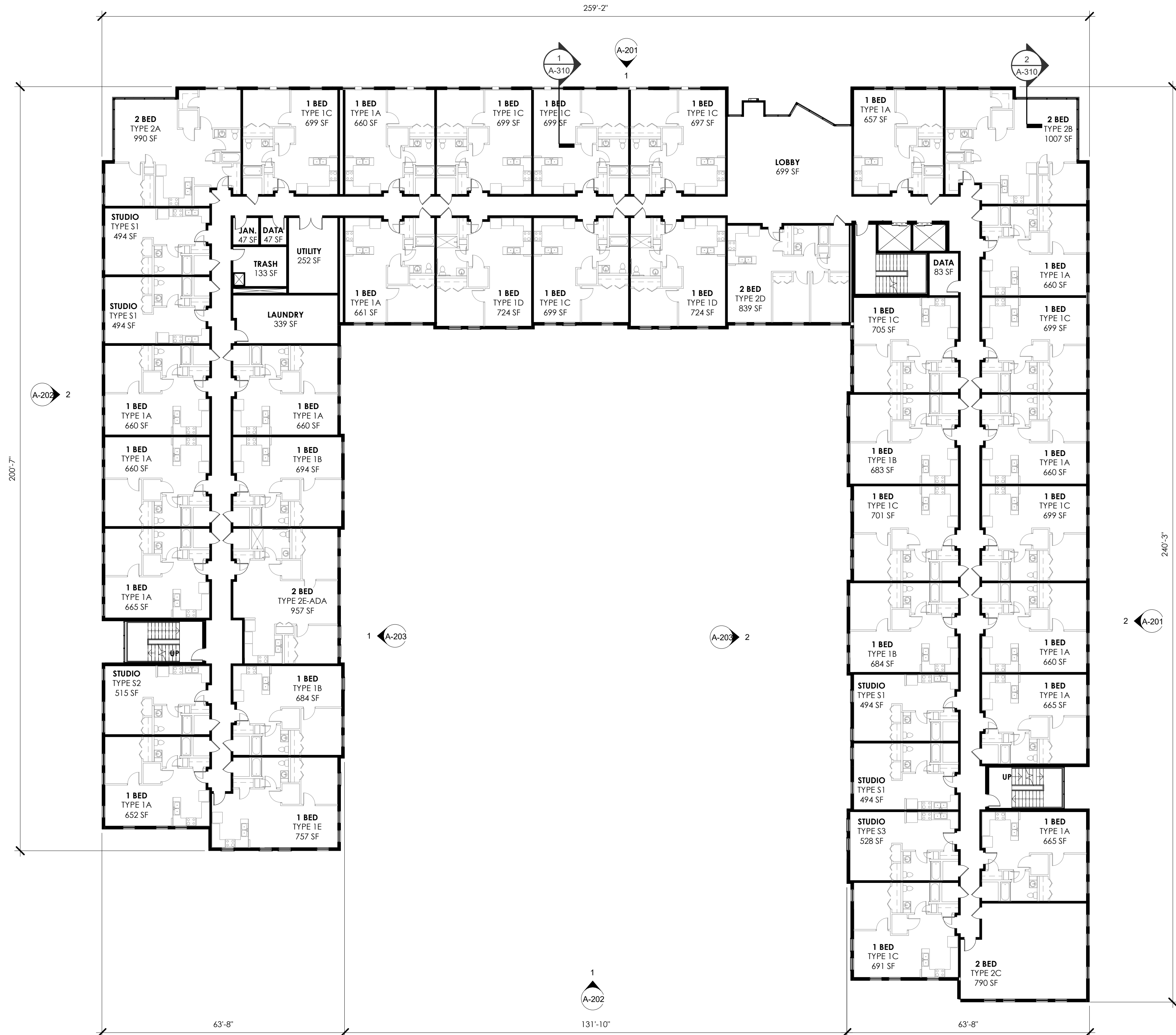
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3 **THIRD FLOOR PLAN**

0' 1' 2' 4' 8'
1/16" = 1'-0"



THIRD FLOOR UNIT TYPE MATRIX				
TYPE OF UNIT	NUMBER OF HHAP UNITS	NUMBER OF NON-HHAP UNITS	TOTAL UNITS	TOTAL SF
STUDIO	3	3	6	3,019 SF
ONE BEDROOM	10	10	20	20,526 SF
TWO BEDROOM	3	2	5	4,583 SF

UNIT SQUARE FOOTAGES ARE CALCULATED FROM INTERIOR FACE OF EXTERIOR WALLS AND CENTERLINE OF INTERIOR WALLS. UNIT SQUARE FOOTAGES DO NOT INCLUDE EXTERIOR WALL THICKNESS.

(10) UNITS TO BE EQUIPPED WITH ROLL-IN SHOWER: (1) STUDIO; (8) 1 BED; AND (1) 2 BED

UNIT TYPES - THIRD FLOOR			
UNIT TYPE	COUNT	AREA RANGE	
1 BED			
TYPE 1A	13	652 SF ...	665 SF
TYPE 1B	4	683 SF ...	694 SF
TYPE 1C	10	691 SF ...	705 SF
TYPE 1D	2	724 SF ...	724 SF
TYPE 1E	1	757 SF	
30			
2 BED			
TYPE 2A	1	990 SF	
TYPE 2B	1	1007 SF	
TYPE 2C	1	790 SF	
TYPE 2D	1	839 SF	
TYPE 2E-ADA	1	957 SF	
5			
STUDIO			
TYPE S1	4	494 SF ...	494 SF
TYPE S2	1	515 SF	
TYPE S3	1	528 SF	
6			
TOTAL UNITS	41		

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www.meengineering.com

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Passero Associates

242 WEST MAIN ST., SUITE 100
ROCHESTER, NY 14614

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FAX: (585) 325-1691

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THIRD FLOOR PLAN

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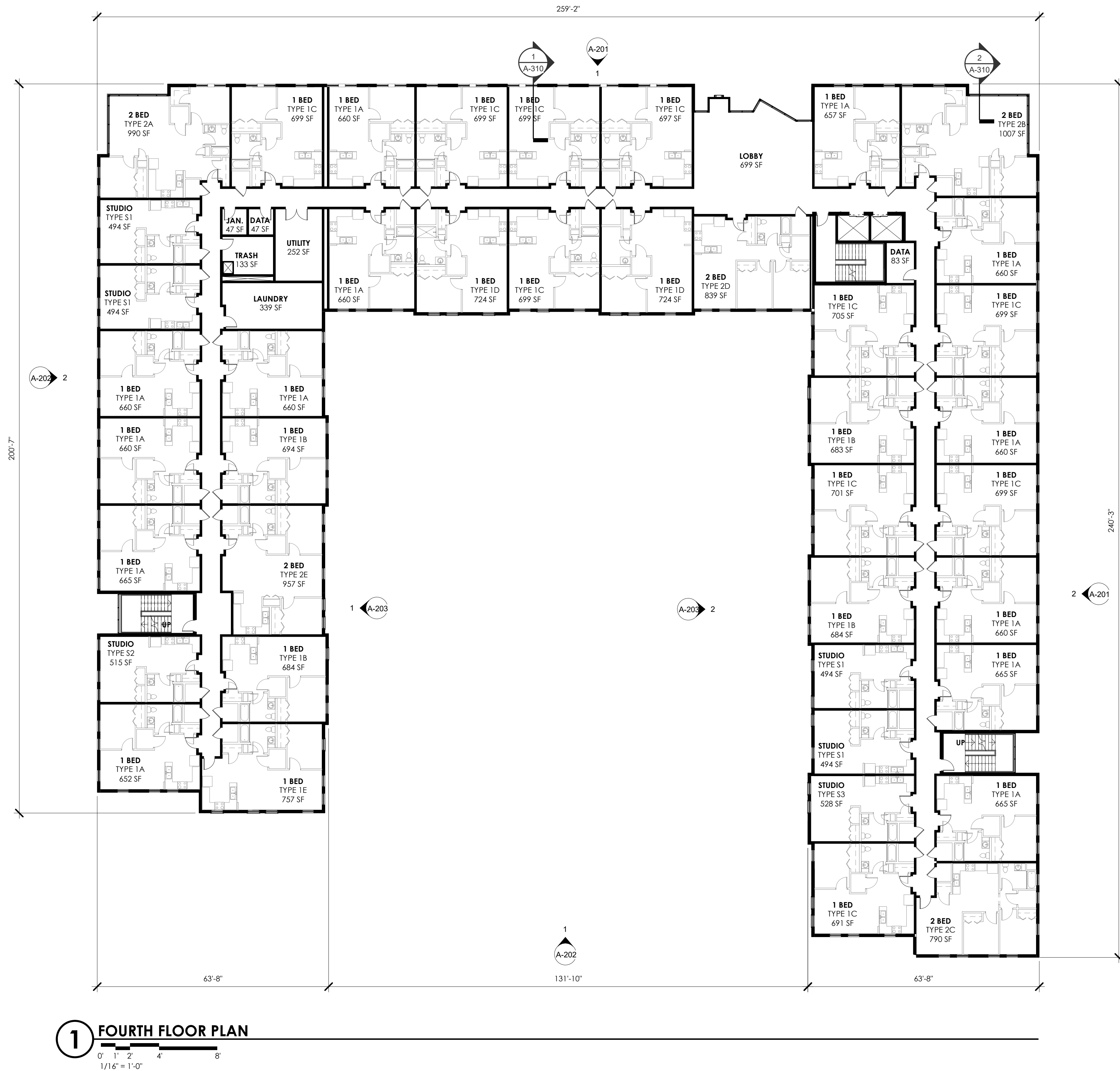
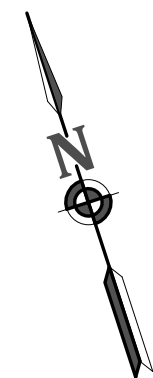
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DATE:
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FOURTH FLOOR UNIT TYPE MATRIX				
TYPE OF UNIT	NUMBER OF HHAP UNITS	NUMBER OF NON-HHAP UNITS	TOTAL UNITS	TOTAL SF
STUDIO	3	3	6	3,019 SF
ONE BEDROOM	10	10	20	20,526 SF
TWO BEDROOM	2	3	5	4,583 SF

SQUARE FOOTAGES ARE CALCULATED FROM INTERIOR FACE OF EXTERIOR WALLS AND CENTERLINE OF INTERIOR WALLS. SQUARE FOOTAGES DO NOT INCLUDE EXTERIOR WALL THICKNESS.

(10) UNITS TO BE EQUIPPED WITH ROLL-IN SHOWER: (1) STUDIO; (8) 1 BED; AND (1) 2 BED

UNIT TYPES - FOURTH FLOOR			
UNIT TYPE	COUNT	AREA RANGE	
1 BED			
TYPE 1A	13	652 SF ... 665 SF	
TYPE 1B	4	683 SF ... 694 SF	
TYPE 1C	10	691 SF ... 705 SF	
TYPE 1D	2	724 SF ... 724 SF	
TYPE 1E	1	757 SF	
	30		
2 BED			
TYPE 2A	1	990 SF	
TYPE 2B	1	1007 SF	
TYPE 2C	1	790 SF	
TYPE 2D	1	839 SF	
TYPE 2E	1	957 SF	
	5		
STUDIO			
TYPE S1	4	494 SF ... 494 SF	
TYPE S2	1	515 SF	
TYPE S3	1	528 SF	
	6		
TOTAL UNITS	41		

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ROCHESTER, NY 14606

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HELP USA
115 E. 13TH STREET
NEW YORK, NY 10003

Passero Associates

242 WEST MAIN ST., SUITE 100
ROCHESTER, NY 14614

(585) 325-1000
FAX: (585) 325-1691

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FOURTH FLOOR PLAN

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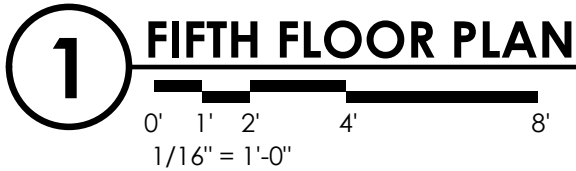
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SQUARE FOOTAGES ARE CALCULATED FROM INTERIOR FACE OF EXTERIOR WALLS AND CENTERLINE OF INTERIOR WALLS. SQUARE FOOTAGES DO NOT INCLUDE EXTERIOR WALL THICKNESS.

(10) UNITS TO BE EQUIPPED WITH ROLL-IN SHOWER: (1) STUDIO; (8) 1 BED; AND (1) 2 BED



UNIT TYPES - FIFTH FLOOR			
UNIT TYPE	COUNT	AREA RANGE	
1 BED			
TYPE 1A	13	652 SF ...	665 SF
TYPE 1B	4	683 SF ...	684 SF
TYPE 1C	10	691 SF ...	705 SF
TYPE 1D	2	724 SF ...	724 SF
TYPE 1E	1	743 SF	
30			
2 BED			
TYPE 2A	1	990 SF	
TYPE 2B	1	1007 SF	
TYPE 2D	1	839 SF	
TYPE 2E	1	957 SF	
4			
STUDIO			
TYPE S1	4	494 SF ...	494 SF
TYPE S2	1	515 SF	
TYPE S3	1	528 SF	
6			
TOTAL UNITS	40		

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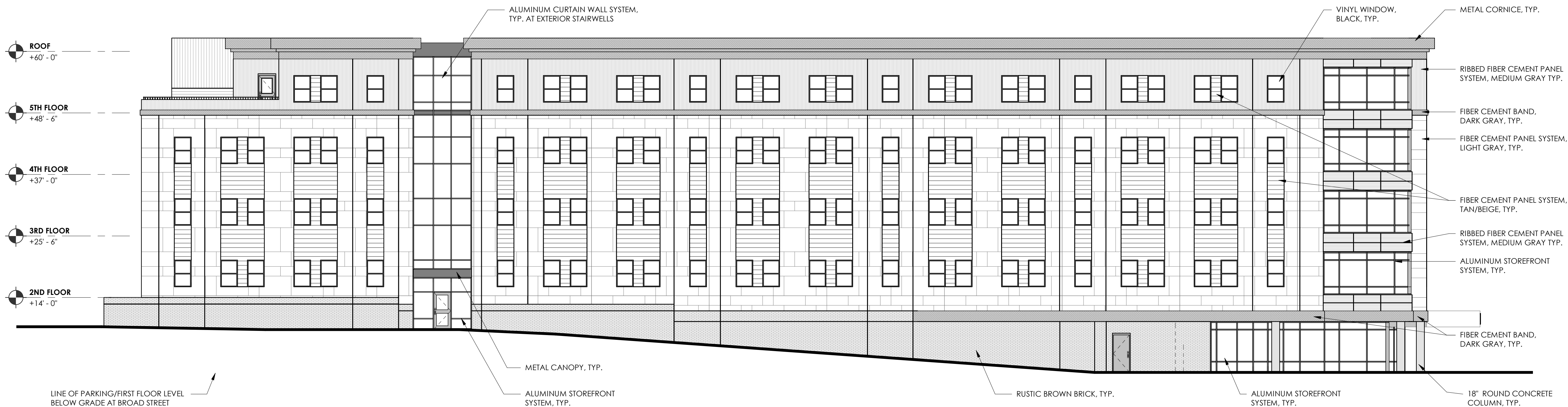
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1 NORTH ELEVATION (MAIN STREET)



2 EAST ELEVATION (PLYMOUTH AVENUE)

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NEW YORK, NY 10003

Passero Associates

242 WEST MAIN ST., SUITE 100
ROCHESTER, NY 14614
(585) 325-1000
FAX: (585) 325-1691
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EXTERIOR
ELEVATIONS

99-141 West Main
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CENTER CITY COURTYARD

TOWN/CITY: ROCHESTER
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20213147.0004

DRAWING NO.:
A-201

DATE:
MARCH, 2022



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300 TROLLEY BOULEVARD
ROCHESTER, NY 14606
585.288.5590
www.meengineering.com



1 SOUTH ELEVATION (BROAD)



2 WEST ELEVATION (WASHINGTON)

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HELP USA
115 E. 13TH STREET
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Passero Associates

242 WEST MAIN ST., SUITE 100
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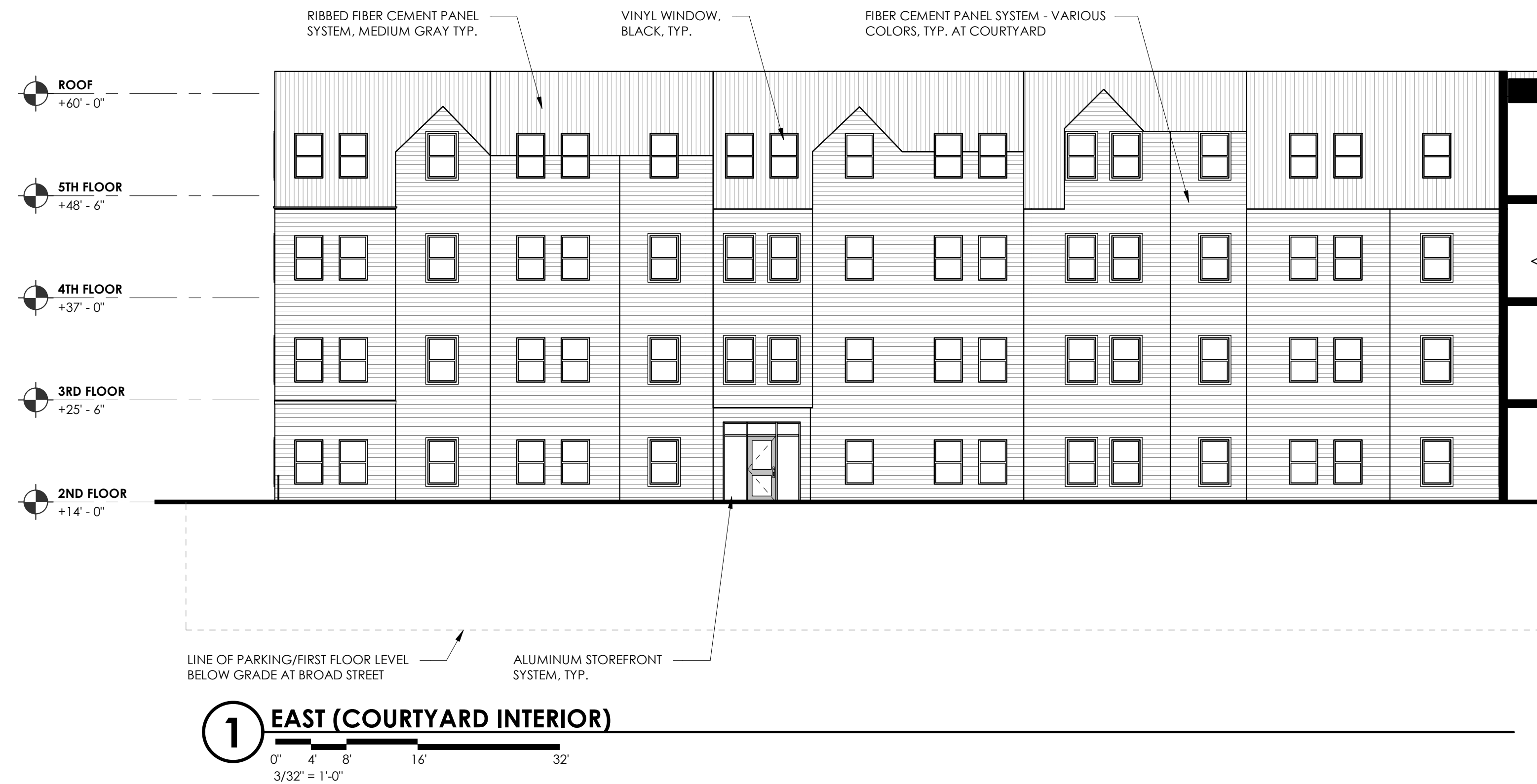
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**EXTERIOR
ELEVATIONS**

99-141 West Main
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CENTER CITY COURTYARD

TOWN/CITY: ROCHESTER
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20213147.0004

DRAWING NO.:
A-203

DATE:
MARCH, 2022



1 NORTH CONTEXTUAL ELEVATION (MAIN ST)
N.T.S.



2 EAST CONTEXTUAL ELEVATION (PLYMOUTH AVE)
N.T.S.



3 SOUTH CONTEXTUAL ELEVATION (BROAD ST)
N.T.S.



4 WEST CONTEXTUAL ELEVATION (WASHINGTON ST)
N.T.S.

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CONTEXTUAL
ELEVATIONS

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