DIVSION STREET SOUTH

70'

FAR
BUILDING CODE
SETBACKS HOTEL

PARKING: 1
LOADING: 1
PARKING BONUS
GREATER THAN
50 SPACES 1/CAR 400SF 1/100 UNITS CAR/GUEST/HOTEL 120

2/ 30,000SF 10% REDUCTION

RKING

PROVIDED: O,OOO SF IN 5 STORY MUNICIPAL GARAGE, ACCESS BY PEDESTRIAN WAY

REDUCTION:

SOLAR REFLECTIVE SOLAR PANELS GREEN ROOF 50%

PROFESSIONAL ARCHITECTURAL REVIEW NOTE 3% INCREASE 5,000

FAIR SHARE MITIGATION: STANDARD DO-2 HOTEL 1.50/ONE BED BR INDEPENDENT PARKING 50/SPACE 30/SF

SITE I AREA:

00-2

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NATGE:	100' MIN	165'(1LEROY)
RIES:	12 +2=14	14 STORIES

FRONATGE:	100 X	165'(1LEROY)
STORIES:	12 +2=14	14 STORIES
CBB BONUSES	2 STORIES	2 STORIES
SITE AREA	10,000 MIN	18,905 SF ACTUAL
SIDE YARDS: SETBACKS	20' MIN TO R2-5	2-700R RFM NA
STREETWALL HGI 175.11E(4)	GHT 50' PENDING S	SURVEY OR 4 STORIES
STREET FRONT	A MAIN STREET D DIVSION STREET E LEROY PLACE	15' TO FACE OF CURB/ PED WAY 6'-0" 12' TO FACE OF CURB/ PED WAY 5'-6" 9' TO FACE OF CURB/ PED WAY 4'-6"
STREETFRONT STREET FRONT	A MAIN STREET D DIVSION STREET E LEROY PLACE	5' BUILD ZONE 50% 5' BUILD ZONE 60%

1 LEROY PLACE

548 & 552 MAIN ST, 1 & 15 LEROY PLACE & 17 S DIVSION ST NEW ROCHELLE, NY 10011

A101.00

MASSING PLAN