



FORBES AVE. APARTMENTS

DESMONE ARCHITECTS
3400 BUTLER STREET
PITTSBURGH, PA 15201
412.683.3230

FEBRUARY 03, 2016

Project Number: 4083

Prepared for: Pittsburgh Planning Department

Prepared by: Desmone Architects



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BUILDING ON EXPERIENCE,
DESIGNING FOR YOUR FUTURE

FORBES AVENUE APARTMENT BUILDING
PITTSBURGH, PENNSYLVANIA 15213

No. 4083

Section

1

3407 FORBES AVE.

2	TABLE OF CONTENTS
3	ZONING REVIEW SHEET
4	SITE CONTEXT MACRO
5	SITE CONTEXT NEARBY BUILDINGS
6-9	SITE CONTEXT DIRECTIONAL VIEWS
10-15	FLOOR PLANS
16-17	ELEVATIONS
18-19	PERSPECTIVE VIEWS
20-21	PEDESTRIAN EXPERIENCE
22	MATERIAL PALETTE
23	SUSTAINABILITY



ZONING REVIEW



LOT & BLOCK NUMBERS

3407 Forbes Avenue:	
0028-F-00185	12,700 sf
0028-F-00180	5,905.5 sf
3417 Forbes Avenue:	
0028-F-00178	9,892.03 sf
0028-F-00175	9,525 sf

TOTAL LOT AREA = 38,022.53sf

ZONING AREA **OPR – C per 908.03**
 PRIMARY USE: **Public Realm – Mixed use**

SITE DEVELOPMENT STANDARDS 908.03
 Must meet environmental performance standards per chapter 915
 Site development standards per 908.03.D.3:
 Minimum lot size: none
 Max floor area ratio (FAR): 6.1:1 + 20% = 7.2:1 per 908.03.D.3g
 (If LEED certified, FAR may increase 20% per 915.04)
Actual FAR: 237,707/38,022 = 6.3:1

MAXIMUM LOT COVERAGE **90%** **34,219.8 sf**
Actual Lot Coverage 33,116 sf

BUILDING HEIGHT
Max height: 85' + 20% = 102'
 (If LEED certified, Height may increase 20% per 915.04)

PARKING

RESIDENTIAL
197 units Total (1 per unit)
 197 - **6 ADA** required = 191 spaces eligible
 for bicycle discount
 191 - 58 + 6 ADA = 139

139 spaces required with bicycle reduction

RESTAURANT / FAST FOOD (Arby's)
 1 per 75 sf of customer service dining area
 Max reduction to GSF is 20% Zoning Code (section 914.03.C)
 2,337(0.80) = 1,870SF
 1,870/75 = 25 (per 914.02 Chart)
 25 spaces x 50% = 13 spaces - 1 ADA = **12 spaces**
 12(0.3) = 3.6 = 4 space reduction
ARBY'S 12 -4 + 1 ADA = 9 SPACES

RETAIL
 1,864 sf (< 2,400 sf: **No Parking** required for retail)

Total Spaces required
139+9 = 148 spaces
6+1 = 7 must be ADA spaces

ACTUAL PARKING SPACES PROVIDED:
 148 Spaces

LOADING SPACES
 2 Loading Spaces

BIKE PARKING REQUIRED:
 69 spaces (205 Units / 3)
 + 1 space for retail
70 spaces required



SITE CONTEXT NEARBY BUILDINGS

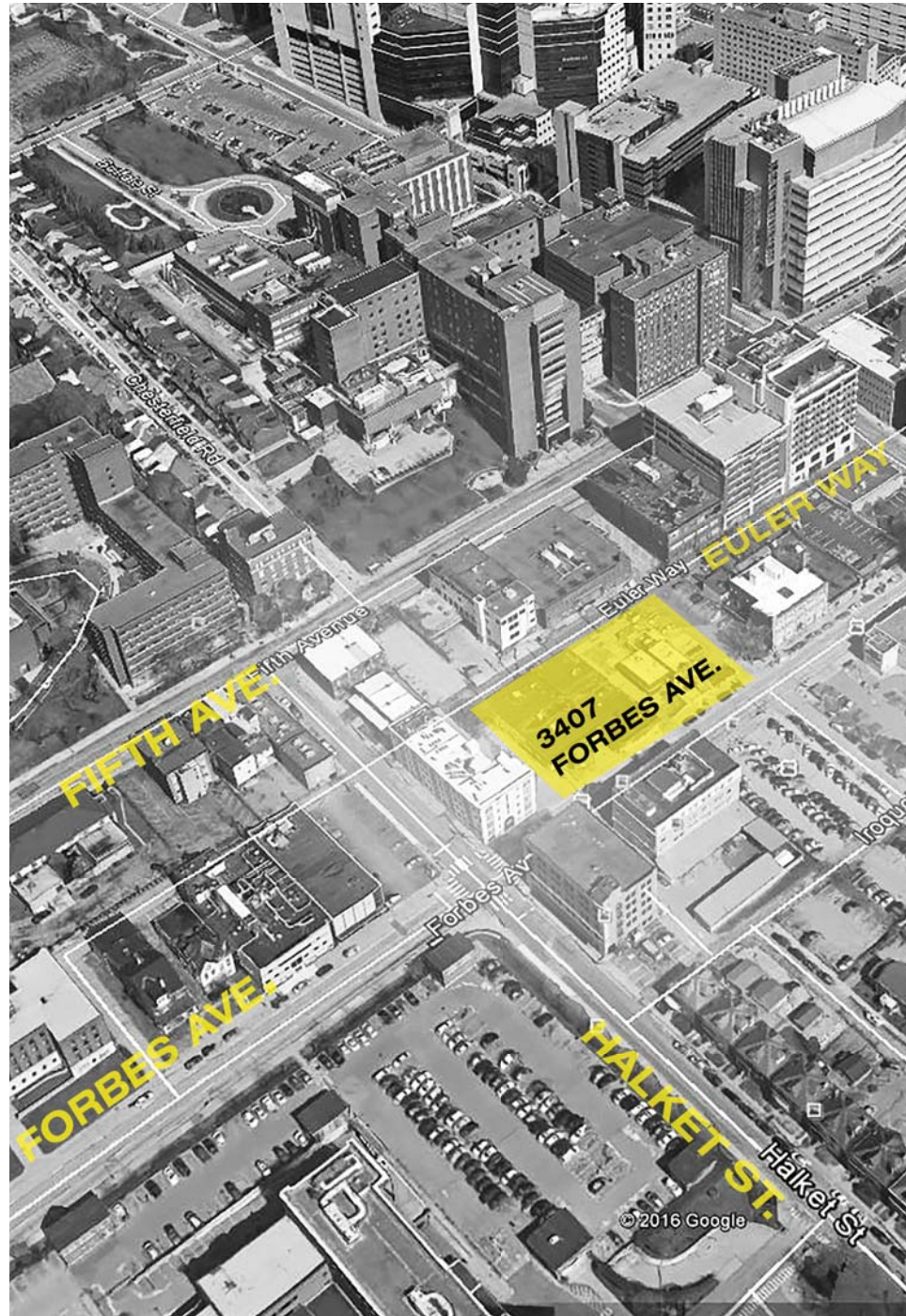




Image Landsat
Image NOAA



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SITE CONTEXT VIEW FROM WEST



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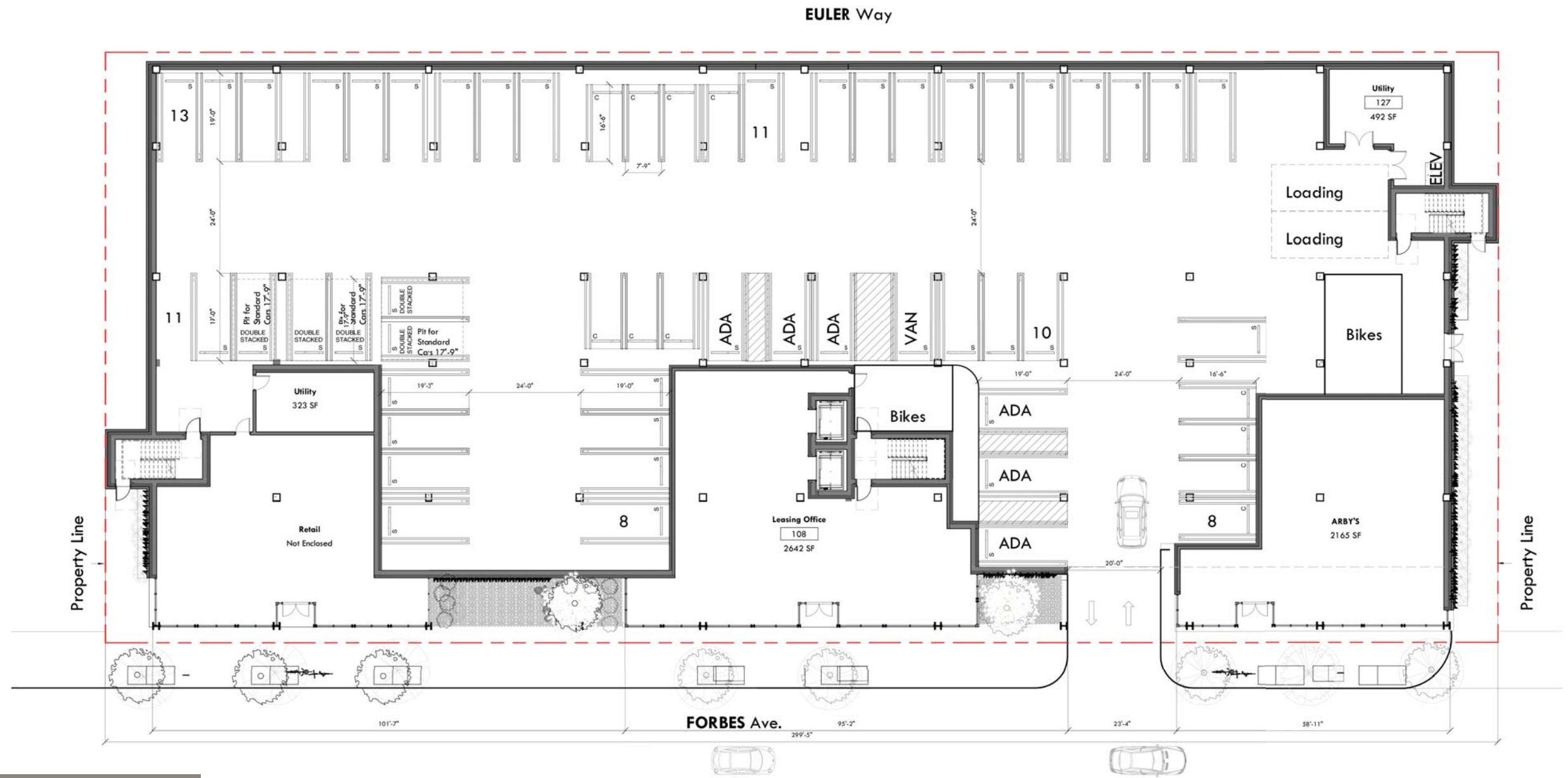
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SITE CONTEXT STREET VIEW TO EAST

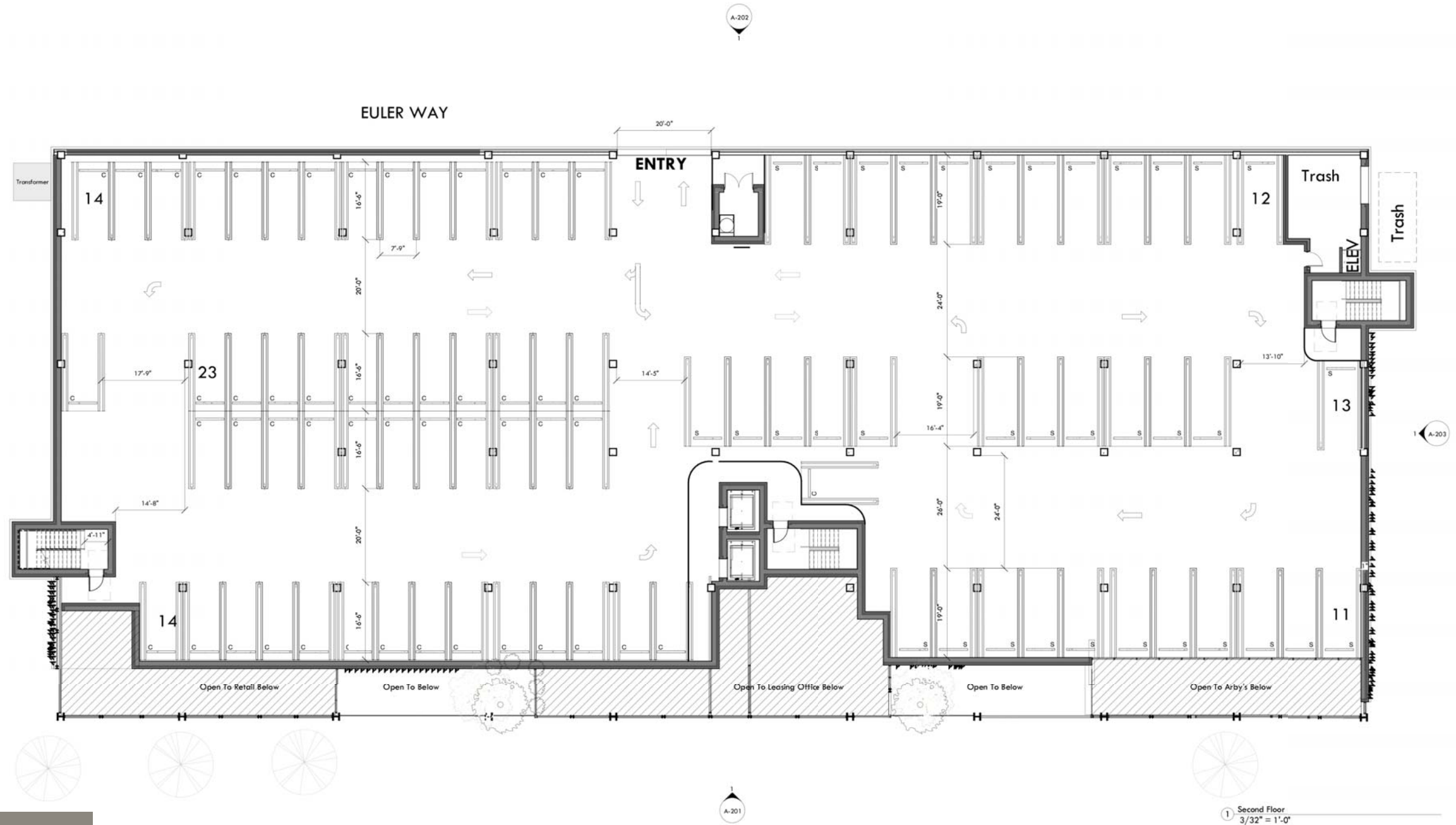


FLOOR PLANS. 1ST



1ST FLOOR PARKING COUNT	
COMPACT	11
STANDARD	43
ADA	07
TOTAL 1ST FLOOR SPACES	61
TOTAL SPACES BOTH FLOORS	148

FLOOR PLANS. 2ND



2ND FLOOR PARKING COUNT

COMPACT	52
STANDARD	35
TOTAL 1ST FLOOR SPACES	87
TOTAL SPACES BOTH FLOORS	148



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FLOOR PLANS. 3RD



3RD FLOOR UNIT COUNT

3 SINGLE UNITS
 2 SINGLE UNITS W/2 OCC.
 3 DOUBLE UNITS
 14 TRIPLE UNITS

TOTAL UNITS ALL FLOORS 197

- 0
- Amenities
- Circulation
- Double
- Single
- Single 2
- Triple



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FLOOR PLANS. 3RD

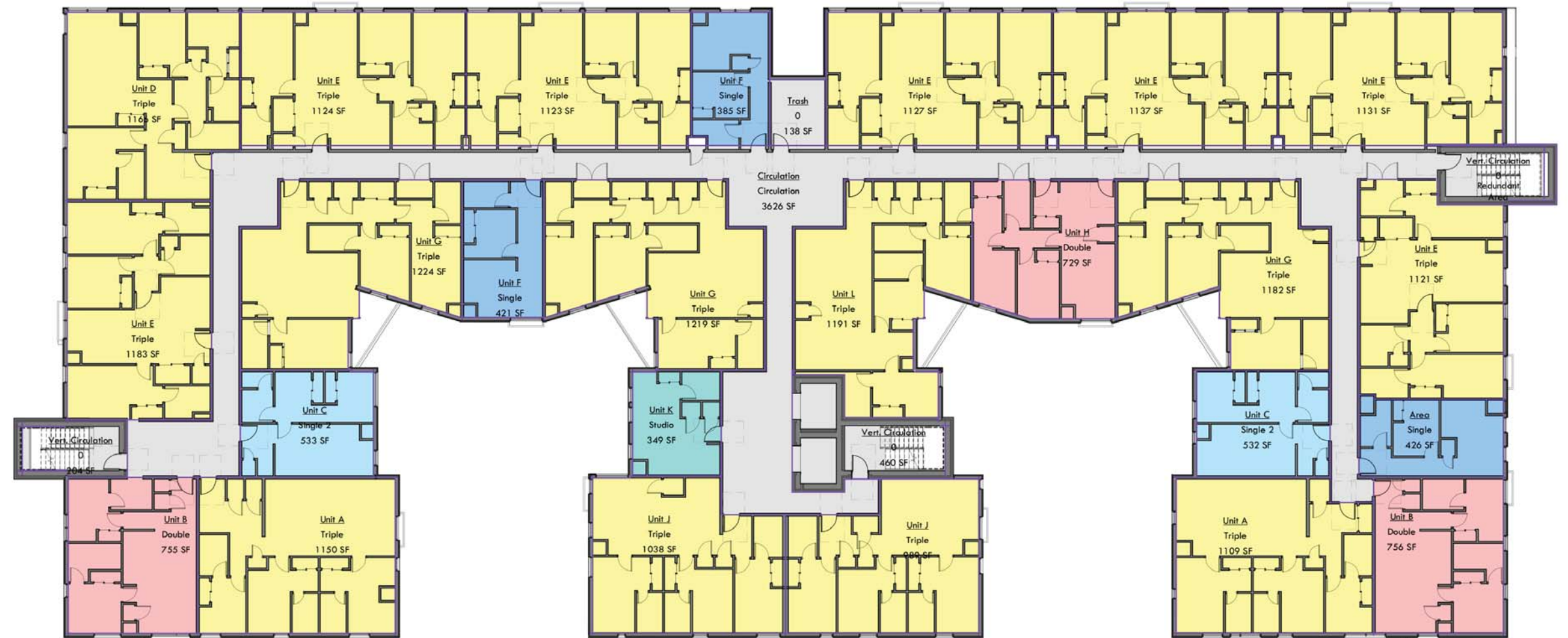


3RD FLOOR UNIT COUNT

- 3 SINGLE UNITS
- 2 SINGLE UNITS W/2 OCC.
- 3 DOUBLE UNITS
- 14 TRIPLE UNITS

TOTAL UNITS ALL FLOORS 197

FLOOR PLANS. 4TH



4TH FLOOR UNIT COUNT

- 1 STUDIO
- 3 SINGLE UNITS
- 2 SINGLE UNITS W/2 OCC.
- 3 DOUBLE UNITS
- 16 TRIPLE UNITS

TOTAL UNITS ALL FLOORS 197

- Circulation
- Double
- Single
- Single 2
- Studio
- Triple



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FLOOR PLANS. 4TH



4TH FLOOR UNIT COUNT

- 1 STUDIO
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TOTAL UNITS ALL FLOORS 197

ELEVATION FORBES



ELEVATION EULER WAY



ELEVATIONS.

FORBES
EULER WAY

TOP OF PARAPET 102' -0"

North Elevation
3/32" = 1'-0"



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ELEVATION RIGHT



ELEVATION LEFT



ELEVATIONS.

RIGHT
LEFT

TOP OF PARAPET 102' - 0"





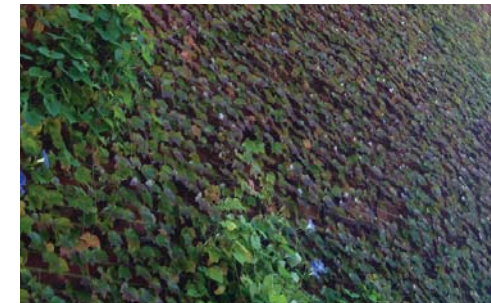
PEDESTRIAN EXPERIENCE WEST



PEDESTRIAN EXPERIENCE EAST



MATERIAL PALETTE



01

PLANTING WALL & PLANTERS



02

TEXTURED BRICK



03

PERFORATED SCREEN



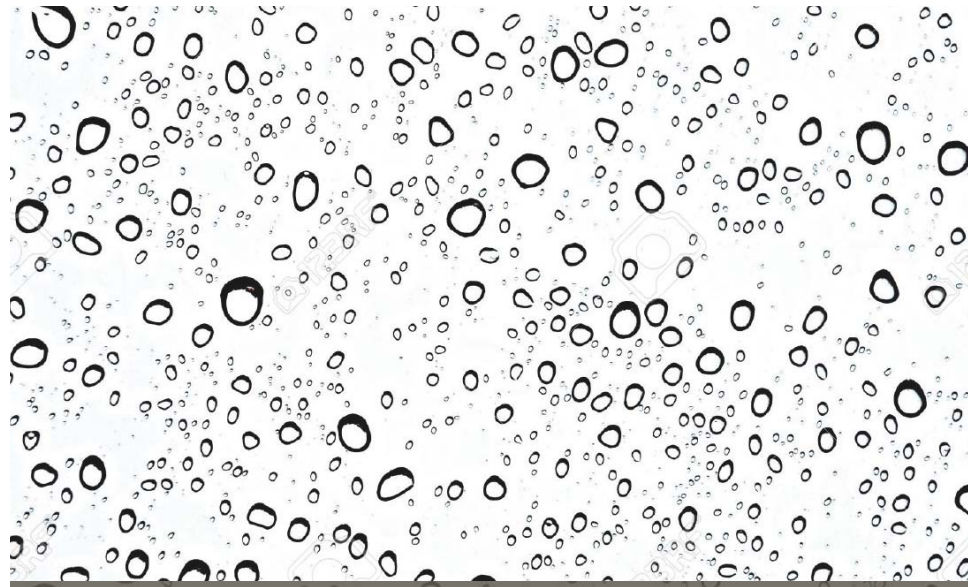
04

METAL REVEALS



05

FIBER CEMENT PANELS



LEED CREDITS SUSTAINABILITY

THE FOLLOWING LEED CREDITS TO BE PURSUED FOR THE PROJECT WILL INCLUDE BUT NOT BE LIMITED TO:

- PREVIOUSLY DEVELOPED SITE
- BICYCLE STORAGE & ACCESS TO BICYCLE NETWORK
- COMPACT DEVELOPMENT
- LOW IMPACT DEVELOPMENT STORMWATER MANAGEMENT
- WATER USE REDUCTION
- EFFICIENT HOT WATER DISTRIBUTION
- LOCALLY SOURCED MATERIALS
- WASTE DIVERSION TO RECYCLING
- USE OF LOW EMITTING PRODUCTS
- ACOUSTIC COMFORT
- DESIGN FOR ACTIVE OCCUPANTS
- ENERGY EFFICIENCY GREATER THAN BASELINE PERFORMANCE OF ASHRAE90.1-2010



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