



DESMONE ARCHITECTS
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FORBES AVENUE APARTMENTS
ZONING REVIEW

23 March 2015

3407-3409 Fifth Avenue (Lot+Block #28-F-185)
3415 Fifth Avenue (Lot Block #180)

1. **ZONING AREA:** OPR-C (OAKLAND PUBLIC REALM – DISTRICT C)

2. **OFF STREET PARKING REQUIREMENTS :** Minimum 1 parking space per unit
 - a. Number of proposed units:
 1. TYPE A1: Qty (9) 1 bedrm units
 2. TYPE B1: Qty (88) 2 bedrm units
 3. TYPE B2: Qty (10) 2 bedrm units
 4. TYPE C1: Qty (30) 3 bedrm units
 5. TOTAL # OF PROPOSED UNITS = **137**

 - b. Number of proposed parking spaces in building:
 - i. **Max: 116 Net: 108**

 - c. Number of bicycle parking spaces in addition to item 3A below to reduce off-street parking: **29**

3. **REQUIRED BICYCLE PARKING:** 1 PER 3 DWELLING UNITS (per 914.05.D)
 - a. 137 Dwelling Units / 3 = **46** bicycle parking spaces required.
 - i. (At least 60% must be protected spaces).
 - b. TOTAL number of bicycle parking to be provided: 46 + 29 = **75**

4. **SIGNS:**
 - a. Address Signs: For street numerals, surface area 2 sf max. (per 919.03G)
 - b. Business/Identification Signs: (per 919.03.M)
 - i. Vertical measurement of face area must be 20' or less
 - ii. No part of sign shall project more than 4" at height below 80" from ground level (except projecting signs per 919.03.M.8)
 - iii. Signs attached above 80" from ground shall not project more than 3' from face of building.



5. **SITE DEVELOPMENT STANDARDS:** (PER SECTION 908.03.D.3)

NOTE: Items in red do not currently meet requirements set forth in the City of Pittsburgh Zoning Code.

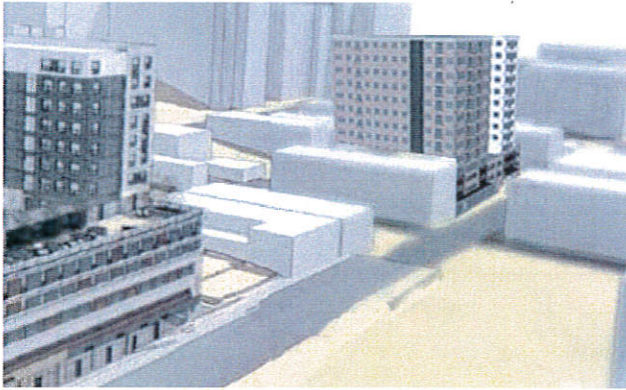
Minimum Lot Size	None
Maximum Floor Area Ratio	6:1 (see Section 908.03.D.3.g for Special Exception for additional floor area) (INCREASE TO 7.5 PER 908.03.D.3) (INCREASE TO 9 (7.5 X 20% = 1.5 + 7.5 = 9) PER 915.04.D) PARTIAL 1 ST FLOOR AREA 18,012 sf = 3,200 sf (PKG EXCLUDED) FLOORS 4-14 AREA = 14,703 sf x 10 = <u>147,030 sf</u> TOTAL BUILDING FLOOR AREA = 150,230 sf LOT AREA = 18,648 sf ACTUAL PROPOSED FAR = 8.06
	0 feet ACTUAL PROPOSED SETBACK 0 FEET
Minimum Rear Setback When not adjacent to way When adjacent to way	20 feet 0 feet ACTUAL PROPOSED SETBACK 0 FEET (ADJACENT TO EULER WAY)
Minimum Interior Sideyard Setback	0 feet ACTUAL PROPOSED SIDEYARD SETBACKS: SOUTHWEST: 5 FEET NORTHEAST: 0 FEET
Minimum Street Sideyard Setback	0 feet N/A
Maximum Lot Coverage	90% ACTUAL LOT AREA=18,648SF PROPOSED BLDG FOOTPRINT = 18,012SF PROPOSED LOT COVERAGE 96.6%
Maximum Height	85' + 17' (PER 815.04.D) = 102' ACTUAL PROPOSED HEIGHT 143' (Note: 143' is approximate height of raised roof area at elevators. Roof at remainder of building is proposed at 140' .)



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FORBES AVENUE APARTMENTS
SURROUNDING SITE IMAGES

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SCHEMATIC MODEL OF PROPOSED BUILDING SHOWN AT UPPER RIGHT OF IMAGE. NOTE: MODEL OF BUILDING AT LEFT OF IMAGE IS BY OTHERS.



ADJACENT BUILDING - 3401 FORBES AVE



EUREKA BUILDING - 3400 FORBES AVE



MAGEE WOMENS RESEARCH INSTITUTE



HILTON GARDEN INN - 3454 FORBES AVE



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FORBES AVENUE APARTMENTS
DESIGN/MATERIALS PRECEDENT IMAGES

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FRENCH BALCONIES WITH METAL SCREEN



METAL CANOPIES TO MARK ENTRIES/STOREFRONT



CURTAINWALL AT CLUBHOUSE



RED BRICK + PANEL SYSTEM FACADE, ADD METAL SCREENS



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FORBES AVENUE APARTMENTS
DESIGN/MATERIALS PRECEDENT IMAGES

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COLOR AT ENTRY/CLUBHOUSE



APPEARANCE OF HIGHER STOREFRONT



VERTICAL ACCENT TO MARK ENTRY



METAL SCREENS AT GARAGE, GLOWING CLUBHOUSE



METAL SCREENS- TRANSLUCENCY/VEIL TO INSIDE ACTIVITIES AT ENTRY/CLUBHOUSE