



DATE: 09.08.22
PROJECT NUMBER: 4862.07
OWNER / CLIENT: 2020 RC Kaufmann Owner LLC

PC-1

Planning Commission Presentation for

Smithfield & Forbes Ave Entries

Smithfield Street & Forbes Ave, Pittsburgh PA 15219

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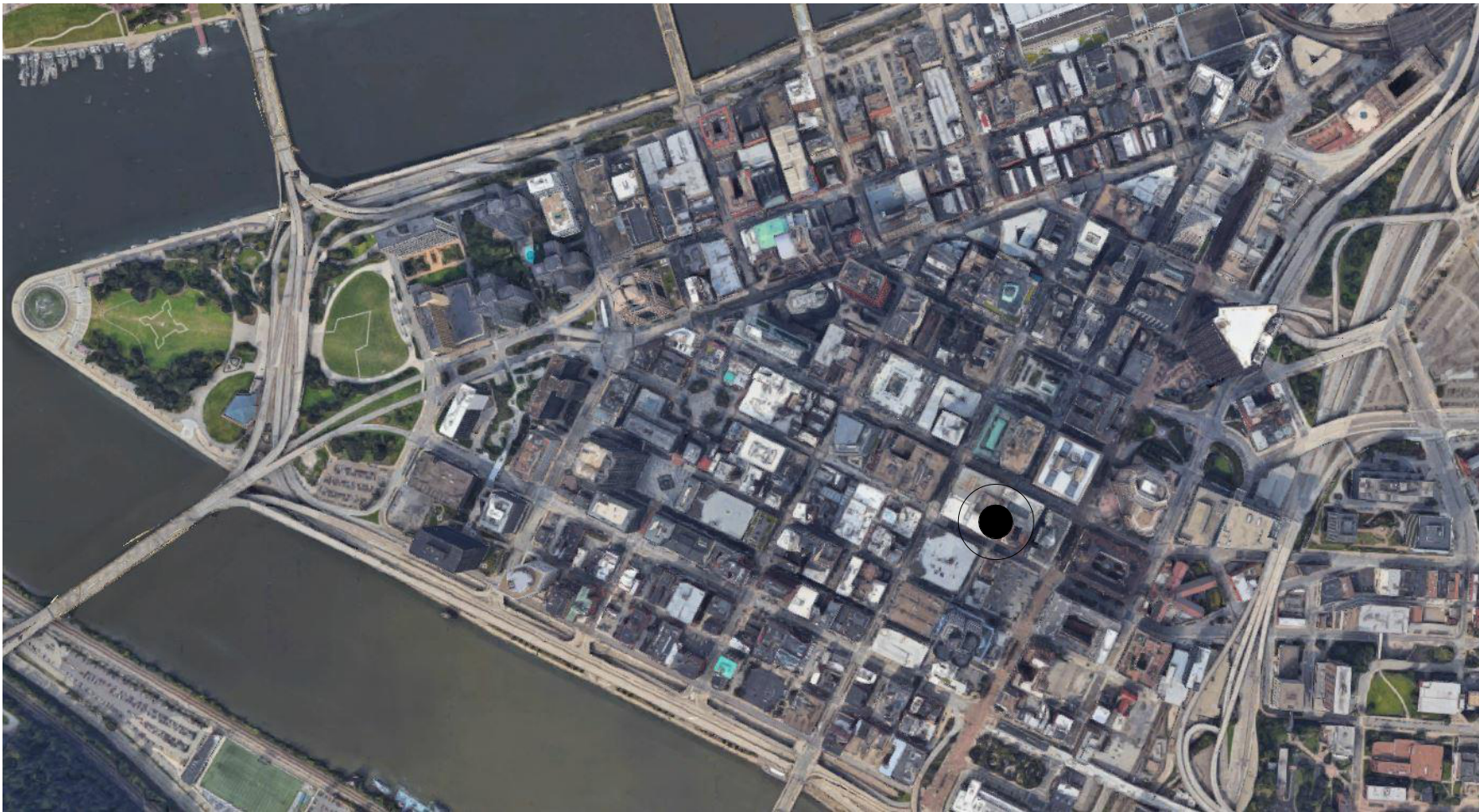
Project Overview:

Address: *Smithfield St & Forbes Ave, Pittsburgh, PA 15219*

Zoning District: *GT-A*

Area: *13,620 SF*

This project is for replacing an existing building entry on Smithfield Street with new accessible storefront for first floor tenant and a new building entry and exterior ramp at Forbes Avenue for accessible entrance for future first floor/mezzanine tenant. Project also includes proposed signage for second floor tenant. Sign permit by others.



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Planning Commission Presentation for

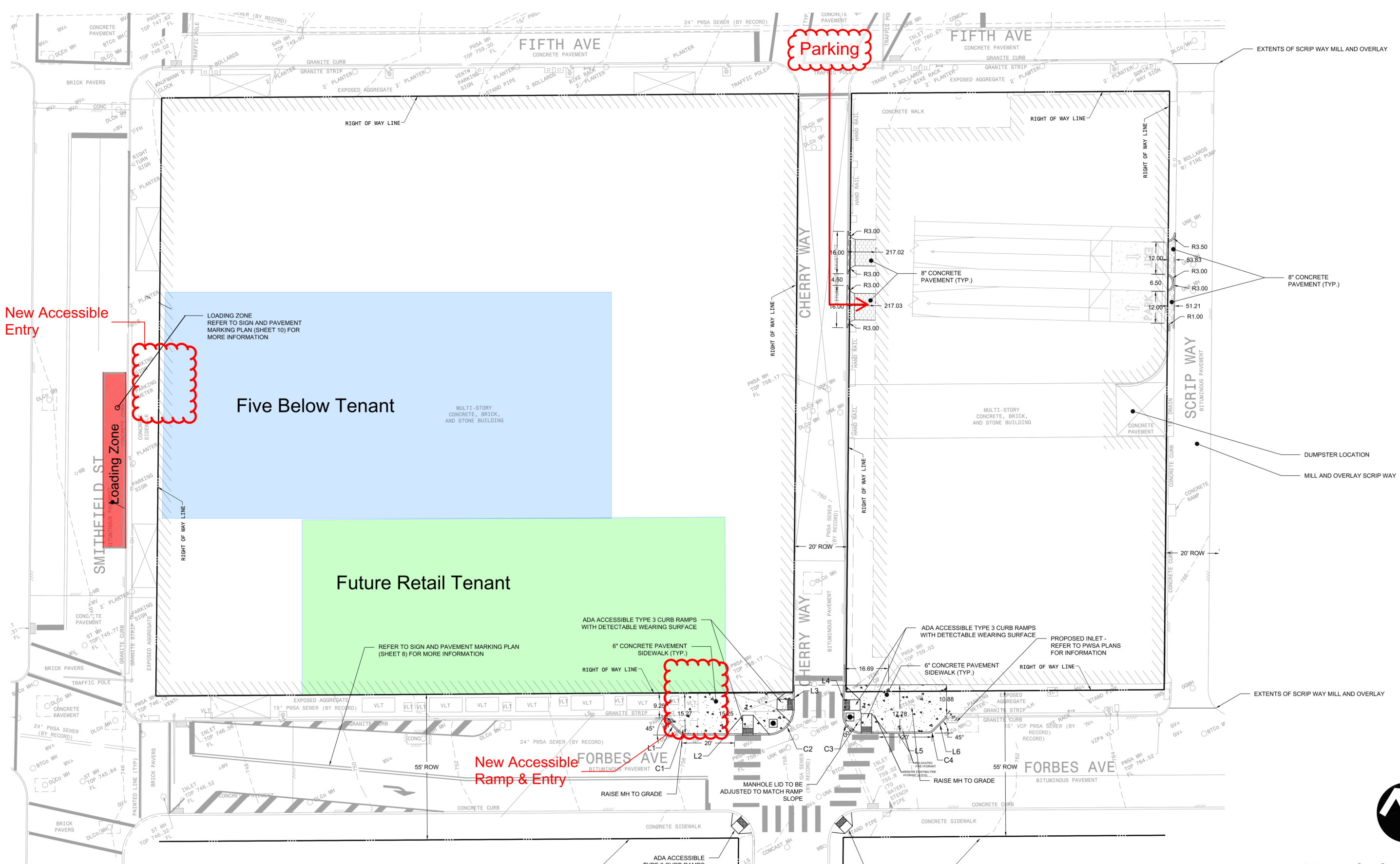
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PC-3

Planning Commission Presentation for

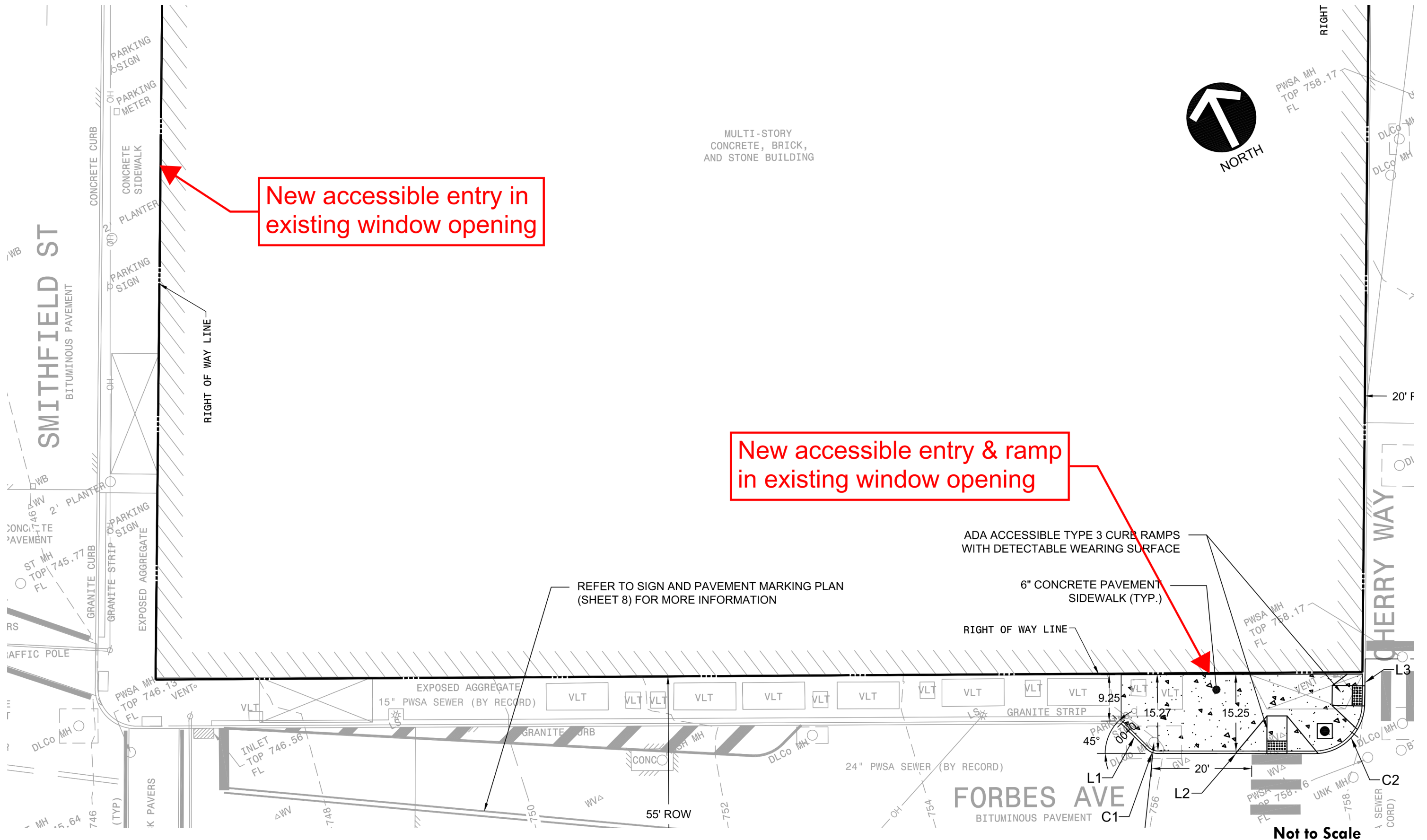
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Planning Commission Presentation for

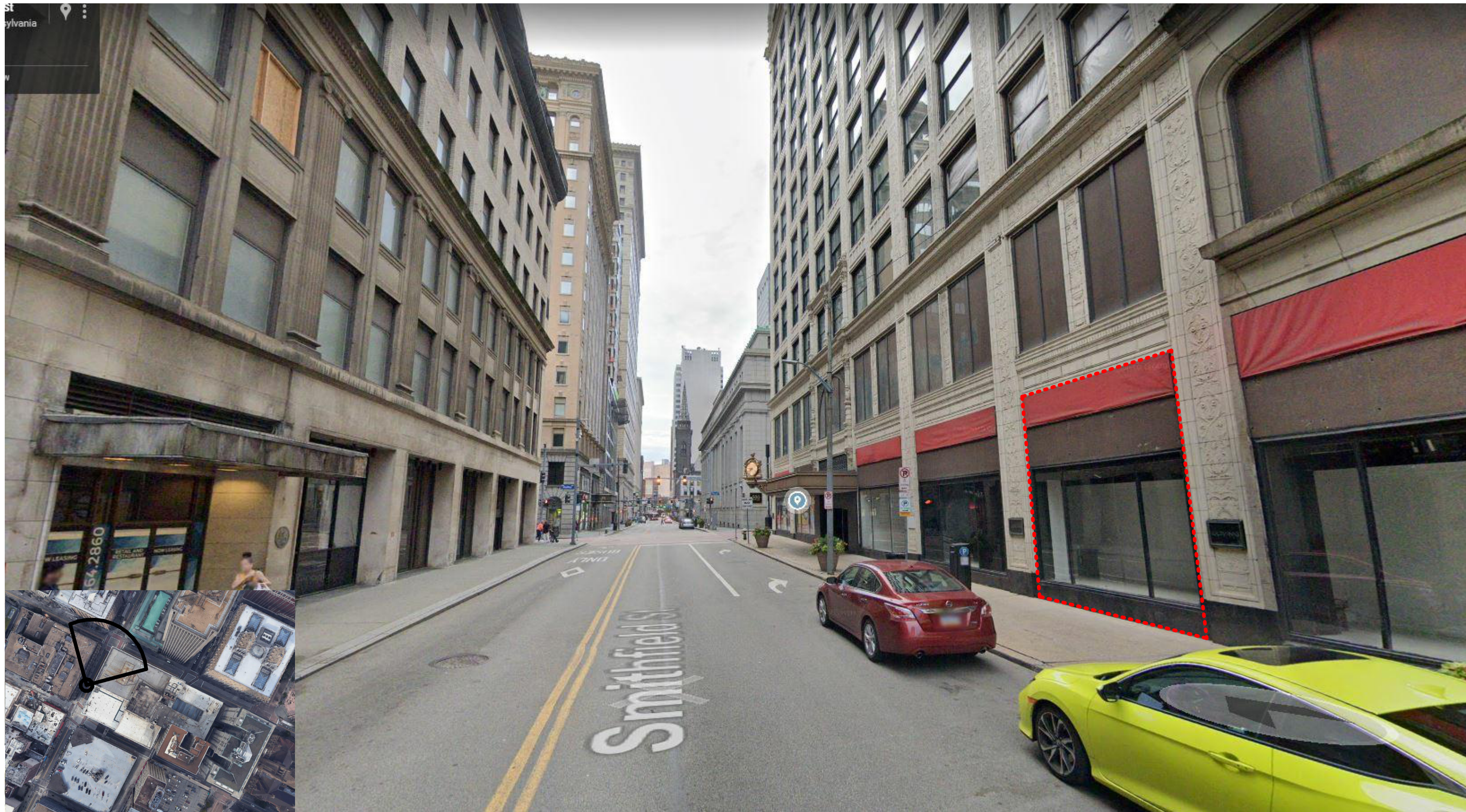
Smithfield & Forbes Ave Entries

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Planning Commission Presentation for

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Planning Commission Presentation for

Smithfield & Forbes Ave Entries

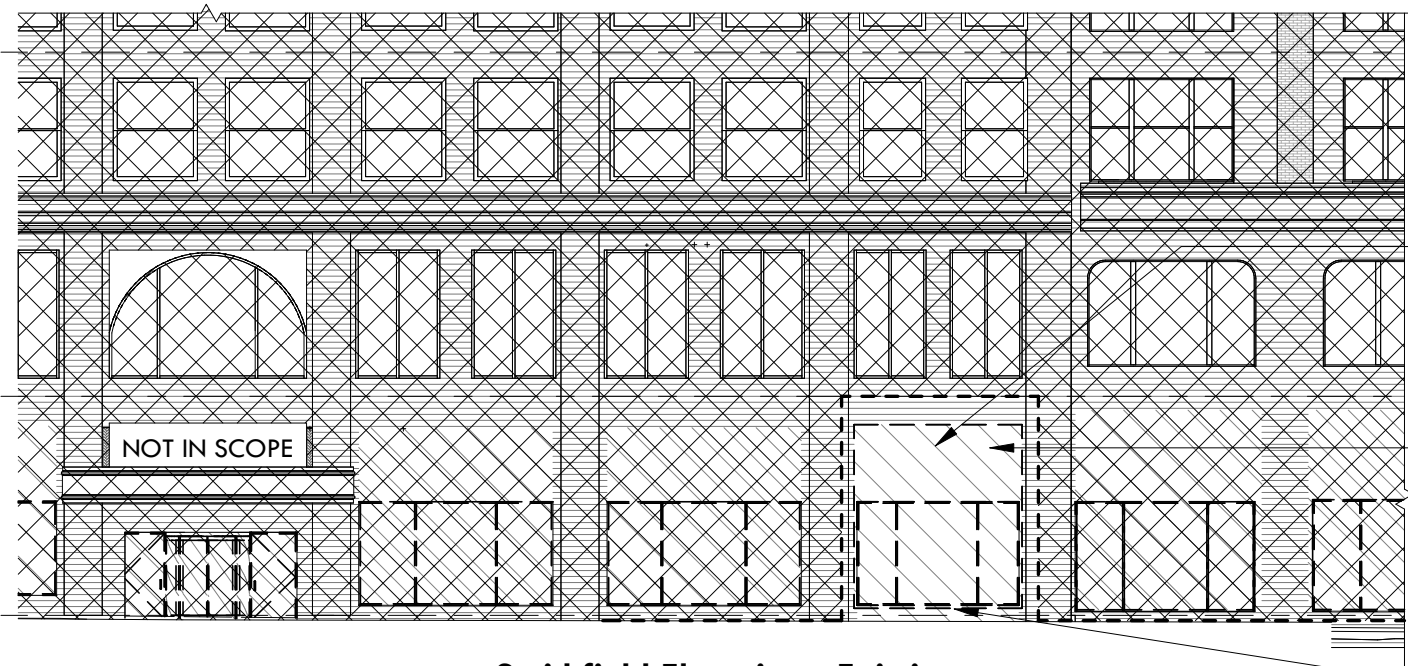
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Existing



Smithfield Elevation - Existing

Proposed



Smithfield Elevation - Proposed

(795.14') Fourth Floor M
795' - 1 11/16"

Match existing Decorative Grillwork
from other entries

(766.50') Second Floor M
766' - 6"

Existing Infill Panels
Above Existing Window
Frames to be Removed.

(748.27') First Floor M
748' - 3 1/4"

Existing window and sill to be removed to
grade. GC to provide temporary wall to
maintain building security.

(795.14') Fourth Floor M
795' - 1 11/16"

Burlington tenant signage along all second
floor windows

5 Below tenant signage

(766.50') Second Floor M
766' - 6"

5 Below tenant window signage

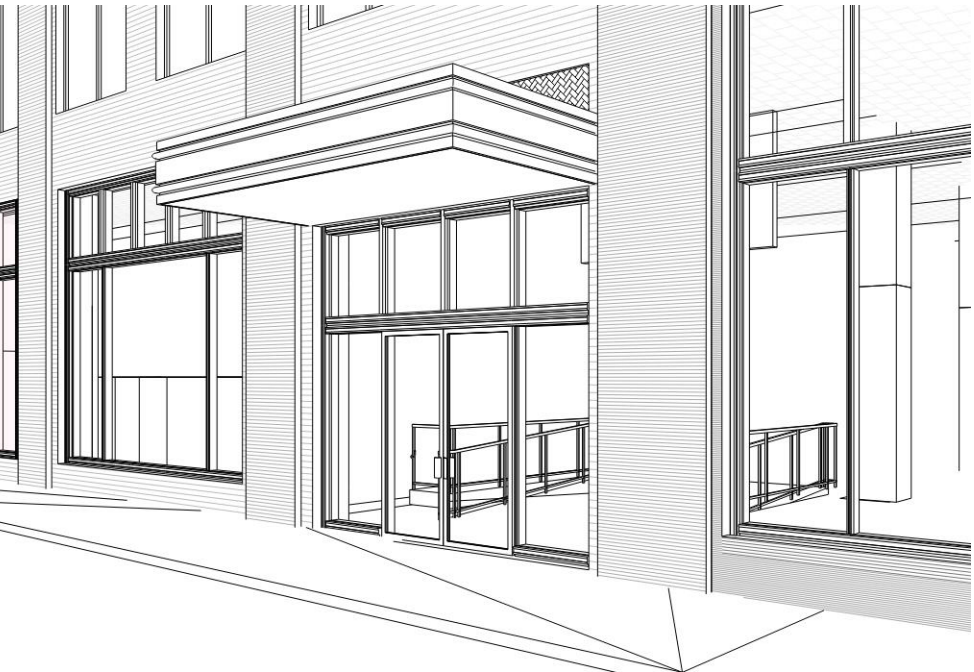
New canopy to match existing
historic canopies

(748.27') First Floor M
748' - 3 1/4"

Historic Inspiration



Proposed Design



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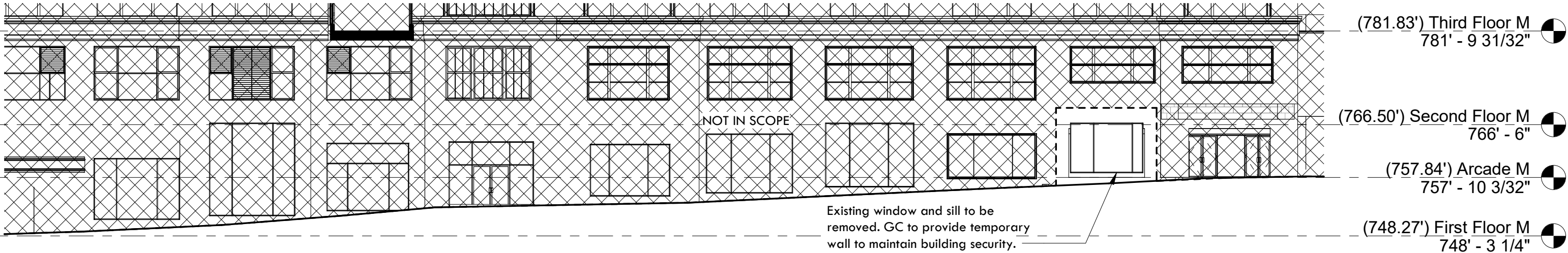
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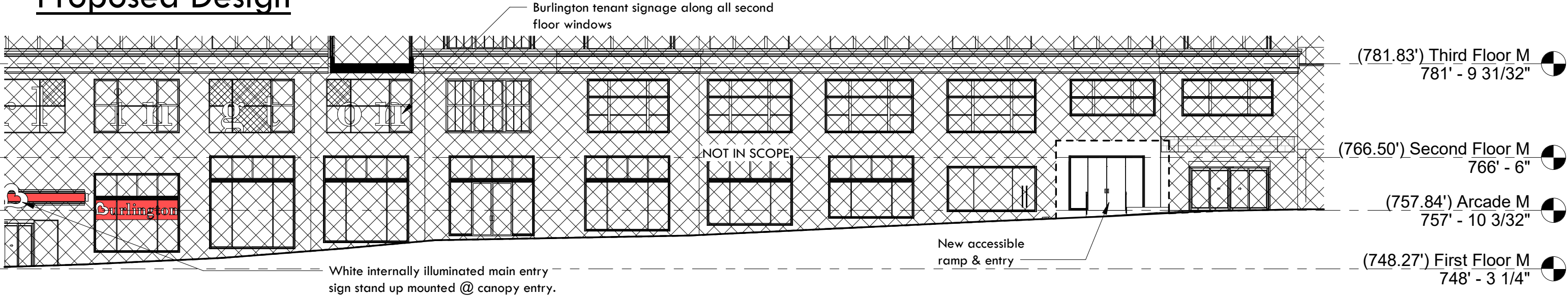
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Existing



Forbes Ave Elevation - Existing

Proposed Design



Forbes Ave Elevation - Proposed

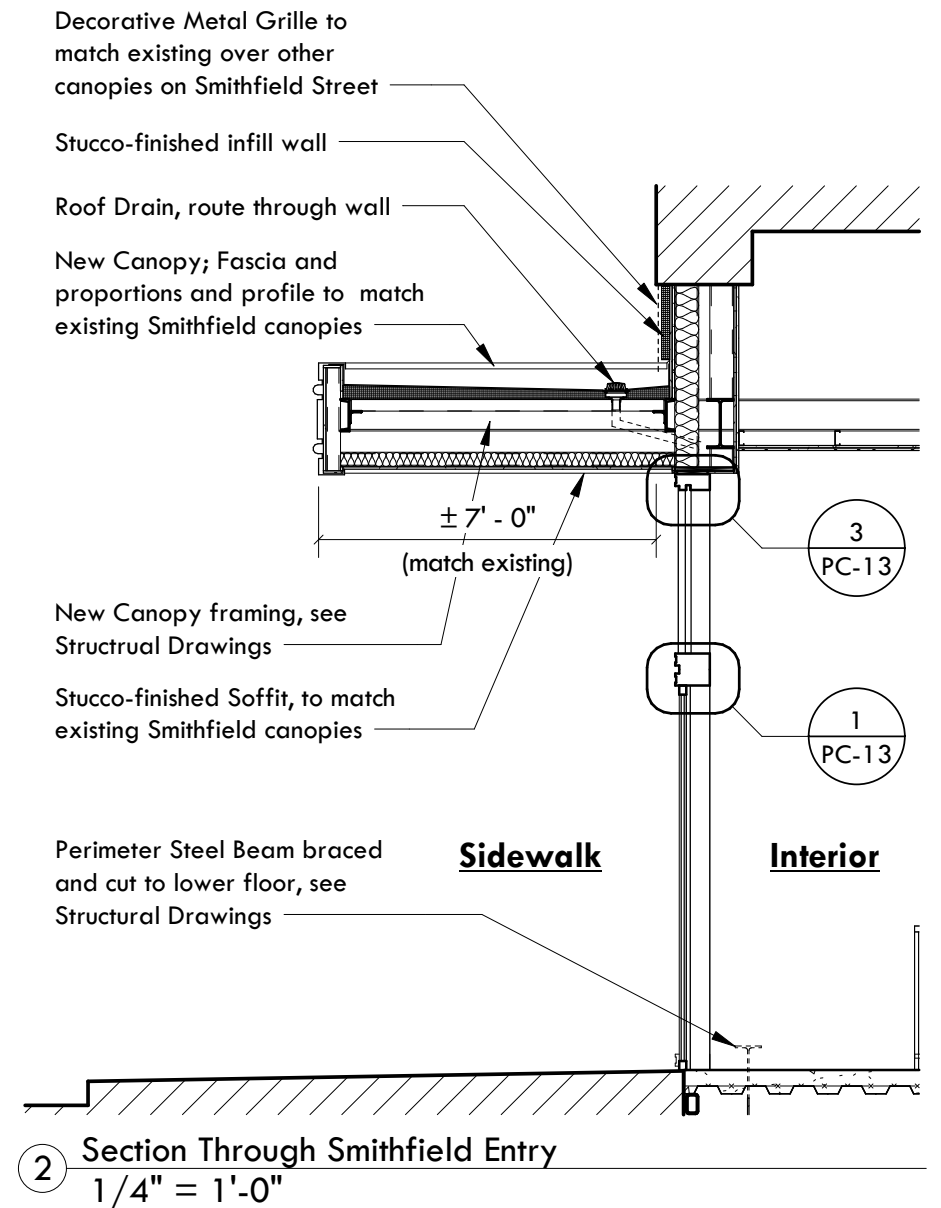
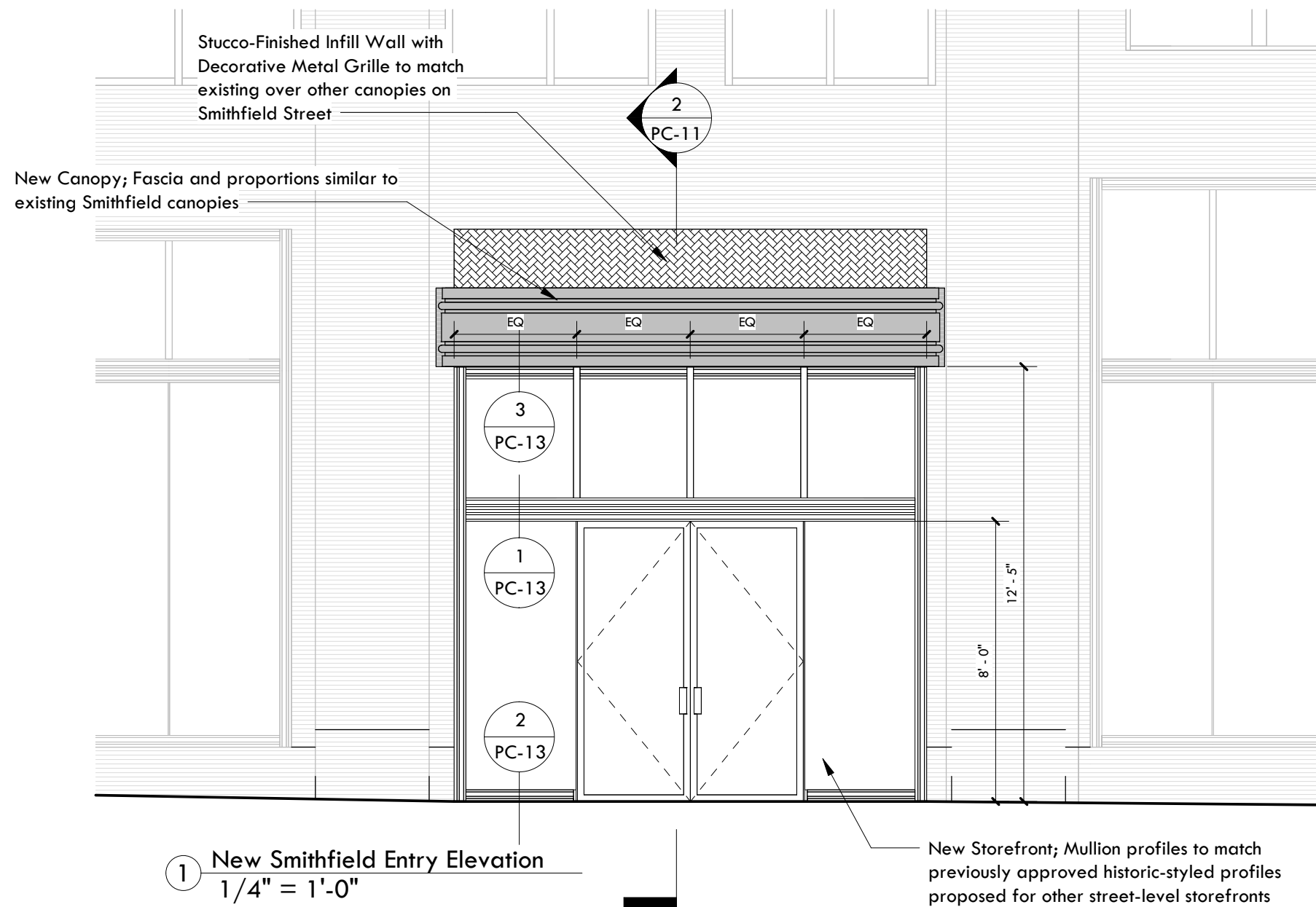
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Planning Commission Presentation for

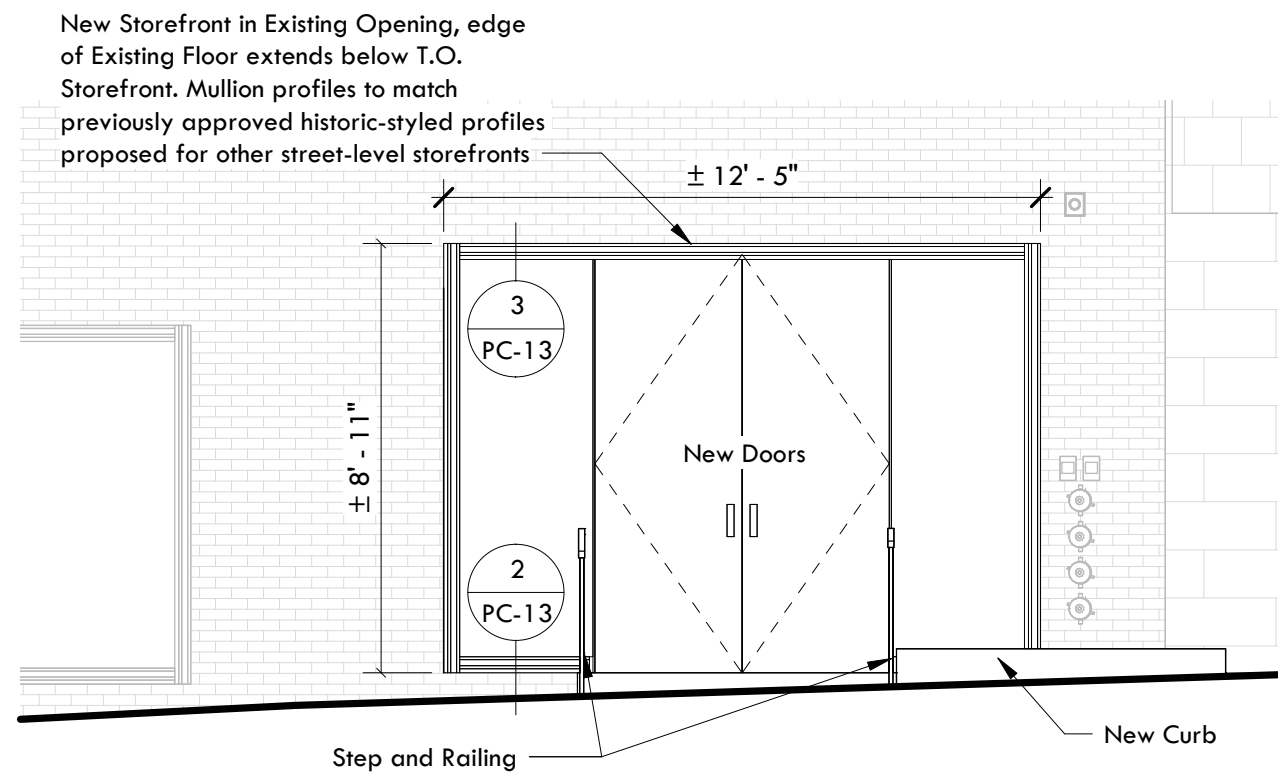
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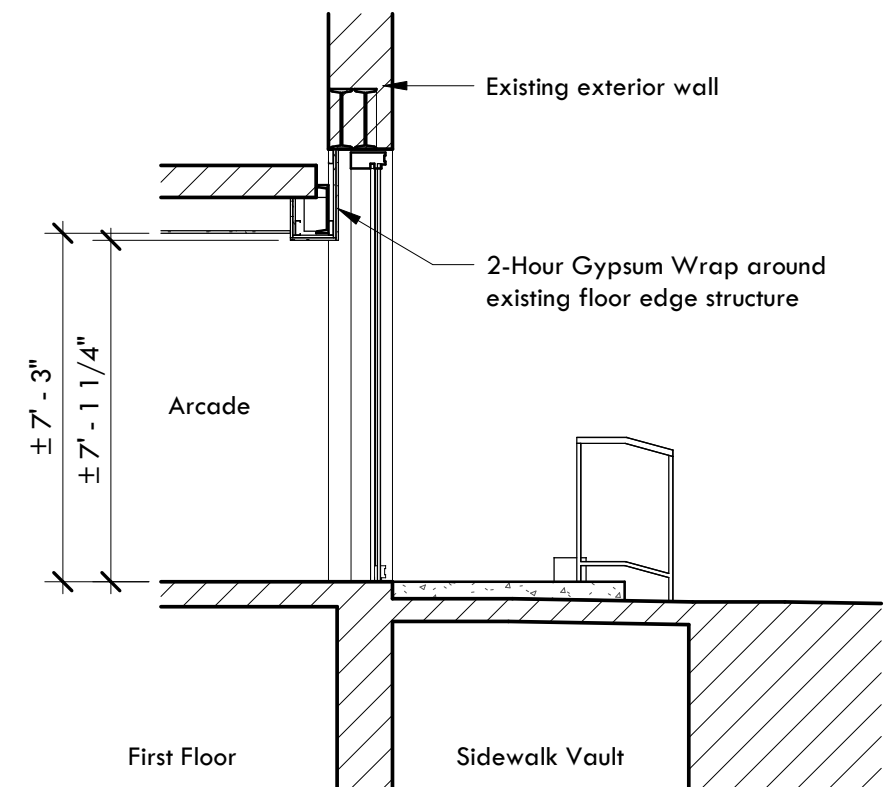
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① New Forbes Entry Elevation
1/4" = 1'-0"



② Forbes Entry Section
1/4" = 1'-0"

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Planning Commission Presentation for

Smithfield & Forbes Ave Entries

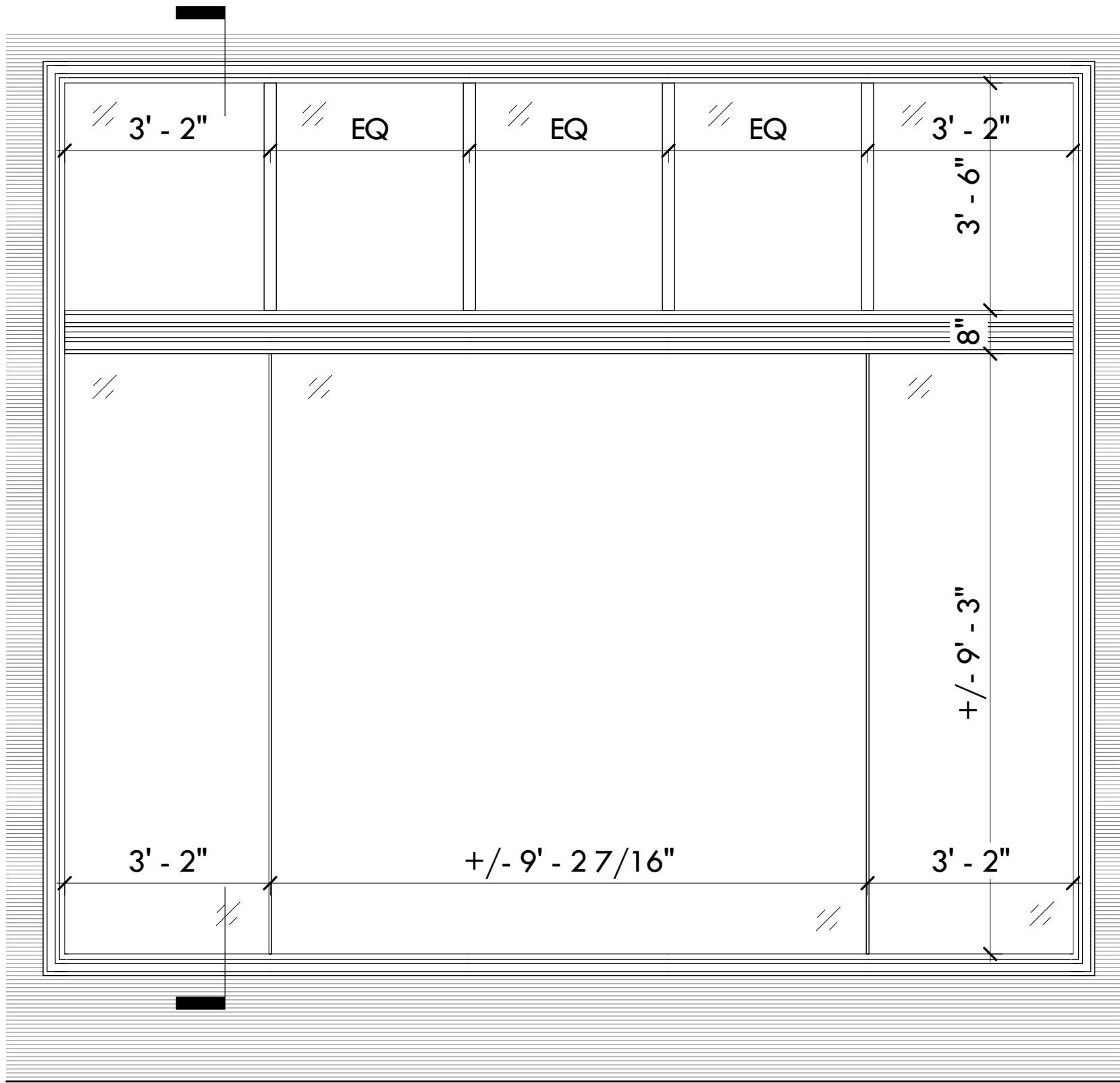
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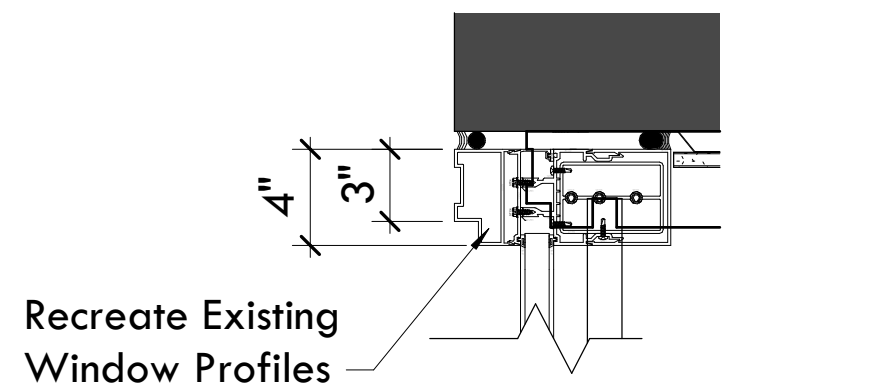
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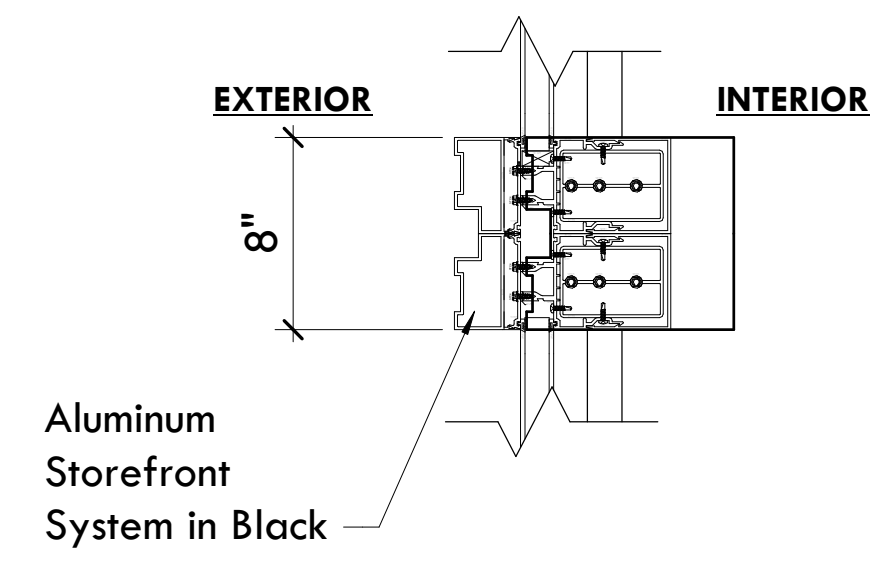


④ Typical 5 Part Storefront System - Planning Commission
1/2" = 1'-0"

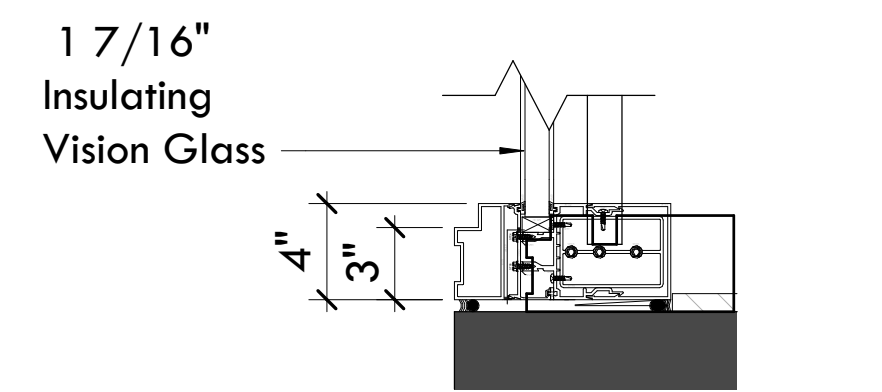
Note: All Storefront Details Approved
with National Parks Service Historic
Review Process



Recreate Existing
Window Profiles



Aluminum
Storefront
System in Black



1 7/16"
Insulating
Vision Glass

② Window Profile Section
1 1/2" = 1'-0"

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Construction Management Plan

The sidewalk along portion of Forbes Avenue, all of Smithfield Street between Fifth and Forbes, and a portion of 5th Ave will be closed to pedestrian traffic during construction. This is necessary for the storefront window improvements as well as materials conveyance, site maintenance, and debris/dumpster maintenance.

Publication 213 compliant site signage will be used to allow pedestrians to safely cross streets in designated areas due to sidewalk closures.

Most construction will take place between 6:00 AM and 6:00 PM. To avoid traffic, there will occasionally be deliveries before and after these hours. All work must comply with the City of Pittsburgh Zoning Code Section 917.06 requirements. Parking for workers will be in pay facilities in the city, Mon Wark and local garages.

Lighting for project will be for interior only.

Dust will be minimal as façade work is limited to minor demolition of the transom infill and replacement of storefront window system.

It shall be the responsibility of the project applicant or their designated representative to advise the City of any modifications to the CMP, to notify the neighboring property owners of modifications to the CMP and to post any modifications of the CMP on the job site sign. Violations of any portion of the approved Construction Management Plan or other applicable construction management requirement may result in a "Stop Work" order. The "Stop Work" order will be lifted only after the City has sufficient assurance that the repeated violations will cease through the remainder of the project.

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Sustainability and Stormwater Management

There is no increase to the impermeable area of the site, and is thus no increase in stormwater. Existing stormwater management infrastructure in the building is relied upon by this project.

As an historic building, energy efficiency will be improved by new storefront glazing, featuring Low-E double paned glazing and thermally broken aluminum storefront systems. Exterior walls are also receiving insulated furring walls (R11). The biggest sustainable advantage of this project is making use of the existing building, which has been underutilized for years.

Street trees are required, however the existing building extends under the sidewalk, making this infeasible. Payment in lieu of street trees is desired to satisfy this requirement.

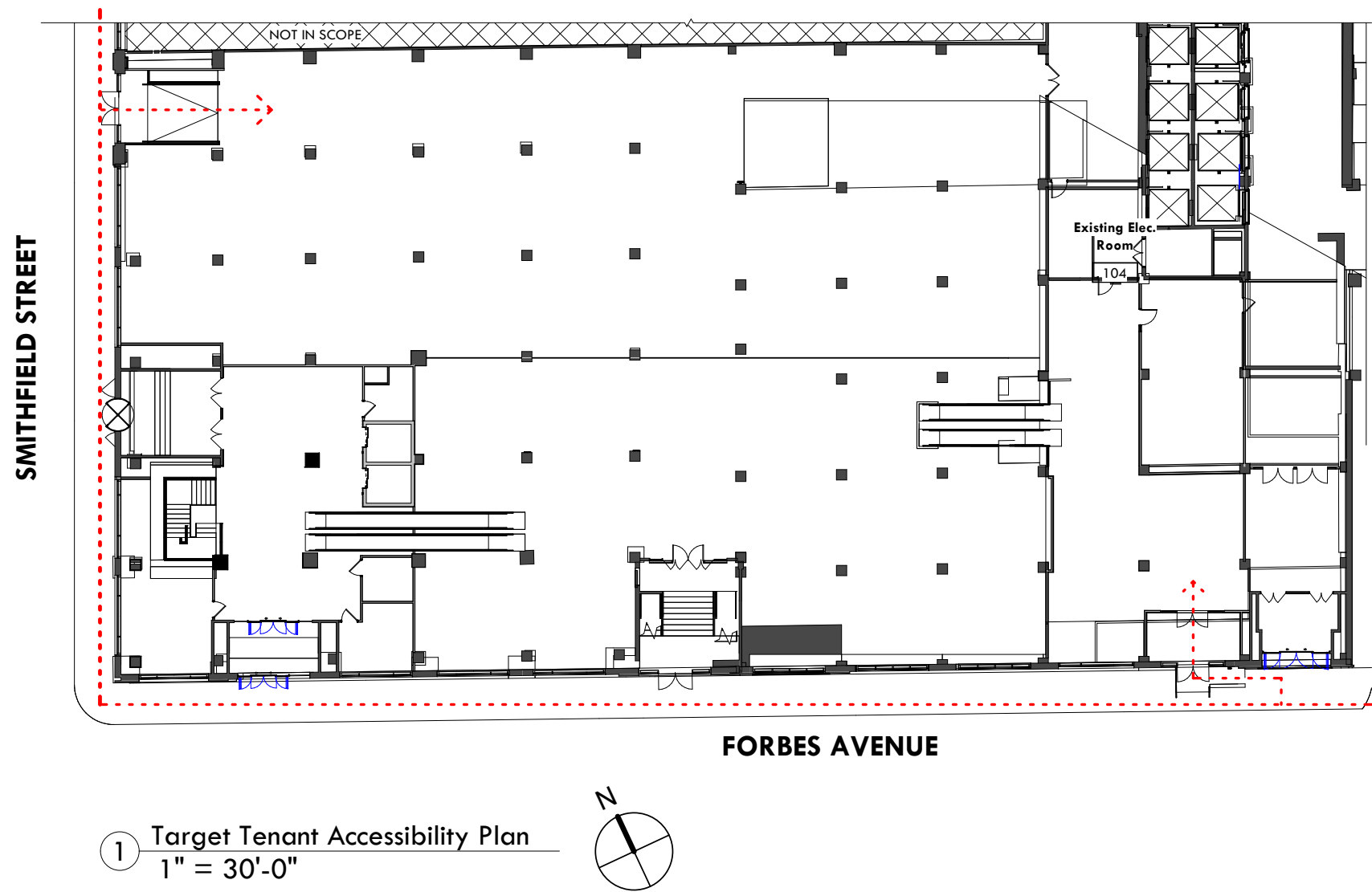
Community Outreach

This project was presented to the Pittsburgh Downtown Partnership on September 08, 2022 as the Registered Community Organization for this site. The tenant for the space also participated in that meeting as a courtesy to provide a wholistic review of the project, as well as to present their proposed project signage.

In addition, the entire scope of the project has been submitted, reviewed, and approved by the State Historic Preservation Office (SHPO) as well as the National Parks Service (NPS).

Site Accessibility

Smithfield Entrance is at grade with sidewalk and provides full access to the retail tenant space. A new accessible sidewalk ramp is proposed for the Forbes Ave. entry. Accessible parking or vehicular drop off is available in the garage located directly below the space and adjacent to elevators which also provide full access to the retail tenant space.



Thank you.

DATE: 09.08.22 PROJECT NUMBER: 4862.07 OWNER / CLIENT: 2020 RC Kaufmann Owner LLC PC-16	Planning Commission Presentation for Smithfield & Forbes Ave Entries Smithfield Street & Forbes Ave, Pittsburgh PA 15219	desmone www.desmone.com © DESMONE ARCHITECTS 2022 PENNSYLVANIA: One Doughboy Square 3400 Butler Street Pittsburgh, PA 15201 Tel: 412.683.3230 Fax: 412.683.3563 WEST VIRGINIA: 265 High Street, Suite 7 Morgantown, WV 26505 Tel: 304.602.7880 Fax: 304.212.5393
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