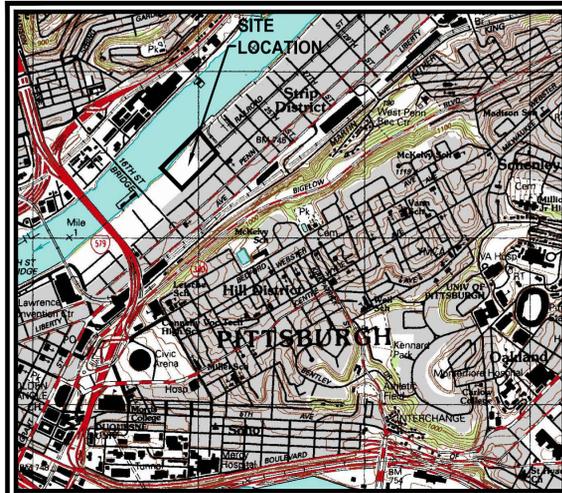
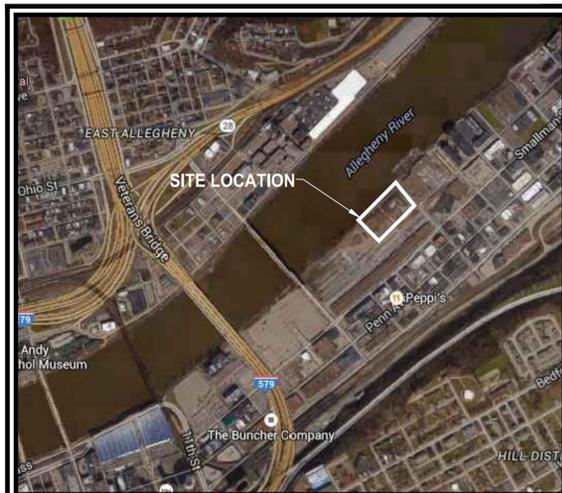


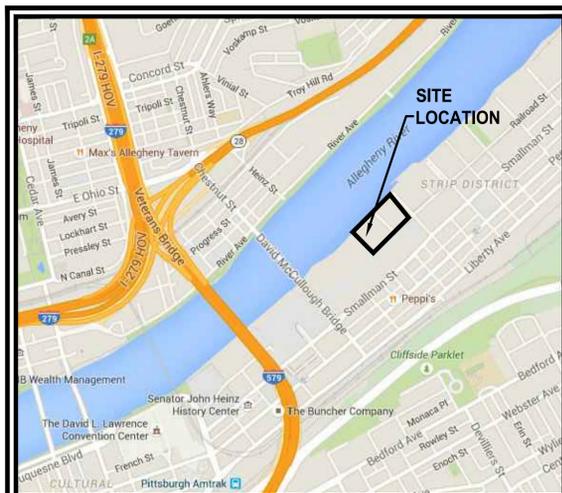
# RIVERFRONT LANDING APARTMENTS RESIDENTIAL LAND DEVELOPMENT PLAN



**Site Location Map**  
USGS Mapping  
Not to Scale  
For Reference Only



**Site Location Map**  
Aerial Photography  
Not to Scale  
For Reference Only



**Site Location Map**  
Google Maps  
Not to Scale  
For Reference Only

**SITUATE IN:**  
**STRIP DISTRICT**  
**CITY OF PITTSBURGH**  
**ALLEGHENY COUNTY, PENNSYLVANIA**

**PREPARED FOR:**  
**RIVERFRONT RESIDENCES, LLC**  
**5309 TRANSPORTATION BOULEVARD**  
**CLEVELAND, OHIO 44125**

## DRAWING SCHEDULE

<b>C-100</b>	<b>TITLE SHEET</b>
<b>C-200</b>	<b>EXISTING CONDITIONS</b>
<b>C-300</b>	<b>SITE PLAN</b>
<b>C-400</b>	<b>GRADING PLAN</b>
<b>C-1000</b>	<b>POST CONSTRUCTION STORMWATER MANAGEMENT PLAN</b>
<b>C-1001</b>	<b>POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS</b>
<b>C-1100</b>	<b>LANDSCAPE PLAN</b>
<b>A1.01</b>	<b>OVERALL FIRST FLOOR PLAN</b>
<b>A1.03</b>	<b>OVERALL THIRD FLOOR PLAN</b>
<b>A1.05</b>	<b>OVERALL FIFTH FLOOR PLAN</b>
<b>A1.06</b>	<b>OVERALL ROOF PLAN</b>
<b>A3.01</b>	<b>ELEVATIONS</b>
<b>A3.02</b>	<b>ELEVATIONS</b>

PERMIT PLANS  
NOT FOR  
CONSTRUCTION

Prepared By:

Waterfront Corporate Park III, Suite 101 Phone: 724-444-1100  
2000 Georgetown Drive Fax: 724-444-1104  
Sevickley, PA 15143 E-mail: info@pvesheffler.com

Prepared For:

Riverfront Residences, LLC.  
5309 Transportation Boulevard  
Cleveland, Ohio 44125

This plan has been prepared solely for the benefit of the person(s) named above and for the project noted on this drawing. The use of this plan by any third party, or for any other purpose other than specified, is prohibited without written consent from PVE Sheffler, LLC.

**811** Know what's below.  
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POCS SER. # 100520150121

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DATE ISSUED:	July 8, 2015
PLAN REVISIONS	
DATE	DESCRIPTION
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Situate In:  
City of Pittsburgh, Allegheny County, Pennsylvania

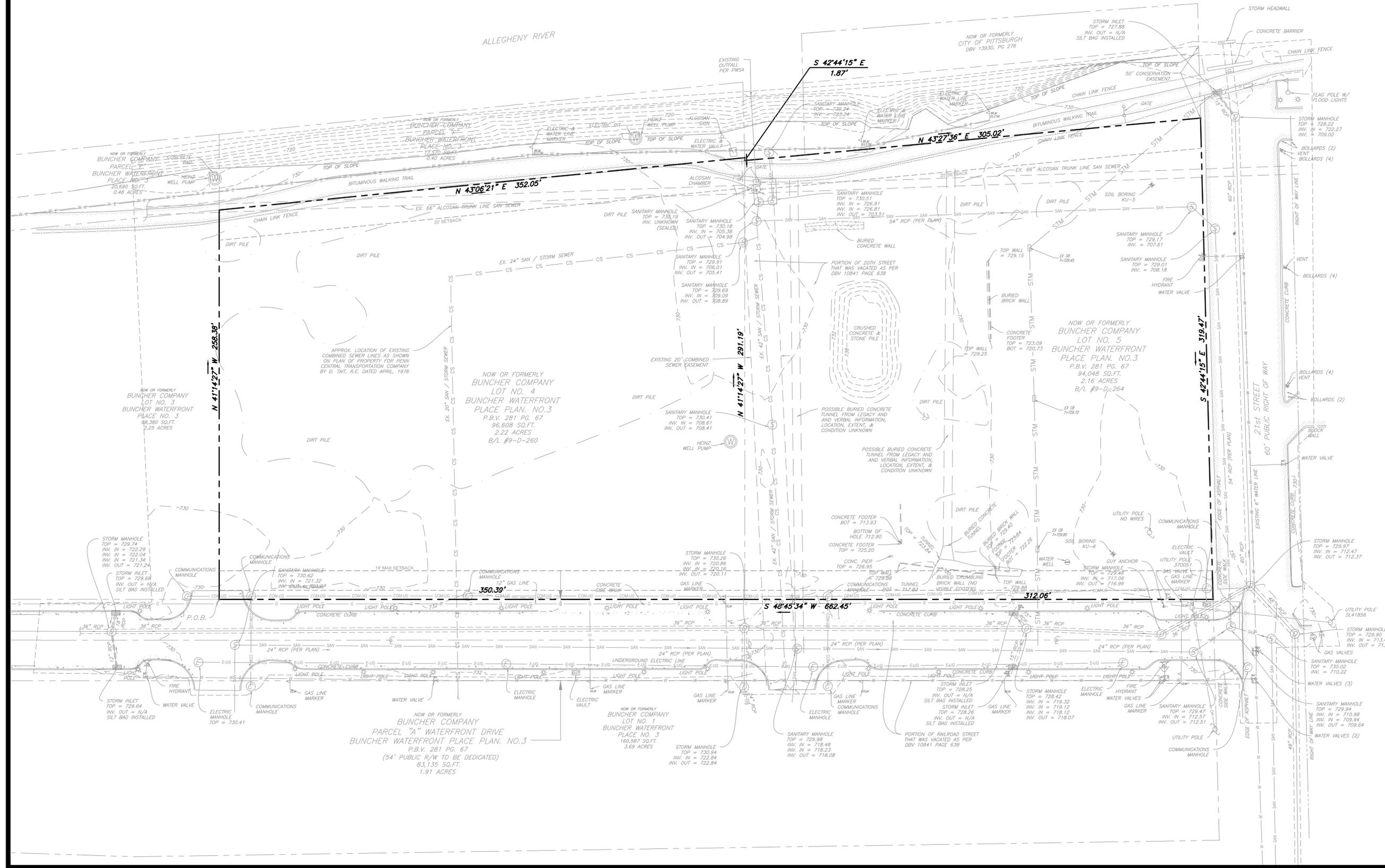
Project Name:  
**RIVERFRONT LANDING  
APARTMENTS  
RESIDENTIAL LAND DEVELOPMENT**

Drawing Name:  
**TITLE SHEET**

Project No:  
**161105**

Drawing No:  
**C-100**

N:\Project Files\161105 - NRP Riverfront Landings\Drawings\Civil\161105-Plan.dwg, C-200 Excond Demo, DWG To PDF.pc3



Drawing Scale: 1" = 30'

**PERMIT PLANS NOT FOR CONSTRUCTION**

Prepared By: **PVE Sheffler**  
Engineering • Surveying • Design

Waterfront Corporate Park III, Suite 101 Phone: 724-444-1100  
2000 Georgetown Drive Fax: 724-444-1104  
Seewickly, PA 15143 E-mail: info@pvesheffler.com

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Situate In: City of Pittsburgh, Allegheny County, Pennsylvania

Project Name: **RIVERFRONT LANDING APARTMENTS RESIDENTIAL LAND DEVELOPMENT**

Drawing Name: **EXISTING CONDITIONS**

Project No: **161105** Drawing No: **C-200**

**Site Data Table:**

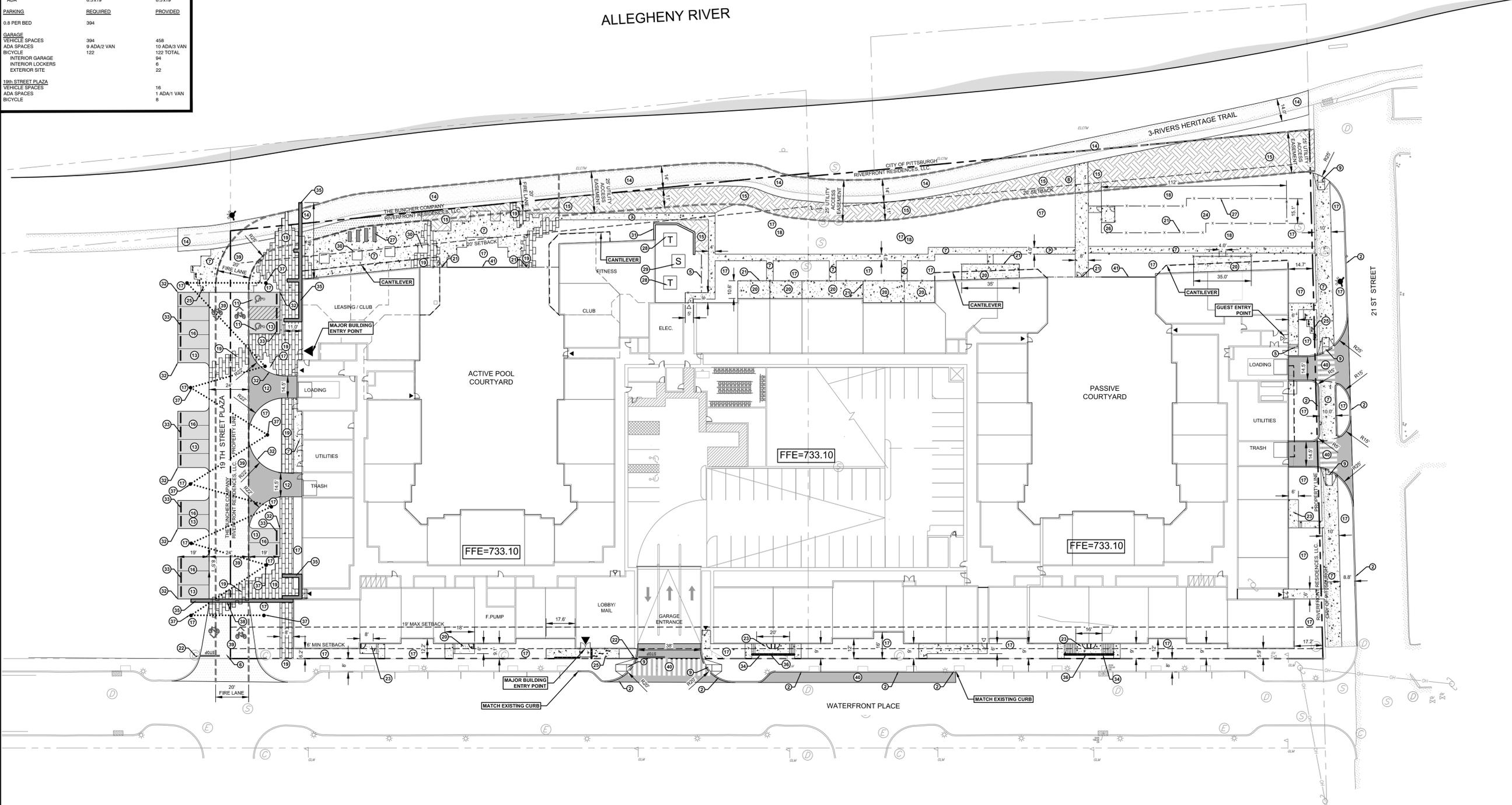
<b>ZONING</b>		
SF8, DEVELOPMENT BLOCK ZONE B		
<b>LAND AREA</b>		
PROVIDED TRACT AREA:	4.38 ACRE	
<b>BUILDING SIZE</b>		
PROPOSED SIZE:	106,782 SF FOOTPRINT	
ESTIMATED UNITS:	365 (493 BEDS)	
<b>BUILDING HEIGHT</b>		
MAXIMUM PROVIDED:	15 STORIES OR 210' 61"	
<b>BUILDING SETBACKS</b>		
RIVER SIDE	REQUIRED	PROVIDED
214 STREET SIDE	20'	20'
PRIVATE DRIVES	10'	>10'
WATERFRONT PLACE	26'	>26'
	6' MIN	6'
	19' MAX (50% PROP. LENGTH)	19'
<b>STALL SIZE</b>		
STANDARD	REQUIRED	PROVIDED
ADA	8.5x19'	8.5x19'
	8.5x19'	8.5x19'
<b>PARKING</b>		
0.8 PER BED	REQUIRED	PROVIDED
	394	394
<b>GARAGE</b>		
VEHICLE SPACES	REQUIRED	PROVIDED
ADA SPACES	9 ADA/2 VAN	458
BICYCLE	122 TOTAL	122 TOTAL
INTERIOR GARAGE	94	6
INTERIOR LOCKERS	6	22
EXTERIOR SITE		
<b>19th STREET PLAZA</b>		
VEHICLE SPACES	REQUIRED	PROVIDED
ADA SPACES	16	16
BICYCLE	1 ADA/1 VAN	8

**PAVING LEGEND:**

	HEAVY DUTY ASPHALT
	STANDARD ASPHALT
	PAVERS
	ALL WEATHER ACCESS (REINFORCED TURF)
	4" CONCRETE
	CONCRETE PAVEMENT

**SITE KEY:**

- CONCRETE CURB
- CITY OF PITTSBURGH CONCRETE CURB (SEE DETAIL)
- EDGE OF PAVEMENT (NO CURB)
- CURB TRANSITION
- SCREEN FENCE
- DEPRESSED CURB (SEE DETAIL)
- CONCRETE SIDEWALK (SEE DETAIL)
- CONCRETE REINFORCED 4" SIDEWALK (SEE DETAIL)
- INLINE ADA ACCESSIBLE RAMP (SEE DETAIL)
- TRUNCATED DOME PARALLEL CURB RAMP TYPE 1 (SEE DETAIL)
- ADA ACCESSIBLE VAN PARKING SPACE WITH WHEELSTOPS AND SIGNAGE
- HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL)
- STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL)
- ASPHALT TRAIL PAVEMENT (SEE DETAIL)
- ALL WEATHER ACCESS (REINFORCED TURF)
- PARKING LOT LINES/STRIPS AND MARKINGS
- JAWN AND LANDSCAPE AREA
- STORMWATER DETENTION
- PAVERS
- PATIO (SEE DETAILS)
- FENCE OR LOW WALL WITH GATES (SEE DETAILS)
- R1-1 STOP SIGN
- RAISED STOOP (SEE DETAILS)
- DOG PARK (SEE ENLARGED PLAN & DETAILS)
- BIKE RACK (SEE DETAILS)
- DRINKING FOUNTAIN (SEE DETAILS)
- SEAT WALLS (SEE DETAILS)
- TRANSFORMER, REF. UTILITY PLANS
- SWITCH, REF. UTILITY PLANS
- TREE GRATE
- SCREEN WALL TO MATCH BUILDING MATERIALS
- NO CURB, THICKEN EDGE OF ASPHALT
- CONCRETE WHEEL STOP
- RETAINING WALL
- BREAM TRELLIS
- HANDRAIL, REF. DETAIL
- CATERINARY LIGHTS, REF. LIGHTING PLAN
- ENTRY SIGNAGE
- CONCRETE OR ASPHALT PAVING
- PAVEMENT PER CITY OF PITTSBURGH STANDARDS
- PRIVACY WALL



Drawing Scale:  
1" = 30'

**PERMIT PLANS  
NOT FOR  
CONSTRUCTION**

Prepared By:

**PVE Sheffler**  
Engineering • Surveying • Design

Waterfront Corporate Park III, Suite 101 Phone: 724-444-1100  
2000 Georgetown Drive Fax: 724-444-1104  
Sewickley, PA 15143 E-mail: info@pvesheffler.com

Prepared For:

Riverfront Residences, LLC.  
5309 Transportation Boulevard  
Cleveland, Ohio 44125

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Situate In:  
City of Pittsburgh, Allegheny County, Pennsylvania

Project Name:  
**RIVERFRONT LANDING  
APARTMENTS  
RESIDENTIAL LAND DEVELOPMENT**

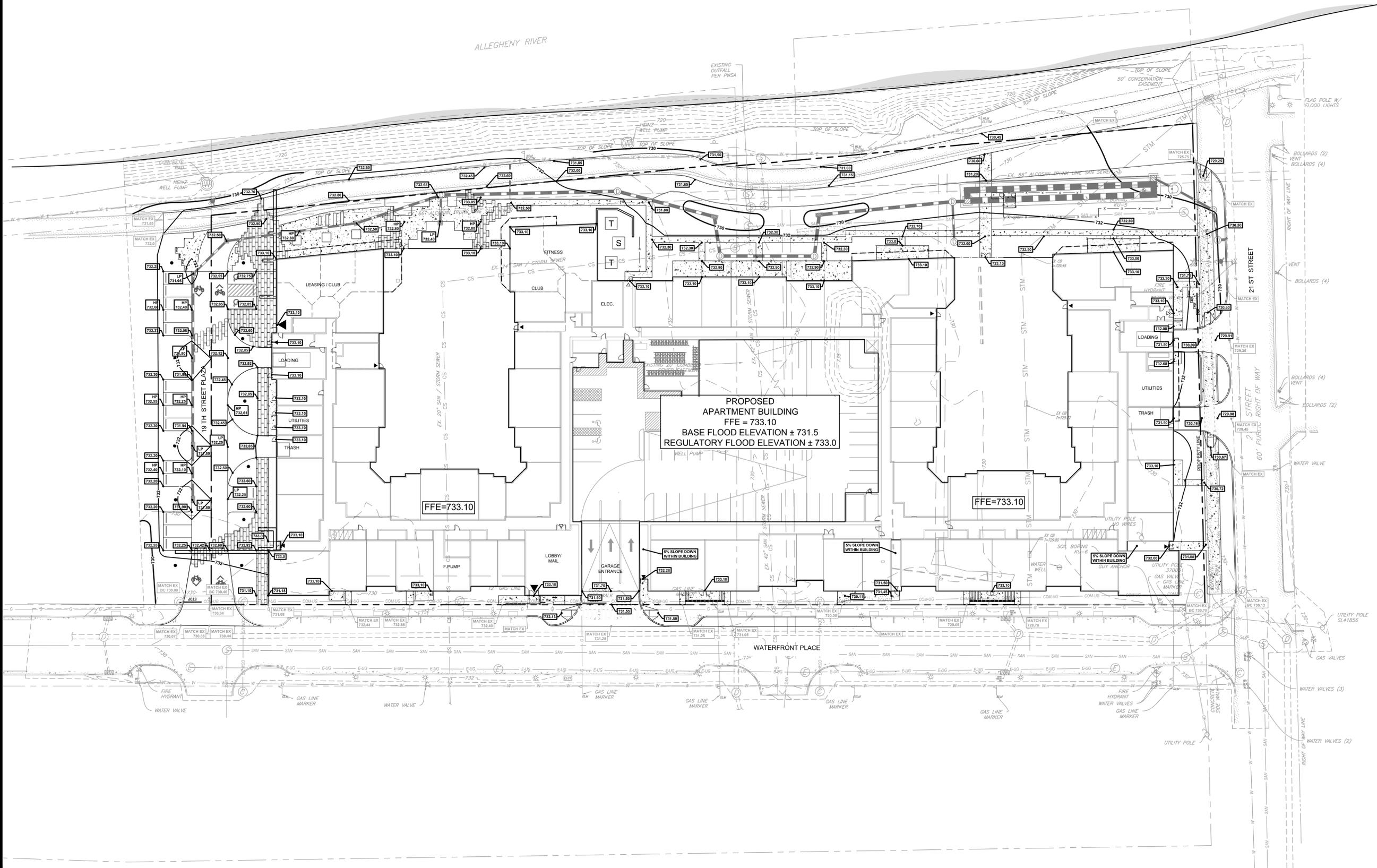
Drawing Name:  
**SITE PLAN**

Project No:  
**161105**

Drawing No:  
**C-300**

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GRADING LEGEND:	
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE



Drawing Scale:  
1" = 30'



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CONSTRUCTION**

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 Riverfront Corporate Park III, Suite 101 Phone: 724-444-1100  
 2000 Georgetown Drive Fax: 724-444-1104  
 Sewickley, PA 15143 E-mail: info@pvesheffler.com

Prepared For:  
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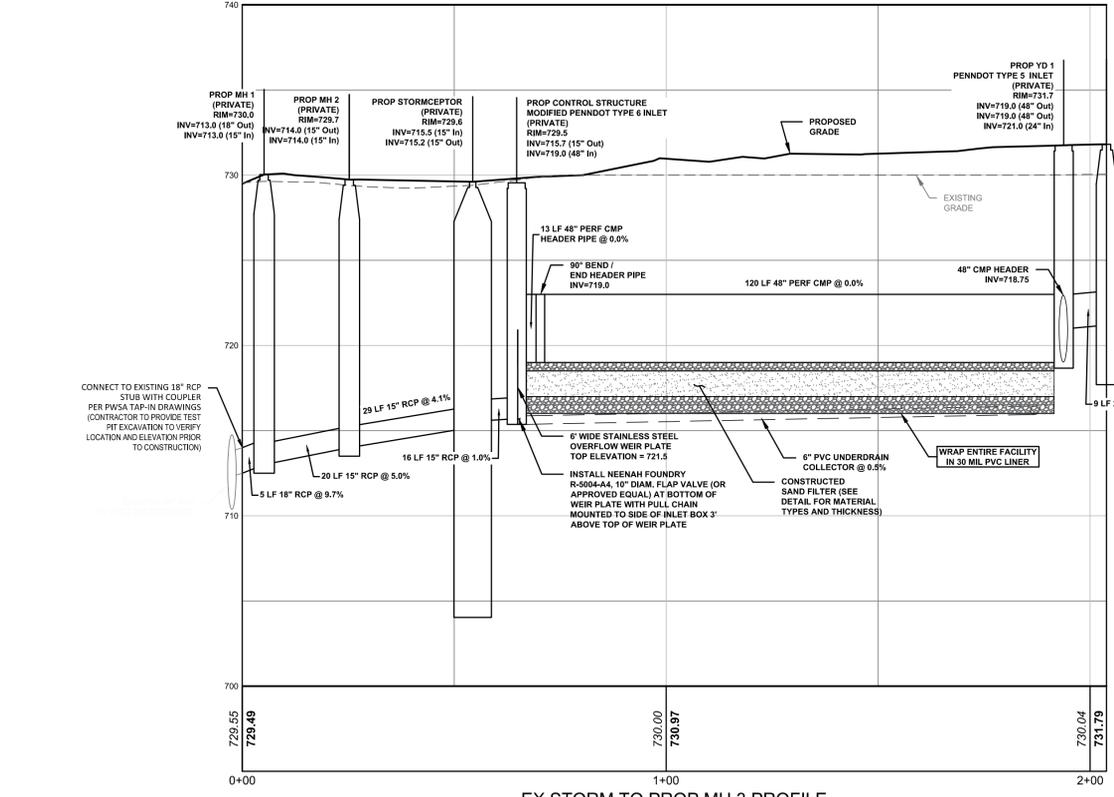
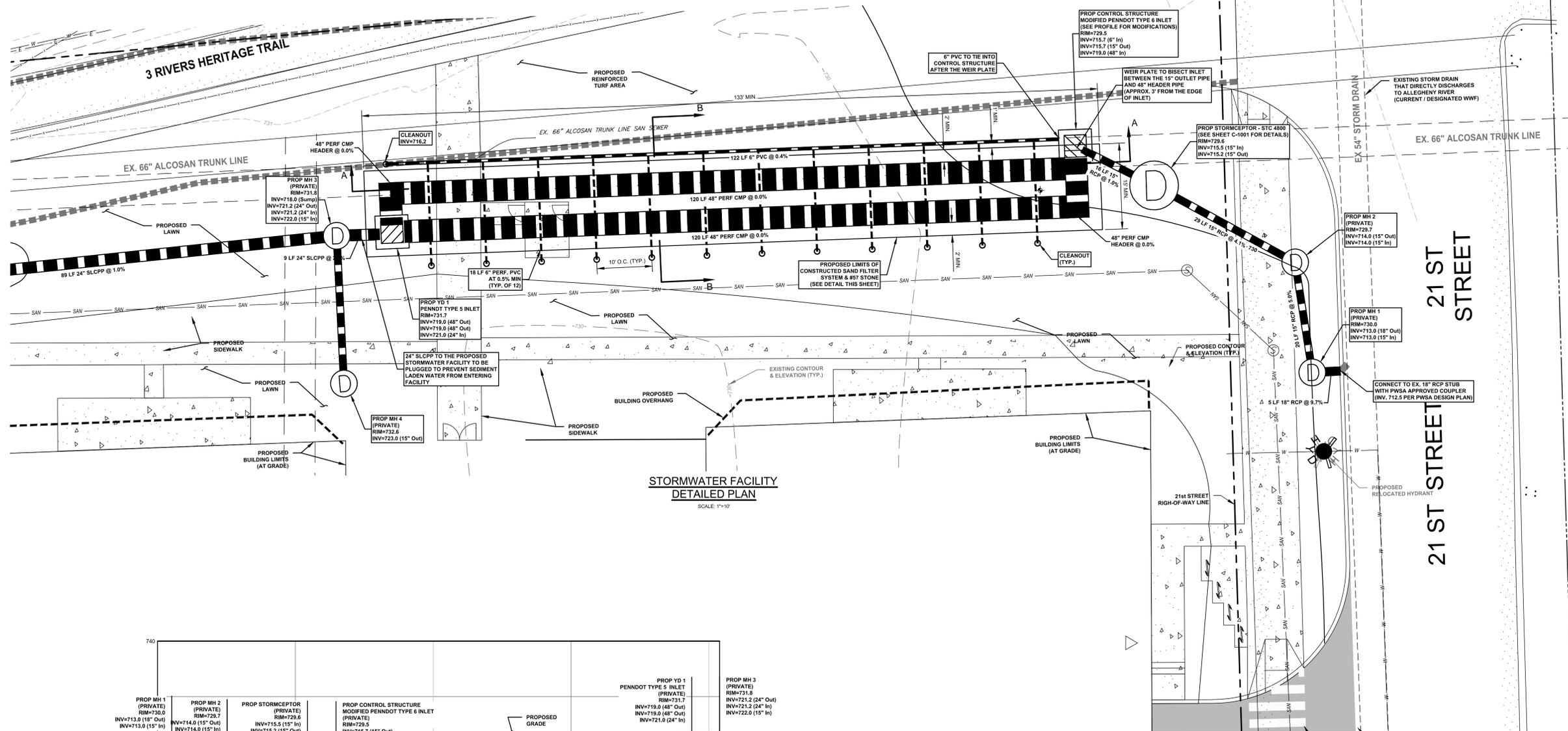
Situate In:  
City of Pittsburgh, Allegheny County, Pennsylvania

Project Name:  
**RIVERFRONT LANDING  
APARTMENTS  
RESIDENTIAL LAND DEVELOPMENT**

Drawing Name:  
**GRADING PLAN**

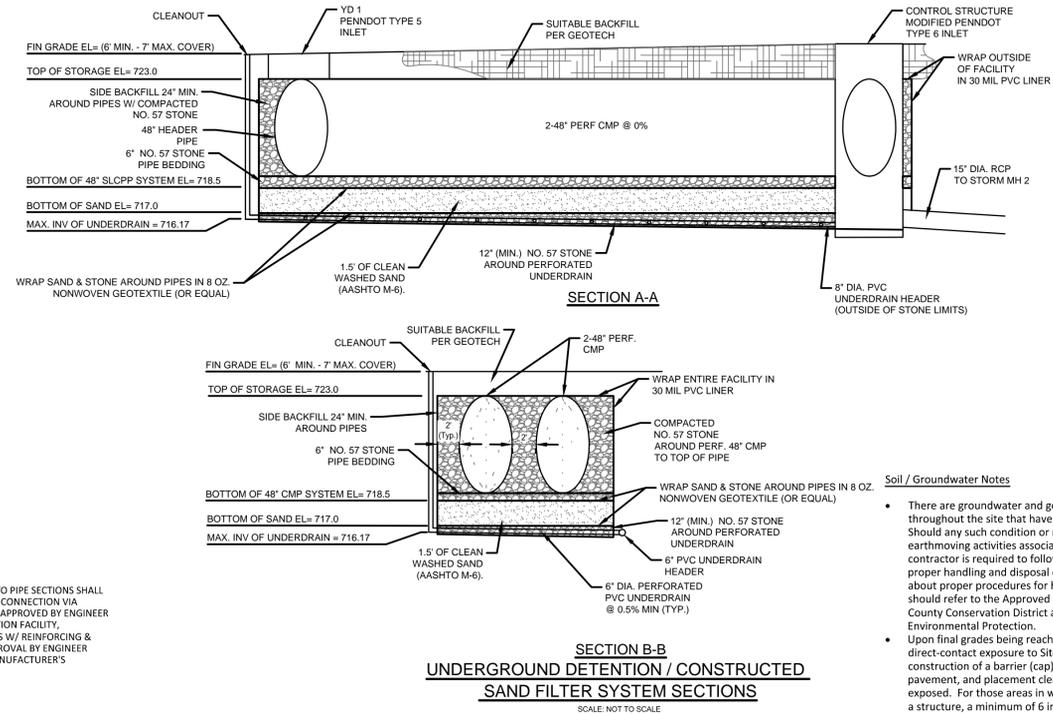
Project No: **161105** Drawing No: **C-400**

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EX STORM TO PROP MH 3 PROFILE  
Scale - Horizontal: 1" = 20'  
Vertical: 1" = 5'

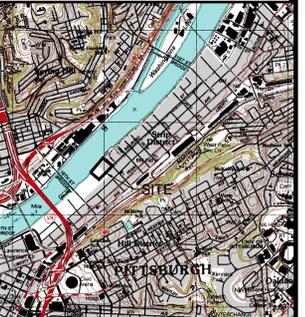
- UNDERGROUND FACILITY NOTES**
1. INFLOW AND OUTFLOW PIPE STUBS TO PIPE SECTIONS SHALL BE PRE-FABRICATED. A WATER-TIGHT CONNECTION VIA RUBBER GASKET OR OTHER METHOD APPROVED BY ENGINEER.
  2. SUBMIT SHOP DRAWINGS OF DETENTION FACILITY, INCLUDING RISER CONCRETE COLLARS W/ REINFORCING & LADDER ACCESS ELEMENTS, FOR APPROVAL BY ENGINEER.
  3. INSTALL FACILITY ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
  4. PERFORATIONS SHALL BE CLASS II.



SECTION A-A  
SECTION B-B  
UNDERGROUND DETENTION / CONSTRUCTED SAND FILTER SYSTEM SECTIONS  
SCALE: NOT TO SCALE

- Soil / Groundwater Notes**
- There are groundwater and geologic or soil conditions known to exist throughout the site that have the potential to cause pollution. Should any such condition or material be discovered during the earthmoving activities associated with this development, the contractor is required to follow all federal and local standards for the proper handling and disposal of such material. If any questions arise about proper procedures for handling such material, the contractor should refer to the Approved Cleanup Plan or contact the Allegheny County Conservation District and/or the Pennsylvania Department of Environmental Protection.
  - Upon final grades being reached the contractor shall eliminate direct-contact exposure to Site soil. This will be achieved through the construction of a barrier (cap) over Site soil in the form of building(s), pavement, and placement clean fill. No existing Site soil will be exposed. For those areas in which receive soil cover rather than a structure, a minimum of 6 inches of clean fill / topsoil will be used.

Site Location Map: Pittsburgh East 7.5 Min Quad

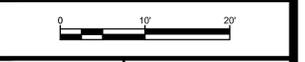


- PCSM Construction Sequence:**
1. EXCAVATE THE AREAS THAT THE PROPOSED SUBSURFACE PCSM FACILITY OR FACILITIES ARE TO BE INSTALLED TO THE ELEVATIONS AND DIMENSIONS SHOWN ON PLANS AND DETAILS.
  2. PLACE STONE AND UNDERDRAINS AT THE BOTTOM OF THE EXCAVATED AREA AND INSTALL SAND FILTER BELOW WHERE 48" PERF. PIPES ARE TO BE INSTALLED. ENSURING SAND IS WRAPPED IN LINER AND FABRIC AND PROTECTED AT ALL TIMES FROM SEDIMENT LOADING WATER.
  3. CONSTRUCT THE 48" PERF. PIPE STRUCTURE AND OPENINGS FOR INLET AND OUTLET PIPES PER DETAILS AND MANUFACTURER RECOMMENDATIONS.
  4. ONCE OUTLET AND INLET PIPES HAVE BEEN CONNECTED OR STUBBED THE VOID AREA CAN THEN BE BACKFILLED WITH STONE AND FILL AS SHOWN ON THE DETAILS. INSTALL PLUGS IN PIPES LEADING TO FACILITY TO PREVENT WATER FROM ENTERING THE FACILITY UNTIL THE ENTIRE UPSTREAM AREA IS STABILIZED.
  5. THE AREAS OF THE PCSM FACILITIES SHOULD BE PROTECTED FROM VEHICLE TRAFFIC UNTIL THE FINISHED GRADE COVER SPECIFIED ON PLANS AND DETAILS HAS BEEN PROVIDED. HEAVY CONSTRUCTION VEHICULAR TRAFFIC SHOULD NOT BE KEPT FROM DRIVING OVER THE AREAS OF THE SUBSURFACE PCSM FACILITY.
  6. CRITICAL STAGES OF SEQUENCE TO BE INSPECTED
    - EXCAVATION PRIOR TO PLACEMENT OF GEOTEXTILE FABRIC.
    - INSTALLATION OF PVC LINER, GEOTEXTILE FABRIC, STONE BASE, AND UNDERDRAIN.
    - INSTALLATION OF 48" CMP AND BACKFILLING.
    - INSTALLATION OF OUTLET STRUCTURE.

**Soils Legend:**

UB Urban Land

ENTIRE SITE IS LOCATED WITHIN THE UB SOIL GROUP



Drawing Scale: 1" = 10'



**PERMIT PLANS NOT FOR CONSTRUCTION**

Prepared By:  
**PVE Sheffler**  
Engineering • Surveying • Design  
Waterfront Corporate Park III, Suite 101 Phone: 724-444-1100  
2000 Georgetown Drive Fax: 724-444-1104  
Seneca, PA 15143 E-mail: info@pvesheffler.com

Prepared For:  
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5309 Transportation Boulevard  
Cleveland, Ohio 44125

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Situate In:  
City of Pittsburgh, Allegheny County, Pennsylvania

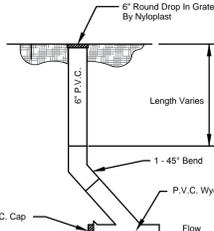
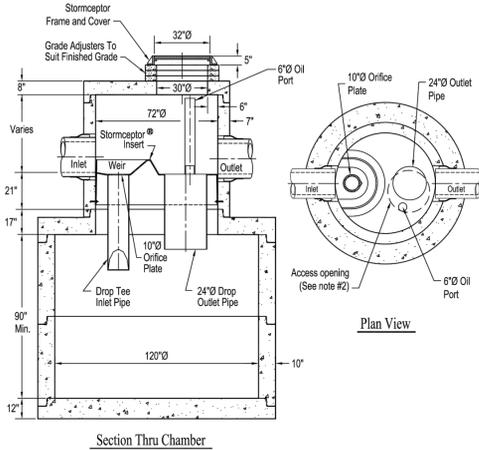
Project Name:  
**RIVERFRONT LANDING APARTMENTS**  
RESIDENTIAL LAND DEVELOPMENT

Drawing Name:  
**POST CONSTRUCTION STORMWATER MANAGEMENT PLAN**

Project No:  
**161105**

Drawing No:  
**C-1000**

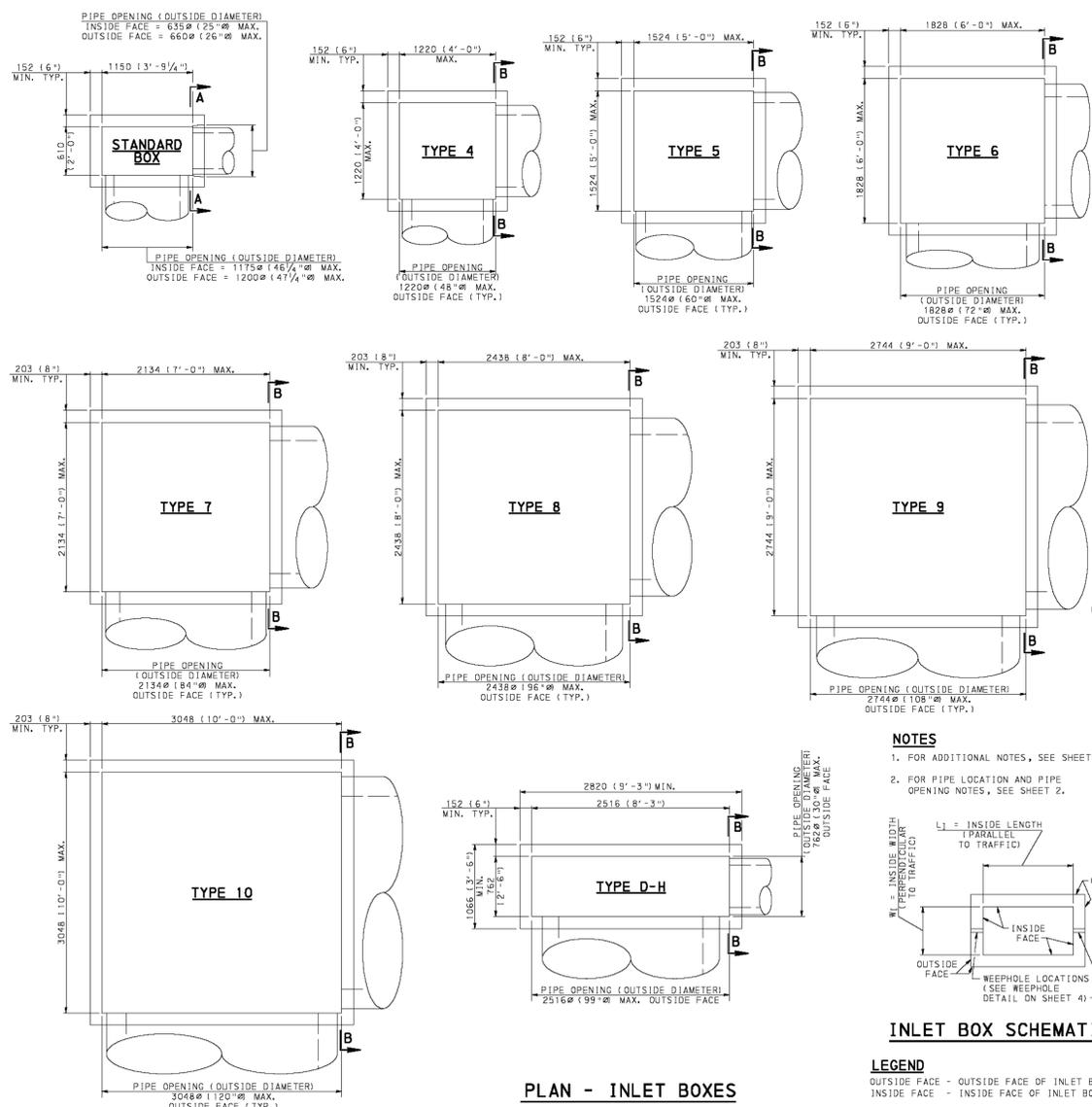
**STC 4800 Precast Concrete Stormceptor®**  
(4800 U.S. Gallon Capacity)



NOTE: CLEANOUTS SHALL BE PROVIDED AT ALL ROOF DRAIN CONNECTIONS AND CHANGES IN DIRECTION OF PIPE.

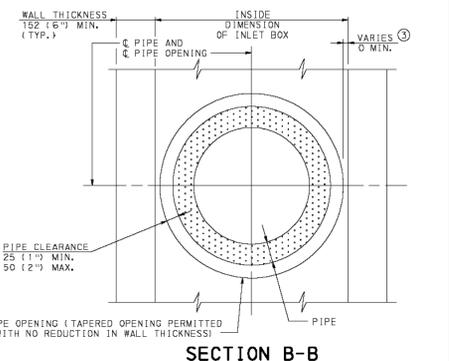
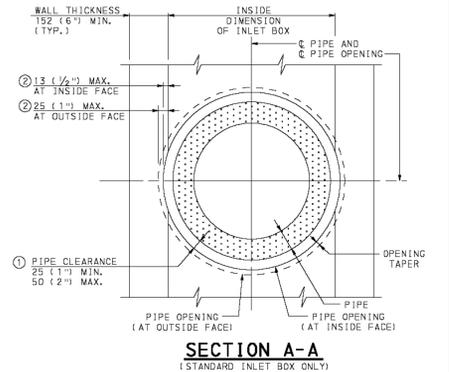
- Notes:
- The Use of Flexible Connection is Recommended at the Inlet and Outlet Where Applicable.
  - The Cover Should be Positioned Over The Outlet Drop Pipe and The Oil Port.
  - The Stormceptor System is protected by one or more of the following U.S. Patents: #5753115, #5849181, #6068765, #6371690, #7582216, #7666303.
  - Contact a Concrete Pipe Division representative for further details not listed on this drawing.

**STORMCEPTOR - STC 4800 DETAIL**



PLAN - INLET BOXES

**CLEANOUT DETAIL (TYP.)**



- LEGEND**
- ① OUTSIDE DIAMETER OF PIPE TO PIPE OPENING
  - ② REDUCTION IN WALL THICKNESS DIMENSION
  - ③ INSIDE FACE OF BOX WALL TO OUTSIDE DIAMETER OF PIPE OPENING

NOTE: EITHER ALL METRIC OR ALL ENGLISH VALUES MUST BE USED ON PLANS. METRIC AND ENGLISH VALUES SHOWN MAY NOT BE MIXED.

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF TRANSPORTATION  
BUREAU OF DESIGN

**INLET BOXES**  
**INLET BOX TYPES**

RECOMMENDED JUN. 1, 2010  
CHIEF, HWY. MA DIVISION

RECOMMENDED JUN. 1, 2010  
DIRECTOR, BUREAU OF DESIGN

SHT. 6 OF 45  
RC-46M

**INLET BOX SCHEMATIC**

- LEGEND**
- OUTSIDE FACE - OUTSIDE FACE OF INLET BOX WALL
  - INSIDE FACE - INSIDE FACE OF INLET BOX WALL

**SOILS**

According to the Web Soil Survey, Soil Map for Allegheny County, Pennsylvania, the following soils exist within the work area at the site:

Soil Name	Map Symbol	Hydrologic Soil Group Class.	Hydric Soil?	Limitations
Urban Land	UB	C	N	F.L.

- A. Cutbanks Cave
- B. Corrosive to concrete
- C. Corrosive to steel
- D. Broughts
- E. Easily erodible
- F. Depth to saturated zone / seasonal high water table
- G. Hydric / hydric inclusions
- H. Low strength / landslide prone
- I. Slow percolation
- J. Piping
- K. Poor source of topsoil
- L. Frost Action
- M. Shrink - Swell
- N. Potential Sinkhole
- O. Wetness

**RESOLUTIONS FOR SOIL USE LIMITATIONS**

- All construction work at the site will be performed within the soil types delineated on the plans.
- The contractor shall undertake proper testing and/or compaction procedures to prevent against unwanted settlement.
- SOILS SUBJECT TO CUT BANKS AND CAVE: The contractor to utilize trench boxes for utility piping installations.
- SOILS CAUSING CORROSION TO CONCRETE AND STEEL: The contractor to use epoxy coated steel and rebar for all subsurface installations. For below grade concrete installations, the contractor shall, at a minimum, apply bituminous coating to all subsurface concrete or apply adhesive barrier (i.e. rubber membrane, etc.) as warranted by actual soil conditions.
- HIGHLY ERODIBLE SOILS: These soil types shall be stabilized with seed or stone immediately after earthmoving activities cease. Turf reinforcement matting or erosion control blankets may need to be applied immediately upon direction of design engineer, PADEP, or county conservation district.
- SOILS SUBJECT TO SEASONAL HIGH WATER TABLE: It is recommended to conduct site earthmoving during summer or fall; spring construction should be avoided when possible. Contractor may also install perforated underdrain to protect below-grade installations as recommended by design engineer, PADEP, or county conservation district.
- HYDRIC SOILS: No existing wetlands have been delineated for the site. No work shall be performed within 100 feet of any wetland area.
- LOW STRENGTH / LANDSLIDE PRONE: The grading plan proposes to leave the existing stabilized slope in the current conditions. Where steep slopes are proposed if deemed necessary full reinforcement matting or erosion control blankets may need to be applied immediately upon direction of design engineer, PADEP, or county conservation district. Furthermore, the contractor shall never remove soil from the toe or bottom of a slope or add soil to the top of a slope in areas not shown on the plan. Remove minimal amount of surface vegetation as possible.
- SLOW PERCOLATION: Soils will be amended to allow for infiltration.
- SOILS SUBJECT TO PIPING: The contractor shall install anti-seep collars or trench plugs as recommended by design engineer, PADEP, or county conservation district and seal all pipe joints watertight.
- SOILS SUBJECT TO POOR TOPSOIL: Contractor shall perform soil testing on all disturbed areas to ensure soil is properly amended to establish required vegetative cover. Soil test kits can be obtained from the county cooperative extension service. Test kits should be submitted to the Penn State University testing laboratory for determining soil deficiencies. The contractor shall condition the soil as recommended by testing laboratory prior to final seeding.
- SOILS SUBJECT TO FROST ACTION: The contractor shall provide a coarse textured subgrade or base material and proper surface or subsurface drainage to reduce the frost-action potential and enhance soil strength in frost prone areas.
- SHRINK - SWELL CONDITIONS: Should shrink swell conditions be encountered, the contractor shall contact the geotechnical engineer to determine if additional soil test data is needed to for the footer designs or roadway bases.
- Droughty Conditions: Contractor shall perform soil testing on all disturbed areas to ensure soil is properly amended to establish required vegetative cover. Special seed mixtures may be needed to achieve stabilization. The contractor shall use the seed mixture recommended by testing laboratory that is tolerant to these special conditions.

**OPERATION, MAINTENANCE, AND INSPECTION SCHEDULE**

**SUB-SURFACE STORMWATER DETENTION FACILITY**

The Owner of the proposed stormwater control facility shall at all times operate and maintain the facilities in a safe and operable condition so as not to imperil life, health, safety, or property located above or below the facility.

The Owner of the facility shall be responsible for the evaluation of the safety and operational status of the facility and all appurtenant structures and the modification thereof in accordance with the requirement to ensure protection of life and property as specified above.

The Owner of the facility shall inspect the facilities and all appurtenant works according to the following schedule:

- The facility and its appurtenant control and conveyance works shall be inspected at least once every three (3) months, and directly after every heavy storm event.
- The Owner shall retain records of such inspections, including records of actions taken to correct conditions found during such inspections.

The periodic inspection of the proposed facility shall be completed in such a manner so as to detect any of the following conditions which may occur during the normal operation of the facility.

- The ground surrounding the facility should also be inspected for changes in grade. If any unusual changes are observed, an Engineer should be consulted to determine the severity of the problem.

Should any of the above mentioned conditions exist at the time of such an inspection, immediate action should be taken to correct the same, and a full report of all action taken shall be retained by the Owner of the facility.

**Street / Parking Lot Sweeping**  
The owner of the property must ensure that site-wide street sweeping by a vacuum truck is being performed in accordance with the following guidelines.

**Street Sweeping Schedule**  
The site-wide impervious parking areas of the site shall be swept biannually in accordance with the following schedule.

- Street Sweeping should occur in the spring immediately following the last anticipated snowfall, usually in the last week of April or first week of May.
- Street Sweeping should occur again at or near the end of October or beginning of November.

**Notification Policy**  
Establish a street sweeping notification policy such as posting temporary signs and the use of flyers. Notification should include the date and time of the scheduled street sweeping and should be displayed or distributed 3 days prior to the day of sweeping.

**Disposal of Sweepings**  
Street Sweeping material often includes sand, salt, leaves and other debris that could contain pollutants and must be tested prior to disposal to determine if material is hazardous. Disposal and reuse of material should adhere to all federal and state regulations.

**Street Sweepings Reuse Practices**  
Although sweepings may contain pollutants, federal and state regulations may allow the reuse of sweepings for general fill, parks, road shoulders and other applications as long as the material is not a threat to surface waters. Prior to reuse, trash, leaves, and other debris from sweepings should be removed by screening or other methods. Trash and debris removed should be disposed of by recycling or sent to a landfill.

Responsible Party: Current property owner  
Maintenance / Inspection Cost Per Year: \$5000

**General Notes:**

- IMPERVIOUS AREA WERE MINIMIZED AS MUCH AS POSSIBLE. PARKING STRUCTURES, COMPACT SPACES, AND PERMEABLE PAVING WERE USED IN VARIOUS LOCATIONS.
- INFILTRATION BMPs SHALL BE PROTECTED DURING CONSTRUCTION FROM SEDIMENT LOADS RUNOFF UNTIL SITE IS PERMANENTLY STABILIZED.
- 6" OF UNCOMPACTED TOPSOIL SHALL BE INSTALLED ALL OPEN SPACE AREAS AND PERMANENTLY SEEDED. THE CONTRACTOR SHALL MINIMIZE AMOUNT OF CONSTRUCTION TRAFFIC IN OPEN SPACE AREAS TO MINIMIZE SOIL COMPACTION AS MUCH AS POSSIBLE.
- ALL EXISTING VEGETATION SHALL BE MAINTAINED / PROTECTED WHEN POSSIBLE. ALL OFFSITE WASTE/BORROW AREAS ARE TO BE APPROVED BY THE ACD.
- THIS PLAN IS TO BE USED FOR THE CONSTRUCTION PCSM FACILITIES ONLY.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR CHANGES MADE TO THE APPROVED PLAN.
- ALL CONSTRUCTION WASTE MATERIAL FOR THE PROJECT IS TO BE PROPERLY DISPOSED OR RECYCLED IN ACCORDANCE WITH FEDERAL AND LOCAL STANDARDS. THIS INCLUDES, BUT IS NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES.
- AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARED, THE PCSM PLAN PREPARED, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE RECONSTRUCTION MEETING.
- AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776.
- RECORD DRAWINGS, CERTIFIED BY THE DESIGN PROFESSIONAL, STATING THAT THE FACILITIES WERE CONSTRUCTED CORRECTLY, WILL BE PROVIDED FOR ALL STORMWATER FACILITIES PRIOR TO OCCUPANCY, OR THE RELEASE OF THE SURETY BOND.
- A LICENSED PROFESSIONAL OR DESIGNER SHALL BE PRESENT FOR THE INSTALLATION OF THE CRITICAL STAGES FOR THE STORMWATER FACILITIES.

PERMIT PLANS  
NOT FOR  
CONSTRUCTION

Prepared By:

**PVE Sheffler**  
Engineering • Surveying • Design

Waterfront Corporate Park III, Suite 101 Phone: 724-444-1100  
2000 Georgetown Drive Fax: 724-444-1104  
Seewickley, PA 15143 E-mail: info@pvesheffler.com

Prepared For:  
**Riverfront Residences, LLC.**  
5309 Transportation Boulevard  
Cleveland, Ohio 44125

This plan has been prepared solely for the benefit of the person(s) named above and for the project noted on this drawing. The use of this plan by any other party, or for any other purpose other than specified, is prohibited without written consent from PVE Sheffler, LLC.

**811** Know what's below.  
Call before you dig.  
POCS SER. # 100520150121

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

DATE ISSUED: July 8, 2015	
PLAN REVISIONS	
DATE	DESCRIPTION
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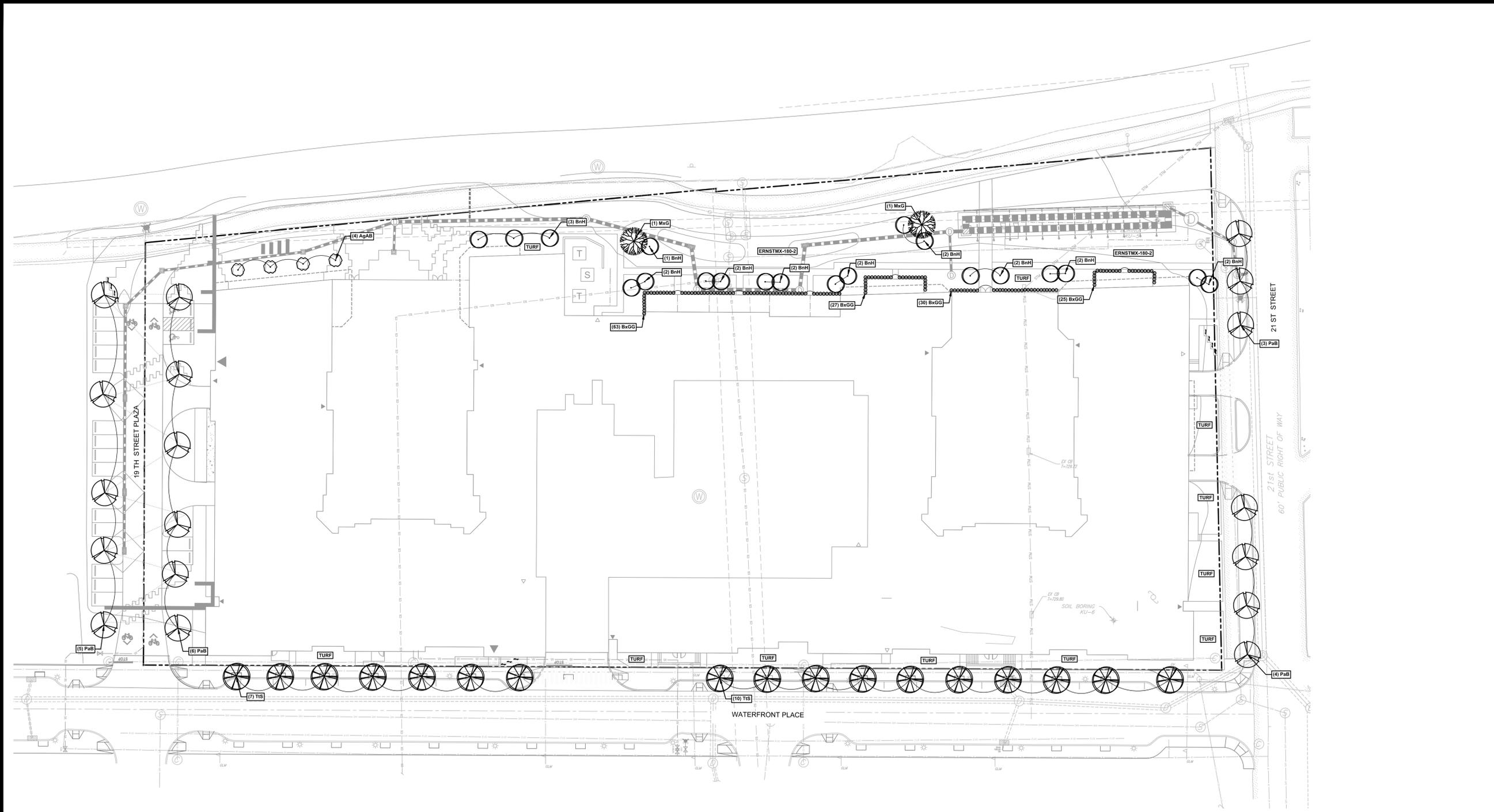
Situate In:  
City of Pittsburgh, Allegheny County, Pennsylvania

Project Name:  
**RIVERFRONT LANDING APARTMENTS**  
RESIDENTIAL LAND DEVELOPMENT

Drawing Name:  
**POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS**

Project No:  
**161105**

Drawing No:  
**C-1001**



- Landscape Notes:**
- Notify the Pennsylvania One Call System at 811 a minimum of (5) days prior to any demolition, excavation, or construction. All existing subsurface utility information presented on the contract drawings is characterized as utility quality level C or D per "CLASSIC 35-02 - Standard Guidelines for the Collection and Deposition of Existing Subsurface Utility Data" unless specifically noted otherwise. The locations of all existing utilities shown on this plan have been determined from the best information available and are given for the convenience of the Contractor. All existing sewers, piping and utilities shown are not to be interpreted as the exact location, or as the only obstacles that may occur on the site. The Landscape Architect or Engineer assumes no responsibility for their accuracy. Prior to the start of any demolition, excavation, or construction activity, notify the utility companies for field locations of existing utilities. Verify existing conditions, locate all utilities by digging test pits, and proceed with caution around any anticipated features. Notify the Owner immediately of any conflicts with existing utilities. Immediately and completely repair existing utilities that are damaged during demolition, excavation, or construction at no additional cost to the Owner.
  - All work and materials to comply with all specifications provided, local, county, state, and federal regulations and codes, and O.S.H.A. Standards.
  - Implement and maintain a work zone traffic control plan in accordance with PennDOT publication 213 ("Work Zone Traffic Control") for work in or adjacent to vehicular traffic areas.
  - Designate and maintain on-site a trained competent person for all excavation work who shall be on call 24-hours-per-day-7-days-per-week in case of emergency. Provide 24-hour contact information for the trained competent person prior to any work.
  - Furnish and install all plant material in conformance with USDA standards for nursery stock, ANSI Z60.1, and AUCM. Furnish and install all plant material in quantities sufficient to complete the planting shown on all drawings.
  - Adjust tree locations as necessary based on locations of existing and proposed utilities.
  - Areas not to be seeded and mulched with the exceptions of areas identified as planting beds or within a 3 foot radius of any proposed planting.
  - Place 6 inches of topsoil on all unsurfaced areas unless otherwise noted. Mulch and seed nursery areas and water until a healthy stand of grass is developed.
  - Contractor to supply plant material in quantities sufficient to complete the planting shown on plans.
  - Place 6 inches of topsoil on all cut or fill slopes, unless otherwise noted.
  - Place 3 inches of shredded hardwood bark mulch in all planting beds. Pine bark or gravel bark is not acceptable. Place mulch on all disturbed areas within limits of planting beds, unless otherwise noted.
  - Do not commence planting until rough grading has been completed.
  - All plants to be balled and wrapped or container-grown. Do not use container-grown stock that is root-bound. Cut roots at top of root balls to be cut. Remove top one-third of burlap from root balls. Completely remove all non-biodegradable material from root balls. Remove container from container-grown stock and cut root ball through the surface in two vertical locations.
  - Trees planted along sidewalks and pedestrian accesses to have a single straight trunk that does not fork below 6' above grade.
  - All plants to have the same relationship to finished grade as the plant's original nursery grade before digging.
  - All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of two (2) years.
  - Do not allow air pockets to form when backfilling plantings.
  - Prune all bruised, broken, or dead material from plants immediately after planting in accordance with standard horticulture practices by an experienced pruner. All pruning shall be done with clean, sharp tools.
  - Spray all plants with antidesiccant within 24 hours of planting and at the beginning of their first winter.
  - Thoroughly water all plants twice during the first 24-hour period after planting.

Drawing Scale: 1" = 30'

**PERMIT PLANS NOT FOR CONSTRUCTION**

Prepared By:

**PVE Sheffler**  
Engineering • Surveying • Design

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Situate In:  
City of Pittsburgh, Allegheny County, Pennsylvania

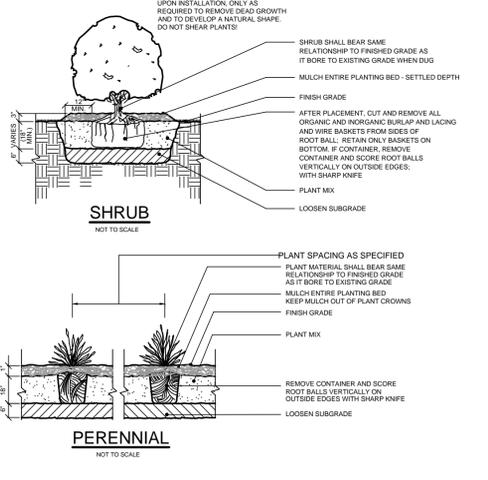
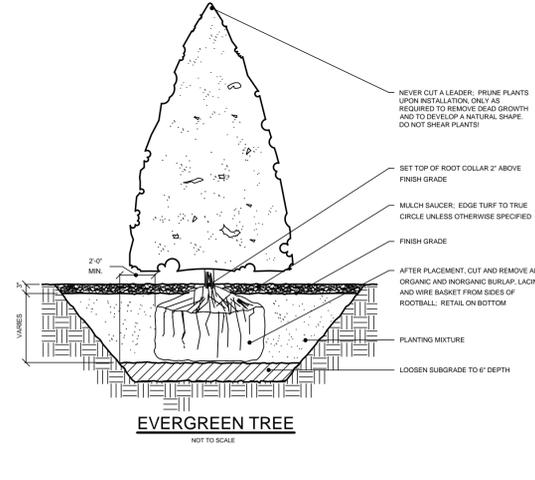
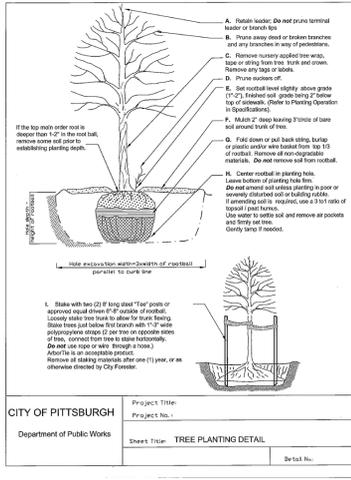
Project Name:  
**RIVERFRONT LANDING APARTMENTS RESIDENTIAL LAND DEVELOPMENT**

Drawing Name:  
**LANDSCAPE PLAN**

Project No:  
**161105**

Drawing No:  
**C-1100**

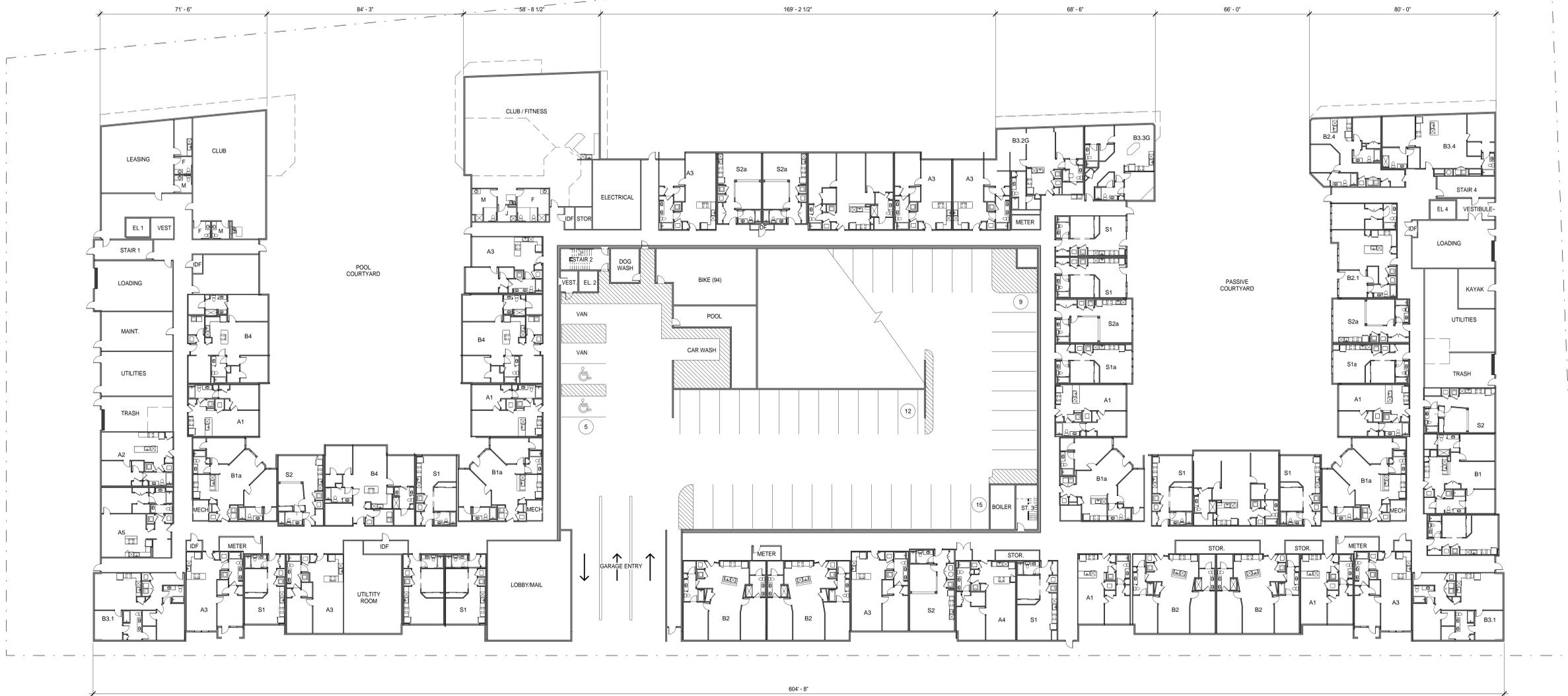
QTY.	ID	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
<b>Trees</b>						
4	AgAB	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6' B&B	As Shown	CLUMP
20	BnH	Betula nigra 'Heritage'	Heritage River Birch	6' B&B	As Shown	CLUMP
2	MxG	Magnolia x 'Galaxy'	Galaxy Magnolia	1.5' B&B	As Shown	
18	PaB	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	2.5' B&B	As Shown	
17	TsS	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2.5' B&B	As Shown	
<b>Shrubs</b>						
145	BxGG	Buxus x 'Green Gem'	Green Gem Boxwood	12" B&B	As Shown	
<b>Ornamental Grasses</b>						
9,500	SQ FT	Rain GardenGrass Species Mix	ERNMX-180-2	Seed	See Manufacturer	Ernst Seeds
<b>Lawn</b>						
18,620	SQ FT	Standard Commercial Turf Grass	Ryegrass & Bluegrass	Seed	See Manufacturer	Ernst Seeds



N:\Project Files\161105 - NRP Riverfront Landings\Drawings\Civil\161105-Landscape.dwg, C-1100 Landscape, DWG To PDF.pc3

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ABBREVIATIONS:

FEC = FIRE EXTINGUISHER AND CABINET  
CG = CORNER GUARD  
FD = FLOOR DRAIN. SEE MEP DRAWINGS  
DF = DRINKING FOUNTAIN. SEE MEP DRAWINGS  
EWC = ELECTRIC WATER COOLER  
WDM = WALK OFF MAT

PBB = PLYWOOD BACKER BOARD, PAINTED  
SP = STANDPIPE. SEE SPRINKLER DRAWINGS  
RHC = ROOF HYDRANT CONTROL. SEE SPRINKLER DRAWINGS  
CHS = CONDUCTOR HEAD DOWNSPOUT  
RDL = ROOF DRAIN LEADER. SEE PLUMBING DRAWINGS  
OS = OVERFLOW DRAIN SCUPPER  
HVC = HOSE VALVE CABINET. SEE SPRINKLER DRAWINGS  
DS = DOWNSPOUT TO TIE IN TO SW BOOT, SEE CIVIL DRAWINGS

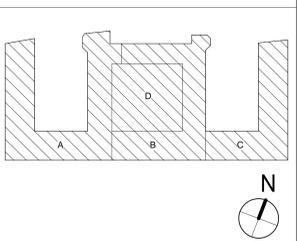
CORRIDOR CONTROL JOINT:  
COORDINATE CONTROL JOINT LOCATIONS WITH GYPSUM BOARD SUBCONTRACTOR AND PROJECT TEAM TO DETERMINE REQUIRED DISTANCE BETWEEN JOINTS.

LEGEND - FIRE RATINGS

SEE CS.00 SERIES FOR ADDITIONAL INFORMATION

3 HOUR RATED ASSEMBLY	2 HOUR RATED FIRE BARRIER WALL ASSEMBLIES	2 HOUR RATED WALL/ROOF/CEILING ASSEMBLIES
3FW 3FW 3FW 3FW 3FW 3FW 1. TYPE IIIA SEPARATION: GA FILE NO. ASW 2600 2. GARAGE & BUILDING SEPARATION: U347 & TABLE 721.2.1.1	2FB 2FB 2FB 2FB 2FB 2FB 1. TRASH CHUTE ENCLOSURE: U905 2. TRASH / SERVICE ROOM ENCLOSURE: U905 3. STAIR, ELEVATOR MECHANICAL SHAFT ENCLOSURE: U905 4. MECHANICAL SHAFT ENCLOSURE: U347	2HR 2HR 2HR 2HR 2HR 2HR 1. EXTERIOR BEARING WALL: W408 2. ROOF ASSEMBLY: GA-RC 2751 3. FLOOR CEILING ASSEMBLY: L577 4. HORIZONTAL SHAFT: U437
3FB 3FB 3FB 3FB 3FB 3FB 1. A, 2 / M OCCUPANCY VENT SHAFT: U904 & TABLE 721.2.1.1 2. GARAGE ENTRY WALL: TABLE 721.2.1.1	1 HOUR RATED FIRE BARRIER WALL ASSEMBLIES 1. TRASH CHUTE ACCESS ROOM: U305	1 HOUR RATED WALL/ROOF/CEILING ASSEMBLIES 1. RESIDENTIAL UNIT INTERIOR BEARING WALLS: U306 2. CLUB INTERIOR WALLS (METAL STUDS): U425 3. ROOF ASSEMBLY: P522 4. FLOOR CEILING ASSEMBLY: L521
3HR HORIZONTAL ASSEMBLY 1. GARAGE: A, 2 / M OCCUPANCY & RESIDENTIAL BUILDING SEPARATION: TABLE 721.2.2.1	1 HOUR RATED FIRE PARTITION WALL ASSEMBLIES 1FP 1FP 1FP 1FP 1FP 1FP 1. TENANT SEPARATION WALLS: U341 2. CORRIDOR WALLS: U305	

01-FIRST FLOOR 1



PROJECT:	14084	DATE:
ISSUE:	FLOP SUBMISSION	07-08-2015

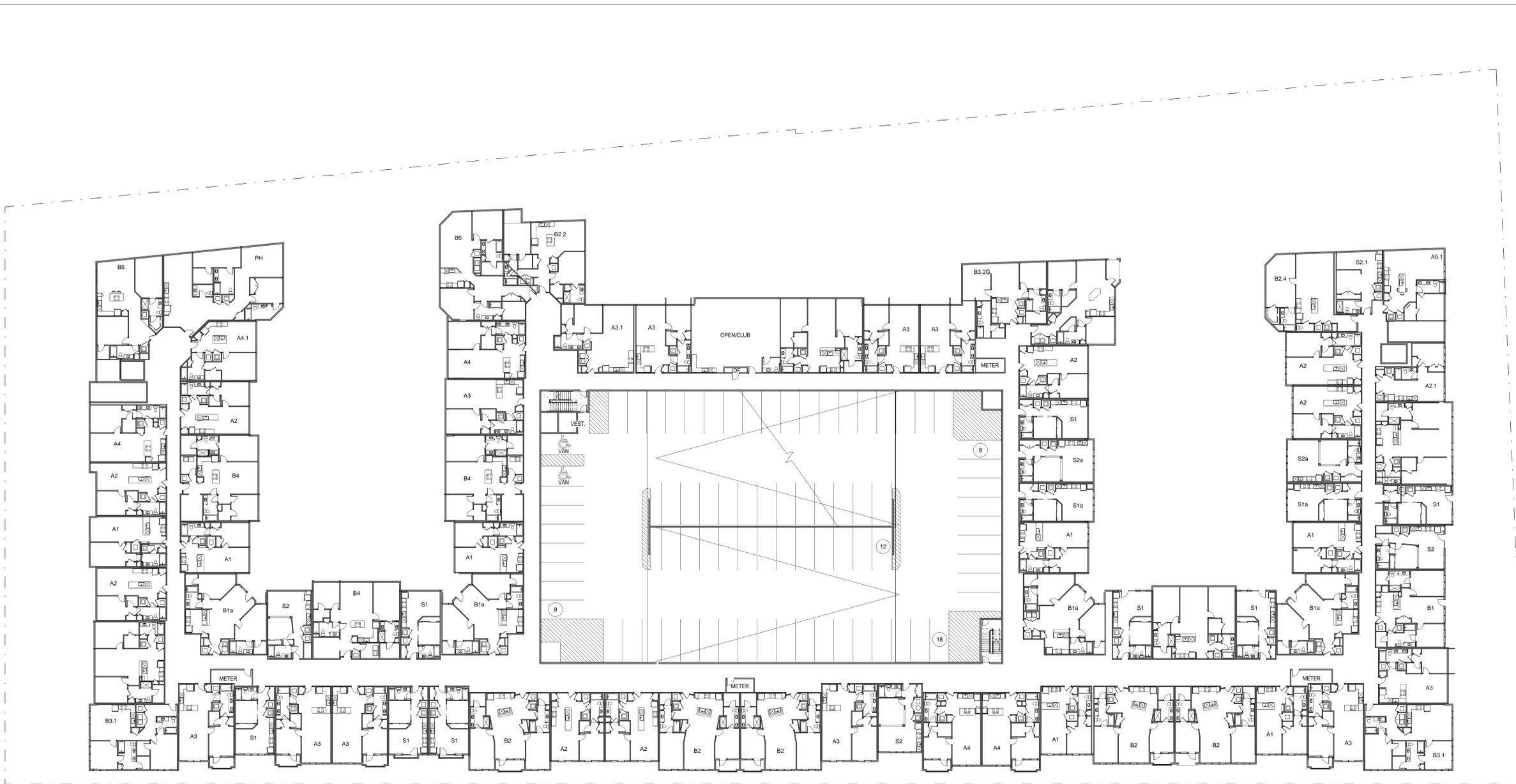
REVISIONS:

DRAWN BY:	Author
CHECKED BY:	Checker
CONTENT:	OVERALL FIRST FLOOR PLAN



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FD = FLOOR DRAIN. SEE MEP DRAWINGS  
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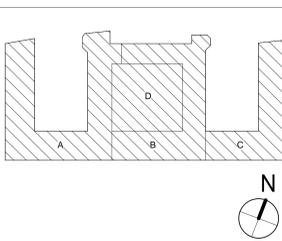
PBB = PLYWOOD BACKER BOARD, PAINTED  
SP = STANDPIPE. SEE SPRINKLER DRAWINGS  
RHC = ROOF HYDRANT CONTROL. SEE SPRINKLER DRAWINGS  
CHS = CONDUCTOR HEAD DOWNSPOUT  
RDL = ROOF DRAIN LEADER. SEE PLUMBING DRAWINGS  
OS = OVERFLOW DRAIN SCUPPER  
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DS = DOWNSPOUT TO TIE IN TO SW BOOT, SEE CIVIL DRAWINGS

**CORRIDOR CONTROL JOINT:**  
COORDINATE CONTROL JOINT LOCATIONS WITH GYPSUM BOARD SUBCONTRACTOR AND PROJECT TEAM TO DETERMINE REQUIRED DISTANCE BETWEEN JOINTS.

**LEGEND - FIRE RATINGS** SEE CS.00 SERIES FOR ADDITIONAL INFORMATION

3 HOUR RATED ASSEMBLY	2 HOUR RATED FIRE BARRIER WALL ASSEMBLIES	2 HOUR RATED WALL/ROOF/CEILING ASSEMBLIES
3FW 3FW 3FW 3FW 3FW 3FW 1. TYPE IIIA SEPARATION: GA FILE NO. ASW 2600 2. GARAGE & BUILDING SEPARATION: U347 & TABLE 721.2.1.1	2FB 2FB 2FB 2FB 2FB 2FB 1. TRASH CHUTE ENCLOSURE: U905 2. TRASH / SERVICE ROOM ENCLOSURE: U905 3. STAIR, ELEVATOR MECHANICAL SHAFT ENCLOSURE: U905 4. MECHANICAL SHAFT ENCLOSURE: U347	2HR 2HR 2HR 2HR 2HR 2HR 1. EXTERIOR BEARING WALL: W408 2. ROOF ASSEMBLY: GA-RC 2751 3. FLOOR CEILING ASSEMBLY: L577 4. HORIZONTAL SHAFT: U437
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3HR HORIZONTAL ASSEMBLY 1. GARAGE: A-2 / M OCCUPANCY & RESIDENTIAL BUILDING SEPARATION: TABLE 721.2.2.1	1 HOUR RATED FIRE PARTITION WALL ASSEMBLIES 1FP 1FP 1FP 1FP 1FP 1FP 1. TENANT SEPARATION WALLS: U341 2. CORRIDOR WALLS: U305	

**05-FIFTH FLOOR** 1  
1" = 20'-0"



PROJECT:	14084	DATE:	
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REVISIONS:			
DRAWN BY:	Author		
CHECKED BY:	Checker		
CONTENT:	OVERALL FIFTH FLOOR PLAN		

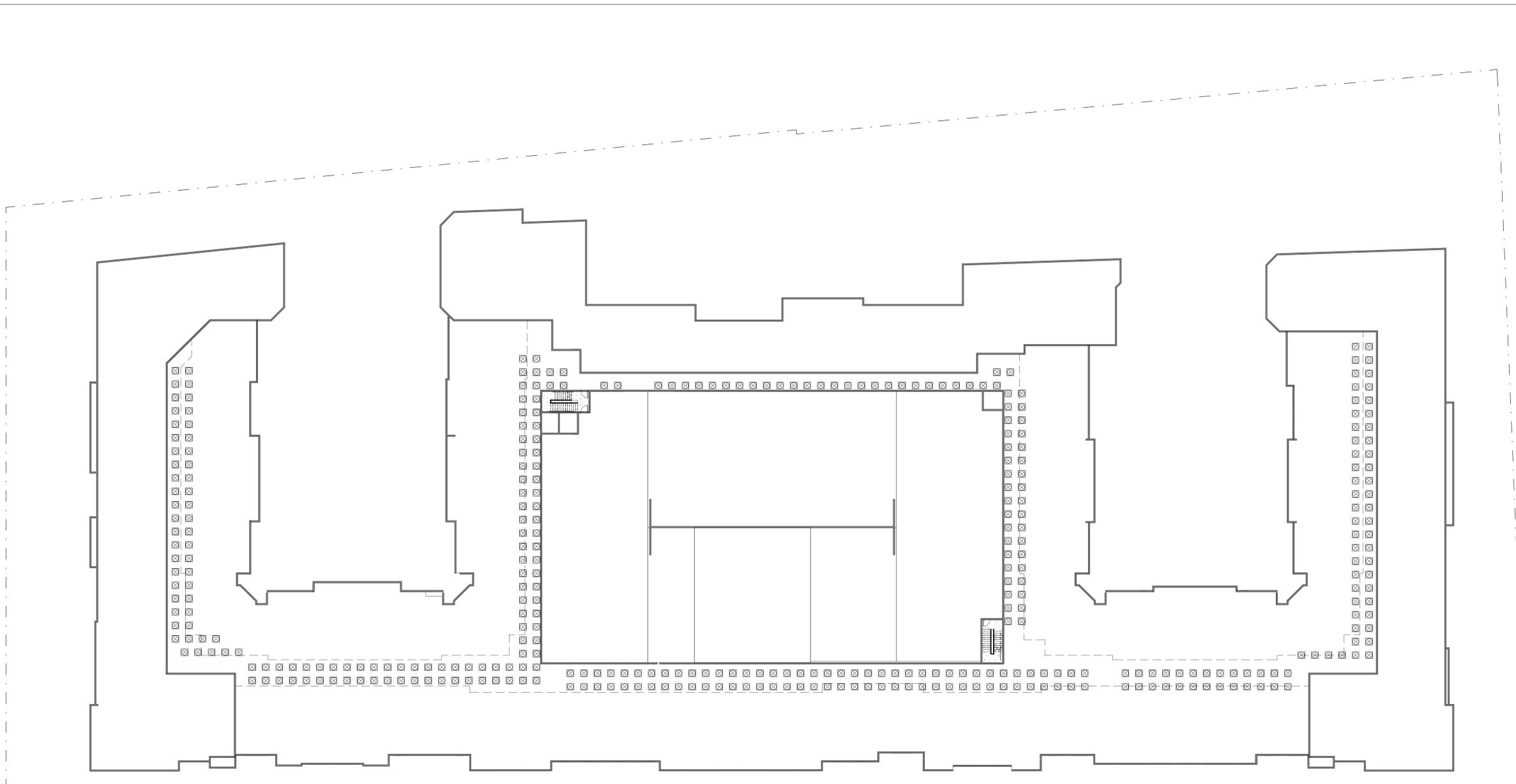
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**RIVERFRONT LANDING APARTMENTS**  
PITTSBURG, PA

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CONTENT:	OVERALL ROOF PLAN

A1.06



06-ROOF BEARING/LOFT LEVEL 1  
1" = 20'-0"

**GENERAL NOTES - PLANS**

THE ARCHITECTURAL DRAWINGS MUST BE USED IN CONJUNCTION WITH THE CIVIL, STRUCTURAL, MEP, FIRE PROTECTION DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN THE DRAWINGS. DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

THE CONTRACTOR IS ADVISED THAT THE AVAILABLE SPACE FOR ROUTING ALL ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION AND COMMUNICATIONS PIPING, CONDUIT, TRAYS AND DUCTWORK MAY BE LIMITED IN MANY LOCATIONS. THE CONTRACTOR SHALL COORDINATE ALL OF THE TRADES WORK AND MAKE ADJUSTMENTS, WITH THE ARCHITECT'S APPROVAL, TO THE ROUTING OF THESE ITEMS AS REQUIRED. ANY REWORK RESULTING FROM THE FAILURE TO COORDINATE WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL COST.

ALL PENETRATIONS OF FIRE RATED ASSEMBLIES SHALL BE FIRE BLOCKED AND SEALED PER ILL APPROVED METHODS.

ALL CONCEALED FIRE RATED ASSEMBLIES SHALL BE PROVIDED WITH SIGNAGE INDICATING THE TYPE OF ASSEMBLY AND THE FIRE RATING IN HOURS IN LETTERS NO SMALLER THAN 1" HIGH. SEE IBC SECTION 703.6

CONTRACTOR TO REPLACE ALL AREAS OF NEW FIRE PROOFING DAMAGED DURING THE INSTALLATION OF WORK. REPAIR FIRE PROOFING MUST BE EQUAL TO REQUIRED RESISTANCE RATING.

ALL DIMENSIONS ARE FROM THE FACE OF STUDICU WALL UNLESS OTHERWISE NOTED.

ALL DOORS SHALL BE MOUNTED A MINIMUM OF 4" FROM THE INTERIOR FACE OF THE WALL TO THE EDGE OF THE DOOR FRAME UNLESS OTHERWISE NOTED.

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL BLOCKING AND REINFORCING AS REQUIRED FOR THE INSTALLATION OF, INCLUDING, BUT NOT LIMITED TO, TOILET PARTITIONS, TOILET ACCESSORIES, HANDRAILS AND MILLWORK INDICATED IN THE CONTRACT DOCUMENTS.

CONTRACTOR TO PROVIDE DRAFTSTOPPING TO SUBDIVIDE ALL FLOORCEILING ASSEMBLIES, INCLUDING CORRIDORS. DRAFTSTOPPING MAY NOT BE REQUIRED IF THE BUILDING & COMBUSTIBLE SPACES ARE PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13 SYSTEM.

ALL FIRE EXTINGUISHER CABINETS SHALL BE LOCATED AT EVERY 75'-0" MAX TRAVEL DISTANCE.

THIS BUILDING IS TYPE IIIA CONSTRUCTION. VUSBC 602.3 REQUIRES FIRE RETARDANT TREATED WOOD FRAMING AT ALL EXTERIOR WALL ASSEMBLIES. INTERIOR BUILDING ELEMENTS ARE OF ANY MATERIAL PERMITTED BY THE VUSBC.

ALL FRITW MUST BE IN COMPLIANCE WITH THE FOLLOWING PER VUSBC 2009 SECTION 2303.2 FIRE RETARDANT-TREATED WOOD:

"FIRE RETARDANT TREATED WOOD IS ANY WOOD PRODUCT WHICH, WHEN IMPREGNATED WITH CHEMICALS BY A PRESSURE PROCESS OR OTHER MEANS DURING MANUFACTURE SHALL HAVE, WHEN TESTED IN ACCORDANCE WITH ASTM E-84 OR UL 723, A LISTED FLAME SPREAD INDEX OF 25 OR LESS AND SHOW NO EVIDENCE OF SIGNIFICANT PROGRESSIVE COMBUSTION WHEN THE TEST IS CONTINUED FOR AN ADDITIONAL 20 MINUTE PERIOD. ADDITIONALLY THE FLAME FRONT SHALL NOT PROGRESS MORE THAN 10 1/2 FEET BEYOND THE CENTERLINE OF THE BURNERS AT ANY TIME DURING THE TEST."

PROVIDE DRAFTSTOPPING WITHIN CONCEALED SPACES AT THE FOLLOWING LOCATIONS:

1. IN LINE WITH TENANT SEPARATION WALLS AT ALL CONCEALED FLOOR/CEILING ASSEMBLIES.
2. IN LINE WITH TENANT SEPARATION WALLS AT CONCEALED ROOF TRUSS ASSEMBLIES.
3. ALL CORRIDOR WALLS THAT SEPARATE RESIDENTIAL UNITS AND COMMON AREA ROOMS SUCH AS MECH/ELEC CLOSETS ETC.
4. ANY ADDITIONAL LOCATIONS TO PROVIDE COMPARTMENTALIZATION OF THE RESIDENTIAL UNITS PER LEED FOR HOMES MIDRISE REQUIREMENTS.
5. COORDINATE WITH STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS LOCATED WITHIN CONCEALED SPACES. DRAFT STOPPING MATERIALS MUST COMPLY WITH BOTH THE STRUCTURAL DESIGN AND IBC CODE REQUIREMENTS. PER IBC, DRAFT STOPPING MATERIALS SHALL NOT BE LESS THAN 1/2 INCH GYPSUM BOARD, 3/8 INCH WOOD STRUCTURAL PANEL, 3/8 INCH PARTICLEBOARD, 1 INCH NOMINAL LUMBER, CEMENT FIBERBOARD, BATTIS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS. COORDINATE WITH STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS AND REQUIRED DRAFT STOPPING MATERIALS.

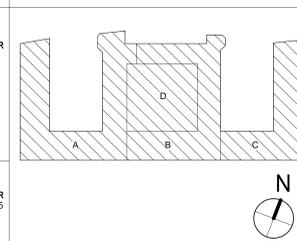
**ABBREVIATIONS:**  
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**KEY PLAN**



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19TH STREET ELEVATION  
SCALE: 1" = 20'-0"

3



21ST STREET ELEVATION  
SCALE: 1" = 20'-0"

2



WATERFRONT PLACE ELEVATION  
SCALE: 1" = 20'-0"

1

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PITTSBURG, PA

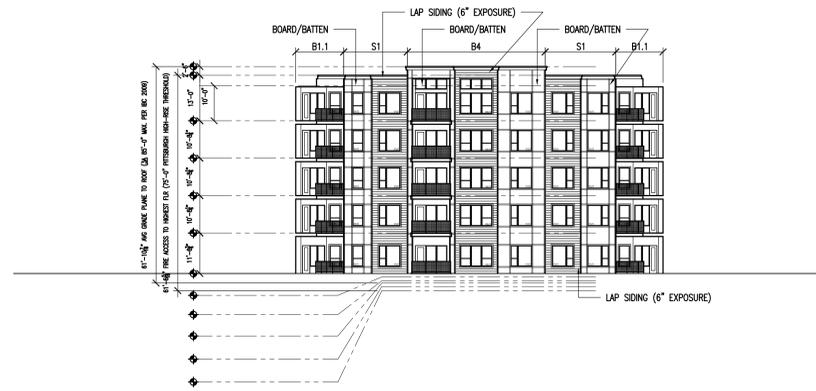
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19TH STREET COURTYARD EAST  
SCALE: 1" = 20'-0" 7



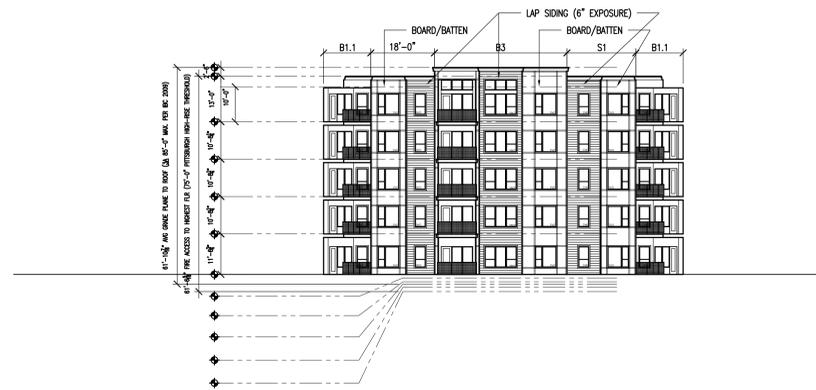
19TH STREET COURTYARD SOUTH  
SCALE: 1" = 20'-0" 6



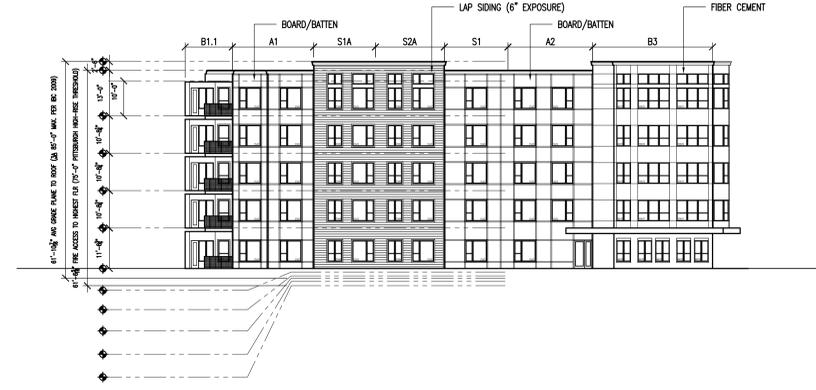
19TH STREET COURTYARD WEST  
SCALE: 1" = 20'-0" 5



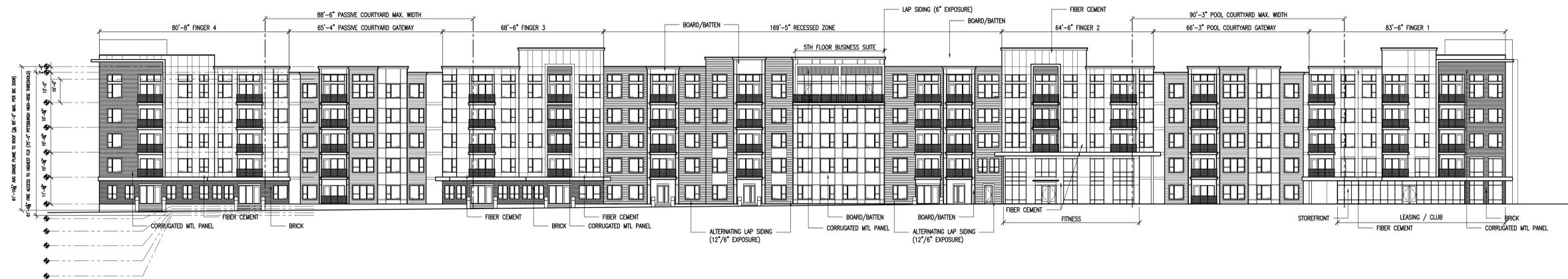
21ST STREET COURTYARD EAST  
SCALE: 1" = 20'-0" 4



21ST STREET COURTYARD SOUTH  
SCALE: 1" = 20'-0" 3



21ST STREET COURTYARD WEST  
SCALE: 1" = 20'-0" 2



RIVERWALK ELEVATION  
SCALE: 1" = 20'-0" 1

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