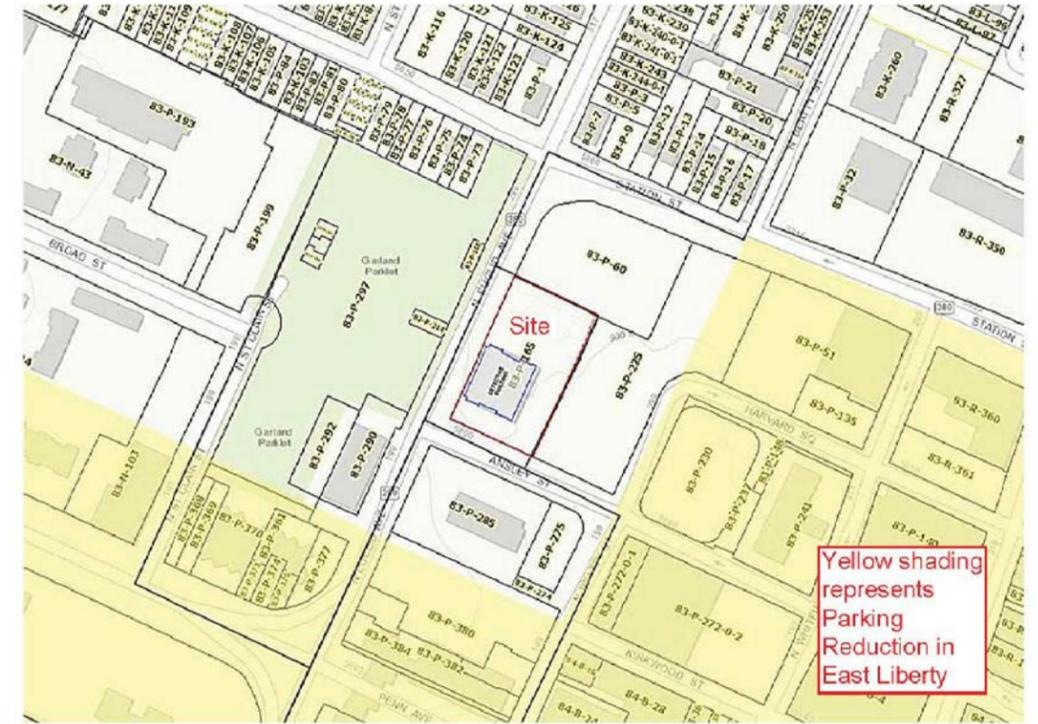
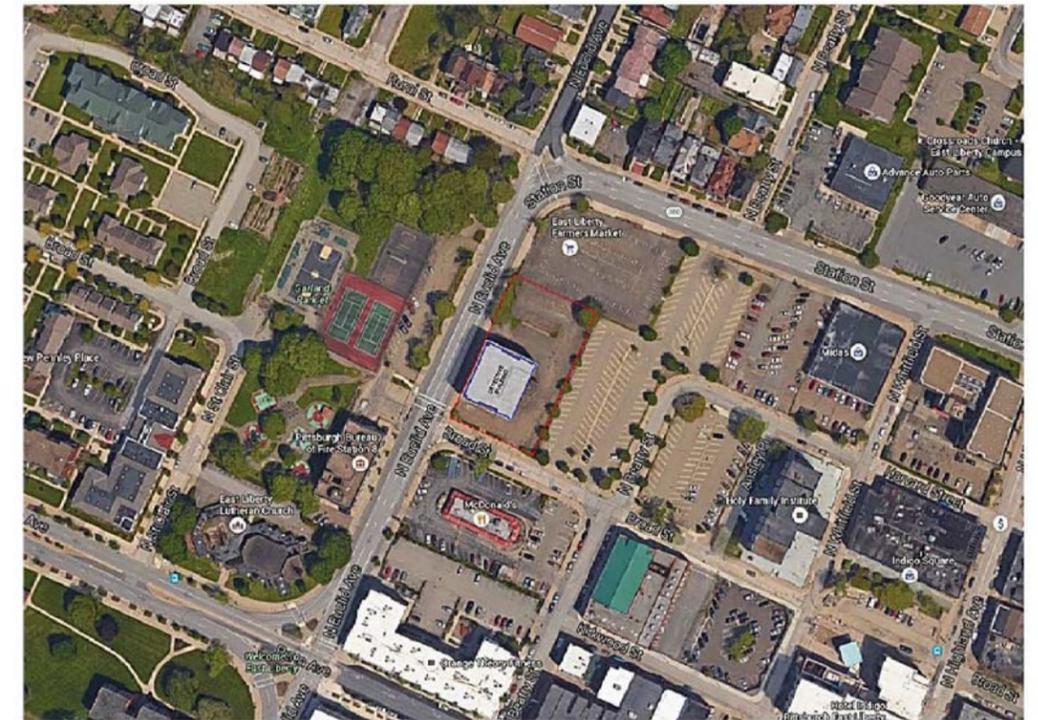


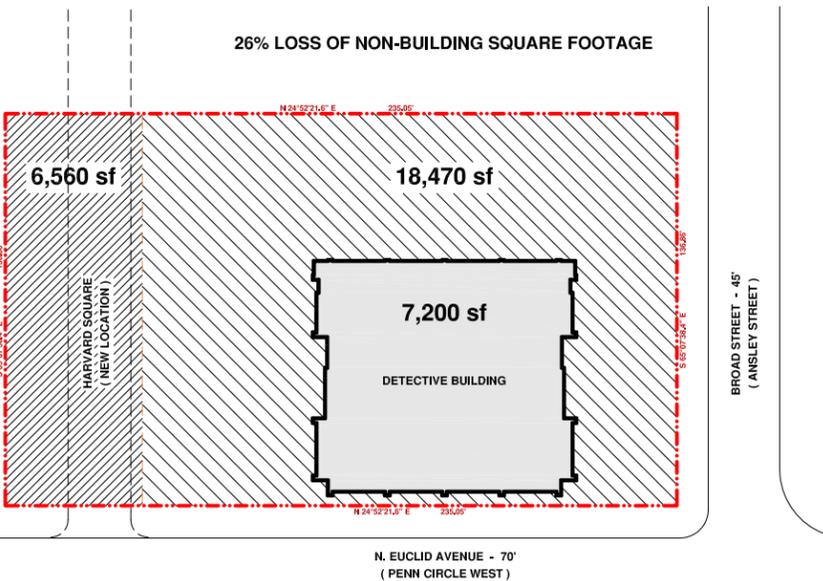
Location Plan NORTH 



Yellow shading represents Parking Reduction in East Liberty



Aerial Context NORTH 



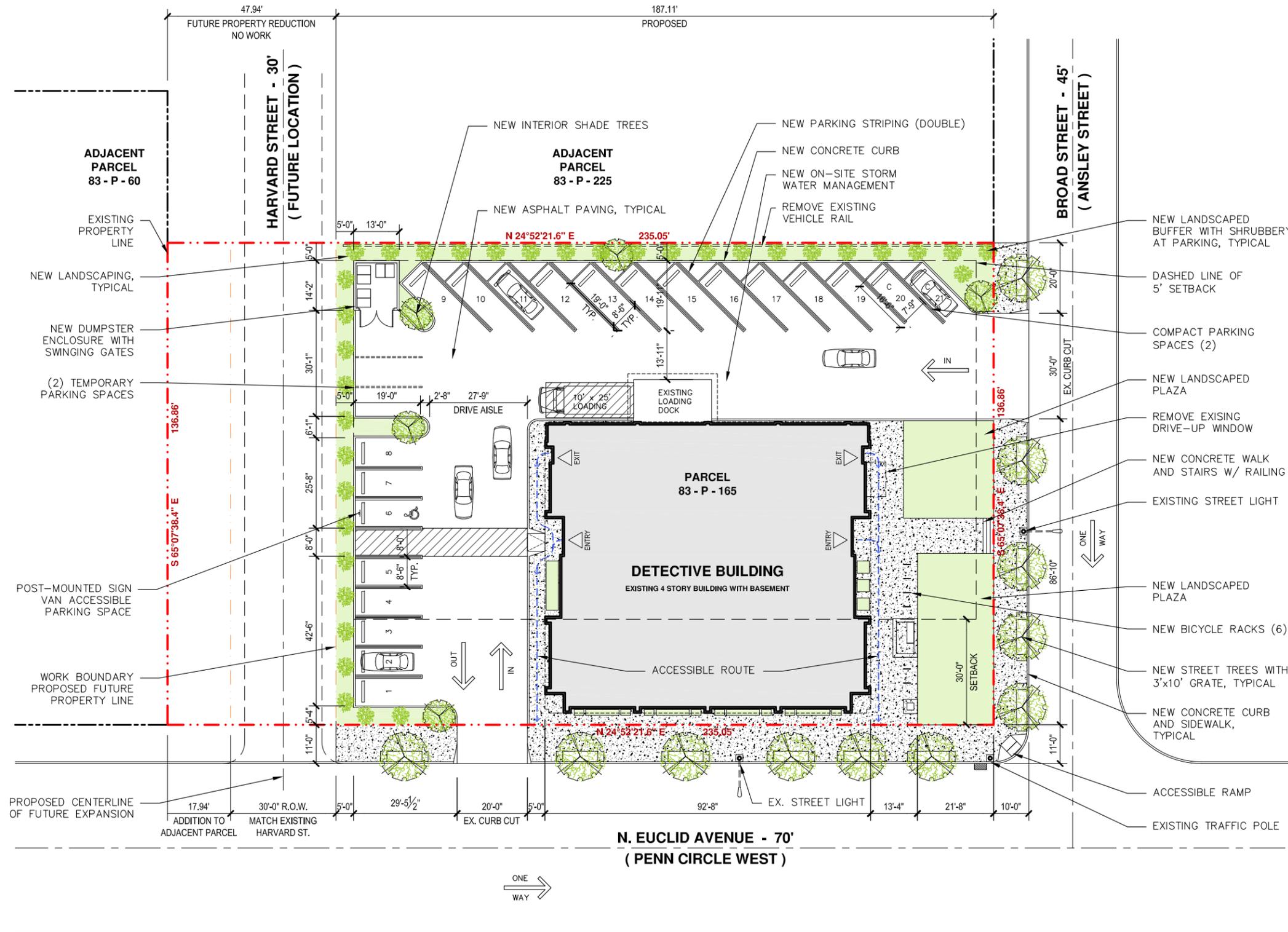
Parcel Diagram NORTH 

SITE:
LOT & BLOCK: 83-P-165 (206 N. EUCLID AVENUE)

ZONE: CP (COMMERCIAL PLANNED UNIT DEVELOPMENT)

The existing parcel will be reduced in area due to the planned expansion of Harvard Street. Two site plans are included for your review to address this change that will likely follow the occupancy of this existing building.

The proposed development consists of major renovations of the interior of an existing office building. The exterior intent is to only repair and replace damaged materials to maintain the existing character. The site will be entirely revised to bring parking, planting, and storm water up to current code. We are proposing a change of use on first floor and basement from the existing business (B) occupancy. The majority of the first floor will be Schoolhouse Electric retail, a merchantile occupancy (M) with a small cafe (B) and clock assembly area (F-2). Storage (S-2) and distribution for the retail will be in the basement. Floors 2 through 4 are to remain business occupancy (B) office space. This change of use to a nonseparated mixed occupancy is the purpose of the application to the Planning Commission.



SITE:
 LOT & BLOCK: **83-P-165**, ZONE: **CP**
 (COMMERCIAL PLANNED UNIT DEVELOPMENT)
 TOTAL LOT AREA = 32,169 SF EXISTING /
 REDUCED TO **25,608 SF +/- PROPOSED**

PARKING:

4th Flr - 7118 SF x 0.8 = 5694 SF	
x (1/500 OFFICE) =	11.3 SPACES
3rd Flr - 7118 SF x 0.8 = 5694 SF	
x (1/500 OFFICE) =	11.3 SPACES
2nd Flr - 7118 SF x 0.8 = 5694 SF	
x (1/500 OFFICE) =	11.3 SPACES
1st Flr Cafe - 840 SF x 0.8 = 672 SF	
- 672 SF REDUCTION	
0 x (1/125 RESTAURANT) =	0 SPACES
1st Flr Retail - 5820 SF x 0.8 = 4656 SF	
- 1728 SF REDUCTION =	
2928 x (1/500 RETAIL) =	5.8 SPACES
Basement Retail -	
Below Grade =	0 SPACES
TOTAL PARKING REQUIRED	40 SPACES

WITH BICYCLE PARKING REDUCTION (30%):
 12 BIKE SPACES + 28 VEHICLE SPACES

12 BIKE SPACES REQUIRED / 12 BIKE PROPOSED

28 SPACES REQUIRED / 21 SPACES PROPOSED
 WITH VARIANCE REQUIRED

LANDSCAPING:

25 SF / SPACE	
525 SF REQUIRED / 3000 SF PROPOSED	
1 TREE / 5 SPACES	
5 TREES REQUIRED / 5 TREES PROPOSED	

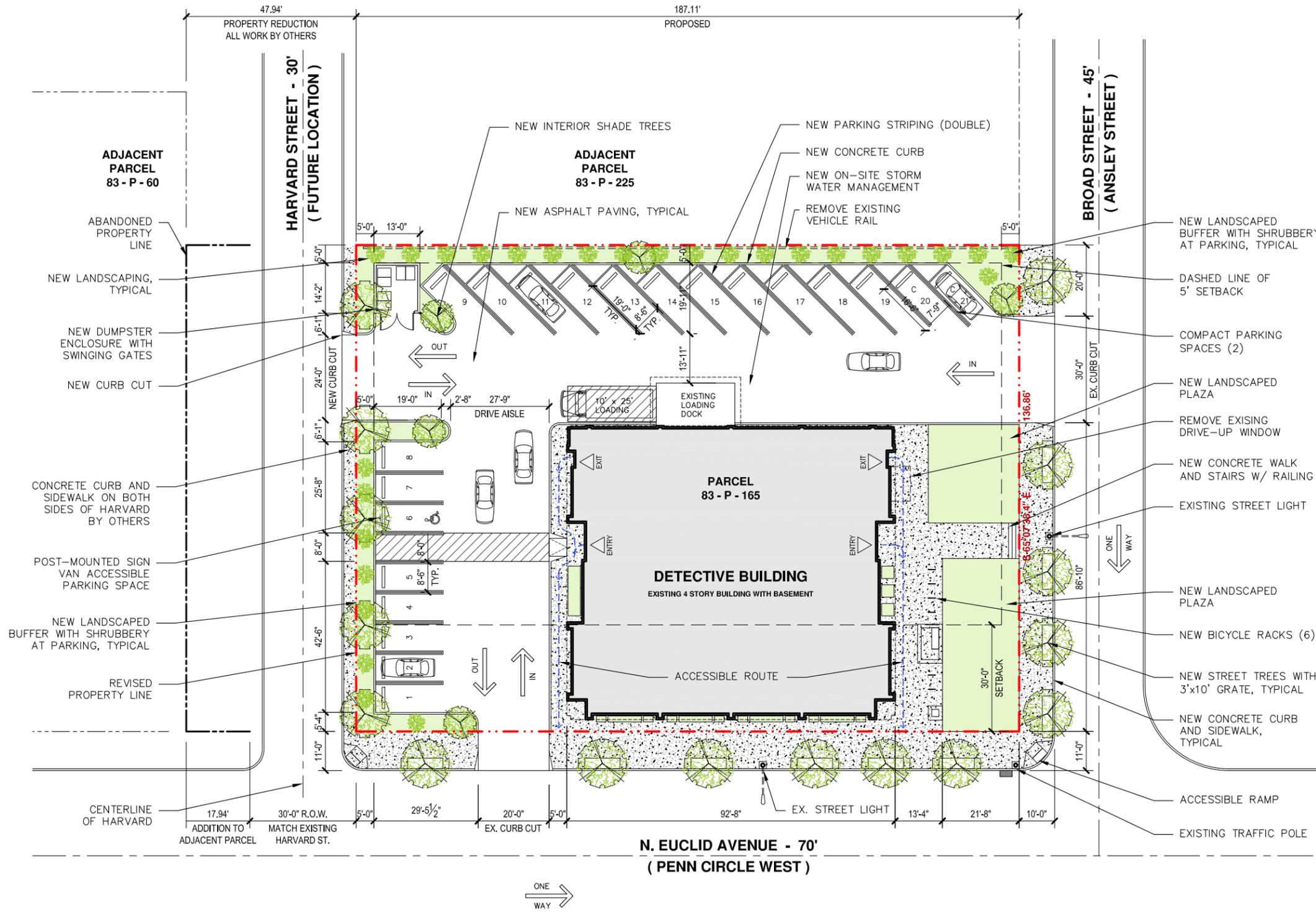
STREET TREES:

1 TREE / 30 FT OF PROPERTY	
BROAD ST.	137 FT
N. EUCLID AVE.	188 FT
463 FT TOTAL = 11 TREES REQUIRED /	11 TREES PROPOSED

Proposed Site Plan (without Harvard Expansion)

Detective Building
 206 North Euclid Avenue





SITE:
 LOT & BLOCK: **83-P-165**, ZONE: **CP**
 (COMMERCIAL PLANNED UNIT DEVELOPMENT)
 TOTAL LOT AREA = 32,169 SF EXISTING /
 REDUCED TO **25,608 SF +/- PROPOSED**

PARKING:
 4th Flr - 7118 SF x 0.8 = 5694 SF
 x (1/500 OFFICE) = 11.3 SPACES
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 - 1728 SF REDUCTION =
 2928 x (1/500 RETAIL) = 5.8 SPACES
 Basement Retail -
 Below Grade = 0 SPACES

TOTAL PARKING REQUIRED 40 SPACES

WITH BICYCLE PARKING REDUCTION (30%):
 12 BIKE SPACES + 28 VEHICLE SPACES

12 BIKE SPACES REQUIRED / 12 BIKE PROPOSED

28 SPACES REQUIRED / 21 SPACES PROPOSED
 WITH VARIANCE REQUIRED

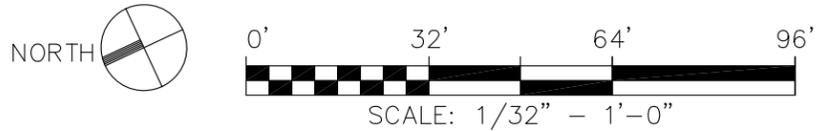
LANDSCAPING:
 25 SF / SPACE
 525 SF REQUIRED / 3000 SF PROPOSED

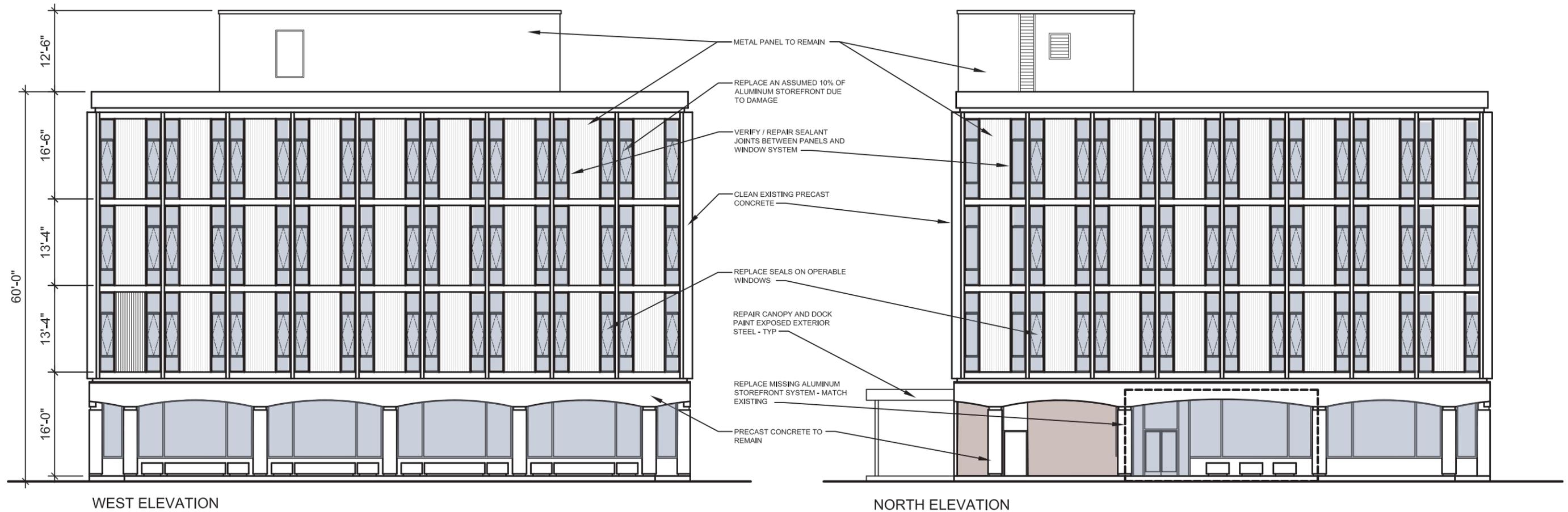
1 TREE / 5 SPACES
 5 TREES REQUIRED / 5 TREES PROPOSED

STREET TREES:
 1 TREE / 30 FT OF PROPERTY
 BROAD ST. 137 FT
 N. EUCLID AVE. 188 FT
 HARVARD ST. 137 FT
 463 FT TOTAL = 16 TREES REQUIRED /
16 TREES PROPOSED

Proposed Site Plan (Harvard Expansion)

Detective Building
 206 North Euclid Avenue





BUILDING ELEVATIONS

1/16" = 1'-0"

2/8/2016



BUILDING ELEVATIONS

1/16" = 1'-0"

2/8/2016



NORTHWEST CORNER

BUILDING PHOTOGRAPHS

2/8/2016



SOUTHWEST CORNER

BUILDING PHOTOGRAPHS

2/8/2016



SOUTHEAST CORNER

BUILDING PHOTOGRAPHS

2/8/2016

LANDSCAPING:

- Trees will be provided on each street as well at parking.
- New landscaped buffer with shrubbery at perimeter of parking.
- Landscaped plaza to reduce existing hardscape.

BUILDING MATERIALS:

- The exterior intent is to only repair and replace damaged materials to maintain the existing character. The existing concrete and brick will be cleaned. The existing storefront entrances will remain.

SUSTAINABILITY & STORMWATER:

- The site will have an overall reduction in impervious area with the reduction in existing paving area and the incorporation of the proposed landscaping, patio area, and possibly a small rain garden.
- The proposed improvements will include necessary stormwater conveyance and management systems for the site.
- The project will be designed in accordance with regulations set forth by the City of Pittsburgh Code of Ordinances, Allegheny County Conservation District runoff requirements, and Pennsylvania water quality standards.

ACCESSIBILITY:

- Van accessible parking at the parking space closest to the building entrance with striped accessible path.
- Each entrance will be accessible and connect to the elevator, connecting to each occupiable floor.
- Each entrance will have an accessible route to N. Euclid Avenue and the bus routes off of the property.

COMMUNITY PROCESS:

- We presented the renovation project to the East Liberty Development, Inc. (ELDI) in May. We discussed many ideas of how this renovation will support their mission to foster revitalization of the East Liberty community.