

HILLCREST SENIOR RESIDENCES

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TITLE SHEET



The Community Builders, Inc.
5819 Penn Avenue, Suite 100
Pittsburgh, PA 15206
Telephone: 412.365.0665

HILLCREST SENIOR RESIDENCES

PITTSBURGH, PA

OCTOBER 21, 2013

rdla: #11040

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RDL ARCHITECTS

16102 Chagrin Blvd. Suite 200
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Telephone: 216-752-4300
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DONUT CONNECTION
LONG JOHN SILVERS

GARY'S RESTURANT

CARRICK MINI MART

ITALIAN VILLAGE PIZZA

STEWART AVENUE LUTHERAN
CHURCH

BURGER KING
WANG'S KITCHEN

SITE

SPENCER UNITED METHODIST
CHURCH

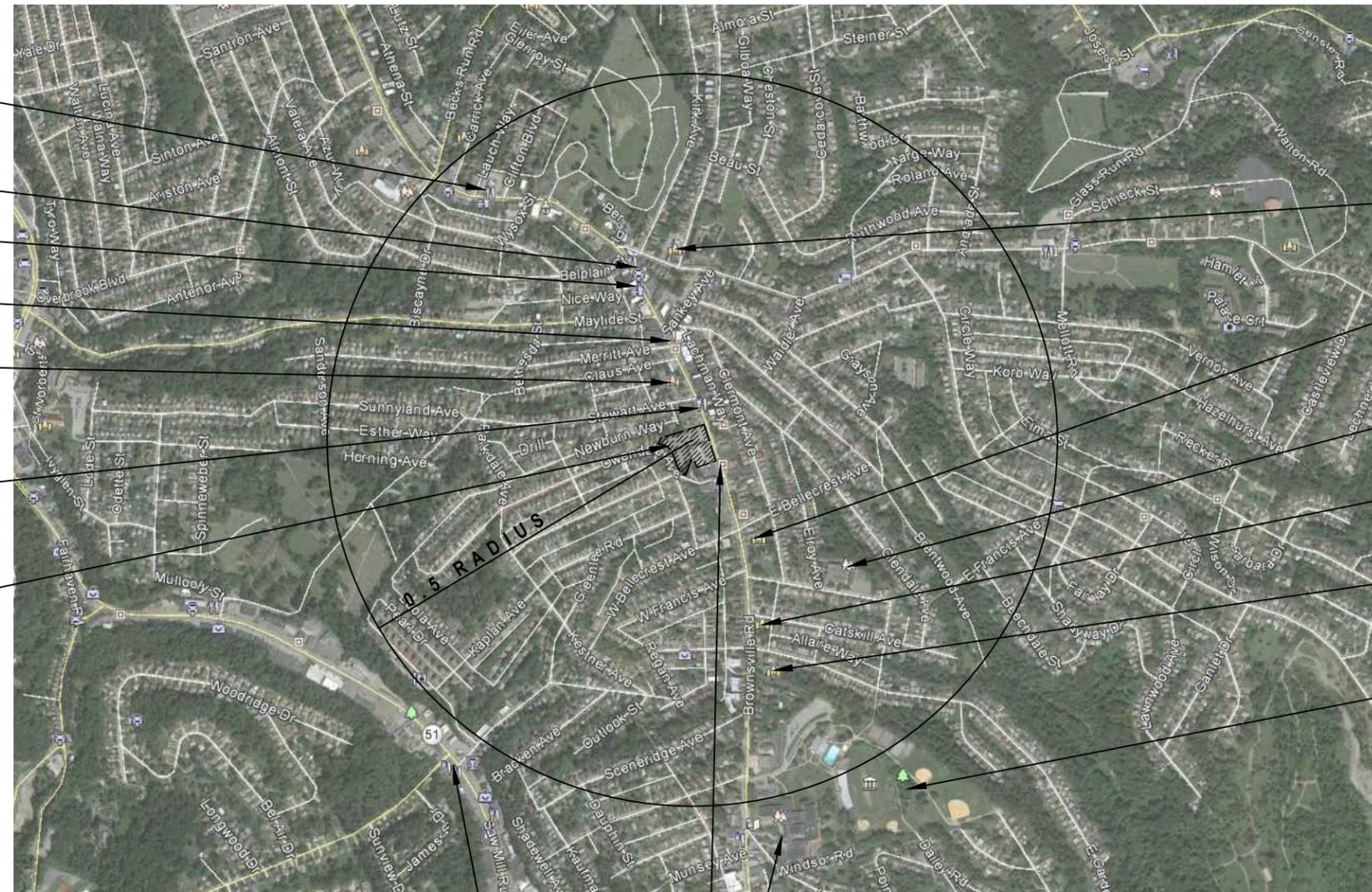
CONCORDIA LUTHERAN
CHURCH

ELROY ELEMENTARY

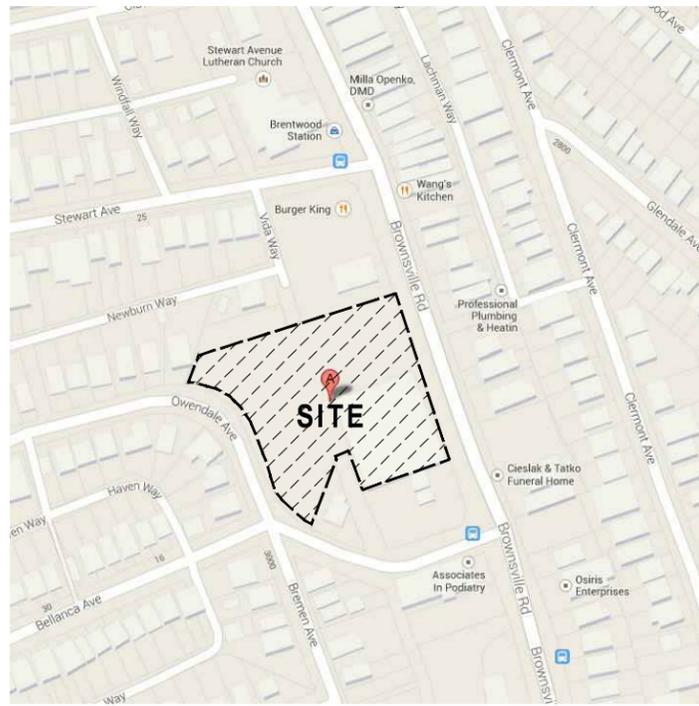
BRENTWOOD CHRISTIAN
CHURCH

SOUTH HILLS
CONGREGATIONAL CHURCH

BRENTWOOD PARK



**AERIAL
0.5 MILE RADIUS**



STREET MAP ~ SITE LOCATION, CLOSE-UP

DOMINO'S PIZZA

BUS STOP

BRENTWOOD LIBRARY
BRENTWOOD MIDDLE/HIGH SCHOOL

NOTES

ADDRESS: 2920 BROWNSVILLE ROAD
PITTSBURGH, PA 15227

PARCEL #: 0137-F-00055

CURRENT USE: FORMER GIANT EAGLE STORE & PARKING LOT

PROPOSED USE: 66-UNIT AFFORDABLE SENIOR HOUSING, MIX OF 1 & 2-BEDRM UNITS PLUS RESIDENT COMMON AREAS

SCALE: NTS 

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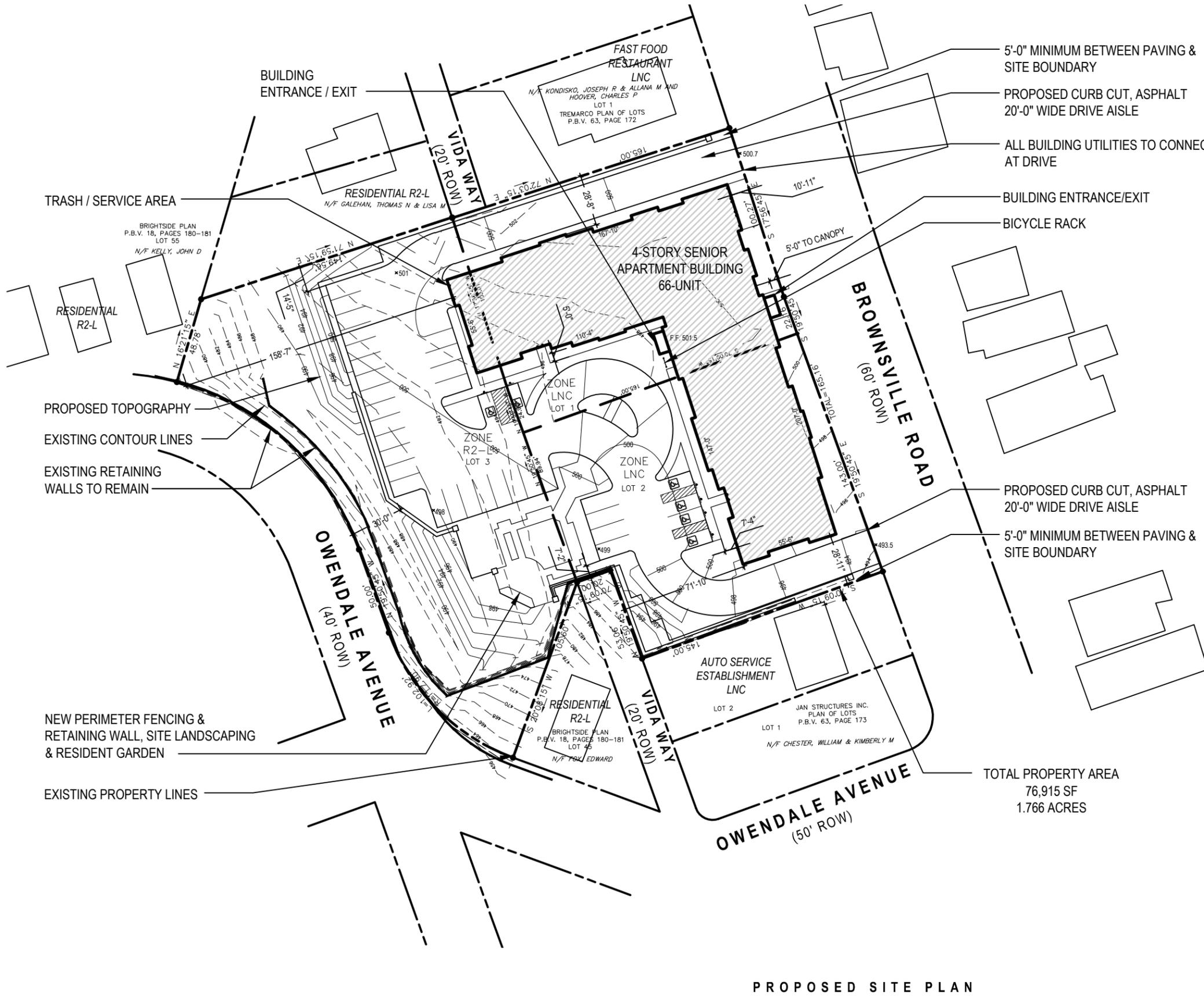


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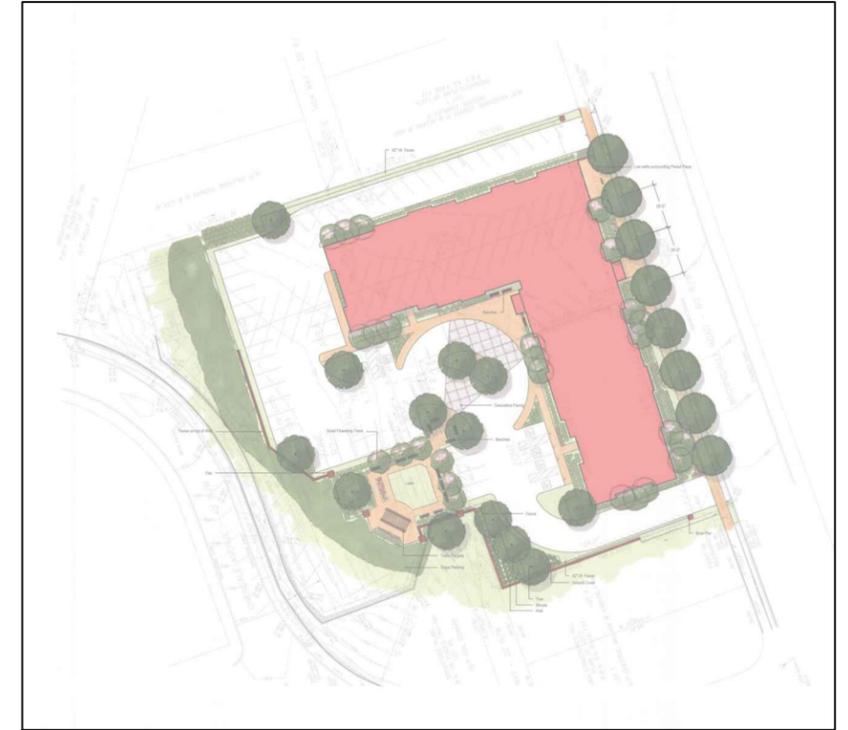
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PROPOSED SITE PLAN

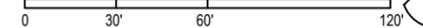


LANDSCAPE PLAN
NTS

NOTES:

1. 2920 BROWNSVILLE ROAD
PITTSBURGH, PA 15227
2. OWNER: HILLCREST LIMITED PARTNERSHIP
THE COMMUNITY BUILDERS, INC.
95 BERKELEY ST, STE. 500
BOSTON, MA 02116
3. ZONING DESIGNATION:
 - 3.1. LNC - LOT 1 & 2 (ADJACENT TO BROWNSVILLE RD)
5' FRONT & INTERIOR SIDE YARD SETBACKS SHOWN (0' REQUIRED)
 - 3.2. R2-L - LOT 3 (REAR PORTION OF THE SITE)
30' REAR YARD SHOWN (30' REQUIRED)
5' SIDE YARD SHOWN (5' REQUIRED)
4. LOT SIZE = 1.76 ACRES
5. PARKING: 36 SPACES
BICYCLE RACK AT REAR ENTRY + RESIDENT/BIKE STORAGE INSIDE BLDG
6. FAR = 0.92 (2:1 MAX, 70,689 SF BLDG/76,900 SF LOT)
7. LOT COVERAGE = ~ 60% (90% MAX)
8. HEIGHT: 4 STORIES

SCALE: 1"=60'



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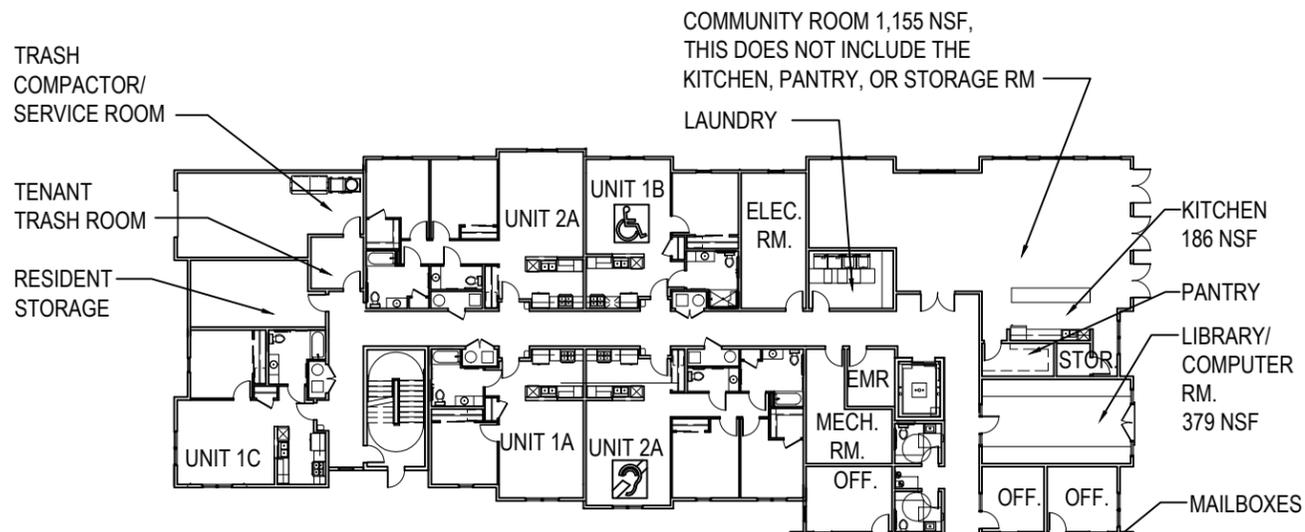
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BUILDING GROSS SF:
 FIRST FLOOR = 18,081
 SECOND FLOOR = 18,081
 THIRD FLOOR = 17,376
 FOURTH FLOOR = 17,151
 TOTAL BUILDING = 70,689

UNIT	TOTAL	
1A	35	
1B	4	
1C	13	
1D	2	54
2A	10	
2B	2	12
TOTAL		66

GRAPHIC LEGEND:

ACCESSIBLE UNIT

HEARING AND VISION IMPAIRED UNIT

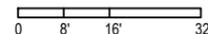
LINE OF CANOPY ABOVE

LINE OF CANOPY ABOVE

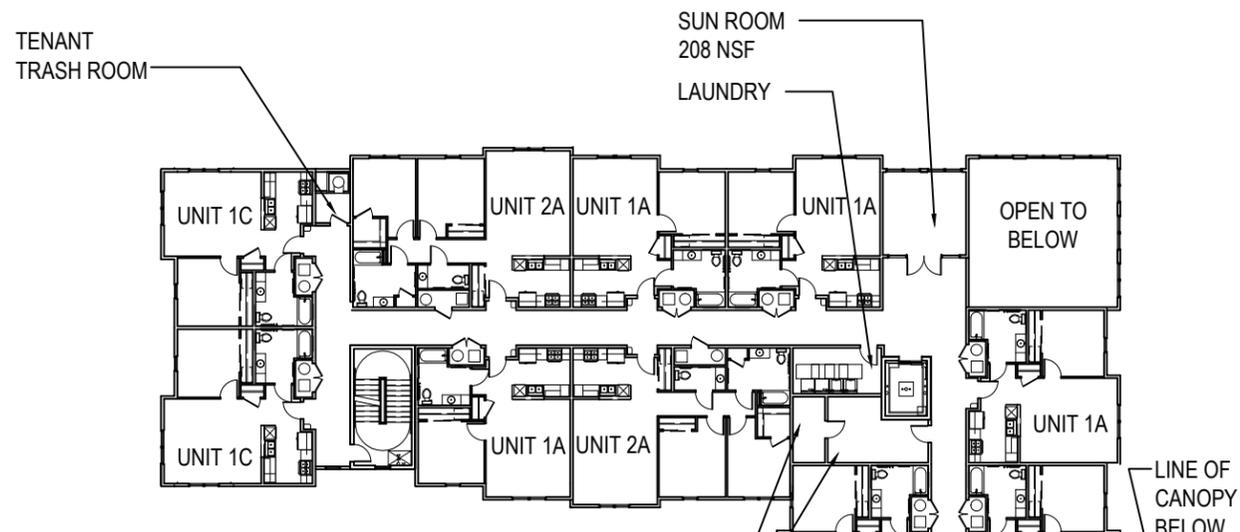
HANDRAILS TO BE LOCATED ON BOTH SIDES OF THE CORRIDOR, TYPICAL FOR ALL FLOORS

JANITOR'S ROOM

FIRST FLOOR PLAN:
 SCALE: 1/32" = 1'-0"



FIRST FLOOR UNIT COUNT:
 9 ONE-BEDROOM UNITS
 3 TWO-BEDROOM UNITS



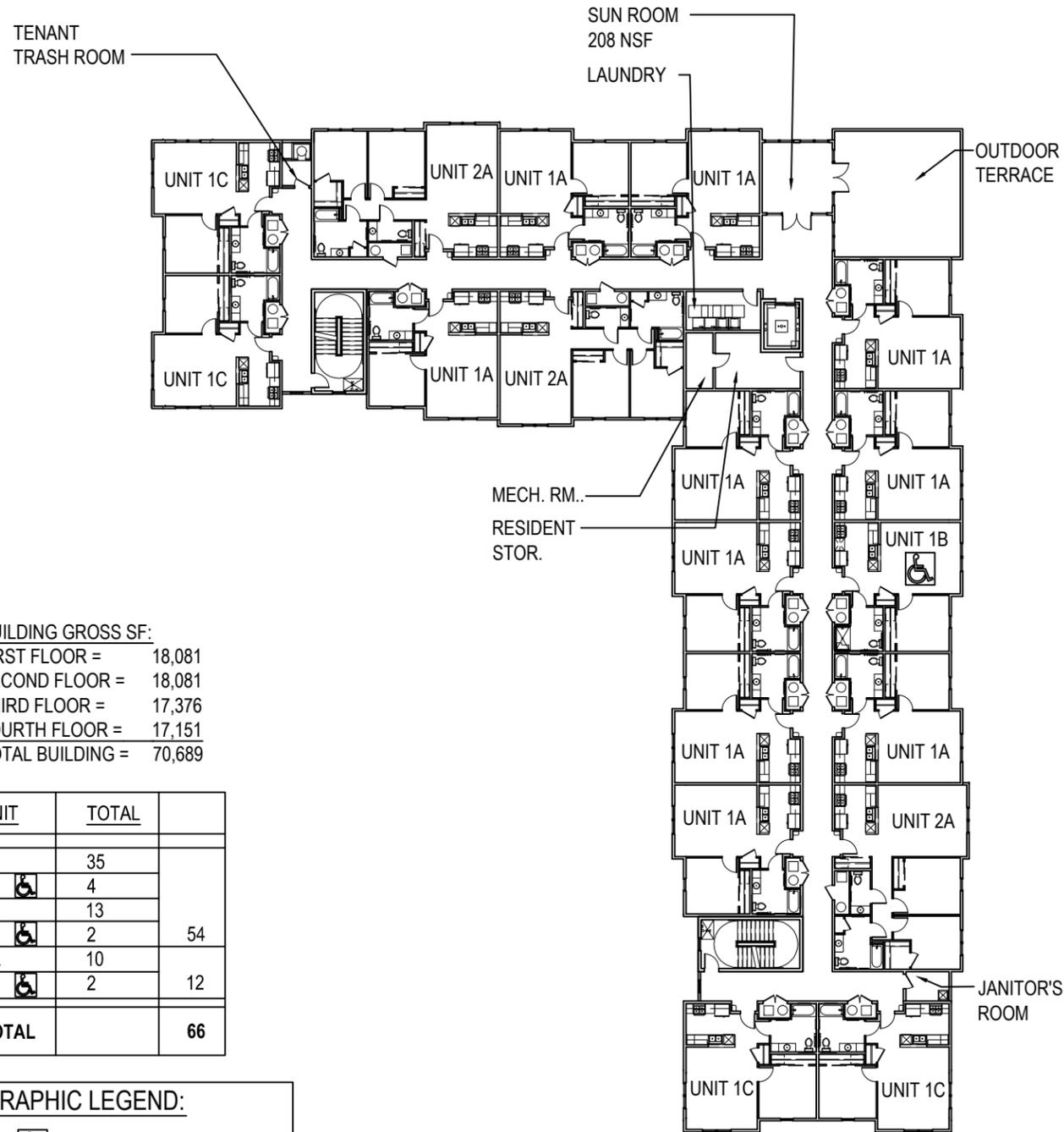
MECH. RM.
 RESIDENT STOR.
 LINE OF CANOPY BELOW

JANITOR'S ROOM

SECOND FLOOR PLAN:
 SCALE: 1/32" = 1'-0"



SECOND FLOOR UNIT COUNT:
 15 ONE-BEDROOM UNITS
 3 TWO-BEDROOM UNITS



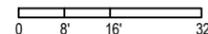
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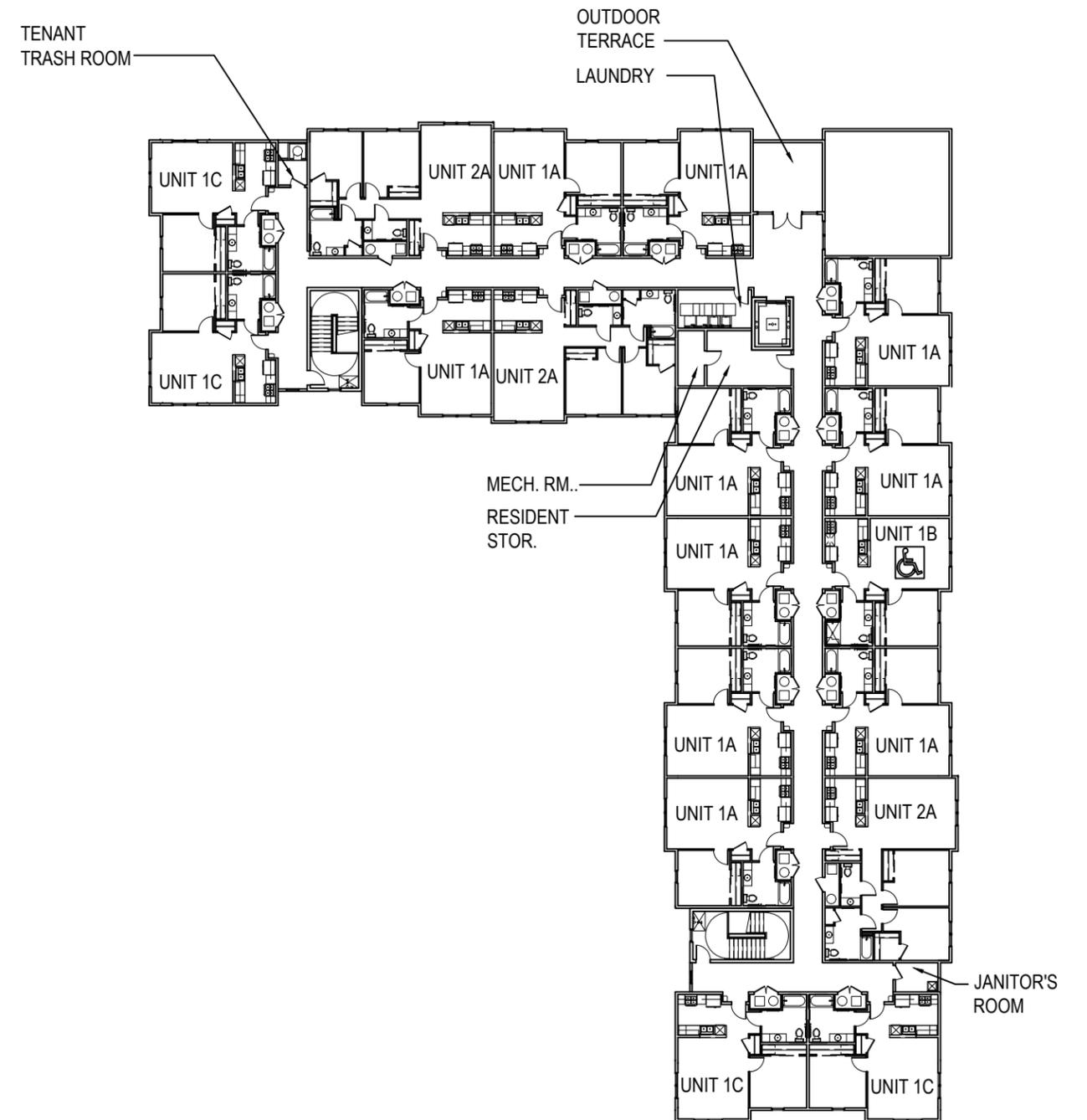
GRAPHIC LEGEND:

	ACCESSIBLE UNIT
	HEARING AND VISION IMPAIRED UNIT

THIRD FLOOR PLAN:
 SCALE: 1/32" = 1'-0"



THIRD FLOOR UNIT COUNT:
 15 ONE-BEDROOM UNITS
 3 TWO-BEDROOM UNITS



FOURTH FLOOR PLAN:
 SCALE: 1/32" = 1'-0"

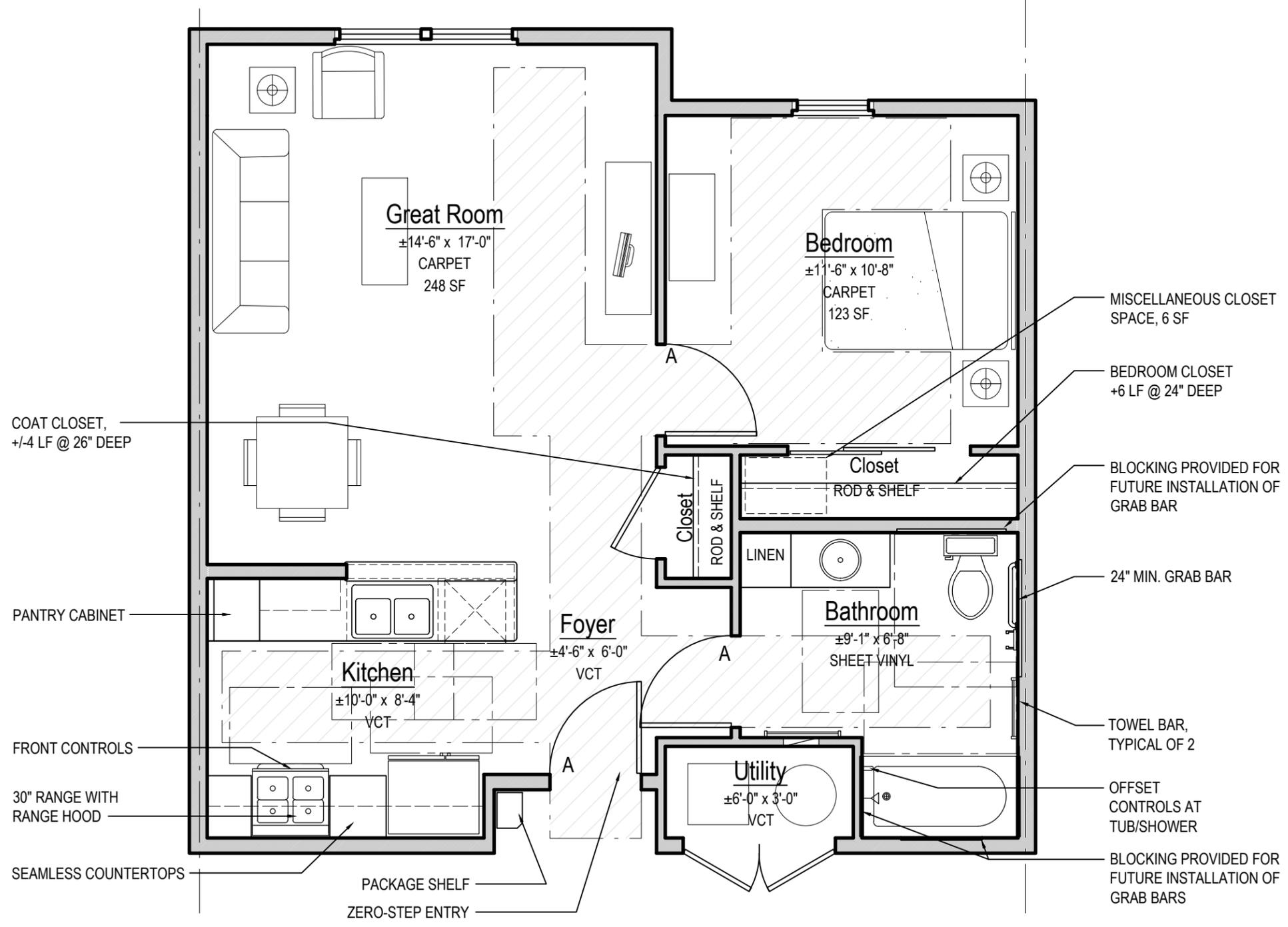


FOURTH FLOOR UNIT COUNT:
 15 ONE-BEDROOM UNITS
 3 TWO-BEDROOM UNITS

GRAPHIC LEGEND:

A	DENOTES DOORS WITH A MINIMUM 36" CLEAR WIDTH
○	MINIMUM 5'-0" TURNING RADIUS
□	MINIMUM 48" X 30" AREA OF APPROACH
□	MINIMUM 48" X 60" or 60" X 66" AREA OF APPROACH FOR TOILET WITH OVERLAP
▨	MINIMUM 36" WIDE UN-OBSTRICTED PATH OF EGRESS

NOTE: EMERGENCY CALL SYSTEM TO BE INSTALLED WITH ACTUATING DEVICE IN ALL BEDROOMS & BATHROOMS



UNIT 1A FLOOR PLAN

SCALE: 1/4" = 1'-0"
0 1' 2' 4'

646 N.S.F.

SEE OVERALL PLANS FOR HANDICAP ACCESSIBLE UNIT LOCATION.

SEE OVERALL PLANS FOR HEARING AND VISION IMPAIRED UNIT LOCATION.



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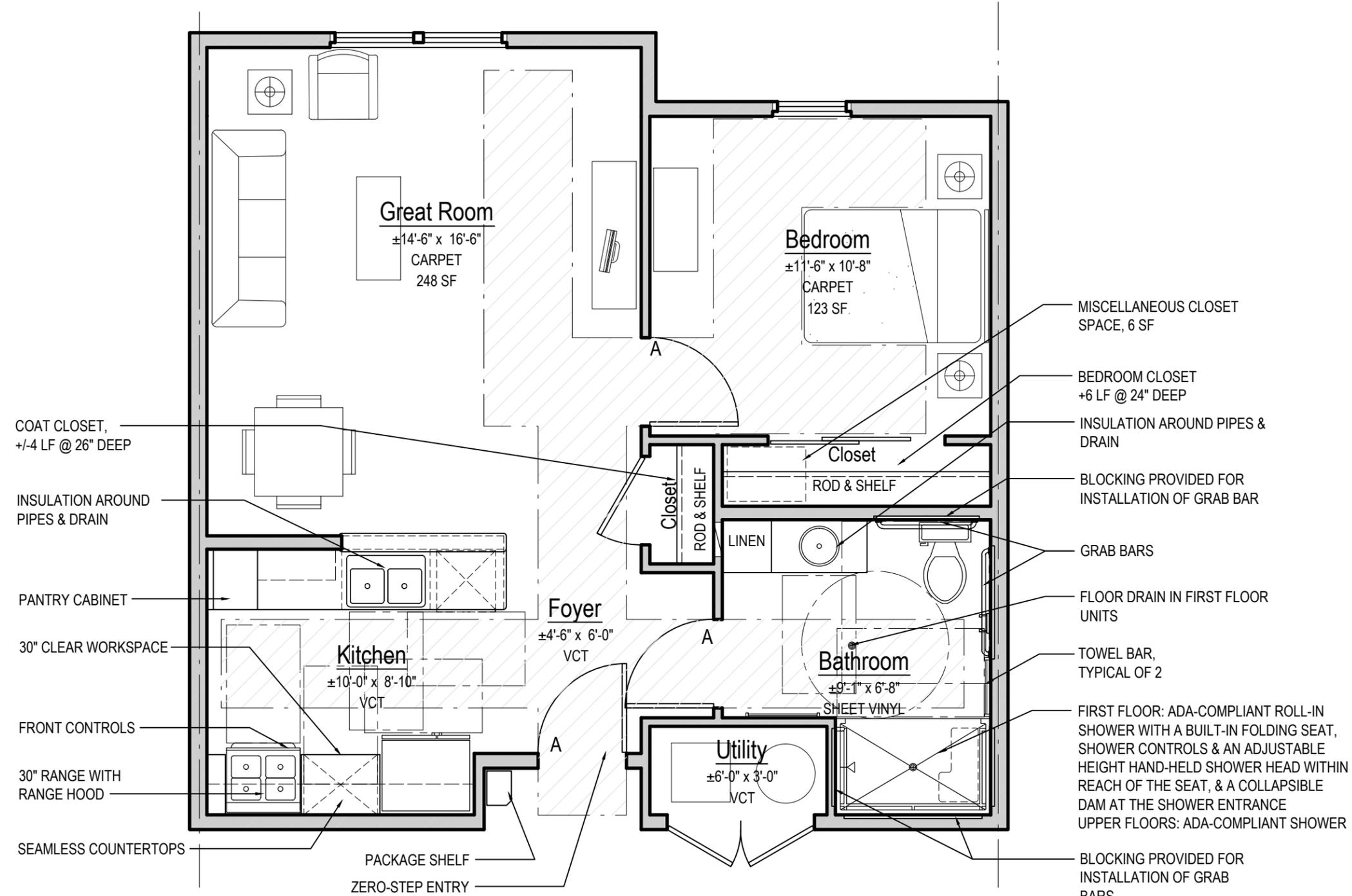
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GRAPHIC LEGEND:

- A** DENOTES DOORS WITH A MINIMUM 36" CLEAR WIDTH
- MINIMUM 5'-0" TURNING RADIUS
- MINIMUM 48" X 30" AREA OF APPROACH
- MINIMUM 48" X 60" or 60" X 66" AREA OF APPROACH FOR TOILET WITH OVERLAP
- MINIMUM 36" WIDE UN-OBSTRICTED PATH OF EGRESS

NOTE: EMERGENCY CALL SYSTEM TO BE INSTALLED WITH ACTUATING DEVICE IN ALL BEDROOMS & BATHROOMS



UNIT 1B FLOOR PLAN



SCALE: 1/4" = 1'-0"
0 1' 2' 4'

646 N.S.F.

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SEE OVERALL PLANS FOR HEARING AND VISION IMPAIRED UNIT LOCATION.

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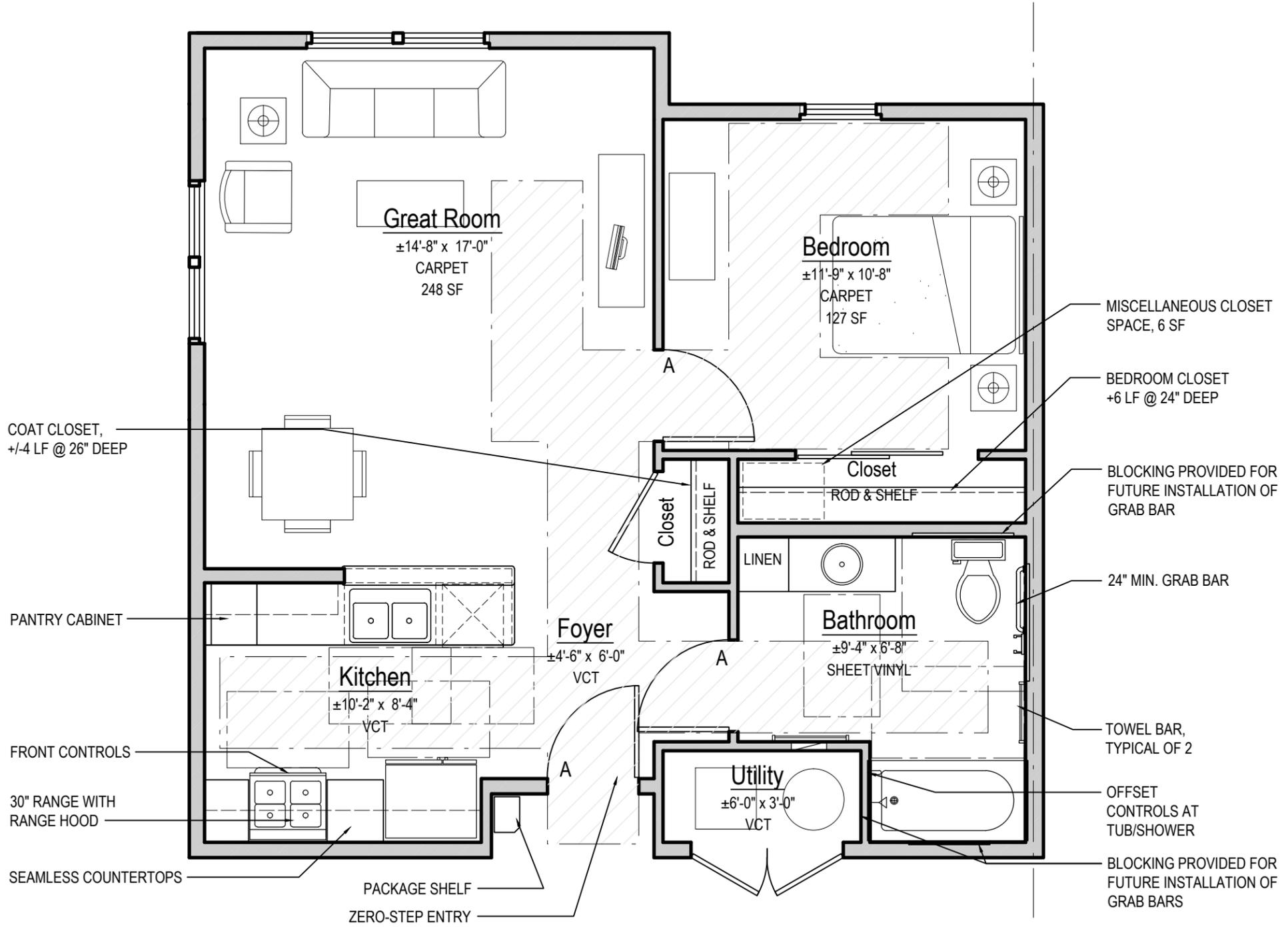
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GRAPHIC LEGEND:

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NOTE: EMERGENCY CALL SYSTEM TO BE INSTALLED WITH ACTUATING DEVICE IN ALL BEDROOMS & BATHROOMS



UNIT 1C FLOOR PLAN

SCALE: 1/4" = 1'-0"
0 1' 2' 4'

654 N.S.F.

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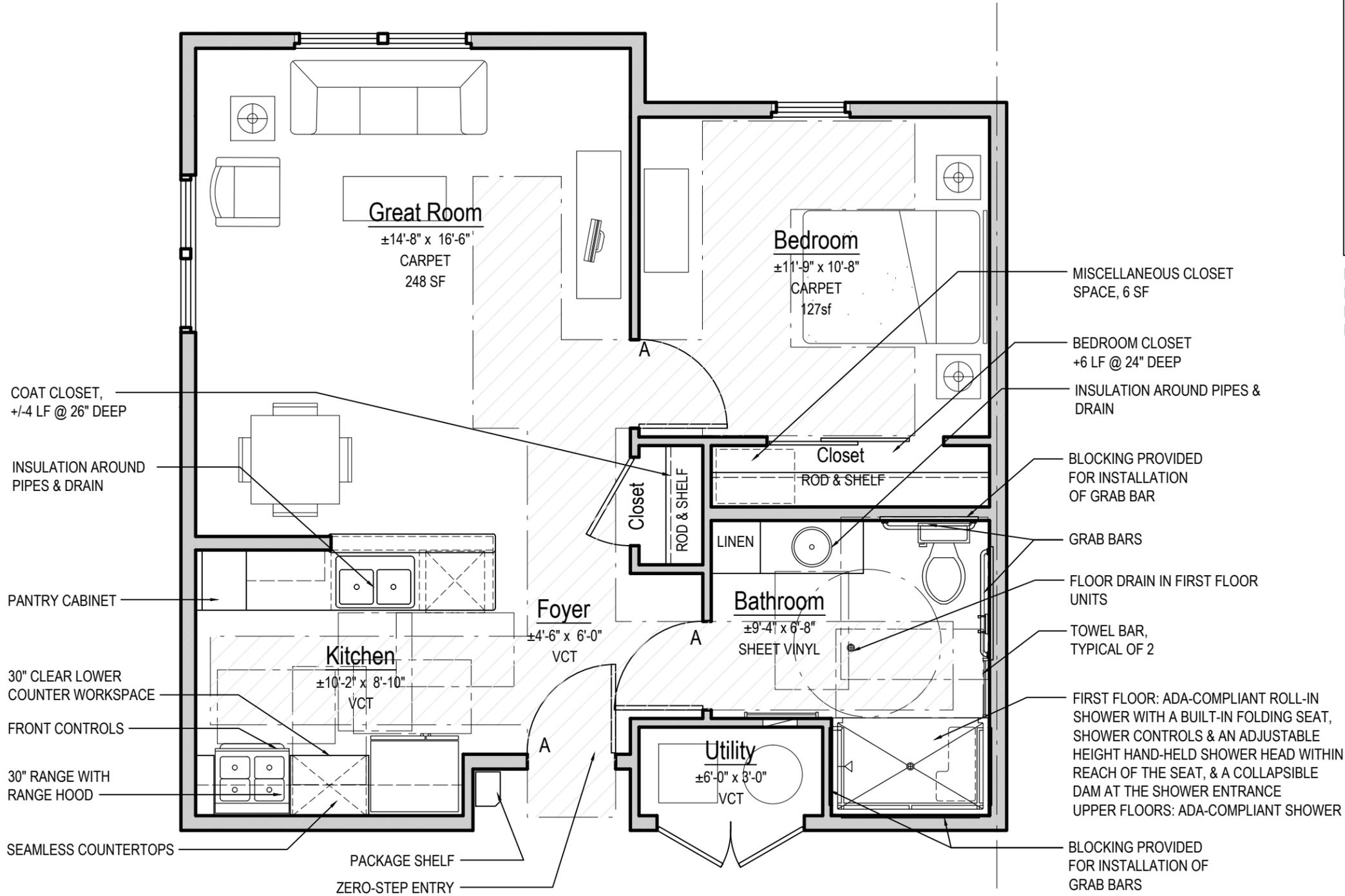
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GRAPHIC LEGEND:

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NOTE: EMERGENCY CALL SYSTEM TO BE INSTALLED WITH ACTUATING DEVICE IN ALL BEDROOMS & BATHROOMS



UNIT 1D FLOOR PLAN

SCALE: 1/4" = 1'-0"
0 1' 2' 4'

654 N.S.F.

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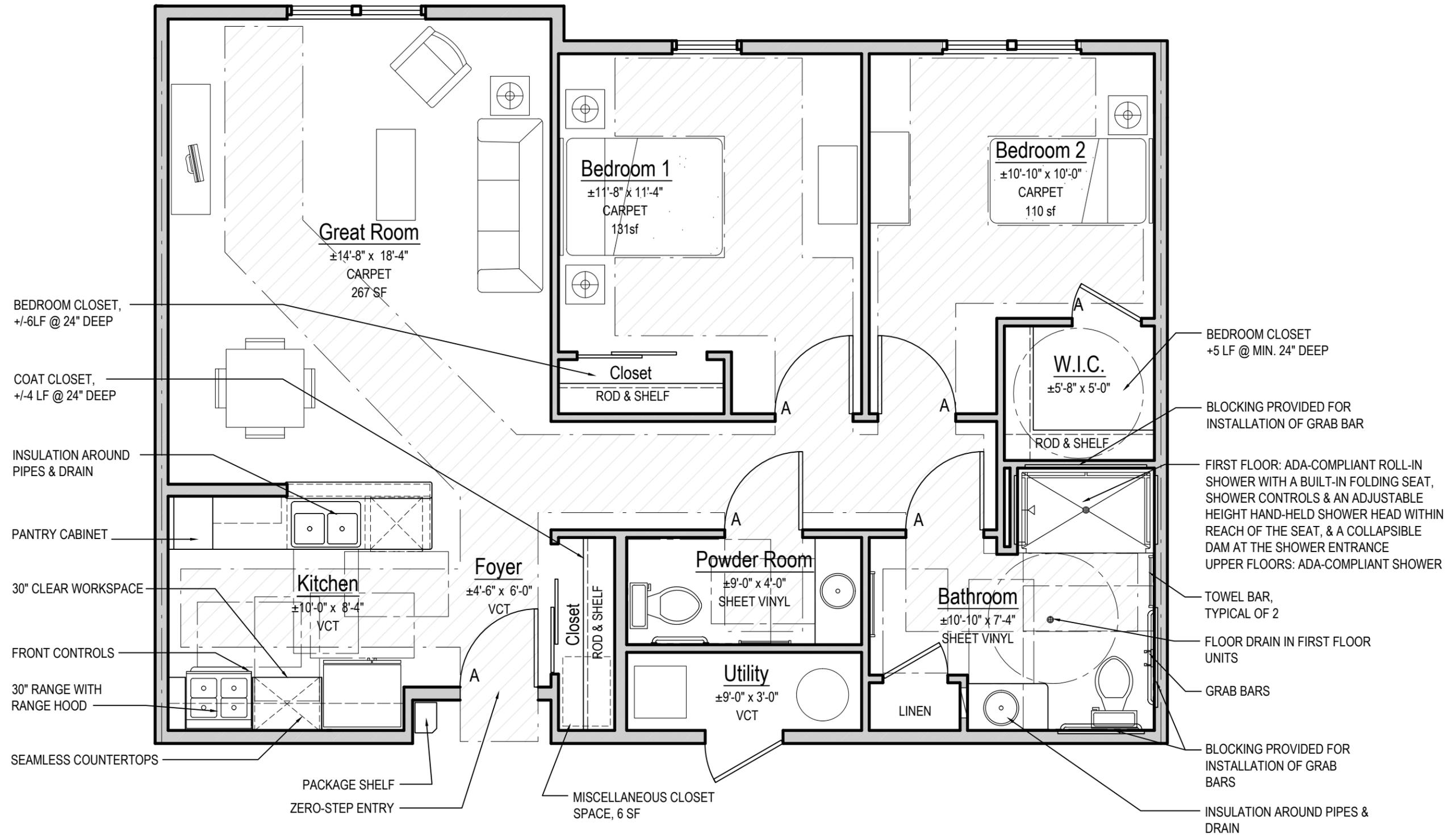
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UNIT 2B FLOOR PLAN

SCALE: 1/4" = 1'-0"

990 N.S.F.



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ELEVATIONS



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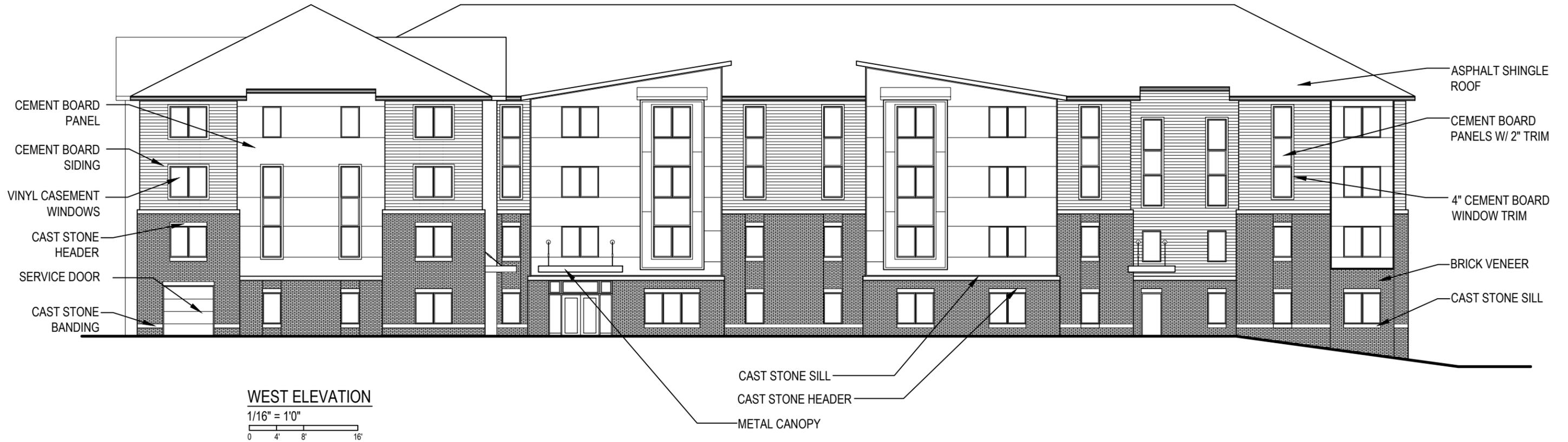


East Elevation



North Elevation

ELEVATIONS



WEST ELEVATION
 1/16" = 1'0"
 0 4' 8' 16'



SOUTH ELEVATION
 1/16" = 1'0"
 0 4' 8' 16'

ELEVATIONS

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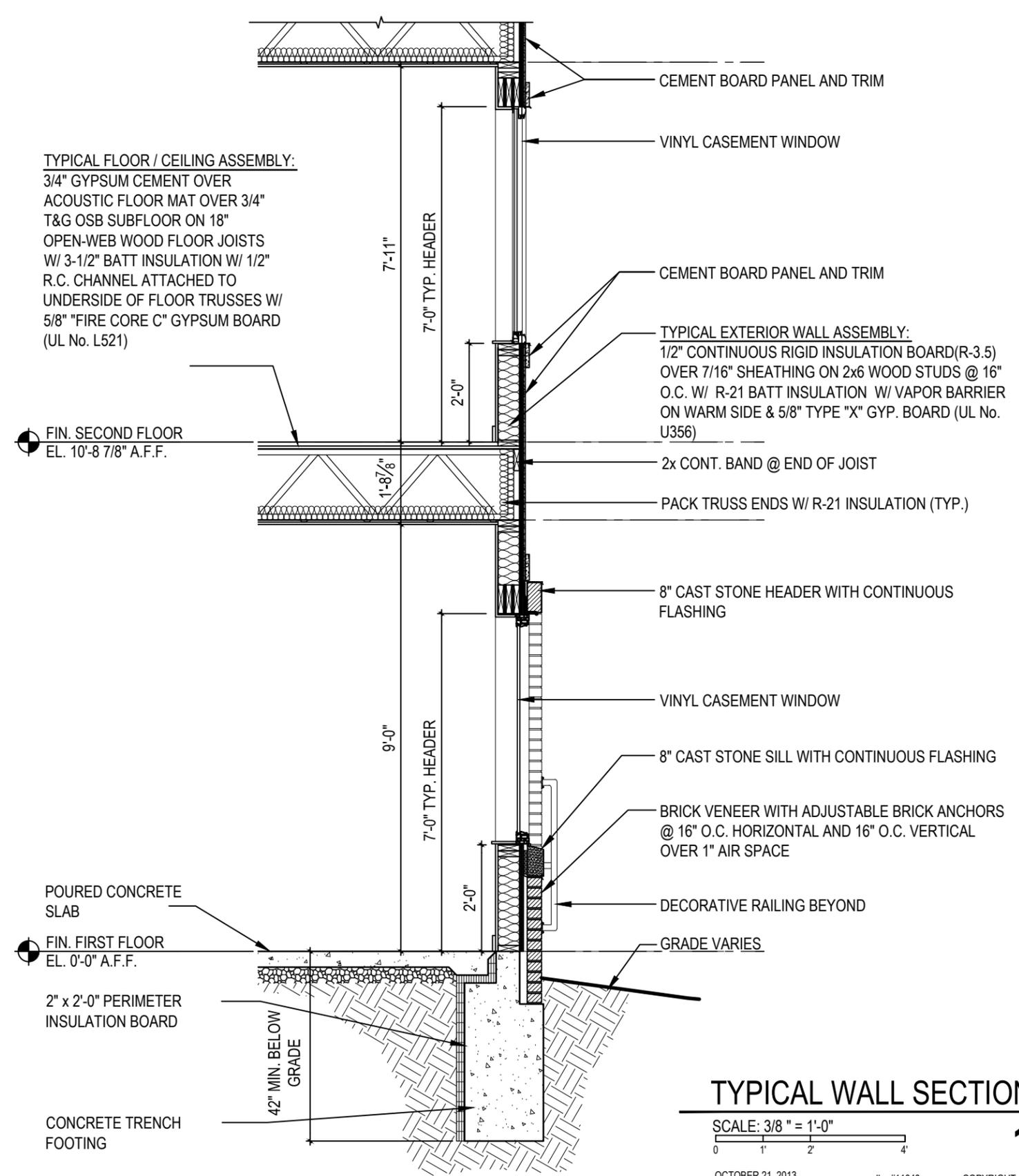
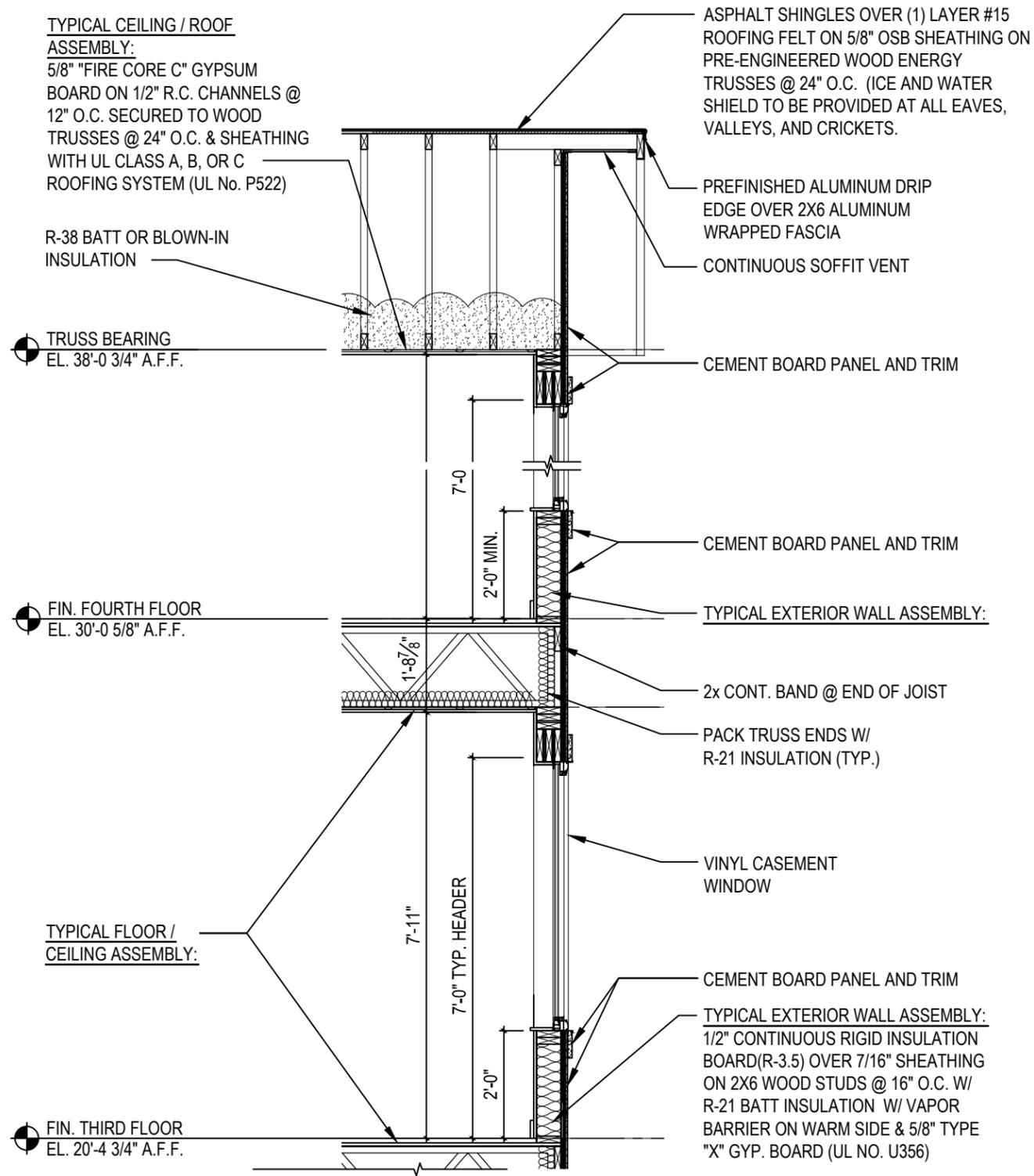


West Elevation



South Elevation

ELEVATIONS



TYPICAL WALL SECTION

SCALE: 3/8" = 1'-0"

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PERSPECTIVE RENDERING
View looking southwest towards the site