Project Overview:

Address: 482 Smithfield St, Pittsburgh, PA 15219  
Zoning District: GT-A  
Area: 20,034 SF

This project is for the Landlord Shell of the Target Retail space that will occupy the northern half of the first floor of the building. The primary entrance will be on Smithfield Street with a secondary entrance on Fifth Avenue (both are existing). Loading will occur on Smithfield Street. Separate from this project, but included for context is the proposed signage package associated with Target.
Planning Commission Presentation for
Target Land Lord Documents
Smithfield/Forbes Intersection
482 Smithfield Ave, Pittsburgh, PA 15219
Existing Decorative Grillwork to Remain. GC to Provide Protection for Duration of Construction.

Existing Infill Panels Above Existing Window Frames to be Removed.

Existing revolving door and exterior main doors to be removed. GC to provide temporary wall to maintain building security.

White internally illuminated main entry sign stand up mounted at canopy entry.

"Order pickup" sign as white vinyl on glass.

Historic Inspiration

Proposed Design

Smithfield Elevation - Existing

Smithfield Elevation - Proposed
Existing

Fifth Ave Elevation - Existing

Existing exterior doors to remain.

Proposed Design

Fifth Ave Elevation - Proposed

White internally illuminated main entry sign stand up mounted @ canopy entry.

Red interior illuminated "CVS pharmacy" sign hung behind glass on perforated backer.

"order pickup" sign as white vinyl on glass.

NOT IN SCOPE

Existing exterior doors to remain.
Typical 5 Part Storefront System - Planning Commission
1/2" = 1'-0"

1/2" = 1'-0"

1' 7/16" Insulating Vision Glass

3'-2"

3'-2"

3'-2"

3'-2"

+/- 9'-2 7/16"

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

Recreate Existing Window Profiles

Aluminum Storefront System in Black
Planning Commission Presentation for
Target Land Lord Documents

Storefront Details

DESIMONE ARCHITECTS

482 Smithfield Ave, Pittsburgh, PA 15219

PC-13
Ladder access to penthouse roof.

Mechanical Penthouse Plan
1/8" = 1'-0"

Mechanical Penthouse Site Lines
1/32" = 1'-0"

Planning Commission Presentation For
Target Land Lord Documents
Rooftop Penthouse
482 Fifth Avenue, Pittsburgh, PA 15219
4862.05 11.24.2020 PC-14
Mitigation Plan

Sidewalk along portion of Forbes Avenue, All of Smithfield between Fifth and Forbes, and a portion of Fifth Avenue 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 general public to safely cross streets in designated areas due to sidewalk closures.

Parking for workers will be in pay facilities in the City, Mon Warf, and local garages.

Most construction will be performed between 6:00AM and 6:00PM. To avoid traffic, there will occasionally be deliveries before and after these hours. All work will be in compliance with the City of Pittsburgh Zoning Code Section 917.06 requirements.

Lighting for project will be for interior only.

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

**Site Accessibility**

Primary Smithfield Entrance is at grade with sidewalk and provides full access to the retail tenant space. 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.

**Community Outreach**

This project was presented to the Pittsburgh Downtown Partnership on November 12, 2020 as the Registered Community Organization for this site. The tenant for the space, Target, 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.
Thank you.