PROJECT DESCRIPTION
Initial build-out of a cold dark shell. Project shall include front of house seating and full food service area with hood.

ZONING DISTRICT
Neighborhood: South Side Flats - South Side Works
Zoning: SP-5
Environmental Overlay: N/A
Community Organization: South Side Community Council
Zoning Record Number: DCP-ZDR-2021-14042

APPLICABLE BUILDING CODES
Building: Building Code 2015 of Pennsylvania
Structural: Building Code 2015 of Pennsylvania
Mechanical: Mechanical Code 2015 of Pennsylvania
Plumbing: Plumbing Code 2015 of Pennsylvania
Electrical: 2017 National Electric Code
Gas: Fuel Gas Code 2015 of Pennsylvania
Fire: Fire Code 2015 of Pennsylvania

BUILDING INFORMATION
Building: 407 Cinema Drive
Parcel ID #: 010-298014
No. Storeys: 2 (Floor 1/Floor 2)
Use/Occupancy Classifications: A2
Intended Use: Bar
Construction Types: IIA
Fire Suppression: Yes - fully sprinklered throughout
Fire Alarm: Yes

TENANT SPACE/SCOPT OF WORK: Floor 1 and Floor 2 Tenant Space
Use/Occupancy Classifications: A2
Intended Use: Bar
Construction Types: IIA
Max Travel Distance: 250' allowed, Refer to Life Safety Plan for actual
Exit Separation: 1/3 max diagonal allowed per fully sprinklered condition

HEIGHTS AND AREAS
Existing height and stories to remain unchanged per scope of project.
Building = 3 stories, 53' tall
Tenant Areas - Floors 1 & 2
Existing area to remain unchanged per scope of fit-out.
Total Gross Area (Overall Building): 132,150 SF
Total Gross Area (Scope of Work):
Floor 1 = 14,257 SF (12,966 SF Int + 1,921 SF Ext)
Floor 2 = 15,169 SF (12,745 SF Int + 2,425 SF Ext)
Total = 29,426 SF (25,711 SF Int + 4,346 SF Ext)
OVERALL PUBLIC SPACE

- Dog Park
- Town Center
- Pins Mechanical Company @ The Box Office
- River Parvel
- Lawn East

South Side Works District
1. Northwest Corner

2. Northeast Corner

3. West Facade

4. North Facade

Existing ramp to be replaced with DWS
Crown folding doors or similar
Existing trees and sidewalk to remain

Gas fire pit
Patio furniture
Remove existing storefront to create recessed entry
Wooden planters

*Tunnel Boulevard is privately owned and has the same owner as the subject parcel.
Tunnel Boulevard

Exterior drink rail
Furniture by Owner
Gas Fire Pit
Games by Owner

Trees and grate to remain
Wood planters

*Tunnel Boulevard is privately owned and has the same owner as the subject parcel.
LANDSCAPE PLAN - FLOOR 1

Landscaping Notes
All planting to be faux:
Trees by International TreeScapes

LANDSCAPE PLAN - FLOOR 2
Aerial View from Tunnel Blvd and Cinema Dr.

Pins/16-Bit, Pittsburgh, SouthSide Works
407 Cinema Drive
Pittsburgh, Pennsylvania 15203 (Allegheny County)

Exterior Render
Sheet Issue Date: 1/31/2022 11:20:20 AM