Project Description:
- Constructed 1917 for Pittsburgh Plate Glass
- Part of Penn-Liberty Historic District
- GT-C Zoning District
- 137' overall building height
- 9 stories with full basement
- 16,000 s.f. per floor

Proposed Use:
- Basement: Amenity Space, Storage
- Ground Floor: Residential Lobby, Apartments
- Floors 2-9: Apartments

Apartment Unit Count:
- Total Count: 142 units
- ADA Units: 3 units
- Lot area per unit: 116 s.f / unit
BYHAM THEATER
101 6th Street
Parcel 008-S-074

642 FORT DUQUESNE BOULEVARD
Parcel 008-S-078

PARKING GARAGE
625 Penn Avenue
 Parcel 008-S-100-01

ENCORE ON 7TH
100 7th Street
 Parcel 008-S-122

LOADING ZONE
10'-0" x 25'-0"

S 15°58'00" W 144.90'

New egress door
New coiling garage door at interior loading dock

New 12" wide white permeable paver adjacent to brick pavers
Existing crosswall should remain
Existing ADA curb ramp to remain

Existing AHA utility poles

Existing WG Poles & Brackets

Existing fire hydrant

Existing utility pole to remain.

Preserve and protect existing granite curb & pavers in good condition. Remove, clean, and reset granite curb & pavers as necessary to ensure smooth sidewalk surface.

Existing ADA curb ramp to Remain.

Contractor to remove clean and reset existing brick pavers in good condition, and provide options to match existing for remaining walk to Architect of Record for approval prior to installation.

City of Pittsburgh Street Trees: (3) CB - see plant schedule below

Frost Free Slab at Entrances, Typical.

New 12" wide white permeable paver adjacent to brick pavers

City of Pittsburgh Street Trees: (3) CB - see plant schedule below

Existing fire hydrant

Existing Scott Place Curb Cut to Remain

Existing sidewalk block pavers to remain

642 Fort Duquesne Boulevard
Site Plan
May 17, 2022
Scale: 1" = 20'-0'

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Street level view with Scott Place and Byham Theater.

North facade - upper floors with signage support structure.

Street level view looking west towards Byham Theater.

Street level view looking east towards Encore on 7th.

642 Fort Duquesne Boulevard
Site Context - North
May 17, 2022
View of west alley (Barkers Place) looking south towards parking garage.

View of west alley (Barkers Place) looking north towards Fort Duquesne Boulevard.

View of east alley (Scott Place) looking south towards parking garage.
642 Fort Duquesne Boulevard
North Elevation - Fort Duquesne Boulevard
May 17, 2022

Scale: 1/16" = 1'-0"

- Existing brick penthouse to remain
- Existing steel signage structure to remain
- Existing brick facade to be cleaned, repaired, and repointed
- New historically appropriate replacement windows throughout
- Byham Theater
- Existing brick penthouse to remain
- Brick infill at existing opening to match adjacent materials
- MAIN ENTRY
- New storefront windows at existing garage doors - typical four locations
- Brick infill at existing opening to match adjacent materials

P.P.G. CO.
Theater Square Garage

Existing brick penthouse to remain

New coiling door at Loading Dock

Existing brick facade to be cleaned, repaired, and repointed

New historically appropriate replacement windows throughout

Existing brick penthouse to remain

Brick infill at existing opening to match adjacent brick

Brick infill at existing opening to match adjacent brick

New coiling door at Loading Dock
Theater Square Garage

Existing brick penthouse to remain

Existing brick penthouse to remain

New egress door

New historically appropriate replacement windows throughout

Existing steel rooftop signage structure to remain

Existing brick facade to be cleaned, repaired, and repointed

Brick and concrete infill at existing openings to match adjacent materials

642 Fort Duquesne Boulevard
East Elevation - Scott Place
May 17, 2022
Scale: 1/16" = 1'-0"
New historically appropriate replacement windows throughout
ACCESSIBILITY FEATURES

Fully accessible main entrance and public spaces. Accessible route to all areas of the building.

Fully accessible public toilet rooms serving rooftop and basement amenity spaces.

New elevators serving all floors and rooftop patio.

Accessible apartment units provided per 2018 IBC requirements.

SUSTAINABILITY FEATURES

Architectural:
   Existing building reuse.

   Envelope improvements - wall insulation, windows, roof insulation.

   Green roof system currently being studied for rooftop patio.

MEP:
   Indoor water use reduction - anticipated 25%-30% savings over baseline.

   LED lighting throughout.

   Optimize energy performance.

   Fundamental refrigerant management.

STORMWATER MANAGEMENT

Stormwater management plan not required by Zoning code: total new development less than 50,000 s.f. No increase in impervious surfaces.

New street trees along Fort Duquesne Boulevard (pending coordination with electrical vaults).

Separation of storm and sanitary lines, reduces combined sewer overflow events during heavy rains.
Aluminum framed windows to match existing, typical

Existing beige brick to be restored

Existing sign structure to be painted

Aluminum storefront windows at Ground Level - typical (4) locations
Existing beige brick to be restored

Aluminum framed windows to match existing, typical

Aluminum storefront windows at Ground Level - typical (4) locations

Brick sidewalk pavers and granite curb

Main entry doors - aluminum storefront
Existing beige brick to be restored

Aluminum framed windows to match existing, typical

Aluminum storefront windows at Ground Floor

Brick sidewalk pavers

Existing sign structure to be painted

Painted steel roll-up door at Loading Dock