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
PROJECT LOCATION:
642 FORT DUQUESNE BOULEVARD

642 Fort Duquesne Boulevard
Location Map & Context
May 31, 2022

Strada
53'-4 3/4" new granite curb at existing curb cut to be removed.

New egress door

New coiling garage door at interior Loading Dock

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

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

BYHAM THEATER
101 6th Street
Parcel 008-S-074

ENCORE ON 7TH
100 7th Street
Parcel 008-S-078

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

Existing Fire Hydrant to Remain

Existing Utility Grate to Remain

See MEP Plans for Coordination

ADA Warning Strip (Typ.)
Truncated Dome Pavers
Wausau Tile 12"x12"
Color: A-20 or Approved Equal

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

Existing utility pole to remain.

Existing little door to Remain

New MVP Panic for Coordination

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

Existing crosswalk striping adjacent to brick pavers.
Existing crosswall curb to remain.

Existing ADA curb ramp

Contractor to remove clean and reset existing crosswalk striping adjacent to brick pavers.

Frost Free Slab at Entrances, Typical.

New 1/2" wide white coiling garage door at interior loading dock.

Existing ADA curb ramp

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

Existing fire hydrant to remain.

Existing Scott Place Curb Cut to Remain

Existing sidewalk block pavers to remain.

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

N 18°58'00" W 144.90'

S 18°58'00" W 144.90'

S 18°58'30" E 151.07'

S 18°58'30" W 111.33'

FORT DUQUESNE BOULEVARD
Variable right of way width (Public Road)

Existing Scott Place
Curb Cut to Remain

Existing sidewalk block pavers to remain.

Frost Free Slab at Entrance, Typical.

New 1/2" wide white coiling garage door at interior loading dock.

Existing ADA curb ramp

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

Existing fire hydrant to remain.

Existing Scott Place
Curb Cut to Remain

Existing sidewalk block pavers to remain.

Frost Free Slab at Entrance, Typical.

New 1/2" wide white coiling garage door at interior loading dock.

Existing ADA curb ramp

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Curb Cut to Remain

Existing sidewalk block pavers to remain.

Frost Free Slab at Entrance, Typical.

New 1/2" wide white coiling garage door at interior loading dock.

Existing ADA curb ramp

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

Existing fire hydrant to remain.

Existing Scott Place
Curb Cut to Remain

Existing sidewalk block pavers to remain.
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.
Site Context - East & West

View of west alley (Barkers Place) looking south towards parking garage.

View of east alley (Scott Place) looking south towards parking garage.

View of west alley (Barkers Place) looking north towards Fort Duquesne Boulevard.
642 Fort Duquesne Boulevard
North Elevation - Fort Duquesne Boulevard
May 31, 2022  Scale: 1/16" = 1'-0"

Existing brick penthouse to remain
Existing steel signage structure to remain
New historically appropriate replacement windows throughout
Existing brick facade to be cleaned, repaired, and repointed

Encore on 7th

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

Byham Theater
Existing brick facade to be cleaned, repaired, and repointed

Existing brick penthouse to remain

New historically appropriate replacement windows throughout

Existing brick facade to be cleaned, repaired, and repointed

Brick infill at existing opening to match adjacent brick

Brick infill at existing opening to match adjacent brick

New coiling door at Loading Dock

Brick infill at existing opening to match adjacent brick

Theater Square Garage
Theater Square Garage

Existing steel rooftop signage structure to remain

Existing brick penthouse to remain

Existing brick facade to be cleaned, repaired, and repointed

New egress door

New historically appropriate replacement windows throughout

Brick and concrete infill at existing openings to match adjacent materials

642 Fort Duquesne Boulevard
East Elevation - Scott Place
May 31, 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 Basement amenity spaces.

New elevators serving all floors.

Accessible apartment units provided per 2018 IBC requirements.

SUSTAINABILITY FEATURES

Architectural:
   Existing building reuse.

   Envelope improvements
      - Wall insulation
      - High performance windows
      - Roof insulation

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.
**SCOPE**

**Transportation Routing**
No re-routing of public transportation is anticipated. A temporary (approx. 1 month) single-lane closure of Ft. Duquesne Blvd will be necessary to accommodate a crane for steel erection.

**Street Closures & Obstructions**
- SCOTT PL: closed from Ft Duquense Blvd to south end of building (where it meets Theater Square garage)
- FT DUQUESNE BLVD: sidewalk & parking lane closure from Barkers Pl through far end Scott Pl; Temporary (approx. 1 month) single-lane closure to accommodate crane during steel erection.

**Work Hours**
7:00 AM to 4:30 PM

**Debris/Dumpster Maintenance**
Dumpsters will be located within sidewalk closure along Ft. Duquesne Blvd and will include any necessary permits. Deliveries and live loading of trash will take place on Ft Duquesne Blvd (see page 2). The on-site Superintendent will supervise any and all loading/unloading.

**Site Maintenance**
The project site will be fenced in and protected from the general public.

**Duration of Construction**
16 months

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**MITIGATION MEASURES**

**Construction Noise**
Construction operations and operating hours will be in accordance with current City of Pittsburgh's zoning requirements per Sec. 916.06 - Noise.

**Traffic**
All proper permits and signage will be obtained and closely coordinated with the City of Pittsburgh Department of Public Works and Department of Mobility & Infrastructure (DOMI).

**Parking**
General public parking will be affected on Ft Duquesne Blvd along the frontage of the building and will be coordinated with the Pittsburgh Parking Authority.

**Air**
Dust generating activities will be limited to exterior masonry restoration. The area under construction will be blocked off accordingly and only performed during suitable weather and wind conditions.

**Light**
All temporary lighting measures required by OSHA will be installed in the areas under construction.
Sidewalk closure
Parking lane closure
Temporary lane closure during steel erection (see next page)

LEGEND
- Sidewalk/parking lane closure
- Fence
- Gate
- Jersey barrier
- Dumpster
- Hoist
- Loading zone
- Temporary lane closure during steel erection (appr. 1 mo.)

See page 5 for interior photos.

Pedestrians to cross at either 6th St or 7th St crosswalks.

Fort Duquesne Blvd
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
642 Fort Duquesne Boulevard

Street Level Perspective

May 31, 2022

- 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