NEW WINDOW OPENINGS
- SECOND FLOOR

REPLACE ROOF STRUCTURE AND EXTEND TO SUPPORT ROOF TOP PATIO AND 9TH FLOOR LIVING SPACE

NEW STOREFRONT AT STREET LEVEL

NEW ONE STORY STRUCTURE

REPLACE ALL WINDOWS ON SMITHFIELD FACADE IN EXISTING OPENINGS

EXISTING ADJACENT STRUCTURE NIS POTENTIAL GREEN ROOF

EXISTING ADJACENT STRUCTURE NIS STAIR AND ELEVATOR TOWER

BASEMENT VAULTS IN ALLEY BELOW GRADE TO REMAIN

EXISTING ADJACENT BUILDING

ADJACENT GARAGE

635 -641 SMITHFIELD ST
635 SMITHFIELD ST.
PITTSBURGH, PA 15222
FLOOR PLAN BREAKDOWN

SQUARE FOOTAGE:

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<th>USE</th>
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<th>APARTMENT</th>
<th>TOTAL (GSF)</th>
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NUMBER OF DWELLING UNITS:

MAXIMUM DWELLING UNITS ALLOWED

ZONING ORDINANCE SECTION 910.01.F.3 (a) MINIMUM LOT AREA PER DWELLING UNIT:

- NO MORE THAN 1 DWELLING UNIT OR SUITE SHALL BE PERMITTED PER 110 SF OF LOT AREA IN THE GT-A ZONING SUBDISTRICT

ACTUAL LOT AREA = 7,159

7,159 / 110 = 65 UNITS

TOTAL UNIT ALLOWED = 65

635 - 641 SMITHFIELD ST
635 SMITHFIELD ST.
PITTSBURGH, PA 15222

7/4/2022 4:14:17 PM
STREET LEVEL VIEW

IMAGE SHOWS SIMILAR STOREFRONT DESIGN FOR HISTORIC 635 BUILDING. TALL OPENINGS WITH APPROPRIATELY PROPORTIONED WINDOW MUTTONS AND DEEP RECESSED ENTRY.

IMAGE SHOWS SIMILAR BALCONY CONSTRUCTION DETAILS. RAILINGS, FLOOR EDGE AND COLUMNS ARE TO BE OF STEEL WITH DARK STAINED WOOD UNDER BALCONIES. RAILING DETAILING AND CONNECTION DETAILS WILL VARY.

A. BLACK BRICK WITH SOLDIER COURSE BANDING

B. LIMESTONE ENTRY

C. DARK STAINED WOOD