



SOUTH SIDE

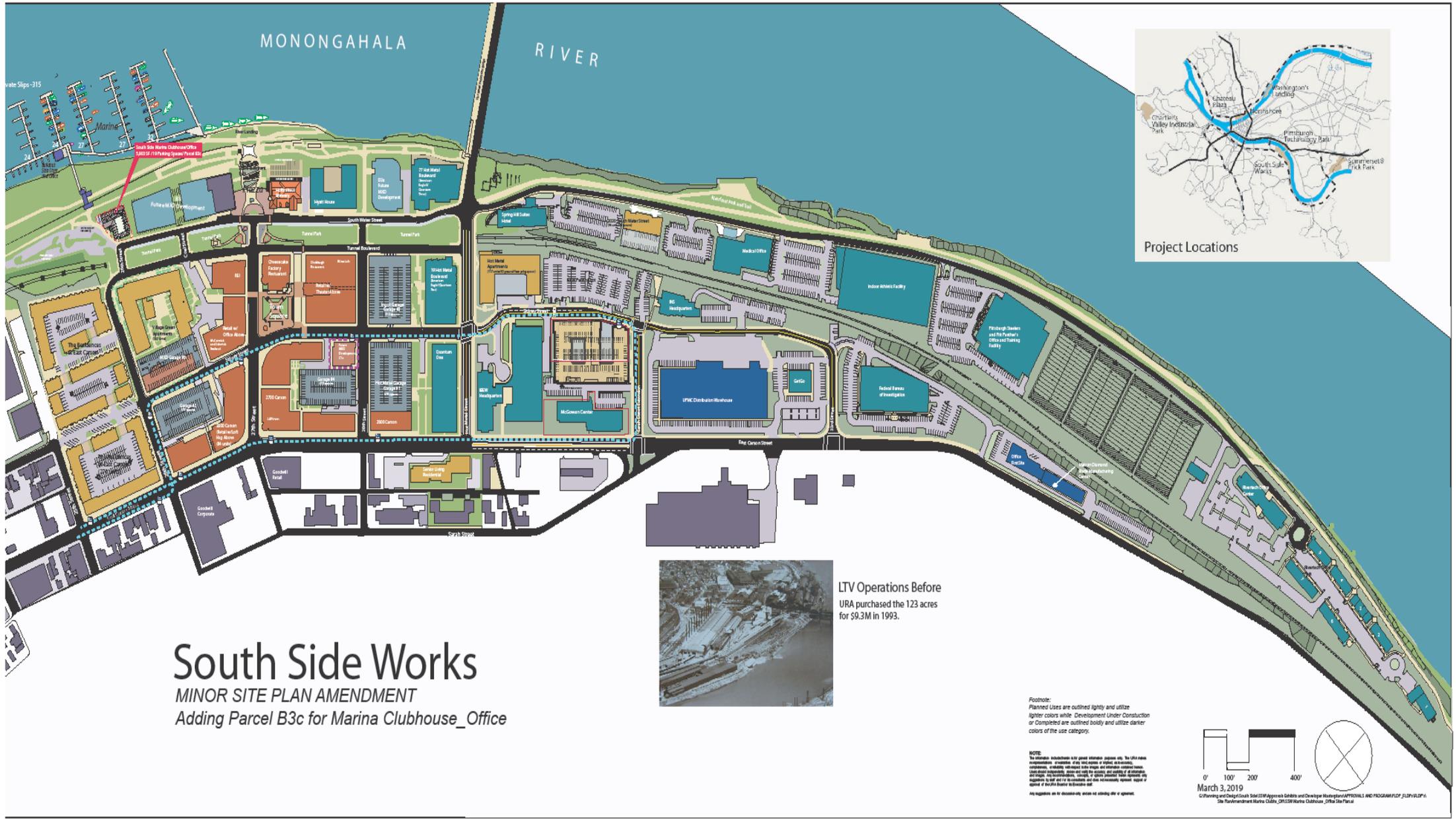
MARINA

Clubhouse/Office Proposal

6/02/2020

South Side Marina/Office Building Proposal

- **ADDRESS:** 2613 South Water Street
- **ZONING District:** Special Planning District #5
- **Description:** This is a parcel of approximately 0.24 acres that currently has an existing surface asphalt parking lot on it, with a short term lease, utilized for the South Side Marina. The proposal is to purchase this parcel thru the URA, save the existing approx. 22 parking spaces, and construct a one story building of approximately 7,000 sq. ft. above the existing parking as a Marina Clubhouse/Office Building for use by the South Side Marina Members and their Guests.



South Side Works

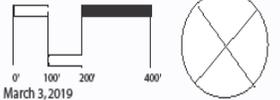
MINOR SITE PLAN AMENDMENT
Adding Parcel B3c for Marina Clubhouse_Office



LTV Operations Before
URA purchased the 123 acres
for \$9.3M in 1993.

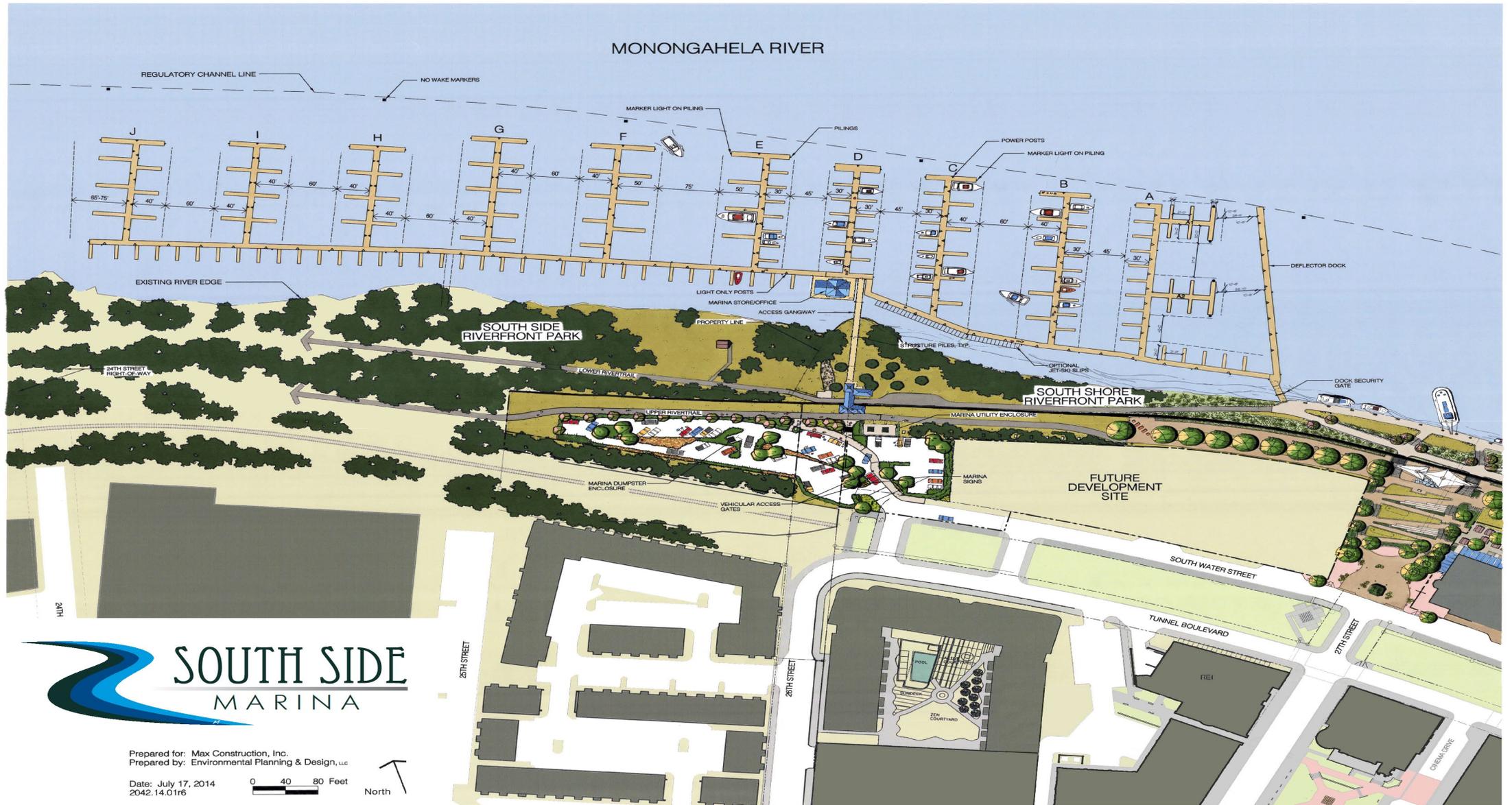
Footnote:
Planned Uses are outlined lightly and utilize lighter colors while Development Under Construction or Completed are outlined boldly and utilize darker colors of the use category.

NOTE:
The information contained herein is for general information purposes only. The URA makes no representation or warranty of any kind, either expressed or implied, regarding the accuracy, completeness, or reliability of the information contained herein. The URA makes no representation or warranty of any kind, either expressed or implied, regarding the accuracy, completeness, or reliability of the information contained herein. The URA makes no representation or warranty of any kind, either expressed or implied, regarding the accuracy, completeness, or reliability of the information contained herein.



March 3, 2019
City of Pittsburgh and Department of Public Works, Planning and Development Department, Planning and Development Division
Site Plan Amendment Marina Clubhouse_Office Site Plan

Original South Side Marina Masterplan



SOUTH SIDE
MARINA

Prepared for: Max Construction, Inc.
Prepared by: Environmental Planning & Design, LLC
Date: July 17, 2014
2042.14.01r6





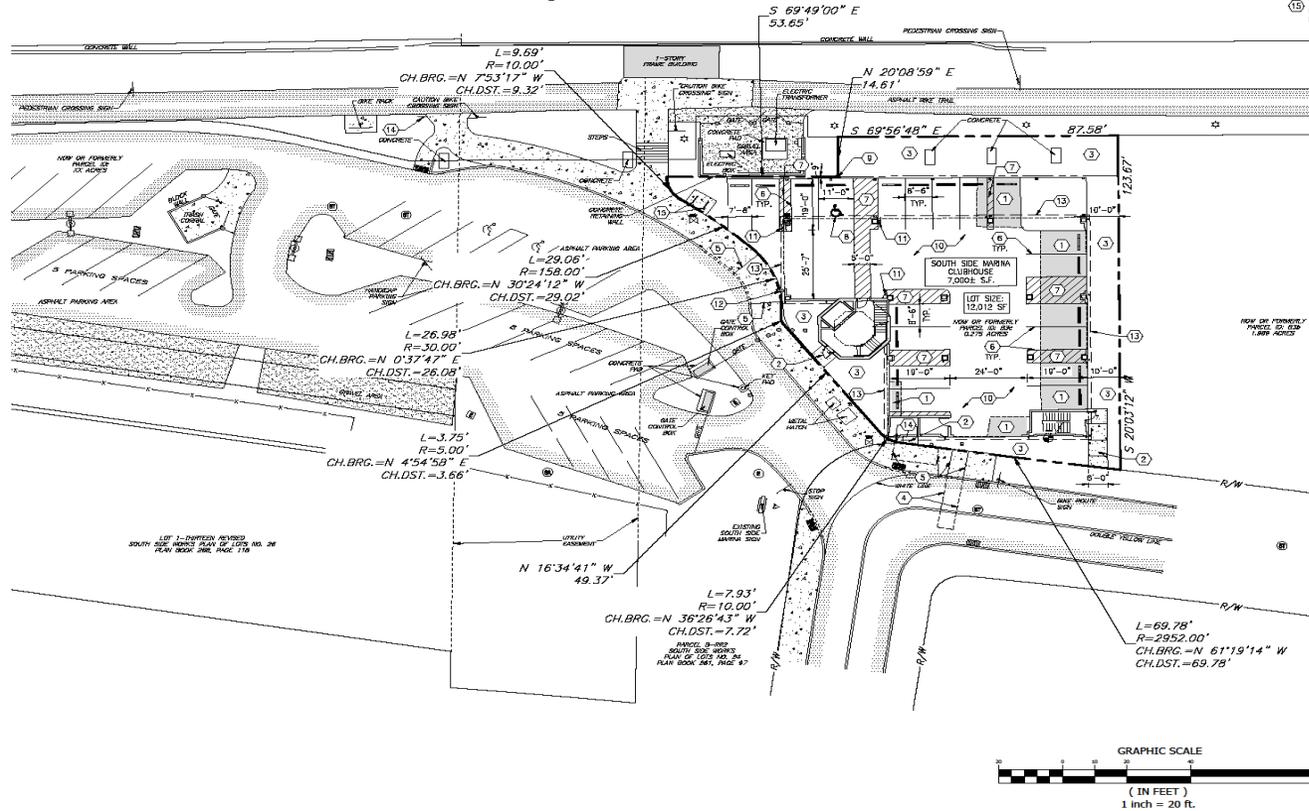
SITE LOCATION MAP
SCALE: 1"=2000'

LEGEND OF SYMBOLS	
Chain Link Fence	Traffic Flow Arrow
Wooden Fence	Light Pole
Handicap Symbol	Light Pole
Storm Inlet	Electric Meter
Truncated Domes	Water Valve
Storm Manhole	Asphalt
Electric Box	Concrete
Yard Light	Gravel
Sign	
Illuminated Sign	
Bollard	

GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH LOCAL MUNICIPALITY AND COUNTY CODES AND STANDARDS. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OHSA, FEDERAL, STATE AND LOCAL REGULATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED TO PERFORM ALL THE WORK. THE CONTRACTOR SHALL POST ALL BONDS, PROVIDE PROOF OF INSURANCES AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE OWNER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO CONSTRUCTION. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE CONSTRUCTION MANAGER PRIOR TO BEGGIN.
- SHOULD ANY UNCHARTED, OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER AND THE ARCHITECT IMMEDIATELY BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.
- DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER, LOCAL MUNICIPALITY AND/OR UTILITY COMPANY. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY OR PERMANENT SERVICE HAS BEEN PROVIDED.
- THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS.
- THE CONTRACTOR SHALL RESTORE ANY STRUCTURES, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC. WITHIN THE SITE OR ADJOINING PROPERTIES DISTURBED DURING REMOVAL OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AND TO THE SATISFACTION OF THE OWNER AND LOCAL MUNICIPALITY. ALL COSTS TO COMPLETE THIS WORK SHALL BE INCLUDED IN THE BASE BID FOR THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF PEDESTRIANS AND VEHICLES CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORM TRAFFIC CONTROLLERS IN ACCORDANCE WITH THE STATE DEPARTMENT OF TRANSPORTATION OR AS REQUIRED OR DIRECTED BY THE SITE ENGINEER OR CONSTRUCTION MANAGER OF LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE DEPARTMENT OF TRANSPORTATION, LOCAL MUNICIPALITY, COUNTY, OR OTHER GOVERNING AUTHORITY IS RECEIVED.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER SHOULD ANY DISCREPANCY REGARDING THE PROPOSED WORK OR UNDESIRABLE CONDITIONS ARISE PRIOR TO PROCEEDING FURTHER WITH THE AFFECTED WORK.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AND THE ARCHITECT FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES.
- REFER TO DETAIL SHEETS FOR EROSION AND SEDIMENT CONTROL, STORM DRAINAGE, UTILITY, PAVING, CURBING, SIGNAGE, AND RETAINING WALL DETAILS AS APPLICABLE.
- PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH DEPARTMENT OF TRANSPORTATION GUIDELINES AND SHALL BE EITHER OGD LOG THERMOPLASTIC TAPE OR PAINTED AS DESIGNATED ON THE PLANS OR PAVEMENT MARKING DETAILS.
- SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE UNLESS OTHERWISE NOTED.
- ALL PAVING MATERIALS FURNISHED AND WORK COMPLETED SHALL BE IN STRICT ACCORDANCE WITH THE STATE DEPARTMENT OF TRANSPORTATION GUIDELINES UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LAWFUL MANNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS FOR BUILDING WALLS, CONCRETE SLABS, AND UTILITY SERVICE POINT CONNECTIONS AND NOTIFY THE OWNER AND ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REFERENCE BUILDING CONSTRUCTION PLANS FOR EXACT LOCATIONS OF ALL UTILITY CONNECTIONS TO BUILDINGS AND DOOR STEP LOCATIONS.
- PIPE BOLLARDS SHALL BE INSTALLED IN TRAFFIC AND LOADING AREAS AS REQUIRED TO PROTECT BUILDING CORNERS, RECEIVING WORK, WINDMILLS, TRANSFORMERS, METERS, GENERATORS, COMPACTORS, STEPS, AND RAILINGS, AS NECESSARY.
- THE OWNER, AT THEIR DISCRETION, RESERVES THE RIGHT TO MODIFY THE DETAILS AND SPECIFICATIONS OF CONSTRUCTION FOR ALL PRIVATE FACILITIES FROM THAT INDICATED ON THE APPROVED PLAN, PROVIDED THAT THE ALTERNATE STANDARD COMPLES WITH LOCAL CODES AND/OR UTILITY COMPANY REQUIREMENTS AND THE GENERAL DESIGN INTENT OF THE PROJECT IS NOT COMPROMISED.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLAN SPECIFICATIONS TO THE OWNER AS REQUIRED FOR REVIEW AND APPROVAL, PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
- THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF THE BUILDING, ROOF DRAINS, AND CONCRETE SIDEWALKS.
- TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DEPARTMENT OF TRANSPORTATION STANDARD DETAIL SHEETS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB.
- INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE PA ONE CALL SYSTEM WITHIN THREE (3) WORKING DAYS BEFORE COMMENCEMENT OF WORK AT 1-800-242-1776 AND VERIFY ALL LOCATIONS.
- NO PART OF THE LOT IS LOCATED WITHIN ANY FLOODPLAIN AREAS.
- RE LINES SHALL BE ESTABLISHED AND PROPERLY DESIGNED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY AND LOCAL FIRE DEPARTMENT REQUIREMENTS.

MONONGAHELA RIVER



- KEYNOTES**
- NEW FULL-DEPTH ASPHALT PAVEMENT. SEE DETAIL ON SHEET SP201.
 - NEW CONCRETE SIDEWALK. SEE DETAIL ON SHEET SP201.
 - NEW LANDSCAPE AREA - SEE LANDSCAPE PLANS PREPARED BY ENVIRONMENTAL PLANNING AND DESIGN.
 - REMOVE AND REPLACE EXISTING ASPHALT PAVEMENT, AS NECESSARY TO INSTALL UTILITY CONNECTIONS. SEE SITE UTILITY PLAN. PROTECT REMAINING ASPHALT EDGE DURING CONSTRUCTION. RESTORE TRENCH IN ACCORDANCE WITH CITY OF PITTSBURGH REQUIREMENTS AND MATCH EXISTING PAVEMENT SECTION.
 - REMOVE AND REPLACE EXISTING SIDEWALK, BROWARD APRON AND CURBS OR DEPRESSED CURBS, AS NEEDED, TO INSTALL UTILITY CONNECTIONS. SEE SITE UTILITY PLAN. PROTECT REMAINING EDGE DURING CONSTRUCTION. REPLACE CONCRETE IN KIND, MATCH EXISTING THICKNESS AND GRADES.
 - 4" WIDE WHITE PAINTED STRIPE. (TYP.)
 - 4" WIDE DIAGONAL STRIPES, PAINTED WHITE AT 2" O.C. STRIPES AT ACCESSIBLE PARKING TO BE PAINTED BLUE.
 - BARRIER-FREE PARKING SYMBOL. SEE DETAIL ON SHEET SP201.
 - ACCESSIBLE PARKING SIGN. SEE DETAIL ON SHEET SP201.
 - EXISTING ASPHALT PAVEMENT TO REMAIN. PROTECT DURING CONSTRUCTION. REPLACE ANY AREAS NOT IN 8000 CONDITION.
 - "WATCH FOR PEDESTRIANS" SIGN.
 - NEW PIPE BOLLARD. SEE DETAIL ON SHEET SP201.
 - ROOF OVERHANG (TYP.)
 - "PLEASE DISMOUNT AND WALK BICYCLES THRU THIS AREA" SIGN (TYP FOR 2).
 - TWO (2) BKE BACKS ON 8'-0" x 8'-0" x 4" THICK CONCRETE PAD. SEE LANDSCAPE PLAN FOR BKE BACK DETAIL.

MDM
 ENGINEERING & SURVEYING, LLC
 3742 Northgate Drive
 Pittsburgh, PA 15201
 PH: (412) 381-2010 FAX: (412) 381-2011
 mdm@aol.com mdm@aol.com

South Side Marina Clubhouse
 South Water Street
 17th Ward, City of Pittsburgh, County of Allegheny
 Commonwealth of Pennsylvania

SITE PLAN

SCALE: 1"=20'-0"
 DATE: 3/27/2020
 DRAWN BY: CWT
 CHECKED BY: CWP

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 CONSTRUCTION PLANS AND TO WORKING
 DAYS IN DESIGN STAGE - STOP CALL
 PENNSYLVANIA ONE CALL SYSTEM, INC.
 1-800-242-1776

SHEET NUMBER:
SP101

Existing South Side Marina Buildings





View North from South Water Street



View East from Existing Parking Lot



View From Existing Upper Riverfront Trail



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

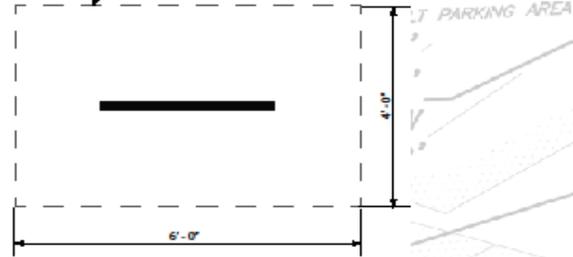


SCALE: 1/8" = 1'-0"



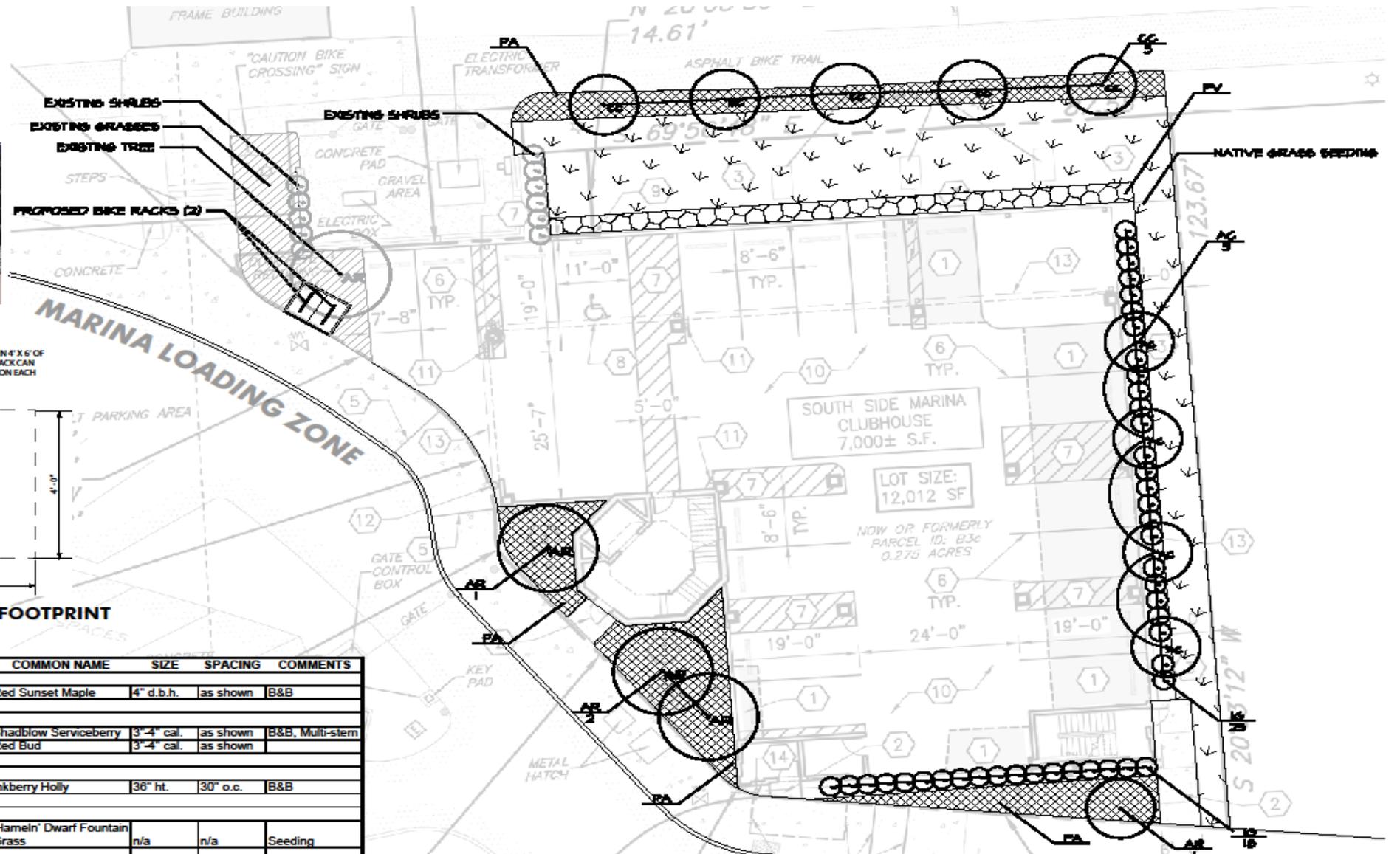
PROPOSED BIKE RACK
3-RIVERS RACK

RACKS SHOULD BE CENTERED IN 4' X 6' OF CLEAR SPACE. THIS WAY THE RACK CAN SUPPORT TWO BICYCLES, ONE ON EACH SIDE.



PROPOSED BIKE RACK FOOTPRINT

CODE	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	COMMENTS
SHADE TREES					
AR	<i>Acer rubrum 'Red Sunset'</i>	Red Sunset Maple	4" d.b.h.	as shown	B&B
ORNAMENTAL TREES					
AC	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	3"-4" cal.	as shown	B&B, Multi-stem
CC	<i>Cercis canadensis</i>	Red Bud	3"-4" cal.	as shown	
SHRUBS					
IG	<i>Ilex glabra</i>	Inkberry Holly	36" ht.	30" o.c.	B&B
ORNAMENTAL GRASSES					
PA	<i>Pennisetum alopecuroides 'Hameln'</i>	'Hameln' Dwarf Fountain Grass	n/a	n/a	Seeding
PV	<i>Panicum virgatum 'Shenandoah'</i>	Red Switchgrass	n/a	n/a	Seeding



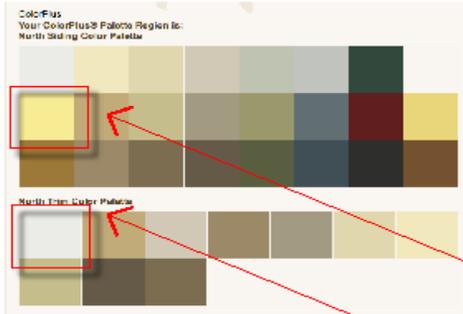
SITE/LANDSCAPE PLAN
SOUTH SIDE MARINA CLUBHOUSE/OFFICE
SCALE: 1"=15'
MARCH 2020











FIBER CEMENT SIDING



QUIK-BRICK



EXISTING MATERIALS



STANDING SEAM METAL ROOF

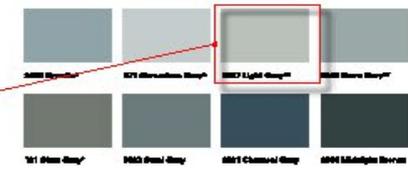


Earthstone Blend

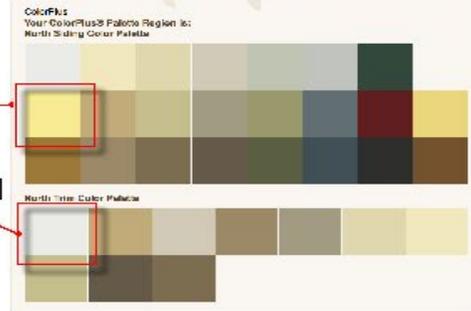
QUIK-BRICK BASE



FRONT ELEVATION



STANDING SEAM METAL ROOF



FIBER CEMENT SIDING



CEDAR RAILING, COLUMNS AND DECK



RIVER ELEVATION



METAL MESH PANEL

SOUTH SIDE MARINA CLUBHOUSE/OFFICE

JANUARY 30, 2020

Accessibility & Design Summary

- Accessibility – Handicap Parking is designed under the building with access from this parking to the Lighthouse Lobby where there is an elevator to get to the main floor. Restrooms are designed with ADA Compliance as well.
- Design Summary – Building is to have a “Nautical Theme” with the Lighthouse Entrance Feature as the focal point. Utilization of like materials that were used in the existing South Side Marina Project; Large Deck over looking the Marina and the River; saving the existing parking; and having the structure have a “Street Presence” yet have it relate directly to the Marina was key.

Community Review Process

- Riverlife Design Review Committee: Reviewed this Project with the Riverlife Design Review Committee in February 2019 and again in December 2019 – received Support Letters Both Times.
- Southside Design Review Committee: Reviewed this Project January 31, 2019; February 11, 2019; February 27, 2019; January 20, 2020; January 30, 2020; - received 2 Support Letters.
- Southside Community Council: Reviewed with the New RCO on February 20, 2020; and acquired Board Support Letter on March 9, 2020.
- City Planning CDAP