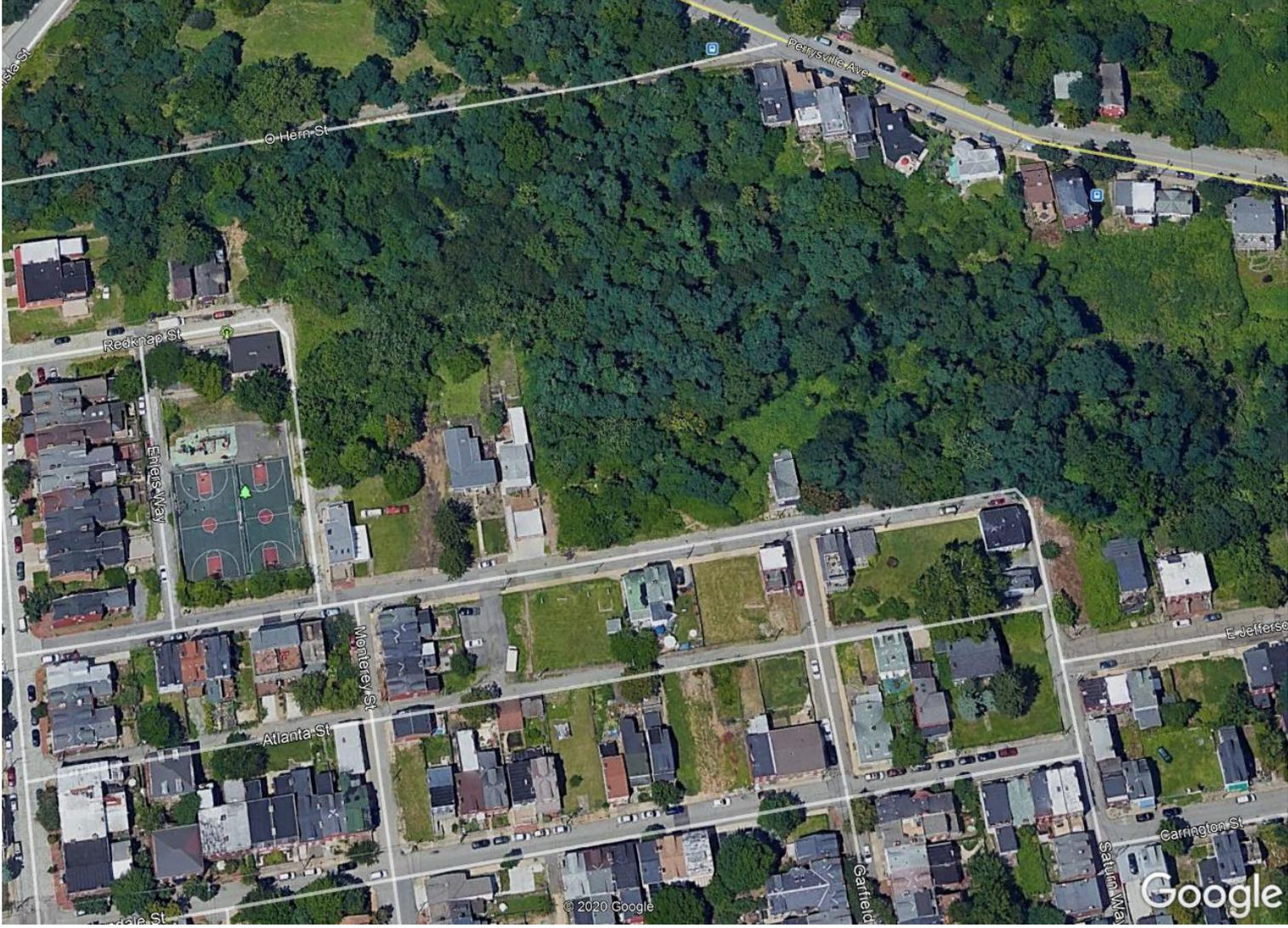




Planning Commission Action Presentation

West Jefferson Street Residences



Contextual Photos



Contextual Photos



Contextual Photos



Contextual Photos



Contextual Photos



Contextual Photos



Contextual Photos



Community Process

Meeting with Allegheny City Civic Association

Meeting held September 18, 2019

Discussions with individual surrounding landowners

See attached letters

Rendering



Rendering



Rendering



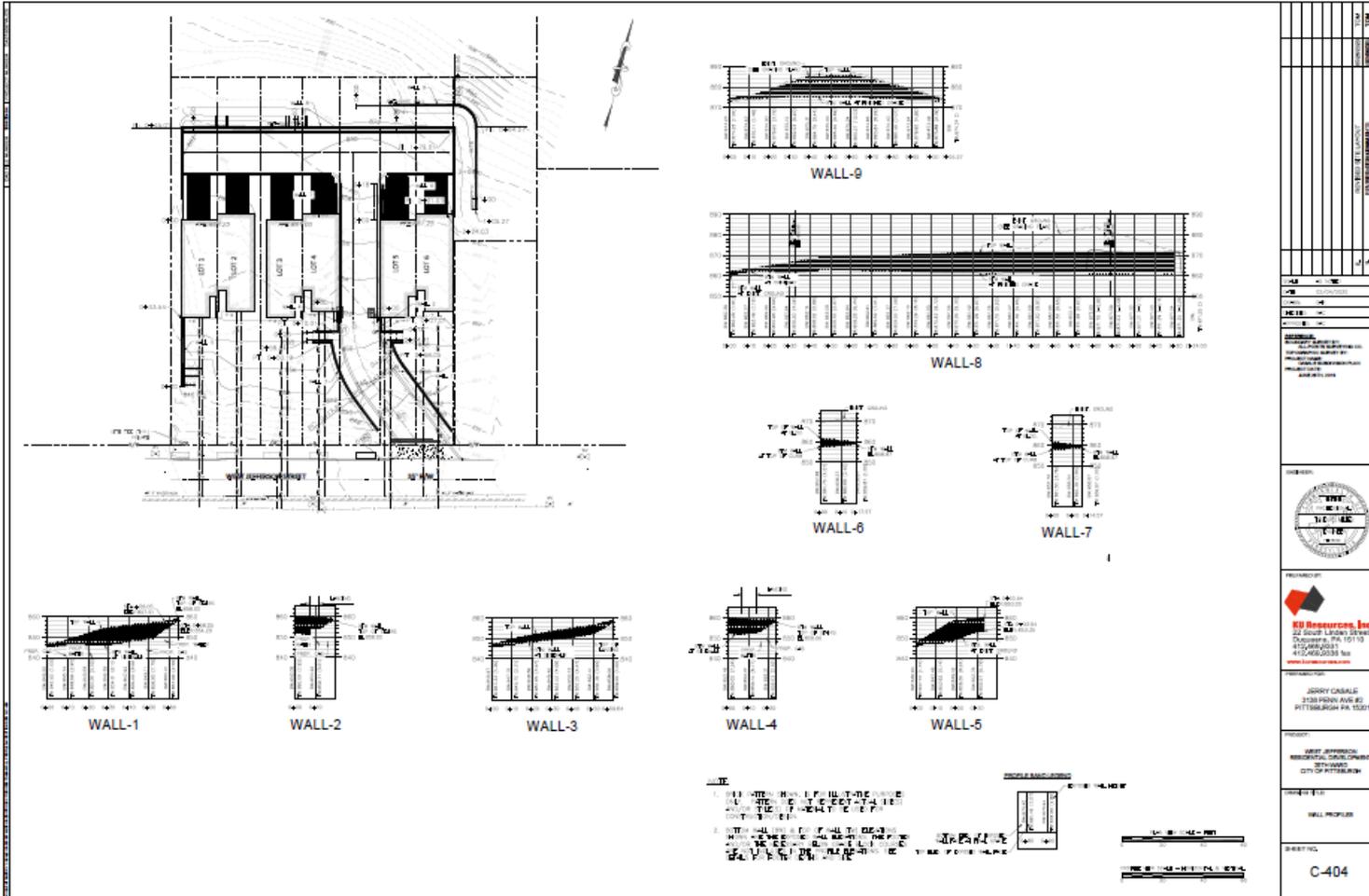
Building Materials

- Siding is wood, or faux wood. Color cedar and natural wood tones with natural variation. Wood shakes for accent siding.
- Either ground face block or stacked tone on garage level.
- Windows have black trim
- Railings are black aluminum with balusters, steel mesh and/or glass.
- Decking material is composite, Trex or similar.
- Metal spiral stairs in rear leading to rooftop deck.

Slope Analysis



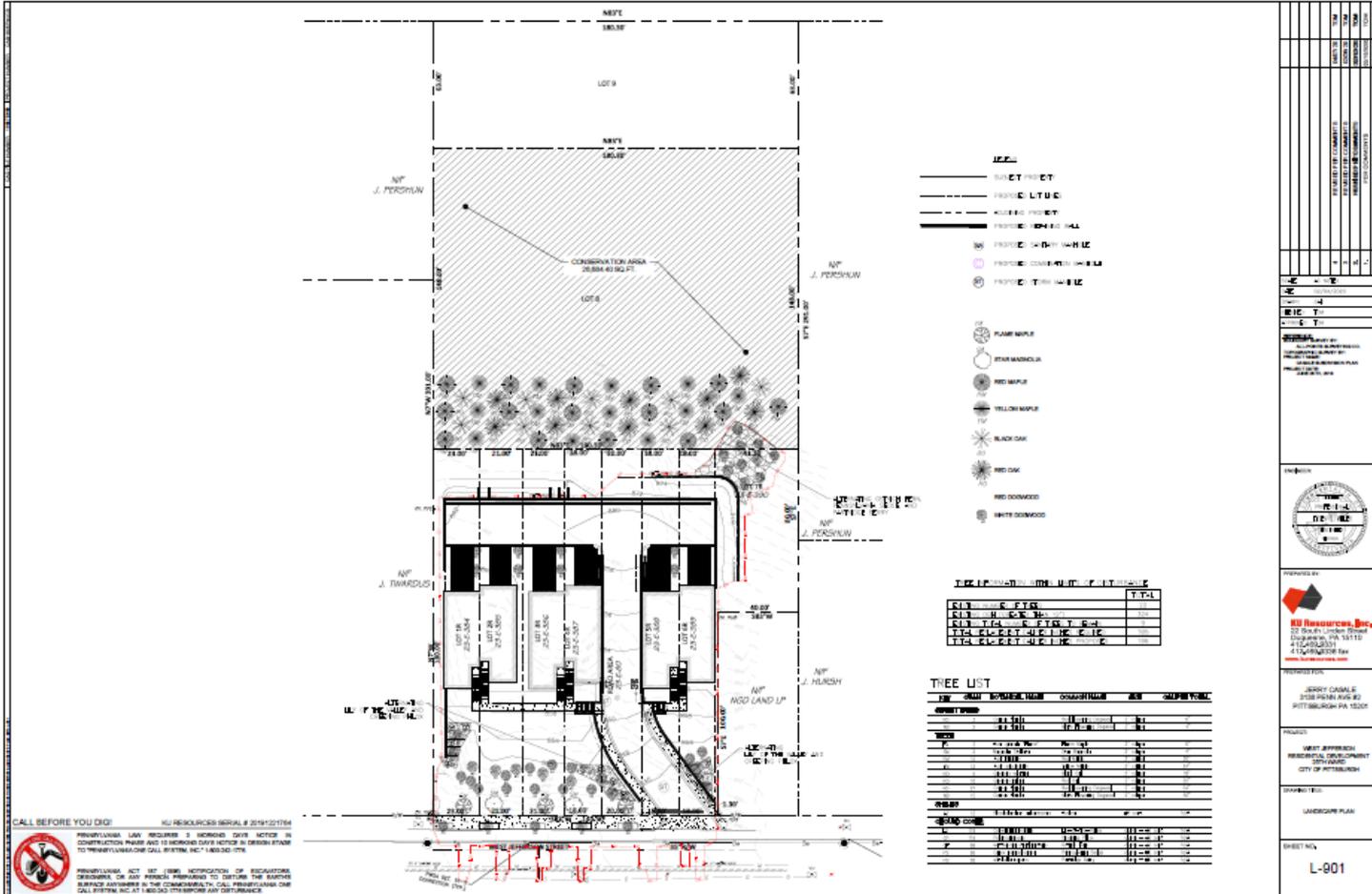
Wall Details



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Landscape Plan



NO.	DATE	DESCRIPTION
1	04/06/2020	ISSUED FOR PERMITS
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49	04/06/2020	ISSUED FOR PERMITS
50	04/06/2020	ISSUED FOR PERMITS

PROJECT: JERRY CASALE
 3208 PENN AVE #2
 PITTSBURGH PA 15201

DESIGNED BY: JERRY CASALE
 3208 PENN AVE #2
 PITTSBURGH PA 15201

DATE: 04/06/2020

SCALE: AS SHOWN

PROJECT: WEST BERRIDGE RESIDENTIAL DEVELOPMENT PHASE 2
 CITY OF PITTSBURGH

CONTRACT NO.: LANDSCAPE PLAN

SHEET NO.: L-901



Accessibility

Due to existing topography, the proposed units will not be accessible to W. Jefferson via the proposed sidewalk connection. Lowering the grades to make the site accessible would require more cut, and additional or higher retaining walls.

Construction Management Plan

Background

Construction of the Residences on West Jefferson Street will involve earthwork in the 25th Ward of the City of Pittsburgh, Pennsylvania. The construction work will involve creation of a cut and fill zone along the slope to create building pads for 6 single-family row house units constructed as 3 duplex units. The current configuration, pending review and approval of the various entities of the City, requires the export of approximately 5000 cubic yards of soil from the site.

Construction Phases

The development of the residences on West Jefferson Street will be performed in one phase. The work will be initiated with site clearing and grubbing, followed by earthmoving and construction of the homes.

Site Access

Access to the site for construction purposes will be from West Jefferson Street. On-street parking is available along West Jefferson Street. The developer also controls the property at 514 West Jefferson Street, that will be used for staging as needed.

Transit through West Jefferson Street and along West Jefferson Street will follow the standard restrictions and load limitations set by the City of Pittsburgh's Department of Public Works for these particular streets. Prior to commencement of any site preparation activity or construction, the Developer shall make the arrangements necessary in order to comply with all requirements and regulations in effect at the time of final plan approval with respect to hauling both equipment and building materials over weight-restricted municipal roads. Said requirements and regulations may include, but need not be limited to, fees and/or bonding requirements.

During construction, parking for vehicles related to the construction activities shall be arranged to avoid creating a potential traffic hazard. On street parking must be discouraged, and a minimum of fifteen (15) feet of cartway width must remain unobstructed at all times.

Construction Sequence

Work will be initiated with the site clearing. Once the parcels have been cleared, exterior walls have been installed, and public infrastructure has been established, the construction of the townhomes shall commence.

Steep Slope Criteria

Statement of Compliance with the Development Standards of Section 906.08.C
Development on Slopes in the SS-O district

1. Natural landforms shall be maintained to the maximum extent possible.

Similar to other adjacent homes on the Northside, as well as other parts of the City, the proposed single-family homes will be built into the hillside in order to preserve the natural slope and landforms to the maximum extent possible. There was a previous commercial use on the property that provided an existing bench area. The homes have been situated to utilize this previously disturbed area to the extent practical.

The proposed layout also takes advantage of the location of the existing driveway that served the former commercial use.

2. The scale of the structure shall be contextual with proximate structures of the same use.

The proposed structures are detached single-family homes with three levels and a rooftop, which are consistent with use and scale of structures on West Jefferson Street and within the surrounding neighborhood.

3. Attached single family residential units shall employ architectural, materials, or color variations to allow the units to read as individual units.

Stepped offsets and variations in materials will be used to differentiate the units.

4. The proposed development shall minimize impervious surfaces.

Home footprints are minimized to the extent practical (18'x48'). The rear entry garages were preferred by the members of the ACCA. The size of the access road and parking pads are to be of minimum dimensions to avoid unnecessary impervious surfaces.

5. The proposed development shall employ foundations that include ground contours, embankments, vegetation or other such measures.

Contours and vegetation will be employed. See master landscaping plan and geotech report.

6. Development shall be set back fifty (50) feet in both directions from the edge of the SS-O boundary when it occurs at either the Ridgeline or Base.

Not applicable as the site is significantly more than 50' from the Ridgeline (Clayton Elementary) and Base (Armandale Street).

7. Parking areas shall be internal to the primary structure or screened from view through vegetation or architectural features.

On-site parking is integral to proposed home design. One additional space is generally proposed in the driveway. Screening will be provided along the private road.

8. Utilities and mechanical equipment (including but not limited to HVAC equipment) and storage areas (refuse or otherwise) shall be screened from view.

HVAC equipment is located in the rear of proposed home design or on the roof, and refuse will be screened if located in view.

Steep Slope Criteria

9. All on-site lighting shall be shielded to prevent light spillover onto adjacent properties.

Standard exterior lights are recessed cans or cylinder (shielded) down light. Cut sheets can be provided upon request.

10. Vegetation removal solely to create views is prohibited; views to the site shall be considered to be as important as views from the site.

Natural vegetation not to be disturbed outside of the building footprint and access roads. Non-invasive tree canopies to be preserved to the maximum extent possible. (See master landscape plan)

11. The proposed structure shall minimize the need for vegetation removal with the exception of invasive species.

The majority of existing vegetation exists at the rear of the property, which will be preserved to the maximum extent possible. Many of the trees at the front that will be removed, as well as some at the rear are Ash Trees, which have been previously impacted or killed by the emerald ash borer.

12. Vegetation with similar appearance and growing requirements as existing proximate vegetation (excluding invasive species) or native species shall be employed in revegetating the site.

The development will comply with this requirement (see master landscaping plan).

13. Natural drainage patterns shall be maintained to the extent physically possible.

The site drains from O'Hern Street toward West Jefferson St, and this natural drainage pattern will be preserved.

14. Stormwater runoff from impervious surfaces shall be collected and transported from the site rather than directed or allowed to flow onto adjacent properties or rights-of-way.

Stormwater from the proposed parking areas and access drive will be collected and conveyed into the existing storm sewer system. On-site stormwater management is proposed for both the homes and roadway.

Section 915.02 Environmental Regulations

The grading plan for the West Jefferson Street Residential Project strives to preserve the natural landforms of the site. The development team has placed the building sites strategically to minimize the need for terracing and retaining wall heights. The design of the retaining walls follow the existing hillside contours to the extent possible in an effort to blend in with the land's natural forms.

Any exposed slope, post construction, will be landscaped and revegetated to be aesthetically pleasing, bind the soils, and to increase the roughness of the ground for runoff purposes.

Section 916 Residential Compatibility Standards

The Residential Compatibility Standards do not apply because this development involves only residential homes.