

Zoning Review: SP-1 District

(a) Laboratory/Research Services (b) Manufacturing and Assembly

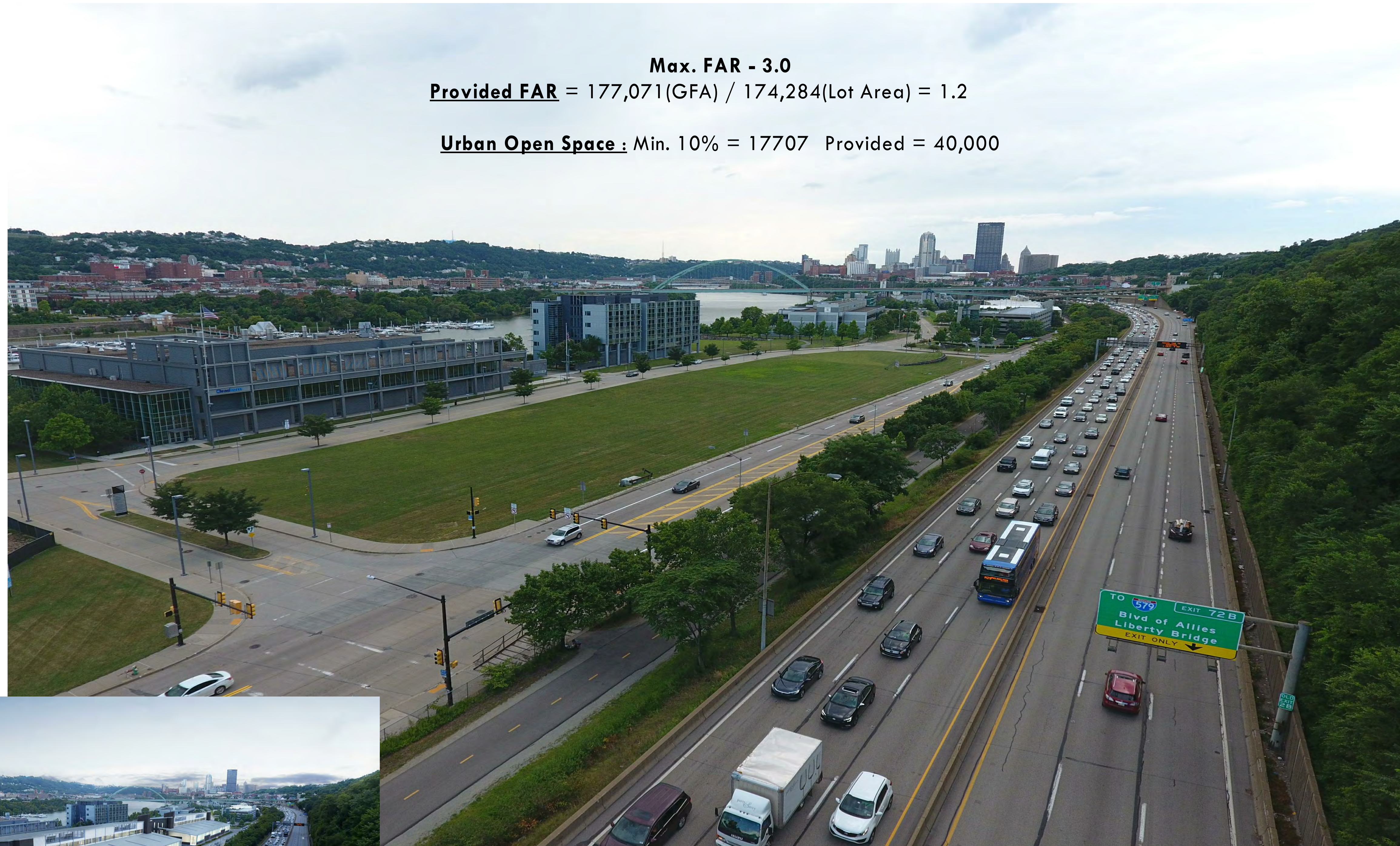
Minimum Height - The minimum height of the majority of any building footprint or the majority of the combined building footprints of two (2) adjacent buildings and parking structures shall be three (3) stories or forty-five (45) feet.

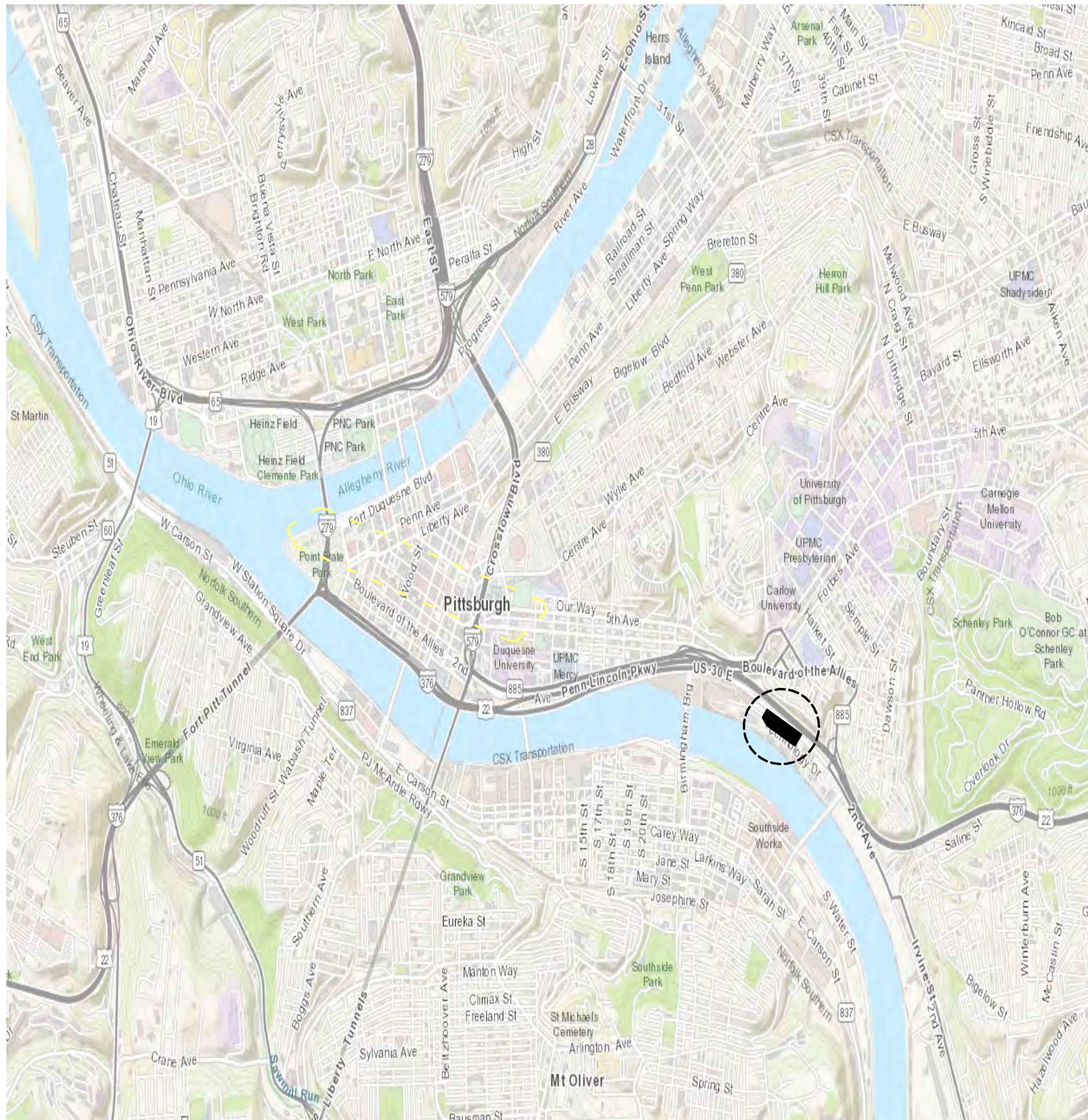
Min Height - 45' Max Height - 90'
Provided - 53% of building over 45'

Max. FAR - 3.0

Provided FAR = 177,071(GFA) / 174,284(Lot Area) = 1.2

Urban Open Space : Min. 10% = 17707 Provided = 40,000







Pittsburgh Technology Center - Braskem - Across Site



Pittsburgh Technology Center - Bridgeside II



Pittsburgh Technology Center - Adjacent Garage



Pittsburgh Technology Center - CMU Entertainment Technology Center



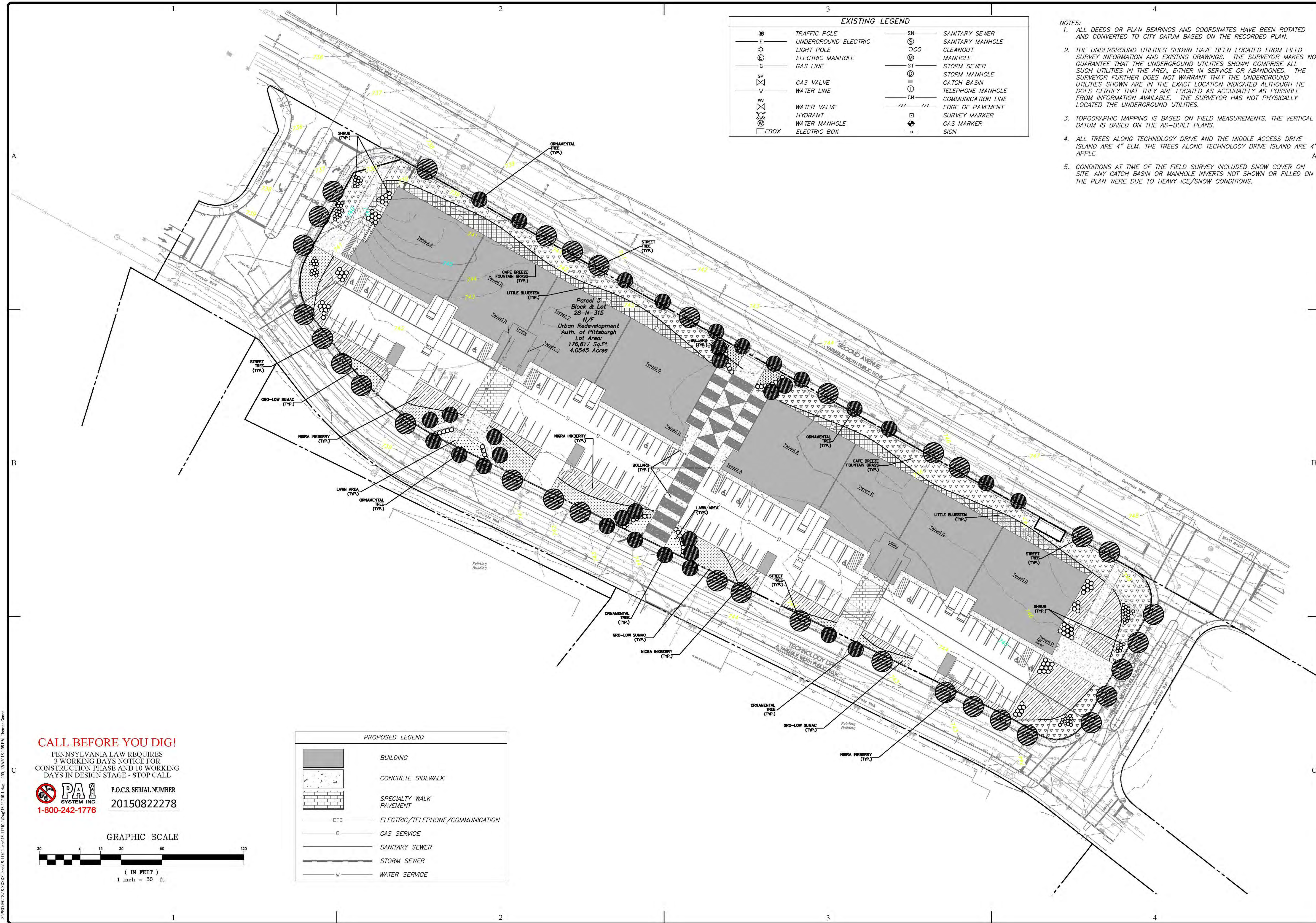
View Of Site + Adjacent Buildings From Parkway



View Of Site Outbound



View Of Site Inbound



EXISTING LEGEND

⊙	TRAFFIC POLE	SN	SANITARY SEWER
—E—	UNDERGROUND ELECTRIC	⊙	SANITARY MANHOLE
⊙	LIGHT POLE	—OCO—	CLEANOUT
⊙	ELECTRIC MANHOLE	⊙	MANHOLE
—G—	GAS LINE	—ST—	STORM SEWER
⊙	GAS VALVE	⊙	STORM MANHOLE
—W—	WATER LINE	⊙	CATCH BASIN
⊙	WATER VALVE	⊙	TELEPHONE MANHOLE
⊙	HYDRANT	—CM—	COMMUNICATION LINE
⊙	WATER MANHOLE	—	EDGE OF PAVEMENT
⊙	ELECTRIC BOX	⊙	SURVEY MARKER
		⊙	GAS MARKER
		⊙	SIGN

- NOTES:**
1. ALL DEEDS OR PLAN BEARINGS AND COORDINATES HAVE BEEN ROTATED AND CONVERTED TO CITY DATUM BASED ON THE RECORDED PLAN.
 2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 3. TOPOGRAPHIC MAPPING IS BASED ON FIELD MEASUREMENTS. THE VERTICAL DATUM IS BASED ON THE AS-BUILT PLANS.
 4. ALL TREES ALONG TECHNOLOGY DRIVE AND THE MIDDLE ACCESS DRIVE ISLAND ARE 4" ELM. THE TREES ALONG TECHNOLOGY DRIVE ISLAND ARE APPLE.
 5. CONDITIONS AT TIME OF THE FIELD SURVEY INCLUDED SNOW COVER ON SITE. ANY CATCH BASIN OR MANHOLE INVERTS NOT SHOWN OR FILLED ON THE PLAN WERE DUE TO HEAVY ICE/SNOW CONDITIONS.

PROPOSED LEGEND

[Solid Grey Box]	BUILDING
[Dotted Pattern Box]	CONCRETE SIDEWALK
[Brick Pattern Box]	SPECIALTY WALK PAVEMENT
—ETC—	ELECTRIC/TELEPHONE/COMMUNICATION
—G—	GAS SERVICE
—S—	SANITARY SEWER
—ST—	STORM SEWER
—W—	WATER SERVICE

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE - STOP CALL

PA SYSTEM INC.
 P.O.C.S. SERIAL NUMBER
 20150822278
 1-800-242-1776

GRAPHIC SCALE
 (IN FEET)
 1 inch = 30 ft.

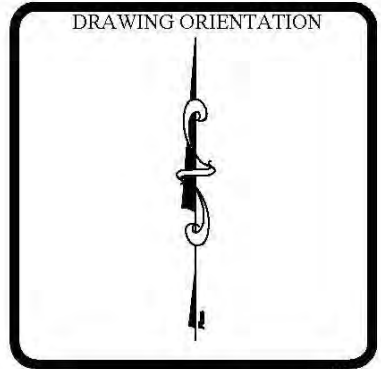
HAMPTON TECHNICAL ASSOCIATES
 ENGINEERING LAND SURVEYORS
 ESTABLISHED 1940
 www.hampton-technical.com

Corporate Office
 This Technical Center
 35 Wilson Street, Suite 201
 Pittsburgh, PA 15223
 PHONE: (412) 781-9600
 FAX: (412) 781-5904

Mars Office
 123 Ridge Road, Suite B
 Valencia, PA 16059
 PHONE: (724) 625-4544
 FAX: (724) 625-4500

DATE ISSUED	REVISIONS	DESCRIPTION	DATE
12-7-2018			

PROJECT STATUS: Preliminary



Elmhurst Innovation Center
Site Landscaping Plan
 2nd/4th Ward City of Pittsburgh

CLIENT ADDRESS:
 Elmhurst Group
 One Elgarrow Square - Suite 630, Pittsburgh, Pa 15219

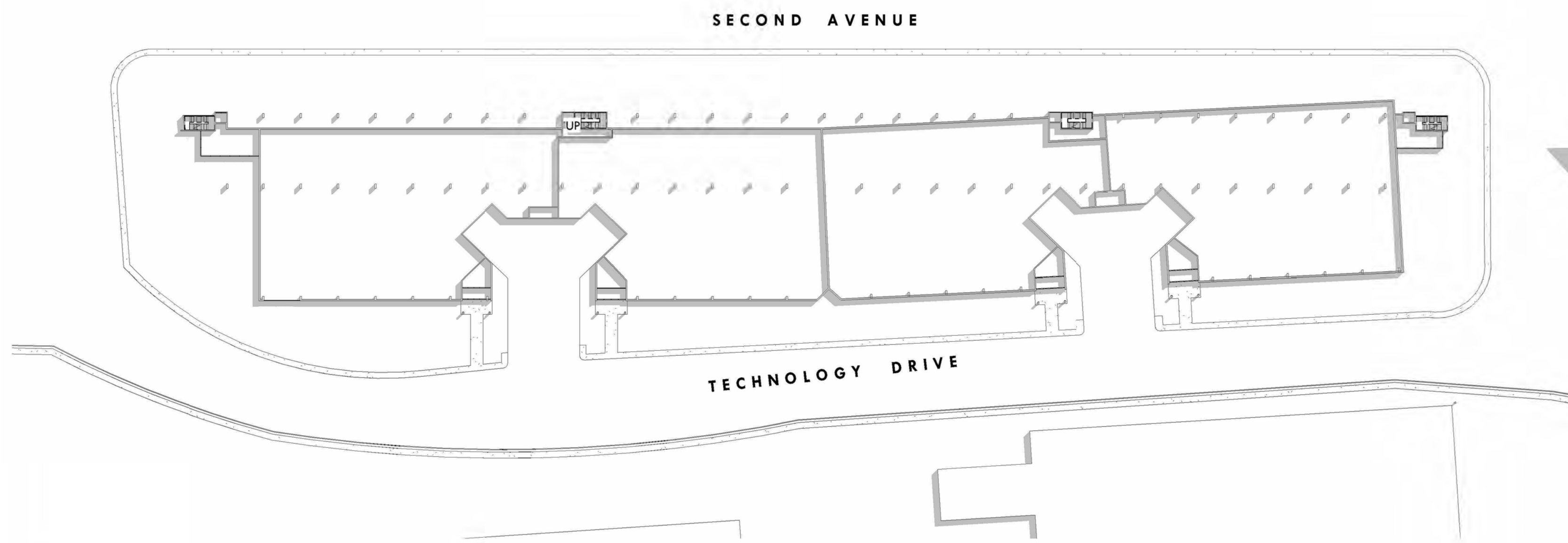
PROJECT LOCATION:
 571-5715 Technology Drive
 Pittsburgh, Pa 15219

DRAWN BY: DKL	CHECKED BY: CMS
CAD FILE: 18-11710-1.dwg	
HORIZ. SCALE: 1"=40'	VERT. SCALE:
SHEET: OF	
L.100	
PROJECT: 18-11710-1	

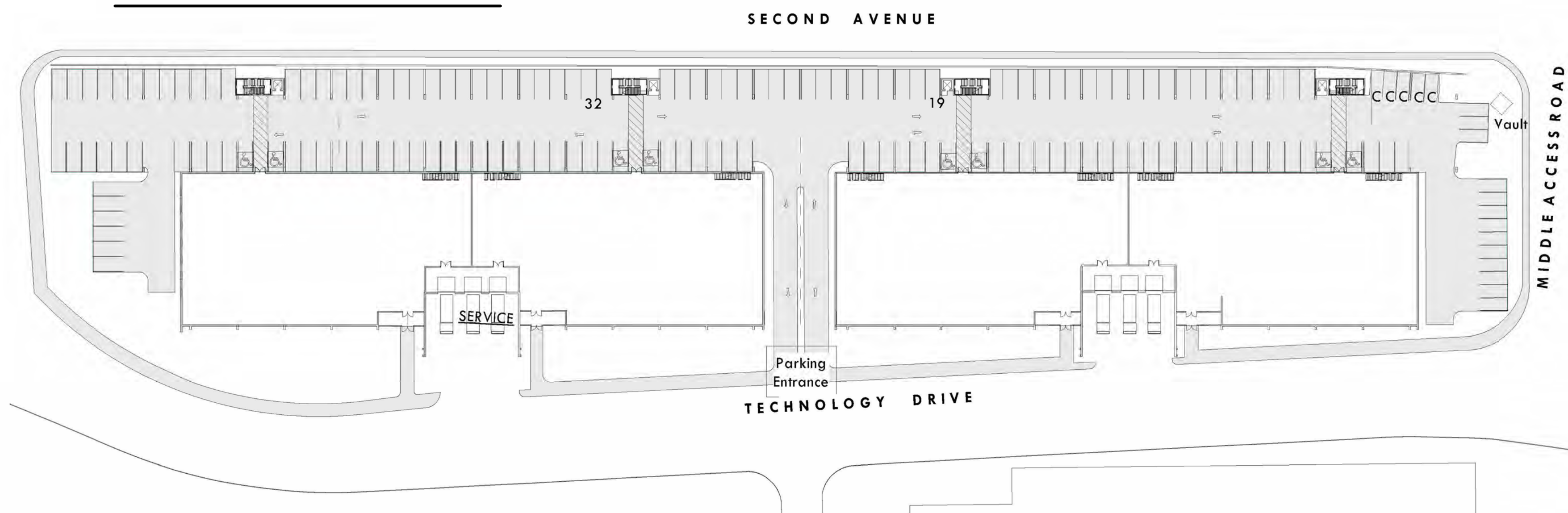
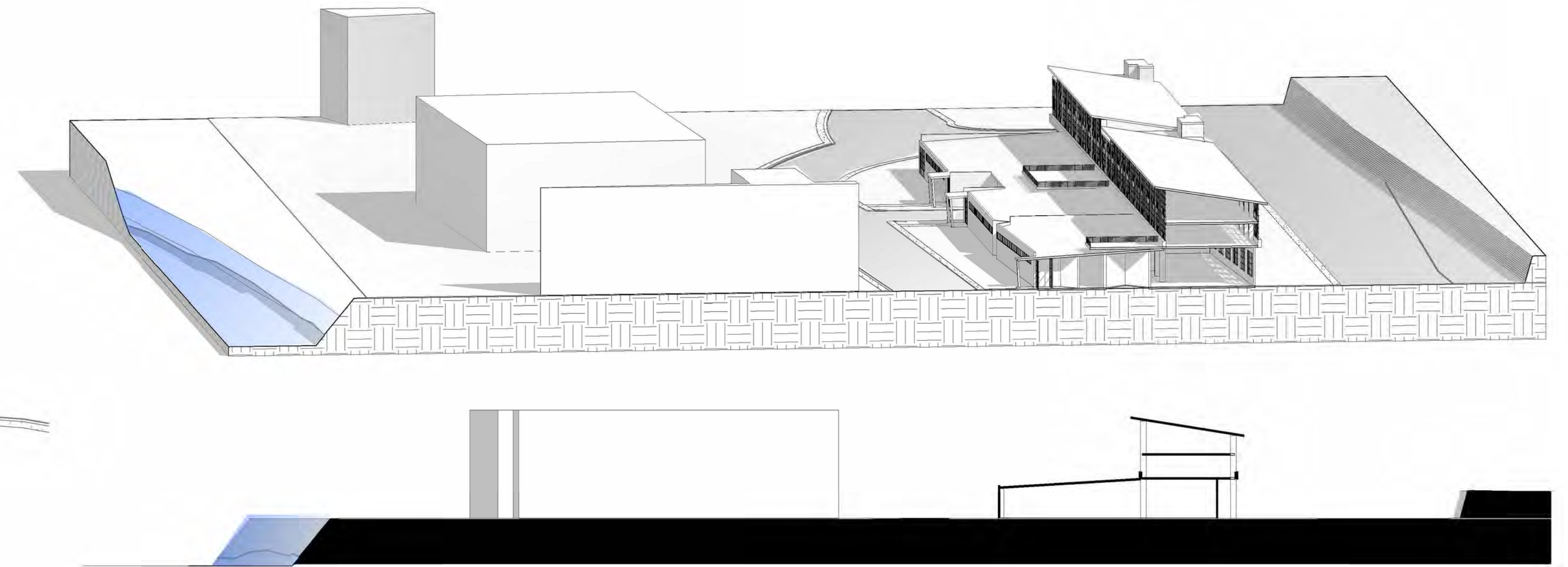


Design
 for
Elmhurst Innovation Center

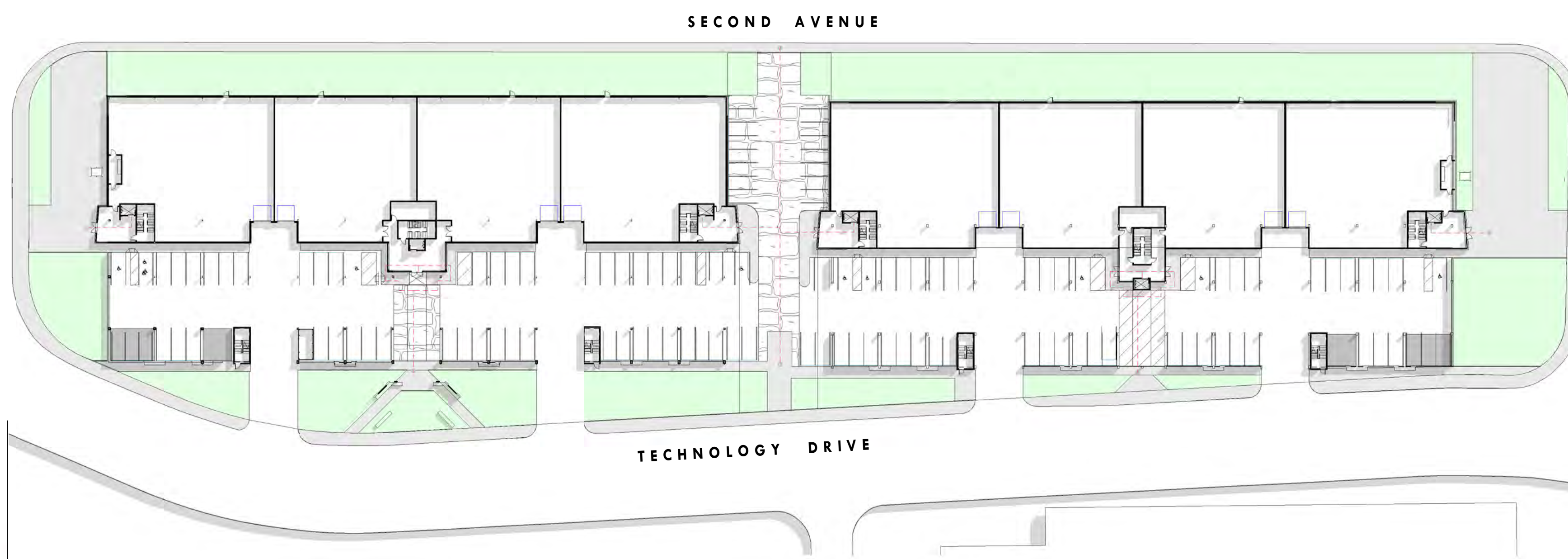
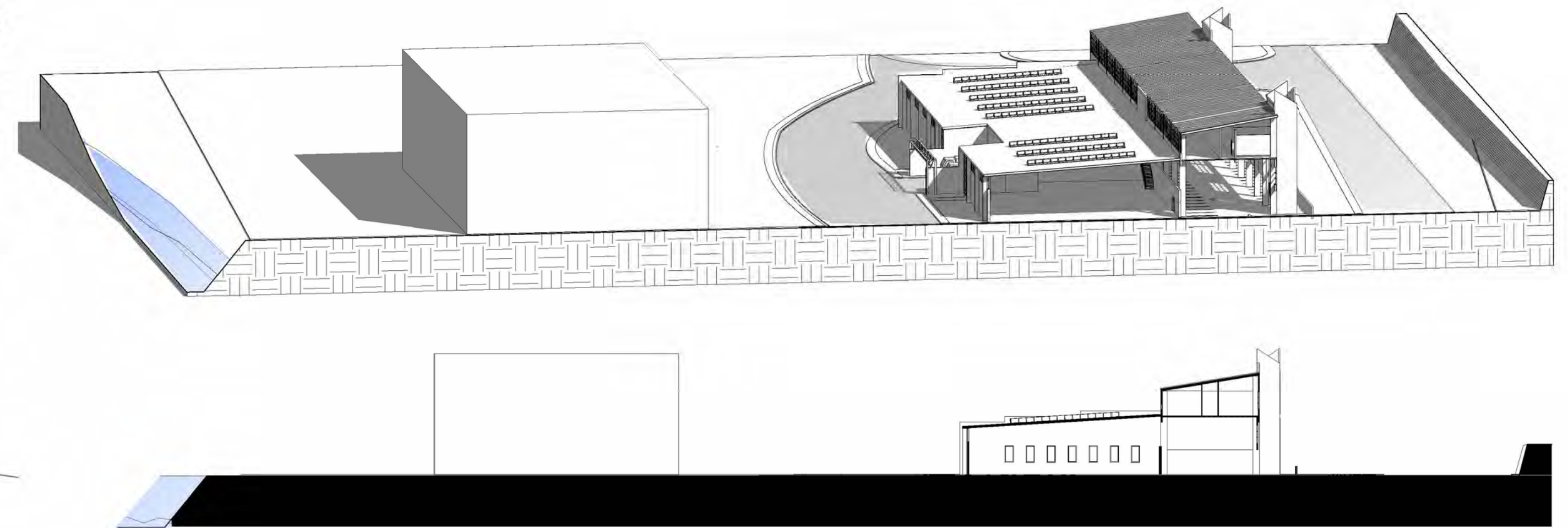
Site Plan
 Parcel 3 - Technology Drive
 Pittsburgh, Pennsylvania 15219



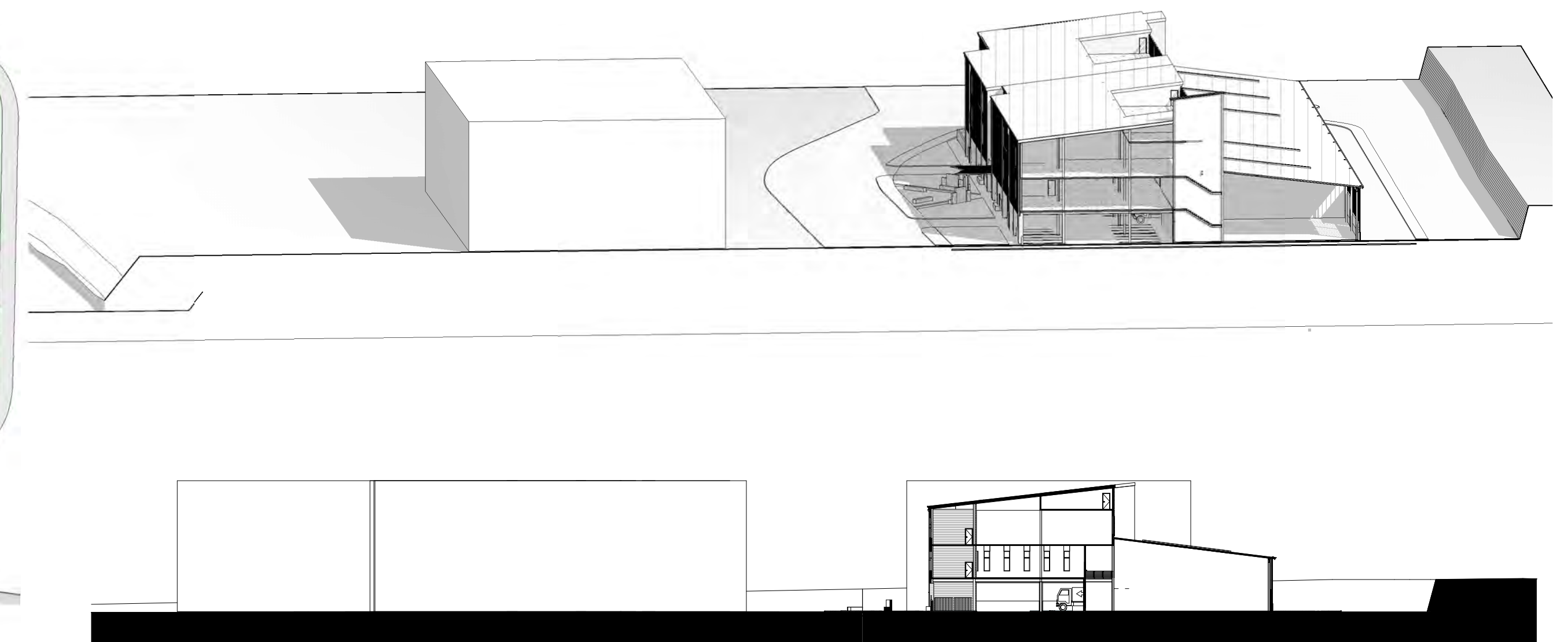
1st Proposal

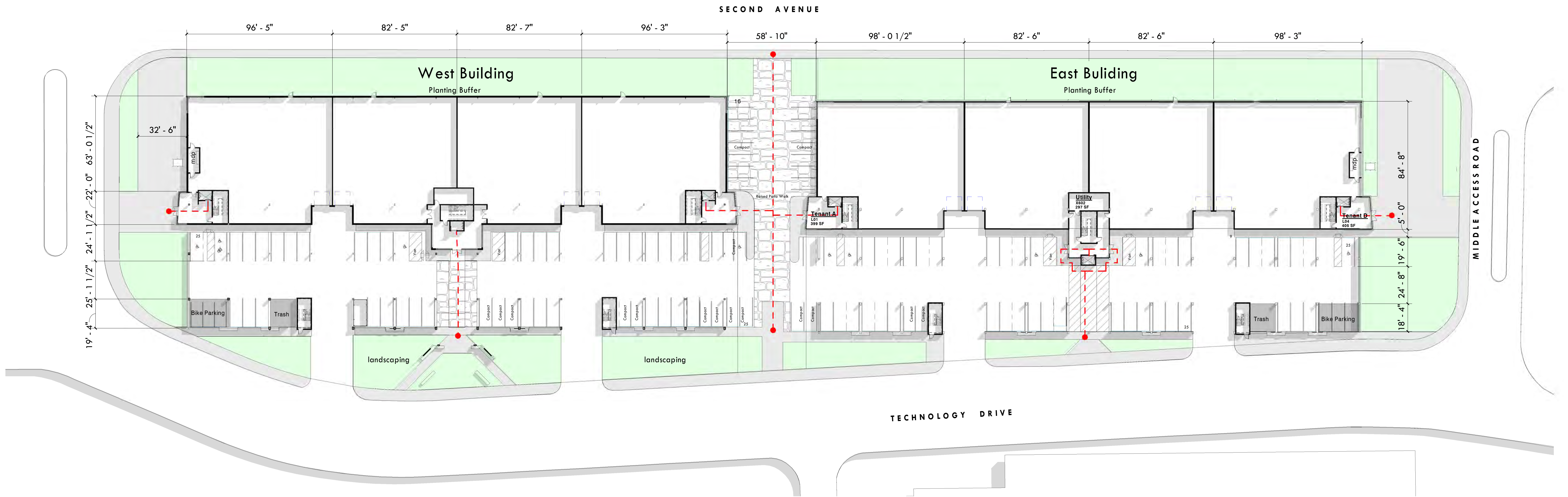


Second Proposal



Final Proposal

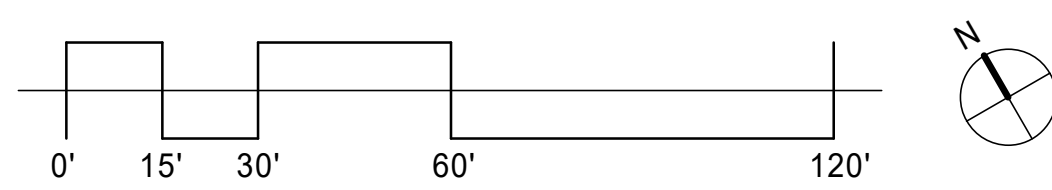




First Floor Plan

ADA Path

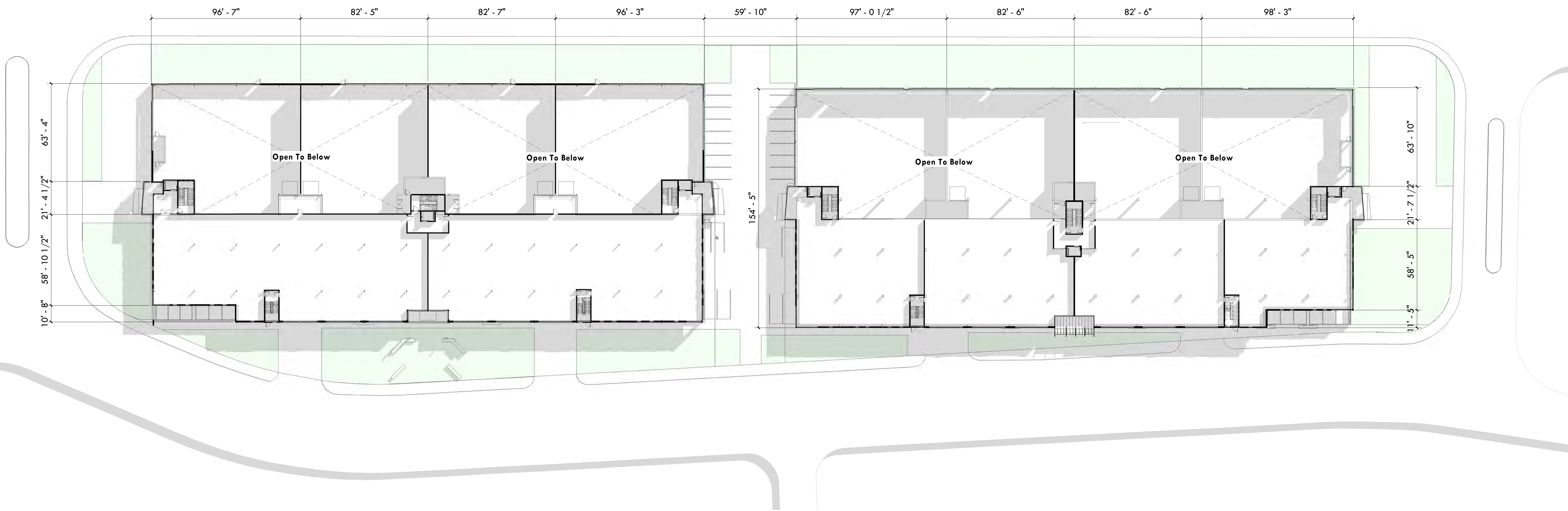
Parking Count - 116



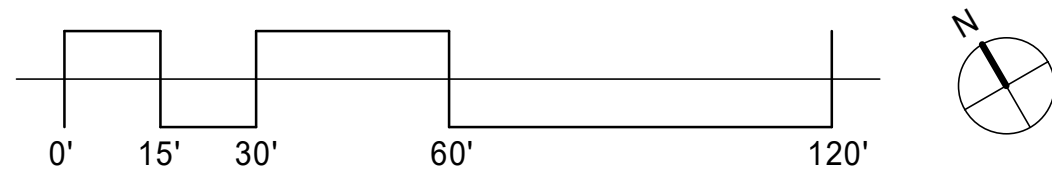
BUILDING ON EXPERIENCE, DESIGNING FOR YOUR FUTURE.

Design
for
Elmhurst Innovation Center

1st Floor Plan
Parcel 3 - Technology Drive
Pittsburgh, Pennsylvania 15219



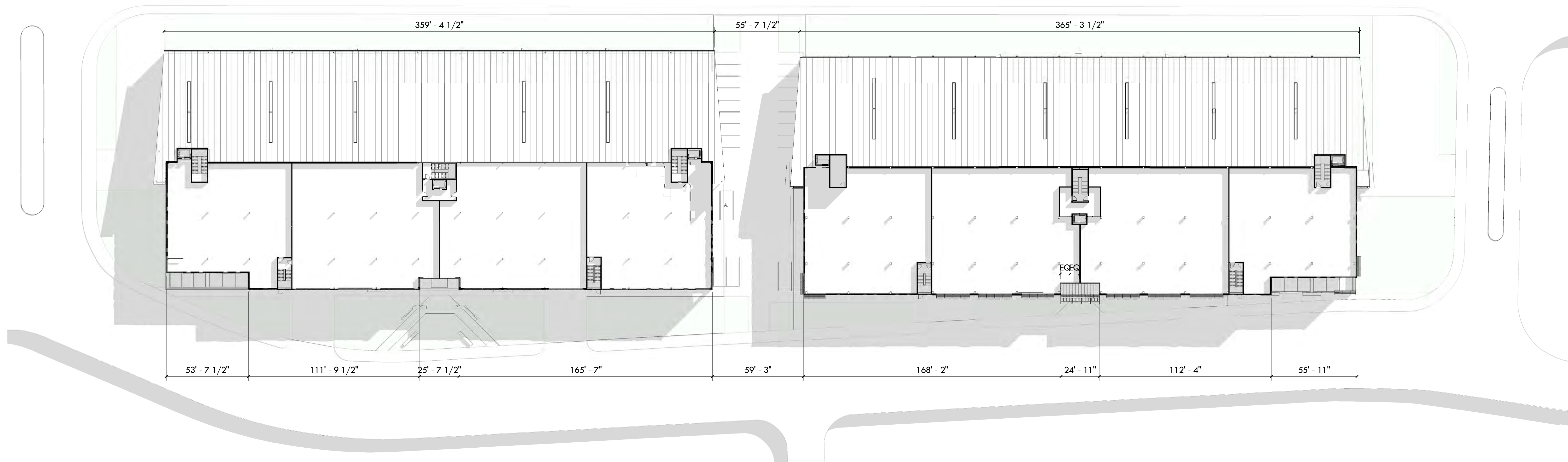
Second Floor Plan



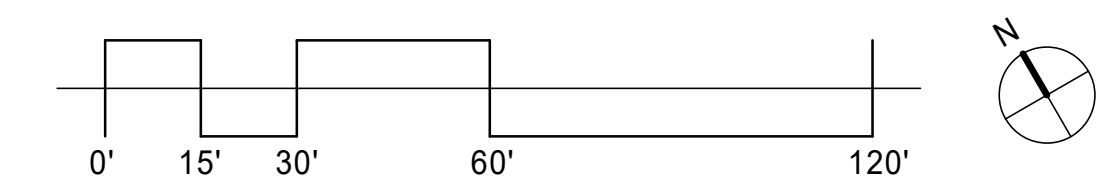
BUILDING ON EXPERIENCE, DESIGNING FOR YOUR FUTURE.

Design
for
Elmhurst Innovation Center

2nd Floor Plan
Parcel 3 - Technology Drive
Pittsburgh, Pennsylvania 15219



Third Floor Plan

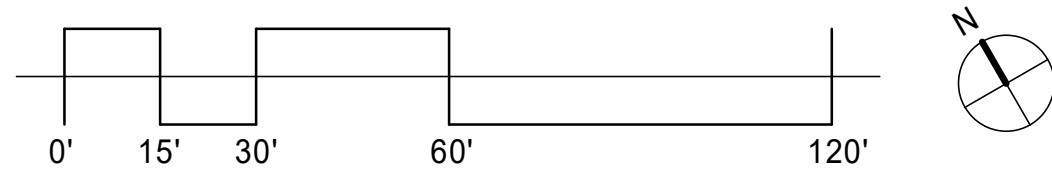


Design
for
Elmhurst Innovation Center

3rd Floor Plan
Parcel 3 - Technology Drive
Pittsburgh, Pennsylvania 15219



Roof Floor Plan

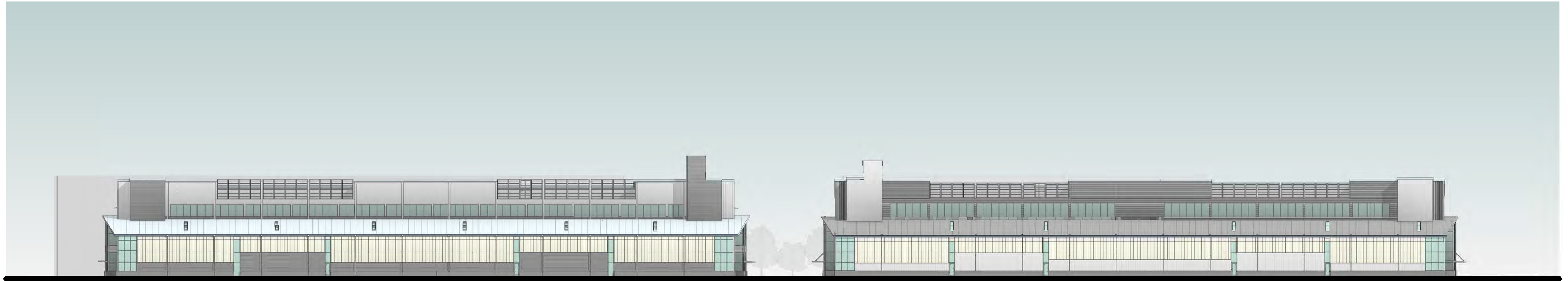


BUILDING ON EXPERIENCE, DESIGNING FOR YOUR FUTURE.

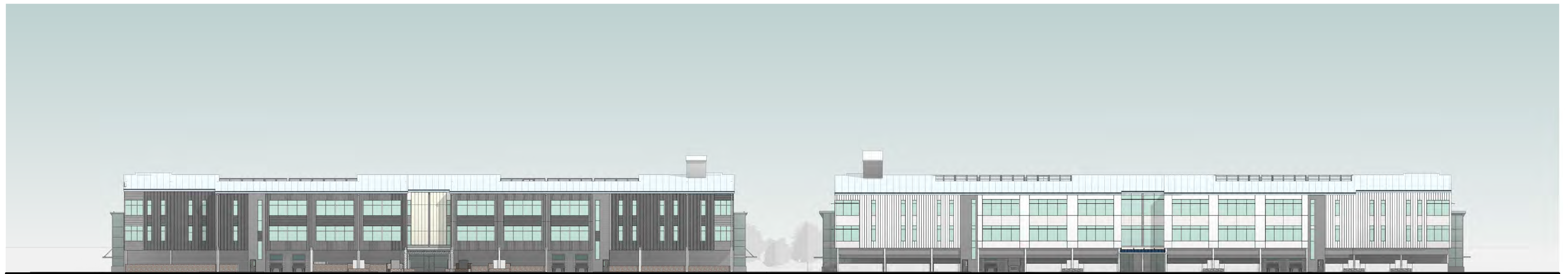
Design
for
Elmhurst Innovation Center

Roof Plan

Parcel 3 - Technology Drive
Pittsburgh, Pennsylvania 15219



North Elevation



South Elevation

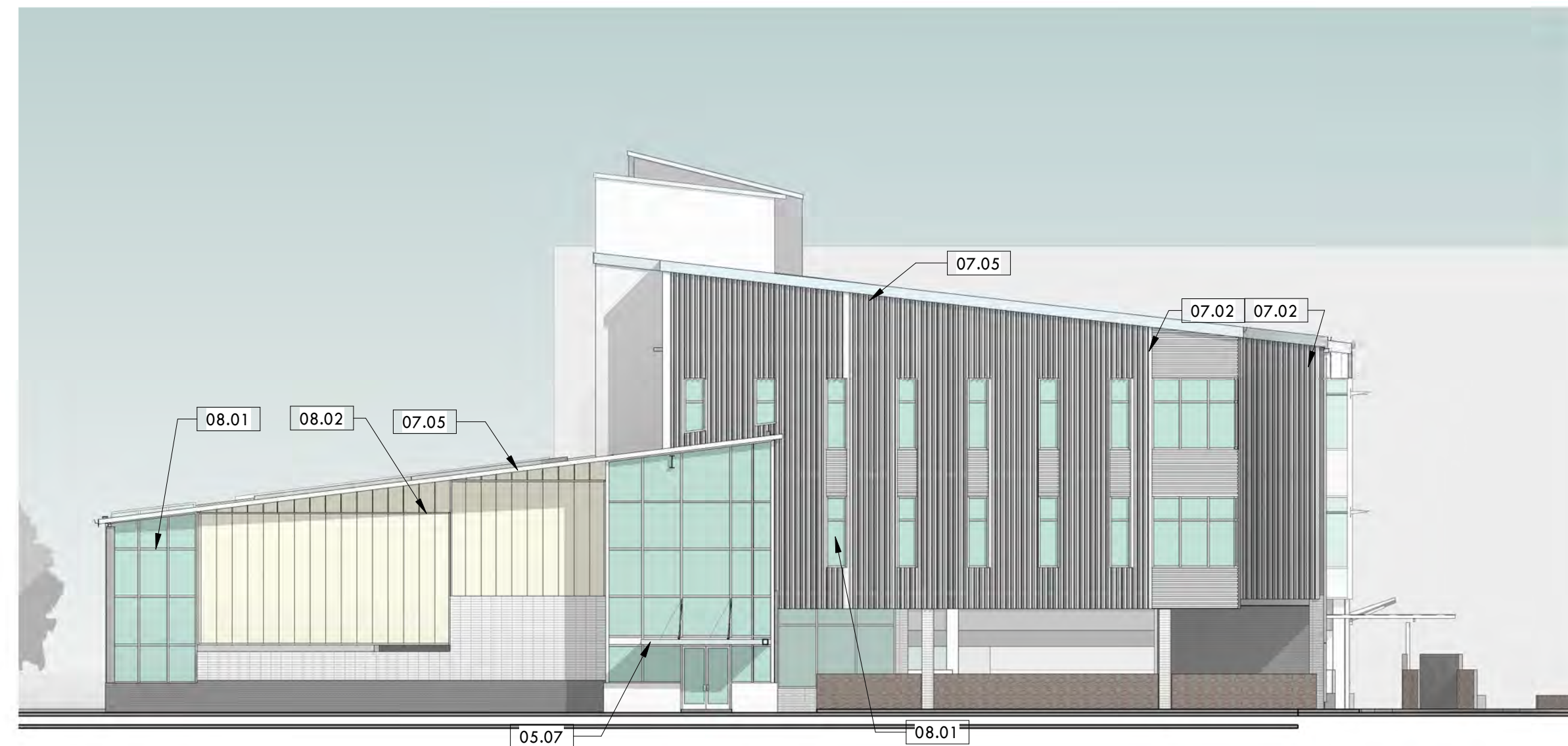


BUILDING ON EXPERIENCE, DESIGNING FOR YOUR FUTURE.

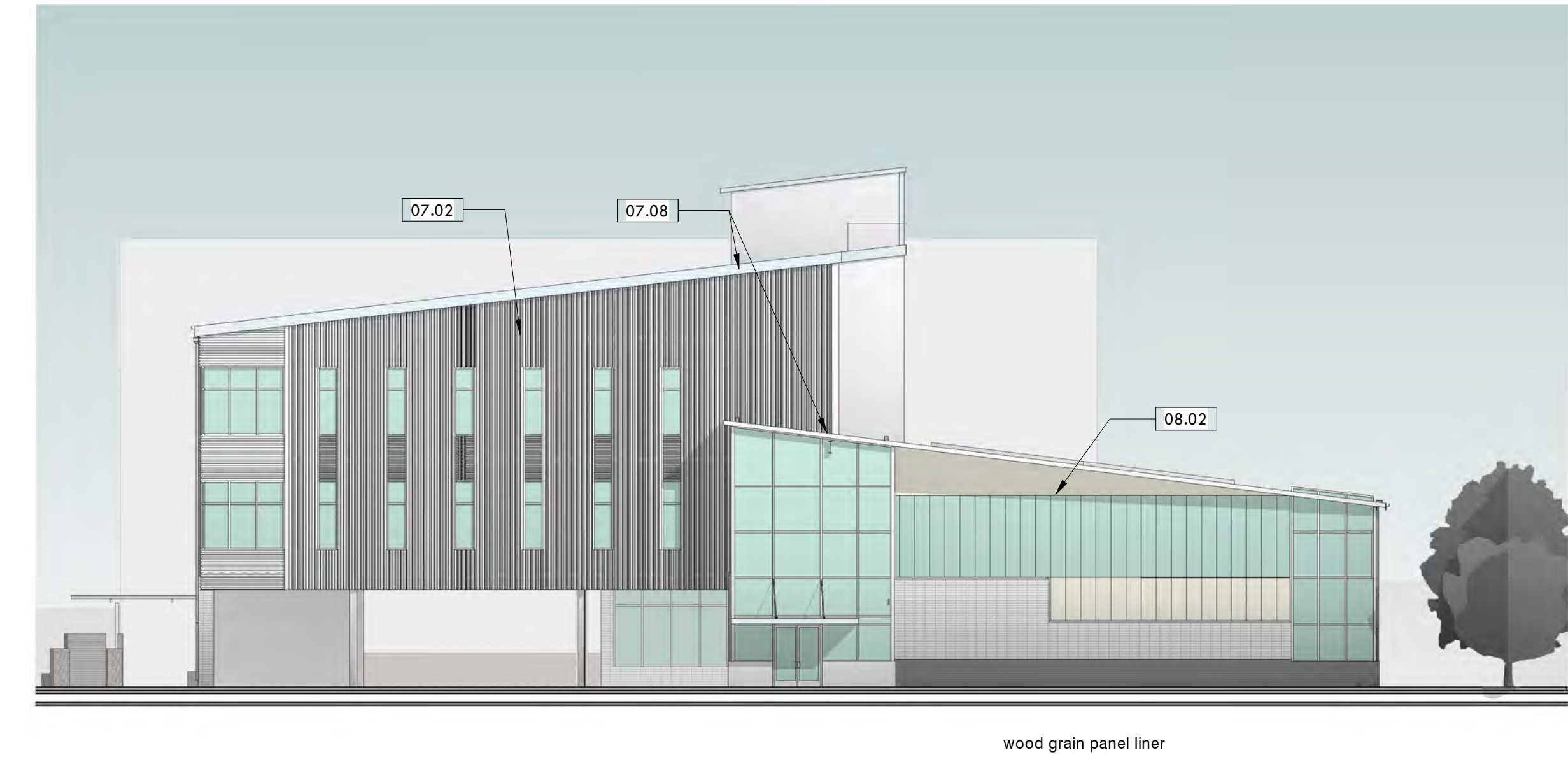
Design
for
Elmhurst Innovation Center

North & South Elevations
Parcel 3 - Technology Drive
Pittsburgh, Pennsylvania 15219

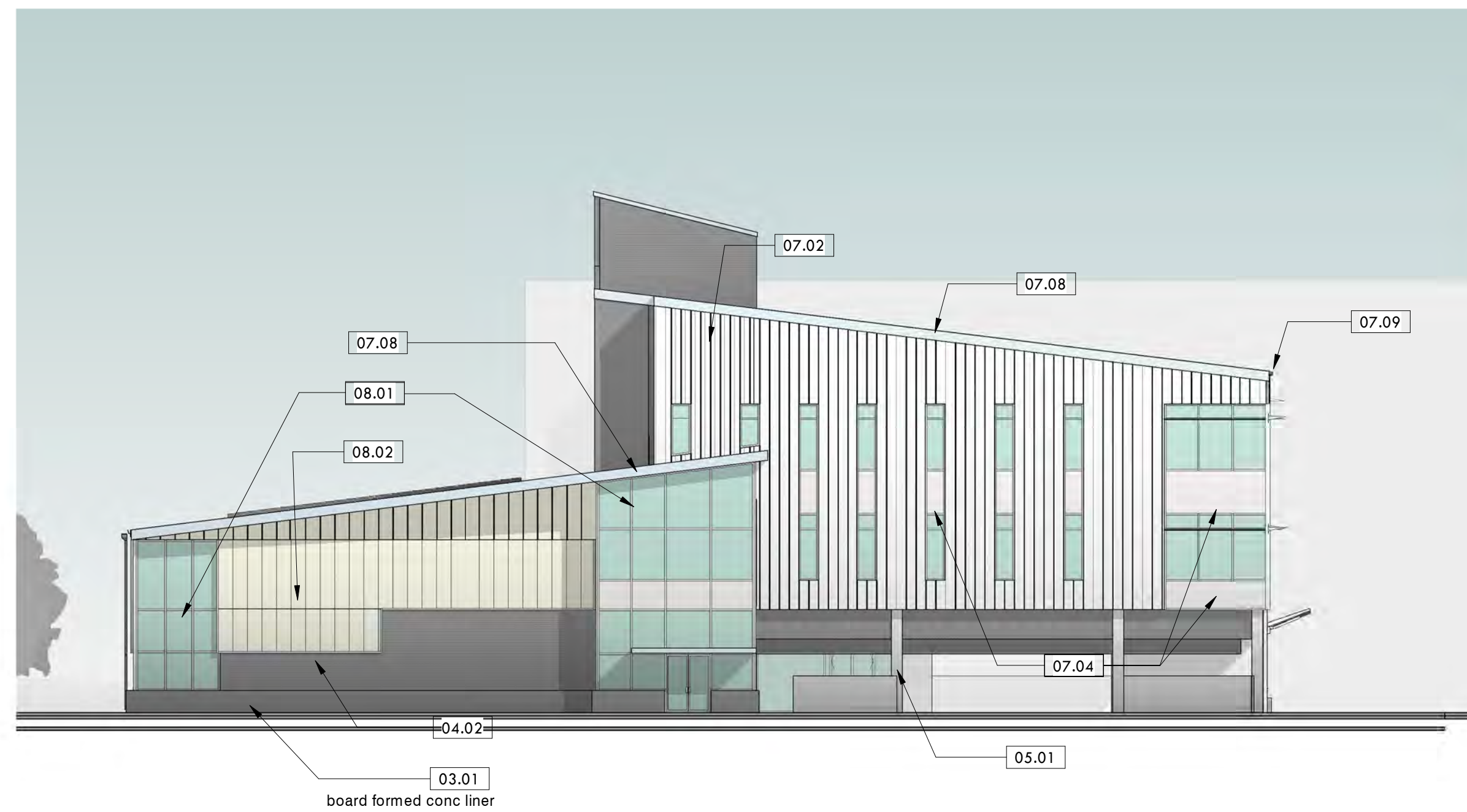
PTC Keynote Legend	
Key Value	Keynote Text
03.01	3500 psi conc for grade beams, footings, and pile caps, walks.
03.02	Cast in place concrete base- with sand blast finish.
04.01	Masonry. 8" Light Gray CMU wall, laid in flemish bond.
04.02	Masonry. Dark Gray CMU wall, laid in flemish bond.
05.01	Painted Structural Steel Framing -see structural drawings.
05.06	Perforated galvanized metal screen wall.
05.07	8" high metal clad canopy with EPDM roof over doorway.
07.02	4" deep painted corrugated metal panel (equivalent to Metal Sales T-25-wall 24 ga.) 2 coat PVDF finish.
07.03	1 1/2" deep painted corrugated metal panel (equivalent to Metal Sales T10-D 24 ga.) 2 coat PVDF finish.
07.04	1 1/2" standing seam roofing (equivalent to Metal Sales Magna-LOc 180 18 wide panel, 2 coat PVDF finish. installed over 2.5" rigid insulation R-21. and Tyvec 169 Protec 31 lb underlayment.
07.05	Painted metal fascia and soffit brake metal. 26 gauge, 2 coat PVDF finish.
07.08	Color fiber cement fascia panel.
07.09	Painted Box gutter.
08.01	Aluminum window wall 2" x 4 1/2", exterior and interior swinging doors(equivalent to YKK YES 45 XT glazed with 1" clear/clear PPG solarban 60)
08.02	Translucent 2 panel Wall-Light system as manufactured by CPI Daylighting, A division of Kingspan Light + Air



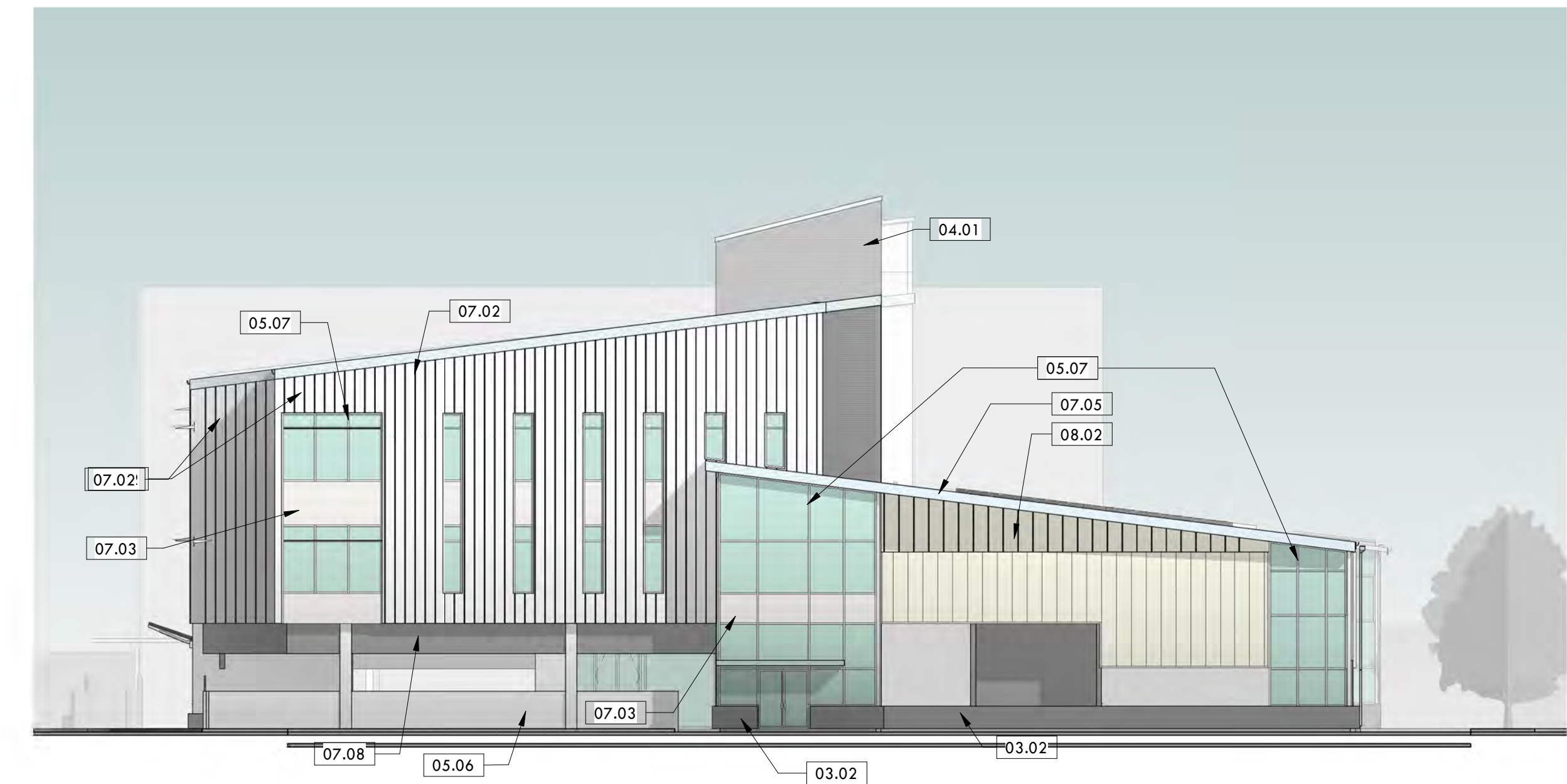
West Elevation (Building A)



East Elevation - (Building A)

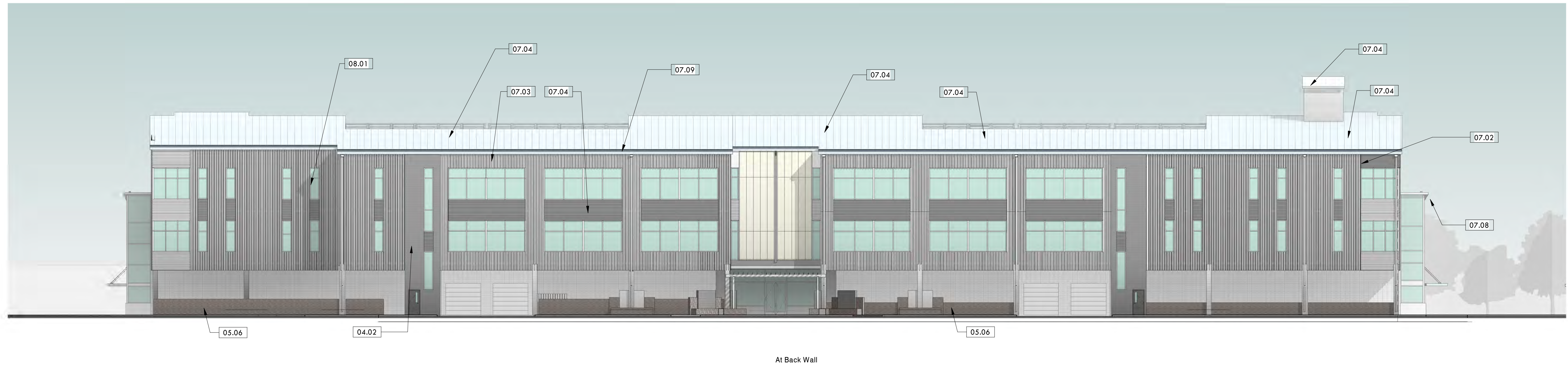


West Elevation - (Building B)

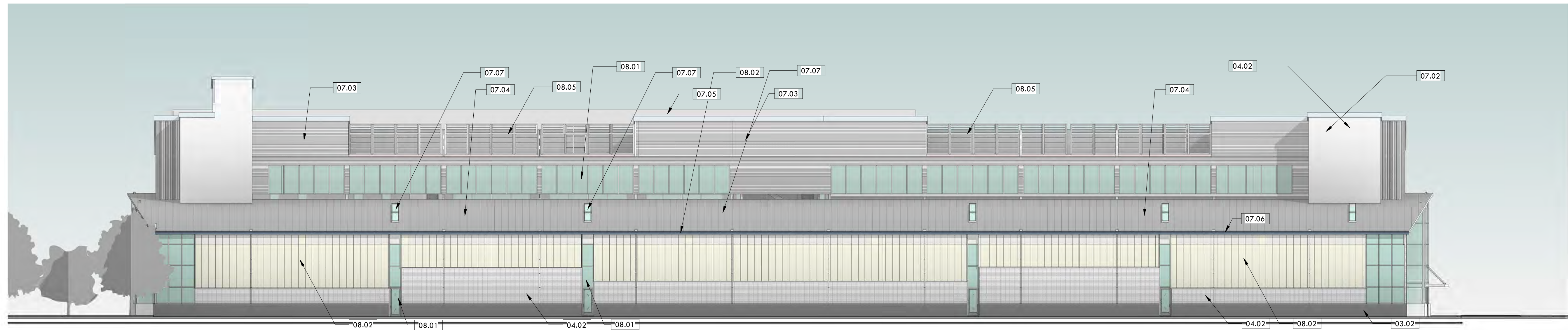


East Elevation - (Building B)

PTC Keynote Legend	
Key Value	Keynote Text
03.02	Cast in place concrete base- with sand blast finish.
04.02	Masonry. Dark Gray CMU wall, laid in flemish bond.
05.06	Perforated galvanized metal screen wall.
07.02	4" deep painted corrugated metal panel (equivalent to Metal Sales T-25-wall 24 ga.) 2 coat PVDF finish.
07.03	1 1/2" deep painted corrugated metal panel (equivalent to Metal Sales T10-D 24 ga.) 2 coat PVDF finish.
07.04	1 1/2" standing seam roofing (equivalent to Metal Sales Magna-LOC 180 18 wide panel, 2 coat PVDF finish. installed over 2.5" rigid insulation R-21. and Tyvec 169 Protec 31 lb underlayment.
07.05	Painted metal fascia and soffit brake metal. 26 gauge, 2 coat PVDF finish.
07.06	Painted Gutters and Downspouts: 4" x 5" aluminum downspouts, and 8" x 5' .050" alum 'B' Style gutter
07.07	Uniquad 2 panel skylight by CPI daylighting.
07.08	Color fiber cement fascia panel.
07.09	Painted Box gutter.
08.01	Aluminum window wall 2" x 4 1/2", exterior and interior swinging doors(equivalent to YKK YES 45 XT glazed with 1" clear/clear PPG solarban 60)
08.02	Translucent 2 panel Wall-Light system as manufactured by CPI Daylighting, A division of Kingspan Light + Air
08.05	Architectural Louvers, E4JS high performance wall louvers. powder coated finish.



South Elevation (Building A)



North Elevation (Building A)



BUILDING ON EXPERIENCE, DESIGNING FOR YOUR FUTURE.

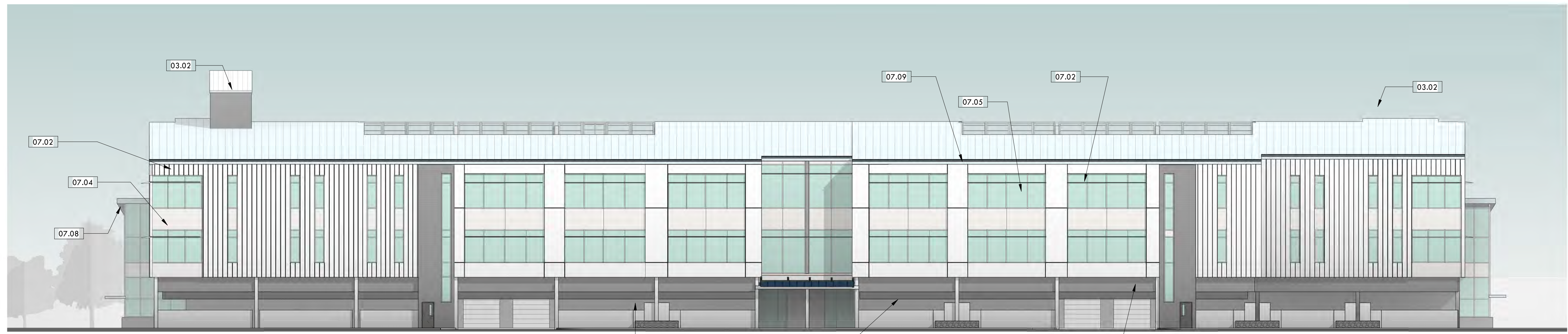
Design
for
Elmhurst Innovation Center

East Building - North & South Elevations

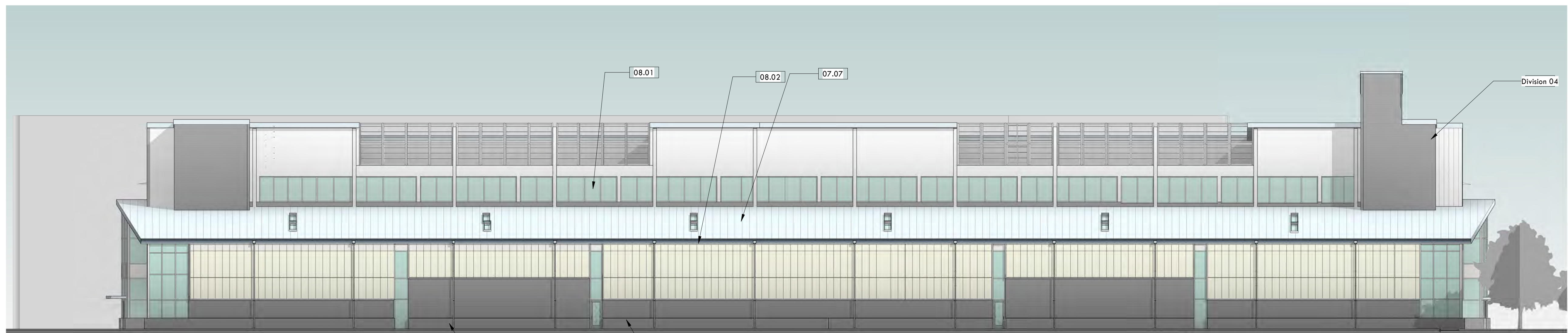
Parcel 3 - Technology Drive
Pittsburgh, Pennsylvania 15219

Project No. 4432 12.11.18 12

PTC Keynote Legend	
Key Value	Keynote Text
03.01	3500 psi conc for grade beams, footings, and pile caps, walks.
03.02	Cast in place concrete base- with sand blast finish.
04.01	Masonry. 8" Light Gray CMU wall, laid in flemish bond.
04.02	Masonry. Dark Gray CMU wall, laid in flemish bond.
07.02	4" deep painted corrugated metal panel (equivalent to Metal Sales T-25-wall 24 ga.) 2 coat PVDF finish.
07.04	1 1/2" standing seam roofing (equivalent to Metal Sales Magna-L0c 180 18 wide panel, 2 coat PVDF finish. installed over 2.5" rigid insulation R-21. and Tyvec 169 Protec 31 lb underlayment.
07.05	Painted metal fascia and soffit brake metal. 26 gauge, 2 coat PVDF finish.
07.07	Uniquad 2 panel skylight by CPI daylighting.
07.08	Color fiber cement fascia panel.
07.09	Painted Box gutter.
08.01	Aluminum window wall 2" x 4 1/2", exterior and interior swinging doors(equivalent to YKK YES 45 XT glazed with 1" clear/clear PPG solarban 60)
08.02	Translucent 2 panel Wall-Light system as manufactured by CPI Daylighting, A division of Kingspan Light + Air
Division 04	Masonry



South Elevation (Building B)



North Elevation (Building B)



BUILDING ON EXPERIENCE, DESIGNING FOR YOUR FUTURE.

Design
for
Elmhurst Innovation Center

West Building - North & South Elevations

Parcel 3 - Technology Drive
Pittsburgh, Pennsylvania 15219

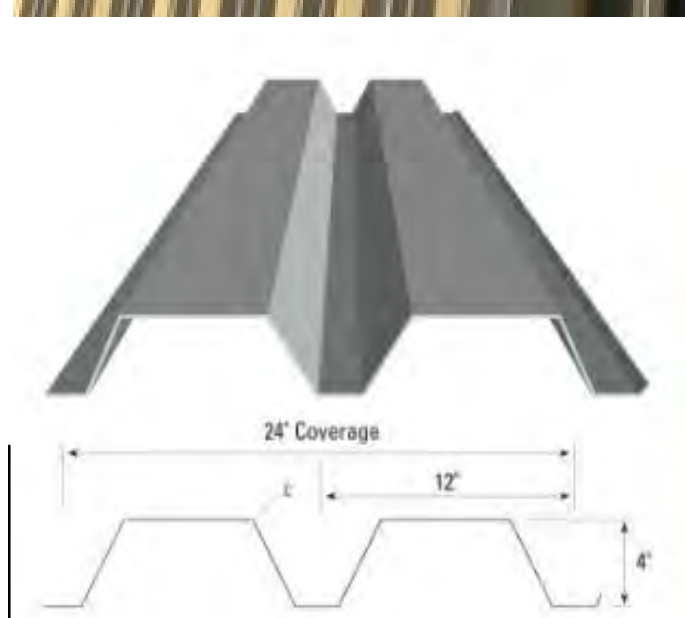
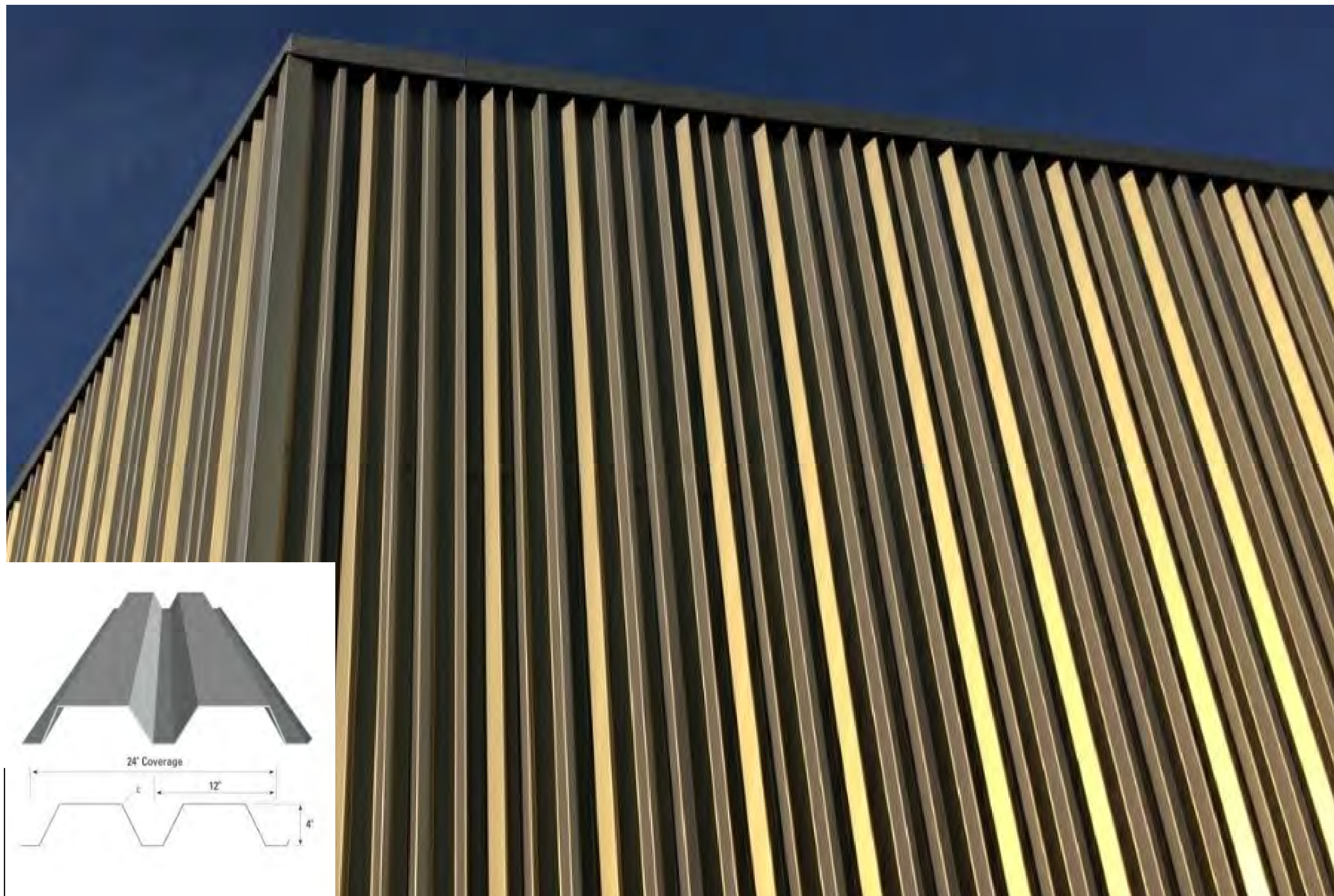
Project No. 4432 12.11.18 13



Heavy Corrugated Metal panels



Translucent Wall



Deep Rib Vertical Metal panels



Translucent Wall



Louvre Wall



Flemish Bond CMU



Board Formed Concrete



Black Brick



Concrete Pavers



Perforated Metal



Perforated Metal



Gabion Wall



Gabion Bench



Design
for
Elmhurst Innovation Center



Design
for
Elmhurst Innovation Center



BUILDING ON EXPERIENCE, DESIGNING FOR YOUR FUTURE.

Design
for
Elmhurst Innovation Center

Center Entry From Tech. Drive
Parcel 3 - Technology Drive
Pittsburgh, Pennsylvania 15219



Design
for
Elmhurst Innovation Center

Center Lobby
Parcel 3 - Technology Drive
Pittsburgh, Pennsylvania 15219



Design
for
Elmhurst Innovation Center



Design
for
Elmhurst Innovation Center