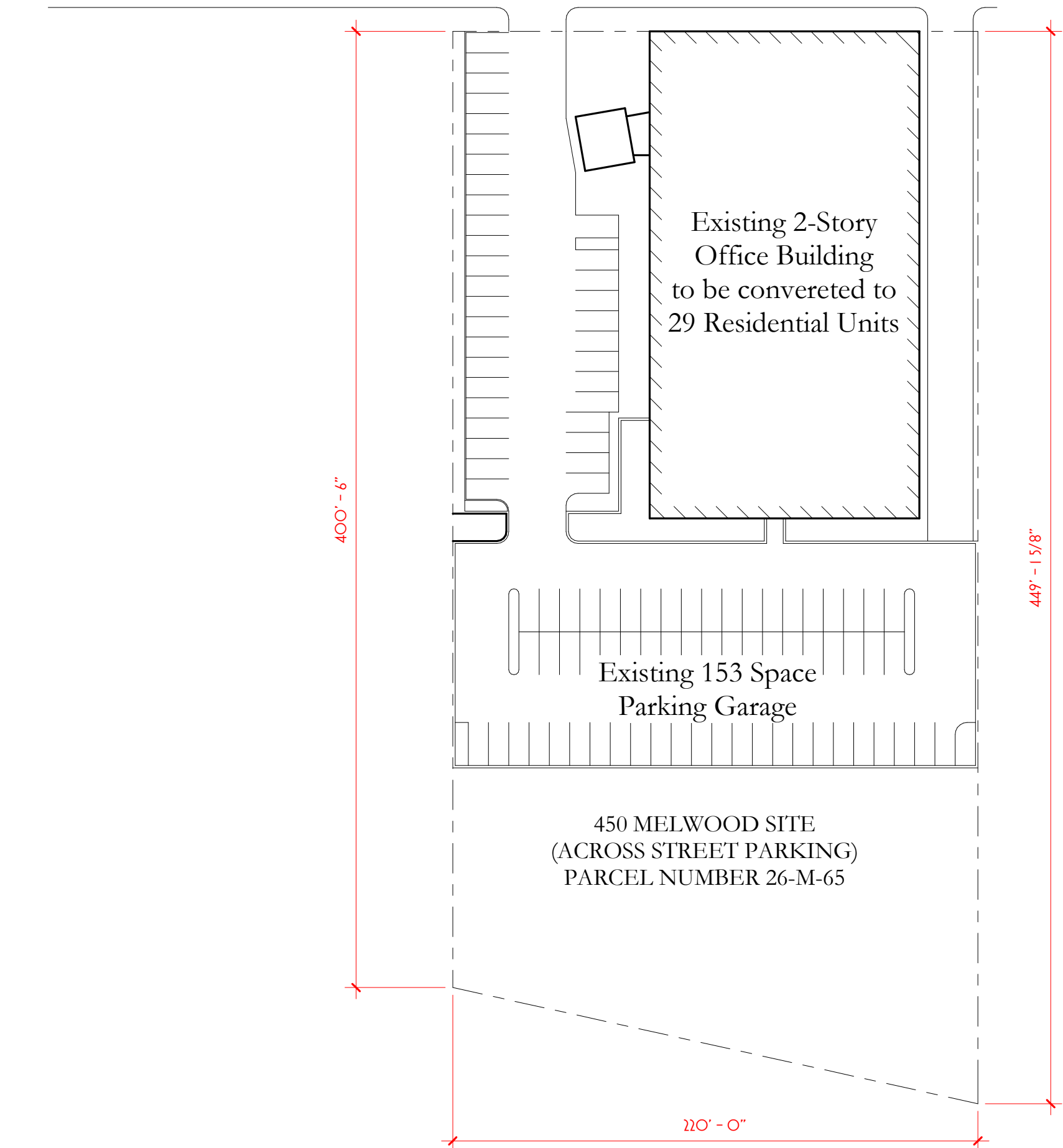


1 Architectural Site Plan
1/16" = 1'-0"



2 Overall Parcel Plan
1" = 50'-0"

UNIT TYPE AND TOTALS			
NAME	DEPARTMENT	LEVEL	AREA
1BR 1B	UNITS	<VARIES>	<VARIES>
1BR 1B: III			
2BR 1B	UNITS	<VARIES>	<VARIES>
2BR 1B: II			
2BR 2B	UNITS	<VARIES>	899 SF
2BR 2B: 22			
3BR 2B	UNITS	<VARIES>	1052 SF
3BR 2B: II			
STUDIO	UNITS	<VARIES>	<VARIES>
STUDIO: II			
GRAND TOTAL: 166			

ZONING ANALYSIS

ZONING DISTRICT: UI - URBAN INDUSTRIAL

SITE DEVELOPMENT STANDARDS
RESIDENTIAL COMPATIBILITY STANDARDS OF CHAPTER 916
HEIGHT
SETBACK
ENVIRONMENTAL PERFORMANCE STANDARDS OF CHAPTER 915
CONTEXTUAL SETBACKS ALLOWED

MINIMUM LOT SIZE: 0 SQ FEET
MAXIMUM FAR: 3:1*
4:1 (IF WITHIN 1,500 FEET OF MAJOR TRANSIT - DOES NOT APPLY)

MAX LOT COVERAGE: N/A
FRONT SETBACK: N/A
REAR SETBACK: N/A (ALLEY ACCESS)
SIDE SETBACK: 10 FEET
0 FEET (IF ADJACENT PROPERTY HAS 0 FT SETBACK)

MAXIMUM HEIGHT: 60 FEET / 4 STORIES*

904.07.C.4 - SPECIAL EXCEPTION FOR HEIGHT IN UI DISTRICT
ADDITIONAL HEIGHT ABOVE 4 STORIES PERMITTED IN UI DISTRICT IF:
NOT WITHIN 200 FEET OF RESIDENTIAL DISTRICT
BOARD TO DETERMINE THAT HEIGHT IS NOT DETRIMENTAL TO ADJACENT PROPERTIES

904.07.5.5 - SPECIAL EXCEPTION TO FAR REQUIREMENTS
FAR IS 10:1 FOR BUILDINGS THAT ARE >70% RESIDENTIAL

AFFORDABLE HOUSING UNITS
10% OF HOUSING UNITS SHALL BE INCLUSIONARY
166 X 10% = 17 UNITS INCLUSIONARY

PARKING CALCULATIONS

OFFSTREET PARKING SPACES

1 PER UNIT, 166 UNITS 1 SPACE X 166 UNITS = 166 SPACES

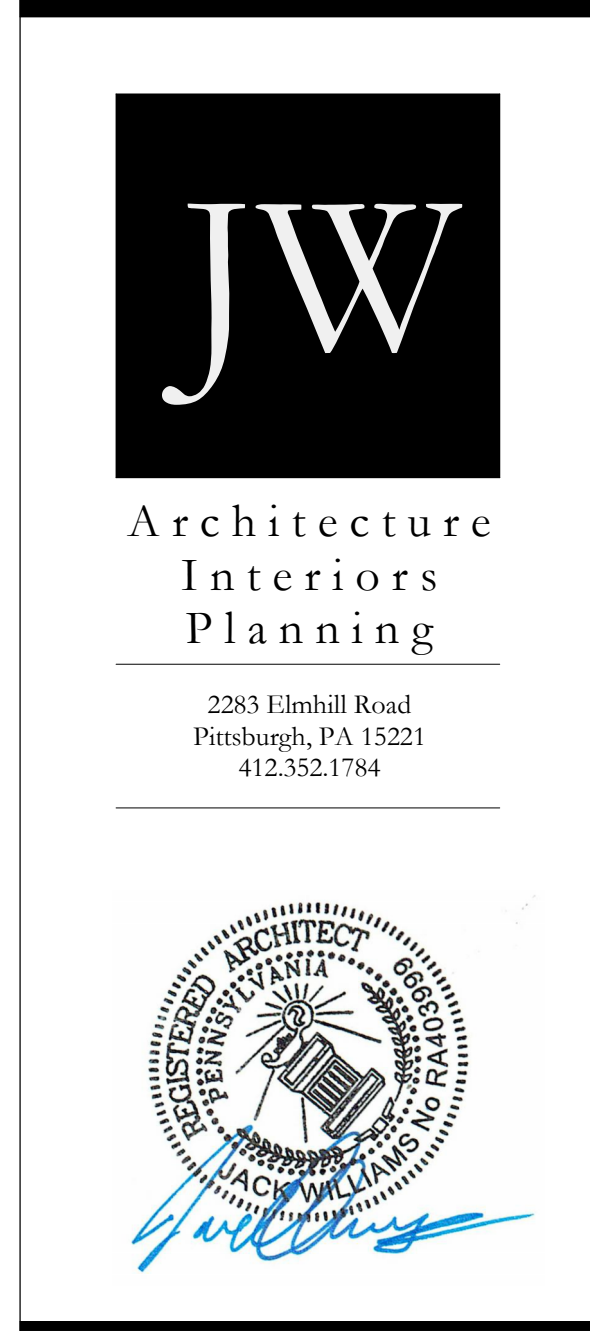
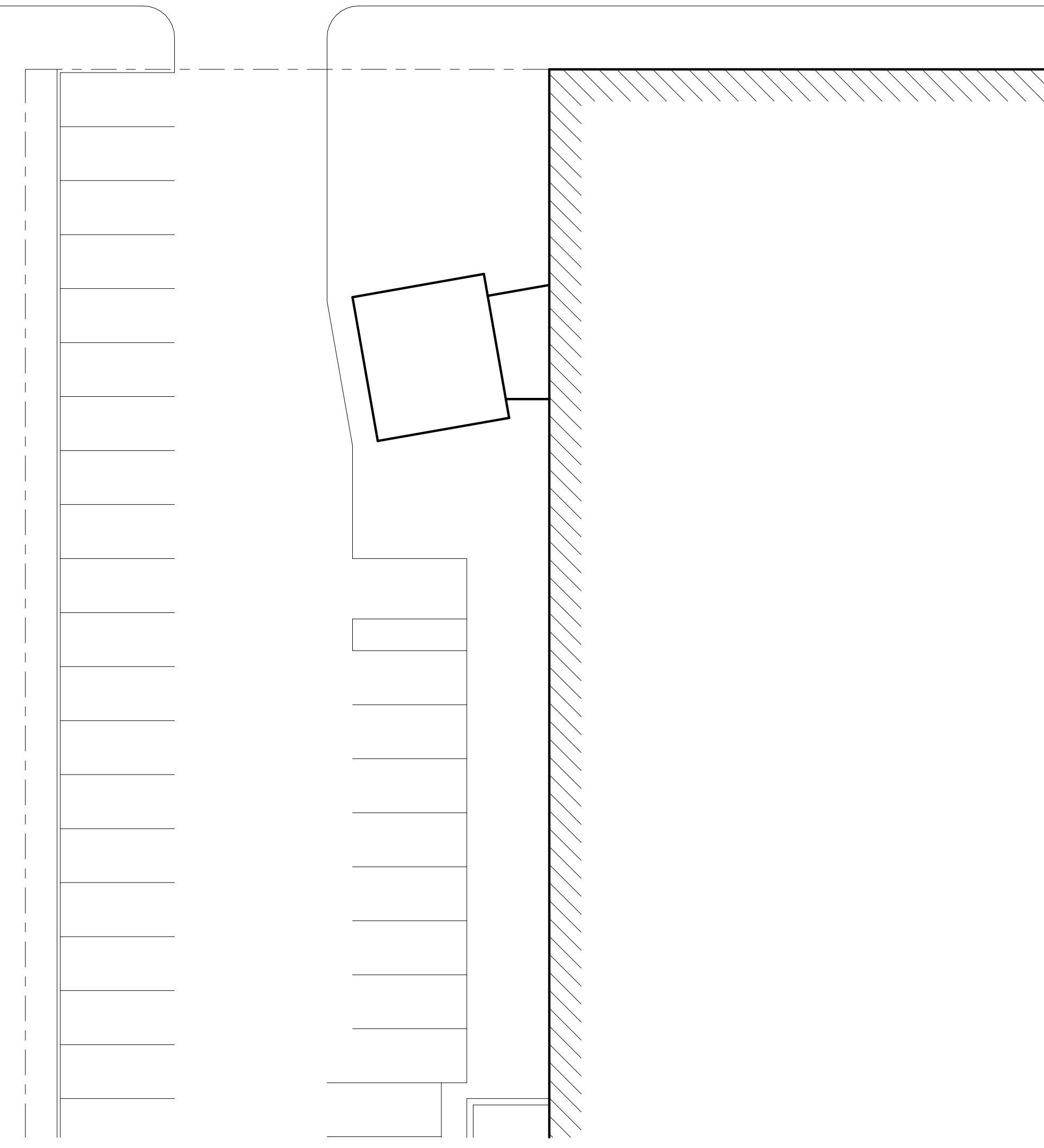
30% REDUCTION FOR INDOOR BIKE STORAGE 166 SPACES X .30 REDUCTION = 49.8 SPACES

TOTAL NUMBER OF OFF STREET PARKING SPACES REQUIRED = 117 SPACES (S SHALL BE ADA)

BICYCLE PARKING SPACES

1 SPACE PER 3 DWELLING UNITS 1 SPACE X 166/3 UNITS = 56 BIKE PARKING SPACES

OFF STREET LOADING SPACES
TWO (2) REQUIRED
(PER TABLE 914.10.A. MULTI-UNIT RESIDENTIAL BUILDINGS 160,001 SF-200,000 SF)



THE PARKER

449 MELWOOD AVENUE, PITTSBURGH PA 15213

6 MAY 2024 - 12 STORIES/166 UNITS

Revisions		
No.	Date	Description

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Project	2023.31
Date	XX/XX/XXXX

Site Plan

A001

ZONING ANALYSIS

ZONING DISTRICT: UI - URBAN INDUSTRIAL

SITE DEVELOPMENT STANDARDS
RESIDENTIAL COMPATIBILITY STANDARDS OF CHAPTER 916
HEIGHT
SETBACK
ENVIRONMENTAL PERFORMANCE STANDARDS OF CHAPTER 915
CONTEXTUAL SETBACKS ALLOWED

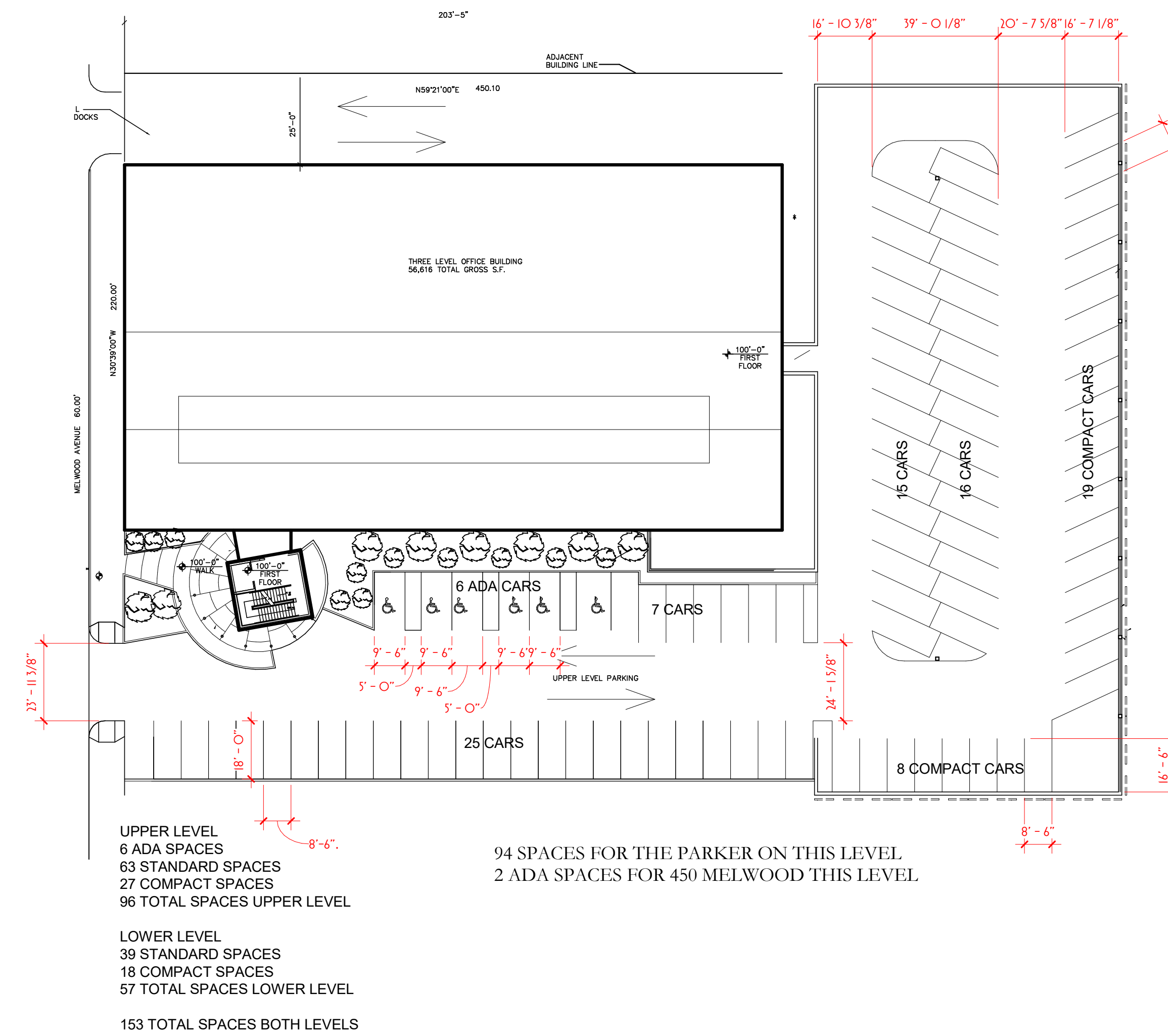
MINIMUM LOT SIZE: 50 FEET
MAXIMUM FAR: 3:1*
4:1 (IF WITHIN 1,500 FEET OF MAJOR TRANSIT - DOES NOT APPLY)

MAX LOT COVERAGE: N/A
FRONT SETBACK: N/A
REAR SETBACK: N/A (ALLEY ACCESS)
SIDE SETBACK: 10 FEET
0 FEET (IF ADJACENT PROPERTY HAS 0 FT SETBACK)
MAXIMUM HEIGHT: 60 FEET / 4 STORIES*

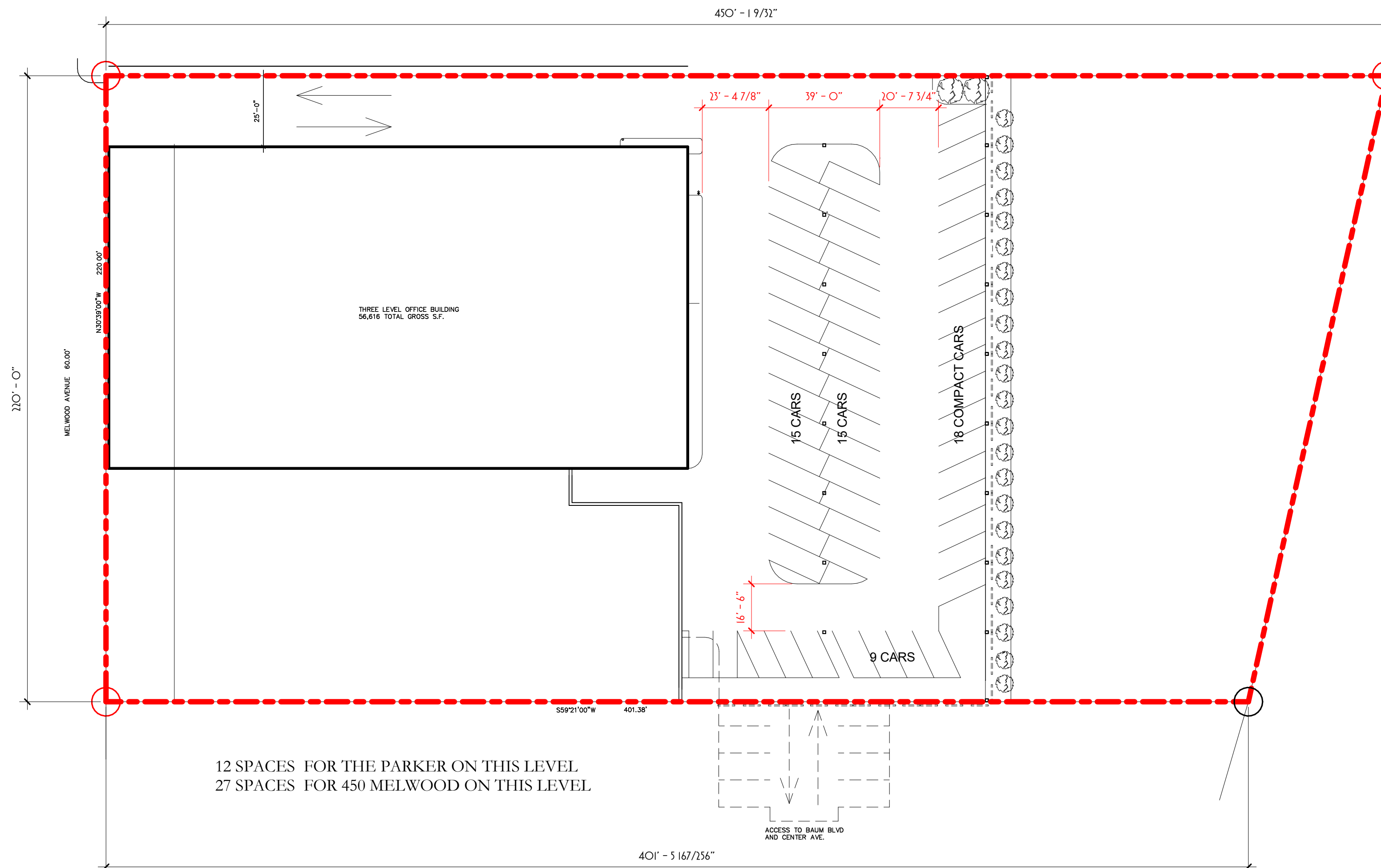
904.07.C.4 - SPECIAL EXCEPTION FOR HEIGHT IN UI DISTRICT
ADDITIONAL HEIGHT ABOVE 4 STORIES PERMITTED IN UI DISTRICT IF:
NOT WITHIN 200 FEET OF RESIDENTIAL DISTRICT
BOARD TO DETERMINE THAT HEIGHT IS NOT DETRIMENTAL TO ADJACENT PROPERTIES

904.07.5.5 - SPECIAL EXCEPTION TO FAR REQUIREMENTS
FAR IS 10:1 FOR BUILDINGS THAT ARE >70% RESIDENTIAL

UNIT TYPE AND TOTALS			
NAME	DEPARTMENT	LEVEL	AREA
1BR 1B	UNITS	LEVEL O	<VARIES>
1BR 1B: 2			
1BR/1B	UNITS	<VARIES>	<VARIES>
1BR/1B: 8			
2BR 2B	UNITS	<VARIES>	<VARIES>
2BR 2B: 2			
2BR/1B	UNITS	<VARIES>	<VARIES>
2BR/1B: 2			
2BR/2B	UNITS	<VARIES>	<VARIES>
2BR/2B: 14			
3BR/2B	UNITS	LEVEL I	1449 SF
3BR/2B: 1			
GRAND TOTAL: 29			



1 Site Plan / Parking Plan - Upper Level
1" = 30'-0"



2 Site Plan / Parking Plan - Lower Level
1" = 30'-0"



Architecture
Interiors
Planning

416 Johnston Avenue
Pittsburgh, PA 15207
412.352.1784



450
MELWOOD
AVENUE
450 MELWOOD
AVENUE
PITTSBURGH, PA 15213

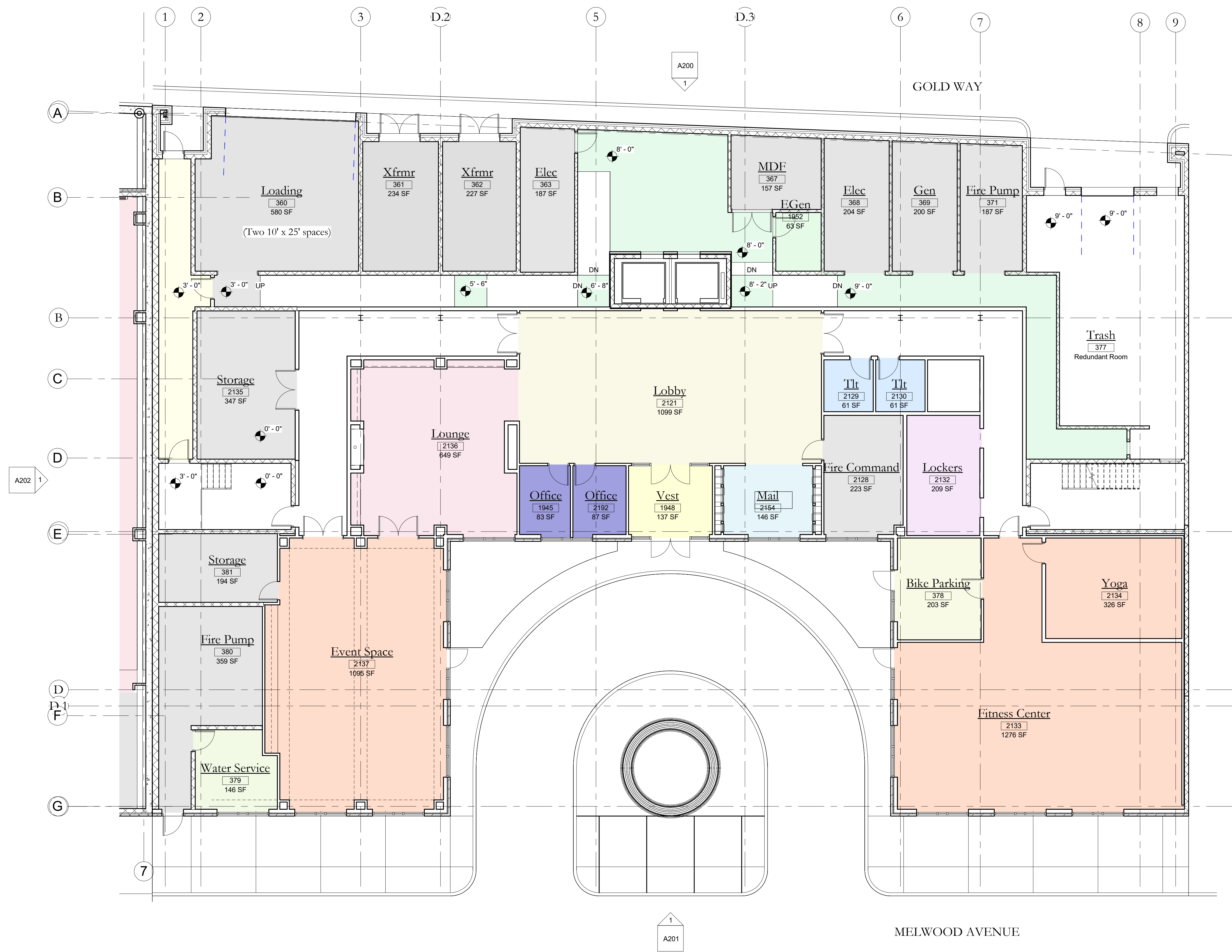
6 MAY 2024 - 2 STORIES/29 UNITS

Revisions		
No.	Date	Description

Project Data	
Project	2024.04
Date	XX/XX/XXXX

450 Melwood Site
Plan (Off-Site
Parking)

A002



1 First Floor Plan
1/8" = 1'-0"



THE PARKER

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6 MAY 2024 - 12 STORIES/166 UNITS

Revisions		
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Date	XX/XX/XXXX

First Floor Plan

A101



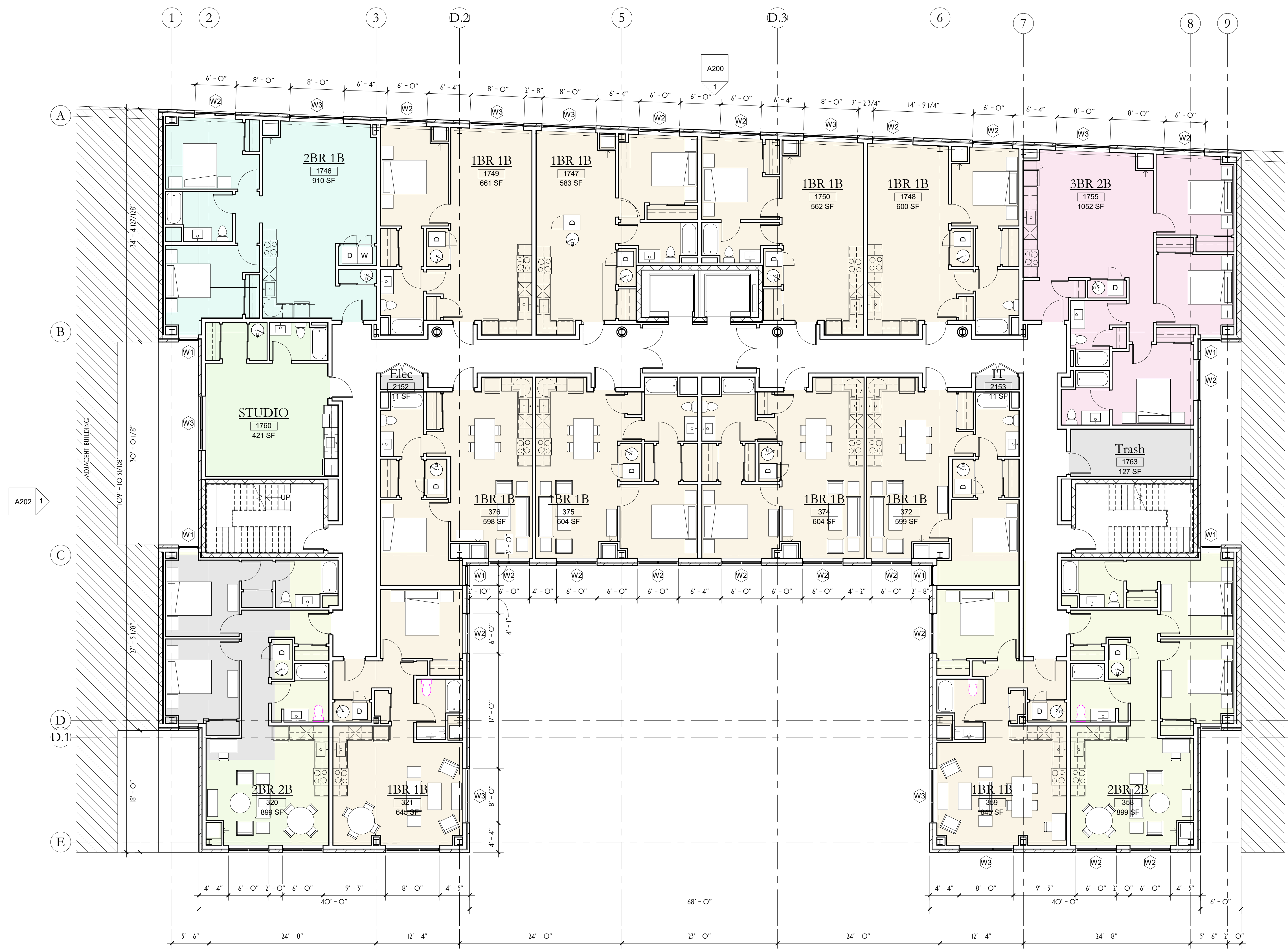
Architecture
Interiors
Planning

2283 Elmhill Road
Pittsburgh, PA 15221
412.352.1784



THE PARKER

449 MELWOOD
AVENUE, PITTSBURGH
PA 15213



- ROOM LEGEND**
- 1BR 1B
 - 2BR 1B
 - 2BR 2B
 - 3BR 2B
 - BIKE PARKING
 - ELEC
 - FIRE PUMP
 - IT
 - STORAGE
 - STUDIO
 - TRASH
 - WATER SERVICE

1 A2 - LEVEL 2 15 INCLUSIONARY UNITS ON THIS FLOOR
1/8" = 1'-0"

6 MAY 2024 - 12 STORIES/166 UNITS

Revisions		
No.	Date	Description

Project Data	
Project	2023.31
Date	XX/XX/XXXX

Second Floor
Plan

A102



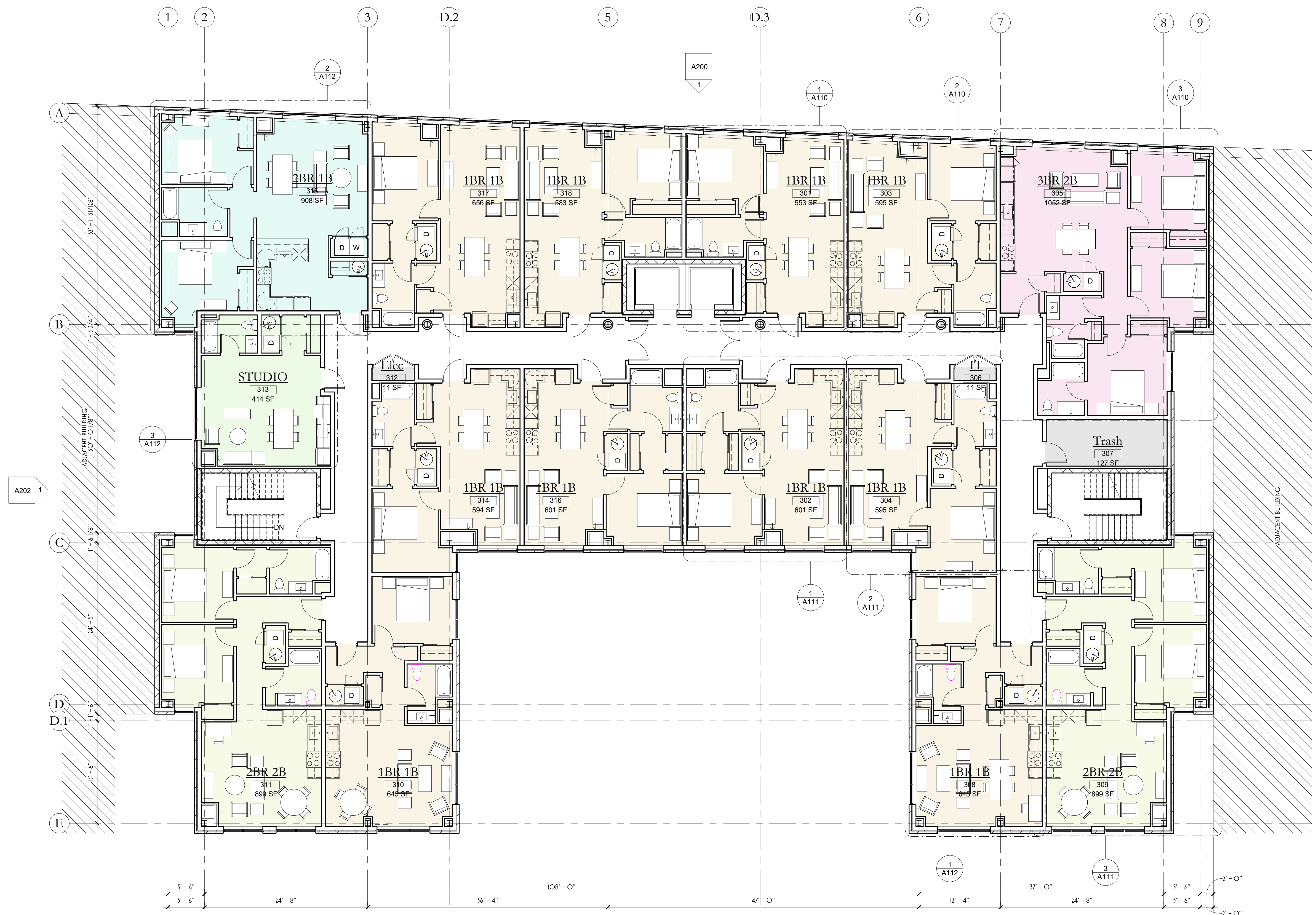
Architecture
Interiors
Planning

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Pittsburgh, PA 15221
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THE PARKER

449 MELWOOD
AVENUE, PITTSBURGH
PA 15213



ROOM LEGEND

- 1BR 1B
- 2BR 1B
- 2BR 2B
- 3BR 2B
- ELEC
- IT
- STUDIO
- TRASH

1 LEVELS 3-12 2 INCLUSIONARY UNITS ON THIS FLOOR
1/8" = 1'-0"

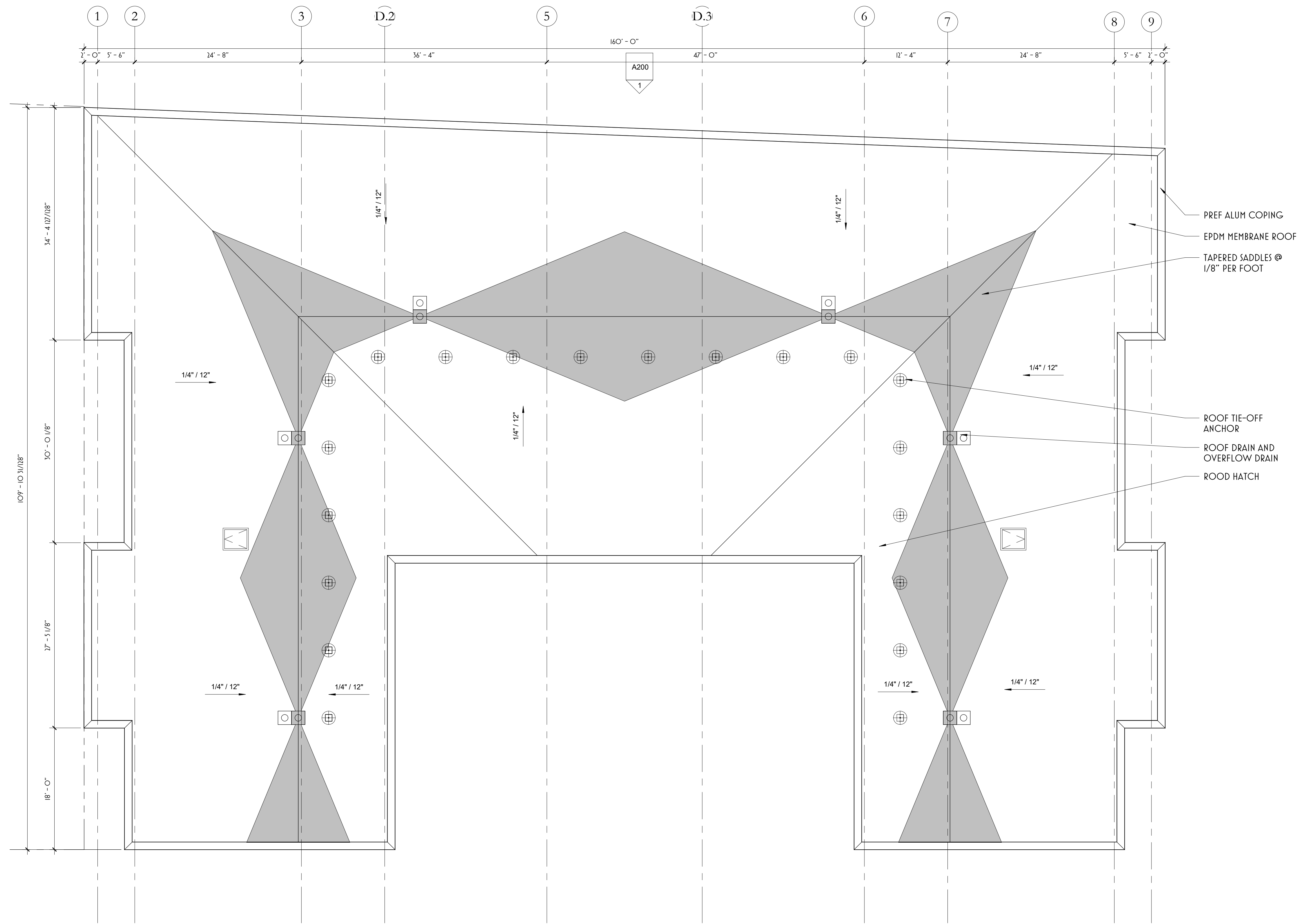
6 MAY 2024 - 12 STORIES/166 UNITS

Revisions		
No.	Date	Description

Project Data	
Project	2023.31
Date	XX/XX/XXXX

Third thru
Twelfth Floors

A103



1 Roof Plan
1/8" = 1'-0"



Architecture
Interiors
Planning

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Pittsburgh, PA 15221
412.352.1784



THE PARKER

449 MELWOOD
AVENUE, PITTSBURGH
PA 15213

6 MAY 2024 - 12 STORIES/166 UNITS

Revisions		
No.	Date	Description

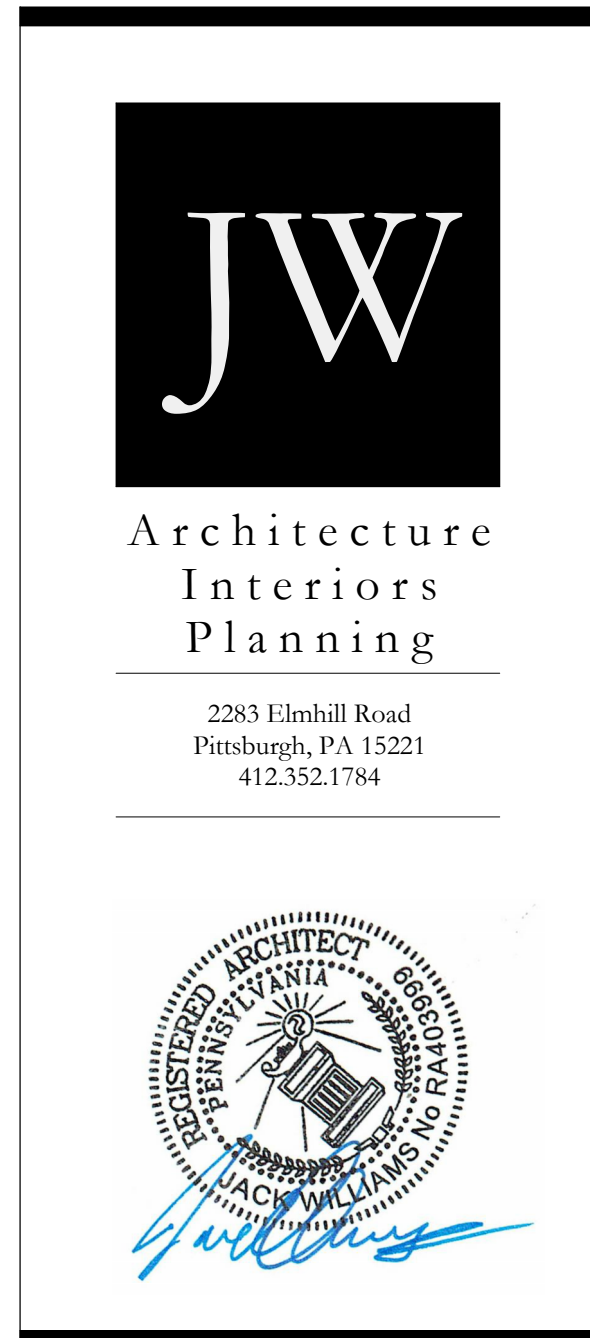
Project Data	
Project	2023.31
Date	XX/XX/XXXX

Roof Plan

A104



1 Gold Way Elevation
1/8" = 1'-0"



THE PARKER

449 MELWOOD AVENUE, PITTSBURGH PA 15213

6 MAY 2024 - 12 STORIES/166 UNITS

Revisions		
No.	Date	Description

Project Data	
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Date	XX/XX/XXXX

Exterior Elevations

A200



Architecture
Interiors
Planning

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412.352.1784



THE PARKER

449 MELWOOD
AVENUE, PITTSBURGH
PA 15213



1 Melwood Elevation
1/8" = 1'-0"

6 MAY 2024 - 12 STORIES/166 UNITS

Revisions		
No.	Date	Description

Project Data	
Project	2023.31
Date	XX/XX/XXXX

Exterior
Elevations

A201



Architecture
Interiors
Planning

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Pittsburgh, PA 15221
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THE PARKER

449 MELWOOD
AVENUE, PITTSBURGH
PA 15213

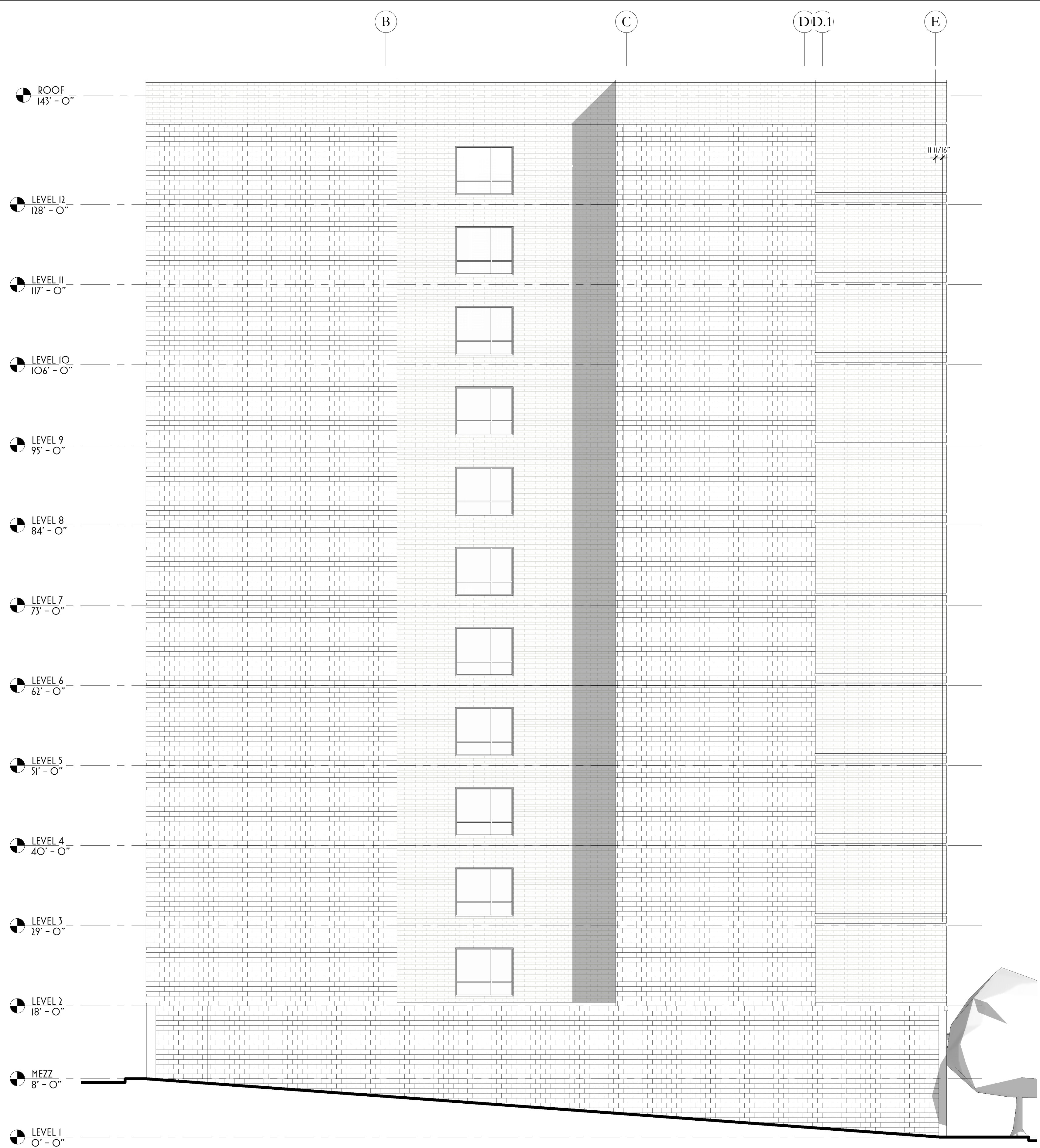
6 MAY 2024 - 12 STORIES/166 UNITS

Revisions		
No.	Date	Description

Project Data	
Project	2023.31
Date	XX/XX/XXXX

Exterior
Elevations

A202



① South Elevation
1/8" = 1'-0"

2283 Elmhill Road