



BEACON DEVELOPMENT
Owner

PWWG ARCHITECTS
Architect

FAHRINGER, McCARTY,
GREY, INC.
Civil Engineer

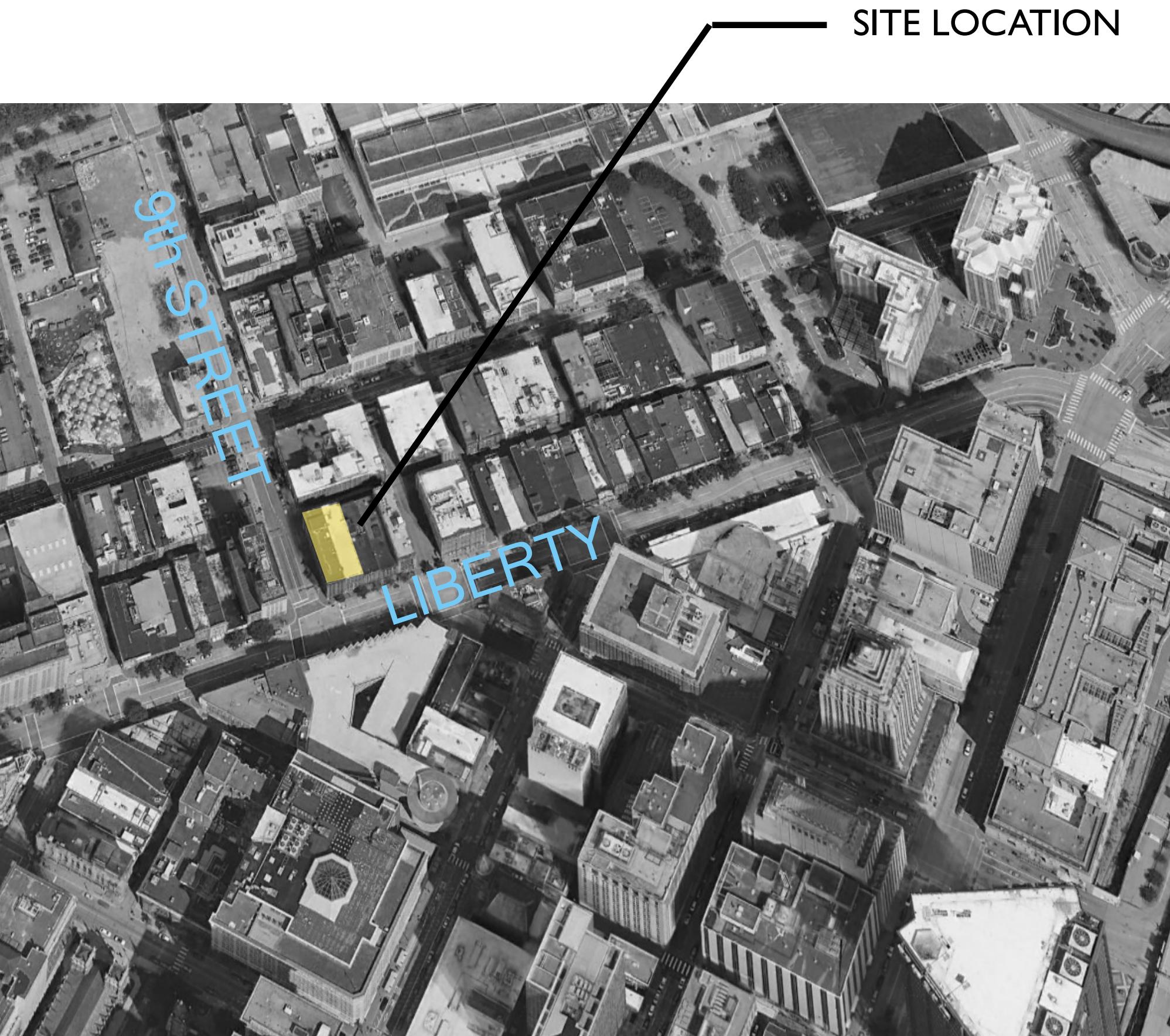
TSE ENGINEERS
Structural

ALLEN + SHARIFF
Mechanical, Electrical, Plumbing, Fire
Protection

SAFER PLACES, INC.
Security

SOL DESIGN +
CONSULTING
Sustainability

THE SITE



PARCELS
9-N-62(901) / 9-N-61(903)

ZONING DISTRICT
GT-C

PROPOSED USE
Multi-Unit Residential
50 units

SITE & DEVELOPMENT DATA

Lot Area: 5,725SF
Area of Disturbance: 6,908 SF
Building Area: 58,596

FAR: 10.2

Urban Open Space: Not Required
Height: 127' - 6" (<180')

PARKING & LOADING

Parking Spaces: Not Required

Loading Spaces: Not Required

Bicycle Parking: 17 required
20 Provided at interior

Street Trees: Frontage ~160'-0"
4 Required / 3 Proposed
Within sidewalk ROW

1 N

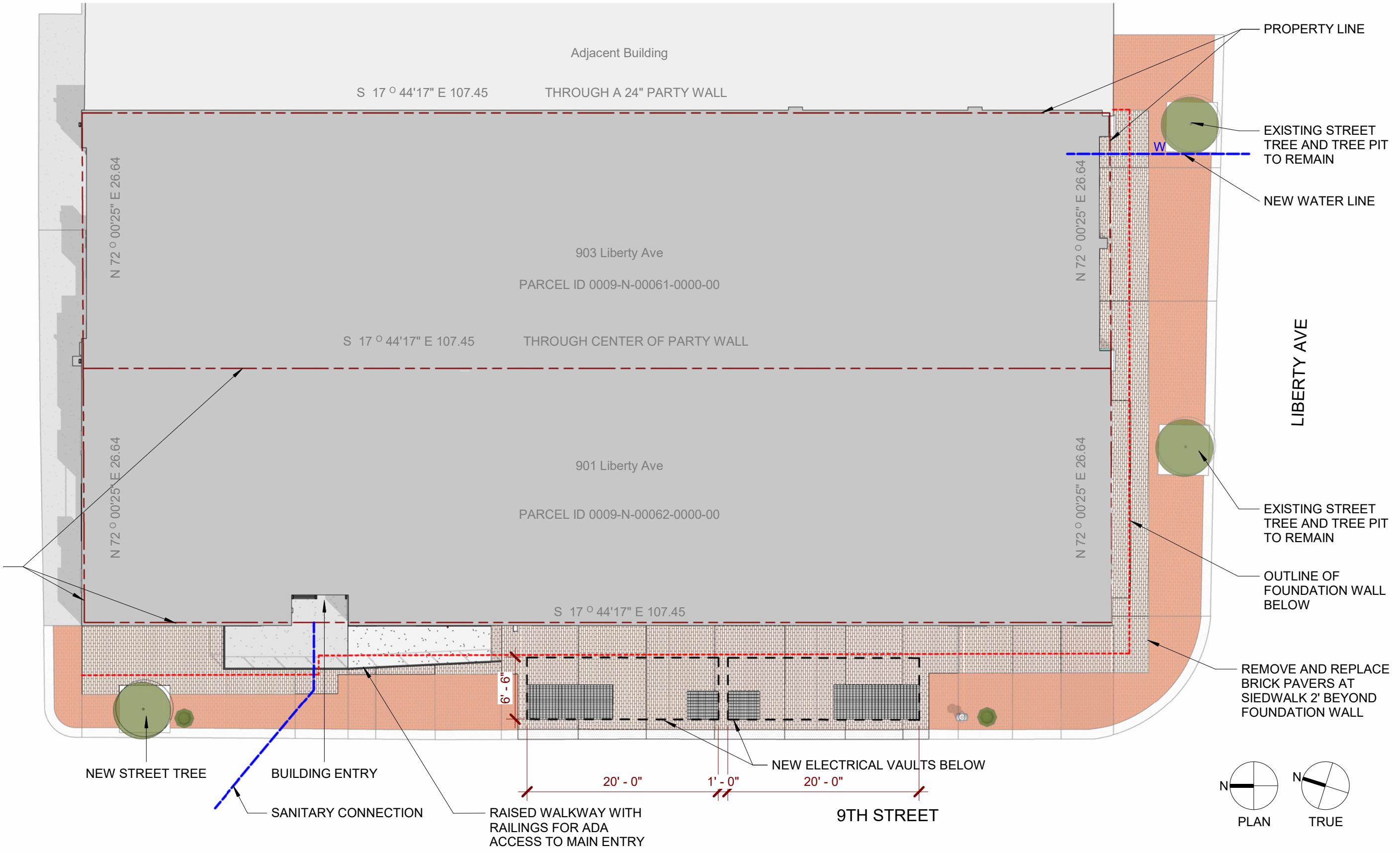
SCHEMATIC COLOR	UNIT TYPE	COUNT
1 BEDROOM	1BR 1.1	9
	1BR 1.2	5
	1BR 1.3 (VISITABLE)	6
	1BR 1.4 (ACC)	4
	1BR 1.4 (H/V)	1
	1BR 1.4 (VISITABLE)	2
	1BR 1.5 (VISITABLE)	2
	1BR 1.6 (VISITABLE)	1
	1BR 1.7	2
	SUBTOTAL	32
2 BEDROOM	2BR 2.1	1
	2BR 2.2 (VISITABLE)	5
	2BR 2.3 (ACC)	1
	2BR 2.4 (ACC)	1
	SUBTOTAL	8
STUDIO	STUDIO 0.1	1
	STUDIO 0.2	9
	SUBTOTAL	10
	TOTAL UNITS	50

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WEISKOPF
WAGSTAFF +
GOETTEL

BEACON
communities

901-903 LIBERTY AVENUE



The Apartments at
9th and Liberty

LEGEND	
NOTE: LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE.	
•RD	EXISTING ROOF DRAIN
○	EXISTING VENT
■	EXISTING INLET
OUKV	EXISTING ABANDONED VALVE
•CO	EXISTING CLEANOUT
OWV	EXISTING WATER VALVE
•WM	WATER BOX OR METER
•WCB	WATER CURB BOX
•GV	EXISTING GAS VALVE
•GCB	GAS CURB BOX
•LP	EXISTING LIGHT POLE
•	COMBINATION SEWER MANHOLE
•E	ELECTRIC MANHOLE
•U	UNKNOWN MANHOLE
•FH	EXISTING FIRE HYDRANT
•FDC	EXISTING FIRE DEPARTMENT CONNECTION
•FDC	EXISTING FIRE DEPARTMENT CONNECTION
•T	EXISTING TREE 1
—W	EXISTING WATER LINE
—E	EXISTING ELECTRIC LINE
—CS	EXISTING COMBINATION SEWERLINE

GENERAL NOTES FOR CONSTRUCTION AND DEMOLITION:
THE CONTRACTOR SHALL:

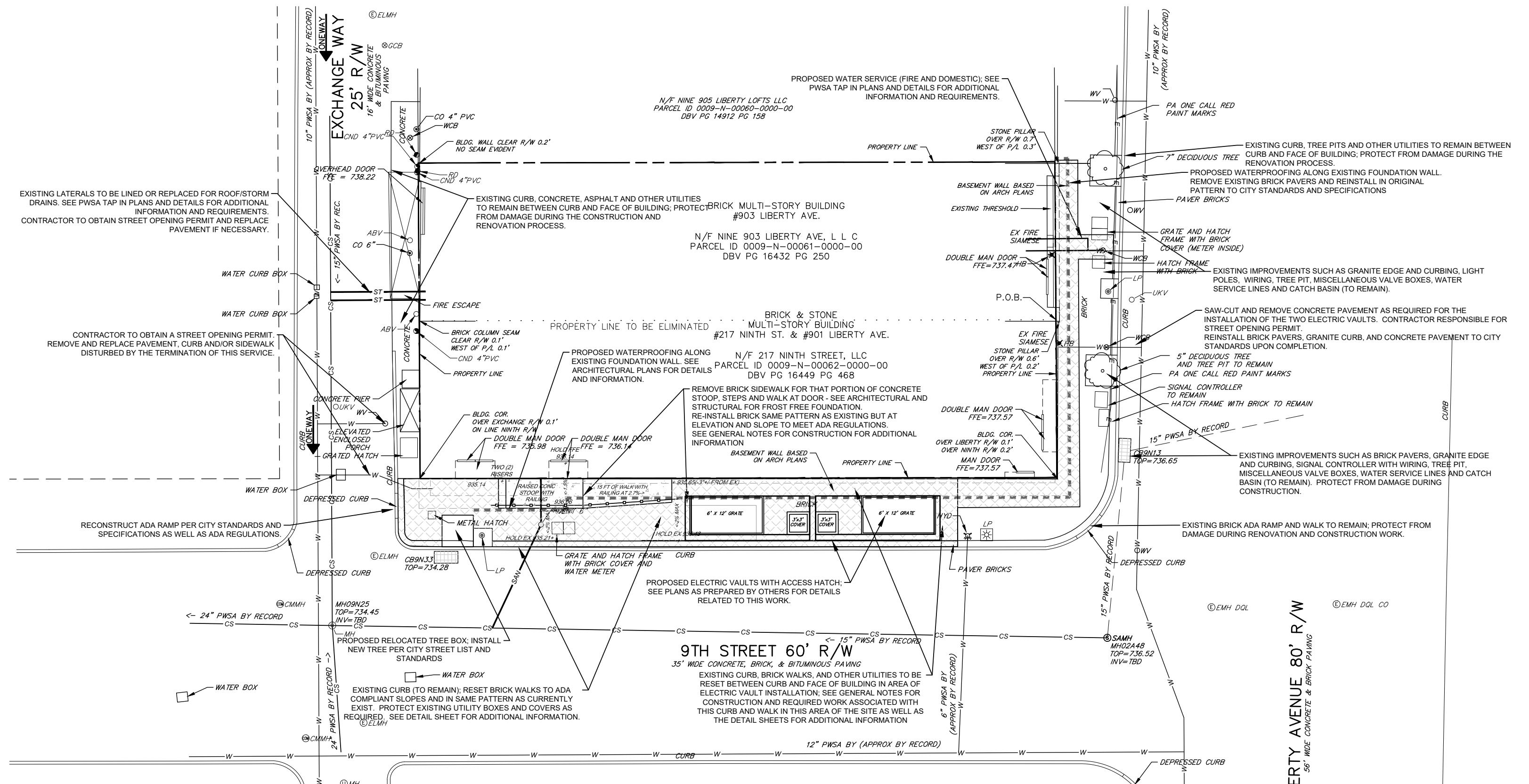
1. COORDINATE CONSTRUCTION AND DEMOLITION SEQUENCE WITH THE OWNER, CONSTRUCTION MANAGER, AND DOMI (OR OTHER CITY AGENCIES HAVING JURISDICTION), IF NEEDED. INSURE SAFE PASSAGE OF PERSONS AROUND ALL AREAS OF CONSTRUCTION AND DEMOLITION. MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS TO ALL ADJACENT ENTRANCES DURING CONSTRUCTION ACTIVITIES AND OPERATIONS.
2. INSURE SAFE PASSAGE OF PEDESTRIAN AND VEHICULAR TRAFFIC ALONG LIBERTY AVENUE AND NINTH STREET DURING DEMOLITION, RENOVATION AND CONSTRUCTION.
3. CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT PROPERTIES, STRUCTURES AND OTHER FACILITIES.
4. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION RELATED TO EXISTING AND PROPOSED MATERIAL HANDLING (REMOVAL, STORAGE AND INSTALLATION ETC.).
5. REMOVE FROM SITE DEBRIS, PAVEMENT, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. COORDINATE SAFE TRANSPORT OF MATERIALS FROM DEMOLITION OPERATIONS TO OFF-SITE AREAS WHICH ARE APPROVED FOR DISPOSAL BY GOVERNING AUTHORITIES AND APPROPRIATE PROPERTY OWNERS. BURNING OF ANY MATERIAL, DEBRIS OR TRASH ON-SITE SHALL NOT BE ALLOWED.
6. OBTAIN PERMITS (IF REQUIRED) BY LOCAL GOVERNMENTAL AGENCIES HAVING JURISDICTION FOR TEMPORARY WALK, STREET OR OTHER CLOSURES.
7. MAINTAIN (OR TERMINATE) EXISTING PUBLIC AND PRIVATE UTILITIES WITHIN THE PROJECT BOUNDARIES, IF NEEDED, FOR THIS PROJECT OR ADJACING PROPERTIES PER THE AUTHORITY OR RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS.
8. CONTRACTOR IS RESPONSIBLE TO COORDINATE SIDEWALK PAVING OR BRICK REPAIR/REPLACEMENT (IF NEEDED) AND UTILITY WORK WITH CITY OF PITTSBURGH.
9. SEE ARCHITECTURAL PLAN SET FOR INFORMATION AND ADDITIONAL INFORMATION RELATED TO WORK ASSOCIATE WITH THE BUILDING, BUILDING FOUNDATION WALLS, NEW DOORS OR RENOVATED DOOR LOCATIONS/OPENINGS, AND OTHER ARCHITECTURAL RELATED ITEMS ASSOCIATED WITH THIS PROJECT.
10. THE CONTRACTOR IS REQUIRED BY PA STATE LAW TO NOTIFY ANY INVOLVED UTILITY COMPANY NOT LESS THAN THREE (3) WORKING DAYS PRIOR TO BEGINNING ANY EXCAVATION OF DEMOLITION - PA ONE-CALL SYSTEM 8-1-1 OR 1-800-242-1776.

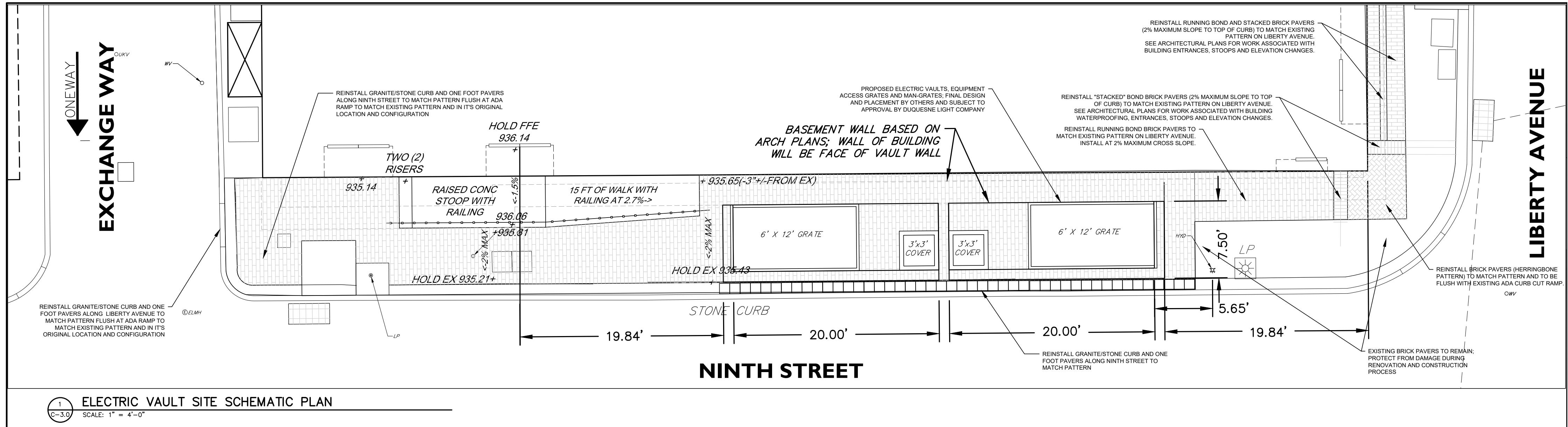
GENERAL CONSTRUCTION MANAGEMENT NOTES:
CONTRACTOR RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FOR STREET AND SIDEWALK CLOSURES (IF AND AS NEEDED) FOR THE INSTALLATION OF THE PROPOSED IMPROVEMENTS.

1. CONSTRUCTION TO OCCUR BETWEEN 6:00 AM AND 8:00 PM MONDAY-FRIDAY AND 7:00 AM TO 8:00 PM SATURDAY AND SUNDAY.
2. IMPACT CONSTRUCTION (NOISE, VIBRATION) LIMITED TO 8:00 AM TO 6:00 PM MONDAY-SATURDAY.
3. TEMPORARY SIDEWALK CLOSURES FOR ENTIRE CONSTRUCTION PERIOD FOR DEMOLITION, CONSTRUCTION AND UTILITY WORK.
4. SIDEWALK CLOSURE SIGNS INSTALLATION TO BE COORDINATED WITH THE APPROPRIATE DEPARTMENTS AT NEAREST CROSS WALKS FOR SAFE PASSAGE OF PEDESTRIANS AROUND THE CONSTRUCTION SITE.
5. SEE SOIL EROSION CONTROL PLANS FOR TEMPORARY FACILITIES REQUIRED FOR CONTROLLING STORMWATER RUNOFF FROM A CONSTRUCTION SITE AND ALL DISTURBED AREAS.

GENERAL NOTES FOR CONSTRUCTION:
THE CONTRACTOR SHALL FOR THAT PORTION OF THE WALK IN/ALONG THE CITY STREETS:

1. REMOVE AND REINSTALL CURB, BRICK PAVERS AND ASPHALT TO CITY STANDARDS AND SPECIFICATIONS.
2. BRICK PAVERS AND GRANITE CURBS/PAVERS NEEDING TO BE REMOVED SHALL BE STORED AND PROTECTED FROM DAMAGE DURING THE UNDERGROUND UTILITY WORK BY THE CONTRACTOR IN A LOCATION TO BE COORDINATED WITH THE OWNER AND OWNERS' REPRESENTATIVE.
3. THE SUBGRADE AND SUBBASE FOR THE SIDEWALK SHALL BE COMPACTION USING SUITABLE BACKFILL OR SELECT BACKFILL AS APPROVED BY THE CITY AND TO CITY STANDARDS. PROTECT UNDERGROUND UTILITIES FROM DAMAGE BY THIS WORK.
4. RE-INSTALL BRICK AND GRANITE PAVERS IN THE SAME PATTERN AS EXISTING AND LEVEL, WITH EXISTING BRICK PAVERS UPON COMPLETION OF NEW WATER TAP AND LINE TO THE BUILDING. TERMINATION OF EXISTING TAP, INSTALLATION OF WATERPROOFING ON EXISTING BUILDING FOUNDATION WALL AS WELL AS UNDERGROUND ELECTRIC VAULTS WORK IF/AS NEEDED.
5. PROTECT, RE-SET OR REPLACE METAL FRAMES AND GRATES AS WELL AS BRICK IN-FILLED TOPS FOR THOSE EXISTING PULL BOXES, VALVES OR UNDERGROUND FACILITIES THAT ARE TO REMAIN. COORDINATE ALL WORK WITH THE RESPECTIVE UTILITY COMPANY THAT OWN THESE FACILITIES.
6. THE BRICK PAVERS SHALL BE INSTALLED TO MEET ADA/UAFAS REQUIREMENTS AT THE ENTRY LOCATIONS.
7. SEE APPROVED PWSA TAP IN PLANS FOR INFORMATION RELATED TO THE NEW OR REUSE OF THE EXISTING WATER SERVICE LINES TO THE BUILDING.
8. SEE ARCHITECTURAL PLANS AND MEP PLANS FOR INFORMATION RELATED TO DOOR WAY OPENINGS, FAÇADE RENOVATIONS, WATERPROOFING, PLUMBING OR ELECTRICAL WORK OUTSIDE OF THE BUILDING ENVELOP.





THE RENSHAW BUILDING

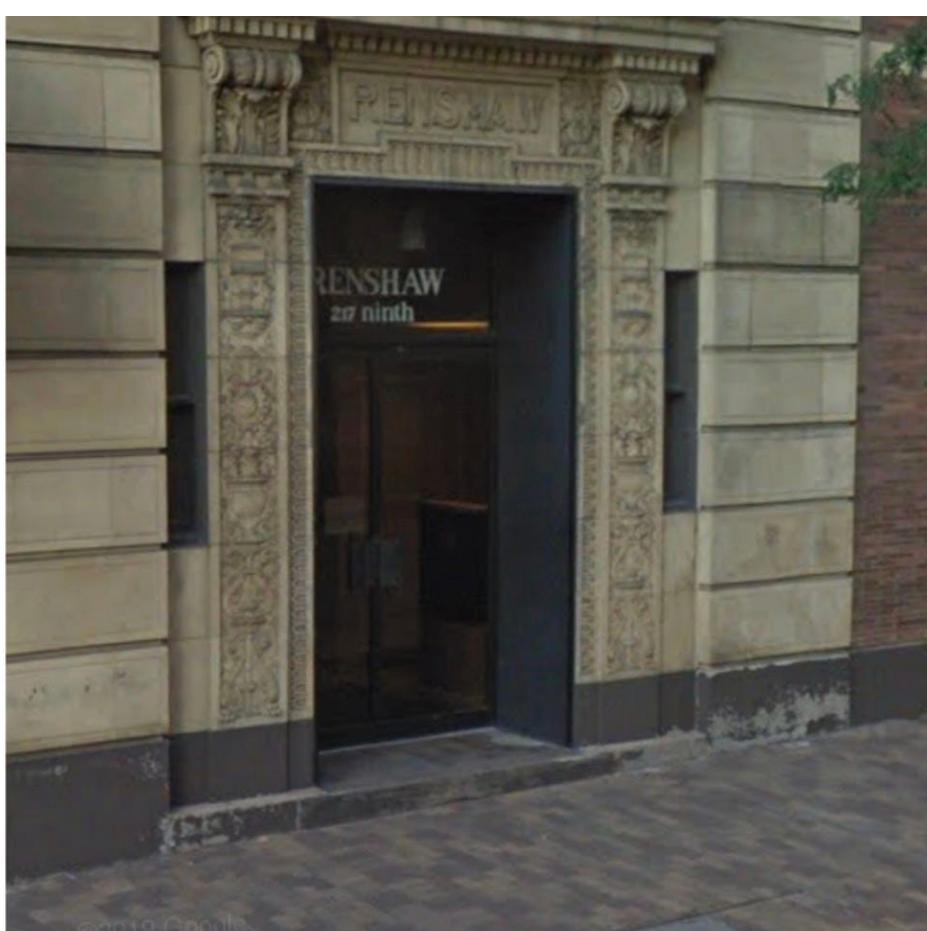
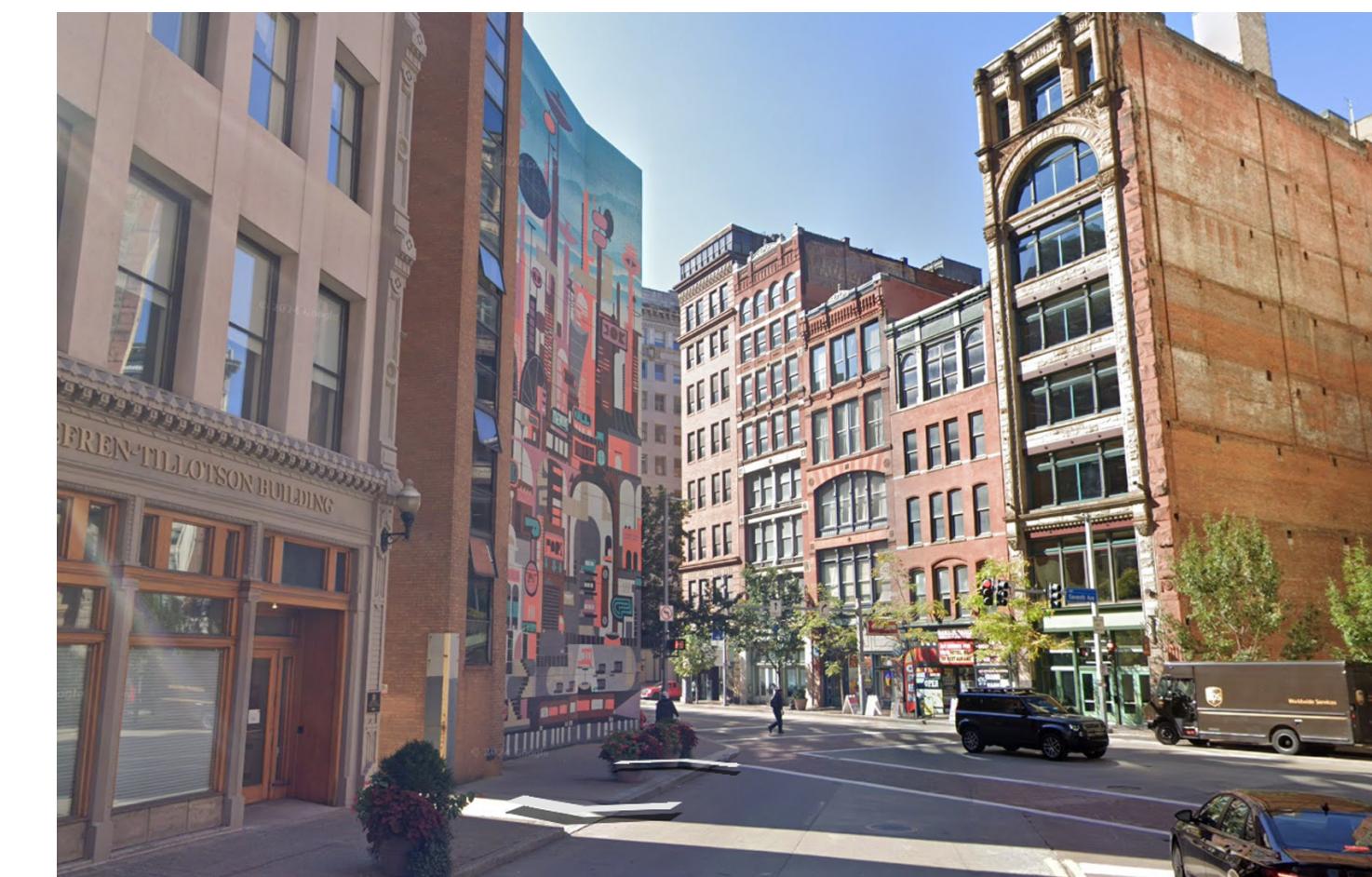
CONSTRUCTED: 1908 (RENSHAW BLDG.)

8 full stories with a full mezzanine

9th floor added in 1980s

Warm orange-brown Roman brick with terra cotta cornices

Two primary facades, main entry on 9th Street



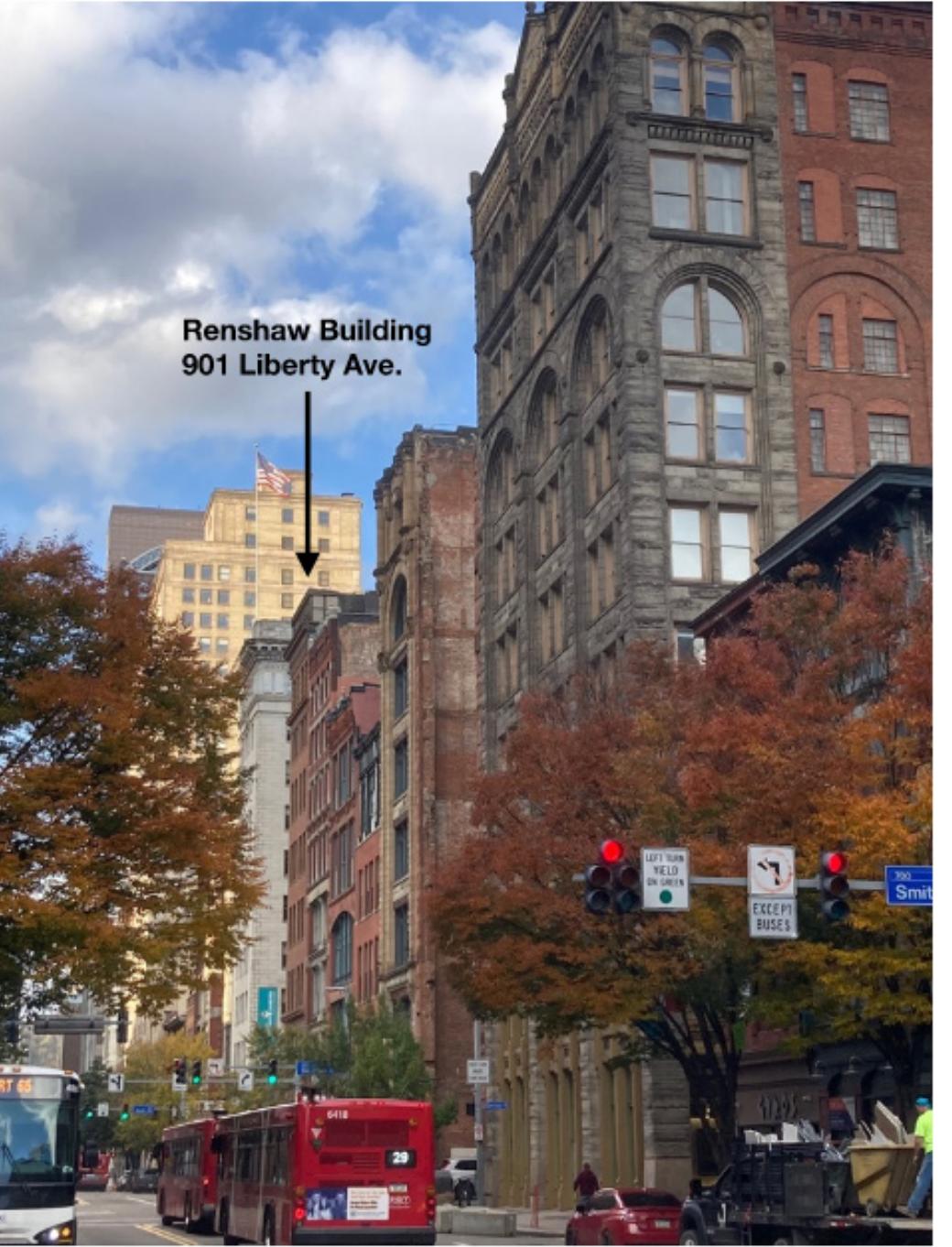


Photo 1. Setting: view west down Liberty Avenue



Photo 2. Setting: view NW across Liberty Avenue



Photo 3. Setting: view east up Liberty Avenue



Photo 4. Setting: view SE up Ninth Street toward Liberty Avenue



Photo 5. Renshaw Building, corner Liberty Avenue and Ninth Street



KIRKPATRICK BUILDING

CONSTRUCTED: 1884 (KIRKPATRICK BLDG.)

Eight-story, mid-block commercial building

First four stories feature a cast iron column, wood window surrounds, and stone headers.

Floors 5-8 brick piers with some stone caps, and stone headers

Pressed-metal parapet cornice

Late Victorian eclectic styling (Italianate and Romanesque)

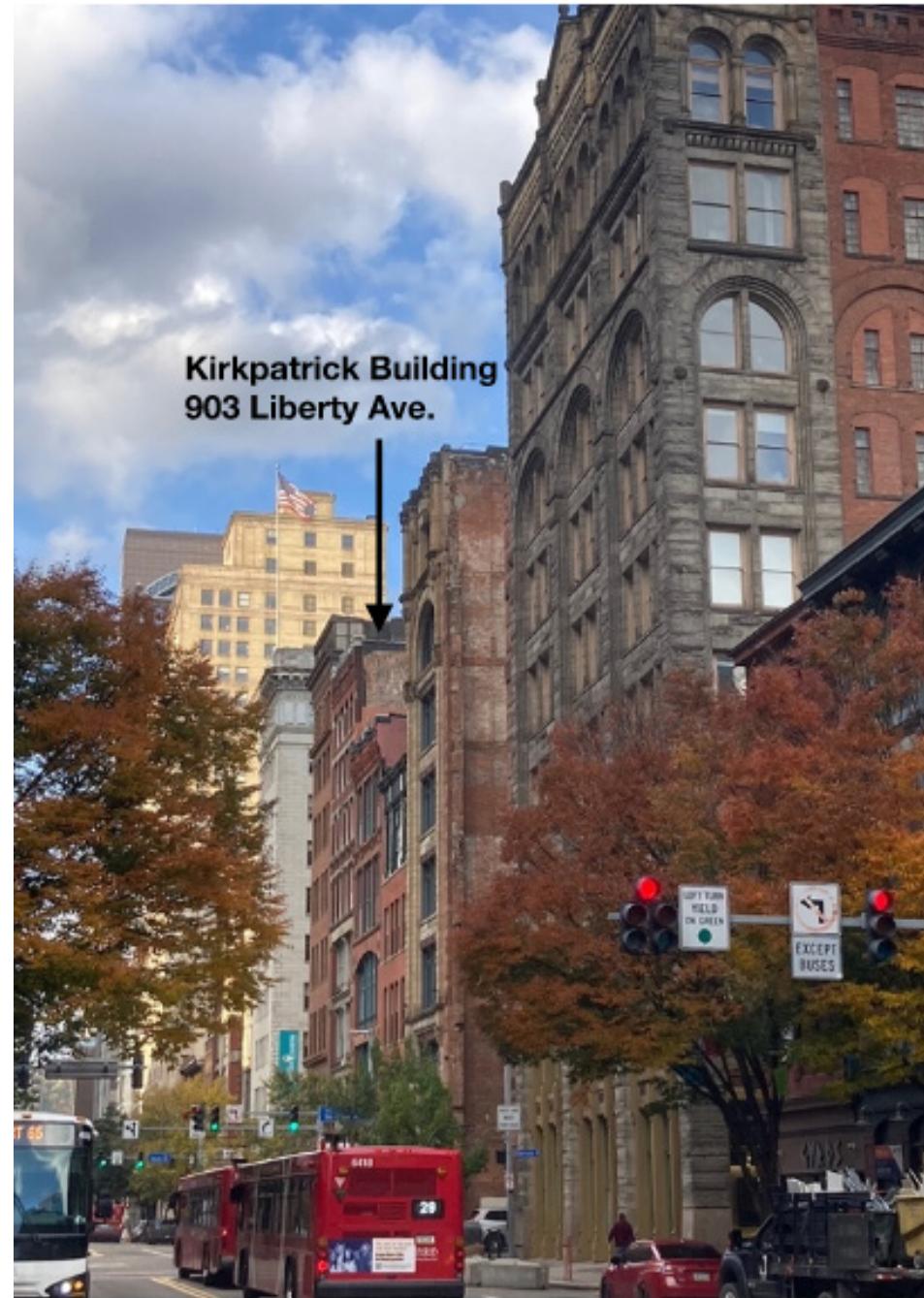
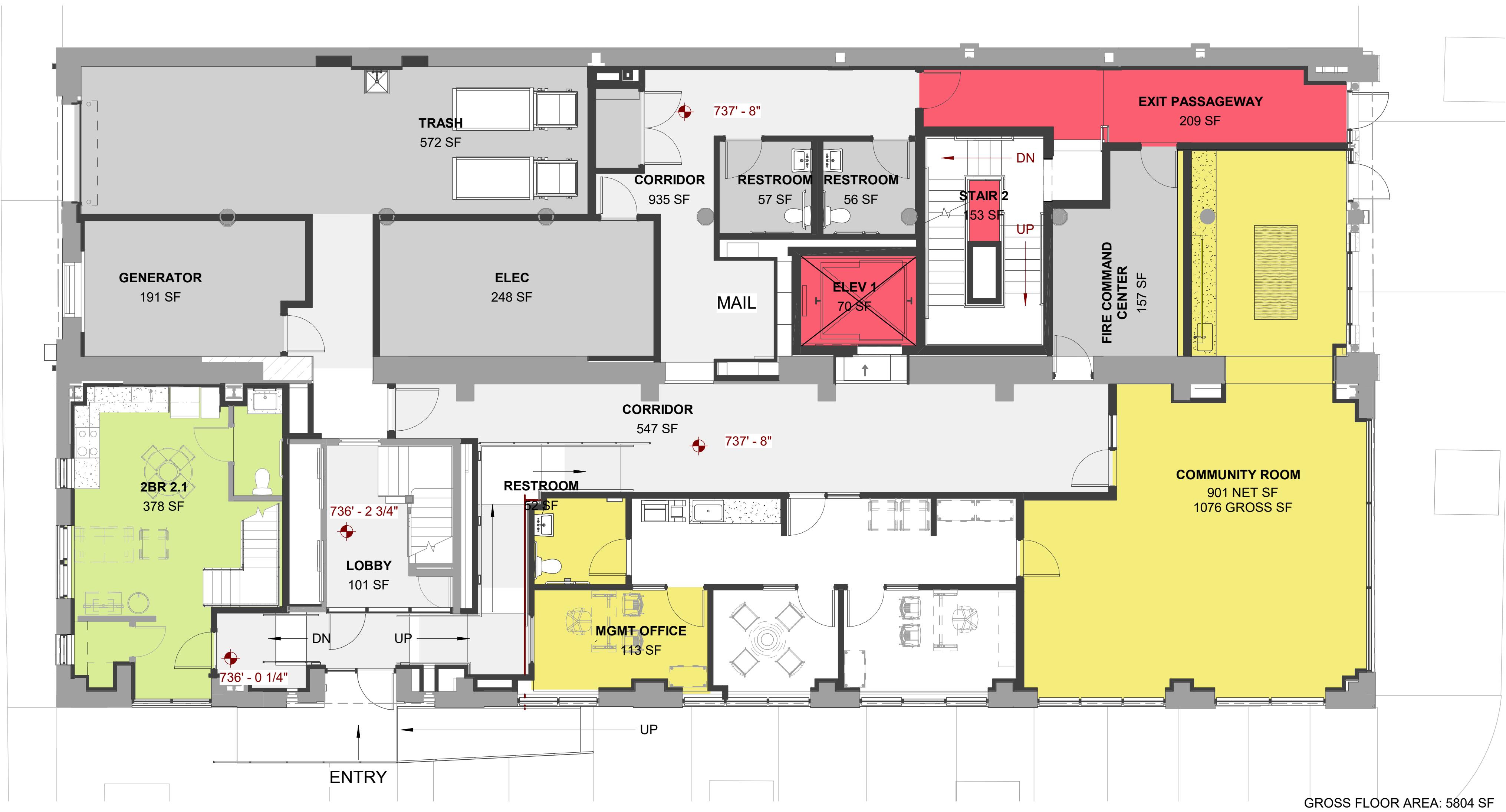


Photo 1. Setting: view west down Liberty Avenue



Photo 2. Setting: view NW across Liberty Avenue







THE RENSHAW
BUILDING - 901



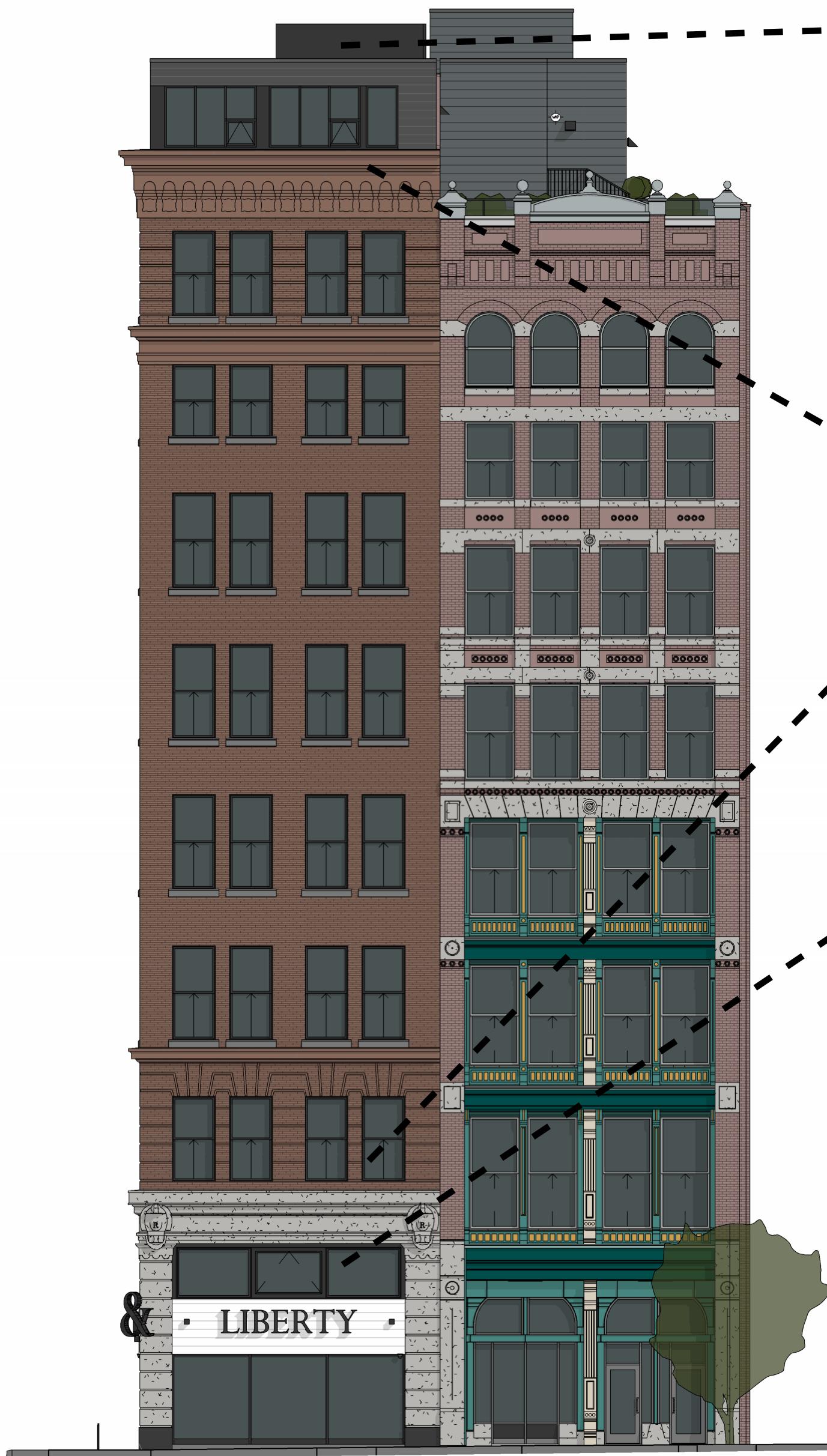
THE KIRKPATRICK
BUILDING - 903



THE RENSHAW
BUILDING - 901



THE RENSHAW
BUILDING - 901



STRUCTURAL REPAIRS TO 1980'S ADDITION

INCORPORATES PARAPET STABILIZATION

WINDOW REPLACEMENT

CLEANING OF EXTERIOR

REPOINTING OF MASONRY - AS NECESSARY

REPOINTING OF ALL SKY FACING JOINTS

REPLACEMENT OF ALL WINDOWS
(ALL WINDOWS ARE CURRENTLY
REPLACEMENTS)

STOREFRONT WINDOWS AT HISTORICAL RETAIL
AREAS

SIGNAGE AT RETAIL BAYS

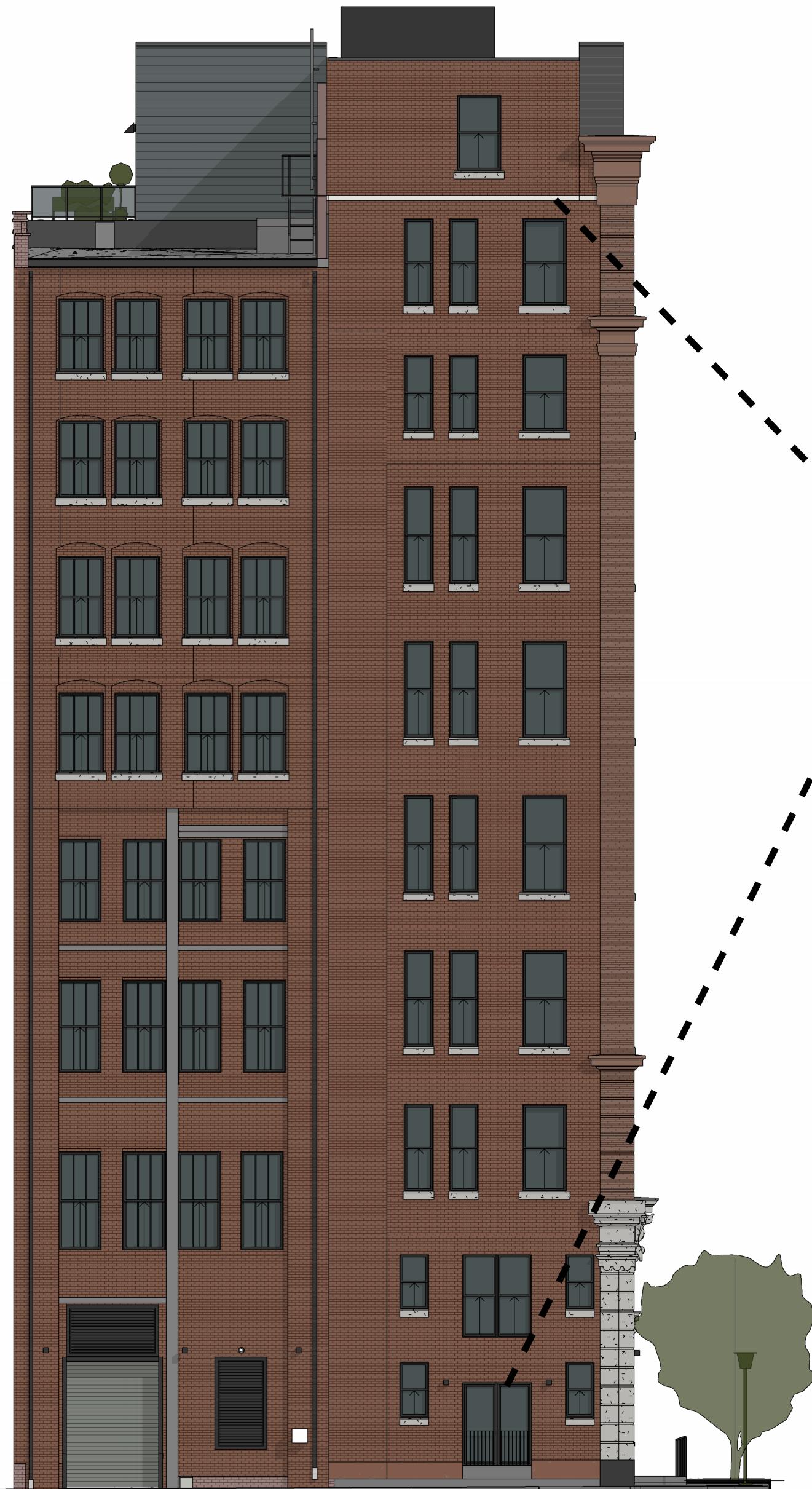
EXISTING 9TH STREET HISTORICAL ENTRANCE
TO BE MAINTAINED

RAISED WALK TO ENTRY FOR ADA ACCESS

THE RENSHAW
BUILDING - 901

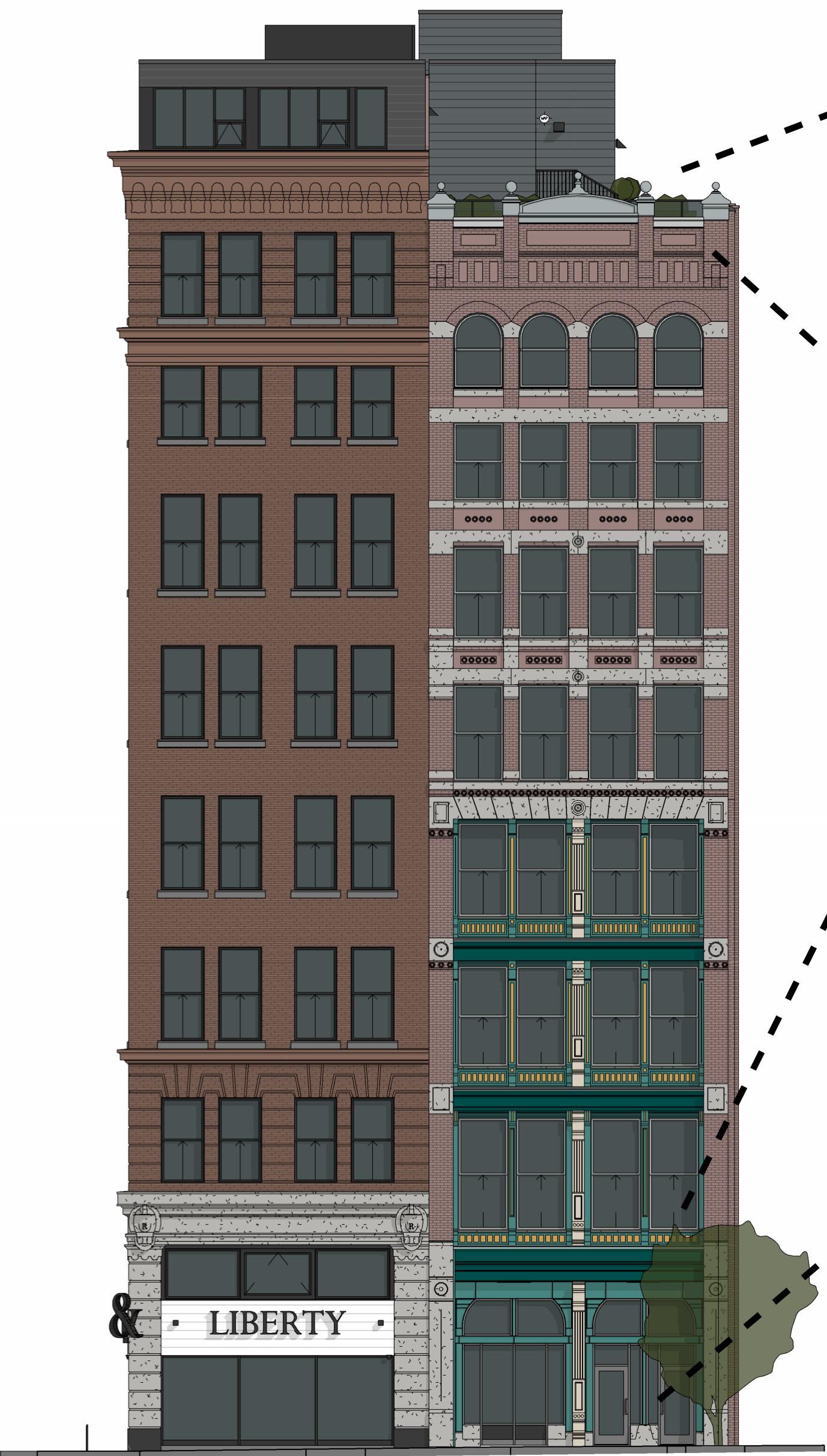


THE RENSHAW
BUILDING - 901



- CLEANING OF EXTERIOR
- REPOINTING OF MASONRY - AS NECESSARY
- REPOINTING OF ALL SKY FACING JOINTS
- REPLACEMENT OF ALL WINDOWS
- REMOVAL OF LOUVERS / REPLACEMENT WITH WINDOWS

THE KIRKPATRICK
BUILDING - 903



- ELEVATOR FOR ADA ACCESS TO BUILDING
- EGRESS STAIR ADDITION
- STRUCTURAL STABILIZATION
- ROOF TERRACE
- CLEANING OF EXTERIOR
- REPOINTING OF MASONRY - AS NECESSARY
- REPOINTING OF ALL SKY FACING JOINTS
- REPLACEMENT OF ALL WINDOWS
- REPAIR & PAINTING OF WOOD WINDOW SURROUNDS
- PREP AND PAINTING TO CAST IRON COLUMNS
- REMOVAL OF FIRE ESCAPE
- REPLACEMENT OF ALL WINDOWS
- REOPENING OF EXISTING MASONRY WINDOW OPENINGS
- STOREFRONT WINDOWS AT HISTORICAL RETAIL AREAS
- REPANTING OF EXISTING STEEL DETAILS
- EXIT DOORS ADDED TO STOREFRONT AREA

THE KIRKPATRICK
BUILDING - 903





20.B1	Existing Brick Masonry
20.B3	Existing Terra Cotta Masonry
20.D	Existing Stone
20.D1	Existing Exterior Stone Cladding
33.B	Architectural CIP Concrete
42.E	Salvaged Stone
57.C	Decorative Metal Guardrail
74.B	Profiled Metal Wall Panel (Manufactured) on rainscreening framing
84.A	Glazed Aluminum Storefront System
85.B	[Aluminum][Steel][Wood][Vinyl][Fiberglass]
88.F	Window Double Hung
260.G	Glass Film
280.A	Wall-Mounted Light Fixture
	Security Camera

GENERAL EXTERIOR ELEVATION NOTES

1. See project manual for Historic Treatment Procedures.
2. Clean 100% of existing brick, terracotta, and stone masonry.
3. Remove all existing masonry joints.
4. Rake clean all existing skyfacing joints (all materials) and replace w/ backer rod and sealant (color match to grout).

TAG LEGEND

Door Number	101	Door Tag
Door Type	A1-A	Storefront Tag
		Window Tag

PWWG PROJECT NUMBER

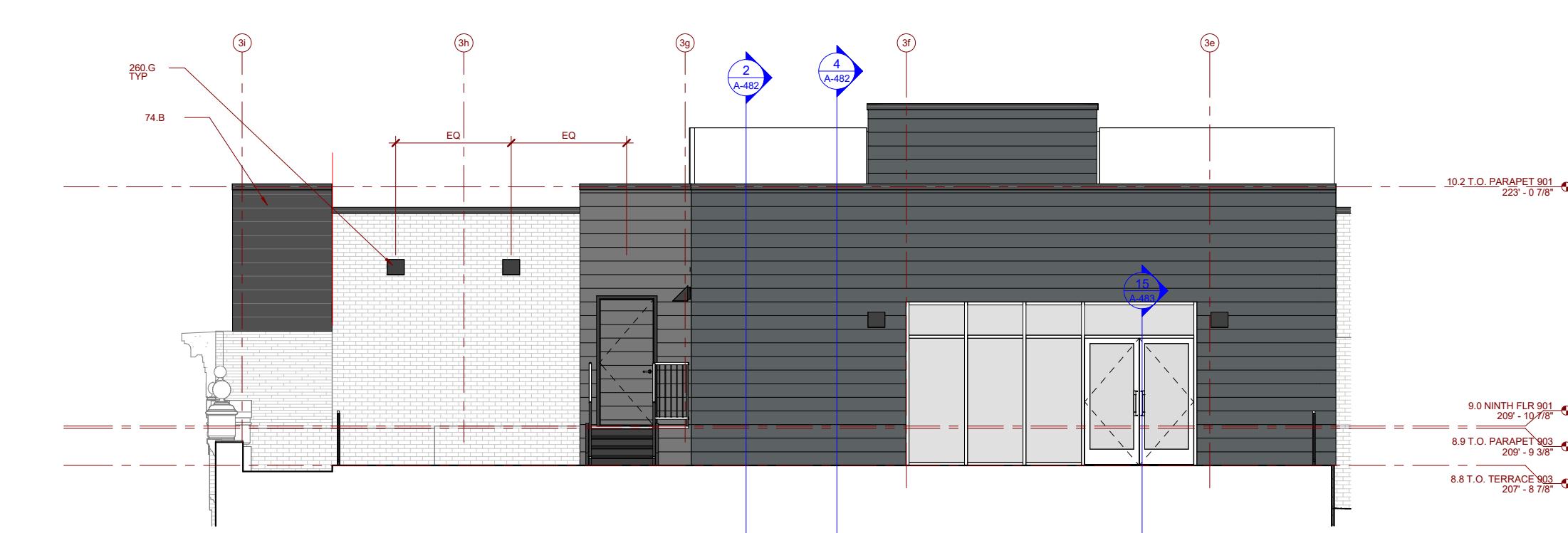
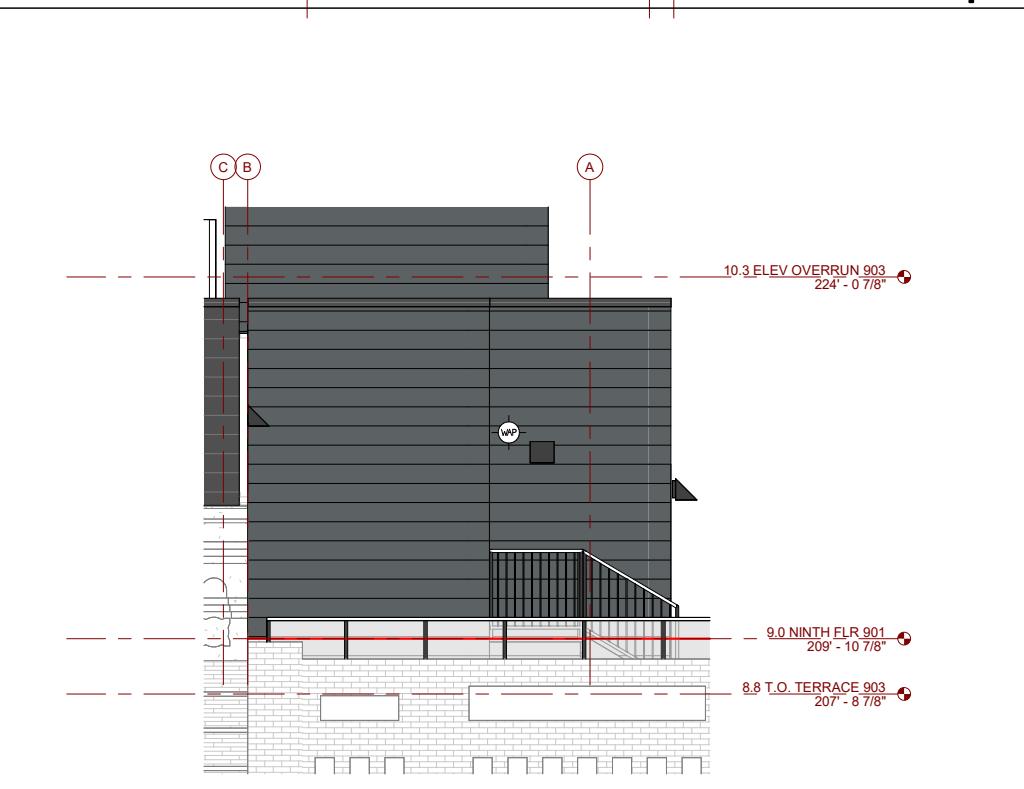
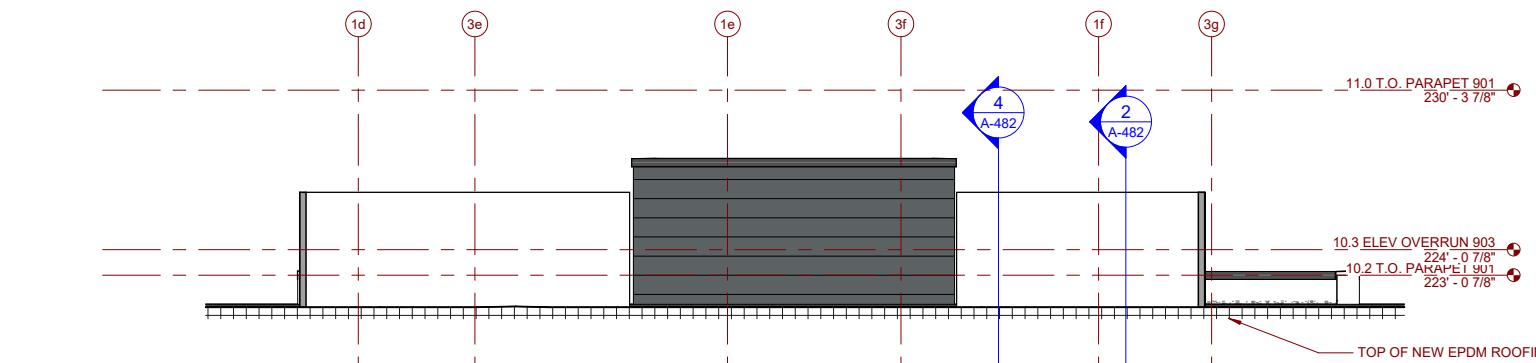
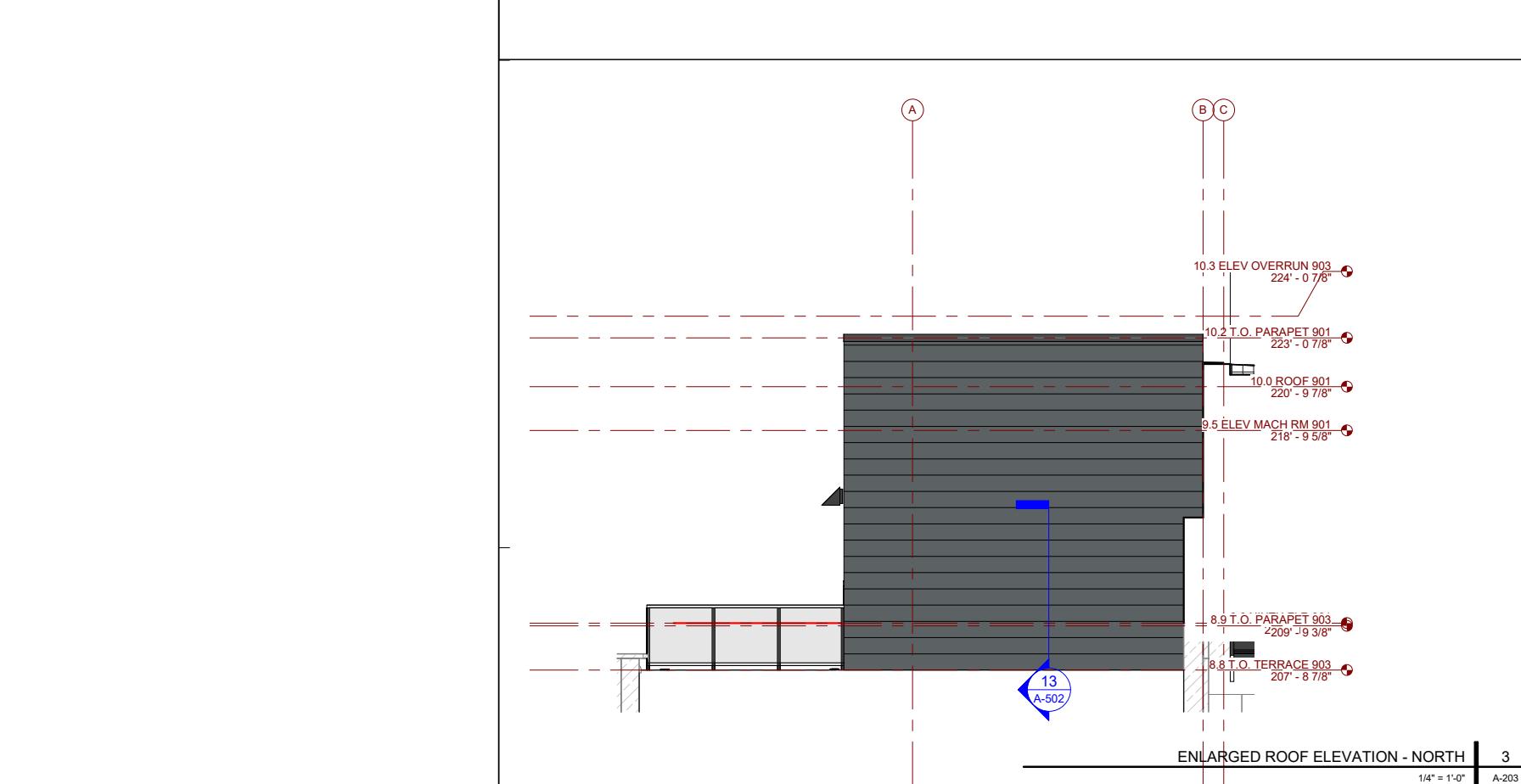
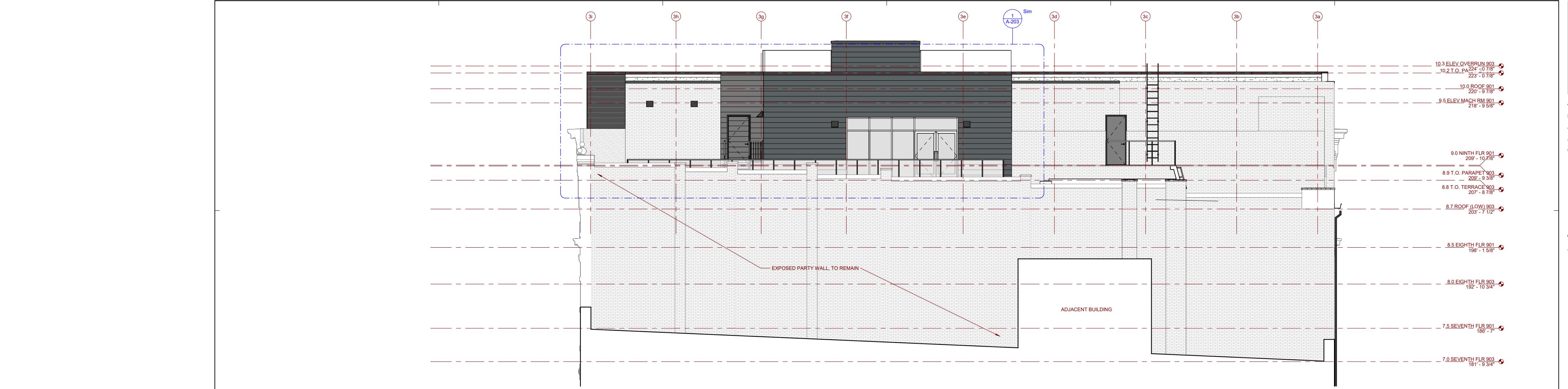
22418.00	DESIGN DEVELOPMENT	04/18/25
REVISIONS		
NO.	DESCRIPTION	DATE

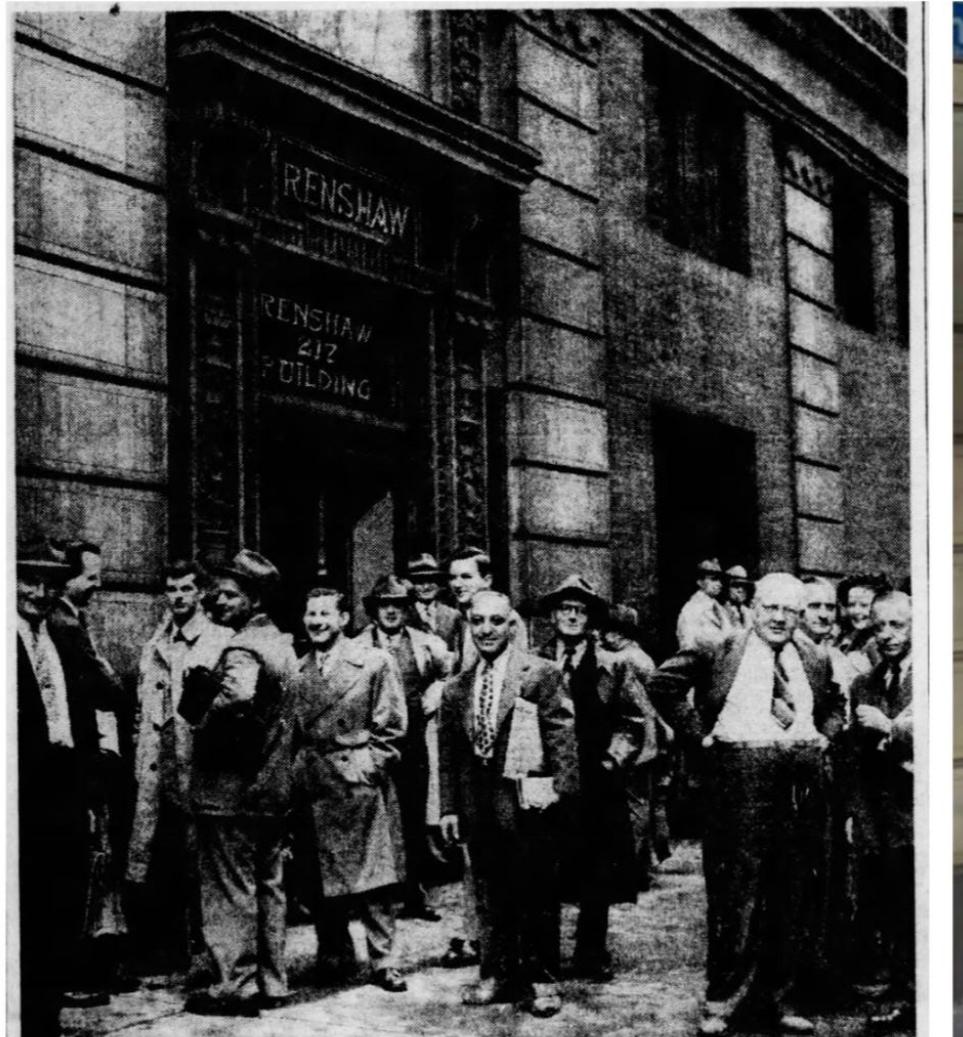
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901-903 LIBERTY
AVENUE
901-903 Liberty Ave
Pittsburgh PA 15222
Beacon Communities Services LLC

BUILDING ELEVATIONS -
WEST

A-202





RENOVATION TO COMPLY WITH THE NATIONAL PARKS SERVICE STANDARDS FOR HISTORIC STRUCTURES.

ADAPTIVE RE-USE OF A VACANT OFFICE BUILDINGS ALONG LIBERTY AVE IN THE CULTURAL DISTRICT.

PROVIDES INCLUSIVE & EQUITABLE HOUSING







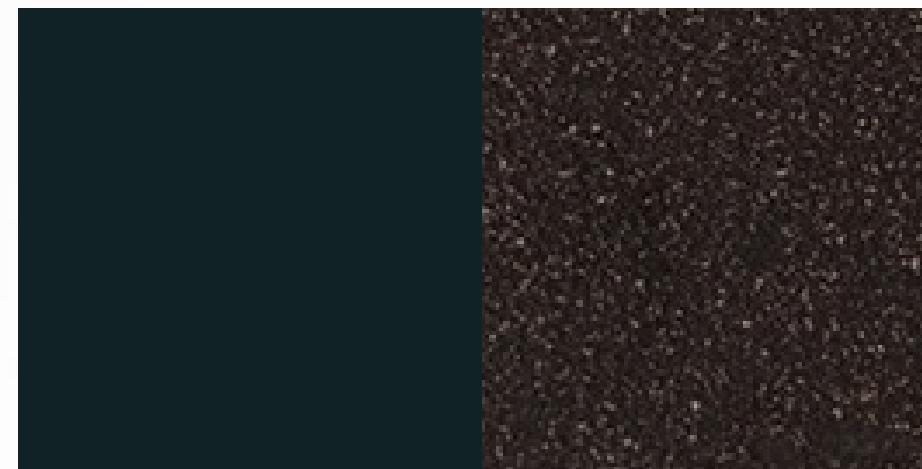




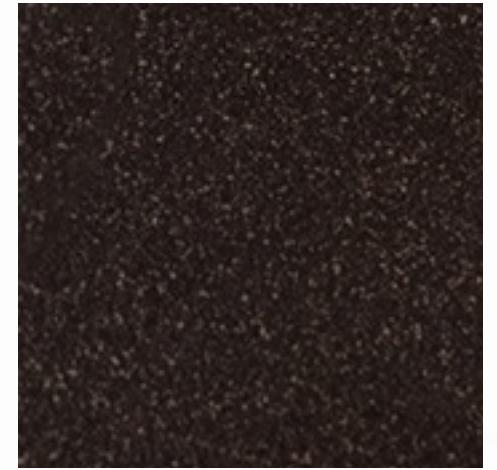




Atas Metal Panel
Classic Bronze



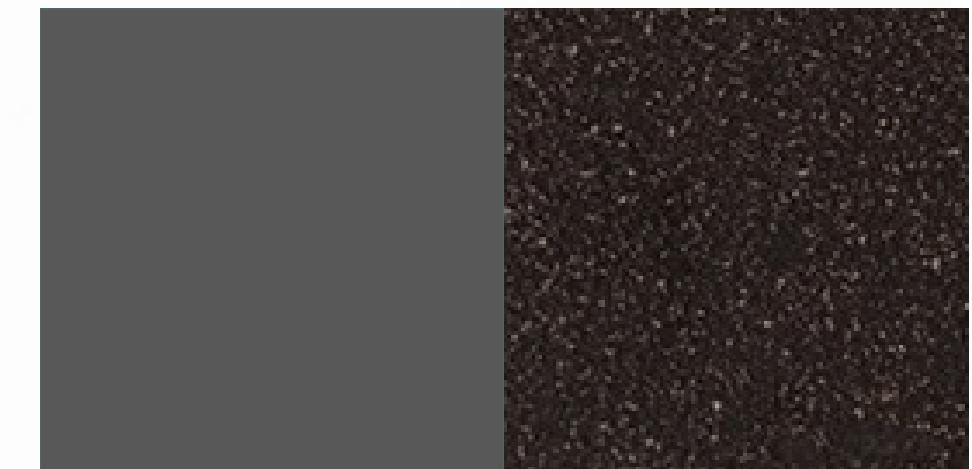
Quaker Aluminum
Classic Bronze



Quaker Aluminum
Classic Bronze



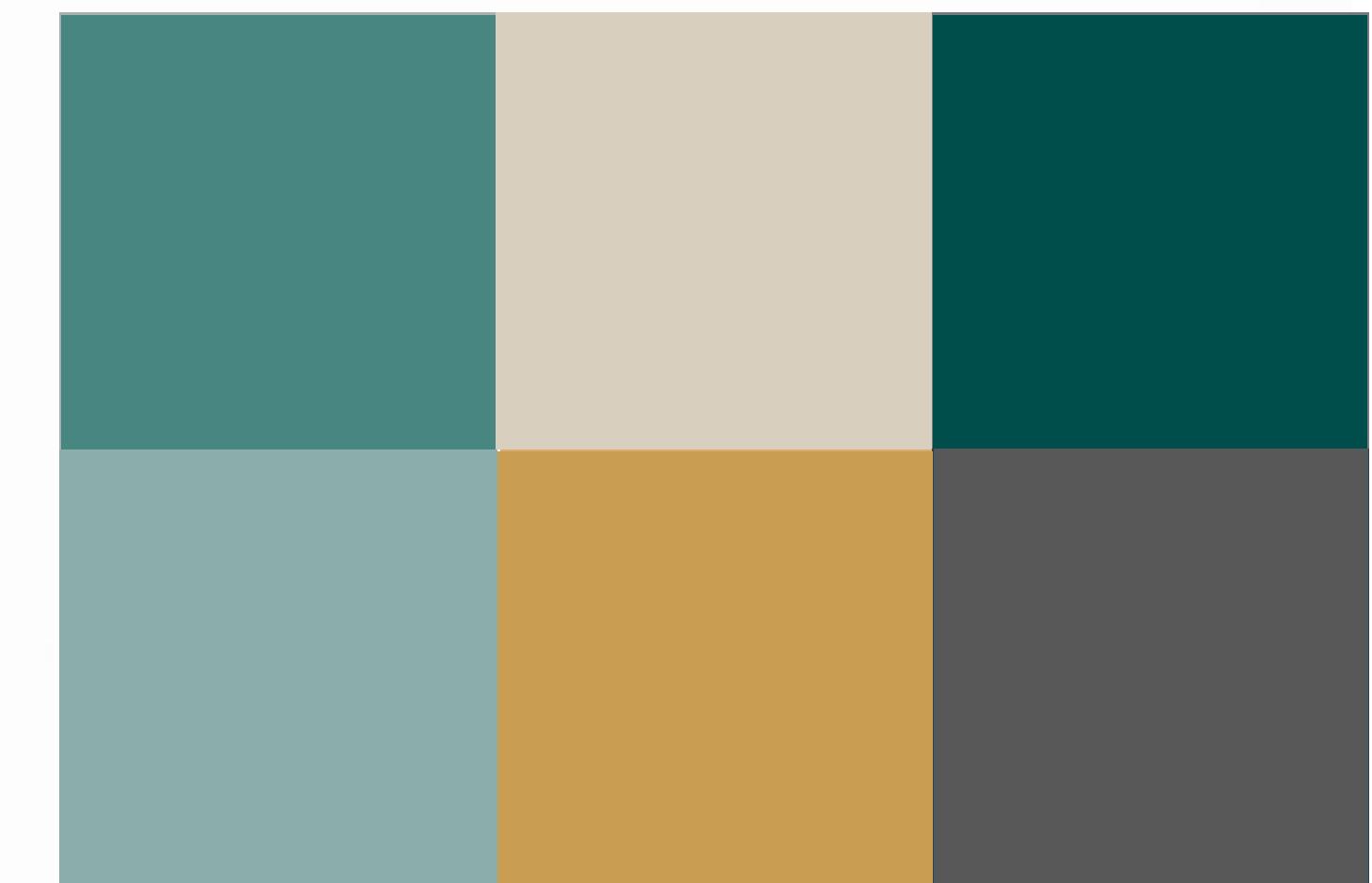
Atas Metal Panel
Charcoal Grey



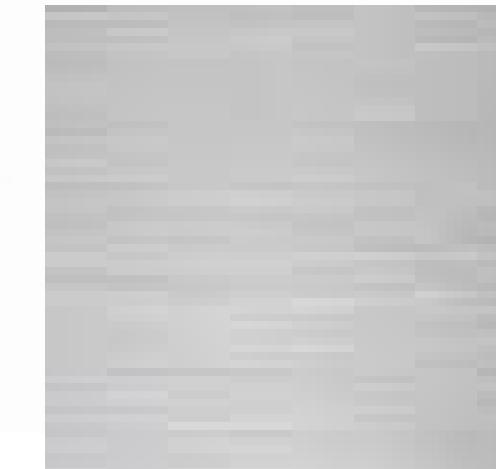
Kawneer Storefront
Classic Bronze

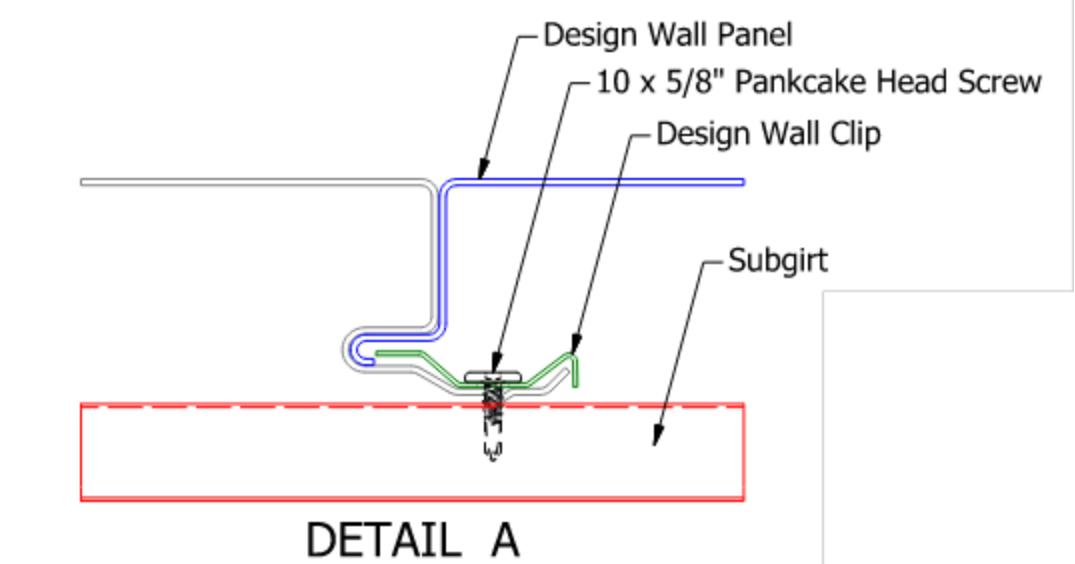
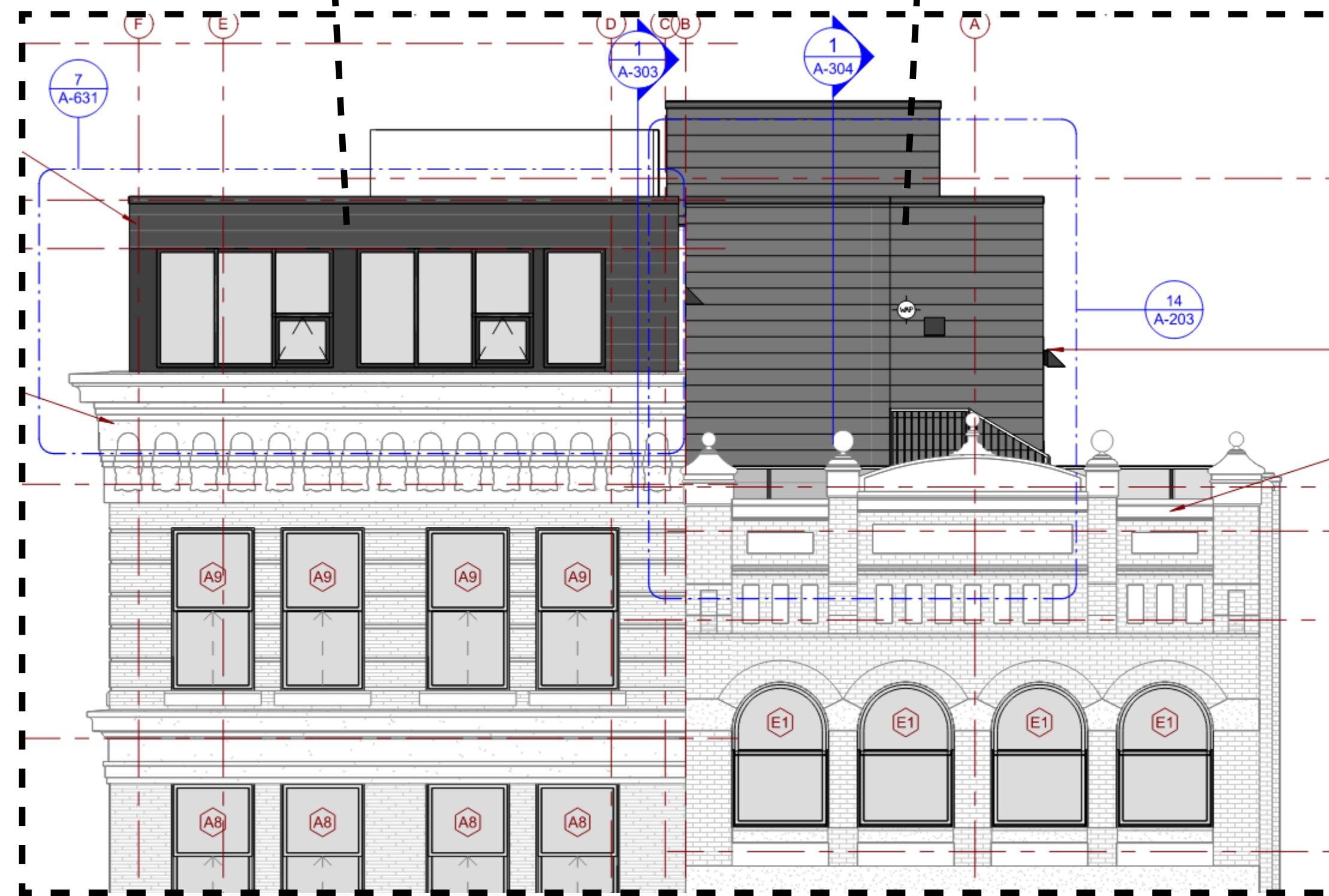
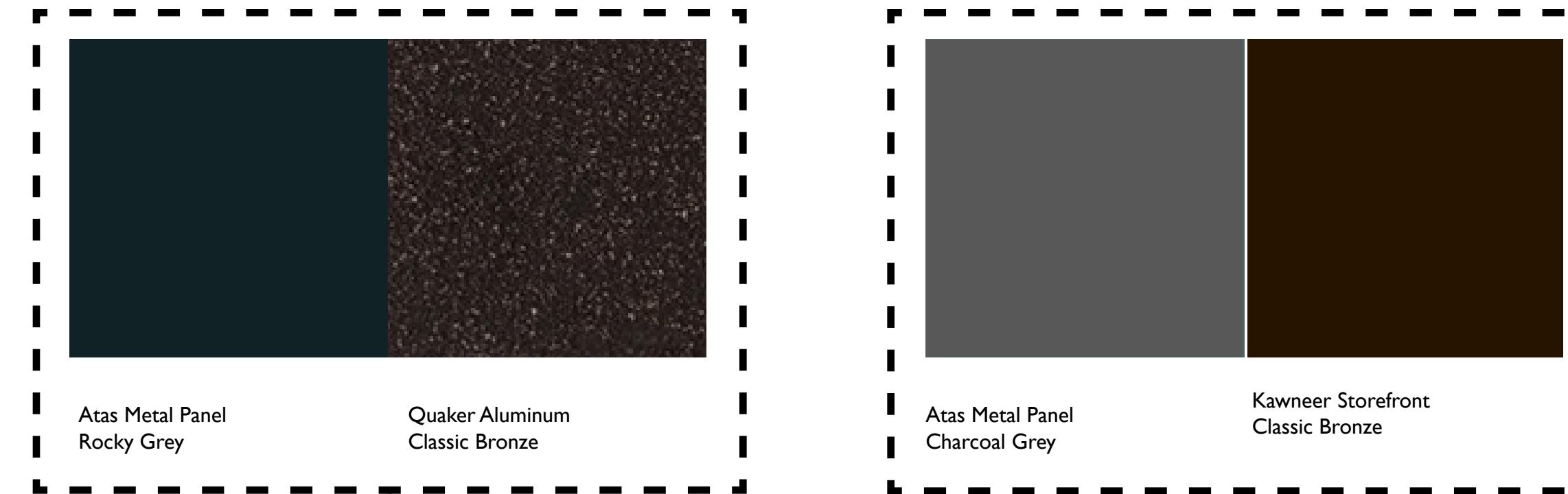


Quaker Aluminum
Oyster White

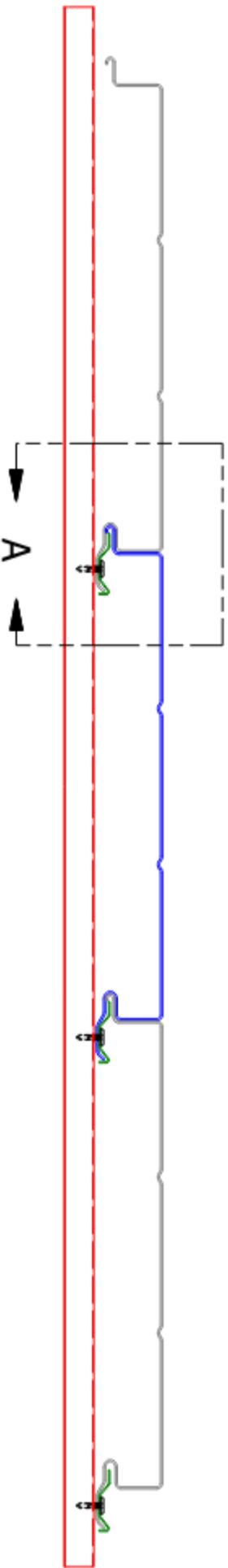
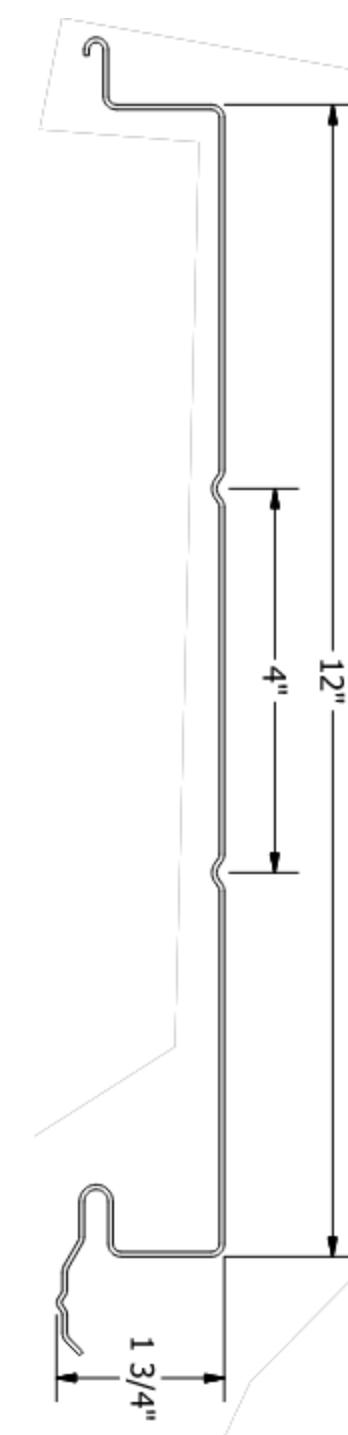


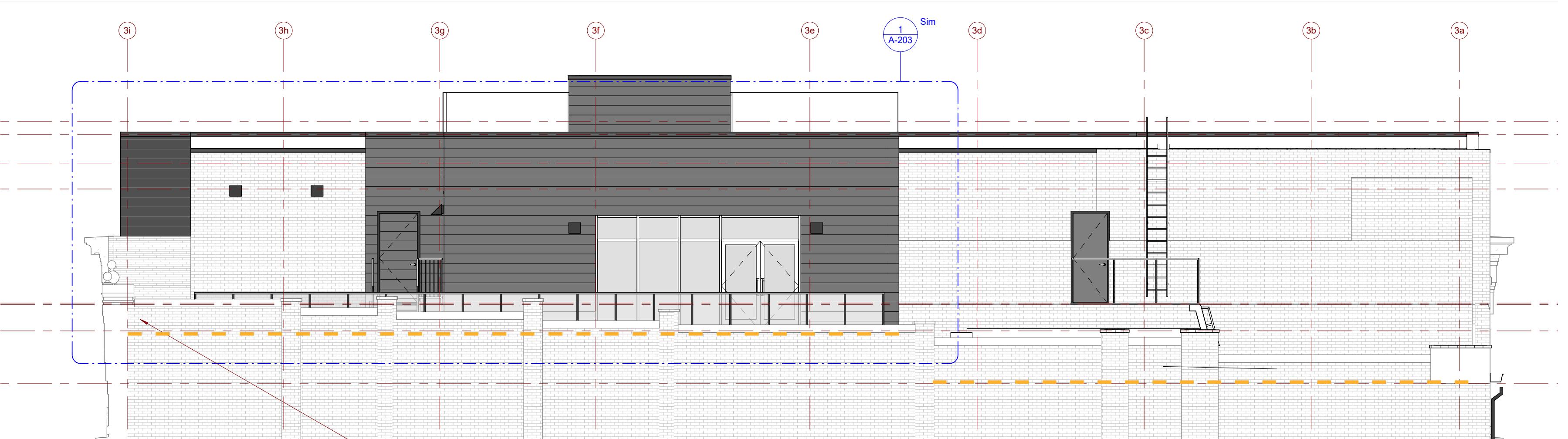
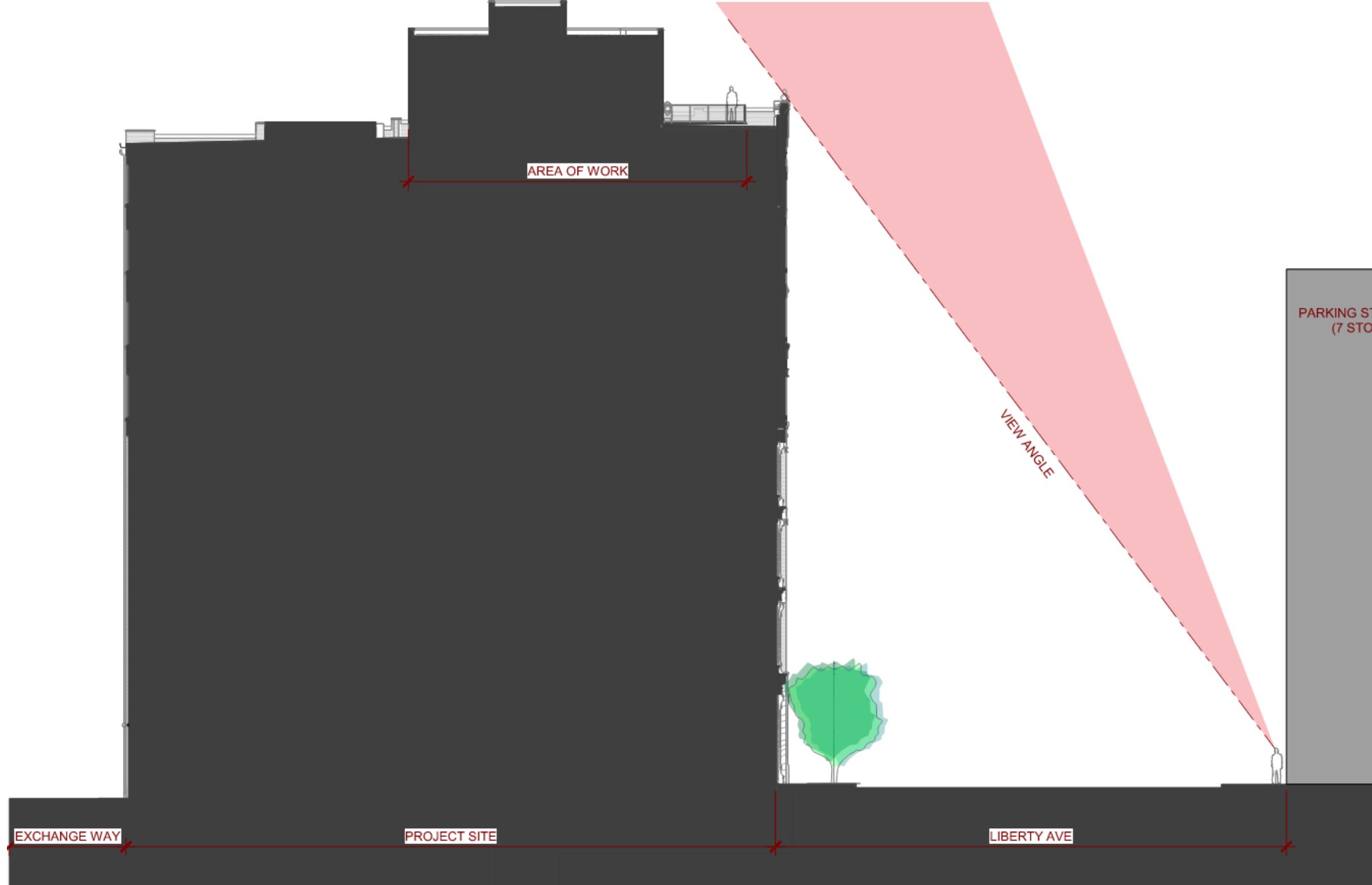
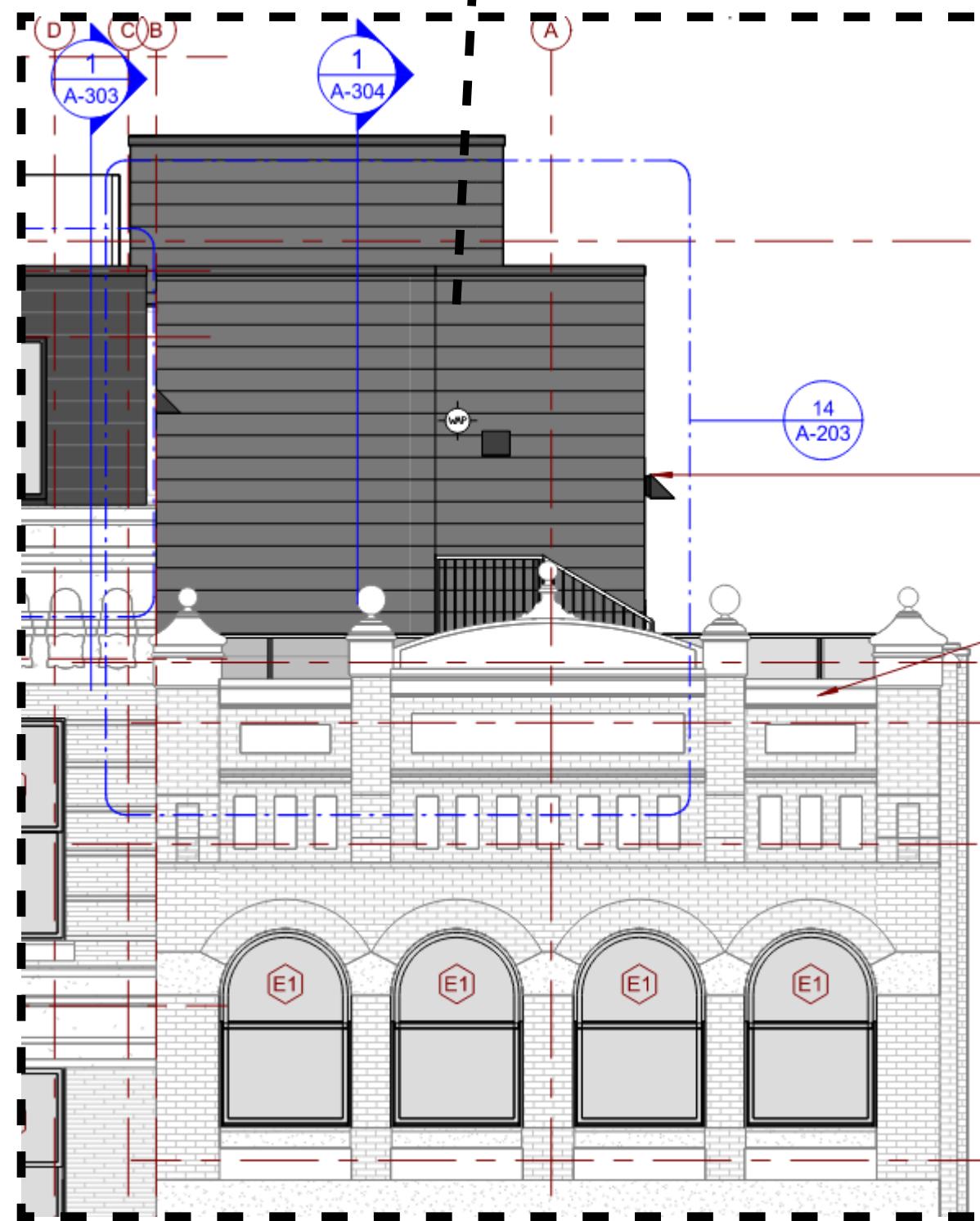
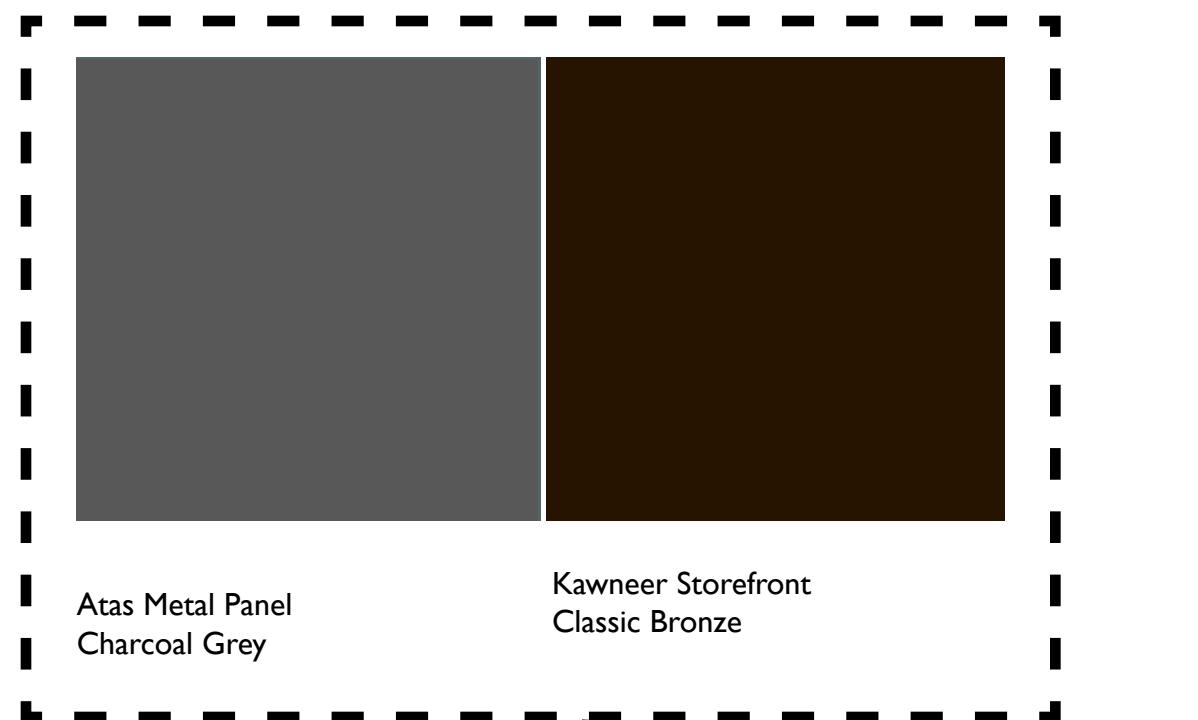
Kawneer Storefront
Clear Anodized





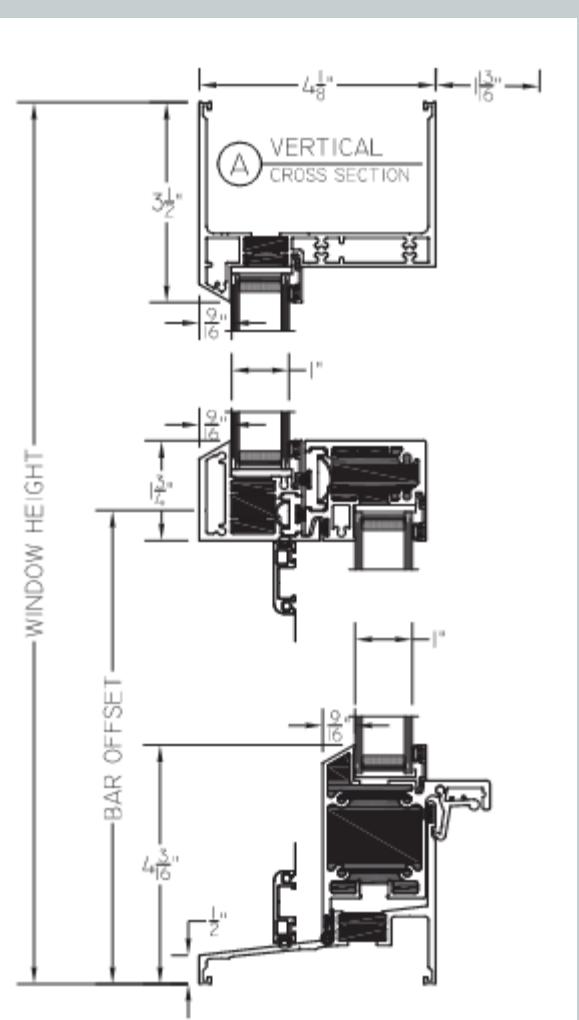
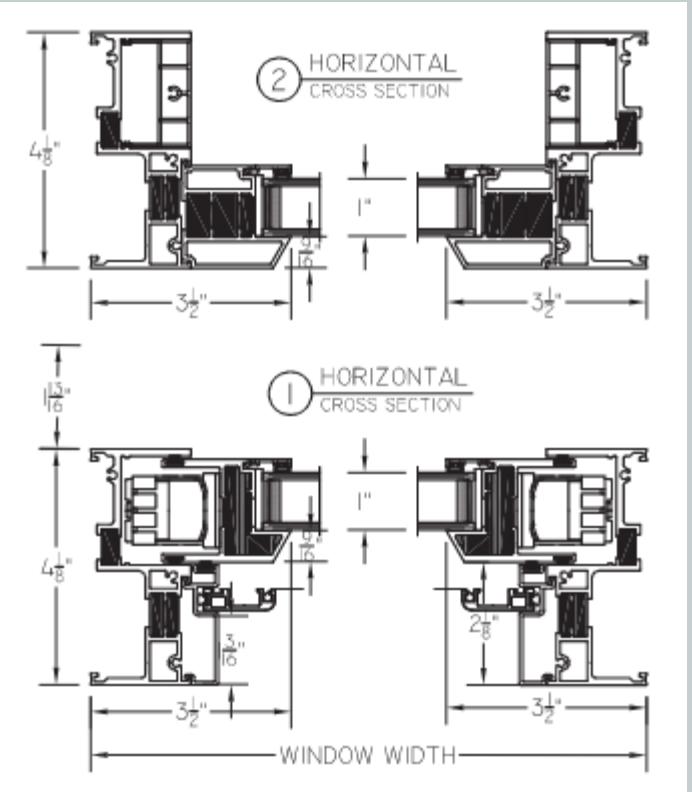
ATAS METAL PANEL
DSH WALL PANEL
1 3/4" DEPTH





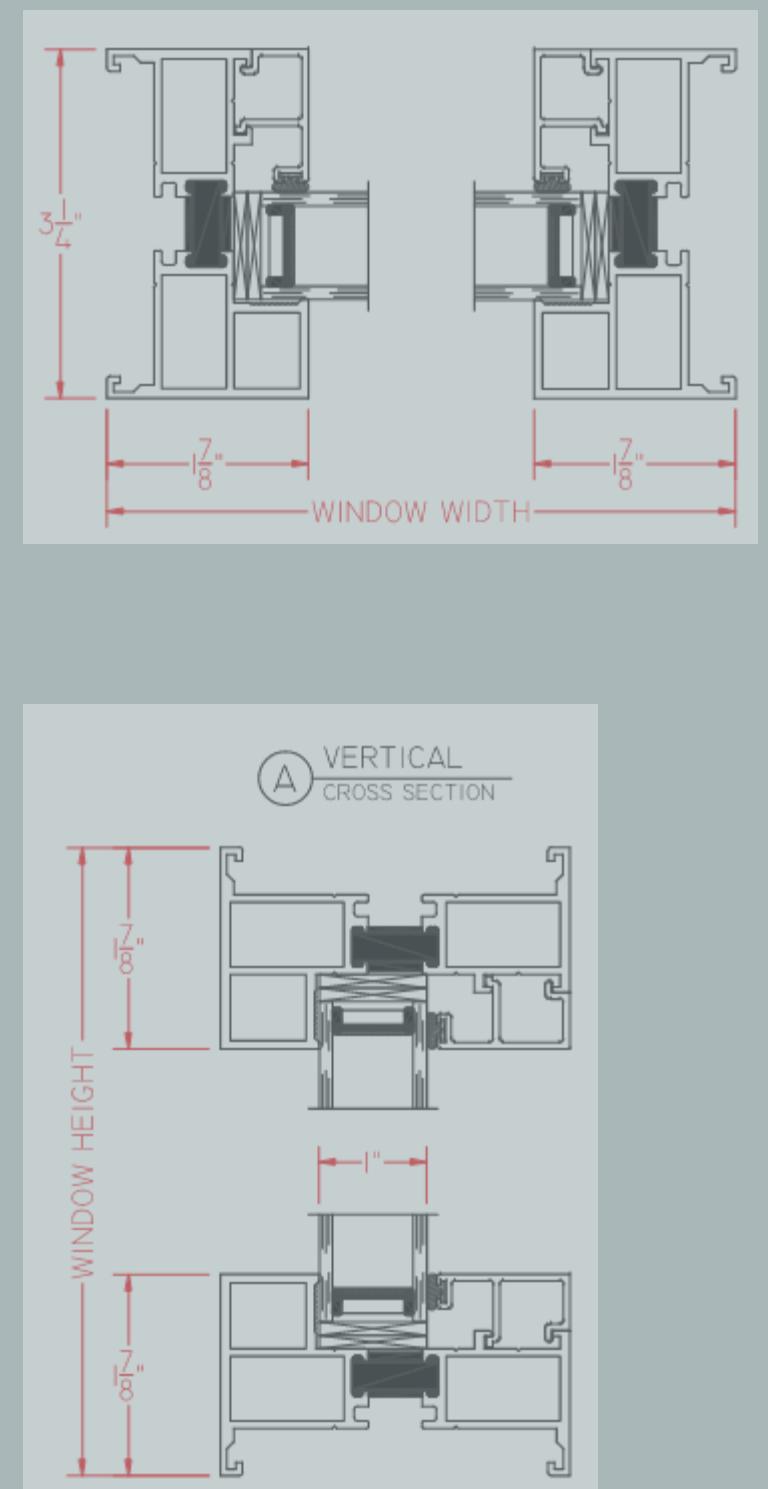
QUAKER COMMERCIAL HISTORICAL SERIES H650

SINGLE HUNG



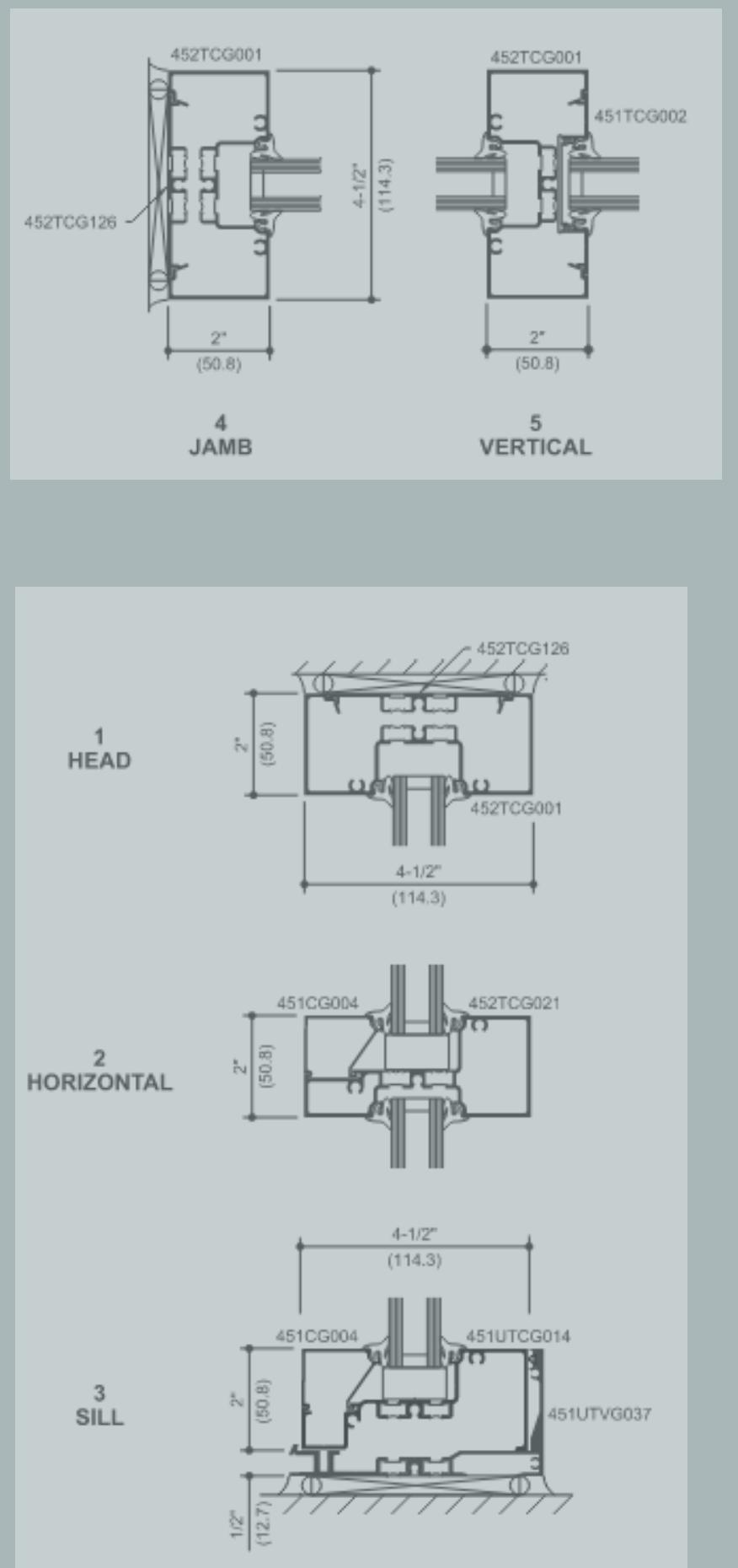
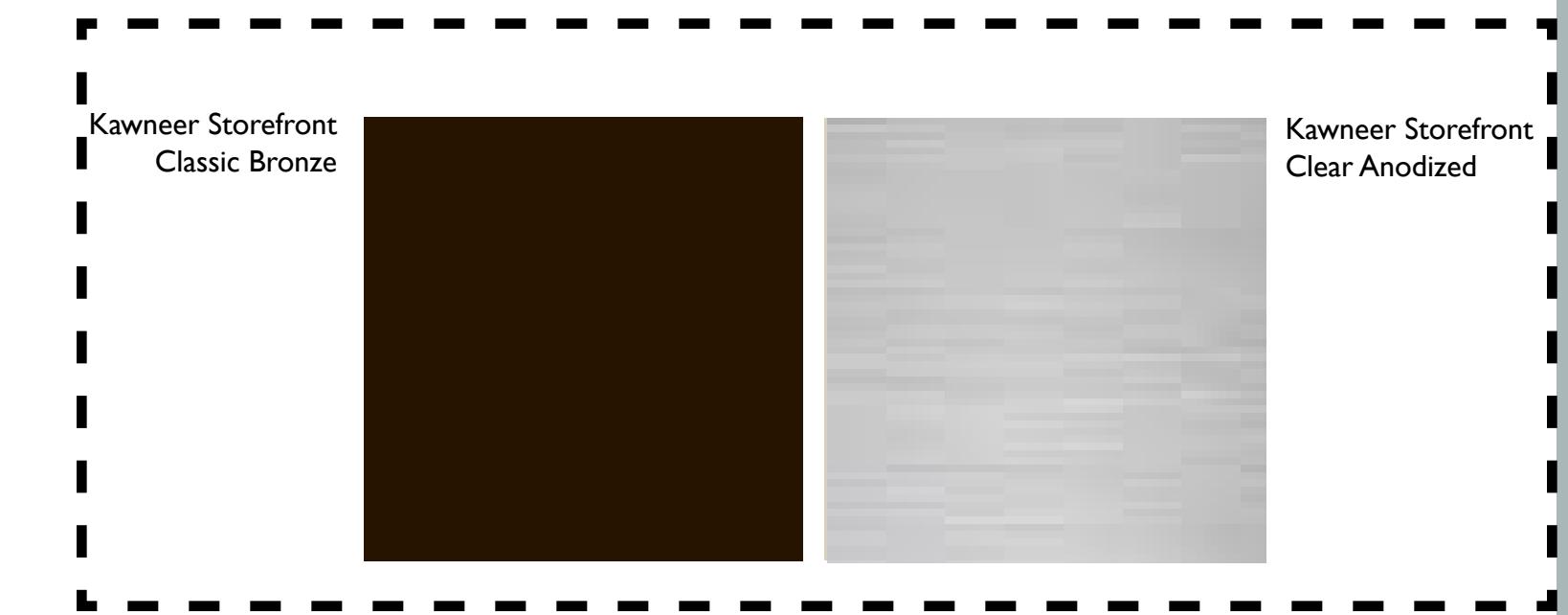
QUAKER COMMERCIAL RIBBON WINDOW M600

FIXED / AWNING



KAWNEER
TRIMFAB VG 451T

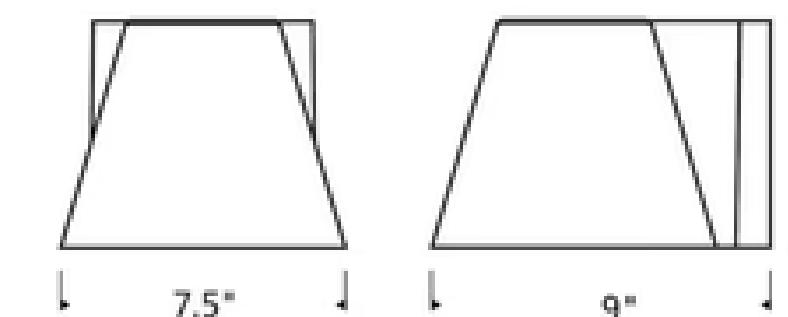
FIXED





9th Street and Liberty

Exchange Way



17.8W 277V 699 Lumens, 80 CRI, 2700K or 3000K LED

Approvals Required/ Zoning Notes

FAR

PROPOSED: 10.2 (COMPLIANT-EXISTING BUILDING)

OFF STREET LOADING

NO OFF STREET LOADING SPACE PROVIDED

ZONING ADMINISTRATOR EXCEPTION NEEDED PER 914.11.B.2

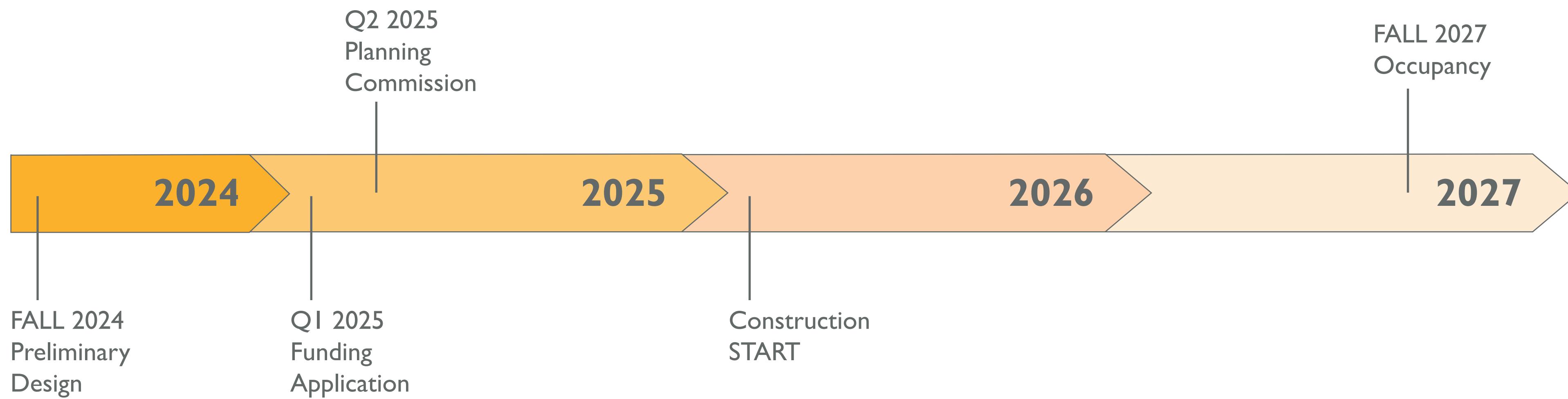
LOT CONSOLIDATION (2 PARCELS) - APPROVED

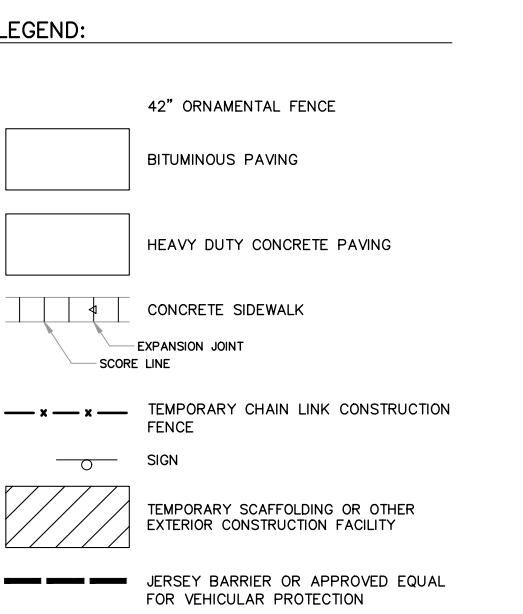
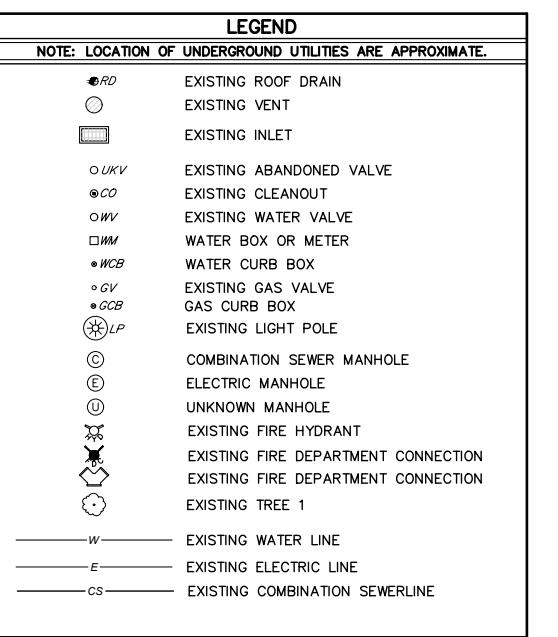
HISTORIC REVIEW COMMISSION

PENN-LIBERTY HISTORIC DISTRICT

CITY OF PITTSBURGH PLANNING COMMISSION

PROJECT REVIEW GT-C ZONE





CONTRACTOR TO COORDINATE WITH APPROPRIATE DEPARTMENTS FOR THE INSTALLATION AND MAINTENANCE OF THE NECESSARY PEDESTRIAN AND VEHICULAR SIGNAGE, WARNING AND OTHER TRAFFIC CONTROLS NEEDED FOR THIS TEMPORARY STREET AND LANE/SIDEWALK CLOSURE.

PHASE 1: INSTALL SCAFFOLDING WITH "PEDESTRIAN SAFE TUNNEL" AND FALL PROTECTION NETTING FROM APPROX. OCTOBER 2025 THROUGH FEBRUARY 2026.

PHASE 1: INSTALL SECURITY FENCING AS NEEDED ALONG CURB LINE FOR SCAFFOLDING, MATERIAL STORAGE AND BUILDING FAÇADE IMPROVEMENTS.

PHASE 1: SCAFFOLDING FOR BUILDING FAÇADE REPAIR WORK.

REMOVE THIS TREE AND TREE PIT SEE DEMOLITION PLAN FOR ADDITIONAL INFORMATION.

PHASE 2: PERMANENT LANE CLOSURE (TURN LANE) FOR REMAINING DURATION OF BUILDING RENOVATION FROM APPROXIMATELY FEBRUARY 2026 THROUGH MARCH 2027. WORK INCLUDES INSTALLATION OF TRAFFIC BARRIERS, SECURITY FENCING, SIDEWALK CLOSURES AND INSTALLATION OF VARIOUS UTILITY FACILITIES UNDER THE SIDEWALKS AND CONNECTIONS TO MAIN WATER LINES.

SCAFFOLDING FOR BUILDING FAÇADE REPAIR WORK (SIDEWALK CLOSURE ON NINTH STREET FOR DURATION OF BUILDING RENOVATION).

PHASE 1; SIDEWALK WITH "PEDESTRIAN TUNNEL" ALONG LIBERTY AVENUE TO BE OPEN FROM APPROXIMATELY OCTOBER 2025 THROUGH FEBRUARY 2026.

LIBERTY AVENUE 80' R/W
55' WIDE CONCRETE & BITUMEN PAVING

CONTRACTOR TO COORDINATE WITH APPROPRIATE DEPARTMENTS FOR THE INSTALLATION AND MAINTENANCE OF THE NECESSARY PEDESTRIAN AND VEHICULAR SIGNAGE, WARNING AND OTHER TRAFFIC CONTROLS NEEDED FOR THIS TEMPORARY STREET AND LANE/SIDEWALK CLOSURE.

PENN AVENUE

INSTALL SECURITY FENCING AS NEEDED FOR MATERIAL STORAGE AND BUILDING FAÇADE IMPROVEMENTS FOR DURATION OF BUILDING RENOVATION (APPROXIMATELY 18 MONTHS).

MAINTAIN ONE WAY TRAFFIC LANE (10 FT. WIDE MINIMUM) FOR DURATION OF PROJECT.

DUMPSTER LOCATION FOR DURATION OF BUILDING RENOVATION.

TEMPORARY CLOSURES OF EXCHANGE WAY FOR DELIVERIES AND MATERIAL "OFF LOADING".

CONTRACTOR TO COORDINATE WITH APPROPRIATE DEPARTMENTS FOR THE INSTALLATION AND MAINTENANCE OF THE NECESSARY PEDESTRIAN AND VEHICULAR SIGNAGE, WARNING AND OTHER TRAFFIC CONTROLS NEEDED FOR THIS TEMPORARY STREET/SIDEWALK CLOSURE.

INSTALL SECURITY FENCING AS NEEDED FOR MATERIAL STORAGE AND BUILDING FAÇADE IMPROVEMENTS. SIDEWALK TO BE CLOSED FOR THE DURATION OF BUILDING RENOVATION (APPROX. 18 MONTHS).

TEMPORARY LANE CLOSURE FOR UTILITY INSTALLATION.

REMOVE TREES; TREES AND TREE PITS TO BE RELOCATED AND REPLACED AT END OF BUILDING RENOVATION WORK.

NOTES:
1. BEARINGS AND COORDINATES ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM
2. DISTANCES ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET.
3. THE EXISTING CONDITIONS ARE BASED ON FIELD SURVEY BY THIS OFFICE IN THE FALL OF 2024.
4. COORDINATES ARE IN UTM ZONE 18N.
5. PLAN OF LOTS LAD OUT BY THE UNITED STATES COMMISSIONERS BY VIRTUE OF ACT OF CONGRESS PASSED AUGUST 2, 1813, UN-RECORDED.

REFERENCE PLANS:
PLAN OF LOTS LAD OUT BY THE UNITED STATES COMMISSIONERS BY VIRTUE OF ACT OF CONGRESS PASSED AUGUST 2, 1813, UN-RECORDED.

RINT TO SCALE: 30 BY 42 SHEET SIZE



COORDINATE YOUR PROJECTS VIA COORDINATE PA AT www.coordinatepa.org.

PENNSYLVANIA ONE CALL SYSTEM SERIAL NUMBER

SERIAL NO. 20250703144

NOTICE: THE COORDINATE PA SERIAL NUMBER IS FOR YOUR RECORDS ONLY.

DO NOT CALL THIS NUMBER.

Accessibility & Universal Design

RAISED WALKWAY WITH RAILING FOR ACCESS TO HISTORIC ENTRANCE

6 ACCESSIBLE UNITS

ELEVATOR TO ACCESS ALL LEVELS

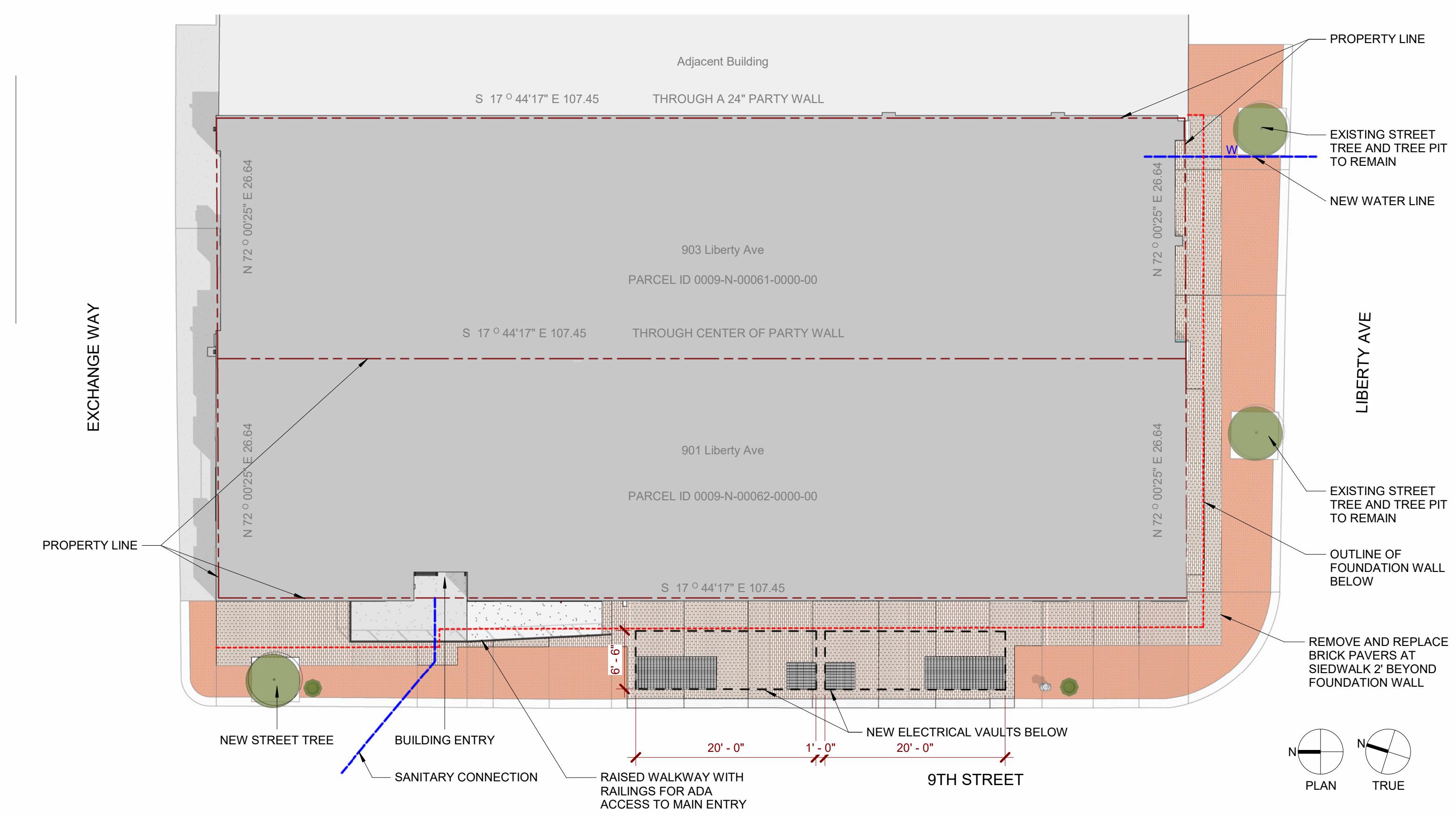
ACCESSIBLE
COMMUNITY ROOM
MANAGEMENT SUITE
FITNESS ROOM
BUSINESS CENTER
ROOFTERRACE

Community Process

2025.04.10 - DDAM_Downtown Development Activities Meeting

2025.05.02 - HRC_Historic Review Commission

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BEACON

communities



Questions