



**BEACON DEVELOPMENT**  
Owner

**PWWG ARCHITECTS**  
Architect

**FAHRINGER, McCARTY,  
GREY, INC.**  
Civil Engineer

**TSE ENGINEERS**  
Structural

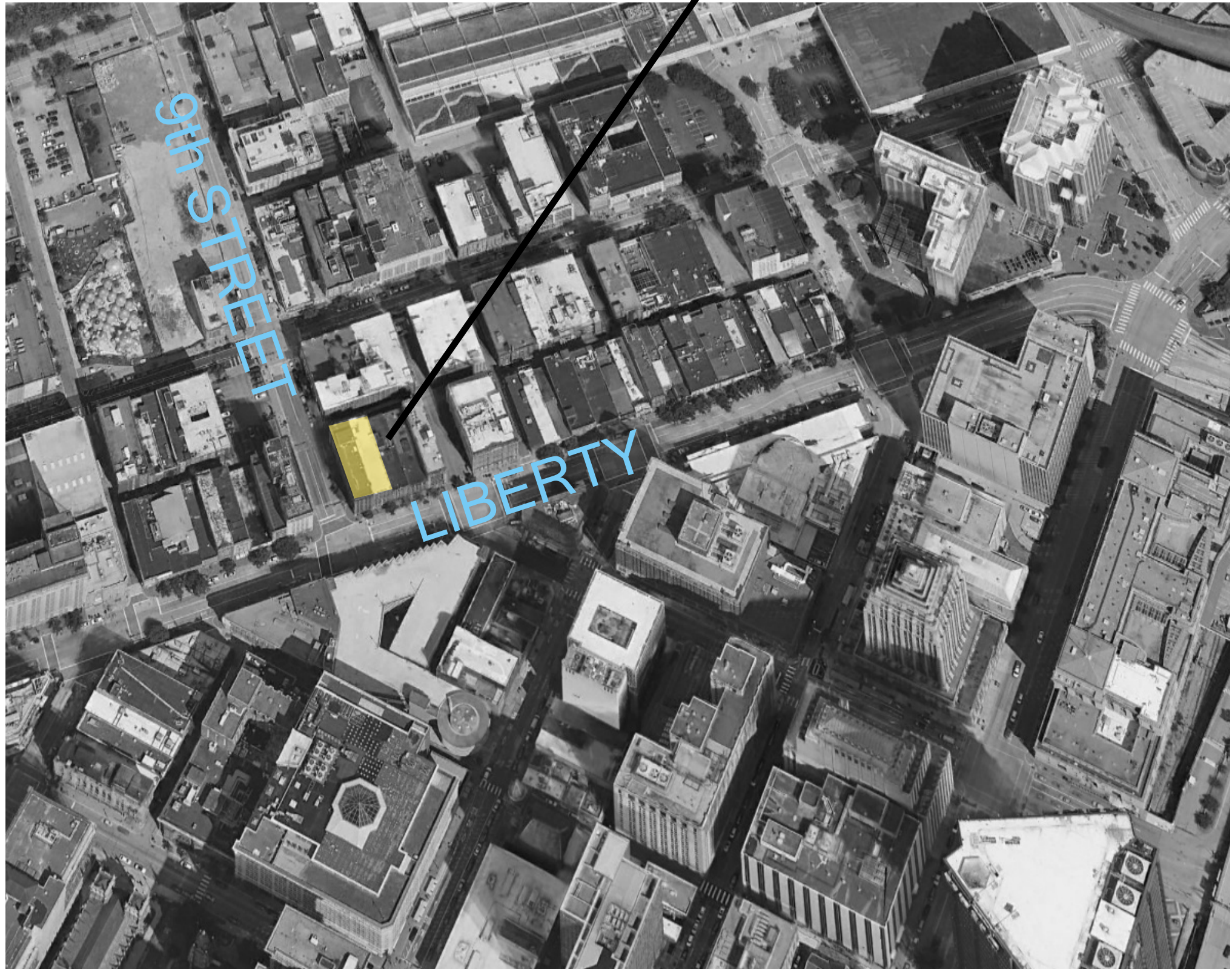
**ALLEN + SHARIFF**  
Mechanical, Electrical, Plumbing, Fire  
Protection

**SAFER PLACES, INC.**  
Security

**SOL DESIGN +  
CONSULTING**  
Sustainability



THE SITE



SITE LOCATION

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

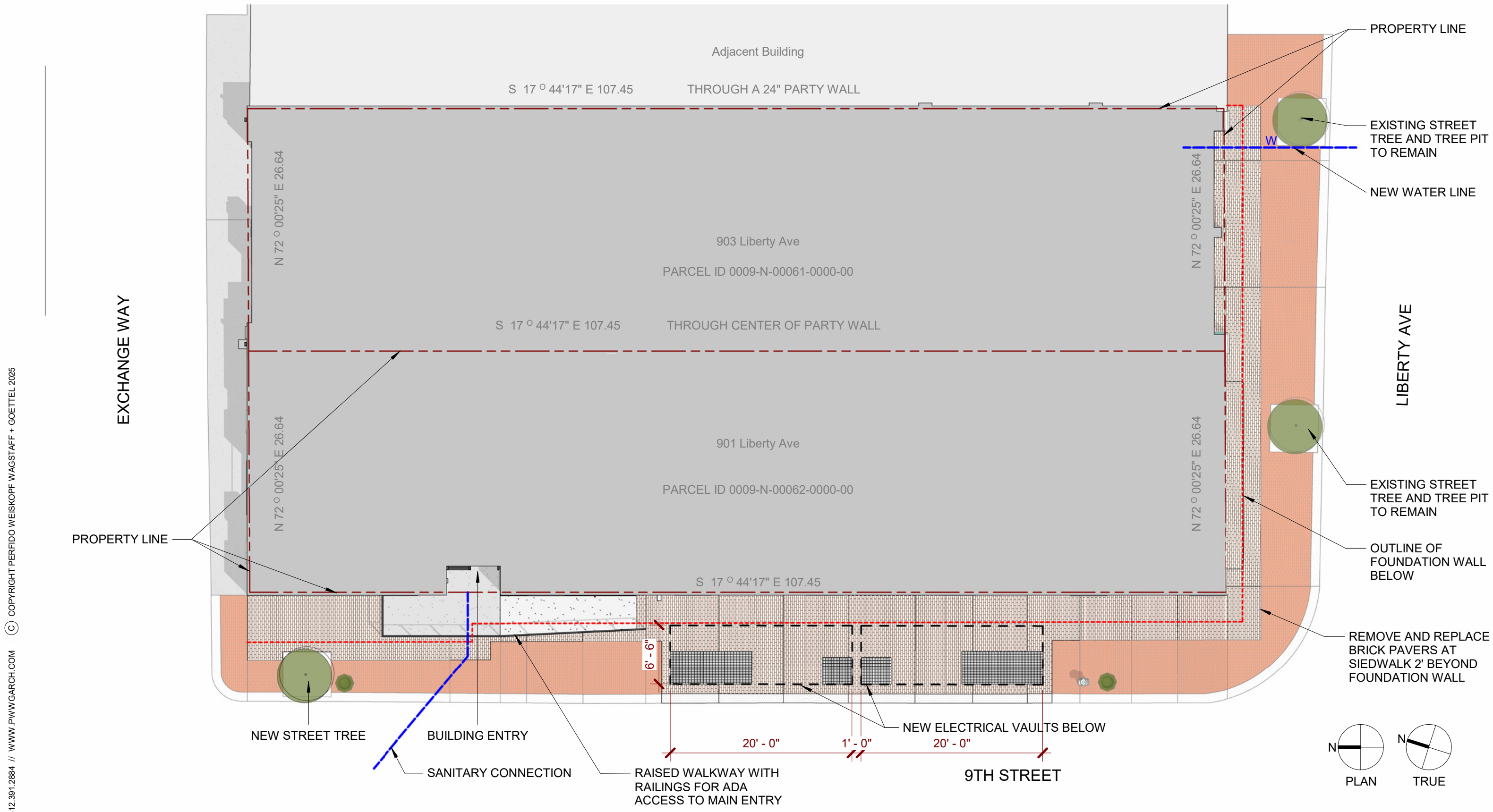
Loading Spaces: Not Required

Bicycle Parking: 17 required  
20 Provided at interior  
Street Trees: Frontage ~160'-0"  
4 Required / 3 Proposed  
Within sidewalk ROW

1N



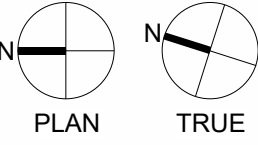
SCHEMATIC COLOR	UNIT TYPE	COUNT
1 BEDROOM		
	1BR 1.1	9
	1BR 1.2	5
	1BR 1.3 (VISITABLE)	6
	1BR 1.4 (ACC)	4
	1BR 1.4 (H/V)	1
	1BR 1.4 (VISITABLE)	2
	1BR 1.5 (VISITABLE)	2
	1BR 1.6 (VISITABLE)	1
	1BR 1.7	2
SUBTOTAL		32
2 BEDROOM		
	2BR 2.1	1
	2BR 2.2 (VISITABLE)	5
	2BR 2.3 (ACC)	1
	2BR 2.4 (ACC)	1
SUBTOTAL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



PERFIDO  
WEISKOPF  
WAGSTAFF +  
GOETTEL



901-903 LIBERTY AVENUE



Site Plan



LEGEND

NOTE: LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE.

●RD

○

▢

○UKV

●CO

○WV

▢MW

●WCB

○GV

●GCB

⊗LP

⊙

⊖

⊕

⚡

⚡

⚡

⚡

EXISTING ROOF DRAIN  
EXISTING VENT  
EXISTING INLET  
  
EXISTING ABANDONED VALVE  
EXISTING CLEANOUT  
EXISTING WATER VALVE  
WATER BOX OR METER  
WATER CURB BOX  
EXISTING GAS VALVE  
GAS CURB BOX  
EXISTING LIGHT POLE  
  
COMBINATION SEWER MANHOLE  
ELECTRIC MANHOLE  
UNKNOWN MANHOLE  
EXISTING FIRE HYDRANT  
EXISTING FIRE DEPARTMENT CONNECTION  
EXISTING FIRE DEPARTMENT CONNECTION  
EXISTING TREE 1

—W—

—E—

—CS—

EXISTING WATER LINE  
EXISTING ELECTRIC LINE  
EXISTING COMBINATION SEWERLINE

GENERAL NOTES FOR CONSTRUCTION AND DEMOLITION:  
THE CONTRACTOR SHALL:

- 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.
- INSURE SAFE PASSAGE OF PEDESTRIAN AND VEHICULAR TRAFFIC ALONG LIBERTY AVENUE AND NINTH STREET DURING DEMOLITION, RENOVATION AND CONSTRUCTION.
- CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT PROPERTIES, STRUCTURES AND OTHER FACILITIES.
- COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION RELATED TO EXISTING AND PROPOSED MATERIAL HANDLING (REMOVAL, STORAGE AND INSTALLATION ETC.).
- 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.
- OBTAIN PERMITS (IF REQUIRED) BY LOCAL GOVERNMENTAL AGENCIES HAVING JURISDICTION FOR TEMPORARY WALK, STREET OR OTHER CLOSURES.
- MAINTAIN (OR TERMINATE) EXISTING PUBLIC AND PRIVATE UTILITIES WITHIN THE PROJECT BOUNDARIES, IF/AS NEEDED, FOR THIS PROJECT OR ADJOINING PROPERTIES PER THE AUTHORITY OR RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE SIDEWALK PAVING OR BRICK REPAIR/REPLACEMENT (IF NEEDED) AND UTILITY WORK WITH CITY OF PITTSBURGH.
- 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.
- 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:  
THE CONTRACTOR RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FOR STREET AND SIDEWALK CLOSURES (IF AND AS NEEDED) FOR THE INSTALLATION OF THE PROPOSED IMPROVEMENTS.

- CONSTRUCTION TO OCCUR BETWEEN 6:00 AM AND 8:00 PM MONDAY-FRIDAY AND 7:00 AM TO 8:00 PM SATURDAY AND SUNDAY.
- IMPACT CONSTRUCTION (NOISE, VIBRATION) LIMITED TO 8:00 AM TO 6:00 PM MONDAY-SATURDAY.
- TEMPORARY SIDEWALK CLOSURES FOR ENTIRE CONSTRUCTION PERIOD FOR DEMOLITION, CONSTRUCTION AND UTILITY WORK.
- SIDEWALK CLOSURE SIGNS INSTALLATION TO BE COORDINATED WITH THE APPROPRIATE DEPARTMENTS AT NEAREST CROSS WALKS FOR SAFE PASSAGE OF PEDESTRIANS AROUND THE CONSTRUCTION SITE.
- 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:

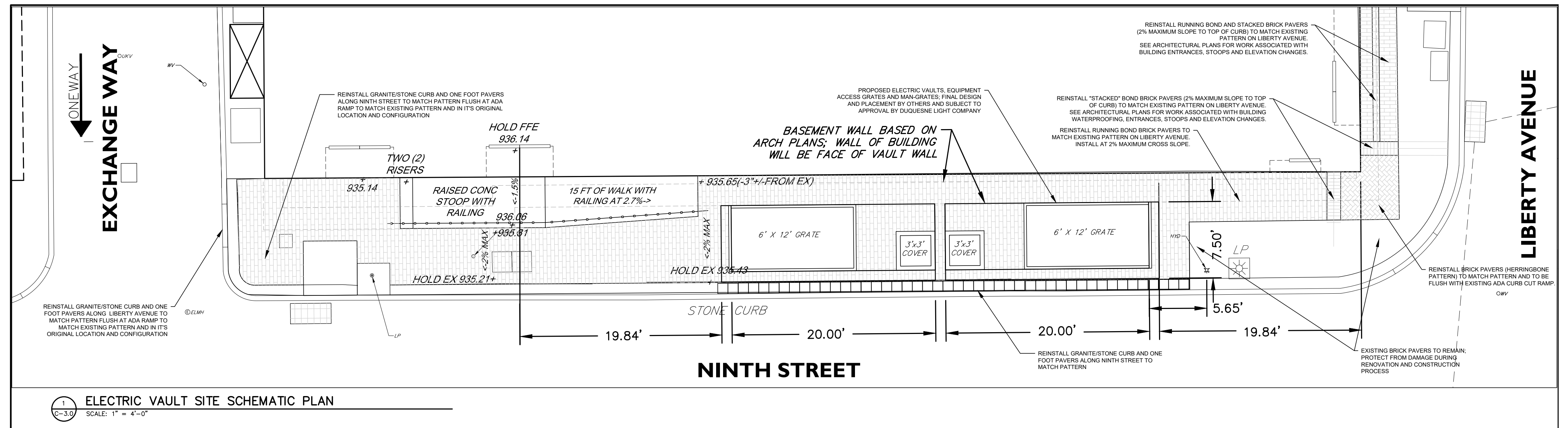
- REMOVE AND REINSTALL CURB, BRICK PAVERS AND ASPHALT TO CITY STANDARDS AND SPECIFICATIONS.
- BRICK PAVERS AND GRANITE CURBS/PAVERS NEEDING TO BE REMOVED SHALL BE STORED AND PROTECTED FROM DAMAGE DURING THE UNDERGROUND UTILITY WORK BY THE CONTRACTOR IN A LOCATION TO BE COORDINATED WITH THE OWNER AND OWNERS' REPRESENTATIVE.
- THE SUBGRADE AND SUBBASE FOR THE SIDEWALK SHALL BE COMPACTED USING SUITABLE BACKFILL OR SELECT BACKFILL AS APPROVED BY THE CITY AND TO CITY STANDARDS. PROTECT UNDERGROUND UTILITIES FROM DAMAGE BY THIS WORK.
- 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.
- PROTECT, RE-SET OR REPLACE METAL FRAMES AND GRATES AS WELL AS BRICK IN-FILLED TOPS FOR THOSE EXISTING PULL BOXES, VAULTS OR UNDERGROUND FACILITIES THAT ARE TO REMAIN. COORDINATE ALL WORK WITH THE RESPECTIVE UTILITY COMPANY THAT OWN THESE FACILITIES.
- THE BRICK PAVERS SHALL BE INSTALLED TO MEET ADA/UFAS REQUIREMENTS AT THE ENTRY LOCATIONS.
- SEE APPROVED PWSA TAP IN PLANS FOR INFORMATION RELATED TO THE NEW OR REUSE OF THE EXISTING WATER SERVICE LINES TO THE BUILDING.
- SEE ARCHITECTURAL PLANS AND MEP PLANS FOR INFORMATION RELATED TO DOOR WAY OPENINGS, FACADE RENOVATIONS, WATERPROOFING, PLUMBING OR ELECTRICAL WORK OUTSIDE OF THE BUILDING ENVELOP.

PWWG+

BEACON communities

The Apartments at  
9th and Liberty









# THE RENSHAW BUILDING

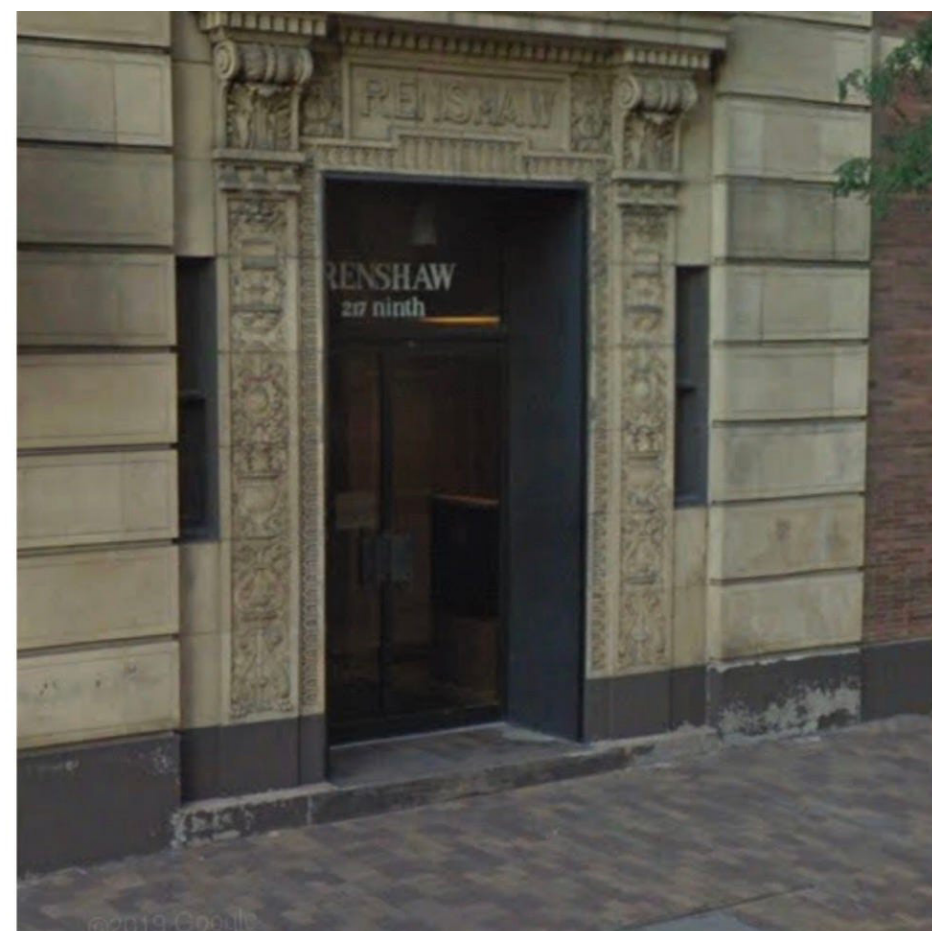
CONSTRUCTED: 1908 (RENSHAW BLDG.)

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



**Photo 3.** Setting: view east up Liberty Avenue



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





# 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





Photo 3. Setting: view east up Liberty Avenue



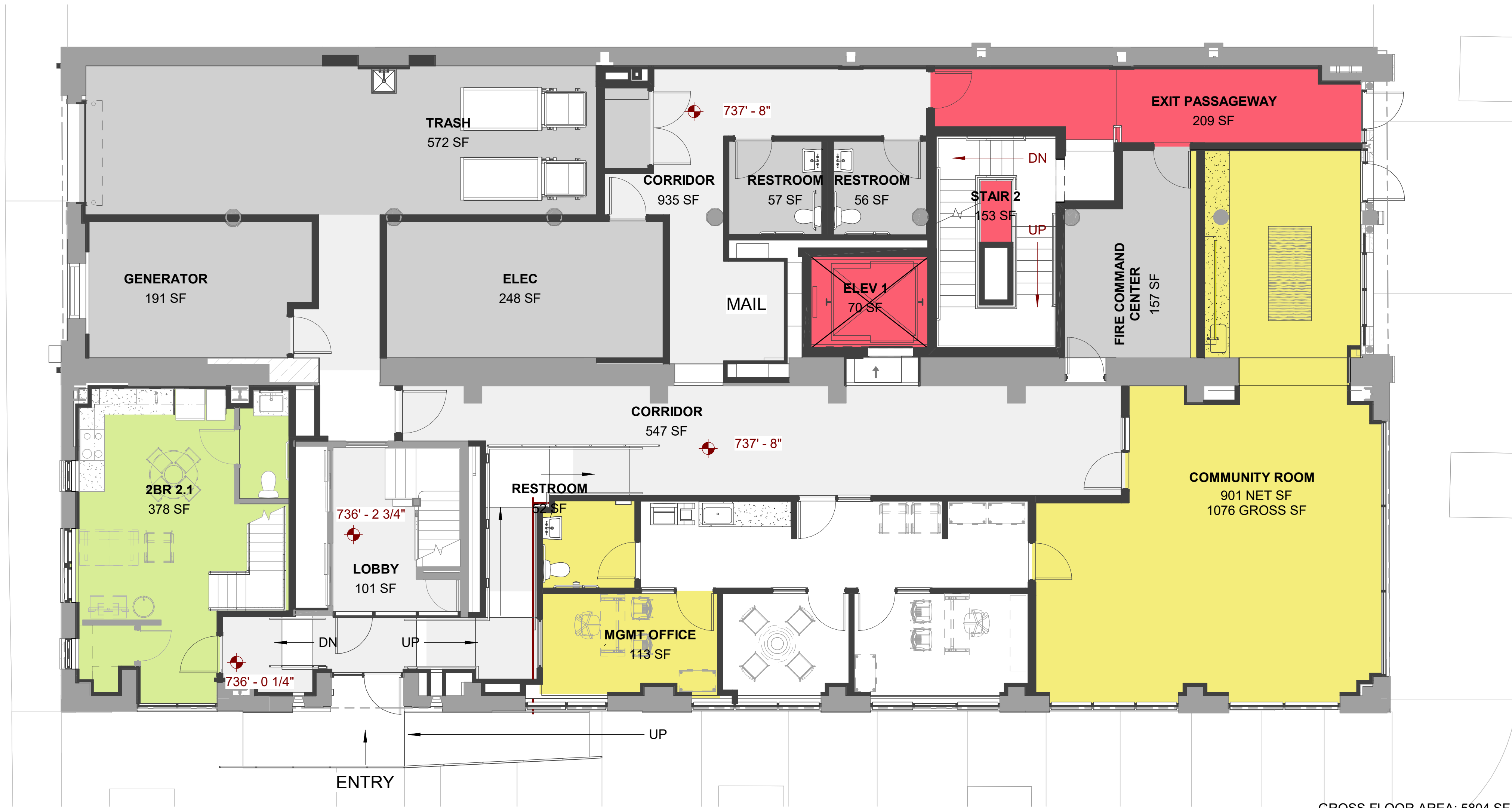
Photo 5. Primary (Liberty Avenue) facade, upper stories



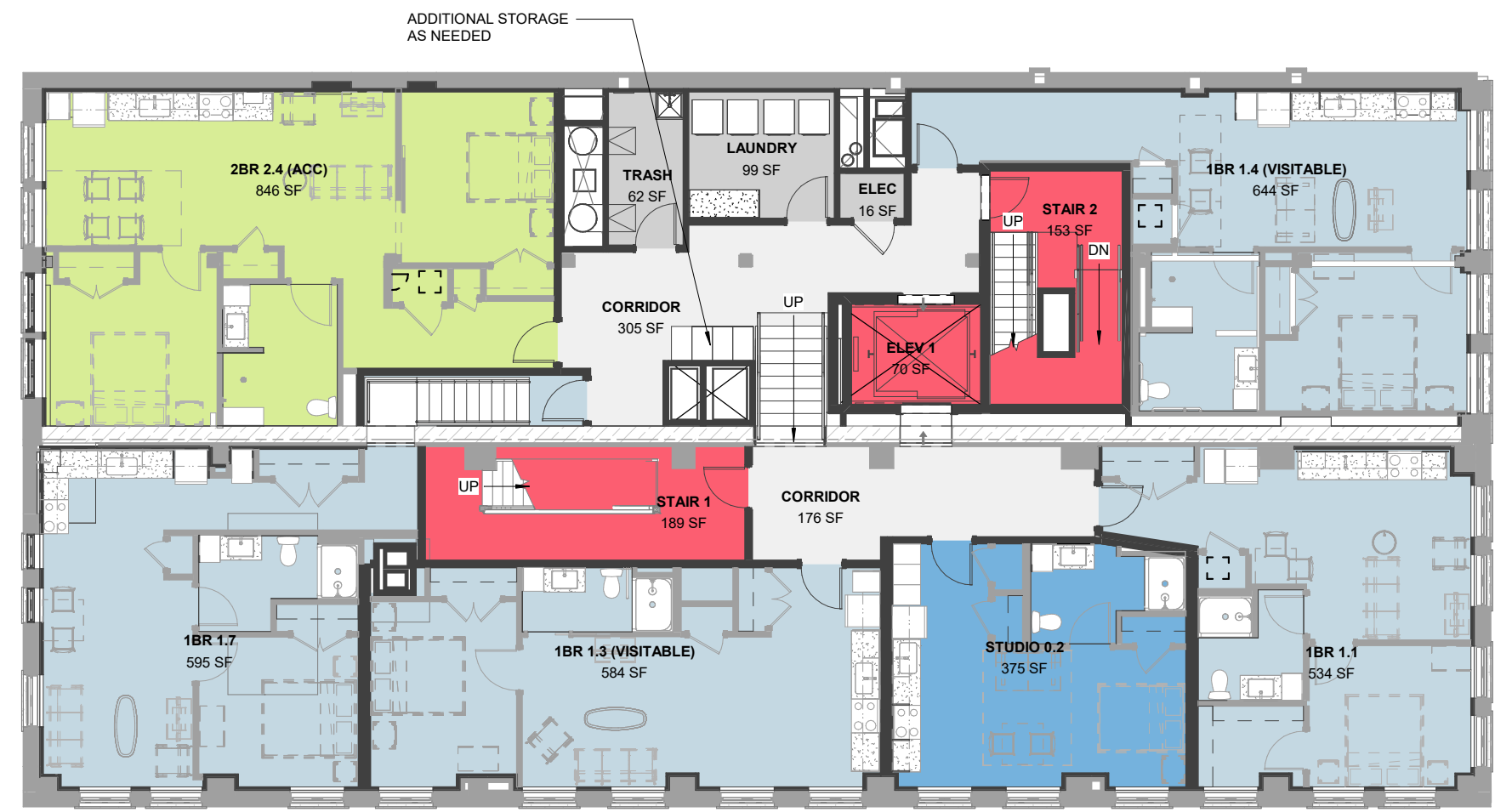
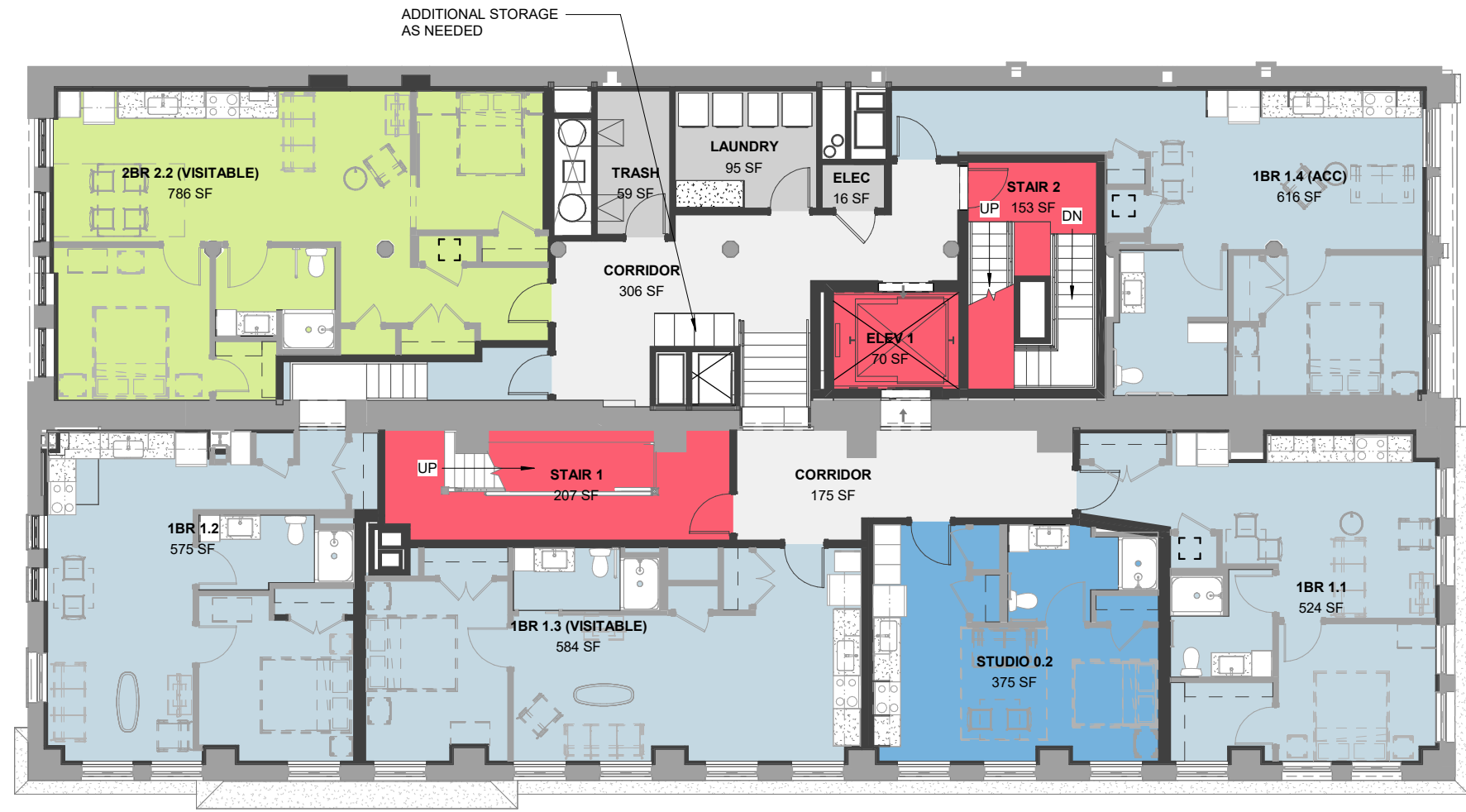
Photo 6. Primary (Liberty Avenue) facade, first floor













THE RENSHAW  
BUILDING - 901

THE KIRKPATRICK  
BUILDING - 903



THE RENSHAW  
BUILDING - 901



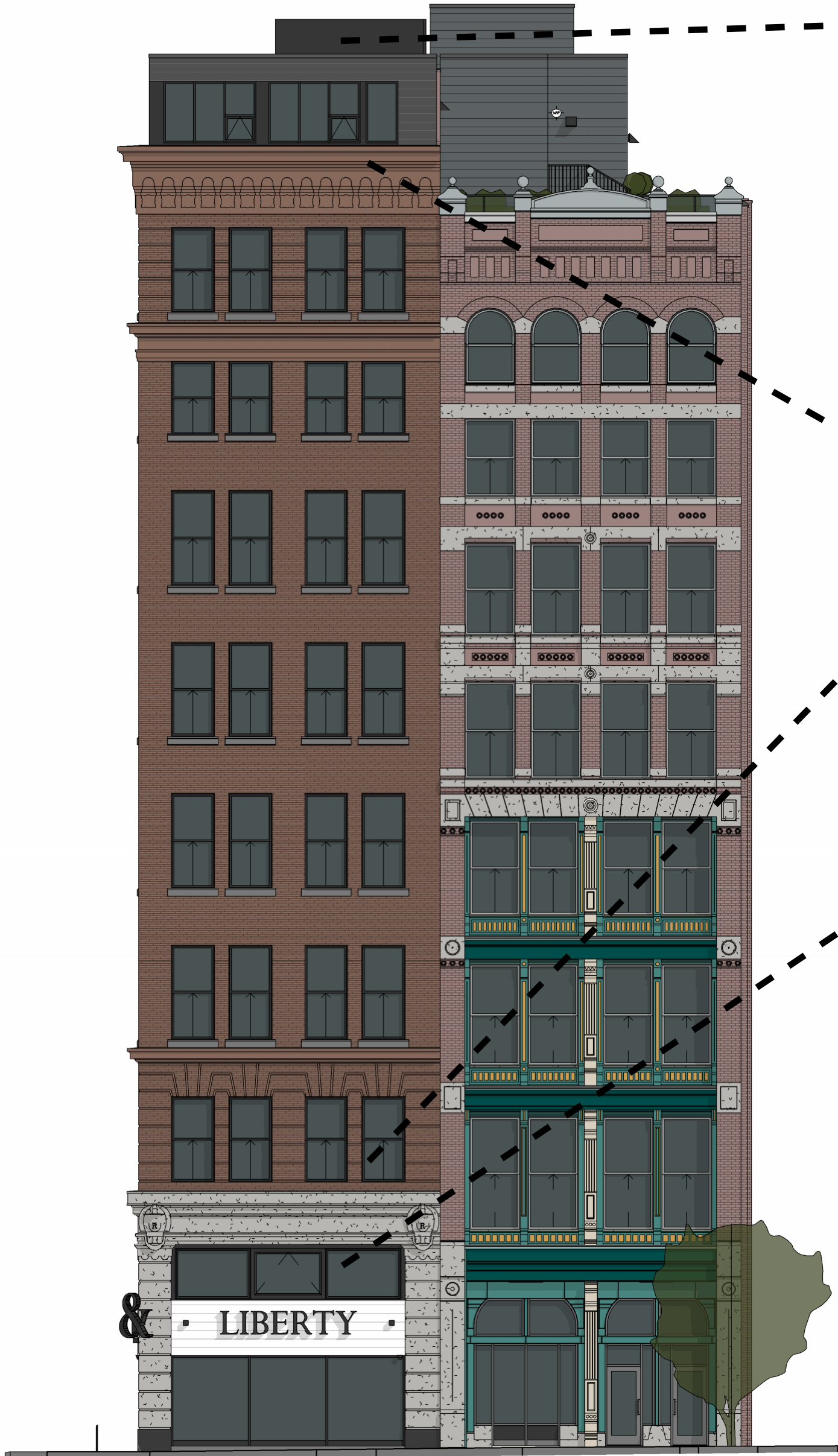
THE RENSHAW  
BUILDING - 901

THE KIRKPATRICK  
BUILDING - 903





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





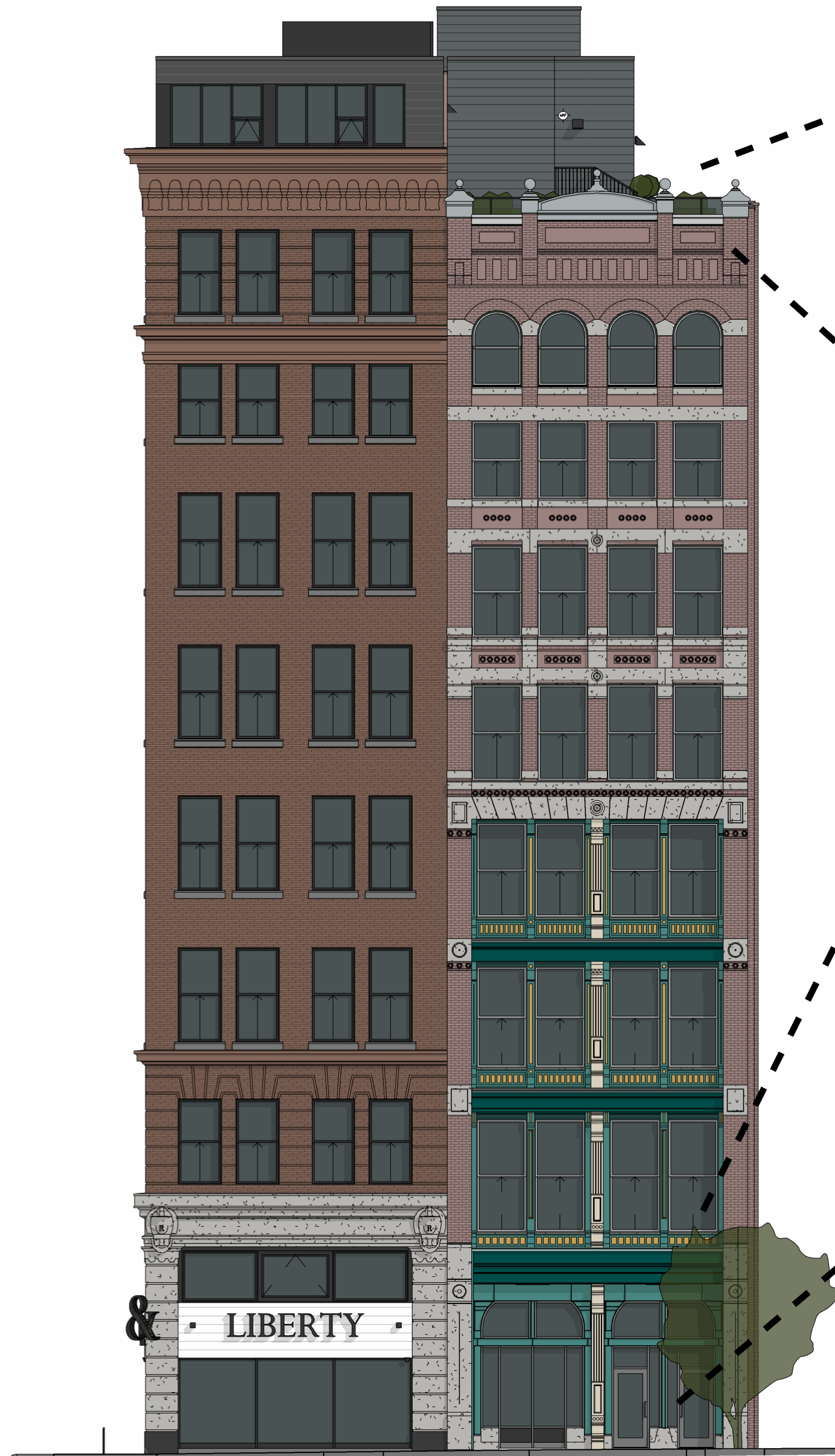
THE RENSHAW  
BUILDING - 901



- 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

ROOFTERRACE

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

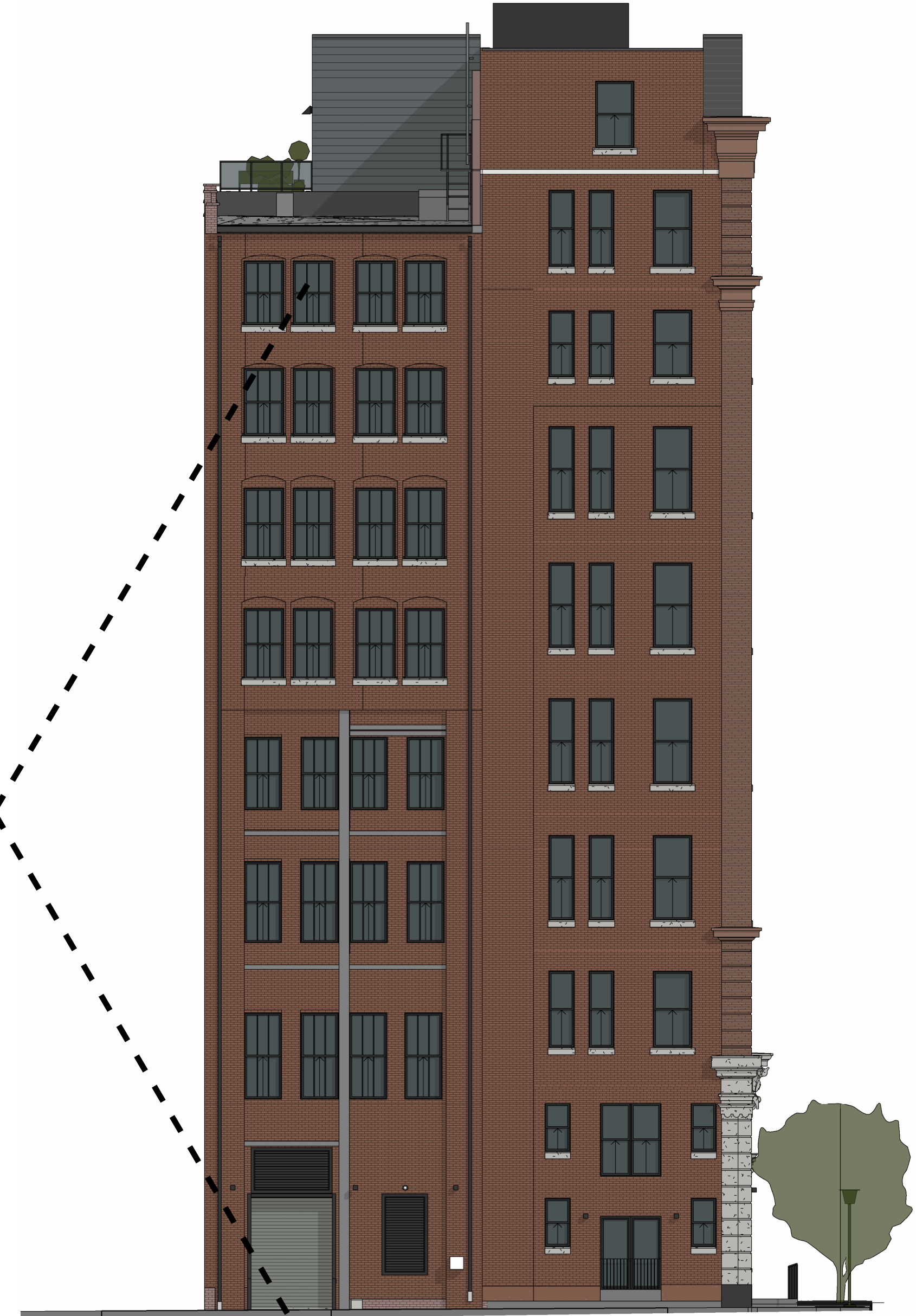
REOPENING OF EXISTING MASONRY  
WINDOW OPENINGS

STOREFRONT WINDOWS AT HISTORICAL RETAIL  
AREAS

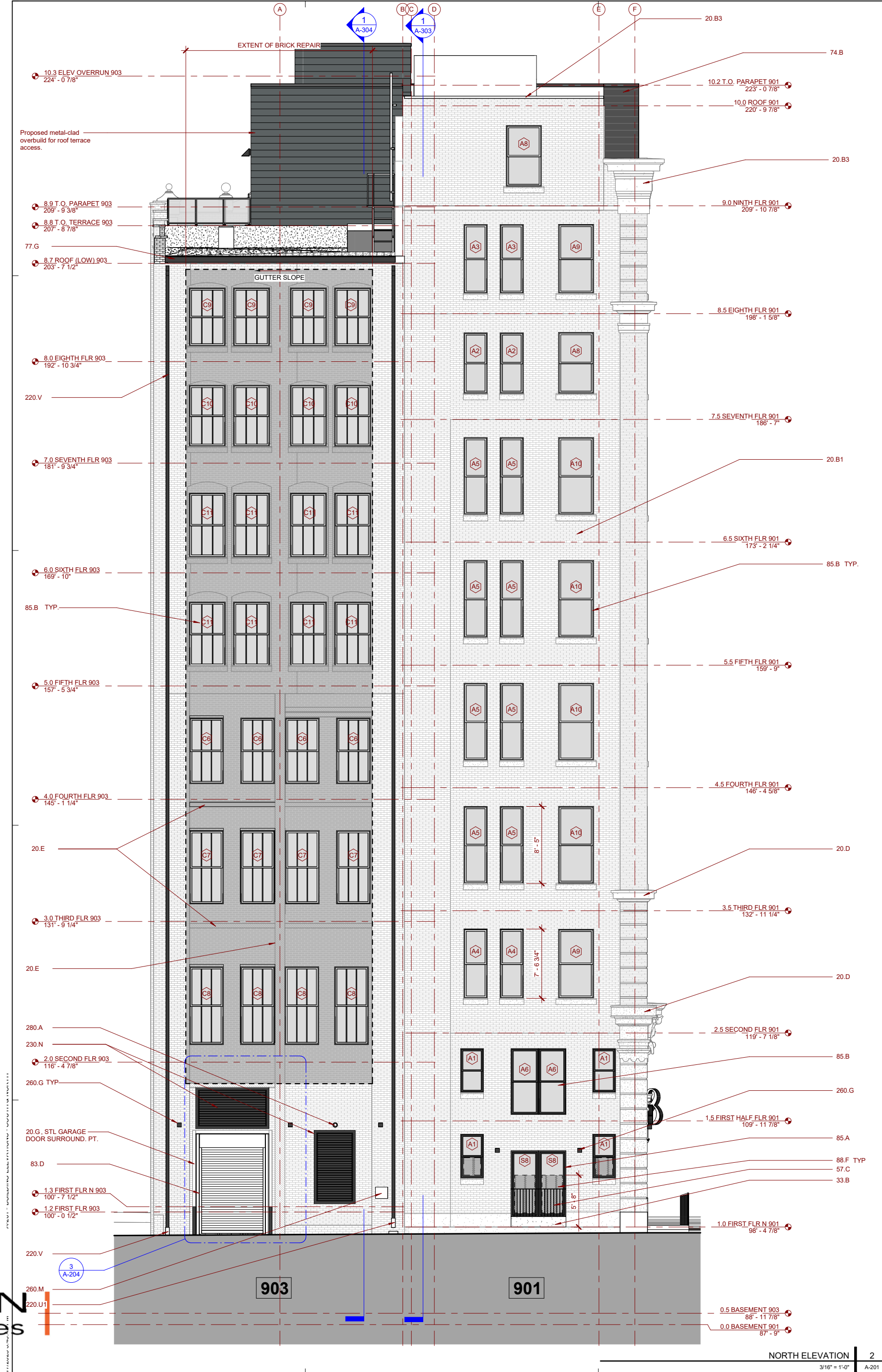
REPAINTING OF EXISTING STEEL DETAILS

EXIT DOORS ADDED TO STOREFRONT AREA

THE KIRKPATRICK  
BUILDING - 903







PERFIDO  
WEISKOPF  
WAGSTAFF +  
GOETTEL

408 BOULEVARD OF THE ALLIES  
PITTSBURGH, PA 15219-1301  
412.391.2884 PH  
412.391.1657 FX  
WWW.PWWGARCH.COM

NOT FOR CONSTRUCTION

KEYNOTE LEGEND

20.B1	Existing Brick Masonry
20.B3	Existing Terra Cotta Masonry
20.D	Existing Stone
20.D1	Existing Exterior Stone Cladding
20.E	Existing Steel Structure
20.G	Existing Decorative Metal
20.G1	Existing Cast Iron Column
20.Z	Existing Wood Mullions and Surrounds
33.B	Architectural CIP Concrete
57.C	Decorative Metal Guardrail
64.V	Existing Wood Detailing
74.B	Profiled Metal Wall/Soffit Panel (Manufactured on rainscreening framing)
74.E	Insulated Metal Wall/Soffit Panel
76.M	Custom Formed Roof Coping
77.G	Manufactured Gutter
83.D	Overhead Cooling Door
84.A	Glazed Aluminum Storefront System
85.A	[Aluminum] Window - Fixed
85.B	[Aluminum][Steel][Wood][Vinyl][Fiberglass] Window - Double Hung
88.F	Glass Film
99.A	Exterior Paint Finish
220.U1	Secondary Storm Outlet Downspout Nozzle (Lamb's Tongue)
220.V	Downspout Boot
230.N	Intake/Exhaust Louver- Refer to Mech Dwg
260.G	Wall-Mounted Light Fixture
260.H2	Exterior Soffit-Mounted Strip Light
260.M	Diesel Generator Port
280.A	Security Camera

GENERAL EXTERIOR ELEVATION NOTES

- See project manual for Historic Treatment Procedures.
- Clean 100% of existing brick, terracotta, and stone masonry
- Repoint 25% of existing masonry joints.
- Restore 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	Door Tag
		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 - SOUTH & NORTH

A-201





KEYNOTE LEGEND	
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 Brick Masonry
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] Window - Double Hung
88.F	Glass Film
260.G	Wall-Mounted Light Fixture
280.A	Security Camera

- GENERAL EXTERIOR ELEVATION NOTES
- See project manual for Historic Treatment Procedures.
  - Clean 100% of existing brick, terracotta, and stone masonry
  - Repair 25% of existing masonry joints.
  - 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 Type	A1.1
Door Tag	
Storefront Tag	
Window Tag	

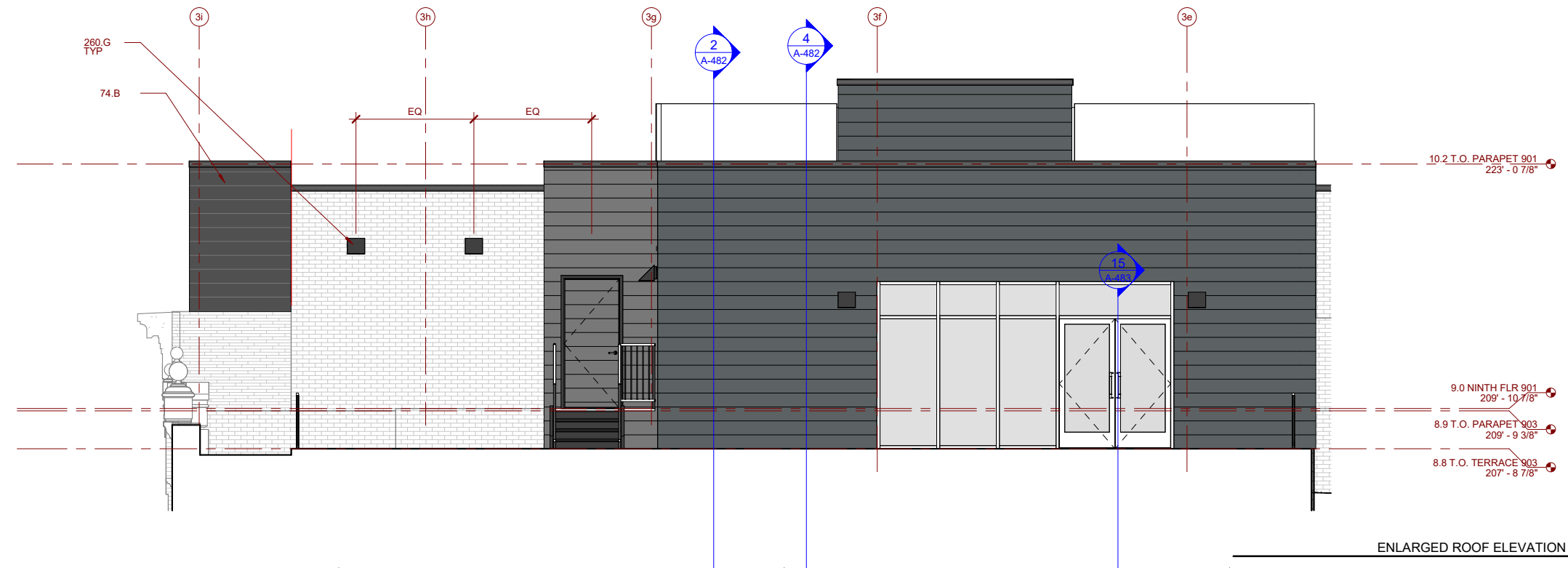
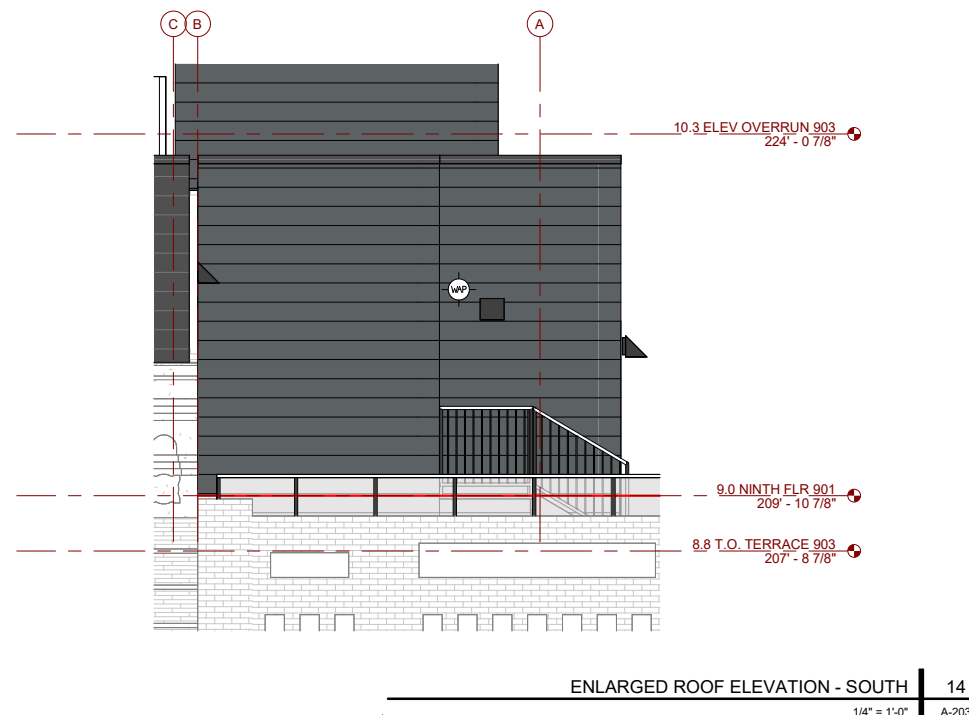
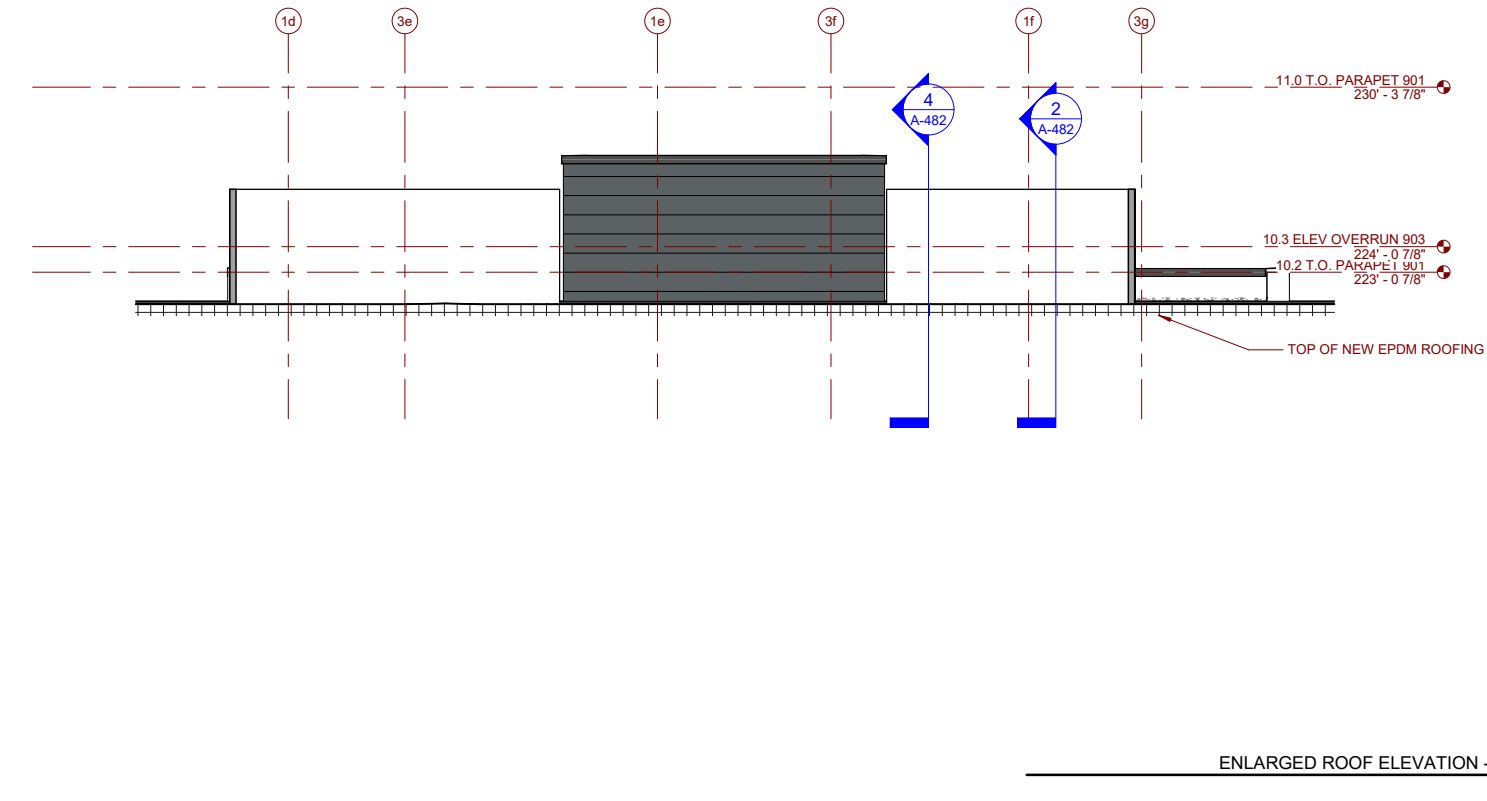
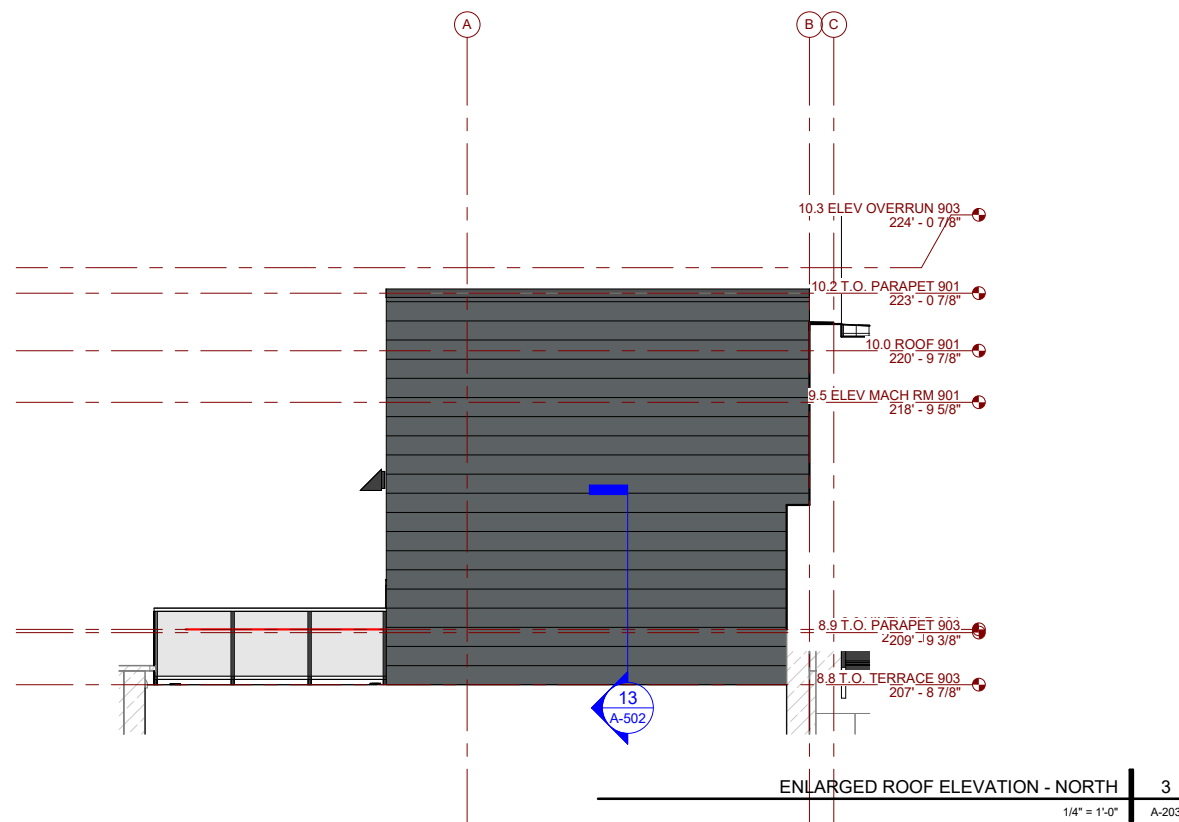
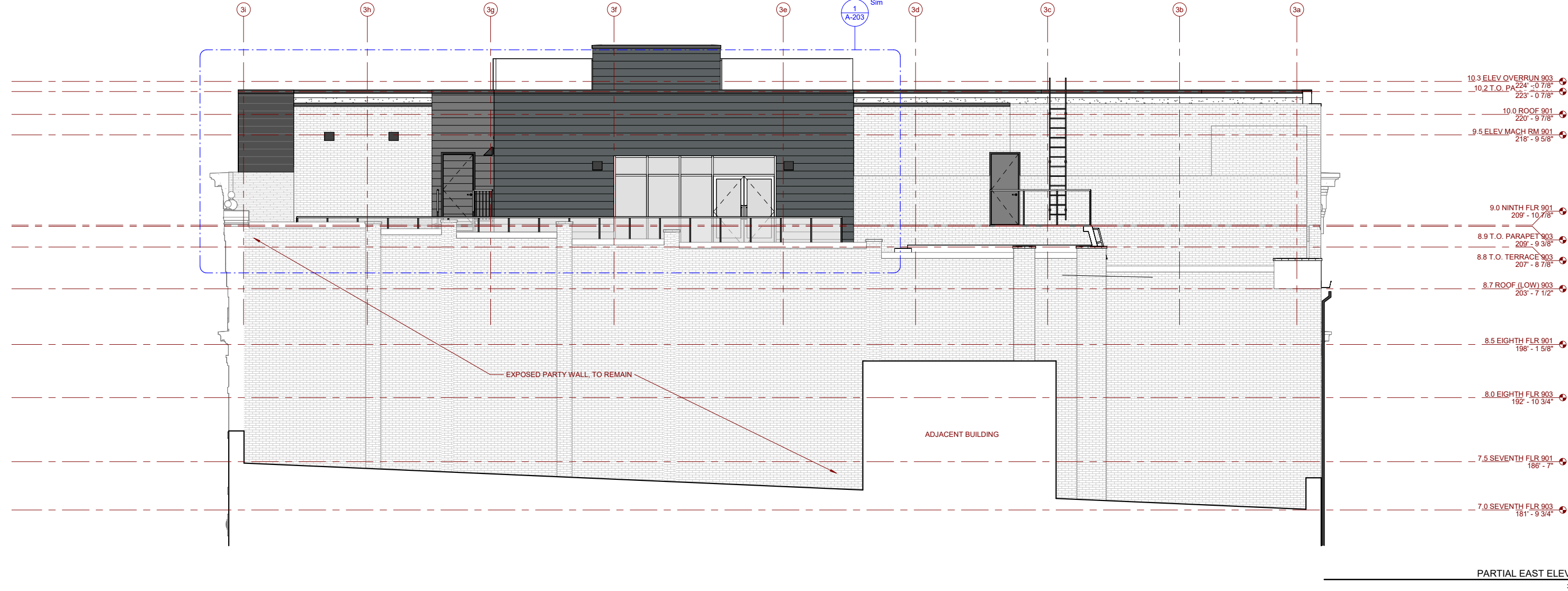
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REVISIONS		
NO.	DESCRIPTION	DATE

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

BUILDING ELEVATIONS - WEST





KEYNOTE LEGEND	
74 B	Profiled Metal Wall Panel (Manufactured) on rainscreening framing
260 G	Wall-Mounted Light Fixture

- GENERAL EXTERIOR ELEVATION NOTES
- See project manual for Historic Treatment Procedures.
  - Clean 100% of existing brick, terracotta, and stone masonry.
  - Repoint 25% of existing masonry joints.
  - Rake clean all existing skyfacing joints (all materials) and replace w/ backer rod and sealant (color match to grout).

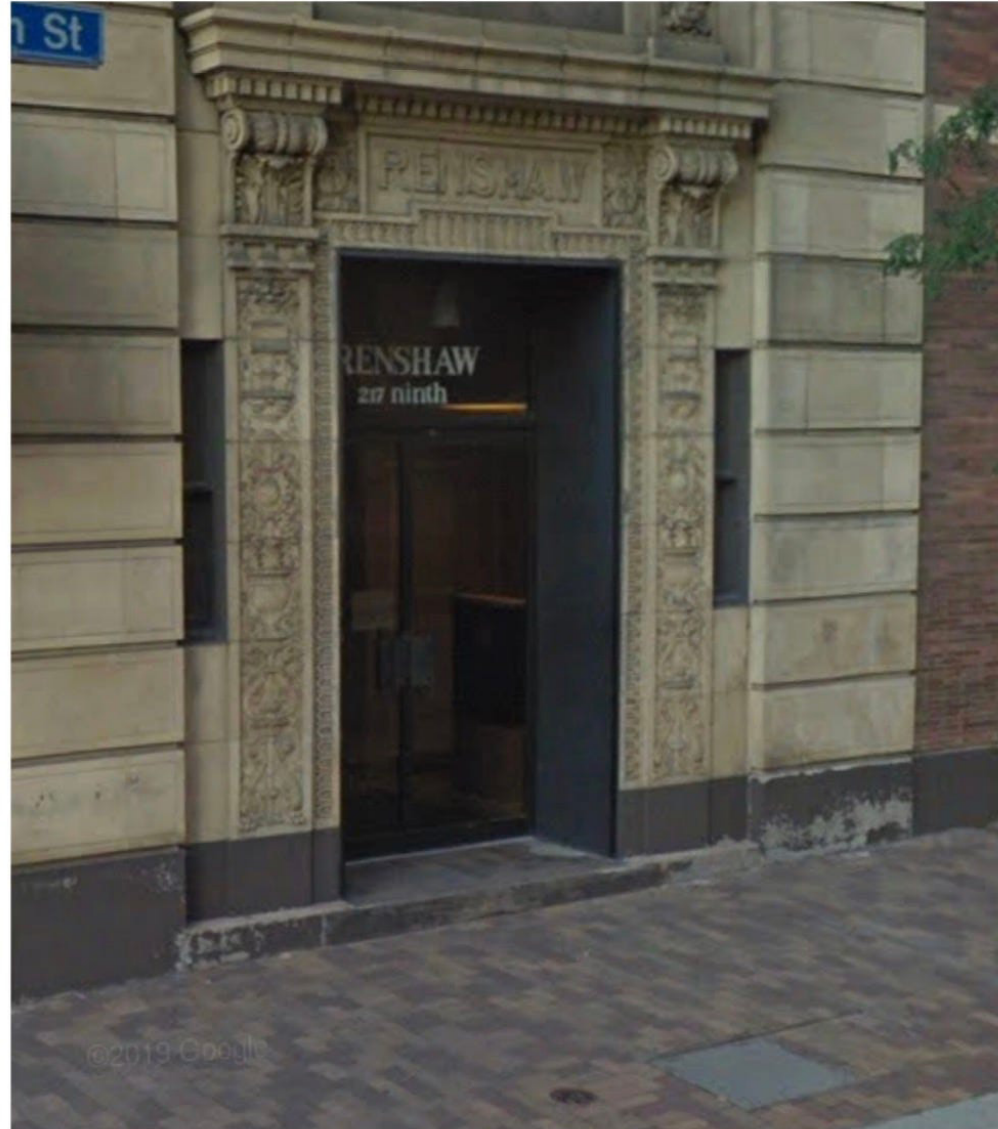
TAG LEGEND	
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Door Type	201.1
Storefront Tag	
Window Tag	

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  
PARTIAL BUILDING ELEVATIONS





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























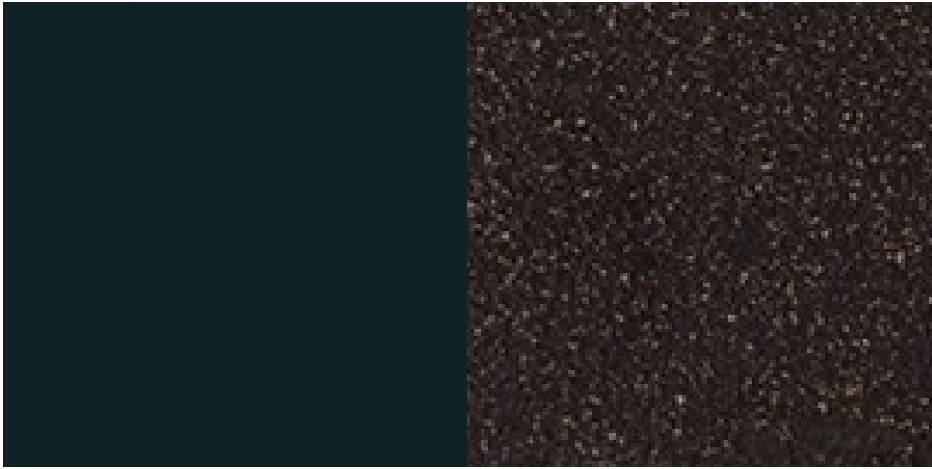




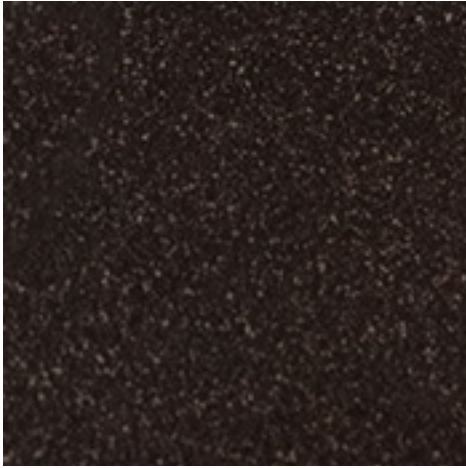




Atas Metal Panel  
Classic Bronze

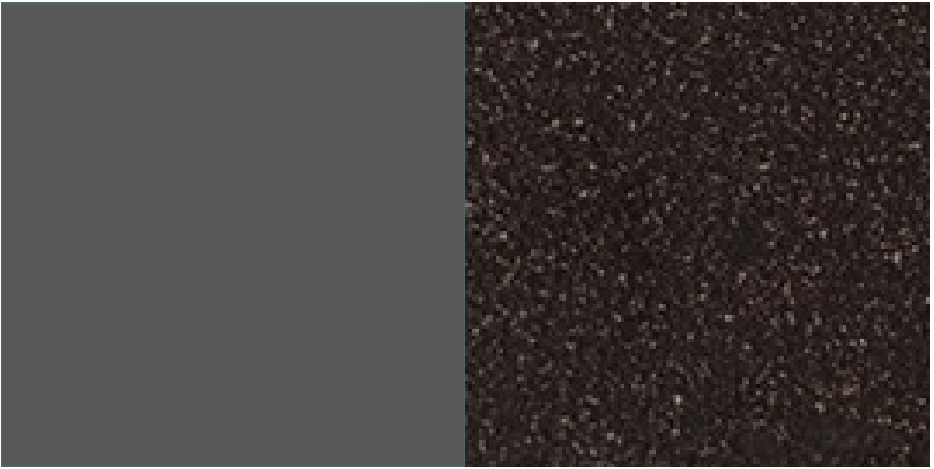


Quaker Aluminum  
Classic Bronze

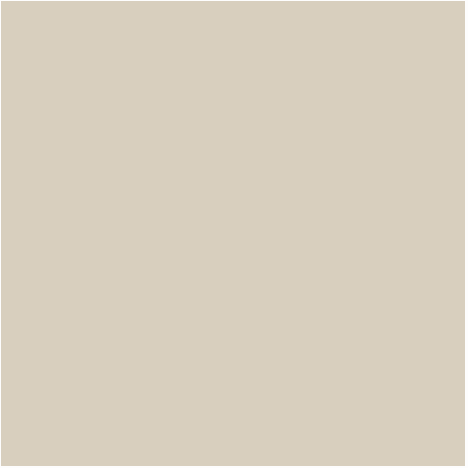


Quaker Aluminum  
Classic Bronze

Atas Metal Panel  
Charcoal Grey

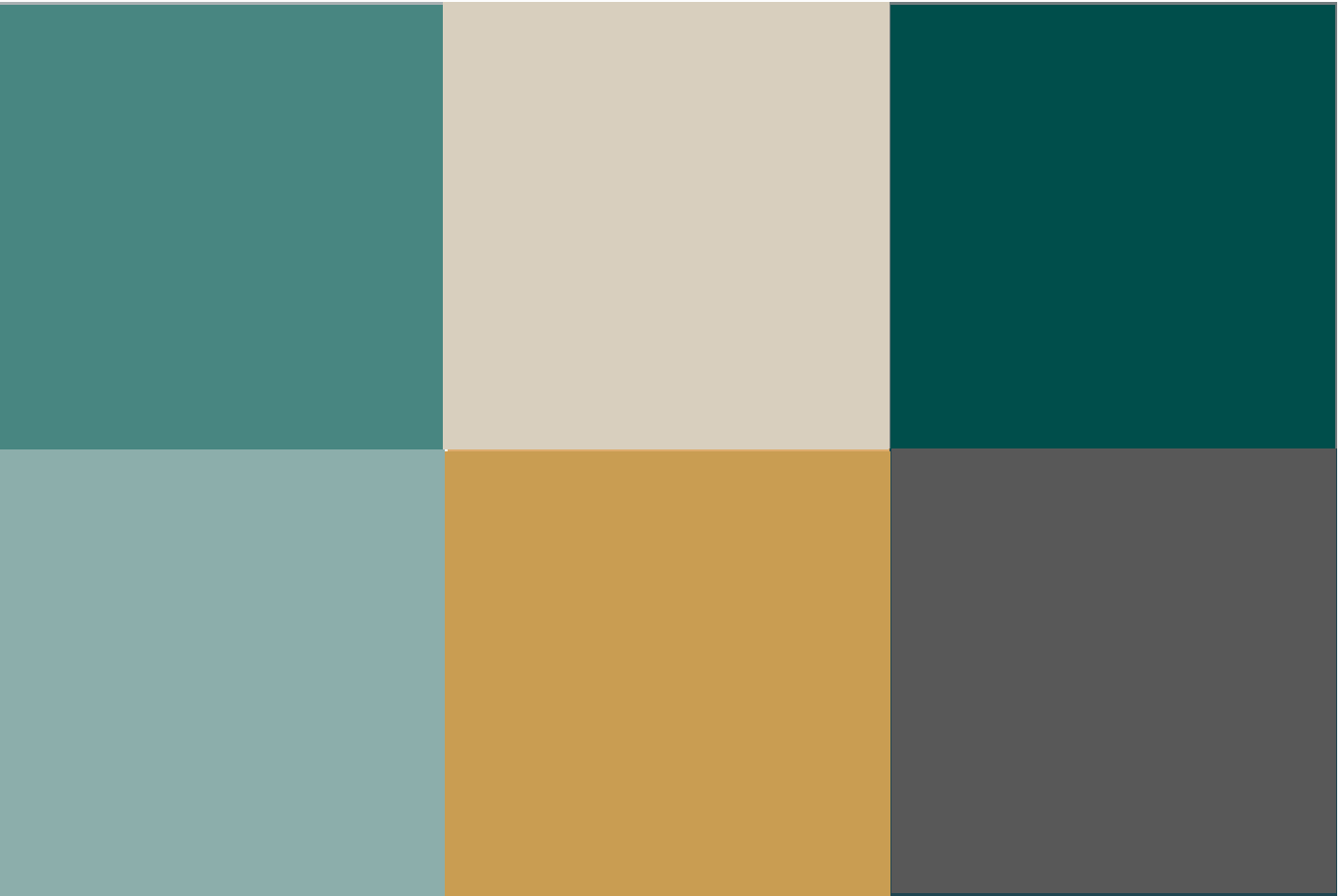


Kawneer Storefront  
Classic Bronze

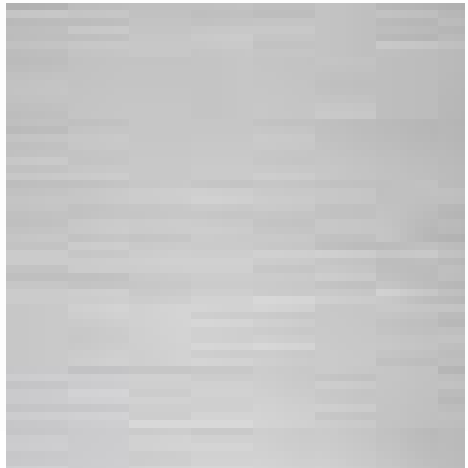


Quaker Aluminum  
Oyster White

Sherwin Williams Paint  
SW 6480 Lagoon  
SW 7541 Grecian Ivory  
SW 0064 Blue Peacock

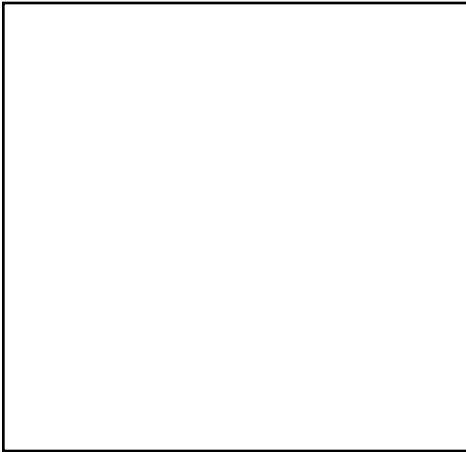


SW 6470 Drizzle  
SW 6395 Alchemy  
SW 7674 Peppercorn

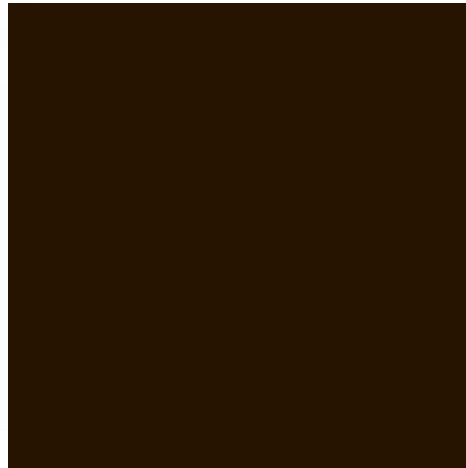


Kawneer Storefront  
Clear Anodized

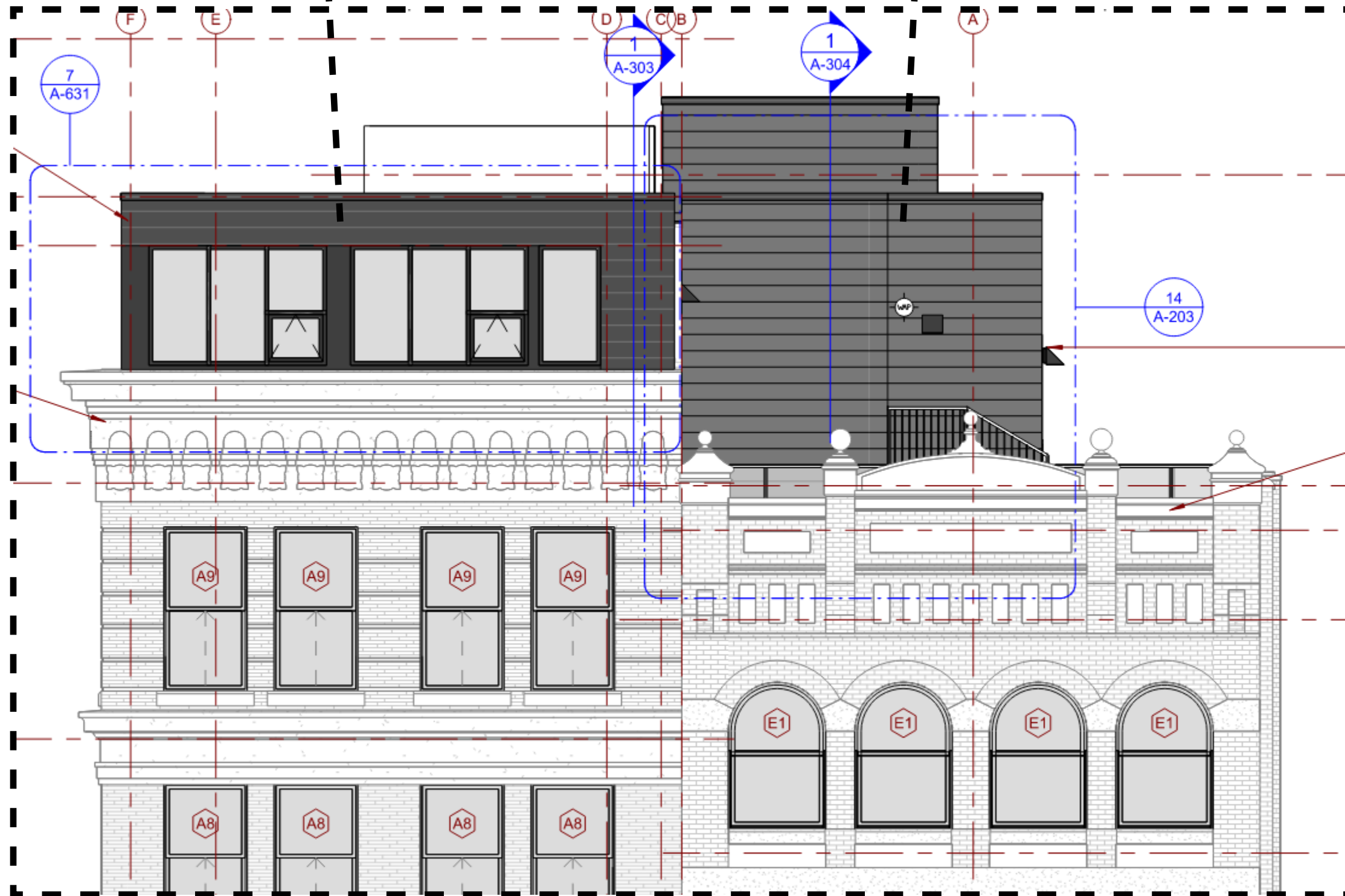
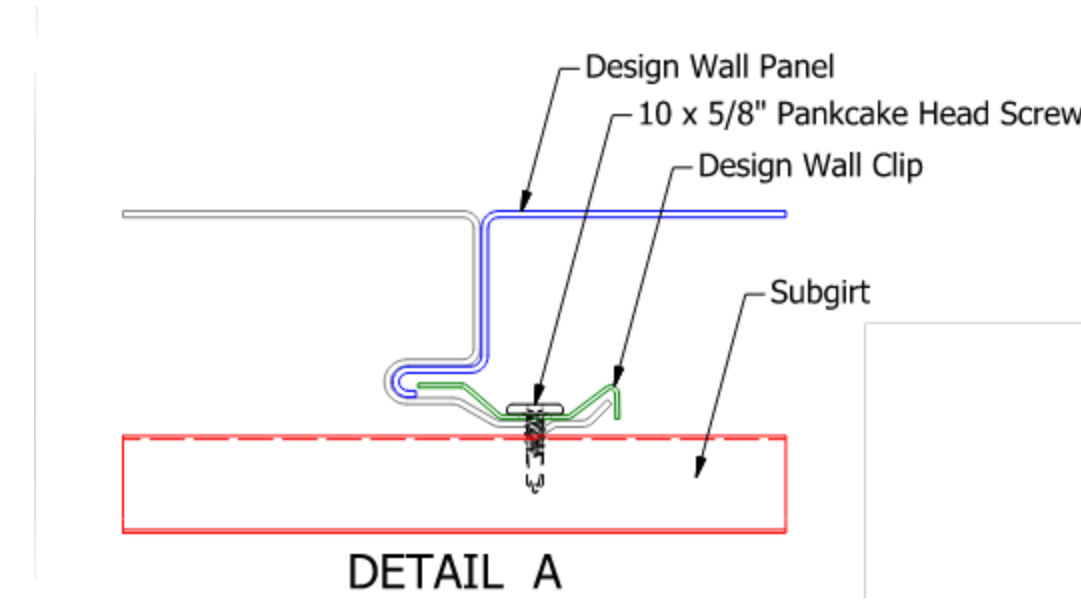
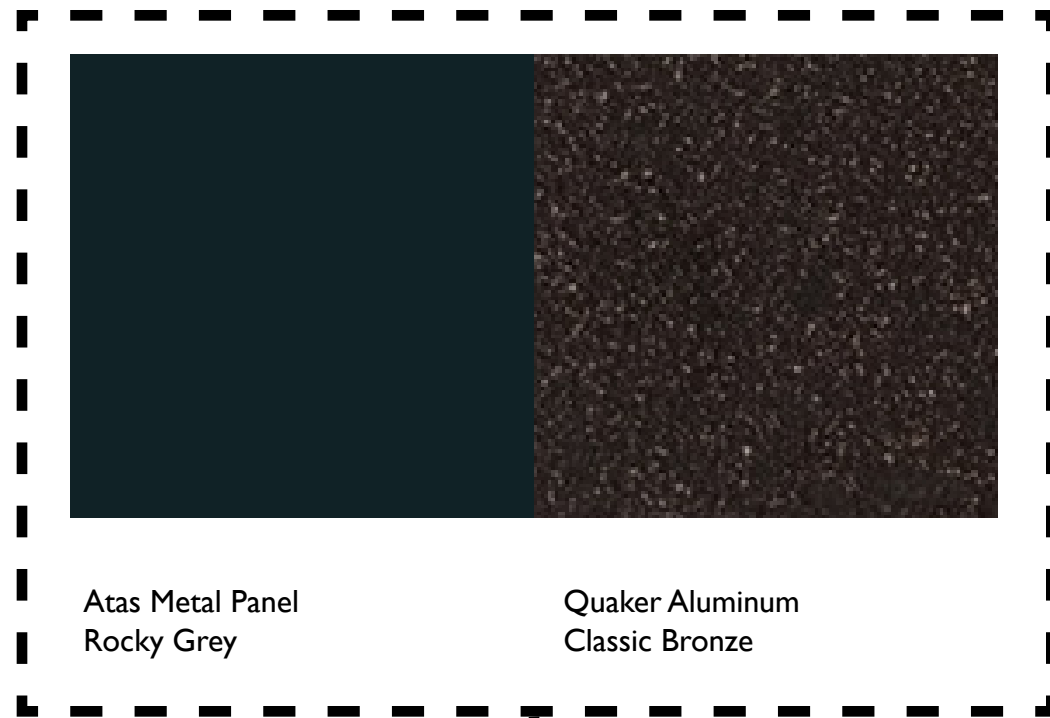
Atas Metal Panel  
Ascot White



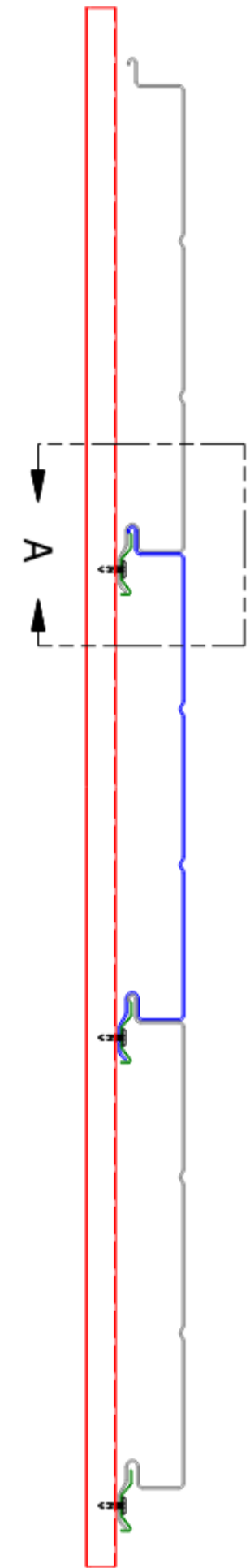
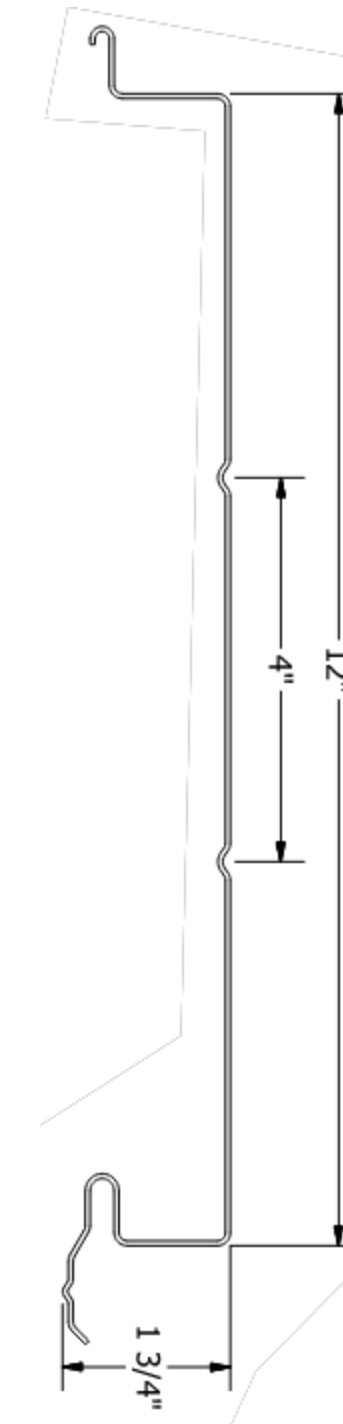
Kawneer Storefront  
Classic Bronze



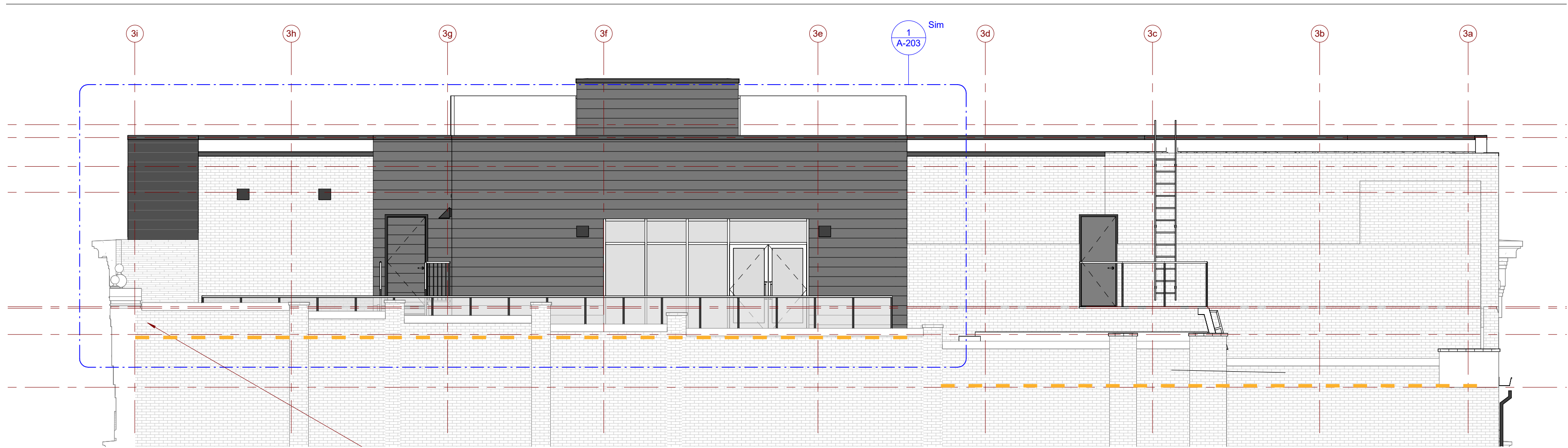
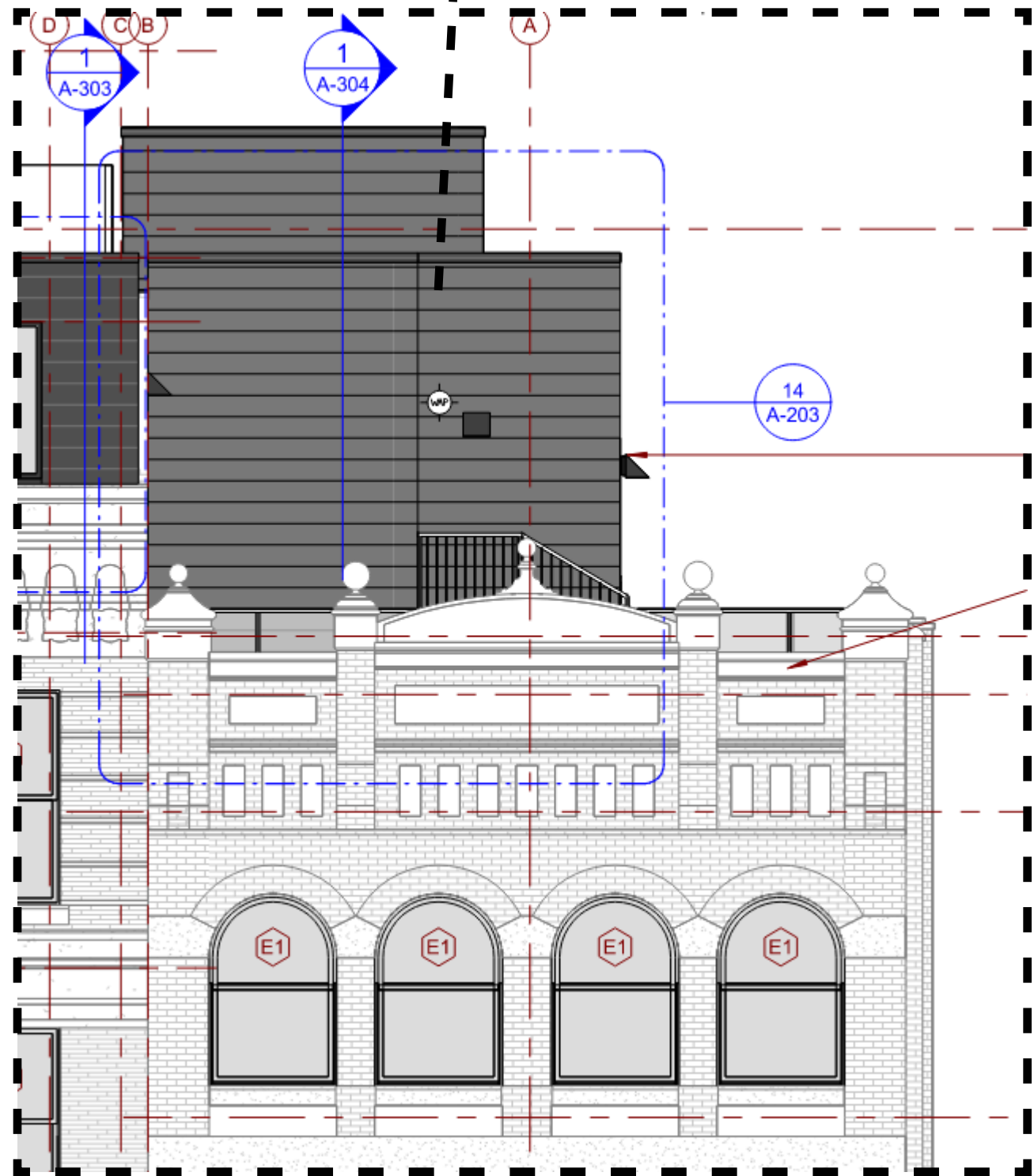
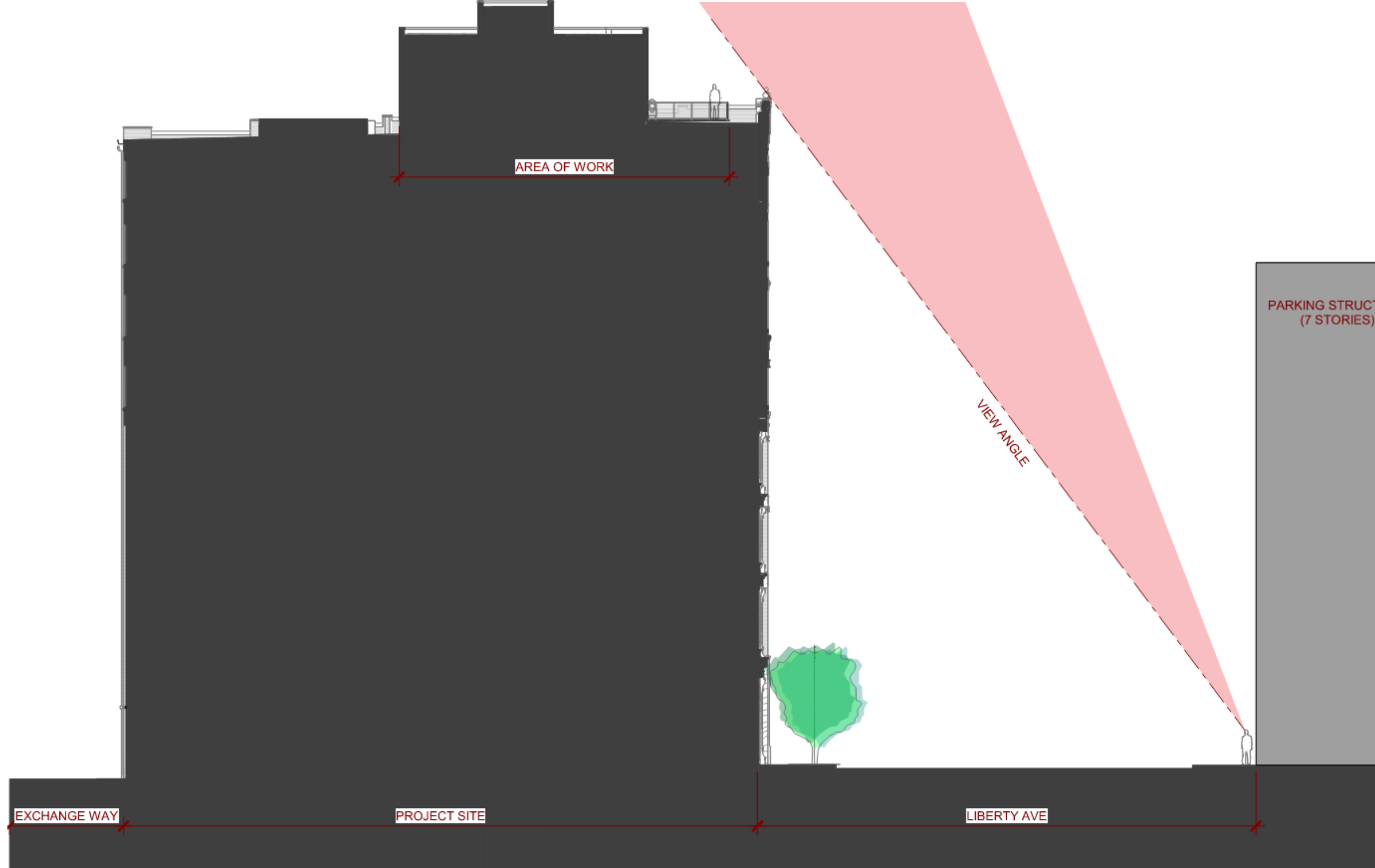
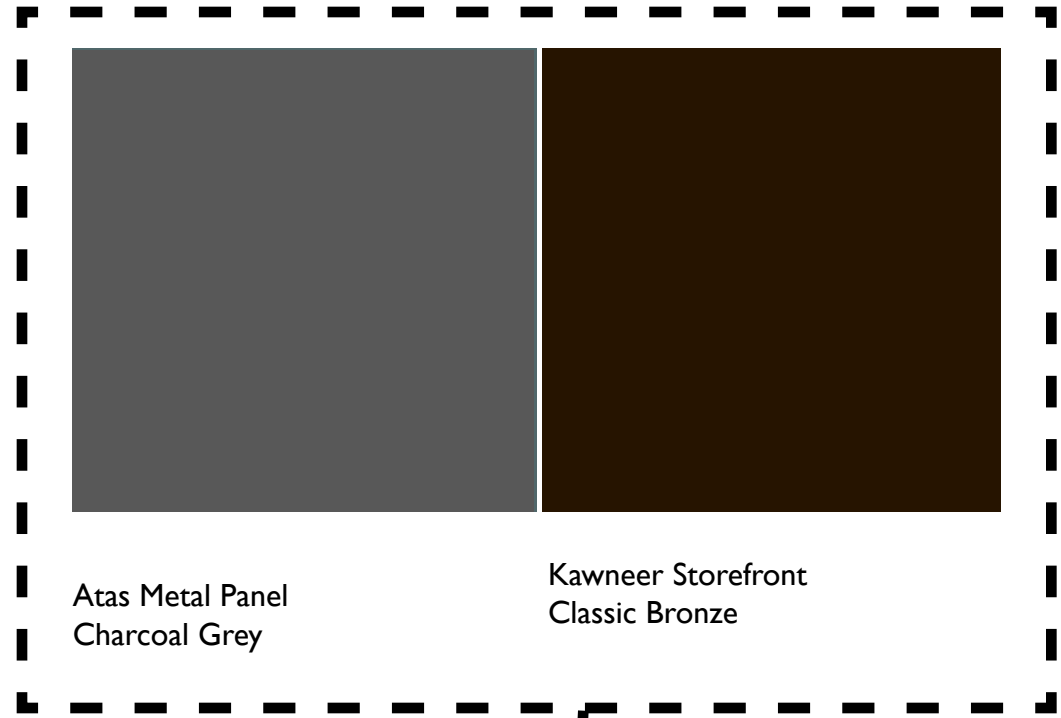




ATAS METAL PANEL  
DSH WALL PANEL  
1 3/4" DEPTH





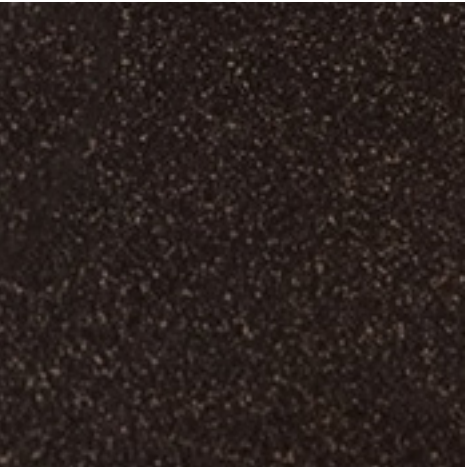




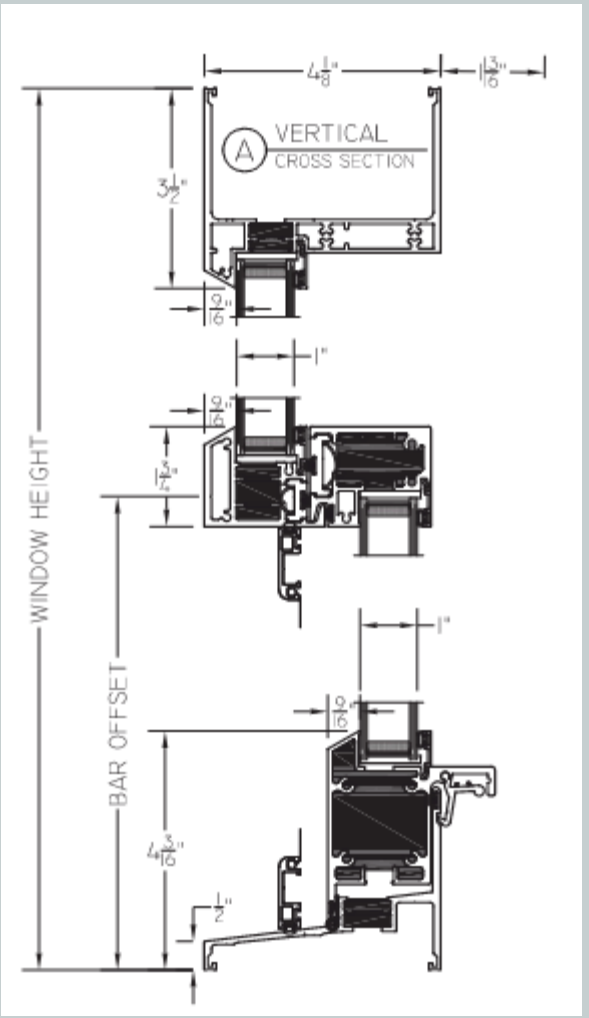
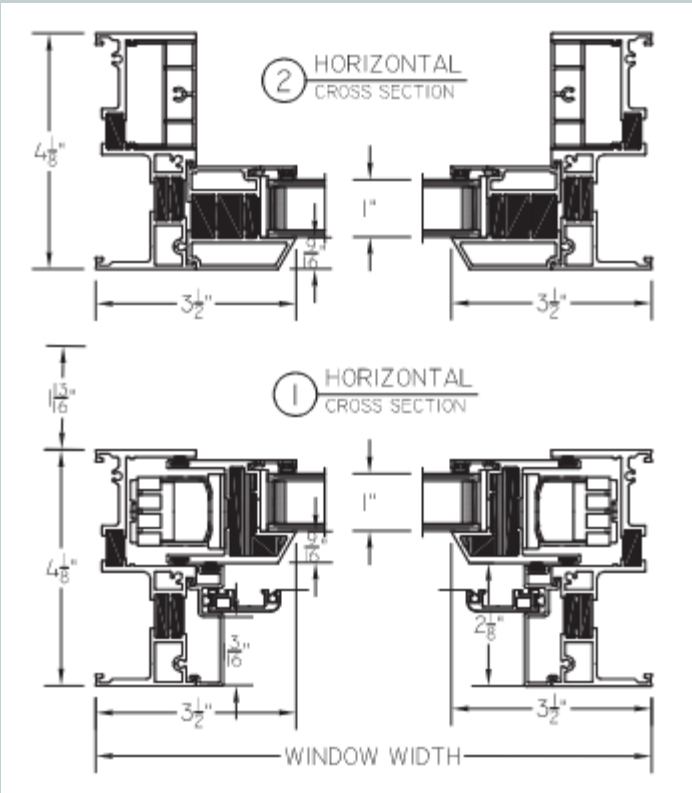
QUAKER COMMERCIAL  
HISTORICAL SERIES H650

SINGLE HUNG

Quaker Aluminum  
Classic Bronze



Quaker Aluminum  
Oyster White



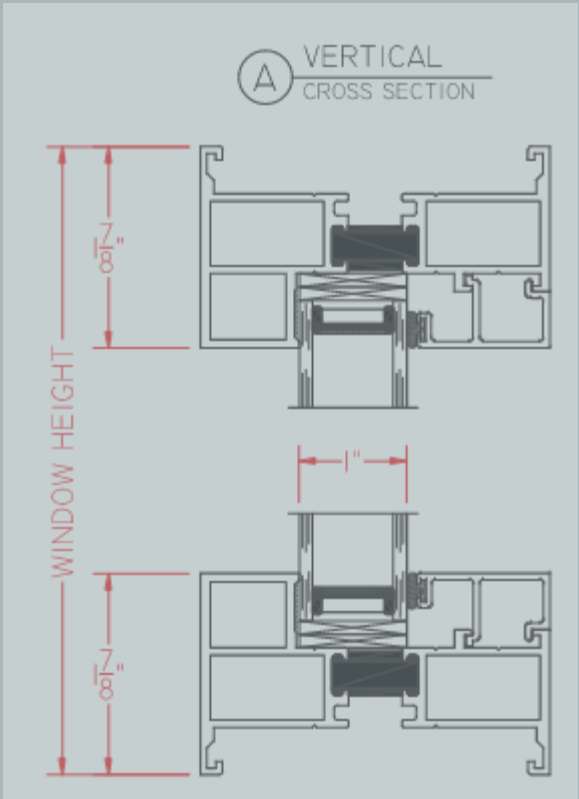
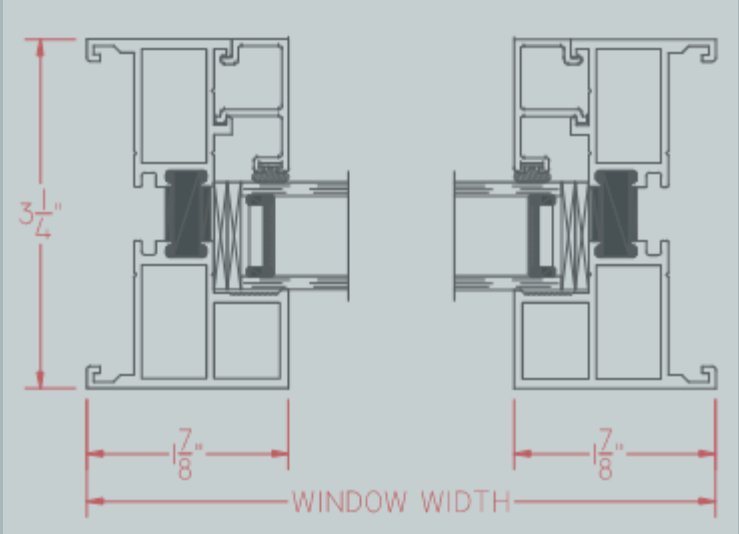


Quaker Aluminum  
Classic Bronze



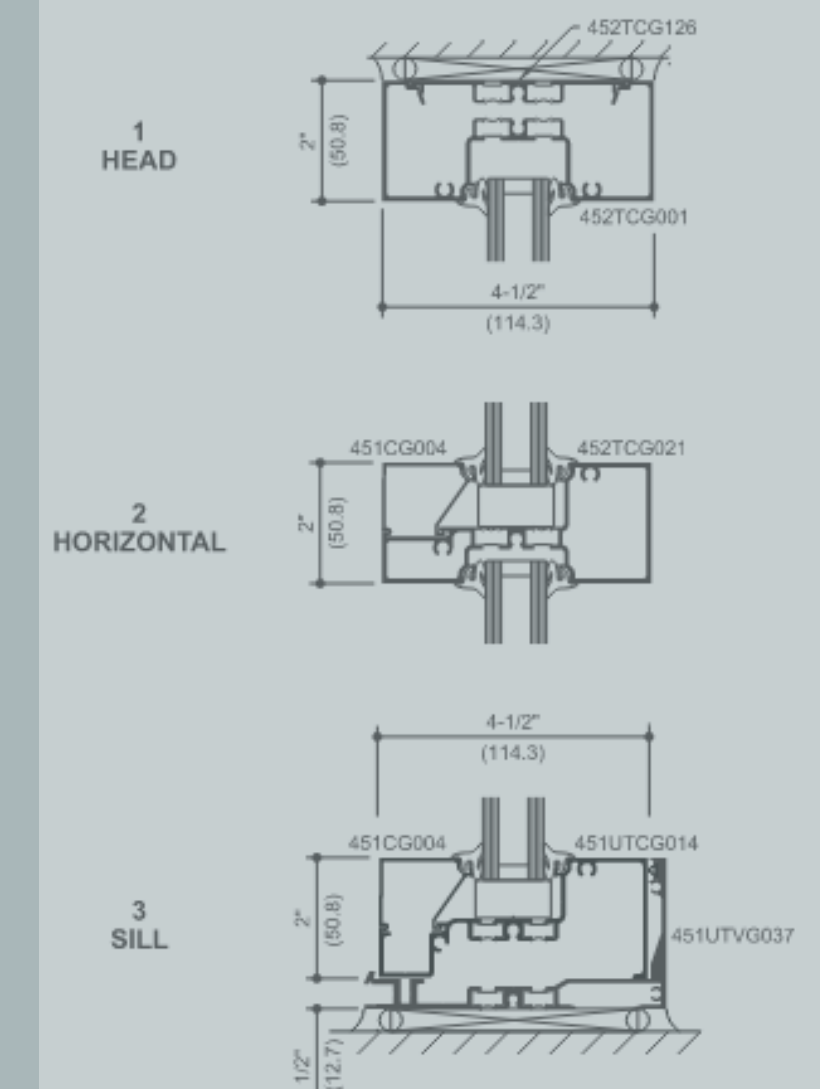
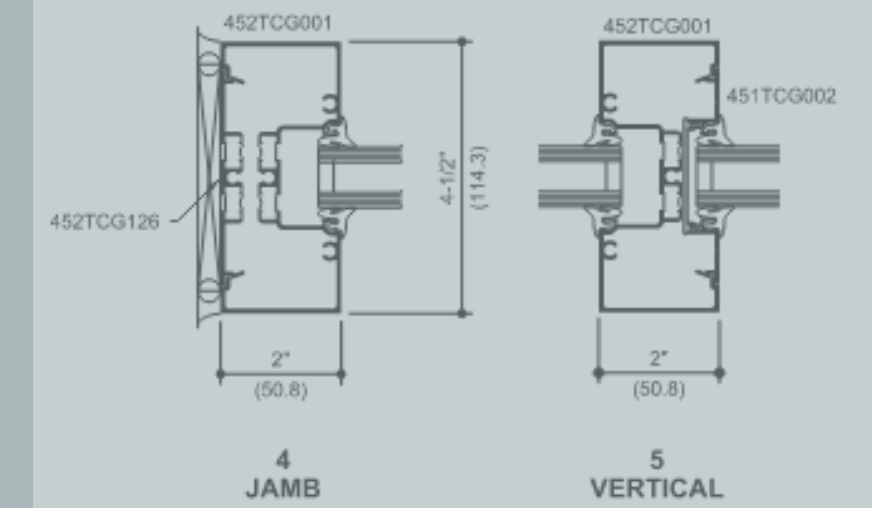
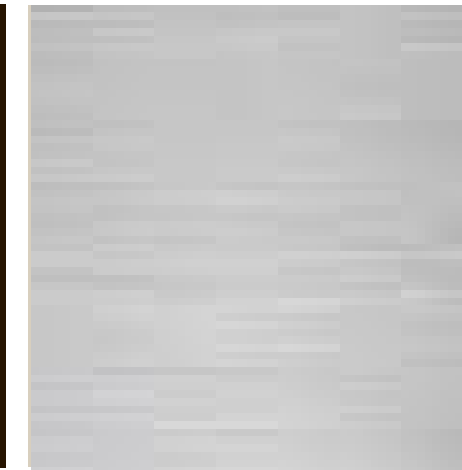
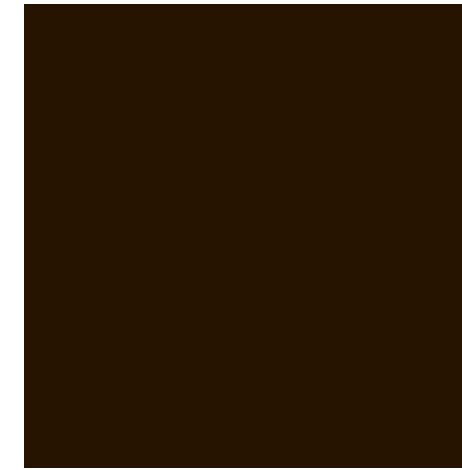
# QUAKER COMMERCIAL RIBBON WINDOW M600

FIXED / AWNING





FIXED



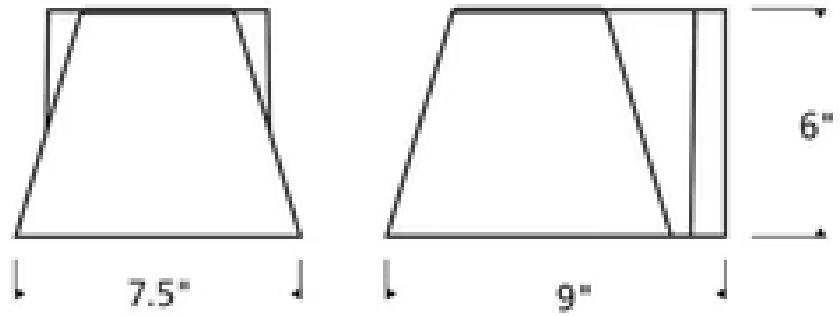




9th Street and Liberty



Exchange Way



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



# Approvals Required/ Zoning Notes

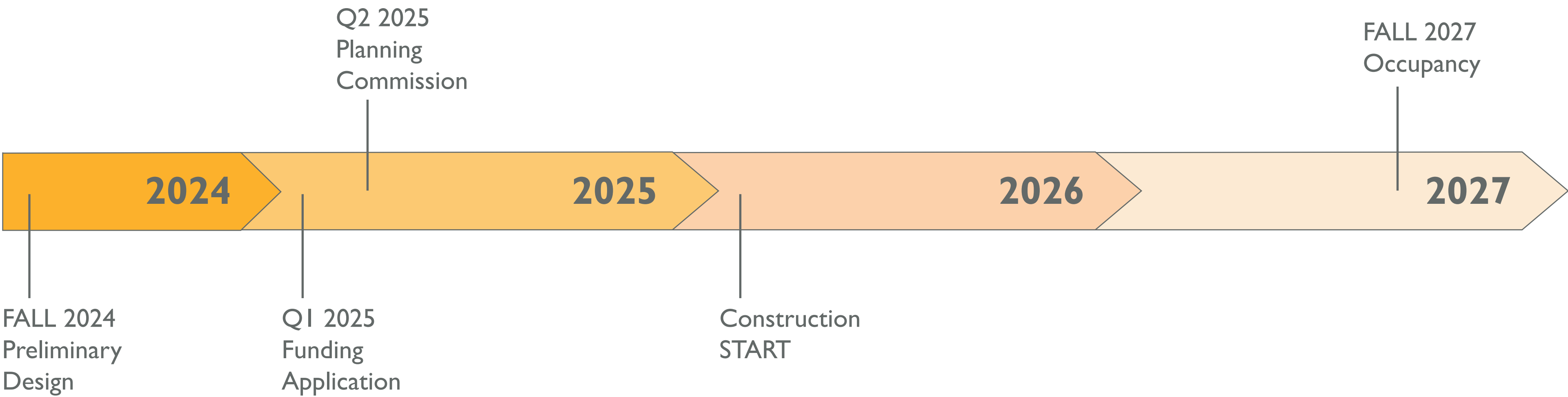
FAR  
PROPOSED: 10.2 (COMPLIANT-EXISTING BUILDING)

OFF STREET LOADING  
NO OFF STREED 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







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.

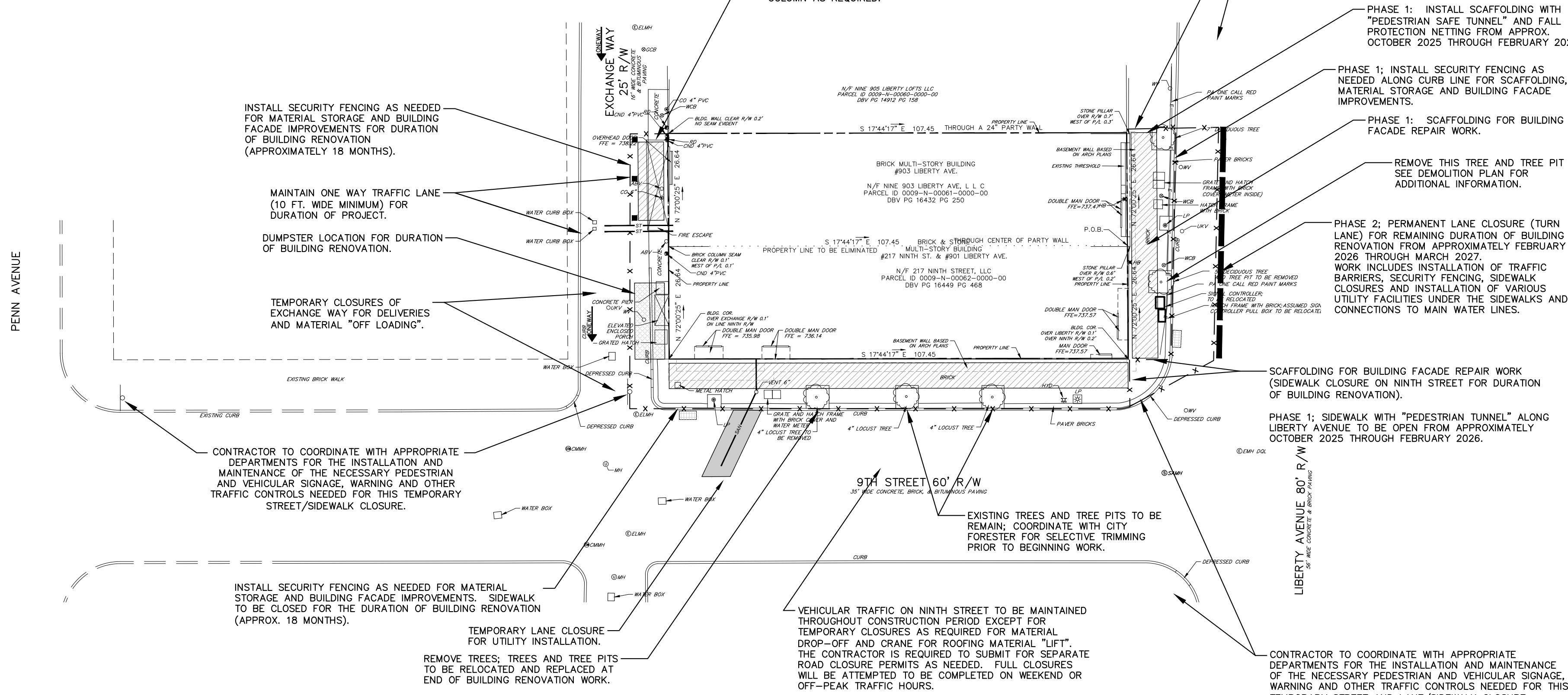
REFERENCE PLANS:  
PLAN OF LOTS LAID OUT BY THE UNITED STATES COMMISSIONERS BY VIRTUE OF ACT OF CONGRESS  
PASSED AUGUST 2, 1815, UN-RECORDED.

PRINT TO SCALE: 30 BY 42 SHEET SIZE

DIAL 8-1-1 OR 1-800-242-1776 NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS PRIOR TO START OF EXCAVATION.  
COORDINATE YOUR PROJECTS VIA COORDINATE PA AT WWW.PAONECALL.ORG.  
PENNSYLVANIA ONE CALL SYSTEM SERIAL NUMBER SERIAL NO. 20250703144

- LEGEND:
- 42" ORNAMENTAL FENCE
  - BITUMINOUS PAVING
  - HEAVY DUTY CONCRETE PAVING
  - CONCRETE SIDEWALK
  - EXPANSION JOINT
  - SCORE LINE
  - TEMPORARY CHAIN LINK CONSTRUCTION FENCE
  - SIGN
  - TEMPORARY SCAFFOLDING OR OTHER EXTERIOR CONSTRUCTION FACILITY
  - JERSEY BARRIER OR APPROVED EQUAL FOR VEHICULAR PROTECTION

- LEGEND
- NOTE: LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE.
- EXISTING ROOF DRAIN
  - EXISTING VENT
  - EXISTING INLET
  - EXISTING ABANDONED VALVE
  - EXISTING CLEANOUT
  - EXISTING WATER VALVE
  - WATER BOX OR METER
  - WATER CURB BOX
  - EXISTING GAS VALVE
  - GAS CURB BOX
  - EXISTING LIGHT POLE
  - COMBINATION SEWER MANHOLE
  - ELECTRIC MANHOLE
  - UNKNOWN MANHOLE
  - EXISTING FIRE HYDRANT
  - EXISTING FIRE DEPARTMENT CONNECTION
  - EXISTING FIRE DEPARTMENT CONNECTION
  - EXISTING TREE 1
  - EXISTING WATER LINE
  - EXISTING ELECTRIC LINE
  - EXISTING COMBINATION SEWERLINE

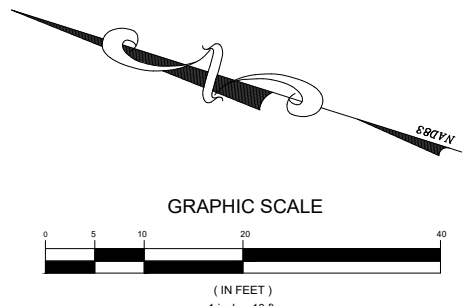


GENERAL NOTES FOR CONSTRUCTION MANAGEMENT, DEMOLITION AND BUILDING RENOVATION:  
THE CONTRACTOR SHALL:

- COORDINATE CONSTRUCTION AND DEMOLITION SEQUENCE WITH THE OWNER, CONSTRUCTION MANAGER, DOMI (OR OTHER CITY AGENCIES HAVING JURISDICTION) AND BUS RAPID TRANSIT, IF NEEDED. INSURE SAFE PASSAGE OF PERSONS AROUND ALL AREAS OF CONSTRUCTION AND DEMOLITION. MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS TO ALL ADJACENT BUILDING ENTRANCES DURING CONSTRUCTION ACTIVITIES AND OPERATIONS.
- INSURE SAFE PASSAGE OF PEDESTRIAN (PHASE ONE) AND VEHICULAR TRAFFIC ALONG LIBERTY AVENUE AND VEHICULAR TRAFFIC ALONG NINTH STREET DURING DEMOLITION AND CONSTRUCTION.
- CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT PROPERTIES, STRUCTURES AND OTHER FACILITIES.
- COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION RELATED TO EXISTING AND PROPOSED MATERIAL HANDLING (REMOVAL, STORAGE AND INSTALLATION ETC.).
- 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.
- OBTAIN PERMITS (IF REQUIRED) BY LOCAL GOVERNMENTAL AGENCIES HAVING JURISDICTION FOR TEMPORARY WALK, STREET OR OTHER CLOSURES.
- MAINTAIN AND PROTECT EXISTING PUBLIC AND PRIVATE UTILITIES WITHIN THE PROJECT BOUNDARIES, IF/AS NEEDED, FOR THIS PROJECT OR ADJOINING PROPERTIES.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE SIDEWALK PAVING ALONG NINTH STREET AND LIBERTY AVENUE, AND UTILITY WORK WITH CITY OF PITTSBURGH.
- 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 1-800-242-1776.

GENERAL CONSTRUCTION MANAGEMENT NOTES:

- CONSTRUCTION TO OCCUR BETWEEN 6:00 AM AND 8:00 PM MONDAY-FRIDAY AND 7:00 AM TO 8:00 PM SATURDAY AND SUNDAY.
- IMPACT CONSTRUCTION (NOISE, VIBRATION) LIMITED TO 8:00 AM TO 6:00 PM MONDAY-SATURDAY.
- TEMPORARY SIDEWALK CLOSURES FOR ENTIRE CONSTRUCTION PERIOD FOR DEMOLITION, FACADE IMPROVEMENTS, STORE FRONT/BUILDING ENTRANCES AND UTILITY WORK.
- SIDEWALK CLOSURE SIGNS INSTALLATION TO BE COORDINATED WITH THE APPROPRIATE DEPARTMENTS AT NEAREST CROSS WALKS FOR SAFE PASSAGE OF PEDESTRIANS AROUND THE CONSTRUCTION SITE.
- SEE SITE PLANS AND RELATED DETAILS FOR ADDITIONAL INFORMATION RELATED TO SITE IMPROVEMENTS, CURB AND SIDEWALK REPLACEMENT/RECONSTRUCTION, TREE PITS AND OTHER REQUIRED SITE IMPROVEMENTS.



901-903 LIBERTY

TAX PARCELS 9-1-N-61 & 9-1-N-62  
901 & 903 LIBERTY AVENUE  
SECOND WARD CITY OF PITTSBURGH, ALLEGHENY COUNTY PENNSYLVANIA  
BEACON COMMUNITIES SERVICES LLC  
TWO CENTER PLAZA, SUITE 700  
BOSTON, MA 02108  
PREPARED FOR

SITE  
CONSTRUCTION  
MANAGEMENT  
PLAN

NO.	DATE	BY
5387	03/14/2025	BJA/MAM

C-I.I



Accessibility & Universal Design

RAISED WALKWAY WITH RAILING FOR ACCESS TO HISTORIC ENTRANCE

6 ACCESSIBLE UNITS

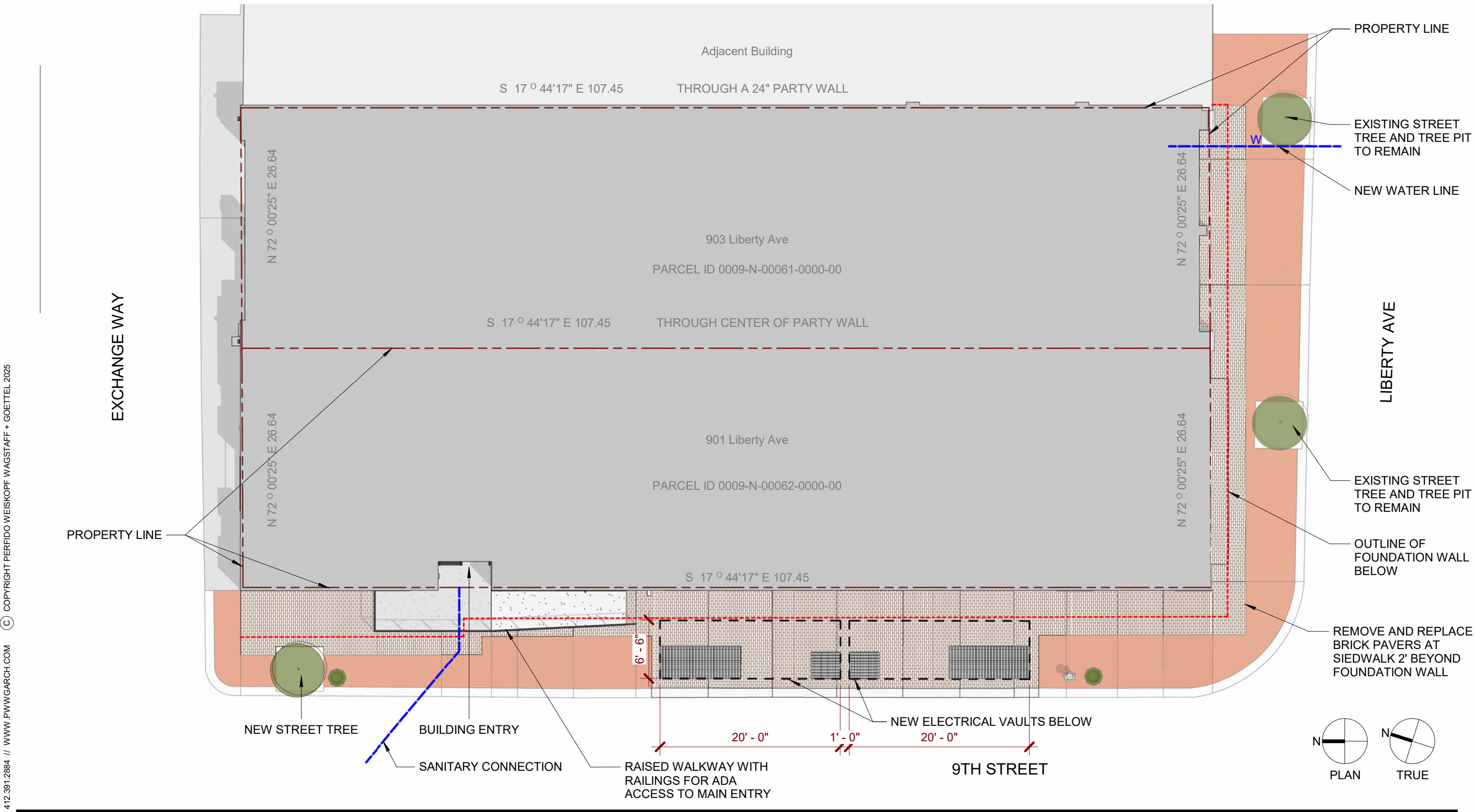
ELEVATOR TO ACCESS ALL LEVELS

- ACCESSIBLE
- COMMUNITY ROOM
  - MANAGEMENT SUITE
  - FITNESS ROOM
  - BUSINESS CENTER
  - ROOF TERRACE

Community Process

2025.04.10 - DDAM\_Downtown Development Activities Meeting

2025.05.02 - HRC\_Historic Review Commission



PERFIDO  
WEISKOPF  
WAGSTAFF +  
GOETTEL



901-903 LIBERTY AVENUE



Site Plan





Questions