

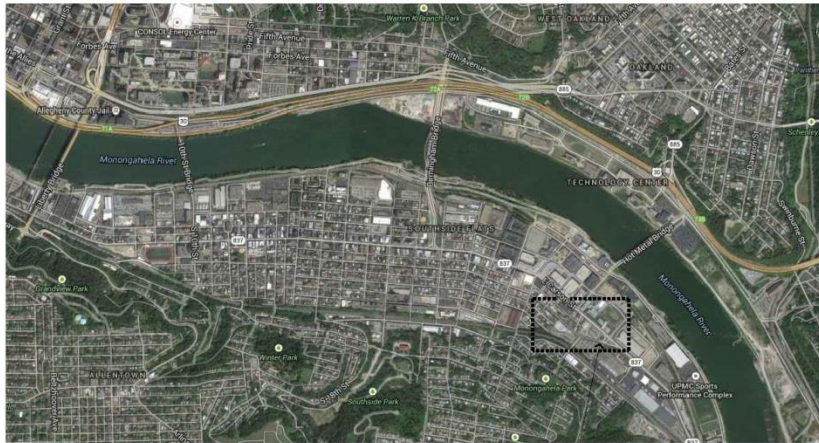
PROPOSED NEW HOTEL LOCATED AT EAST CARSON ST. & SARAH ST.



The proposed new East Carson Street Hotel is a 6-story structure with 112 guestrooms and 126 parking spaces. The hotel features an indoor pool and a green roof on the 3rd level accessible to hotel guests only.

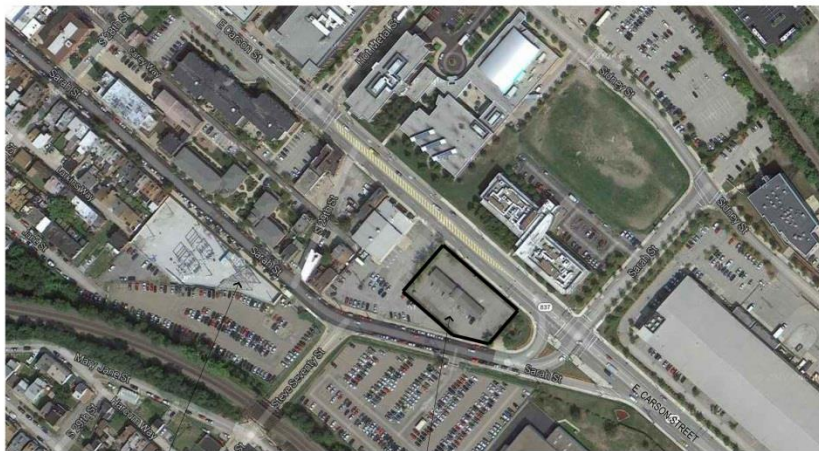
There are 4 site variances being requested:

- 60' max. height : requesting 85'-4", with majority of structure at 73'-4" and 69'-4"
(the 85'-4" height is isolated to tower element along East Carson Street)
- 10' sideyard setback : requesting 3' (NW side)
- 10' sideyard setback : requesting 0' (SE side)
- 20' rear setback : requesting 0' (not adjacent to a way)



PROJECT LOCATION PLAN

PROJECT LOCATION



PROJECT SITE PLAN

PROJECT SITE

ROOM TYPE SUMMARY

ROOM TYPE	3rd FLR	4th FLR	5th FLR	6th FLR	TOTAL
DOUBLE ROOM	8	8	8	8	32
KING	15	17	17	17	66
1 BEDROOM UNIT	1	2	2	2	7
ACCESSIBLE DOUBLE	0	1	1	1	3
ACCESSIBLE KING	0	1	1	1	3
ACCESSIBLE 1 BR	1	0	0	0	1
	25	29	29	29	112

PARKING SUMMARY

LOCATION	STANDARD	COMPACT	ACCESSIBLE	TOTAL
RAMP DOWN	11	9	2	22
RAMP 1	10	9	0	19
RAMP 2	17	17	0	34
1st LANDING-2nd FLR	1	0	3	4
RAMP 3	16	15	0	31
UPPER DECK	16	0	0	16
	71	50	5	126

SITE DEVELOPMENT STANDARDS

	REQUIRED PER PGH ZONING	REQUESTED VARIANCES
MAX. FLOOR AREA RATIO	31, 43	461 (115,800 SF BLDG AREA / 25,388 SF LOT AREA)
MIN. FRONT SETBACK	NONE	0 FT
MIN. REAR SETBACK	28 FT	NONE
NOT ADJACENT TO A WAY	NONE	0 FT (5E. SIDE), 3 FT (NW. SIDE)
ADJACENT TO A WAY	10 FT	85'-4" FT (6 STORIES)
MIN. SIDEYARD SETBACK	60 FT (4 STORIES)	
MAX. HEIGHT		

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REVISIONS:

PROPOSED NEW HOTEL + PARKING DECK
EAST CARSON STREET
PITTSBURGH, PA

INTEGRITY DESIGN
445 Washington Avenue, Suite 100
Pittsburgh, PA 15222-2827
412-222-7822 F 412-222-7820 P



DATE:
01 JUNE 2015
PROJECT NO.
2007-056

SHEET NO.
A0.1



FIRST FLOOR PLAN WITH SITE CONTEXT
N.T.S.

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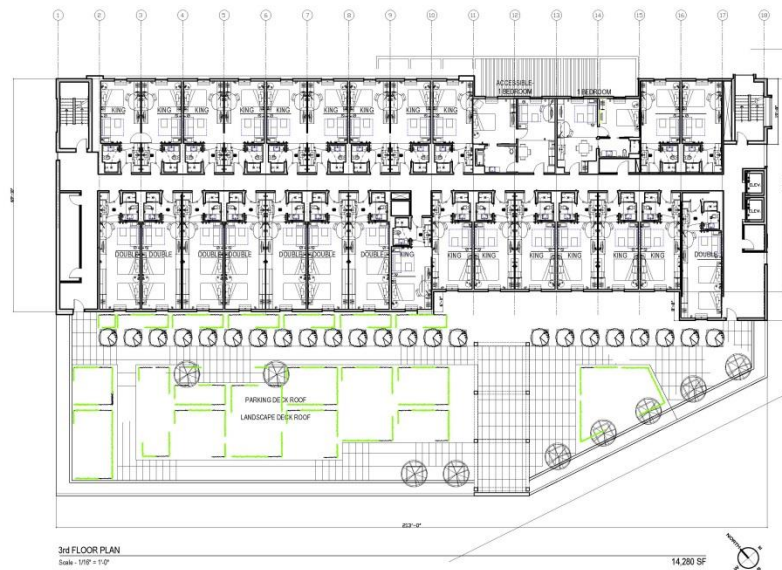
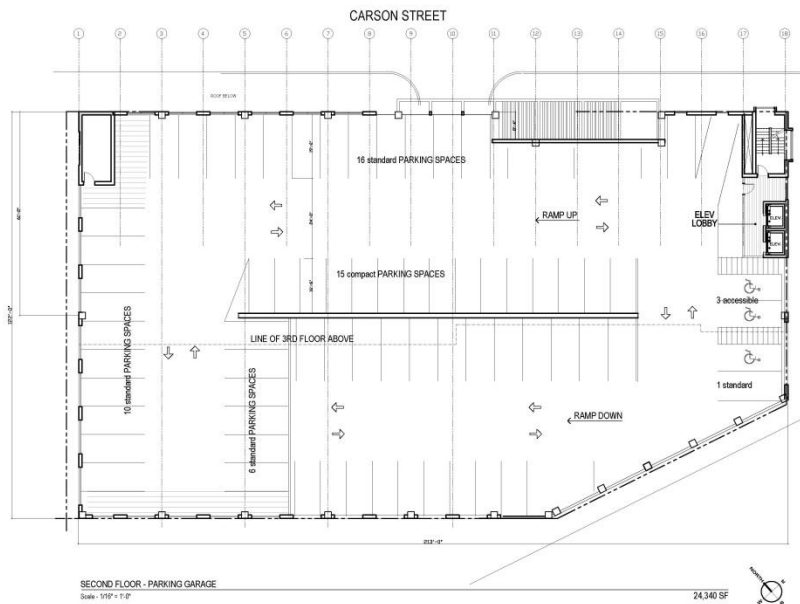
PROPOSED NEW HOTEL + PARKING DECK
EAST CARSON STREET
PITTSBURGH, PA

INTEGRITY DESIGN
ARCHITECTURE & INTERIORS
450 BRIDLEWOOD PARKWAY, SUITE 100
PITTSBURGH, PA 15201
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DATE:
01 JUNE 2015
PROJECT NO:
2007-084

SHEET NO:
A0.2



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REVISIONS:

PROPOSED NEW HOTEL + PARKING DECK
EAST CARSON STREET
PITTSBURGH, PA

INTEGRITY DESIGN
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DATE:
01 JUNE 2016
REVISION NO.
2011-008

SHEET NO.
A1.2



SOUTH-WEST ELEVATION SCHEMATIC - SARAH STREET
 Scale - 3/32" = 1'-0"



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REVISIONS:

PROPOSED NEW HOTEL + PARKING DECK

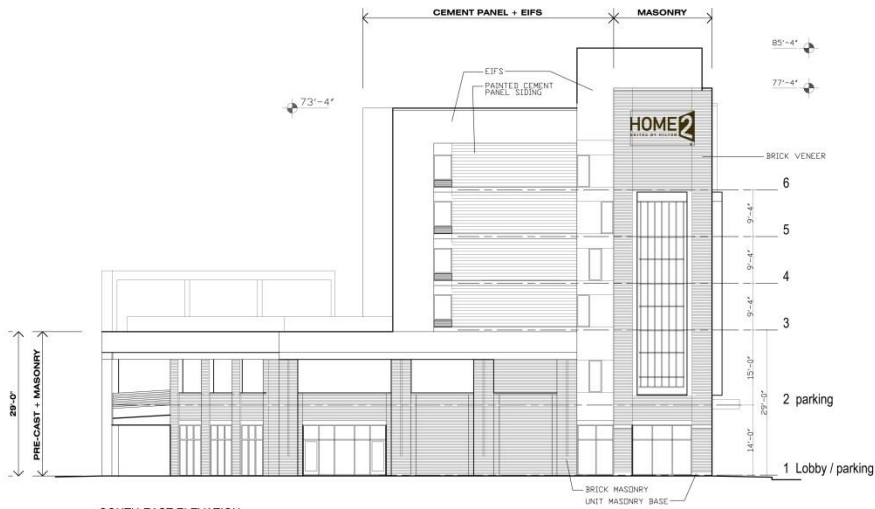
EAST CARSON STREET
 PITTSBURGH, PA

INTEGRITY DESIGN
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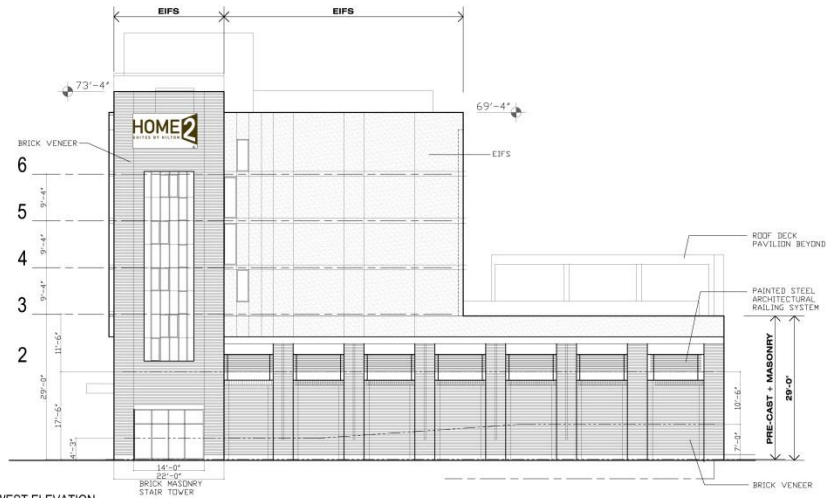


DATE:
 01 JUNE 2015
 PROJECT NO:
 2007-085
 EXTERIOR ELEVATIONS

SHEET NO.
 A2.2



SOUTH-EAST ELEVATION
Scale - 3/32" = 1'-0"



NORTH-WEST ELEVATION
Scale - 3/32" = 1'-0"



IBC TABLE 705.8
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DIST.	UNPROTECTED SPRINKLERED	15 PERCENT ALLOWABLE AREA
3 TO LESS THAN 5	PROTECTED	15 PERCENT ALLOWABLE AREA

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REVISIONS:

PROPOSED NEW HOTEL + PARKING DECK

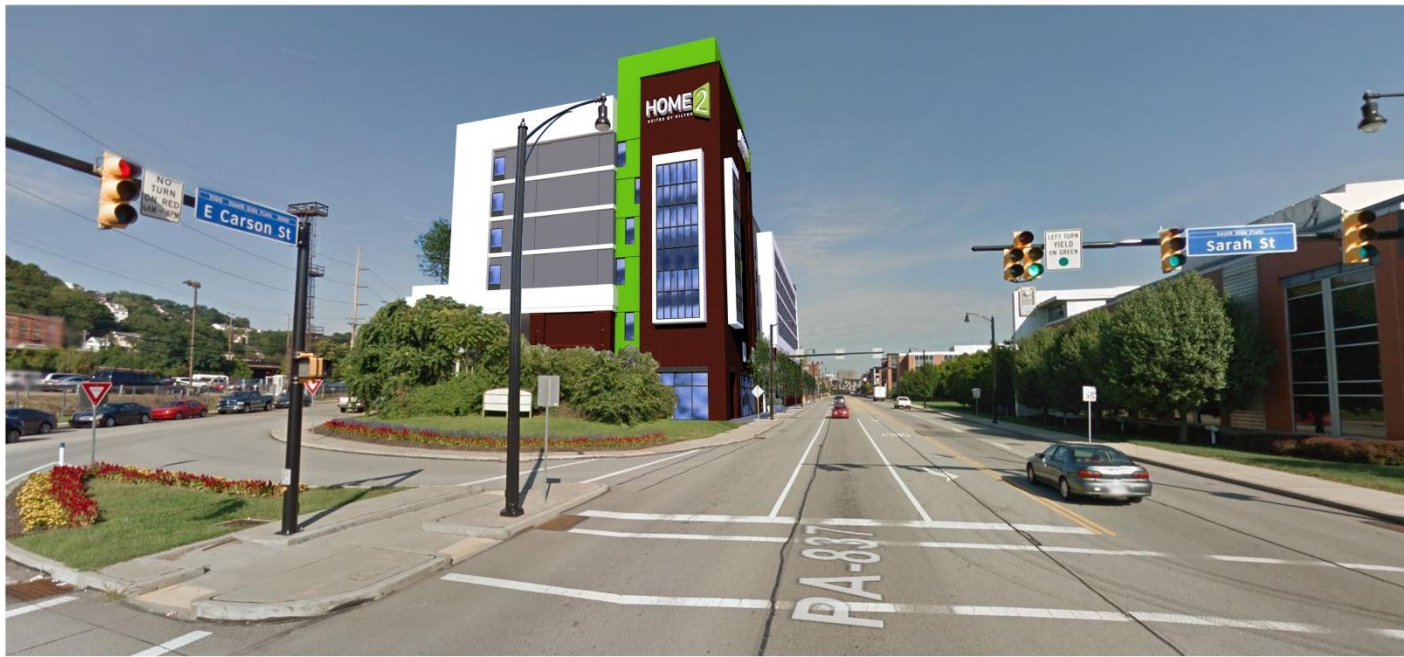
EAST CARSON STREET
PITTSBURGH, PA

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Pittsburgh, PA 15222-1822 P 412-220-1822 F



DATE:
01 JUNE 2015
PROJECT NO.
2007-085
EXTERIOR ELEVATIONS

SHEET NO.
A2.3



APPROACH FROM SOUTH-EAST



APPROACH FROM NORTH-WEST



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AERIAL VIEW FROM THE SOUTH



AMERICAN EAGLE OFFICES



SPRINGHILL SUITES



NEW HOT METAL FLATS



HOT METAL ST.



SARAH ST.



EAST CARSON STREET

CONTEXT ALONG NORTHERN EDGE



INTEGRITY DESIGN
ARCHITECTURE & INTERIORS
456 Washington Avenue Suite 100
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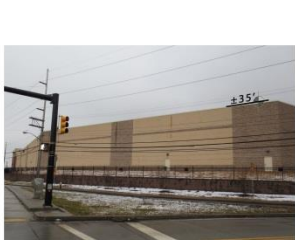
AERIAL VIEW FROM THE NORTH



AMERICAN EAGLE OFFICES



HYATT HOUSE



SARAH ST.



S. 29TH ST.



EAST CARSON STREET

CONTEXT ALONG SOUTHERN EDGE



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SOKOL CENTER



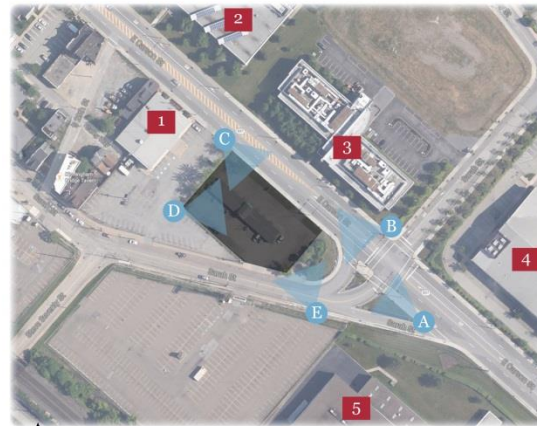
FRANK B FUHRER WHOLESALE



VIEW FROM EAST



INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS
LOCAL UNION NO. 5



SITE MAP



VIEW FROM NORTH-WEST



McGOWAN INSTITUTE (UPMC)



VIEW FROM WEST



HC PHARMACY CENTRAL

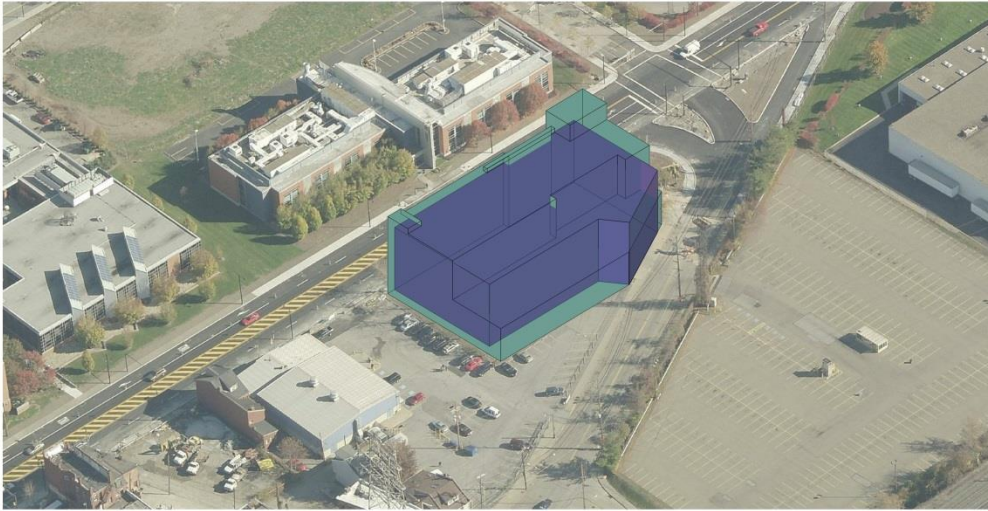


VIEW FROM SOUTH-EAST

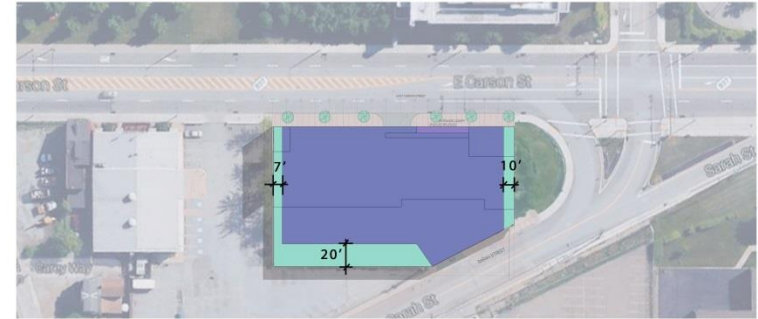


VIEW FROM SOUTH

EAST CARSON STREET HOTEL - CONTEXT PHOTOS



BUILDING MASS PERSPECTIVE



SITE VARIANCE REQUESTS

LEGEND

- MASS DEPICTING SITE REQUIRED SETBACKS AND HEIGHT LIMITS
- MASS DEPICTING PROPOSED BUILDING

SITE DEVELOPMENT

SITE DEVELOPMENT	REQ. PER PGH ZONING	REQUESTED VARIANCES
MIN. FRONT SETBACK:	0'	0'
MIN. REAR SETBACK: NOT ADJACENT TO A WAY: ADJACENT TO A WAY	20' 0'	0' 0'
MIN. SIDEYARD SETBACK:	10'	0' (SE), & 3' (NW)
MAX. HEIGHT:	60' (4 STORIES)	85'-4", 73' (6 STORIES)



BUILDING MASS PERSPECTIVE



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APPROACH



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