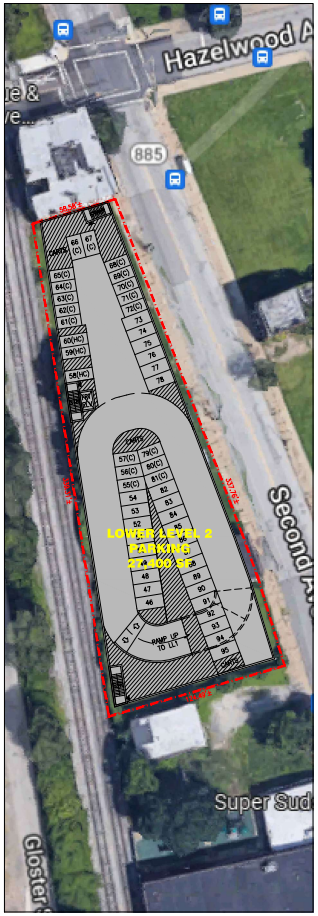
DEVELOPMENT SUMMARY

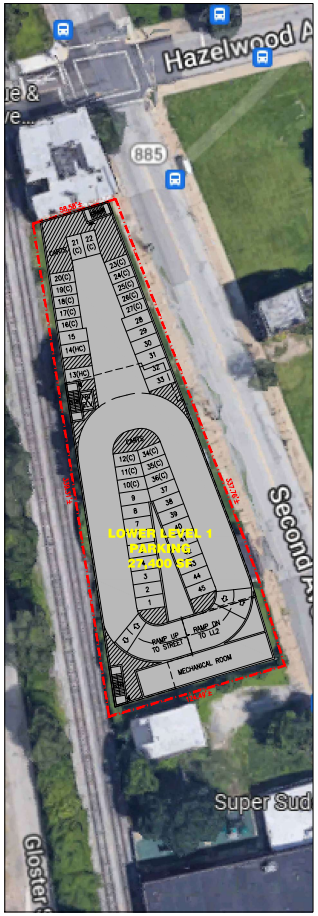
LOWER LEVEL 2 (PARKING):	27,400
LOWER LEVEL 1 (PARKING):	27,400
FIRST FLOOR (STORE):	18,200
SECOND FLOOR (LEASE):	20,300
THIRD FLOOR (EVENT/BIOFARM):	16,900
TOTAL	110,200 SF
PARKING:	107 STALLS (95 LOWER LEVEL, 12 AT-GRADE)
PARKING RATIO (GROSS):	1.0/1000 SF
PARKING RATIO (PUBLIC SPACES):	2.6/1000 SF
F.A.R. (MAX. ALLOWED):	2.0
F.A.R. (W/O PARKING LEVELS):	1.9
LOT COVERAGE (MAX. ALLOWED):	90%
LOT COVERAGE (PROPOSED):	86%

0 10' 20' 30' 40' 60' 100'



LOWER LEVEL 2 FLOOR PLAN

SCALE: 1" = 40'-0"

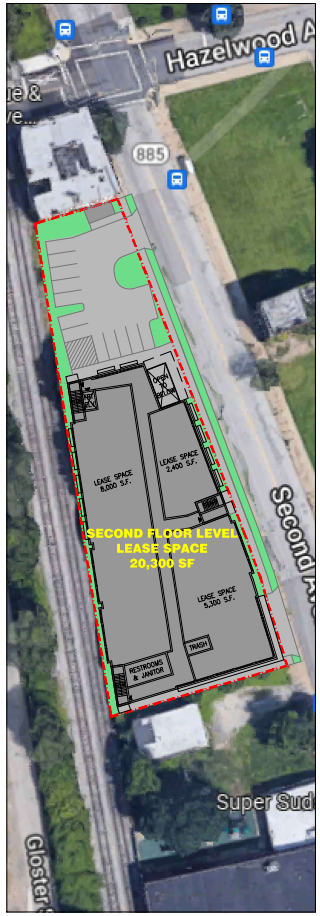


LOWER LEVEL 1 FLOOR PLAN

SCALE: 1" = 40'-0"

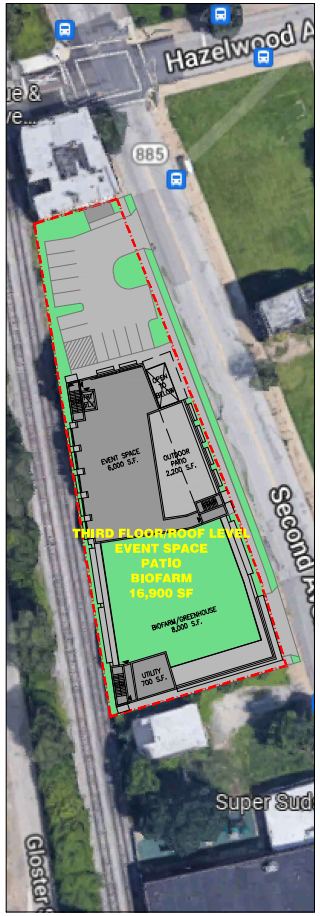
FIRST FLOOR PLAN/SITE PLAN

SCALE: 1" = 40'-0"



SECOND FLOOR PLAN

SCALE: 1" = 40'-0"



THIRD FLOOR PLAN/ROOF PLAN

SCALE: 1" = 40'-0"

TRUE NORTH

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GH-CARED-POORLAW-FAMILY TREE MARKET
4800 2ND AVENUE | PITTSBURGH, PA 15207

REVISIONS

NO.	DESCRIPTION	DATE

CONCEPT SITE/FLOOR PLANS

DRAWN BY: BK/SCG

DATE: 02-10-2023

PROJECT: 22-11610

SHEET: **A101**

AERIAL VIEW FROM SOUTHEAST

VIEW LOOKING TOWARD DOWNTOWN FROM HAZELWOOD

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REVISIONS

NO.	DESCRIPTION	DATE

CONCEPT
AERIAL VIEW

DRAWN BY
SCG

DATE
05-06-2022

PROJECT
22-11610

SHEET
A301

VIEW FROM SOUTHEAST

SOUTH BUILDING ELEVATION AND EAST FACING STREET FACADE

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REVISIONS

NO.	DESCRIPTION	DATE

CONCEPT RENDERING

DRAWN BY: SCG

DATE: 05-06-2022

PROJECT: 22-11610

SHEET: **A302**

VIEW FROM NORTHEAST

EAST FACING STREET FACADE AND NORTH FACING BUILDING ENTRANCE

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REVISIONS

NO.	DESCRIPTION	DATE

CONCEPT RENDERING

DRAWN BY
SCG

DATE
05-06-2022

PROJECT
22-11610

SHEET
A303

VIEW FROM NORTHWEST

NORTH FACING BUILDING ENTRANCE AND WEST ELEVATION FACING RAILROAD TRACKS

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REVISIONS

NO.	DESCRIPTION	DATE

CONCEPT RENDERING

DRAWN BY: SCG

DATE: 05-06-2022

PROJECT: 22-11610

SHEET: **A304**

VIEW FROM SOUTHWEST

WEST ELEVATION FACING RAILROAD TRACKS AND SOUTH BUILDING ELEVATION

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REVISIONS

NO.	DESCRIPTION	DATE

CONCEPT RENDERING

DRAWN BY
SCG

DATE
05-06-2022

PROJECT
22-11610

SHEET
A305