

Nafasi on Centre Ave



ARTIST'S BUILDING

2145 CENTRE AVENUE
PITTSBURGH, PA 15219

ZEPHANIAH PROPERTIES, LLC

135 CAPE MAY AVENUE
PITTSBURGH, PA 15216

Nafasi on Centre Ave



In Partnership With



#ArtsInHD



Nafasi On Centre

Nafasi on Centre is a shared working space specifically designed to meet the needs of local artists in Pittsburgh.

MISSION

To Provide a central location for artists to live, create, and commune with professional, technical, and creative skills development available on site.

VISION

To Become a physical space for local artists and the art business community to come together and intently focus on growing the Hill District arts scene as they grow and develop as artists.



Nafasi On Centre

Offerings to include space rental and services to both the artist and the community.

- Studio Rentals: Visual Art and Rehearsal/Dance Studios
- Event Venue Space Rental
- Ticket Exhibition Events and Classes for Purchase
- Amenities such as 24/7 Access, Conference Room, Wi-Fi Access, and Art Supplies for Purchase
- Discounts on Artist Services through Partnerships
- Online Profile through the Hill District Arts Plan Website
- Community Membership

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BENEFITS FOR MEMBERS

- Affordable Studio/Work Space
- One Place that Offers the Complete Package of Resources for Accelerating Artist Business
- Connections to the Artist Community
- Artistic and Professional Development
- Marketing Opportunities

BENEFITS FOR THE COMMUNITY

- Low Cost Community Membership
- Discounted Gallery Events
- Affordable Venue for Rent
- Source of Local Artists
- Cultivating Sense of Community

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Milton Ogot

ARCHITECT

320 Anthon Drive, Pittsburgh, PA 15235
Tel: (412) 519-2897 Fax: (412) 798-9428
e-mail: miltonogot@ogotarchitect.com

5/23/2017



LOCATION PLAN
NTS



SITE PLAN
NTS

SYMBOLS AND LEGEND

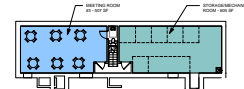
- WINDOW TYPES ○ DOOR TYPES △ STAIRMENT TYPES
- WALL TYPES
- △ REVISION OR DETAIL (SEE 1/2)
- BOLDING SECTION OR WALL SECTION (SEE 1/2)
- DETAIL OR RELATED PLAN REFERENCE (SEE 1/2)
- EXISTING WALL
- NEW IRON PARTITION
- NEW CONCRETE
- NEW BRICK
- NEW CONCRETE BLOCKOUT
- FINISHES CONSTRUCTION ABOVE, BELOW OR BOND
- ★ FLOOR FINISHES NEXT NOTE

ABBREVIATIONS (AS APPLICABLE)

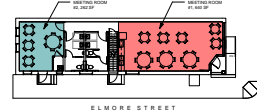
- ACT ALUM ALUMINUM CLEAR TILE
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GENERAL NOTES

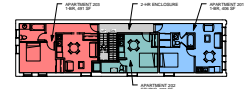
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD BEFORE COMMENCING WORK.
2. DIMENSIONS OF WALLS AND FLOOR FINISHES SHALL BEING OTHERWISE NOTED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND FILING FOR ALL NECESSARY PERMITS TO CONSTRUCT THE WORK.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND FILING FOR ALL NECESSARY PERMITS TO CONSTRUCT THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND FILING FOR ALL NECESSARY PERMITS TO CONSTRUCT THE WORK.
6. ALL WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BUILDING CODE OF THE INTERNATIONAL TRADES UNIONS.
7. THE WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BUILDING CODE OF THE INTERNATIONAL TRADES UNIONS.
8. ALL WORK IS NEW UNLESS INDICATED OTHERWISE BY NOTE OR REFERENCE TO THE EXISTING OR OTHERWISE.



BASEMENT PLAN
SITE = 1'-0"



FIRST FLOOR PLAN
SITE = 1'-0"



SECOND FLOOR PLAN
SITE = 1'-0"



THIRD FLOOR PLAN
SITE = 1'-0"

BUILDING CODE & ZONING DATA

ADDRESS:	2145 CENTRE AVENUE, PITTSBURGH, PA 15219
LOT & BLOCK NUMBER:	58-33
ZONING DISTRICT:	LOCAL NEIGHBORHOOD COMMERCIAL (LNC)
BUILDING CODE:	INTERNATIONAL BUILDING CODE (IBC) - 2008
OCCUPANCY CLASSIFICATION:	BASEMENT - ASSEMBLY IN STORAGE (B-2) FIRST FLOOR - ASSEMBLY (A-2) SECOND FLOOR - RESIDENTIAL (R-2) THIRD FLOOR - RESIDENTIAL (R-2)
CONSTRUCTION CLASSIFICATION:	2145 CENTRE AVENUE, PITTSBURGH, PA 15219
HEIGHT:	BASEMENT - 1.00-000 FIRST FLOOR - 1.00-000 SECOND FLOOR - 1.00-000 THIRD FLOOR - 1.00-000 TOTAL - 4.14-000
AREA:	
FIRE PROTECTION:	FIRE ALARM & AUTOMATIC SPRINKLER SYSTEM

DRAWINGS LIST

- CS.1 COVER SHEET
- A.1 FLOOR PLANS - EXISTING CONDITIONS
- A.2 BASEMENT, FIRST & SECOND FLOOR PLANS
- A.3 THIRD FLOOR & ROOF PLANS
- A.4 BUILDING ELEVATIONS & SECTIONS
- A.5 INTERIOR ELEVATIONS AND DETAILS
- A.6 DOOR, WINDOW AND ROOM FINISH SCHEDULES
- E-1 BASEMENT, FIRST & SECOND FLOOR PLANS - ELECTRIC
- E-2 THIRD FLOOR & ROOF PLANS - ELECTRIC
- E-3 ELECTRIC SCHEDULES AND DETAILS
- M-1 BASEMENT, FIRST & SECOND FLOOR PLANS - MECHANICAL
- M-2 THIRD FLOOR & ROOF PLANS - MECHANICAL
- M-3 MECHANICAL SCHEDULES AND DETAILS
- P-1 BASEMENT, FIRST & SECOND FLOOR PLANS - PLUMBING
- P-2 THIRD FLOOR & ROOF PLANS - PLUMBING
- P-3 PLUMBING SCHEDULE AND DETAILS
- FP.1 BASEMENT, FIRST & SECOND FLOOR PLANS - FIRE PROTECTION
- FP.2 THIRD FLOOR & ROOF PLANS - FIRE PROTECTION

ARTIST'S
BUILDING

SHEETING NO.:

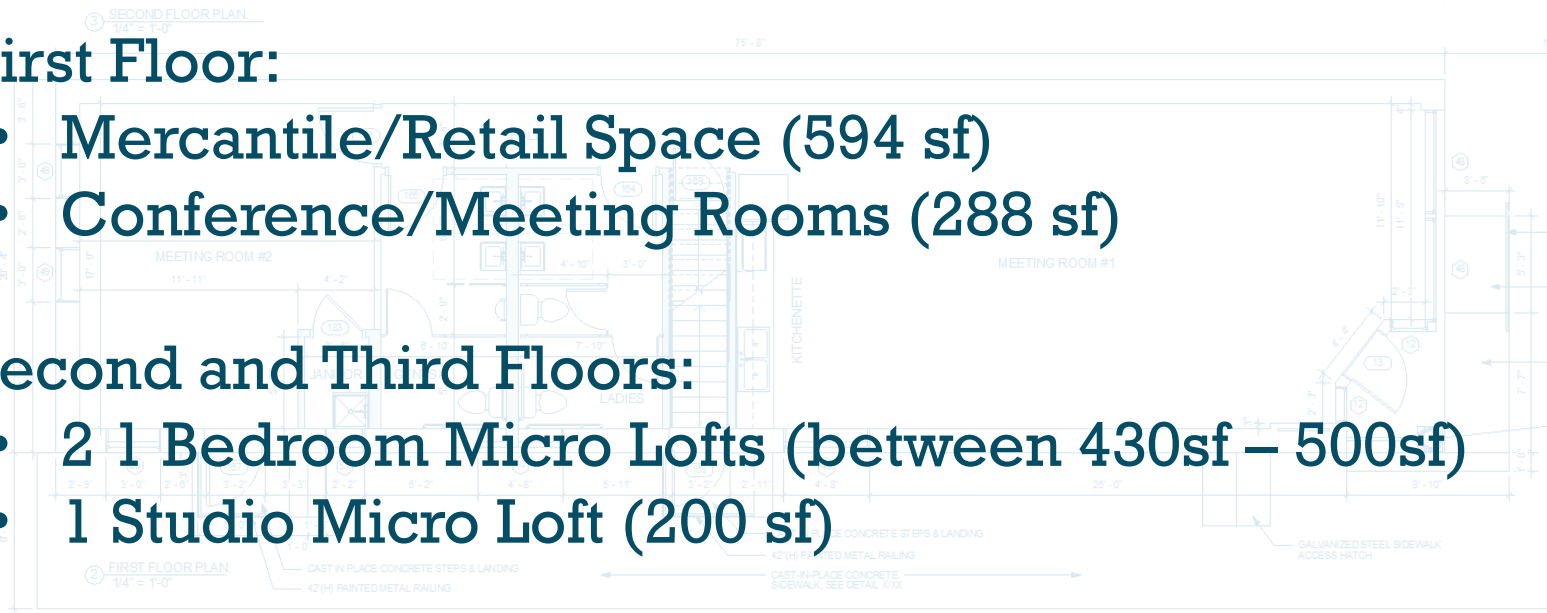
CS.1

PROJECT NO.: MEA1615

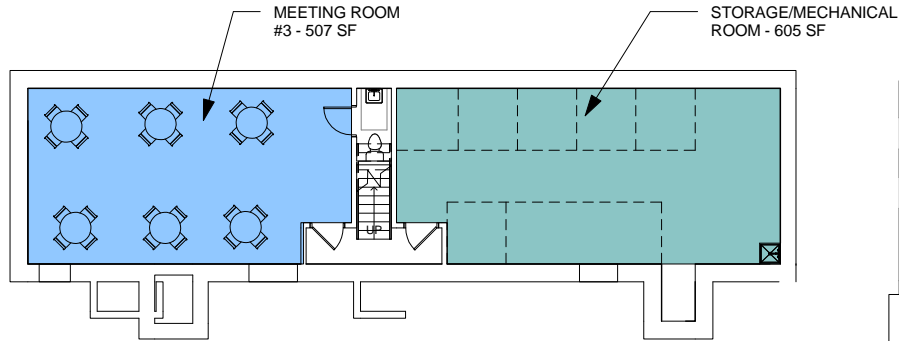
Nafasi On Centre

SPACES AT A GLANCE

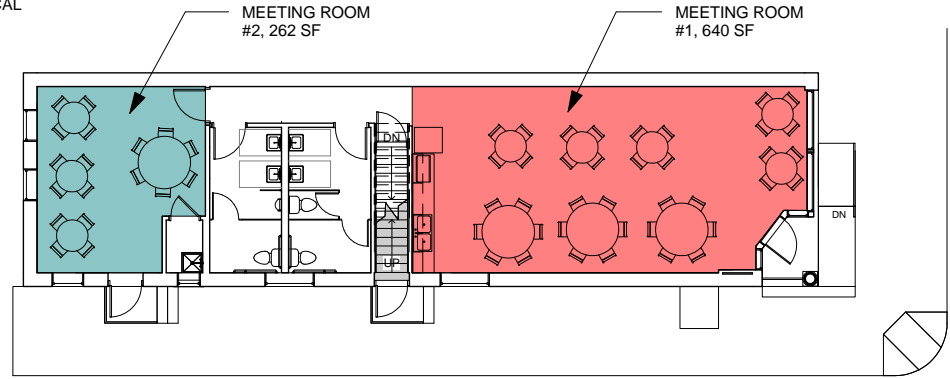
- **Basement:**
 - Potential Studio Work Space (544 sf)
- **First Floor:**
 - Mercantile/Retail Space (594 sf)
 - Conference/Meeting Rooms (288 sf)
- **Second and Third Floors:**
 - 2 1 Bedroom Micro Lofts (between 430sf – 500sf)
 - 1 Studio Micro Loft (200 sf)



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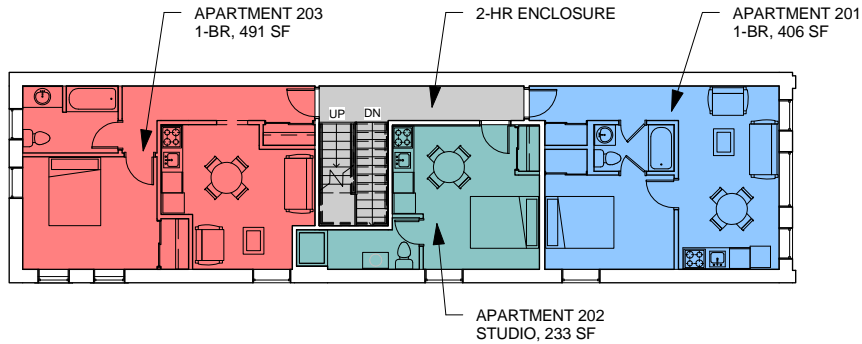
3 **BASEMENT PLAN**
1/16" = 1'-0"



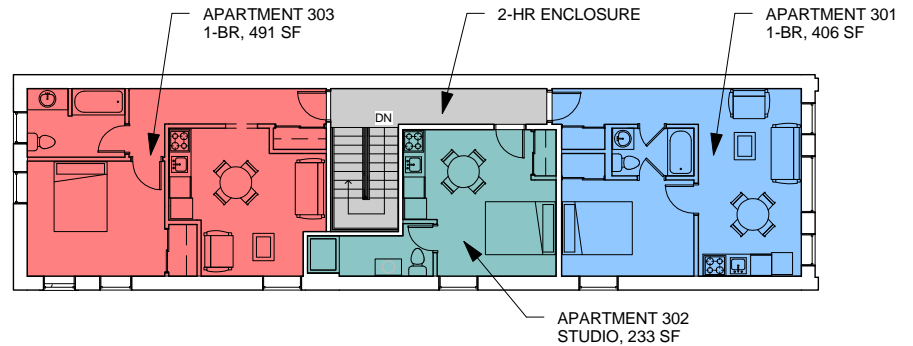
ELMORE STREET

CENTRE AVENUE

4 **FIRST FLOOR PLAN**
1/16" = 1'-0"

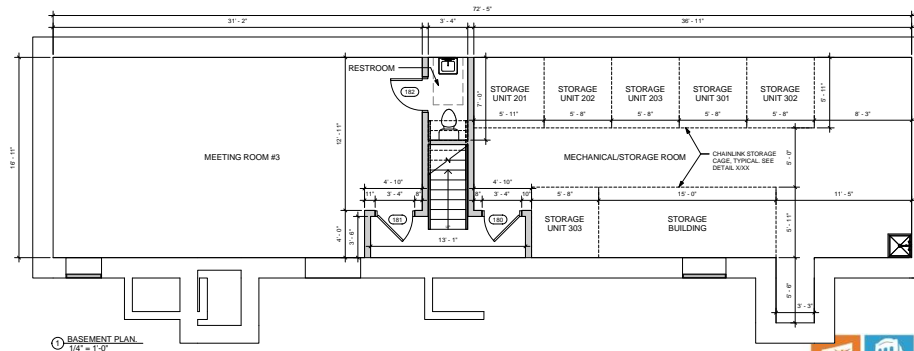
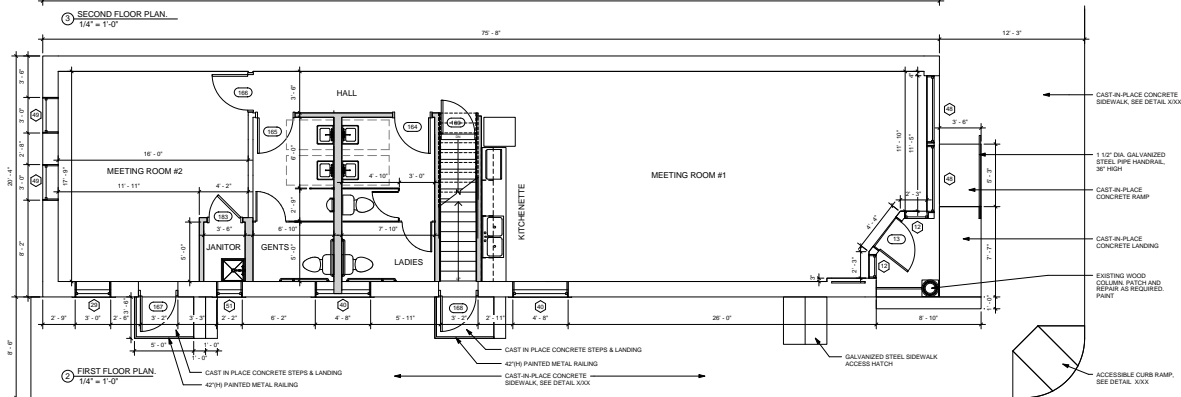
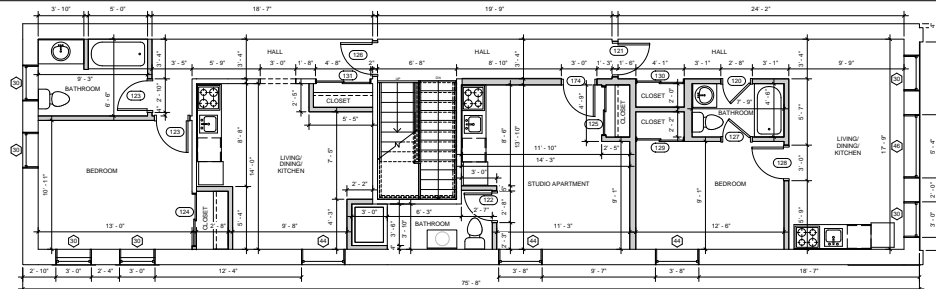


5 **SECOND FLOOR PLAN**
1/16" = 1'-0"



6 **THIRD FLOOR PLAN**
1/16" = 1'-0"

Nafasi On Centre Proposed Floor Plans Basement, 1st Floor, 2nd Floor



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PITTSBURGH, PA 15219

BASEMENT, FIRST & SECOND FLOOR PLANS & DETAILS

ZEPHANIAH PROPERTIES, LLC
135 CAPE MAY AVENUE,
PITTSBURGH, PA 15216

REVISIONS:

NO.	DESCRIPTION	DATE

Milton Ogot
ARCHITECT

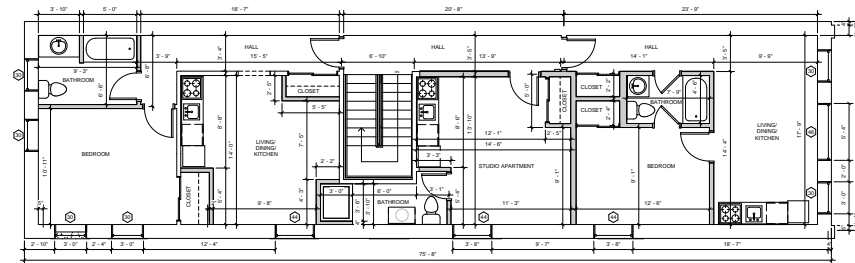
220 Authon Drive, Pittsburgh, PA 15235
Tel: (412) 519-2807 Fax: (412) 706-8428
e-mail: miltonogot@ogotarchitect.com

Author	1/4" = 1'-0"
Designer	05/10/17
DATE	

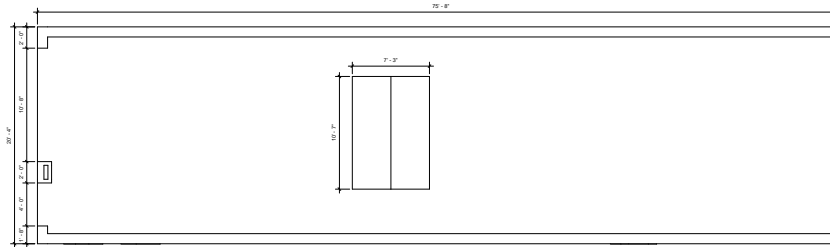
A-3
PROJECT NO. NOA1615



Nafasi On Centre Proposed Floor Plans 3rd Floor and Roof



⊙ THIRD FLOOR PLAN
1/4" = 1'-0"



⊙ ROOF PLAN
1/4" = 1'-0"

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THIRD FLOOR
PLAN, ROOF PLAN
& DETAILS

ZEPHANIAH
PROPERTIES, LLC
155 CAPE MAY AVENUE
PITTSBURGH, PA 15216

REVISIONS:

NO.	DESCRIPTION	DATE

Milton Ogot
ARCHITECT

320 Arduan Drive, Pittsburgh, PA 15218
Tel: (412) 592-2807 Fax: (412) 798-9428
e-mail: miltonogot@ogotarchitect.com

DATE	BY	SCALE
Author	1/4" = 1'-0"	
Designer	05/22/17	
A-4		
PROJECT NO.	MMA1615	

Nafasi On Centre

ALTERNATIVE ACCESS PARKING PLAN

We have Outlined Alternatives to Remedy Potential Parking Issues

Port Authority of Allegheny County Bus Routes:

- Routes 82, 81, and 83 run along Centre Avenue and have marked stops at the Centre and Elmore In and Out Bound

ROUTE	INBOUND DESTINATION	OUTBOUND DESTINATION	M-F FREQUENCY	SAT, SUN, & HOLIDAY FREQUENCY
82 - Lincoln	Downtown Pittsburgh	Lincoln Loop	Every 25 minutes	Every 30 minutes
81 - Oak Hill	Oakland-Oak Hill-Downtown	VA Hospital-Oakland-Wharton Square	Every 25 minutes	Every 45 minutes
83 - Bedford Hill	Oakland-VA Hospital-Downtown	VA Hospital-Oakland-Wharton Square	Every 35 minutes	Every 45 minutes

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ALTERNATIVE ACCESS PARKING PLAN

Healthy Ride Pittsburgh Bike Rental Station Number 1042 located at Centre Avenue between Elmore and Kirkpatrick Streets.

Healthy Ride is operated by [Pittsburgh Bike Share](#). Healthy Ride is a small 501(c)3 non-profit located in the Strip District. The hope is to expand the Healthy Ride system in order to service additional Pittsburgh communities as well as install additional stations within the current network in order to make Healthy Ride convenient for all of customers.

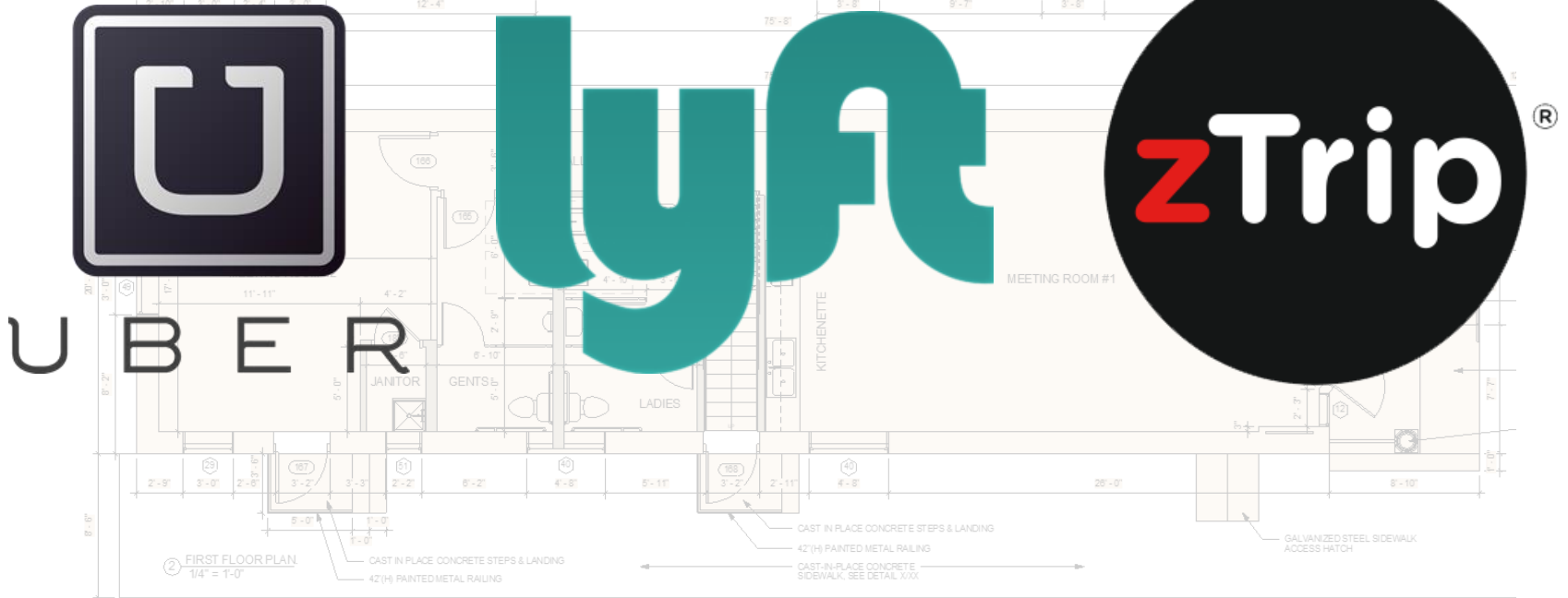


Healthy
Ride

Nafasi On Centre

ALTERNATIVE ACCESS PARKING PLAN

APP BASED RIDE SHARING

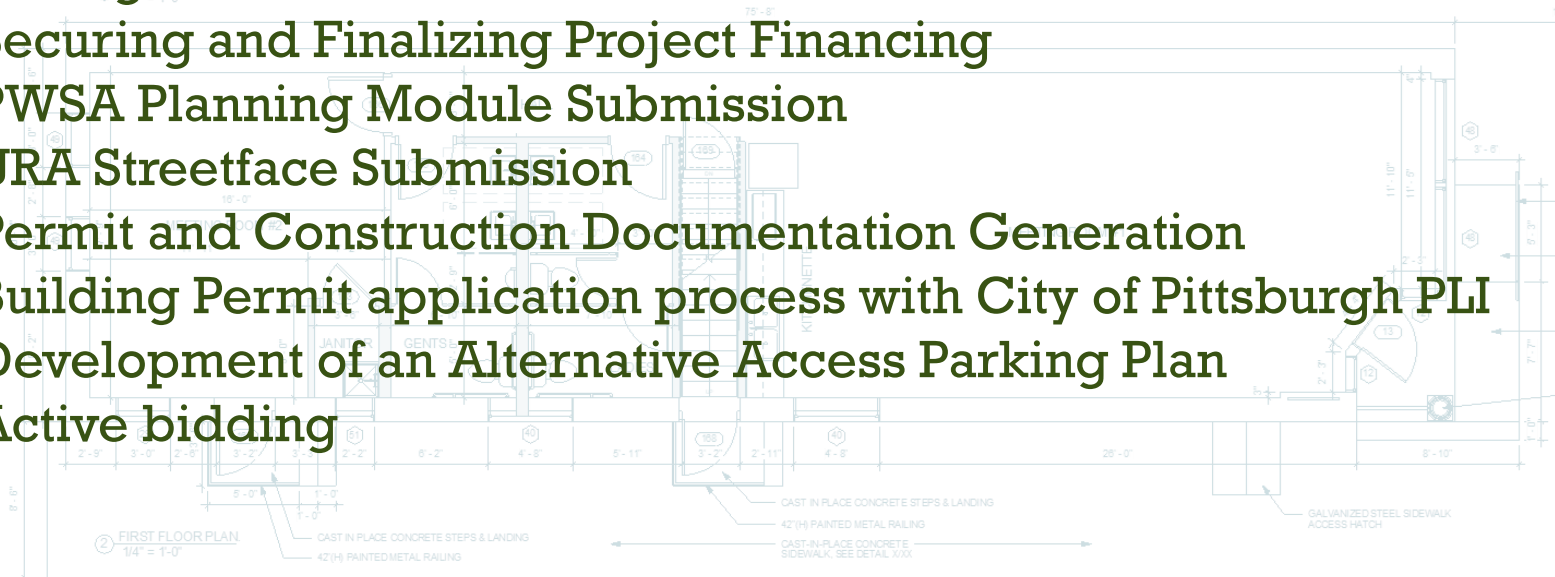


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WHERE ARE WE CURRENTLY?

Planning and Development Phases

- Zoning Process
- Securing and Finalizing Project Financing
- PWSA Planning Module Submission
- URA Streetface Submission
- Permit and Construction Documentation Generation
- Building Permit application process with City of Pittsburgh PLI
- Development of an Alternative Access Parking Plan
- Active bidding



72'-0"

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WHAT'S NEXT?

- Community Support and Engagement
- Interior Demolition
- Structural reinforcement of key building elements
- Site Clean Up
- Construction Begins



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WE THANK YOU



FOR YOUR CONTINUED SUPPORT!

② FIRST FLOOR PLAN
1/4" = 1'-0"

CAST IN PLACE CONCRETE STEPS & LANDING
42"(H) PAINTED METAL RAILING

CAST IN PLACE CONCRETE STEPS & LANDING
42"(H) PAINTED METAL RAILING
CAST-IN-PLACE CONCRETE SIDEWALK, SEE DETAIL XXX

GALVANIZED STEEL SIDEWALK
ACCESS HATCH

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