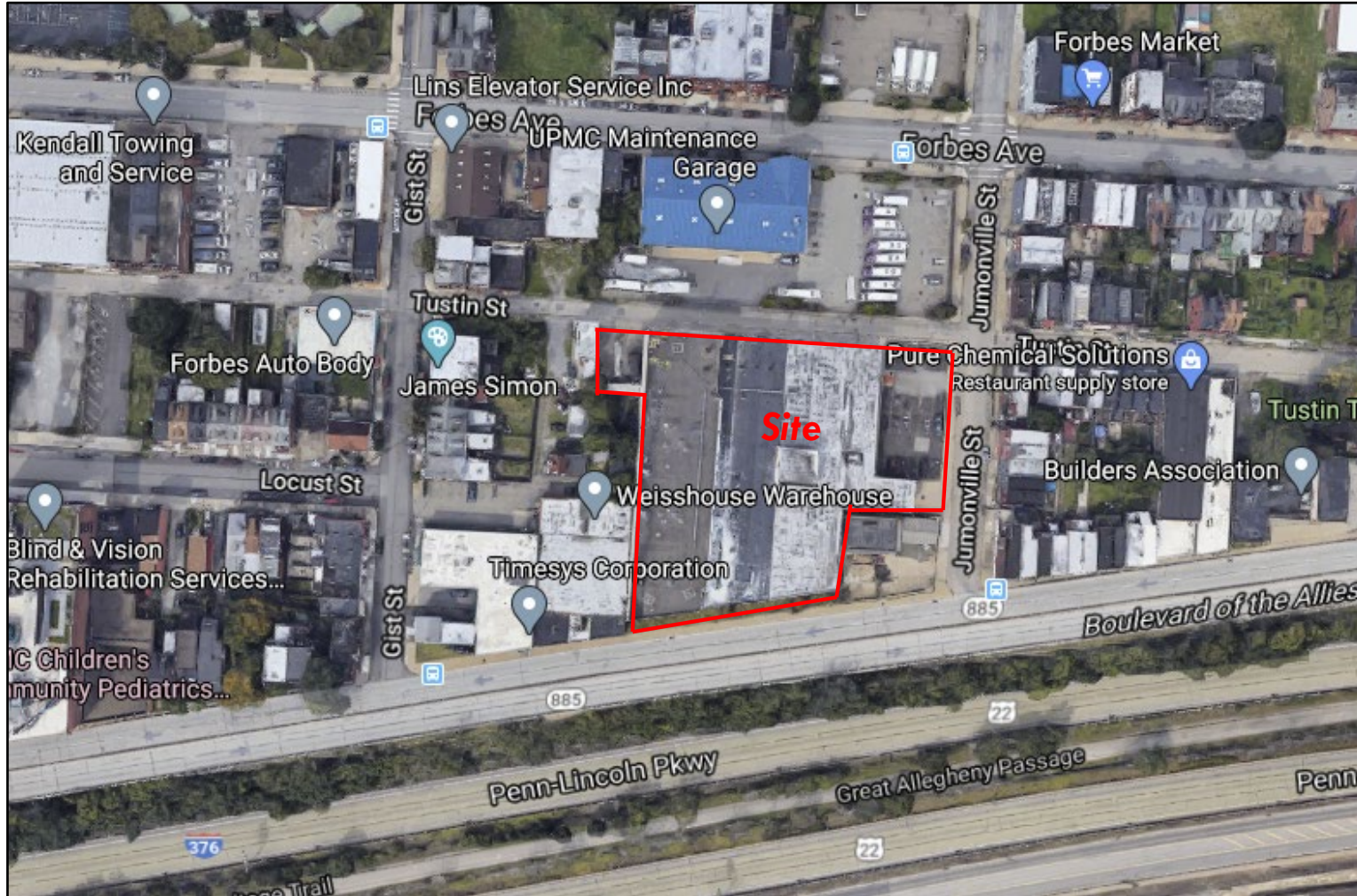


Site Location



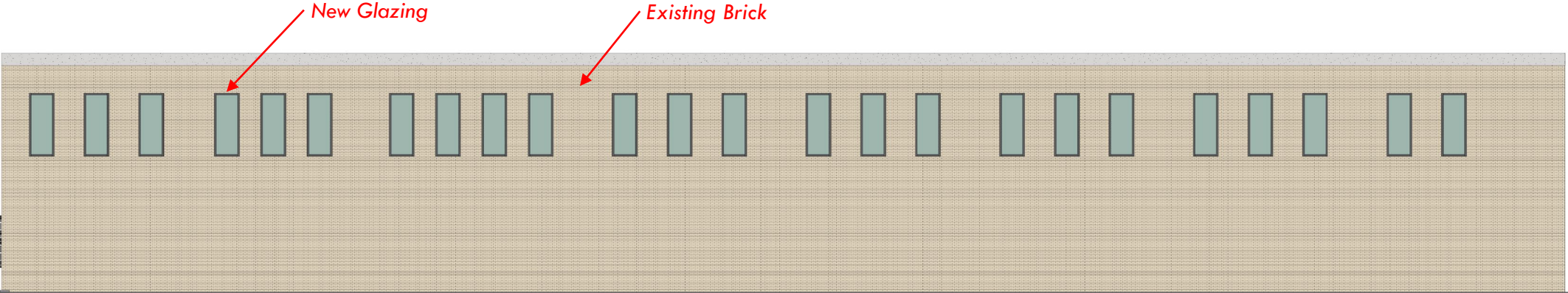
Site Facts:

- Located near UPMC Mercy
- Located at the Corner of Jumonville Street and Tustin Street
- Residential Properties on the opposite side of Jumonville.

Building Facts:

- Approx. 62,940 SF +/-
Total Gross Floor Area

Building Elevations



Rear Parking (Gist Street) Elevation



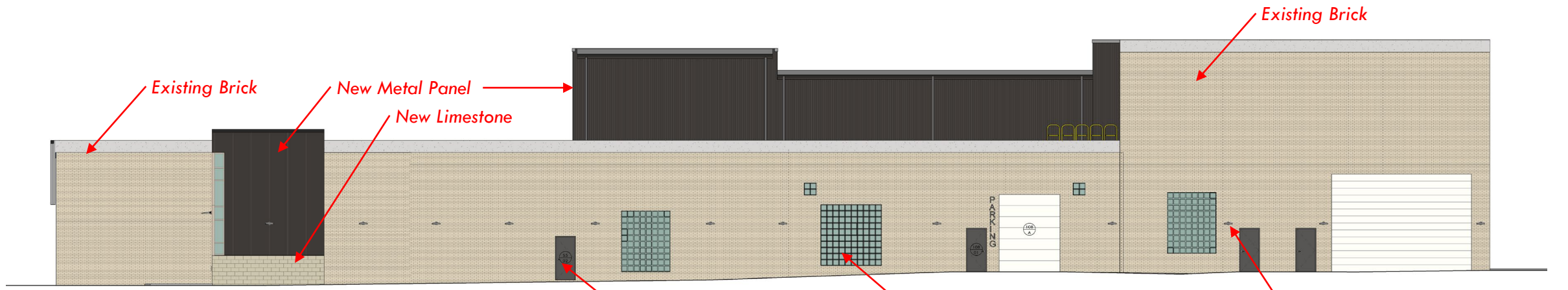
Front (Jumonville Street) Elevation

Building Elevations



Side (Blvd. of the Allies) Elevation

Existing Brick



Side (Tustin Street) Elevation

New Doors

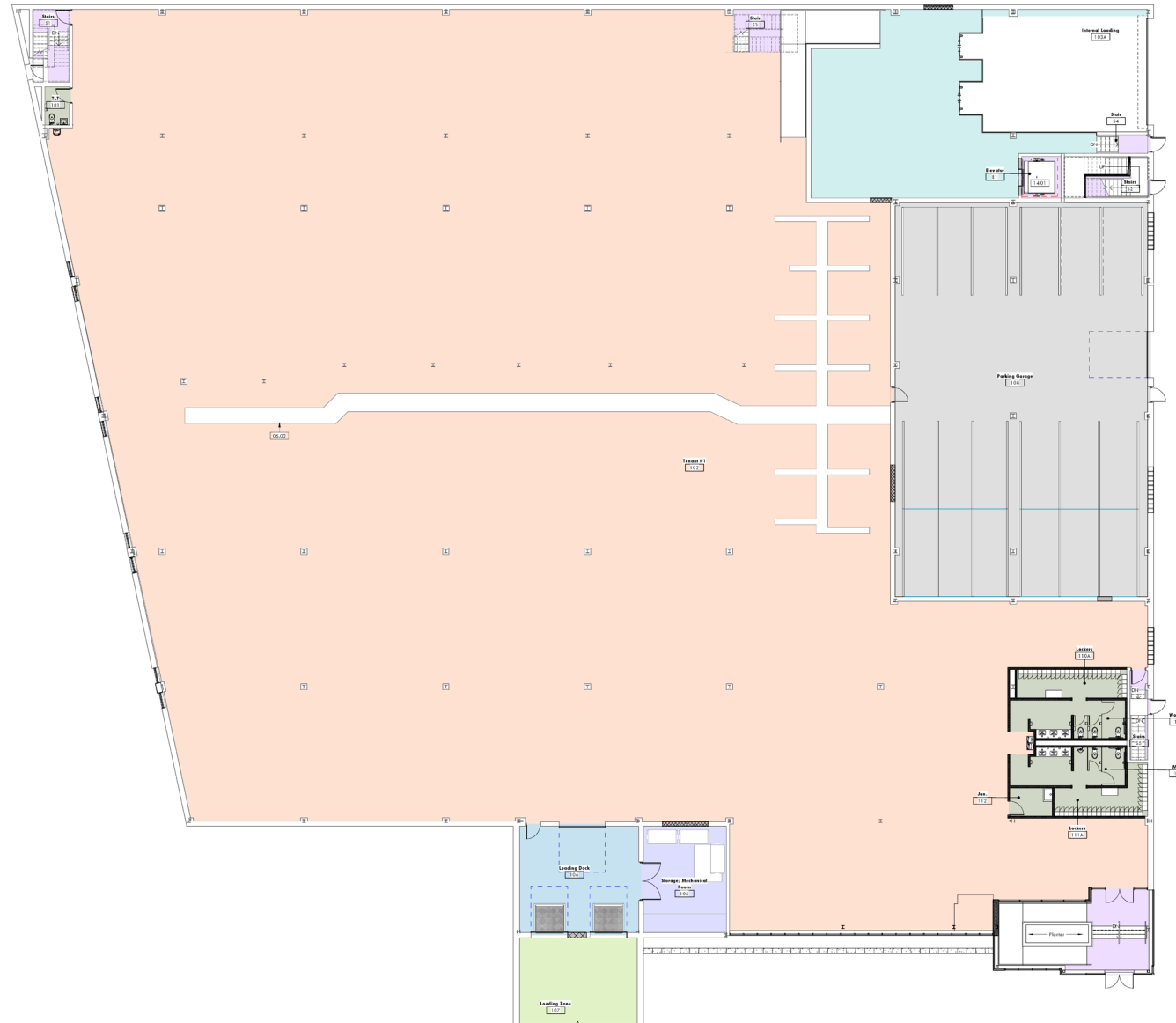
New Glass Block Infill

New Lighting

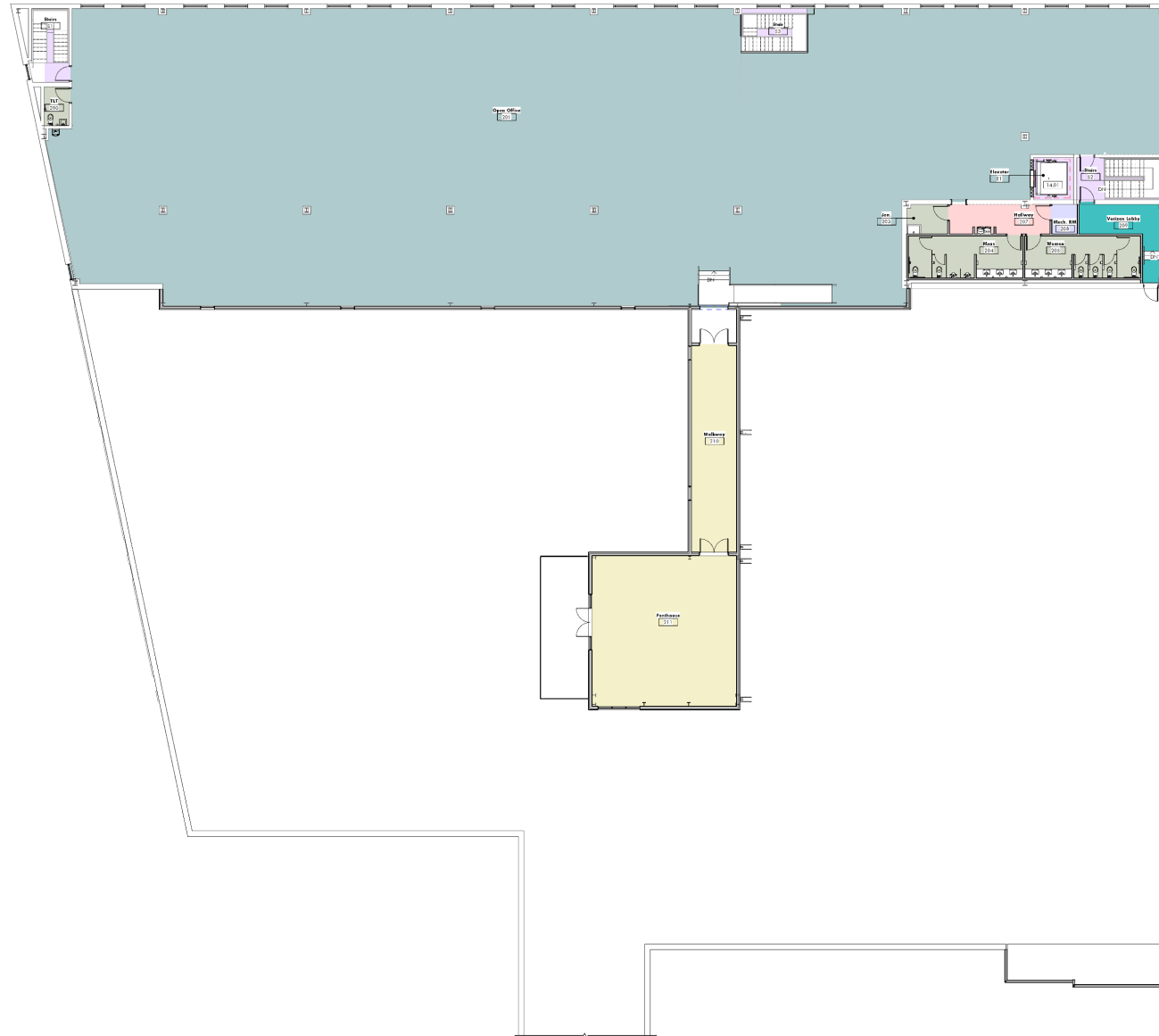
First Floor Plan

Department Legend








- Bathrooms & Jan.
- Building Support
- Horizontal Circulation
- Loading Dock
- Loading Zone
- Parking Garage
- Tenant 2
- Vertical Circulation
- Warehouse



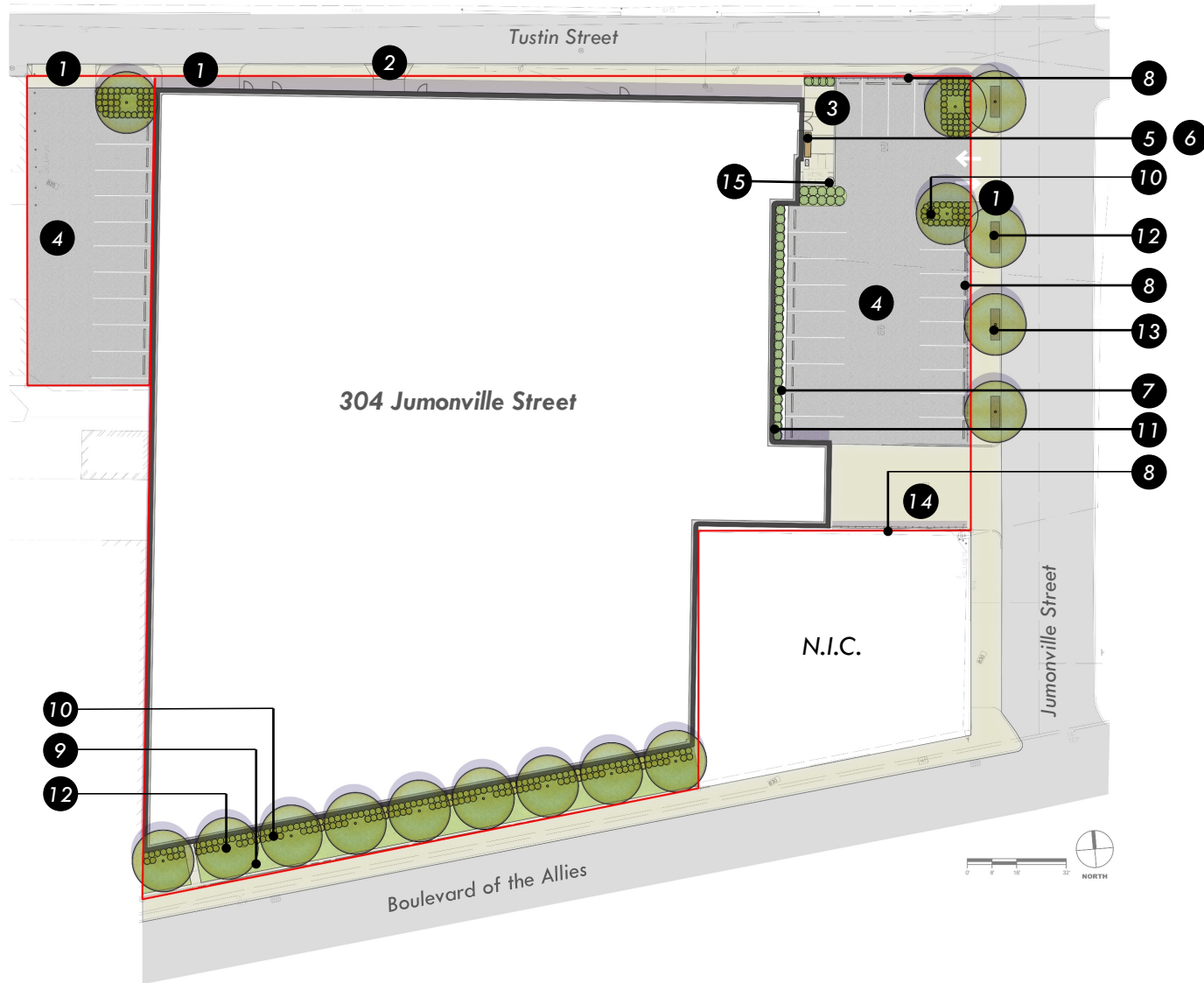
Second Floor Plan



Department Legend

-  Bathrooms & Jan.
-  Building Support
-  Horizontal Circulation
-  Open Office
-  Penthouse
-  Verizon
-  Vertical Circulation

Proposed Site/Landscape Plan



- ① Existing Curb Cut
- ② Proposed Curb Cut
- ③ Concrete Paving
- ④ Pervious Bituminous
- ⑤ Bench – Multiplicity by Landscape Forms
- ⑥ Trash Receptacle – Multiplicity by Landscape Forms
- ⑦ Existing Planter Wall to Remain
- ⑧ Decorative Metal Screen
- ⑨ Lawn
- ⑩ Ornamental Grasses
- ⑪ Shrubs
- ⑫ Street Trees
- ⑬ Flexi-Pave Tree Surround Paving (Typ)
- ⑭ Existing Loading Dock
- ⑮ Multiplicity Path Light by Landscape Forms
- Property Line

Landscape Requirements:

Linear Feet of Frontage: 331

Street Trees Required: 17 Provided: 16

Parking Lot Trees: 32 Spaces=7 Trees or 21 Inches

Trees Provided: 48 Inches

Required Landscape (25SF/Space): 550SF

Provided Landscape: 609SF

*Products are subject to change upon availability, cost, and lead time

Proposed Parking Plan

