

PERFORMING ARTS BUILDING
2900 BEDFORD AVENUE
PITTSBURGH, PA 15219

ADMINISTRATION BUILDING
2915 WEBSTER AVENUE
PITTSBURGH, PA 15219

ARTISTS RESIDENTIAL FACILITY
2901 WEBSTER AVENUE
PITTSBURGH, PA 15219



AERIAL PHOTO OF SITE

PROJECT DESCRIPTION:

A former convent, located at 2901 Webster Avenue, previously used for the religious community of women, the Sisters of St. Joseph, will be the new, short term residency facility for national and local artists, as well as for community use as a retreat, meeting, and office space.

The former St. Richard Catholic Church rectory, housed the priest of the parish, and was the religious center for programs of the Diocesan schools offices and St. Benedict the Moor parish; later, the administrative offices for Crossroads Foundation, 2915 will be used for HDAT's Administrative offices for 5 staff members, founder, CEO & Artistic Director, Director of Operations, Director of Fund Development, Communications Director and the Associate Artistic & Rehearsal Director venue for HDAT.

The former St. Richard Catholic Church and School building, located at 2900 Bedford Avenue, was the home of St. Benedict the Moor church until 1977 and the former home of St. Benedict the Moor School until 2010 when the school located to the former Van Elementary School, on Watt Street. The facility now houses the dance academy on the second floor, lease holding office spaces for entrepreneurial artists on the first floor along with other lease holding spaces of a flex room, kitchenette and dance store. At present five artists lease spaces in the former school facility. Located in the basement level is the Event Centre; this space and place is used for performances, repasses, birthdays rental celebrations, community events such as Kwanzaa, Halloween/Hallows in the Hill, festivals with national and international dance artists, annual December Market Place for Black and Brown vendors and a performance venue for HDAT.

PROJECT:

**THE MORGAN-LEE
ART CENTRE**

2900 BEDFORD AVENUE
PITTSBURGH, PA 15219

DRAWING:

COVER SHEET

CLIENT:

AVEGA LLC

2900 BEDFORD AVENUE
PITTSBURGH, PA 15219

Milton Ogot

ARCHITECT

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

SEALS:

DRAWN: PROJECT NO:

OTIS MOA#2206

CHECKED: DATE:

MO 1/13/2024

DRAWING NO:

CS-1



EXECUTIVE SUMMARY:

HDAT focuses on creating an arts environment in the Academy where students of color, Black and Brown, ages 3 to 18 can thrive. In 2005, HDAT identified a gap in the local dance ecology, that had been present throughout HDAT's CEO formative dance years. There were no dance programs that focused on developing Black students for careers, on the concert stage in dance. This void, if it continues, would make it difficult for Black students to pursue dance careers. For the past 18 years, HDAT has addressed this problem by creating solution-based programs with developmental curricula from pre-school, 3 to 6 years through to students ages 7 to 18 years. HDAT's goal is for students to become proficient in their technical training and continue their career preparation in a four-year college/university, conservatory program, or a second company of a major Black dance company. HDAT continues to measure its programmatic impact through a holistic approach to the arts and the artistry of Black dance by providing faculty with competitive salaries, state of the artwork environments, professional development opportunities, and inclusive work environments.

HDAT'S ECONOMIC IMPACT IN PITTSBURGH:

Since 2005, HDAT has developed an extensive footprint in the Hill and Pittsburgh as a nonprofit arts business. It's founder, CEO & Artistic Director, Ayisha Morgan-Lee, EdD at the age of 21 opened HDAT's doors at Grace Memorial Presbyterian Church in the George House under the mentorship of Rev. Johnnie Monroe and the late Oliver Byrd. Rev. Monroe and Mr. Byrd supported Ayisha's vision to fill a void in the arts and encouraged her to create a dance academy to serve Black and Brown children in Pittsburgh's Hill community. Today 19 years later, she is standing before the Hill community, HDAT families and friends asking you to support the next 20 years of her vision to continue to use dance as a vehicle to educate and prepare the next generations of Black and Brown youth for careers in dance, to continue to employ over 125 independent artists and 5 staff, who are residents of the Hill, and to continue to contract services at the Morgan-Lee with Arts Centre with Women Owned and Black Brown Owned Businesses.

HDAT, AN ASSET IN THE HILL DISTRICT

- Keeping Arts Alive for youth and the community from 2005 to present.
- Summer 2022, 15th Year of Spirit Mind, & Body Summer Intensive, 6 Week, 8 am to 5 pm summer dance program for neighborhood & city youth.
- HCDC Masterplan noted as an asset on page 20 and a resource on page 49.
- Provide After and Out of School arts education in Hill Community for Center that Cares, Millions UPrep, Schenley Heights Development Center, Miller AfricanCentered Academy.
- Funded a \$65,000 Kuumba arts in school program for Miller African-Centered Academy for 2 years-2017-2019.
- 2019 one-year full scholarships for twenty male students in Hill Dance Scholars program.
- Performs at Hill community events such as, Representative Wheatley's Back to School Celebration, UJAMAA, Kwanzaa Celebrations, HCDC events, and church festivals, and anniversaries to name a few.

PROJECT:

THE MORGAN-LEE ART CENTRE

**2900 BEDFORD AVENUE
PITTSBURGH, PA 15219**

DRAWING:

COVER SHEET 2

CLIENT:

AVEGA LLC

**2900 BEDFORD AVENUE
PITTSBURGH, PA 15219**

Milton Ogot

ARCHITECT

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

SEALS:

DRAWN:	PROJECT NO:
OTIS	MOA#2206

CHECKED:	DATE:
MO	1/13/2024

DRAWING NO:

CS-2



NINETEEN YEARS, 2005-2023 HDAT FACTS:

- Opened in 2005 in the historical Grace Memorial Presbyterian Church George House with 13 students ages 3 to 10.
- Spirit, Mind & Body 7Week Summer Intensive in 2008 -2010 at St. Benedict the Moor, Weil Accelerated Learning Center, and Vann Elementary School.
- 2010 Incorporated as a 501c3 nonprofit arts organization.
- 2010 started the Youth Champions Program to support youth in the arts.
- 2010-2013 provided arts internships to the Mayor’s PSYEP program with 20 students for two summers.
- 2011-2013 scholarship program for 20 boys, Rhythm and Brothers, funded by The Heinz Endowments.
- 2018-2020 named 2-year Bloomberg Arts Grantee, one of 34 arts organizations in Pittsburgh.
- 2020-2021 named Bloomberg Arts grantee for third year.
- Prior to COVID19, 90% student retention for ten years.
- Partnerships with Thelma Lovette YMCA; Center that Cares; Shona Sharif African Dance and Drum Ensemble; University of Pittsburgh; Acculturation, Justice, Access, and Peace Organization (AJAPO); Schenley Heights; Pittsburgh Youth Choir; Afro American Music Institute, (AAMI); Pittsburgh Ballet Theatre; Miller African Centered Academy.
- Annual concert performance at the AWAACC with national & international dance master artists, have booked AWC for the past 7 years and is booked through 2025.
- Over HDAT’s 18 years, nine alums are attending or have competed degrees in dance, musical theater, physical therapy, pre-medicine, engineering, and visual arts at HBCU’s.
- July 2021...purchased former St. Benedict the Moor campus, including a 29,000 square foot facility as the permanent home for Black dance and for Black and Brown artist entrepreneurs.
- December 2021...Named a Pittsburgh Cultural Treasure; The Heinz Endowments is honored to join the Ford Foundation and its national partners on the America’s Cultural Treasures Regional Challenge Initiative in naming Hill Dance Academy Theatre and 15 other nonprofit organizations as Cultural Treasurers in supporting Black, Indigenous, People of Color (BIPOC) and cultural organizations in the Pittsburgh region.

FINANCIAL SOURCES AND FUNDS FOR RENOVATIONS AND UPGRADES TO FACILITIES:

Financial Sources & Funds for Renovations & Upgrades to Facilities Pittsburgh's foundations have been supportive of the request for funds to renovate the 29,000 square foot-facility and the other properties. Funds have been awarded for the following:

- Improved accessibility to the main building, including installation of an elevator; renovations to restroom facilities; replacement of a fire escape with an egress stair.
- Exterior renovations including, masonry repair/restoration on the main building and parking lot paving repair cost to structures of the main building.
- Renovations to the interior of the administration building, increase administrative staff needed to manage and oversee increased rental activities, including the hiring of a Director of Operations.

Applications for funding additional renovations have been made to local and national foundations. Upgrades include state of the art dance studios, code compliant restrooms with showers, faculty offices and lounge, and costume storage areas. The original renovation budget, developed in 2020, estimated the cost at nearly 7 million dollars. It is estimated that the budget cost today would approach an additional 2.5 million dollars. HDAT has secured 1.5 million and is hopeful that with the launch of a capital campaign that they will be able to raise an additional 2 to 3 million from 2025 to 2027. The renovations are divided into phases, with accessibility, interior and exterior life/safety, and improvements to studios as priorities.

PROJECT:

THE MORGAN-LEE ART CENTRE

**2900 BEDFORD AVENUE
PITTSBURGH, PA 15219**

DRAWING:

COVER SHEET 3

CLIENT:

AVEGA LLC

**2900 BEDFORD AVENUE
PITTSBURGH, PA 15219**

Milton Ogot

ARCHITECT

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

SEALS:

DRAWN: PROJECT NO:

OTIS MOA#2206

CHECKED: DATE:

MO 1/13/2024

DRAWING NO:

CS-3



DEVELOPMENT PRINCIPLES, GREEN INFRASTRUCTURE, NON-DISPLACEMENT:

HDAT now occupies, the former school, rectory, and convent that for over 100 years provided education, safety, and a spiritual haven to all the Hill community residents not just Catholics. The mission of HDAT is to provide opportunities for Black and Brown children to study dance for careers on the concert stage.

The purchase of the campus allows for expanded community services and opportunities to grow and re-imagine uses for linking the arts to the continued growth of the Hill. The community's voices will be reflected in the designs for future programming and services that bring the artistry of dance and the arts to a community that has a rich cultural history and foundation for ways in which the arts have always been central to the growth of the community.

CULTURAL LEGACY:

In 2005, Hill Dance Academy Theatre opened in the Alethea George House of Grace Memorial Presbyterian Church. Rev. Johnnie Monroe was the first sponsor of HDAT. Rev. Monroe believed in the value of the arts for the community and officially linked the history of the arts in the Hill District to HDAT. Down through the years, HDAT has strived to preserve the culture of music, art, jazz, entrepreneurship, and the vibrant and strong historical contributions of the Hill community. HDAT is bigger than dance.

This is a mantra that we consistently remember as we develop students in their cultural legacy of Black History, Black History of the Hill, linking contributions of the Hill schools to the education that provided students with opportunities that gave them purpose, value, and a deep understanding of who they are and whose they are. The academy provides students with stories of the contributions of the Hill and ensures that choreographic works tell of the many contributions of Blacks to artistic, cultural, and historic memories of Hill artists such as August Wilson, Stanley Turrentine, and countless others. HDAT's dance academy and the artistry of dance is intentionally wedded to the history of Black people and their contributions in the Hill, nationally and internationally.

COMMUNITY VOICES:

In 2022, HDAT began a research study, funded by McAuley Ministries, titled, Ubuntu, Engaging the Community & Dance. Ubuntu, is an African Bantu word that means Humanity toward others. It states, we are all bound together in ways that can be invisible to the eye; there is a oneness to humanity, "I am, because you are", and we achieve our goals by sharing ourselves with others and caring for those around us.

HDAT's goal has always been to acquire a permanent home for Black dance in the Hill and use that home to serve and provide the arts to the residents of the Hill community. The Ubuntu study is to learn about how HDAT can serve, have an impact, and use the arts as a potential agent of change in the Hill community. The study began in 2022 with the support of a grant from McAuley Ministries. The study's lead investigator is Rick Zoucha Ph.D., chair of the Graduate School of Nursing, experienced ethnographer and culturally focused researcher and expert on LatinX and Black and Brown cultures. The study included interviews of volunteers in the community, data analysis, findings of the data and a final report. The report will be completed in early January 2024.

HDAT has also partnered with Neighborhood Allies in the design efforts to acquire the 29,000 square foot facility; Neighborhood Allies provided financial support for the architect and renovation business plans. HDAT applied twice to RACP, losing \$1,000 in fees to the process to secure funds for purchase and renovations of the campus. HDAT also applied three times to NIF and in September 2023, we were awarded a grant of \$100,000.

PROJECT:

THE MORGAN-LEE ART CENTRE

**2900 BEDFORD AVENUE
PITTSBURGH, PA 15219**

DRAWING:

COVER SHEET 4

CLIENT:

AVEGA LLC

**2900 BEDFORD AVENUE
PITTSBURGH, PA 15219**

Milton Ogot

ARCHITECT

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

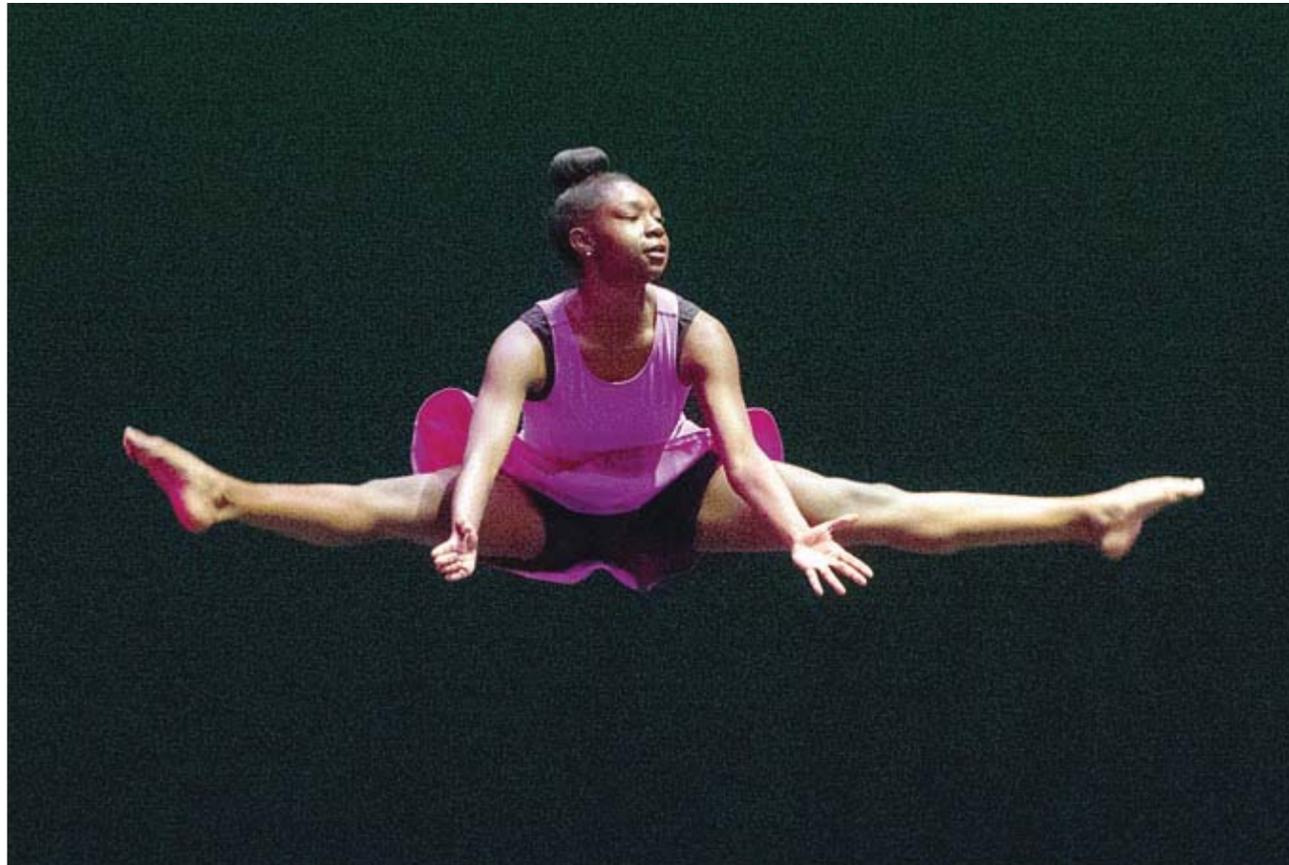
SEALS:

DRAWN:	PROJECT NO:
OTIS	MOA#2206

CHECKED:	DATE:
MO	1/13/2024

DRAWING NO:

CS-4



ADVOCACY:

For sixteen years, HDAT searched for a facility in the Hill community. We received push back from many constituents that spoke to the many stereotypes held by those who could not see the value in establishing an arts academy in the Hill community. We also heard why put another arts venue in the Hill, referring to the plans for the New Grenada Theatre. In all situations, our response was "Why not the Hill?" We made community presentations to the Pittsburgh Housing Authority, the URA, Foundations/donors and community organizations to generate support for acquisition of a number of local properties. I share this to illustrate that that HDAT never abandon its desire to stay in the Hill community.

In the final two years, prior to acquisition of the campus, we raised \$268,000, over 50% of the asking price by the Diocese of \$400.00. We were intentional and determined not to allow the 29,000 square foot building in the upper Hill to default to developers and gentrification plans or condominiums.

CHALLENGES OF ACQUISITION:

Zoning

- Religious organizations are zoned like commercial properties...

Taxes

- From the beginnings the church and its assets were not taxed for their market value.

We are not...

- August Wilson House, a facility with a world known name and legacy...
- Located on Centre Avenue in a zone that is targeted to receive tax credits & government dollars...
- In the lower Hill...
- Seen as an Economic Asset eligible to receive economic development dollars, in our opinion...

ASSETS, BENEFITS AND IMPACT OF ACQUISITION:

We are...

- A Pittsburgh Cultural Treasure.
- We are an Allegheny Regional Asset.
- We are still in the Hill and approaching 20 years as a nonprofit in the Hill...
- We impact Black & Brown children, families, and artists...
- We provide employment to Hill residents & economic growth to the community...
- We are a Black owned and Black woman led business in the Hill...
- Representation Matters in life, careers, and the Arts...
- We are sustaining an Educational & Cultural Legacy in the Hill...
- We are addressing equity using the arts to enhance and build community, economic empowerment and growth, and quality of life for the Hill community

PUBLIC INPUT:

To meet the requirements of the Development Activities Meeting (DAM), per the RCO ordinance, HDAT has received zoning approval for 2901 Webster Ave and has made application for 2900 Bedford and 2915 Webster; we will hold a public community meeting in January 2024 and a Zoning Hearing February 2024.

PROJECT:

THE MORGAN-LEE ART CENTRE

**2900 BEDFORD AVENUE
PITTSBURGH, PA 15219**

DRAWING:

COVER SHEET 5

CLIENT:

AVEGA LLC

**2900 BEDFORD AVENUE
PITTSBURGH, PA 15219**

Milton Ogot

ARCHITECT

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

SEALS:

DRAWN: PROJECT NO:

OTIS MOA#2206

CHECKED: DATE:

MO 1/13/2024

DRAWING NO:

CS-5



COMMUNITY OWNERSHIP, ECONOMIC JUSTICE & EMPOWERMENT & CAPACITY BUILDING:

In the 2011 Master Plan on p. 20 it cites "Existing community assets includes the Hill Dance Academy Theater"; the community asset map on page 21, shows the range of social services, religious organizations, historical places, libraries and schools, and public safety providers in the Hill. These existing community assets are the foundation of the neighborhood and the basis of the Master Plan. The opportunity diagram on page 21, shows the 2900 blocks of Wiley, Webster, and Bedford Avenues as areas to be reimagined and the important connections and general approaches to addressing the future of the many unique areas within the Hill.

Hill Dance Academy Theatre (HDAT) has maintained its presence in the Hill community and has intentionally continued to integrate the arts into neighborhood life. HDAT's mission focuses on performance arts, a Hill artists and youth arts education, all areas outlined in the vision of the Hill District Arts Plan. The vision in 2011 was to develop an urban-scale arts intervention center that would expand and increase excitement for the arts within the schools and community, as well as external awareness of the Hill. The outline addresses the goal to further integrate the arts into neighborhood life with local programs, of which Hill Dance Academy Theatre and its website are listed, as a resource.

From 2005 to 2010, HDAT was a nomad arts organization in the Hill, moving from one facility to another to provide dance arts education for children ages 3 to 18 years old. Throughout those years, our first home was in Grace Memorial Presbyterian Church's George house, we went from there to summers in Ammons, and all the elementary schools in the Hill housed our programs in the summer. In 2010 we moved into the former St. Benedict the Moor School on Bedford Avenue and in 2021, we purchased the complex from Diocese of Pittsburgh and St. Benedict the Moor Parish.

The practice of economic justice for HDAT from 2005 to now includes, purchasing a 29,000 square foot of property to ward off the plague of gentrification and the loss of culturally significant symbols in the Hill, providing space and place for Black and Brown artists to work as entrepreneurs, providing expanded facilities to educate and train Black and Brown children for careers in dance, employing residents and business in the Hill for services and providing the Hill community with space for events, recreation, funeral celebrations and meeting spaces. Although there were many opportunities to purchase property for the academy in other city neighborhoods from 2005 until 2021, we choose to stay in the Hill because of a commitment to acquire a permanent home for Black dance and to support education and opportunities for the Hill community through the arts.

PROJECT TEAM:

Ayisha Morgan-Lee, EdD - Founder, CEO & Artistic Director of Hill Dance Academy Theatre

Jennifer Philip, M.Th. - Director of Operations, Hill Dance Academy Theatre Staff

Veronica Morgan-Lee, Ph.D - Director of Fund Development, Hill Dance Academy Theatre Staff

TaMara Howard, MBA - Hill Dance Academy Theatre Board Member & former Board Chair

CJAM Consultants - Specializing in business development for the arts and culture sector.

Milton Ogot, AIA - Principal, Milton Ogot, Architect

PROJECT:

**THE MORGAN-LEE
ART CENTRE**

**2900 BEDFORD AVENUE
PITTSBURGH, PA 15219**

DRAWING:

COVER SHEET 6

CLIENT:

AVEGA LLC

**2900 BEDFORD AVENUE
PITTSBURGH, PA 15219**

Milton Ogot

ARCHITECT

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

SEALS:

DRAWN: PROJECT NO:

OTIS MOA#2206

CHECKED: DATE:

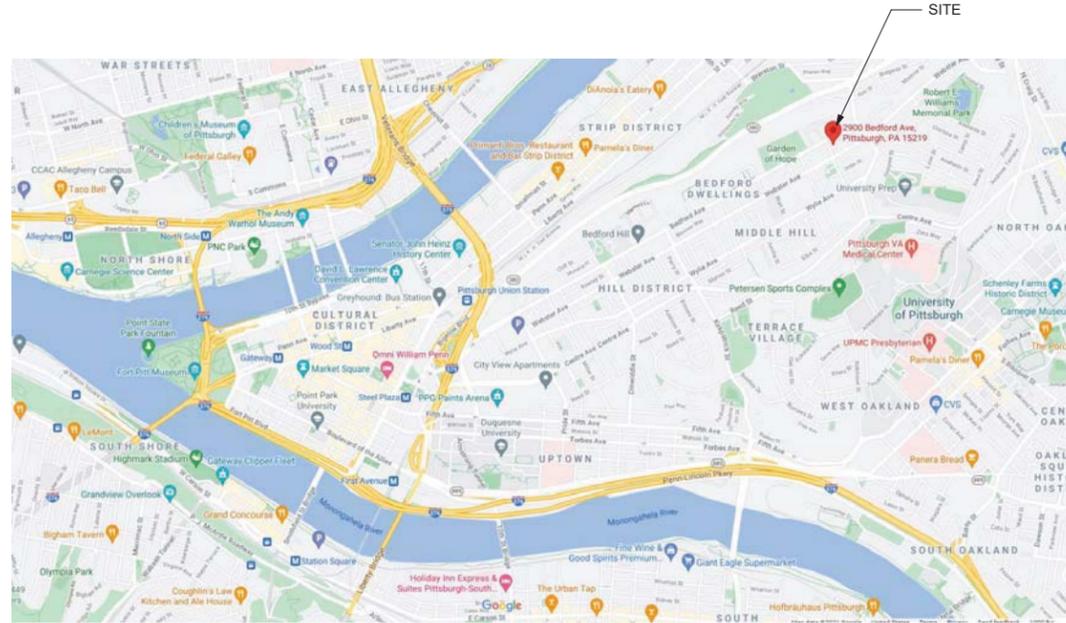
MO 1/13/2024

DRAWING NO:

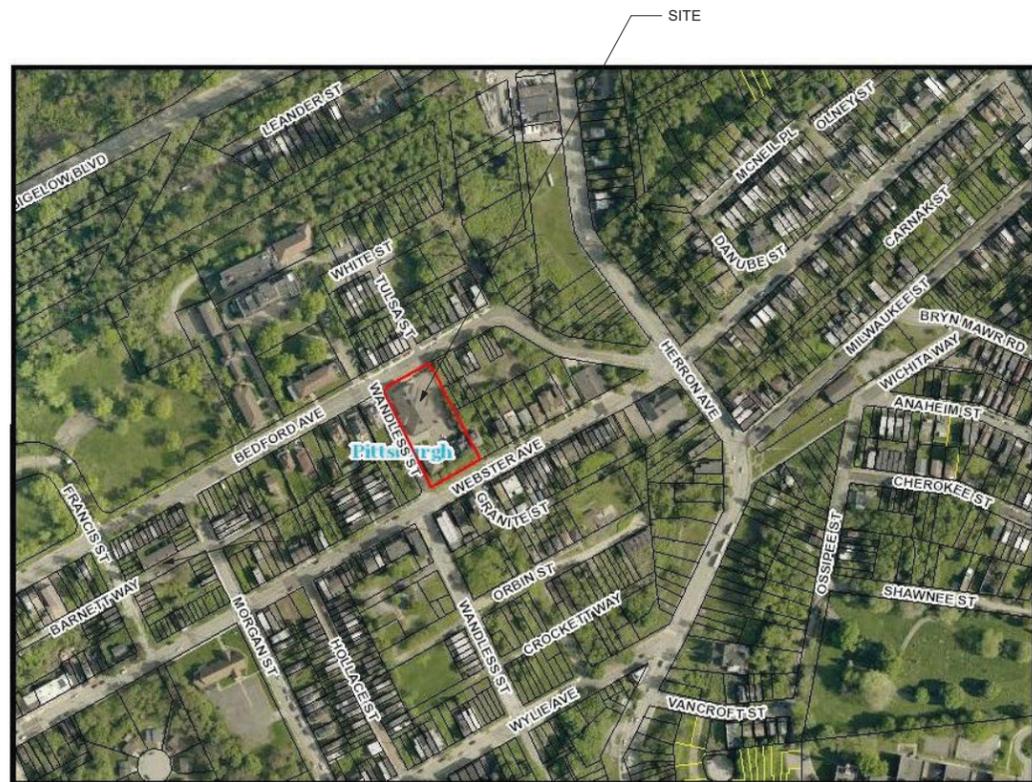
CS-6



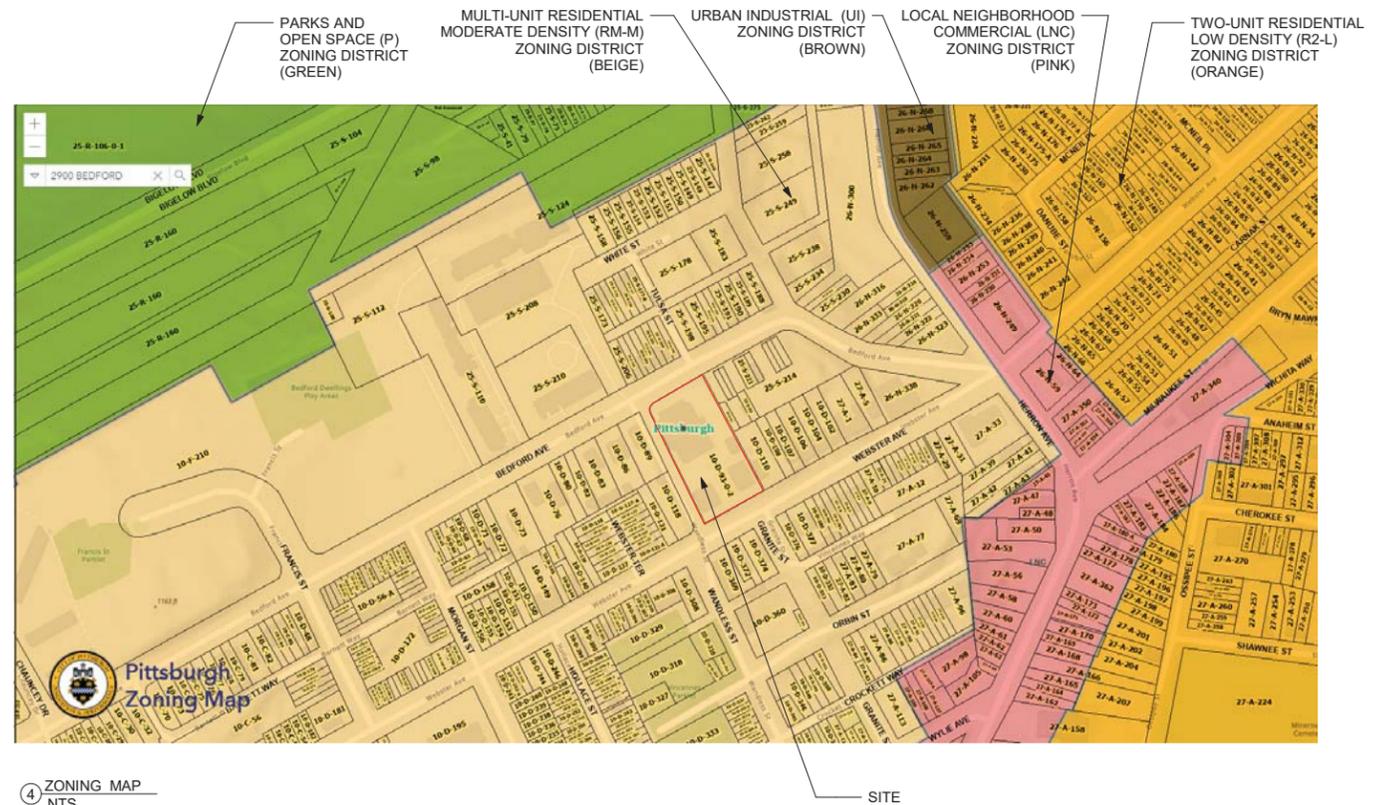
1 ANNOTATED BIRD'S EYE VIEW PHOTOGRAPH OF CAMPUS
NTS



2 LOCATION MAP
NTS



3 AERIAL PHOTO, OVER PLAT MAP



4 ZONING MAP
NTS

DRAWINGS LIST:

- CS-1 - COVER SHEET
- SP-1 - PROPERTY SURVEY AND PROPOSED SITE PLAN
- A-1 - NOT USED
- A-2 - MULTI-PURPOSE BUILDING - PLANS, PHOTOS AND BUILDING CODE & ZONING DATA
- A-3 - ARTISTS RESIDENCE - PLANS, PHOTOS AND BUILDING CODE & ZONING DATA
- A-4 - ADMINISTRATION BUILDING - PLANS, PHOTOS AND BUILDING CODE & ZONING DATA

**MORGAN-LEE
ART CENTRE -
PHASE 1
UPGRADES**

2900 BEDFORD AVENUE
PITTSBURGH, PA 15219

COVER SHEET 7

CLIENT:

AVEGA LLC
2900 BEDFORD AVENUE
PITTSBURGH, PA 15219

REVISIONS:

NO.	DESCRIPTION	DATE

Milton Ogot
ARCHITECT

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

DRAWN: OTIS	SCALE:
CHECKED: MO	DATE: 7/3/2023

DRAWING NO:
CS-7
PROJECT NO: MOA2115

**MORGAN-LEE
ART CENTRE -
PHASE 1
UPGRADES**

2900 BEDFORD AVENUE
PITTSBURGH, PA 15219

**PROPERTY
SURVEY AND
PROPOSED SITE
PLAN**

AVEGA LLC
2900 BEDFORD AVENUE
PITTSBURGH, PA 15219

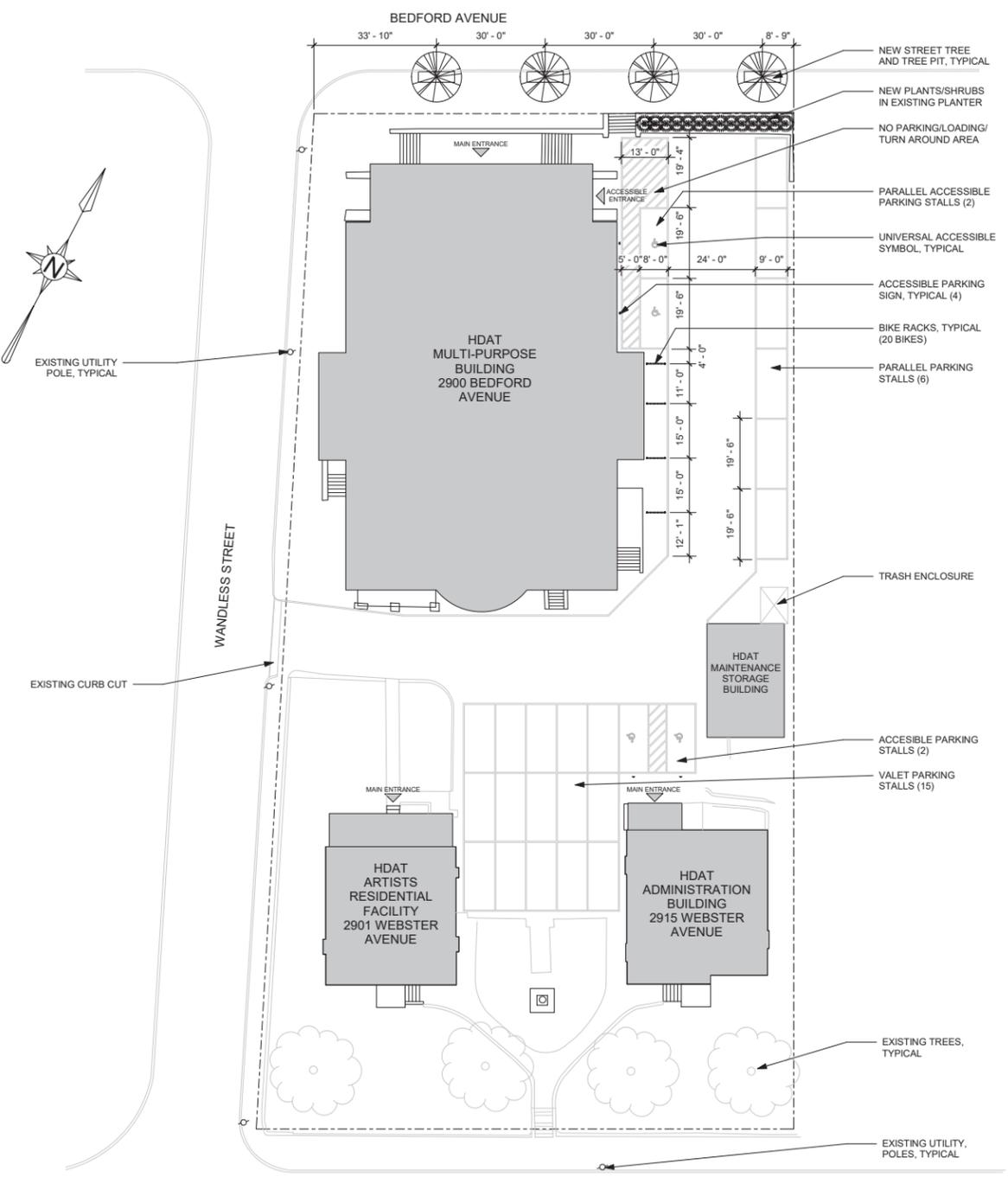
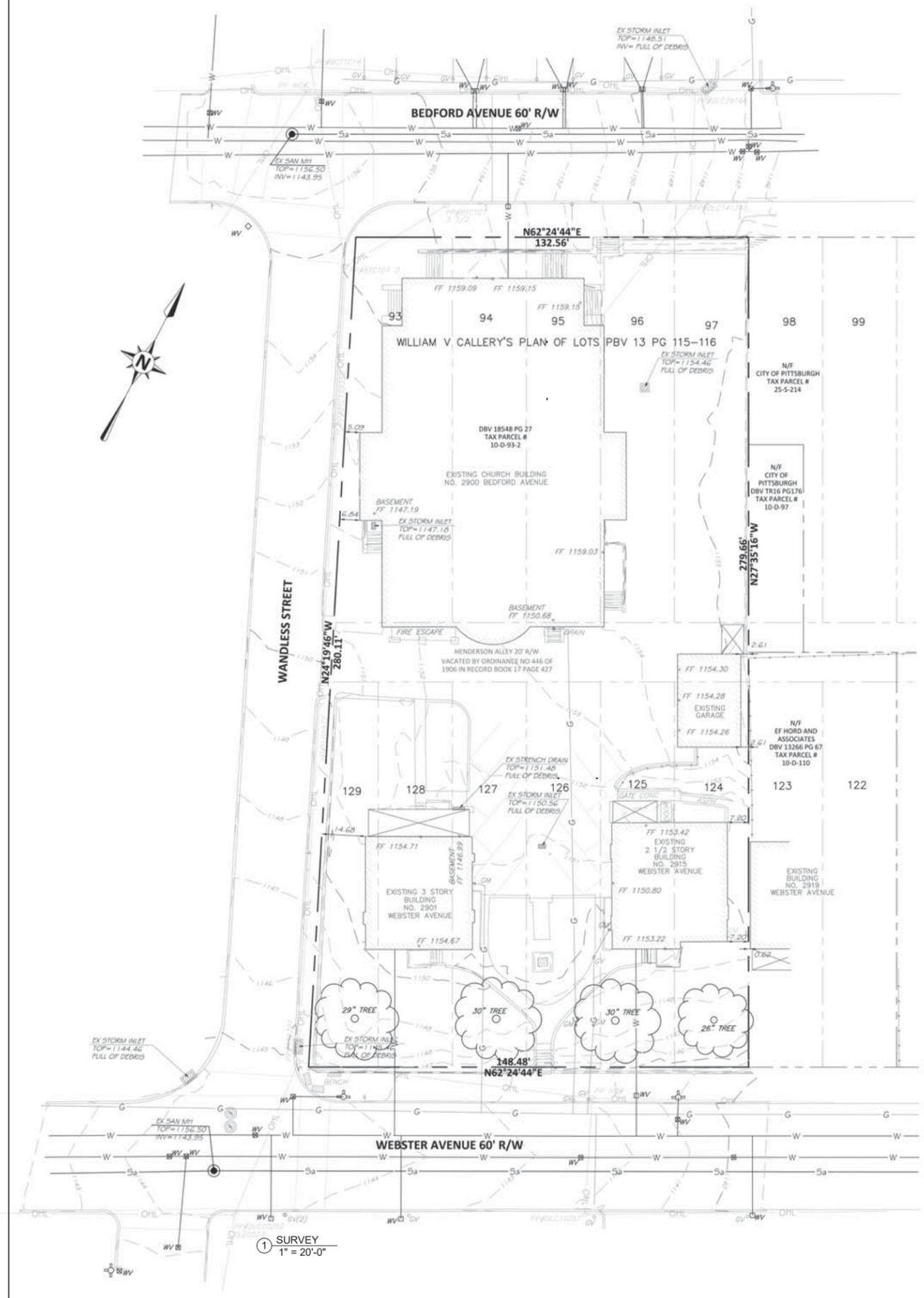
REVISIONS:

NO.	DESCRIPTION	DATE

**Milton Ogot
ARCHITECT**

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

DRAWN: OTIS	SCALE: 1" = 20'-0"
CHECKED: MO	DATE: 7/3/2023
DRAWING NO: SP-1	
PROJECT NO.: MOA2115	



PARKING SPACES

TYPE	NO.
ACCESSIBLE	4
VALET	15
SELF PARK	6
TOTAL	25

**MORGAN-LEE
ART CENTRE -
PHASE 1
UPGRADES**

2900 BEDFORD AVENUE
PITTSBURGH, PA 15219

**MULTI-PURPOSE
BUILDING -
PLANS, PHOTOS
AND BUILDING
CODE & ZONING
DATA**

AVEGA LLC
2900 BEDFORD AVENUE
PITTSBURGH, PA 15219

REVISIONS:

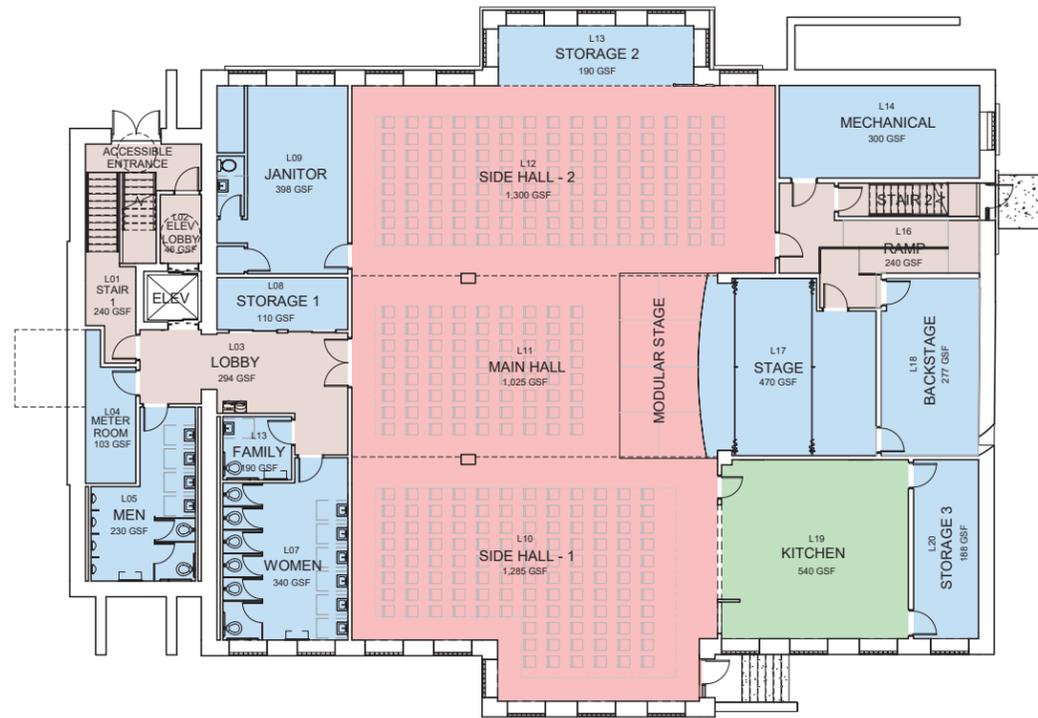
NO.	DESCRIPTION	DATE

Milton Ogot
ARCHITECT

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

DRAWN: OTIS
CHECKED: MO
SCALE: 3/32" = 1'-0"
DATE: 7/3/2023

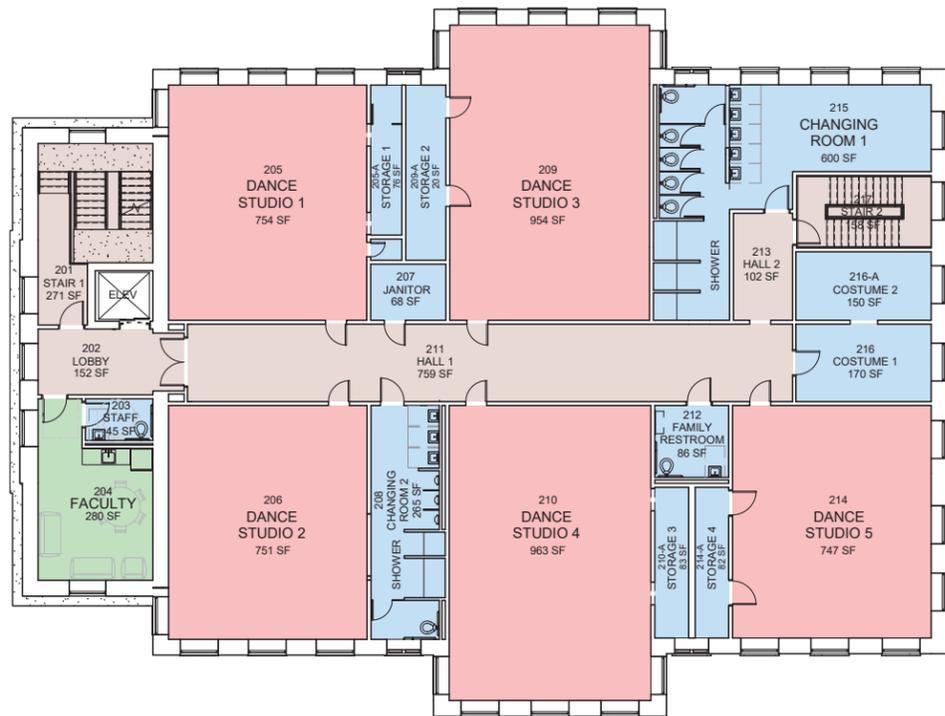
DRAWING NO.: **A-2**
PROJECT NO.: MOA2115



① LOWER LEVEL PLAN
3/32" = 1'-0"



② FIRST FLOOR PLAN
3/32" = 1'-0"



③ SECOND FLOOR PLAN
3/32" = 1'-0"

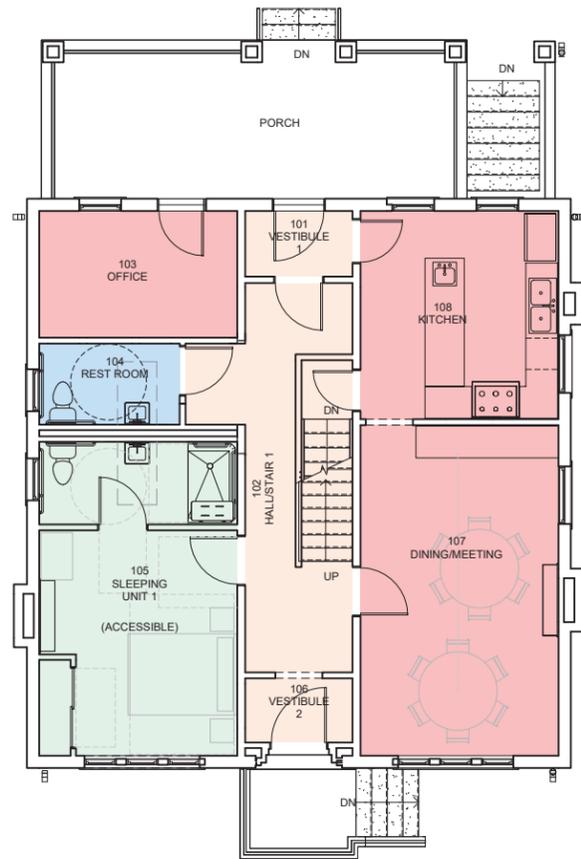


④ FRONT PHOTO
NTS

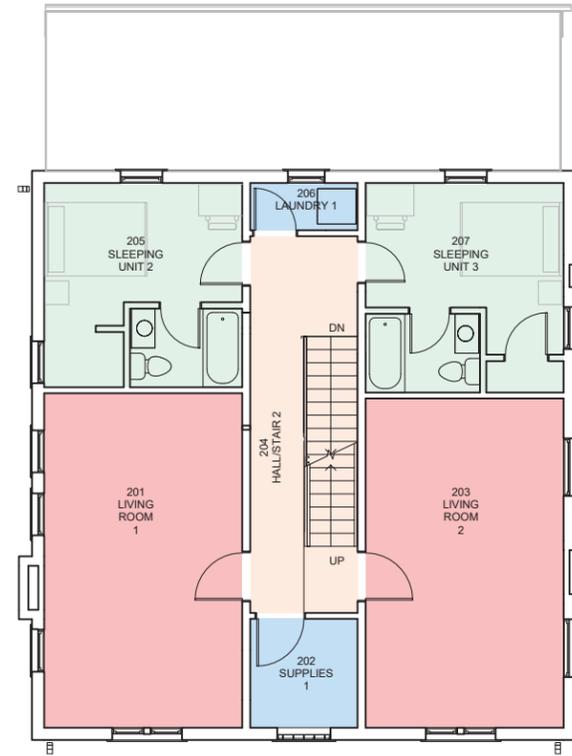


⑤ REAR PHOTO
NTS

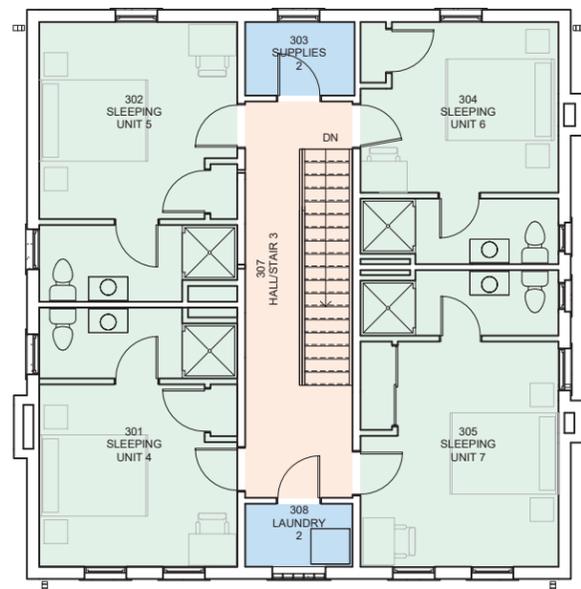
BUILDING CODE AND ZONING DATA	
ADDRESS	2900 BEDFORD AVENUE
CITY OF PITTSBURGH LOT & BLOCK NO.	10-D-93-0-2
ZONING DISTRICT	MULTI-UNIT RESIDENTIAL MODERATE DENSITY (RM-M)
BUILDING CODE	INTERNATIONAL BUILDING CODE (IBC) - 2018
OCCUPANCY CLASSIFICATION	ASSEMBLY (A), BUSINESS (B)
CONSTRUCTION CLASSIFICATION	TYPE IIA
HEIGHT	2 STORIES (+/- 55' - 0")
AREA	26,860 GSF
FIRE PROTECTION	AUTOMATIC FIRE PROTECTION - NFPA 13
FIRE ALARM	SMOKE DETECTORS AND PULL STATIONS



1 FIRST FLOOR PLAN - PROPOSED
3/16" = 1'-0"



2 SECOND FLOOR PLAN - PROPOSED
3/16" = 1'-0"



3 THIRD FLOOR PLAN - PROPOSED
3/16" = 1'-0"



4 PHOTOGRAPH OF EXISTING BUILDING
(CORNER OF WANDLESS ST. & WEBSTER AVE.)



5 PHOTOGRAPH OF EXISTING BUILDING
(WANDLESS ST.)

**MORGAN-LEE
ART CENTRE -
PHASE 1
UPGRADES**

2901 WEBSTER AVENUE
PITTSBURGH, PA 15219

**ARTISTS
RESIDENCE -
PLANS, PHOTOS
AND BUILDING
CODE & ZONING
DATA**

AVEGA LLC
2900 BEDFORD AVENUE
PITTSBURGH, PA 15219

REVISIONS:

NO.	DESCRIPTION	DATE

BUILDING CODE & ZONING DATA:

MUNICIPALITY	CITY OF PITTSBURGH
ALLEGHENY COUNTY LOT & BLOCK NO.	10-D-93-0-2
ZONING DISTRICT	MULTI-UNIT RESIDENTIAL MODERATE DENSITY (RM-M)
BUILDING CODE	INTERNATIONAL EXISTING BUILDING CODE (IEBC) - 2018
OCCUPANCY CLASSIFICATION	RESIDENTIAL (R2) MULTI-SUITE RESIDENTIAL
CONSTRUCTION CLASSIFICATION	TYPE IIB
HEIGHT	3 STORY (+/- 30' - 0")
AREA	EXISTING - 3,786 GSF PROPOSED - 3,786 GSF
FIRE ALARM	SMOKE DETECTORS

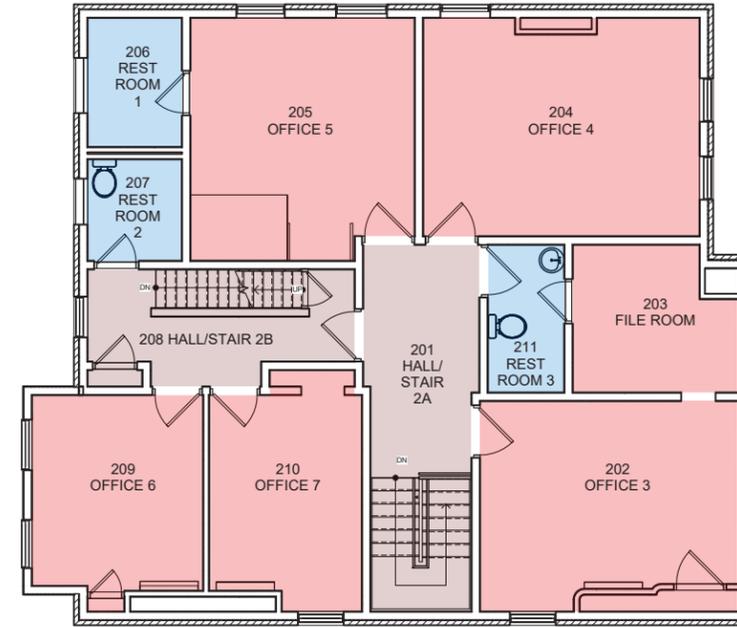
**Milton Ogot
ARCHITECT**

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

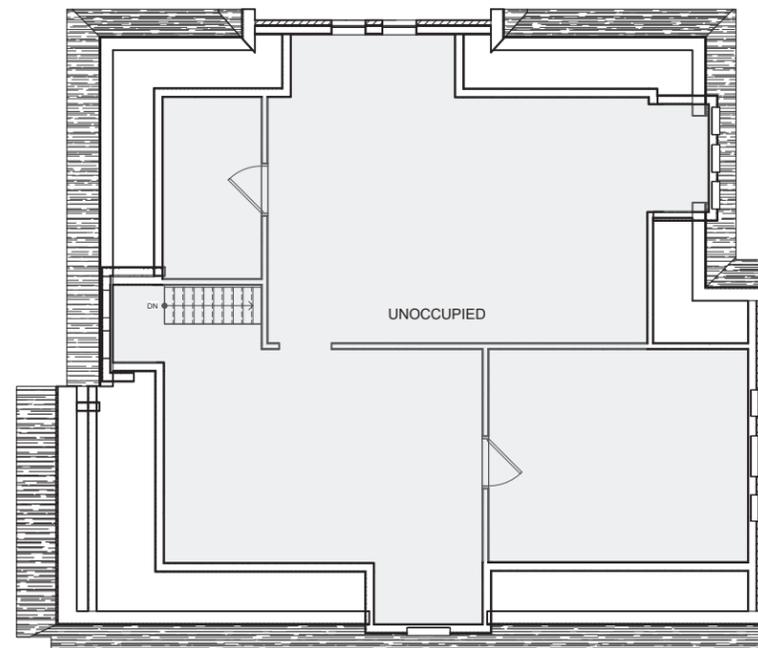
DRAWN:	OTIS	SCALE:	3/16" = 1'-0"
CHECKED:	MO	DATE:	7/3/2023
DRAWING NO. A-3			
PROJECT NO: MOA#2206			



① FIRST FLOOR PLAN
3/16" = 1' - 0"



② SECOND FLOOR PLAN
3/16" = 1' - 0"



③ THIRD FLOOR PLAN (UNOCCUPIED)
3/16" = 1' - 0"



④ PHOTOGRAPH OF EXISTING BUILDING
(WEBSTER AVE.)



⑤ PHOTOGRAPH OF EXISTING BUILDING
(WANDLESS ST.)

BUILDING CODE & ZONING DATA:

MUNICIPALITY	CITY OF PITTSBURGH
ALLEGHENY COUNTY LOT & BLOCK NO.	10-D-93-0-2
ZONING DISTRICT	MULTI-UNIT RESIDENTIAL MODERATE DENSITY (RM-M)
BUILDING CODE	INTERNATIONAL EXISTING BUILDING CODE (IEBC) - 2018
OCCUPANCY CLASSIFICATION	BUSINESS (B)
CONSTRUCTION CLASSIFICATION	TYPE IIB
HEIGHT	2 1/2 STORY (+/- 30' - 0')
AREA	EXISTING - 4,540 GSF PROPOSED - 4,540 GSF
FIRE ALARM	SMOKE DETECTORS

MORGAN-LEE ART CENTRE - PHASE 1 UPGRADES

2915 WEBSTER AVENUE
PITTSBURGH PA 15219

ADMINISTRATION BUILDING - PLANS, PHOTOS AND BUILDING CODE & ZONING DATA

CLIENT:

AVEGA LLC
2900 BEDFORD AVENUE
PITTSBURGH, PA 15219

REVISIONS:

NO.	DESCRIPTION	DATE

Milton Ogot ARCHITECT

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

DRAWN: OTIS SCALE: 3/16" = 1'-0"
CHECKED: MO DATE: 7/3/2023

DRAWING NO: **A-4**
PROJECT NO: MOA#2114