



■ 3 SEPTEMBER 2002

SCHEMATIC DESIGN STUDIES

RIPPEY STREET HOUSING FOR PITTSBURGH HABITAT FOR HUMANITY

MELLON'S ORCHARD NEIGHBORHOOD ASSOCIATION
EAST LIBERTY DEVELOPMENT INC.



FOR

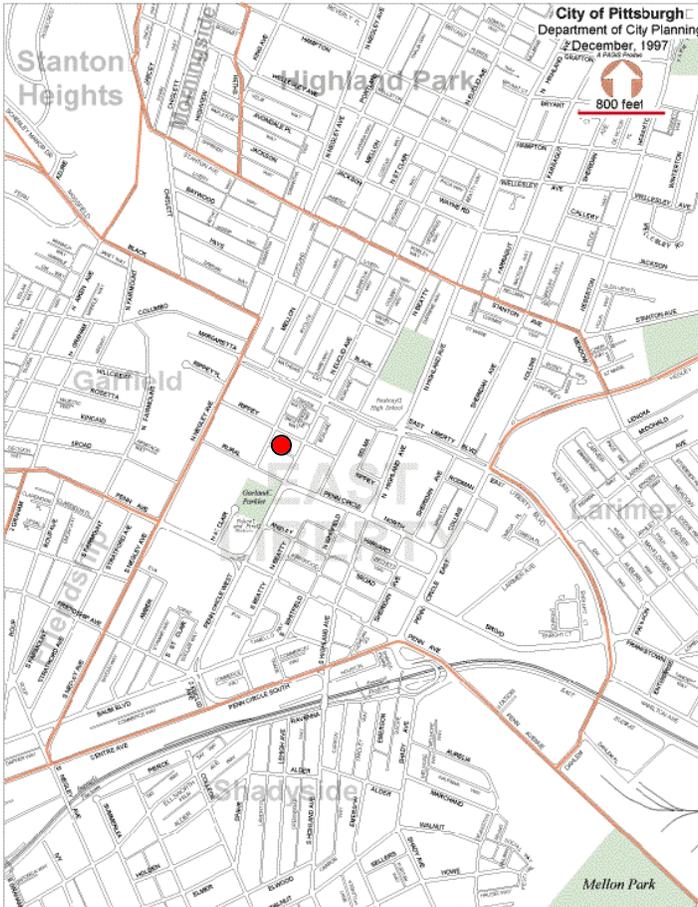
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INTRODUCTION AND SCOPE

This project is a schematic design study for two new infill houses on the 5700 block of Rippey Street, Pittsburgh PA. This is the Mellon's Orchard Neighborhood located within East Liberty. The specific site is marked below on the City map. This study was commissioned by the Mellon's Orchard Neighborhood Association (MONA) in conjunction with East Liberty Development, Inc. (ELDI), the Community Design Center of Pittsburgh (CDCP) and Pittsburgh Habitat for Humanity (PHFH), hereby described as "the committee." ELDI served as the Owner in the context of the Owner/Architect contract.



CITY MAP - SITE

Owner of the adjacent lot. This leaves two equal lots 45'-0" wide and 120'-0" long. 5,400 square feet exceeds the minimum lot size of 3,200 square feet as well as the 1,800 square feet of lot per residence.

Both lots are relatively flat with a slight rise in elevation of approximately two to three feet from the Rippey Street sidewalk elevation. Weldon Street in the rear meets level with the rear of the lots. Most likely, vehicle access would be from Weldon Street in the rear. This also would shield parking from the main street. A large tree exists between the two properties and would likely need to be removed prior to construction, since it would interfere with construction access and it is not a desirable location for either new residence. Several other smaller trees to the West of Lot 33 at the corner of 5708 are also intended to be removed. (See Site Photo)

The scope of work is to create a base contextual design with corresponding visual materials illustrating the vision of the project, which in turn can be used to raise support and funding necessary to implement the proposed construction. The following describes the design process and the milestones of review that shaped the final outcome of the project.

The Committee selected Integrated Architectural Services Corporation on 24 May 2002 with a "kick off" meeting to occur on 29 May 2002. We visited the site prior to this meeting and also reviewed it a second time prior to this initial meeting. We requested survey information to be provided as soon as possible. An electronic CAD version was sent to IAS on 5 June 2002.

EXISTING CONDITIONS AND SITE ANALYSIS

Two vacant lots exist between 5708 and 5720 Rippey Street. They are designated as Lot 32 and Lot 33 in the Mellon's Orchard Plan of Lots. Lot 32 is 'L' shaped with a leg extending Southeast behind 5720 Rippey facing Weldon Street. The Committee intends to subdivide the property into two rectangular sections. The small portion along Weldon Street would be sold to the

The committee reported that a former apartment building existed on Lot 32 and had been demolished in the past several years. The foundation was infilled with debris from the demolition. As part of ongoing development, IAS advises that geotechnical subsurface investigation take place with several test borings drilled near the proposed new building locations. New footings should be extended down to virgin soil or bear on imported engineered fill compacted to maximum density (98% Proctor Compaction Testing minimum) if necessary. The City of Pittsburgh may also likely stipulate that the existing foundation be removed in the area of the new construction with foundations bearing as previously outlined. We advise this issue to be pursued with the City inspectors prior to completion of construction documents.



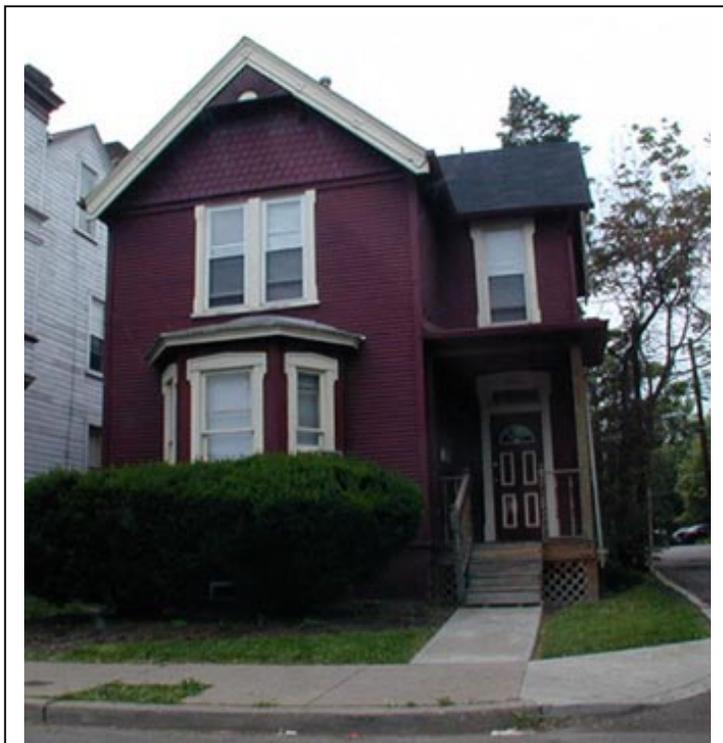
EXISTING SITE – RIPPEY STREET – LOOKING SOUTH
(Existing Tree near center property line)

Although no utilities are indicated on the submitted survey, it is reported that gas, water, electric and sewer are available to the site from Rippey Street. The Committee should contact each utility company to locate these utilities on site, which can then be included within the construction documents. Also, the Committee should ascertain any potential tap in fees, which will affect the overall project budget. During construction documents and early in construction, we advise the Owner to work with these utility companies in the design and location of utility meters. Each utility meter and its respective equipment should be in locations on the site which will have the least or no impact on the front of the building (i.e. locate electric meters and line drops on the sides or rear of the houses, etc.). This will eliminate or reduce surprises of objectionable appearing elements on the front of the units.

The enclosed site plans indicate the proposed building locations along with minor additional suggested landscaping and development beyond the scope of Habitat for Humanity's typical scope. However, it is included as suggestions to the homebuyers. These future embellishments as well as others added by the homeowners will continue to enhance the overall character of the proposed design.

ZONING AND CODE ISSUES

Both lots are zoned RM-3 under the City's most recent zoning ordinance. Single family houses are permitted uses; however, multiple family residences are also permitted. The setbacks outlined in the ordinance were applied to each lot and indicated on the Existing Site Plan (Appendix 'A' - Drawing EX1.0). During this review we noted that the neighboring properties on either side of the lots are closer to the street than the current front yard setbacks (19'-9" versus the setback of 25'-0"). Also, both adjacent properties have front porches, which project beyond the



HOUSING PATTERN N° 1



HOUSING PATTERN N° 2

face of the building (12'-9" versus the setback of 25'-0"). Under the current zoning ordinance, contextual setbacks are permitted in certain situations to allow new construction to conform to the existing building patterns, thus, maintaining the current street edge. We recommend that the new construction conform to the contextual setbacks. The committee should confirm this with the City's Zoning Department prior to proceeding to construction documents. This alignment with the contextual setback is indicated on the Site Plan (Appendix 'D' -Drawing A1.0). Remaining key zoning issues have been summarized in the attached Zoning Ordinance Analysis Summary (Appendix 'C').

DESIGN PROCESS AND COMMITTEE REVIEW MEETINGS

IAS was selected for the project with Lee Calisti, AIA as the project manager and designer (hereby referred to as "the architect"). He met with the committee for its first meeting on 29 May 2002. The goal of this meeting was to introduce the various parties and committee members and outline the goals and objectives of the committee to the architect. The residences are to be constructed under the leadership and direction of Habitat for Humanity and must comply with guidelines for construction. These guidelines were presented to the architect and reviewed briefly. The most difficult criterion is the tight budget of approximately \$60,000 per home. The meeting continued with the committee expounding on its desire for houses that fit within the context and fabric of the existing neighborhood and would contribute to its character for years to come. Copies of surveys were presented to the architect.

The next committee meeting was held on 25 June 2002. This purpose of this meeting was to review basic sketches from the architect, which could be presented at the next neighborhood meeting on 11 July 2002. The architect first reviewed an analysis of basic zoning issues and constraints (Appendix 'C'). He continued by showing images of the existing site conditions and local house patterns

and styles of similar scale and materials (Photos previously shown and Appendix 'B'). These local houses marked the patterns, which shaped the initial elevation sketches presented by the architect. The architect then presented several site plan options including the possibility of three units, and three unit attached housing. Since the buildable versions of these alternative schemes would require variances from the Zoning Ordinance and did not fit within the initial objectives, these ideas were dismissed. It was evident that the most appropriate use of the site is for two detached single family houses. This discussion was followed up with a review of the architect's multitude of elevation sketches in styles from traditional to modern. Several opinions were noted, but a final direction was reserved until the next neighborhood meeting. (See Development Drawings Appendix 'E').

The committee met again on 17 July 2002 after the first neighborhood meeting, which occurred on 11 July 2002. The sketches to date were well received and the committee members afforded the residents the ability to "vote" on the elevation schemes they preferred or felt were most appropriate. The committee reported that they preferred the gable front elevation and the main design feature that they would like to see further developed is a front porch. This porch needs only to be large enough for a couple of seats to keep costs down. Also the architect recommended not extending the porch over the front living room windows. This would reduce the amount of ambient light reflected into these North-facing windows. Nevertheless a porch is important to the design. The potential community interaction afforded by front porches is important to the residents of the neighborhood. The meeting continued with additional discussion over whether the two units should be identical in appearance or different. The architect explained that he felt two mirror-imaged units are very appropriate for the context. They mimic the gabled front of 5720 Rippey and provide relief from the roof pattern of the houses to the West. The homeowner can express individuality with changeable features such as paint color for the front door and porch, landscaping, etc. The committee concurred and it was decided to pursue one design, which will be mirrored along the property line. This will also help in ease of construction and budget. Based on the input of this meeting, the architect pursued further front porch studies along with window patterns and front gable treatments.

The neighborhood residents met for their monthly meeting on 1 August 2002 and also to review the updated sketches from the architect. The architect had sent interim sketches to committee members on 25 July 2002 with some feedback returned. Although copies of these sketches were made available to neighborhood residents at this meeting, the architect presented larger, cleaner, colored versions of the revised elevations with corresponding site plans and floor plans. Six variations were shown with four front porch designs. It was explained that window patterns could be mixed and matched from the alternatives indicated. Again, the designs were well received. The architect summarized by requesting that the committee select a scheme or a hybrid scheme, which could be used as the final design of this study.

The schematic housing model presented in this report reflects the recent input received by committee members based on the 1 August 2002 meeting. It does not necessarily dictate the exact final outcome to be constructed. Several remaining factors such as family selection by PHFH and house size (number of bedrooms), etc. will continue to shape this design until it is ultimately constructed.

PROJECT BUDGET ESTIMATE

The enclosed sample budget is a projected per unit cost as it might occur on the standard construction market. This is merely a rough estimate and not a guarantee of actual expected costs. We have no control over construction costs and current market conditions could vary this estimate dramatically. However, this estimate is based primarily on construction costs of recent IAS projects of similar type and scale. In addition, without further development, final finish selections, construction methods or uncovering of subsurface conditions, a more accurate cost figure cannot be determined.

Based on the enclosed breakdown and total, we have subtracted certain cost figures such as labor costs for known areas of volunteer labor in order to derive an approximate cost reflecting the Habitat for Humanity model. (See corresponding color scheme on budget – Appendix 'F'). The amount of donated materials is currently unknown, yet we projected a minimum value for those materials in order to reach the goal of \$60,000 per unit in construction costs.

Finally the purpose of this budget is to serve as a framework of rough costs and scope which can aid in raising funds. As the project develops, this budget can be edited and updated to be a truer reflection of the scope of the final project. PHFH can add and subtract cost figures for scope items, which typically fall within their standard housing package. Additional embellishments can be itemized for further donations, fund raising, etc.

TERMS OF REFERENCE

This report includes our observations of the apparent observable conditions of the Rippey Street Site at the time of our site visits and our reasonable professional judgments with respect to the improvements needed. These observations are subject to the limitations imposed by the amount of documentation available, the amount of time spent at the site and the information provided concerning the proposed use. While a reasonable attempt was made to make a comprehensive review pertinent to the proposed developments, the time available was necessarily limited, as was the degree to which individual items or systems could be surveyed. No in depth or detailed investigations were possible or are implied by this report. The information presented in the report reflects these limitations, and our conclusions must be read in this context. But, with these limitations in mind, the information provided, and conclusions reached, represents reasonable architectural judgments concerning existing conditions and the kinds of improvements likely to be necessary to develop the site as intended.