



CITY OF PITTSBURGH
DEPARTMENT OF MOBILITY & INFRASTRUCTURE
CITY-COUNTY BUILDING

Application for an Encroachment on City Dedicated Right-Of-Way

Date 4/3/2026

Applicant Name Module Build LLC

Property Owner's Name (if different from Applicant) Almono LP

Address Eliza Street, Pittsburgh PA 15207

Phone Number: 571-425-8479 Alternate Phone Number: _____

Location of Proposed Encroachment: Eliza St Sidewalk ROW

Ward: 15 Council District: 5 Lot and Block Block E, Lot 8

What is the properties zoning district code? SP (zoning office 255-2241)

Planning/Zoning OneStop BDA Number (if applicable) SP-10

Is the existing right-of-way, a street or a sidewalk? sidewalk

Width of Existing Right-of-Way (sidewalk or street): 9' (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): 190' (Before encroachment)

Width of Proposed Encroachment: 1' 2"

Length of Proposed Encroachment: 28' total (7' each x 4)

Number of feet the proposed object will encroach into the ROW: 1'

Description of encroachment: Second and Third Floor Balconies

Reason for application:

To provide residents with outdoor access within
a walkable urban context and comply with the goals of the PLDP.



MODULE

Module Design Inc.
5452 Black St.
Pittsburgh, PA 15206

April 3, 2026

Director Jeff Skalican
City of Pittsburgh
414 Grant St.
Pittsburgh, PA 15219

Dear Mr Skalican,

Module is seeking to build 30 rental workforce housing units on Block 36 of Hazelwood Green, directly adjacent to the recently announced Trek Development Low Income Housing Tax Credit project. These three-story walkups will add human-scale density to Eliza Street. The units will feature a covered rear walkway that provides circulation to the upper floors. A pedestrian walkway will run through the middle of the site, providing residents with access to rear parking. The upper floors will contain balconies on the end units projecting over the public right-of-way.

Sincerely,

Andrew Newby

VP Development

Module Build LLC

ELIZA STREET HOUSING

HAZELWOOD GREEN, BLOCK 36 SITE CONSTRUCTION

PRELIMINARY
NOT FOR
CONSTRUCTION

shadow
line
services

ARCHITECTURE | DESIGN | CONSULTING

www.modulehousing.com
4933 PENN AVENUE
PITTSBURGH, PA, 15224



ELIZA STREET HOUSING
HAZELWOOD GREEN, BLOCK 36
MODULE
DESIGN DEVELOPMENT

PERSPECTIVE VIEWS:



NORTH ELEVATION



SOUTH ELEVATION

MODULAR NOTES:

- ANY ADDITIONAL WORK DONE NOT SHOWN IN THIS PLAN SET, ON-SITE, MUST BE INSPECTED AND APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- ANY CODE REQUIREMENTS AS INTERPRETED BY THE AUTHORITY HAVING JURISDICTION SHOULD OVERRULE THE CONTENT OF THIS PLAN IF AT ANY POINT THERE IS A CONFLICT. THIS INCLUDES ALL CONTENT IN THIS DOCUMENT (STRUCTURAL, PLUMBING, ELECTRICAL, ETC.)
- THE METHODS USED FOR ACHIEVING THE SETUP (INCLUDING PROPERTY PROTECTION AND WORKERS SAFETY) ARE THE SOLE RESPONSIBILITY OF THE BUILDER. CONTACT A DESIGN PROFESSIONAL IF UNEXPECTED DESIGN CONDITIONS ARISE.
- MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS, ARE MOSTLY INSTALLED IN THE FACTORY, BUT STILL REQUIRE ON-SITE COMPLETION AND CODE REQUIRED TESTING.
- HITCH ORIENTATION FOR SHIPPING PURPOSES (OVERHANGS, IF ANY, MUST BE ON SHOULDER SIDE OF THE ROAD FOR TRANSPORTATION).
- WINDOW SCREENS AND/OR WINDOW FALL PROTECTION (IF REQUIRED BASED ON HEIGHT ABOVE GRADE AND WINDOW GLASS HEIGHT ABOVE FINISHED FLOOR) MUST BE INSTALLED ON-SITE BY BUILDER PER CODE REQUIREMENTS.
- THE DATA PLATE, STATE DECALS AND THIRD PARTY DECALS ARE LOCATED IN REAR OF CABINETS UNDER SINKS OR IN ELECTRICAL PANELS.

EXCLUSIONS / OTHER PERMITS:

THE FOLLOWING ITEMS ARE EXCLUDED FROM THIS PERMIT, AND ANY INCLUSION OF THESE ITEMS IS FOR REFERENCE ONLY. REFERENCE STATE PERMIT SET AND COORDINATE WITH AHJ REGARDING APPROVAL OF MANUFACTURED HOUSING WORK TO BE PERFORMED UNDER STATE PERMIT.

- STATE PERMIT FOR MANUFACTURED HOUSING**
- WALL, FLOOR, AND ROOF ASSEMBLIES FOR MODULAR DWELLING UNITS
 - SHEATHING AND GYPSUM BOARD ASSEMBLIES, EXCEPT LEAVE-OUT AREAS FOR ON-SITE STRUCTURAL AND UTILITY CONNECTIONS
 - PLUMBING SYSTEMS WITHIN MODULAR UNITS
 - MECHANICAL SYSTEMS WITHIN MODULAR UNITS
 - ELECTRICAL SYSTEMS WITHIN MODULAR UNITS
 - WINDOW AND DOORS
 - ACCESSIBILITY-RELATED DIMENSIONS AND CLEARANCES WITHIN UNITS
 - ANY ADDITIONAL WORK NOT INCLUDED IN THIS PLAN SET

- SEPARATE PERMITS**
- COMPLETE ELECTRICAL SYSTEMS AND BUILDING SERVICE (TRADE PERMITS FOR ON-SITE WORK), INCLUSIVE OF:
 - ELECTRICAL SERVICE PANELS
 - FEEDERS
 - DISCONNECTS
 - CROSS-OVER CONNECTIONS
 - ADDITION OF SPD'S
 - SITE LIGHTING
 - COMPLETE PLUMBING SYSTEMS (TRADE PERMITS FOR ON-SITE WORK), INCLUSIVE OF:
 - WATER HEATER INSTALLATION AND CONNECTION,
 - ON-SITE PLUMBING CONNECTIONS TO SEWER AND SUPPLY
 - CODE REQUIRED PRESSURE TESTS
 - PLUMBING VENTS
 - DRAIN TIE-INS
 - SUPPLY TIE-INS
 - MECHANICAL SYSTEM:
 - REFRIGERANT LINES FOR SPLIT SYSTEMS
 - EXHAUST AND INTAKE VENT TERMINATIONS AT EXTERIOR WALLS AND ROOFS
 - ROOFTOP MECHANICAL UNITS
 - FIRE MAINS, FIRE DEPARTMENT CONNECTION,
 - AUTOMATIC FIRE EXTINGUISHING SPRINKLER SYSTEM PER NFPA 13
 - COMPLETE FIRE ALARM & DETECTION SYSTEM TO CORRESPOND WITH FIRE AND LIFE SAFETY SYSTEMS AS DESCRIBED IN THIS SET
 - LOW VOLTAGE AND SECURITY SYSTEMS
 - KEY BOX FOR FIRE DEPARTMENT ACCESS
 - ADDRESSING

DEFERRED SUBMITTALS

CONTRACTOR SHALL PROVIDE COMPLETE DESIGN AND DOCUMENTATION AS REQUIRED FOR SUBMISSION TO, AND APPROVAL OF ARCHITECT, OWNER, AND GOVERNING BUILDING DEPARTMENT:

-UPON COMPLETION OF REVIEW BY THE ARCHITECT AND ENGINEER OF RECORD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ROUTING DOCUMENTS TO PERMIT AGENCY FOR PLAN REVIEW AND PAYING ANY PLANS CHECK AND PERMIT FEES.

- PREFABRICATED CONCRETE FOUNDATIONS AND STONE FOOTINGS
- STEEL-FRAMED EXTERIOR EGRESS STAIRS, EGRESS BALCONIES, AND PEDESTRIAN WALKWAY
- STEEL GUARDRAILS, POSTS AND ANCHORS
- ALUMINUM BALCONIES AND INTEGRAL GUARDRAILS, AND ATTACHMENT TO BUILDING
- ROOFTOP FALL PROTECTION ANCHORAGE DESIGN AND LOCATIONS
- EMERGENCY RESPONSE RADIO SYSTEM (IF REQUIRED)
- SEISMIC ANCHORAGE OF EQUIPMENT

- OTHER VERIFICATION**
- GREEN CERTIFICATION
 - ENERGY AND AIR LEAKAGE TESTING, E.G. BLOWER DOOR TESTING, AS APPLICABLE
 - VOID SEALING INCLUDING (BUT NOT LIMITED TO) ALL EXTERIOR PENETRATIONS FOR PLUMBING, ELECTRICAL AND HVAC, FIRE/DRAFTSTOPPING AND RODENT PROOFING.

DRAWING INDEX:

DRAWING INDEX - SITE CONSTRUCTION	
SHEET NUMBER	SHEET NAME
S3.03	TYPICAL DETAILS
G1.00S	COVER
G1.01	BUILDING INFORMATION
G1.10	SITE PLAN
G1.11	AREA PLANS
G1.12	SURVEY - BY OTHERS
G1.13	SURVEY - BY OTHERS
G1.21	CODE ANALYSIS
G1.22	CODE ANALYSIS
G2.01	FIRE LIFE SAFETY - GROUND FLOOR PLAN
G2.02	FIRE LIFE SAFETY - SECOND FLOOR PLAN
G2.03	FIRE LIFE SAFETY - THIRD FLOOR PLAN
G2.05	FIRE LIFE SAFETY - ELEVATIONS
G2.06	FIRE LIFE SAFETY - SECTIONS AND PLANS
G3.01	HORIZONTAL ASSEMBLIES
G3.02	VERTICAL ASSEMBLIES
G3.03	VERTICAL ASSEMBLIES
G4.01	ACCESSIBILITY SHEETS - GENERAL
G4.02	ACCESSIBILITY SHEETS - COMMON AREAS
G4.03	ACCESSIBILITY SHEETS - DWELLING UNITS
SD-1.0	EXISTING CONDITIONS PLAN
SD-2.0	SITE PLAN
SD-3.0	SITE UTILITY PLAN
SD-4.0	LANDSCAPE PLAN
C-5.0	SITE DETAILS
C-5.1	SITE DETAILS
SD-6.0	TAP-IN PLAN 1 OF 3
SD-6.1	TAP-IN PLAN 2 OF 3
SD-6.2	TAP-IN PLAN 3 OF 3
SD-7.0	SOIL EROSION CONTROL PLAN
SD-7.1	SOIL EROSION CONTROL DETAILS
SD-7.2	SOIL EROSION CONTROL NOTES
S1.00	FOUNDATION PLAN
S1.01	FIRST FLOOR FRAMING PLAN
S1.02	SECOND FLOOR FRAMING PLAN
S1.03	THIRD FLOOR FRAMING PLAN
S1.04	ROOF FRAMING PLAN
S3.00	GENERAL NOTES
S3.01	SPECIAL INSPECTIONS
S3.02	TYPICAL DETAILS
S4.01S	FIELD FOUNDATION SECTIONS
S6.01S	STRUCTURAL SECTIONS
S6.02S	STRUCTURAL SECTIONS
A2.00	FOUNDATION PLAN
A2.01S	FIRST FLOOR PLAN
A2.02S	SECOND FLOOR PLAN
A2.03S	THIRD FLOOR PLAN
A2.04S	ROOF PLAN
A2.11S	REFLECTED CEILING PLANS
A2.12S	REFLECTED CEILING PLANS
A2.13S	REFLECTED CEILING PLANS
A3.01	UNIT PLANS
A3.02	UNIT PLANS
A3.03	UNIT PLANS
A3.06S	ENLARGED PLANS AND ELEVATIONS
A3.07S	ENLARGED PLANS AND ELEVATIONS
A3.08S	ENLARGED PLANS AND ELEVATIONS
A3.09	ENLARGED PLAN
A3.11	INTERIOR ELEVATIONS - KITCHENS
A3.12	INTERIOR ELEVATIONS - BATHROOMS
A3.13	INTERIOR ELEVATIONS - BATHROOMS
A4.01S	BUILDING ELEVATIONS
A4.02S	BUILDING ELEVATIONS
A4.03S	BUILDING ELEVATIONS
A5.01	BUILDING SECTIONS
A5.02	BUILDING SECTIONS
A5.11	WALL SECTIONS
A5.12	WALL SECTIONS
A5.13	WALL SECTIONS
A5.14	WALL SECTIONS
A5.15	WALL SECTIONS
A5.16	WALL SECTIONS
A6.01	STAIR SECTIONS
A6.02	STAIR SECTIONS
A6.03	STAIR SECTIONS
A6.04	STAIR SECTIONS
A6.10	ENLARGED ELEVATIONS
A8.10S	SITE DETAILS (FIELD)
A8.20S	FOUNDATION DETAILS
A8.30S	EXTERIOR WALL DETAILS (FIELD)
A8.31S	EXTERIOR WALL DETAILS (FIELD)
A8.32S	EXTERIOR WALL DETAILS (FIELD)
A8.40S	OPENING DETAILS (FIELD)
A8.41S	OPENING DETAILS (FIELD)
A8.50S	DECK/BALCONY DETAILS
A8.60S	ROOF DETAILS
A8.61S	ROOF DETAILS
A8.80S	INTERIOR DETAILS (FIELD)
A9.00	COMMON DOOR SCHEDULE
A9.01	UNIT DOOR SCHEDULE
A9.02	WINDOW SCHEDULE

DRAWING INDEX - SITE CONSTRUCTION	
SHEET NUMBER	SHEET NAME
A9.10S	SITE INTERIOR FINISH SCHEDULES
P0.00	PLUMBING COVER SHEET
P2.01	GROUND FLOOR DOMESTIC WATER PLAN
P2.02	SECOND FLOOR DOMESTIC WATER PLAN
P2.03	THIRD FLOOR DOMESTIC WATER PLAN
P2.11	GROUND FLOOR SANITARY PLAN
P2.12	SECOND FLOOR SANITARY PLAN
P2.13	THIRD FLOOR SANITARY PLAN
P2.14	ROOF SANITARY PLAN
P5.00	PLUMBING DETAILS
P5.01	PLUMBING DETAILS
M0.00	GROUND FLOOR MECHANICAL PLAN
M2.01	GROUND FLOOR MECHANICAL PLAN
M2.02	SECOND FLOOR MECHANICAL PLAN
M2.03	THIRD FLOOR MECHANICAL PLAN
M2.04	ROOF MECHANICAL PLAN
M4.00	MECHANICAL DETAILS
M4.01	MECHANICAL DETAILS
M5.00	MECHANICAL SCHEDULES
E0.00	ELECTRICAL COVER SHEETS
E0.10	ELECTRICAL SITE PLAN
E2.01	GROUND FLOOR POWER PLAN
E2.02	SECOND FLOOR POWER PLAN
E2.03	THIRD FLOOR POWER PLAN
E2.04	ROOF POWER PLAN
E2.11	GROUND FLOOR LIGHTING RCP
E2.12	SECOND FLOOR LIGHTING RCP
E2.13	THIRD FLOOR LIGHTING RCP
E4.00	ELECTRICAL DETAILS
E4.01	ELECTRICAL DETAILS
E4.02	ELECTRICAL DETAILS
E4.03	ELECTRICAL DETAILS
E4.04	ELECTRICAL DETAILS
E5.00	ELECTRICAL SCHEDULES
E5.01	ELECTRICAL SCHEDULES

PROJECT TEAM:

OWNER / DESIGNER / MODULAR BUILDER

MODULE, LLC
4933 PENN AVENUE
PITTSBURGH, PA
ANDREW NEWBY
571.425.8479

ARCHITECT

SHADOW LINE SERVICES
316 DALZELL AVENUE
PITTSBURGH, PA 15202
CRAIG RIEGELNEGG
503.288.8177 EXT. 210

CIVIL ENGINEER

FAHRINGER, MCCARTY, GREY, INC.
1610 GOLDEN MILE HWY
MONROEVILLE, PA 15146
BRIAN ALMETER
724.327.0599

STRUCTURAL ENGINEER

TAYLOR ENGINEERS
2275 SWALLOW HILL ROAD, BUILDING 100
PITTSBURGH, PA 15220
PHIL RITTLING
412.722.0880

MEP/FP ENGINEER

IAMS CONSULTING ENGINEERS
807 JAMES STREET, SUITE 301
PITTSBURGH, PA 15212
JONATHAN C. IAMS
412.697.3590

GENERAL CONTRACTOR

TBD
TBD
TBD
TBD
TBD

GEOTECHNICAL ENGINEER

KU RESOURCES, INC.
22 S. LINDEN STREET
DUQUESNE, PA 15110
TONY DELUCA
412.469.9331 EXT.1029

MASTER PLAN DEVELOPER

TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
PAUL CENZOPRANO
212.588.8628

MASTER PLAN CIVIL ENGINEER

KU RESOURCES, INC.
22 S. LINDEN STREET
DUQUESNE, PA 15110
TYSEN O. MILLER
412.469.9331 EXT.1016

COVER

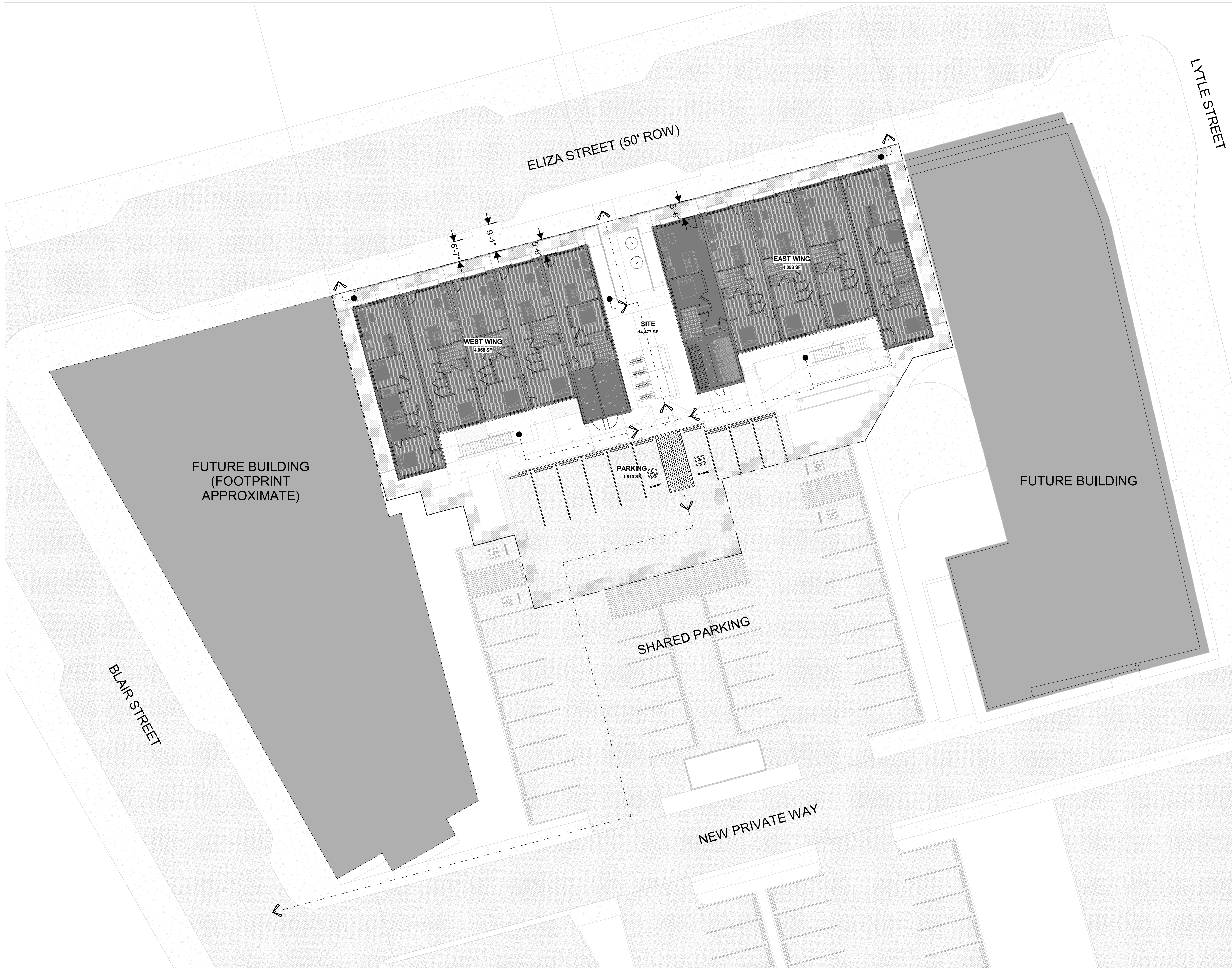
PROJECT NO.
240901

1.23.2026

REVISIONS: #

G1.00S

NOTE: DRAWINGS ARE AT HALF SCALE WHEN PRINTED AT 11X17
COPYRIGHT - MODULE DESIGN DO NOT REPRODUCE WITHOUT PERMISSION



GENERAL NOTES:

1. DIMENSIONS MARKED AS "CLEAR" DICTATE THE CLEAR DIMENSION FROM FINISH TO FINISH. UNLESS OTHERWISE NOTED.
2. DIMENSIONS ARE TO GRIDLINE OR FACE OF STUD, UNLESS OTHERWISE NOTED.
3. LOCATE DOOR JAMB OF ROUGH OPENING FOR INTERIOR DOORS 3" FROM ADJACENT WALL FRAMING, UNLESS OTHERWISE NOTED.
4. LOCATE EXHAUST VENT TERMINATIONS 3'-0" MINIMUM FROM OPERABLE DOOR AND WINDOW OPENINGS.
5. MAINTAIN A POSITIVE SLOPE AWAY FROM BUILDING AT ALL PAVED AND GRADED SURFACES WITHIN 5' OF BUILDING. SLOPE PAVED AREA MIN. 1/4" PER FOOT, LANDSCAPED AREAS MIN. 1/2" PER FOOT. GRADE SITE TO MEET ALL REQUIRED ACCESSIBILITY STANDARDS.
6. REFERENCE LANDSCAPE / CIVIL DRAWINGS FOR SITE COMPONENTS NOT SHOWN HERE.
7. NOT ALL ROOF PENETRATIONS ARE SHOWN. COORDINATE WITH OTHER WORK SCOPES.
8. 0'-0" SET AT FIRST FLOOR - REFERENCE CIVIL TO SET FIRST FLOOR GRADE.
9. FURNITURE SHOWN FOR REFERENCE ONLY. NOT IN CONTRACT UNLESS OTHERWISE NOTED.
10. NOT ALL EXTERIOR COMPONENTS MAY BE SHOWN OR INDICATED ON DRAWINGS. CONTRACTOR TO FIELD COORDINATE SIZE, QUANTITIES, LOCATIONS, AND TYPES OF COMPONENTS PRIOR TO COMMENCEMENT OF WORK.

**PRELIMINARY
NOT FOR
CONSTRUCTION**

shadow
line
services
ARCHITECTURE | DESIGN | CONSULTING

www.modulehousing.com
4933 PENN AVENUE
PITTSBURGH PA, 15224

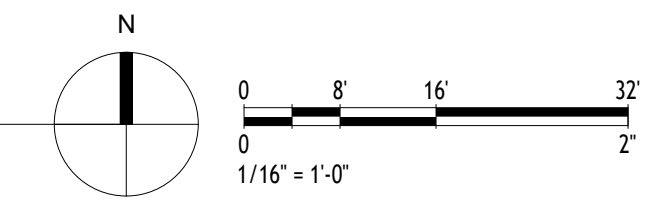


ELIZA STREET HOUSING
HAZELWOOD GREEN, BLOCK 36
MODULE
DESIGN DEVELOPMENT

LEGEND:

- PROPERTY LINE
- ← ● PATH OF EGRESS OR EXIT DISCHARGE, AS NOTED
- ADJACENT BUILDINGS - EXISTING OR PROPOSED BY OTHERS
- PROPOSED BUILDING

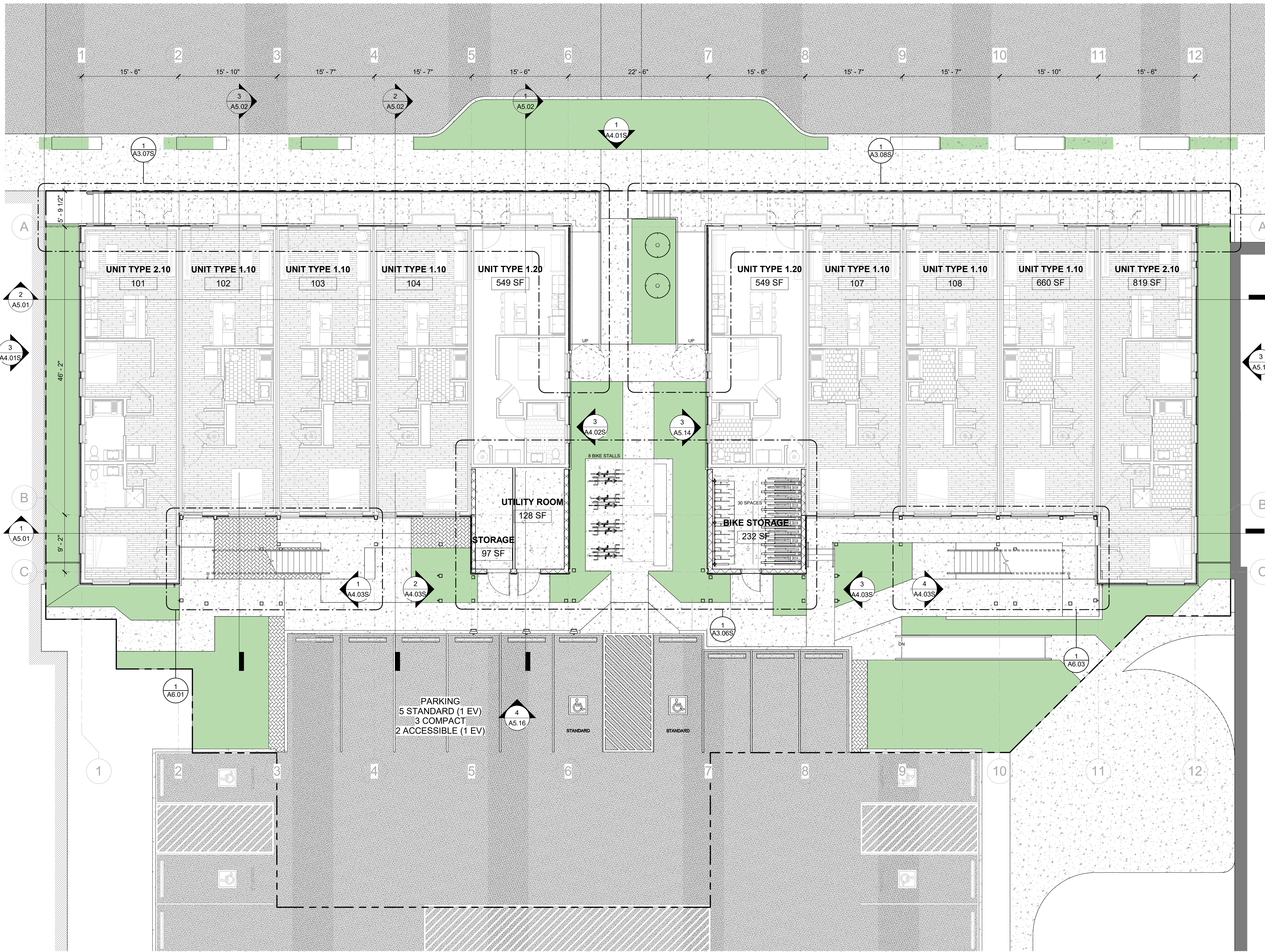
1 SITE PLAN
SCALE: 1/16" = 1'-0"



NOTE: DRAWINGS ARE AT HALF SCALE WHEN PRINTED AT 11X17
COPYRIGHT: MODULE DESIGN DO NOT REPRODUCE WITHOUT PERMISSION

SITE PLAN
PROJECT NO.
240901
1.23.2026
REVISIONS: /#

G1.10



GENERAL NOTES:

1. DIMENSIONS MARKED AS "CLEAR" DICTATE THE CLEAR DIMENSION FROM FINISH TO FINISH. DIMENSIONS ARE TO GRIDLINE OR FACE OF STUD, UNLESS OTHERWISE NOTED.
2. LOCATE DOOR JAMB OF ROUGH OPENING FOR INTERIOR DOORS 3" FROM ADJACENT WALL FRAMING, UNLESS OTHERWISE NOTED.
3. LOCATE EXHAUST VENT TERMINATIONS 3'-0" MINIMUM FROM OPERABLE DOOR AND WINDOW OPENINGS.
4. MAINTAIN A POSITIVE SLOPE AWAY FROM BUILDING AT ALL PAVED AND GRADED SURFACES WITHIN 5' OF BUILDING. SLOPE PAVED AREA MIN. 1/4" PER FOOT. LANDSCAPED AREAS MIN. 1/2" PER FOOT. GRADE SITE TO MEET ALL REQUIRED ACCESSIBILITY STANDARDS.
5. REFERENCE LANDSCAPE / CIVIL DRAWINGS FOR SITE COMPONENTS NOT SHOWN HERE.
6. NOT ALL ROOF PENETRATIONS ARE SHOWN. COORDINATE WITH OTHER WORK SCOPES.
7. 0'-0" SET AT FIRST FLOOR - REFERENCE CIVIL TO SET FIRST FLOOR GRADE.
8. FURNITURE SHOWN FOR REFERENCE ONLY. NOT IN CONTRACT UNLESS OTHERWISE NOTED.
9. NOT ALL EXTERIOR COMPONENTS MAY BE SHOWN OR INDICATED ON DRAWINGS. CONTRACTOR TO FIELD COORDINATE SIZE, QUANTITIES, LOCATIONS, AND TYPES OF COMPONENTS PRIOR TO COMMENCEMENT OF WORK.
10. INTERIOR WALL TYPES ARE XX, UON.

KEYNOTES:

- 1. A3.07S
- 2. A5.01
- 3. A4.01S
- 4. A4.02S
- 5. A5.14
- 6. A4.03S
- 7. A4.03S
- 8. A3.06S
- 9. A6.03
- 10. A5.16

LEGEND:

- [Hatched Pattern] ZONING SETBACK
- [Stippled Pattern] CONCRETE
- [Solid Grey] ASPHALT
- [Solid Black] SOIL GRADE - CUT
- [Dashed Line] PROPERTY LINE

**PRELIMINARY
NOT FOR
CONSTRUCTION**

shadow
line
services
ARCHITECTURE | DESIGN | CONSULTING

www.modulehousing.com
4933 PENN AVENUE
PITTSBURGH PA, 15224

MODULE

**ELIZA STREET HOUSING
HAZELWOOD GREEN, BLOCK 36**

MODULE
DESIGN DEVELOPMENT

FIRST FLOOR PLAN

PROJECT NO.
240901

1.23.2026

REVISIONS: /#

NOTE: DRAWINGS ARE AT HALF SCALE WHEN PRINTED AT 11X17
COPYRIGHT: MODULE DESIGN DO NOT REPRODUCE WITHOUT PERMISSION

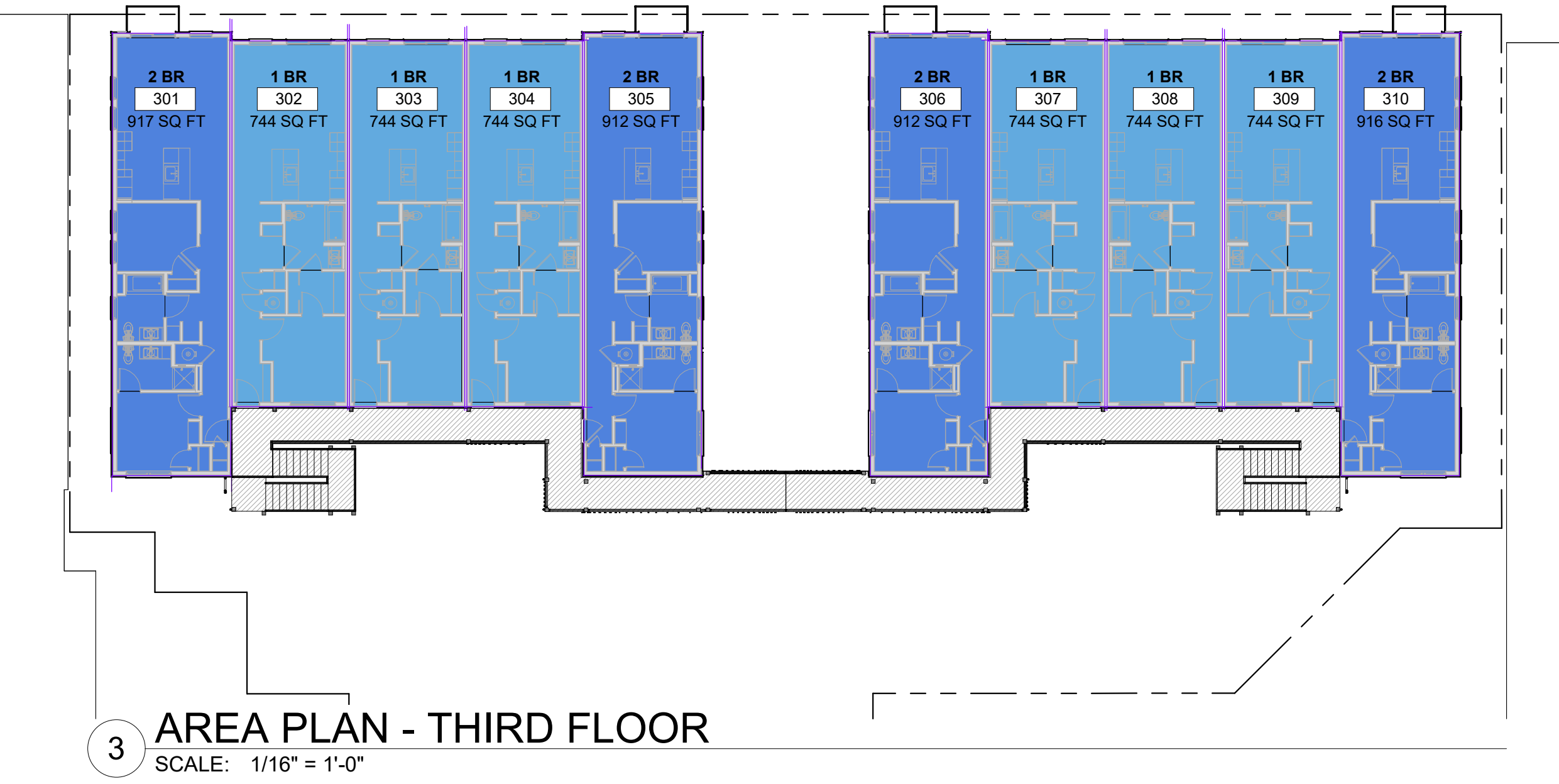
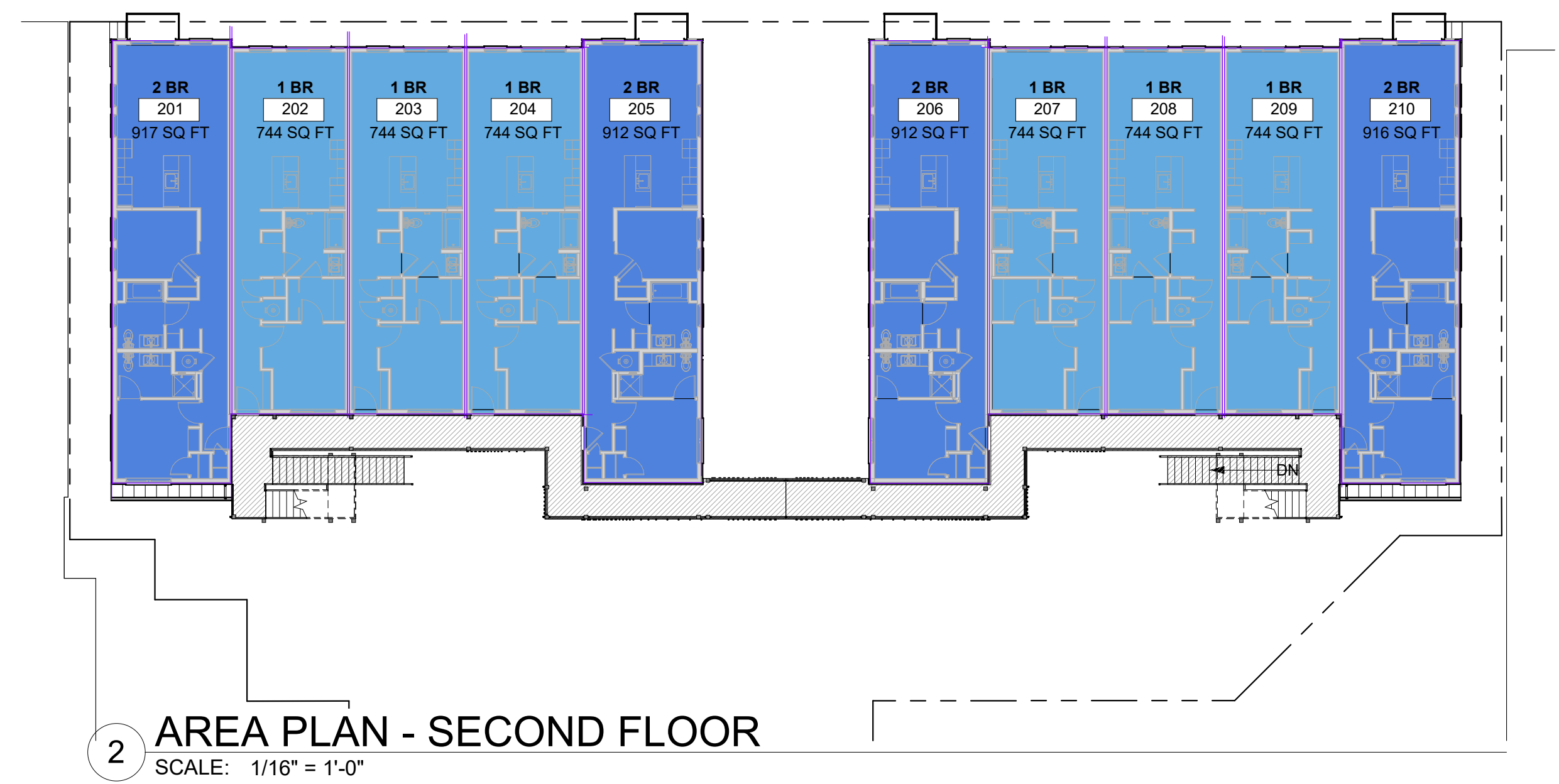
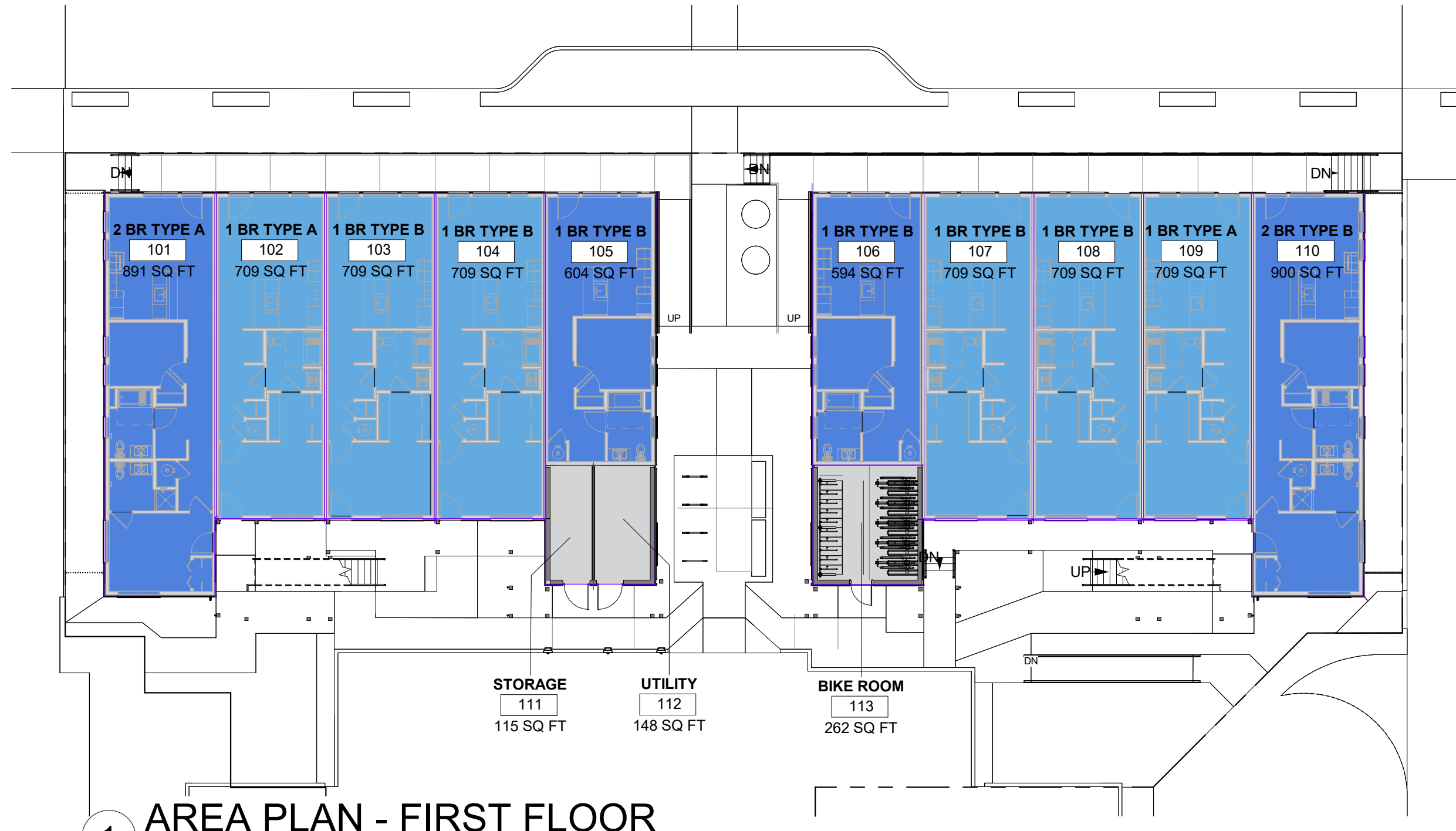
A2.01S

1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

RENTABLE AREA (GROSS)			
NO	NAME	LEVEL	AREA
101	2 BR TYPE A	FIRST FLOOR	891 SF
102	1 BR TYPE A	FIRST FLOOR	709 SF
103	1 BR TYPE B	FIRST FLOOR	709 SF
104	1 BR TYPE B	FIRST FLOOR	709 SF
105	1 BR TYPE B	FIRST FLOOR	604 SF
106	1 BR TYPE B	FIRST FLOOR	594 SF
107	1 BR TYPE B	FIRST FLOOR	709 SF
108	1 BR TYPE B	FIRST FLOOR	709 SF
109	1 BR TYPE A	FIRST FLOOR	709 SF
110	2 BR TYPE B	FIRST FLOOR	900 SF
111	STORAGE	FIRST FLOOR	115 SF
112	UTILITY	FIRST FLOOR	148 SF
113	BIKE ROOM	FIRST FLOOR	262 SF
201	2 BR	SECOND FLOOR	917 SF
202	1 BR	SECOND FLOOR	744 SF
203	1 BR	SECOND FLOOR	744 SF
204	1 BR	SECOND FLOOR	744 SF
205	2 BR	SECOND FLOOR	912 SF
206	2 BR	SECOND FLOOR	912 SF
207	1 BR	SECOND FLOOR	744 SF
208	1 BR	SECOND FLOOR	744 SF
209	1 BR	SECOND FLOOR	744 SF
210	2 BR	SECOND FLOOR	916 SF
301	2 BR	THIRD FLOOR	917 SF
302	1 BR	THIRD FLOOR	744 SF
303	1 BR	THIRD FLOOR	744 SF
304	1 BR	THIRD FLOOR	744 SF
305	2 BR	THIRD FLOOR	912 SF
306	2 BR	THIRD FLOOR	912 SF
307	1 BR	THIRD FLOOR	744 SF
308	1 BR	THIRD FLOOR	744 SF
309	1 BR	THIRD FLOOR	744 SF
310	2 BR	THIRD FLOOR	916 SF
Area Total			24008 SF

*UNIT AREA MEASURED FROM OUTSIDE FACE OF EXTERIOR WALLS TO CENTER OF PARTY WALLS; BALCONIES AND STAIRS ARE NOT INCLUDED.

NOTE:
FOR THIS DRAWING SET ALL UNITS LABELED "TYPE A" ARE DESIGNED TO MEET BOTH ANSI 117.1-2017 TYPE A REQUIREMENTS, AND UNIFORM FEDERAL ACCESSIBILITY STANDARDS. "ADAPTABLE" UNITS ARE DESIGNED TO TYPE B DWELLING UNIT REQUIREMENTS. UPPER FLOOR UNITS ACCESSED BY STAIR ARE NOT SUBJECT TO THE REQUIREMENTS OF ANSI 117.1.



SITE INFORMATION:

ADDRESS: FINAL ADDRESSING PENDING LOT SUBDIVISION
CURRENT CITY ADDRESS:
4612 LYTLE STREET
PITTSBURGH, PA 15207

SITE AREA: 17,896 SF (0.41 ACRES)

PARCEL ID: 56-E-8 (FULL PARCEL, SUBDIVISION PENDING)

ZONING: SP-10
HAZELWOOD GREEN SPECIAL PLANNING DISTRICT

REGISTERED COMMUNITY ORGANIZATION: HAZELWOOD INITIATIVE

PRELIMINARY
NOT FOR
CONSTRUCTION

shadow
line
services
ARCHITECTURE | DESIGN | CONSULTING

www.modulehousing.com
4933 PENN AVENUE
PITTSBURGH PA, 15224

BUILDING INFORMATION:

FIRST FLOOR	CONDITIONED SPACE:	7,897 SF
	TOTAL:	7,897 SF
SECOND FLOOR	CONDITIONED SPACE:	8,208 SF
	UNCONDITIONED SPACE:	1,006 SF
	TOTAL:	9,214 SF
THIRD FLOOR	CONDITIONED SPACE:	8,208 SF
	UNCONDITIONED SPACE:	1,054 SF
	TOTAL:	9,262 SF
TOTAL BUILDING		26,373 SF

*(IBC CHAPTER 2 - DEFINITIONS)
AREA, BUILDING: THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS (OR EXTERIOR WALLS AND FIRE WALLS) EXCLUSIVE OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.

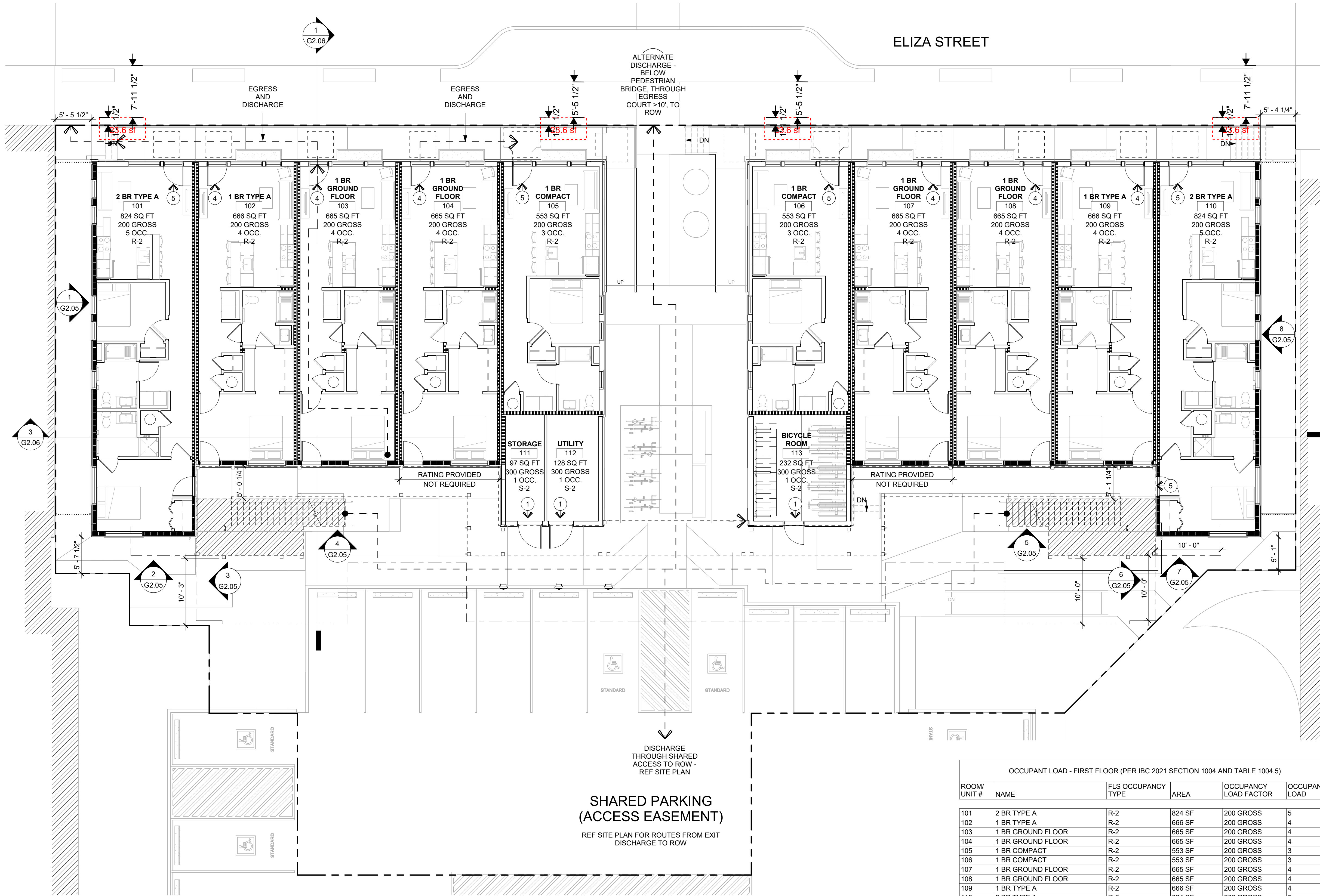
MODULE
DESIGN DEVELOPMENT

ELIZA STREET HOUSING
HAZELWOOD GREEN, BLOCK 36
MODULE
DESIGN DEVELOPMENT

AREA PLANS
PROJECT NO.
240901
1.23.2026
REVISIONS: /#

NOTE: DRAWINGS ARE AT HALF SCALE WHEN PRINTED AT 11X17
COPYRIGHT: MODULE DESIGN CO. NOT REPRODUCE WITHOUT PERMISSION

G1.11



1 FIRE LIFE SAFETY - FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

OCUPANT LOAD - FIRST FLOOR (PER IBC 2021 SECTION 1004 AND TABLE 1004.5)

ROOM/ UNIT #	NAME	FLS OCCUPANCY TYPE	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
101	2 BR TYPE A	R-2	824 SF	200 GROSS	5
102	1 BR TYPE A	R-2	666 SF	200 GROSS	4
103	1 BR GROUND FLOOR	R-2	665 SF	200 GROSS	4
104	1 BR GROUND FLOOR	R-2	665 SF	200 GROSS	4
105	1 BR COMPACT	R-2	553 SF	200 GROSS	3
106	1 BR COMPACT	R-2	553 SF	200 GROSS	3
107	1 BR GROUND FLOOR	R-2	665 SF	200 GROSS	4
108	1 BR GROUND FLOOR	R-2	665 SF	200 GROSS	4
109	1 BR TYPE A	R-2	666 SF	200 GROSS	4
110	2 BR TYPE A	R-2	824 SF	200 GROSS	5
111	STORAGE	S-2	97 SF	200 GROSS	1
112	UTILITY	S-2	128 SF	200 GROSS	1
113	BICYCLE ROOM	S-2	232 SF	200 GROSS	1

GENERAL NOTES:

- SEE CODE STUDY SHEETS FOR ADDITIONAL INFORMATION.
- SEE ASSEMBLY SHEETS FOR ASSEMBLY INFORMATION.
- DAMPERS TO BE INSTALLED AS REQUIRED PER IBC 2021/IMC 2021, WHERE DUCTS OR AIR TRANSFER OPENINGS PENETRATE RATED ASSEMBLIES.
- MEANS OF EGRESS LIGHTING SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE. MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO NOT TO EXCEED 40:1. IN THE EVENT OF A POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THOSE EGRESS COMPONENTS IDENTIFIED IN IBC 1008.3.5 FOR A MINIMUM OF 90 MIN. ILLUMINATION SHALL CONTINUE TO THE EXTERIOR LANDINGS OF ALL EGRESS DOORS.

LEGEND:

- 1-HR FIRE PARTITION - UNIT SEPARATION - CORRIDORS
- 1-HR EXTERIOR WALL
- 1-HR FIRE BARRIER - OCCUPANCY SEPARATION
- 1-HR HORIZONTAL ASSEMBLY - UNIT SEPARATIONS
- FIRE SEPARATION DISTANCE
- PROPERTY LINE
- PATH OF EGRESS OR EXIT DISCHARGE, AS NOTED
- OCCUPANT LOAD AT EXIT
- INDICATED LIGHTED EXIT SIGN, SEE ELECTRICAL FOR ADDITIONAL INFORMATION
- RATED FIRE EXTINGUISHER CABINET
- ELEVATED PEDESTRIAN WALKWAY (IBC 3104) - CONSIDERED PART OF STRUCTURE PER 3104.2 EXCEPTION 1 - COMBUSTIBLE CONSTRUCTION PERMITTED WHERE CONNECTED BUILDINGS ARE OF SAM
- EGRESS BALCONY (IBC 1021) - NO CORRIDOR SEPARATION REQUIRED PER 1021.1 EXCEPTION ACCESS TO TWO STAIRWAYS AND NO DEAD-END TRAVEL CONDITION
- EXTERIOR EXIT STAIRWAY (IBC 1027) - SEPARATION NOT REQUIRED PER 1027.6 EXCEPTION 2 - ACCESS TO TWO STAIRWAYS AND MIN. 50% OPEN

**PRELIMINARY
NOT FOR
CONSTRUCTION**

shadow
line
services
ARCHITECTURE | DESIGN | CONSULTING

www.modulehousing.com
4933 PENN AVENUE
PITTSBURGH PA, 15224

MODULE

**ELIZA STREET HOUSING
HAZELWOOD GREEN, BLOCK 36**

MODULE
DESIGN DEVELOPMENT

**FIRE LIFE SAFETY -
GROUND FLOOR PLAN**

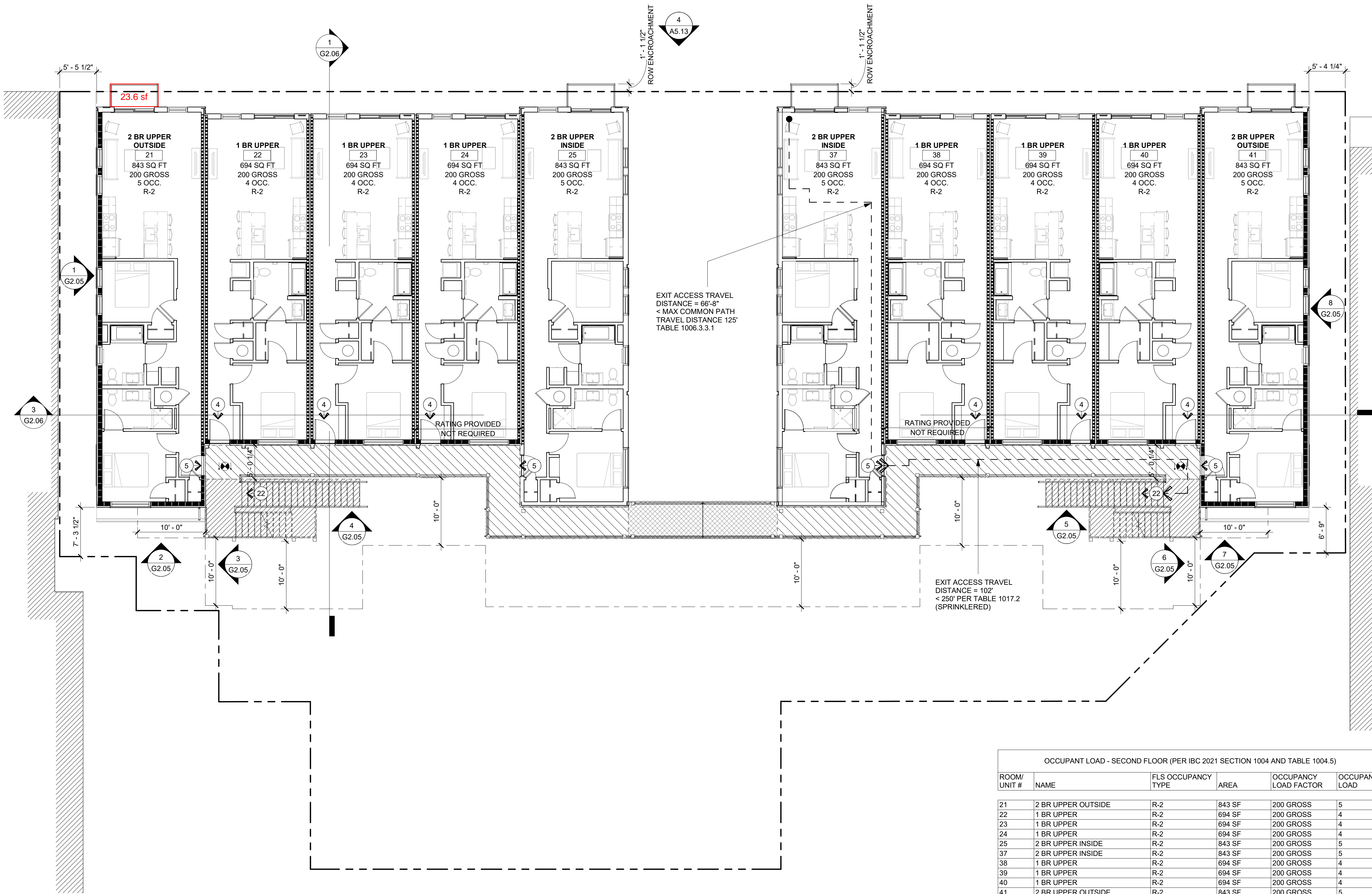
PROJECT NO.
240901

1.23.2026

REVISIONS: #

NOTE: DRAWINGS ARE AT HALF SCALE WHEN PRINTED AT 11X17
COPYRIGHT: MODULE DESIGN CO. NOT REPRODUCE WITHOUT PERMISSION

G2.01



EXIT ACCESS TRAVEL DISTANCE = 66'-8\"/>

EXIT ACCESS TRAVEL DISTANCE = 102' < 250' PER TABLE 1017.2 (SPRINKLERED)

OCCUPANT LOAD - SECOND FLOOR (PER IBC 2021 SECTION 1004 AND TABLE 1004.5)

ROOM/UNIT #	NAME	FLS OCCUPANCY TYPE	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
21	2 BR UPPER OUTSIDE	R-2	843 SF	200 GROSS	5
22	1 BR UPPER	R-2	694 SF	200 GROSS	4
23	1 BR UPPER	R-2	694 SF	200 GROSS	4
24	1 BR UPPER	R-2	694 SF	200 GROSS	4
25	2 BR UPPER INSIDE	R-2	843 SF	200 GROSS	5
37	2 BR UPPER INSIDE	R-2	843 SF	200 GROSS	5
38	1 BR UPPER	R-2	694 SF	200 GROSS	4
39	1 BR UPPER	R-2	694 SF	200 GROSS	4
40	1 BR UPPER	R-2	694 SF	200 GROSS	4
41	2 BR UPPER OUTSIDE	R-2	843 SF	200 GROSS	5

1 FIRE LIFE SAFETY - SECOND FLOOR
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

- SEE CODE STUDY SHEETS FOR ADDITIONAL INFORMATION.
- SEE ASSEMBLIES SHEETS FOR ASSEMBLY INFORMATION.
- DAMPERS TO BE INSTALLED AS REQUIRED PER IBC 2021/IMC 2021, WHERE DUCTS OR AIR TRANSFER OPENINGS PENETRATE RATED ASSEMBLIES.
- MEANS OF EGRESS LIGHTING SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE. MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO NOT TO EXCEED 40:1. IN THE EVENT OF A POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THOSE EGRESS COMPONENTS IDENTIFIED IN IBC 1008.3.5 FOR A MINIMUM OF 90 MIN. ILLUMINATION SHALL CONTINUE TO THE EXTERIOR LANDINGS OF ALL EGRESS DOORS.

LEGEND:

- 1-HR FIRE PARTITION - UNIT SEPARATION - CORRIDORS
- 1-HR EXTERIOR WALL
- 1-HR FIRE BARRIER - OCCUPANCY SEPARATION
- 1-HR HORIZONTAL ASSEMBLY - UNIT SEPARATIONS
- FIRE SEPARATION DISTANCE
- PROPERTY LINE
- PATH OF EGRESS OR EXIT DISCHARGE, AS NOTED
- OCCUPANT LOAD AT EXIT
- INDICATED LIGHTED EXIT SIGN, SEE ELECTRICAL FOR ADDITIONAL INFORMATION
- RATED FIRE EXTINGUISHER CABINET
- ELEVATED PEDESTRIAN WALKWAY (IBC 3104) - CONSIDERED PART OF STRUCTURE PER 3104.2 EXCEPTION 1 - COMBUSTIBLE CONSTRUCTION PERMITTED WHERE CONNECTED BUILDINGS ARE OF SAM
- EGRESS BALCONY (IBC 1021) - NO CORRIDOR SEPARATION REQUIRED PER 1021.1 EXCEPTION - ACCESS TO TWO STAIRWAYS AND NO DEAD-END TRAVEL CONDITION
- EXTERIOR EXIT STAIRWAY (IBC 1027) - SEPARATION NOT REQUIRED PER 1027.6 EXCEPTION 2 - ACCESS TO TWO STAIRWAYS AND MIN. 50% OPEN

PRELIMINARY
NOT FOR
CONSTRUCTION

shadow
line
services
ARCHITECTURE | DESIGN | CONSULTING

www.modulehousing.com
4933 PENN AVENUE
PITTSBURGH PA, 15224

MODULE

ELIZA STREET HOUSING
HAZELWOOD GREEN, BLOCK 36

MODULE
DESIGN DEVELOPMENT

FIRE LIFE SAFETY -
SECOND FLOOR PLAN

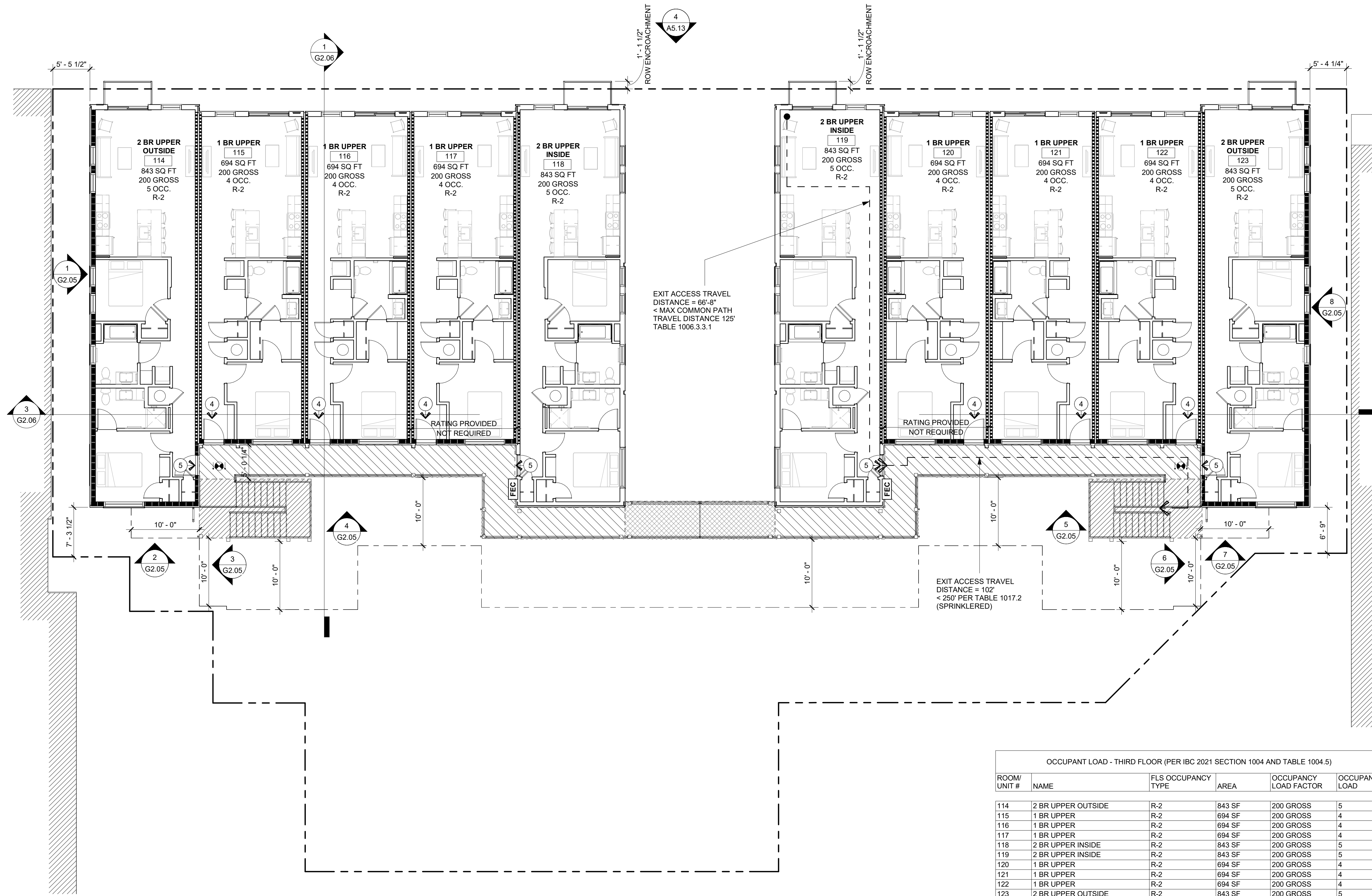
PROJECT NO.
240901

1.23.2026

REVISIONS: #

NOTE: DRAWINGS ARE AT HALF SCALE WHEN PRINTED AT 11X17
COPYRIGHT: MODULE DESIGN DO NOT REPRODUCE WITHOUT PERMISSION

G2.02



1 FIRE LIFE SAFETY - THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

OCUPANT LOAD - THIRD FLOOR (PER IBC 2021 SECTION 1004 AND TABLE 1004.5)

ROOM/ UNIT #	NAME	FLS OCCUPANCY TYPE	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
114	2 BR UPPER OUTSIDE	R-2	843 SF	200 GROSS	5
115	1 BR UPPER	R-2	694 SF	200 GROSS	4
116	1 BR UPPER	R-2	694 SF	200 GROSS	4
117	1 BR UPPER	R-2	694 SF	200 GROSS	4
118	2 BR UPPER INSIDE	R-2	843 SF	200 GROSS	5
119	2 BR UPPER INSIDE	R-2	843 SF	200 GROSS	5
120	1 BR UPPER	R-2	694 SF	200 GROSS	4
121	1 BR UPPER	R-2	694 SF	200 GROSS	4
122	1 BR UPPER	R-2	694 SF	200 GROSS	4
123	2 BR UPPER OUTSIDE	R-2	843 SF	200 GROSS	5

GENERAL NOTES:

- SEE CODE STUDY SHEETS FOR ADDITIONAL INFORMATION.
- SEE ASSEMBLIES SHEETS FOR ASSEMBLY INFORMATION.
- DAMPERS TO BE INSTALLED AS REQUIRED PER IBC 2021/MC 2021, WHERE DUCTS OR AIR TRANSFER OPENINGS PENETRATE RATED ASSEMBLIES.
- MEANS OF EGRESS LIGHTING SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE. MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO NOT TO EXCEED 40:1. IN THE EVENT OF A POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THOSE EGRESS COMPONENTS IDENTIFIED IN IBC 1008.3.5 FOR A MINIMUM OF 90 MIN. ILLUMINATION SHALL CONTINUE TO THE EXTERIOR LANDINGS OF ALL EGRESS DOORS.

LEGEND:

- 1-HR FIRE PARTITION - UNIT SEPARATION - CORRIDORS
- 1-HR EXTERIOR WALL
- 1-HR FIRE BARRIER - OCCUPANCY SEPARATION
- 1-HR HORIZONTAL ASSEMBLY - UNIT SEPARATIONS
- FIRE SEPARATION DISTANCE
- PROPERTY LINE
- PATH OF EGRESS OR EXIT DISCHARGE, AS NOTED
- OCCUPANT LOAD AT EXIT
- INDICATED LIGHTED EXIT SIGN, SEE ELECTRICAL FOR ADDITIONAL INFORMATION
- RATED FIRE EXTINGUISHER CABINET
- ELEVATED PEDESTRIAN WALKWAY (IBC 3104)
 - CONSIDERED PART OF STRUCTURE PER 3104.2 EXCEPTION 1
 - COMBUSTIBLE CONSTRUCTION PERMITTED WHERE CONNECTED BUILDINGS ARE OF SAM
- EGRESS BALCONY (IBC 1021)
 - NO CORRIDOR SEPARATION REQUIRED PER 1021.1 EXCEPTION
 - ACCESS TO TWO STAIRWAYS AND NO DEAD-END TRAVEL CONDITION
- EXTERIOR EXIT STAIRWAY (IBC 1027)
 - SEPARATION NOT REQUIRED PER 1027.6 EXCEPTION 2
 - ACCESS TO TWO STAIRWAYS AND MIN. 50% OPEN

PRELIMINARY
NOT FOR
CONSTRUCTION

shadow
line
services
ARCHITECTURE | DESIGN | CONSULTING

www.modulehousing.com
4933 PENN AVENUE
PITTSBURGH PA, 15224

MODULE

ELIZA STREET HOUSING
HAZELWOOD GREEN, BLOCK 36
MODULE
DESIGN DEVELOPMENT

FIRE LIFE SAFETY -
THIRD FLOOR PLAN

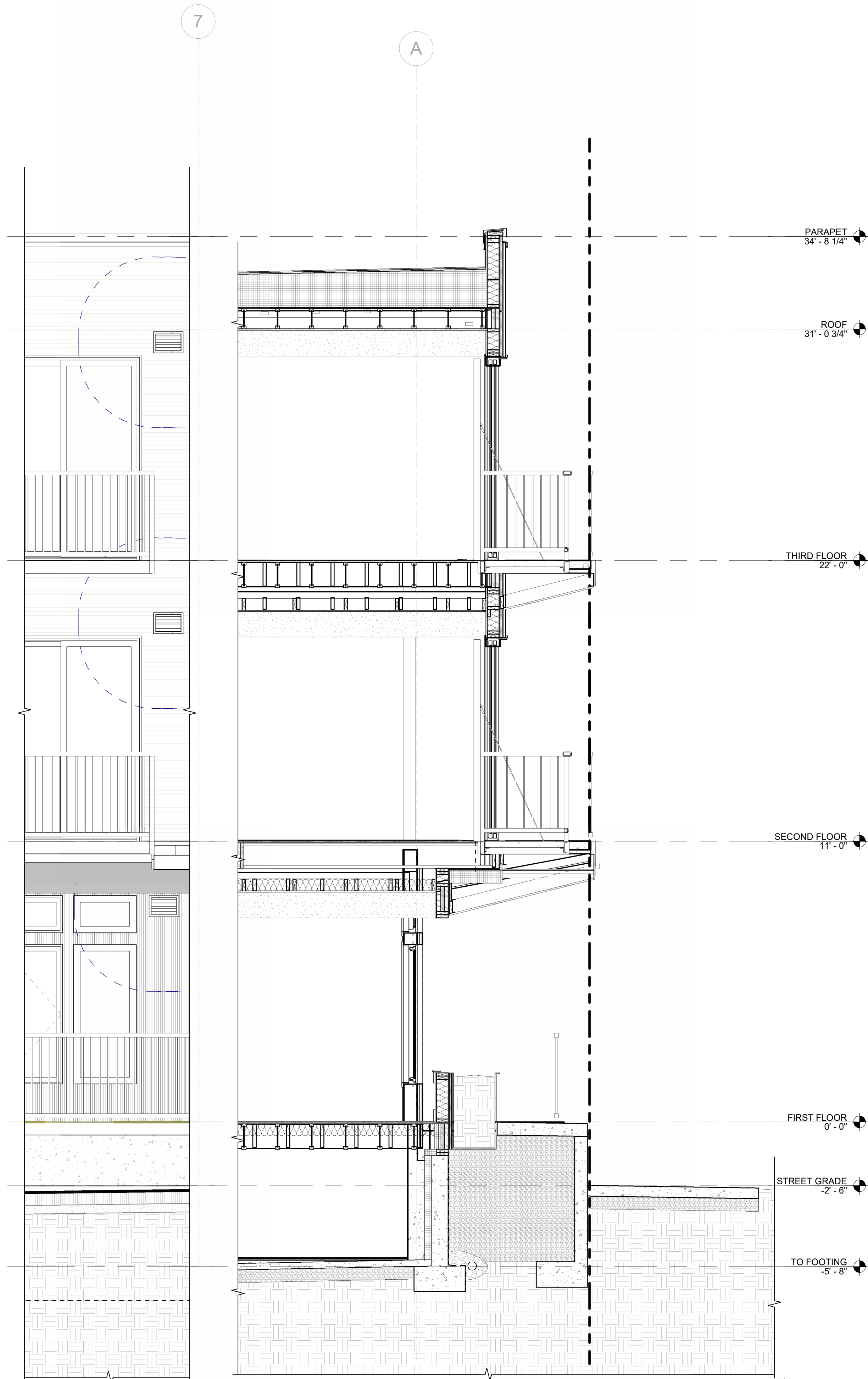
PROJECT NO.
240901

1.23.2026

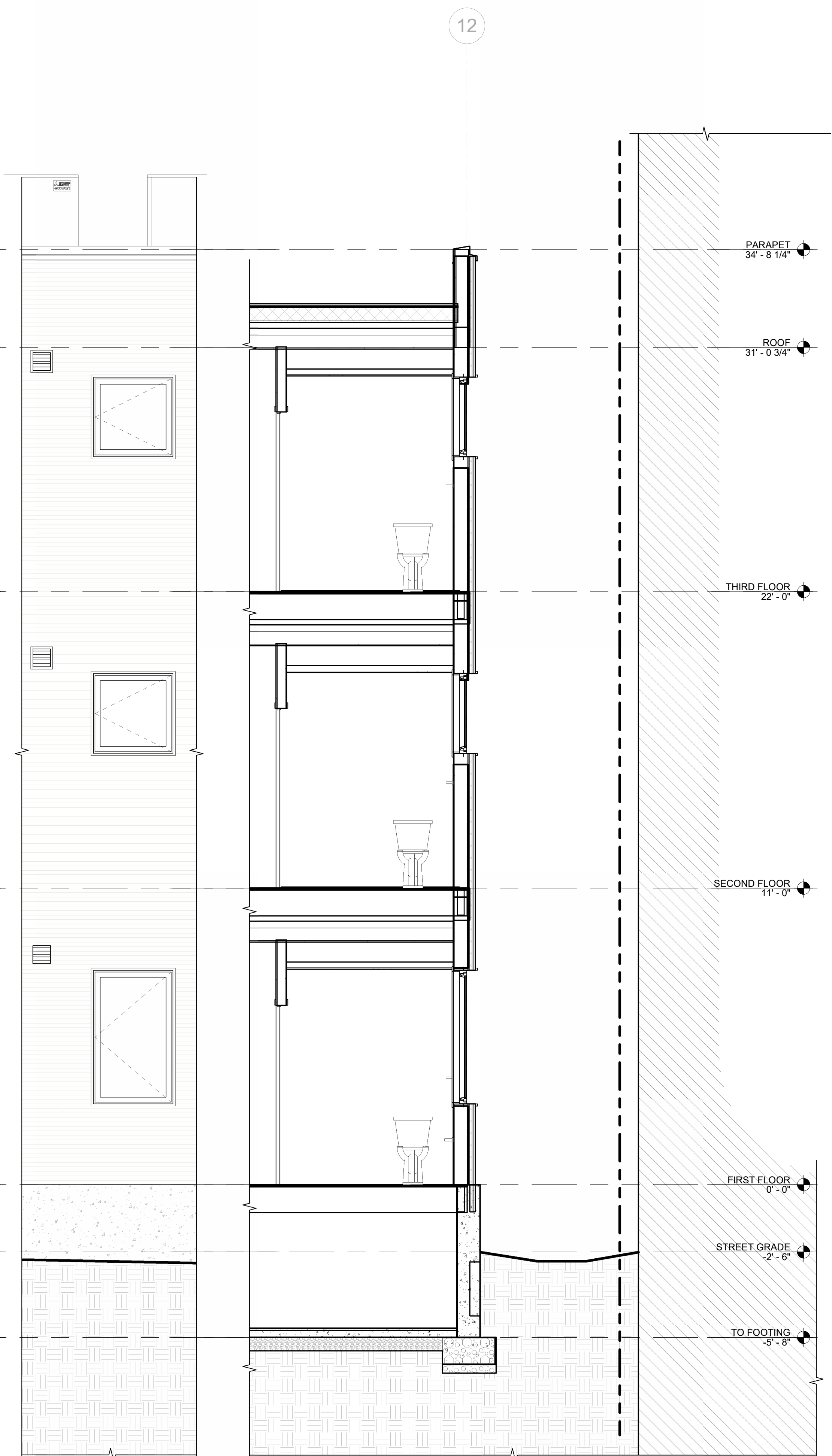
REVISIONS: /#

NOTE: DRAWINGS ARE AT HALF SCALE WHEN PRINTED AT 11X17
COPYRIGHT: MODULE DESIGN CO. NOT REPRODUCE WITHOUT PERMISSION

G2.03



1 WALL SECTION - STREET FRONT BALCONY OVERHANG
SCALE: 3/8" = 1'-0"



2 WALL SECTION - END WALL
SCALE: 3/8" = 1'-0"

GENERAL NOTES:

1. VERTICAL HEIGHT DATUM INFORMATION IS BASED ON GROUND LEVEL FINISH FLOOR.
2. STRUCTURE MAY NOT ALWAYS BE SHOWN, FOR CLARITY.
3. COMPONENTS SHOWN REFLECT MAJOR CONSTRUCTION MATERIALS AND SYSTEMS MAY BE INDICATED ON ASSEMBLIES AND DETAILS.

KEYNOTES: x

LEGEND:

**PRELIMINARY
NOT FOR
CONSTRUCTION**

shadow
line
services
ARCHITECTURE | DESIGN | CONSULTING

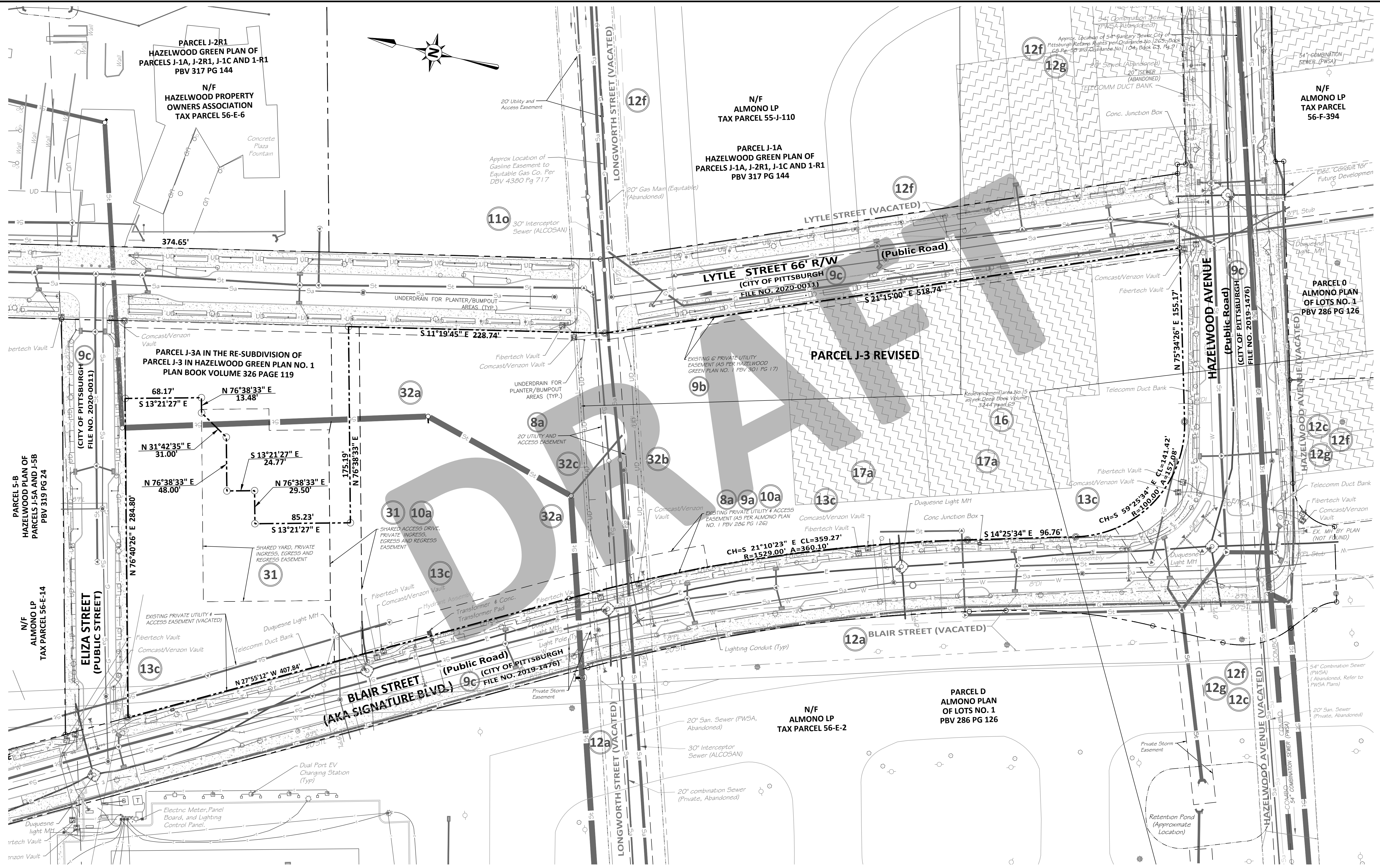
www.modulehousing.com
4933 PENN AVENUE
PITTSBURGH PA, 15224

MODULE

ELIZA STREET HOUSING
HAZELWOOD GREEN, BLOCK 36
MODULE
DESIGN DEVELOPMENT

WALL SECTIONS
PROJECT NO.
240901
1.23.2026
REVISIONS: #

NOTE: DRAWINGS ARE AT HALF SCALE WHEN PRINTED AT 11X17
COPYRIGHT: MODULE DESIGN DO NOT REPRODUCE WITHOUT PERMISSION



FOR REFERENCE ONLY



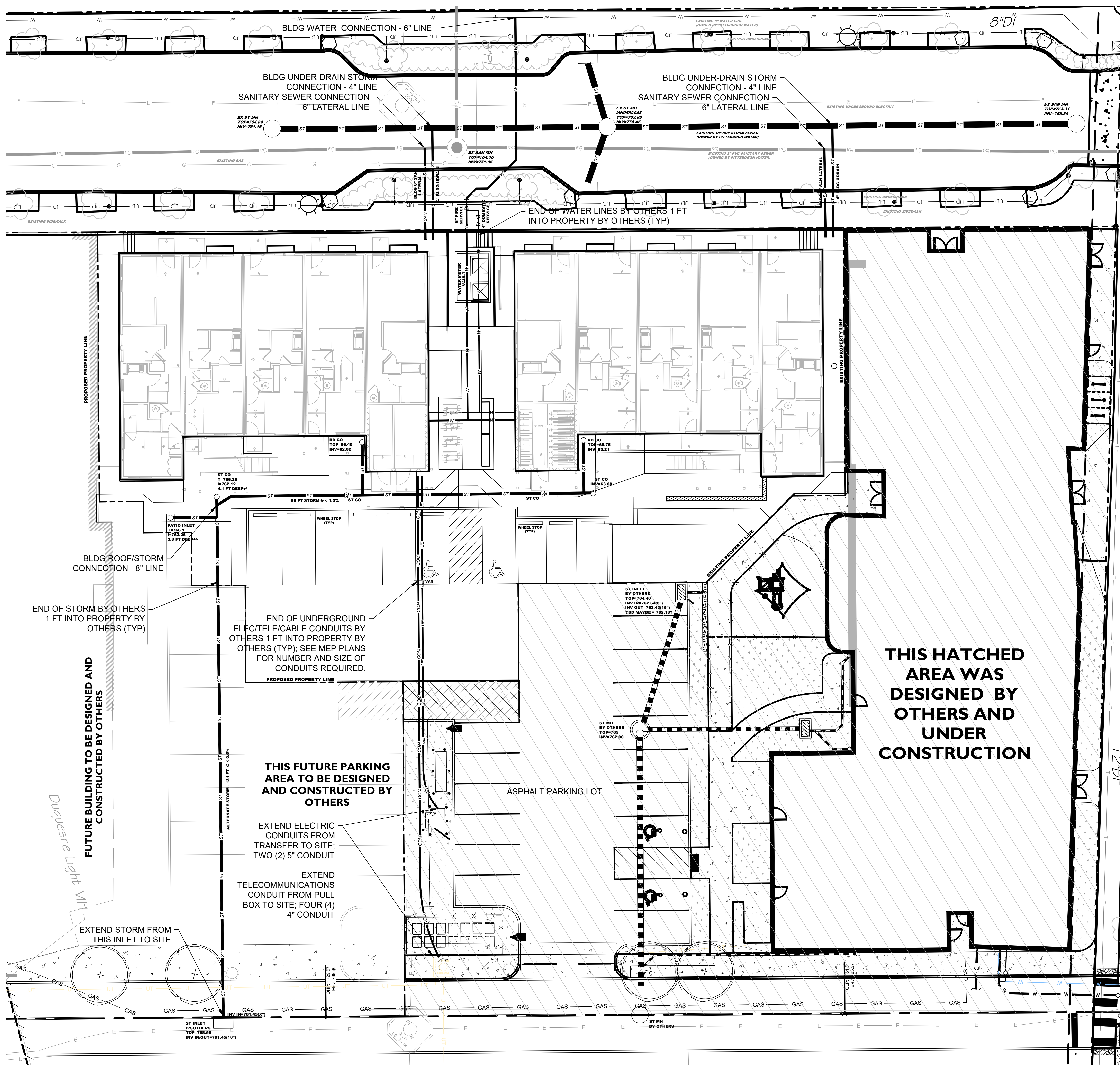
Job # MHG25419HACS
 Scale: 1"=40'
 Date: Sept 25, 2025
 Drawing # 11-18-25
 WTS
 RRB
 RRB
 2 of 2

SURVEY
 PARCEL J-3 REVISED IN THE RE-SUBDIVISION OF
 PARCEL J-3 IN HAZELWOOD GREEN PLAN NO. 1
 PLAN BOOK VOLUME 326 PAGE 119
 CITY OF PITTSBURGH - ALLEGHENY COUNTY, PA

PREPARED FOR:
 MODULE HOUSING
 5452 BLACK STREET, APT 2
 PITTSBURGH PA. 15206

KU Resources, Inc.
 117 Escarpment Hill Road
 Pittsburgh, PA 15239
 Tel: (724) 327-7474 Fax: (724) 325-2734

Date	Revision Note



SITE LEGEND:

• 766.05	PROPOSED SPOT ELEVATION
• 766.247C	PROPOSED TOP OF CURB
• 765.748C	PROPOSED BOTTOM OF CURB
• 766.40HP	PROPOSED HIGH POINT
• 766.40HP	PROPOSED HIGH POINT
2.5% >	PROPOSED SLOPE
DN DICO T=766.75 +/- K=76.64	STORM PIPE WITH YARD DRAIN OR CLEAN OUT
RD CO	ROOF DRAIN WITH CLEAN OUT
RD CO	ROOF DRAIN WITH CLEAN OUT
— SAN	SANITARY SEWER PIPE

**GENERAL NOTES FOR:
SANITARY, STORM, WATER, AND ELECTRIC**

GENERAL UTILITY NOTES:

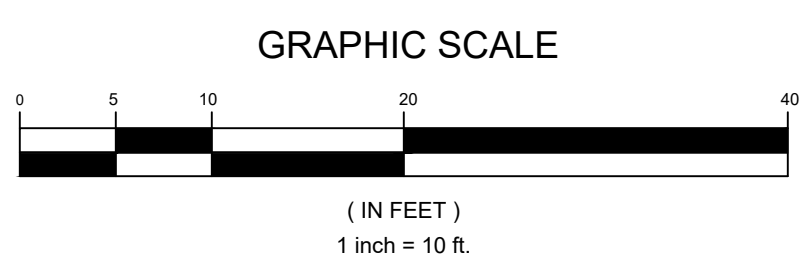
- ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY FAHRINGER, MCCARTY, GREY, INC., THE CURRENT REQUIREMENTS OF THE CITY OF PITTSBURGH (ALL DEPARTMENTS), PWSA, DUQUESNE LIGHT COMPANY, ALLEGHENY COUNTY HEALTH DEPARTMENT (PLUMBING CODES), THE APPLICABLE SECTIONS OF THE PENN. D.O.T. STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
- THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND ORDINANCES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVI, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
- BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM, INC. AT 1-800-242-1776. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTING AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
- ALL UTILITY CROSSINGS OCCURRING UNDER EXISTING OR PROPOSED PAVED AREAS SHALL BE BACKFILLED WITH COARSE AGGREGATE OR OTHER APPROVED MATERIAL AND SHALL BE MECHANICALLY TAMPED FOR THE ENTIRE DEPTH OF TRENCH. THIS AGGREGATE SHALL BE 2A COARSE AGGREGATE TO MEET THE PENN DOT 408 (LATEST EDITION) SPECIFICATIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BID AND PERFORM ALL UTILITY WORK IN COMPLIANCE TO ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THE INSTALLATION, INSPECTING, TESTING AND FINAL ACCEPTANCE OF ALL PROPOSED UTILITIES CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY ON THE ADDITION, REMOVAL AND/OR RELOCATION OF UTILITIES AND UTILITY POLES AND THE EXTENSION OF ALL PROPOSED UTILITIES.
- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE RESPECTIVE UTILITY COMPANY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL UTILITIES ARE INSTALLED CORRECTLY TO MEET PROJECT REQUIREMENTS WHETHER PERFORMED BY THE CONTRACTOR OR NOT.
- AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
- UTILITY COMPANIES AND CONTACTS ARE LISTED ON THIS SHEET.
- CONTRACTOR SHALL COORDINATE WITH MEP AND OWNER ON CONDUIT ROUTE FOR THE TRANSFORMER AND/OR SERVICE UTILITY POLE FOR TELEPHONE AND ELECTRICAL SERVICE.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
- THE SITE WORK CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES SHALL BE TESTED AND APPROVED BY THE RESPECTIVE REGULATORY AGENCY PRIOR TO ANY PAVING OPERATION.
- ALL UTILITIES SHALL BE BROUGHT TO THE PROPERTY LINE BY OTHERS PER AGREEMENT WITH THE MASTER DEVELOPER.
- THE LOCATIONS OF EXISTING UTILITIES, BUILDINGS AND PROPERTY LINES AS SHOWN ON THESE PLANS ARE BASED SURVEY AND SITE PLANS BY OTHERS; BUT UNDERGROUND UTILITIES ARE APPROXIMATE. SEE EXISTING CONDITIONS PLAN NOTES FOR BACKGROUND INFORMATION REGARDING THIS INFORMATION.

SANITARY SEWERS:

- ALL ON-SITE SANITARY SEWERS AND ASSOCIATED SYSTEM IS PROPOSED TO BE PRIVATE AND MAINTAINED BY THE OWNER/DEVELOPER.
- ALL SANITARY SEWER LINES SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE COUNTY HEALTH DEPARTMENT PLUMBING STANDARDS, PRACTICES AND REGULATIONS. ALL CLEANOUTS, PIPING AND SEWER SYSTEM APPEARANCES SHALL ALSO BE CONSTRUCTED AND INSTALLED AND TESTED CONSISTENT WITH THE PRACTICES, STANDARDS, AND REGULATIONS OF THE COUNTY HEALTH DEPARTMENT.
- UNLESS OTHERWISE INDICATED ON THE DRAWINGS, ALL SANITARY SEWER PIPING SHALL BE POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS A.S.T.M. D-3034, TYPE PSM WITH A SDR OF 35, WITH FLEXIBLE ELASTOMERIC SEAL JOINTS, A.S.T.M. D-3212.
- ALL SANITARY SEWER PIPING SHALL HAVE A MINIMUM OF 8" OF PENN. D.O.T. NO. 57 COARSE AGGREGATE BEDDING MATERIAL AND A MINIMUM OF 1' -0" OF NO. 57 COARSE AGGREGATE ABOVE THE TOP OF THE PIPE.
- ALL SANITARY SEWER LINES SHALL BE INSTALLED AND AIR TESTED IN ACCORDANCE WITH COUNTY HEALTH DEPARTMENT STANDARDS, PRACTICES AND REGULATIONS.
- INSTALLATION OF SANITARY SEWER SERVICE LINES SHALL BE COORDINATED WITH THE COUNTY HEALTH DEPARTMENT, THE GENERAL CONTRACTOR, ARCHITECT AND THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- THE DEVELOPER/CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL MATERIALS USED FOR CONSTRUCTION OF THE SANITARY SEWERS.
- ALL SANITARY SEWER LATERALS SHALL BE CAPPED, PLUGGED AND MARKED WITH A TEMPORARY 2"x4" WOOD STAKE LOCATED ABOVE THE CAP OF EACH LINE; IF NOT IMMEDIATELY INSTALLED TO THE BUILDING FOUNDATION FOR EXTENSION INTO BUILDING BY PLUMBING CONTRACTOR.
- ELECTRONICALLY LOCATABLE, BRIGHTLY COLORED PLASTIC TAPE DISPLAYING THE PRINTED NOTATION "SANITARY SEWER" SHALL BE LAID BETWEEN BACKFILLING LIFTS.
- FOR BACKFILLING ALL TRENCHES ACROSS ALL PAVED AND UNPAVED ROADWAYS, ROAD RIGHTS-OF-WAY, SHOULDERS, BERMS, THOROUGHFARES AND DRIVEWAYS, TRENCH AGGREGATE BACKFILL OR OTHER APPROVED NON COMPRESSIBLE MATERIAL SHALL BE USED.
- THE CONTRACTOR SHALL NOTIFY COUNTY HEALTH DEPARTMENT A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL FURNISH TO THE ENGINEER A MARKED PRINT INDICATING "AS-BUILT" SANITARY SEWER WYE LOCATIONS AND THE LOCATION AND ELEVATION OF THE ENDS OF ALL 6" LATERALS. THE LENGTH AND MATERIAL OF THE LATERALS SHALL ALSO BE SHOWN.

THIS HATCHED AREA WAS DESIGNED BY OTHERS AND UNDER CONSTRUCTION

12" DI



THE BASE INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY COSMOS TECHNOLOGIES AND KU RESOURCES SUBJECT TO APPROVAL BY GOVERNMENTAL AGENCIES HAVING JURISDICTION

FAHRINGER, MCCARTY, GREY, INC.
LANDSCAPE ARCHITECTS AND CIVIL ENGINEERS
1810 GOLDBERGENVILLE HIGHWAY, MONROEVILLE, PA
WWW.FAHRINGERMCCARTYGREY.COM | (724) 327-7488

REVISIONS

NO.	DATE	BY

ELIZA STREET APARTMENTS - MODULE
ELIZA STREET - CITY OF PITTSBURGH PA

PREPARED FOR
MODULE DESIGN INC
4933 PENN AVENUE
PITTSBURGH PA 15260
ATTN: ANDREW NEWBY - 571.425.8479

SITE UTILITY PLAN

S401 BJA /... 01/23/2026

1" = 10'

SD-3.0

DD PRINT: 2026-01-23

DIAL 8-1-1 or 1-800-242-1776 NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS PRIOR TO START OF EXCAVATION.
COORDINATE YOUR PROJECTS VIA COORDINATE PA AT WWW.PAONECALL.ORG.
PENNSYLVANIA ONE CALL SYSTEM SERIAL NUMBER SERIAL NO. XXXXXXXXXXXX

PRINT TO SCALE ON 30X42



To: Jeff Skalican, Acting Director of the Department of Mobility and Infrastructure

From: William J. Pickering, Pittsburgh Water Chief Executive Officer

Date: 3/31/2026

Subject: Proposed Encroachment at Eliza Street

The following is in response to the attached 3/19/2026 request regarding the encroachment at Eliza Street in the 15th Ward of the City of Pittsburgh.

1. The Water Mapping (attached) indicates that there are no water facilities within the area of the proposed encroachment.
2. The Sewer Mapping (attached) indicates that there are no sewer facilities within the area of the proposed encroachment. Please note, Pittsburgh Water does not maintain records of sewer service laterals and the property owner is responsible for maintenance. We cannot confirm if the private service lateral will be affected.

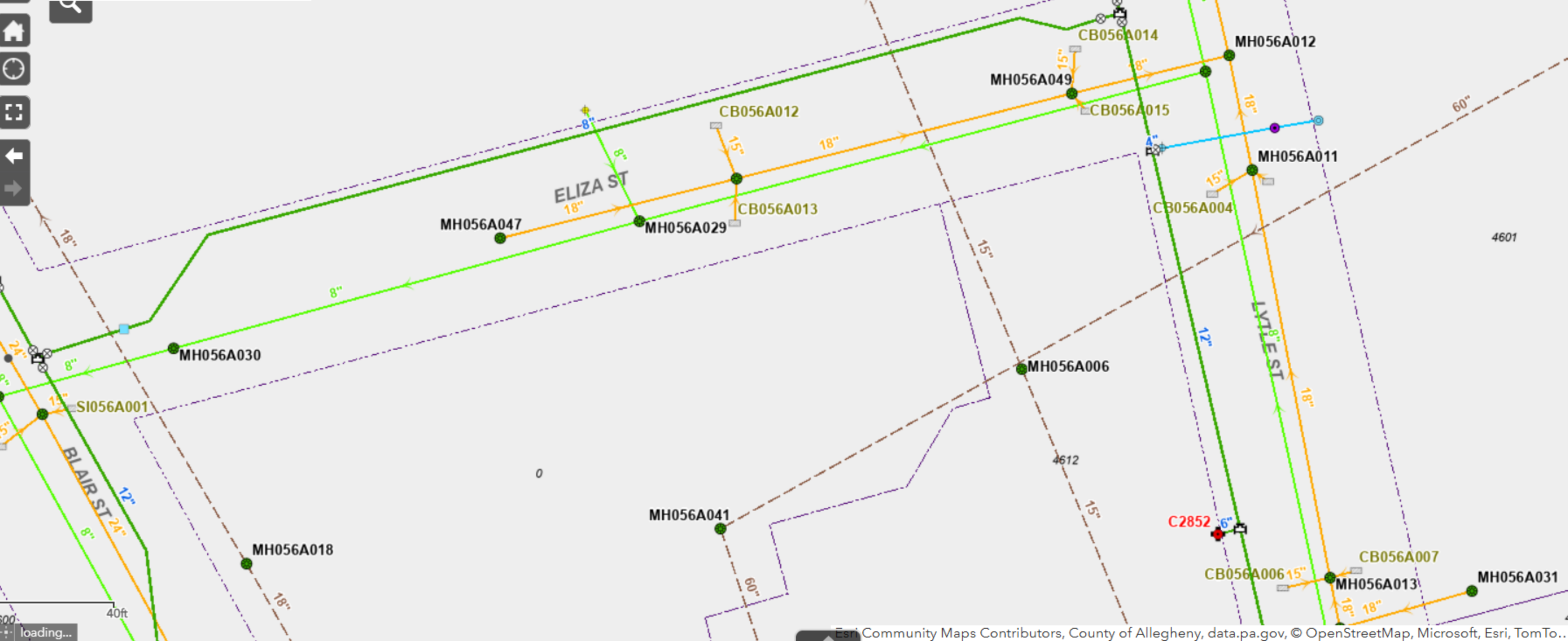
Pittsburgh Water has no objection to the proposed encroachment.

JAT

Attachment

eliza and blair

Show search results for eliza and blair



loading...



3/26/2026

Andrew Newby <andrew@modulehousing.com>

Re: Eliza Street Housing Foundation Encroachment Request Letter

Dear Andrew Newby,

This letter responds to your inquiry with Duquesne Light Company (DLC) regarding DLC's position on encroachment on DLC's facilities/easement in the vicinity of a project along Eliza Street.

Based on the site plan you provided DLC does not have any concerns with encroachment. For any work outside of the approved scope or if construction methods could encroach DLC facilities, please call 412-393-4343 to create a new work order or visit the self-service link at <https://www.duquesnelight.com/working-with-us/construction-and-renovation/service-request>.

You cannot encroach DLC's facilities within required clearances per applicable NESC codes and OSHA standards and all other applicable codes and regulations while performing any work in the vicinity. For complete electrical service installation rules, please go to Duquesnelight.com > Construction and Renovation > Electric Installation Rules

This approval is contingent on design, payment, and construction of temporary facility relocations. Duquesne Light's consent is without prejudice to any future actions or events regarding this facility, and Duquesne Light reserves all rights with respect to any maintenance, operation, or other required actions.

This letter is not intended as a full recitation of the facts or a complete review of applicable law. Nothing contained in or omitted from this letter is or shall be deemed to be a limitation, restriction, modification, or waiver of any of Duquesne Light's rights or remedies, either at law or in equity, in connection with any of the matters raised, all of which are expressly reserved.

Sincerely,

A handwritten signature in black ink that reads "Corey A. Elzer".

Corey A. Elzer

Supervisor, Distribution Engineering
(412) 393 - 2614
celzer@duqlight.com

Duquesne Light Company
469 Hershey Rd
Pittsburgh, PA 15235 DuquesneLight.com



March 19, 2026

**Brian Ralston
DOMI
CITY OF PITTSBURGH
611 2ND AVE
PITTSBURGH, PA 15219**

Re PROPOSED ENCROACHMENT

This document was prepared in response to the request made to Verizon Pennsylvania LLC

This is in response to your request for Verizon Pennsylvania LLC to investigate if there will be any impacts made to Verizon facilities by the construction of the project **on Eliza Street within Hazelwood Green**. Verizon will have no objection to the proposed encroachment.

Should you have any questions or concerns regarding these terms, please contact **Gary Redondo (412)237-2293**.

Sincerely

Gary Redondo
Engineer –Network Operations Engineering
15 E Montgomery Place, Pittsburgh, PA 15212
O 412.237.2293 | M 412.667.8618
Gary.Redondo@verizon.com

