

Legend

Zoning Districts:	
C-1	Commercial District
S-1	Single Family Residential District
L-1	Low Density Residential District
M-1	Medium Density Residential District
Special Districts:	
S-2	Special District
S-3	Special District
Overlay Districts:	
1000 - Mixed Use	Mixed Use Overlay District
TC	Town Center (Economic Development Overlay District)

Official Zoning District Map
of the
Borough of Forest Hills

PROPOSED FOREST HILLS BOROUGH BUILDING SCHEMATIC DESIGN

5 November 2015

PFAFFMANN + ASSOCIATES

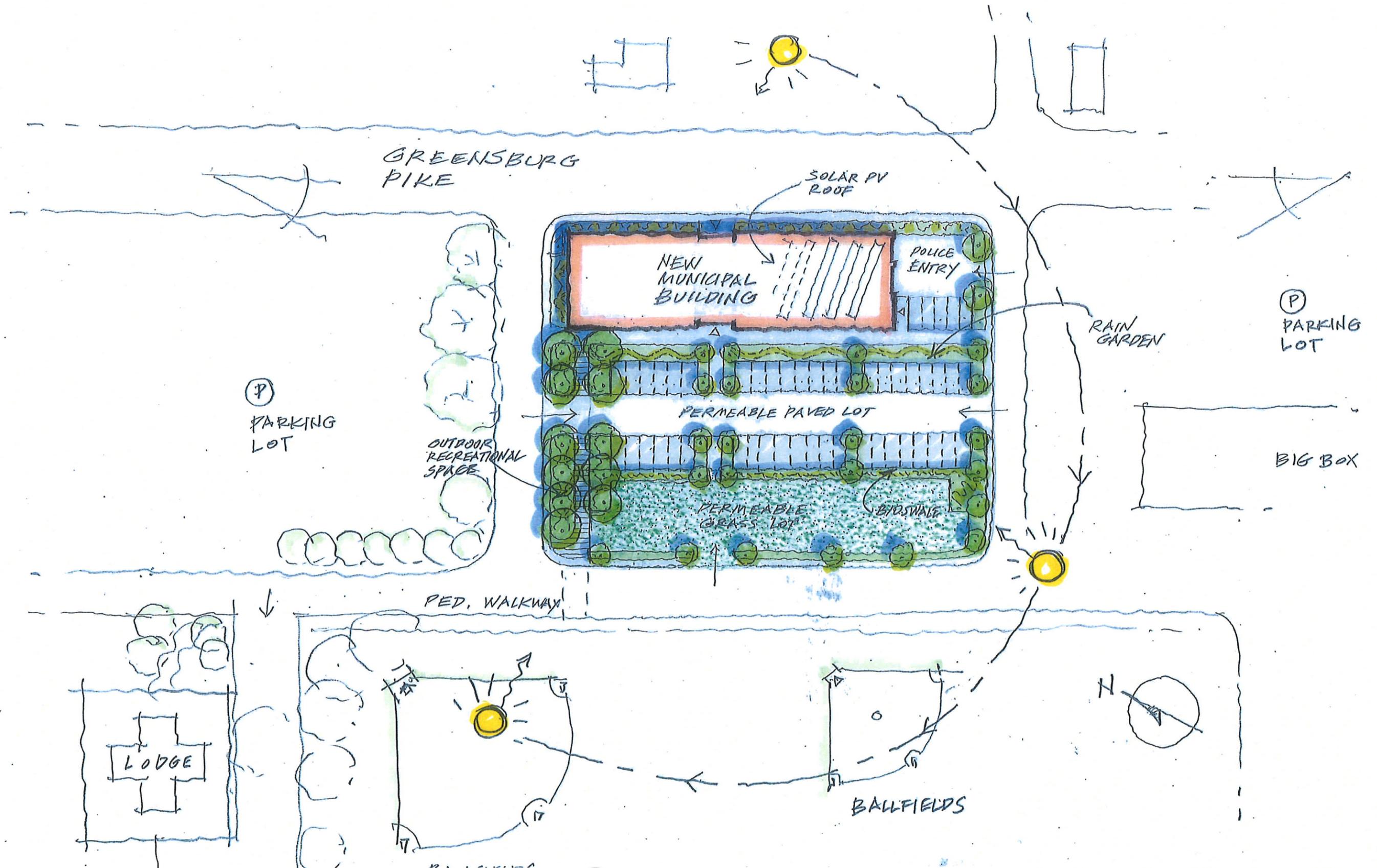
**Forest Hills Municipal Building
SPACE PROGRAMMING LIST**

PFAFFMANN + ASSOCIATES

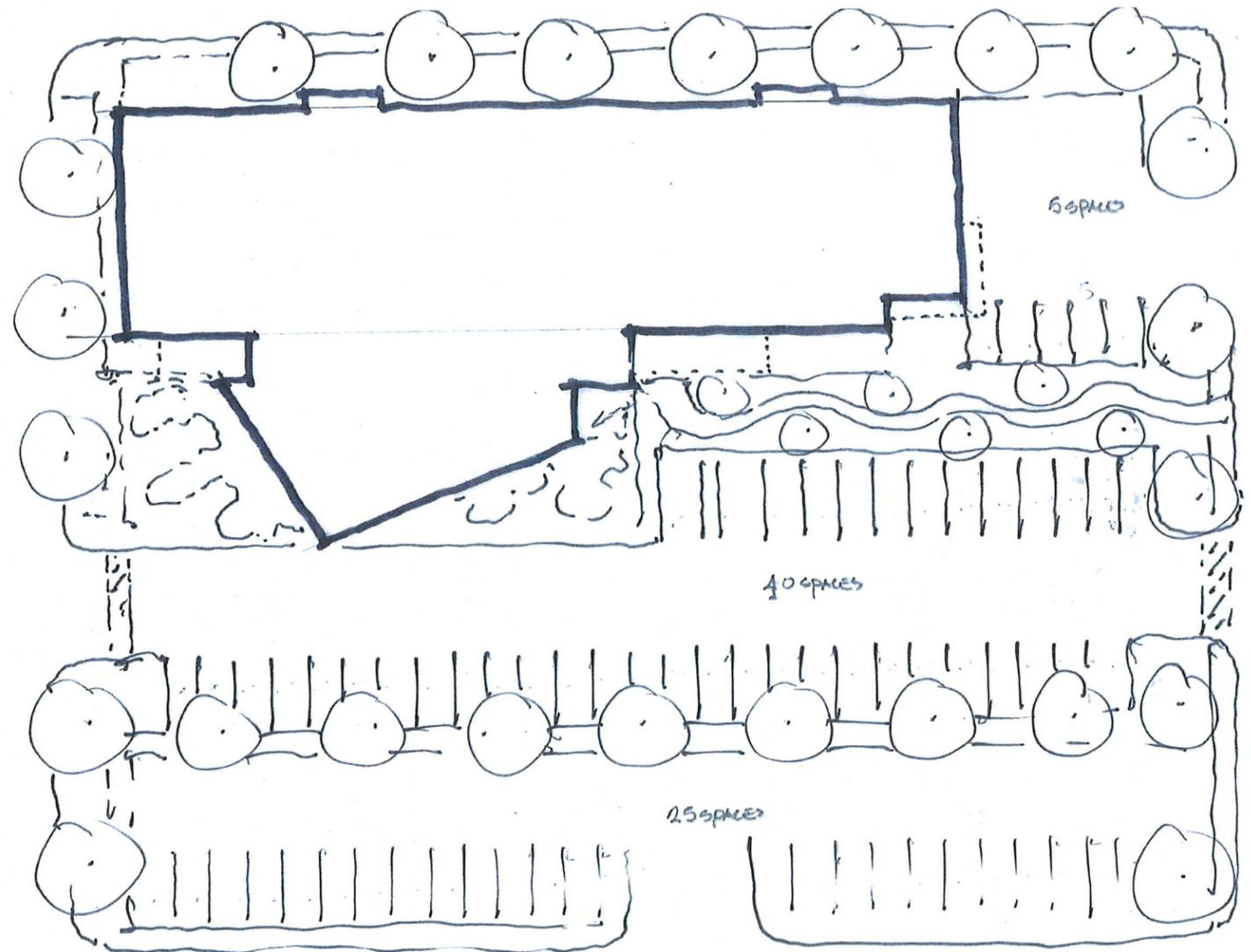
Space Name	Assignable SF	Circ Factor 40%	Net Square Feet	Notes
POLICE DEPT				
Garage (1 car plus storage)	600	331	931	
Interrogation	160	64	224	
Firearms & Ammunition Storage	200	80	280	Use existing safe
Evidence & Secure Storage	240	96	336	
Storage / Files	400	160	560	
K-9 Kennel (1@5x7)	40	16	56	
Men's & Women's Rooms w/Locker	288	115	403	Design for flexibility in M/F ratios
Officer work area	240	96	336	
Files	192	77	269	
Kitchenette	120	30	150	
Supervisor office	144	58	202	
Chief office	144	58	202	
Holding Cells (2 std 1 ADA)	126	50	176	Review new prefab systems
Reception / Interview	400	160	560	
Subtotal Police	3,294		4,685	
			Grossing Factor	937
			TOTAL POLICE (GSF)	5,622
ADMINISTRATIVE OFFICES				
Enclosed Offices (Finance (2), Code (3), Mgr (1))	720	288	1,008	
Open Work Area	144	58	202	
Files (High Density = 1/2 x sf)	261	104	365	Verify Hidendensity storage vs conventional
Meeting/Conf Room (seats 10-12)	300	50	350	
Staff Toilet	130	96	226	
Kitchenette	180	72	252	
Server & Data Room 10x10)	100	40	140	
Interior Storage	360	144	504	
Exterior Storage (next to garage)	400	160	560	May be interior with its own door to outside
Subtotal Administration	2,595		3,607	
			Grossing Factor	721
			TOTAL ADMINISTRATION (GSF)	4,328
COMMON PUBLIC SPACES				
Café	280	20	300	
Hearing Room (seats 70 plus board)	900	360	1,260	Dedicated for hearings but flexible
Library/Multipurpose Community Room	1320	528	1,848	Includes Senior Ctr Functions (30-40)
Men's & Women's Toilet Rooms	220	88	308	Public Toilets
Public Lobby/Reception Desk	700	280	980	(opens to Community Room)
Subtotal Administration	3,420		4,696	
			Grossing Factor	939
			TOTAL COMMON SPACE (GSF)	5,635
PROJECT TOTAL	9,309	NASF	15,585	GSF PRESCHMATIC TARGET

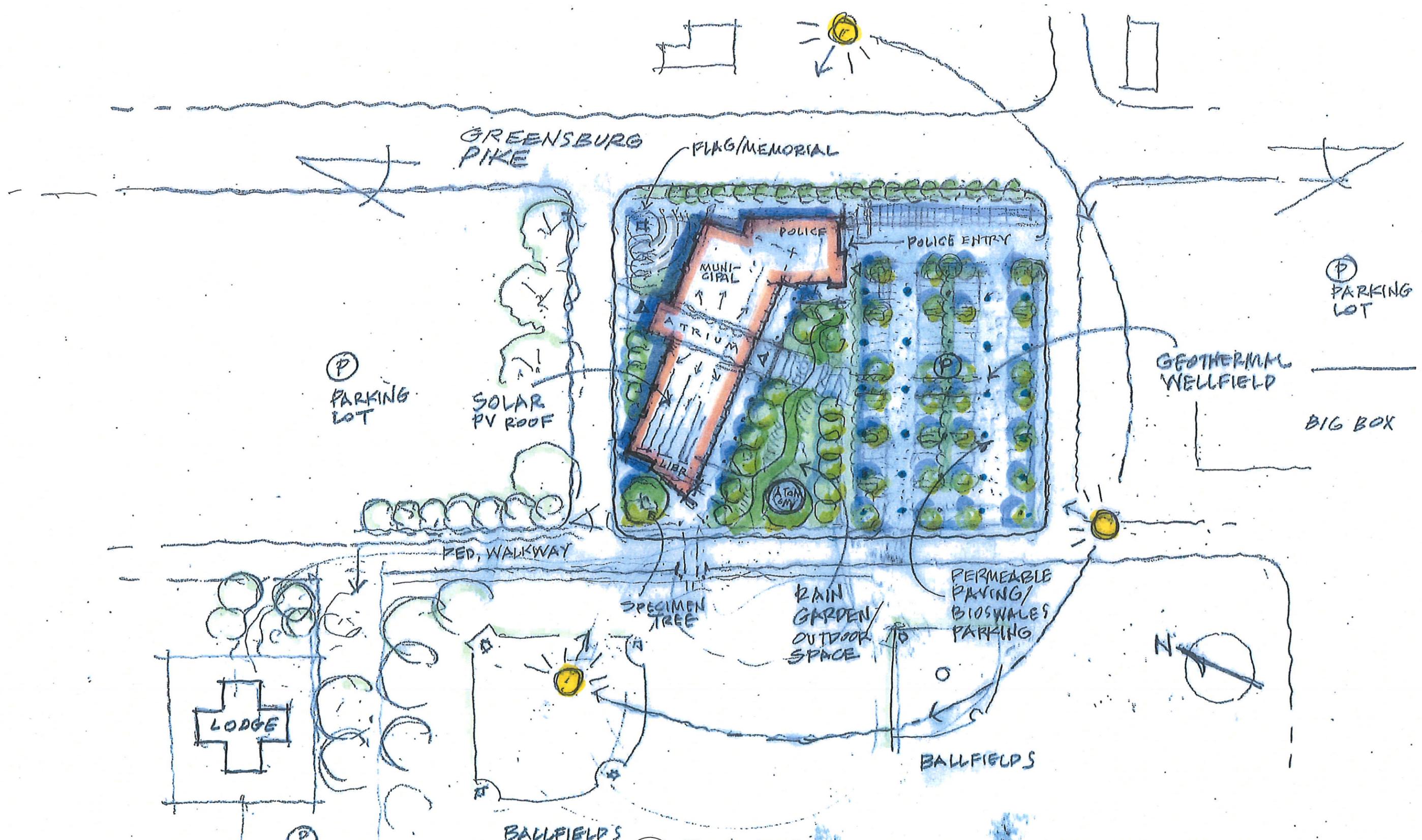


1 First Floor Plan
 Scale: 1/16" = 1'-0"

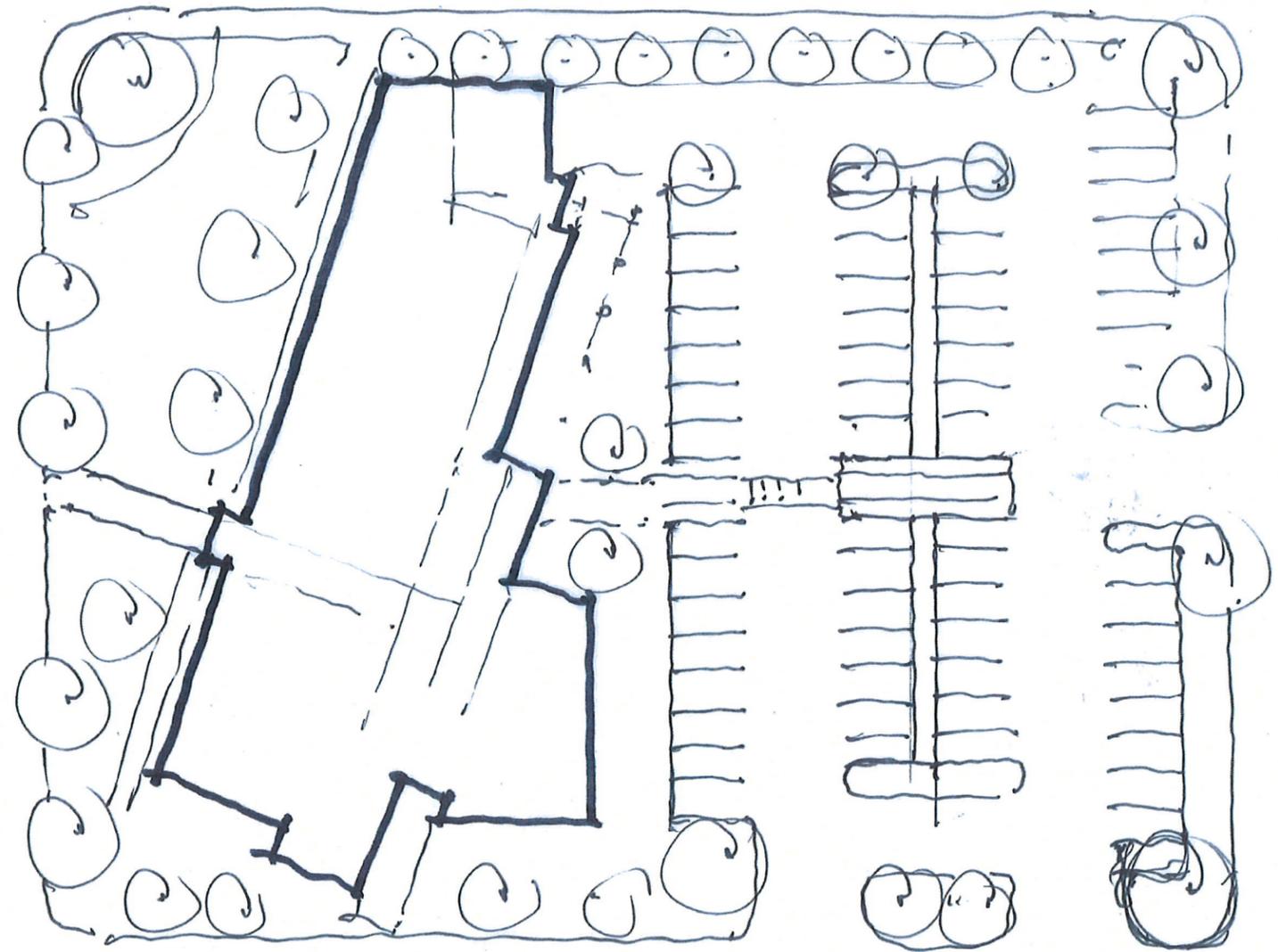


SUBJECT	SCHEME A (SCHEME C SIMILAR)
BUILDING LOCATION	NORTH-SOUTH; PARALLEL TO GREENSBURG PIKE
SITE ACCESS	FROM PERRY & NEW THRU-STREET
# REGULAR PARKING SPACES	42 SPACES +/-
# OVERFLOW PARKING SPACES	24 SPACES +/- SEPARATED FROM MAIN PARKING AREA WITH BIOSWALE
DEDICATED POLICE PARKING	5 SPACES +/- IN SEPARATE AREA
TRAFFIC FLOW	2-WAY TRAFFIC
FAÇADE ORIENTATION	PRIMARY FAÇADE TO PARKING LOT; SECONDARY FAÇADE TO GREENSBURG PIKE
SOLAR ORIENTATION WITH SLOPED ROOF	MODERATELY EFFECTIVE - 42,700 kWh/Year Capacity
SUSTAINABLE FEATURES	PERMEABLE PAVING, RAIN GARDENS, BIOSWALES, SOLAR PV, GEOTHERMAL WELLS
GREENSPACE	APPROX. 20% SITE AREA
OPPORTUNITIES	BUILDING TAKES UP LESS SITE AREA MORE SITE AREA FOR FUTURE EXPANSION THRU TRAFFIC FROM NEW THRU-STREET TO PERRY "PERRY PARK" REINFORCES CAMPUS LINK DISTINCT SEPARATION FOR POLICE PARKING
CONSTRAINTS	LESS GREENSPACE, MORE PARKING AREAS FARTHER FROM "CAMPUS" CONNECTIONS PRIMARY FAÇADE FACES PARKING LESS ROOF FLEXIBILITY FOR SOLAR PV BUILDING IS CLOSE TO STREET MUST MANAGE GLARE AT EAST/WEST EXPOSURES





SUBJECT	SCHEME B
BUILDING LOCATION	EAST-WEST; DIAGONAL TO GREENSBURG PIKE
SITE ACCESS	FROM NEW THRU-STREET
# REGULAR PARKING SPACES	60 SPACES +/-
# OVERFLOW PARKING SPACES	NONE - ALL SPACES AS PART OF CONTIGUOUS LOT
DEDICATED POLICE PARKING	5 SPACES +/- DESIGNATED WITH SIGNAGE
TRAFFIC FLOW	2-WAY TRAFFIC
FAÇADE ORIENTATION	PRIMARY FAÇADE TO PARKING LOT; SECONDARY FAÇADE TO OUTDOOR PARK/GREENSPACE
SOLAR ORIENTATION WITH SLOPED ROOF	OPTIMIZED FOR SOLAR - 61,000 kWh/Year Capacity
SUSTAINABLE FEATURES	PERMEABLE PAVING, RAIN GARDENS, BIOSWALES, SOLAR PV, GEOTHERMAL WELLS, LARGE
GREENSPACE	APPROX. 35% SITE AREA
OPPORTUNITIES	BUILDING IS MORE VISIBLE TO GREENSBURG PIKE BOTH FACADES ARE PRIMARY FACADES BUILDING ORIENTATION OPTIMIZED FOR SOLAR BETTER RATIO OF PERMEABLE VS. IMPERMEABLE MORE FLEXIBILITY WITH ROOF DESIGN LARGER USABLE GREENSPACE FOR "PERRY PARK" BUILDING HAS GREENSPACE ON BOTH SIDES BETTER SHADING = MORE EFFICIENT SYSTEMS BETTER DAYLIGHTING OPPORTUNITIES
CONSTRAINTS	LESS SITE AREA FOR FUTURE EXPANSION NO TRAFFIC FLOW THRU SITE SLIGHTLY LESS EFFICIENT PARKING

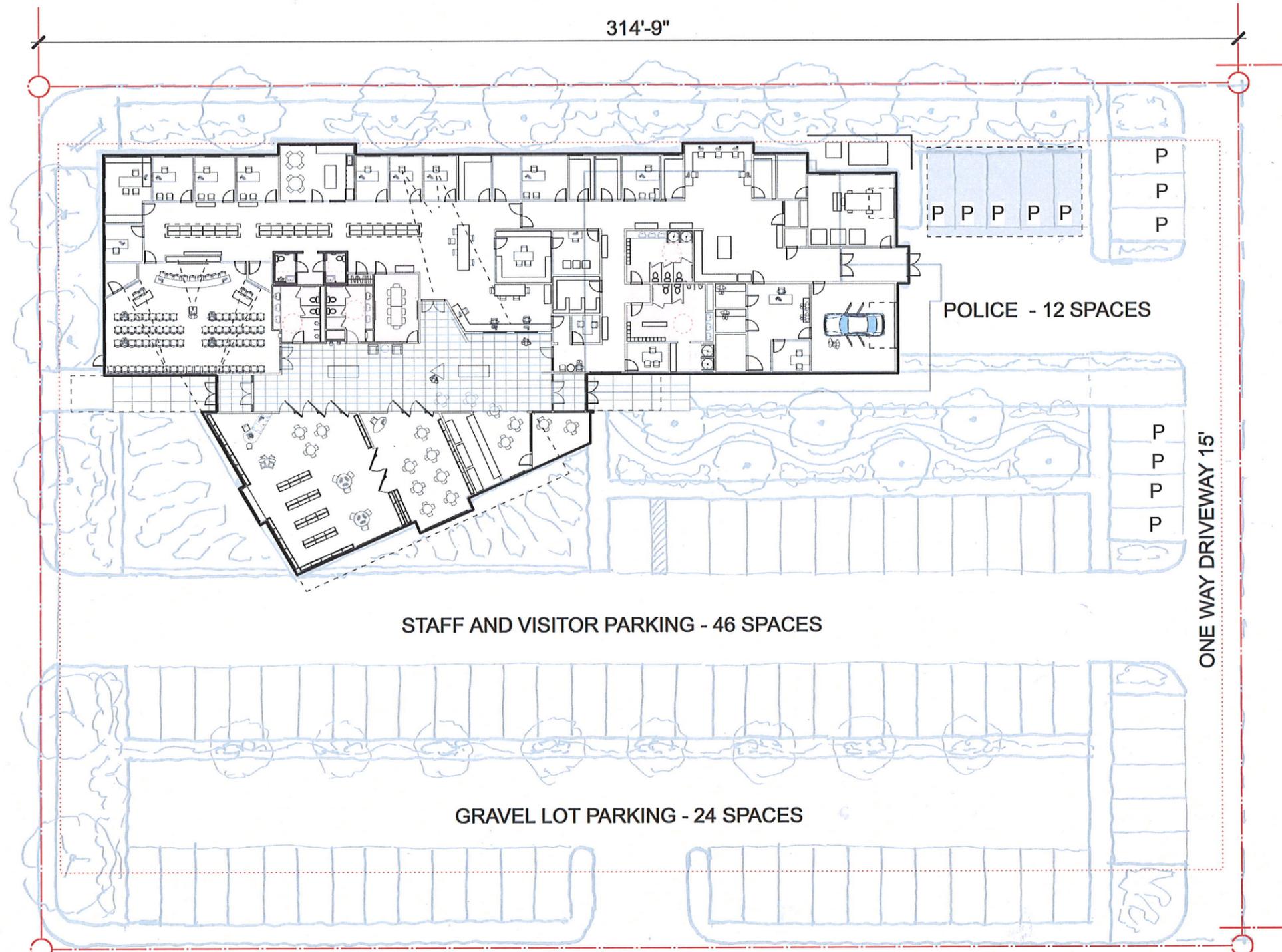


GREENSBURG PIKE

314'-9"

PERRY AVE.

226'-3"



STAFF AND VISITOR PARKING - 46 SPACES

POLICE - 12 SPACES

GRAVEL LOT PARKING - 24 SPACES

ONE WAY DRIVEWAY 15'

BARCLAY AVE.

1 Site Plan
 Scale: 1/32" = 1'-0"