City of Pittsburgh

# DEPARTMENT OF CITY PLANNING
## DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

**Office of the Zoning Administrator**

**200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219**

## ZONING APPLICATION

The Zoning Application **can be** used for the following:

- New Construction of a 1-Family or 2-Family Dwelling;
- Repairs, Alterations, Additions to, and/or Extensions of either a 3-Family or larger Residential Dwelling or a Non-Residential Structure.

### PROPERTY OWNER/APPLICANT INFORMATION

| | | | | | |
|---|---|---|---|---|---|
| Property Owner Name: PMC PROPERTY GROUP | | | Phone Number: (215) 241-0200 | | |
| Address: 1411 WALNUT ST. | City: PHILADELPHIA | | State: PA | Zip Code: 19107 | |
| Applicant/Company Name: STRADA ARCHITECTURE | | | Phone Number: (412) 263-3800 | | |
| Address: 975 LIBERTY AVE. | City: PITTSBURGH | | State: PA | Zip Code: 15222 | |
| Applicant/Contractor ID: (assigned by the City) | | | | | |

### PROJECT INFORMATION

**Address where Work will Occur:** 717 LIBERTY AVENUE

**Location of Work:** PITTSBURGH, PA

**If a Certificate of Occupancy exists, the following is required:**

Certificate of Occupancy#: Date Issued: Existing Use of Property:

| | | |
|---|---|---|
| Estimated Construction: Start Date: / / TBD | Occupancy Date: / / TBD | Project Cost: $ TBD |

**Check the appropriate structure type:**

- ☐ Residential, 1-Family Dwelling
- ☐ Residential, 2-Family Dwelling
- ☒ Residential, 3-Family or Larger Dwelling (FLOORS 12-23)
- ☒ Non-Residential (FLOORS 1-5)

**Select the Type(s) of Work from the following categories:**

| ☐ **New Construction of:** | ☒ **Addition to or** ☐ **Extension of:** | ☒ **Alteration or** ☐ **Repair Type:** |
|---|---|---|
| ☐ 1-Family Dwelling Structure | ☒ Existing Primary Use Structure | ☐ Structural, Interior ☒ Structural, Exterior |
| ☐ 2-Family Dwelling Structure | ☐ Existing Accessory Structure | ☒ Aesthetic, Interior ☒ Aesthetic, Exterior |

☒ **New Certificate of Occupancy is Needed**

**Describe the Work:** CONVERSION OF FLOORS 12-23 TO APARTMENTS - 144 TOTAL UNITS. EXTENSION OF EXISTING STAIR TOWER. NEW M/E/P/FP.

**Provide the Square Footage (sq. ft.) of each of the items listed below, even if the answer is zero:**

| | | | |
|---|---|---|---|
| Lot Area: | 16,243 S.F. | Existing Structure to be Retained: | 322,461 S.F. |
| Building Footprint: | 15,395 S.F. | Retained Space to be Renovated/Altered: | |
| Existing Structure to be Razed: | Ø | New Structure to be Constructed: | 2,352 S.F. |

| **Provide the Structure Height(s):** | EXISTING | | PROPOSED | |
|---|---|---|---|---|
| | Stories | Feet | Stories | Feet |
| Main Structure | 24 | 301'-8" | 24 | 301'-8" |
| Proposed Addition/Extension | | | 12 (STAIRS ONLY) | 301'-8" |
| Accessory Structure: | | | | |
| Accessory Structure: | | | | |
| Accessory Structure: | | | | |

NOTE: NEW STAIR TOWER

**On-Site Parking:** New Total Number of Spaces After Work is Complete: _____ ☒ N/A

**Please check any of the following items that will be part of the proposed work:**

- ☒ Demolition
- ☒ Electrical
- ☒ Fire Alarm
- ☒ Fire Protection/Sprinklers
- ☒ HVAC (Interior)
- ☒ HVAC (Exterior)
- ☐ Commercial Cooking Hood
- ☐ N/A

**Please check** the following items that pertain to any work proposed on private plumbing:
(i.e. plumbing between a public sewer or water line and a building, including plumbing inside the building).

- ☒ Repair or Replace Existing Plumbing
- ☒ New Construction of Plumbing
- ☐ No plumbing work is proposed

**Applicant will be applying for Visitability Tax Credit?** ☐ Yes ☐ No

VOUCHER #: _____ (Zoning Use Only)

# 717 Liberty Avenue

Planning Commission Set - June 25, 2013

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Interiors
Landscapes
Urban Design
925 Liberty Avenue
Pittsburgh, PA 15222
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www.stradallc.com
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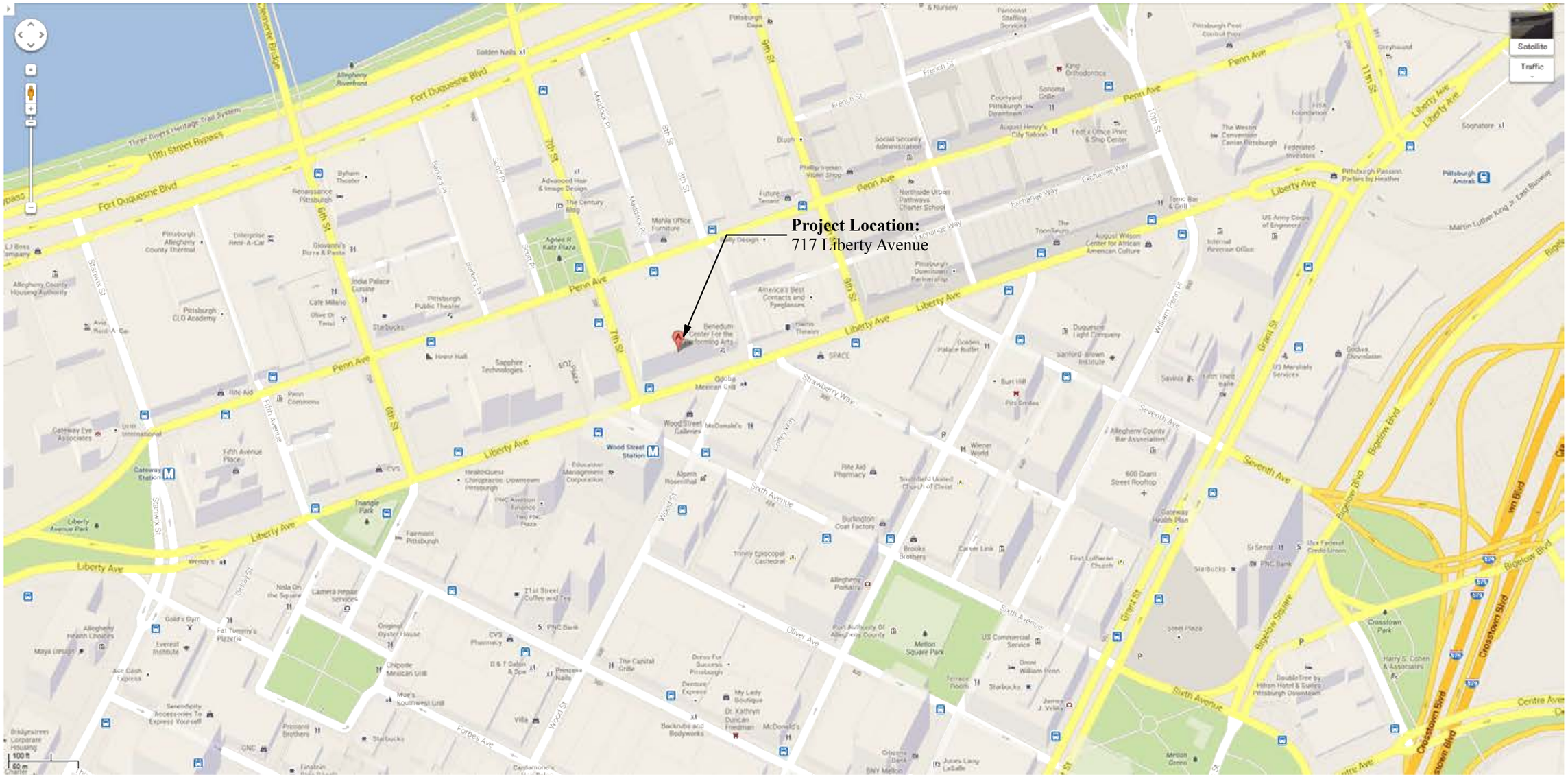


## Site Vicinity Map

NOT TO SCALE



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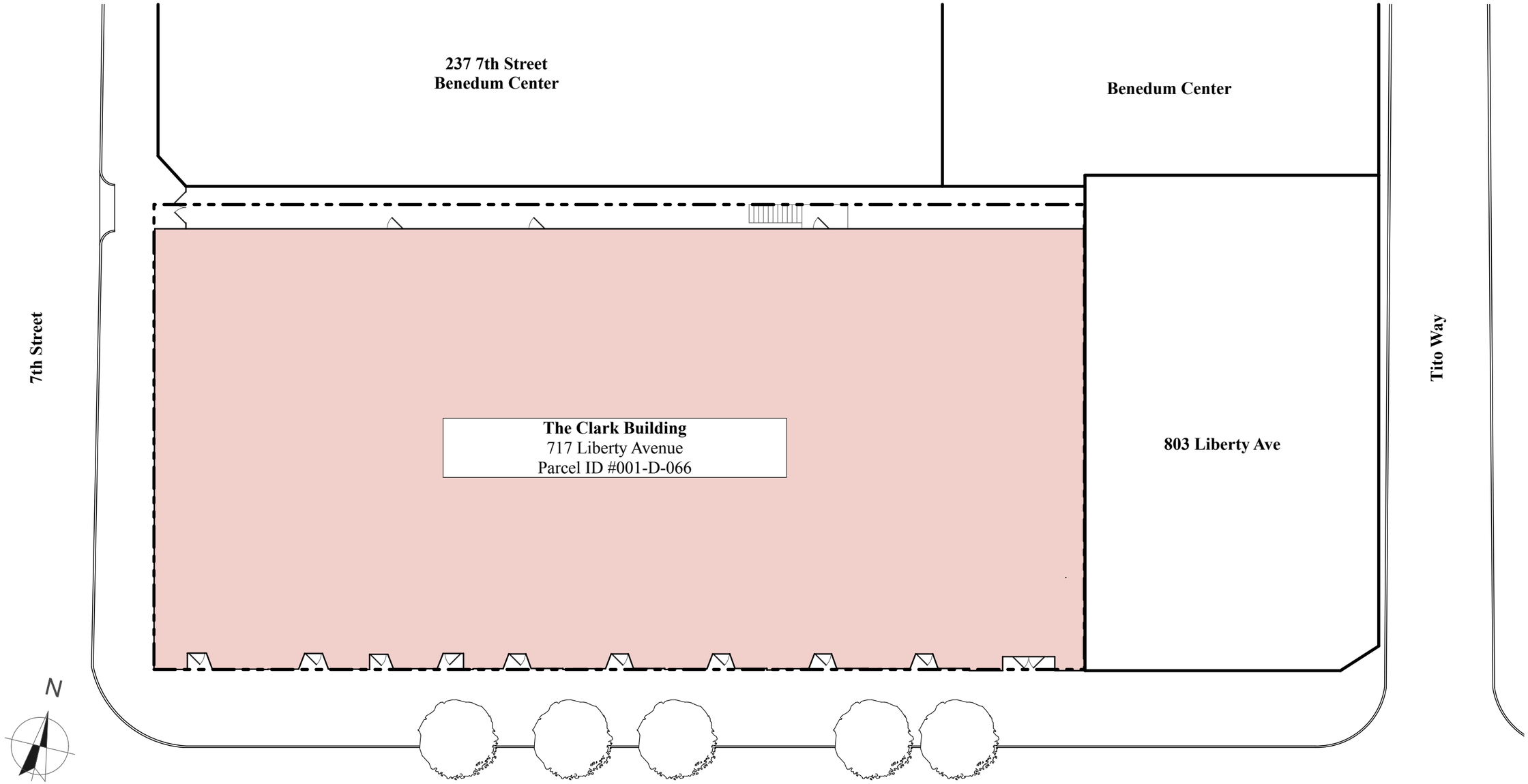


## Site Plan

Scale: 1" = 20'



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**Liberty Avenue (south) and Tito Way (east) elevations**

**Liberty Avenue (south) and 7th Street (west) elevations**



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**Alley (north) and 7th Street (west) elevations**

**View of north alley**



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**Alley (north) elevation and existing stair tower**

**Liberty Avenue (south) street level facade**

**7th Street (west) street level facade**



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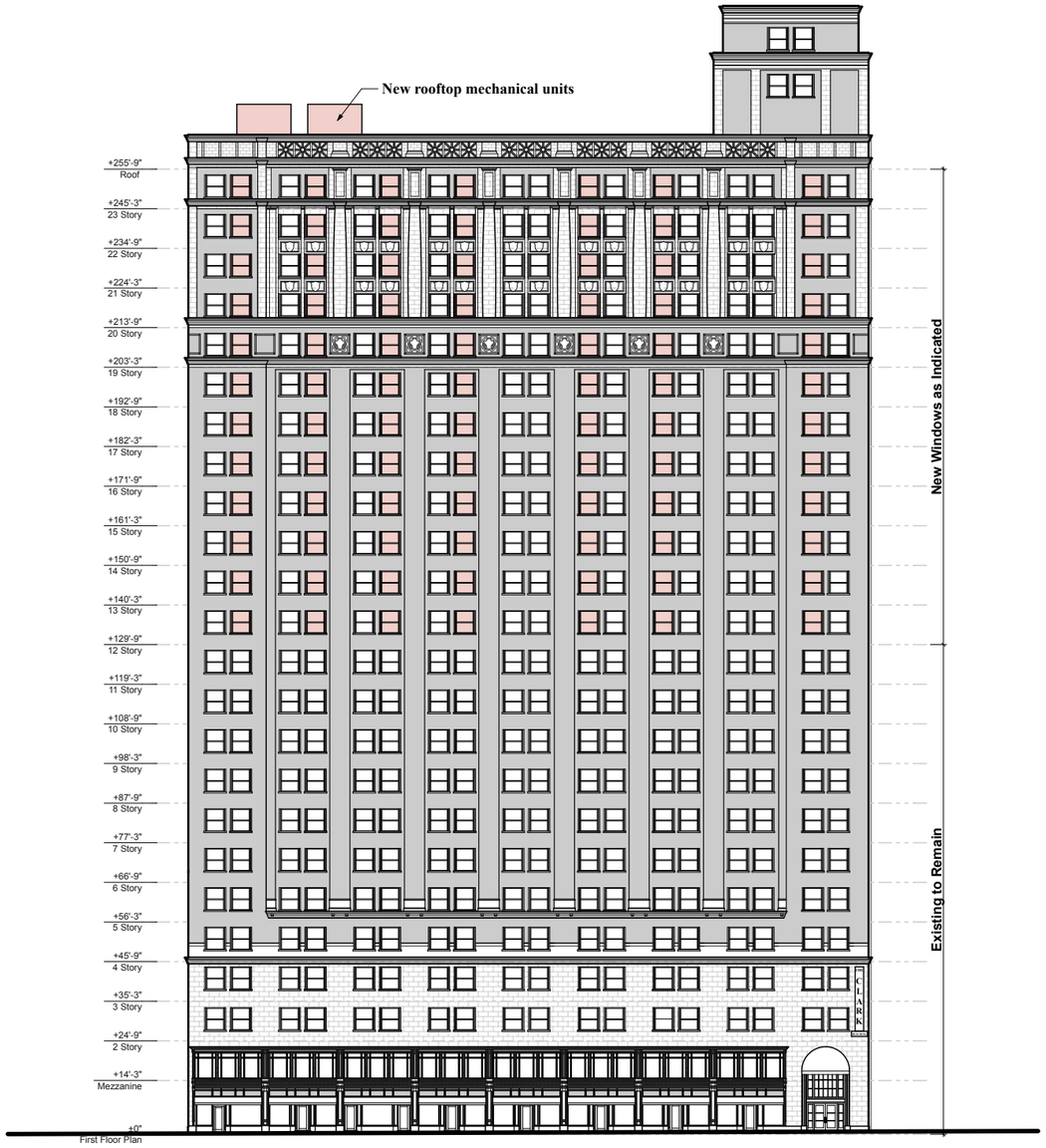
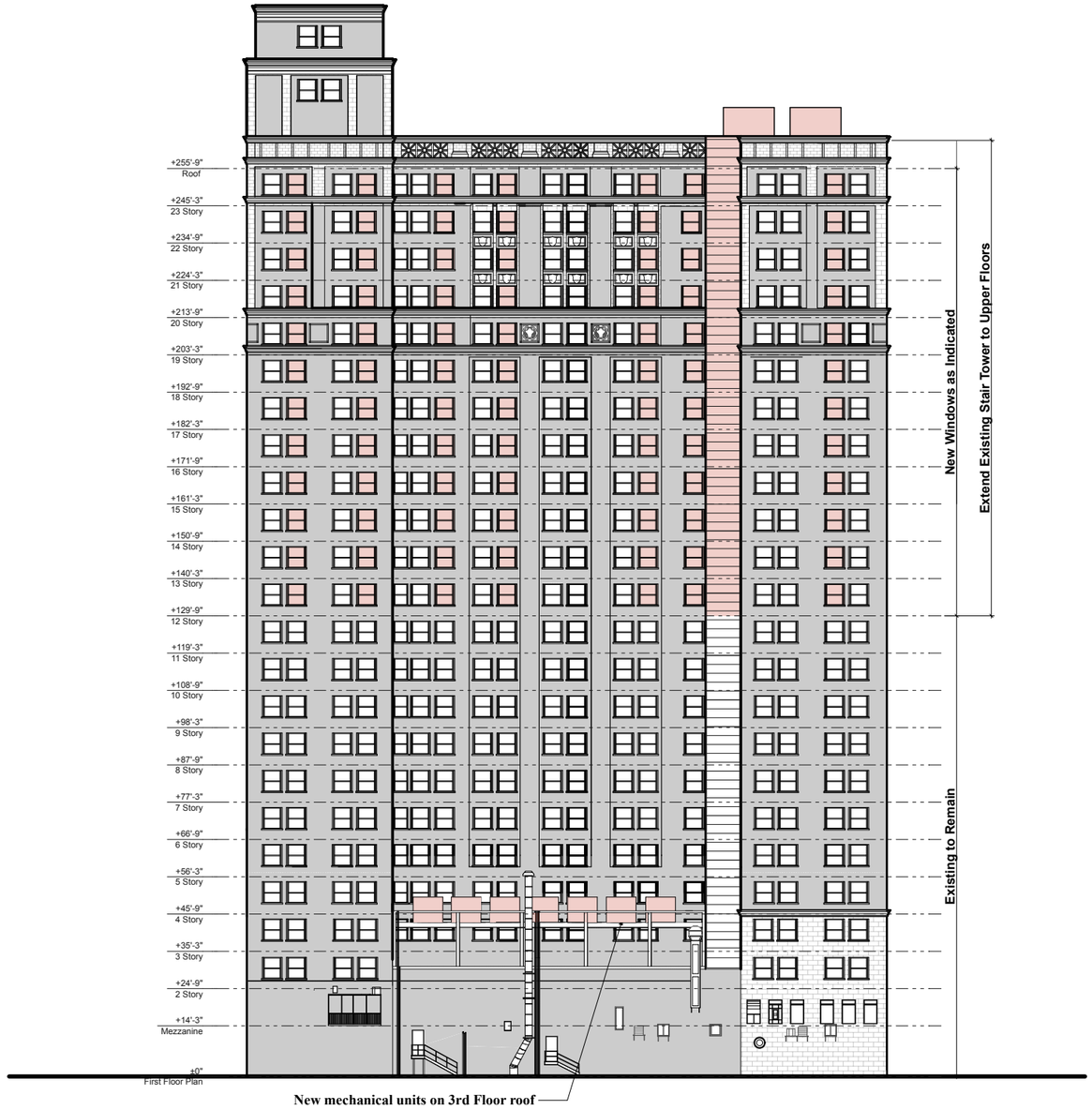



## South Elevation - Liberty Avenue

Scale: 1" = 40'




## North Elevation - Alley

Scale: 1" = 40'

**The Clark Building - 717 Liberty Avenue** PITTSBURGH, PA
Planning Commission Set
June 18, 2013

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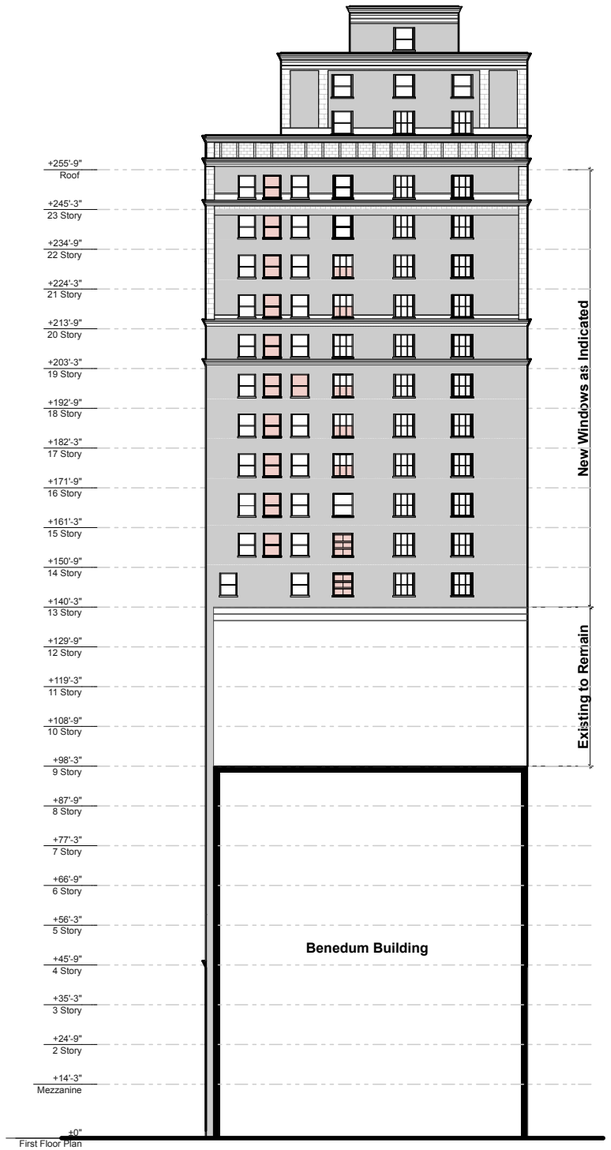
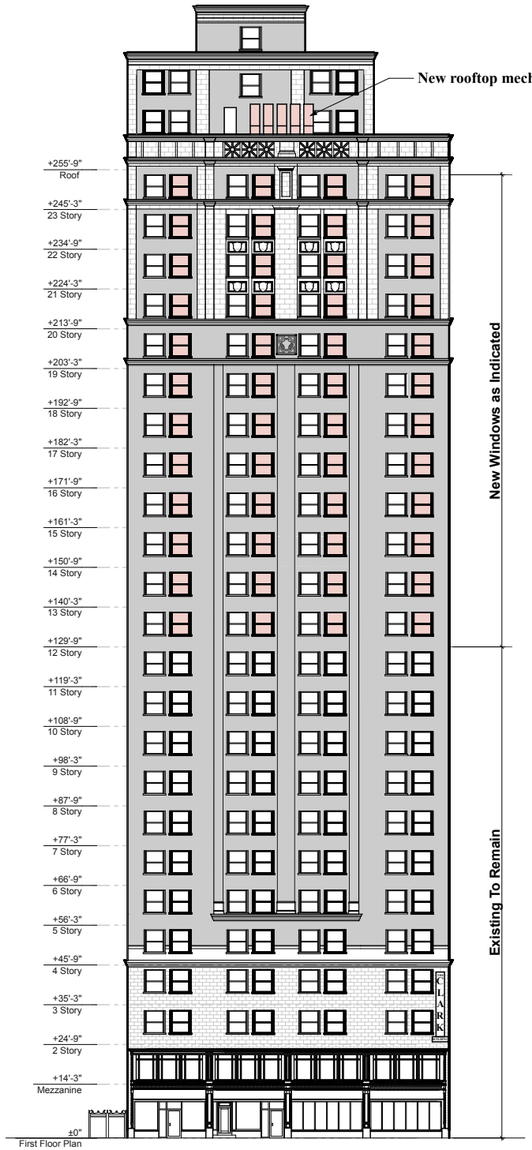


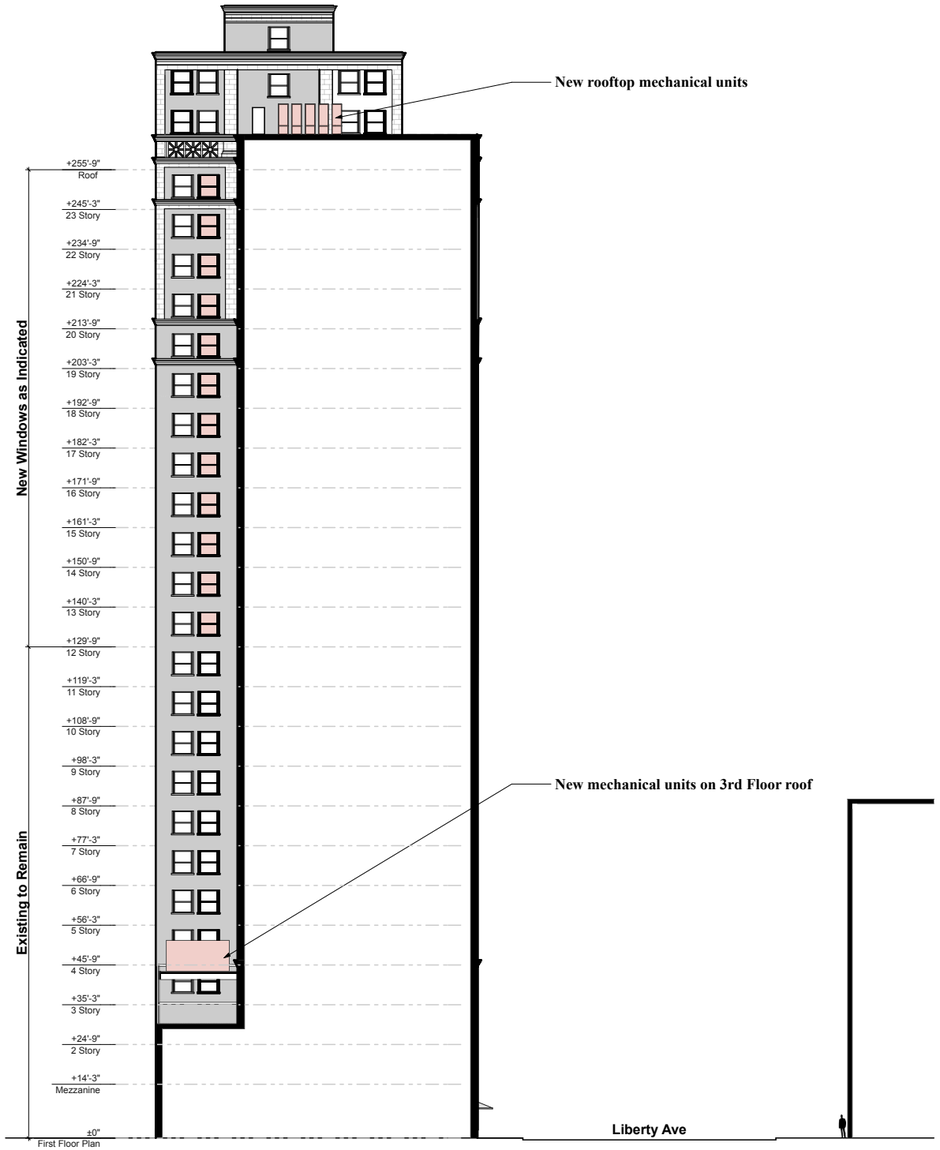

## East Elevation - Tito Way

Scale: 1" = 40'




## West Elevation - 7th Street

Scale: 1" = 40'




## Section Looking West

Scale: 1" = 40'

**The Clark Building - 717 Liberty Avenue** PITTSBURGH, PA
Planning Commission Set
June 18, 2013

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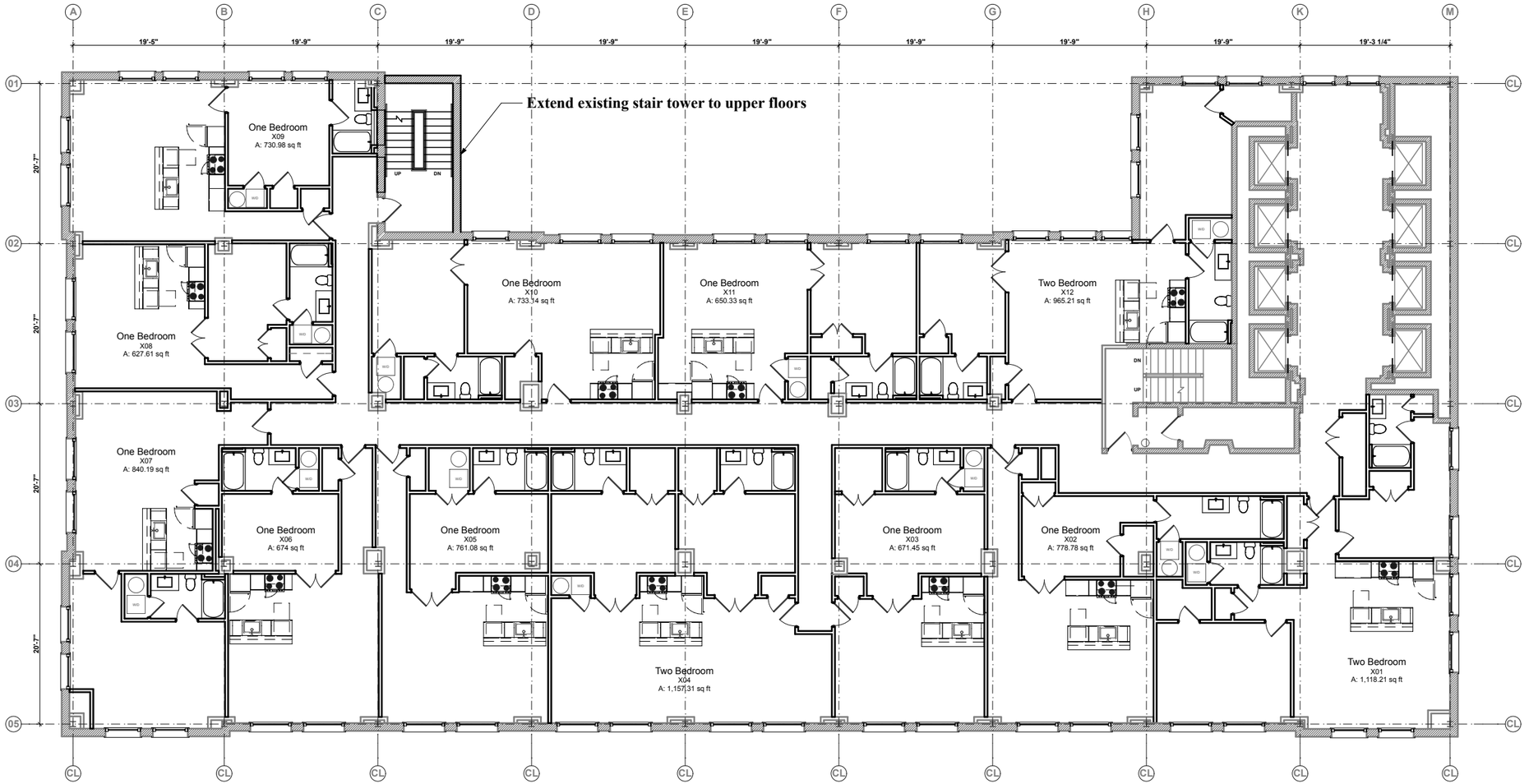


## Typical Apartment Layout Floors 12-19

Scale: 1/16" = 1'-0"



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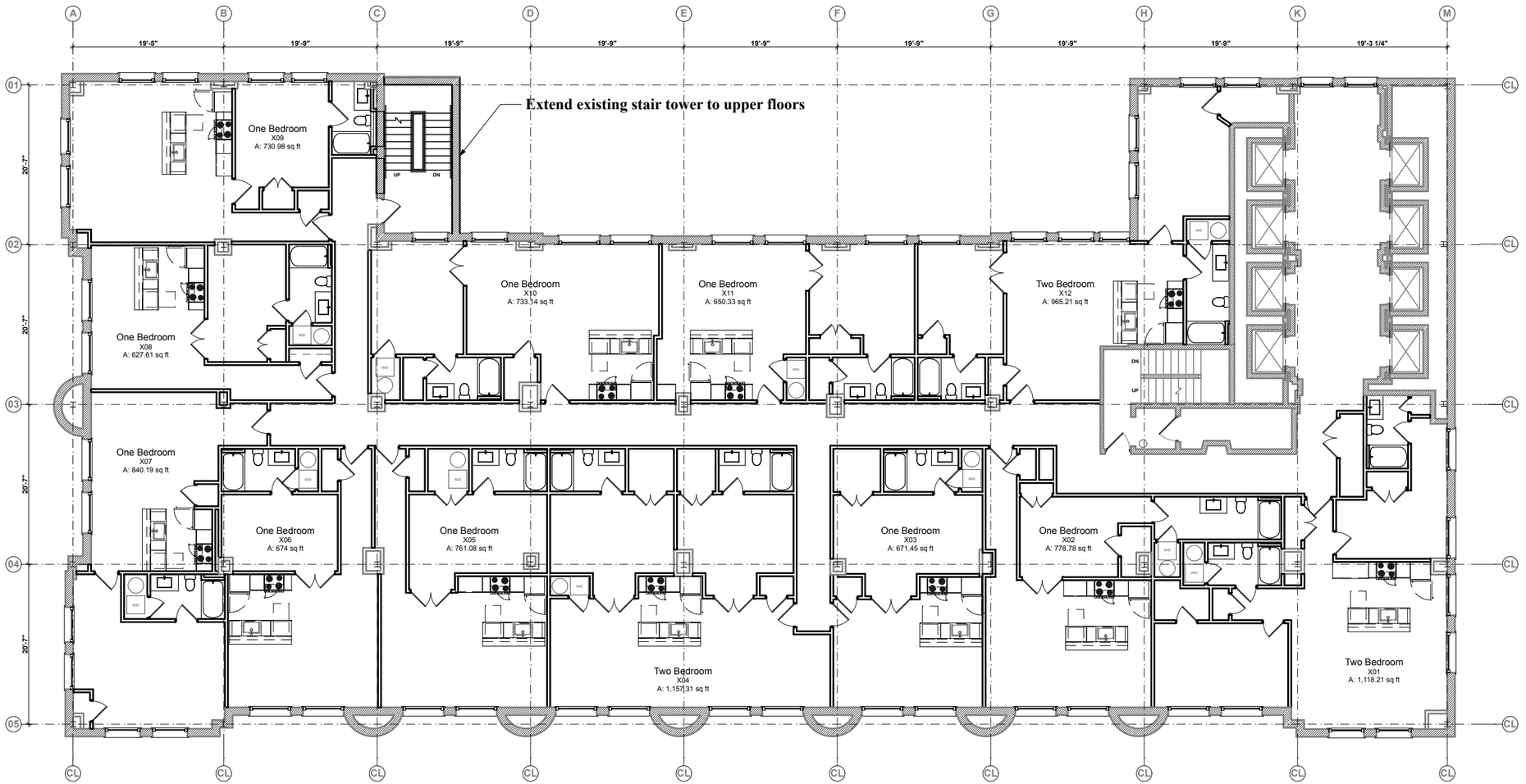


## Typical Apartment Layout Floors 20-23

Scale: 1/16" = 1'-0"



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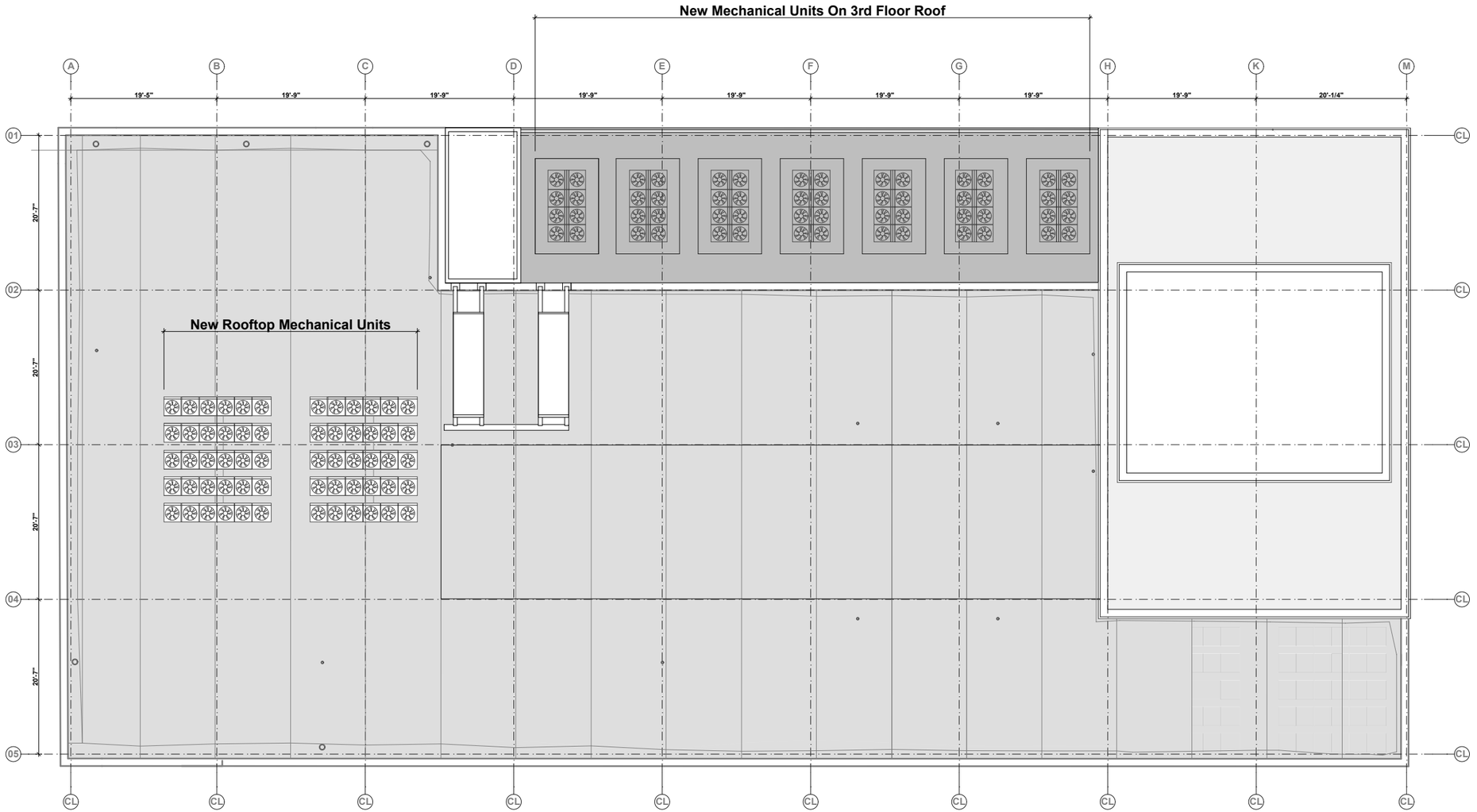


## Roof Plan

Scale: 1/16" = 1'-0"



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ZCP# 768

CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING
ZONING • DEVELOPMENT REVIEW
200 ROSS STREET • THIRD FLOOR
PITTSBURGH • PENNSYLVANIA • 15219

# ZONE CHANGE PETITION

**Address**

Owner: *The Housing Authority of the City of Pittsburgh(HACP)* / *The Urban Redevelopment Authority of Pittsburgh(URA)*

Address: *200 Ross Street, Pittsburgh, PA 15219* / *200 Ross Street, Pittsburgh, PA 15219*

Phone: *412.456.5000* / *412.255.6418*

Applicant / Agent: *The Urban Redevelopment Authority of Pittsburgh*

Address: *200 Ross Street, Pittsburgh, PA 15219*

Phone: *Contact: Kyra Strausman, Director of Real Estate 412.255.6418*

Property owners or representatives of property described who join this petition.

| Owner's Name | Property |
|---|---|
| *HACP* | *107-H-100, 70-E-375* |
| *URA* | *70-E-300, 70-E-325* |
| | |
| | |

*If additional space is required, list on a separate sheet and attach.*

Block & Lot: *107-H-100(URA),70-E-375(URA) 70-E-300(URA), 70-E-325(URA)* Ward: *28th*

Sq. ft. of site: *1,131,253sf* or, number of acres: *25.97ac.(includes Fairwood)*

Existing Zoning *RM-M* Proposed Zoning: *UI*

Present use of site:

*Vacant (former public housing property and infrastructure)*

Proposed use & improvements: *(attach map of proposed zone change area)*

*Expansion of existing industrial park*

*(if additional space is required, attach a separate sheet)*

The proposed Zone Change is appropriate and desirable and that this use will not be detrimental to the immediate neighborhood because:

*Expansion of industrial district will allow reuse of a vacant site, create employment opportunities within the City and will expand the City tax base*

The proposed application will comply with the conditions specified in the Code by:

*Individual Site Plan submissions by individual developers shall be made in conformance with the Code.*

NOTICE TO ANYONE WHO JOINS THIS PETITION:

Despite any statements of proposed use made above, enactment of this ordinance will permit involved property to be used for any of the uses listed in the classification table of the Zoning Ordinance.

**STATEMENT OF TRUTH**

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF ALLEGHENY

Deponent, being duly sworn, says that they are the:

■ Owner of record of the property for which this application is made, and that all the statements and data furnished with this application is true and correct.

■ Authorized agent for the owner of record of the property for which this application is made and as such has express authority to bind such owner to all terms and conditions of any Occupancy permit issued pursuant to this application, and that all the statements and data furnished with this application are true and correct.

Sworn to and subscribed before me this 17th day of May 2013.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Miranda Gula, Notary Public
Green Tree Boro, Allegheny County
My Commission Expires Sept. 9, 2013
Member, Pennsylvania Association of Notaries

Notary Public

X

Applicant (signature)

Kyra Straussman, Director of Real Estate, URA

Applicant (printed)

**RECORD OF ACTIONS** *(to be completed by City Planning)*

**Address** | **Check #** PAID $ $7,320

**Date Filed** | **Land Use #**

**Zoning District** | **Zone Change #**

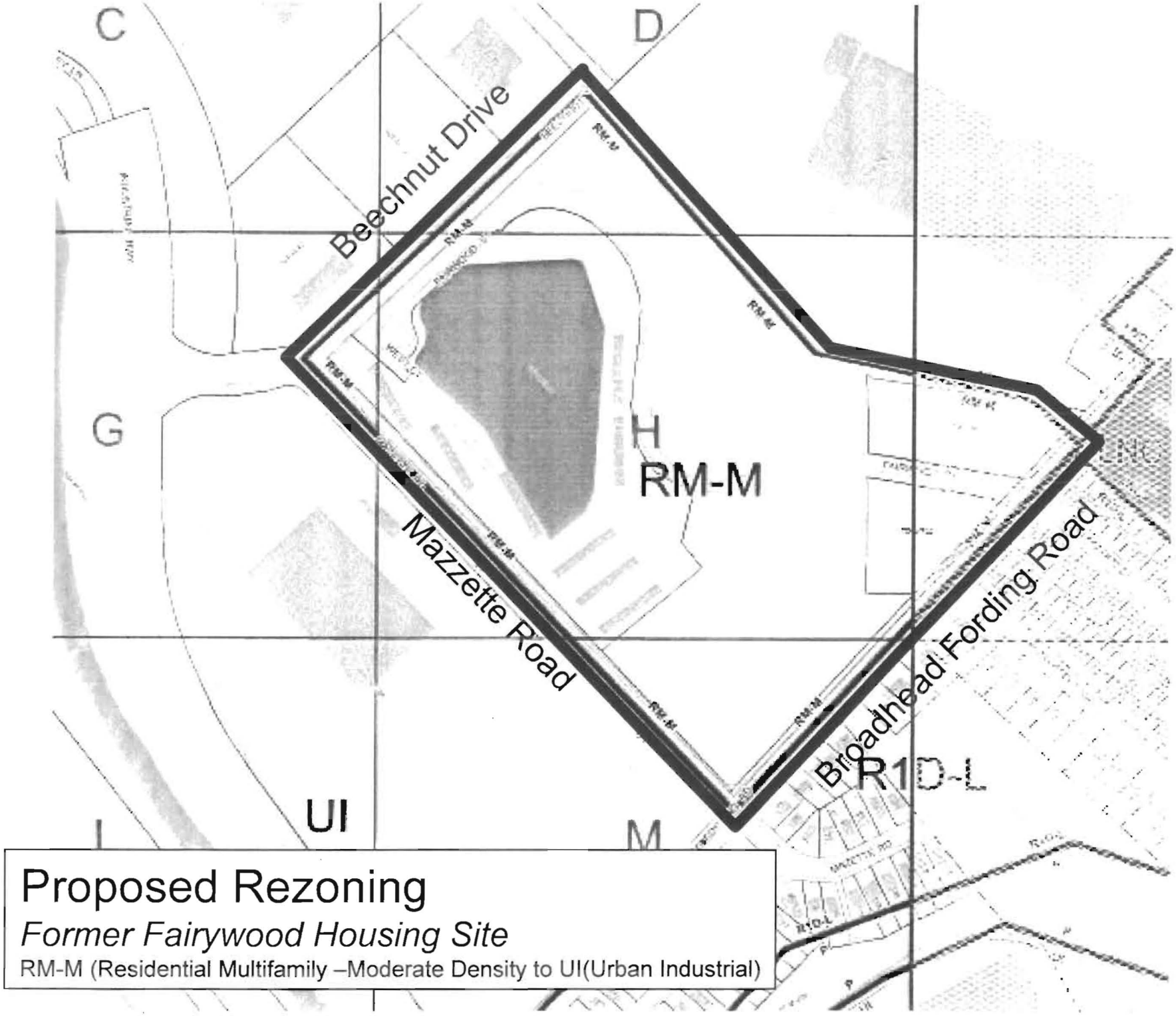
**Proposed Zoning**

**Planning Commission recommendation**

☐ Approved ☐ Denied DATE OF ACTION

**City Council action**

☐ Approved ☐ Denied DATE OF ACTION




# Proposed Rezoning

*Former Fairywood Housing Site*

RM-M (Residential Multifamily –Moderate Density to UI(Urban Industrial)

CITY OF PITTSBURGH

Department of City Planning

Luke Ravenstahl
Mayor

Noor Ismail, AICP
Director

June 18, 2013

Dear Resident:

Enclosed with this letter is a description regarding:

Re: Zone Change Petition No. 768 LUC File No. C-768

which has been filed for property in your vicinity. This application is presently being considered by the Pittsburgh City Planning Commission, which will be taking action in the near future.

This petition has been filed by the Urban Redevelopment Authority of Pittsburgh, agent on behalf of the property owners Urban Redevelopment Authority of Pittsburgh and the Housing Authority of the City of Pittsburgh, to rezone approximately 26 acres of property having frontage on the northwesterly side of Broadhead Fording Road between Mazzette Road and Windgap Avenue in the 28th Ward. The proposed zone change is from RM-M, Residential Multi-Unit, Moderate Density District to UI, Urban Industrial District (see enclosed map). The reason for the request as stated by the applicant is to allow for future redevelopment of the property.

The plans submitted as part of this application are on file in the Land Use Control Office at 200 Ross Street, 3rd Floor. They may be examined between the hours of 8:00 a.m. and 3:00 p.m., Monday through Friday.

The Planning Commission is interested in obtaining the opinion of residents concerned with this matter. A response form is enclosed for your convenience, and we urge you to respond. A public hearing has been scheduled before the Planning Commission on **Tuesday, July 9, 2013 at 2:00 p.m.** on the 1st floor of the John P. Robins Civic Building, 200 Ross Street. Your attendance and testimony will be appreciated. It will ultimately be the decision of City Council and the Mayor after a recommendation by the Planning Commission whether to change the zoning category. Enactment of this reclassification will permit involved property to be used for any kind of use allowed in the proposed district as clarified in the Zoning Ordinance.

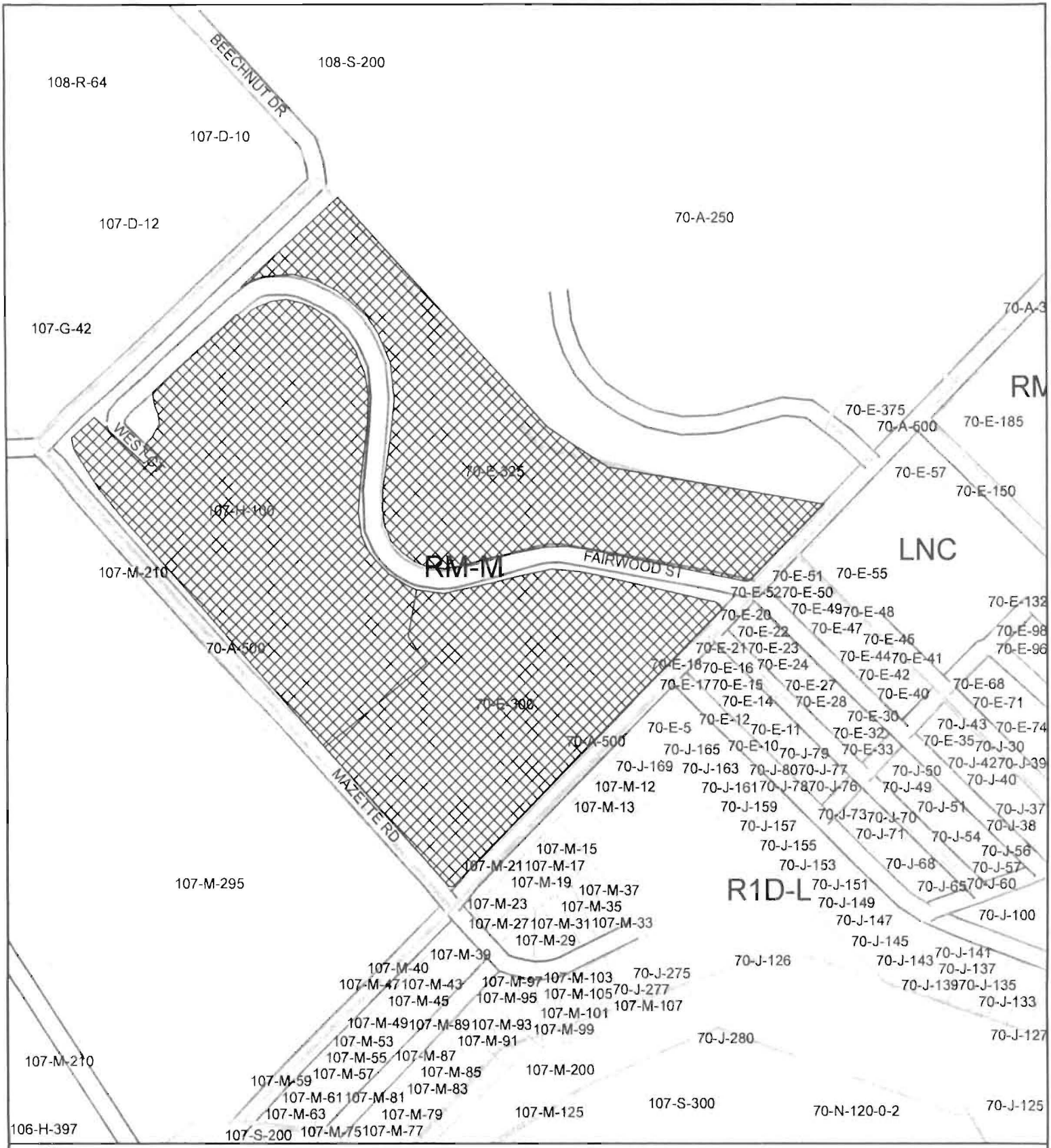
Testimony presented by individuals will be limited to THREE MINUTES EACH. In addition, any person who intends to testify in behalf of an organization such as a chamber of commerce, community club, etc., shall provide a "Letter of Authorization" from the appropriate duly appointed officers before testifying. Prepared comments, statistics or reports in printed form may be presented to the Commission to support testimony or in lieu of testimony. Testimony should not be read from a prepared statement, but may be generalized or summarized as testimony with the prepared statement handed to the Commission for their review. You may call [412] 255-2241 if additional information is necessary.

Yours Truly,

Susan Tymoczko

Susan Tymoczko, Zoning Administrator

Enclosures




# PROPOSED ZONING CHANGE

AREA OF PROPOSED CHANGE:
FROM: RM-M MULTI-UNIT RESIDENTIAL MODERATE DENSITY
TO: UI - URBAN INDUSTRIAL

28TH WARDS
CITY OF PITTSBURGH
JUNE 2013

DEPARTMENT OF CITY PLANNING

Feet
0 125 250

PDP #13-53

City of Pittsburgh

**DEPARTMENT OF CITY PLANNING**
**DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

**Office of the Zoning Administrator**

**200 ROSS STREET• THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219**

Date Filed: 4-25-13 *(Zoning Use Only)*

# DEVELOPMENT REVIEW APPLICATION

The Development Review Application **can be** used for the following:

- New Construction of a Primary Use Structure larger than a 2-Family Dwelling. (Including new Non-Residential Primary Use Structures);
- Any project or development that requires a Land Operations Permit;
- Any other types of work not listed under the Walk-Through and Zoning Applications.

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| **1.** Property Owner Name: Hertz Gateway Center, LP | | Phone Number: ( 412 ) 392-6000 | |
| Address: 603 Stanwix St. Suite 400 | City: Pittsburgh | State: Pennsylvania | Zip Code: 15222 |
| **2.** Applicant/Company Name: Hertz Gateway Center, LP | | Phone Number: ( 412 ) 392-6000 | |
| Address: 603 Stanwix St. Suite 400 | City: Pittsburgh | State: Pennsylvania | Zip Code: 15222 |
| Applicant/Contractor ID:(assigned by the City) BL006061 | | | |
| **3.** Development Name: Four Gateway Center Restaurant | | | |
| **4.** Development Location: Corner of Liberty Avenue & Stanwix St. | | | |
| **5.** Development Address: 444 Liberty Avenue, Pittsburgh, PA 15222 | | | |
| **6.** If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition) | | | |
| Proposed Zoning District: | | | |
| Present Use of Site: (Select from attached list) | | | |
| **7.** If a Certificate of Occupancy exists, the following is required: | | | |
| Certificate of Occupancy#: Building #14198/Restaurant #80012 | Date Issued: Building - 07/15/1960 Restaurant - 09/21/2000 | Existing Use of Property: Office Building | |
| **8.** Estimated Construction: Start Date: 5 /20/ 13 | Occupancy Date: 10 / 01 / 2013 | Project Cost: $500,000. | |

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to http://www.city.pittsburgh.pa.us/cp/html/land_use_control_and_zoning.html and select the link for the City Zoning Code maintained at the Municode.com website.

**9.** Proposed Use of Site (Select from attached list): 104 Restaurant, Liquor License (General)

**10.** Select the Type of Work:

- ☐ New Construction, New
- ☒ New Construction,
- ☐ Change in Use Only
- ☒ Renovation, Interior
- ☐ Renovation, Exterior
- ☐ Renovation, Change in Use

**11.** Describe the Development: Interior renovation to existing restaurant.
New 24' x 74' restaurant addition, one story.

**12.** Is a Land Operations Permit needed? ☐ YES ☒ NO

(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, http://www.city.pittsburgh.pa.us/bbi/)

City of Pittsburgh

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# DEVELOPMENT REVIEW APPLICATION

## LAND AND BUILDING INFORMATION

**13.** Proposed Number of New Structures or Building Additions: ☐ N/A

☐ Residential ☒ Commercial ☐ Recreational ☐ Industrial ☐ Institutional

**14.** Gross Floor Area:

| | | |
|---|---|---|
| Existing to be Razed: | | sq ft |
| Existing to be Retained: | | sq ft |
| Retained Area to be Renovated: | 10,341 | sq ft |
| To be Constructed: | 1,776 | sq ft |
| Building Footprint: | 19,991 | sq ft |

| **15.** Height of Structures: | Existing | | Proposed | |
|---|---|---|---|---|
| | Stories | Feet | Stories | Feet |
| Main Structure | 2 | 284' | | |
| Proposed Addition/Extension | | | 1 | 16' |
| Provide Accessory Structure Type(s) and Height(s): | | | | |
| | | | | |
| | | | | |
| | | | | |

**16.** Number of Dwelling Units:

Existing to Remain: 0 Proposed: 0

**17.** Lot Area: 54,582 sq ft (1,253 acres)

**18.** On Site Parking: ☒ N/A

| | Existing | Proposed |
|---|---|---|
| Full (8 ½' x 19' ) | | |
| Compact (7 ¼' x 16' ) | | |
| Handicap (13 ½' x 19' ) | | |

Off-Street Loading Spaces: ☒ N/A

Actual:

Required:

**19.** Please check any of the following items that will be part of the proposed work: ☐ N/A

☒ Demolition ☒ HVAC (Interior) ☒ HVAC (Exterior) ☒ Electrical ☒ Fire Alarm

☒ Fire Protection/Sprinklers ☐ Deck Construction ☐ Commercial Cooking Hood ☐ Sign

**20.** Please check the following items that pertain to any work proposed on private plumbing:
(i.e. plumbing between a public sewer or water line and a building, including plumbing inside the building).

☒ Repair or Replace Existing Plumbing ☐ New Construction of Plumbing ☐ No Plumbing Work is Proposed

City of Pittsburgh

**DEPARTMENT OF CITY PLANNING**
**DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

**Office of the Zoning Administrator**

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# DEVELOPMENT REVIEW APPLICATION

## WATER AND SEWER INFORMATION

*NOTE: The term "sewer" refers to sanitary sewers, storm sewers and combined sewers owned by the City of Pittsburgh.*

For reference in answering Items 21-24, please refer to the Pittsburgh Water and Sewer Authority's Procedures Manual for Developers (available at www.pgh2o.com).

**21.** Please indicate the number (e.g. 0, 1, 2,...) of each of the following sewer and/or water items that will be part of the work:

| | | | |
|---|---|---|---|
| 0 | New Water Service Connection(s) | 0 | Termination of Existing Water Service Tap(s) |
| 0 | New Sewer Service Connection(s) | 0 | Termination of Existing Sewer Service Tap(s) |

**22.** Will the proposed work change the current water consumption and sewer discharge of the building or site?

☐ YES ☒ NO

**23.** If the Development includes the construction of main sewer and/or water lines, then the Applicant is required to select a course of action with regard to ownership of those utilities:

☐ Applicant requests PWSA to accept ownership of the sewer mains and/or water lines

☐ Applicant retains private ownership of sewer mains and/or water lines

☒ Not Applicable (Development does not include construction of sewer mains and/or water lines)

**24.** If Yes to the first or second statement in Item 23, then identify the type of property where the sewer mains and/or water lines will be constructed:

☐ Public Property, Existing City Street ☐ Private Property ☐ Not Applicable

☐ Public Property, New City Street to be constructed as part of the development/project

## WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

**25.** Please select the following items that apply to the proposed work:

☐ Applicant requests to change or designate the name of a City Street.

☐ The proposed work includes a private structure (e.g. deck, porch, awning, sign, etc.) encroaching on a City dedicated right-of-way.

☐ Modification or reconstruction of City curbs.

☐ Design and construction of a new street where the Applicant will request the City to accept ownership of the street.

☐ Applicant requests the City to vacate an existing City street/sidewalk so the Applicant can use the property for private development.

☐ The proposed work will create an obstruction of traffic on City rights-of-way.

☐ The proposed work includes the excavation of a City street or sidewalk.

☐ The proposed work includes the placement of a demolition dumpster in a City right-of-way.

☐ The proposed work includes the addition, deletion and/or relocation of City street lights in a City right-of-way.

**26.** Applicant will be applying for a Visitability Tax Credit? ☐ Yes ☒ No

Applicant Signature: Debra A. Dooley, General Manager

VOUCHER #: _____ (Zoning Use Only)

# HERTZ GATEWAY CENTER, LP

## ADDITION TO FOUR GATEWAY CENTER

## EDDIE MERLOT'S
## RESTAURANT

## DESIGN SUBMISSION FOR PLANNING REVIEW

## JUNE 25, 2013

# HERTZ GATEWAY CENTER, LP

# TABLE OF CONTENTS


- **DEVELOPMENT REVIEW APPLICATION**
- **LOCATION MAP, SITE PLAN AND PLAZA ROUTES**
- **PHOTO INDEX OF EXISTING CONDITIONS AND SURROUNDING CONTEXT**
- **CONTEXTUAL PHOTO RENDERING OF PROPOSED ADDITION**
- **INDEX OF PROPOSED ADDITION ARCHITECTURAL DRAWINGS**
  - **C001 - ARCHITECTURAL SITE PLAN (Rev H)**
  - **C002 - ARCHITECTURAL SITE DETAILS (Rev G)**
  - **A001 - ARCHITECTURAL FLOOR PLAN (Rev F)**
  - **A002 - ARCHITECTURAL ROOF PLAN & DETAILS (Rev G)**
  - **A003 - ARCHITECTURAL EXTERIOR ELEVATIONS (Rev J)**
- **RESPONSES TO CDAP's URBAN DESIGN TARGETS DATED JUNE 10, 2013**
- **BUILDING MATERIALS INFORMATION**

# HERTZ GATEWAY CENTER, LP

# DEVELOPMENT REVIEW APPLICATION

City of Pittsburgh

**DEPARTMENT OF CITY PLANNING**
**DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

**Office of the Zoning Administrator**

**200 ROSS STREET◆ THIRD FLOOR ◆ PITTSBURGH ◆ PENNSYLVANIA ◆ 15219**

Date Filed:

*(Zoning Use Only)*

# DEVELOPMENT REVIEW APPLICATION

The Development Review Application **can be** used for the following:

- New Construction of a Primary Use Structure larger than a 2-Family Dwelling. (Including new Non-Residential Primary Use Structures);
- Any project or development that requires a Land Operations Permit;
- Any other types of work not listed under the Walk-Through and Zoning Applications.

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| **1.** Property Owner Name: **Hertz Gateway Center, LP** | | Phone Number: ( **412** ) **392-6000** | |
| Address: **603 Stanwix St. Suite 400** | City: **Pittsburgh** | State: **Pennsylvania** | Zip Code: **15222** |
| **2.** Applicant/Company Name: **Hertz Gateway Center, LP** | | Phone Number: ( **412** ) **392-6000** | |
| Address: **603 Stanwix St. Suite 400** | City: **Pittsburgh** | State: **Pennsylvania** | Zip Code: **15222** |
| Applicant/Contractor ID:(assigned by the City) **BL006061** | | | |
| **3.** Development Name: **Four Gateway Center Restaurant** | | | |
| **4.** Development Location: **Corner of Liberty Avenue & Stanwix St.** | | | |
| **5.** Development Address: **444 Liberty Avenue, Pittsburgh, PA 15222** | | | |
| **6.** If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition) | | | |
| Proposed Zoning District: | | | |
| Present Use of Site: (Select from attached list) | | | |
| **7.** If a Certificate of Occupancy exists, the following is required: | | | |
| Certificate of Occupancy#: **Building #14198/Restaurant #80012** | Date Issued: **Building - 07/15/1960** **Restaurant - 09/21/2000** | Existing Use of Property: **Office Building** | |
| **8.** Estimated Construction: Start Date: **7 /1 /13** | Occupancy Date: **10 / 01 / 2013** | Project Cost: **$500,000.** | |

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to http://www.city.pittsburgh.pa.us/cp/html/land_use_control_and_zoning.html and select the link for the City Zoning Code maintained at the Municode.com website.

**9.** Proposed Use of Site (Select from attached list): **104 Restaurant, Liquor License (General)**

**10.** Select the Type of Work:

| | |
|---|---|
| ☐ New Construction, New | ☒ Renovation, Interior |
| ☒ New Construction, | ☐ Renovation, Exterior |
| ☐ Change in Use Only | ☐ Renovation, Change in Use |

**11.** Describe the Development: **Interior renovation to existing restaurant.**
**New 24' x 74' restaurant addition, one story.**

**12.** Is a Land Operations Permit needed? ☐ YES ☒ NO

(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, http://www.city.pittsburgh.pa.us/bbi/)

City of Pittsburgh

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# DEVELOPMENT REVIEW APPLICATION

## LAND AND BUILDING INFORMATION

**13.** Proposed Number of New Structures or Building Additions: ☐ N/A

☐ Residential ☒ Commercial ☐ Recreational ☐ Industrial ☐ Institutional

**14.** Gross Floor Area:

| | | |
|---|---|---|
| Existing to be Razed: | | sq ft |
| Existing to be Retained: | | sq ft |
| Retained Area to be Renovated: | 10,341 | sq ft |
| To be Constructed: | 1,942 | sq ft |
| Building Footprint: | 19,991 | sq ft |

**15.** Height of Structures:

| | Existing | | Proposed | |
|---|---|---|---|---|
| | Stories | Feet | Stories | Feet |
| Main Structure | 22 | 284' | | |
| Proposed Addition/Extension | | | 1 | 16' |
| Provide Accessory Structure Type(s) and Height(s): | | | | |
| | | | | |
| | | | | |
| | | | | |

**16**. Number of Dwelling Units:

Existing to Remain: 0 Proposed: 0

**17.** Lot Area: 54,582 sq ft (1.253 acres)

**18.** On Site Parking: ☒ N/A

| | Existing | Proposed |
|---|---|---|
| Full (8 ½' x 19' ) | | |
| Compact (7 ¼' x 16' ) | | |
| Handicap (13 ½' x 19' ) | | |

Off-Street Loading Spaces: ☒ N/A

Actual:

Required:

**19.** Please check any of the following items that will be part of the proposed work: ☐ N/A

☒ Demolition ☒ HVAC (Interior) ☒ HVAC (Exterior) ☒ Electrical ☒ Fire Alarm

☒ Fire Protection/Sprinklers ☐ Deck Construction ☐ Commercial Cooking Hood ☐ Sign

**20.** Please check the following items that pertain to any work proposed on private plumbing:
(i.e. plumbing between a public sewer or water line and a building, including plumbing inside the building).

☒ Repair or Replace Existing Plumbing ☐ New Construction of Plumbing ☐ No Plumbing Work is Proposed

# DEVELOPMENT REVIEW APPLICATION

## WATER AND SEWER INFORMATION

*NOTE: The term "sewer" refers to sanitary sewers, storm sewers and combined sewers owned by the City of Pittsburgh.*

For reference in answering Items 21-24, please refer to the Pittsburgh Water and Sewer Authority's Procedures Manual for Developers (available at www.pgh2o.com).

**21.** Please indicate the number (e.g. 0, 1, 2,...) of each of the following sewer and/or water items that will be part of the work:

| | | | |
|---|---|---|---|
| 0 | New Water Service Connection(s) | 0 | Termination of Existing Water Service Tap(s) |
| 0 | New Sewer Service Connection(s) | 0 | Termination of Existing Sewer Service Tap(s) |

**22.** Will the proposed work change the current water consumption and sewer discharge of the building or site?

☐ YES ☒ NO

**23.** If the Development includes the construction of main sewer and/or water lines, then the Applicant is required to select a course of action with regard to ownership of those utilities:

☐ Applicant requests PWSA to accept ownership of the sewer mains and/or water lines

☐ Applicant retains private ownership of sewer mains and/or water lines

☒ Not Applicable (Development does not include construction of sewer mains and/or water lines)

**24.** If Yes to the first or second statement in Item 23, then identify the type of property where the sewer mains and/or water lines will be constructed:

☐ Public Property, Existing City Street ☐ Private Property ☐ Not Applicable

☐ Public Property, New City Street to be constructed as part of the development/project

## WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

**25.** Please select the following items that apply to the proposed work:

☐ Applicant requests to change or designate the name of a City Street.

☐ The proposed work includes a private structure (e.g. deck, porch, awning, sign, etc.) encroaching on a City dedicated right-of-way.

☐ Modification or reconstruction of City curbs.

☐ Design and construction of a new street where the Applicant will request the City to accept ownership of the street.

☐ Applicant requests the City to vacate an existing City street/sidewalk so the Applicant can use the property for private development.

☐ The proposed work will create an obstruction of traffic on City rights-of-way.

☐ The proposed work includes the excavation of a City street or sidewalk.

☐ The proposed work includes the placement of a demolition dumpster in a City right-of-way.

☐ The proposed work includes the addition, deletion and/or relocation of City street lights in a City right-of-way.

**26.** Applicant will be applying for a Visitability Tax Credit? ☐ Yes ☒ No

Applicant Signature:

## Development Review Application - List of Existing and Proposed Uses for Questions 6 & 9

**Residential Uses**

1. Single-Unit Detached Residential
2. Single-Unit Attached Residential
3. Two-Unit Residential
4. Three-Unit Residential
5. Multi-Unit Residential
6. Assisted Living Class A
7. Assisted Living Class B
8. Assisted Living Class C
9. Community Home
10. Dormitory
11. Fraternity/Sorority
12. Housing for the Elderly (Limited)
13. Housing for the Elderly (General)
14. Multi-Suite Residential (Limited)
15. Multi-Suite Residential (General)
16. Personal Care Residence (Large)
17. Personal Care Residence (Small)

**Non-Residential Uses**

18. Adult Entertainment
19. Agricultural Use
20. Amusement Arcade
21. Animal Care (Limited)
22. Animal Care (General)
23. Art or Music Studio
24. Public Assembly (Limited)
25. Public Assembly (General)
26. Bank or Financial Institution (Limited)
27. Bank or Financial Institution (General)
28. Basic Industry
29. Bed and Breakfast (Limited)
30. Bed and Breakfast (General)
31. Car Wash
32. Cemetery
33. Check Cashing
34. Child Care (Limited)
35. Child Care (General)
36. Club (Limited)
37. Club (General) other than the limited type described above.
38. College or University Campus
39. Communication Tower, Class A
40. Communication Tower, Class B
41. Communication Tower, Class C
42. Community Center (Limited)
43. Community Center (General)
44. Construction Contractor (Limited)
45. Construction Contractor (General)
46. Correctional Facility (Limited)
47. Correctional Facility (General)
48. Cultural Service (Limited)
49. Cultural Service (General)
50. Custodial Care Facility
51. Educational Classroom Space (Limited)
52. Educational Classroom Space (General)
53. Excavation/Grading/Fill, Major
54. Firearms Business Establishment
55. Forestry Activities
56. Freight Terminal
57. Funeral Home
58. Gaming Enterprise
59. Golf Course
60. Grocery Store (Limited)
61. Grocery Store (General)
62. Hazardous Operations
63. Helipad
64. Heliport
65. Helistop
66. Hospital
67. Hotel/Motel (Limited)
68. Hotel/Motel (General)
69. Incinerator, Solid Waste
70. Laboratory/Research Services (Limited)
71. Laboratory/Research Services (General)
72. Laundry Services
73. Library (Limited)
74. Library (General)
75. Manufacturing and Assembly (Limited)
76. Manufacturing and Assembly (General)
77. Medical Office/Clinic (Limited)
78. Medical Office/Clinic (General)
79. Nursery, Retail (Limited)
80. Nursery, Retail (General)
81. Office (Limited)
82. Office (General)
83. Outdoor Retail Sales and Service [Non-Accessory Use]
84. Parking, Commercial (Limited)
85. Parking, Commercial (General)
86. Parking Structure (Limited)
87. Parking Structure (General)
88. Parks and Recreation (Limited)
89. Parks and Recreation (General)
90. Pawn Shop
91. Recreation and Entertainment, Indoor (Limited)
92. Recreation and Entertainment, Indoor (General)
93. Recreation and Entertainment, Outdoor (Limited)
94. Recreation and Entertainment, Outdoor (General)
95. Recycling Collection Station
96. Recycling Processing Center
97. Religious Assembly (Limited)
98. Religious Assembly (General)
99. Restaurant, Fast-Food (Limited)
100. Restaurant, Fast-Food (General)
101. Restaurant (Limited)
102. Restaurant (General)
103. Restaurant, Liquor License (Limited)
104. Restaurant, Liquor License (General)
105. Retail Sales and Services (Limited)
106. Retail Sales and Services (General)
107. Retail Sales and Services, Residential Convenience
108. Safety Service
109. Salvage Yard
110. School, Elementary or Secondary (Limited)
111. School, Elementary or Secondary (General)
112. Service Station
113. Sidewalk Cafe
114. Transit Facility
115. Utility (Limited)
116. Utility (General)
117. Vehicle/Equipment Repair (Limited)
118. Vehicle/Equipment Repair (General)
119. Vehicle/Equipment Sales (Limited)
120. Vehicle/Equipment Sales (General)
121. Vocational School (Limited)
122. Vocational School (General)
123. Warehouse (Limited)
124. Warehouse (General)
125. Warehouse, Residential Storage
126. Welding or Machine Shop
127. New and Unlisted Uses

## DEVELOPMENT REVIEW APPLICATION – CONTACT INFORMATION

**Department of City Planning**
200 Ross Street, Fourth Floor
Pittsburgh, PA 15219
(412) 255-2200
www.city.pittsburgh.pa.us/cp/

**Department of City Planning**
**Zoning Office Counter**
200 Ross Street, Third Floor
Pittsburgh, PA 15219
(412) 255-2246
www.city.pittsburgh.pa.us/cp/html/land_use_control_and_zoning.html

**City Zoning Code**
http://www.municode.com/resources/gateway.asp?sid=38&pid=13525

**Department of Public Safety**
**Bureau of Building Inspection (BBI)**
200 Ross Street, Third Floor
Pittsburgh, PA 15219
(412) 255-2175
www.city.pittsburgh.pa.us/BBI/

**Department of Public Works (DPW)**
**Bureau of Engineering and Construction**
Bureau of Public Space Management
City-County Building, Room 301
414 Grant Street
Pittsburgh, PA 15219
(412) 255-8850
www.city.pittsburgh.pa.us/pw/

**Department of Public Works (DPW)**
**Permit Office**
611 Second Avenue
Pittsburgh, PA 15219
(412) 255-2382
www.city.pittsburgh.pa.us/pw/

**Pittsburgh Water and Sewer Authority (PWSA)**
Permit Counter
441 Smithfield Street, Second Floor
Pittsburgh, PA 15222
(412) 255-2443
www.pgh2o.com
*Refer to the PWSA Procedures Manual for Developers.*

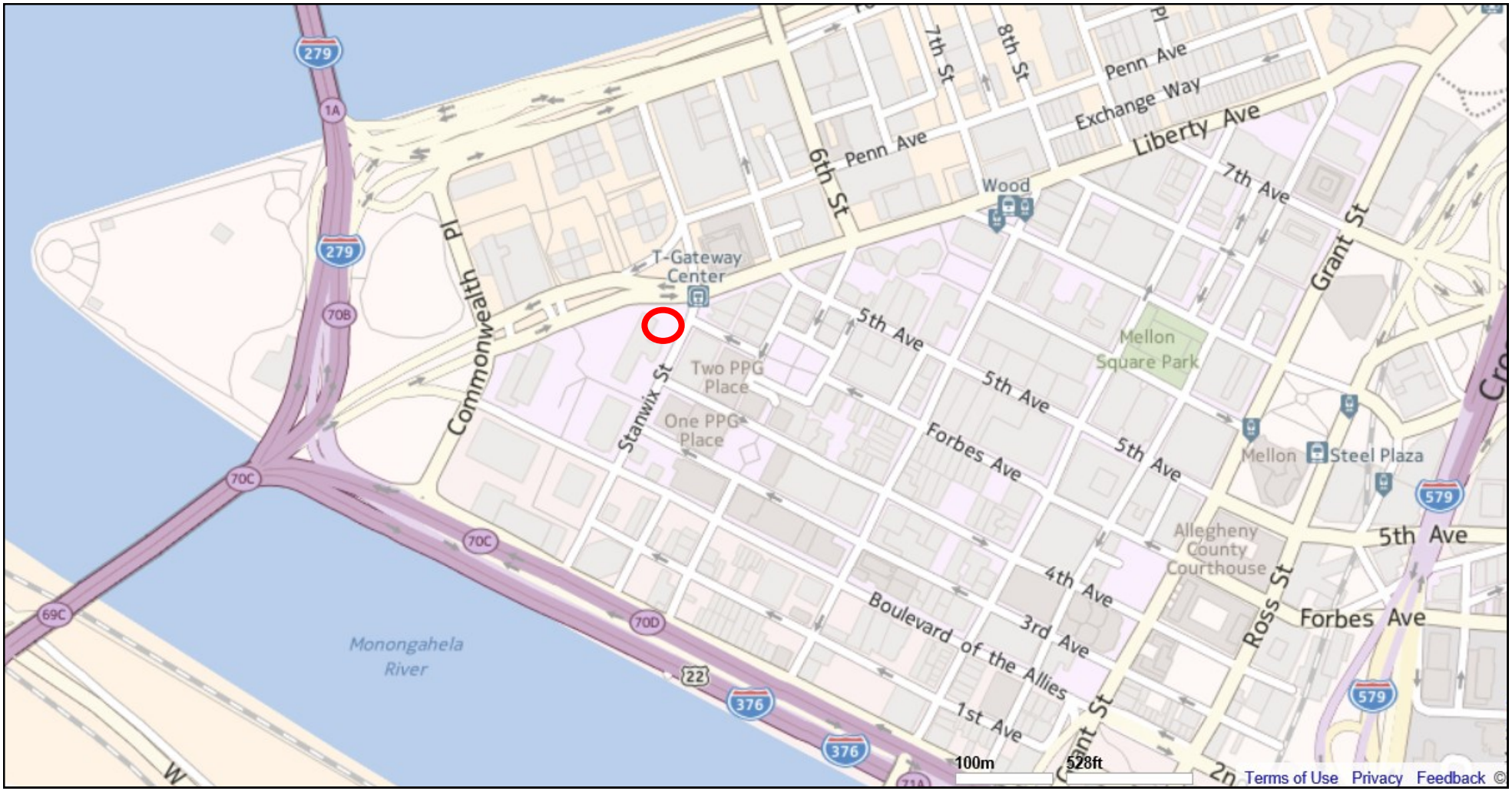
**Allegheny County Health Department (ACHD)**
Plumbing Division
3901 Penn Avenue, Building #5
Pittsburgh, PA 15224
(412) 578-8036
www.achd.net/progstartfolder/plumbingstart.html

**Allegheny County Health Department (ACHD)**
Food Safety Program
3901 Penn Avenue, Building #1
Pittsburgh, PA 15224
(412) 578-8044
http://www.achd.net/food/foodstart.html

**Allegheny County Health Department (ACHD)**
Housing and Community Environment
3190 Sassafras Way
Pittsburgh, PA 15201
(412) 350-4046
http://www.achd.net/housing/commenvironstart.html

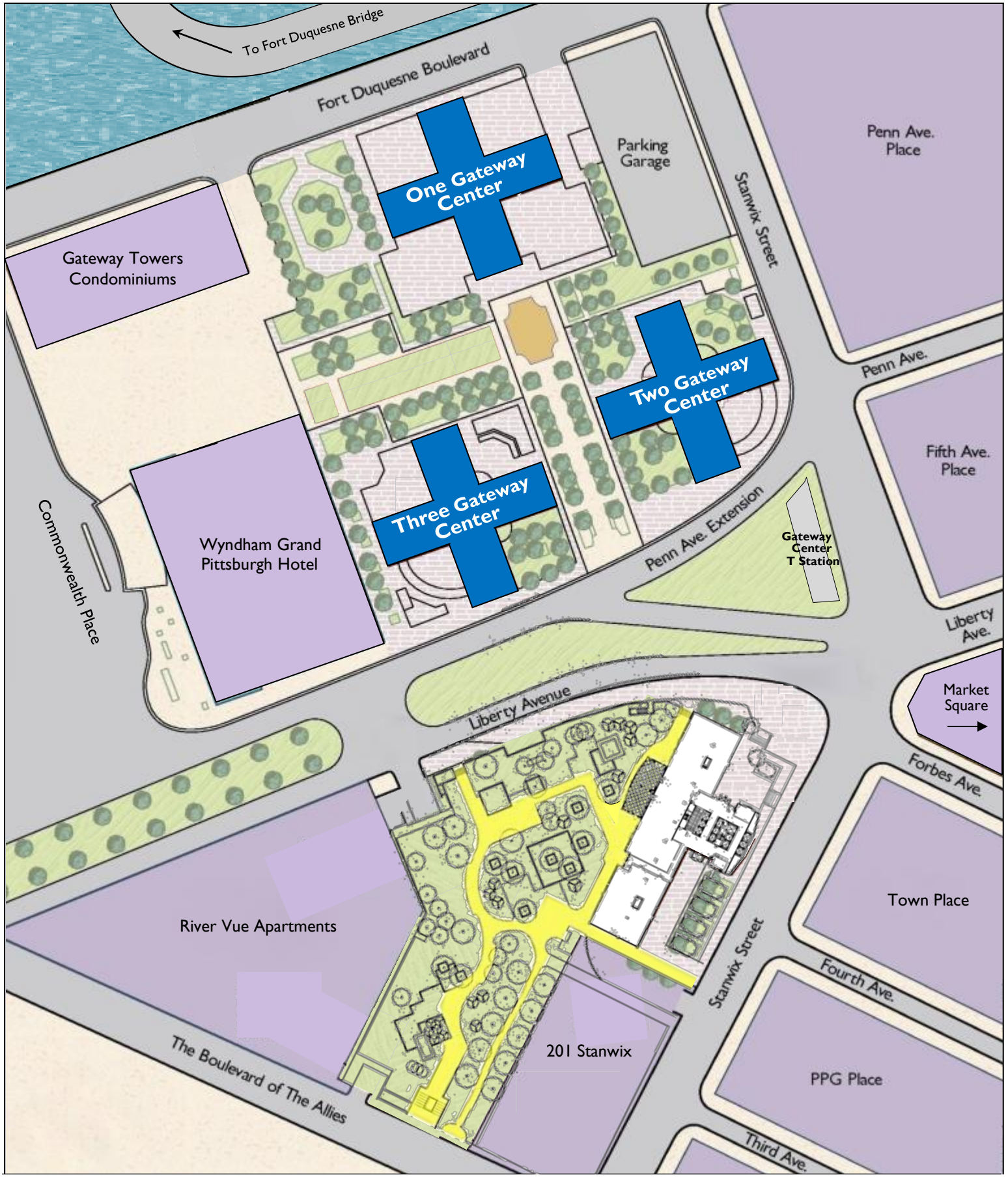
# HERTZ GATEWAY CENTER, LP

## LOCATION MAP
## SITE PLAN
## PLAZA ROUTES

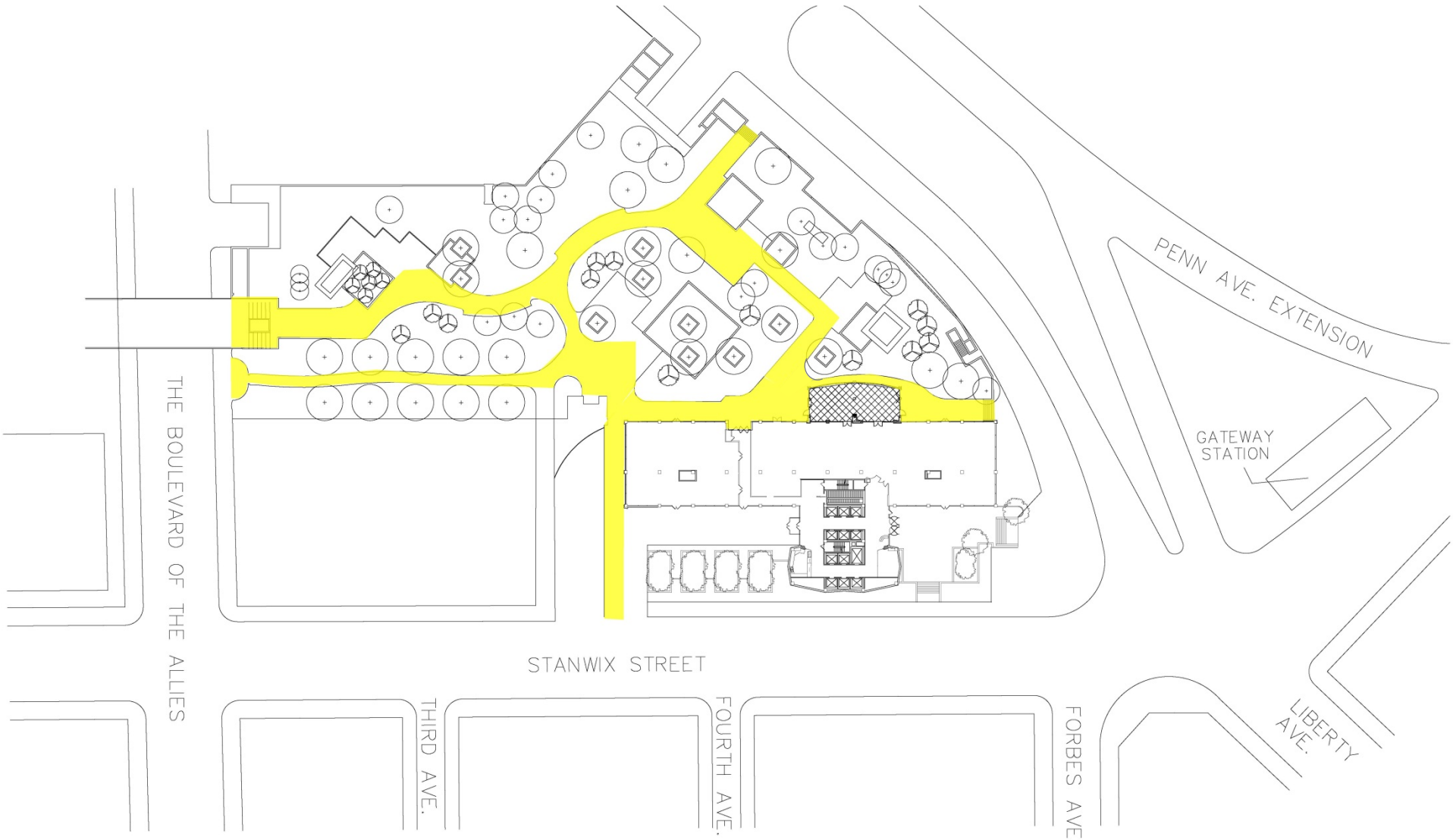



# HERTZ GATEWAY CENTER, LP

# LOCATION MAP




# HERTZ GATEWAY CENTER, LP
# SITE PLAN




**HERTZ GATEWAY CENTER, LP**
**PEDESTRIAN WALKWAYS**

# HERTZ GATEWAY CENTER, LP

# PHOTO INDEX OF
# EXISTING CONDITIONS
# AND
# SURROUNDING CONTEXT

# HERTZ GATEWAY CENTER, LP

## PHOTO INDEX

## A. LIBERTY AVENUE

View of “site” from entrance into the Gateway Center Garage

## B. LIBERTY AVENUE

View of “site” standing next to Visit Pittsburgh’s former kiosk

## C. LIBERTY AVENUE

View of “site” from sidewalk traveling east toward Stanwix Street

## D. LIBERTY AVENUE

View of “site” from sidewalk traveling east toward Stanwix Street

## E. LIBERTY AVENUE

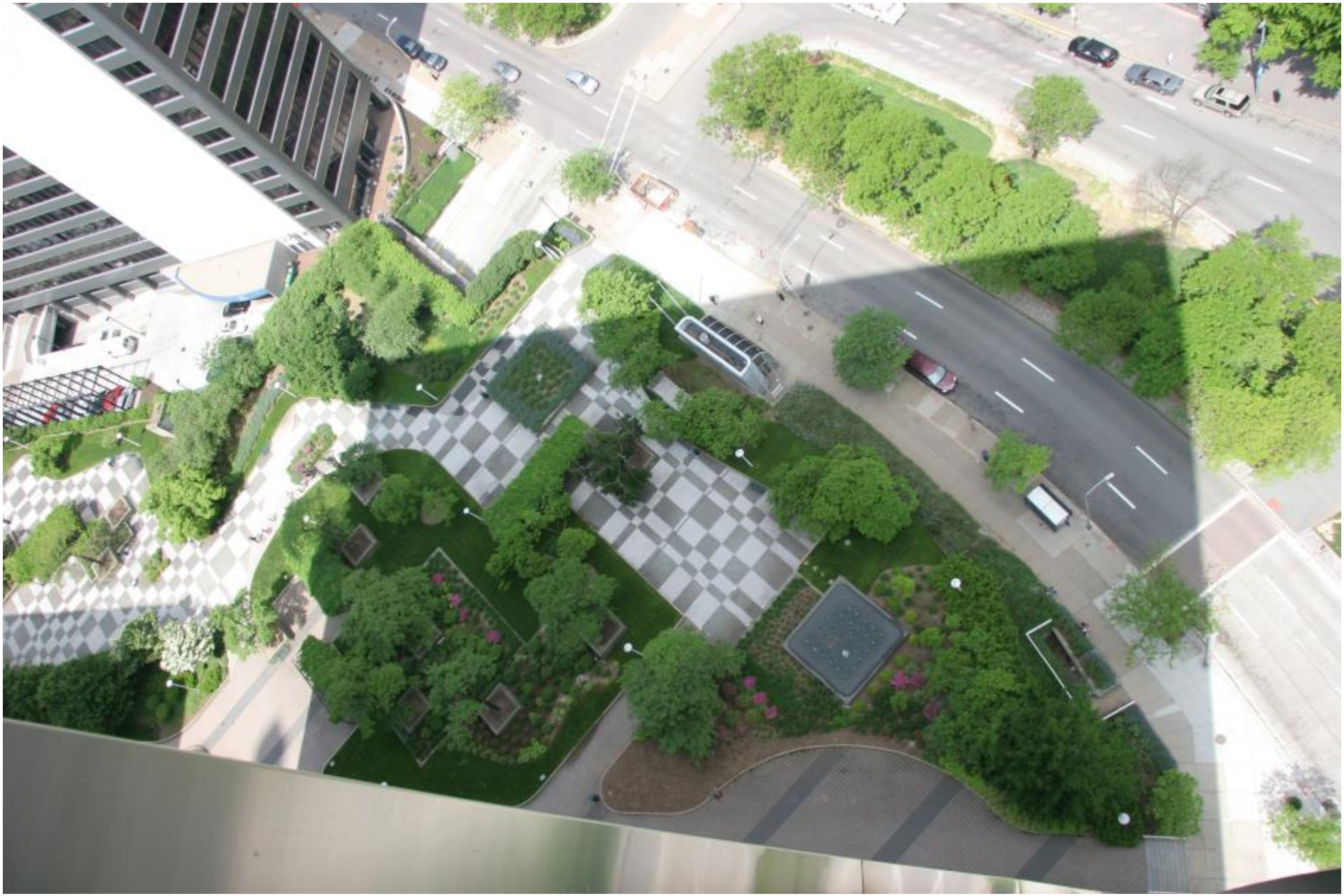
View of “site” from steps entering Hertz Plaza at Gateway Center

## F. LIBERTY AVENUE

View of “site” at pedestrian crosswalk from One, Two & Three Gateway Centers’ plaza

## G. LIBERTY AVENUE

View of “site” exiting the Port Authority’s Gateway T Station



## H. FOUR GATEWAY CENTER

Rooftop view of “site”

# I. THE BOULEVARD OF THE ALLIES

View of “site” when entering the plaza from The Boulevard

## J. HERTZ PLAZA AT GATEWAY CENTER

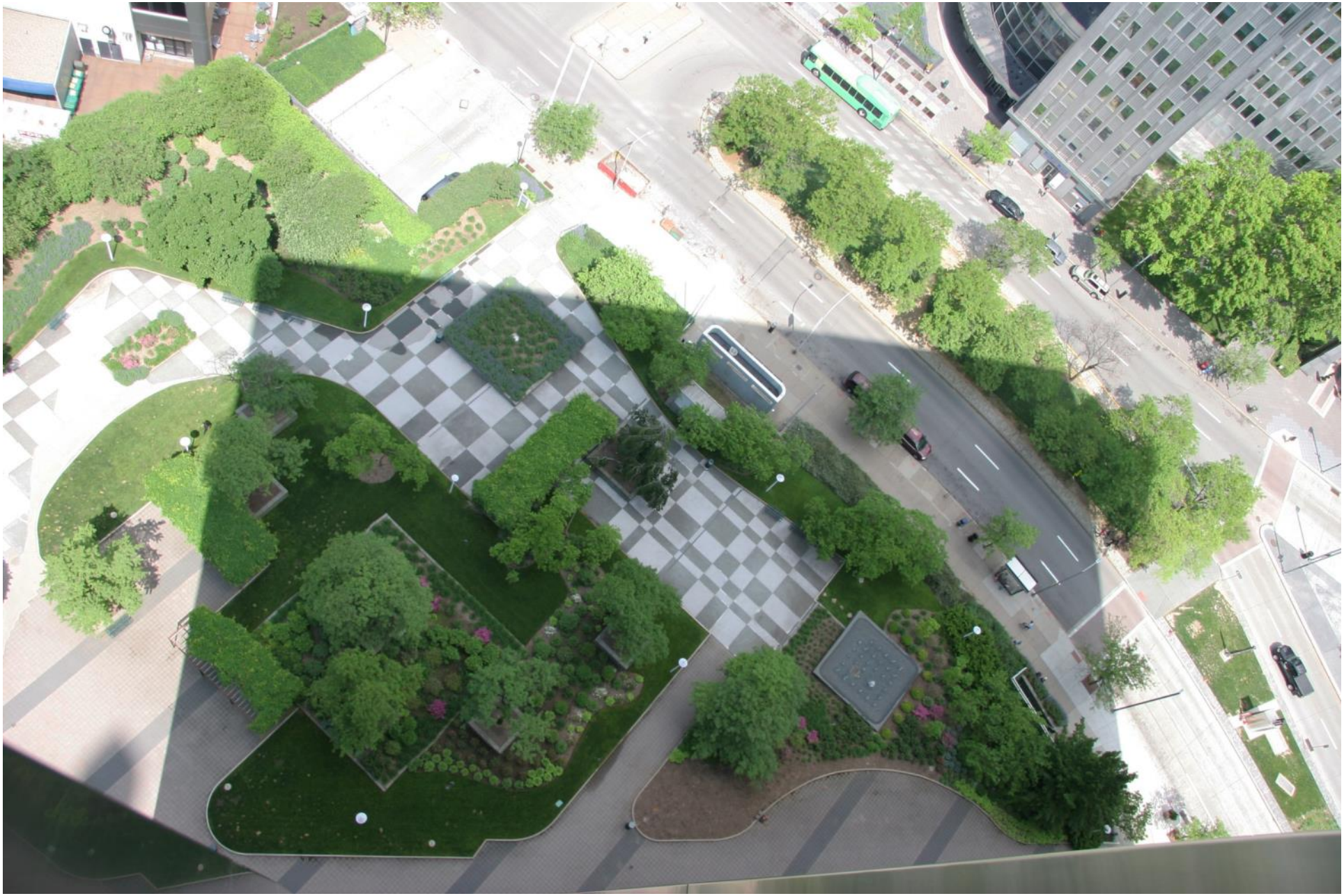
Inside plaza view of “site” walking toward Liberty Avenue

## K. HERTZ PLAZA AT GATEWAY CENTER

Inside plaza view of “site” (i.e. 3 adjacent window bays with white drapes)
walking toward Liberty Avenue

# HERTZ GATEWAY CENTER, LP

# LANDSCAPING PHOTO INDEX



**1. View of plaza's landscaping from rooftop of Four Gateway Center**

**2. View of plaza's landscaping from "site" looking toward Post Gazette Building**

**3. View of plaza's landscaping from "site" looking toward Wyndham Hotel**

**4. View of plaza's landscaping from "site" looking toward One, Two and Three Gateway Center**

# HERTZ GATEWAY CENTER, LP

# CONTEXTUAL PHOTO RENDERING OF PROPOSED ADDITION

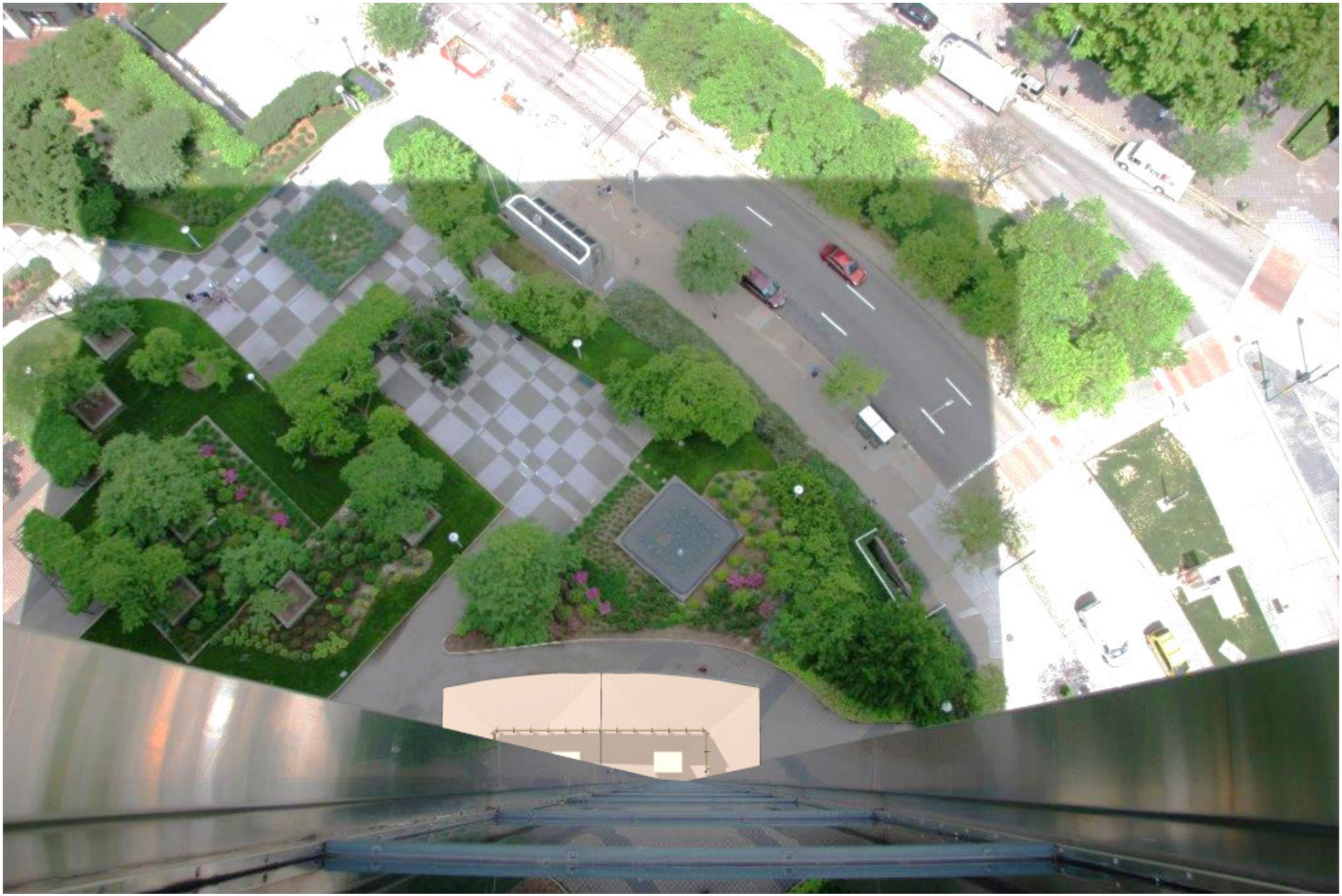


**PHOTO RENDERING OF PROPOSED ADDITION**

View of “site” from rooftop of Four Gateway Center

**PHOTO RENDERING OF PROPOSED ADDITION**

View of “site” from 12TH Floor of Three Gateway Center

**PHOTO RENDERING OF PROPOSED ADDITION**

View of “site” from steps on Liberty Avenue

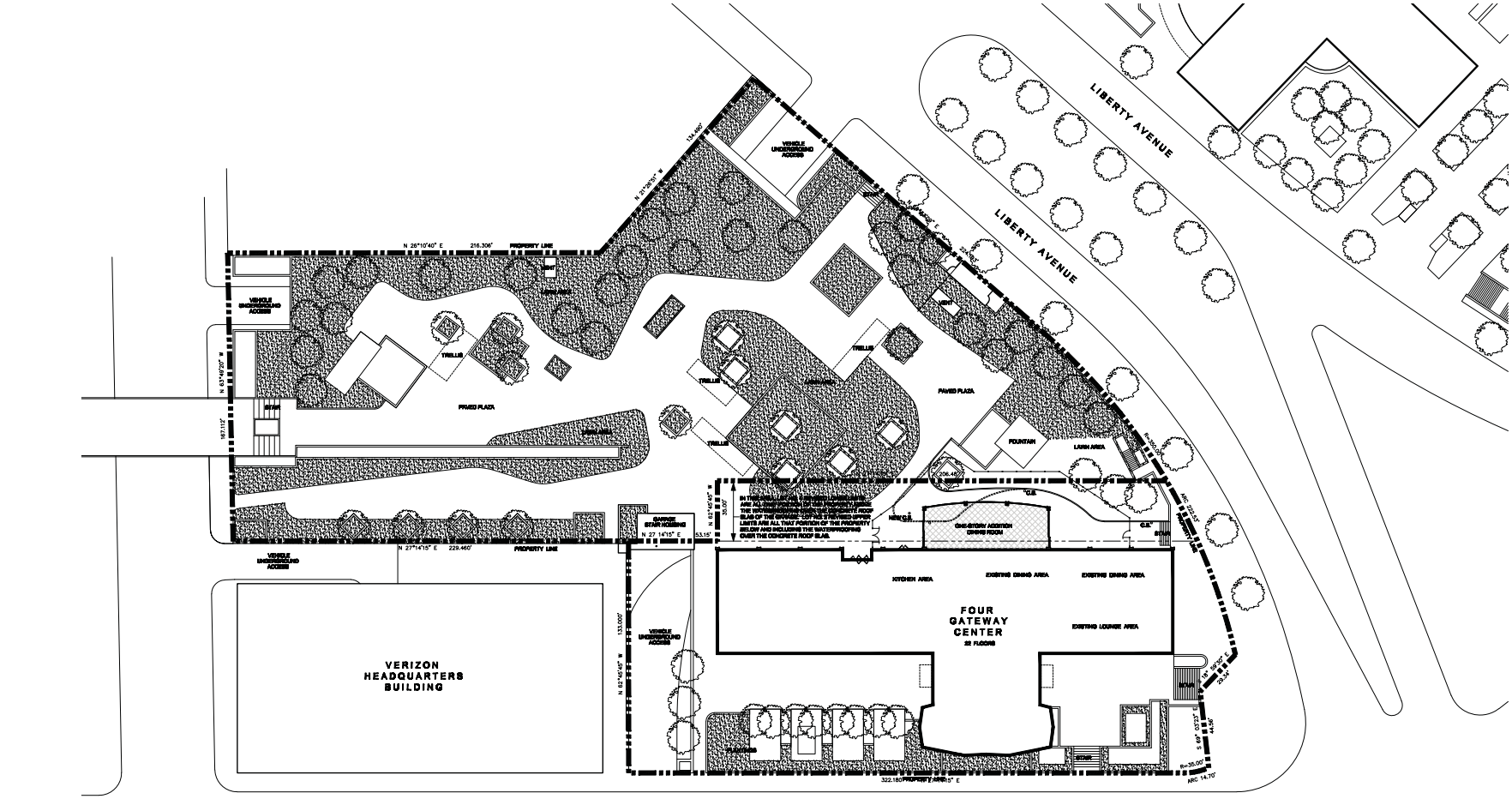
**PHOTO RENDERING OF PROPOSED ADDITION**

View of “site” from Hertz Plaza at Four Gateway Center

# HERTZ GATEWAY CENTER, LP

## INDEX OF PROPOSED ADDITION
## ARCHITECTURAL DRAWINGS

**C001 - ARCHITECTURAL SITE PLAN (Rev H)**
**C002 - ARCHITECTURAL SITE DETAILS (Rev G)**
**A001 - ARCHITECTURAL FLOOR PLAN (Rev F)**
**A002 - ARCHITECTURAL ROOF PLAN & DETAILS (Rev G)**
**A003 - ARCHITECTURAL EXTERIOR ELEVATIONS (Rev J)**



PROJECT LOCATION

LOCATION MAP

| ISSUES & REVISIONS | | | | | |
|---|---|---|---|---|---|
| NO. | DESCRIPTION | DATE | DR. | CH. | |
| 1 | REVISED PERIMETER WALKWAY | 6-20-13 | RJB | | |
| 2 | REVISED PROPERTY LINE | 5-31-13 | RB | | |
| 3 | REVISED PERIMETER WALKWAY | 5-13-13 | RB | | |

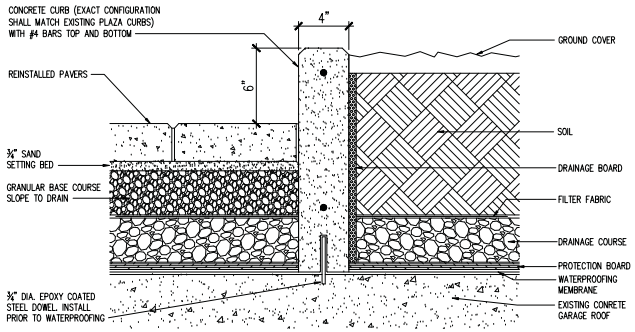
SCALE: 1" = 20.00'
DR. RJB
DATE 2/27/13
CH.
APPR.

CLIENT: HERTZ GROUP PITTSBURGH, PA

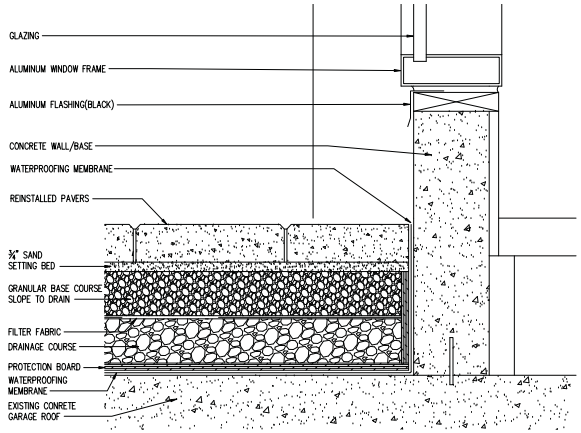
CINTAR INC.
GLENSHAW, PA 15116

TITLE: EDDIE MERLOT RESTAURANT ARCHITECTURAL SITE PLAN

| CAD FILE | PROJECT NO. | DRAWING NO. | REV. |
|---|---|---|---|
| \9566\9566A.VW | 9566A-70 | 9566A-C001 | H |



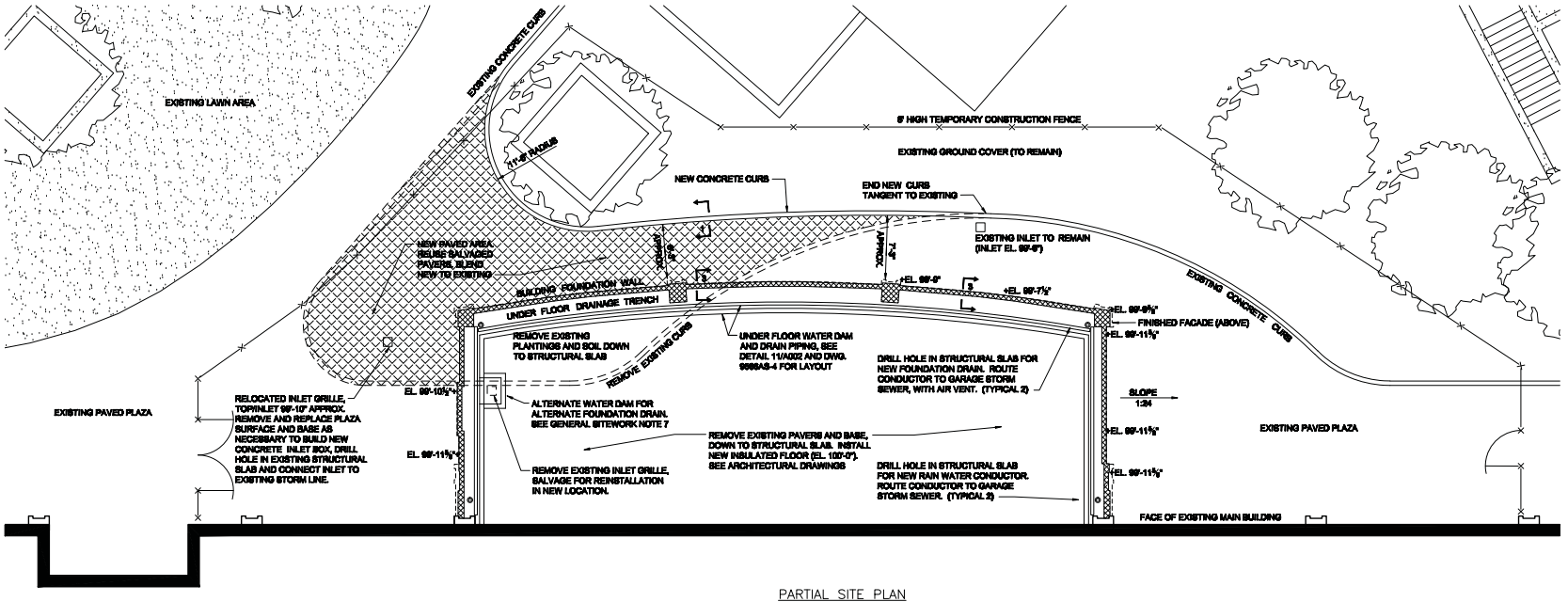

DETAIL 1
SCALE 3" = 1'-0"




DETAIL 3
SCALE 3" = 1'-0"

## GENERAL SITEWORK NOTES

1. REPLACE CURBS AND PLANTING AREA SOIL DISTURBED BY CONSTRUCTION. NEW CURB PROFILE TO MATCH EXISTING PLAZA CURBS
2. SALVAGE DEMOLISHED PLAZA PAVERS FOR REINSTALLATION. REWORK PLAZA SURFACES TO INSURE ALL SURFACE WATER FLOWS AWAY FROM THE NEW BUILDING PERIMETER AND THAT ALL NEW AND REWORKED SURFACES SLOPE TO A PLAZA DRAIN. ELEVATION OF NEW PLAZA DRAIN SHALL INSURE THAT EXISTING PLAZA AREAS SERVED BY THE ABANDONED DRAIN WILL BE SERVED BY THE NEW ONE. SLOPE OF NEW PLAZA SURFACES SHALL NOT EXCEED A RATIO OF 1:24
3. WATER PROOF MEMBRANE SHALL BE "BEST MATERIALS" AES-425XF-3G POLYAMIDE EPOXY COATING.
4. PROTECTION BOARD SHALL BE "DOW" P.B.III, STYROFOAM "PLAZAMATE", ¾" THICK, 8 PSI. OR "POLYGUARD" ASPHALTIC PROTECTION BOARD, ⅛" THICK, MINERAL FIBER CORE, 400 PSI.
5. FILTER FABRIC SHALL BE "ROC-KLOTH" NON-WOVEN POLYPROPYLENE 3.5 OZ. FABRIC
6. THOROUGHLY CLEAN TOP OF EXISTING STRUCTURAL GARAGE SLAB WHERE NEW CONSTRUCTION WILL BE PLACED.
7. PLUG ABANDONED PLAZA DRAIN INLET WITH LEAN CONCRETE. ALTERNATE: IF THE EXISTING TOP SURFACE OF THE GARAGE ROOF STRUCTURE PROVIDES A POSITIVE SLOPE TO THE DRAIN FROM ALL PORTIONS OF THE SOUTH HALF OF THE UNDER FLOOR DRAINAGE TRENCH, THIS EXISTING DRAIN MAY BE USED AS THE DRAIN FOR THE TRENCH AND THE NEW SOUTH DRAIN MAY BE ELIMINATED. REROUTE WATER DAM AROUND EXISTING DRAIN.
8. USE CAST IRON PIPING FOR ALL NEW PIPE EXTENSIONS AND CONNECTIONS




PARTIAL SITE PLAN
SCALE 3/16" = 1'-0"

NOTE: EXISTING FIRST FLOOR ELEVATION FOR THIS DRAWING ONLY: EL. +0.00'

| ISSUES & REVISIONS | | | | |
|---|---|---|---|---|
| NO. | DESCRIPTION | DATE | DR. | CH. |
| 1 | REVISED PERIMETER WALKWAY | 6-11-13 | RJB | |
| 2 | REVISED PERIMETER WALKWAY | 6-10-13 | RB | |
| 3 | REVISED PERIMETER WALKWAY | 5-13-13 | RB | |

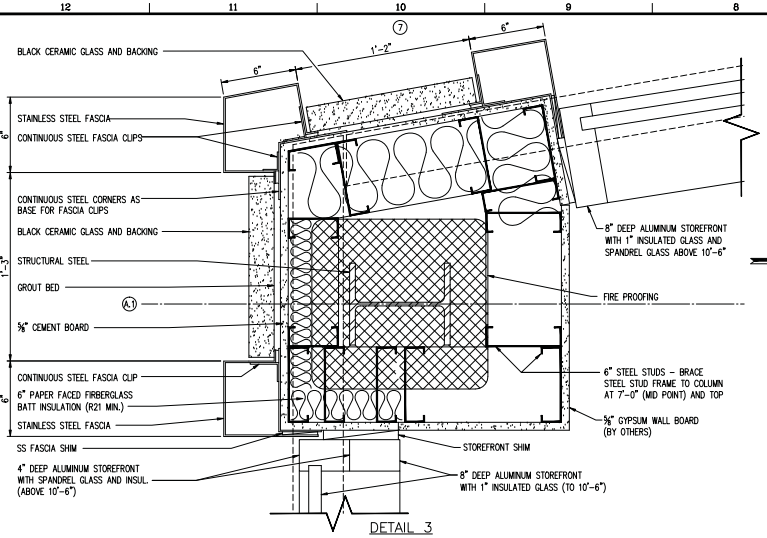
SCALE: 1" = 20.00'
DR. RJB DATE 3/11/13
CH.
APPR.

CLIENT: HERTZ GROUP PITTSBURGH, PA

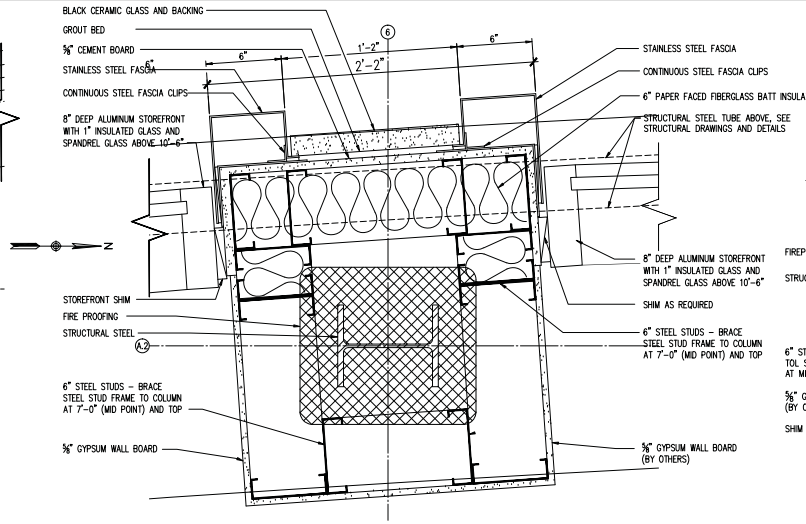
CINTAR INC.
GLENSHAW, PA 15116

TITLE: EDDIE MERLOT RESTAURANT ARCHITECTURAL SITE DETAILS

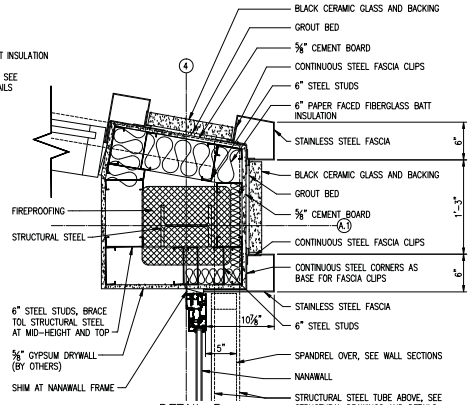
CAD FILE \USERS\9566A\00
PROJECT NO. 9566A-70
DRAWING NO. 9566A-C002
REV. G



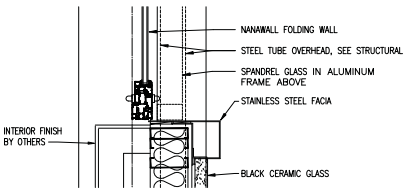

DETAIL 3
SCALE 3" = 1'-0"



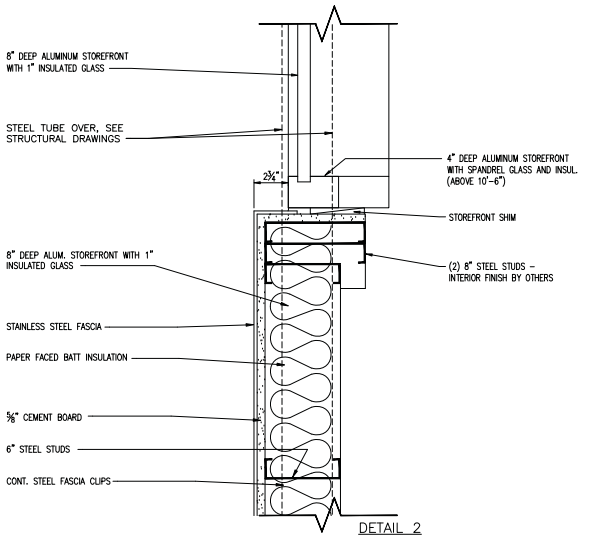

DETAIL 4
SCALE 3" = 1'-0"



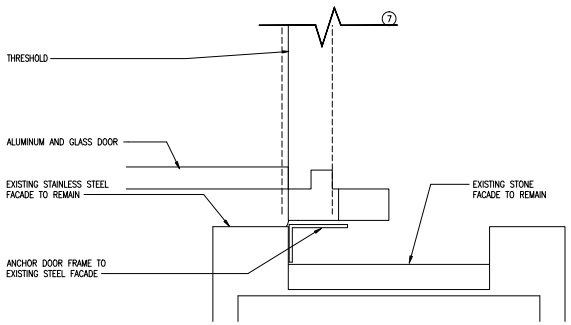

DETAIL 5
SCALE 1½" = 1'-0"



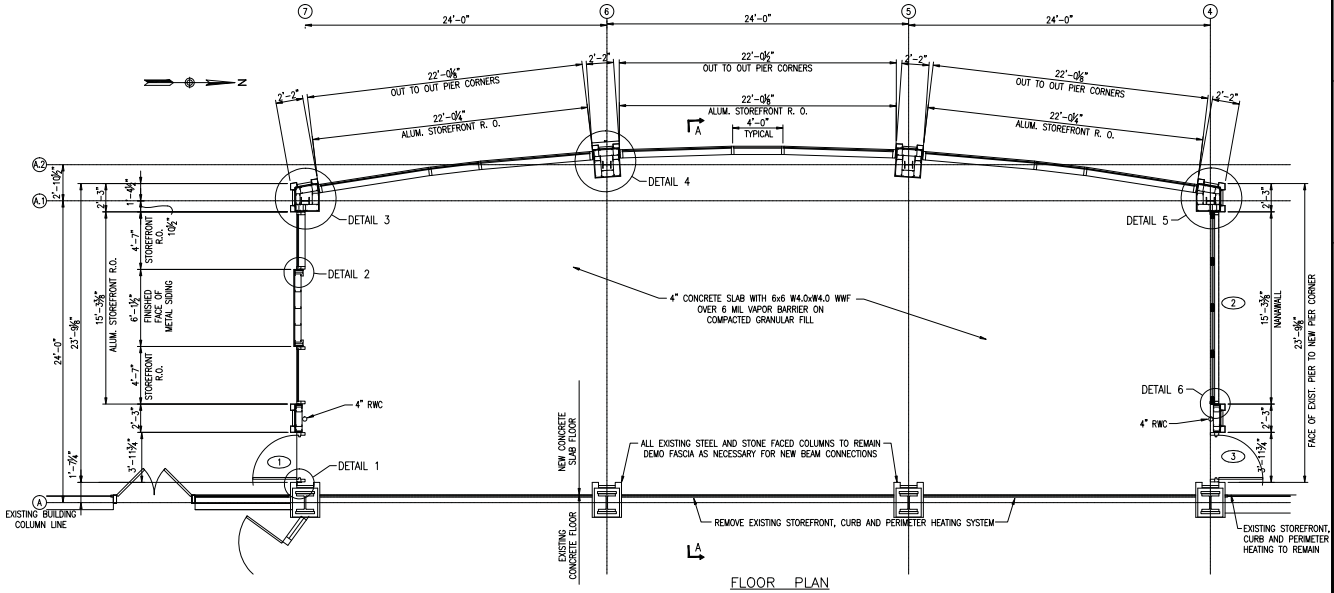

DETAIL 6
SCALE 1½" = 1'-0"




DETAIL 2
SCALE 3" = 1'-0"




DETAIL 1
SCALE 3" = 1'-0"




FLOOR PLAN
SCALE 3/16" = 1'-0"

NOTE: DOORS 1 AND 3 SHALL BE 3'-6" WIDE x 7'-0" HIGH, ALUMINUM MEDIUM STILE DOORS WITH EXIT DEVISES, LOCKS, CLOSERS, WEATHER GASKETS AND THRESHOLDS BY DOOR MANUFACTURER. DOOR 2 SHALL BE A 8'-4½" HIGH FOLDING WALL BY NANAWALL OR APPROVED EQUAL, AND EQUIPPED WITH LOCKING DEVISE, FLUSH INTERIOR THRESHOLD AND WEATHER GASKET.

| ISSUES & REVISIONS | | | | |
|---|---|---|---|---|
| NO. | DESCRIPTION | DATE | DR. | CH. |
| 1 | REVISED DOOR LOCATIONS | 6-20-13 | RJB | |
| 2 | FOR BID | 4-11-13 | BM | RB |
| 1 | FOR REVIEW | 4-05-13 | BM | |

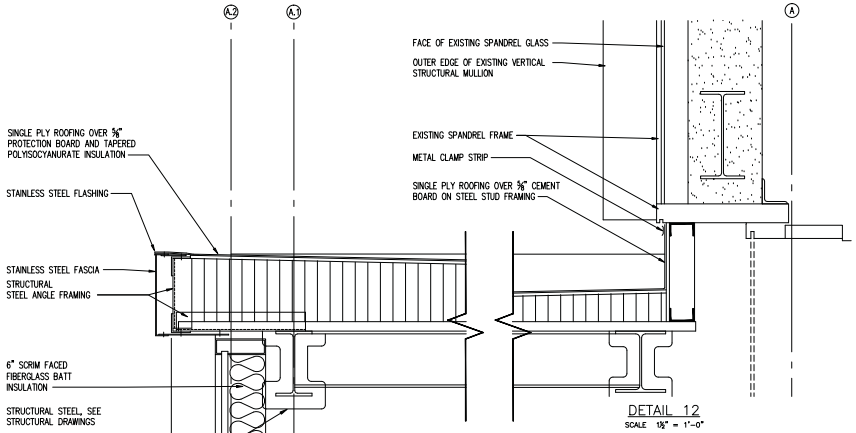
SCALE: NO
DR. RJB DATE 2/12/13
CH.
APPR.

CLIENT: HEINZ GROUP PITTSBURGH, PA

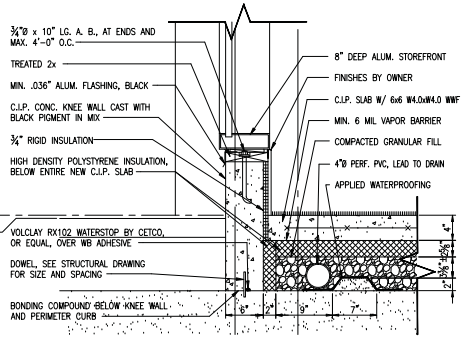
CINTAR INC.
GLENSHAW, PA 15116

TITLE: EDDIE MERLOT RESTAURANT
ARCHITECTURAL
FLOOR PLAN AND DETAILS

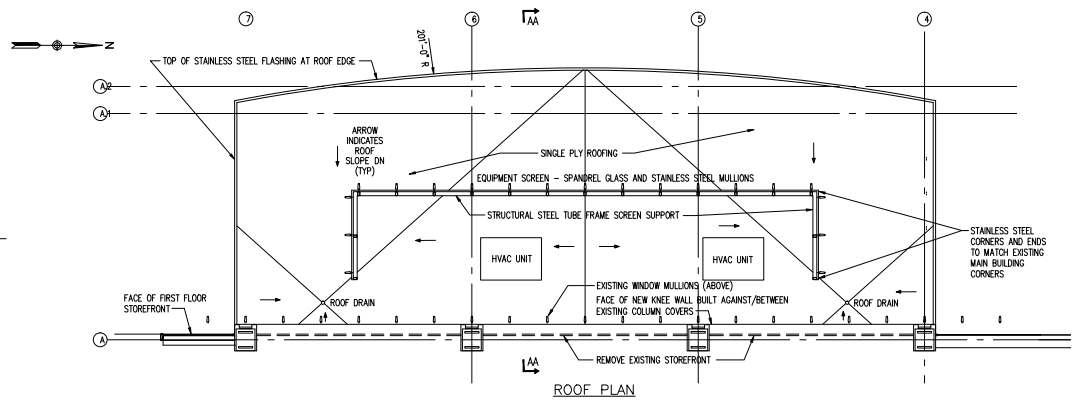
JOB NO. 9566A-70 | DRAWING NO. 9566A-A001 | REV. F



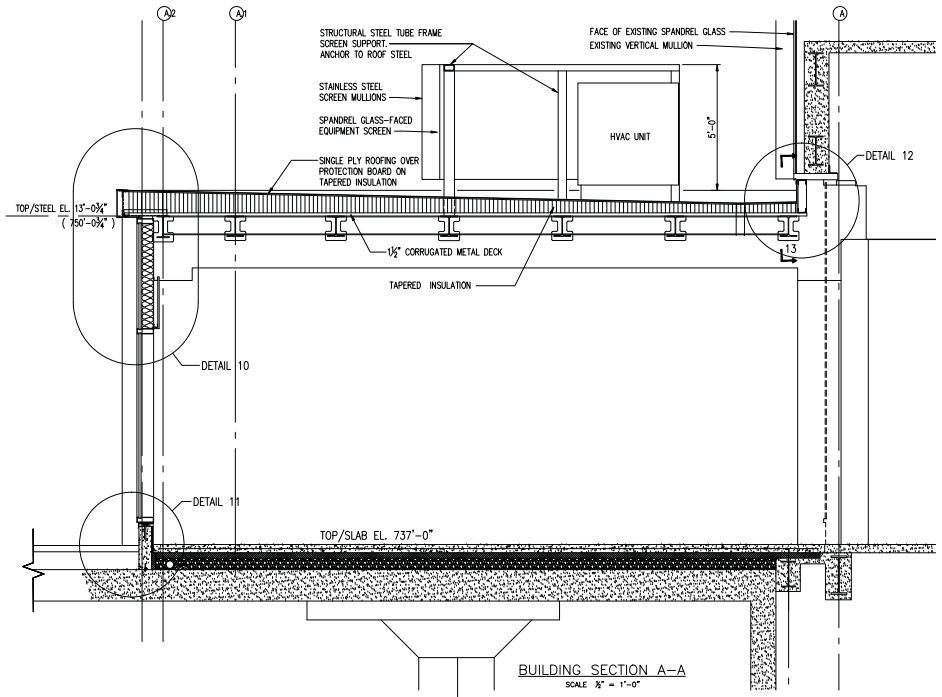

DETAIL 10
SCALE 1½" = 1'-0"




DETAIL 11
SCALE 1½" = 1'-0"




ROOF PLAN
SCALE 3/16" = 1'-0"




BUILDING SECTION A–A
SCALE ⅜" = 1'-0"

ROOF SYSTEM

RIGID (TAPERED) INSULATION SHALL BE AS MANUFACTURED BY CARLISLE, POLYISOCYANURATE, MIN. 4" (R-20). THE ROOFING SYSTEM SHALL BE AS DESIGNATED "DESIGN A" BY CARLISLE, WITH A 90 MIL. REINFORCED FULLY ADHERED BLACK EPDM MEMBRANE. INSULATION WITH APPROVED VAPOR BARRIER SHALL BE ADHERED TO THE DECK IN COMPLIANCE WITH CARLISLE INSTRUCTIONS. THE COMPLETED SYSTEM TO BE WARRANTED FOR 20 YEARS MINIMUM.

THE ROOFING SYSTEM MUST BE INSTALLED BY A CARLISLE AUTHORIZED ROOFING APPLICATOR, IN COMPLIANCE WITH SHOP DRAWINGS AS APPROVED BY CARLISLE SYNTEC.

ALL ROOFING COMPONENTS SHALL BE OF CARLISLE MANUFACTURE, OR ACCEPTED BY CARLISLE AS COMPATIBLE.

PROVIDE SUITABLE WALKWAY PADS AT POINTS OF ROOF ACCESS AND AT ROOFTOP EQUIPMENT, THE EXTENT TO BE FIELD DETERMINED.

ROOF DRAIN

ZURN Z125-G, 8⅜" DIAMETER, CAST IRON, WITH 2¾" I.D. CAST IRON CONDUCTOR

WATERSTOP

THE WATERSTOP AT THE BASE OF THE PERIMETER KNEE WALL SHALL BE VOLCLAY RX 102, APPLIED OVER CURED WB ADHESIVE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, AS SUPPLIED BY CETCO (http://WWW.CETCO.COM)

HIGH DENSITY POLYSTYRENE INSULATION (UNDERFLOOR)

ALL UNDERFLOOR AND PERIMETER INSULATION SHALL BE HIGH STRENGTH EXTRUDED POLYSTYRENE INSULATION BOARD, AS MANUFACTURED BY OWENS CORNING. ALL INSULATION SHALL BE INSTALLED TO A MINIMUM THICKNESS AS INDICATED ON THE DRAWINGS. ALL INSULATION BELOW THE FLOOR SLAB SHALL HAVE AN ALLOWABLE COMPRESSIVE STRENGTH OF 60 PSI, MINIMUM, AND A THERMAL RESISTANCE OF R-5.0 / INCH. OF THICKNESS, MINIMUM.

PVC DRAINAGE PIPE (UNDER FLOOR AT THREE SIDES)

THE MATERIAL USED IN THE MANUFACTURE OF THE PIPE SHALL BE DOMESTICALLY PRODUCED RIGID POLYVINYL CHLORIDE (PVC) COMPOUND, TYPE 1, GRADE 1, TRADE NAME DESIGNATION H707 PVC, WHITE OR GRAY IN COLOR. UNDERFLOOR DRAINAGE PIPE TO BE PERFORATED AND INSTALLED WITH PERFORATIONS DOWN, PIPE TO BE A NOMINAL 4" DIAMETER, SCHEDULE 40, MINIMUM WALL THICKNESS OF .237", MANUFACTURED IN COMPLIANCE WITH ASTM D2665.

COLD FORMED STEEL FRAMING

STEEL STUDS SHALL BE 33 KSI, LOAD BEARING TYPE, 20 GAUGE, G60 GALVANIZED, WITH 1⅝" FLANGES AND ½" RETURNS ANCHOR STUD FRAMING TO STRUCTURAL STEEL AND BRACE PER MANUFACTURER'S RECOMMENDATIONS.

CEMEMT BOARD

CEMENTIOUS SHEATHING BOARD SHALL BE ⅝" USG DUROCK, OR APPROVED EQUAL. COVER ALL BOARD WITH TYVEK BUILDING WRAP

| ISSUES & REVISIONS | | | | |
|---|---|---|---|---|
| NO. | DESCRIPTION | DATE | DR. | CK. |
| 4 | REVISED ROOF AND SECTIONS | 6-19-13 | RJB | |
| 5 | FOR BID | 4-11-13 | BM | RB |
| 6 | REVISED ROOF EDGE AND EQUIP. SCREEN | 6-20-13 | RJB | |

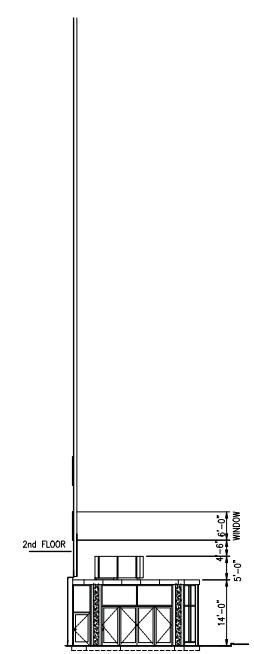
SCALE: NO
DR. RJB DATE 2/12/13
CK.
APPR.

CLIENT: HERTZ GROUP PITTSBURGH, PA

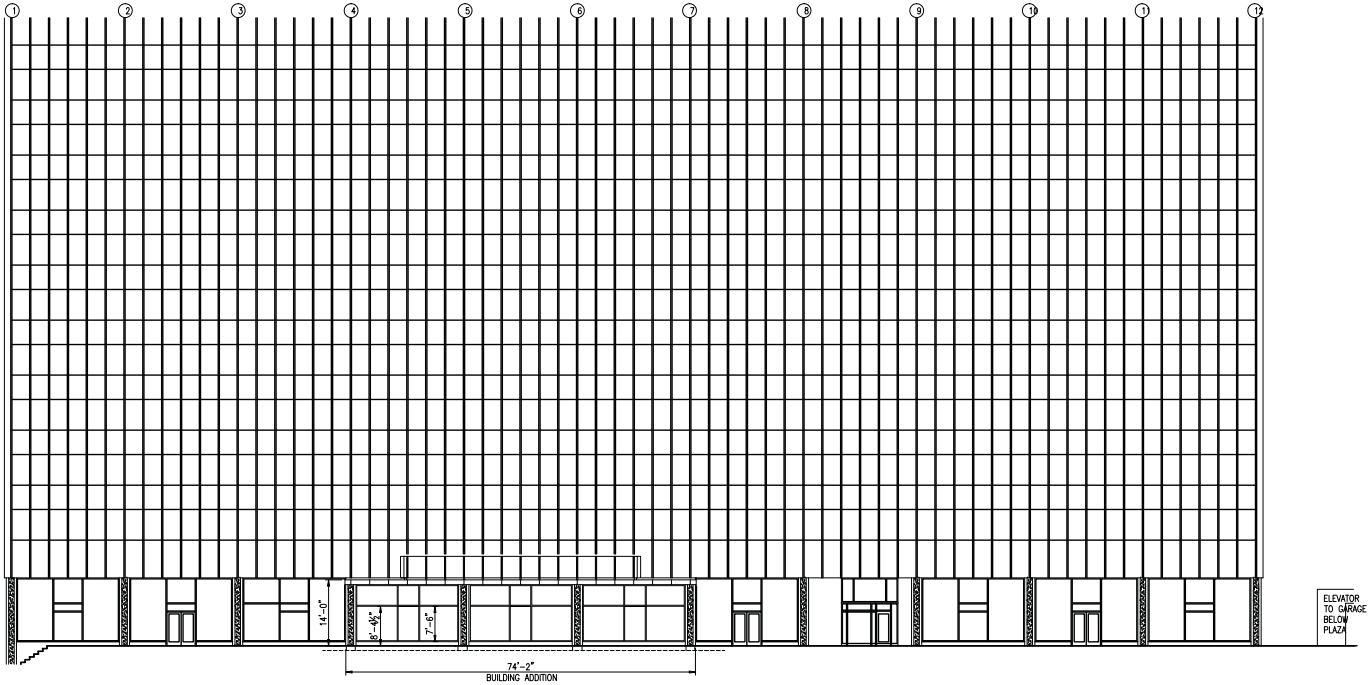
CINTAR INC.
GLENSHAW, PA 15116

TITLE: EDDIE MERLOT RESTAURANT
ARCHITECTURAL
ROOF PLAN AND DETAILS

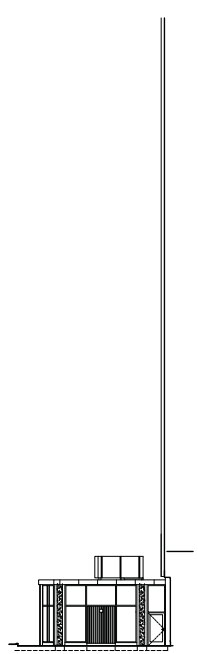
| CAD FILE | PROJECT NO. | DRAWING NO. | REV. |
|---|---|---|---|
| \9566\9566A.VW | 9566A-70 | 9566A-A002 | G |



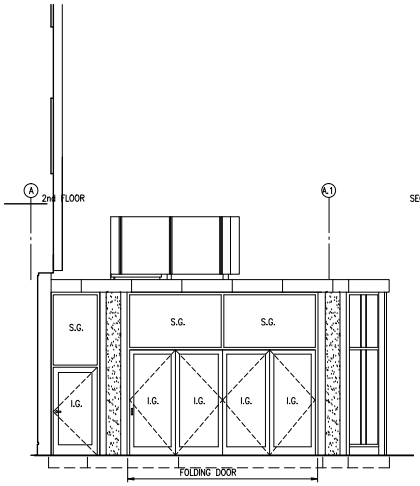

**NORTH ELEVATION**
SCALE 3/32" = 1'-0"



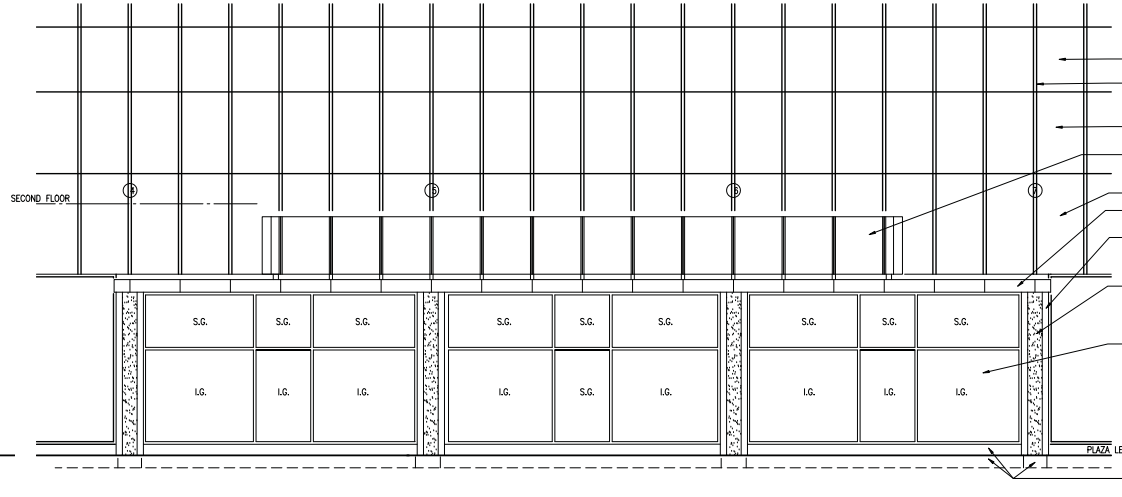

**WEST ELEVATION**
SCALE 3/32" = 1'-0"



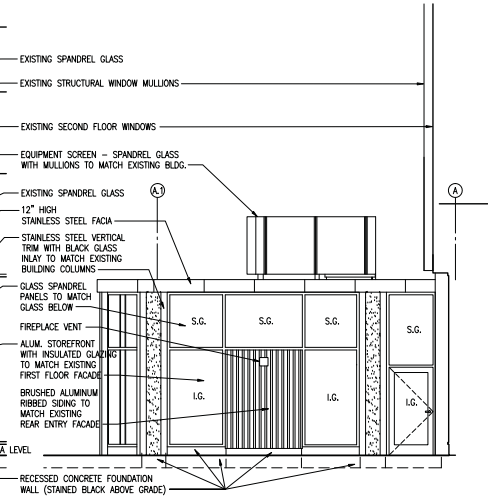
**SOUTH ELEVATION**
SCALE 3/32" = 1'-0"




**ENLARGED NORTH ELEVATION**
SCALE 1/4" = 1'-0"




**ENLARGED WEST ELEVATION**
SCALE 1/4" = 1'-0"




**ENLARGED SOUTH ELEVATION**
SCALE 1/4" = 1'-0"

| ISSUES & REVISIONS | | | | |
|---|---|---|---|---|
| NO. | DESCRIPTION | DATE | DR. | CH. |
| 1 | REVISED ELEVATIONS | 6-13-13 | RJB | |
| 2 | FOR BID | 4-11-13 | BM | RB |
| 3 | REVISED EQUIPMENT SCREEN | 6-20-13 | RJB | |

SCALE: NO
DR. RJB DATE 2/12/13
CH.
APPD.

CLIENT: HERTZ GROUP PITTSBURGH, PA

CINTAR INC.
GLENSHAW, PA 15116

TITLE: EDDIE MERLOT RESTAURANT ARCHITECTURAL EXTERIOR ELEVATIONS

CAD FILE \HERTZ\9566A\70 | PROJECT NO. 9566A-70 | DRAWING NO. 9566A-A003 | REV. J

# HERTZ GATEWAY CENTER, LP

# RESPONSES TO CDAP's URBAN DESIGN TARGETS DATED JUNE 10, 2013

# HERTZ GATEWAY CENTER, LP

# ADDITION TO FOUR GATEWAY CENTER
# EDDIE MERLOT'S RESTAURANT

## RESPONSE TO CDAP's COMMENTS DATED JUNE 10, 2013

1. **The panel commends your efforts and commitment to address challenges of the building addition. Because this is an architecturally significant building in Pittsburgh's history and popular Downtown public open space, the proposed building addition must be considerate of context and current and future uses. The panel appreciates the consideration of existing architectural character, but felt that the proposed addition contrasted the design of the First Floor of the Four Gateway Building. It was recommended that the height of the addition be lowered below the building base to better relate to the existing structure. Additionally, it was suggested that the size and height of the connection point between the addition and the main structure be revisited. By extending the length and lowering the height of the transition point, the addition can separate itself from the existing building, allowing flexibility in design.**

   Hertz Gateway Center, LP appreciates CDAP's recommendations. Please refer to Architectural drawings labeled A-002 and A-003. The design of the proposed addition now incorporates the above recommendations as follows:

   - The height of the addition has been lowered to match the horizontal transition line between the building's first floor and tower,
   - The parapet has been eliminated, and
   - The connection point between the building and the proposed addition has been lengthened.

2. **While we appreciate changes to the site plan to allow circulation around the addition and through Four Gateway Center's Plaza, CDAP was concerned about the narrowing sidewalk width at the Southwest corner of the restaurant. The panel recognizes that you are trying to disturb as little of the site as possible; however, it was suggested that you straighten the curve of the landscape bed to prevent traffic pinch points. Additionally, a wider approach could facilitate broader connections to the existing open spaces.**

   Hertz Gateway Center, LP thanks CDAP for bringing this potential traffic pinch point to our attention. Please refer to the drawings labeled C-001 and C-002. The layouts of the curb-line, pavers and landscaping have been adjusted to broaden the connection to the existing open spaces.

3. **The panel appreciates the use of high quality building materials and thoughtful detailing to match the existing exterior. Because minimal detailing is signature to the Four Gateway design, the panel suggested revisiting the detailing at the top of the addition columns. As currently designed, the column and parapet are in the same plane which is different than the existing building. By changing the plane of these elements, the detailing can better integrate with the original design. Additionally, the panel suggested matching the spandrel glass and transparent glass to create a consistency in the design. Since the spandrel glass is opaque, consider a mirrored finish or etched backing that will give the appearance of full height transparent glass.**

   Hertz Gateway Center, LP also wants the addition's design to integrate with and complement the building's original design. Please refer to Architectural drawing labeled A-002 and A-003. CDAP's recommendations have been incorporated as follows:

   - The parapet has been eliminated,
   - A 12" horizontal stainless steel cap has replaced the band of in-laid black spandrel glass at the top of the structure,
   - A screen of green spandrel glass, matching the building's, will shield the required roof top units, and
   - The vision and spandrel glass on the north, west and south elevations will match to create the appearance of full height transparent glass.

# HERTZ GATEWAY CENTER, LP

# BUILDING MATERIALS INFORMATION

# CURTAINWALL

10092012

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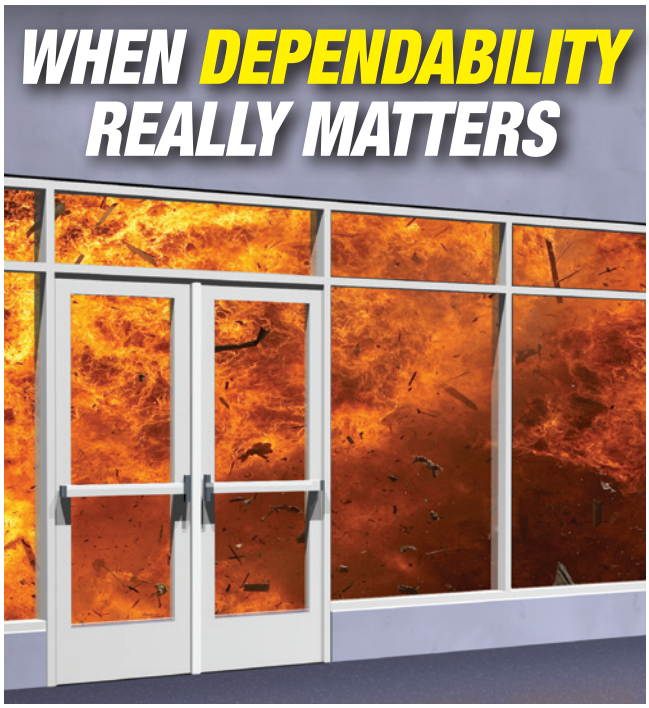
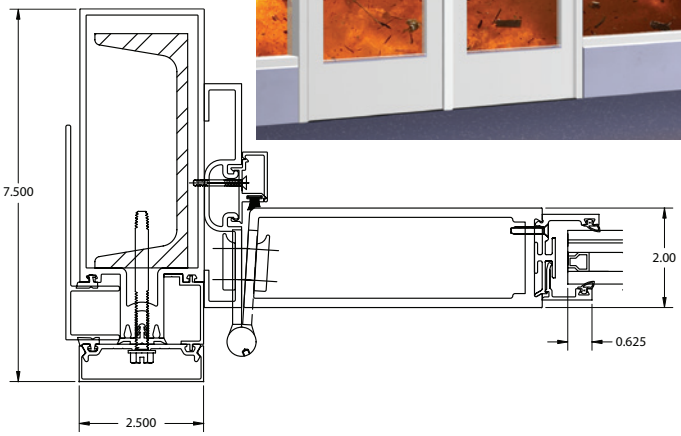
# FORCEFRONT BLAST CURTAINWALL & DOORS



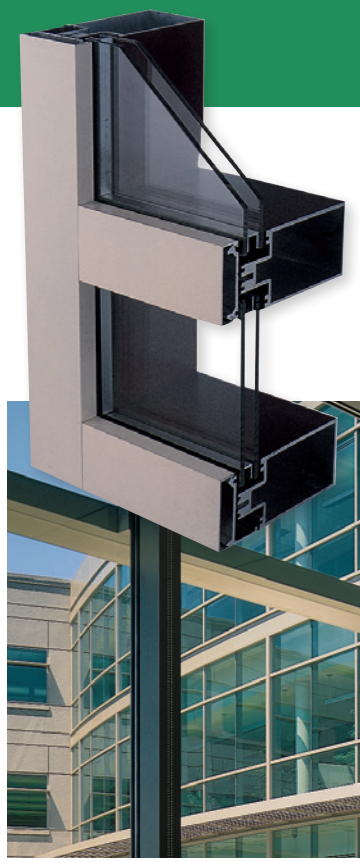

- Blast Hazard Mitigation: Designed for conformance with GSA ISC Security Design Criteria and Department of Defense UFC 4-010-01 requirements. Blast performance exceeding 6 psi - 42 psi-msec.
- Nominal 1" I.G. tested with .035 and .060 DuPont™ SentryGlas® Interlayers.
- ForceFront Blast Curtainwall Framing with 5 1/2" inch back member and ForceFront Blast 6" Wide Stile Door.
- Door Sizes: 3'0" x 7'0" single and 6'0" x 7'0" pairs.
- Curtainwall System Glass DLO Sizes: (5/8" glass bite)
  (Transom) - 1.035" x 73½ " (w) x 47¼" (h)
  (Top Row) - 1.035" x 52¼ " (w) x 47¼ " (h)
  (Bottom Row) - 1.060" x 52 ¼ " (w) x 81" (h)
- Door Glass DLO Sizes: (5/8" glass bite)
  (LH - .035 interlayer) - 1.035" x 21 13/16"
  (w) x 65 7/16" (h)
  (RH - 060 interlayer) - 1.060" x 21 13/16"
  (w) x 65 7/16" (h)
- Both Curtainwall and doors are dry glazed and glazing can be done at the jobsite.
- Anchor options: F, T & U type for ease of installation
- Recycled aluminum framing on all extrusions




| Product | ForceFront - Blast | 400 Series | 200 Series | 300 ES |
|---|---|---|---|---|
| Application | Low to Mid-Rise Curtainwall & High Performance Storfronts with GSA TS01-2003 Performace Condition 3a | Mid-Rise Curtainwall & High Performance Storefronts | Low- to Mid-Rise Curtainwall & High Performance Storefronts | Mid-Rise Curtainwall & High Performance Storefronts |
| Face Width | 2-1/2" | 2-1/2" | 2" | 2-1/4" |
| Backmember Depths | 5-1/2" | 3-5/8", 4", 5", 5-1/2", 6", 7", & 8" | 2-1/2", 4", & 6" | 3-3/4", 5-3/4" |
| Face Depths | 3/4" | 5/8", 3/4", 1", 1-1/2", 2", 2-1/2" | 1/2", 3/4", 1", 1-1/2", 2" | 3/4" |
| Overall Depths | 7-1/2" | 5-1/2" to 11-3/4" | 4-1/4" to 9-1/4" | 6" to 8" |
| Glass Thickness | 1.060" SentryGlas® | 1" | 1" | 1" |
| Air Infiltration | 0.01 CFM/Ft.2* | 0.01 CFM/Ft.2 | 0.01 CFM/Ft.2 | 0.01 CFM/Ft.2 |
| Dynamic Water | 15 PSF* | 15 PSF | 15 PSF | 15 PSF |
| Structural Overload | 90 PSF* | 90 PSF | 90 PSF | 67.5 PSF |
| CRF | 68* | 66 aluminum pressure plate<br>76 fiberglass pressure plate | 66 | 72 |
| U Value | 0.67* | 0.52 aluminum pressure plate<br>0.42 fiberglass pressure plate | 0.66 | 0.46 |
| Sound Transmission | 32* | 32 STC | 32 STC | 31 STC |

* Same performance as 400 Series Curtainwall

# 400 SERIES CURTAINWALL



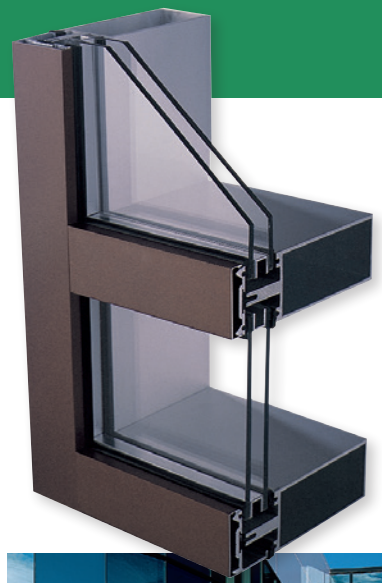
Designed for low- and mid-rise applications, the durable framework of the 400 Series provides exceptional structural performance reducing the need for steel reinforcing. This system has a sightline of 2-1/2" and the strength of variable-depth backmembers from 4" to 8". An exterior screw-applied pressure bar secures the glass. Snap-on covers, available in a wide range of colors, allow for different finishes on interior and exterior exposed surfaces. Silicone glazed verticals are available for a seamless appearance.



*400 Series CW, Champagne Gold Paint; Crown Cork & Seal; Architect: Ballinger Architects; Glazing Contractor: Hutt's Glass; Photography: Esto Photographics*

*400 Series CW, 14000 Series SF; Sandstone Paint; East Tennessee State University Library; Architect: Ken Ross Architects / David Leonard Associates; Glazing Contractor: Keller Glass*

# 200 SERIES CURTAINWALL



The 200 series is an economical curtainwall system with a wide range of low- to mid-rise applications including atriums and clerestory. This exterior glazed pressure bar system with 2" face dimension is ideal for curving and compatible with all Tubelite entrances.

Snap-on cover finishes, available in a variety of colors, allow for contrasting interior and exterior finishes on exposed framing. Silicone glazed verticals can be selected to provide a sleek uninterrupted surface.

Both our 200 and 400 Series Curtainwall systems are subjected to rigorous testing by an independent agency, ensuring that you get the highest quality curtainwall products that the industry has to offer.

*Standard Entrance NS, 200 Series CW, 400 Series CW; Bronze Anodized; 2/90 Sign Systems; Architect: True North Architects; Glazing Contractor: Glass Design*

*200 Series CW; Clear Anodized; Brothers Int. Distribution Center; Architect: Allen & Hoshall Inc.; Glazing Contractor: Pitman Glass*

## TUBELITE® INFORMATION

Look to any of the following resources and learn more about how Tubelite can be the dependable supplier for all your storefront, entrance and curtainwall needs.

**www.tubeliteinc.com**
Visit our home page for in-depth information about how Tubelite's products and people can benefit you.

**800-866-2227**
Glazing contractors get quick, correct answers from our Front Line customer service team — cross-trained personnel with expertise in all areas of Tubelite's operation.

**CD-ROM**
View Tubelite product configurations and design details from your own PC. Our CD-ROM provides an electronic guide to specifying Tubelite storefronts, entrances and curtainwall systems.

**Design Manual**
See our design manual for test reports from independent certification laboratories, full and quarter size details, guide specifications, recommended applications, hardware and other information describing the full line of Tubelite products.

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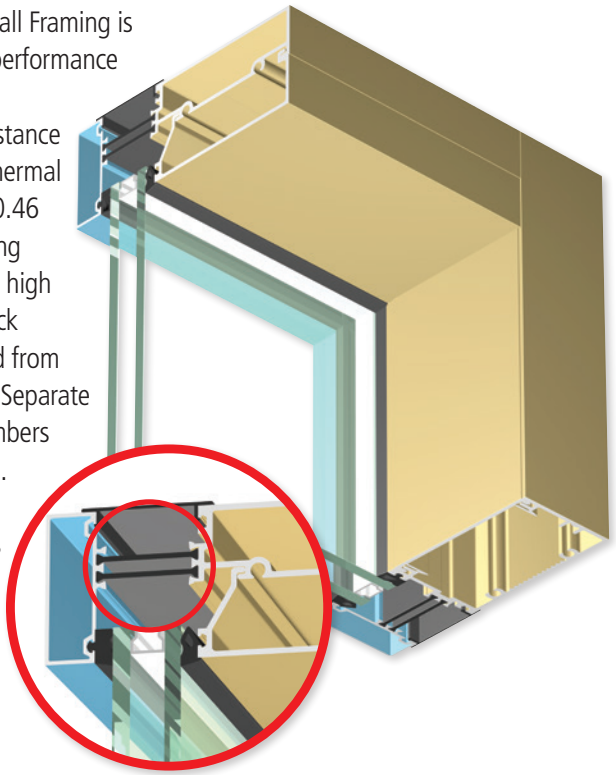
# CURTAINWALL 300 ES

Tubelite 300ES Series Curtainwall Framing is designed for superior thermal performance using Therml=Block insulbar technology. Condensation Resistance (CRF) is increased to 72, and Thermal Conduction (Uc) is reduced to 0.46 using clear non-coated insulating glass (*0.25 potential Uc using high performance glass.) 1" inch thick insulating glass can be installed from the building interior or exterior Separate interior and exterior frame members allow different finishes on each. The exterior face has a 2 1/4" sightline. Overall system depths of 6" or 8". 300ES is ideal for curtainwall applications up to 4 stories tall and offers reduced field installation time and expense.



Therml=Block™

*Tubelite thermal entrances use Therml=Block to provide superior insulation through increased aluminum separation and air space, while also increasing strength and reducing stress.*

# STANDARD AND CUSTOM FINISHES

In addition to our stocked Clear and Bronze anodized, and White painted colors, we offer five more anodized finishes and nineteen standard painted colors. Blended standard and custom colors are also available, providing you with an infinite variety. More than a palette of pretty colors, our finishes are tough and backed by some of the best warranties in the industry.

See Tubelite's Standard Finish Color Guide for detailed information on the exceptional performance, integrity and weatherability of our durable anodized finishes. This guide also gives specifications for color retention, erosion resistance and gloss retention of our high-quality, painted finishes.

**AAMA 2605**
**10 YEAR FINISH WARRANTY**
70% Kynar premium painted finishes are guaranteed for 10 years against fading, chalking, and gloss reduction.

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# SNX 62/27, SN 68, SN 62, SN 54 & SNR 43

**MORE NATURAL LIGHT. LESS HEAT GAIN. GREATER ENERGY SAVINGS.**

SUNGUARD SUPERNEUTRAL 68

Project: University of Michigan Cardiovascular Center

### SNX 62/27

- High light transmission
- Neutral reflected & transmitted color
- SunGuard's highest light-to-solar-gain ratio: LSG 2.30
- Solar control: 0.27 SHGC

### SuperNeutral 68

- Highest light transmission
- Neutral reflected & transmitted color
- Can be laminated to deliver sound attenuation, security, safety and hurricane protection
- Solar control: 0.38 SHGC

### SuperNeutral 62

- High light transmission
- Neutral to slight blue reflected color
- Can be laminated to deliver sound attenuation, security, safety and hurricane protection
- Solar control: 0.31 SHGC

### SuperNeutral 54

- Less glare transmitted to the interior
- Neutral outdoor appearance
- Best in class CRI (Color Rendering Index)
- Solar control: 0.28 SHGC

### SNR 43

- Medium visible light transmission: 43%
- Light silver-blue exterior appearance
- Solar control: 0.23 SHGC
- #2 surface coating

**SuperNeutral products are available through independent Guardian Select Fabricators**

To learn more, call us at **1-866-GuardSG (482-7374)** or visit us online **www.SunGuardGlass.com**

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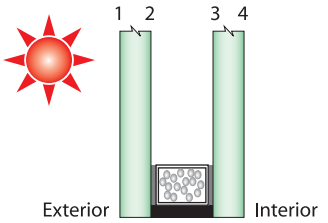
GUARDIAN SUNGUARD®
ADVANCED ARCHITECTURAL GLASS




# SUPERNEUTRAL SERIES PERFORMANCE DATA
# INSULATING GLASS UNITS

| Appearance | Product | Outboard Substrate | Inboard Substrate | Transmission | | | Reflectance | | | U-Value | | Relative Heat Gain | Shading Coefficient | **Solar Heat Gain Coefficient** | Light to Solar Gain (LSG) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | **Visible Light %** | Ultra-violet % | Solar Energy % | Visible Light Out % | Visible Light In % | Solar Energy Out % | Winter Nighttime | Summer Daytime | | | | |
| Coating #2 Surface | | | | | | | | | | | | | 6 mm / 12 mm a.s. / 6 mm | | |
| Ultra Clear | SNX 62/27 | UltraWhite | UltraWhite | **63** | 6 | 24 | 11 | 12 | 48 | 0.28 | 0.27 | 65 | 0.30 | **0.27** | 2.37 |
| Ultra Clear | SN 68 | UltraWhite | UltraWhite | **69** | 32 | 36 | 11 | 12 | 39 | 0.29 | 0.28 | 93 | 0.44 | **0.39** | 1.79 |
| Ultra Clear | SN 62 | UltraWhite | UltraWhite | **64** | 15 | 28 | 11 | 14 | 40 | 0.29 | 0.27 | 76 | 0.36 | **0.32** | 2.00 |
| Ultra Clear | SN 54 | UltraWhite | UltraWhite | **55** | 17 | 25 | 13 | 18 | 41 | 0.29 | 0.27 | 69 | 0.33 | **0.28** | 1.93 |
| Light Silver | SNR 43 | UltraWhite | UltraWhite | **44** | 18 | 20 | 28 | 14 | 50 | 0.29 | 0.27 | 56 | 0.26 | **0.23** | 1.92 |
| Clear | SNX 62/27 | Clear | Clear | **62** | 6 | 23 | 11 | 12 | 39 | 0.28 | 0.27 | 65 | 0.31 | **0.27** | 2.30 |
| Clear | SN 68 | Clear | Clear | **68** | 29 | 33 | 11 | 12 | 32 | 0.29 | 0.28 | 90 | 0.43 | **0.38** | 1.80 |
| Clear | SN 62 | Clear | Clear | **62** | 14 | 27 | 11 | 14 | 33 | 0.29 | 0.27 | 75 | 0.36 | **0.31** | 1.99 |
| Clear | SN 54 | Clear | Clear | **54** | 15 | 23 | 13 | 18 | 33 | 0.29 | 0.27 | 68 | 0.32 | **0.28** | 1.91 |
| Light Silver | SNR 43 | Clear | Clear | **43** | 17 | 19 | 27 | 14 | 42 | 0.29 | 0.27 | 56 | 0.26 | **0.23** | 1.88 |
| Green | SNX 62/27 | Green | Clear | **52** | 3 | 18 | 9 | 11 | 11 | 0.28 | 0.27 | 59 | 0.28 | **0.25** | 2.13 |
| Green | SN 68 | Green | Clear | **58** | 14 | 24 | 9 | 11 | 9 | 0.29 | 0.28 | 73 | 0.34 | **0.30** | 1.90 |
| Green | SN 62 | Green | Clear | **53** | 7 | 20 | 9 | 13 | 10 | 0.29 | 0.27 | 64 | 0.30 | **0.27** | 1.98 |
| Green | SN 54 | Green | Clear | **46** | 7 | 17 | 10 | 18 | 10 | 0.29 | 0.27 | 59 | 0.27 | **0.24** | 1.88 |
| Green | SNR 43 | Green | Clear | **36** | 8 | 14 | 21 | 14 | 14 | 0.29 | 0.27 | 50 | 0.23 | **0.21** | 1.77 |
| Dark Green | SNX 62/27 | TwilightGreen | Clear | **46** | 2 | 16 | 8 | 11 | 8 | 0.28 | 0.27 | 54 | 0.25 | **0.22** | 2.07 |
| Dark Green | SN 68 | TwilightGreen | Clear | **51** | 8 | 20 | 8 | 11 | 7 | 0.29 | 0.28 | 64 | 0.30 | **0.27** | 1.92 |
| Dark Green | SN 62 | TwilightGreen | Clear | **47** | 4 | 17 | 8 | 13 | 7 | 0.29 | 0.27 | 58 | 0.27 | **0.24** | 1.97 |
| Dark Green | SN 54 | TwilightGreen | Clear | **41** | 4 | 15 | 9 | 17 | 8 | 0.29 | 0.27 | 53 | 0.25 | **0.22** | 1.85 |
| Dark Green | SNR 43 | TwilightGreen | Clear | **32** | 5 | 12 | 18 | 13 | 11 | 0.29 | 0.27 | 46 | 0.21 | **0.19** | 1.72 |
| Light Gray | SNX 62/27 | CrystalGray | Clear | **45** | 4 | 17 | 8 | 11 | 19 | 0.28 | 0.27 | 55 | 0.25 | **0.22** | 1.99 |
| Light Gray | SN 68 | CrystalGray | Clear | **49** | 17 | 24 | 8 | 11 | 16 | 0.29 | 0.28 | 72 | 0.34 | **0.30** | 1.65 |
| Light Gray | SN 62 | CrystalGray | Clear | **45** | 8 | 19 | 8 | 13 | 16 | 0.29 | 0.27 | 62 | 0.29 | **0.26** | 1.77 |
| LightGray | SN 54 | CrystalGray | Clear | **39** | 9 | 17 | 9 | 17 | 17 | 0.29 | 0.27 | 57 | 0.26 | **0.23** | 1.68 |
| Silver Gray | SNR 43 | CrystalGray | Clear | **31** | 10 | 13 | 17 | 13 | 21 | 0.29 | 0.27 | 48 | 0.22 | **0.20** | 1.59 |
| Coating #3 Surface | | | | | | | | | | | | | | | |
| Bronze | SNX 62/27 (#3) | Bronze | Clear | **38** | 2 | 14 | 7 | 10 | 19 | 0.28 | 0.27 | 65 | 0.31 | **0.27** | 1.40 |
| Green | SNX 62/27 (#3) | Green | Clear | **52** | 3 | 18 | 10 | 10 | 11 | 0.28 | 0.27 | 76 | 0.36 | **0.32** | 1.66 |
| Dark Green | SNX 62/27 (#3) | TwilightGreen | Clear | **46** | 2 | 16 | 9 | 10 | 8 | 0.28 | 0.27 | 67 | 0.32 | **0.28** | 1.66 |
| Light Gray | SNX 62/27 (#3) | CrystalGray | Clear | **45** | 4 | 17 | 8 | 10 | 20 | 0.28 | 0.27 | 73 | 0.34 | **0.30** | 1.49 |
| Gray | SNX 62/27 (#3) | Gray | Clear | **31** | 2 | 12 | 6 | 10 | 15 | 0.28 | 0.27 | 58 | 0.27 | **0.24** | 1.28 |

SN 68 or SN 62 may also be used on the #3 surface with a tinted or coated outboard lite.

- The performance values shown are nominal and subject to variations due to manufacturing tolerances.
- Guardian performance data are calculated in accordance with the LBNL Window 5.2 computer analysis using an air mass of 1.5.
- Glass may require heat strengthening or tempering to resist potential thermal stresses. SNR 43 must be heat-treated.
- Guardian recommends edge deletion for all commercial low-E coatings.
- Guardian reserves the right to change product performance characteristics without notice or obligation.

GUARDIAN
Glass • Automotive • Building Products

## SunGuard IS 20 Interior Surface Coating

# Achieve a lower u-factor in a double- or triple-glaze unit.

Balancing energy performance requirements with design aesthetics is a challenge every architect has to face. The greater the challenge, the more likely you'll find a solution among Guardian's growing selection of SunGuard Advanced Architectural Glass products. SunGuard IS 20 is one of the newest ways we help you Build With Light®.

### A new option for lower u-factor requirements.

In the U.S. and Canada, current and projected Energy Codes, as well as high-performance "Green" building codes, are pushing for lower u-factor requirements. SunGuard IS 20 from Guardian helps architects meet these codes by bringing the u-value performance of double-glaze units closer to that of triple-glaze, and by improving triple-glaze performance in buildings and climates where maximum heat flow resistance is desired.

### An interior-surface coating for significant energy savings.

SunGuard IS 20 is designed to be used on the #4 surface of a double-glazed unit, or on the #6 surface of a triple-glazed unit. As documented in the performance chart below, SunGuard IS 20 delivers lower u-values, less solar heat gain, and significant energy savings when combined with other low-E SunGuard coatings in IG units.*

### Smoother and clearer than pyrolytics.

SunGuard IS 20 holds several distinct advantages over pyrolytic hard coats as well. Unlike pyrolytics, which have a rough surface, SunGuard IS 20 is smooth to the touch and easy to clean. What's more, SunGuard IS 20 lacks the visible haze of hard coats, delivering a high visible light transmission.

### Performance Benefits and Characteristics

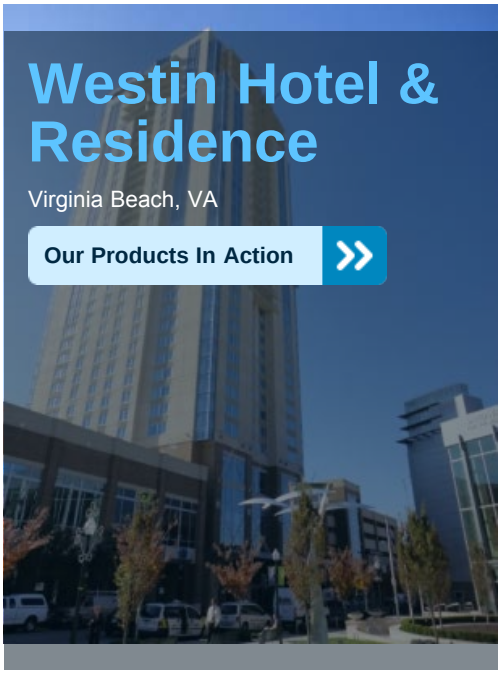
- Lowers U-value in both double- and triple-glazed units
- High visible light transmission
- Neutral color with low haze and ultra-smooth surface
- Can be cleaned with common glass cleaners

SNX 67/27

SNR 43

IS 20

SunGuard EC



- Durable
- Thousands of dollars in potential energy savings
- Helps projects qualify for LEED credits
- Available through the Guardian Select network of independent fabricators to meet tight project deadlines

| Product | Visible Light | | | UV Trans % | SHGC | U-Value | | Light-to-Solar Gain |
|---|---|---|---|---|---|---|---|---|
| | Trans % | Reflect Out % | Reflect In % | | | Air | Argon | |
| SNX 62/27 | 62 | 11 | 12 | 6 | 0.26 | 0.28 | 0.24 | 2.35 |
| SNX 62/27 + IS 20 | 60 | 11 | 13 | 6 | 0.25 | 0.23 | 0.20 | 2.36 |
| SuperNeutral 68 | 68 | 11 | 12 | 29 | 0.37 | 0.29 | 0.25 | 1.82 |
| SuperNeutral 68 + IS 20 | 66 | 11 | 13 | 28 | 0.36 | 0.24 | 0.20 | 1.83 |
| SuperNeutral 62 | 62 | 11 | 14 | 14 | 0.31 | 0.29 | 0.24 | 2.02 |
| SuperNeutral 62 + IS 20 | 60 | 12 | 13 | 13 | 0.30 | 0.23 | 0.20 | 2.03 |
| SuperNeutral 54 | 54 | 13 | 18 | 15 | 0.28 | 0.29 | 0.25 | 1.95 |
| SuperNeutral 54 + IS 20 | 52 | 13 | 18 | 14 | 0.27 | 0.24 | 0.20 | 1.97 |
| SNR 43 | 43 | 27 | 14 | 17 | 0.22 | 0.29 | 0.24 | 1.94 |
| SNR 43 + IS 20 | 42 | 26 | 14 | 16 | 0.21 | 0.23 | 0.20 | 1.95 |

Glass configuration: 6 mm clr / 1/2" air space / 6 mm clr. U-value measured is winter/night. SHGC measured with argon fill. Primary low-E coatings are on the #2 surface; SunGuard IS 20 coating is on #4 surface.

Click here for the SunGuard IS 20 flyer — and other ways to Build With Light.

**Request a Sample**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# STOREFRONTS AND ENTRANCES

10092012

EcoLuminum by Tubelite

*More recycled content, eco-efficient finishes*

TUBELITE®

**DEPENDABLE**

*LEADERS IN ECO-EFFICIENT STOREFRONT, CURTAINWALL AND ENTRANCE SYSTEMS*

3056 Walker Ridge Dr. NW, Ste. G, Walker, Michigan 49544 | Ph: 800-866-2227 | www.Tubeliteinc.com

Tubelite® has been in the business of fabricating and distributing architectural aluminum products for the glass and glazing industry since 1945. Storefront, entrance and curtainwall systems are available directly from Tubelite® and from a network of independent distributors. Tubelite's corporate office, fabrication, warehouse, and shipping operations are located in our Walker (Grand Rapids), Michigan facility, and the extrusion plant is in Reed City, Michigan.

Our promise to you is quality in everything we do; fast, reliable and consistent delivery; and responsible, courteous service with a personal touch.

## TABLE OF CONTENTS


ENTRANCES ..... 3
MODIFIED ENTRANCES ..... 4
THERMAL ENTRANCES ..... 4
CUSTOM ENTRANCES ..... 5
MONUMENTAL DOORS ..... 5
4500 SERIES STOREFRONT ..... 6
14000 SERIES STOREFRONT ..... 7
14000 I/O STOREFRONT ..... 8
14650 SERIES ..... 8
VERSATHERM™ FRAMING ..... 9
3700 SERIES WINDOWS ..... 10
FINISHES ..... 11


EcoLuminum by Tubelite

***More recycled content, eco-efficient finishes***

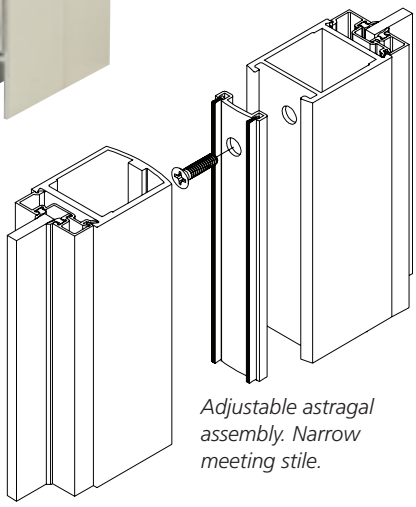
TUBELITE®

**DEPENDABLE**

*LEADERS IN ECO-EFFICIENT STOREFRONT, CURTAINWALL AND ENTRANCE SYSTEMS*

*14000 Series Center Glazed Storefront, 0A Clear Anodized; Owner: Nuway Construction Headquarters, Elkhart, IN; Tubelite Dealer: Quality Glass*

*Standard Narrow Stile 1-3/4" x 2-1/8" Door with 10" Bottom Rail; 0A Clear Anodized Finish; 1/4" Glass*



*Adjustable astragal assembly. Narrow meeting stile.*

## STANDARD ENTRANCES

Our Narrow Stile Doors are designed for light to medium use in commercial and retail applications. Standard doors have exterior installation of glass or panels, with 2-1/8" width stiles and top rails, and the option of 4", 7-1/2" or 10" bottom rails for ADA compliance. The smooth design of Tubelite's door hardware features a convenient pull handle and push bar with lock location 36" above the finished floor. Stock doors and frames are anodized with clear or dark bronze finishes, and readily available for quick delivery.

## DURABLE TIE-ROD CONSTRUCTION

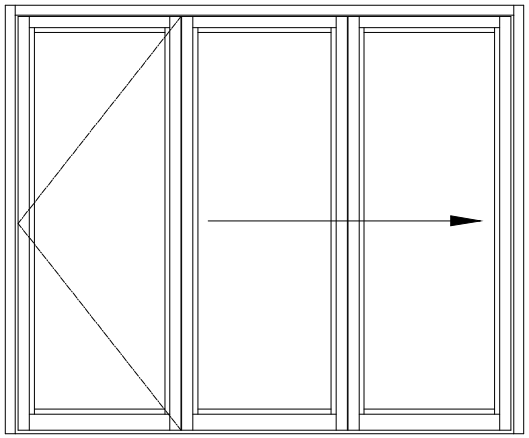
The strength and flexibility of steel tie-rod construction is what holds it all together and makes our doors endure. Tie-rod assembly is as durable as welded corner construction, but superior in many ways. Tubelite doors can be modified, disassembled or resized right in the field. No other door offers you this much strength and flexibility.

### WE LISTEN

Members of our management staff personally visit our glazing contractor clients regularly. We learn what works and what doesn't — from their perspective, not ours. The result is solutions that work — solutions tailored for the field — so jobs get done right the first time.

| STANDARD & MODIFIED DOORS (1/8" WALL) | NARROW STILE | MEDIUM STILE | WIDE STILE |
|---|---|---|---|
| Application | Average traffic, offices, strip centers | Moderate traffic, retail stores | Heavy traffic, public buildings |
| Vertical Stile 1-3/4" x | 2-1/8" | 4" | 5" |
| Top Rail 1-3/4" x | 2-1/8" | 4" | 5" |
| Bottom Rail 1-3/4" x | 4", 7-1/2", 10" | 6-1/2", 7-1/2", 10" | 6-1/2", 7-1/2", 10" |
| Glass Sizes | 3/16", 1/4", 3/8", 1" | 3/16", 1/4", 3/8", 1" | 3/16", 1/4", 3/8", 1" |

Note: Dimensions do not include 1/2" glass stops.

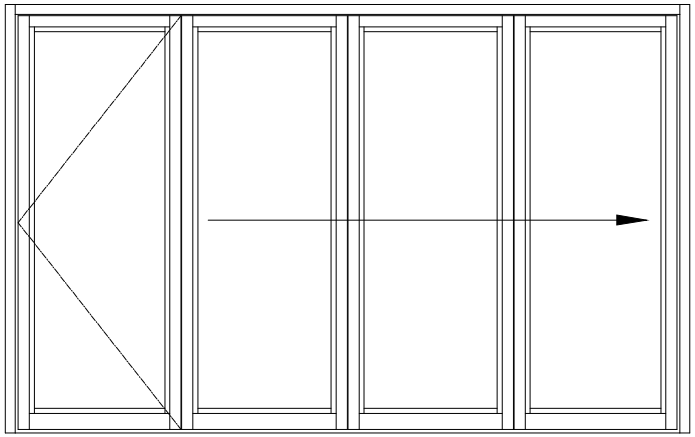


3 PANEL -- AUTO SHOWROOM OPTION

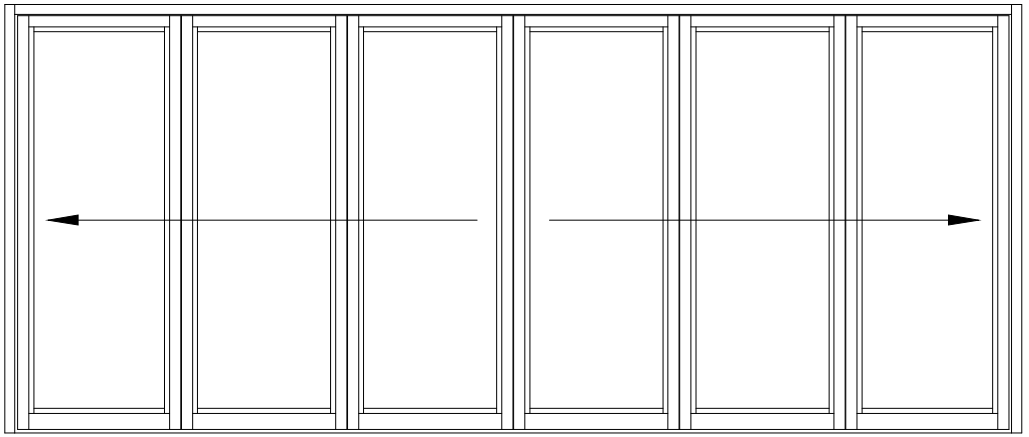
PINNACLE BI-FOLD DOORS

UTILIZES TUBELITE ALUMINUM ENTRANCE DOORS
SAME OPTIONS AS TYPICAL ENTRANCE OR THERMAL ENTRANCE DOOR LEAFS
FLUSH BOLTS / 3 POINT LEVER LOCKS FOR HARDWARE
CLOSER OPTIONS FOR MAN-DOORS
MULTIPLE THRESHOLD OPTIONS TO MEET JOB SPECIFIC REQUIREMENTS
TOP HUNG FROM TRACK WHICH HOUSES ROLLERS AND PIVOT BLOCKS
ADJUSTABLE UP, DOWN, LEFT AND RIGHT AFTER INSTALLATION

LIMITATIONS:
MAX PANEL WEIGHT: 220LBS
MAX PANEL SIZE: 3'3 X 9'10
MAX PANEL THICKNESS: 2.75"
MAXIMUM OPENING: 52'-0"



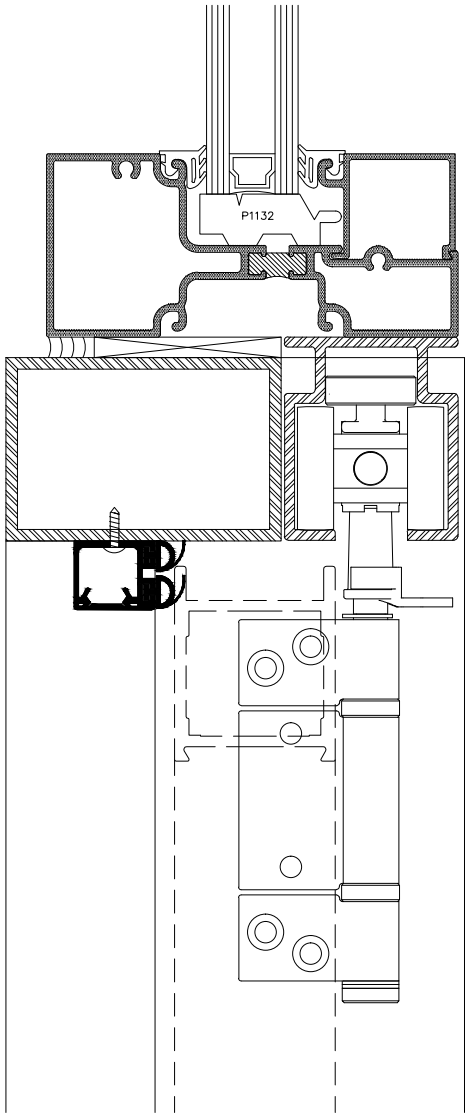
4 PANEL -- MOCK-UP



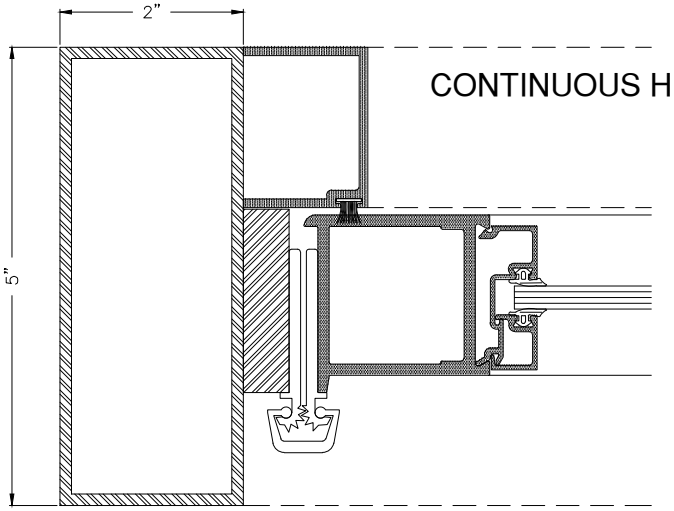
6 PANEL OPTION (NO MAN DOOR)

PINNACLE BI-FOLD DOOR
PROPOSAL DETAILS
STOREFRONT INSTALLATION

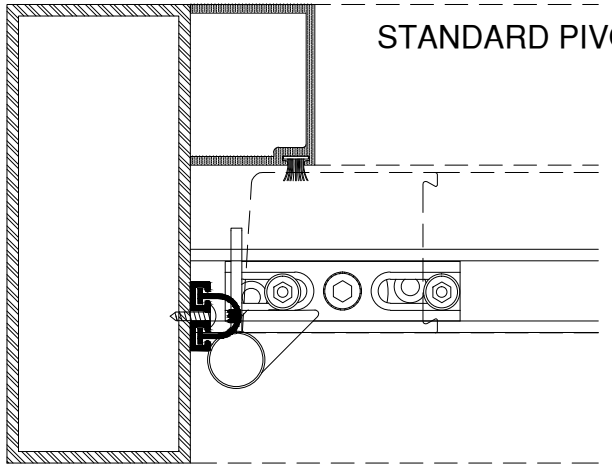
Pinnacle
Engineered Products, LLC




TRACK AT INSIDE OF SYSTEM




CONTINUOUS HINGE OPTION



STANDARD PIVOT OPTION

PINNACLE BI-FOLD DOOR
PROPOSAL DETAILS
STOREFRONT INSTALLATION

Pinnacle
Engineered Products, LLC

# VERSICO'S VERSIGARD® DUSTED NON-REINFORCED EPDM MEMBRANES

.060

## Overview

VersiGard 45-mil (1.14 mm) and 60-mil (1.52 mm) thick roofing membranes are non-reinforced Ethylene Propylene Diene Terpolymer (EPDM) based elastomeric homegenous roof coverings. These roofing membranes may be used for new single-ply roof construction and re-roofing applications. These membranes are available in widths of up to 50' (15 m) and lengths of up to 200' (60 m). All membranes are dusted. VersiGard non-reinforced membranes are Fire Retardant (FR) membranes that are specially formulated to inhibit spread of flame and meet or exceed code body testing criteria for the fire retardant roofing membranes.

## Features and Benefits

- Meets lightweight requirements
- Provides a monolithic assembly
- No special equipment required for installation
- EPDM has more than 45 years of proven performance
- Available with Quick Applied Tape (QAT)
- Ability to be installed over a variety of decks
- Full line of Quick Applied (QA) accessories
- Membranes are available in widths of up to 50' and lengths of up to 200' for faster installations and less seaming
- Fully adhered application allows for installation on any roof slope
- Ballasted applications provide excellent fire protection for the insulation and deck, superior energy efficiency, and the ability to perform as a "Cool Roof"

## Versico's QAT Seam Technology

With Versico's Quick-Applied Tape (QAT) Seam technology, most of the labor to create seams between membrane panels is completed in a quality-controlled, state-of-the-art environment. This process results in a reliable seam with greater peel and sheer strengths and with no entrapped air bubbles. Consistent placement of the QAT also maximizes the splice area and results in a high-quality seam. Versico QAT is available on all VersiGard EPDM membranes up to 30' (9 m) in width, providing the fastest way to complete a seam in today's roofing market.

## Installation

VersiGard 45-mil (1.14 mm) and 60-mil (1.52 mm) thick membranes are typically utilized in Fully Adhered (.060" only), Ballasted Roofing Systems and Loose-Laid Protected Roofing Systems.

**Fully Adhered Roofing System:** insulation is mechanically attached or adhered to the roof deck. The substrate and membrane are coated with Versico's EPDM Bonding Adhesive. The membrane is then rolled into place and broomed down. To complete seams between two adjoining membrane panels, apply primer to the splice area in conjunction with Versico's QAT. As an alternative, Versico's hand-applied QA Seam Tape may be used.

**Ballasted Roofing Systems:** insulation is loose-laid over the roof deck. Membrane is loose-laid over the insulation and secured with a minimum 10 lbs (4.5 Kg) of ballast per square foot. Inverted Ballasted (Design C) Roofing System is a similar system with the insulation installed on top of the membrane. To complete seams between two adjoining membrane panels, apply primer to the splice area in conjunction with Versico's QAT alternative, Versico's hand-applied QA Seam Tape may be used.

CONSULT VERSICO'S SPECIFICATIONS FOR COMPLETE INSTALLATION INFORMATION.



**Versico,** PO Box 1289, Carlisle, PA 17013
Tel: **800.992.7663** Fax: 717.960.4036 Web: **www.versico.com**

## Precautions

1. Use proper stacking procedures to ensure sufficient stability of the materials.
2. Exercise caution when walking on a wet membrane. Membranes are slippery when wet.
3. Membranes with QAT should not be exposed to prolonged jobsite storage temperatures in excess of 90°F (32°C), otherwise the shelf life of the QAT may be affected.
4. When membranes with QAT are used, shade the tape end of the rolls until ready to use in warm, sunny weather.

**VERSIGARD DUSTED EPDM**
**TYPICAL PROPERTIES AND CHARACTERISTICS**

| Property | Test Method | SPEC. (Pass) | .045 | .060 |
|---|---|---|---|---|
| Tolerance on nominal thickness, % | ASTM D412 | ± 10 | ± 10 | ± 10 |
| Weight, lbm/ft$^2$ (kg/m$^2$) | | | 0.26 (1.3) | 0.35 (1.7) |
| Tensile Strength, min, psi (Mpa) | ASTM D412 | 1305 (9) | 1600 (11.0) | 1600 (11.0) |
| Elongation, Ultimate, min, % | ASTM D412 | 300 | 480 | 465 |
| Tear Strength, min, lbf/in (kN/m) | ASTM D624 (Die C) | 150 (26.3) | 200 (35.0) | 200 (35.0) |
| Factory Seam Strength, min | Modified ASTM D816 | Membrane Rupture | Membrane Rupture | Membrane Rupture |
| Resistance to Heat Aging* Properties after 28 days @ 240°F (116°C) | ASTM D573 | | | |
| Tensile Strength, min, psi (Mpa) | ASTM D412 | 1205 (8.3) | 1500 (10.3) | 1450 (10.0) |
| Elongation, Ultimate, min, % | ASTM D412 | 200 | 225 | 280 |
| Tear Strength, min, lbf/in (kN/m) | ASTM D624 | 125 (21.9) | 215 (37.6) | 215 (37.6) |
| Linear Dimensional Change, max, % | ASTM D1204 | ± 1.0 | -0.4 | -0.50 |
| Ozone Resistance* Condition after exposure to 100 pphm Ozone in air for 168 hours @ 104°F (40°C) Specimen is at 50% strain | ASTM D1149 | No Cracks | No Cracks | No Cracks |
| Brittleness Temp., max, °F (°C)* | ASTM D746 | -49 (-45) | -49 (-45) | -49 (-45) |
| Resistance to Water Absorption* After 7 days immersion @ 158°F (70°C) Change in mass, max, % | ASTM D471 | +8, -2 | +2.0 | +2.0 |
| Water vapor Permeance* Max, perms | ASTM E 96 (Proc. B or BW) | 0.10 | 0.05 | 0.03 |
| Resistance to Outdoor (Ultraviolet) Weathering* Xenon-Arc, 7560 kJ/m$^2$ total radiant exposure at 0.70 W/m$^2$ irradiance, 80°C black panel temp. | ASTM G155 | No Cracks No Crazing | No Cracks No Crazing | No Cracks No Crazing |

* Not a Quality Control Test due to the time required for the test or the complexity of the test. However, all tests are run on a statistical basis to ensure overall long-term performance of the sheeting.

Note: VersiGard non-reinforced EPDM membrane meets or exceeds the minimum requirements set forth by ASTM D 4637 for Type I non-reinforced EPDM single-ply roofing membranes.

**LEED INFORMATION**

| | |
|---|---|
| Pre-consumer Recycled Content | 0% |
| Post-consumer Recycled Content | 3% |
| Manufacturing Location(s) | Carlisle, PA |
| | Greenville, IL |
| Solar Reflective Index | 9 |

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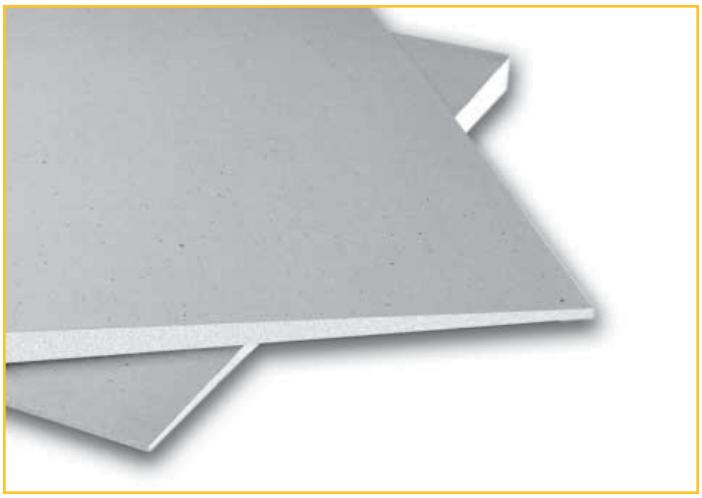
1/4" SLOPE

# VERSICO'S TAPERED MP-H POLYISO



## Product Description

Tapered MP-H is a sloped rigid roof insulation panel composed of a closed-cell polyisocyanurate foam core bonded during the manufacturing process to fiber-reinforced facers. Tapered MP-H is designed to promote positive drainage and prevent ponding water. For best results, use Versico's Tapered Shop Drawings.

## Features and Benefits

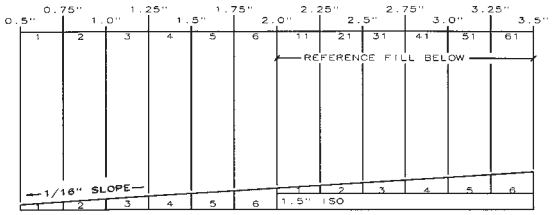
- Tapered MP-H polyiso insulation provides the highest R-value per inch of commercially available insulation products
- Environmentally friendly construction with 0% ozone-depleting components and CFC free
- Approved for direct application to steel decks

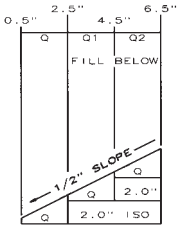
## Panel Characteristics

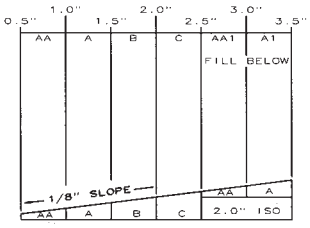
- Available in 4' x 4' (1220 mm x 1220 mm) in thickness of ½" (12 mm) minimum to 4.0" (102 mm) maximum in a single layer
- Available slopes are 1/16" (2 mm), 1/8" (3mm), 3/16" (5mm), ¼" (6 mm), 3/8" (10 mm) and ½" (12mm) per foot
- Available in two grades of compressive strengths per ASTM C1289-06a, Type II, Class 1, Grade 2 (20 psi), Grade 3 (25 psi)

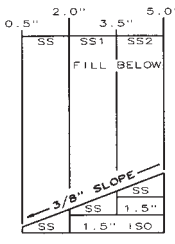
## Applications

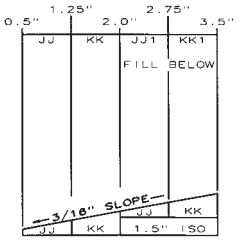
- Constructions requiring Class A ratings
- Single-Ply Roof Systems (Ballasted, Mechanically Attached, Fully Adhered)

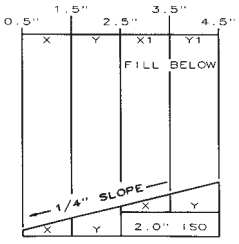



VERSICO

A SINGLE SOURCE FOR SINGLE-PLY ROOFING

**Versico,** PO Box 1289, Carlisle, PA 17013
Tel: **800.992.7663** Fax: 717.960.4036 Web: **www.versico.com**

## Installation

BALLASTED SINGLE-PLY SYSTEMS
Each Tapered MP-H panel is loosely laid on the roof deck. Butt edges and stagger joints of adjacent panels. Install the roof membrane according to the manufacturer's specifications.

MECHANICALLY ATTACHED SINGLE-PLY SYSTEMS
Each Tapered MP-H panel must be secured to the roof deck with fasteners and plates (appropriate to the deck type). Butt edges and stagger joints of adjacent panels. Install the roof membrane according to the manufacturer's specifications.

FULLY ADHERED SINGLE-PLY SYSTEMS
Each Tapered MP-H panel must be secured to an approved roof deck with fasteners and plates (appropriate to deck type) or can be adhered using Versico's DASH™ adhesive. Butt edges and stagger joints of adjacent panels. Install the roof membrane according to manufacturer's specifications.

## Tapered MP-H Codes and Compliances

- ASTM C1289-06, Type II, Class 1, Grade 2 (20 psi), Grade 3 (25 psi)
- International Building Code (IBC) Section 2603
  ***NOTE: Please be aware the Federal Specification HH-I-1972/GEN has been replaced.***

FLORIDA BUILDING CODE APPROVAL FL#1296
MIAMI-DADE COUNTY, FLORIDA NOA NO: 04-1018.01

## Underwriters Laboratories, Inc.

- Component of Class A Roof Systems (UL 790)
- Hourly Rated P series roof assemblies (UL 263) P 225, 230, 59, 302, 303, 508, 510, 514, 519, 701, 710, 713, 717, 718, 719, 720, 722, 723, 727, 728, 729, 730, 732, 734, 735, 739, 741, 742, 743, 819, 824, 827, 828
- Insulated metal deck assemblies - (UL 1256) nos. 120, 123, 292
- Tapered MP-H classified by ULC

**TYPICAL PROPERTIES AND CHARACTERISTICS****
**POLYISO FOAM CORE ONLY**

| Property | Test Method | Value |
|---|---|---|
| Compressive Strength | ASTM D1621<br>ASTM 1289-06 | 20 psi* minimum<br>(138 kPa, Grade 2) |
| Dimensional Stability | ASTM D2126 | 2% linear change<br>(7 days) |
| Moisture Vapor Transmission | ASTM E96<br>12.10 | < 1 perm<br>(57.5 ng/(Pa•s•m²)) |
| Water Absorption | ASTM C209 | < 1% volume |
| Service Temperature | | -100°F to 250°F<br>-73°C to 122°C |

*Also available in 25 psi minimum, Grade 3

** Typical properties and characteristics are based on samples tested and are not guaranteed for all samples of this product. This data and information is intended as a guide and does not reflect the specification range for any particular property of this product.

## Warnings and Limitations

Insulation must be protected from open flame and kept dry at all times. Install only as much insulation as can be covered the same day by completed roof-covering material. Versico will not be responsible for specific building and roof design by others, for deficiencies in construction or workmanship, for dangerous conditions on the jobsite or for improper storage and handling. Technical specifications shown in this literature are intended to be used as general guidelines only and are subject to change without notice. Call Versico for more specific details, or refer to PIMA Technical Bulletin No. 109: Storage & Handling Recommendations for Polyiso Roof Insulation.

## Other Polyiso Products by Versico

- SECURSHIELD *POLYISO BONDED TO COATED GLASS FACER*
- MP-HCG *POLYISO BONDED TO COATED GLASS FACER*
- MP-HF *POLYISO BONDED TO FOIL*
- MP-HNB *POLYISO BONDED TO ORIENTED STRAND BOARD*
- MP-HWF *POLYISO BONDED TO WOOD FIBERBOARD*
- TAPERED MP-HCG *POLYISO BONDED TO COATED GLASS FACER*
- TAPERED MP-HWF *TAPERED POLYISO BONDED TO WOOD FIBERBOARD*
- MP-H *POLYISO*

CLASSIFIED C UL US

Foamed plastic as roof deck construction material with resistance to an internal fire exposure only for use in construction no.(s) 120 and 123. See UL Directory of Products Certified for Canada and UL Roofing Materials and Systems Directory. 99DL.

PIMA QualityMark℠ The Certified LTTR-value

U.S. GREEN BUILDING COUNCIL

energy ENERGY STAR *

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PLANPGH

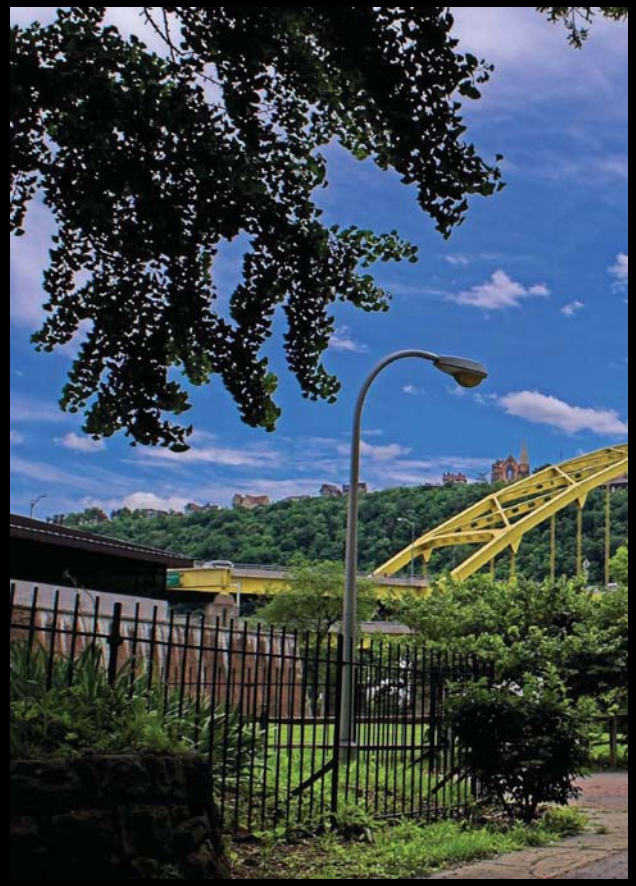
# open space, parks and recreation

PLANPGH.COM

pittsburgh city planning

# OpenSpacePGH P.C. Briefing Format

- Why are we doing OpenSpacePGH?
- What do we have today?
- How do we pay for all of this?
- What did residents tell us that they want?
- What did our analysis say?
- What did that public input and analysis turn into?
- Where do we go from here?
- Questions & Answers



# OpenSpacePGH Overview

# What is OpenSpacePGH?

- One of the twelve components of PlanPGH
- A joint project of CitiParks and the DCP
- A guide to the optimal use of the City's Open Space
- A document based on data analysis and public input to be the gameplan for the City's open spaces
- 25-year Vision

# Who's leading this process?

- Project Management (DCP & CitiParks)
- Management Committee (21 Members)
  - City Departments / Agencies, Non-Profits, Community Groups, Foundations
- Green Ribbon Committee (43 Members)
  - Advocacy Non-Profits, Residents, Community Groups
  - Representing all sectors of the City
- Consultants
  - MIG (Portland, OR) – Open Space Trends, Public Facilitation, Analysis
  - BAE (New York, NY) – Economic Analysis
  - Local consultants – Public Facilitation

# What is OpenSpacePGH Not?

- It’s not a mandate – all of these recommendations will require additional actions (funding, public process) before they are able to be implemented.
- It’s not a feasibility study – we do not have specific locations for all new facilities and parks, nor financing secured to complete them at this time.
- It’s not a master plan – recommendations for parks, greenways, vacant lot strategies will need further work to be implemented.

# Why Open Space?

- Population changes over time
  - Park system built for 670,000 population, 305,000 now
  - Created an informal layer of vacant and distressed properties that the City has to deal with the effects of.
- Change in park / recreation trends
  - Mobile population, able to travel further for better facilities and focused on more than just neighborhood recreation
  - Wider variety of interests and demands for our public open space
- Incorporation of the natural system into the urban environment
- Set the developable framework of the City by determining what we take off-line

# OPENSPACEPGH – What are we looking at?

- Parks (146 – Regional/Community/Neighborhood)
- Recreation Areas / Facilities

# OPENSPACEPGH – What are we looking at?

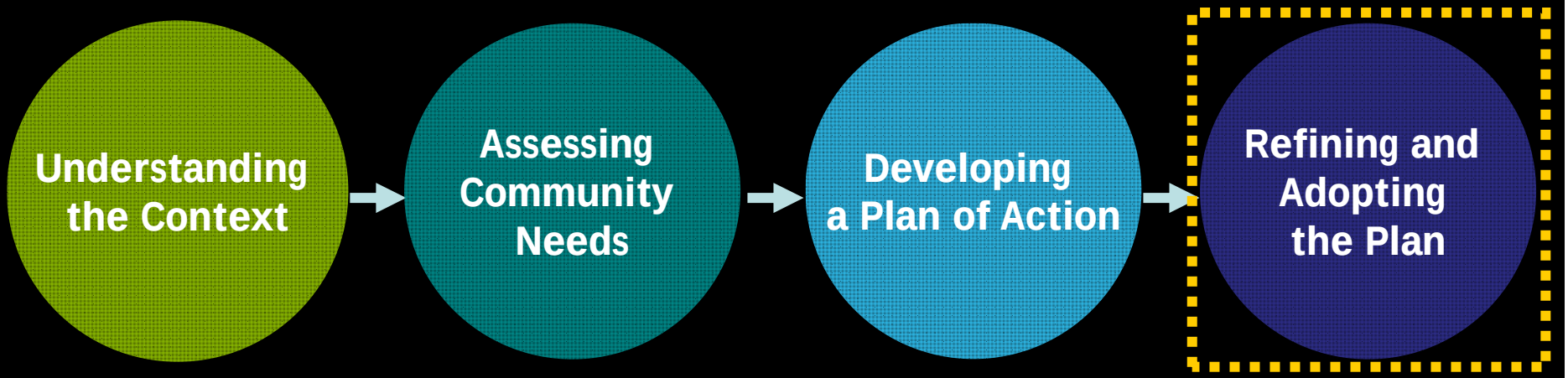
- Hillsides
- Riverfronts

# OPENSPACEPGH – What are we looking at?

- Vacant and Distressed Properties
- Tax Delinquent Properties
- Condemnations

PLANPGH open space, parks and recreation

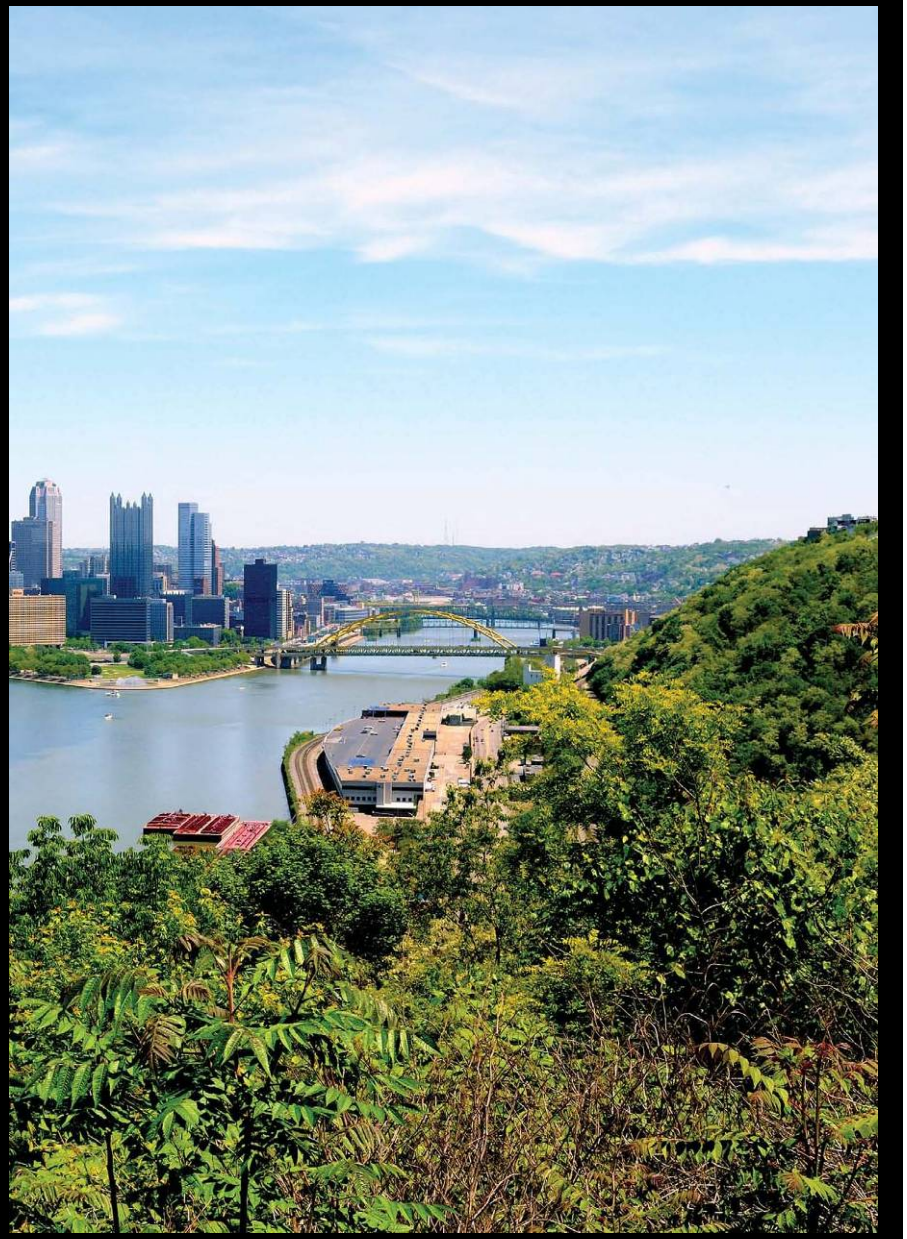
# Four Phases:

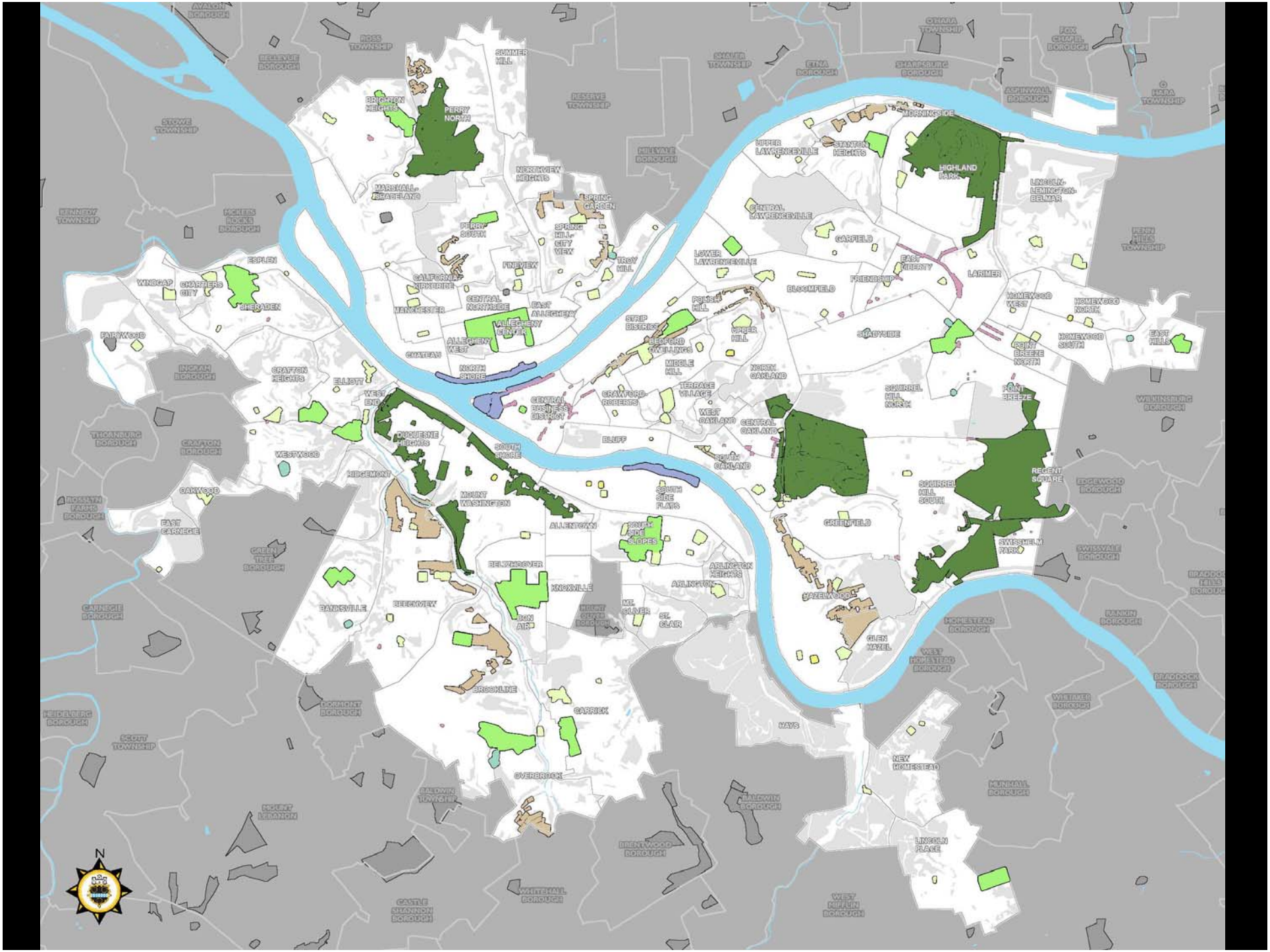


# What do we have today?

# What do we have today?

- 3,000+ acres of land (11% of Pittsburgh!)
  - 6.7% in comparable cities
- Within the parks
  - Sports fields (100+)
    - 4th in the nation
  - Sports courts (~200)
  - Playgrounds (121 – 2x cities of comparable size/density)
  - Benches, barbecues, shelters, picnic tables…
  - Specialized features (bike track, dog parks, bocce, lawn bowling, spray parks)





AVALON BOROUGH
ROSS TOWNSHIP
BELLEVUE BOROUGH
SUMMER HILL
RESERVE TOWNSHIP
SHALER TOWNSHIP
ETNA BOROUGH
SHARPSBURG BOROUGH
O'HARA TOWNSHIP
FOX CHAPEL BOROUGH
ASPINWALL BOROUGH
O HARA TOWNSHIP
BRIGHTON HEIGHTS
PERRY NORTH
STOWE TOWNSHIP
HILLVALE BOROUGH
MORNINGSIDE
UPPER LAWRENCEVILLE
STANTON HEIGHTS
HIGHLAND PARK
NORTHVIEW HEIGHTS
MARSHALL-ISCADELAND
SPRING GARDEN
LINCOLN-LEMINGTON-BELMAR
KENNEDY TOWNSHIP
HICKEES ROCKS BOROUGH
PERRY SOUTH
SPRING HILL-CITY VIEW
CENTRAL LAWRENCEVILLE
GARFIELD
PENN HILLS TOWNSHIP
ESPLEN
FINEVIEW
TROY HILL
LOWER LAWRENCEVILLE
EAST LIBERTY
LARIMER
WINDGAP
CHARTIERS CITY
CALIFORNIA-KIRKBRIDE
FRIENDSHIP
BLOOMFIELD
SHERADEN
CENTRAL NORTHSIDE
EAST ALLEGHENY
POLISH HILL
HOMEWOOD WEST
HOMEWOOD NORTH
MANCHESTER
STRIP DISTRICT
ALLEGHENY CENTER
UPPER HILL
SHADYSIDE
FAIRYWOOD
ALLEGHENY WEST
BEDFORD DWELLINGS
HOMEWOOD SOUTH
EAST HILLS
CHATEAU
MIDDLE HILL
POINT BREEZE NORTH
INGRAM BOROUGH
CRAFTON HEIGHTS
NORTH SHORE
NORTH OAKLAND
ELLIOTT
TERRACE VILLAGE
SQUIRREL HILL NORTH
POINT BREEZE
WEST END
CENTRAL BUSINESS DISTRICT
CRAWFORD-ROBERTS
WILKINSBURG BOROUGH
WEST OAKLAND
CENTRAL OAKLAND
THORNBURG BOROUGH
CRAFTON BOROUGH
DUQUESNE HEIGHTS
BLUFF
SOUTH SHORE
WESTWOOD
SOUTH OAKLAND
REGENT SQUARE
RIDGEMONT
SQUIRREL HILL SOUTH
EDGEWOOD BOROUGH
OAKWOOD
MOUNT WASHINGTON
SOUTH SIDE FLATS
ROSSLYN FARMS BOROUGH
EAST CARNEGIE
ALLENTOWN
SOUTH SIDE SLOPES
GREENFIELD
SWISSHELM PARK
SWISSVALE BOROUGH
GREEN TREE BOROUGH
BELTZHOOVER
ARLINGTON HEIGHTS
KNOXVILLE
ARLINGTON
BRADDOCK HILLS BOROUGH
CARNEGIE BOROUGH
BANKSVILLE
BEECHVIEW
MT. OLIVER
ST. CLAIR
HAZELWOOD
BON AIR
HOMESTEAD BOROUGH
RANKIN BOROUGH
GLEN HAZEL
WEST HOMESTEAD BOROUGH
BRADDOCK BOROUGH
BROOKLINE
WHITAKER BOROUGH
DORMONT BOROUGH
CARRICK
HEIDELBERG BOROUGH
HAYS
SCOTT TOWNSHIP
NEW HOMESTEAD
OVERBROOK
MUNHALL BOROUGH
BALDWIN TOWNSHIP
BALDWIN BOROUGH
MOUNT LEBANON
LINCOLN PLACE
BRENTWOOD BOROUGH
WHITEHALL BOROUGH
CASTLE SHANNON BOROUGH
WEST MIFFLIN BOROUGH
N

# What do we have today?

- Regional parks
- Trails
- Major facilities
  - 18 outdoor pools, 1 indoor pool (4th in US)
  - 25 senior and recreation centers
  - Specialized facilities ...

    *ice rink, tennis center, environmental center*

# What do we have today?

- Recreation programs
  - Organized classes and leagues
  - Farmers markets and food programs
  - Special events in the neighborhoods

    26 free outdoor concerts in 2010
  - Special events for the city

    Great Race

    International Children's Festival

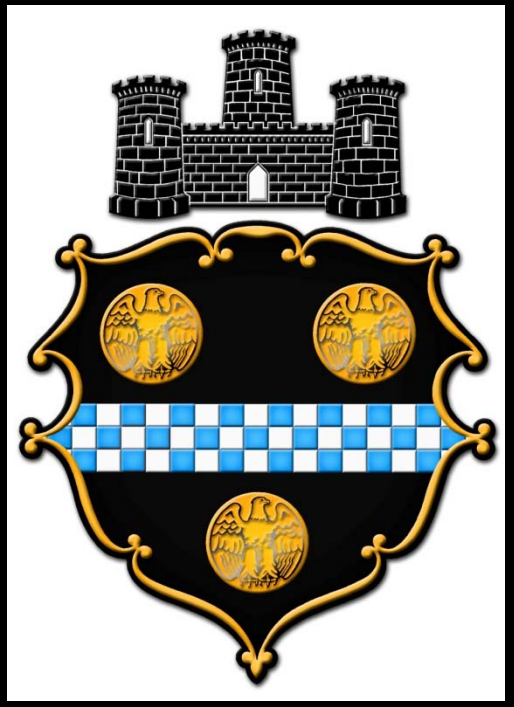
# The City is not the only one…

- Other public agencies
- Institutions
- Non-profits
- Volunteer organizations
- Private entities

# How do we pay for all of this?

# City of Pittsburgh

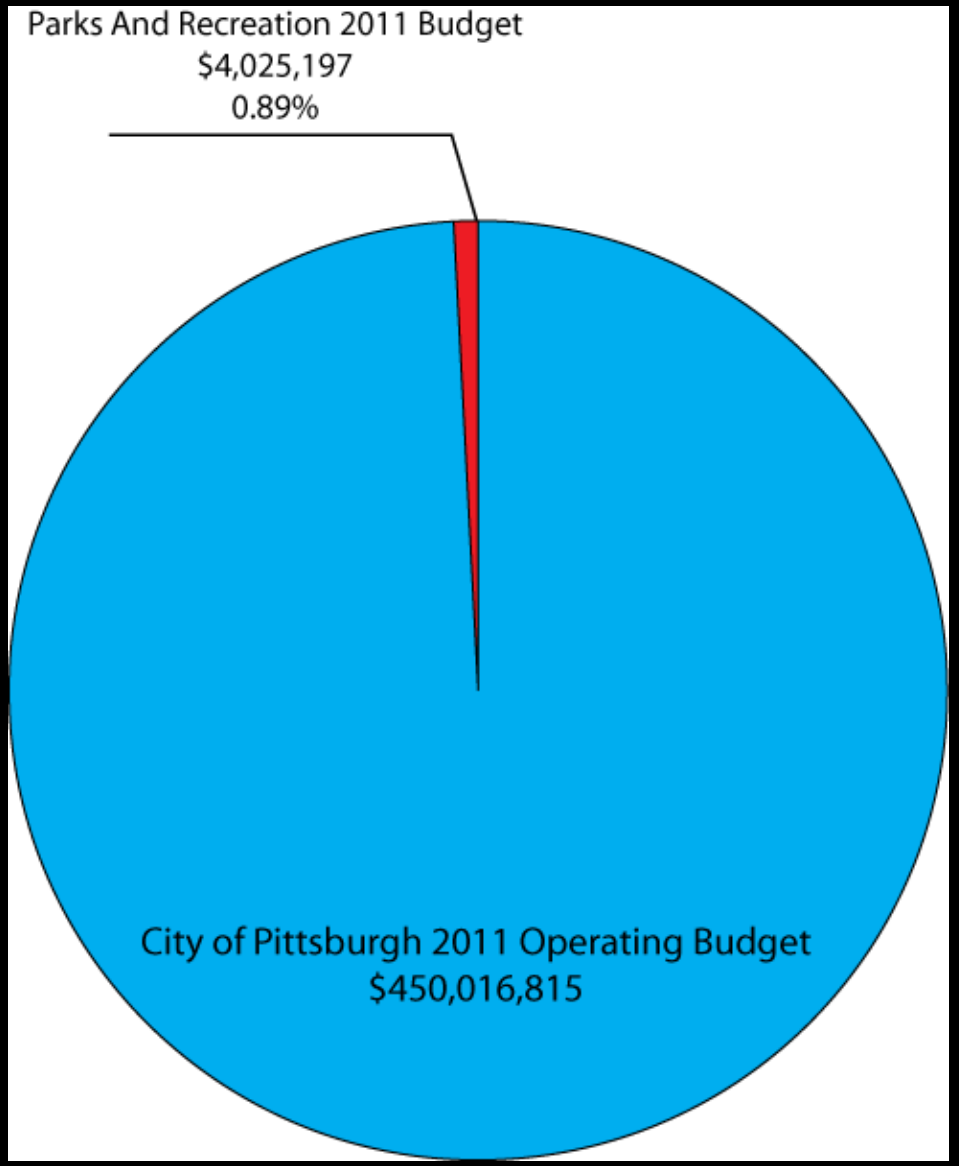
- Citiparks
  - Run recreation and senior centers
  - Run major facilities
  - Operate the pools
  - Offer programming and events
- Department of Public Works
  - Grounds maintenance
  - Fields maintenance
  - Field scheduling
  - Snow removal
  - Capital projects



Citiparks
City of Pittsburgh Dept. of Parks and Recreation

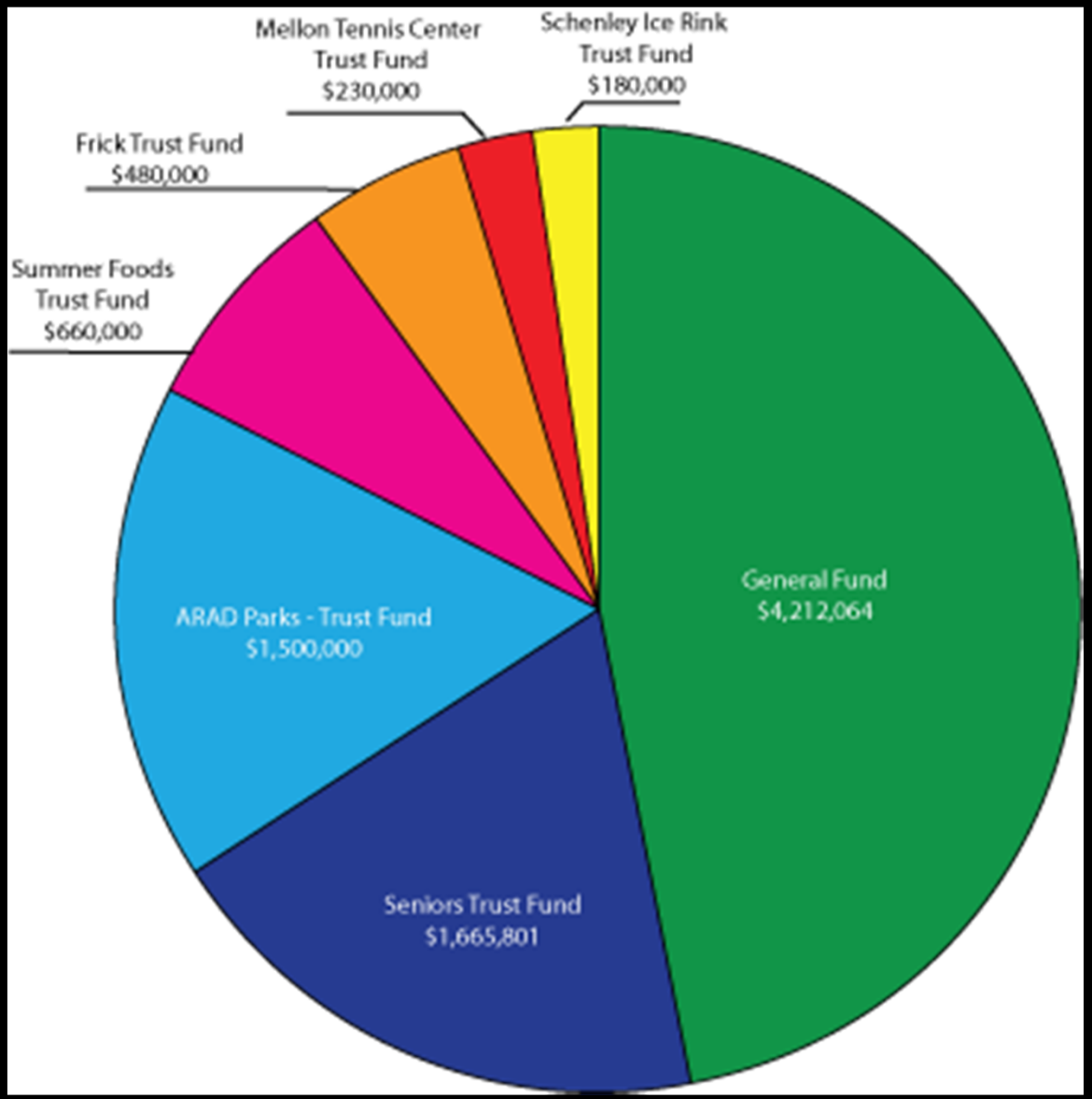
# Citiparks

- Less than 1% of city budget is allocated to Citiparks



# Citiparks Operating Funds

- General Fund
- Trust Funds
- ARAD



# Department of Public Works

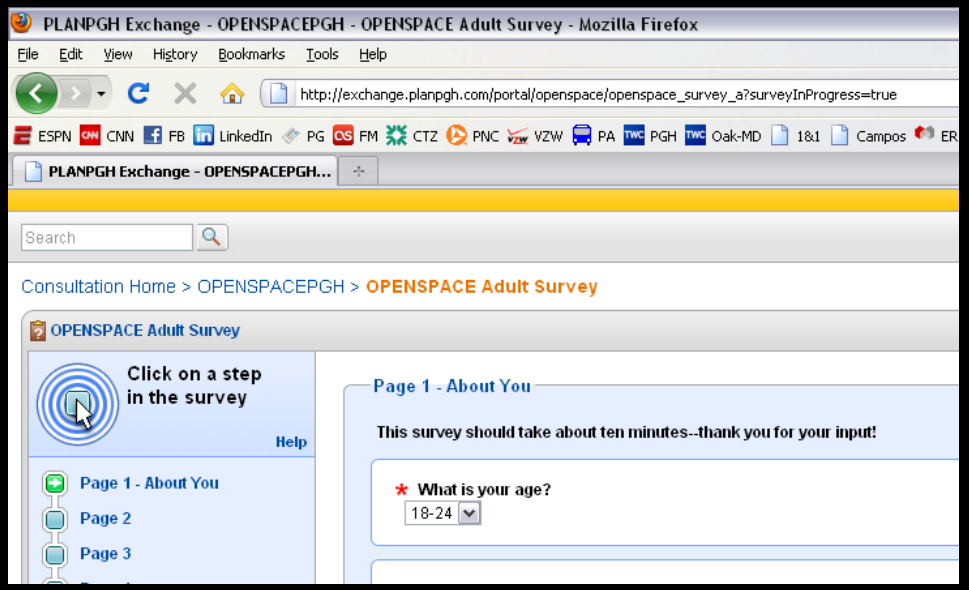
- Reorganizations
- Now part of Public Works
  - Crews are shared between streets, parks and other functions
- Responsible for capital projects ~$5.5 million annually
- ARAD funding helps

# The City is not the only one...

# What did residents tell us they want?

# How did people weigh in?

- Stakeholder Interviews
- Focus Groups
- Intercept Outreach
- Questionnaire (18+)
- Questionnaire (youth)
- Survey
- Green Ribbon Committee
- Website

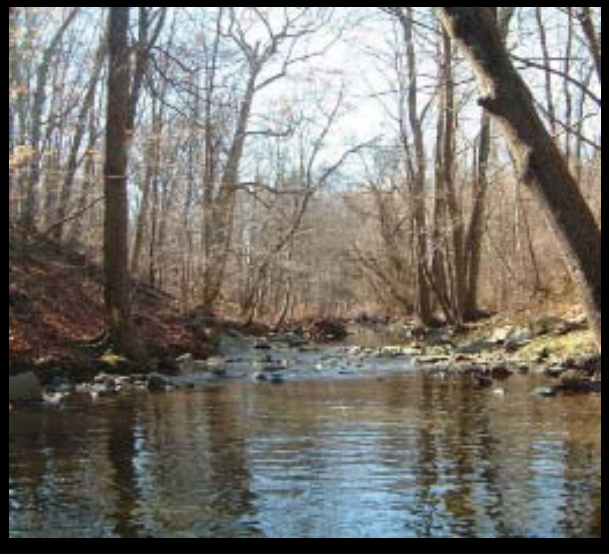


# What did they tell us?

- Defining Pittsburgh
  - The rivers
  - The neighborhoods
- Using parks and open spaces
  - Close to home parks
- Most important facilities
  - Playground
  - Picnic area
  - Ballfield
- Variety needed in system
  - Bicycle facilities
  - Gardening
  - Vikingball

# What did they tell us?

- Open space priorities
  - Cleaning up illegal dumps
  - Preventing pollution from reaching our rivers
  - Stormwater retention
  - Trails
  - Restore/protect hillsides, creeks and forests

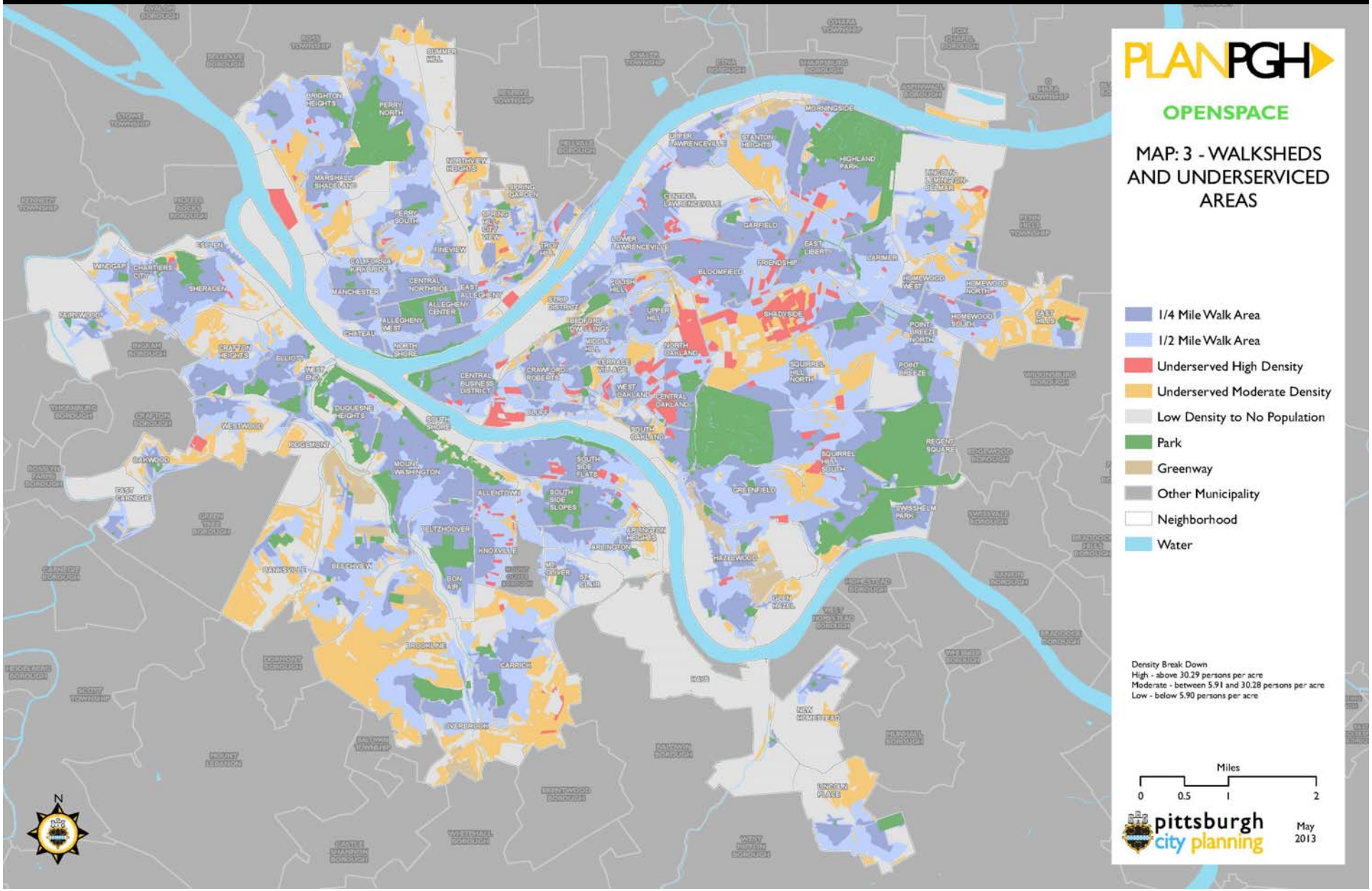


# What did they tell us?

- Parks are maintained well
  - 56.8% rate parks maintenance as “excellent” or “very good”
  - Less satisfaction with maintenance in low-income neighborhoods
- Interest, but not overwhelming support, for closing facilities
  - 63.8% are interested in closing small parks/facilities to support larger parks/facilities
  - 68.2% are interested in closing facilities to support the remainder of the park
- Little interest in add’l resident-driven revenue generation
  - Only 12.2% of residents favor new taxes for open space
  - Park sponsorship and further volunteer maintenance suggested as alternatives

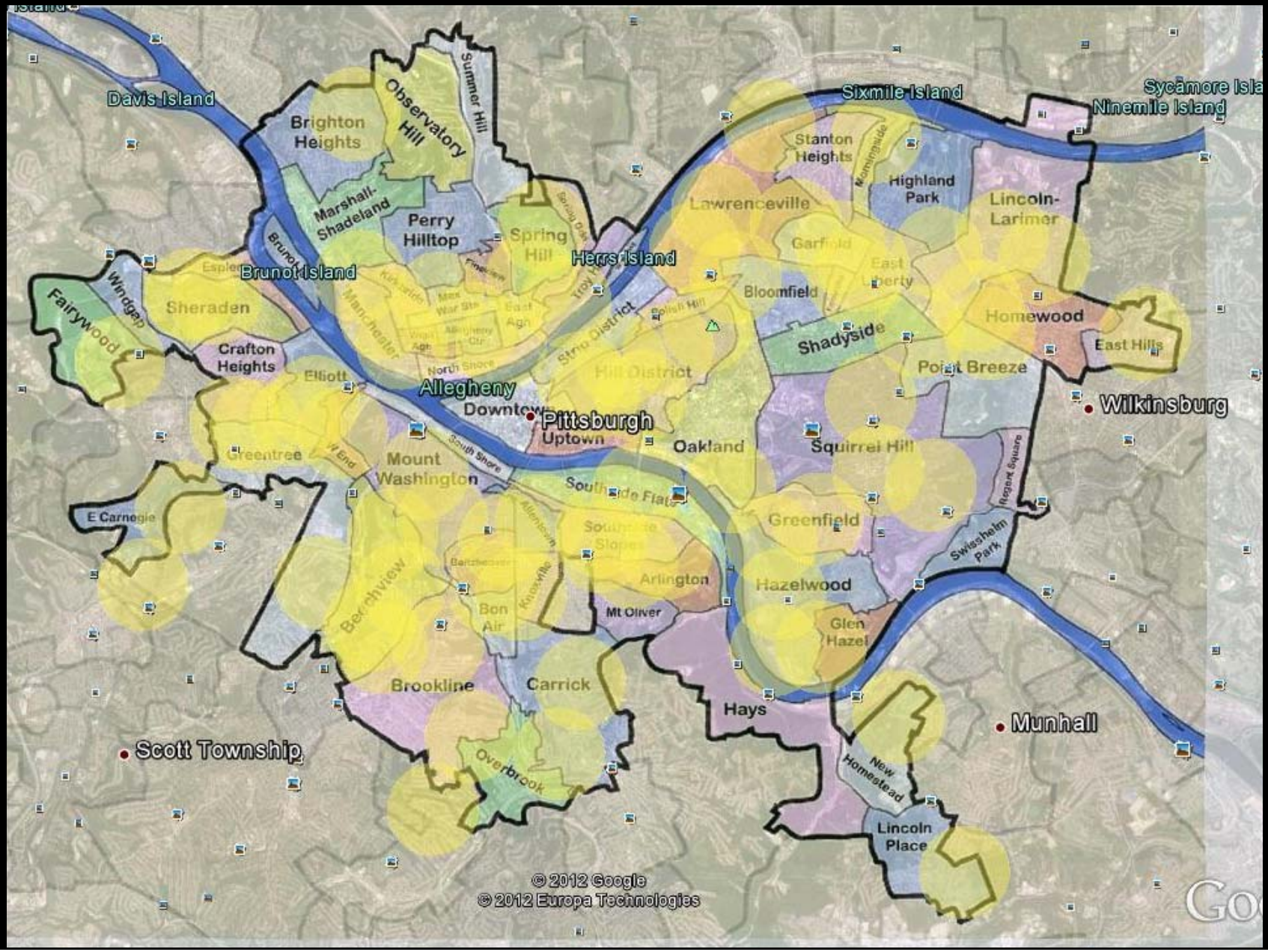
# What did our analysis say?

# Analysis - Walksheds

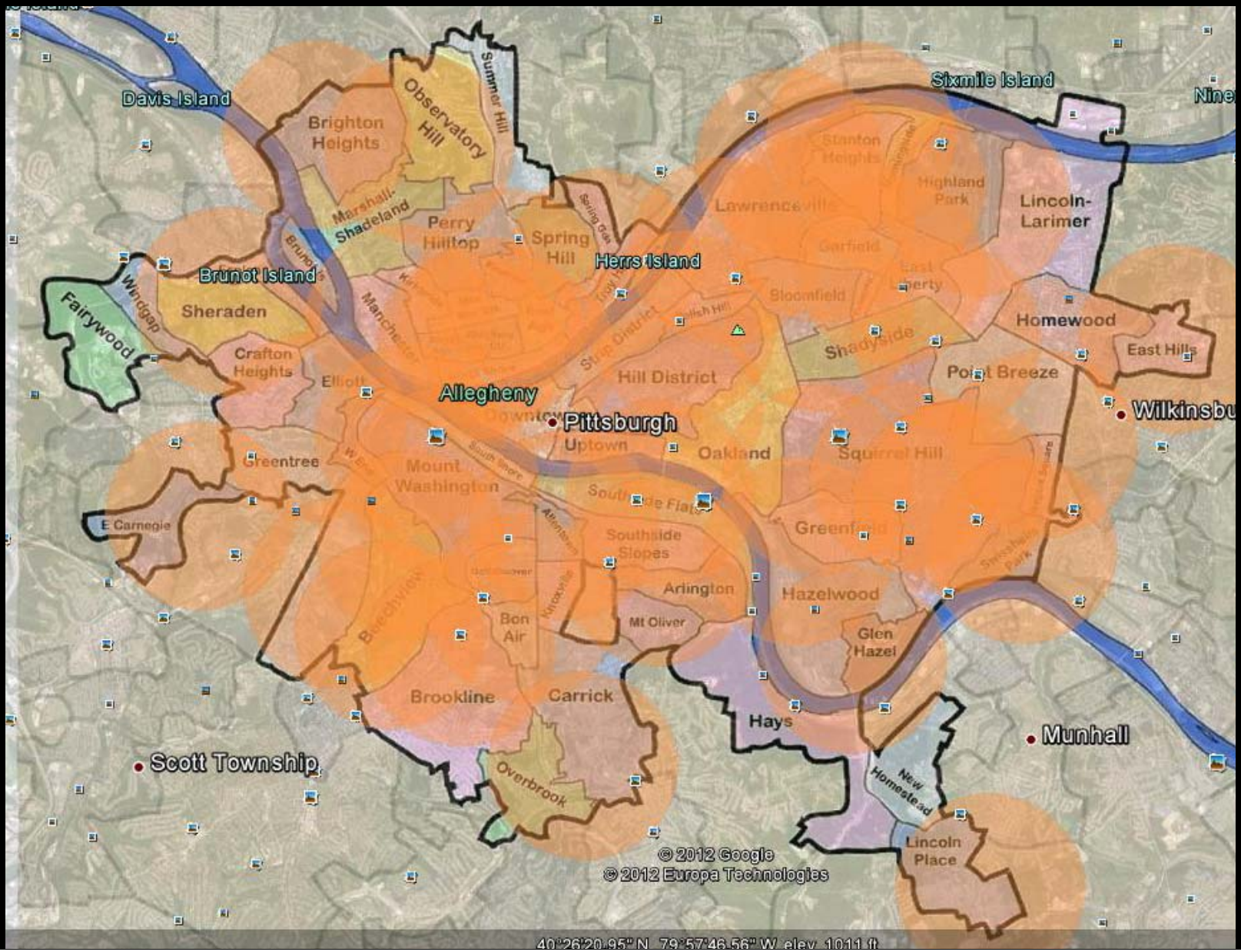


# Analysis – Park Quality

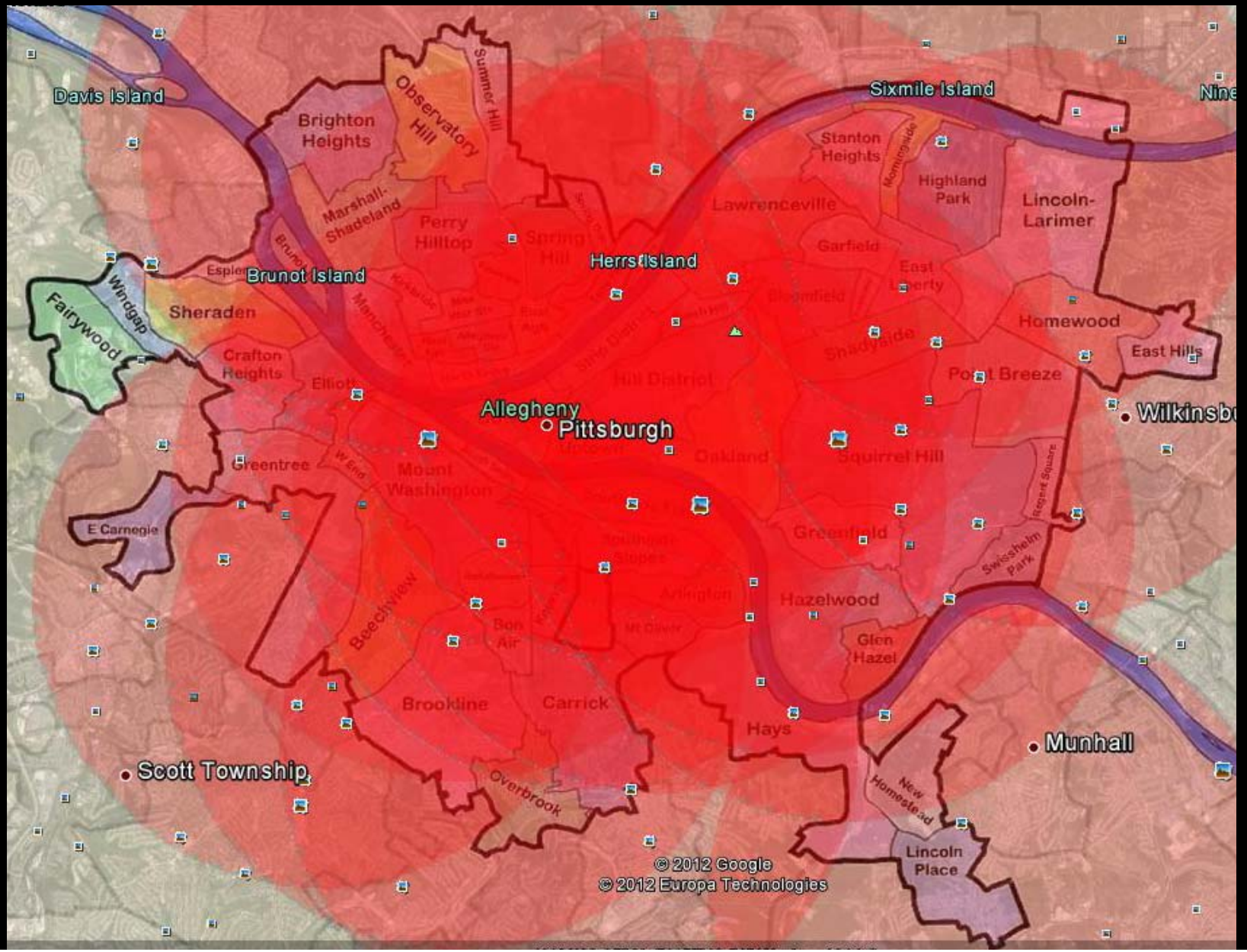
# Analysis – Facilities (Basketball)



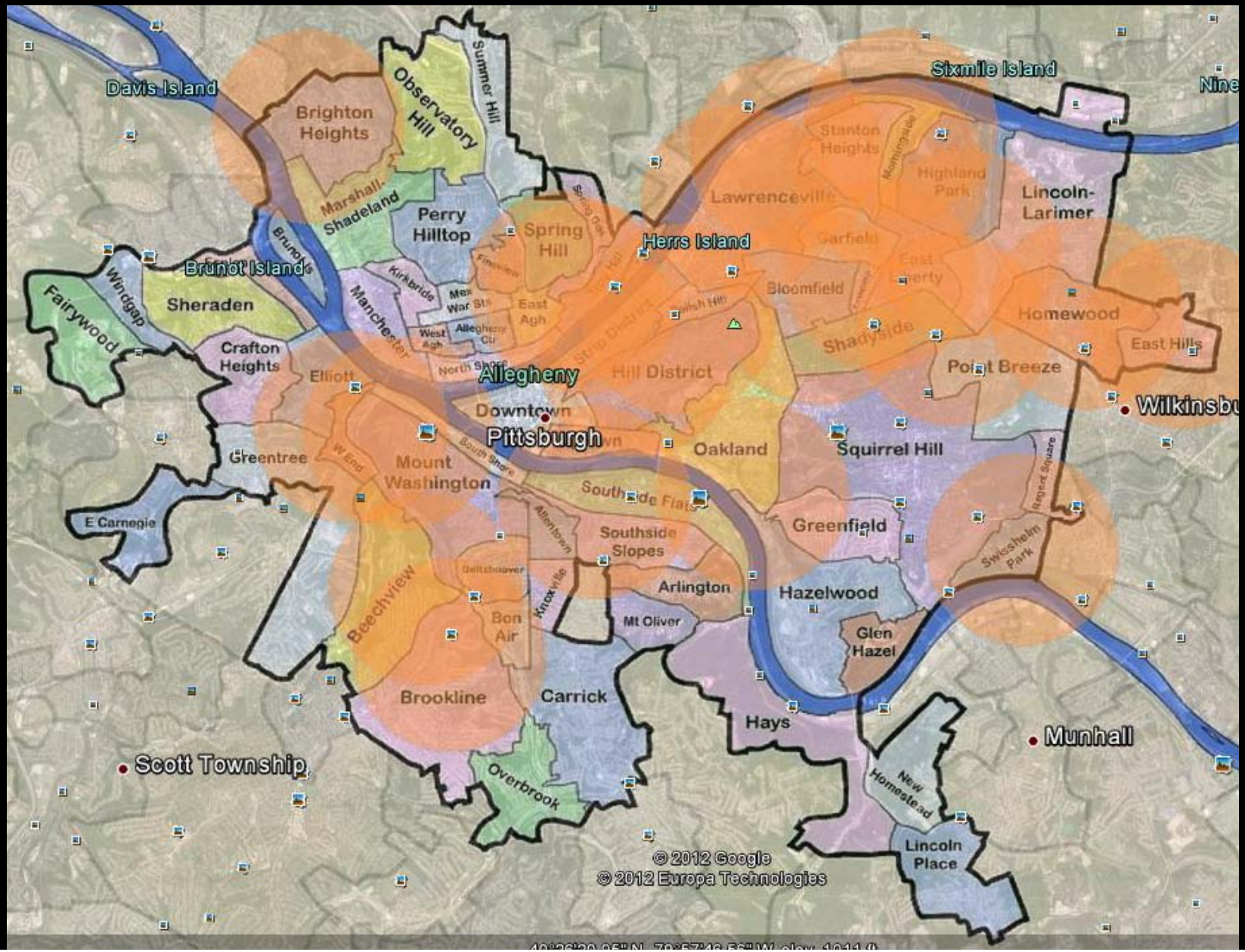
# Analysis – Facilities (Tennis)



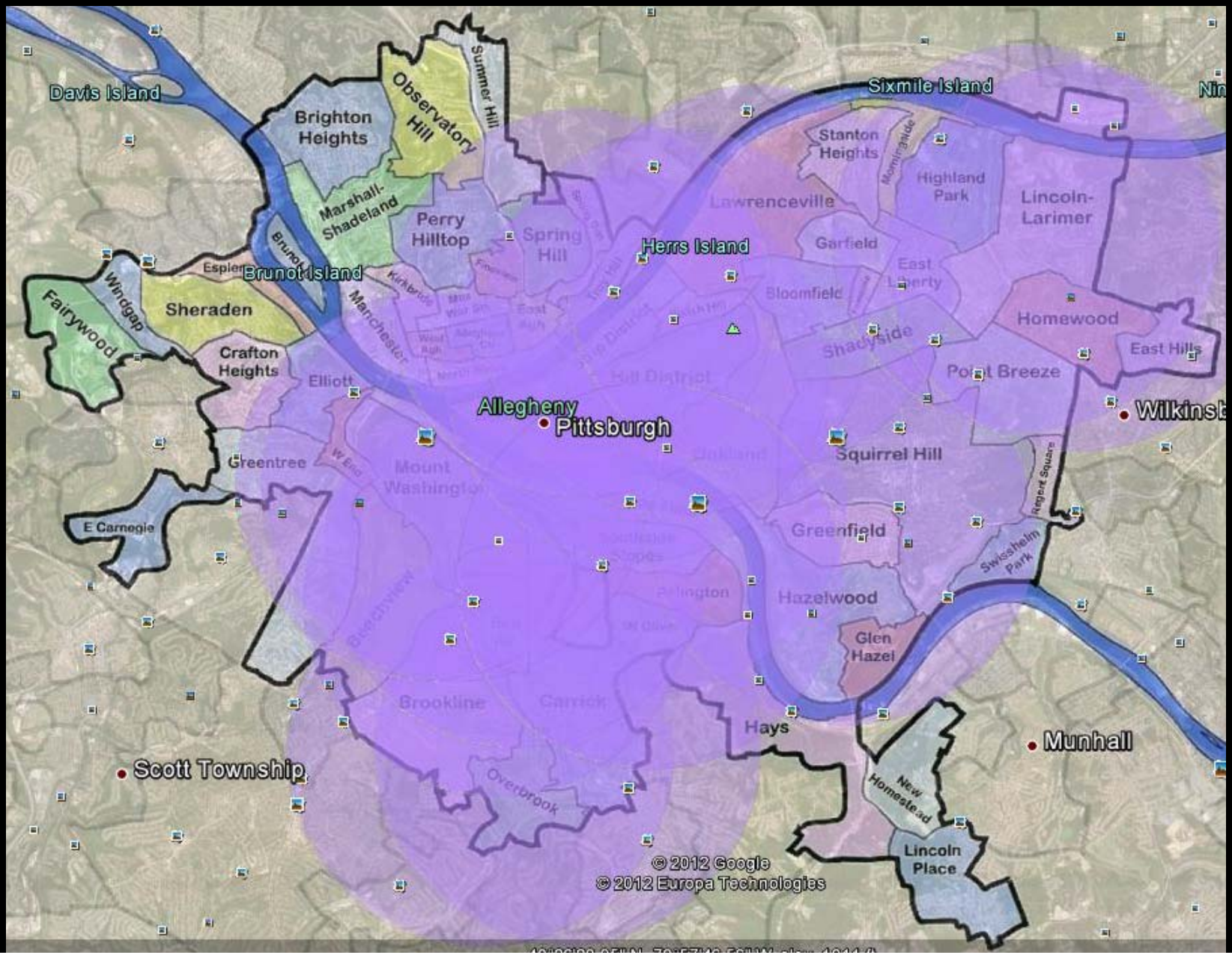
# Analysis – Facilities (Pools)



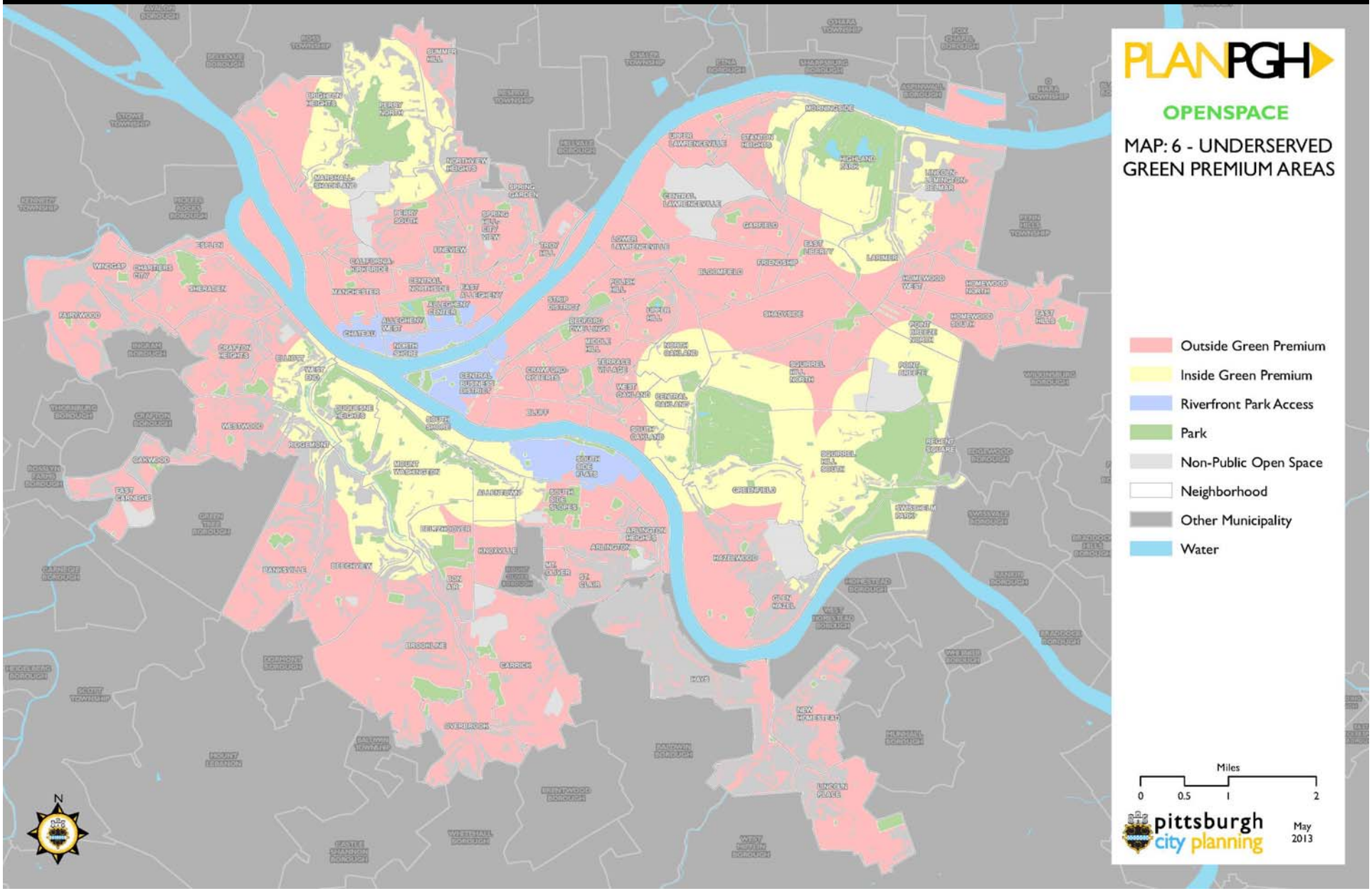
# Analysis – Facilities (Spray)



# Analysis – Facilities (Rec Centers)



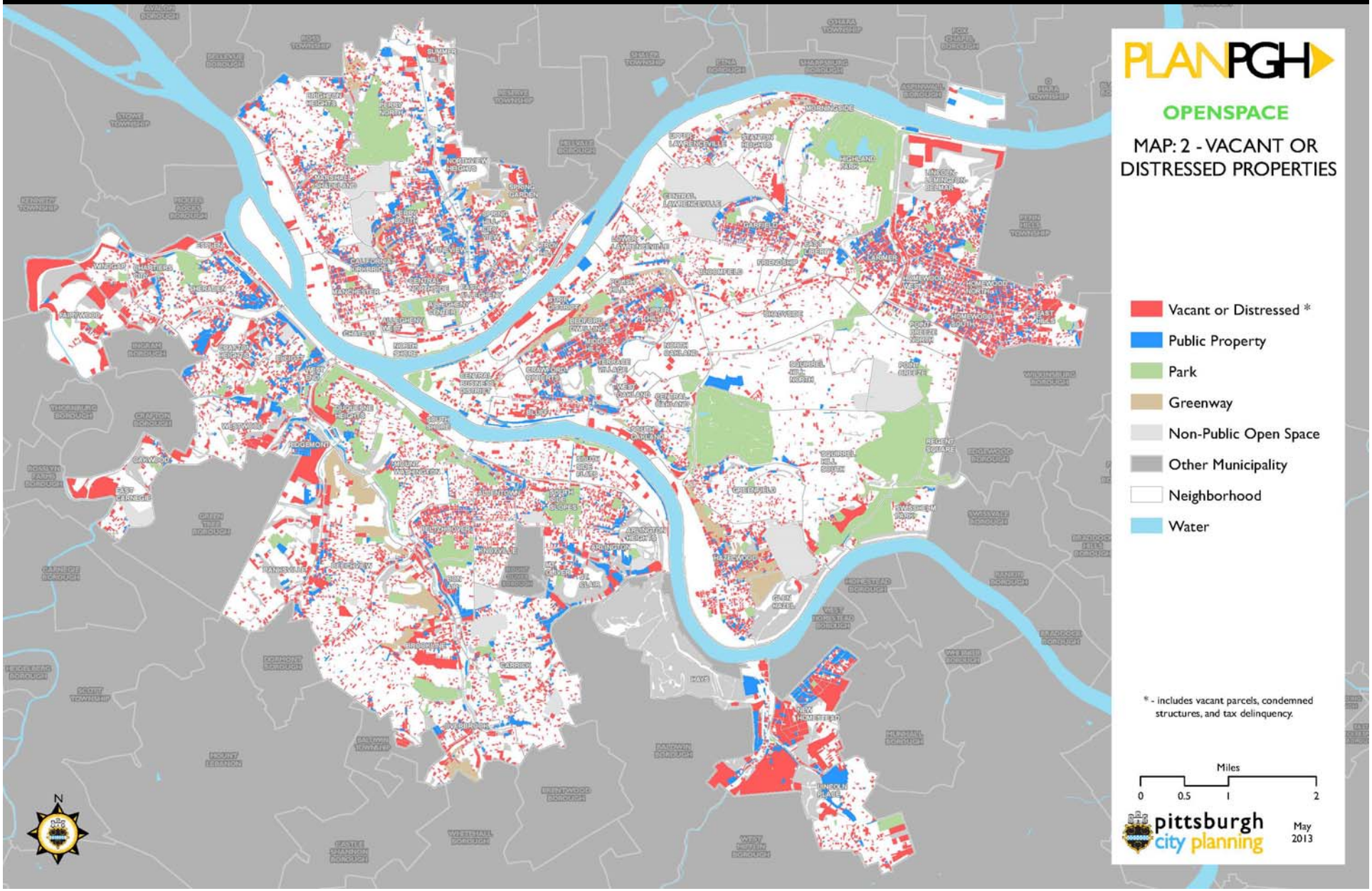
# Analysis – Economic Values



# Needs Assessment Highlights

- Good availability of open spaces and parks
  - But not for everyone
  - Benefits of regional parks not shared by all
  - “Official” open space not available to all
- Differences in quality by location and park type
  - Neighborhood and special use parks
  - Lower income or African-American neighborhoods
- Many “typical” recreation facilities
  - Distribution may be uneven
  - “Big ticket” facilities are aging, inflexible

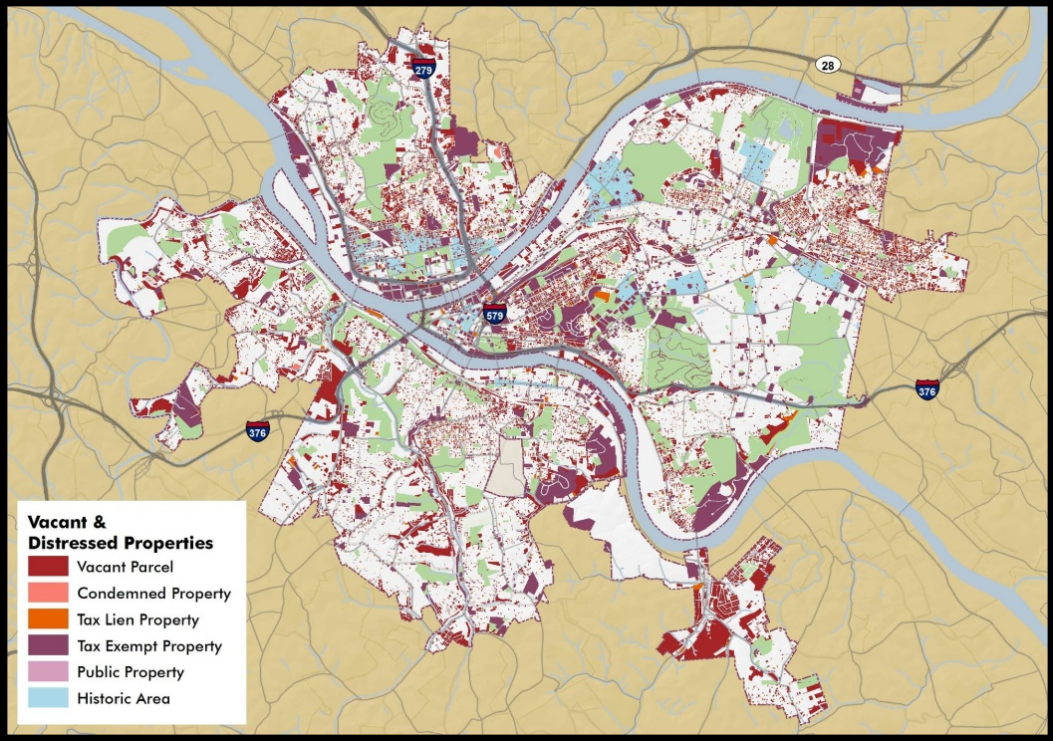
# Analysis – Suitability of Vacant Land



# Suitability Analysis Summary

By the numbers…

- 5,603 acres
- 35,040 parcels
- 18.7% of Pittsburgh




- A “Coarse Screen”
- Competing ideas for some land
  - Riverfront Park vs. Redevelopment
  - Community Garden vs. Green Infrastructure

# Suitability Analysis Categories

- Parks (Regional, Community, Neighborhood, Riverfront)
- Community Gardens / Urban Agriculture
- Urban Forest Production
- Greenway / Habitat
- Redevelopment
- Neighborhood / Transportation Support
- Energy Production
- Green Infrastructure / Stormwater Management
- Watershed Quality
- Trail Connections / Linkages

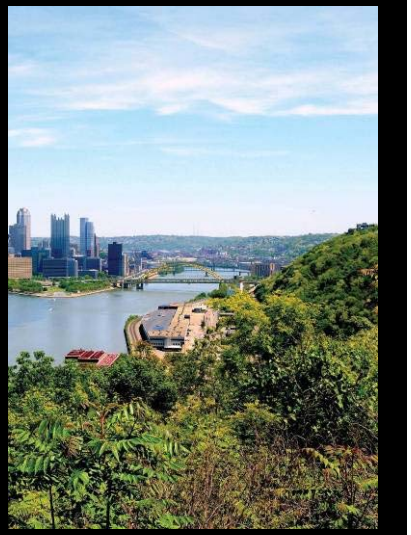
# What did that public input and analysis turn into?

# OpenSpacePGH Goals

- TRANSITION to the right size and mix of opportunities and resources.
- INTEGRATE natural resources into the system.
- ACTIVATE people and place according to their changing needs and desires.
- STEWARD the system with greater innovation and collaboration.
- DOCUMENT progress towards these goals.

# Transition

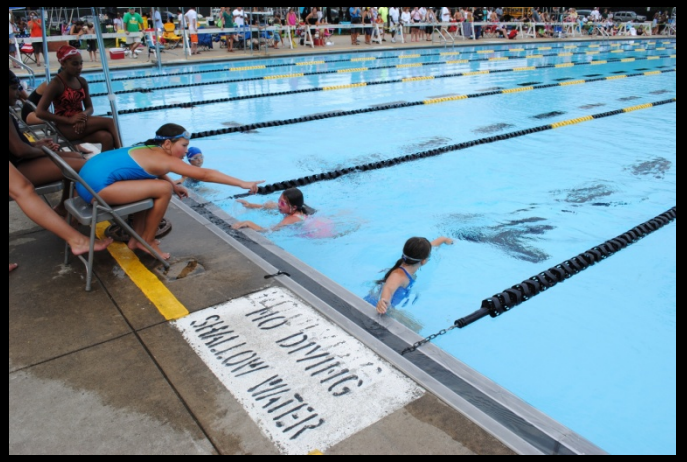
- Investments in existing parks
- Repurposing land and parks
- Phasing out and removing facilities
- Increasing equity by focusing on underserved neighborhoods
- Filling gaps with new parks or open spaces
- Enhancing Regional Parks
- New Riverfront Parks



# Transition Programs / Activities

- Strategic investment in new facilities
  - Diversifying play experiences
  - Regional sports complex / Fields
  - Regional-scale special events venue
  - More outdoor recreation opportunities
  - More spray parks

- Renewed and more sustainable approach to existing facilities
  - Rebuilt community centers
  - Renewed swimming pools
- Transitioning Vacant Land
  - Vacant Lot Toolkit
  - Vacant Land Project Funding



# How does this apply to neighborhoods?

- Individual Park Recommendations
  - Riverfront Parks
  - Regional Parks
  - Community Parks
  - Neighborhood Parks
  - Changes to Neighborhood Parks
  - New Neighborhood Parks or other methods to provide public open space (Plaza Program, Pavement-to-Parks)

- Park Facility Recommendations
  - Fields; Pools; Courts; Dog Parks; Spray Parks; Play Areas
- Vacant Land Strategies
  - Suitability Analysis
  - Temporary Reclamation
  - Community Projects

## Southside Park

*Figure G20: Southside Park*

*Sector 7 - Southside/Hilltop East*

Southside Park (57.5 ac.) is located in the South Side Slopes neighborhood (15203), and is mostly undeveloped forested hillside. The site contains upper and lower areas of flat land: the lower area has a lighted rectangular field and the upper area has a ball field. The park lacks a formal entrance and parking, and has unrealized potential given its location and large size.

**Recommendation:**

*REDEVELOP*

- Designate this site as a signature community park.
- Develop a master plan for future development of this park as a community park with a trails and outdoor recreation focus. Consider incorporating Arlington Park into this master plan effort.
- Develop a network of multi-use trails with varying levels of difficulty and multiple trailheads.
- Adventure recreation should be considered at the lower section of this park due to its topography, entrance, and proximity to the Carson Street business district.
- Provide on-site parking – consider locating it off South 21st Street.



OPENSPACEPGH

## Friendship Park

*Figure G32: Friendship Park*

*Sector 12 - Upper East End*

Friendship Park (2.0 ac.) is located in the neighborhood of Bloomfield (15232), situated across Friendship Avenue from Western Pennsylvania Hospital. The park is a landscaped green space forming a wide median in the Friendship Ave. couplet. Friendship Park is formal in layout, with an internal pathway system, seating and plazas. The Bloomfield Development Corporation completed a Neighborhood Vision Plan in October 2010, which noted the small of amount of land devoted to park uses in the area. Friendship Park is located in close proximity to high density low income households and serves as their only neighborhood park. Though it is an attractive space, it does not currently fulfill the neighborhood park function with active recreation spaces. Since there are no opportunity sites in the ¼ mile vicinity to provide a new neighborhood park, Friendship Park needs to fulfill this function.

**Recommendation:**

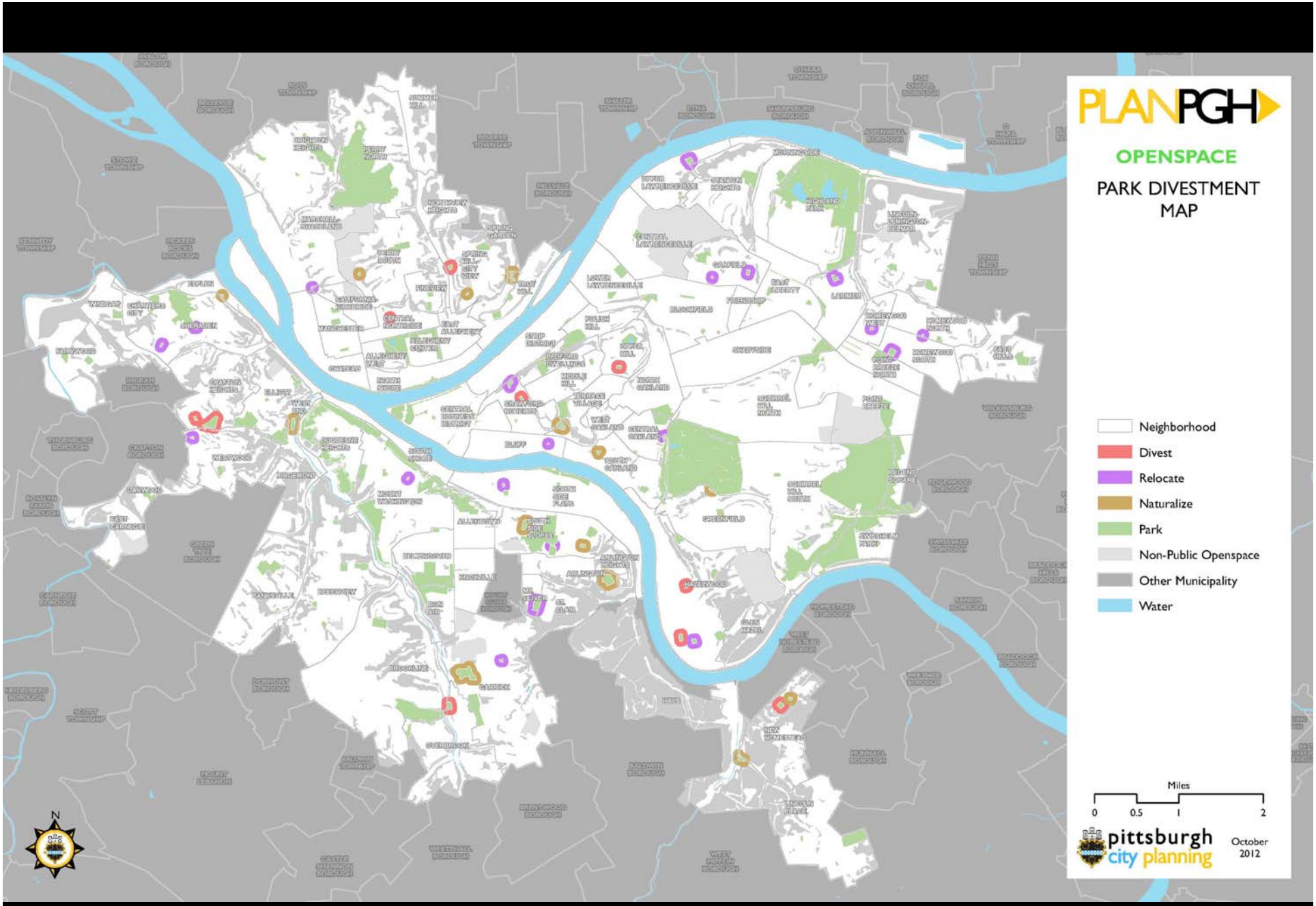
*INVEST*

- Add appropriately designed urban neighborhood park features to improve the variety of experiences at Friendship Park. Any new features should be designed and laid out to respect the formal, urban character of the site. Urban parks such as Madison Square Park in New York City, the North Park Blocks in Portland, or even private squares in the South End of Boston provide examples of formal urban park spaces that gracefully incorporate active recreation features in a context-appropriate manner.
- Include a children's play area, customized for this formal space.
- Consider adding basketball (unfenced), bocce or other small scale active recreation facilities.
- A spray park could be considered as an option for this site. Due to the formal park layout, a spray park at this location should take the form of a plaza with water jets that can be turned off and on.
- Develop and implement a tree replacement plan in advance of the eventual decline of the existing mature canopy.
- Address the issues identified in the Neighborhood Vision Plan.



DRAFT

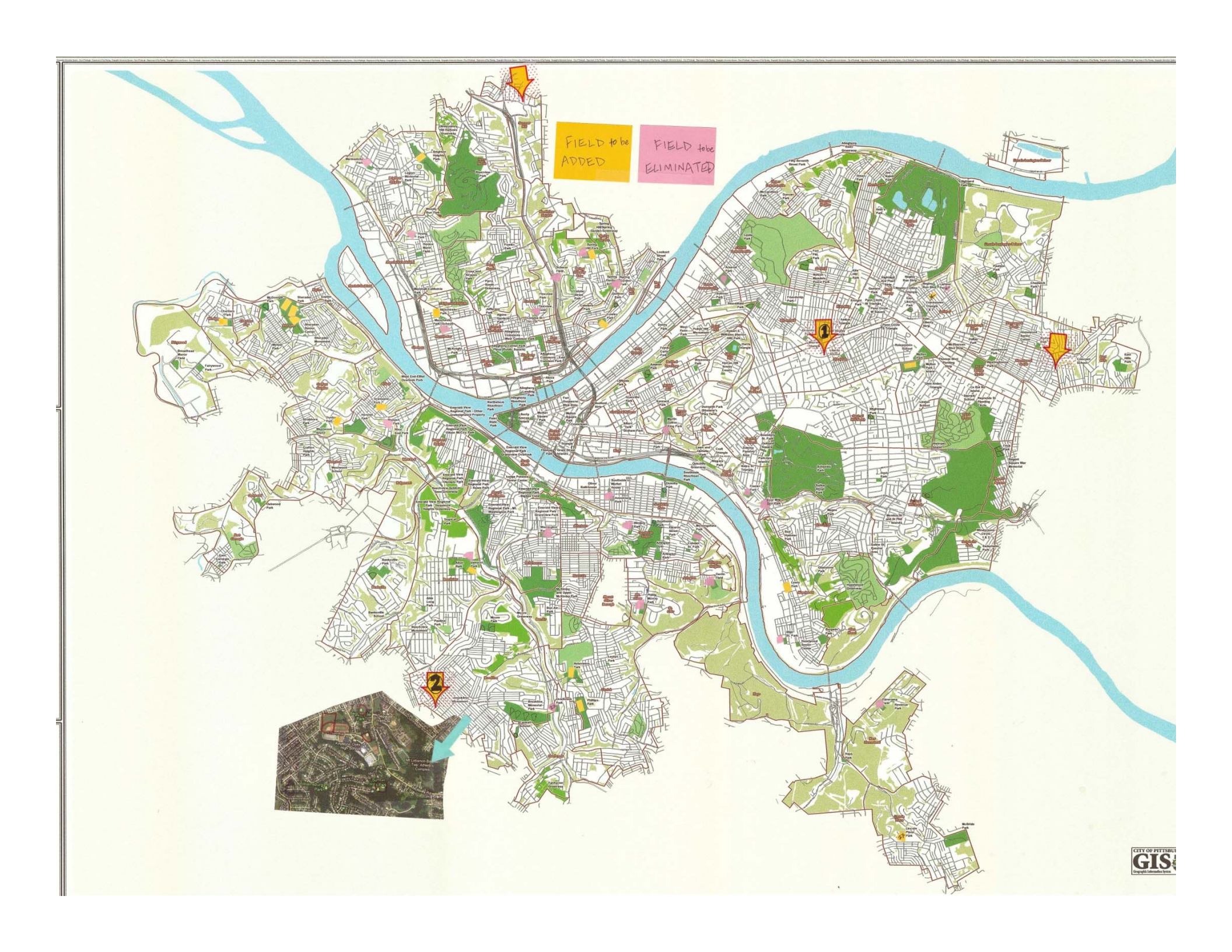
PLANPGH
OPENSPACE
MAP: 8
PARK INVESTMENT
Areas for Park Additions
Relocate
Invest / Expand
Non-Public Open Space
Neighborhood
Other Municipality
Water
Miles
0
0.5
1
2
N
pittsburgh
city planning
May
2013


PLANPGH
OPENSPACE
PARK DIVESTMENT MAP
Neighborhood
Divest
Relocate
Naturalize
Park
Non-Public Openspace
Other Municipality
Water
Miles
0
0.5
1
2
N
pittsburgh city planning
October 2012

# How does this apply to neighborhoods?

- Individual Park Recommendations
  - Riverfront Parks
  - Regional Parks
  - Community Parks
  - Neighborhood Parks
  - Changes to Neighborhood Parks
  - New Neighborhood Parks or other methods to provide public open space (Plaza Program, Pavement-to-Parks)

- Park Facility Recommendations
  - Fields; Pools; Courts; Dog Parks; Spray Parks; Play Areas
- Vacant Land Strategies
  - Suitability Analysis
  - Temporary Reclamation
  - Community Projects


FIELD to be ADDED
FIELD to be ELIMINATED
1
2
CITY OF PITTSBU
GIS

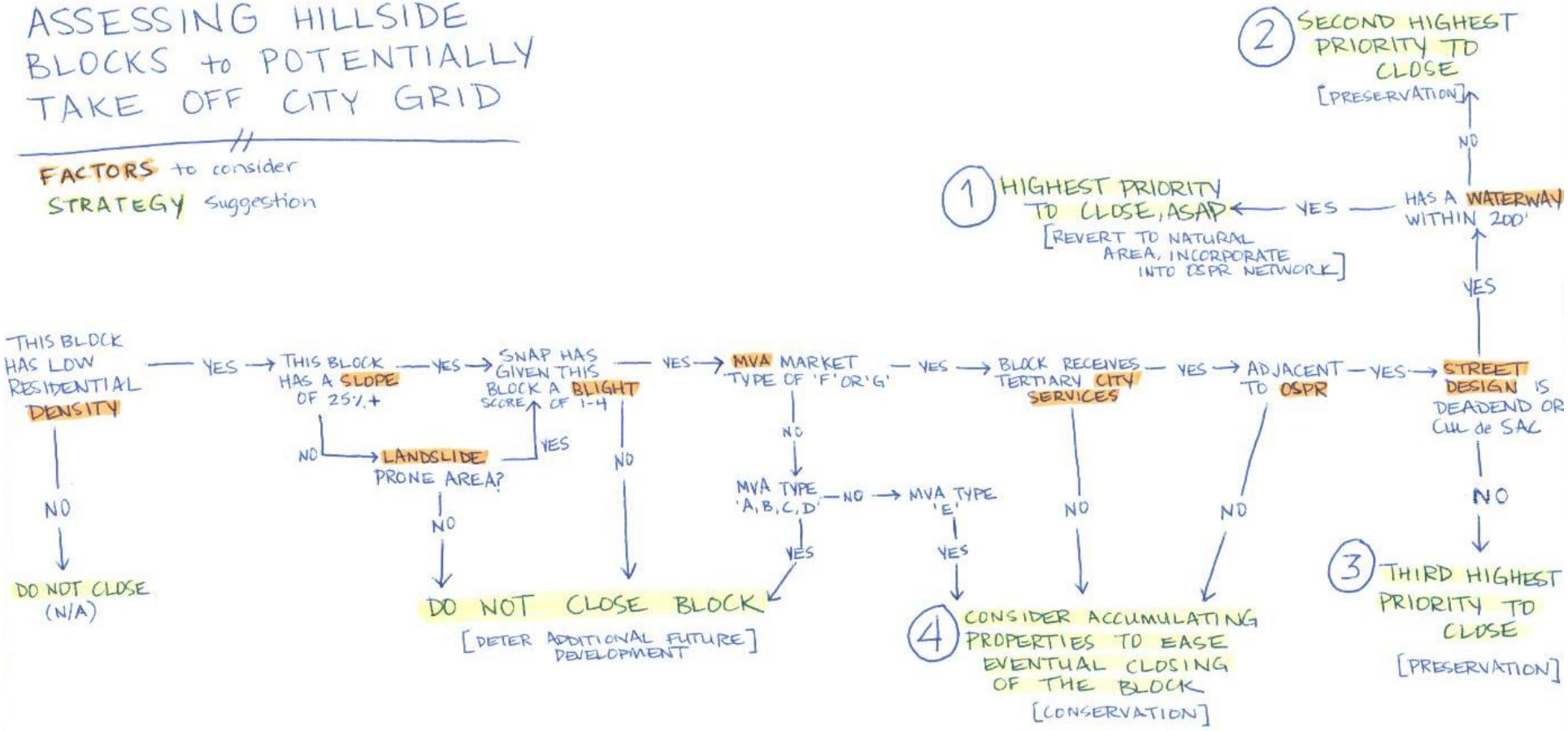
# How does this apply to neighborhoods?

- Individual Park Recommendations
  - Riverfront Parks
  - Regional Parks
  - Community Parks
  - Neighborhood Parks
  - Changes to Neighborhood Parks
  - New Neighborhood Parks or other methods to provide public open space (Plaza Program, Pavement-to-Parks)

- Park Facility Recommendations
  - Fields; Pools; Courts; Dog Parks; Spray Parks; Play Areas
- Vacant Land Strategies
  - Suitability Analysis
  - Temporary Reclamation
  - Community Projects
  - Managing Hillside Development

# ASSESSING HILLSIDE BLOCKS to POTENTIALLY TAKE OFF CITY GRID

**FACTORS** to consider
**STRATEGY** suggestion



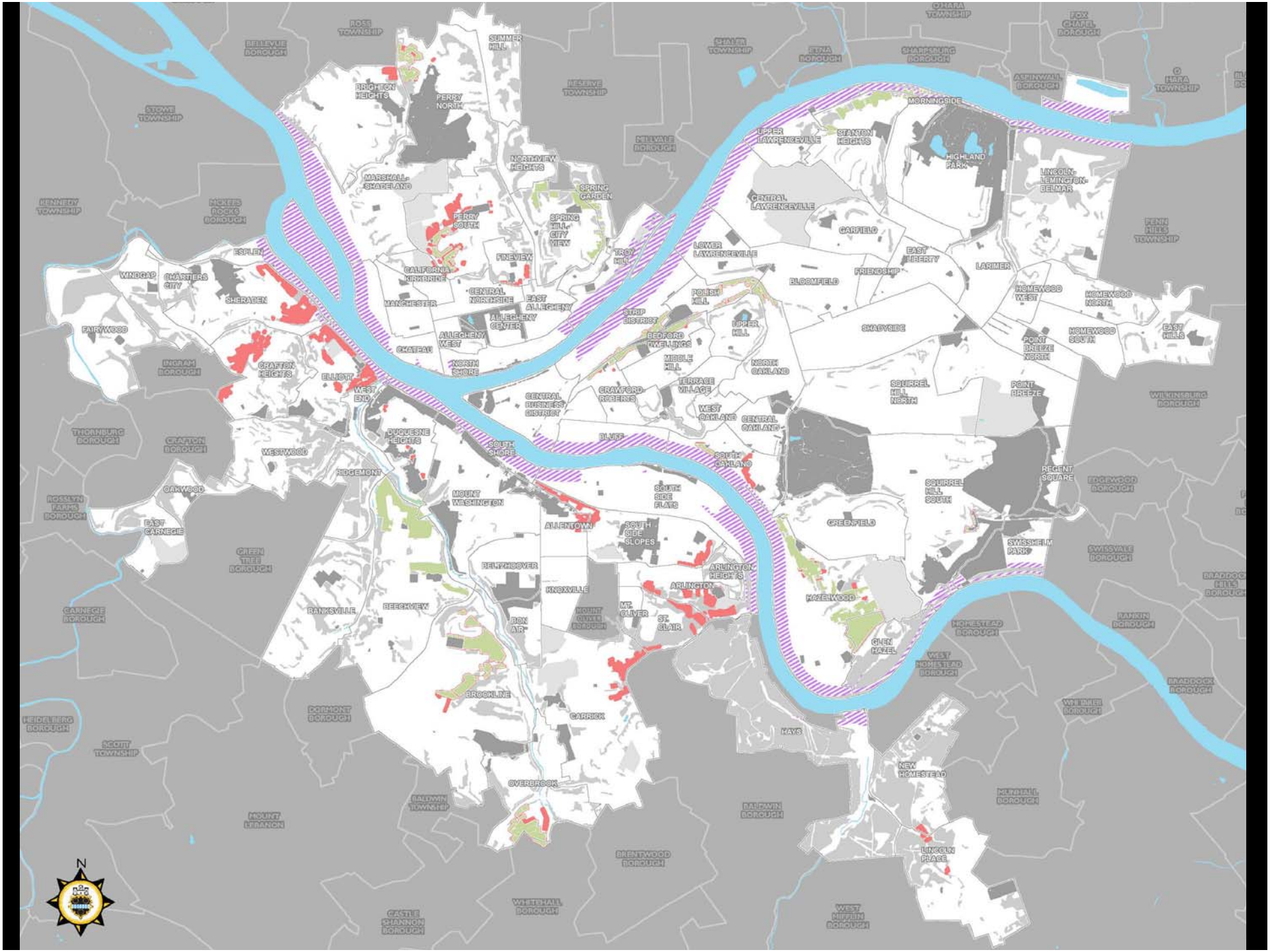

OTHER FACTORS TO CONSIDER:
- N'HOOD POPULATION TRENDS
- SOIL CONDITIONS
- ZONING OVERLAY DISTRICTS
- STRUCTURAL DENSITY

# Integrate Policies

- Healthy rivers and streams
- Maximized stormwater management potential
- Hillside, view and scenic resource protection
- Enhanced urban forest
- Ecologically healthy system
- Trails and connections

# Integrate Programs / Activities

- Enhance Parks, Open Space, and Green Infrastructure
  - Green Infrastructure / Stormwater Management, Hillside Regulation, Riverfront Access, Partnership Development
- Provide More Non-Motorized River Access
- Enhancing Urban Forestry Program
- Natural Resource Manager (Conservation, Invasives)
- Expanding and Enhancing Greenways
- Managing Invasive Species
- Update Signage / Wayfinding
- Expand Multi-Use Trails
- Develop Network of Hiking Trails


ROSS TOWNSHIP
SUMMER HILL
BELLEVUE BOROUGH
BRIGHTON HEIGHTS
PERRY NORTH
RESERVE TOWNSHIP
SHALER TOWNSHIP
O'HARA TOWNSHIP
FOX CHAPEL BOROUGH
ASPINWALL BOROUGH
O'HARA TOWNSHIP
MORNINGSIDE
STOWE TOWNSHIP
MILLVALE BOROUGH
UPPER LAWRENCEVILLE
STANTON HEIGHTS
HIGHLAND PARK
NORTHVIEW HEIGHTS
MARSHALL-SHADELAND
SPRING GARDEN
LINCOLN-LEMINGTON-BELMAR
KENNEDY TOWNSHIP
MCKEES ROCKS BOROUGH
PERRY SOUTH
SPRING HILL-CITY VIEW
CENTRAL LAWRENCEVILLE
GARFIELD
PENN HILLS TOWNSHIP
ESPLEN
TROY HILL
LOWER LAWRENCEVILLE
EAST LIBERTY
WINDGAP
CHARTIERS CITY
FINEVIEW
CALIFORNIA-KIRKPATRICK
FRIENDSHIP
LARIMER
BLOOMFIELD
SHERADEN
CENTRAL NORTHSIDE
EAST ALLEGHENY
MANCHESTER
POLISH HILL
HOMEWOOD WEST
HOMEWOOD NORTH
STRIP DISTRICT
ALLEGHENY CENTER
UPPER HILL
FAIRYWOOD
ALLEGHENY WEST
BEDFORD DWELLINGS
SHADYSIDE
HOMEWOOD SOUTH
EAST HILLS
CHATEAU
POINT BREEZE NORTH
INGRAM BOROUGH
NORTH SHORE
MIDDLE HILL
NORTH OAKLAND
CRAFTON HEIGHTS
ELLIOTT
TERRACE VILLAGE
SQUIRREL HILL NORTH
POINT BREEZE
WEST END
GRAYFORD-ARMENIS
CENTRAL BUSINESS DISTRICT
WILKINSBURG BOROUGH
WEST OAKLAND
CENTRAL OAKLAND
THORNBURG BOROUGH
DUQUESNE HEIGHTS
BLUFF
CRAFTON BOROUGH
SOUTH SHORE
SOUTH OAKLAND
WESTWOOD
REGENT SQUARE
RIDGEMONT
SQUIRREL HILL SOUTH
EDGEWOOD BOROUGH
OAKWOOD
SOUTH SIDE FLATS
MOUNT WASHINGTON
ROSSLYN FARMS BOROUGH
ALLENTOWN
GREENFIELD
EAST CARNEGIE
SOUTH SIDE SLOPES
SWISSHELM PARK
SWISSVALE BOROUGH
GREEN TREE BOROUGH
BELTZHOOVER
ARLINGTON HEIGHTS
KNOXVILLE
ARLINGTON
HAZELWOOD
BRADDOCK HILLS BOROUGH
CARNEGIE BOROUGH
BANKSVILLE
BEECHVIEW
MT. OLIVER
ST. CLAIR
MOUNT OLIVER BOROUGH
BON AIR
RANKIN BOROUGH
HOMESTEAD BOROUGH
GLEN HAZEL
WEST HOMESTEAD BOROUGH
BRADDOCK BOROUGH
BROOKLINE
WHITAKER BOROUGH
DORMONT BOROUGH
CARRICK
HAYS
HEIDELBERG BOROUGH
SCOTT TOWNSHIP
NEW HOMESTEAD
MUNHALL BOROUGH
OVERBROOK
BALDWIN TOWNSHIP
BALDWIN BOROUGH
MOUNT LEBANON
LINCOLN PLACE
BRENTWOOD BOROUGH
WHITEHALL BOROUGH
WEST MIFFLIN BOROUGH
CASTLE SHANNON BOROUGH
N

# What does this mean for Greenways?

**New Greenways (long-term):**

- Partnerships between community groups and City on assembling continuous hillside properties
- Trail building partnerships

**Existing Greenways (short term):**

- Filling gaps, vacating streets
- Encourage usage (trail building) to deter unwanted activities and encourage stewardship

# Activate Policies

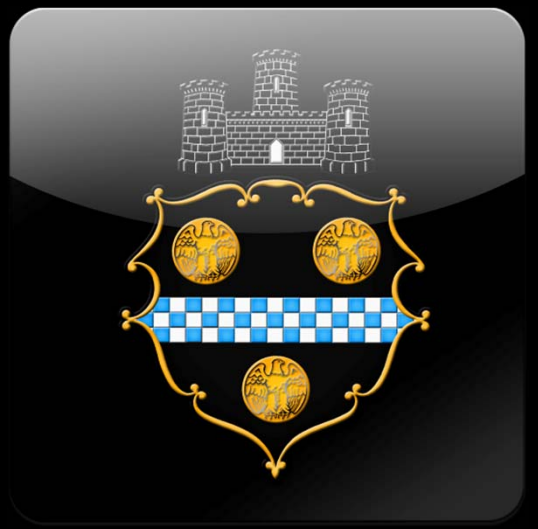
- Enhanced and culturally relevant community outreach
- Recreation Programming
  - Direct provider and Facilitator
  - Customized, locally focused recreation programs
  - Programs that support active living, fitness, social engagement and cultural understanding
  - Programs and facilities to connect people with nature
- Activate spaces through design

# Steward Programs / Activities

- Growing Partnerships with Outside Agencies
- Reinstituting a Park Ranger Program
- Expanding Asset Management Program
- Enterprise and Funding Development Manager
- Vacant Lands Coordinator
- Initiatives to Retain Talent

# Document Policies

- Unified data collection / management
- Data-driven decisions
- Land use & zoning code updates
- OpenSpacePGH progress reporting



# Where do we go from here?

# Public Process in 2013

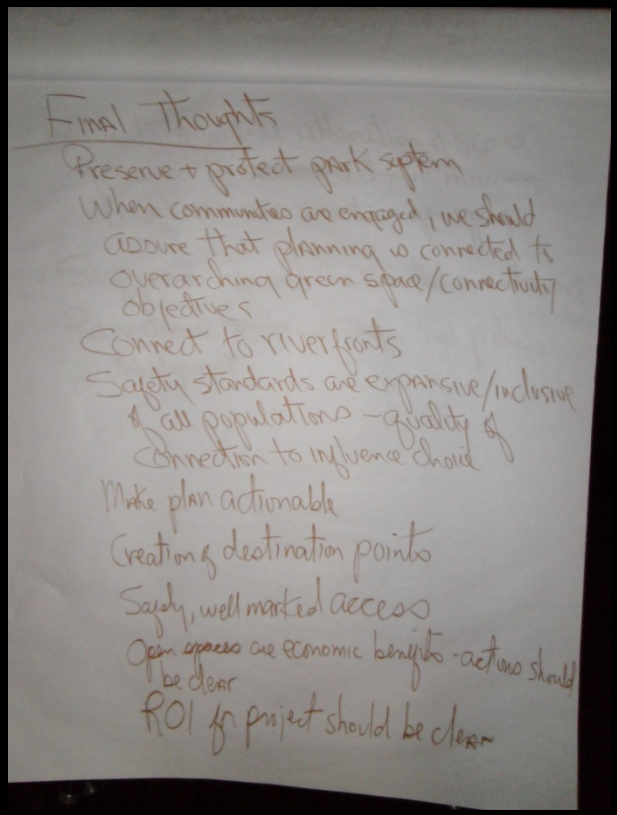
- OpenSpace Community Conversations (Jan thru Apr)
  - 14 meetings representing 17 neighborhoods
  - ~400 attendees
  - Generally supportive of OpenSpacePGH's direction
  - Questions on funding (esp. larger park projects)
  - Questions on sequencing
  - Groups want to chip in and get involved

# Public Meetings and Review Process

- Five Public Meetings (May 7-15)
  - Hill District, Larimer, Knoxville, Oakland, Northside
  - Overview; “Using the Plan” intro; setting regional priorities
  - More informational in nature

# Public Meetings and Review Process

- 30-Day Public Review of Draft (Online, Libraries)
  - Comments received and incorporated into final draft
- Planning Commission Hearing & Action – July 9



# Where do we start?

- Creating Pittsburgh model of "Pavement-to-Parks"
- Continue to build partnerships
- Vacant Lot Toolkit
  - Partially funded, pursuing additional funds (DCNR)
- Fundraising from a strategy for big ticket items
- Community meetings over divesting / naturalizing parks
  - Help free up City / DPW resources for parks being used

PLANPGH

# open space, parks and recreation

PLANPGH.COM

pittsburgh city planning

City of Pittsburgh

**DEPARTMENT OF CITY PLANNING**
**DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

**Office of the Zoning Administrator**

**200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219**

# ZONING APPLICATION

The Zoning Application **can be** used for the following:

- New Construction of a 1-Family or 2-Family Dwelling;
- Repairs, Alterations, Additions to, and/or Extensions of either a 3-Family or larger Residential Dwelling or a Non-Residential Structure.

## PROPERTY OWNER/APPLICANT INFORMATION

| | | | |
|---|---|---|---|
| Property Owner Name: PMC PROPERTY GROUP | | Phone Number: (215) 241-0700 | |
| Address: 1411 WALNUT STREET | City: PHILADELPHIA | State: PA | Zip Code: 19102 |
| Applicant/Company Name: STRADA ARCHITECTURE | | Phone Number: (412) 263-3800 | |
| Address: 925 LIBERTY AVE. | City: PITTSBURGH | State: PA | Zip Code: 15222 |
| Applicant/Contractor ID: (assigned by the City) | | | |

## PROJECT INFORMATION

**Address where Work will Occur:** 435 6TH AVENUE

**Location of Work:** PITTSBURGH, PA

**If a Certificate of Occupancy exists, the following is required:**

Certificate of Occupancy#: Date Issued: Existing Use of Property:

Estimated Construction: Start Date: / / T.B.D. Occupancy Date: / / T.B.D. Project Cost: $ T.B.D.

**Check the appropriate structure type:**

- ☐ Residential, 1-Family Dwelling
- ☐ Residential, 2-Family Dwelling
- ☐ Residential, 3-Family or Larger Dwelling
- ☒ Non-Residential

**Select the Type(s) of Work from the following categories:**

| | | |
|---|---|---|
| ☐ **New Construction of:** | ☐ **Addition to or** ☐ **Extension of:** | ☒ **Alteration or** ☐ **Repair Type:** |
| ☐ 1-Family Dwelling Structure | ☐ Existing Primary Use Structure | ☒ Structural, Interior ☐ Structural, Exterior |
| ☐ 2-Family Dwelling Structure | ☐ Existing Accessory Structure | ☒ Aesthetic, Interior ☒ Aesthetic, Exterior |

☒ **New Certificate of Occupancy is Needed**

**Describe the Work:** CONVERSION OF FORMER OFFICE BUILDING TO HOTEL AND RESTAURANT.

**Provide the Square Footage (sq. ft.) of each of the items listed below, even if the answer is zero:**

| | | | |
|---|---|---|---|
| Lot Area: | 20,600 SF | Existing Structure to be Retained: | 191,400 S.F. |
| Building Footprint: | 20,600 SF | Retained Space to be Renovated/Altered: | 191,400 S.F. |
| Existing Structure to be Razed: | Ø | New Structure to be Constructed: | Ø |

**Provide the Structure Height(s):**

| | EXISTING | | PROPOSED | |
|---|---|---|---|---|
| | Stories | Feet | Stories | Feet |
| Main Structure | 9 + BASEMENT | 150'-0" | SAME | SAME |
| Proposed Addition/Extension | | | | |
| Accessory Structure: | | | | |
| Accessory Structure: | | | | |
| Accessory Structure: | | | | |

**On-Site Parking:** New Total Number of Spaces After Work is Complete: _____ ☒ **N/A**

**Please check any of the following items that will be part of the proposed work:**

- ☒ Demolition
- ☒ Electrical
- ☒ Fire Alarm
- ☒ Fire Protection/Sprinklers
- ☒ HVAC (Interior)
- ☒ HVAC (Exterior)
- ☒ Commercial Cooking Hood
- ☐ **N/A**

**Please check** the following items that pertain to any work proposed on private plumbing:
(i.e. plumbing between a public sewer or water line and a building, including plumbing inside the building).

- ☐ Repair or Replace Existing Plumbing
- ☒ New Construction of Plumbing
- ☐ No plumbing work is proposed

**Applicant will be applying for Visitability Tax Credit?** ☐ Yes ☐ No

VOUCHER #: _____ (Zoning Use Only)



MARCH 2007

# 435 Sixth Avenue

Planning Commission Set - June 5, 2013

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Architecture
Interiors
Landscapes
Urban Design
925 Liberty Avenue
Pittsburgh, PA 15222
412.263.3800
www.stradallc.com
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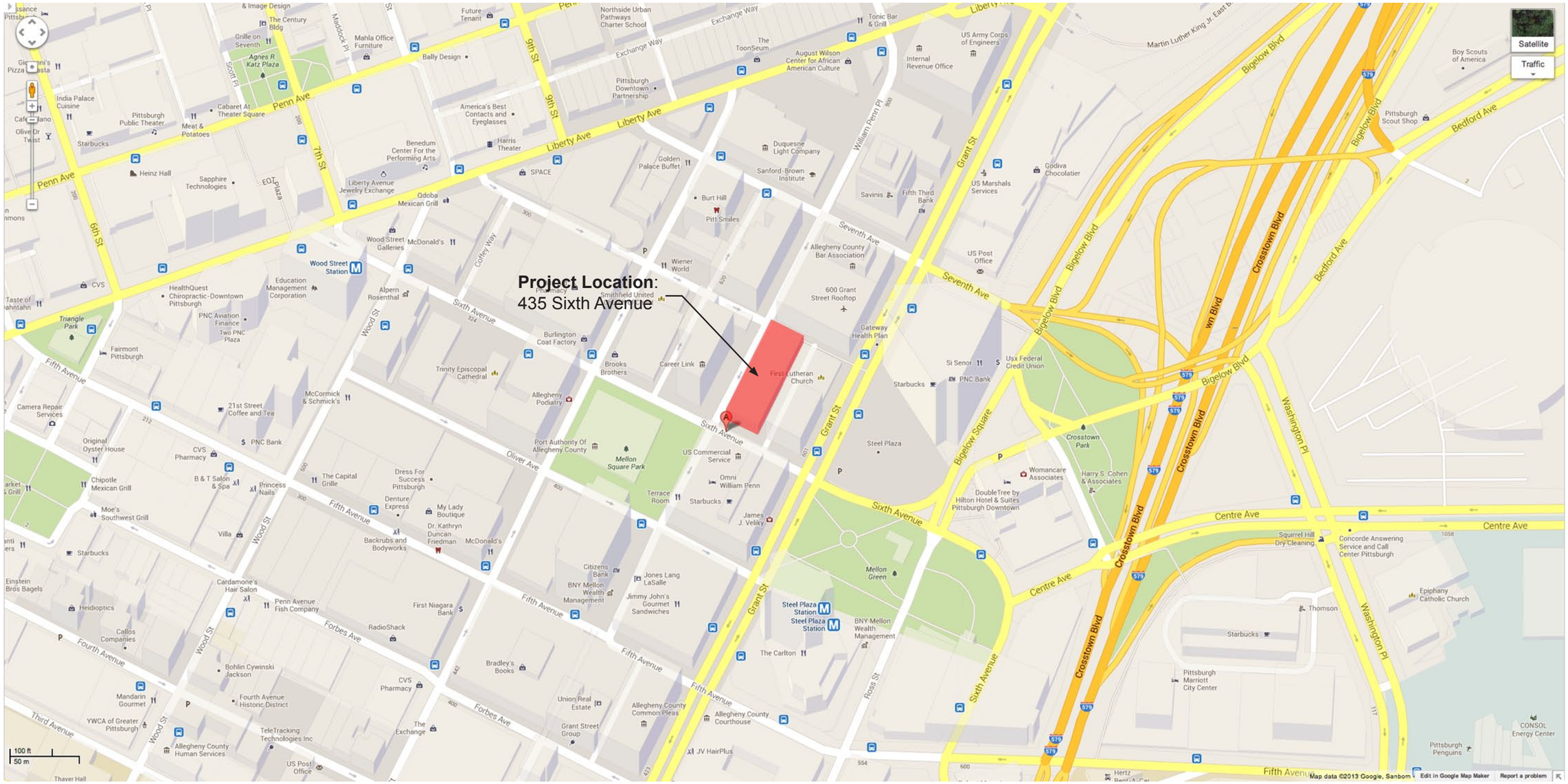


## Site Vicinity Map

Scale: NTS



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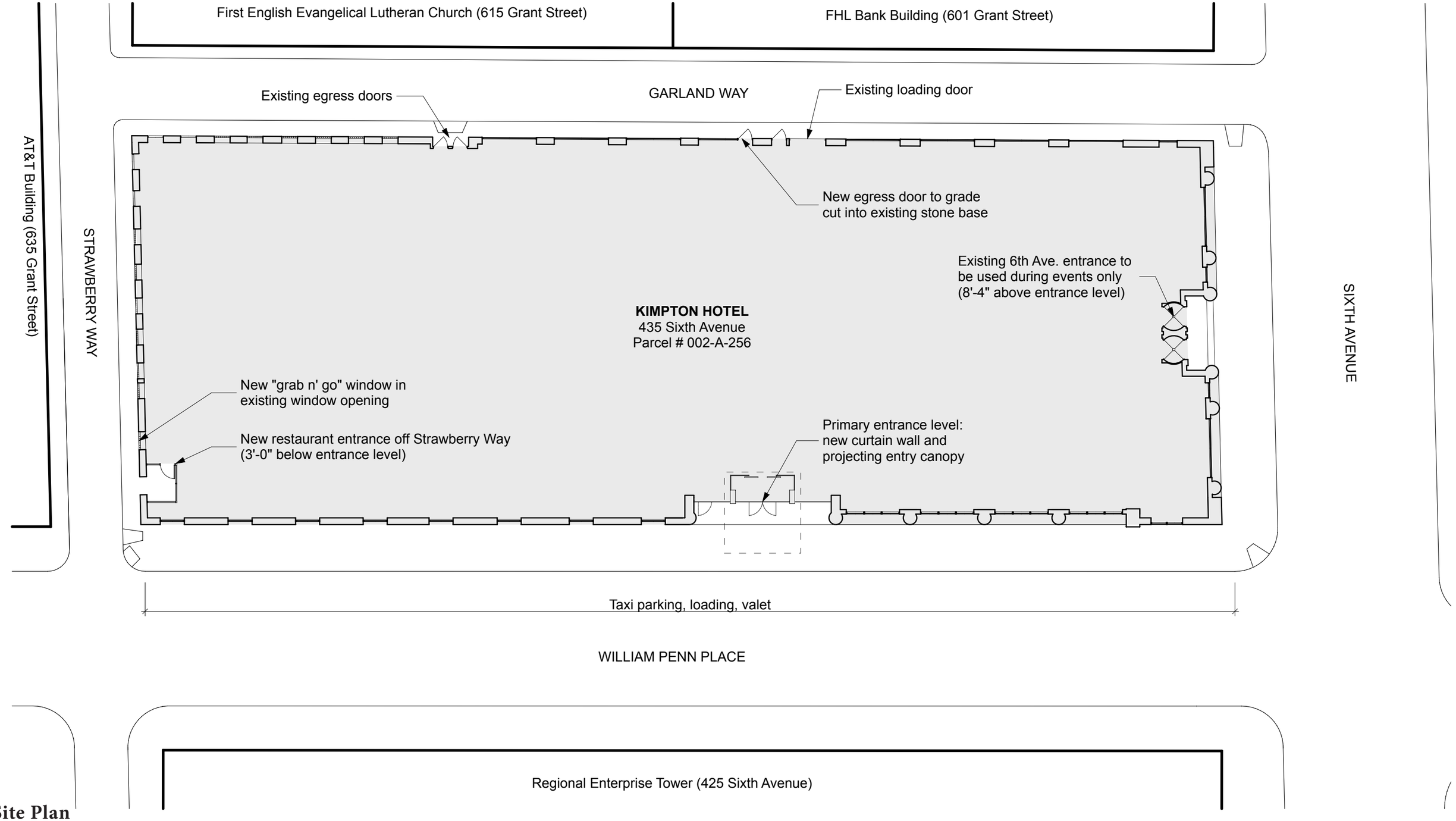


## Site Plan

Scale: 1”=20’-0”

**Kimpton Monaco Hotel** PITTSBURGH, PA
Planning Commission Set
June 5, 2013

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William Penn Place and Sixth Avenue street level facades

Sixth Avenue elevation

## Existing Conditions



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Existing loading door on Garland Way

Garland Way elevation looking toward Sixth Avenue

Strawberry Way elevation looking toward William Penn Place

## Existing Conditions



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Bird's eye view of existing ninth floor and mechanical penthouses.

Bird's eye view of existing ninth floor and mechanical penthouses.

Composite elevation of existing ninth floor and mechanical penthouses

## Existing Conditions



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## West Elevation - William Penn Way

Scale: 1"=20'-0"

---

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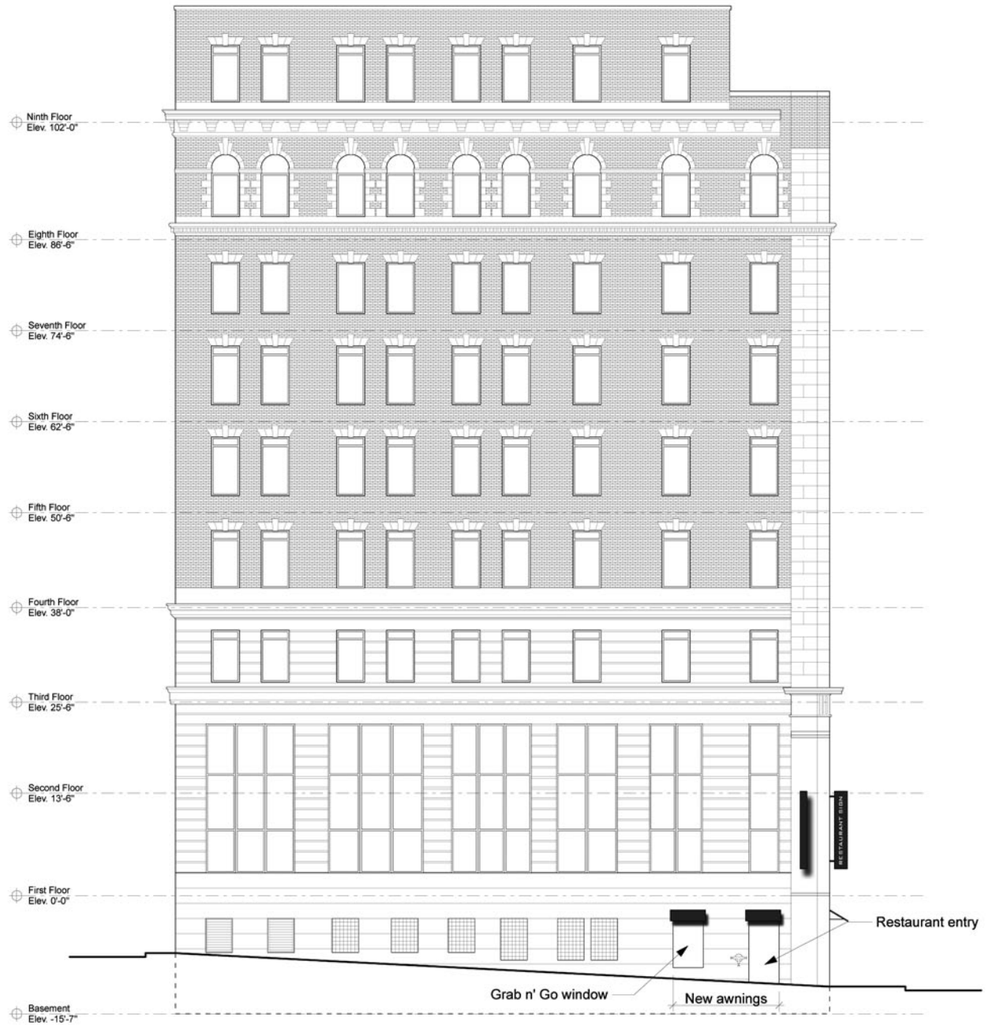
## South Elevation - Sixth Avenue

Scale: 1"=20'-0"




## North Elevation - Strawberry Way

Scale: 1"=20'-0"

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June 5, 2013

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## East Elevation - Garland Way

Scale: 1"=20'-0"

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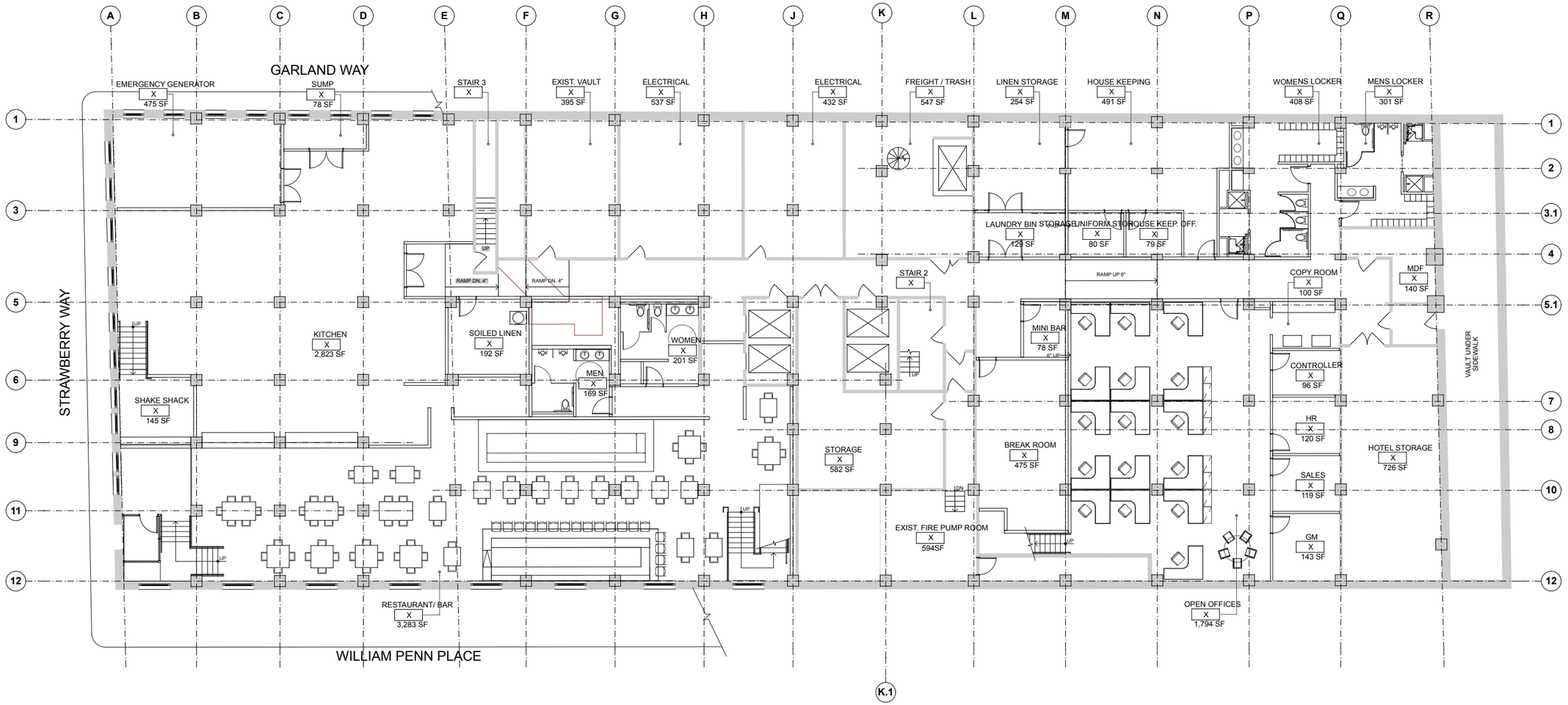


## Basement Level Plan

Scale: 1”=20’-0”

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Planning Commission Set
June 5, 2013

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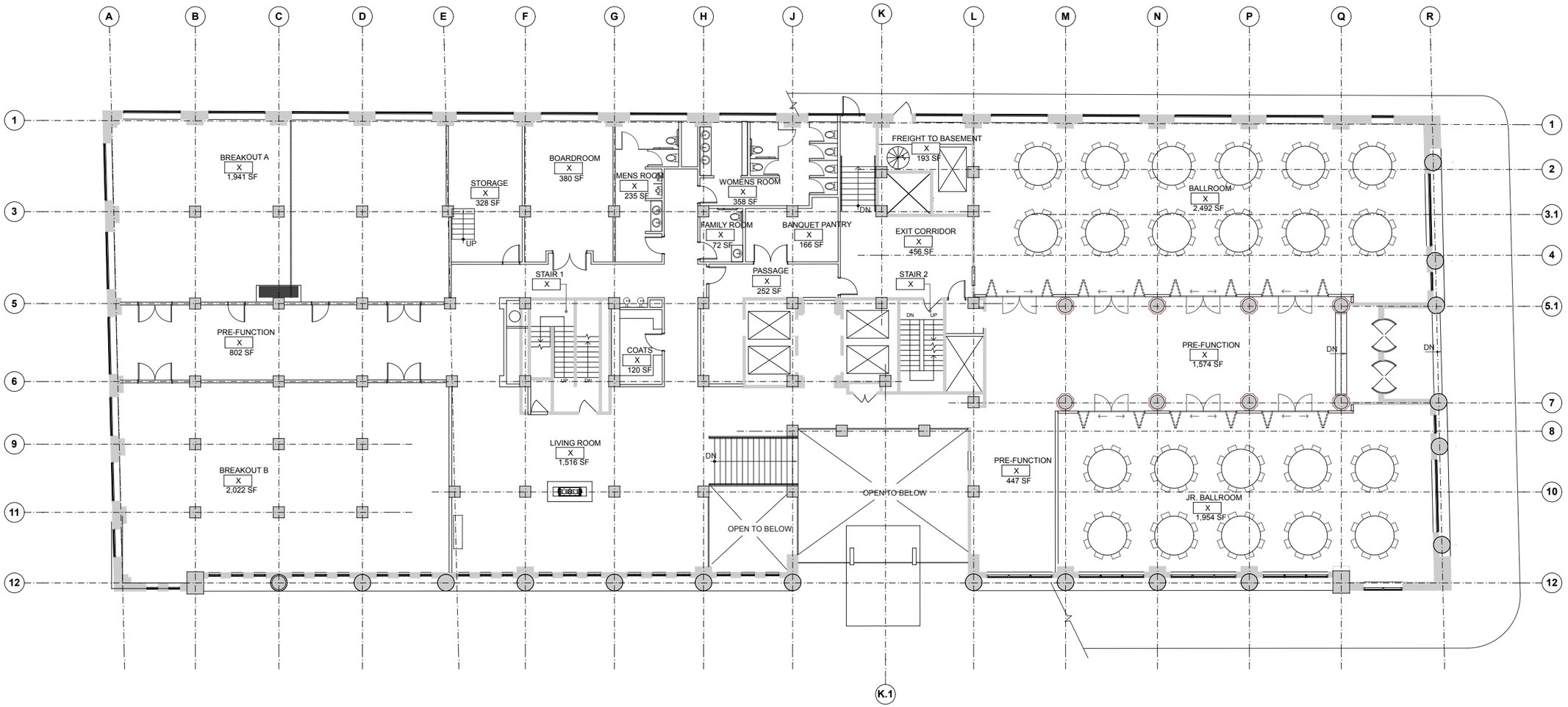


## First Floor Plan

Scale: 1”=20’-0”

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**Kimpton Monaco Hotel** PITTSBURGH, PA
Planning Commission Set
June 5, 2013

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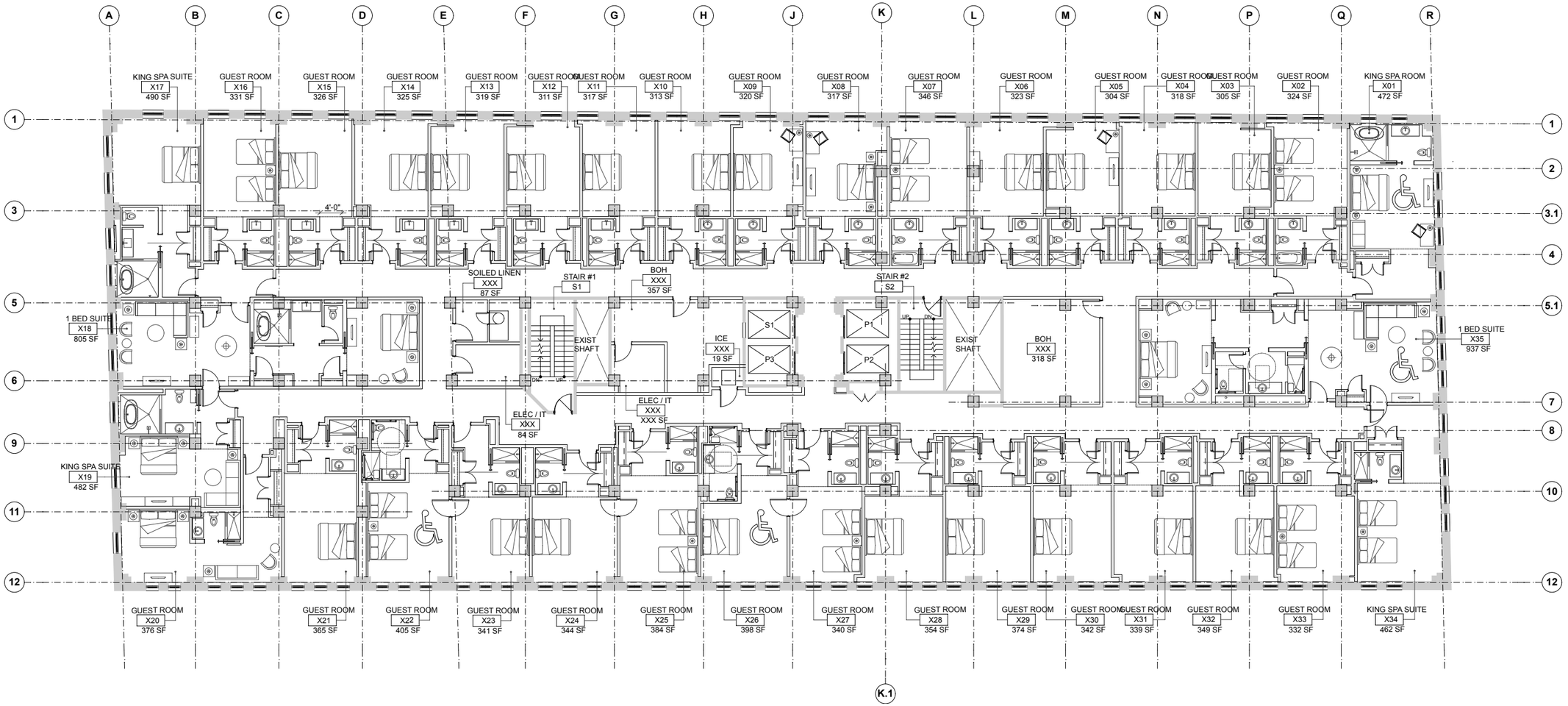


## Typical Hotel Floor Plan

Scale: 1”=20’-0”

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Planning Commission Set
June 5, 2013

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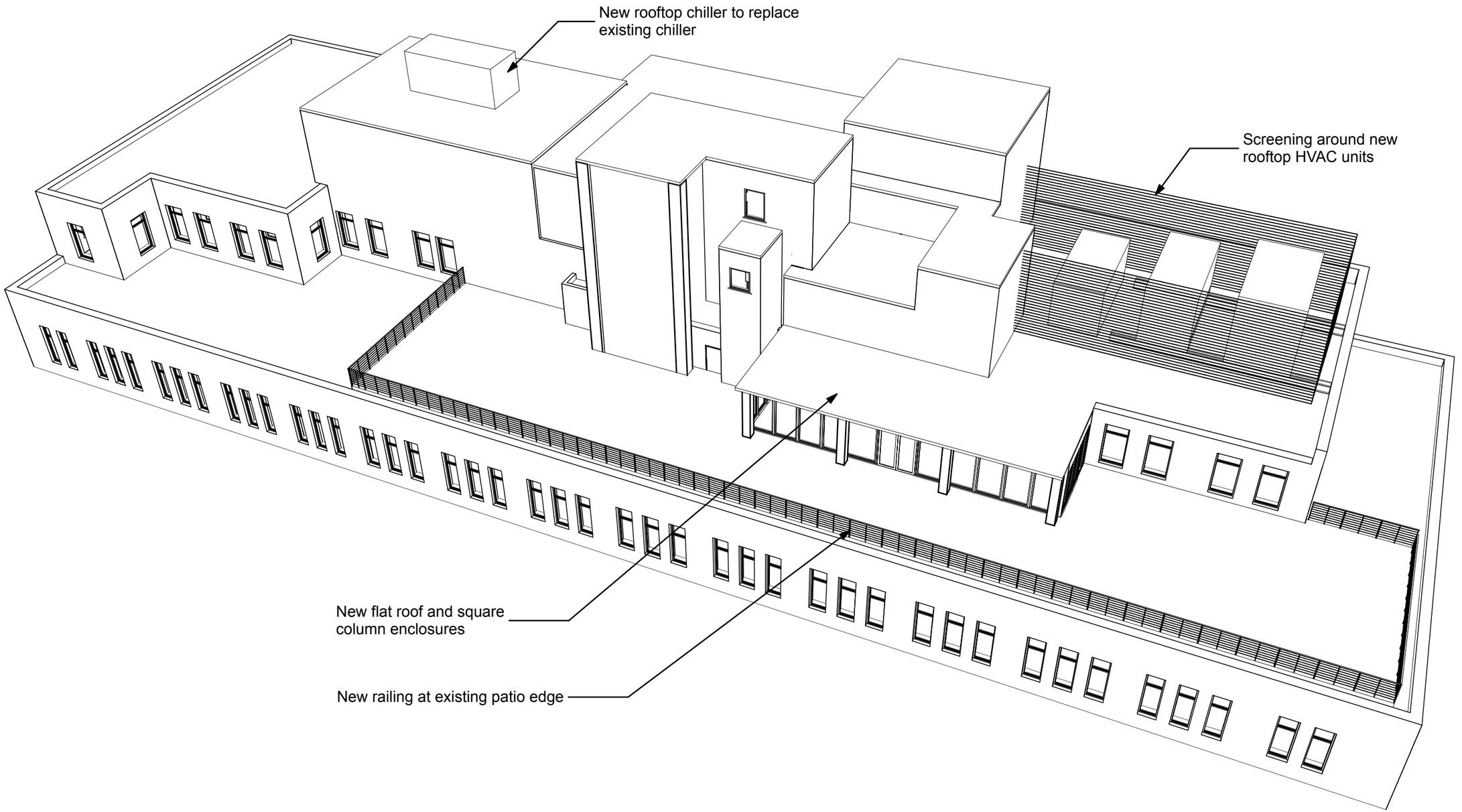


## 9th Floor and Roof Perspective View

Scale: NTS



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Current application for parking structure only.

PDP EASTSIDE 3
#13-45

fd $625.00

**DEPARTMENT OF CITY PLANNING**
**DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

Date Filed: 5-28-13

**Office of the Zoning Administrator**

**200 ROSS STREET• THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219**

*(Zoning Use Only)*

# DEVELOPMENT REVIEW APPLICATION

The Development Review Application **can be** used for the following:

- New Construction of a Primary Use Structure larger than a 2-Family Dwelling. (Including new Non-Residential Primary Use Structures);
- Any project or development that requires a Land Operations Permit;
- Any other types of work not listed under the Walk-Through and Zoning Applications.

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| **1.** Property Owner Name: Eastside Limited Partnership III | | Phone Number: ( 412 ) 391-7171 | |
| Address: 535 Smithfield St. Suite 2425 | City: Pittsburgh | State: PA | Zip Code: 15222 |
| **2.** Applicant/Company Name: Same as Above | | Phone Number: ( ) | |
| Address: | City: | State: | Zip Code: |
| Applicant/Contractor ID:(assigned by the City) | | | |
| **3.** Development Name: Eastside III (temporary name) | | | |
| **4.** Development Location: East Liberty | | | |
| **5.** Development Address: 6118 Penn Circle South, Pittsburgh, PA 15206 | | | |
| **6.** If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition) | | | |
| Proposed Zoning District: | UNC | | |
| Present Use of Site: (Select from attached list) | Pay Parking Lot, Tennis Center and Bank Drive Through | | |
| **7.** If a Certificate of Occupancy exists, the following is required: | | | |
| Certificate of Occupancy#: | Date Issued: | Existing Use of Property: | |
| **8.** Estimated Construction: Start Date: 8/1 / 2013 | Occupancy Date: 1/1 / 2015 | Project Cost: $ | |

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to http://www.city.pittsburgh.pa.us/cp/html/land_use_control_and_zoning.html and select the link for the City Zoning Code maintained at the Municode.com website.

**9.** Proposed Use of Site (Select from attached list):

**10.** Select the Type of Work:

| | |
|---|---|
| ☒ New Construction, New | ☐ Renovation, Interior |
| ☐ New Construction, | ☐ Renovation, Exterior |
| ☐ Change in Use Only | ☐ Renovation, Change in Use |

**11.** Describe the Development: A transit oriented mixed use development with 3 buildings consisting of retail, restaurant and residential components, a specialty bike garage and vehicular garage. The development is tied to the East Bus-way through a series of pedestrian walkways and bridges.

**12.** Is a Land Operations Permit needed? ☒ YES ☐ NO

(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, http://www.city.pittsburgh.pa.us/bbi/)

City of Pittsburgh

**DEPARTMENT OF CITY PLANNING**
**DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

**Office of the Zoning Administrator**

**200 ROSS STREET• THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219**

# DEVELOPMENT REVIEW APPLICATION

## LAND AND BUILDING INFORMATION

**13.** Proposed Number of New Structures or Building Additions: ☐ N/A

☒ Residential ☒ Commercial ☐ Recreational ☐ Industrial ☐ Institutional

**14.** Gross Floor Area:

| | | | |
|---|---|---|---|
| Existing to be Razed: | Approx. 26,000 | sq ft | |
| Existing to be Retained: | 0 | sq ft | |
| Retained Area to be Renovated: | 0 | sq ft | |
| To be Constructed: | Approx. 395,000Bldg. | sq ft | 292,810 garage |
| Building Footprint: | | sq ft | |

**15.** Height of Structures:

| | Existing | | Proposed | |
|---|---|---|---|---|
| | Stories | Feet | Stories | Feet |
| Main Structure | 1 | | 5 | Up max allowable |
| Proposed Addition/Extension | | | | |

Provide Accessory Structure Type(s) and Height(s):

| | | | | |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |

**16.** Number of Dwelling Units:

Existing to Remain: 0 Proposed: 359

**17.** Lot Area: 4.201 sq ft

**18.** On Site Parking: ☐ N/A

| | Existing | Proposed |
|---|---|---|
| Full (8 ½' x 19' ) | Approximately 70 | Garage 527 of mixed Size |
| Compact (7 ¼' x 16' ) | | TBD |
| Handicap (13 ½' x 19' ) | 2 | Exceeding or Per Code |

+ 39 on elevated Street

Off-Street Loading Spaces: ☐ N/A

Actual: 5

Required: 5

**19.** Please check any of the following items that will be part of the proposed work: ☐ N/A

☒ Demolition ☒ HVAC (Interior) ☒ HVAC (Exterior) ☒ Electrical ☒ Fire Alarm

☒ Fire Protection/Sprinklers ☒ Deck Construction ☐ Commercial Cooking Hood ☒ Sign

**20.** Please check the following items that pertain to any work proposed on private plumbing:
(i.e. plumbing between a public sewer or water line and a building, including plumbing inside the building).

☐ Repair or Replace Existing Plumbing ☒ New Construction of Plumbing ☐ No Plumbing Work is Proposed

City of Pittsburgh

# DEPARTMENT OF CITY PLANNING
# DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

**Office of the Zoning Administrator**

**200 ROSS STREET• THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219**

## DEVELOPMENT REVIEW APPLICATION

### WATER AND SEWER INFORMATION

*NOTE: The term "sewer" refers to sanitary sewers, storm sewers and combined sewers owned by the City of Pittsburgh.*

For reference in answering Items 21-24, please refer to the Pittsburgh Water and Sewer Authority's Procedures Manual for Developers (available at www.pgh2o.com).

**21.** Please indicate the number (e.g. 0, 1, 2,...) of each of the following sewer and/or water items that will be part of the work:

In design New Water Service Connection(s)

In design New Sewer Service Connection(s)

In Design Termination of Existing Water Service Tap(s)

In Design Termination of Existing Sewer Service Tap(s)

**22.** Will the proposed work change the current water consumption and sewer discharge of the building or site?

☒ YES ☐ NO

**23.** If the Development includes the construction of main sewer and/or water lines, then the Applicant is required to select a course of action with regard to ownership of those utilities:

☐ Applicant requests PWSA to accept ownership of the sewer mains and/or water lines

☐ Applicant retains private ownership of sewer mains and/or water lines

☒ Not Applicable (Development does not include construction of sewer mains and/or water lines)

**24.** If Yes to the first or second statement in Item 23, then identify the type of property where the sewer mains and/or water lines will be constructed:

☐ Public Property, Existing City Street ☐ Private Property ☐ Not Applicable

☐ Public Property, New City Street to be constructed as part of the development/project

### WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

**25.** Please select the following items that apply to the proposed work:

☒ Applicant requests to change or designate the name of a City Street.

☒ The proposed work includes a private structure (e.g. deck, porch, awning, sign, etc.) encroaching on a City dedicated right-of-way.

☒ Modification or reconstruction of City curbs.

☒ Design and construction of a new street where the Applicant will request the City to accept ownership of the street.

☒ Applicant requests the City to vacate an existing City street/sidewalk so the Applicant can use the property for private development.

☒ The proposed work will create an obstruction of traffic on City rights-of-way.

☒ The proposed work includes the excavation of a City street or sidewalk.

☐ The proposed work includes the placement of a demolition dumpster in a City right-of-way.

☒ The proposed work includes the addition, deletion and/or relocation of City street lights in a City right-of-way.

**26.** Applicant will be applying for a Visitability Tax Credit? ☐ Yes ☒ No

Applicant Signature:

Daniel Friday/The Mosites Company

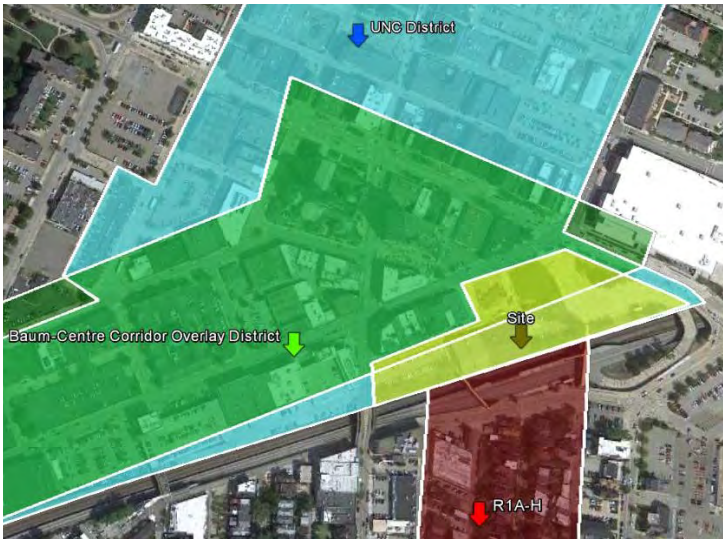
VOUCHER #: _____ (Zoning Use Only)

# EASTSIDE III - PHASE I BUILDING DATA

## 1. SITE/ZONING DATA

### ZONING DISTRICT

UNC: Urban Neighborhood Commercial District




### OVERLAY DISTRICT(S)

Baum-Centre Corridor Overlay District

### PRIMARY USES (PERMITTED BY-RIGHT)

- **Accessory Parking (Phase II Residential & Retail will be the Primary Use)**

### SITE DATA

| | |
|---|---|
| **Minimum Lot Size** | none |
| **Actual Lot Size** | 177,367 sf |
| **Maximum FAR** | 4:1 (located within 1500 ft of major transit) |
| **Permitted Floor Area** | 709,468 sf |
| **Maximum Lot Coverage** | none |
| **Maximum Height** | 60 feet, not to exceed 4 stories<br>*Special exception for additional height in UNC District is not applicable for this site as it is closer than 200 feet from property zoned residential.* |

### PHASE I DATA

| | |
|---|---|
| **Actual Floor Area** | 109,429 sf (Phase I only) |
| **Actual Height** | 22 feet above average grade plane, 3 stories (including driveable roof) |

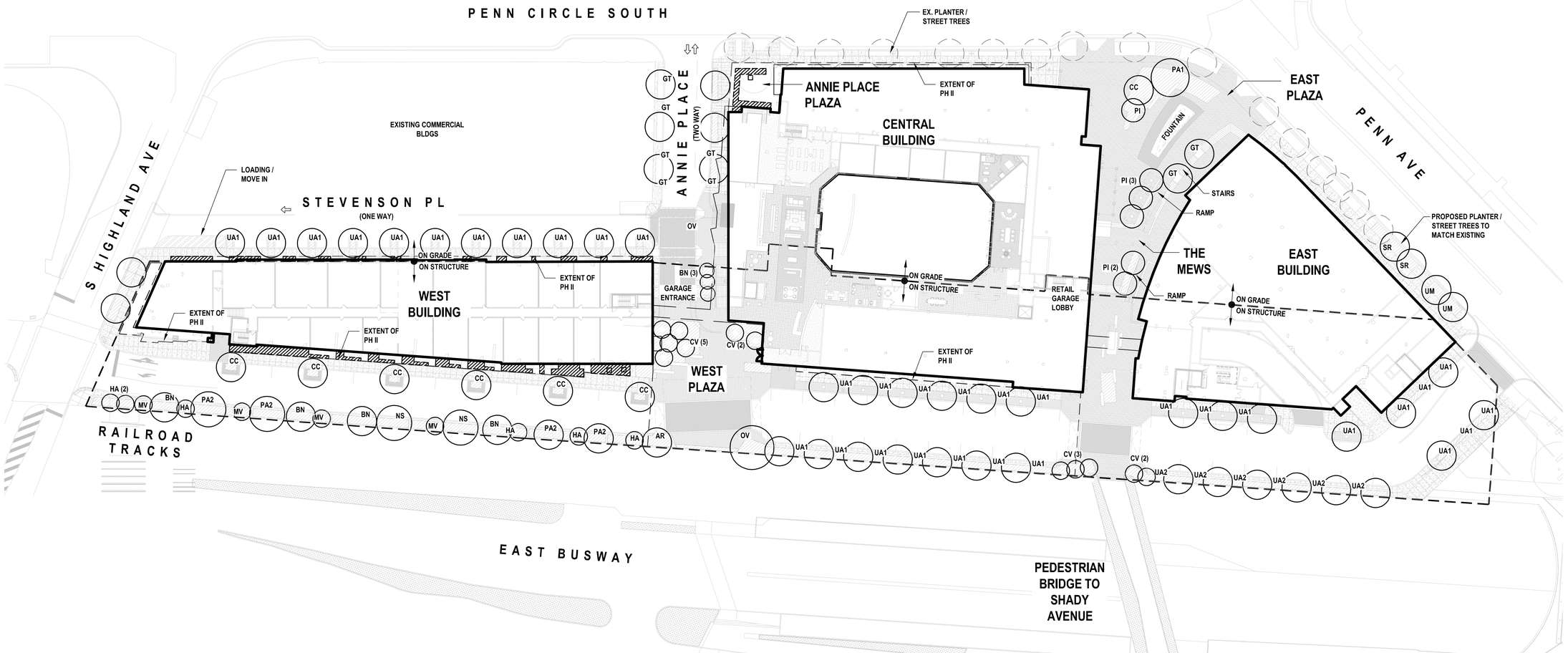
## MASTER PLANT LIST

### SHADE, UNDERSTORY, & ORNAMENTAL TREES

| Qty. | Key | Botanical Name / Common Name | Size | Root | Comments |
|---|---|---|---|---|---|
| 1 | AR | Acer rubrum 'Franksred'<br>Frank's Red Maple | 4.0" Cal. | B&B | |
| 7 | BN | Betula nigra 'cully heritage'<br>River Birch | 14' Ht. | B&B | |
| 7 | CC | Carpinus caroliniana<br>American Hornbeam | 3.5" Cal. | B&B | Single stem |
| 12 | CV | Crataegus viridis 'Winter King'<br>Winter King Hawthorn | 2.0" Cal. | B&B | |
| 6 | HA | Hamamelis x intermedia 'Arnold Promise'<br>Witch Hazel 'Arnold Promise' | 8' Ht. | B&B | |
| 8 | GT | Gleditsia triacanthos var. inermis<br>Shademaster Thornless Honeylocust | 3.5" Cal. | B&B | |
| 4 | MV | Magnolia virginiana<br>Sweetbay Magnolia | 10' Ht. | B&B | Single, 3 or 5 stems |
| 2 | NS | Nyssa sylvatica<br>Black Tupelo | 3.5" Cal. | B&B | |
| 2 | OV | Ostrya virginiana<br>American Hophornbeam | 5.0" Cal. | B&B | |
| 1 | PA1 | Platanus acerifolia 'Bloodgood'<br>Bloodgood London Plane Tree | 5.0" Cal. | B&B | |
| 4 | PA2 | Platanus acerifolia 'Bloodgood'<br>Bloodgood London Plane Tree | 3.5" Cal. | B&B | |
| 6 | PI | Prunus x incamp 'Okame'<br>Okame Cherry | 14' Ht. | B&B | Multi-stem, Limb up to 7' |
| 2 | SR | Syringa reticulata 'Ivory Silk'<br>Ivory Silk Japanese Tree Lilac | 3.0" Cal. | B&B | |
| 34 | UA1 | Ulmus americana 'Valley Forge'<br>Valley Forge American Elm | 3.5" Cal. | B&B | |
| 6 | UA2 | Ulmus americana 'Valley Forge'<br>Valley Forge American Elm | 3.0" Cal. | B&B | |
| 2 | UM | Ulmus 'Morton'<br>Accolade Elm | 3.5" Cal. | B&B | |

### SHRUBS, PERENNIALS, GROUNDCOVERS

APPROX 9,000 SF — SHRUBS, PERENNIALS, GROUNDCOVER

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ISSUE DATES

DD Issue
2013-05-14

Bid Issue
-

Permit Issue
-

Construction Issue
-

Revisions

## TREE PLAN

1" = 30'

Drawn AD/MD
Check
Date 2013-05-14

Project 212212

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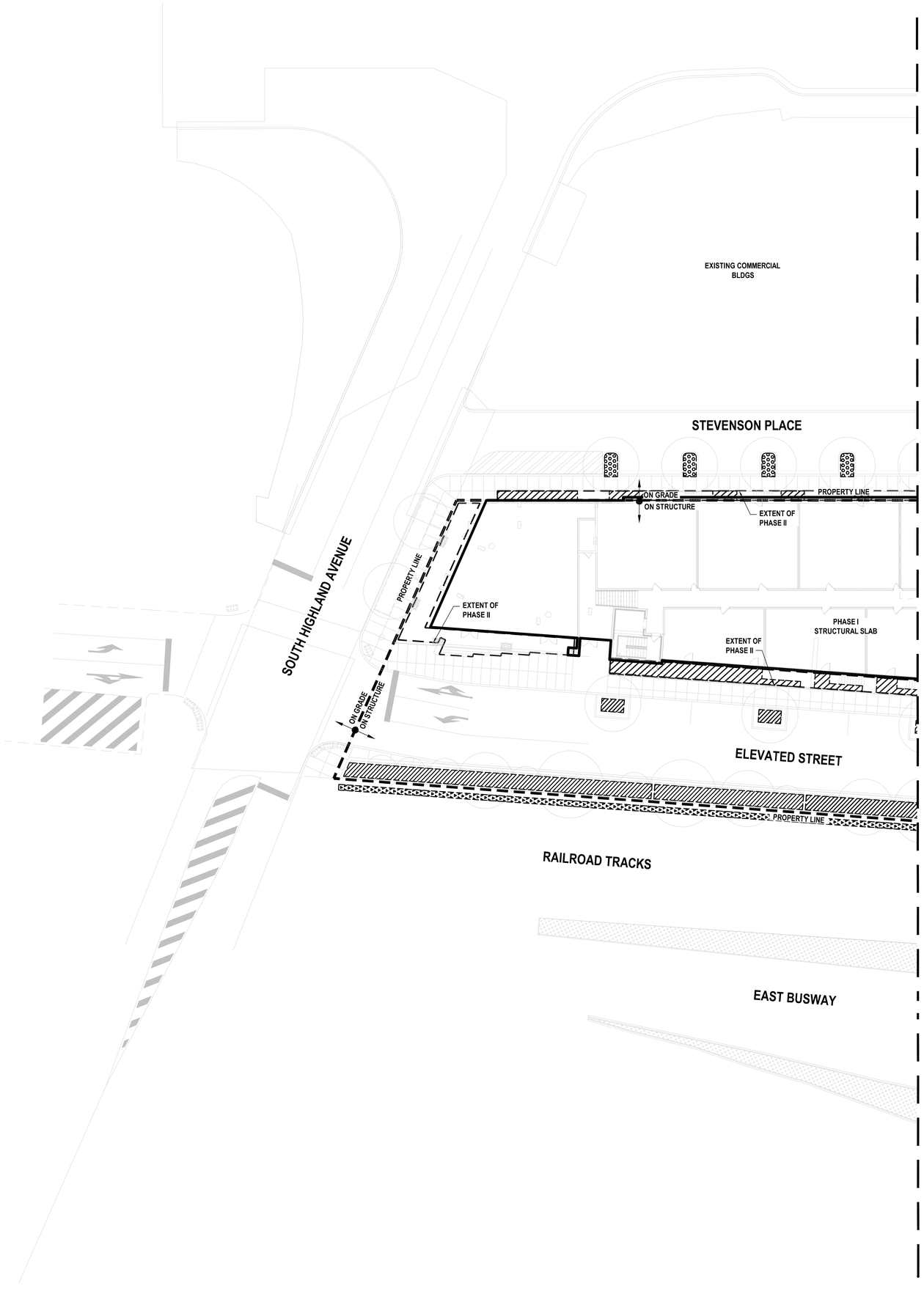


## PLANTING ZONES - SHRUBS, PERENNIALS, GROUNDCOVERS

| Sym. | Qty. | Key | Botanical Name / Common Name | Size | Root | Comments |
|---|---|---|---|---|---|---|
| | | | **PLANTING ZONE 1** | | | |
| | 2,122 SF | – | Asclepias syriaca<br>Milkweed | 1 Gal. | | 18" o.c. |
| | | – | Chasmanthium latifolium<br>River oats | 1 Gal. | | 18" o.c. |
| | | – | Eutrochium fistulosum<br>Joe–Pye Weed | 1 Gal. | | 18" o.c. |
| | | – | Liatris spicata<br>Blazing star | 1 Gal. | | 18" o.c. |
| | | – | Rudbeckia subtamentosa<br>Black Eyed Susan | 1 Gal. | | 18" o.c. |
| | | – | Saponaria officinalis 'Flore Pleno'<br>soapwort | 1 Gal. | | 12" o.c. |
| | | – | Solidago coelsa – Blue Stem Goldenrod<br>Blue Stem Goldenrod | 1 Gal. | | 18" o.c. |
| | | | **PLANTING ZONE 2** | | | |
| | 2,515 SF | – | Asclepias syriaca<br>Milkweed | 1 Gal. | | 18" o.c. |
| | | – | Chasmanthium latifolium<br>River oats | 1 Gal. | | 18" o.c. |
| | | – | Fothergilla gardenii<br>dwarf fothergilla | 5 Gal. | | 36" o.c. |
| | | – | Monarda fistulosa<br>Wild Bergamot | 1 Gal. | | 18" o.c. |
| | | – | Nepeta racemosa 'Walker's Low'<br>'Walker's Low" catmint | 1 Gal. | | 18" o.c. |
| | | – | Liatris spicata<br>Blazing star | 1 Gal. | | 18" o.c. |
| | | – | Rudbeckia subtamentosa<br>Black Eyed Susan | 1 Gal. | | 18" o.c. |
| | | | **PLANTING ZONE 3** | | | |
| | 3,127 SF | – | Baptisia australis<br>Wild blue indigo | 5 Gal. | | 36" o.c. |
| | | – | Brunnera macrophylla<br>Siberian Bugloss | 1 Gal. | | 12" o.c. |
| | | – | Carex pensylvanica<br>Pennsylvania Sedge | Flats | | 6" o.c. |
| | | – | Fothergilla gardenii<br>dwarf fothergilla | 5 Gal. | | 36" o.c. |
| | | – | Rudbeckia subtamentosa<br>Black Eyed Susan | 1 Gal. | | 18" o.c. |
| | | – | Salvia verticillata 'Purple Rain'<br>Lilac Sage 'Purple Rain' | 1 Gal. | | 12" o.c. |
| | | – | Senecio aureus<br>Golden ragwort | Flats | | 6" o.c. |
| | | – | Sesleria autumnalis<br>Autumn Moor Grass | 1 Gal. | | 12" o.c. |
| | | – | Sporobolus heterolepis<br>Prairie dropseed | 3 Gal. | | 30" o.c. |
| | | | **PLANTING ZONE 4** | | | |
| | 1,299 SF | – | Baptisia australis<br>Wild blue indigo | 5 Gal. | | 36" o.c. |
| | | – | Brunnera macrophylla<br>Siberian Bugloss | 1 Gal. | | 12" o.c. |
| | | – | Carex pensylvanica<br>Pennsylvania Sedge | Flats | | 6" o.c. |
| | | – | Echinacea purpurea 'Vintage Wine'<br>'Vintage Wine' Cone Flower | 1 Gal. | | 18" o.c. |
| | | – | Geranium maculatum<br>Wild Geranium | 1 Gal. | | 12" o.c. |
| | | – | Heuchera americana 'Dale's Strain<br>'Dale's Strain' Alumroots | 1 Gal. | | 12" o.c. |
| | | – | Heuchera Villosa 'Autumn Bride'<br>'Autumn Bride' Alumroots | 1 Gal. | | 12" o.c. |
| | | – | Senecio aureus<br>Golden ragwort | Flats | | 6" o.c. |
| | | – | Sesleria autumnalis<br>Autumn Moor Grass | 1 Gal. | | 12" o.c. |
| | | | **PLANTING ZONE 5 - GREEN SCREEN** | | | |
| | 960 LF | – | Cardiospermum halicacabum<br>Balloon vine | 3 Gal. | | 30" o.c. |
| | | – | Celastrus scandens 'Ballumn'<br>Autumn Revolution American Bittersweet | 3 Gal. | | 30" o.c. |
| | | – | Clematis virginiana<br>Old Man's Beard Vine | 3 Gal. | | 30" o.c. |
| | | – | Lonicera sempervirens 'Major Wheeler'<br>Trumpet Honeysuckle 'Major Wheeler' | 3 Gal. | | 30" o.c. |
| | | – | Parthenocissus quinquefolia 'Troki' P.P.A.F.<br>Red Wall Virginia Creeper | 3 Gal. | | 30" o.c. |
| | | | **PLANTING ZONE 6 - PENN AVE STREETSCAPE (TO MATCH EXISTING PLANTING)** | | | |
| | 378 SF | – | Berberis thunbergii 'Ghozam'<br>Green Hornet Barberry | 5 Gal. | | 36" o.c. |

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ISSUE DATES

DD issue
2013-05-14

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Construction Issue
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Revisions

**PLANTING PLAN A**

1/16" = 1'-0"

Drawn AD/MD
Check
Date 2013-05-14

Project 212212
Sheet L301A

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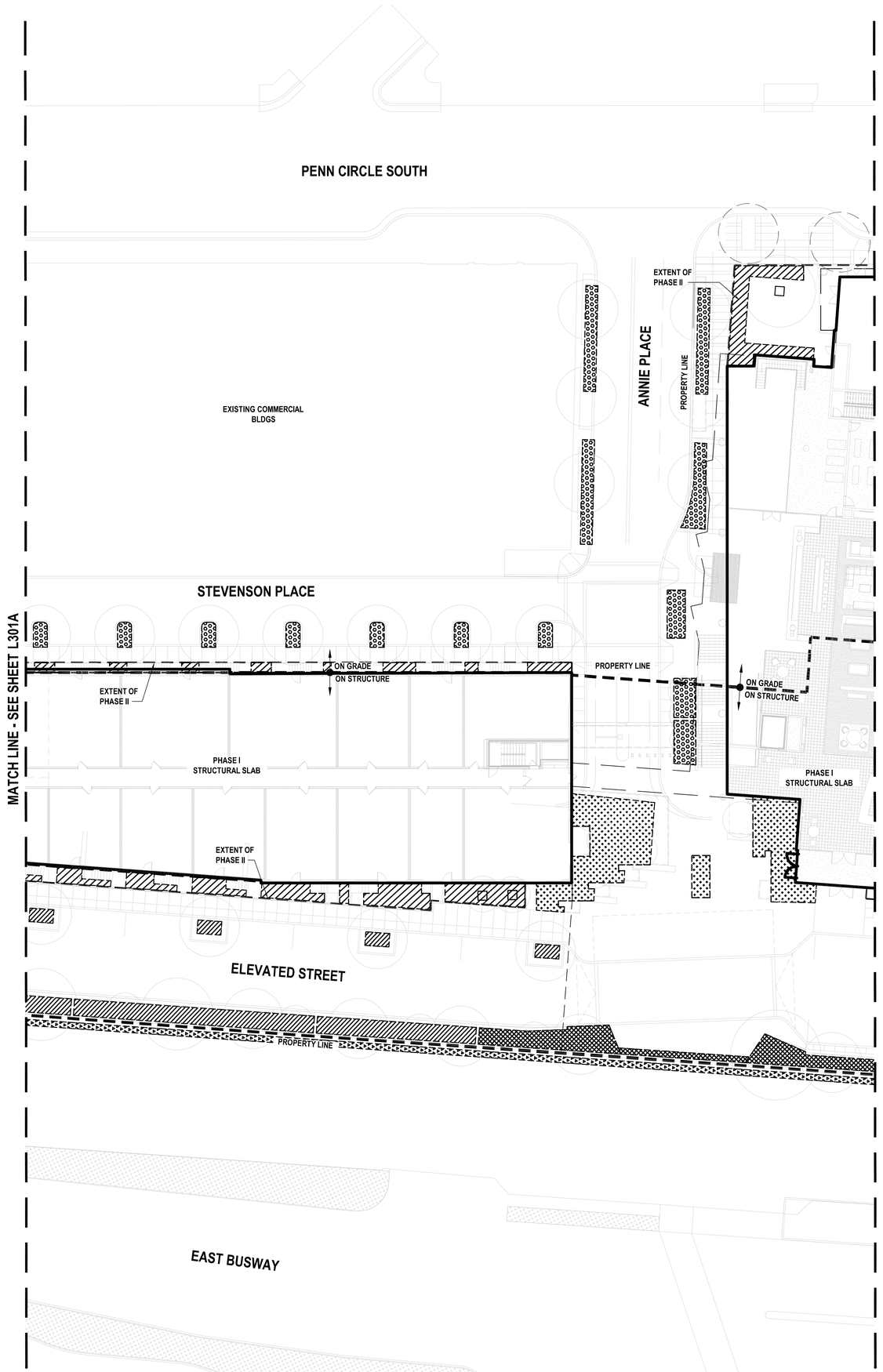


## PLANTING ZONES - SHRUBS, PERENNIALS, GROUNDCOVERS

| Sym. | Qty. | Key | Botanical Name / Common Name | Size | Root | Comments |
|---|---|---|---|---|---|---|
| | | | **PLANTING ZONE 1** | | | |
| | 2,122 SF | – | Asclepias syriaca<br>Milkweed | 1 Gal. | | 18" o.c. |
| | | – | Chasmanthium latifolium<br>River oats | 1 Gal. | | 18" o.c. |
| | | – | Eutrochium fistulosum<br>Joe–Pye Weed | 1 Gal. | | 18" o.c. |
| | | – | Liatris spicata<br>Blazing star | 1 Gal. | | 18" o.c. |
| | | – | Rudbeckia subtomentosa<br>Black Eyed Susan | 1 Gal. | | 18" o.c. |
| | | – | Saponaria officinalis 'Flore Pleno'<br>soapwort | 1 Gal. | | 12" o.c. |
| | | – | Solidago coelsa – Blue Stem Goldenrod<br>Blue Stem Goldenrod | 1 Gal. | | 18" o.c. |
| | | | **PLANTING ZONE 2** | | | |
| | 2,515 SF | – | Asclepias syriaca<br>Milkweed | 1 Gal. | | 18" o.c. |
| | | – | Chasmanthium latifolium<br>River oats | 1 Gal. | | 18" o.c. |
| | | – | Fothergilla gardenii<br>dwarf fothergilla | 5 Gal. | | 36" o.c. |
| | | – | Monarda fistulosa<br>Wild Bergamot | 1 Gal. | | 18" o.c. |
| | | – | Nepeta racemosa 'Walker's Low'<br>'Walker's Low" catmint | 1 Gal. | | 18" o.c. |
| | | – | Liatris spicata<br>Blazing star | 1 Gal. | | 18" o.c. |
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| | | – | Brunnera macrophylla<br>Siberian Bugloss | 1 Gal. | | 12" o.c. |
| | | – | Carex pensylvanica<br>Pennsylvania Sedge | Flats | | 6" o.c. |
| | | – | Fothergilla gardenii<br>dwarf fothergilla | 5 Gal. | | 36" o.c. |
| | | – | Rudbeckia subtomentosa<br>Black Eyed Susan | 1 Gal. | | 18" o.c. |
| | | – | Salvia verticillata 'Purple Rain'<br>Lilac Sage 'Purple Rain' | 1 Gal. | | 12" o.c. |
| | | – | Senecio aureus<br>Golden ragwort | Flats | | 6" o.c. |
| | | – | Sesleria autumnalis<br>Autumn Moor Grass | 1 Gal. | | 12" o.c. |
| | | – | Sporobolus heterolepis<br>Prairie dropseed | 3 Gal. | | 30" o.c. |
| | | | **PLANTING ZONE 4** | | | |
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| | | – | Carex pensylvanica<br>Pennsylvania Sedge | Flats | | 6" o.c. |
| | | – | Echinacea purpurea 'Vintage Wine'<br>'Vintage Wine' Cone Flower | 1 Gal. | | 18" o.c. |
| | | – | Geranium maculatum<br>Wild Geranium | 1 Gal. | | 12" o.c. |
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| | | – | Sesleria autumnalis<br>Autumn Moor Grass | 1 Gal. | | 12" o.c. |
| | | | **PLANTING ZONE 5 - GREEN SCREEN** | | | |
| | 960 LF | – | Cardiospermum halicacabum<br>Balloon vine | 3 Gal. | | 30" o.c. |
| | | – | Celastrus scandens 'Ballumn'<br>Autumn Revolution American Bittersweet | 3 Gal. | | 30" o.c. |
| | | – | Clematis virginiana<br>Old Man's Beard Vine | 3 Gal. | | 30" o.c. |
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| | | | **PLANTING ZONE 6 - PENN AVE STREETSCAPE (TO MATCH EXISTING PLANTING)** | | | |
| | 378 SF | – | Berberis thunbergii 'Ghozam'<br>Green Hornet Barberry | 5 Gal. | | 36" o.c. |

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ISSUE DATES

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2013-05-14

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Revisions

**PLANTING PLAN B**

1/16" = 1'-0"

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Date 2013-05-14

Project 212212

Sheet L301B

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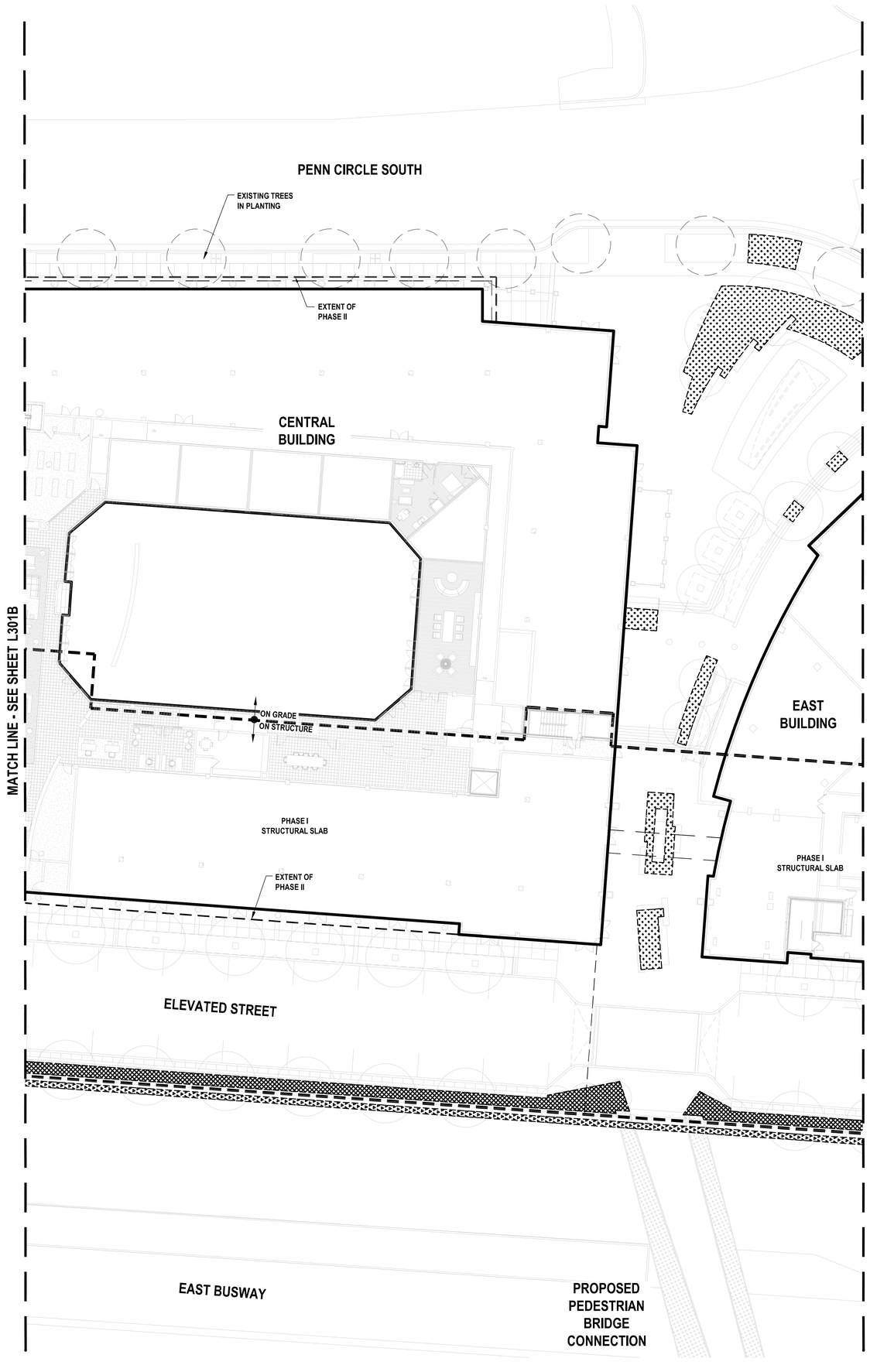


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| | | – | Saponaria officinalis 'Flore Pleno'<br>soapwort | 1 Gal. | | 12" o.c. |
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| | | – | Fothergilla gardenii<br>dwarf fothergilla | 5 Gal. | | 36" o.c. |
| | | – | Monarda fistulosa<br>Wild Bergamot | 1 Gal. | | 18" o.c. |
| | | – | Nepeta racemosa 'Walker's Low'<br>'Walker's Low" catmint | 1 Gal. | | 18" o.c. |
| | | – | Liatris spicata<br>Blazing star | 1 Gal. | | 18" o.c. |
| | | – | Rudbeckia subtomentosa<br>Black Eyed Susan | 1 Gal. | | 18" o.c. |
| | | | **PLANTING ZONE 3** | | | |
| | 3,127 SF | – | Baptisia australis<br>Wild blue indigo | 5 Gal. | | 36" o.c. |
| | | – | Brunnera macrophylla<br>Siberian Bugloss | 1 Gal. | | 12" o.c. |
| | | – | Carex pensylvanica<br>Pennsylvania Sedge | Flats | | 6" o.c. |
| | | – | Fothergilla gardenii<br>dwarf fothergilla | 5 Gal. | | 36" o.c. |
| | | – | Rudbeckia subtomentosa<br>Black Eyed Susan | 1 Gal. | | 18" o.c. |
| | | – | Salvia verticillata 'Purple Rain'<br>Lilac Sage 'Purple Rain' | 1 Gal. | | 12" o.c. |
| | | – | Senecio aureus<br>Golden ragwort | Flats | | 6" o.c. |
| | | – | Sesleria autumnalis<br>Autumn Moor Grass | 1 Gal. | | 12" o.c. |
| | | – | Sporobolus heterolepis<br>Prairie dropseed | 3 Gal. | | 30" o.c. |
| | | | **PLANTING ZONE 4** | | | |
| | 1,299 SF | – | Baptisia australis<br>Wild blue indigo | 5 Gal. | | 36" o.c. |
| | | – | Brunnera macrophylla<br>Siberian Bugloss | 1 Gal. | | 12" o.c. |
| | | – | Carex pensylvanica<br>Pennsylvania Sedge | Flats | | 6" o.c. |
| | | – | Echinacea purpurea 'Vintage Wine'<br>'Vintage Wine' Cone Flower | 1 Gal. | | 18" o.c. |
| | | – | Geranium maculatum<br>Wild Geranium | 1 Gal. | | 12" o.c. |
| | | – | Heuchera americana 'Dale's Strain<br>'Dale's Strain' Alumroots | 1 Gal. | | 12" o.c. |
| | | – | Heuchera Villosa 'Autumn Bride'<br>'Autumn Bride' Alumroots | 1 Gal. | | 12" o.c. |
| | | – | Senecio aureus<br>Golden ragwort | Flats | | 6" o.c. |
| | | – | Sesleria autumnalis<br>Autumn Moor Grass | 1 Gal. | | 12" o.c. |
| | | | **PLANTING ZONE 5 - GREEN SCREEN** | | | |
| | 960 LF | – | Cardiospermum halicacabum<br>Balloon vine | 3 Gal. | | 30" o.c. |
| | | – | Celastrus scandens 'Ballumn'<br>Autumn Revolution American Bittersweet | 3 Gal. | | 30" o.c. |
| | | – | Clematis virginiana<br>Old Man's Beard Vine | 3 Gal. | | 30" o.c. |
| | | – | Lonicera sempervirens 'Major Wheeler'<br>Trumpet Honeysuckle 'Major Wheeler' | 3 Gal. | | 30" o.c. |
| | | – | Parthenocissus quinquefolia 'Troki' P.P.A.F.<br>Red Wall Virginia Creeper | 3 Gal. | | 30" o.c. |
| | | | **PLANTING ZONE 6 - PENN AVE STREETSCAPE (TO MATCH EXISTING PLANTING)** | | | |
| | 378 SF | – | Berberis thunbergii 'Ghozam'<br>Green Hornet Barberry | 5 Gal. | | 36" o.c. |

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ISSUE DATES

DD Issue
2013-05-14

Bid Issue
-

Permit Issue
-

Construction Issue
-

Revisions

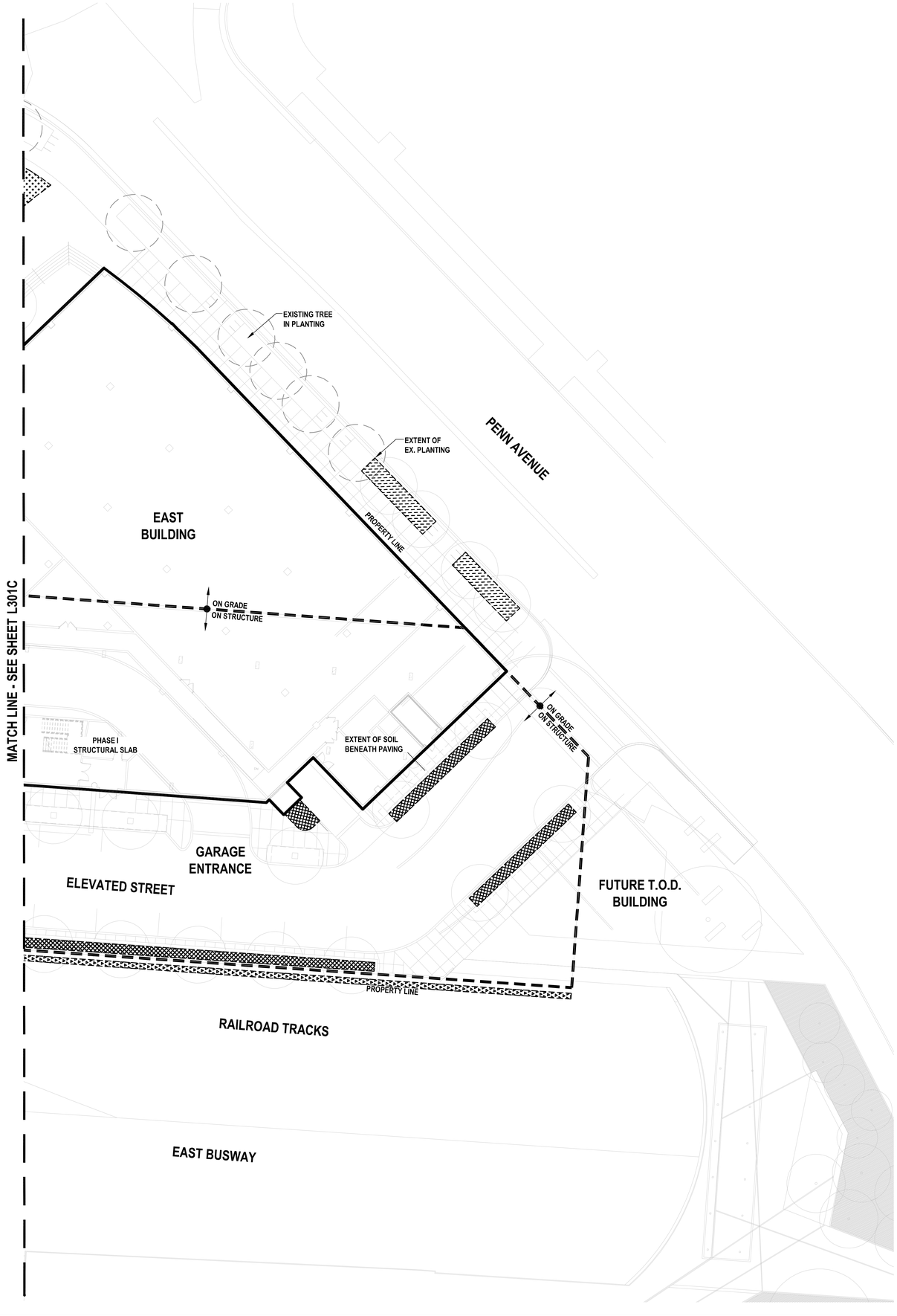
# PLANTING PLAN C

1/16" = 1'-0"

Drawn AD/MD
Check
Date 2013-05-14

Project 212212
Sheet L301C

5/10/2013 3:45:51 PM




## PLANTING ZONES - SHRUBS, PERENNIALS, GROUNDCOVERS

| Sym. | Qty. | Key | Botanical Name / Common Name | Size | Root | Comments |
|---|---|---|---|---|---|---|
| | | | **PLANTING ZONE 1** | | | |
| | 2,122 SF | – | Asclepias syriaca<br>Milkweed | 1 Gal. | | 18" o.c. |
| | | – | Chasmanthium latifolium<br>River oats | 1 Gal. | | 18" o.c. |
| | | – | Eutrochium fistulosum<br>Joe–Pye Weed | 1 Gal. | | 18" o.c. |
| | | – | Liatris spicata<br>Blazing star | 1 Gal. | | 18" o.c. |
| | | – | Rudbeckia subtomentosa<br>Black Eyed Susan | 1 Gal. | | 18" o.c. |
| | | – | Saponaria officinalis 'Flore Pleno'<br>soapwort | 1 Gal. | | 12" o.c. |
| | | – | Solidago coelsa – Blue Stem Goldenrod<br>Blue Stem Goldenrod | 1 Gal. | | 18" o.c. |
| | | | **PLANTING ZONE 2** | | | |
| | 2,515 SF | – | Asclepias syriaca<br>Milkweed | 1 Gal. | | 18" o.c. |
| | | – | Chasmanthium latifolium<br>River oats | 1 Gal. | | 18" o.c. |
| | | – | Fothergilla gardenii<br>dwarf fothergilla | 5 Gal. | | 36" o.c. |
| | | – | Monarda fistulosa<br>Wild Bergamot | 1 Gal. | | 18" o.c. |
| | | – | Nepeta racemosa 'Walker's Low'<br>'Walker's Low" catmint | 1 Gal. | | 18" o.c. |
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| | | | **PLANTING ZONE 3** | | | |
| | 3,127 SF | – | Baptisia australis<br>Wild blue indigo | 5 Gal. | | 36" o.c. |
| | | – | Brunnera macrophylla<br>Siberian Bugloss | 1 Gal. | | 12" o.c. |
| | | – | Carex pensylvanica<br>Pennsylvania Sedge | Flats | | 6" o.c. |
| | | – | Fothergilla gardenii<br>dwarf fothergilla | 5 Gal. | | 36" o.c. |
| | | – | Rudbeckia subtomentosa<br>Black Eyed Susan | 1 Gal. | | 18" o.c. |
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| | | – | Senecio aureus<br>Golden ragwort | Flats | | 6" o.c. |
| | | – | Sesleria autumnalis<br>Autumn Moor Grass | 1 Gal. | | 12" o.c. |
| | | – | Sporobolus heterolepis<br>Prairie dropseed | 3 Gal. | | 30" o.c. |
| | | | **PLANTING ZONE 4** | | | |
| | 1,299 SF | – | Baptisia australis<br>Wild blue indigo | 5 Gal. | | 36" o.c. |
| | | – | Brunnera macrophylla<br>Siberian Bugloss | 1 Gal. | | 12" o.c. |
| | | – | Carex pensylvanica<br>Pennsylvania Sedge | Flats | | 6" o.c. |
| | | – | Echinacea purpurea 'Vintage Wine'<br>'Vintage Wine' Cone Flower | 1 Gal. | | 18" o.c. |
| | | – | Geranium maculatum<br>Wild Geranium | 1 Gal. | | 12" o.c. |
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| | | – | Lonicera sempervirens 'Major Wheeler'<br>Trumpet Honeysuckle 'Major Wheeler' | 3 Gal. | | 30" o.c. |
| | | – | Parthenocissus quinquefolia 'Troki' P.P.A.F.<br>Red Wall Virginia Creeper | 3 Gal. | | 30" o.c. |
| | | | **PLANTING ZONE 6 - PENN AVE STREETSCAPE (TO MATCH EXISTING PLANTING)** | | | |
| | 378 SF | – | Berberis thunbergii 'Ghozam'<br>Green Hornet Barberry | 5 Gal. | | 36" o.c. |

N

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ISSUE DATES

DD Issue
2013-05-14

Bid Issue
-

Permit Issue
-

Construction Issue
-

Revisions

## PLANTING PLAN D

1/16" = 1'-0"

Drawn AD/MD
Check
Date 2013-05-14

Project 212212
Sheet L301D

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## VICINITY MAP

N.T.S.

## LEGEND

| | |
|---|---|
| | SEED/LANDSCAPE AREA, SEE LANDSCAPE PLAN |
| | PROPOSED CONCRETE |
| | PROPOSED STANDARD DUTY ASPHALT PAVEMENT |
| | PROPOSED ASPHALT MILL AREA |
| | PROPOSED TACTILE STRIP |
| | EXISTING CONCRETE TO REMAIN |
| P/L | PROPERTY BOUNDARY |
| R/W | LEGAL ROAD RIGHT-OF-WAY |
| ESMT | EXISTING EASMENT BOUNDARY |
| (W) | EXISTING FIRE HYDRANT AND VALVE |

## KEYED NOTES:

1. PROPOSED 8" FIRE LINE CONNECTION 8" x 8" x 8" TEE, PER PWSA. TEE TO BE INSTALLED DURING CONSTRUCTION OF PROPOSED 8" WATER LINE, DOMESTIC WATER METER, AND FIRE PROTECTION ASSEMBLY TO BE LOCATED INSIDE (REFER TO PLUMBING PLANS).
2. PROPOSED 6" DOMESTIC WATER CONNECTION 8" x 8" x 6" TEE, PER PWSA. TEE TO BE INSTALLED DURING CONSTRUCTION OF PROPOSED 8" WATER LINE, DOMESTIC WATER METER, AND FIRE PROTECTION ASSEMBLY TO BE LOCATED INSIDE (REFER TO PLUMBING PLANS).
3. PROPOSED 8" CONCRETE CURB PER PENNDOT RC-64M.
4. PROPOSED 6" SANITARY LATERAL. CONNECT TO EXISTING SANITARY LATERAL PER PWSA REQUIREMENTS. PWSA STA.
5. PROPOSED 8" WATER LINE TO REPLACE EXISTING 6" WATER LINE, PER PWSA REQUIREMENTS. CONTRACTOR SHALL PROVIDE RECONNECTION OF ALL EXISTING SERVICES ON THE NORTH SIDE OF STEVENSON PLACE AS PART OF THE PROPOSED 8" WATER LINE.
6. PROPOSED CONCRETE SIDEWALK, PER LOCAL STANDARDS.
7. PROPOSED ELEVATED ROADWAY (PRIVATE).
8. NEW CURB TO MEET AND MATCH EXISTING ADJOINING CURB AND SIDEWALK.
9. PROPOSED SANITARY MANHOLE PER PWSA REQUIREMENTS, TO DEAD HEAD EXISTING 15".
10. ALL PARKING STRIPES ARE TO BE 6" PAINTED WHITE UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS, OR SPECIFICATIONS.
11. PROPOSED STORMWATER MANAGEMENT SYSTEM. SEE DETAILS SHEET C-9.0.
12. PROPOSED 18" OVERFLOW PIPE FROM STORMWATER MANAGEMENT SYSTEM, SEE DETAIL, SHEET C-9.0.
13. PROPOSED STEVENSON PLACE IMPROVEMENTS. SEE SHEET C-10.0.
14. EXISTING UTILITY POLE AND APPURTENANCES TO BE REMOVED BY DUQUESNE LIGHT AND REROUTED UNDERGROUND. CONTRACTOR SHALL COORDINATE WITH ELECTRIC COMPANY AND VERIFY THE TRANSFORMER VAULT LOCATIONS, ORIGIN OF SERVICE AND ALL STANDARDS FOR WORK. PRIMARY SERVICE CONDUCTORS BY THE POWER COMPANY.
15. EXISTING GAS LINE TO BE ABANDONED BY GAS COMPANY. NEW GAS LINES TO BE SIZED BY GAS COMPANY. GAS COMPANY TO RUN LINES FROM METER TO EXISTING GAS MAIN. ALL MATERIALS AND INSTALLATION ARE TO BE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND M.F.P.A. STANDARDS.
16. EXISTING WATER LINE TO BE ABANDONED PER PWSA REQUIREMENTS.
17. EXISTING SANITARY MANHOLE AND 15" SEWER TO BE ABANDONED, PER PWSA REQUIREMENTS.
18. PROPOSED CONNECTION FROM BUILDING TO STORMWATER MANAGEMENT SYSTEM. SIZE TO BE DETERMINED.
19. EXISTING PWSA WATER LINE.
20. EXISTING FIRE HYDRANT TO BE RELOCATED PER PWSA REQUIREMENTS. LOCATION TO BE DETERMINED.
21. PROPOSED ACO TRAFFIK DRAIN OR EQUAL.
22. PROPOSED ACO 18" BRIDGE DRAIN SCUPPER OR EQUAL.

## GENERAL NOTES:

A. ALL EXISTING CONDITIONS, TOPOGRAPHY, UTILITIES AND PROPERTY INFORMATION ARE TAKEN FROM A SURVEY OF LAND SITUATED IN THE CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA, BY SURVEYOR: CIVIL & ENVIRONMENTAL CONSULTANTS, INC. 333 BALDWIN ROAD, PITTSBURGH, PA. 15205. PH: 412-429-2324, 800-365-2324. FAX: 412-429-2114.

B. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING PAVED AREAS AS NECESSARY. THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS AT ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.

C. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION

D. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.

E. UTILITY LOCATIONS ARE APPROXIMATE, BASED ON LOCATION OF ABOVE GROUND APPURTENANCES, AND AS TAKEN FROM SURVEY. UNDERGROUND UTILITIES NOT SHOWN HEREIN MAY EXIST.

F. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

G. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.

H. ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SEEDED/SODDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.

I. ALL RADII INDICATED ON PLANS SHALL BE CONSTRUCTED AS CIRCULAR ARCS.

J. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND ADDITIONAL INFORMATION.

K. ALL PAVEMENT MARKINGS DEPICTING PARKING SPACES, ACCESSIBLE PARKING SPACES, BARRIER FREE SYMBOLS, ACCESS AISLES, NO PARKING SIGNAGE, RESTRICTED PARKING AREAS, DRIVE LANES, VEHICULAR DIRECTION ARROWS AND STOP BARS SHALL BE APPLIED WITH MECHANICAL EQUIPMENT AND TEMPLATES AT THE LOCATIONS AND LENGTHS SHOWN ON THE PLANS (TWO COATS ALL LOCATIONS). PAINT SHALL BE WHITE IN COLOR (UNLESS OTHERWISE SPECIFIED) AND SHALL MEET ALL APPLICABLE REQUIREMENTS OF STATE DEPARTMENT OF HIGHWAY SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED.

L. FEMA FLOOD ZONE.

## LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|---|---|---|
| EX STM | ST | STORM LINE |
| | | CATCH BASIN |
| EX W | W | WATER LINE |
| EX SAN | | SANITARY LINE |
| EX GAS | | GAS LINE |
| EX OHE | | OVERHEAD ELECTRIC |
| UE | | UNDERGROUND ELECTRIC |
| | | COMMUNICATIONS LINE |

0 10 20 30 40
SCALE: 1"=20'

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ISSUE DATES
Review Issue 2013-05-10
Bid Issue -
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Construction Issue -

Revisions

SITE PLAN/ UTILITIES

Drawn ADJ
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Date 2013-05-14

Project 212212
Sheet C-4.0

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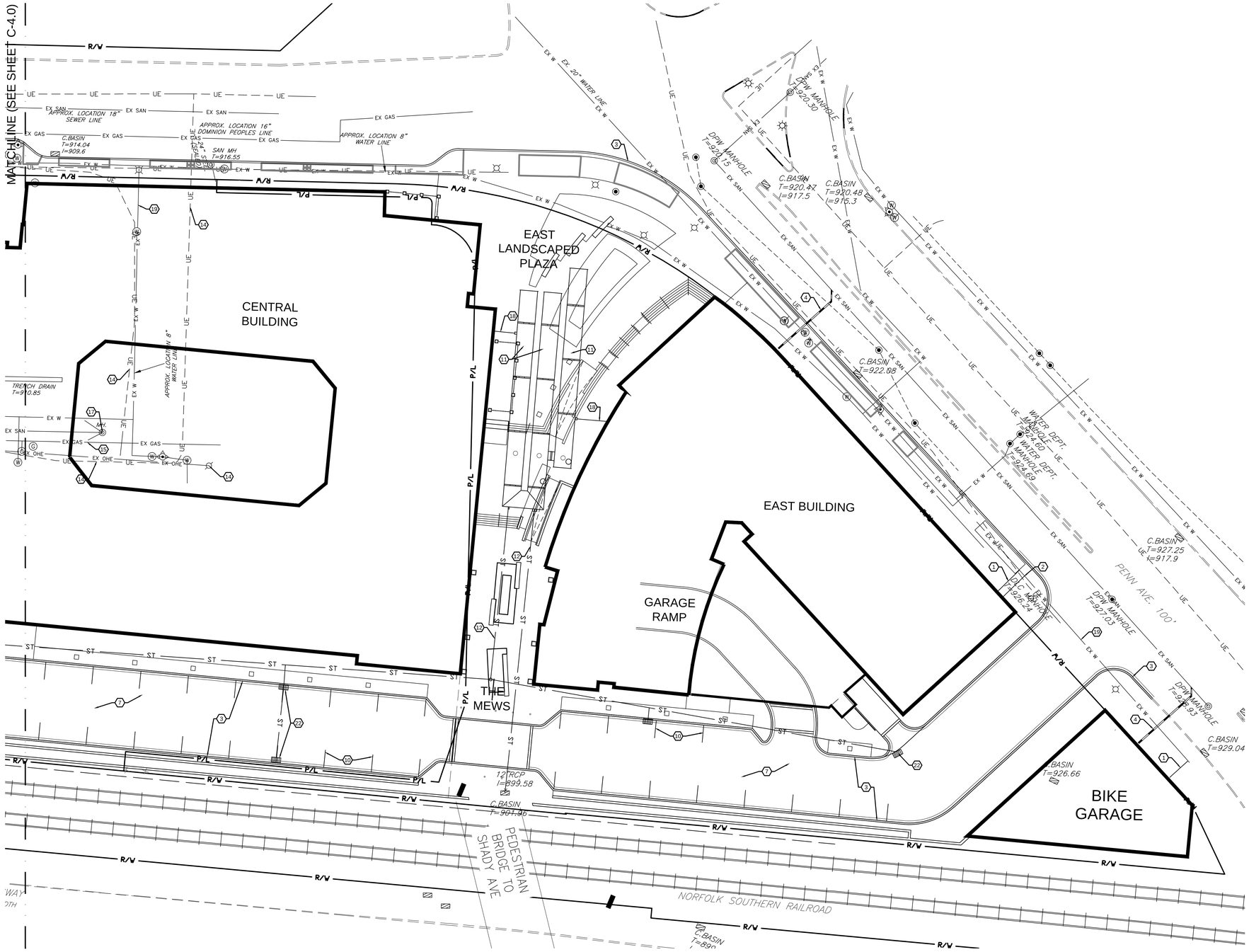


## LEGEND

- SEED/LANDSCAPE AREA, SEE LANDSCAPE PLAN
- PROPOSED CONCRETE
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED ASPHALT MILL AREA
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H. ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SEEDED/SODDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.

I. ALL RADII INDICATED ON PLANS SHALL BE CONSTRUCTED AS CIRCULAR ARCS.

J. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND ADDITIONAL INFORMATION.

K. ALL PAVEMENT MARKINGS DEPICTING PARKING SPACES, ACCESSIBLE PARKING SPACES, BARRIER FREE SYMBOLS, ACCESS AISLES, NO PARKING SIGNAGE, RESTRICTED PARKING AREAS, DRIVE LANES, VEHICULAR DIRECTION ARROWS AND STOP BARS SHALL BE APPLIED WITH MECHANICAL EQUIPMENT AND TEMPLATES AT THE LOCATIONS AND LENGTHS SHOWN ON THE PLANS (TWO COATS ALL LOCATIONS). PAINT SHALL BE WHITE IN COLOR (UNLESS OTHERWISE SPECIFIED) AND SHALL MEET ALL APPLICABLE REQUIREMENTS OF STATE DEPARTMENT OF HIGHWAY SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED.

L. FEMA FLOOD ZONE.

## LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|---|---|---|
| EX. STM | ST | STORM LINE |
| | | CATCH BASIN |
| EX W | W | WATER LINE |
| EX SAN | | - SANITARY LINE |
| EX GAS | | GAS LINE |
| EX OHE | | OVERHEAD ELECTRIC |
| UE | | UNDERGROUND ELECTRIC |
| | | COMMUNICATIONS LINE |

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ms consultants, inc.
engineers, architects, planners

Airport Office Building 4
333 Rouser Road, 2nd Floor
Coraopolis, Pennsylvania 15108
phone: 412.264.8701
fax: 412.264.2076

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Bid Issue -
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SITE PLAN/ UTILITIES

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Date 2013-05-14

Project 212212
Sheet C-4.1

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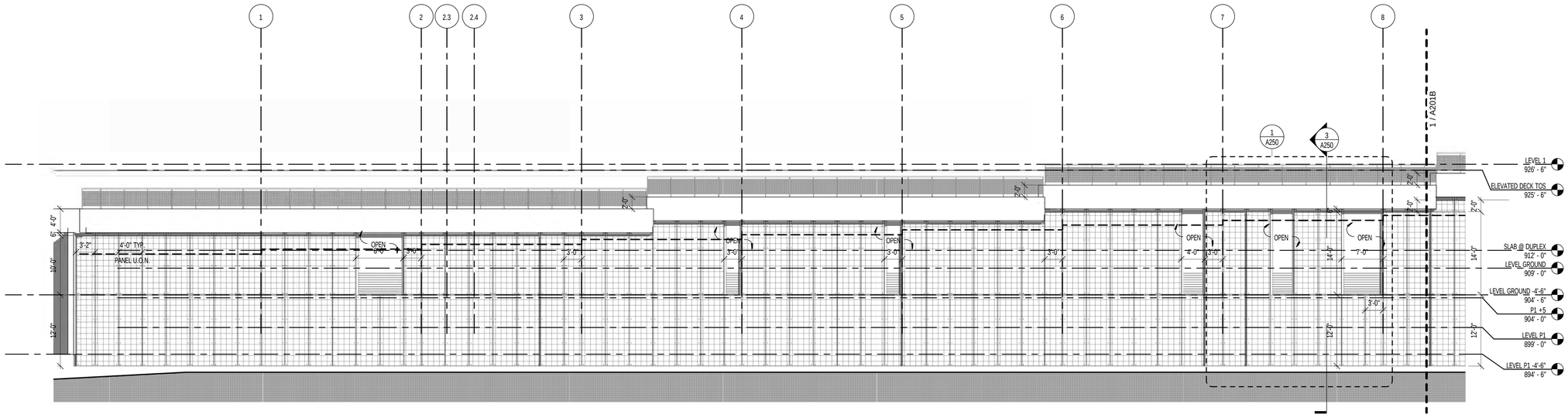


1 / A201A — SOUTH ELEVATION-SEGMENT A

1/8" = 1'-0"

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5/14/2013 4:30:14 PM


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SOUTH ELEVATION SEGMENT A

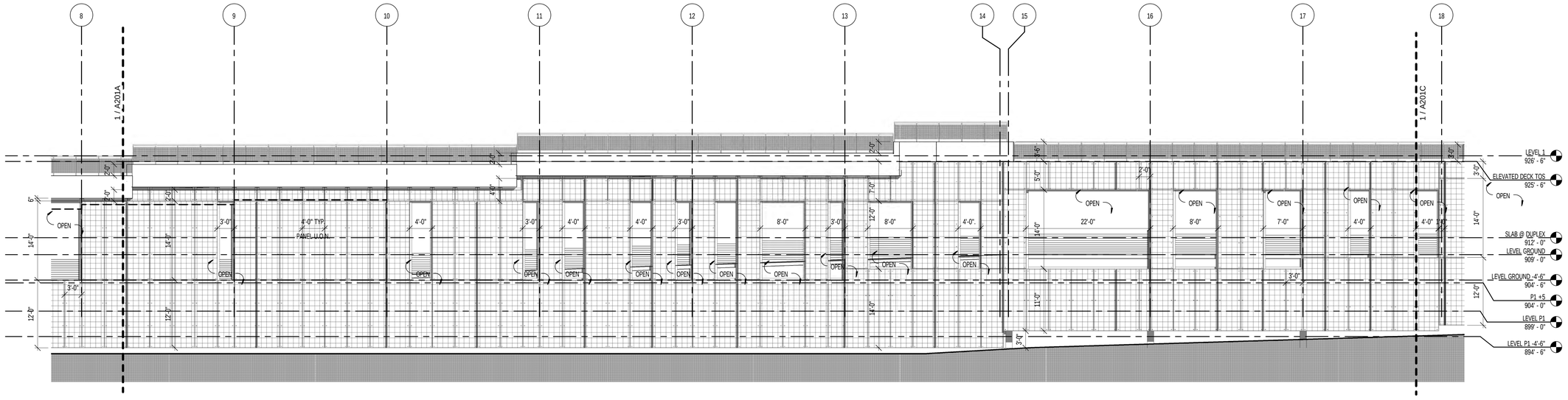
Drawn

Check

Date 2013-05-14

Project 212212

Sheet A201A




1 / A201B SOUTH ELEVATION-SEGMENT B
1/8" = 1'-0"

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SOUTH ELEVATION SEGMENT B

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Project 212212

Sheet A201B

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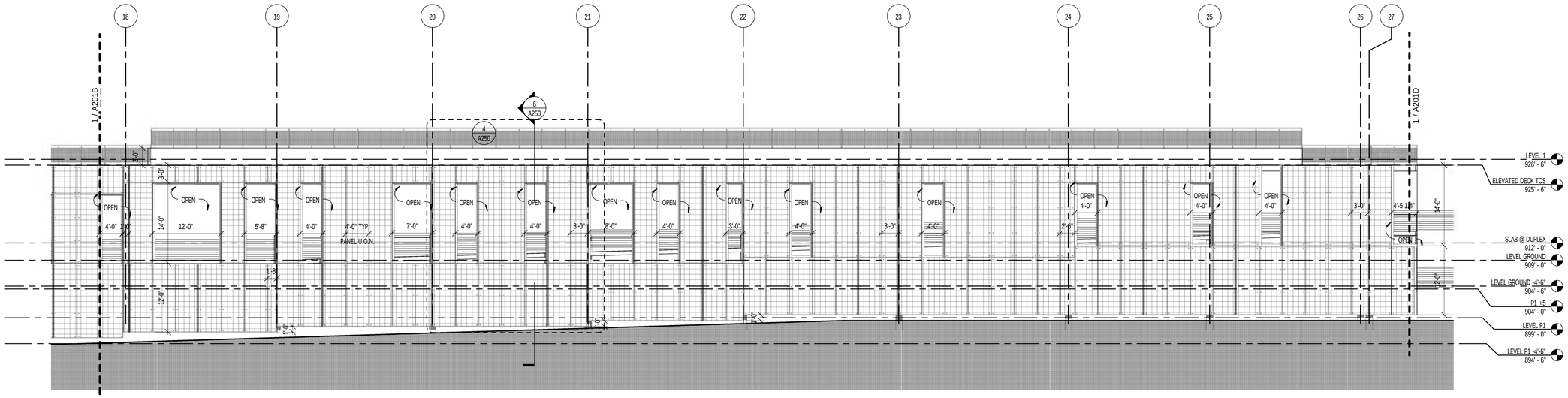


1 / A131 | A201C SOUTH ELEVATION-SEGMENT C

1/8" = 1'-0"

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SOUTH ELEVATION SEGMENT C

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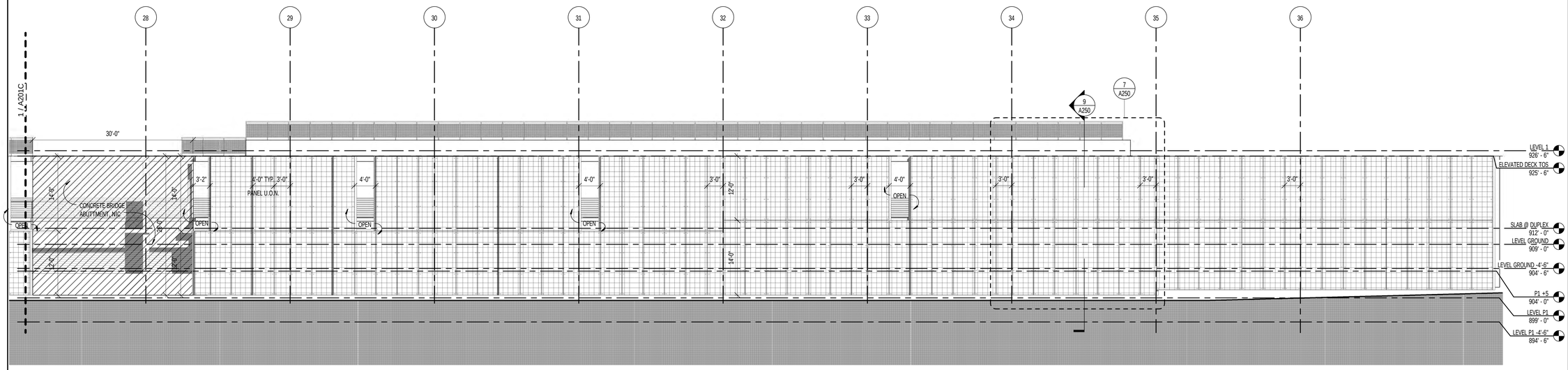
Date 2013-05-14

Project 212212

Sheet A201C




1 A133/A201D SOUTH ELEVATION-SEGMENT D

1/8" = 1'-0"

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SOUTH ELEVATION SEGMENT D

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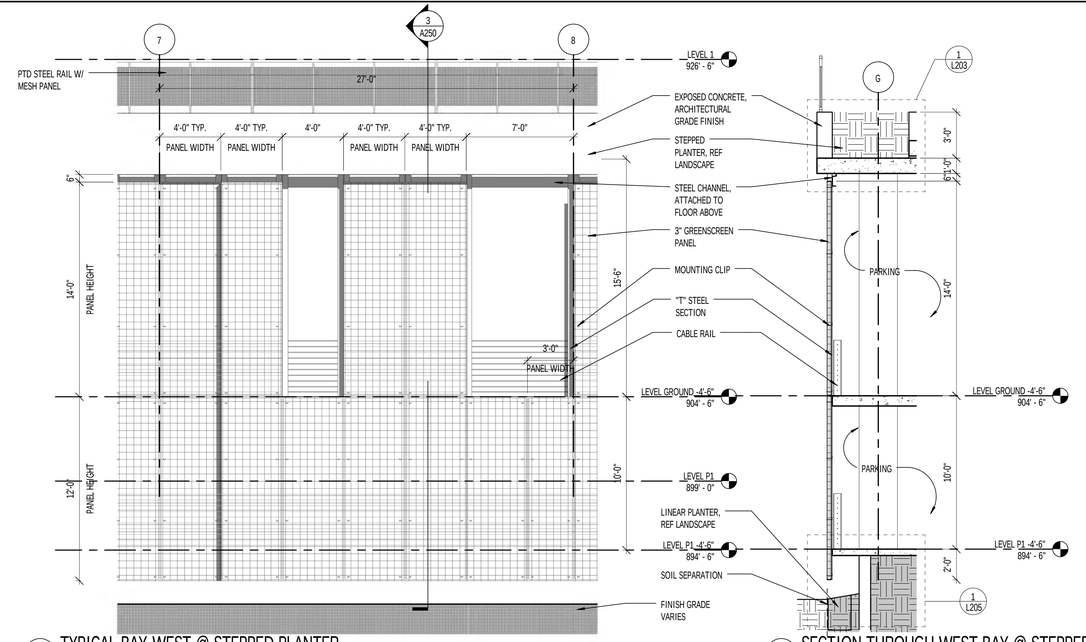
Project 212212

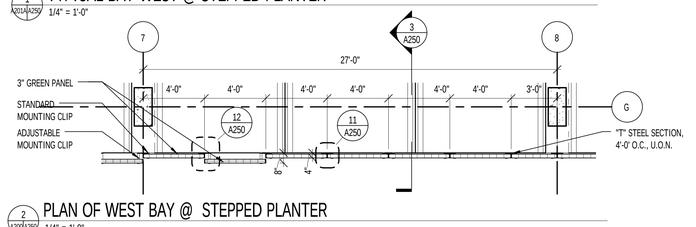
Sheet A201D



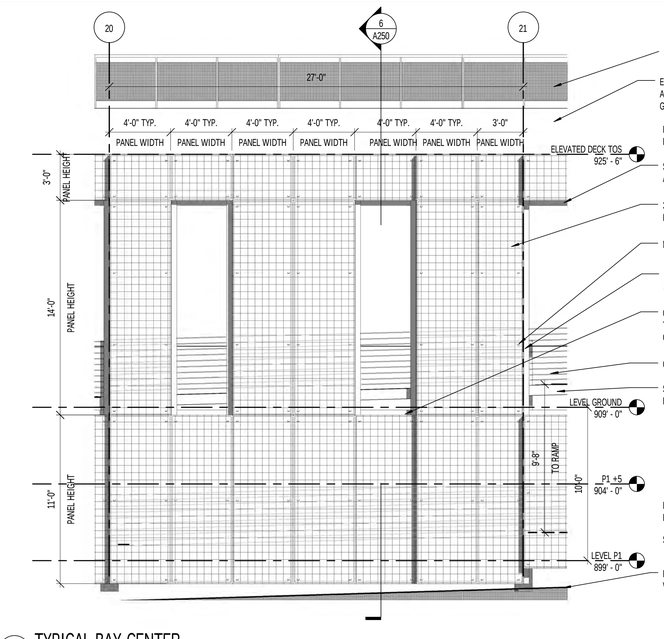

1 A201/A250 TYPICAL BAY-WEST @ STEPPED PLANTER
1/4" = 1'-0"



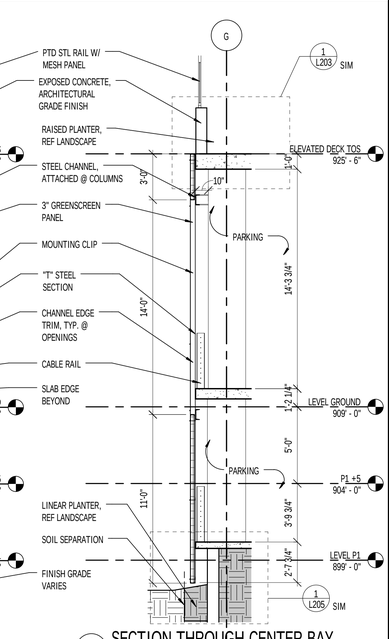

3 A201/A250 SECTION THROUGH WEST BAY @ STEPPED PLANTER
1/4" = 1'-0"



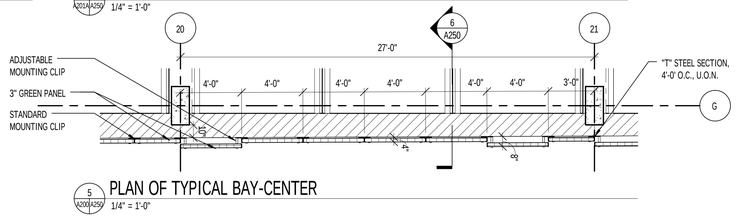

2 A200/A250 PLAN OF WEST BAY @ STEPPED PLANTER
1/4" = 1'-0"



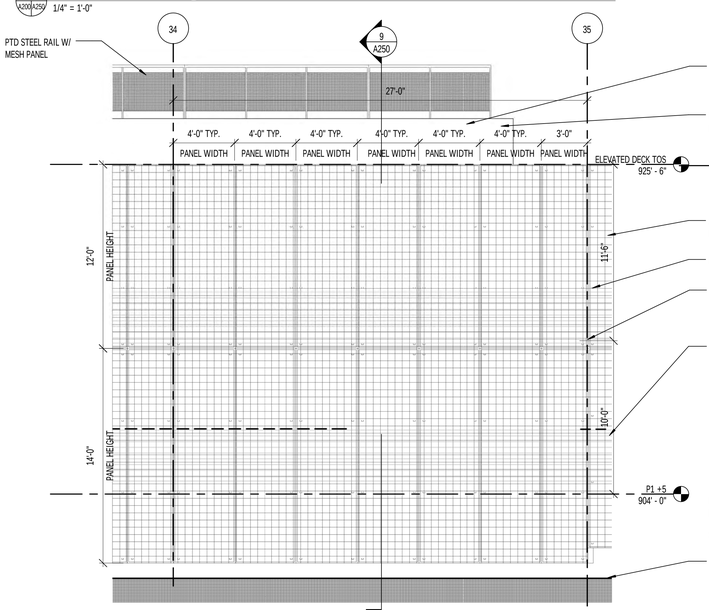

4 A201/A250 TYPICAL BAY-CENTER
1/4" = 1'-0"



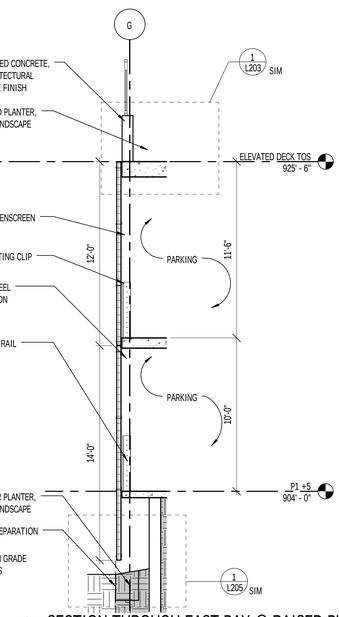

6 A201/A250 SECTION THROUGH CENTER BAY
1/4" = 1'-0"



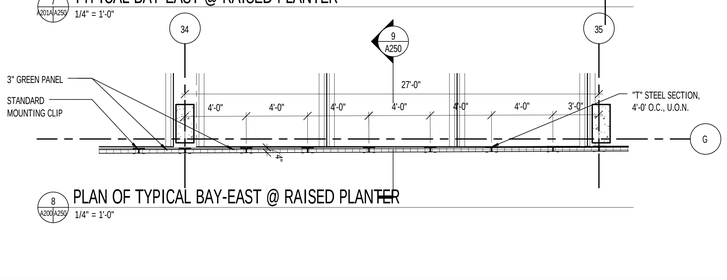

5 A200/A250 PLAN OF TYPICAL BAY-CENTER
1/4" = 1'-0"



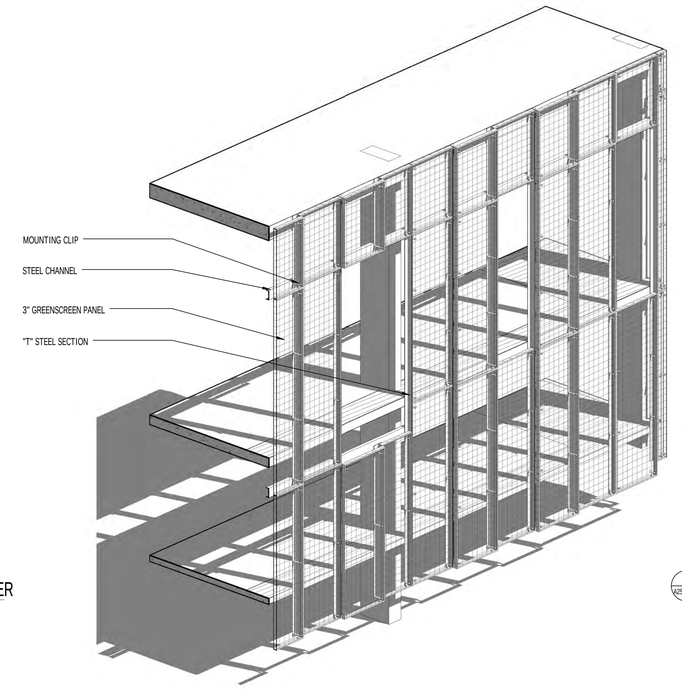

7 A201/A250 TYPICAL BAY-EAST @ RAISED PLANTER
1/4" = 1'-0"



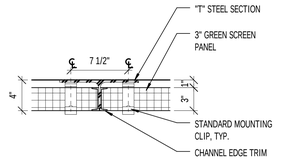

9 A201/A250 SECTION THROUGH EAST BAY @ RAISED PLANTER
1/4" = 1'-0"



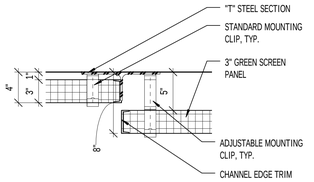

8 A200/A250 PLAN OF TYPICAL BAY-EAST @ RAISED PLANTER
1/4" = 1'-0"




10 A250 PARTIAL AXON OF SOUTH ELEVATION BAY




11 A250/A250 PLAN DTL @ TYP PANEL
1 1/2" = 1'-0"




12 A250/A250 PLAN DTL @ PANEL
1 1/2" = 1'-0"

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2013-05-14

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ENLARGED SOUTH ELEVATION & DETAILS

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Date 2013-05-14

Project 212212

Sheet A250

5/14/2013 4:31:14 PM

# EASTSIDE BIKE STATION

1/16" = 1'-0" 5.8.13

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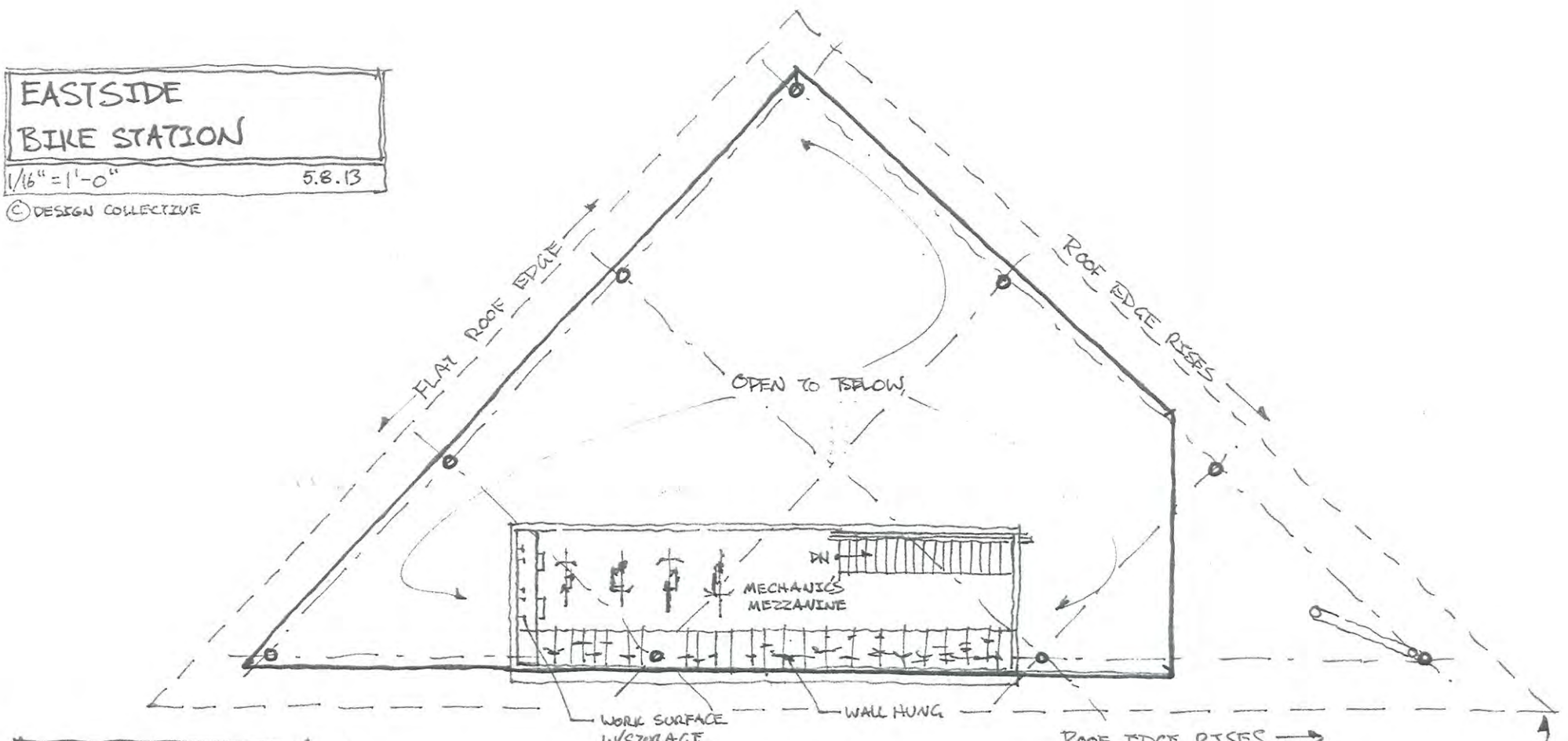
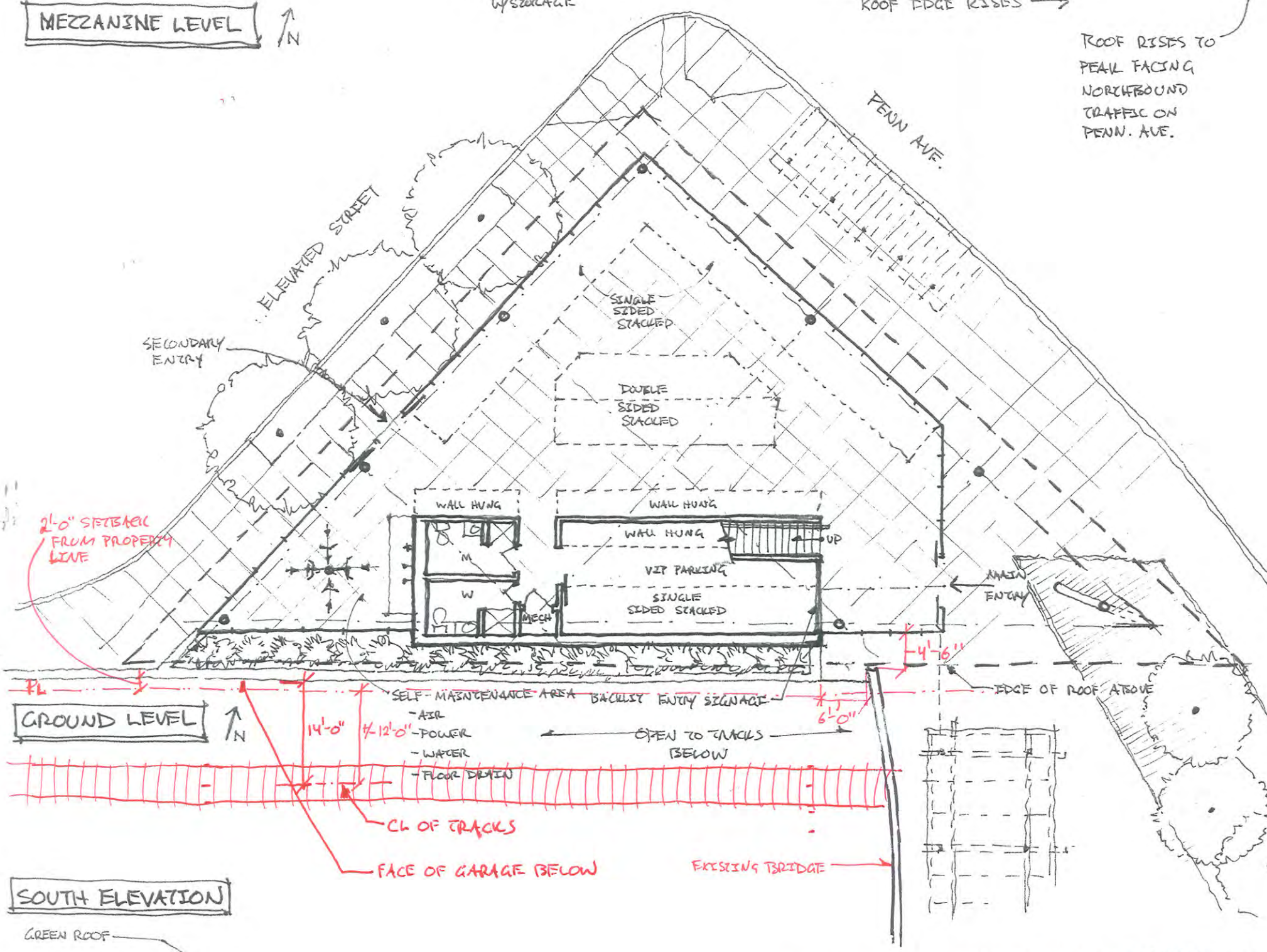
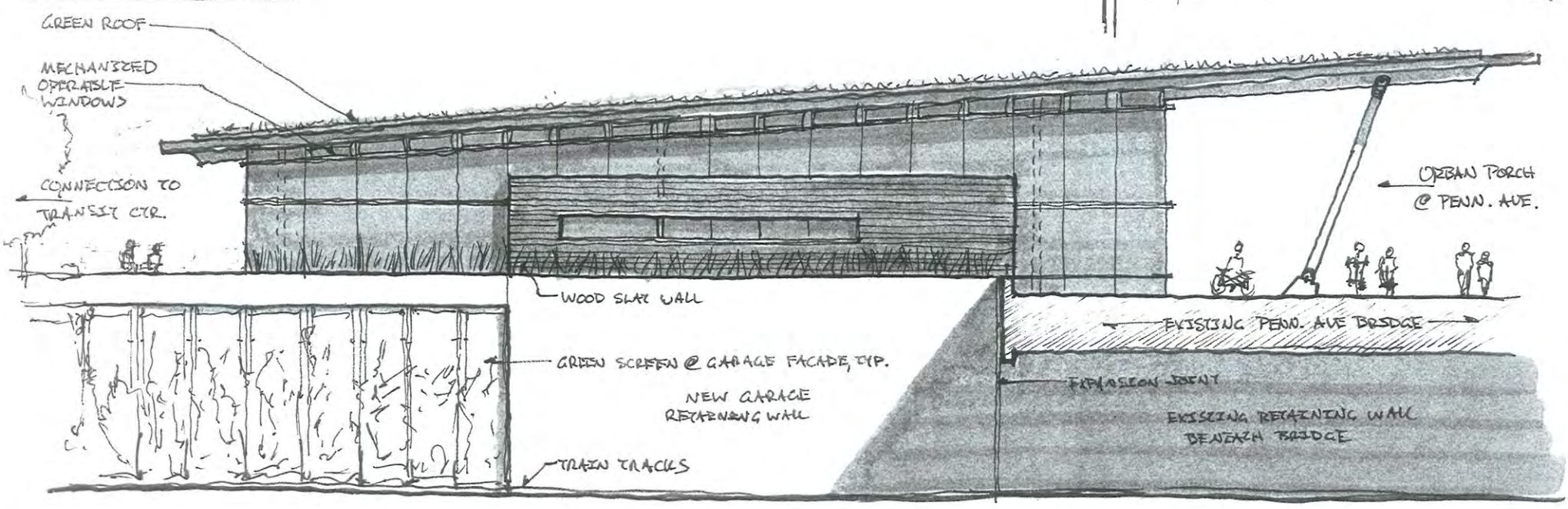
## MEZZANINE LEVEL




## GROUND LEVEL




## SOUTH ELEVATION



City of Pittsburgh

**DEPARTMENT OF CITY PLANNING**
**DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

**Office of the Zoning Administrator**

**200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219**

Date Filed: _____

*(Zoning Use Only)*

# DEVELOPMENT REVIEW APPLICATION

The Development Review Application **can be** used for the following:

- New Construction of a Primary Use Structure larger than a 2-Family Dwelling. (Including new Non-Residential Primary Use Structures);
- Any project or development that requires a Land Operations Permit;
- Any other types of work not listed under the Walk-Through and Zoning Applications.

## GENERAL INFORMATION

**1.** Property Owner Name: 121 7TH ST. ASSOCIATES LLC | Phone Number: (610) 420-0442

Address: 50 S. 16TH ST, City: PHILADELPHIA | State: PA | Zip Code: 19102

**2.** Applicant/Company Name: DESMONE + ASSOCIATES | Phone Number: (412) 683-3230

Address: 3400 BUTLER ST. City: PITTSBURGH | State: PA | Zip Code: 15201

Applicant/Contractor ID:(assigned by the City)

**3.** Development Name: 121 7TH STREET

**4.** Development Location: CULTURAL DISTRICT, DOWNTOWN PGH, BETWEEN PENN AVE + FORT DUQUESNE BLVD

**5.** Development Address: 121 7TH ST, PITTSBURGH, PA 15222

**6.** If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)

Proposed Zoning District:

Present Use of Site:
(Select from attached list) 82, 122, 124, 102

**7.** If a Certificate of Occupancy exists, the following is required:

Certificate of Occupancy#: 29623 Date Issued: 1-27-1976 Existing Use of Property: VARIES BY LEVEL/FLR

**8.** Estimated Construction: Start Date: 7/1/2013 Occupancy Date: 7/1/2014 Project Cost: $ 4.2M

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to pittsburghpa.gov/dcp/zoning/ and select the link for the City Zoning Code maintained at the Municode.com website.

**9.** Proposed Use of Site (Select from attached list): MULTI-UNIT RESIDENTIAL

**10.** Select the Type of Work:

- ☐ New Construction, New
- ☐ New Construction,
- ☐ Change in Use Only
- ☐ Renovation, Interior
- ☐ Renovation, Exterior
- ☒ Renovation, Change in Use

**11.** Describe the Development: INTERIOR RENOVATION IN LOBBY ON 1ST FLOOR, AND FLOORS 2 THRU 6 RENOVATED TO BE APARTMENTS. 8 UNITS PER FLOOR. SCOPE OF RENOVATION IS INTERIOR ONLY.

**12.** Is a Land Operations Permit needed? ☐ YES ☒ NO

(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, http://www.city.pittsburgh.pa.us/bbi/)

City of Pittsburgh

**DEPARTMENT OF CITY PLANNING**
**DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

**Office of the Zoning Administrator**

**200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219**

# DEVELOPMENT REVIEW APPLICATION

## LAND AND BUILDING INFORMATION

**13.** Proposed Number of New Structures or Building Additions: ☒ N/A

☐ Residential ☐ Commercial ☐ Recreational ☐ Industrial ☐ Institutional

**14.** Gross Floor Area:

| | | |
|---|---|---|
| Existing to be Razed: | 0 | sq ft |
| Existing to be Retained: | 17,954 | sq ft |
| Retained Area to be Renovated: | 46,992 | sq ft |
| To be Constructed: | 0 | sq ft |
| Building Footprint: | 9278 | sq ft |

**15.** Height of Structures:

| | Existing | | Proposed | |
|---|---|---|---|---|
| | Stories | Feet | Stories | Feet |
| Main Structure | BASEMENT + 6 FLRS | 80.4' | | |
| Proposed Addition/Extension | | | | |

Provide Accessory Structure Type(s) and Height(s):

N/A

**16.** Number of Dwelling Units:

Existing to Remain: 0 Proposed: 40

**17.** Lot Area: 9278 sq ft

**18.** On Site Parking: ☒ N/A

| | Existing | Proposed |
|---|---|---|
| Full (8 ½' x 19') | | |
| Compact (7 ¼' x 16') | | |
| Handicap (13 ½' x 19') | | |

Off-Street Loading Spaces: ☒ N/A

Actual:

Required:

**19.** Please check any of the following items that will be part of the proposed work: ☐ N/A

☒ Demolition ☒ HVAC (Interior) ☒ HVAC (Exterior) ☒ Electrical ☒ Fire Alarm

☒ Fire Protection/Sprinklers ☐ Deck Construction ☐ Commercial Cooking Hood ☐ Sign

**20.** Please check the following items that pertain to any work proposed on private plumbing:
(i.e. plumbing between a public sewer or water line and a building, including plumbing inside the building).

☒ Repair or Replace Existing Plumbing ☒ New Construction of Plumbing ☐ No Plumbing Work is Proposed

# DEVELOPMENT REVIEW APPLICATION

## WATER AND SEWER INFORMATION

*NOTE: The term "sewer" refers to sanitary sewers, storm sewers and combined sewers owned by the City of Pittsburgh.*

For reference in answering Items 21-24, please refer to the Pittsburgh Water and Sewer Authority's Procedures Manual for Developers (available at www.pgh2o.com).

**21.** Please indicate the number (e.g. 0, 1, 2,...) of each of the following sewer and/or water items that will be part of the work:

| | | | |
|---|---|---|---|
| — | New Water Service Connection(s) | — | Termination of Existing Water Service Tap(s) |
| 1 | New Sewer Service Connection(s) | — | Termination of Existing Sewer Service Tap(s) |

**22.** Will the proposed work change the current water consumption and sewer discharge of the building or site?

☒ YES ☐ NO

**23.** If the Development includes the construction of main sewer and/or water lines, then the Applicant is required to select a course of action with regard to ownership of those utilities:

☐ Applicant requests PWSA to accept ownership of the sewer mains and/or water lines

☐ Applicant retains private ownership of sewer mains and/or water lines

☒ Not Applicable (Development does not include construction of sewer mains and/or water lines)

**24.** If Yes to the first or second statement in Item 23, then identify the type of property where the sewer mains and/or water lines will be constructed:

☐ Public Property, Existing City Street ☐ Private Property ☒ Not Applicable

☐ Public Property, New City Street to be constructed as part of the development/project

## WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

**25.** Please select the following items that apply to the proposed work:

☐ Applicant requests to change or designate the name of a City Street.

☐ The proposed work includes a private structure (e.g. deck, porch, awning, sign, etc.) encroaching on a City dedicated right-of-way.

☐ Modification or reconstruction of City curbs.

☐ Design and construction of a new street where the Applicant will request the City to accept ownership of the street.

☐ Applicant requests the City to vacate an existing City street/sidewalk so the Applicant can use the property for private development.

☐ The proposed work will create an obstruction of traffic on City rights-of-way.

☒ The proposed work includes the excavation of a City street or sidewalk.

☐ The proposed work includes the placement of a demolition dumpster in a City right-of-way.

☐ The proposed work includes the addition, deletion and/or relocation of City street lights in a City right-of-way.

**26.** Applicant will be applying for a Visitability Tax Credit? ☐ Yes ☒ No

Applicant Signature:

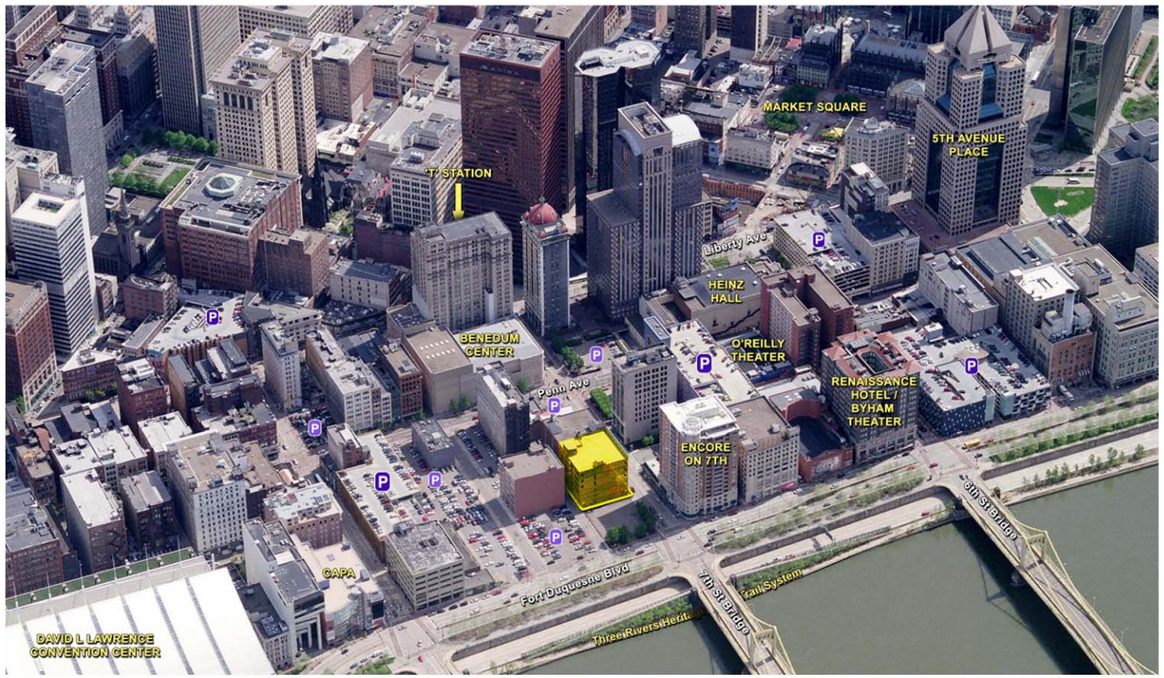
Presentation Packet for:

# City of Pittsburgh - Planning Commission

## 121 7th Street

121 7th St.

Pittsburgh, PA 15222



DESMONE & ASSOCIATES ARCHITECTS
ONE DOUGHBOY SQUARE 3400 BUTLER STREET PITTSBURGH, PENNSYLVANIA 15201
TEL: 412.683.3230 FAX: 412.683.3563
www.desmone.com admin@desmone.com

121 7th St. Associates LLC

Planning Commission Presentation For:

121 7th Street

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DATE: 06.25.2013 PROJECT #: 3496.01

**Note:**
There are no proposed alterations, renovation, additions to the site. Interior renovation only

# Site Plan

# 121 7th Street Development

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DATE: 06.25.2013

PROJECT #: 3517

**Notes:**

1. Window replacements will strictly conform to U.S. Dept of the Interior & N.P.S. standards and qualify for the historic tax credit.
2. In order to be compatible with the historic character of the building the replacement windows proposed for the facade must have an appearance that approximates that of historic wood hung windows.

E.T.R. = Existing To Remain

# West Elevation
# 7th Street

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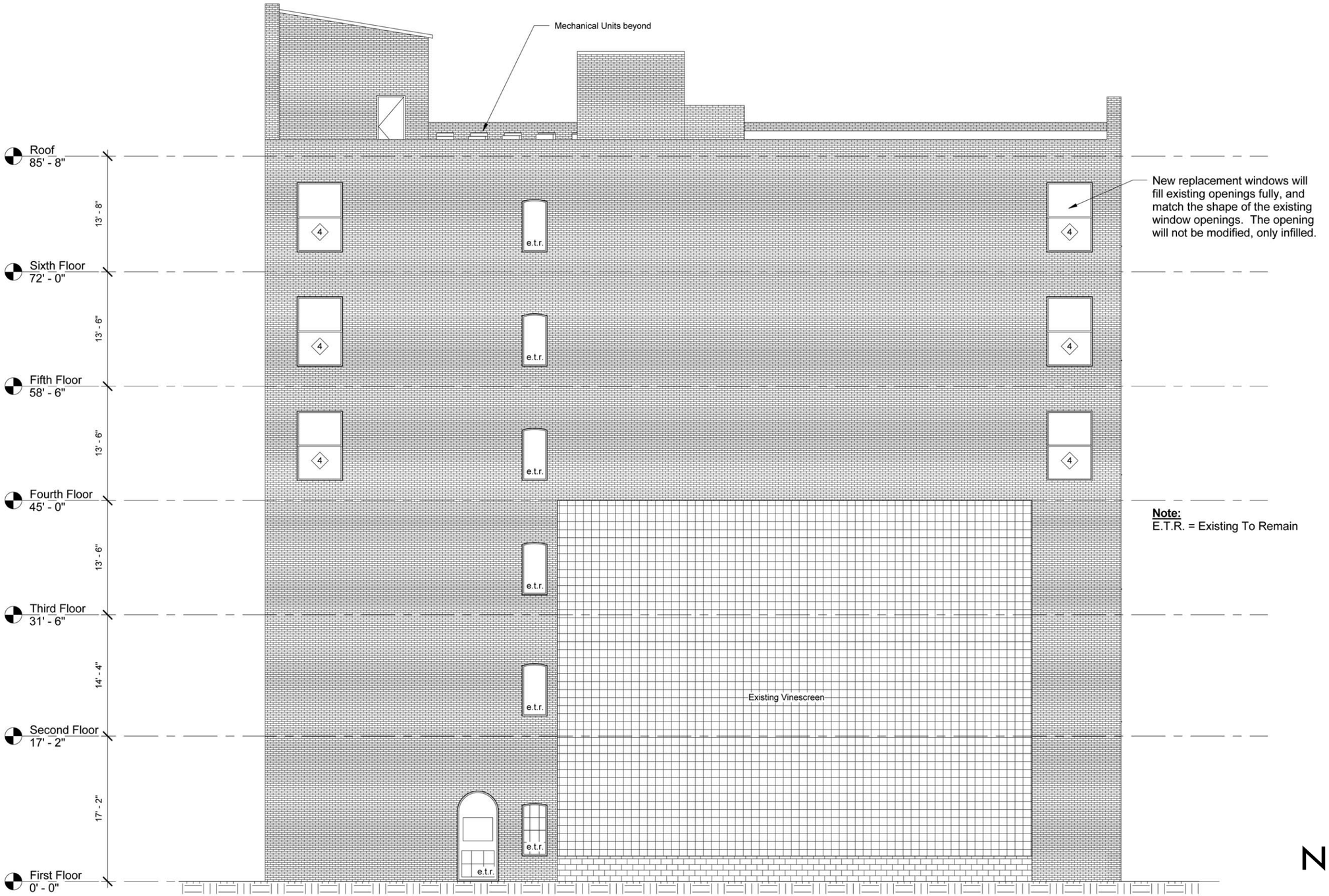


**Note:**
E.T.R. = Existing To Remain

# North Elevation
# Parking Lot

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# East Elevation
# Maddock Place

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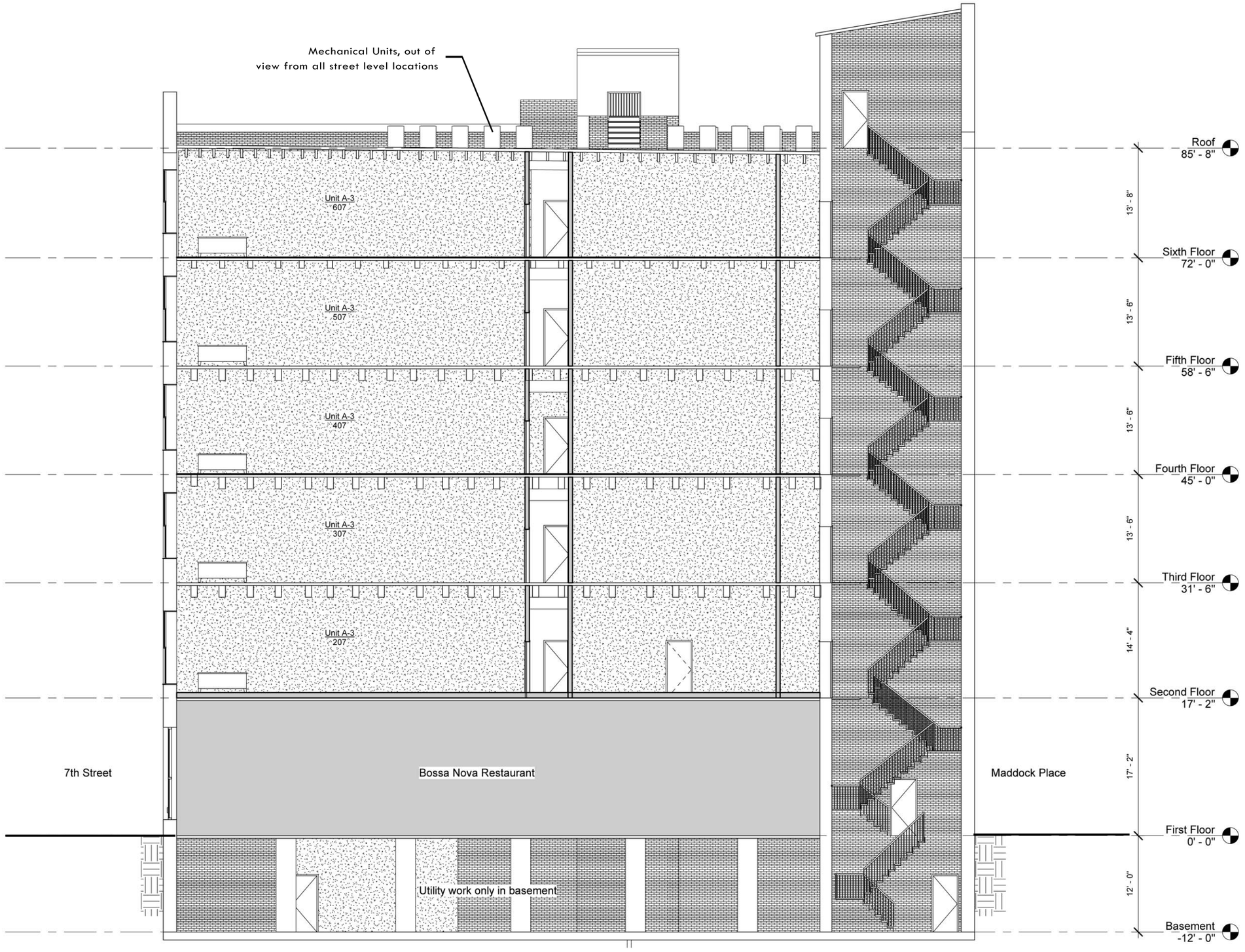


# Building Section

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# Site/Building Photos

# 7th Street

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# Site/Building Photos
# North/ Parking Lot Side

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# Site/Building Photos
# Maddock Place

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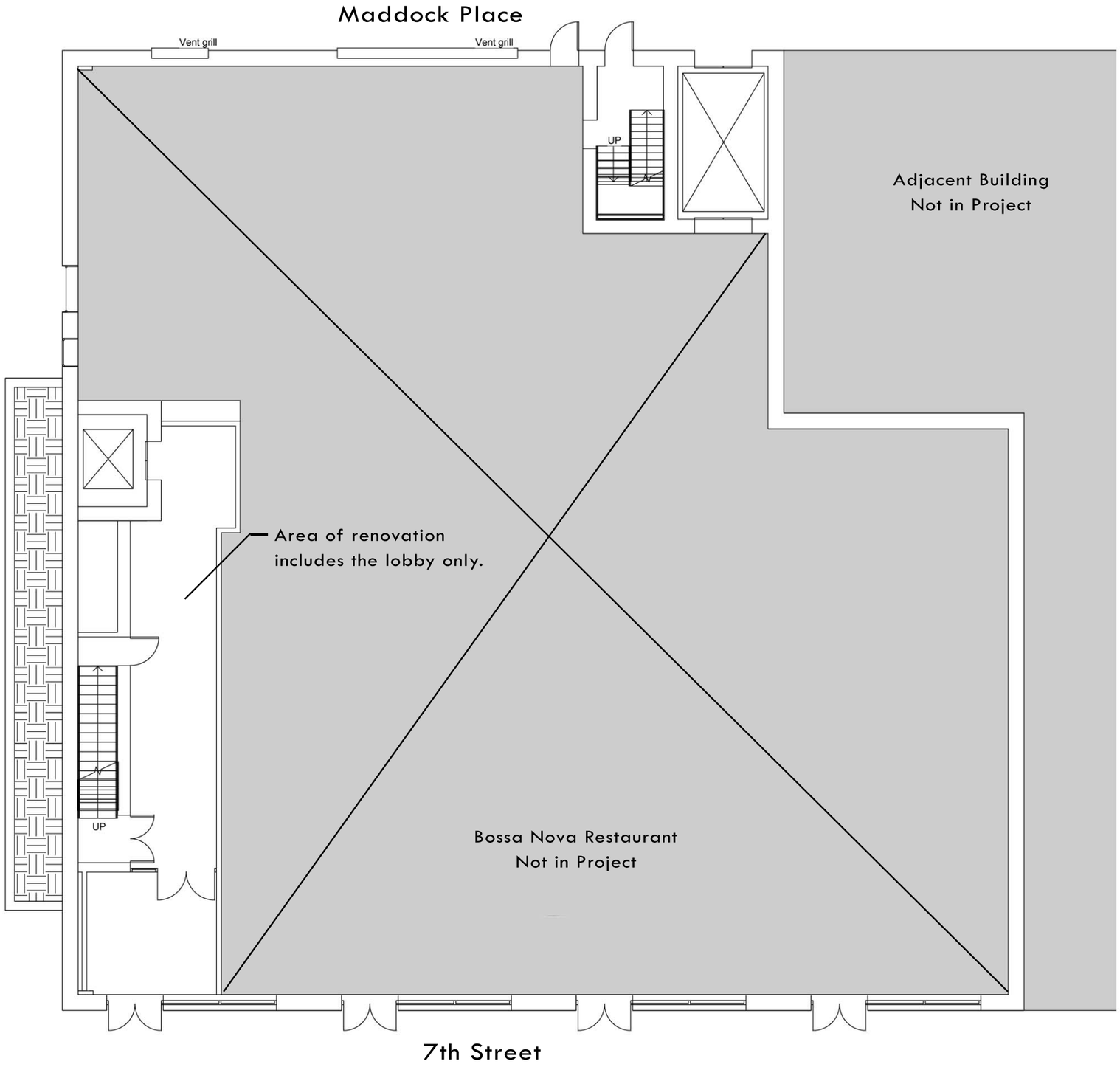


# 1st Floor Plan

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**Rentable Unit Areas:**

| | |
|---|---|
| Unit A-1 | 722 sf |
| Unit A-2 | 800 sf |
| Unit A-3 | 754 sf |
| Unit B-1 | 888 sf |
| Unit B-2 | 940 sf |
| Unit C | 813 sf |
| Unit D | 1,370 sf |
| Unit E | 577 sf |

| | |
|---|---|
| Total rentable per floor | 6,864 sf |
| Total rentable apt | 34,320 sf |

**Gross Floor Areas:**

| | |
|---|---|
| Building foorprint | 9,278 sf |
| Basement | 9,278 SF |
| Floors 1-6 | 55,668 SF |
| Total Gross SF | 64,946 SF |

**Net Area of Renovation:**

| | |
|---|---|
| Basement | none/utility work |
| 1st floor | 602 sf - lobby |
| 2nd | 7,833 sf |
| 3rd | 7,833 sf |
| 4th | 7,833 sf |
| 5th | 7,833 sf |
| 6th | 7,990 sf |

Total area of renovation 46,992 sf

# Typical Floor Plan

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CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

**Residential Permit Parking**
**Proposed Area FF Schenley Farms**

MAP KEY

Proposed

N

Feet

0 37.5 75 150

Map Updated on: May 16th, 2013
Map Prepared by: Michael Homa GIS Manager

DEPARTMENT OF CITY PLANNING
200 Ross Street, 4th Floor
Pittsburgh, PA 15219
Phone: (412) 255-2200
Fax: (412) 255-2838

©

IOWA ST

SCHENLEY

ALLEQUIPPA ST

IOWA ST

222 - 4223 PARKMAN AVE

4040 - 4305 BIGELOW BLVD

200 - 270 TENNYSON AVE

4405 - 4411 BAYARD ST.

200 - 260 LYTTON AVE

222 - 4223 PARKMAN AVE

4040 - 4305 BIGELOW BLVD

O HARA ST

RUSKIN AVE

N BELLEFIELD AVE

N DITHRIDGE ST

CHESNEY WAY

S BELLEFIEL