

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Date Filed:

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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: Duquesne University, Phone Number: (412) 396-5880

Address: 600 Fifth Ave City: Pgh State: PA Zip Code: 15219

2. Applicant/Company Name: SSM Industries Phone Number: (412) 771-3400

Address: 3401 Grand Ave City: Pgh State: PA Zip Code: 15225

Applicant/Contractor ID:(assigned by the City)

3. Development Name: Duquesne University, Libermann Hall

4. Development Location: 600 Fifth Ave Pgh PA 15219

5. Development Address: 600 Fifth Ave Pgh PA 15219

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#: _____ Date Issued: _____ Existing Use of Property: _____

8. Estimated Construction: Start Date: 7/15/13 Occupancy Date: 11/25/13 Project Cost: \$ 125,000

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): S2

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:
ADD three (3) New Roof top units to upgrade the Life Safety stair Pressurization system.

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/>)

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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: NA sq ft
 Existing to be Retained: _____ sq ft
 Retained Area to be Renovated: _____ sq ft
 To be Constructed: _____ sq ft
 Building Footprint: _____ sq ft

15. Height of Structures:

| | Existing | | Proposed | |
|-----------------------------|----------|------------|----------|------|
| | Stories | Feet | Stories | Feet |
| Main Structure | <u>8</u> | <u>120</u> | | |
| Proposed Addition/Extension | | | | |

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

| | | | |
|-------------------------|-----------------|----------------|----------------|
| <u>Rtu-3 High Roof</u> | <u>175" (L)</u> | <u>80" (W)</u> | <u>60" (H)</u> |
| <u>Rtu-2 Lower Roof</u> | <u>139" (L)</u> | <u>48" (W)</u> | <u>50" (H)</u> |
| <u>Rtu-1 Lower Roof</u> | <u>139" (L)</u> | <u>48" (W)</u> | <u>50" (H)</u> |

16. Number of Dwelling Units:
 Existing to Remain: _____ Proposed: _____

17. Lot Area: _____ sq ft

18. On Site Parking: N/A

| | Existing | Proposed |
|--------------------------|----------|----------|
| Full (8 1/2' x 19') | _____ | _____ |
| Compact (7 1/4' x 16') | _____ | _____ |
| Handicap (13 1/2' 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

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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:

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



PROJECT INFORMATION

Address where Work will Occur: **600 Fifth Ave** Building Permit #: **13-B-00556**
 Location of Work (e.g., floor, level): **1st thru 8th & Roof** Estimated Cost of Work: **\$125,000**
 Estimated Start Date: **7/15/13** Completion Date: **11/25/13**

PROPERTY OWNER INFORMATION

Property Owner Name: **Duquesne University** Phone Number: **(412) 386-5880**
 Address: **600 Fifth Ave** City: **Pgh** State: **PA** Zip: **15219**

HVAC UNIT DESCRIPTION AND QUANTITIES

| ITEMS INSTALLED | QUANTITY | |
|--|---------------------|-------------|
| | NEW | REPLACEMENT |
| FURNACES | | |
| A/C UNITS | | |
| HEAT PUMPS | | |
| FAN UNITS/FAN COIL UNITS | | |
| OTHER MECHANICAL AND DUCT SYSTEMS (LIST BELOW) | | |
| Roof Top Units | | |
| RTU-1 | 1 | |
| RTU-2 | 1 | |
| RTU-3 | 1 | |
| Total Cost (Materials and Labor) for Mechanical Installation: | \$ 125,000.- | |

FEE SCHEDULE

Up to \$1,000 of Total Installation Cost **\$66.00**
 FOR EACH ADDITIONAL \$1,000 UP TO \$1,000,000 ADD **\$10**
 FOR EACH ADDITIONAL \$1,000 OVER \$1,000,000 ADD **\$4**
 Microfilm Fee - PER SHEET (ONE SET): **\$3**
 Occupancy Fee for Zoning approval of outside unit **\$40**
 SETF MANDATORY FEE (Include once per permit) **\$4.00**
 WORK STARTED PRIOR TO PERMIT PENALTY **\$160**
TOTAL OF ALL FEES (Make Check or Money Order Payable to Treasurer, City of Pittsburgh)
\$ 1350.-

LICENSEE INFORMATION

HVAC Licensee Name: **Bob Birch** Company Name: **SSM INDUSTRIES, INC.**
 Address: **3401 Grand Ave** City: **Pgh** State: **PA** Zip: **15225**
 HVAC Licensee No.: **HTV01834** Phone Number: **(412) 771-3400**

HVAC Licensee ORIGINAL Signature (IN INK): **Bob Birch**

Date: **11/1/13**

BUREAU OF BUILDING INSPECTION
 200 ROSS STREET, ROOM 320
 PITTSBURGH, PA 15219

2013

HVAC PERMIT APPLICATION
 USE FOR COMMERCIAL OR MULTI-FAMILY (3 OR MORE DWELLINGS)

If a Certificate of Occupancy exists for the HVAC Unit(s), then the following is required:

Certificate of Occupancy#: _____ Date Issued: _____ Existing Occupancy Description: _____

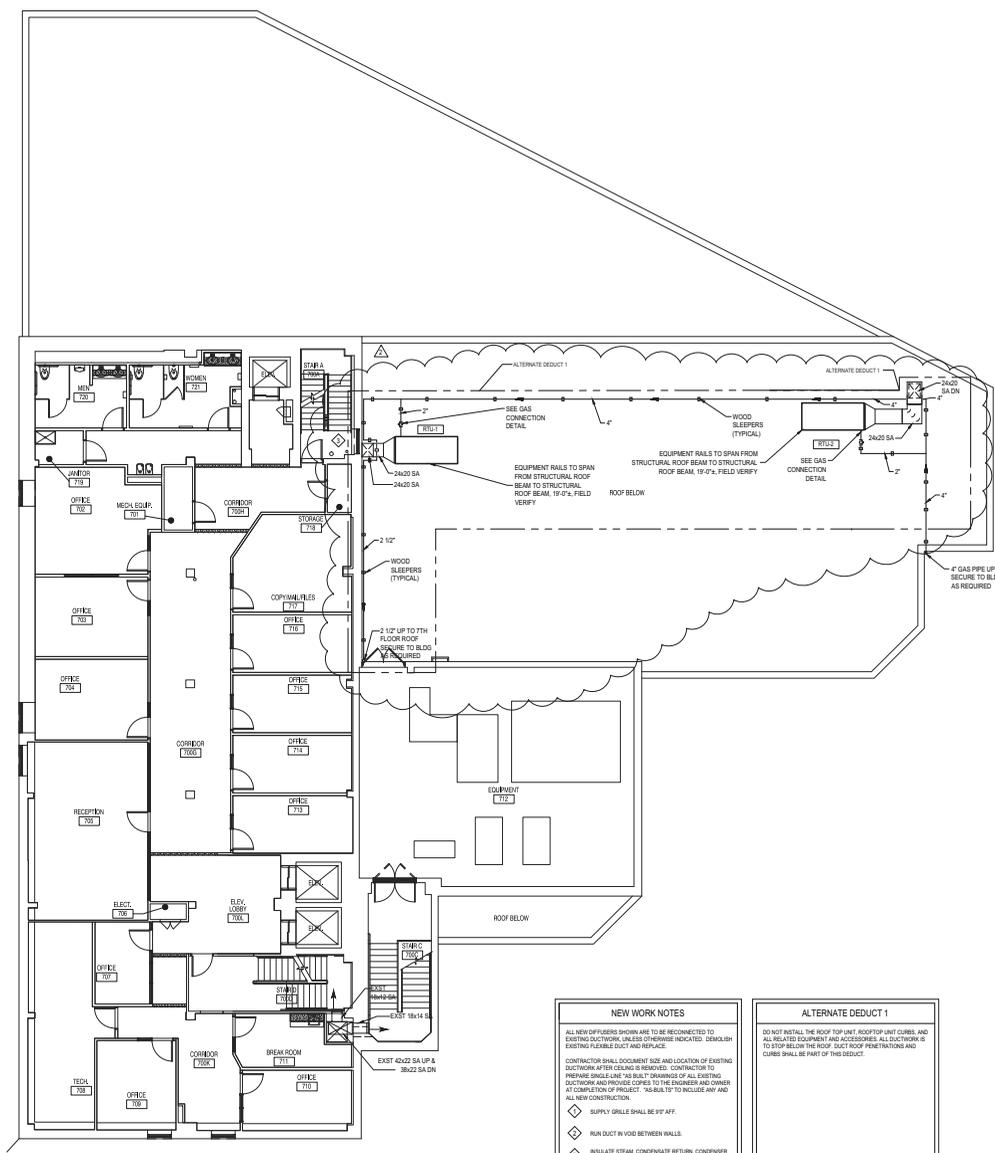
HVAC DIMENSIONAL INFORMATION

↑ Complete this section only if HVAC Unit(s) located outside of the building. ↑

| Type (furnace, A/C) | Location (ground, roof, etc.) | Height (Stories) | Height (Feet) | Length (Feet) | Width (Feet) |
|------------------------|----------------------------------|---------------------|------------------|---------------|--------------|
| | | 8 | 110' | | |
| RTU-3 | High Roof | | 60" | 175" | 80" |
| RTU-2 | Lower Roof | | 50" | 139" | 48" |
| RTU-1 | Lower Roof | | 50" | 139" | 48" |

If unit(s) is/are located outside of the building, then attach a Plot Plan to this Application and submit to Zoning Office.

A separate \$25 filing fee will be assessed at the Zoning Department if an Occupancy is required.
 (Make Check or Money Order Payable to Treasurer, City of Pittsburgh)



1 MECHANICAL NEW WORK 7th FLOOR PLAN
 SCALE: 1/8" = 1'-0"

NEW WORK NOTES

ALL NEW OFFISERS SHOWN ARE TO BE RECONNECTED TO EXISTING DUCTWORK UNLESS OTHERWISE INDICATED. DEMOLISH EXISTING FLEXIBLE DUCT AND REPLACE.

CONTRACTOR SHALL DOCUMENT SIZE AND LOCATION OF EXISTING DUCTWORK AFTER DEMOLITION. CONTRACTOR SHALL PRESERVE EXISTING 18" BUILT UP BRASS OF ALL EXISTING DUCTWORK AND PROVIDE COPIES TO THE ENGINEER AND OWNER AT COMPLETION OF PROJECT. NO BUILTS TO INCLUDE ANY AND ALL NEW CONSTRUCTION.

- ◆ SUPPLY GRILLE SHALL BE 9" AFF.
- ◆ RUN DUCT IN VOID BETWEEN WALLS.
- ◆ INSULATE STEAM CONDENSATE RETURN CONDENSER WATER SUPPLY AND RETURN LINE IN STAIRWELL.
- ◆ REMOVE EXISTING DUCT TO MAKE NEW DUCT SHARP FOR STAIRWELL PENETRATION. SEE DETAIL FOR CONDENSATE ROOF PENETRATION.
- ◆ DEMOLISH EXISTING CONCRETE BLOCK FOR INSTALLATION OF NEW STAIRWELL PRESERVATION DUCT. DUCT SHALL BE INSTALLED FROM THE STAIRWELL SIDE OF SHaft.
- ◆ PROVIDE HORIZONTAL FIRE DAMPERS AT PENETRATION OF THE 3RD FLOOR AND THE 1ST FLOOR MEZANINE ROOF.
- ◆ SEE DETAIL 1 ON THIS DRAWING FOR DUCTWORK AND FIRE DAMPER INSTALLATION.

ALTERNATE DUCT 1

DO NOT INSTALL THE ROOF JOINT, ROOF JOINT CURBS, AND ALL RELATED EQUIPMENT AND ACCESSORIES ALL DUCTWORK IS TO STOP BELOW THE ROOF. SUCT ROOF PENETRATIONS AND CURBS SHALL BE PART OF THIS DUCT.

**LIBERMANN HALL LIFE SAFETY IMPROVEMENTS
 PHASE 2
 600 FIFTH AVENUE
 PITTSBURGH, PA 15219
 DU PROJECT NO.: 912100_11**

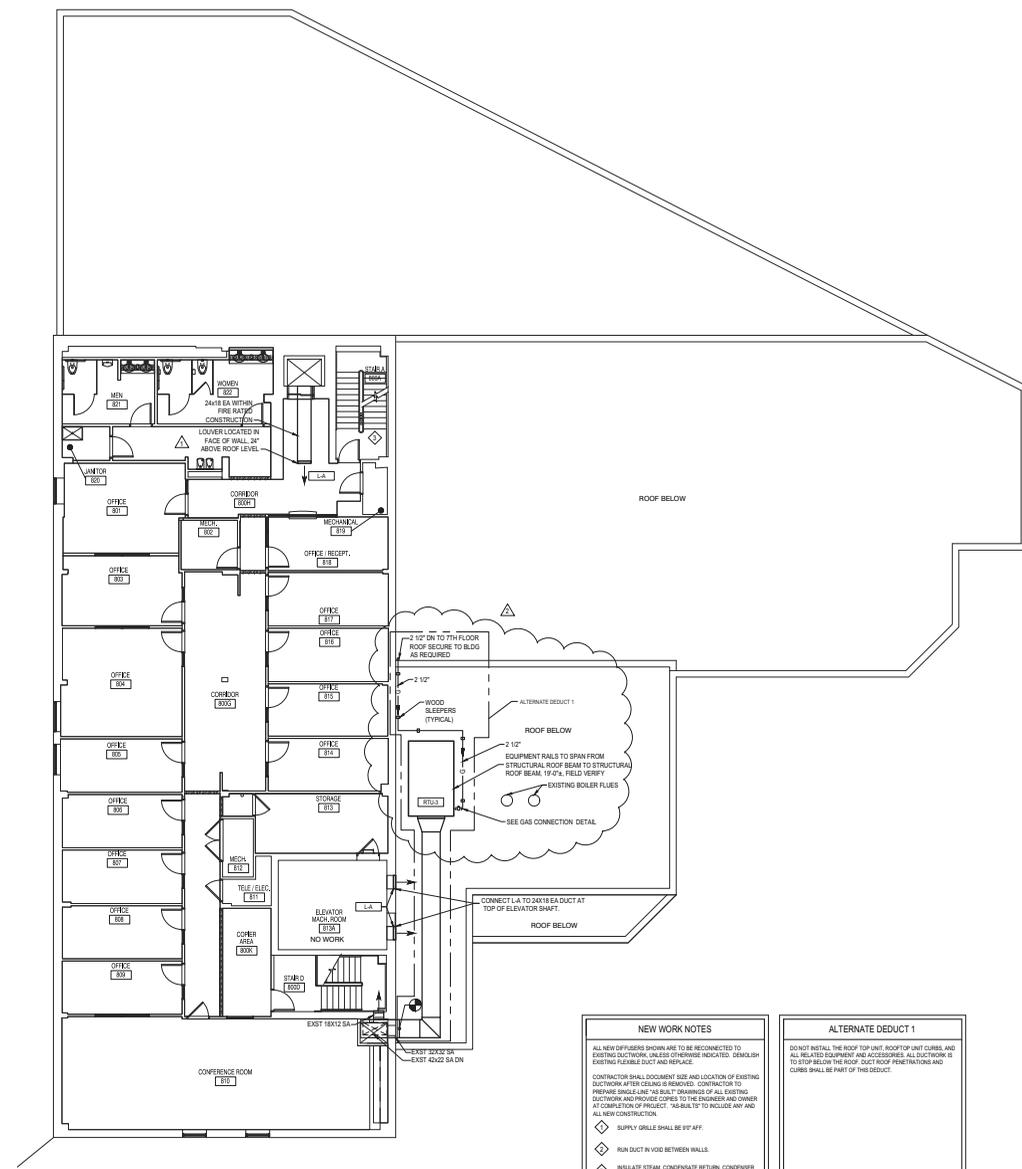
| NO. | DATE | DESCRIPTION |
|-----|---------|----------------|
| 1 | 3/15/13 | ADDENDUM NO. 1 |
| 2 | 8/28/13 | RFI 22823 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

ISSUE DATE: 02-22-2015
 SCALE: AS NOTED
 PROJECT NO: 12-127
 DESIGN: RMD CHECK: MSW
 ENG: RMD PM: PM

**MECHANICAL
 7th FLOOR
 NEW WORK &
 DEMO PLANS**



M-120



1 MECHANICAL NEW WORK 8th FLOOR PLAN
 SCALE: 1/8" = 1'-0"

NEW WORK NOTES

ALL NEW OFFENSES SHOWN ARE TO BE RECONNECTED TO EXISTING DUCTWORK UNLESS OTHERWISE INDICATED. DEMOLISH EXISTING FLEXIBLE DUCT AND REPLACE.

CONTRACTOR SHALL DOCUMENT SIZE AND LOCATION OF EXISTING DUCTWORK AFTER CLEANUP IS COMPLETED. CONTRACTOR SHALL PROVIDE SERIALS OF ALL EXISTING DUCTWORK AND PROVIDE COPIES TO THE ENGINEER AND OWNER AT COMPLETION OF PROJECT. "NO-BUILTS" TO INCLUDE ANY AND ALL NEW CONSTRUCTION.

- ◆ SUPPLY GRILLE SHALL BE 9" AFF.
- ◆ RUN DUCT IN VOID BETWEEN WALLS.
- ◆ INSULATE STEAM CONDENSATE RETURN CONDENSER WATER SUPPLY AND RETURN LINE IN STAIRWELL.
- ◆ REMOVE EXISTING DUCT TO ALLOW NEW DUCT SHAPY FOR STAIRWELL PRESSURIZATION. SEE DETAIL FOR CONDENSATE PENETRATION.
- ◆ DEMOLISH EXISTING CONCRETE BLOCK FOR INSTALLATION OF NEW STAIRWELL PRESSURIZATION DUCT. DUCT SHALL BE INSTALLED FROM THE STAIRWELL SIDE OF SHAFT.
- ◆ PROVIDE MINORITIAL FIRE DAMPERS AT PENETRATION OF THE 8th FLOOR AND THE 1ST FLOOR MEZANINE ROOF.
- ◆ SEE DETAIL 1 ON THIS DRAWING FOR DUCTWORK AND FIRE DAMPER INSTALLATION.

ALTERNATE DUCT 1

DO NOT INSTALL THE ROOF JOINT, ROOFTOP UNIT CURBS, AND ALL RELATED EQUIPMENT AND ACCESSORIES. ALL DUCTWORK IS TO STOP BELOW THE ROOF. SUCT ROOF PENETRATIONS AND CURBS SHALL BE PART OF THIS DUCT.

**LIBERMANN HALL LIFE SAFETY IMPROVEMENTS
 PHASE 2
 600 FIFTH AVENUE
 PITTSBURGH, PA 15219
 DU PROJECT NO.: 912100.11**

| REVISION | |
|-----------|---------------|
| NO. | DESCRIPTION |
| △ 8/26/13 | ELEVATOR VENT |
| △ 8/28/13 | RFI 122823 |
| | |
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| | |
|--------------|------------------|
| ISSUE DATE: | 02-22-2013 |
| SCALE: | AS NOTED |
| PROJECT NO.: | 12-127 |
| DESIGN: | RMD / CHECK: MSW |
| ENG: | RMD / IN: PM |

SHEET TITLE
**MECHANICAL
 8th FLOOR
 NEW WORK &
 DEMO PLANS**

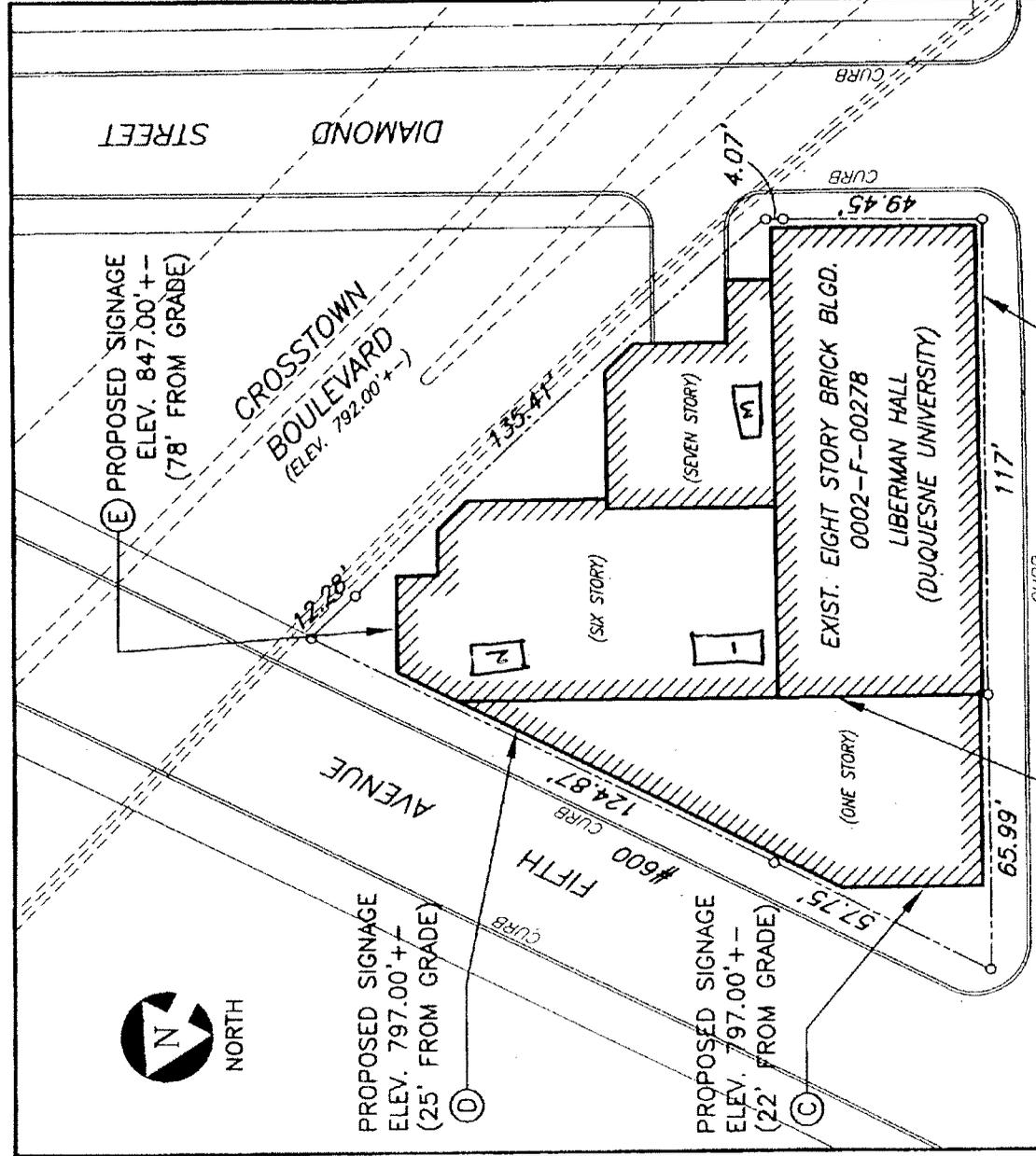


M-121

07/20/13 11:58:09 AM E:\LH\LLC\Project Files\201302-127\Documents\Libermann Hall Life Safety Phase 2 - Demographic\12-127.dwg



NORTH



PROPOSED SIGNAGE (B)
ELEV. 886.00' +-
(114' FROM GRADE)

PROPOSED SIGNAGE (A)
ELEV. 870.00' +-
(103' FROM GRADE)

(A) BLDG. GRADE ELEV. 767.00'
BLDG. ROOF ELEV. 877.00'
BLDG. HT. FROM GRADE 110.00'

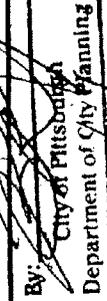
(B) BLDG. GRADE ELEV. 772.00'
BLDG. ROOF ELEV. 892.00'
BLDG. HT. FROM GRADE 120.00'

(C) BLDG. GRADE ELEV. 775.00'
BLDG. ROOF ELEV. 802.00'
BLDG. HT. FROM GRADE 27.00'

(D) BLDG. GRADE ELEV. 772.00'
BLDG. ROOF ELEV. 802.00'
BLDG. HT. FROM GRADE 30.00'

(E) BLDG. GRADE ELEV. 769.00'
BLDG. ROOF ELEV. 854.00'
BLDG. HT. FROM GRADE 85.00'

APPROVED FOR ZONING

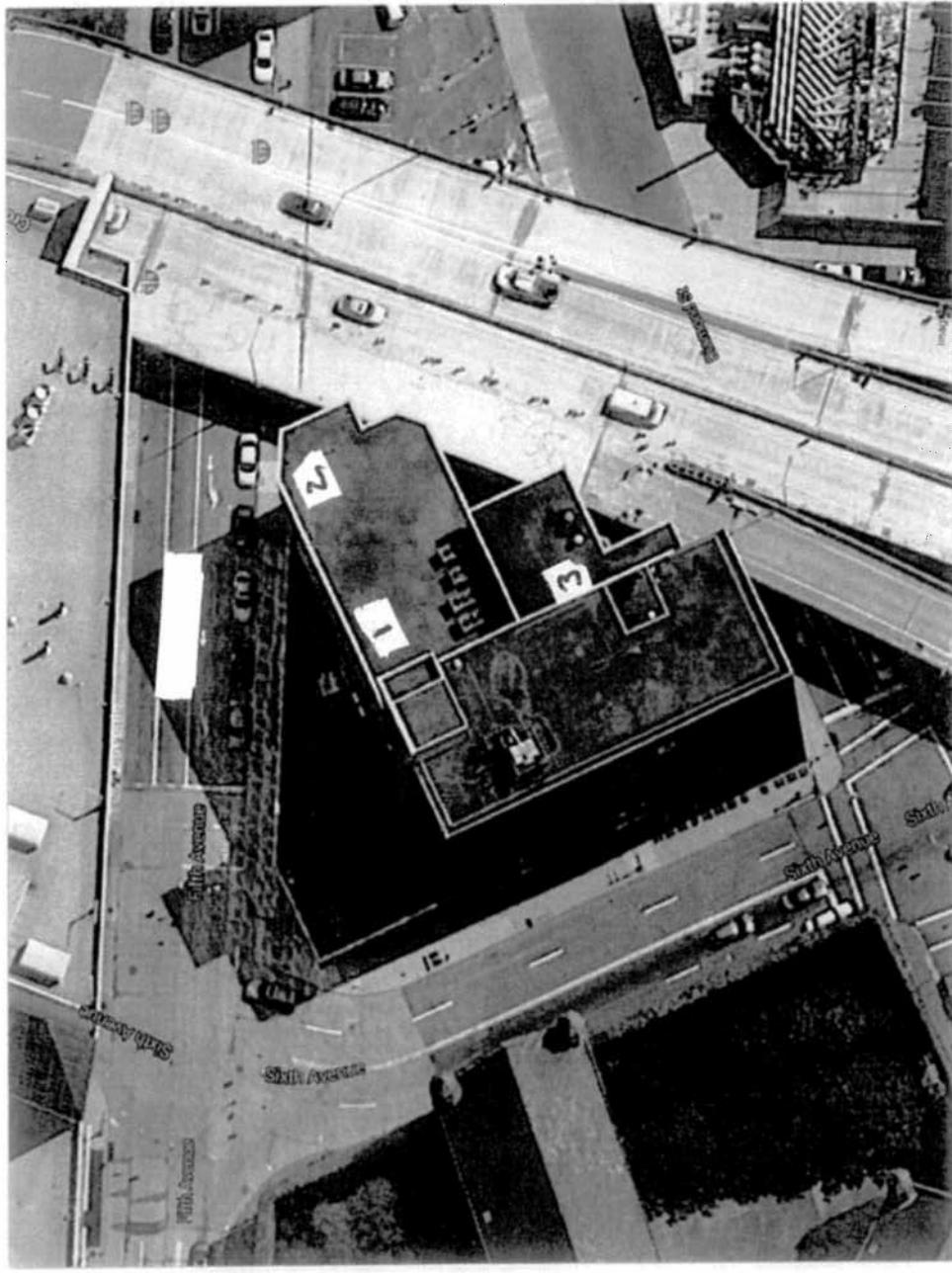
By: 
City of Pittsburgh
Department of City Planning

PLOT PLAN OF DUQUESNE UNIVERSITY

11/9/10

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



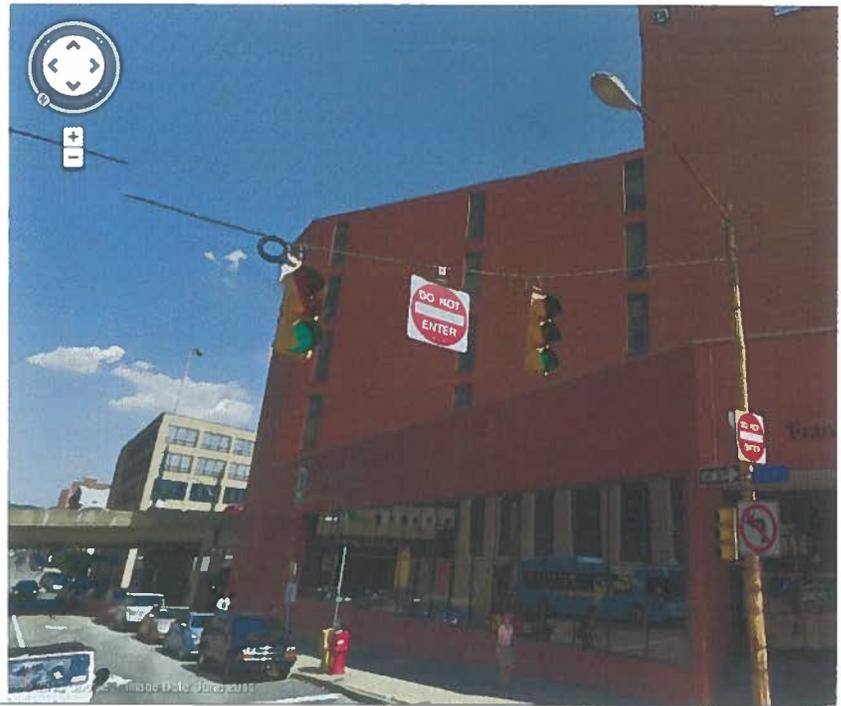


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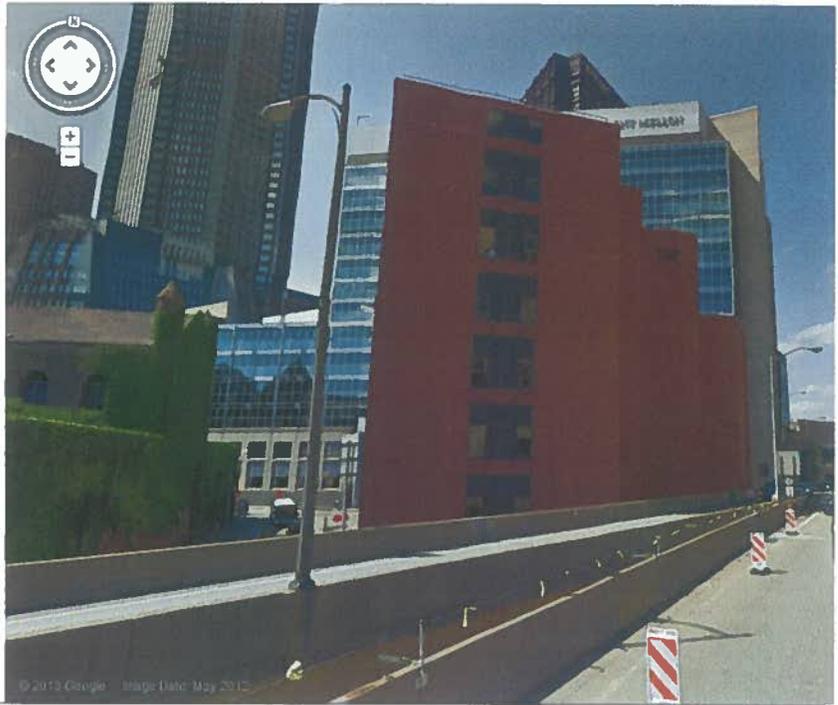


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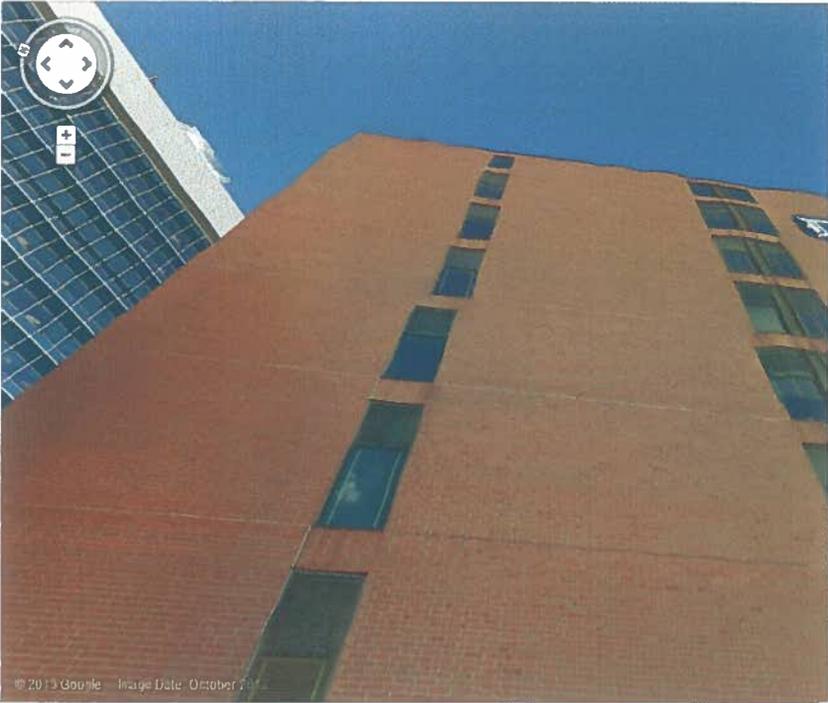


To see all the details that are visible on the screen, use the "Print" link next to the map.





To see all the details that are visible on the screen, use the "Print" link next to the map.



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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: Urban Redev. Authority | | Phone Number: () | |
| Address: 200 Ross | City: Pittsburgh | State: PA | Zip Code: 15219 |
| 2. Applicant/Company Name: Ralph A. Falbo, Inc. | | Phone Number: (412) 355-0300 ext. 111 | |
| Address: 429 4th Ave | City: 11th flr. Pgh | State: PA | Zip Code: 15219 |
| Applicant/Contractor ID: (assigned by the City) | | | |
| 3. Development Name: Hot Metal Flats Rental | | | |
| 4. Development Location: Southside Works | | | |
| 5. Development Address: 3030 South Water Street | | | |
| 6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition) | | | |
| Proposed Zoning District: | SP5 | | |
| Present Use of Site: (Select from attached list) | Brown Field | | |
| 7. If a Certificate of Occupancy exists, the following is required: N/A | | | |
| Certificate of Occupancy#: | Date Issued: | Existing Use of Property: | |
| 8. Estimated Construction: | Start Date: 11 / 1 / 13 | Occupancy Date: 8 / 1 / 14 | Project Cost: \$ 9.8m |
| 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): 5 Multi-Unit Residential | | | |
| 10. Select the Type of Work: | | | |
| <input type="checkbox"/> New Construction, New | <input type="checkbox"/> Renovation, Interior | | |
| <input checked="" type="checkbox"/> New Construction, | <input type="checkbox"/> Renovation, Exterior | | |
| <input type="checkbox"/> Change in Use Only | <input type="checkbox"/> Renovation, Change in Use | | |
| 11. Describe the Development: New construction of four (4) stories of apartments over one (1) level of parking garage | | | |
| 12. Is a Land Operations Permit needed? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | | | |
| (See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, http://www.city.pittsburgh.pa.us/bbi/) | | | |

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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: _____ sq ft
 To be Constructed: 50,340 sq ft (approximate)
 Building Footprint: 11,220 sq ft (approximate)

| | Existing | | Proposed | |
|-----------------------------|----------|------|----------|------|
| | Stories | Feet | Stories | Feet |
| Main Structure | | | 5 | 55' |
| Proposed Addition/Extension | | | | |

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

16. Number of Dwelling Units:
 Existing to Remain: _____ Proposed: 56

17. Lot Area: 29,482 sq ft

18. On Site Parking: N/A

| | Existing | Proposed |
|--------------------------|----------|----------|
| Full (8 1/2' x 19') | | 54 |
| Compact (7 1/4' x 16') | | 16 |
| Handicap (13 1/2' x 19') | | 3 |

Off-Street Loading Spaces: N/A
 Actual: 1
 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

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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



**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 – CONTACT INFORMATION

Department of City Planning

200 Ross Street, Fourth Floor
Pittsburgh, PA 15219
(412) 255-2200
pittsburghpa.gov/dcp/

**Department of City Planning
Zoning Office Counter**

200 Ross Street, Third Floor
Pittsburgh, PA 15219
(412) 255-2246
pittsburghpa.gov/dcp/zoning/

City Zoning Code

<http://www.municode.com/index.aspx?clientId=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**

City-County Building, Room 301
441 Grant Street
Pittsburgh, PA 15219
(412) 255-2883
www.city.pittsburgh.pa.us/pw/html/permits_info.html

**Department of Public Works (DPW)
Public Space Management
Permit Office**

611 Second Avenue
Pittsburgh, PA 15219
(412) 255-2370
www.city.pittsburgh.pa.us/pw/html/permits_info.html

Pittsburgh Water and Sewer Authority (PWSA)

Penn-Liberty Plaza I
1200 Penn Avenue
Pittsburgh, PA 15222
Permits (412) 255-2443; Engineering (412) 255-8987
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/plumbing/index.html

Allegheny County Health Department (ACHD)

Food Safety Program
3901 Penn Avenue, Building #1
Pittsburgh, PA 15224
(412) 578-8044
www.achd.net/food/foodstart.html

Allegheny County Health Department (ACHD)

Housing and Community Environment
3190 Sassafras Way
Pittsburgh, PA 15201
(412) 350-4046
www.achd.net/housing/commenvironstart.html



VIEW FROM WEST



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PROJECT

HOT METAL FLATS
 3030 SOUTH WATER STREET
 SOUTH SIDE WORKS E2b
 PITTSBURGH, PA

DATE

JUNE 28, 2013



INDOOR FOOTBALL TRAINING FACILITY



RIVER VIEW (NORTHWEST) FROM HOT METAL SITE



RIVERTECH CENTER OFFICE BUILDING



S WATER STREETSCAPE LOOKING EAST TOWARD UPMC



INDOOR FOOTBALL TRAINING FACILITY



RIVERTECH CENTER OFFICES AT EAST END OF S WATER



RIVERTECH OFFICE LOFT SPACES AT THE END OF S WATER



UPMC SPORTS MED



REAR OF PROPERTY LOOKING TOWARDS HOTEL



SITE WITH UPMC IN THE BACKGROUND



S WATER LOOKING SW AT EDGE OF HOTEL'S PARKING



UPMC SPORTS MED FRONT ELEVATION



RIVER VIEW (NORTH) FROM HOT METAL SITE



VIEW OF SPRING HILL SUITES FROM HOT METAL BRIDGE



S WATER LOOKING SW STANDING BY ENTRY DRIVE



UPMC SPORTS MED PARKING LOT

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PROJECT
HOT METAL FLATS
3030 SOUTH WATER STREET
SOUTH SIDE WORKS E2b
PITTSBURGH, PA

DATE
JUNE 28, 2013







DEVELOPER

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PROJECT

HOT METAL FLATS

3030 SOUTH WATER STREET
SOUTH SIDE WORKS E2b
PITTSBURGH, PA

DATE

JULY 25, 2013

DRAWING

REAR PERSPECTIVE



DEVELOPER

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PROJECT

HOT METAL FLATS

3030 SOUTH WATER STREET
SOUTH SIDE WORKS E2b
PITTSBURGH, PA

DATE

JULY 25, 2013

DRAWING

REAR PERSPECTIVE



DEVELOPER

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PROJECT

HOT METAL FLATS

3030 SOUTH WATER STREET
SOUTH SIDE WORKS E2b
PITTSBURGH, PA

DATE

JULY 25, 2013

DRAWING

REAR ELEVATION



DEVELOPER

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PROJECT

HOT METAL FLATS

3030 SOUTH WATER STREET
SOUTH SIDE WORKS E2b
PITTSBURGH, PA

DATE

JULY 25, 2013

DRAWING

LEFT SIDE ELEVATION



DEVELOPER

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PROJECT

HOT METAL FLATS

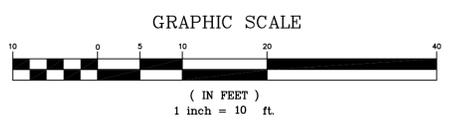
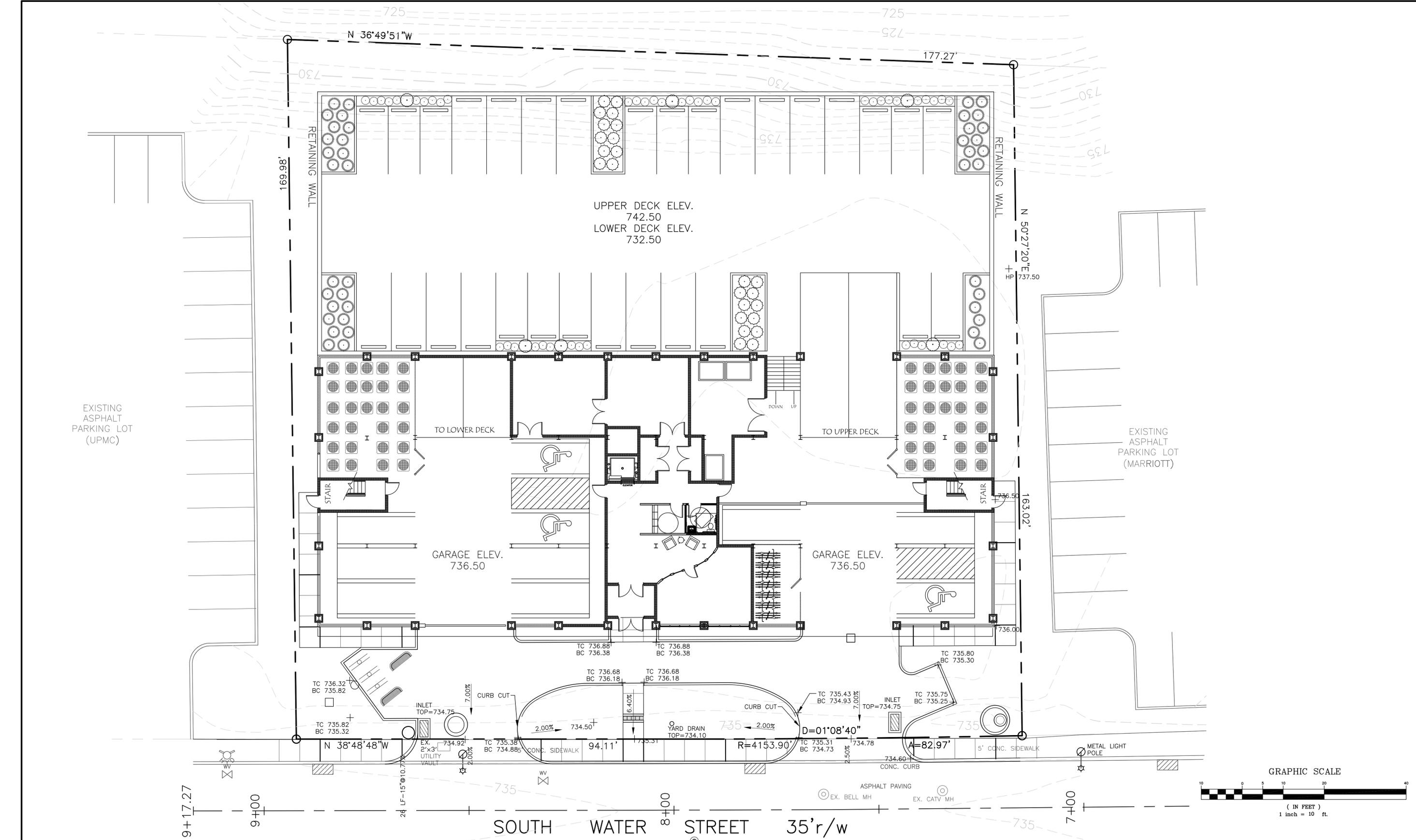
3030 SOUTH WATER STREET
SOUTH SIDE WORKS E2b
PITTSBURGH, PA

DATE

JULY 25, 2013

DRAWING

RIGHT SIDE ELEVATION



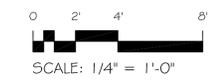
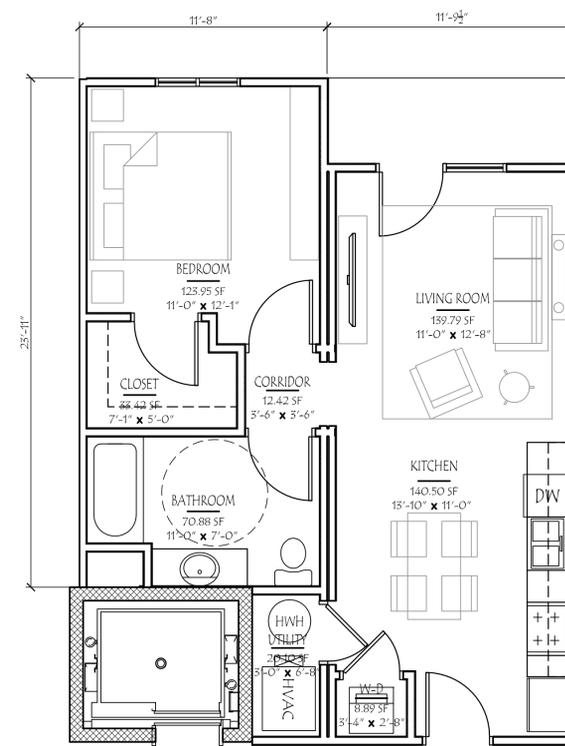
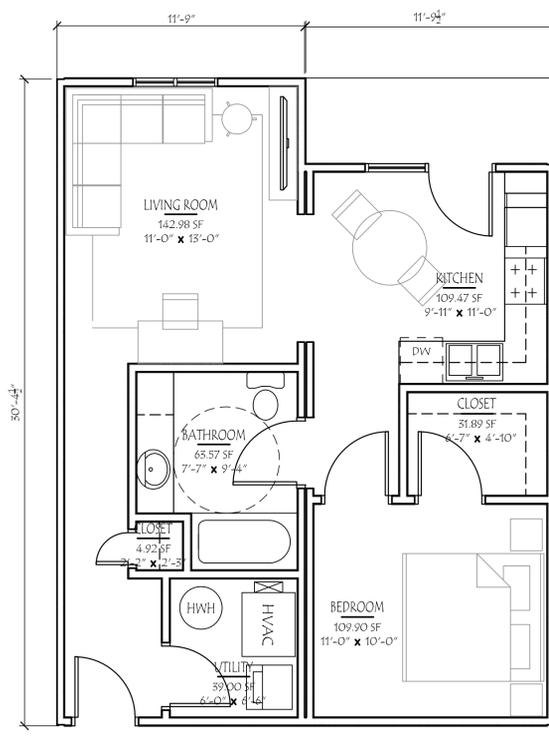
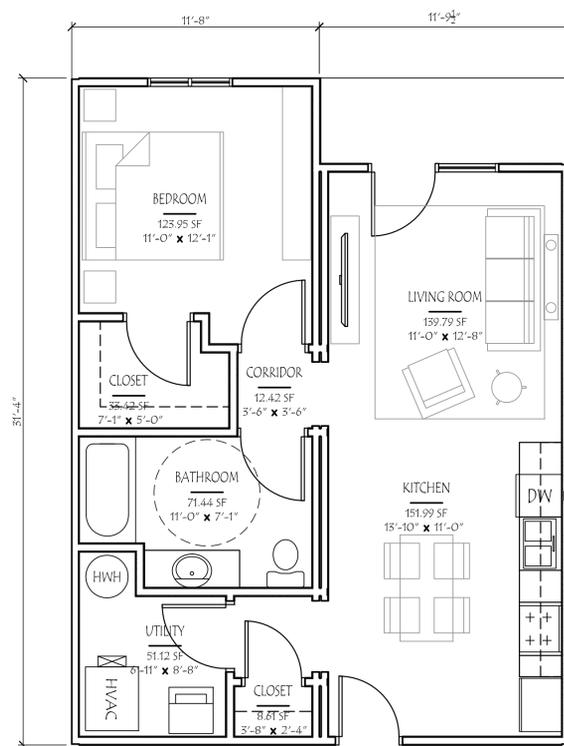
GENERAL NOTES:
 BASE INFORMATION TAKEN FROM A SURVEY COMPLETED BY KAG ENGINEERING INC. (412-885-8888 PROJECT #07-458). SURVEY PROVIDED TO FAHRINGER, McCARTY, GREY, INC. BY RALPH A. FALBO, INC.

JOB NO. 4721

| REVISIONS |
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|--|--|
| Ralph A. Falbo Inc. <small>429 Fourth Avenue Pittsburgh, PA 15219</small> | |
| Site Plan Hot Metal Flats | |
| <small>City of Pittsburgh Allegheny County, PA</small> | |
| FAHRINGER, McCARTY, GREY, INC. <small>LANDSCAPE ARCHITECTS AND ENGINEERS MONROEVILLE, PA. (724) 327-0599</small> | |

| |
|----------------------------|
| SCALE 1" = 10' |
| DATE October 21, 2013 |
| DRAWN BY JPS/CLG |
| SHEET NUMBER S-1 |



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PLANNING - DESIGN/BUILD - CONSTRUCTION MANAGEMENT

PRELIMINARY

This drawing is preliminary and is not to be used for construction purposes.

HOT METAL FLATS
3030 SOUTH WATER STREET
PITTSBURGH, PA 15203
SOUTH SIDE WORKS E2b
ALLEGHENY COUNTY

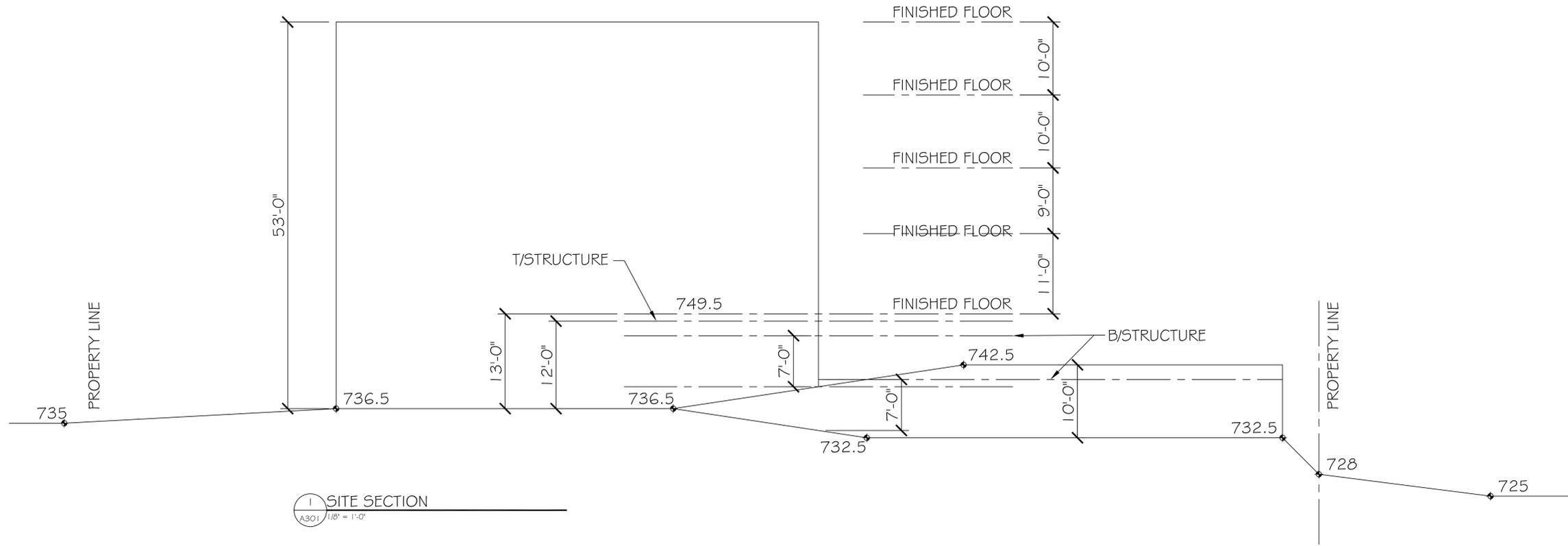
PROPOSED ROOM LAYOUT

Revisions:

| Revision Number | Date | Drawn By | Checked By |
|-----------------|------|----------|------------|
| | | | |
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| | | | |

SD Project No. : S12014
PWC Project No. : 12014
Drawn by : RLB
Date : 10-11-13

FP1-E
© 2013 Studio 109 Designs LLC



1 SITE SECTION
A301 1/8" = 1'-0"

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 REGISTERED ARCHITECT
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CLIENT REVIEW

HOT METAL FLATS
 SOUTH SIDE WORKS E2b
 ALLEGHENY COUNTY
 3030 SOUTH WATER STREET
 PITTSBURGH, PA 15203
 Title: SITE SECTION

Revisions:

| Revision Number | Date | Drawn By | Checked By |
|-----------------|------|----------|------------|
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SD Project No. : S12014
 PWC Project No. : 12014
 Drawn by :
 Date :

A301
 © 2013 David Fuller, AIA

October 21, 2013 - 8:59am S:\PW\Campbell\Hot Metal Flats\Drawings\A301.dwg



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PROJECT

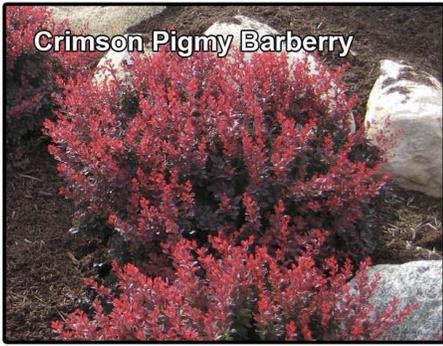
HOT METAL FLATS
 3030 SOUTH WATER STREET
 SOUTH SIDE WORKS E2b
 PITTSBURGH, PA

DATE

JULY 9, 2013

DRAWING

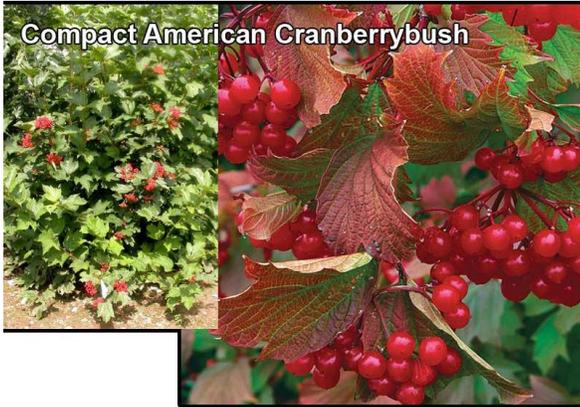
DESIGN PRECEDENTS



Crimson Pigmy Barberry



Dwarf European Cranberrybush



Compact American Cranberrybush



Sargent Cherry



Red Oak



Girard's Crimson Azalea



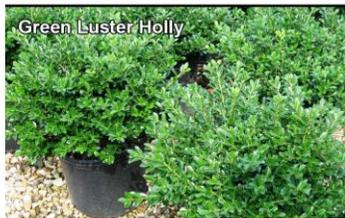
Globe Blue Spruce



Red Osier Dogwood



Cranberry Cotoneaster



Green Luster Holly

HOT METAL FLATS

PRELIMINARY LIST OF
PLANTINGS 07-30-13



VIEW FROM WEST



DEVELOPER

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PROJECT

HOT METAL FLATS
 3030 SOUTH WATER STREET
 SOUTH SIDE WORKS E2b
 PITTSBURGH, PA

DATE

JUNE 28, 2013





INDOOR FOOTBALL TRAINING FACILITY



RIVER VIEW (NORTHWEST) FROM HOT METAL SITE



RIVERTECH CENTER OFFICE BUILDING



S WATER STREETSCAPE LOOKING EAST TOWARD UPMC



INDOOR FOOTBALL TRAINING FACILITY



RIVERTECH CENTER OFFICES AT EAST END OF S WATER



RIVERTECH OFFICE LOFT SPACES AT THE END OF S WATER



UPMC SPORTS MED



REAR OF PROPERTY LOOKING TOWARDS HOTEL



SITE WITH UPMC IN THE BACKGROUND



S WATER LOOKING SW AT EDGE OF HOTEL'S PARKING



UPMC SPORTS MED FRONT ELEVATION



RIVER VIEW (NORTH) FROM HOT METAL SITE



VIEW OF SPRING HILL SUITES FROM HOT METAL BRIDGE



S WATER LOOKING SW STANDING BY ENTRY DRIVE



UPMC SPORTS MED PARKING LOT

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PROJECT
HOT METAL FLATS
3030 SOUTH WATER STREET
SOUTH SIDE WORKS E2b
PITTSBURGH, PA

DATE
JUNE 28, 2013





SpringHill Suites
by **Marriott**





UPMC





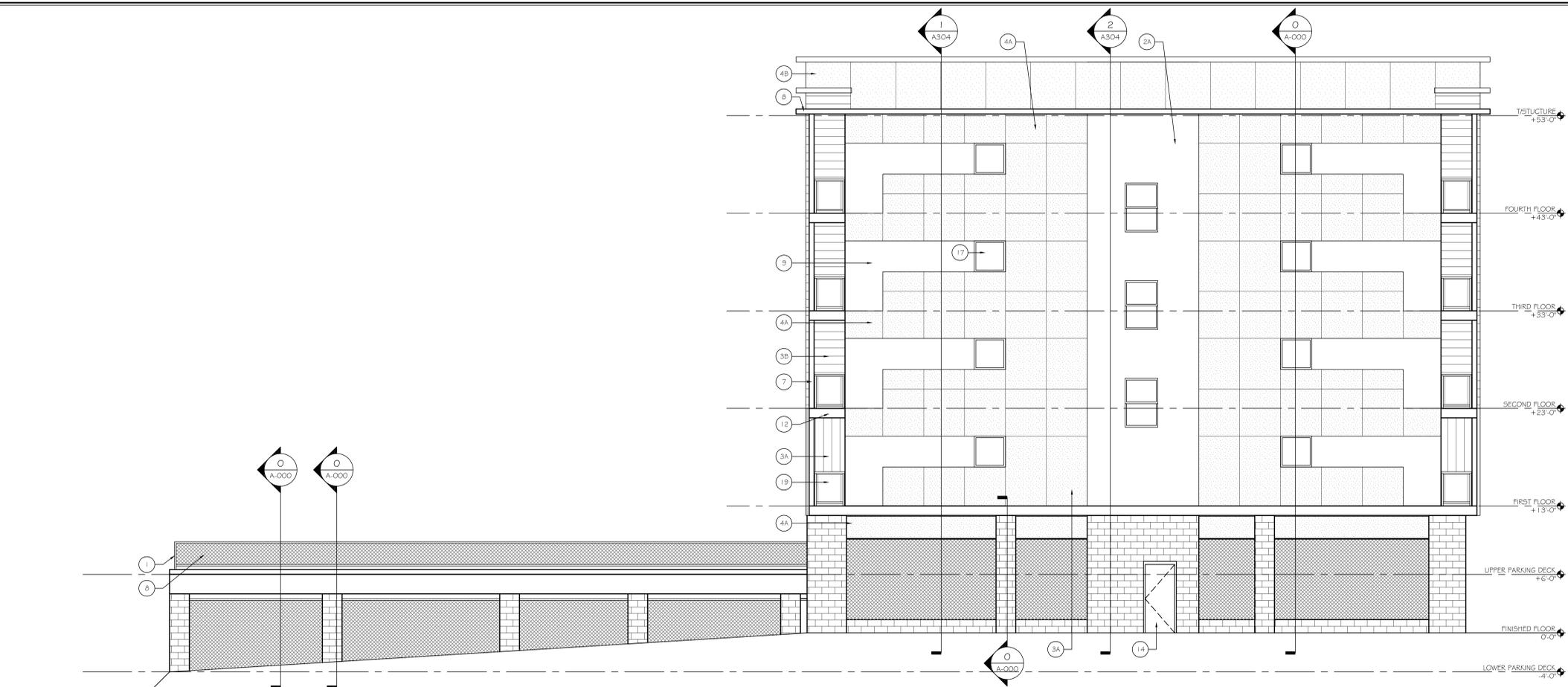












- EXTERIOR NOTES:**
- GROUND FACE CMU VENEER
 - HORIZONTAL CEMENT BOARD SIDING
 - COLOR 1
 - COLOR 2
 - COLOR 3
 - VERTICAL CEMENT BOARD SIDING
 - COLOR 1
 - COLOR 2
 - COLOR 3
 - EXTERIOR INSULATION FINISH SYSTEM
 - FIELD COLOR
 - ACCENT COLOR
 - PRECAST OR STONE KEYSTONES / ACCENTS / LINTELS / SILLS
 - ALUMINUM SOFFIT AND FASCIA
 - GWG PRESSURE TREATED WOOD POST
 - ALUMINUM TRIM FLASHING
 - PVC SHEET (PYRON, AZEK, OR APPROVED EQUAL)
 - GAS METER AND PIPING - VERIFY LOCATION WITH UTILITY COMPANY.
 - ELECTRICAL METER SOCKET/CT, CABINET/CONDUIT - VERIFY LOCATION WITH UTILITY COMPANY.
 - HARDI CEMENT BOARD TRIM OR APPROVED EQUAL
 - MECHANICAL LOUVERS - ALUMINUM PREFINISHED.
 - HOLLOW METAL EXIT DOOR SYSTEM
 - ALUMINUM ENTRY SYSTEM - SEE SHEET AG01
 - ALUMINUM WINDOW SYSTEM - SEE SHEET AG01
 - VINYL CLAD WINDOW SYSTEM - SEE SHEET AG01
 - PLUMBING / MECHANICAL / EXHAUST VENTS.
 - EASY RAILINGS - EASY 350 ALUMINUM DECK RAILING SYSTEM WITH TEMPERED GLASS INFILL.
 - ORNAMENTAL ALUMINUM FENCING.
 - STRUCTURAL CAULKING TO BE INSTALLED AT ALL LOCATIONS OF DISSIMILAR MATERIALS AND CONTROL JOINTS.
 - VINYL SLIDING DOORS
 - GARAGE DOORS
 - SEE EXTERIOR MATERIALS CHART FOR ALL MATERIAL, FINISH AND COLOR SELECTIONS.



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 100 10th Avenue
 Pittsburgh, PA 15222

CLIENT REVIEW

3030 SOUTH WATER STREET
 SOUTH SIDE WORKS E2b
 ALLEGHENY COUNTY
 PITTSBURGH, PA 15203

BUILDING ELEVATIONS

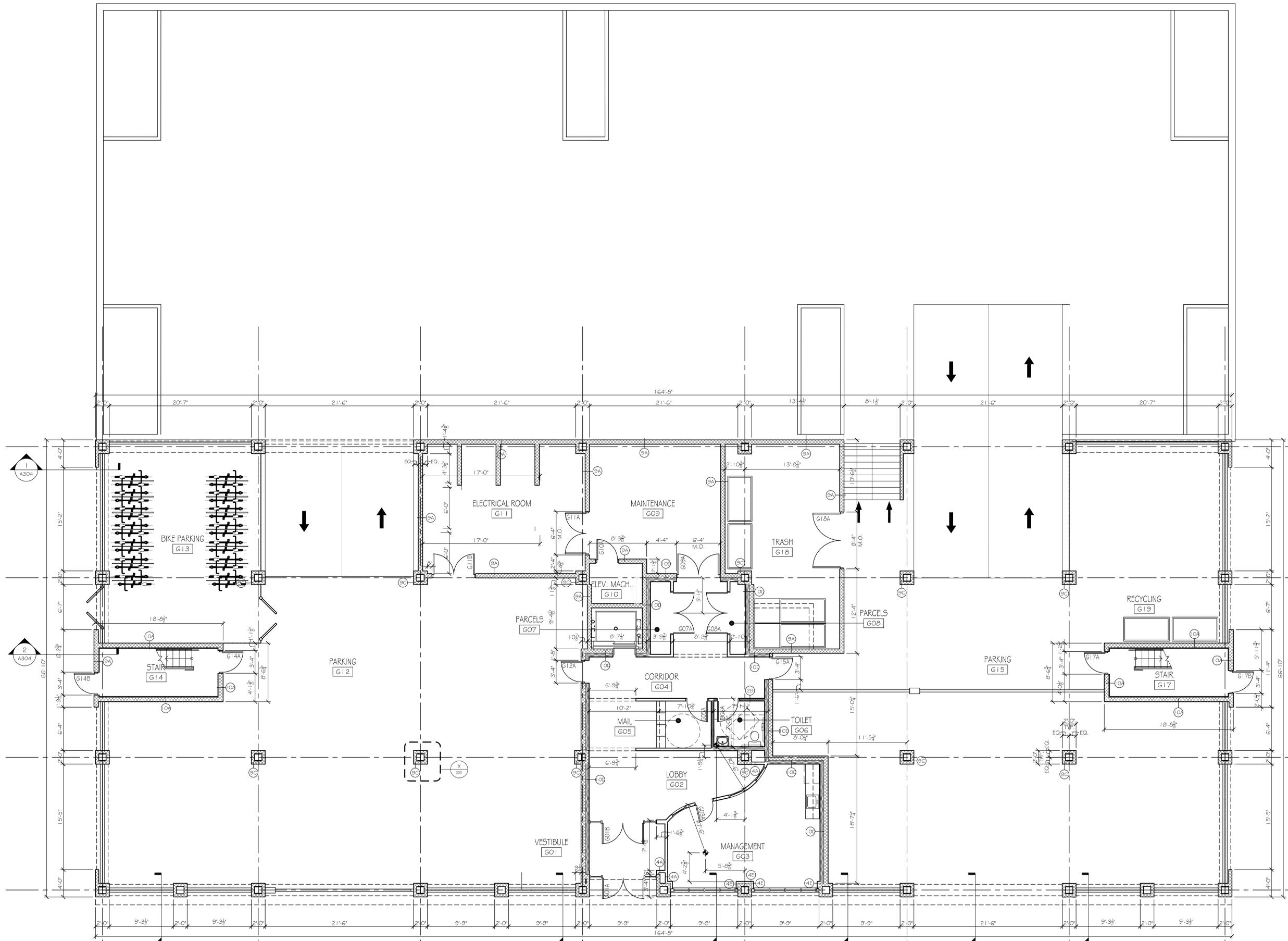
Revisions:

| Revision Number | Date | Drawn By | Checked By |
|-----------------|------|----------|------------|
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SD Project No. : S12014
 PWC Project No. : 22014
 Drawn by : RLB
 Date : 11-18-13

A202
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November 18, 2013, 2:44pm © PW Campbell (R.A. Falbo) Pittsburgh, Pennsylvania, South Side Works Project (Client: S12014)



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

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PW Campbell
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AVENUE SUITE 1000
PITTSBURGH, PA 15222

CLIENT REVIEW

3030 SOUTH WATER STREET
SOUTH SIDE WORKS EB3
ALLEGHENY COUNTY
PITTSBURGH, PA 15203

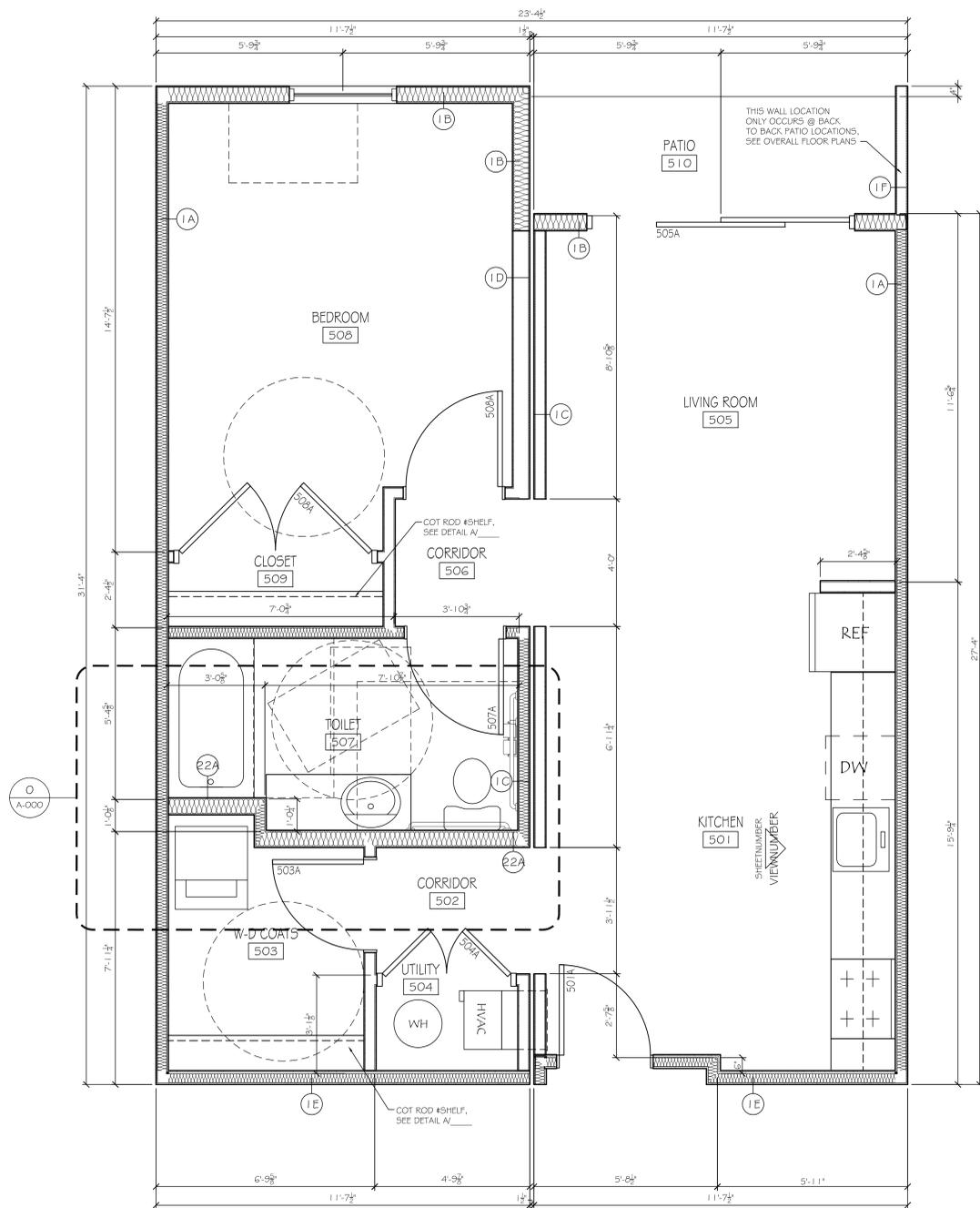
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Revisions:

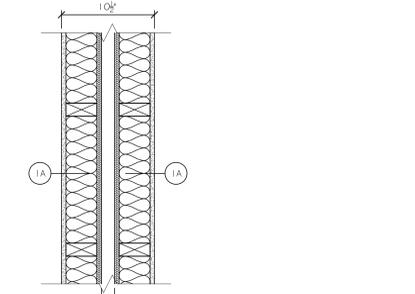
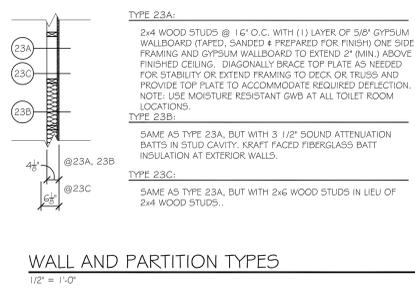
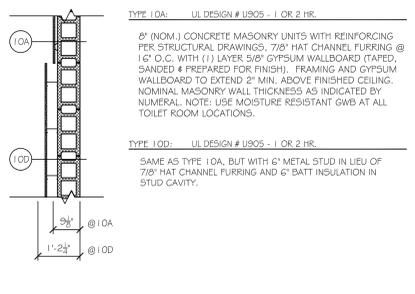
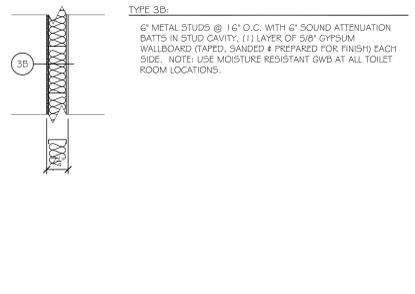
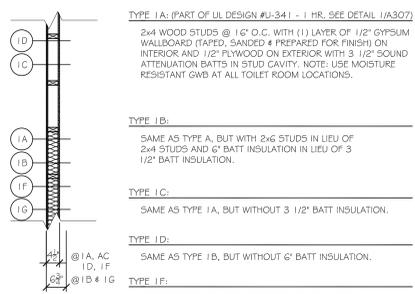
| Revision Number | Date | Drawn By | Checked By |
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SD Project No.: S12014
PWC Project No.: 22014
Drawn by: RLB
Date: 11-18-13

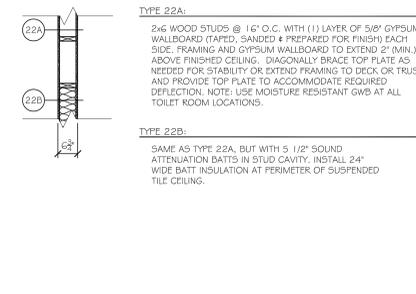
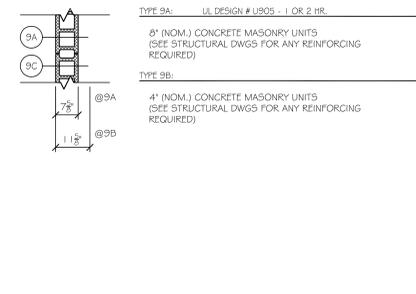
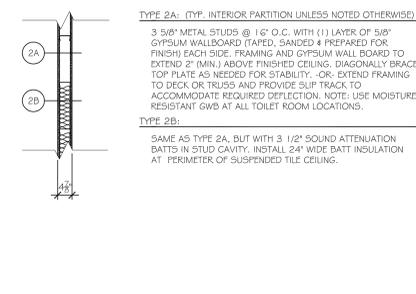
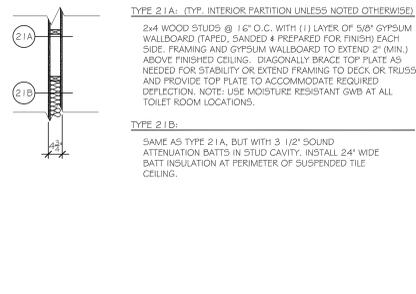
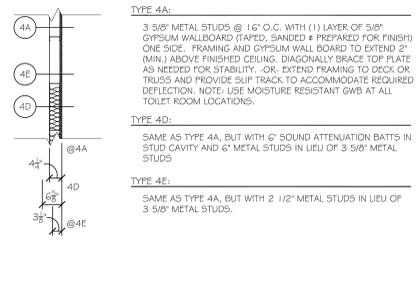
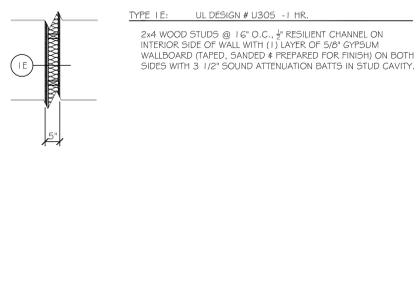
A101
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UNIT TYPE 5 FLOOR PLAN (ADA LAYOUT)
1/2" = 1'-0"



1 WALL DETAIL
1/2" = 1'-0"



Ralph A Falbo, INC.
429 4th Ave. Suite 1100
PITTSBURGH, PA 15219
TEL: (412) 355-0000
FAX: (412) 355-0304

109 Zebra Drive
Pittsburgh, PA
15228
Studio 109
Designs LLC
Architecture, Planning,
& Interior Design
TEL: (412) 897-9696
FAX: (412) 897-9695

PW Campbell
PLANNING, DESIGN/CONSTRUCTION MANAGEMENT
PITTSBURGH, PA 15203
TEL: (412) 781-1000
FAX: (412) 781-1000

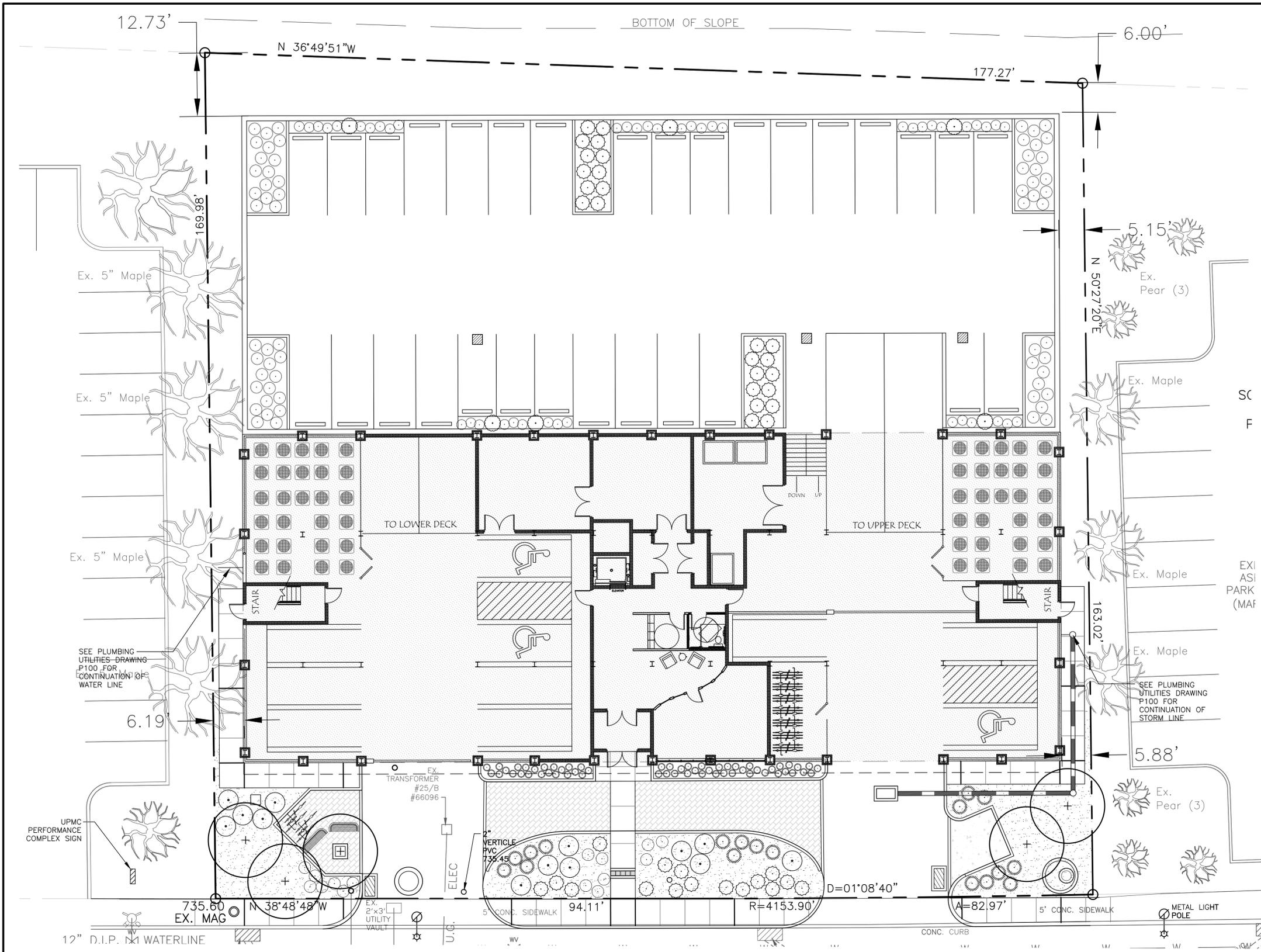
CLIENT REVIEW

3030 SOUTH WATER STREET
SOUTH SIDE WORKS EB3
ALLEGHENY COUNTY
PITTSBURGH, PA 15203
Title: UNIT LAYOUT AND DETAILS

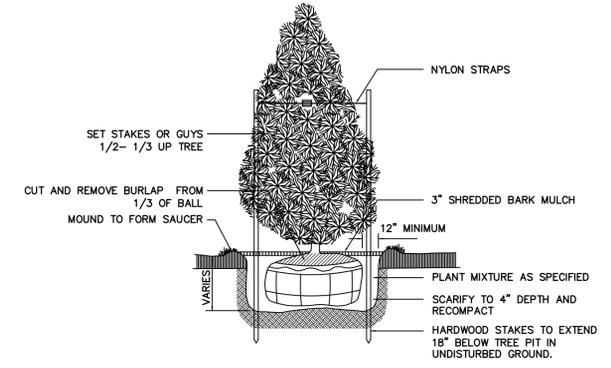
| Revisions: | | | |
|-----------------|------|----------|------------|
| Revision Number | Date | Drawn By | Checked By |
| | | | |
| | | | |
| | | | |
| | | | |
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| | | | |

SD Project No.: S12014
PWC Project No.: 22014
Drawn by: RLB
Date: 11-18-13

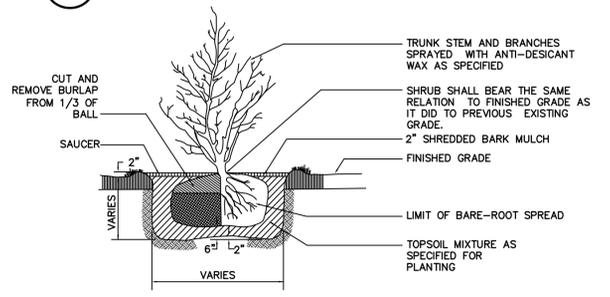
A107
© 2013 Studio 109 Designs LLC



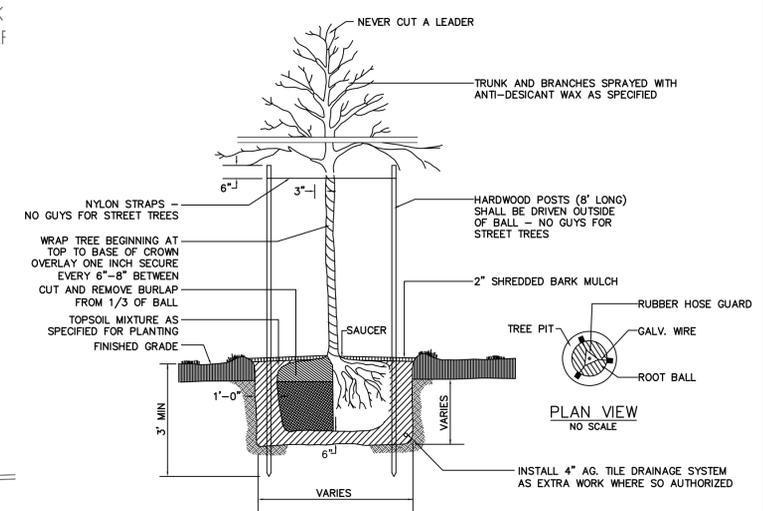
NOTES:
 STAKE ALL EVERGREEN TREES UNDER 12'.
 TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE.
 NEVER CUT LEADERS.
 PRUNE ONLY TO REMOVE DAMAGED OR BROKEN BRANCHES.



1 EVERGREEN TREE PLANTING
 S-4 NO SCALE



2 SHRUB PLANTING DETAIL
 S-4 NO SCALE



NOTE:
 ALL STREET TREES ARE TO HAVE A MINIMUM CLEARANCE OF 72\"/>

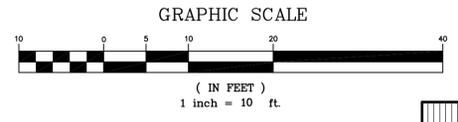
3 TRIPLE GUYING DETAIL
 S-4 NO SCALE

LEGEND

- SPECIFIED TREE
- SPECIFIED SHRUB
- LAWN SEEDING
- CONSERVATION SEED MIX

PLANT LIST

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QUANTITY | REMARKS |
|---------------|---|--------------------------|-------------|----------|----------|
| TREES | | | | | |
| A CAM | ACER campestre | Hedge Maple | 2 1/2" B&B | 5 | SPECIMEN |
| SHRUBS | | | | | |
| BUX | BUXUS x 'Green Mountain' | Green Mountain Boxwood | No. 5 Cont. | 19 | |
| B THU | BERBERIS thunbergii | Dart's Red Lady Barberry | No. 5 Cont. | 18 | |
| P ALO | PENNISETUM alopecuroides 'Little Bunny' | Dwarf Fountain Grass | No. 3 Cont. | 105 | |
| F GLA | FESTUCA glauca | Blue Fescue | No. 5 Cont. | 78 | |
| L MUS | LIRIOPE muscari | Lily Turf | No. 5 Cont. | 40 | |



GENERAL NOTES:
 BASE INFORMATION TAKEN FROM A SURVEY COMPLETED BY KAG ENGINEERING INC. (412-885-8888 PROJECT #07-458). SURVEY PROVIDED TO FAHRINGER, McCARTY, GREY, INC. BY RALPH A. FALBO, INC.

JOB NO. 4721

Ralph A. Falbo Inc.

429 Fourth Avenue Pittsburgh, PA 15219

Landscape Plan

Hot Metal Flats

City of Pittsburgh Allegheny County, PA

FAHRINGER, McCARTY, GREY, INC.
 LANDSCAPE ARCHITECTS AND ENGINEERS MONROEVILLE, PA. (724) 327-0599

SCALE
1" = 10'

DATE
November 5, 2013

DRAWN BY
CLG

SHEET NUMBER
S-4



DEVELOPER

RALPH A. FALBO, INC.

429 Fourth Avenue, Suite 1100
Pittsburgh, PA 15219
tel. 412.355.0300 ext. 111
fax. 412.355.0304

CONTRACTOR

PWCAMPBELL

109 Zeta Drive
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fax. 412.963.0200

ARCHITECT

STUDIO 109 DESIGNS, LLC.

109 Zeta Drive
Pittsburgh, PA 15238
tel. 412.967.9696
fax. 412.967.9436

PROJECT

HOT METAL FLATS

3030 SOUTH WATER STREET
SOUTH SIDE WORKS E2b
PITTSBURGH, PA

DATE

JULY 25, 2013

DRAWING

FRONT PERSPECTIVE



DEVELOPER

RALPH A. FALBO, INC.

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tel. 412.355.0300 ext. 111
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ARCHITECT

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fax. 412.967.9436

PROJECT

HOT METAL FLATS

3030 SOUTH WATER STREET
SOUTH SIDE WORKS E2b
PITTSBURGH, PA

DATE

JULY 25, 2013

DRAWING

REAR PERSPECTIVE



DEVELOPER

RALPH A. FALBO, INC.

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PROJECT

HOT METAL FLATS

3030 SOUTH WATER STREET
SOUTH SIDE WORKS E2b
PITTSBURGH, PA

DATE

JULY 25, 2013

DRAWING

REAR PERSPECTIVE



DEVELOPER

RALPH A. FALBO, INC.

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fax. 412.967.9436

PROJECT

HOT METAL FLATS

3030 SOUTH WATER STREET
SOUTH SIDE WORKS E2b
PITTSBURGH, PA

DATE

JULY 25, 2013

DRAWING

LEFT SIDE ELEVATION



DEVELOPER

RALPH A. FALBO, INC.

429 Fourth Avenue, Suite 1100
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fax. 412.355.0304

CONTRACTOR

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ARCHITECT

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109 Zeta Drive
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fax. 412.967.9436

PROJECT

HOT METAL FLATS

3030 SOUTH WATER STREET
SOUTH SIDE WORKS E2b
PITTSBURGH, PA

DATE

JULY 25, 2013

DRAWING

RIGHT SIDE ELEVATION



HIGH WALL SIGN **FDP 13-122**

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Date Filed:

8-16-13

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: 920 Fort Duquesne Associates Phone Number: (412) 261-1842

Address: 920 Ft. Duquesne Blvd City: Pittsburgh State: PA Zip Code: 15222

2. Applicant/Company Name: Bunting Graphics, Inc Phone Number: (412) 820.2200

Address: 20 River Rd City: Verona State: PA Zip Code: 15229

Applicant/Contractor ID: (assigned by the City)

3. Development Name: Henderson Brothers - High Rise Sign

4. Development Location: Pittsburgh, PA

5. Development Address: 920 Fort Duquesne Boulevard

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#: 80450 Date Issued: 05/11/2004 Existing Use of Property: Office Building

8. Estimated Construction: Start Date: / / Occupancy Date: / / Project Cost: \$ 75,000.00

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):

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:

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/>)

**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: _____ sq ft
 Existing to be Retained: _____ sq ft
 Retained Area to be Renovated: _____ sq ft
 To be Constructed: _____ sq ft
 Building Footprint: _____ sq ft

| | Existing | | Proposed | |
|-----------------------------|----------|------|----------|--------|
| | Stories | Feet | Stories | * Feet |
| Main Structure | | | | |
| Proposed Addition/Extension | | | | |

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

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

16. Number of Dwelling Units:
 Existing to Remain: _____ Proposed: _____

17. Lot Area: _____ sq ft

18. On Site Parking: N/A

| | Existing | Proposed |
|--------------------------|----------|----------|
| Full (8 1/2' x 19') | | |
| Compact (7 1/4' x 16') | | |
| Handicap (13 1/2' 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



**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:

| | |
|---------------------------------------|--|
| _____ New Water Service Connection(s) | _____ Termination of Existing Water Service Tap(s) |
| _____ 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: _____

**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 - 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



**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 – CONTACT INFORMATION

Department of City Planning
200 Ross Street, Fourth Floor
Pittsburgh, PA 15219
(412) 255-2200
pittsburghpa.gov/dcp/

**Department of City Planning
Zoning Office Counter**
200 Ross Street, Third Floor
Pittsburgh, PA 15219
(412) 255-2246
pittsburghpa.gov/dcp/zoning/

City Zoning Code
<http://www.municode.com/index.aspx?clientId=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**
City-County Building, Room 301
441 Grant Street
Pittsburgh, PA 15219
(412) 255-2883
www.city.pittsburgh.pa.us/pw/html/permits_info.html

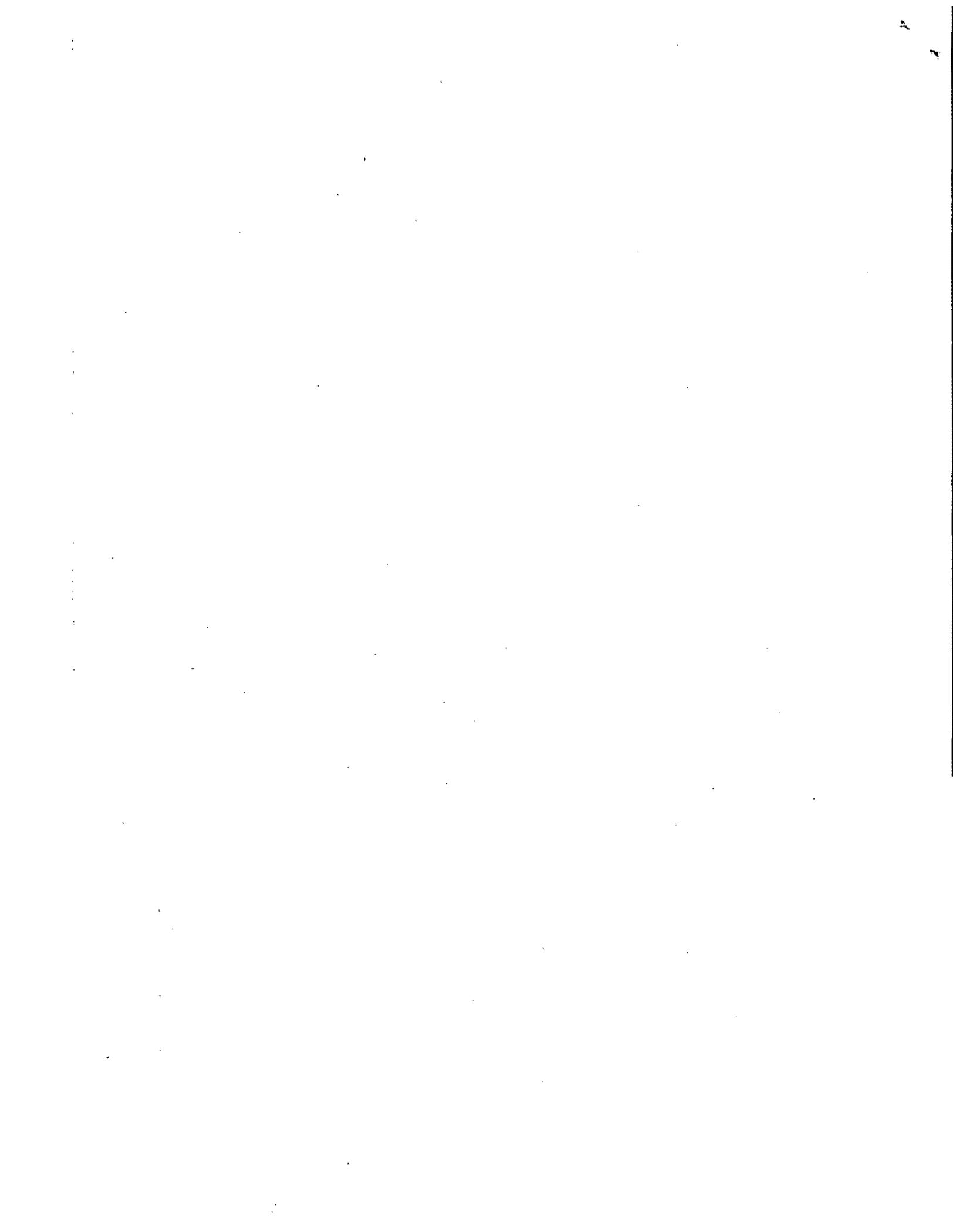
**Department of Public Works (DPW)
Public Space Management
Permit Office**
611 Second Avenue
Pittsburgh, PA 15219
(412) 255-2370
www.city.pittsburgh.pa.us/pw/html/permits_info.html

Pittsburgh Water and Sewer Authority (PWSA)
Penn-Liberty Plaza I
1200 Penn Avenue
Pittsburgh, PA 15222
Permits (412) 255-2443; Engineering (412) 255-8987
www.pqh2o.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/plumbing/index.html

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

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





Henderson Brothers, Inc.

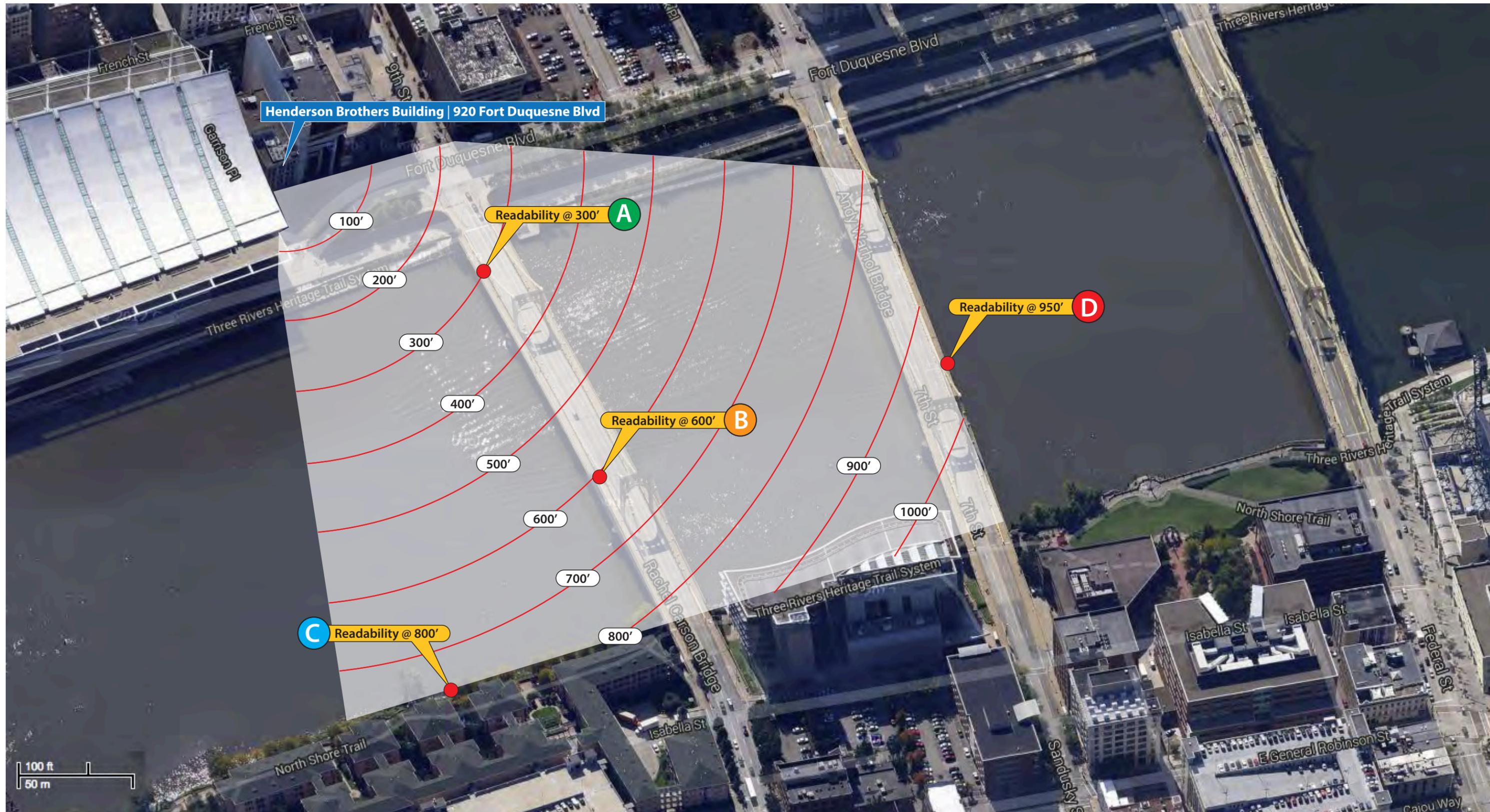
920 Fort Duquesne Boulevard
Pittsburgh, PA

*Building Signage Visibility Study
and Design Proposal*

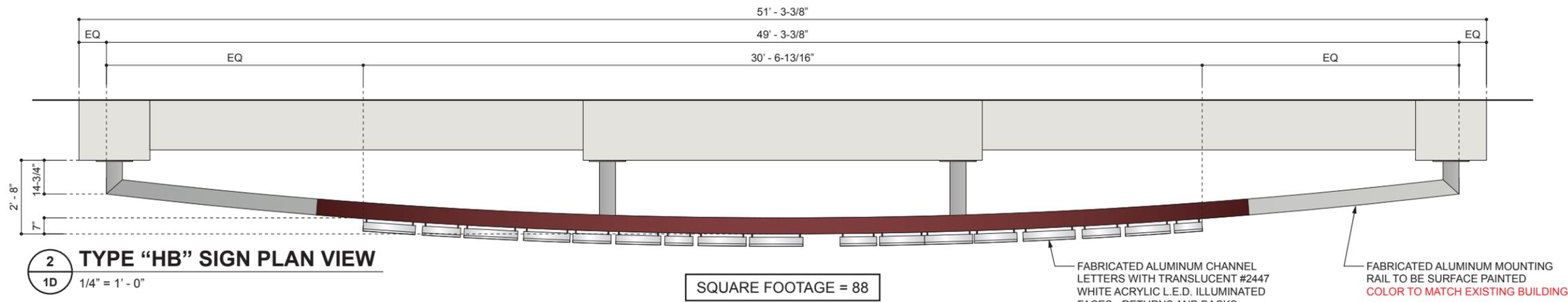
HENDERSON BROTHERS

Bunting Graphics, Inc.
20 River Road
Verona, PA 15147
Tel: 412.820.2200
Fax: 412.820.4404
www.buntinggraphics.com

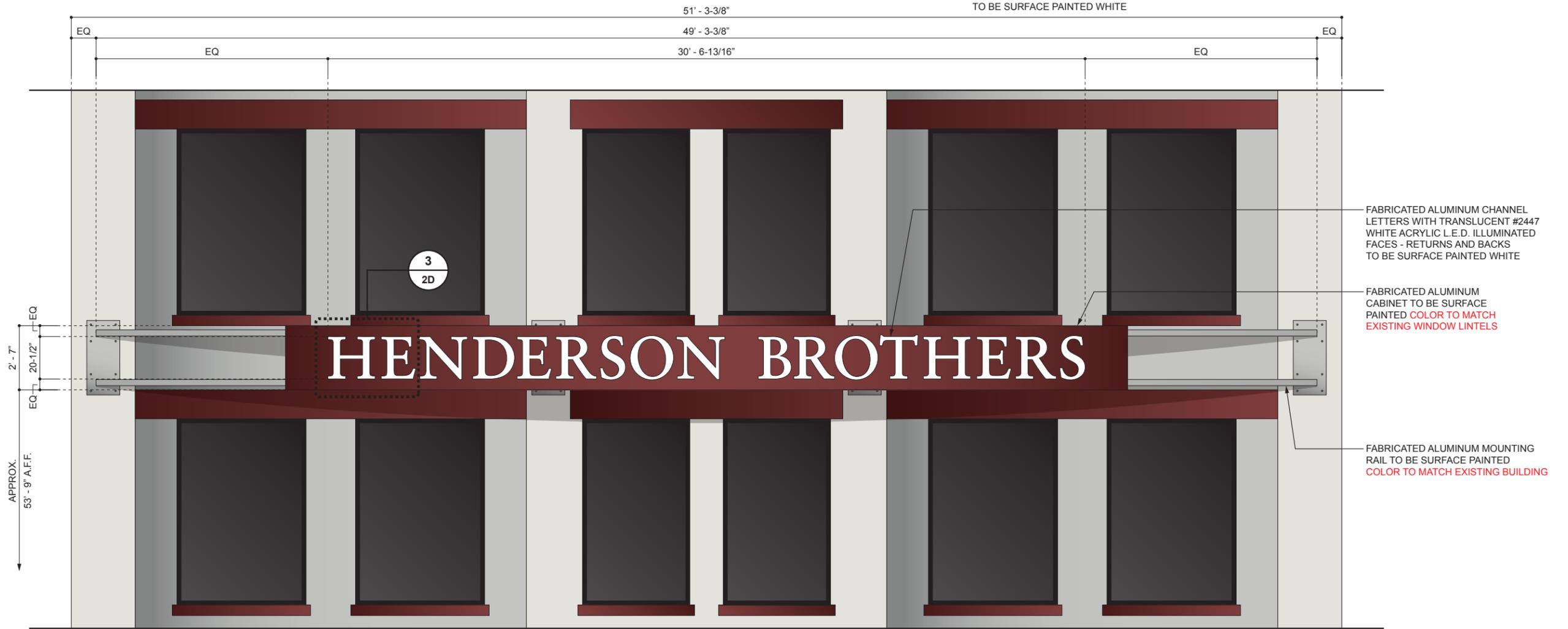
High-Rise Letter Visibility Map



Plan & Elevation



2 TYPE "HB" SIGN PLAN VIEW
1D 1/4" = 1' - 0"



1 TYPE "HB" SIGN ELEVATION
1D 1/4" = 1' - 0"



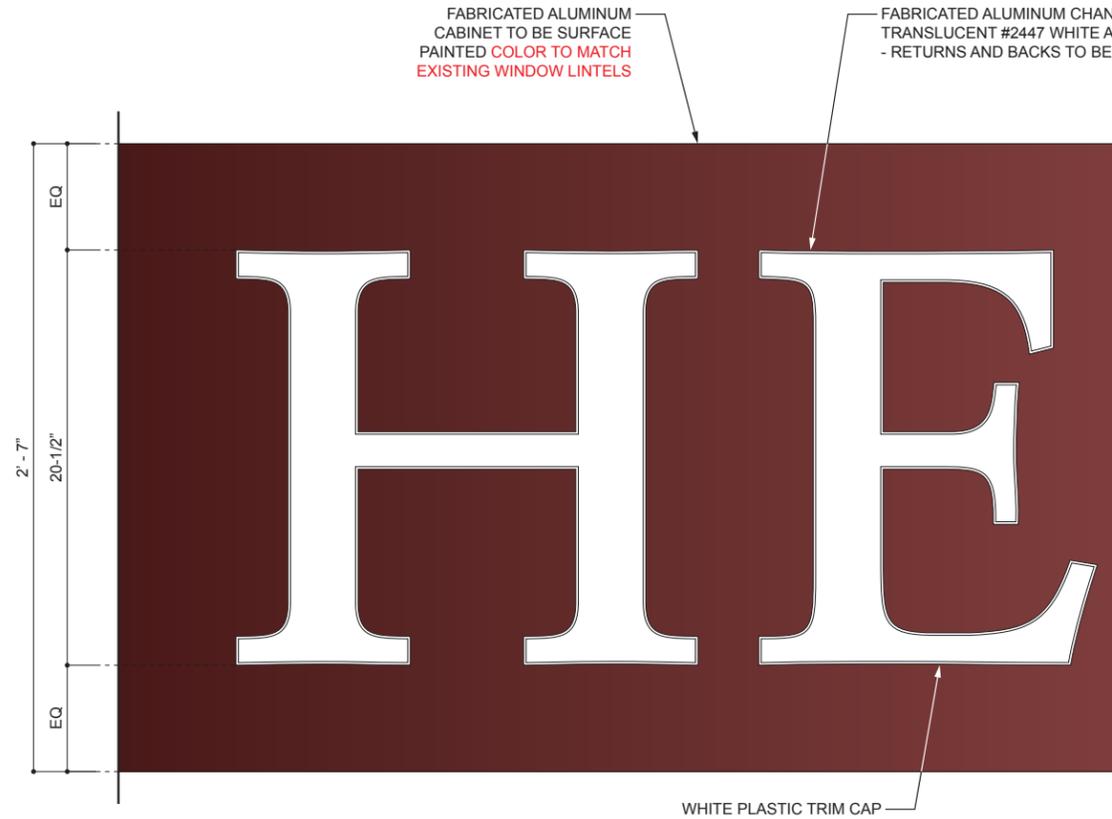
Bunting Graphics, Inc.
20 River Road
Verona, PA 15147-1159
Tel. 412-820-2200
Fax 412-820-4404
e-mail: mail@buntinggraphics.com

Project: Henderson Brothers
Drawn by: Stephen Jesz
Date: 8.28.13
Revision: 10.16.13
Drawing File: X:\Project3\2013\69447\BRIEFCASE\DRAWINGS\Design Drawings\HB_D00001.ai

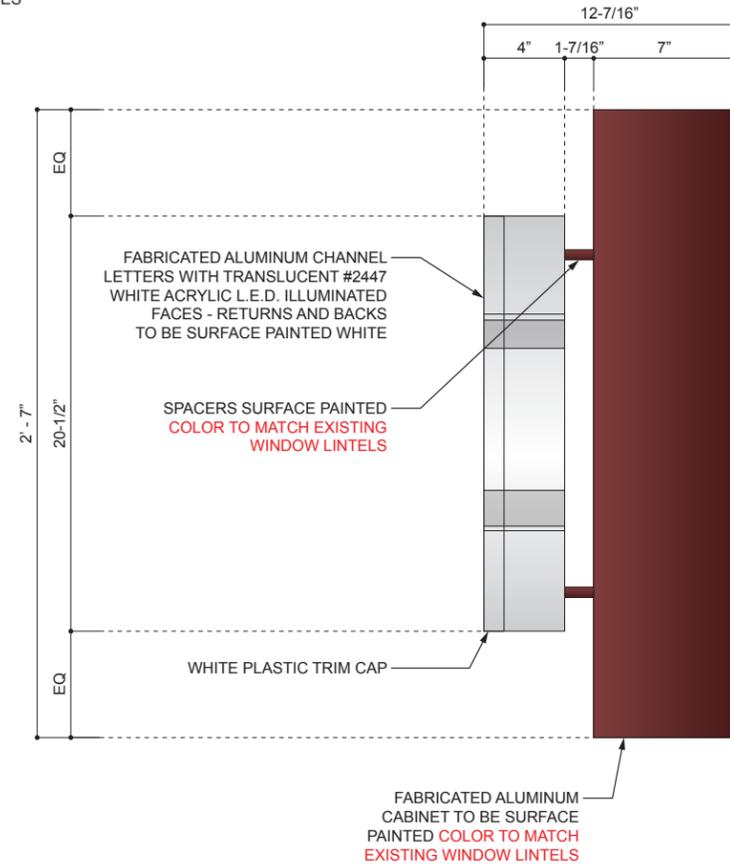
These documents are for design intent and shall be used only as a guide to produce the finished sizes, appearance and functions shown. Nothing contained in these documents shall be construed as a design for any engineered element. The fabricator/contractor shall be responsible for all structural, electrical, mechanical and foundation engineering. These documents were not produced under an architectural services agreement. These drawings are part of an original unpublished design by Bunting Graphics, Inc. The detailing and information contained on these pages shall not be reproduced, copied or utilized except for the specific for which they were created, without previous written authorized from Bunting Graphics, Inc.

1D
Building Front

Structure & Support Section/Elevation



3
2D SIGN ENLARGED ELEVATION
1/8" = 1"



4
2D SIGN ENLARGED END VIEW
1/8" = 1"

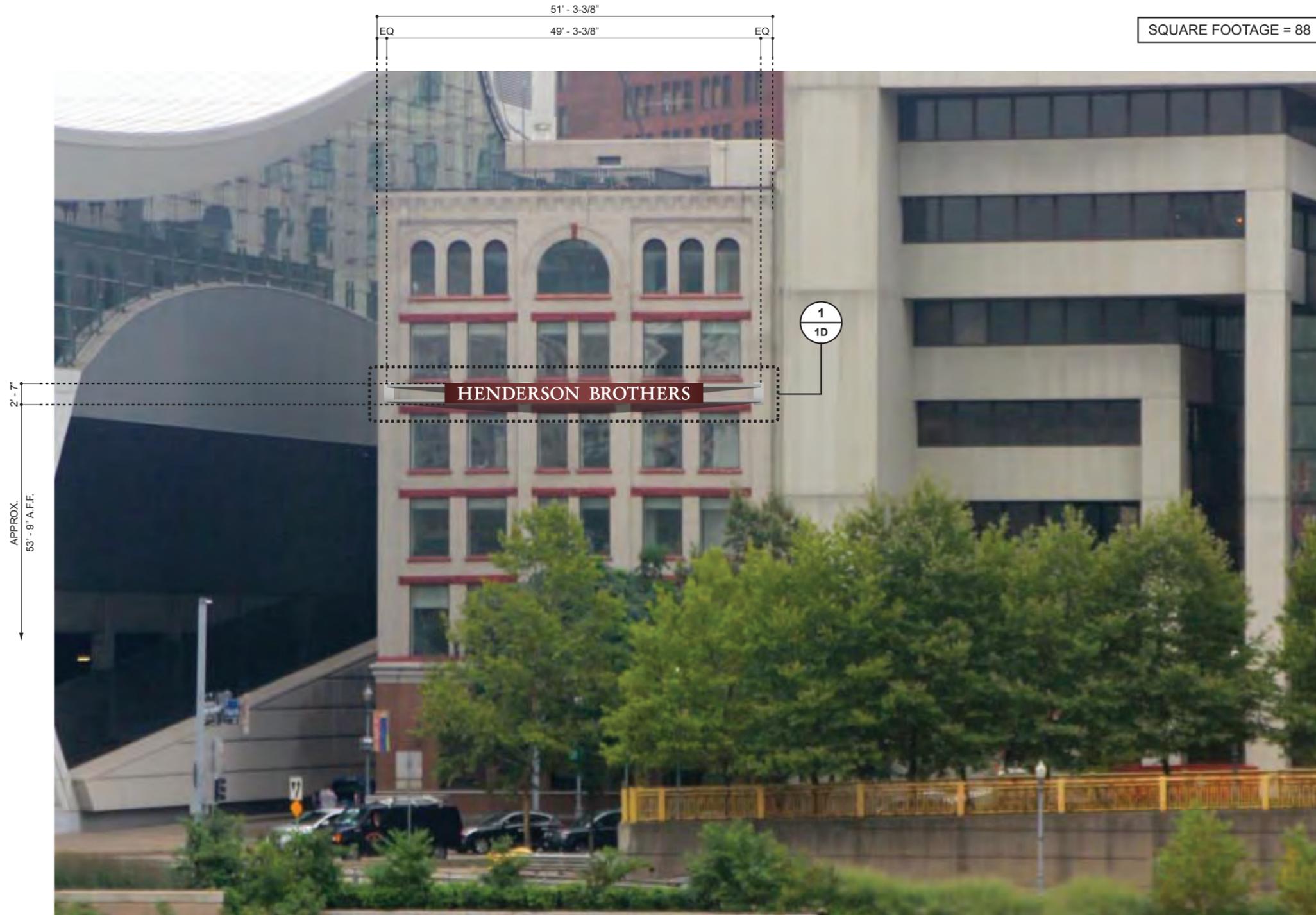


Bunting Graphics, Inc.
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Tel. 412-820-2200
FAX 412-820-4404
e-mail: mail@buntinggraphics.com

Project: Henderson Brothers
Drawn by: Stephen Jesz
Date: 8.28.13
Revision: 10.16.13
Drawing File: X:\Project3\2013\
69447\BRIEFCASE\DRAWINGS\
Design Drawings\HB_D00002.ai

These documents are for design intent and shall be used only as a guide to produce the finished sizes, appearance and functions shown. Nothing contained in these documents shall be construed as a design for any engineered element. The fabricator/contractor shall be responsible for all structural, electrical, mechanical and foundation engineering. These documents were not produced under an architectural services agreement. These drawings are part of an original unpublished design by Bunting Graphics, Inc. The detailing and information contained on these pages shall not be reproduced, copied or utilized except for the specific for which they were created, without previous written authorized from Bunting Graphics, Inc.

2D
Building Front



SQUARE FOOTAGE = 88



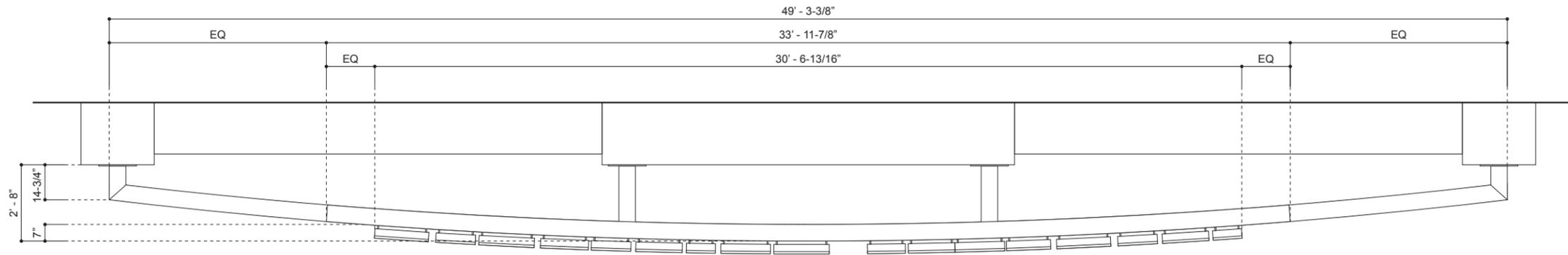
Bunting Graphics, Inc.
 20 River Road
 Verona, PA 15147-1159
Tel. 412-820-2200
FAX 412-820-4404
 e-mail: mail@buntinggraphics.com

Project: Henderson Brothers
 Drawn by: Stephen Jesz
 Date: 8.28.13
 Revision: 10.16.13
 Drawing File: X:\Project3\2013\
 69447\BRIEFCASE\DRAWINGS\
 Design Drawings\HB_D00003.ai

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3D
Building Front

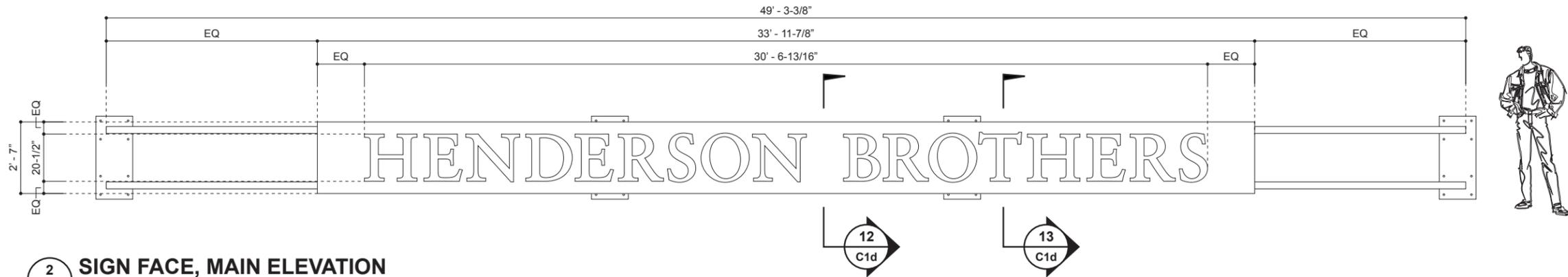
Plan & Elevation



1 SIGN FACE, MAIN PLAN
 C1a 1/4" = 1' - 0"

NOTE #1: ARCHITECTURAL / STRUCTURAL BUILDING DRAWINGS ARE REQUIRED TO DETERMINE SIGN SIZE AND MOUNTING. DRAWINGS SHOWN ARE FOR DESIGN PURPOSE ONLY NOT FOR CONSTRUCTION.

SQUARE FOOTAGE = 88



2 SIGN FACE, MAIN ELEVATION
 C1a 1/4" = 1' - 0"

| | |
|-------------------------|---------------------------|
| Sales Order #: | 69447 |
| Client: | Henderson Brothers |
| Project: | Building Signage Exterior |
| Project Manager: | N/A |
| Drawn By: | SJ |
| Date: | 11.4.13 |
| Scale: | As Noted |
| Revision: | 0 |
| Signtype: | HB |
| Quantity: | 1 |
| Product Code: | Custom |

Drawing Description:
CONSTRUCTION SPECIFICATIONS

Notes:

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 20 River Road
 Verona, PA 15147-1159
 Tel. 412-820-2200
 FAX 412-820-4404
 e-mail: mail@buntinggraphics.com

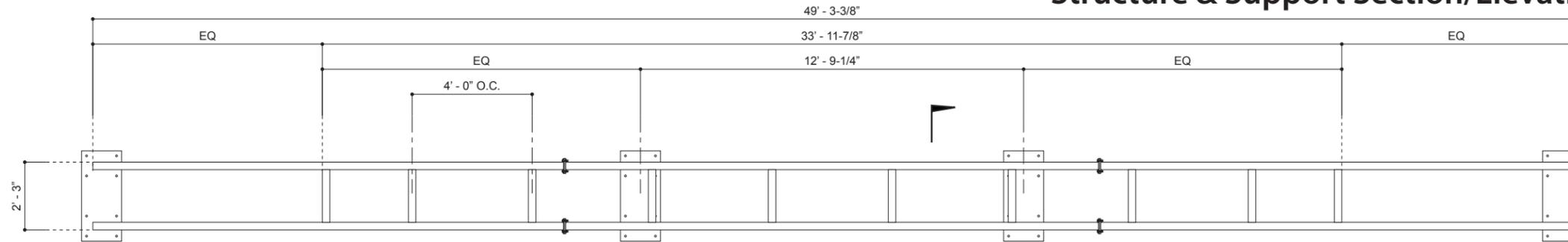
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Date _____ Approved
 Name _____ Approved as Noted
 Company _____ Revise and Resubmit

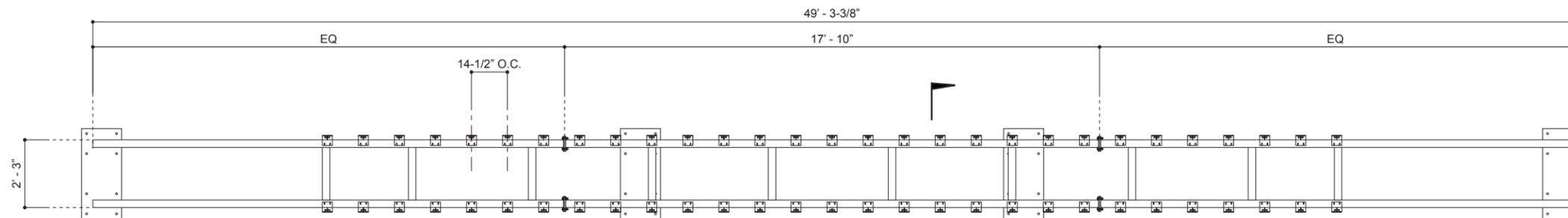
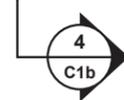
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Production File:
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Page:
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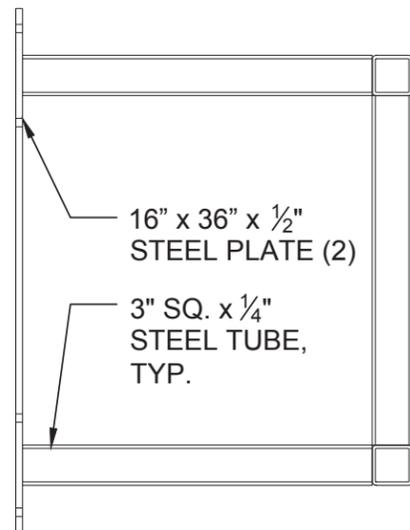
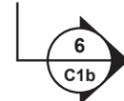
Structure & Support Section/Elevation



3 STEEL STRUCTURE ELEVATION
C1b 1/4" = 1' - 0"

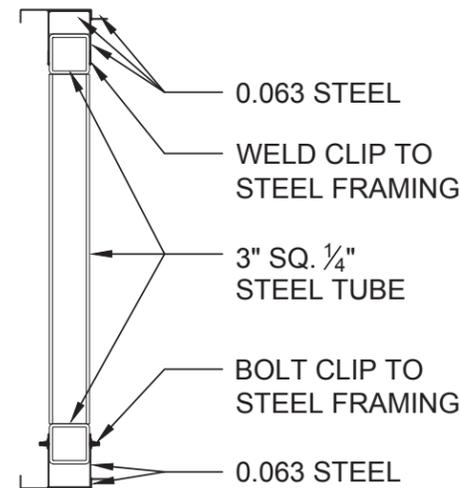


5 SIGN CABINET SUPPORT ELEVATION
C1b 1/4" = 1' - 0"



4 STEEL SECTION
C1b 1/4" = 1' - 0" (REF: 3/C1b)

NOTE #1: ARCHITECTURAL / STRUCTURAL BUILDING DRAWINGS ARE REQUIRED TO DETERMINE SIGN SIZE AND MOUNTING. DRAWINGS SHOWN ARE FOR DESIGN PURPOSE ONLY NOT FOR CONSTRUCTION.



6 SUPPORT SECTION
C1b 1/4" = 1' - 0" (REF: 5/C1b)

| | |
|-------------------------|---------------------------|
| Sales Order #: | 69447 |
| Client: | Henderson Brothers |
| Project: | Building Signage Exterior |
| Project Manager: | N/A |
| Drawn By: | SJ |
| Date: | 11.4.13 |
| Scale: | As Noted |
| Revision: | 0 |
| Signtype: | HB |
| Quantity: | 1 |
| Product Code: | Custom |

Drawing Description:

CONSTRUCTION SPECIFICATIONS

Notes:

Page: C.1.b



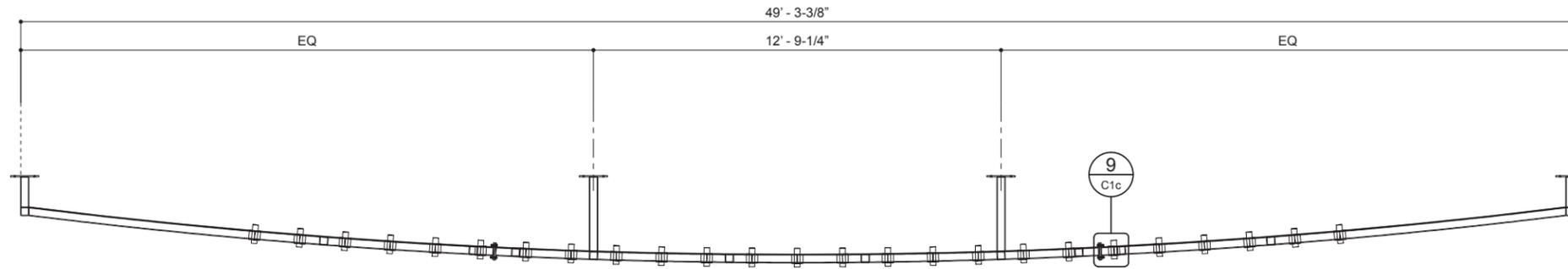
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20 River Road
Verona, PA 15147-1159
Tel. 412-820-2200
FAX 412-820-4404
e-mail: mail@buntinggraphics.com

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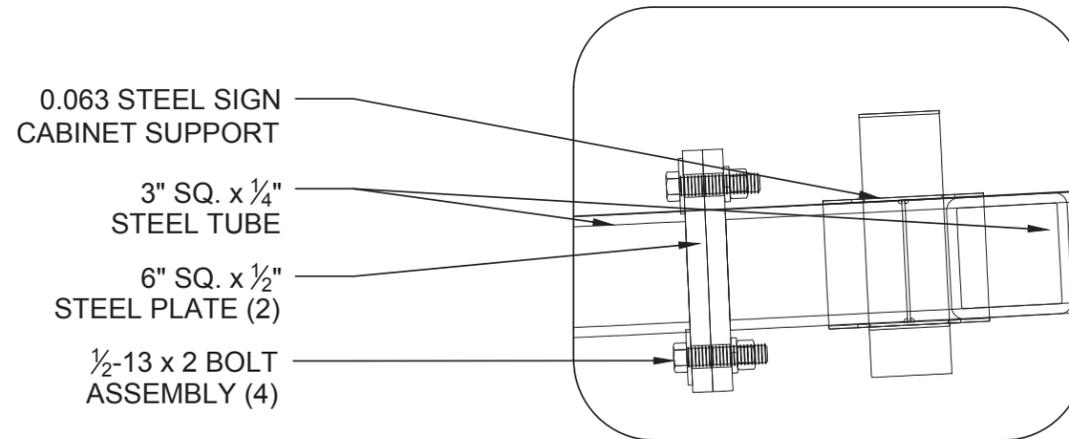
Date _____ Approved
Name _____ Approved as Noted
Company _____ Revise and Resubmit

Drawing File:
X:\Project3\2013\69447\BRIEFCASE\DRAWINGS\Design Drawings\NHB_2.ai
Production File:
N/A

Support Frame



8 SUPPORT FRAME ASSEMBLED, PLAN
 C1c 1/4" = 1' - 0"



9 FRAME SPLICE, DETAIL
 C1c 3" = 1' - 0" (REF: 8/C1c)

NOTE #1: ARCHITECTURAL / STRUCTURAL BUILDING DRAWINGS ARE REQUIRED TO DETERMINE SIGN SIZE AND MOUNTING. DRAWINGS SHOWN ARE FOR DESIGN PURPOSE ONLY NOT FOR CONSTRUCTION.

| | |
|-------------------------|---------------------------|
| Sales Order #: | 69447 |
| Client: | Henderson Brothers |
| Project: | Building Signage Exterior |
| Project Manager: | N/A |
| Drawn By: | SJ |
| Date: | 11.4.13 |
| Scale: | As Noted |
| Revision: | 0 |
| Signtype: | HB |
| Quantity: | 1 |
| Product Code: | Custom |

Drawing Description:

CONSTRUCTION SPECIFICATIONS

Notes:



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 20 River Road
 Verona, PA 15147-1159
 Tel. 412-820-2200
 FAX 412-820-4404
 e-mail: mail@buntinggraphics.com

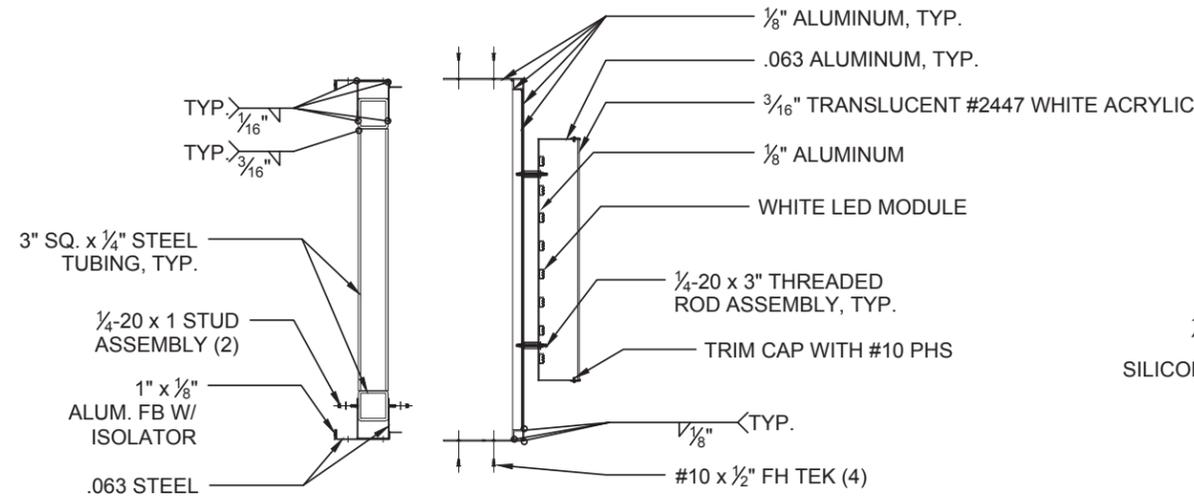
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Date _____ Approved
 Name _____ Approved as Noted
 Company _____ Revise and Resubmit

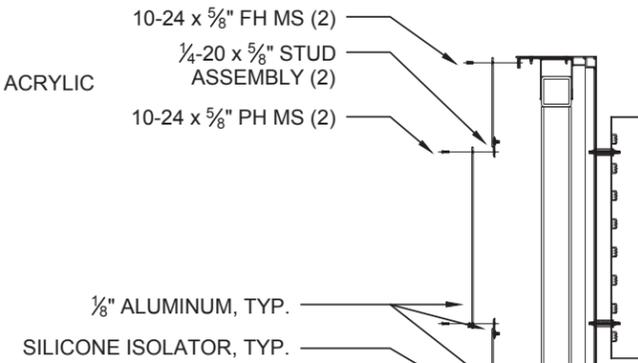
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Production File:
 N/A

Page:
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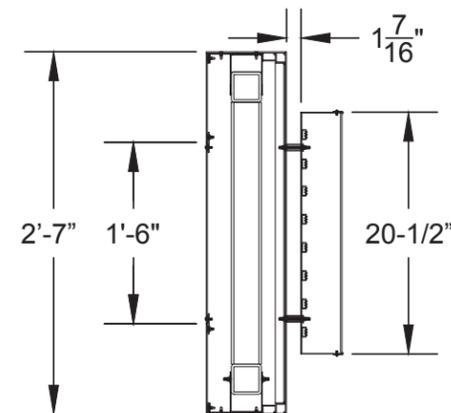
Sign Section/Assembly



10 SIGN CABINET SECTION
C1d 3/4" = 1' - 0"

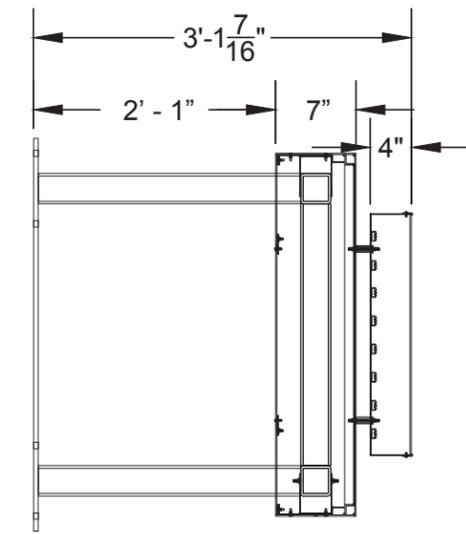


11 BACK PLATE ASSEMBLY
C1d 3/4" = 1' - 0"



12 SIGN CABINET ASSEMBLED, SECT.
C1d 3/4" = 1' - 0" (REF: 2/C1a)

NOTE #1: ARCHITECTURAL / STRUCTURAL BUILDING DRAWINGS ARE REQUIRED TO DETERMINE SIGN SIZE AND MOUNTING. DRAWINGS SHOWN ARE FOR DESIGN PURPOSE ONLY NOT FOR CONSTRUCTION.



13 FULL SIGN, SECTION
C1d 3/4" = 1' - 0" (REF: 2/C1a)

| | |
|-------------------------|---------------------------|
| Client: | Henderson Brothers |
| Project: | Building Signage Exterior |
| Project Manager: | N/A |
| Drawn By: | SJ |
| Date: | 11.4.13 |
| Scale: | As Noted |
| Revision: | 0 |
| Signtype: | HB |
| Quantity: | 1 |
| Product Code: | Custom |

Drawing Description:
CONSTRUCTION SPECIFICATIONS

Notes:

Page:
C.1.d

BUNTING
Bunting Graphics, Inc.
20 River Road
Verona, PA 15147-1159
Tel. 412-820-2200
FAX 412-820-4404
e-mail: mail@buntinggraphics.com

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Date _____ Approved
Name _____ Approved as Noted
Company _____ Revise and Resubmit

Drawing File:
X:\Project3\2013\69447\BRIEFCASE\DRAWINGS\Design Drawings\NHB_4.ai
Production File:
N/A

A Letter Visibility From Rachel Carson (9th Street) Bridge, 300 feet from building



Letter Visibility From Rachel Carson (9th Street) Bridge, 600 feet from building

B



C Letter Visibility From North Shore Trail, 800 feet from building



Letter Visibility From Andy Warhol (7th Street) Bridge, 950 feet from building

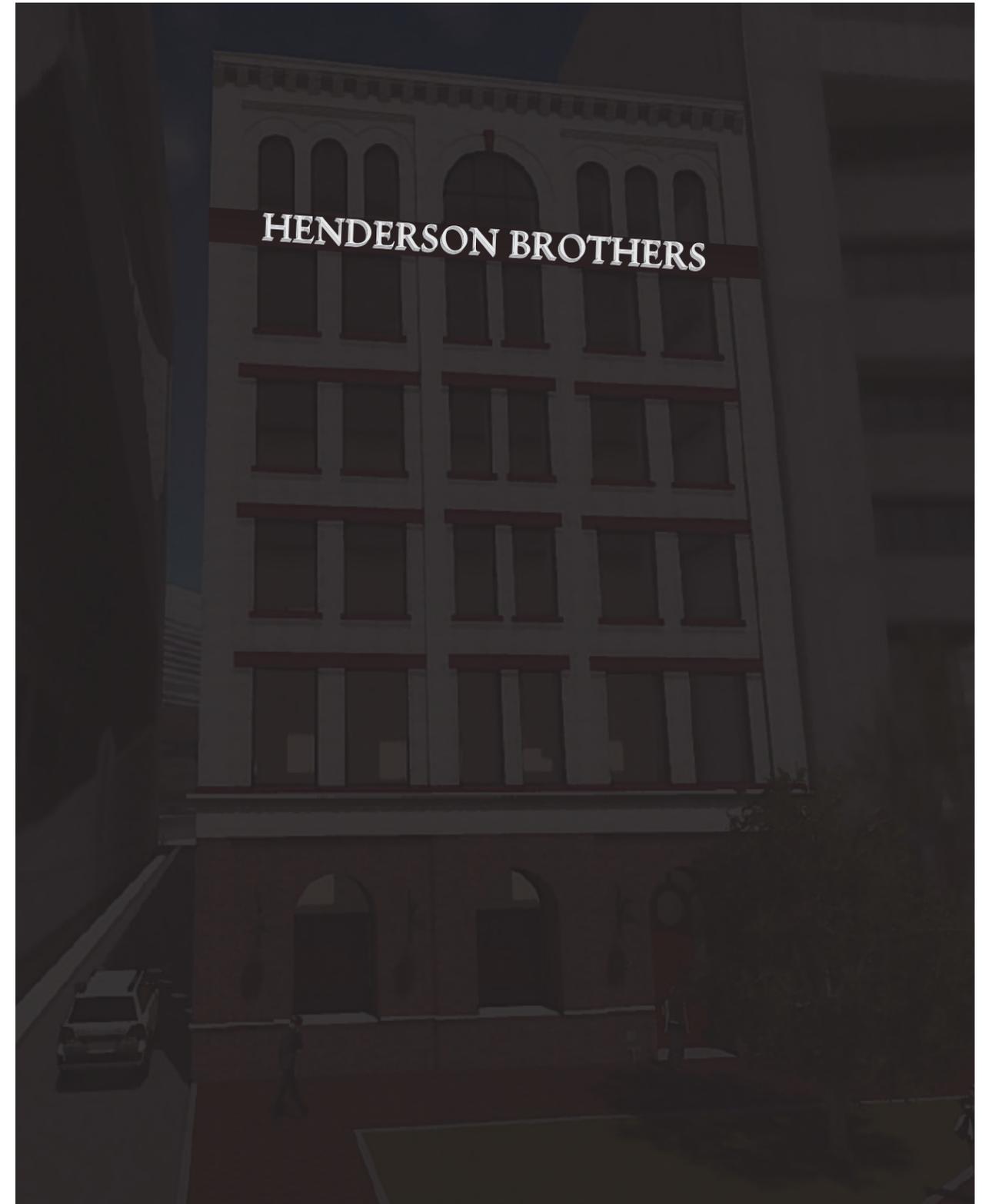


Design Concept One

Day



Night



Design Concept Two

Day



Night

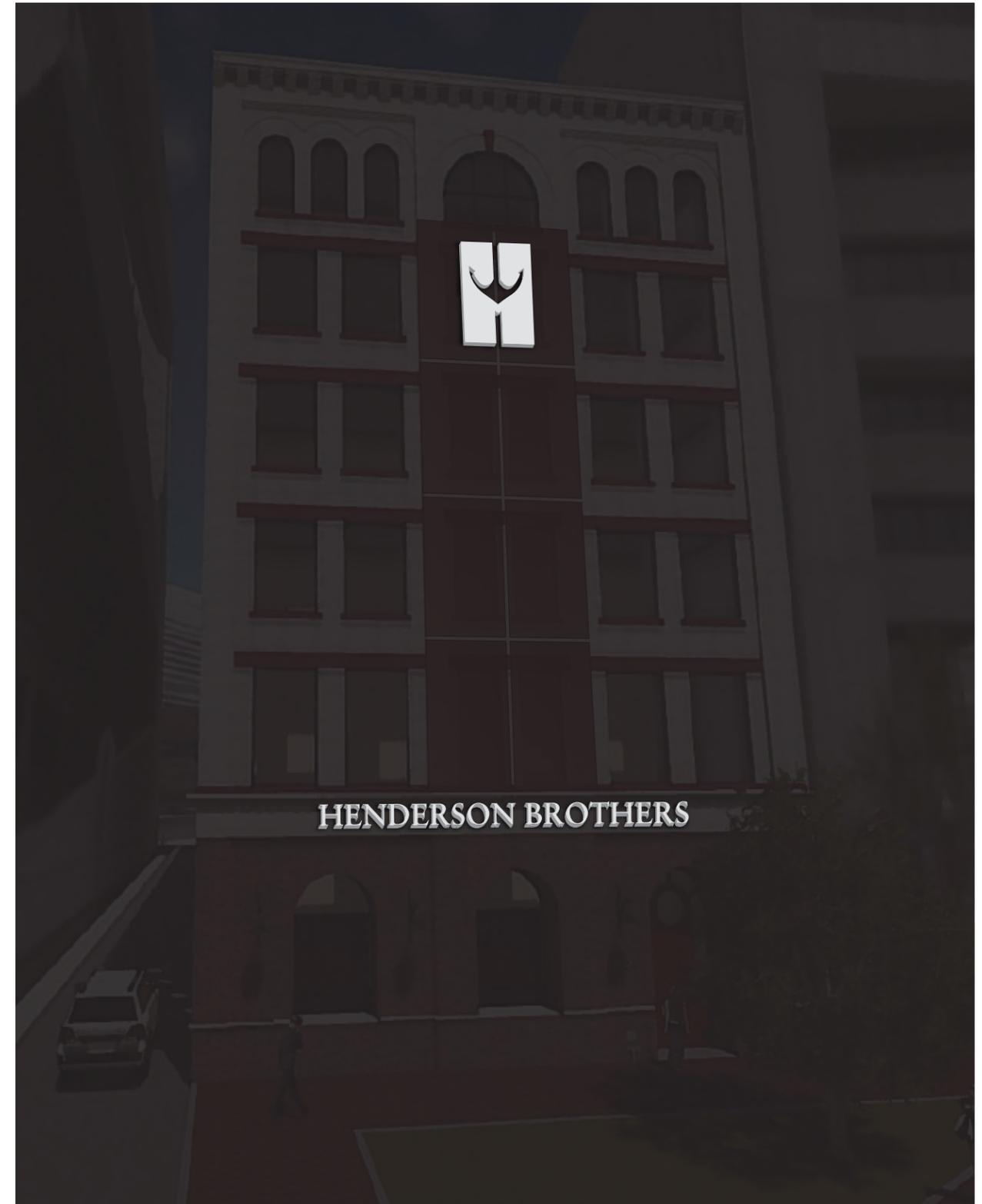


Design Concept Three

Day



Night



Design Concept Four

Day



Night

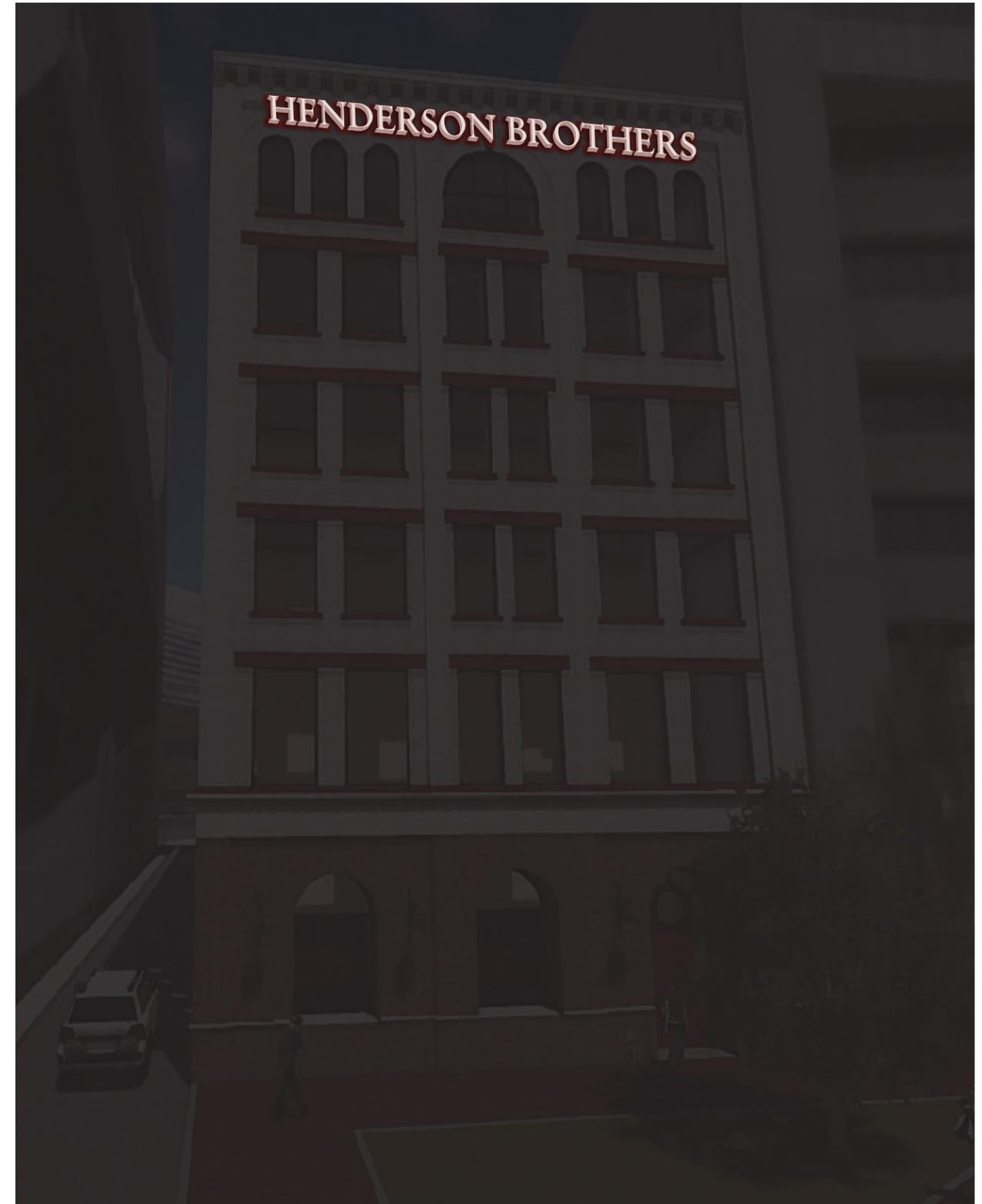


Design Concept Five

Day



Night





Bunting Graphics, Inc.
20 River Road
Verona, PA 15147
Tel: 412.820.2200
Fax: 412.820.4404
www.buntinggraphics.com



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

Date Filed:

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: URA BILIAE II LP | | Phone Number: () 412 255 6600 412 623 8200 | |
| Address: 200 Ross Street 310 Grant Street Suite 2500 | City: Pittsburgh Pittsburgh | State: PA PA | Zip Code: 15222 15219 |
| 2. Applicant/Company Name: Smithfield Oliver Partners, LP | | Phone Number: (724)884 9920 | |
| Address: 95 West Beau Street Suite 600 | City: Washington | State: PA | Zip Code: 15301 |
| Applicant/Contractor ID:(assigned by the City) | | | |
| 3. Development Name: 350 Oliver Avenue | | | |
| 4. Development Location: Corner of Smithfield and Oliver, Fifth Avenue between Park Building and Piatt Place | | | |
| 5. Development Address: 350 Oliver Avenue, Pittsburgh, PA 15219 | | | |
| 6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition) N/A | | | |
| Proposed Zoning District: | | | |
| Present Use of Site: (Select from attached list) | | | |
| 7. If a Certificate of Occupancy exists, the following is required: N/A | | | |
| Certificate of Occupancy#: | Date Issued: | Existing Use of Property: | |
| 8. Estimated Construction: | Start Date: 01 / 01 / 2014 | Occupancy Date: 05 / 01 / 2015 | Project Cost: \$ 23,164,00 |

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): 87. Parking Structure (General); 106. Retail Sales and Services (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: Demolition of existing structures (Sak's, Wendy's, Rue 21) and construction of a new, 8 story structure.

The first floor and basement are rentable retail space; the upper floors are structured parking.

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/>)



**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 1 Commercial Recreational Industrial Institutional

14. Gross Floor Area:

| | | |
|--------------------------------|---------|-------|
| Existing to be Razed: | 28,910 | sq ft |
| Existing to be Retained: | 0 | sq ft |
| Retained Area to be Renovated: | N/A | sq ft |
| To be Constructed: | 273,574 | sq ft |
| Building Footprint: | 36,789 | sq ft |

| 15. Height of Structures: | <u>Existing</u> | | <u>Proposed</u> | |
|-----------------------------|-----------------|-------------|-----------------|-------------|
| | <u>Stories</u> | <u>Feet</u> | <u>Stories</u> | <u>Feet</u> |
| Main Structure | 3 | 60' | 8 | 86' |
| Proposed Addition/Extension | | | N/A | N/A |

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

| | | | | |
|-----|--|--|--|--|
| N/A | | | | |
| | | | | |
| | | | | |

16. Number of Dwelling Units:
 Existing to Remain: 0 Proposed: 0

17. Lot Area: _____ sq ft

18. On Site Parking: N/A

| | <u>Existing</u> | <u>Proposed</u> |
|--------------------------|-----------------|-----------------|
| Full (8 1/2' x 19') | 0 | 590 |
| Compact (7 1/4' x 16') | 0 | 0 |
| Handicap (13 1/2' x 19') | 0 | 12 |

Off-Street Loading Spaces: N/A
 Actual: 2
 Required: 2

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



**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 - 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



**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 – CONTACT INFORMATION

Department of City Planning

200 Ross Street, Fourth Floor
Pittsburgh, PA 15219
(412) 255-2200
pittsburghpa.gov/dcp/

**Department of City Planning
Zoning Office Counter**

200 Ross Street, Third Floor
Pittsburgh, PA 15219
(412) 255-2246
pittsburghpa.gov/dcp/zoning/

City Zoning Code

<http://www.municode.com/index.aspx?clientId=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**

City-County Building, Room 301
441 Grant Street
Pittsburgh, PA 15219
(412) 255-2883
www.city.pittsburgh.pa.us/pw/html/permits_info.html

**Department of Public Works (DPW)
Public Space Management**

Permit Office
611 Second Avenue
Pittsburgh, PA 15219
(412) 255-2370
www.city.pittsburgh.pa.us/pw/html/permits_info.html

Pittsburgh Water and Sewer Authority (PWSA)

Penn-Liberty Plaza I
1200 Penn Avenue
Pittsburgh, PA 15222
Permits (412) 255-2443; Engineering (412) 255-8987
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/plumbing/index.html

Allegheny County Health Department (ACHD)

Food Safety Program
3901 Penn Avenue, Building #1
Pittsburgh, PA 15224
(412) 578-8044
www.achd.net/food/foodstart.html

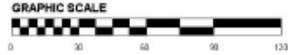
Allegheny County Health Department (ACHD)

Housing and Community Environment
3190 Sassafras Way
Pittsburgh, PA 15201
(412) 350-4046
www.achd.net/housing/commenvironstart.html

350 Oliver Avenue

Pittsburgh City Planning Commission Briefing
November 12, 2013

Street Level Plan



350 Oliver Avenue

PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL



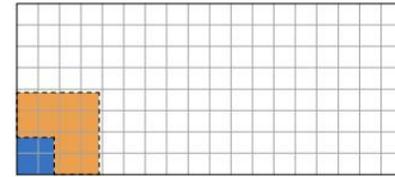
Street Level Plan Open Space Diagram

350 Oliver Avenue

PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL



MELLON SQUARE



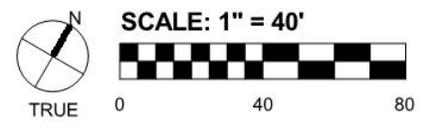
- LOT AREA:**
36,789 ft²
- OPEN SPACE REQUIREMENT:**
3,679 ft² = 10% of lot area
- OPEN SPACE PROVIDED:**
759 ft² = 2.1% of lot area
- PARTIAL PAYMENT IN LIEU FOR:**
2,920 ft² = 7.9%

CALCULATION FOR FUNDS IN LIEU:

- CONCRETE TERAZZO
2,920 ft² x \$15/ft² = \$43,800
- LIGHT BOLLARDS
10 each x \$350/light = \$3,500
- TRASH RECEPTACLES
5 each x \$100/receptacle = \$500
- PLANTINGS
10 low plantings x \$200/plant = \$2,000
- LAND VALUE
TBD
- TOTAL = \$49,800

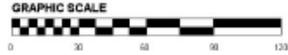
- INTERIOR
- OPEN SPACE
- PARKING RAMP

EXISTING BUILDING



EXISTING BUILDING

Second Level Plan – Bike Parking



350 Oliver Avenue

PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL



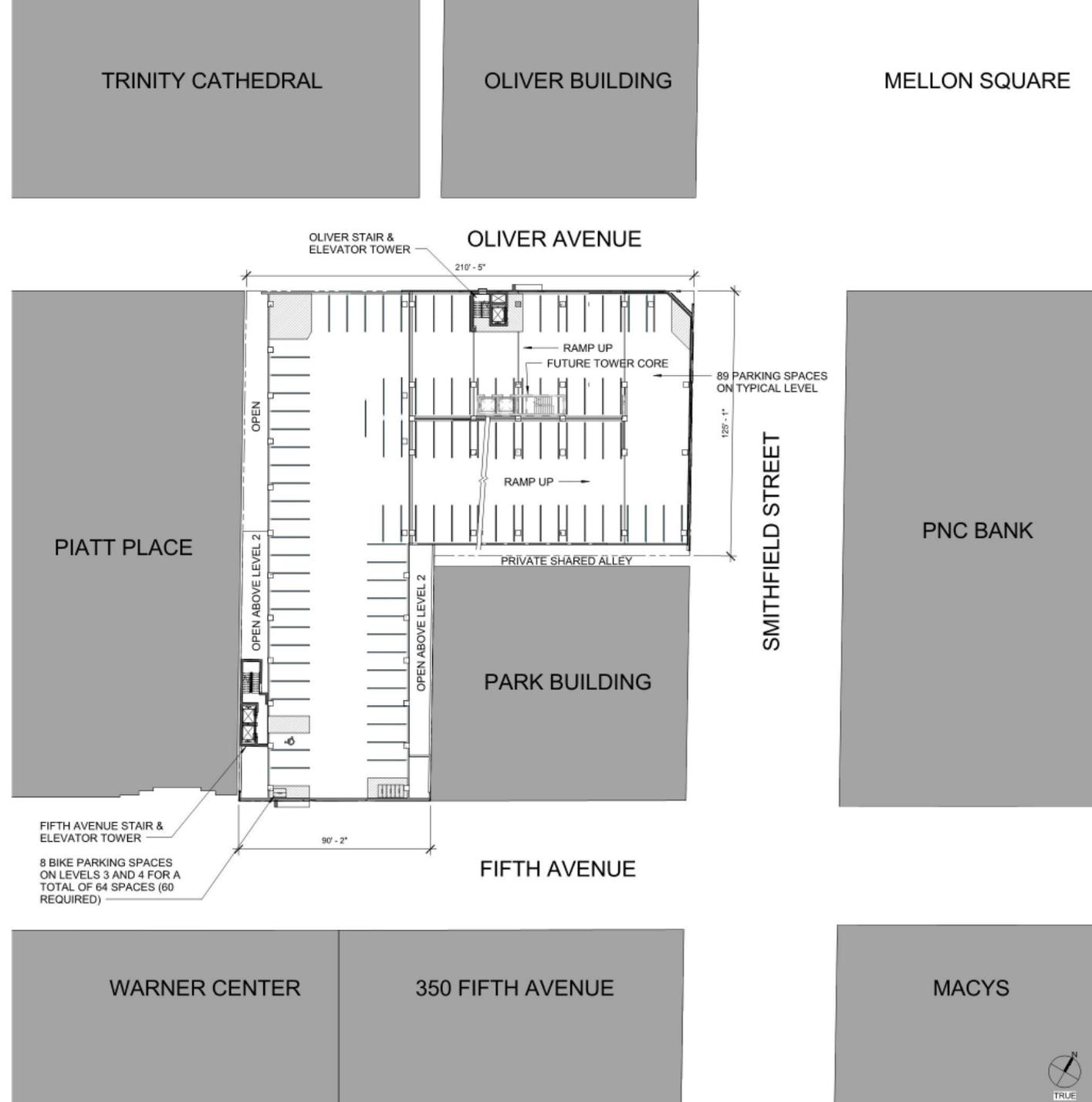
TRUE

Typical Parking Level Plan



350 Oliver Avenue

PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL



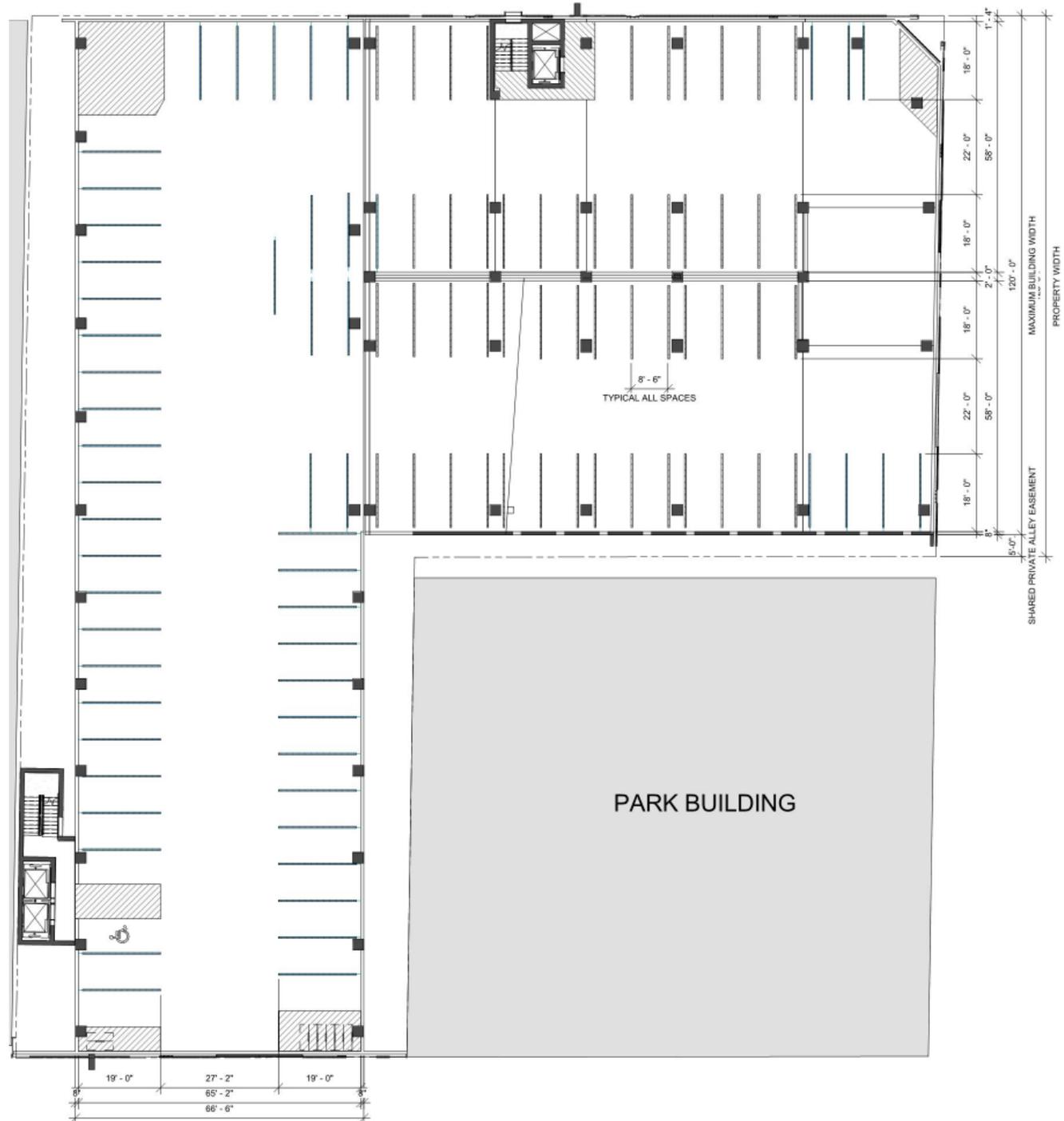
TRUE

Typical Parking Dimensions



350 Oliver Avenue

PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL



Fifth Avenue looking west

PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL



Oliver Avenue looking west

PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL



Smithfield Street looking north

PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL



Mellon Square looking southwest

PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL



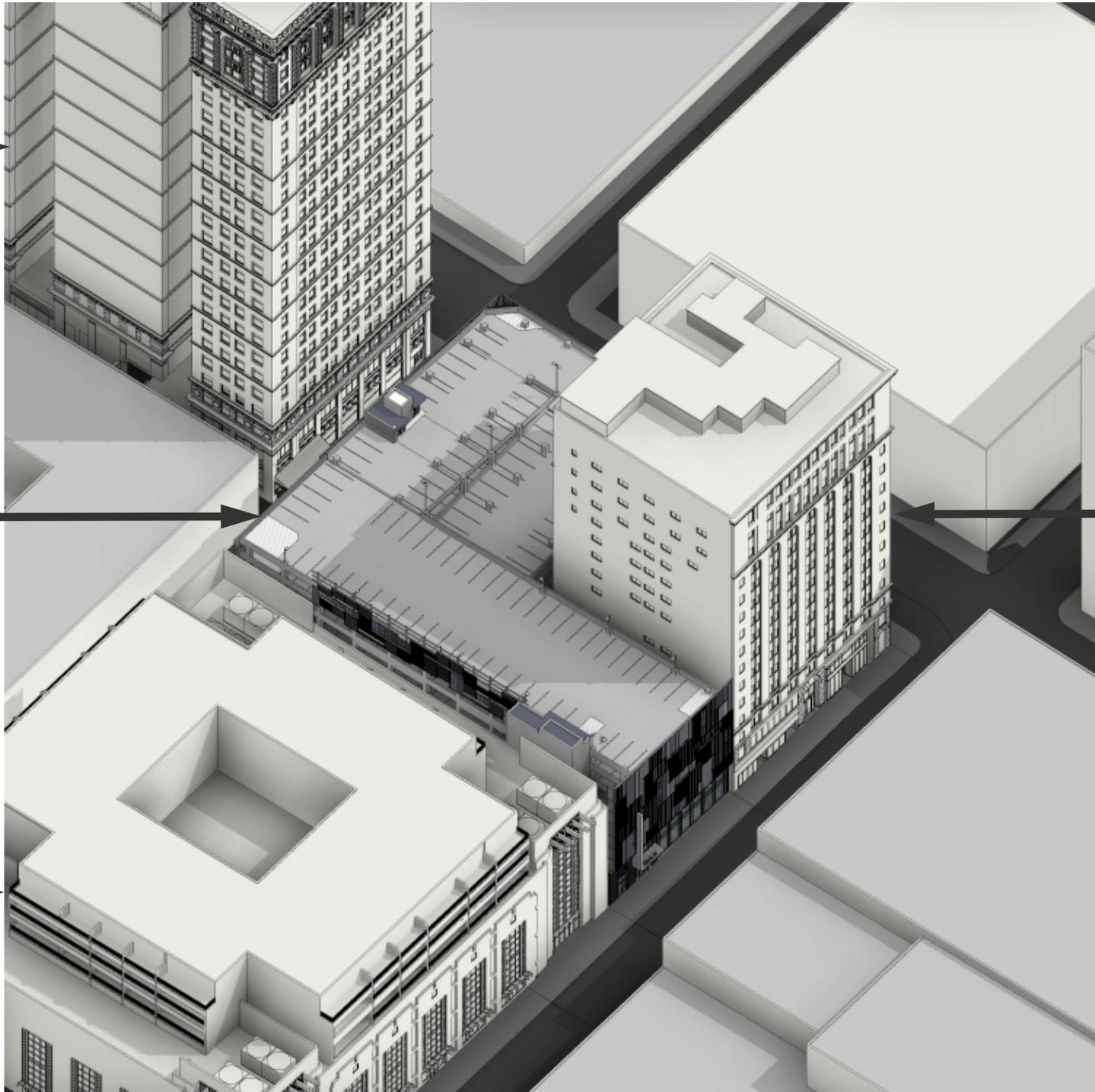
Aerial View of Garage

Oliver Building →

350 OLIVER →

Piatt Place →

← **Park Building**



Fifth Avenue Elevation

PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL



Fifth Avenue Elevation – Contextual Alignment

PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL



Facade Material Palette



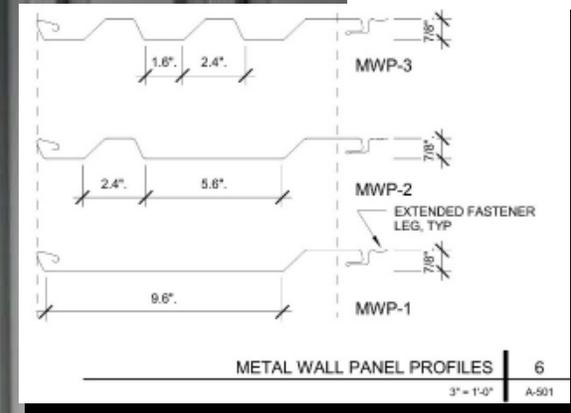
Thermal Finish Black Granite



Board Form Concrete



Channel Glass



Profiled Metal Panel



Accent color on soffit

Painted aluminum curtainwall

Flush metal panel clad canopy

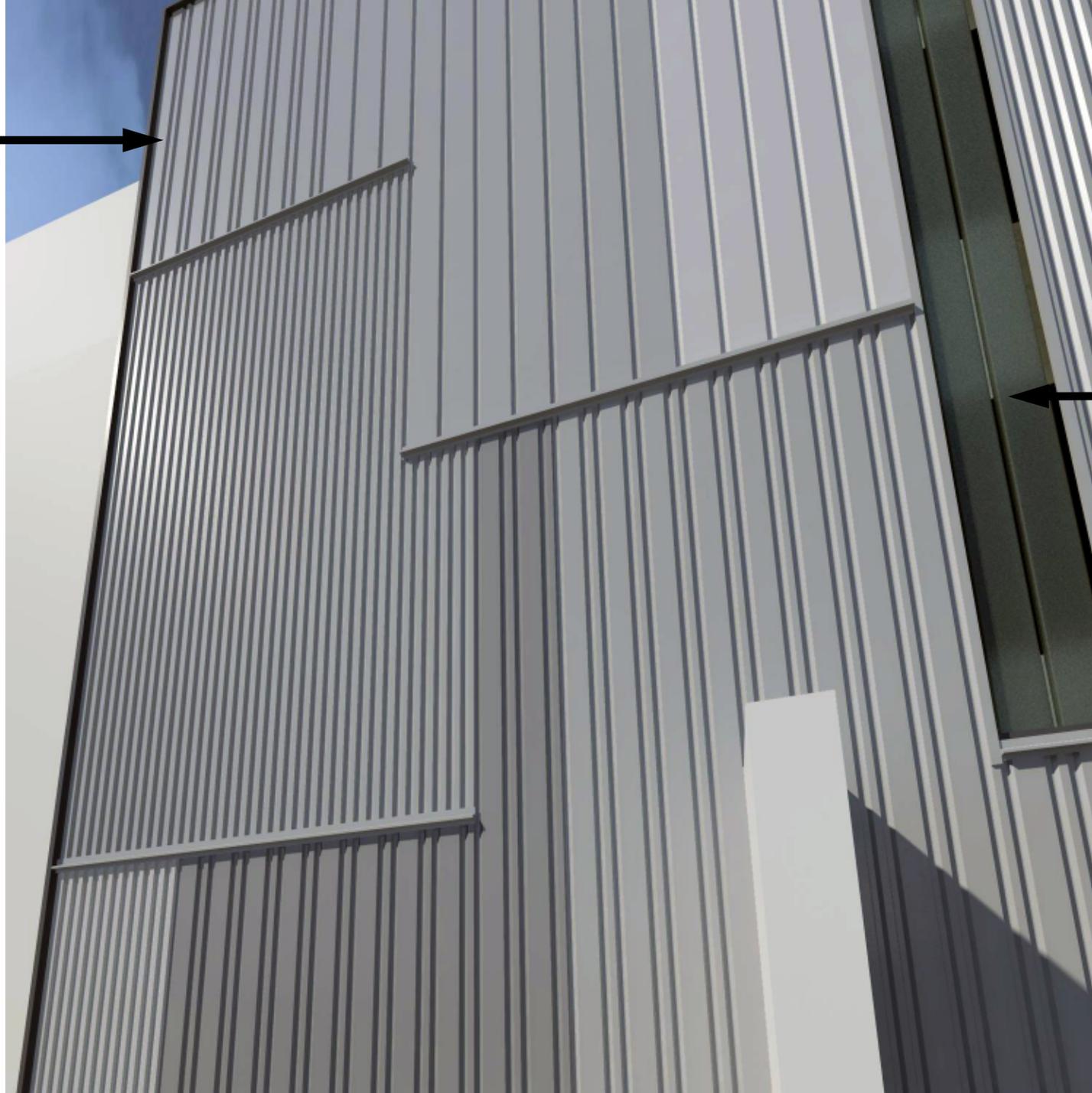
Thermal finish black granite

Board-form finished concrete

Profiled Metal Panels in
multiple profiles, painted in
multiple shades of grey



Facade Material Palette



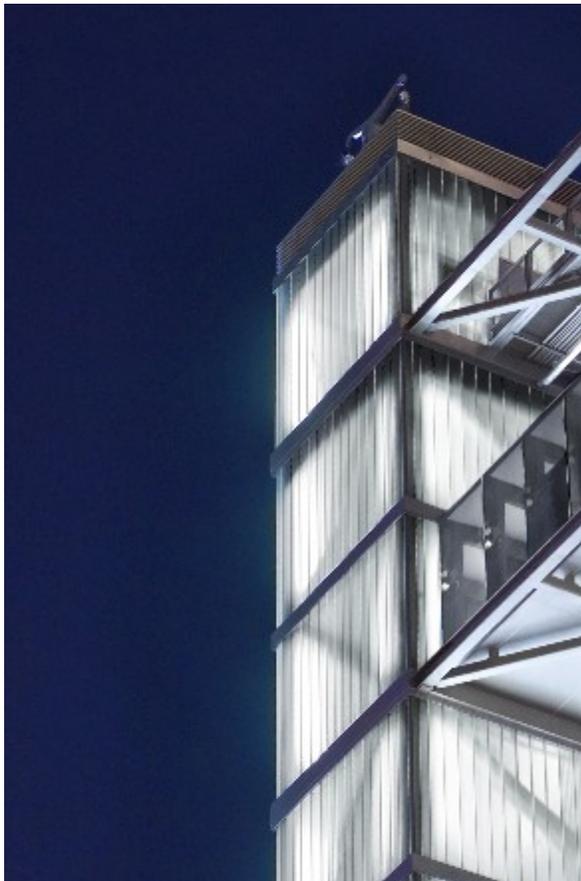
Translucent channel
glass with backlighting



Facade Material Palette

Profiled Metal Panels in
multiple profiles, painted in
multiple shades of grey

White translucent channel
glass with white backlighting



Fifth Avenue View

PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL



Fifth Avenue Night View

PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL



Fifth Avenue View

PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL



Smithfield Street Elevation

PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL



Smithfield Street View

PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL



View from Mellon Square

PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL



Mellon Square corner

PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL



Oliver Avenue Elevation

PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL



Oliver Avenue Lobby Entrance



PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL

Oliver Avenue Vehicle Entrance



PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL

Oliver Avenue Park Sign

PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL



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

Date Filed:

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: Walnut Capital Partners | | Phone Number: (412) 683-3810 | |
| Address: 5500 Walnut St., Suite 300 | City: Pittsburgh | State: PA | Zip Code: 15232 |
| 2. Applicant/Company Name: Smallman Hotel Associates, LP | | Phone Number: (412) 683-3810 | |
| Address: 5500 Walnut St., Suite 300 | City: Pittsburgh | State: PA | Zip Code: 15232 |
| Applicant/Contractor ID:(assigned by the City) | | | |
| 3. Development Name: Homewood Suites Smallman | | | |
| 4. Development Location: Strip District | | | |
| 5. Development Address: 1400 Smallman St., Pittsburgh PA 15120 15222 | | | |
| 6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition) | | | |
| Proposed Zoning District: | No Change | | |
| Present Use of Site: (Select from attached list) | 36 / 102 | | |
| 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: 01/01/2014 | Occupancy Date: / / TBD | Project Cost: \$ N/A |
| 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): 67 (hotel) | | | |
| 10. Select the Type of Work: | | | |
| <input checked="" type="checkbox"/> New Construction, New <input type="checkbox"/> Renovation, Interior <input type="checkbox"/> New Construction, <input type="checkbox"/> Renovation, Exterior <input type="checkbox"/> Change in Use Only <input type="checkbox"/> Renovation, Change in Use | | | |
| 11. Describe the Development: 8-story, 150 guestroom hotel with valet parking below. The hotel features a combination of king, queen and accessible guestrooms with various amenities including an indoor pool, fitness area, multiple meeting rooms, and a dining area with an adjacent bar/lounge. Outdoor amenities include a landscaped second floor terrace with a fire pit, grilling station and bocce courts. | | | |
| 12. Is a Land Operations Permit needed? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | | | |
| (See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, http://www.city.pittsburgh.pa.us/bbi/) | | | |

**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: 22,892 sq ft
 Existing to be Retained: 8,655 sq ft
 Retained Area to be Renovated: N/A sq ft
 To be Constructed: 161,720 sq ft
 Building Footprint: 26,630 sq ft

| | Existing | | Proposed | |
|--|----------|--------|----------|---------|
| | Stories | Feet | Stories | Feet |
| Main Structure | 2 | 34'-6" | 8 | 118'-0" |
| Proposed Addition/Extension | | | | |
| Provide Accessory Structure Type(s) and Height(s): | | | | |
| | | | | |
| | | | | |

16. Number of Dwelling Units:
 Existing to Remain: _____ Proposed: _____

17. Lot Area: 36,595 sq ft

18. On Site Parking: N/A

| | Existing | Proposed |
|--------------------------|----------|------------|
| Full (8 1/2' x 19') | None | 88 (valet) |
| Compact (7 1/4' x 16') | | 26 (valet) |
| Handicap (13 1/2' 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

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:

- | | | | |
|----------|---------------------------------|----------|--|
| <u>1</u> | New Water Service Connection(s) | <u>2</u> | Termination of Existing Water Service Tap(s) |
| <u>2</u> | New Sewer Service Connection(s) | <u>8</u> | 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

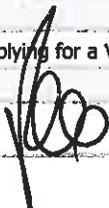
WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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:

 president of GP-

**DEPARTMENT OF CITY PLANNING
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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. Heli-stop
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



**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 – CONTACT INFORMATION

Department of City Planning

200 Ross Street, Fourth Floor
Pittsburgh, PA 15219
(412) 255-2200
pittsburghpa.gov/dcp/

**Department of City Planning
Zoning Office Counter**

200 Ross Street, Third Floor
Pittsburgh, PA 15219
(412) 255-2246
pittsburghpa.gov/dcp/zoning/

City Zoning Code

<http://www.municode.com/index.aspx?clientId=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

City-County Building, Room 301
441 Grant Street
Pittsburgh, PA 15219
(412) 255-2883
www.city.pittsburgh.pa.us/pw/html/permits_info.html

Department of Public Works (DPW)

Public Space Management

Permit Office

611 Second Avenue
Pittsburgh, PA 15219
(412) 255-2370
www.city.pittsburgh.pa.us/pw/html/permits_info.htm

Pittsburgh Water and Sewer Authority (PWSA)

Penn-Liberty Plaza I
1200 Penn Avenue
Pittsburgh, PA 15222
Permits (412) 255-2443; Engineering (412) 255-8987
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/plumbing/index.html

Allegheny County Health Department (ACHD)

Food Safety Program
3901 Penn Avenue, Building #1
Pittsburgh, PA 15224
(412) 578-8044
www.achd.net/food/foodstart.html

Allegheny County Health Department (ACHD)

Housing and Community Environment
3190 Sassafras Way
Pittsburgh, PA 15201
(412) 350-4046
www.achd.net/housing/commenviromstart.html



smallman street
pittsburgh, pennsylvania
planning commission submittal
october 31, 2013

contents

aerial view

existing building

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existing site plan

subdivision plan

proposed site plan

garage level plan

garage mezzanine level

lobby level plan

upper level plan

roof plan

exterior elevations

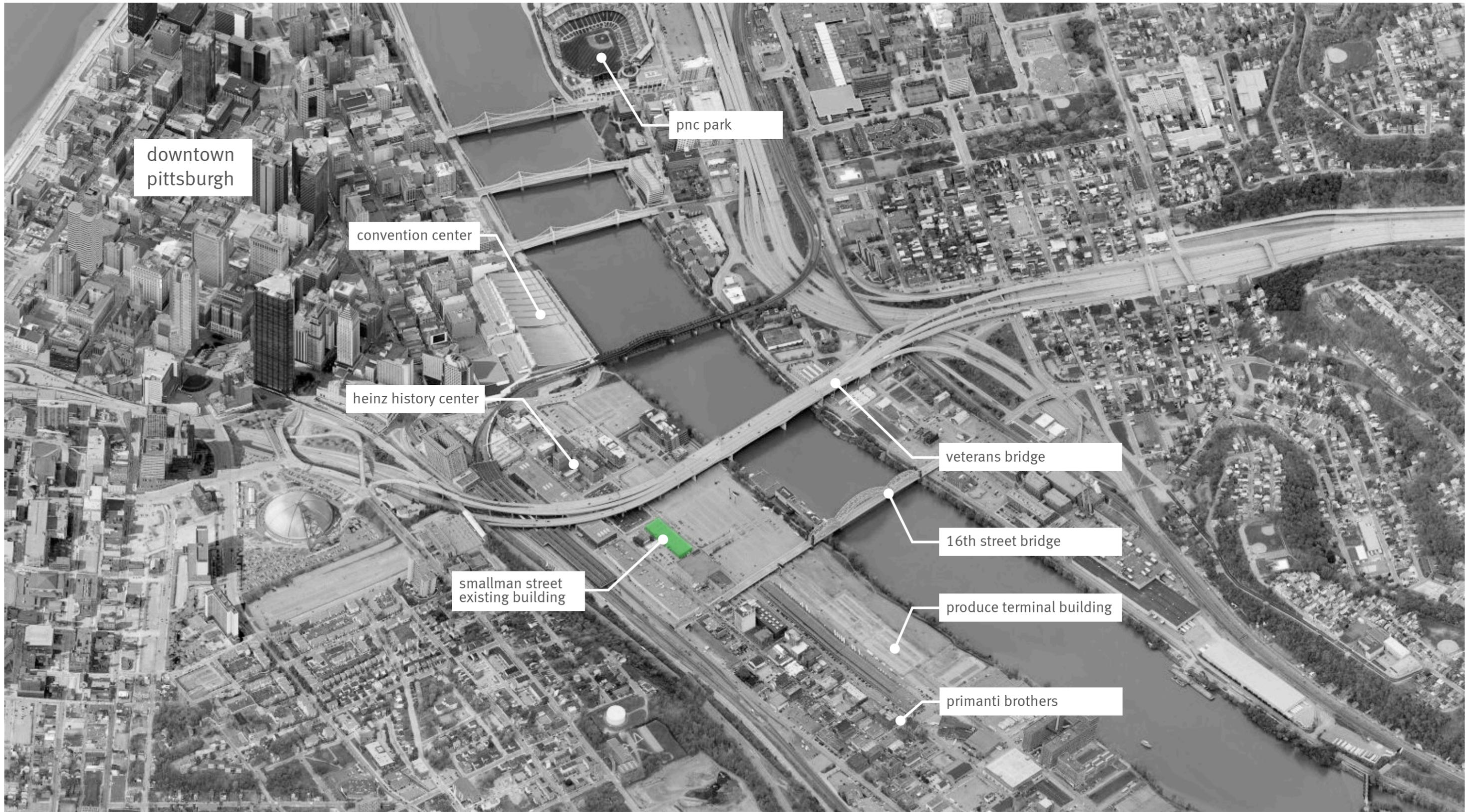
exterior finishes

preliminary 3D renderings

material selections

courtyard/landscape plan

outdoor amenities



downtown
pittsburgh

pnc park

convention center

heinz history center

veterans bridge

16th street bridge

smallman street
existing building

produce terminal building

primanti brothers



northwest corner (smallman street & 14th street)



northeast corner (smallman street & 15th street)





16th street bridge



otto milk condos



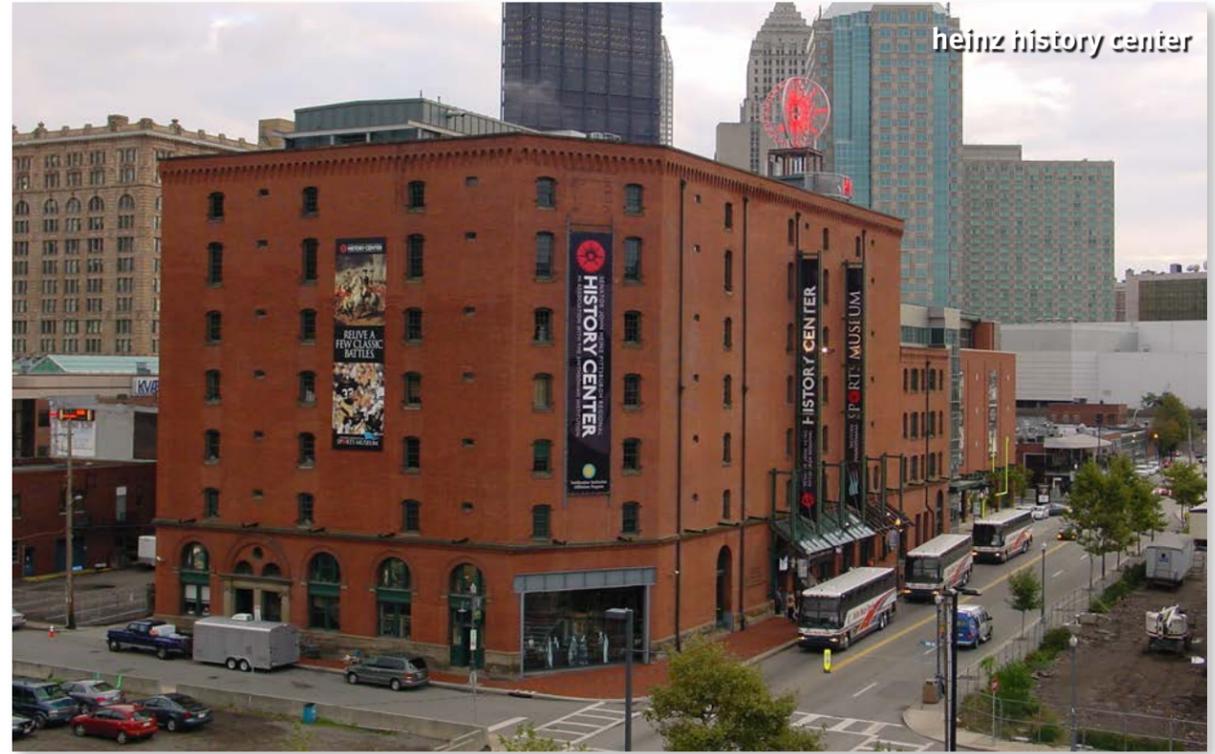
strip district mural



st. stanislaus kostka parish



wholey cold storage



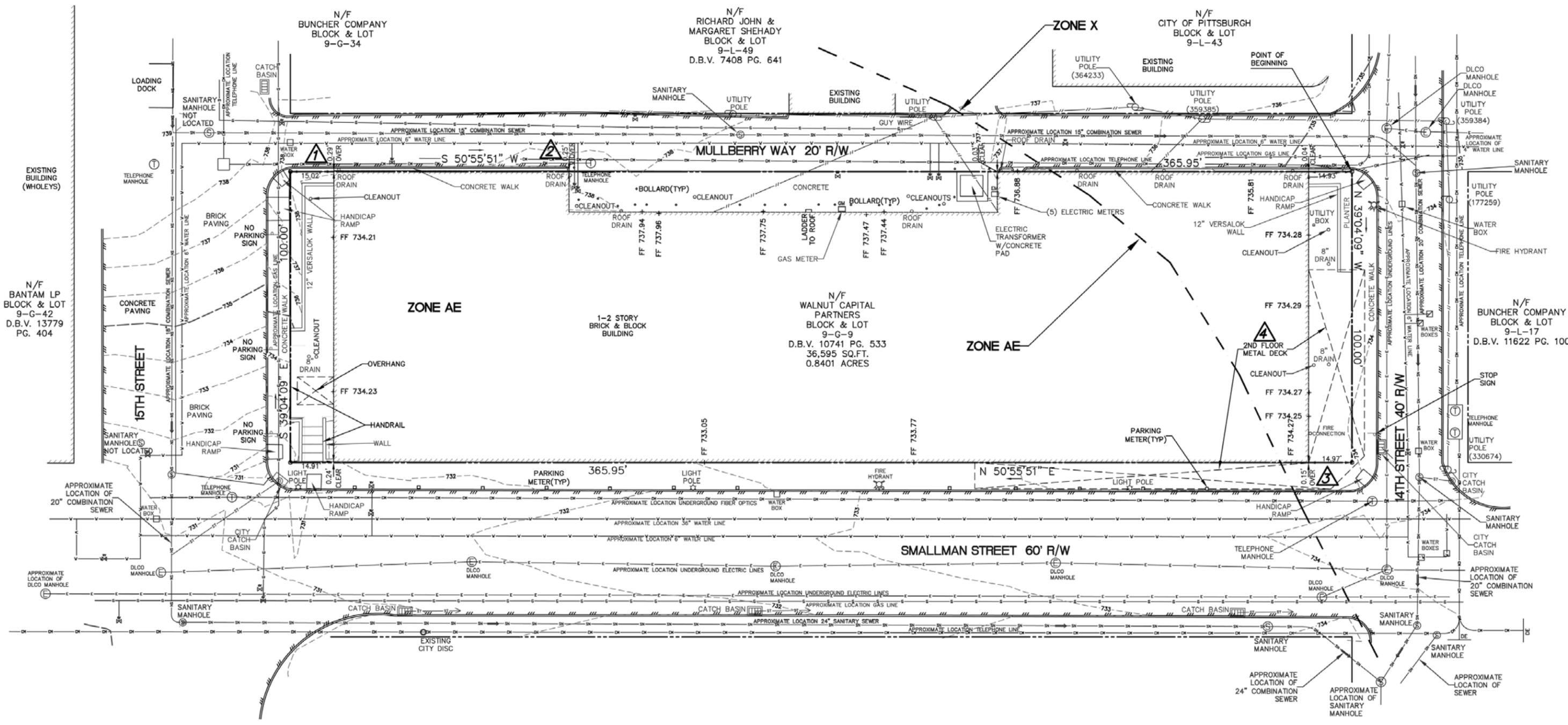
heinz history center

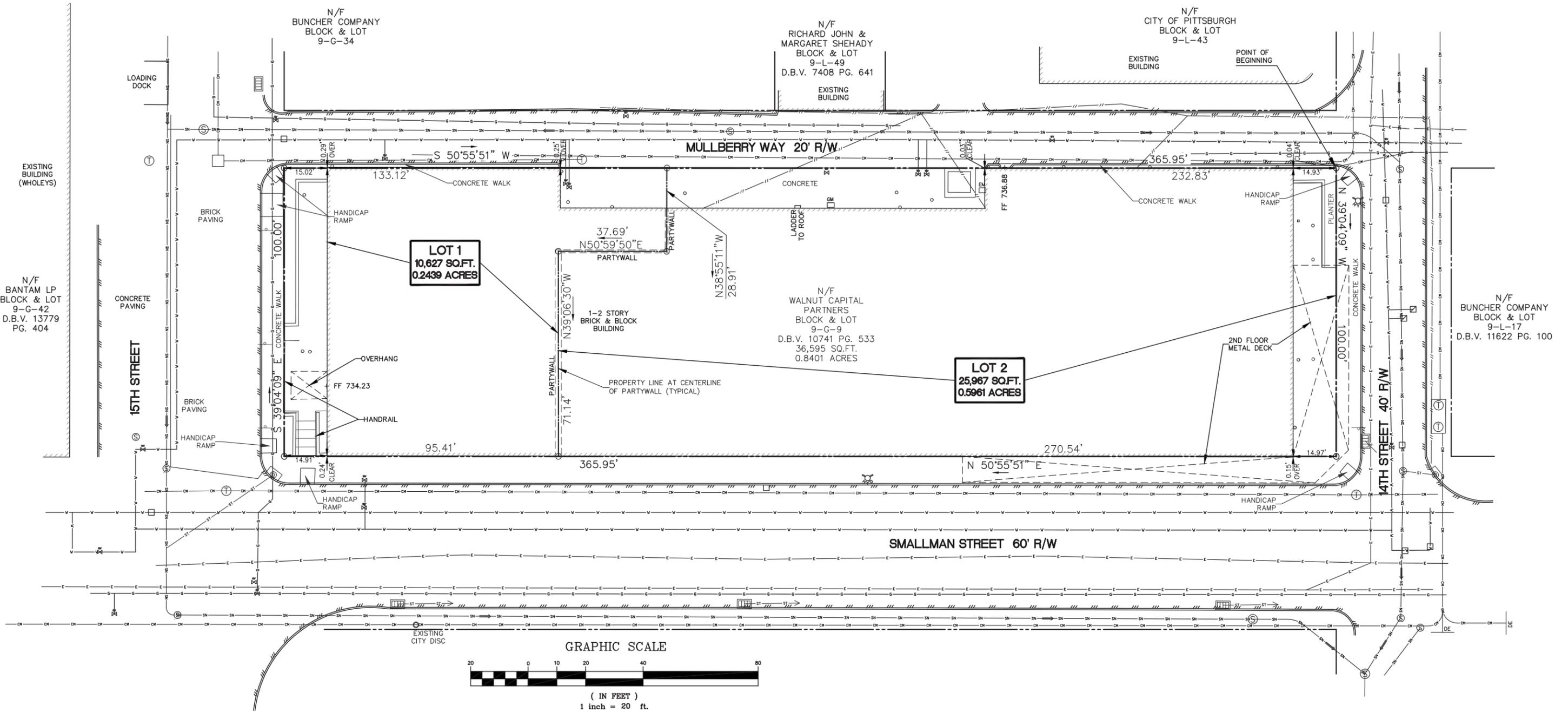


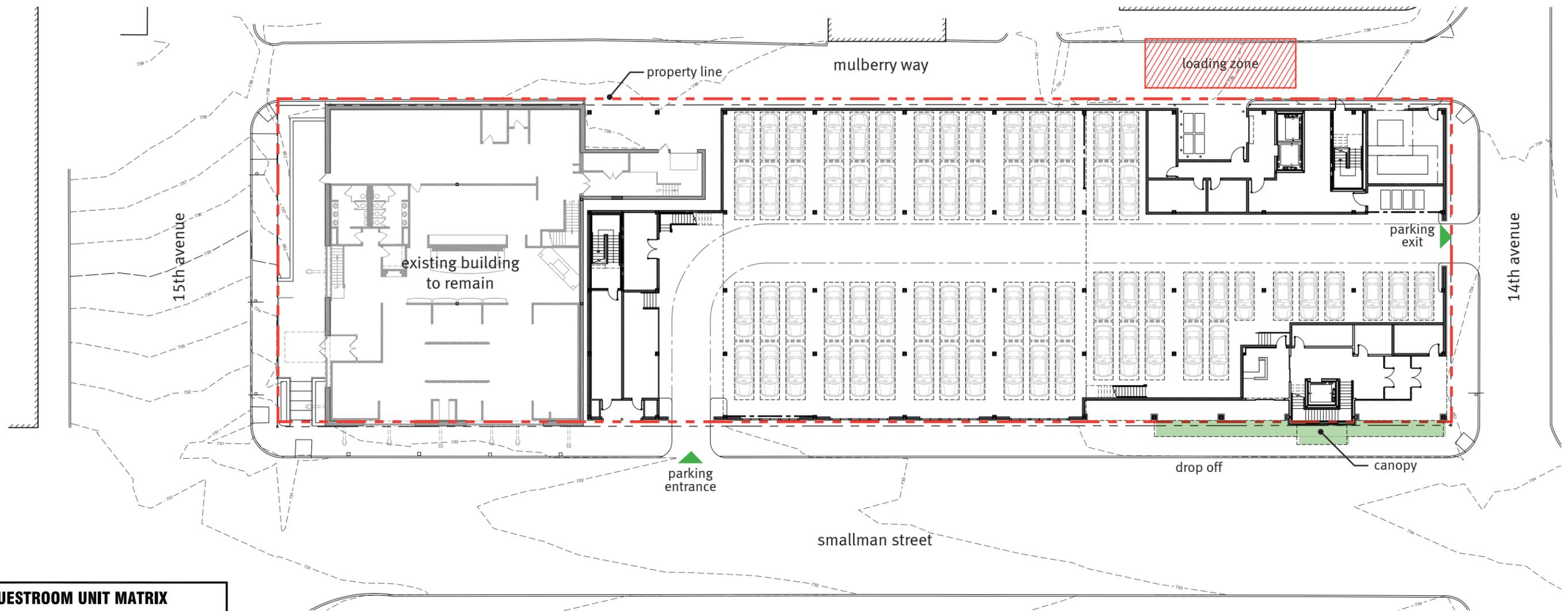
hampton inn downtown



hyatt house southside







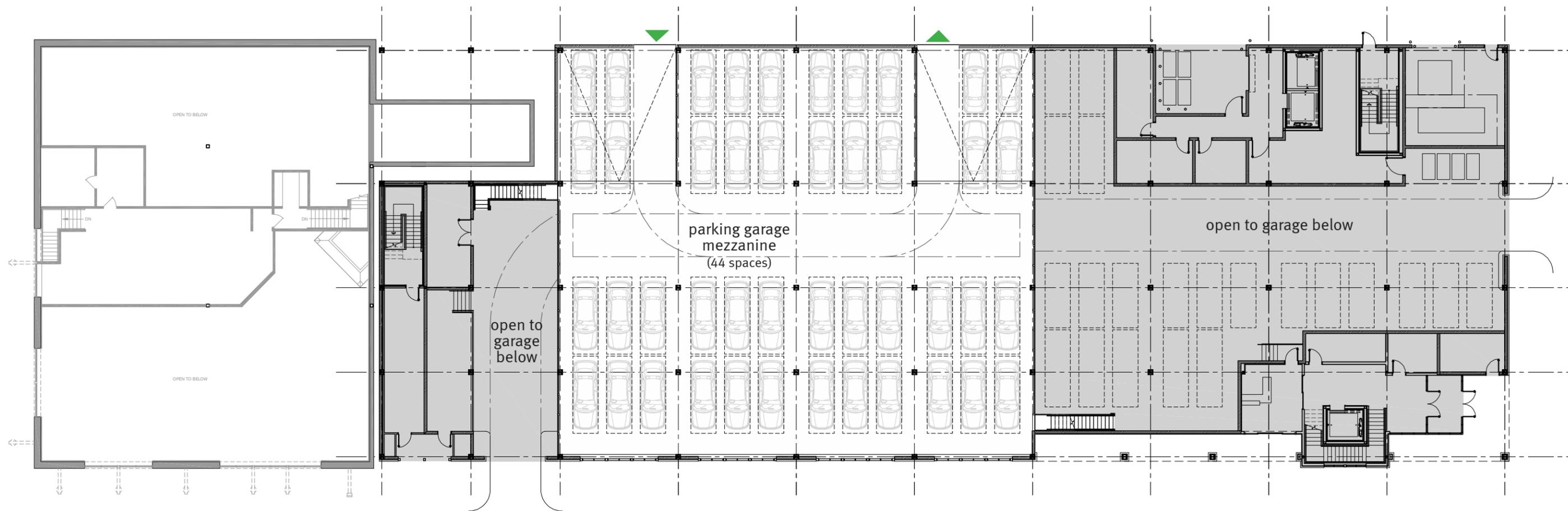
| GUESTROOM UNIT MATRIX | | | | | | |
|-----------------------|--------------|-------------------|------------------------|-----------------------------|--------------------------|-------------------------------|
| GUESTROOM TYPE | TOTAL # KEYS | KING STUDIO SUITE | KING ONE BEDROOM SUITE | KING ACCESSIBLE ONE BEDROOM | DOUBLE QUEEN ONE BEDROOM | DOUBLE QUEEN ONE BEDROOM ALT. |
| GARAGE LEVEL | - | - | - | - | - | - |
| LOBBY LEVEL | 12 | 11 | - | 1 | - | - |
| SECOND FLOOR | 23 | 18 | 1 | 1 | 1 | 1 |
| THIRD FLOOR | 23 | 18 | 1 | 1 | 1 | 1 |
| FOURTH FLOOR | 23 | 18 | 1 | 1 | 1 | 1 |
| FIFTH FLOOR | 23 | 18 | 1 | 1 | 1 | 1 |
| SIXTH FLOOR | 23 | 18 | 1 | 1 | 1 | 1 |
| SEVENTH FLOOR | 23 | 18 | 1 | 1 | 1 | 1 |
| SUBTOTALS | | 119 | 6 | 7 | 6 | 6 |
| TOTAL UNITS | 150 | 132 | | 12 | | 6 |

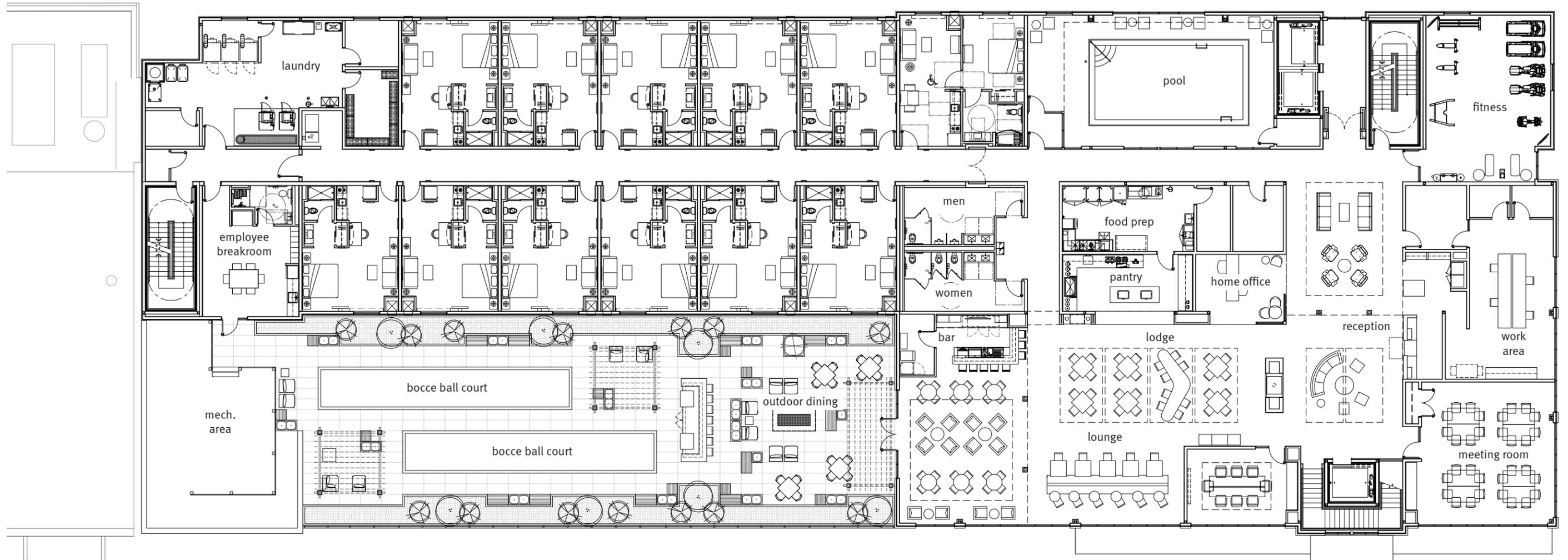
project data

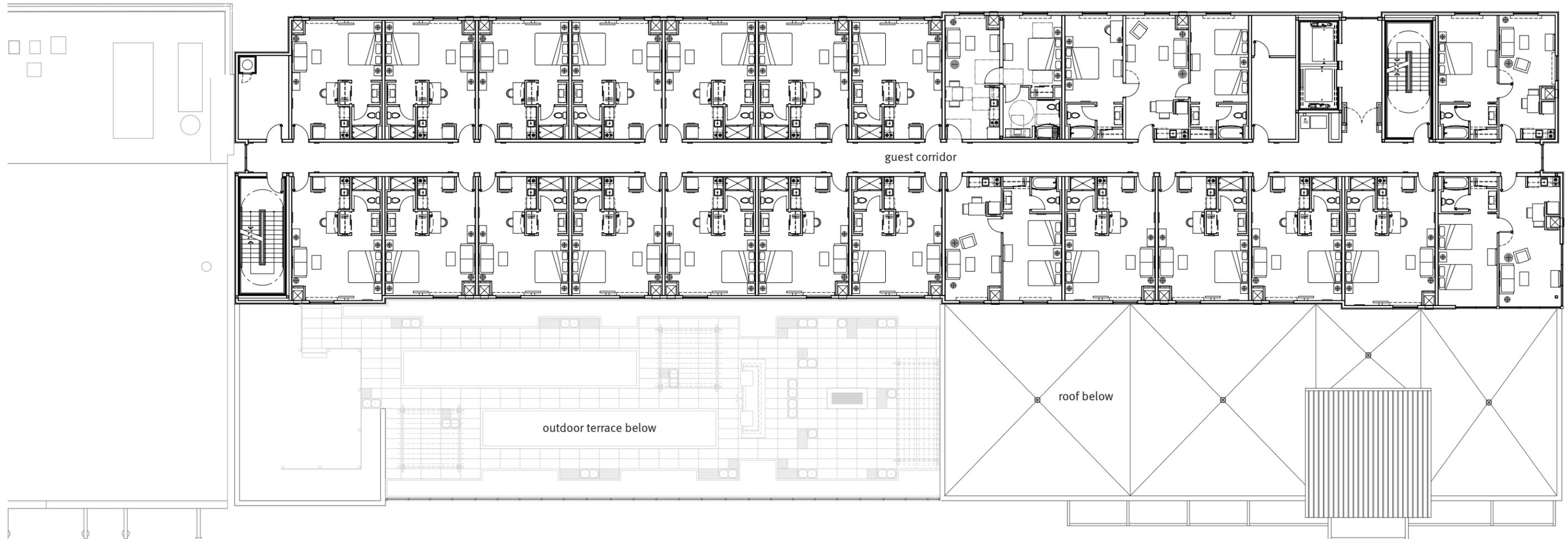
| | |
|-------------------------------------|---|
| description | 8-story hotel with parking garage below |
| zoning | GT8 - Golden Triangle |
| building height | 212'-0" |
| floors | 8 floors |
| off-street vehicular parking | 114 spaces total, valet |
| bicycle parking | 30 covered spaces |

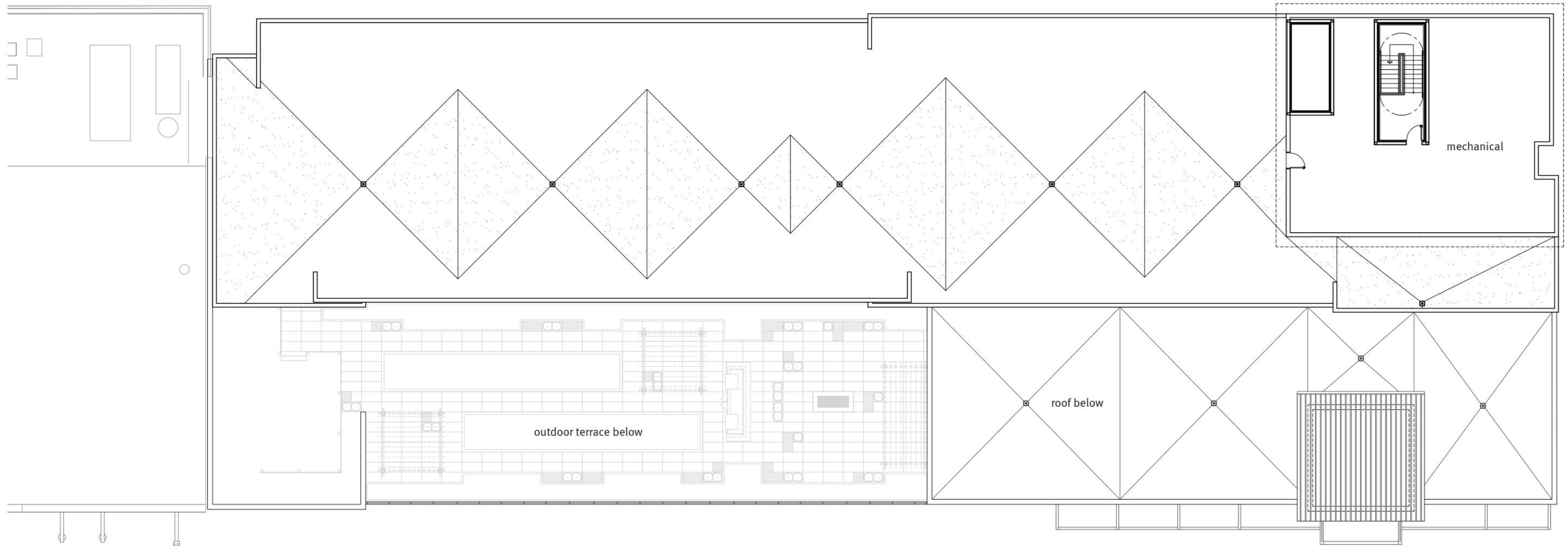
| | | |
|------------------------|--------|--------|
| square footages | SF | FL/FL |
| parking level | 24,735 | 18'-0" |
| mezz parking | 10,850 | 9'-0" |
| lobby level | 20,165 | 14'-0" |
| 2nd floor | 15,295 | 10'-0" |
| 3rd floor | 14,720 | 10'-0" |
| 4th floor | 14,720 | 10'-0" |
| 5th floor | 14,720 | 10'-0" |
| 6th floor | 14,720 | 10'-0" |
| 7th floor | 14,720 | 10'-0" |
| roof mezz | 1,725 | |

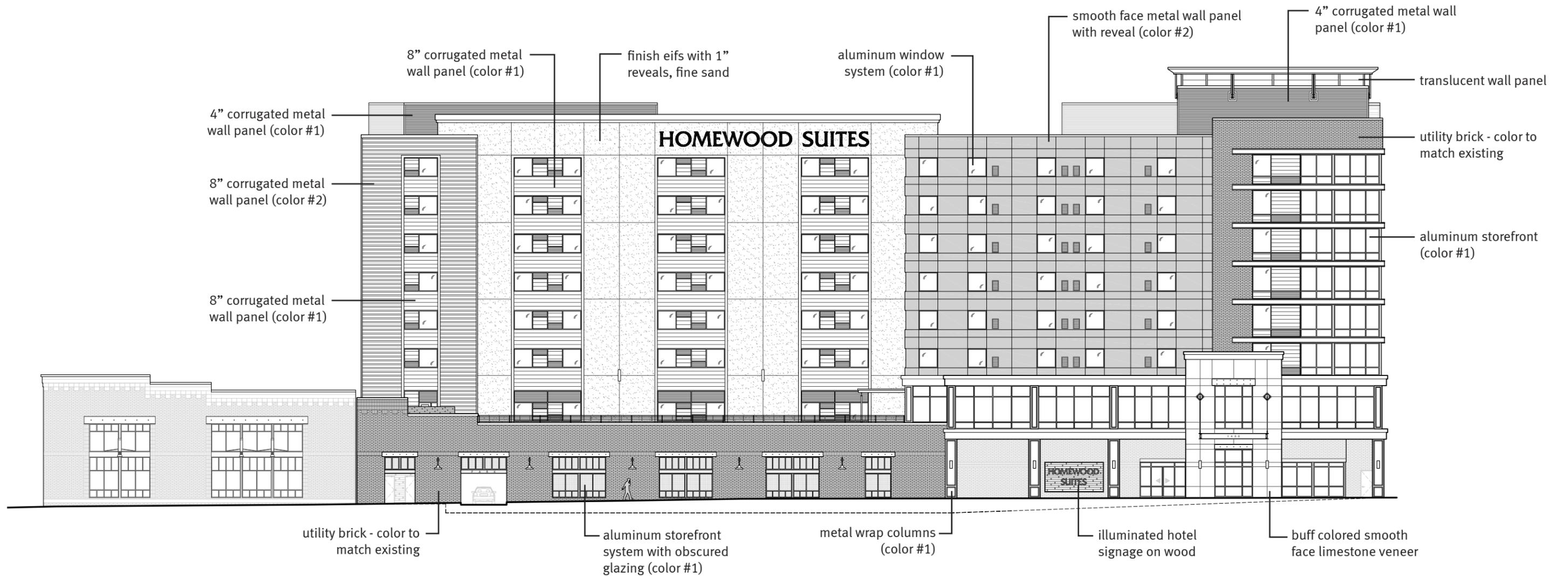




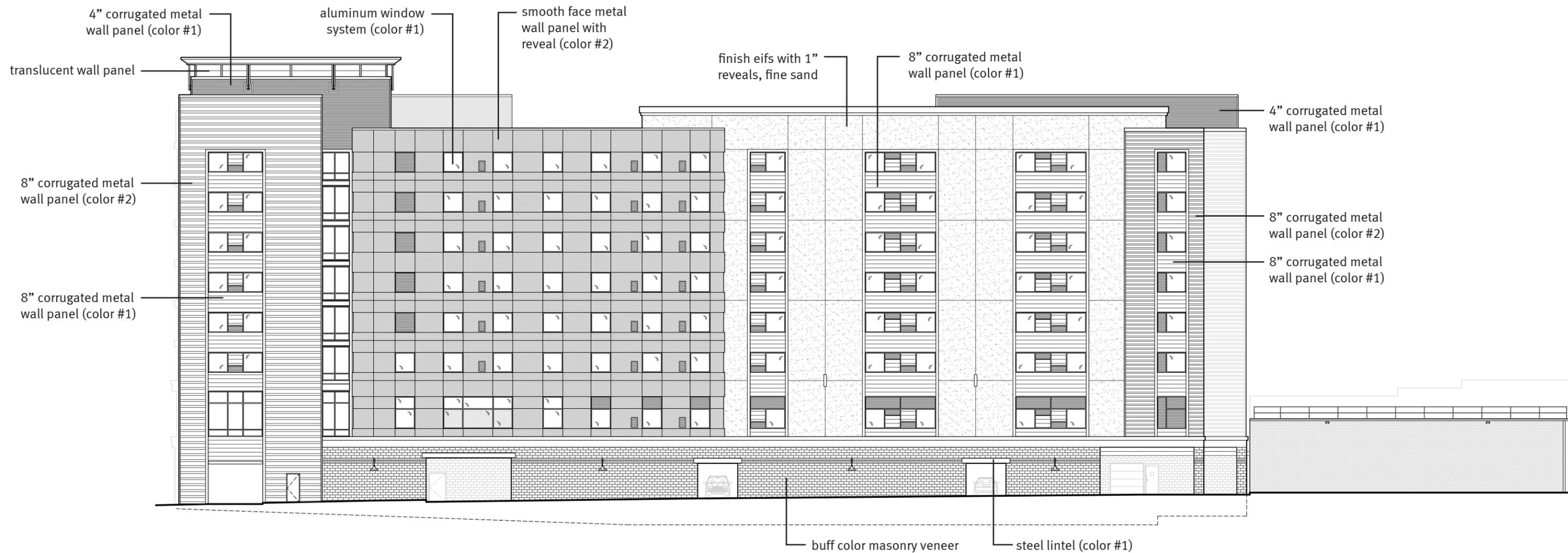




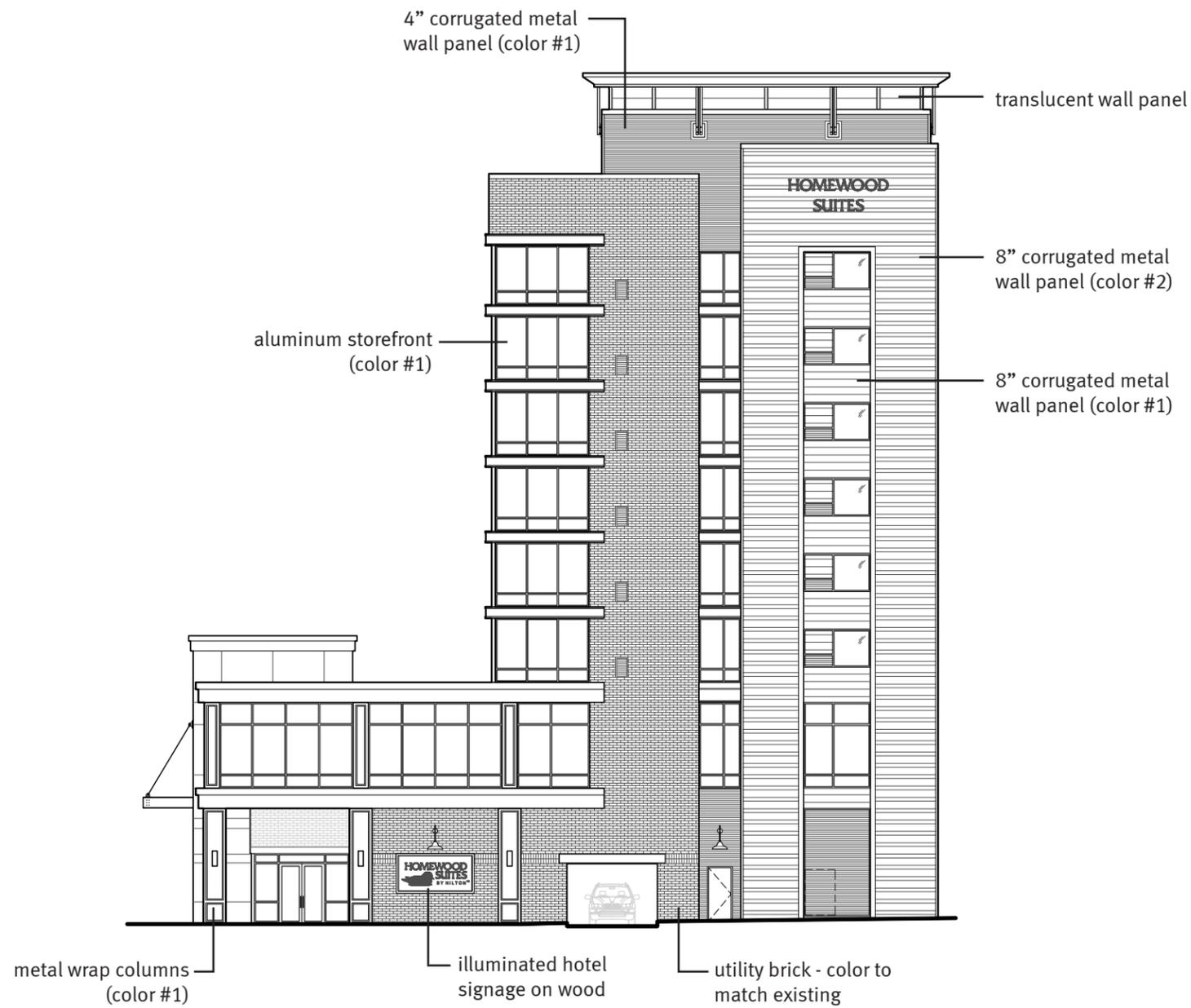




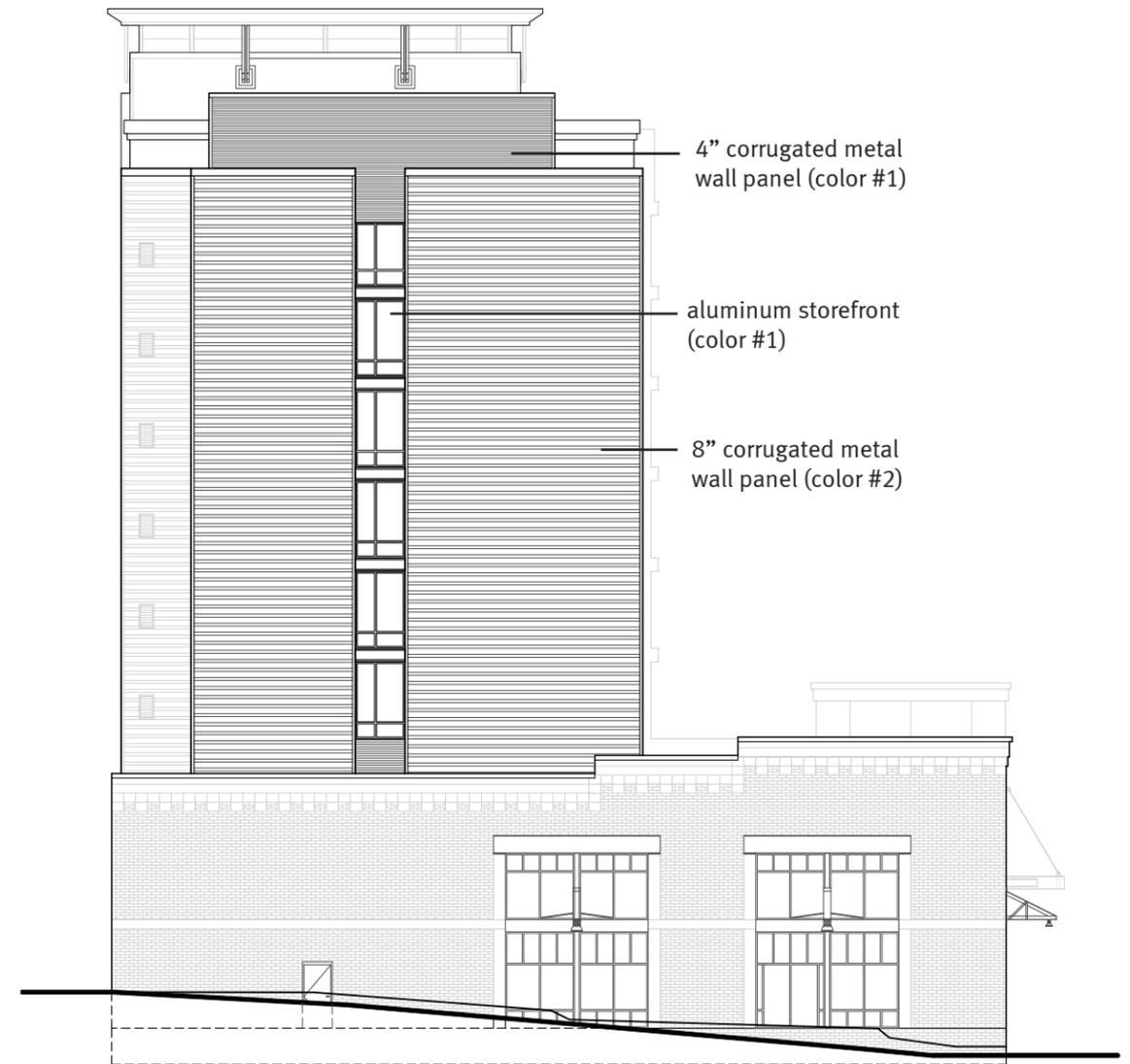
smallman street elevation



mulberry avenue elevation



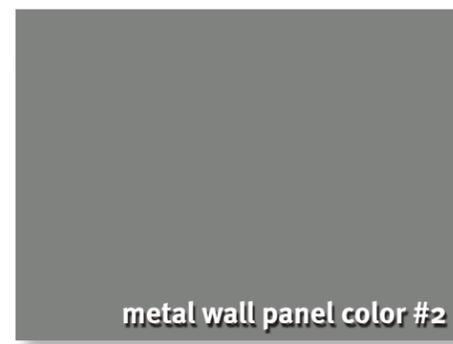
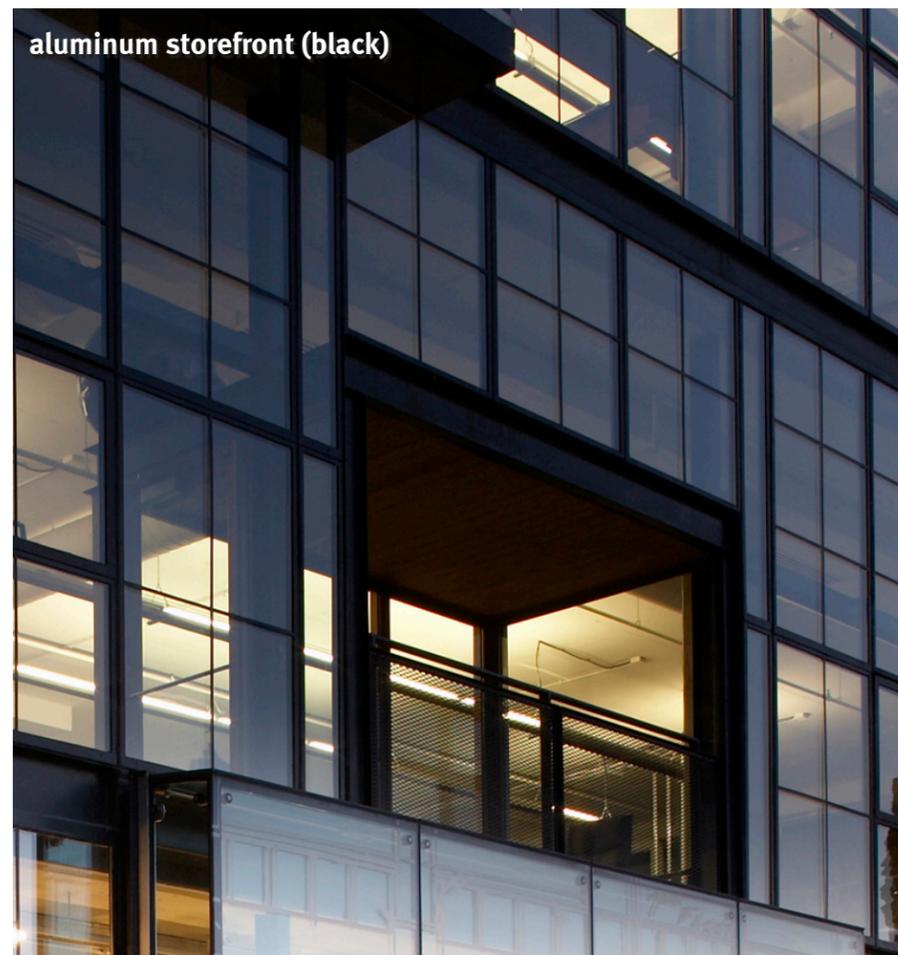
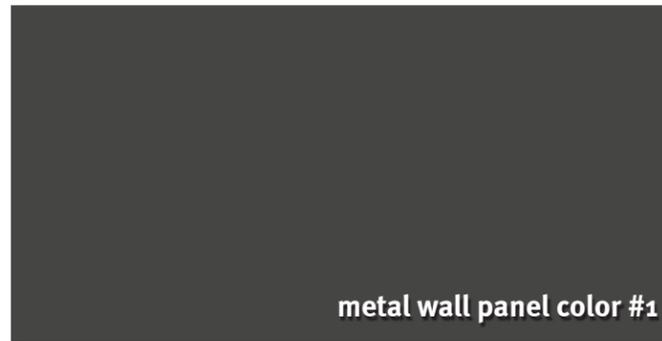
14th street elevation

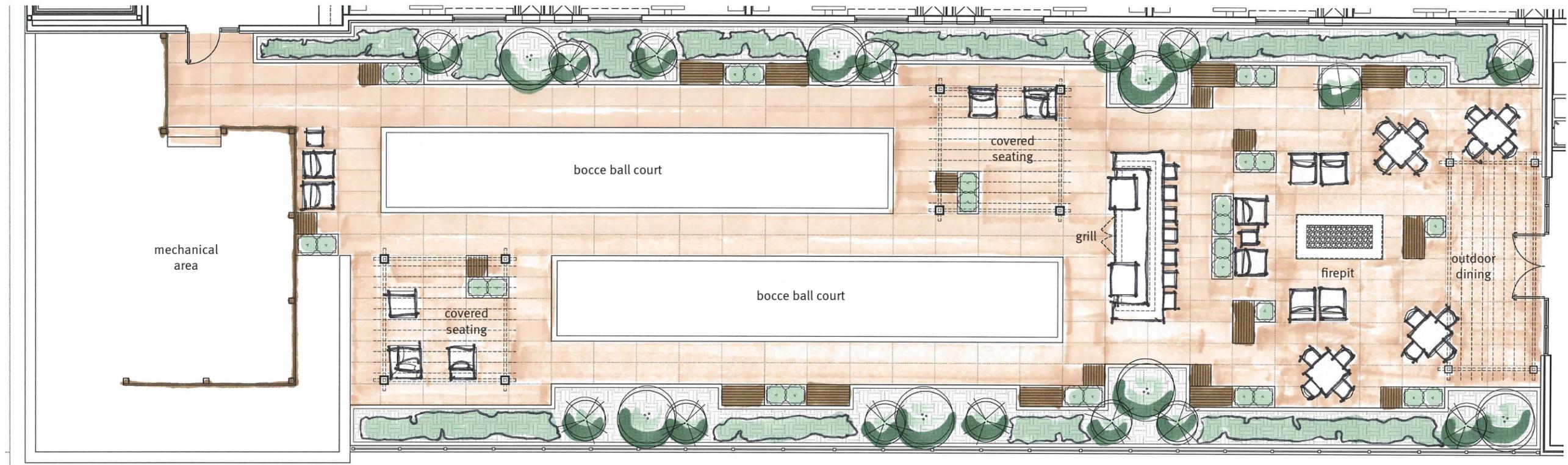


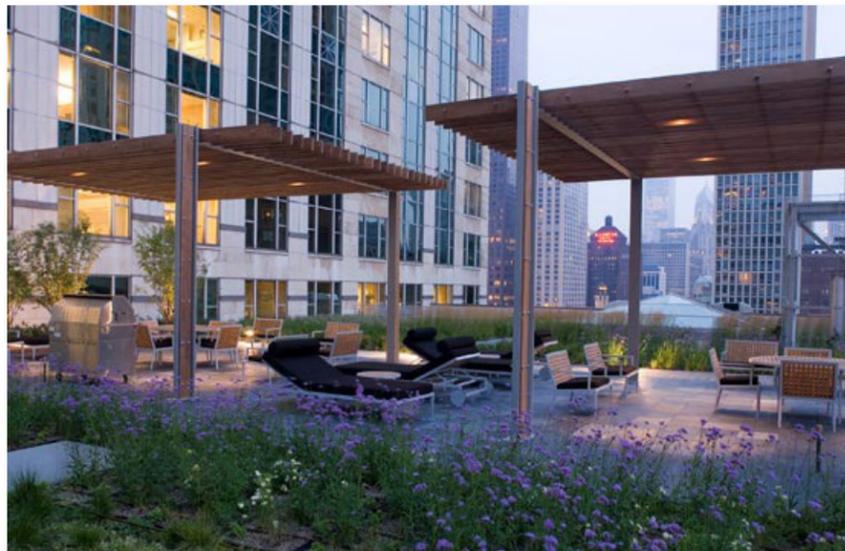
15th street elevation













DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

PDP#13

SIGN PERMIT APPLICATION

OWNER/APPLICANT INFORMATION

| | | | |
|---|------------------|------------------------------|-----------------|
| Applicant/Sign Contractor Name: SHAMROCK BUILDING SERVICES | | Phone Number: (412) 279-2800 | |
| Address: 535 FOREST AVE | City: EPPINGHAME | State: PA | Zip Code: 15106 |
| Sign Contractor Registration #: SN00460 | | | |
| Sign Owner Name: EQT | | Phone Number: (412) 471-9990 | |
| Address: 625 LIBERTY AVE | City: PITTSBURGH | State: PA | Zip Code: 15222 |
| Property Owner Name: LIBERTY HOUSING, LLC 40 BARKSTONE REALTY | | Phone Number: (412) 471-9990 | |
| Address: P.O. Box 167928 | City: IRVING | State: TX | Zip Code: 75016 |
| Address where the Work will Occur: 625 LIBERTY AVE | | | |

PROJECT INFORMATION

| | | | |
|--|---|---|--|
| Is this application for an existing sign? | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | Number of New Signs: 3 |
| If Certificate of Occupancy exists, the following is required: | | | |
| Certificate of Occupancy #: | 200962681 | Date Issued: | 8-16-09 Existing Use of Property: 82 GENERAL OFFICE |
| Estimated Construction: | Start Date: 11/1/09 | Completion Date: 1/1/10 | Project Cost: \$116,000.00 Zoning Board of Adjustment Case Number: |
| Main Use of Premises (Select from the attached list.) 82 GENERAL OFFICE | | | |
| Building Height In Stories: 32 | | | |
| Description of Work: INSTALL 3 - REPLACEMENT HIGH WALL SIGN LETTERS | | | |
| Lettering on the sign states: EQT | | | |
| Sign 1: EQT | | | |
| Sign 2: EQT | | | |
| Sign 3: EQT | | | |
| Sign 4: | | | |
| Please check the following item(s) that pertain to the proposed work: <input checked="" type="checkbox"/> N/A | | | |
| <input type="checkbox"/> Proposed work includes a private structure encroaching on a City dedicated right-of-way | | <input type="checkbox"/> Proposed work will create an obstruction of traffic on City right-of-way | |



DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

SIGN PERMIT APPLICATION

| SIGN # | SIGN 1 | SIGN 2 | SIGN 3 | SIGN 4 |
|---|------------------|------------------|------------------|--------|
| SPECIFY TYPE OF WORK: New Sign, Painted Wall, Sign Alteration, Sign Repair | NEW SIGN | NEW SIGN | NEW SIGN | |
| SPECIFY TYPE OF SIGN: Canopy, Decked, Double Face, Pole/Ground, Roof, Side to Side, V-Type, Wall-Flat, LED, Wall-Projection, Other. | WALL FLAT | WALL FLAT | WALL FLAT | |
| SPECIFY PURPOSE OF SIGN: Advertising, Business I.D., Directional, Mural, Real Estate. | BUSINESS I.D. | BUSINESS I.D. | BUSINESS I.D. | |
| SPECIFY TYPE OF ELECTRICAL WORK: Animation/Rotations, Flashing, External Illumination, Internal Illumination | INTERNAL | INTERNAL | INTERNAL | |
| HEIGHT (FT): | 12'6" | 12'6" | 12'6" | |
| HEIGHT ABOVE GRADE (FT) | | | | |
| GRADE TO BOTTOM OF SIGN: | 417'4" | 413'4" | 413'4" | |
| GRADE TO TOP OF SIGN: | 415'4" | 426' | 426' | |
| MAXIMUM HEIGHT OF LETTERING (FT): | 12'6" | 12'6" | 12'6" | |
| WIDTH (FT): | 30'4" | 30'4" | 30'4" | |
| PROJECTION FROM WALL (FT): | 5" | 5" | 5" | |
| PROJECTION IN RIGHT-OF-WAY (FT): | 0 | 0 | 0 | |
| PROJECTION ABOVE ROOF LINE (FT) | | | | |
| ROOF TO BOTTOM OF SIGN: | 14'6" | 18'6" | 18'6" | |
| ROOF TO TOP OF SIGN: | 2' | 6' | 6' | |
| LENGTH OF BUILDING FRONT (FT): | 120' | 80' | 80' | |
| EXPOSED PORTION OF WALL ON WHICH SIGN WILL BE DISPLAYED: (Square footage of wall) | 66, 216 NORTH | 51, 549 EAST | 49, 806 WEST | |

LIST FOR MAIN USE OF PREMISES

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

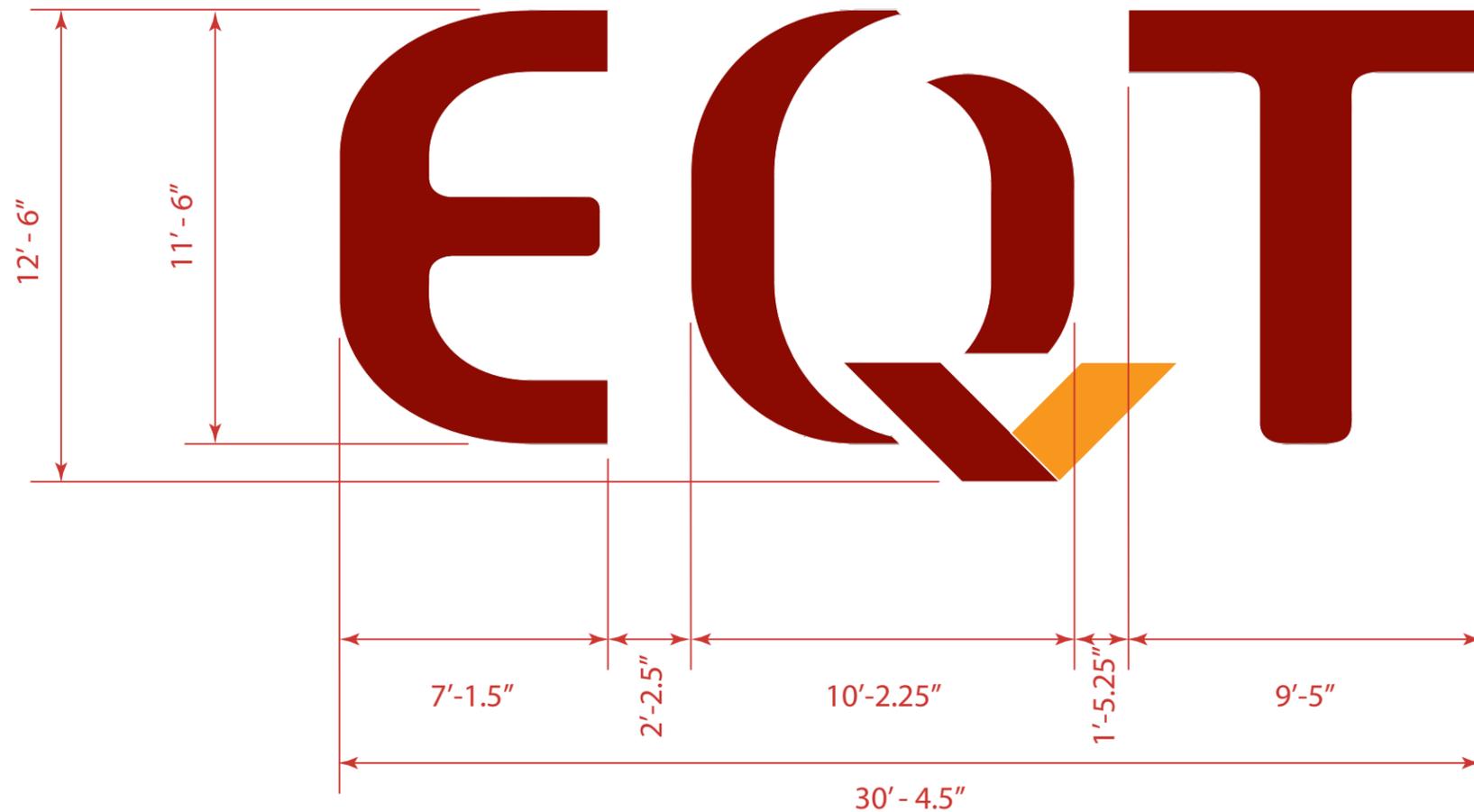
EQT



EQT
625 Liberty Avenue
Pittsburgh, PA 15222

September 20, 2013





Typical Letter Elevation
Not to Scale

Scope of Work

EQT proposes to remove the existing reverse lit neon channel letters and replace them with new face lit LED illuminated channel letters.

The size and position of the letters will remain identical to the size and position of the existing letters.

The existing steel support structure will be reused. No new modifications to the building are required.

Quantity of Signs

Three (3) signs each consisting of three (3) letters, 'E' and 'T' at 11'-6" and 'Q' at 12'-6" high.

Permits, Approvals, and Original Sign Installation

Approval was given for (3) three neon illuminated high wall signs by the City of Pittsburgh Planning Commission in April 2009 for the North, East and West facades at EQT Plaza.

Sign construction permit and electrical permits were secured in June 2009 by Shamrock Building Services (permit number 09-04624).

Sign was built and installed by Shamrock Building Services. Sign installation was completed in October 2009.

Building Facade -

City of Pittsburgh Sign Code allows 2% of building face for sign area:

| | |
|-----------------------------------|------------------------------------|
| North facade area: 66,216 Sq. Ft. | 2% of building face: 1,234 Sq. Ft. |
| East facade area: 51,549 Sq. Ft. | 2% of building face: 1,031 Sq. Ft. |
| South facade area: 76,129 Sq. Ft. | 2% of building face: 1,523 Sq. Ft. |
| West facade area: 49,806 Sq. Ft. | 2% of building face: 996 Sq. Ft. |

Sign Area is 379 Sq. Ft.

Sign Dimension

12'-6" high x 30'-4 1/2" wide.

Each sign consists of (3) individual letters



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local

EQT
625 Liberty Avenue
Pittsburgh, PA 15222



General Description





Building Location:
 EQT Plaza
 625 Liberty Ave.
 Pittsburgh, PA 15222

Key:
 - High wall sign location

Not to Scale

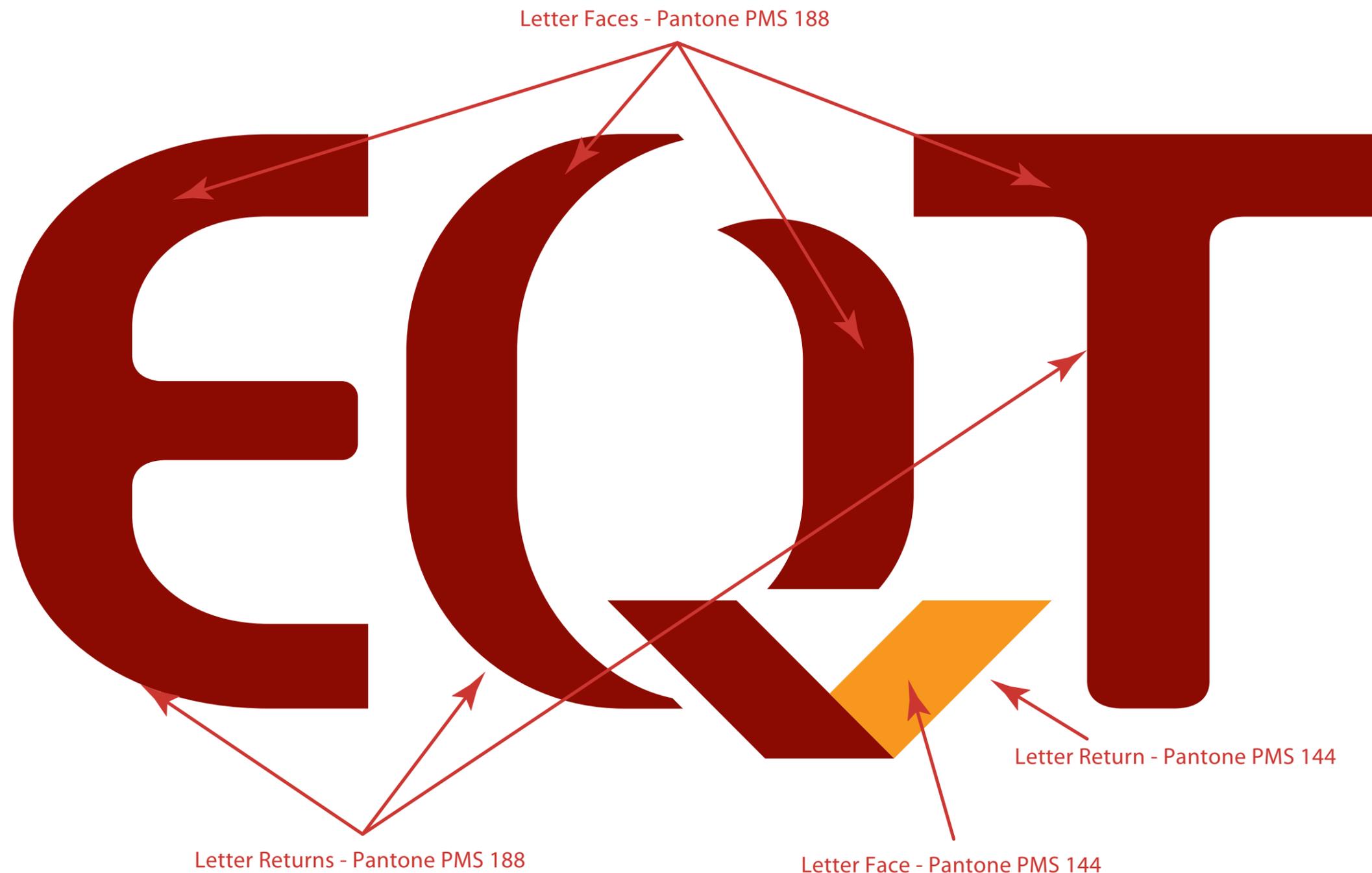


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EQT
625 Liberty Avenue
Pittsburgh, PA 15222

Site Plan





Not to Scale



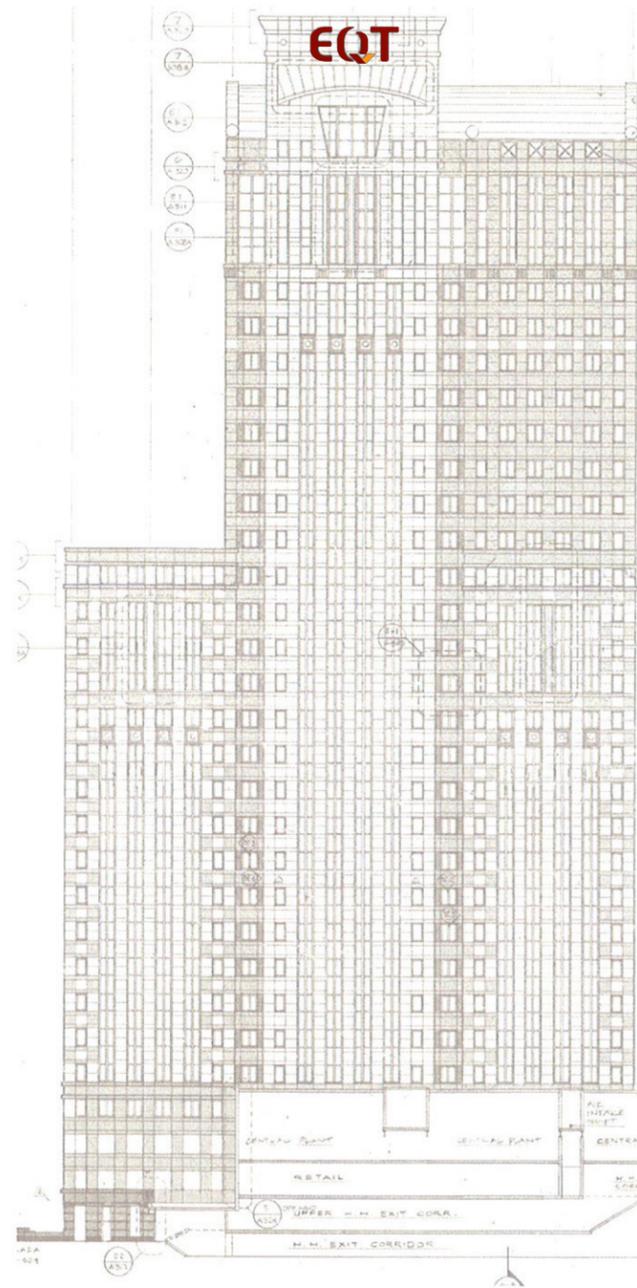
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EQT
625 Liberty Avenue
Pittsburgh, PA 15222

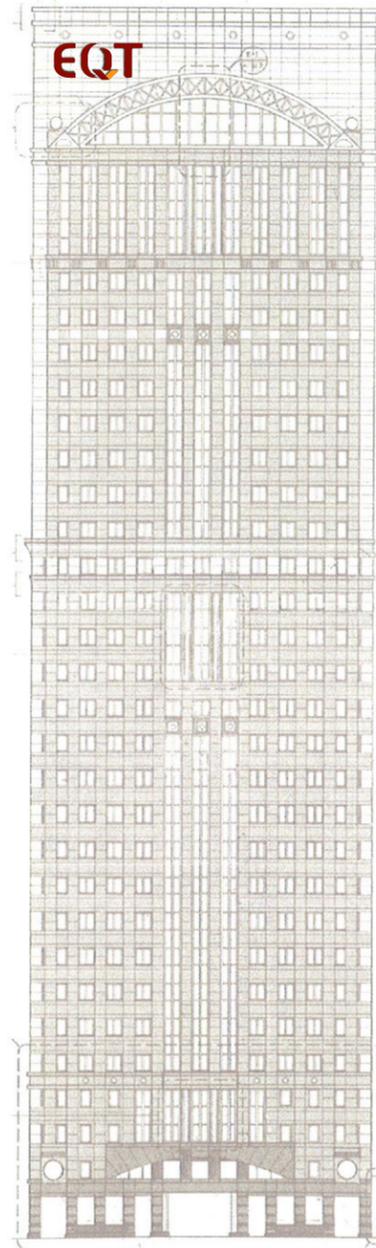


Color Specifications

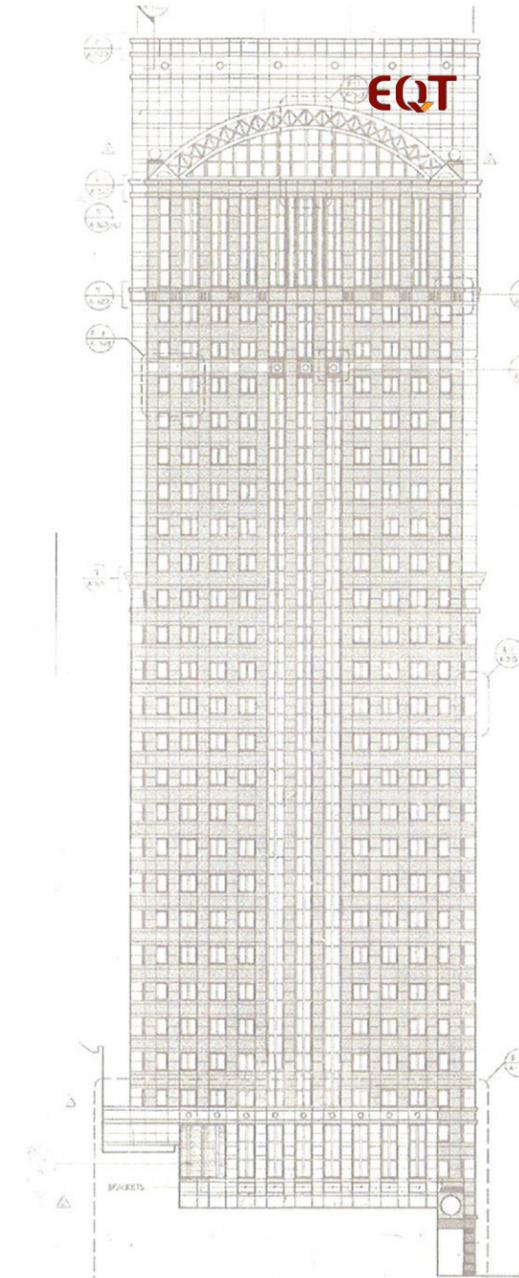




North Elevation
(Center Sign)



East Elevation
(Left Justified Sign)



West Elevation
(Right Justified Sign)

Scale: 1/64" = 1'

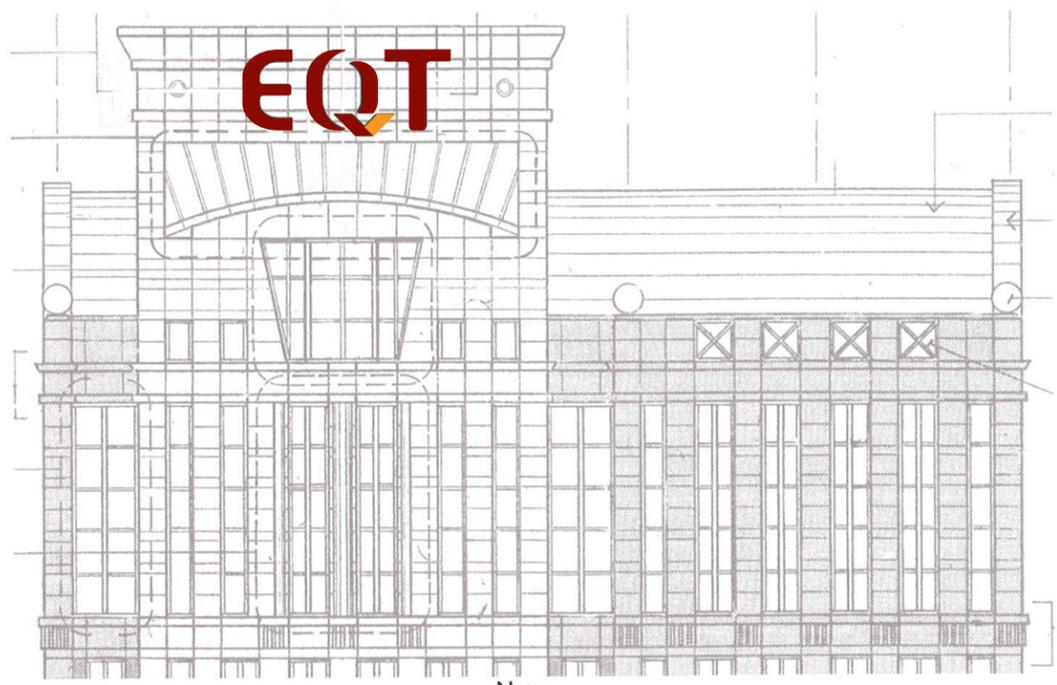


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EQT
625 Liberty Avenue
Pittsburgh, PA 15222

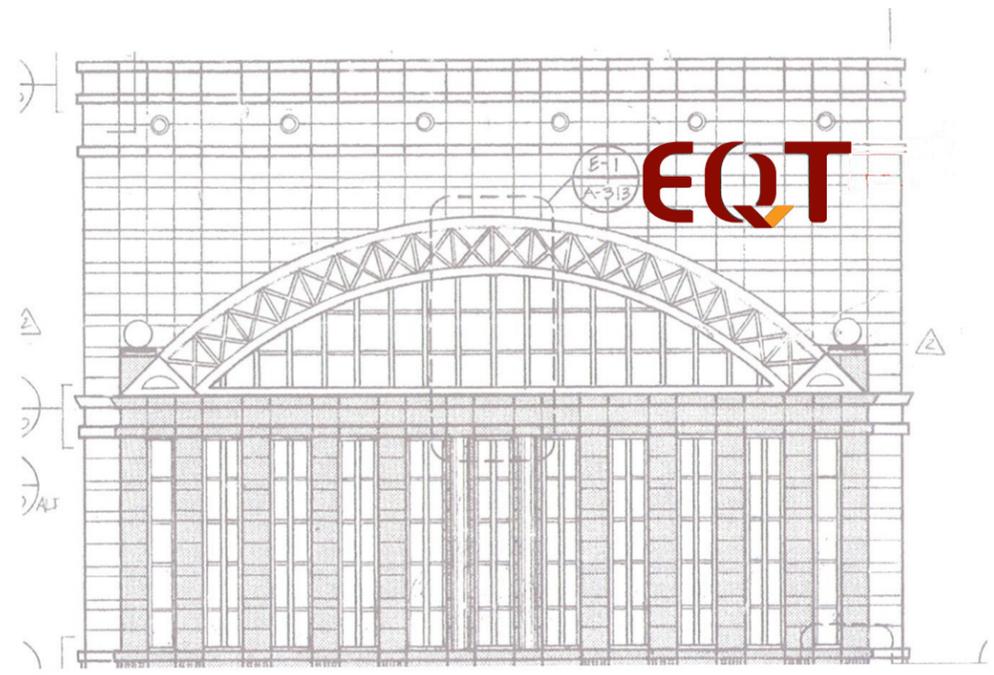
Building Elevations





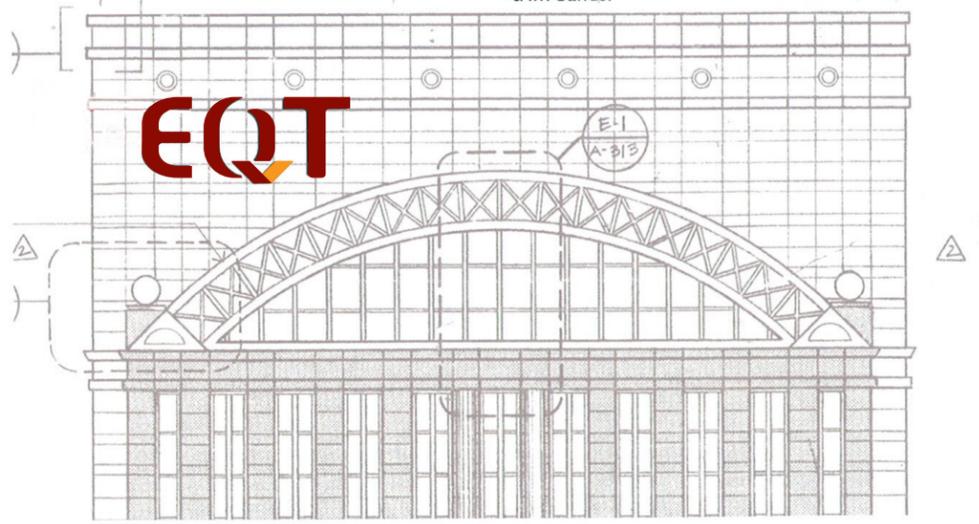
North Elevation
(Center Sign)

Note:
Centerline of 'Q' centered horizontally on building.
Sign centered vertically between the two horizontal trim bands.



West Elevation
(Right Justified Sign)

Note:
Sign justified right, horizontally, at 8'-3" from outermost edge.
Sign located vertically with cap height centered on trim band, third from top.



East Elevation
(Left Justified Sign)

Note:
Sign justified left, horizontally, at 8'-3" from outermost edge.
Sign located vertically with cap height centered on trim band, third from top.

Not to Scale



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local

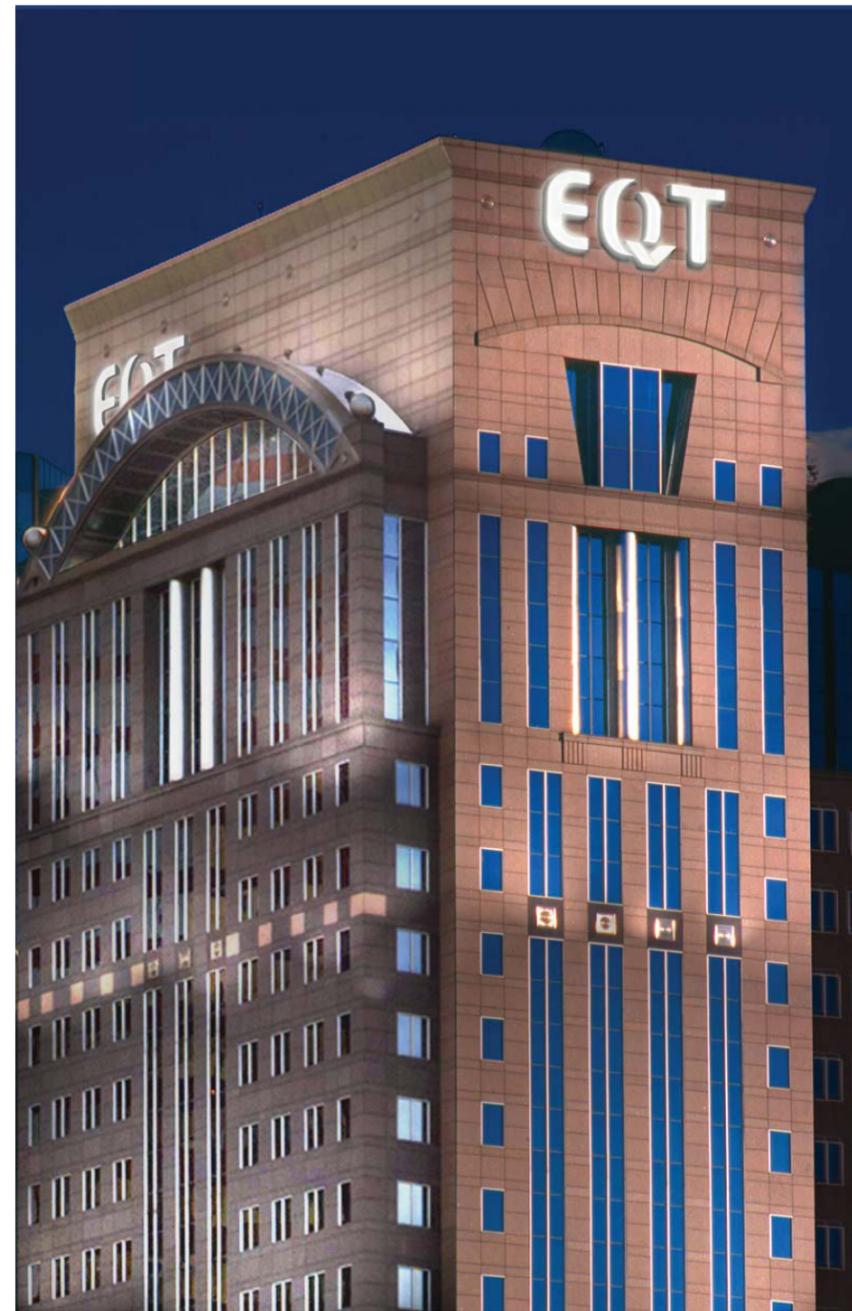
EQT
625 Liberty Avenue
Pittsburgh, PA 15222

Building Elevations - Close View





Day Rendering of North & East Facades



Night Rendering of North & East Facades

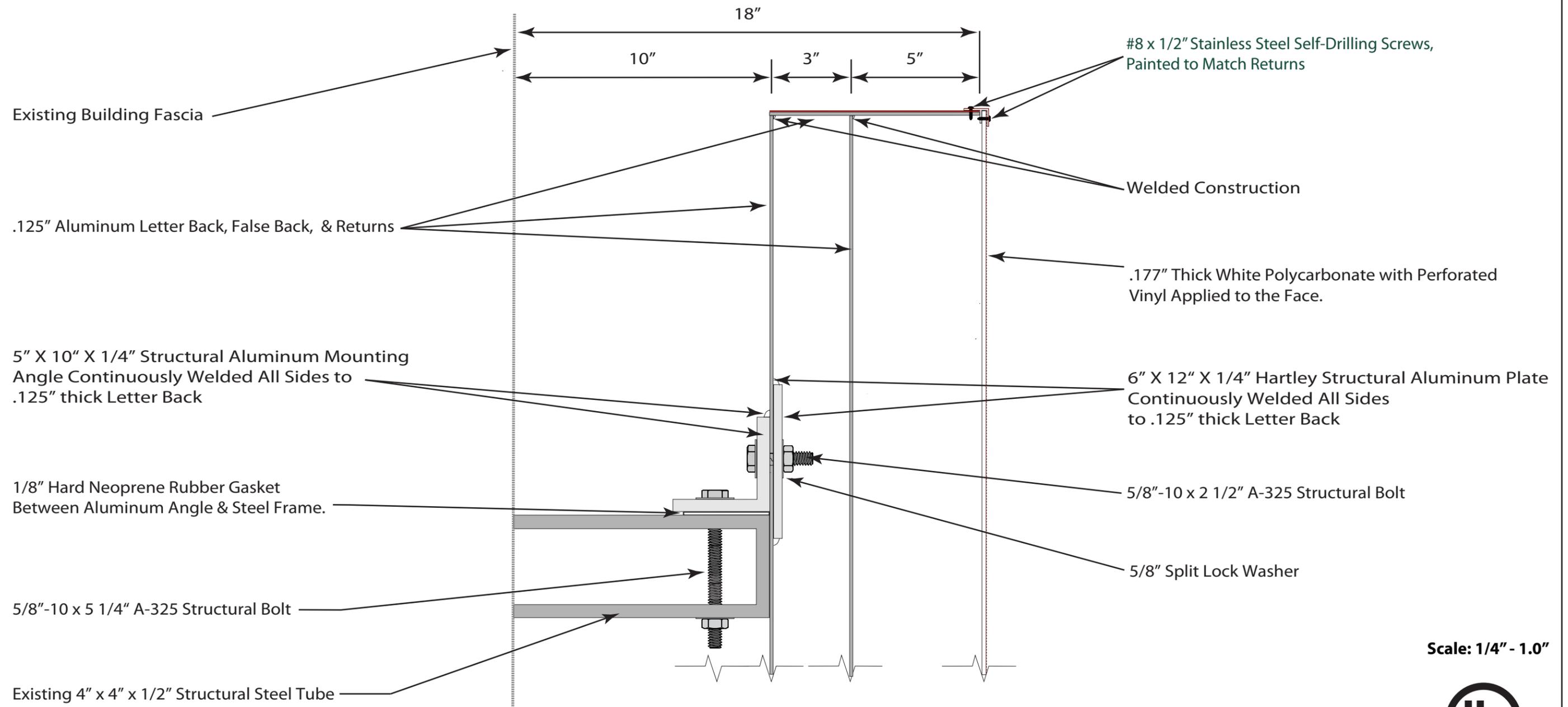


This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local

EQT
625 Liberty Avenue
Pittsburgh, PA 15222

Day & Night Rendering





Scale: 1/4" - 1.0"



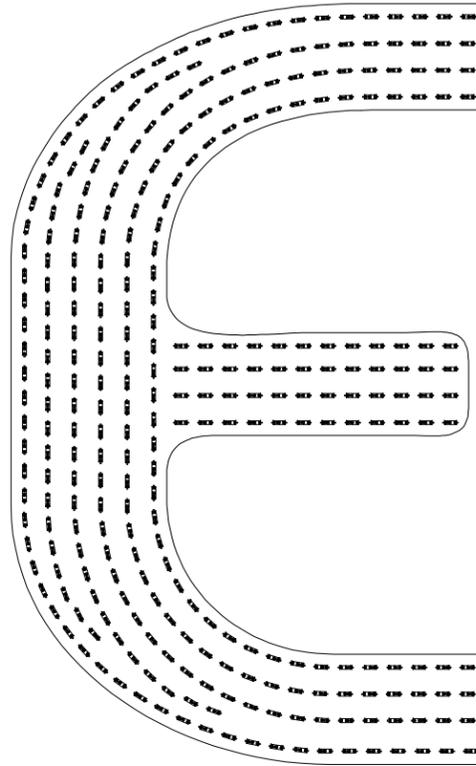
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EQT
625 Liberty Avenue
Pittsburgh, PA 15222

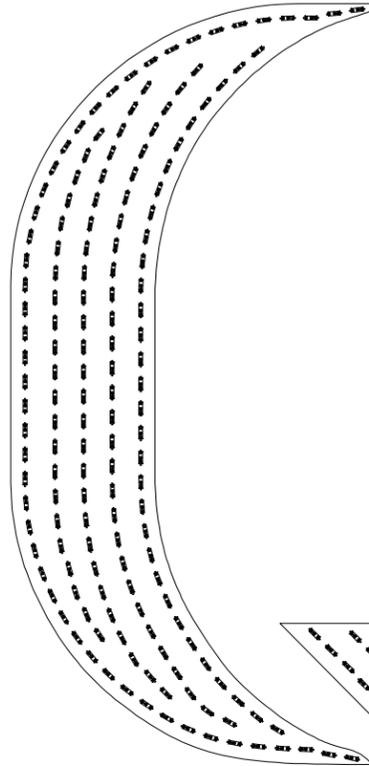
Channel Letter Section Detail



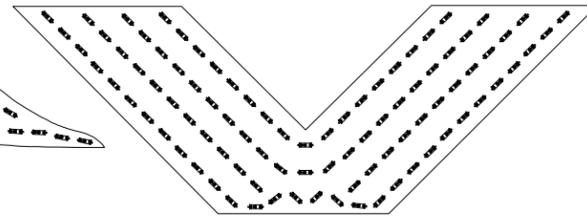
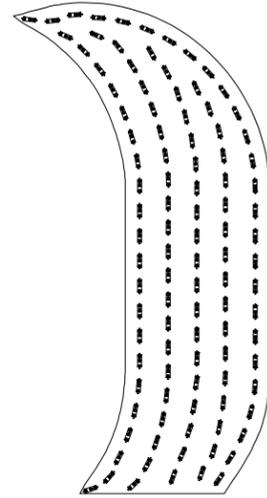
302 Modules
4 Power Supplies



160 Modules
2 Power Supplies

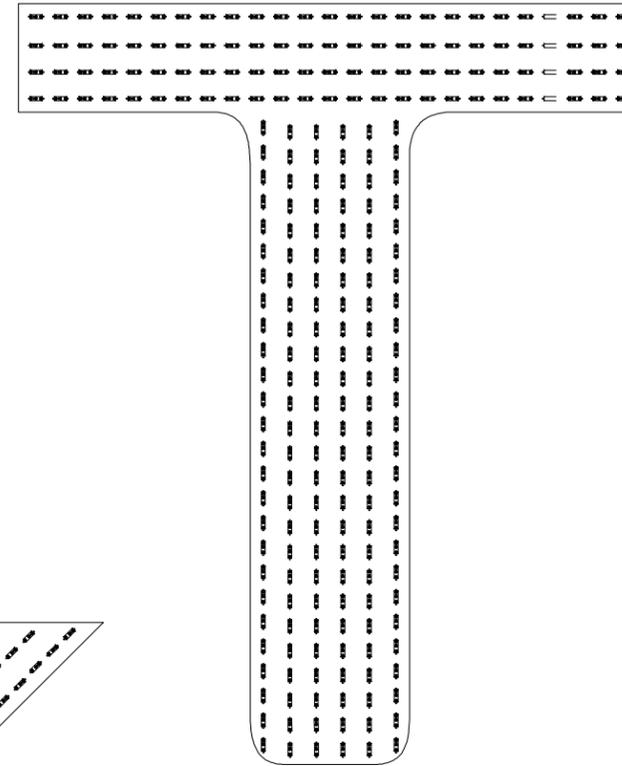


104 Modules
2 Power Supplies



90 Modules
1 Power Supply

256 Modules
3 Power Supplies



Power Supplies: Brand & Model: Signa L12V60UNV-Q
 Input Voltage: 277 VAC
 Input Current: .26 amp per power supply
 Total Input Current: 4 amps
 Output Voltage: 12 VDC
 Output Power: 60W

LED Modules: Brand & Model: USLED PT3-3-12-W
 Input Power: 12 VDC, .67 W/ft
 Intensity: 15.52cd
 Area Illuminated per Module Foot: .066m²
 Nits (cd/m²): 235.15nt

Not To Scale



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local

EQT
625 Liberty Avenue
Pittsburgh, PA 15222

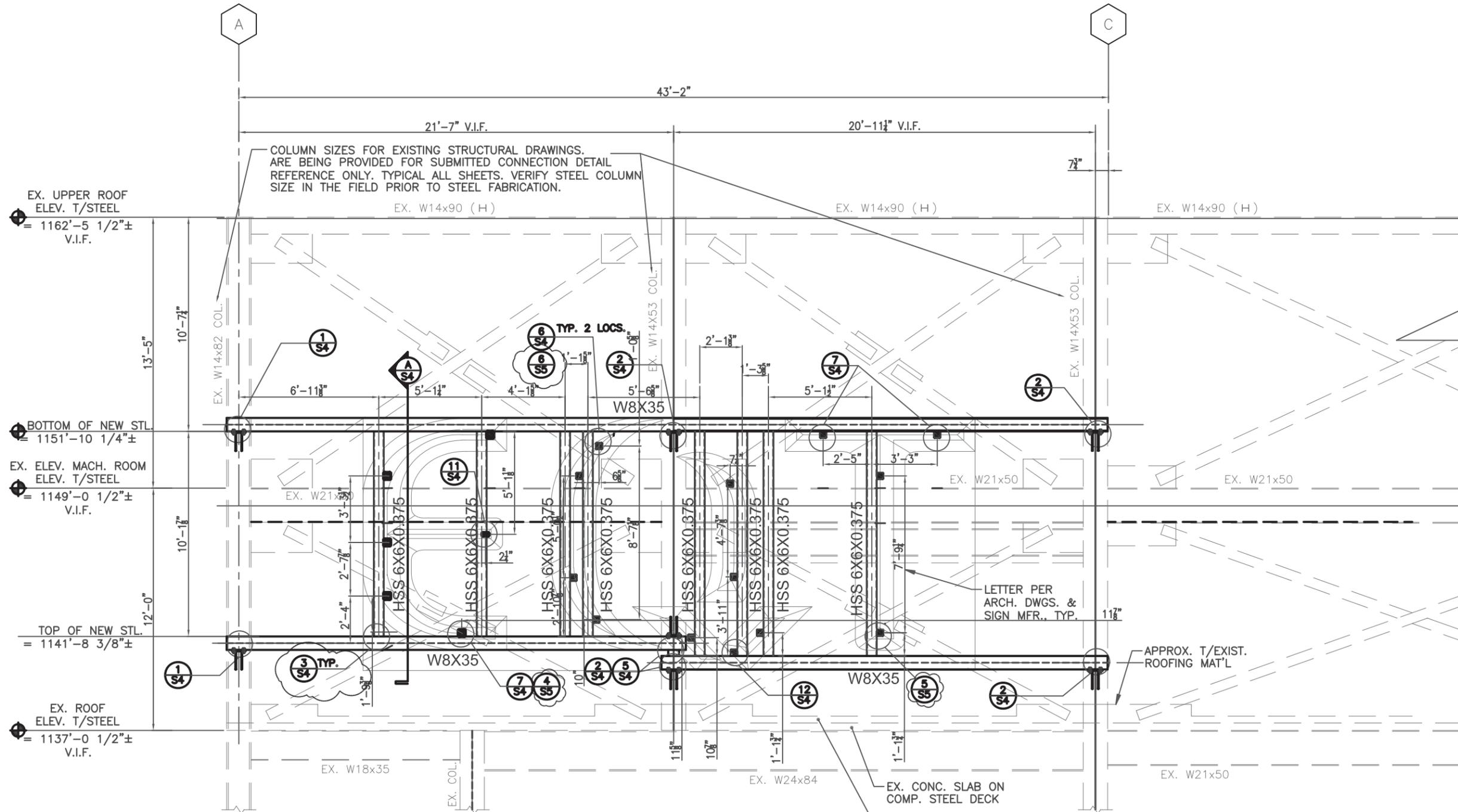


Channel Letter LED Layout





**EQT HIGH WALL SIGN
DOMINION TOWERS
PITTSBURGH, PA 15222**



NOTES:

1. G.C. TO FIELD VERIFY EXIST. FRAMING DIMENSIONS & DIMENSIONS NOTED ON PLAN PRIOR TO STEEL FABRICATION.
2. COORD. FINAL LOCATIONS OF HSS BRACKETS W/ LETTER ATTACHMENT POINTS DESIGNED BY SIGN MFR.
3. EXIST. STONE FACADE & EXIST. CONC. MASONRY BACK-UP ARE OMITTED FROM ELEVATION FOR CLARITY.
4. ALL VERTICAL POSTS HSS 6 X 6 X 0.375
ALL HORIZONTAL POSTS HSS 4 X 4X 0.375 EXCEPT FOR THE CENTER OF LETTER "E" HSS 4 X 2 X 0.3125

EAST ELEVATION LINE 7
SCALE: 3/16" = 1'-0"

**AS-BUILTS
10-22-09**

Project

| Revision | Date |
|------------------------------|----------|
| ISSUED FOR SHOP DWR. FRAMING | 07/25/09 |

| | |
|----------|----------|
| Approved | |
| Checked | |
| Date | 08-11-09 |
| Drawn | A.E.P. |
| Designed | E.A.P. |
| Scale | SEE PLAN |

Sheet Title

**FRAMING
PLAN**

Sheet No.

S-1



EQT HIGH WALL SIGN
DOMINION TOWERS
PITTSBURGH, PA 15222

Project

| Revision | Date |
|------------------------------|----------|
| ISSUED FOR SHOP DWG. FRAMING | 07/23/09 |

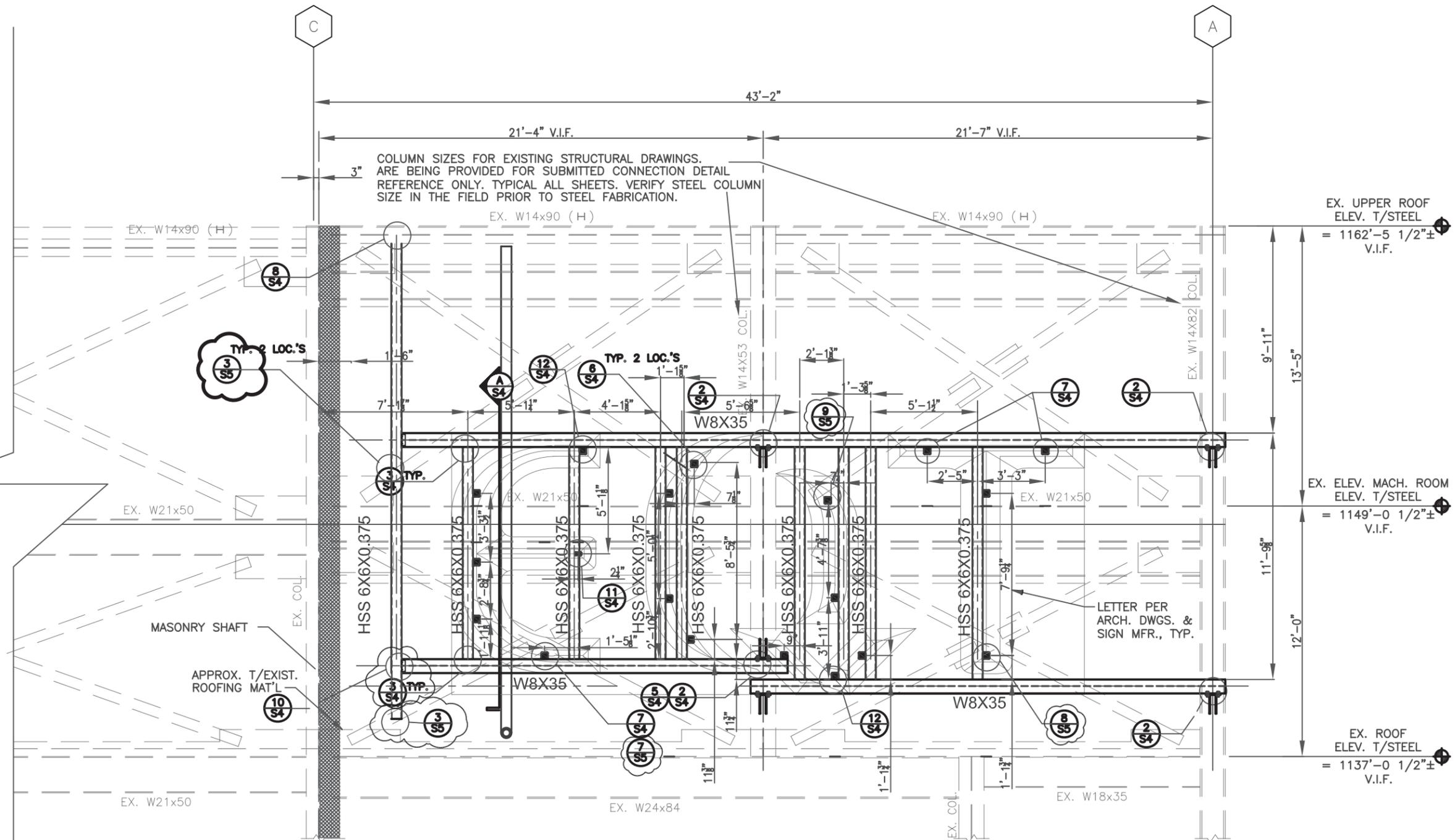
| | |
|----------|----------|
| Approved | |
| Checked | |
| Date | 06-11-09 |
| Drawn | A.E.P. |
| Designed | E.A.P. |
| Scale | SEE PLAN |

Sheet Title

FRAMING
PLAN

Sheet No.

S-2



WEST ELEVATION LINE 5

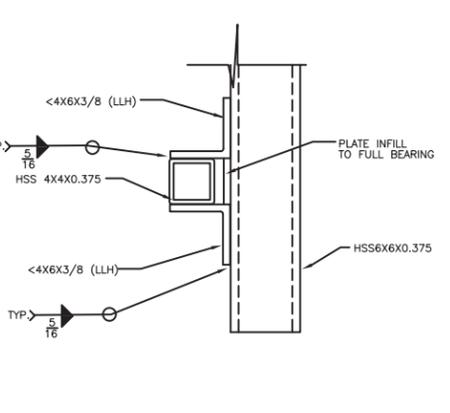
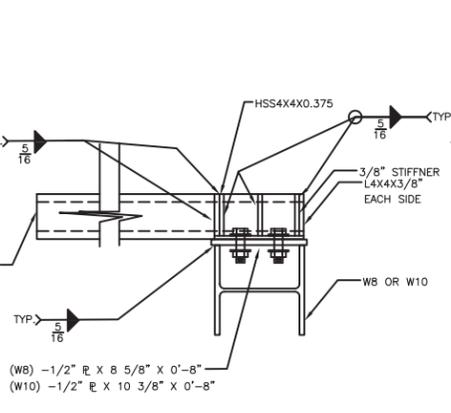
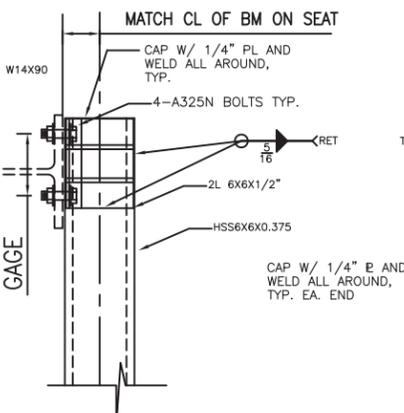
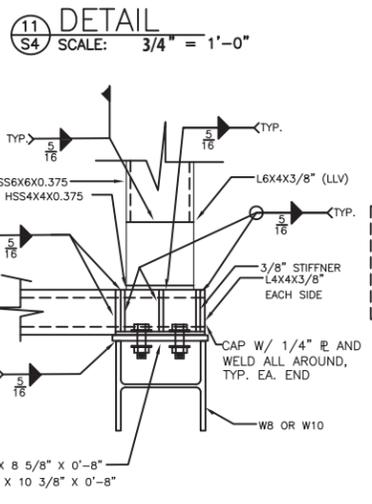
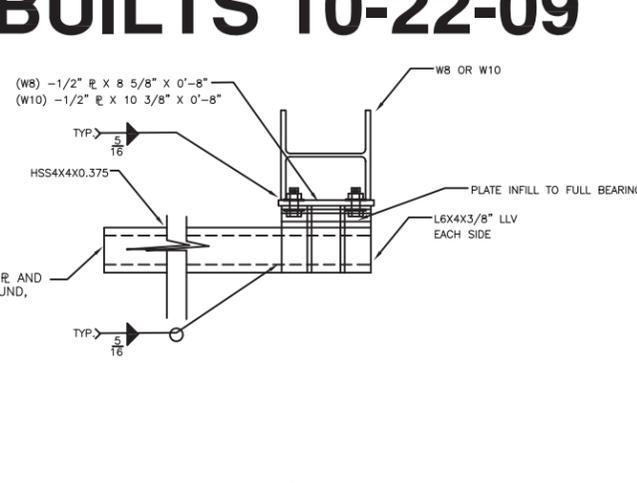
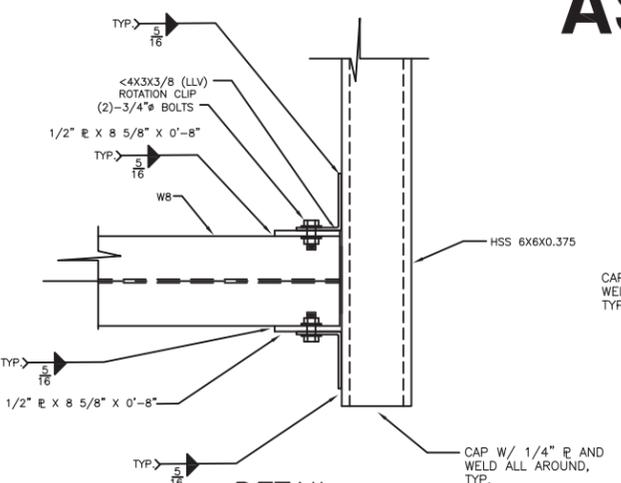
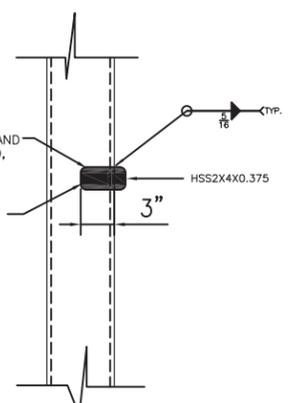
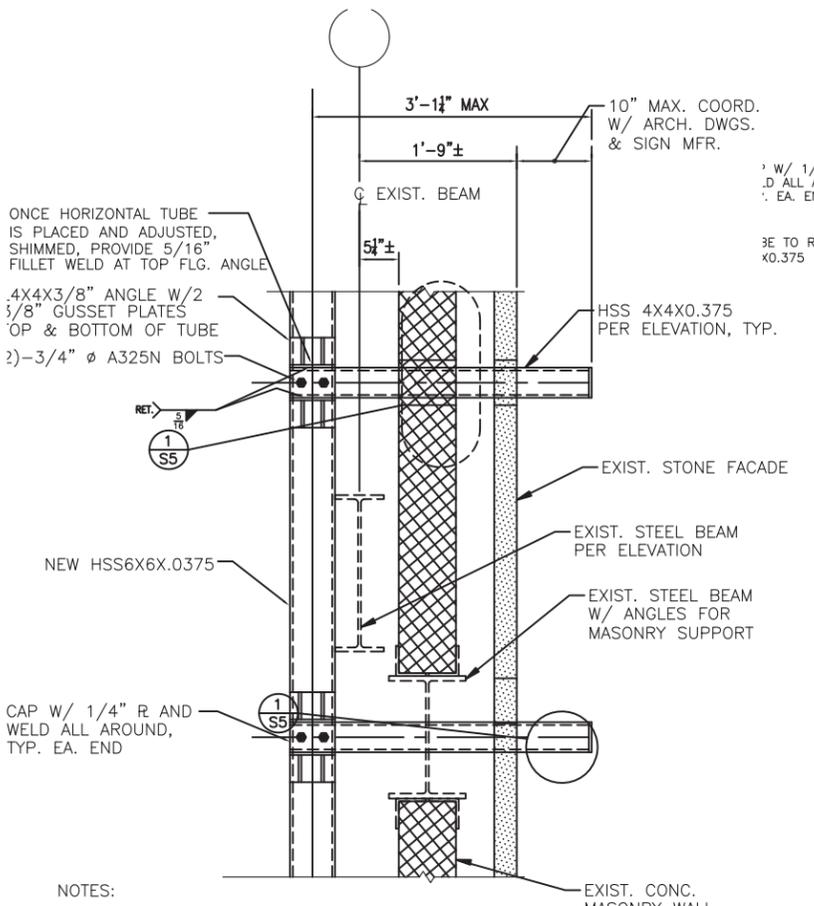
SCALE: 3/16" = 1'-0"

NOTES:

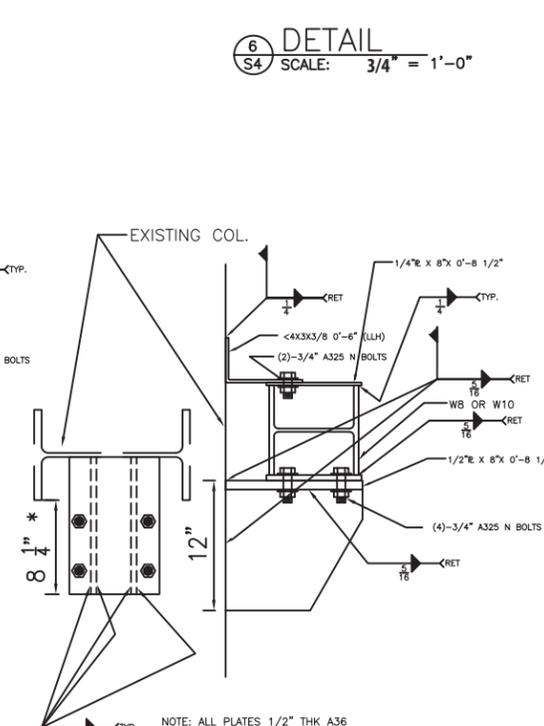
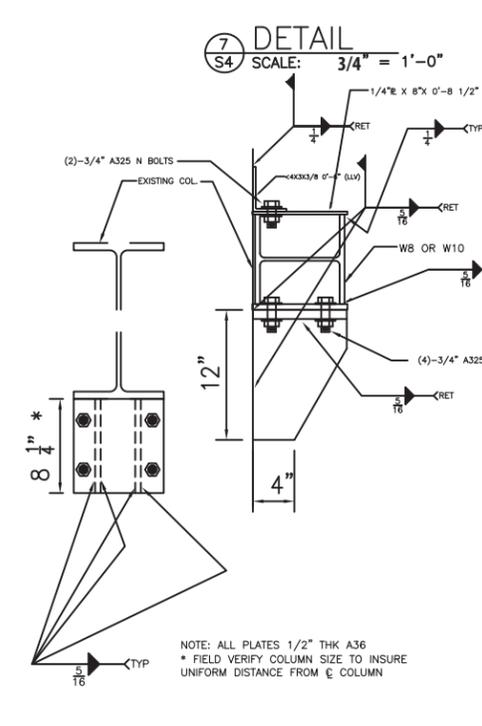
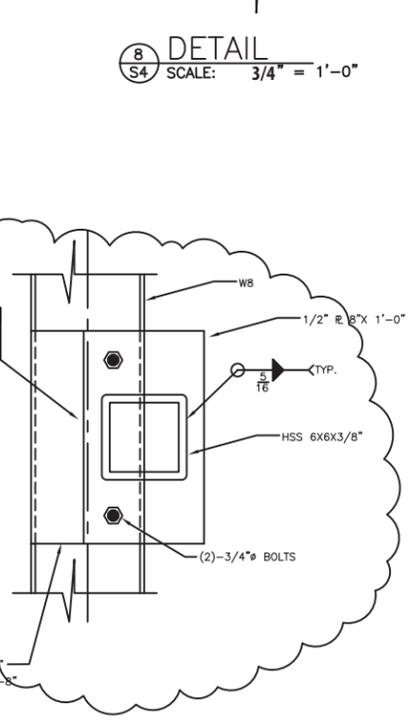
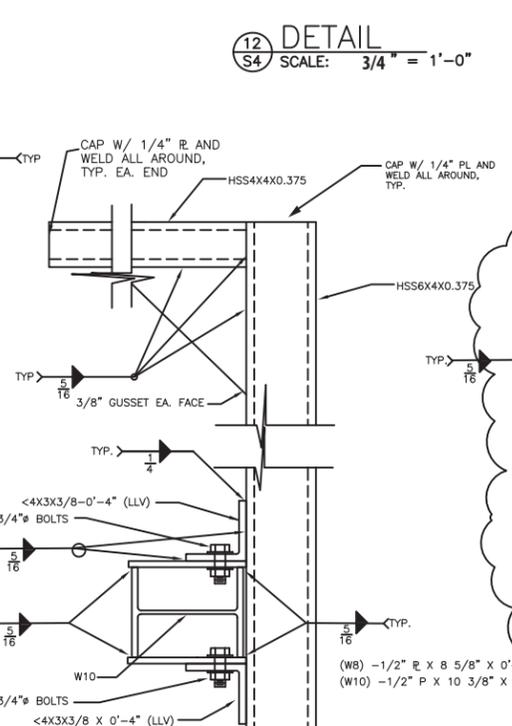
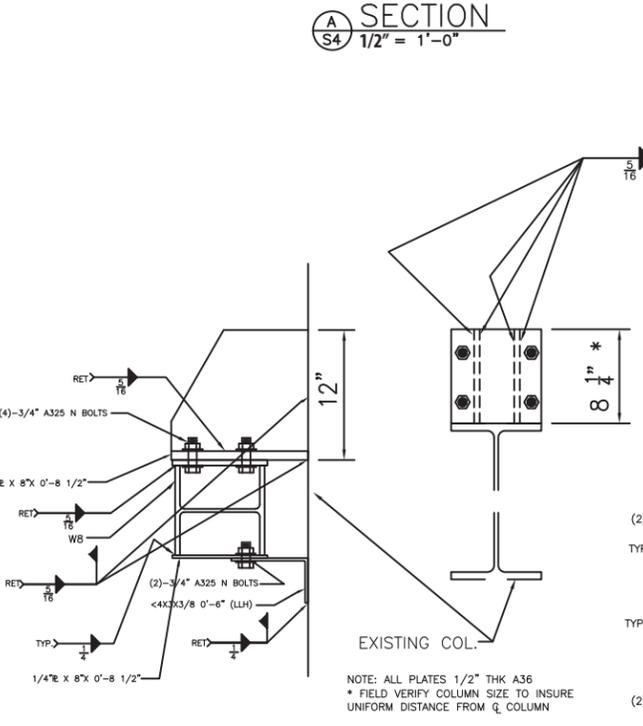
- G.C. TO FIELD VERIFY EXIST. FRAMING DIMENSIONS & DIMENSIONS NOTED ON PLAN PRIOR TO STEEL FABRICATION.
- COORD. FINAL LOCATIONS OF HSS BRACKETS W/ LETTER ATTACHMENT POINTS DESIGNED BY SIGN MFR.
- EXIST. STONE FACADE & EXIST. CONC. MASONRY BACK-UP ARE OMITTED FROM ELEVATION FOR CLARITY.

AS-BUILTS
10-22-09

AS-BUILTS 10-22-09



A SECTION
S4 1/2\"/>



patton
ENGINEERING

P.O. BOX 14344
PITTSBURGH, PA 15088
(412) 334-1306



EQT HIGH WALL SIGN
DOMINION TOWERS
PITTSBURGH, PA 15222

| | |
|--------------------------|----------|
| Revision | Date |
| ISSUED FOR SHOP DWG. FAB | 07/23/09 |

| | |
|----------|----------|
| Approved | |
| Checked | |
| Date | 06-11-09 |
| Drawn | A.E.P. |
| Designed | E.A.P. |
| Scale | SEE PLAN |

SECTIONS
&
DETAILS

Sheet No.
S-4

NOTE: ALL PLATES 1/2\"/>

NOTE: ALL PLATES 1/2\"/>

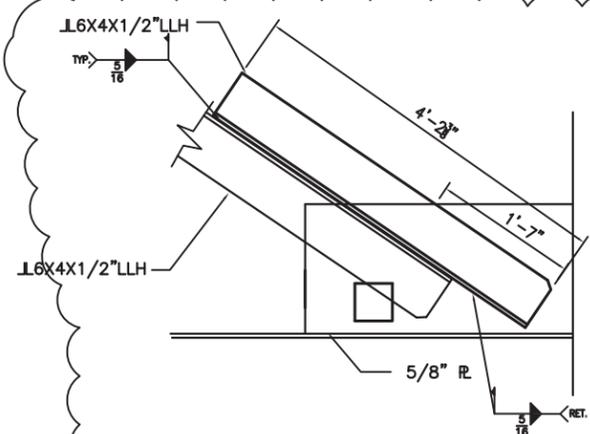
NOTES

GENERAL

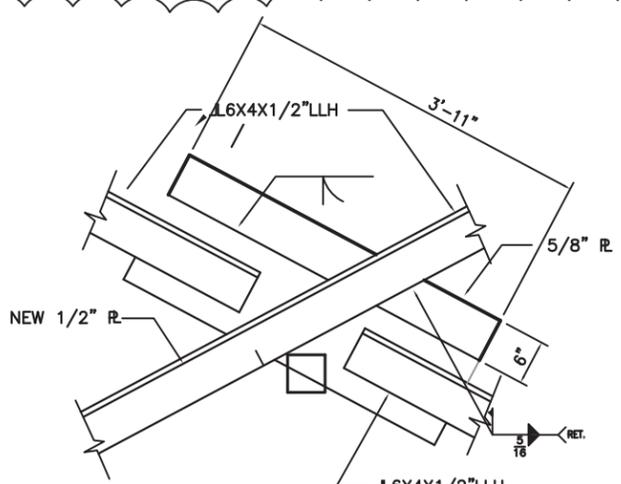
- G-1. PROJECT TO BE CONSTRUCTED FROM APPROVED SHOP DRAWINGS. SUBMIT SHOP DRAWINGS TO ARCHITECT/ENGINEER FOR APPROVAL.
- G-2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING BUILDING DIMENSIONS THAT IN ANY WAY MAY AFFECT ANY PORTION OF NEW WORK AND BE RESPONSIBLE FOR THE SAME.

STRUCTURAL STEEL

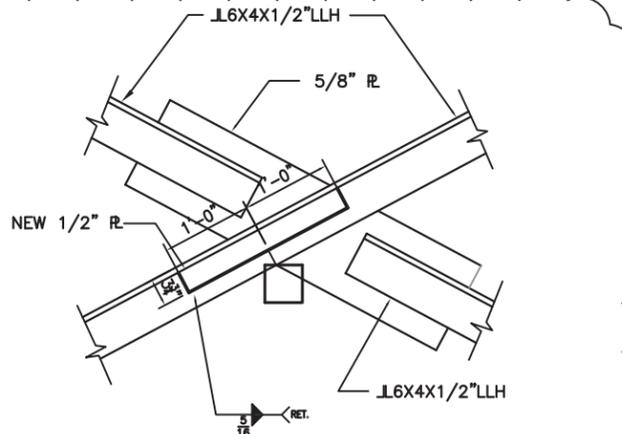
- SS-1. STRUCTURAL STEEL AND MISCELLANEOUS STEEL TO CONFORM TO ASTM A992 GRADE 50.
- SS-2. STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF THE STRUCTURAL STEEL FOR BUILDING", LATEST EDITION.
- SS-3. ALL STRUCTURAL STEEL TO BE SHOP PRIMED AND TOUCH-UP IN THE FIELD AFTER ERECTION.
- SS-4. WELDING TO CONFORM TO AWS D1.1-(LATEST ED.) SPECIFICATIONS. ALL WELDING TO BE DONE BY CERTIFIED WELDERS.
- SS-5. ALL WELDING SHALL UTILIZE E70XX ELECTRODES UNLESS OTHERWISE NOTED.
- SS-6. ALL BOLTED STRUCTURAL CONNECTIONS SHALL UTILIZE ASTM A325N HIGH STRENGTH BOLTS IN BEARING TYPE CONNECTIONS UNLESS OTHERWISE NOTED. THE MINIMUM SIZE OF BOLT SHALL BE 3/4" UNLESS OTHERWISE NOTED. ALL BOLTED CONNECTIONS SHALL HAVE A MINIMUM OF (2) BOLTS.
- SS-7. HIGH STRENGTH BOLTING SHALL BE IN ACCORDANCE WITH THE AISC "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS."
- SS-8. ALL CONNECTIONS FOR STRUCTURAL STEEL TO BE SHOP WELDED AND FIELD BOLTED UNLESS OTHERWISE NOTED.
- SS-9. ALL BOLT HOLES IN STRUCTURAL STEEL TO BE DRILLED OR PUNCHED. FLAME CUTTING OF HOLES IS PROHIBITED.
- SS-10. ALL SHIMS BETWEEN STEEL MEMBERS TO BE FULL SIZE STEEL SHIMS FIELD WELDED OR FIELD BOLTED IN PLACE.
- SS-11. ALL CONNECTIONS SHALL BE FABRICATED TO CARRY ONE-HALF THE TOTAL UNIFORM LOAD CAPACITY AS SHOWN IN THE TABLES OF UNIFORM LOAD CONSTANTS, PART 2 OF THE AISC MANUAL, FOR GIVEN BEAMS, SPAN AND GRADE OF STEEL SPECIFIED.
- SS-12. SURFACES OF NEW AND EXISTING STEEL MEMBERS TO BE FREE FROM PAINT FILM, DIRT AND RUST FOR A MINIMUM OF 2 INCHES BEYOND THE OUTSIDE OF THE WELDS. PAINT ALL EXPOSED STEEL AFTER WELDING.



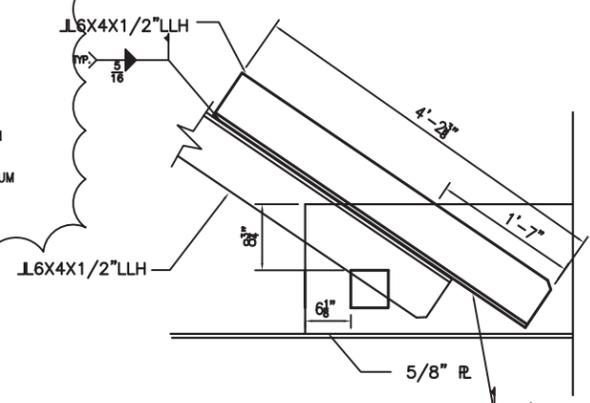
9 **DETAIL**
SS SCALE: 3/4" = 1'-0"



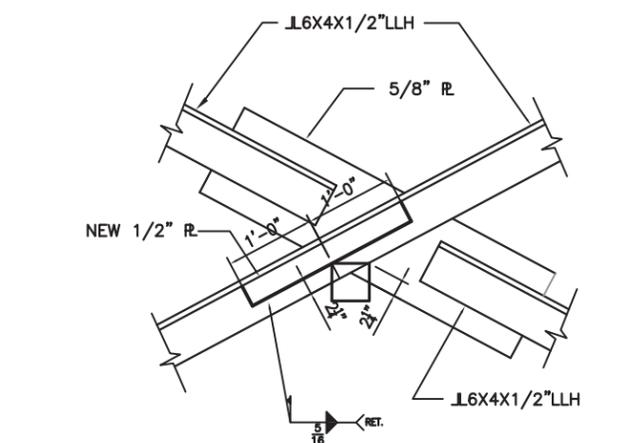
8 **DETAIL**
SS SCALE: 3/4" = 1'-0"



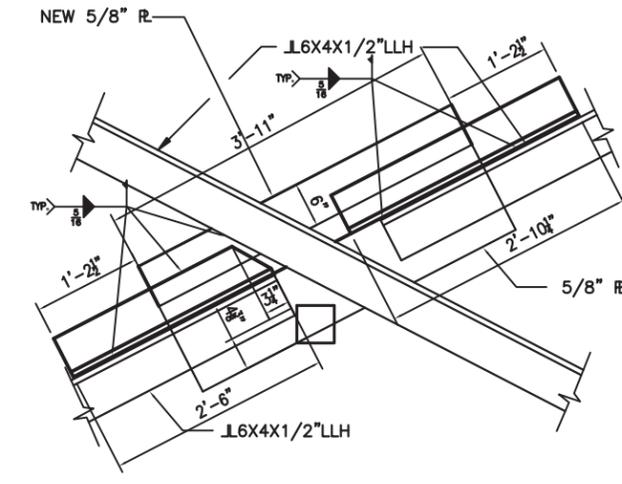
7 **DETAIL**
SS SCALE: 3/4" = 1'-0"



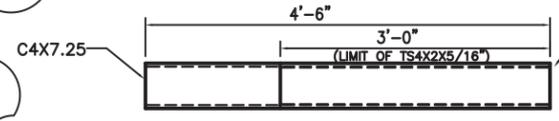
6 **DETAIL**
SS SCALE: 3/4" = 1'-0"



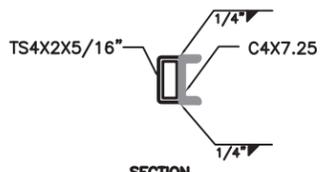
5 **DETAIL**
SS SCALE: 3/4" = 1'-0"



4 **DETAIL**
SS SCALE: 3/4" = 1'-0"

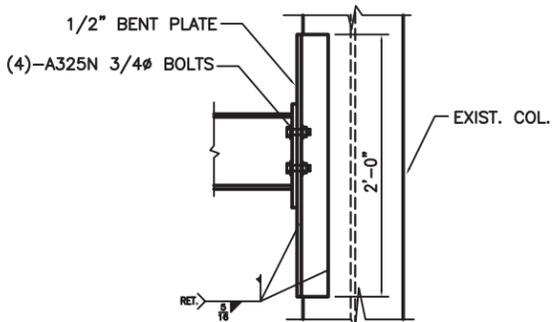


ELEVATION

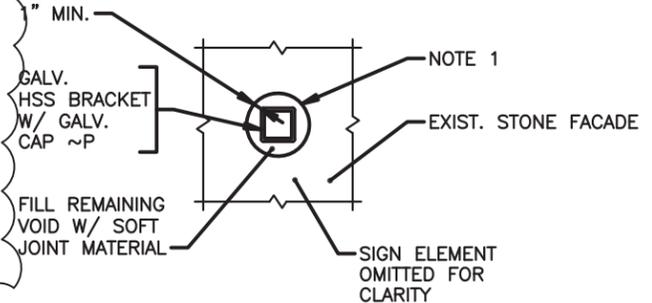


SECTION

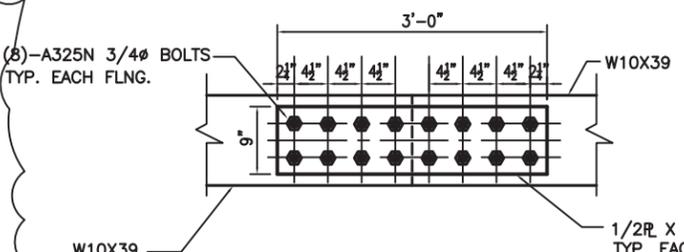
ALT. HOR. SUPPORT
SCALE: 3/4" = 1'-0"



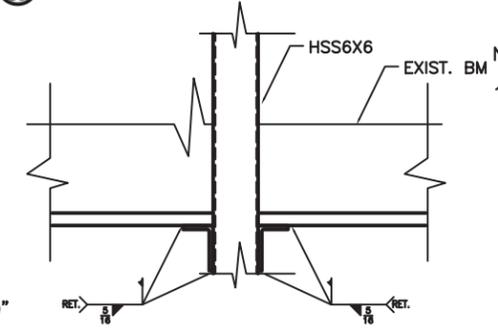
11 **ALT. SPANDREL SUPPORT**



NOTES:
1. CORE DRILL EXIST. STONE FACADE & CONC. MASONRY BACK-UP FOR INSTALLATION OF HSS BRACKET. USE CARE TO NOT DAMAGE EXIST. STONE FACADE DURING CORE DRILLING. CONNECTIONS OF GRANITE PANELS TO MASONRY BACK-UP WERE LIKELY LOCATED AT JOINTS IN GRANITE PANELS. CONTRACTOR SHALL SURVEY PROPOSED PENETRATION LOCATIONS TO DETERMINE IF CONNECTION OCCURS AT GRANITE PANEL JOINT. CONSULT ENGINEER IF CONNECTION IS LOCATED AT JOINT & CONNECTION WILL EITHER BE RE-LOCATED OR ATTACHMENT EXPOSED PRIOR TO CORE DRILLING WALL.

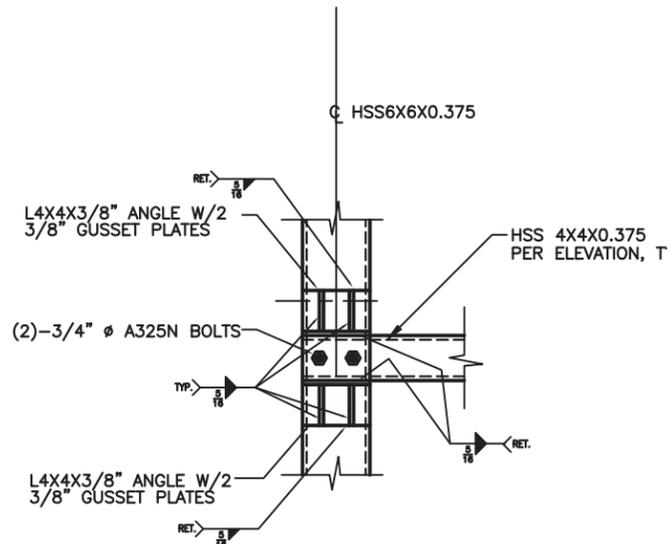


10 **DETAIL**
SS SCALE: 3/4" = 1'-0"



3 **DETAIL**
SS SCALE: 1-1/2" = 1'-0"

2 **DETAIL**
SS SCALE: -3/4" = 1'-0"



1 **DETAIL**
SS SCALE: 3/4" = 1'-0"

AS-BUILTS 10-22-09

patton
ENGINEERING
P.O. BOX 14344
PITTSBURGH, PA 15088
(412) 354-1306



**EQT HIGH WALL SIGN
DOMINION TOWERS
PITTSBURGH, PA 15222**

| Revision | Date |
|---------------------------|----------|
| ISSUED FOR SHOP DWG. FAB. | 07/23/09 |

| | |
|-------------|----------|
| Approved | |
| Checked | |
| Date | 07-09-09 |
| Drawn | A.E.P. |
| Designed | E.A.P. |
| Scale | SEE PLAN |
| Sheet Title | |

DETAILS

Sheet No.
S-5

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: <u>PMC 717 Liberty Avenue Associates, LP</u> | Phone Number: (215) <u>241.0200</u> |
| Address: <u>1411 Walnut St.</u> | City: <u>Philadelphia</u> State: <u>PA</u> Zip Code: <u>19108</u> |
| Applicant/Company Name: <u>C/O Keed Smith LLP</u> | Phone Number: (412) <u>288-4598</u> |
| Address: <u>225 Fifth Ave</u> | City: <u>Pittsburgh</u> State: <u>PA</u> Zip Code: <u>15222</u> |
| Applicant/Contractor ID: (assigned by the City) | |

PROJECT INFORMATION

Address where Work will Occur: 717 Liberty Ave

Location of Work: Downtown, 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 Non-Residential

Residential, 2-Family Dwelling

Residential, 3-Family or Larger Dwelling Floors 5-11

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

| | | |
|--|--|--|
| <input type="checkbox"/> New Construction of: | <input type="checkbox"/> Addition to or <input type="checkbox"/> Extension of: | <input checked="" type="checkbox"/> Alteration or <input type="checkbox"/> Repair Type: |
| <input type="checkbox"/> 1-Family Dwelling Structure | <input type="checkbox"/> Existing Primary Use Structure | <input type="checkbox"/> Structural, Interior <input type="checkbox"/> Structural, Exterior |
| <input type="checkbox"/> 2-Family Dwelling Structure | <input type="checkbox"/> Existing Accessory Structure | <input checked="" type="checkbox"/> Aesthetic, Interior <input type="checkbox"/> Aesthetic, Exterior |

New Certificate of Occupancy is Needed

Describe the Work: Conversion of floors 5-11 to apartments - 84 total units

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

| | |
|--|---|
| Lot Area: <u>16,243 S.F.</u> | Existing Structure to be Retained: <u>324,813*</u> (includes previously approved exterior stairs) |
| Building Footprint: <u>15,395 S.F.</u> | Retained Space to be Renovated/Altered: _____ |
| Existing Structure to be Razed: _____ | New Structure to be Constructed: _____ |

| Provide the Structure Height(s): | EXISTING | | PROPOSED | |
|----------------------------------|-----------|----------------|-----------|----------------|
| | Stories | Feet | Stories | Feet |
| Main Structure | <u>24</u> | <u>301'-8"</u> | <u>24</u> | <u>301'-8"</u> |
| 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:

| | | | |
|---|---|--|--|
| <input checked="" type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Electrical | <input checked="" type="checkbox"/> Fire Alarm | <input checked="" type="checkbox"/> Fire Protection/Sprinklers |
| <input checked="" type="checkbox"/> HVAC (Interior) | <input checked="" type="checkbox"/> HVAC (Exterior) | <input type="checkbox"/> Commercial Cooking Hood | <input type="checkbox"/> 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

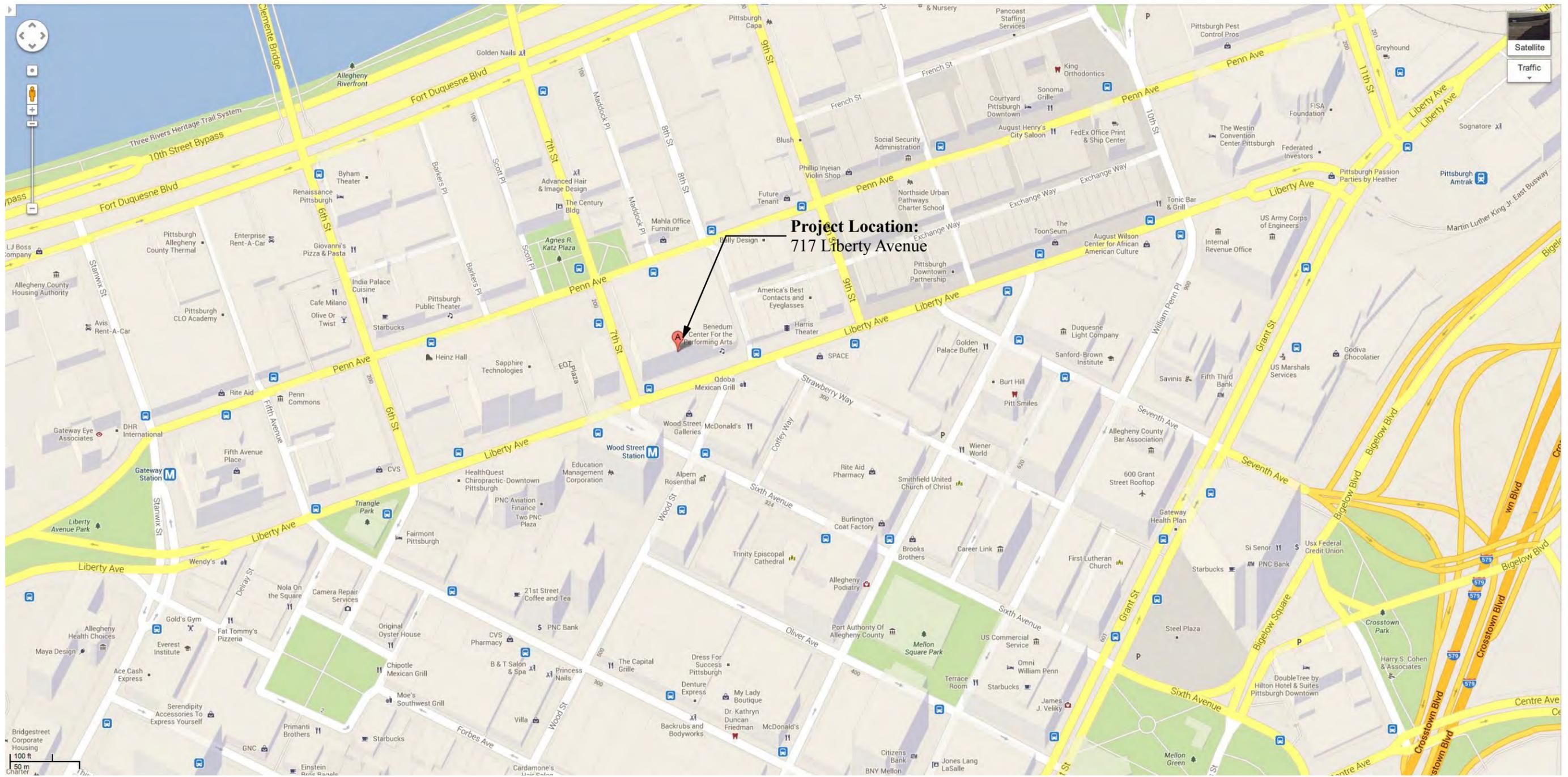


717 Liberty Avenue

Planning Commission Set - October 29, 2013

Strada

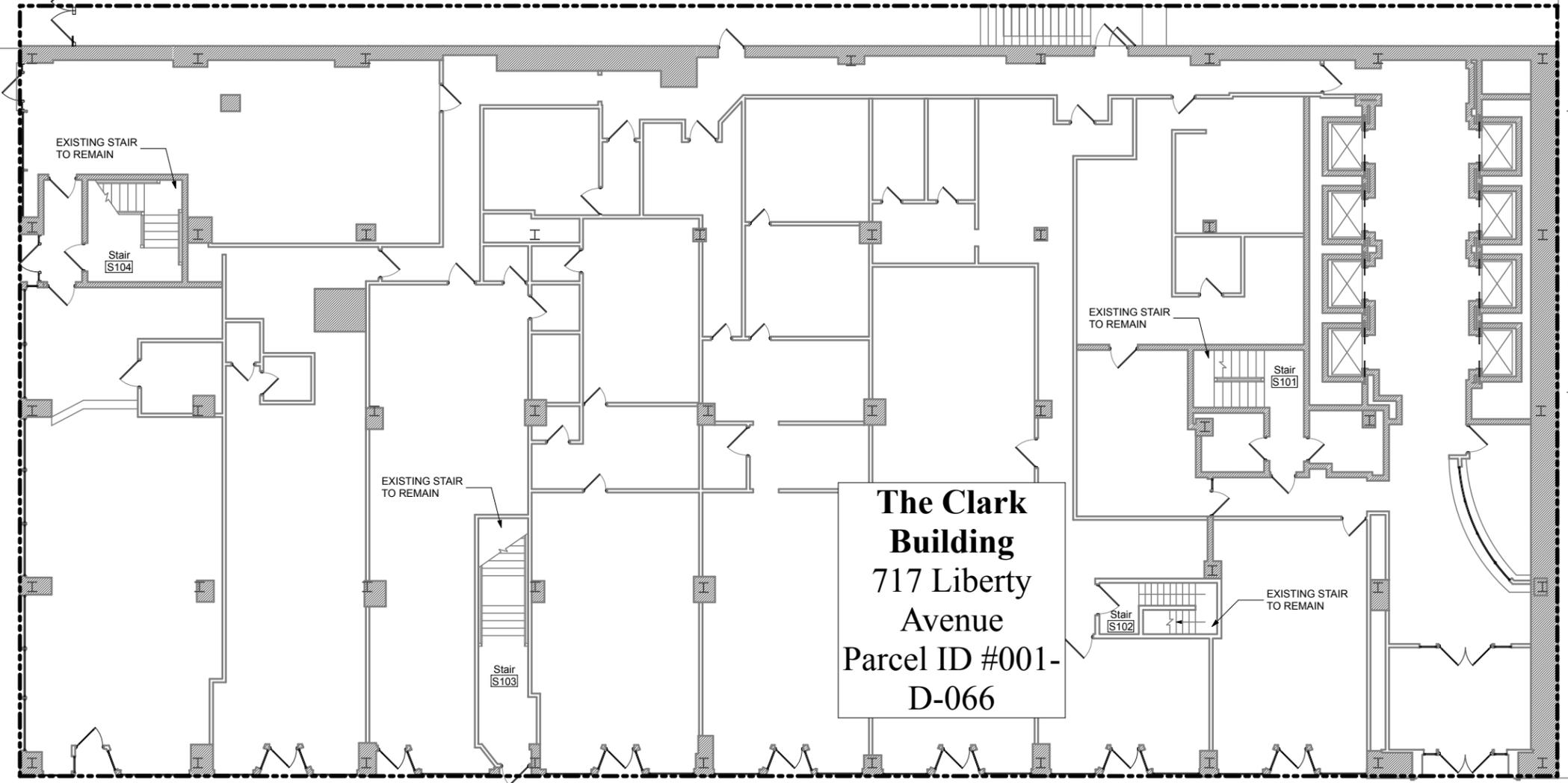
Architecture 925 Liberty Avenue
Interiors Pittsburgh, PA 15222
Landscapes 412.263.3800
Urban Design www.stradallc.com
©2013 Strada Architecture LLC.



Site Vicinity Map

237 7th Street
Benedum
Center

7th Street

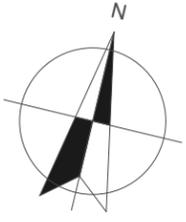


**The Clark
Building**
717 Liberty
Avenue
Parcel ID #001-
D-066

EXISTING ELEVATOR
CABS, MOTORS,
AND CONTROLS TO REMAIN

**Benedum
Center**
803 Liberty Ave

Liberty Avenue





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



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



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



View of north alley



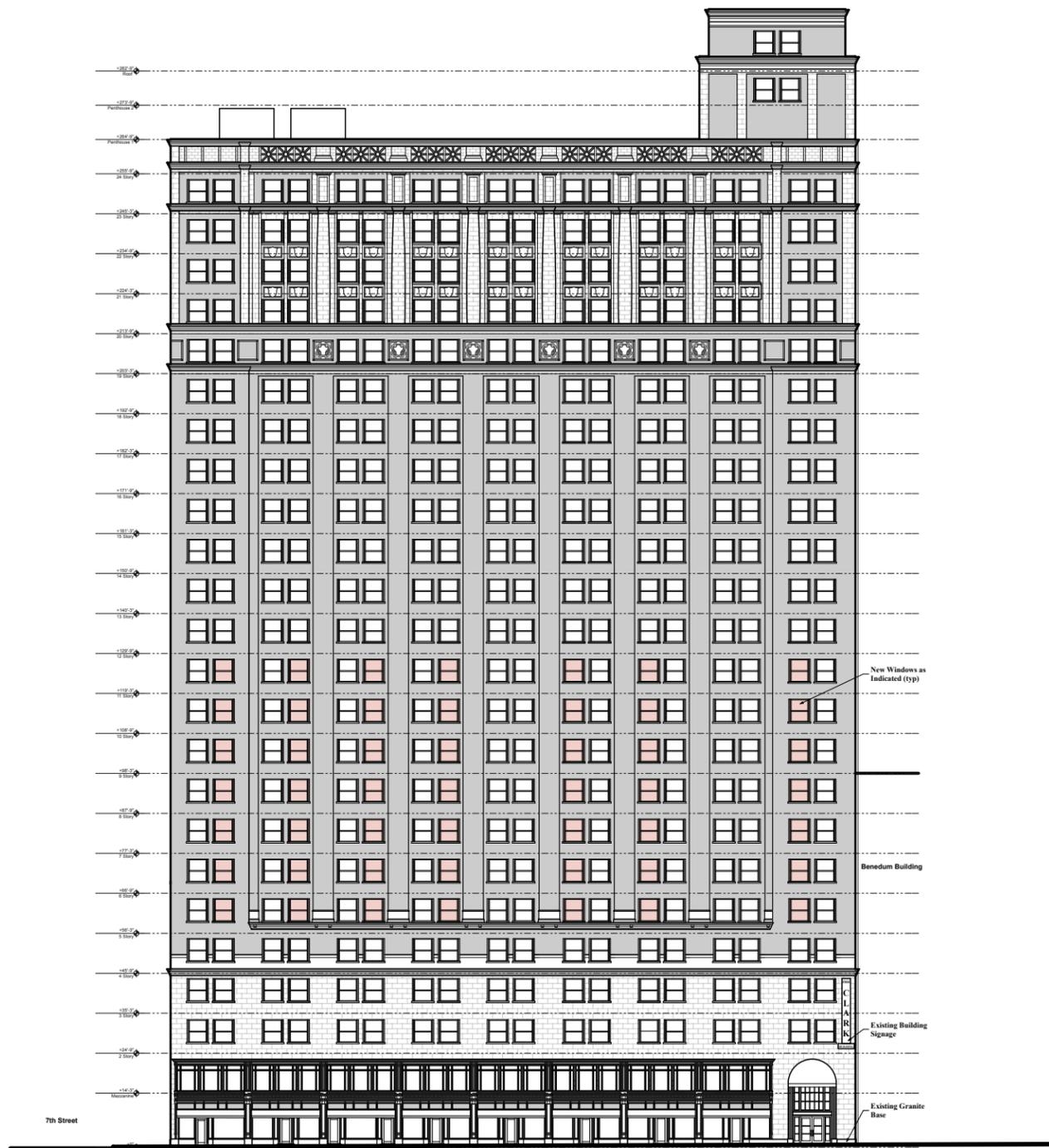
Alley (north) elevation and existing stair tower



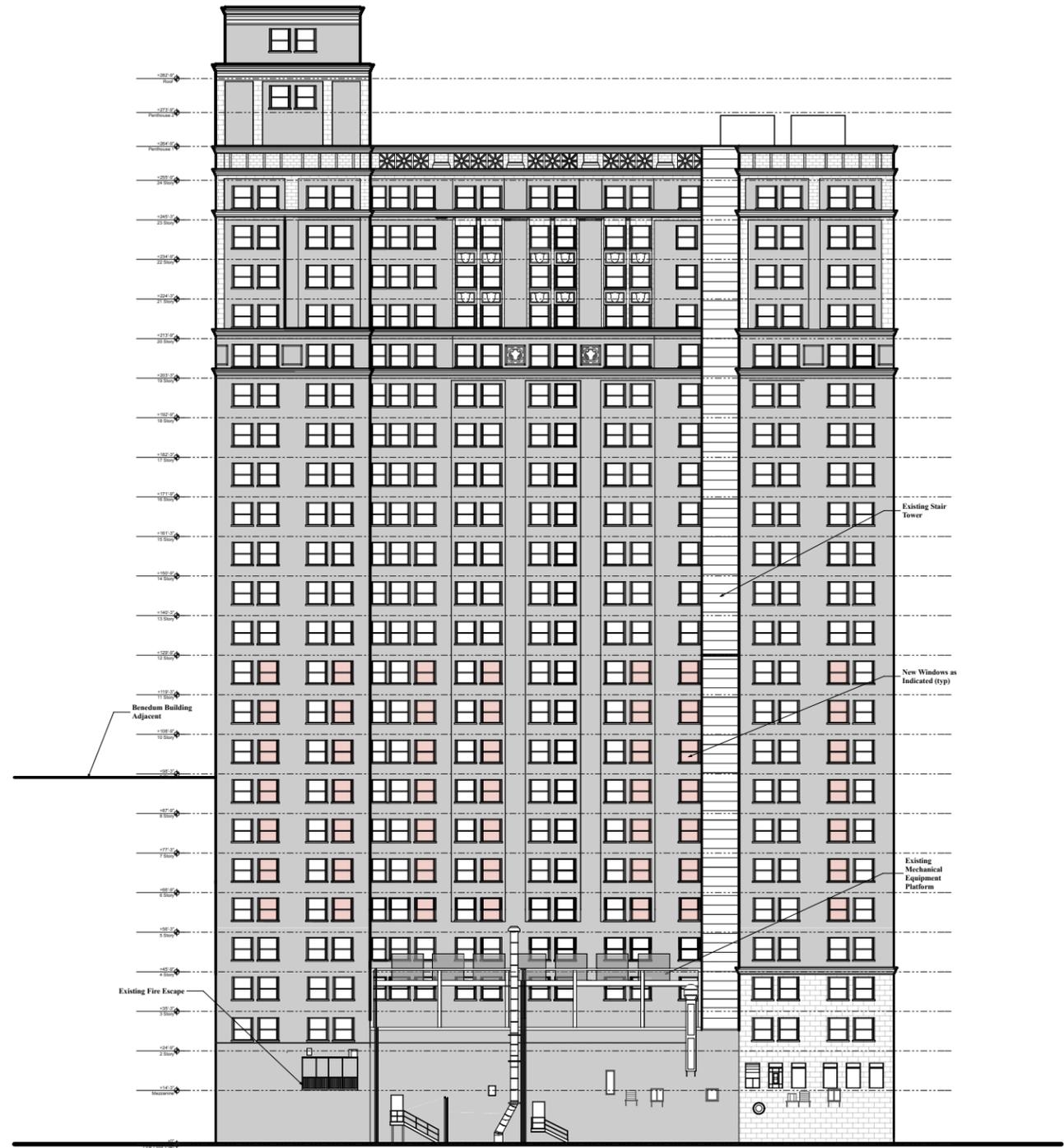
Liberty Avenue (south) street level facade



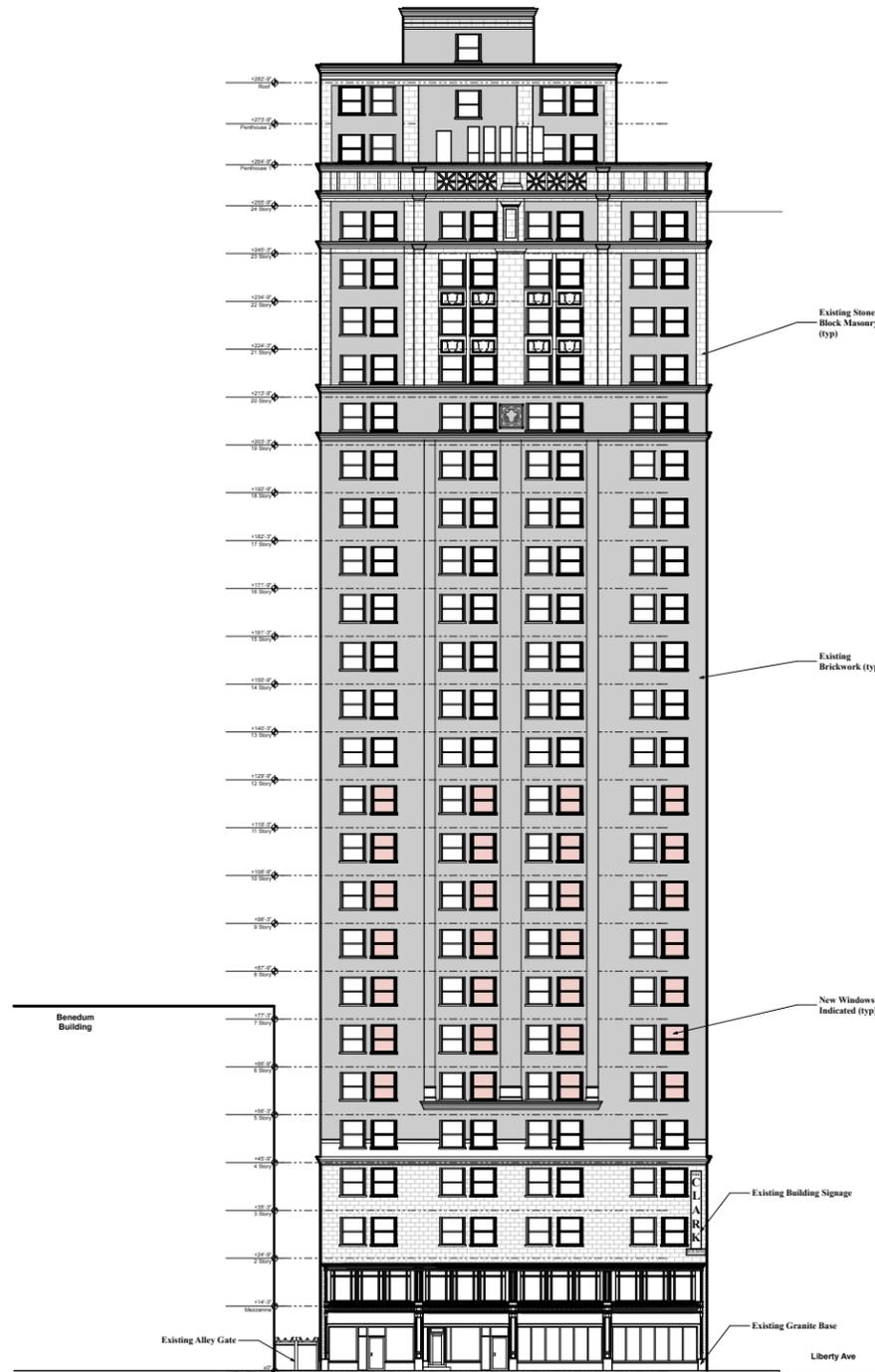
7th Street (west) street level facade



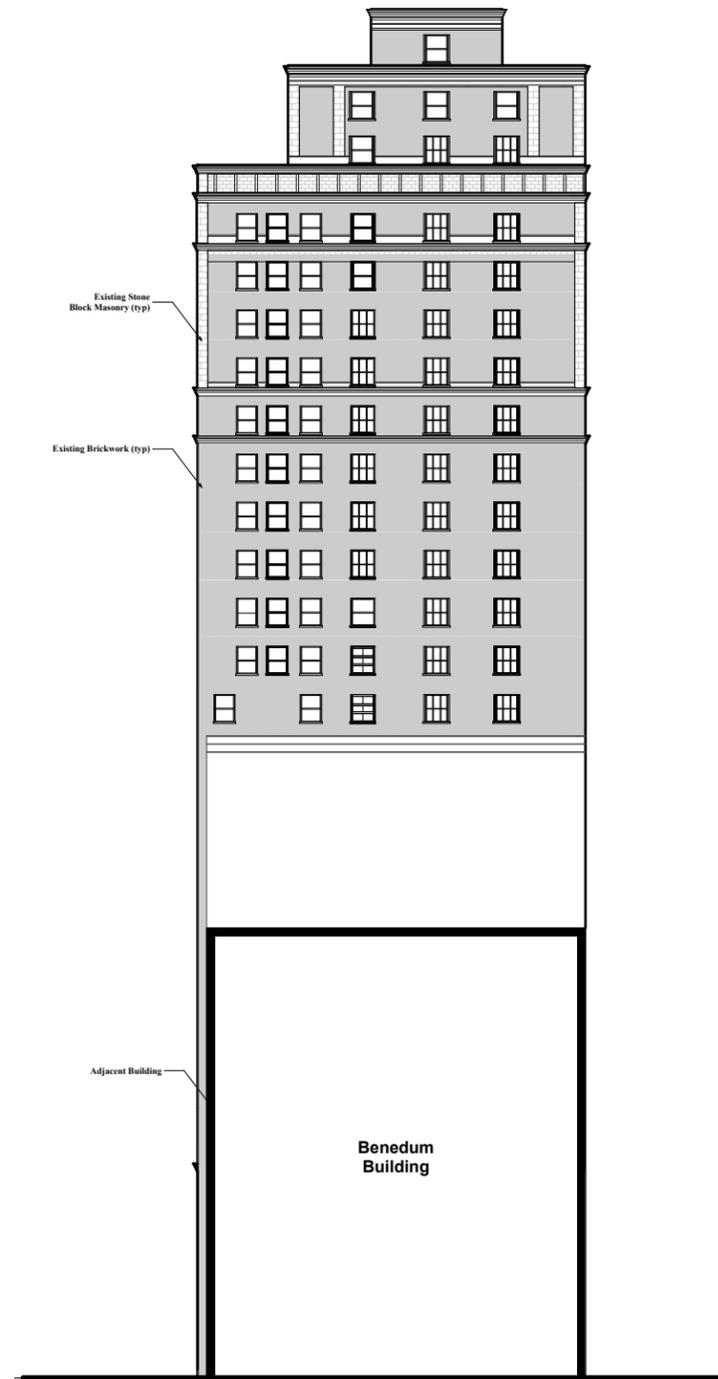
South Elevation - Liberty Avenue



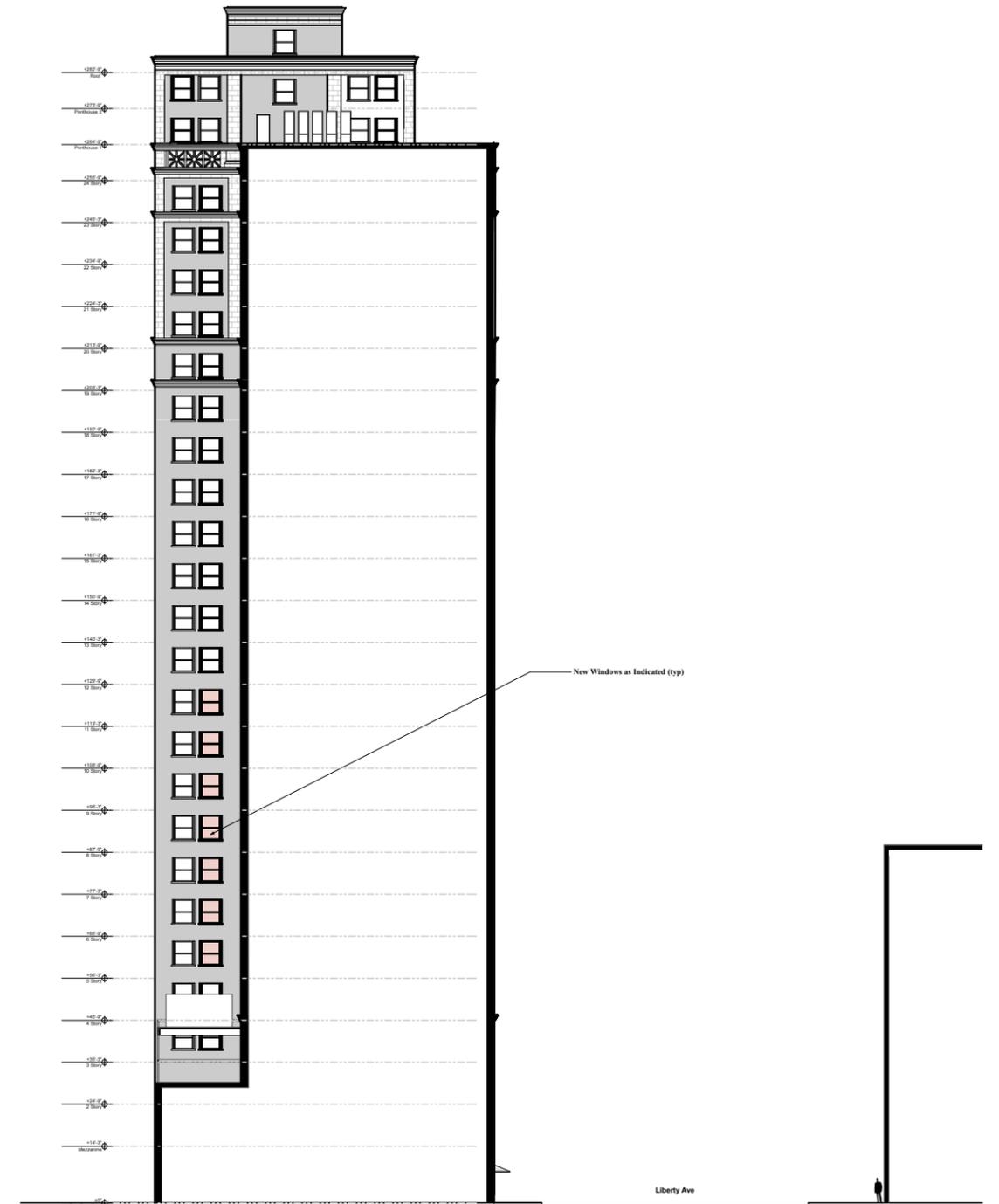
North Elevation - Alley



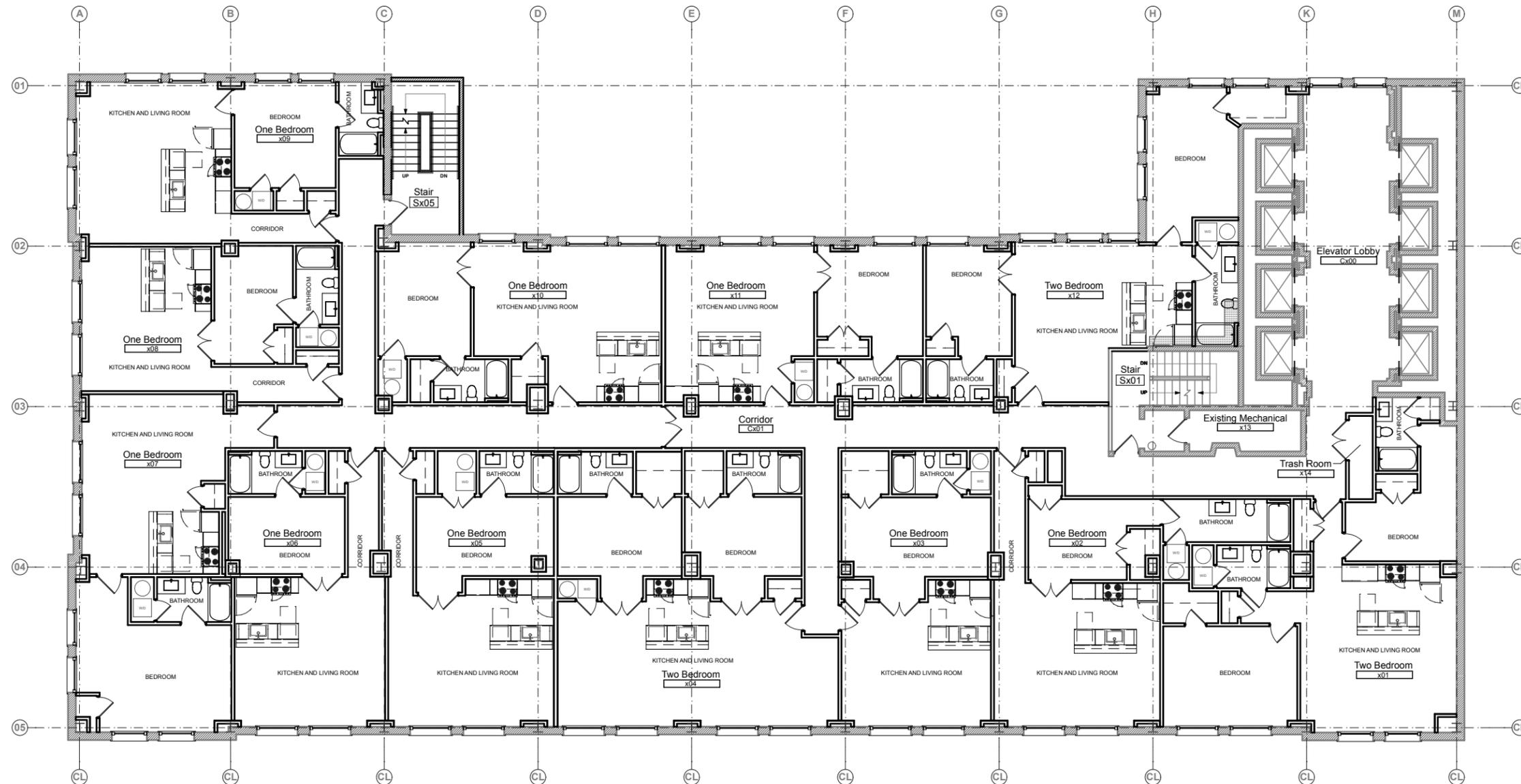
West Elevation - 7th Street



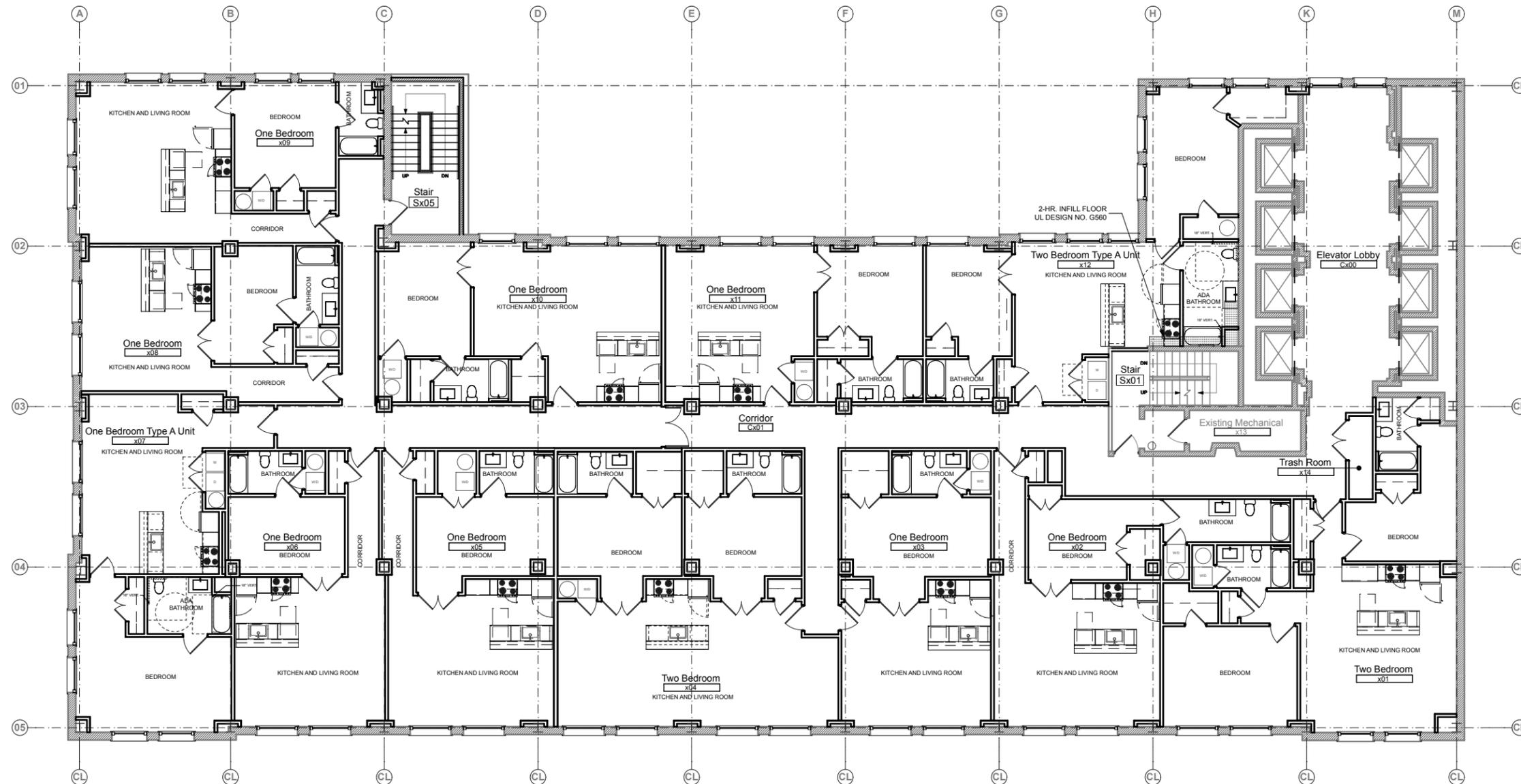
East Elevation - Tito Way



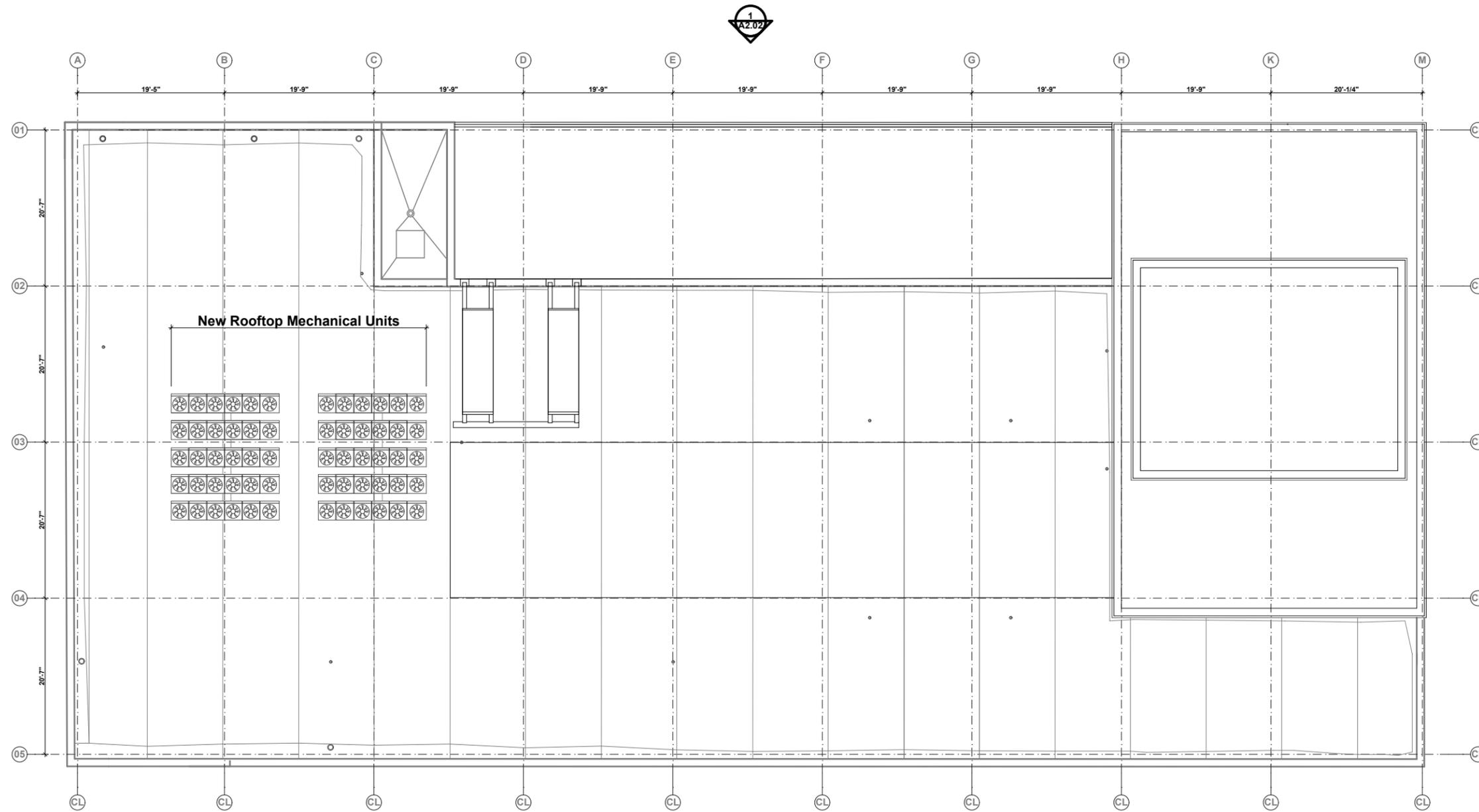
Section Looking West



Typical Apartment Layout Floors 5-9



Typical Apartment Layout w/ ADA Units, Floors 10-11



Roof Plan