City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

Date Filed:

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

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

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

GENERAL INFORMATION

1. Property Owner Name: Alpha 3, LP		Phone Number: (412) 657-1229	
Address 930Penn Ave. #4B	City: Pittsburgh	State: PA	Zip Code: 15222
2. Applicant/Company Name: Alphabet City		Phone Number: (412) 657-1229	
Address 930Penn Ave. #4B	City: Pittsburgh	State: PA	Zip Code: 15222
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: 5921-5923 Baum Blvd			
4. Development Location: East Liberty			
5. Development Address: 5921-5923 Baum Blvd			
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: 5/31/2014	Occupancy Date: / / 1/31/2015	Project Cost: $ $ 650,000	

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): (106)Retail Sales and Service / Recreation and (92) Entertainment - Indoors

10. Select the Type of Work:

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

11. Describe the Development: Interior and exterior renovations to existing 1 story building to house two tenants (a hair salon and yoga studio)

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:	0	sq ft
Existing to be Retained:	5875	sq ft
Retained Area to be Renovated:	5875	sq ft
To be Constructed:	0	sq ft
Building Footprint:	5875	sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	1	18’	1	18’
Proposed Addition/Extension				

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

N/A				

16. Number of Dwelling Units:

Existing to Remain: 0 Proposed: 0

17. Lot Area: 7588 sf sq ft

18. On Site Parking: ☐ N/A

	Existing	Proposed
Full (8 ½’ x 19’)	1	1
Compact (7 ¼’ x 16’)		
Handicap (13 ½’ x 19’)		1

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:

1	New Water Service Connection(s)	_____	Termination of Existing Water Service Tap(s)
1	New Sewer Service Connection(s)	_____	Termination of Existing Sewer Service Tap(s)

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

☒ YES ☐NO

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

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

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

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

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

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

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

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

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

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

☒ Modification or reconstruction of City curbs.

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

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

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

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

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

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

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

Applicant Signature:

City of Pittsburgh

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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

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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 l
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

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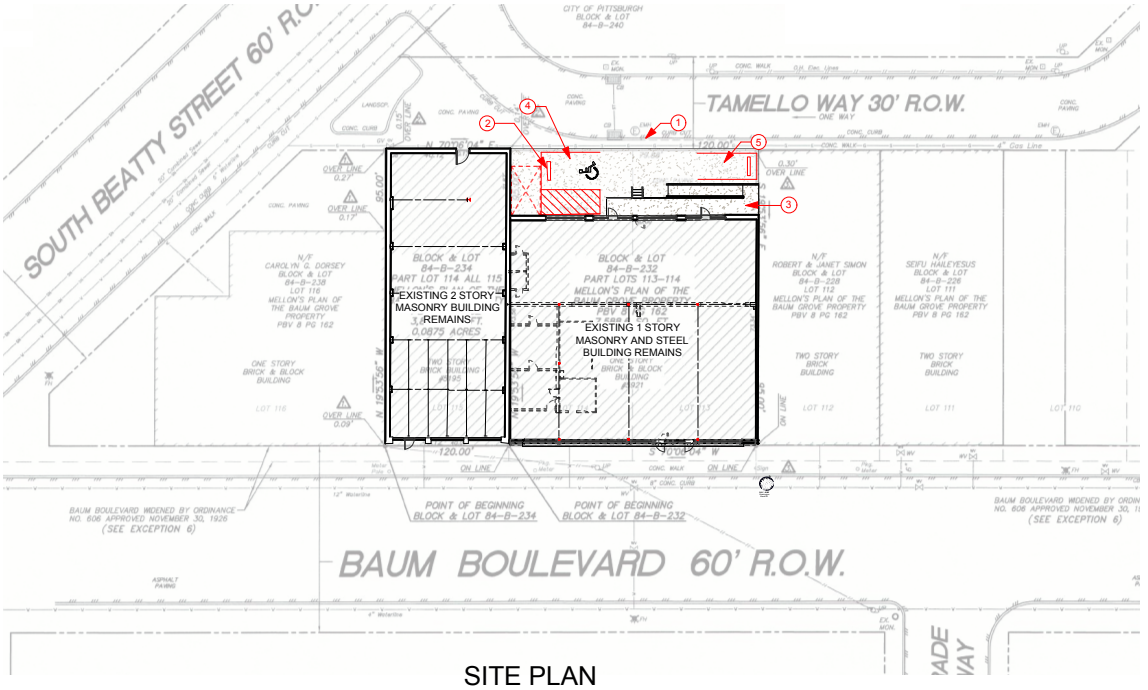
ARCHITECTURE+DESIGN
3308 PERRYSVILLE AVE
PITTSBURGH, PA 15214
[P]: 412. 901. 7765
DAVID@MORGANARCHITECTS.COM

NOTES:

1. RELOCATE EXISTING CURBCUT
2. LOCATION OF FUTURE STAIR
3. NEW ELEVATED CONCRETE PAD AND ACCESSIBLE RAMP
4. NEW ACCESSIBLE PARKING SPACE
5. NEW PARKING SPACE



SITE PLAN
Scale: 1" = 30 ft

RENOVATIONS TO EXISTING BUILDING
5921-5923 BAUM BLVD
EAST LIBERTY, PITTSBURGH, PA

DATE: 2/20/14

DD-01.0

REVISION HISTORY			
REV	DESCRIPTION	DATE	APPROVED
1	REVISED SCHEME	1/30/14	
2	AREA INCREASE	2/14/14	

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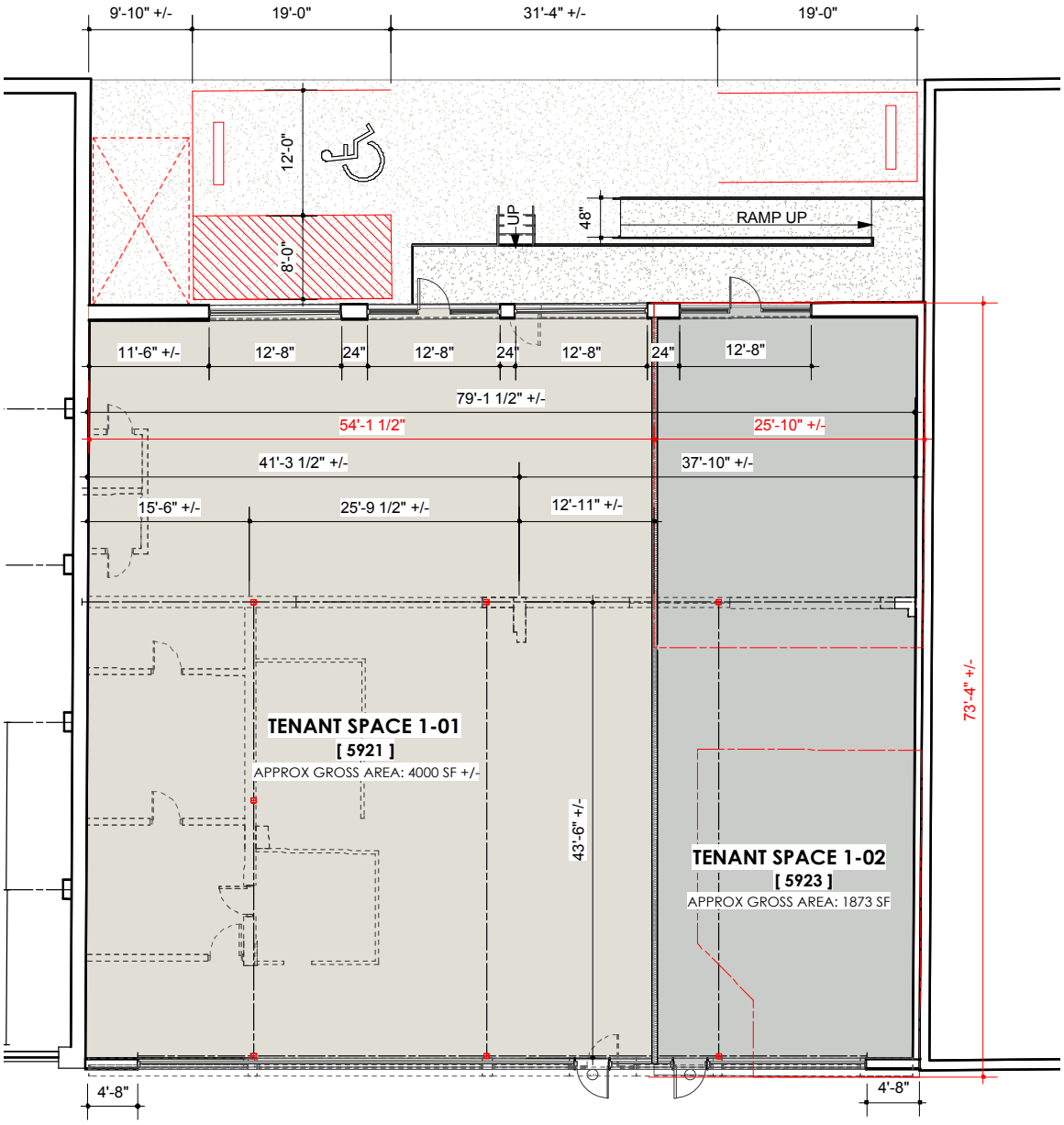

FIRST FLOOR PLAN

Scale: 3/32" = 1'-0"

RENOVATIONS TO EXISTING BUILDING

5921-5923 BAUM BLVD

EAST LIBERTY, PITTSBURGH, PA

DATE: 2/20/14

SC-1.1

NOTE: SEE SITE PLAN FOR PLAN OF PAKING AREA

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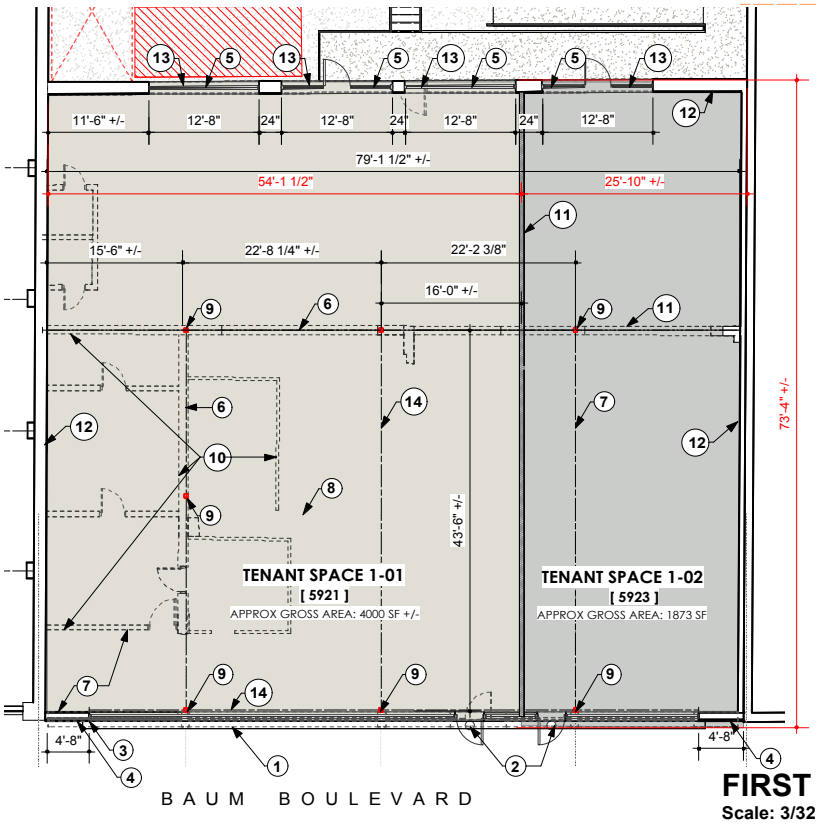
NOTES:

1. NEW ALUMINUM STOREFRONT:
   - FINISH - CLEAR ANODIZED
2. NEW ALUMINUM AND GLASS DOORS:
   - LOCATION OF DOORS TO BE DETERMINED BY FINISHED FLOOR LINE TO ALLOW FOR ACCESSIBILITY.
3. REMOVE EXISTING MASONRY WALL:
   - INSTALL NEW METAL STUD WALL FOR TILE FACADE
4. PORCELEAN TILE CLADDING:
   - HONED FINISH, BLACK 24" X 24"
5. NEW ALUMINUM AND GLASS STOREFRONT AND DOORS:
6. NEW STEEL BEAMS ABOVE:
   - SHORE EXISTING MASONRY WALL AND ROOF JOISTS. INSTALL NEW STEEL BEAM AND REMOVE EXISTING WALL BELOW.
7. REMOVE EXISTING RAMP:
   - FILL IN EXISTING OPENING TO PROVIDE LEVEL FLOOR
8. EXISTING STEEL JOIST ROOF FRAMING AND ROOF REMAIN:
   - PATCH AND REPAIR ROOF AS REQUIRED (TYPICAL)
9. EXISTING STEEL TUBE COLUMNS REMAIN
10. REMOVE EXISTING CMU WALLS :
    - PATCH EXISTING FLOOR WHERE REMOVED.
11. NEW TENANT DEMISING WALL:
    - LOCATION TO BE DETERMINED
12. EXISTING EXTERIOR WALL REMAINS:
    - FURR WITH METAL STUDS, BATT INSULATION AND GYPSUM WALL BOARD
13. NEW OPENING IN EXISTING MASONRY WALL:
    - SHORE EXISTING MASONRY WALL. INSTALL NEW STEEL CHANNELS ON EITHER SIDE OF EXISTING WALL AT HEAD OF NEW WINDOW
14. EXISTING STEEL BEAMS REMAIN



MATERIAL EXAMPLES

[BUILDING ONE]
5921 BAUM BLVD
APPROX GROSS AREA: 5875 SF

FIRST FLOOR PLAN

Scale: 3/32" = 1'-0"

RENOVATIONS TO EXISTING BUILDING
5921-5923 BAUM BLVD
EAST LIBERTY, PITTSBURGH, PA

DATE: 2/20/14

DD-01.2

NOTES:

1. PORCELEAN TILE CLADDING:
   - HONED FINISH, BLACK 24" X 24"
2. ANODIZED ALUMINUM CORNICE:
   - RECESSED DOWNLIGHTS ALONG ENTIRE LENGTH
3. INDIVIDUALLY LIT CHANNEL LETTERS:
   - ATTACH TO NEW CORNICE. PROVIDE POWER THROUGH CORNICE.
4. NEW SURFACE MOUNTED LIGHT FIXTURE:
   - TO BE SELECTED
5. EXISTING ADJACENT BUILDING:
   - LIMIT OF WORK- REMOVE EXISTING METAL FASCIA AND INSTALL SECURE DOOR IN EXISTING OPEING. INSTALL PLYWOOD IN EXISING OPENINGS AND INSTALL OWNER'S MARKETTING SIGNAGE.
6. ANODIZED ALUMINUM COPING
7. NEW SURFACE MOUNTED LIGHT FIXTURE:
   - TO BE SELECTED
8. GREY TILE:
   - AT BASE AND AT LEVEL OF NEW CORNICE
9. EXISTING CONCRETE MASONRY WALL REMAINS:
   - CREATE NEW OPENINGS FOR ALUMINUM AND GLASS STOREFRONTS.
10. NEW INDIVIDUALLY LIT CHANNEL LETTERS:
    - ATTACH TO NEW STEEL CHANNEL BEAMS
11. NEW OPENING IN EXISTING MASONRY WALL:
    - SHORE EXISTING MASONRY WALL. INSTALL NEW STEEL CHANNELS ON EITHER SIDE OF EXISTING WALL AT HEAD OF NEW WINDOW
12. NEW ALUMINUM RAILING SYSTEM
13. NEW ENTRANCE PLATFORM:
    - CONCRETE MASONRY WALLS AND CONCRETE SLAB
14. NEW CONCRETE STAIR AND RAIL
15. NEW ACCESSIBLE CONCRETE RAMP
16. EXISTING ADJACENT BUILDING:
    - LIMIT OF WORK- REMOVE EXISTING METAL FASCIA AND INSTALL SECURE DOOR IN EXISTING OPEING. INSTALL PLYWOOD IN EXISING OPENINGS AND INSTALL OWNER'S MARKETTING SIGNAGE.
17. EXISTING HM DOOR AND FRAME REMAINS
18. LOCATION OF FUTURE EXTERIOR STAIR
19. NEW CONCRETE SLAB AT PARKING
20. NEW ALUMINUM AND GLASS STOREFRONT AND DOORS:

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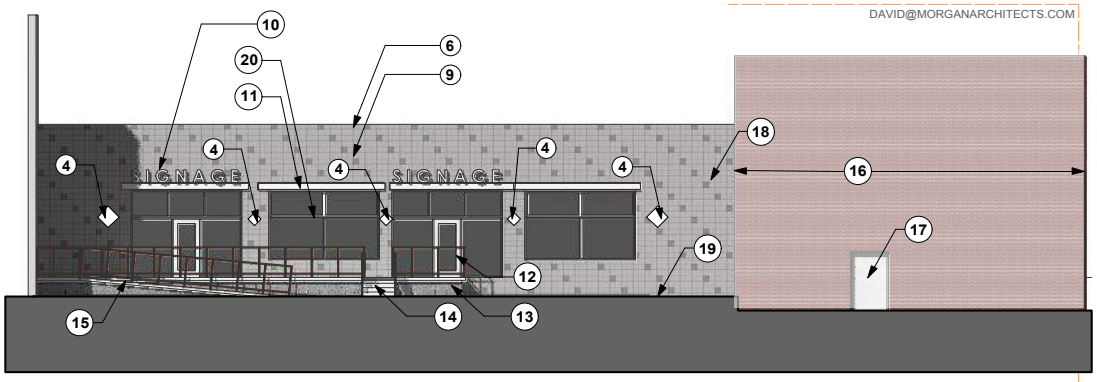
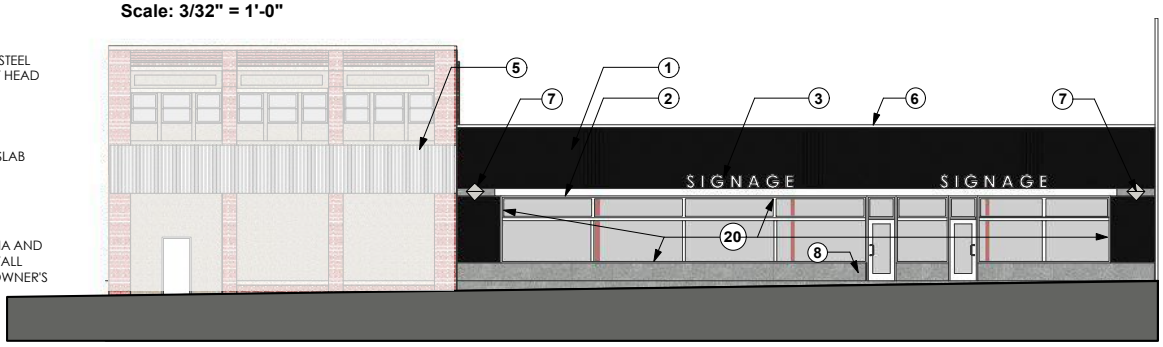


REAR ELEVATION
Scale: 3/32" = 1'-0"



FRONT ELEVATION
Scale: 3/32" = 1'-0"

RENOVATIONS TO EXISTING BUILDING
5921-5923 BAUM BLVD
EAST LIBERTY, PITTSBURGH, PA

DATE: 2/20/14

DD-01.3

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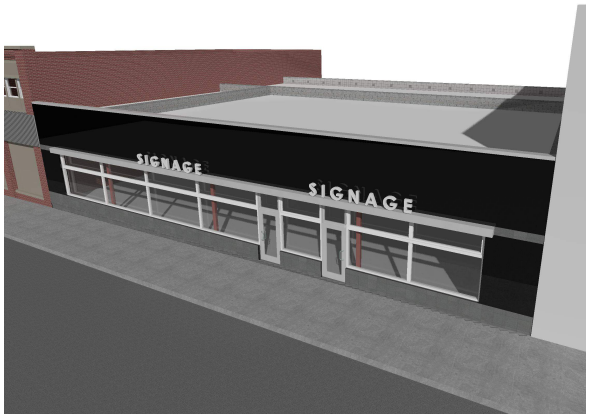

RENOVATIONS TO EXISTING BUILDING

5921-5923 BAUM BLVD

EAST LIBERTY, PITTSBURGH, PA

DATE: 2/20/14

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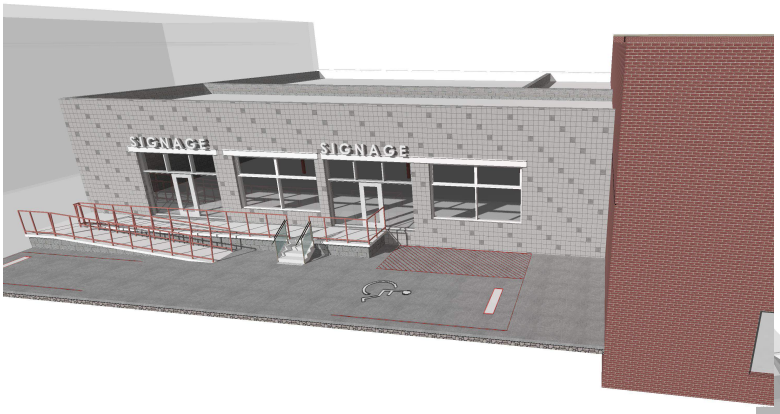

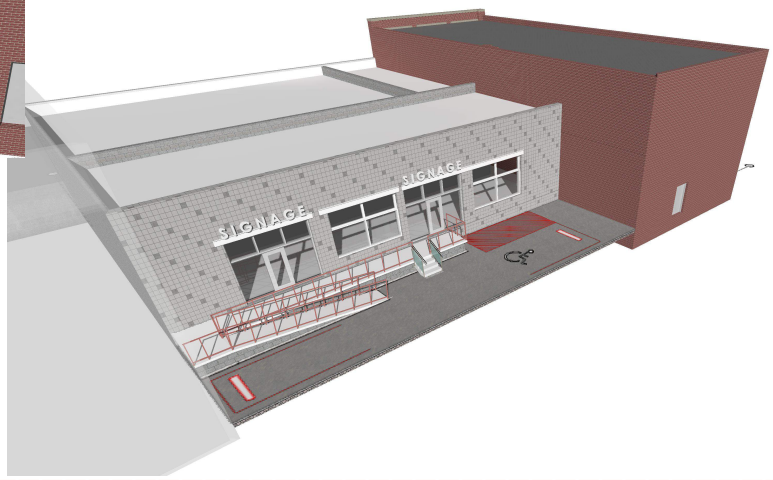

RENOVATIONS TO EXISTING BUILDING

5921-5923 BAUM BLVD

EAST LIBERTY, PITTSBURGH, PA

DATE: 2/20/14

DD-01.5

City of Pittsburgh

DEPARTMENT OF CITY PLANNING
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Office of the Zoning Administrator

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

Date Filed:

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

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

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

GENERAL INFORMATION

1. Property Owner Name: Eastside Limited Partnership		Phone Number: (412) 391-7171	
Address: 535 Smithfield St.	City: Pittsburgh	State: PA	Zip Code: 15222
2. Applicant/Company Name: Same as Above		Phone Number: ( )	
Address:	City:	State:	Zip Code:
Applicant/Contractor ID:(assigned by the City) TBD			
3. Development Name: Whole Foods Expansion			
4. Development Location: East Liberty			
5. Development Address: 5880 Centre Avenue, Pittsburgh, PA 15206			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	UNC		
Present Use of Site: (Select from attached list)	61, Grocery Store		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#: 83886	Date Issued: 10/17/2002	Existing Use of Property: Grocery Store	
8. Estimated Construction: Start Date: 04/01/2014	Occupancy Date: 09/01 /2014	Project Cost: $TBD	

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): 61, Same as Existing, Grocery

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: Expand existing grocery store by constructing a two story addition on the front of the store.

Construct new parking deck above existing on grade parking lot. Parking deck is to connect to existing Eastside parking deck.

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

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

City of Pittsburgh

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DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

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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:	1,400	sq ft
Existing to be Retained:		sq ft
Retained Area to be Renovated:	30,200	sq ft
To be Constructed:	14,434	sq ft
Building Footprint:	39,044	sq ft

15. Height of Structures:

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	1	33	2	40
Proposed Addition/Extension				

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

Parking Deck			1	20ft plus railings,lights,
				& bike racks etc.

16. Number of Dwelling Units: N/A

Existing to Remain: _____ Proposed: _____

17. Lot Area: 80,737 sq ft

18. On Site Parking: ☐ N/A

	Existing	Proposed
Full (8 ½' x 19')	100	See Trans Associates
Compact (7 ¼' x 16')		Report
Handicap (13 ½' x 19')	5	

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 (parking) ☒ Commercial Cooking Hood ☒ Sign

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

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

City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

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

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

☒ YES ☐ NO

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

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

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

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

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

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

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

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

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

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

☒ Modification or reconstruction of City curbs.

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

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

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

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

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

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

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

Applicant Signature:

City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

Date Filed:

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

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

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

GENERAL INFORMATION

1. Property Owner Name: **DUQUESNE UNIVERSITY**		Phone Number: **412.396-4193 (Mark Minoski)**	
Address: **600 FORBES AVE**	City: **PITTSBURGH**	State: **PA**	Zip Code: **15282**
2. Applicant/Company Name: **THE DESIGN ALLIANCE ARCHITECTS**		Phone Number: (**412.261.0660 (R. Freeman or M. Smith)**	
Address: **535 SMITHFIELD ST**	City: **PITTSBURGH**	State: **PA**	Zip Code: **15222**
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: **GENESIUS PROJECT - BLACK BOX THEATER**			
4. Development Location: **CORNER OF SEITZ STREET & LOCUST STREET (Campus of Duquesne University)**			
5. Development Address: **1225 SEITZ STREET PITTSBURGH, PA 15282**			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition) **NO CHANGE**			
Proposed Zoning District:			
Present Use of Site: (Select from attached list)			
7. If a Certificate of Occupancy exists, the following is required: **NO EXISTING CERTIFICATE**			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property:	
8. Estimated Construction: Start Date: **4/1/2014**	Occupancy Date: **8/1/2015**	Project Cost: **$4.5 mil**	

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): **EDUCATIONAL CLASSROOM SPACE (LIMITED)**

10. Select the Type of Work:

X New Construction, New	☐ Renovation, Interior
☐ New Construction,	☐ Renovation, Exterior
☐ Change in Use Only	☐ Renovation, Change in Use

11. Describe the Development:

NEW CONSTRUCTION OF A 1 STORY + BASEMENT BUILDING ON THE DUQUESNE UNIVERSITY CAMPUS THAT WILL HOUSE A BLACK BOX THEATER, REHEARSAL HALL CLASSROOM, SHOP SPACES, 2 ADMINISTRATIVE OFFICES AND THEATER SUPPORT SPACES.

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

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

City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

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

☐ Residential ☐ Commercial ☐ Recreational ☐ Industrial **X** Institutional

14. Gross Floor Area:

Existing to be Razed:	**0**	sq ft
Existing to be Retained:	**0**	sq ft
Retained Area to be Renovated:	**0**	sq ft
To be Constructed:	**12,170**	sq ft
Building Footprint:	**5,715**	sq ft

15. Height of Structures:

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	**N/A**	**N/A**	**1 + BASEMENT**	**33'-6"**
Proposed Addition/Extension				

Provide Accessory Structure Type(s) and Height(s): **NONE**

16. Number of Dwelling Units: **0**

Existing to Remain: _____ Proposed: _____

17. Lot Area: **11,325 (.26 acres)** sq ft

18. On Site Parking: **X** N/A **PARKING IN ADJACENT CAMPUS GARAGE**

	Existing	Proposed
Full (8 ½′ x 19′)		
Compact (7 ¼′ x 16′)		
Handicap (13 ½′ x 19′)		

Off-Street Loading Spaces: ☐ N/A

Actual: **1**

Required: **1**

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

☐ Demolition **X** HVAC (Interior) **X** HVAC (Exterior) **X** Electrical **X** Fire Alarm

X 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 **X** New Construction of Plumbing ☐ No Plumbing Work is Proposed

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

2	New Water Service Connection(s)	**0**	Termination of Existing Water Service Tap(s)
2	New Sewer Service Connection(s)	**0**	Termination of Existing Sewer Service Tap(s)

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

X 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

X 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 **X** 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: **No work adjacent to City ROW, all work within Duquesne campus.**

☐ 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 **X** No

Applicant Signature:

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

Residential Uses

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

Non-Residential Uses

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

DEVELOPMENT REVIEW APPLICATION – CONTACT INFORMATION

Department of City Planning
200 Ross Street, Fourth Floor
Pittsburgh, PA 15219
(412) 255-2200
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

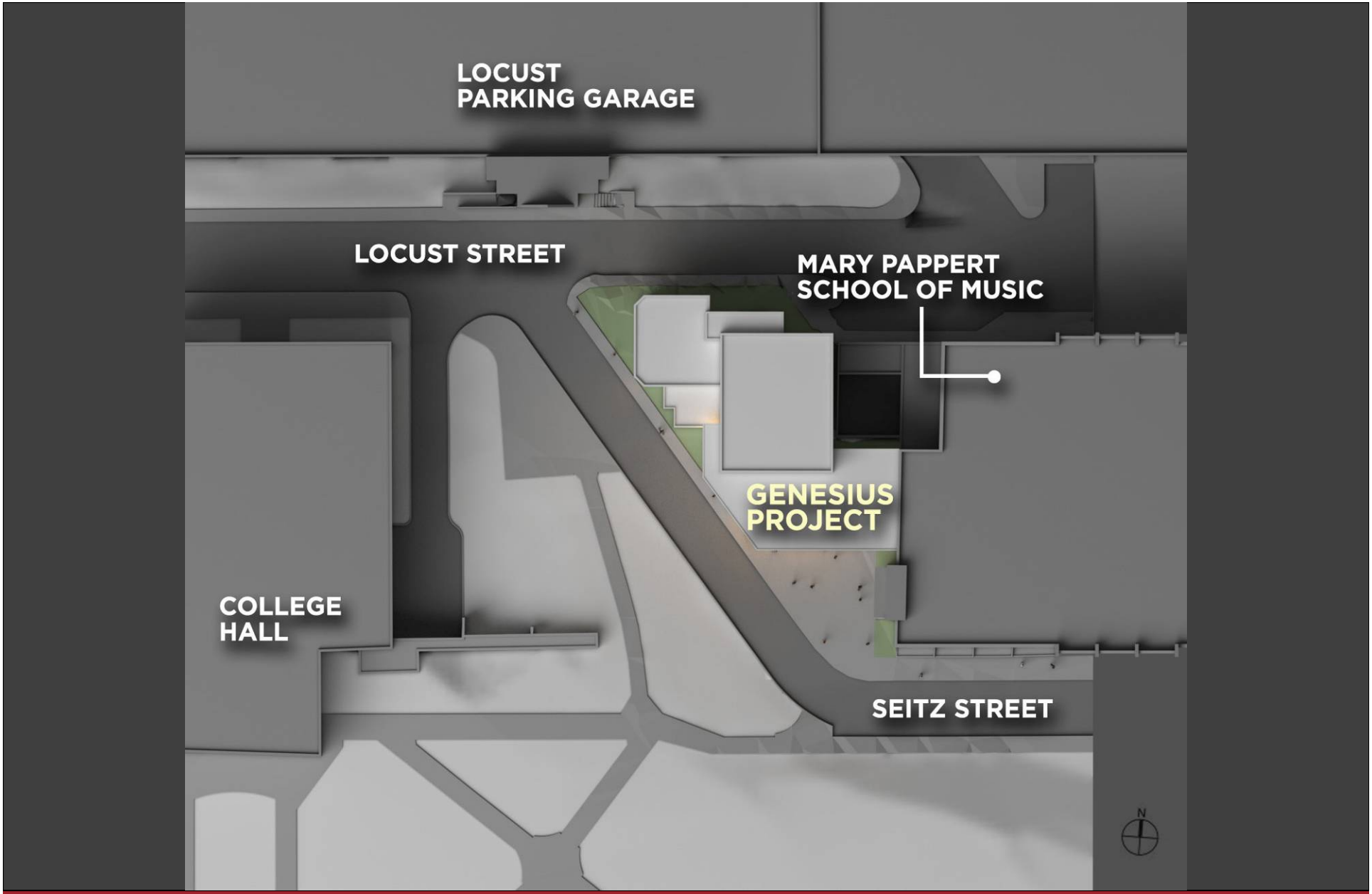
Allegheny County Health Department (ACHD)
Food Safety Program
3901 Penn Avenue, Building #1
Pittsburgh, PA 15224
(412) 578-8044
www.achd.net/food/foodstart.html

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

BLACK BOX THEATER-SITE LOCATION

DUQUESNE UNIVERSITY

The Design Alliance
A R C H I T E C T S
2400 Henry W. Oliver Building
535 Smithfield Street
Pittsburgh, PA 15222
412-261-0660
www.tda-architects.com



BLACK BOX THEATER-SITE PLAN

DUQUESNE UNIVERSITY

The Design Alliance
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2400 Henry W. Oliver Building
535 Smithfield Street
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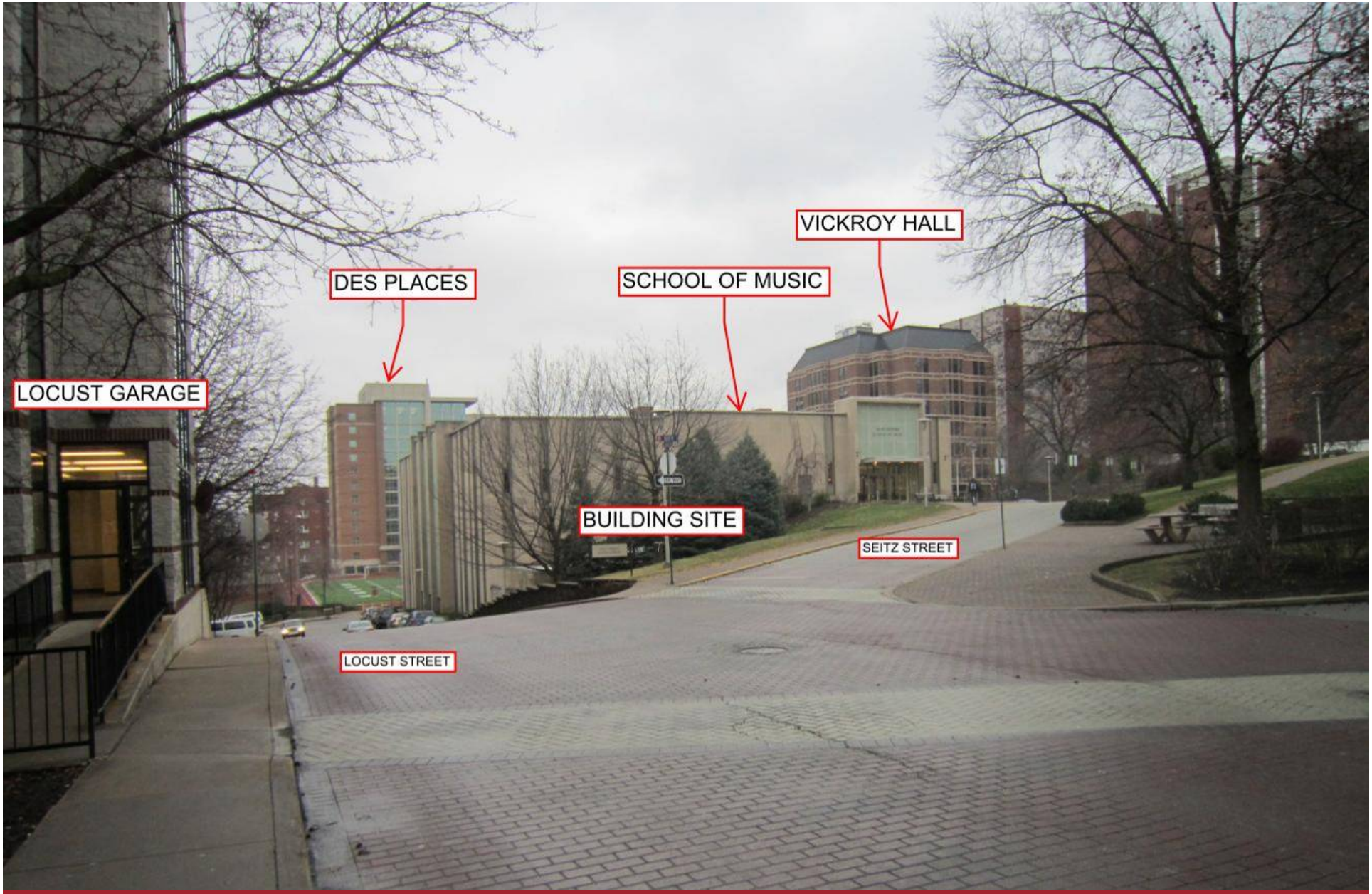

BLACK BOX THEATER-CONTEXT IMAGES

DUQUESNE UNIVERSITY

The Design Alliance
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2400 Henry W. Oliver Building
535 Smithfield Street
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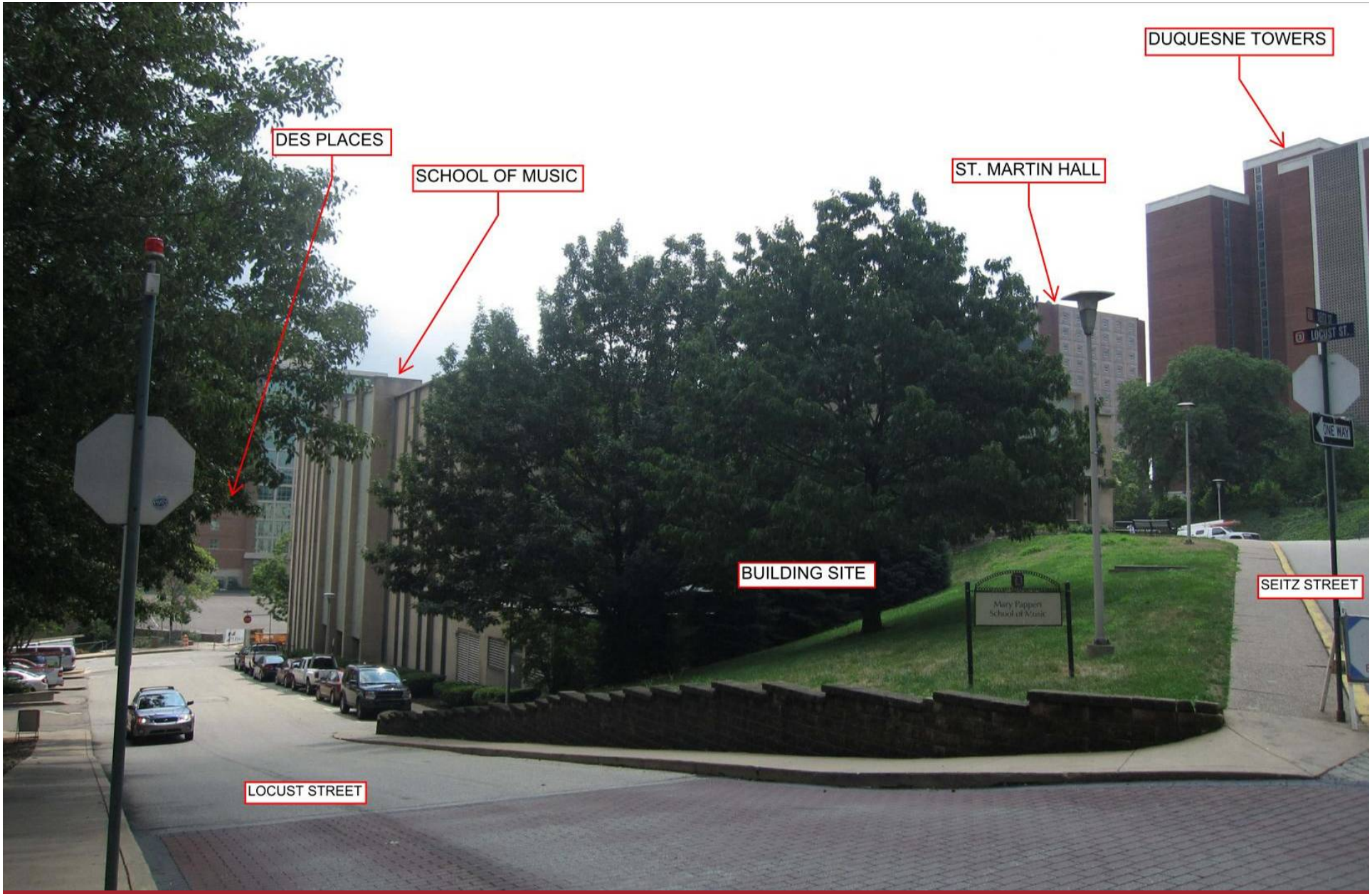

BLACK BOX THEATER-CONTEXT IMAGES

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BLACK BOX THEATER-CONTEXT IMAGES

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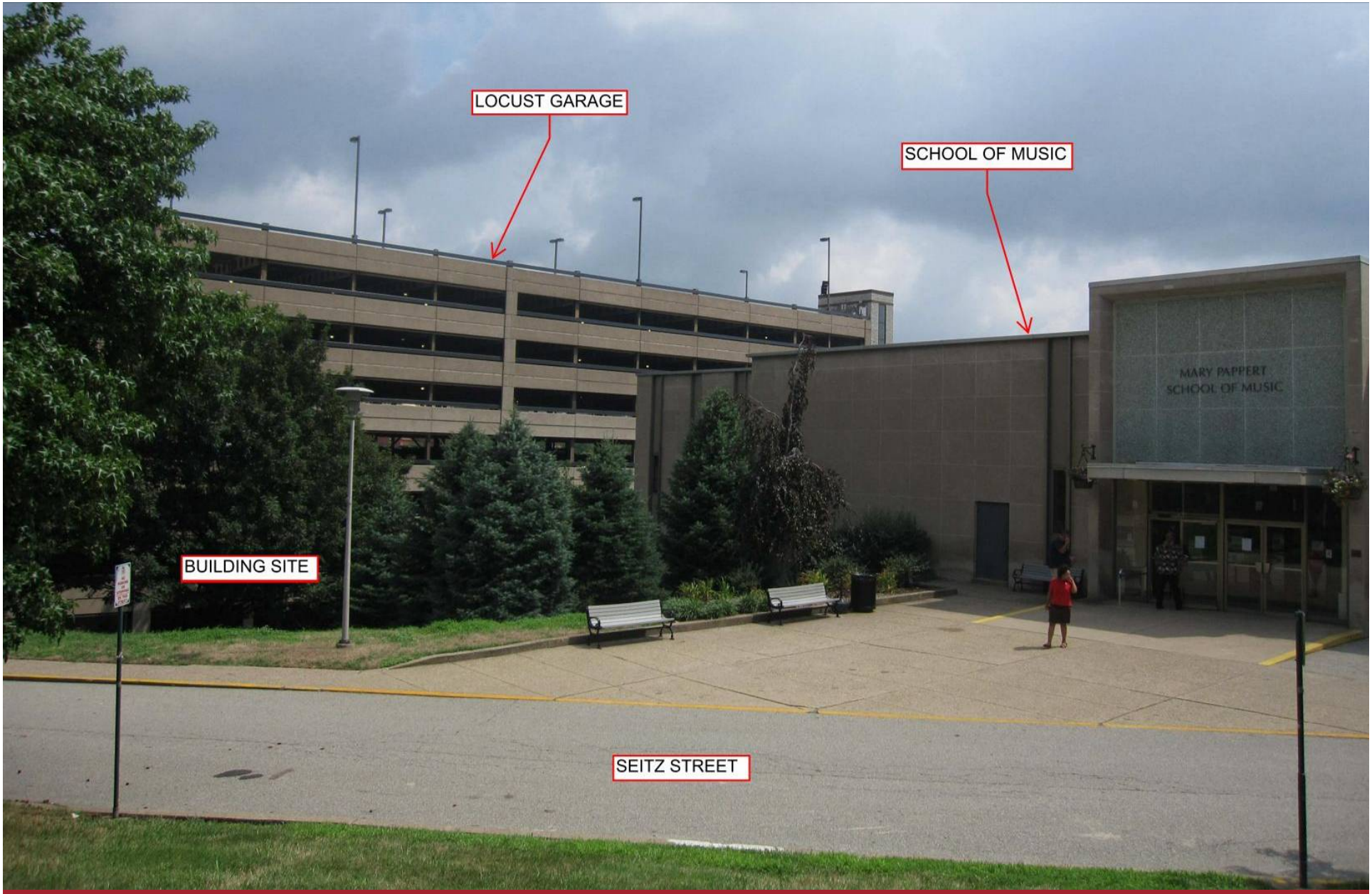

BLACK BOX THEATER-CONTEXT IMAGES

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BLACK BOX THEATER-CONTEXT IMAGES

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European Hornbeam

Densa Inkberry

Fountain Grass

Virginia Sweetspire

Purpleleaf Wintercreeper

BLACK BOX THEATER-LANDSCAPE PLAN

DUQUESNE UNIVERSITY

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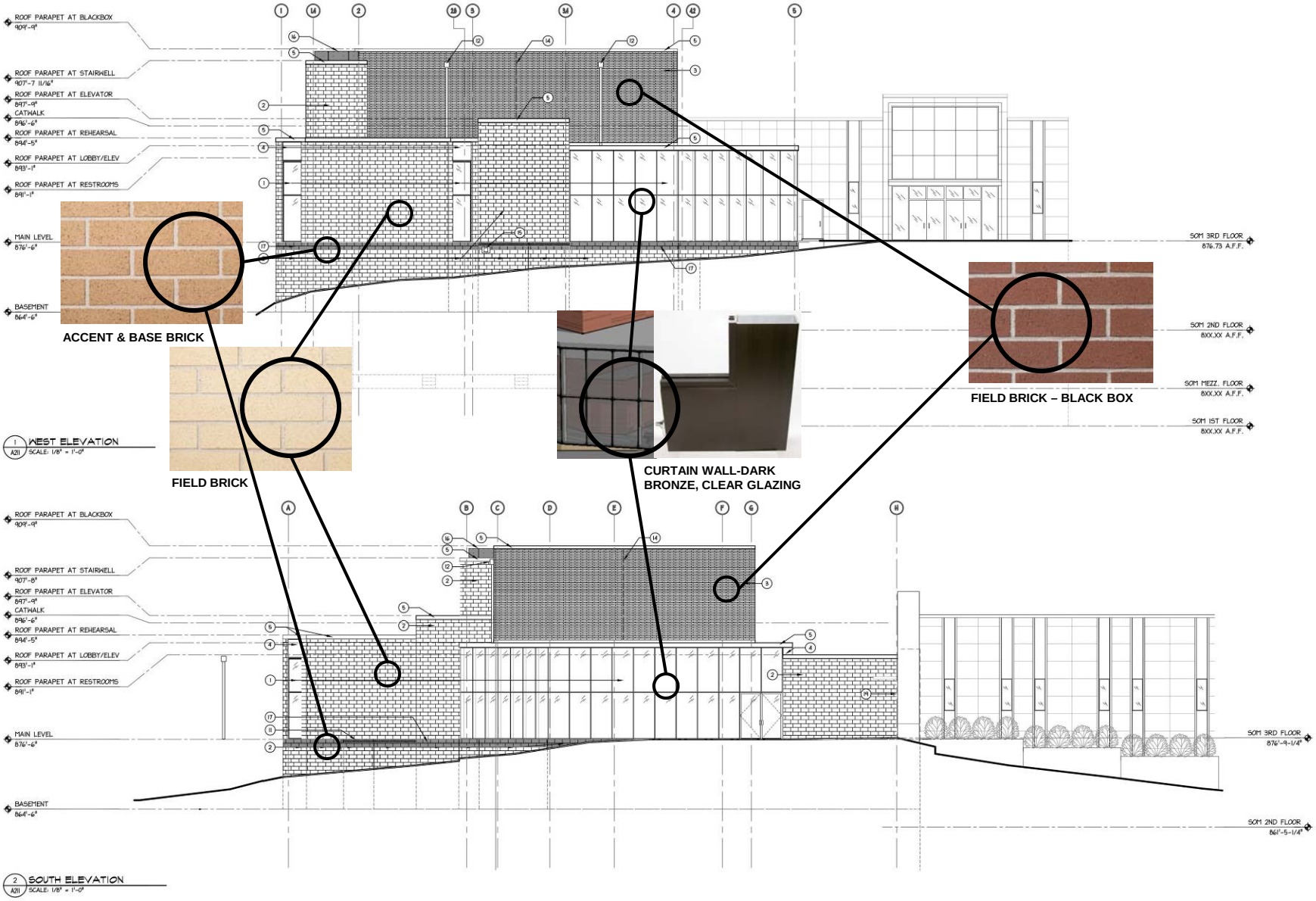
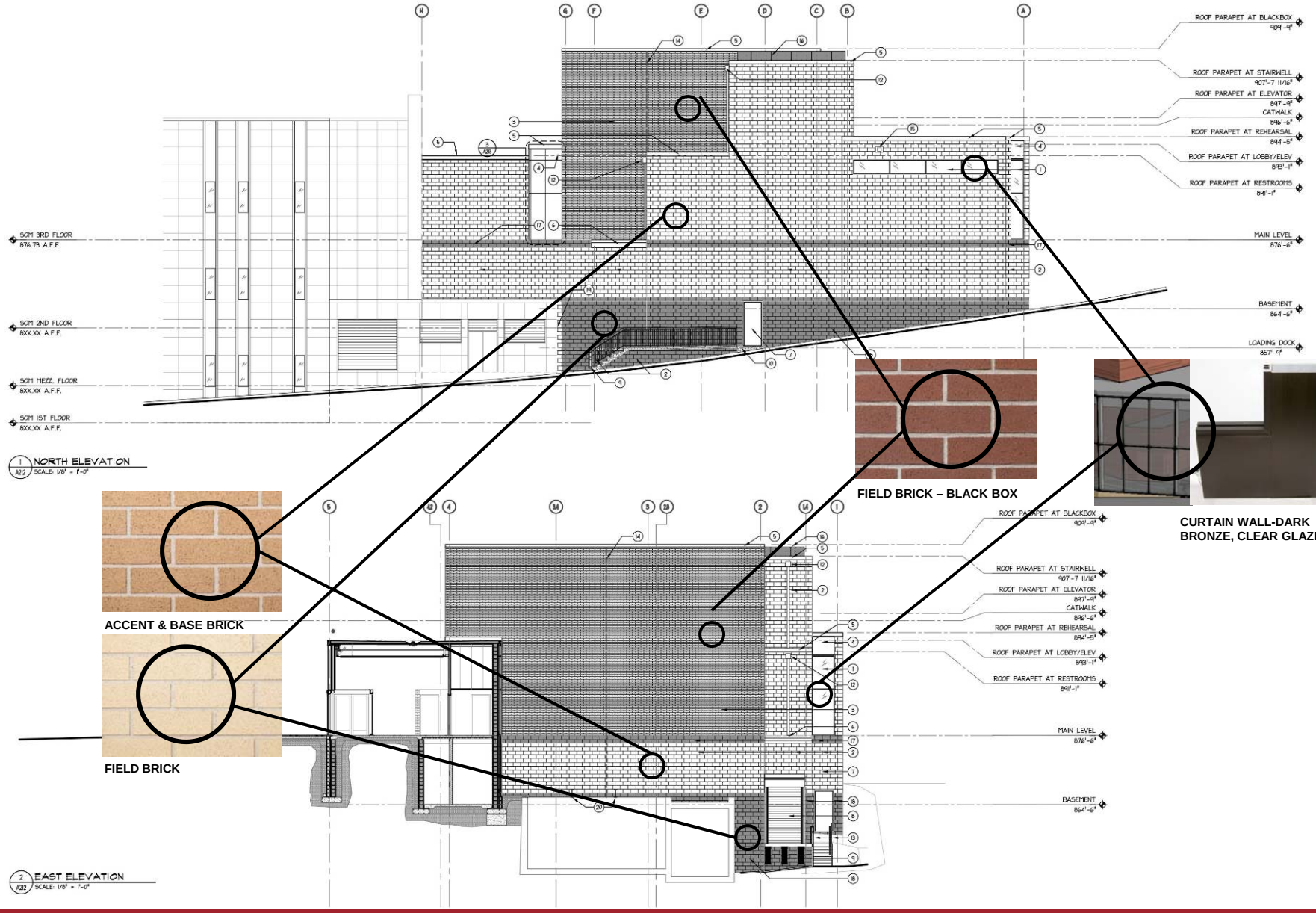


BLACK BOX THEATER-ELEVATIONS

DUQUESNE UNIVERSITY

The Design Alliance
A R C H I T E C T S
2400 Henry W. Oliver Building
535 Smithfield Street
Pittsburgh, PA 15222
412-261-0660
www.tda-architects.com



BLACK BOX THEATER-ELEVATIONS

DUQUESNE UNIVERSITY

The Design Alliance
A R C H I T E C T S
2400 Henry W. Oliver Building
535 Smithfield Street
Pittsburgh, PA 15222
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BLACK BOX THEATER-FRONT MASSING

DUQUESNE UNIVERSITY

The Design Alliance
A R C H I T E C T S
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Pittsburgh, PA 15222
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www.tda-architects.com

BLACK BOX THEATER-REAR MASSING

DUQUESNE UNIVERSITY

The Design Alliance
A R C H I T E C T S

2400 Henry W. Oliver Building
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412-261-0660
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BLACK BOX THEATER-DAY PERSPECTIVE

DUQUESNE UNIVERSITY

The Design Alliance
A R C H I T E C T S

2400 Henry W. Oliver Building
535 Smithfield Street
Pittsburgh, PA 15222
412-261-0660
www.tda-architects.com

BLACK BOX THEATER-NIGHT PERSPECTIVE

DUQUESNE UNIVERSITY

The Design Alliance
A R C H I T E C T S

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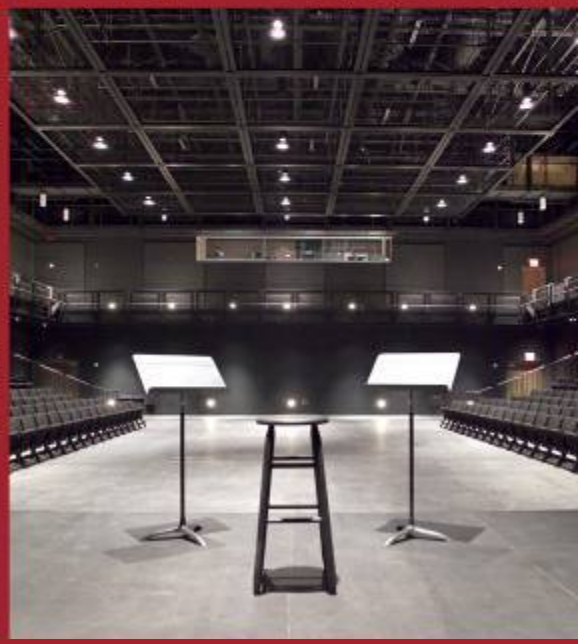


BLACK BOX THEATERS-TDA/JSFA EXAMPLES

DUQUESNE UNIVERSITY

The Design Alliance
A R C H I T E C T S

2400 Henry W. Oliver Building
535 Smithfield Street
Pittsburgh, PA 15222
412-261-0660
www.tda-architects.com

City of Pittsburgh

DEPARTMENT OF CITY PLANNING

DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

Date Filed: 2/25/2014 *(Zoning Use Only)*

DEVELOPMENT REVIEW APPLICATION

PDP # 14-20

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: PA Dept. of Transportation — Phone Number: (412) 422-1694
Address: 45 Thomas Run Blvd — City: BRIDGEVILLE — State: PA — Zip Code: 15017

2. Applicant/Company Name: Squirrel Hill Urban Coalition — Phone Number: (412) 422
Address: 5604 Solway — City: PITTSBURGH — State: PA — Zip Code: 15217

Applicant/Contractor ID: (assigned by the City) ADVANCE SIGN CO.

3. Development Name: SQUIRREL HILL GATEWAY WELCOME SIGN

4. Development Location: BEECHWOOD BLVD (PHOTO ATTACHED)

5. Development Address: 5636 FORWARD (TEMPORARY ADDRESS)

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

Proposed Zoning District:	RM-M
Present Use of Site: (Select from attached list)	127

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: 3/24/2014 — Occupancy Date: / / N/A — Project Cost: $ 15,431.

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): 127

10. Select the Type of Work:

- [X] New Construction, New
- [ ] New Construction,
- [ ] Change in Use Only
- [ ] Renovation, Interior
- [ ] Renovation, Exterior
- [ ] Renovation, Change in Use

11. Describe the Development: CONSTRUCT A "WELCOME TO SQUIRREL HILL" SIGN TO CREATE A POSITIVE ENTRANCE CORRIDOR FOR VISITORS AND RESIDENTS COMING FROM THE PARKWAY INTO THE SQUIRREL HILL BUSINESS DISTRICT.

12. Is a Land Operations Permit needed? [ ] YES [X] NO

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

City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

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

☐ Residential ☐ Commercial ☐ Recreational ☐ Industrial ☐ Institutional

14. Gross Floor Area:

Existing to be Razed:		sq ft
Existing to be Retained:		sq ft
Retained Area to be Renovated:		sq ft
To be Constructed:	313	sq ft
Building Footprint:		sq ft

7'10" X 4' Footprint

15. Height of Structures:

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure			—	6'10 3/8"
Proposed Addition/Extension			—	—

Provide Accessory Structure Type(s) and Height(s): N/A

16. Number of Dwelling Units: N/A

Existing to Remain: _____ Proposed: _____

17. Lot Area: N/A _____ sq ft

18. On Site Parking: ☒ N/A

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

Off-Street Loading Spaces: ☒ N/A

Actual: _____

Required: _____

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

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

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

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

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

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

_____ 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: N/A

☐ 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.

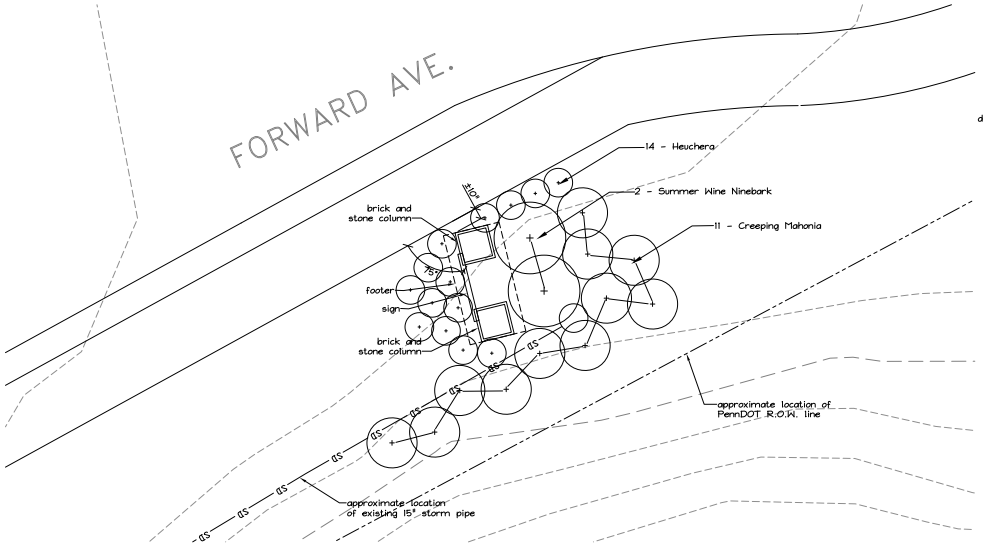
☐ The proposed work includes the excavation of a City street or sidewalk.

☐ 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.

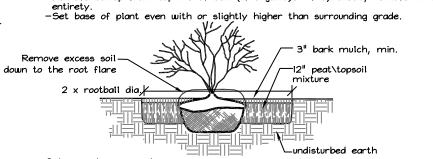
26. Applicant will be applying for a Visitability Tax Credit? ☐ Yes ☒ No

Applicant Signature: Martha W Iden, Chair, Gateway Committee



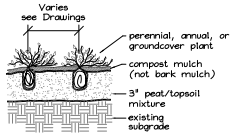
Site Plan

NOTES:
-Remove wires/ropes holding wire basket/burlap in place.
-Remove burlap from top 1/3 of ball (if organic). If synthetic, remove in its entirety.
-Set base of plant even with or slightly higher than surrounding grade.



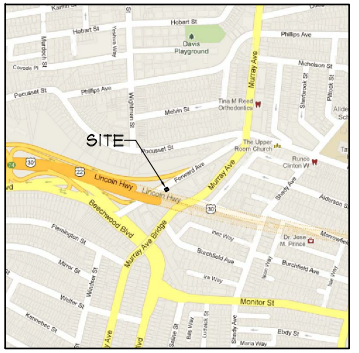
Shrub Planting

Not to Scale BY OWNER



Perennial Planting

Not to Scale



Location Map

SURVEY NOTE

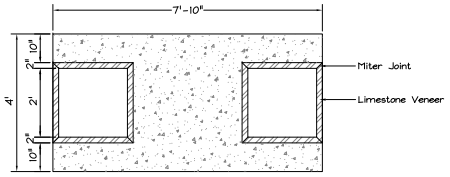
Survey produced using LIDAR information, PennDOT ROW Plans (1950), and Field observations by Pashek Associates in spring, 2013.

LAYOUT NOTES

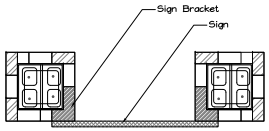
1. Verify layout with Landscape Architect prior to construction.
2. Repair and/or replace concrete paving damaged or removed due to construction operations.
3. Determine that location of underground utilities or features to remain do not interfere with proposed improvements. Contact Landscape Architect for alternate locations if required.

GENERAL NOTES

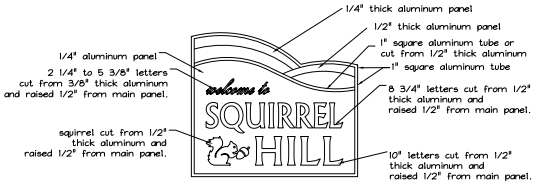
1. Provide safety fencing during removals and construction.

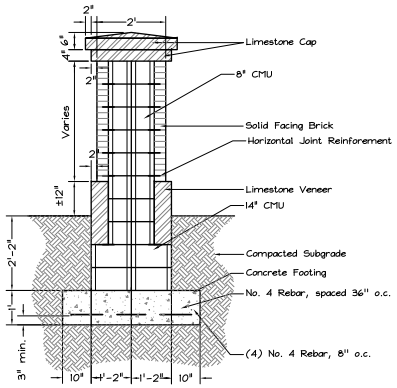


PLAN VIEW OF FOOTING

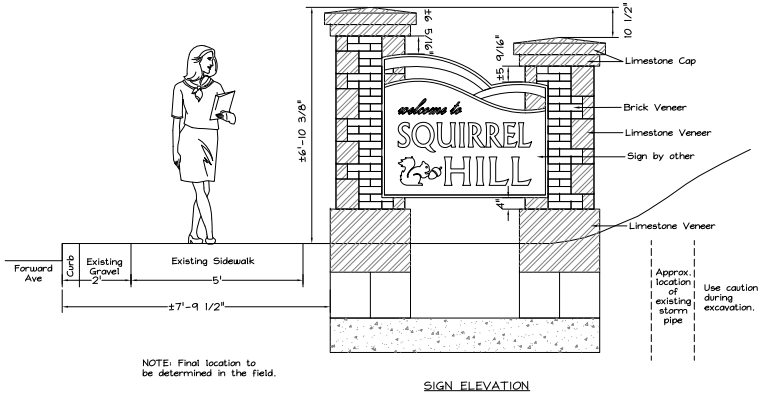


PLAN VIEW OF SIGN ATTACHMENT



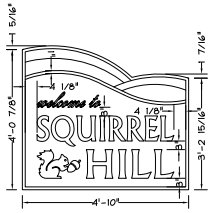


SECTION THROUGH COLUMN



NOTE: Final location to be determined in the field.

SIGN ELEVATION



NOTE: All aluminum shall be painted using an enamel finish or approved equivalent.

Welcome Sign

Not to Scale

PLANTING NOTES

1. Comply with the standards of the American Association of Nurserymen "American Standards for Nursery Stock" for plant material specifications.
2. Excavate planting areas to a depth of 2'. Backfill with planting soil mix as follows: 2/3 topsoil and 1/3 peat humus, composted sludge or other organic matter.
3. Coordinate Landscaping with existing and proposed utility locations.
4. Should a discrepancy exist between the plant schedules and planting plan, the following governs:
   a. Number of plant material--planting plan governs
   b. Size of plants--largest size governs
   c. Type of plant material--as directed by Landscape Architect.
9. Provide tree staking per the details and specifications.
10. Make no plant substitutions without prior approval by the Landscape Architect.
11. Guarantee plant material for one year after acceptance. Replace dead or dying plant material with originally specified material.

PLANT LIST

QTY.	BOTANICAL NAME / COMMON NAME	SIZE	COND.
	Shrubs		
2	Physocarpus opulifolius 'Summer Wine' Summer Wine Ninebark	24" ht.	Cont.
11	Mahonia repens Creeping Mahonia	15" ht.	Cont.
	Perennials		
14	Heuchera Coral Bells	#2	Cont.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PA1 SERIAL # 20131160662
1-800-242-1776 DATE 04/26/13

North

4 2 0 4 8

Scale: 1/4" = 1'-0 Contour Interval: 2'-0

PASHEK ASSOCIATES
412.231.4362
FAX 412.231.2082
info@pashek.com
819 East Ohio Street
Pittsburgh, PA 15212

Squirrel Hill - Murray Avenue
Pittsburgh, Pennsylvania

Site Plan - Squirrel Hill Welcome Sign - Forward Avenue

Revisions: 7/9/2013

Project Number: 13008

Date: 6/21/2013

Sheet Number
SP4

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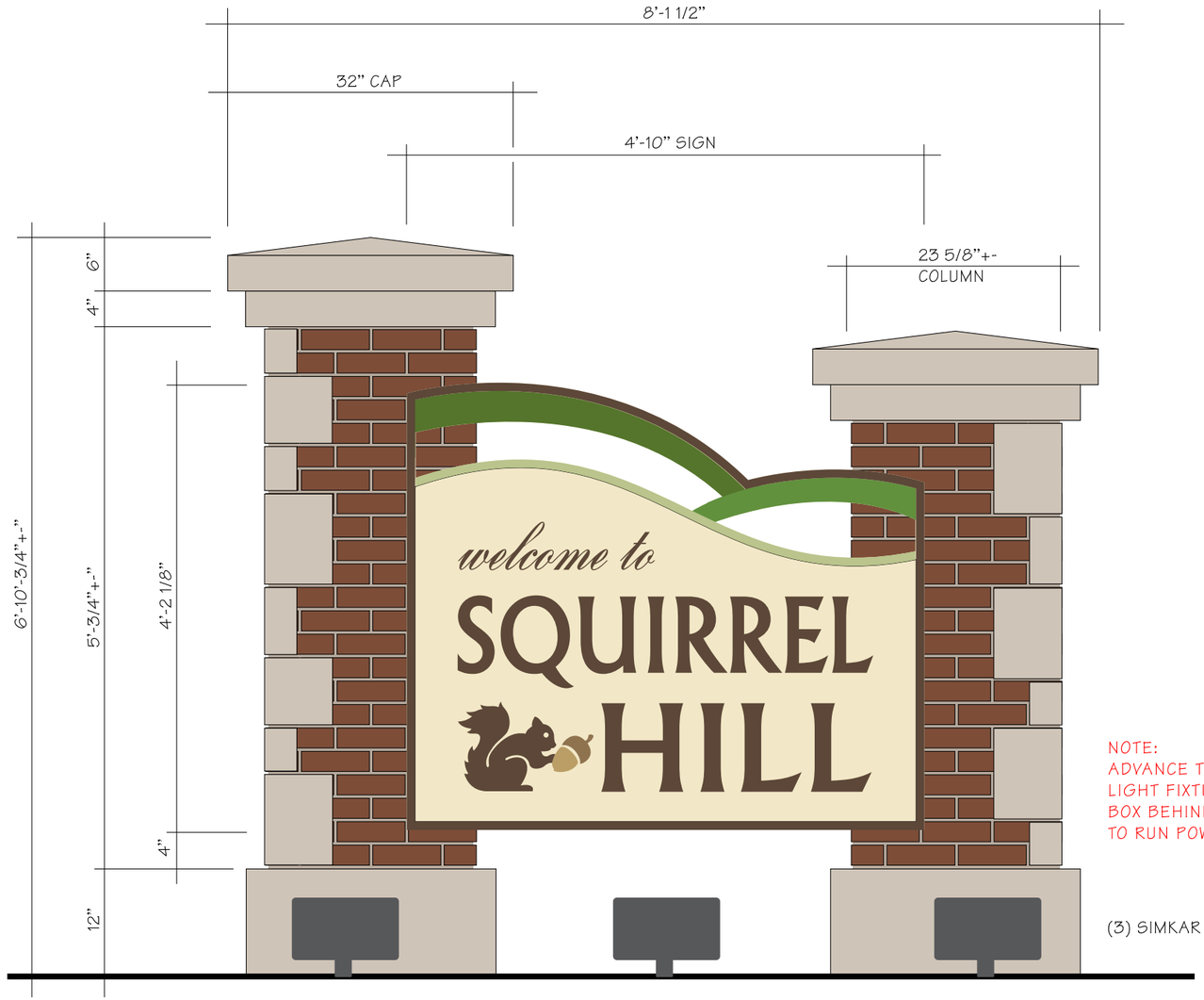
CUSTOMER RESPONSE

Please review all details to assure they are correct. Information on this page is used in the production of signs.

- ☐ APPROVED
- ☐ APPROVED AS NOTED
- ☐ REVISE & RESUBMIT

Signed _____

Date _____



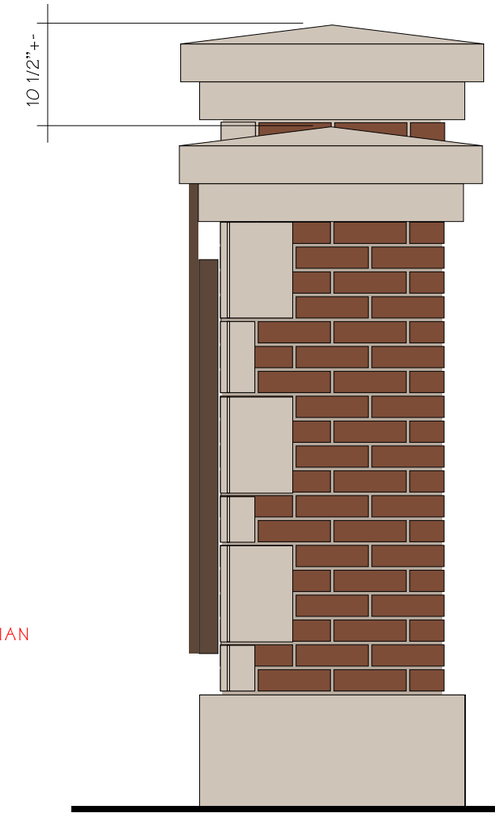
NOTE:
ADVANCE TO RUN WIRING FROM LIGHT FIXTURES TO JUNCTION BOX BEHIND SIGN - CITY ELECTRICIAN TO RUN POWER TO J-BOX

(3) SIMKAR LIGHT FIXTURES

SIGN ELEVATION
SCALE: 3/4" = 1'-0"

ONE S/F MONUMENT SIGN WITH CUSTOM BRICK & LIMESTONE COLUMNS. SIGN TO BE 2" DEEP ALUMINUM PAN WITH RAISED ALUMINUM TUBE BORDER AND 1/4" ALUMINUM PLATE RIBBON. COPY AND LOGO TO BE 1/4" THICK CUT-OUT ALUMINUM PLATE 1/2" PROJECTION STUD MOUNTED OFF BACKGROUND. PAN TO MOUNT ON AN ALUMINUM FRAME WITH BACKPLATE ATTACHED TO COLUMNS. COLUMNS TO HAVE A FABRICATED ALUMINUM TUBE FRAME WITH INTERNAL STEEL SUPPORT SET IN CONCRETE FOOTINGS. COLUMNS TO HAVE HALF-BRICK AND LIMESTONE ATTACHED TO FRAME. COLUMNS TO HAVE A LIMESTONE CAP. SIGN TO EXTERNALLY ILLUMINATED WITH (3) SIMKAR LIGHT FIXTURES.

BACKGROUND - PMS 7499 BEIGE
BORDER, SQUIRREL, COPY - PMS 7519 BROWN
ACORN - PMS 7504 LT. BROWN, PMS 465 TAN
DIVIDER TUBE - PMS 7493 GREEN
PLATE ACCENTS - PMS 575 & PMS 7490 GREENS
LIMESTONE CAP, BASE COLUMN ACCENTS - BUFF
BRICK - 95 NEW BEDFORD



SIDE VIEW
SCALE: 3/4" = 1'-0"

Client Information:
SHUC GATEWAY COMMITTEE
FORWARD AVE. @ 376
ENTRANCE TO BUSINESS DIST.
SQUIRREL HILL

Order # 11098
File: FLEX/DWG-JEFF/Squirrel_Hill
Date: 2/17/2014
Designer: GRM
Scale: AS NOTED

Rev. 1/Date: 2/20/2014
Rev. 2/Date: _____
Rev. 3/Date: _____
Rev. 4/Date: _____

General Sign Specifications
- ☐ Interior ■ Exterior
- ■ Single Face ☐ Double Face
- ■ EXTERNAL ILLUMINATION
- ☐ Non- Illuminated
- ☐ Illuminated
  - ☐ 120 volts_____Amps
  - ☐ 277 volts_____Amps
  - ☐ _____Amps

Designer Approval _____
Sales Approval _____
Proofed _____

CAUTION

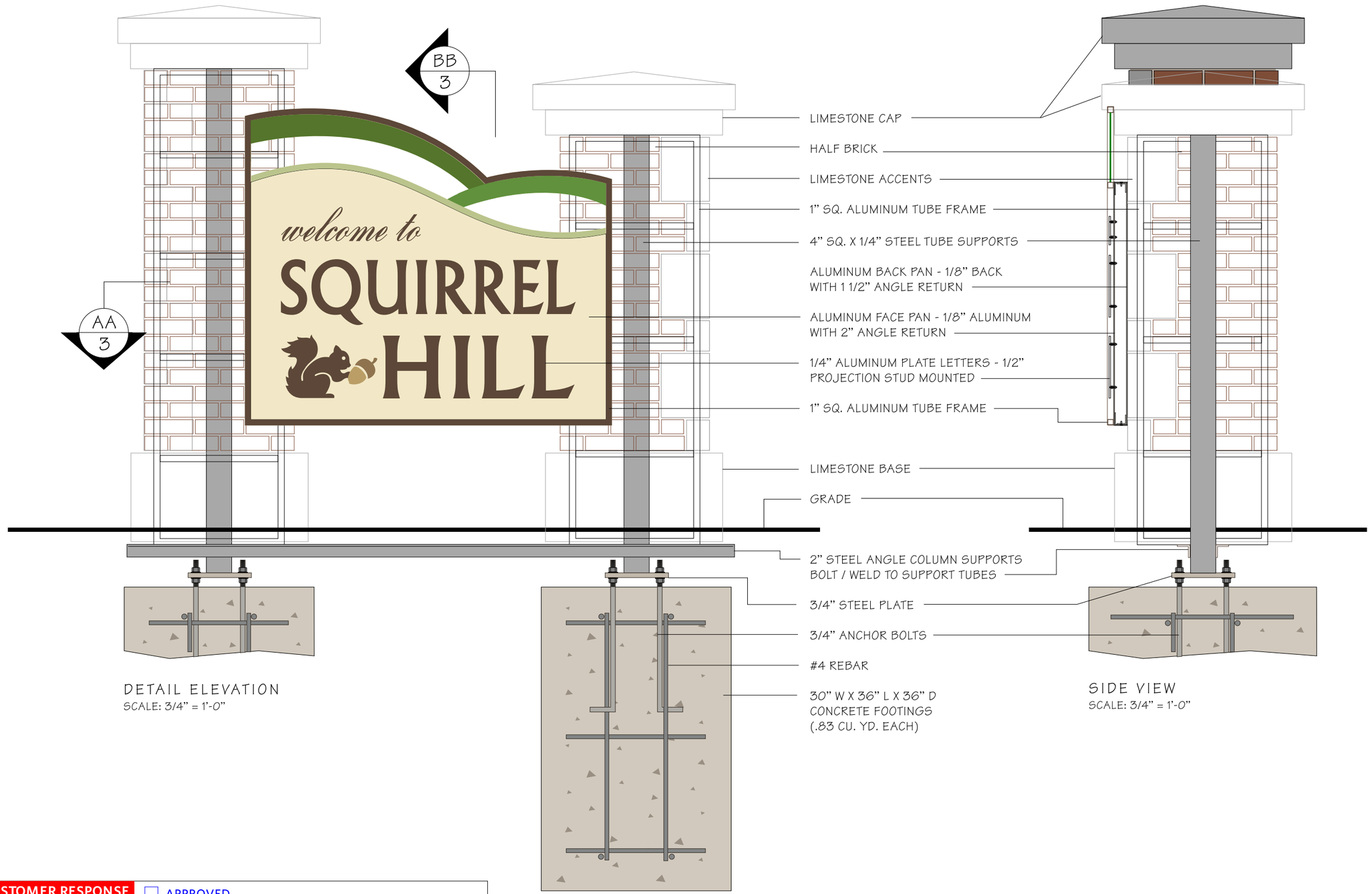
Advance Sign Company prepared these design/specifications layouts for your approval. Please review all details with extreme care. Once layouts/specifications are approved, Advance will not be responsible for any errors (spelling, size, dimensions, colors, layouts, etc.).

This is an original unpublished drawing created by Advance Sign Company. It is submitted for your personal use, in connection with a project being planned for you by Advance Sign Company. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion without the expressed written consent of Advance Sign Company.

Note:
Colors shown are not an exact representation of specified colors

Sheet 1 of 3

ADVANCE SIGN
1010 Saw Mill Run Blvd., Pittsburgh, PA 15226
412.481.6990 fax 412.481.7020 advancesignco.com



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

SIDE VIEW
SCALE: 3/4" = 1'-0"

CUSTOMER RESPONSE

Please review all details to assure they are correct. Information on this page is used in the production of signs.

- ☐ APPROVED
- ☐ APPROVED AS NOTED Signed _____
- ☐ REVISE & RESUBMIT Date _____

Client Information:
SHUC GATEWAY COMMITTEE
FORWARD AVE. @ 376
ENTRANCE TO BUSINESS DIST.
SQUIRREL HILL

Order # 11098
File: FLEX/DWG-JEFF/ Squirrel_Hill
Date: 2/17/2014
Designer: GRM
Scale: AS NOTED

Rev. 1/Date: _____
Rev. 2/Date: _____
Rev. 3/Date: _____
Rev. 4/Date: _____

General Sign Specifications
- ☐ Interior ■ Exterior
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  - ☐ 120 volts_____Amps
  - ☐ 277 volts_____Amps
  - ☐ _____Amps

Designer Approval _____
Sales Approval _____
Proofed _____

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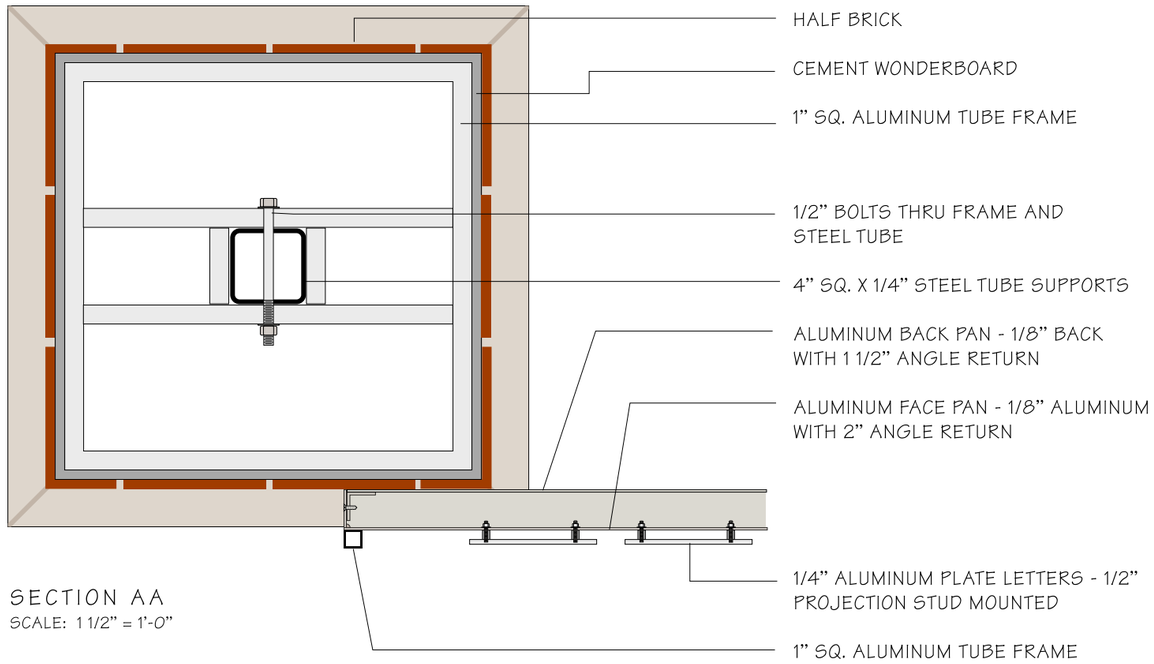
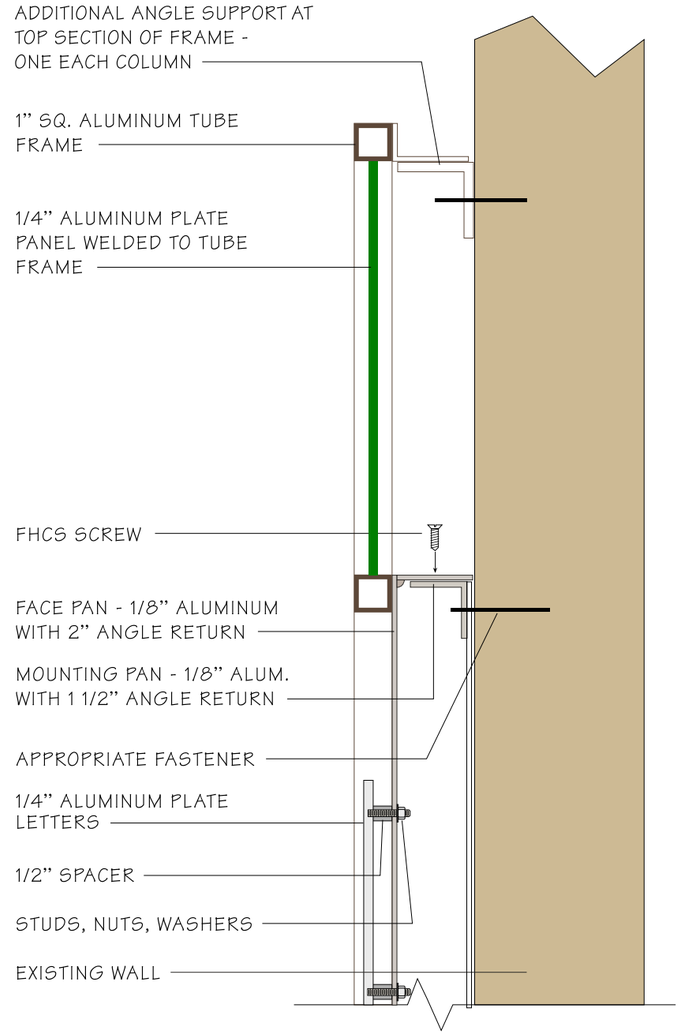
412.481.6990 fax 412.481.7020 advancesignco.com



SECTION AA
SCALE: 1 1/2" = 1'-0"



SECTION BB
SCALE: 3" = 1'-0"

Client Information:
SHUC GATEWAY COMMITTEE
FORWARD AVE. @ 376
ENTRANCE TO BUSINESS DIST.
SQUIRREL HILL

Order # 11098
File: FLEX/DWG-JEFF/ Squirrel_Hill
Date: 2/17/2014
Designer: GRM
Scale: AS NOTED

Rev. 1/Date:
Rev. 2/Date:
Rev. 3/Date:
Rev. 4/Date:

General Sign Specifications
☐ Interior ■ Exterior
■ Single Face ☐ Double Face
■ EXTERNAL ILLUMINATION
☐ Non- Illuminated
☐ Illuminated
☐ 120 volts_____Amps
☐ 277 volts_____Amps
☐ _____Amps

Designer Approval
Sales Approval
Proofed

CAUTION

Advance Sign Company prepared these design/specifications layouts for your approval. Please review all details with extreme care. Once layouts/specifications are approved, Advance will not be responsible for any errors (spelling, size, dimensions, colors, layouts, etc.).

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Note:
Colors shown are not an exact representation of specified colors

Sheet 3 of 3

CUSTOMER RESPONSE

Please review all details to assure they are correct. Information on this page is used in the production of signs.

☐ APPROVED
☐ APPROVED AS NOTED Signed
☐ REVISE & RESUBMIT Date

ADVANCE SIGN
1010 Saw Mill Run Blvd., Pittsburgh, PA 15226
412.481.6990 fax 412.481.7020 advancesignco.com

STAY
IN
LANE

City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

Date Filed: _____

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

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

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

GENERAL INFORMATION

1. Property Owner Name: URA		Phone Number: ( )	
Address: 200 Ross	City: Pittsburgh	State: PA	Zip Code: 15219
2. Applicant/Company Name: Oxford Dev. Company		Phone Number: (412) 395-3465	
Address: 301 Grant	City: Pittsburgh	State: PA	Zip Code: 15219
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: Hot Metal Flats			
4. Development Location: Corner of Hot Metal & Sidney St.			
5. Development Address:			
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)	Vacant		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property: Vacant	
8. Estimated Construction: Start Date: 4/1/14	Occupancy Date: / /	Project Cost: $ 30 million	

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

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: Revision of Approved Final Land Development Plan for apartment building at SouthSide Works

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

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

City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

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

☐ Residential ☐ Commercial ☐ Recreational ☐ Industrial ☐ Institutional

14. Gross Floor Area:

Existing to be Razed:		sq ft
Existing to be Retained:		sq ft
Retained Area to be Renovated:		sq ft
To be Constructed:		sq ft
Building Footprint:	37,819	sq ft

15. Height of Structures:

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	0		5	
Proposed Addition/Extension				

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

16. Number of Dwelling Units:

Existing to Remain: Proposed: 117

17. Lot Area: 58,806 sq ft

18. On Site Parking: ☐ N/A

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

Off-Street Loading Spaces: ☐ N/A 90 Total

Actual:

Required:

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

☐ Demolition ☑ HVAC (Interior) ☐ HVAC (Exterior) ☑ Electrical ☑ Fire Alarm

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

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

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

City of Pittsburgh

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DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

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DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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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:

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

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

☑ YES ☐ NO

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

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

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

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

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

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

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

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

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

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

☑ Modification or reconstruction of City curbs.

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

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

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

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

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

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

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

Applicant Signature:

VOUCHER #: _____
(Zoning Use Only)

City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

Development Review Application - 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

NORTH

EXISTING FENCE

PROPOSED ELECTRICAL EQUIPMENT

EXISTING "GREEN SPACE" PARCEL LINE 0.27 ACRES

PROPOSED "GREEN SPACE" PARCEL 0.24 ACRES (FOR STORMWATER MANAGEMENT)

PROPOSED REVISED PARCEL LINE

3.00'

10.00'

3.34'

11.66'

R37.25'

5.42'

10.00'

12.00'

5.00'

R42.25'

EXISTING SIDEWALK ALONG HOT METAL STREET TO REMAIN

EXISTING STREET TREE TO REMAIN (TYP.)

PROPOSED SIDEWALK PER LANDSCAPE PLAN (BY OTHERS)

PROPOSED APARTMENT BUILDING
1 LEVEL OF PARKING
4 LEVELS OF MULTI-FAMILY UNITS (117 UNITS)
LOBBY FFE = 753.00
GARAGE FFE = VARIES

10.66'

HOT METAL STREET

4 C800 PROPOSED CONCRETE CURB (TYP.)

PROPOSED LANDSCAPED AREA

4 C800 PROPOSED CONCRETE CURB (TYP.)

7 C800 PROPOSED PARKING STALL STRIPING

PROPOSED GARAGE ENTRANCE/EXIT

PROPOSED DUMPSTER ACCESS ROUTE

PROPOSED LANDSCAPED AREA (BY OTHERS)

PROPOSED STRIPING

5.00'

3.29'

11.19'

PROPOSED DUMPSTER LOADING AREA

PROPOSED FRONT PATIO AND PLANTERS PER LANDSCAPE PLAN (BY OTHERS)

8.50' (TYP.)

19.00' (TYP.)

20.70'

5 C800 PROPOSED PAVEMENT ARROW (TYP.)

R5.25'

5.56'

9.58'

5.50'

5.50'

51.00'

6 C800 PROPOSED ACCESIBLE PARKING STALL

4.21'

16.00'

R10.00'

R10.00'

18.43'

34.00'

28.60'

2.21'

R88.00'

R93.00'

5.00'

21.89'

SIDNEY STREET

CONNECT PROPOSED SIDEWALK TO EXISTING SIDEWALK (TYP)

R93.00'

PROPOSED 2 C800 ASPHALT PAVING

PROPOSED DEPRESSED CURB ENTRANCE

EXISTING SIDEWALK ALONG SIDNEY STREET TO REMAIN

PROPOSED DEPRESSED CURB ENTRANCE

PROPOSED LANDSCAPED AREA (BY OTHERS)

55.00'

PROPOSED LANDSCAPED AREA (BY OTHERS)

70.00'

CONNECT PROPOSED SIDEWALK TO EXISTING SIDEWALK

6" DIP

8" DIP

BLDG.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING EASEMENT
- EXISTING CURB
- 750 EXISTING CONTOUR
- EXISTING FENCE
- OH EXISTING OVERHEAD WIRE
- E EXISTING ELECTRIC LINE
- T EXISTING TELEPHONE LINE
- G EXISTING GAS LINE
- W EXISTING WATER LINE
- ST EXISTING STORM SEWER LINE
- SAN EXISTING SANITARY SEWER LINE
- EXISTING GAS BOX
- EXISTING GAS METER
- EXISTING ELECTRIC BOX
- EXISTING LIGHT STANDARD
- EXISTING TRAFFIC POLE
- EXISTING UTILITY POLE
- EXISTING WATER BOX
- EXISTING WATER METER
- EXISTING CITY TYPE INLET
- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING UTILITY MANHOLE
- EXISTING VALVE BOX
- EXISTING MARKER
- EXISTING FIRE HYDRANT
- EXISTING PARKING METER
- EXISTING SIGN
- EXISTING IRON PIN/REBAR
- EXISTING TREE
- EXISTING CONCRETE SIDEWALK
- PROPOSED CURB
- PROPOSED PARCEL LINE
- PROPOSED PAVEMENT MARKINGS
- PROPOSED TRAFFIC MARKINGS
- PROPOSED ACCESSIBLE PARKING SYMBOL

REFERENCES

1. TOPOGRAPHY PROVIDED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC, DATED JULY 10, 2013.
2. PROPERTY BOUNDARY AND EASEMENT INFORMATION PROVIDED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED JULY 10, 2013.
3. DATA FOR UNDERGROUND UTILITY LOCATIONS SUPPLEMENTED BY RECORD DRAWINGS PREPARED BY THE URBAN REDEVELOPMENT AUTHORITY (URA) OF PITTSBURGH FOR THE LTV SOUTH SIDE WORKS, VARIOUS DATES.

ONE CALL SERIAL NO.: 20132210570

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE–STOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC.
1–800–242–1776

PENNSYLVANIA ACT 38 (1991) REQUIRES NO LESS THAN 3 WORKING DAYS NOTICE NOR MORE THAN 10 WORKING DAYS NOTICE FROM EXCAVATORS WHO ARE ABOUT TO: DIG, DRILL, BLAST, AUGER, BORE, GRADE, TRENCH, OR DEMOLISH WHEN IN THE CONSTRUCTION PHASE. FOR LOCATION REQUESTS IN THE STATE OF PENNSYLVANIA, CALL TOLL FREE 1-800-242-1776. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THE LOCATION MUST BE CONSIDERED APPROXIMATE. OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN ALL PHYSICAL LOCATIONS OF UTILITY LINES PRIOR TO THE TIME OF CONSTRUCTION. IN NO WAY SHALL THE CONTRACTOR HOLD THE SURVEYOR RESPONSIBLE FOR ANY UTILITY LOCATION SHOWN ON THIS PLAN.

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET
0 20 40

REVISION RECORD

NO	DATE	DESCRIPTION
A	8/8/13	SUBMITTED TO ACCO FOR REVIEW
B	10/4/13	DESIGN DEVELOPMENT SET
C	3/11/14	REVISED LAYOUT FOR NEW BUILDING FOOTPRINT

CEC
Civil & Environmental Consultants, Inc.
333 Baldwin Road · Pittsburgh, PA 15205
412-429-2324 · 800-365-2324
www.cecinc.com

OXFORD DEVELOPMENT COMPANY
HOT METAL FLATS
CITY OF PITTSBURGH
ALLEGHENY COUNTY, PENNSYLVANIA

LAYOUT PLAN

DRAWING NO.: **C200**

DRAWN BY:	DJL
CHECKED BY:	DMK
DATE:	9/6/13
DWG SCALE:	
PROJECT NO.:	131-712
APPROVED BY:	*HAND SIGNATURE ON FILE *GJH

P:\2013\131-712\-CADD\Dwg\131-712 C200.dwg[C200] LS:(3/11/2014 - Kevin) - LP: 3/11/2014 3:50 PM

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