



Division of Development Administration and Review
 City of Pittsburgh • Department of City Planning
 200 Ross Street • Third Floor
 Pittsburgh, PA 15219

CONDITIONAL USE APPROVAL APPLICATION

Date Filed: 4

Fee: \$ 1,000

CUA Number: 745

File Number: C-772

Zoning District: _____

Ward/Tract: _____

Property Address: 1825 Centre Avenue, Pittsburgh, PA 15219

I/We Hill House Passport Academy Charter School

1835 Centre Avenue Pittsburgh, PA 15219
Mailing Address

[877] 604 9250
Phone Number

hereby petition the City Planning Commission for a Conditional Use for:
 A Charter School for grades 9-12. The Passport Academy is for high school drop-out students in the Hill district area.

which City Council is permitted to approve under Section Number 911.23 and 922.06.E of the Zoning Ordinance. *(Indicate only the section, subsection, paragraph and appropriate item by number.)*

The property involved in this application is bounded and described as follows:
 The Passport Academy Charter School is to be located in the Ground floor of the existing Kaufmann Program center. The existing building is a Community Center located in the Hill District at 1825 Centre Avenue, Pittsburgh PA 15219.

My/Our interest in the subject property is: Owner Purchaser Lessee
 Agent Other, _____

Following are the signatures of property owners or accredited representatives of owners of record property described who join this application. *(List additional names on a separate sheet.)*

Owner's Name	Location of Property	Mailing Address
Hill House Passport Academy Charter School	1825 Centre Avenue Pittsburgh PA 15219	1835 Centre Avenue Pittsburgh PA 15219

Renaissance 3 Architects		48 South S 14th Street Pittsburgh, PA 15203

In brief, the type of use and improvements proposed are as follows *(indicate whether new buildings are to be constructed, existing buildings are to be used or additions made to existing buildings)*:

The existing use of the Kaufmann Program center is a Community Center. The first floor has a 230 seat auditorium and cafe, the 2nd floor has meeting rooms and the 3rd floor is storage. The existing ground floor is used for After hours education programs. The daily usage will be in two 4-hour shifts for 75 students each. The current existing layout for classrooms and educator offices in the Ground floor is to be utilized with little to no renovation construction to occur. The rest room capacities remain the same and 2 existing means of egress are to remain in the Ground floor.

The applicant considers that the particular property in question is appropriate and desirable for the proposed use and that this use will not be detrimental to the immediate neighborhood because:

The proposed use of the Ground floor space for a Charter school is essentially very similar to the existing use of after hours school programs. The programs for existing and new use are almost identical so much so that the existing space is move in ready for the new program. The age level of children attending the school will also be the same as before. No significant change in traffic is expected since most of the students attending this school will either walk or use public transportation. Also the occupancy for the ground floor space was included as part of the parking analysis for the HHA parking lot at the rear of the building as part of the Kaufmann Program Center renovation project in 2011.

The following is factual and other data and material indicating how the proposal will comply with the conditions specified in the provisions set forth in the ordinance for the proposed Conditional Use:

Please see the Letters of Intent attached along with the letter from the Hill House Association, a Community organization documenting their support for the school.

STATEMENT OF TRUTH

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF ALLEGHENY)ss

Deponent, being duly sworn, says that he is the:

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

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

Sworn to and subscribed before me this 7th day of April 2014.

Janice A Shuba June 8, 2016
Notary Public

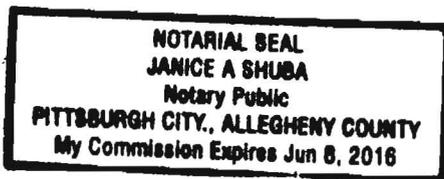
My Commission Expires:

[Signature]
Applicant's Signature

Note: This application must be filled out completely with full answers to every question and statement. There must attached to this application a copy of the application for occupancy permit which is to be submitted to the Zoning Administrator if this Conditional Use is approved and a site plan(s) at a scale no smaller than 1" = 100' showing as proposed:

- Topography
- Location of main and accessory structures on the site and in relation to one another
- Traffic circulation features within the site
- Height and bulk of structures
- Provision of automobile parking space
- Provision of other open space on the site
- Landscaping, paving, fences and walls on the site
- Display of signs

If more space is required, attach a separate sheet and make a specific reference to the question being answered.



**HILL HOUSE PASSPORT ACADEMY CHARTER SCHOOL
1825 CENTRE AVENUE
PITTSBURGH, PA 15219**

March 27, 2014

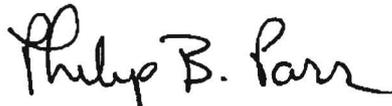
Wrenna L. Watson, Chair
City Planning Commission
City of Pittsburgh
200 Ross Street, 4th Floor
Pittsburgh, PA 15219

Dear Ms. Watson,

We are writing this letter to accompany the application for entitlements being submitted to the City Planning Commission by the Hill House Passport Academy Charter School to document the charter school is working with the Hill House Association to finalize a lease for the school to occupy the ground floor space in the Kaufmann Center at 1825 Center Avenue, Pittsburgh, PA 15219. This space is owned by the Hill House Association.

To attest to this fact, we have attached a copy of the Letter of Intent (LOI) we are currently developing to arrive at the terms of the lease. If you have any questions about the LOI, please feel free to contact us and we would be happy to provide clarification.

Sincerely,



Philip B. Parr
President
Hill House Passport Academy
Charter School
pbparr1@comcast.net



Cheryl Hall-Russell
President & CEO
Hill House Association
challrussell@hillhouse.org



1835 CENTRE AVENUE
PITTSBURGH, PA 15219

PH: 412-392-4400
FX: 412-392-4462
WWW.HILLHOUSE.ORG

Wrenna L. Watson, Chair
City Planning Commission
City of Pittsburgh
200 Ross Street, 4th Floor
Pittsburgh, PA 15219

Dear Wrenna,

I am writing this letter to state that the Hill House Association is in agreement with having the Hill House Passport Academy Charter School submit entitlements on behalf of the Hill House Association for the ground floor space in the Kaufman Center at 1825 Center Avenue, Pittsburgh, PA 15219.

The idea to establish this charter school emanated out of the Hill House Association in response to a passion to fill the gap in Pittsburgh in alternative, innovative education programs for youth who have dropped out of high school. The Hill House Passport Academy Charter School will be a creative dropout recovery high school providing this much needed alternative approach and it has the full support of the Hill House Association.

Please feel free to contact me if you have questions about this partnership.

Sincerely,

Cheryl Hall-Russell
President & CEO
Hill House Association
challrussell@hillhouse.org

CHERYL HALL-RUSSELL
PRESIDENT & CEO

**HILL HOUSE PASSPORT ACADEMY CHARTER SCHOOL
1825 CENTRE AVENUE
PITTSBURGH, PA 15219**

March 27, 2014

Wrenna L. Watson, Chair
City Planning Commission
City of Pittsburgh
200 Ross Street, 4th Floor
Pittsburgh, PA 15219

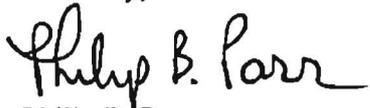
Dear Wrenna,

We are writing this letter to accompany the application for entitlements being submitted to the City Planning Commission by the Hill House Passport Academy Charter School to discuss student transportation issues. The Pennsylvania charter school law mandates school districts that provide transportation to their own students must afford the same for students residing in the district who are attending a charter school in or within a ten mile radius of the school system. The Pittsburgh Public Schools falls into this category as do most school districts contiguous to Pittsburgh.

We expect that most of the students attending the Hill House Passport Academy Charter School will be from the City of Pittsburgh or from the school districts contiguous to the city. In Pittsburgh, the school district provides bus passes to secondary students who reside more than a 1.5 mile distance from their school or who live closer but have to traverse what has been defined as a hazardous route. Therefore we anticipate the majority of students attending the Hill House Passport Academy will utilize public transportation.

Additionally, the charter school student population will be between the ages of 16 and 21. This is an age group where very few students are picked up or dropped off by parents. Also, given the availability of public transportation to the school site, many of those students who do not fall under the transportation guidelines of the Pittsburgh Public Schools may well utilize bus transportation or walk to school. Accordingly, we do not anticipate any significant changes in traffic due the school being located on the Hill House campus.

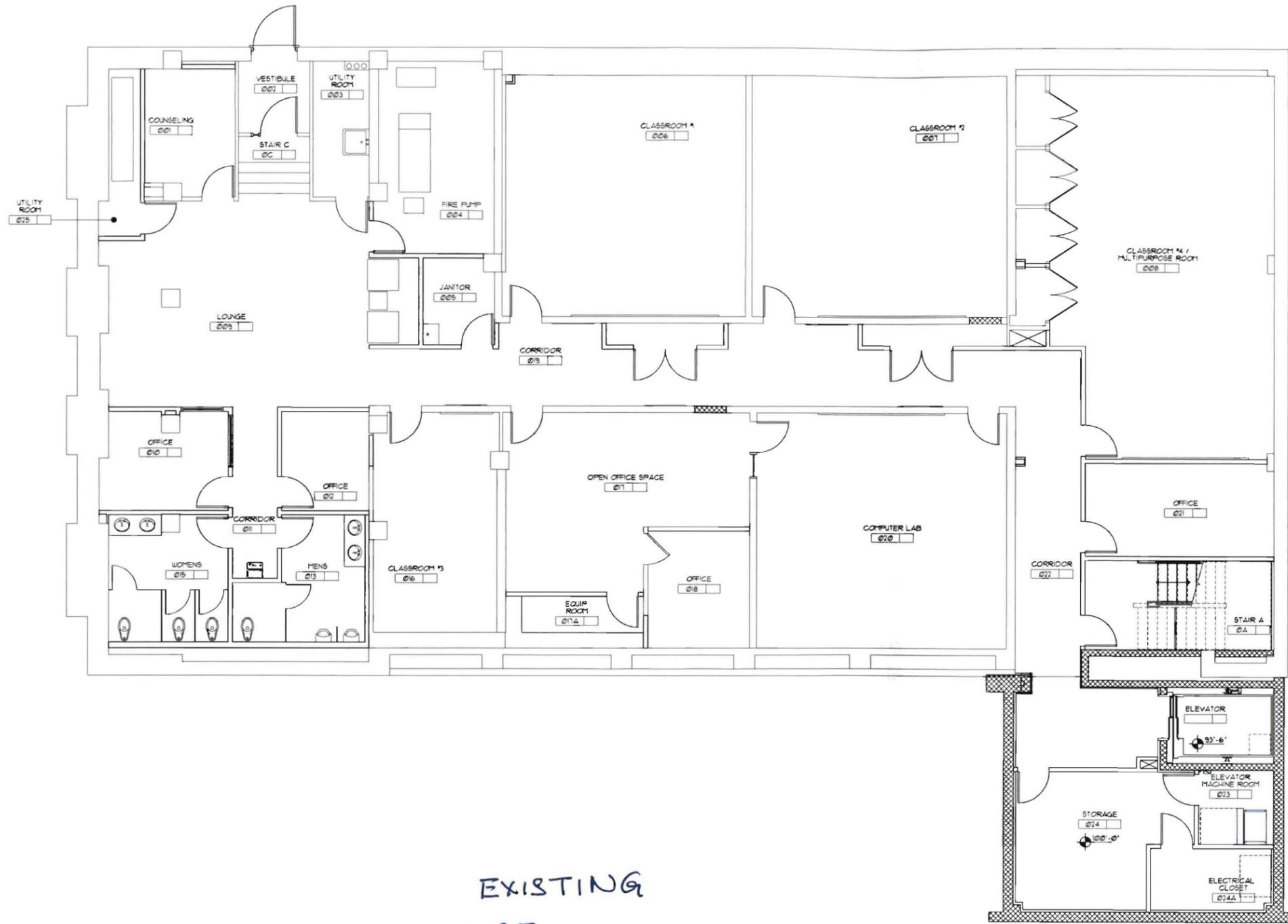
Sincerely,



Philip B. Parr
President
Hill House Passport Academy
Charter School
pbparr1@comcast.net



Cheryl Hall-Russell
President & CEO
Hill House Association
challrussell@hillhouse.org



1 BASEMENT FLOOR PLAN
3/8" = 1'-0"

EXISTING
USE

LEGEND	
	EXISTING DOOR
	NEW DOOR
NOTE: REFER TO DOOR INDICATOR AND DOOR SCHEDULE FOR MORE INFORMATION.	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW WALL
NOTE: REFER TO WALL TYPE INDICATOR FOR SPECIFIC WALL TYPE	
ROOM NAME INDICATOR	
	LOBBY
	ROOM NAME
	ROOM FINISH TYPE ON AND PLANS SEE SCHEDULE OF FINISHES FOR DESCRIPTION
	ROOM NUMBER
DOOR INDICATOR	
	ROOM NUMBER
	DOOR NUMBER
NOTE: REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.	
WALL TYPE INDICATOR	
	WALL TYPE REFER TO DRAWING AS FOR ADDITIONAL INFORMATION.
WINDOW INDICATOR	
	WINDOW NUMBER
NOTE: REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.	



Renaissance 3 Architects P.C.
THE POWER OF 3
48 South 14th Street
Pittsburgh, PA 15203
412-431-2480
Fax: 412-431-2570
www.r3a.com

Design
Technology
Sustainability

© COPYRIGHT 2009 R3A
CONSULTANT:

Hill House Association
1835 Centre Avenue
Pittsburgh, PA 15219

Kaufmann Program Center
1835 Centre Avenue
Pittsburgh, PA 15219

CONSTRUCTION DOCUMENTS

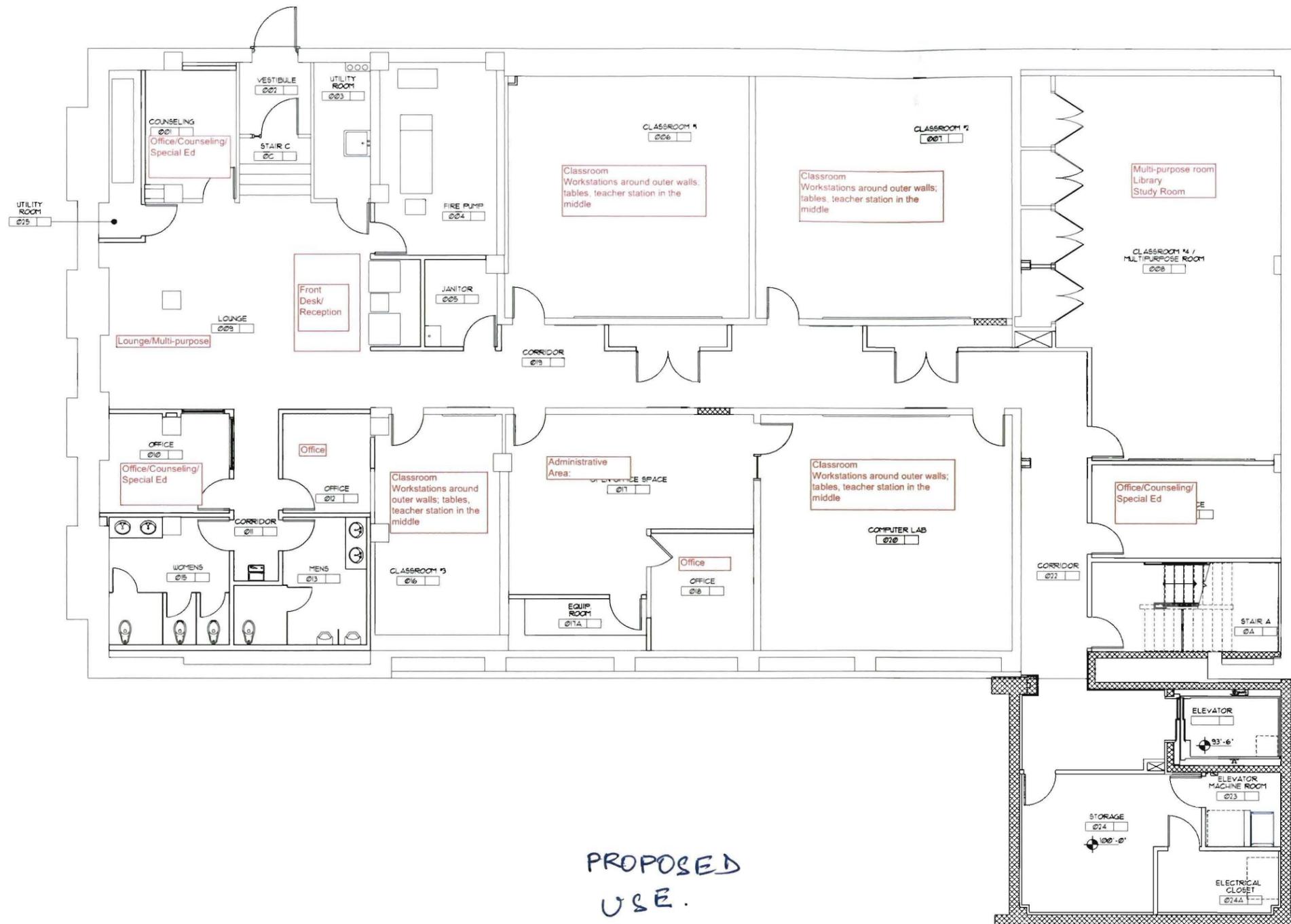
ISSUED: 07.15.09

REVISIONS		
NO.	DATE	DESCRIPTION
1	4/15/09	MODIFICATION #1
2	5/15/09	MODIFICATION #2
3	5/15/09	MODIFICATION #3
4	5/15/09	MODIFICATION #4
5	5/15/09	MODIFICATION #5

Basement Floor Plan

R3A PROJECT # 0804

A1.00



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

PROPOSED
USE.

LEGEND

	EXISTING DOOR
	NEW DOOR
NOTE: REFER TO DOOR INDICATOR AND DOOR SCHEDULE FOR MORE INFORMATION.	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW WALL
NOTE: REFER TO WALL TYPE INDICATOR FOR SPECIFIC WALL TYPE.	
	ROOM NAME INDICATOR
	ROOM NAME
	ROOM FINISH TYPE ON AWP PLANS. SEE SCHEDULE OF FINISHES FOR DESCRIPTION.
	ROOM NUMBER
	DOOR INDICATOR
	ROOM NUMBER
NOTE: REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.	
	WALL TYPE INDICATOR
	WALL TYPE. REFER TO DRAWING AS FOR ADDITIONAL INFORMATION.
	WINDOW INDICATOR
	WINDOW NUMBER
NOTE: REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.	



R3a
Renaissance 3 Architects, P.C.
THE POWER OF 3
48 South 14th Street
Pittsburgh, PA 15203
412-431-2480
Fax: 412-431-2670
www.r3a.com

Design
Technology
Sustainability

© COPYRIGHT 2009 R3A
CONSULTANT:

Hill House Association
1835 Centre Avenue
Pittsburgh, PA 15219

Kaufmann Program Center
1835 Centre Avenue
Pittsburgh, PA 15219

CONSTRUCTION DOCUMENTS

ISSUED: 07.15.09

REVISIONS		
NO.	DATE	DESCRIPTION
1	10/09/09	MODIFICATION #1
2	09/09/09	MODIFICATION #2
3	10/09/09	MODIFICATION #3
4	10/09/09	MODIFICATION #4
5	07/09/09	MODIFICATION #5

Basement Floor Plan

R3A PROJECT # 08044
A1.00



**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: Community College of Allegheny County		Phone Number: (412) 237-3072	
Address: 808 Ridge Ave.	City: Pittsburgh	State: PA	Zip Code: 15212
2. Applicant/Company Name: Same as Above		Phone Number: ()	
Address:	City:	State:	Zip Code:
Applicant/Contractor ID: (assigned by the City)			
3. Development Name: CCAC Ridge Avenue Revitalization Project- Physical Education Building			
4. Development Location: North Side			
5. Development Address: 845 Ridge Avenue			
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: 4/ 15/ 14	Occupancy Date: 1 / 1 / 15	Project Cost: \$4,500,000

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): **51, 105, 81**

10. Select the Type of Work:

<input type="checkbox"/> New Construction, New	<input checked="" type="checkbox"/> Renovation, Interior
<input checked="" type="checkbox"/> New Construction,	<input checked="" type="checkbox"/> Renovation, Exterior
<input type="checkbox"/> Change in Use Only	<input checked="" type="checkbox"/> Renovation, Change in Use

11. Describe the Development: **PLEASE REFER TO ATTACHED SHEET**

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: 1 N/A
 Residential Commercial Recreational Industrial Institutional

14. Gross Floor Area:

Existing to be Razed:	<u>0</u>	sq ft
Existing to be Retained:	<u>64,130</u>	sq ft
Retained Area to be Renovated:	<u>26,920</u>	sq ft
To be Constructed:	<u>7,510</u>	sq ft
Building Footprint:	<u>20,920</u>	sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	3	52'-4"	No Change	No Change
Proposed Addition/Extension			No Change	No Change

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

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

17. Lot Area: 52,948.26 sq ft

18. On Site Parking: N/A (Per IMP Parking Management Plan)

	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 (Proposed)
 Required: 1

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:

- | | | | |
|----------|---------------------------------|----------|--|
| <u>0</u> | New Water Service Connection(s) | <u>0</u> | Termination of Existing Water Service Tap(s) |
| <u>0</u> | New Sewer Service Connection(s) | <u>0</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: Raymond C Meador

DEVELOPMENT REVIEW APPLICATION

Supplemental Attachment:

CCAC Ridge Avenue Revitalization Project- Physical Education Building, 845 Ridge Avenue

Item #11 Describe the Development

Renovation and addition to the existing 1970 Physical Education Building at the Community College of Allegheny County (CCAC) central North Side campus. The project includes reconfiguring interior spaces on the 2nd, 3rd & 4th floors of the 5 floor building and modifications to the exterior along Ridge Avenue and Galveston Avenue (private), North and West elevations respectively. These changes are consistent with the 2010 Institutional Master Plan (IMP) and in particular the goal of engaging Ridge Avenue as a more vibrant, active college corridor with relevant functions made accessible to students and neighboring community.

The renovated and expanded space in the building will house college operated services including the campus bookstore, a coffee café, student club and organization offices, and fitness classrooms. All of these programs currently exist either in the Physical Education Building or in other buildings on campus. Existing staff and faculty will relocate with the programs and continue to support their operations.

The area identified in this application as "To be Constructed" is approximately 7,510 sf. and represents an area commensurate with the program being relocated from other existing areas on campus. The Campus book store and Student club/organization services represent 4,380 sf. and 3,518 sf. respectively, totaling 7,898 sf. of existing space. Once vacated, these existing locations will be reassigned college support services creating no appreciable gain of students, faculty or staff on campus.



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

PITTSBURGH CITY PLANNING COMMISSION: MEETING #1



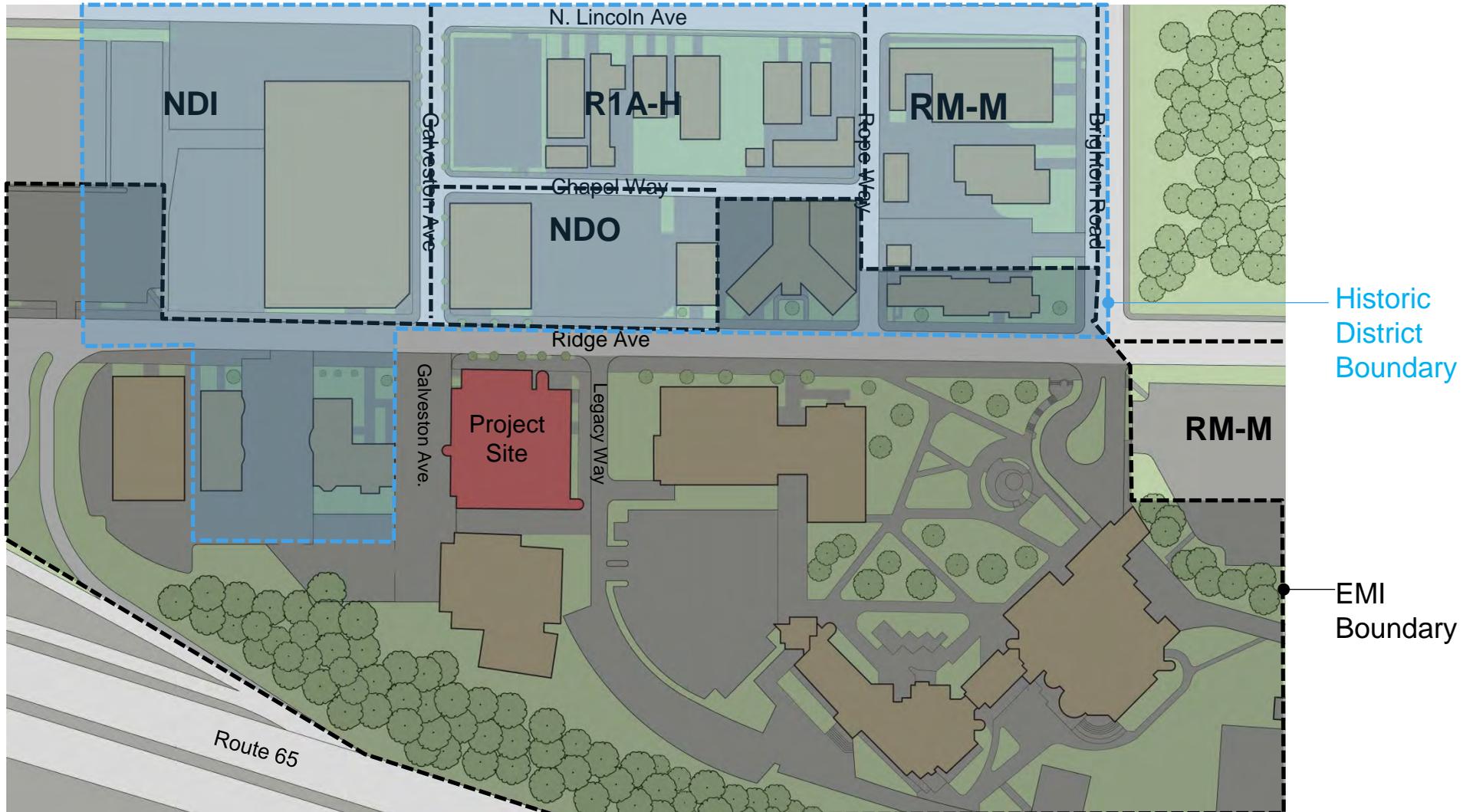
PHYSICAL EDUCATION BUILDING RENOVATION:

Perkins Eastman

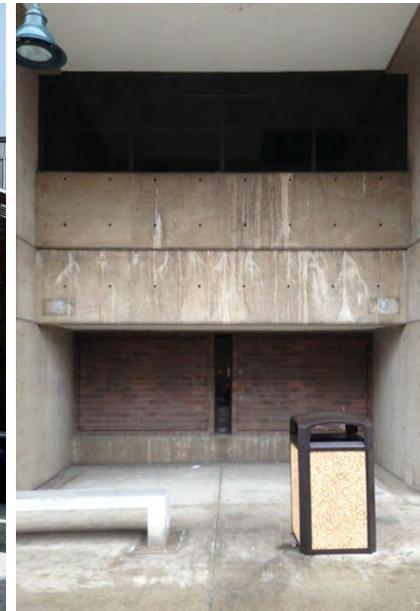
LOCATION MAP



LOCATION MAP



EXISTING BUILDING



SURROUNDING CONTEXT



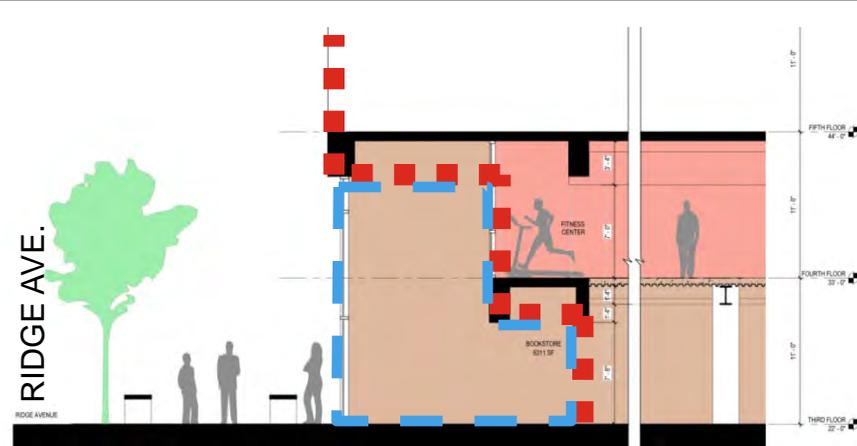
RIDGE AVENUE - NORTH

RIDGE AVENUE - SOUTH



Existing Conditions Site Building

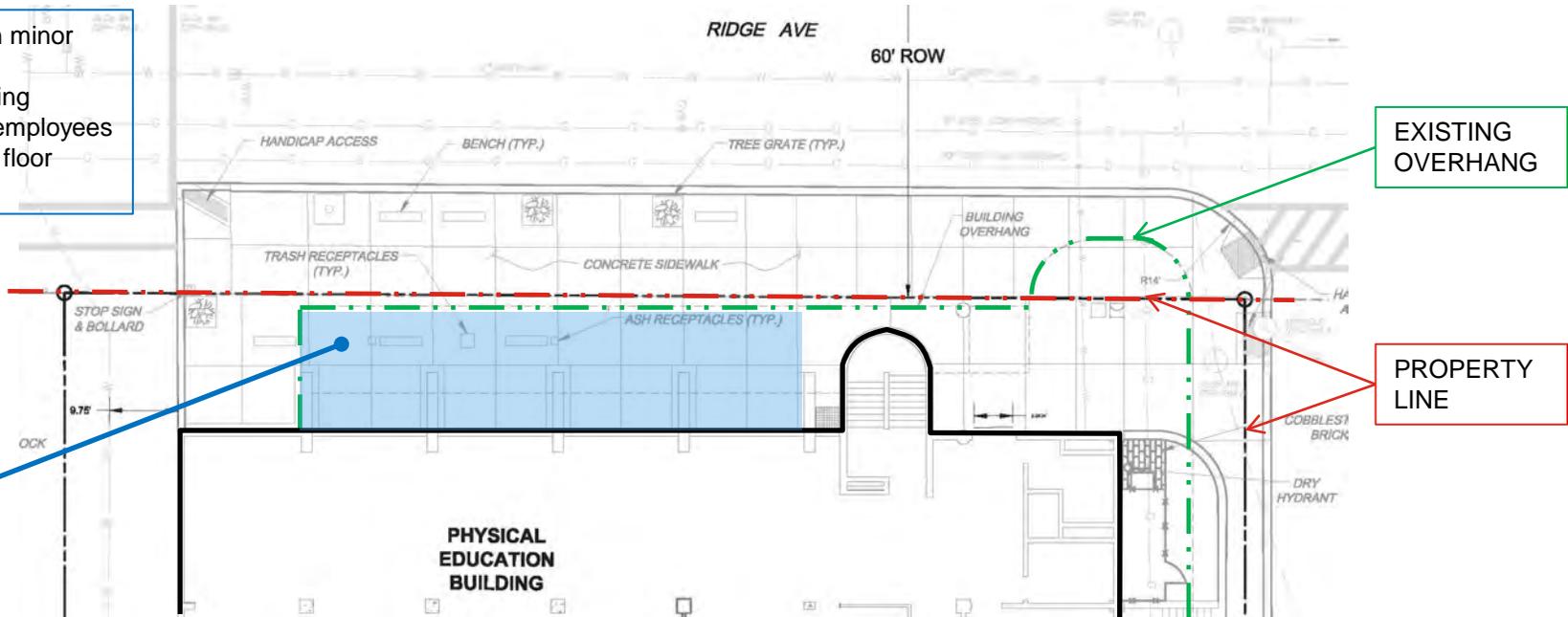
ENVELOPE



Planning Director Approval on minor projects if:

- No needed additional parking
- No increase in number of employees
- Under 25,000 sf additional floor area.

1,272 GSF AT GRADE



ELEVATION (NORTH/RIDGE AVE.)



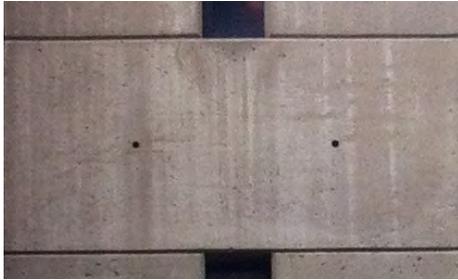
ELEVATION (WEST/GALVASTON AVE.)



ELEVATION (EAST/LEGACY WAY)



MATERIAL INFORMATION



Existing Concrete



Existing Brick



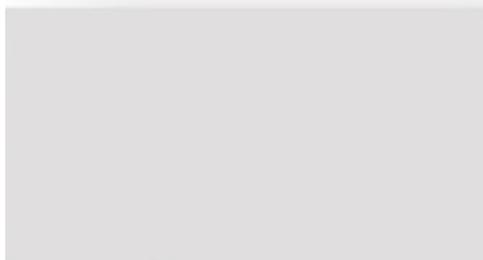
Stainless Steel Hardware



Aluminum Panels: Clear
Anodized w/ Anodic Mica Accents



Architectural Window Film



Anodized Aluminum Storefront



Ceramic Fritting



Low E Glazing Coating:
Solarban 60

EXTERIOR – NORTHWEST CORNER DAY



EXTERIOR – NORTHWEST CORNER NIGHT



EXTERIOR – NORTHEAST CORNER DAY



EXTERIOR – NORTHEAST CORNER NIGHT



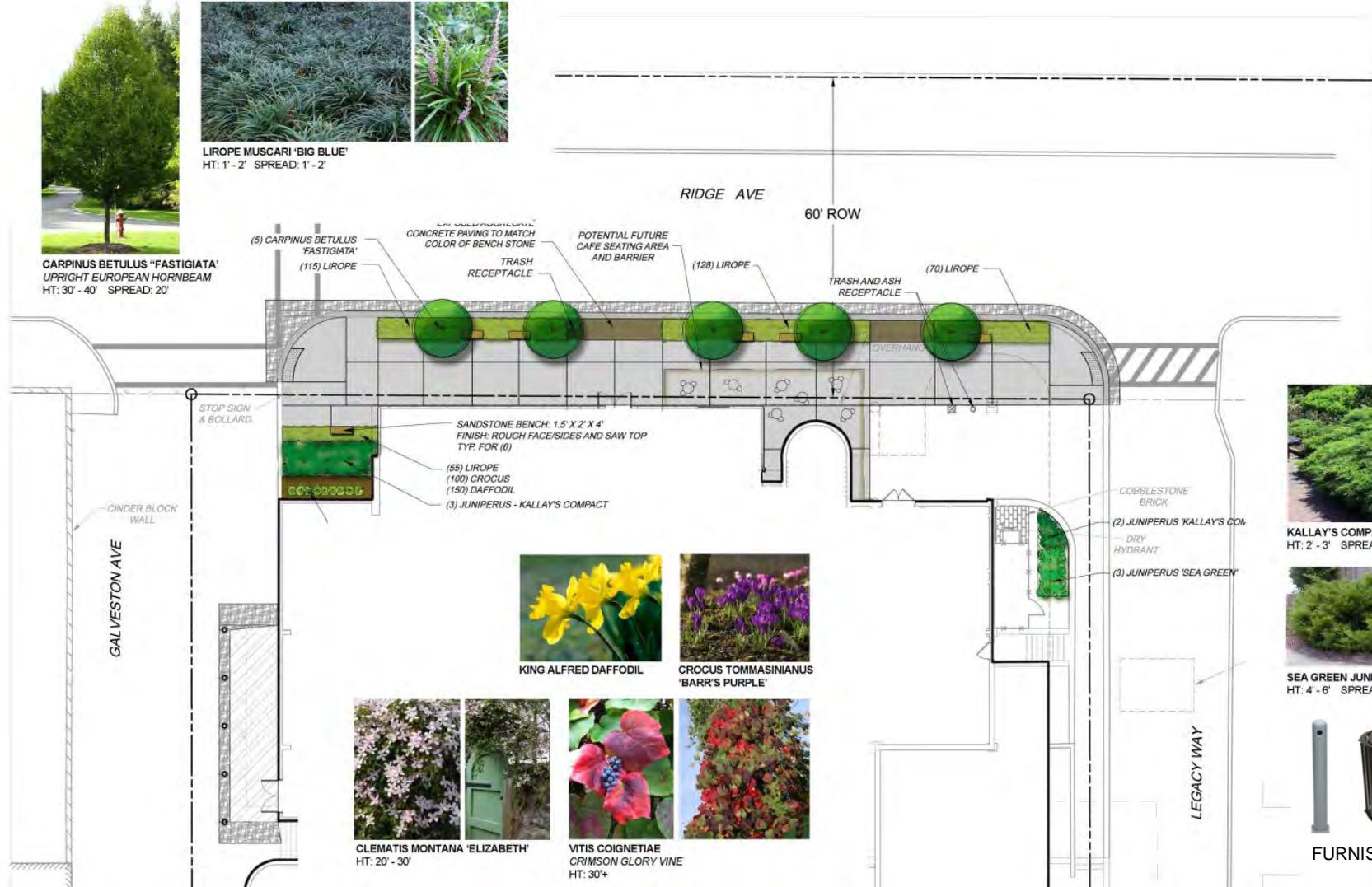
LANDSCAPE PLAN



CARPINUS BETULUS 'FASTIGIATA'
UPRIGHT EUROPEAN HORNBEAM
HT: 30' - 40' SPREAD: 20'



LIROPE MUSCARI 'BIG BLUE'
HT: 1' - 2' SPREAD: 1' - 2'



KING ALFRED DAFFODIL



CROCUS TOMMASINIANUS 'BARR'S PURPLE'



CLEMATIS MONTANA 'ELIZABETH'
HT: 20' - 30'



VITIS COIGNETIAE CRIMSON GLORY VINE
HT: 30'+



KALLAY'S COMPACT JUNIPER
HT: 2' - 3' SPREAD: 3' - 6'



SEA GREEN JUNIPER
HT: 4' - 6' SPREAD: 6' - 8'



FURNISHINGS

SIGNAGE – EXTERIOR (PROPOSED)

1

2

3



4

Business/Identification Signage:

NORTH: 2 25.0+12.3+12.3 = 49.6 SF

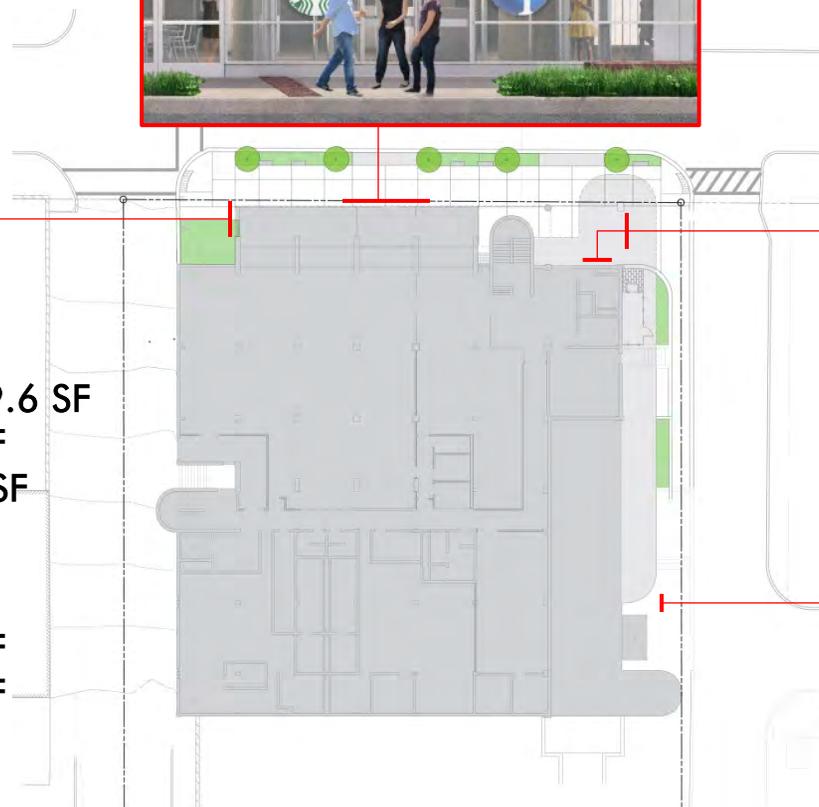
EAST: 3 9'-0" x 2'-6" = 22.5 SF

WEST: 1 14'-0" x 2'-0" = 28.0 SF

Ground Signage:

EAST: 5 4'-0" x 6'-0" = 24.0 SF

NORTH: 4 5'-6" x 7'-4" = 40.4 SF



5

Off Street Loading

Off Street Loading

- 914.10 : Developments of over 2,400 sf gross floor area, new or expanded uses.
- Schedule 914.10.A Schedule of Off-Street Loading Requirements

Use

Institutional
(Campus Store, Café,
Fitness, Student Life)

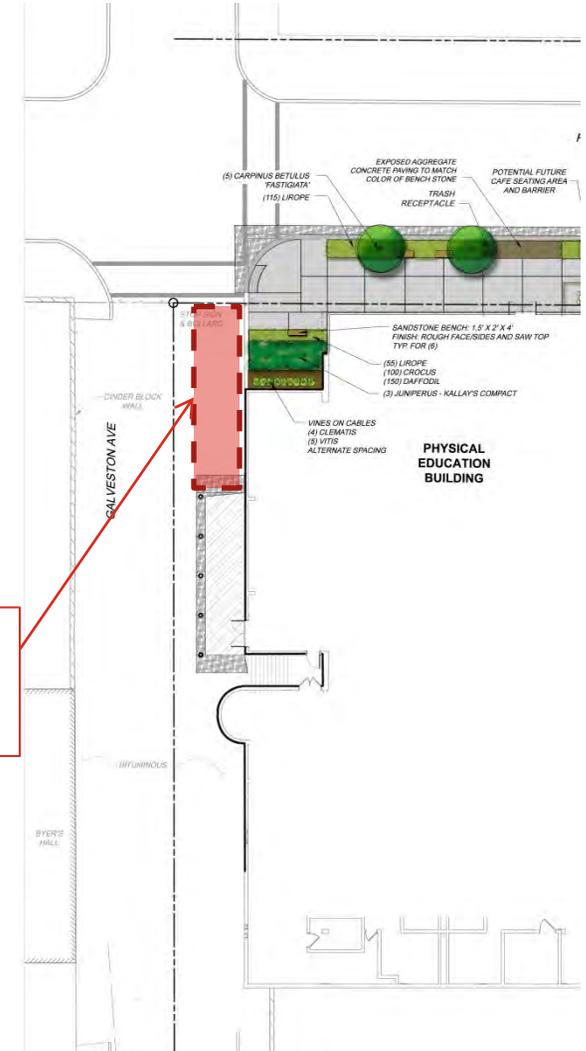
Increase/New GSF

9,145 GSF

Req. Loading

1

**10' x 45" Off-Street
Loading Area Provided
(10' x 25 Required)**



EXTERIOR – NORTHWEST CORNER DAY



THANK YOU



**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 930 Penn Ave. #4B	City: Pittsburgh	State: PA	Zip Code: 15222
2. Applicant/Company Name: Alphabet City		Phone Number: (412) 657-1229	
Address 930 Penn 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:			
<input type="checkbox"/> New Construction, New	<input checked="" type="checkbox"/> Renovation, Interior		
<input type="checkbox"/> New Construction,	<input checked="" type="checkbox"/> Renovation, Exterior		
<input type="checkbox"/> Change in Use Only	<input checked="" type="checkbox"/> 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? <input type="checkbox"/> YES <input checked="" 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: _____ 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 1/2' x 19')	1	1
Compact (7 1/4' x 16')		
Handicap (13 1/2' 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



**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:

<u> 1 </u> New Water Service Connection(s)	<u> </u> Termination of Existing Water Service Tap(s)
<u> 1 </u> New Sewer Service Connection(s)	<u> </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:



**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)

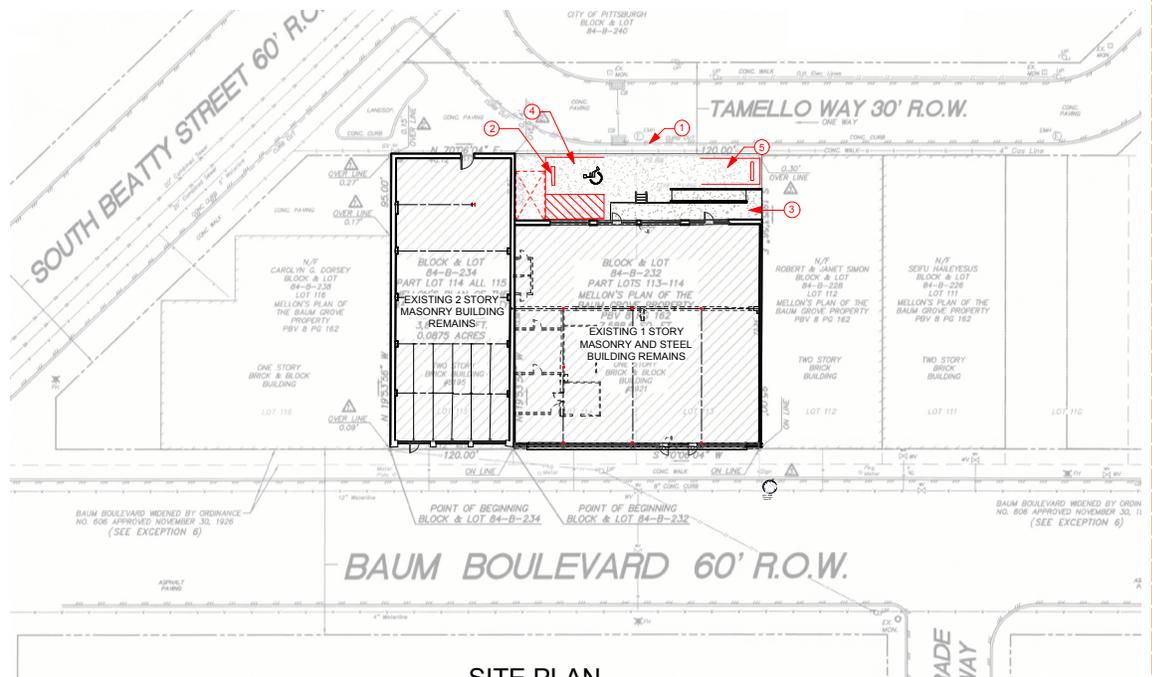
Food Safety Program
3901 Penn Avenue, Building #1
Pittsburgh, PA 15224
(412) 578-8044
www.achd.net/food/foodstart.html

Allegheny County Health Department (ACHD)

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

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



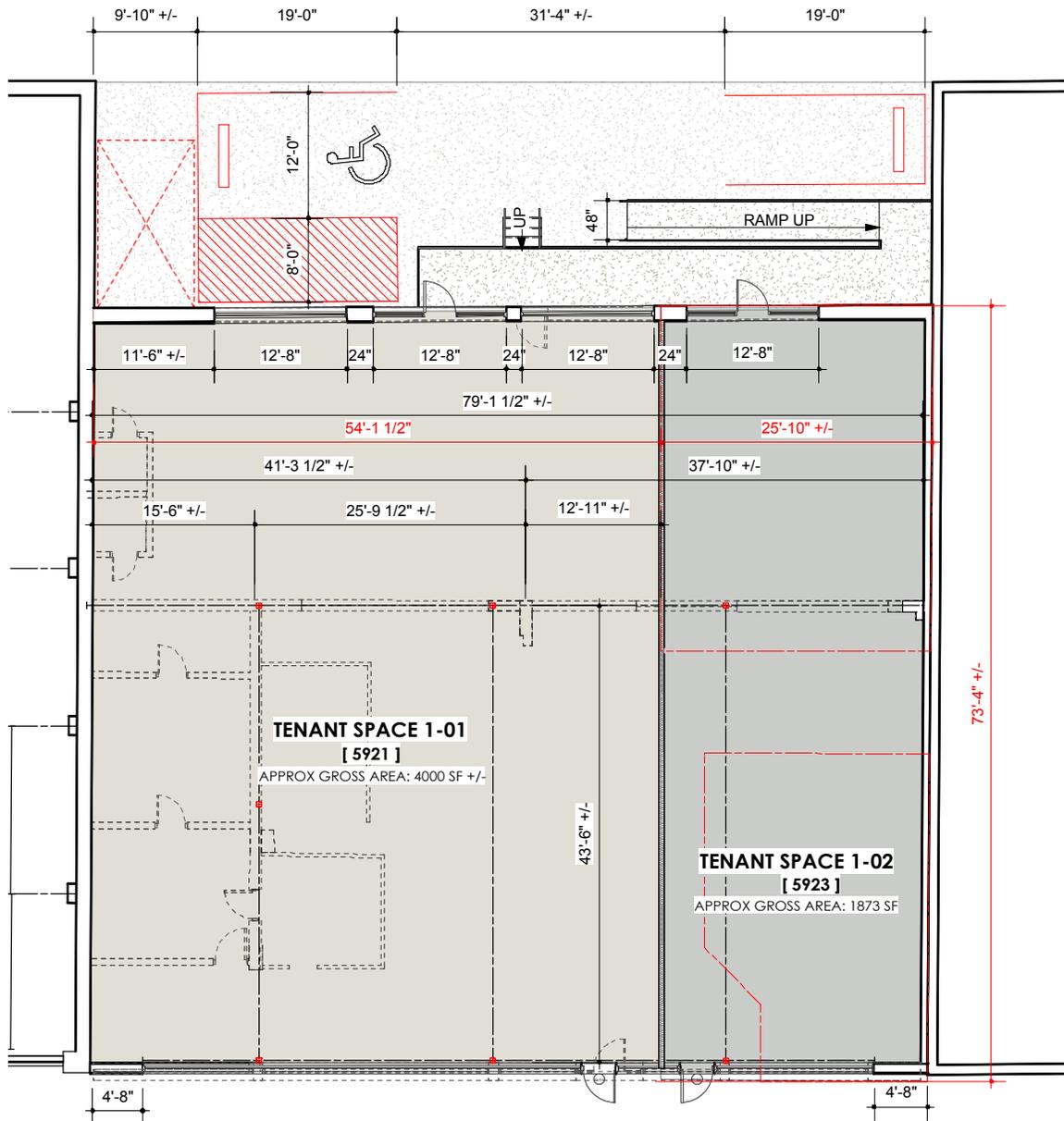
SITE PLAN
Scale: 1" = 30 ft

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	

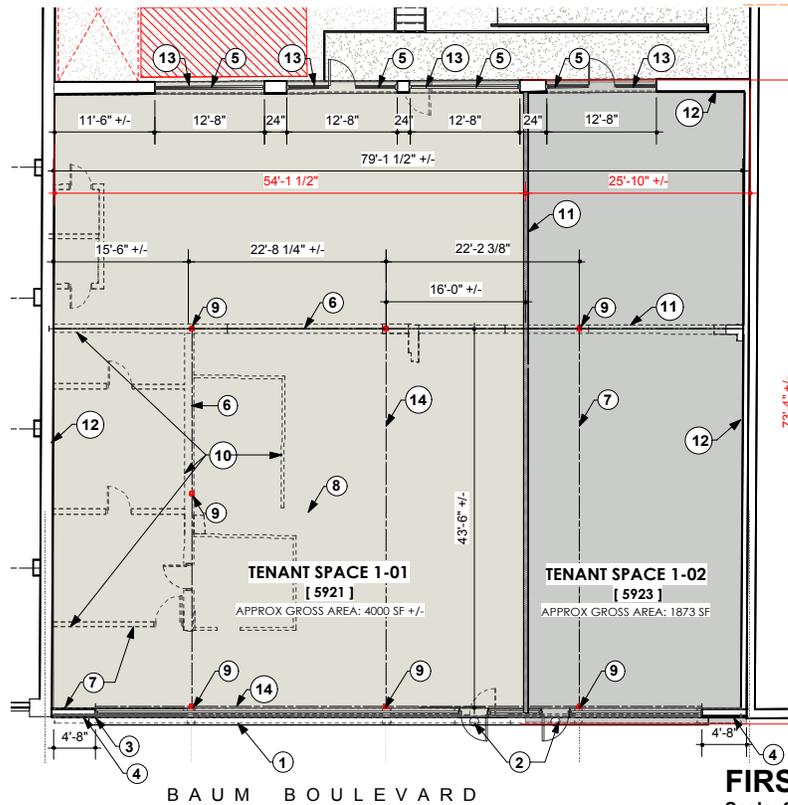


FIRST FLOOR PLAN
Scale: 3/32" = 1'-0"

NOTE: SEE SITE PLAN FOR PLAN OF PAVING AREA

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 PORCELAN 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"

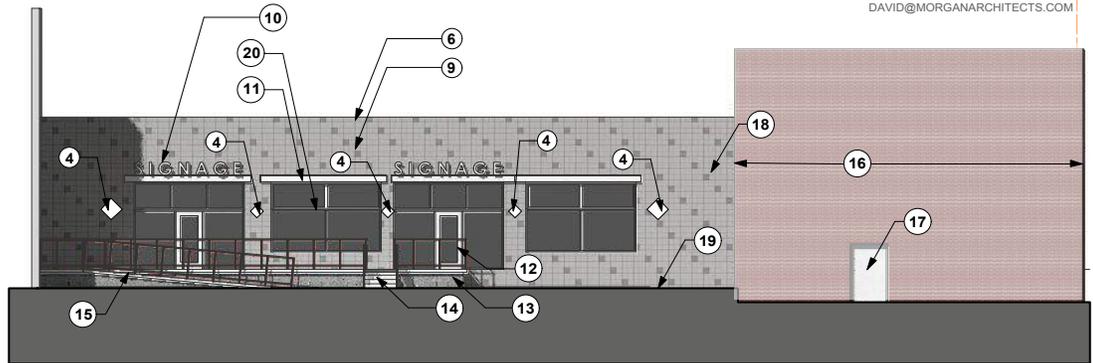
RENOVATIONS TO EXISTING BUILDING
5921-5923 BAUM BLVD
EAST LIBERTY, PITTSBURGH, PA

DATE: 2/20/14

DD-01.2

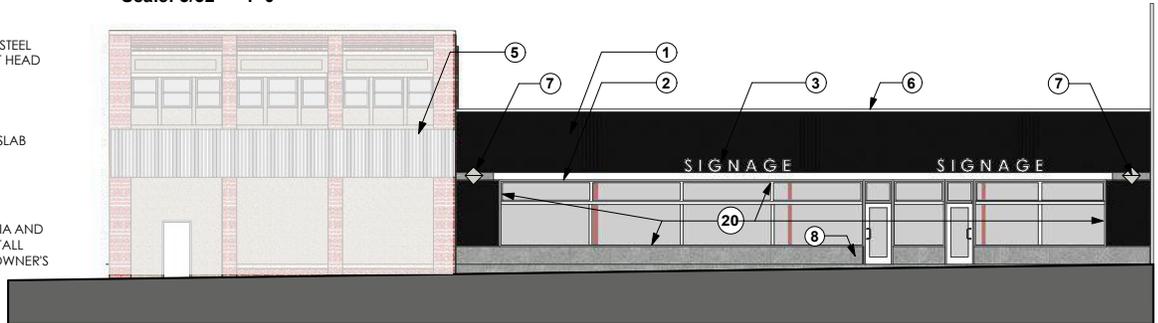
NOTES:

- 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 MARKETING 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 MARKETING 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:



REAR ELEVATION

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



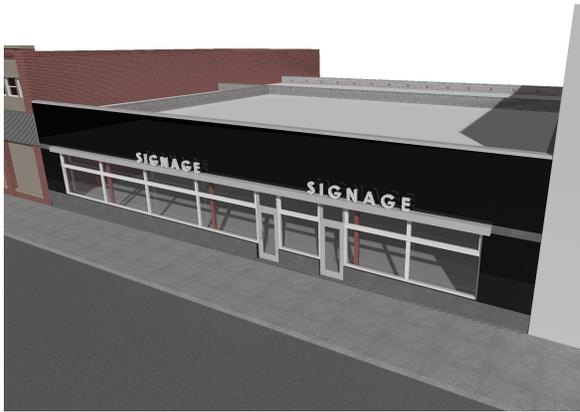
FRONT ELEVATION

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

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

DATE: 2/20/14

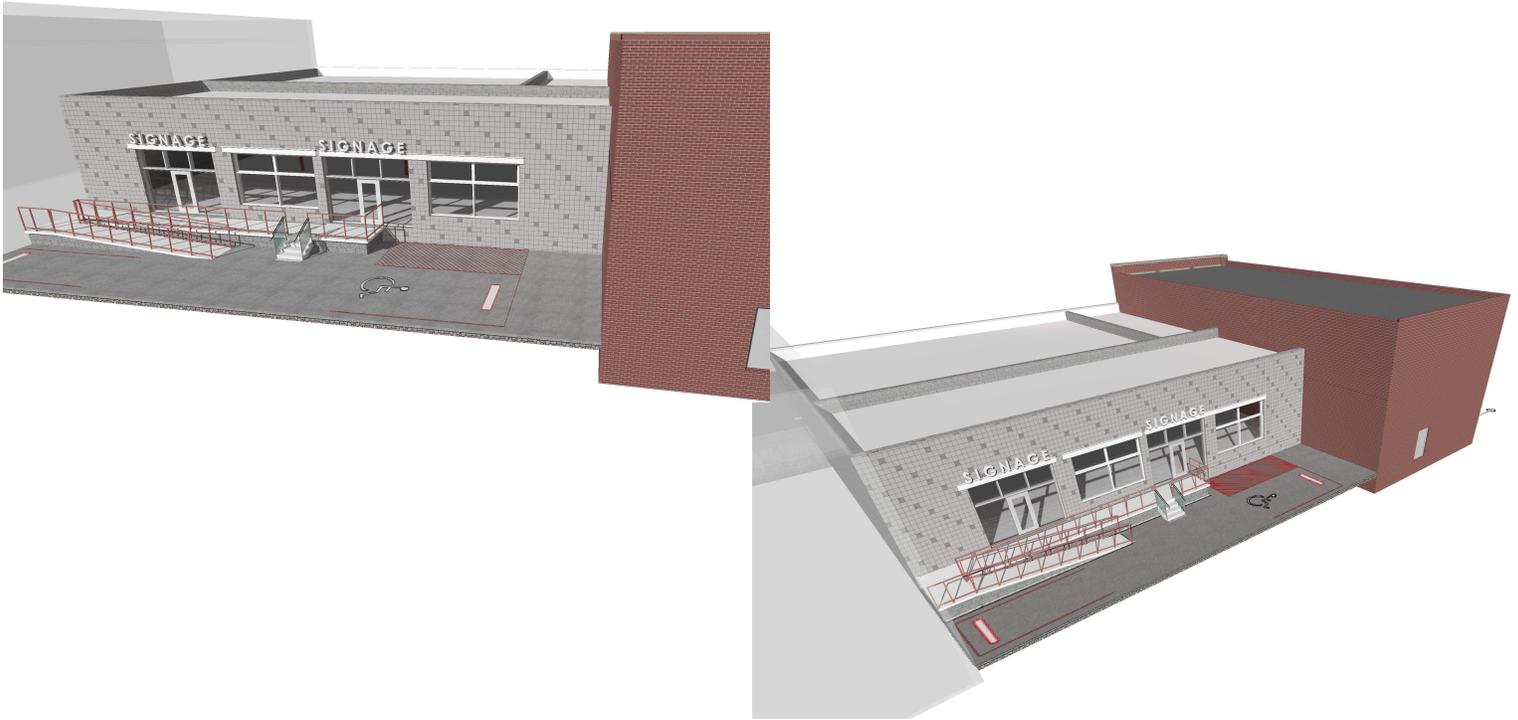
DD-01.3



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

DATE: 2/20/14

DD-01.4



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

DATE: 2/20/14

DD-01.5