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: CARNEGIE MELLON UNIV.		Phone Number: (412) 268 5259	
Address: 5000 FORBES	City: PITTSBURGH	State: PA	Zip Code: 15213
2. Applicant/Company Name: BOB REPPE		Phone Number: (412) 266.6905	
Address:	City:	State:	Zip Code:
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: 205 S. CRAIG			
4. Development Location: S. CRAIG BETWEEN HENRY & WINTHROP			
5. Development Address: 205 S. CRAIG			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	N/A		
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: 6 / 2 / 2014	Occupancy Date: 9 / 22 / 2014	Project Cost: $ 350,000	

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): EDUCATIONAL, LIMITED

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:

RENOVATION OF EXISTING 3-STORY VACANT SINGLE-FAMILY BUILDING TO EDUCATIONAL SPACE (BUSINESS USE)

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:		sq ft
Existing to be Retained:	3300	sq ft
Retained Area to be Renovated:	3300	sq ft
To be Constructed:		sq ft
Building Footprint:	1400	sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	3	30	3	30
Proposed Addition/Extension				
Provide Accessory Structure Type(s) and Height(s):				

16. Number of Dwelling Units:

Existing to Remain: 0 Proposed: 0

17. Lot Area: 2035 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

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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) — 0 Termination of Existing Water Service Tap(s)

___ New Sewer Service Connection(s) — ___ Termination of Existing Sewer Service Tap(s)

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

☐ YES ☒ NO

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

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

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

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

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

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

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

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

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

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

☐ Modification or reconstruction of City curbs.

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

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

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

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

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

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

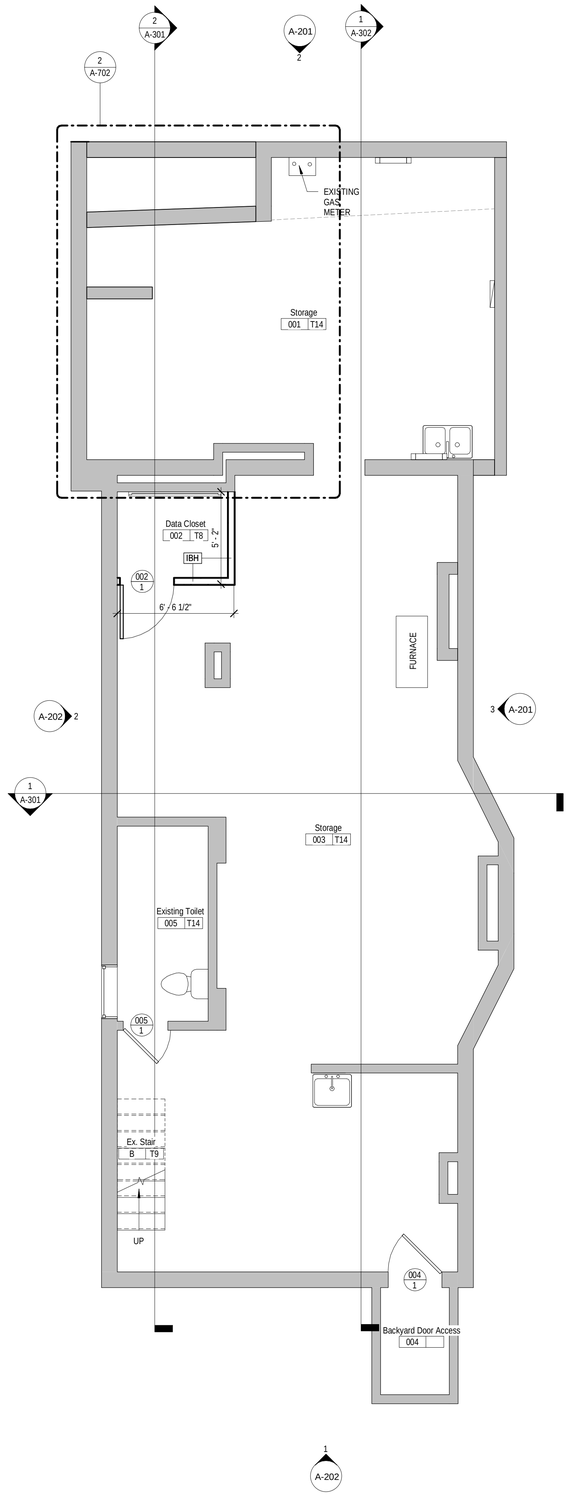
26. Applicant will be applying for a Visitability Tax Credit? ☐ Yes ☒ No

Applicant Signature:

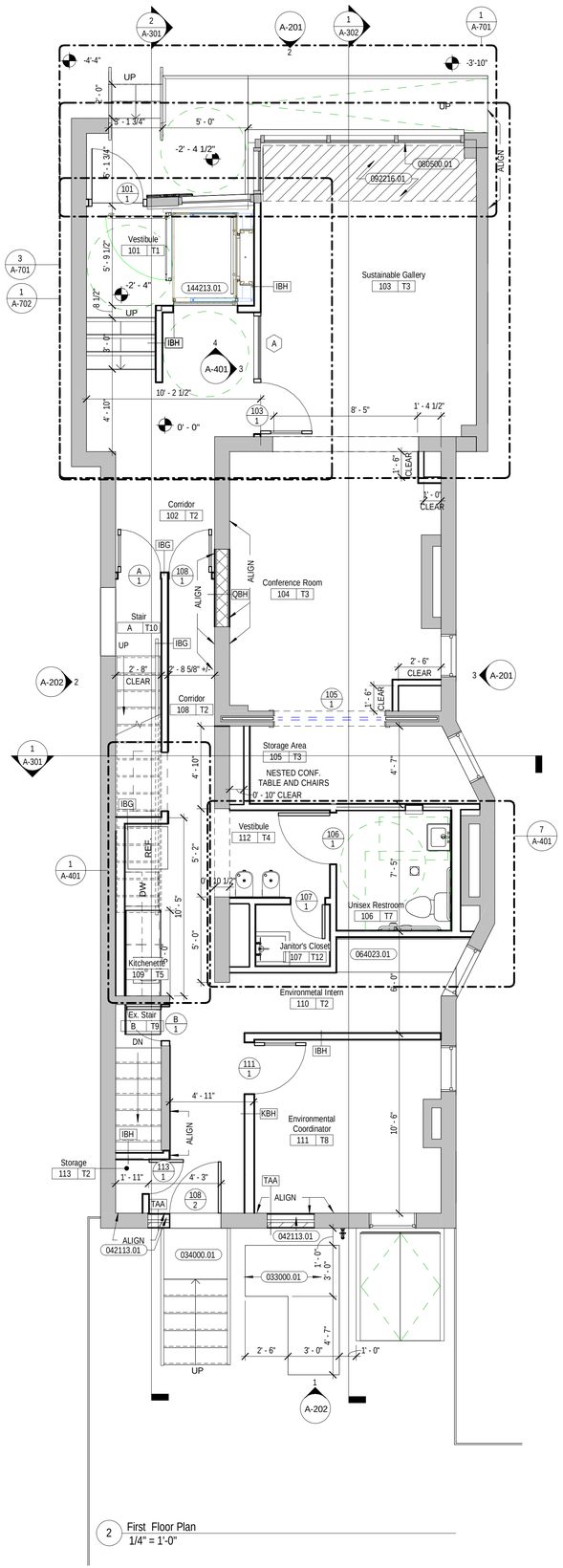
Existing Facade

Carnegie Mellon University
SNOWLION IMPORTS
SHERPA GEAR
412.687.5680
Snow Lion Imports
PARISIENNES
Crêpes
Panini
Espresso
French Tea
Pastries

Option 3



1 Basement Plan
1/4" = 1'-0"



2 First Floor Plan
1/4" = 1'-0"

GENERAL NOTES

1. INTERIOR DIMENSIONS ARE FROM FACE OF EXISTING WALL OR FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED. DIMENSIONS TO PLUMBING FIXTURES THAT ARE BEING REPLACED IN THE SAME LOCATIONS SHALL BE VERIFIED IN FIELD, AND ARE CENTERLINE OF FIXTURE TO CENTERLINE OF FIXTURE OR FROM EXISTING FACE OF WALL. REFER TO WALL TYPES FOR THICKNESS.

2. EXISTING DIMENSIONS USED IN THE DEVELOPMENT OF THESE DOCUMENTS ARE BASED ON INFORMATION INDICATED ON DRAWINGS OF THE EXISTING BUILDING. THESE REFERENCED DRAWINGS WERE RECEIVED BY R3A ON 10-15-13 FROM THE CARNEGIE MELLON UNIVERSITY.

3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND COORDINATION OF ALL EXISTING DIMENSIONS AND CONDITIONS AS THEY RELATE TO THE NEW SCOPE OF WORK. NOTIFY THE OWNER/ ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK AS DESCRIBED WITH THESE DOCUMENTS.

4. CONTRACTOR IS TO COORDINATE THE EXTENT OF BUILDING CONSTRUCTION AND DEMOLITION WITHIN FINAL FINISH REQUIREMENTS AND PROVIDE AND INSTALL SYSTEMS AS DESCRIBED IN THE DRAWINGS .

5. CONTRACTOR SHALL PROVIDE APPROPRIATE AND LEVEL SUBSURFACE FOR FINISH MATERIAL. COORDINATE NEW FINISHES WITH FINISH SCHEDULE AND DRAWINGS. PREPARE EXISTING SURFACES PER MANUFACTURERS RECOMMENDATIONS.

6. CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES AND OTHER TEMPORARY FACILITIES TO PROTECT THE PUBLIC, STORED MATERIALS AND INSTALLED MATERIALS.

7. REFER TO LIFE SAFETY PLANS (G-101) FOR LOCATION AND EXTENT OF FIRE RATED ASSEMBLIES.

8. PROVIDE BLOCKING REQUIRED FOR CASEWORK AND TOILET ACCESSORIES AND FOR FUTURE FURNITURE INSTALLATION. COORDINATE LOCATION OF BLOCKING WITH OWNER'S FURNITURE INSTALLER.

9. ALL DEMOLISHED MATERIAL DEBRIS IS TO BE REMOVED AND LEGALLY DISPOSED OF FROM THE SITE BY EACH RESPECTIVE PRIME CONTRACTOR. EACH PRIME CONTRACTOR SHALL ASSUME COSTS FOR DEMOLITION INCLUDING DISPOSAL FOR THEIR SCOPE OF WORK.

10. OWNER RESERVES THE RIGHT TO REQUEST SALVAGED ITEMS. CONTRACTOR TO HANDLE AND STORE WITH CARE.

11. THERE IS NO HAZARDOUS ABATEMENT WITHIN THE SCOPE OF WORK.

12. HATCHED FLOOR AREA INDICATED FLOOR INFILL, REFER TO BUILDING SECTIONS FOR FLOOR LEVELS.

REFERENCED CONSTRUCTION NOTES

MARK	DESCRIPTION
033000.01	4" CONCRETE SLAB ON GRADE FOR CONDENSING UNITS, REFER TO MECHANICAL DRAWINGS.
034000.01	EXISTING RELOCATED PRECAST PLATFORM, STEPS AND RAILING
042113.01	PATCH EXISTING OPENING WITH SALVAGED BRICKS TO MATCH ADJACENT
057300.01	NOT USED
064023.01	BUILT IN PLAM COUNTERTOP
066400.01	BASE AT WD-1 TO BE PAINTED QUARTER ROUND TRIM TO CONCEAL GAPS WITH EXISTING AND NEW CONSTRUCTION.
073113.01	ASPHAULT SHINGLE REPLACEMENT ROOF, ALTERNATE 1.
080500.01	APPLY WINDOW FILM AT BASE GLAZING PANEL AT EXISTING STOREFRONT WINDOW TO CONCEAL FLOOR CONSTRUCTION BEYOND.
092000.01	PATCH AND REPAIR DAMAGED WALL OR CEILING PLASTER WITH SKIM COAT TO CREATE EVEN SURFACE.
092216.01	FLOOR INFILL, NON-STRUCTURAL METAL FRAMING
144213.01	WHEEL CHAIR LIFT PLATFORM

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www.r3a.com
Architecture

Engineering

Interiors

Development Management

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CONSULTANT:

Carnegie Mellon University

Facility Management Services, 205 S. Craig Street Renovations

205 South Craig Street, Pittsburgh PA 15213

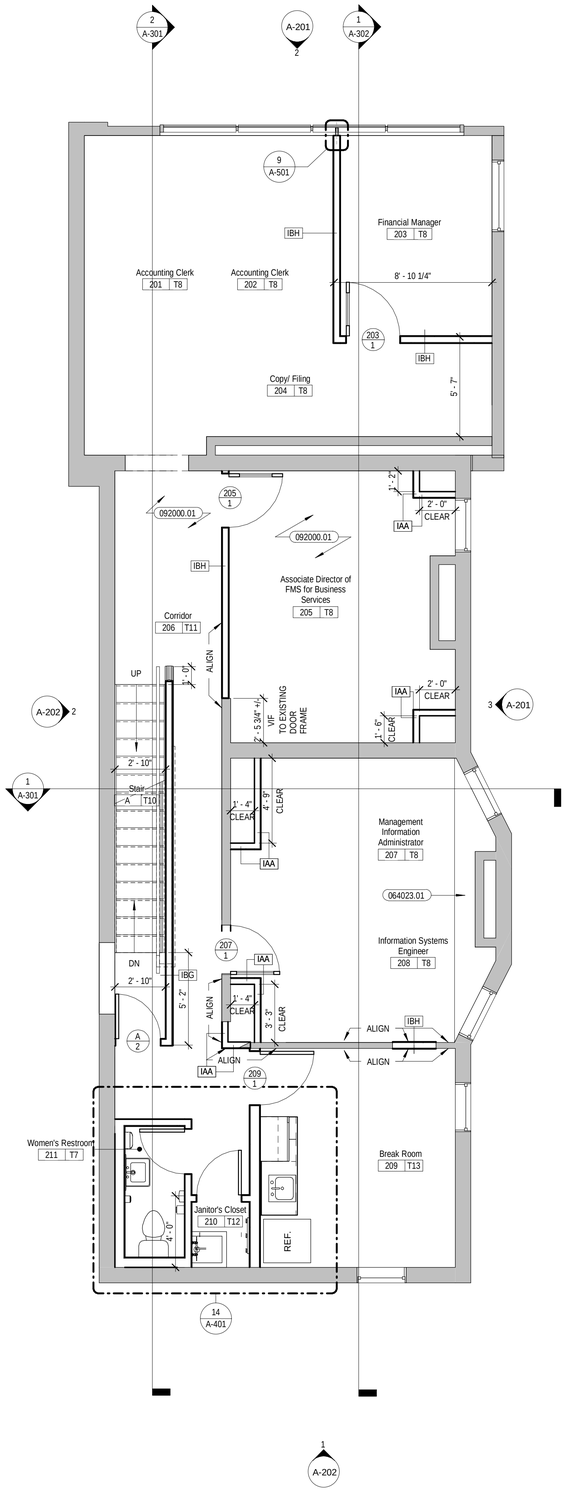
Construction Documents

ISSUED: 5/12/14

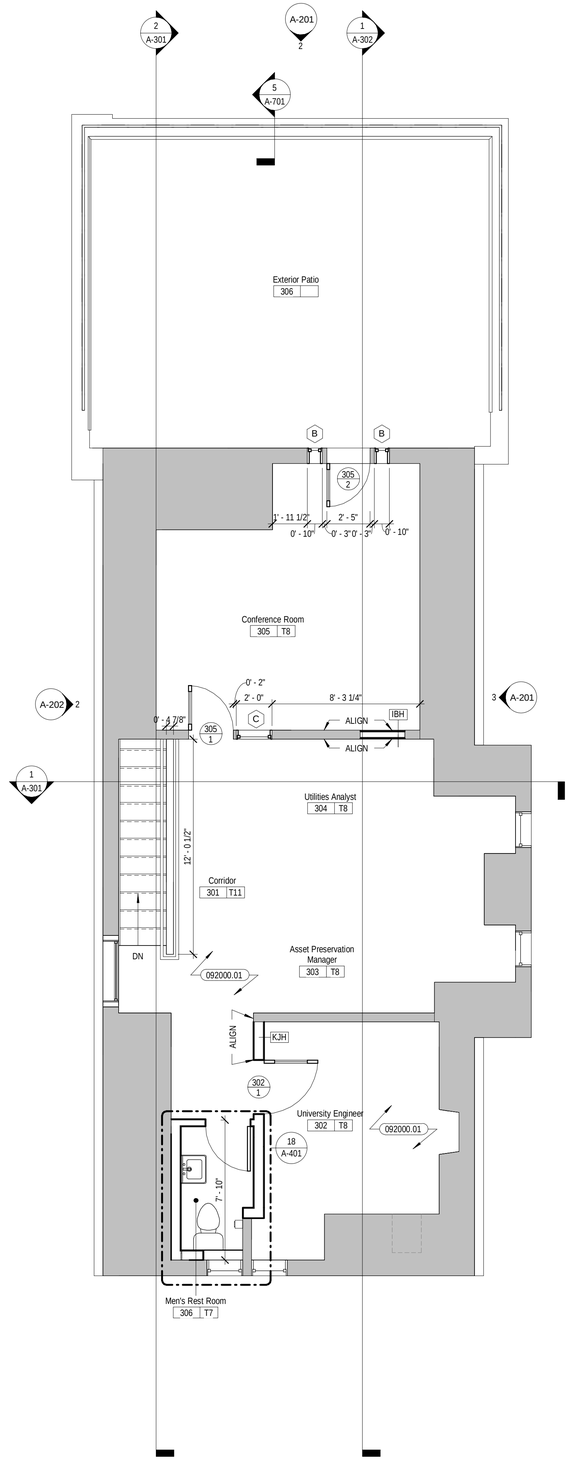
BASEMENT AND FIRST FLOOR PLAN

R3A PROJECT # 13070
CMU PROJECT # 31028

A-101



1 Second Floor Plan
1/4" = 1'-0"



2 Third Floor Plan
1/4" = 1'-0"

GENERAL NOTES

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5. CONTRACTOR SHALL PROVIDE APPROPRIATE AND LEVEL SUBSURFACE FOR FINISH MATERIAL. COORDINATE NEW FINISHES WITH FINISH SCHEDULE AND DRAWINGS. PREPARE EXISTING SURFACES PER MANUFACTURERS RECOMMENDATIONS.

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12. HATCHED FLOOR AREA INDICATED FLOOR INFILL, REFER TO BUILDING SECTIONS FOR FLOOR LEVELS.

REFERENCED CONSTRUCTION NOTES

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034000.01	EXISTING RELOCATED PRECAST PLATFORM, STEPS AND RAILING
042113.01	PATCH EXISTING OPENING WITH SALVAGED BRICKS TO MATCH ADJACENT
057300.01	NOT USED
064023.01	BUILT IN PLAM COUNTERTOP
066400.01	BASE AT WD-1 TO BE PAINTED QUARTER ROUND TRIM TO CONCEAL GAPS WITH EXISTING AND NEW CONSTRUCTION.
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CONSULTANT:

Carnegie Mellon University

Facility Management Services, 205 S. Craig Street Renovations

205 South Craig Street, Pittsburgh PA 15213

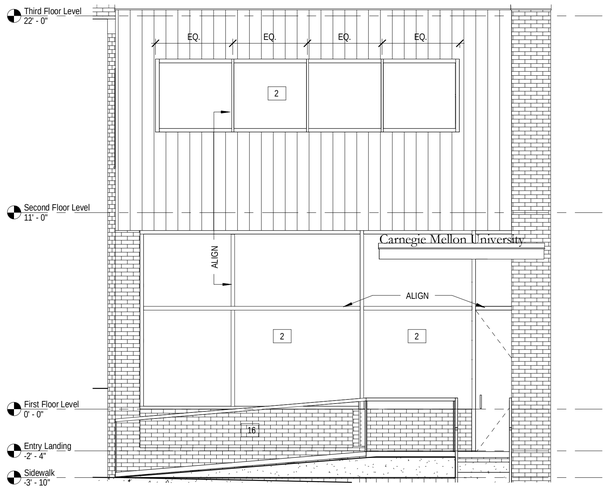
Construction Documents

ISSUED: 5/12/14

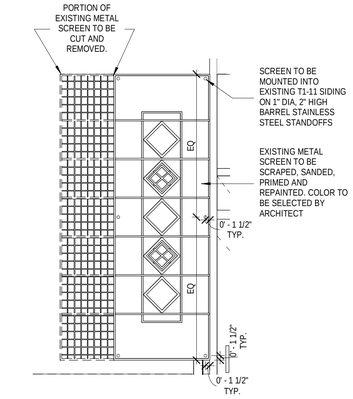
SECOND AND THIRD FLOOR PLAN

R3A PROJECT # 13070
CMU PROJECT # 31028

A-102

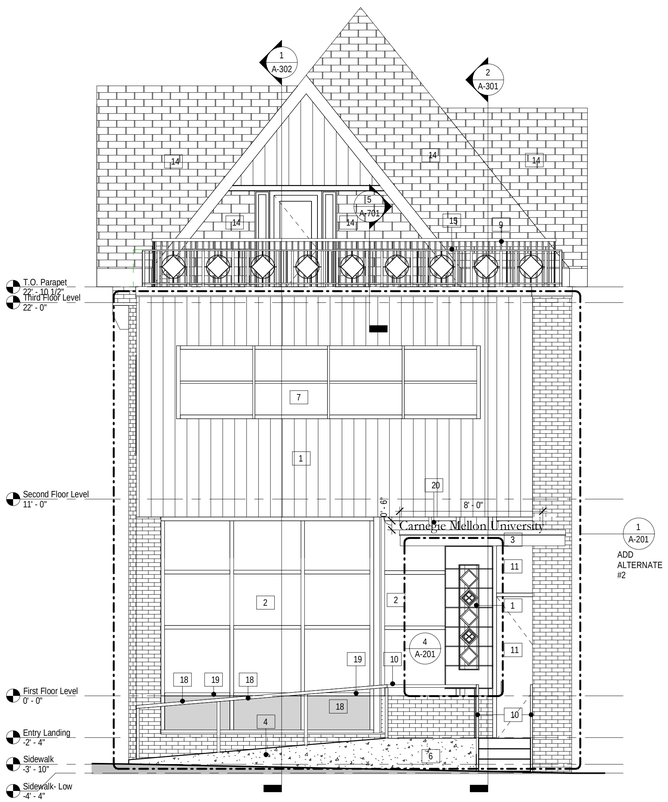


1 North Elevation- Add Alternate #2
1/4" = 1'-0"



4 Cantini Screen Detail
1/2" = 1'-0"

REFERENCED ELEVATION NOTES	
MARK	NOTE
1	PREPARE EXISTING T1-11 CLADDING BY SCRAPING, SANDING AND POWER WASHING TO RECIEVE NEW PRIMER AND PAINT.
2	REPAIR AND REPAINT TRIM AT EXISTING STOREFRONT GLAZING, COLOR TO BE SELECTED BY ARCHITECT. ADD ALTERNATE #2 REPLACEMENT OF STOREFRONT GLAZING.
3	EXISTING CANOPY TO REMAIN. CANOPY TO RECIEVE NEW FLASHING COLOR TO BE SELECTED BY ARCHITECT.
4	NEW 4" HIGH GALVANIZED METAL CURB
5	EXISTING PRECAST CONCRETE STAIRS TO BE SALVAGED AND RELOCATED TO NEW REAR EXIT.
6	NEW CONCRETE ADA RAMP.
7	EXISTING WINDOWS TO REMAIN, REPAINT TRIM. COLOR TO BE SELECTED BY ARCHITECT.
8	EXISTING DOORS TO BASEMENT TO REMAIN, REPAINT COLOR TO BE SELECTED BY ARCHITECT.
9	NEW ALUMINUM RAILING SYSTEM. ROOF RAILING TO BE MOUNTED TO EXISTING RAISED CONCRETE ROOF CURB.
10	NEW METAL RAILING SYSTEM AT RAMP AND STAIRS
11	NEW GLAZED ENTRY DOOR AND TRANSOM
12	EXISTING BRICK TO REMAIN, REPOINT AS NECESSARY
13	REPLACE EXISITING WINDOWS, ALTERNATE #2.
14	REPLACED EXISTING ROOF, ALTERNATE #1.
15	EXISTING RAILING SYSTEM TO REMAIN, SAND, PRIME AND PAINT. COLOR TO BE SELECTED BY ARCHITECT.
16	PATCH EXISTING OPENING WITH BRICK TO MATCH EXISTING.
17	EXISTING HOSE BIB TO REMAIN
18	OPAQUE WINDOW FILM APPLIED TO INTERIOR FACE OF STOREFRONT.
19	NEW ALUMINUM MULLION COVER ON PESSURE BAR WITH VHB-3 DUAL SIDED TAPE AND SILICONE DIRECTLY ADHERED TO EXTERIOR GLAZING.
20	1" THICK EXTRUDED ALUMINUM LETTERS, BACK LIT BY EXTERIOR LED TAPE FIXTURE.
21	NEW STRUCTURAL LINTEL OVER OPENING.



2 North Elevation
1/4" = 1'-0"

3 East Elevation
1/4" = 1'-0"

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CONSULTANT:

Carnegie Mellon University

Facility Management Services, 205 S. Craig Street Renovations

205 South Craig Street, Pittsburgh PA 15213

Construction Documents

ISSUED: 5/12/14

EXTERIOR ELEVATIONS

R3A PROJECT # 13070
CMU PROJECT # 31028

A-201

REFERENCED ELEVATION NOTES	
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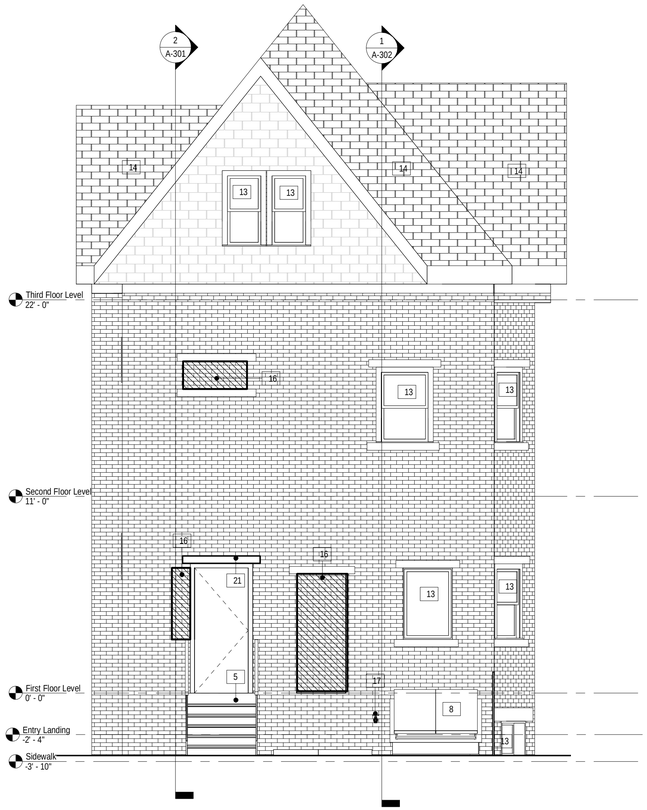
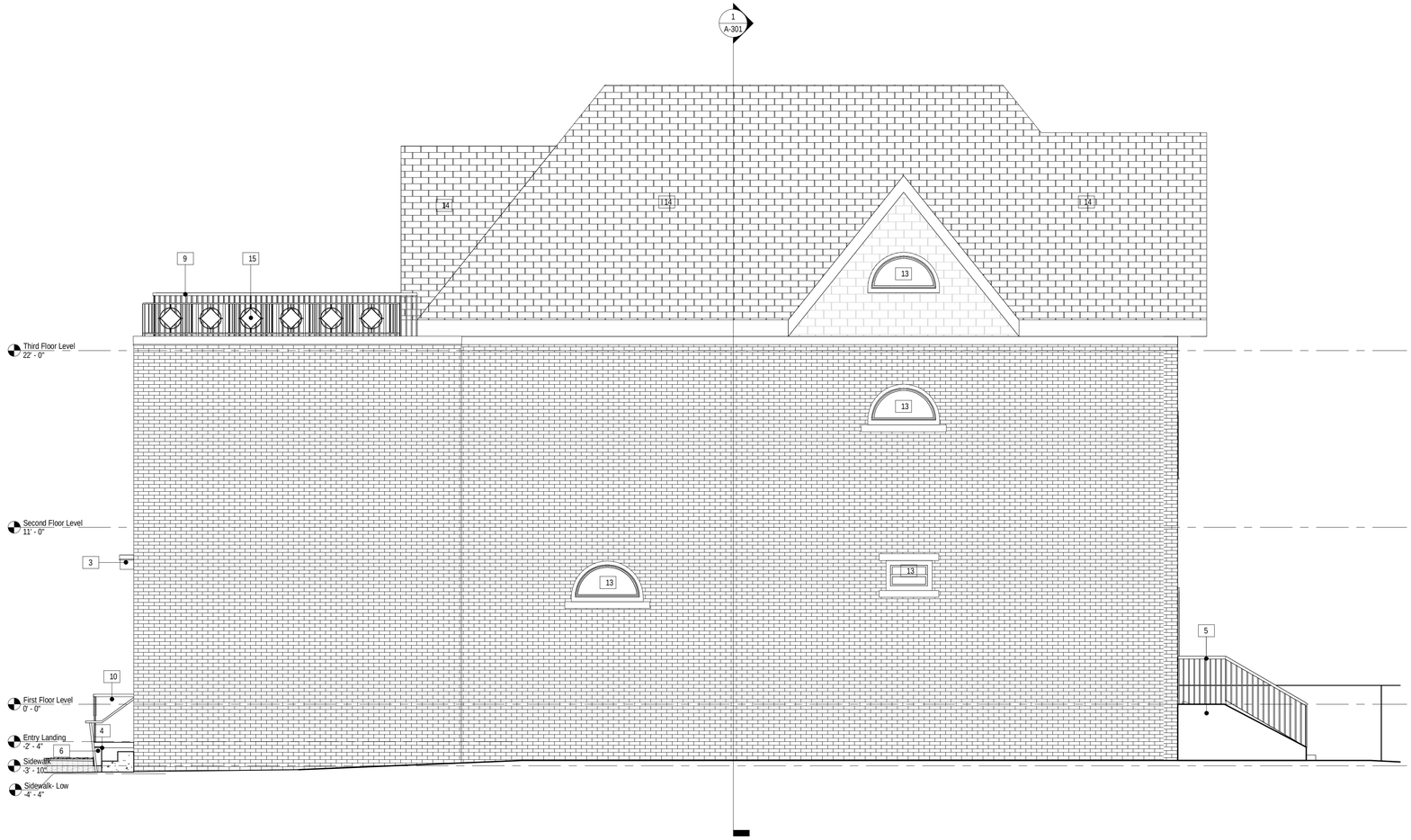


1 South Elevation
1/4" = 1'-0"



2 West Elevation
1/4" = 1'-0"

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CONSULTANT:

Carnegie Mellon University

Facility Management Services, 205 S. Craig Street Renovations

205 South Craig Street, Pittsburgh PA 15213

Construction Documents

ISSUED: 5/12/14

EXTERIOR ELEVATIONS

R3A PROJECT # 13070
CMU PROJECT # 31028

A-202

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

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

GENERAL INFORMATION

1. Property Owner Name: WINTHROPE VALENTINE, LP		Phone Number: 412 683-3810	
Address: 930 PENN AV	City: PGH	State: PA	Zip Code: 15222
2. Applicant/Company Name: DAVID MORGAN		Phone Number: 412 901-7765	
Address: 3308 PERRYSVILLE AVE. PGH		State: PA	Zip Code: 15214
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: 4611 FORBES AVE			
4. Development Location: 4611 FORBES AVE			
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:	N/A		
Present Use of Site: (Select from attached list)	RESTAURANT		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property:	
8. Estimated Construction: Start Date: 8/1/14	Occupancy Date: 1/1/15	Project Cost: $ UNKNOWN	

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

9. Proposed Use of Site (Select from attached list): RESTAURANT, FAST FOOD, LIMITED

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: EXISTING BAR RESTAURANT TO BE RENOVATED INTO NEW RESTAURANT. INSTALL NEW 2ND FLOOR ADDITION TO PROVIDE EGRESS AND STORAGE

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 (1) ☐ Recreational ☐ Industrial ☐ Institutional

14. Gross Floor Area:

Existing to be Razed:	0	sq ft
Existing to be Retained:	2600	sq ft
Retained Area to be Renovated:	2600	sq ft
To be Constructed:	725	sq ft
Building Footprint:	1650	sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	2	30±		
Proposed Addition/Extension			1	14'

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

16. Number of Dwelling Units:

Existing to Remain: N/A Proposed: N/A

17. Lot Area: 1650 sq ft

18. On Site Parking: ☐ N/A

	Existing	Proposed
Full (8 ½' x 19')	0	0
Compact (7 ¼' x 16')	0	0
Handicap (13 ½' x 19')	0	0

Off-Street Loading Spaces: ☐ N/A

Actual: 0

Required: 0

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

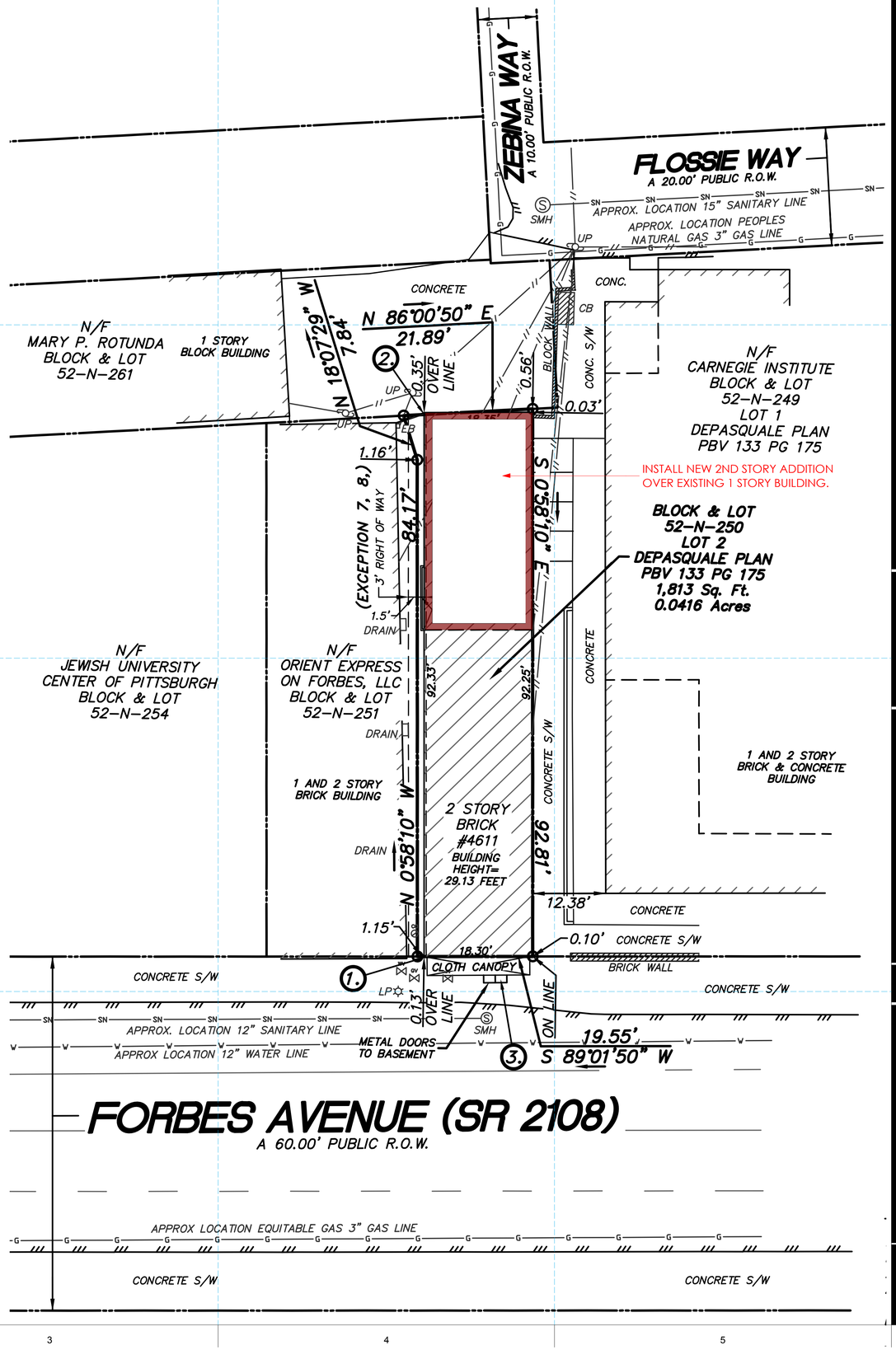
☒ The proposed work includes the excavation of a City street or sidewalk.

☒ 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:



REVISION HISTORY			
REV	DESCRIPTION	DATE	APPROVED

SEAL:

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

CONSULTANTS:

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PRELIMINARY | PROGRESS

PROJECT:

RENOVATIONS TO EXISTING BUILDING

4611 FORBES AVENNUE

PITTSBURGH, PA

CLIENT:

ALPHABET CITY
903 PENN AVE
PITTSBURGH, PA

DATE OF ISSUE: 5/4/14

DRAWING NAME:

ARCHITECTURAL SITE PLAN

SHEET NUMBER:

S-01

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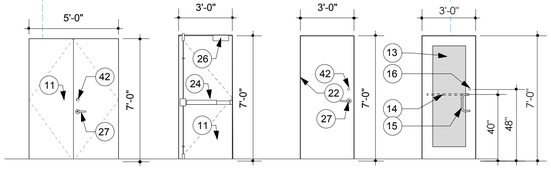
KEY NOTES:

1. NEW 5/8" TYPE "X" - SHEETROCK FIRECODE C CORE GYPSUM WALL BOARD
2. INSTALL NEW ADA COMPLIANT TANK-TYPE TOILET WITH ACCESSIBLE FLUSH LEVER
3. SEE PARTITION TYPES
4. INSTALL NEW ADA COMPLIANT URINAL AND FLUSH CONTROL. SEE ADA COMPLIANCE SHEET FOR MOUNTING HEIGHTS
5. INSTALL NEW ADA COMPLIANT TOILET TISSUE DISPENSER BY BOBRICK OR APPROVED EQUAL. SEE ADA COMPLIANCE SHEET FOR MOUNTING DISTANCES AND DETAILS.
6. INSTALL NEW WOOD FRAME ACCESSIBLE RAMP WITH 3/4" PLYWOOD SUB-FLOOR. FINISHED FLOOR BY TENANT
7. MINIMUM DIMENSION WHERE ADJACENT WALL OCCURS
8. REMOVE PORTION OF EXISTING WALL FROM EXISTING FLOOR LINE TO ELEVATION OF EXISTING SIDEWALK.
9. INSTALL NEW ADA COMPLIANT PAPER TOWEL DISPENSER. SEE ADA COMPLIANCE SHEET FOR MOUNTING HEIGHT
10. INSTALL NEW CMU WALL
11. GALVANIZED, PRIMED AND PAINTED HOLLOW MEATL DOOR
12. PAINTED STEEL TUBE COLUMN - SEE STRUCTURAL DRAWINGS
13. ALUMINUM AND GLASS WIDE STILE DOOR BY STOREFRONT MANUFACTURER
14. ROUND ALUMINUM PUSH/PULL BARS
15. TUBULAR ALUMINUM PULL BAR BY STOREFRONT MANUFACTURER
16. ADA COMPLIANT DEADBOLT LOCL AT FRONT ELEVATION
17. EXISTING CONCRETE SLAB REMAINS. REMOVE EXISTING FLOOR FINISHES TO CREATE SMOOTH SUB FLOOR FOR TENANT'S FINISHED FLOOR. COORDINATE ALL NEW FLOOR ELEVATIONS WITH TENANT'S DRAWINGS
18. INSTALL NEW " BILCO-TYPE TER" FLOOR HATCH WITH REMOVABLE LATCH IN NEW FLOOR. (TENANT TO INSTALL NEW FINISHED FLOORING MATERIAL IN HATCH TO MATCH SURROUNDING FLOORING. SET HATCH ELEVATION TO ALLOW FOR FLUSH FINISHED FLOOR ELEVATION. FINAL HATCH LOCATION TO BE DETERMINED BY TENANT. COORDINATE INSTALLATION WITH TENANT
19. INSTALL ADA COMPLIANT NEW WOOD RAILING
20. REMOVE PORTION OF EXISTING WOOD FRAME FLOOR AND INSTALL NEW WOOD FRAME FLOOR AT ELEVATION + 1'-10" TO SET FLOOR LEVEL WITH LEVEL OF EXISTING REAR CONCRETE SLAB
21. INSTALL NEW OPEN RISER WOOD STEPS
22. STAIN GRADE SOLID CORE WOOD DOOR
23. REMOVE PORTION OF EXISTING WOOD FRAME FLOOR AND INSTALL NEW WOOD FRAME FLOOR AT ELEVATION - 0'-8" TO SET FLOOR LEVEL WITH LEVEL OF EXISTING SIDEWALK AT DOOR
24. ADA COMPLIANT PANIC HARDWARE
25. EXISTING HOLLOW METAL DOOR AND FRAME REMAINS
26. ADA COMPLIANT DOOR CLOSER
27. ADA COMPLIANT LEVER LATCH WITH LOCK SET
28. WOOD HEADER
29. JAMB ANCHOR - 3 PER JAMB
30. SEALANT
31. INSTALL NEW ALUMINUM AND GLASS STOREFRONT IN ENLARGED OPENING
32. EXISTING CMU WALL REMAINS
33. INSTALL NEW STEEL PAN STAIR WITH CONCRETE TREADS
34. WALL OF EXISTING ADJACENT BUILDING
35. INSTALL NEW VCT FLOORING AND RUBBER BASE
36. DOUBLE WOOD STUD
37. INSTALL NEW ADA COMPLIANT GRAB BARS. SEE ACCESSIBILTY COMPLIANCE SHEET FOR DETAILS. INSTALL WOOD BLOCKING IN WALL BEHIND GRAB BAR PER DETAILS
38. INSTALL NEW ADA COMPLIANT VERTICAL GRAB BAR. SEE ACCESSIBILTY COMPLIANCE SHEET FOR DETAILS. INSTALL WOOD BLOCKING IN WALL BEHIND GRAB BAR PER DETAILS
39. HOLLOW METAL FRAME
40. INSTALL NEW ADA COMPLIANT LAVATORY SINK WITH COMPLIANT LEVER FAWCET. ADA COMPLIANCE SHEET FOR DETAILS AND MOUNTING HEIGHTS.
41. INSTALL NEW ADA COMPLIANT MIRROR BY BOBRICK OR APPROVED EQUAL. SEE ADA COMPLIANCE SHEET FOR MOUNTING HEIGHT
42. ADA COMPLIANT DEADBOLT (AT STORAGE AND TRASH ROOM ONLY)
43. DOOR - SEE SCHEDULE



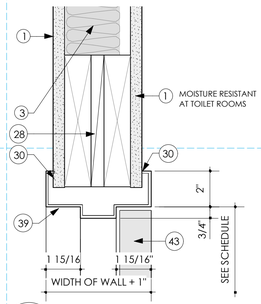
DOOR ELEVATIONS
Scale: 1/4" = 1'-0"

GALVANIZE ALL EXTERIOR HM DOORS AND FRAMES

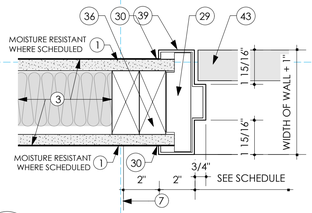
Door Schedule

MARK	DOOR				FRAME		HARD WARE	REMARKS
	DOOR SIZE	MATERIAL	TYPE	LABEL	MATERIAL	TYPE		
1-01	3'-0" x 7'-0"	ALUMINUM	A	N/A	ALUMINUM	A	1	STOREFRONT ENTRANCE DOOR
1-02	3'-0" x 7'-0"	HOLLOW METAL	C	N/A	HM	B	3	
1-03	3'-0" x 7'-0"	HOLLOW METAL	C	N/A	HM	B	3	
1-04	PAIR 3'-0" x 7'-0"	HOLLOW METAL	D	N/A	HM	B	3	
1-05	3'-0" x 7'-0"	SOLID CORE WOOD	B	N/A	HM	B	3	
2-01	3'-0" x 7'-0"	HOLLOW METAL	C	C	HM	B	3	
2-02	3'-0" x 7'-0"	SOLID CORE WOOD	C	C	HM	B	3	
2-03	FIT EXISTING OPG	SOLID CORE WOOD	C	C	HM	B	3	
2-04	FIT EXISTING OPG	SOLID CORE WOOD	C	C	HM	B	3	

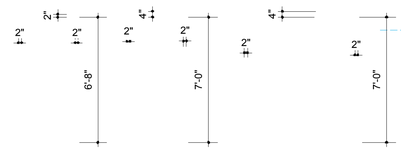
General Hardware Note: All hardware shall be brushed chrome including hinges, locks, hand e.
All doors and hardware shall be ADA compliant.



3 A-1.1 DOOR HEAD DETAIL
Scale: 3" = 1'-0" INTERIOR DOORS



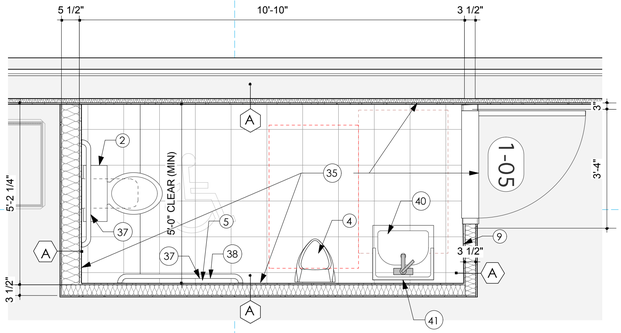
4 A-1.1 DOOR JAMB DETAIL
Scale: 3" = 1'-0" INTERIOR DOORS



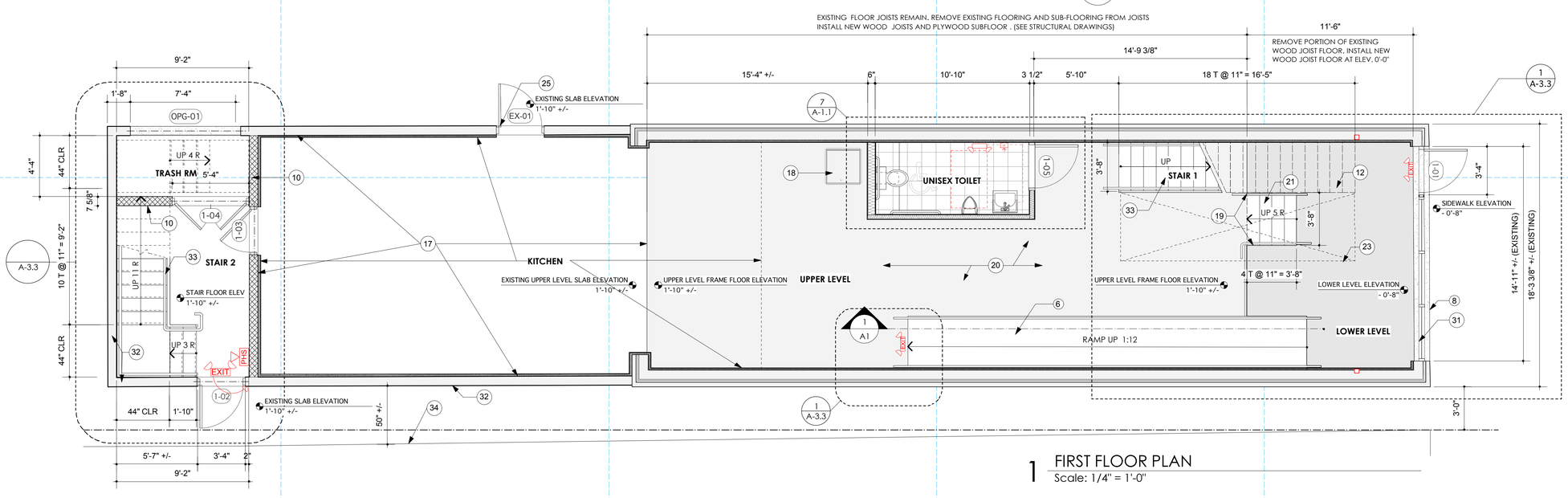
FRAME ELEVATIONS
Scale: 1/4" = 1'-0"

NOTE: TYPE A FRAME BY ALUMINUM STOREFRONT MANUFACTURER

GALVANIZE ALL EXTERIOR HM DOORS AND FRAMES



2 A-1.1 ENLARGED UNISEX TOILET ROOM PLAN
Scale: 1/2" = 1'-0"



1 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

REVISION HISTORY			
REV	DESCRIPTION	DATE	APPROVED

SEAL:

MORGAN ARCHITECTURE + DESIGN
3308 PERRYSVILLE AVE
PITTSBURGH, PENNSYLVANIA 15214
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PRELIMINARY | PROGRESS

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RENOVATIONS TO EXISTING BUILDING
4611 FORBES AVENNUE
PITTSBURGH, PA

CLIENT:

ALPHABET CITY
903 PENN AVE
PITTSBURGH, PA

DATE OF ISSUE: 5/4/14

DRAWING NAME: FIRST FLOOR PLAN

SHEET NUMBER: **A-1.1**

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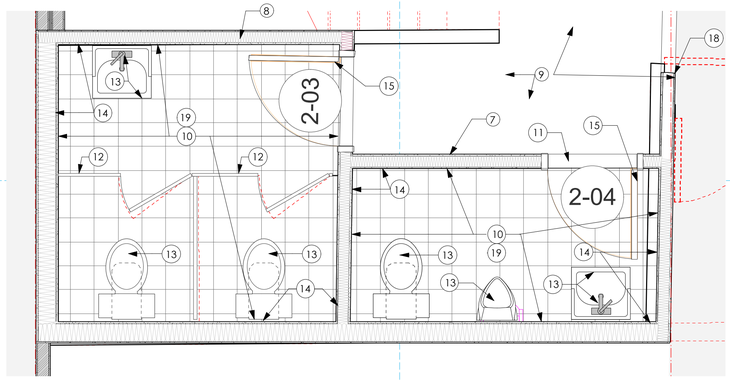
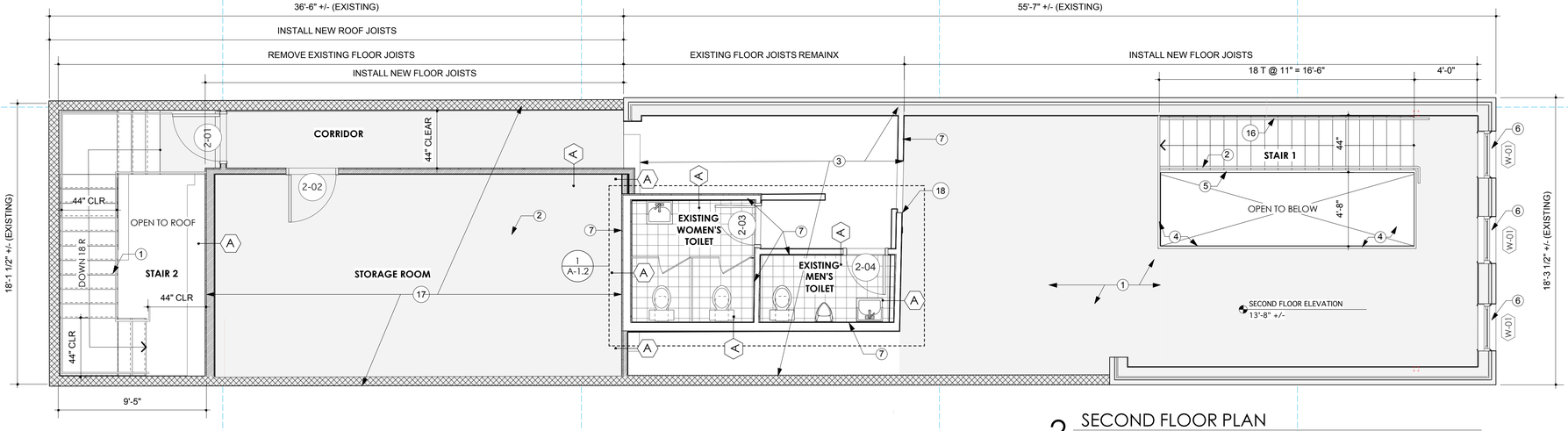
KEY NOTES:

1. REMOVE PORTION OF EXISTING WOOD FRAME FLOOR AND INSTALL NEW WOOD FRAME FLOOR AT ELEVATION + 13'-8" +/- SET FLOOR LEVEL WITH LEVEL OF EXISTING SECOND FLOOR
2. INSTALL NEW STEEL PAN STAIR WITH CONCRETE TREADS
3. EXISTING WOOD FLOOR FRAMING REMAINS. REMOVE EXISTING FINISH FLOOR AND SUBFLOOR. FIELD VERIFY THE CONDITION OF THE EXISTING WOOD JOISTS AND REPAIR / REPLACE AS REQUIRED. INSTALL NEW SUB FLOOR OVER EXISTING JOISTS.
4. INSTALL NEW STEEL GUARDRAIL
5. INSTALL NEW STEEL GUARDRAIL WITH ADA COMPLIANT HANDRAIL
6. INSTALL NEW ALUMINUM DOUBLE-HUMG WINDOW WITH NEW ALUMINUM SILL TO FIT EXISTING OPENING. (TYPICAL)
7. EXISTING WOOD WALL FRAMING REMAINS. REMOVE EXISTING FINISHES AND FIELD VERIFY CONDITION OF EXISTING WOOD FRAMING. REPAIR OR REPLACE DAMAGES WALL FRAMING. CONTRACTOR MAY REPLACE WALL FRAMING WITH NEW FRAMING AT HIS OPTION. INSTALL NEW FINISHES OVER EXISTING/NEW FRAMING PER SCHEDULE.
8. INSTALL NEW FIBERGLASS BATT INSULATION IN EXISTING STUD CAVITIES
9. REMOVE EXISTING FLOOR FINISH AND WOOD SUBFLOOR TO EXPOSE EXISTNG WOOD JOISTS. VIELD VERIFY CONDITION OF EXISTING WOOD JOISTS AND REPAIR / REPLACE AS REQUIRED. SEE STRUCTURAL DRAWINGS FOR LIMITS OF NEW AND EXISTING FLOOR CONSTRUCTION
10. INSTALL NEW 3/4" PLYWOOD SUBFLOOR
11. INSTALL NEW VCT TRANSITION. COORDINATE FLOOR FINISHES WITH TENANT
12. REMOVE EXISTING TOILET PARTITIONS. INSTALL NEW TOILET PARTITIONS IN THEIR PLACE.
13. REMOVE EXISTING TOILET FIXTURES AND REPLACE WITH NEW FIXTURES. NEW FIXTURES, OPERATORS AND ACCESSORIES SHALL BE ADA COMPLIANT
14. INSTALL NEW 5/8" MOISTURE RESISTANT GYPSUM WALL BOARD OVER STUD FRAMING. (TYPICAL AT TOILET ROOM INTERIORS)
15. REMOVE EXISTING DOOR AND FRAME FROM EXISTING OPENING AND INSTALL NEW SOLID CORE WOOD DOOR AND HM FRAME IN EXISTING OPENING. PROVIDE ADA COMPLIANT BATHROOM PRIVACY DOOR HARDWARE.
16. INSTALL NEW WALL MOUNTED ADA COMPLIANT HANDRAIL
17. REMOVE EXISTING EQUIPMENT, ROOFING, INSULATION AND ROOF JOISTS. INSTALL NEW WOOD FLOOR JOISTS AT ELEVATION OF EXISTING 2ND FLOOR AND NEW ROOF JOISTS ABOVE. INSTALL ALL NEW HVAC EQUIPMENT ON NEW ROOF. HVAC DESIGNER IS RESPONSIBLE FOR VERIFYING THAT NEW ROOF STRUCTURE IS ADEQUATE TO HOLD PROPOSED ROOFTOP EQUIPMENT.
18. CASE EXISTING OPENING WITH GYPSUM WALL BOARD
19. INSTALL NEW VCT FLOOR FINISH AND BASE - SEE FINISH SCHEDULE



1 A-1.2 ENLARGED TOILET ROOM PLAN
Scale: 1/2" = 1'-0"



2 SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

REVISION HISTORY

REV	DESCRIPTION	DATE	APPROVED

SEAL:

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PITTSBURGH, PA

CLIENT:

ALPHABET CITY
903 PENN AVE
PITTSBURGH, PA

DATE OF ISSUE: 5/4/14

DRAWING NAME:

FLOOR PLANS

SHEET NUMBER:

A-1.2

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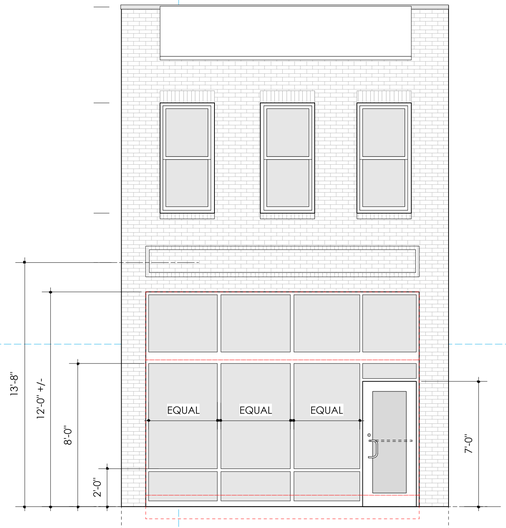
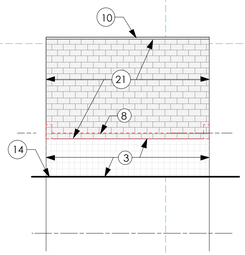
KEY NOTES:

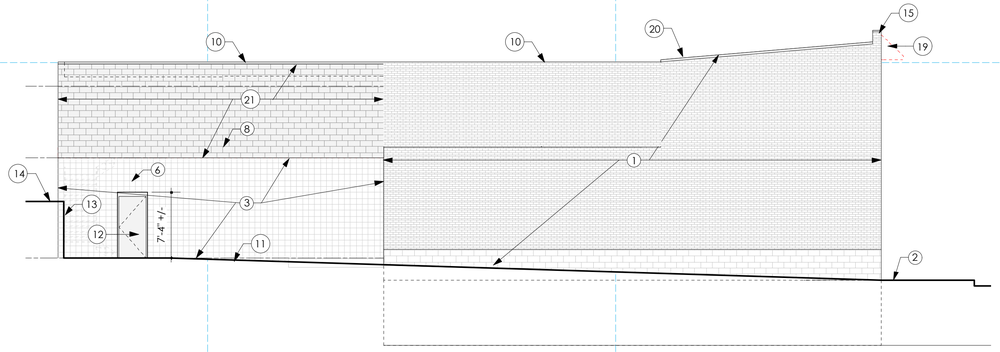
1. EXISTING FACE BRICK REMAINS. CLEAN WITH MILD CHEMICAL CLEANER. POINT EXISTING MORTAR JOINTS WHERE REQUIRED
2. EXISTING SIDEWALK REMAINS. REMOVE EXISTING STEEL SIDEWALK DOOR AND FILL WITH COMPACTED GRAVEL FILL AND CONCRETE SIDEWALK
3. EXISTING CMU WALL REMAINS
4. EXISTING HOLLOW METAL DOOR AND FRAME REMAINS
5. REMOVE PORTION OF EXISTING CMU WALL TO ALLOW FOR NEW GARBAGE RECESS
6. INSTALL NEW CMU LINTEL OVER NEW OPENING
7. EXISTING ADJACENT SIDEWALK SLAB AND STEPS REMAIN
8. REMOVE PORTION OF EXISTING CMU WALL AND COPING
9. INSTALL NEW 10" CMU WALL AT SECOND FLOOR ON EXISTING BRICK WALL
10. INSTALL NEW METAL COPING OVER NEW CMU WALL
11. EXISTING ADJACENT SIDEWALK SLAB REMAINS
12. CUT NEW OPENING INTO EXISTING CMU WALL AND INSTALL NEW HM DOOR AND FRAME IN NEW OPENING
13. EXISTING RETAINING WALL REMAINS
14. APPROXIMATE LEVEL OF EXISTING PARKING LOT
15. REMOVE PORTION OF EXISTING BRICK PARAPET AND COPING. RE BUILD MASONRY AND INSTALL NEW METAL COPING
16. REMOVE EXISTING WOOD AND GLASS STOREFRONT FROM EXISITNG OPENING , REMOVE EXISTING CONCRETE SILL TO LEVEL OF EXISTING SIDEWALK. INSTALL NEW KAWNEER ALUMINUM AND GLASS STOREFRONT IN ALTERED OPENING.
17. INSTALL NEW 3'-0" X 7'-0" ALUMINUM WILD STILE DOOR BY KAWNEER.
18. REMOVE EXISTING DOUBLE HUNG WINDOWS AND INSTALL NEW ALUMINUM DOUBLE HUNG WINDOWS - COLOR TO MATCH NEW FIRST FLOOR STOREFRONT
19. REMOVE EXISTING WOOD FRAME OVERHANG. POINT AND REPAIR EXISTING BRICK BEHIND. VERIFY CONDITION OF EXISTING WOOD FRAMING AND REAIR AND/OR REPLACE AS REQUIRED. (NEW WOOD SHALL BE PRESSURE TREATED) INSTALL NEW PLYWOOD ROOF SHEATHING, 30# BUILDING PAPER AND NEW BLACK FIBERGLASS SHINGLES
20. REMOVE EXISTING TERRA COTTA COPING FROM ENTIRE PERIMETER. INSTALL NEW METAL COPING (TYPICAL)
21. INSTALL NEW 8" CMU WALL AT SECOND FLOOR ON EXISTING CMU WALL



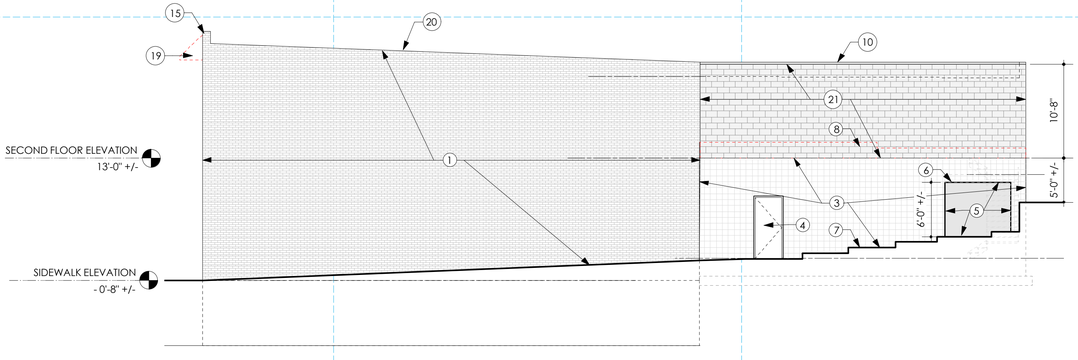
1 / A-2.1 ENLARGED FRONT ELEVATION
Scale: 1/4" = 1'-0"



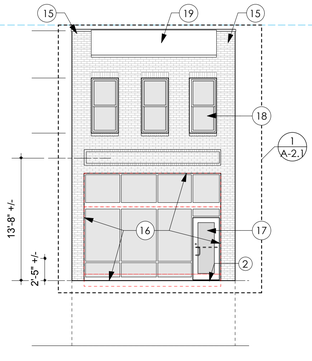
W WEST (REAR) ELEVATION
Scale: 1/8" = 1'-0"



S SOUTH ELEVATION
Scale: 1/8" = 1'-0"



N NORTH ELEVATION
Scale: 1/8" = 1'-0"



E EAST (FRONT) ELEVATION
Scale: 1/8" = 1'-0"

REVISION HISTORY

REV	DESCRIPTION	DATE	APPROVED

SEAL:

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

CONSULTANTS:

STRUCTURAL ENGINEER:	**NO STRUCTURAL ENGINEER HAS BEEN RETAINED** ALL STRUCTURAL ENGINEERING SHALL BE DESIGN/BUILD BY CONTRACTOR
MECHANICAL ENGINEER:	**NO MECHANICAL ENGINEER HAS BEEN RETAINED** ALL MECHANICAL ENGINEERING SHALL BE DESIGN/BUILD BY CONTRACTOR
ELECTRICAL ENGINEER:	**NO ELECTRICAL ENGINEER HAS BEEN RETAINED** ALL ELECTRICAL ENGINEERING SHALL BE DESIGN/BUILD BY CONTRACTOR
CIVIL ENGINEER:	**NO ELECTRICAL ENGINEER HAS BEEN RETAINED** ALL ELECTRICAL ENGINEERING SHALL BE DESIGN/BUILD BY CONTRACTOR

PRELIMINARY | PROGRESS

PROJECT:

RENOVATIONS TO EXISTING BUILDING
4611 FORBES AVENNUE
PITTSBURGH, PA

CLIENT:

ALPHABET CITY
903 PENN AVE
PITTSBURGH, PA

DATE OF ISSUE: 5/4/14

DRAWING NAME:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A-2.1

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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

PDP 14-62 Paid

Date Filed: 6-17-14

(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: PITTSBURGH CULTURAL TRUST		Phone Number: (412) 471-5198	
Address: 803 LIBERTY AVENUE	City: PITTSBURGH	State: PA	Zip Code: 15222
2. Applicant/Company Name: GARY CARLOUGH / GBBN ARCHITECTS		Phone Number: (412) 345-5005	
Address: 5411 PENN AVENUE	City: PITTSBURGH	State: PA	Zip Code: 15206
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: 943 LIBERTY AVE.			
4. Development Location:			
5. Development Address:			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition) N/A			
Proposed Zoning District:			
Present Use of Site: (Select from attached list)			
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property:	
8. Estimated Construction: Start Date: / /	Occupancy Date: / /	Project Cost: $ 85,000	

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):

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:

Renovation of existing south facade at Liberty Avenue. Envelope improvements include replacement of windows, and a new storefront. Repointing and refinishing of brick facade. Restoration of tile flooring at building entrance. Installation of new lighting fixtures.

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/)

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

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:	2,640	sq ft
Retained Area to be Renovated:	EXTERIOR FACADE ONLY	sq ft
To be Constructed:	0	sq ft
Building Footprint:	2,640	sq ft

15. Height of Structures:

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	2	37'-0"		
Proposed Addition/Extension	N/A	N/A		

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

16. Number of Dwelling Units:

Existing to Remain: _____ Proposed: _____

17. Lot Area: 2,640 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

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:

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

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

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

☐ YES ☐NO

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

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

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

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

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

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

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

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

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

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

☐ Modification or reconstruction of City curbs.

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

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

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

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

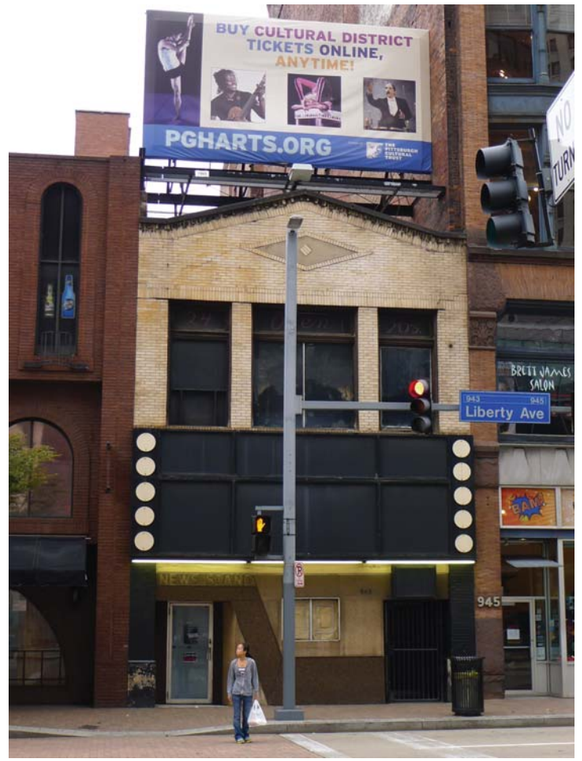
☐ The proposed work includes the placement of a demolition dumpster in a City right-of-way.

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

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

Applicant Signature:

VOUCHER #: _____ (Zoning Use Only)



VIEW 1

VIEW 2

VIEW 3

SITE PLAN | EXG CONDITIONS

Cultural Trust of Pittsburgh | 943 Liberty Avenue

2014.02.05

GBBN architects

Existing Condition

Clockwise from the top
March 18, 1936
April 29,1920
ca. 1950

DOCUMENTATION | PHOTOGRAPHY

Cultural Trust of Pittsburgh | 943 Liberty Avenue

2014.02.05

GBBN architects

** Billboard is owned by the Cultural Trust as part of its building ownership and used only to market the Trust website*

FACADE ELEVATION | RENDERING

Cultural Trust of Pittsburgh | 943 Liberty Avenue

2014.02.05

GBBN architects

WORK SCOPE

~~BRICK/STONE~~

- Repointing and refinishing of brick facade
- Removal of paint and finishing of existing stone plinth

GLAZING

- New aluminum storefront partition at ground level inspired by the original store-front design.
- Restoration of existing transom windows
- New aluminum frame windows at second floor

FLOORING

- Restoration of existing tile flooring at building entrance

CEILING

- Refinishing of exposed beam at grond level
- New ceiling at entrance

LIGHTING

- New lighting fixtures at bulkhead at bulkhead
- New wall lighting fixtures

FACADE ELEVATION | WORK SCOPE

Cultural Trust of Pittsburgh | 943 Liberty Avenue

2014.02.05

GBBN architects

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: MCKNIGHT 535 SMITHFIELD, L.P.		Phone Number: (614) 281-9000	
Address: 310 GRANT ST. SUITE 2500	City: PITTSBURGH	State: PA	Zip Code: 15219-2303
2. Applicant/Company Name: OHM ADVISORS		Phone Number: (614) 418.0600	
Address: 101 MILL STREET	City: GAHANNA	State: OH	Zip Code: 43230
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: EMBASSY SUITES HOTEL			
4. Development Location: NORTHSIDE OF SMITHFIELD STREET BETWEEN 6TH AVENUE & OLIVER AVENUE			
5. Development Address: 535 SMITHFIELD STREET			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	No Change (Existing District: GT-A)		
Present Use of Site: (Select from attached list)	82 - OFFICE (GENERAL)		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#: multiple Certificates of	Date Issued: Occupancies exist for the upper 11 floors	Existing Use of Property: B-Office	
8. Estimated Construction: Start Date: 01 / 15 / 14	Occupancy Date: 04 / 01 / 15	Project Cost: $ 35,000,000.00	

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

9. Proposed Use of Site (Select from attached list): 68 - HOTEL/MOTEL (GENERAL)

10. Select the Type of Work:

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

11. Describe the Development:

THE PROJECT CONSISTS OF RENOVATING A PORTION OF THE INTERIOR OF THE EXSTING OLIVER BUILDING TO HOTEL USE. AN ENTRY CANOPY WILL ALSO BE ADDED TO THE FRONT FACADE. THERE WILL BE MINOR BASEMENT WORK, A FIRST FLOOR LOBBY, SUITE FLOORS 14-23, AND COMMON AREAS ON FLOORS 24 & 25.

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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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:	APPROX. 273,575	sq ft
Retained Area to be Renovated:	APPROX. 250,688	sq ft
To be Constructed:	0	sq ft
Building Footprint:	APPROX. 24,200	sq ft

15. Height of Structures:

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	25	41'-9"	No Change	No Change
Proposed Addition/Extension			N/A	N/A

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

N/A				

16. Number of Dwelling Units:

Existing to Remain: N/A Proposed: 229

17. Lot Area: 26,040 sq ft

18. On Site Parking: ☒ N/A

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

Off-Street Loading Spaces: ☐ N/A

Actual: 1

Required: 3

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

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

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

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

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

City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

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: T-[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

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

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 – 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

City of Pittsburgh

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DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION - WORKSHEET

Please read this Worksheet to obtain instructions for completing Pages DRA-1 through DRA-3 of the Development Review Application. Please type, or print legibly all of the information requested on the Application. Each item on the Worksheet must be checked Complete once the Question has been answered on the Application form.

Questions 6, 12, and 26 may not apply to all applications. If they are not applicable, provide the appropriate response on the Application form and mark as "Not Needed" on this Worksheet.

The Worksheet must be submitted along with a complete Application form at the Zoning Office.

QUESTION NUMBER AND INSTRUCTIONS	COMPLETE	NOT NEEDED
QUESTION 1:	■	
Provide the Property Owner's name, phone number, address (with state and zip code), as well as the Owner Identification Number.		
QUESTION 2:	■	
Provide the Applicant's name, phone number, address (with state and zip code), as well as the Application Identification Number. Enter your Contract ID Number (which is assigned by the Bureau of Building Inspection). If you are a Contractor and do not have a number, please see the BBI office. If you are not a Contractor, then an Applicant Identification Number is a number will be generated at the Department of City Planning – Development Administration and Review (Zoning Counter) for tracking purposes. If you do not have an Applicant Identification Number, a Zoning Counter Staff Member will issue a number when reviewing the Development Review Application with the Applicant. (It is important that the applicant save this number for future applications.)		
QUESTION 3:	■	
Provide the name of the development.		
QUESTION 4:	■	
Indicate the development location. For example: Corner of Smithfield Street and Forbes Avenue.		
QUESTION 5:	■	
Indicate the development address. This must be a valid City street address. If a City address is not available for the property or if the applicant desires to change a current City address, then the City of Pittsburgh Department of Public Works (DPW) must be contacted.		

DEVELOPMENT REVIEW APPLICATION – WORKSHEET (continued)		
QUESTION NUMBER AND INSTRUCTIONS	**COMPLETE**	**NOT NEEDED**
QUESTION 6:	☐	■
If a change to the Zoning District is being proposed, the proposed zoning district and present use of site is required information. The Present Use of Site must be a Use type from the list provided on **Page DRA-4** of the Development Review Application. Also, a Zone Change Petition must be completed and turned in with this application. A Zone Change Petition may be found on the Department of City Planning – Development Administration and Review website at http://www.city.pittsburgh.pa.us/cp/html/land_use_control_and_zoning.html and select forms.		
QUESTION 7:	■	
If a Certificate of Occupancy exists, please enter the following information, existing Certificate of Occupancy Number, date the Certificate of Occupancy was issued and existing use of property. If a Certificate of Occupancy exists and the information is not known, please contact the Zoning Staff for assistance in obtaining this information. If a Certificate of Occupancy does not exist, please move on to Question 8.		
QUESTION 8:	■	
Provide an estimated construction start date, occupancy date and project cost.		
QUESTION 9:	■	
Refer to **Page A4** of the Development Review Application for a complete listing of proposed use types. For further detailed descriptions of the use types refer to http://www.city.pittsburgh.pa.us/cp/html/land_use_control_and_zoning.html and select the link for the City Zoning Code maintained at the Municode.com website. Dependent upon the project, more than one use type may be selected. For example: A five story building may include space for a Restaurant (Limited), Retail Sales and Services (General) and a Bank or Financial Institution (Limited).		
QUESTION 10:	■	
Select the type of work in which you are applying for by placing an "X" or check mark next to the appropriate type of work. More than one description can be selected.		

DEVELOPMENT REVIEW APPLICATION – WORKSHEET (continued)

QUESTION NUMBER AND INSTRUCTIONS	COMPLETE	NOT NEEDED
QUESTION 11:	■	
Provide a general description of the development. Examples of a description are provided as follows: ♦ Construction of a new four story building that will contain two floors designed for retail space and two floors designed for offices. ♦ Interior renovation to an existing grocery store.		
QUESTION 12:	■	☐
An application for Land Operations Permit must be made by a contractor **registered** by the City of Pittsburgh unless the work is to be performed by the owner on property where that owner is resident, for which you will need a **General Contractor's License.** (Visit the Bureau of Building Inspection Site at www.city.pittsburgh.pa.us/BBI/ for more information on obtaining a General Contractor's License.) The following is a list of conditions that require an applicant to apply for a Land Operations Permit: 1. Grading involving 50 cubic yards or more. 2. An excavation or fill, 5 feet or more in vertical depth as measured from the natural ground surface or any slope with a gradient of 25% or more. 3. Excavation below finished grade for basement, cellar, and/or foundation of any above ground structure, swimming pool, or underground structure on a lot with an average existing slope with a gradient of 25% or more. 4. An easement for a public sewer, water main, storm drain or power line. 5. An encroachment on or alteration of an existing drainage channel or watercourse. 6. Surface mining involving 50 cubic yards or more. 7. Removal of trees, vegetation or other natural ground cover over an area in excess of 10,000 square feet. 8. Removal of trees, vegetation or other natural ground cover on any slope with a gradient in excess of 25%, and over 10,000 square feet in area. (The removal of such ground cover could affect the stability of existing slope). 9. Surfacing and paving of land other than streets or ways with hard surface or compacted non-permeable material such as asphalt, concrete or slag, with an area in excess of 10,000 square feet. 10. Transportation of any material for disposal purposes over public streets, in total quantity of material in excess of 1,500 cubic yards. 11. Any "major excavating, grading or filling" operation as so defined in Section 903.02 and permitted as a conditional use under the Zoning Ordinance.		

DEVELOPMENT REVIEW APPLICATION – WORKSHEET (continued)

QUESTION NUMBER AND INSTRUCTIONS	COMPLETE	NOT NEEDED
QUESTION 13:	■	
Write the number of each type of structure proposed for new construction or renovation. If no work is proposed for a type of structure listed, then write a zero in its place. If no new structures or renovations are proposed for the entire development, then check the "N/A" box.		
QUESTION 14:	■	
Enter the gross floor area in square feet (sq ft) for each item listed. The "Existing to be razed" refers to any existing structure that is proposed to be razed or demolished as part of the work. The "Existing to be retained" refers to any portion of an existing structure that will remain in place and in use. The "To be constructed" refers to any new building, structure, or addition that is proposed to be constructed as part of the work. The "Building Footprint" is defined as the total surface area of the property lot occupied by any retained or new structures. Please write a zero for any items not included in the work.		
QUESTION 15:	■	
Write the existing heights of the main structure and accessory structures currently on the site that will remain and not be demolished. Also, list the type of accessory structure. If any item does not currently exist, write a zero for its height. Write the proposed final heights of the main structure, any proposed additions, and accessory structures in the "Proposed" column. If any item listed is not part of the proposed work, then write a zero for its height. **Note**: More than one accessory structure may be part of the project, such as the need for a fence and a garage. The following is an example list of accessory structures: Garage, Carport, Patio/Porch, Fence, Deck, Dumpster (Permanent), Gate/Guard House, Gazebo/Storage Shed, Antennas (< 32" diameter), Below-ground Swimming Pool, Above-ground Swimming Pool, Home Occupation/Business		
QUESTION 16:	■	
Provide the number of existing dwelling units that will remain as part of the work. A dwelling unit is defined as a residential unit such as an apartment, condo, townhouse, or house. If there are no existing dwelling units, indicate this by writing a zero. Also provide the number of proposed dwelling units to be constructed as part of the work. If no new dwelling units are proposed, then indicate this by writing a zero.		

DEVELOPMENT REVIEW APPLICATION – WORKSHEET (continued)		
QUESTION NUMBER AND INSTRUCTIONS	**COMPLETE**	**NOT NEEDED**
QUESTION 17:	■	
Provide the property lot area in square feet. If the area is known in acres, convert this value to square feet by multiplying the acreage by 43,560. (i.e. 2 acres x 43,560 = 87,120 square feet).		
QUESTION 18:	☐	■
Provide the total number of existing parking spaces that are full-size and/or compact-size spaces. Also provide the number of existing handicap parking spaces. If there are currently no parking spaces that exist, please indicate by writing a zero. If Off-Street Loading pertains to your project, please provide the number of actual loading spaces and the number of required loading spaces. (Refer to Section 914.10 of the Pittsburgh Zoning Code for the Off-Street Loading Requirements.)		
QUESTION 19:	■	
Place an "X" or a check mark beside any of the choices listed in Question 19 that best describe the type of proposed work. More than one description can be marked. If none of the items listed will take place, then indicate this by checking the "N/A" box.		
QUESTION 20:	■	
Question 20 inquires about any plumbing work that will take place inside the building (existing or new building) and on private property. This does not include plumbing, water, or sewer work that will take place in the street or sidewalk within the public right-of-way. Please read through the three choices and make one choice with an "X" or check mark.		
QUESTIONS 21-24: These questions inquire about sewer and water construction that will take place in the street, sidewalk, or any other public right-of-way. The Pittsburgh Water and Sewer Authority (PWSA) owns and maintains the public sewers and the majority of the public water mains in the City of Pittsburgh. For more information on the PWSA requirements for water and sewer use and connections, please refer to the PWSA Procedures Manual for Developers. The Manual is available at www.pgh2o.com or by calling 412-255-2443.		

DEVELOPMENT REVIEW APPLICATION – WORKSHEET (continued)		
QUESTION NUMBER AND INSTRUCTIONS	**COMPLETE**	**NOT NEEDED**
QUESTION 21:	■	
For each of the four items listed in Question 21, please indicate the number of each item that will be part of the proposed work. For example, if a new residential home will be constructed and needs one new water tap and one new sewer tap, then write a "1" beside "New Water Service Connections", a "1" beside the "New Sewer Service Connections" and zeros by all other items. Terminations of existing taps may be required by PWSA depending on the presence and location of any existing taps and the type of work that is proposed to take place. More detailed information on the PWSA requirements will be obtained as you proceed through the PWSA permitting process. Please note that the numbers you write in Question 21 are subject to change once you begin the PWSA permitting process because more detailed information about the water and sewer utilities at the property will be reviewed at that time.		
QUESTION 22:	■	
Question 22 inquires about the water consumption or the sewer discharge flows of the building or site changing from their existing conditions to new, proposed conditions. For example, if a property lot contains a one-family home currently and the applicant is proposing to renovate the home and retain its use as a one-family home, then the water consumption and sewer discharge flows should not change significantly. This use of the property is staying the same. One example of a change in water consumption and sewer discharge flows is when a retail store is converted into a restaurant and the water use in the bathrooms and a new kitchen increase the water consumption and sewer discharge flow. However the change in water consumption and sewer discharge flows can also be defined as a decrease from the current values, for example by converting a restaurant into a retail store.		
QUESTION 23:	■	
Question 23 inquires about any sewer main and/or water mains that an applicant is proposing to construct. Some examples of this type of work include: ♦ Constructing an extension to existing PWSA water mains and sewer mains to service a home currently without public water and sewer utilities; ♦ Constructing water mains and sewer mains for a new residential housing development. Please mark only one of the three boxes for the option you will pursue regarding the ultimate ownership of these new utilities. If this type of work is not proposed to take place, then mark the third box for "Not Applicable" with an "X" or check marks.		

DEVELOPMENT REVIEW APPLICATION – WORKSHEET (continued)

QUESTION NUMBER AND INSTRUCTIONS	COMPLETE	NOT NEEDED
QUESTION 24:	■	
Question 24 is a follow-up question to Question 23. Question 24 requests information on the physical location of the new, proposed water and sewer utilities described in Question 23. If Question 23 has been marked "Not Applicable", then also mark Question 24 as "Not Applicable".		
QUESTION 25:	■	
Question 25 provides a list of work that is typically performed within the City rights-of-way related to renovation, demolition, and construction work. Read through the list and select all applicable items by marking the appropriate boxes with an "X" or check mark. More than one item can be selected. If none of the items on the list will be part of the proposed work, then leave all boxes unmarked.		
QUESTION 26:	☐	■
Visitability Tax Credit: In October 2002, Pittsburgh City Council introduced Ordinance 939, which would require that all single family homes, duplexes and triplexes developed with public funds in the Cit of Pittsburgh be visitable. Visitability includes having one no step entrance to the house, 32" wide doorways, and a first floor accessible powder room. This would allow people with physical impairments to participate in family events and community gatherings at the house. This would also allow that a person with a temporary or permanent mobility impairment to remain living in his or her home. The Visitability Tax Credit provides a real estate tax credit up to $2,500 for City taxes and up to $2,500 for County taxes over five years.		
Applicant Signature:	■	
Applicant must sign the form in blue or black ink.		

HENRY W. OLIVER BUILDING

City of Pittsburgh Planning Commission -
June, 2014

EMBASSY SUITES HOTEL

535 SMITHFIELD STREET
PITTSBURGH, PA 15222

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Architect of Record:
OHM Advisors
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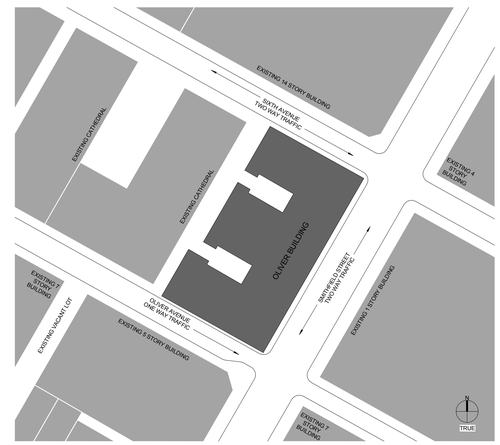
Gahanna, OH 43230
Phone: 614.418.0600
Fax: 614.418.0614



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COVER

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no.	revisions:	by:

job no: 6168-12-0011
date: 10-JUN-14
sheet:
G-101

GENERAL NOTES

1. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON A PLAN TITLED "TOPOGRAPHIC SURVEY" FOR THE "OLIVER BUILDING SIDEWALK/STREET AREA MODIFICATION" SITUATED IN "ALLEGHENY CO. PENNSYLVANIA," PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, DATED JULY 13, 2013, LAST REVISED OCTOBER 9, 2013.

2. THESE PLANS REPRESENT THE OVERALL SITEWORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.

3. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.

4. THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFIS) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE RFI SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.

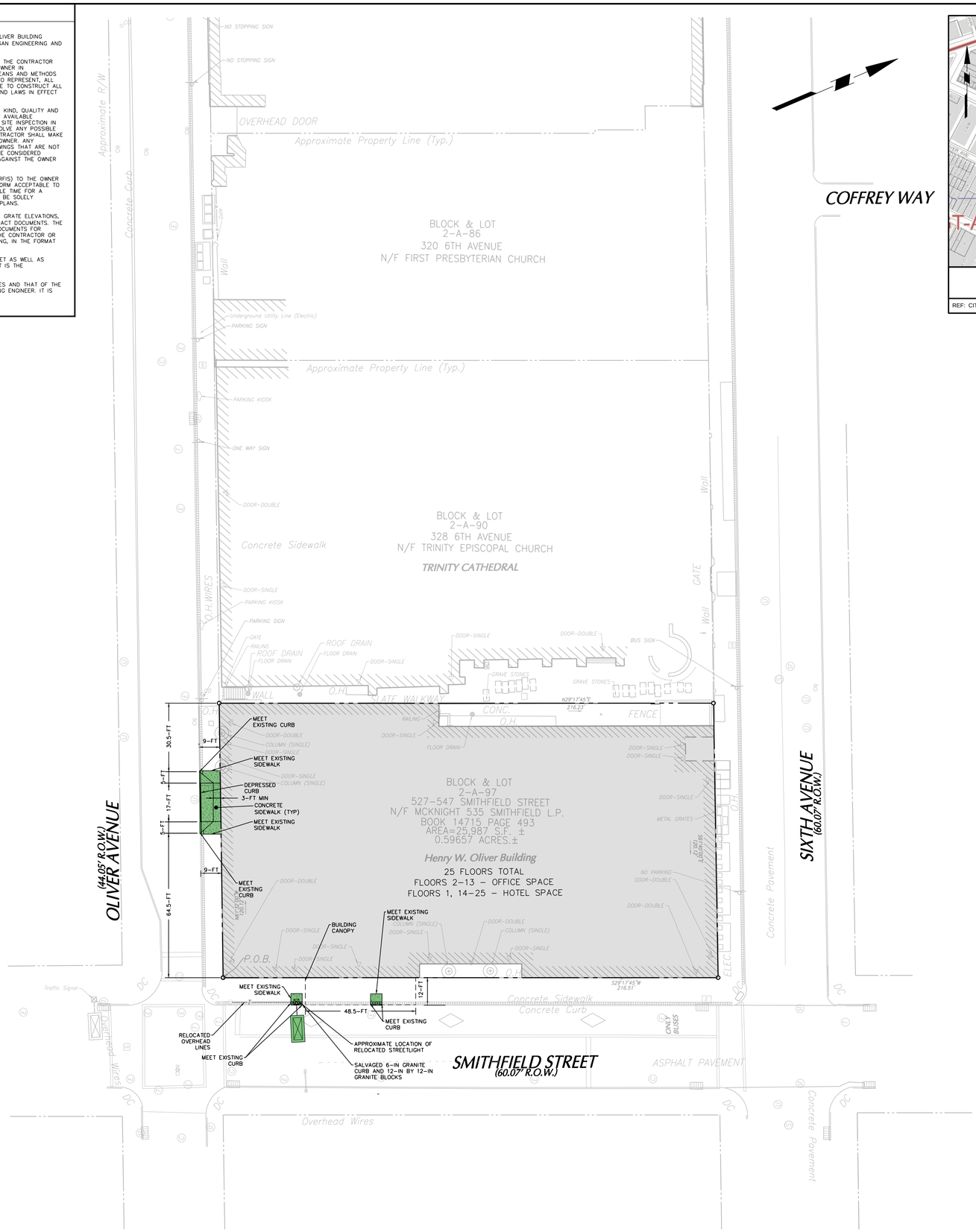
5. INFORMATION RELATED TO ELEVATIONS (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.

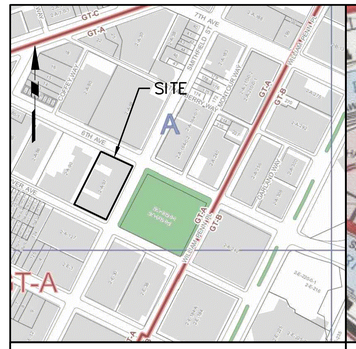
6. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.

7. FOR COST ESTIMATION PURPOSES, CONTRACTOR SHALL ASSUME DEPTH OF GRANITE CURB TO BE 18-INCHES AND THAT OF THE GRANITE BLOCK TO BE 2-INCHES. THIS ASSUMPTION IS BASED ON INFORMATION FROM THE OLIVER BUILDING ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE DEPTH OF THE GRANITE CURB.

LEGEND

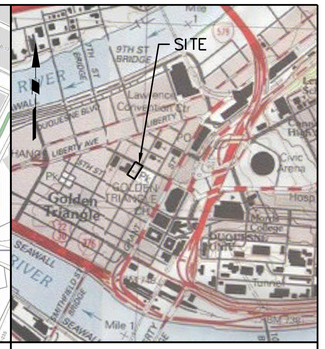
	EXISTING	PROPOSED
PROPERTY LINE		
BUILDING LINE		
BUILDING ENTRY		
BUILDING OVERHANG		
BUILDING COLUMN		
CURB WITH 12-IN BY 12-IN GRANITE BLOCK		
ADA ACCESSIBLE RAMP		
MANHOLE (TYPE AS LABELED)		
WATER VALVE		
CATCH BASIN		
SPOT ELEVATION	x322.35	
UTILITY POLE		
SIAMESE CONNECTION		
FIRE HYDRANT		
LIGHT POLE		
TRAFFIC SIGNAL CABLE		
TRAFFIC SIGNAL		
SIDEWALK		





ZONING MAP

REF: CITY OF PITTSBURGH ZONING LOT AND BLOCK MAP 002 (DATED 2012)



SITE LOCATION MAP

1" = 2000'

REF: USGS PITTSBURGH TOPOGRAPHIC QUADRANGLE

PITTSBURGH CITY ZONING TABLE - OLIVER BUILDING

Block: 02-A, Lot: 97

ZONING DISTRICT: GT-A GOLDEN TRIANGLE SUBDISTRICT A [1]

	ITEM	PERMITTED/REQUIRED	PROPOSED LOT
SITE	LAND USE:	OFFICE, COMMERCIAL, HOTEL	OFFICE, COMMERCIAL, HOTEL
	LOT AREA:	0 AC	0.60 AC
	MIN. LOT AREA PER DWELLING UNIT:	1 UNIT PER 110 SF = 237 UNITS	238 UNITS *
	URBAN OPEN SPACE REQUIREMENT:	10% OF LOT AREA = 2604 SF	0 SF *
	MAX. FLOOR AREA RATIO:	13	18 **
PARKING AND ACCESS	MIN. BICYCLE PARKING SPACES:	1 for 6-20 EMPLOYEES	0 *
	LOADING AREAS:		
	MIN. NO. OF OFF-STREET LOADING AREAS	3	1 [2] **
	MIN. STANDARD SIZE	10 FT x 25 FT	10 FT x 25 FT
LANDSCAPING	STREET TREES:	1 TREE/30 FT OF STREET FRONT = 6 TREES	0 **
NOTES	(1) ALL DATA REFERENCED FROM PITTSBURGH ZONING CODE		
	(2) AREA FOR LOADING AND UNLOADING LOCATED INSIDE BUILDING		
	* INDICATES VARIANCE REQUESTED		
	** INDICATES EXISTING CONDITIONS DO NOT MEET REQUIREMENTS		

SCALE IN FEET: 20 0 5 10 20

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL SCOTT D. ROWLAND ENGINEER

SIGNATURE DATE SIGNED

SCOTT D. ROWLAND
PROFESSIONAL ENGINEER
PA LIC. No. PE-080563-E

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Langan Treaty, LLC
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no.	revisions:	by:

job no: 6168-12-0011

date: 20-NOV-13

sheet: CS-101

2 of: 5

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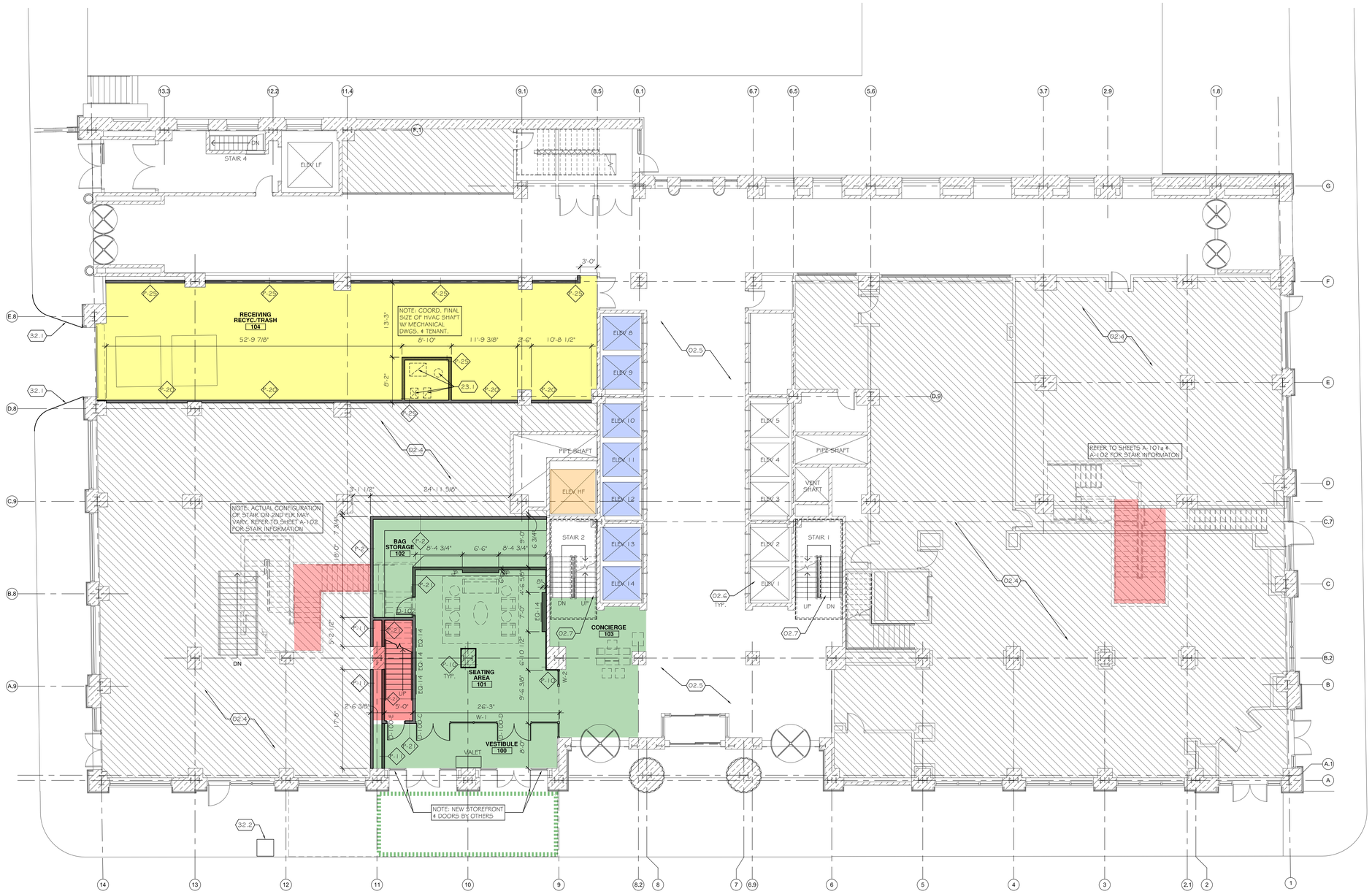

1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

PLAN NORTH

New Receiving Area

New Hotel Entrance & Lobby

New Hotel Canopy

New Egress Stair

FLOOR PLAN GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. IF DIMENSIONS CANNOT BE DETERMINED OR DOCUMENTS ARE IN CONFLICT, THE CONTRACTOR SHALL OBTAIN CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUATION OF WORK.
2. DIMENSIONS ARE FROM FACE OF STUDS.
3. ALL DIMENSIONS LOCATING DOORS AND/OR WINDOWS ARE TO CENTERLINE OF OPENING, UNLESS NOTED OR SHOWN OTHERWISE.
4. ALL DOORS ARE LOCATED 4" OFF ADJACENT PERPENDICULAR WALLS/PARTITIONS UNLESS NOTED OR SHOWN OTHERWISE.
5. PROVIDE FIRE RETARDANT TREATED WOOD BLOCKING AT ALL WALL OR CEILING ATTACHED ITEMS.
6. ALL CEILING, WALL AND FLOOR PENETRATIONS SHALL BE SEALED WITH APPROPRIATE MATERIAL. ALL FIRE PENETRATIONS SHALL BE SEALED AND IDENTIFIED PER LOCAL AND STATE BUILDING CODES.
7. REFER TO G-1XX SHEETS FOR INFORMATION RELATED TO FIRE RATED ASSEMBLIES.
8. REFER TO A-4XX SHEETS FOR ENLARGED PLANS.
9. REFER TO A-6XX SHEETS FOR ALL SCHEDULES.
10. REFER TO A-7XX SHEETS FOR INTERIOR DETAILS.
11. COORDINATE LOCATION OF FIRE EXTINGUISHERS WITH LOCAL FIRE INSPECTOR, NFPA & THE OWNER'S INSURANCE COMPANY. MAXIMUM TRAVEL DISTANCE TO FIRE EXTINGUISHER = 75'. LOCATIONS OF FIRE EXTINGUISHERS (SP-5) AND FIRE EXTINGUISHER CABINETS (SP-6) SHOWN TO BE COORDINATED.
12. PROVIDE ADA SIGNAGE AT EXITS & PUBLIC RESTROOMS AS REQUIRED BY CODE AND PER ADA GUIDELINES. REFER TO SPECIALTY SCHD. FOR TYPES & PLANS FOR LOCATIONS.
13. INDICATES NEW WALL/PARTITION. (REFER TO PARTITION SCHEDULE)
14. SLOPE FLOOR CONSTRUCTION AS REQUIRED TO MAINTAIN POSITIVE SLOPE TO ALL FLOOR DRAINS. COORDINATE EXACT LOCATIONS WITH PLUMBING SHEETS.
15. ALL EXISTING STRUCTURAL STEEL SHALL BE FIELD VERIFIED POST DEMOLITION AND SHALL BE FIRE-PROOFED OR WRAPPED AS REQ'D WITH AN APPROVED U.L. ASSEMBLY TO ACHIEVE THE REQUIRED 2HR RATING. NEW WALL TYPES SURROUNDING EXISTING STEEL MAY NOT REFLECT THIS, BUT SHALL BE PROVIDED AS REQ'D. REFER TO DETAILS 2-4/A702. STAGGER STUDS AS REQUIRED ADJACENT TO RATED WRAP TO ACHIEVE FLUSH FINISHED SURFACE.
16. ALL EXISTING SHAFTS SHALL BE FIELD VERIFIED POST DEMOLITION AND SHALL BE REWORKED OR REPAIRED WITH AN APPROVED U.L. ASSEMBLY TO ACHIEVE THE REQUIRED 2HR RATING.
17. NEW WALL CONSTRUCTION TO ALIGN WITH EXISTING IN LOCATIONS SHOWN, UNLESS NOTED OTHERWISE.
18. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS WHERE SPEED TILE WAS REMOVED DURING DEMOLITION & PROVIDE CMU INFILL AT ALL LOCATIONS TO MAINTAIN STRUCTURAL STABILITY OF WALL.

FLOOR PLAN CODED NOTES:

DIVISION 02 - EXISTING CONDITIONS

02.1 INDICATES AREA OF EXISTING RAISED FLOOR AREA (+/- 4") TO REMAIN UNDISTURBED UNLESS NOTED OTHERWISE.
02.2 INDICATES AREA OF EXISTING RAISED FLOOR AREA TO BE REMOVED.
02.3 EXISTING MECHANICAL PAD. REMOVE FINISHED SURFACE AS REQUIRED TO ACHIEVE SMOOTH ELEVATION FLUSH WITH ADJACENT NEW RAISED FLOOR AREA.
02.4 EXISTING TENANT SPACE TO REMAIN UNDISTURBED U.N.O.
02.5 EXISTING BUILDING LOBBY TO REMAIN UNDISTURBED U.N.O.
02.6 EXISTING ELEVATOR TO REMAIN UNDISTURBED U.N.O.
02.7 EXISTING STAIR TO REMAIN U.N.O.
02.8 EXISTING MAIL CHUTES TO REMAIN.
02.9 PROVIDE NEW OPENING IN EXISTING WALL TO ACCOMMODATE NEW DOOR & FRAME SHOWN. COORDINATE WITH STRUCTURAL FOR LINTEL, HEADER, ETC. AS REQ'D.
02.10 DEMOLISH EXISTING CONSTRUCTION SHOWN DASHED. FIELD VERIFY EXISTING PRIOR TO DEMOLITION & COORDINATE WITH STRUCTURAL AS REQUIRED.
02.11 SALVAGE & RELOCATE EXISTING DOOR TO NEW LOCATION AS SHOWN.

DIVISION 03 - CONCRETE

03.1 NEW CONCRETE RAMP FOR TRANSITION TO EXISTING +/- 4" RAISED FLOOR W/ MAX 1:12 SLOPE. REFER TO INT. DESIGN PACKAGE FOR FINAL FINISH SELECTION.
03.2 NEW INFILL FLOOR STRUCTURE. REFER TO STRUCTURAL SHEETS.
03.3 NEW RAISED FLOOR AREA TO MATCH EXISTING ADJACENT FLOOR AREA. REFER TO STRUCTURAL SHEETS.
03.4 HATCHED AREA REPRESENTS RAISED 4" POOL DECK TOPPING SLAB. COORDINATE FINAL DIMENSIONS, CONFIGURATION, ETC. WITH POOL MANUFACTURER & MEP DRAWINGS.

DIVISION 04 - MASONRY

DIVISION 05 - METALS

05.1 STAINLESS STEEL HANDRAIL SYSTEM - REFER TO INTERIOR DESIGN DRAWINGS.
05.2 REFER TO INTERIOR DESIGN DRAWING DETAILS FOR LOCATIONS OF METAL COUNTERTOP SUPPORT BRACKETS, PLATES, ETC. BELOW AS REQUIRED. COORDINATE FINAL LOCATIONS WITH FOOD SERVICE EQUIPMENT PRIOR TO INSTALLATION.
05.3 NEW CONC. FILLED STEEL PAN STAIR, W/ 1-1/2" STEEL PIPE GUARDRAIL (42"H) & 1-1/2" STEEL PIPE HANDRAIL (36"H). RISERS TO MATCH EXISTING & TERMINATE AT EXISTING LANDING. COORDINATE WITH STRUCTURAL AS REQ'D.

DIVISION 06 - WOOD, PLASTICS, & COMPOSITES (REFER TO ARCH. WOODWORK SCHEDULE)

DIVISION 07 - THERMAL & MOISTURE PROTECTION (REFER TO INSULATION SCHEDULE)

DIVISION 08 - OPENINGS (REFER TO DOOR & WINDOW SCHEDULES)

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08.2 CORNELL TRANZFORM ACCORDION FOLDING FIRE DOORS. COORDINATE WITH DOOR MANUFACTURER AS REQUIRED TO PROVIDE PROPER STRUCTURAL SUPPORT. COORDINATE INSTALLATION WITH FIRE ALARM SYSTEM.
08.3 24" X 36" LOCKABLE FIRE-RATED FLUSH ACCESS DOOR. DOOR TO REMAIN LOCKED AT ALL TIMES.

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DIVISION 10 - SPECIALITIES (REFER TO SPECIALITY SCHEDULE)

DIVISION 11 - EQUIPMENT (REFER TO EQUIPMENT SCHEDULE & FOOD SERVICE EQUIP. DWGS.)

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11.2 ANSUL SYSTEM PANEL - COORDINATE EXACT LOCATION WITH FOOD SERVICE EQUIPMENT DRAWINGS.

DIVISION 12 - FURNISHINGS (REFER TO INTERIOR DESIGN SHEETS)

12.1 WINDOW TREATMENT
12.2 FURNISHINGS

DIVISION 21 - FIRE SUPPRESSION (REFER TO FIRE PROTECTION SHEETS)

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DIVISION 22 - PLUMBING (REFER TO PLUMBING SHEETS)

22.1 WATER HEATER (TYP. OF 3)

DIVISION 23 - HVAC (REFER TO HVAC SHEETS)

23.1 HVAC DUCT
23.2 DRYER VENT FOR GUEST LAUNDRY IN TRANSOM WINDOW LOCATION. MOUNT VENT IN ALUMINUM BLANK-OFF PANEL TO MATCH ALUMINUM WINDOW SYSTEM
23.3 HVAC UNIT - REFER TO DETAIL 1/A-702

DIVISION 26 - ELECTRICAL (REFER TO ELECTRICAL SHEETS)

26.1 ELECTRICAL PANEL

DIVISION 32 - EXTERIOR IMPROVEMENTS (REFER TO CIVIL SHEETS)

32.1 MODIFIED CURB, REFER TO CIVIL FOR ADDITIONAL INFORMATION
32.2 RELOCATED LIGHT POLE & BASE

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1ST FLOOR PLAN

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no. revisions: by:

job no: 6168-12-0011
date: 29-APR-14
sheet: A-101

15TH FLOOR PLAN

SCALE: 1/8" = 1'-0"

Hotel Guest Room Suites

Egress Stair

FLOOR UNIT COUNT
15 KINGS
5 DBL. QUEEN
2 STUDIO
1 2 BEDROOM
TOTAL: 23 UNITS
HEARING IMPAIRED ROOM
ACCESSIBLE ROOM

PLAN NORTH

FLOOR PLAN GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. IF DIMENSIONS CANNOT BE DETERMINED OR DOCUMENTS ARE IN CONFLICT, THE CONTRACTOR SHALL OBTAIN CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUATION OF WORK.
2. DIMENSIONS ARE FROM FACE OF STUDS.
3. ALL DIMENSIONS LOCATING DOORS AND/OR WINDOWS ARE TO CENTERLINE OF OPENING, UNLESS NOTED OR SHOWN OTHERWISE.
4. ALL DOORS ARE LOCATED 4" OFF ADJACENT PERPENDICULAR WALLS/PARTITIONS UNLESS NOTED OR SHOWN OTHERWISE.
5. PROVIDE FIRE RETARDANT TREATED WOOD BLOCKING AT ALL WALL OR CEILING ATTACHED ITEMS.
6. ALL CEILING, WALL AND FLOOR PENETRATIONS SHALL BE SEALED WITH APPROPRIATE MATERIAL. ALL FIRE PENETRATIONS SHALL BE SEALED AND IDENTIFIED PER LOCAL AND STATE BUILDING CODES.
7. REFER TO G-1XX SHEETS FOR INFORMATION RELATED TO FIRE RATED ASSEMBLIES.
8. REFER TO A-4XX SHEETS FOR ENLARGED PLANS.
9. REFER TO A-6XX SHEETS FOR ALL SCHEDULES.
10. REFER TO A-7XX SHEETS FOR INTERIOR DETAILS.
11. COORDINATE LOCATION OF FIRE EXTINGUISHERS WITH LOCAL FIRE INSPECTOR, NFPA & THE OWNERS INSURANCE COMPANY. MAXIMUM TRAVEL DISTANCE TO FIRE EXTINGUISHER = 75'. LOCATIONS OF FIRE EXTINGUISHERS (5P-5) AND FIRE EXTINGUISHER CABINETS (5P-6) SHOWN TO BE COORDINATED.
12. PROVIDE ADA SIGNAGE AT EXITS & PUBLIC RESTROOMS AS REQUIRED BY CODE AND PER ADA GUIDELINES. REFER TO SPECIALTY SCHD. FOR TYPES & PLANS FOR LOCATIONS.
13. INDICATES NEW WALL/PARTITION. (REFER TO PARTITION SCHEDULE)
14. SLOPE FLOOR CONSTRUCTION AS REQUIRED TO MAINTAIN POSITIVE SLOPE TO ALL FLOOR DRAINS. COORDINATE EXACT LOCATIONS WITH PLUMBING SHEETS.
15. ALL EXISTING STRUCTURAL STEEL SHALL BE FIELD VERIFIED POST DEMOLITION AND SHALL BE FIRE-PROOFED OR WRAPPED AS REQ'D WITH AN APPROVED U.L. ASSEMBLY TO ACHIEVE THE REQUIRED 2HR RATING. NEW WALL TYPES SURROUNDING EXISTING STEEL MAY NOT REFLECT THIS, BUT SHALL BE PROVIDED AS REQ'D. REFER TO DETAILS 2-4/A702. STAGGER STUDS AS REQUIRED ADJACENT TO RATED WRAP TO ACHIEVE FLUSH FINISHED SURFACE.
16. ALL EXISTING SHAFTS SHALL BE FIELD VERIFIED POST DEMOLITION AND SHALL BE REWORKED OR REPAIRED WITH AN APPROVED U.L. ASSEMBLY TO ACHIEVE THE REQUIRED 2HR RATING.
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15TH FLOOR PLAN

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job no: 6168-12-0011
date: 29-APR-14
sheet:

A-115

25TH FLOOR PLAN

SCALE: 1/8"=1'-0"

PLAN NORTH

Hotel Public Spaces

Egress Stair

FLOOR PLAN GENERAL NOTES:

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25TH FLOOR PLAN

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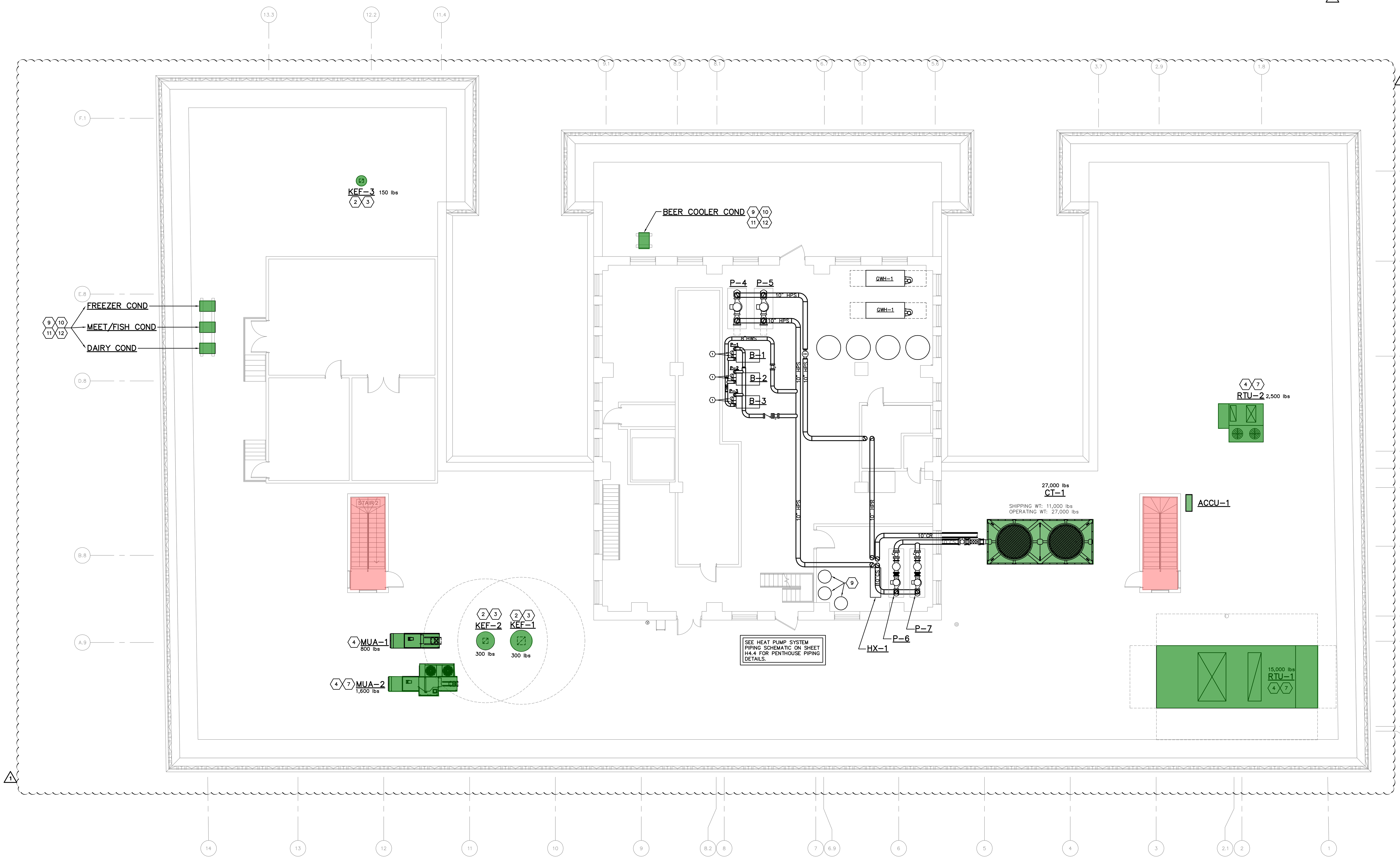
job no: 6168-12-0011
date: 29-APR-14
sheet: A-125

CODED NOTES

1. 8"ø PVC COMBUSTION AIR AND 8"ø AL29-4C FLUE PIPING UP AND OUT THRU SIDE WALL OF BUILDING. TERMINATE PER MANUFACTURES' INSTRUCTIONS WITH WALL CAP.
2. KITCHEN HOOD EXHAUST FAN WITH CURB FURNISHED & INSTALLED BY HVAC CONTR. REFER TO KITCHEN HOOD EXHAUST FAN DETAIL ON SHEET H4.3.
3. PROVIDE GREASE GUARD AROUND KITCHEN EXHAUST. USE FACILITEC OR EQUAL
4. MAKE UP AIR UNITS WITH CURB FURNISHED AND INSTALLED BY HVAC CONTR.
5. MOUNT NEW ROOFTOP UNIT ON MANUFACTURER PROVIDED CURB.
6. DIRECT CONDENSATE FROM ROOFTOP UNIT TO SPLASHBLOCK ON ROOF.
7. CONDENSING UNITS FOR WALK IN COOLER, FREEZER AND ICE MAKER FURNISHED BY KITCHEN EQUIPMENT SUPPLIER, AND INSTALLED BY HVAC CONTRACTOR.
8. FUTURE CONDENSER WATER CHEMICAL TREATMENT EQUIPMENT TO BE FURNISHED AND INSTALLED AS A SEPARATE CONTRACT BY OWNER.
9. UNIT MOUNTED PATE ES CURB WITH SPRING ISOLATORS. COORDINATE ROOF PATCHING WITH GC.
10. EXTEND REFRIGERANT PIPING FROM ROOF MOUNTED CONDENSING UNITS TO COOLERS LOCATED IN BASEMENT. COORDINATE EXACT LOCATION OF VERTICAL RISER WITH STRUCTURE AND WALLS ON THE FLOORS BELOW.
11. SIZE REFRIGERANT LINES ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. REFRIGERANT PIPING MAY BE PRE-CHARGED LINE SETS IF AVAILABLE IN REQ'D LENGTHS. INSULATE ALL REFRIGERANT SUCTION PIPING. PROVIDE WEATHER COATING ON INSULATION LOCATED OUTSIDE.
12. PIPING TO PENETRATE ROOF PER CURB DETAIL ON SHEET H4.02. TYPICAL.



New Hotel Mechanical Equipment

Egress Stair

ROOF AND PENTHOUSE HVAC PLAN
SCALE: 1/8"=1'-0"

OHM
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gahanna, ohio 43230
phone: 614.418.0600
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OLIVER HOTEL LP, LTD.
EMBASSY SUITES PITTSBURGH
PITTSBURGH, PA
ROOF AND PENTHOUSE HVAC PLAN

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no.	revisions:	by:
	MEP Bid Package:	12-18-13
1	Proposal Req 01	04-29-14
2	.	

H1-27-13124.DWG

PRATER
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6130 Wilcox Road
Dublin, Ohio 43016
(614) 766 4896
FAX: (614) 766 2354

DESIGNED BY	DRAWN BY	CHECKED BY	JOB NUM.
MAM	MAM	JBK	13124

job no: 6168120011
date: 12/18/13
sheet:
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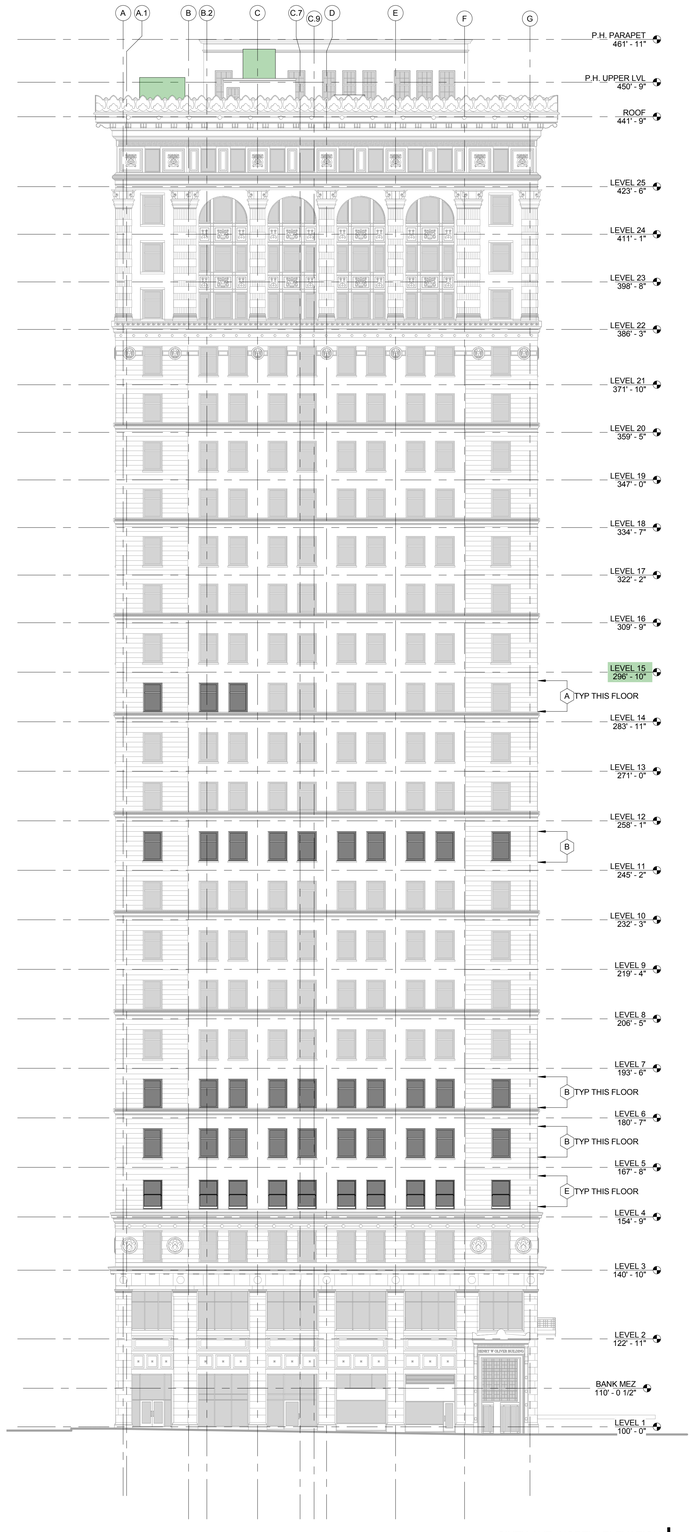
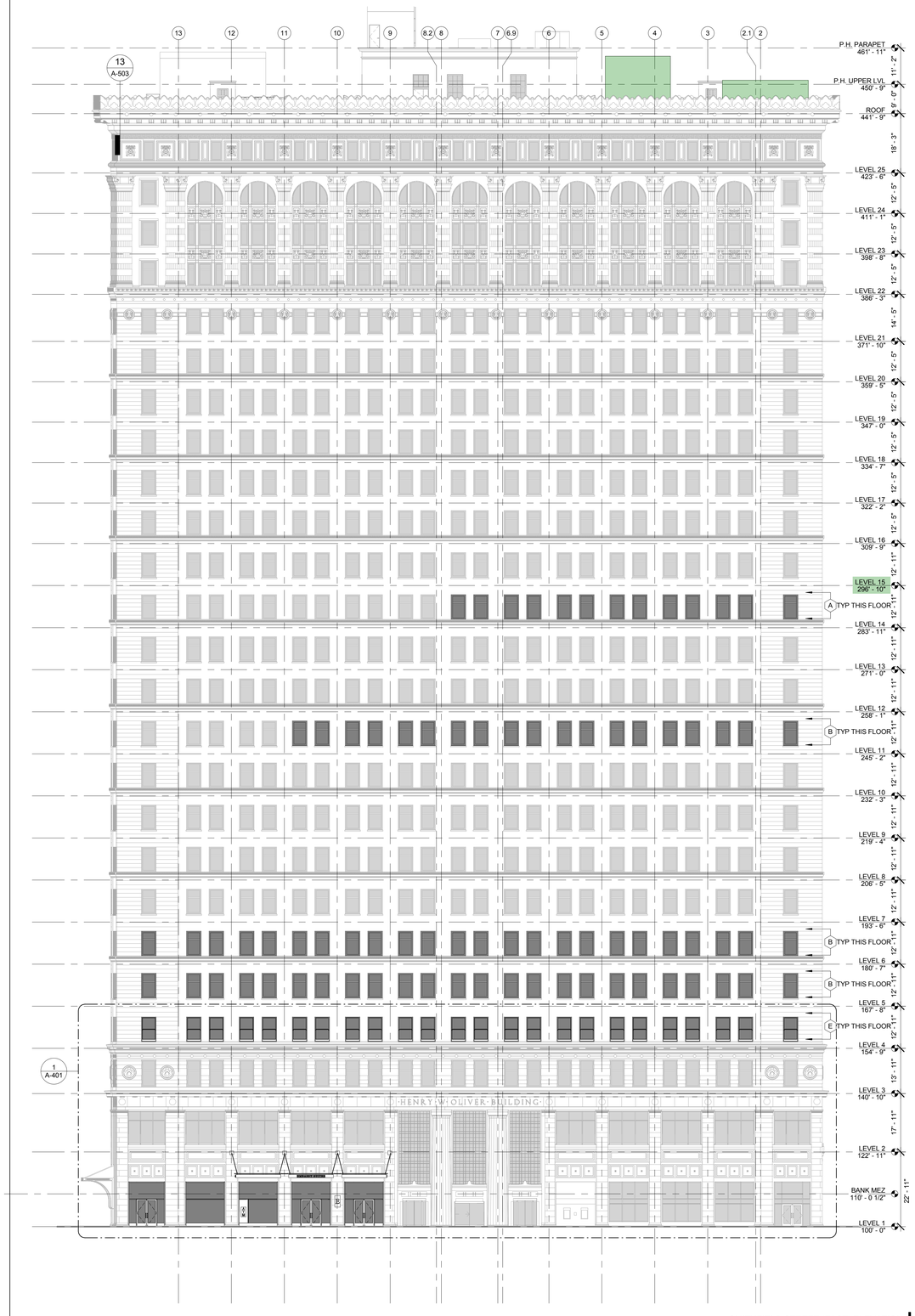


SIXTH AVE (NORTH) ELEVATION | 2
1/16" = 1'-0" | A-201



SMITHFIELD STREET (EAST) ELEVATION | 1
1/16" = 1'-0" | A-201

PERFIDO WEISKOPF WAGSTAFF + GOETTEL
408 BOULEVARD OF THE ALLIES
PITTSBURGH, PA 15219-1301
412.391.2884 PH
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WWW.PWWGARCH.COM

NOT FOR CONSTRUCTION

PWWG PROJECT NUMBER	21308.00
EXISTING CONDITIONS	08/30/2013

REVISIONS

NO.	DESCRIPTION	DATE

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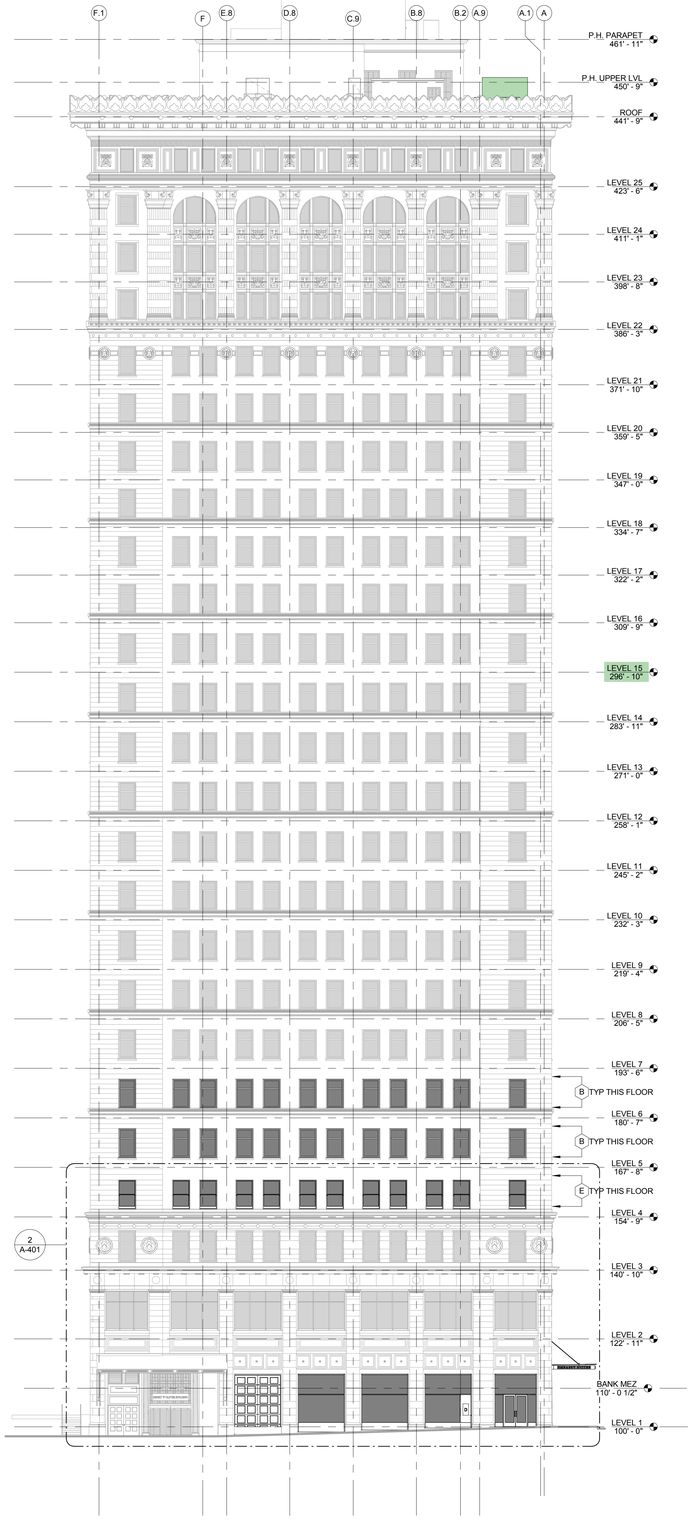
HENRY W. OLIVER BUILDING
535 SMITHFIELD STREET
PITTSBURGH, PA 15222
MCKNIGHT REALTY PARTNERS

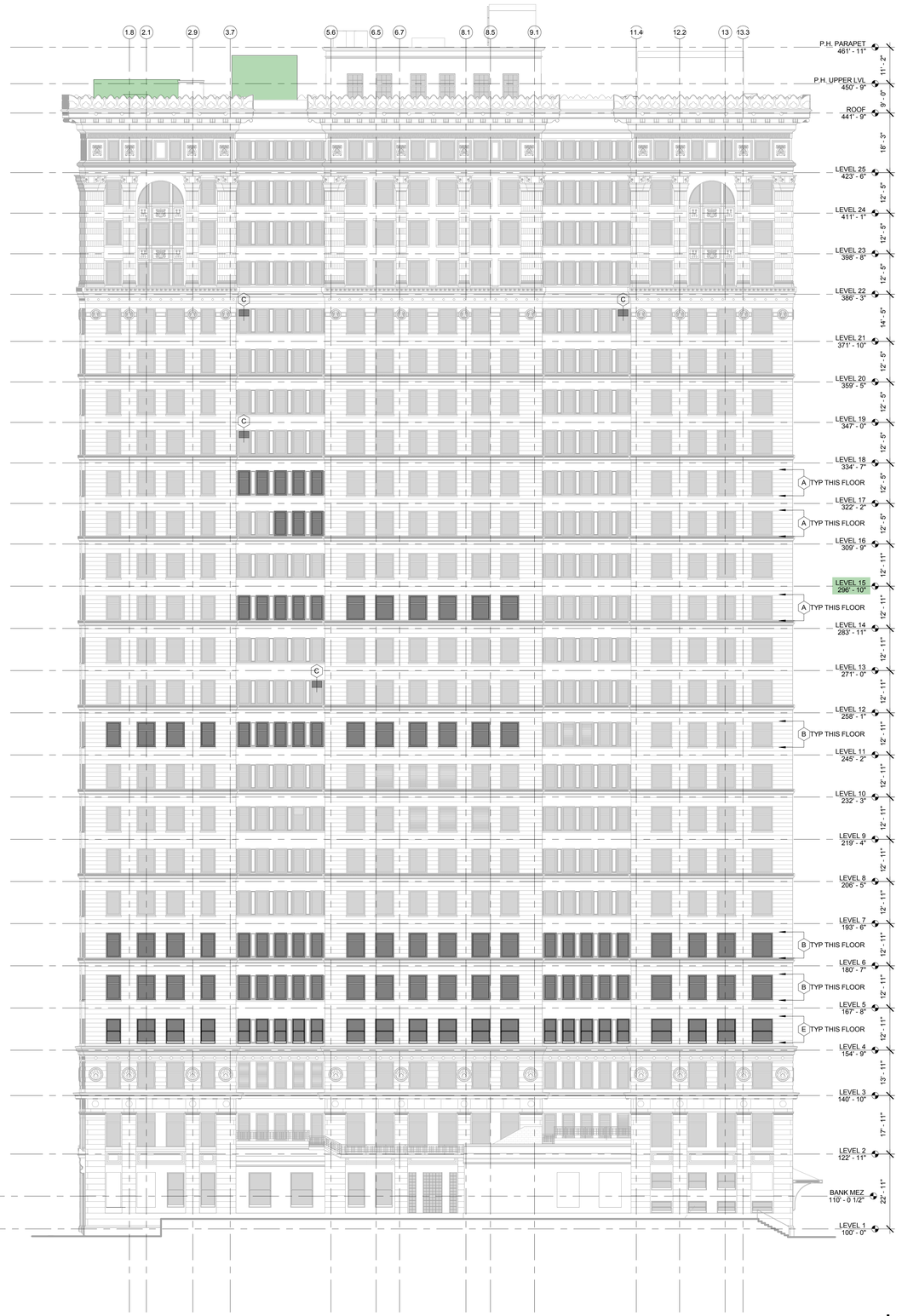
BUILDING ELEVATIONS

A-201

5/29/2014 3:38:07 PM



OLIVER AVE (SOUTH) ELEVATION | 2
1/16" = 1'-0" | A-202



WEST ELEVATION | 1
1/16" = 1'-0" | A-202

PERFIDO WEISKOPF WAGSTAFF + GOETTEL
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PITTSBURGH, PA 15219-1301
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PWWG PROJECT NUMBER	21308.00
EXISTING CONDITIONS	08/30/2013

REVISIONS

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HENRY W. OLIVER BUILDING
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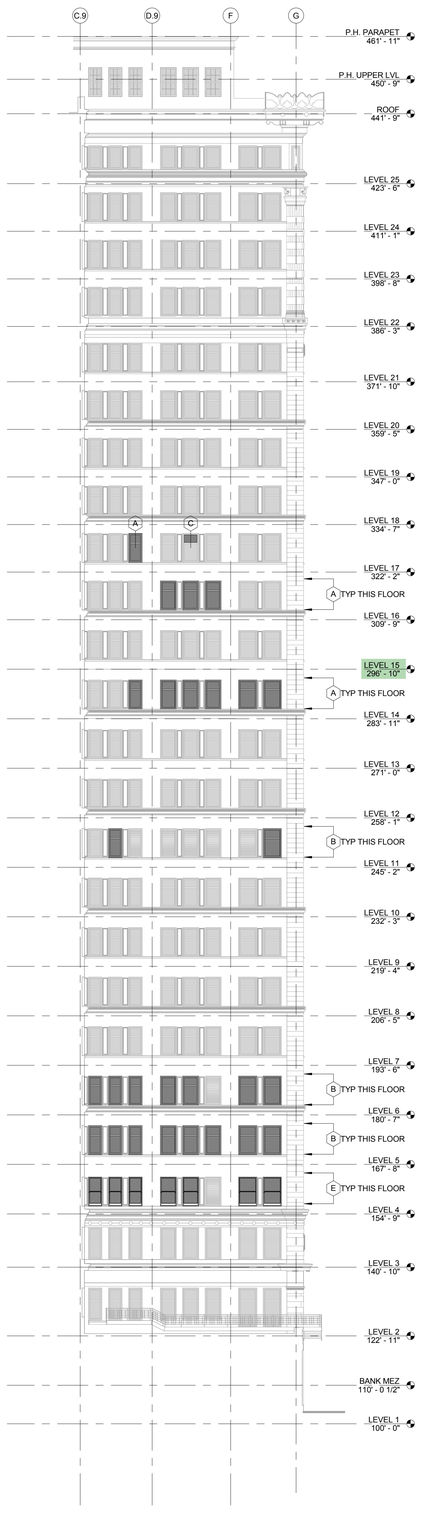
PITTSBURGH, PA 15222
MCKNIGHT REALTY PARTNERS

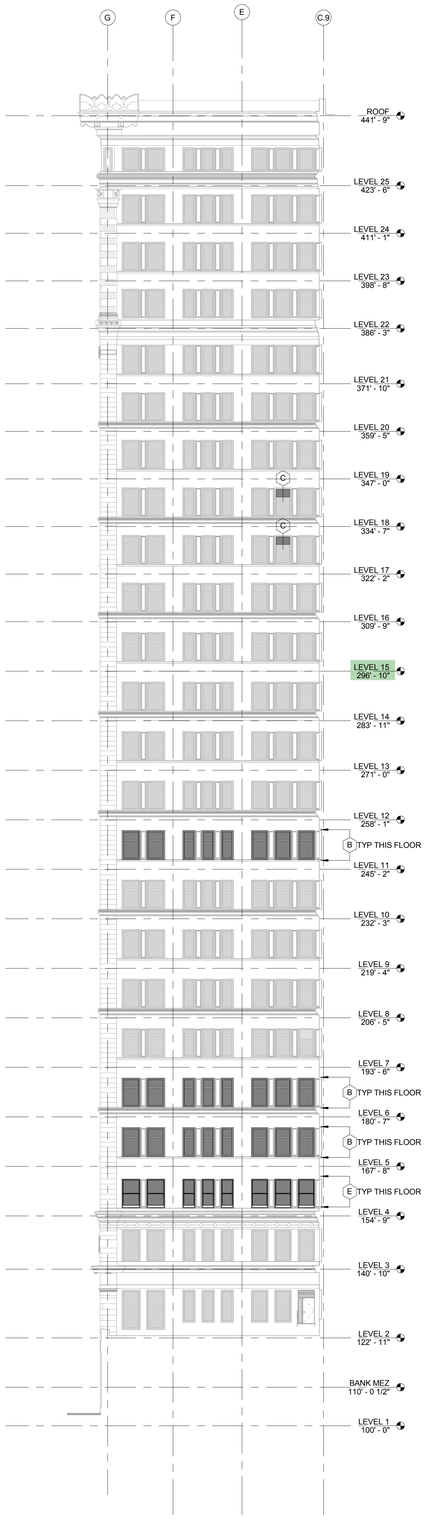
BUILDING ELEVATIONS

A-202

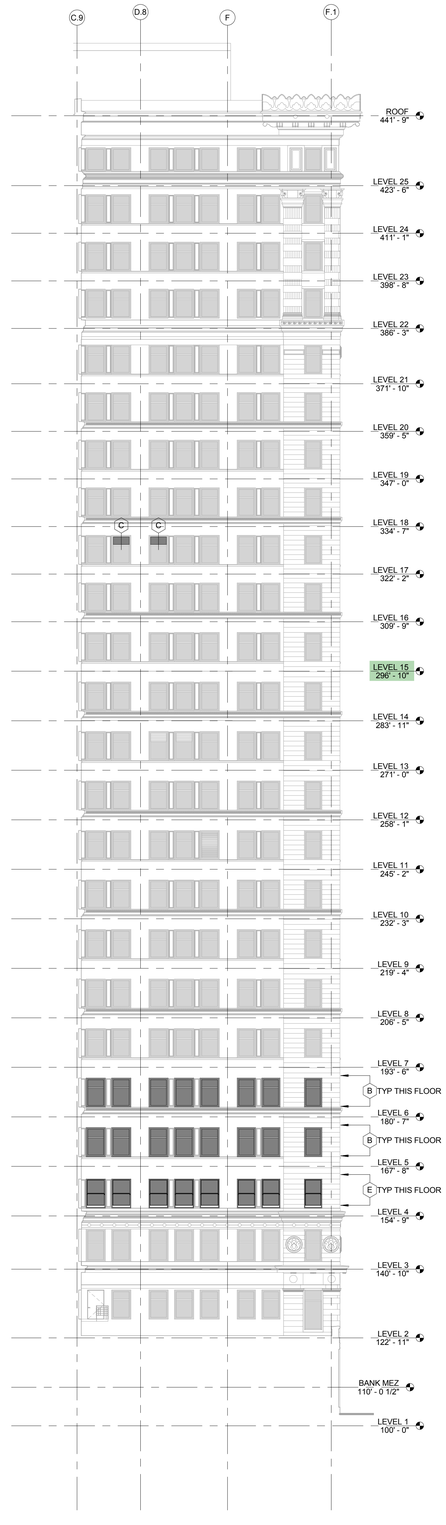
5/29/2014 3:38:24 PM



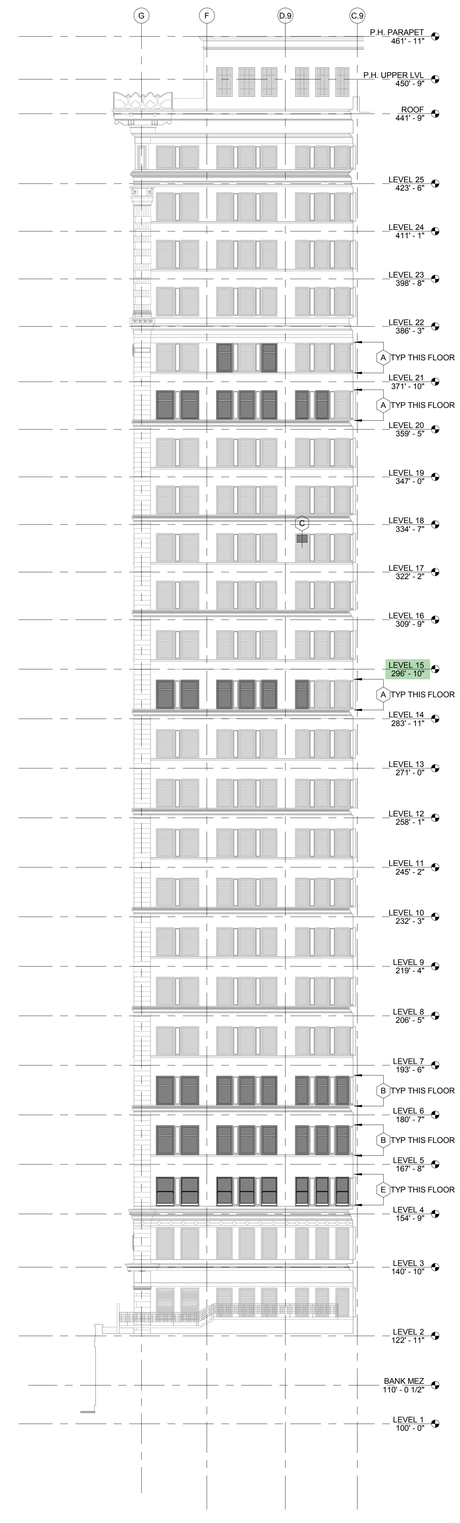
SIXTH AVE LIGHTWELL - LOOKING SOUTH | 4
1/16" = 1'-0" | A-203



SIXTH AVE LIGHTWELL - LOOKING NORTH | 3
1/16" = 1'-0" | A-203



OLIVER AVE LIGHTWELL - LOOKING SOUTH | 2
1/16" = 1'-0" | A-203



OLIVER AVE LIGHTWELL - LOOKING NORTH | 1
1/16" = 1'-0" | A-203

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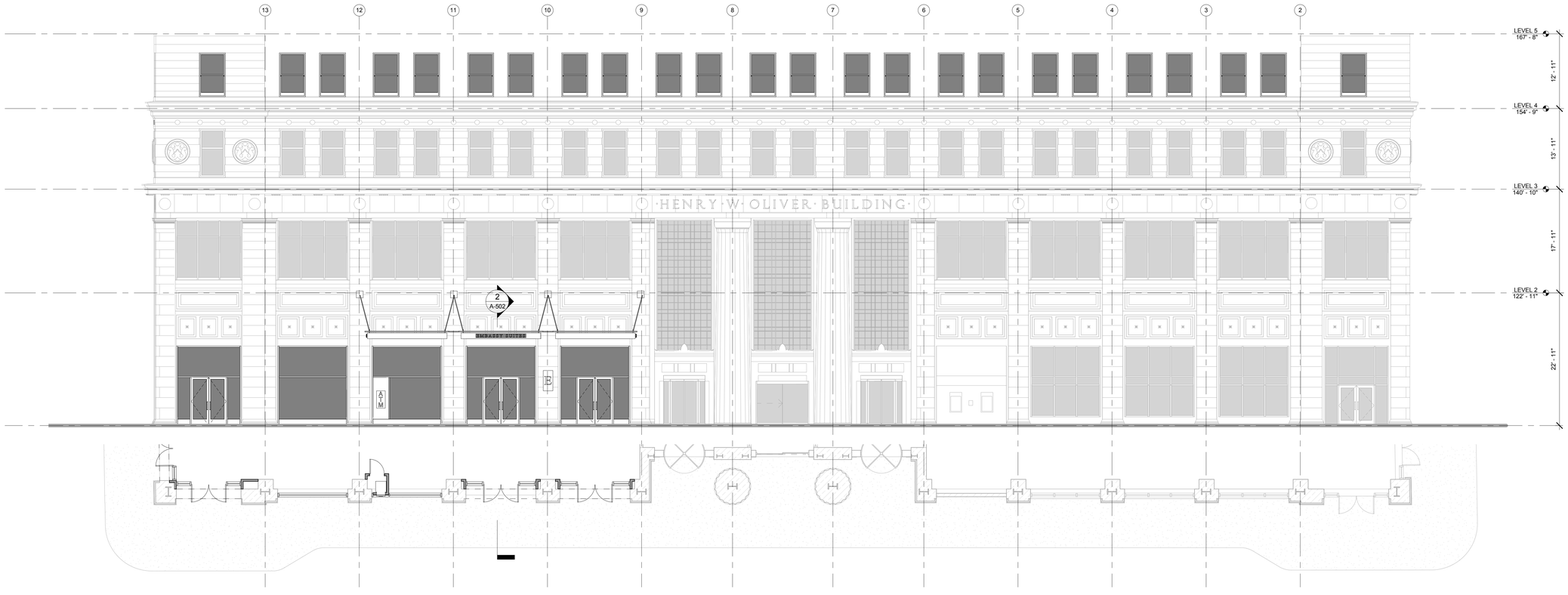
BUILDING ELEVATIONS

A-203

5/28/2014 3:38:41 PM

ENLARGED OLIVER AVE (SOUTH) ELEVATION | 2
1/8" = 1'-0" | A-401



ENLARGED SMITHFIELD STREET (EAST) ELEVATION | 1
1/8" = 1'-0" | A-401

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535 SMITHFIELD STREET
PITTSBURGH, PA 15222
MCKNIGHT REALTY PARTNERS

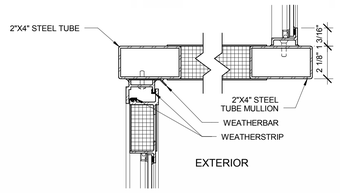
ENLARGED ELEVATIONS

A-401

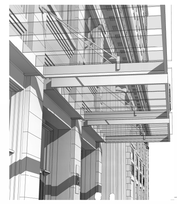
8/29/2013 6:44:22 PM

EX-Canopy from above | 6 | A-502

EX-Canopy Angle | 5 | A-502

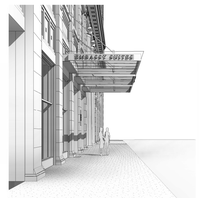


STOREFRONT MULLION AT ENTRANCE DETAIL | 11 | 3" = 1'-0" | A-502

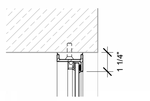


EX-Canopy close up | 4 | A-502

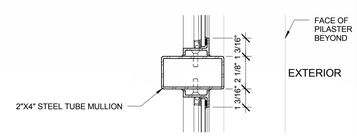
STOREFRONT SILL AT ENTRANCE DETAIL | 10 | 3" = 1'-0" | A-502



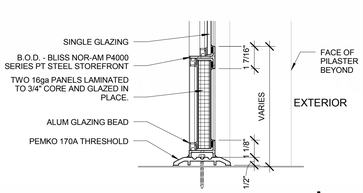
EX-Canopy down sidewalk | 3 | A-502



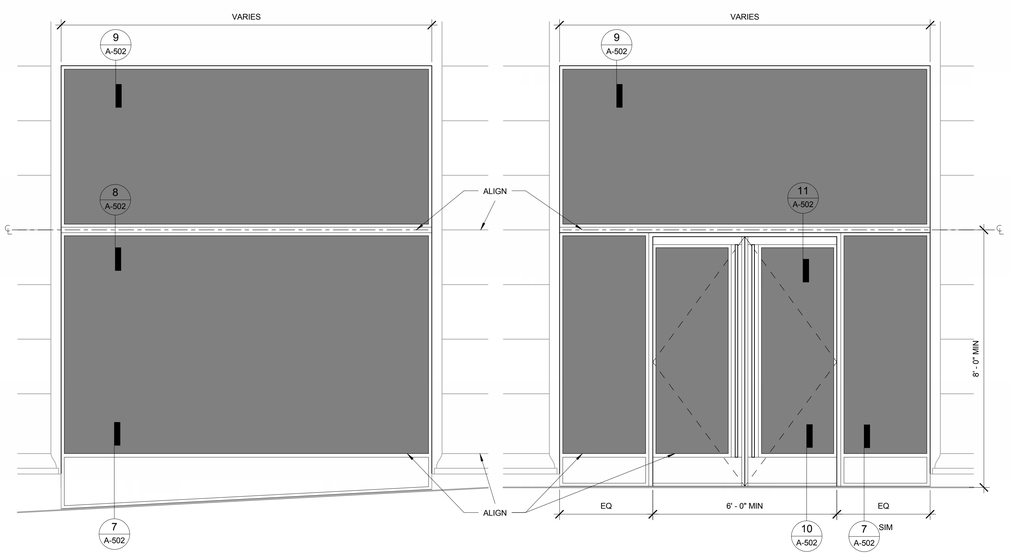
STOREFRONT HEAD DETAIL | 9 | 3" = 1'-0" | A-502



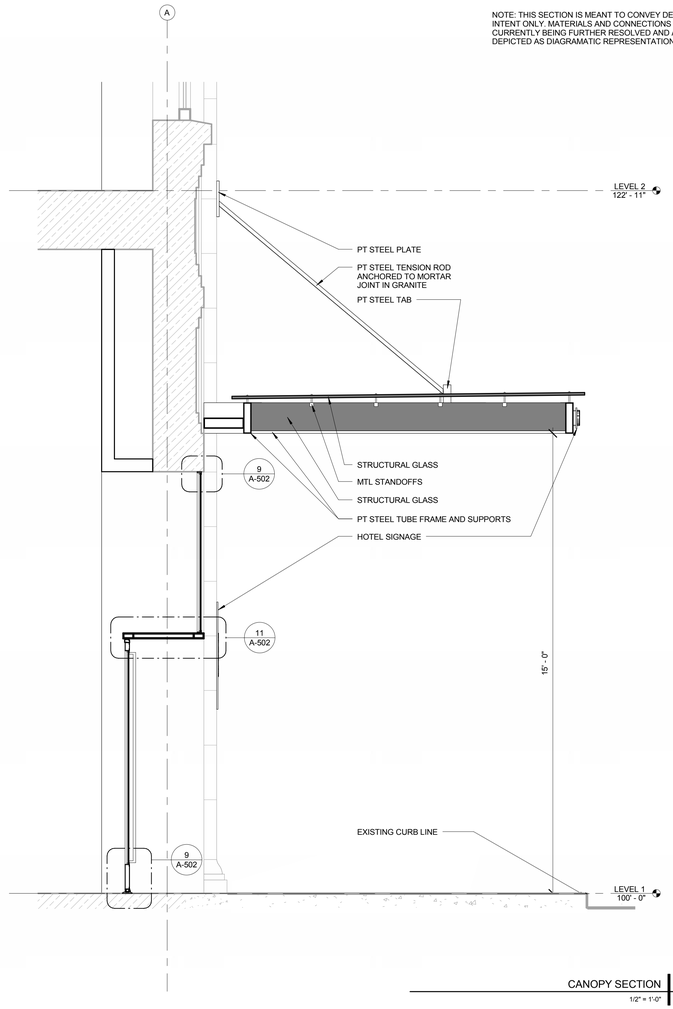
STOREFRONT MULLION DETAIL | 8 | 3" = 1'-0" | A-502



STOREFRONT SILL DETAIL | 7 | 3" = 1'-0" | A-502



STOREFRONT TYPES | 1 | 1/2" = 1'-0" | A-502



CANOPY SECTION | 2 | 1/2" = 1'-0" | A-502

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PITTSBURGH, PA 15222
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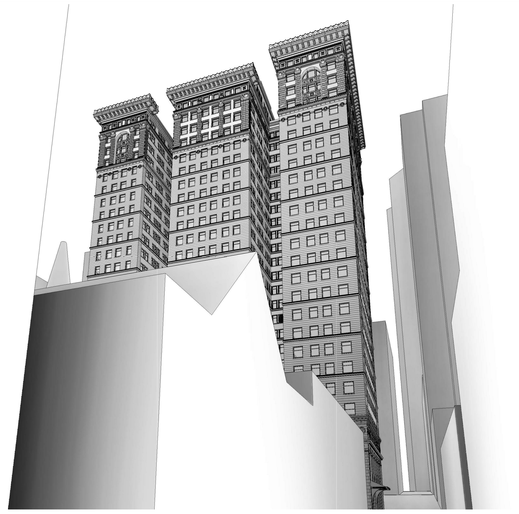
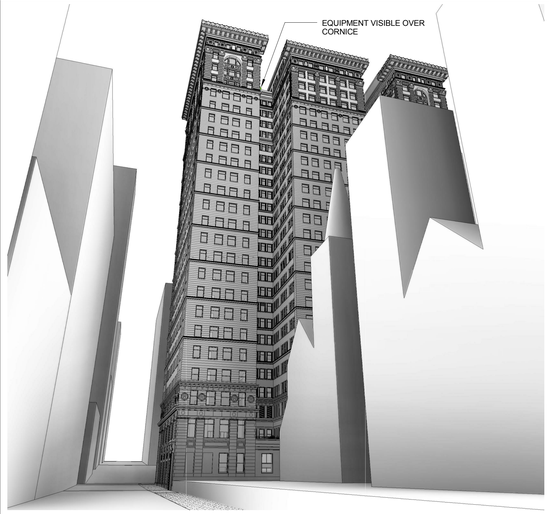
STOREFRONT AND CANOPY DETAILS

A-502

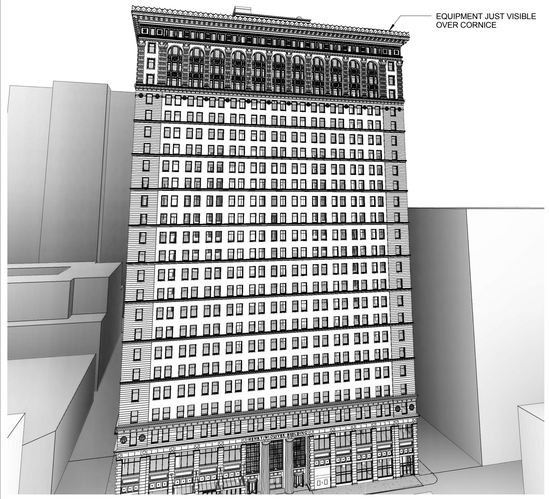
8/28/2013 6:45:17 PM



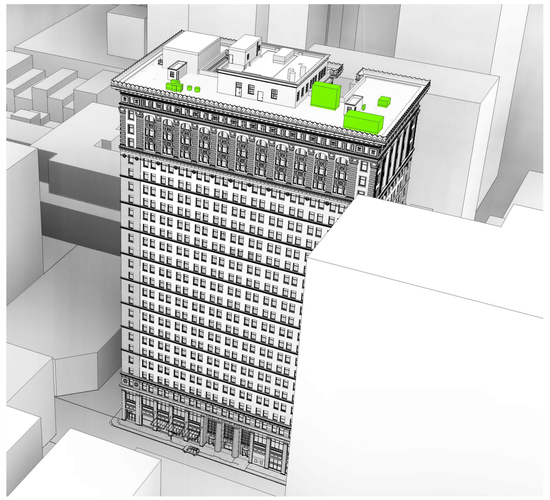
VIEW FROM OLIVER AVE LOOKING EAST 8
NO ROOFTOP EQUIPMENT VISIBLE



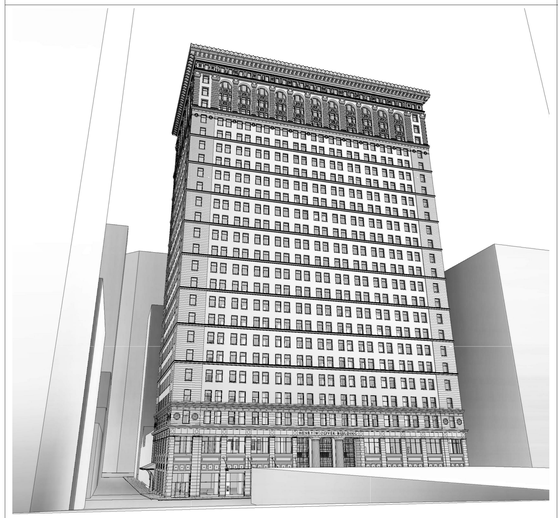
VIEW FROM SIXTH AVE LOOKING EAST 5
NEW ROOFTOP EQUIPMENT IN GREEN



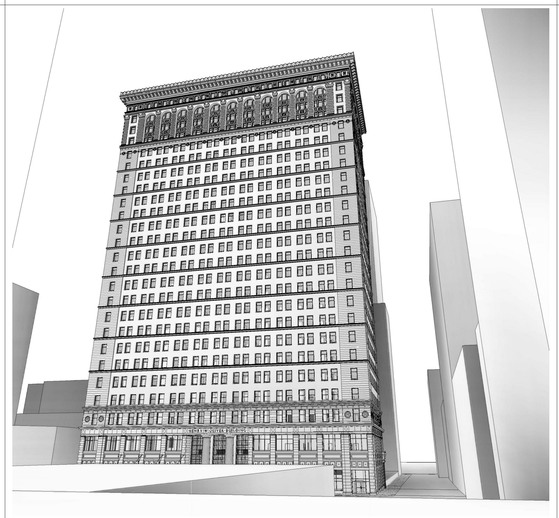
VIEW FROM ROOF OF OMNI WILLIAM PENN 2
NEW ROOFTOP EQUIPMENT IN GREEN



VIEW FROM US STEEL BUILDING (60TH FLOOR) 1
NEW ROOFTOP EQUIPMENT IN GREEN

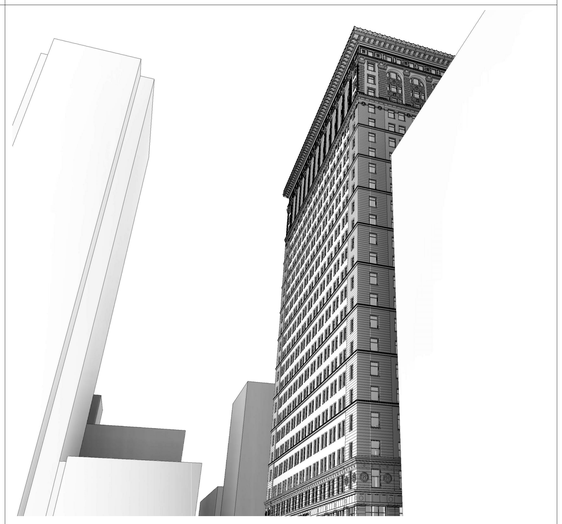


VIEW FROM OLIVER AVE LOOKING WEST 7
NO ROOFTOP EQUIPMENT VISIBLE



VIEW FROM SIXTH AVE LOOKING WEST 4
NO ROOFTOP EQUIPMENT VISIBLE

VIEW FROM SMITHFIELD ST LOOKING NORTH 6
NO ROOFTOP EQUIPMENT VISIBLE



VIEW FROM SMITHFIELD ST LOOKING SOUTH 3
NO ROOFTOP EQUIPMENT VISIBLE

ARCHITECTURAL SITE PLAN 1
1" = 50'-0" A-902

OLIVER BUILDING - SITELINE STUDIES

PLOTTED: 11/7/2013

SMITHFIELD STREET AND
SEVENTH AVENUE
OPTIMIZE SIGNAL TIMINGS

REMOVE EXISTING TRUCK LOADING ZONE

CONVERT EXISTING PASSENGER LOADING ZONE
PARKING SPACE TO TRUCK LOADING ZONE

NO PARKING

SIXTH AVENUE

18'

18'

OPTIMIZE SIGNAL TIMINGS

CREATE AN 8' WIDE BY 75' LONG
PEDESTRIAN LOADING ZONE
FOR THE HOTEL

LIBERTY AVENUE

PROPOSED LOADING ZONE
DURING DAYTIME OFF-PEAK PERIODS

WOOD STREET

OLIVER BUILDING

EXISTING PARKING

MELLON
SQUARE
PARK

INSTALL MAST ARM AND TRAFFIC SIGNALS
OPTIMIZE SIGNAL TIMINGS
ELIMINATE EXCLUSIVE PEDESTRIAN PHASE

PROPOSED CURB CUT
FOR TRUCK LOADING DOCK

REMOVE EXISTING CURB/
SIDEWALK BULB OUT

PERMIT THROUGH
MOVEMENT

PROPOSED CURB CUT
FOR 350 OLIVER GARAGE

(13 PARKING SPACES & 3 LOADING ZONES)
REMOVE PARKING THIS SIDE

13'

13'

OLIVER AVENUE

PNC
GARAGE

CONVERT OLIVER AVENUE TO TWO WAY TRAFFIC

SAKS REDEVELOPMENT

OPTIMIZE SIGNAL TIMINGS

SMITHFIELD STREET

EXISTING PARKING

FIFTH AVENUE

OPTIMIZE SIGNAL TIMINGS

EXISTING PARKING

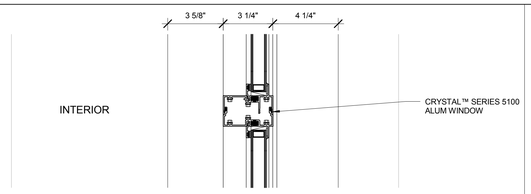
0 40 80 FEET

FILE NAME: P:\mckn100\13061\Figures\Recommendations.dgn

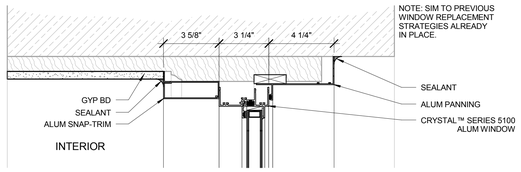
Trans Associates

Transportation Solutions for Today and Tomorrow
Twin Towers Suite 400 /4955 Steubenville Pike
Pittsburgh, Pennsylvania 15205 /(412) 490-0630

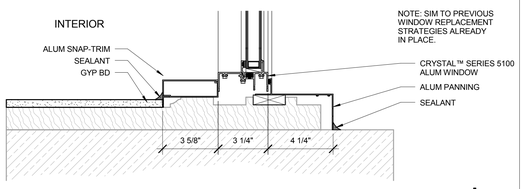
PROJECT NO.	MCKN100 - 13061
PROJECT:	Saks Redevelopment / Oliver Building Hotel Transportation Study
TITLE:	Recommendations
FIGURE	37
D.B.	TMW
C.B.	REG
REV.	



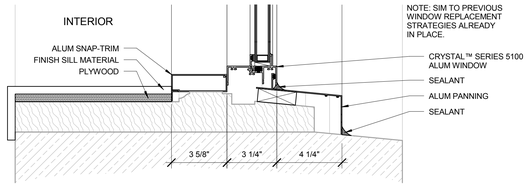
ALUM WINDOW - PROPOSED MULLION | 16 | 3" = 1'-0" | A-501



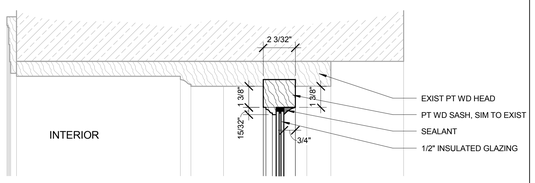
ALUM WINDOW - PROPOSED HEAD DETAIL | 9 | 3" = 1'-0" | A-501



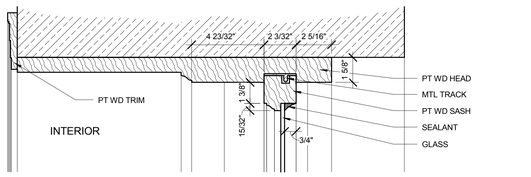
ALUM WINDOW - PROPOSED JAMB DETAIL | 15 | 3" = 1'-0" | A-501



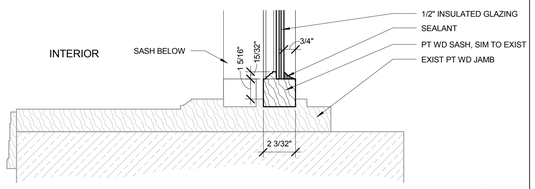
ALUM WINDOW - PROPOSED SILL DETAIL | 8 | 3" = 1'-0" | A-501



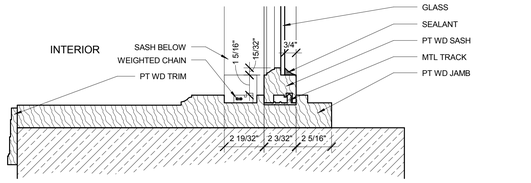
WD WINDOW - PROPOSED HEAD DETAIL | 14 | 3" = 1'-0" | A-501



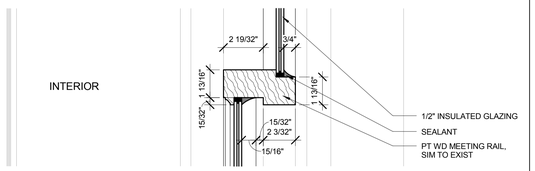
WD WINDOW - EXISTING HEAD DETAIL | 7 | 3" = 1'-0" | A-501



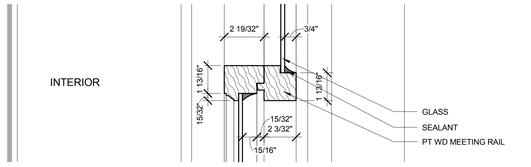
WD WINDOW - PROPOSED UPPER JAMB DETAIL | 13 | 3" = 1'-0" | A-501



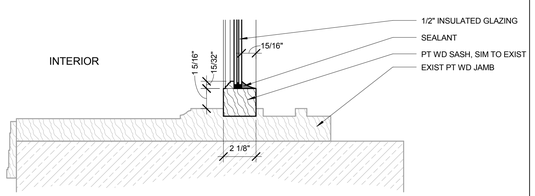
WD WINDOW - EXISTING UPPER JAMB DETAIL | 6 | 3" = 1'-0" | A-501



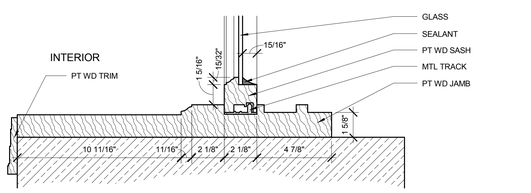
WD WINDOW - PROPOSED MEETING RAIL DETAIL | 12 | 3" = 1'-0" | A-501



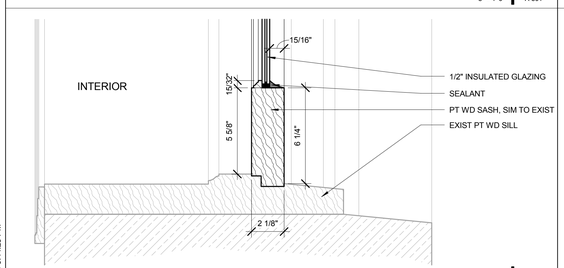
WD WINDOW - EXISTING MEETING RAIL DETAIL | 5 | 3" = 1'-0" | A-501



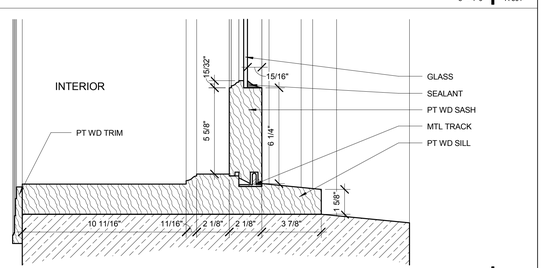
WD WINDOW - PROPOSED LOWER JAMB DETAIL | 11 | 3" = 1'-0" | A-501



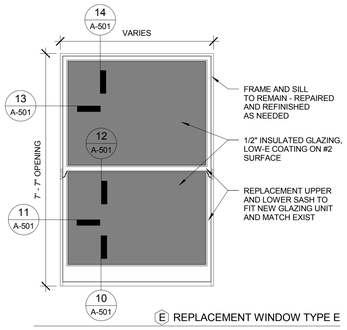
WD WINDOW - EXISTING LOWER JAMB DETAIL | 4 | 3" = 1'-0" | A-501



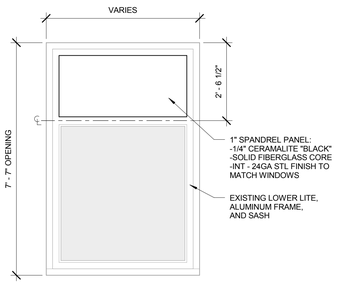
WD WINDOW - PROPOSED SILL DETAIL | 10 | 3" = 1'-0" | A-501



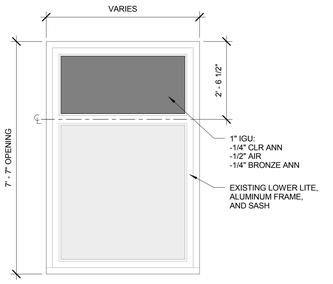
WD WINDOW - EXISTING SILL DETAIL | 3 | 3" = 1'-0" | A-501



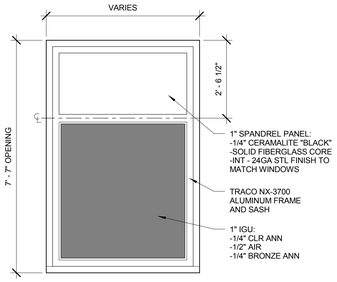
E REPLACEMENT WINDOW TYPE E



D REPLACEMENT WINDOW TYPE D

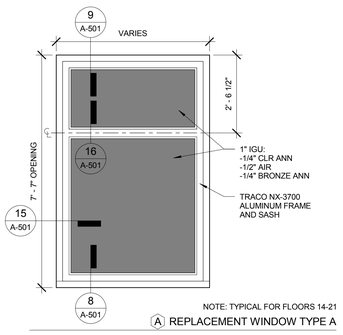


C REPLACEMENT WINDOW TYPE C



NOTE: TYPICAL FOR FLOORS 3-13

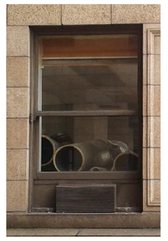
B REPLACEMENT WINDOW TYPE B

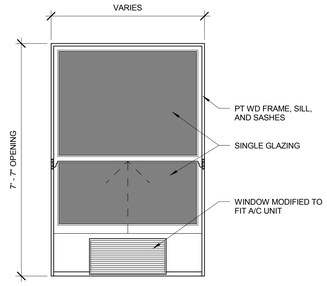


NOTE: TYPICAL FOR FLOORS 14-21

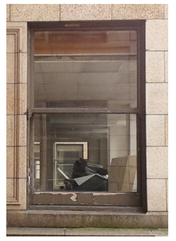
A REPLACEMENT WINDOW TYPE A

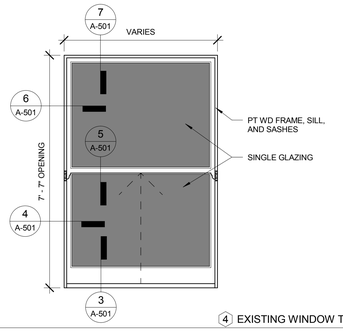
REPLACEMENT WINDOW TYPES | 2 | 1/2" = 1'-0" | A-501





5 EXISTING WINDOW TYPE 5





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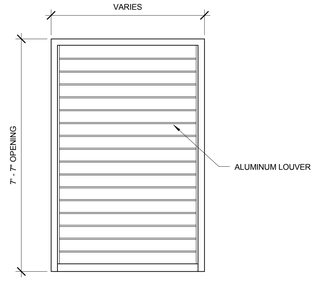
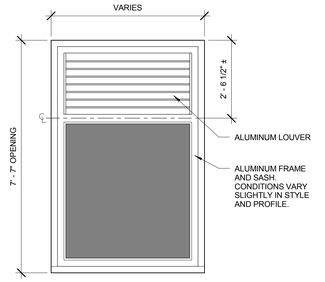
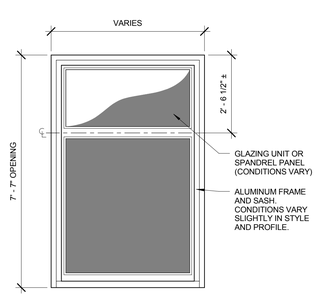


3 EXISTING WINDOW TYPE 3



2 EXISTING WINDOW TYPE 2



TYPICAL EXISTING ALUMINUM REPLACEMENT WINDOW

EXSITING WINDOW TYPES TO BE REPLACED | 1 | 1/2" = 1'-0" | A-501

PERFIDO WEISKOPF WAGSTAFF + GOETTEL
408 BOULEVARD OF THE ALLIES
PITTSBURGH, PA 15219-1301
412.391.2884 PH
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WWW.PWWGARCH.COM

NOT FOR CONSTRUCTION

PWWG PROJECT NUMBER	21308.00
HISTORIC SUBMISSION SET	08/30/2013

REVISIONS

NO.	DESCRIPTION	DATE

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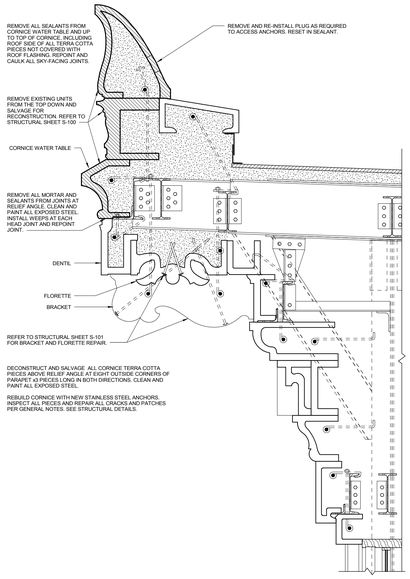
HENRY W. OLIVER BUILDING
535 SMITHFIELD STREET
PITTSBURGH, PA 15222
MCKNIGHT REALTY PARTNERS

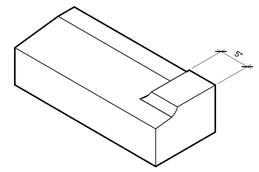
WINDOW TYPES & DETAILS

A-501

8/29/2013 6:44:25 PM

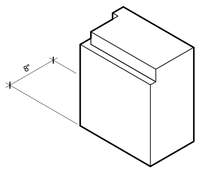


MASONRY REPAIR DETAIL - CORNICE | 21 | A-501
1" = 1'-0"



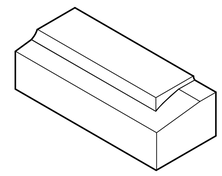
REPLACE 3

SHAPE #4e SILL - RIGHT TERMINATION | 20 | A-502



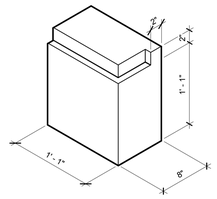
REPLACE 8)

SHAPE #3b RUSTICATED JAMB - RIGHT SIDE | 15 | A-502



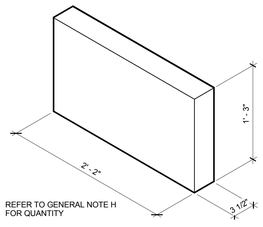
REPLACE 2

SHAPE #4d SILL - PILASTER RIGHT SIDE | 19 | A-502



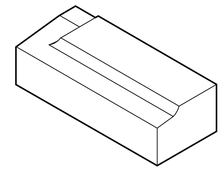
REPLACE 7

SHAPE #3a RUSTICATED JAMB - LEFT SIDE | 14 | A-502



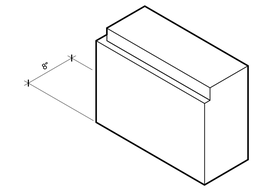
REFER TO GENERAL NOTE H FOR QUANTITY

SHAPE #6 AUXILLIARY FIELD UNIT | 23 | A-502



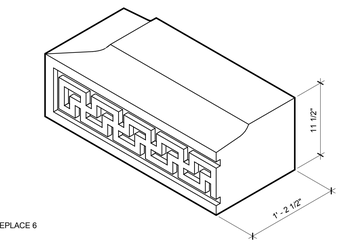
REPLACE 3

SHAPE #4c SILL - PILASTER LEFT SIDE | 18 | A-502



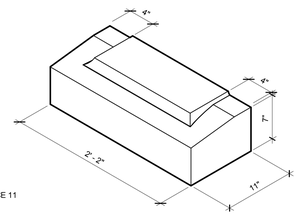
REPLACE 6

SHAPE #2b RUSTICATED CORNER - LONG RIGHT LEG | 13 | A-502



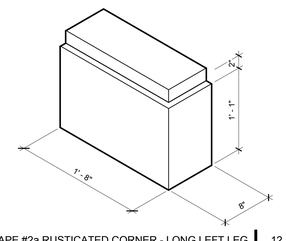
REPLACE 6

SHAPE #5b WATER TABLE - LONG RIGHTLEG | 22 | A-502



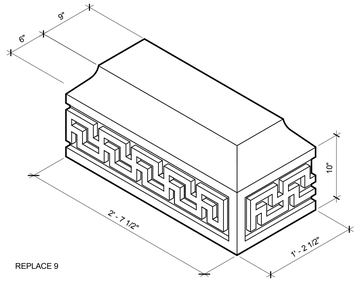
REPLACE 11

SHAPE #4b SILL - PILASTER CENTER | 17 | A-502



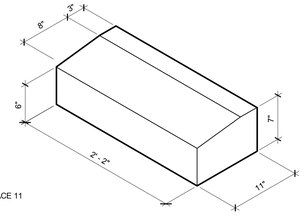
REPLACE 8

SHAPE #2a RUSTICATED CORNER - LONG LEFT LEG | 12 | A-502



REPLACE 9

SHAPE #5a WATER TABLE - LONG LEFT LEG | 21 | A-502



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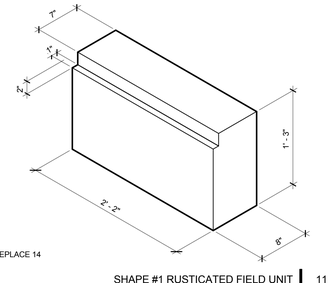
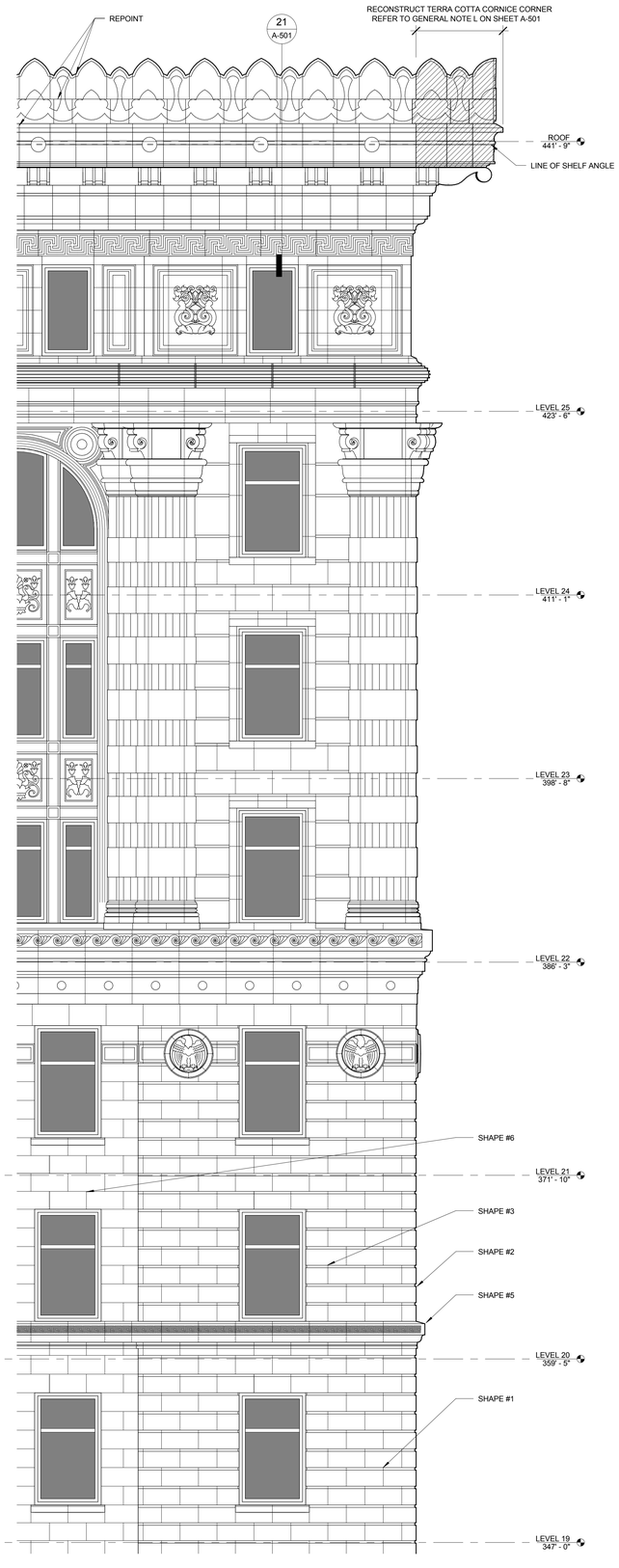
SHAPE #4a SILL - STRAIGHT | 16 | A-502



REPLACE 14

SHAPE #1 RUSTICATED FIELD UNIT | 11 | A-502



ENLARGED ELEVATION | 1 | A-502
1/4" = 1'-0"

PERFIDO WEISKOPF WAGSTAFF + GOETTEL
408 BOULEVARD OF THE ALLIES
PITTSBURGH, PA 15219-1301
412.391.2884 PH
412.391.1657 FX
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NOTE: ALL TERRA COTTA UNIT SHAPES AND DIMENSIONS ARE APPROXIMATE, VIF.

PIWG PROJECT NUMBER	21308.00
BID SET	3/12/14

REVISIONS

NO.	DESCRIPTION	DATE

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OLIVER BUILDING
MASONRY RESTORATION
535 SMITHFIELD STREET
PITTSBURGH, PA 15222
MCKNIGHT REALTY PARTNERS

MASONRY
RESTORATION DETAILS

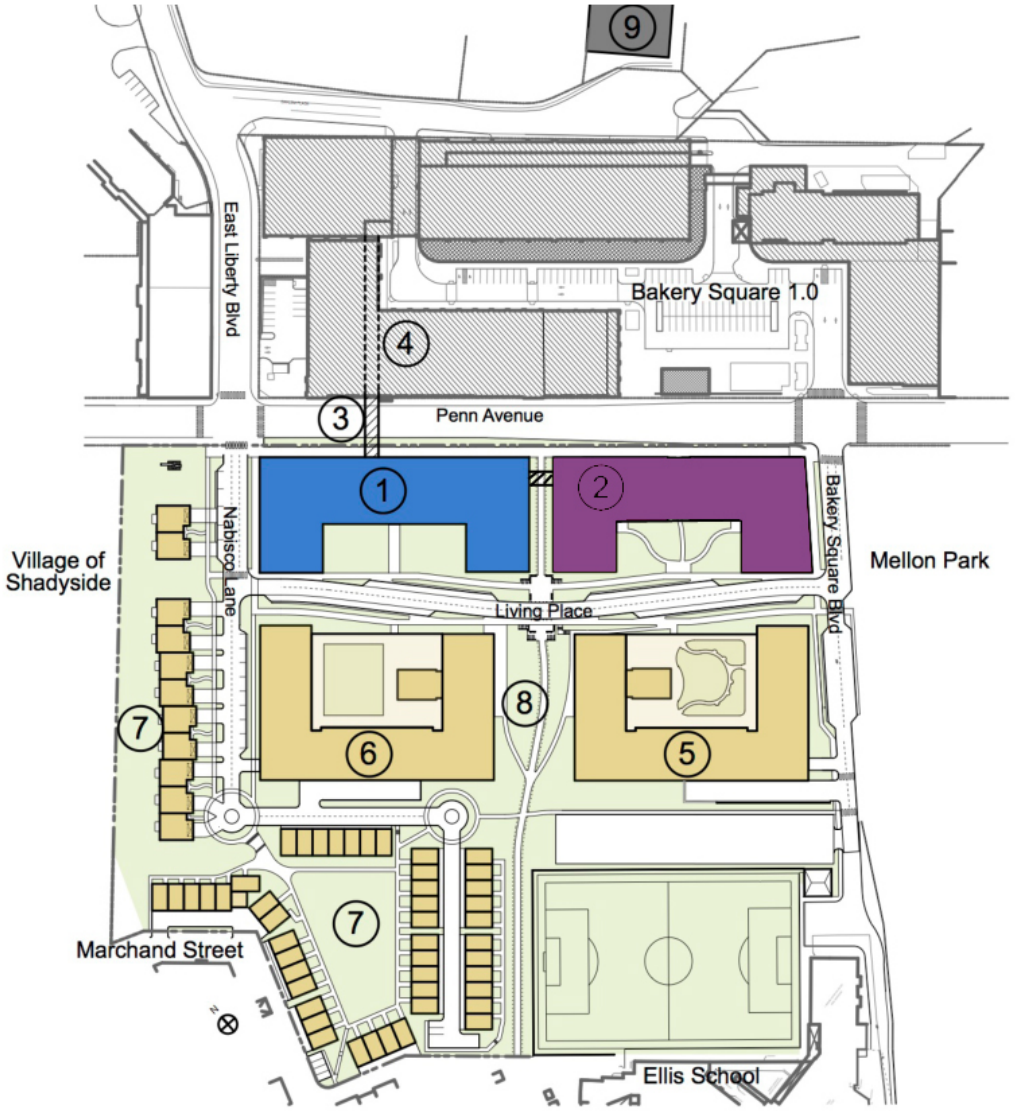
A-502

3/12/2014 9:38:35 AM

BkSq2

BAKERY SQUARE 2.0

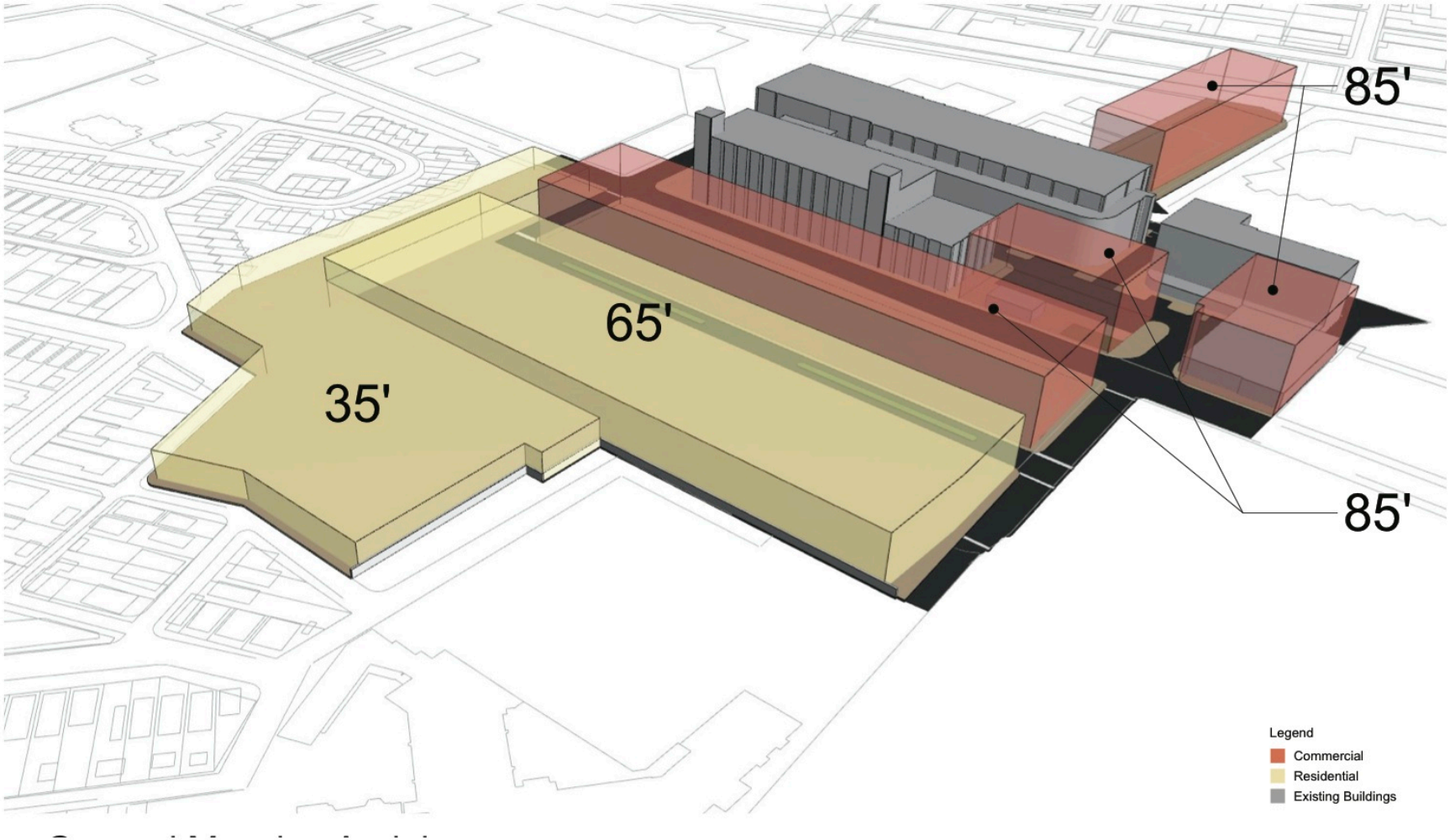
Master Plan



KEY PLAN

1. A Office Building
2. Beta Building
3. Skybridge (Connects 4th and 5th Floors of Buildings)
4. Access to Parking Garage (through 4th Floor Skybridge/Common Corridor)
5. Bakery Living Apartments 1.0 now open
6. Proposed Bakery Living 2.0
7. Proposed Townhouses
8. Bike Path
9. Future Parking Garage Site

Master Plan Massing Diagram



MASSING DIAGRAM

Special Planning District – Design Guidelines

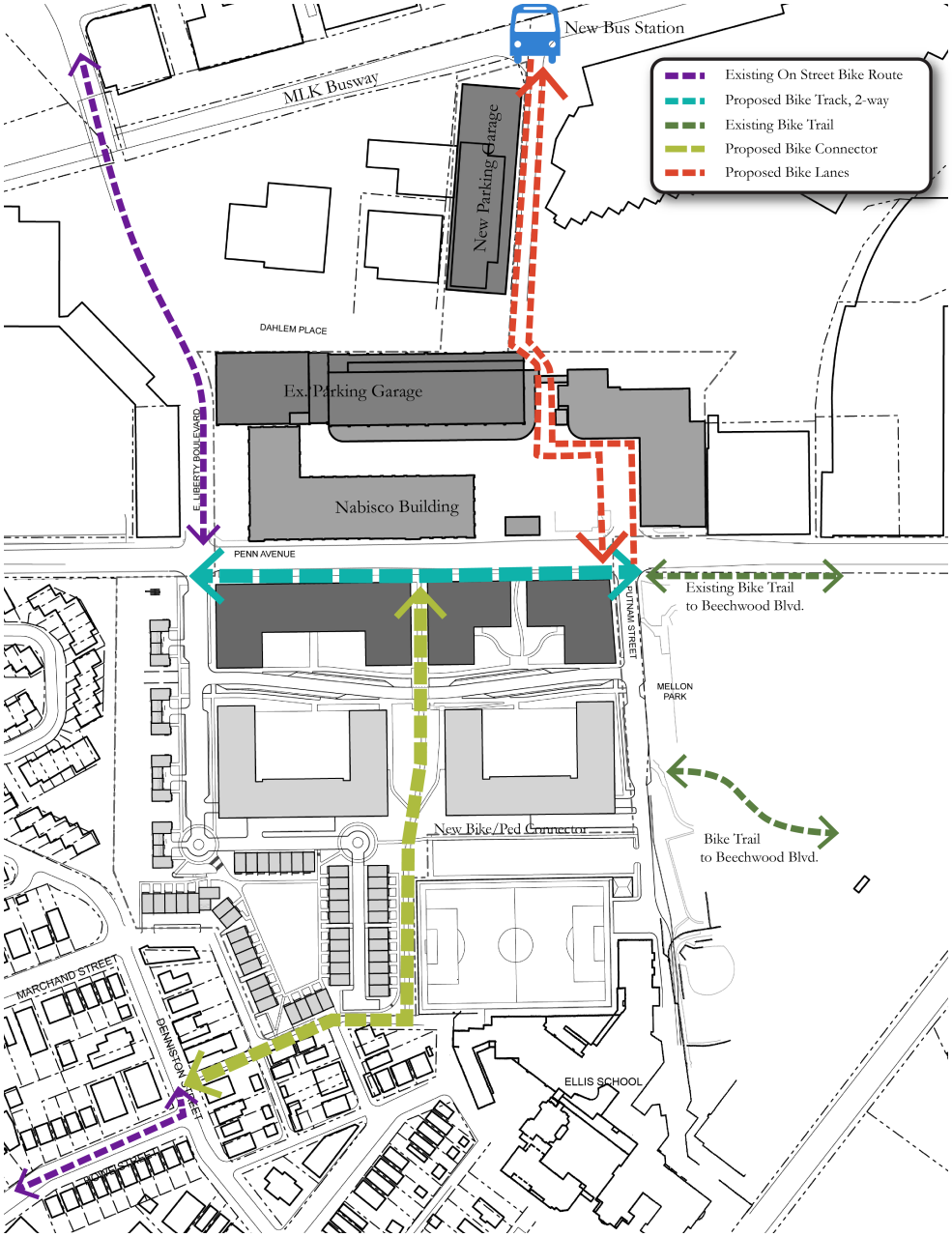
- Blend with the historic character of the Nabisco Building and Shadyside but meet contemporary needs.
- Create a dense, walkable mixed use development.
- Maintain consistent street wall along Penn Ave.
- Emphasize three-dimensionality of the façade.
- Massing to encourage natural light in interior spaces
- Step down massing as move away from Penn Ave.
- Prominent and highly visible street level entries
- Transparency at street level
- Use internal circulation as connective element where appropriate.
- Design to LEED Silver standards

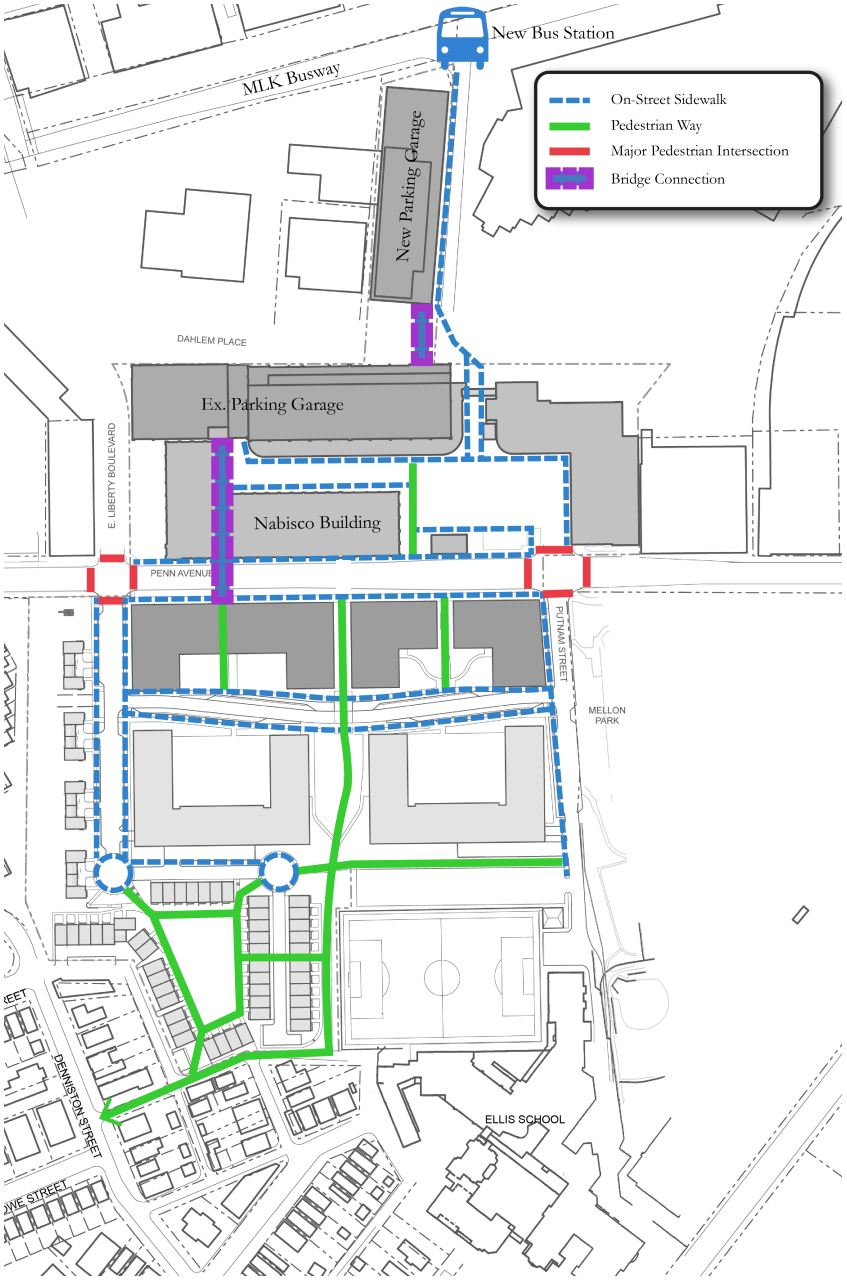
Design objectives:

1. Create a strong Identity

2. Make memorable Connections

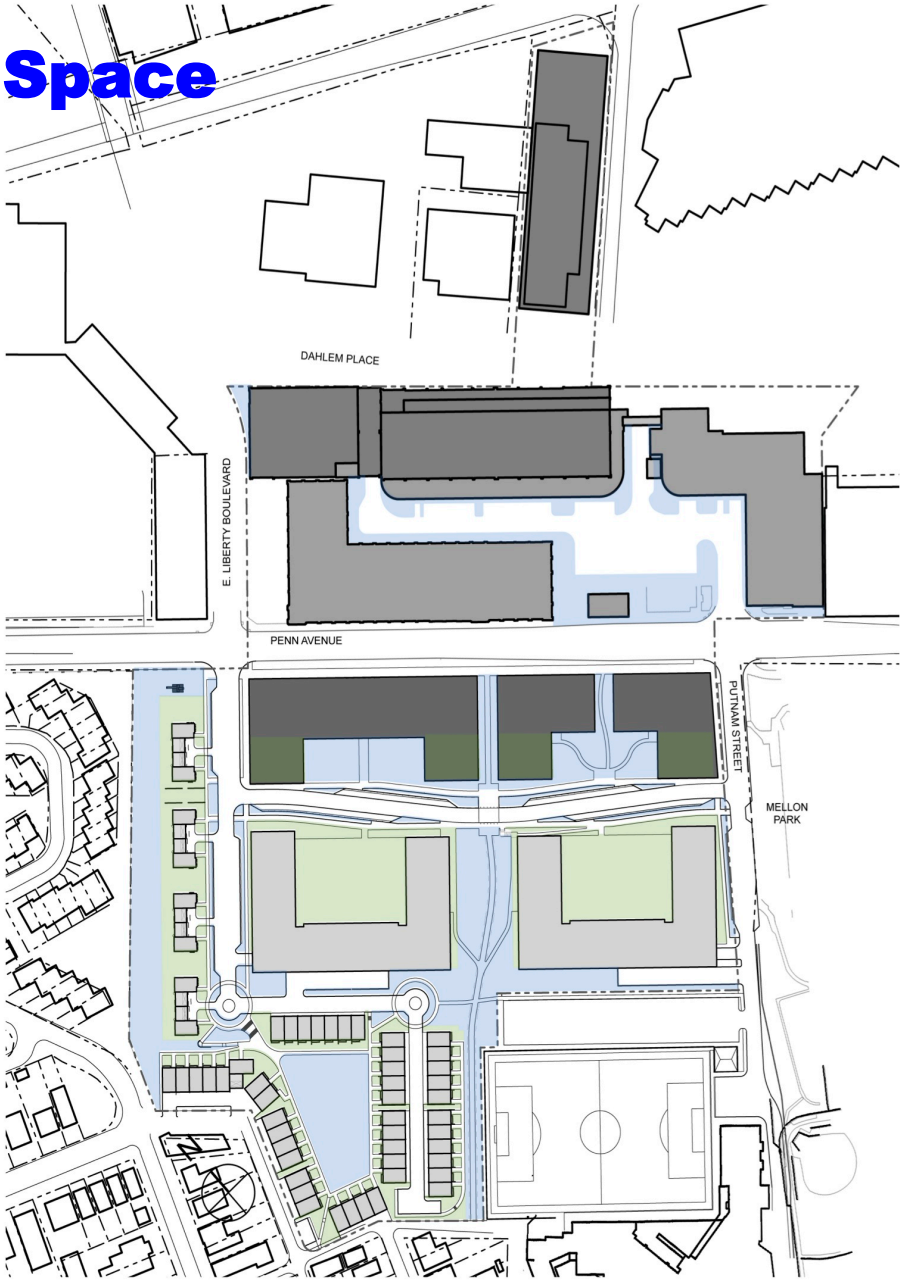
3. Encourage a Dialogue between the “Old” & the “New”



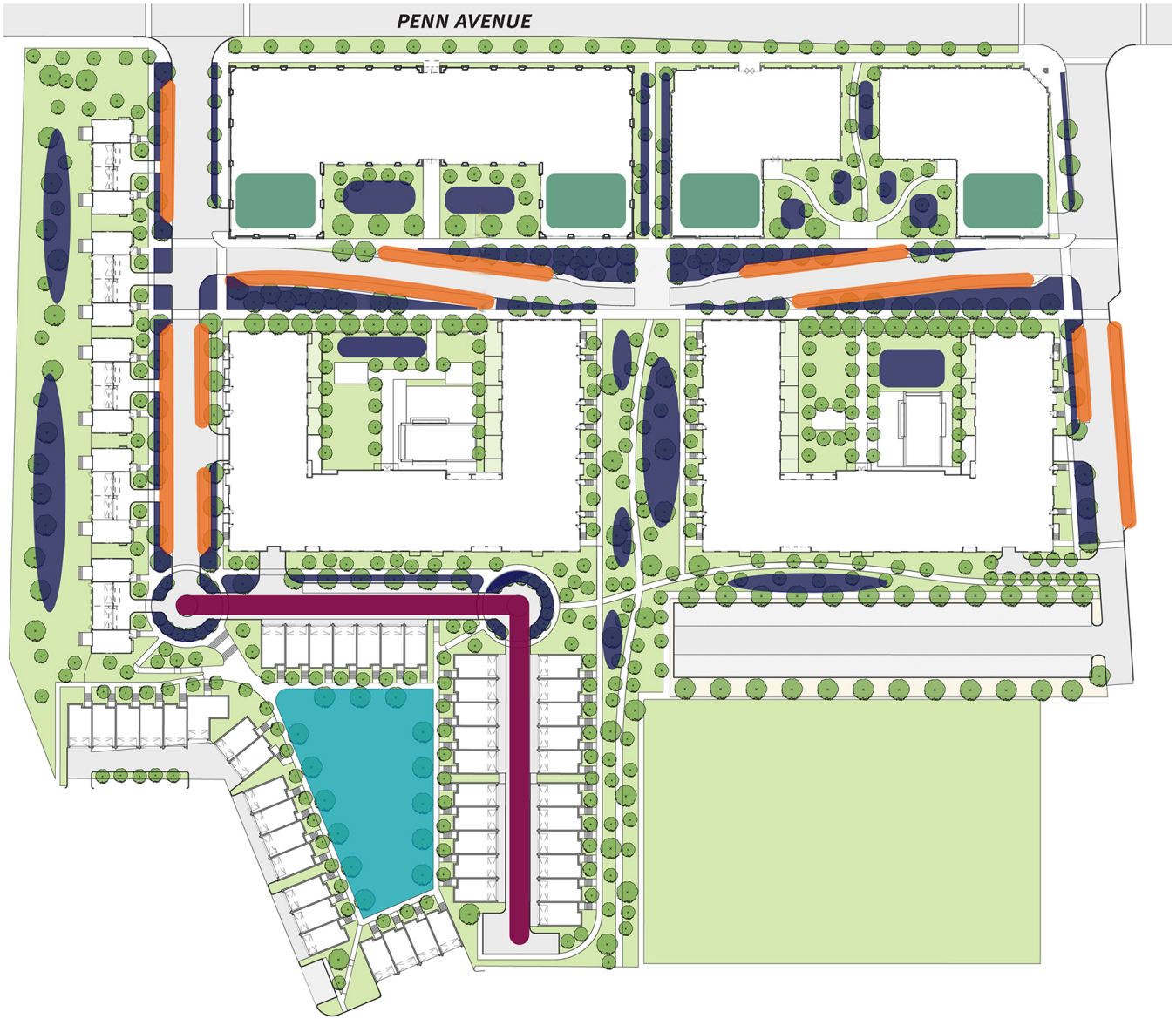


Master Plan - Bike and Pedestrian Networks

Master Plan – Urban Open Space



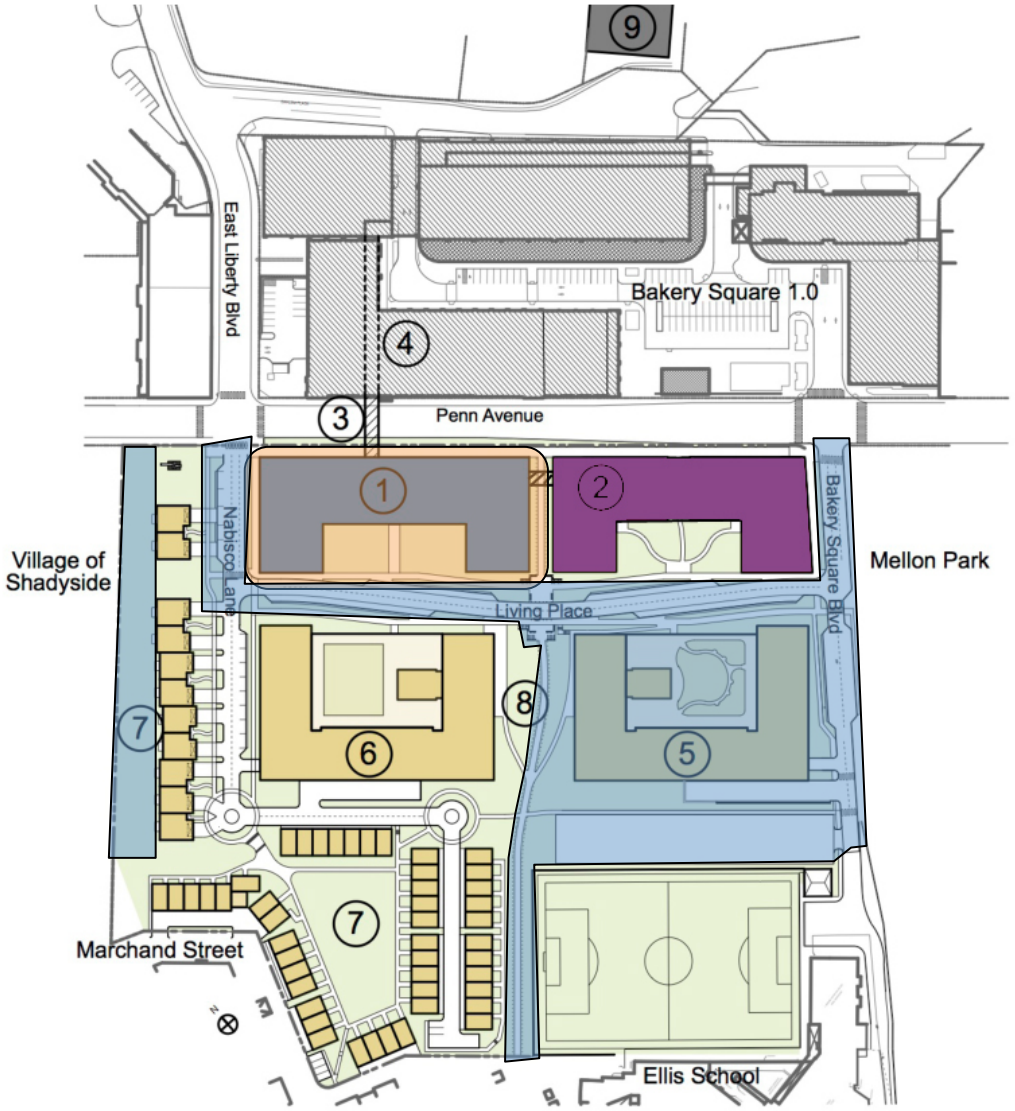
URBAN OPEN SPACE



EVENT LAWN BIORETENTION
BIOSWALES AND RAINGARDENS
GREEN ALLEYS
POROUS PAVING
GREEN ROOF

Master Plan Green Infrastructure

Master Plan – FLDPs Submitted



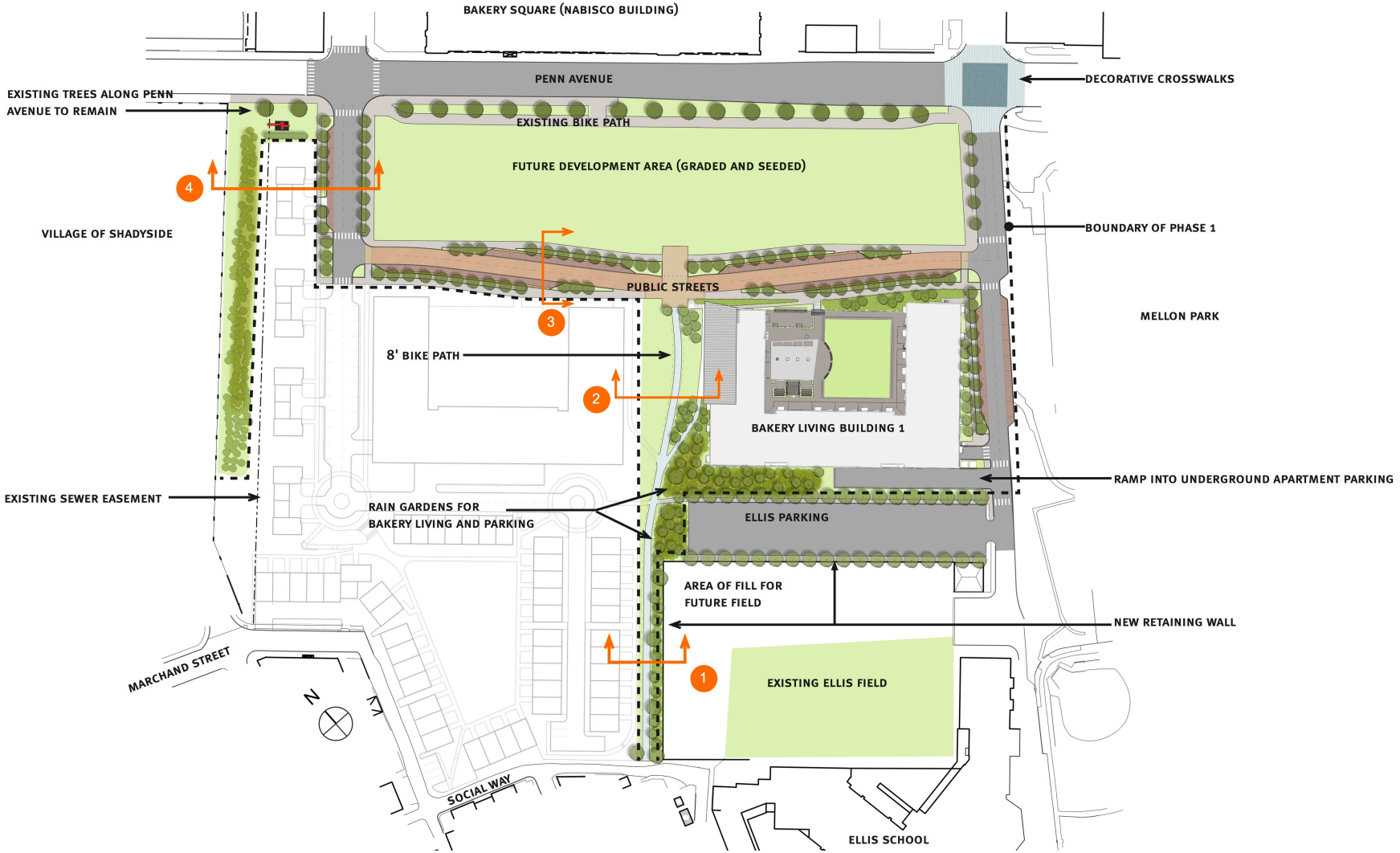
Phase 1 FLDP

- Bakery Living 1
- Public Roadway
- Bike Path Phase 1
- Buffer Strip

Building A FLDP

- Building A
- Bike Path Phase 2
- Penn Avenue Bike Path Phase 1

Phase 1 FLDP – Landscape Plan



Phase 1 FLDP – Green Infrastructure Plan

Storm Water Management Plan Narrative

The development is being designed to minimize impervious areas and to remove the first 1.2" of stormwater in any one storm event. It will accomplish this through a variety of strategies. Part of the Bakery Living courtyard will actually be a green roof. In addition there will be a raingarden to the southwest of the building to handle additional roof water. Runoff from the Ellis Parking lot will also be handled in a raingarden to the west. In the roadway, porous paving will be used in the parking lanes. Planters will separate the sidewalk from the roadway. The roadway planters will be a combination of traditional planters and bioretention planters as required to remove the first 1.2" of stormwater. Both the rain gardens and the roadway biorention planters will provide for overflow drains connected to a separated storm sewer for those rare rainfall events exceeding 1.2".

GREEN ROOF

RAIN GARDEN

PHASE 1 BOUNDARY

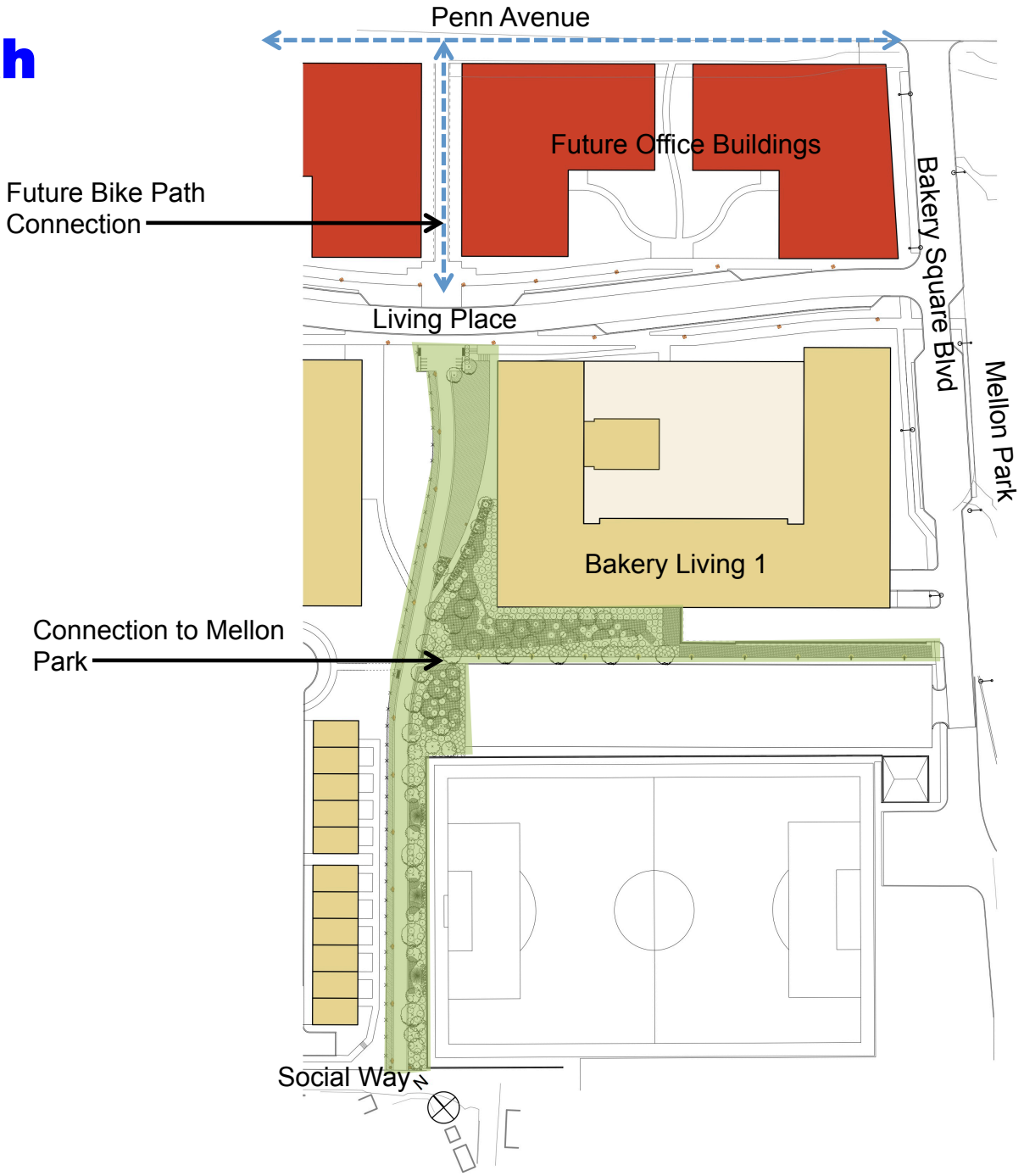
ROADWAY PLANTERS, TYP.

POROUS PAVERS, TYP.

Bakery Living – Apartment Building

Now Open

Phase 1 Bike Path



Under construction

Phase 1 Bike Path

Construction Photos – Looking North toward Nabisco Building

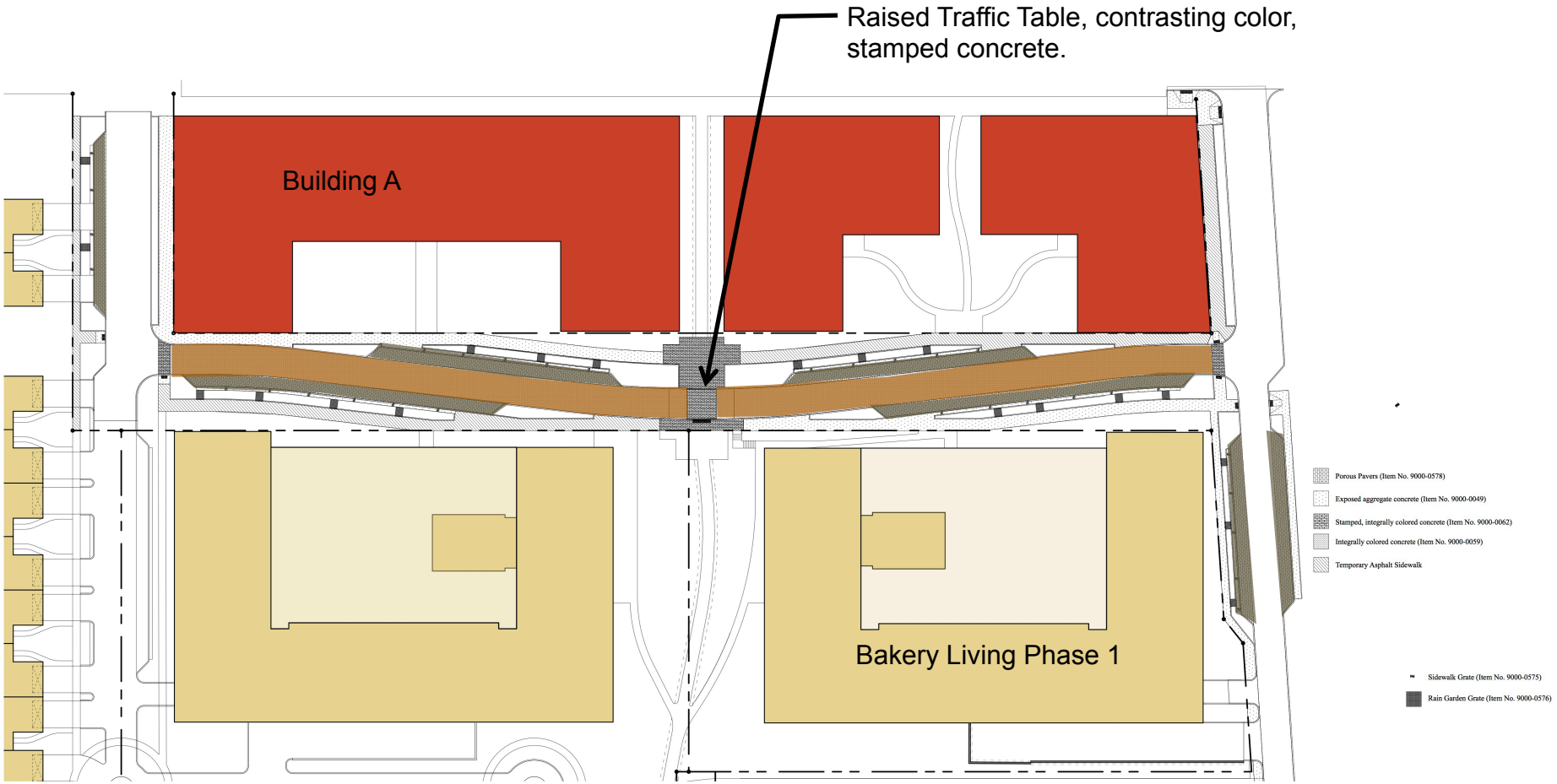
Phase 1 Bike Path

Construction Photos – Looking South toward Social Way

Public Streets

Under construction

Public Streets



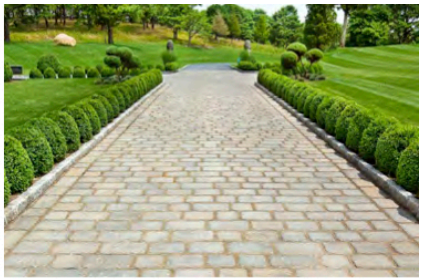
Colored Concrete

Porous Pavers

Under construction

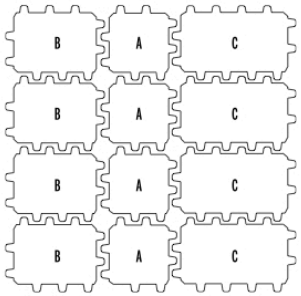
Permea

DESCRIPTION: Paver
CODE: 1810
TEXTURE: Beveled



PAVERS

PALLET OVERVIEW 1810



APPLICATIONS

Pedestrian or light vehicular traffic, residential driveways, patios and swimming pool decks.

The use of permeable pavement systems throughout the world has proven effective in reducing storm water runoff while increasing infiltration rates as it returns the water to the environment. The use of permeable pavers also facilitates LEED® certification easier to obtain.

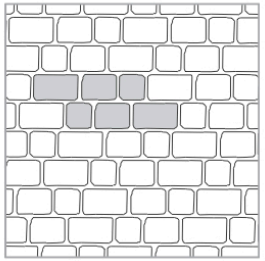
NOTES

See page 113 for more technical information and installation details.

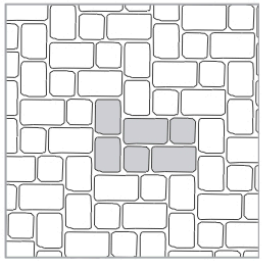
Specifications per pallet	Imperial	Metric
Cubing	72 ft.²	6.70 m²
Weight	2470 lbs	1120 kg
Number of rows	8	
	9 ft.²/row	0.84 m²/row
Void space: 9.1%		
Joint width	7/8"	22 mm

	Unit dimensions	in	mm	Units/pallet
A	Thickness	3 1/8	80	32 units
	Width	9	228	
	Length	9	228	
B	Thickness	3 1/8	80	32 units
	Width	9	228	
	Length	12	305	
C	Thickness	3 1/8	80	32 units
	Width	9	228	
	Length	14 15/16	380	

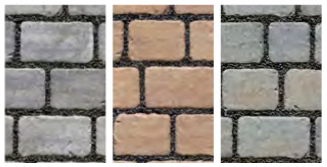
01 | Linear pattern



02 | Herringbone pattern

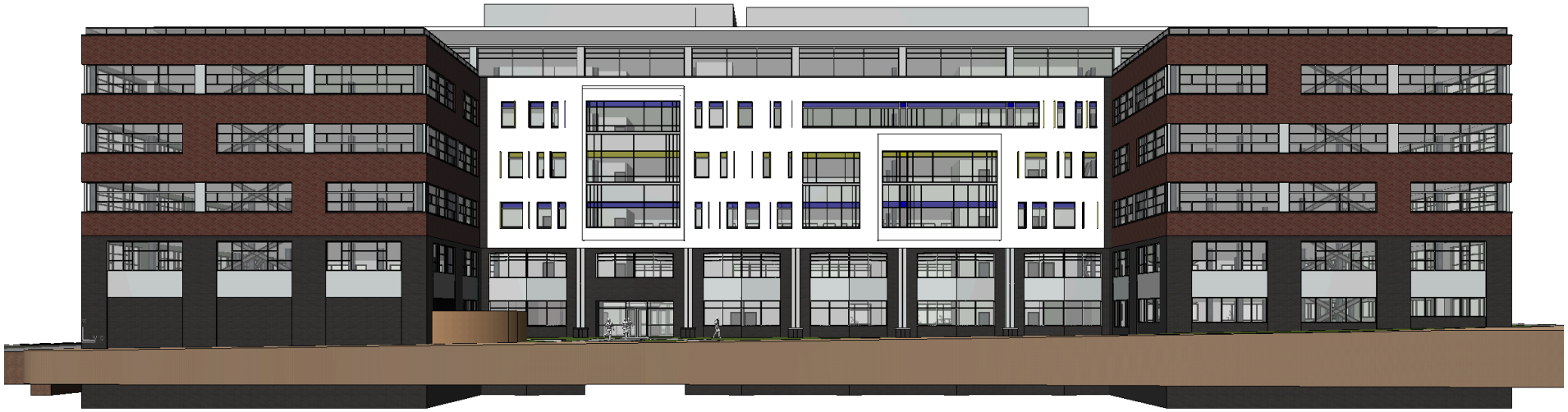


04 shale grey 181008 | 16 mojave beige 181016 | 21 champlain grey 181021

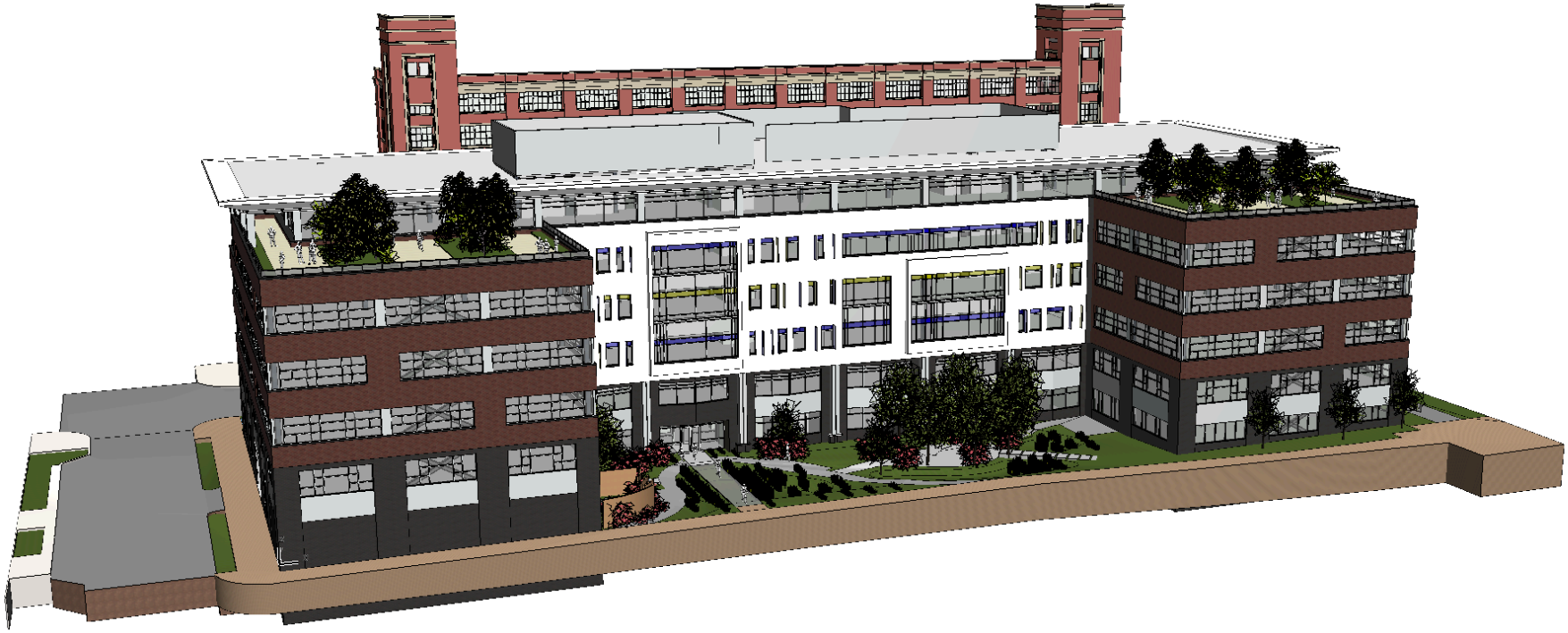


Permeable Pavers

South Elevation



Southside birdseye



Building A Courtyard

Under construction

Penn Avenue (North) Elevation

- Lower sill of windows is 1’-8” above grade on average.
- Window height varies from 6’ to 8’-8” along Penn Avenue
- Transparency at ground floor is approximately 60%

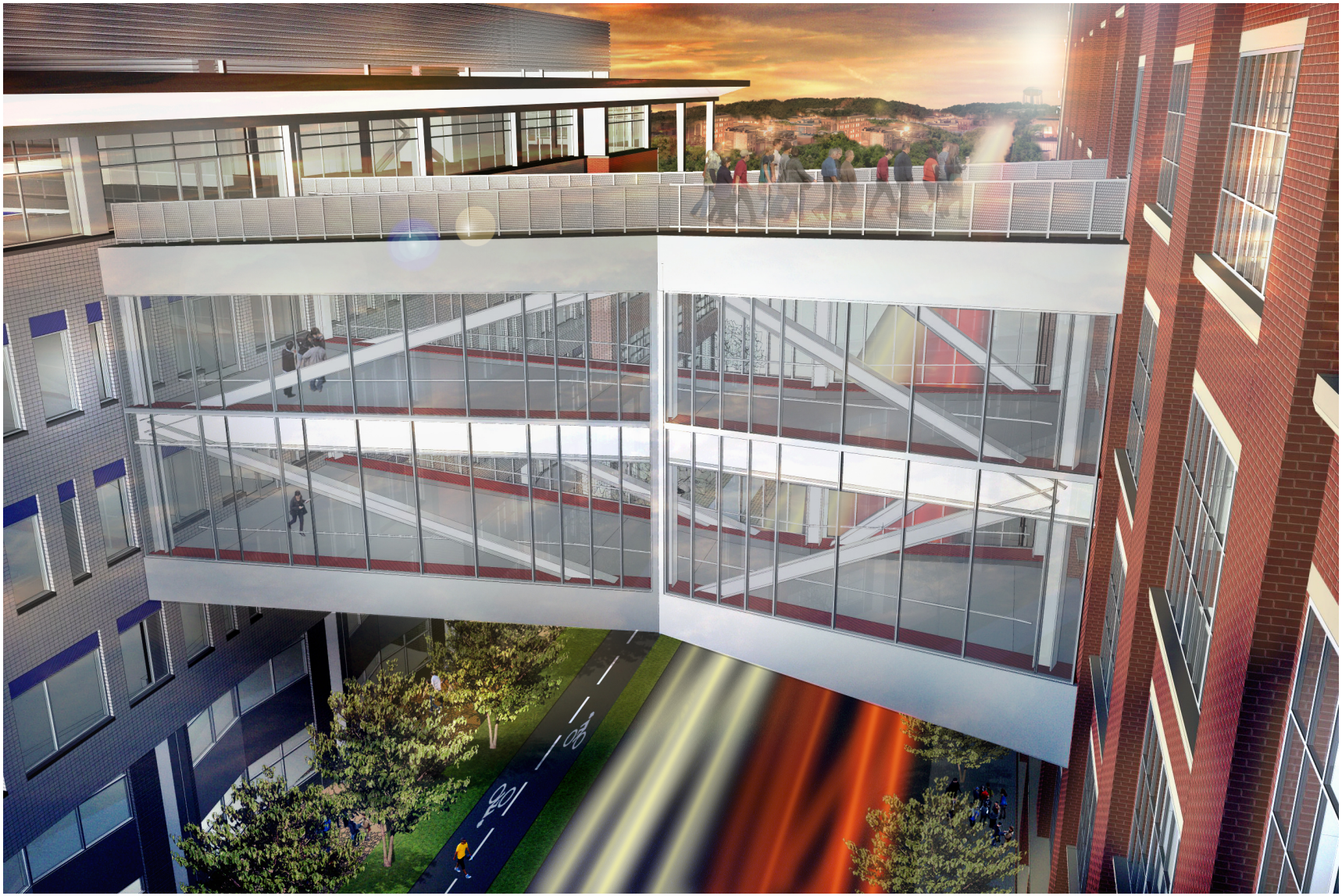
Building A – Penn Avenue looking East

Under construction

Building A – Penn Ave. looking west

Under construction

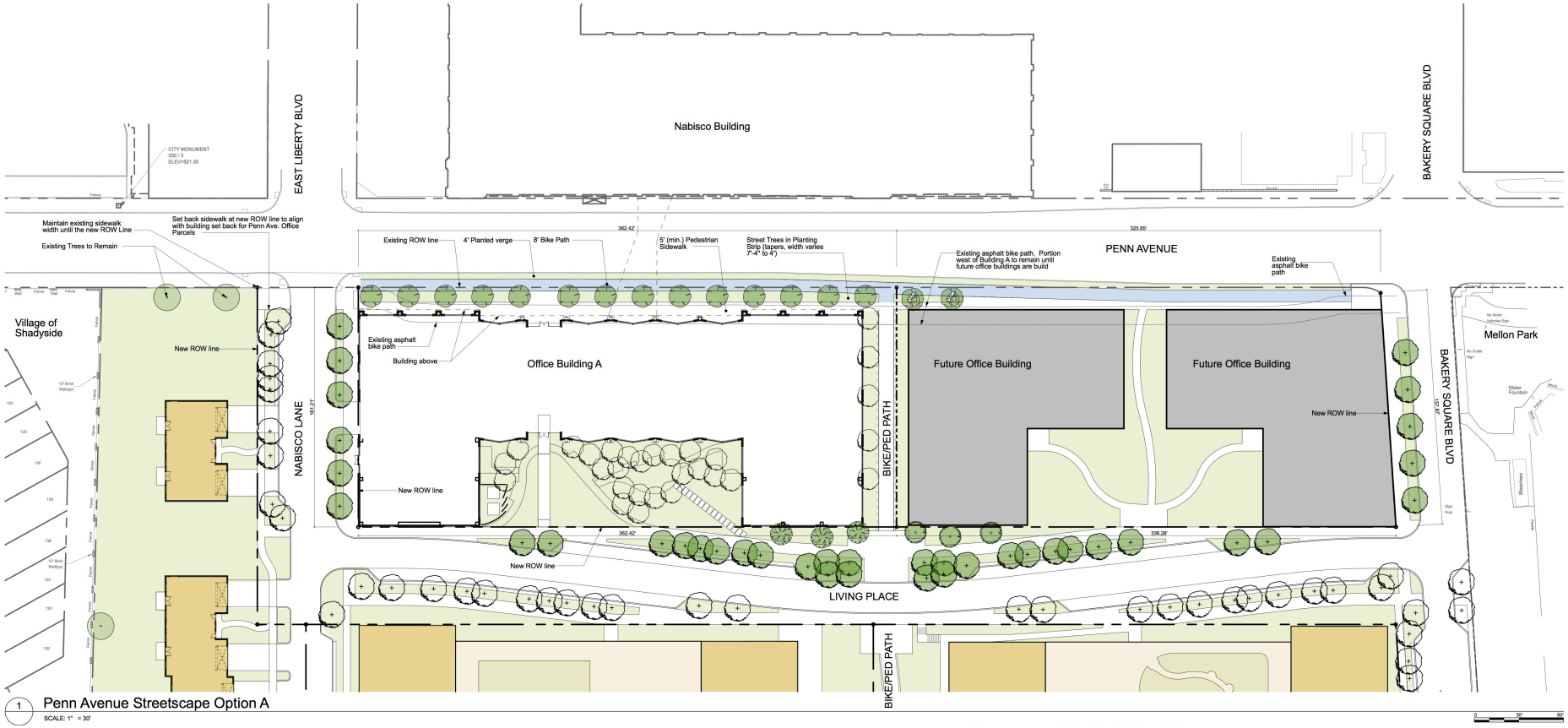
Building A – Bridge over Penn Avenue



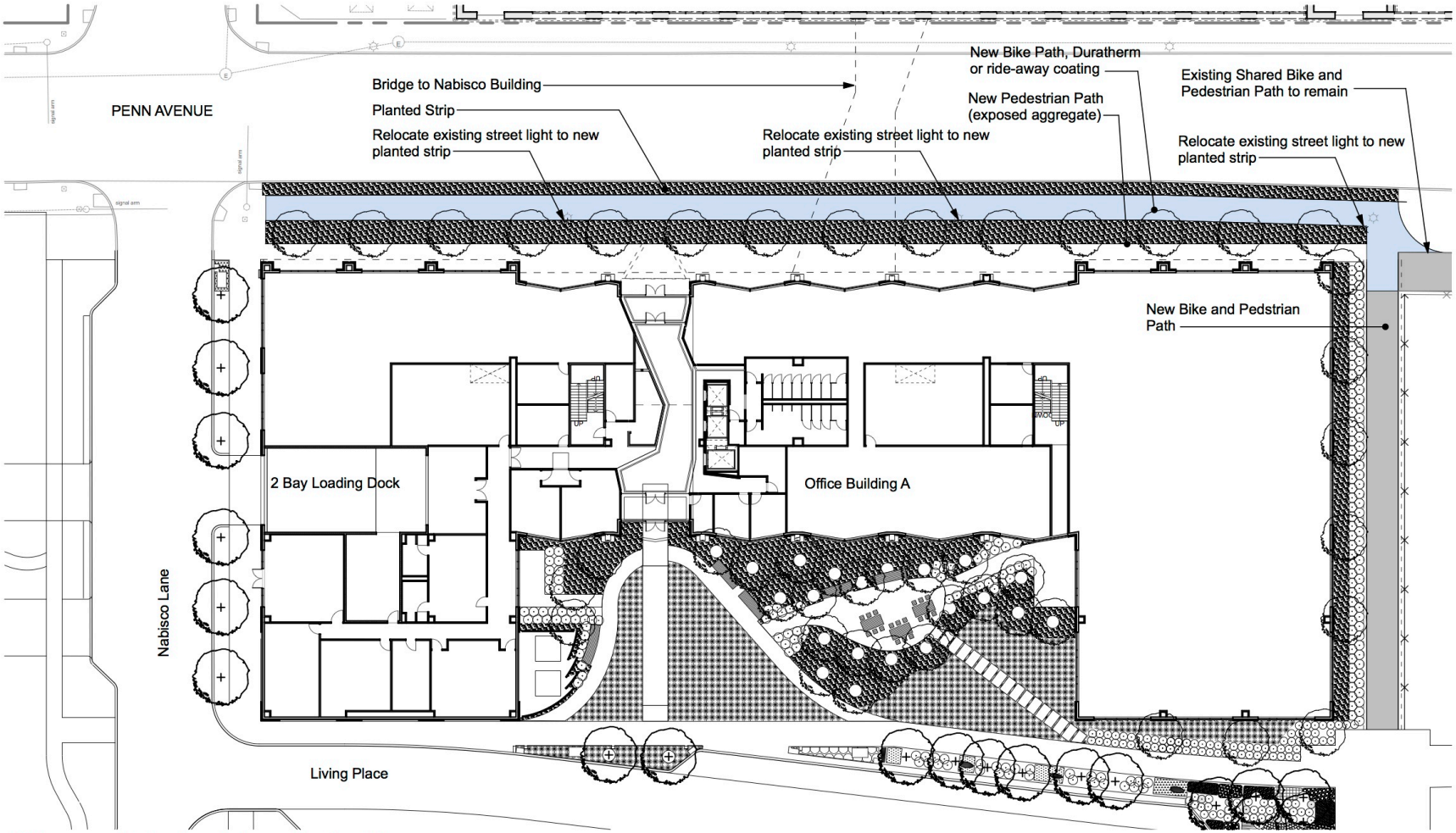
Under construction

Streetscape – Birdseye

Bike and Pedestrian Connections – Master Plan Penn Avenue



Building A: Bike and Pedestrian Connections



Under construction

PDP - 2 NEW DWELLING UNITS 709 PENN 14-55

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: 6/5/14 *(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: Charles Pellegrini		Phone Number: (412) 512-1021	
Address: PO Box 10451	City: Pittsburgh	State: PA	Zip Code: 15234
2. Applicant/Company Name:		Phone Number: ( )	
Address:	City:	State:	Zip Code:
Applicant/Contractor ID:(assigned by the City)			

3. Development Name: Proper Brick Oven and 709 ART Gallery Combined

4. Development Location: 709 Penn Ave 2nd floor + 3Rd floor

5. Development Address: 709 Penn Ave Consolidated with 139 7th Street

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)	2 and 98

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

Certificate of Occupancy#: 13-B-768	Date Issued: 8-22-2013	Existing Use of Property: Restaurant

8. Estimated Construction	Start Date: 6/24/2014	Occupancy Date: 7/1/2014	Project Cost: $ 2000.

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): 4

10. Select the Type of Work:

☐ New Construction, New	☑ Renovation, Interior	709 2nd floor
☐ New Construction,	☐ Renovation, Exterior	
☐ Change in Use Only	☑ Renovation, Change in Use	709 3rd floor

11. Describe the Development: Remodel existing Apt on floor 2 and Church on floor 3 to 2 Residential Apartments > 709

~~Remodel Restaurant 2nd floor as an Apartment with Deck~~ ALREADY APPROVED

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/)

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

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 ~~Deck~~ 4

Building Footprint: _____ sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	3	34	—	—
Proposed Addition/Extension				

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

16. Number of Dwelling Units:

Existing to Remain: 1 Proposed: ~~3~~ 2 3 TOTAL 4

17. Lot Area: _____ 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

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DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

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

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

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

☐ YES ☑ NO

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

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

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

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

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

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

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

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

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

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

☐ Modification or reconstruction of City curbs.

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

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

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

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

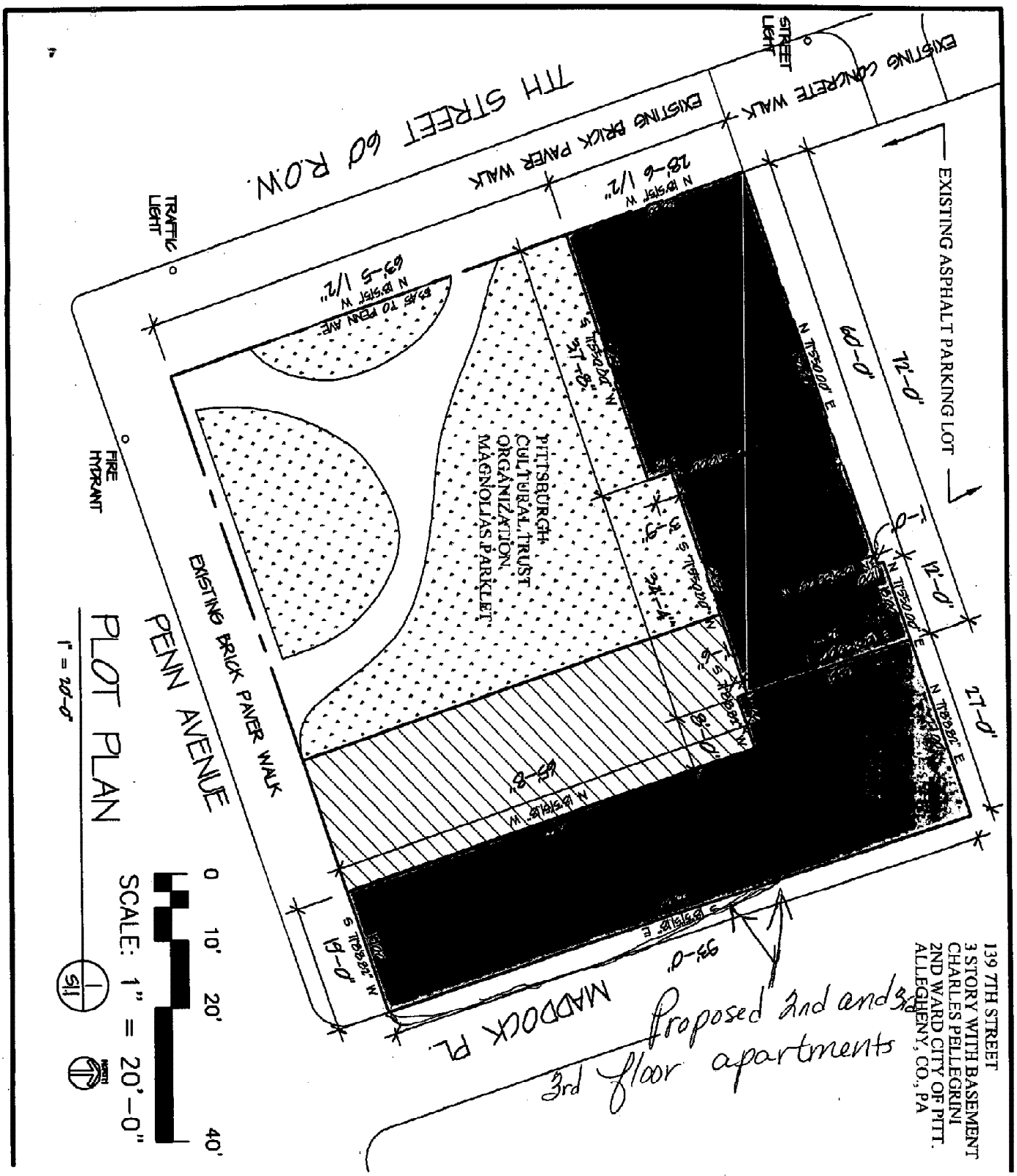
☐ The proposed work includes the placement of a demolition dumpster in a City right-of-way.

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

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

Applicant Signature: Charles Pellegrini

VOUCHER #: _____ (Zoning Use Only)



SITE PLAN - PELLEGRINI
139 7TH ST., PITTSBURGH

Scale : 1" = 20'

Date : 6-7-13

SOURCE ARCHITECHNOLOGY SYSTEMS INC. SASI
64 East Crafton Avenue Pittsburgh, PA 15205 412-921-5487

SOURCE
ARCHITECHNOLOGY
SYSTEMS
INC.

ARCHITECTS • PLANNERS • DEVELOPERS

64 EAST CRAFTON AVENUE
PITTSBURGH, PA 15205-2902

412/921-5487
412/921-4808 FAX
e-mail: source@sasipmvarchitect.com

6/4/14

NO EXTERIOR RENOVATION AS PART OF THIS APPLICATION

The following is a breakdown of the building areas for the building at 139 7th Street and 709 Penn Avenue:

~~Existing~~ to be Razed		.....0 sf	
Existing to be Retained			
1st Floor	139 7th Street (Proper Pizza)	.....2,239 sf	–
	709 Penn Avenue (Art Gallery)	.....1,661 sf	
2nd Floor	Existing Apartment (Penn Ave)	.....2,120 sf	– NO OCCUPANCY PERMIT CURRENTLY
3rd Floor	Existing Assembly (Penn Ave)	.....1,800 sf	
Existing to be Renovated			
2nd Floor	Apartment (7th Street)	.....1,780 sf	
To be Constructed	Roof Deck (7th Street)	.....1,020 sf	– NOT PART OF THIS APPLICATION
Building Footprint		..... 3,900 sf	

P. Mark Viola, AIA
NCARB CERTIFIED
ARCHITECT
PENNSYLVANIA · OHIO