



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

Date Filed:

Office of the Zoning Administrator

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

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

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

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

GENERAL INFORMATION

| | | | |
|---|---|---|-----------------------------|
| 1. Property Owner Name: Point Park University | | Phone Number: (412) 392-3992 | |
| Address: 201 Wood St | City: Pittsburgh | State: PA | Zip Code: 15222 |
| 2. Applicant/Company Name: Bridget Mancosh | | Phone Number: (412) 392-3992 | |
| Address: 201 Wood St. | City: Pittsburgh | State: PA | Zip Code: 15222 |
| Applicant/Contractor ID:(assigned by the City) | | | |
| 3. Development Name: Point Park University, Pittsburgh Playhouse | | | |
| 4. Development Location: Downtown Pittsburgh, Between Forbes and Fourth Avenues, and Wood and Smithfield Streets | | | |
| 5. Development Address: 330 Forbes Avenue (proposed development new address) | | | |
| 6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition) | | | |
| Proposed Zoning District: | No Proposed Change to Zoning: GT-A | | |
| Present Use of Site: (Select from attached list) | 38. College or University Campus; 52. Educational Classroom Space (General); 74. Library (General); 82. Office (General) | | |
| 7. If a Certificate of Occupancy exists, the following is required: | | | |
| Certificate of Occupancy#: | 88617 | Date Issued: | 7/21/2005 |
| | | Existing Use of Property: University Library and Classroom | |
| 8. Estimated Construction: | Start Date: 03/01/2015 | Occupancy Date: 08/01 / 2017 | Project Cost: \$ 52,000,000 |

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): | Maintain Existing uses and construct new theater and student cafe: 92. Recreation and Indoor Entertainment (Gen); 102 Restaurant (Gen) |
| 10. Select the Type of Work: | |
| <input type="checkbox"/> New Construction, New | <input checked="" type="checkbox"/> Renovation, Interior |
| <input checked="" type="checkbox"/> New Construction, | <input type="checkbox"/> Renovation, Exterior |
| <input type="checkbox"/> Change in Use Only | <input type="checkbox"/> Renovation, Change in Use |
| 11. Describe the Development: Renovation of the Existing University Center Library and Classroom Building and construction of new academic theater facility to house the Pittsburgh Playhouse including 560 seat Main theater and 200 and 100 Seat Black Box theaters, theatrical support areas, and new student cafe | |
| 12. Is a Land Operations Permit needed? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | |
| (See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, http://www.city.pittsburgh.pa.us/bbi/) | |



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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: | 13,968 | sq ft |
| Existing to be Retained: | 88,194 | sq ft |
| Retained Area to be Renovated: | 32,669 | sq ft |
| To be Constructed: | 79,198 | sq ft |
| Building Footprint: | 67,057 | sq ft |

| | Existing | | Proposed | |
|-----------------------------|----------|---------|----------|--------|
| | Stories | Feet | Stories | Feet |
| Main Structure | 4 + Bsmt | 60'-10" | 4 +Bsmt | 70'-0" |
| Proposed Addition/Extension | | | | |

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

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

16. Number of Dwelling Units:

Existing to Remain: n/a Proposed: _____

17. Lot Area: 67,057 sq ft

18. On Site Parking: N/A

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

Off-Street Loading Spaces: N/A

Actual: 2

Required: 2

19. Please check any of the following items that will be part of the proposed work: N/A * kitchen and sign to be submitted separately

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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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:

| | |
|---|---|
| <p><u> 1 </u> New Water Service Connection(s)</p> <p><u> 3 </u> New Sewer Service Connection(s)</p> | <p><u> 16* </u> Termination of Existing Water Service Tap(s)</p> <p><u> 15** </u> Termination of Existing Sewer Service Tap(s)</p> <p style="font-size: small; color: red;">* includes Wood street Termination ** In Coordination with Public Works Forbes Ave. Project</p> |
|---|---|

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: _____



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

Residential Uses

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

Non-Residential Uses

18. Adult Entertainment
19. Agricultural Use
20. Amusement Arcade
21. Animal Care (Limited)
22. Animal Care (General)
23. Art or Music Studio
24. Public Assembly (Limited)
25. Public Assembly (General)
26. Bank or Financial Institution (Limited)
27. Bank or Financial Institution (General)
28. Basic Industry
29. Bed and Breakfast (Limited)
30. Bed and Breakfast (General)
31. Car Wash
32. Cemetery
33. Check Cashing
34. Child Care (Limited)
35. Child Care (General)
36. Club (Limited)
37. Club (General) other than the limited type described above.
38. College or University Campus
39. Communication Tower, Class A
40. Communication Tower, Class B
41. Communication Tower, Class C
42. Community Center (Limited)
43. Community Center (General)
44. Construction Contractor (Limited)
45. Construction Contractor (General)
46. Correctional Facility (Limited)
47. Correctional Facility (General)
48. Cultural Service (Limited)
49. Cultural Service (General)
50. Custodial Care Facility
51. Educational Classroom Space (Limited)

52. Educational Classroom Space (General)
53. Excavation/Grading/Fill, Major
54. Firearms Business Establishment
55. Forestry Activities
56. Freight Terminal
57. Funeral Home
58. Gaming Enterprise
59. Golf Course
60. Grocery Store (Limited)
61. Grocery Store (General)
62. Hazardous Operations
63. Helipad
64. Heliport
65. Helistop
66. Hospital
67. Hotel/Motel (Limited)
68. Hotel/Motel (General)
69. Incinerator, Solid Waste
70. Laboratory/Research Services (Limited)
71. Laboratory/Research Services (General)
72. Laundry Services
73. Library (Limited)
74. Library (General)
75. Manufacturing and Assembly (Limited)
76. Manufacturing and Assembly (General)
77. Medical Office/Clinic (Limited)
78. Medical Office/Clinic (General)
79. Nursery, Retail (Limited)
80. Nursery, Retail (General)
81. Office (Limited)
82. Office (General)
83. Outdoor Retail Sales and Service [Non-Accessory Use]
84. Parking, Commercial (Limited)
85. Parking, Commercial (General)
86. Parking Structure (Limited)
87. Parking Structure (General)
88. Parks and Recreation (Limited)
89. Parks and Recreation (General)
90. Pawn Shop
91. Recreation and Entertainment, Indoor (Limited)
92. Recreation and Entertainment, Indoor (General)
93. Recreation and Entertainment, Outdoor (Limited)
94. Recreation and Entertainment, Outdoor (General)
95. Recycling Collection Station
96. Recycling Processing Center
97. Religious Assembly (Limited)
98. Religious Assembly (General)
99. Restaurant, Fast-Food (Limited)

100. Restaurant, Fast-Food (General)
101. Restaurant (Limited)
102. Restaurant (General)
103. Restaurant, Liquor License (Limited)
104. Restaurant, Liquor License (General)
105. Retail Sales and Services (Limited)
106. Retail Sales and Services (General)
107. Retail Sales and Services, Residential Convenience
108. Safety Service
109. Salvage Yard
110. School, Elementary or Secondary (Limited)
111. School, Elementary or Secondary (General)
112. Service Station
113. Sidewalk Cafe
114. Transit Facility
115. Utility (Limited)
116. Utility (General)
117. Vehicle/Equipment Repair (Limited)
118. Vehicle/Equipment Repair (General)
119. Vehicle/Equipment Sales (Limited)
120. Vehicle/Equipment Sales (General)
121. Vocational School (Limited)
122. Vocational School (General)
123. Warehouse (Limited)
124. Warehouse (General)
125. Warehouse, Residential Storage
126. Welding or Machine Shop
127. New and Unlisted Uses



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DEVELOPMENT REVIEW APPLICATION – CONTACT INFORMATION

Department of City Planning

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

**Department of City Planning
Zoning Office Counter**

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

City Zoning Code

<http://www.municode.com/index.aspx?clientId=13525>

**Department of Public Safety
Bureau of Building Inspection (BBI)**

200 Ross Street, Third Floor
Pittsburgh, PA 15219
(412) 255-2175
www.city.pittsburgh.pa.us/bbi/

**Department of Public Works (DPW)
Bureau of Engineering and Construction**

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

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

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

Pittsburgh Water and Sewer Authority (PWSA)

Penn-Liberty Plaza 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)

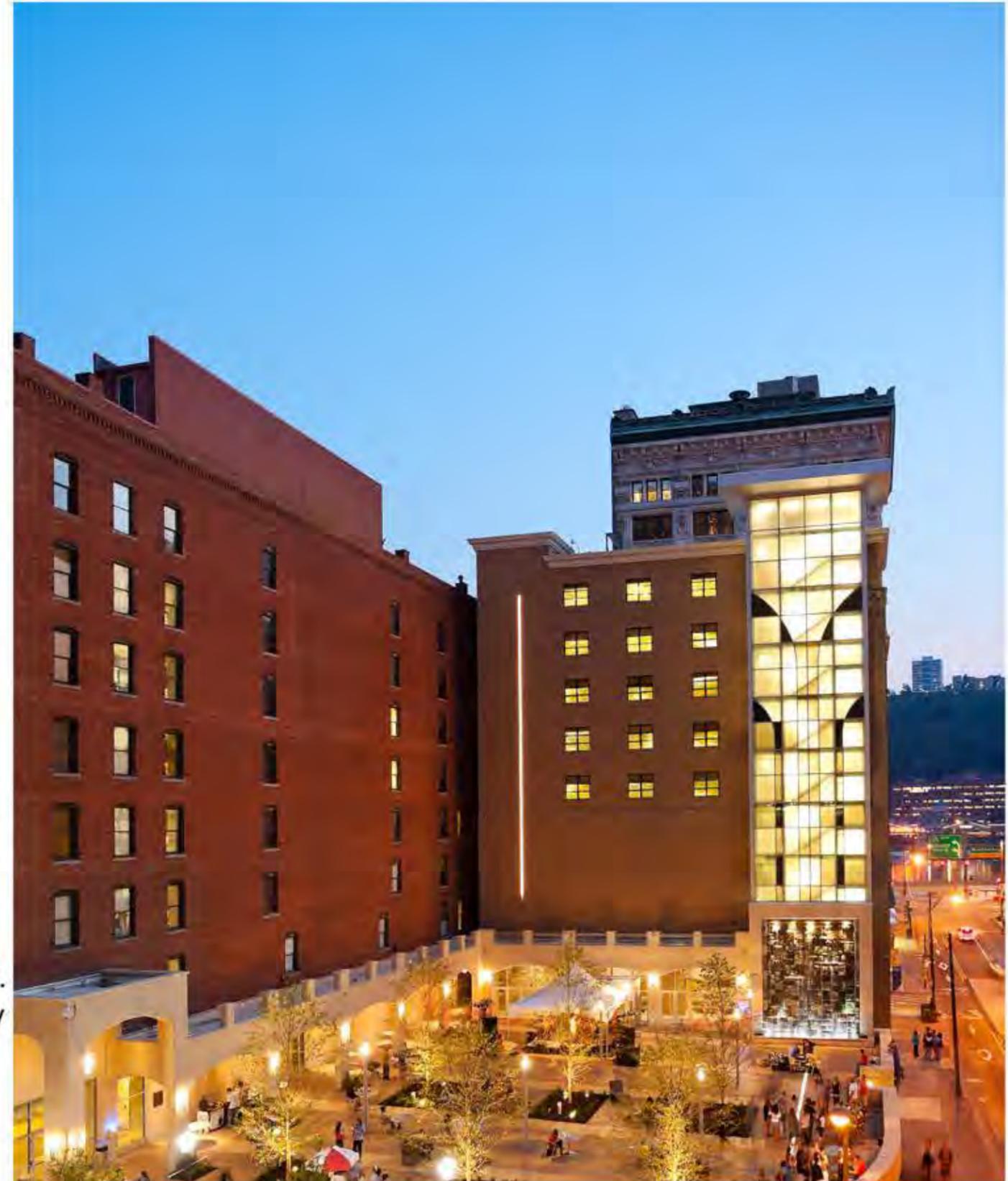
Housing and Community Environment
3190 Sassafras Way
Pittsburgh, PA 15201
(412) 350-4046
www.achd.net/housing/commenvironstart.html

POINT PARK UNIVERSITY: The New Pittsburgh Playhouse

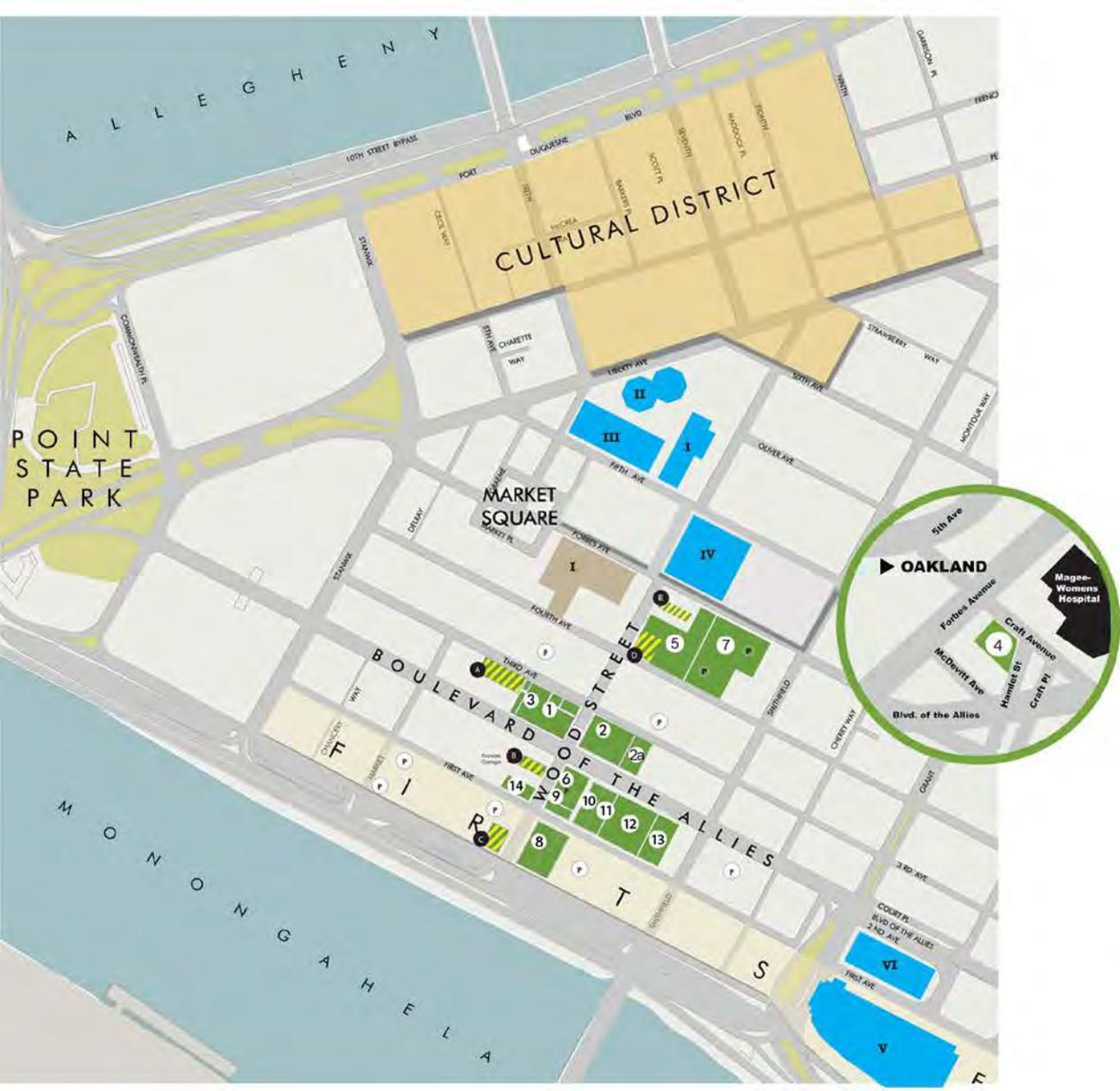
City of Pittsburgh
Planning Commission Briefing

Project Description:

Construction of a new academic theater facility for the Pittsburgh Playhouse downtown at the university main campus. The facility will include a 550 seat main theater, a 200 seat adaptive theater, a 100 seat black box theater and supporting functions. The project includes approximately 80,000 SF new construction fronting Forbes and Fourth Avenues between Wood and Smithfield Street. The new construction will adjoin the 76,000 SF existing University Center known as the Bank Building located at 414 Wood Street. It will also include renovation of the 12,000 SF Stock Exchange Building located at 333 Fourth Avenue.



Point Park University and Surrounding Properties



Buildings Owned by Point Park University

1. Academic Hall
2. Lawrence Hall
- 2a. George R. White Performance Center
3. Thayer Hall
4. Pittsburgh Playhouse—located at 222 Craft Avenue in Oakland
5. University Center
6. Village Park
7. Future Pittsburgh Playhouse
8. West Penn Hall
9. Frontier Hall
10. Boulevard Apartments
11. Student Center
12. Student Center Parking Lot
13. Admissions Center

Building Space Leased by Point Park University

- A. R.T. Patterson
- B. Pioneer Hall and Suites
- C. Conestoga Hall and Suites
- D. Bank Center Tower
- E. Future Wood Street Housing

Buildings Owned by PNC

- I. One PNC
- II. Two PNC
- III. Three PNC
- IV. Tower at PNC Plaza
- V. PNC Firstside
- VI. Park at PNC Firstside

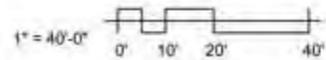
Development by Millcraft

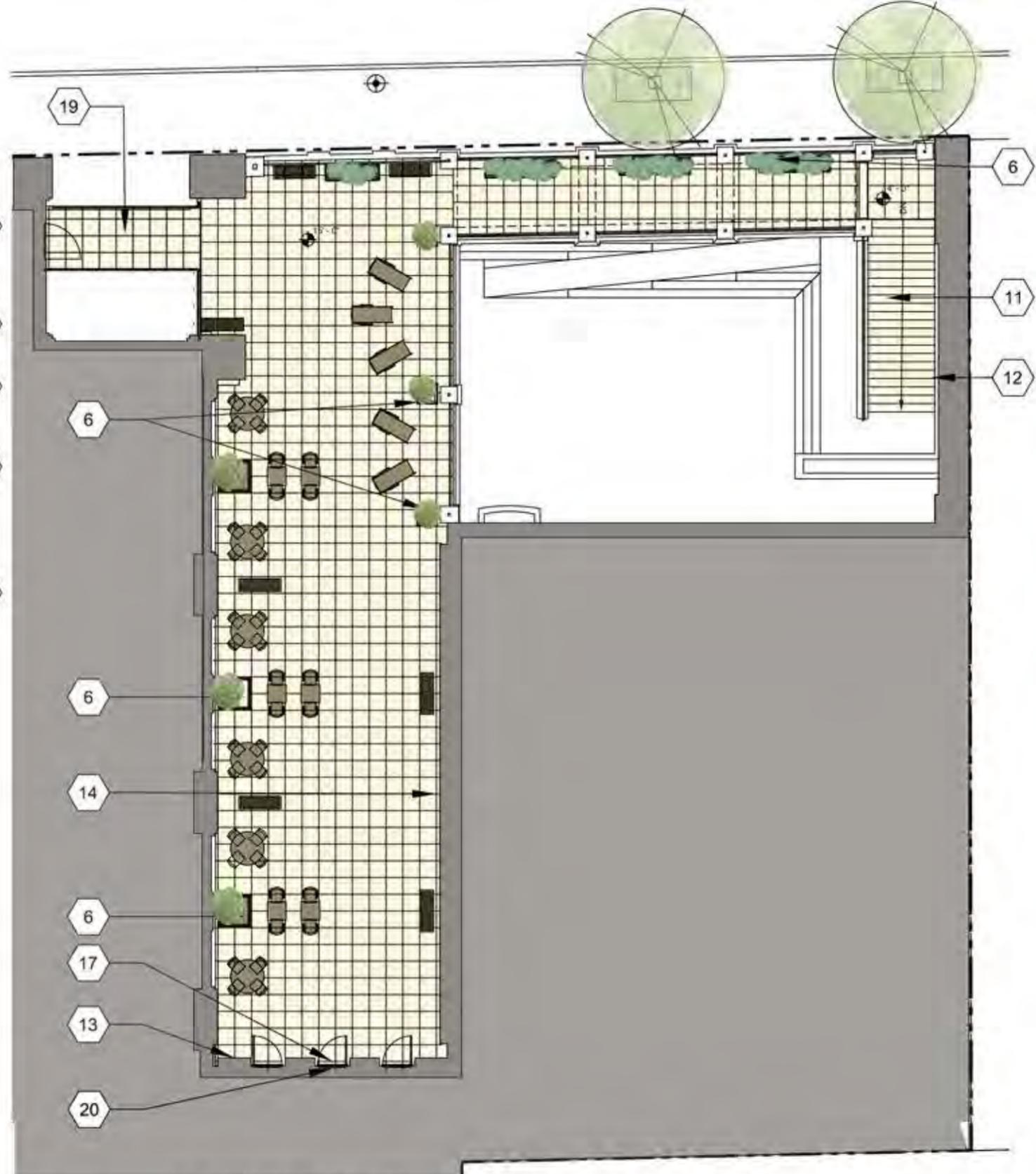
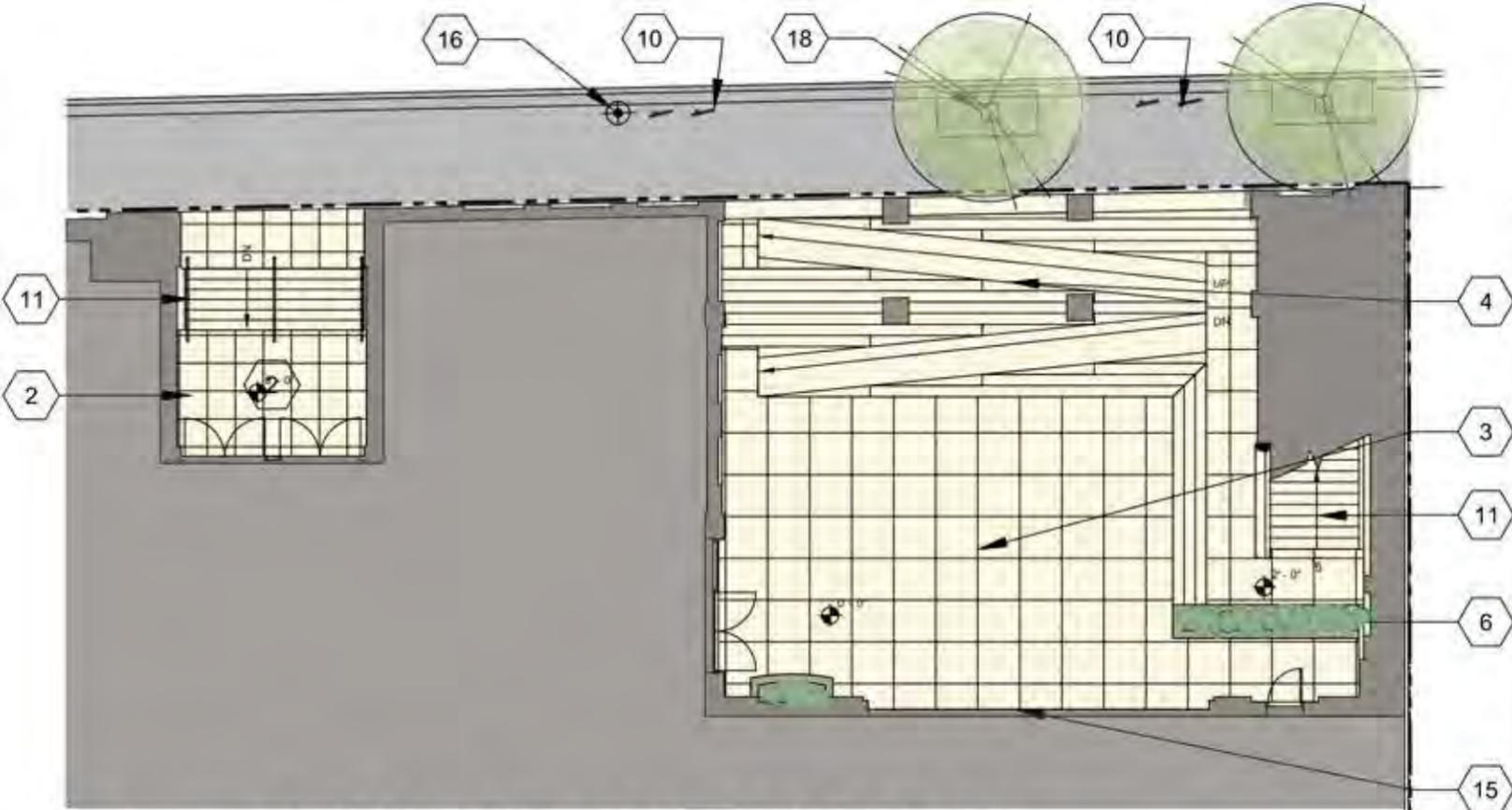
- I. Gardens at Market Square



KEYNOTE LEGEND

- 1. ELECTRICAL VAULTS
- 2. MAIN ENTRANCE
- 3. ACCESSIBLE RAMP
- 4. SCORED CONCRETE PLAZA
- 5. OFF STREET LOADING (2)
- 6. LANDSCAPING PLANTER
- 7. EXISTING UNIVERSITY CENTER BUILDING
- 8. EXISTING STOCK EXCHANGE BUILDING
- 9. CAFE ENTRANCE
- 10. BIKE RACKS
- 11. STAIRS
- 12. RELOCATED ROYAL FACADE
- 13. RELOCATED PALACE FACADE
- 14. RELOCATED 322 FORBES FACADE
- 15. OUTDOOR STAGE
- 16. LIGHT POLE BY PUBLIC WORKS
- 17. CAFE ENTRANCE
- 18. STREET TREES BY PUBLIC WORKS
- 19. TERRACE
- 20. MAIN THEATER ACCESS TO TERRACE



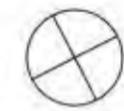


1 PLAZA LEVEL LANDSCAPE PLAN
 1/16" = 1'-0" 1" = 16'-0" 0' 4' 8' 16'

KEYNOTE LEGEND

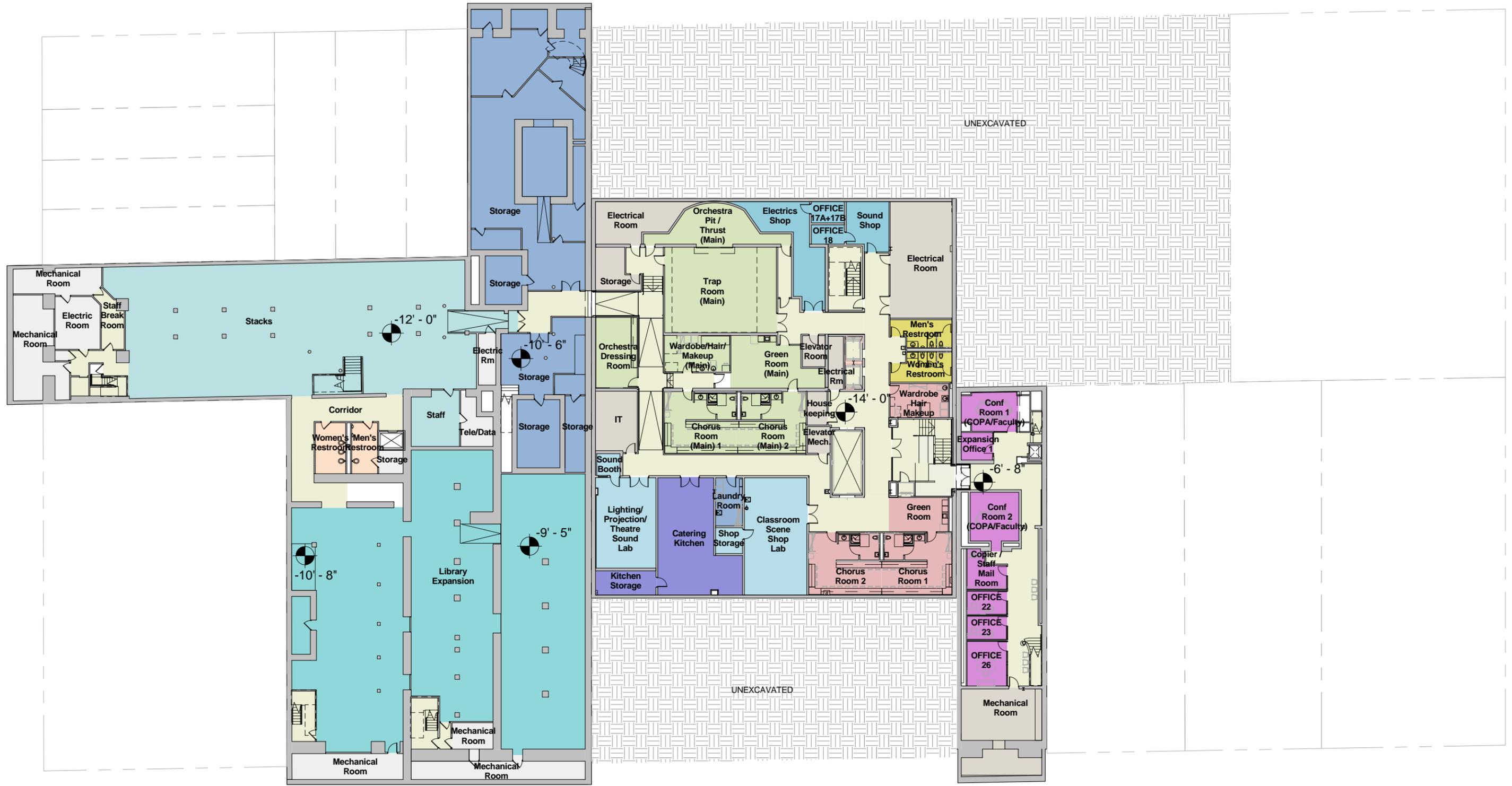
- 1. ELECTRICAL VAULTS
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- 19. MAIN THEATER ACCESS TO TERRACE
- 20. ACCESSIBLE TERRACE ACCESS THROUGH BUILDING

1 TERRACE LEVEL LANDSCAPE PLAN
 1/16" = 1'-0" 1" = 16'-0" 0' 4' 8' 16'



FORBES AVE

WOOD ST

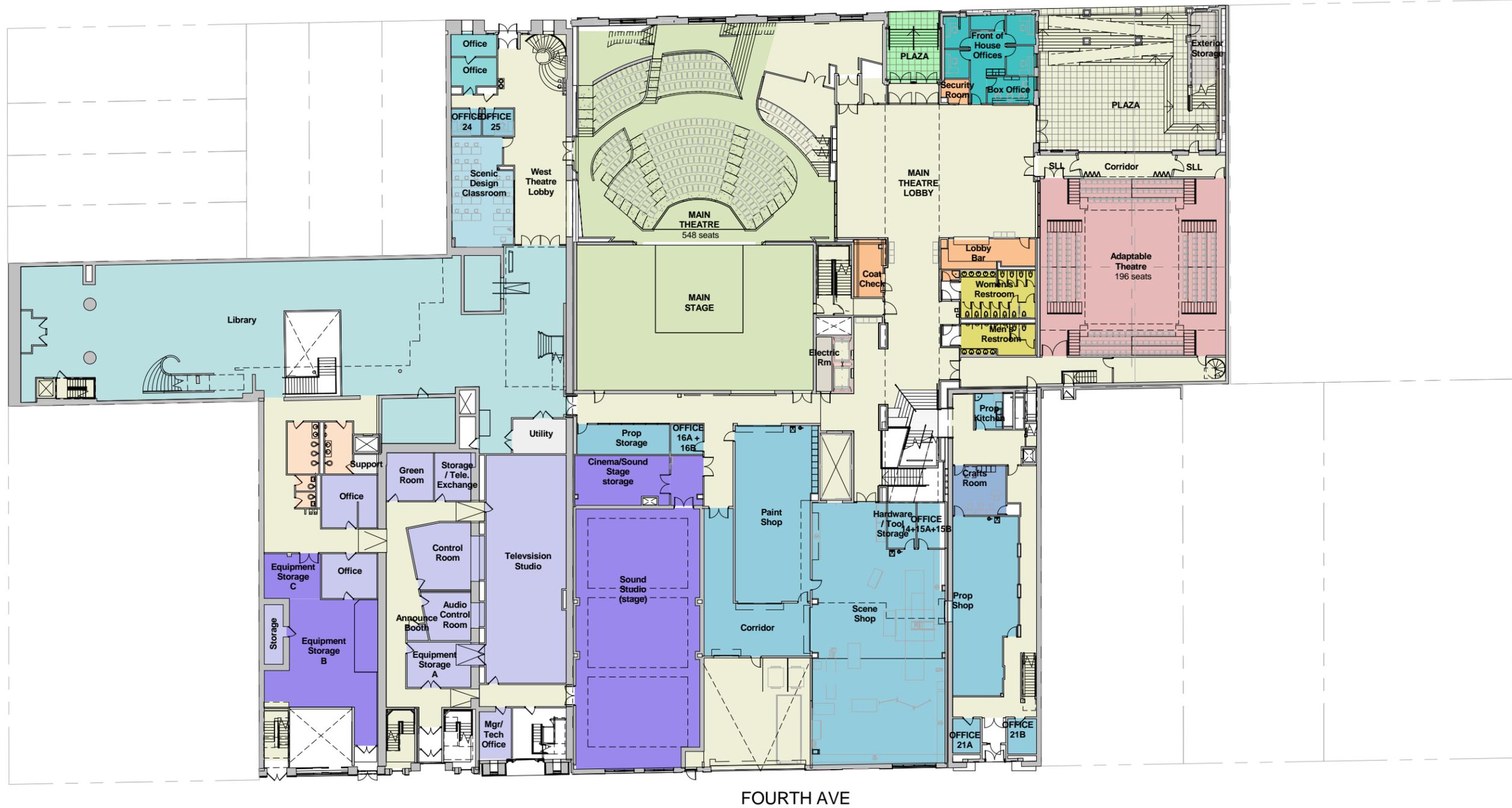


FOURTH AVE



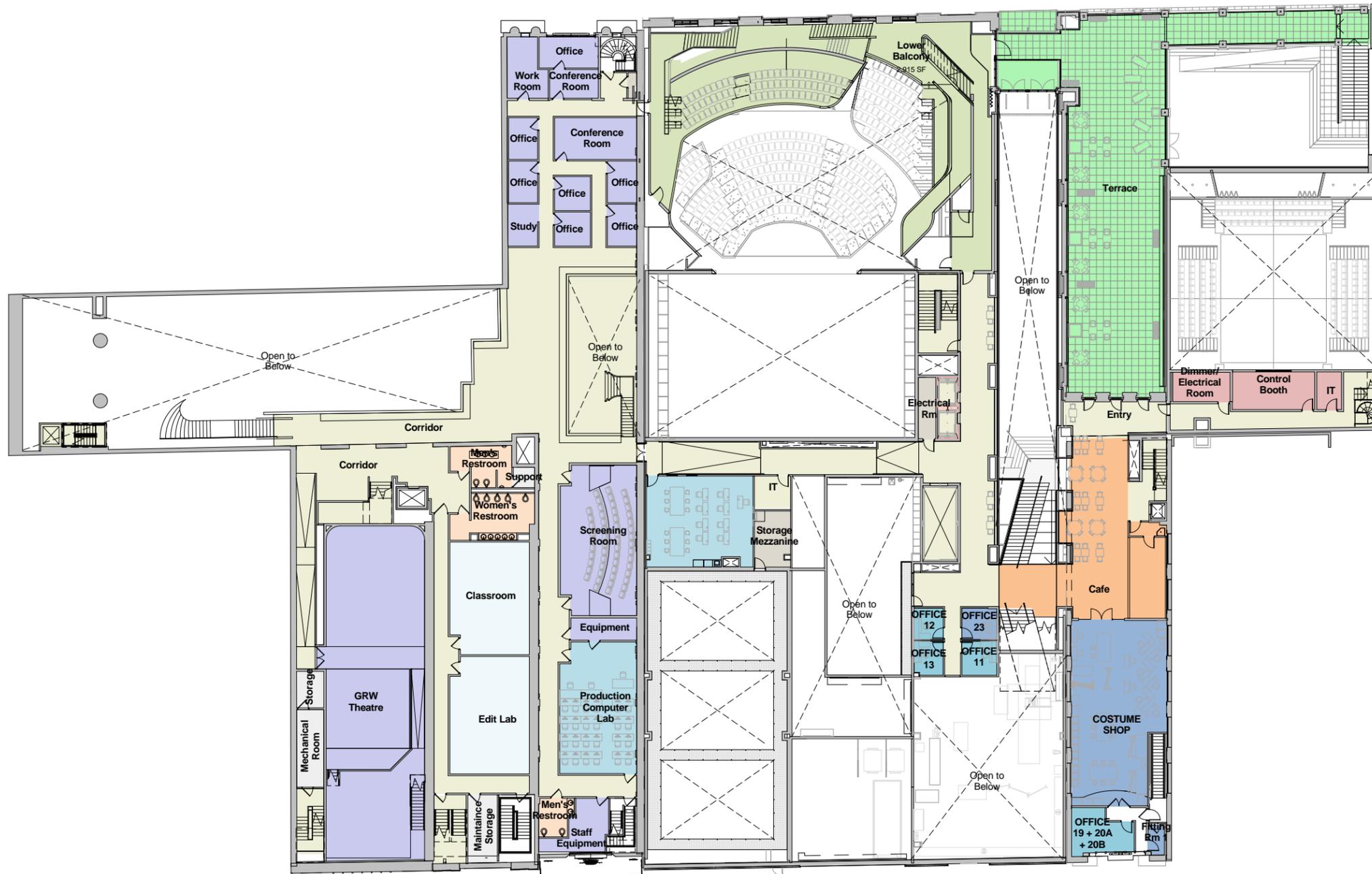
FORBES AVE

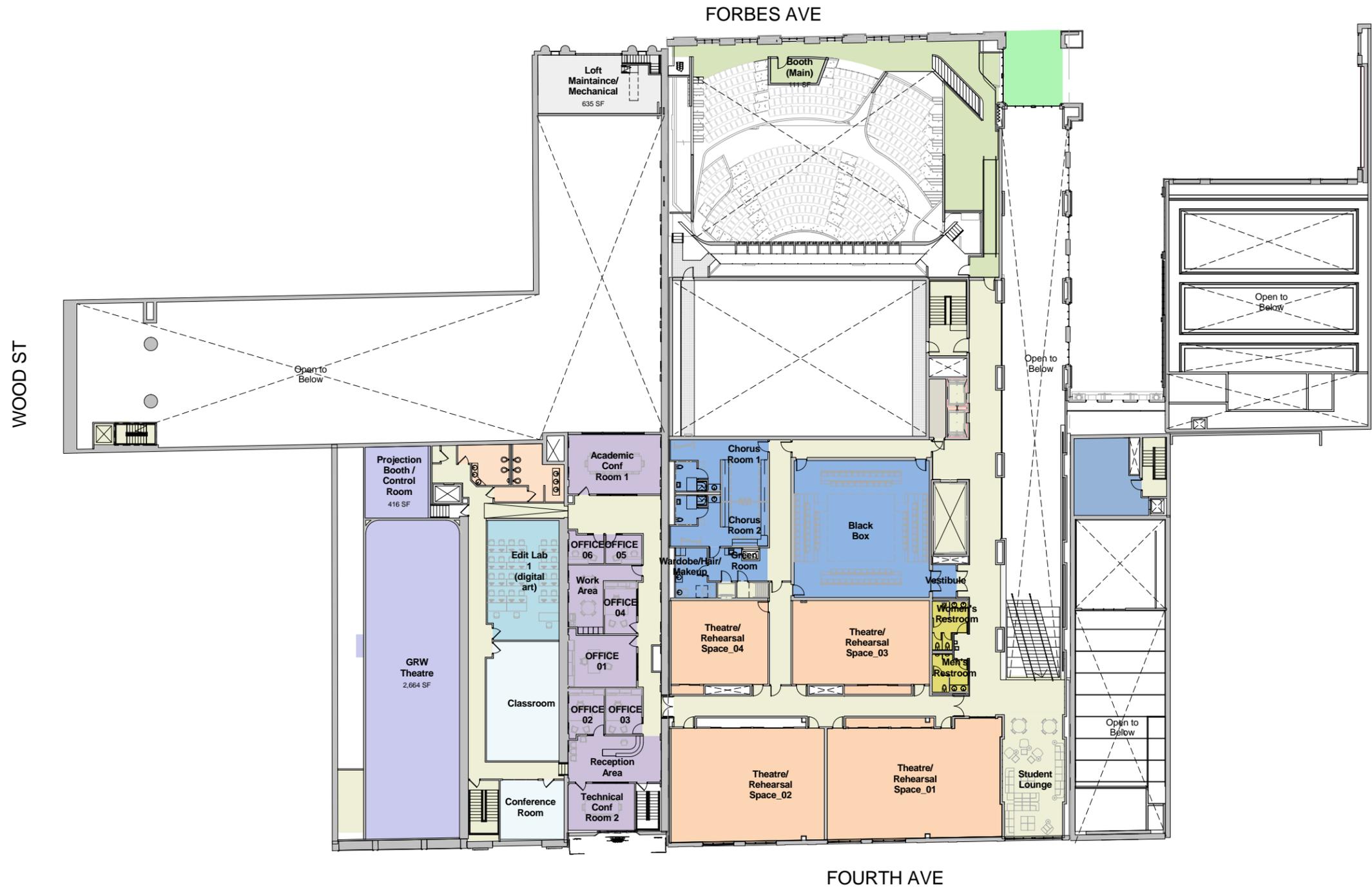
WOOD ST



FOURTH AVE

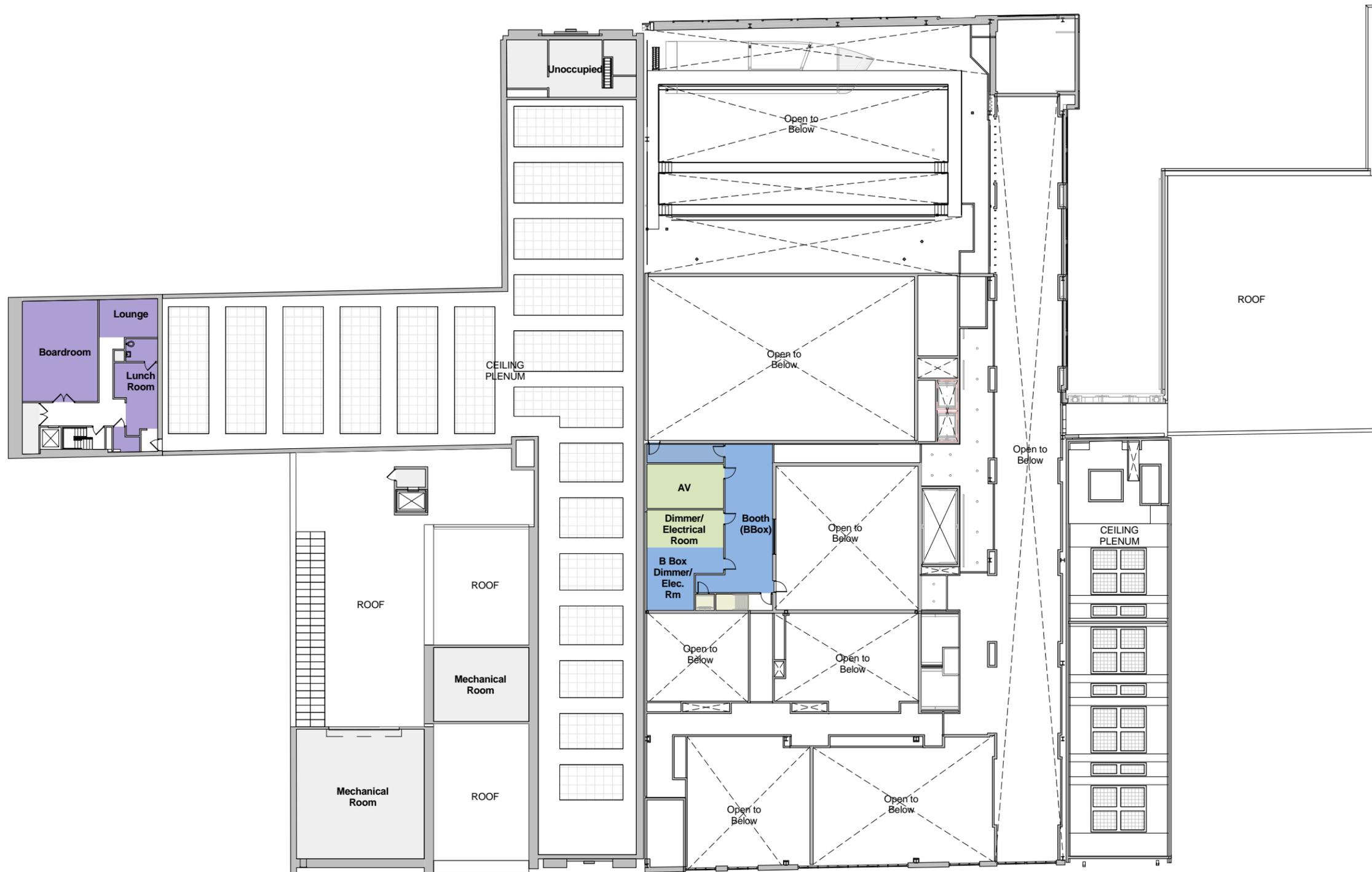






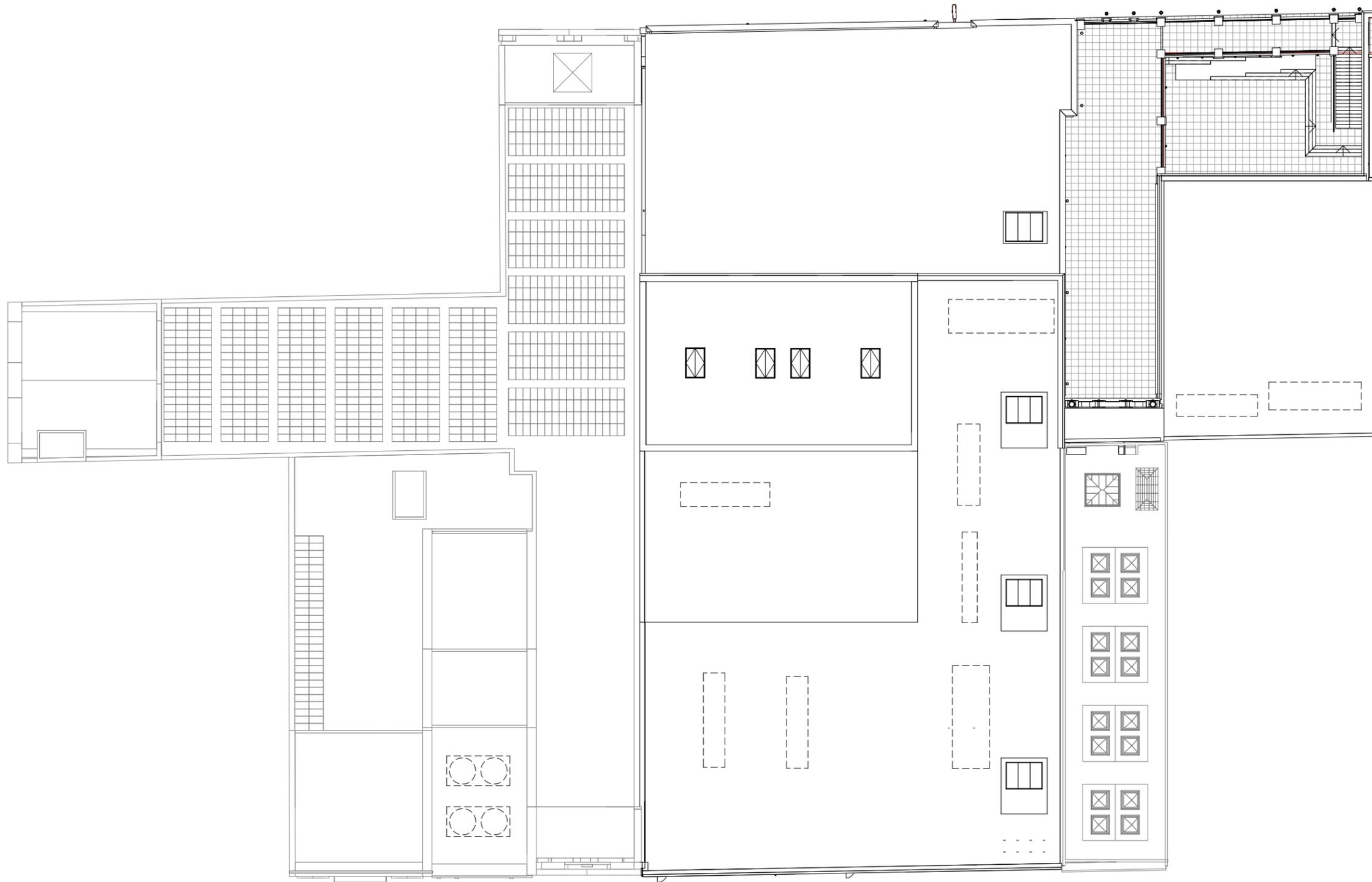
FORBES AVE

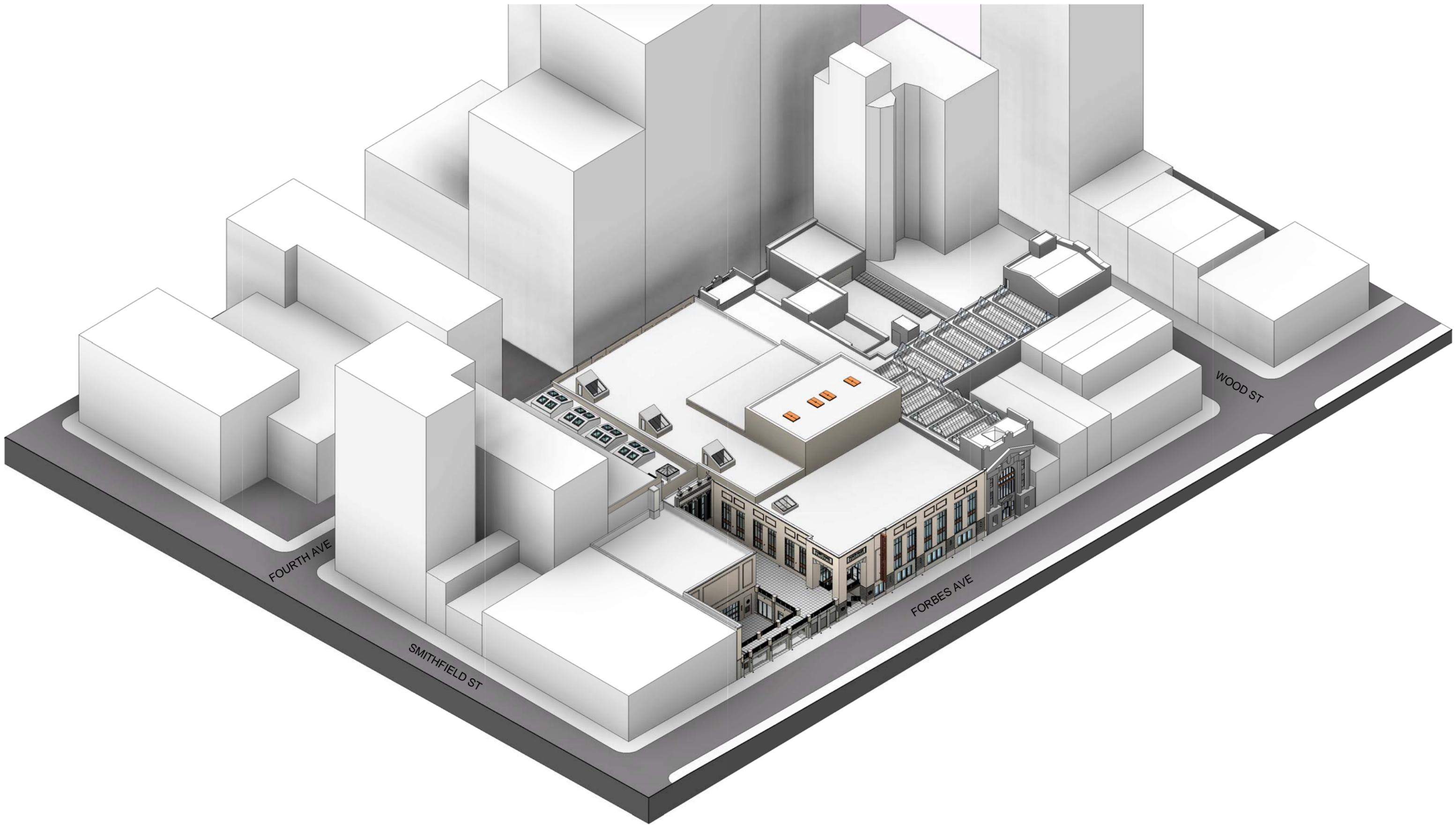
WOOD ST

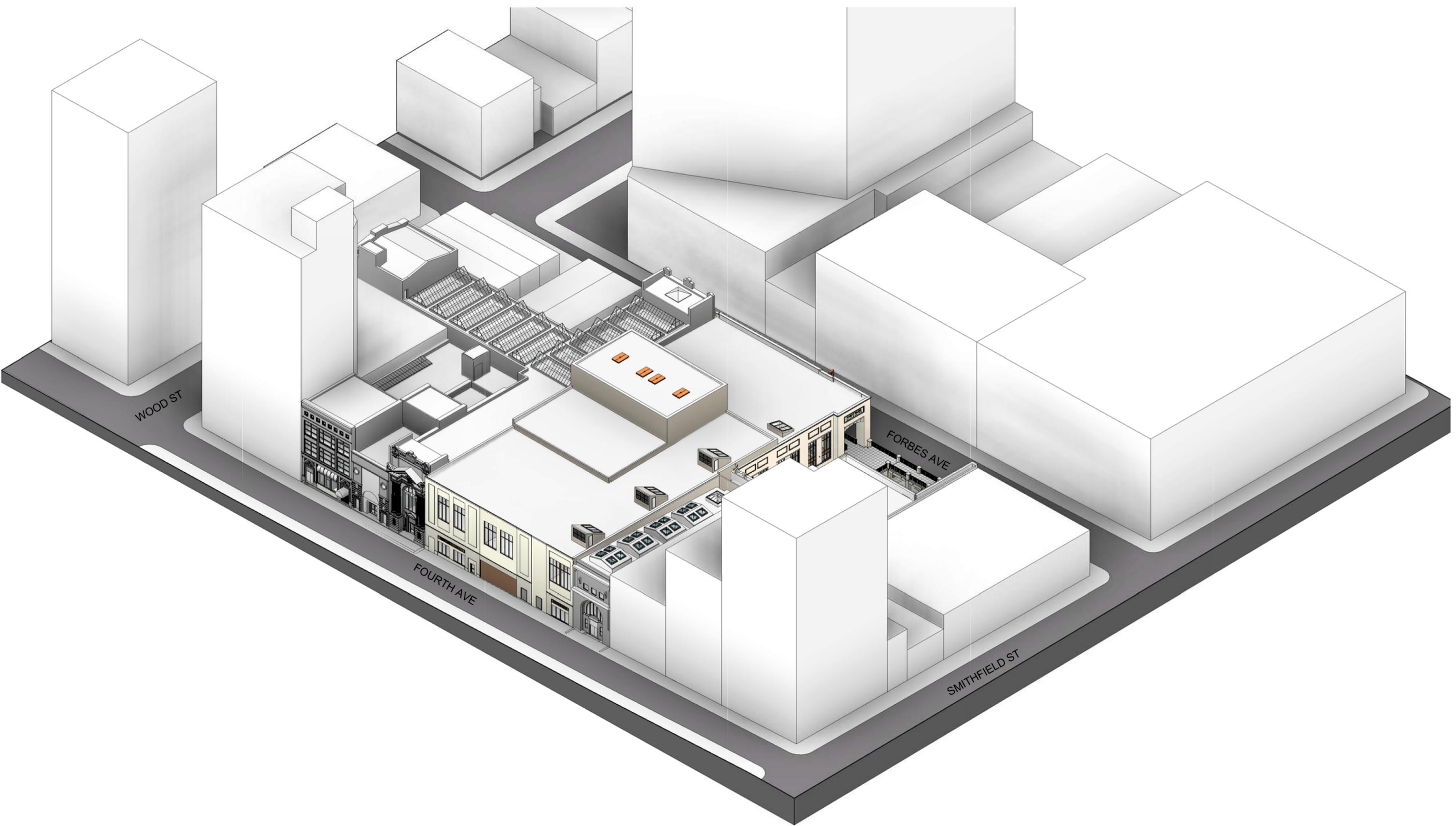


FOURTH AVE











429 Smithfield Street



312 + 310 + 308 Forbes Ave.



January 27, 2015

300 Forbes Ave.



422 + 420 + 418 Wood Street



307 Fourth Ave.



414 Wood Street



345 Fourth Ave.



337 Fourth Ave.

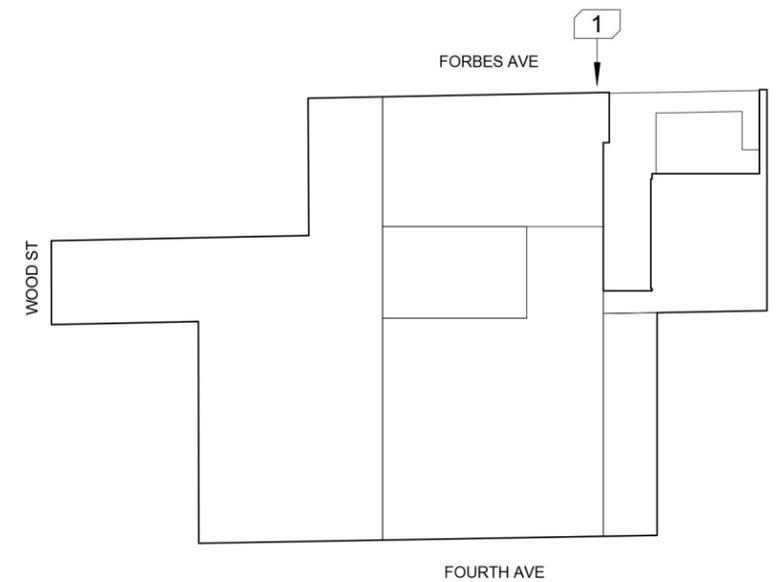


1 FORBES ELEVATION
1/16" = 1'-0"

Exterior Material Key

-  CMU - SPLIT FACE CONCRETE MASONRY UNIT
-  BR - EXPOSED SMOOTH FACE BRICK
-  CS - CALCIUM SILICATE MANUFACTURED STONE MASONRY
-  ST - GRANITE STONE BASE
-  AL - ALUMINUM ANODIZED DARK BRONZE

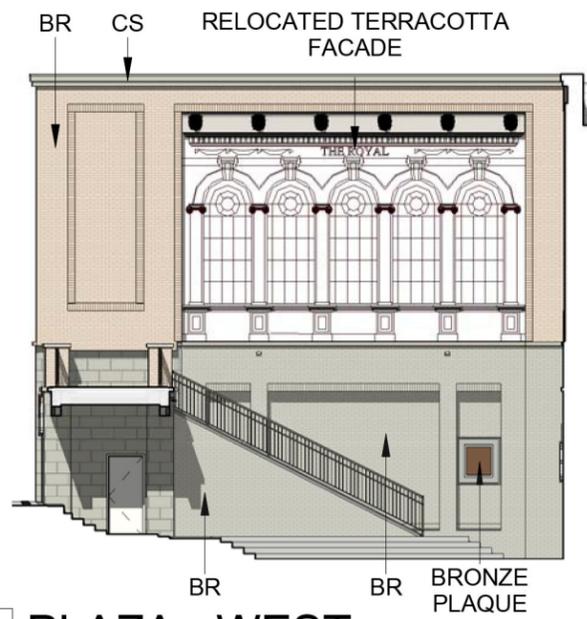
KEY PLAN





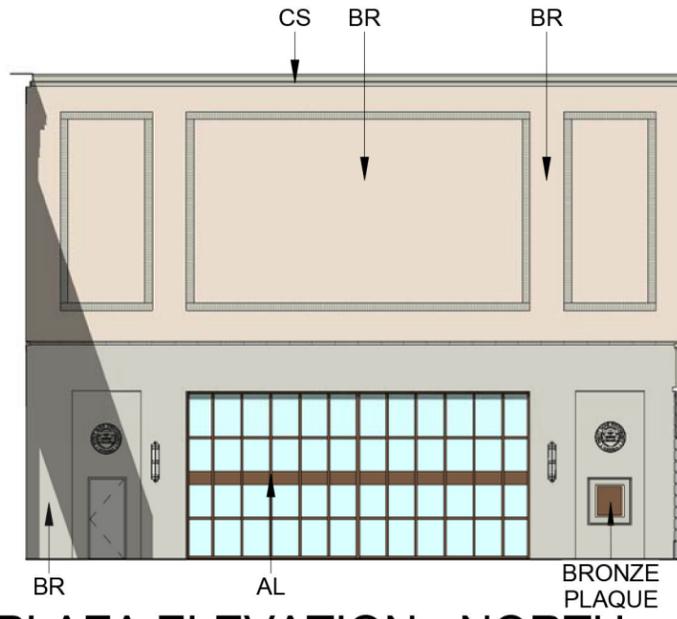






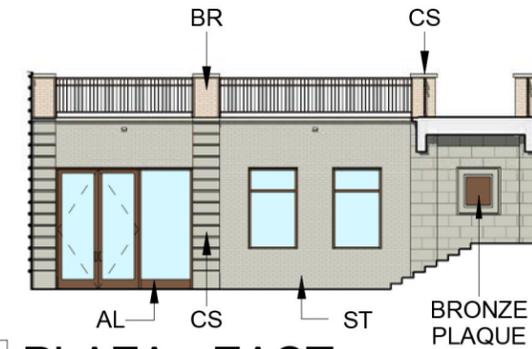
1 PLAZA - WEST

1/16" = 1'-0"



2 PLAZA ELEVATION - NORTH

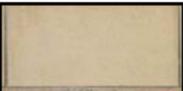
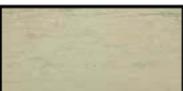
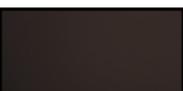
1/16" = 1'-0"



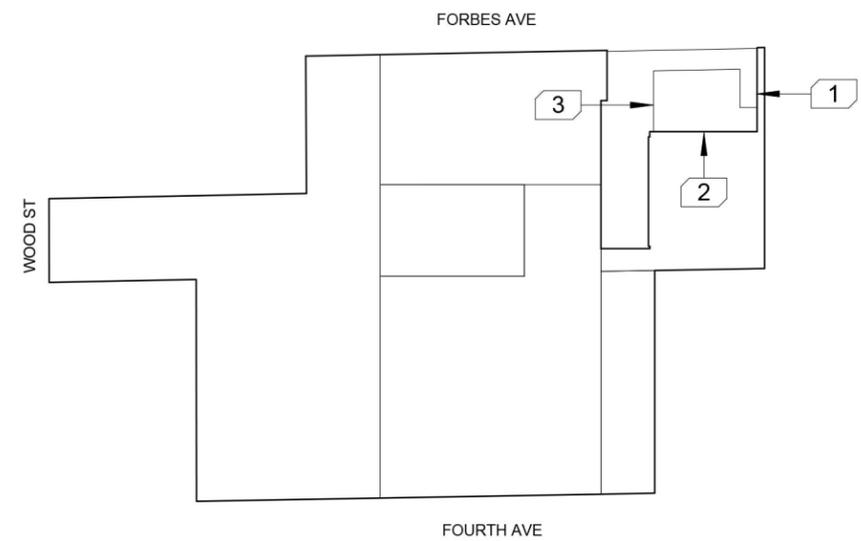
3 PLAZA - EAST

1/16" = 1'-0"

Exterior Material Key

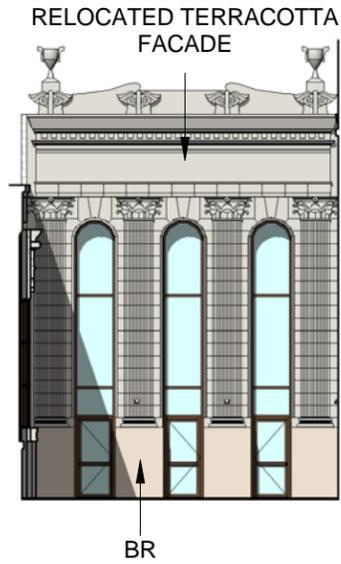
| | |
|---|--|
|  | CMU - SPLIT FACE CONCRETE MASONRY UNIT |
|  | BR - EXPOSED SMOOTH FACE BRICK |
|  | CS - CALCIUM SILICATE MANUFACTURED STONE MASONRY |
|  | ST - GRANITE STONE BASE |
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KEY PLAN

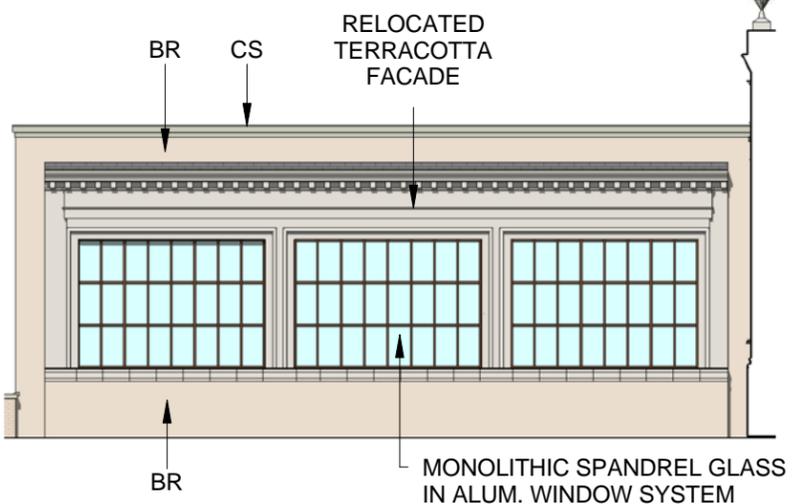




1 TERRACE EAST
1/16" = 1'-0"

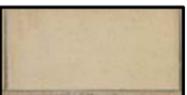


2 TERRACE - NORTH
1/16" = 1'-0"

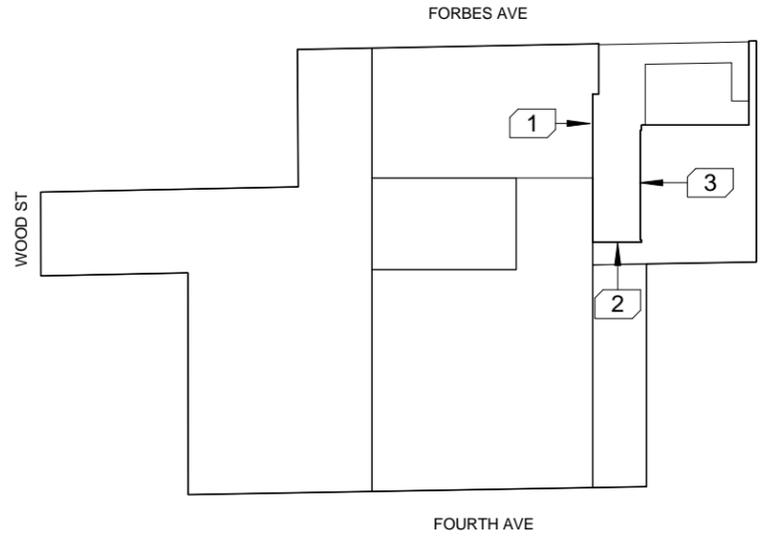


3 TERRACE - WEST
1/16" = 1'-0"

Exterior Material Key

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-  ST - GRANITE STONE BASE
-  AL - ALUMINUM ANODIZED DARK BRONZE

KEY PLAN















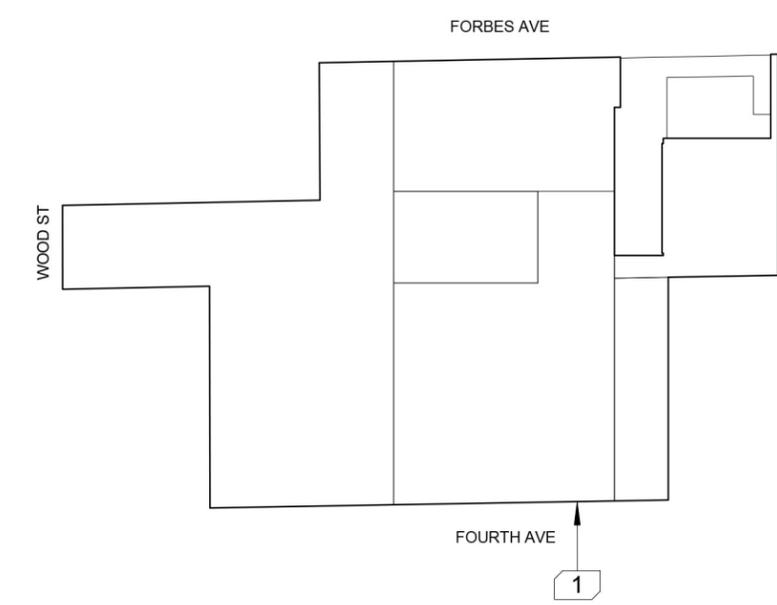


1 FOURTH AVE ELEVATION
 1/16" = 1'-0"

Exterior Material Key

-  CMU - SPLIT FACE CONCRETE MASONRY UNIT
-  BR - EXPOSED SMOOTH FACE BRICK
-  CS - CALCIUM SILICATE MANUFACTURED STONE MASONRY
-  ST - GRANITE STONE BASE
-  AL - ALUMINUM ANODIZED DARK BRONZE

KEY PLAN

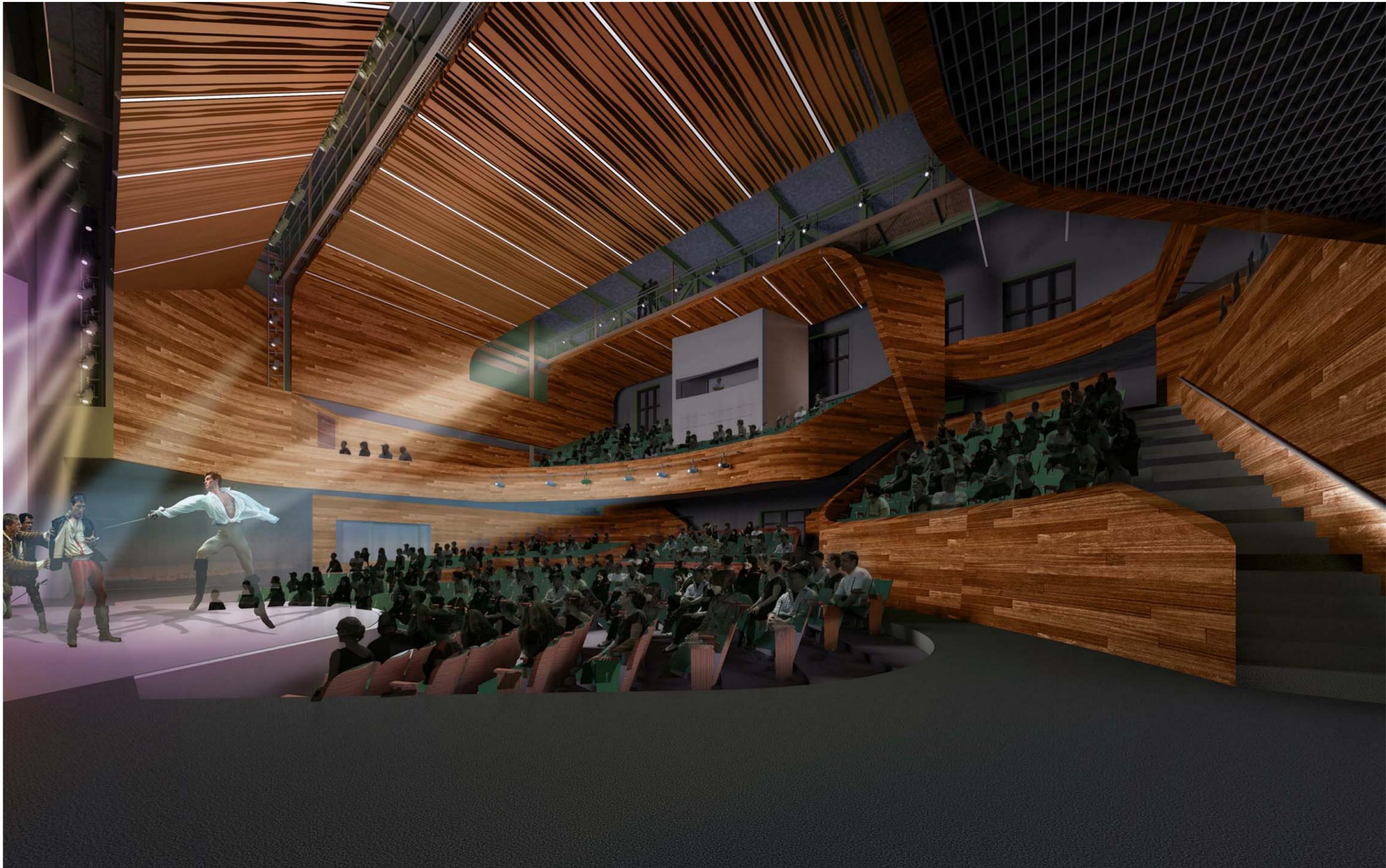














LEED 2009 for New Construction and Major Renovations

Point Park University 12095.00 6/11/13

Project Checklist

16 2 8 Sustainable Sites Possible Points: 26

| Y | ? | N | | | |
|---|---|---|------------|---|---|
| Y | | | Prereq 1 | Construction Activity Pollution Prevention | |
| 1 | | | Credit 1 | Site Selection | 1 |
| 5 | | | Credit 2 | Development Density and Community Connectivity | 5 |
| | 1 | | Credit 3 | Brownfield Redevelopment | 1 |
| 6 | | | Credit 4.1 | Alternative Transportation—Public Transportation Access | 6 |
| 1 | | | Credit 4.2 | Alternative Transportation—Bicycle Storage and Changing Rooms | 1 |
| | | 3 | Credit 4.3 | Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles | 3 |
| 2 | | | Credit 4.4 | Alternative Transportation—Parking Capacity | 2 |
| | | 1 | Credit 5.1 | Site Development—Protect or Restore Habitat | 1 |
| | | 1 | Credit 5.2 | Site Development—Maximize Open Space | 1 |
| | | 1 | Credit 6.1 | Stormwater Design—Quantity Control | 1 |
| | | 1 | Credit 6.2 | Stormwater Design—Quality Control | 1 |
| 1 | | | Credit 7.1 | Heat Island Effect—Non-roof | 1 |
| | 1 | | Credit 7.2 | Heat Island Effect—Roof | 1 |
| | | 1 | Credit 8 | Light Pollution Reduction | 1 |

4 0 6 Water Efficiency Possible Points: 10

| Y | ? | N | | | |
|---|---|---|----------|------------------------------------|--------|
| Y | | | Prereq 1 | Water Use Reduction—20% Reduction | |
| 2 | | 2 | Credit 1 | Water Efficient Landscaping | 2 to 4 |
| | | 2 | Credit 2 | Innovative Wastewater Technologies | 2 |
| 2 | | 2 | Credit 3 | Water Use Reduction | 2 to 4 |

2 4 29 Energy and Atmosphere Possible Points: 35

| Y | ? | N | | | |
|---|---|----|----------|--|---------|
| Y | | | Prereq 1 | Fundamental Commissioning of Building Energy Systems | |
| Y | | | Prereq 2 | Minimum Energy Performance | |
| Y | | | Prereq 3 | Fundamental Refrigerant Management | |
| 2 | | 17 | Credit 1 | Optimize Energy Performance | 1 to 19 |
| | | 7 | Credit 2 | On-Site Renewable Energy | 1 to 7 |
| | 2 | | Credit 3 | Enhanced Commissioning | 2 |
| | 2 | | Credit 4 | Enhanced Refrigerant Management | 2 |
| | | 3 | Credit 5 | Measurement and Verification | 3 |
| | | 2 | Credit 6 | Green Power | 2 |

5 6 3 Materials and Resources Possible Points: 14

| Y | ? | N | | | |
|---|---|---|------------|---|--------|
| Y | | | Prereq 1 | Storage and Collection of Recyclables | |
| | 3 | | Credit 1.1 | Building Reuse—Maintain Existing Walls, Floors, and Roof | 1 to 3 |
| | 1 | | Credit 1.2 | Building Reuse—Maintain 50% of Interior Non-Structural Elements | 1 |
| 2 | | | Credit 2 | Construction Waste Management | 1 to 2 |
| | | 2 | Credit 3 | Materials Reuse | 1 to 2 |

Materials and Resources, Continued

| Y | ? | N | | | |
|---|---|---|----------|-----------------------------|--------|
| 1 | 1 | | Credit 4 | Recycled Content | 1 to 2 |
| 1 | 1 | | Credit 5 | Regional Materials | 1 to 2 |
| | | 1 | Credit 6 | Rapidly Renewable Materials | 1 |
| 1 | | | Credit 7 | Certified Wood | 1 |

10 1 4 Indoor Environmental Quality Possible Points: 15

| Y | ? | N | | | |
|---|---|---|------------|--|---|
| Y | | | Prereq 1 | Minimum Indoor Air Quality Performance | |
| Y | | | Prereq 2 | Environmental Tobacco Smoke (ETS) Control | |
| | | 1 | Credit 1 | Outdoor Air Delivery Monitoring | 1 |
| | | 1 | Credit 2 | Increased Ventilation | 1 |
| 1 | | | Credit 3.1 | Construction IAQ Management Plan—During Construction | 1 |
| 1 | | | Credit 3.2 | Construction IAQ Management Plan—Before Occupancy | 1 |
| 1 | | | Credit 4.1 | Low-Emitting Materials—Adhesives and Sealants | 1 |
| 1 | | | Credit 4.2 | Low-Emitting Materials—Paints and Coatings | 1 |
| 1 | | | Credit 4.3 | Low-Emitting Materials—Flooring Systems | 1 |
| 1 | | | Credit 4.4 | Low-Emitting Materials—Composite Wood and Agrifiber Products | 1 |
| 1 | | | Credit 5 | Indoor Chemical and Pollutant Source Control | 1 |
| 1 | | | Credit 6.1 | Controllability of Systems—Lighting | 1 |
| 1 | | | Credit 6.2 | Controllability of Systems—Thermal Comfort | 1 |
| 1 | | | Credit 7.1 | Thermal Comfort—Design | 1 |
| | 1 | | Credit 7.2 | Thermal Comfort—Verification | 1 |
| | | 1 | Credit 8.1 | Daylight and Views—Daylight | 1 |
| | | 1 | Credit 8.2 | Daylight and Views—Views | 1 |

4 0 2 Innovation and Design Process Possible Points: 6

| Y | ? | N | | | |
|---|---|---|------------|---|---|
| 1 | | | Credit 1.1 | Innovation in Design: Public Education | 1 |
| 1 | | | Credit 1.2 | Innovation in Design: Exemplary Performance MR Credit 2 | 1 |
| 1 | | | Credit 1.3 | Innovation in Design: LEED CI Credit (furniture) | 1 |
| | | 1 | Credit 1.4 | Innovation in Design: Specific Title | 1 |
| | | 1 | Credit 1.5 | Innovation in Design: Specific Title | 1 |
| 1 | | | Credit 2 | LEED Accredited Professional | 1 |

0 0 4 Regional Priority Credits Possible Points: 4

| Y | ? | N | | | |
|---|---|---|------------|------------------------------------|---|
| | | 1 | Credit 1.1 | Regional Priority: Specific Credit | 1 |
| | | 1 | Credit 1.2 | Regional Priority: Specific Credit | 1 |
| | | 1 | Credit 1.3 | Regional Priority: Specific Credit | 1 |
| | | 1 | Credit 1.4 | Regional Priority: Specific Credit | 1 |

41 13 56 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110



DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Date Filed:

Office of the Zoning Administrator

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

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

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

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

GENERAL INFORMATION

| | | | |
|--|--------------------------------|--|------------------------------|
| 1. Property Owner Name: VPMC | | Phone Number: () | |
| Address: 200 LOTHROP ST. | | City: PITTSBURGH | State: PA |
| | | Zip Code: 15213 | |
| 2. Applicant/Company Name: GBBN ARCHITECTS | | Phone Number: (412) 345-5005 | |
| Address: 5411 PENN AVE | | City: PITTSBURGH | State: PA |
| | | Zip Code: 15116 | |
| Applicant/Contractor ID: (assigned by the City) | | | |
| 3. Development Name: PST RECONSTRUCTION | | | |
| 4. Development Location: PITTSBURGH, PA (OAKLAND) | | | |
| 5. Development Address: 200 LOTHROP ST. | | | |
| 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) | 66. HOSPITAL | | |
| 7. If a Certificate of Occupancy exists, the following is required: YES | | | |
| Certificate of Occupancy#: UNKNOWN | Date Issued: 1986-87 | Existing Use of Property: HOSPITAL | |
| 8. Estimated Construction: | Start Date: 4/15/15 | Occupancy Date: 3/1/16 | Project Cost: \$ 30 M |

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): **66. HOSPITAL**

10. Select the Type of Work:

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

11. Describe the Development: **REMOVAL OF APPROX. 2/3 OF EXG CHILDREN'S HOSPITAL. RE-DESIGN OF INTERIOR CIRCULATION.**

12. Is a Land Operations Permit needed? YES NO

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



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

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

13. Proposed Number of New Structures or Building Additions: N/A
 Residential Commercial Recreational Industrial Institutional

14. Gross Floor Area:
 Existing to be Razed: 7/8 500,000 sq ft
 Existing to be Retained: 92,110 sq ft
 Retained Area to be Renovated: 35,210 sq ft
 To be Constructed: 0 sq ft
 Building Footprint: 7/8 10,000 sq ft

| | Existing | | Proposed | |
|-----------------------------|----------|------|----------|------|
| | Stories | Feet | Stories | Feet |
| Main Structure | 12 | — | 8 | — |
| 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: 7/8 2.8 ACRES sq ft

18. On Site Parking: N/A

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

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

19. Please check any of the following items that will be part of the proposed work: N/A
 Demolition HVAC (Interior) HVAC (Exterior) Electrical Fire Alarm
 Fire Protection/Sprinklers Deck Construction Commercial Cooking Hood Sign

20. Please check the following items that pertain to any work proposed on private plumbing:
 (i.e. plumbing between a public sewer or water line and a building, including plumbing inside the building).
 Repair or Replace Existing Plumbing New Construction of Plumbing No Plumbing Work is Proposed



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

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

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 **DECREASE BOTH.**

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:

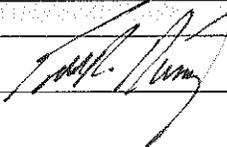
- Public Property, Existing City Street Private Property Not Applicable
- Public Property, New City Street to be constructed as part of the development/project

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. **ATWOOD INTERSECTION @ FIFTH AVE**
- 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. **DURING CONSTRUCTION.**
- The proposed work includes the excavation of a City street or sidewalk. **YES**
- 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

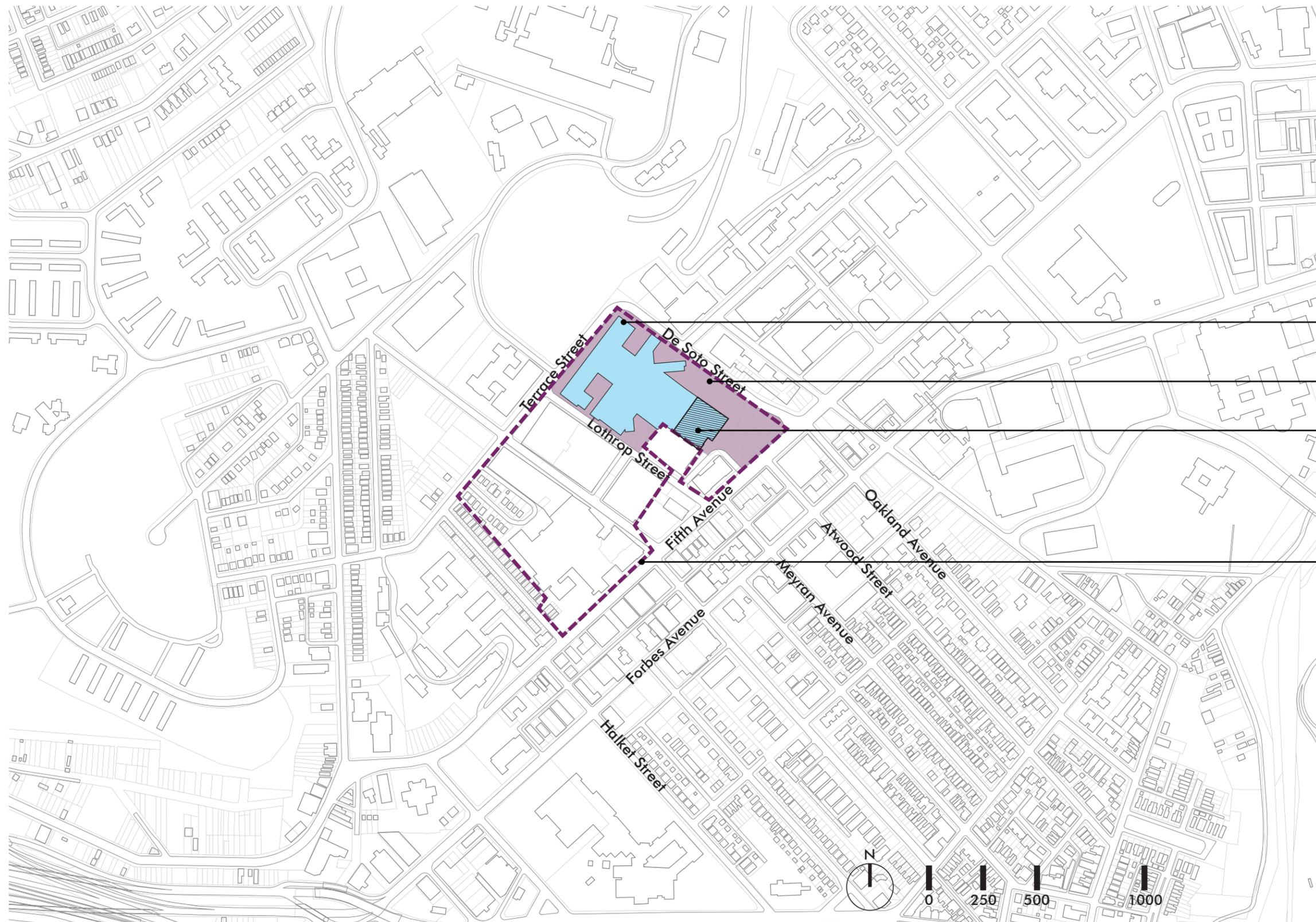
Applicant Signature: 

UPMC PRESBYTERIAN HOSPITAL
SOUTH TOWER DECONSTRUCTION

DESIGN REVIEW PRESENTATION

UPMC Presbyterian Hospital
27 January 2015





UPMC Presbyterian and Garage

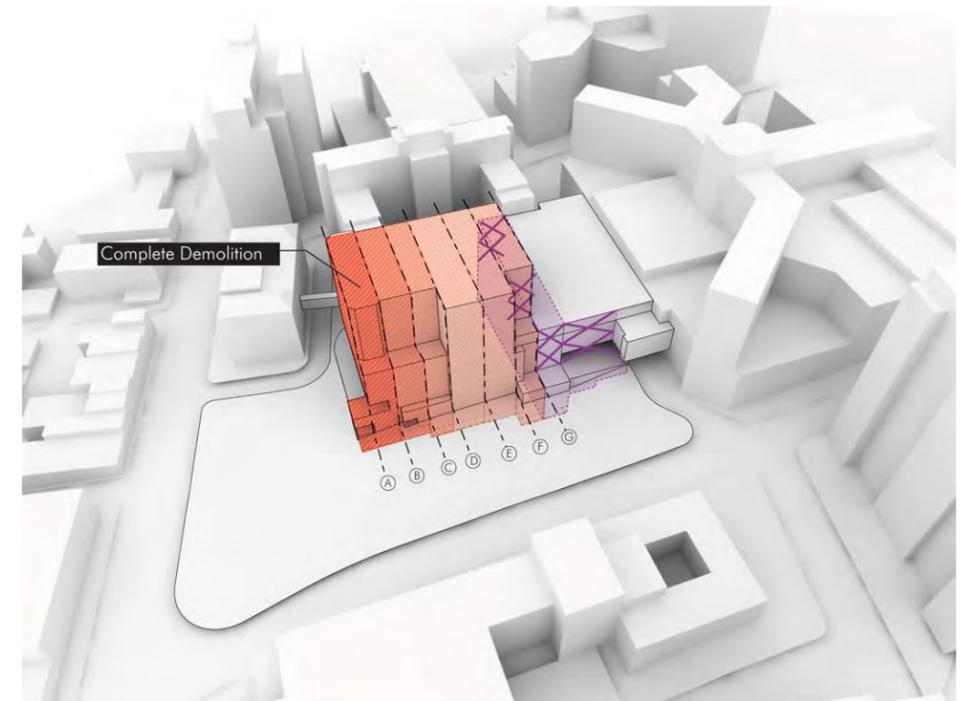
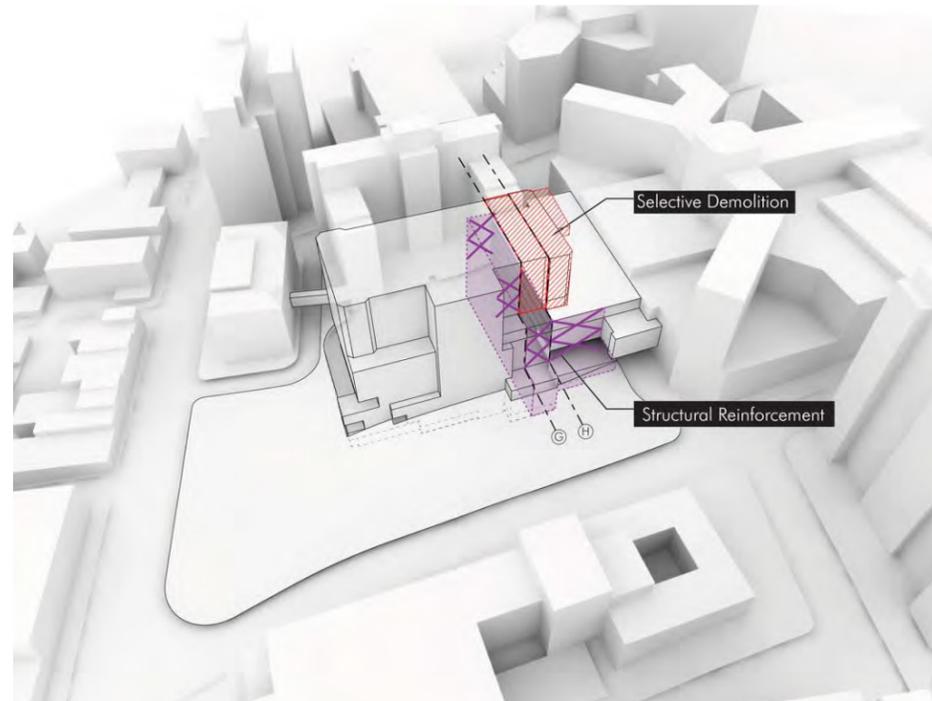
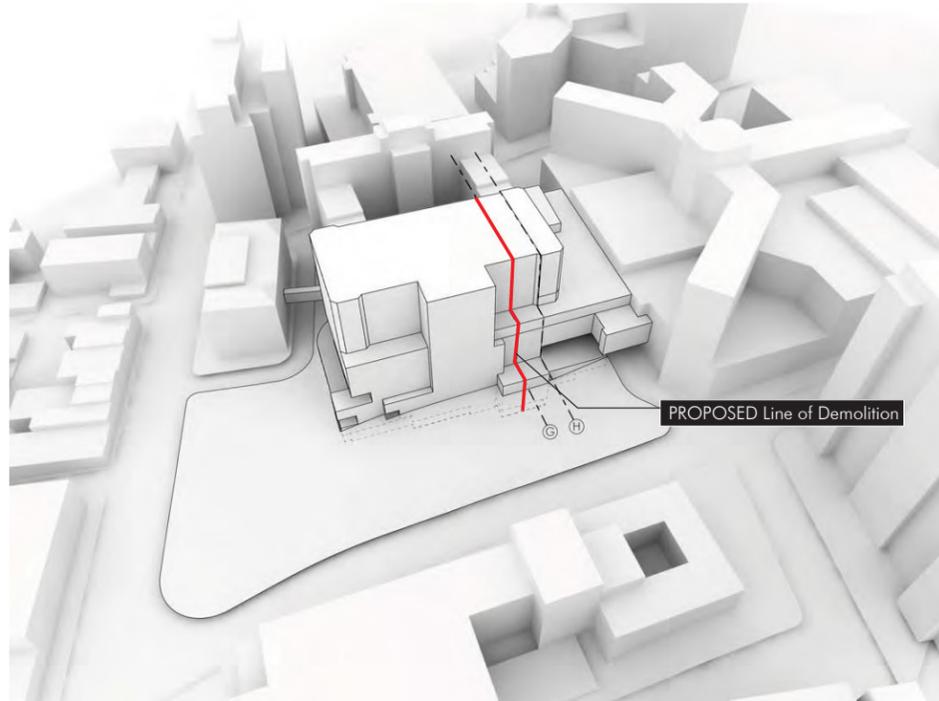
UPMC Property

Presbyterian South Tower Deconstruction

UPMC Oakland Campus

LOCATION MAP | DOCUMENTATION

UPMC Presbyterian Hospital | PST Deconstruction



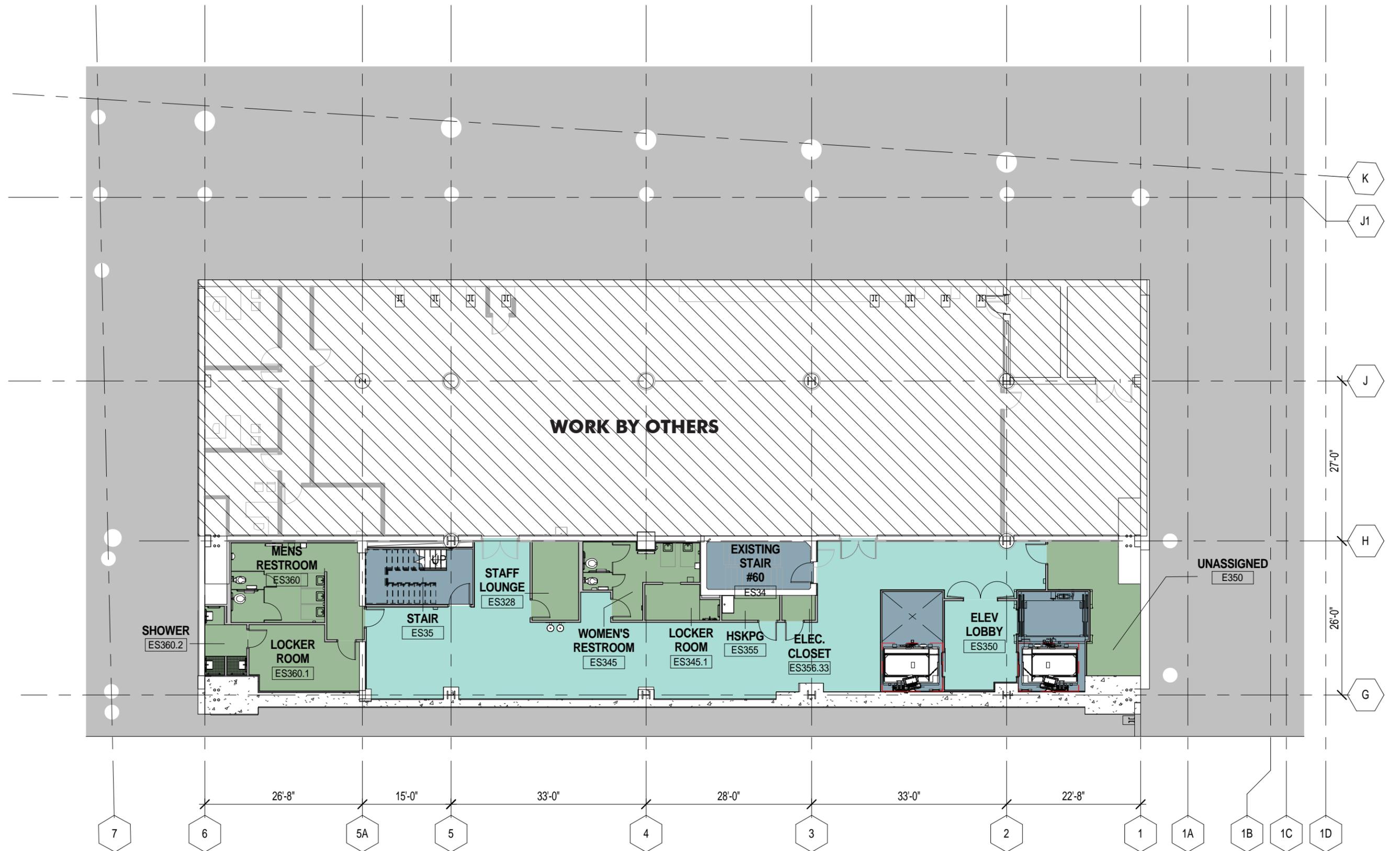
DECONSTRUCTION SEQUENCING | INFORMATION

UPMC Presbyterian Hospital | PST Deconstruction

Page 3
27 January 2015

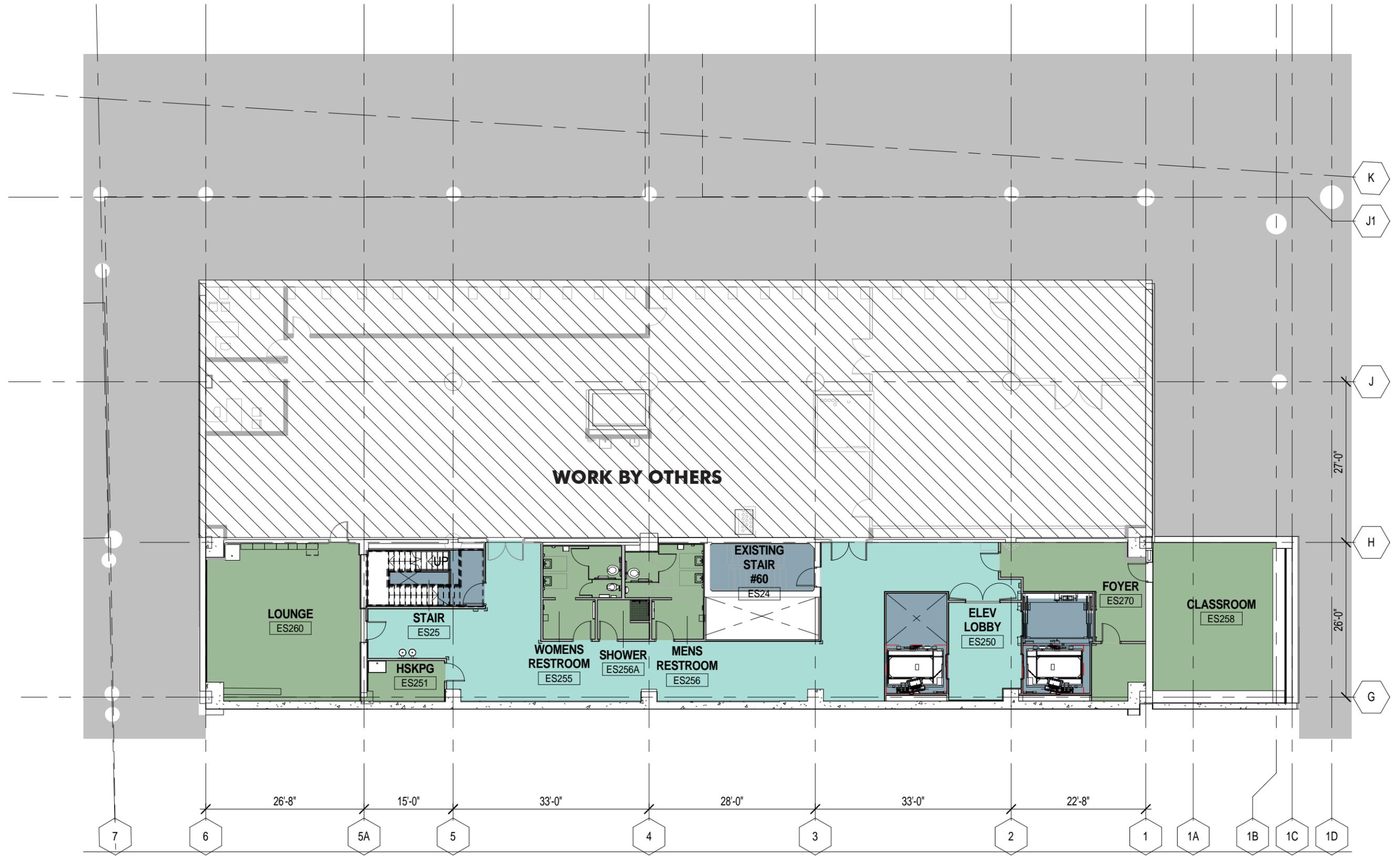
UPMC LIFE CHANGING MEDICINE





LEVEL S3 FLOOR PLAN | DRAWINGS
 UPMC Presbyterian Hospital | PST Deconstruction

- CIRCULATION
- VERTICAL CIRCULATION
- NON-CLINICAL



LEVEL S2 FLOOR PLAN | DRAWINGS

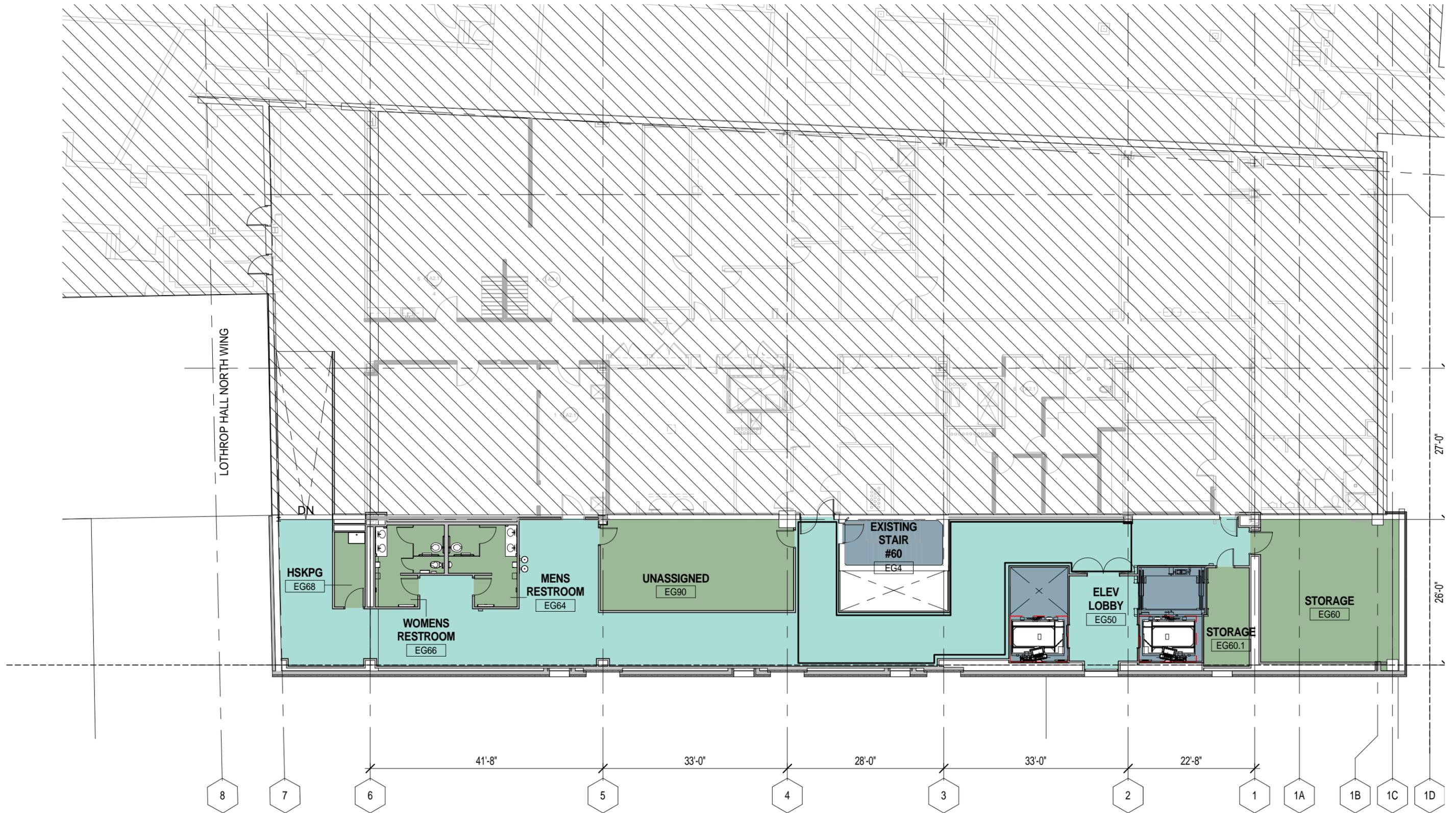
UPMC Presbyterian Hospital | PST Deconstruction

- CIRCULATION
- VERTICAL CIRCULATION
- NON-CLINICAL



LEVEL S1 FLOOR PLAN | DRAWINGS
 UPMC Presbyterian Hospital | PST Deconstruction

- CIRCULATION
- VERTICAL CIRCULATION
- NON-CLINICAL

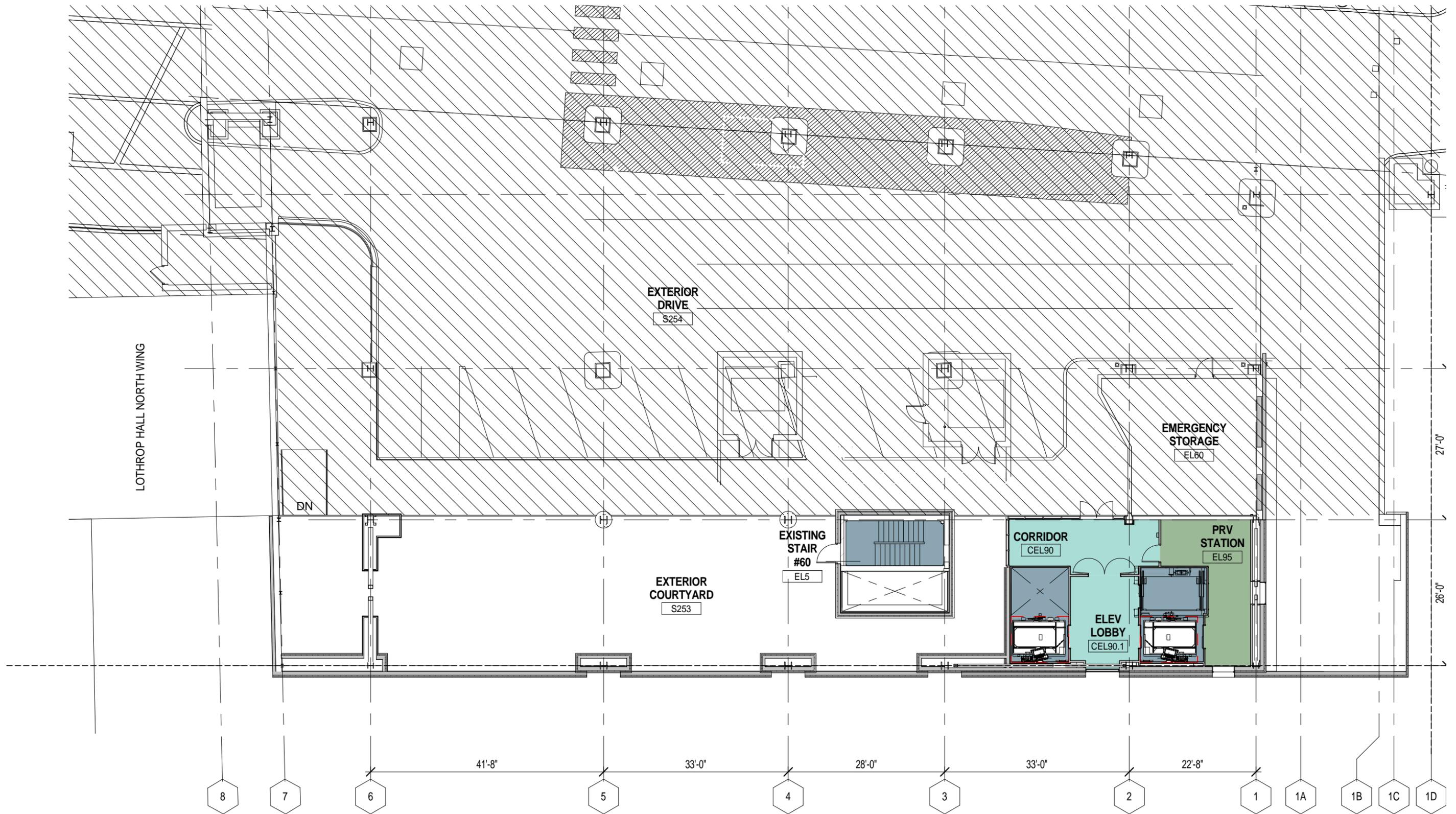


LEVEL G - FINISHED PI

LEVEL G FLOOR PLAN | DRAWINGS

UPMC Presbyterian Hospital | PST Deconstruction

- CIRCULATION
- VERTICAL CIRCULATION
- NON-CLINICAL

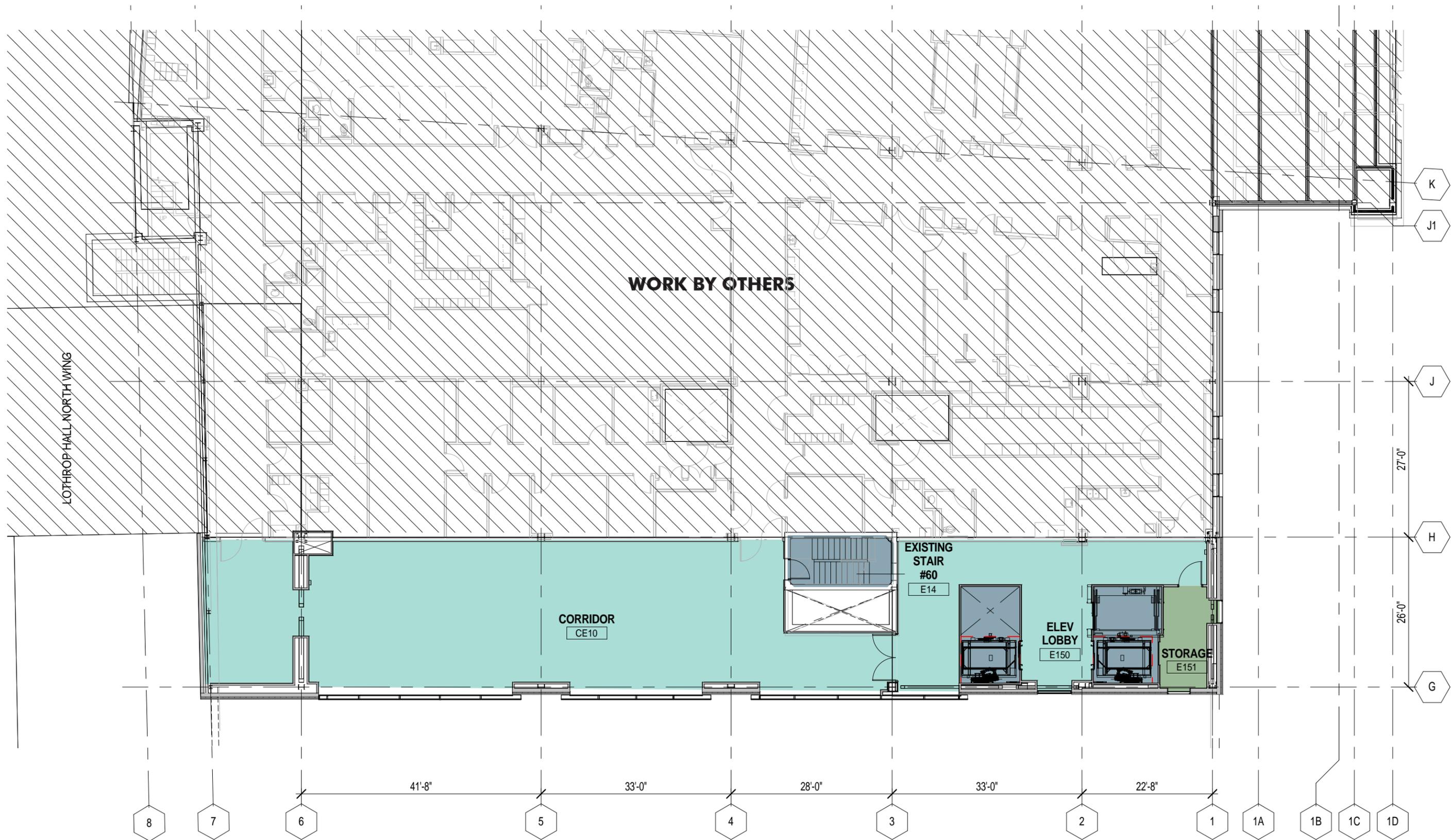


I FVFI I - FNI ARGFD PI

LEVEL L FLOOR PLAN | DRAWINGS

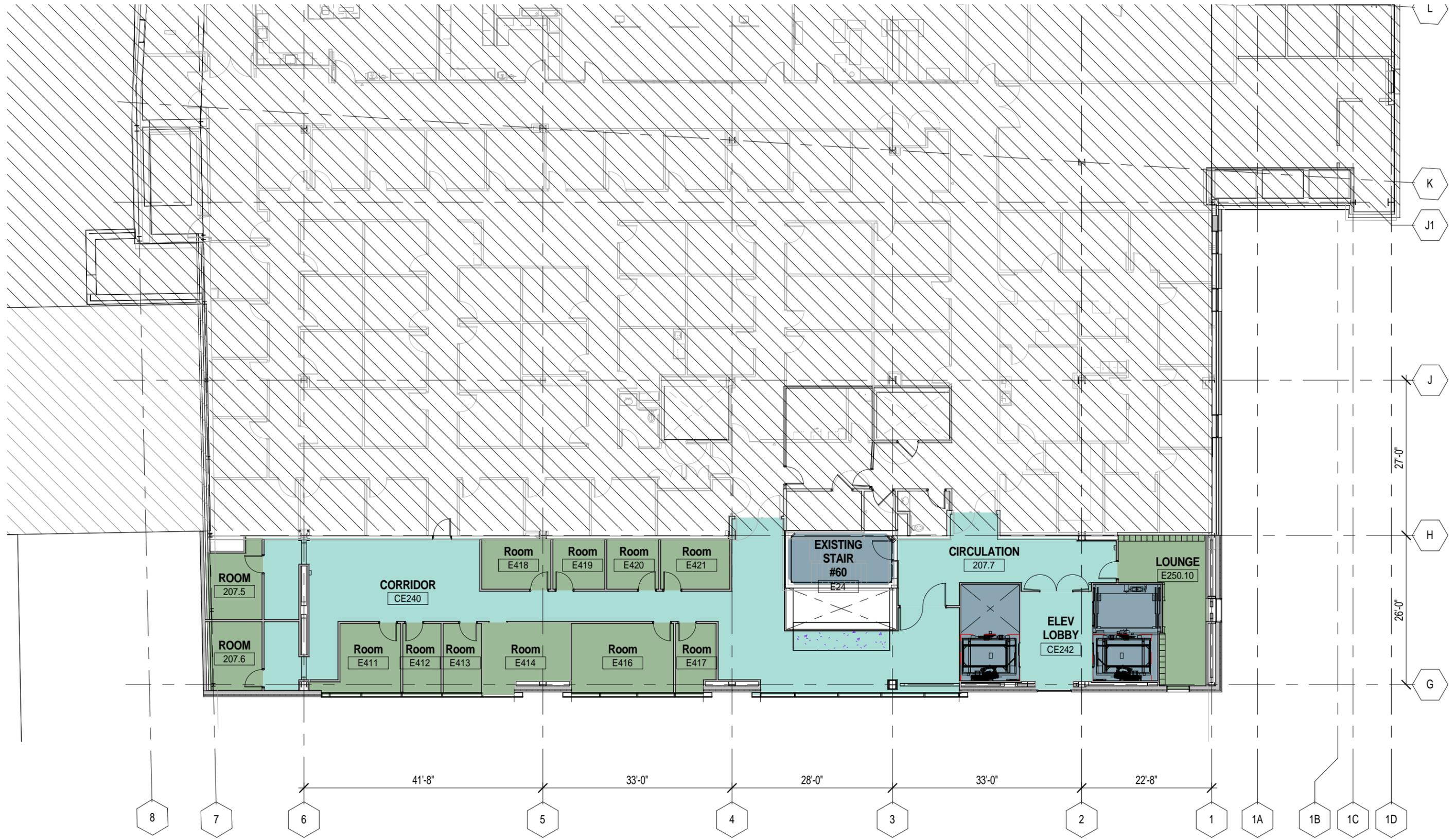
UPMC Presbyterian Hospital | PST Deconstruction

- CIRCULATION
- VERTICAL CIRCULATION
- NON-CLINICAL



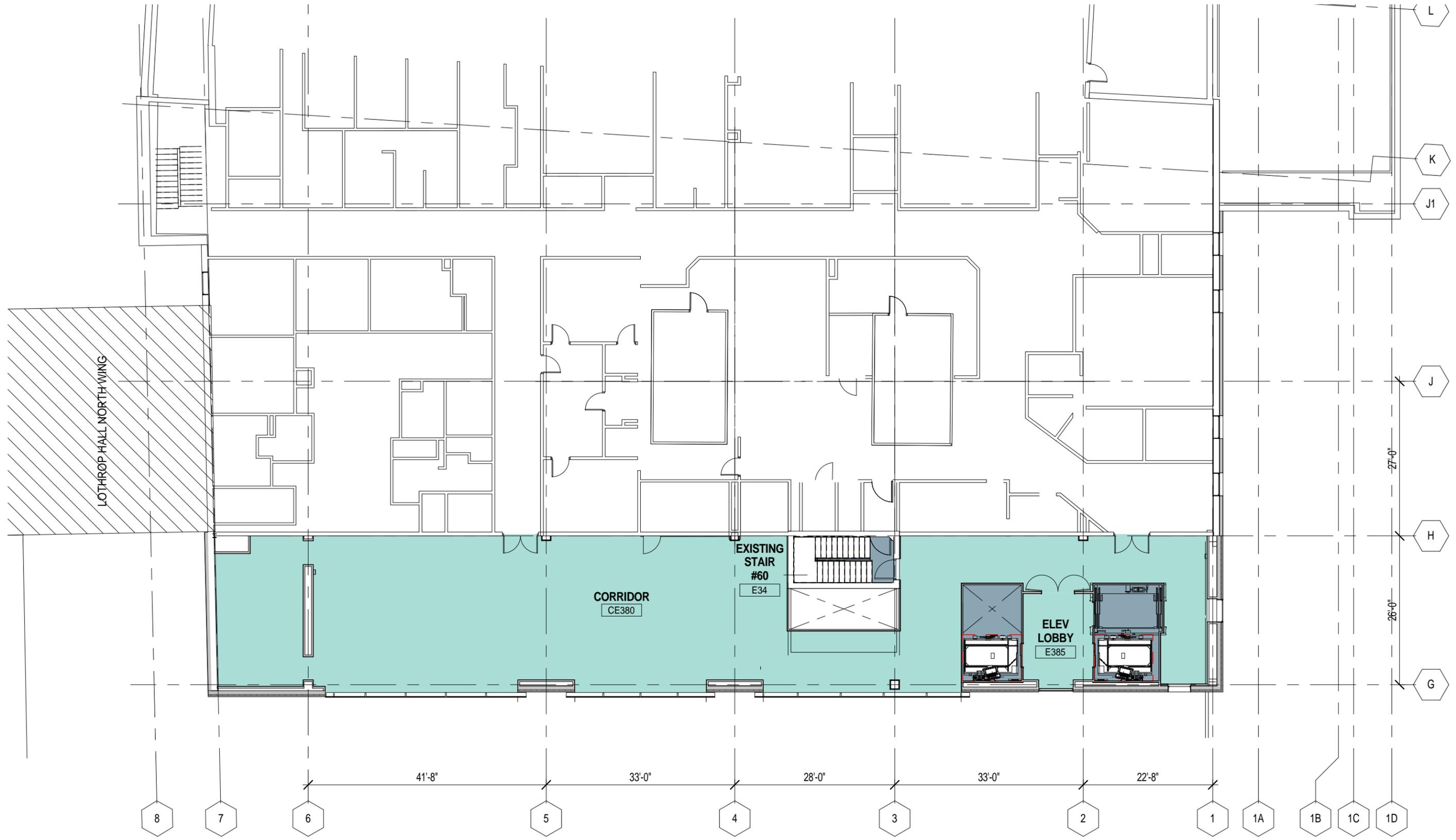
LEVEL 1 FLOOR PLAN | DRAWINGS
 UPMC Presbyterian Hospital | PST Deconstruction

- CIRCULATION
- VERTICAL CIRCULATION
- NON-CLINICAL



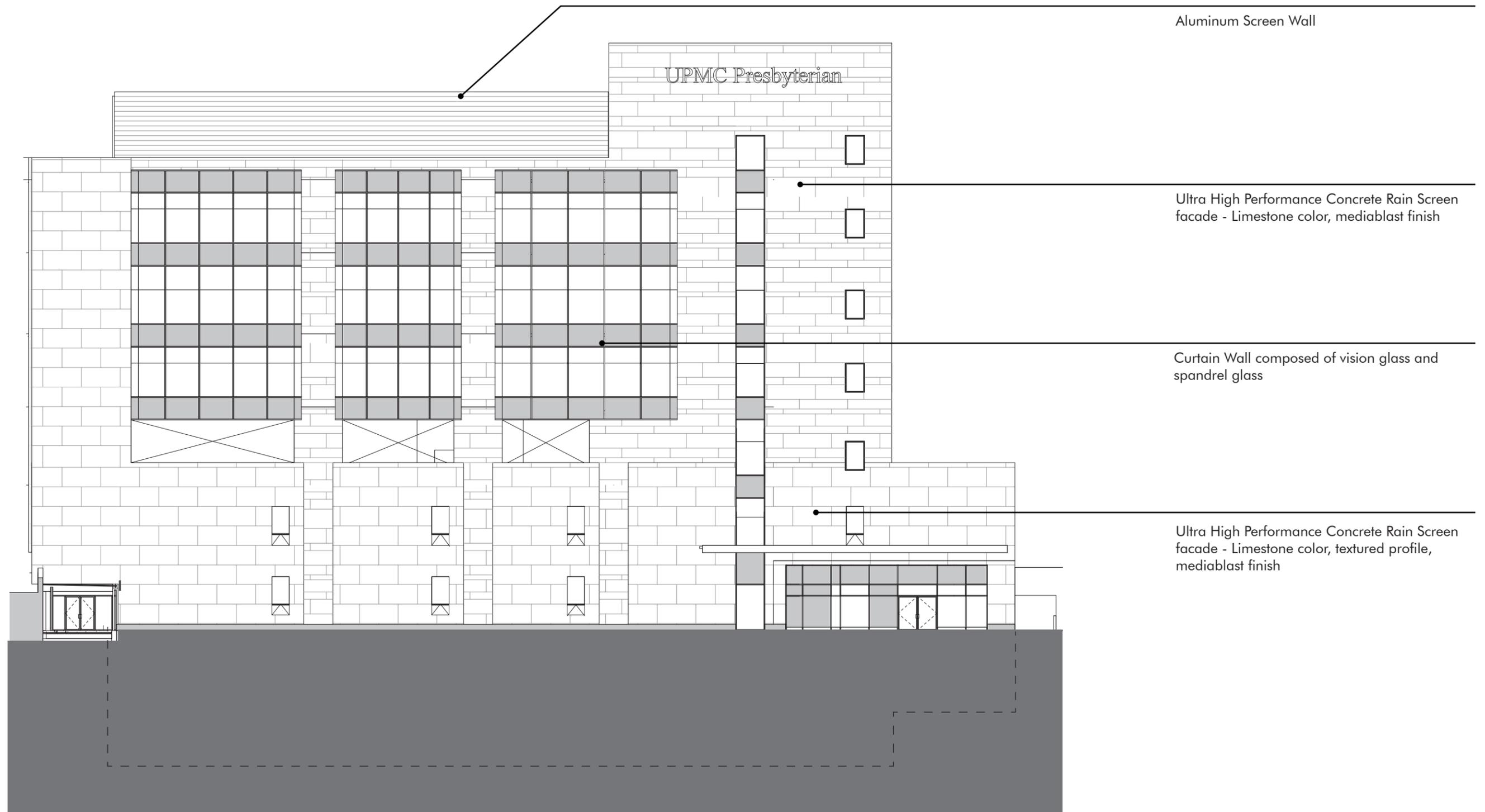
LEVEL 2 FLOOR PLAN | DRAWINGS
 UPMC Presbyterian Hospital | PST Deconstruction

- CIRCULATION
- VERTICAL CIRCULATION
- NON-CLINICAL



LEVEL 3 FLOOR PLAN | DRAWINGS
UPMC Presbyterian Hospital | PST Deconstruction

- CIRCULATION
- VERTICAL CIRCULATION
- NON-CLINICAL



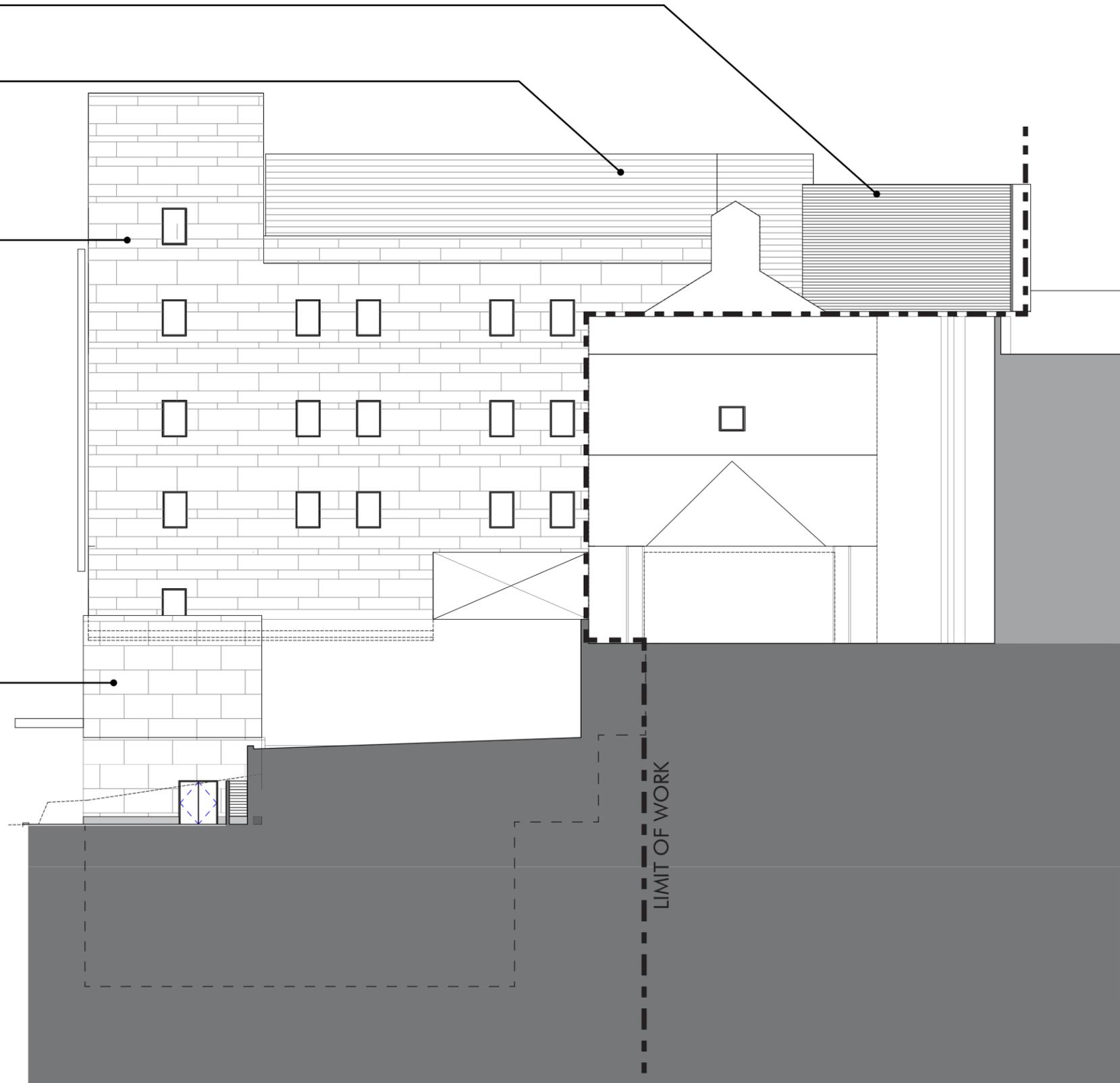
SOUTH ELEVATION | DRAWINGS
 UPMC Presbyterian Hospital | PST Deconstruction

Aluminum Louver Screen Wall

Aluminum Screen Wall

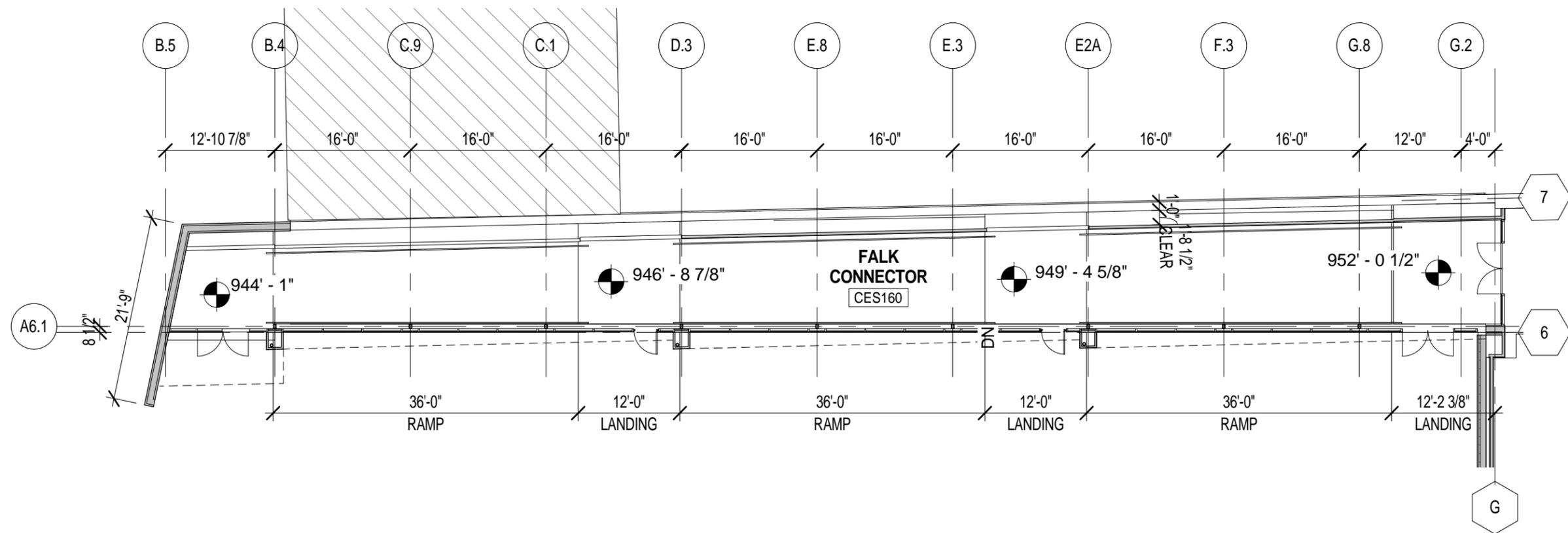
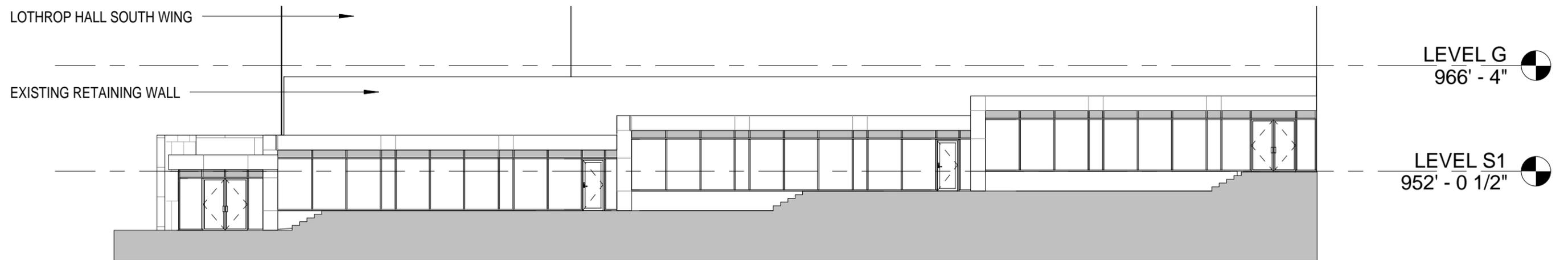
Ultra High Performance Concrete Rain Screen facade - Limestone color, mediablast finish

Ultra High Performance Concrete Rain Screen facade - Limestone color, textured profile, mediablast finish



SOUTH ELEVATION | DRAWINGS

UPMC Presbyterian Hospital | PST Deconstruction





Ultra High Performance Concrete Rain Screen facade - Limestone color, mediablast finish

Curtain Wall composed of vision glass and spandrel glass

Ultra High Performance Concrete Rain Screen facade - Limestone color, textured profile, mediablast finish

ENLARGED FACADE DETAIL | RENDERING

UPMC Presbyterian Hospital | PST Deconstruction

Page 8
27 January 2015

UPMC LIFE
CHANGING
MEDICINE

GBBN
architects



LEGEND:

- ① BRT STATION
- ② VEHICLE ACCESS
- ③ AMBULANCE TRANSFER / SERVICE COURT
- ④ VALET DROP-OFF
- ⑤ ENTRY PLAZA
- ⑥ SIGNAGE / KIOSK
- ⑦ BUILDING ENTRANCE
- ⑧ SITE WALLS
- ⑨ MIXED STORY PLANTING
- ⑩ LAWN
- ⑪ STORMWATER RAIN GARDENS
- ⑫ FALK CONNECTOR

SITE DESIGN | SITE PLAN

UPMC Presbyterian Hospital | PST Deconstruction



METAL

CONCRETE
UNIT PAVER

BLUESTONE

ASPHALT
UNIT PAVER

Landscape / Hardscape Materials



UHPC PANEL -
TEXTURED & MEDIABLAST

UHPC PANEL -
MEDIABLAST

ALUMINUM

SPANDREL GLASS

VISION GLASS

Building Facade Materials



VIEW FROM FIFTH AVENUE | RENDERING

UPMC Presbyterian Hospital | PST Deconstruction

Page 18
27 January 2015

UPMC LIFE
CHANGING
MEDICINE

GBBN
architects



SITE VIEW | RENDERING

UPMC Presbyterian Hospital | PST Deconstruction

Page 19
27 January 2015

UPMC LIFE CHANGING MEDICINE

GBBN
architects



NIGHT VIEW | RENDERING
UPMC Presbyterian Hospital | PST Deconstruction



SITE VIEW FROM DE SOTO ST | RENDERING

UPMC Presbyterian Hospital | PST Deconstruction

Page 21
27 January 2015

UPMC LIFE
CHANGING
MEDICINE

GBBN
architects



SITE VIEW FROM DE SOTO ST | RENDERING

UPMC Presbyterian Hospital | PST Deconstruction

Page 22
27 January 2015

UPMC LIFE
CHANGING
MEDICINE

GBBN
architects

Office of the Zoning Administrator

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

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

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

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

GENERAL INFORMATION

| | | | |
|---|-------------------------|-------------------------------------|------------------------|
| 1. Property Owner Name: VICTOR PRIBANIC | | Phone Number: (412) 281-8844 | |
| Address: 513 COURT PL. | City: PITTSBURGH | State: PA | Zip Code: 15219 |
| 2. Applicant/Company Name: ERIC FISHER / FISHER ARCHITECTS | | Phone Number: (412) 657-4153 | |
| Address: 928 S. Aiken | City: PITTSBURGH | State: PA | Zip Code: 15232 |
| Applicant/Contractor ID:(assigned by the City) | | | |

3. Development Name: **PRIBANIC + PRIBANIC LAW OFFICES**

4. Development Location: **DOWNTOWN PITTSBURGH**

5. Development Address: **513 COURT PLACE PITTSBURGH PA 15219**

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

| | |
|---|--|
| Proposed Zoning District: | |
| Present Use of Site: (Select from attached list) | |

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

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

8. Estimated Construction: Start Date: **3/1/15** Occupancy Date: **7/1/15** Project Cost: \$ **300,000.00**

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): **B2 OFFICE GENERAL**

10. Select the Type of Work:

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

11. Describe the Development: **NEW FACADE CONSTRUCTION AND 1ST FLOOR INTERIOR RENOVATION.**

12. Is a Land Operations Permit needed? YES NO

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

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

13. Proposed Number of New Structures or Building Additions: N/A
 Residential Commercial Recreational Industrial Institutional

14. Gross Floor Area:
 Existing to be Razed: _____ sq ft
 Existing to be Retained: 3263 sq ft
 Retained Area to be Renovated: 380 sq ft
 To be Constructed: _____ sq ft
 Building Footprint: 1269 sq ft

| | Existing | | Proposed | |
|-----------------------------|----------|-------|----------|-------|
| | Stories | Feet | Stories | Feet |
| Main Structure | 2 | 31'6" | 2 | 34'7" |
| Proposed Addition/Extension | | | | |

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

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

17. Lot Area: 1269 sq ft

18. On Site Parking: N/A

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

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

19. Please check any of the following items that will be part of the proposed work: N/A
 Demolition HVAC (Interior) HVAC (Exterior) Electrical Fire Alarm
 Fire Protection/Sprinklers Deck Construction Commercial Cooking Hood Sign

20. Please check the following items that pertain to any work proposed on private plumbing:
 (i.e. plumbing between a public sewer or water line and a building, including plumbing inside the building).
 Repair or Replace Existing Plumbing New Construction of Plumbing No Plumbing Work is Proposed

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

- 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:

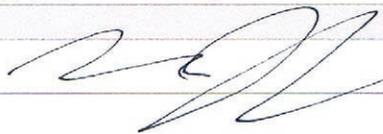
- Public Property, Existing City Street Private Property Not Applicable
- Public Property, New City Street to be constructed as part of the development/project

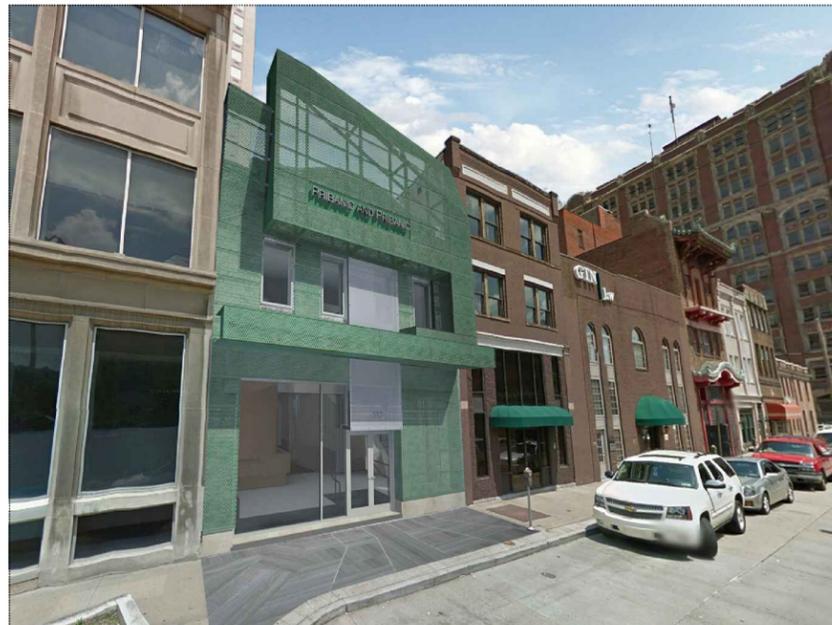
WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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. **REPLACE EXISTING SIDEWALK**
- The proposed work includes the placement of a demolition dumpster in a City right-of-way.
- The proposed work includes the addition, deletion and/or relocation of City street lights in a City right-of-way.

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

Applicant Signature: 



PROJECT / DESIGN CONCEPTS:

Client, Victor Pribanic, wants to transform his existing offices so that they reflect his progressive practice. The design intent is to strengthen the relationship of the existing office with Court Way by providing as direct of a relationship as possible between the interior and exterior. This will be accomplished by clothing the existing facade with perforated metal that will be erased selectively to create views and by installing a new lobby/reception area that will mediate between the interior offices and the street. The effect will be to communicate Mr. Pribanic's willingness to speak with all, and his desire to connect to the city in which he practices.

CODE INFORMATION:

BUILDING CODE: IBC 2009, IBC 2009
 MECHANICAL CODE: IBC MECHANICAL CODE 2009
 PLUMBING CODE: ALLEGHENY COUNTY PLUMBING DEPARTMENT
 ELECTRICAL CODE: NATIONAL ELECTRICAL CODE 2008
 FIRE CODE: IBC 2009
 ENERGY CONSERVATION CODE: IBC 2009, INTERNATIONAL ENERGY CONSERVATION CODE 2009
 ACCESSIBILITY CODE: IBC 2009 AND ANSI 117.1 2009

BUILDING DESCRIPTION

CITY OF PITTSBURGH - ZONED GT-B
 USE GROUP: "B" BUSINESS
 OCCUPANCY: 3800 SF @ 100/SF = 38 OCCUPANTS
 TYPE OF CONSTRUCTION: TYPE II A EXISTING - TO BE VERIFIED BY CONTRACTOR

ALTERATION LEVEL - ALTERATION LEVEL 2

IEBC 504.1 Scope. - Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment

FIRE PROTECTION - EXISTING BUILDING DOES NOT HAVE AUTOMATIC SPRINKLERS. WORK AREA DOES NOT EXCEED 50% OF FLOOR AREA.

IEBC 804.2.2 Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2.
 In buildings with occupancies in Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2, work areas that have exits or corridors shared by more than one tenant or that have exits or corridors serving an occupant load greater than 30 shall be provided with automatic sprinkler protection where all of the following conditions occur:
 1. The work area is required to be provided with automatic sprinkler protection in accordance with the International Building Code as applicable to new construction; and
 2. The work area exceeds 50 percent of the floor area.

IEBC 804.4 Fire alarm and detection.
 An approved fire alarm system shall be installed in accordance with Sections 804.4.1 through 804.4.3. Where automatic sprinkler protection is provided in accordance with Section 804.2 and is connected to the building fire alarm system, automatic heat detection shall not be required.

An approved automatic fire detection system shall be installed in accordance with the provisions of this code and NFPA 72. Devices, combinations of devices, appliances, and equipment shall be approved. The automatic fire detectors shall be smoke detectors, except that an approved alternative type of detector shall be installed in spaces such as boiler rooms, where products of combustion are present during normal operation in sufficient quantity to actuate a smoke detector.

IEBC 804.4.1 Occupancy requirements.
 A fire alarm system shall be installed in accordance with Sections 804.4.1.1 through 804.4.1.7. Existing alarm-notification appliances shall be automatically activated throughout the building. Where the building is not equipped with a fire alarm system, alarm-notification appliances within the work area shall be provided and automatically activated.

EGRESS - BUILDING HAS ONE EXISTING EXIT.

IEBC 805.2 General.
 The means of egress shall comply with the requirements of this section.

Exceptions:
 1. Where the work area and the means of egress serving it complies with NFPA 101.
 2. Means of egress conforming to the requirements of the building code under which the building was constructed shall be considered compliant means of egress if, in the opinion of the code official, they do not constitute a distinct hazard to life.

IFC 1021.2 Single exits. Only one exit shall be required from Group R-3 occupancy buildings or from stories of other buildings as indicated in Table 1021.2. Occupancies shall be permitted to have a single exit in buildings otherwise required to have more than one exit if the areas served by the single exit do not exceed the limitations of Table 1021.2. Mixed occupancies shall be permitted to be served by single exits provided each individual occupancy complies with the applicable requirements of Table 1021.2 for that occupancy. Where applicable, cumulative occupant loads from adjacent occupancies shall be considered in accordance with the provisions of Section 1004.1. Basements with a single exit shall not be located more than one story below grade plane.

| FROM TABLE 1021.2 STORIES WITH ONE EXIT | OCCUPANCY | MAXIMUM OCCUPANTS (OR DWELLING UNITS) PER FLOOR AND TRAVEL DISTANCE |
|---|---------------------|---|
| First story or basement | A, B, E, F, M, U, S | 49 occupants and 75 feet travel distance |
| Second story | B, F, M, S | 29 occupants and 75 feet travel distance |

ACCESSIBILITY - EXISTING BUILDING HAS LIMITED ACCESSIBILITY.

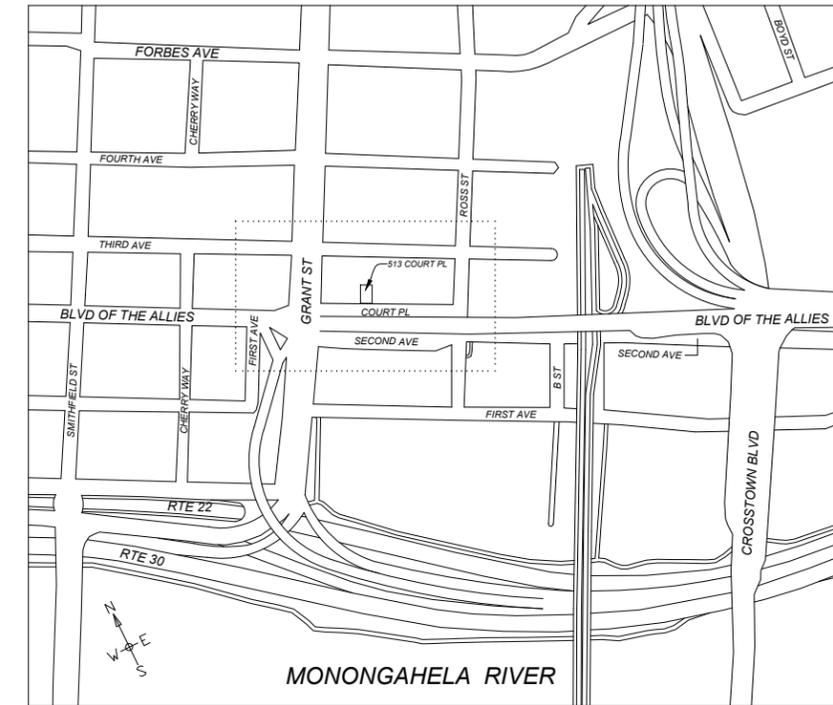
IEBC 410.6 Alterations.
 A facility that is altered shall comply with the applicable provisions in Chapter 11 of the International Building Code, unless technically infeasible. Where compliance with this section is technically infeasible, the alteration shall provide access to the maximum extent technically feasible.

IEBC 410.7 Alterations affecting an area containing a primary function.
 Where an alteration affects the accessibility to, or contains an area of primary function, the route to the primary function area shall be accessible. The accessible route to the primary function area shall include toilet facilities or drinking fountains serving the area of primary function.

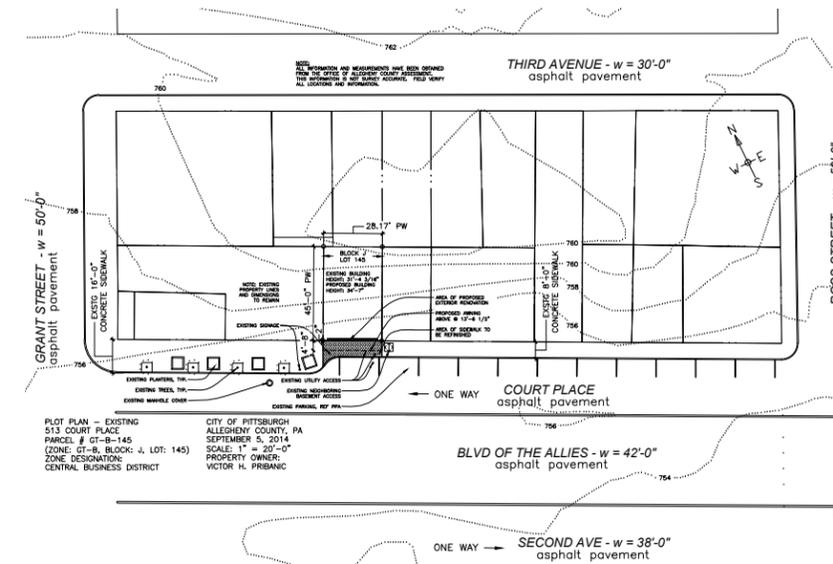
Exceptions:
 1. The costs of providing the accessible route are not required to exceed 20 percent of the costs of the alterations affecting the area of primary function.

IFC 1007.1 Accessible means of egress required. Accessible means of egress shall comply with this section. Accessible spaces shall be provided with not less than one accessible means of egress. Where more than one means of egress are required by Section 1015.1 or 1021.1 from any accessible space, each accessible portion of the space shall be served by not less than two accessible means of egress.

Exceptions:
 1. Accessible means of egress are not required in alterations to existing buildings.



1 LOCATION MAP
 SCALE: 1"=250'-0"



2 SITE PLAN
 SCALE: 1/40"=1'-0"

FISHER ARCHITECTURE

928 South Aiken Avenue
 Pittsburgh, Pennsylvania 15232
 Cell: (412) 657-4153
 www.fisherarch.com
 eric@fisherarch.com

Client

VICTOR PRIBANIC
 PRIBANIC & PRIBANIC
 513 COURT PLACE
 PITTSBURGH, PA 15219
 TEL: (412) 281-8844
 FAX: (412)281-4740

Contractor
 TO BE SELECTED

Architectural Drawings

- A0.0 Site Information
- A1.0 First Floor Exstg/Demo Plan
- A1.1 Plans
- A1.2 Reflected Ceiling Plans
- A2.0 Exstg/Demo Elevation
- A2.1 Elevations
- A3.0 Interior Elevations
- A3.1 Interior Elevations

Project No. 201-04 .sht
 October 2, 2014 Pre-Application
 November 18, 2014 CDAP Submittal

Pribanic & Pribanic Law Offices

513 Court Place
 Pittsburgh, PA 15219

A0.0

SITE INFORMATION



Looking North from the South side of Court Pl



Approaching 513 Court Pl from West



Approaching 513 Court Pl from West (2)



At 513 Court Pl, looking East

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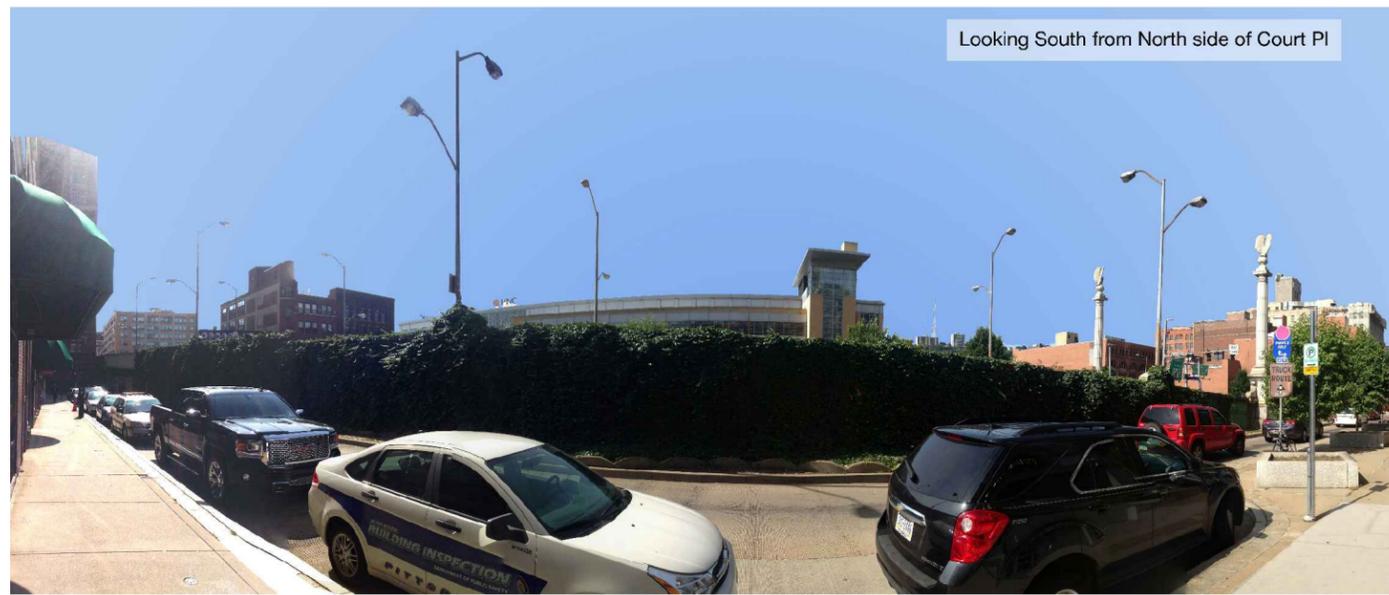
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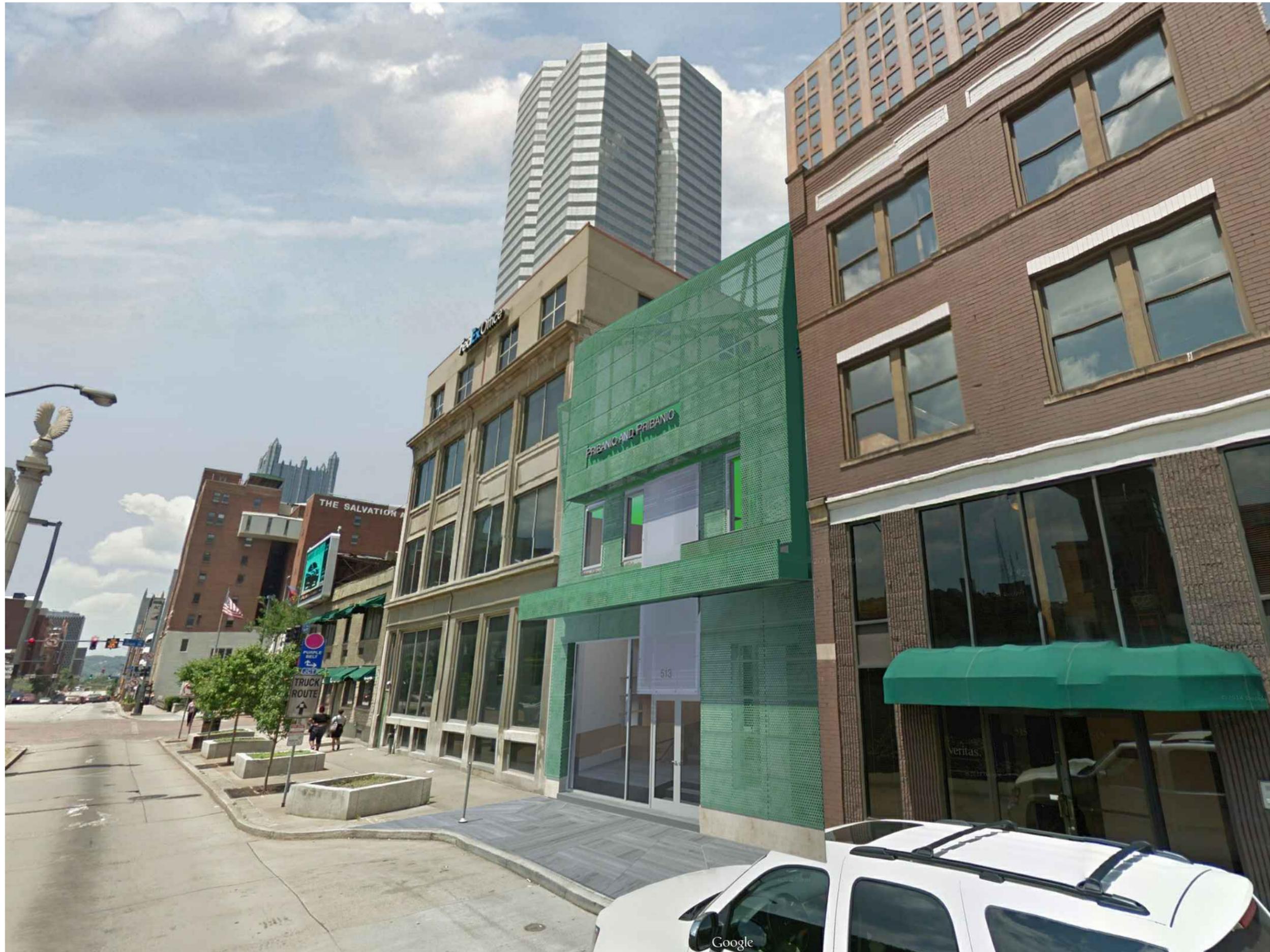
Looking South from North side of Court Pl

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SITE PHOTOS



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RENDERINGS



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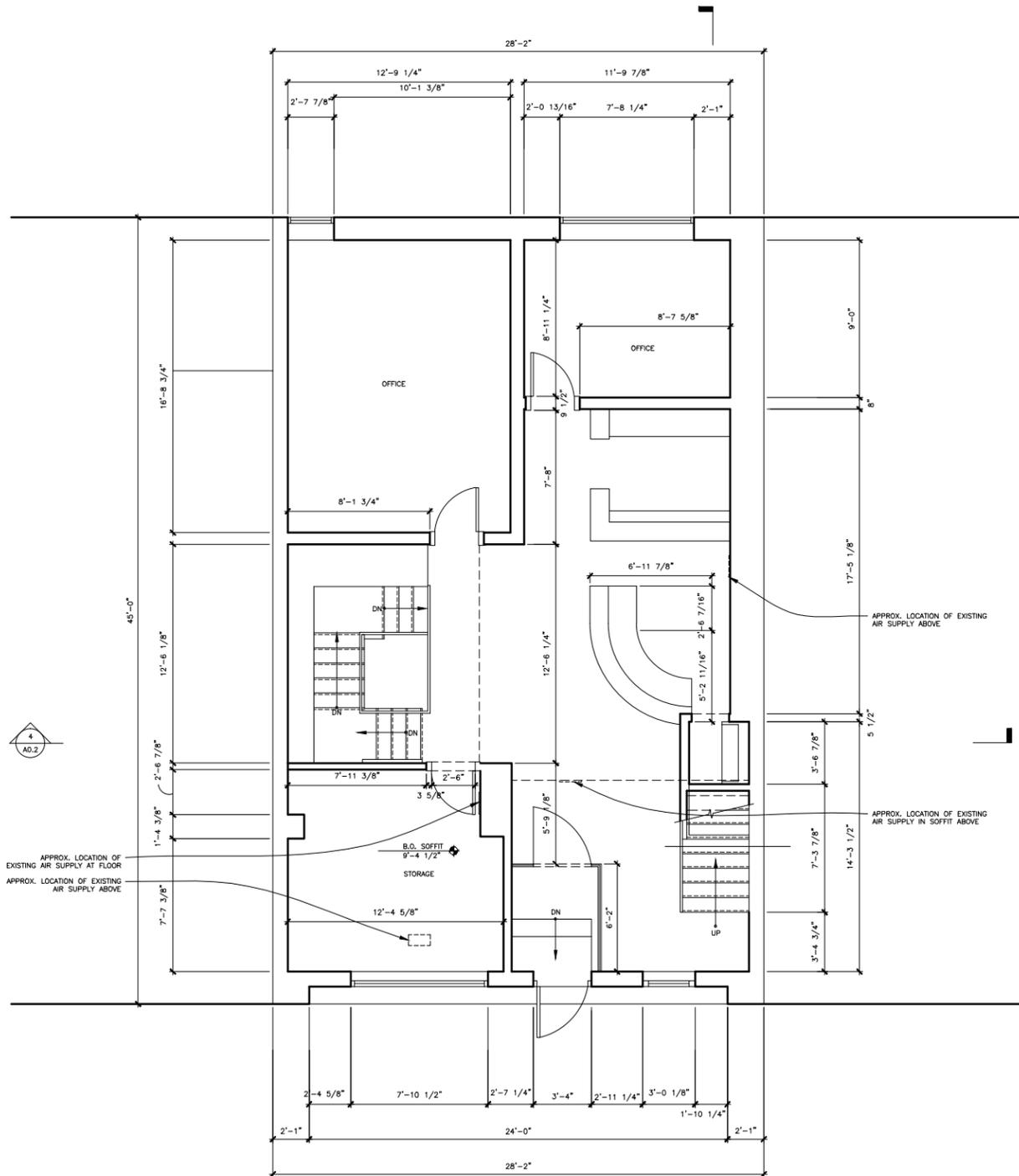
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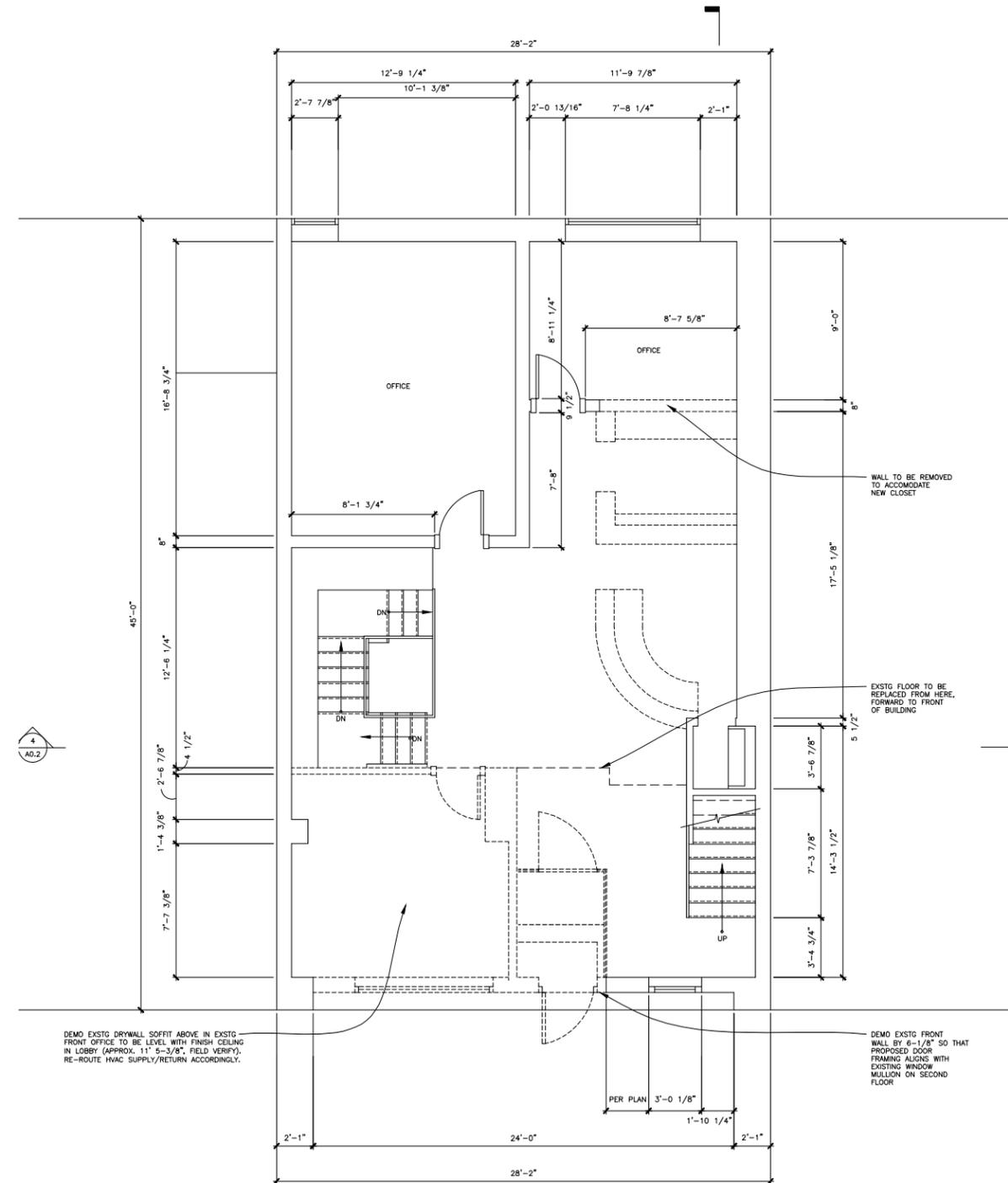
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**A1.0
FIRST FLOOR
EXISTING &
DEMO PLAN**



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



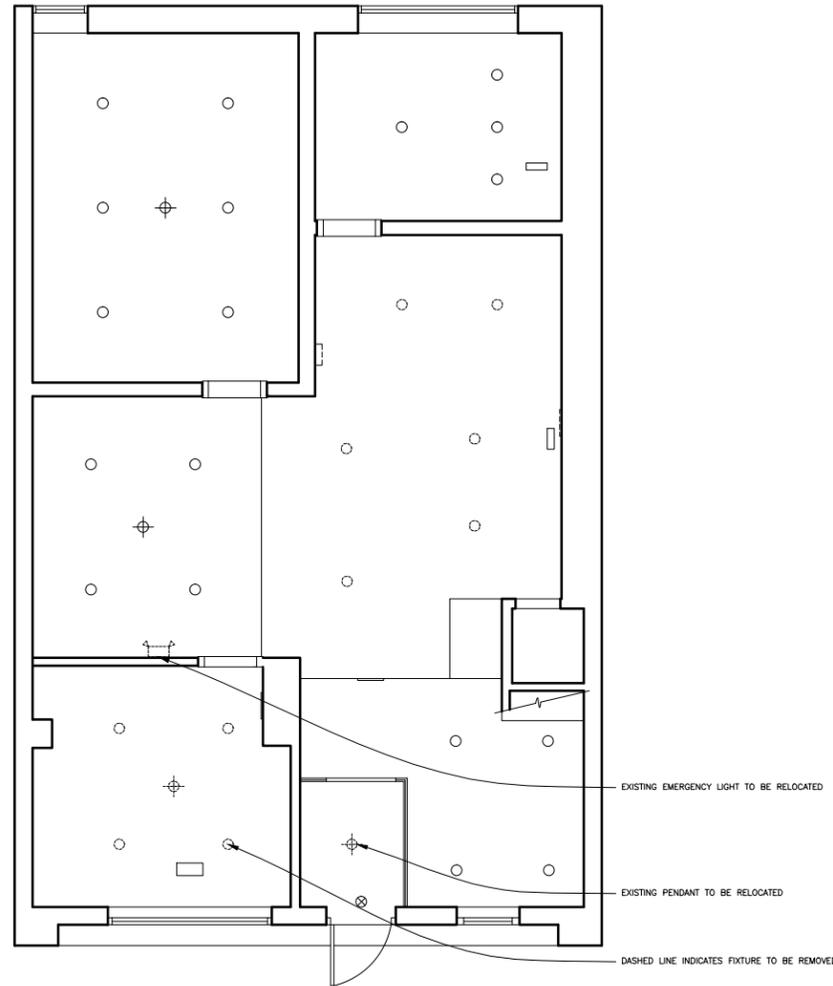
2 FIRST FLOOR DEMO PLAN
SCALE: 1/4"=1'-0"

DEMO EXSTG DRYWALL SOFFIT ABOVE IN EXSTG FRONT OFFICE TO BE LEVEL WITH FINISH CEILING IN LOBBY (APPROX. 11' 5-3/8", FIELD VERIFY). RE-ROUTE HVAC SUPPLY/RETURN ACCORDINGLY.

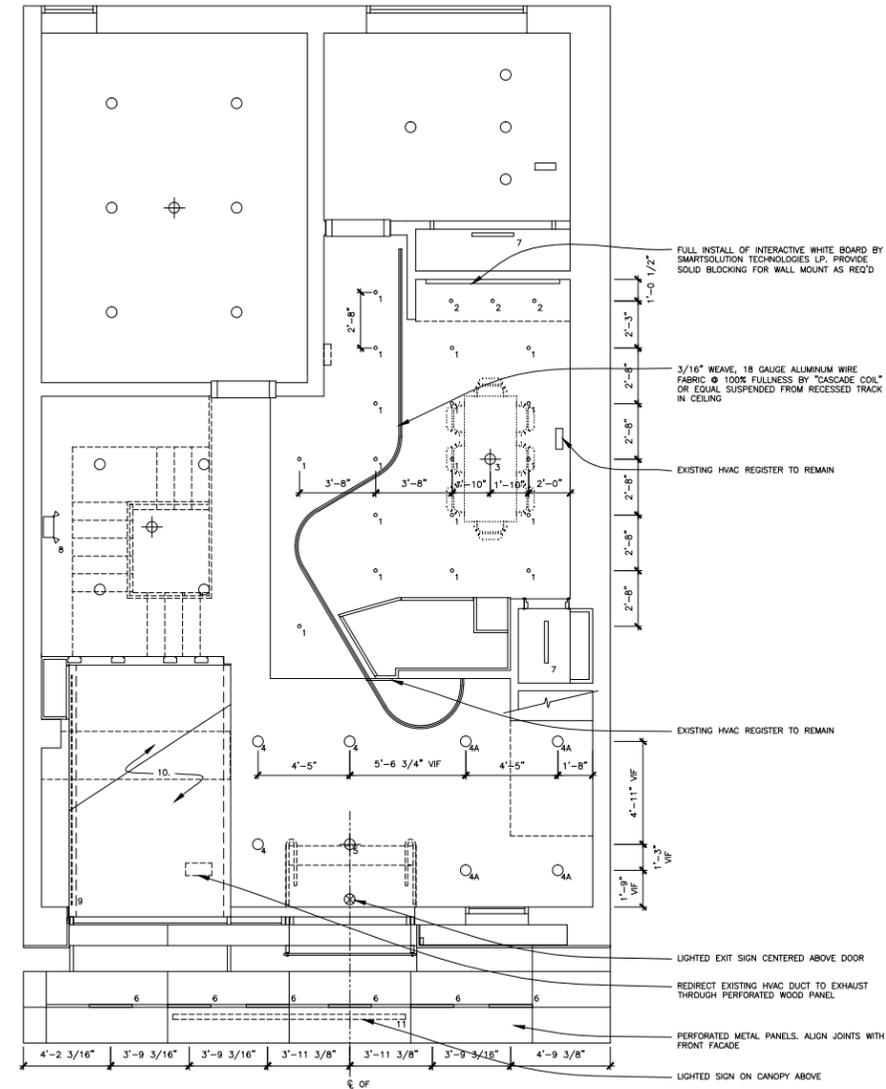
DEMO EXSTG FRONT WALL BY 6'-1/8" SO THAT PROPOSED DOOR FRAMING ALIGNS WITH EXISTING WINDOW MULLION ON SECOND FLOOR

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1 REFLECTED CEILING DEMOLITION PLAN
SCALE: 1/4"=1'-0"

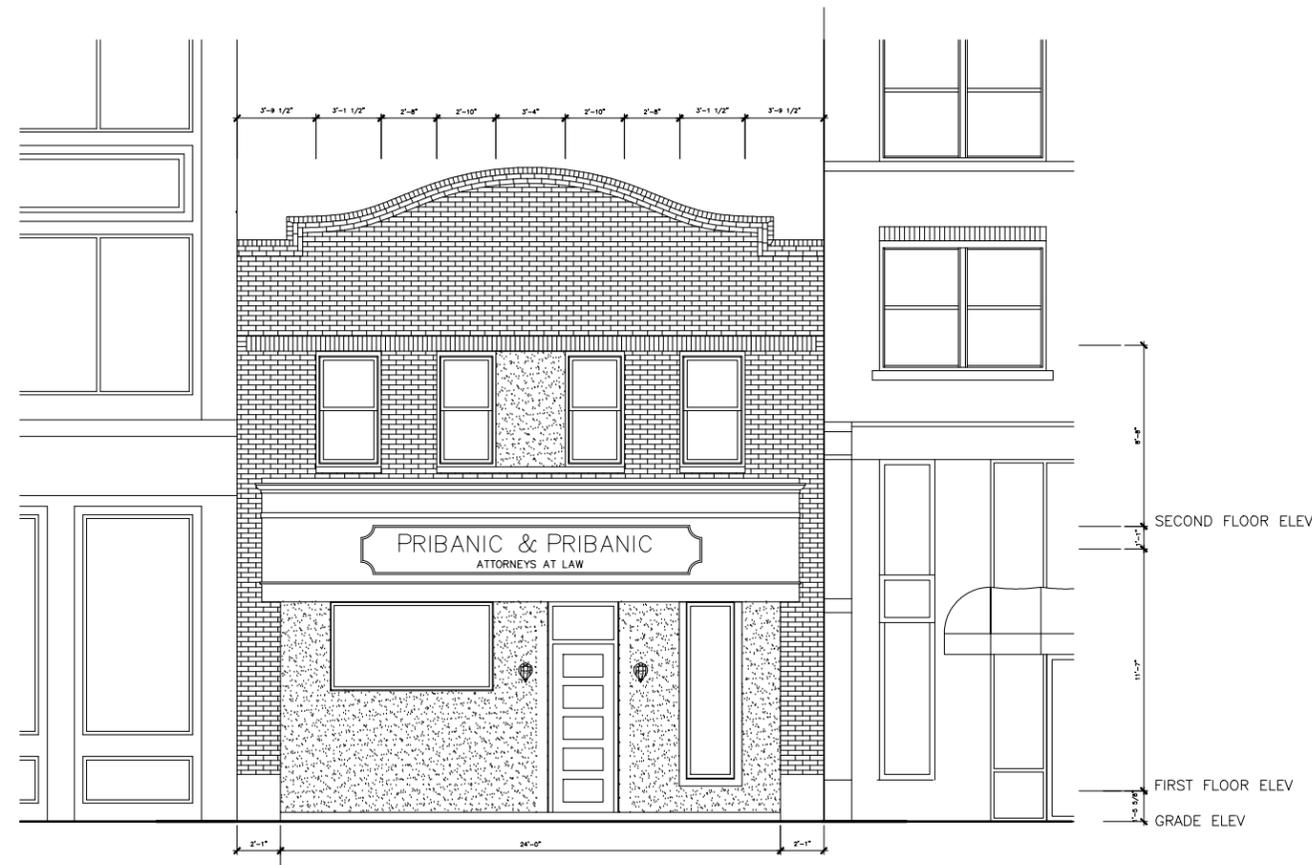


2 REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"

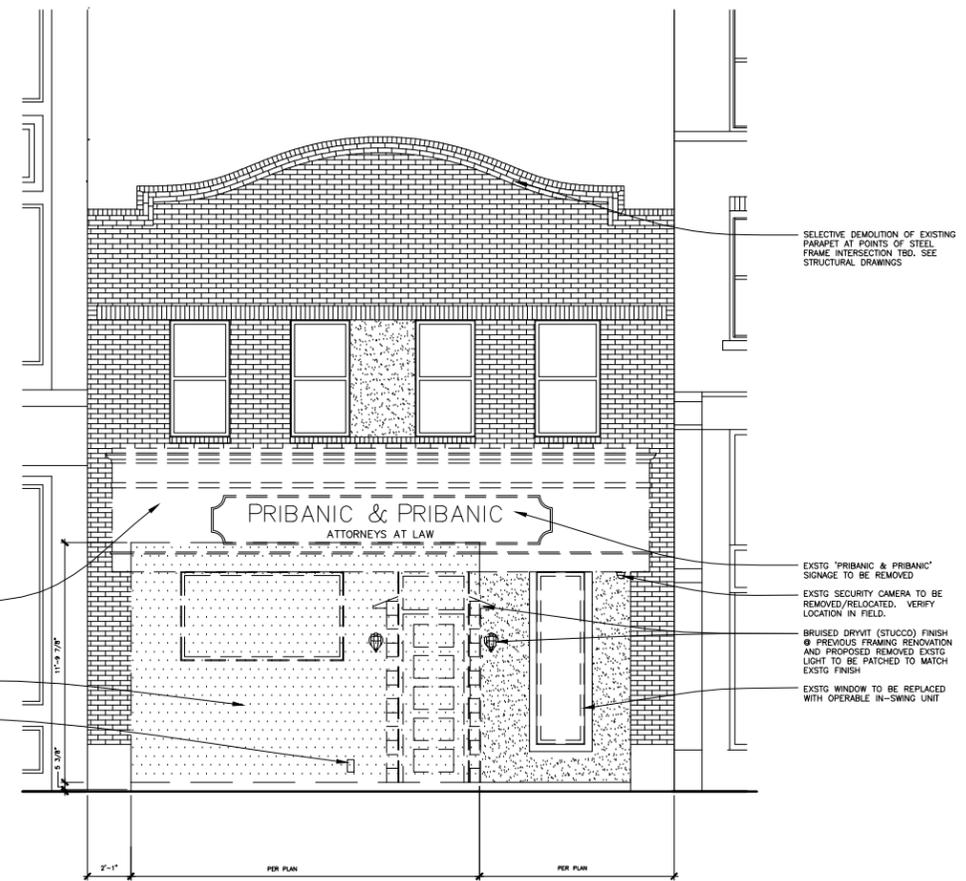
LIGHTING SCHEDULE

NOTES: PROVIDE CUTS OF ALL LIGHTS TO ARCHITECT PRIOR TO PURCHASE. LED LIGHTS TO BE USED PROJECT-WIDE UNLESS NOTED OTHERWISE. ALL FIXTURES NOT NUMBERED ARE EXISTING TO REMAIN.

| TYPE | # OF FIXTURES | DESCRIPTION |
|------|---------------|---|
| 1. | 18 | RECESSED ADJUSTABLE DOWNLIGHT: Vantage 4" LED Round: A4-1-11-30-L401-1FR-WHT-6D OR EQUAL |
| 2. | 3 | RECESSED LED TASK LIGHTING: Vantage 4" LED Round: A4-1-11-30-L401-1FR-WHT-6D OR EQUAL. NARROW BEAM. |
| 3. | 1 | DECORATIVE CONFERENCE ROOM PENDANT: TBD |
| 4. | 3 | RECESSED LED DOWNLIGHT TO MATCH EXISTING ENTRY LOBBY FIXTURES BY "VANTAGE LED" OR EQUAL. VERIFY SIZE & FINISH PRIOR TO ORDERING. |
| 4A. | 4 | NEW BULBS IN EXIST. FIXTURES: LED PAR SERIES - GEN 2 BULBS BY "TRULY GREEN SOLUTIONS". MATCH WATTAGE/COLOR TEMP. OF FIXTURE TYPE 4. |
| 5. | 1 | DECORATIVE ENTRY PENDANT: TBD |
| 6. | 6 | EXTERIOR DOWNLIGHTS: "STYK" FIXTURE MODULE 028, COVE MOUNTED BY "STILE LINEAR LIGHTING" OR EQUAL |
| 7. | 2 | LED CLOSET FIXTURE: COOPER LIGHTING METALUX 2SNLED-LD1-23-LC-UNV-L840-CD1-U W/ JAMB ACTIVATED SWITCH |
| 8. | 1 | RELOCATED EXISTING ALARM LIGHTING |
| 9. | 1 | LED COVE LIGHTING BY "DIODE LED" OR EQUAL. 11'-0" LENGTH VIF. |
| 10. | TBD | LED DOWNLIGHTING @ PERFORATED WOOD PANELS: "SIRIUS" BY "ZANEEN ARCHITECTURAL" OR EQUAL |
| 11. | 1 | HALO LIT CHANNEL LETTER SIGNAGE BY "SIGN INNOVATION" OR EQUAL |



1 EXISTING ELEVATION
SCALE: 1/4"=1'-0"



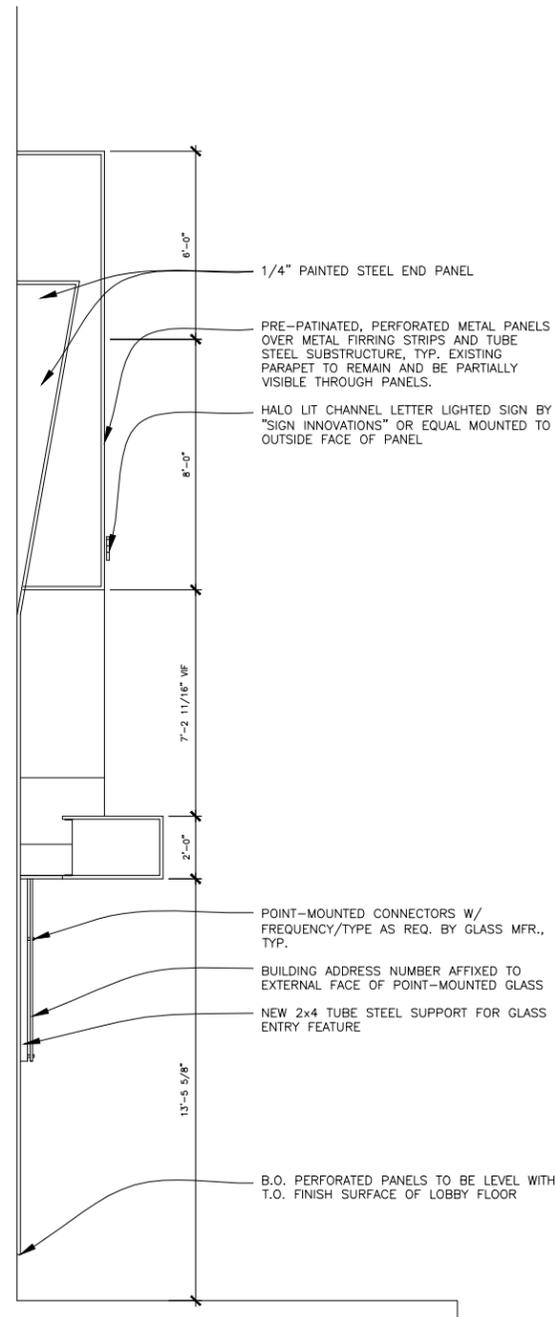
2 DEMO ELEVATION
SCALE: 1/4"=1'-0"

Architectural Drawings

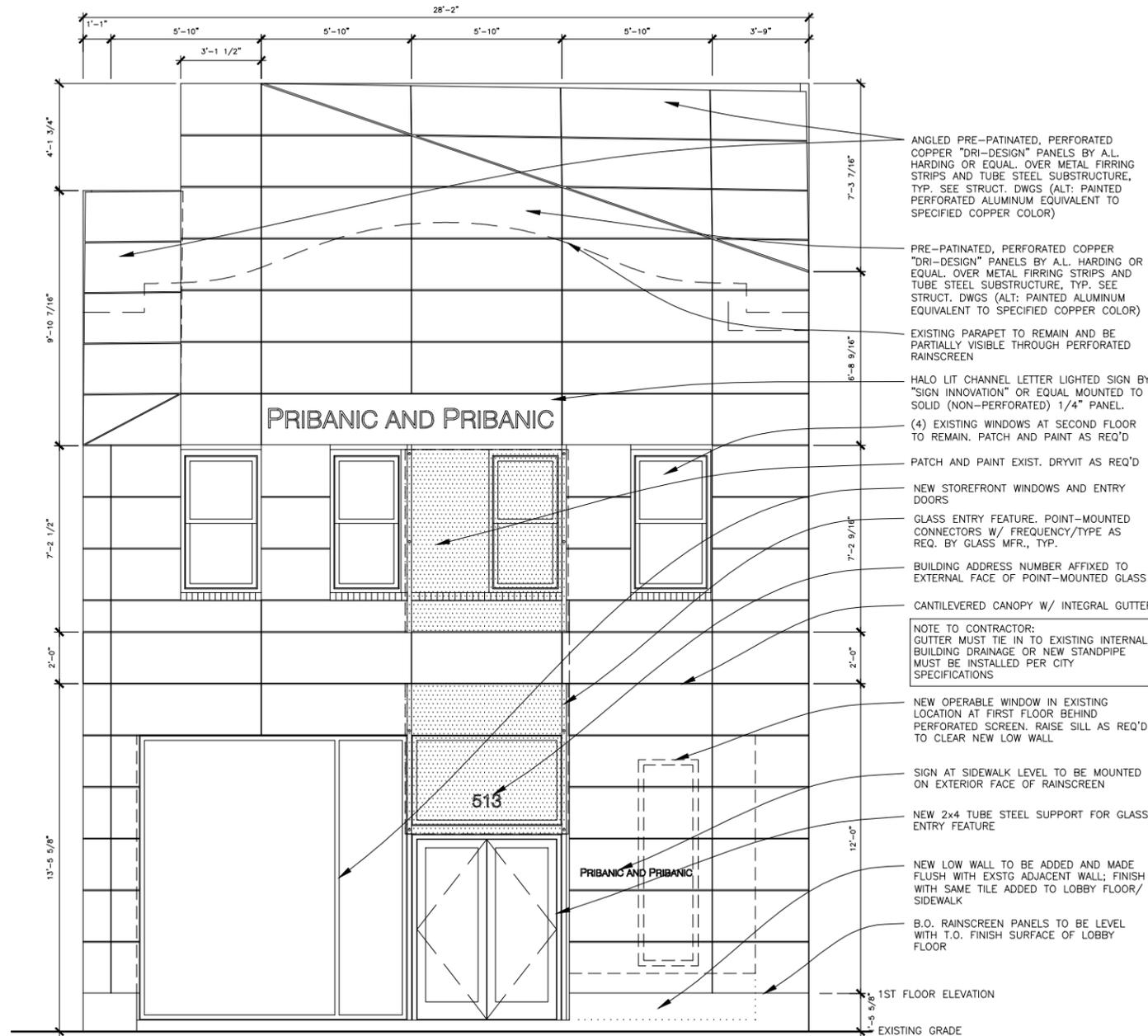
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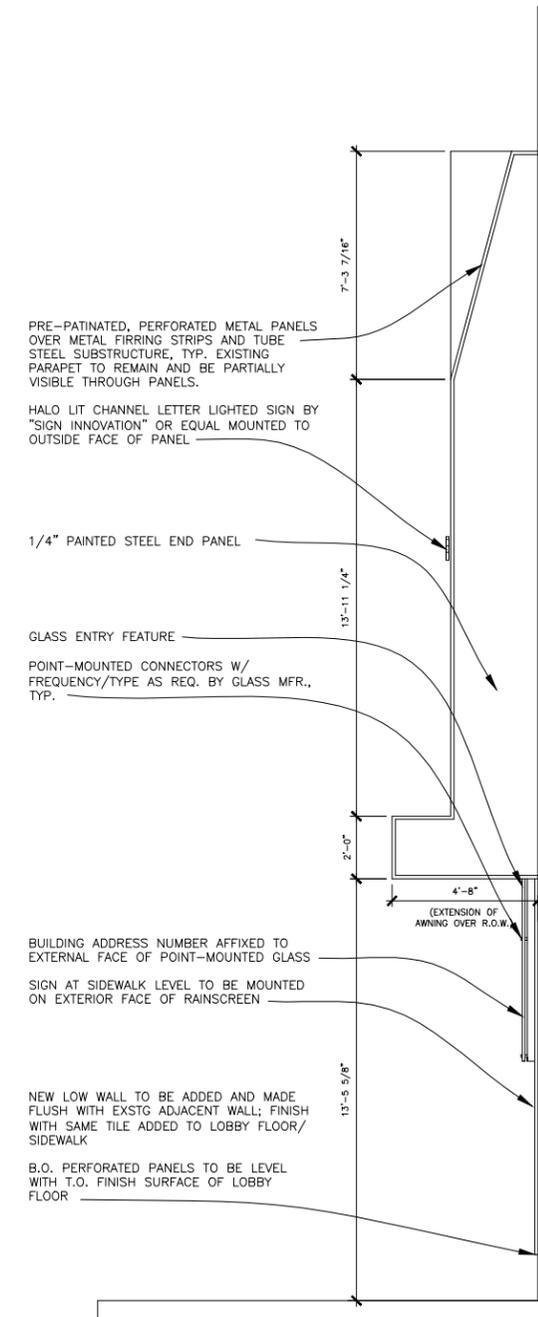
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1 WEST ELEVATION (FACING GRANT ST)
SCALE: 3/8"=1'-0"



2 SOUTH ELEVATION (FACING COURT PL)
SCALE: 3/8"=1'-0"



3 EAST ELEVATION
SCALE: 3/8"=1'-0"



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

Date Filed:

Office of the Zoning Administrator

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

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

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

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

GENERAL INFORMATION

| | | | |
|--|-----------------------|-------------------------------------|------------------------|
| 1. Property Owner Name: WEST CARSON ASSOC. INC. | | Phone Number: (412) 489.6397 | |
| Address: 738 WASHINGTON AVE | City: CARNEGIE | State: PA | Zip Code: 15106 |
| 2. Applicant/Company Name: SAME | | Phone Number: () | |
| Address: | City: | State: | Zip Code: |

Applicant/Contractor ID:(assigned by the City)

| |
|---|
| 3. Development Name: HAMPTON INN & SUITES |
| 4. Development Location: 1217 WEST CARSON STREET PGH. PA 15219 |
| 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: | UI - URBAN INDUSTRIAL DISTRICT |
| Present Use of Site: (Select from attached list) | VACANT |

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

| | | |
|----------------------------|--------------|---|
| Certificate of Occupancy#: | Date Issued: | Existing Use of Property: VACANT |
|----------------------------|--------------|---|

| | | | |
|---|-------------|---------------------|-------------------------------------|
| 8. Estimated Construction: UPON APPROVAL | Start Date: | Occupancy Date: / / | Project Cost: \$ 8M. (HOTEL) |
|---|-------------|---------------------|-------------------------------------|

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): | HOTEL / MOTEL (GENERAL) #68 |
|--|------------------------------------|

| | |
|---|--|
| 10. Select the Type of Work: | |
| <input checked="" type="checkbox"/> New Construction, New | <input type="checkbox"/> Renovation, Interior |
| <input type="checkbox"/> New Construction, | <input type="checkbox"/> Renovation, Exterior |
| <input type="checkbox"/> Change in Use Only | <input type="checkbox"/> Renovation, Change in Use |

| |
|--|
| 11. Describe the Development: |
| CONSTRUCTION OF NEW HOTEL AND 3-LEVEL PARKING DECK STRUCTURE. |

| | | |
|---|---|-----------------------------|
| 12. Is a Land Operations Permit needed? | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| (See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, http://www.city.pittsburgh.pa.us/bbi/) | | |



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DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

13. Proposed Number of New Structures or Building Additions: N/A
 Residential Commercial Recreational Industrial Institutional

14. Gross Floor Area:
 Existing to be Razed: 14,920 sq ft **RECENTLY REMOVED (2013)**
 Existing to be Retained: - sq ft
 Retained Area to be Renovated: - sq ft
 To be Constructed: 110,005 sq ft
 Building Footprint: **(HOTEL)** 7,825 sq ft
(PARKG) 17,400

| 15. Height of Structures: | Existing | | Proposed | |
|--|----------|------|----------|---------------------------------------|
| | Stories | Feet | Stories | Feet |
| Main Structure | | | 15 | 166'-10" (ELEVATOR PENTHOUSE) |
| Proposed Addition/Extension | | | | |
| Provide Accessory Structure Type(s) and Height(s): | | | | |
| PARKING DECKS | | | 3 | MEAN HGT 25'-0" ARCH ACCENT 29'-0" |

16. Number of Dwelling Units:
 Existing to Remain: 0 Proposed: 159

17. Lot Area: 39,600 sq ft

18. On Site Parking: N/A

| | Existing | Proposed |
|--------------------------|----------|----------|
| Full (8 1/2' x 19') | | 75 |
| Compact (7 1/4' x 16') | | 60 |
| Handicap (13 1/2' x 19') | | 6 |

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

19. Please check any of the following items that will be part of the proposed work: N/A
 Demolition HVAC (Interior) HVAC (Exterior) Electrical Fire Alarm
 Fire Protection/Sprinklers Deck Construction Commercial Cooking Hood Sign

20. Please check the following items that pertain to any work proposed on private plumbing:
 (i.e. plumbing between a public sewer or water line and a building, including plumbing inside the building).
 Repair or Replace Existing Plumbing New Construction of Plumbing No Plumbing Work is Proposed



DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

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

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

YES NO

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

- Applicant requests PWSA to accept ownership of the sewer mains and/or water lines
- Applicant retains private ownership of sewer mains and/or water lines
- Not Applicable (Development does not include construction of sewer mains and/or water lines)

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

- Public Property, Existing City Street
- Private Property
- Not Applicable
- Public Property, New City Street to be constructed as part of the development/project

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

- Applicant requests to change or designate the name of a City Street.
- The proposed work includes a private structure (e.g. deck, porch, awning, sign, etc.) encroaching on a City dedicated right-of-way.
- Modification or reconstruction of City curbs.
- Design and construction of a new street where the Applicant will request the City to accept ownership of the street.
- Applicant requests the City to vacate an existing City street/sidewalk so the Applicant can use the property for private development.
- The proposed work will create an obstruction of traffic on City rights-of-way.
- The proposed work includes the excavation of a City street or sidewalk.
- The proposed work includes the placement of a demolition dumpster in a City right-of-way.
- The proposed work includes the addition, deletion and/or relocation of City street lights in a City right-of-way.

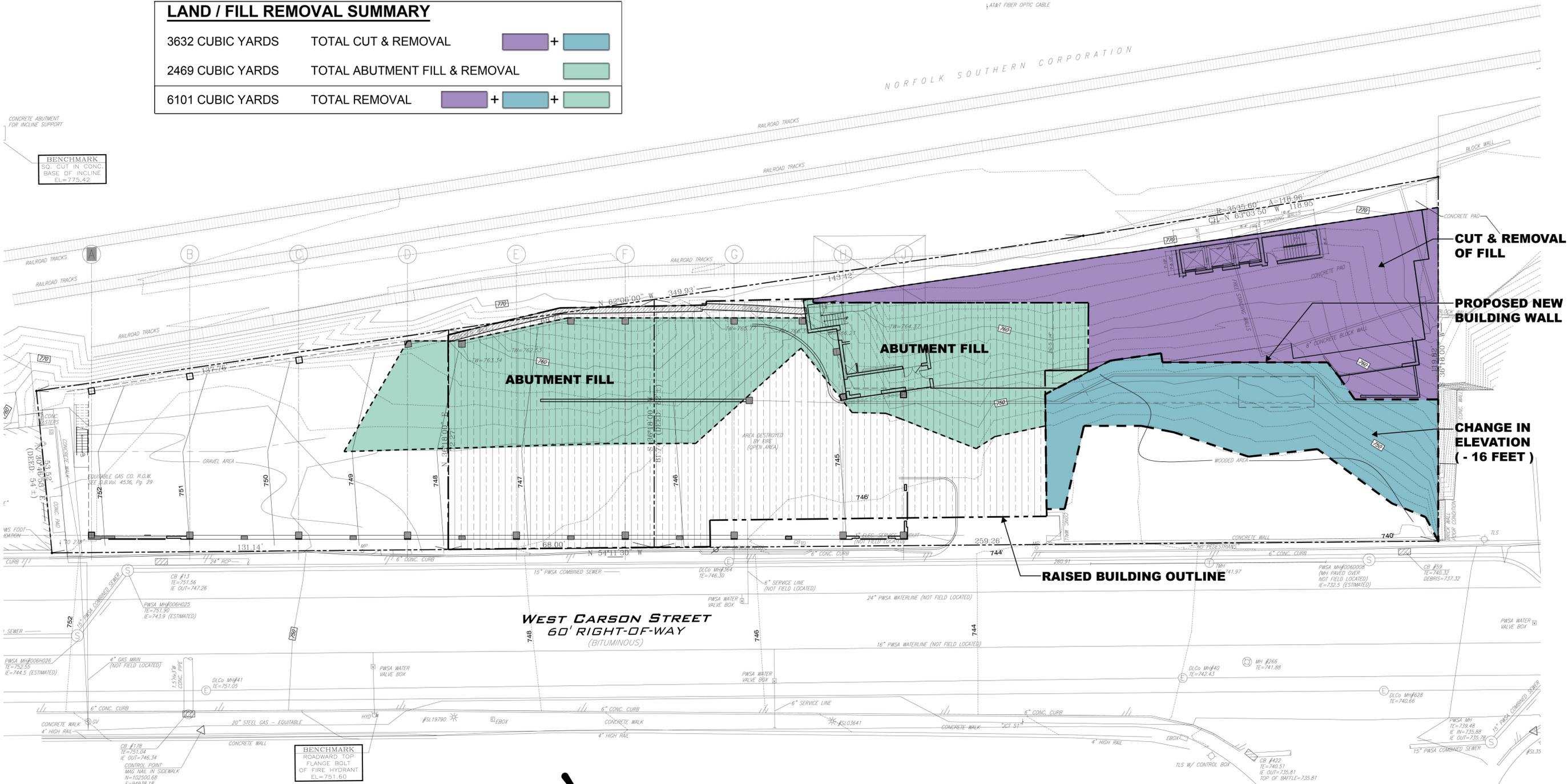
26. Applicant will be applying for a Visitability Tax Credit? Yes No

Applicant Signature:

Kent Anderson (OWNER AGENT)

LAND / FILL REMOVAL SUMMARY

| | | |
|------------------|-------------------------------|---|
| 3632 CUBIC YARDS | TOTAL CUT & REMOVAL |  |
| 2469 CUBIC YARDS | TOTAL ABUTMENT FILL & REMOVAL |  |
| 6101 CUBIC YARDS | TOTAL REMOVAL |  |



LAND / FILL REMOVAL DIAGRAM

