



**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: Winthorpe-Valentine, LP		Phone Number: (412) 657-1229	
Address: 6019 Grafton St	City: Pittsburgh	State: PA	Zip Code: 15206
2. Applicant/Company Name: Morgan Architecture + Design		Phone Number: (412) 901-7765	
Address: 3308 Perrysville Ave	City: Pittsburgh	State: PA	Zip Code: 15214
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: New Restaurant - 4611 Forbes Ave			
4. Development Location: Oakland			
5. Development Address: 4611 Forbes Ave - Pittsburgh, PA 15213			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	OPR-B Oakland Subdistrict		
Present Use of Site: (Select from attached list)	Restaurant / Bar		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property: Restaurant / Bar	
8. Estimated Construction:	Start Date: 5/ 1 / 15	Occupancy Date: 9/ 1 / 15	Project Cost: \$ \$ 500,000

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

9. Proposed Use of Site (Select from attached list): 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: Demolish existing 2 story restaurant / bar and replace with new 2- story restaurant

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: One N/A
 Residential Commercial Recreational Industrial Institutional

14. Gross Floor Area:

Existing to be Razed: _____ 2600 sq ft
 Existing to be Retained: _____ sq ft
 Retained Area to be Renovated: _____ 0 sq ft
 To be Constructed: _____ 2382 sq ft
 Building Footprint: _____ 1560 sq ft

15. Height of Structures:	<u>Existing</u>		<u>Proposed</u>	
	<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>
Main Structure	2	30'	2	38'
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: _____ 1813 sq ft

18. On Site Parking: N/A

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



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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:

_____ 2 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: _____



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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

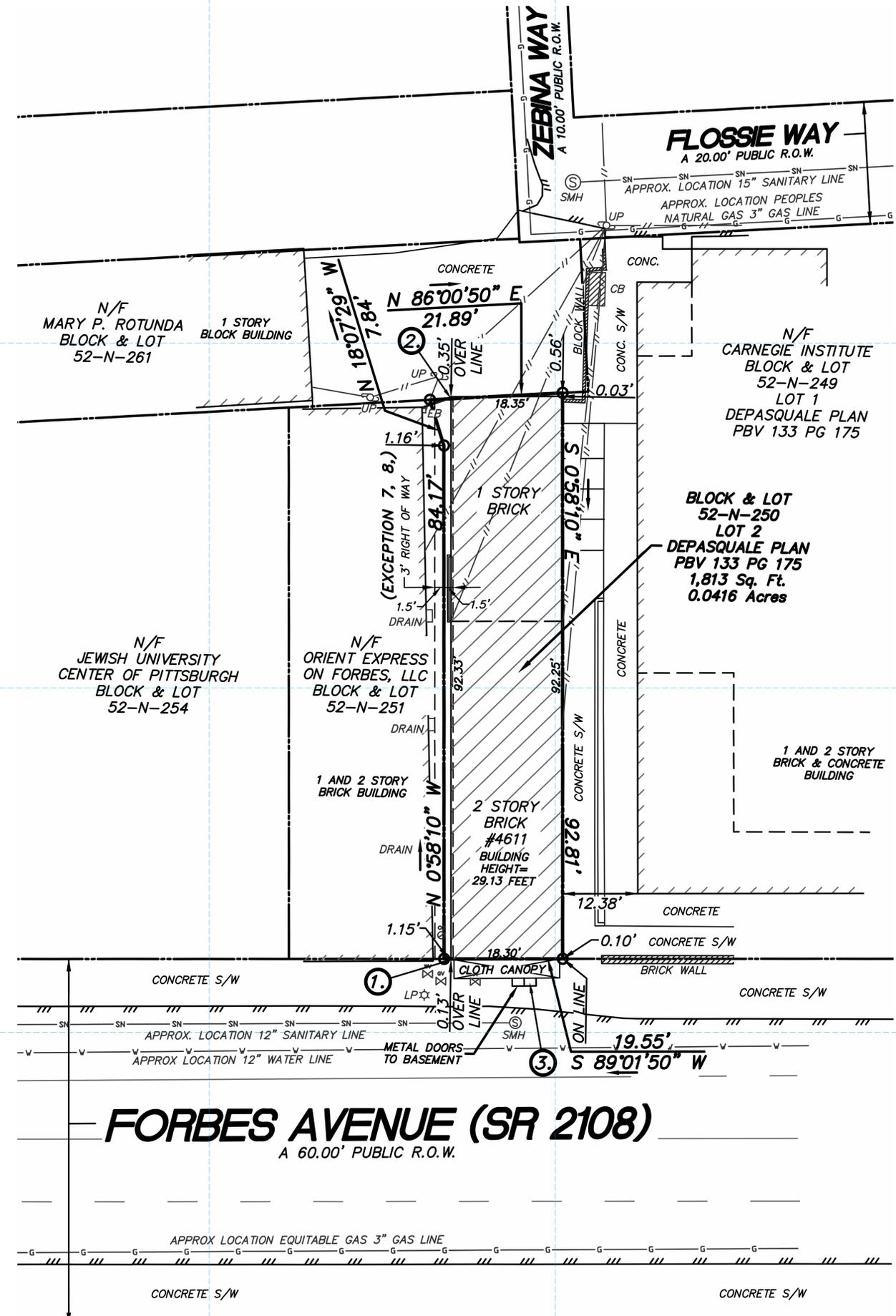
Allegheny County Health Department (ACHD)

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)

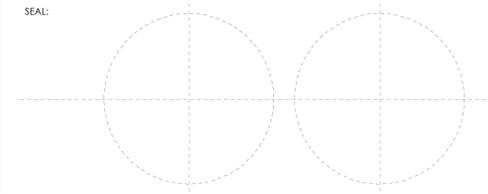
Housing and Community Environment
3190 Sassafras Way
Pittsburgh, PA 15201
(412) 350-4046
www.achd.net/housing/commenvironstart.html

REVISION HISTORY			
REV	DESCRIPTION	DATE	APPROVED



FORBES AVENUE (SR 2108)
A 60.00' PUBLIC R.O.W.

EXISTING CONDITIONS SURVEY
Scale: 1" = 10 ft



MORGAN ARCHITECTURE + DESIGN
3308 FERRYVILLE 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.
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- CIVIL ENGINEER:** NO ELECTRICAL ENGINEER HAS BEEN RETAINED. ALL ELECTRICAL ENGINEERING SHALL BE DESIGN/BUILD BY CONTRACTOR.

NOT FOR CONSTRUCTION PRELIMINARY FOR BUDGET

PROJECT:
**CORE AND SHELL RENOVATIONS TO
4611 FORBES AVENUE**
OAKLAND, PITTSBURGH, PA, 15213

CLIENT:
WINTHORPE-VALENTINE, LP
6019 GRAFTON STREET
PITTSBURGH, PA 15206

DATE OF ISSUE: 9/30/14

DRAWING NAME:
EXISTING CONDITIONS SURVEY

SHEET NUMBER:

A-0.1

908.03. - Oakland Public Realm District.
 908.03.A General Boundaries
 Specific boundaries of the Oakland Public Realm District are mapped on the City's Zoning District Map.

908.03.B Objective
 Oakland is a place of unusual density and concentrated public activity due to the lively environment of highly mixed uses, monumental and grand civic buildings, and large educational and medical institutions. The intent of the Oakland Public Realm District (OPRD) is to provide regulations for the development and growth of Oakland in an effort to preserve the mixed use nature of the community while enhancing the sense of place within Oakland's public areas. The Oakland Improvement Strategy, A Comprehensive Strategy for the Development, Improvement and Zoning of Oakland's Public Corridors, Housing and Commercial Areas, identified the need to create zoning standards reflective of the vast areas of Oakland used and seen by the general public. Four (4) sub-districts have been designed to accentuate the positive attributes of each area, and to protect and enhance the fine qualities of Oakland.

Specifically, the intent of the Oakland Public Realm District is:

- To enact and implement new zoning districts to enhance and protect Oakland's special character;
- To protect the character of less intensive uses from impacts of more intensive uses;
- To provide a guide to non-residential and residential development in order to encourage growth that will be both pedestrian friendly and compatible with the existing neighborhood; and
- To encourage mixed use development that allows non-residential and residential uses to co-exist without conflict.

908.03.C General Provisions
 The provisions of this section shall apply to the entire Oakland Public Realm District unless otherwise noted hereunder.

908.03.C.1 Use
 Permitted uses shall be those listed in each subdistrict below.

908.03.C.2 Development Standards
 Site Development Standards are listed in each subdistrict below.

The Residential Compatibility Standards of Chapter 916 shall impose additional height and setback standards on new High Density and Very High Density Residential and nonresidential development abutting Residential and H Districts. The Environmental Performance Standards of Chapter 915 shall impose additional restrictions on site development. New development shall be allowed to use Contextual Setbacks and Contextual Building Heights in accordance with the provisions of Sec. 925.06 and Sec. 925.07.

OPR-B CRAIG STREET

(a) Purpose
 To encourage retail and restaurant uses in the ground floors of buildings.
 To encourage a variety of residential and office-like uses on the upper floors of buildings.

(b) Permitted Uses
 The following uses shall be permitted by-right in the OPR-B Subdistrict:

- Two-unit residential
- Three-unit residential
- Multi-unit residential
- Art or Music Studio
- Bank or Financial Institution (limited)
- Bed and Breakfast (limited)
- Community Center (limited)
- Cultural Services (limited)
- Library (limited and general)
- Medical Office (limited and general)
- Office (limited and general)
- Religious Assembly (limited)
- Restaurant, Fast Food (limited)**
- Restaurant (limited)
- Retail Sales and Services (limited)
- Sidewalk Cafe

Accessory uses in accordance with the Accessory Use regulations of Chapter 912. In addition, accessory uses in the uses in the OPR-B Subdistrict shall not exceed twenty-five (25) percent of the gross floor area of the primary use.

(c) Site Development Standards

Site Development Standard	OPR-B Regulation
Minimum Lot Size	None
Maximum Floor Area Ratio	4:1
Minimum Front Setback	0 feet
Minimum Rear Setback	20 feet
When not adjacent to way	0 feet
When adjacent to way	0 feet
Minimum Interior Sideyard Setback	0 feet
Maximum Lot Coverage	90%
Maximum Height	60 feet

(d) Specific Project Development Plan Standards
 No accessory surface parking will be permitted without the applicant providing the alternatives considered and the reasons why those alternatives were not determined to be acceptable by the applicant.
 New construction shall maintain a sixty-five (65) percent building frontage along the established build-to-line. The street level facade shall be transparent between the height of three (3) feet and eight (8) feet above the walkway grade for no less than sixty (60) percent of the horizontal length of the building facade.
 All primary structures shall provide a prominent and highly visible street level doorway or entrance on the facade of the building that fronts onto Craig Street.

(e) Use Exceptions
 Use exceptions are the same as those for the Local Neighborhood Commercial/LNC district as listed in the Use Table in Chapter 911.02.

(f) Special Exception for Height in the OPR-B Subdistrict
 Additional height above sixty (60) feet in the Oakland Public Realm Subdistrict B shall be allowed in accordance with the Special Exception procedures of Section 922.07 (j) with the following standards:
 The maximum height shall be eighty-five (85) feet;
 The additional height will not create detrimental impacts on nearby properties through consideration of the additional traffic impacts caused by the additional height, the impacts on views from such properties, and the impacts of the bulk of the buildings on such properties.

LOT AREA: 1813 SF

BUILDING AREA:

EXISTING TO BE DEMOLISHED:

FIRST FLOOR: 1690 SF
 SECOND FLOOR: 910 SF
TOTAL: 2600 SF

NEW CONSTRUCTION:

FIRST FLOOR: 1560 SF
 MEZZANINE: 822 SF
TOTAL: 2382 SF

BUILDING HEIGHT: EXISTING TO BE DEMOLISHED: 29.13'

BUILDING HEIGHT: NEW CONSTRUCTION: 34'-0" +/-

ZONING DISTRICT: OAKLAND PUBLIC REALM DISTRICT OAKLAND SUBDISTRICT B OPR-B CRAIG STREET

BUILDING USE: BUILDING WILL BE OCCUPIED BY A RESTAURANT. RESTAURANT: FAST FOOD -LIMITED (PER 911.02 USE TABLE)

Restaurant, Fast-Food means an establishment where the principal business is the sale of food and non-alcoholic beverage in a ready-to-consume state and where the design or principal method of operation is that of a quick-service restaurant where orders are generally not taken at the customers' tables, where food is generally wrapped in disposable wrapping or containers, and where food and beverage may be served directly to the customer in an automobile.

Restaurant, Fast-Food (Limited) means a Fast-Food Restaurant that does not have a separate curb-cut on a public right-of-way for automobile drive-through service.

PARKING:

REQUIRED PARKING PER SCHEDULE A:
 1 PER 7F SF OF CUSTOMER SERVICE/DINING AREA

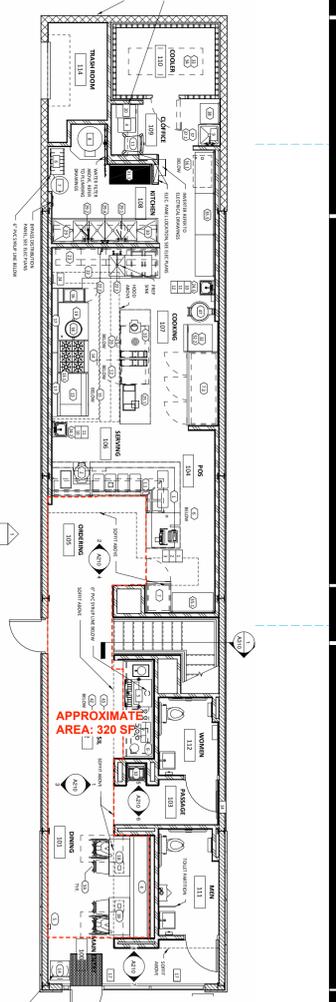
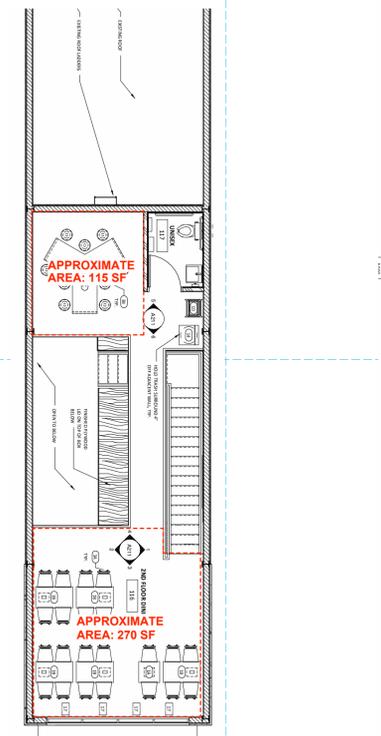
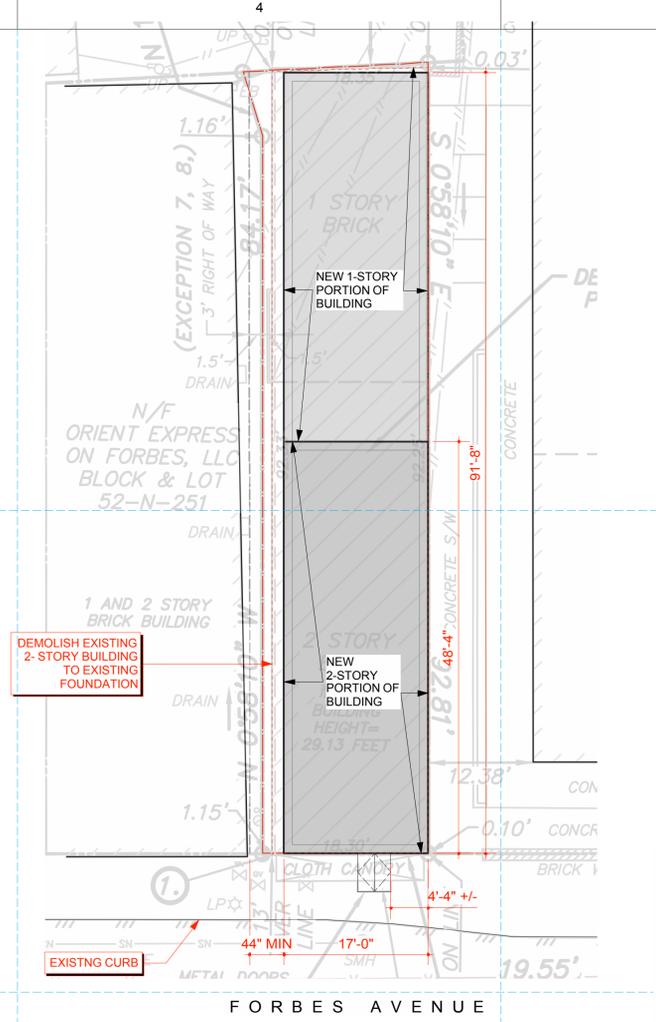
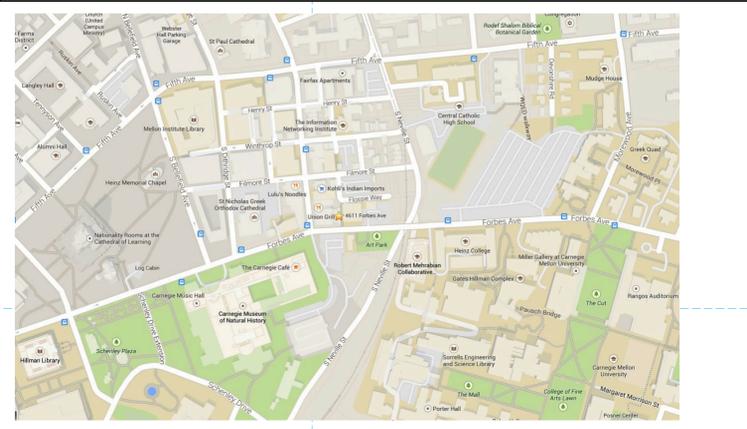
FIRST FLOOR: 320 SF
 MEZZANINE: 385 SF
TOTAL: 705 SF

705/75 = 9.4 =
10 SPACES REQUIRED

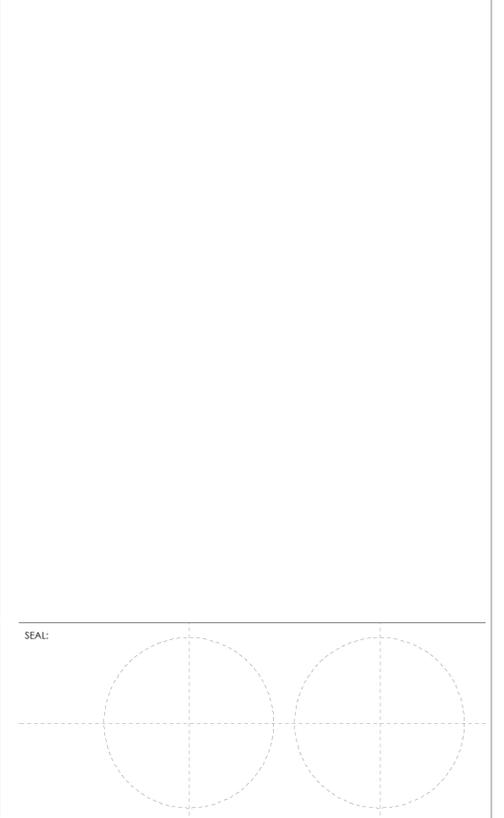
EXISTING TO BE REMOVED: 0 SPACES
 NEW PROPOSED PARKING: 0

914.02. - Off-Street Parking Schedules.
 914.02.A Schedule A
 Off-street parking spaces shall be provided in accordance with the minimum and maximum standards included in Parking Schedule A. In lieu of complying with the standards of Parking Schedule A, an applicant may request approval of an Alternative Access and Parking Plan, pursuant to Sec. 914.07. The Zoning Administrator may require an Alternative Access and Parking Plan to be submitted for uses allowed in residential district. The parking schedule in this section shall not apply to the Bicycle Parking Requirement of Section 914.05.D.

914.07.D.1 Small Facilities
 If ten or fewer off-street parking spaces are required pursuant to Parking Schedule A (Sec. 914.02.A), the Zoning Administrator shall be authorized to approve, approve with conditions, approve in part, deny, or deny in part the Alternative Access and Parking Plan for that use. Notification shall be provided in the form of a sign posted on the site of the primary use and the proposed parking facility (if any) at least ten (10) days before the Zoning Administrator takes action on the plan.



REVISION HISTORY			
REV	DESCRIPTION	DATE	APPROVED



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 3308 FERRYVILLE AVE
 PITTSBURGH, PENNSYLVANIA 15214
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NOT FOR CONSTRUCTION PRELIMINARY FOR BUDGET

PROJECT:
CORE AND SHELL RENOVATIONS TO 4611 FORBES AVENUE
 OAKLAND, PITTSBURGH, PA, 15213

CLIENT:
WINTHORPE-VALENTINE, LP
 6019 GRAFTON STREET
 PITTSBURGH, PA 15206

DATE OF ISSUE: 9/30/14

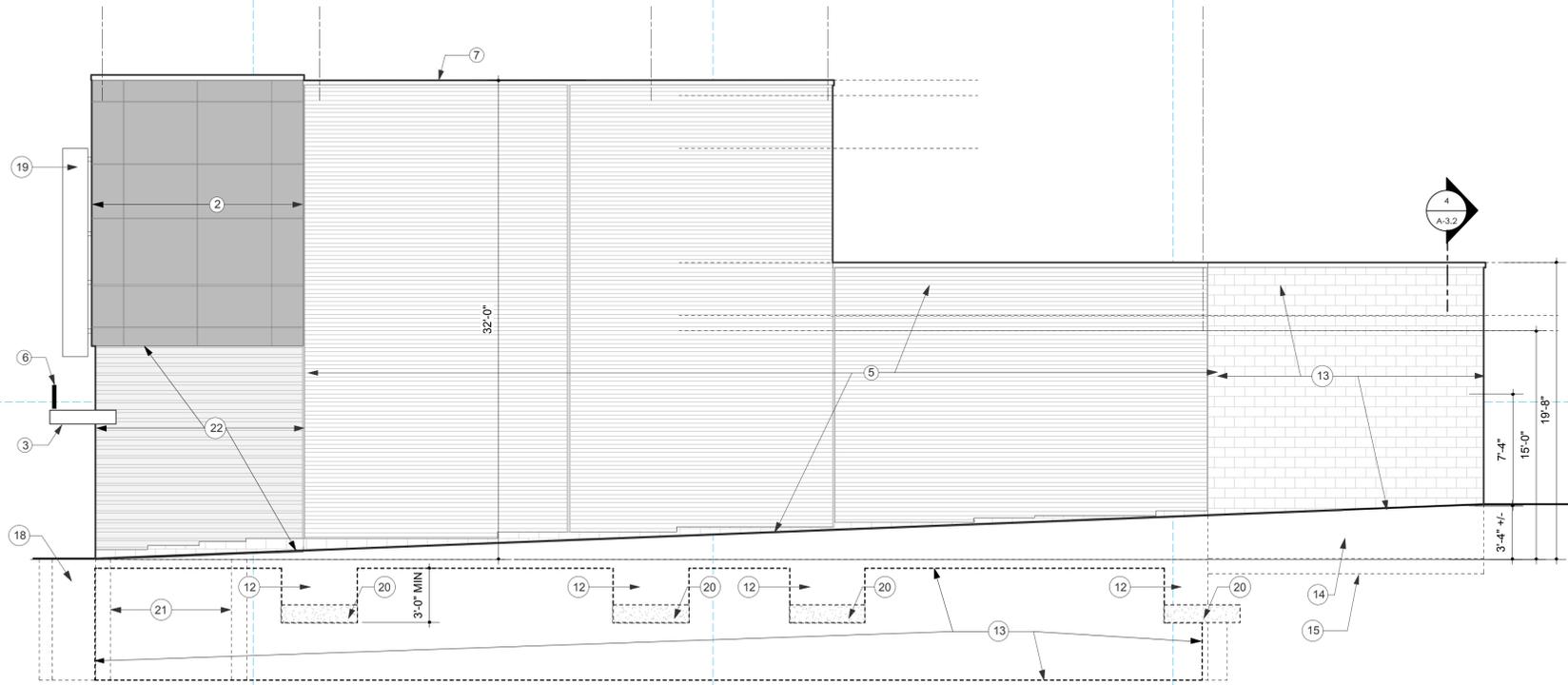
DRAWING NAME:
SITE PLAN

SHEET NUMBER:
A-0.2

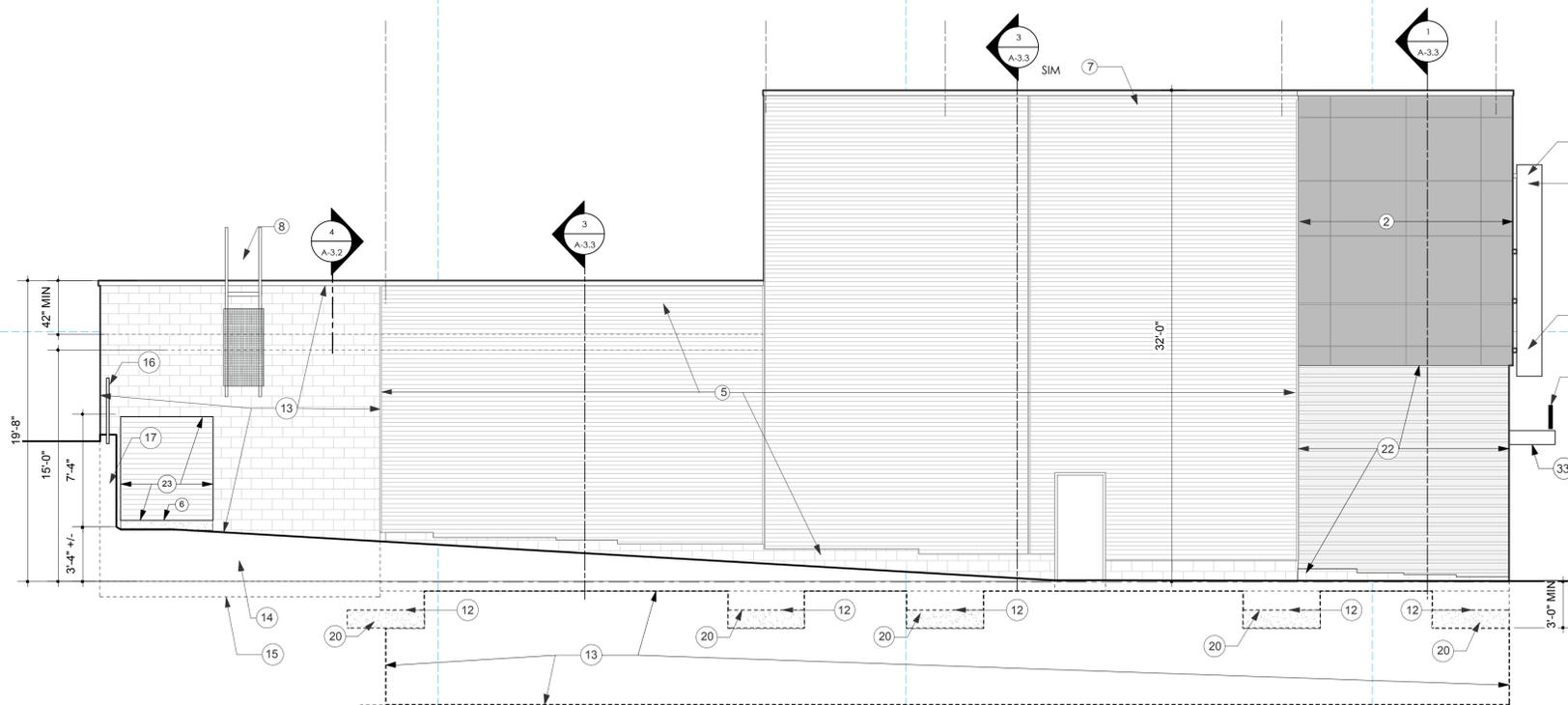
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KEY NOTES:

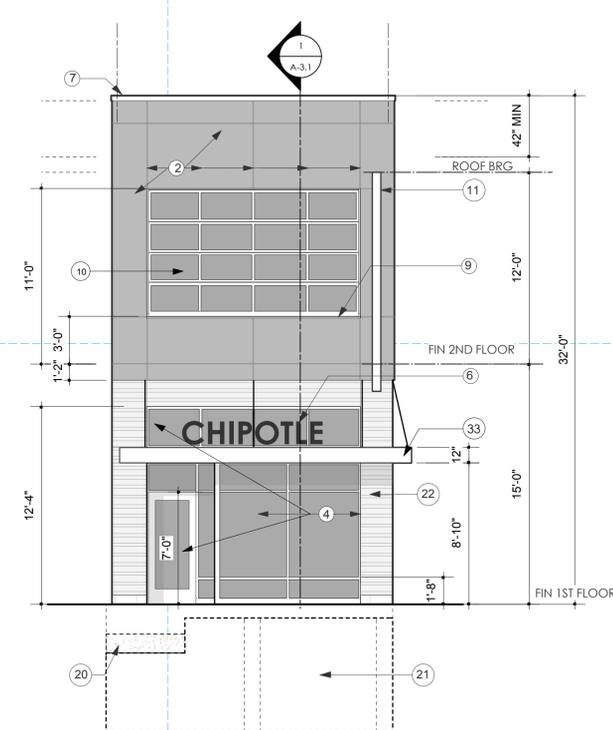
1. TS 4" X 6" AT TOP AND BOTTOM OF TENANT SIGNAGE, WELD TO STEEL COLUMN.
2. "SERIES 10" GLAZED JOINT METAL PANEL SYSTEM BY METAL DESIGN SYSTEMS, INC OR APPROVED EQUAL. WWW.METALDESIGNSYSTEMS.COM. COLOR TO BE SELECTED BY TENANT
3. HEAVY GAGE ALUMINUM CLAD CANOPY - COLOR SELECTED BY TENANT
4. ALUMINUM AND GLASS STOREFRONT AND DOOR - KAWNEER VG 450 ALUMINUM STOREFRONT WITH INSULATED LOW E GLAZING (TEMPERED) WITH KAWNEER 350 MEDIUM STYLE ENTRANCE DOOR OR EQUAL
5. CENTRIA "STYLE-RIB" EXPOSED FASTENER METAL WALL PANEL OVER 6" METAL STUDS - OR EQUAL -SEE DETAILS
6. CANOPY SIGNAGE BY TENANT
7. ALUMINUM COPING
8. INSTALL NEW STEEL ROOF ACCESS LADDER WITH LOCKING GATE BY "LADDERS AND PLATFORMS"
9. ALUMINUM SILL BY OH DOOR MANUFACTURER
10. ALUMINUM AND GLASS OVERHEAD DOOR
11. BLADE SIGN BY TENANT - GC TO PROVIDE STRUCTURE
12. REMOVE PORTION OF EXISTING FOUNDATION WALL TO ALLOW FOR NEW COLUMN FOOTING
13. 8" REINFORCED CMU WALL
14. 8" CMU FOUNDATION WALL
15. 12" X 24" CONCRETE FOOTING WITH 3- #4 BARS CONTINUOUS
16. INSTALL NEW 42" HIGH PIPE RAIL ON TOP OF EXISTING RETAINING WALL
17. EXISTING CMU RETAINING WALL REMAINS. VERIFY CONDITION IN FIELD AND REPAIR AS REQUIRED
18. REMOVE EXISTING VAULT STEPS AND INSTALL NEW ALUMINUM VAULT STEPS IN EXISTING OPENING
19. BLADE SIGN BY TENANT
20. CONCRETE COLUMN FOOTING - SEE DETAILS
21. VAULT BELOW GRADE - BEYOND
22. PRECISION SERIES HWP - HORIZONTAL WALL PANEL BY PETERSON ALUMINUM CORPORATION OR EQUAL. WWW.PAC-CLAD.COM



WEST (SIDE) ELEVATION
Scale: 3/16" = 1'-0"

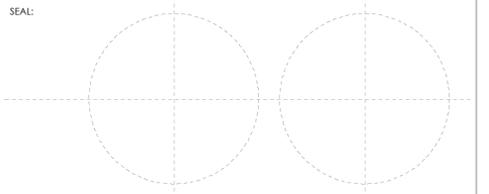


WEST (SIDE) ELEVATION
Scale: 3/16" = 1'-0"



SOUTH (FRONT) ELEVATION
Scale: 3/16" = 1'-0"

REVISION HISTORY			
REV	DESCRIPTION	DATE	APPROVED
1		11/4/14	
2	STRUCTURE AND SECTIONS	11/11/14	
3	REVISIONS FOR BUDGETING	11/13/14	
4	REVISED ROOF PARAPET	11/18/14	
5		11/11/14	
6		11/11/2014	
7	ADDED COLUMN WRAP AND UPDATED REFERENCES	12/3/14	
8	REVISIONS PER TENANT	12/8/14	



MORGAN ARCHITECTURE + DESIGN
 3308 FERRYSSVILLE 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

NOT FOR CONSTRUCTION PRELIMINARY FOR BUDGET

PROJECT:
 CORE AND SHELL RENOVATIONS TO
4611 FORBES AVENUE
 OAKLAND, PITTSBURGH, PA, 15213

CLIENT:
 ALPHABET CITY
 903 PENN AVE
 PITTSBURGH, PA

DATE OF ISSUE: 9/30/14

DRAWING NAME:
EXTERIOR ELEVATIONS

SHEET NUMBER:

A-2.1



PEOPLES
NATURAL GAS | TWP

Peoples Natural Gas High Wall Sign

Design Package

24 February, 2015

Strada
www.stradallc.com
Pittsburgh | Philadelphia
©2014 Strada Architecture LLC

KOLANO design
6026 Centre Avenue
Pittsburgh, Pennsylvania 15206-3921
412.661.9000
kolano.com

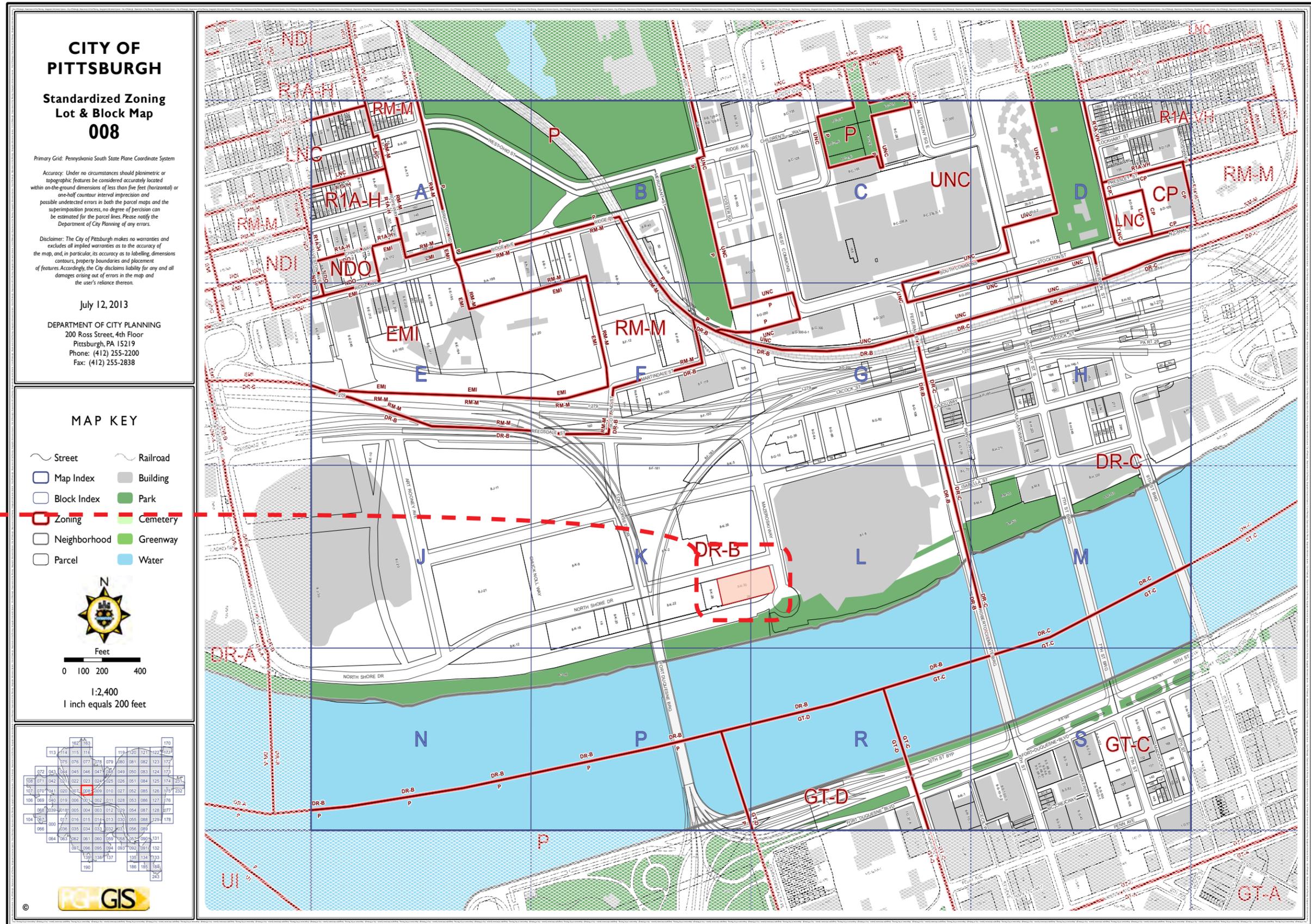
Peoples Natural Gas High Wall Sign Statement of Compliance of Planning Commission Criteria:

The proposed high wall sign letters have been designed and located on the South building façade at 225 North Shore Drive.

They have been designed to work with the significant features and architectural style of the building.

Similar high wall sign solutions are currently existing at 260 North Shore Drive (Hyatt Place – North Shore) and/or approved for installation at 375 North Shore Drive (Big Heart Pet Brands).

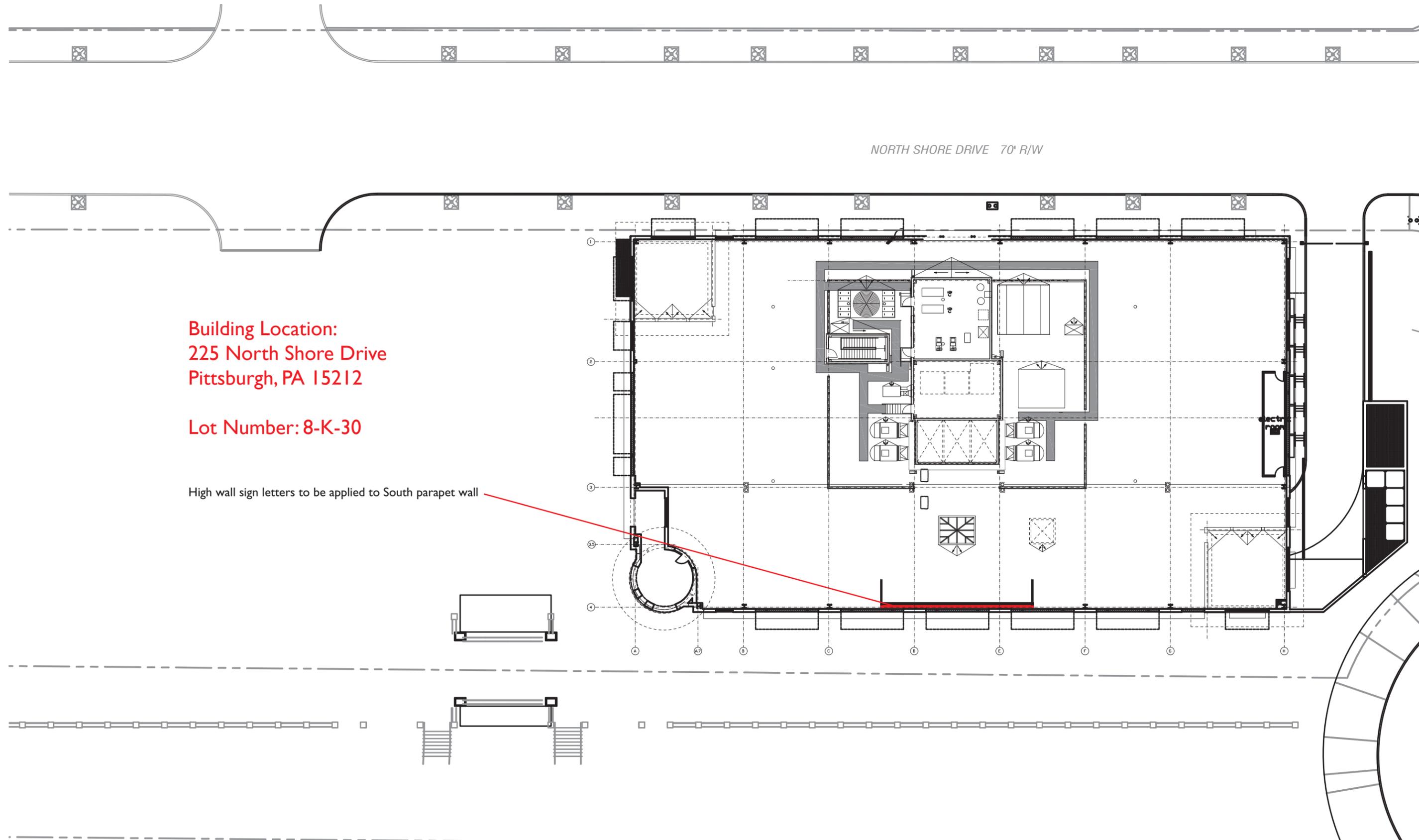
The high wall sign design falls well within the current sign code of 2% of the overall building façade and will be outfitted with a Lutron Dimmer System to conform with the current sign code lighting luminance levels.



Building Location:
225 North Shore Drive
Pittsburgh, PA 15212

Lot#: 8-K-30

Designation: Downtown Riverfront



Building Location:
225 North Shore Drive
Pittsburgh, PA 15212

Lot Number: 8-K-30

High wall sign letters to be applied to South parapet wall



1 south elevation
 202 scale: 1/16" = 1'-0"

Existing Building Information:
 90'H x 232'W South Facade = 20,880 sq. ft.
 2% = 417 sq. ft. permitted for high wall sign

REFERENCE

Adjacent Signage:
 Existing Del Monte Shield - 10'-4 1/2"H
 Existing Del Monte Upper Cap Letters - 6'-0"H
 Existing Del Monte Lower Cap Letters - 4'-1 1/2"H

Proposed Big Heart Paw Symbol - 10'-4"H
 Proposed 'Big Heart' Letters - 6'-4"H
 Proposed 'Pet Brands' Letters - 3'-4"H

Existing Alcoa Log Symbol - 12'-0"H
 Existing Alcoa Letters - 3'-8"H

Flame symbol is reduced in height from brand standard.
 Symbol Size: 4'-0"W x 7'-0"H = 28 sq.ft.
 'P' Text Height: 5'-9"H Initial Cap Letter
 'EOPLES' Text Height: 4'-11"H Letters

PEOPLES' Overall Text Size: 30'-2"W x 5'-9"H = 174 sq.ft.

Total Sign Square Footage: 202 sq.ft. used of 417 sq. ft. permitted

Logo symbol will be individual elements, front face illuminated with LEDs.

Letters are attached to wall.



**Peoples Natural Gas
225 North Shore Drive
Pittsburgh, PA 15212**

Lot Number 8-K-30

South Facade (facing River)



Line of sight areas for Peoples Natural Gas High Wall Sign

The shaded areas indicate where the signs cannot be seen.
Red: represents South facade visibility

The red circle indicates the approximate readable distance of the High Wall Signs at 4'-11" Cap height.
Readable to 2,065'.
(Formula: 35' visibility for every 1" cap height)

All distances and sight areas are approximate



**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: **North Shore Developers LP** Phone Number: ()

Address: **3400 S. Water Street** City: **Pittsburgh** State: **PA** Zip Code: **15203**

2. Applicant/Company Name: **Peoples Natural Gas** Phone Number: (**412**) **208-6571** Gary Wojcik
Director of Operations Services

Address: **225 North Shore Drive** City: **Pittsburgh** State: **PA** Zip Code: **15212**

Applicant/Contractor ID:(assigned by the City)

3. Development Name: **225 North Shore Drive**

4. Development Location: **Pittsburgh, PA**

5. Development Address: **225 North Shore Drive, Pittsburgh, PA**

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

Proposed Zoning District: **DR-B**

Present Use of Site:
(Select from attached list) **82 Office**

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

Certificate of Occupancy#: Date Issued: Existing Use of Property: **Office**

8. Estimated Construction: Start Date: **2 / 15 / 15** Occupancy Date: / / Project Cost: **\$ TBD**

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): **82 Office**

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: **Add parapet volume to roof of existing South Facade.**

12. Is a Land Operations Permit needed? YES NO

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



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

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

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

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

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	6	South Facade: 232'W x 90'H		
Proposed Addition/Extension			New Parapet Volume on roof	12'H x 98'W x 12'D (approx.)
Provide Accessory Structure Type(s) and Height(s):				

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

17. Lot Area: _____ sq ft

18. On Site Parking: N/A

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

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

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

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



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

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

<u> 0 </u> New Water Service Connection(s)	<u> 0 </u> Termination of Existing Water Service Tap(s)
<u> 0 </u> New Sewer Service Connection(s)	<u> 0 </u> Termination of Existing Sewer Service Tap(s)

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

YES NO

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

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

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

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

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

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

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

Applicant Signature: _____



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

Office of the Zoning Administrator

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

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

Residential Uses

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

Non-Residential Uses

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

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

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



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

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION – CONTACT INFORMATION

Department of City Planning

200 Ross Street, Fourth Floor
Pittsburgh, PA 15219
(412) 255-2200
www.city.pittsburgh.pa.us/cp/

**Department of City Planning
Zoning Office Counter**

200 Ross Street, Third Floor
Pittsburgh, PA 15219
(412) 255-2246
www.city.pittsburgh.pa.us/cp/html/land_use_control_and_zoning.html

City Zoning Code

<http://www.municode.com/resources/gateway.asp?sid=38&pid=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**

Bureau of Public Space Management
City-County Building, Room 301
414 Grant Street
Pittsburgh, PA 15219
(412) 255-8850
www.city.pittsburgh.pa.us/pw/

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

611 Second Avenue
Pittsburgh, PA 15219
(412) 255-2382
www.city.pittsburgh.pa.us/pw/

**Pittsburgh Water and Sewer Authority
(PWSA)**

Permit Counter
441 Smithfield Street, Second Floor
Pittsburgh, PA 15222
(412) 255-2443
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/progstartfolder/plumbingstart.html

Allegheny County Health Department (ACHD)

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

Allegheny County Health Department (ACHD)

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



**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: 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:
Applicant/Contractor ID:(assigned by the City)		Zip Code:	
3. Development Name: S. NEVILLE FACILITIES CENTER : PARKING			
4. Development Location: S. NEVILLE SOUTH OF FORBES AVE			
5. Development Address: 501 S. NEVILLE AVE			
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)	VACANT / TEMP STORAGE		
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: 1 MAY 2015	Occupancy Date: 1 AUG 2015	Project Cost: \$ 2M
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): SUPPORT SERVICES : PARKING			
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: NEW BLDG of SUPPORT FACILITY w/ OUTDOOR STORAGE AND 125 SPACE PARKING			
12. Is a Land Operations Permit needed? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, http://www.city.pittsburgh.pa.us/bbi/)			



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

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

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

Residential Commercial Recreational Industrial Institutional

14. Gross Floor Area:

Existing to be Razed: N/A sq ft

Existing to be Retained: N/A sq ft

Retained Area to be Renovated: N/A sq ft

To be Constructed: 00000 sq ft

Building Footprint: 00000 sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	N/A	N/A	1	20
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: 141,000 sq ft

18. On Site Parking: N/A

	Existing	Proposed
Full (8 1/2' x 19')	0	12 122
Compact (7 1/4' x 16')	0	0
Handicap (13 1/2' x 19')	0	3

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:

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

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

YES NO

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

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

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

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

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

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

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

Applicant Signature:



1 Bird's Eye View of Project Site



2 Entrance to the Project Site



3 Gravel Lot Used for Parking and FMS



4 Parking Configuration on the Project Site



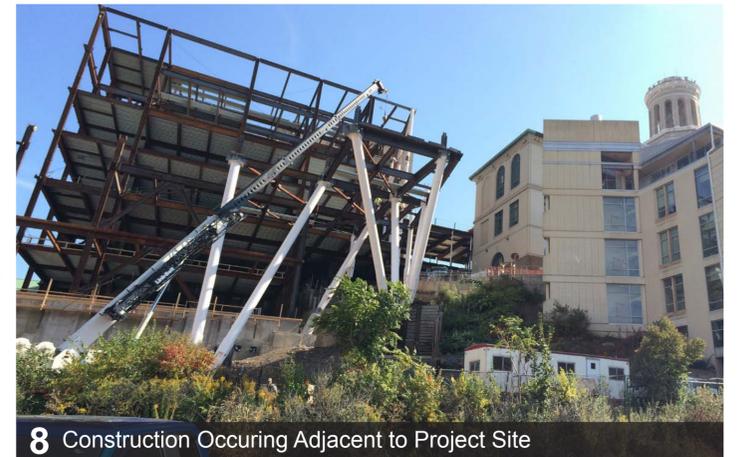
5 South Neville Street Beneath Forbes Avenue Bridge



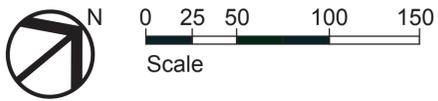
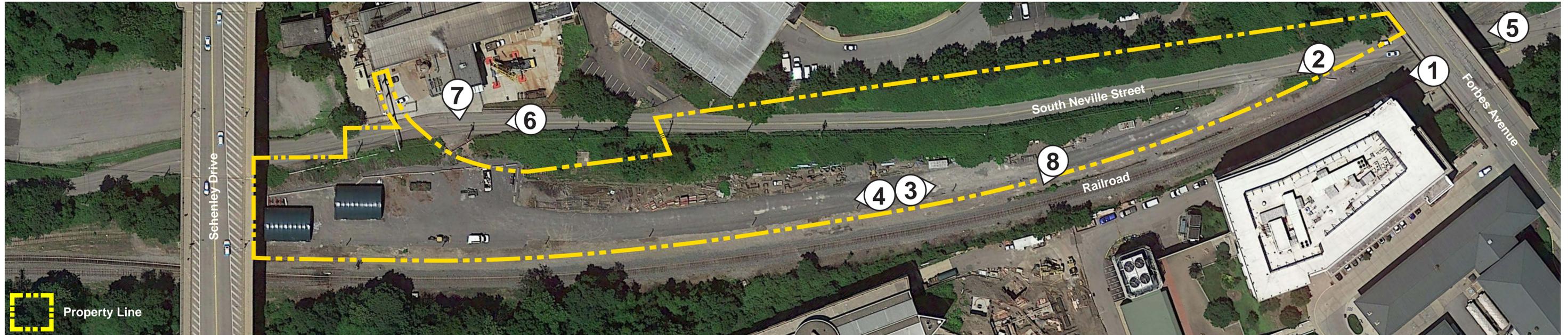
6 Above-Ground Steam Pipe and Schenley Drive Bridge



7 Gabion Wall to Hold Steep Slope



8 Construction Occuring Adjacent to Project Site





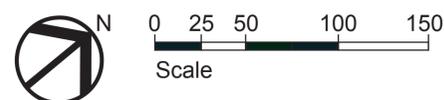
- Existing Above-Ground Steam Pipe Storage Corral
- Sliding Gate
- ADA Accessible Parking (1 space)
- FMS Parking (31 spaces)
- Permit Parking (103 spaces)
- Seeded Meadow
- Retaining Wall
- Light Pole

- Existing Salt Dome, to Remain
- Emergency Access Gate
- Existing Railway
- FMS Building (9000 sf)

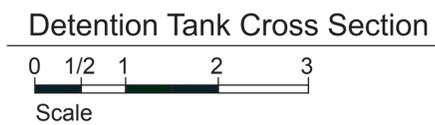
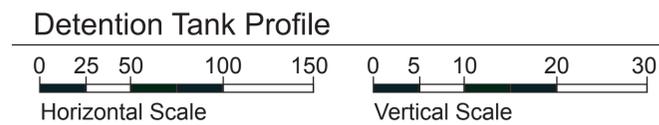
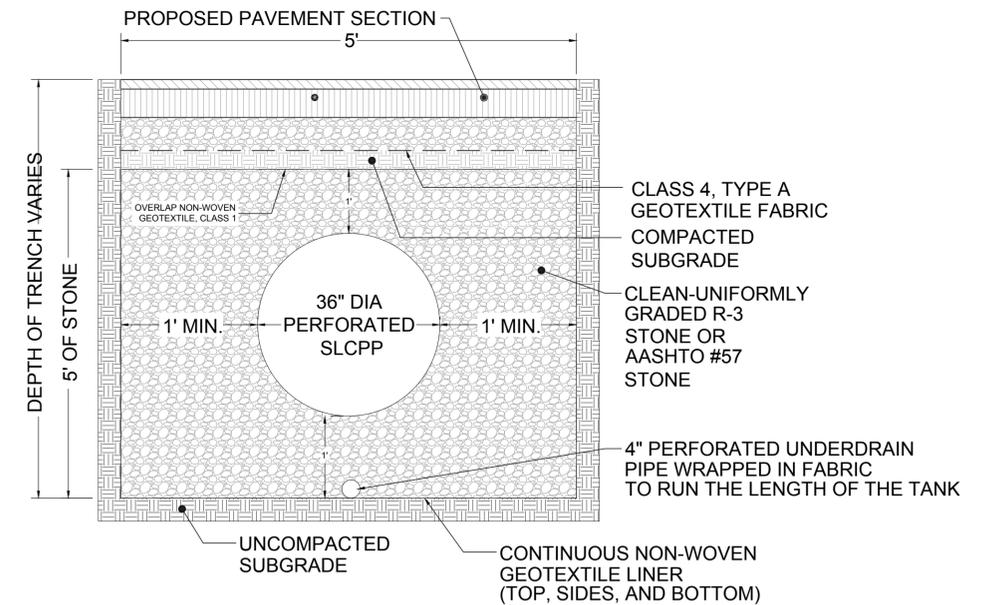
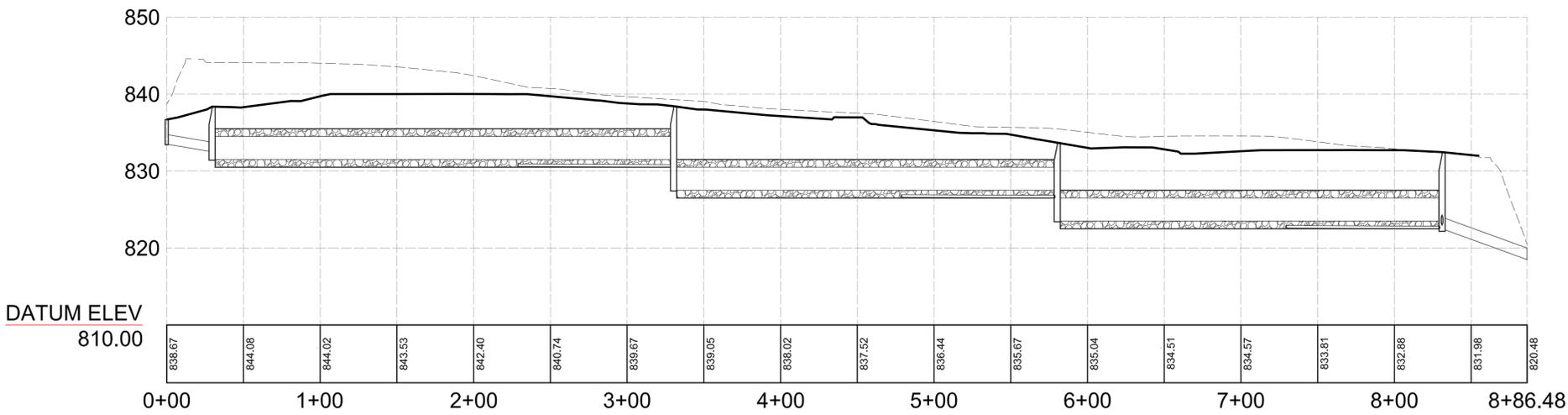
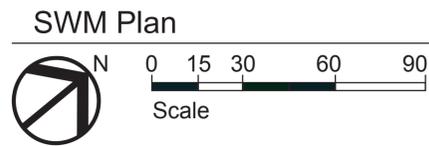
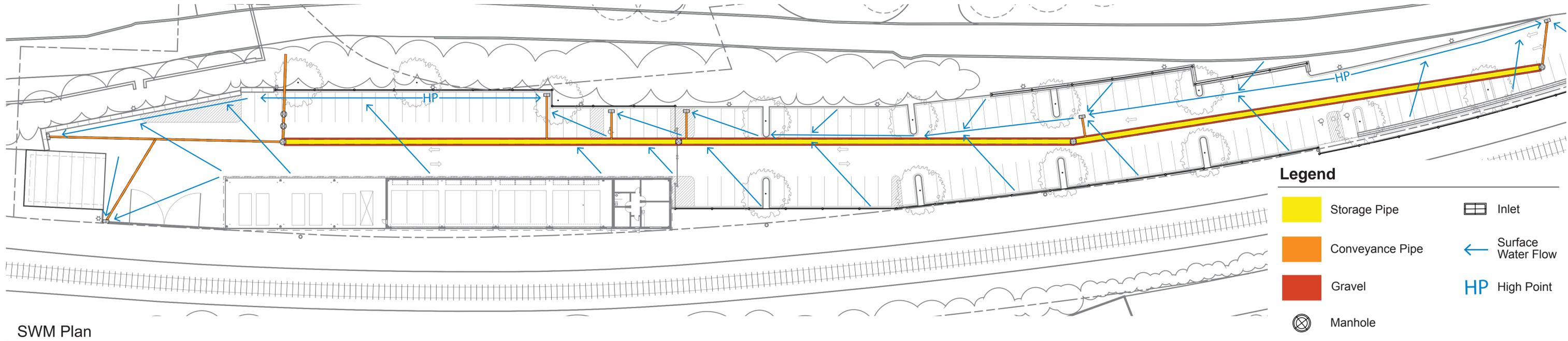
- Bituminous Trail
- Retaining Wall
- Emergency Call Box
- ADA Accessible Parking (2 spaces)
- Planted Island

Legend

	Property Line		Proposed Tree
	Right of Way		Existing Tree
	Existing Building		Existing Wooded Area
	Proposed Building		Chain Link Fence



February 11, 2015





Butler - Shawdowall Archetctural Wall System



Redi-Rock - "Limestone" Precast Retaining Wall System



Existing Salt Dome



Black Chain Link Fence



Emergancy Call Box



Phillips - Pureform Light Pole



Acer rubrum 'Frank's Red' - Frank's Red Maple



Prarie Seed Mix





**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: CARNEGIE MELLON UNIV.		Phone Number: (412) 268 5259	
Address: 5000 FORBES	City: PITTSBURGH	State: PA	Zip Code: 15213
2. Applicant/Company Name: BOB PEPPE		Phone Number: (412) 266 6905	
Address:	City:	State:	Zip Code:
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: FILMORE PARKING LOT			
4. Development Location: SOUTH SIDE OF FILMORE ST.			
5. Development Address: 4032 FILMORE ST.			
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)	N/A		
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: 1 MAR 2015	Occupancy Date: 1 JUL 2015	Project Cost: \$500K

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): **PARKING**

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: **NEW 40 SPACE PARKING LOT ON VACANT PROPERTY**

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: N/A sq ft
 Existing to be Retained: N/A sq ft
 Retained Area to be Renovated: N/A sq ft
 To be Constructed: N/A sq ft
 Building Footprint: N/A sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	N/A	N/A	N/A	N/A
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: 15,000 sq ft sq ft

18. On Site Parking: N/A

	Existing	Proposed
Full (8 1/2' x 19')	0	27
Compact (7 1/4' x 16')	0	12
Handicap (13 1/2' x 19')	0	1

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

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

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



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

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

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



S CRAIG ST

S NEVILLE ST

FILMORE ST

ZEBINA WAY

FLOSSIE WAY

BOUNDARY ST

FORBES AVE

0 147ft

52-J-329
52-J-331

52-J-325 52-J-322

52-J-298 52-J-294 52-J-292

52-J-320

52-J-300

52-J-296

52-J-290

52-J-342

52-J-299

52-J-286

52-J-307 52-J-305

52-J-285

52-J-306

52-J-284

52-J-316 52-J-313

52-J-310

52-J-264

52-J-317

52-N-8

52-N-16

52-N-269

52-N-270

52-N-293

52-N-304

52-N-18

52-N-267

52-N-286

52-N-291

52-N-294

52-N-302

52-N-306

52-N-20

52-N-265

52-N-280

52-N-283

52-N-289

52-N-297

52-N-299

52-N-305

52-K-240

52-N-262

52-N-261

FLOSSIE WAY

52-N-210

52-N-23

52-N-257

52-N-254

52-N-250

52-N-249
52-N-249-0-1

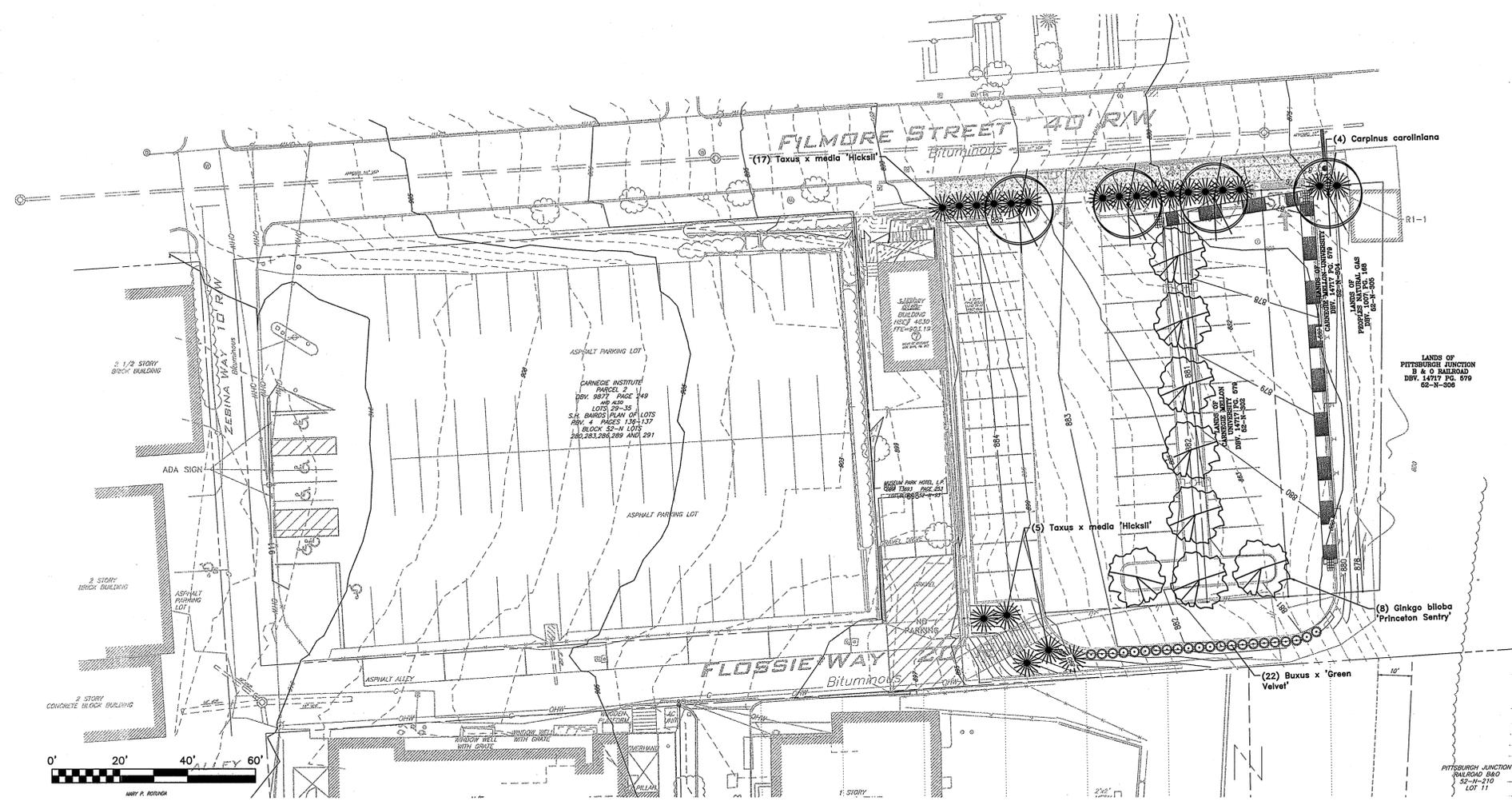
52-N-240

52-N-180

52-N-34

Landscaping Notes:

1. Notify the Pennsylvania One Call System at 1-800-242-1776 a minimum of (5) days prior to any demolition, excavation, or construction. All existing subsurface utility information presented on the contract drawings is characterized as utility quality level C or D per "CI/ASCE 38-02 - Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data" unless specifically noted otherwise. The locations of all existing utilities shown on this plan have been determined from the best information available and are given for the convenience of the Contractor. All existing sewers, piping and utilities shown are not to be interpreted as the exact location, or as the only obstacles that may occur on the site. The Engineer assumes no responsibility for their accuracy. Prior to the start of any demolition, excavation, or construction activity, notify the utility companies for field locations of existing utilities. Verify existing conditions, locate all utilities by digging test pits, and proceed with caution around any anticipated features. Notify the Owner immediately of any conflicts with existing utilities. Immediately and completely repair existing utilities that are damaged during demolition, excavation, or construction at no additional cost to the Owner.
2. All work and materials to comply with all specifications provided; local, county, state, and federal regulations and codes; and O.S.H.A. Standards.
3. Implement and maintain a work zone traffic control plan in accordance with PennDOT publication 213 ("Work Zone Traffic Control") for work in or adjacent to vehicular traffic areas.
4. Designate and maintain on-site a trained competent person for all excavation work who shall be on call 24-hours-per-day-7-days-per-week in case of emergency. Provide 24-hour contact information for the trained competent person prior to any work.
5. Furnish and install all plant material in conformance with City of Pittsburgh requirements, USDA standards for nursery stock, ANSI Z60.1, and AJCHN. Furnish and install all plant material in quantities sufficient to complete the planting shown on all drawings.
6. Adjust tree locations as necessary based on locations of existing and proposed utilities.
7. Areas not to be paved are to be seeded and mulched with the exceptions of areas identified as planting beds or within a 3 foot radius of any proposed planting.
8. Place 4 inches of topsoil on all un surfaced areas unless otherwise noted. Mulch and seed un surfaced areas and water until a healthy stand of grass is developed.
9. Place 12 inches of topsoil on all planting beds.
10. Place 4 inches of topsoil on all cut or fill slopes and seed as specified on the slope seeding chart.
11. Place 4 inches of shredded hardwood bark mulch in all planting beds. Pine bark or gravel bark is not acceptable. Place mulch on all disturbed areas within limits of planting beds, unless otherwise noted.
12. Place weed control fabric in all mulched planting beds and completely cover with mulch so that the fabric is not exposed.
13. Do not commence planting until rough grading has been completed.
14. All plants to be balled and wrapped or container-grown. Do not use container-grown stock that is root-bound. Cut ropes at top of root balls to be cut. Remove top one-third of burlap from root balls. Completely remove all non-biodegradable material from root balls. Remove container from container-grown stock and cut root ball through the surface in two vertical locations.
15. Trees planted along sidewalks and pedestrian accesses to have a single straight trunk that does not fork below 6' above grade.
16. All plants to have the same relationship to finished grade as the plant's original nursery grade before digging.
17. All plants to be staked and plumb unless otherwise noted.
18. Do not allow air pockets to form when backfilling plantings.
19. Remove broken or dead material from plants immediately after planting.
20. Spray all plants with antidesiccant within 24 hours of planting and at the beginning of their first winter.
21. Thoroughly water all plants twice during the first 24-hour period after planting.



EXISTING LEGEND

- ◆ BENCHMARK
- CONTOUR (2-ft)
- CONTOUR (10-ft)
- CURB (Concrete)
- FP FENCE LINE W/ POST
- GUIDERAIL
- * LS LIGHT STANDARD
- PROPERTY LINE (Parcel)
- PROPERTY LINE (ROW)
- S 1 SIGN
- SHRUB
- EVERGREEN TREE
- DECIDUOUS TREE
- UTILITY LINE (Electric)
- UTILITY LINE (Underground Telephone)
- UTILITY LINE (Gas)
- W/ BOX, METER, MARKER, AND VALVE
- UTILITY LINE (Sanitary Sewer)
- W/ MANHOLES
- UTILITY LINE (Storm)
- W/ CATCH BASIN AND MANHOLE
- UTILITY LINE (Telephone) W/ POLE
- OVERHEAD WIRE AND GUY WIRE
- UTILITY LINE (Water)
- W/ BOX, METER, HYDRANT AND VALVE
- HYD

PROPOSED LEGEND

- CONCRETE CURB
- 12" BITUMINOUS WEDGE CURB
- SOLDIER BEAM AND LAGGING
- RETAINING WALL
- PIPE BOLLARD
- ↓ STREET SIGN
- 18 PROPOSED PARKING COUNT
- CONCRETE PAVEMENT
- CONTOUR (1-ft)
- CONTOUR (5-ft)
- UTILITY LINE (Storm)
- W/ CATCH BASIN AND MANHOLE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
	4	<i>Carpinus caroliniana</i>	American Hornbeam	3" Cal. B&B	AS SHOWN	
	8	<i>Ginkgo biloba</i> 'Princeton Sentry' MALE TREES ONLY	Princeton Sentry Ginkgo	3" Cal. B&B	AS SHOWN	
	22	<i>Buxus x 'Green Velvet'</i>	Green Velvet Boxwood	18" No. 2 Cont	AS SHOWN	
	22	<i>Taxus x media</i> 'Hicksii'	Hicks Yew	4-5' B&B	AS SHOWN	

Scale:	No.	Date	Description	By	No.	Date	Description	By	No.	Date	Description	By
1"=20'												

Lennon, Smith, Souleret
Engineering, Inc.
846 4th Avenue
Coropolis, Pennsylvania 15108
Phone: 412-264-4400
Fax: 412-264-1200
email: info@lsse.com

Filename: 3913214lp.dwg
Date: November 2014
Carnegie Mellon University
Campus Design & Facility Development
5000 Forbes Avenue

Proposed Filmore Parking Lot
4th Ward, City of Pittsburgh, Allegheny County, Pennsylvania

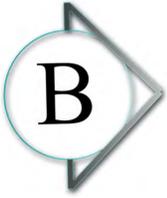
Sheet Title: Landscape Plan
Drawing No.: 391-32-14-5
Sheet No.: 5 of 9

W:\PROJECTS\391-32-14-5\391-32-14-5.dwg Layout: Landscape Plan User: Ben Lucas Picked: 11/13/2014 1:27 PM

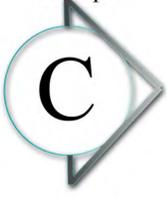
View looking North-West from Rear of lot prior to development.



View looking East down Filmore Street prior to development.



View looking South from Filmore Street towards site prior to development.



View looking East from Filmore Street after buildings were razed.



KEY	QTY.	BOTANICAL NAME	COMMON NAME
	4	Carpinus caroliniana	American Hornbeam
	8	Ginkgo biloba "Princeton Sentry" MALE TREES ONLY	Princeton Sentry Ginkgo
	22	Taxus x media "Hicksii"	Hicks Yew
	22	Buxus x "Green Velvet"	Green Velvet Boxwood



**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: DIV 501 GRANT LIMITED PARTNERSHIP		Phone Number: (617) 936 - 4852	
Address: 125 High Street 21st Floor	City: BOSTON	State: MASSACHUSETTS	Zip Code: 02110-2704
2. Applicant/Company Name: Kevin Wagstaff Perfido Weiskopf Wagstaff + Goettel		Phone Number: (412) 391 - 2884	
Address: 408 Boulevard of the Allies	City: PITTSBURGH	State: PENNSYLVANIA	Zip Code: 15219-1301
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: UNION TRUST BUILDING			
4. Development Location: GOLDEN TRIANGLE B (GT-B)			
5. Development Address: 501 GRANT STREET			
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)	N/A		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#: SEE ATTACHED	Date Issued: SEE ATTACHED	Existing Use of Property: SEE ATTACHED	
8. Estimated Construction:	Start Date: 5 / 1 / 2015	Occupancy Date: 12 / 1 / 2015	Project Cost: \$ 35,000,000

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):

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: **Approximately \$35 million dollar renovation of an existing 12 story historic structure of approximately 515,000 sq. ft. of office space at the upper floors 2-12, proposed retail use on the ground floor and proposed valet parking at the basement levels.**

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: _____ N/A sq ft
 Existing to be Retained: _____ 515,500 sq ft
 Retained Area to be Renovated: _____ 400,500 sq ft
 To be Constructed: _____ N/A sq ft
 Building Footprint: _____ 50,400 sq ft

15. Height of Structures:	<u>Existing</u>		<u>Proposed</u>	
	<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>
Main Structure	16	235'-0"	16 (no change)	235'-0" (no change)
Proposed Addition/Extension				

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

	N/A			

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

17. Lot Area: _____ 2.3140 Acres sq ft

18. On Site Parking: N/A

	<u>Existing</u>	<u>Proposed</u>
Full (8 1/2' x 19')	N/A	185
Compact (7 1/4' x 16')	N/A	0
Handicap (13 1/2' x 19')	N/A	0

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:

<input type="text" value="0"/> New Water Service Connection(s)	<input type="text" value="0"/> Termination of Existing Water Service Tap(s)
<input type="text" value="0"/> New Sewer Service Connection(s)	<input type="text" value="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: _____



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

Office of the Zoning Administrator

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

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

Residential Uses

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

Non-Residential Uses

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

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

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



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

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION – CONTACT INFORMATION

Department of City Planning

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

**Department of City Planning
Zoning Office Counter**

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

City Zoning Code

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

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

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

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

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

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

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

Pittsburgh Water and Sewer Authority (PWSA)

Penn-Liberty Plaza I
1200 Penn Avenue
Pittsburgh, PA 15222
Permits (412) 255-2443; Engineering (412) 255-8987
www.pgh2o.com
Refer to the PWSA Procedures Manual for Developers.

Allegheny County Health Department (ACHD)

Plumbing Division
3901 Penn Avenue, Building #5
Pittsburgh, PA 15224
(412) 578-8036
www.achd.net/plumbing/index.html

Allegheny County Health Department (ACHD)

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

Allegheny County Health Department (ACHD)

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

CERTIFICATE OF OCCUPANCY

CITY OF PITTSBURGH

FILMED
App. 1986

No. 50631 September 15, 1986

Location 501 Grant Street Ward 2-01

Permitted Occupancy General office building with commercial space on first floor and lower levels.

Owner Pittsburgh DeBartolo Historic Assoc Lessee _____

Address c/o Mellon Bank
975 Two Mellon Bank Center Address _____
Pittsburgh, PA 15219



Permission is hereby granted for the occupancy above described.

Paul J. [Signature]

Chief, Bureau of Building Inspection



FILMED CERTIFICATE OF OCCUPANCY

CITY OF PITTSBURGH

49931

'86 SEP 17

App. 1986

No. _____

Location 501 Grant Street

Ward 2

Permitted Occupancy Use of portion of first floor as a retail shop

(The Sharper Image).

Owner Pgh. DeBartalo Historic Assoc.

Lessee Sharper Image

Address 501 Grant Street, Union Trust Bldg
Pittsburgh, PA

Address 650 Davis Street
San Francisco, CA 94111



Permission is hereby granted for the occupancy above described.

Paul J. [Signature]

Chief, Bureau of Building Inspection



CERTIFICATE OF OCCUPANCY

CITY OF PITTSBURGH

56961

'90 MAR -7

App. 1989

No. _____

Location 501 Grant Street

Ward 2

Permitted Occupancy Use of a portion of first floor as a shoe store.

Owner #2 Mellon Bank Center

Lessee _____

Address 501 Grant Street
Pittsburgh, PA 15222

Address _____



Permission is hereby granted for the occupancy above described.

Domènec J. Cimino

Chief, Bureau of Building Inspection



FILMED

CERTIFICATE OF OCCUPANCY

App. 1987

CITY OF PITTSBURGH

53070 '88 APR 18

No. _____

501 Grant Street

Two Mellon Bank Center

Ward 2

Location _____

Permitted Occupancy _____

Use of Room 425 expansion as offices.

Owner _____

Mellon Bank

Lessee _____

Two Mellon Bank Center

Address _____

Pittsburgh, PA

Address _____



Permission is hereby granted for the occupancy above described.



Paul [Signature]
Chief, Bureau of Building Inspection

FILMED

CERTIFICATE OF OCCUPANCY

CITY OF PITTSBURGH

App. 1984

Location 501 Grant Street

Ward 2-01

Permitted Occupancy Use of portion of first floor as a clothing store

(Larrimor's)

Owner Pgh. DeBartolo Historic Assoc.

Address 501 Grant Street 15219

Lessee Larrimor's Inc.

Address 501 Grant Street 15219

Permission is hereby granted for the occupancy above described.

February 20 19 85

46017

No. _____

[Signature]
Assistant Superintendent, Bureau of Building Inspection.

CERTIFICATE OF OCCUPANCY

CITY OF PITTSBURGH 64764 '93 APR 12

App. 1990
Use Group B

No. _____

Location 501 Grant Street (441 Oliver Avenue) Ward 2

Permitted Occupancy Use of 800 sq. ft. of floor area on Oliver Avenue
side of building as a hair salon.

Owner Union Trust Building Lessee _____

Address 501 Grant Street Address _____
Pittsburgh, PA 15219



Permission is hereby granted for the occupancy above described.



Dominic J. Cimino

Chief, Bureau of Building Inspection

CERTIFICATE OF OCCUPANCY

CITY OF PITTSBURGH

Use Group M
App. 1991

No. 61591 '91 NOV 11

Location 501 Grant Street Ward 2

Permitted Occupancy Use of 579 sq. ft. on first floor (Suite 199)
for use as frozen yogurt sales.

Owner Mellon Bank Lessee I Can't Believe It's Yogurt

Address Management Office, Level A Address 1369 Stewartstown Road
501 Grant Street Morgantown, West Virginia 26505
Pittsburgh, PA 15219



Permission is hereby granted for the occupancy above described.



Dominic J. Cimino

Chief, Bureau of Building Inspection

Appl. 03-10-94
Use Group B, A-3

CERTIFICATE OF OCCUPANCY

CITY OF PITTSBURGH 67390 '94 JUN 10
No. _____

Location 501 Grant Street Ward 2-01

Permitted Occupancy Portion of ground floor for coffee shop.

Owner Mellon Bank N.A. Lessee Expresso Franchise Corp.
Address 501 Grant Street Address 500 Union Street
2nd Floor Bank Center Seattle, WA 98101
Pittsburgh PA 15219

Permission is hereby granted for the occupancy above described.



Dominick J. Amico
Chief, Bureau of Building Inspection



CERTIFICATE OF OCCUPANCY

App. 1990
Use Group B

CITY OF PITTSBURGH 64763 '93 APR 12
No. _____

Location 501 Grant Street Ward 2

Permitted Occupancy Offices on portion of first floor.

Owner Mellon Bank Lessee _____
Address One Mellon Bank Address _____
Pittsburgh, PA 15222

Permission is hereby granted for the occupancy above described.



Dominick J. Amico
Chief, Bureau of Building Inspection



CERTIFICATE OF OCCUPANCY

CITY OF PITTSBURGH

Number: 82543

Date Applied 8/15/01

Date Issued: 1/10/02

Use Group: M

Ward: 2

ZBA Number:

Location: 501 GRANT STREET

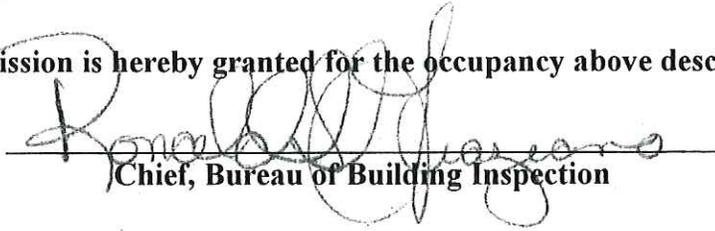
Permitted Occupancy: 803 SQUARE FEET RETAIL STORE GROUND FLOOR (GNC)

Owner: MELLON NATIONAL BANK & TRUST

501 GRANT STREET

PITTSBURGH PA 15219

Permission is hereby granted for the occupancy above described.


Chief, Bureau of Building Inspection

CERTIFICATE OF OCCUPANCY

CITY OF PITTSBURGH

Use Group M
App 1996

No. _____

72428 '96 NOV 13

Location _____

501 Grant Street

Ward _____

2

Permitted Occupancy 632 sq. ft. of first floor for retail candy store.

Owner MELLON BANK

501 GRANT STREET

Address PITTSBURGH PA 15222

Lessee BETSY ANN CHOCOLATES

322 PERRY HIGHWAY

Address PITTSBURGH PA 15229

Permission is hereby granted for the occupancy above described.


Chief, Bureau of Building Inspection

CERTIFICATE OF OCCUPANCY CITY OF PITTSBURGH

Date Applied 04/11/2003

Use Group: B

ZBA Number:

Location: 501 GRANT STREET

Permitted Occupancy: USE OF 632 SQ. FT. ON 1ST FLOOR AS A COFFEE SHOP.

Number: 84903

Date Issued: 06/20/2003

Ward: 2

Owner: MELLON BANK N A
501 GRANT STREET
2 MELLON BANK CENTER
PITTSBURGH PA 15219

Lessee GEORGANNE SHUSTER
RR 15 BOX 393
GREENSBURG PA 15601

Permission is hereby granted for the occupancy above described.



Chief, Bureau of Building Inspection



CERTIFICATE OF OCCUPANCY CITY OF PITTSBURGH

Date Applied 03/18/2003

Use Group: M

ZBA Number:

Location: 501 GRANT STREET

Permitted Occupancy: 751 SQ. FT. GROUND FLOOR FOR CANDY STORE.

Number: 84502

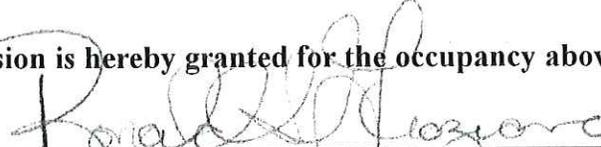
Date Issued: 03/31/2003

Ward: 2

Owner: MELLON BANK NA
501 GRANT STREET
PITTSBURGH PA 15219

Lessee BETSY ANN CHOCOLATES
322 PERRY HWY
PITTSBURGH PA 15229

Permission is hereby granted for the occupancy above described.



Chief, Bureau of Building Inspection



CERTIFICATE OF OCCUPANCY CITY OF PITTSBURGH

Certificate Number: 11-SGN-00857

Date issued: 04/24/2012

Location: 501 GRANT ST

Ward: 2

Parcel ID: 0002E00184000000

Permitted Occupancy: ONE 2.41 FT X 15 FT INTERNALLY ILLUMINATED FLAT WALL BUSINESS ID SIGN AT FRONT OF 12 STORY STRUCTURE (JIMMY JOHNS)

Conditions: ZBA #:

BOA #:

L&I AB#:

Permit Number: 11-SGN-00857

Date of Final Inspection: 04/04/2012

Construction Code Edition: IBC 2009

Construction Type:

Use Group(s): U

Owner: 501 GRANT STREET PARTNERS LLC

Lessee:

501 GRANT ST 16TH FLOOR
PITTSBURGH, PA 15219

Permission is hereby granted for the occupancy above described.

Chief, Bureau of Building Inspection

CERTIFICATE OF OCCUPANCY CITY OF PITTSBURGH

Use Group: U
BOA Number: 0
Permit No: 10-02804

Occ Number: 201001303
Date Issued: 12/09/2010
Ward: 02
Date Completed: 11/19/2010

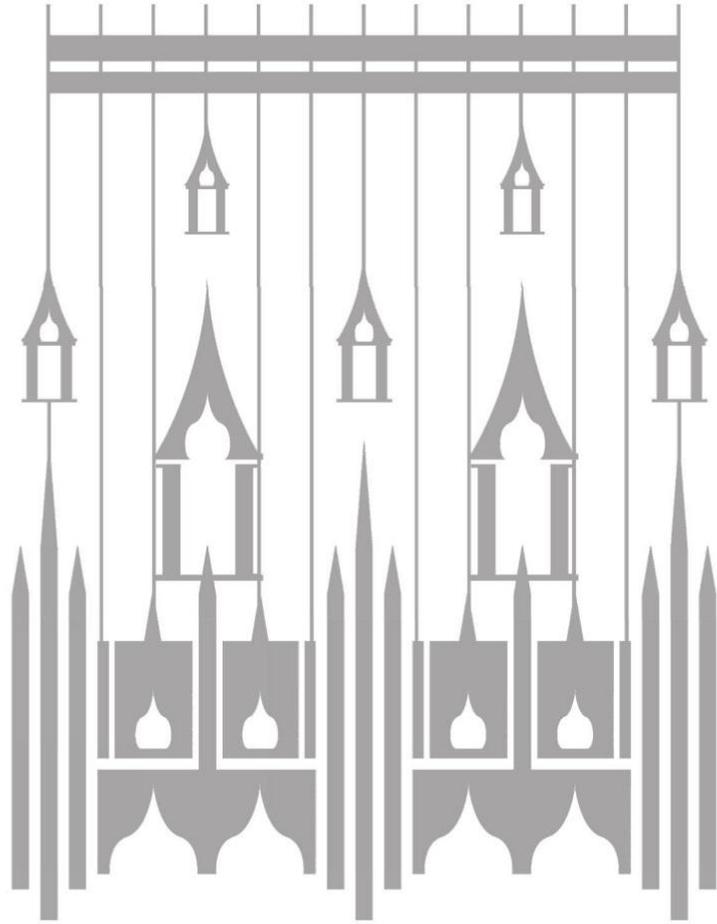
Location: 501 GRANT ST
Construction Type:

Permitted Occupancy: USE OF TWO (2) 26 SQ FT BUSINESS ID SIGNS (FIRST COMMONWEALTH BANKING) ON THE FRONT OF EXISTING 11-STORY STRUCTURE

Owner: PITTSBURGH DEBARTOLO HISTORIC ASSOCIATES Lessee:
MELLON FIN. CORPS/OPS & RE
MELLON CLIENT SVC 15262

Permission is hereby granted for the occupancy above described.

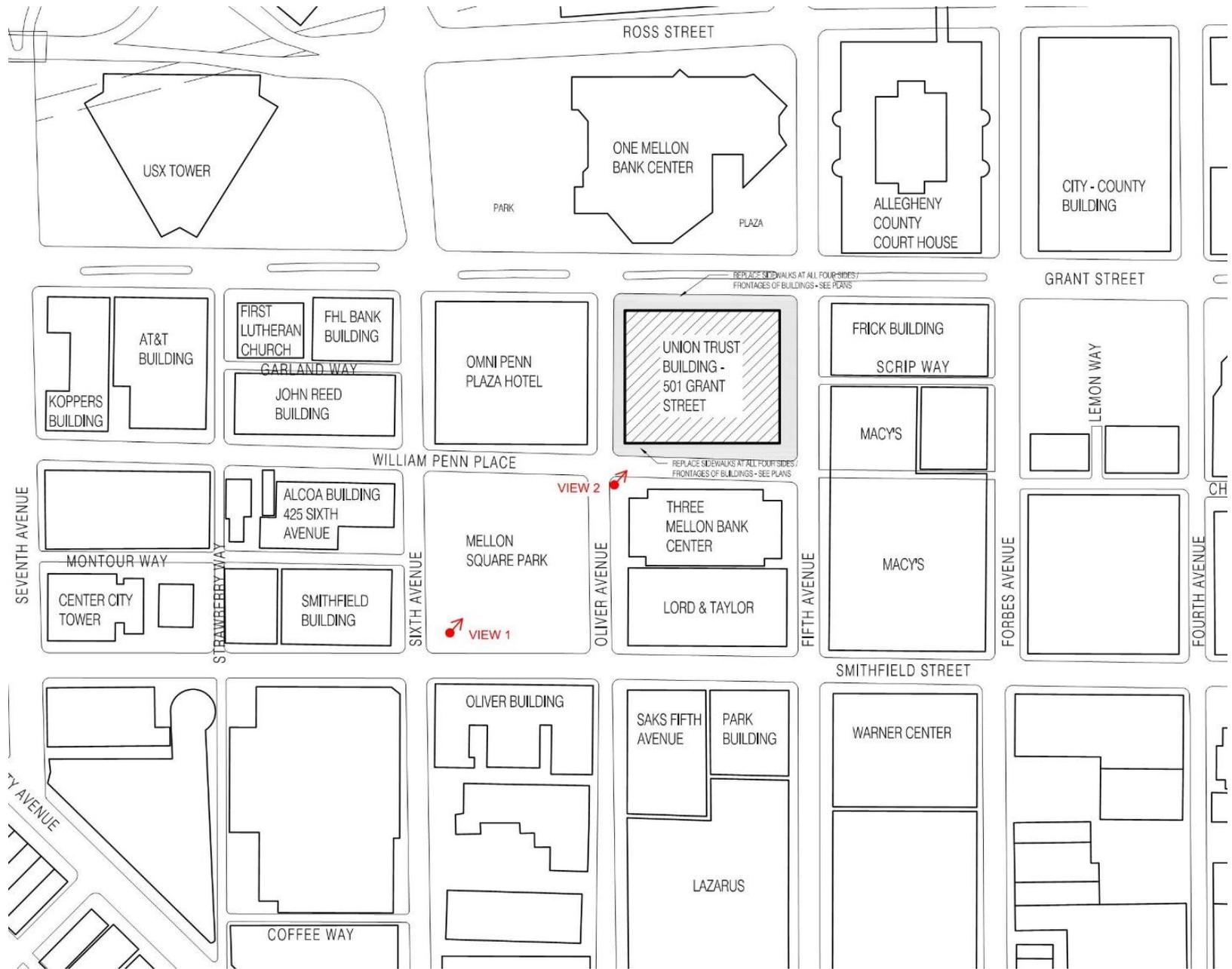
Chief, Bureau of Building Inspection



UNION TRUST BUILDING

PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL

UNION TRUST BUILDING

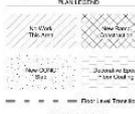


CONTEXT PLAN

NOT FOR CONSTRUCTION

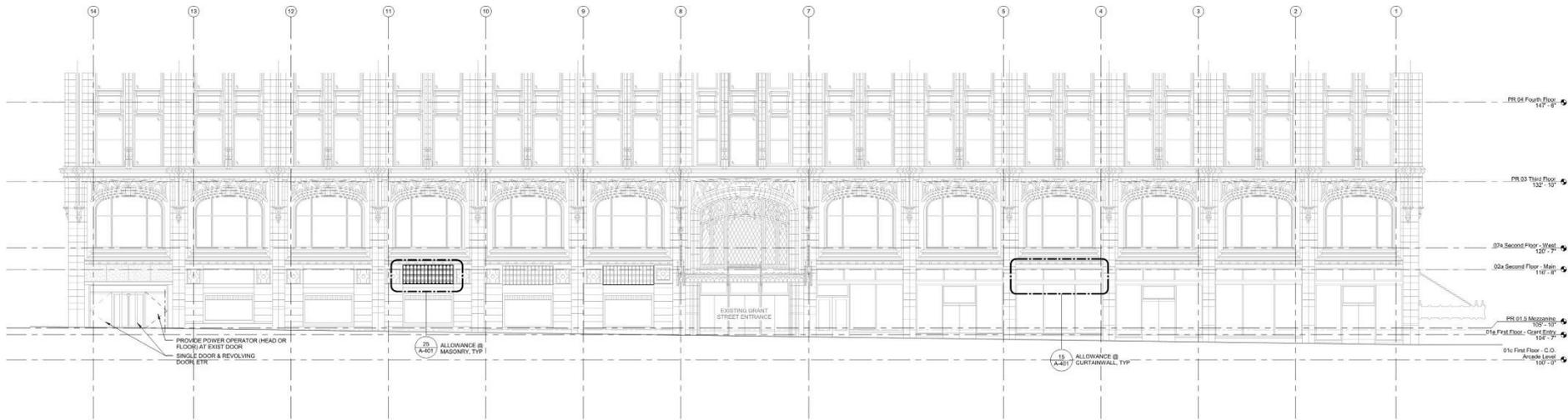
GENERAL FLOOR PLAN NOTES

1. ALL FLOOR FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
2. ALL WALL FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
3. ALL CEILING FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

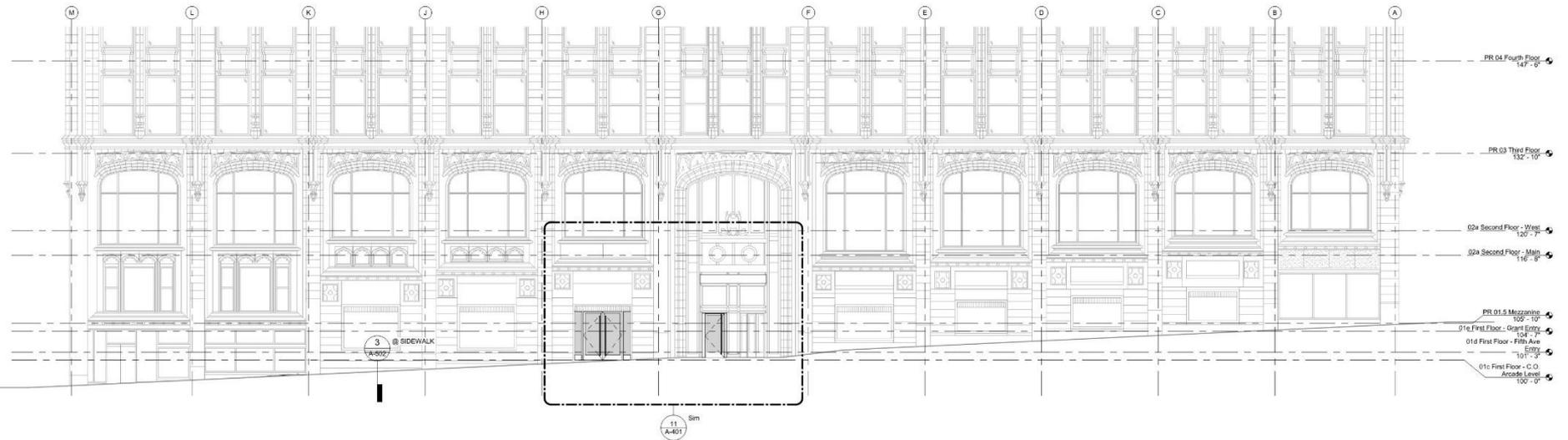


ROOM SCHEDULE

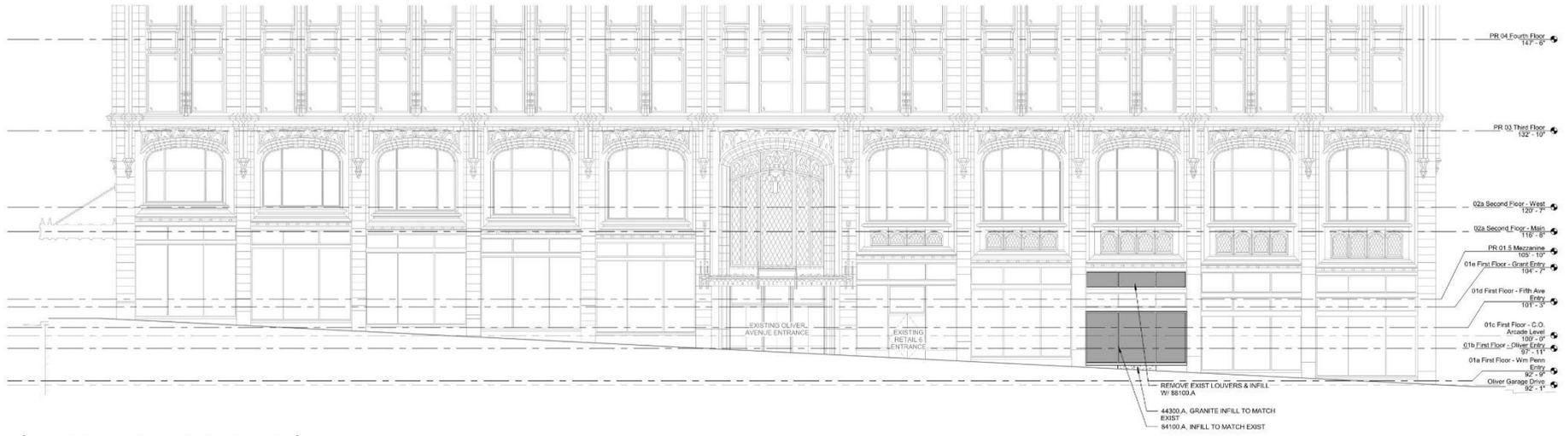
ROOM NO.	ROOM NAME
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1002	RETAIL 3
1003	RETAIL 4
1004	RETAIL 5
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1006	RETAIL 7
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1474	RETAIL 475



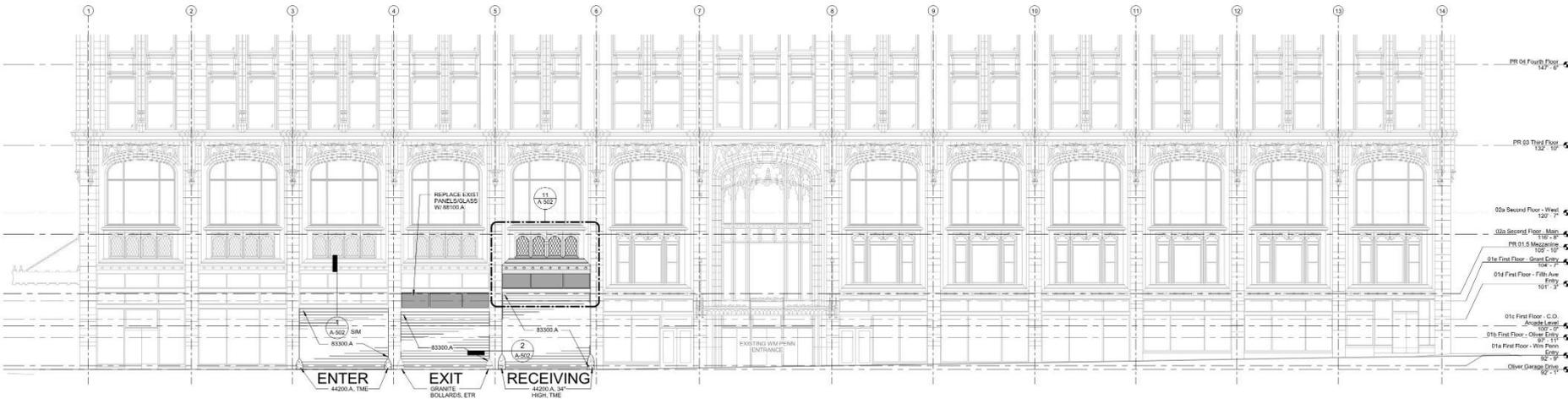
GRANT STREET ELEVATION



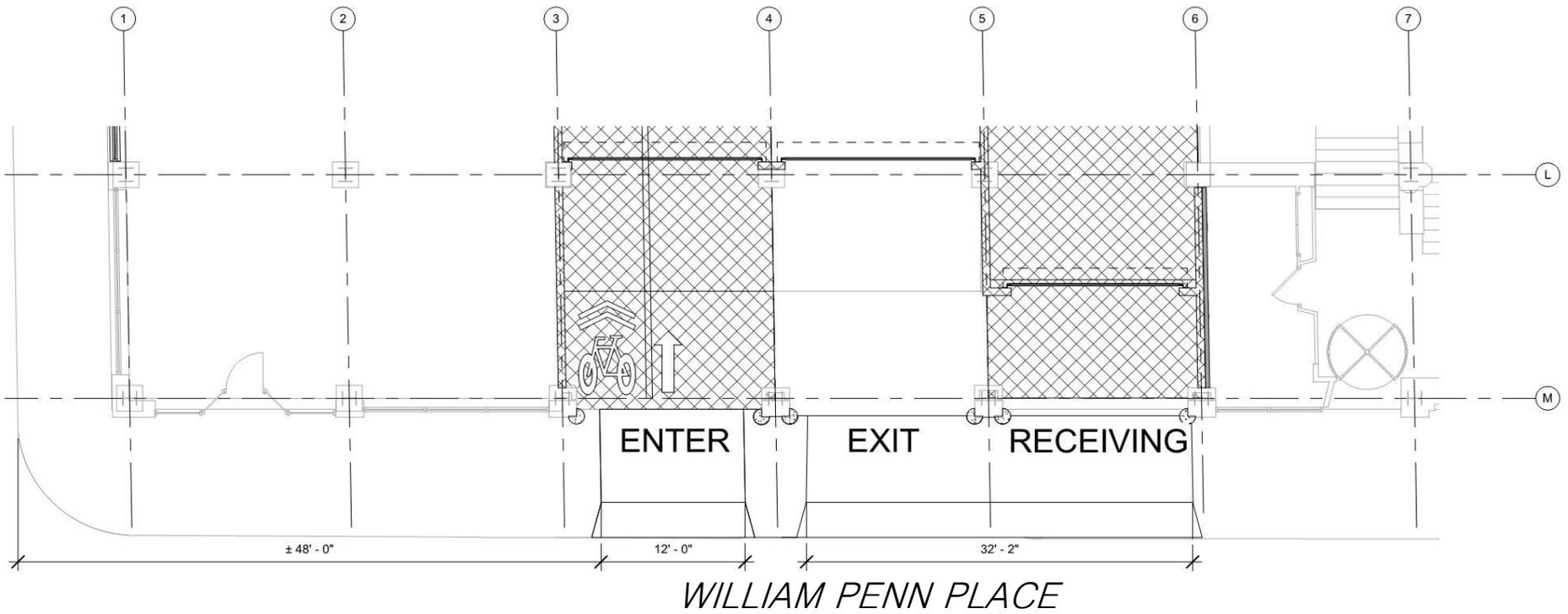
FIFTH AVE ELEVATION



OLIVER AVENUE ELEVATION



WILLIAM PENN PLACE ELEVATION



FIRST FLOOR PLAN



ORIGINAL PHOTOGRAPH FROM WILLIAM PENN PLACE & OLIVER AVE

VIEW 2



REVIT MODEL OVERLAY SHOWING NEW VEHICULAR ENTRIES

VIEW 2

NOT FOR CONSTRUCTION

GENERAL FLOOR PLAN NOTES

1. 10' Floor Plate area over all elevators, provide per information shown. Provide 10' floor plate area over all elevators.
2. Refer to 10' elevator floor plate (E-CR) notes for details regarding required dimensions, wall types, door hardware, and other conditions. Provide information regarding floor area on one side of new air shafting clearances. If all areas have air shafting from 10' floor plate to shaft tables.

PLAN LEGEND

	New Ramp Construction
	Existing Core Floor Ceiling

KLINGLITZ LEGEND

5320H	Structural Steel Tube
5330H	Flank Grating

PWWP PROJECT NUMBER: 2141301

CDP PERMIT SET: 21462315

REVISIONS:

NO.	DESCRIPTION	DATE
1 <td>As Issued</td> <td>2/18/2015</td>	As Issued	2/18/2015

UNION TRUST BUILDING

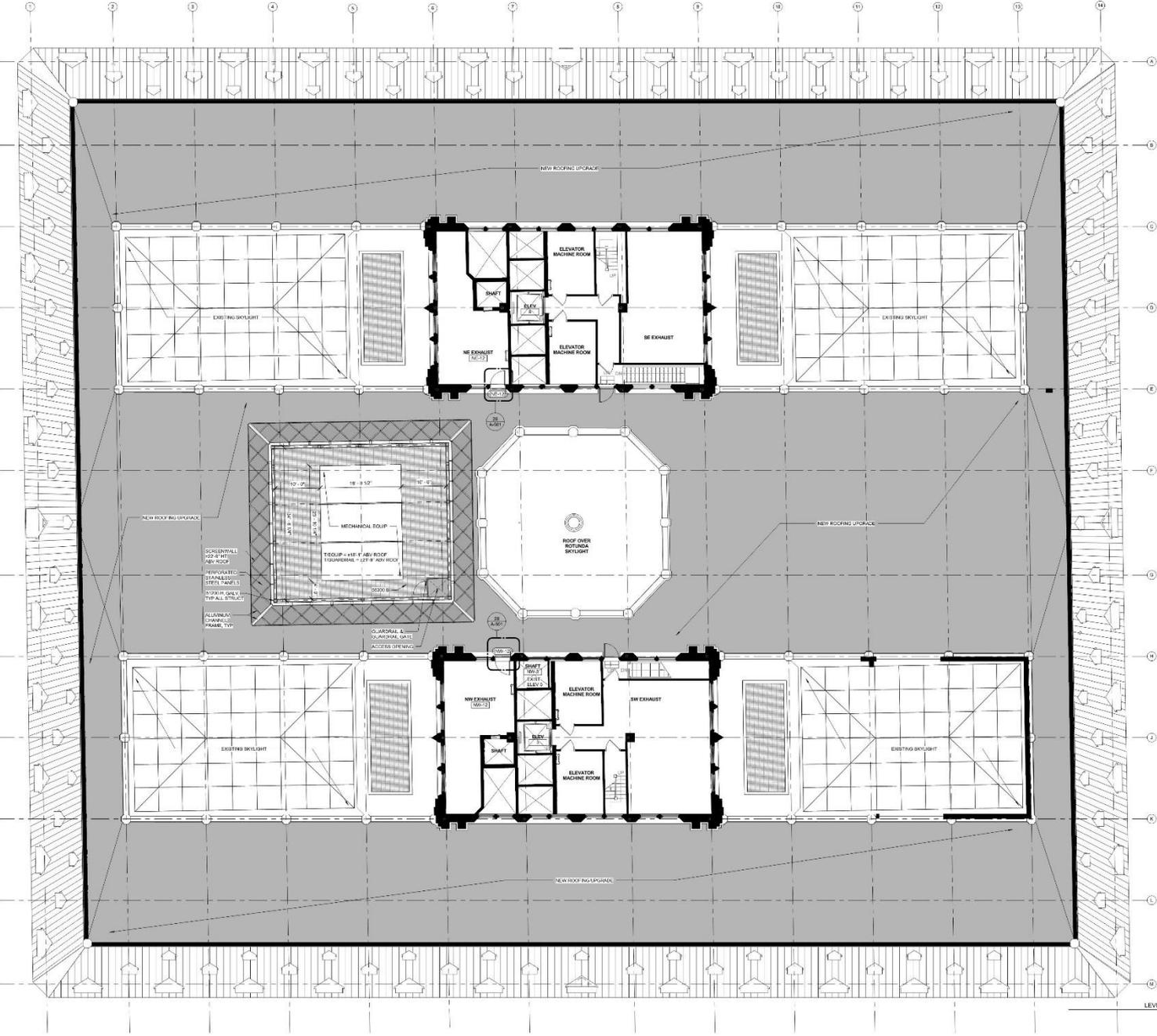
511 GRANT STREET
PITTSBURGH, PA 15219
THE OAKS CO-OP

**LEVEL 12 (ROOF /
PENTHOUSE) PLAN**



LEVEL 12 - FLOOR PLAN
15'-0" = 1" A115

A-115

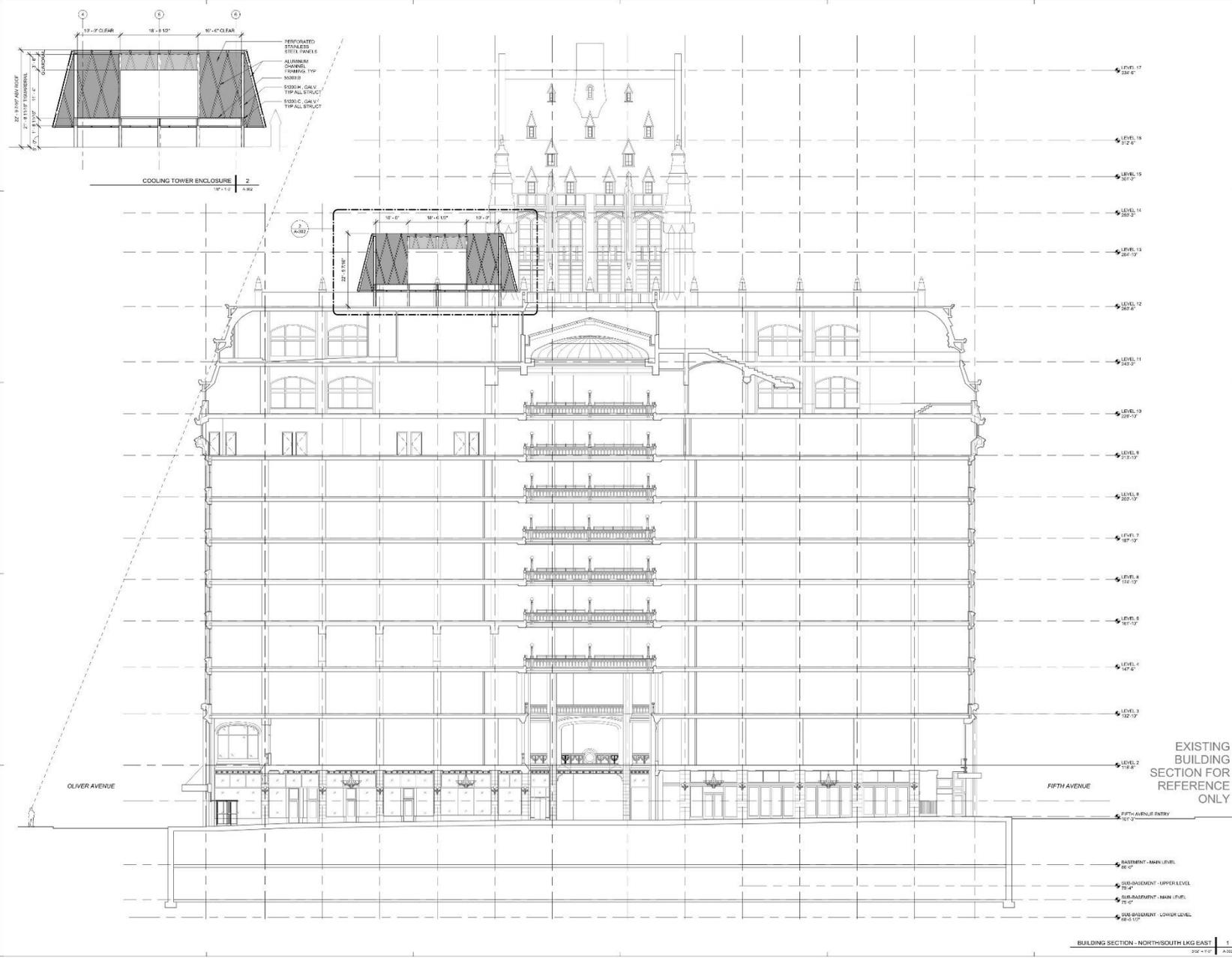


ROOF PLAN

NOT FOR CONSTRUCTION

KEYNOTE LEGEND

01000 C	Wide Flange Steel Beam
01000 F	Reinforced Steel Tube
50000 B	Rebar Grillage



EXISTING BUILDING SECTION FOR REFERENCE ONLY

PFWG PROJECT NUMBER			2147301
CADD PERMIT SET			21462015
REVISION NO.	DESCRIPTION	DATE	

UNION TRUST BUILDING

581 GRANT STREET
PITTSBURGH, PA 15219
THE CAHNS COOPERATES

BUILDING SECTION-N/S REFERENCE ONLY

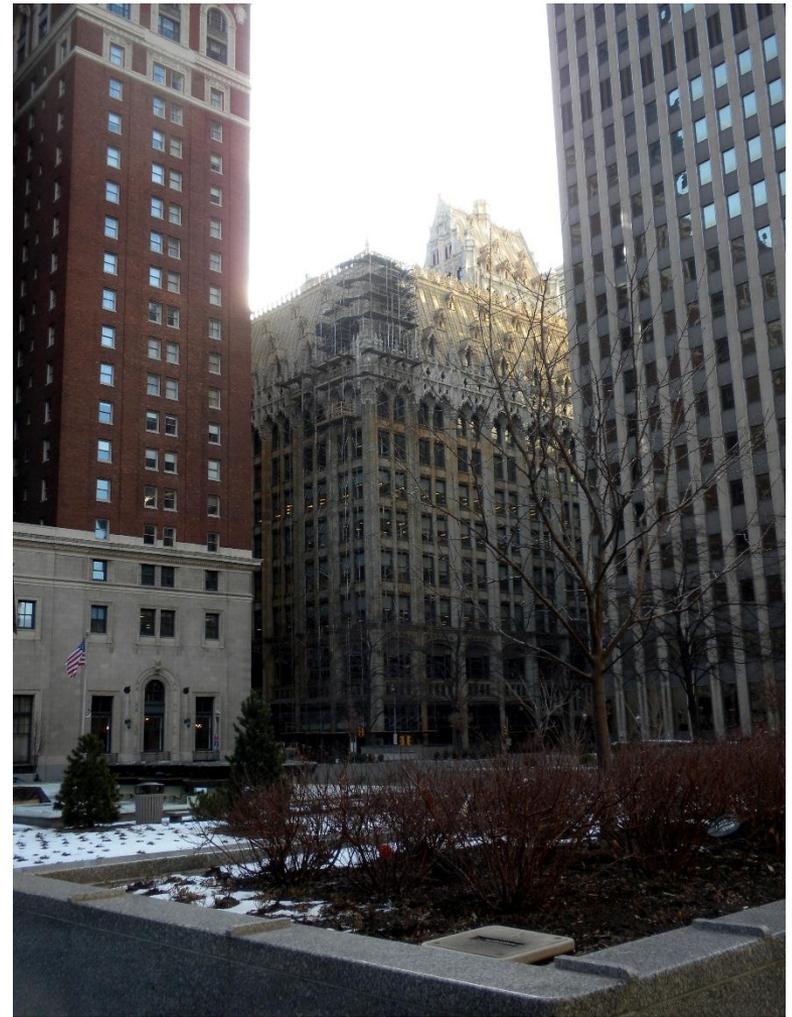
A-302



CONTEXT PLAN

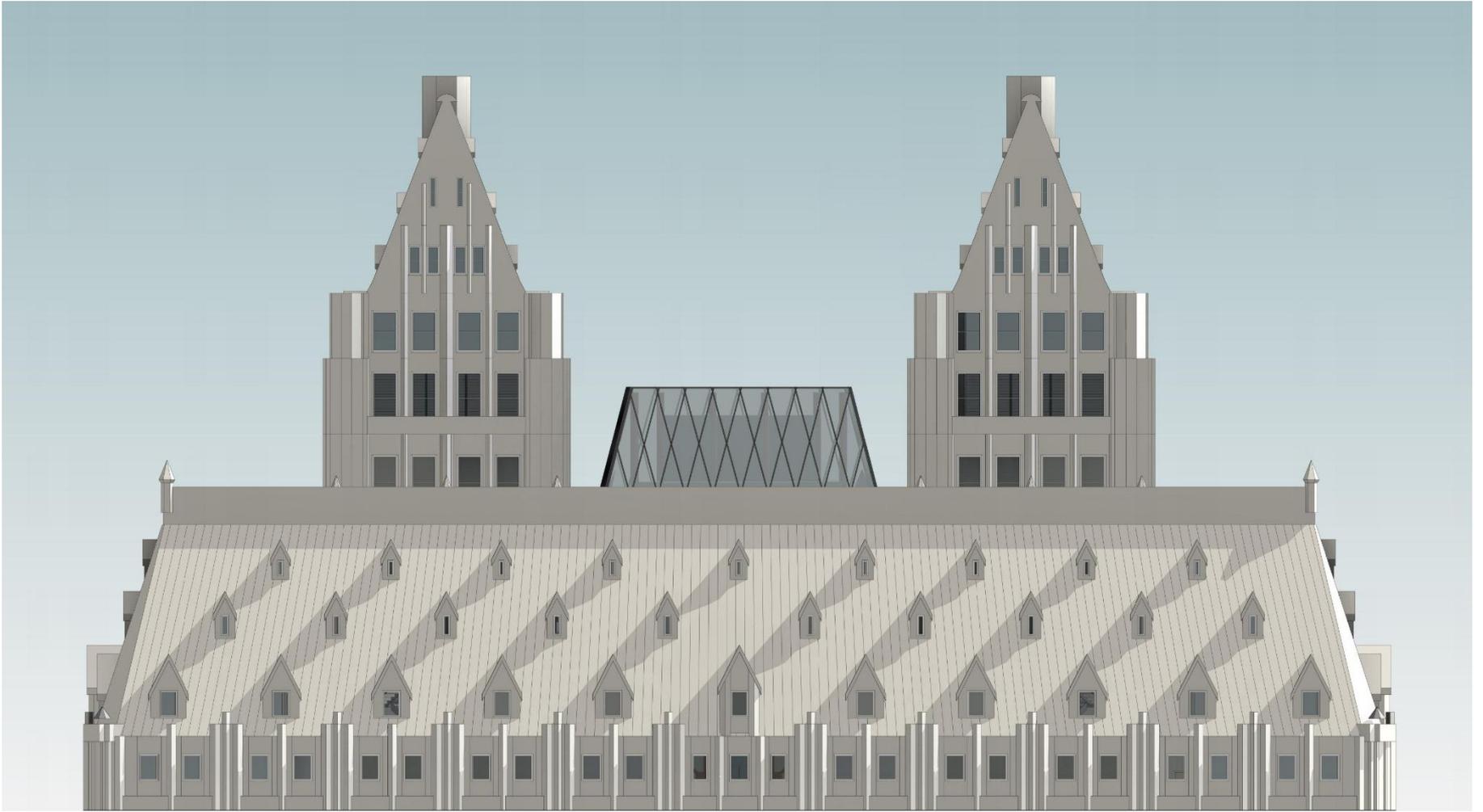


REVIT MODEL OVERLAY:
COOLING TOWER NOT VISIBLE

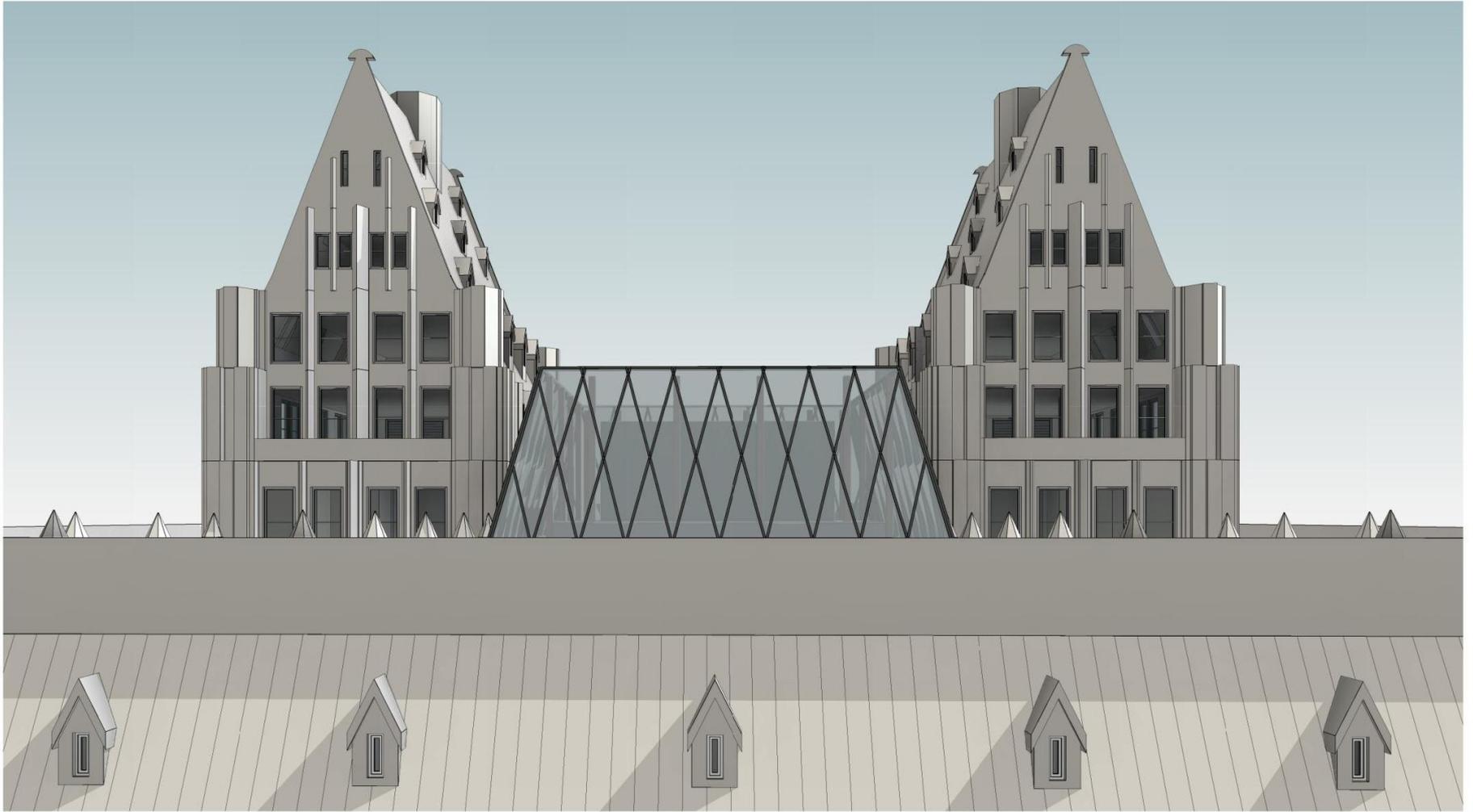


ORIGINAL PHOTOGRAPH FROM MELLON SQUARE

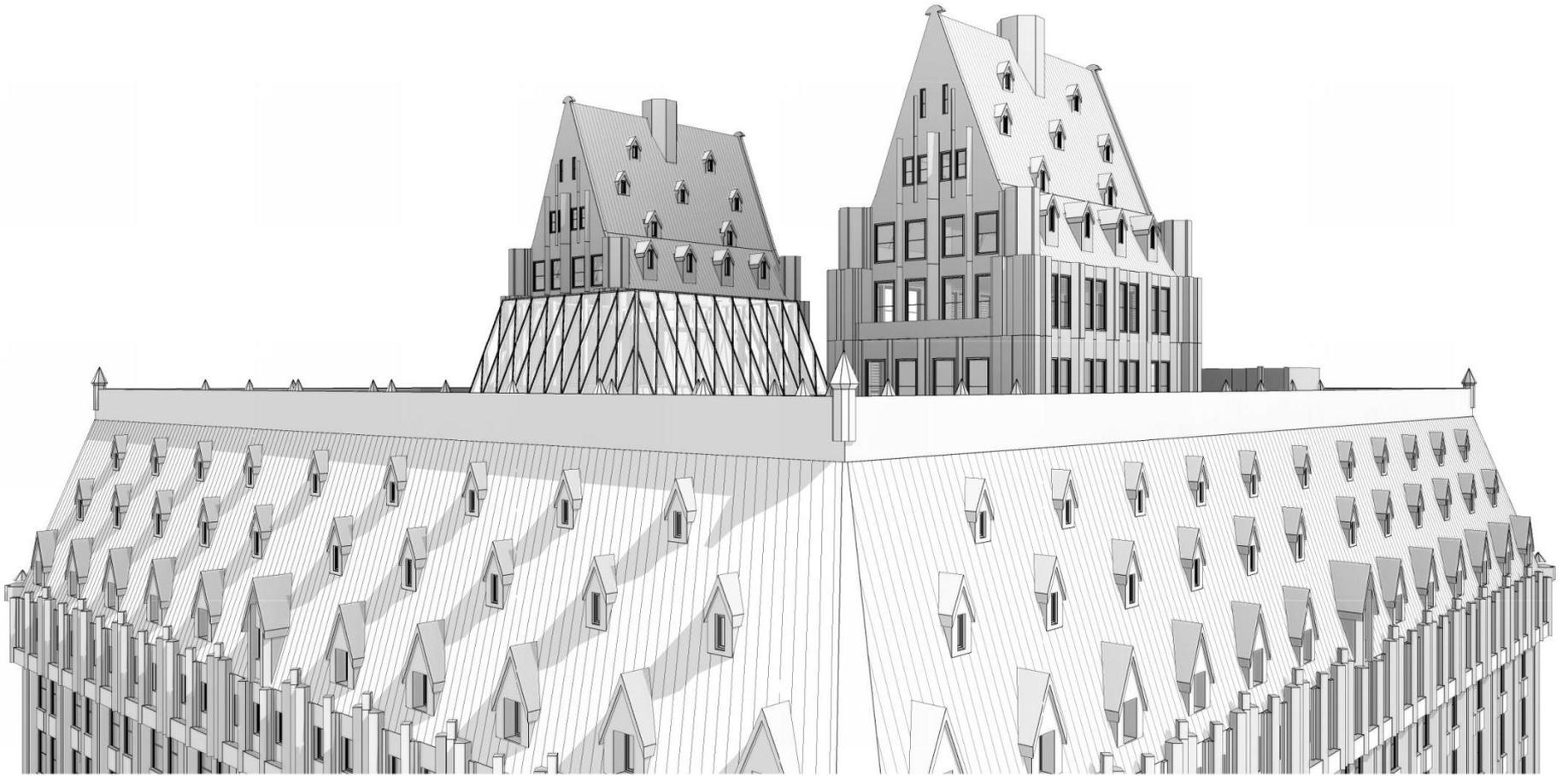
VIEW 1



ELEVATION OF EQUIPMENT ENCLOSURE



3D VIEW OF EQUIPMENT ENCLOSURE



3D VIEW OF EQUIPMENT ENCLOSURE



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

Date Filed:

Office of the Zoning Administrator

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

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

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

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

GENERAL INFORMATION

1. Property Owner Name: URA BILIAE II LP		Phone Number: () 412 255 6600 412 623 8200	
Address: 200 Ross Street 310 Grant Street	City: Pittsburgh Pittsburgh	State: PA PA	Zip Code: 15222 15219
2. Applicant/Company Name: Smithfield Oliver Partners, LP		Phone Number: (724) 229 8800	
Address: 95 West Beau Street Suite 600	City: Washington	State: PA	Zip Code: 15301
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: 350 Oliver Avenue			
4. Development Location: Corner of Smithfield and Oliver, Fifth Avenue between Park Building and Piatt Place			
5. Development Address: 350 Oliver Avenue, Pittsburgh, PA 15219			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition) N/A			
Proposed Zoning District:			
Present Use of Site: (Select from attached list)			
7. If a Certificate of Occupancy exists, the following is required: N/A			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property:	
8. Estimated Construction:	Start Date: 04 / 01 / 2015	Occupancy Date: 06 / 01 / 2016	Project Cost: \$ 19,613,906

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

9. Proposed Use of Site (Select from attached list): 87. Parking Structure (General); 106. Retail Sales and Services (General)

10. Select the Type of Work:

New Construction, New Renovation, Interior

New Construction, Renovation, Exterior

Change in Use Only Renovation, Change in Use

11. Describe the Development: Demolition of existing structures (Sak's, Wendy's, Rue 21) and construction of a new, 7 story structure.
The ground floor is rentable retail space and building mechanical; the upper (6) floors are structured parking.

12. Is a Land Operations Permit needed? YES NO

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



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

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

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

14. Gross Floor Area:

Existing to be Razed:	28,910	sq ft
Existing to be Retained:	0	sq ft
Retained Area to be Renovated:	N/A	sq ft
To be Constructed:	227,874	sq ft
Building Footprint:	34,428	sq ft

15. Height of Structures:	<u>Existing</u>		<u>Proposed</u>	
	<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>
Main Structure	3	60'	7	89'
Proposed Addition/Extension			N/A	N/A

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

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

17. Lot Area: 36,789 sq ft

18. On Site Parking: N/A

	<u>Existing</u>	<u>Proposed</u>
Full (8 1/2' x 19')	0	333
Compact (7 1/4' x 16')	0	224
Handicap (13 1/2' x 19')	0	13

Off-Street Loading Spaces: N/A
 Actual: 3
 Required: 2

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

Demolition HVAC (Interior) HVAC (Exterior) Electrical Fire Alarm
 Fire Protection/Sprinklers Deck Construction Commercial Cooking Hood Sign

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

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



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

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

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)	3	Termination of Existing Water Service Tap(s)
1	New Sewer Service Connection(s)	3	Termination of Existing Sewer Service Tap(s)

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

YES NO

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

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

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

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

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

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

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

Applicant Signature:



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

Office of the Zoning Administrator

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

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

Residential Uses

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

Non-Residential Uses

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

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

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



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

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION – CONTACT INFORMATION

Department of City Planning

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

**Department of City Planning
Zoning Office Counter**

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

City Zoning Code

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

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

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

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

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

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

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

Pittsburgh Water and Sewer Authority (PWSA)

Penn-Liberty Plaza I
1200 Penn Avenue
Pittsburgh, PA 15222
Permits (412) 255-2443; Engineering (412) 255-8987
www.pgh2o.com
Refer to the PWSA Procedures Manual for Developers.

Allegheny County Health Department (ACHD)

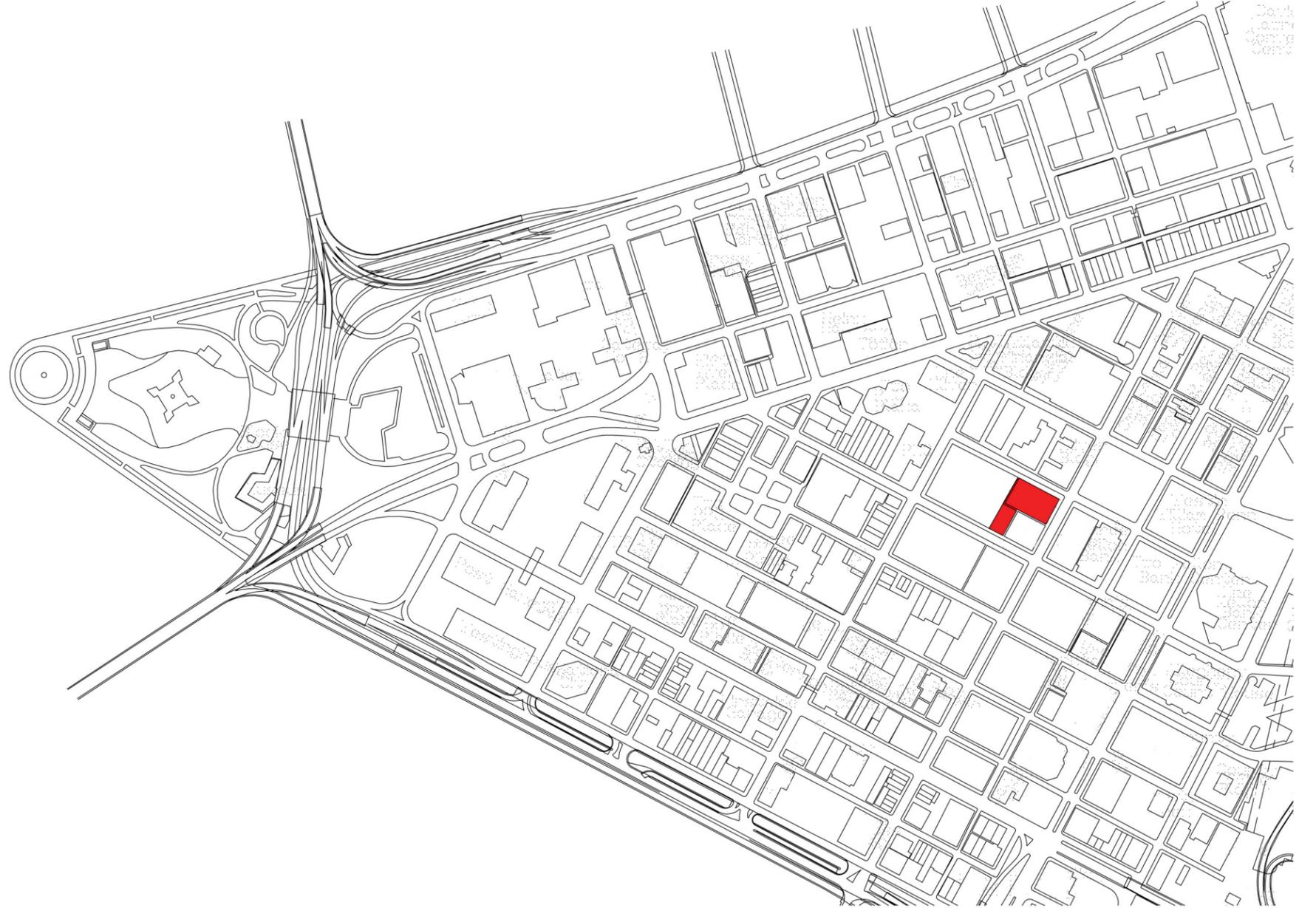
Plumbing Division
3901 Penn Avenue, Building #5
Pittsburgh, PA 15224
(412) 578-8036
www.achd.net/plumbing/index.html

Allegheny County Health Department (ACHD)

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

Allegheny County Health Department (ACHD)

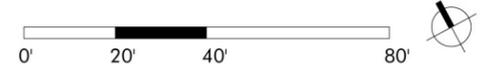
Housing and Community Environment
3190 Sassafras Way
Pittsburgh, PA 15201
(412) 350-4046
www.achd.net/housing/commenvironstart.html



350 Oliver Avenue

Smithfield Oliver Partners, LP

City of Pittsburgh Planning Commission Submission



Ground Floor Site Plan

350 Oliver Avenue
 City of Pittsburgh Planning Commission Submission



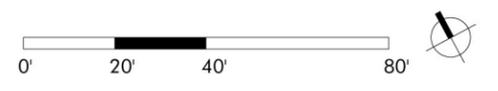
Lot Area
36,789sf

Open Space Requirement
3,679sf - 10% of Lot Area

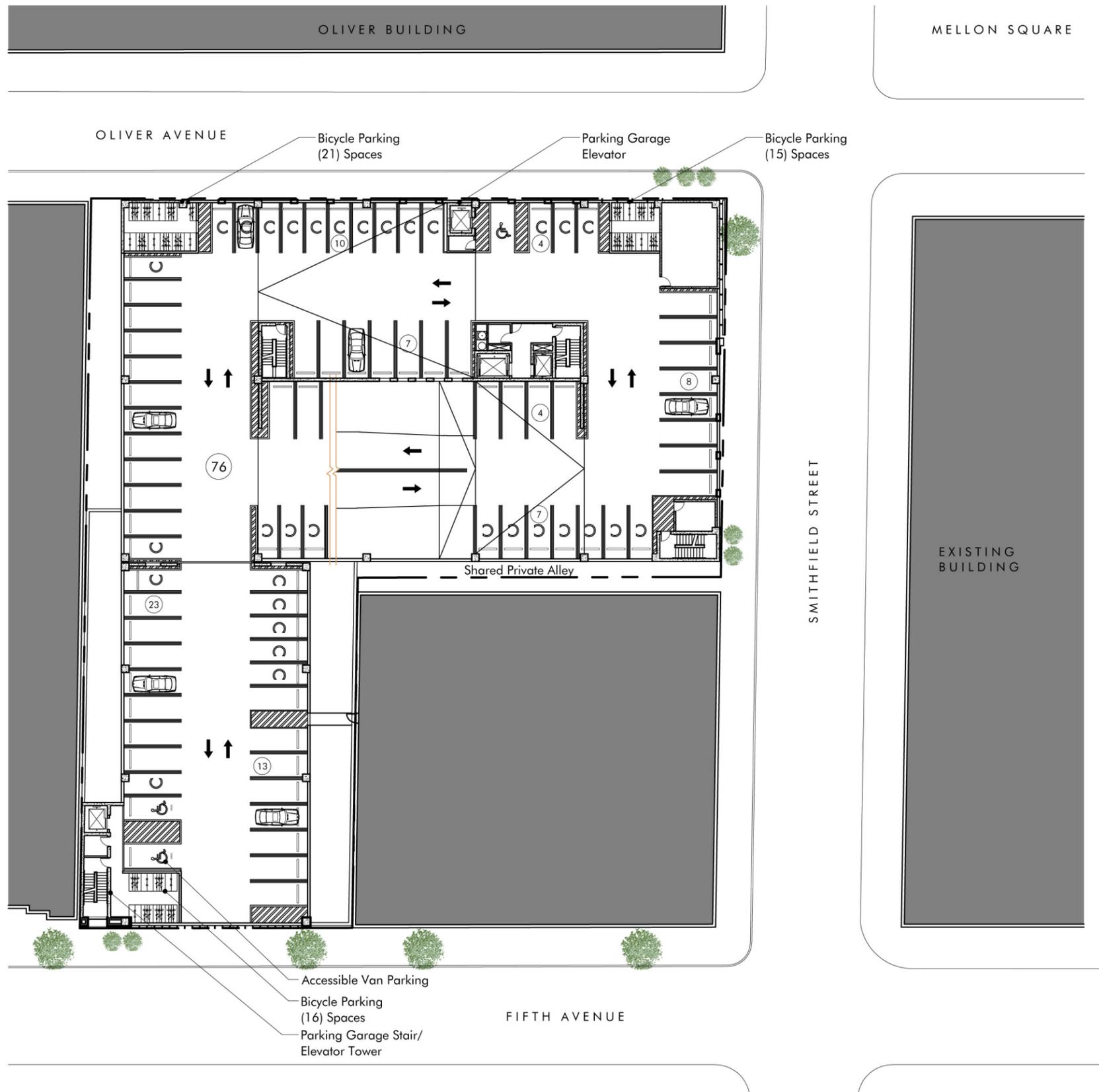
Payment in Lieu for
3,679sf - 10% of Lot Area

Interior Area

Parking Area



Ground Floor Open Space Plan



Second Level Plan - Bicycle Parking



Level	Accessible	Compact	Standard	Total Area
2	3	29	44	76
3	2	39	57	98
4	2	39	58	99
5	2	39	58	99
6	2	39	58	99
7	2	39	58	99
Totals	13	224	333	570
Percent	2%	39%	58%	

Third Level Plan

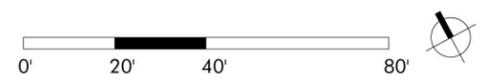


Typical Parking Level Plan



Scope of Alterations in Phase I

Building Footprint	No Change
Building Structure	No Plan Change Increased Loading Capacity
Building Height	3'-0" Reduction
Building Massing	No Change
Parking Garage Plan	No Change
Parking Lot Capacity	15 Space Reduction Due to future residential tower core functions
Secure Bicycle Parking	2 Space Increase
Vehicular Entry Points	No Change
Pedestrian Entry/Exit Points	No Change
Building Elevations	Redesign as presented



Phase I Revisions



Site Context - Oliver Avenue and Smithfield Street

350 Oliver Avenue

City of Pittsburgh Planning Commission Submission



Site Context - Fifth Avenue

350 Oliver Avenue

City of Pittsburgh Planning Commission Submission



Site Context - Smithfield Street

350 Oliver Avenue

City of Pittsburgh Planning Commission Submission



Site Context - Oliver Avenue

350 Oliver Avenue

City of Pittsburgh Planning Commission Submission



Site Context - Aerial View from Southeast

350 Oliver Avenue

City of Pittsburgh Planning Commission Submission



Colored Elevations - Smithfield Street Elevation

350 Oliver Avenue

City of Pittsburgh Planning Commission Submission



Colored Elevations - Oliver Avenue Elevation

350 Oliver Avenue

City of Pittsburgh Planning Commission Submission



Colored Elevations - Fifth Avenue Elevation

350 Oliver Avenue

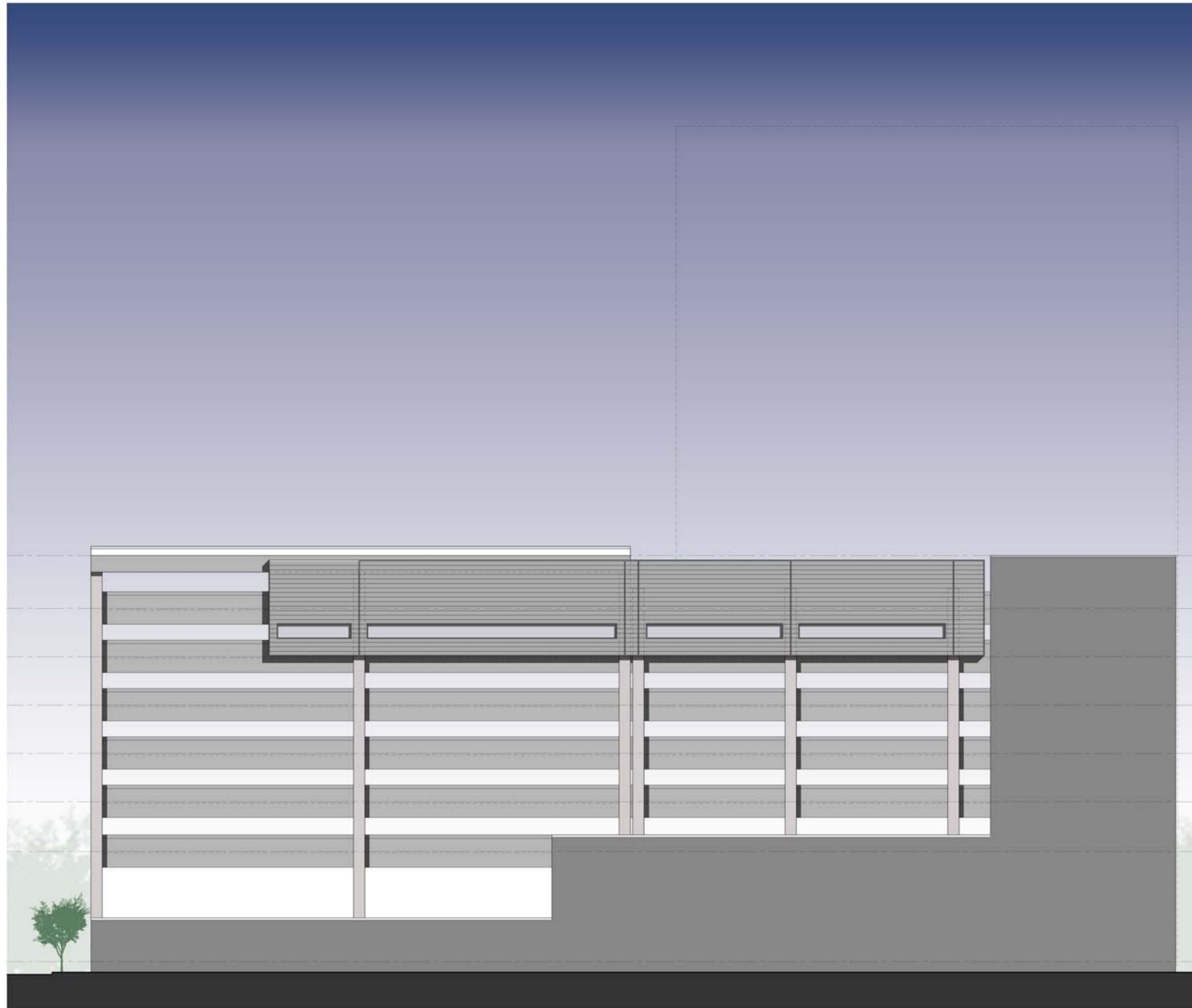
City of Pittsburgh Planning Commission Submission



Colored Elevations - South Courtyard Elevation

350 Oliver Avenue

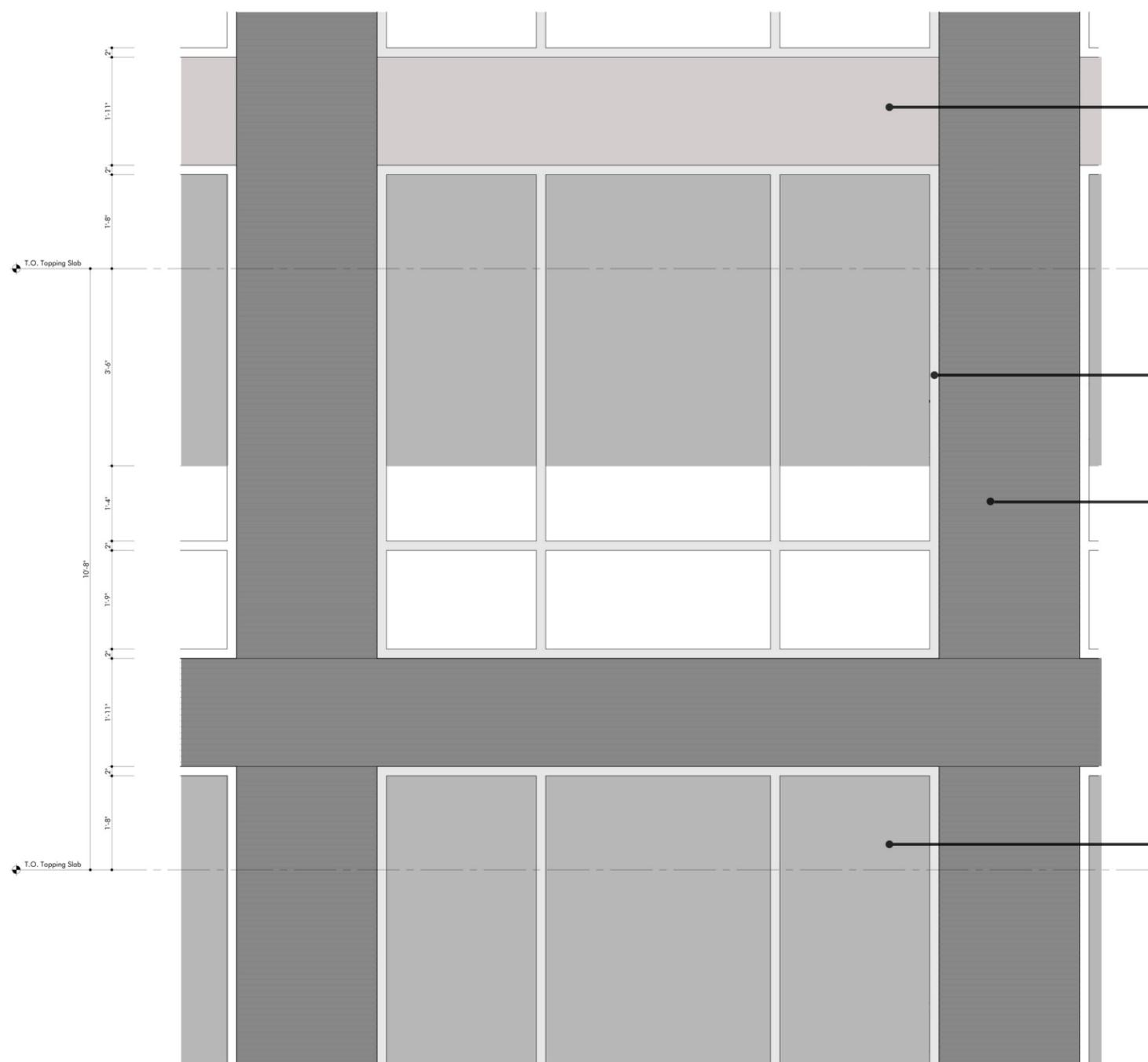
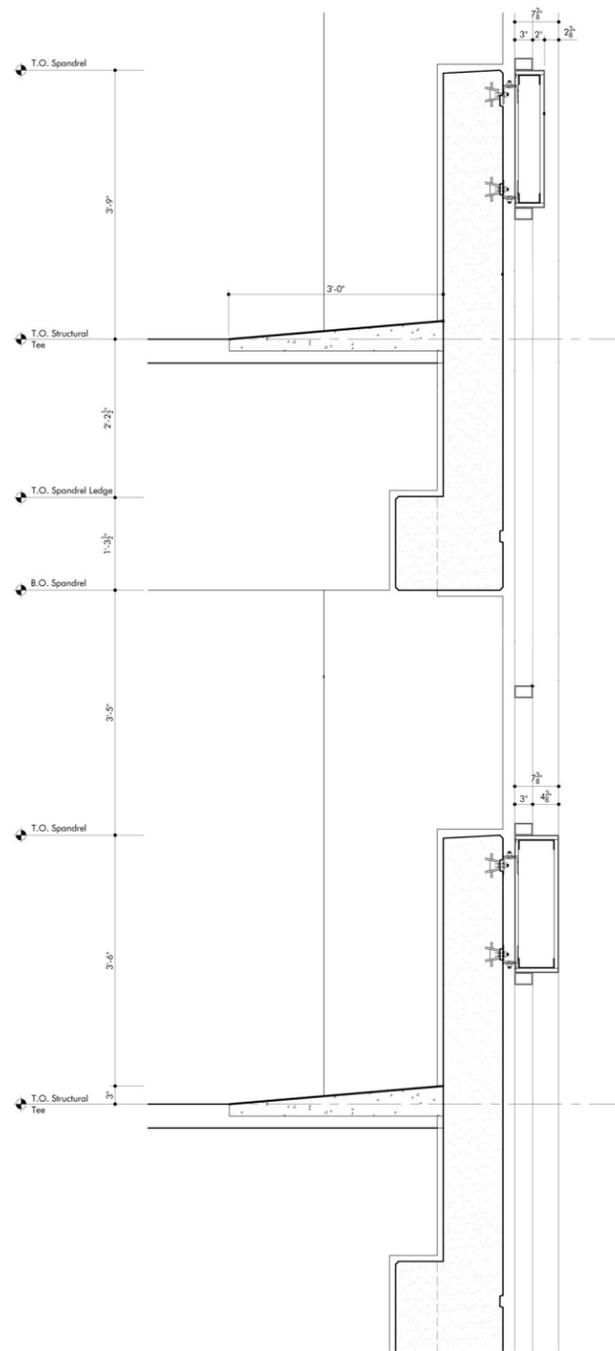
City of Pittsburgh Planning Commission Submission



Colored Elevations - Piatt Place Elevation

350 Oliver Avenue

City of Pittsburgh Planning Commission Submission

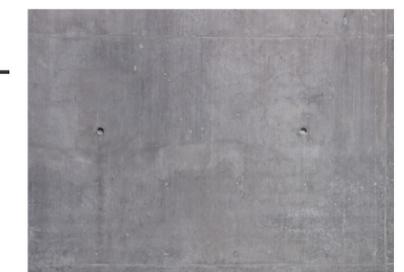


Painted Profiled Metal Panel

Painted Aluminum Tube Framing

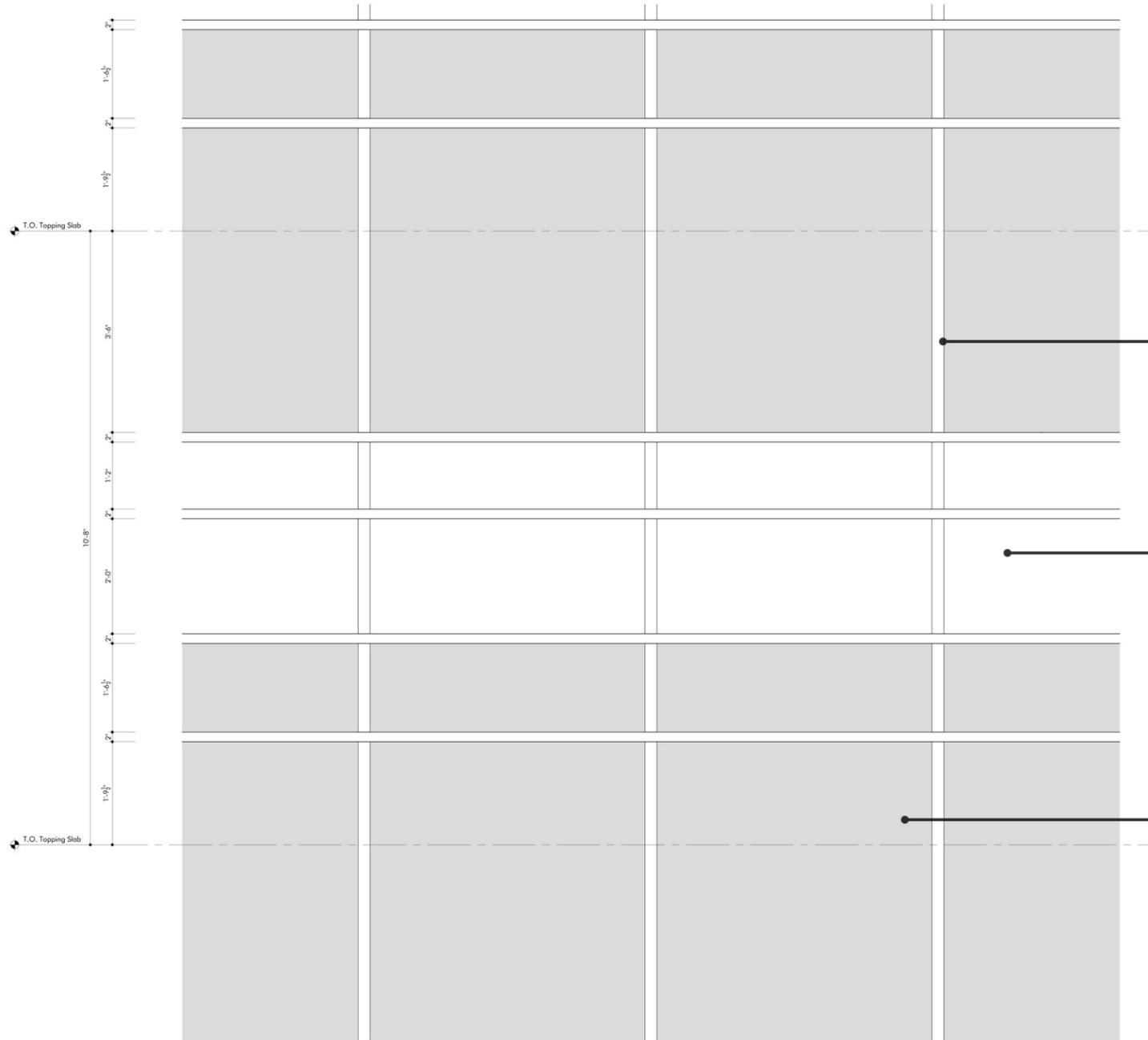
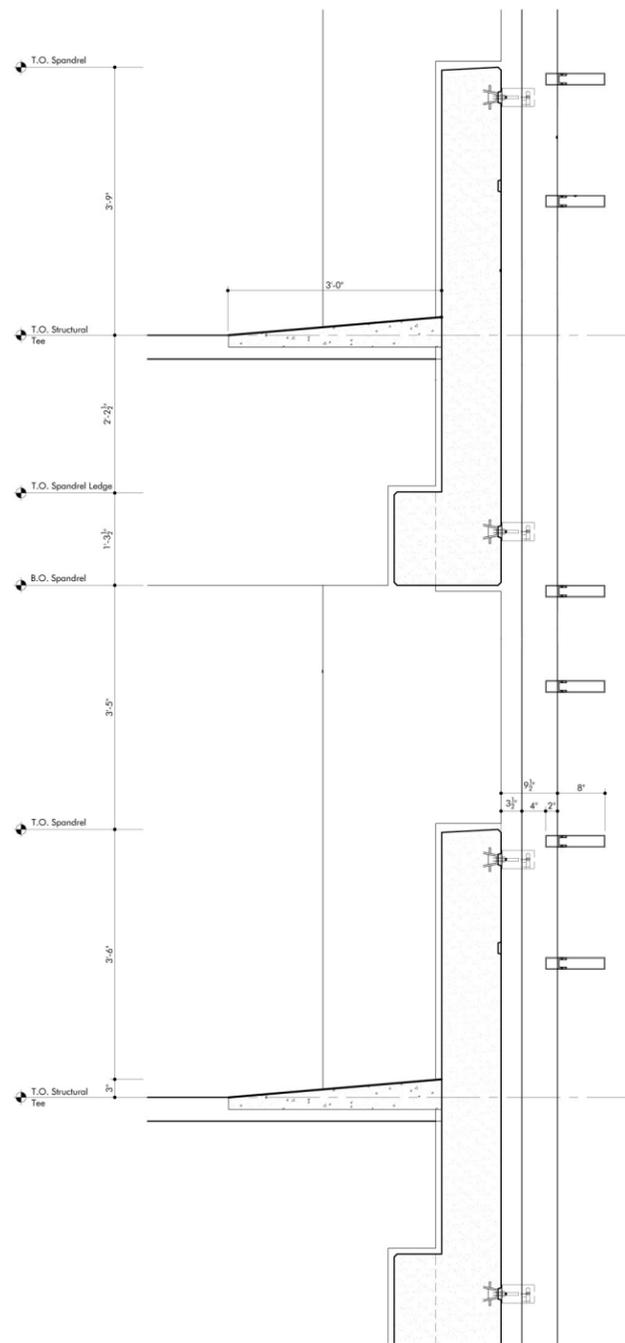


Painted Profiled Metal Panel



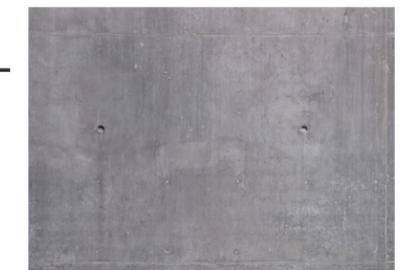
Precast Concrete Spandrel

Material Palette - Typical Garage Cladding



Painted Aluminum
Tube Framing

Open to Beyond



Precast Concrete Spandrel
(Colored)

Material Palette - Typical Garage Cladding at Corner



Contextual Rendering - Smithfield and Oliver Elevation

350 Oliver Avenue

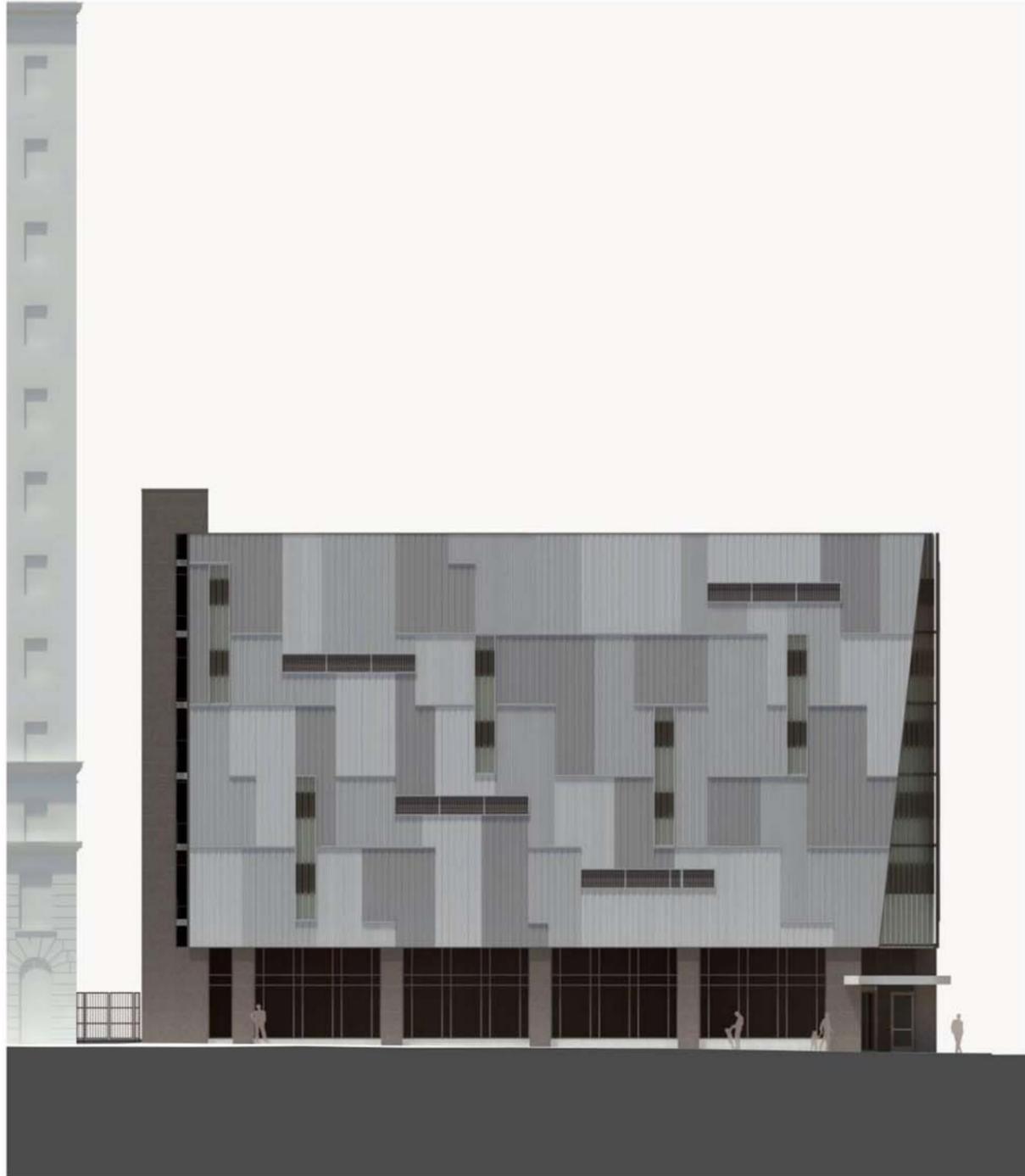
City of Pittsburgh Planning Commission Submission



Contextual Rendering - Fifth Avenue Elevation

350 Oliver Avenue

City of Pittsburgh Planning Commission Submission



Contextual Rendering Comparison - Phase I

350 Oliver Avenue

City of Pittsburgh Planning Commission Submission



Contextual Rendering Comparison - Phase I

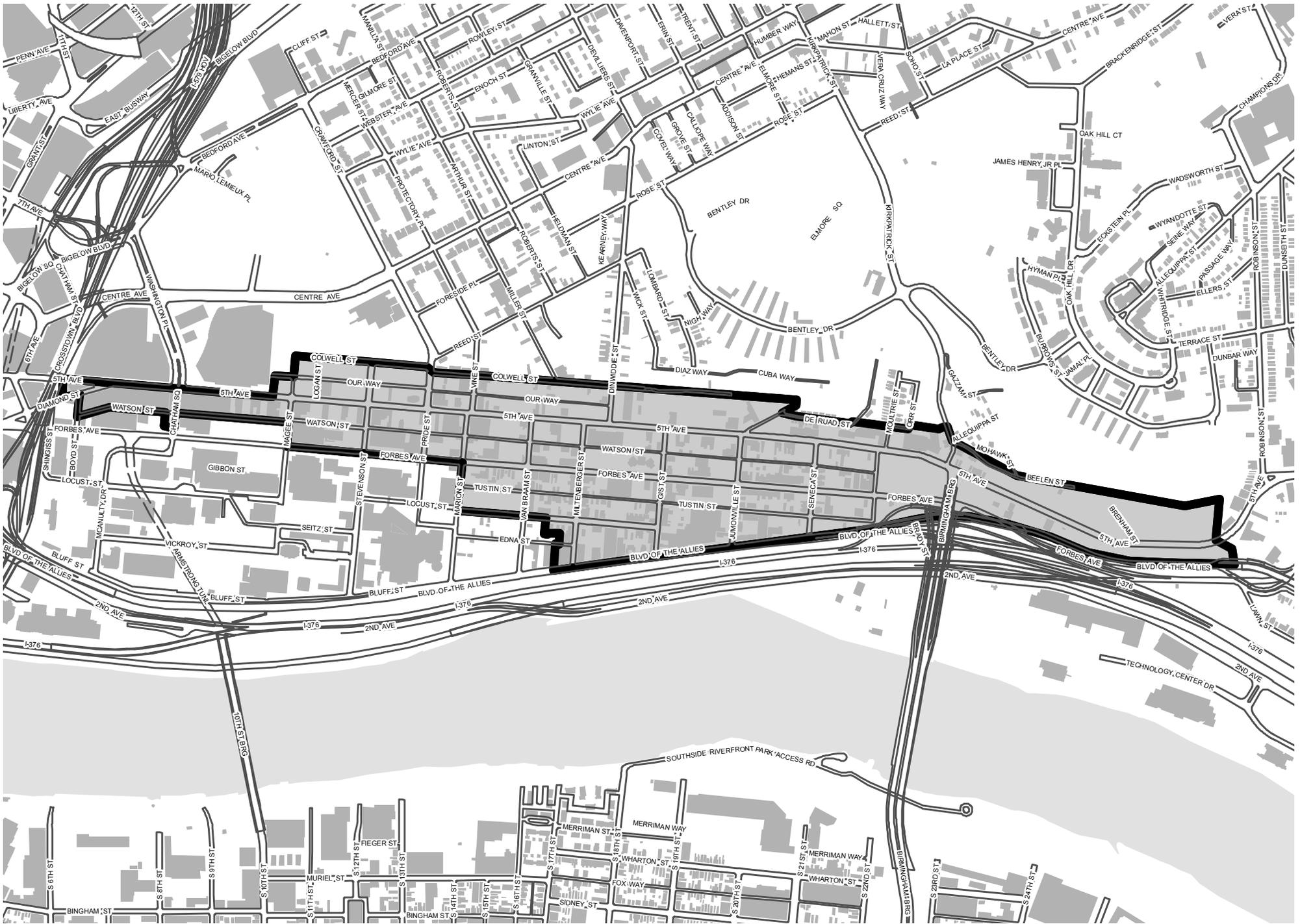
350 Oliver Avenue
City of Pittsburgh Planning Commission Submission



Contextual Rendering - Smithfield and Oliver Elevation

350 Oliver Avenue

City of Pittsburgh Planning Commission Submission



CITY OF PITTSBURGH
Proposed IPOD for Uptown

-  Streets
-  Proposed IPOD
-  Building
-  Water

January 26, 2015

The Pittsburgh Code, Title Nine, Zoning Code, Article III, Overlay Zoning Districts, Chapter 907, Development Overlay Districts, Section 907.02, IPOD, Interim Planning Overlay District, is hereby amended to create a new Interim Planning Overlay District for Uptown by inserting the following text at Section 907.02.I as follows.

907.02.I IPOD-4, Uptown

907.02.I.1 General Boundaries

The Uptown Interim Planning Overlay District is generally defined by properties located in the Bluff/Uptown and West Oakland neighborhoods bounded by Colwell Street/Fifth Avenue, Beelen Street, Crosstown Boulevard, Boulevard of the Allies, and the western edge of the OPR-D zoning district, but does not include existing SP or EMI zoning districts. Specific boundaries of the district are mapped as a supplement to the City's Zoning District Map.

907.02.I.2 Intent

The intent of the Uptown Interim Planning Overlay District is generally to create a regulatory mechanism in an area where substantial development growth is imminent and where both the impact of individual development projects and the collective impact of such development on public resources and private properties is not mitigated through the existing zoning classification. Due to the unique circumstances in Uptown at this point in time, the existing zoning classifications do not serve to carry out the purpose and intent of Chapter 901 and all the provisions of this Zoning Ordinance. Specifically, the intent of the Uptown IPOD is:

- (a) To protect existing residential, commercial and office uses and encourage new uses that are complementary to the context of the mixed-use nature of Uptown;
- (b) To protect and enhance the area's architecture, which includes building siting, massing, facade treatment, materials, proportion, and scale; and
- (c) To allow for a thorough and effective community process that encourages quality development in Uptown.

907.02.I.3 Need for Interim Zoning

The Uptown Overlay District is necessary to provide the proper balance between competing land uses, development pressures and regional economic factors. Characteristics of existing zoning which render it inappropriate include its failure to provide:

- (a) A mix of uses and magnitudes of uses which stabilize and conserve the value of land and buildings;
- (b) Design requirements for development consistent with the existing character of the neighborhood;
- (c) Development criteria which facilitate high quality development;

- (d) The ability for neighborhood stakeholders to provide input on small and medium size projects which have a high impact on the public realm;
- (e) The ability for neighborhood stakeholders to provide input on building demolitions and the proposed re-use of such properties.

907.02.1.4 Applicability

In the Uptown Overlay District, every building demolition; every new, enlarged or reconstructed advertising sign; every new or enlarged parking area with frontage on a major street; and every structure erected or enlarged by more than 2400 square feet shall, in addition to conforming to all regulations the Zoning Code, be in accord with an Overlay District Project Development Plan (PDP) of Sec. 922.10.E.2 approved by the Planning Commission.

907.02.1.5 Standards

- (a) All Project Development Plans within the IPOD-4 shall be subject to Design Review.
- (b) All developments of the use type Parking, Commercial are prohibited (as described in the Use Table; Sec. 911.02).
- (c) No parking, accessory or primary, shall be constructed with frontage on Fifth Avenue, Forbes Avenue, or Boulevard of the Allies. All such uses shall be located to the rear of the lot with access to be provided from secondary streets or ways.
- (d) Landscaping and screening standards (Chapter 918) shall apply to all Project Development Plans within the IPOD-4 district. No exemptions to landscaping and screening standards for small off-street parking areas (as outlined in Sec. 918.01.B.2) shall be granted.
- (e) Project Development Plans that are filed for building demolitions shall include a report, study, or statement of the property's future use that meets the review criteria of Sec. 922.10.E.2.
- (f) For properties which are proposed to be used as vacant lots following a demolition as part of a Project Development Plan, such vacancy shall be considered to be a site feature subject to screening standards (Chapter 918.03), with no exemptions (Sec. 918.01.B).