



**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: Baum Grove LP		Phone Number: (412) 657-1229	
Address: 6091 Grafton St.	City: Pittsburgh	State: PA	Zip Code: 15206
2. Applicant/Company Name: Anthony Dolan		Phone Number: (412) 657-1229	
Address: same	City:	State:	Zip Code:
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: temporary parking lot			
4. Development Location: Baum @ South Euclid and Commerce Way, East Liberty			
5. Development Address: 5848 Baum Blvd 15206 8th Ward			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:			
Present Use of Site: (Select from attached list)		empty lot with ground cover Zoning District UNC	
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:		Date Issued:	Existing Use of Property: empty lot
8. Estimated Construction:		Start Date: 01/14/2015	Occupancy Date: / / Project Cost: \$46,000.00

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

9. Proposed Use of Site (Select from attached list):

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:

5450 sq.ft. temporary paved (TBD) parking lot for 17 cars with bioretention stormwater area and required landscaping

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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LAND AND BUILDING INFORMATION

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

14. Gross Floor Area:

Existing to be Razed:	0	sq ft
Existing to be Retained:	0	sq ft
Retained Area to be Renovated:	0	sq ft
To be Constructed:	5,450 sq.ft. temp paving	sq ft
Building Footprint:	0	sq ft

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

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

17. Lot Area: 9,240 sq ft

18. On Site Parking: N/A

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



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WATER AND SEWER INFORMATION

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

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

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

<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:

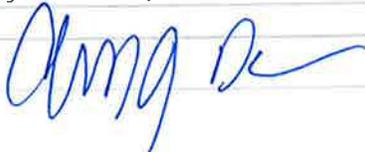
- Public Property, Existing City Street Private Property Not Applicable
- Public Property, New City Street to be constructed as part of the development/project

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. (Dig under sidewalk to tap into ex. storm sewer)
- 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)

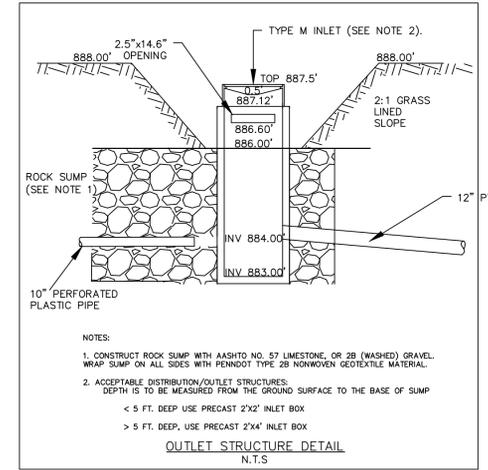
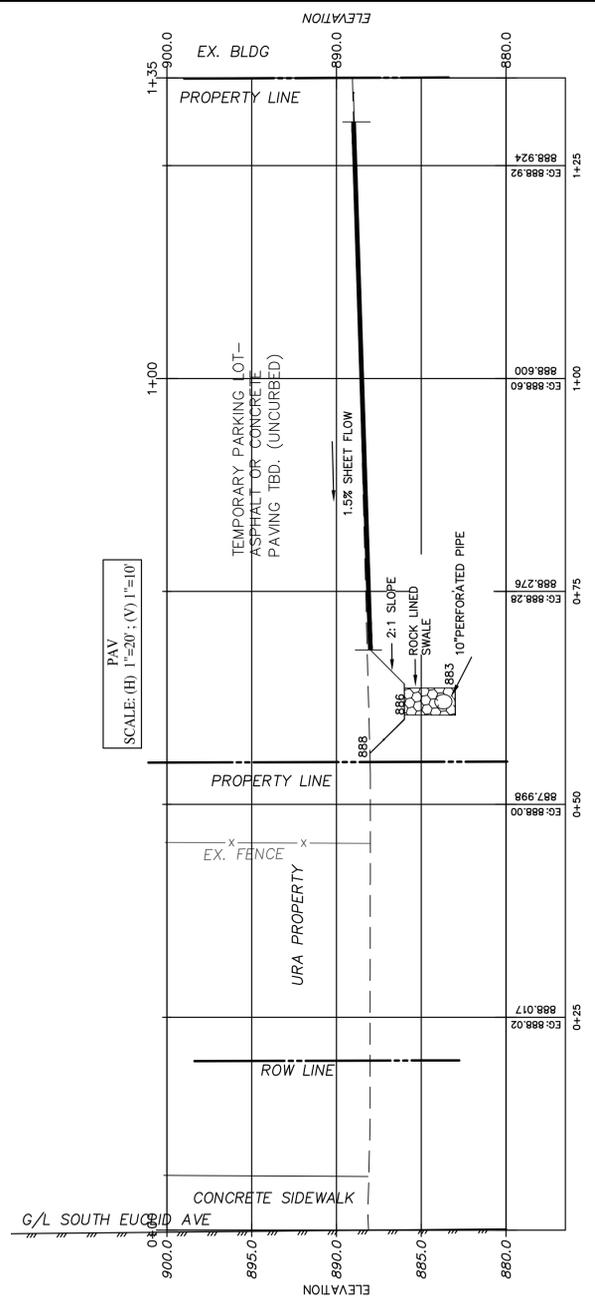
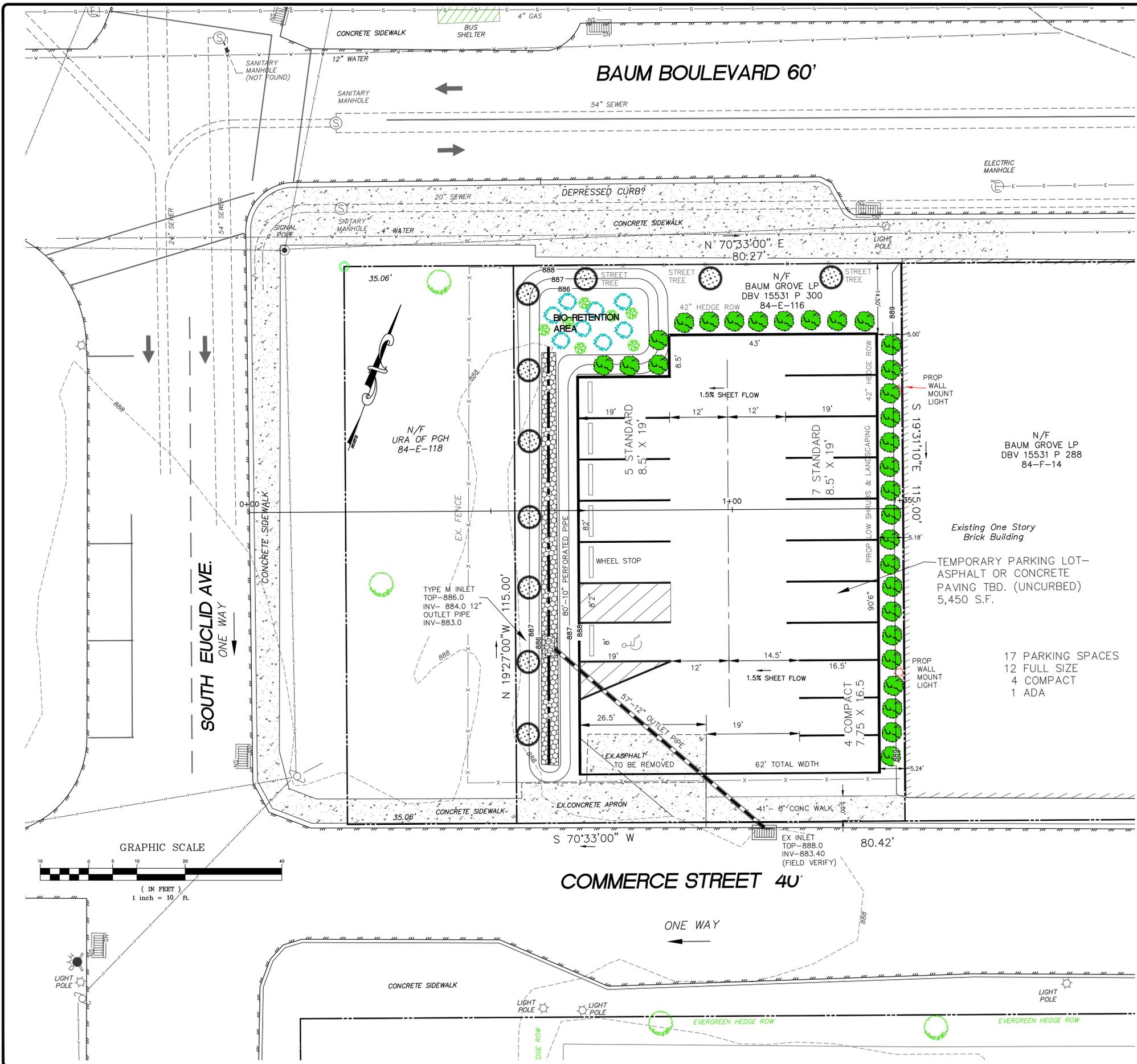
Plumbing Division
3901 Penn Avenue, Building #5
Pittsburgh, PA 15224
(412) 578-8036
www.achd.net/plumbing/index.html

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



HAMPTON TECHNICAL ASSOCIATES, INC.
 ENGINEERING LAND SURVEYORS
 ESTABLISHED 1960
 www.Hampton-Technical.com
 email@hampton-technical.com

Corporate Office
 Rita Technical Center
 35 Wilson Street, Suite 201
 Pittsburgh, PA 15223
 PHONE: (724) 429-4900
 FAX: (412) 781-9804

Main Office, Site B
 1515 Ridge Pike, Suite B
 Pittsburgh, PA 15206
 PHONE: (724) 625-4544
 FAX: (724) 625-4549

DRAWN BY: RAB
CHECKED BY: AJL
APPROVED BY:
CAD FILE: 15-10755-1.dwg

Client: Alphabet City Development
 930 Penn Avenue
 Pittsburgh, PA 15222

Project: Parking Concept Plan
 5848 Baum Boulevard, Pittsburgh, PA 15206
 8th Ward City of Pittsburgh
 Allegheny County, PA

DATE ISSUED: Jan 15, 2015
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE:
SHEET: Concept
HTA PROJECT #: 15-10755-1

Ordinance amending and supplementing the Pittsburgh Code, Title Nine, Zoning Code, Article V, Use Table, Section 911.02, and Use Regulations, Section 911.04.A.2 to expand the allowable zoning districts for all Agricultural Use Zoning Classification categories, and to amend and add additional standards and procedures; amending and supplementing Chapter 912, Accessory Uses and Structures, by amending the subsection for Urban Agriculture; and supplementing Chapter 926, Definitions, to supplement standards for Urban Agriculture accessory uses.

Be it resolved that the Council of the City of Pittsburgh hereby enacts as follows:

Section 1. The Pittsburgh Code, Title Nine, Zoning Code, Article V, Chapter 911, Use Regulations, is hereby amended at Section 911.02, Use Table, as follows:

Use Classification The Pittsburgh Urban Zoning Code P = Permitted by Right A = Administrators Exception S = Special Exception C = Conditional Use	Base Zoning Districts*	Standard See Section 911.04.x
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911.02 Use Table

	Residential					Mixed-Uses							Special			DT		
	R 1 D	R 1 A	R 2	R 3	R M	N D C	L N C	N D I	U N C	H C	G I	U I	P O	H	E M I	G T	D R	
* As Base Zoning District Regulations, all uses may be subject to additional regulations imposed by applicable Overlay Zoning Districts.																		
Agriculture (General) means the growing of crops and raising of livestock and domestic small farm animals for domestic and commercial uses. The minimum lot size required is [three (3)] <u>two (2)</u> acres.	[S] <u>P</u>	[S] <u>P</u>	[S] <u>P</u>	[S] <u>P</u>	[S] <u>P</u>			<u>P</u>		<u>P</u>	[S] <u>P</u>	[S] <u>P</u>	[S] <u>P</u>	[S] <u>P</u>				A.2 (a)
Agriculture (Limited) With Beekeeping means the growing of crops and raising honey bees for domestic and commercial uses.	[S] <u>P</u>	[S] <u>P</u>	[S] <u>P</u>	[S] <u>P</u>	[S] <u>P</u>	<u>P</u>		<u>P</u>		<u>P</u>	[S] <u>P</u>	[S] <u>P</u>	[S] <u>P</u>	[S] <u>P</u>				A.2 (b)
Agriculture (Limited) means the growing of crops for commercial use. No minimum lot size is required.	[A] <u>P</u>	[A] <u>P</u>	[A] <u>P</u>	[A] <u>P</u>	[A] <u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	[A] <u>P</u>	[A] <u>P</u>	[A] <u>P</u>	[A] <u>P</u>				A.2 (c)

Section 2. The Pittsburgh Code, Title Nine, Zoning Code, Article V, Chapter 911, Use Regulations, is hereby amended at Section 911.04.A.2, as follows:

911.04.A.2 (a) Agriculture (General)

Agriculture (General) shall be subject to the following standards:

- (1) The site shall be at least [three (3)] two (2) acres in size;
- (2) No structure, including beehives, chicken coops, or any similar accessory structures, except a dwelling unit shall be located within fifty (50) feet of any lot line;
- (3) The sale of non-mechanical agricultural and farm products that are grown, used, produced on-site, or are part of an affiliated Community Supported Agriculture program shall be permitted and shall comply with the standards of Section 912.06, Outdoor Retail Sales and Service (Accessory Use);
- (4) Killing or dressing of animals raised on the premises shall be permitted if conducted entirely within an enclosed building;
- (5) The keeping of poultry birds, livestock, and domestic small farm animals shall be permitted within a securely fenced and enclosed area [only where there is

also a residential use of the property]. Only chickens, ducks, bees, and goats may be permitted when there is not also a residential use of the property;

- (6) All animal structures and roaming areas shall be kept sanitary and free from accumulations of animal excrement and objectionable odor;
- (7) All seed, fertilizer, and animal feed shall be stored in a secured, rodent-proof container and housed within an enclosed structure; and
- (8) All applications shall be in compliance with Environmental Overlay District regulations of Chapter 906.

911.04.A.2(b) Agriculture (Limited) With Beekeeping

Agriculture (Limited) With Beekeeping shall be subject to the following standards:

- (1) The sale of non-mechanical agricultural and farm products that are grown, used, produced on-site, or are part of an affiliated Community Supported Agriculture program shall be permitted, and shall comply with the standards of Section 912.06, Outdoor Retail Sales and Service (Accessory Use);
- (2) The keeping of poultry [birds], livestock, and domestic small farm animals is not permitted;
- (3) For property with a minimum of two-thousand (2,000) square feet in size, the - property owner is permitted to keep two (2) beehives. For every additional two-thousand (2,000) square feet of property, the owner is permitted two (2) additional beehives;
- (4) All structures necessary for and related to the housing of honeybees shall be subject to any required setbacks of the underlying zoning district, but shall in all cases be a minimum of ten (10) feet from any property line;
- [(5) Ground mounted beehives shall be located no higher than six (6) feet from grade;]
- ~~(6)~~(5) [Ground mounted beehives shall be permitted in side and rear yards, and shall be provided an enclosed barrier along the property line six (6) feet in height consisting of a solid fence, dense vegetation or combination thereof, and in cases where there is ample yard-area, a flyway may be substituted for perimeter barriers, consisting of six-foot high barriers on both sides of the bee colony, creating a channel extending twenty (20) feet in each direction beyond each bee colony entrance;] A “flyway barrier” of at least six (6) feet in height shall be provided at all places on the property line that are within twenty (20) feet of the hive(s). The “flyway barrier” shall consist of a solid fence or wall, dense vegetation, or combination thereof. No flyway is required for hives that are located on porches or balconies at least ten (10) feet above grade, except where such porch or balcony is located less than five (5) feet from a property line.
- (6) Roof mounted beehives shall be located on primary and accessory structures no lower than ten (10) feet from grade and shall not be within the required setback;
- (7) All seed, fertilizer, or similar products shall be stored in a secured, rodent-proof container and housed within an enclosed structure; and
- (8) All applications shall be subject to the Environmental Overlay District regulations of Chapter 906.

911.04.A.2(c) Agriculture (Limited)

Agriculture (Limited) shall be subject to the following standards:

- (1) The sale of non-mechanical agricultural and farm products that are grown, used, produced on-site, or are part of an affiliated Community Supported Agriculture program shall be permitted, and shall comply with the standards of Section 912.06, Outdoor Retail Sales and Service (Accessory Use);
- (2) The keeping of poultry [birds], livestock, and domestic small farm animals is not permitted;
- (3) All seed, fertilizer, or similar products shall be stored in a secured, rodent-proof container and housed within an enclosed structure; and
- (4) All applications shall be subject to the Environmental Overlay District regulations of Chapter 906.

Section 3. The Pittsburgh Code, Title Nine, Zoning Code, Article V, Chapter 912, Accessory Uses and Structures, is hereby supplemented by adding Section 912.07 as follows:

912.07 Urban Agriculture (Accessory Use)

The Urban Agriculture standards of this section are intended to permit the growing and off-site selling of legal agricultural products on properties throughout the City of Pittsburgh, and are permitted by right [shall authorize the Zoning Administrator to consider and approve applications] for *Urban Agriculture (Accessory Use) With Animals* [as a Special Exception in accordance with the provisions of Section 922.07]. The property owner need not apply for any type of permit if the sole intent of growing crops is for personal/non-commercial use.

912.07.A Urban Agriculture (Accessory Use) With No Animals

Urban Agriculture (Accessory Use) applications which do not include the housing of [poultry birds] chickens, ducks, goats or honeybees shall be subject to the following standards:

- (1) The sale of non-mechanical agricultural and farm products that are grown, used, produced on-site, or are part of an affiliated Community Supported Agriculture program shall be permitted only in non-residential districts, and shall comply with the standards of Section 912.06, Outdoor Retail Sales and Service (Accessory Use);
- (2) All seed, and fertilizer, shall be stored in a secured, rodent-proof container and housed within an enclosed structure;
- (3) All applications shall be subject to the Environmental Overlay District regulations of Chapter 906;
- (4) All applications shall include a detailed plot plan with scaled representation of all proposed structures and uses; and
- (5) Signage shall not be permitted.

912.07.B Urban Agriculture (Accessory Use) With Animals

Urban Agriculture (Accessory Use) applications for the housing of [poultry birds] chickens, ducks, miniature goats, and honeybees shall be authorized as Permitted by Right [a Special Exception, in accordance with Section 922.07,] and shall be subject to the following standards:

- (1) The sale of non-mechanical agricultural and farm products that are grown, used, produced on-site, or are part of an affiliated Community Supported Agriculture program shall be permitted only in non-residential districts, and shall comply with the standards of Section 912.06, Outdoor Retail Sales and Service (Accessory Use);
- (2) All applications shall be subject to the Environmental Overlay District regulations of Chapter 906;
- (3) All applications shall include a detailed plot plan with scaled representation of all proposed structures and uses;
- (4) Signage shall not be permitted;
- (5) All seed, fertilizer, and animal feed shall be stored in a secured, rodent-proof container and housed within an enclosed structure;
- (6) All structures related to the housing of [poultry birds] chickens or ducks shall be at least six (6) square feet in size and a minimum of two (2) square feet per additional [poultry bird] chicken or duck;
- (7) Roosters are not permitted;
- (8) For property with a minimum of two-thousand (2,000) square feet in size, the [property owner] resident is permitted [three (3) poultry birds.] five (5) chickens or ducks. For every additional one-thousand (1,000) square feet of property, the [owner] resident is permitted one (1) additional [poultry bird] chicken or duck, with no other livestock for lots under ten thousand (10,000 square feet).
- (9) For property with a minimum of two thousand (2,000) square feet in size, the property owner is permitted to keep two (2) beehives. For every additional two-thousand (2,000) square feet of property, the owner is permitted two (2) additional beehives;
- (10) All structures necessary for and related to the housing of honeybees shall be subject to any required setbacks of the underlying zoning district, and shall otherwise be set back at least ten (10) feet from any property line;
- [(11) Ground mounted beehives shall be located no higher than six (6) feet from grade;]
- ~~(12)~~(11) [Ground mounted beehives shall be permitted in side and rear yards, and shall be provided an enclosed barrier along the property line six (6) feet in height consisting of a solid fence, dense vegetation or combination thereof, and in cases where there is ample yard-area, a flyway may be substituted for perimeter barriers, consisting of six (6) foot high barriers on both sides of the bee colony, creating a channel extending twenty (20) feet in each direction beyond each bee colony entrance;] A “flyway barrier” of at least six (6) feet in height shall be provided at all places on the property line that are within twenty (20) feet of the hive(s). The “flyway barrier” shall consist of a solid fence or wall, dense vegetation, or combination thereof. No flyway is required for hives that are located on porches or balconies at least ten (10) feet above grade, except where such porch or balcony is located less than five (5) feet from a property line.

~~(13)~~(12) Roof mounted beehives shall be located on primary and accessory structures no lower than ten (10) feet from grade and shall not be within the required setback;

(13) For property between two thousand (2,000) square feet and ten thousand (10,000) square feet in size, the resident is permitted to keep no more and no less than two (2) dehorned, adult, female or neutered male, miniature goats (and offspring less than 12 weeks old) with no other livestock;

(14) For property with a minimum of ten thousand (10,000) square feet in size, the resident is permitted two (2) dehorned, adult female or neutered male goats. For every additional five thousand (5,000) square feet of property, the owner is permitted one (1) additional dehorned, adult, female or neutered male, goats;

~~(14)~~(15) All animal structures and roaming areas shall be kept sanitary and free from accumulations of animal excrement and objectionable odor;

~~(15)~~(16) Outdoor roaming areas for [poultry birds] chickens, ducks or goats shall be sufficiently enclosed and screened from the street and neighboring properties to protect them from vehicular traffic, and to minimize external impacts of the outdoor roaming areas;

~~(16)~~(17) The keeping of [poultry birds or honeybees] chickens, ducks or goats shall be permitted only where there is an occupied residence.

Section 4. The Pittsburgh Code, Title Nine, Zoning Code, Article V, Chapter 913, Exceptions and Conditions not Listed in the Use Table, is hereby amended at Section 913.03.C as follows:

913.03.C Accessory Use

1. Special Exception for Employees to a Home Occupation (Sec. 912.05.B.1)
2. [Special Exception for Urban Agriculture (Accessory Use) With Animals (Sec. 912.07.B)]

Section 5. The Pittsburgh Code, Title Nine, Zoning Code, Article IX, Chapter 926, Definitions, is hereby amended as follows:

83.1. Goats, miniature means those goats commonly known as Pygmy, Dwarf, or Miniature goats.



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

Office of the Zoning Administrator

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

Date Filed:

9.29.2014

(Zoning Use Only)

SAR 14102
PDP

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: <u>Highwoods Properties</u>		Phone Number: (412) 434-1931 <u>Andrew Wisniewski</u>	
Address: <u>Three PPG Place Suite 200</u>		City: <u>Pittsburgh</u>	State: <u>PA</u> Zip Code: <u>15222</u>
2. Applicant/Company Name: <u>DVA Architecture</u>		Phone Number: (412) 921-4300 <u>X269 Kerry Solomon</u>	
Address: <u>Foster Plaza 9 Suite 200</u>		City: <u>Pittsburgh</u>	State: <u>PA</u> Zip Code: <u>15220</u>
Applicant/Contractor ID: (assigned by the City)			
3. Development Name: <u>Porospgh, Inc. (Porog Restaurant)</u>			
4. Development Location: <u>PPG 2</u>			
5. Development Address: <u>Corner of PPG 2 at Market Street</u>			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition) <u>N/A</u>			
Proposed Zoning District: <u>GT-A</u>			
Present Use of Site: (Select from attached list) <u>Vacant Tenant Space - New & Unlisted Uses</u>			
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:		Date Issued:	Existing Use of Property: <u>Tenant Space (vacant)</u>
8. Estimated Construction: Start Date: <u>11/1/2014</u>		Occupancy Date: <u>3/31/2015</u>	Project Cost: <u>\$1,500,000</u>
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 Munlcode.com website.			
9. Proposed Use of Site (Select from attached list): <u>Restaurant, Liquor License (General)</u>			
10. Select the Type of Work:			
<input type="checkbox"/> New Construction, New <input checked="" type="checkbox"/> Renovation, Interior <input type="checkbox"/> New Construction, <input checked="" type="checkbox"/> Renovation, Exterior <input type="checkbox"/> Change in Use Only <input type="checkbox"/> Renovation, Change in Use			
11. Describe the Development: <u>Two level restaurant/bar - first level: Dining, Bar Kitchen & seasonal exterior dining. lower level: Banquet Room(s) Kitchen</u>			
12. Is a Land Operations Permit needed? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
(See the Bureau of Building Inspection (881) website for activities requiring a Land Operations Permit, http://www.city.pittsburgh.pa.us/bbi/)			



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

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

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

14. Gross Floor Area:
 Existing to be Razed: 0 sq ft
 Existing to be Retained: 7600 sq ft (rentable)
 Retained Area to be Renovated: 7600 sq ft
 To be Constructed: 1830 sq ft (outdoor dining area)
 Building Footprint: 33,844 sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	5	88' (1/Parapet)	Same as Existing	
Proposed Addition/Extension			N/A	

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

Structure Type	Existing	Proposed
Trellis	-	+/- 9'
Canopy (Entry)	-	+/- 12'

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

17. Lot Area: 38,652 sq ft

18. On Site Parking: N/A Valet parking to be provided in PPG Plaza parking garage

	Existing	Proposed per lease agreement
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: 4 spaces / Bldg #2
 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 (Internal) No Plumbing Work is Proposed



DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

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

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

YES NO

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

- Applicant requests PWSA to accept ownership of the sewer mains and/or water lines
- N/A 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

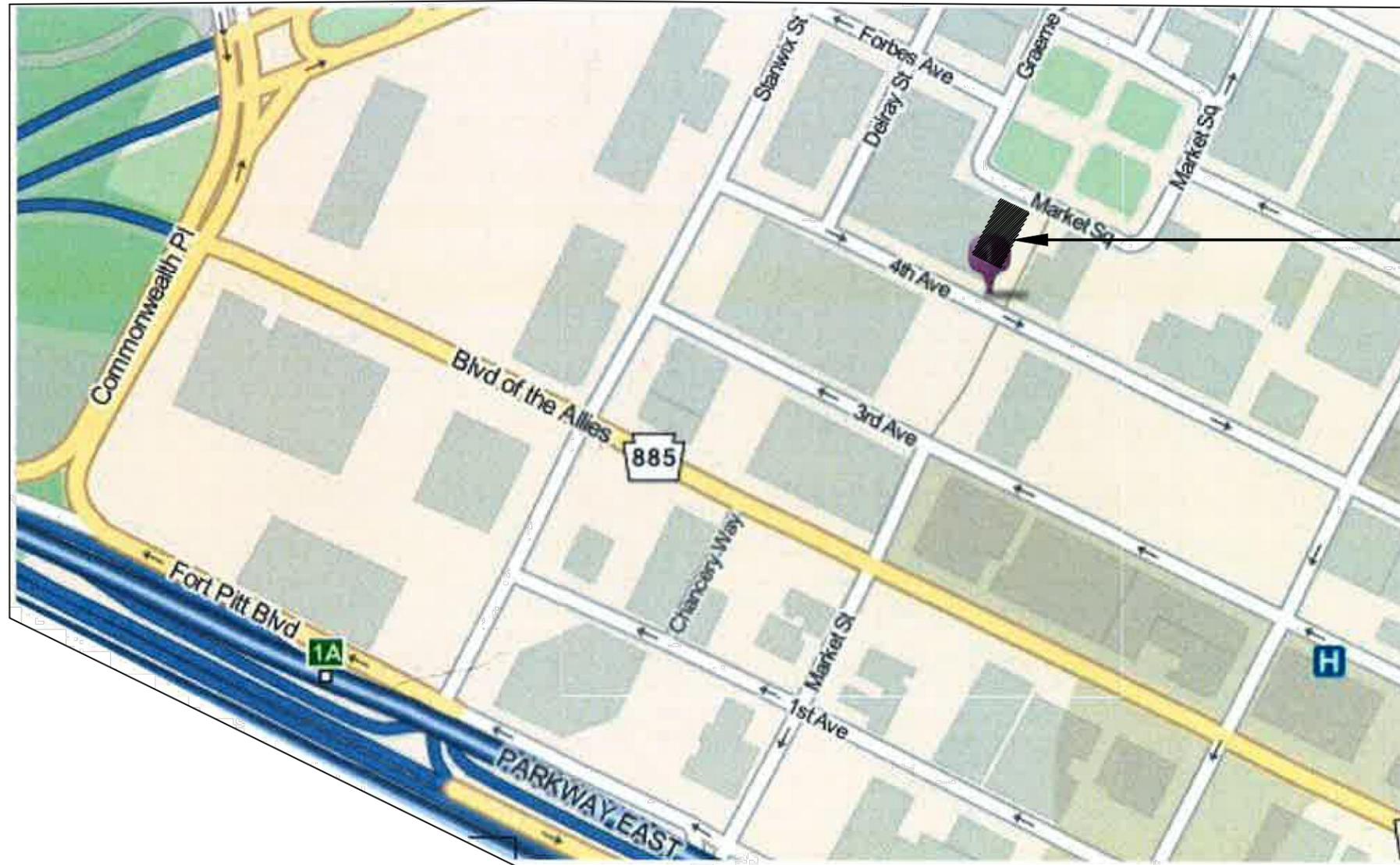
WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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. *Market Square Canopy*
- 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. *Outdoor Dining Area*
- 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 Visibility Tax Credit? Yes No

Applicant Signature: *[Handwritten Signature]*



PROJECT
SITE

LOCATION MAP



POROS RESTAURANT - 2 PPG PLACE

11/21/2014



LOOKING NORTH WEST



LOOKING SOUTH



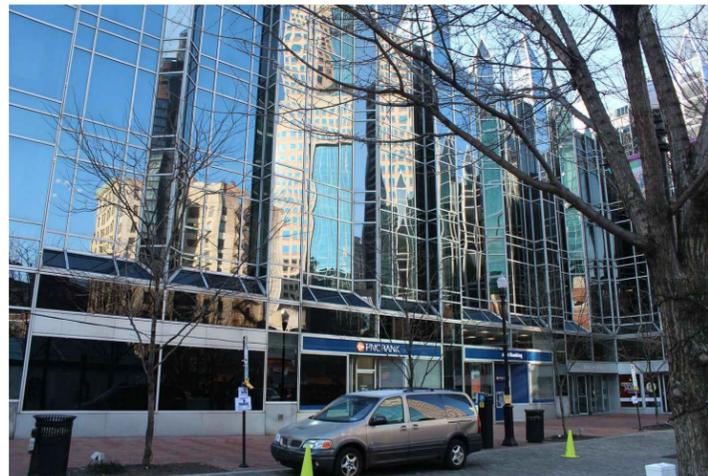
LOOKING SOUTH EAST



LOOKING SOUTH EAST



LOOKING SOUTH



LOOKING SOUTH WEST



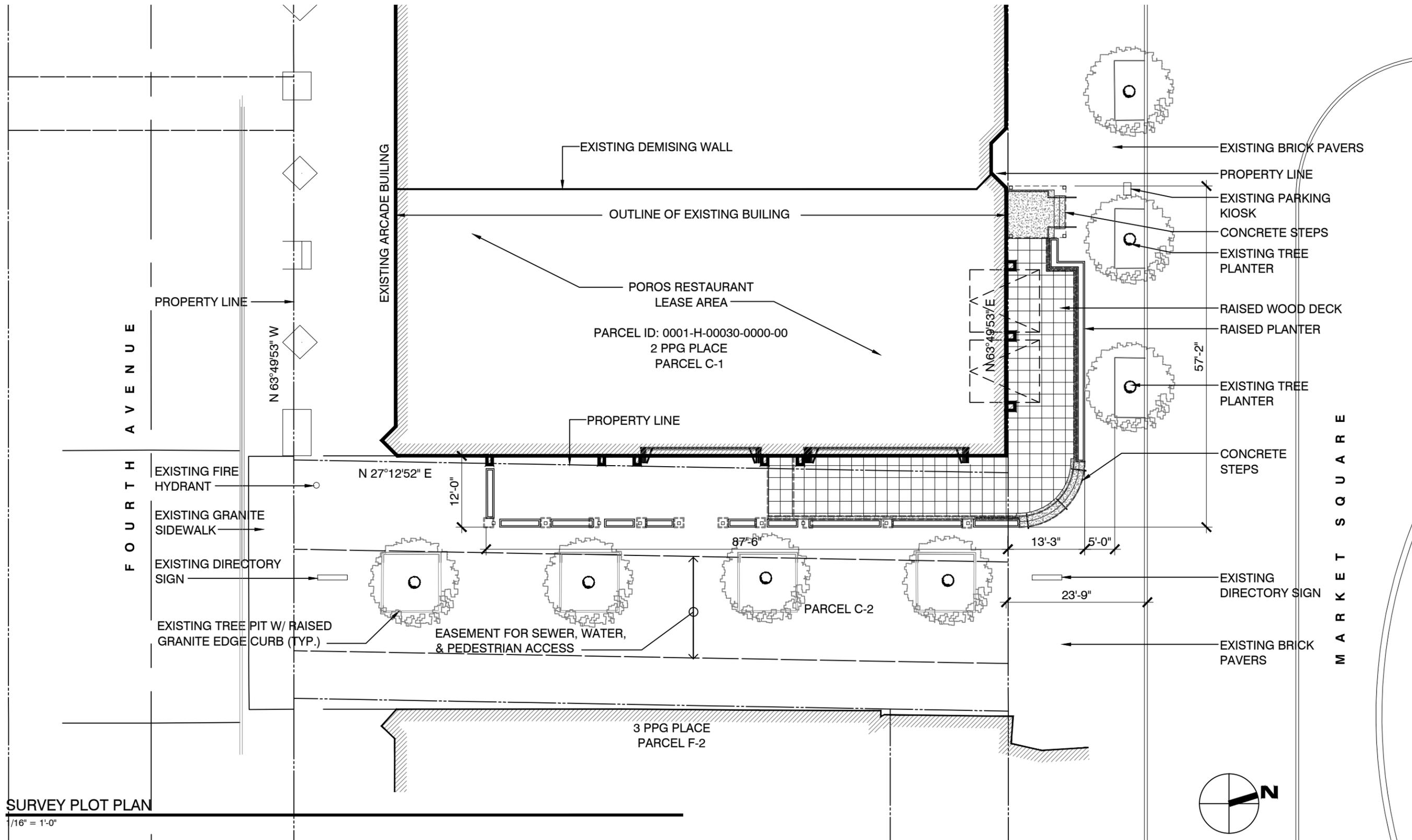
LOOKING EAST



LOOKING SOUTH WEST

POROS RESTAURANT - 2 PPG PLACE

11/21/2014

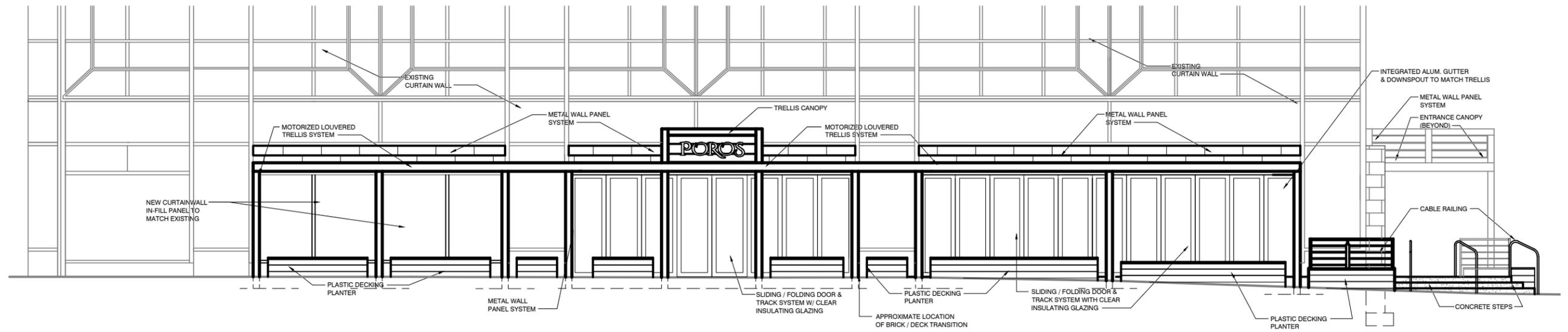


SURVEY PLOT PLAN

1/16" = 1'-0"

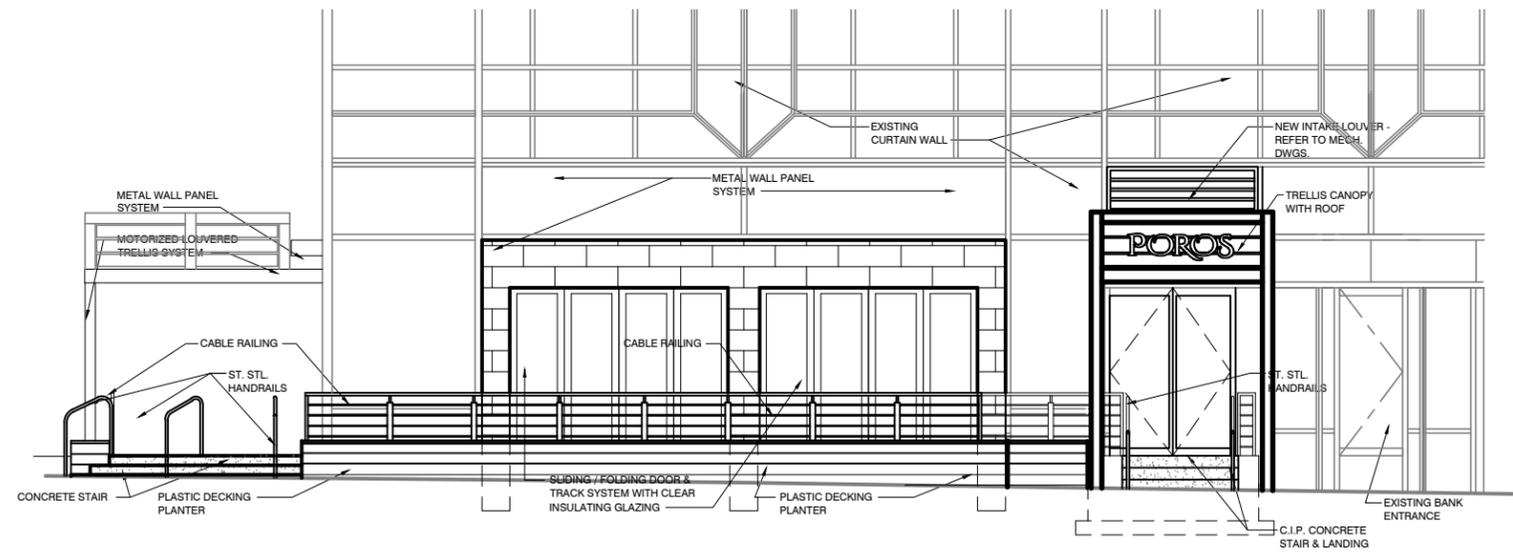
POROS RESTAURANT - 2 PPG PLACE

11/21/2014



EAST ELEVATION

1/8" = 1'-0"

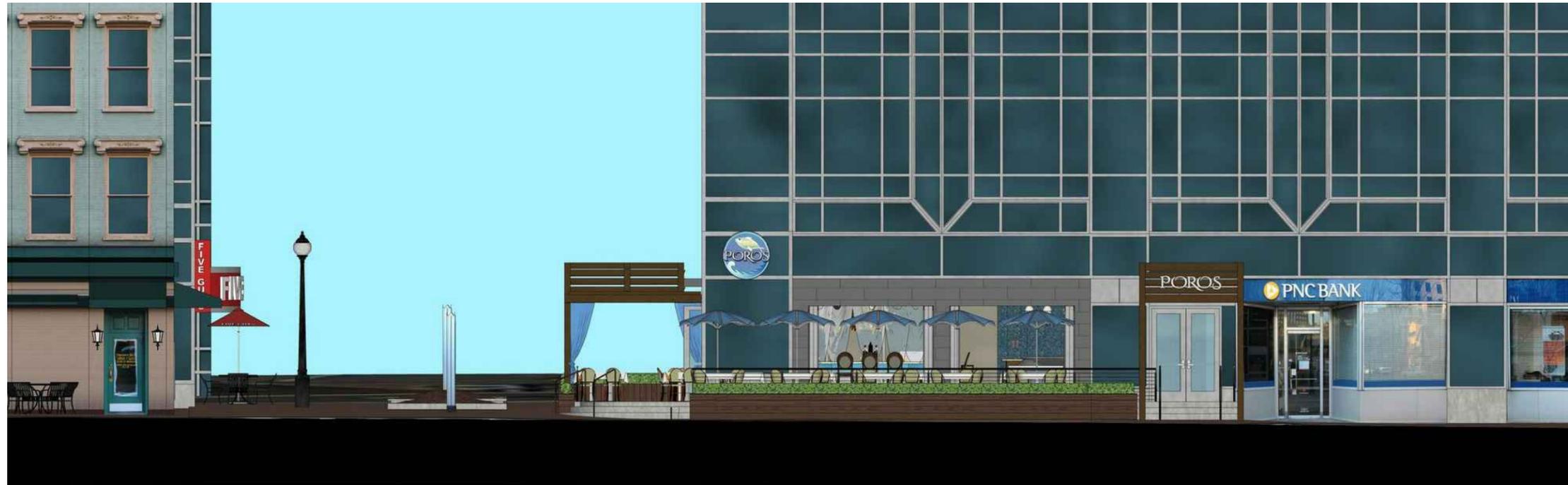


NORTH ELEVATION

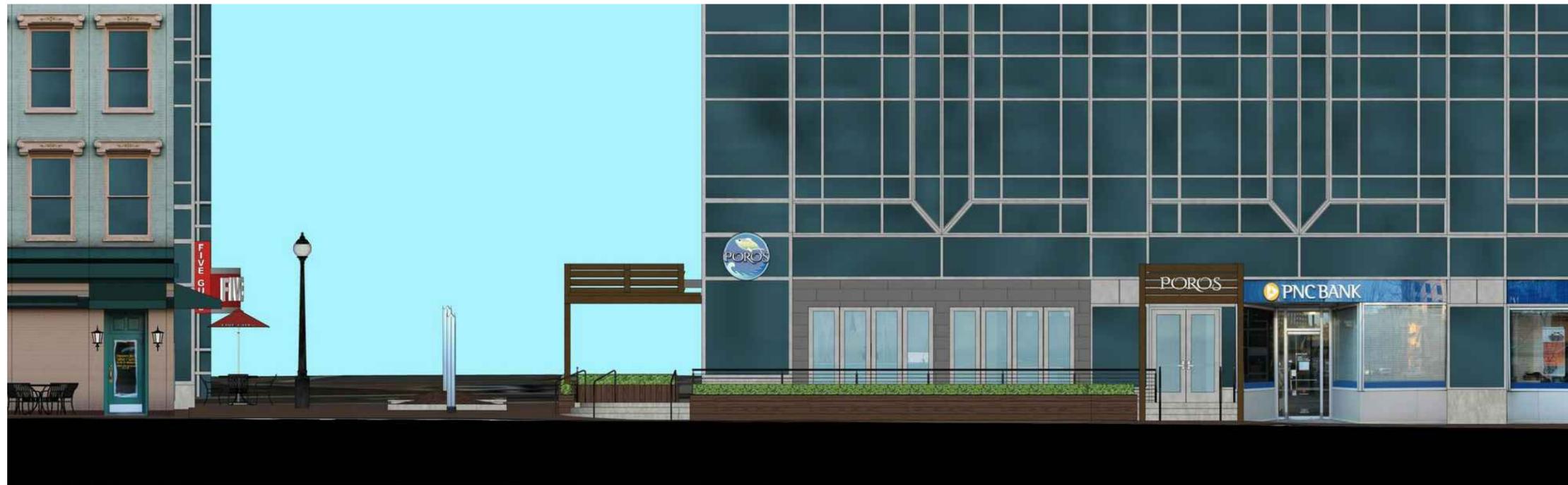
1/8" = 1'-0"

POROS RESTAURANT - 2 PPG PLACE

02/19/2015



VIEW FROM MARKET SQUARE - IN SEASON



VIEW FROM MARKET SQUARE - OFF SEASON

POROS RESTAURANT - 2 PPG PLACE

01/19/2015



POROS RESTAURANT - 2 PPG PLACE

11/21/2014



POROS RESTAURANT - 2 PPG PLACE

01/19/2015



POROS RESTAURANT - 2 PPG PLACE

11/21/2014



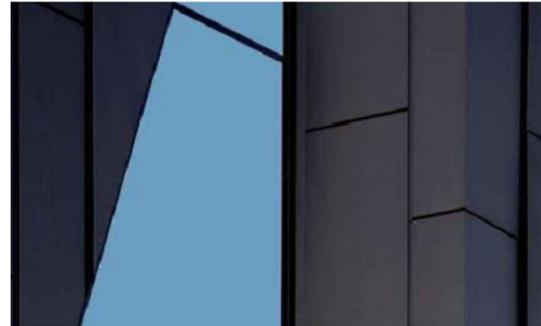
CAST-IN-PLACE CONCRETE, BROOM FINISH



IPE WOOD DECK TILE PAVERS ON PEDESTALS



COMPOSITE DECKING BOARD PLANTERS



METAL WALL PANEL SYSTEM



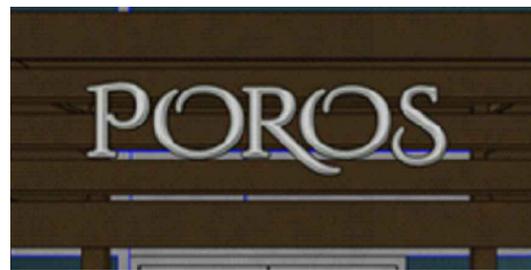
ALUMINUM CANOPY STRUCTURE



FOLDING DOORS WITH CLEAR GLASS



STAINLESS STEEL RAILINGS AND WIRE ROPE GUARDRAILS



ILLUMINATED SIGNAGE

MATERIALS INFORMATION

POROS RESTAURANT - 2 PPG PLACE

01/19/2015



**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: Sports & Exhibition Authority Phone Number: (412 393-0200

Address: 171 10th Street, 2nd Flr City: Pittsburgh State: PA Zip Code: 15222

2. Applicant/Company Name: CRG-PAR JV, LP Phone Number: (312 229-6448

Address: 2199 Innerbelt Business Ctr Dr City: St. Louis State: Missouri Zip Code: 63114

Applicant/Contractor ID:(assigned by the City) TBD

3. Development Name: U.S. Steel Headquarters

4. Development Location: Block D Lower Hill District

5. Development Address: TBD

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

Proposed Zoning District: SP-11

Present Use of Site:
(Select from attached list) 84

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: 4TH Q2015 Occupancy Date: 8/ 1 /17 Project Cost: \$ Confidential

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): 82 & 106

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:

We are proposing a mixed use, office and retail, development in the Lower Hill Planned Development District.

See FLDP Submittal for Additional Information

12. Is a Land Operations Permit needed? YES NO

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



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

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

13. Proposed Number of New Structures or Building Additions: 1 N/A
 Residential Commercial Recreational Industrial Institutional

14. Gross Floor Area:
 Existing to be Razed: _____ sq ft
 Existing to be Retained: _____ sq ft
 Retained Area to be Renovated: _____ sq ft
 To be Constructed: 285,000 sq ft
 Building Footprint: 57,000 sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure			5	77' - 6"
Proposed Addition/Extension				
Provide Accessory Structure Type(s) and Height(s):				

16. Number of Dwelling Units:
 Existing to Remain: N/A Proposed: None

17. Lot Area: D1 = 82,328.4 sq ft 97,138.8
D2 = 14,810.4

18. On Site Parking: N/A

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

Off-Street Loading Spaces: N/A
 Actual: 2
 Required: 4

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

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



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

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

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

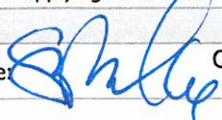
- Public Property, Existing City Street Private Property Not Applicable
- Public Property, New City Street to be constructed as part of the development/project

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:  Chris McKee, President of CRG Services Management, LLC, manager of CRG-Andrew, LLC, the general partner of the applicant



**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

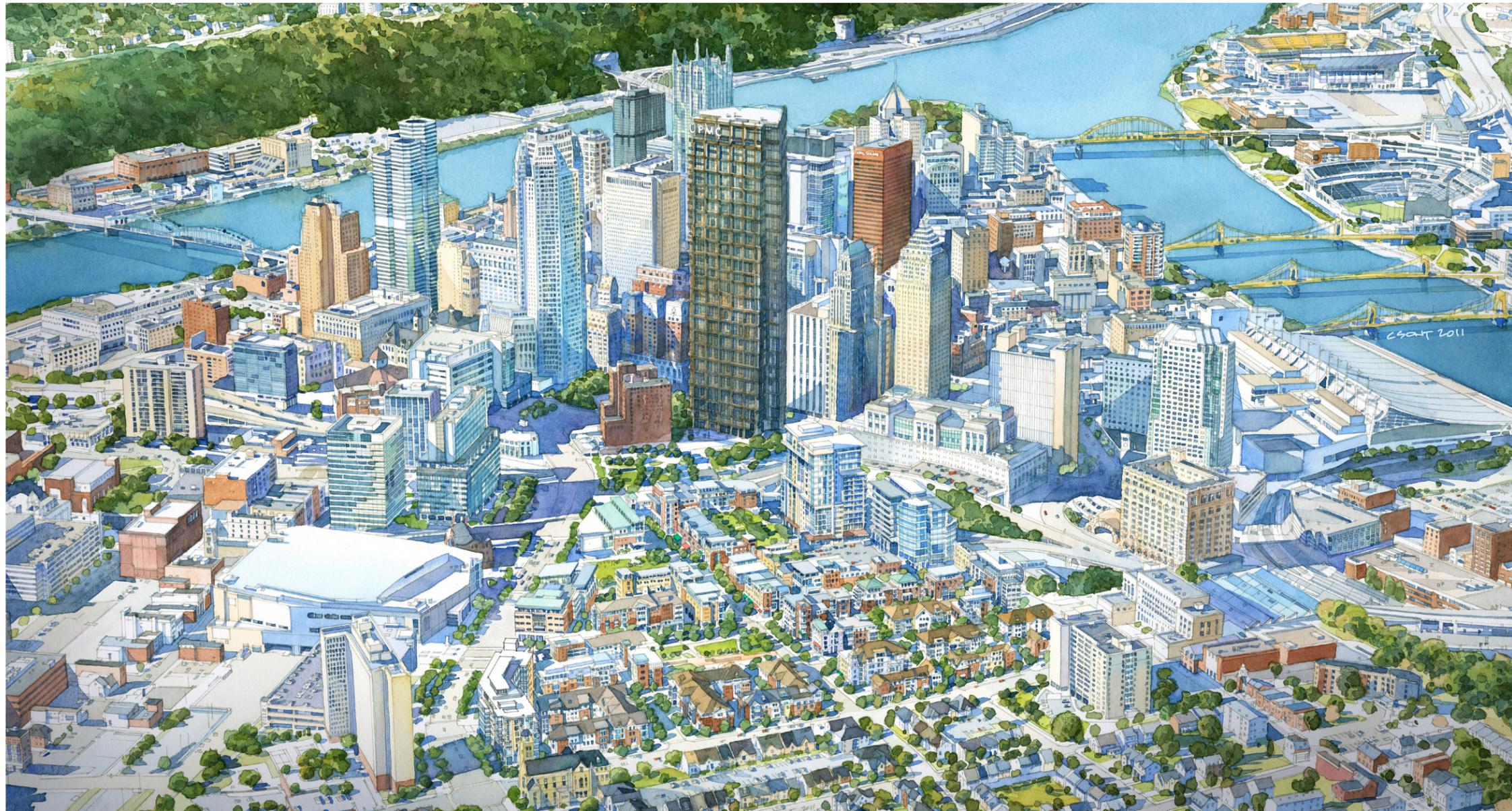
AMENDMENT #1 TO SP-II LOWER HILL PLANNED DEVELOPMENT DISTRICT
PRELIMINARY LAND DEVELOPMENT PLAN (AS APPROVED DEC. 2, 2014)

Pittsburgh, Pennsylvania URBAN DESIGN ASSOCIATES

LaQuatra Bonci Associates



FEBRUARY 2015



Amendment #1

This Amendment #1 to the SP-11 Lower Hill Planned Development District modifies courtyard standards, adds a new building frontage type (Type G), and modifies street frontage requirements. The applicability of this Amendment #1 is limited to Block D.

1. Courtyards:

On Block D, the following standards shall apply to courtyards (supplementing the standards contained on page 17, Section 2.6):

Courtyards may also support pedestrian connectivity by incorporating pedestrian paths through a block, or by helping to frame pedestrian routes along the edges of blocks. Courtyards may be defined by low hedges or plantings, trellises, or low decorative fencing (no higher than 3 ft.). When courtyards are facing a public street or sidewalk, any defining elements (such as fencing) shall preserve visual transparency between the courtyard and the public sidewalk and or street. In Block D, courtyards shall be permitted to occupy the street frontage along Street 2 for parcel D only (see graphic below), without requiring application of Street Frontage Types as set forth in Section 2.7.

In addition, the rear façade of a building shall be permitted to face a courtyard that occupies the frontage along Street 2, provided the front façade of the building is located along Street 1 and such façade includes a primary entrance or entrances.

2. Street Frontages

In Block D, the Zoning Administrator’s discretion with respect to frontage types and setbacks shall be as follows (modifying page 19, Section 2.7):

The Zoning Administrator may allow for flexibility with respect to the Frontage Types and setbacks in order to address grading conditions or curved property lines. In such instances additional setback areas may be permitted and such setback areas shall include landscaping or extended sidewalk treatments.

The following frontage type is added to the frontage types included on Page 21, Section 2.7.1:

Ⓒ Commercial Frontage Type: Arcade

A frontage where the building is setback from the sidewalk a distance that is greater than the setbacks otherwise permitted in Frontage Type E and Frontage Type F, provided that an overhead building element (such as an overhang and/or upper level story) extends to the sidewalk edge or beyond (if permitted pursuant to an encroachment permit, if required). This frontage type may include columns that extend from such overhead element to the ground. The specific dimensions of arcades may vary, yet in all cases when used as a pedestrian pathway it must meet ADA and applicable code requirements.

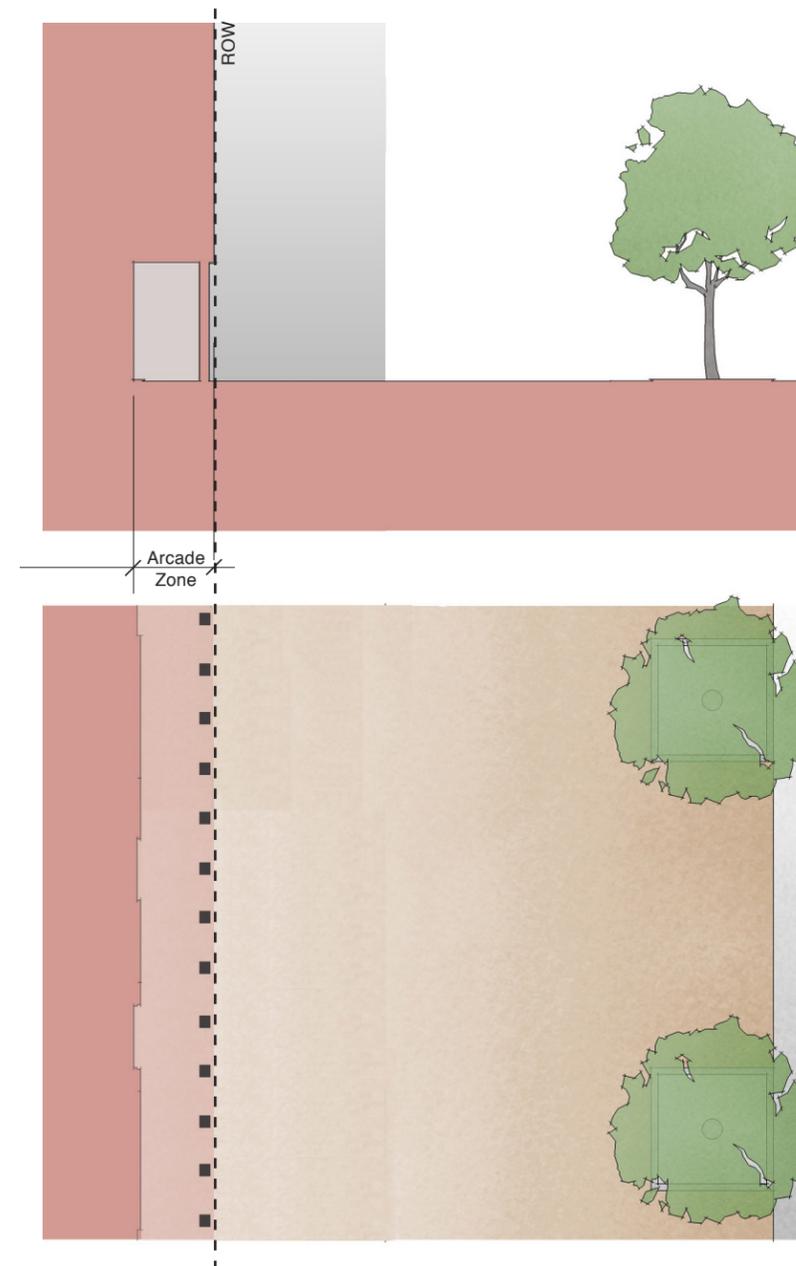
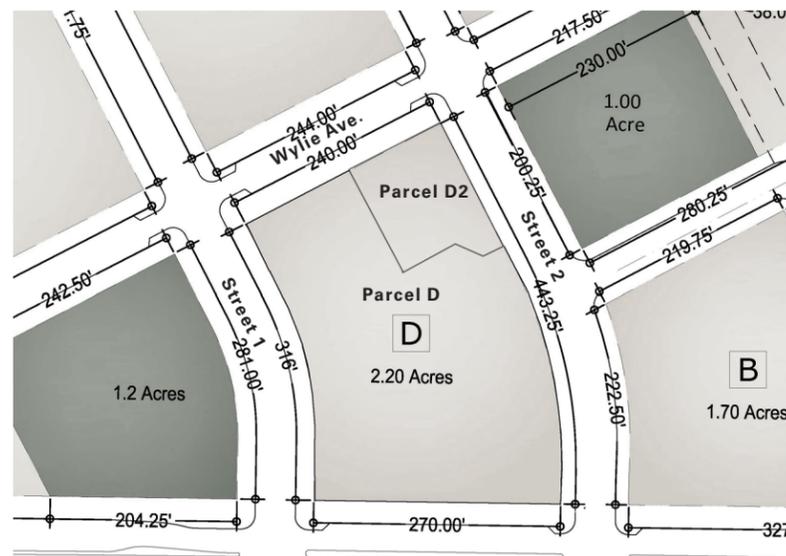


FIGURE 1.1 Frontage Type G

The Street Frontages Regulating Plan shall be modified for Block D to include the Arcade Frontage Type in the locations as depicted in Figure 1.2 herein.



FIGURE 1.2 Street Frontages Regulating Plan

CLAYCO

THE ART & SCIENCE OF BUILDING

PITTSBURGH ARENA REAL ESTATE
REDEVELOPMENT LP

FS ARCHITECTURE, PC
A PROFESSIONAL CORPORATION

U.S. STEEL HEADQUARTERS

**LOWER HILL PLANNED DEVELOPMENT DISTRICT
PITTSBURGH, PA**

FLDP SUBMISSION 02.27.2015



PROJECT SUMMARY

PROJECT NAME	U. S. Steel Corporation Headquarters
LOCATION	Block D - Lower Hill Planned Development District Pittsburgh, PA
SITE AREA TOTAL	2.23 acres / 97,138.8 square feet
ZONING	SP-11 Office & Retail Use
SITE SUBDIVISION	Parcel D1 = 1.89 acres / 82,328.4 square feet Parcel D2 = 0.34 acres / 14,773 square feet
BUILDING HEIGHT	Required: 160'-0" maximum / 50'-0" minimum Provided: 77'-6" average parapet height – 5 levels 88'-0" average mechanical screen height
PARKING	Offstreet: None required / None provided
PROGRAM	Total: 285,000 gross square feet Office: 250,000 rentable square feet office (approximate) Retail: 18,000 rentable square feet (approximate) Footprint: 57,000 gross square feet per floor (approximate)

DESIGN NARRATIVE

The following project narrative allows for a proposed office and retail development on a 2.23 acre parcel named Block D at the Lower Hill Planned Development District.

The Lower Hill Planned Development District is a specially planned 28 acre site which was formerly the Pittsburgh Penguins Civic Arena Site. The site lies east of Downtown Pittsburgh and is surrounded by the Hill District, Uptown, and CONSOL Arena.

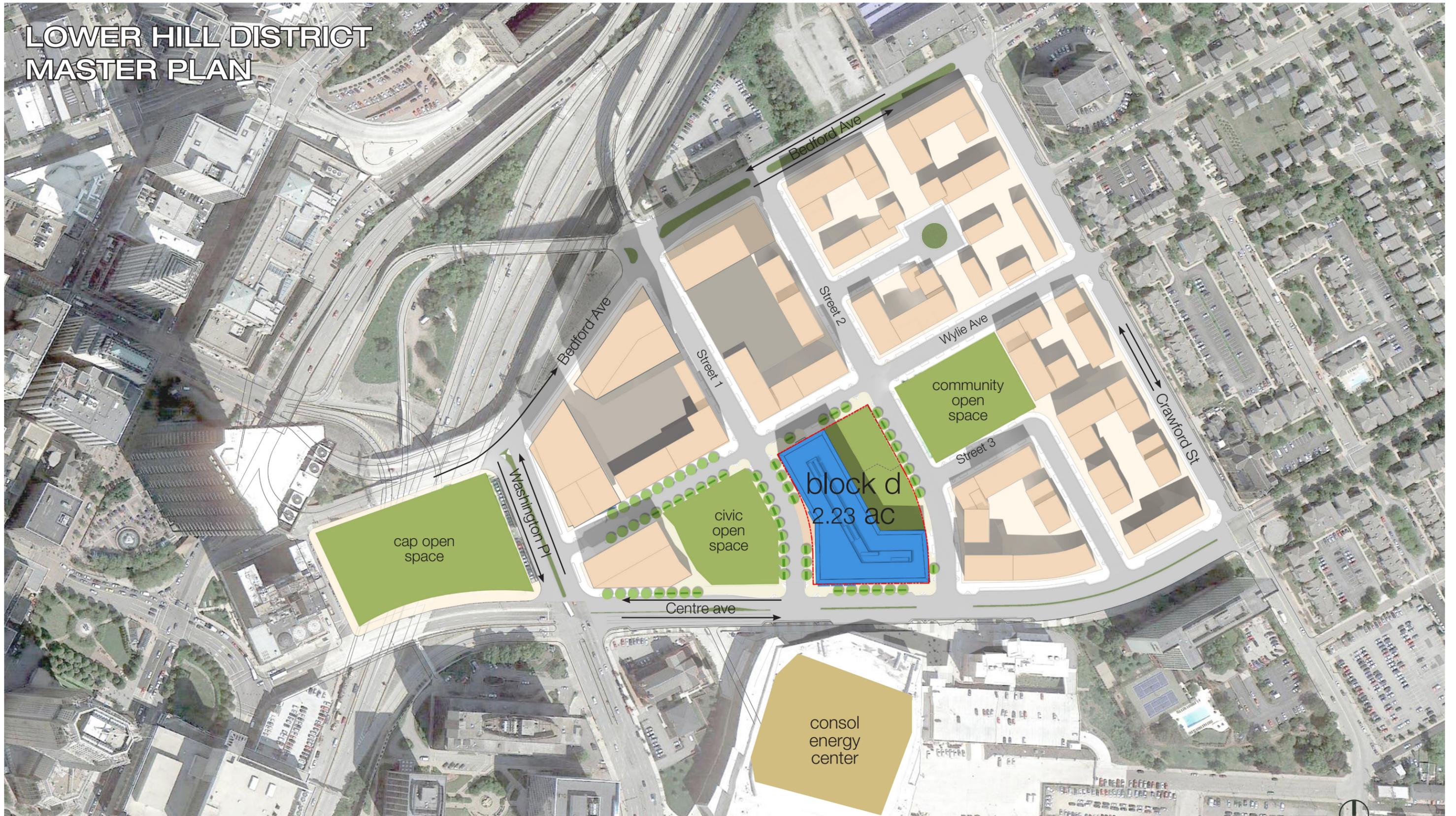
The project design goals include creating a high quality, mixed use, and sustainable corporate headquarters development that celebrate Pittsburgh's rich history in the development of the steel industry and reinforce the brand and corporate philosophy of the United States Steel Corporation.

Located as the backdrop to the civic urban park on Block F, the project is uniquely placed at the major focal point of activity for the Lower Hill District. It is expected that the proposed project at Block D will provide opportunity for entertainment uses at the ground level which will aid in the extension of energy and excitement for outdoor concerts, pre-game events, and other festival venues at this signature community park. U. S. Steel also plans for a museum space at the ground level to further activate the ground level program.

The intent of the building design is to express the heritage while focusing on the future direction of U. S. Steel while functioning as a catalyst for future development. In addition to reflecting U.S. Steel's brand and corporate philosophy, the building design must also respect its context and role of this anchor development within the newly master planned Lower Hill District. The overall appearance of the exterior will be in keeping with the expectation associated with traditional corporate headquarters office design and comparable to similar scale headquarters projects in the downtown Pittsburgh area. The building's envelope will utilize high performance materials including generous areas of engineered glazing complimented by an expressed structural steel frame which is defined by a precast concrete ribbon with wood soffits at the recessed roof line and at the street level arcades. The building articulation and setbacks create visual interest, while at street level the human scaled architecture provides street front texture, engages community and promotes an active and enhanced pedestrian experience

The construction start date is anticipated for the 3rd quarter of 2015 with final construction to be completed August 2017.

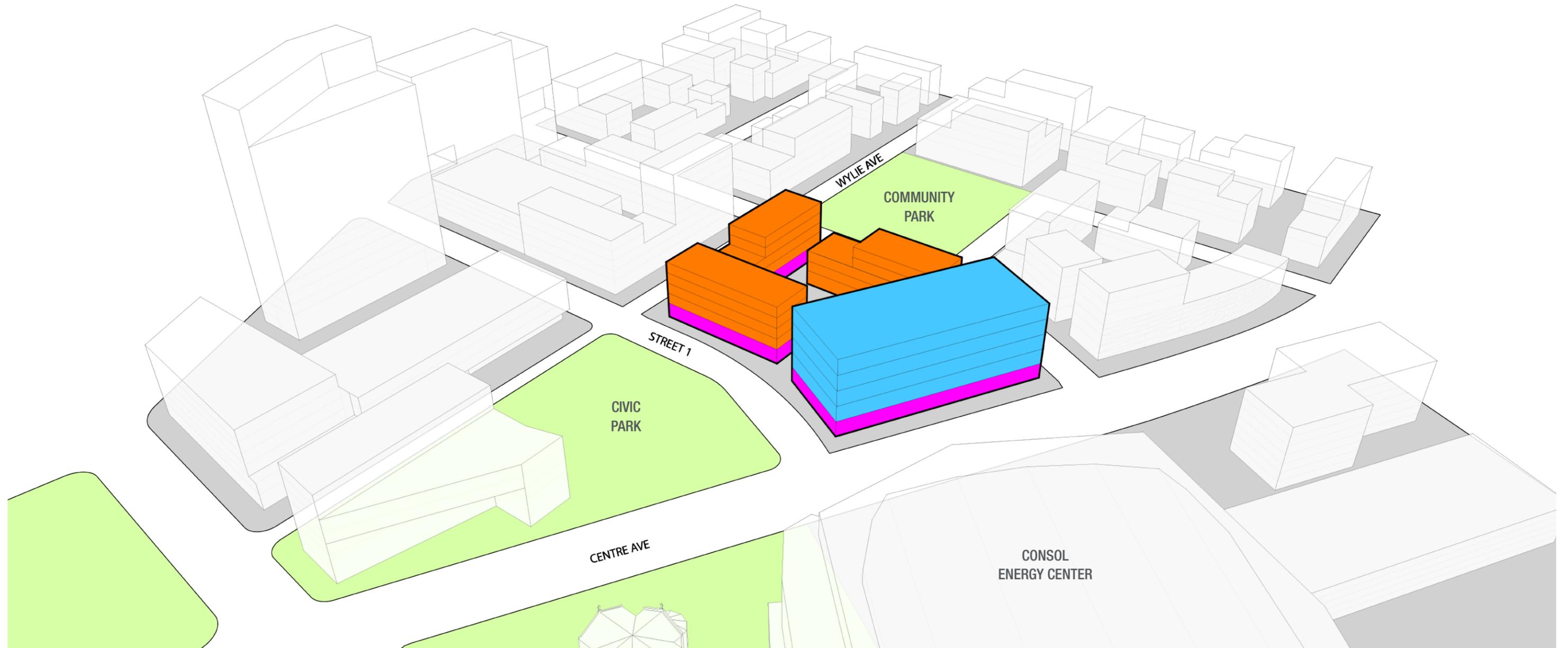
LOWER HILL DISTRICT MASTER PLAN



BLOCK D MASTER PLAN

MASSING STRATEGIES

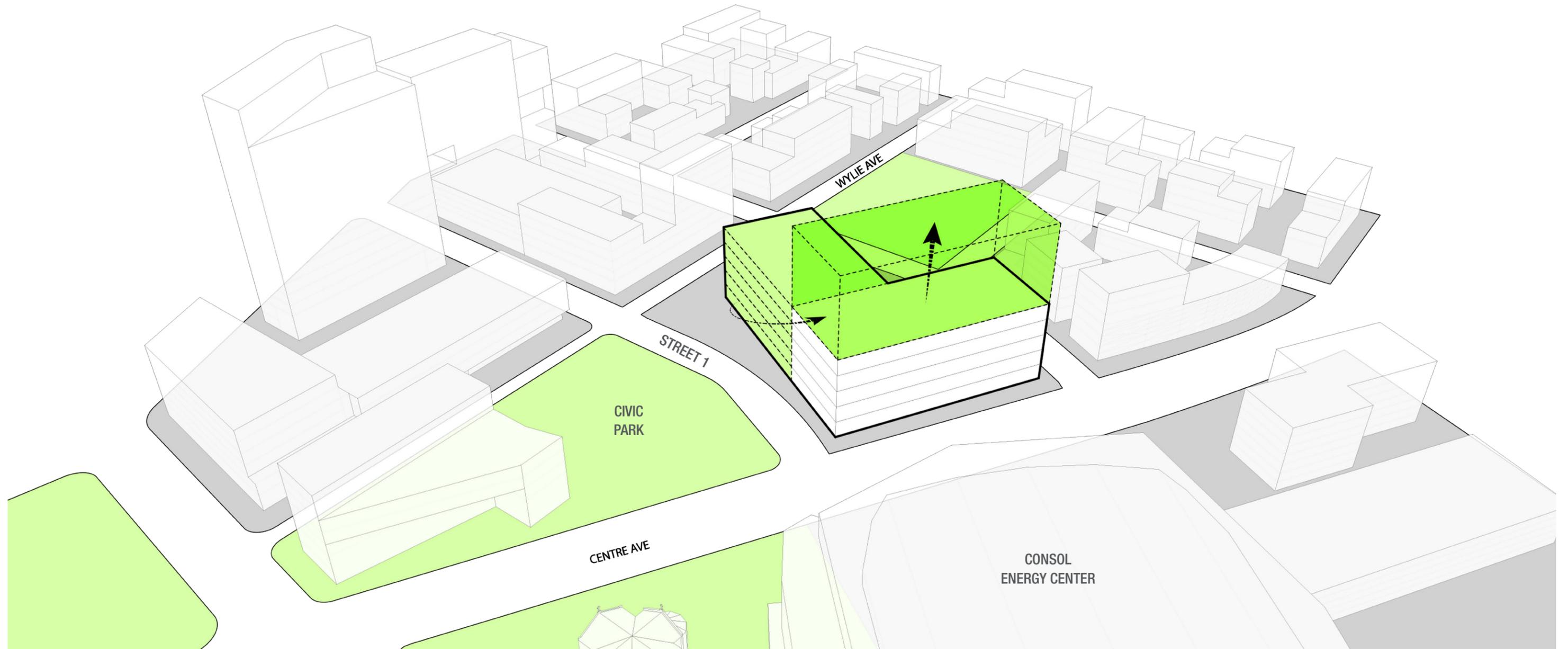
- RESIDENTIAL
- RETAIL/MUSEUM
- OFFICE



PLDP MASSING & PROGRAM

FOUR BUILDINGS - 300,000 SF

SITE UTILIZATION

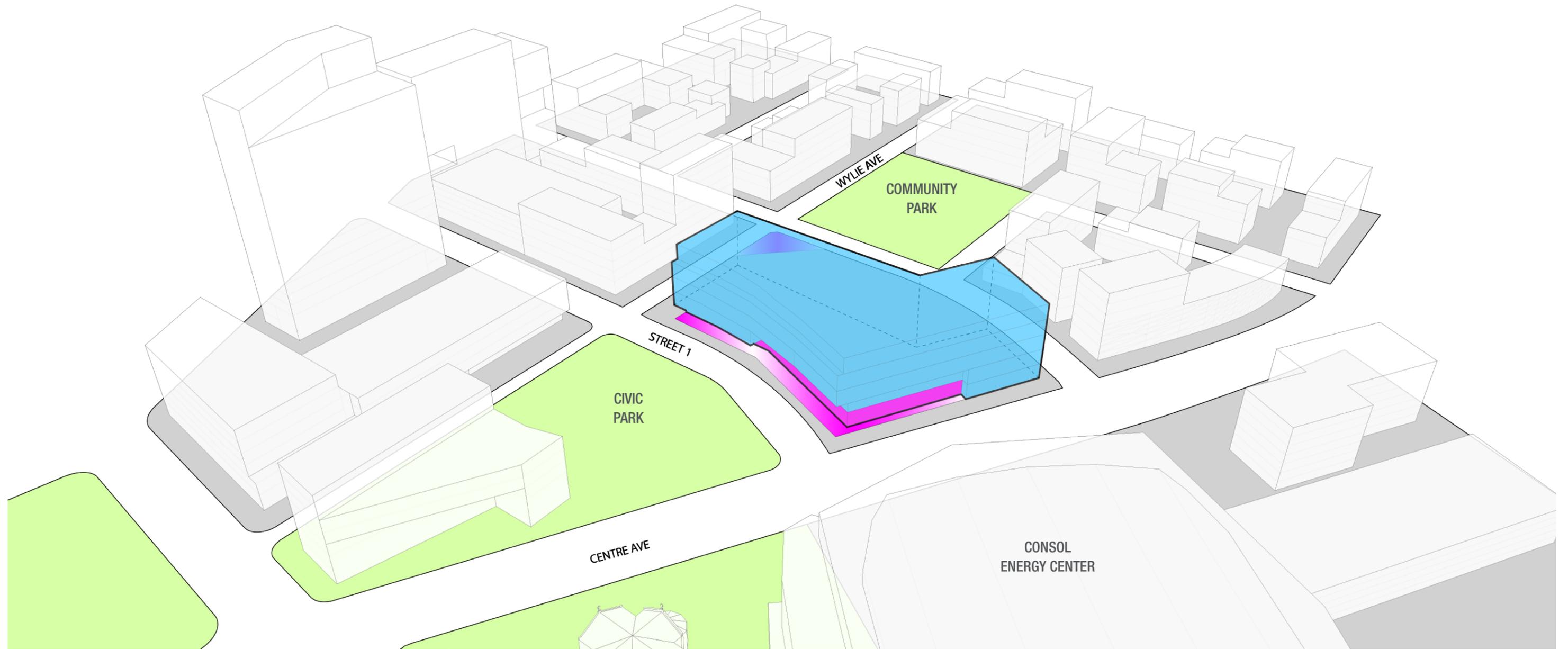


U. S. STEEL PROGRAM MASSING CONSOLIDATION

285,000 GSF 800-1000 EMPLOYEES 18,000 RSF RETAIL
5 LEVELS - 57,000 SF / LEVEL

MASSING ATTRIBUTES

- RETAIL/MUSEUM
- OFFICE



U. S. STEEL HEADQUARTERS ACTIVATE & ENGAGE GROUND PLANE

DESIGN INFLUENCE



HONOR STRUCTURAL STEEL'S LEGACY & BEAUTY

CLAYCO
THE ART & SCIENCE OF BUILDING

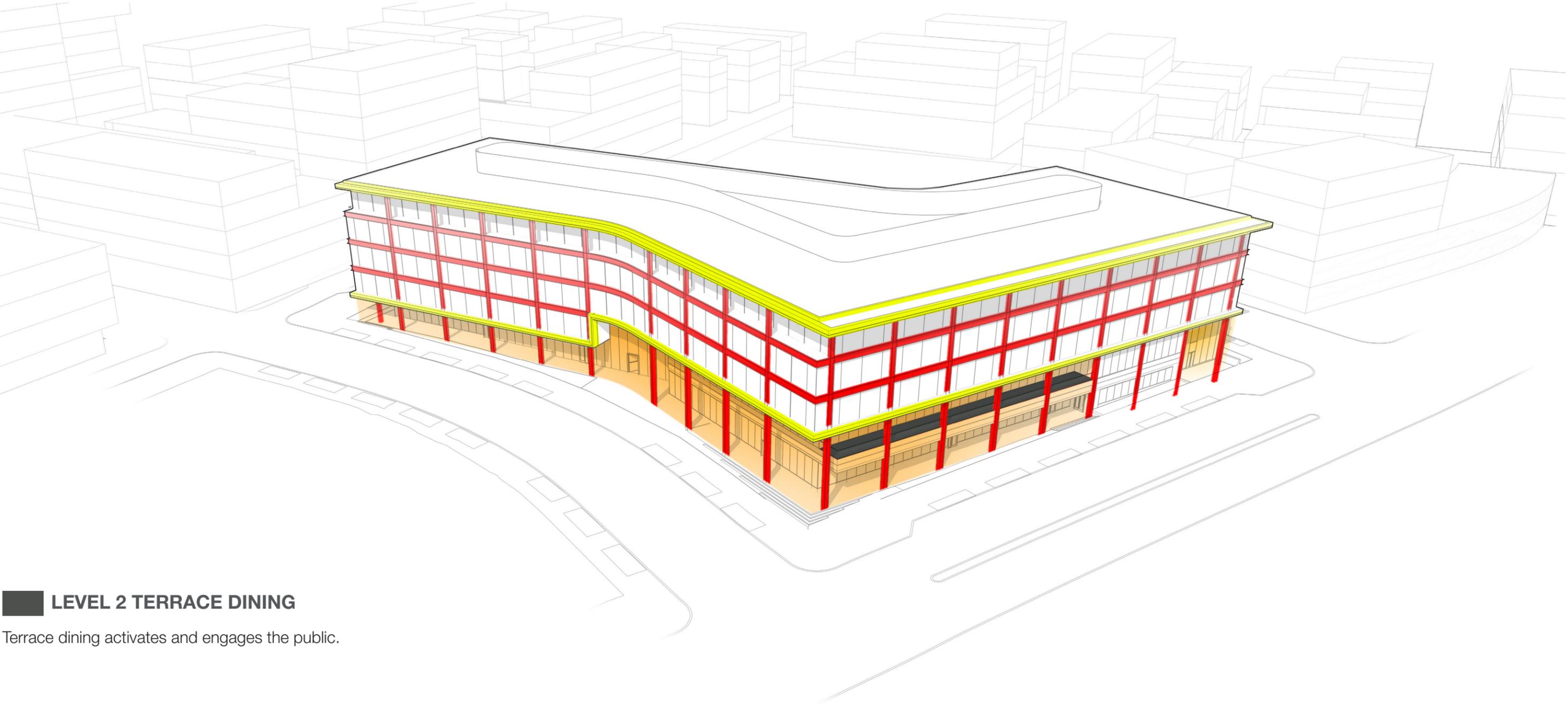
FS ARCHITECTURE, PC
A PROFESSIONAL CORPORATION



U. S. STEEL HEADQUARTERS
FLDP SUBMISSION 02.27.15

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ARCHITECTURAL ATTRIBUTES



LEVEL 2 TERRACE DINING

Terrace dining activates and engages the public.

ARTICULATED BASE

Pittsburgh Connection: Defined by brick details, public programs including the entry, museum, and retail elements are connected to the community at the ground plane.

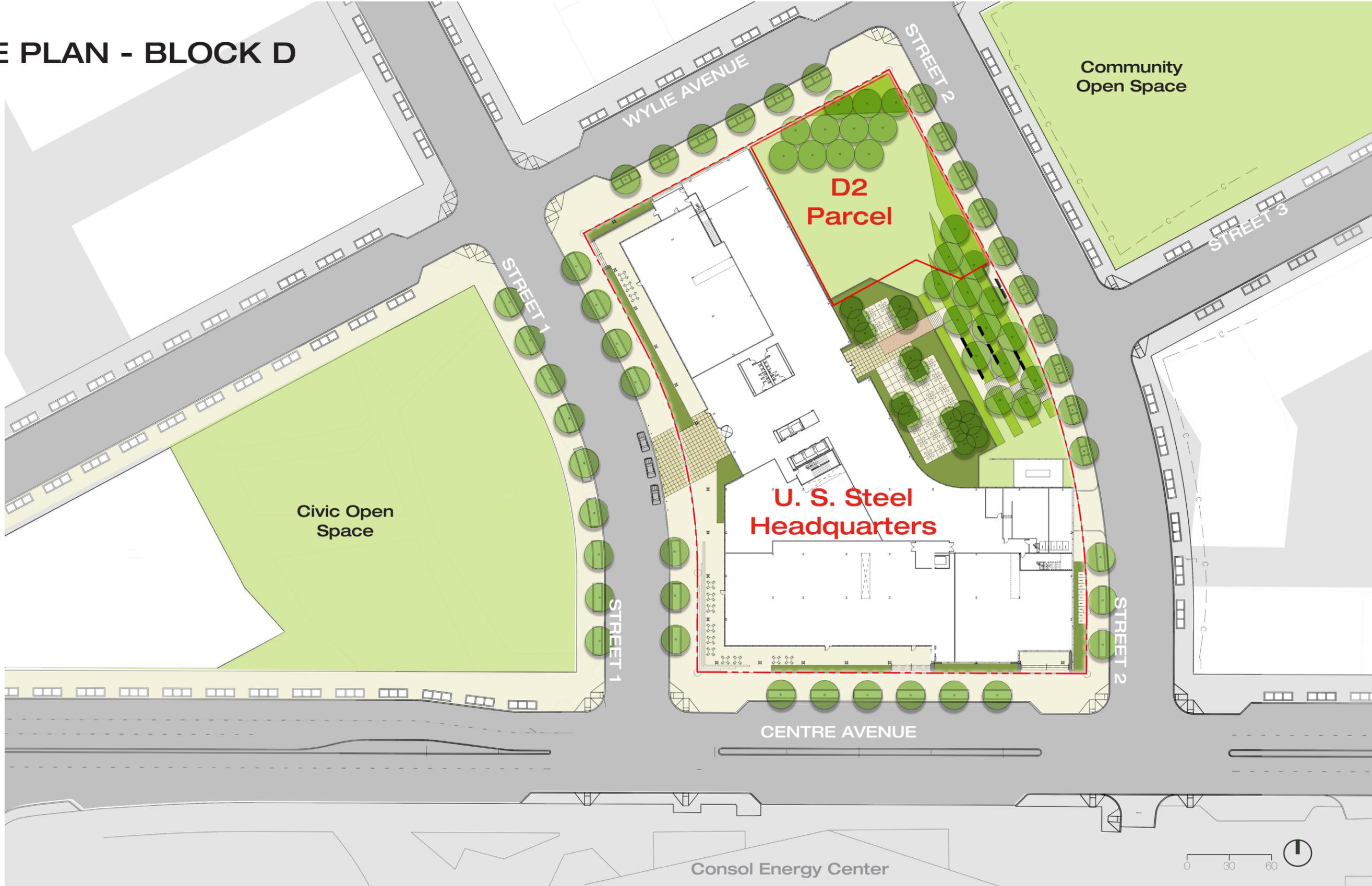
ARCHITECTURAL EXPRESSION

U. S. Steel History: The architecture honors Pittsburgh and U. S. Steel's role in the building industry with the focus to the future.

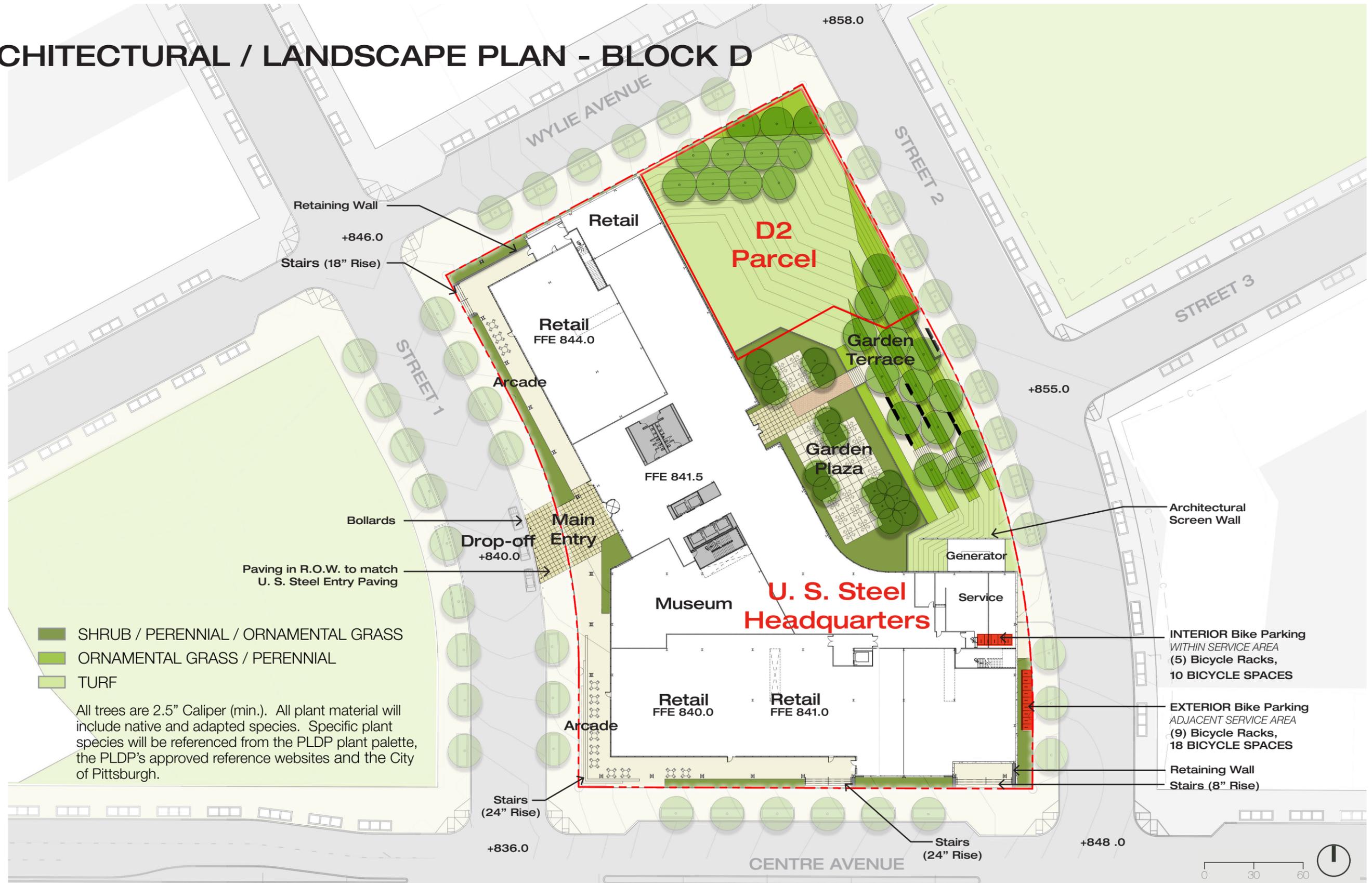
DEFINE ARCHITECTURAL COMPOSITION

Articulated precast defines and separates ground plane and entrance from the primary office floors and provides transition to the sky.

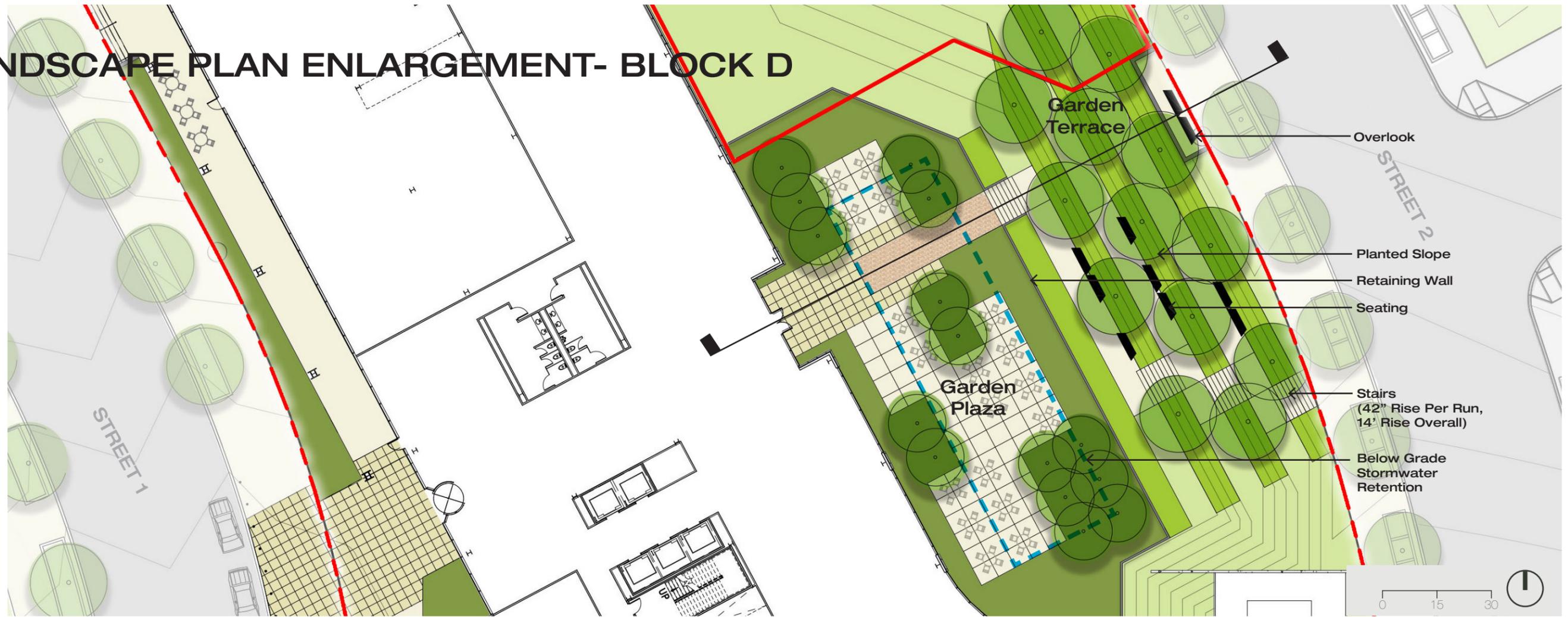
SITE PLAN - BLOCK D



ARCHITECTURAL / LANDSCAPE PLAN - BLOCK D



LANDSCAPE PLAN ENLARGEMENT- BLOCK D



Garden Plaza

Garden Terrace

SITE ATTRIBUTES

ELEVATIONS + PUBLIC REALM

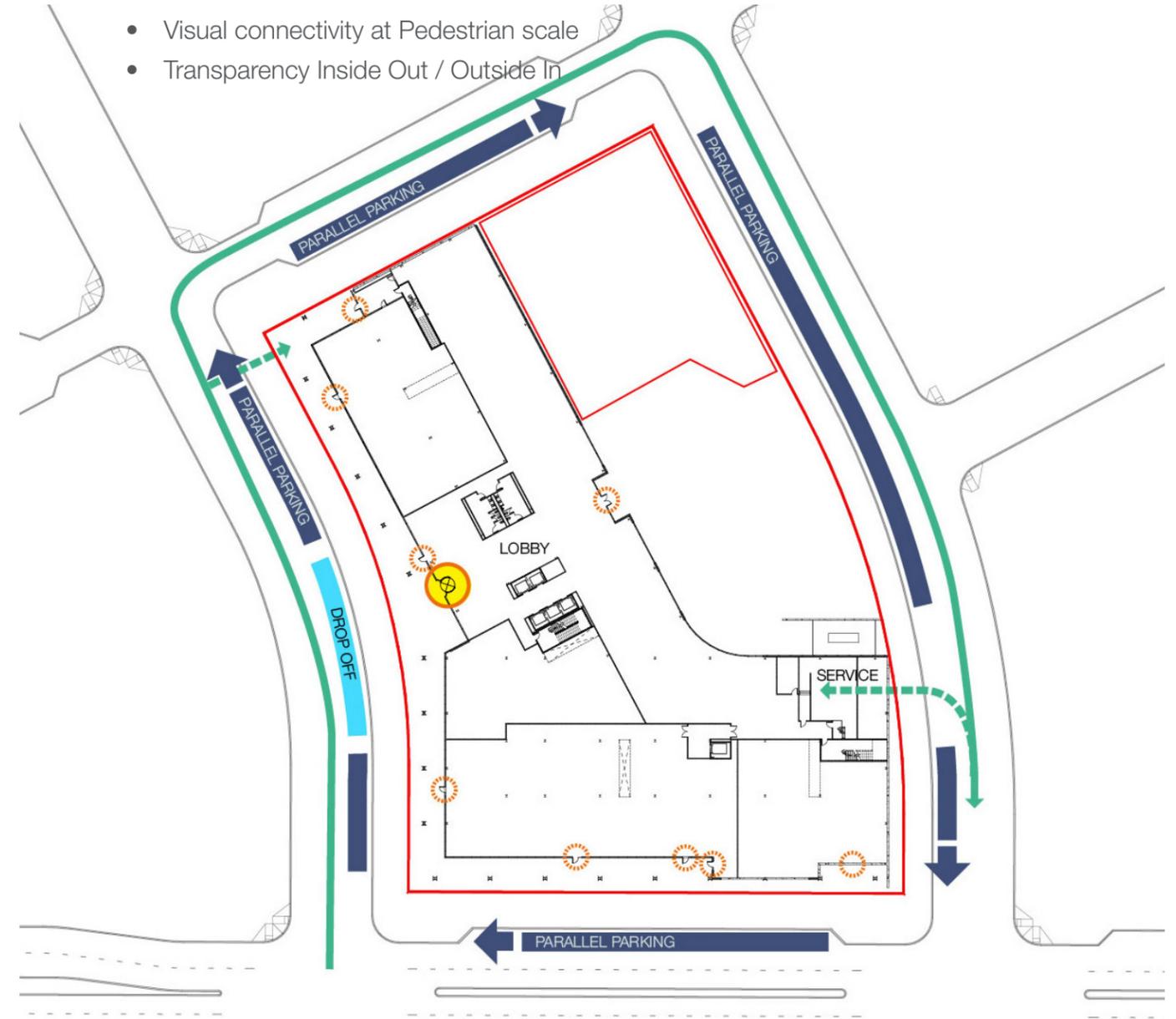
- Significant grade changes +/- 22 feet across entire site
- Architectural entries and Arcades engage street life
- Street Tree Planter locations respond to context and building footprint
- ADA accessible intersections



- SIDEWALK (NOT IN SCOPE)
- PLANTER (NOT IN SCOPE)

VEHICULAR + PEDESTRIAN ACCESS

- Drop off designated at building main entry
- Parallel parking provided on all streets
- Service access at Level 2 of Street 2
- Visual connectivity at Pedestrian scale
- Transparency Inside Out / Outside In



- MAIN DROP-OFF
- PARALLEL PARKING
- SERVICE ACCESS
- PRIMARY U. S. S. BUILDING ACCESS
- OTHER BUILDING ACCESS

STORM WATER PLAN - BLOCK D

PROJECT: US STEEL PROJ. NO: 214-5314

Retention - site

1: Water Quantity Volume:

Drainage Area:	2.23	Acres
Percent Impervious Cover(I):	84	%
Water Quality Required:	7,829	Cu. FT $Water\ Quantity = [1.20 * (.05 + .009I)] * A / 12 * 43560$

2: Bio-Retention Surface Area

Required WQv:	7,829	Cu. FT	Provided:	Area(Af) =	1352	Ft.^2
Filter Bed Depth(df):	2.50	Ft.	Provided Volume(V1): (Above Bio-Retention)	Elevation	Area	Volume
Coefficient of Permeability(k):	2.0	Ft./day*		0.00	1,352	0
Height of water above Bed(hf):	0.50	Ft.		1.00	1,854	1,603
Design Filter Bed Drain Time(tf):	2	days**		1.50	2,118	2,596
Surface Area of Filter Bed(Af):	1,631	Ft.^2 $(WQv \times df) / [(k) \times (hf + df) \times (tf)]$				

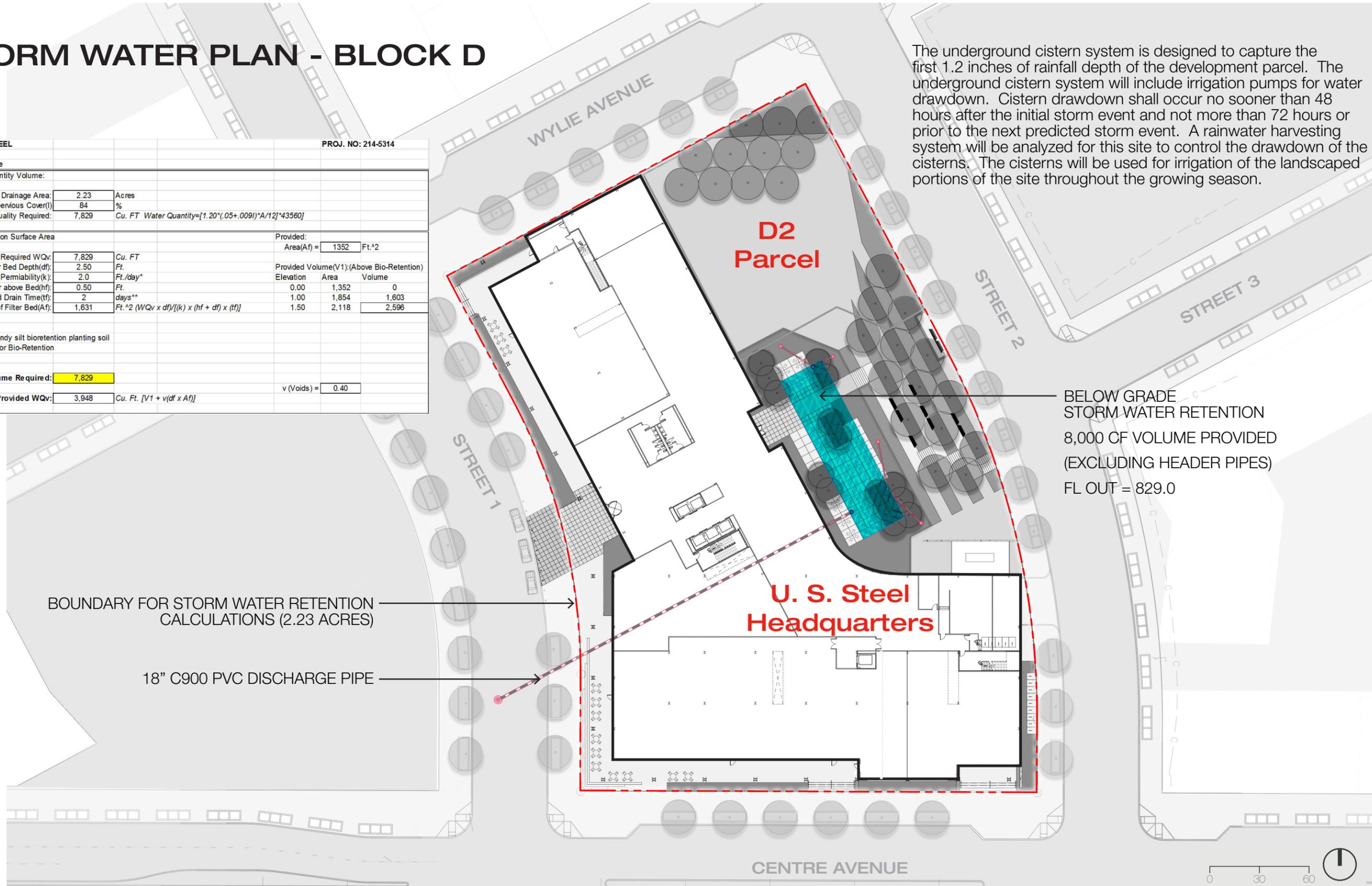
2.0 ft/day for sandy silt bioretention planting soil
 te: 2.00 days for Bio-Retention

Retention Volume Required: 7,829

Provided WQv: 3,948 Cu. Ft. $[V1 + v(df \times Af)]$

v (Voids) = 0.40

The underground cistern system is designed to capture the first 1.2 inches of rainfall depth of the development parcel. The underground cistern system will include irrigation pumps for water drawdown. Cistern drawdown shall occur no sooner than 48 hours after the initial storm event and not more than 72 hours or prior to the next predicted storm event. A rainwater harvesting system will be analyzed for this site to control the drawdown of the cisterns. The cisterns will be used for irrigation of the landscaped portions of the site throughout the growing season.



BELOW GRADE
 STORM WATER RETENTION
 8,000 CF VOLUME PROVIDED
 (EXCLUDING HEADER PIPES)
 FL OUT = 829.0

BOUNDARY FOR STORM WATER RETENTION
 CALCULATIONS (2.23 ACRES)

18" C900 PVC DISCHARGE PIPE

VIEW FROM SOUTHWEST



VIEW FROM SOUTHWEST - DUSK



VIEW FROM NORTHWEST

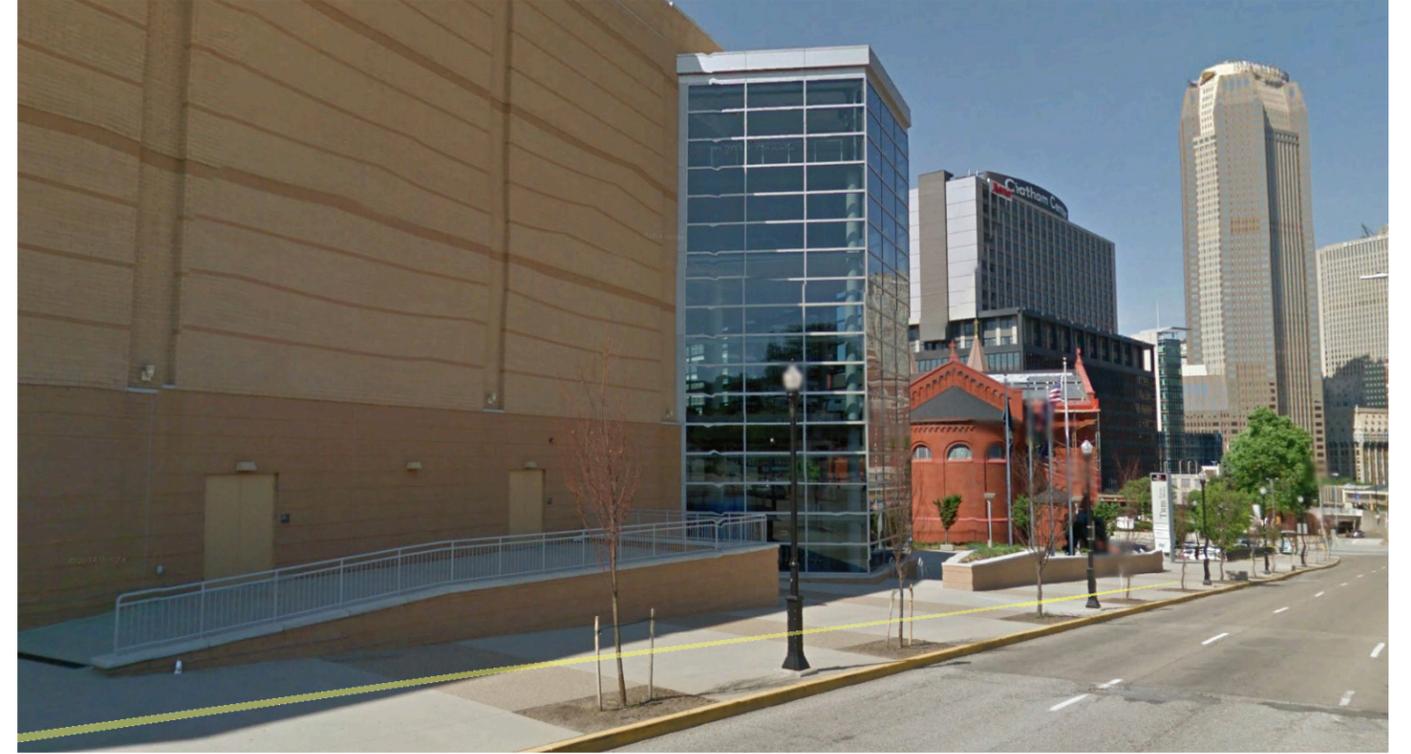


SITE CONTEXT PHOTOS

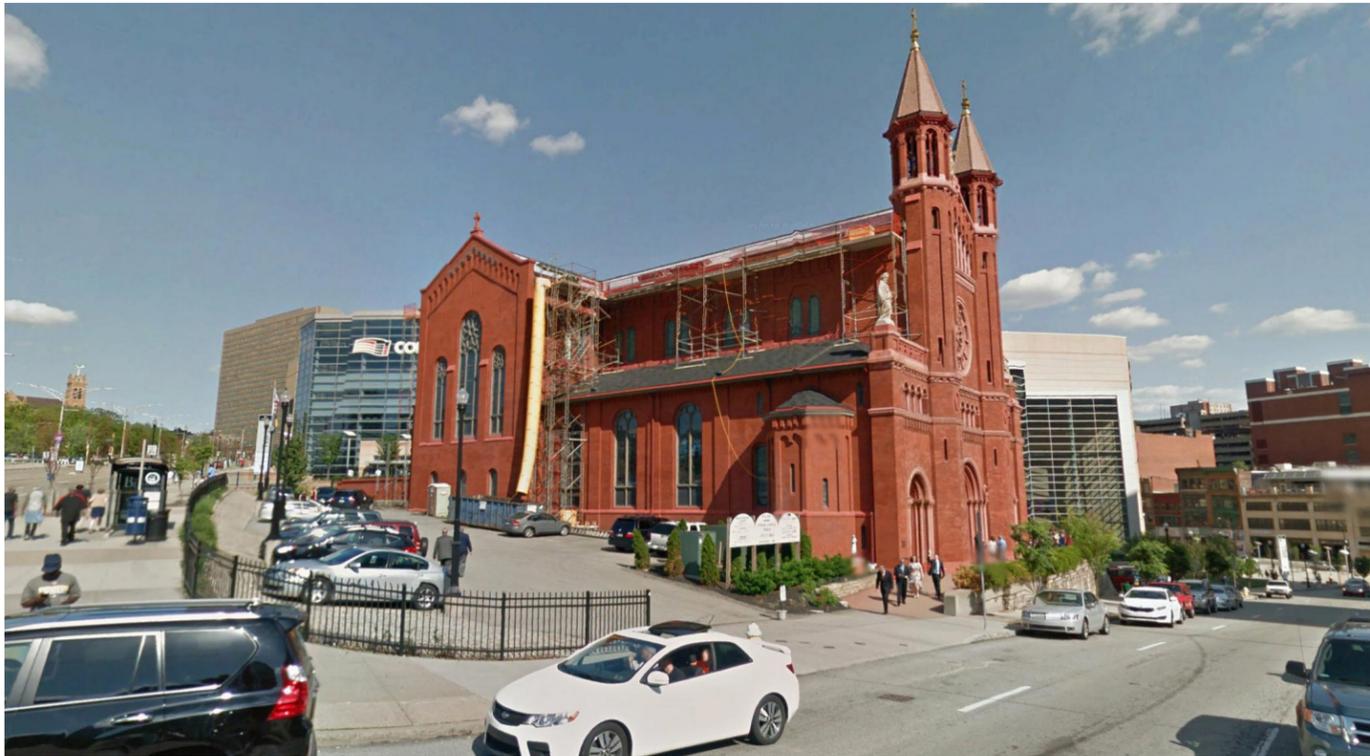
CONSOL ENERGY CENTER



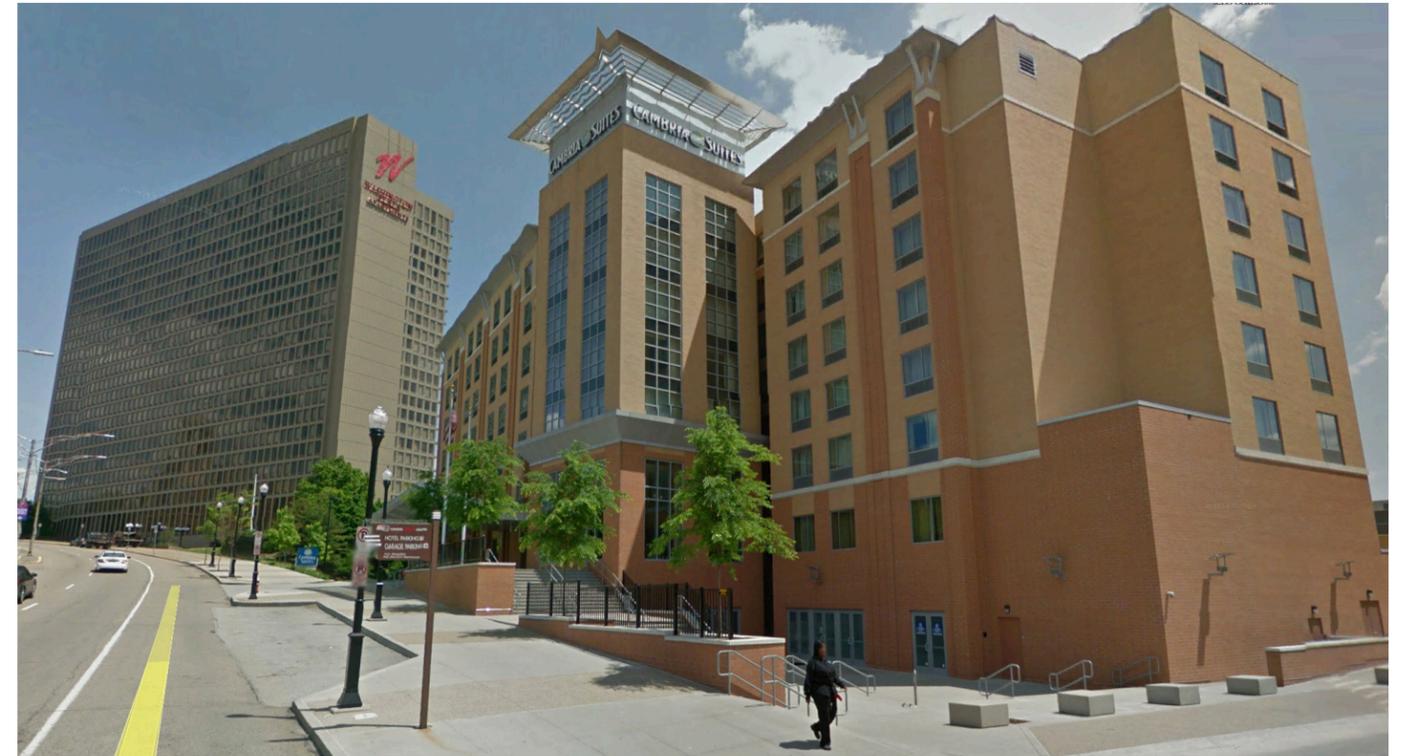
CONSOL ENERGY CENTER / EPIPHANY CHURCH



EPIPHANY CHURCH



WESTIN / CAMBRIA SUITES



MATERIALITY / PRECEDENTS

STEEL FRAME



The office program sits atop a series of columns at the southwest corner of the property.

The structural frame is communicated via wide flange expression, paying homage to U. S. Steel history

Shop powder coated steel

Steel flanges create strong shadow lines that provide depth within the facade system

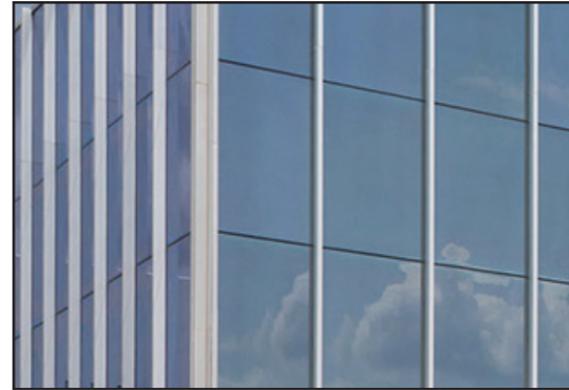
PRECAST CONCRETE BROW / BELT



Precast brow and belt afford a wider, pronounced expression than the wide flange profiles.

These precast bands, define the boundaries the office function / program beyond

GLASS / MULLIONS

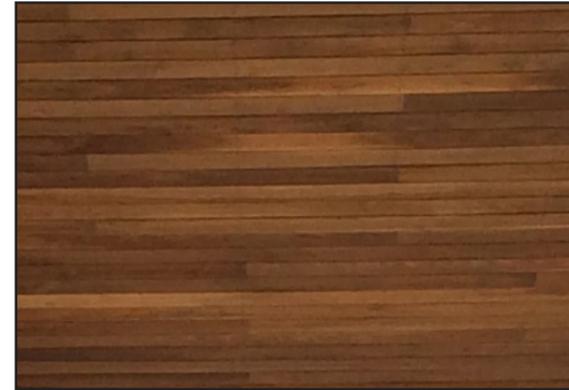


A series of butt glazed glass facade below precast belt, defines the dining / entertainment program.

Repetitive window wall frames above define the office function / program beyond.

Combination of mullion caps and butt glazed joints provide depth within the "office" facade system.

WOOD SOFFIT

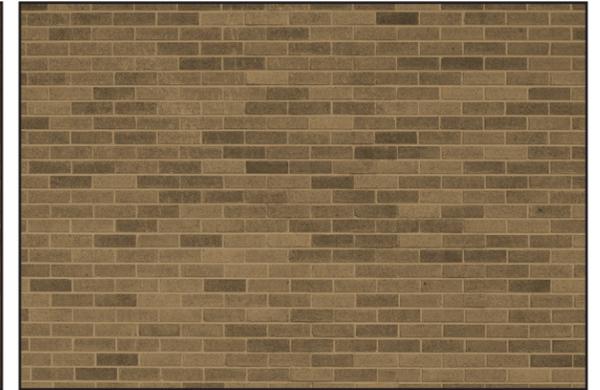


Wood soffits at balcony overhangs and south facade brow.

Creates warmth, pattern, and a human scale, at the balcony and pedestrian level.

Used in locations protected from sun and direct contact with moisture.

BRICK / PATTERN / TEXTURE



A Masonry band at the SW corner separates the office dining from the public retail below

The masonry base anchors building back to the hill

Relate to surrounding context - Consol Energy Center & Epiphany Catholic Church

TYPICAL FACADE DETAIL / EXPRESSION



STRUCTURALLY AUTHENTIC - OPTIMIZE DAY LIGHTING & TRANSPARENCY

VIEW OF NORTHWEST CORNER - STREET 01



VIEW OF SOUTHWEST CORNER - STREET 01



VIEW OF SOUTHEAST CORNER - CENTRE STREET



BIRD'S EYE VIEW OF PLAZA - STREET 02



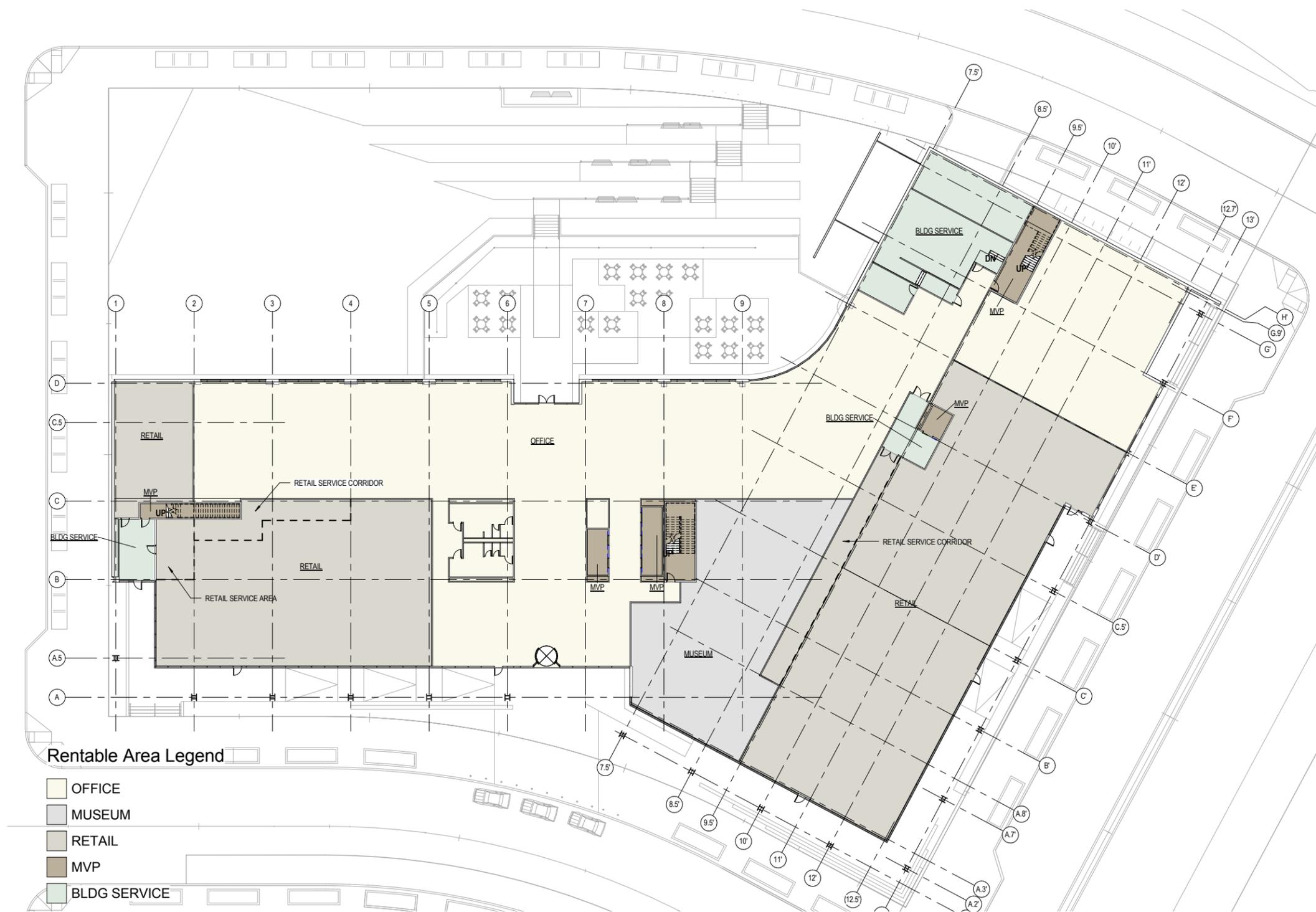
VIEW OF FROM EXTERIOR PLAZA



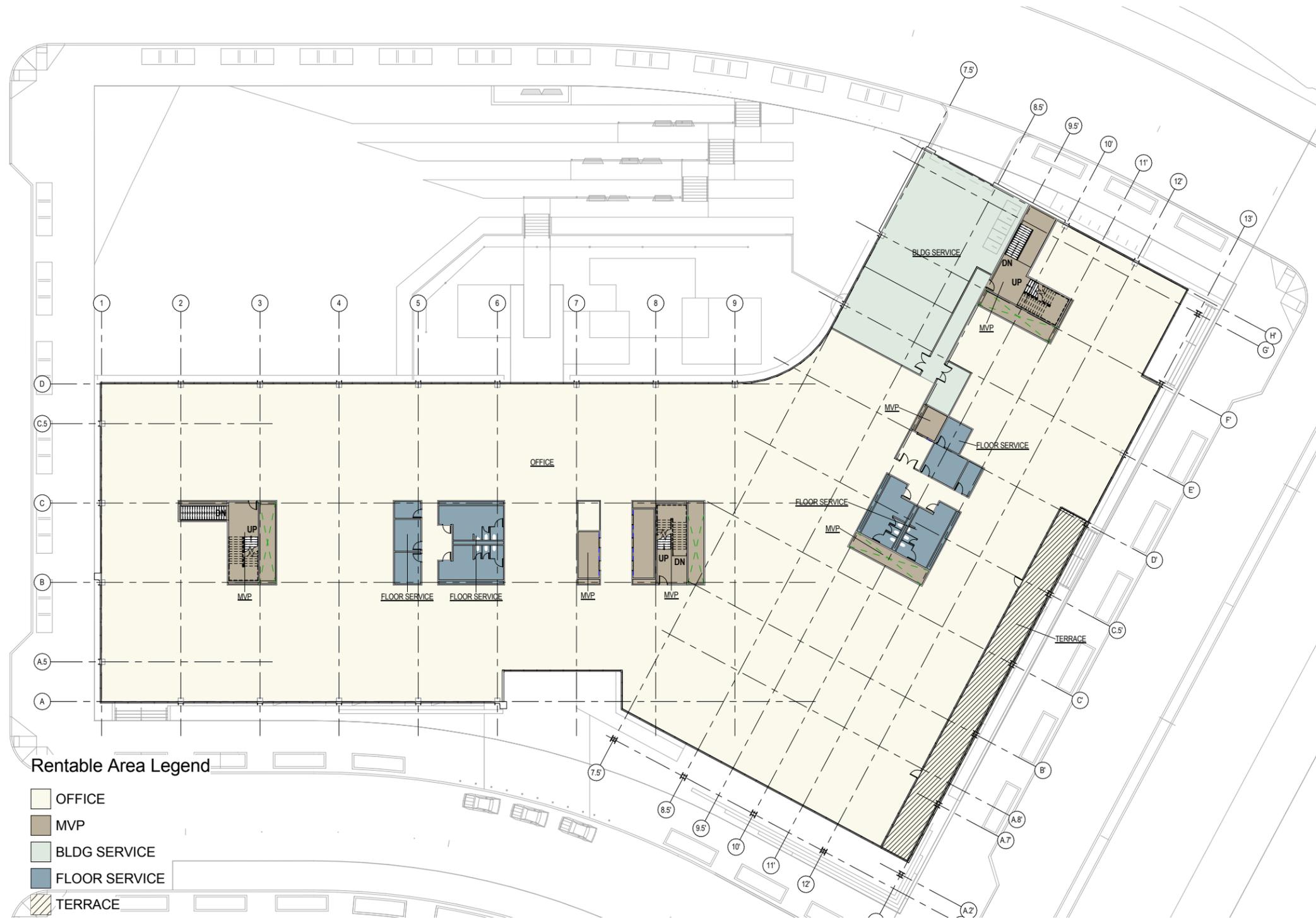
VIEW FROM NORTH - WYLIE



1ST FLOOR PLAN



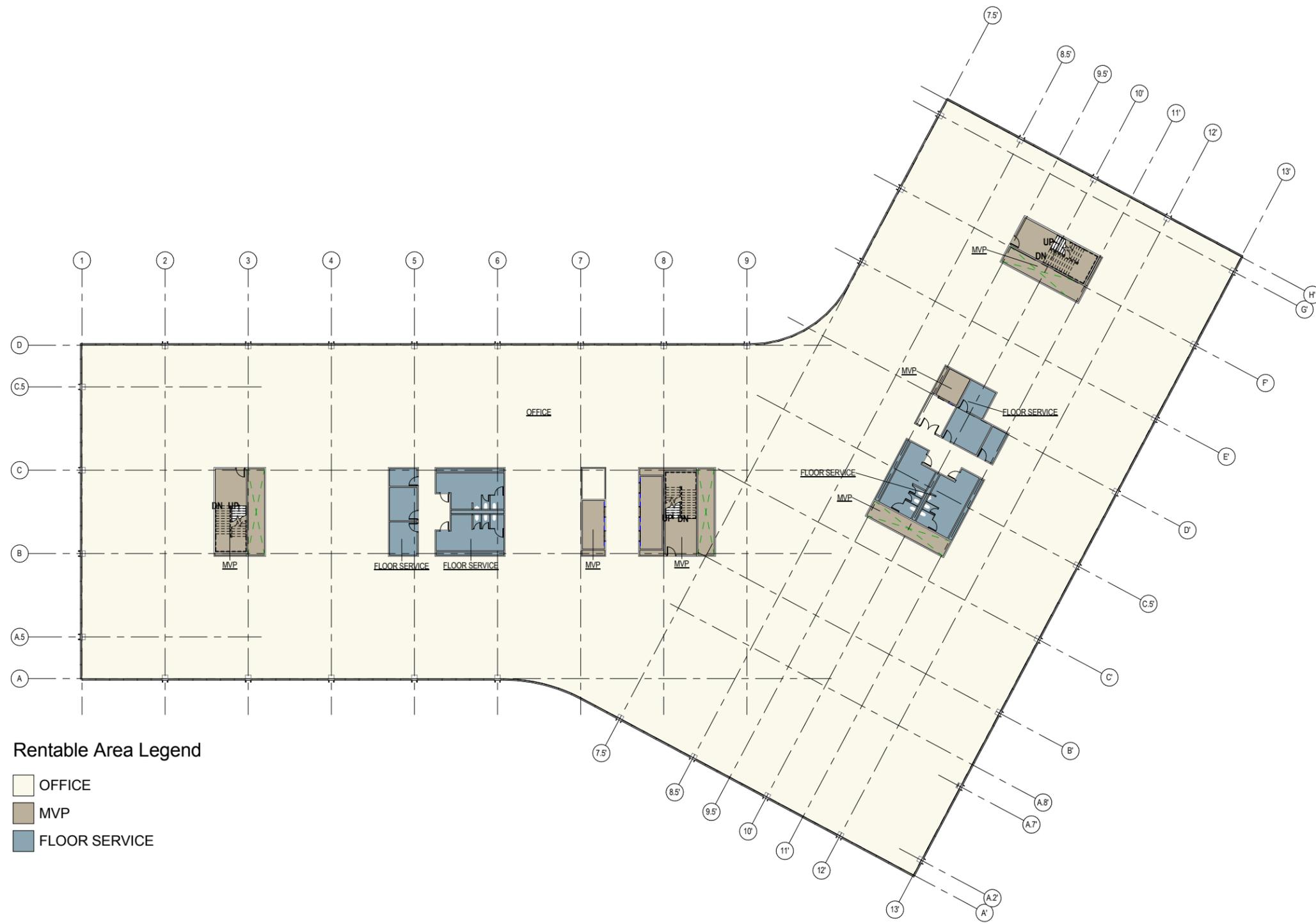
2ND FLOOR PLAN



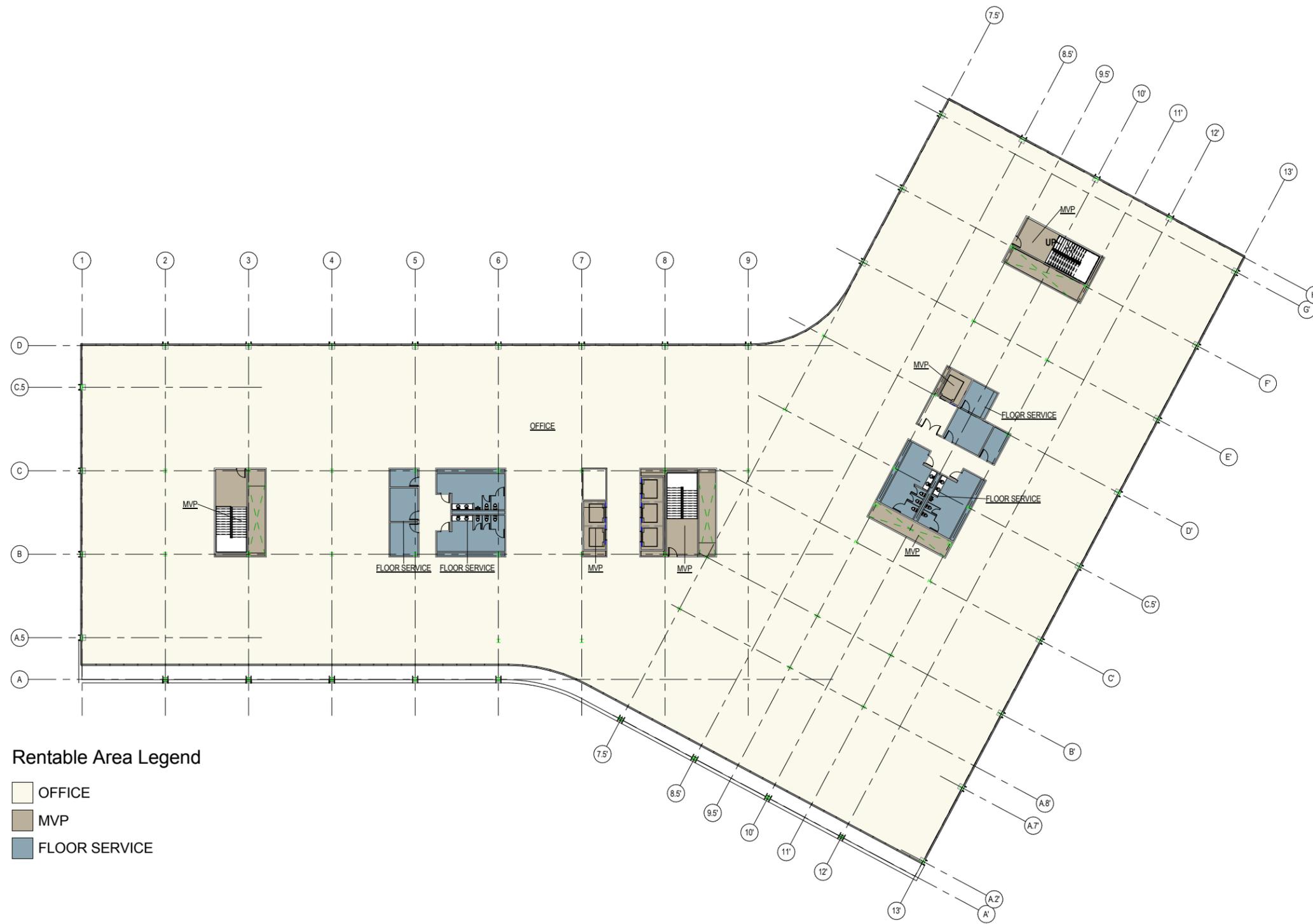
Rentable Area Legend

- OFFICE
- MVP
- BLDG SERVICE
- FLOOR SERVICE
- TERRACE

3RD & 4TH FLOOR PLAN



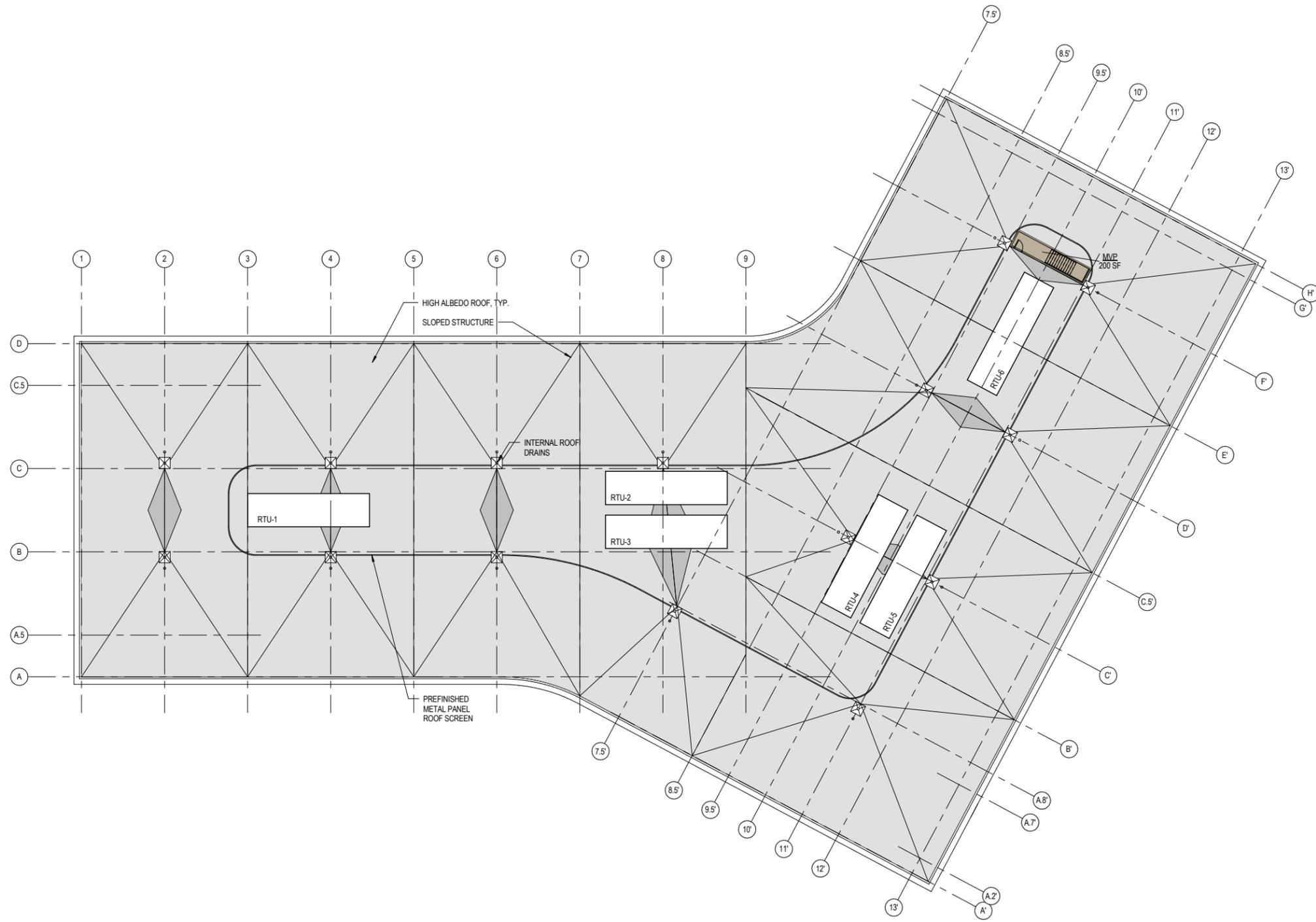
5TH FLOOR PLAN



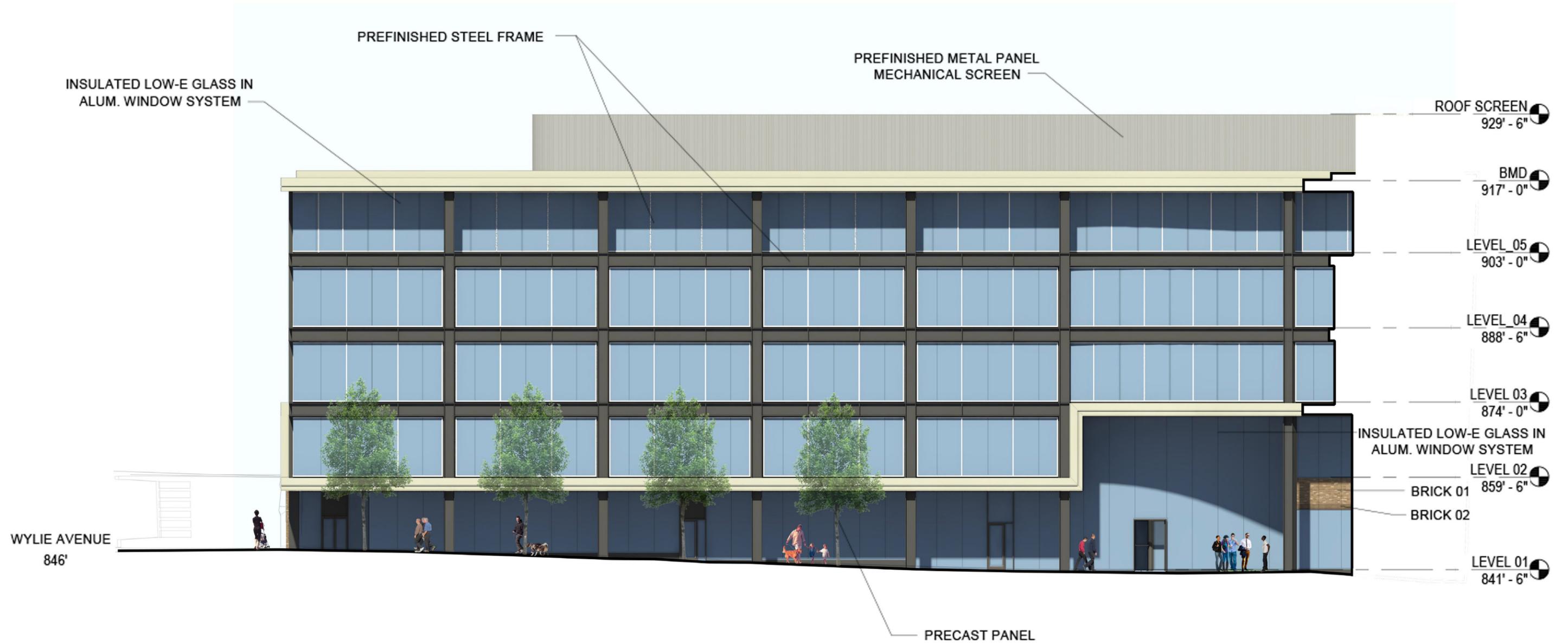
Rentable Area Legend

- OFFICE
- MVP
- FLOOR SERVICE

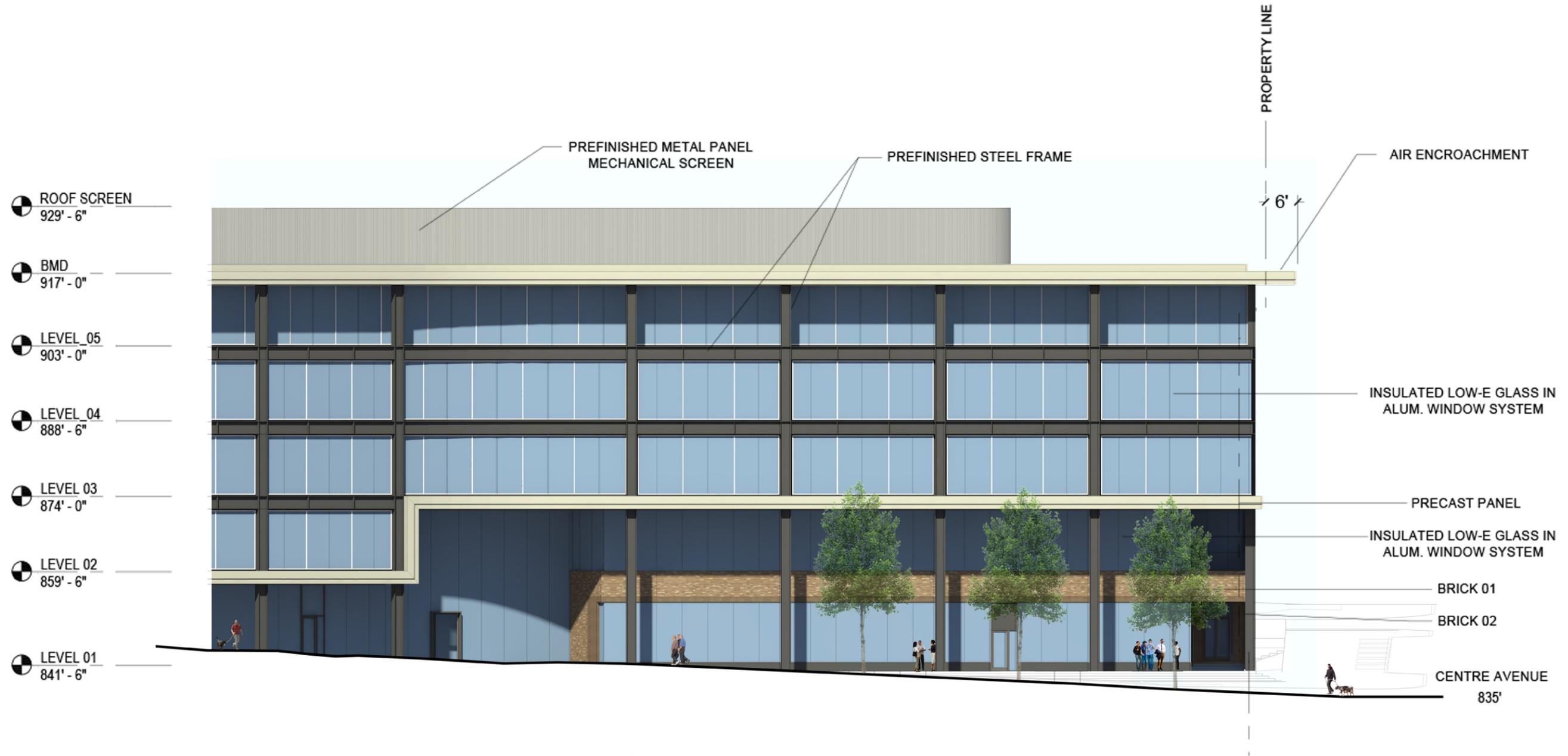
ROOF PLAN



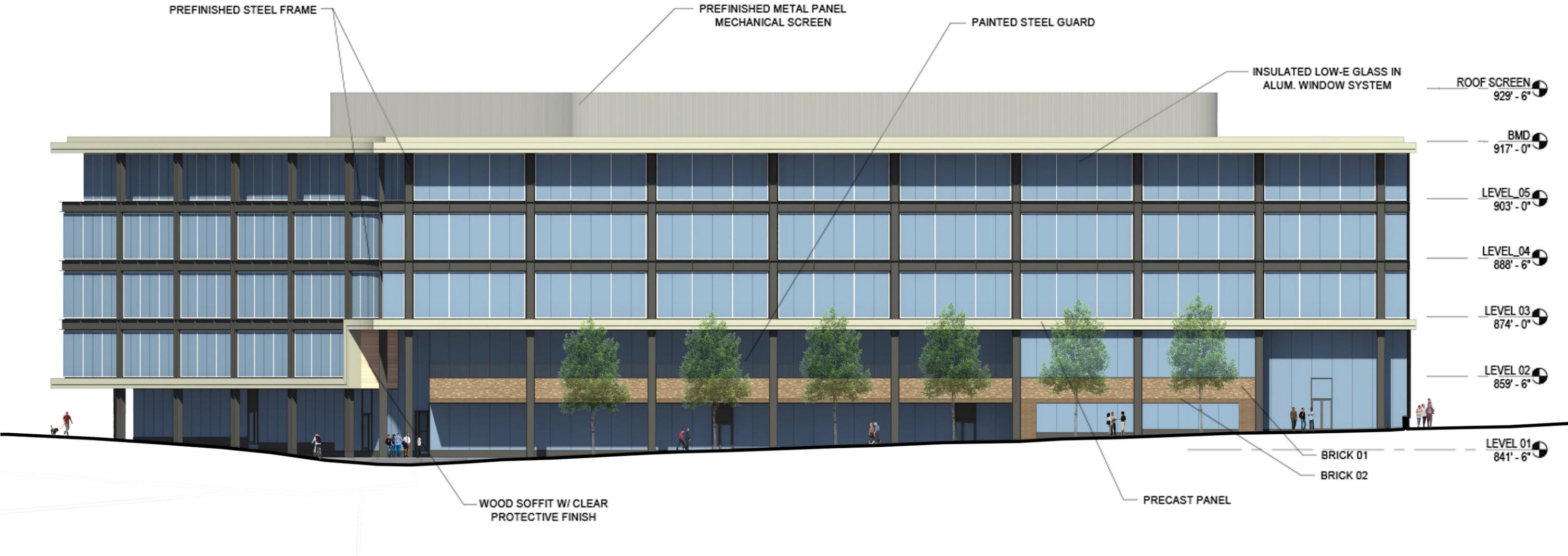
WEST ELEVATION 01



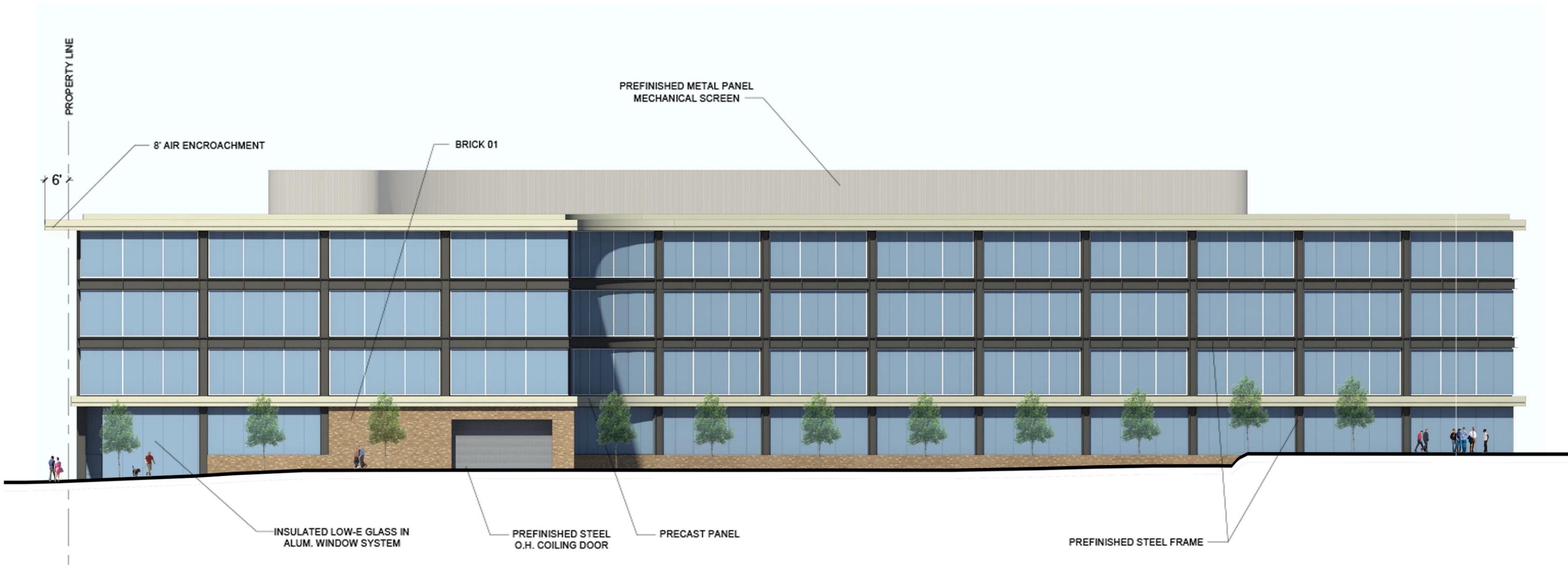
WEST ELEVATION 02



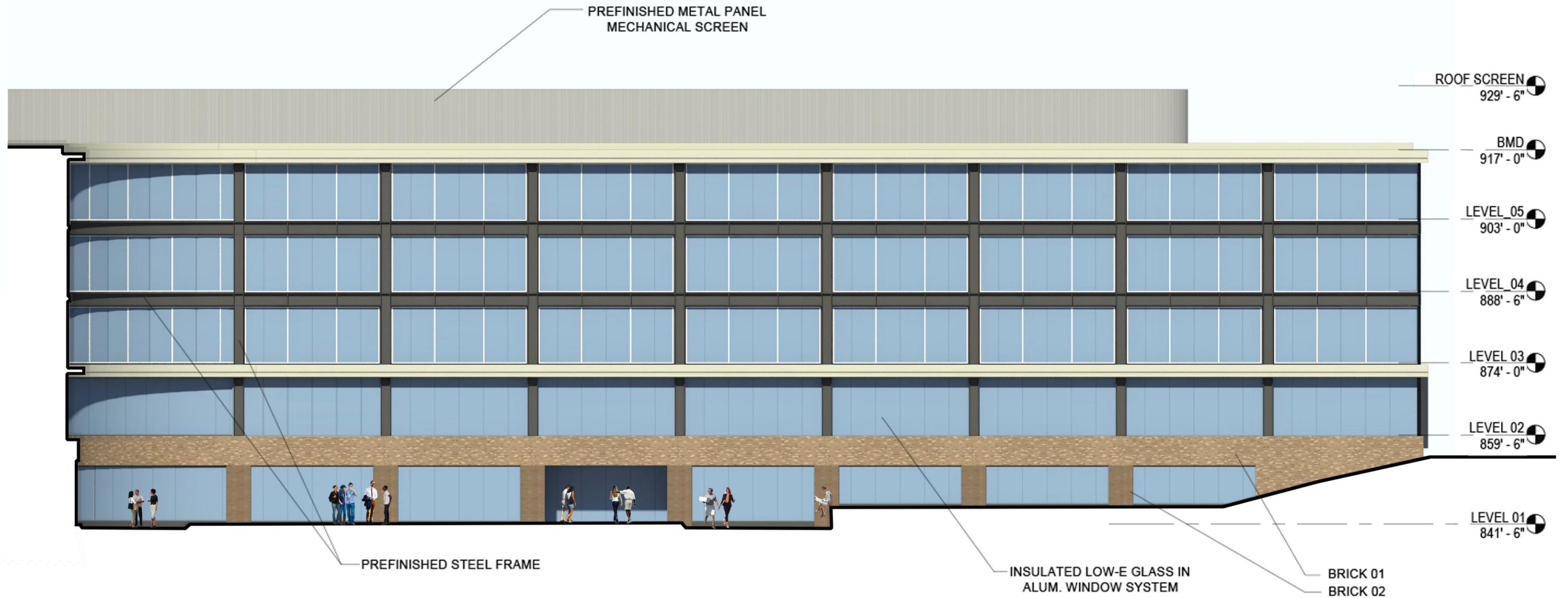
SOUTH ELEVATION



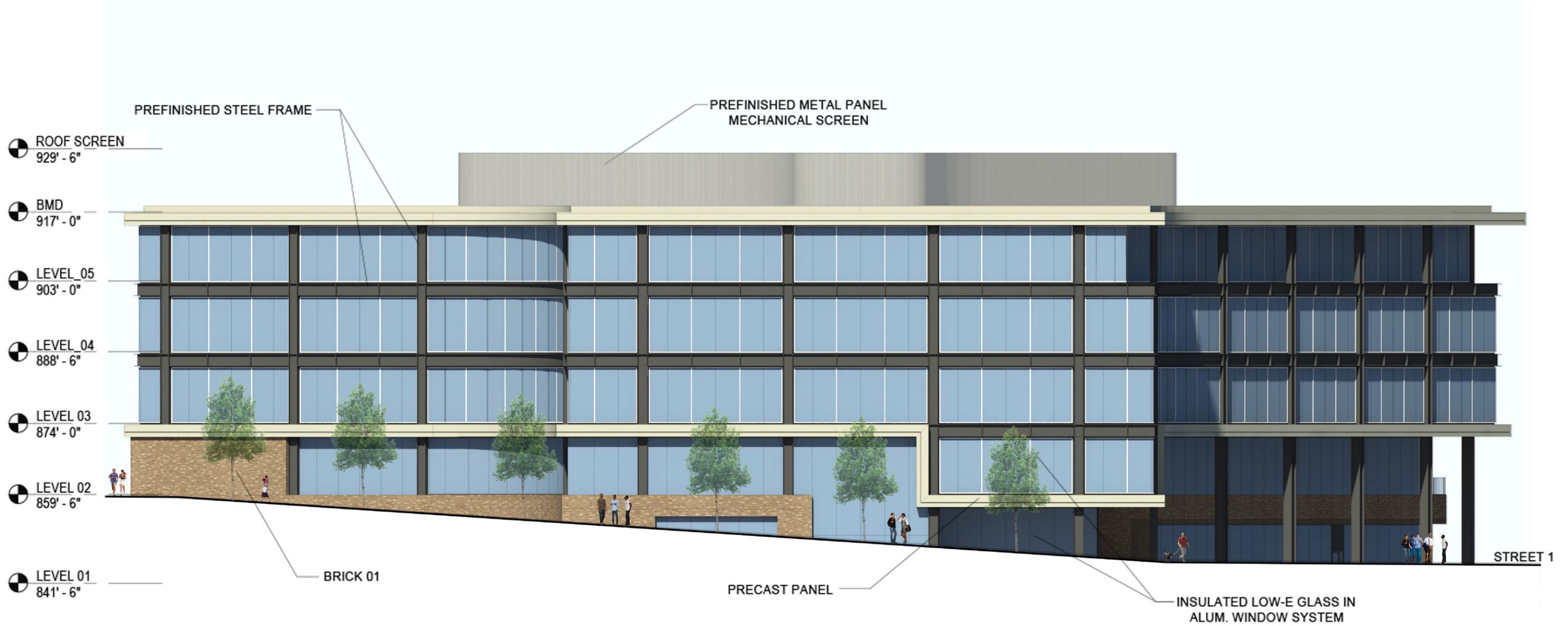
EAST ELEVATION 01



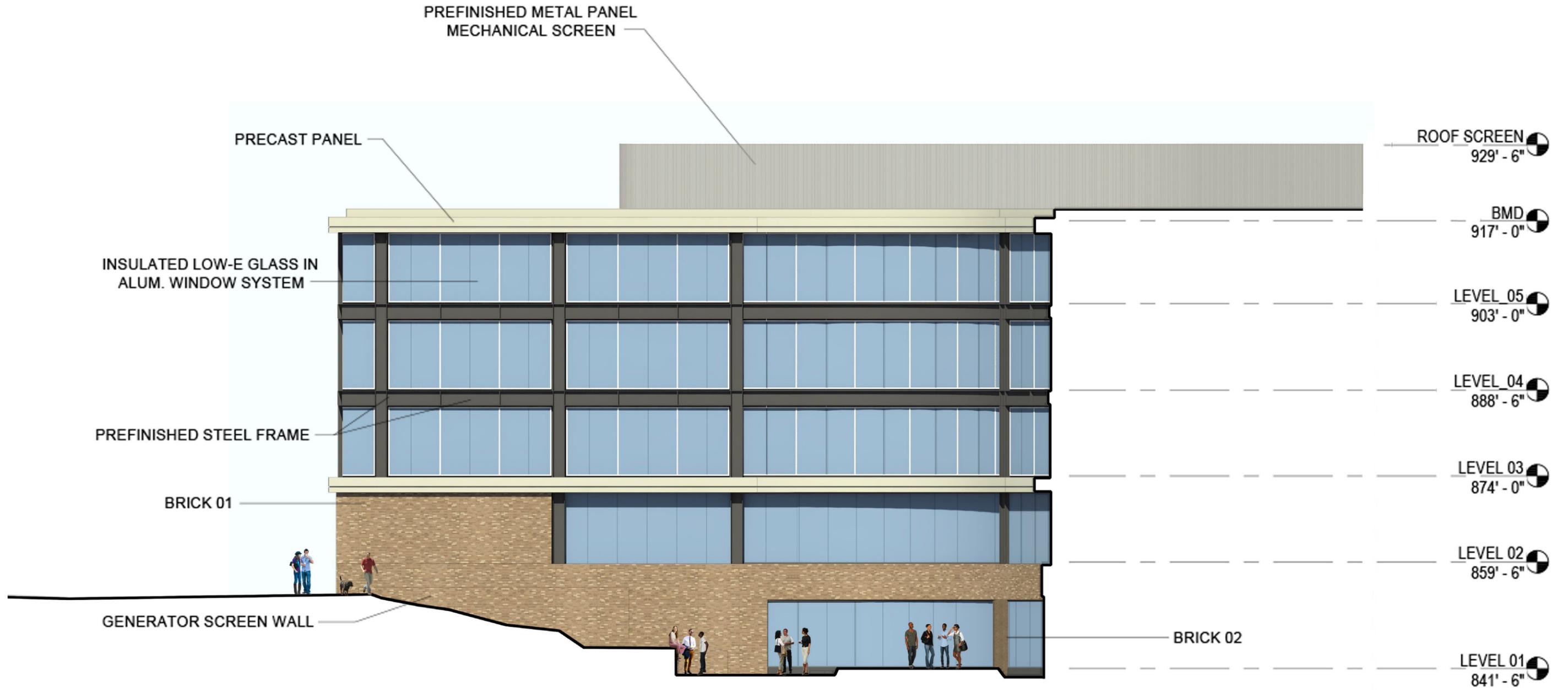
EAST ELEVATION 02



NORTH ELEVATION 01



NORTH ELEVATION 02



U. S. Steel Forum/Clayco Sustainability Plan

The U. S. Steel Headquarters project will pursue LEED Building Design and Construction (BD+C) New Construction (NC) with the intent to achieve a Silver certification with 52 points projected. Forum Studio has filled out a preliminary scorecard that illustrates what credits the project will pursue and that are also in alignment with the LEED ND credits where applicable.

To contribute to the development effort of LEED ND there are certain credits that project is contributing to beyond fulfilling the applicable prerequisites:

- NPDc1 – Walkable Streets
- NPDc5 – Reduce Parking Footprint
- NPDc9 – Access to Civic and Public Spaces
- NPDc11 – Visit ability and Universal Design
- NPDc14 – Tree Lined and Shaded Streets
- GIBc2 – Building Energy Efficiency
- GIBc4 – Water Efficient Landscape
- GIBc8 – Stormwater Management
- GIBc9 – Heat Island Reduction

With the honor of being the first structure to be developed within the LEED ND boundary the vision is for the U. S. Steel Headquarters to be an example of how a building integrates itself with the site and corresponding developments. This allows not only for the achievement of project and development LEED goals, but creates engaging public spaces that increase economic vibrancy, community culture, all while reducing impact and demand on resources. Throughout the process of design there has been consistent dialogue between all responsible parties to meet as many of the LEED ND credits as possible given the U. S. Steel Headquarter project scope.

Forum Studio has used its extensive experience with LEED projects in the design of the U. S. Steel Headquarters to achieve an anticipated Silver certification. Members of the project team have been responsible for Platinum certification on previous projects, and the collection of over 30 LEED accredited personal on staff all contribute a strong collective knowledge on how to deliver this project to that goal.

Throughout the design development emphasis has been placed on maximizing the amount of transparency in the building to allow natural light into the interior space while minimizing the impact that these features have on the energy efficiency. This will not only benefit the occupants, but also create a lively exterior of the building to compliment the vibrancy of the Consol Energy Center adjacent to the site. Currently we are forecasting a twenty percent reduction in energy consumption over the baseline, which corresponds to an estimated 41.4

EUI, showing progress towards achieving the Pittsburgh 2030 District commitment of a 32 EUI, or seventy percent over baseline.

Beyond energy there is a strong emphasis on creating an engaging public space that is working towards stormwater and site development credits currently under evaluation with Forum Studio's landscape and civil engineering teams. By utilizing native and adaptive landscaping the irrigation demand for the site has been reduced up to fifty percent. Locating the parking below grade allows for this to take place, while at the same time providing preferred parking to the carpool, low-emitting and fuel-efficient vehicles. Parking capacity is positively impacted by the proximity of the site to an existing public transportation infrastructure that we anticipate reducing demand for commuter parking. The reduction in hard surface area by locating the parking below grade also allows for heat island reduction, which is also a regional priority credit.

With the structure of building composed of mostly steel and concrete it is highly achievable to receive up to thirty percent recycled material content on the project, which would also be accompanied by a large portion of regional material content as well. Working with our Clayco Construction partners to track the materials documentation, waste diversion, construction indoor air quality, and low-emitting materials credits to assure that all construction credits are achieved as well.

With over 60 certified LEED projects (see attached document) at all levels of the USGBC rating scale, Clayco is very familiar with what is required to deliver a sustainable project. A strong commitment to sustainability (see attached statement) is present in our projects as well as our office operations. With over thirty LEED credentialed professionals on staff each project has standard operating procedures that provide LEED approved construction standards and monitoring requirements (see attached Clayco LEED Action Plan) that decrease environmental impact and assure that all projected LEED points are achieved.



**LEED for New Construction and Major Renovation 2009
Project Scorecard**

Project Name: **US Steel Headquarters**
Project Address: **Pittsburgh, PA**
FTE Occupancy:
Square Feet: **279,921**
Updated: **2.27.15**

Yes	?	No		Points
19	7	0	Sustainable Sites	26 Points
Y			Prereq 1 Construction Activity Pollution Prevention	Required
1			Credit 1 Site Selection	1
5			Credit 2 Development Density & Community Connectivity	5
		1	Credit 3 Brownfield Redevelopment	1
6			Credit 4.1 Alternative Transportation, Public Transportation Access	6
		1	Credit 4.2 Alternative Transportation, Bicycle Storage & Changing Rooms	1
3			Credit 4.3 Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles	3
2			Credit 4.4 Alternative Transportation, Parking Capacity	2
		1	Credit 5.1 Site Development, Protect or Restore Habitat	1
		1	Credit 5.2 Site Development, Maximize Open Space	1
		1	Credit 6.1 Stormwater Design, Quantity Control	1
		1	Credit 6.2 Stormwater Design, Quality Control	1
1			Credit 7.1 Heat Island Effect, Non-Roof	1
1			Credit 7.2 Heat Island Effect, Roof	1
		1	Credit 8 Light Pollution Reduction	1

Yes	?	No		Points
4	4	2	Water Efficiency	10 Points
Y			Prereq 1 Water Use Reduction, 20% Reduction	Required
2	0		Credit 1.1 Water Efficient Landscaping, Reduce by 50%	2
		2	Credit 1.2 Water Efficient Landscaping, No Potable Use or No Irrigation	2
		2	Credit 2 Innovative Wastewater Technologies	2
2	2		Credit 3 Water Use Reduction, 30% Reduction	2 to 4
			2 Reduce by 30%	2
			Reduce by 35%	3
			Reduce by 40%	4

Yes	?	No		Points
8	18	9	Energy & Atmosphere	35 Points
Y			Prereq 1 Fundamental Commissioning of the Building Energy Systems	Required
Y			Prereq 2 Minimum Energy Performance: 10% New Bldgs or 5% Existing Bldg Renovations	Required
Y			Prereq 3 Fundamental Refrigerant Management	Required
5	5	9	Credit 1 Optimize Energy Performance	1 to 19
			12% new Buildings or 8% Existing Building Renovations	1
			14% new Buildings or 10% Existing Building Renovations	2
			16% new Buildings or 12% Existing Building Renovations	3
			18% new Buildings or 14% Existing Building Renovations	4
			20% new Buildings or 16% Existing Building Renovations	5
			22% new Buildings or 18% Existing Building Renovations	6
			24% new Buildings or 20% Existing Building Renovations	7
			26% new Buildings or 22% Existing Building Renovations	8
			28% new Buildings or 24% Existing Building Renovations	9
			30% new Buildings or 26% Existing Building Renovations	10
			32% new Buildings or 28% Existing Building Renovations	11
			34% new Buildings or 30% Existing Building Renovations	12
			36% new Buildings or 32% Existing Building Renovations	13
			38% new Buildings or 34% Existing Building Renovations	14
			40% new Buildings or 36% Existing Building Renovations	15
			42% new Buildings or 38% Existing Building Renovations	16
			44% new Buildings or 40% Existing Building Renovations	17
			46% new Buildings or 42% Existing Building Renovations	18
			48% new Buildings or 44% Existing Building Renovations	19
0	7		Credit 2 On-Site Renewable Energy	1 to 7
			1% Renewable Energy	1
			3% Renewable Energy	2
			5% Renewable Energy	3
			7% Renewable Energy	4
			9% Renewable Energy	5
			11% Renewable Energy	6
			13% Renewable Energy	7
	2		Credit 3 Enhanced Commissioning	2
2			Credit 4 Enhanced Refrigerant Management	2
1	2		Credit 5 Measurement & Verification	3
	2		Credit 6 Green Power	2



**LEED for New Construction and Major Renovation 2009
Project Scorecard**

Project Name: **US Steel Headquarters**
Project Address: **Pittsburgh, PA**
FTE Occupancy:
Square Feet: **279,921**
Updated: **2.27.15**

Yes	?	No		Points
6	4	4	Materials & Resources	14 Points
Y			Prereq 1 Storage & Collection of Recyclables	Required
		2	Credit 1.1 Building Reuse, Maintain 75% of Existing Walls, Floors & Roof	2
		1	Credit 1.2 Building Reuse, Maintain 95% of Existing Walls, Floors & Roof	1
		1	Credit 1.3 Building Reuse, Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2 Construction Waste Management, Divert 50%/75% from Disposal	1 to 2
	2		Credit 3 Materials Reuse, 5% /10%	1 to 2
2			Credit 4 Recycled Content, 10%/20% (post-consumer + ½ pre-consumer)	1 to 2
2			Credit 5 Regional Materials, 10%/20% Extracted Processed & Manufactured Regionally	1 to 2
	1		Credit 6 Rapidly Renewable Materials	1
	1		Credit 7 Certified Wood	1

Yes	?	No		Points
8	6	1	Indoor Environmental Quality	15 Points
Y			Prereq 1 Minimum IAQ Performance	Required
Y			Prereq 2 Environmental Tobacco Smoke (ETS) Control	Required
		1	Credit 1 Outdoor Air Delivery Monitoring	1
		1	Credit 2 Increased Ventilation	1
1			Credit 3.1 Construction IAQ Management Plan, During Construction	1
	1		Credit 3.2 Construction IAQ Management Plan, Before Occupancy	1
1			Credit 4.1 Low-Emitting Materials, Adhesives & Sealants	1
1			Credit 4.2 Low-Emitting Materials, Paints & Coatings	1
1			Credit 4.3 Low-Emitting Materials, Flooring Systems	1
1			Credit 4.4 Low-Emitting Materials, Composite Wood & Agrifiber Products	1
	1		Credit 5 Indoor Chemical & Pollutant Source Control	1
	1		Credit 6.1 Controllability of Systems, Lighting	1
	1		Credit 6.2 Controllability of Systems, Thermal Comfort	1
1			Credit 7.1 Thermal Comfort, Design	1
	1		Credit 7.2 Thermal Comfort, Verification	1
1			Credit 8.1 Daylight & Views, Daylight 75% of Spaces	1
1			Credit 8.2 Daylight & Views, View for 90% of Spaces	1

Yes	?	No		Points
6	0	0	Innovation & Design Process	6 Points
1			Credit 1.1 Innovation in Design: MRc4 Recycled Content	1
1			Credit 1.2 Innovation in Design: SSc4.1 Alternative Transportation	1
1			Credit 1.3 Innovation in Design: SSc7.2 Heat Island non-roof	1
1			Credit 1.4 Innovation in Design: SSp14 - Walkable Site	1
1			Credit 1.5 Innovation in Design: Green Cleaning	1
1			Credit 2 LEED Accredited Professional	1

Yes	?	No		Points
1	3	0	Regional Bonus Credits	4 Points
	1		Credit 1.1 Region Specific Environmental Priority: SSc6.1 Stormwater Management - Quantity	1
	1		Credit 1.2 Region Specific Environmental Priority: SSc6.2 Stormwater Management - Quality C	1
1			Credit 1.3 Region Specific Environmental Priority: SSc7.2 Heat Island non-roof	1
	1		Credit 1.4 Region Specific Environmental Priority: EAc2 - On-site Renewable Energy	1

Yes	?	No		Points
52	42	16	Regional Bonus Credits	110 Points
Silver				Certified: 40-49 points Silver: 50-59 points Gold: 60-79 points Platinum 80+ points

SUSTAINABILITY PLAN

68	27	15	Total Project Score	Possible Points 110	
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Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 106 points

19	6	2	Smart Location & Linkage	Possible Points 27
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Y	?	N			
Y			Prereq 1	Smart Location	
Y			Prereq 2	Imperiled Species & Ecological Communities	
Y			Prereq 3	Wetland & Water Body Conservation	
Y			Prereq 4	Agriculture Land Conservation	
Y			Prereq 5	Floodplain Avoidance	
7	3		Credit 1	Preferred Locations	10
	2		Credit 2	Brownfield Redevelopment	2
7			Credit 3	Locations with Reduced Automobile Dependence	7
1			Credit 4	Bicycle Network and Storage	1
3			Credit 5	Housing & Jobs Proximity	3
		1	Credit 6	Steep Slope Protection	1
1			Credit 7	Site Design for Habitat or Wetland & Water Body Conservation	1
		1	Credit 8	Restoration of Habitat or Wetlands & Water Bodies	1
	1		Credit 9	Long-Term Conservation Management of Habitat or Wetlands & Water	1

30	8	6	Neighborhood Pattern & Design	Possible Points 44
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Y	?	N			
Y			Prereq 1	Walkable Streets	
Y			Prereq 2	Compact Development	
Y			Prereq 3	Connected and Open Community	
7	1	4	Credit 1	Walkable Streets	12
5		1	Credit 2	Compact Development	6
4			Credit 3	Mixed-Use Neighborhood Centers	4
5	2		Credit 4	Mixed-Income Diverse Communities	7
1			Credit 5	Reduced Parking Footprint	1
1		1	Credit 6	Street Network	2
1			Credit 7	Transit Facilities	1
1	1		Credit 8	Transportation Demand Management	2
1			Credit 9	Access to Civic and Public Spaces	1
	1		Credit 10	Access to Recreation Facilities	1
	1		Credit 11	Visitability and Universal Design	1
1	1		Credit 12	Community Outreach & Involvement	2
1			Credit 13	Local Food Production	1
1	1		Credit 14	Tree-Lined and Shaded Streets	2
1			Credit 15	Neighborhood Schools	1

12	10	7	Green Infrastructure and Buildings,	29
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Y	?	N			
Y			Prereq 1	Certified Green Building	
Y			Prereq 2	Minimum Building Energy Efficiency	
Y			Prereq 3	Minimum Building Water Efficiency	
Y			Prereq 4	Construction Activity Pollution Prevention	
1	4		Credit 1	Certified Green Building	5
1	1		Credit 2	Building Energy Efficiency	2
		1	Credit 3	Building Water Efficiency	1
1			Credit 4	Water-Efficient Landscaping	1
		1	Credit 5	Existing Building Use	1
		1	Credit 6	Historic Resource Preservation and Adaptive Reuse	1
1			Credit 7	Minimized Site Disturbance in Design and Construction	1
4			Credit 8	Stormwater Management	4
1			Credit 9	Heat Island Reduction	1
		1	Credit 10	Solar Orientation	1
	1	2	Credit 11	On-Site Renewable Energy Sources	3
	2		Credit 12	District Heating and Cooling	2
1			Credit 13	Infrastructure Energy Efficiency	1
	1	1	Credit 14	Wastewater Management	2
1			Credit 15	Recycled Content in Infrastructure	1
1			Credit 16	Solid Waste Management Infrastructure	1
	1		Credit 17	Light Pollution Reduction	1

4	2		Innovation in Design Process	6
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Y	?	N			
3 of 5 Exemplary					
1			Credit 1.1	Innovation in Design: Green Building Education and Outreach	1
	1		Credit 1.2	Innovation in Design: Individual Sub Metering & Monitoring	1
1			Credit 1.3	Exemplary Performance: GIBc4 - Water Efficient Landscaping	1
1			Credit 1.4	Exemplary Performance: GIBc9 - Heat Island Reduction	1
	1		Credit 1.5	Exemplary Performance: GIBc12 - District Heating and Cooling	1
1			Credit 2	LEED™ Accredited Professional	1

3	1		Regional Priority Credit	4
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Y	?	N			
Zip Code: 15219					
1			Credit 1.1	Regional Priority Credit: NPDc4 - Mixed Income Diverse communities	1
1			Credit 1.2	Regional Priority Credit: GIBc8 - Stormwater Management	1
1			Credit 1.3	Regional Priority Credit: GIBc9 - Heat Island Reduction	1
	1		Credit 1.4	Regional Priority Credit: NPDc8 Transportation Demand Mangement	1
SLLc2: Brownfield Redevelopment ('Maybe')					



DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

FLOP ~~15-002~~ #15-002

Date Filed:

1/7/15

RL

(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: Housing Authority - City of Pittsburgh		Phone Number: (412) 456-5050	
Address: 200 Ross Street	City: Pittsburgh	State: Pennsylvania	Zip Code: 15219
2. Applicant/Company Name: KBK Enterprises		Phone Number: (412) 363-4401	
Address: 1300 Brighton Road	City: Pittsburgh	State: Pennsylvania	Zip Code: 15233
Applicant/Contractor ID:(assigned by the City) N/A			
3. Development Name: Skyline Terrace Phase 2 (second phase of the redevelopment of former Addison Terrace community)			
4. Development Location: Bentley Drive between Reed Street and Kirkpatrick Street, Hill District			
5. Development Address: To Be Determined			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	No Change (currently RP District)		
Present Use of Site: (Select from attached list)	5 (Multi-unit Residential)		
7. If a Certificate of Occupancy exists, the following is required: N/A (all existing buildings demolished)			
Certificate of Occupancy #:	N/A	Date Issued:	N/A
		Existing Use of Property:	Residential
8. Estimated Construction:	Start Date: July 2015	Occupancy Date: Dec 31, 2016	Project Cost: \$20M

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

9. Proposed Use of Site (Select from attached list): 5 (Multi-unit Residential)

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:

Construction of (90) new residential, rental apartment units within (9) new structures, associated private parking lots, sidewalks, (1) maintenance garage and landscaping, as well as the rehabilitation of the existing Bentley Drive public right-of-way.

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: (8) Townhouse Buildings, (1) Apartment Building and (1) maintenance garage

Residential Commercial Recreational Industrial Institutional

14. Gross Floor Area:

Existing to be Razed:	<u>80,000</u>	sq ft	
Existing to be Retained:	<u>0</u>	sq ft	52,882SF Townhouse Buildings
Retained Area to be Renovated:	<u>0</u>	sq ft	66,356SF Apartment Building
To be Constructed:	<u>119,238</u>	sq ft	119,238SF Total Gross SF
Building Footprint:	<u>varies</u>	sq ft	

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	 	 	Townhouses - 3 stories	Townhouses = 36-feet
Proposed Addition/Extension	 	 	Apartment - 4 stories	Apartment = 56-feet
Provide Accessory Structure Type(s) and Height(s):				
Maintenance Garage	 	 	Garage - 1 story	Garage = 20-feet

16. Number of Dwelling Units:
 Existing to Remain: 0 Proposed: 90

17. Lot Area: 7.701 acres Parcel A = 2.414 acres
 Parcel B = 4.919 acres
 Parcel C = 0.368 acres

18. On Site Parking: N/A

	Existing	Proposed
Full (8 1/2' x 19')	N/A	119
Compact (7 1/4' x 16')	N/A	0
Handicap (13 1/2' x 19')	N/A	10

Off-Street Loading Spaces: N/A 129 Total Parking
 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

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

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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:

<u>20</u>	New Water Service Connection(s)	<u>1</u>	Termination of Existing Water Service Tap(s)
<u>20</u>	New Sewer Service Connection(s)	<u>1</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 New development will decrease consumption/discharge

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: Nisha Neumann - KBK Enterprises LLC



Skyline Terrace Phase II
"Formerly Addison Terrace"
Planning Commission Briefing
March 10, 2015



KBK Enterprises



Housing Authority of the City of Pittsburgh



Allies and Ross Management And Development Corporation



RDL Architects, Inc



LaQuatra Bonci Associates



Gateway Engineers



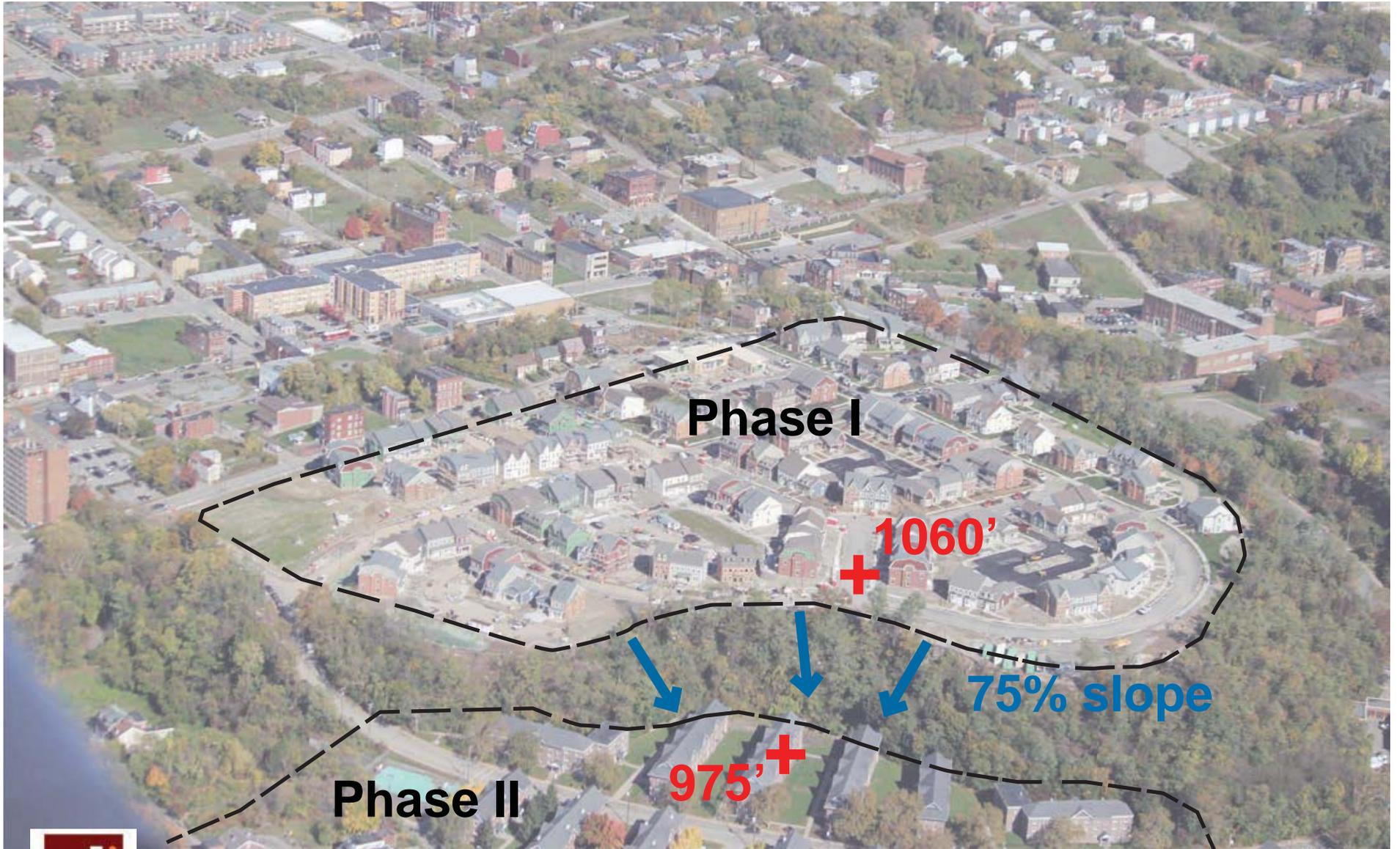
Skyline Terrace Phase II:
Planning Commission Briefing - March 10, 2015

























Skyline Terrace Phase II:
Planning Commission Briefing - March 10, 2015

Phase II Site Plan





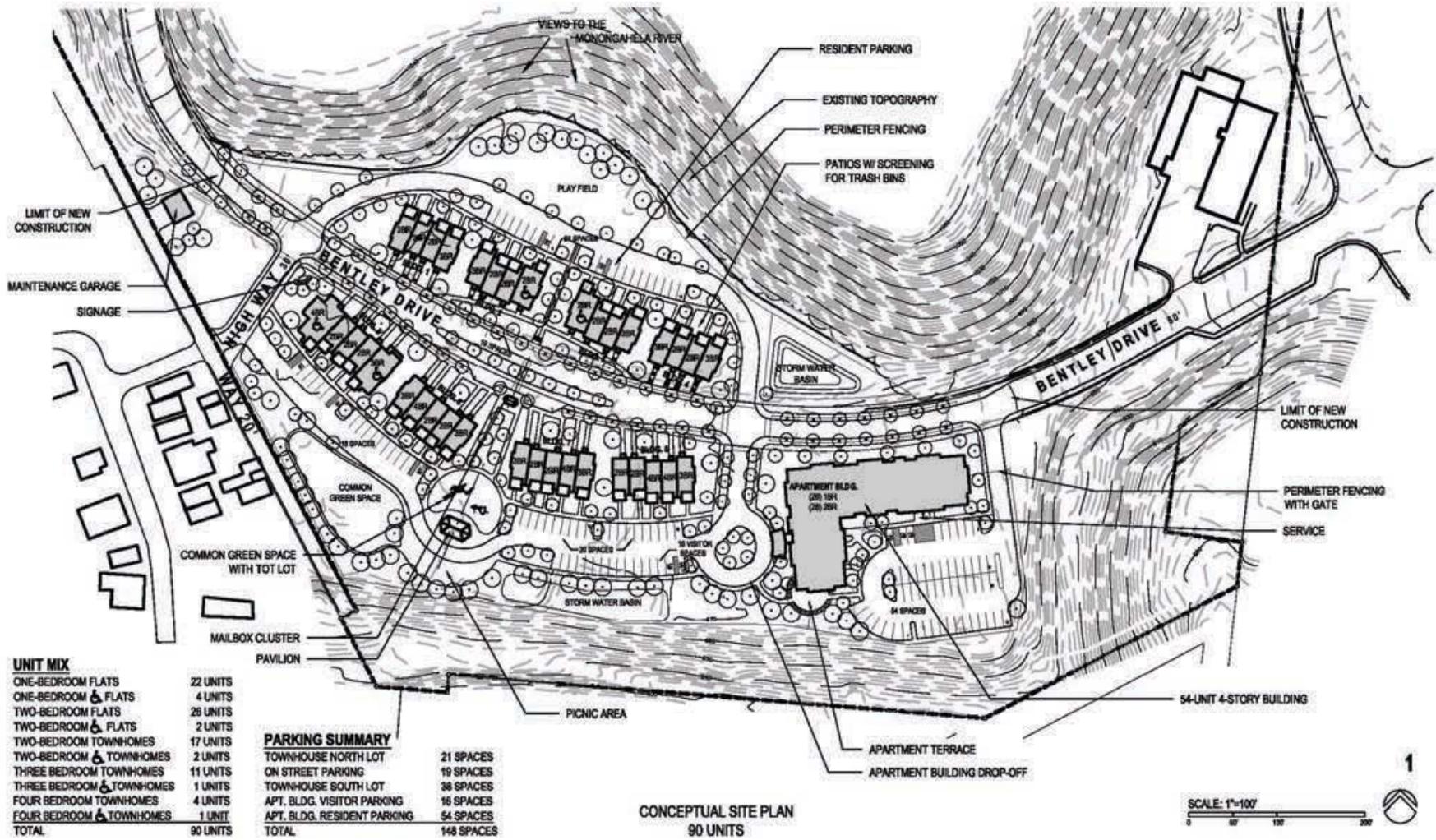
- Apartment Buildings
(54) Units/ (6) Accessible
- Townhomes
(36) Units (4) Accessible



Skyline Terrace Phase II:
Planning Commission Briefing - March 10, 2015

Building Types & Unit Mix





UNIT MIX

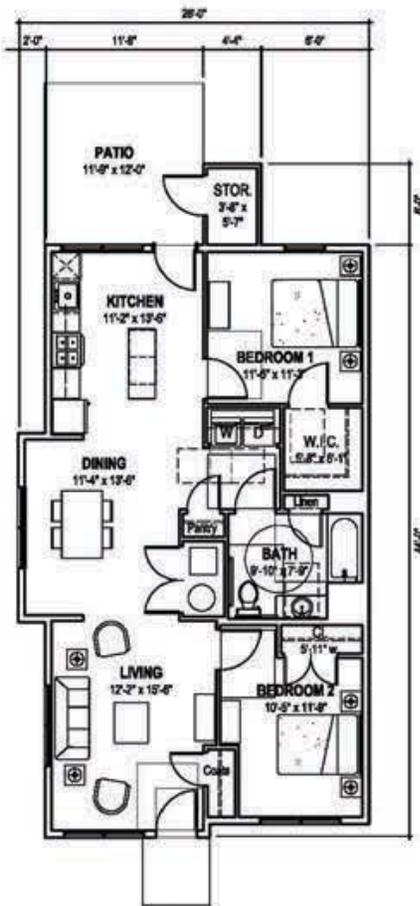
ONE-BEDROOM FLATS	22 UNITS
ONE-BEDROOM & FLATS	4 UNITS
TWO-BEDROOM FLATS	26 UNITS
TWO-BEDROOM & FLATS	2 UNITS
TWO-BEDROOM TOWNHOMES	17 UNITS
TWO-BEDROOM & TOWNHOMES	2 UNITS
THREE BEDROOM TOWNHOMES	11 UNITS
THREE BEDROOM & TOWNHOMES	1 UNITS
FOUR BEDROOM TOWNHOMES	4 UNITS
FOUR BEDROOM & TOWNHOMES	1 UNIT
TOTAL	90 UNITS

PARKING SUMMARY

TOWNHOUSE NORTH LOT	21 SPACES
ON STREET PARKING	19 SPACES
TOWNHOUSE SOUTH LOT	38 SPACES
APT. BLDG. VISITOR PARKING	16 SPACES
APT. BLDG. RESIDENT PARKING	54 SPACES
TOTAL	148 SPACES

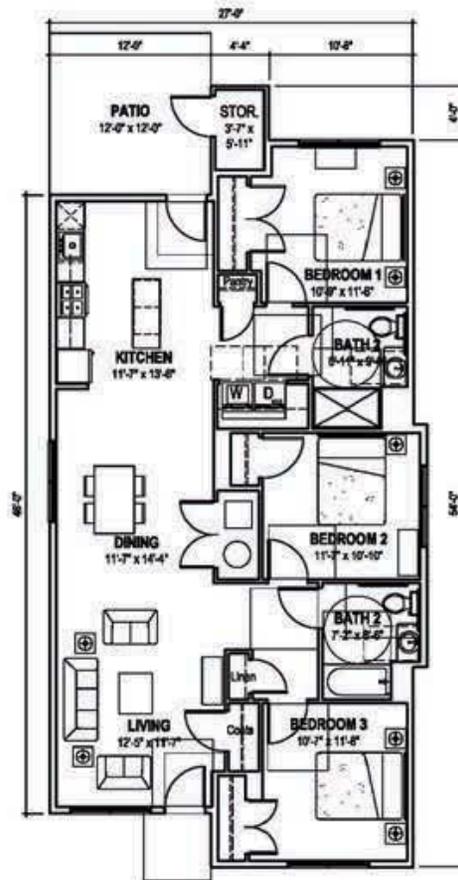
**CONCEPTUAL SITE PLAN
90 UNITS**





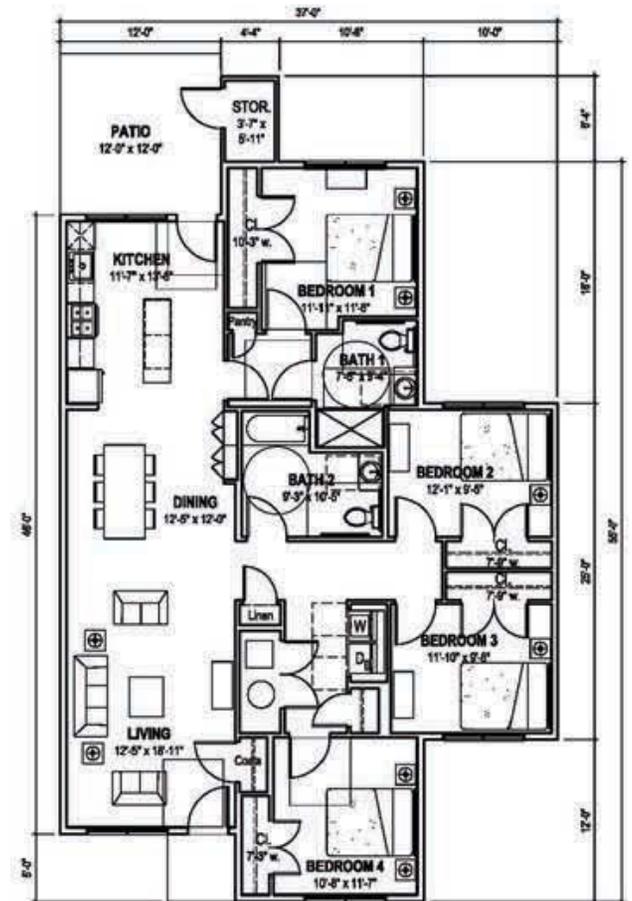
TWO-BEDROOM ACCESSIBLE

1,009 sq. ft. net area
1,104 sq. ft. gross area



THREE-BEDROOM ACCESSIBLE

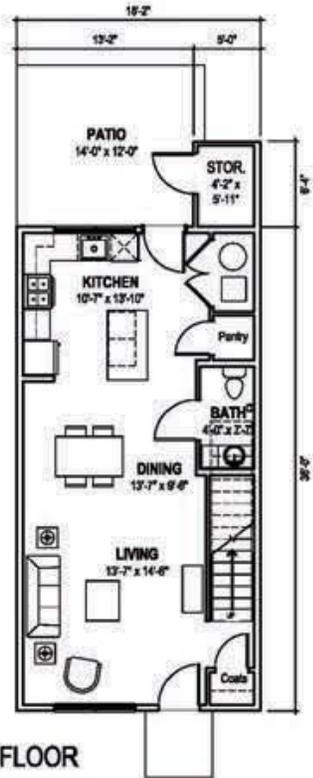
1,296 sq. ft. net area
1,403 sq. ft. gross area



FOUR-BEDROOM ACCESSIBLE

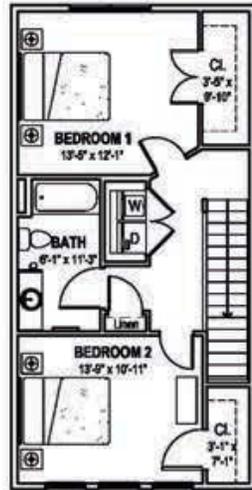
1,537 sq. ft. net area
1,652 sq. ft. gross area





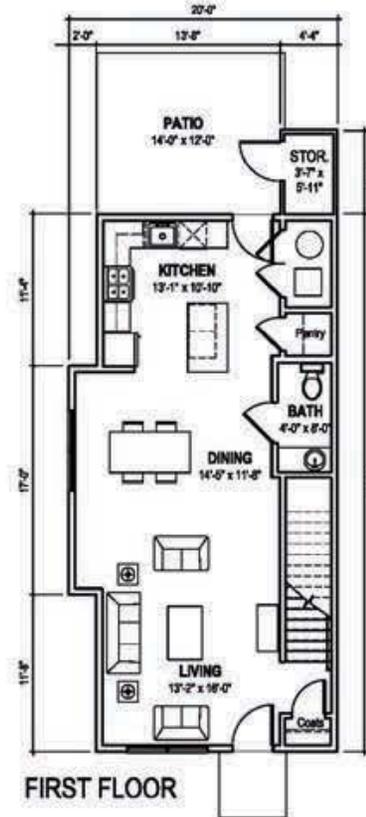
FIRST FLOOR

TWO-BEDROOM TOWNHOME



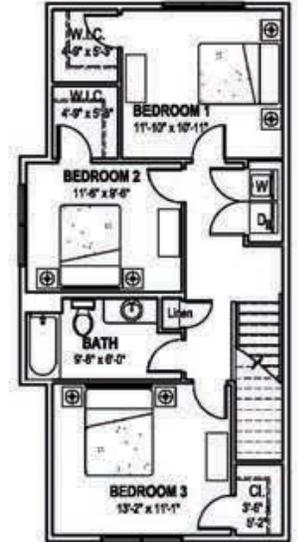
SECOND FLOOR

	Net	Gross
FIRST FL:	605	686
SECOND FL:	562	654
TOTAL:	1,167	1,340



FIRST FLOOR

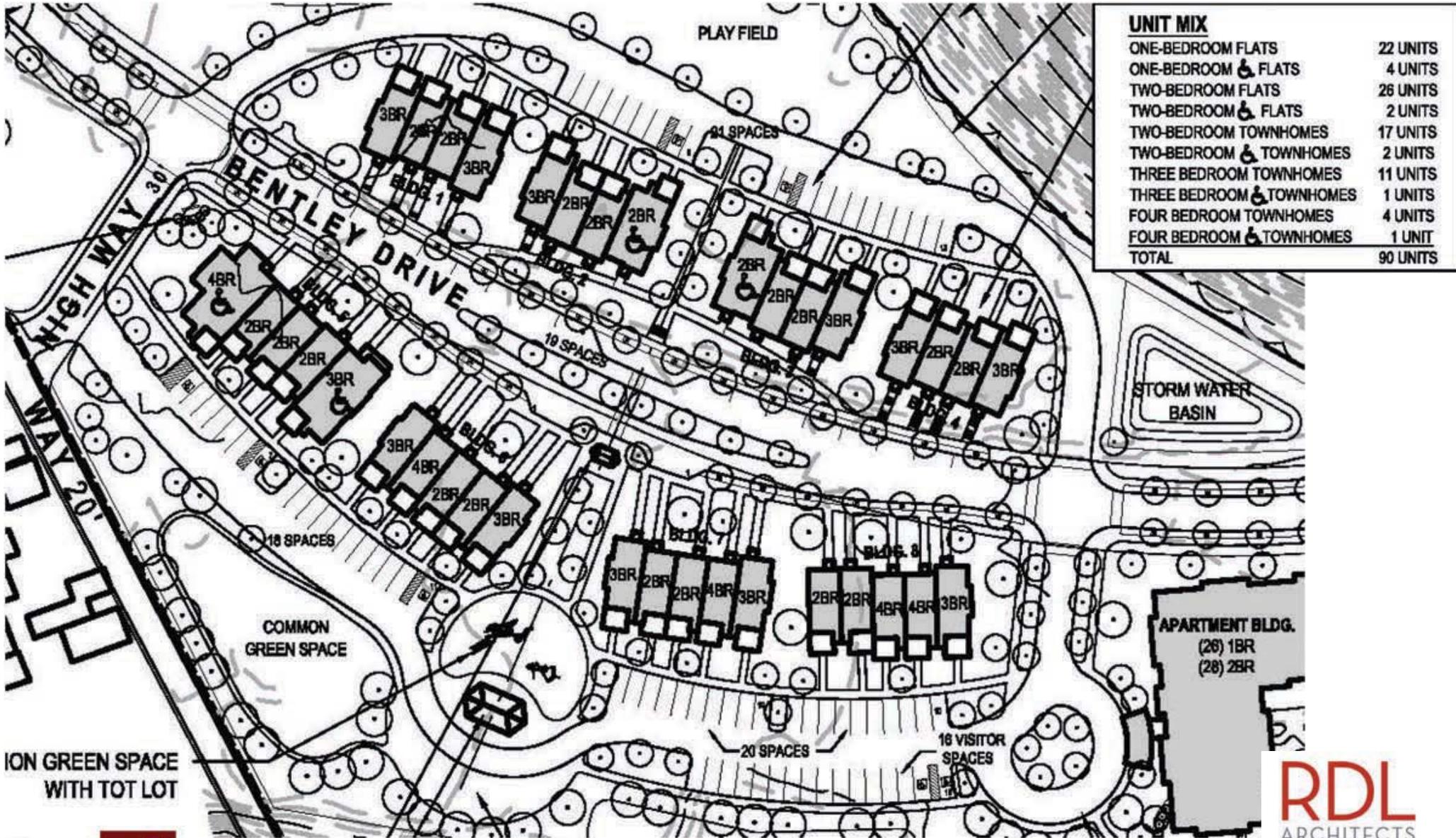
THREE-BEDROOM TOWNHOME



SECOND FLOOR

	Net	Gross
FIRST FL:	697	778
SECOND FL:	659	756
TOTAL:	1,356	1,533



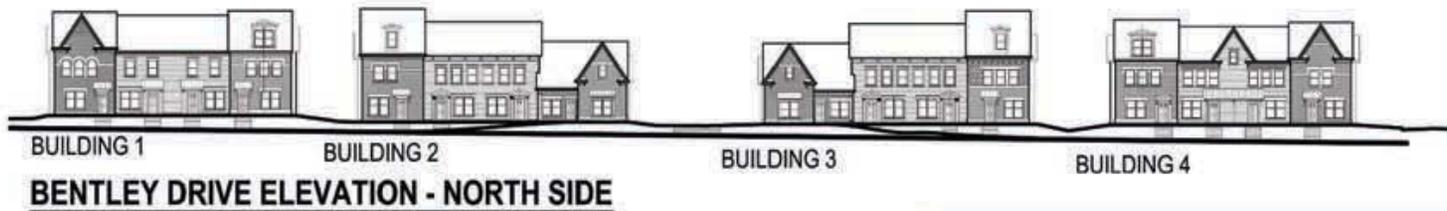


UNIT MIX	
ONE-BEDROOM FLATS	22 UNITS
ONE-BEDROOM & FLATS	4 UNITS
TWO-BEDROOM FLATS	26 UNITS
TWO-BEDROOM & FLATS	2 UNITS
TWO-BEDROOM TOWNHOMES	17 UNITS
TWO-BEDROOM & TOWNHOMES	2 UNITS
THREE BEDROOM TOWNHOMES	11 UNITS
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FOUR BEDROOM TOWNHOMES	4 UNITS
FOUR BEDROOM & TOWNHOMES	1 UNIT
TOTAL	90 UNITS



Skyline Terrace Phase II:
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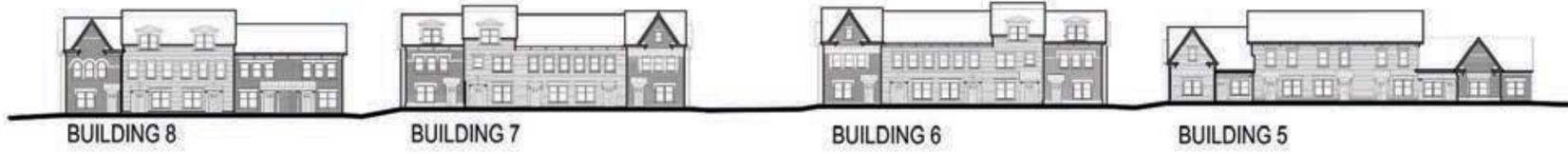


BUILDING 1



BUILDING 2



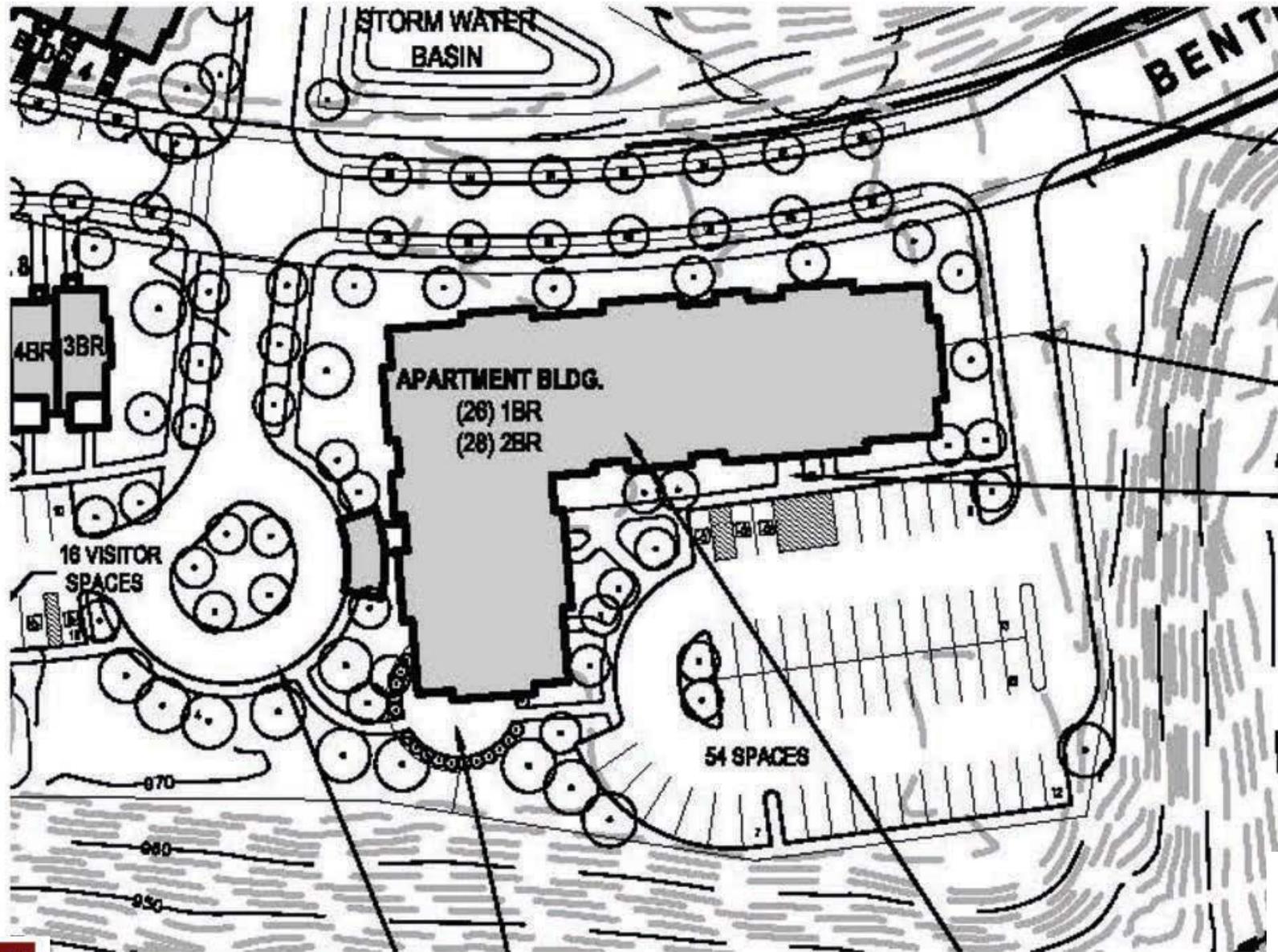


BENTLEY DRIVE ELEVATION - SOUTH SIDE



RDL
ARCHITECTS





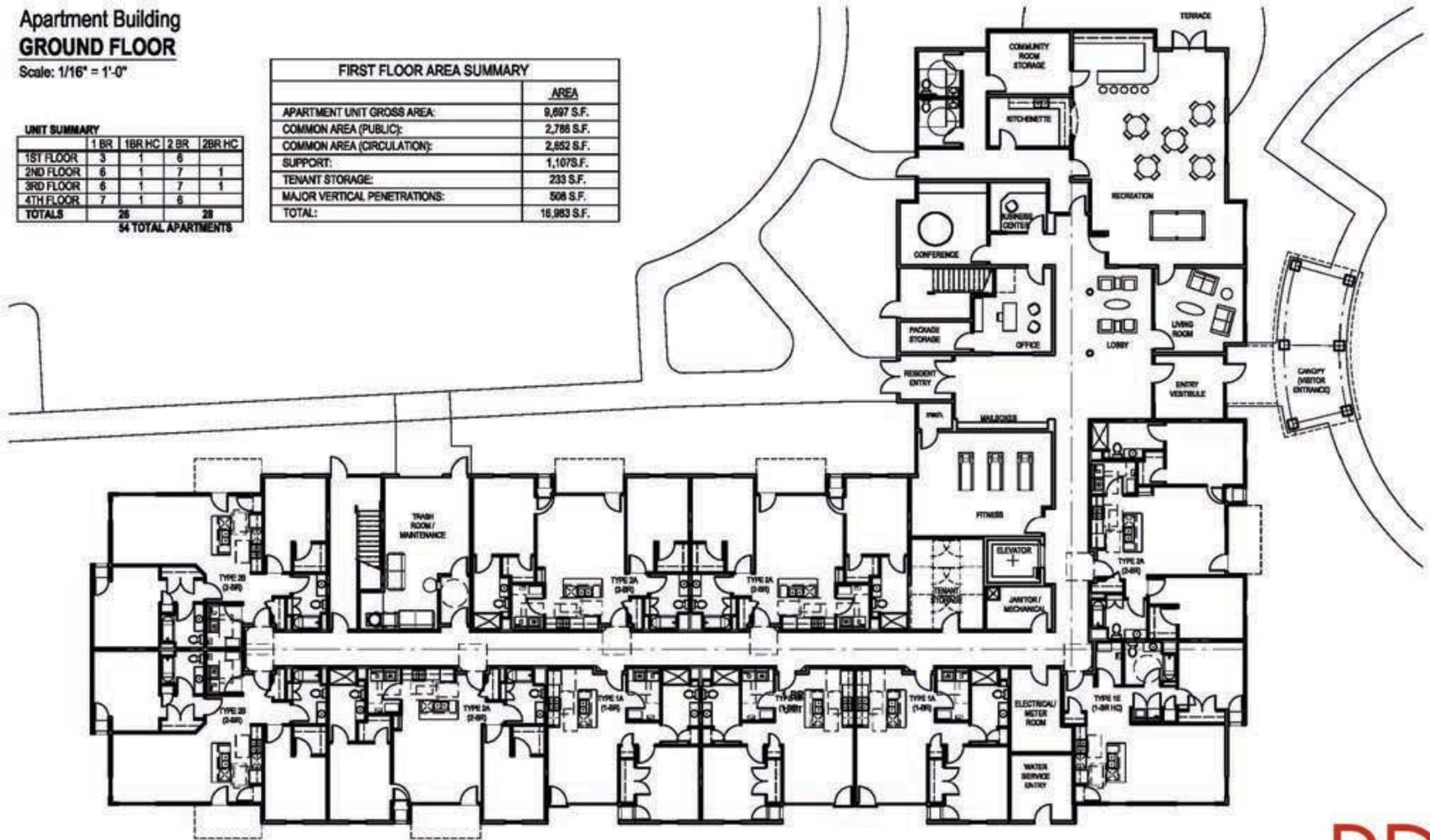
**Apartment Building
GROUND FLOOR**

Scale: 1/16" = 1'-0"

UNIT SUMMARY				
	1 BR	1BR HC	2 BR	2BR HC
1ST FLOOR	3	1	6	
2ND FLOOR	6	1	7	1
3RD FLOOR	6	1	7	1
4TH FLOOR	7	1	6	
TOTALS	26	4	28	2

54 TOTAL APARTMENTS

FIRST FLOOR AREA SUMMARY	
	AREA
APARTMENT UNIT GROSS AREA:	9,697 S.F.
COMMON AREA (PUBLIC):	2,786 S.F.
COMMON AREA (CIRCULATION):	2,852 S.F.
SUPPORT:	1,107 S.F.
TENANT STORAGE:	233 S.F.
MAJOR VERTICAL PENETRATIONS:	508 S.F.
TOTAL:	16,983 S.F.



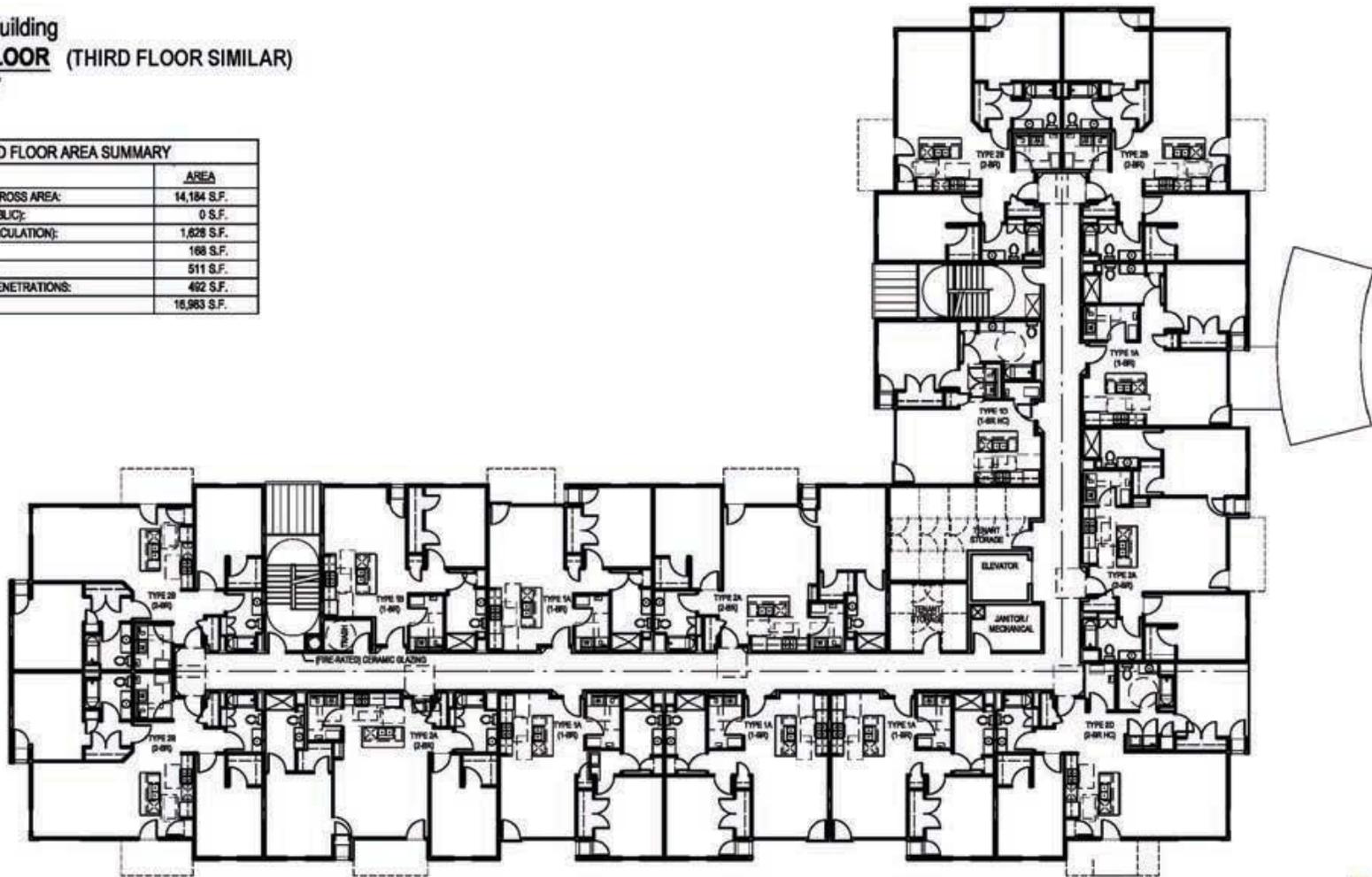
RDL
ARCHITECTS



Skyline Terrace Phase II:
Planning Commission Briefing - March 10, 2015

Apartment Building
SECOND FLOOR (THIRD FLOOR SIMILAR)
 Scale: 1/16" = 1'-0"

SECOND FLOOR AREA SUMMARY	
	AREA
APARTMENT UNIT GROSS AREA:	14,184 S.F.
COMMON AREA (PUBLIC):	0 S.F.
COMMON AREA (CIRCULATION):	1,628 S.F.
SUPPORT:	168 S.F.
TENANT STORAGE:	511 S.F.
MAJOR VERTICAL PENETRATIONS:	492 S.F.
TOTAL:	16,983 S.F.



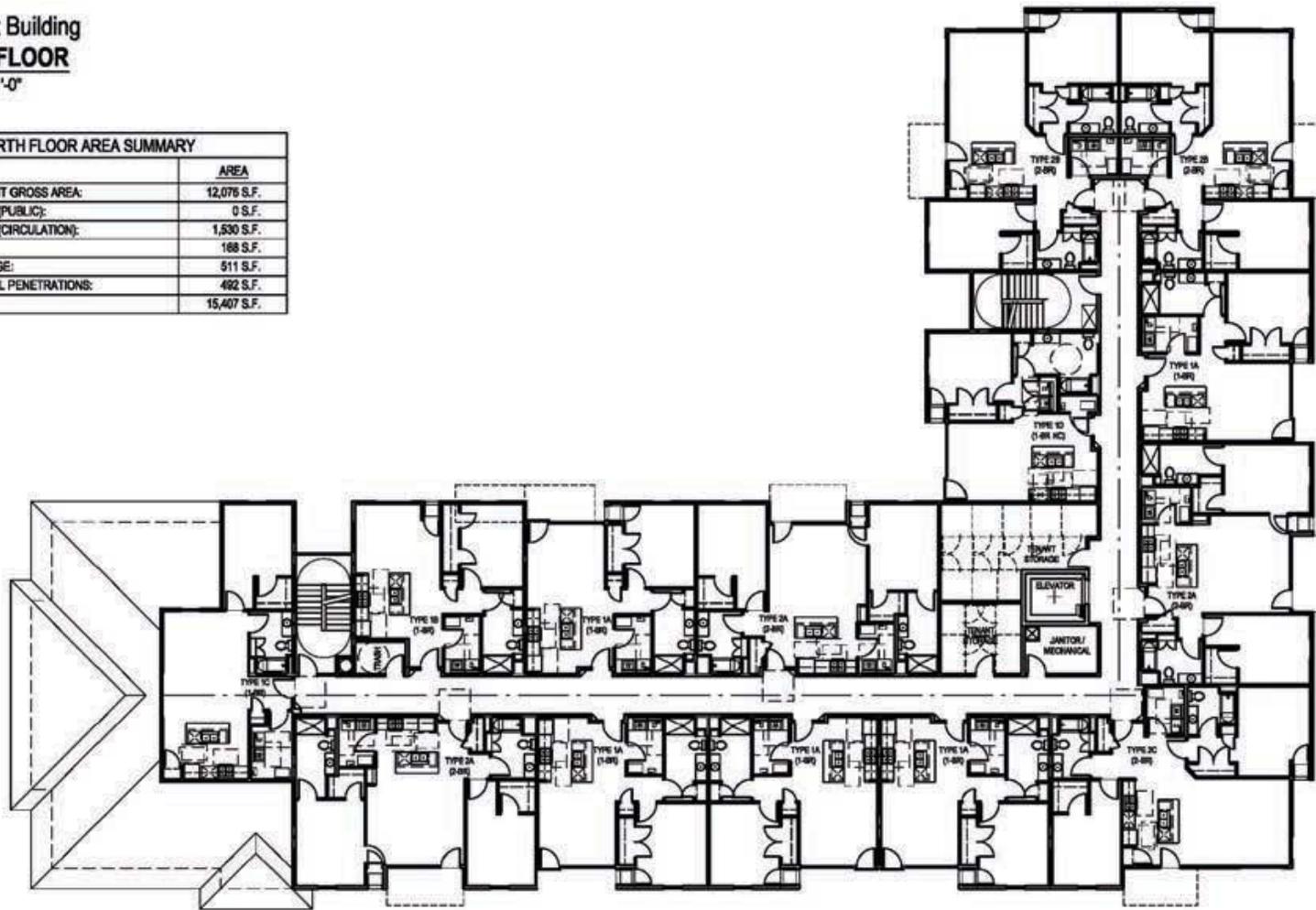
Skyline Terrace Phase II:
 Planning Commission Briefing - March 10, 2015

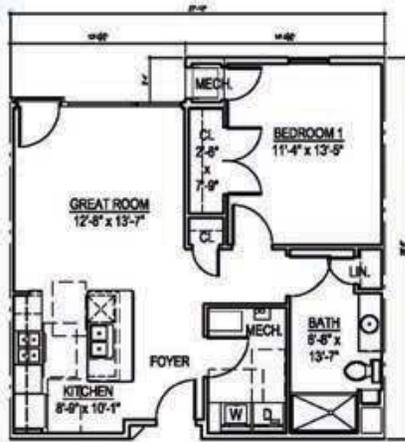


Apartment Building
FOURTH FLOOR

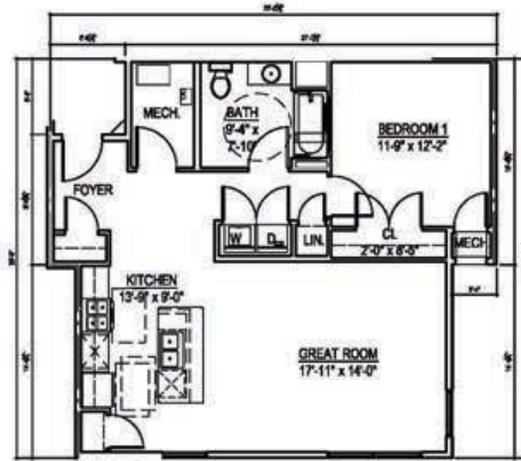
Scale: 1/16" = 1'-0"

FOURTH FLOOR AREA SUMMARY	
	AREA
APARTMENT UNIT GROSS AREA:	12,076 S.F.
COMMON AREA (PUBLIC):	0 S.F.
COMMON AREA (CIRCULATION):	1,530 S.F.
SUPPORT:	168 S.F.
TENANT STORAGE:	511 S.F.
MAJOR VERTICAL PENETRATIONS:	492 S.F.
TOTAL:	15,407 S.F.

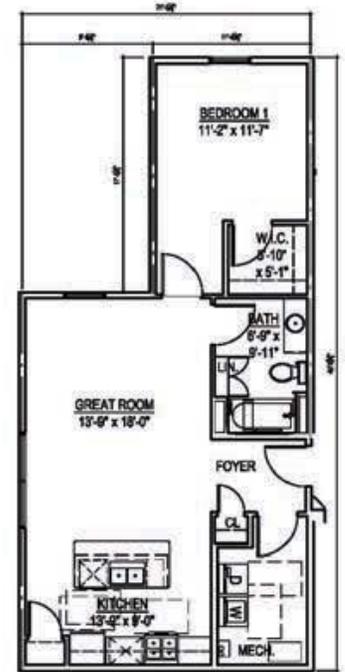




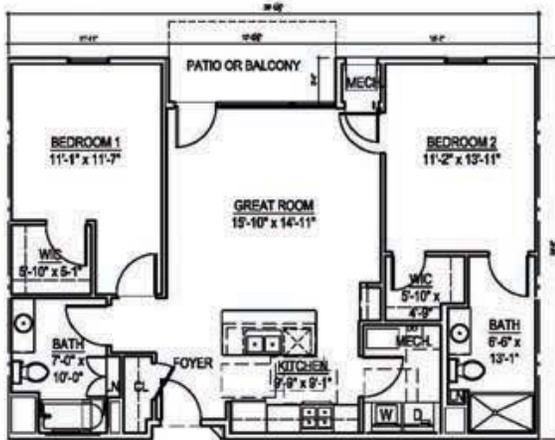
ONE-BEDROOM FLAT - "1A"
703 SQ. FT. NET



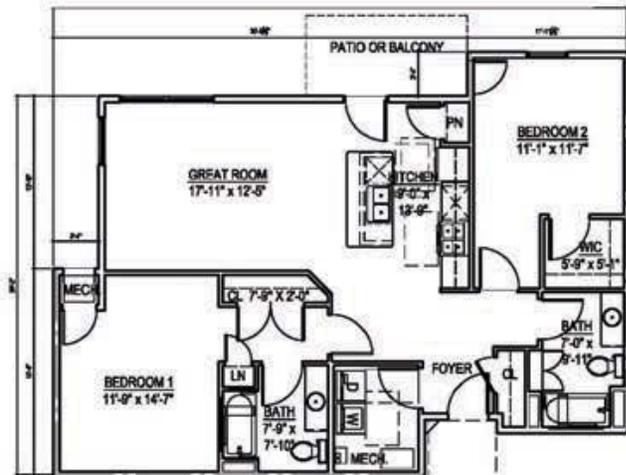
ONE-BEDROOM FLAT - "1E"
834 SQ. FT. NET
ACCESSIBLE UNIT



ONE-BEDROOM FLAT - "1C"
767 SQ. FT. NET



TWO-BEDROOM FLAT - "2A"
1,022 SQ. FT. NET



TWO-BEDROOM FLAT - "2B"
1,092 SQ. FT. NET

APARTMENT BUILDING
TYPICAL FLATS

RDL
ARCHITECTS





EAST ELEVATION

Scale: 1/16" = 1'-0"



SOUTH ELEVATION

Scale: 1/16" = 1'-0"





WEST ELEVATION (VISITOR ENTRANCE)

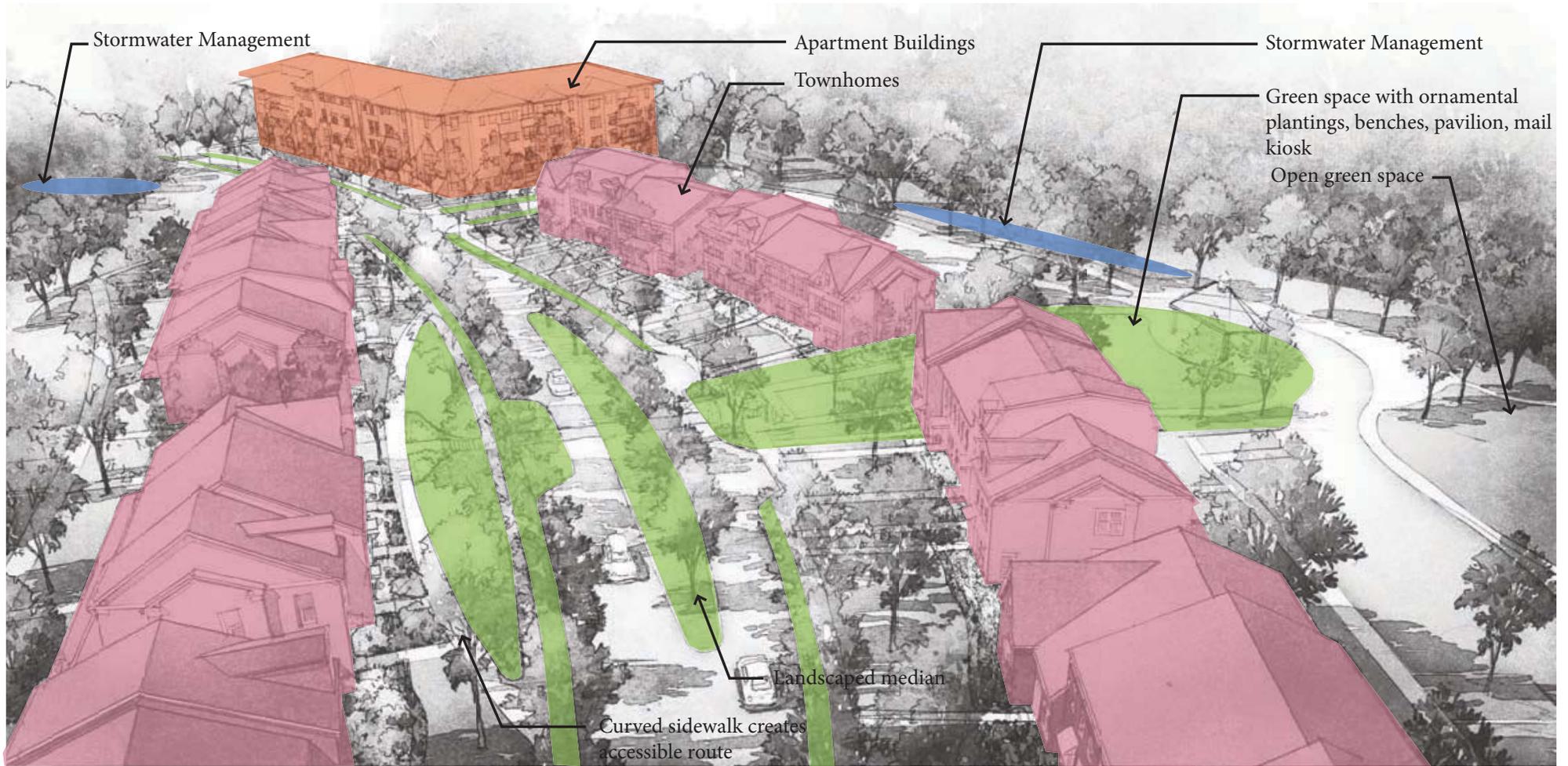
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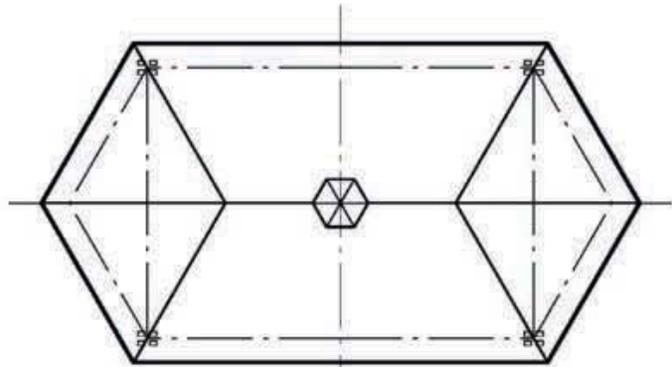


NORTH ELEVATION (BENTLEY STREET)

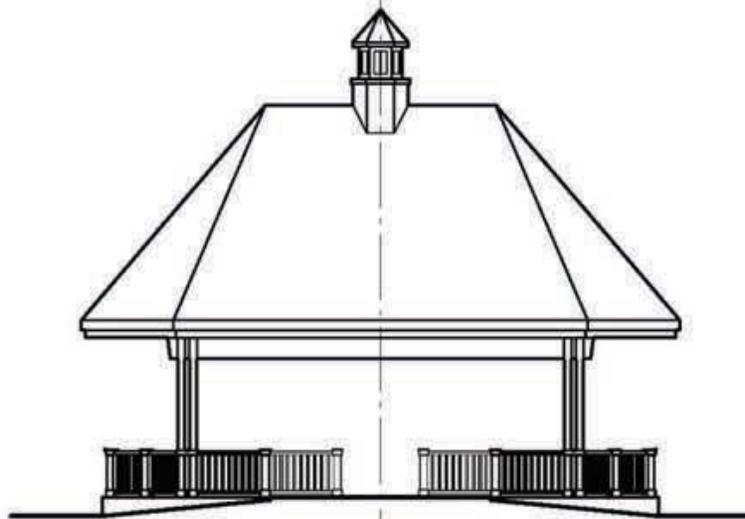
Scale: 1/16" = 1'-0"



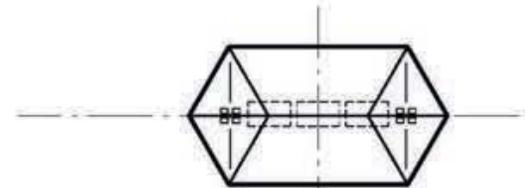




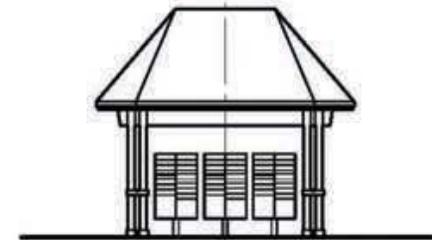
PLAYGROUND PAVILION - PLAN



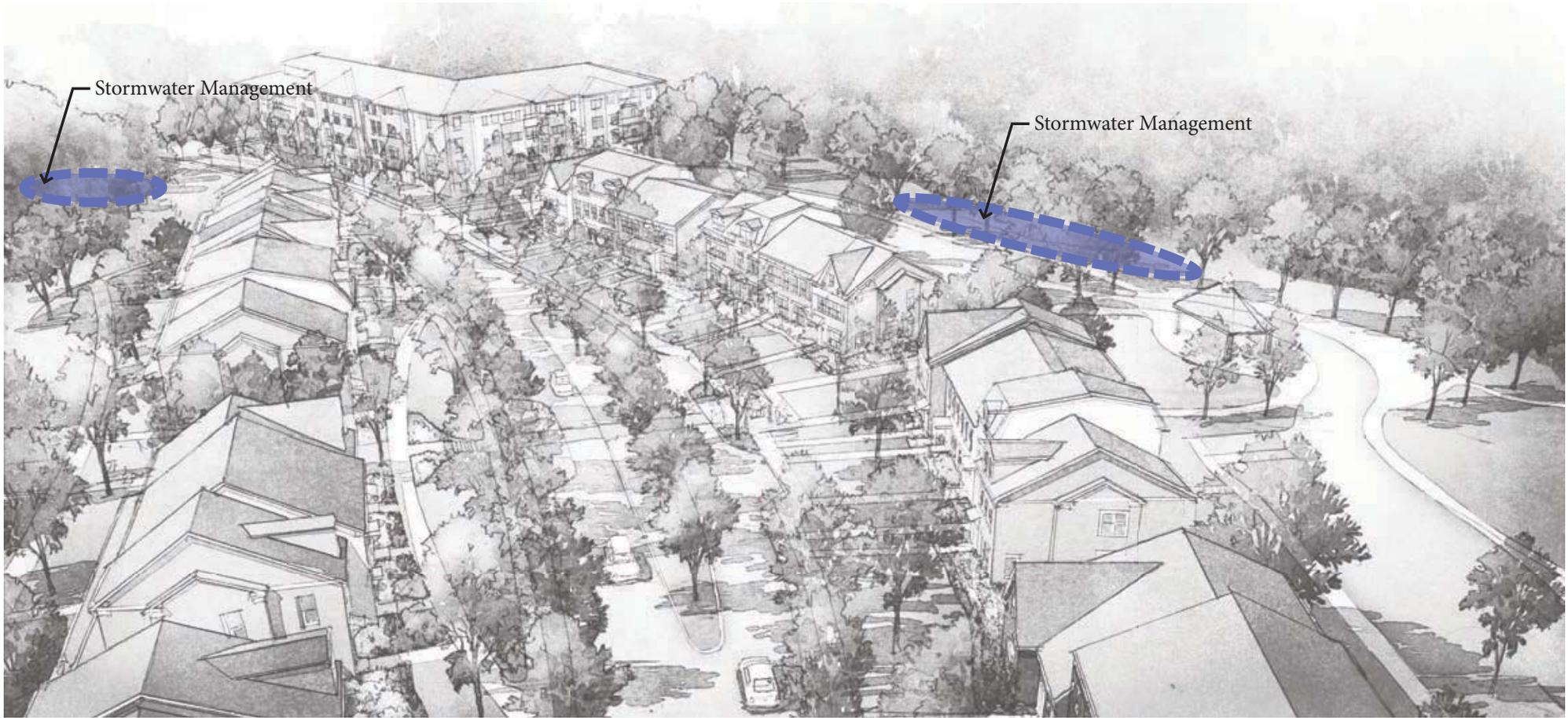
PLAYGROUND PAVILION - ELEVATION



MAIL KIOSK - PLAN



MAIL KIOSK - ELEVATION



Volume Analysis:

Pre-Development Runoff Volume (2-yr storm): 38,008 cf*
 Post-Development Runoff Volume (2-yr storm): 45,700 cf
 Volume of Storage Held in Proposed Pond: 8,071 cf
 Post-Development Runoff Volume with Pond: 37,629 cf

Peak Rate Analysis:

Storm	2	5	10	25	50	100
Pre-Development Rate	16.47	23.01	28.61	36.57	43.28	50.16
Post-Development Rate	13.18	18.31	22.72	28.99	34.27	39.67
Difference	-3.29	-4.7	-5.89	-7.58	-9.01	-10.49
% Reduction	20%	20%	21%	21%	21%	21%



Schedule:

Tax Credit Submission	Nov 15 2014
Resident Move-Out	Dec 31 2014
CDAP	Feb 03 2015
Planning Commission Briefing	March 10 2015
Planning Commission Hearing	March 24 2015
Demolition	April 01 2015
Phase II Construction Start	Summer 2015
Phase II Construction Completion	Summer 2016





Skyline Terrace Phase II
"Formerly Addison Terrace"
Planning Commission Briefing
March 10, 2015



**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/>)



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

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

13. Proposed Number of New Structures or Building Additions: One N/A
 Residential Commercial Recreational Industrial 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:	Existing		Proposed	
	Stories	Feet	Stories	Feet
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

	Existing	Proposed
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



**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:

_____ 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: _____



**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)

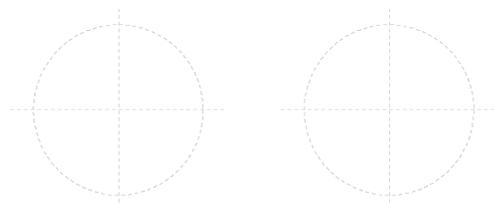
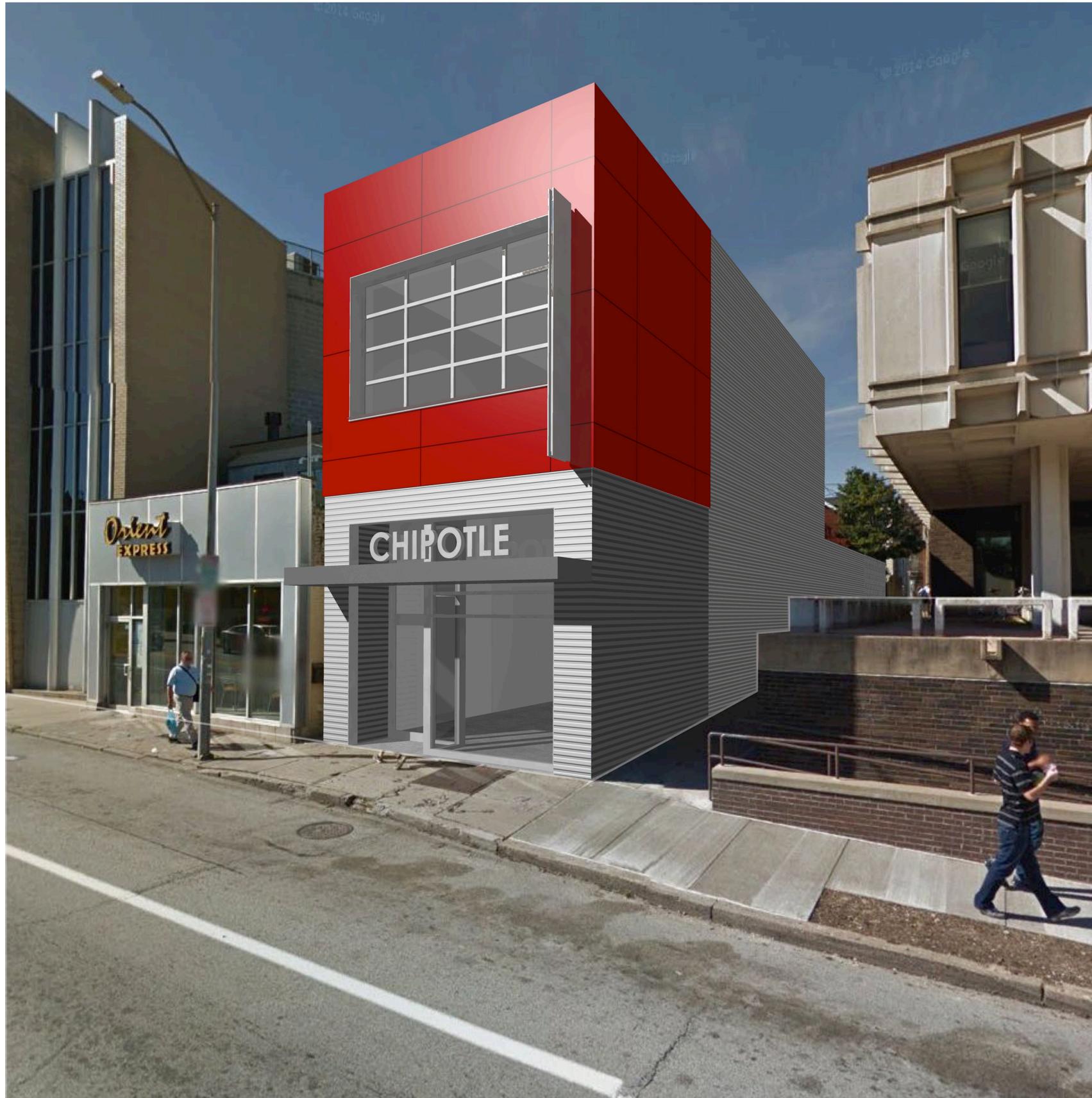
Plumbing Division
3901 Penn Avenue, Building #5
Pittsburgh, PA 15224
(412) 578-8036
www.achd.net/plumbing/index.html

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



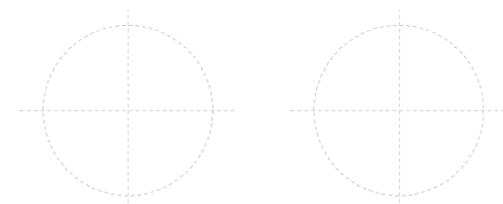
PROPOSED CHIPOTLE RESTAURANT
4611 FORBES AVENUE
OAKLAND PITTSBURGH, PA

MORGAN ARCHITECTURE + DESIGN
1234 SARAH ST PITTSBURGH, PA 15203 412.901.7765 MORGAN412@GMAIL.COM

2/23/15 **FORBES AVENUE VIEW 1**

PRELIMINARY
PROGRESS

A-1.1



PROPOSED CHIPOTLE RESTAURANT
4611 FORBES AVENUE
OAKLAND PITTSBURGH, PA

MORGAN ARCHITECTURE + DESIGN
1234 SARAH ST PITTSBURGH, PA 15203 412.901.7765 MORGAN412@GMAIL.COM

2/23/15 **FORBES AVENUE VIEW 2**

PRELIMINARY
PROGRESS

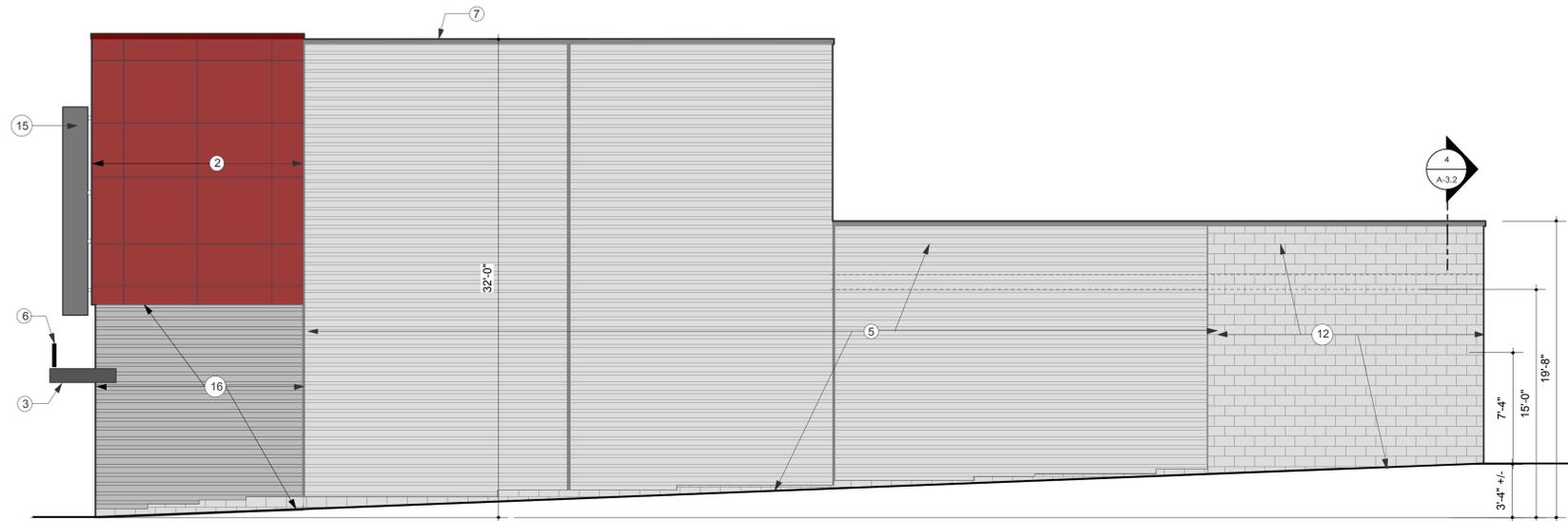
A-1.2



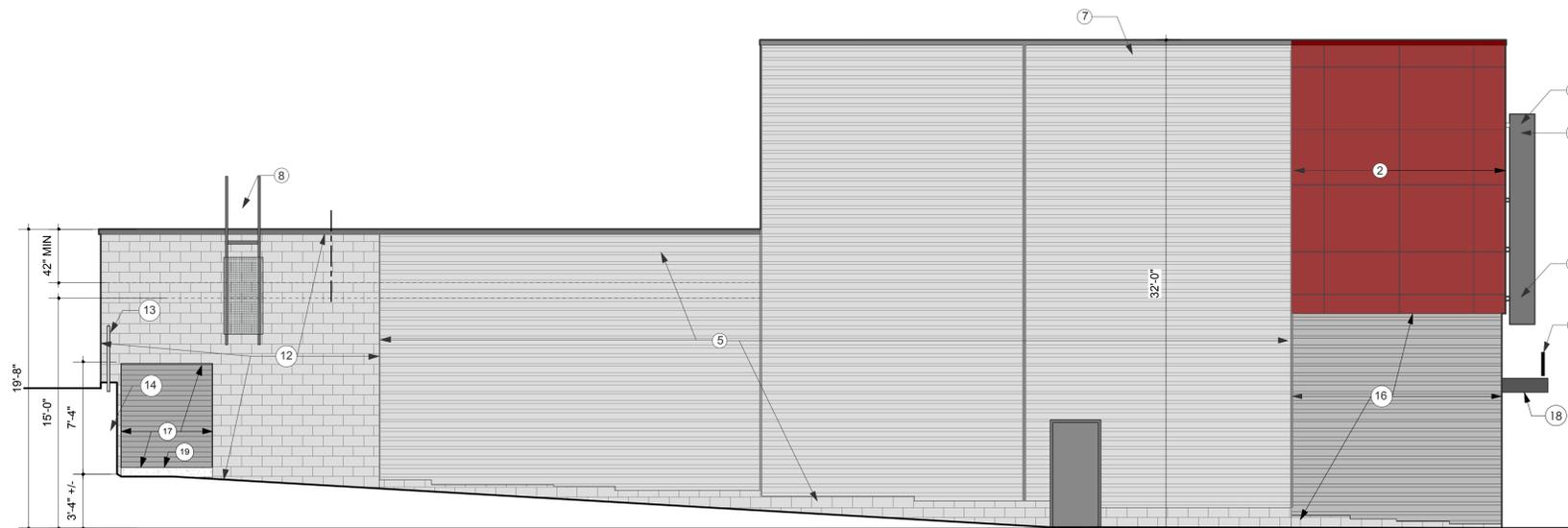
KEY NOTES:

- 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. 8" REINFORCED CMU WALL
- ⑬. INSTALL NEW 42" HIGH PIPE RAIL ON TOP OF EXISTING RETAINING WALL
- ⑭. EXISTING CMU RETAINING WALL REMAINS. VERIFY CONDITION IN FIELD AND REPAIR AS REQUIRED
- ⑮. BLADE SIGN BY TENANT
- ⑯. PRECISION SERIES HWP - HORIZONTAL WALL PANEL BY PETERSON ALUMINUM CORPORATION OR EQUAL. WWW.PAC-CLAD.COM
- ⑰. ROLLING OVERHEAD DOOR
- ⑱. EXTRUDECK HANGER SUPPORTED ALUMINUM CANOPY BY MASA ARCHITECTURAL CANOPIES WWW.MASIGN.COM OR EQUAL
- ⑲. 8" CONCRETE SILL

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		11/1/14	
6		11/1/2014	
7	ADDED COLUMN WRAP AND UPDATED REFERENCES	12/3/14	
8	REVISIONS PER TENANT	12/8/14	
9	ADDED COLOR	1/14/15	



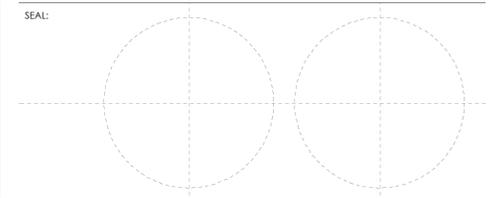
EAST (SIDE) ELEVATION
Scale: 3/16" = 1'-0"



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



FORBES AVENUE ELEVATION
Scale: 3/16" = 1'-0"



MORGAN ARCHITECTURE + DESIGN
3308 FERRYSVILLE 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
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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

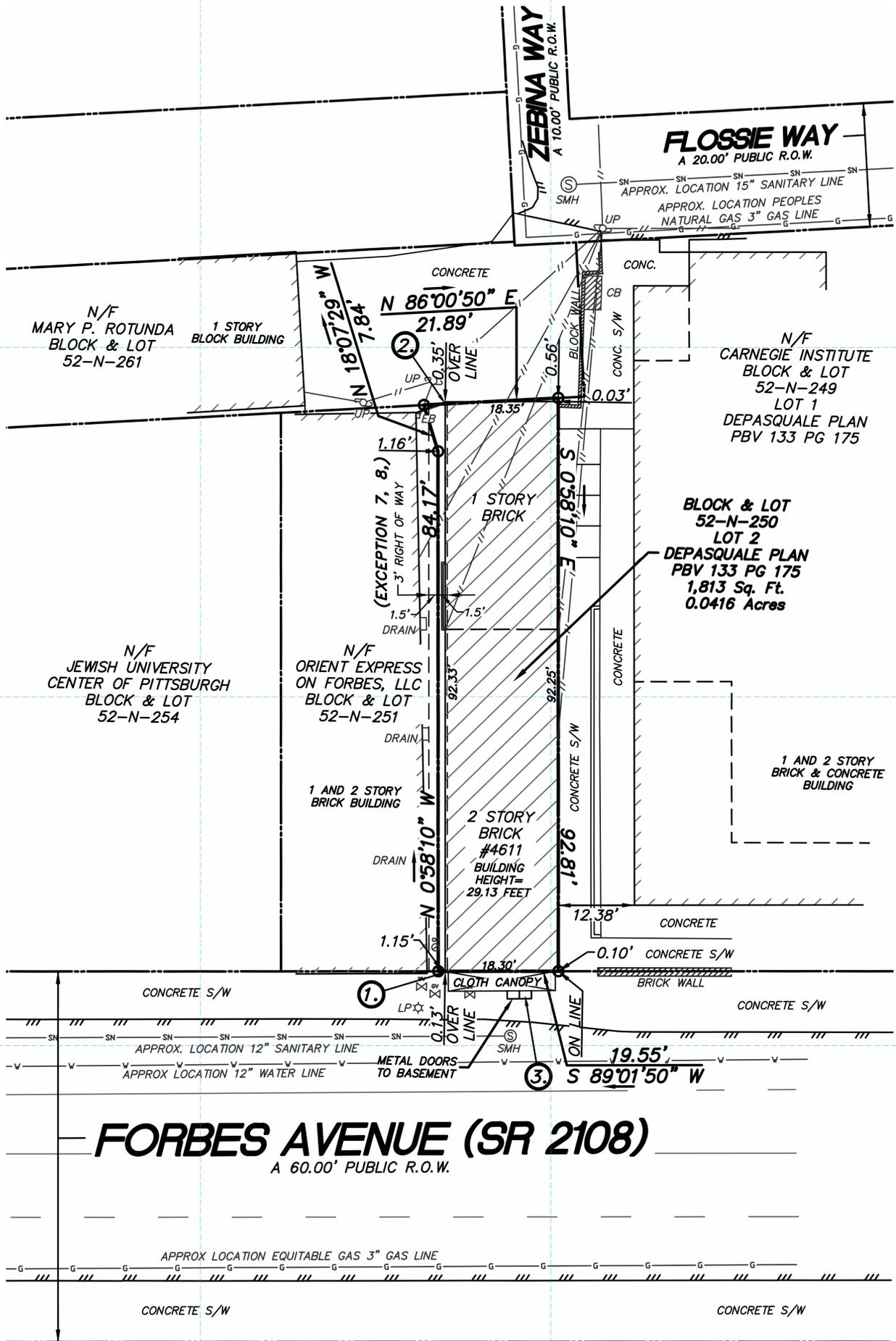
PROJECT:
**CORE AND SHELL RENOVATIONS TO
 4611 FORBES AVENUE**
 OAKLAND, PITTSBURGH, PA, 15213

CLIENT:
 ALPHABET CITY
 903 PENN AVE
 PITTSBURGH, PA

DATE OF ISSUE: 9/30/14

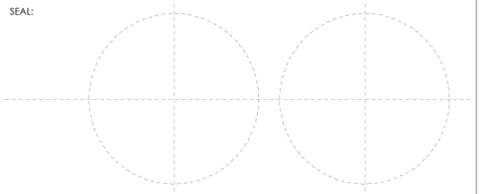
DRAWING NAME:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A-2.1



REVISION HISTORY

REV	DESCRIPTION	DATE	APPROVED



MORGAN ARCHITECTURE + DESIGN
 3308 FERRYVILLE AVE
 PITTSBURGH, PENNSYLVANIA 15214
 [P]: 412.901.7765
 [E]: DAVID@MORGANARCHITECTS.COM

CONSULTANTS:
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 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

EXISTING CONDITIONS SURVEY
 Scale: 1" = 10 ft

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

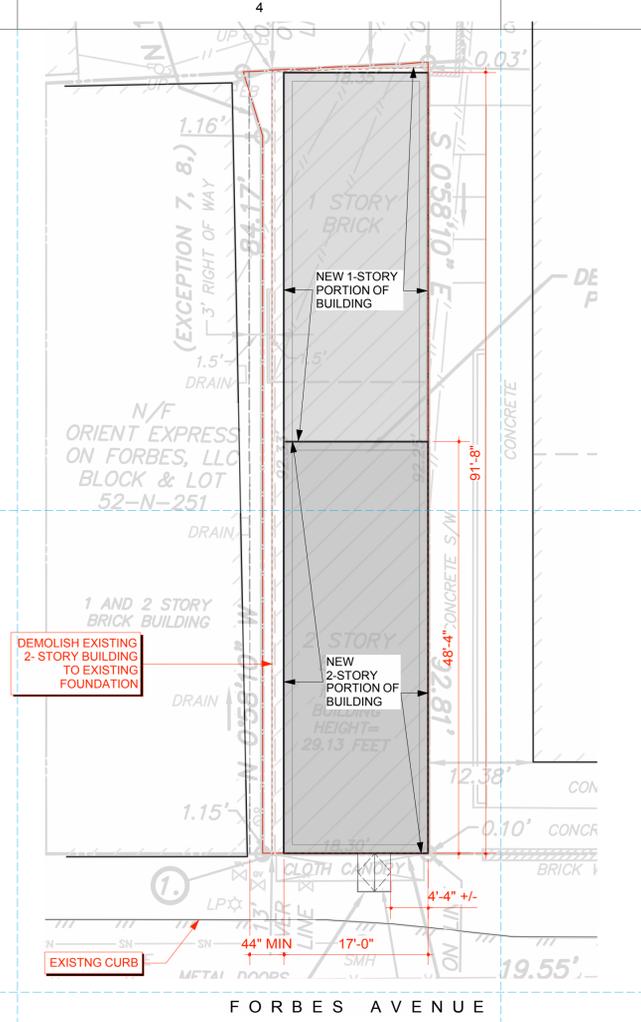
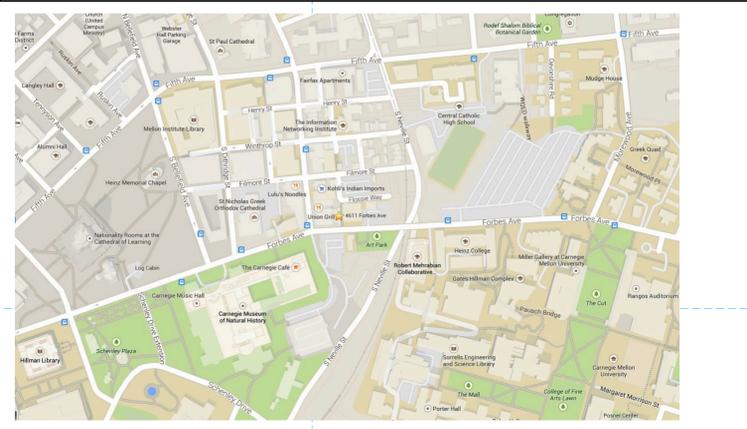
FIRST FLOOR: 320 SF
 MEZZANINE: 385 SF
TOTAL: 705 SF

705/75 = 9.4 =
10 SPACES REQUIRED

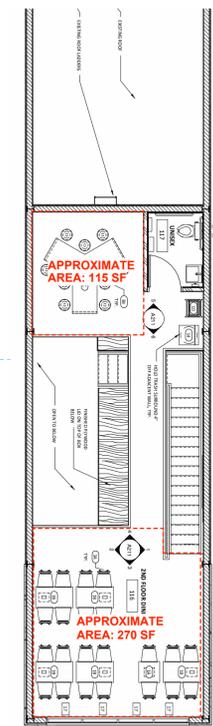
EXISTING TO BE REMOVED: 0 SPACES
 NEW PROPOSED PARKING: 0

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.

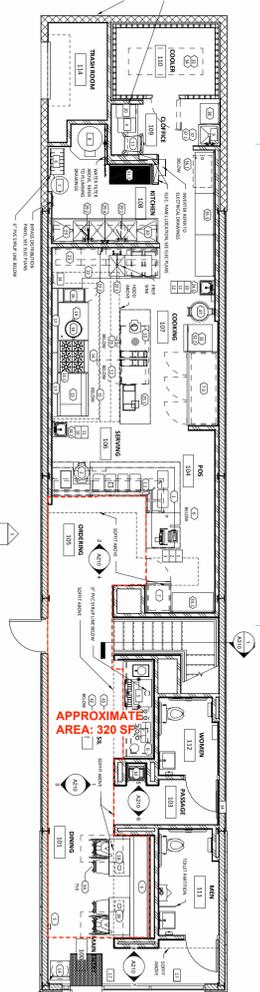
914.07.D.1 Small Facilities
If ten or fewer off-street parking spaces are required pursuant to Parking Schedule A (Sec. 914.02.A), the Zoning Administrator shall be authorized to approve, approve with conditions, approve in part, deny, or deny in part the Alternative Access and Parking Plan for that 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.



SITE PLAN
 Scale: 1" = 10 ft

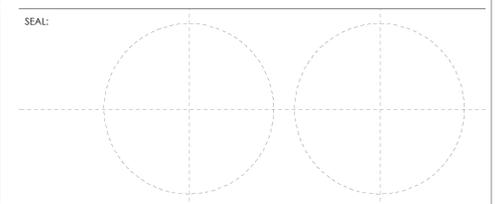


SECOND FLOOR AREA PLAN
 Scale: 1/8" = 1'-0"



FIRST FLOOR AREA PLAN
 Scale: 1/8" = 1'-0"

REVISION HISTORY			
REV	DESCRIPTION	DATE	APPROVED



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.

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

DATE OF ISSUE: 9/30/14

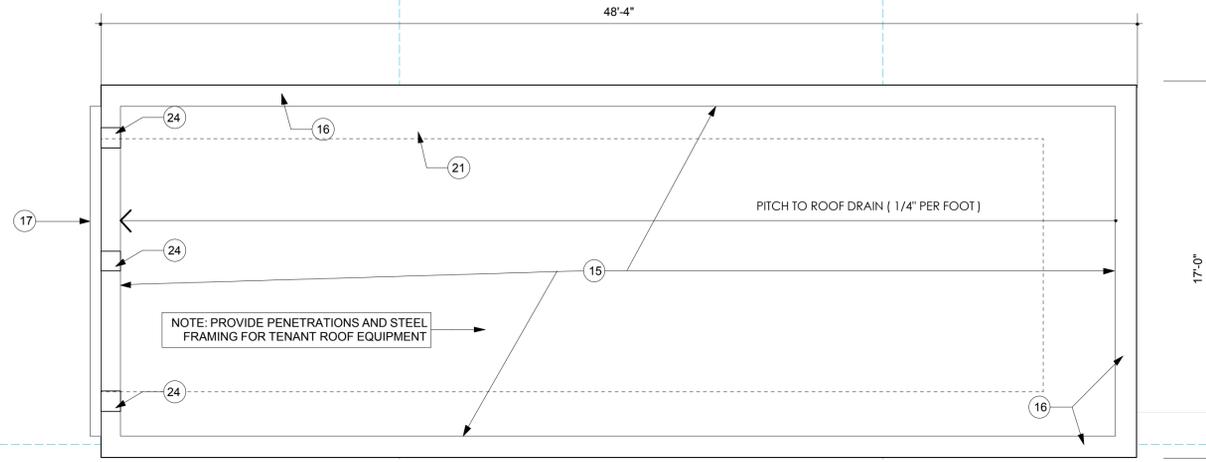
DRAWING NAME: **SITE PLAN**

SHEET NUMBER: **A-0.2**

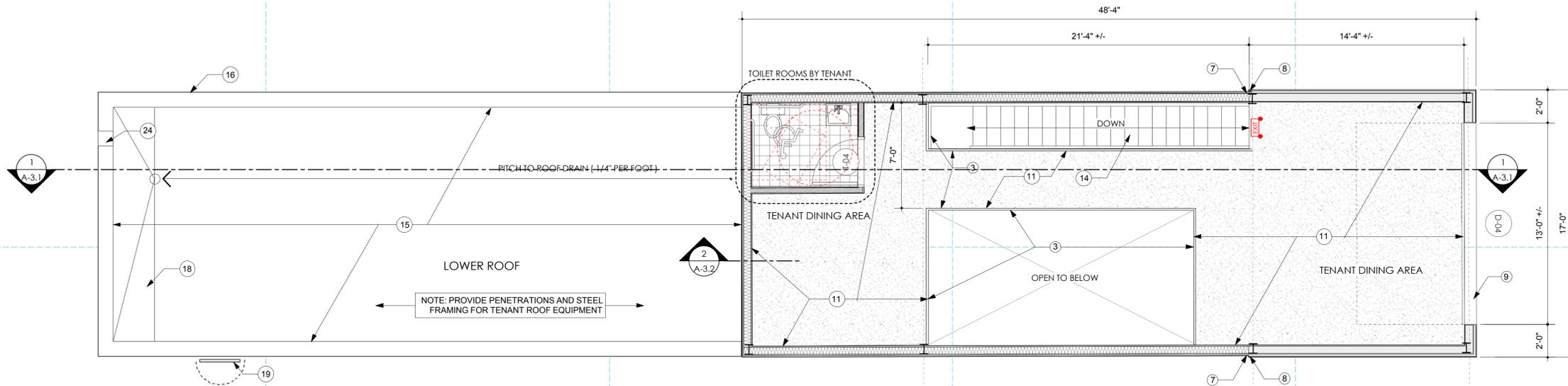
KEYNOTES

1. ALUMINUM AND GLASS STOREFRONT AND DOOR - KAWNEER VG 450 ALUMINUM STOREFRONT WITH INSULATED LOW E GLAZING (TEMPERED) WITH KAWNEER 350 MEDIUM STILE ENTRANCE DOOR OR EQUAL
2. 12" REINFORCED IVANY CMU WALL - #5 BARS @ 16" VERT, #3 BARS @ 8" O.C.
3. STEEL GUARD RAIL AND HANDRAIL (TYPICAL)
4. HM DOOR AND FRAME
5. LANDLORD'S CONTRACTOR SHALL INSTALL NEW 8" CMU WALL W/ 8" X 16" CONCRETE FOOTING W/ 3- #4 BARS TO ACCOMMODATE TENENAT'S CONCRETE TRASH ROOM SLAB.
6. 8" CONCRETE SILL
7. CENTRIA "STYLE-RIB" EXPOSED FASTENER METAL WALL PANEL OVER 6" METAL STUDS - SEE DETAILS
8. FIBER CEMENT PANEL SIDING OVER 6" METAL STUD WALL
9. ALUMINUM AND GLASS OVERHEAD DOOR
10. LANDLORD TO INSTALL 6" POROUS FILL TO ACCOMMODATE TENANT'S CONCRETE FLOOR SLAB.
11. 4 1/2" CONCRETE ON 1 1/2" METAL DECK W/ 6X6 W1.4 X W1.4 WWF (6" TOTAL THICKNESS)
12. REMOVE EXISTING CONCRETE SIDEWALK AND INSTALL NEW CONCRETE SIDEWALK

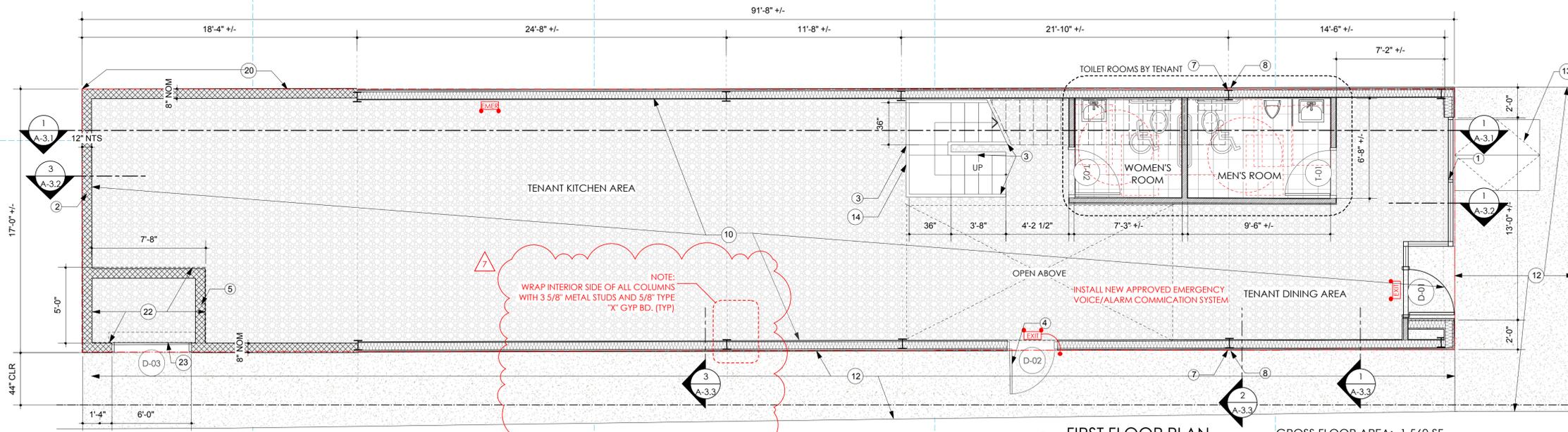
13. REMOVE EXISTING SIDEWALK DOOR, INSTALL NEW GALVANIZED STEEL SIDEWALK DOOR. PRIME AND PAINT
14. STEEL PAN CONCRETE FILLED STAIR. PRIME AND PAINT STEEL
15. EPDM SINGLE PLY ROOFING. PROVIDE ROOF DRAINS AS REQUIRED
16. ALUMINUM COPING - COLOR TO BE SELECTED (TYPICAL)
17. ALUMINUM GUTTER AND DOWNSPOUT TO LOWER ROOF
18. CREATE ROOF CRICKETS WITH TAPERED ROOF INSULATION
19. INSTALL NEW STEEL ROOF ACCESS LADDER WITH LOCKING GATE BY "LADDERS AND PLATFORMS"
20. 8" REINFORCED CMU WALL
21. ANGLED ROOF "KICKER" - SEE SHEET A-3.2
22. LOCATION OF RAISED CONCRETE SLAB WITH SIDEWALLS BELOW. - SET HEIGHT OF SLAB AT ELEVATION OF EXTERIOR SIDEWALK. - INSTALL FLOOR DRAIN AND HOSE BIB (BY TENANT)
23. ROLLING OVERHEAD DOOR
24. METAL CLAD RAIN SCUPPERS THROUGH REAR PARAPET



UPPER ROOF PLAN
Scale: 1/4" = 1'-0"



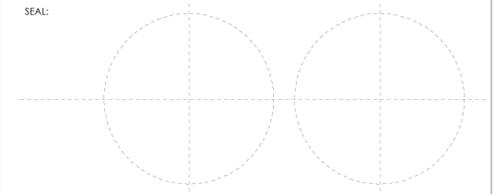
2 SECOND FLOOR PLAN GROSS FLOOR AREA: 822 SF
Scale: 1/4" = 1'-0"



1 FIRST FLOOR PLAN GROSS FLOOR AREA: 1,560 SF
Scale: 1/4" = 1'-0"

REVISION HISTORY			
REV	DESCRIPTION	DATE	APPROVED
1		10/13/14	
2		10/14/14	
3		11/4/14	
4	STRUCTURE AND SECTIONS	11/11/14	
5	REVISIONS FOR BUDGETING	11/13/14	
6	REVISED ROOF PARAPET	11/18/14	
7	ADDED COLUMN WRAP AND UPDATED REFERENCES	12/3/14	
8	REVISIONS PER TENANT	12/8/14	

GENERAL NOTE:
ALL MECHANICAL, ELECTRICAL AND PLUMBING DESIGN AND ENGINEERING SHALL BE DESIGN/BUILD BY THE GENERAL CONTRACTOR



MORGAN ARCHITECTURE + DESIGN
3308 FERRYVILLE AVE
PITTSBURGH, PENNSYLVANIA 15214
PH: 412.901.7765
E: DAVID@MORGANARCHITECTS.COM

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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:
FIRST FLOOR PLAN

SHEET NUMBER:
A-1.1



**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:					
<input type="checkbox"/> New Construction, New		<input type="checkbox"/> Renovation, Interior			
<input type="checkbox"/> New Construction,		<input checked="" type="checkbox"/> Renovation, Exterior			
<input type="checkbox"/> Change in Use Only		<input type="checkbox"/> Renovation, Change in Use			
11. Describe the Development: Add parapet volume to roof of existing South Facade.					
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: _____ 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 ½' x 19')		
Compact (7 ¼' x 16')		
Handicap (13 ½' x 19')		

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

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

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



**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:

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

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

YES NO

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

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

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

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

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

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

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

Applicant Signature: _____



**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>



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

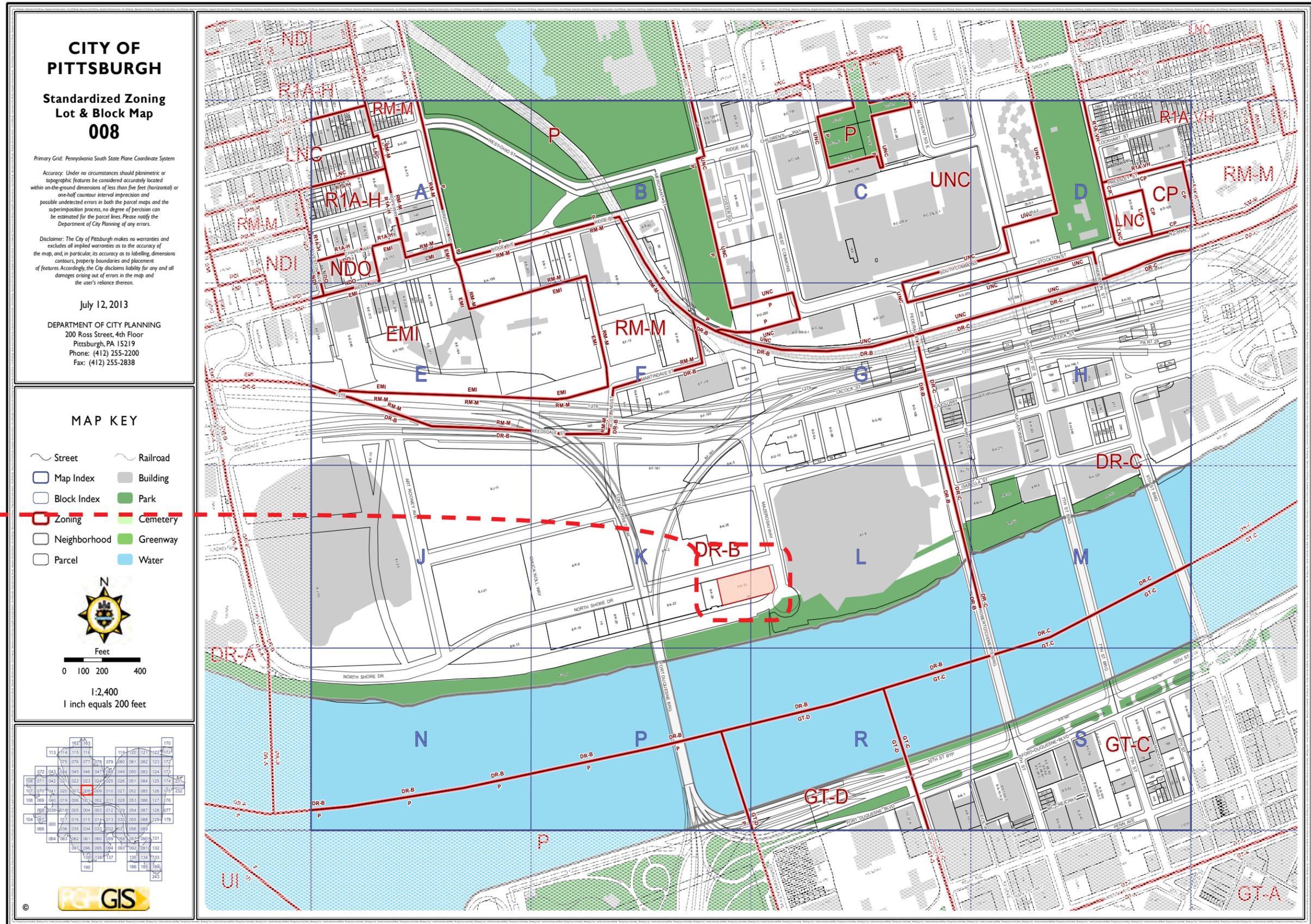
Peoples Natural Gas High Wall Sign Statement of Compliance of Planning Commission Criteria:

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.



CITY OF PITTSBURGH
Standardized Zoning Lot & Block Map 008

Primary Grid: Pennsylvania South State Plane Coordinate System
 Accuracy: Under no circumstances should planimetric or topographic features be considered accurately located within on-the-ground dimensions of less than five feet (horizontal) or one-half contour interval impression and possible undetected errors in both the parcel maps and the superimposition process, no degree of precision can be estimated for the parcel lines. Please notify the Department of City Planning of any errors.
 Disclaimer: The City of Pittsburgh makes no warranties and excludes all implied warranties as to the accuracy of the map, and, in particular, its accuracy as to labeling, dimensions, contours, property boundaries and placement of features. Accordingly, the City disclaims liability for any and all damages arising out of errors in the map and the user's reliance thereon.

July 12, 2013
 DEPARTMENT OF CITY PLANNING
 200 Ross Street, 4th Floor
 Pittsburgh, PA 15219
 Phone: (412) 255-2200
 Fax: (412) 255-2838

MAP KEY

- Street
- Railroad
- Map Index
- Building
- Block Index
- Park
- Zoning
- Cemetery
- Neighborhood
- Greenway
- Parcel
- Water

Building Location:
 225 North Shore Drive
 Pittsburgh, PA 15212

Lot#: 8-K-30

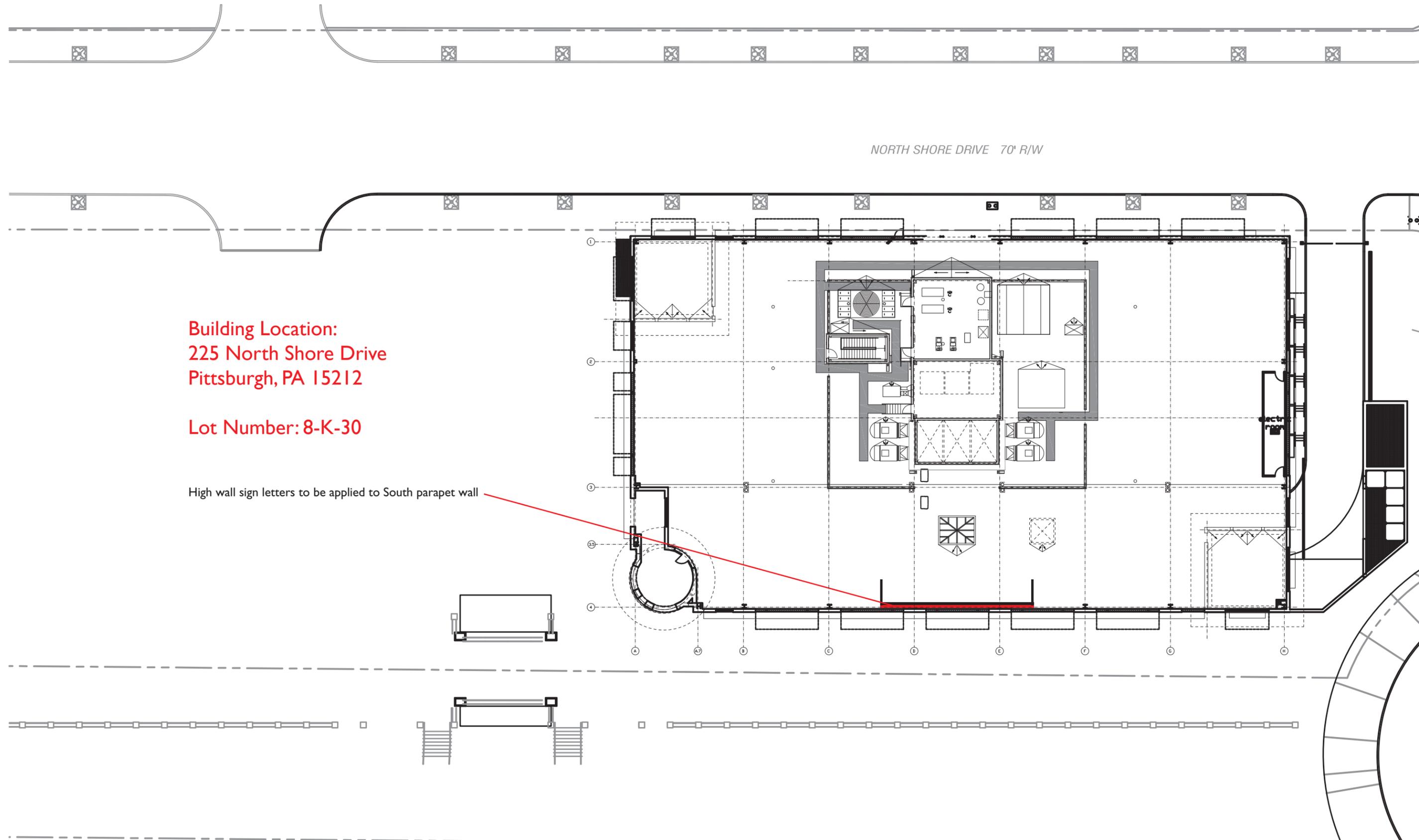


Feet
 0 100 200 400

1:2,400
 1 inch equals 200 feet

113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200
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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)





**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:

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

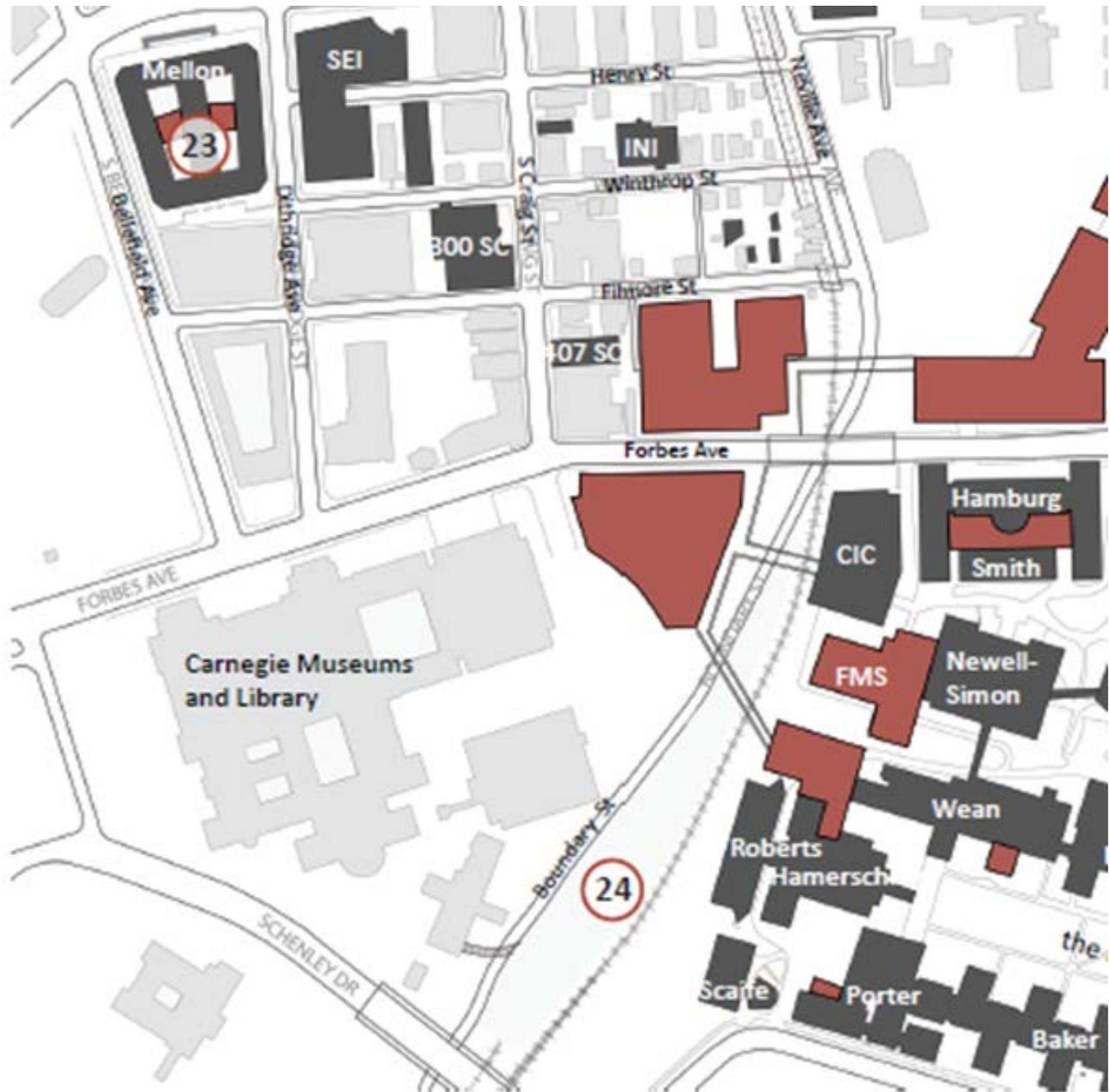
25. Please select the following items that apply to the proposed work:

- 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:

3.5.8 Campus Neighborhood



24. Neville Avenue Support Facility and Parking

DESCRIPTION	Area along Neville Ave; university support services; up to 150 surface parking spaces; trail connection to Junction Hollow trail
USES	Campus Support, parking and trail
SQUARE FEET	50,000 gsf (parking)
HEIGHT	2 stories (50 ft)
SETBACK	North and East: 10 ft from railroad tracks South: 5 ft from property line West: 10 ft from Neville Avenue



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



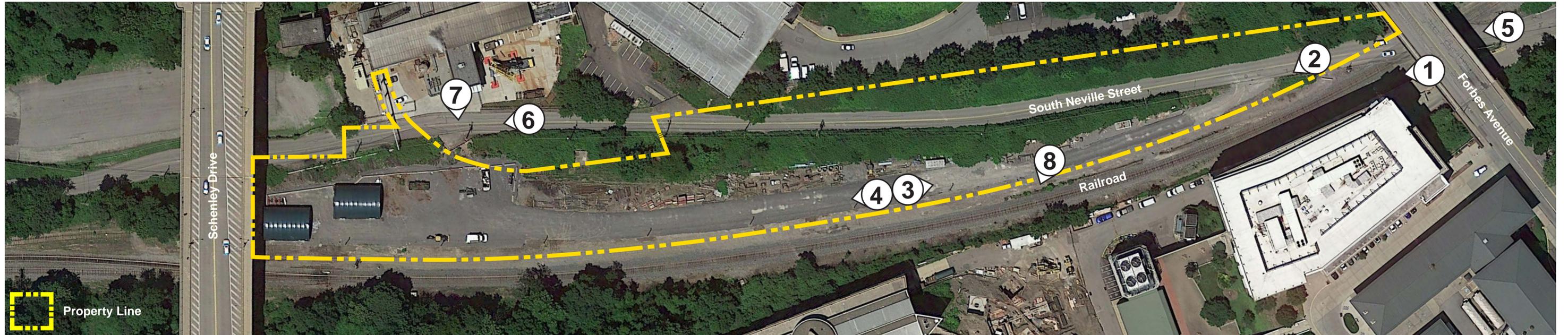
6 Above-Ground Steam Pipe and Schenley Drive Bridge



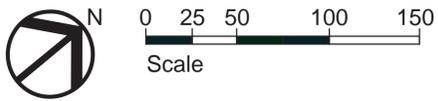
7 Gabion Wall to Hold Steep Slope



8 Construction Occuring Adjacent to Project Site



Property Line





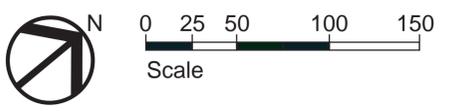
- Existing Above-Ground Steam Pipe Storage Corral
- Sliding Gate
- ADA Accessible Parking (1 space)
- FMS Parking (31 spaces)
- Permit Parking (103 spaces)
- Seeded Meadow
- Retaining Wall
- Light Pole

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

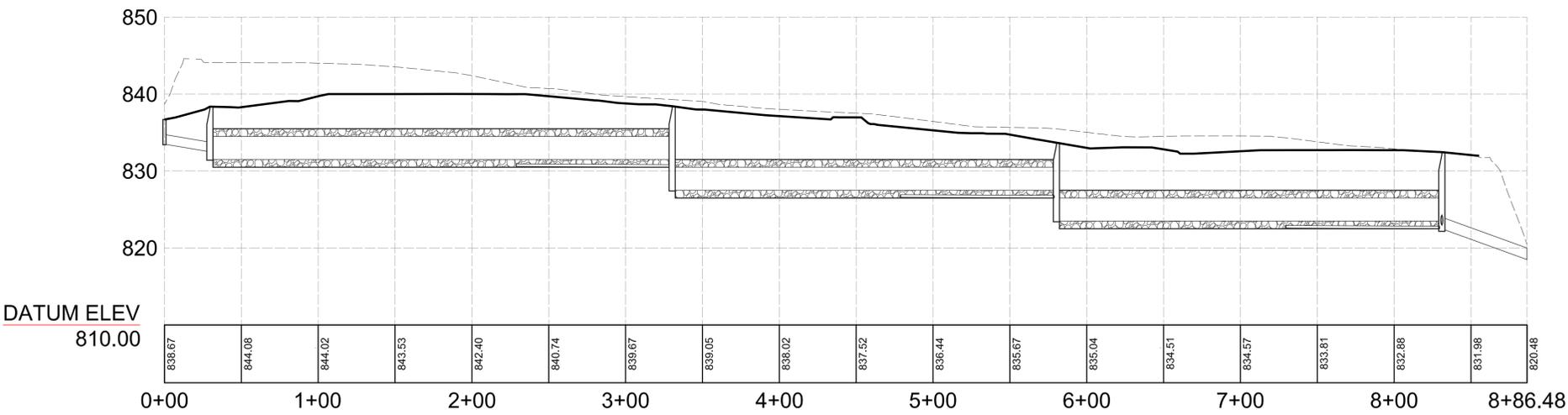
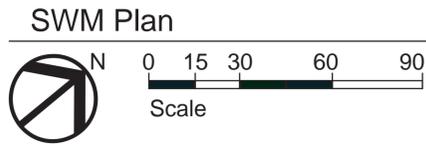
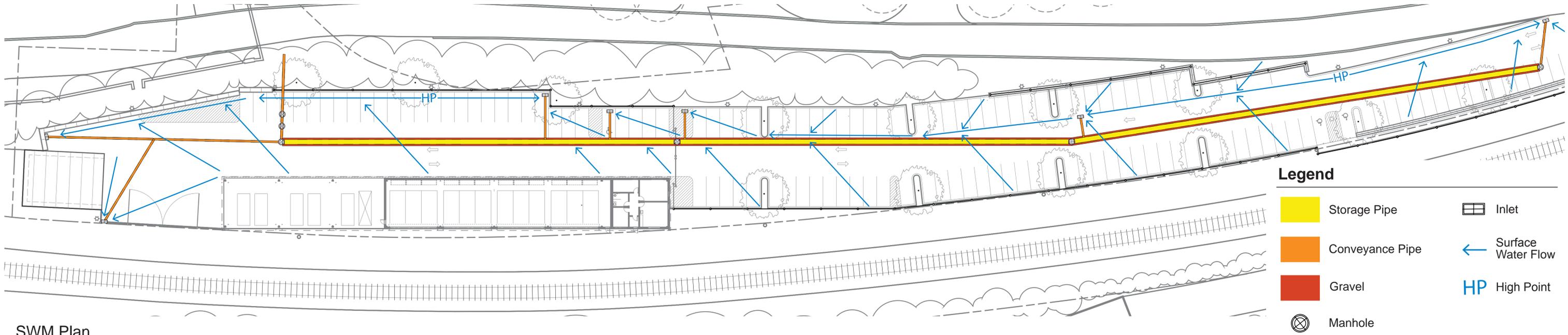
- Bituminous Trail
- Retaining Wall
- Emergency Call Box
- ADA Accessible Parking (2 spaces)
- Planted Island

Legend

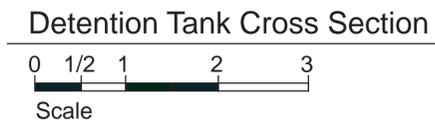
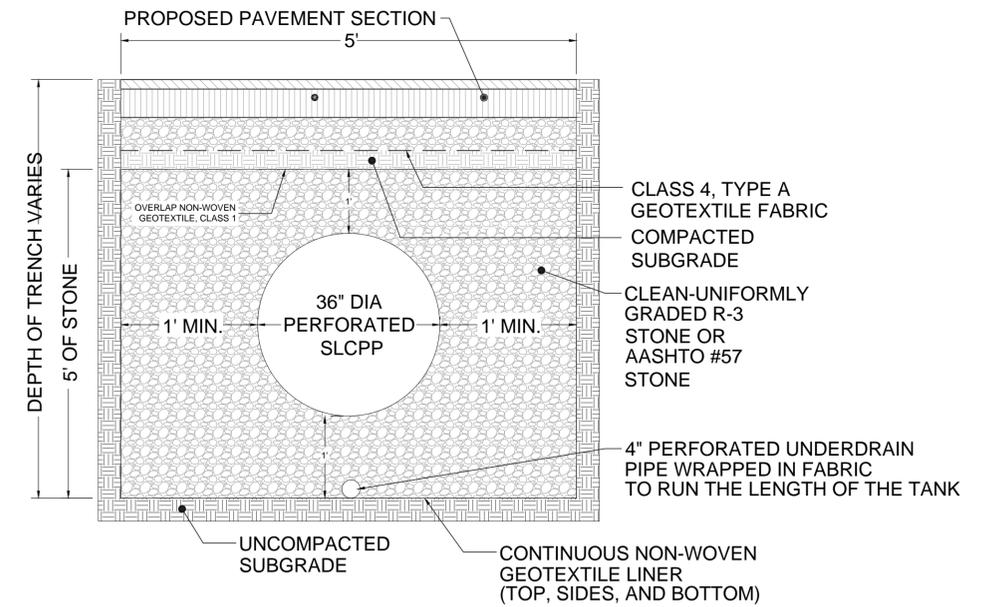
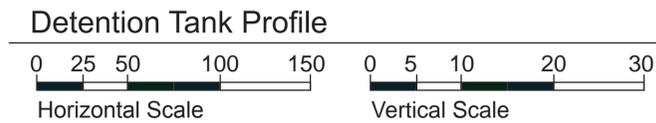
	Property Line		Proposed Tree
	Right of Way		Existing Tree
	Existing Building		Existing Wooded Area
	Proposed Building		Chain Link Fence



February 11, 2015



Detention Tank System PROFILE
 HORIZONTAL SCALE: 1" = 50'
 VERTICAL SCALE: 1" = 10'





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:

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

11. Describe the Development: **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

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:

<input type="text" value="1"/> New Water Service Connection(s)	<input type="text"/> Termination of Existing Water Service Tap(s)
<input type="text" value="1"/> New Sewer Service Connection(s)	<input type="text"/> 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:

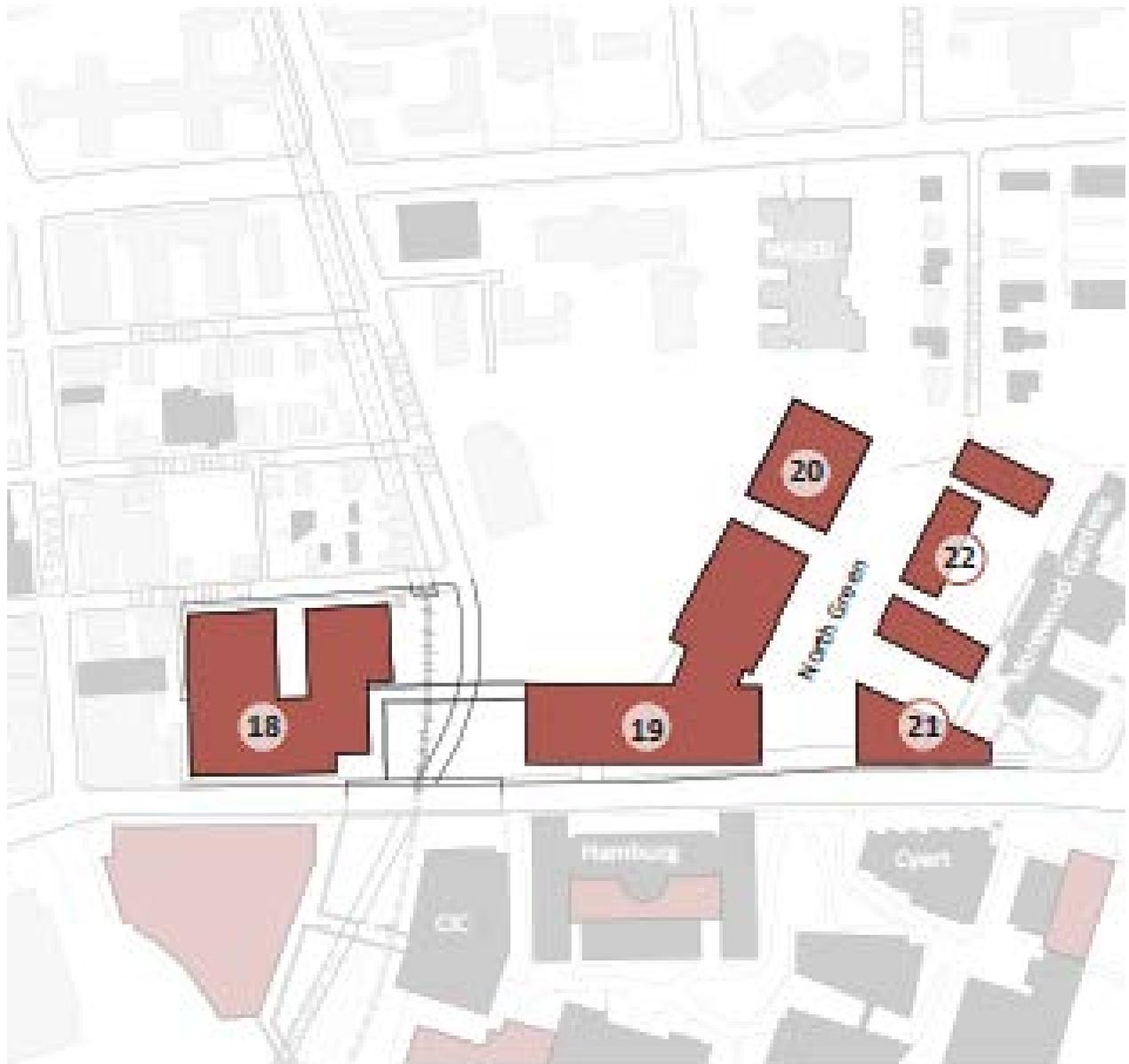
- Applicant requests to change or designate the name of a City Street.
- The proposed work includes a private structure (e.g. deck, porch, awning, sign, etc.) encroaching on a City dedicated right-of-way.
- Modification or reconstruction of City curbs.
- Design and construction of a new street where 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:

3.5.8

North Campus



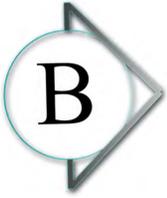
24. North of Forbes Development Site

DESCRIPTION	New mixed use building with up to 500 parking spaces
USES	Office and research for corporate partners, hotel, academic, ground floor retail, parking
SQUARE FEET	385,000 gsf
HEIGHT	6 stories (90 ft) first 50 ft from Forbes Avenue 4 stories (50 ft) first 50 ft on Filmore St frontage 10 stories (150 ft) beyond setbacks
SETBACK	North and East: 15 ft from property line South and West: 5 ft from property line <i>Note: Residential Compatibility Standards apply</i>

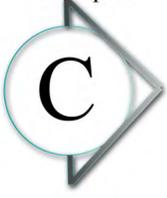
View looking North-West from Rear of lot prior to development.



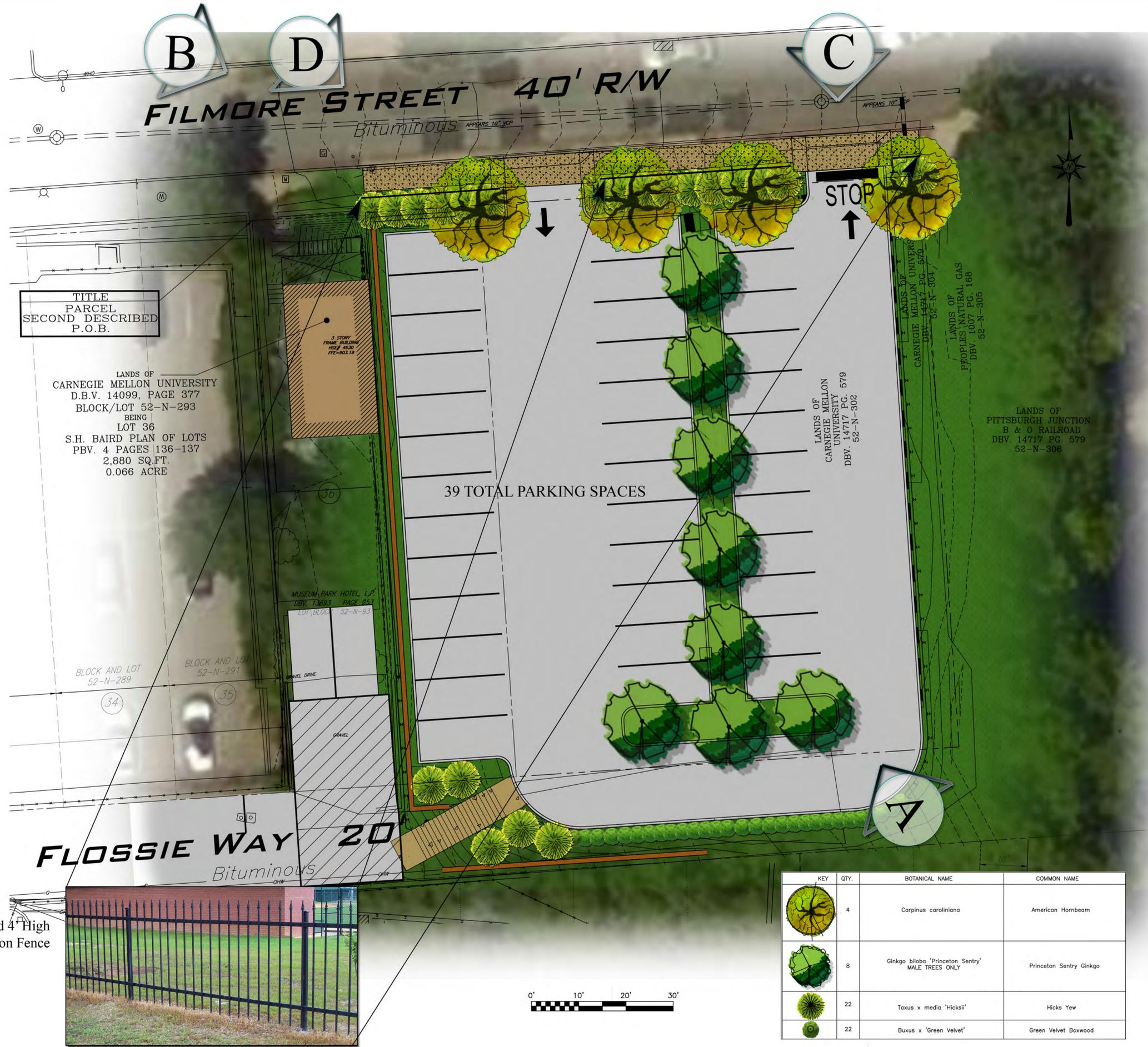
View looking East down Filmore Street prior to development.



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:	Existing		Proposed	
	Stories	Feet	Stories	Feet
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

	Existing	Proposed
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:

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

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

YES NO

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

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

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

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

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

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

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

Applicant Signature: _____



**DEPARTMENT OF CITY PLANNING
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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



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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
Pittsburgh, PA 15219 Address _____



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 _____
501 Grant Street
Address Pittsburgh, PA 15219 Address _____



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

67390 '94 JUN 10

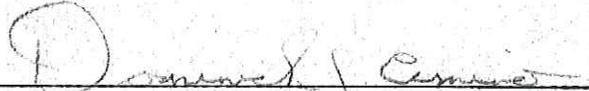
No. _____

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.


Chief, Bureau of Building Inspection

CERTIFICATE OF OCCUPANCY

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.


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

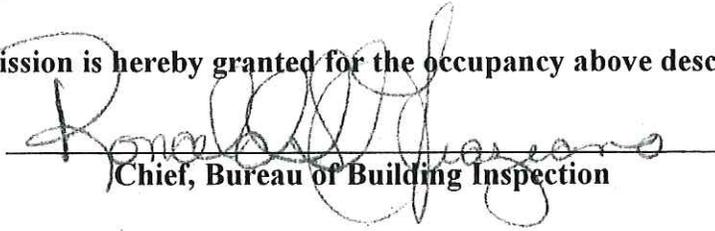
Permitted Occupancy: 803 SQUARE FEET RETAIL STORE GROUND FLOOR (GNC)

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
Parcel ID: 0002E00184000000

Ward: 2

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
501 GRANT ST 16TH FLOOR
PITTSBURGH, PA 15219

Lessee:

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

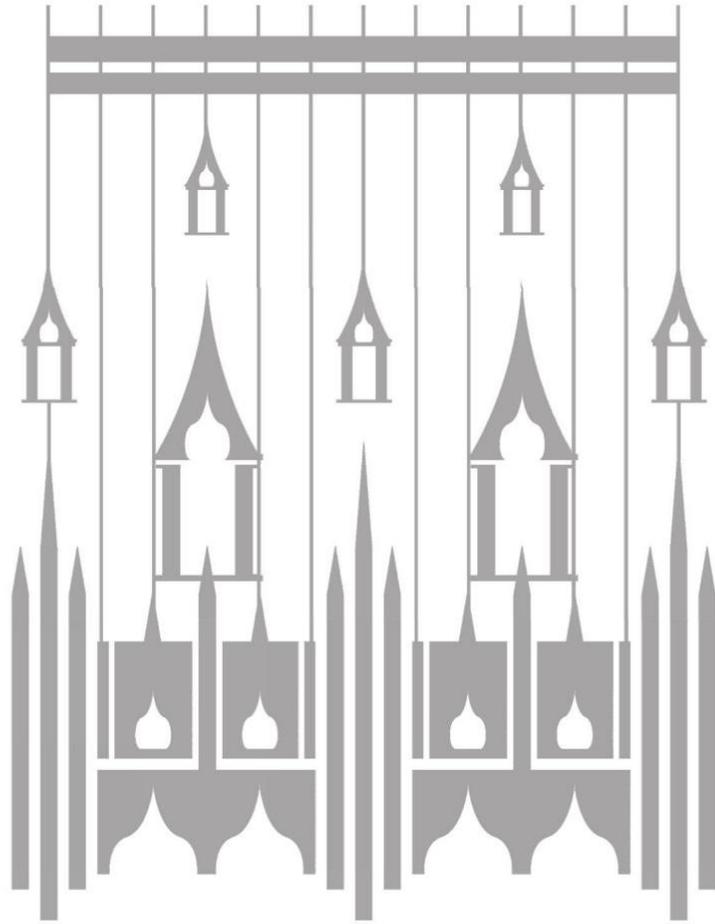
Location: 501 GRANT ST
Construction Type:

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.

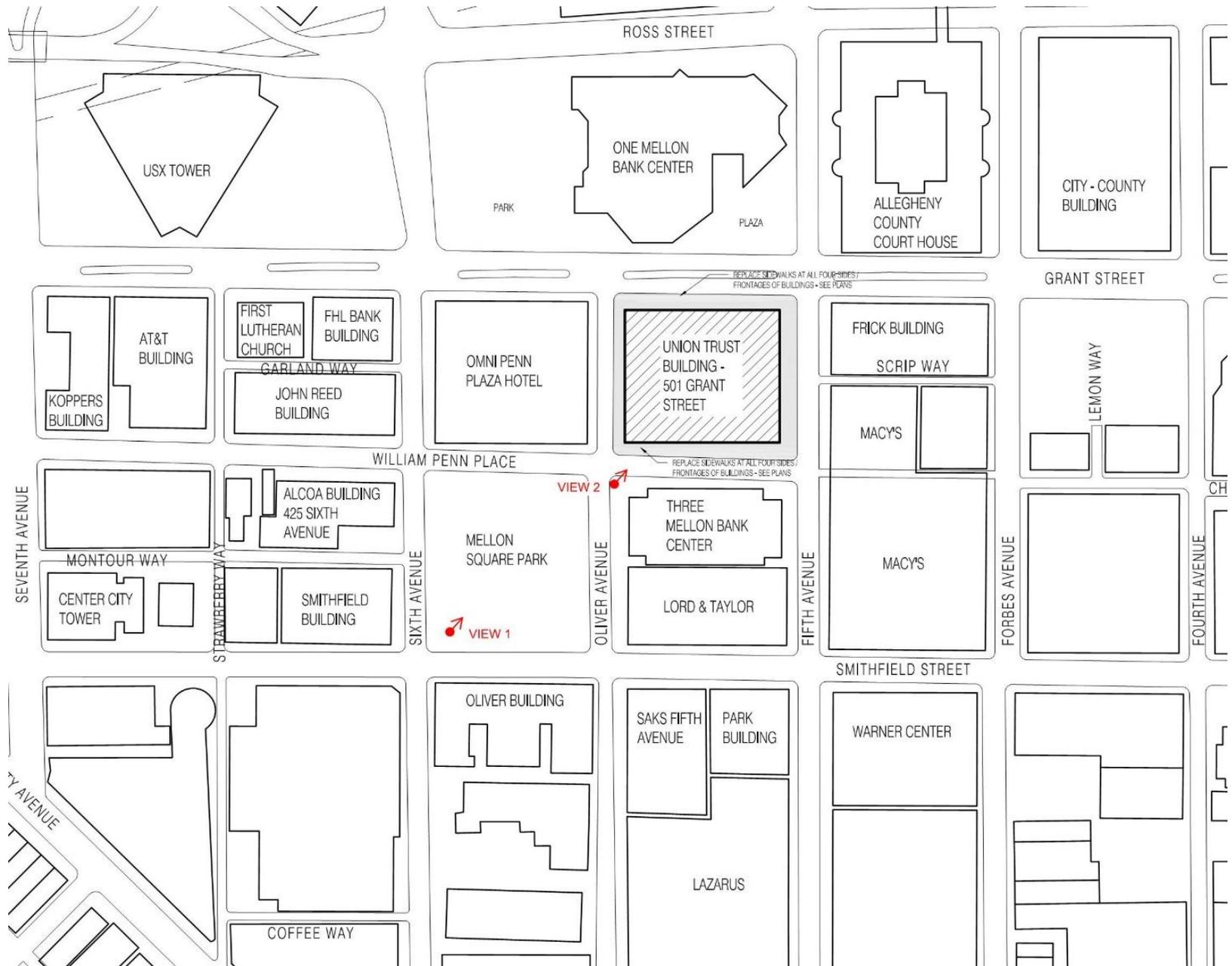
Chief, Bureau of Building Inspection



UNION TRUST BUILDING

PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL

UNION TRUST BUILDING

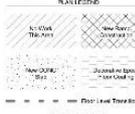


CONTEXT PLAN

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
1000	RETAIL 1
1010	RETAIL 2
1020	RETAIL 3
1030	RETAIL 4
1040	RETAIL 5
1050	RETAIL 6
1060	RETAIL 7
1070	RETAIL 8
1080	RETAIL 9
1090	RETAIL 10
1100	RETAIL 11
1110	RETAIL 12
1120	RETAIL 13
1130	RETAIL 14
1140	RETAIL 15
1150	RETAIL 16
1160	RETAIL 17
1170	RETAIL 18
1180	RETAIL 19
1190	RETAIL 20
1200	RETAIL 21
1210	RETAIL 22
1220	RETAIL 23
1230	RETAIL 24
1240	RETAIL 25
1250	RETAIL 26
1260	RETAIL 27
1270	RETAIL 28
1280	RETAIL 29
1290	RETAIL 30
1300	RETAIL 31
1310	RETAIL 32
1320	RETAIL 33
1330	RETAIL 34
1340	RETAIL 35
1350	RETAIL 36
1360	RETAIL 37
1370	RETAIL 38
1380	RETAIL 39
1390	RETAIL 40
1400	RETAIL 41
1410	RETAIL 42
1420	RETAIL 43
1430	RETAIL 44
1440	RETAIL 45
1450	RETAIL 46
1460	RETAIL 47
1470	RETAIL 48
1480	RETAIL 49
1490	RETAIL 50
1500	RETAIL 51
1510	RETAIL 52
1520	RETAIL 53
1530	RETAIL 54
1540	RETAIL 55
1550	RETAIL 56
1560	RETAIL 57
1570	RETAIL 58
1580	RETAIL 59
1590	RETAIL 60
1600	RETAIL 61
1610	RETAIL 62
1620	RETAIL 63
1630	RETAIL 64
1640	RETAIL 65
1650	RETAIL 66
1660	RETAIL 67
1670	RETAIL 68
1680	RETAIL 69
1690	RETAIL 70
1700	RETAIL 71
1710	RETAIL 72
1720	RETAIL 73
1730	RETAIL 74
1740	RETAIL 75
1750	RETAIL 76
1760	RETAIL 77
1770	RETAIL 78
1780	RETAIL 79
1790	RETAIL 80
1800	RETAIL 81
1810	RETAIL 82
1820	RETAIL 83
1830	RETAIL 84
1840	RETAIL 85
1850	RETAIL 86
1860	RETAIL 87
1870	RETAIL 88
1880	RETAIL 89
1890	RETAIL 90
1900	RETAIL 91
1910	RETAIL 92
1920	RETAIL 93
1930	RETAIL 94
1940	RETAIL 95
1950	RETAIL 96
1960	RETAIL 97
1970	RETAIL 98
1980	RETAIL 99
1990	RETAIL 100

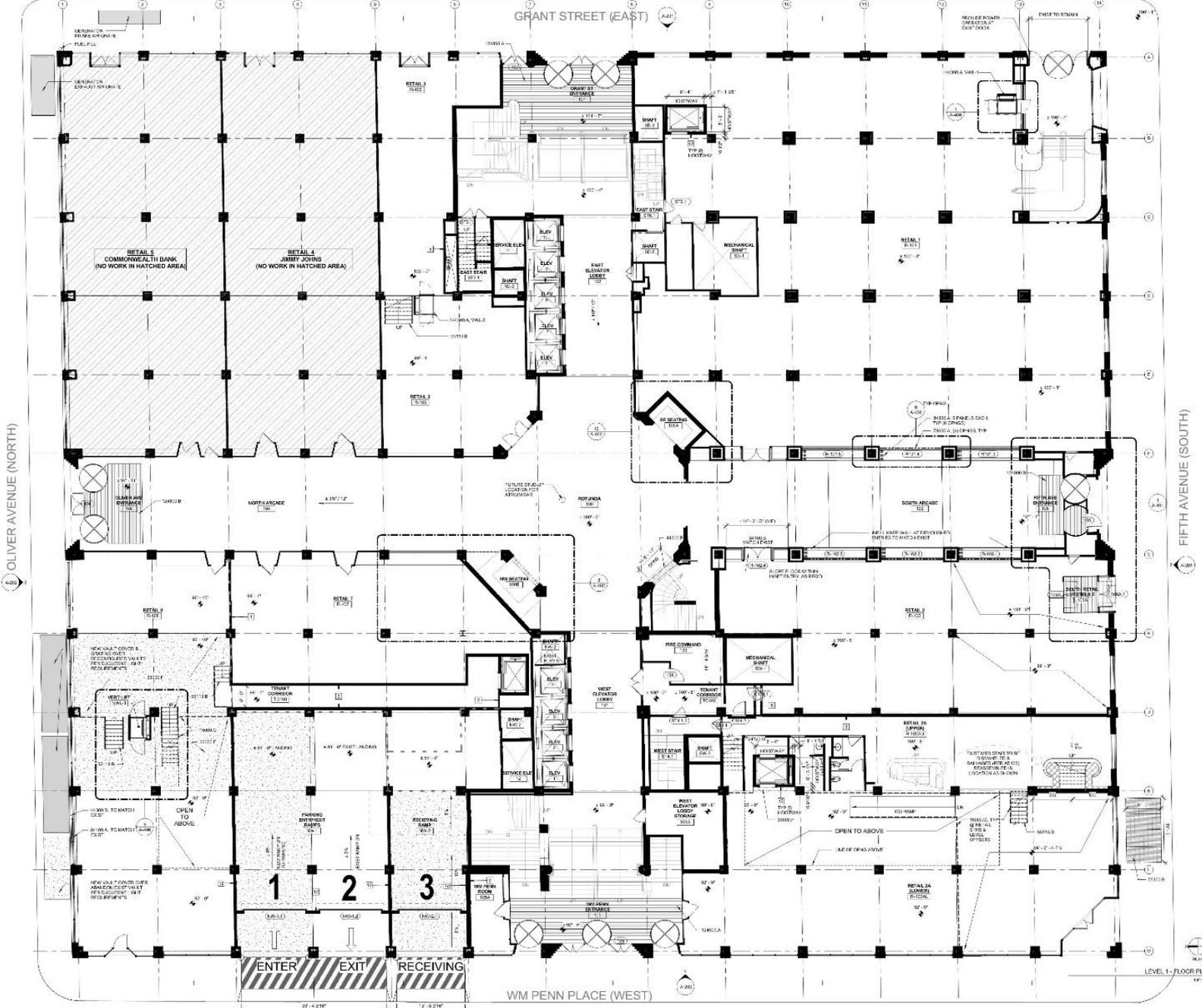
PROJECT INFORMATION

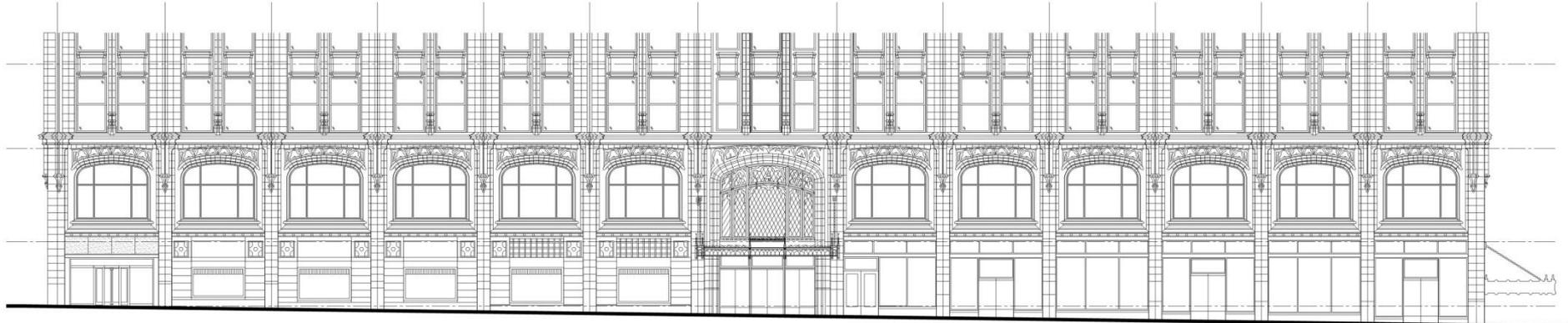
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	10/1/11
2	ISSUED FOR CONSTRUCTION	10/1/11
3	ISSUED FOR OCCUPANCY	10/1/11
4	ISSUED FOR AS-BUILT	10/1/11

UNION TRUST BUILDING

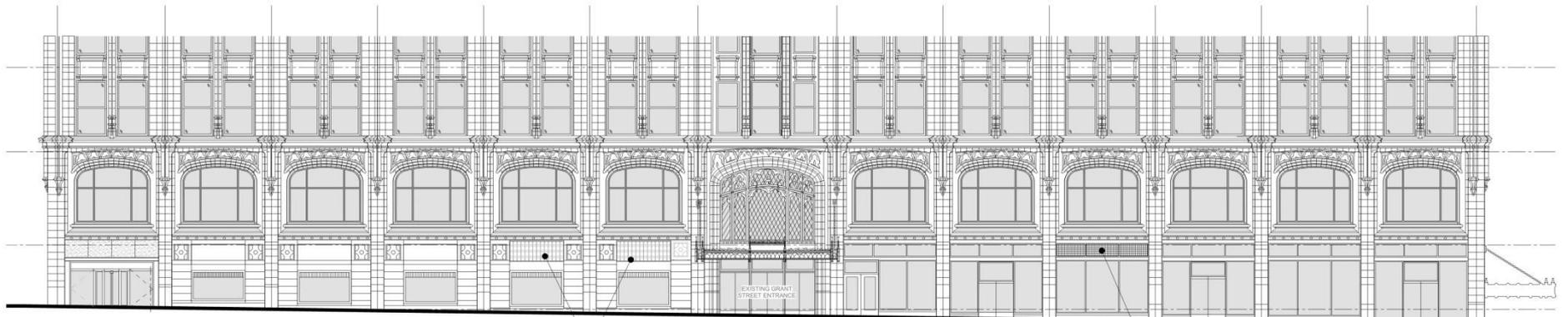
501 GRANT STREET
PITTSBURGH, PA 15219
FLOOR PLAN

LEVEL 1 PLAN





EXISTING GRANT STREET ELEVATION



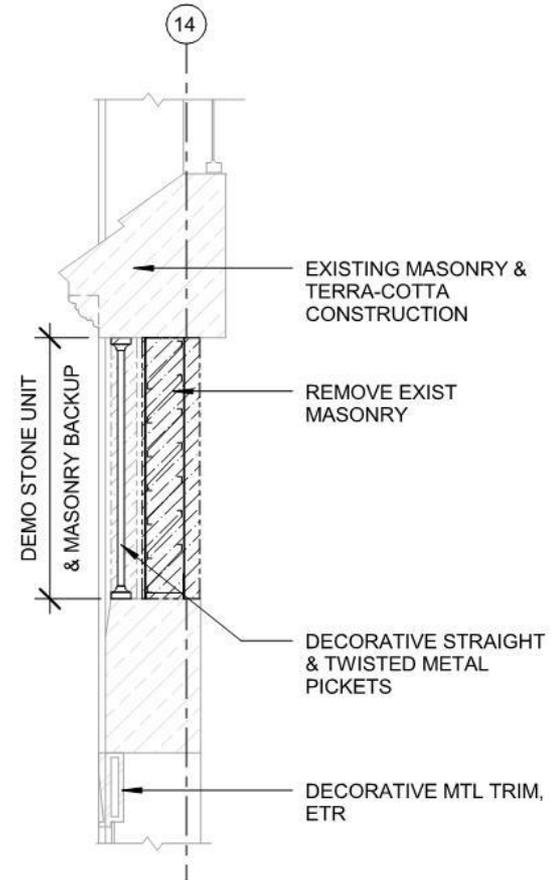
PROPOSED GRANT STREET ELEVATION

EXISTING LOUVER
OPENINGS TO
REMAIN

PROPOSED
LOUVER
OPENING



GRANT STREET ELEVATION - EXISTING LOUVER ABOVE STOREFRONT WINDOW



EXISTING LOUVER W/ DECORATIVE GRILLE



EXISTING FIFTH AVE ELEVATION

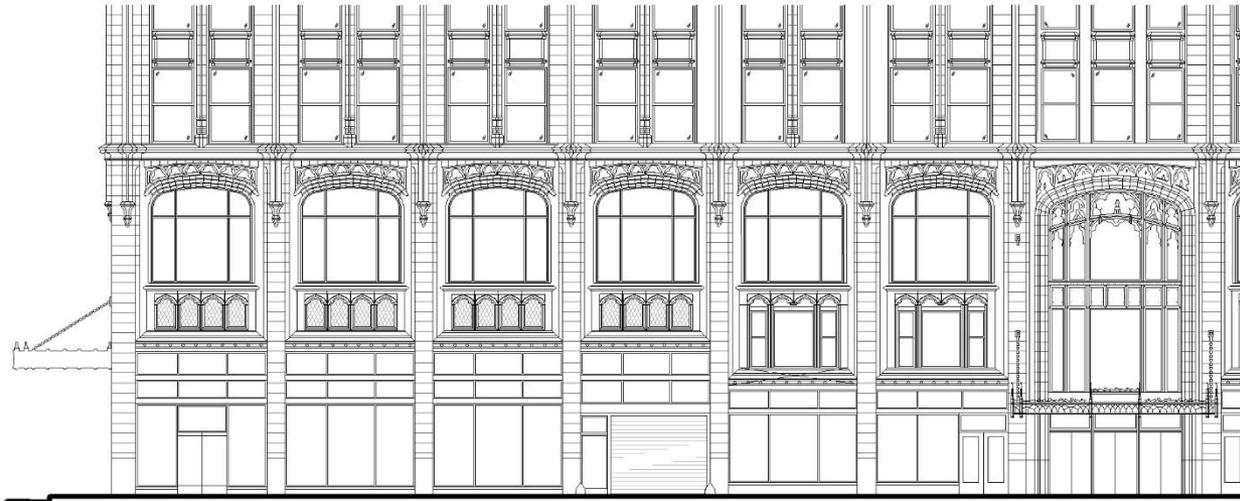


PROPOSED FIFTH AVE ELEVATION



© ELKUS MANFREDI ARCHITECTS

FIFTH AVENUE CANOPY RENDERING



EXISTING WILLIAM PENN PLACE ELEVATION

EXISTING
RECEIVING



PROPOSED WILLIAM PENN PLACE ELEVATION

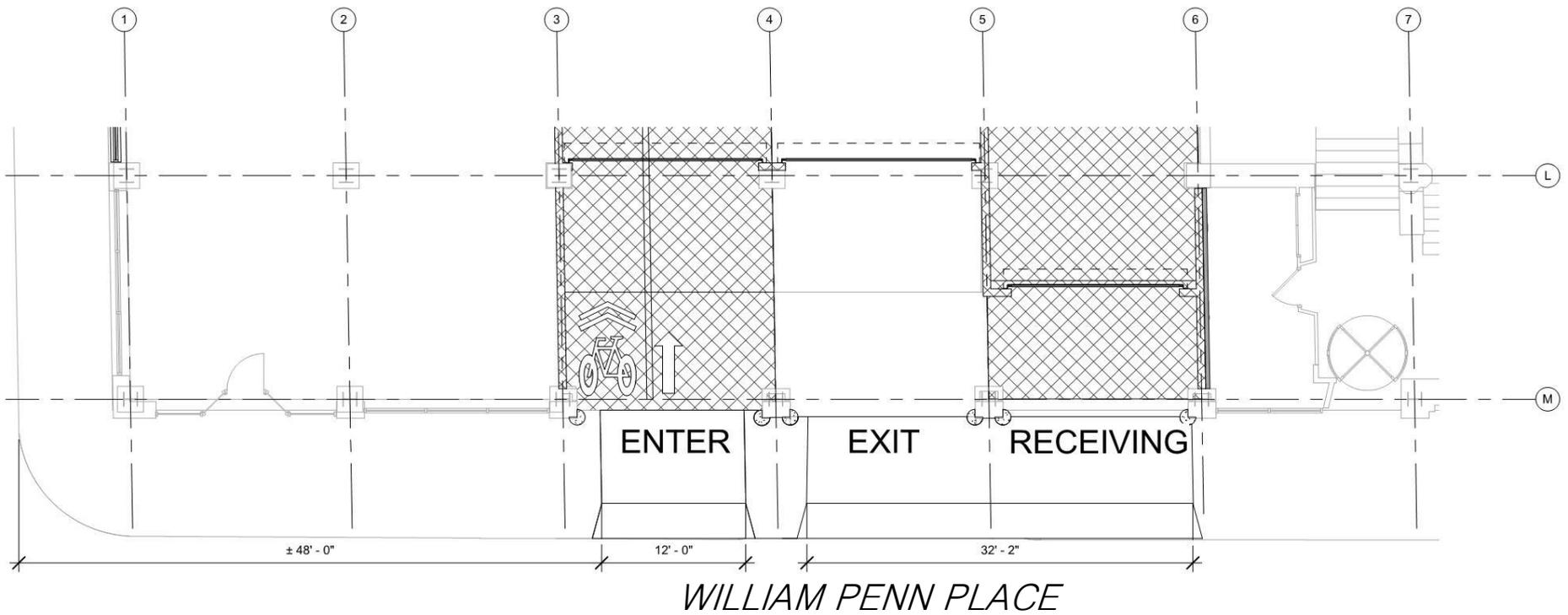
VEHICULAR
ENTRANCE

VEHICULAR
EXIT

RECEIVING

RECONSTRUCT
MASONRY AND GLASS
OPENINGS

CURTAINWALL TO MATCH
EXISTING



FIRST FLOOR PLAN



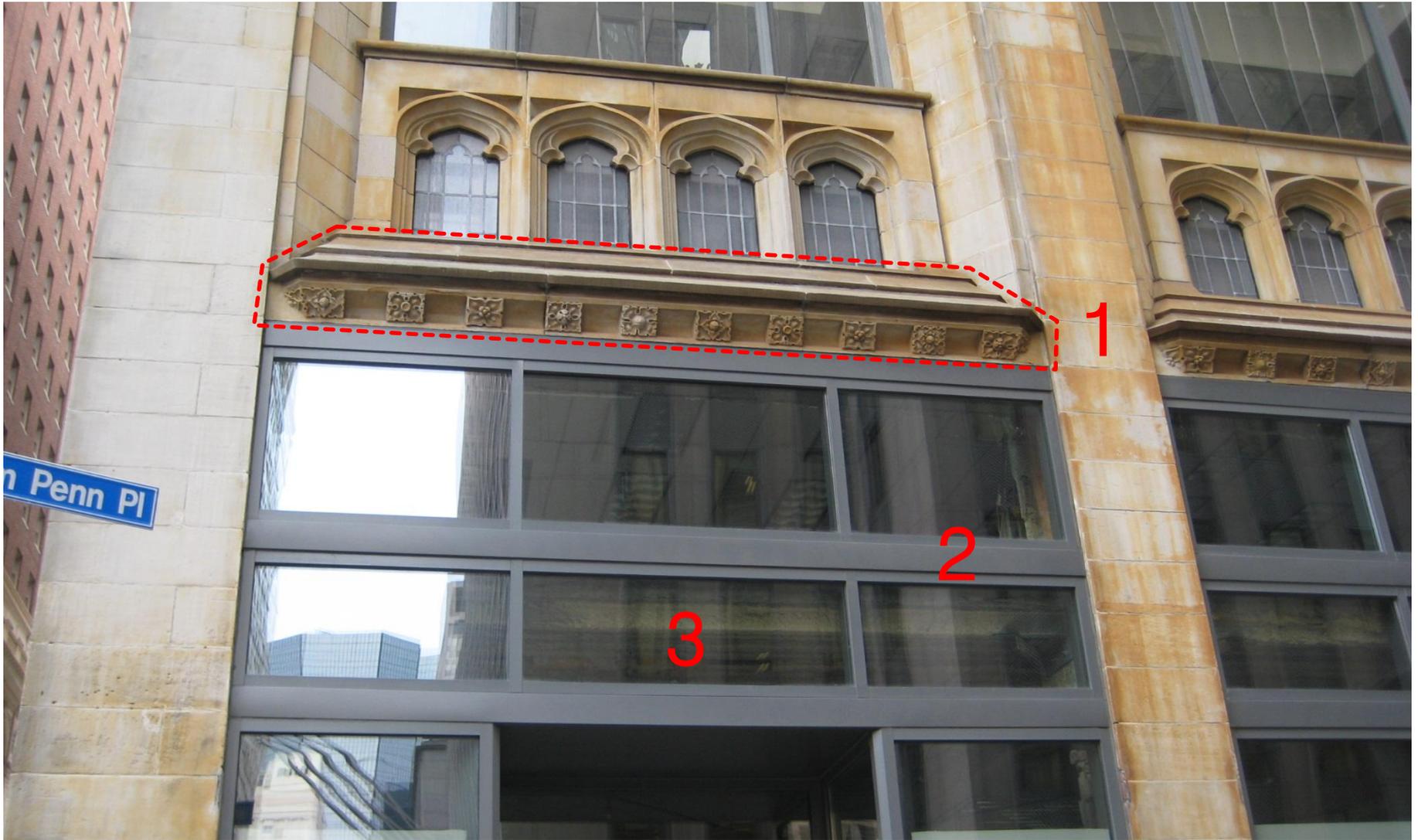
ORIGINAL PHOTOGRAPH FROM WILLIAM PENN PLACE & OLIVER AVE

VIEW 2



REVIT MODEL OVERLAY SHOWING NEW VEHICULAR ENTRIES

VIEW 2



1. Glass Fiber Reinforced Concrete (GFRC)
2. Curtainwall
3. Glazing



EXISTING OLIVER AVE ELEVATION

EXISTING LOUVER
OPENING



PROPOSED OLIVER AVE ELEVATION

PROPOSED
LOUVER
OPENING

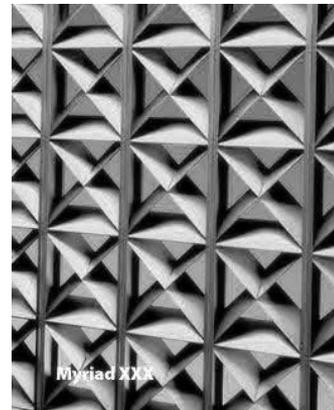
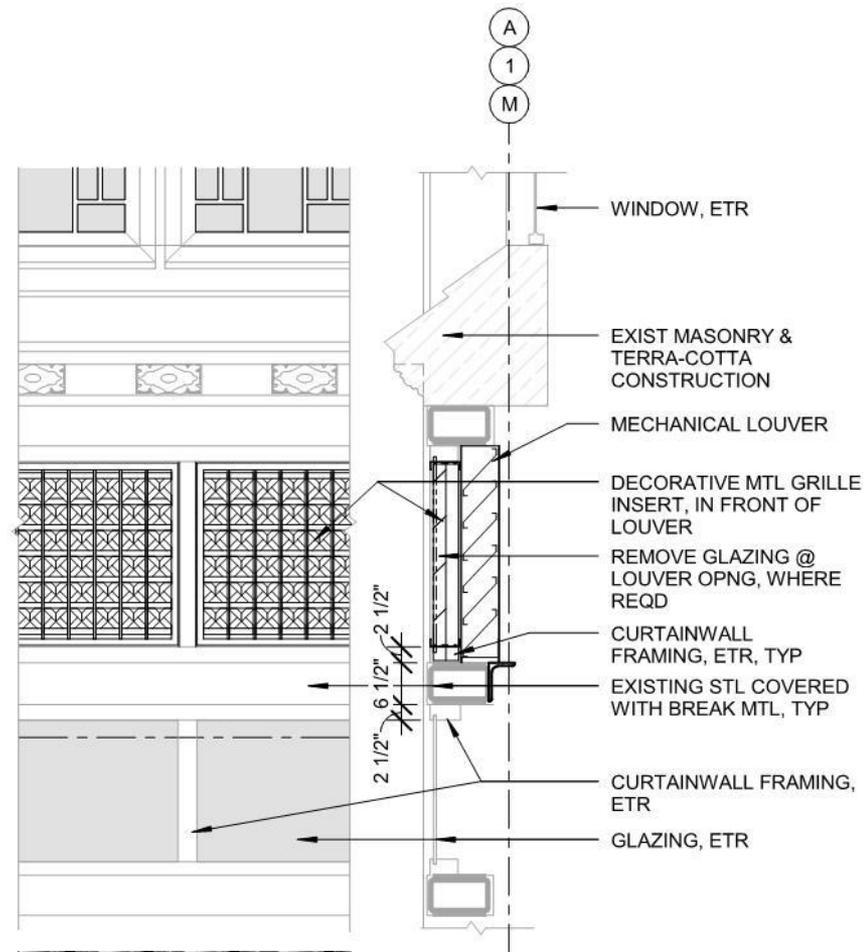
'FUTURE'
LOUVER
OPENING

PROPOSED
LOUVER
OPENING

'FUTURE'
LOUVER
OPENING



OLIVER AVENUE ELEVATION - EXISTING LOUVER WITHIN CURTAINWALL CLERESTORY



DECORATIVE GRILLE MATERIAL

DECORATIVE GRILLE AT EXISTING CURTAINWALL CLERESTORY

NOT FOR CONSTRUCTION

GENERAL FLOOR PLAN NOTES

1. 1/8" Floor Plans show overall dimensions, general grid information, column locations, dimensions, and locate information.
2. Provide all structural floor plans (A-GC series) for review. Provide structural dimensions, wall types, floor finishes, and other annotations. Provide information regarding floor or ceiling slab or new wall framing and details if all areas have areas where floor slabs are to be cast in place.

PLAN LEGEND

- Existing Work Area
- New Range, Substructure
- New CONC Slab
- Existing Range Floor Ceiling
- Floor Level Transition

KLINGLITZ LEGEND

- 2100N Stained Sheet Tube
- 5000B Peak Orange

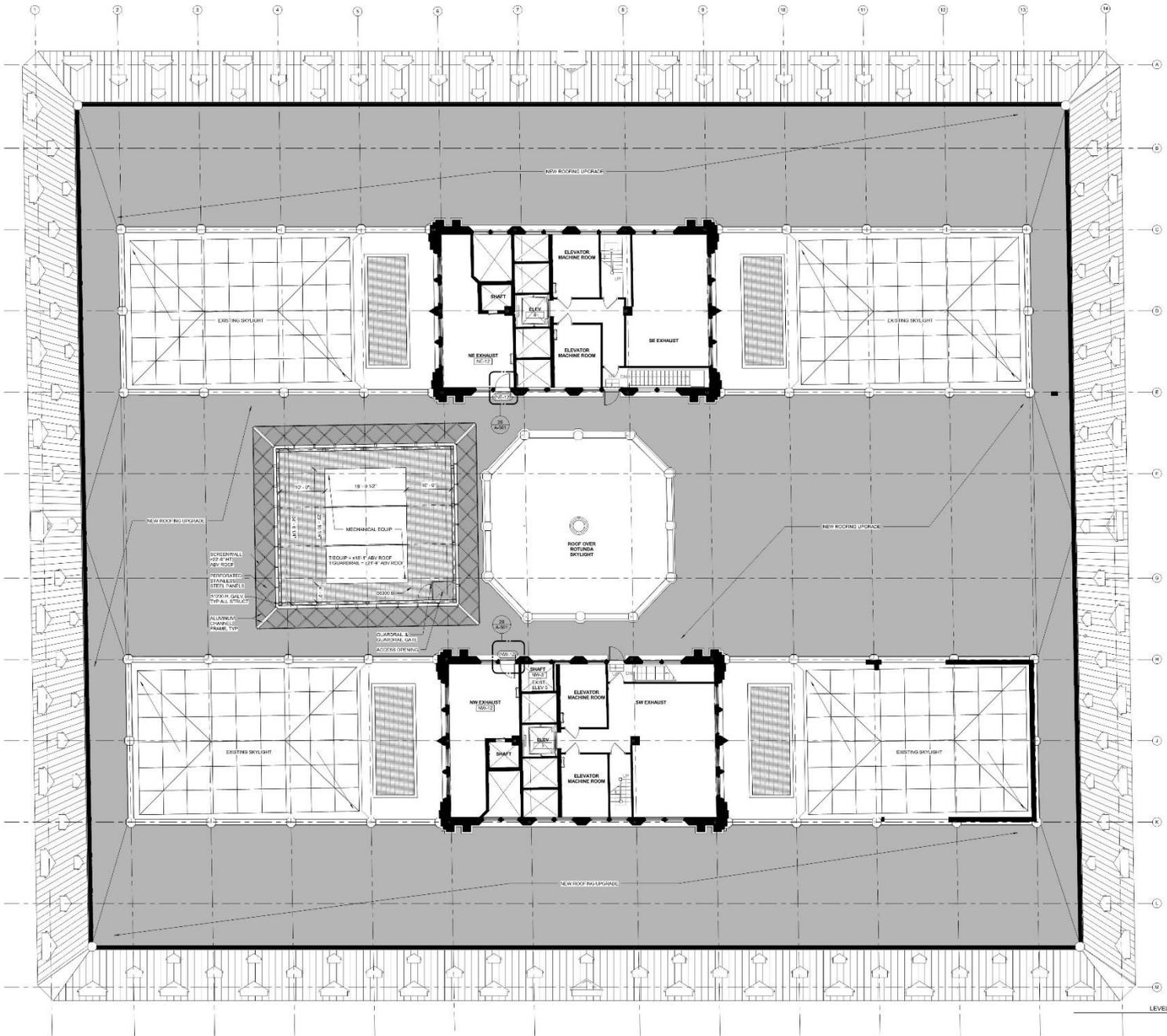
NO.	DESCRIPTION	DATE
1	Admitted	2/15/2015

UNION TRUST BUILDING

581 GRANT STREET
PITTSBURGH, PA 15219
THE OAKS CO-OP/OWNERS

LEVEL 12 (ROOF / PENTHOUSE) PLAN

A-115



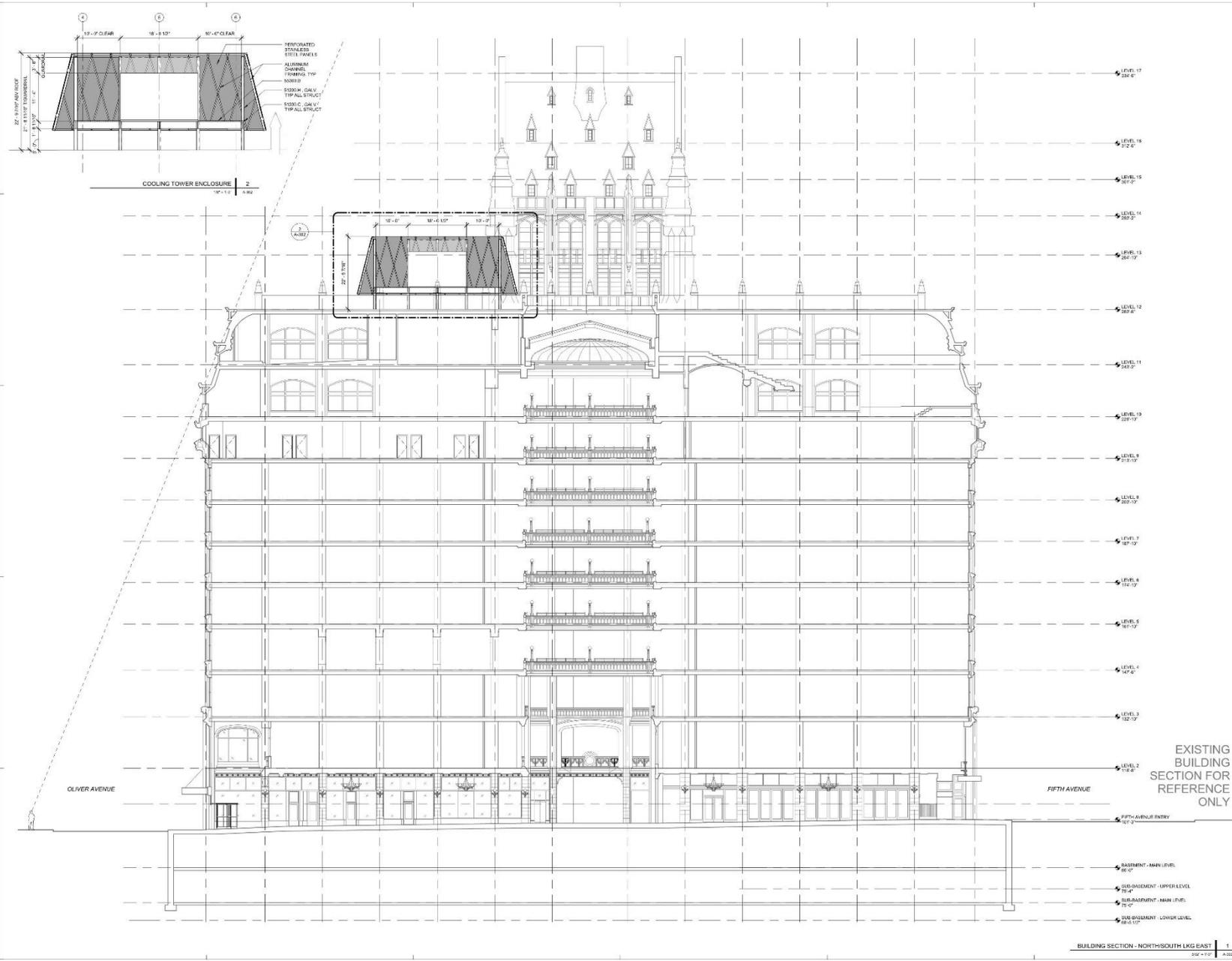
LEVEL 12 - FLOOR PLAN
15'-0\"/>

ROOF PLAN

NOT FOR CONSTRUCTION

REYNOTE LEGEND

- 51205 C Wide Flange Steel Beam
- 51205 H Structural Steel Tube
- 50305 B Floor Grings



EXISTING BUILDING SECTION FOR REFERENCE ONLY

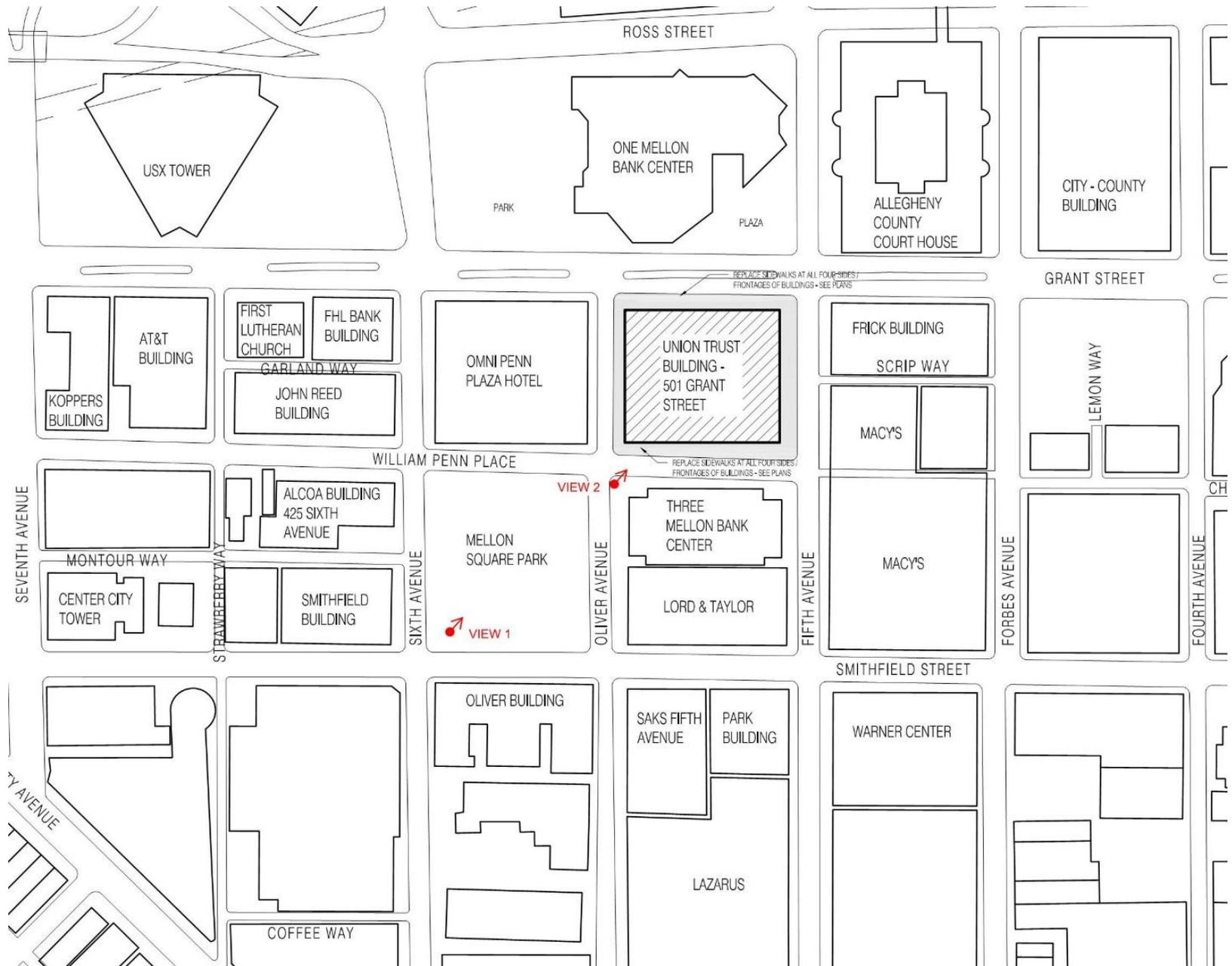
PFWG PROJECT NUMBER	2147307	
CDP PERMIT SET	21462316	
REVISION NO.	DESCRIPTION	DATE
1	Adopted	2/16/2016

UNION TRUST BUILDING

581 GRANT STREET
PITTSBURGH, PA 15219
THE CAHNS COMPANY

BUILDING SECTION-N/S
REFERENCE ONLY

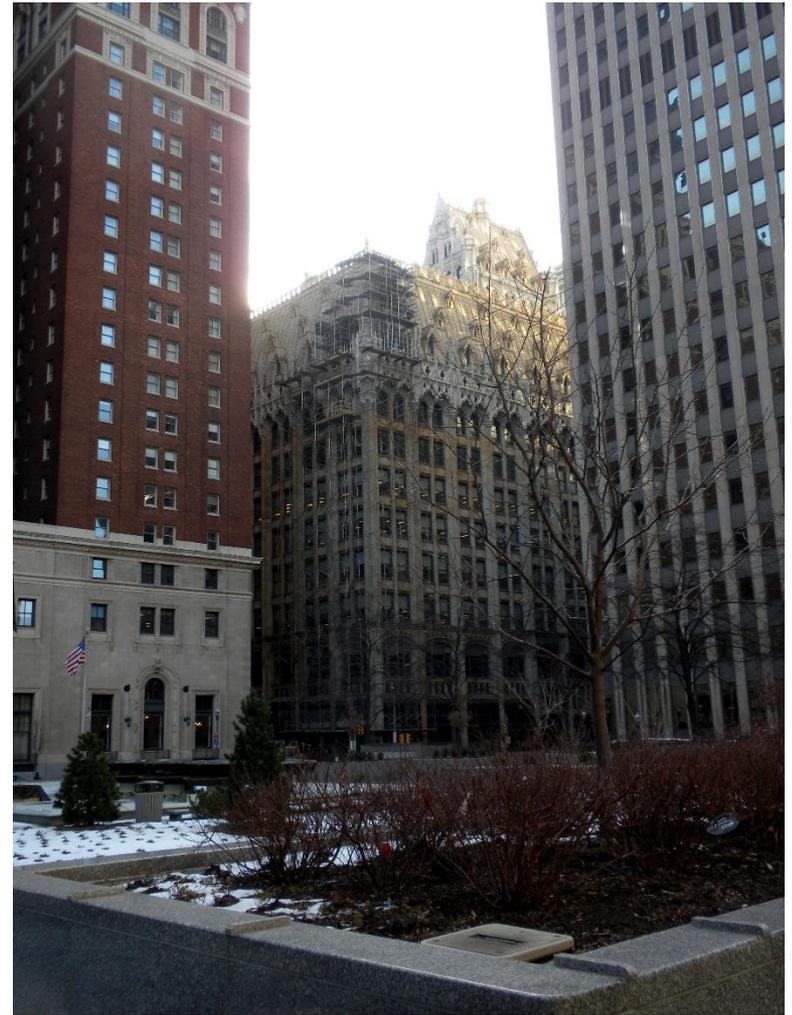
A-302



CONTEXT PLAN

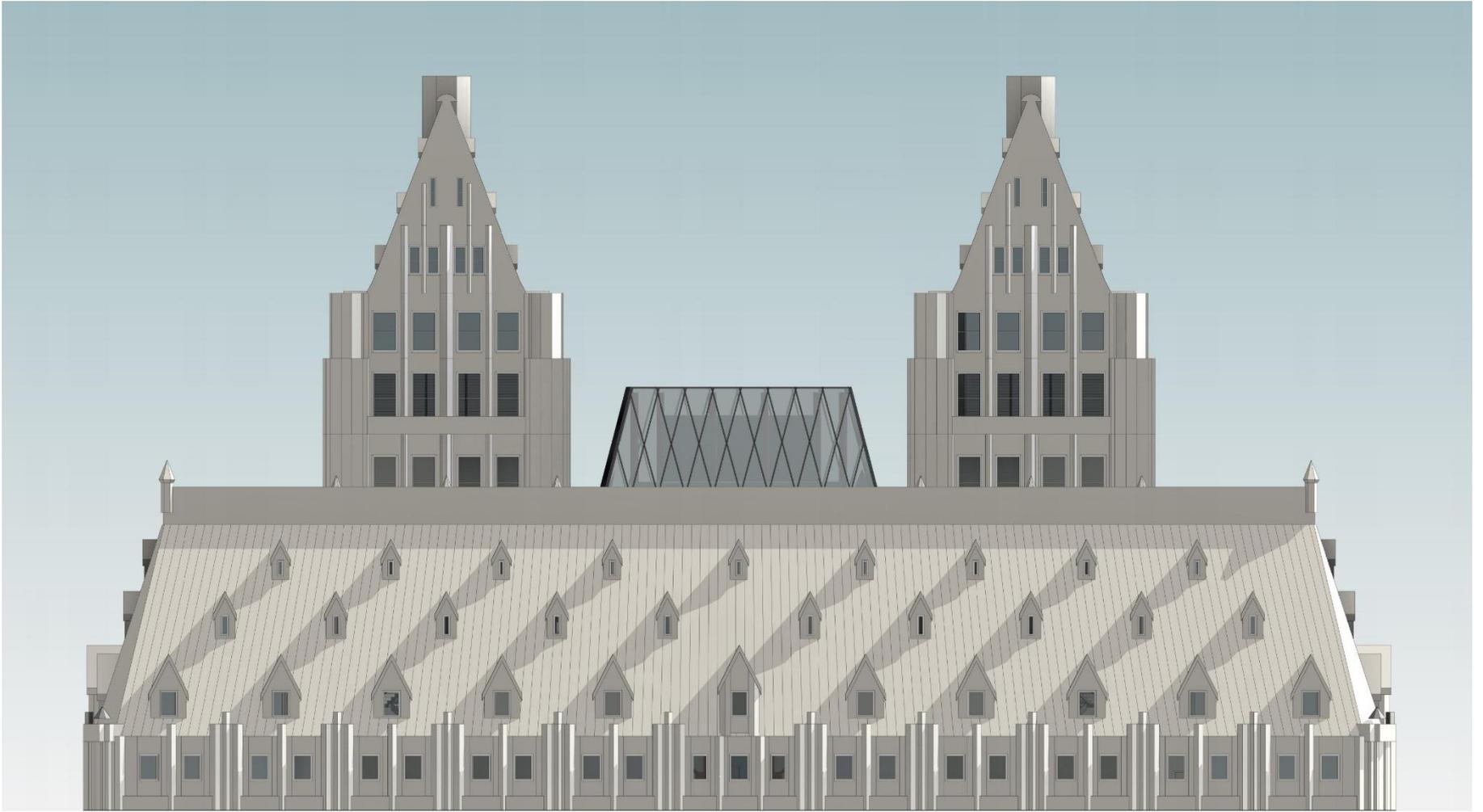


REVIT MODEL OVERLAY:
COOLING TOWER NOT VISIBLE

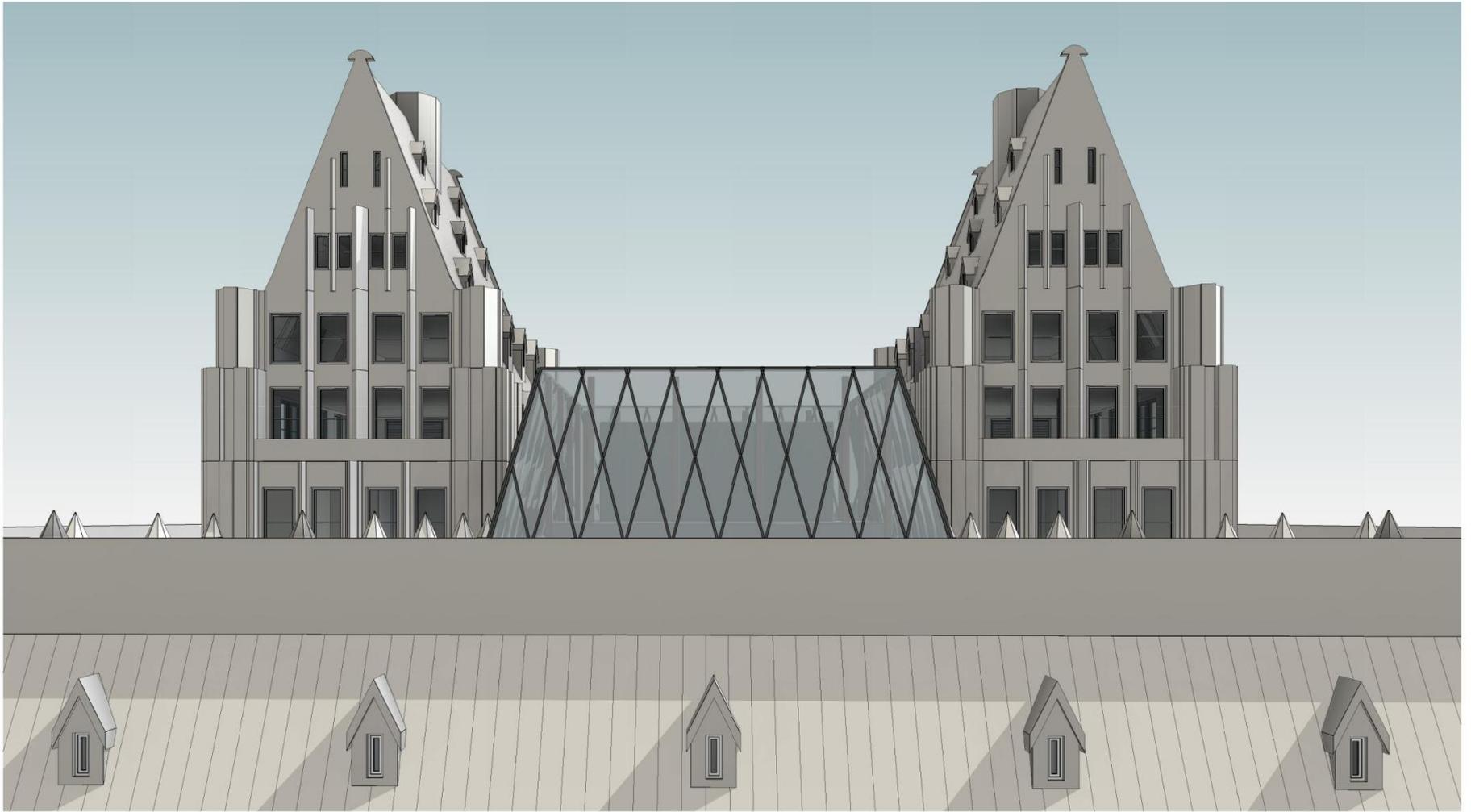


ORIGINAL PHOTOGRAPH FROM MELLON SQUARE

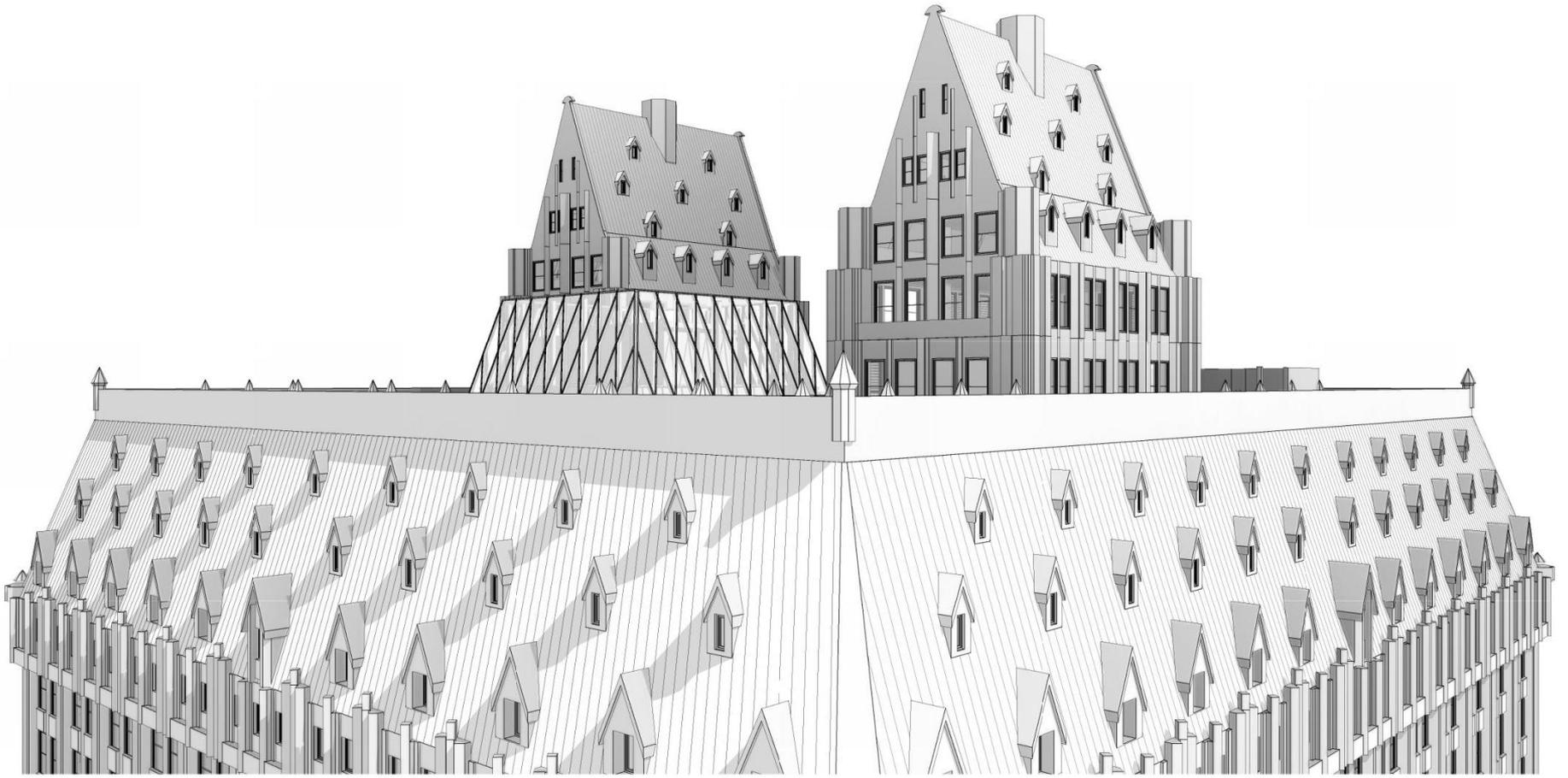
VIEW 1



ELEVATION OF EQUIPMENT ENCLOSURE



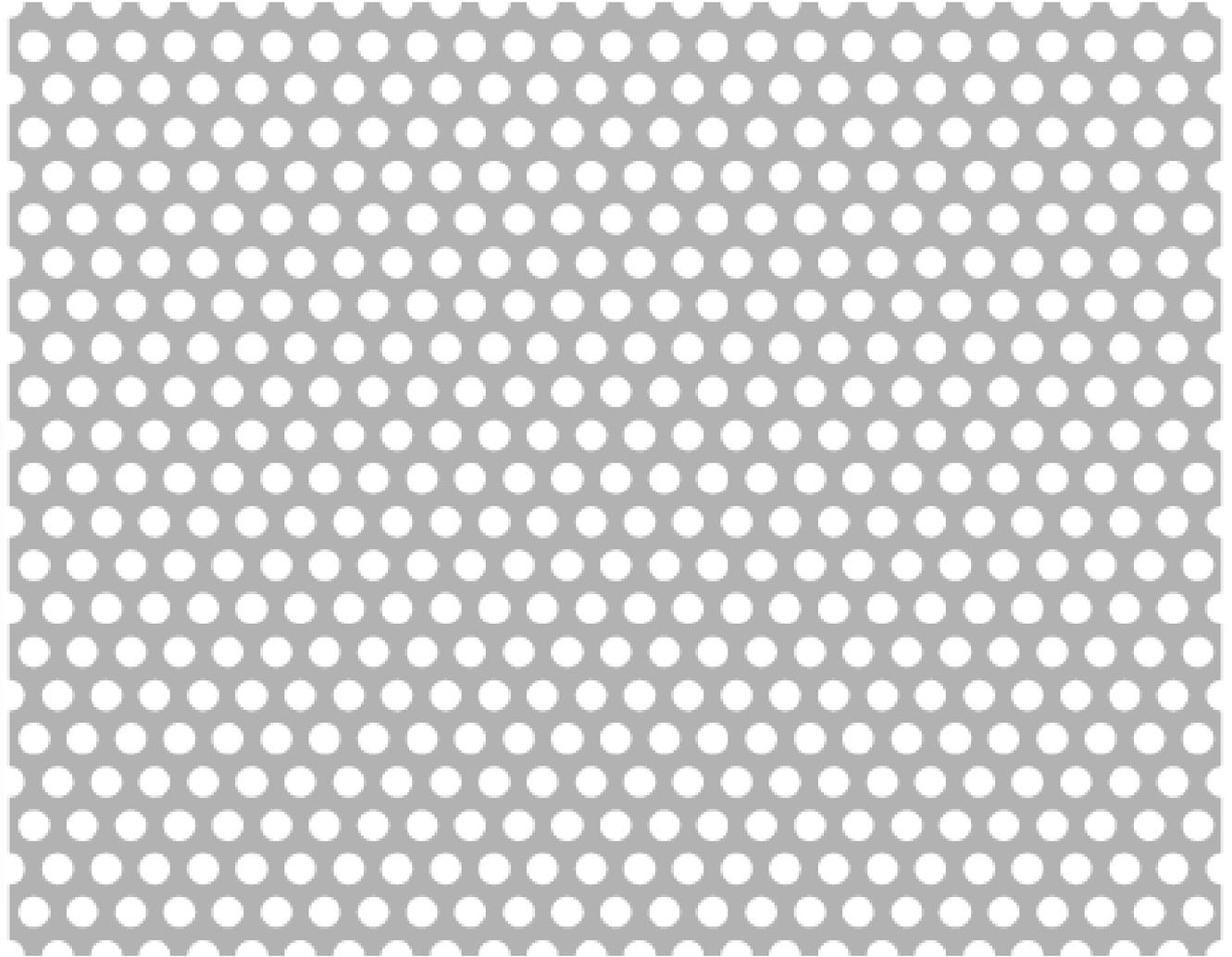
3D VIEW OF EQUIPMENT ENCLOSURE



3D VIEW OF EQUIPMENT ENCLOSURE



Clear Anodized Aluminum Angle



Aluminum Perforated Panel

MATERIAL EXAMPLES – COOLING TOWER ENCLOSURE