

# Individual Property Historic Nomination Form

1. Historic Name of Property: Walton House 1

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1. Current Name of Property: 4412-14 Plummer Street

## 2. Location

a. Street: 4412-14 Plummer Street

b. City, State, Zip Code: Pittsburgh PA 15201

c. Neighborhood: Lawrenceville

## 1. Ownership

a. Owner(s): Chan Real Estate LP

b. Street: 343 Coltart Avenue

c. City, State, Zip Code: Pittsburgh PA 15213

Phone: (412)721-1308

## 1. Classification and Use – Check all that apply

<u>Type</u>	<u>Ownership</u>	<u>Current Use:</u>
<input checked="" type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private – home	<u>Single family home</u>
District	Private – other	_____
Site	Publ– government	_____
Object	Public - other	_____
	Place of religious worship	_____

## 1. Nominated by:

a. Name: Carol Peterson

b. Street: 172 46th Street

c. City, State, Zip: Pittsburgh PA 15201

d. Phone: (412) 687 - 0342 Email: cpeterson155@yahoo.com

2. **DESCRIPTION** Provide a narrative description of the structure, district, site, or object. If it has been altered over time, indicate the date(s) and nature of the alteration(s). (Attach additional pages as needed) *If Known:*

a. Year Built: 1865-72

b. Architectural Style: vernacular  
c. Architect/Builder: unknown  
Narrative: see continuation sheet 1

1. **History** Provide a history of the structure, district, site, or object. Include a bibliography of sources consulted. (Attach additional pages as needed.) Include copies of relevant source materials with the nomination form (see Number 11).  
Narrative: see continuation sheet 2

1. **SIGNIFICANCE** The *Pittsburgh Code of Ordinances, Title 11, Historic Preservation, Chapter 1: Historic Structures, Districts, Sites and Objects* lists ten criteria, at least one of which must be met for Historic Designation. Describe how the structure, district, site, or object meets one or more of these criteria and complete a narrative discussing in detail each area of significance. (Attach additional pages as needed)

The structure, building, site, district, object is significant because of (check all that apply):

1. Its location as a site of a significant historic or prehistoric event or activity;
2. Its identification with a person or persons who significantly contributed to the cultural, historic, architectural, archaeological, or related aspects of the development of the City of Pittsburgh, State of Pennsylvania, Mid-Atlantic region, or the United States;
3. Its exemplification of an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship;
4. Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Pittsburgh, the State of Pennsylvania, the Mid-Atlantic region, or the United States;
5. Its exemplification of important planning and urban design techniques distinguished by innovation, rarity, uniqueness, or overall quality of design or detail;
6. Its location as a site of an important archaeological resource;
7. Its association with important cultural or social aspects or events in the history of the City of Pittsburgh, the State of Pennsylvania, the Mid-Atlantic region, or the United States;
8. Its exemplification of a pattern of neighborhood development or settlement significant to the cultural history or traditions of the City, whose components may lack individual distinction;
9. Its representation of a cultural, historic, architectural, archaeological, or related theme expressed through distinctive areas, properties, sites, structures, or

objects that may or may not be contiguous; or

10. Its unique location and distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, or the City of Pittsburgh.

Narrative: see continuation sheet 3

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#### 1. Integrity

In addition, the ordinance specifies that “Any area, property, site, structure or object that meets any one or more of the criteria listed above shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration”. (Attach additional pages as needed)

Narrative: see continuation sheet 4

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#### 1. NOTIFICATION/CONSENT OF PROPERTY OWNER(S)

##### *1.3(a)(2) Community information process.*

*Preceding submission of a nomination form for a District, the Historic Review Commission shall conduct at least one (1) public information meeting within or near the boundaries of the proposed district, which shall include at least one (1) member of the Department of City Planning and one (1) Commission member, to discuss the possible effects of designation. Notice shall be given to the owners of property in the proposed district in accordance with Section 1.3(b) below. The final public information meeting shall be held no more than six months before the nomination form is submitted.*

##### *1.3(a)(1)(a) Subsection F.*

*In the case of a nomination as a Historic District, by community-based organizations or by any individual, but in either event the nomination shall be accompanied by a petition signed by the owners of record of twenty-five (25) percent of the properties within the boundaries of the proposed District.*

- Please attach documentation of your efforts to gain property owner’s consent.- Nominator and others have met repeatedly with owner, and owner’s architect/representative, to make a case for restoring rather than demolishing 4412-14 Plummer Street. Nominator informed owner of intent to nominate property on February 4, 2015.

\*\* The nomination of any religious property shall be accompanied by a signed letter of consent from the property’s owner.

1. Photo logs: *Please Attach* see continuation sheet 5
2. Bibliography: *Please Attach* see continuation sheet 6
3. NOMINATION FORM PREPARED BY:

- a. Name: Carol Peterson
- b. Street: 172 46th Street
- c. City, State, Zip: Pittsburgh PA 15201
- d. Phone: (412) 687-0342\_\_ Email: cpeterson155@yahoo.com
- e. Signature: \_\_\_\_\_

## Description

4412-14 Plummer Street in Lawrenceville is located on the southwest corner of Plummer Street and Locarna Way. It is an unstyled two-story wood frame house, five bays wide and two bays deep. The structure was once two divided houses, and retains two front doors fitted with metal awnings on the Plummer Street facade. The house rests on a stone foundation. It is covered in insulbric siding over original wooden clapboard siding, which is visible where the insulbric has come loose. The roof is side-gabled with a low pitch and is asphalt shingled. There are two interior brick chimneys, one at the northeastern end of the house, and one at the center where the house was once divided. The house retains historic fenestration fitted with one over one double hung sash windows. A two story extension projects extends from the back of the structure, one bay in depth along Locarna Way. The southeastern facade of this extension is clad in vinyl siding and has no fenestration. The extension has a shed roof with asphalt shingles.

The house is distinguished by its size and form. It was built with a side-gabled roof, the most common roof form in post-Civil War Lawrenceville, but extends only about 18 to 24 feet deep to the rear lot line.

## History

William and Martha Walton had 4412-14 Plummer Street built between 1865 and 1872, and probably by 1868.

William Walton purchased a lot that contained the site of houses now known as 152 45th Street, 4416 Plummer Street, and 4412-14 Plummer Street on June 30, 1865 (Allegheny County Deed Book 186: 538). He paid \$600 for the property, measuring 24' wide along 45th Street by 100' deep. The price, at 25 cents per square foot, indicates that the lot was undeveloped.

The 1868 Pittsburgh directory listed Walton as living in Lawrenceville for the first time, without an address. The 1869 directory listed him as living on Plummer Street near 44th Street, suggesting that he lived either at 4412, 4414, or 4416 Plummer Street. The 1870 and 1871 directories listed Walton as living on Plummer Street near 45th Street. In 1872, Walton was listed at the corner of 45th and Plummer streets. An 1872 plat map depicts all of the current houses on the parcel, and depicts the one-story wood frame, shed-roofed extension at the rear of 4412 Plummer Street.

Interior inspection of the house at 4416 Plummer Street shows that that house was constructed with wood siding on its elevation facing 45th Street, indicating that it predated the brick corner dwelling at 172 45th Street. The form of 4416 Plummer Street, with an open breezeway for vehicles and/or horses, in turn suggests that it was built after 4412-4414 Plummer Street. The open breezeway of 4416 Plummer Street is depicted on the first fire insurance map of the area, published in 1884.

Pittsburgh directories indicate that the occupants of 152 45th Street between 1872 and 1875 used the house as a tavern that took in lodgers or boarders. It appears likely that the property's commercial use provided the reason for the open breezeway for vehicles and/or horses at 4416 Plummer Street. It therefore seems most likely that the sequence of construction of the buildings on the property was 4412-14 Plummer Street, then 152 45th Street, and then 4416 Plummer Street. The house at 4412-12 Plummer Street now occupies Allegheny County Block and Lot 80-P-68, and the houses at 4416 Plummer Street and 152 45th Street now occupy Block and Lot 80-P-69.

The construction of the four houses on the Walton parcel took place during a time of geographic expansion of Lawrenceville, with unprecedented population increase and industrial growth in the neighborhood. Those trends were accompanied by increases in property values, and resulted in the construction of multiple houses on some parcels. Lawrenceville, a borough since 1834, became a part of the city of Pittsburgh in 1868 as a result of its growth and development.

Lawrenceville's original economic engines were the Allegheny Arsenal and the small community's role as a commercial node on Butler Street and Penn Avenue, between Pittsburgh and outlying agricultural areas. The completion of the Allegheny Valley Railroad between Lawrenceville and Kittanning in 1856, the establishment of iron mills by Andrew Carnegie and others, and Lawrenceville's role as an oil refining center beginning in the early 1860s all contributed to the community's expansion.

The Allegheny Valley Railroad yard between 43rd and 47th streets was particularly important in attracting new residents to what is now the Ninth Ward below Butler Street immediately after the Civil War. As late as 1872, however, Lawrenceville's dense residential development below Butler Street extended only as far east as 45th Street. The demand for workers' housing contributed to the construction of four dwellings on the Walton parcel, covering nearly all of the property's 2400 square feet. The property was one of a group of 24 by 100 foot lots between 44th and 45th streets, which were probably subdivided with the expectation that all or most would come to contain only one house. A subdivider who anticipated the strong demand for secondary dwellings on the property might have instead chosen to create separate street parcels and alley parcels, as was done on the South Side around the same time.

William and Martha Walton were born in England in about 1833 and 1831, respectively, and came to the United States in the 1860s. In the 1860s and 1870s, William Walton was a jeweler with a store on Market Street, Downtown. The Waltons lived on their property at 45th and Plummer streets until about 1871, and lived at 152 45th Street again between about 1880 and 1895. During those decades, William Walton was the proprietor of a dry goods store at 4311 Butler Street. Walton family members subsequently owned the property containing 152 45th Street, 4416 Plummer Street, and 4412-14 Plummer Street until 1919, renting the houses to tenants.

The 1880 census was taken before Lawrenceville's house numbering system was put in place, and does not identify tenants at 4412-14 Plummer Street. Tenants of the two houses in 1900 were American-born families headed by a collector and a day laborer. Paul and Anna Laukas, Lithuanian immigrants, began living at 4412 Plummer Street in about 1911. Paul Laukas was a self-employed shoe repairer who conducted his business in the tiny house. In the 1920s, Laukas moved his business to 4414 Plummer Street. He repaired shoes at 4414 Plummer Street while living with his family at 4412 Plummer Street through at least 1940. In 1940, Paul and Anna Laukas paid \$25 in monthly rent. The Laukases' landlords were then Joseph and Elizabeth Evanowski of 152 45th Street, who had bought the property containing the three houses from members of the Walton family in 1919 (Allegheny County Deed Book 1996: 167).

Either Joseph and Elizabeth Evanowski or their daughter and son-in-law, Catherine and Andrew Latwas, were responsible for the cladding of 4412-14 and 4416 Plummer Street in gray stone-pattern asphalt siding. The cladding material was applied to many wood frame houses in Pittsburgh's working-class neighborhoods in the mid-20th century. It is now significantly less common than in earlier years, as a result of both later recladding with more modern materials and demolitions.

Title to the property passed to Frank and Dorothy Tokarski in 1973 (Deed Book 5256: 41). Dorothy Tokarski divided the property in 1998, retaining 152 45th Street and 4416 Plummer Street (80-P-69) and selling 4412-14 Plummer Street to Philip J. Rapich. Philip J. Rapich conveyed 4412-14 Plummer Street to Chan Real Estate LP in 2014 (Deed Book 15697: 435).

## Significance

The property at 4412-14 Plummer Street is significant under two of the Pittsburgh Code of Ordinances criteria for historic designation:

8. The property is significant for its exemplification of a pattern of neighborhood development. The construction of four dwellings on one parcel between 1865 and 1872 was a result of the rapid industrial development of Lawrenceville at that time, particularly within a few blocks of the property.

10. The houses' unique location and distinctive physical appearance make them an established and familiar visual feature of Lawrenceville. The houses stand out because of their small scale and their clustering together on what was one parcel. Plummer Street is a significant residential street, with considerable foot, automotive, and bicycle transportation use by Lawrenceville residents and non-residents alike.

Integrity:

The house at 4412-14 Plummer Street retains sufficient integrity of location, design, materials, and workmanship to make them worthy of preservation.

The house retains its original location.

The house retains integrity of design, materials, and workmanship. Over nearly 150 years, the house has retained its side-gabled form, its fenestration, and its chimneys. As a result of considerable alterations made to other wood frame houses in Lawrenceville during the past few decades, including changes to window openings, the house at 4412-14 Plummer Street now retains exceptional integrity compared to most other post-Civil War wood frame houses in the immediate neighborhood.

Despite alterations, the house retains sufficient integrity to qualify as contributing to the National Register-eligible Lawrenceville Historic District.

Continuation Page 5

Photo Log

1. 4412-14 Plummer Street, looking northeast from Plummer Street. January 2015.
2. 4412-14 Plummer Street, looking east from Plummer Street. January 2015.
3. 4412-14 Plummer Street, looking east from Locarna Way. January 2015.

Bibliography

Allegheny County

various Deeds. Allegheny County Department of Real Estate, Pittsburgh, Pennsylvania.

Bureau of the Census and Predecessor Organizations

various Population censuses. [www.ancestry.com](http://www.ancestry.com).

Hopkins, G.M.

1872 *Atlas of the Cities of Pittsburgh, Allegheny, and the Adjoining Boroughs*. G.M. Hopkins & Company, Philadelphia, 1872.

Sanborn Map Company

1884 *Insurance Maps of Pittsburgh, Pennsylvania, Vol. 1*. Sanborn Map Company, New York.

4412-14 PLUMMER STREET, LAWRENCEVILLE, PITTSBURGH, PA 15201



**1** Looking northeast from Plummer Street

4412-14 PLUMMER STREET, LAWRENCEVILLE, PITTSBURGH, PA 15201



**2** Looking east from Plummer Street

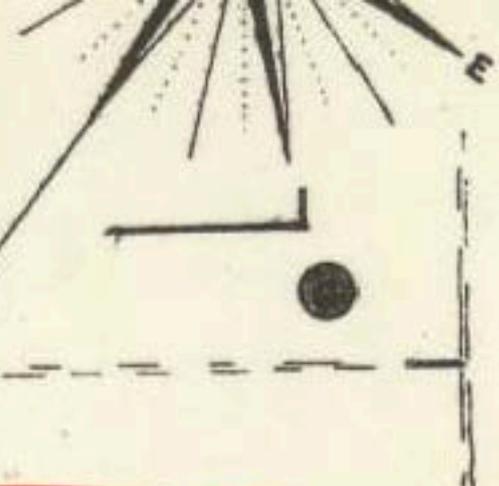
4412-14 PLUMMER STREET, LAWRENCEVILLE, PITTSBURGH, PA 15201



**3** Looking south from Locarna Way



Sanborn fire insurance map, 1884



**PLUMER**

0" W. PIPE

50'

113'

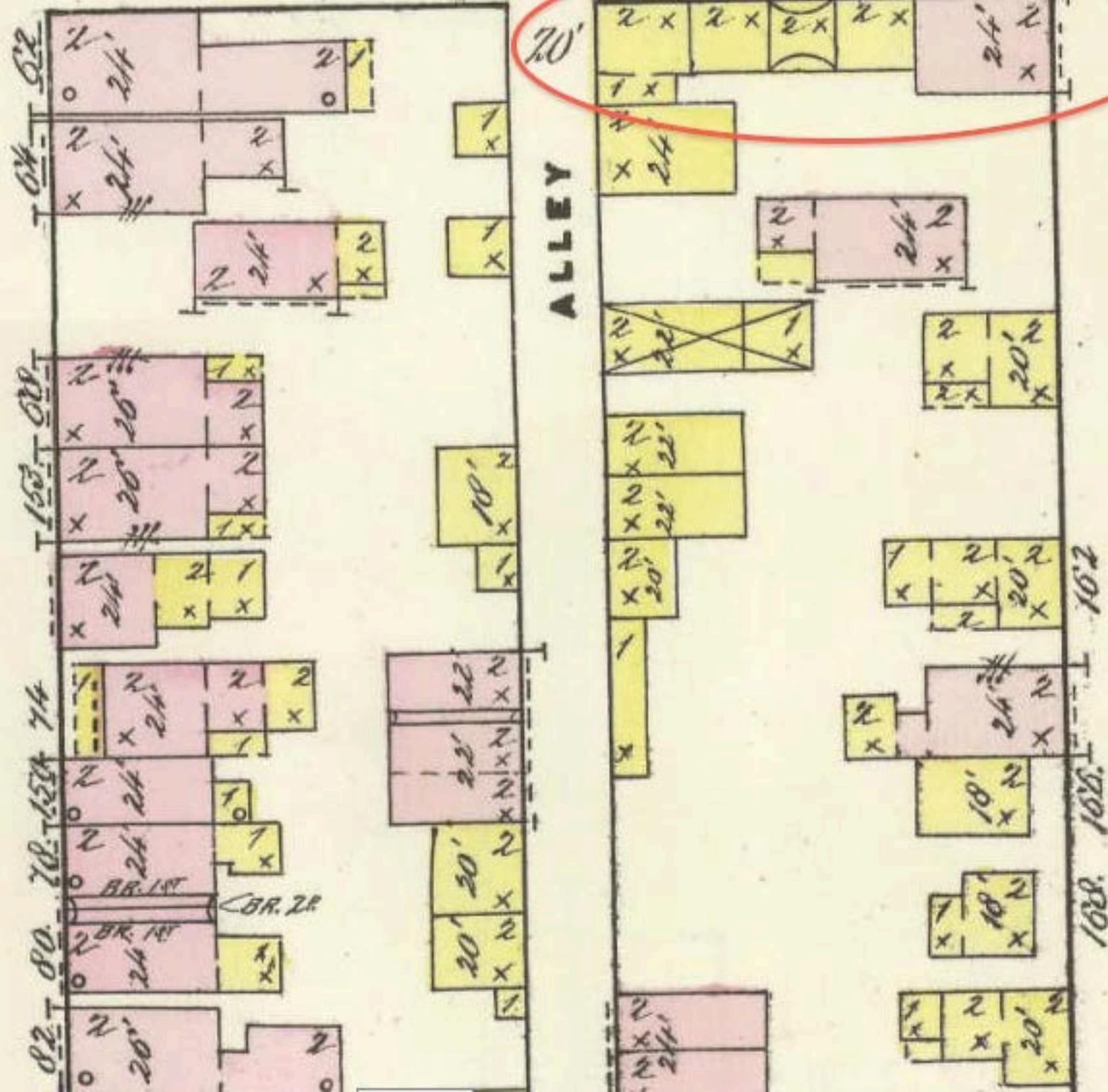
**STREET**

**STREET**

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**ALLEY**

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BR. 2D

BR. 2D

BR. 2D

OFF.

24'

x

# Individual Property Historic Nomination Form

1. Historic Name of Property: Turney House

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1. Current Name of Property: 160 43rd Street

## 2. Location

a. Street: 160 43rd Street

b. City, State, Zip Code: Pittsburgh PA 15201

c. Neighborhood: Lawrenceville

## 1. Ownership

a. Owner(s): Carol Peterson

b. Street: 172 46th Street

c. City, State, Zip Code: Pittsburgh PA 15201

Phone: (412) 687-0342

## 1. Classification and Use – Check all that apply

Type	Ownership	Current Use:
<input checked="" type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private – home	Single family home
District	Private – other	
Site	Publ– government	
Object	Public - other	
	Place of religious worship	

## 1. Nominated by:

a. Name: Carol Peterson

b. Street: 172 46th Street

c. City, State, Zip: Pittsburgh PA 15201

d. Phone: (412) 687 - 0342 Email: cpeterson155@yahoo.com

2. DESCRIPTION Provide a narrative description of the structure, district, site, or object. If it has been altered over time, indicate the date(s) and nature of the alteration(s). (Attach additional pages as needed) *If Known:*

a. Year Built: circa 1851

b. Architectural Style: Greek Revival  
c. Architect/Builder: unknown

Narrative: see continuation sheet 1

1. **History** Provide a history of the structure, district, site, or object. Include a bibliography of sources consulted. (Attach additional pages as needed.) Include copies of relevant source materials with the nomination form (see Number 11).

Narrative: see continuation sheet 2

1. **SIGNIFICANCE** The *Pittsburgh Code of Ordinances, Title 11, Historic Preservation, Chapter 1: Historic Structures, Districts, Sites and Objects* lists ten criteria, at least one of which must be met for Historic Designation. Describe how the structure, district, site, or object meets one or more of these criteria and complete a narrative discussing in detail each area of significance. (Attach additional pages as needed)

The structure, building, site, district, object is significant because of (check all that apply):

1. Its location as a site of a significant historic or prehistoric event or activity;
2. Its identification with a person or persons who significantly contributed to the cultural, historic, architectural, archaeological, or related aspects of the development of the City of Pittsburgh, State of Pennsylvania, Mid-Atlantic region, or the United States;
3. Its exemplification of an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship;
4. Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Pittsburgh, the State of Pennsylvania, the Mid-Atlantic region, or the United States;
5. Its exemplification of important planning and urban design techniques distinguished by innovation, rarity, uniqueness, or overall quality of design or detail;
6. Its location as a site of an important archaeological resource;
7. Its association with important cultural or social aspects or events in the history of the City of Pittsburgh, the State of Pennsylvania, the Mid-Atlantic region, or the United States;
8. Its exemplification of a pattern of neighborhood development or settlement significant to the cultural history or traditions of the City, whose components may lack individual distinction;
9. Its representation of a cultural, historic, architectural, archaeological, or related theme expressed through distinctive areas, properties, sites, structures, or

objects that may or may not be contiguous; or

10. Its unique location and distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, or the City of Pittsburgh.

Narrative: see continuation sheet 3

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#### 1. Integrity

In addition, the ordinance specifies that “Any area, property, site, structure or object that meets any one or more of the criteria listed above shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration”. (Attach additional pages as needed)

Narrative: see continuation sheet 4

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#### 1. NOTIFICATION/CONSENT OF PROPERTY OWNER(S)

##### *1.3(a)(2) Community information process.*

*Preceding submission of a nomination form for a District, the Historic Review Commission shall conduct at least one (1) public information meeting within or near the boundaries of the proposed district, which shall include at least one (1) member of the Department of City Planning and one (1) Commission member, to discuss the possible effects of designation. Notice shall be given to the owners of property in the proposed district in accordance with Section 1.3(b) below. The final public information meeting shall be held no more than six months before the nomination form is submitted.*

##### *1.3(a)(1)(a) Subsection F.*

*In the case of a nomination as a Historic District, by community-based organizations or by any individual, but in either event the nomination shall be accompanied by a petition signed by the owners of record of twenty-five (25) percent of the properties within the boundaries of the proposed District.*

- Please attach documentation of your efforts to gain property owner’s consent.-  
NOMINATOR IS OWNER

\*\* The nomination of any religious property shall be accompanied by a signed letter of consent from the property’s owner.

1. Photo logs: *Please Attach* see continuation sheet 5
2. Bibliography: *Please Attach* see continuation sheet 6

3. NOMINATION FORM PREPARED BY:

- a. Name: Carol Peterson
- b. Street: 172 46th Street
- c. City, State, Zip: Pittsburgh PA 15201
- d. Phone: (412) 687-0342\_\_ Email: cpeterson155@yahoo.com
- e. Signature: \_\_\_\_\_

## Continuation Sheet 1

### Description:

The house at 160 43rd Street stands at the southwest corner of 43rd and Foster streets in the Lawrenceville section of Pittsburgh. The two-story house, measuring 16 feet wide by 30 feet deep, has a yard along its front (east), south, and rear (west) elevations, and is built to the sidewalk along its north elevation. It is of wood frame construction and is clad in clapboard siding, with vertical corner boards. Its front-gabled roof is clad in slate shingles. The house has box gutters along its north and south sides, with gable returns along its facade and rear elevation. Interior chimneys extend from the roof along the Foster Street elevation and the rear elevation.

The facade, facing 43rd Street, has a centered entrance and no windows on its first story, and one centered window opening on its second story. The front door surround is a modest interpretation of the Greek Revival style, with an entablature above unornamented flat "columns." The front entrance is fitted with a half-light door. The Foster Street (north) elevation has one window on each story. The rear (west) elevation has an offset door opening and two window openings on the first story, and one window opening on the second story. The south elevation's first story has one door opening and two window openings on its first story, and two large and one small window opening. All window openings are fitted with double-hung six-over-six light wood sash windows, with the exception of one small metal casement window on the first story of the rear elevation and one double-hung four-over-four light wood sash window on the second story of the south elevation. The second floor window openings are shorter in height than the second floor window openings. Unornamented frieze boards are below the box gutters and gables.

The house has a concrete sidewalk along 43rd Street and a red brick sidewalk along Foster Street. A carved stone drainage chute is embedded in the 43rd Street sidewalk at the bottom of a downspout. A modern wood picket fence encloses the back yard, and a metal chain link fence encloses the front yard.

A wood frame shed, originally an outhouse, stands at the southwest corner of the property. The structure has a shed roof and is clad in vertical wood planks. Its roof is clad in sheet asphalt. Its door opening is fitted with a four-panel wood door. A cast iron plumbing vent extends from the south end of the roof slope.

The house interior contains modest architectural details that date from its circa 1851 construction, an early 20th century interior remodeling, and a 1996 addition of a second floor bathroom. Its recognizable original interior features are second-floor doors with two vertical panels, similar to a handful of contemporaneous Greek Revival buildings in the neighborhood, associated door hardware, trim around those door openings, and vertical wood planks in the stairway. Components from an early 20th century interior remodeling are door and window trim on the first floor and some doors with five horizontal panels. A 1996 rehab of the house included dividing the rear bedroom to allow for a bathroom. That

work did not remove original materials, but left the circa 1851 two-panel door to that bedroom in place.

A six-inch wood pin or nail that is visible in the basement is typical of houses built in Pittsburgh before the Civil War. Work on the house in 1996 revealed a transitional construction type, with elements of both heavy timber-framed and balloon framed construction.

## **Continuation Sheet 2**

### **History:**

The site of 160 43rd Street was part of property between present 42nd and 47th streets below Butler Street that the Ewalt family owned during much of the 19th century. In 1846, Samuel Ewalt conveyed property between present 42nd and 43rd streets to David S. Williams. Williams subdivided the property into house lots.

Lucian B. Turney purchased property that included the site of 160 43rd Street from David S. and Sarah G. Williams on March 1, 1851. Turney paid \$375 for the property, measuring 28' along present 43rd and 42nd streets by 128' along the side lot lines. The price indicates that the property contained no buildings.

Turney was omitted from the next Pittsburgh directory that listed Lawrenceville residents, published in 1856. Beginning in 1857, directories listed him as living on 43rd (then Ewalt) Street. No other records help document the house's construction. It is likely, however, that Turney built 160 43rd Street within a short time after he bought the lot. The house's Greek Revival features, with no trace of the Italianate style that became popular locally later in the 1850s, suggest construction in the early 1850s. The house's modest size, together with Turney's occupation as a carpenter, suggest that Turney would have been able to build the house within a short time after he purchased the lot.

The former outhouse at the rear of the property is shown on an 1884 fire insurance map. The outhouse was still in use in the 1940s, if not later, as recalled by a nearby 43rd Street resident, Dorothy Matthews, who lived in the house during World War II.

Lucian Turney was born in Greensburg, Westmoreland County, in 1817. His family was prominent; his father, Jacob, was a county commissioner, and a brother, Jacob Jr., served as a district attorney, state senator, and congressman. Turney married Julia Ann Gorgas in the early 1840s. She was born in Mount Pleasant, Westmoreland County, in 1821. Her father, William Gorgas, was a clock maker and jeweler. Lucian and Julia Turney had five or six children.

The Turney family came to Lawrenceville in the 1840s. The family lived in rented quarters on 41st (then Borough) Street before 160 43rd Street was built. Lucian Turney worked as a carpenter; known records do not identify his employer, or indicate whether he was self-employed. In the 1850s, Turney served on the Lawrenceville borough

council. Records of the 1860 census show that eight members of the family lived in the small four-room house at 160 43rd Street: Lucian B. and Julia Turney, their five children, and Julia's widowed mother Ann Gorgas.

The Turney children included Margaret, who was born in 1845. On September 17, 1862, at age 17, Margaret Turney was one of 78 employees of the Allegheny Arsenal in Lawrenceville who were killed in an explosion of gunpowder. The incident was the worst civilian disaster of the Civil War. Most of the Arsenal employees who died were teenage girls and young women. The Arsenal, where munitions were manufactured for the U.S. Army, was particularly active during the Civil War. The Arsenal was established shortly after the United States government purchased property for it in 1814, and provided the impetus for Lawrenceville's early residential and commercial development. The facility was three blocks from the Turney home.

Another Turney daughter, Olive (1847-1937), became a prominent Western Pennsylvania artist and a member of the Scalp Level artists' colony in rural Cambria County. Turney, according to the website [gfineart.com](http://gfineart.com), "was one of the first students at the Pittsburgh School of Design in 1865. As one of George Hetzel's favorites, Turney would soon become the Saturday instructor for students who couldn't attend during the week. In 1872, she graduated with highest honors and became a full-time teacher at the school remaining dedicated as a student, teacher and assistant principal until it closed in 1904.

"During the early days at the School of Design, Olive would join artists and other students on summer sketching trips to Scalp Level. Near Johnstown, Pennsylvania it had plenty of natural beauty with mountain streams and dense forests. She would later have built a small cottage called the "Sketchbox" on the Lehman farm at Scalp Level and spend her summers there long after the other artists abandoned the tradition." As an adult, Turney's Pittsburgh home was on Amber Street in East Liberty.

The Turney family lived at 160 43rd Street until 1865, when Lucian and Julia Turney sold the house. The family later lived in Greensburg.

Patrick M. Cushing purchased 160 43rd Street from the Turneys in 1865. He was a real estate and steamship agent with an office at 4318 Butler Street. He lived at 164 43rd Street, and rented 160 43rd Street to tenants. After his death title to the property passed to a son, William B. Cushing, who lost the property in a 1910 sheriff's sale.

William Rosenberg purchased the property in 1910, and sold it to Mary and Alex Krupa for \$1825 later that year. The Krupas were among hundreds of Polish immigrant families who moved to Lawrenceville between 40th and 47th streets in the early 20th century. Alex Krupa was a self-employed tailor. At the time of the 1920 census, Alex and Mary Krupa lived at 160 43rd Street with their five children, ages two through 11. Alex Krupa died in 1927. In about 1940, Mary Krupa divided the four-room house into upstairs and downstairs apartments. The house's first bathroom, which occupied part of the first-floor kitchen, was added at some point between 1945 and 1970.

Mary Krupa owned 160 43rd Street until she died in 1965. Her estate sold the house to Cornelius and Freda Driscoll in 1967. The Driscoll family owned the house until 1996. Carol Peterson purchased the house in 1996, after it had been vacant and deteriorating for a few years. Peterson did a restoration that included returning the house to single-family use, removing asphalt shingles that covered the clapboard, and installing the house's first furnace. In 1997, Mayor Tom Murphy and the Historic Review Commission awarded Peterson a certificate of recognition for exterior restoration of the house.

### Continuation Sheet 3

#### Significance:

The property at 160 43rd Street is significant under four of the Pittsburgh Code of Ordinances criteria for historic designation.

3. The property is significant as an example of a modest interpretation of Greek Revival architecture. The Greek Revival style is less common in Pittsburgh than later 19th century architectural styles, because fewer buildings survive from that time. Lawrenceville today contains about ten or fewer Greek Revival buildings.

7. The property is significant for its association with the 1862 Arsenal explosion, in which Margaret Turney, a resident of the house, was killed. The explosion was the largest civilian disaster of the Civil War. The other dwelling in the neighborhood that was known to be a residence of one of the people killed in the 1862 explosion, the McBride Log House at 184 38th Street, was demolished in 2011.

8. The property is significant for its exemplification of a pattern of neighborhood development. The small scale of the dwelling distinguishes it from other houses along and near 43rd Street. At the time of its construction, the house's size was similar to that of other dwellings near it. Development for about 30 years after the Civil War ended replaced other small, early dwellings with larger brick homes.

The former outhouse on the property also exemplifies Lawrenceville's early development. The neighborhood contains hundreds of houses and other buildings that were built before indoor plumbing became common in new construction in the neighborhood in the late 19th century. The structure is the only former outhouse that is known to remain in Lawrenceville.

10. The property's unique location and distinctive physical appearance make it an established and familiar visual feature of Lawrenceville. The house stands out because of its original wood siding, small scale, and simple Greek Revival details. The former outhouse in the back yard, clearly visible from the public right-of-way, contributes to the property's standing as a familiar neighborhood landmark.

## Continuation Sheet 4

### Integrity:

The house and former outhouse at 160 43rd Street retains sufficient integrity of location, design, materials, and workmanship to make them worthy of preservation.

The house and former outhouse retain their original locations.

The house and former outhouse retain integrity of design, materials, and workmanship. Restoration work on the house in 1996 and 2014 included the removal of asphalt shingles that covered the clapboard siding, the reopening of boarded windows on the north and south elevations, and the relocation of the front door opening to its original centered location from an offset position that made way for a front picture window, as “shadows” on the exposed wood siding indicated, and replication of the original front door surround using the shadow of the original surround and reference to local Greek Revival exterior house components and proportions. Work in 1996 and 2014 also included installation of six-over-six double-hung true divided light wood sash windows made by Allied Millwork.

Removing the asphalt siding in 1996 revealed the shadows of original cornice returns on the facade and rear elevation. The 1996 work on the project did not include rebuilding the cornice returns or box gutters. The 2014 project included reconstructing the front and rear gables and returns with the guidance of local preservation architect Keith Cochran, reconstructing the house’s box gutters (which had been replaced with hanging aluminum gutters), also with Cochran’s guidance, and installing a new slate roof to replace the 18-year-old asphalt shingle roof. All of the 1996 and 2014 work was done with the intention to remain as true as possible to the structure’s original appearance. The owner hired master carpenters for the restoration work.

Work in 2014 also included repairs to the outhouse, which had deteriorated.

## **Continuation Sheet 5**

### Photo Log

1. House at 160 43rd Street, facade (east elevation) and north elevation. Looking south. January 2015.
2. House at 160 43rd Street, rear (west) elevation. Looking east. January 2015.
3. House at 160 43rd Street, rear (west) and south elevations. Looking northeast. January 2015.
4. Shed/ former outhouse at 160 43rd Street. Facade (north elevation) and east elevation. Looking south. September 2014.

## Continuation Sheet 6

### Bibliography:

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Lowry, Patricia

1997 Turney's City Homes Still Standing. *Pittsburgh Post-Gazette*, January 28, 1997: D-2.

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1884 *Insurance Maps of Pittsburgh, Pennsylvania, Vol. 1*. Sanborn Map Company, New York.



1. House at 160 43rd Street, facade (east elevation) and north elevation. Looking south. January 2015.



2. House at 160 43rd Street, rear (west) elevation. Looking east. January 2015.

Photo 3: House at 160 43rd Street, rear (west) and south elevations. Looking east. January 2015.





Photo 4: Shed/former outhouse at 160 43<sup>rd</sup> Street. Façade (north elevation) and east elevation. Looking south. September 2014.



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

PDP# 750.00 PDP# 15-037  
Date Filed:

3/2/15

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 2013 LP Phone Number:

Address: 3400 South Water Street City: Pittsburgh State: PA Zip Code: 15203

2. Applicant/Company Name: Pittsburgh Post-Gazette Phone Number: (412) 263-2708 Lisa Hurm

Address: 342 / 380 North Shore Drive City: Pittsburgh State: PA Zip Code: 15212

Applicant/Contractor ID: (assigned by the City)

3. Development Name:

4. Development Location:

5. Development Address:

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

Proposed Zoning District: DR - Downtown Riverfront

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

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

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

8. Estimated Construction: Start Date: / / Occupancy Date: / / Project Cost: \$

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](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 General

10. Select the Type of Work:

- New Construction, New
- Renovation, Interior
- High Wall Sign
- New Construction,
- Renovation, Exterior
- Change in Use Only
- Renovation, Change in Use

11. Describe the Development: Signage for existing office building.

12. Is a Land Operations Permit needed?  YES  NO

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



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

Office of the Zoning Administrator

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

**DEVELOPMENT REVIEW APPLICATION**

**LAND AND BUILDING INFORMATION**

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

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

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	3	54		
Proposed Addition/Extension				

Provide Accessory Structure Type(s) and Height(s):	Sign Face Area	Sign Height
High Wall Sign, North Facade	4'-6"H x 43'-9" 197 sf	44'-0" AFF
High Wall Sign, Southwest Facade	2'-6"H x 22'-1" 52 sf	48'-6" AFF

**16. Number of Dwelling Units:**  
 Existing to Remain: \_\_\_\_\_ Proposed: \_\_\_\_\_

**17. Lot Area:** \_\_\_\_\_ sq ft

**18. On Site Parking:**  N/A

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

**Off-Street Loading Spaces:**  N/A  
 Actual: \_\_\_\_\_  
 Required: \_\_\_\_\_

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

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



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

Office of the Zoning Administrator

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

**DEVELOPMENT REVIEW APPLICATION**

**WATER AND SEWER INFORMATION**

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

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

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

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

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

YES       NO

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

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

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

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

**WORK IN AND AROUND THE CITY RIGHTS-OF-WAY**

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

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

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

Applicant Signature:

# Pittsburgh Post-Gazette

## **Pittsburgh Post-Gazette High Wall Signs at North Shore Place II**

---

### **Preliminary Design**

**March 31, 2015**

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

### 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 uncorrected 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

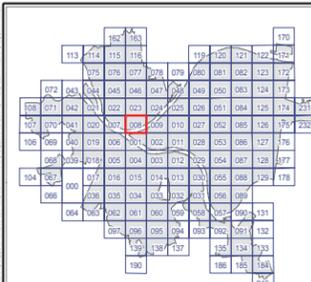
#### MAP KEY

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



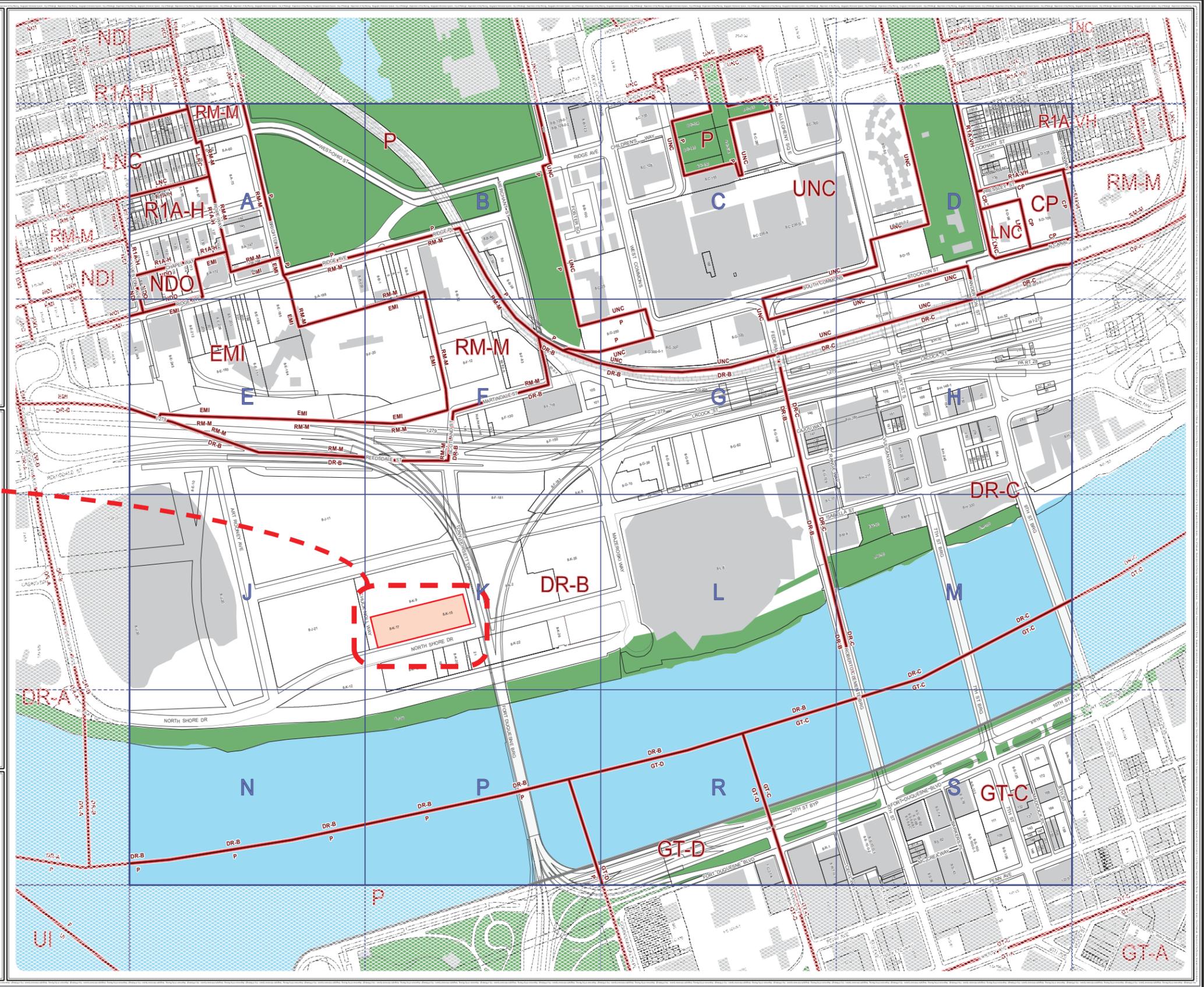
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1 inch equals 200 feet

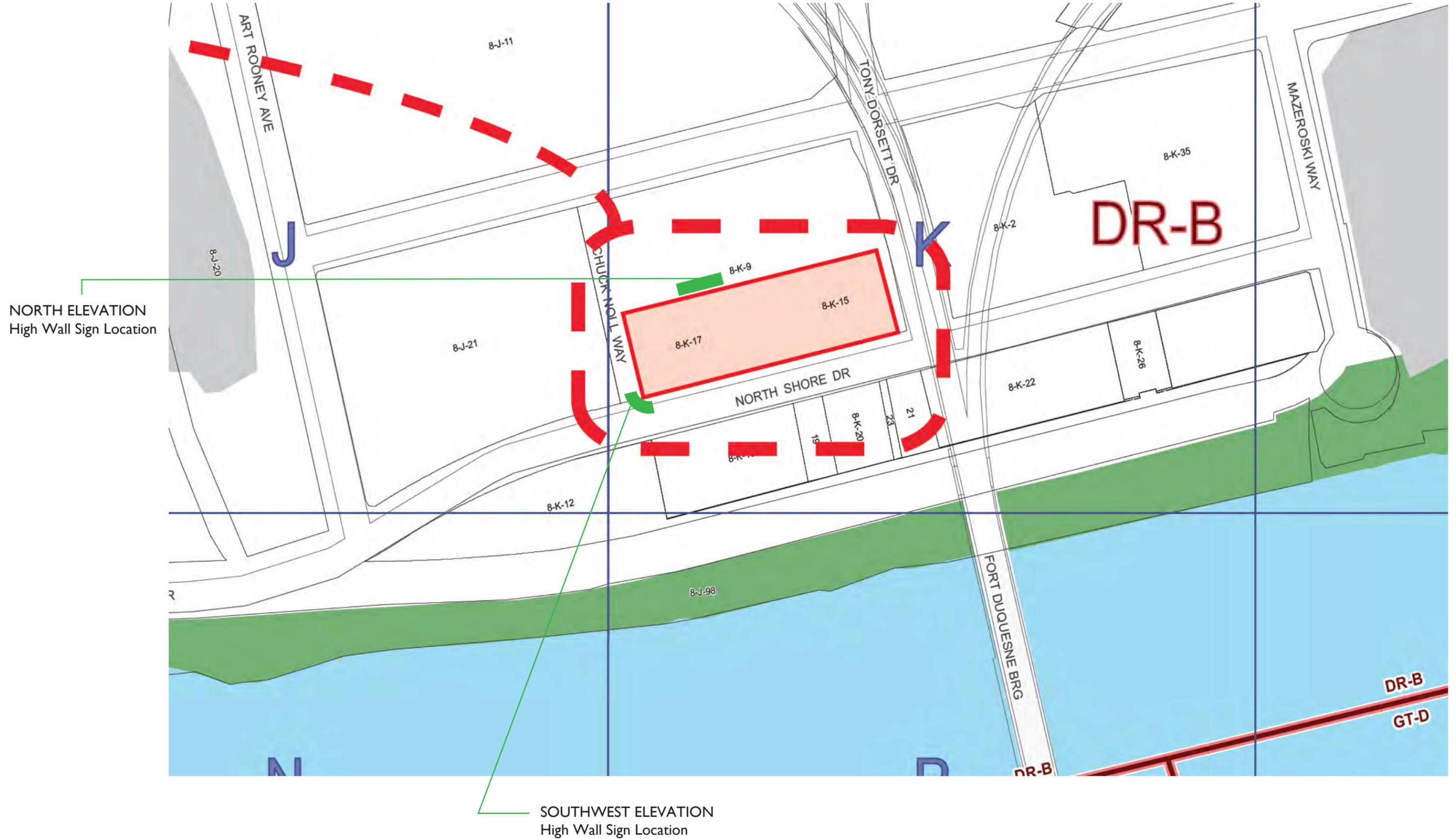


Building Location: 342 380 North Shore Dr.  
Pittsburgh, PA 15212

Lot#: 8-K-15 & 8-K-17



Designation: Downtown Riverfront





## North Shore Place II - North Elevation: White Faces with Green Returns

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

Building I: 242'W x 51'H and parapet 49'-4"W x 5'-4"H = 12,605 sq.ft. (approx)  
 12,605 sq.ft. x 2% = 252 sq.ft.

Letter Application: 43'-9"W x 4'-6"H = 197 sq ft

### 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

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

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



North Shore Place II - North Elevation:  
White Faces with Green Returns

Not to scale



North Shore Place II - South Elevation:  
White Faces with Green Returns on Curved Raceway

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

North Shore Place II - West Elevation:  
White Faces with Green Returns on Curved Raceway

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

SOUTH ELEVATION: 242'W x 51'H = 12,342 sq.ft. (approx)  
 12,342 sq.ft. x 2% = 247 sq.ft. x .5 = 123.5 sq.ft (half facade)

WEST ELEVATION: 121'W x 51'H = 6,171 sq.ft. (approx)  
 6,171 sq.ft. x 2% = 123 sq.ft. x .5 = 56.5 sq.ft (half facade)

**2% PERMITTED (Half of South and West Facades)**

SOUTH Half Facade 123.5 sq.ft. + WEST Half Facade 56.5 sq.ft. = **180 sq.ft.**

Letter Application: 22'-1"W x 2'-6"H = **52 sq.ft.**

*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

Big Heart Paw Symbol - 10'-4"H

'Big Heart' Letters - 6'-4"H

'Pet Brands' Letters - 3'-4"H

Existing Alcoa Logo Symbol - 12'-0"H

Existing Alcoa Letters - 3'-8"H



Approximate size of sign:  
2'-6" x 22'-1" = 52sf



## North Shore Place II - Southwest Rendering Option 2: White Faces / Green Returns on Curved Raceway

Not to scale

SOUTH ELEVATION: 242'W x 51'H = 12,342 sq.ft. (approx)  
12,342 sq.ft. x 2% = 247 sq.ft. x .5 = 123.5 sq.ft (half facade)

WEST ELEVATION: 121'W x 51'H = 6,171 sq.ft. (approx)  
6,171 sq.ft. x 2% = 123 sq.ft. x .5 = 56.5 sq.ft (half facade)

### **2% PERMITTED (Half of South and West Facades)**

SOUTH Half Facade 123.5 sq.ft. + WEST Half Facade 56.5 sq.ft. = **180 sq.ft.**

Letter Application: 22'-1"W x 2'-6"H = **52 sq.ft.**





**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: GMS Commercial, LP		Phone Number: ( 724 ) 299-8800	
Address: 95 West Beau St.	City: Washington	State: Pennsylvania	Zip Code: 15301
2. Applicant/Company Name: Kolano Design Inc.		Phone Number: ( 412 ) 661-9000	
Address: 6026 Centre Ave.	City: Pittsburgh	State: Pennsylvania	Zip Code: 15206
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: Tower Two-Sixty at The Gardens			
4. Development Location: Downtown Pittsburgh, PA			
5. Development Address: 260 Forbes Avenue, Pittsburgh, PA 15222			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:			
Present Use of Site: (Select from attached list)			
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#: N/A	Date Issued: N/A	Existing Use of Property: -	
8. Estimated Construction:	Start Date: 7 / 1 / 15	Occupancy Date: 11 / 1 / 15	Project Cost: \$ TBD

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to [pittsburghpa.gov/dcp/zoning/](http://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 Office General

10. Select the Type of Work:

New Construction, New       Renovation, Interior

New Construction,               Renovation, Exterior

Change in Use Only               Renovation, Change in Use

11. Describe the Development: Addition of three (3) high wall signs at Tower Two-Sixty. Signs to occur at North, East & West facades.

---

12. Is a Land Operations Permit needed?               YES               NO

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



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

**Office of the Zoning Administrator**

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

**DEVELOPMENT REVIEW APPLICATION**

**LAND AND BUILDING INFORMATION**

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

**14. Gross Floor Area:**

Existing to be Razed: \_\_\_\_\_ sq ft  
 Existing to be Retained: \_\_\_\_\_ sq ft  
 Retained Area to be Renovated: \_\_\_\_\_ sq ft  
 To be Constructed: \_\_\_\_\_ sq ft  
 Building Footprint: \_\_\_\_\_ sq ft

15. Height of Structures:	<u>Existing</u>		<u>Proposed</u>	
	<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>
Main Structure				
Proposed Addition/Extension				

Provide Accessory Structure Type(s) and Height(s):	Illumination	New Sign Face Area	Sign Height	Mounting Height	Notes
High Wall Sign, North	LED Face Illuminated	149.75 sf	9'-1"	219'-10"	
High Wall Sign, East	LED Face Illuminated	149.75 sf	9'-1"	219'-10"	
High Wall Sign, West	LED Face Illuminated	149.75 sf	9'-1"	219'-10"	

**16. Number of Dwelling Units:**  
 Existing to Remain: \_\_\_\_\_ Proposed: \_\_\_\_\_

**17. Lot Area:** \_\_\_\_\_ sq ft

**18. On Site Parking:**  N/A

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

**Off-Street Loading Spaces:**  N/A  
 Actual: \_\_\_\_\_  
 Required: \_\_\_\_\_

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

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

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

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



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

**Office of the Zoning Administrator**

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

**DEVELOPMENT REVIEW APPLICATION**

**WATER AND SEWER INFORMATION**

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

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

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

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

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

YES                       NO

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

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

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

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

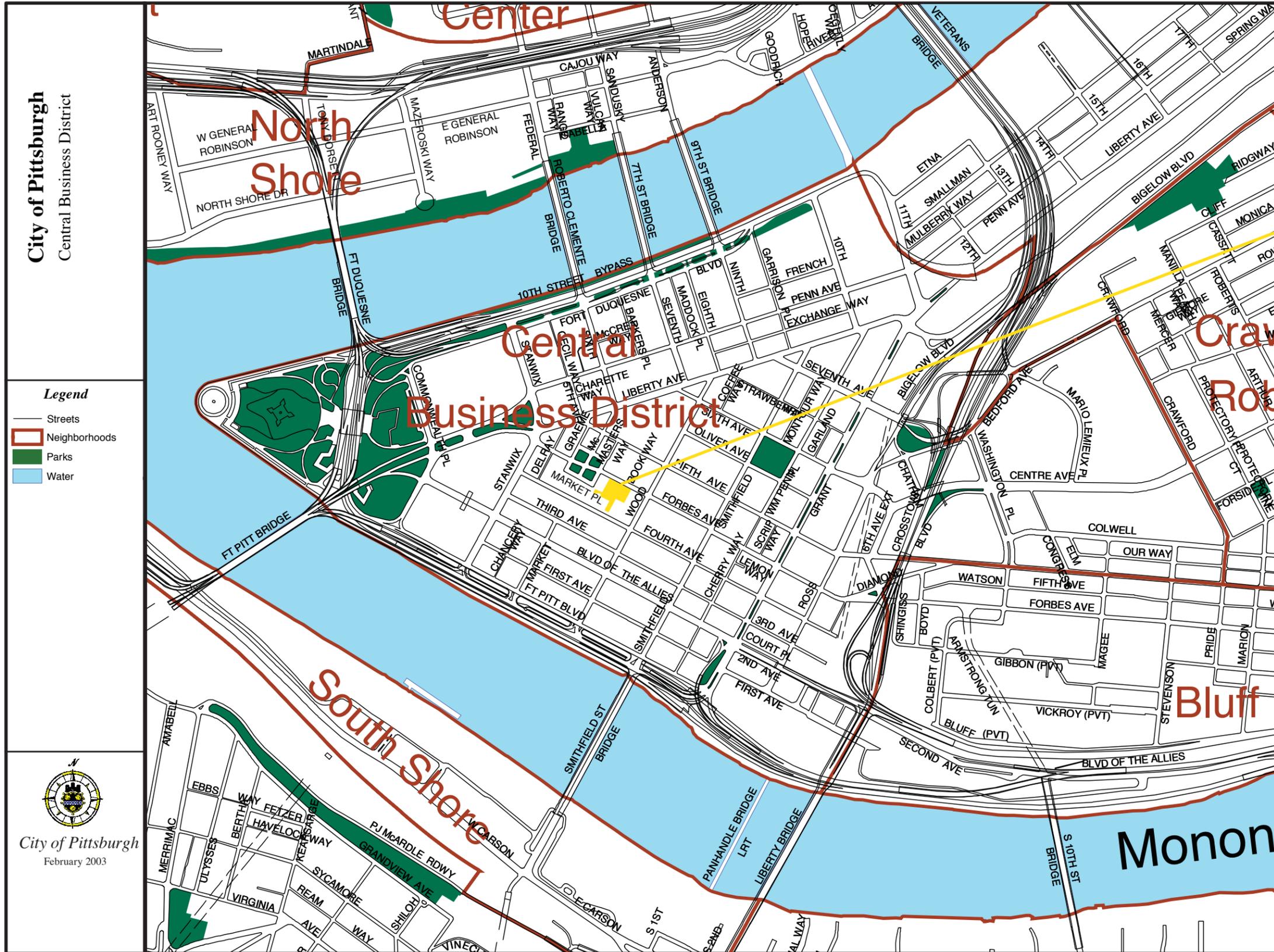
**WORK IN AND AROUND THE CITY RIGHTS-OF-WAY**

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

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

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

Applicant Signature: \_\_\_\_\_



**The Gardens at Market Square**  
 260 Forbes Ave.  
 Pittsburgh, PA

**City of Pittsburgh**  
 Central Business District

**Legend**

- Streets
- ▭ Neighborhoods
- ▭ Parks
- ▭ Water



City of Pittsburgh  
 February 2003

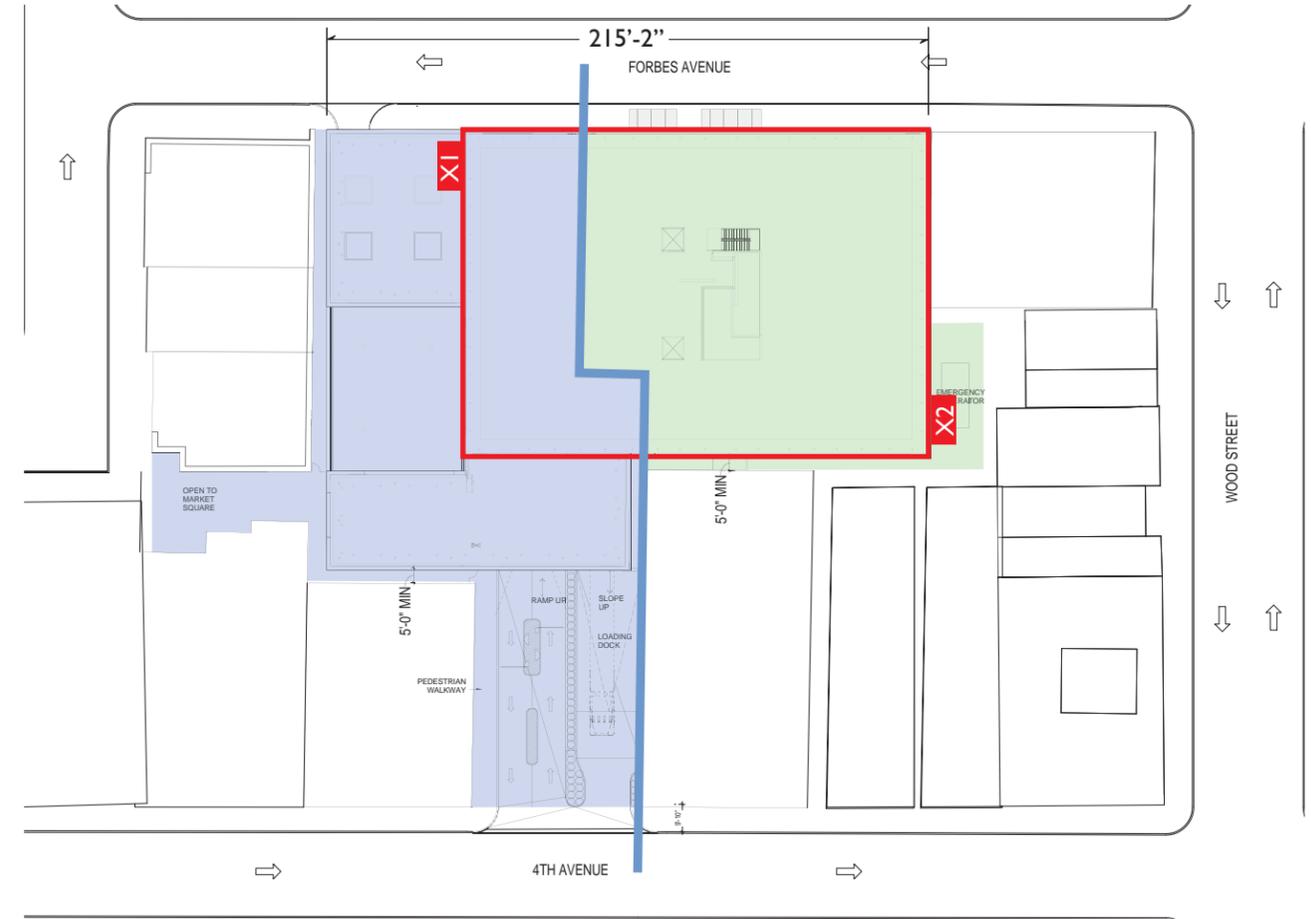
Zoning Guidelines and Sign Location Plan



Market Square Historic District

Tower Two-Sixty at The Gardens

Lot & Block Map



Sign Location Plan

**CITY OF PITTSBURGH SIGN ORDINANCE - GOLDEN TRIANGLE DISTRICT (GT-A)**

**919.03.M.7 GT and DR Zoning Districts**

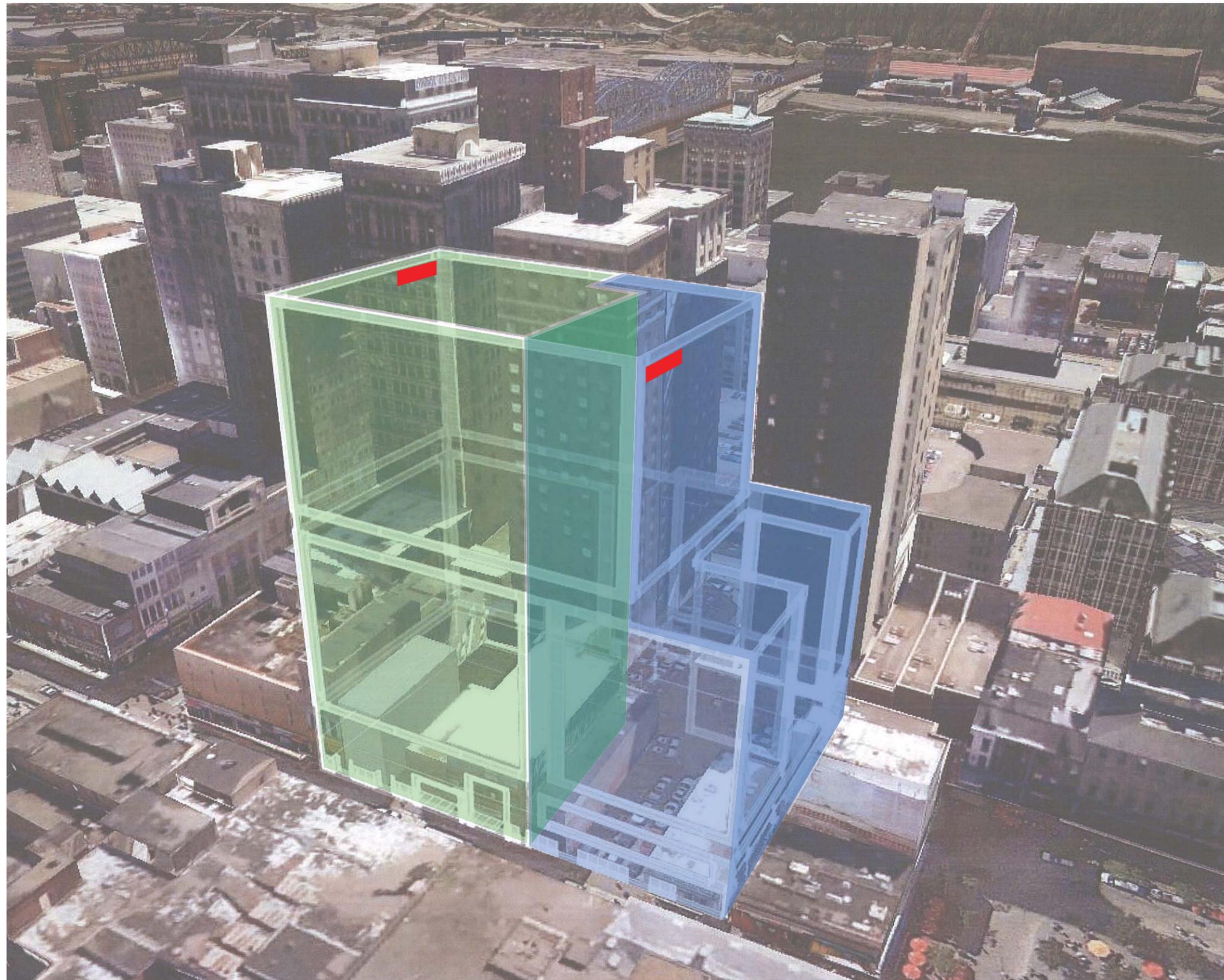
In the GT and DR Zoning Districts:

(c) Only the name of the building or business shall be mounted higher than forty (40) feet above grade and may face in all directions but shall not be roof mounted nor project above the roof peak or parapet wall, shall not exceed in face area forty (40) square feet or two (2) percent of exposed façade area whichever is larger, shall be limited to four (4) per building, shall include no motion or animation, shall not exceed a luminance of two thousand five hundred (2,500) nits during daylight hours between sunrise and sunset, shall not exceed a luminance of two hundred fifty (250) nits at all other times, shall permit electronic illumination with no motion or animation, and shall be subject to design review and approval by the City Planning Commission. All applications shall include certification that the sign will comply with luminance level standards at the time of application and must certify again that the sign is operating in compliance with the standards prior to issuance of an occupancy permit.

**KEY**

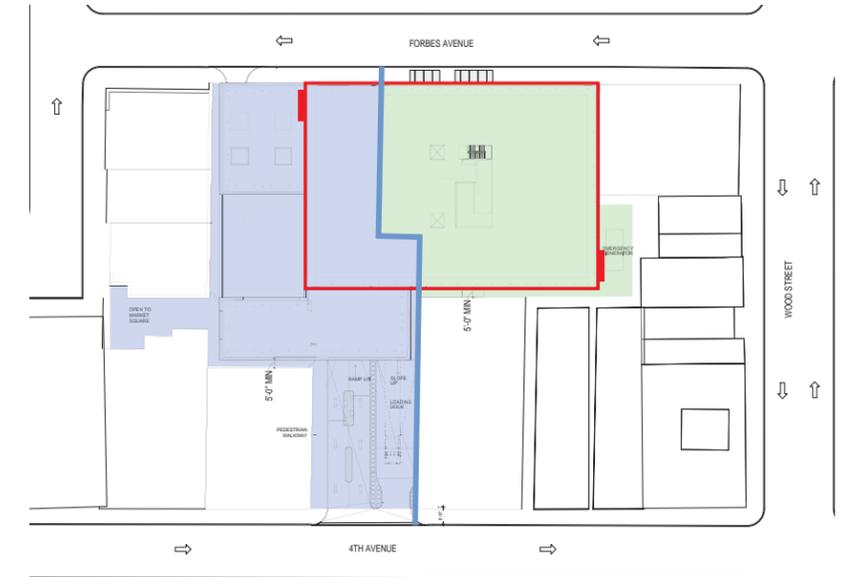
- HISTORIC DISTRICT
- X1 HIGH WALL SIGN ON WEST FACADE
- X2 HIGH WALL SIGN ON EAST FACADE

- GOLDEN TRIANGLE DISTRICT (GT-A)
- TOWER TWO-SIXTY AT THE GARDENS



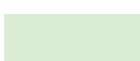
Zoning District Diagram and Sign Locations

### High Wall Sign Location

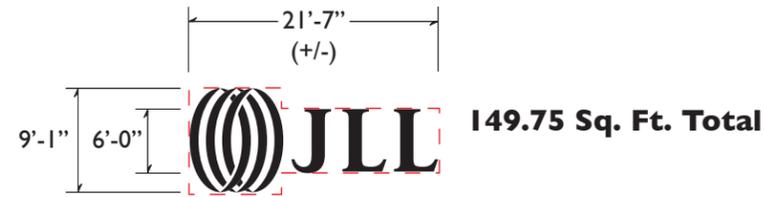


### Sign Location Plan

#### KEY

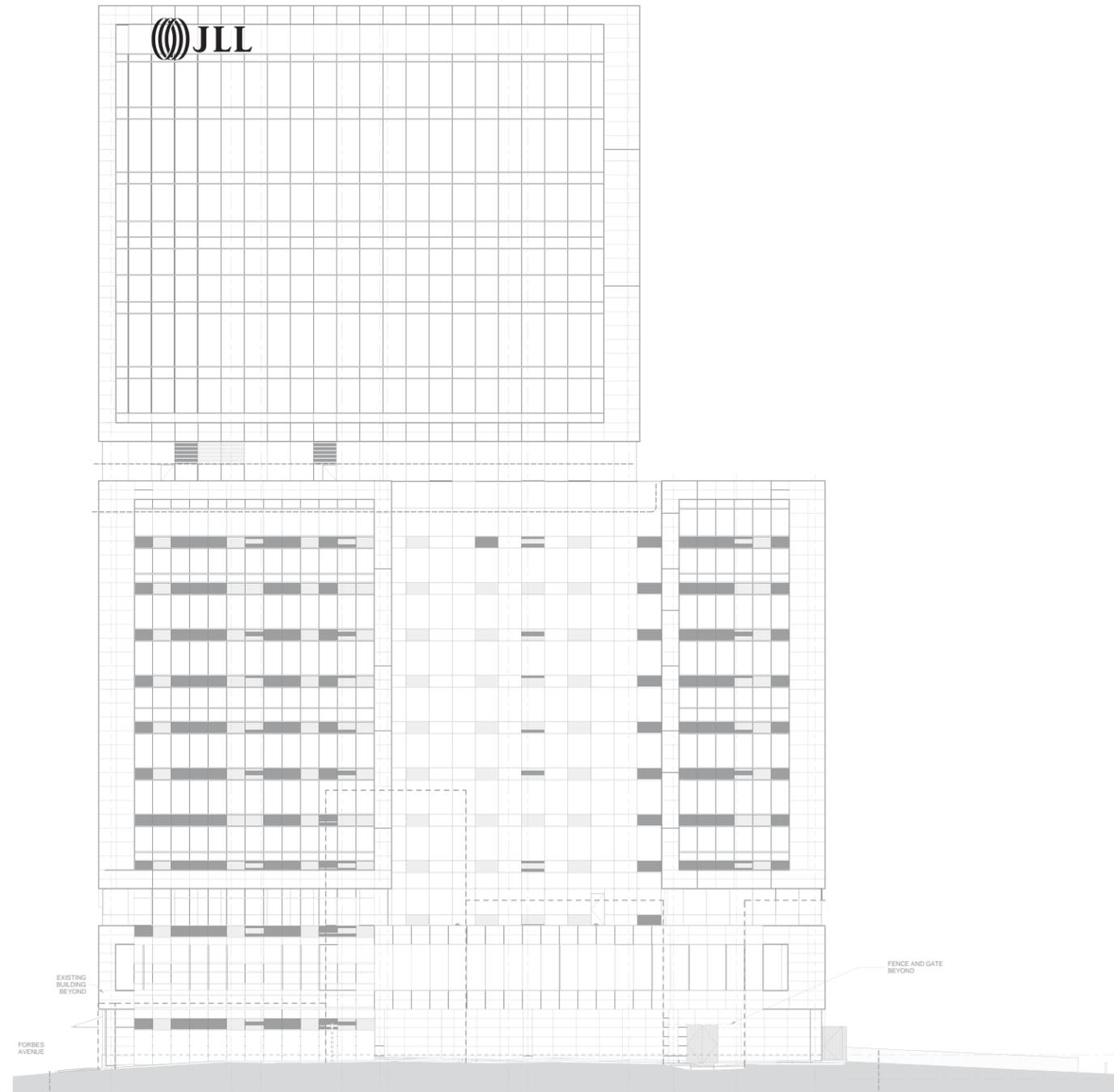
-  HISTORIC DISTRICT
-  GOLDEN TRIANGLE (GT-A) DISTRICT
-  TOWER TWO-SIXTY AT THE GARDENS
-  HIGH WALL SIGN LOCATIONS

**High Wall Sign Elevations  
Sign Type XI - West Facade**

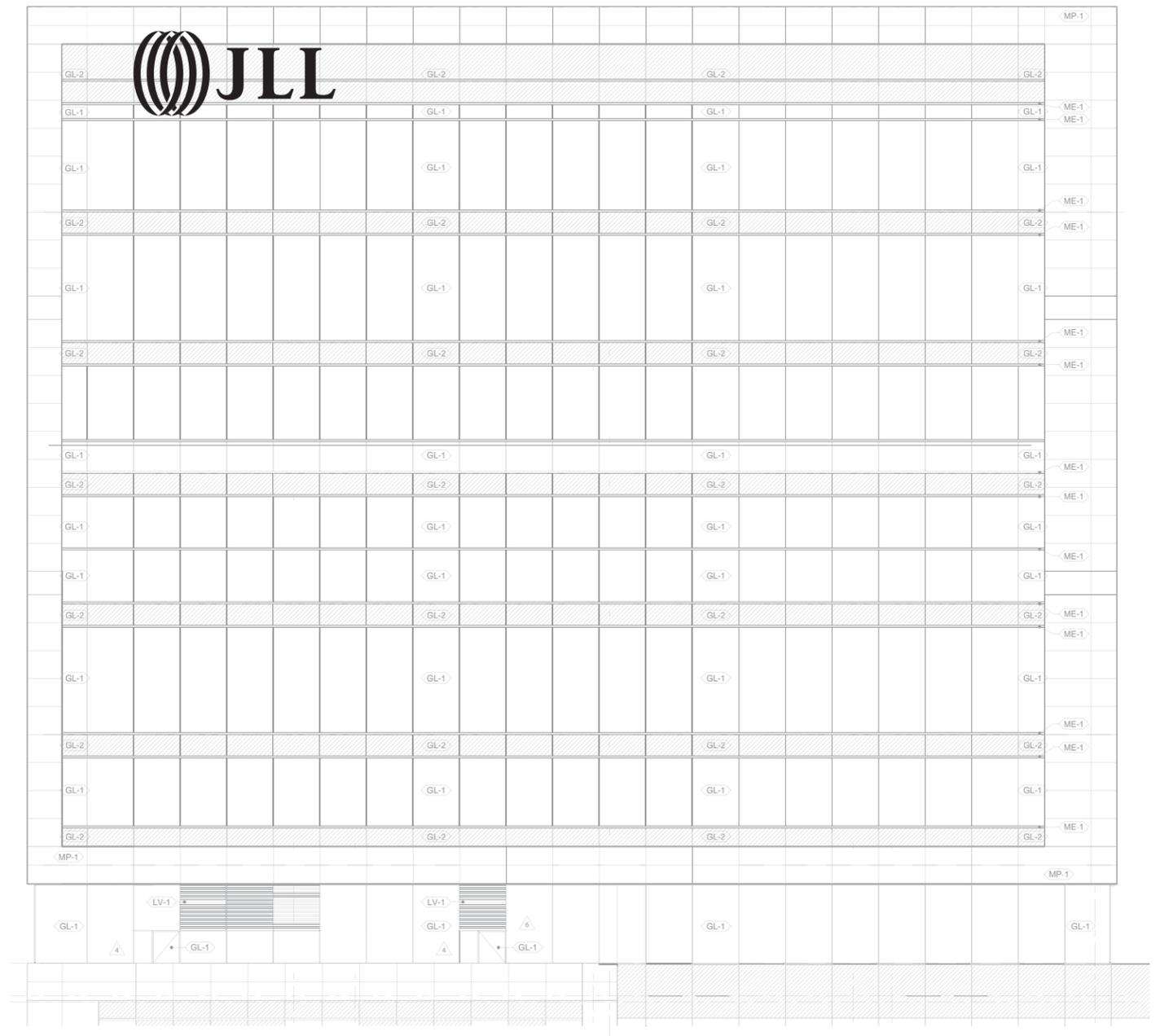


**CITY OF PITTSBURGH - GOLDEN TRIANGLE DISTRICT (GT-A)**

Only the name of the building or business shall be mounted higher than forty (40) feet above grade and shall not exceed in face area forty (40) square feet or two (2) percent of exposed façade area whichever is larger **(32,386 Facade Sq. Ft. x 2% = 647.7 Sq. Ft.)**

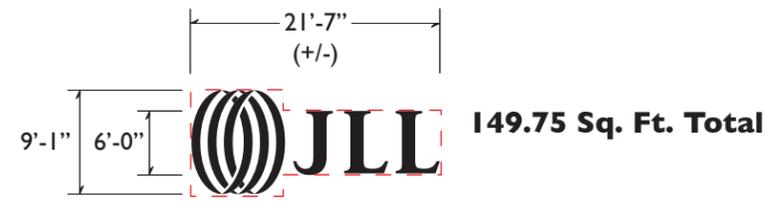


**West Exterior Elevation**  
1/32" = 1'-0"



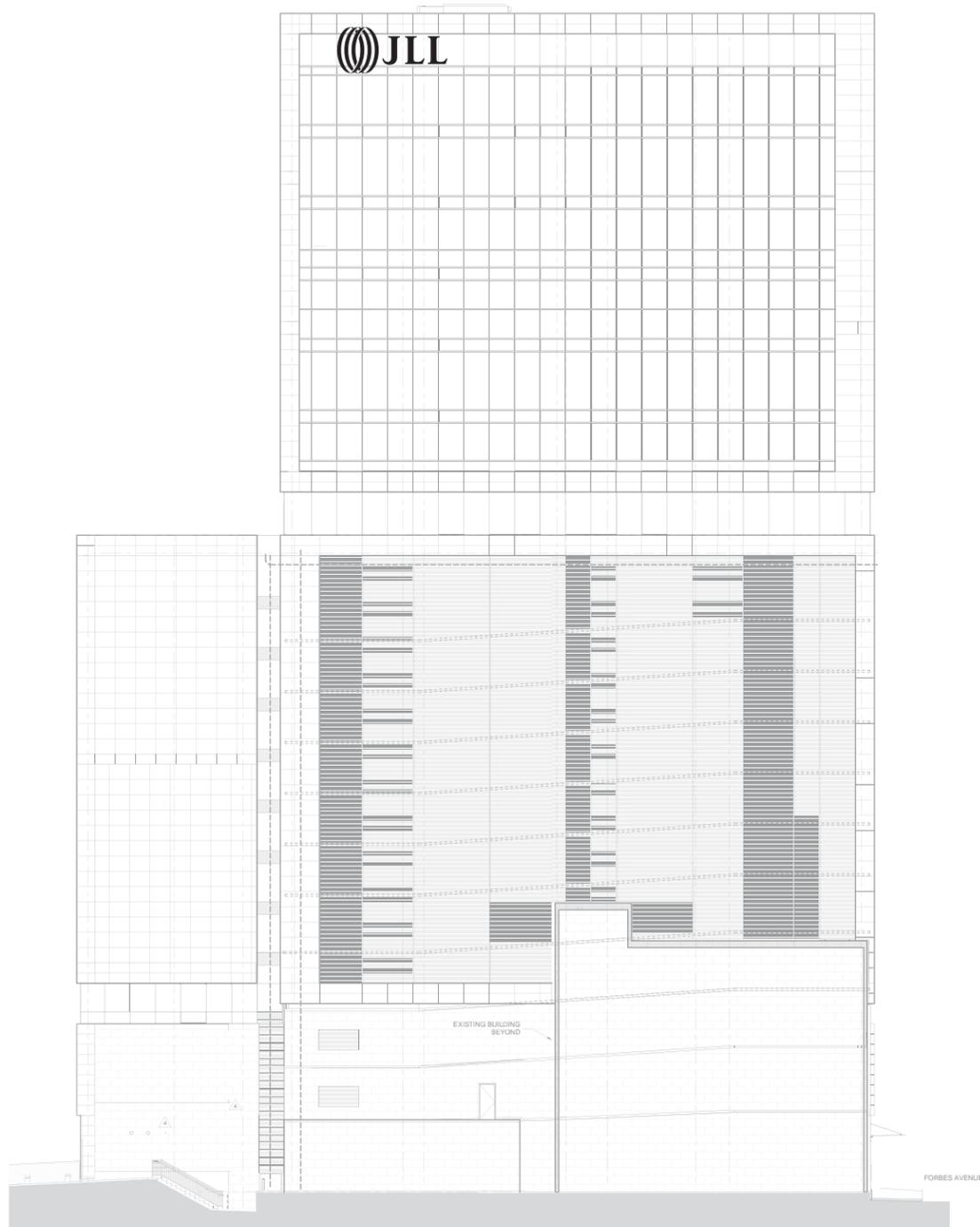
**Enlarged West Exterior Elevation**  
1/16" = 1'-0"

**High Wall Sign Elevations  
Sign Type X3 - East Facade**

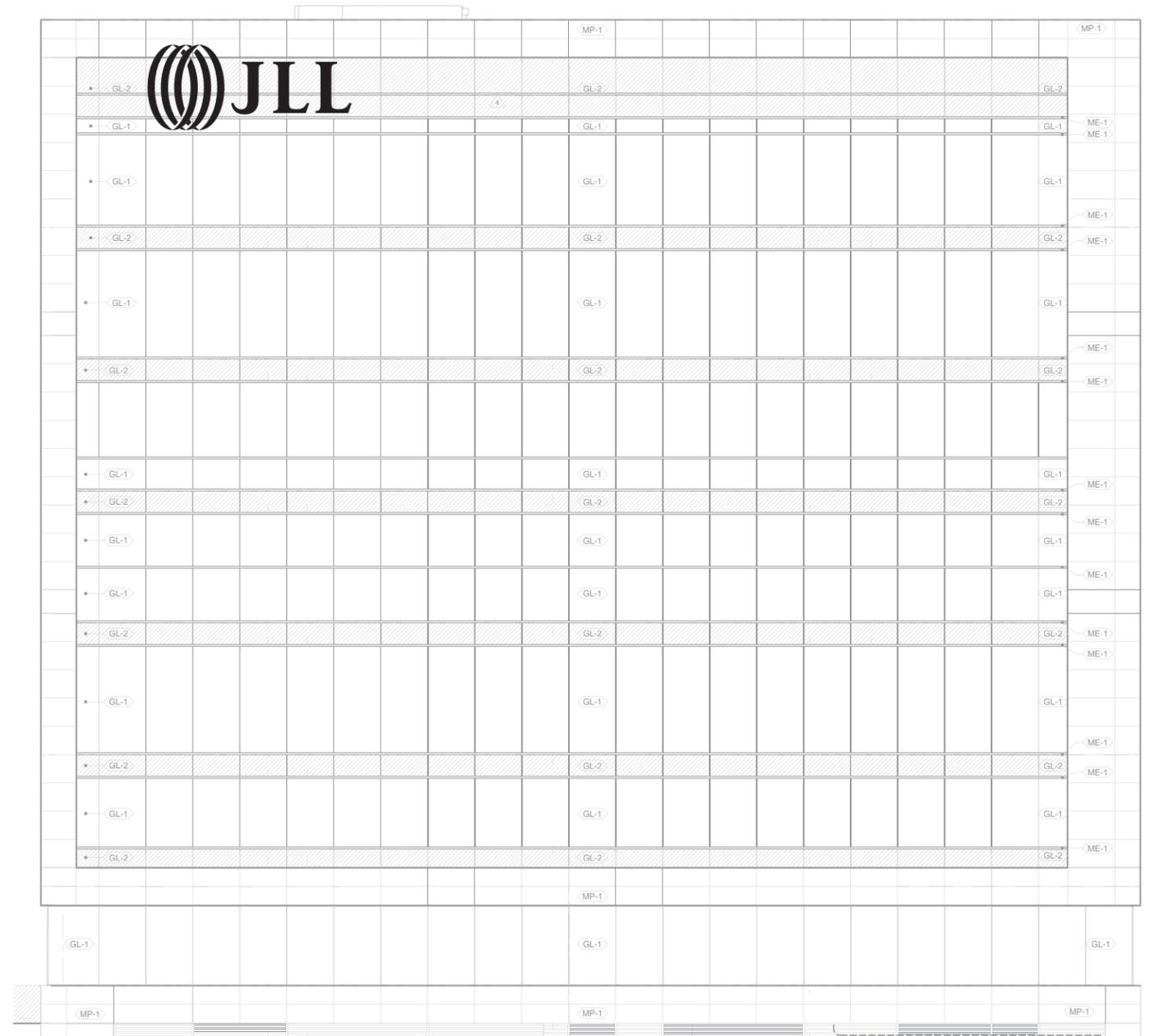


**CITY OF PITTSBURGH - GOLDEN TRIANGLE DISTRICT (GT-A)**

Only the name of the building or business shall be mounted higher than forty (40) feet above grade and shall not exceed in face area forty (40) square feet or two (2) percent of exposed façade area whichever is larger **(27,105 Façade Sq. Ft. x 2% = 542.1 Sq. Ft.)**

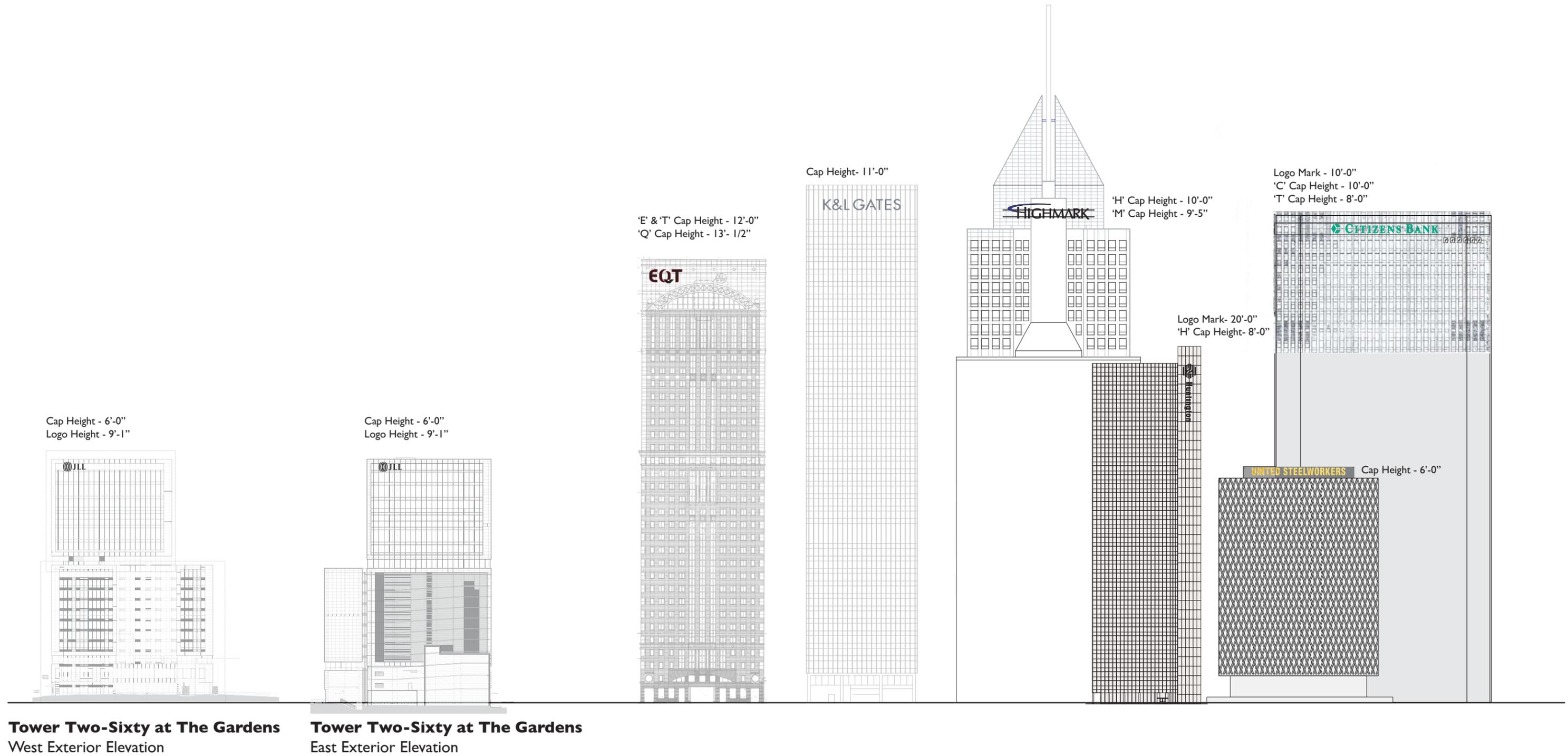


**East Exterior Elevation**  
1/32" = 1'-0"



**Enlarged East Exterior Elevation**  
1/16" = 1'-0"

City Buildings - Logo Height Comparison



Tower Two-Sixty at The Gardens  
West Exterior Elevation

Tower Two-Sixty at The Gardens  
East Exterior Elevation

High Wall Sign Environmental View



Note: Scaling of all signs within environment is approximate

Tower Two-Sixty High Wall Signs - Environmental View



Reference Images  
Face Lit Letters

Views from Sign Located on West Facade



Views from Sign Located on East Facade





**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**

<b>1. Property Owner Name:</b> Luxury Property Group LLC		Phone Number: (     )	
Address: 208 Foxburg Drive	City: Pittsburgh	State: Pennsylvania	Zip Code: 15205
<b>2. Applicant/Company Name:</b> Fukui Architects		Phone Number: ( 412 ) 281-6001	
Address: 4 Smithfield St	City: Pittsburgh	State: Pennsylvania	Zip Code: 15222
Applicant/Contractor ID:(assigned by the City)			
<b>3. Development Name:</b>			
<b>4. Development Location:</b>			
<b>5. Development Address:</b> 409 Wood Street Pittsburgh, PA 15222			
<b>6. If applicant is proposing a change to the Zoning District, the following is required:</b> (Attach Zone Change Petition)			
Proposed Zoning District:			
Present Use of Site: (Select from attached list)			
<b>7. If a Certificate of Occupancy exists, the following is required:</b>			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property:	
<b>8. Estimated Construction:</b> Start Date: 05 /15 / 2015	Occupancy Date: / /	Project Cost: \$ 90,000	

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to [pittsburghpa.gov/dcp/zoning/](http://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:**

Facade renovation and vestibule change

**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:	0	sq ft
Existing to be Retained:	all	sq ft
Retained Area to be Renovated:	128	sq ft
To be Constructed:	0	sq ft
Building Footprint:	3,208	sq ft

15. Height of Structures:	<u>Existing</u>		<u>Proposed</u>	
	<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>
Main Structure	3	approx. 60		
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:** 4,008 sq ft

**18. On Site Parking:**  N/A

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

Off-Street Loading Spaces:  N/A  
 Actual: \_\_\_\_\_  
 Required: \_\_\_\_\_

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

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

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

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



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

**Office of the Zoning Administrator**

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

**DEVELOPMENT REVIEW APPLICATION**

**WATER AND SEWER INFORMATION**

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

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

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

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

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

YES                       NO

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

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

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

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

**WORK IN AND AROUND THE CITY RIGHTS-OF-WAY**

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

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

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

Applicant Signature: \_\_\_\_\_



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

**Office of the Zoning Administrator**

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

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

**Residential Uses**

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

**Non-Residential Uses**

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

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

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



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

**Office of the Zoning Administrator**

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

**DEVELOPMENT REVIEW APPLICATION – CONTACT INFORMATION**

**Department of City Planning**

200 Ross Street, Fourth Floor  
Pittsburgh, PA 15219  
(412) 255-2200  
[pittsburghpa.gov/dcp/](http://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/](http://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/](http://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](http://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](http://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](http://www.pgh2o.com)  
*Refer to the PWSA Procedures Manual for Developers.*

**Allegheny County Health Department (ACHD)**

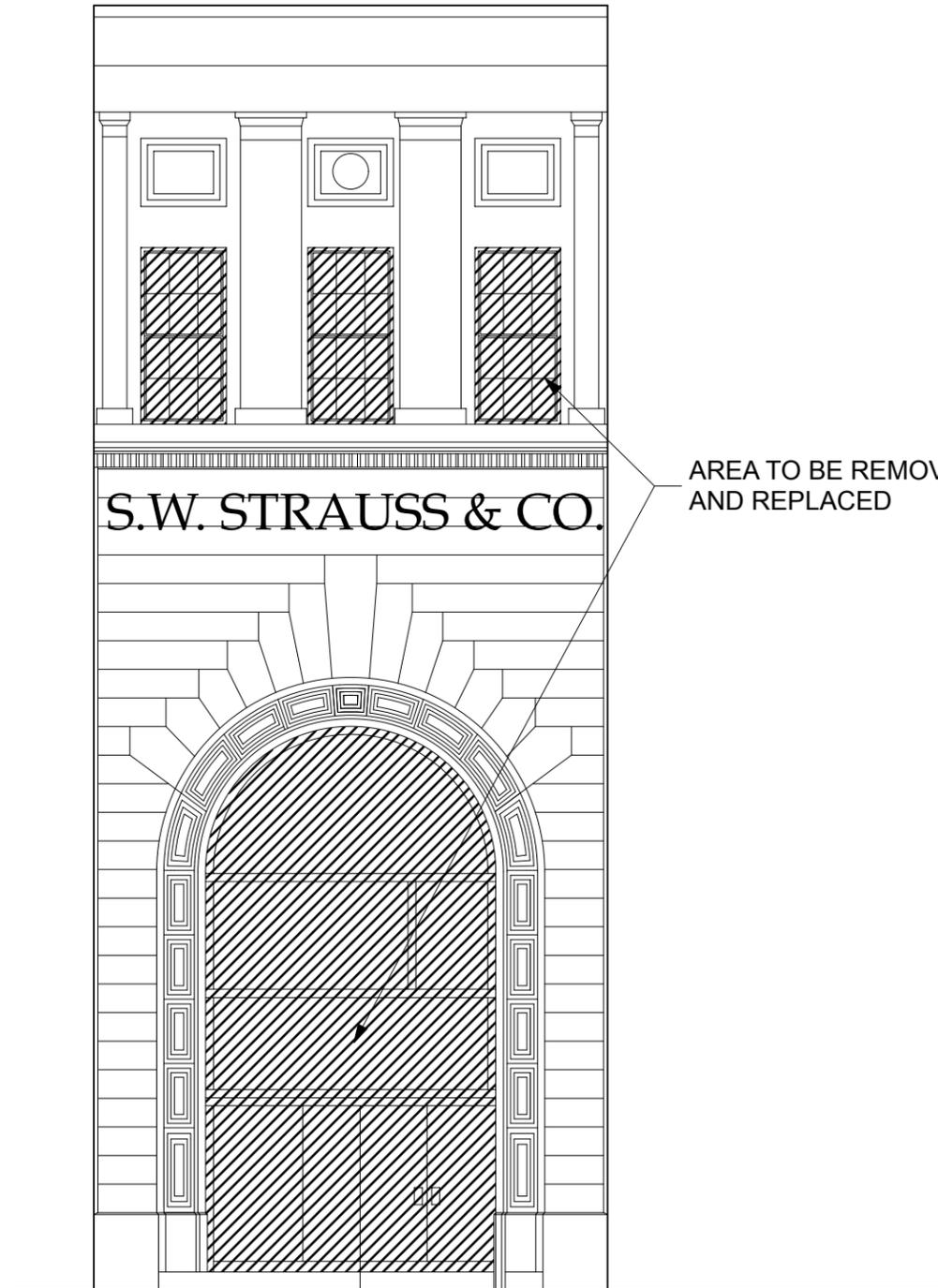
Plumbing Division  
3901 Penn Avenue, Building #5  
Pittsburgh, PA 15224  
(412) 578-8036  
[www.achd.net/plumbing/index.html](http://www.achd.net/plumbing/index.html)

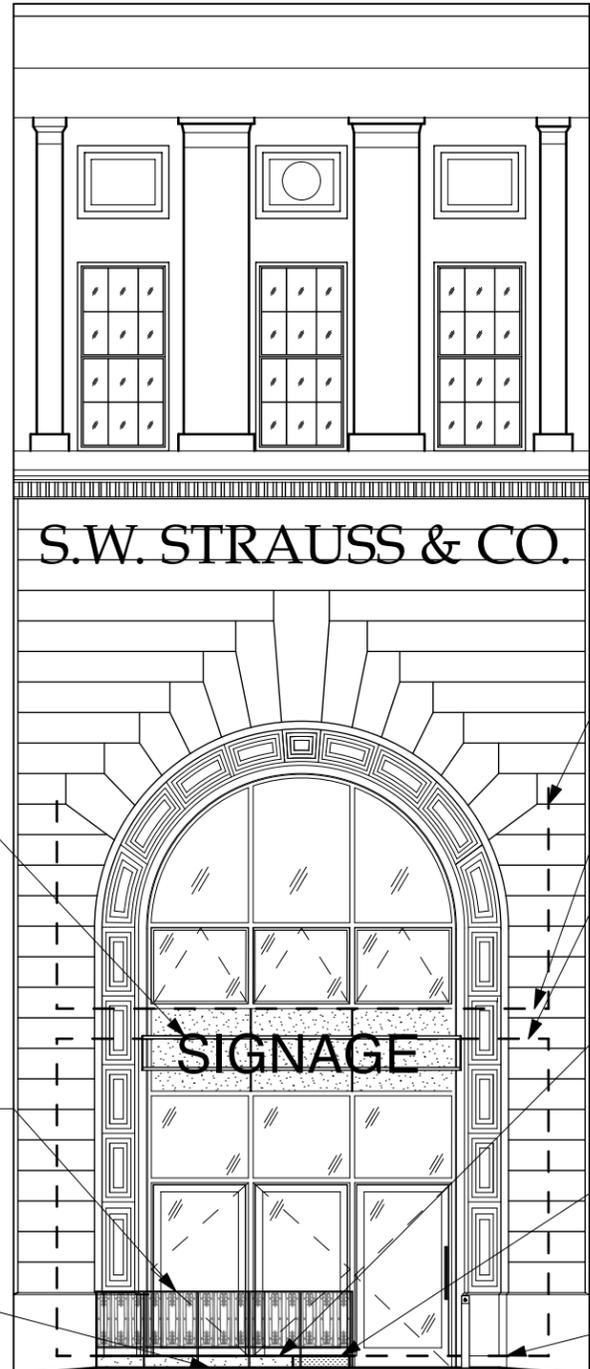
**Allegheny County Health Department (ACHD)**

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





FUTURE SIGNAGE BY OTHERS AND PER CITY OF PITTSBURGH ZONING ORDINANCE 919.03.M.R7 ALLOWABLE SIGNAGE SHALL NOT EXCEED 2 SF OF SIGN FACE AREA FOR EACH LINEAL FOOT OF FRONTAGE, 25 FEET OF FRONTAGE = 50 SF ALLOWED (SIGNAGE SHOWN 20 SF)

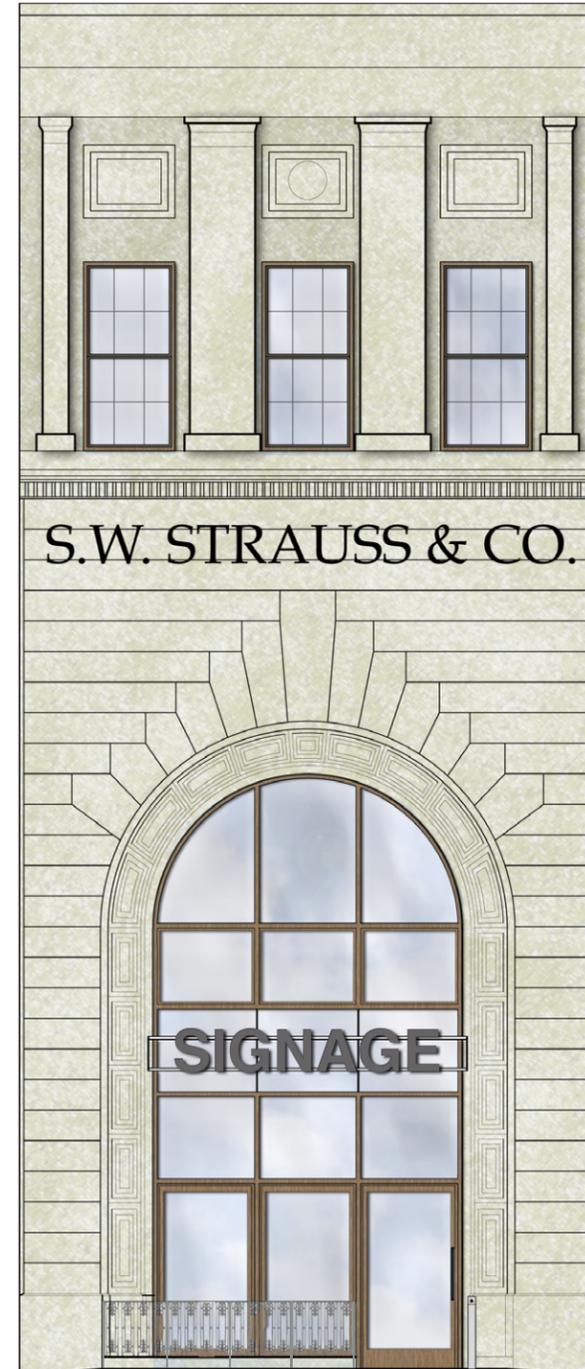
NEW WROUGHT IRON RAIL 3'-3" HIGH

APPROXIMATE LINE OF RAISED CONCRETE WALK

S.W. STRAUSS & CO.

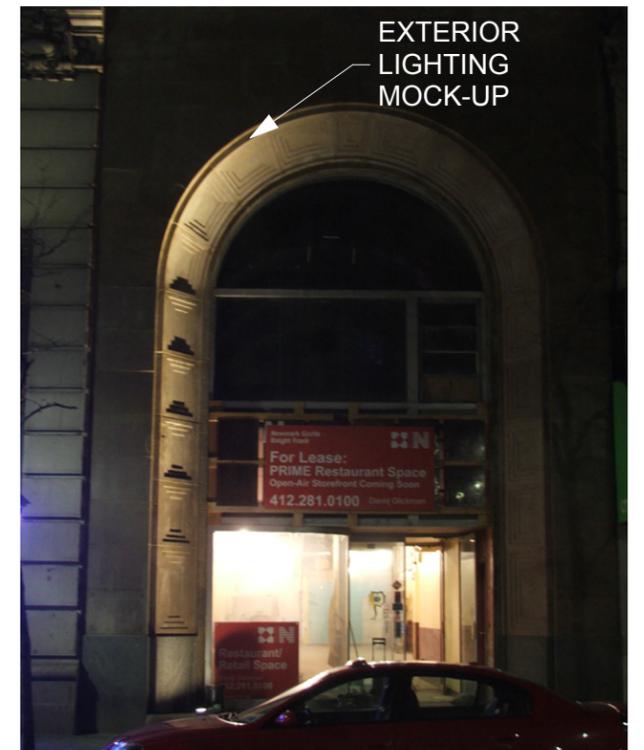
SIGNAGE

- APPROXIMATE LINE OF INTERIOR WALLS BEYOND
- LINE OF TOP OF SECOND FLOOR BEYOND
- LINE OF CEILING BEYOND
- REMOVE 1 1/2" OF EXISTING STONE PLINTH SURFACE TO ACCOMODATE NEW GRANITE FINISH
- EXTEND EXISTING CONCRETE PLINTH AS SHOWN. SEE PLAN.
- LINE OF FLOOR BEYOND



S.W. STRAUSS & CO.

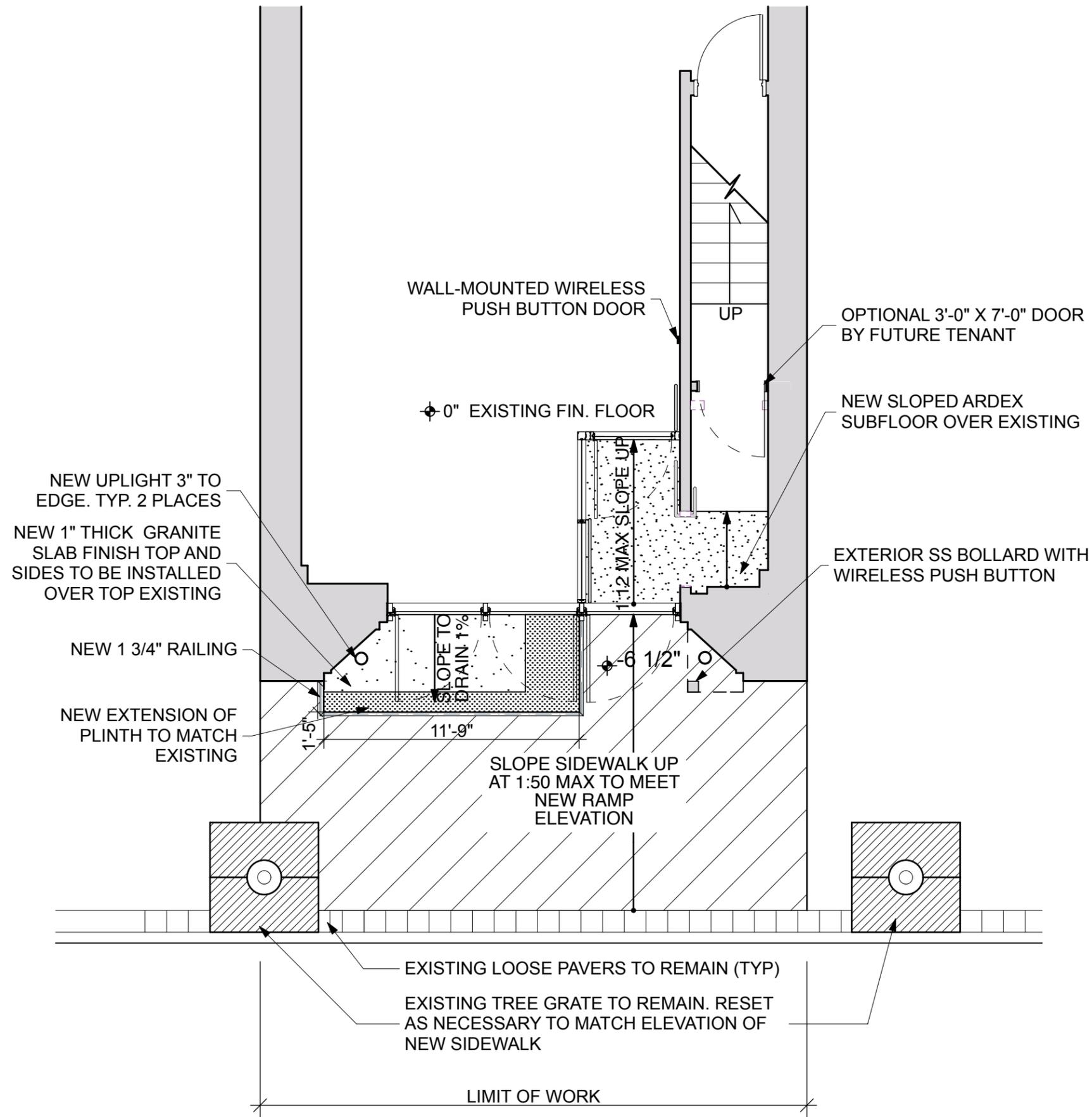
SIGNAGE



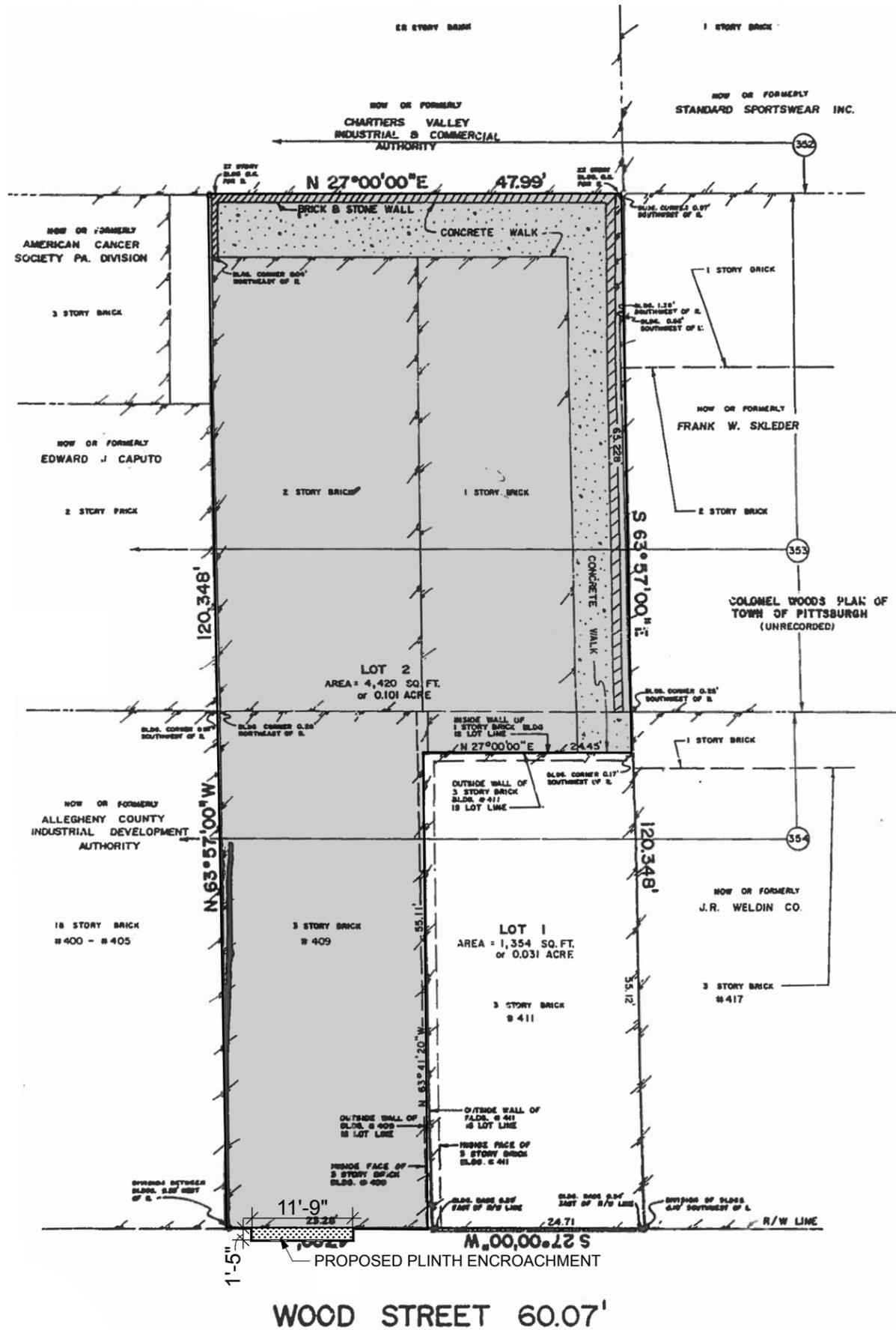
EXTERIOR LIGHTING MOCK-UP

409 Wood Street  
Wood Street Elevation

FAR PROJECT #1454



NOTE: VARIANCES GRANTED BY PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY FOR THE FOLLOWING:  
 - HAVING CONTINUOUS HANDRAILS ON BOTH SIDES OF ENTRY RAMP (IEBC 605.1, 2009 EDITION AND IBC 1105.1, 2012 EDITION, AS THEY PERTAIN TO ANSI 405.8/505.2, 2012 EDITION)  
 - FOR FURNISHING HANDRAIL EXTENSIONS ON THE ENTRY RAMP (ANSI 505.10.1)



WOOD STREET 60.07'

409 Wood Street  
Site Plan

FAR PROJECT #1454

Ad 1000.00

file C-784

ZCP# 776



**CITY OF PITTSBURGH**  
DEPARTMENT OF CITY PLANNING  
ZONING • DEVELOPMENT REVIEW 200  
ROSS STREET • THIRD FLOOR  
PITTSBURGH • PENNSYLVANIA • 15219

**ZONE CHANGE PETITION**

**Address** 400 Roup Avenue (51-H-118) Pittsburgh, PA 15232  
Aka Baum Grove

**Owner:** Friendship Development Associates, Inc. (FDA)  
**Address:** 375 S. Fairmount St. Pittsburgh PA 15232  
**Phone:** 412 362 2112

**Applicant / Agent:** Kenneth R. Stiles  
**Address:** 375 S. Fairmount St., Pittsburgh, Pa 15232  
**Phone:** 412 362 2112

Property owners or representatives of property described who join this petition.

Owner's Name	Property
FDA	400 Roup Ave.

*If additional space is required, list on a separate sheet and attach.*

**Block & Lot:** 51 H 118 \_\_\_\_\_ **Ward:** 8th  
**Sq. ft. of site:** 29,377 \_\_\_\_\_ **or, number of acres:**  
**Existing Zoning** RM-3 \_\_\_\_\_ **Proposed Zoning:** Parks District "P"

**Present use of site:**  
The site has been a community park for the Friendship neighborhood since its acquisition by the FDA in 1992

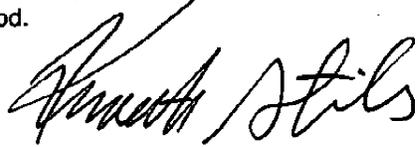
**Proposed use & improvements:** (attach map of proposed zone change area)  
The site would continue to be used as a community park. Aside from minor landscaping improvements there are no planned changes.

*(if additional space is required, attach a separate sheet)*

The proposed Zone Change is appropriate and desirable and that this use will not be detrimental to the immediate neighborhood because: There are no convenient City parks in Friendship The community park at 400 Roup Ave. (BAUM GROVE) has been an important part of the Friendship Community since 1992 and has been an integral part of all Friendship Community Plans (1999, 2005, and 2011). The change in zoning from RM-3 to Parks District would match the zoning classification with its use.

The proposed application will comply with the conditions specified in the Code by:

Provides and maintains a park for the enjoyment of the City's residents and visitors. Accommodates passive uses not otherwise available in the neighborhood.



**NOTICE TO ANYONE WHO JOINS THIS PETITION:**

Despite any statements of proposed use made above, enactment of this ordinance will permit involved property to be used for any of the uses listed in the classification table of the Zoning Ordinance.

**STATEMENT OF TRUTH  
COMMONWEALTH OF PENNSYLVANIA, COUNTY OF ALLEGHENY**

Deponent, being duly sworn, says that they are the:

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

Sworn to and subscribed before me **3** day of **MARCH** **2015**  
this

Notary Public

Applicant (signature)

Applicant (printed)

RECORD OF ACTIONS (to be completed by City Planning)

**Address Date**

**Fee; \$**

**Filed Zoning**

**Land Use # Zone**

**District**

**Change #**

**Proposed Zoning**

**Planning recommendation**

**Commission**

Approved

Denied

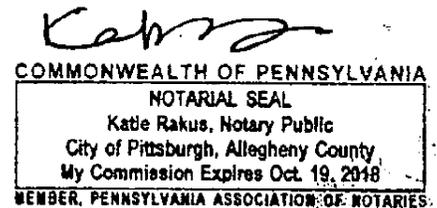
DATE OF ACTION

**City Council action**

Approved

Denied

DATE OF ACTION







**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: <i>Sports &amp; Exhibition Authority</i>		Phone Number: <i>(412) 393.0200</i>	
Address: <i>171 10<sup>th</sup> St.</i>	City: <i>Pittsburgh</i>	State: <i>PA</i>	Zip Code: <i>15222</i>
2. Applicant/Company Name: <i>PSSI Stadium LLC</i>		Phone Number: <i>(412) 697.7733</i>	
Address: <i>900 Art Rooney Ave.</i>	City: <i>Pittsburgh</i>	State: <i>PA</i>	Zip Code: <i>15212</i>
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: <i>South Plaza Project - Exterior Signage</i>			
4. Development Location: <i>Heinz Field</i>			
5. Development Address: <i>900 Art Rooney Ave., Pittsburgh PA 15212</i>			
6. If applicant is proposing a change to the Zoning District, the following is required: <i>(Attach Zone Change Petition)</i>			
Proposed Zoning District:			
Present Use of Site: (Select from attached list)			
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property:	
8. Estimated Construction:	Start Date: <i>7/15/15</i>	Occupancy Date: <i>8/1/15</i>	Project Cost: \$

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to [pittsburghpa.gov/dcp/zoning/](http://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): <i>Public Assembly, General</i>	
10. Select the Type of Work:	
<input type="checkbox"/> New Construction, New	<input type="checkbox"/> Renovation, Interior
<input checked="" type="checkbox"/> New Construction,	<input checked="" type="checkbox"/> Renovation, Exterior
<input type="checkbox"/> Change in Use Only	<input type="checkbox"/> Renovation, Change in Use
11. Describe the Development: <i>Exterior signage will be installed to support public events at Heinz Field.</i>	
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, <a href="http://www.city.pittsburgh.pa.us/bbi/">http://www.city.pittsburgh.pa.us/bbi/</a> )	



**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

	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:** \_\_\_\_\_ sq ft

**18. On Site Parking:**  N/A

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

Off-Street Loading Spaces:  N/A  
 Actual: \_\_\_\_\_  
 Required: \_\_\_\_\_

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

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



DEPARTMENT OF CITY PLANNING  
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

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

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

YES       NO

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

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

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

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

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

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

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

Applicant Signature:



**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/](http://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/](http://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/](http://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](http://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](http://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](http://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](http://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](http://www.achd.net/food/foodstart.html)

**Allegheny County Health Department (ACHD)**

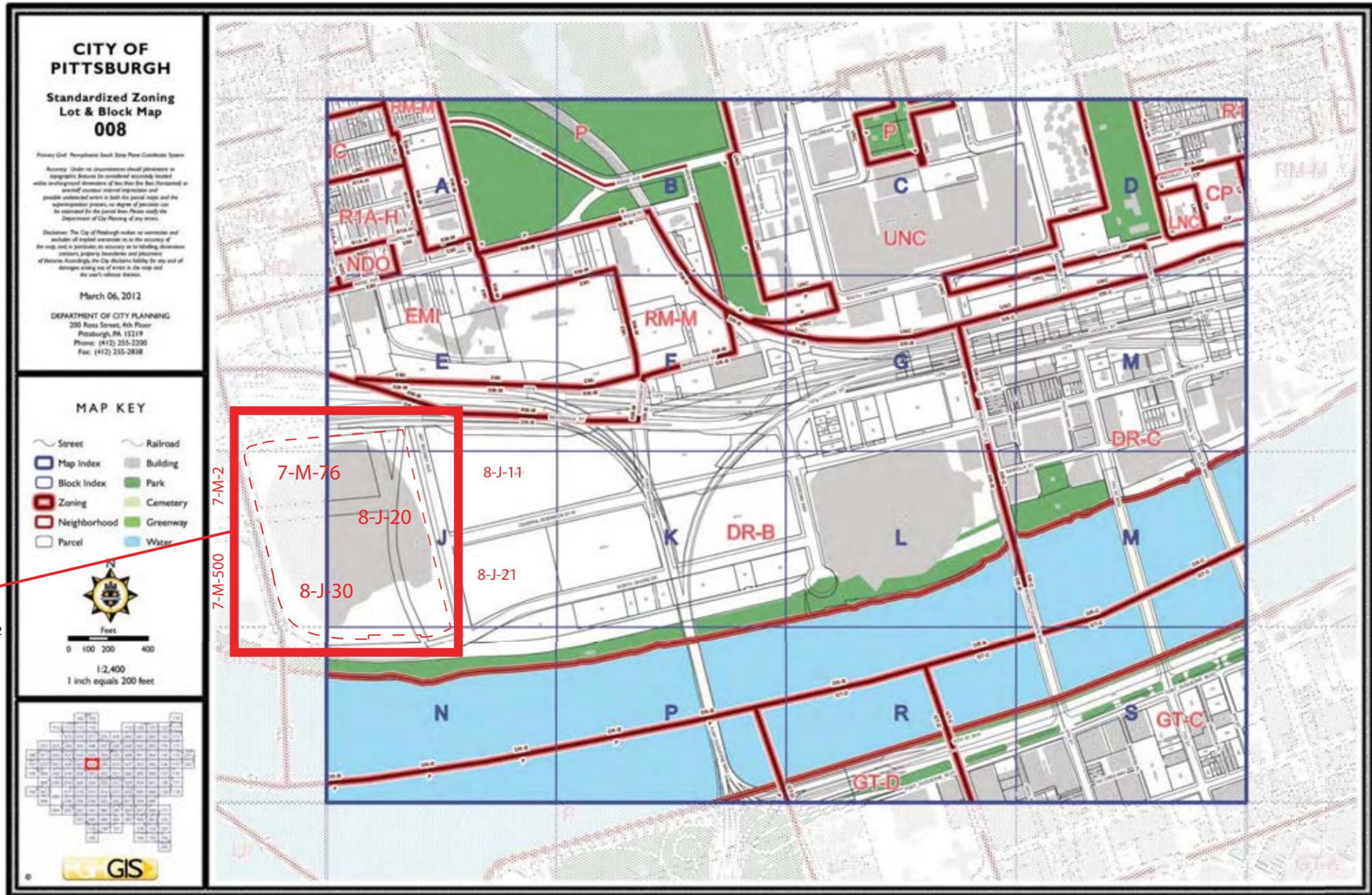
Housing and Community Environment  
3190 Sassafras Way  
Pittsburgh, PA 15201  
(412) 350-4046  
[www.achd.net/housing/commenvironstart.html](http://www.achd.net/housing/commenvironstart.html)

# Heinz Field: South Plaza Exterior Signage Program

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February 6, 2015    REV 4.1.15

**KOLANO design**  
6026 Centre Ave.  
Pittsburgh, Pennsylvania 15206  
412.661.9000  
kolano.com



**919.03.M.7 GT and DR Zoning Districts**

(b) For public destination facilities, the total face area of wall mounted signs below forty (40) feet shall not exceed a total of three (3) percent of exposed building façade area or a maximum of two hundred (200) square feet per façade, whichever is smaller, shall permit electronic identification signs with no motion or animation, and shall be subject to design review and approval by the City Planning Commission.

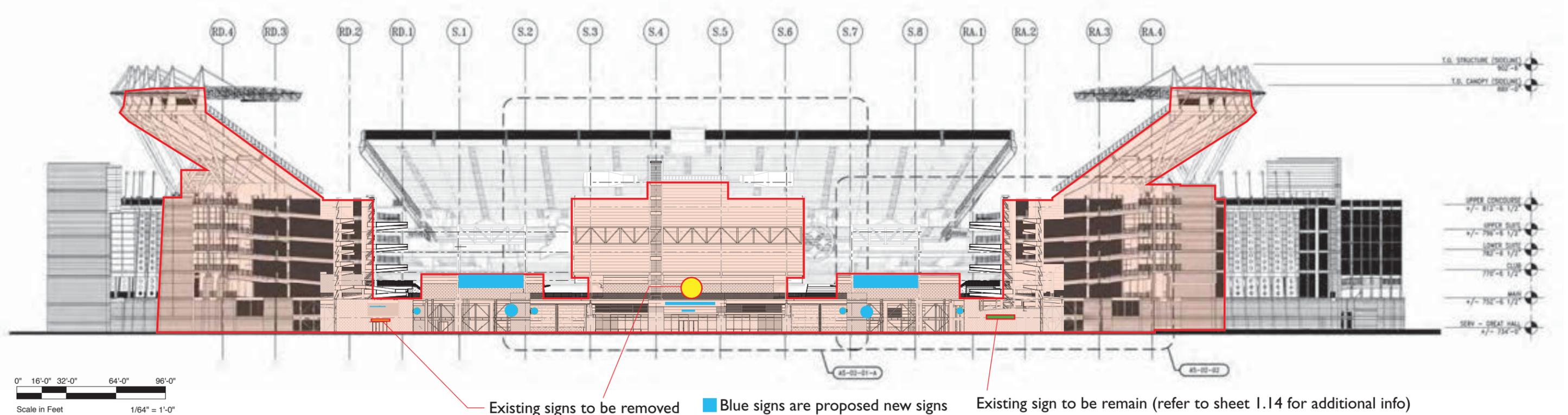
**South Elevation Exposed Building Facade Area: 94,162 sq ft**

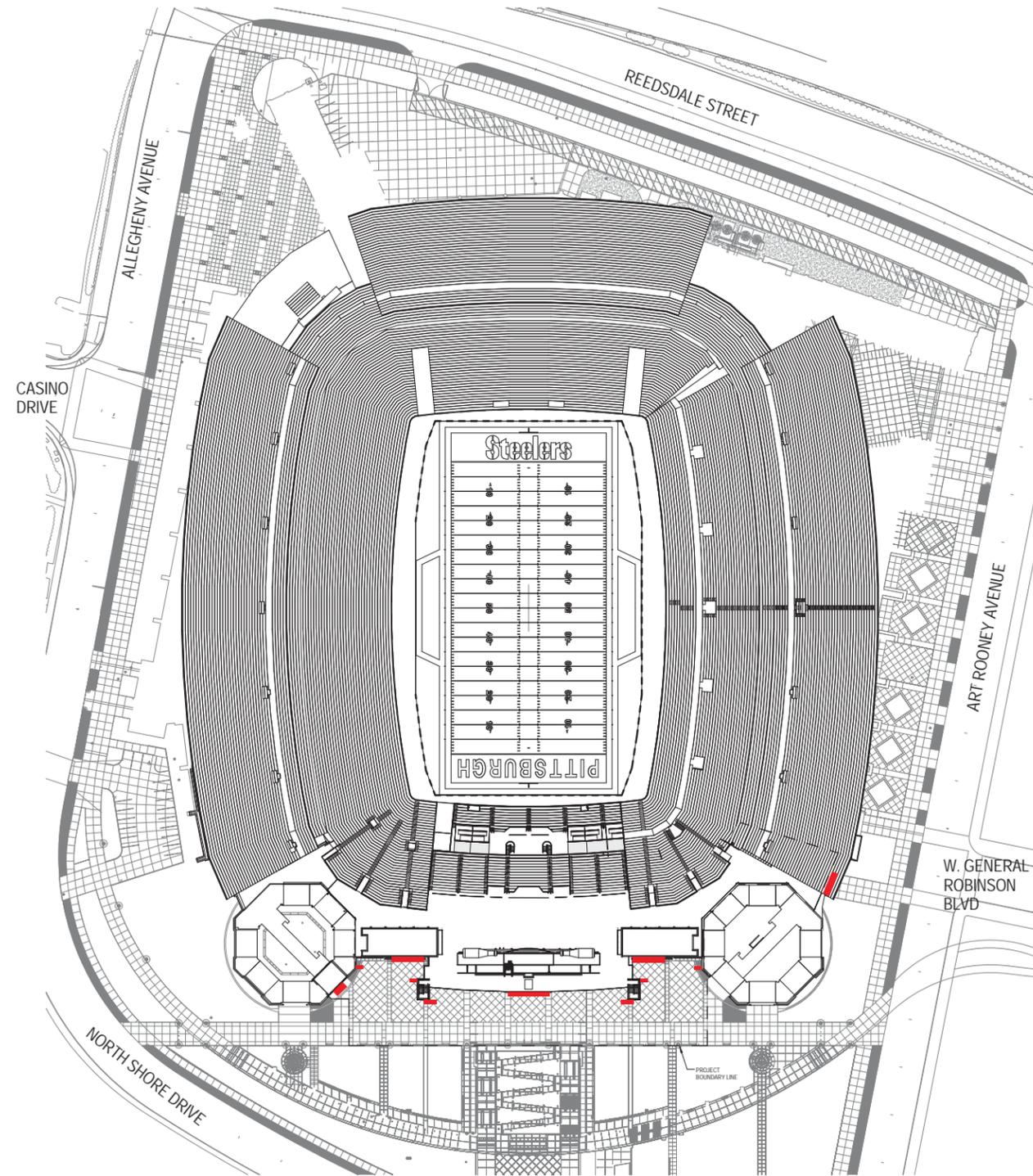
3% of 94,162 = **2,825 sq ft (for wall signs)**

Two (2) existing wall signs being removed: **179.5 sq ft**

One (1) existing wall sign to remain:	<b>40 sq ft</b>
New signs being proposed:	<b>993 sq ft REQUESTED</b>
<b>South Facade TOTAL =</b>	<b>1,033 sq ft</b>
(1,792 sq ft below 3% allowance)	

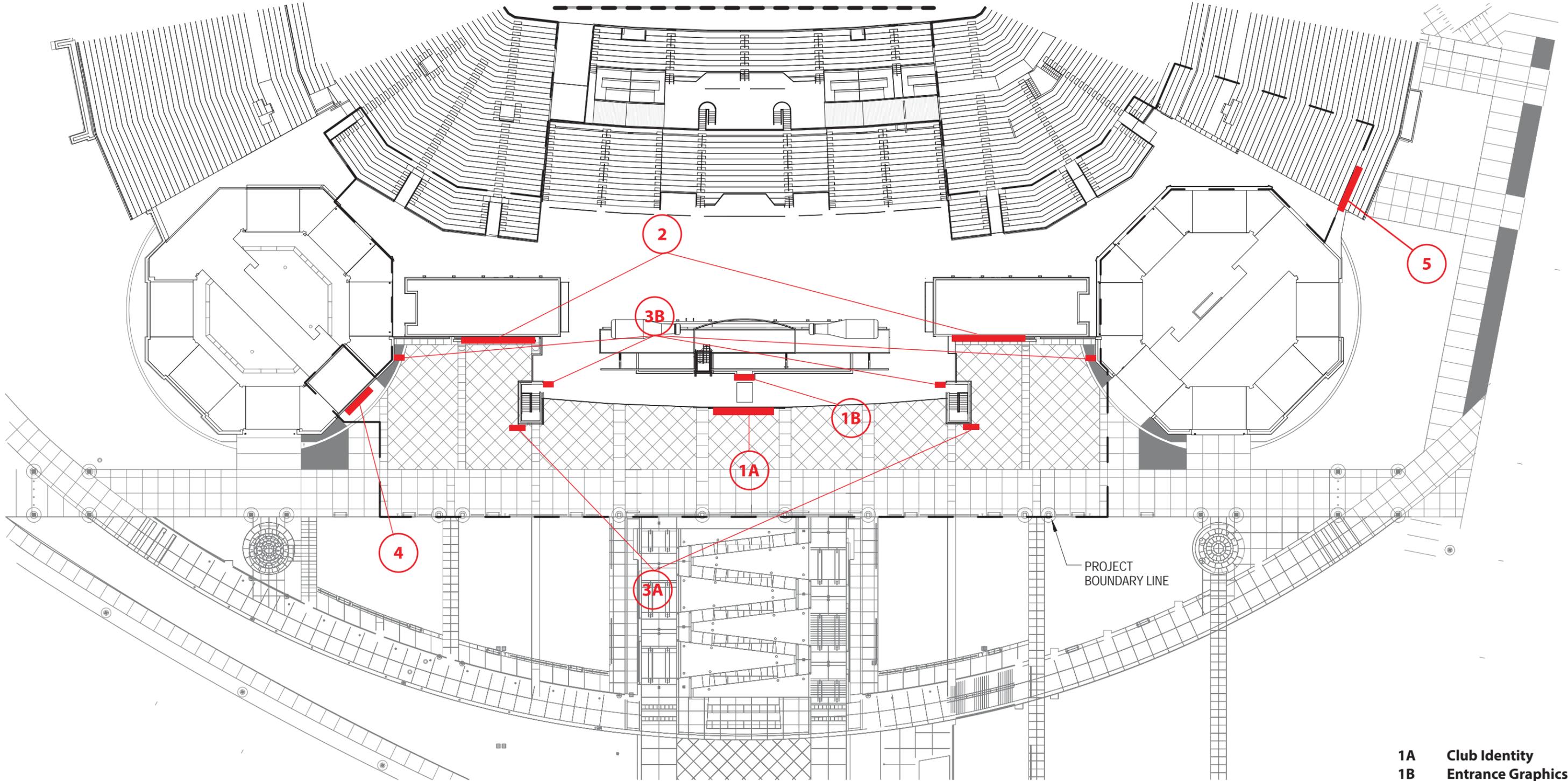
VARIANCE for 833 sq ft requested above the 200 sq ft permitted.





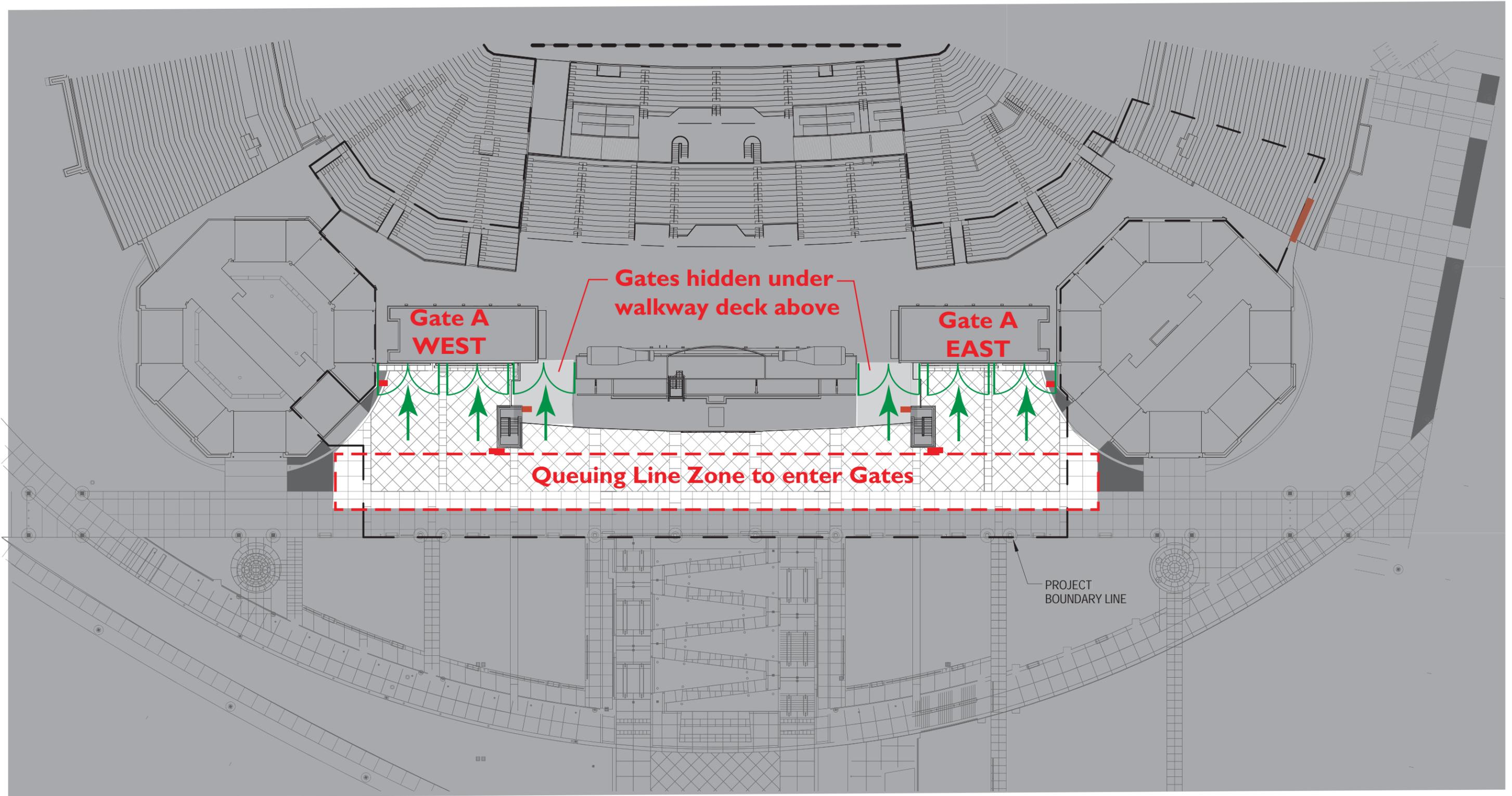
1 SITE PLAN  
Not to Scale



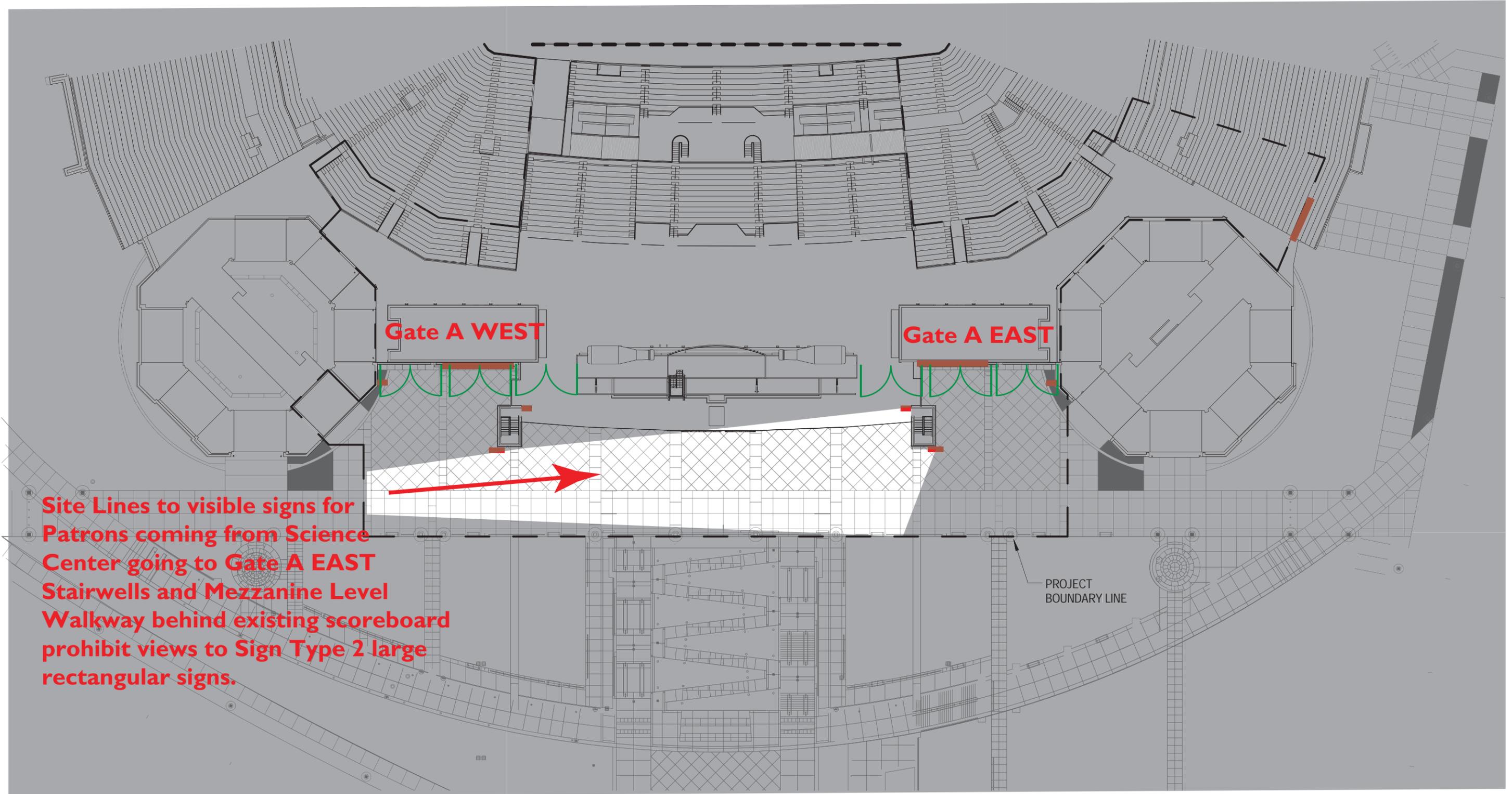


- 1A Club Identity
- 1B Entrance Graphics
- 2 Gate Identifier
- 3A Secondary Gate ID
- 3B Secondary Gate ID
- 4 Entrance ID
- 5 Gate Identifier

1 **SITE PLAN** Partial South Plaza Plan With Proposed Signs



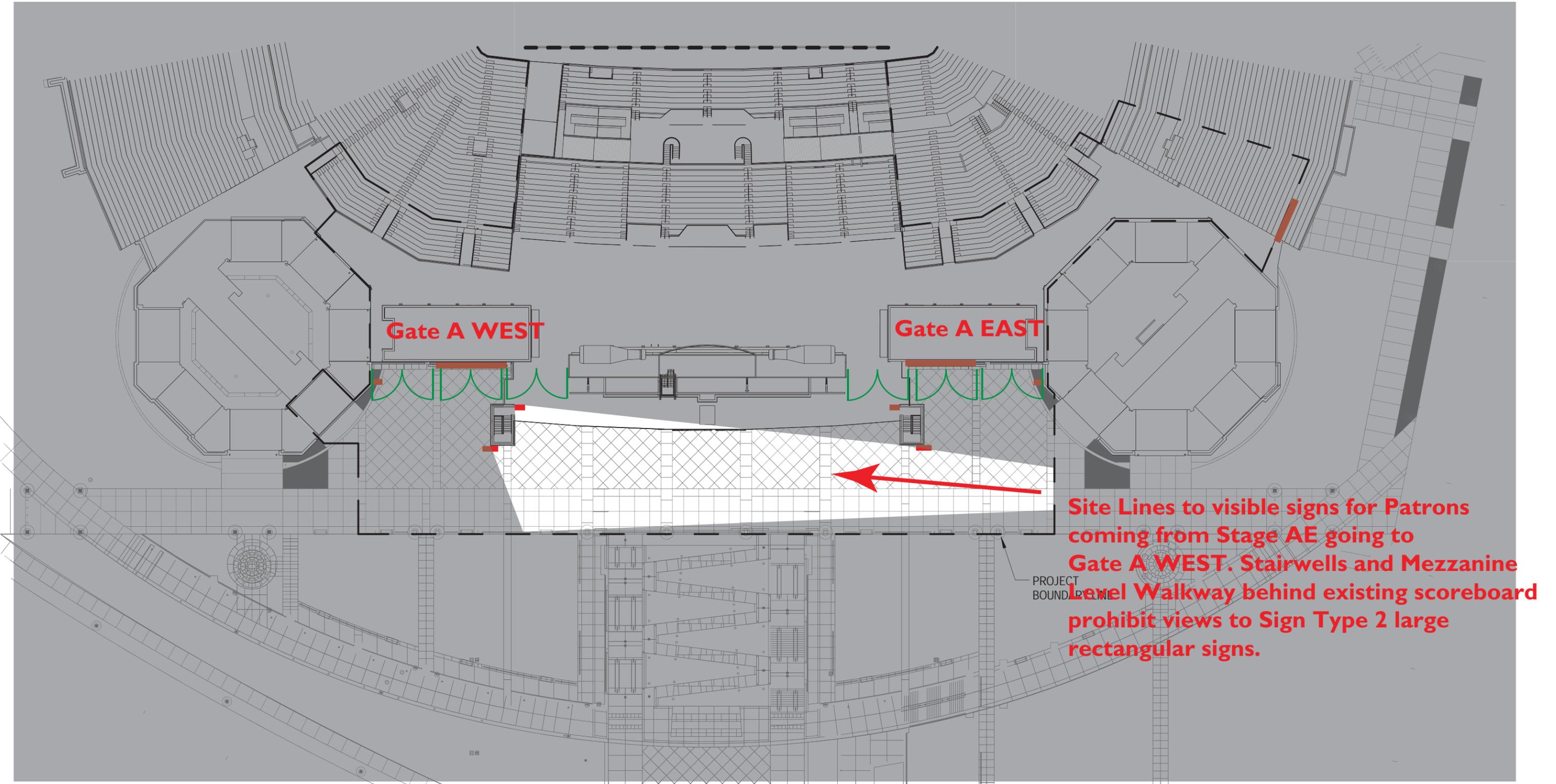
1 SITE PLAN Partial South Plaza Plan With Proposed Signs / Site Lines



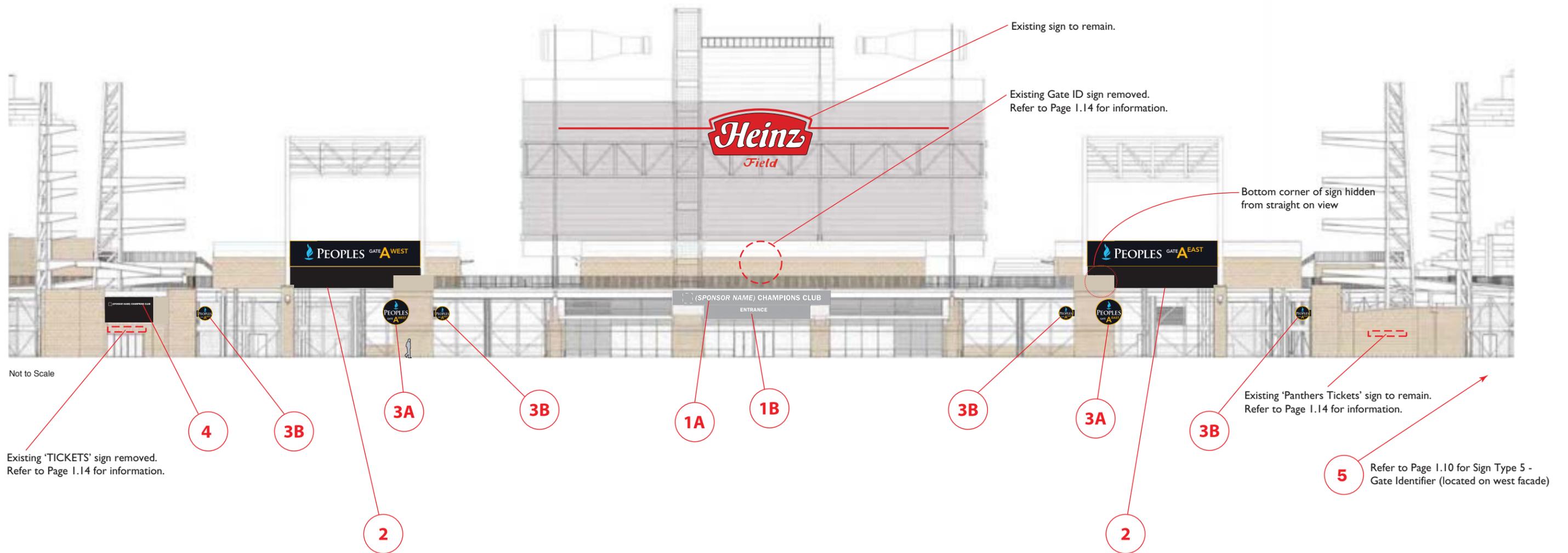
**Site Lines to visible signs for Patrons coming from Science Center going to Gate A EAST Stairwells and Mezzanine Level Walkway behind existing scoreboard prohibit views to Sign Type 2 large rectangular signs.**

PROJECT BOUNDARY LINE

**1 SITE PLAN** Partial South Plaza Plan With Proposed Signs / Site Lines



1 **SITE PLAN** Partial South Plaza Plan With Proposed Signs / Site Lines



Not to Scale

**Partial South Plaza Facade Proposed Signs**

- 1A Club Identity
- 1B Entrance Graphics
- 2 Gate Identifier
- 3A Secondary Gate ID
- 3B Secondary Gate ID
- 4 Entrance ID
- 5 Gate Identifier



Existing sign to remain.

Existing sign to remain.

Partial South Plaza Facade Rendering

**(SPONSOR NAME) CHAMPIONS CLUB** } 1'-7" 9" } ENTRANCE

Total = 4.3 sq ft

Total = 105 sq ft

**Sign Type IA Club Identity: Quantity 1**

Sponsor Name to be finalized. Face-Lit dimensional letters applied to canopy face.

**Sign Type IB Secondary Entrance Graphics: Qty 1**

Sponsor Name to be finalized. Face-Lit dimensional letters applied to canopy face.



Colite face-lit letter



41'-7"W x 8'-0"H = 332.6 sq ft

Sign Type 2 Graphic Layout - Southeast Location

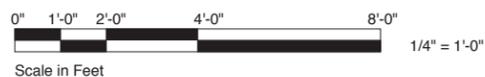


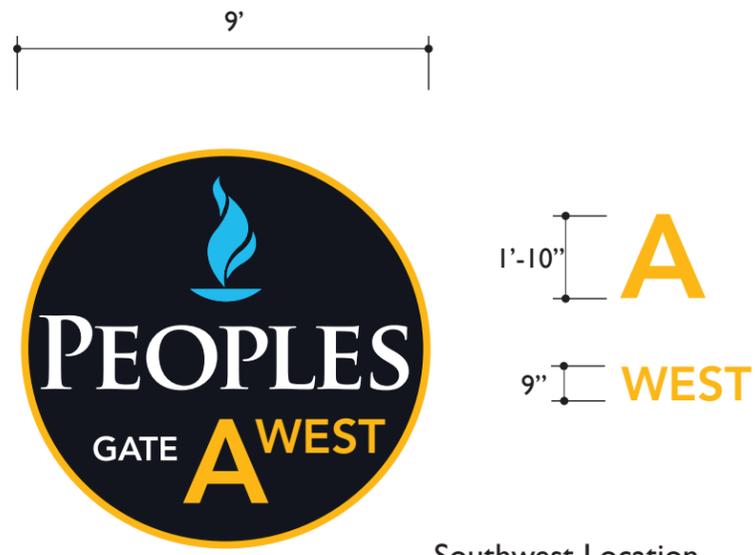
Sign Type 2 Graphic Layout - Southwest Location

Total = 665 sq ft

**Sign Type 2 Gate Identifier: Quantity 2**

Internally illuminated sign cabinets mounted to wall





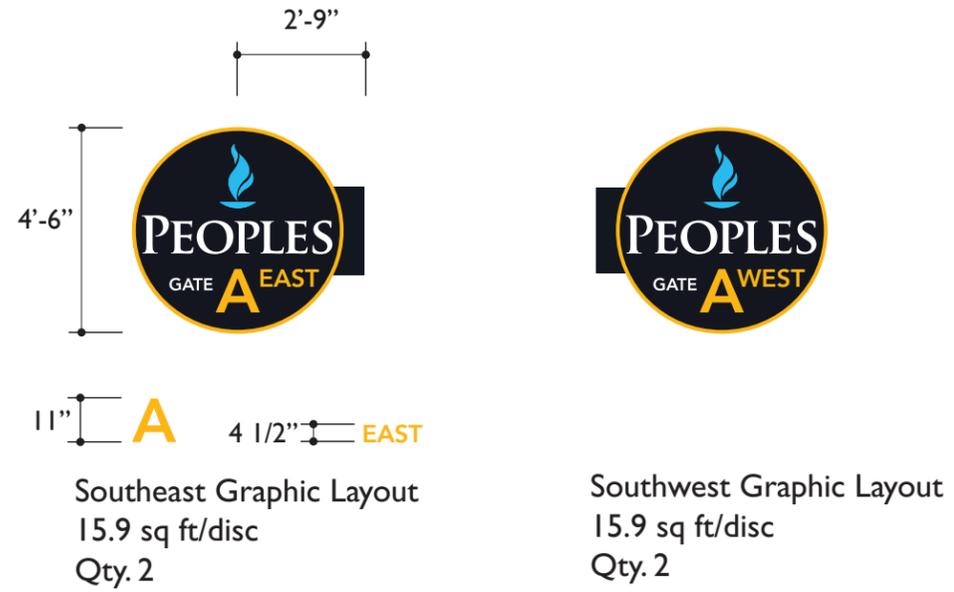
Southwest Location



Southeast Location

63.6 sq ft/disc  
Qty. 2

Total = 127.2 sq ft



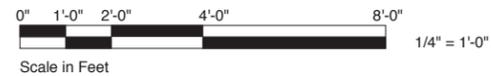
Southeast Graphic Layout  
15.9 sq ft/disc  
Qty. 2

Southwest Graphic Layout  
15.9 sq ft/disc  
Qty. 2

Total = 63.6 sq ft

**Sign Type 3B Secondary Gate ID: Quantity 4**  
Internally illuminated sign cabinets flag mounted to wall

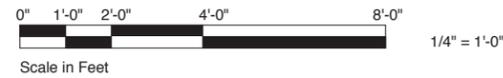
**Sign Type 3A Secondary Gate ID (Single-Sided): Quantity 2**  
Internally illuminated sign cabinets mounted to wall





(SPONSOR NAME) CHAMPIONS CLUB  7 1/2"  
Total = 18 sq ft

**Sign Type 4 Entrance ID: Quantity 1**  
Sponsor name to be finalized.  
Face-Lit dimensional letters applied to wall

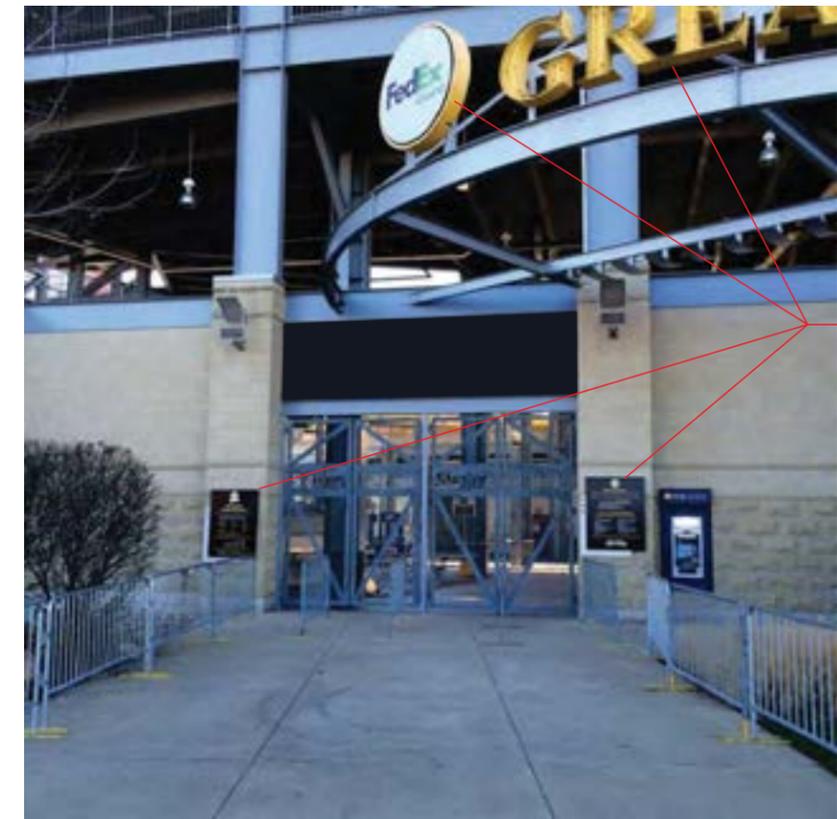


Colite face-lit letter

Existing 'TICKETS' sign removed.  
Refer to Page I.14 for information.



Existing Site Photo



Existing signs to remain.

Existing Site Photo

(SPONSOR NAME) CHAMPIONS CLUB 3 3/4"

6'-5"W x 3 3/4"H = 5 sq ft

Total = 9.8 sq ft

**Sign Type 5 Gate Identifier: Quantity 1**

Sponsor name to be finalized.

Face-Lit dimensional letters applied to wall



10 1/2"H x 5'-9"W

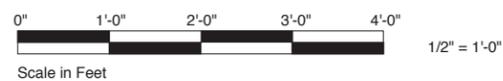
10 1/2"H 'FEDEX' Letters

3 1/4" 'VIP Entrance' Letters

4.8 sq ft



Colite face-lit letter





View 1



View 2



View 3



View 4

**Existing Site Line Conditions From Adjacent Roadway  
Heading towards PNC Park from the Carnegie Science Center**



View 5



View 6



View 7

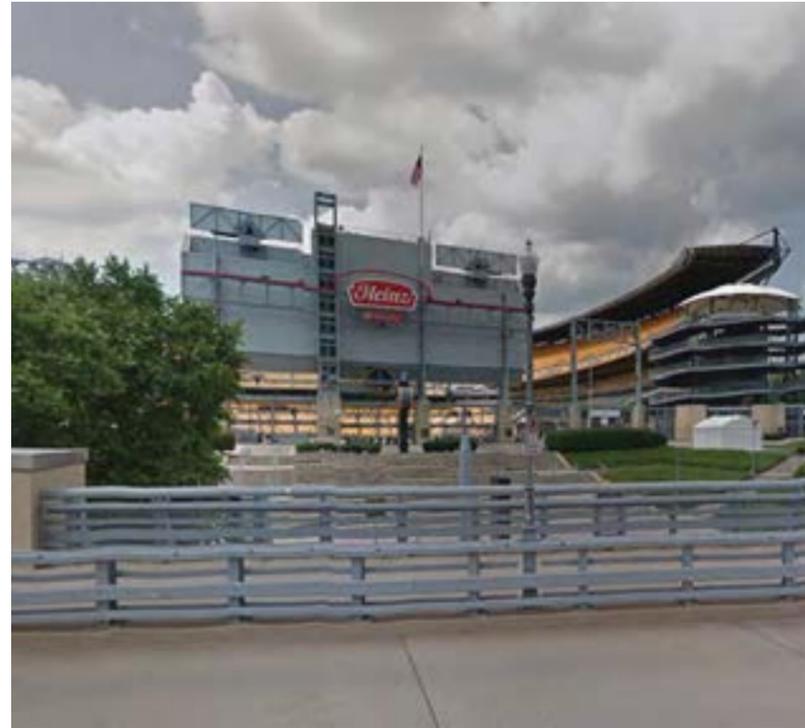


View 8

**Existing Site Line Conditions From Adjacent Roadway  
Heading towards PNC Park from the Carnegie Science Center**



View 9



View 10



View 11

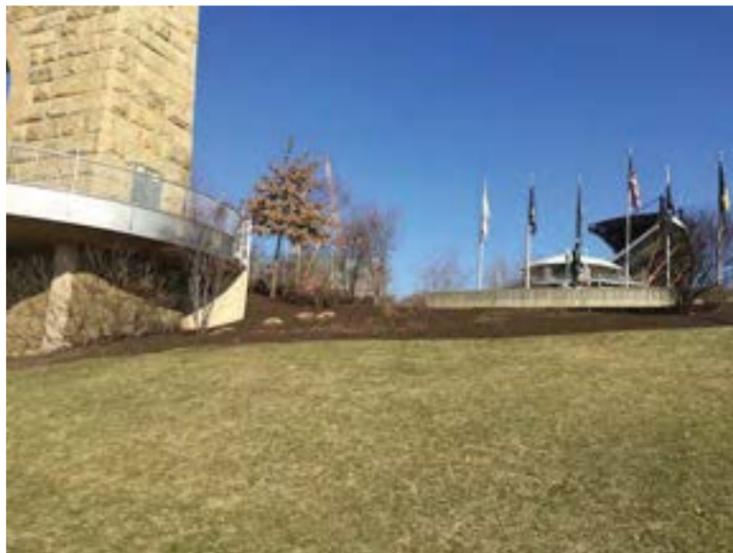


View 12

Existing Site Line Conditions From Adjacent Roadway  
Heading towards PNC Park from the Carnegie Science Center



Existing Site Line Conditions From Adjacent Riverwalk / River Edge Heading towards PNC Park from the Carnegie Science Center



Existing Site Line Conditions From Adjacent Riverwalk / River Edge Heading towards PNC Park from the Carnegie Science Center



Current 14' Diameter Disc sign to be removed.

Original Disc sign when stadium was erected.

**Existing Gate A ID Sign Removed**  
**14' Diameter Disc = 154 sq ft**



Existing 'TICKETS' sign letters removed. 2'H x 12'-9"W = 25.5 sq ft

**Existing TICKETS Sign Removed**  
**2'H x 12'-9"W letters = 25.5 sq ft**



Existing 'PANTHERS TICKETS' sign letters to remain. 1'-9"H x 22'-9"W = 40 sq ft

**Existing PANTHERS TICKETS Sign To Remain**  
**2'H x 22'-9"W letters = 40 sq ft**

**Variance Sign Overall Square Footages**

Sign Type 1A	Club Identity	105 sq ft (approx.) - sponsor name to be finalized
Sign Type 1B	Entrance Graphics	4.3 sq ft
Sign Type 2	Gate Identifier	665 sq ft
Sign Type 3A	Secondary Gate ID	127.2 sq ft
Sign Type 3B	Secondary Gate ID	63.6 sq ft
Sign Type 4	Entrance ID	18 sq ft (approx.) - sponsor name to be finalized
Sign Type 5	Gate Identifier	<u>9.8 sq ft (approx.) - sponsor name to be finalized</u>

**TOTAL Additional SQ FT      992.9**

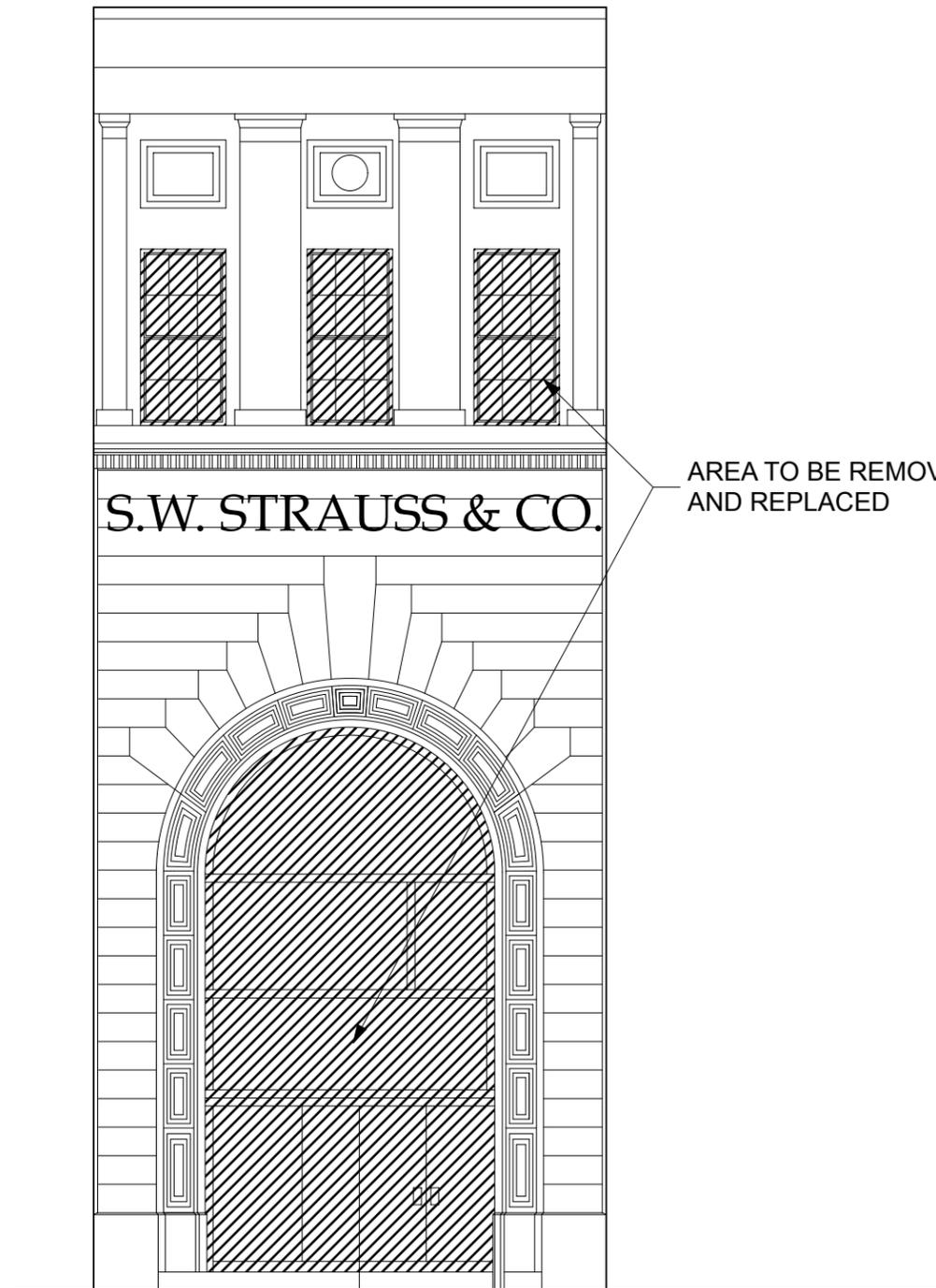
**EXISTING Sign To Remain**

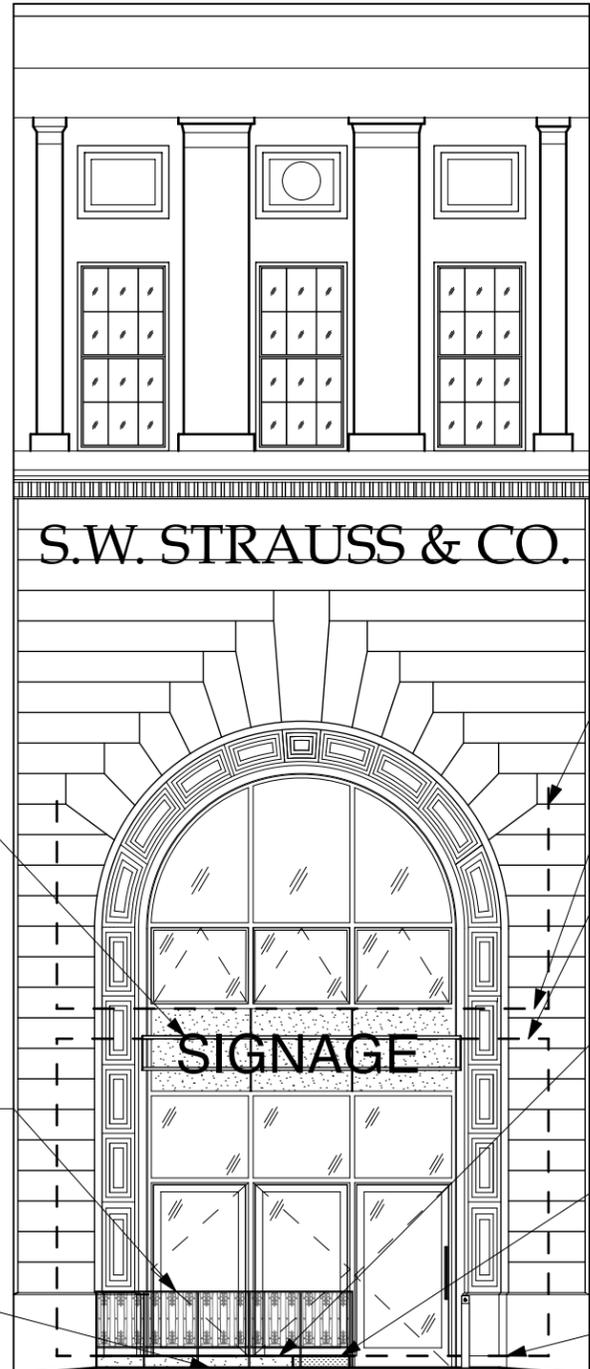
Existing Panthers Tickets ID	40 sq ft
------------------------------	----------

**EXISTING Signs Removed**

Existing Gate A ID	154 sq ft
Existing TICKETS Letters	<u>25.5 sq ft</u>

**TOTAL Removed SQ FT      179.50**





FUTURE SIGNAGE BY OTHERS AND PER CITY OF PITTSBURGH ZONING ORDINANCE 919.03.M.R7 ALLOWABLE SIGNAGE SHALL NOT EXCEED 2 SF OF SIGN FACE AREA FOR EACH LINEAL FOOT OF FRONTAGE, 25 FEET OF FRONTAGE = 50 SF ALLOWED (SIGNAGE SHOWN 20 SF)

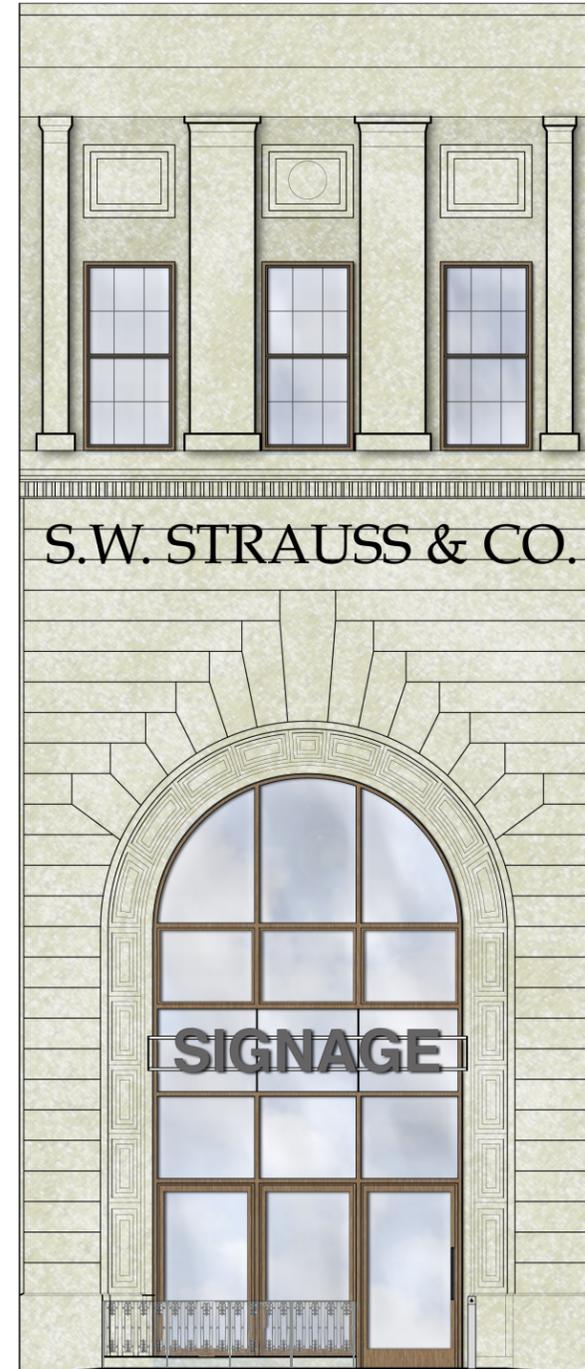
NEW WROUGHT IRON RAIL 3'-3" HIGH

APPROXIMATE LINE OF RAISED CONCRETE WALK

S.W. STRAUSS & CO.

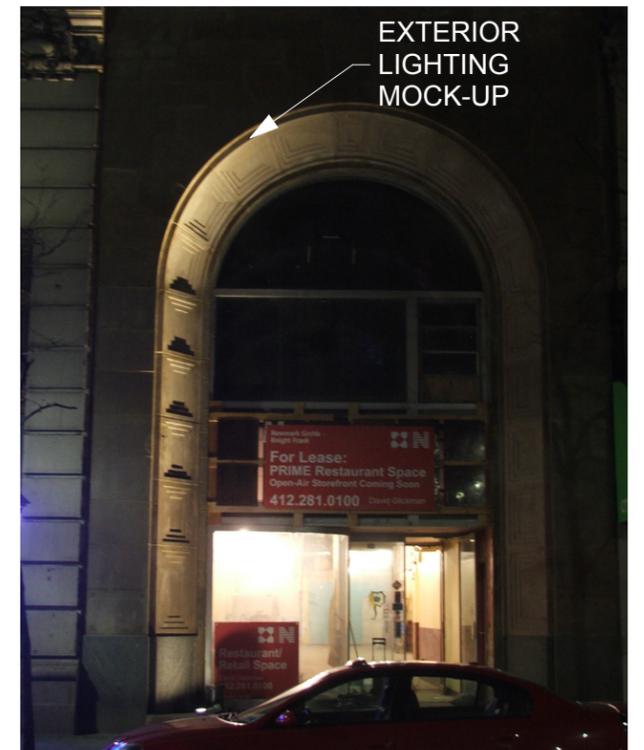
SIGNAGE

- APPROXIMATE LINE OF INTERIOR WALLS BEYOND
- LINE OF TOP OF SECOND FLOOR BEYOND
- LINE OF CEILING BEYOND
- REMOVE 1 1/2" OF EXISTING STONE PLINTH SURFACE TO ACCOMODATE NEW GRANITE FINISH
- EXTEND EXISTING CONCRETE PLINTH AS SHOWN. SEE PLAN.
- LINE OF FLOOR BEYOND



S.W. STRAUSS & CO.

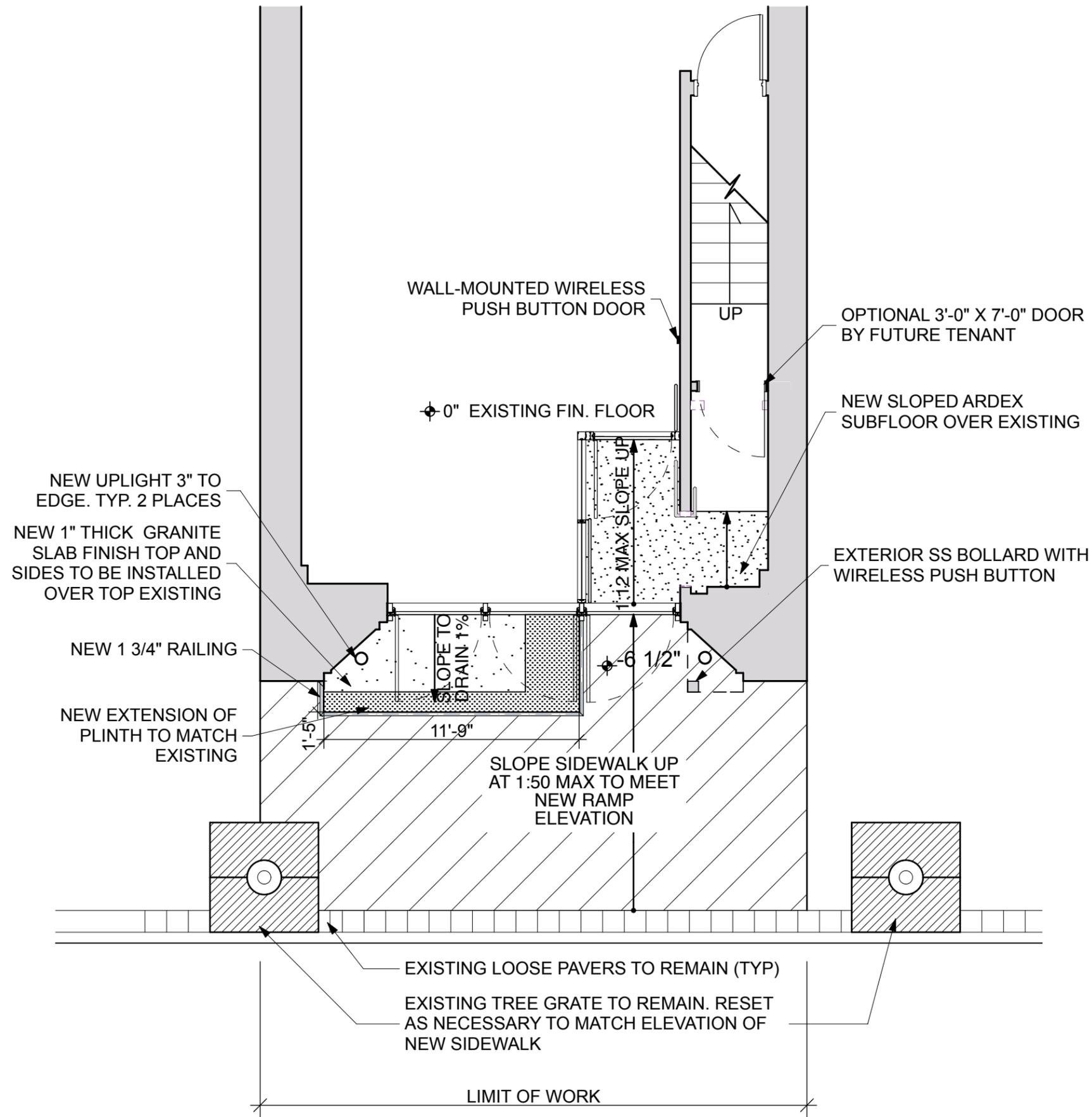
SIGNAGE



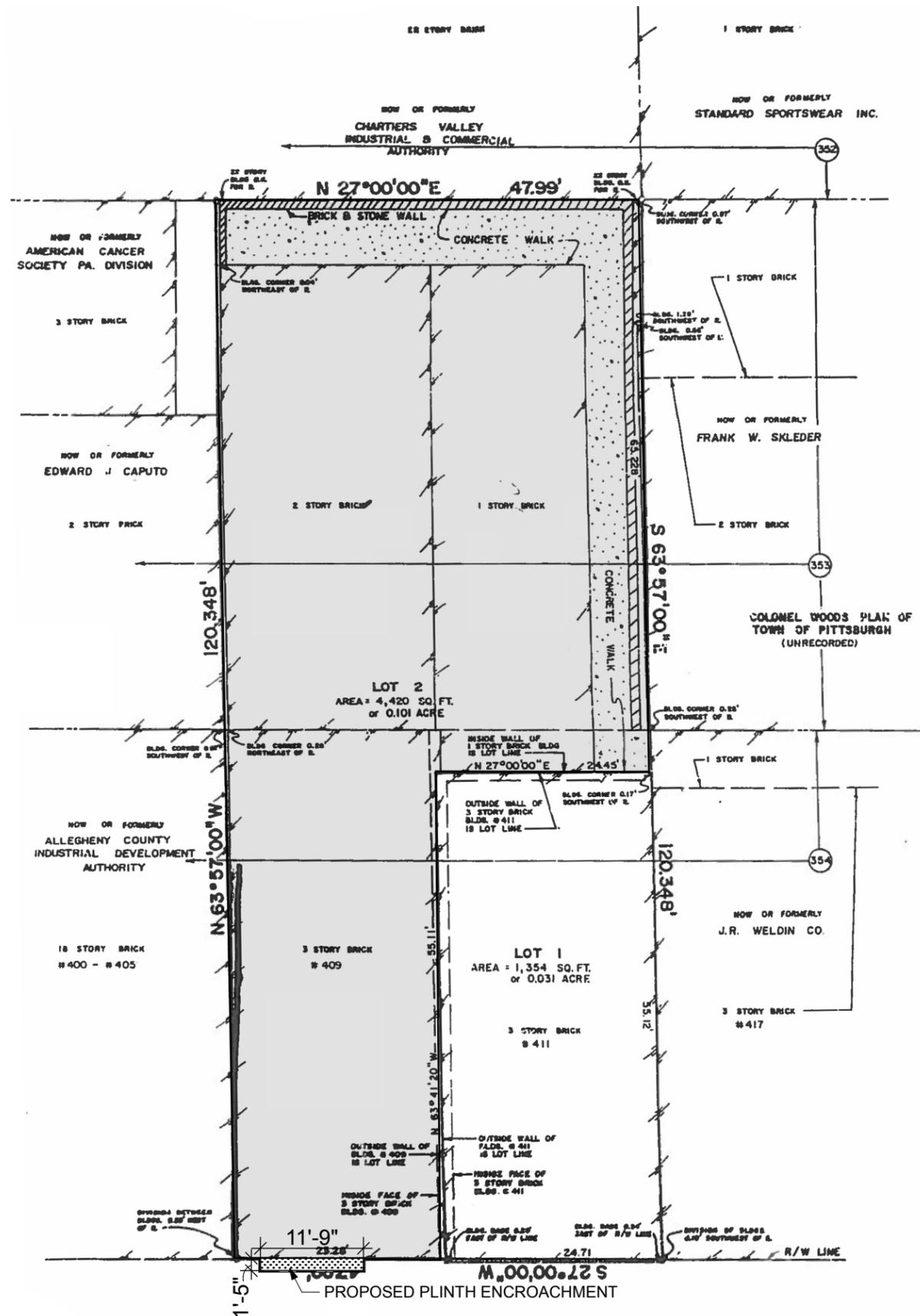
EXTERIOR LIGHTING MOCK-UP

409 Wood Street  
Wood Street Elevation

FAR PROJECT #1454



NOTE: VARIANCES GRANTED BY PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY FOR THE FOLLOWING:  
 - HAVING CONTINUOUS HANDRAILS ON BOTH SIDES OF ENTRY RAMP (IEBC 605.1, 2009 EDITION AND IBC 1105.1, 2012 EDITION, AS THEY PERTAIN TO ANSI 405.8/505.2, 2012 EDITION)  
 - FOR FURNISHING HANDRAIL EXTENSIONS ON THE ENTRY RAMP (ANSI 505.10.1)



WOOD STREET 60.07'

409 Wood Street  
Site Plan

FAR PROJECT #1454



**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: Central Catholic High School, Inc.		Phone Number: ( 412 ) 208-3400	
Address: 4720 Fifth Avenue	City: Pittsburgh	State: Pa	Zip Code: 15213
2. Applicant/Company Name: (same as above)		Phone Number: (     )	
Address:	City:	State:	Zip Code:
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: STEM Building Addition			
4. Development Location: 4720 Fifth Avenue, Pittsburgh, Pa, 15213			
5. Development Address: 4720 Fifth Avenue, 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:	EMI RM-H		
Present Use of Site: (Select from attached list)	School, Elementary or Secondary		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property:	
8. Estimated Construction:	Start Date: 5/1/15 <del>1/5/2015</del>	Occupancy Date: 4/31/16 <del>12/20/2015</del>	Project Cost: \$10M

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to [pittsburghpa.gov/dcp/zoning/](http://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): Addition to an existing School, Elementary or Secondary

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:

Central Catholic High School plans to construct a 50,000sf +/-, five story STEM (Science, Technology, Engineering and Math) building on the current site of six row-houses currently fronting South Neville Street.

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: 0 sq ft  
 Existing to be Retained: 46,157 sq ft  
 Retained Area to be Renovated: 0 sq ft  
 To be Constructed: 50,000sf +/- sq ft  
 Building Footprint: 8,995 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):				
STEM Building			5	61'4" <i>77.33'</i>

**16. Number of Dwelling Units:** (NA - no new dwelling to be added)  
 Existing to Remain: \_\_\_\_\_ Proposed: \_\_\_\_\_

**17. Lot Area:** *273,789* ~~271,987~~ sq ft

**18. On Site Parking:**  N/A

	Existing	Proposed
Full (8 1/2' x 19')	<del>168</del> <i>175</i>	<del>153</del> <i>205</i>
Compact (7 1/4' x 16')	0	<del>33</del> <i>22</i>
Handicap (13 1/2' x 19')	0	<del>4</del> <i>5</i>

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

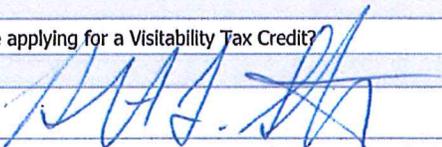
- Public Property, Existing City Street       Private Property       Not Applicable
- Public Property, New City Street to be constructed as part of the development/project

**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: 



~~File # 484~~      ~~3/21/15~~      3/21/15

**CITY OF PITTSBURGH**  
 DEPARTMENT OF CITY PLANNING  
 ZONING • DEVELOPMENT REVIEW  
 200 ROSS STREET • THIRD FLOOR  
 PITTSBURGH • PENNSYLVANIA • 15219

**ZONE CHANGE PETITION**

**Address** 4720 Fifth Avenue, Pittsburgh, PA 15213

**Owner:** Central Catholic High School  
 Address: 4720 Fifth Avenue, Pittsburgh, PA 15213  
 Phone: 412-208-34

**Applicant / Agent:** Red Swing Group  
 Address: 4154 Old William Penn HW, Suite 300, Murrysville, PA 15668  
 Phone: 724-325-1215

Property owners or representatives of property described who join this petition.

Owner's Name	Property
Brother Robert Schaeffer, FSC	4720 Fifth Avenue

*If additional space is required, list on a separate sheet and attach.*

Block & Lot: Block 52-J, Lots 264 and 104-1-1,2      Ward: 14  
 D.B.V. 14215, Pg. 70  
 Sq. ft. of site: 273,789.29 SF      or, number of acres: 6.285 acres  
 Existing Zoning: RM-H & EMI      Proposed Zoning: RM-H

Present use of site:

The site is currently used as a college preparatory, Catholic school for boys with associated educational and sports facilities. Six row-houses were recently demolished on site.

Proposed use & improvements: *(attach map of proposed zone change area)*

The High School wishes to construct a new, multi-story Science, Technology, Engineering, and Math (STEM) building addition on the campus grounds in the location of the recently demolished row-houses.

*(if additional space is required, attach a separate sheet)*

The proposed Zone Change is appropriate and desirable and that this use will not be detrimental to the immediate neighborhood because:

The proposed STEM building will be integrated into the neighborhood and campus via sidewalks and compatible architectural scale. Additional off-street parking will minimize impacts as well.

The proposed application will comply with the conditions specified in the Code by:

The STEM Building design meets the general setback guidelines of the surrounding EMI Zoning District and will comply with the regulations for conditional use specified by the City of Pittsburgh Planning and Zoning Department.

**NOTICE TO ANYONE WHO JOINS THIS PETITION:**

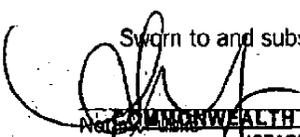
Despite any statements of proposed use made above, enactment of this ordinance will permit involved property to be used for any of the uses listed in the classification table of the Zoning Ordinance.

**STATEMENT OF TRUTH**  
COMMONWEALTH OF PENNSYLVANIA, COUNTY OF ALLEGHENY

Deponent, being duly sworn, says that they are the:

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

Sworn to and subscribed before me this 26<sup>th</sup> day of February 2015.

  
Applicant (signature)

Robert L. Smith  
Applicant (printed)

NOTARIAL SEAL  
Shared R. Jack, Notary Public  
Murrysville Boro, Westmoreland County  
My Commission Expires Nov. 9, 2018

RECORD OF ACTIONS FOR CITY PLANNING

Address  Check #  PAID \$

Date Filed  Land Use #

Zoning District  Zone Change #

Proposed Zoning

**Planning Commission recommendation**

Approved  Denied DATE OF ACTION

**City Council action**

Approved  Denied DATE OF ACTION





# BIRDS EYE AERIAL



OVERALL RENDERED BIRDSEYE













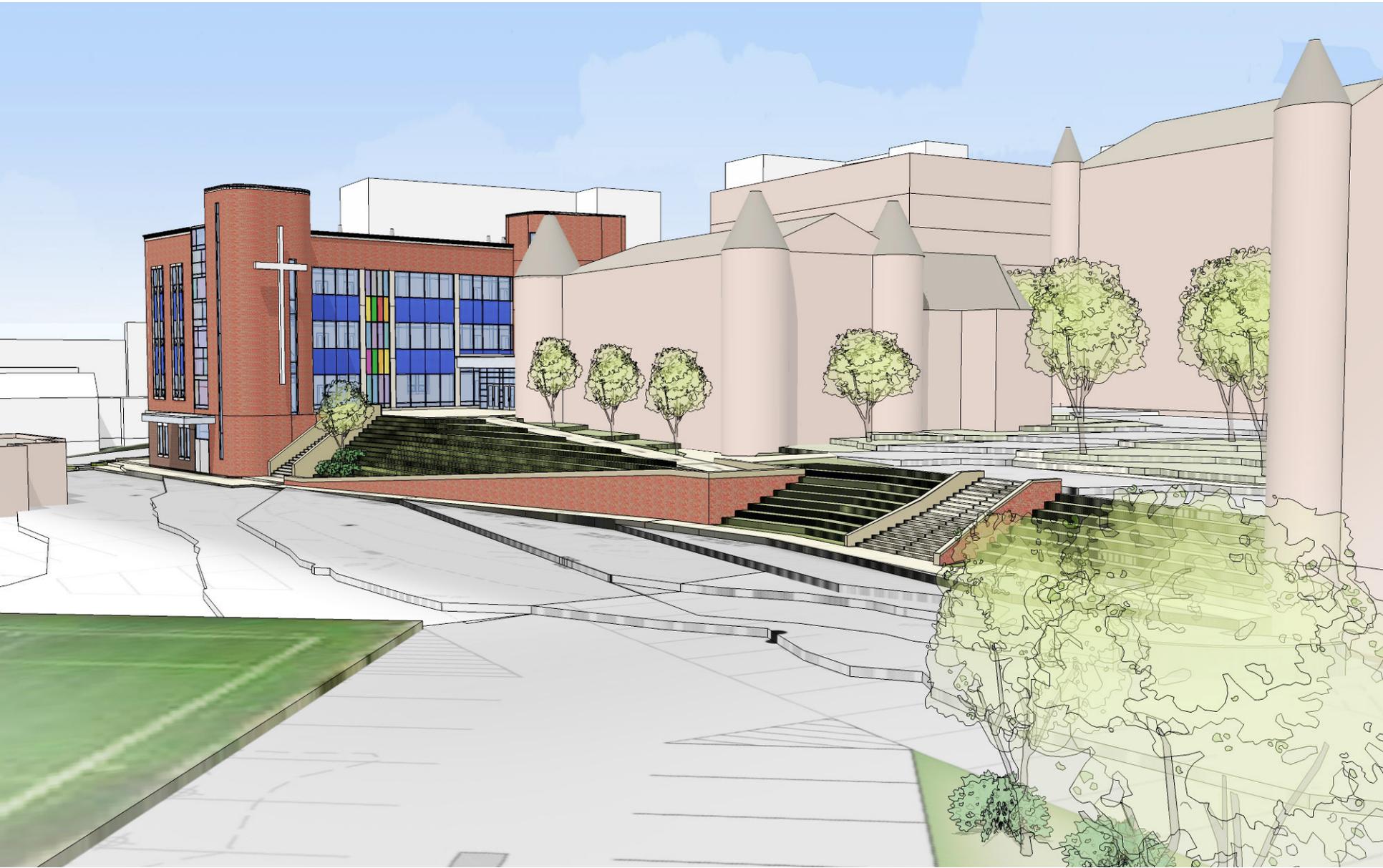
BIRDS EYE VIEW OF STEM BUILDING



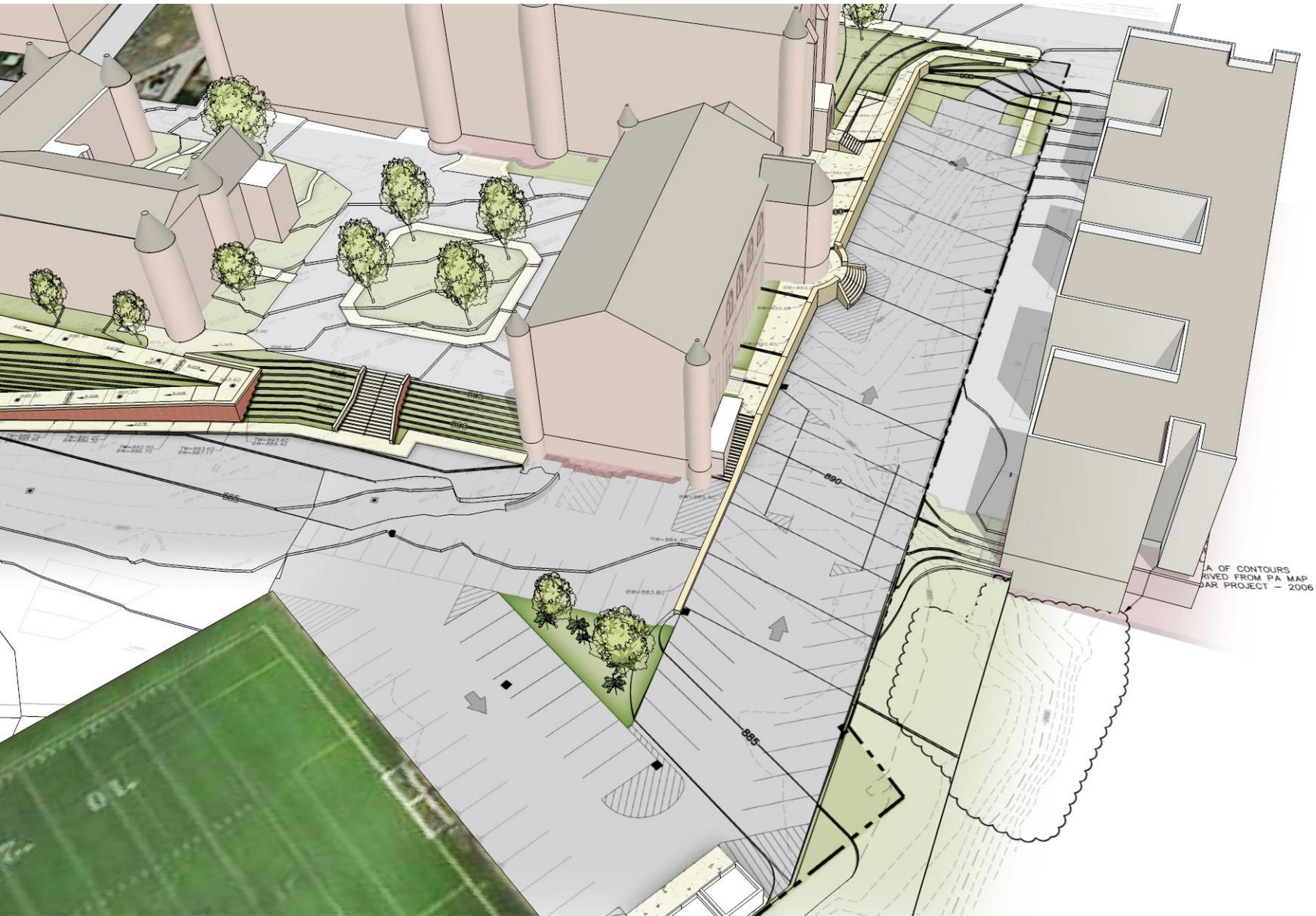
VIEW FROM NEVILLE



VIEW FROM 5<sup>TH</sup> AVENUE AND NEVILLE

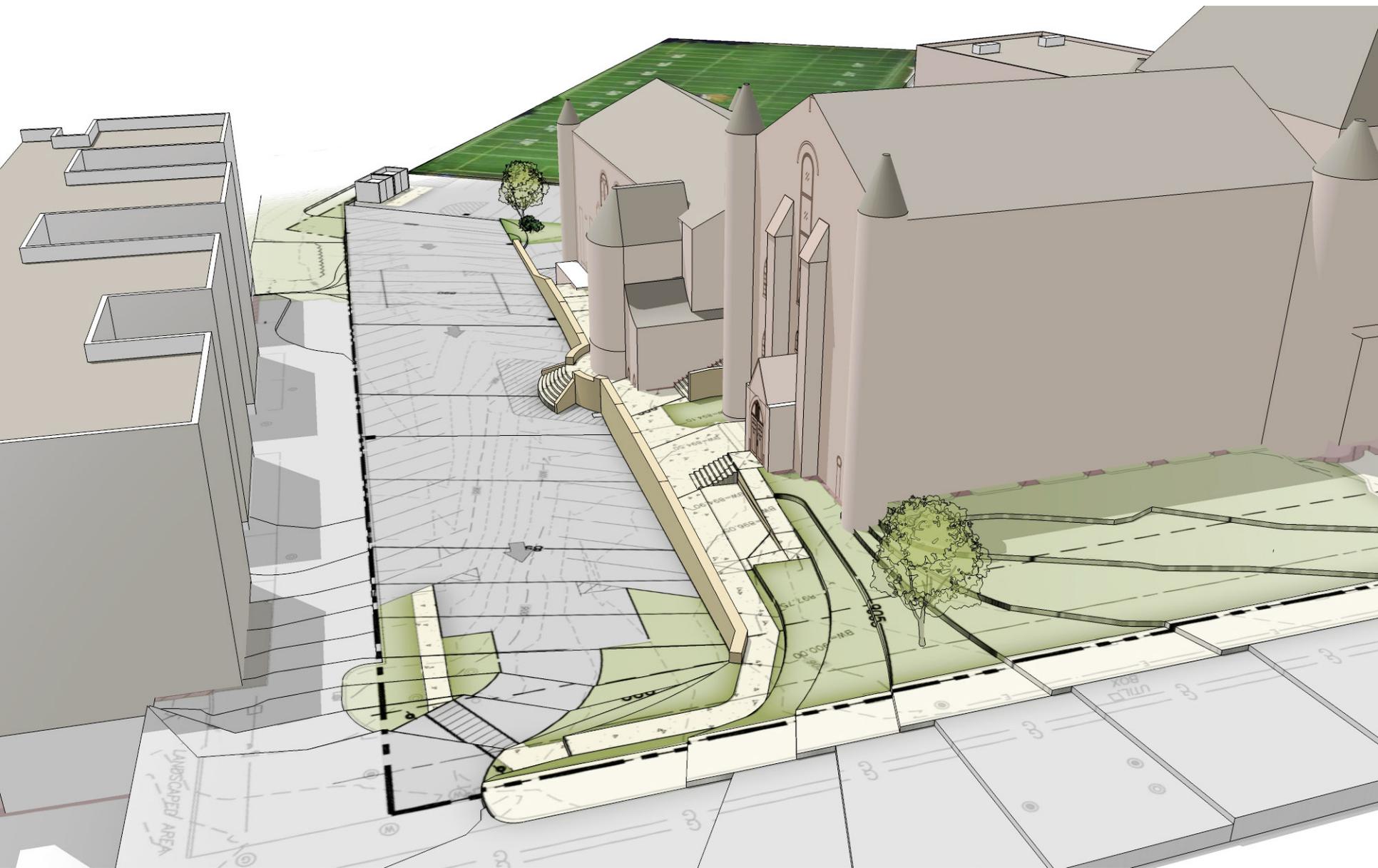


VIEW FROM FOOTBALL FIELD



LINE OF CONTOURS  
DERIVED FROM PA MAP  
FOR PROJECT - 2006

BIRDS-EYE VIEW FROM LOWER END



BIRDS-EYE VIEW FROM 5<sup>TH</sup> AVENUE







NEVILLE STREET CONTEXT PHOTOS



NEVILLE STREET CONTEXT PHOTOS



NEVILLE STREET CONTEXT PHOTOS



NEVILLE STREET CONTEXT PHOTOS



WQED CONTEXT PHOTOS



WQED CONTEXT PHOTOS









# VILLAGES AT WINTER PARK

Steep Slope Overlay Hearing

City Planning Commission

April 21<sup>st</sup> 2015



site



AST  
d

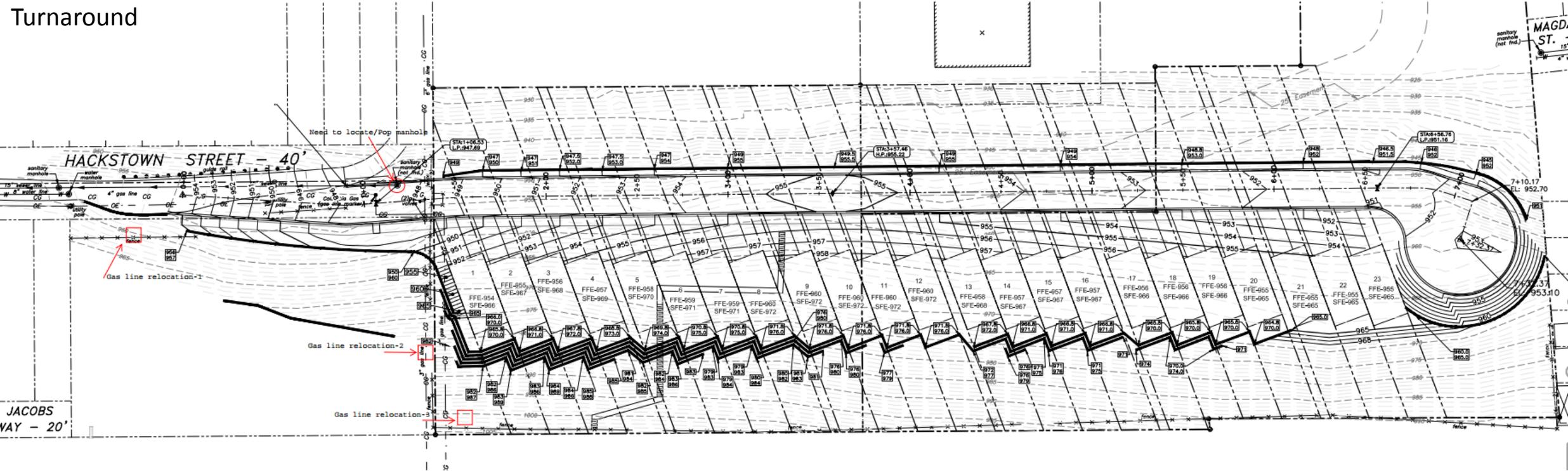


site



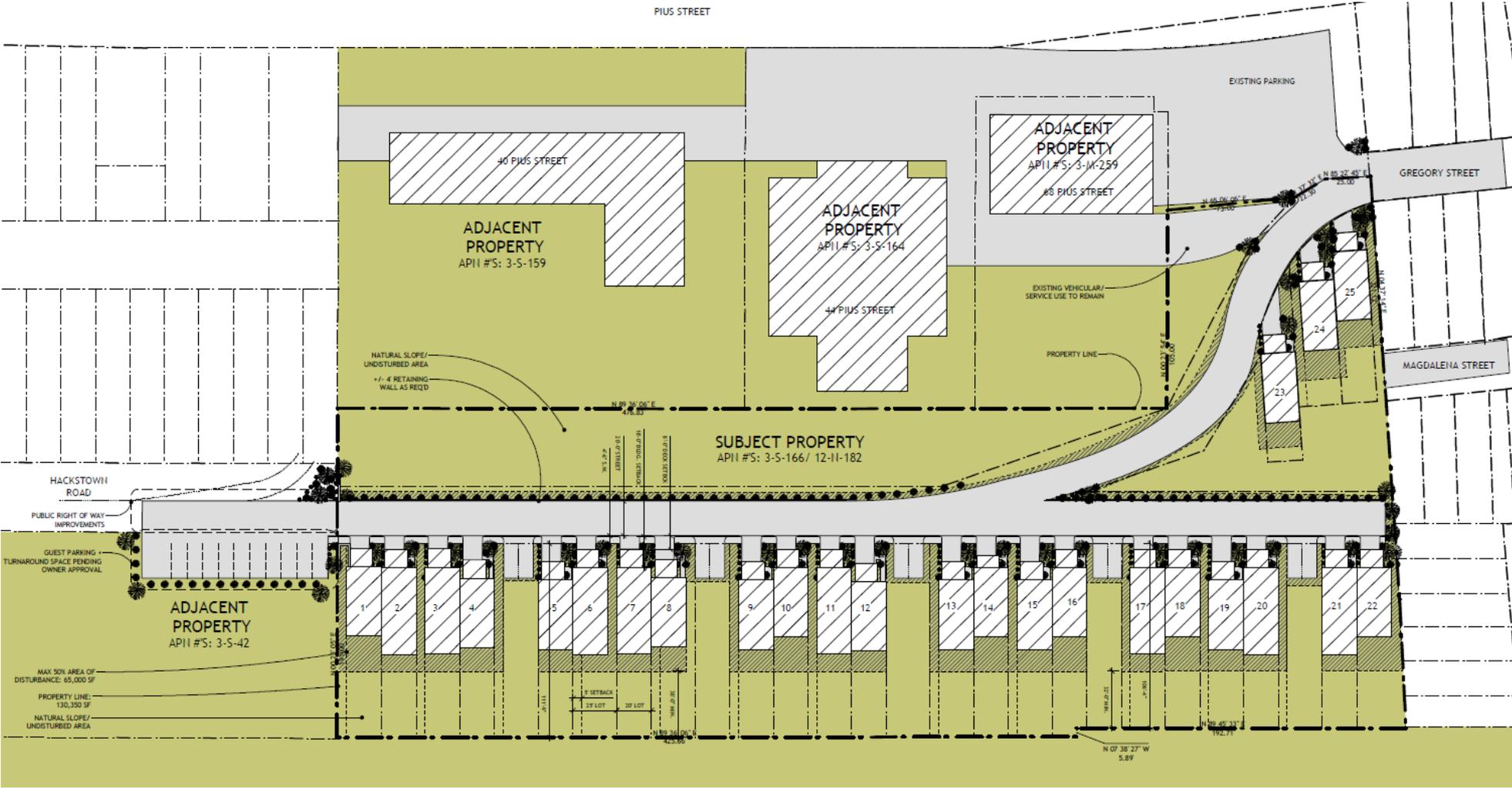
# MASTER PLAN PROGRESSION VIA PUBLIC COMMENTS

Continuous Strand of  
27 Homes with a Dead  
End Cul De Sac  
Turnaround



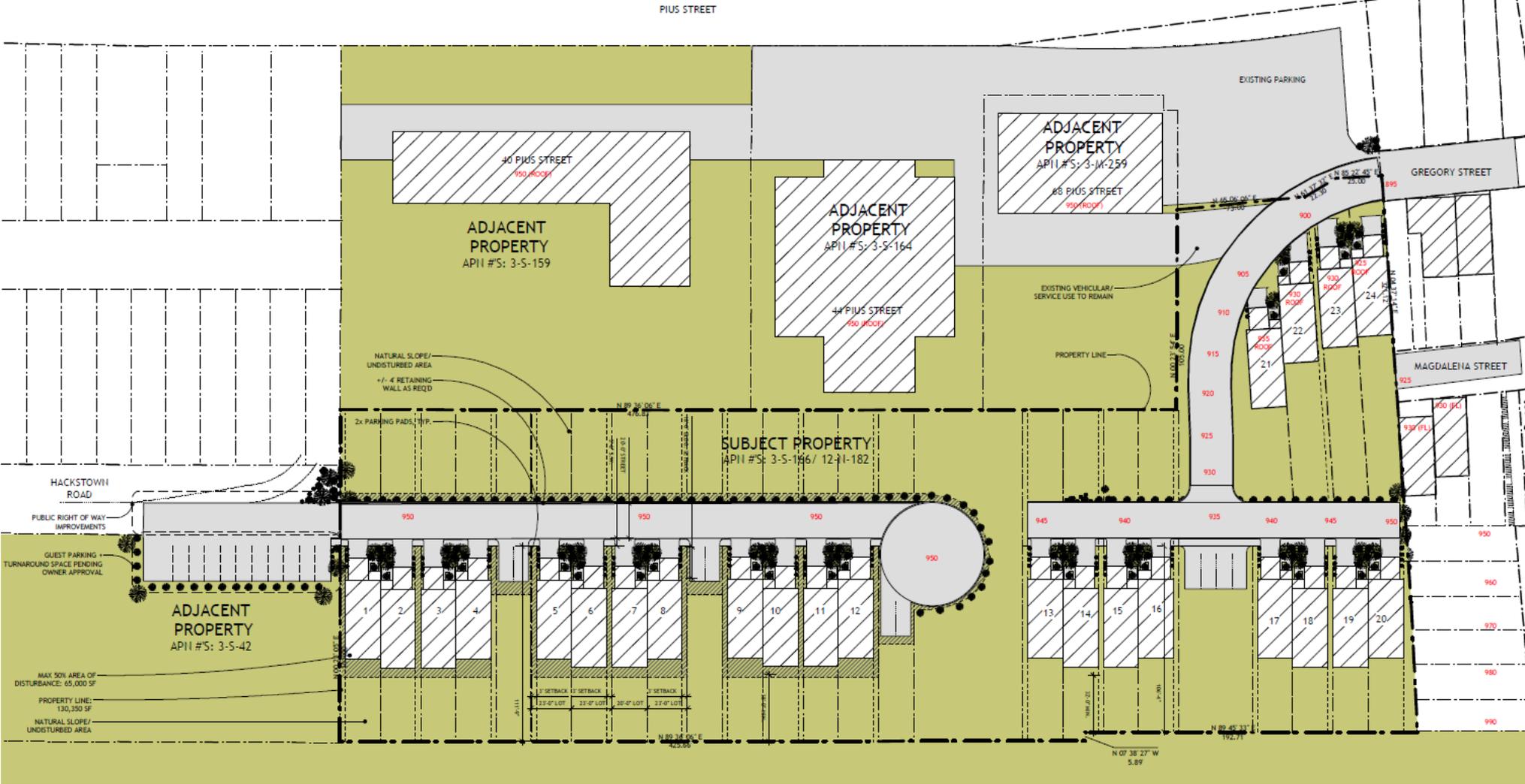
# MASTER PLAN PROGRESSION VIA PUBLIC COMMENTS

- Decrease in Homes (25)
- More Spacing Between Homes
- Alternate Access point at Gregory St.



# MASTER PLAN PROGRESSION VIA PUBLIC COMMENTS

- Decrease in Homes (24)
- Disconnection of the ROW Connection
- Split overall traffic impact in half



# ZONING CODE COMPLIANCE

Site Development Standards	Hillside Zoning District	Proposed
Minimum Lot Size	3,200 s.f.	3,200 +
Minimum Front Setback	None required	5' to 18'
Minimum Rear Setback	None required	35'+
Minimum Exterior Sideyard Setback	None required	n/a
Minimum Interior Sideyard Setback	None required	0' & 3'
Maximum Height	40 ft. (not to exceed 3 stories)	40' max / 3 stories
Maximum Area of Disturbance:	50% of total lot area	<50%

## Villas at Winter Park

### Statement of Compliance with the Development Standards of Section 906.08.C Development on Slopes in the SS-O district

**1. Natural landforms shall be maintained to the maximum extent possible.**

*Three existing streets (Hackstown St., Magdalena St., and Gregory St.) are being extended along the hillsides' natural benches in the proposed Winter Park master plan. These street extensions are single loaded with buildable parcels preserving 50% of the hillsides natural formations and tree canopies as undisturbed.*

**2. The scale of the structure shall be contextual with proximate structures of the same use.**

*The proposed structures are three level single family homes which is consistent with use and scale of structures on the streets we are extending.*

**3. Attached single family residential units shall employ architectural, materials, or color variations to allow the units to read as individual units.**

*Not applicable, proposed development is detached single family homes but still employ variations on architectural, material, and color variation to allow units to read as individual units, see rendering(s).*

**4. The proposed development shall minimize impervious surfaces.**

*Home footprints are minimal @ 20' x 50' and allow for 3' in between to allow downhill flow. Road paving area is the minimum required at a 20' width, and guest parking and rear patios are to be pervious pavers/ surface.*

**5. The proposed development shall employ foundations that include ground contours, embankments, vegetation or other such measures.**

*Contours and vegetation will be employed. See master landscaping plan and geotech report.*

**6. Development shall be set back fifty (50) feet in both directions from the edge of the SS-O boundary when it occurs at either the Ridgeline or Base.**

*Not Applicable; Site is quite a distance from the Ridgeline and Base.*

**7. Parking areas shall be internal to the primary structure or screened from view through vegetation or architectural features.**

*On-site parking is integral to proposed home design. Accessory parking area to be tastefully screened with vegetation and/or architectural features.*

**8. Utilities and mechanical equipment (including but not limited to HVAC equipment) and storage areas (refuse or otherwise) shall be screened from view.**

*HVAC equipment is located in the rear of proposed home design, and refuse will be screened if located in view.*

**9. All on-site lighting shall be shielded to prevent light spillover onto adjacent properties.**

*Standard exterior lights are recessed cans or cylinder (shielded) down lights, see cut sheet.*

**10. Vegetation removal solely to create views is prohibited; views to the site shall be considered to be as important as views from the site.**

*Natural vegetation not to be disturbed outside of designated 50% max disturbance area. Non-invasive tree canopies to be preserved to the extent possible.*

**11. The proposed structure shall minimize the need for vegetation removal with the exception of invasive species.**

*Natural vegetation not to be disturbed outside of designated 50% max disturbance area, see also #1 and #10.*

**12. Vegetation with similar appearance and growing requirements as existing proximate vegetation (excepting invasive species) or native species shall be employed in revegetating the site.**

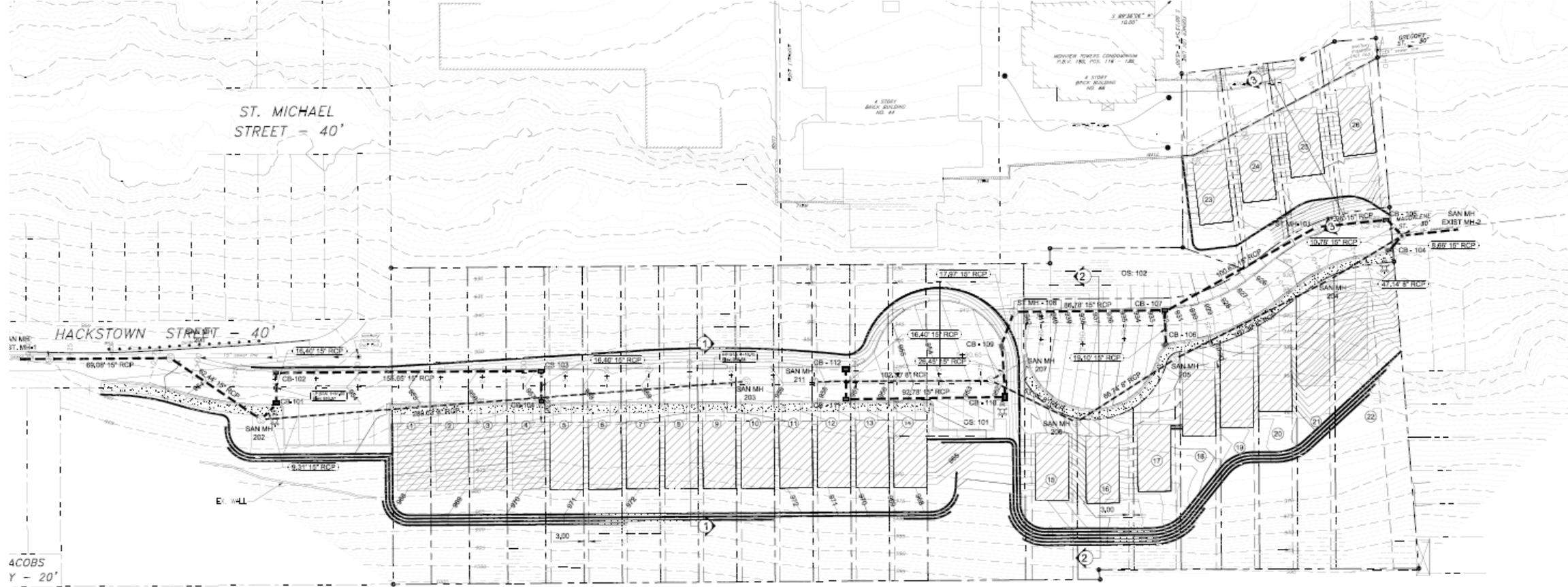
*See master landscaping plan.*

**13. Natural drainage patterns shall be maintained to the extent physically possible.**

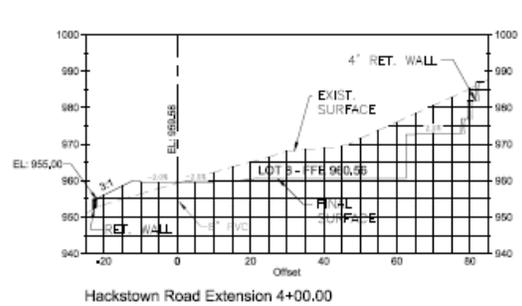
*Street extensions to be built along the hillside's natural benches while preserving 50% of the site's natural formations. Homes to be spaced 3' apart as to allow downhill flow. See #1, #4*

**14. Stormwater runoff from impervious surfaces shall be collected and transported from the site rather than directed or allowed to flow onto adjacent properties or rights-of-way.**

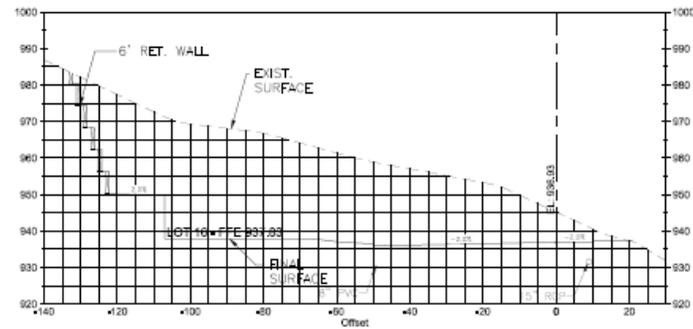
*Storm water runoff resulting from the additional roadways and single-family dwellings shall be collected and conveyed to the existing storm water sewer systems located on Hackstown Street, Magdalene Street & Gregory Street.*



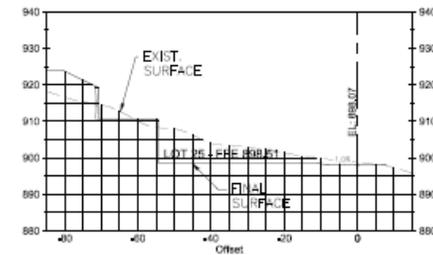
4COBS  
Y - 20'



① HACKSTOWN STREET EXT.  
STA. 4+00

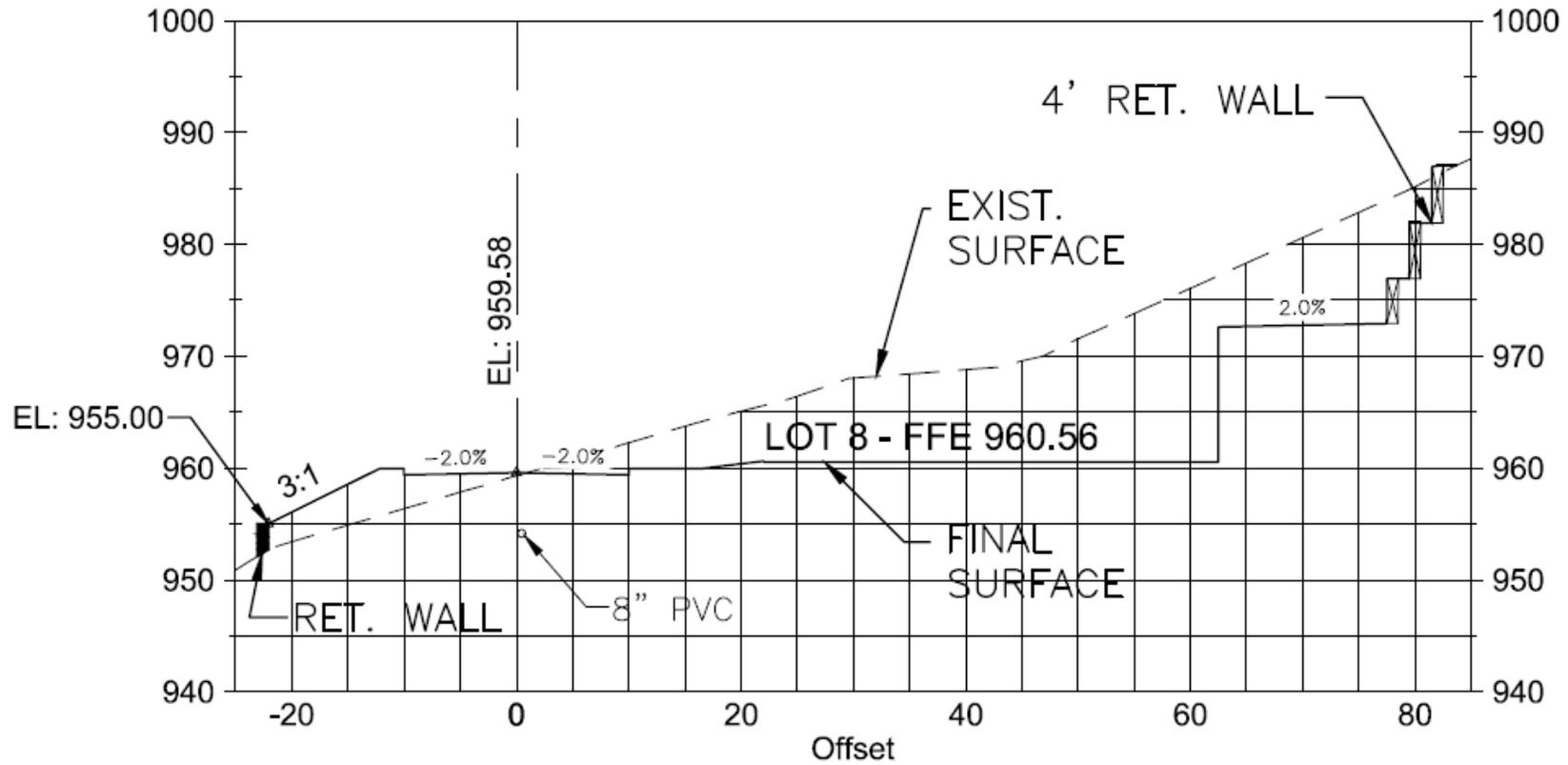


② MAGDALENE STREET EXT.  
STA. 1+90



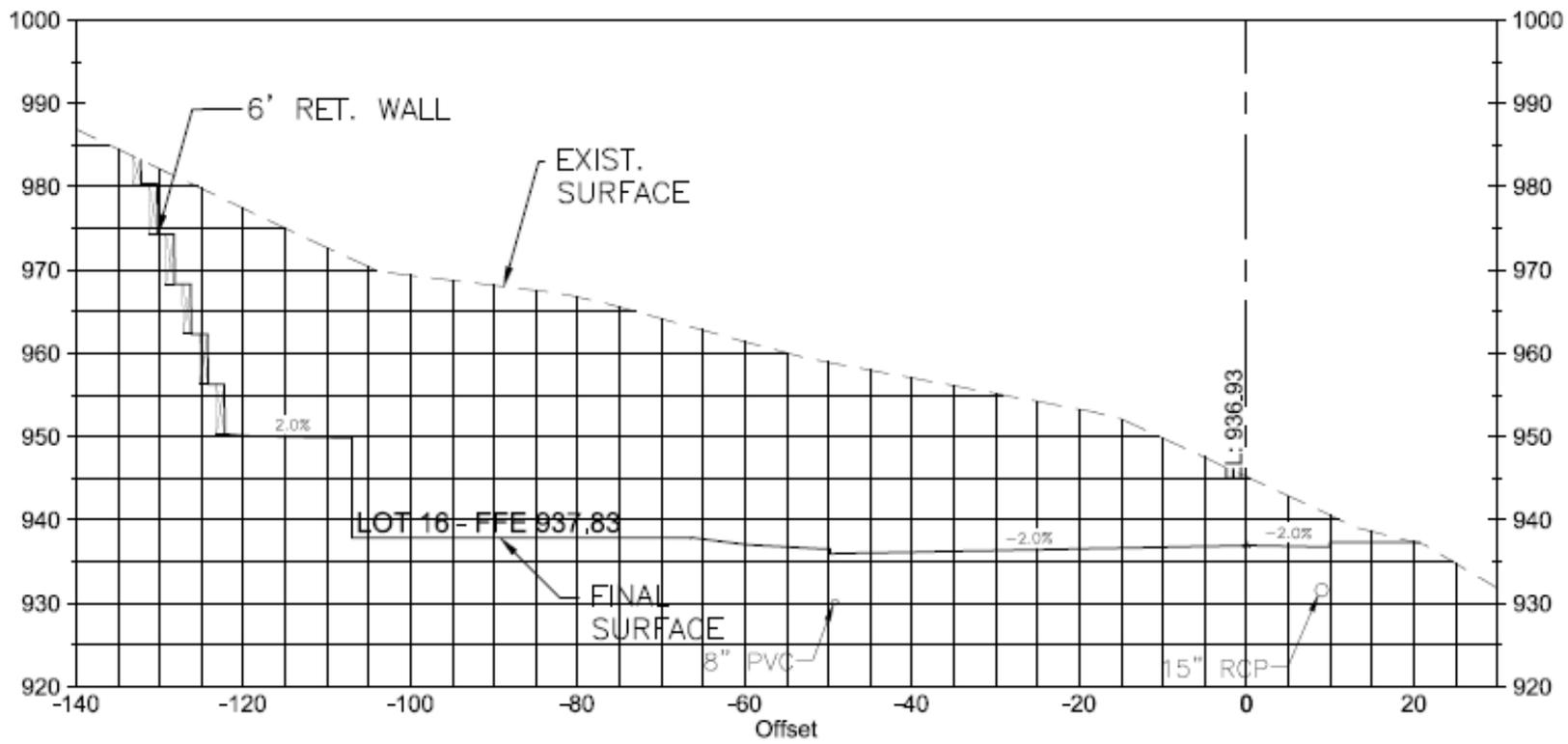
③ GREGORY STREET EXT.  
STA. 0+70

SECTION VIEW - 1:20

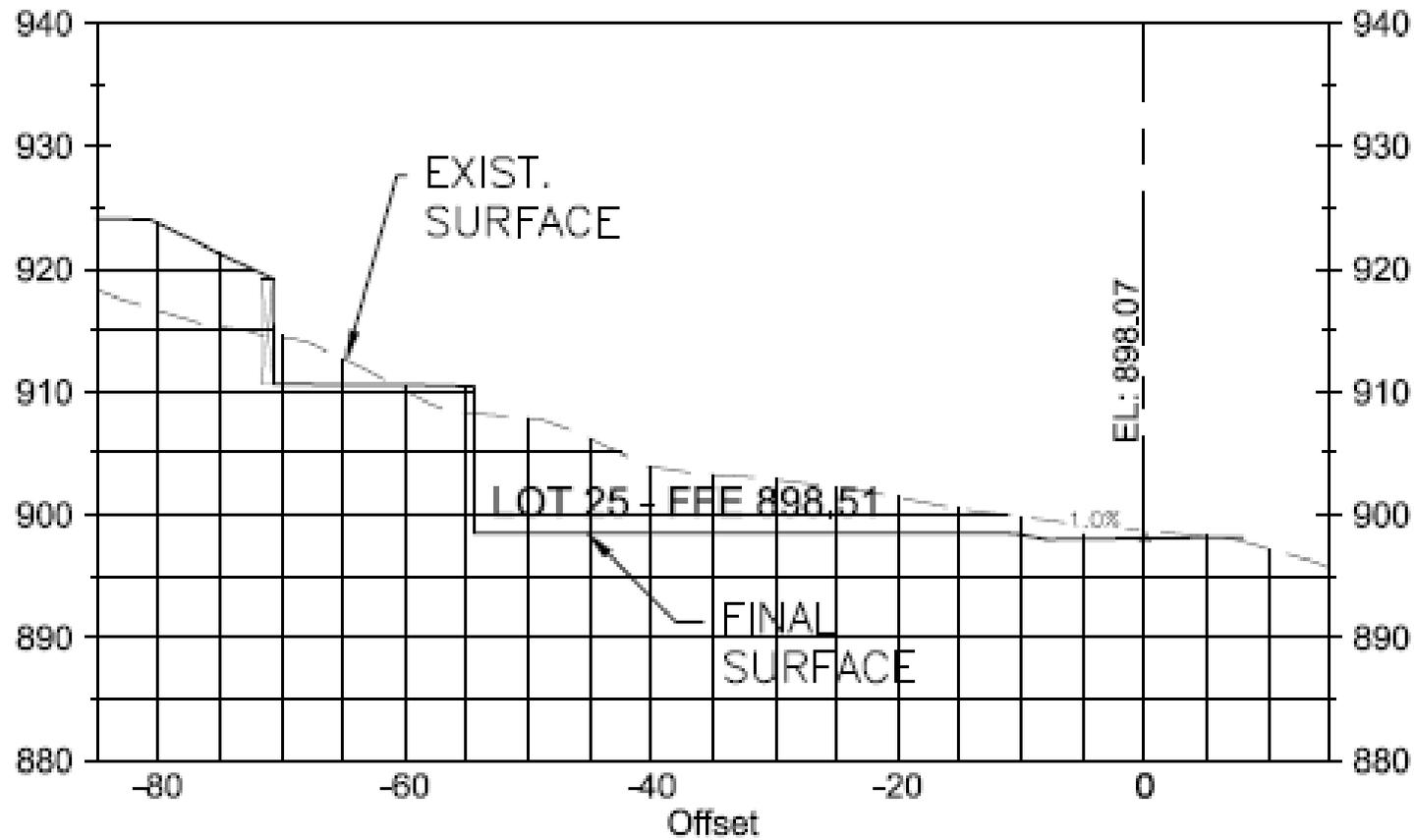


Hackstown Road Extension 4+00.00

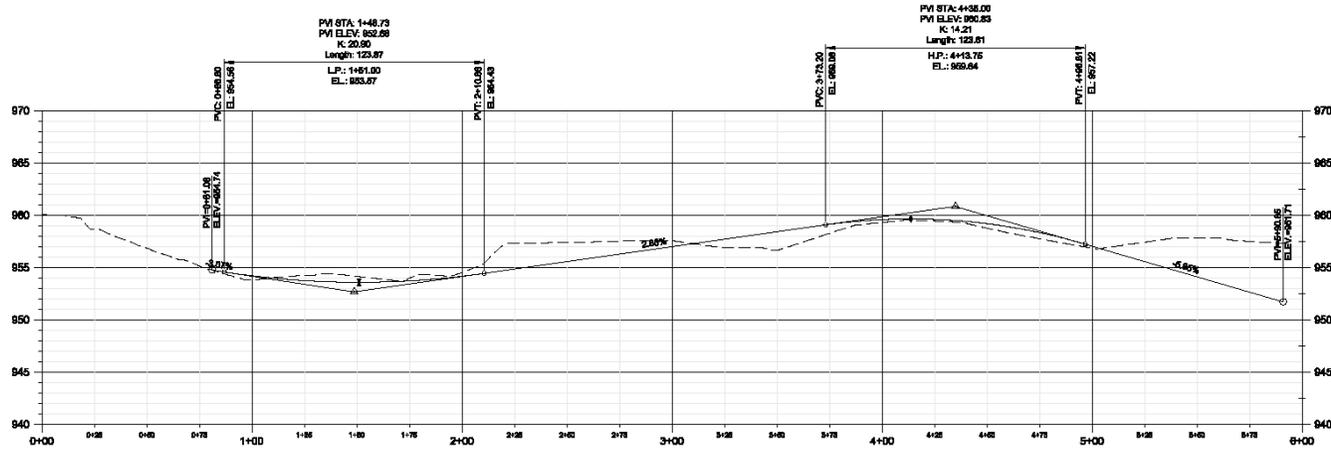
① HACKSTOWN STREET EXT.  
STA. 4+00



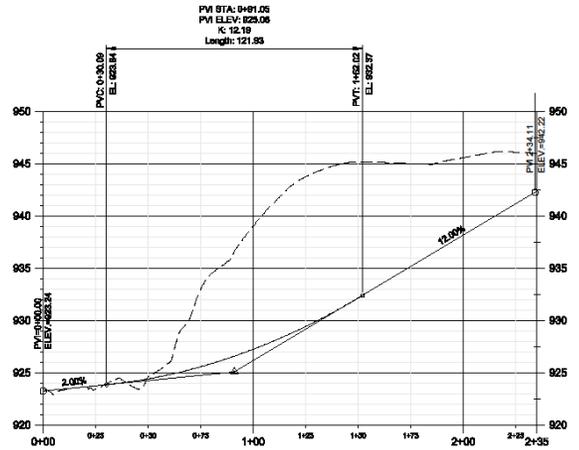
② MAGDALENE STREET EXT.  
STA. 1+90



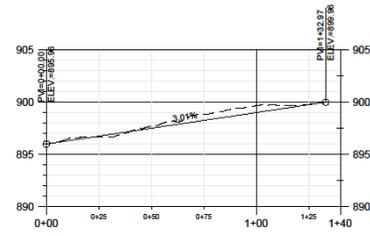
③ GREGORY STREET EXT.  
 STA. 0+70



Hacktown Street Ext.



Magdalene Street Ext.



Gregory Street Ext.



NO.	REVISION DESCRIPTION	DATE	APPROVED
CHECKED BY: GAK	APPROVED BY: -		

PREPARED BY: **KR Resources, Inc.**  
 22 South Linden Street  
 Duquesne, PA 15110  
 412-469-8331  
 412-469-8336 fax  
[www.kresources.com](http://www.kresources.com)

PREPARED FOR: **SYNERGY CAPITAL, INC.**  
 1014 PERRY HIGHWAY, SUITE 100  
 PITTSBURGH, PA 15237

PROJECT: **VILLAS AT WINTER PARK**  
 CITY OF PITTSBURGH, COUNTY OF ALLEGHENY  
 COMMONWEALTH OF PENNSYLVANIA

DRAWING TITLE: **80% ROADWAY PROFILES**

SHEET NO. **C-501**





CANOPY VILLAS

VILLAS



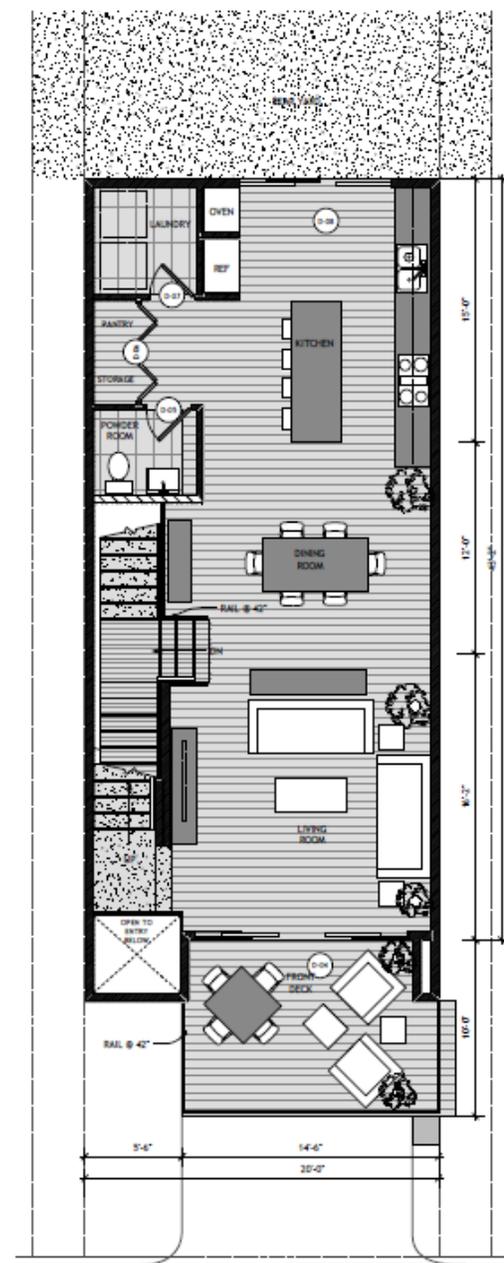
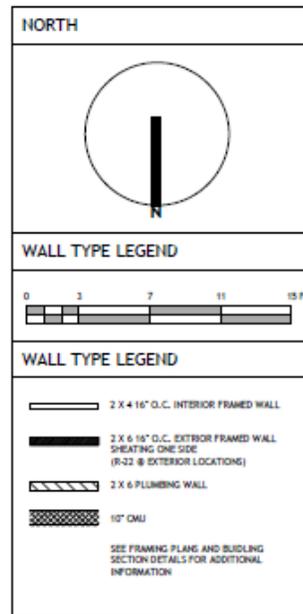
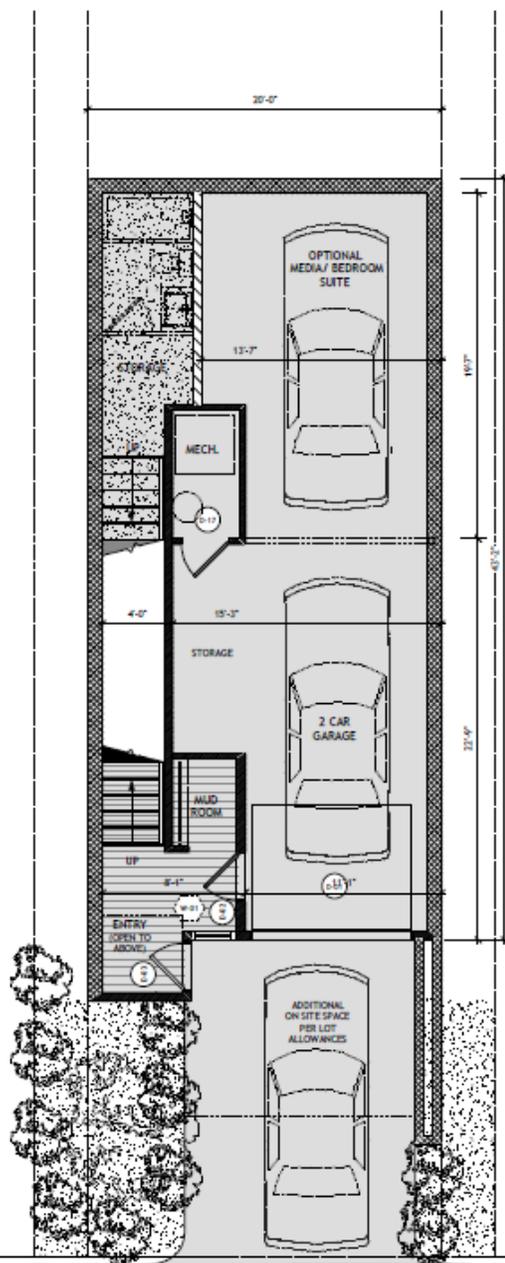


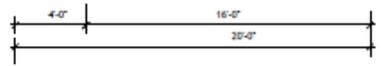
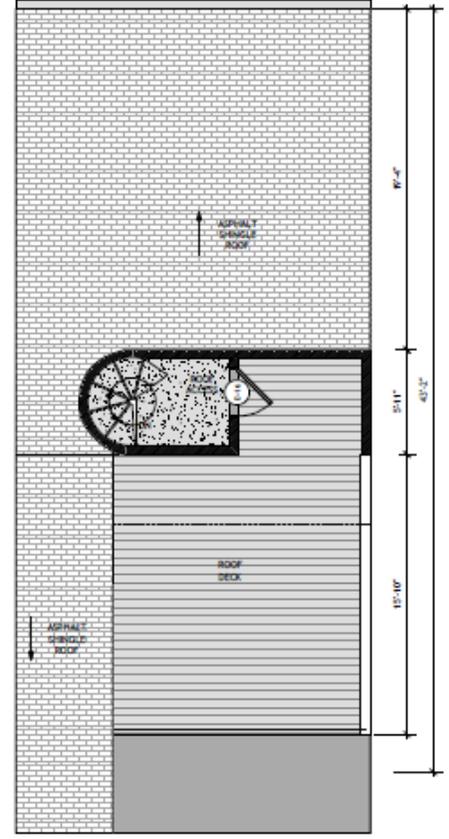
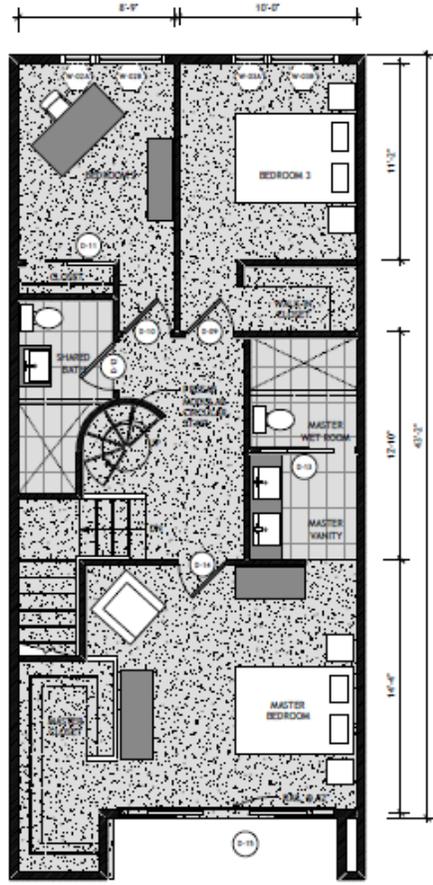
VILLA 4

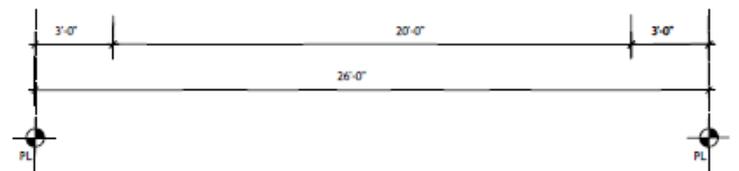
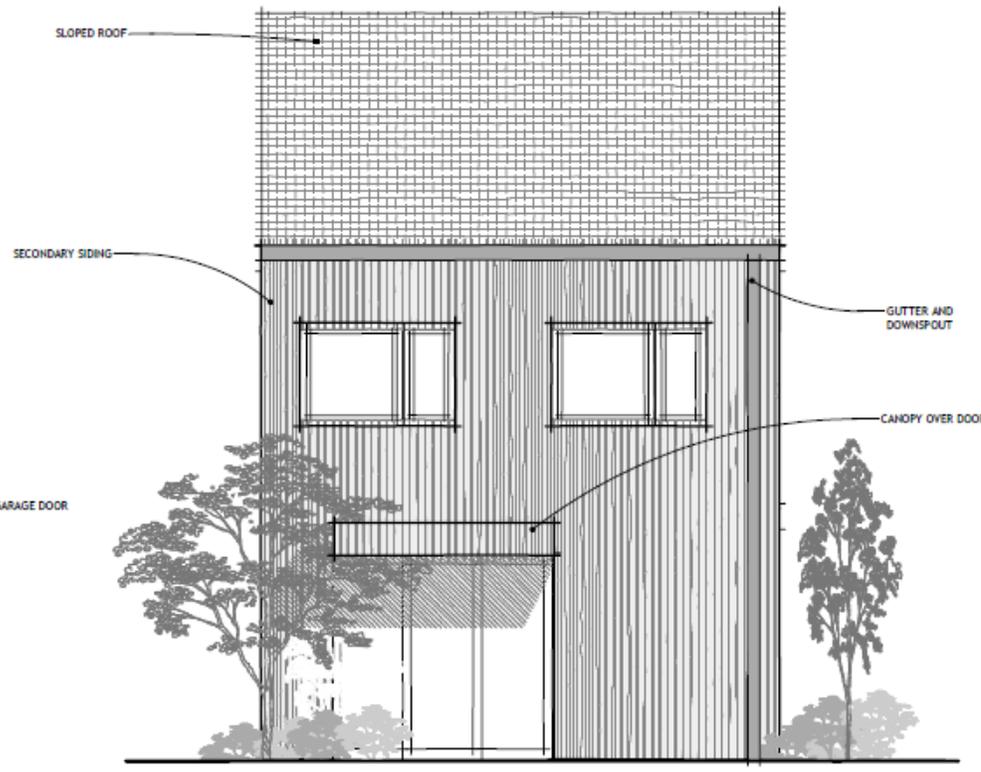
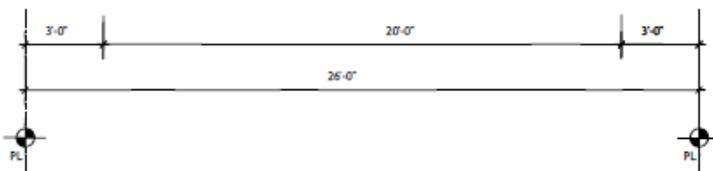
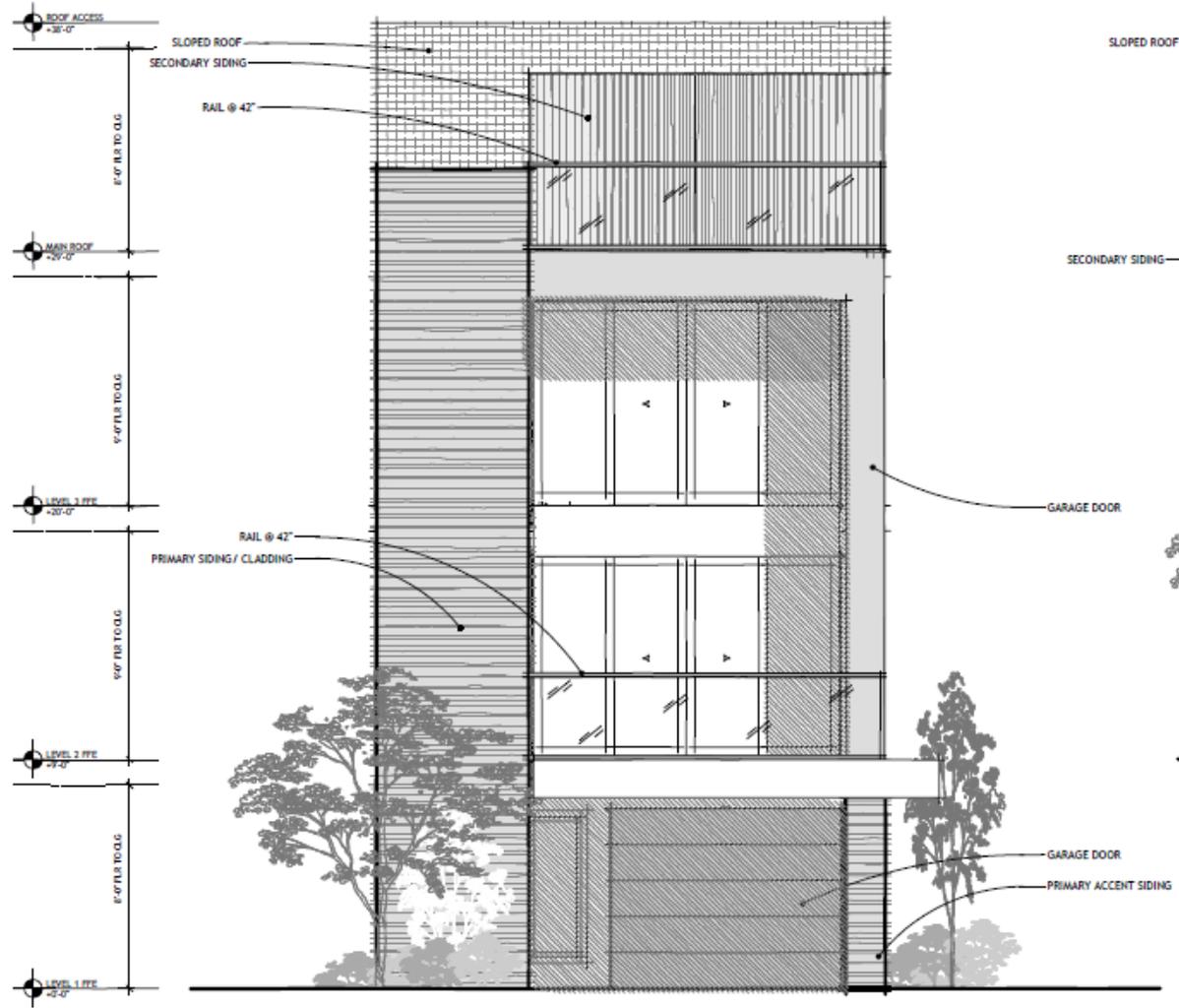
VILLA 4

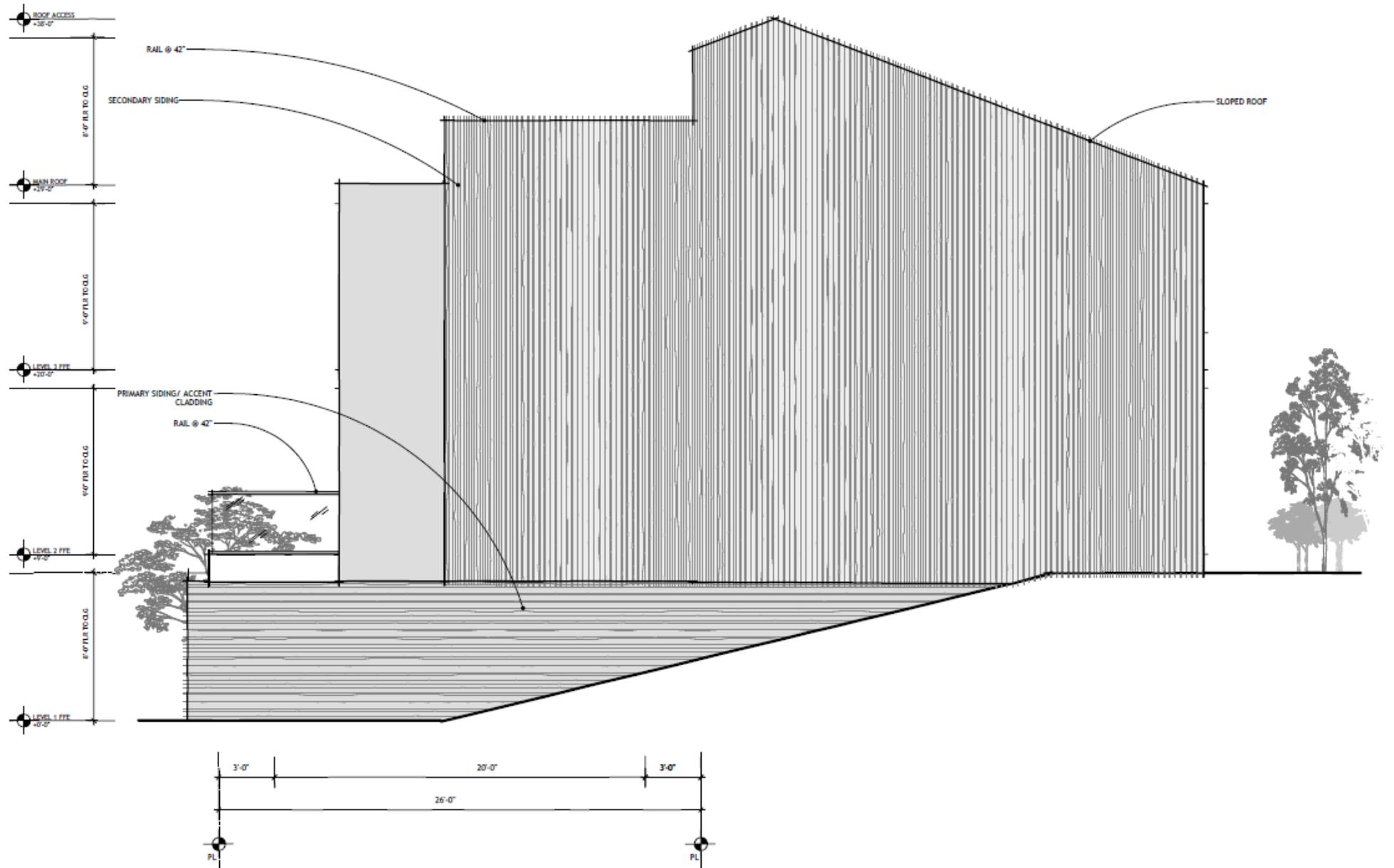
CANOPY VI











# Lighting

Recessed and Surface Fixtures



4" Recessed Fixture  
White Finish/ Non Adjustable  
Common Area Locations



18" Drum Penda  
Cal Lighting  
White Fabric Finish  
Bedroom Locations

STANDARD



18" Exterior sconces  
Progress Lighting  
Coated Metal finishes  
Dual bulb



8" Surface Fixture  
Vaxcel Lighting  
Brushed Metal Finish  
Utility locations

UPGRADE



4" Recessed Fixture  
Brushed Metal Finish  
Adjustable



4" Recessed Fixture  
Brushed Metal Finish  
Non Adjustable

# PHOTO TOUR OF HACKSTOWN STREET





Google











# PHOTO TOUR OF GREGORY STREET







# PHOTO TOUR OF MAGDALENA STREET





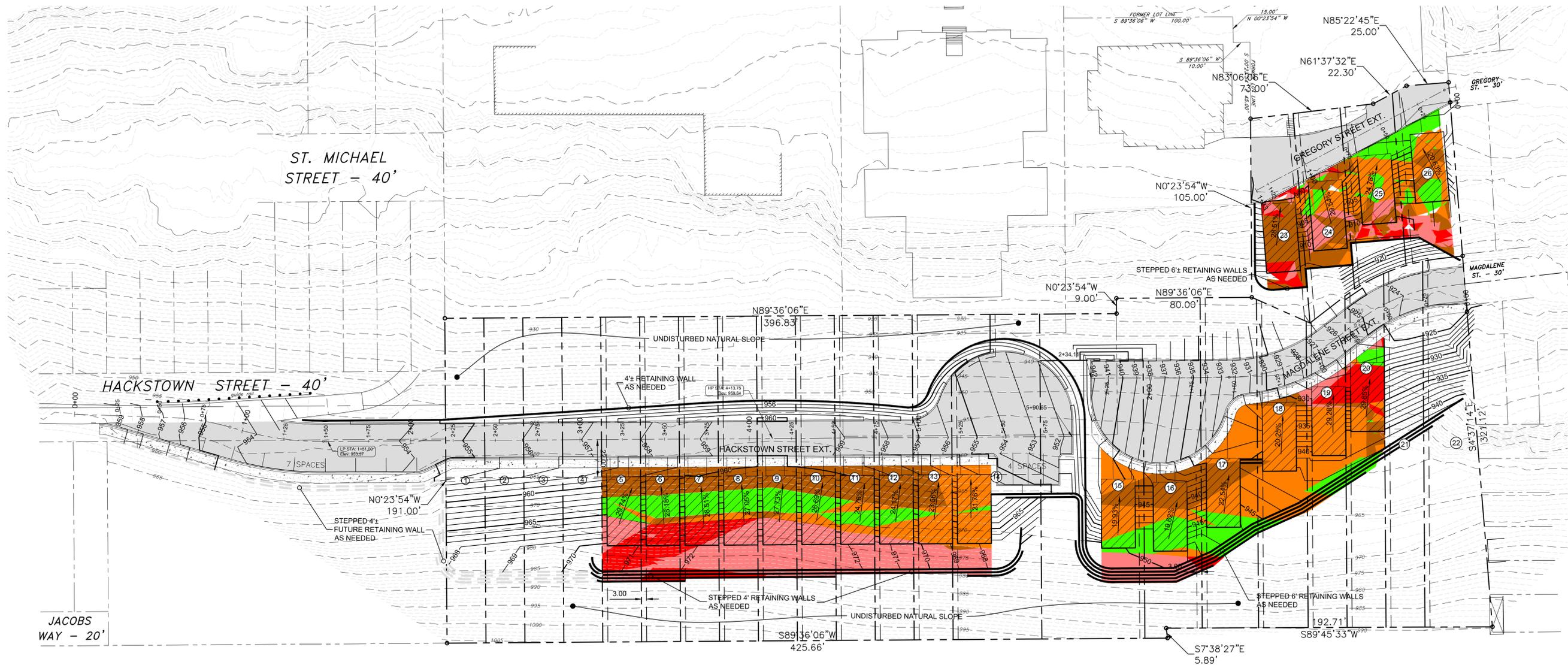
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DRAWN BY GAK 1/23/2015 CAD FILE NUMBER 141000005 | 24X38 | PROJECT NUMBER SCL141000.GSD



Existing Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	2.00%	15.00%	Green
2	15.00%	25.00%	Orange
3	25.00%	40.00%	Red
4	40.00%	50.00%	Dark Red
5	50.00%	70.00%	Dark Red

SLOPES ANALYSIS	
PARCELS	MEAN SLOPE*
5-14	32.91%
15-20	25.55%
23-26	30.01%

\*AVG. EXISTING SLOPE WITHIN HATCHED AREA.

Parcel Area Table		
Parcel #	Area	Parcel Type
1	4400.47	Future Single Family
2	4393.00	Future Single Family
3	4393.00	Future Single Family
4	4393.00	Future Single Family
5	4393.00	Single Family
6	4393.00	Single Family
7	4393.00	Single Family
8	4393.00	Single Family
9	4393.00	Single Family
10	4393.00	Single Family

Parcel Area Table		
Parcel #	Area	Parcel Type
11	4393.00	Single Family
12	4393.00	Single Family
13	5016.10	Single Family
14	9378.70	Single Family
15	9970.10	Single Family
16	8463.06	Single Family
17	6471.83	Single Family
18	5460.97	Single Family
19	4283.44	Single Family
20	4645.40	Single Family

Parcel Area Table		
Parcel #	Area	Parcel Type
21	4874.60	Future Single Family
22	6891.83	Future Single Family
23	3361.45	Single Family
24	3208.23	Single Family
25	3203.70	Single Family
26	3466.32	Single Family

Limits of Disturbance	
Parcel #	Area - SQ. FT. / % DIST.
1	1664.28 / 37.82%
2	1675.09 / 38.13%
3	1675.09 / 38.13%
4	1675.09 / 38.13%
5	1675.09 / 38.13%
6	1675.09 / 38.13%
7	1634.98 / 37.22%
8	1629.09 / 37.08%
9	1629.09 / 37.08%
10	1628.64 / 37.07%

Limits of Disturbance	
Parcel #	Area - SQ. FT. / % DIST.
11	1583.09 / 36.04%
12	1583.09 / 36.04%
13	1583.09 / 31.55%
14	1611.72 / 17.18%
15	1699.73 / 17.05%
16	2080.48 / 24.58%
17	2361.95 / 36.49%
18	2108.88 / 38.62%
19	1595.45 / 37.25%
20	1641.56 / 35.34%

Limits of Disturbance	
Parcel #	Area - SQ. FT. / % DIST.
21	1731.95 / 35.53%
22	1732.15 / 25.13%
23	1265.24 / 37.64%
24	1552.31 / 48.38%
25	1592.59 / 49.71%
26	1718.06 / 49.56%

Overall Area Table		
Ex. Parcel #	Area - SQ. FT.	Area - SQ. AC.
Overall Property	131421.29	3.02

Impervious Area	
Area - Sq. Ft./Sq. Yds.	Area - Sq. Ft./Sq. Yds.
HACKSTOWN ST. EXT.	14,847.68 / 1,649.74
Paved Asphalt	2,675.92 / 297.32
Concrete Walk	7,221.68 / 802.41
MAGDALENE ST. EXT.	1,323.91 / 147.10
Paved Asphalt	1,874.62 / 208.29
Concrete Walk	498.91 / 55.43

NOTES:  
1. SLOPE PERCENTAGES AND DIRECTIONS ARE REPRESENTATIVE OF THE MEAN SLOPE WITHIN THE BUILDING FOOTPRINT ONLY AND DO NOT REPRESENT THE MEAN SLOPE OF THE PARCEL(S).



NO.	REVISION DESCRIPTION	DATE	APPROVED
4.	GENERAL REVISIONS	4/10/2015	
3.	GENERAL REVISIONS	3/16/2015	

DRAFT

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CITY OF PITTSBURGH, COUNTY OF ALLEGHENY  
PENNSYLVANIA

DRAWING TITLE: **SLOPES ANALYSIS**

SHEET NO. **P-114**