15-082

City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

Date Filed: 5/13/15
(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: FAIRSOME PARTNERS ASSOC II | Phone Number: (412) 683-6200
Address: 243 MOREWOOD AVE | City: PGH | State: PA | Zip Code: 15213
2. Applicant/Company Name: REAL ESTATE ENTERPRISES | Phone Number: ( )
Address: SAME AS | City: ABOVE | State: | Zip Code:
Applicant/Contractor ID: (assigned by the City)
3. Development Name: THE DESIGN CENTER
4. Development Location: 5001 BAUM BOULEVARD
5. Development Address: PGH, PA 15213
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#: 61895 | Date Issued: 1/6/92 | Existing Use of Property: OFFICE/SHOP/STORAGE
8. Estimated Construction: Start Date: 6/1/15 | ~~Occupancy~~ COMPLETION Date: 12/31/15 | Project Cost: $1,500,000

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

9. Proposed Use of Site (Select from attached list):
10. Select the Type of Work:
- ☐ New Construction, New
- ☐ New Construction,
- ☐ Change in Use Only
- ☐ Renovation, Interior
- ☒ Renovation, Exterior
- ☐ Renovation, Change in Use

11. Describe the Development: NEW FACADE ON BAUM BLVD. + MOREWOOD AVE SIDES OF THE 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/)

VOUCHER #: _____
(Zoning Use Only)

MAY 2013

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DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

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

□ Residential □ Commercial □ Recreational □ Industrial □ Institutional

14. Gross Floor Area:

Existing to be Razed: _____ sq ft

Existing to be Retained: _____ sq ft N/A

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	50	3	50
Proposed Addition/Extension				

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

16. Number of Dwelling Units:

Existing to Remain: N/A Proposed: _____

17. Lot Area: N/A sq ft

18. On Site Parking: □ N/A

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

Off-Street Loading Spaces: □ N/A

Actual: _____

Required: _____

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

X Demolition □ HVAC (Interior) □ HVAC (Exterior) X 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 X No Plumbing Work is Proposed

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DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

_____ New Water Service Connection(s) N/A 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 X 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:

N/A

□ 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 X 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 X No

Applicant Signature:

VOUCHER #: _____
(Zoning Use Only)

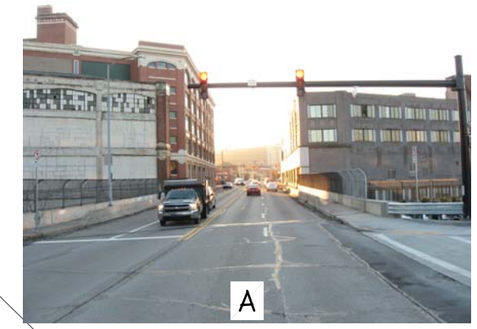
THE DESIGN CENTER FACADE RENOVATIONS

CDAP - PLANNING COMMISSION - MAY 13, 2015 - PROPOSAL

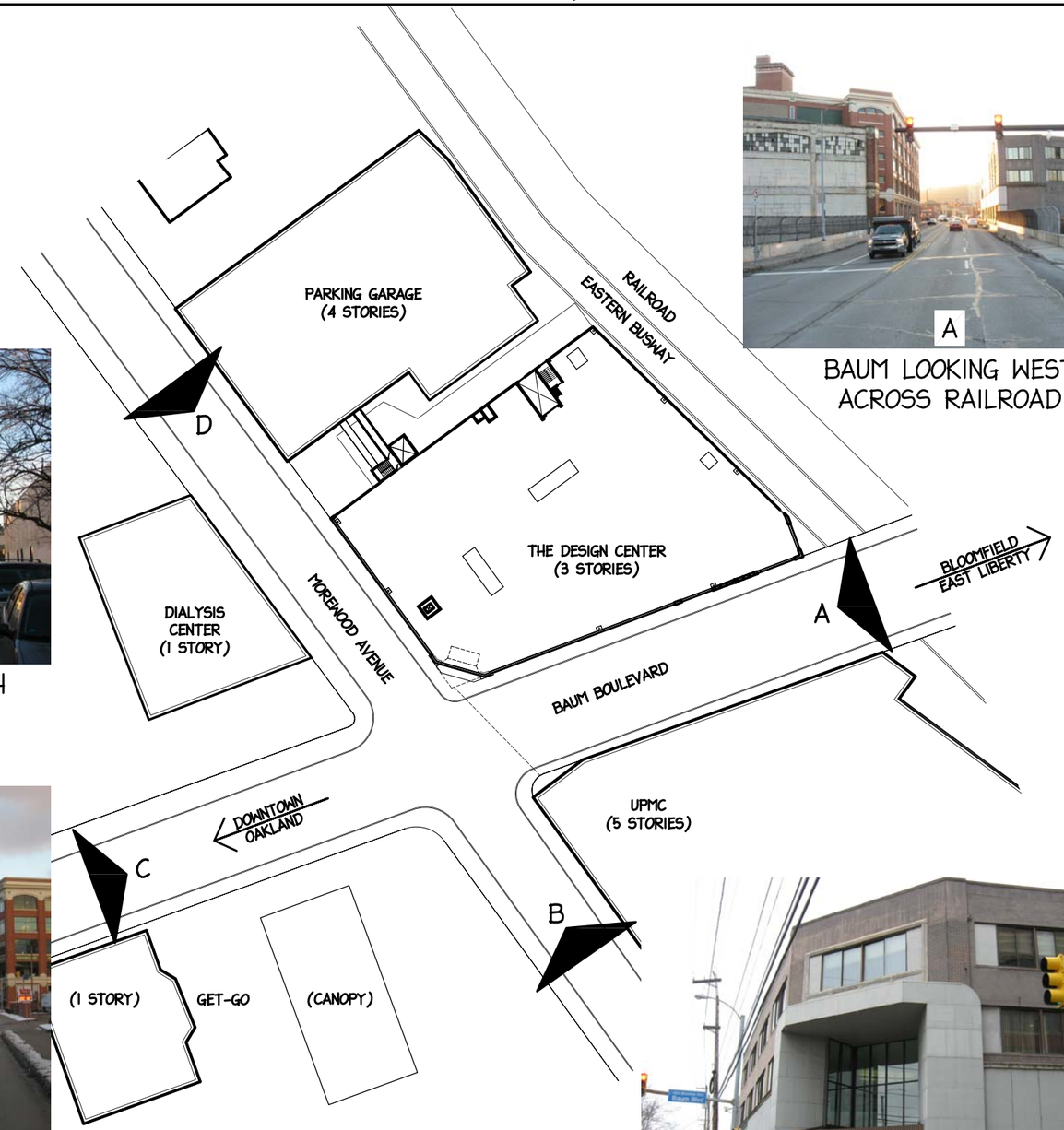
DRAWING LIST

X–0	COVER SHEET
X–1	EXISTING PERSPECTIVE
X–2	NEW DESIGN E PERSPECTIVE
X–3	EXISTING AND NEW DESIGN E (WITH CONTEXT)
XP–1	EXIST PHOTOS (MOREWOOD, ENTRY, RAILROAD, BAUM)
XE–1	EXIST ELEVATIONS (MOREWOOD, ENTRY, RAILROAD, BAUM)
ND–1	NEW DESIGN E (MOREWOOD, ENTRY, RAILROAD, BAUM)
XE–2	EXIST ELEVATIONS (RAILROAD)
ND–2	NEW DESIGN E (RAILROAD)
XE–3	EXIST ELEVATIONS (DOCK)
ND–3	NEW DESIGN E (DOCK)

MOREWOOD LOOKING SOUTH
TOWARD DOCK



BAUM LOOKING WEST
ACROSS RAILROAD



BAUM LOOKING EAST
TOWARD MOREWOOD

1 X–0 5001 BAUM BLVD LOCATION MAP
1"=80' EXISTING

MOREWOOD LOOKING NORTH
TOWARD ENTRY

NOT FOR PROGRESS CONSTRUCTION

SCALE.	
DATE 05/13/2015	
PROJ.	FACADE RENOVATION 5001 BAUM BLVD
CLIENT	LARS AND KAI OLANDER 412–683–6200 243 MOREWOOD AVE PITTSBURGH, PA 15213
DWG.	COVER SHEET SITE MAP AND PHOTOS
DWG. BY	.
APPR. BY	.
PROJ. No.	1405
DWG. No.	X–0

MAVROVIC
ARCHITECTS
A PROFESSIONAL CORPORATION
THE DESIGN CENTER T 412.687.1500
5001 BAUM BOULEVARD F 412.687.7909
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ISSUED/REVISED

No.	DATE	DESCRIPTION
2	01/28/2015	PRE-PLANNING COMMISSION MTG
3	02/19/2015	MEETING WITH CLIENT
4	02/25/2015	SUBMIT TO PLAN COMMISSION
5	03/17/2015	SUBMIT TO CDAP-PRELIM
6	05/13/2015	SUBMIT TO CDAP-PREFINAL

EXISTING
PERSPECTIVE

NOT FOR PROGRESS CONSTRUCTION

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6	05/13/2015	SUBMIT TO CDAP-PREFINAL

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SCALE 1/16"=1'-0
DATE 05/19/2015

PROJ.: FACADE RENOVATION
5001 BAUM BLVD

CLIENT: LARS AND KAI OLANDER 412-683-6200
243 MOREWOOD AVE PITTSBURGH, PA 15213

DWG.: PERSPECTIVE
EXISTING-MOREWOOD, ENTRY, AND BAUM

DWG. BY .
APPR. BY .
PROJ. No. MAPC 1405
DWG. No. X-1

NEW DESIGN E
PERSPECTIVE

NOT FOR PROGRESS CONSTRUCTION

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SCALE 1/16"=1'-0
DATE 05/13/2015
PROJ.
FACADE RENOVATION
5001 BAUM BLVD
CLIENT
LARS AND KAI OLANDER 412-683-6200
243 MOREWOOD AVE PITTSBURGH, PA 15213
DWG.
PERSPECTIVE
NEW-MOREWOOD, ENTRY, AND BAUM
DWG. BY
APPR. BY
PROJ. No. MAPC 1405
DWG. No. X-2

BAUM BLVD

THE DESIGN CENTER

UPMC RIEDBORD

EXISTING

NORTH ⟵ MOREWOOD AVE ⟶ SOUTH

BAUM BLVD

THE DESIGN CENTER

UPMC RIEDBORD

NEW DESIGN E

NORTH ⟵ MOREWOOD AVE ⟶ SOUTH

EXIST AND NEW
WITH CONTEXT

NOT FOR PROGRESS CONSTRUCTION

SCALE 1/16"=1'-0	PROJ.	FACADE RENOVATION 5001 BAUM BLVD	DWG. BY	
DATE 05/13/2015	CLIENT	LARS AND KAI OLANDER 412-683-6200 243 MOREWOOD AVE PITTSBURGH, PA 15213	APPR. BY	
			PROJ. No.	MAPC 1405
	DWG.	ELEVATION IN CONTEXT EXISTING AND NEW DESIGN E	DWG. No.	X-3

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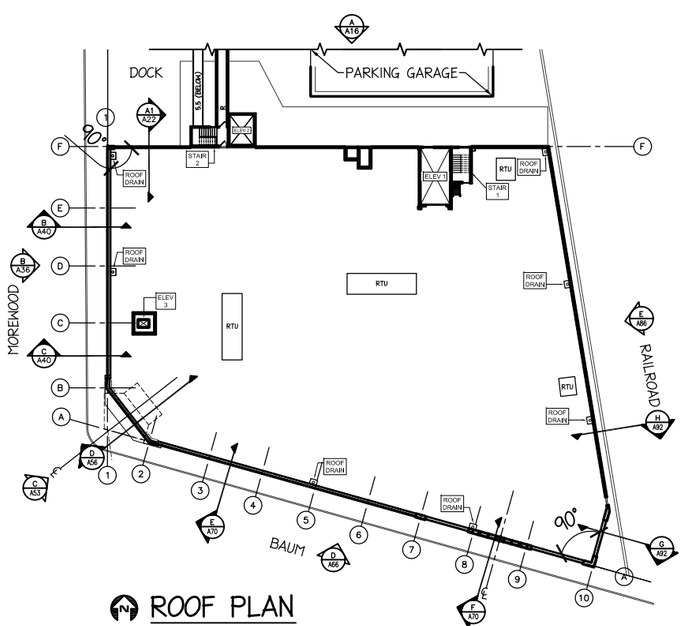
6	05/13/2015	SUBMIT TO CDAP-PREFINAL

MOREWOOD

ENTRY

RAILROAD



ROOF PLAN
1/64"=1'-0"

BAUM

EXIST PHOTOS

NOT FOR PROGRESS CONSTRUCTION

SCALE 1/64"=1'-0"	PROJ.	FACADE RENOVATION	DWG. BY	
DATE 05/13/2015		5001 BAUM BLVD	APPR. BY	
CLIENT	LARS AND KAI OLANDER 412-683-6200		PROJ. No.	1405
	243 MOREWOOD AVE PITTSBURGH, PA 15213		MAPC	
DWG.	EXIST PHOTOS (MOREWOOD, ENTRY, RAILROAD, BAUM)		DWG. No.	XP-1

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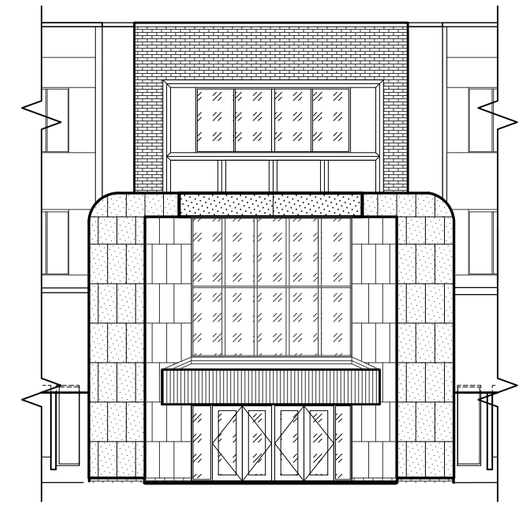
MOREWOOD



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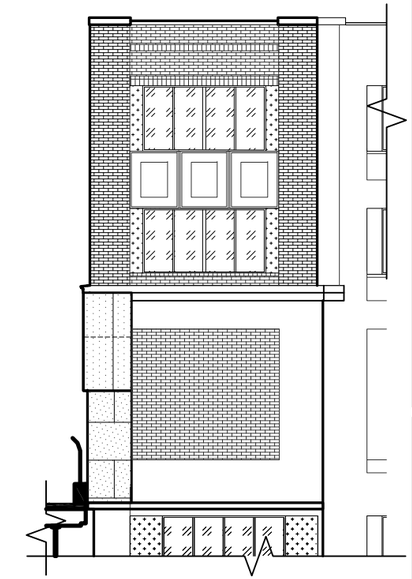

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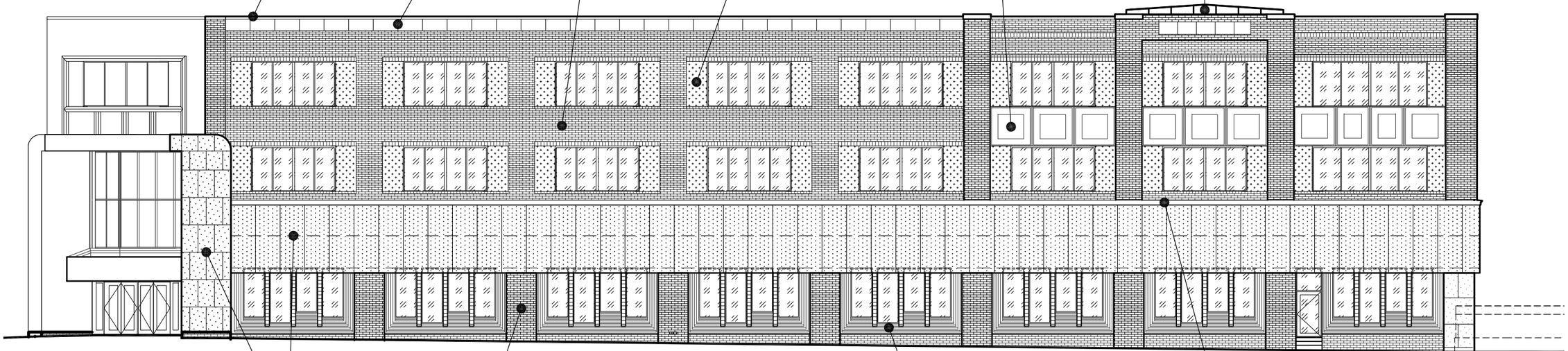

BAUM

EXIST ELEVS

NOT FOR CONSTRUCTION
PROGRESS

SCALE 1/16"=1'-0	PROJ.
DATE 05/13/2015	
CLIENT	FACADE RENOVATION 5001 BAUM BLVD
	LARS AND KAI OLANDER 412-683-6200 243 MPREWPPD AVE PITTSBURGH, PA 15213
DWG.	EXIST ELEVATIONS (MOREWOOD, ENTRY, RAILROAD, BAUM)

DWG. BY	
APPR. BY	
PROJ. No.	MAPC 1405
DWG. No.	XE-1

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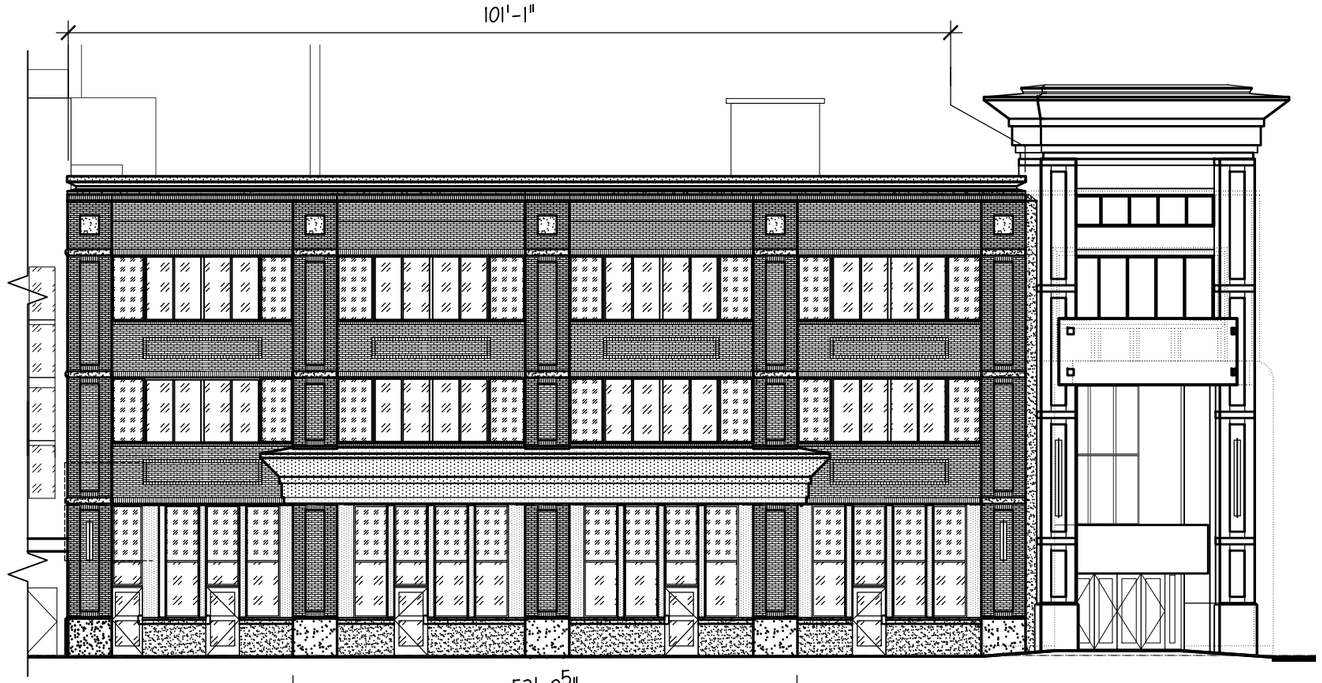
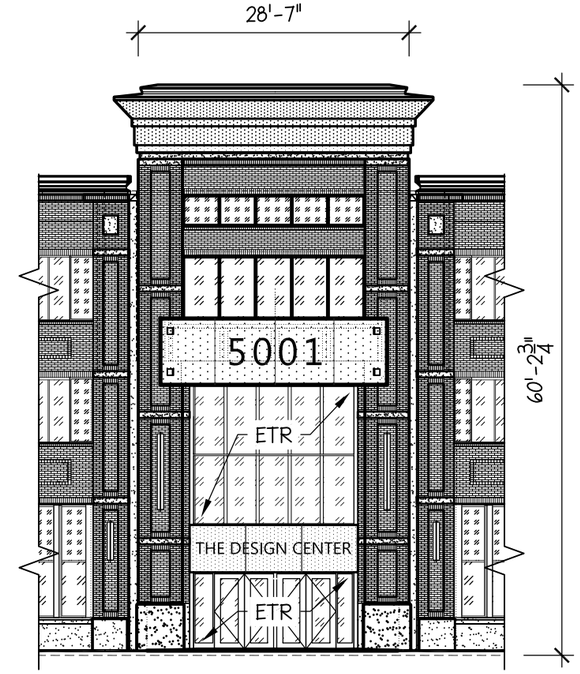
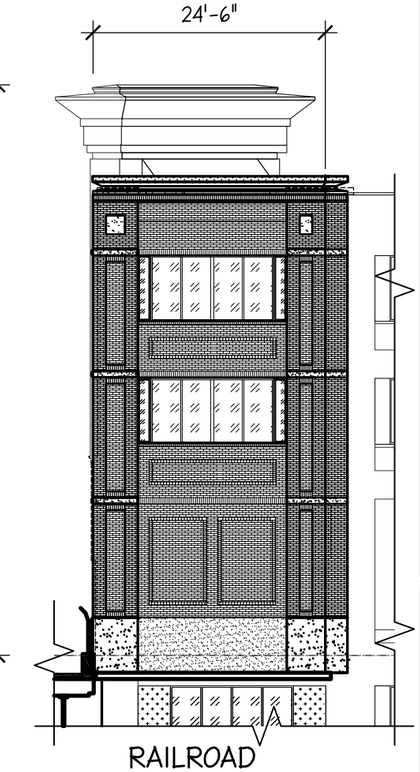


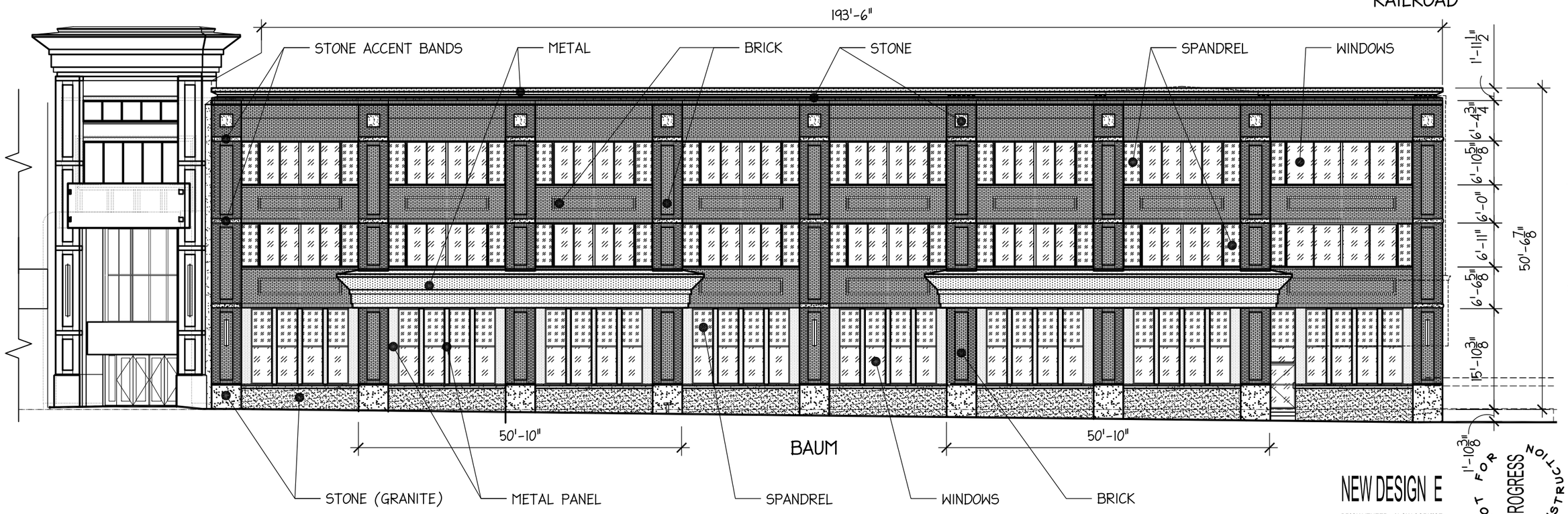
MOREWOOD



ENTRY
(5001 ON CURVED PANEL)



RAILROAD



BAUM

NEW DESIGN E

BRICK VENEER w/ LOW CORNICE

NOT FOR PROGRESS CONSTRUCTION

SCALE 1/16"=1'-0	PROJ.	FACADE RENOVATION 5001 BAUM BLVD	DWG. BY	
DATE 05/13/2015			APPR. BY	
CLIENT		LARS AND KAI OLANDER 412-683-6200 243 MOREWOOD AVE PITTSBURGH, PA 15213	PROJ. No.	MAPC 1405
	DWG.	NEW DESIGN E (MOREWOOD, ENTRY, RAILROAD, BAUM)	DWG. No.	ND-1

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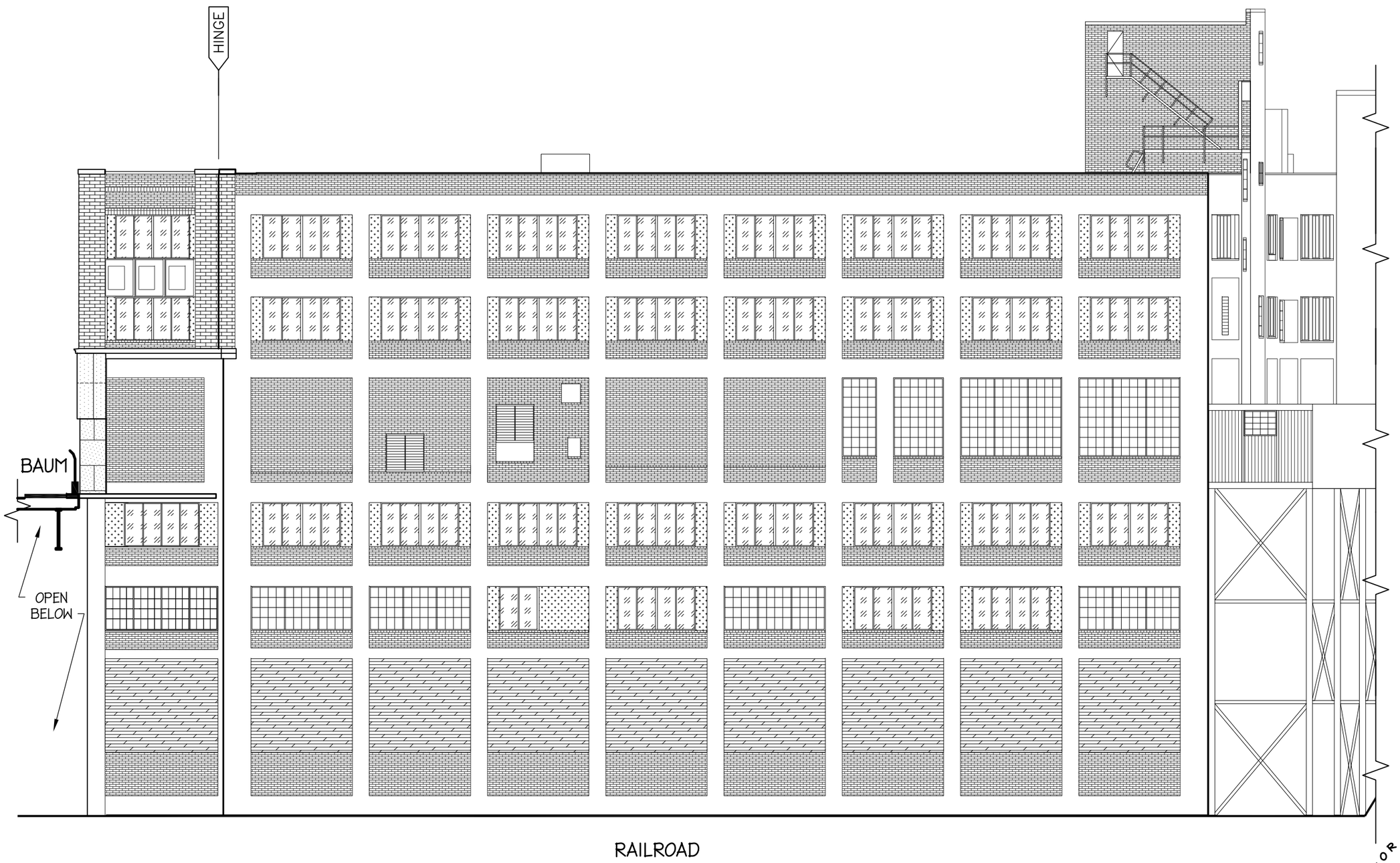

EXIST ELEV

NOT FOR PROGRESS CONSTRUCTION

SCALE 1/16"=1'-0	PROJ.	FACADE RENOVATION 5001 BAUM BLVD	DWG. BY	
DATE 05/13/2015			APPR. BY	
CLIENT	LARS AND KAI OLANDER 412-683-6200 243 MOREWOOD AVE PITTSBURGH, PA 15213		PROJ. No.	MAPC 1405
DWG.	EXIST ELEVATION (RAILROAD)		DWG. No.	XE-2

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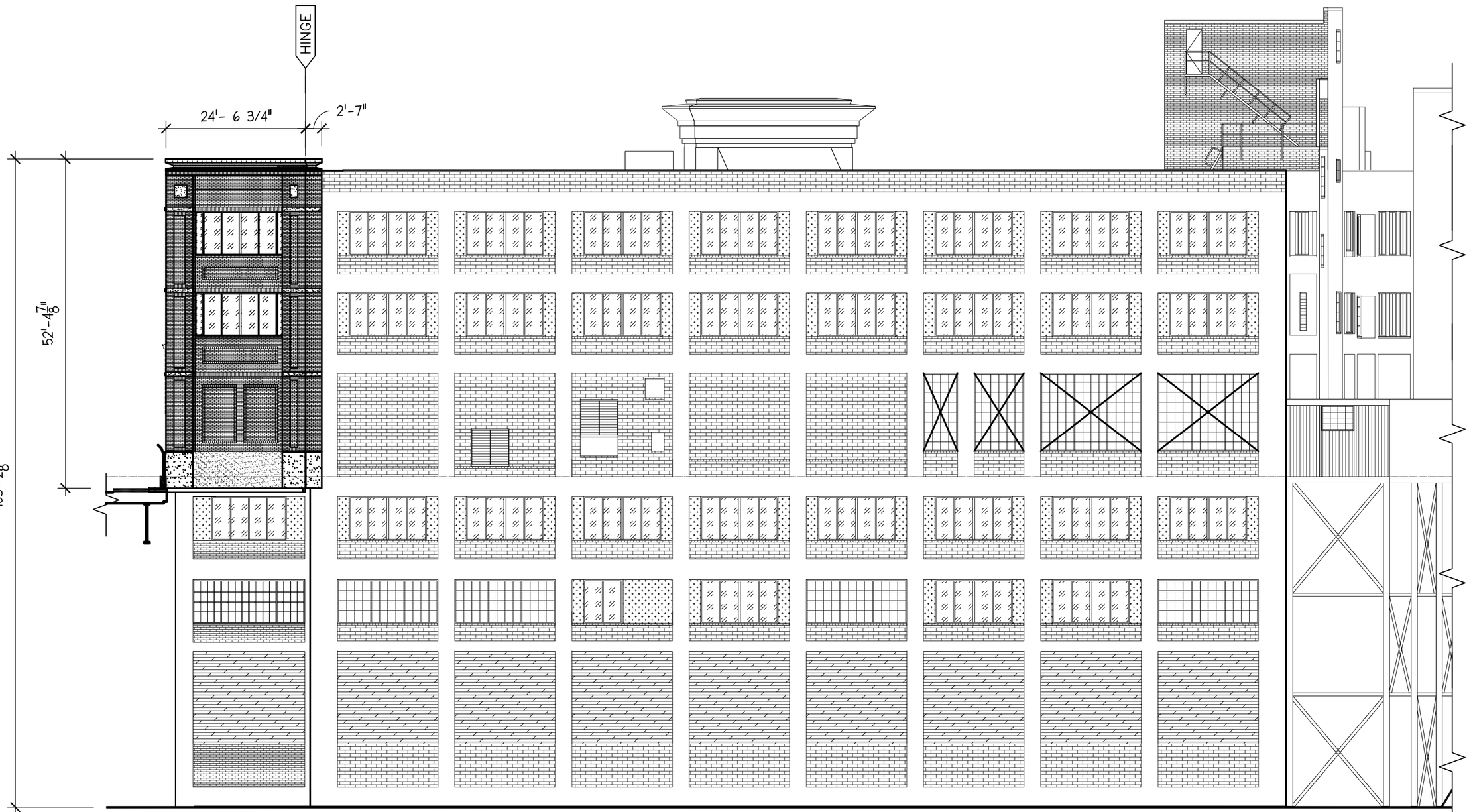

RAILROAD
(PAINT FACADE)

COVER EXIST WDW SYSTEM WITH STUDS AND HARDI BOARD SHEATHING, PAINTED.

NEW DESIGN E

BRICK VENEER w/ LOW CORNICE

NOT FOR PROGRESS CONSTRUCTION

ISSUED/REVISED		
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SCALE 1/16"=1'-0
DATE 05/13/2015

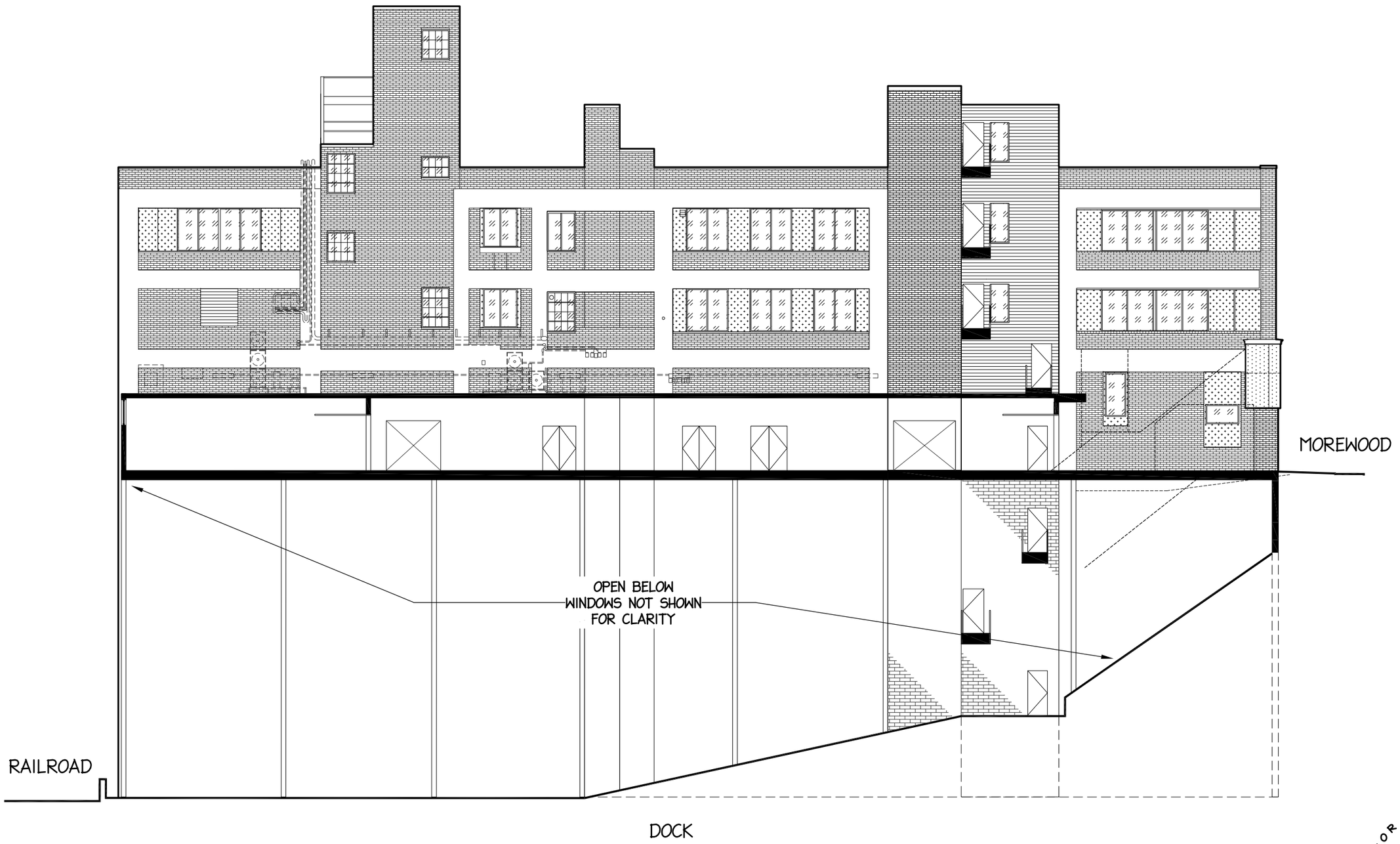
PROJ.

FACADE RENOVATION
5001 BAUM BLVD

CLIENT
LARS AND KAI OLANDER 412-683-6200
243 MOREWOOD AVE PITTSBURGH, PA 15213

DWG.
NEW DESIGN E
(RAILROAD)

DWG. BY
APPR. BY
PROJ. No. MAPC 1405
DWG. No. ND-2



EXIST ELEV

NOT FOR PROGRESS CONSTRUCTION

SCALE 1/16"=1'-0	PROJ.
DATE 05/13/2015	

FACADE RENOVATION
5001 BAUM BLVD

CLIENT
LARS AND KAI OLANDER 412-683-6200
243 MOREWOOD AVE PITTSBURGH, PA 15213

DWG. BY
APPR. BY
PROJ. No. **MAPC 1405**
DWG. No. **XE-3**

DWG. **EXIST ELEVATION (DOCK)**

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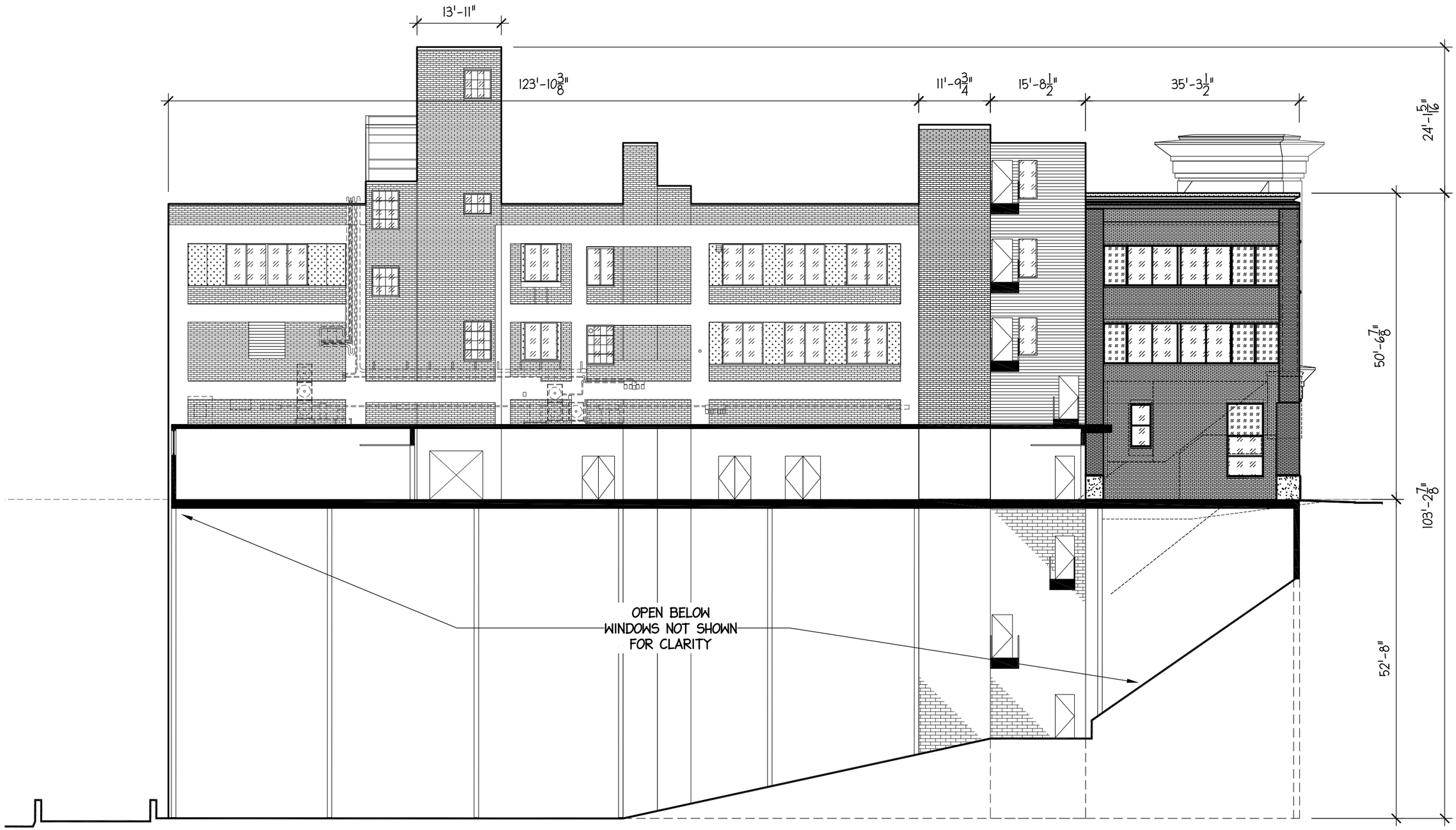

DOCK
(PAINT FACADE ABOVE DOCK ROOF)

NEW DESIGN E
BRICK VENEER w/ LOW CORNICE

NOT FOR PROGRESS CONSTRUCTION

SCALE 1/16"=1'-0	PROJ. FACADE RENOVATION 5001 BAUM BLVD
DATE 05/13/2015	CLIENT LARS AND KAI OLANDER 412-683-6200 243 MOREWOOD AVE PITTSBURGH, PA 15213
	DWG. NEW DESIGN E (DOCK)

DWG. BY	
APPR. BY	
PROJ. No.	MAPC 1405
DWG. No.	ND-3

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ARCHITECTS
A PROFESSIONAL CORPORATION
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5001 BAUM BOULEVARD F 412.687.7909
PITTSBURGH PA 15213 www.mavrovic.com

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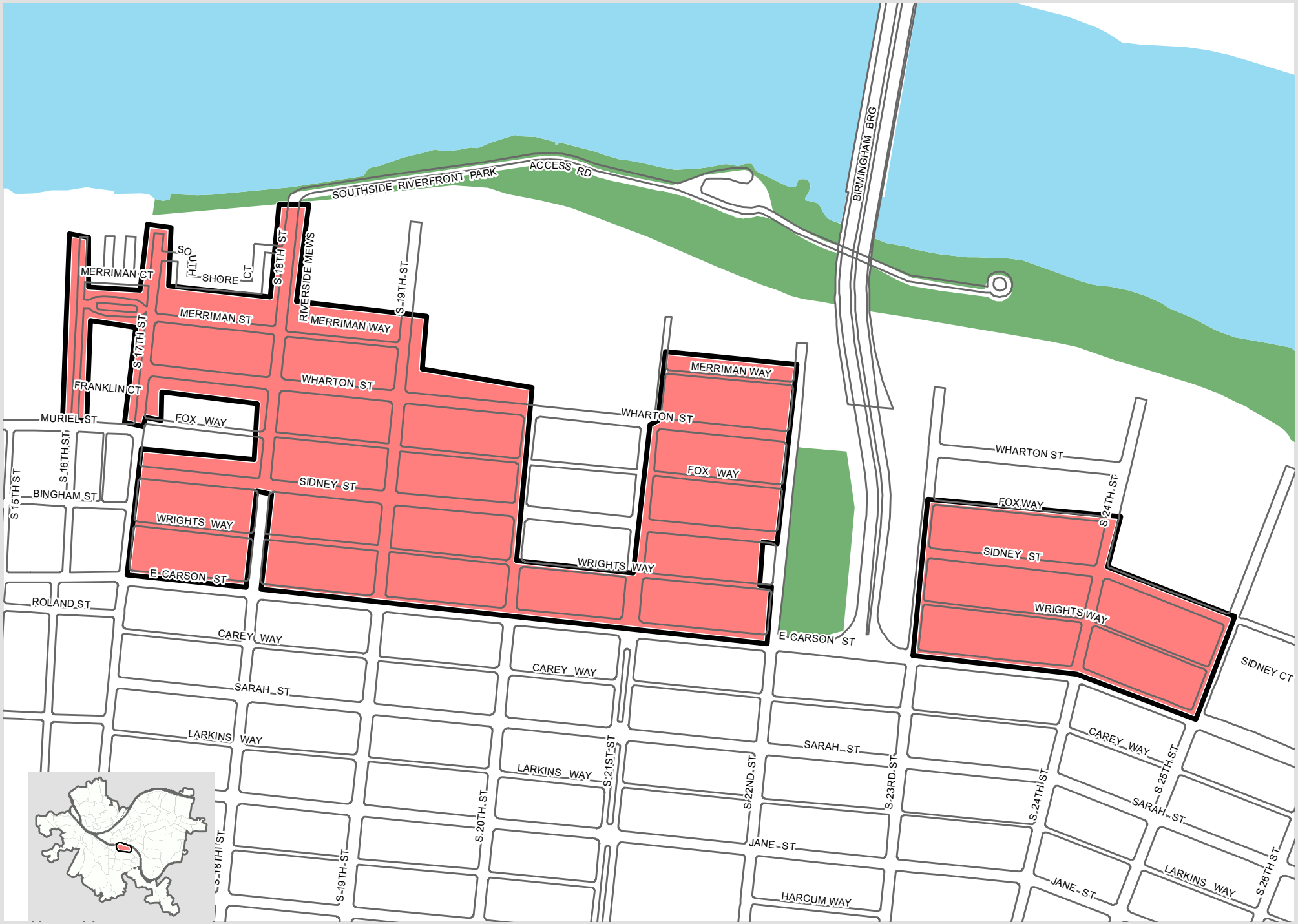
MAPC
05/13/2015-7:40pm

ISSUED/REVISED		
No.	DATE	DESCRIPTION
2	01/28/2015	PRE-PLANNING COMMISSION MTG
3	02/19/2015	MEETING WITH CLIENT
4	02/25/2015	SUBMIT TO PLAN COMMISSION
5	03/17/2015	SUBMIT TO CDAP-PRELIM
6	05/13/2015	SUBMIT TO CDAP-PREFINAL



Residential Permit Parking
Proposed Permit Parking District KK

Streets
Proposed Permit Parking
Park
Greenway
Cemetery
Water

April 10, 2015

City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

Date Filed:

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

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

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

GENERAL INFORMATION

1. Property Owner Name: May Department Stores Company		Phone Number: (513) 579-7000	
Address: 7 W 7th Street	City: Cincinnati	State: OH	Zip Code: 45202-2424
2. Applicant/Company Name: Desmone Architects		Phone Number: (412) 683-3230	
Address: 3400 Butler Street	City: Pittsburgh	State: PA	Zip Code: 15201
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: Macy's Apartment Renovation			
4. Development Location: GT-A / GT-B, Downtown, Pittsburgh, PA			
5. Development Address: 400 Fifth Avenue			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	N/A		
Present Use of Site: (Select from attached list)	106 - Retail Sales and Services (General)		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#: 11-B-0299, 200601683 66421, 72427, 42497, 50275, 31222, 50950	Date Issued: 4.20.12, 6.20.06 1.5.94, 11.13.96, 7.13.83, 11.7.86, 11.23.76, 3.16.87	Existing Use of Property: Retail, Incidental Storage, Office	
8. Estimated Construction: Start Date: 7 / 1 / 2015	Occupancy Date: 7 / 1 / 2017	Project Cost: $40,000,000.00	

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

9. Proposed Use of Site (Select from attached list): 5-Multi-Unit Residential, 106-Retail Sales and Services (General)

10. Select the Type of Work:

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

11. Describe the Development: Renovation of existing Macy's building to include, Macy's Retail on Floors 1-4, 311 Apartments on Floors 7-13 with Parking for Apartments in the Sub-Basement and Basement Level. Future Tenant Space on Floors 5-6.

12. Is a Land Operations Permit needed? ☐ YES ☒ NO

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

City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

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

☐ Residential ☐ Commercial ☐ Recreational ☐ Industrial ☐ Institutional

14. Gross Floor Area:

Existing to be Razed:	77,000	sq ft (Removal for Courtyard/Atrium)
Existing to be Retained:	916,664	sq ft
Retained Area to be Renovated:	648,017	sq ft
To be Constructed:	1,040	sq ft (Additional Circulation)
Building Footprint:	72,952	sq ft

15. Height of Structures:

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	13	176	13	176
Proposed Addition/Extension (Stair Tower Extensions at Roof)			1	12
Provide Accessory Structure Type(s) and Height(s):				

16. Number of Dwelling Units:

Existing to Remain: 0 Proposed: 311

17. Lot Area: 136,798 sq ft

18. On Site Parking: ☐ N/A

	Existing	Proposed
Full (8 ½′ x 19′)	0	173
Compact (7 ¼′ x 16′)	0	66
Handicap (13 ½′ x 19′)	0	7

Off-Street Loading Spaces: ☐ N/A

Actual: 4 See Attached Letter for Loading Reduction.

Required: 12 Total (8-Retail , 4- Residential)

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

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

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

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

☒ YES ☐ NO

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

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

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

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

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

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

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

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

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

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

☒ Modification or reconstruction of City curbs.

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

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

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

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

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

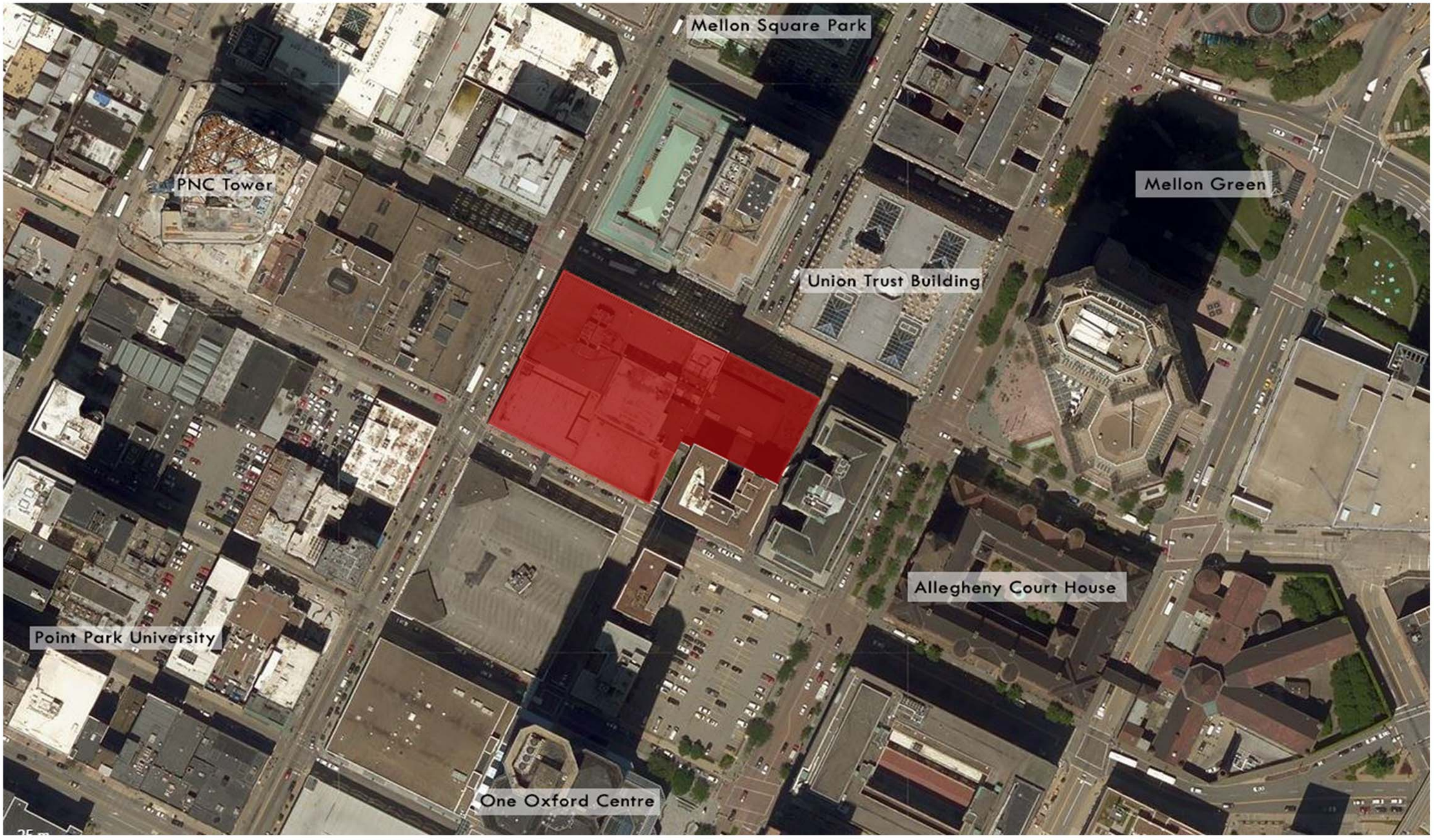
☐ The proposed work includes the addition, deletion and/or relocation of City street lights in a City right-of-way.

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

Applicant Signature: Rebecca Jowl

Macy's Apartments

DESMONE ARCHITECTS



DESMONE ARCHITECTS
ONE DOUGHBOY SQUARE 3400 BUTLER STREET PITTSBURGH, PENNSYLVANIA 15201
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www.desmone.com

Macy's Apartments

Desmone Project Number: 3494.03

Core Realty

Satellite Photo

Planning Commission

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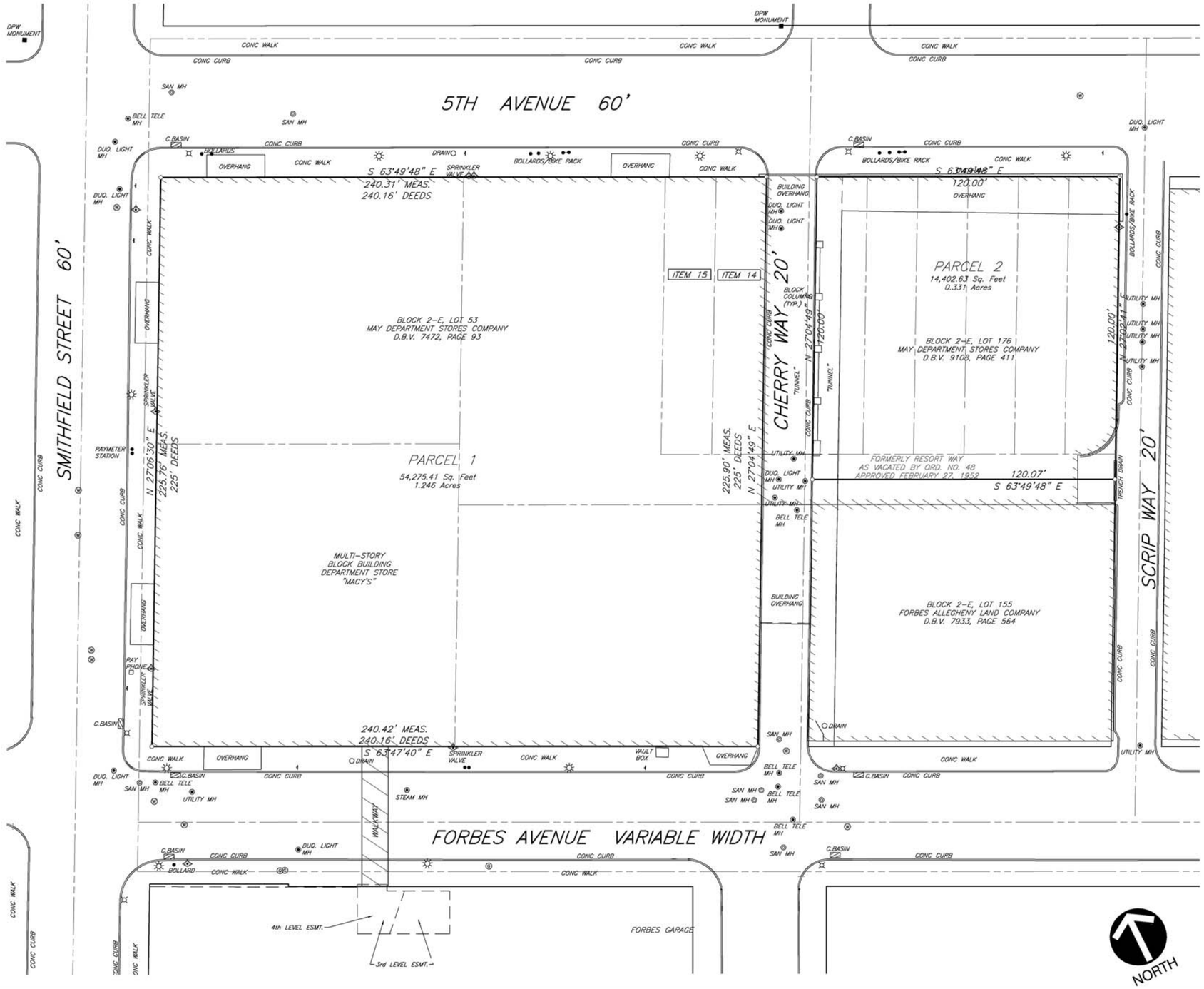
May 19, 2015



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Macy's Apartments

Desmone Project Number: 3494.03

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Existing Site Plan

Planning Commission

May 19, 2015

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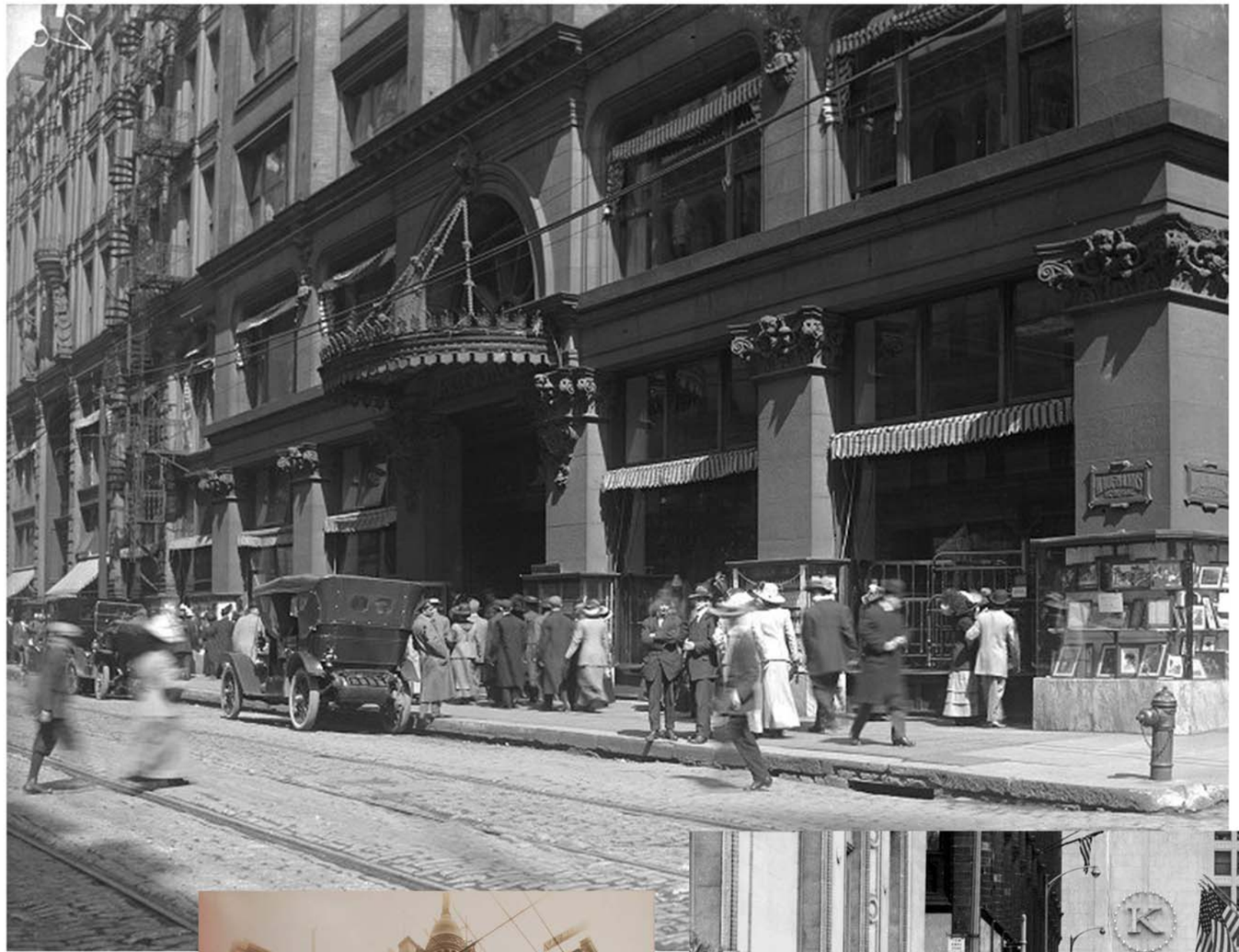

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Macy's Apartments

Desmone Project Number: 3494.03

Historic Views of Macy's Building

Planning Commission

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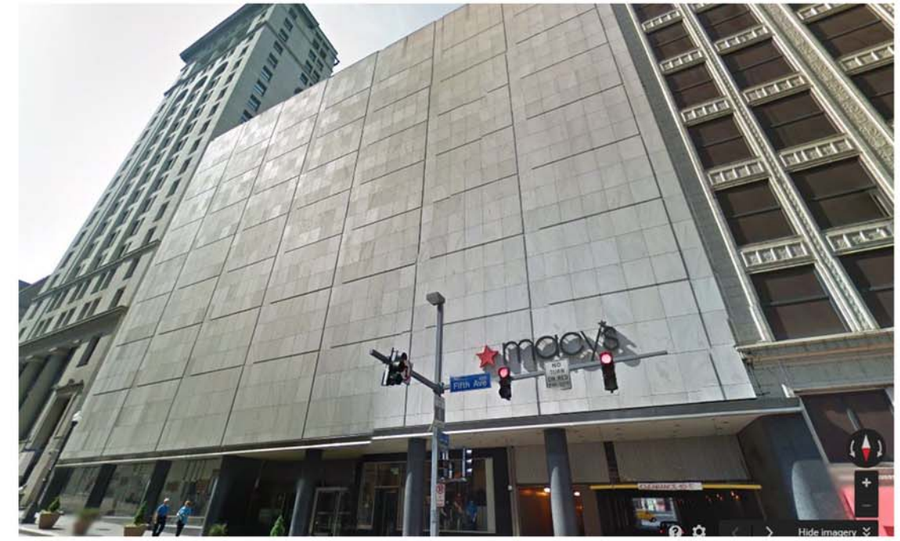
May 19, 2015



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Macy's Apartments

Desmone Project Number: 3494.03

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Existing Building Exterior

Planning Commission

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May 19, 2015

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Macy's Apartments

Desmone Project Number: 3494.03

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Existing Building Interior

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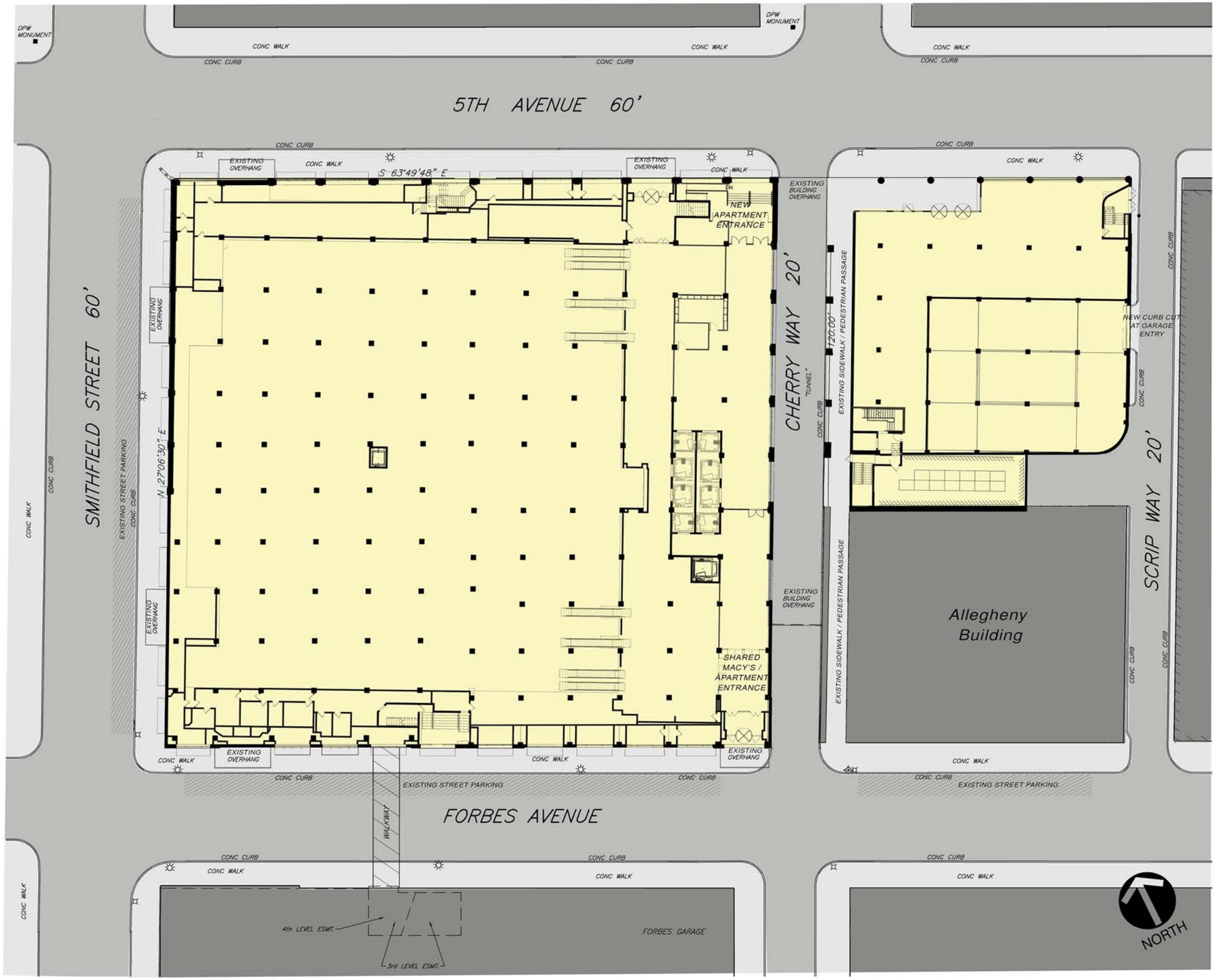

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Macy's Apartments

Desmone Project Number: 3494.03

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Proposed Site Plan

Planning Commission

May 19, 2015

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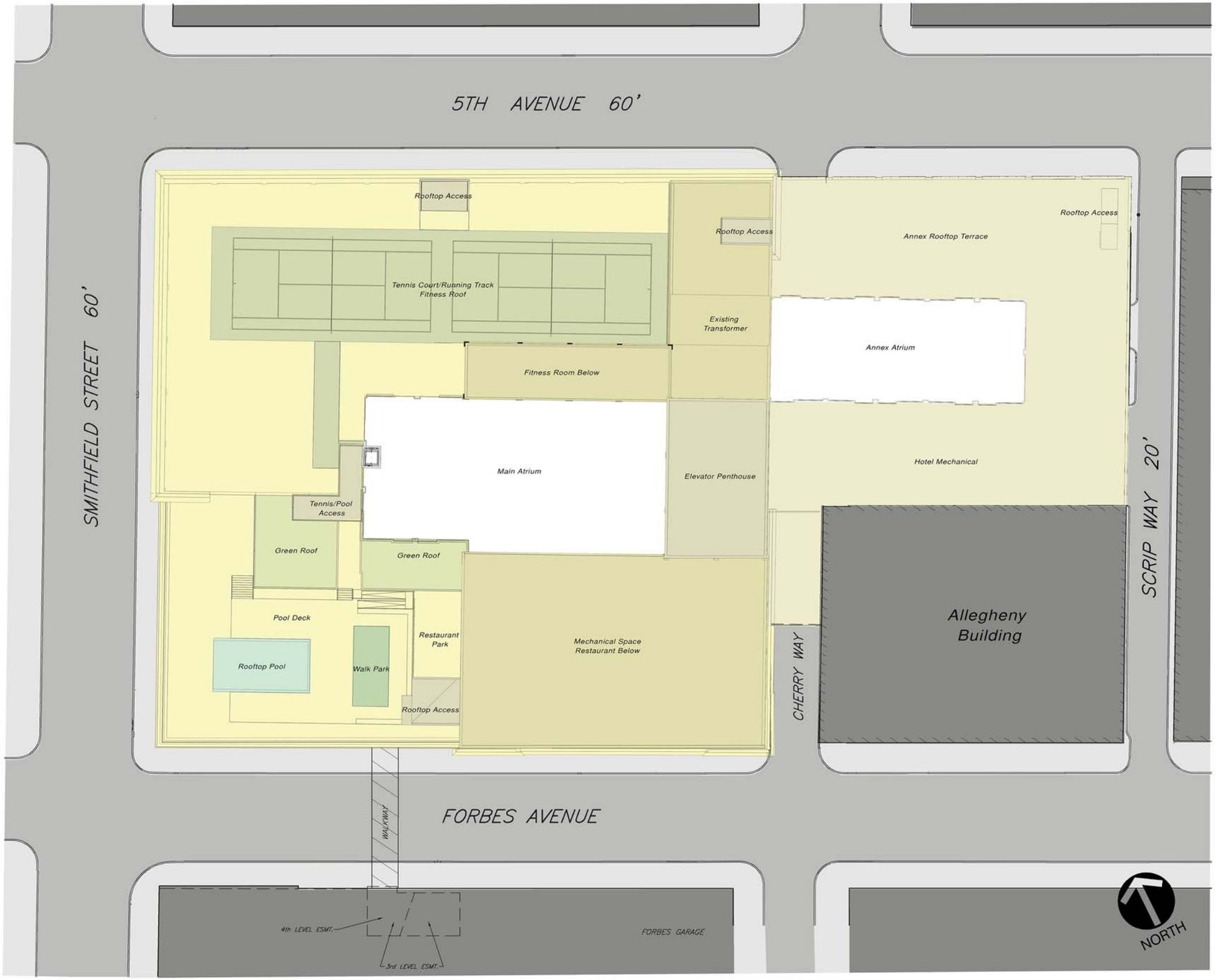

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Desmone Project Number: 3494.03

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Proposed Site Plan

Planning Commission

May 19, 2015

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5th Avenue Elevation

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ONE DOUGHBOY SQUARE 3400 BUTLER STREET PITTSBURGH, PENNSYLVANIA 15201

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Macy's Apartments

Desmone Project Number: 3494.03

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Elevations

Planning Commission

May 19, 2015

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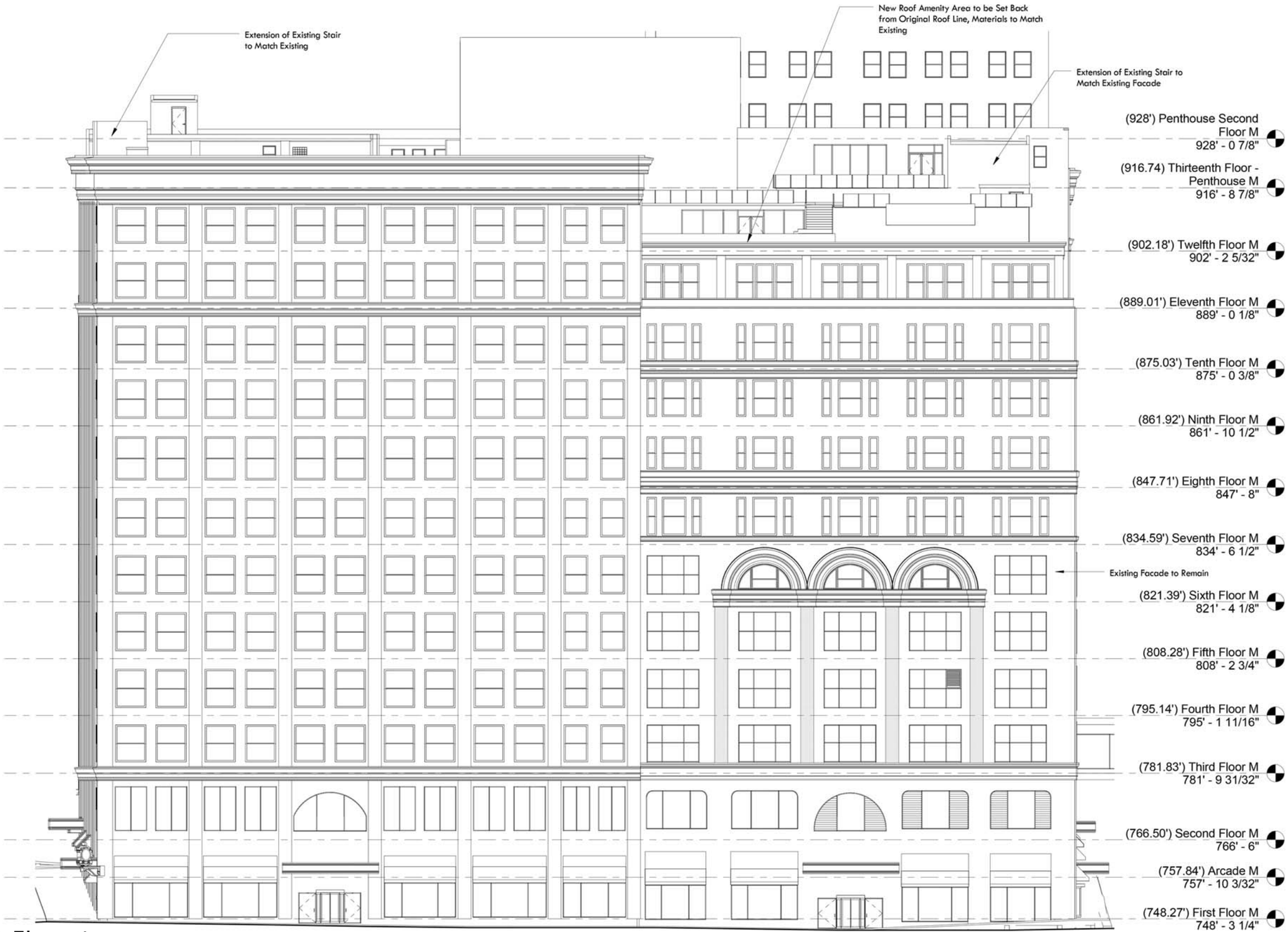

Smithfield Street Elevation

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Elevations

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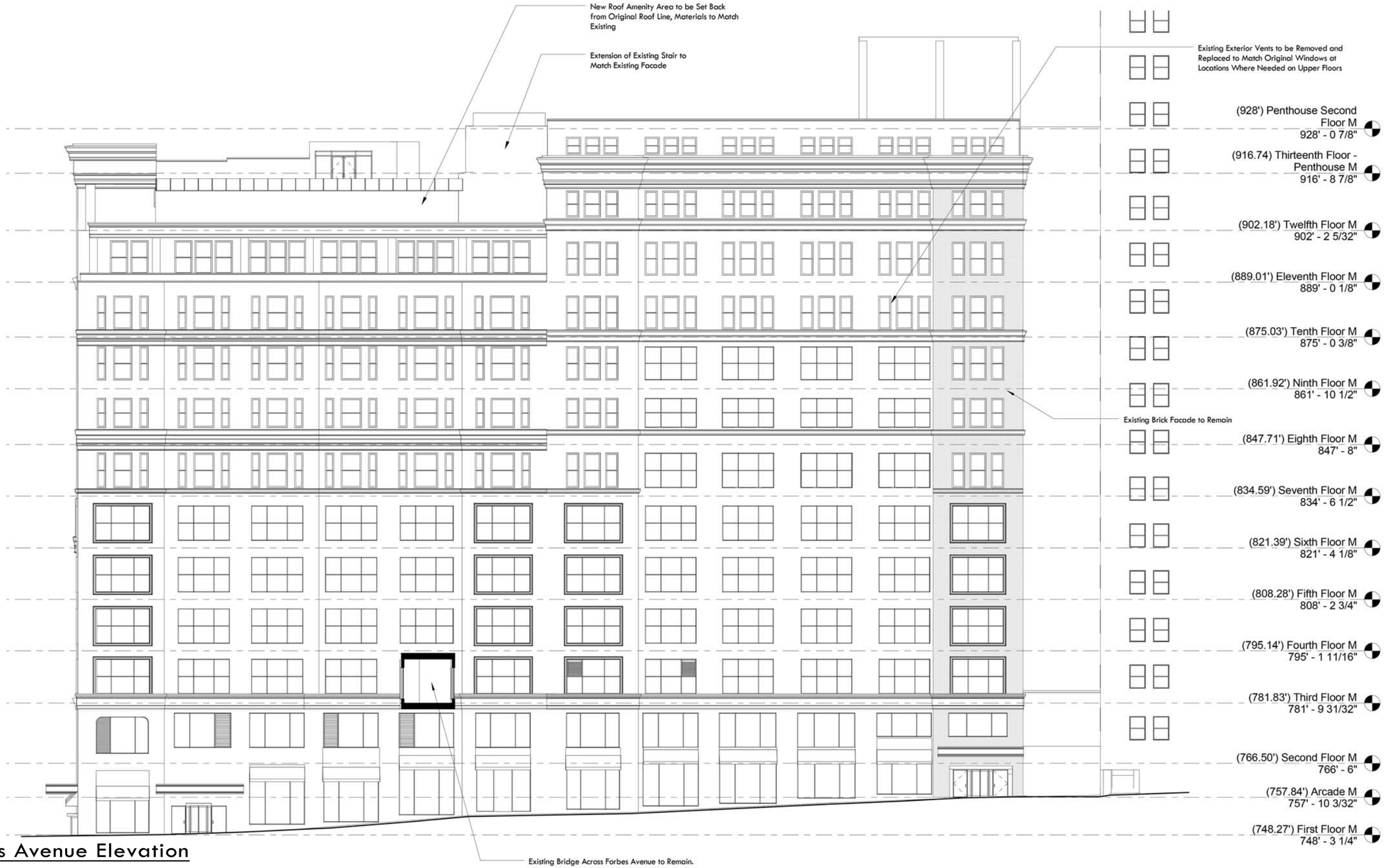
May 19, 2015



Forbes Avenue Elevation

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Macy's Apartments

Desmone Project Number: 3494.03

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Elevations

Planning Commission

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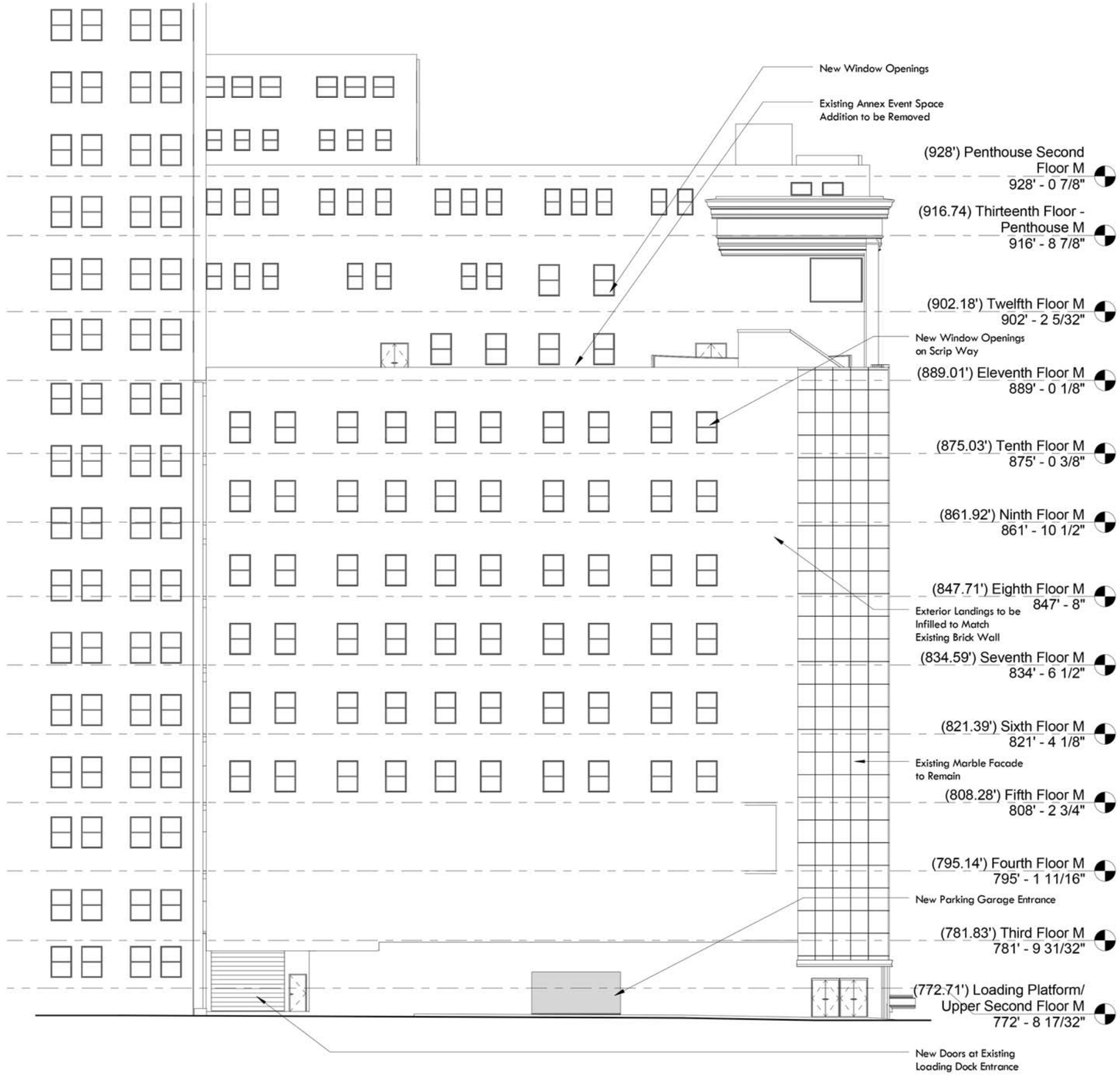

Scrip Way Elevation

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Macy's Apartments

Desmone Project Number: 3494.03

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Elevations

Planning Commission

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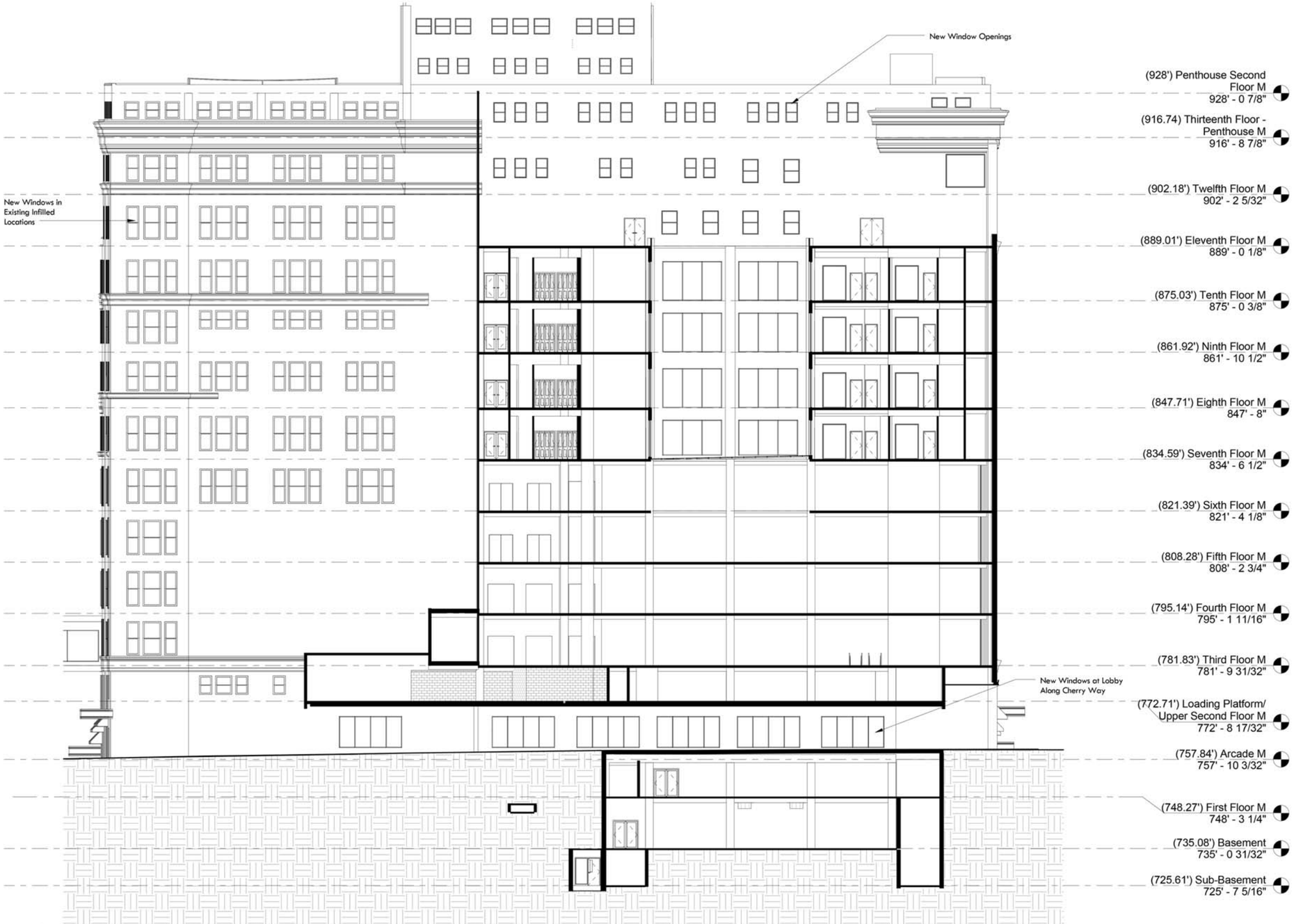
May 19, 2015



Cherry Way Elevation

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Macy's Apartments

Desmone Project Number: 3494.03

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Elevations

Planning Commission

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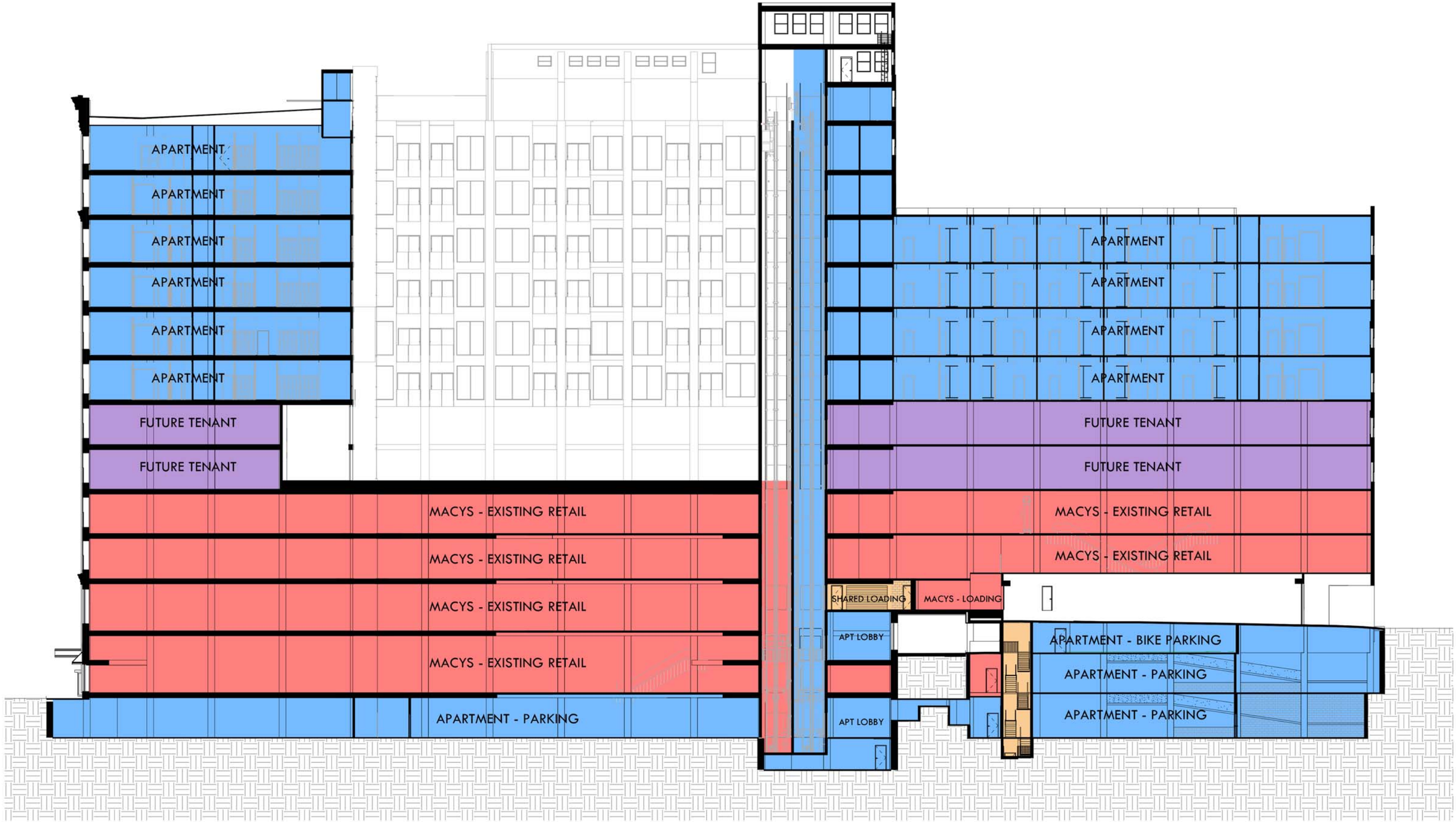

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Macy's Apartments

Desmone Project Number: 3494.03

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Section

Planning Commission

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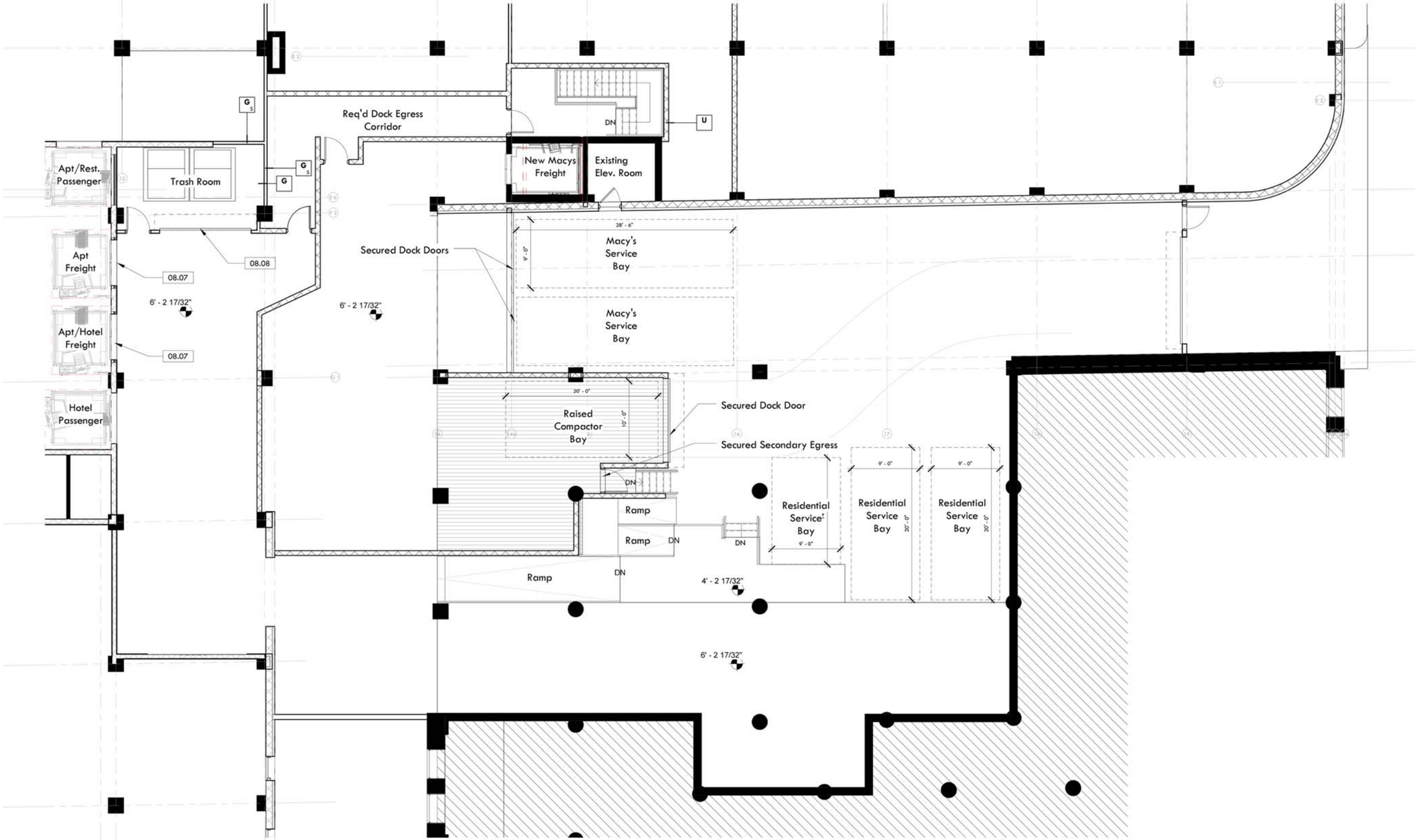
May 19, 2015



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Macy's Apartments

Desmone Project Number: 3494.03

Core Realty

Proposed Loading Dock

Planning Commission

May 19, 2015

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Accessibility:

• All new/modified entries are accessible.

• New apartments will have the required 7 type “A” units while all remaining 304 apartments will be type “B” units per code.

• All apartment amenities will be accessible, including rooftop pool, fitness area, tennis courts, and trash rooms.

• New parking within building will have 7 accesssible spaces as required by code.

Sustainability:

• Reusing existing building which is largely vacant on upper floors while still being conditioned.

• Completely new high efficiency mechanical systems will be installed within the building.

• With the creation of atrium spaces, there is a smaller building footprint to heat and cool while maintaining the Historic Facade.

• Use of green pavers within open park atrium.

• Bicycle storage areas will be provided to tenants.

• The use of operable windows within the apartments will allow for fresh air within the units.

• The apartments demising walls will have STC of 54 for increased acoustical performance.

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City of Pittsburgh

DEPARTMENT OF CITY PLANNING PDP 15-083
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

Date Filed: 5/14/15
(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: Federal Street Hospitality Associates, L.P.		Phone Number: (412) 828-7711	
Address: 228 Federal St.	City: Pittsburgh	State: PA	Zip Code: 15238
2. Applicant/Company Name: ACCEL SIGN GROUP		Phone Number: (412) 781 7735	
Address: 5600 HARRISON ST.	City: PITTSBURGH	State: PA	Zip Code: 15201
Applicant/Contractor ID:(assigned by the City) SN00456			
3. Development Name: Holiday Inn Express & Suites-Pittsburgh North Shore			
4. Development Location: 228 Federal St.			
5. Development Address: Pittsburgh, PA 15212			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:			
Present Use of Site: (Select from attached list)			
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property:	
8. Estimated Construction: Start Date: 6 / 6 / 14	Occupancy Date: 8 / 19 / 15	Project Cost: $ 19.6 M SIGN COST $ 58,000	

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

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

10. Select the Type of Work:

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

ERECT (3) HIGHWALL SIGNS

11. Describe the Development: 10-story, 135-room hotel

12. Is a Land Operations Permit needed? ☐ YES ☐NO

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

VOUCHER #: _____
(Zoning Use Only)

MAY 2013

City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

13. Proposed Number of New Structures or Building Additions: 1 ☐ N/A

☐ Residential ☒ Commercial ☐ Recreational ☐ Industrial ☐ Institutional

14. Gross Floor Area:

Existing to be Razed: 0 sq ft

Existing to be Retained: 0 sq ft

Retained Area to be Renovated: 0 sq ft

To be Constructed: 81, 903 sq ft

Building Footprint: 7739 sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	0	0	10	115' 8"
Proposed Addition/Extension				
Provide Accessory Structure Type(s) and Height(s):				

16. Number of Dwelling Units:

Existing to Remain: 0 Proposed: 135 hotel rooms

17. Lot Area: 7739 sq ft

18. On Site Parking: ☒ N/A Adjacent parking lot has been leased to hotel

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

Off-Street Loading Spaces: ☒ N/A

Actual:

Required:

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

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

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

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

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

VOUCHER #: _____
(Zoning Use Only)

City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

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

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

☐ YES ☒ NO

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

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

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

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

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

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

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

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

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

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

☐ Modification or reconstruction of City curbs.

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

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

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

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

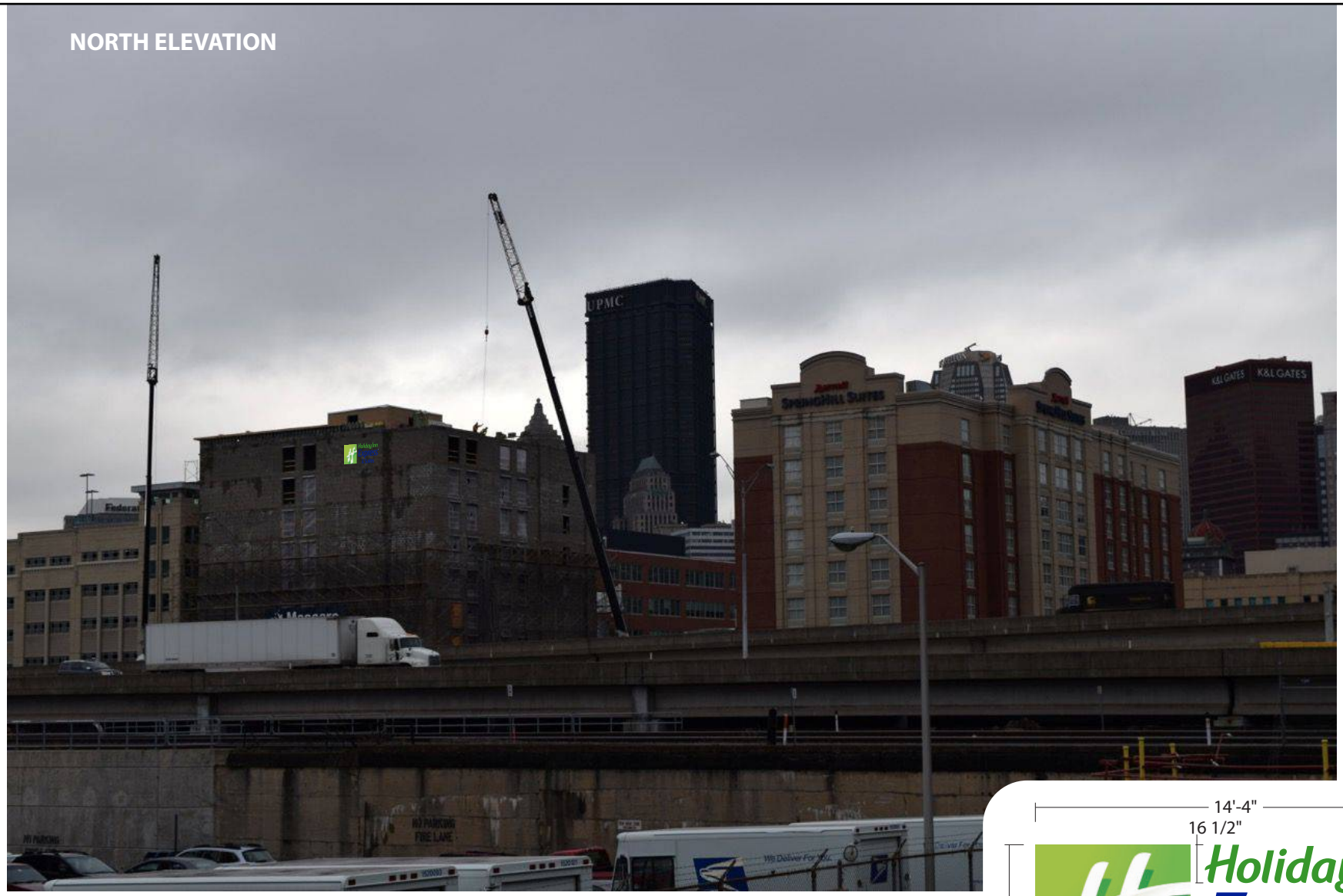
☐ The proposed work includes the placement of a demolition dumpster in a City right-of-way.

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

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

Applicant Signature:

VOUCHER #: _____ (Zoning Use Only)



GRAPHIC DETAIL
SCALE: 3/16" = 1'-0"

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer:	Date:	Prepared By:	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
HOLIDAY INN EXPRESS & SUITES	4/30/15	CM	
Location: PITTSBURGH, PA	File Name: 127266 - R5 - PITTSBURGH, PA - PHOTO RENDERINGS		Eng: -

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DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
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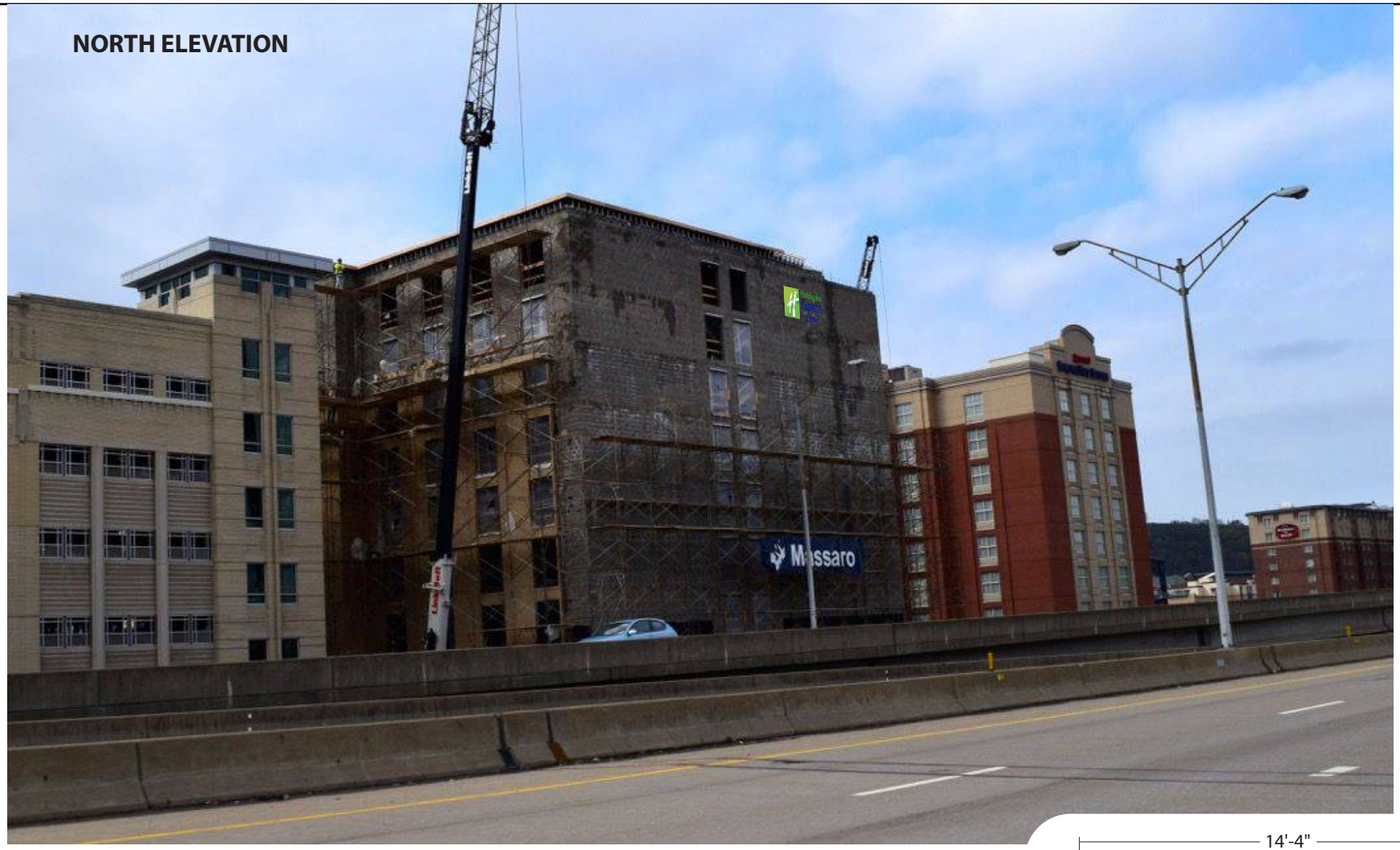

GRAPHIC DETAIL
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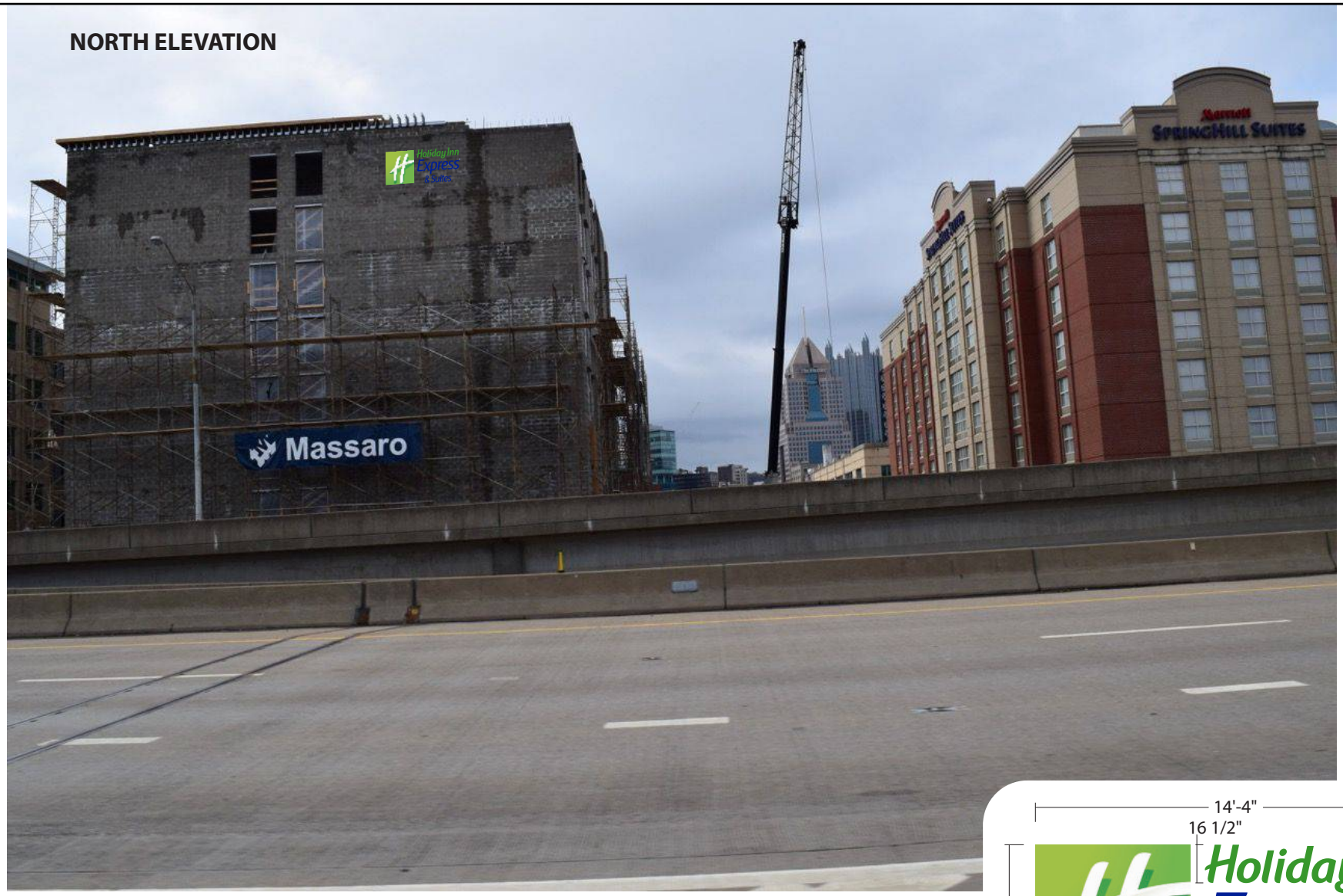

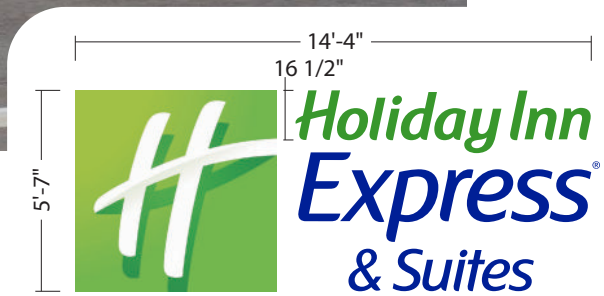

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Location: PITTSBURGH, PA	File Name: 127266 - R5 - PITTSBURGH, PA - PHOTO RENDERINGS		Eng: -

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*NOTE: PARAPETS UNFINISHED AT TIME OF PHOTO; SKETCHES FOR SIGN RENDERING APPROXIMATION ONLY.

GRAPHIC DETAIL
SCALE: 3/16" = 1'-0"

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Location: PITTSBURGH, PA	File Name: 127266 - R5 - PITTSBURGH, PA - PHOTO RENDERINGS		Eng: -

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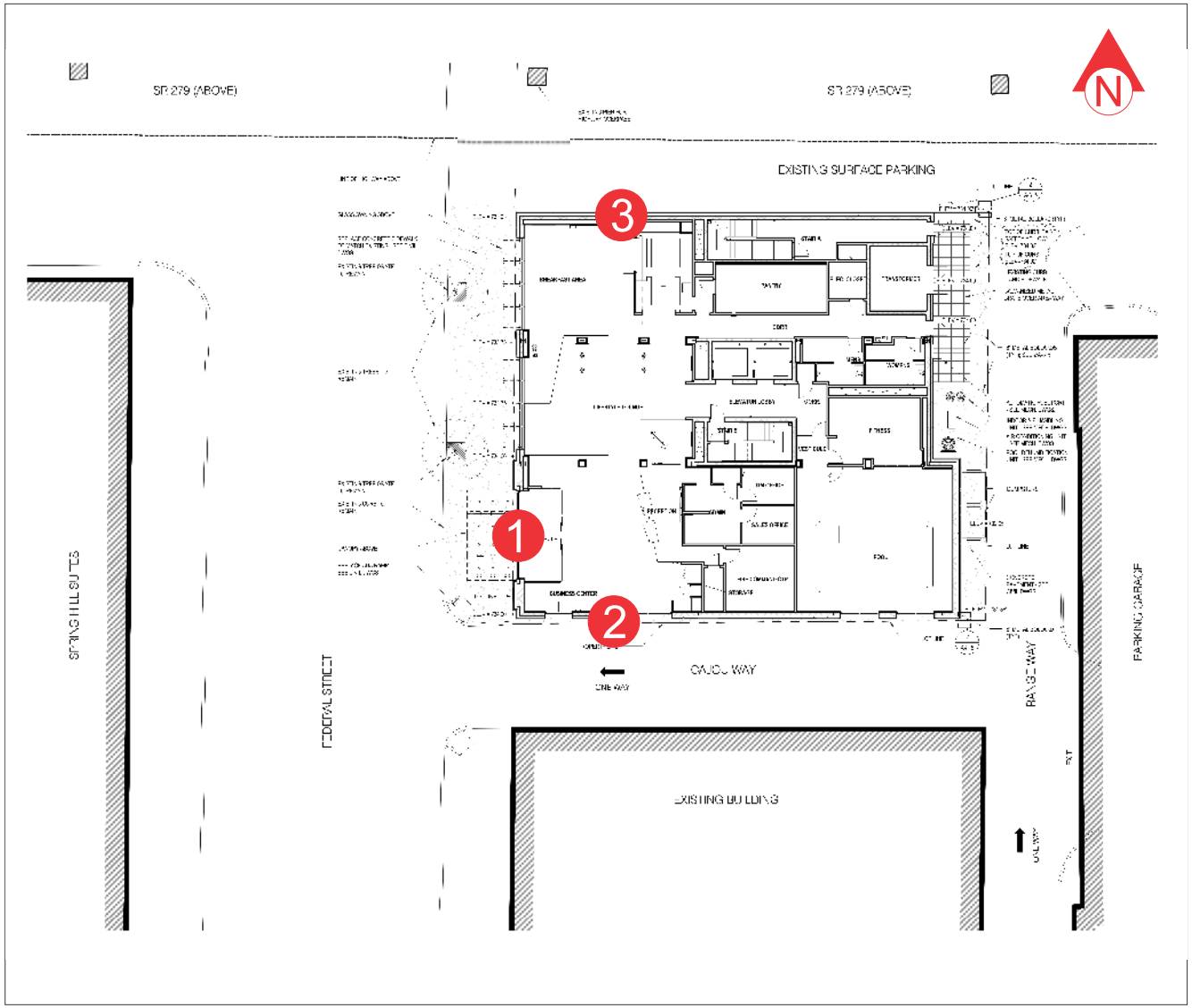

INN CODE: PITNS

HOLIDAY INN EXPRESS & SUITES
228 FEDERAL STREET
PITTSBURGH, PA 15212

NEW CONSTRUCTION /
NO EXISTING SIGNS

PROPOSED SIGNS:

1. 5'7" LOGO WITH 16 1/2" REMOTE LETTER SET STACKED LINEAR LAYOUT, DARK FACES
2. 5'7" LOGO WITH 16 1/2" REMOTE LETTER SET STACKED LINEAR LAYOUT, DARK FACES
3. 5'7" LOGO WITH 16 1/2" REMOTE LETTER SET STACKED LINEAR LAYOUT, DARK FACES

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Customer:	Date:	Prepared By:	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
HOLIDAY INN EXPRESS & SUITES	2/8/15	RM/MR	
Location: PITTSBURGH, PA	File Name: 127266 - R3 - PITTSBURGH, PA - SITE BOOK		Eng: -

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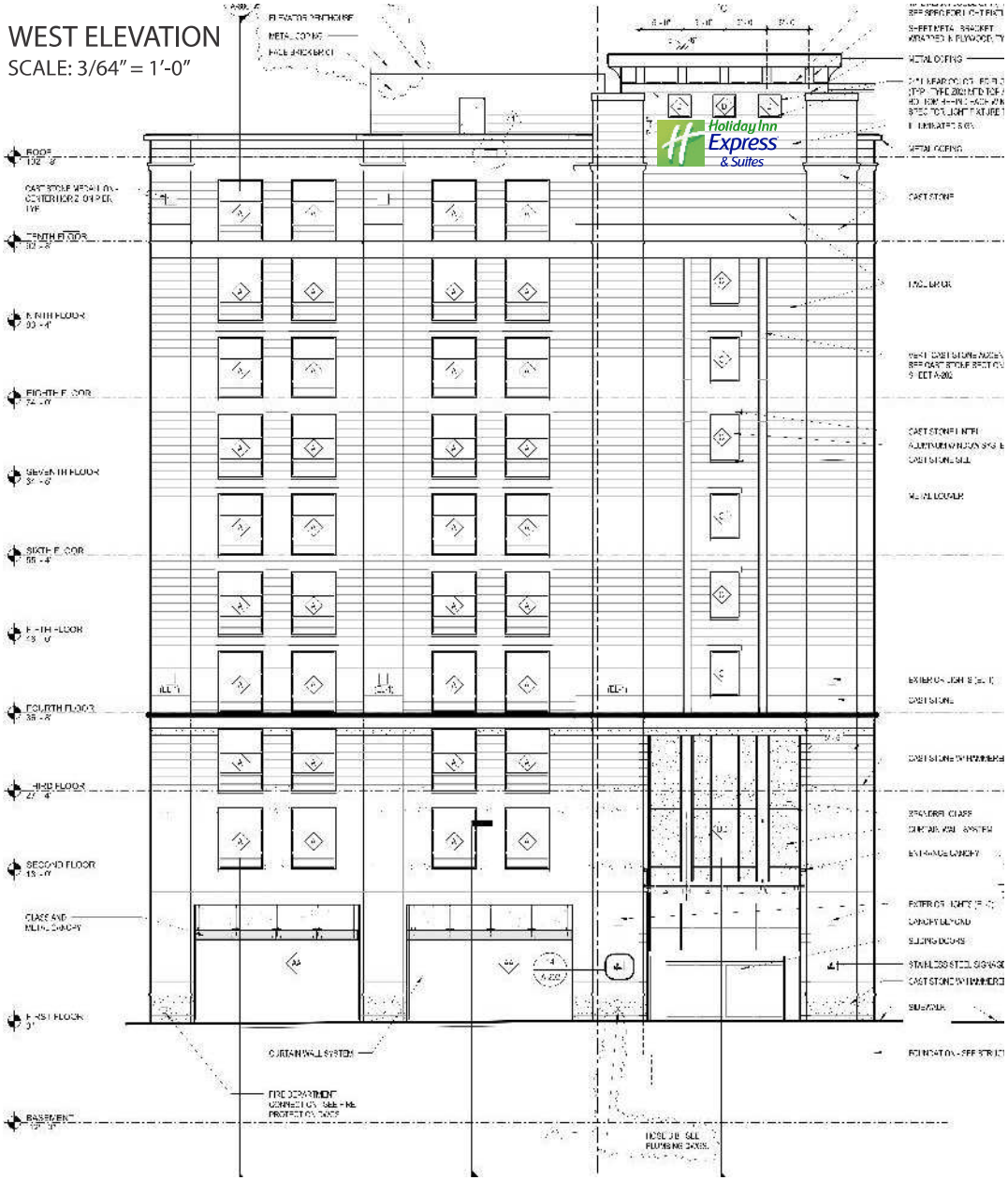
1

WEST ELEVATION
SCALE: 3/64" = 1'-0"



GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"

PROPOSED:
CUSTOM 5'7" LOGO WITH
16 1/2" LETTER SET
BOXED AREA: 80.0 SQ FT

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer:	Date:	Prepared By:	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
HOLIDAY INN EXPRESS & SUITES	4/6/15	RM/MR/RM	
Location: PITTSBURGH, PA	File Name: 127266 - R3 - PITTSBURGH, PA - SITE BOOK		Eng: -

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2 SOUTH ELEVATION

SCALE: 3/64" = 1'-0"

GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"

PROPOSED:
CUSTOM 5'7" LOGO WITH
16 1/2" LETTER SET
BOXED AREA: 80.0 SQ FT

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer:	Date:	Prepared By:	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
HOLIDAY INN EXPRESS & SUITES	**2/8/15**	**RM/MR**	
Location: **PITTSBURGH, PA**	File Name: **127266 - R3 - PITTSBURGH, PA - SITE BOOK**		Eng: **-**

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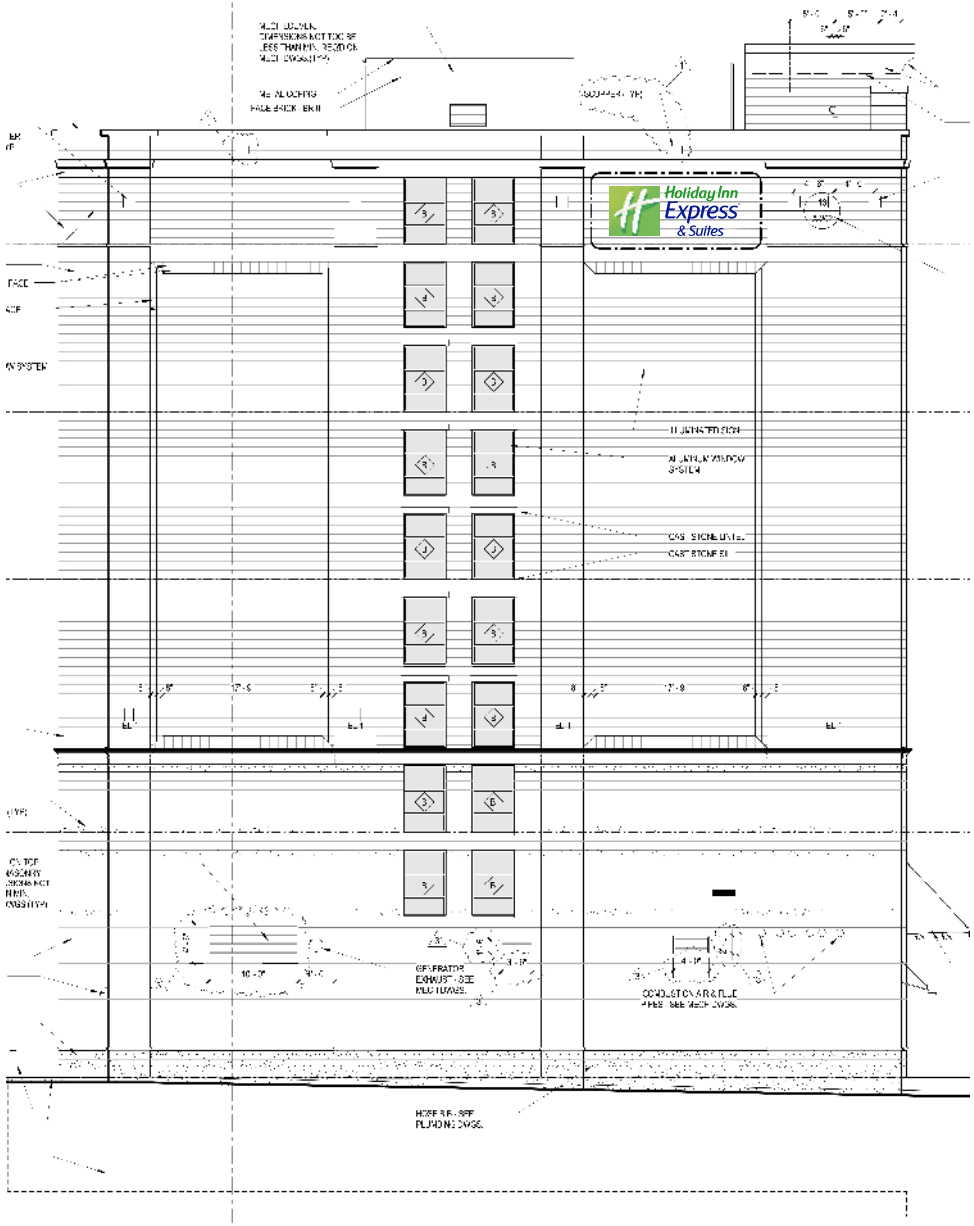
3 NORTH ELEVATION

SCALE: 3/64" = 1'-0"



GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"

PROPOSED:
CUSTOM 5'7" LOGO WITH
16 1/2" LETTER SET
BOXED AREA: 80.0 SQ FT

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

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City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

Date Filed:

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

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

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

GENERAL INFORMATION

1. Property Owner Name: The Buncher Company		Phone Number: (412) 422-9900	
Address: 1300 Penn Ave.	City: Pittsburgh	State: PA	Zip Code: 15222
2. Applicant/Company Name: The Buncher Company		Phone Number: (412) 422-9900	
Address: 1300 Penn Ave.	City: Pittsburgh	State: PA	Zip Code: 15222
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: Waterfront Place - 15th Street Greensward			
4. Development Location: 15th Street terminus in the Strip District			
5. Development Address: 15th Street, 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:	[Existing Zoning: SP-8 - Waterfront Landing (no change proposed)]		
Present Use of Site: (Select from attached list)	Paved Parking Lot		
7. If a Certificate of Occupancy exists, the following is required: n/a			
Certificate of Occupancy#: -	Date Issued: -	Existing Use of Property: Parking Lot	
8. Estimated Construction: Start Date: 5 / 1 / 15	Occupancy Date: / /	Project Cost: $ TBD	

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to 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): #89 - Parks & Recreation (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: Project proposes a pedestrian promenade from Waterfront Place to the 3-Rivers Heritage Trail along the terminus of 15th Street in the Strip District, Waterfront Landing Master Planned Development. The 15th St Greensward provide both passive space, and storm water management facilities.

12. Is a Land Operations Permit needed? ☒ YES ☐NO

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

VOUCHER #: _____ (Zoning Use Only)

City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

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

☐ Residential ☐ Commercial ☐ Recreational ☐ Industrial ☐ Institutional

14. Gross Floor Area:

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

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

16. Number of Dwelling Units:

Existing to Remain: 0 Proposed: 0

17. Lot Area: 10,340 sq ft

18. On Site Parking: ☒ N/A

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

Off-Street Loading Spaces: ☒ N/A

Actual: _____

Required: _____

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

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

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

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

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

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

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

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: n/a

☐ 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.

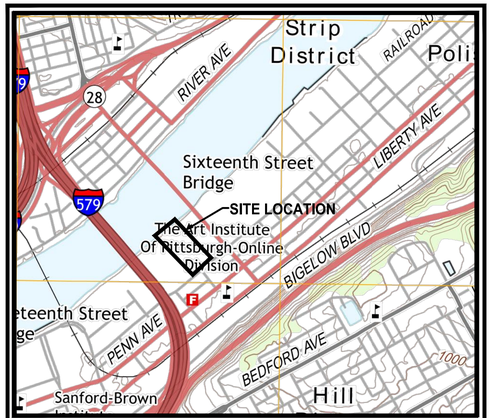
☐ The proposed work includes the addition, deletion and/or relocation of City street lights in a City right-of-way.

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

Applicant Signature:

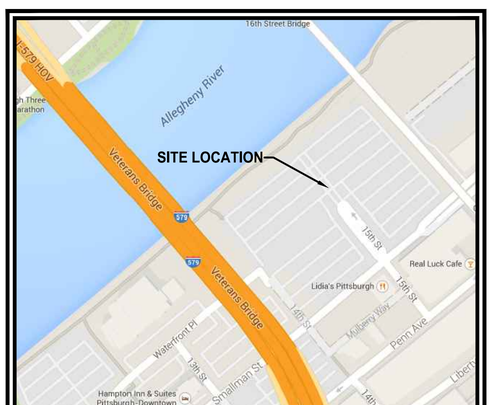
15TH ST GREENSWARD

CONCEPTUAL LAND DEVELOPMENT PLAN



Site Location Map
USGS Mapping
Not to Scale
For Reference Only

Site Location Map
Aerial Photography
Not to Scale
For Reference Only



Site Location Map
Google Maps
Not to Scale
For Reference Only

SITUATE IN:
2ND WARD
CITY OF PITTSBURGH
ALLEGHENY COUNTY
PENNSYLVANIA

PREPARED FOR:
THE BUNCHER COMPANY
1300 PENN AVENUE
PITTSBURGH, PENNSYLVANIA 15222

DRAWING SCHEDULE

C-100	TITLE SHEET
C-200	EXISTING CONDITIONS PLAN
C-300	SITE PLAN
C-400	GRADING PLAN
C-800	GENERAL NOTES
C-801	DETAILS
C-1000	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
C-1001	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS
C-1100	LANDSCAPE & LIGHTING PLAN

NOT FOR CONSTRUCTION

PVE Sheffler
Engineering • Surveying • Design
Waterfront Corporate Park III, Suite 101
2000 Georgetowne Drive
Sewickley, PA 15143
Phone: 724-444-1100
Fax: 724-444-1104
E-mail: info@pvesheffler.com

THE BUNCHER COMPANY
1300 Penn Avenue, Suite 300
Pittsburgh, Pennsylvania 15222

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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

DATE ISSUED: FEBRUARY 27, 2015

PLAN REVISIONS

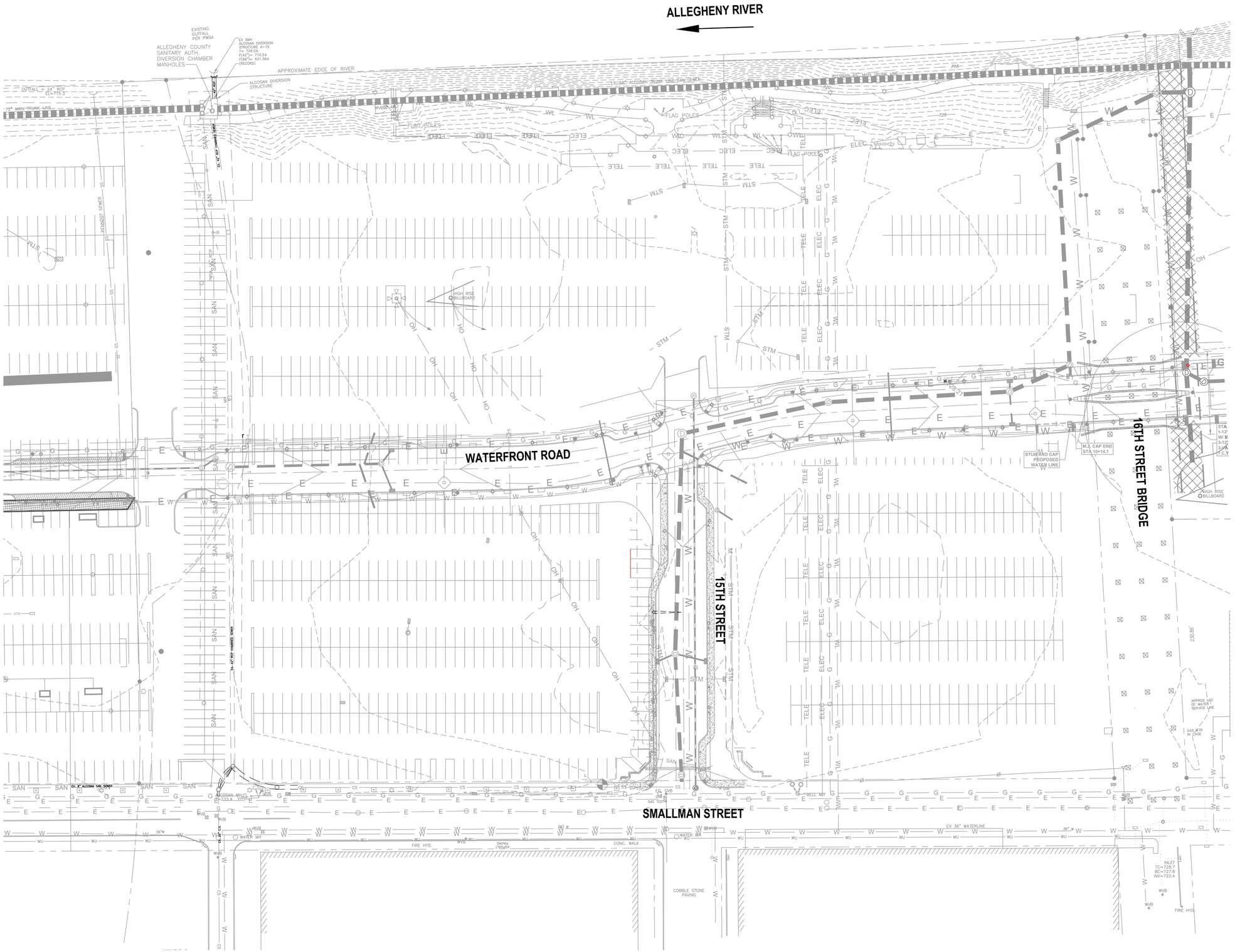
	DATE	DESCRIPTION
1	03/30/15	REVISED SIDEWALK WIDTH AND SWM FACILITY
2	05/04/15	REVISED SIDEWALK AND PAVEMENT TYPES
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

Situate In:
City of Pittsburgh, Allegheny County, Pennsylvania

Project Name:
15th St Greensward
CONCEPTUAL LAND DEVELOPMENT

Drawing Name:
TITLE SHEET

Project No: ***160336***
Drawing No: ***C-100***



0 40' 80'

Drawing Scale:
1" = 40'

NORTH

NOT FOR CONSTRUCTION

Prepared By:

PVE Sheffler
Engineering • Surveying • Design

Waterfront Corporate Park III, Suite 101
2000 Georgetowne Drive
Sewickley, PA 15143

Phone: 724-444-1100
Fax: 724-444-1104
E-mail: info@pvesheffler.com

Prepared For:

THE BUNCHER COMPANY
1300 Penn Avenue, Suite 300
Pittsburgh, Pennsylvania 15222

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2	05/04/15	REVISED SIDEWALK AND PAVEMENT TYPES
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

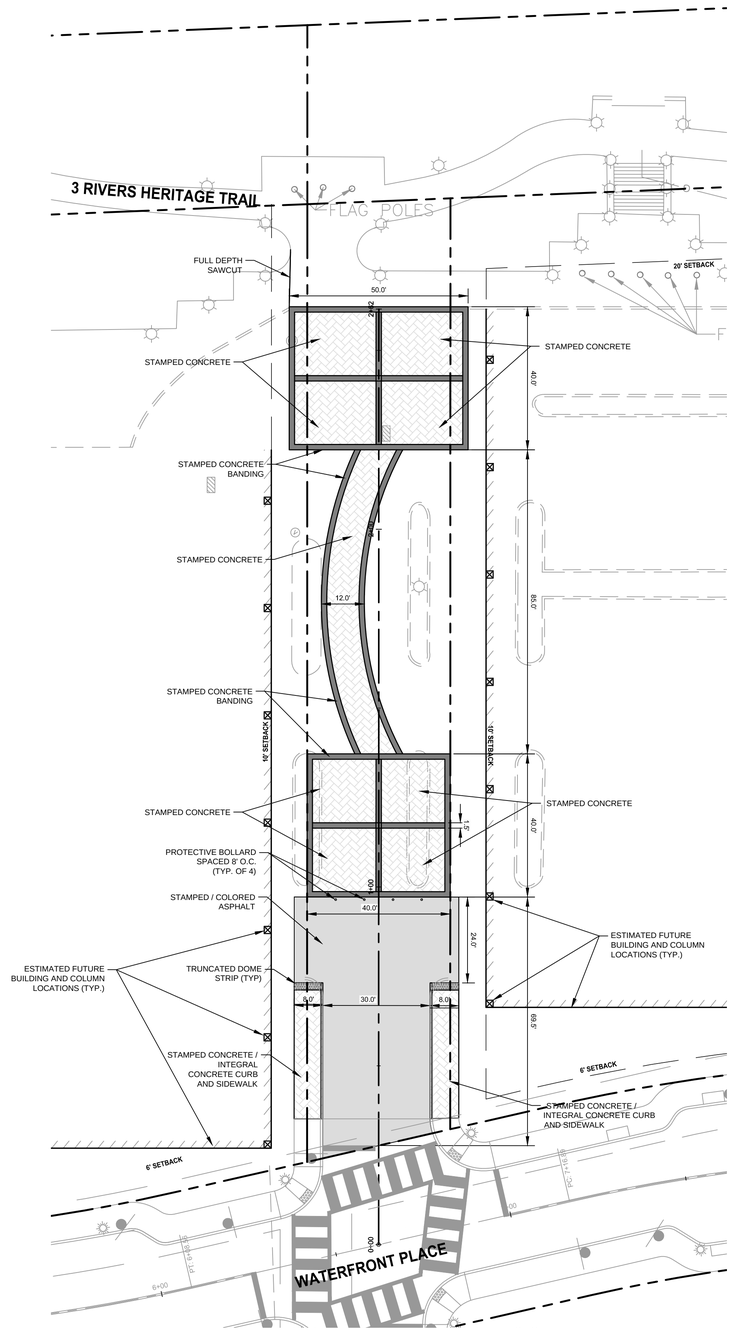
Situate In:
City of Pittsburgh, Allegheny County, Pennsylvania

Project Name:
15th St Greensward
CONCEPTUAL LAND DEVELOPMENT

Drawing Name:
EXISTING CONDITIONS PLAN

Project No: ***160336***

Drawing No: ***C-200***



STAMPED CONCRETE
COLOR: RED BRICK WITH PATINA
PATTERN: HARRINGBONE

STAMPED CONCRETE BANDING
COLOR: TAN WITH PATINA
PATTERN: RIVERSTONE

0 20' 40'

Drawing Scale:
1" = 20'

NORTH

NOT FOR CONSTRUCTION

Prepared By:

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5		
6		
7		
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9		
10		
11		
12		

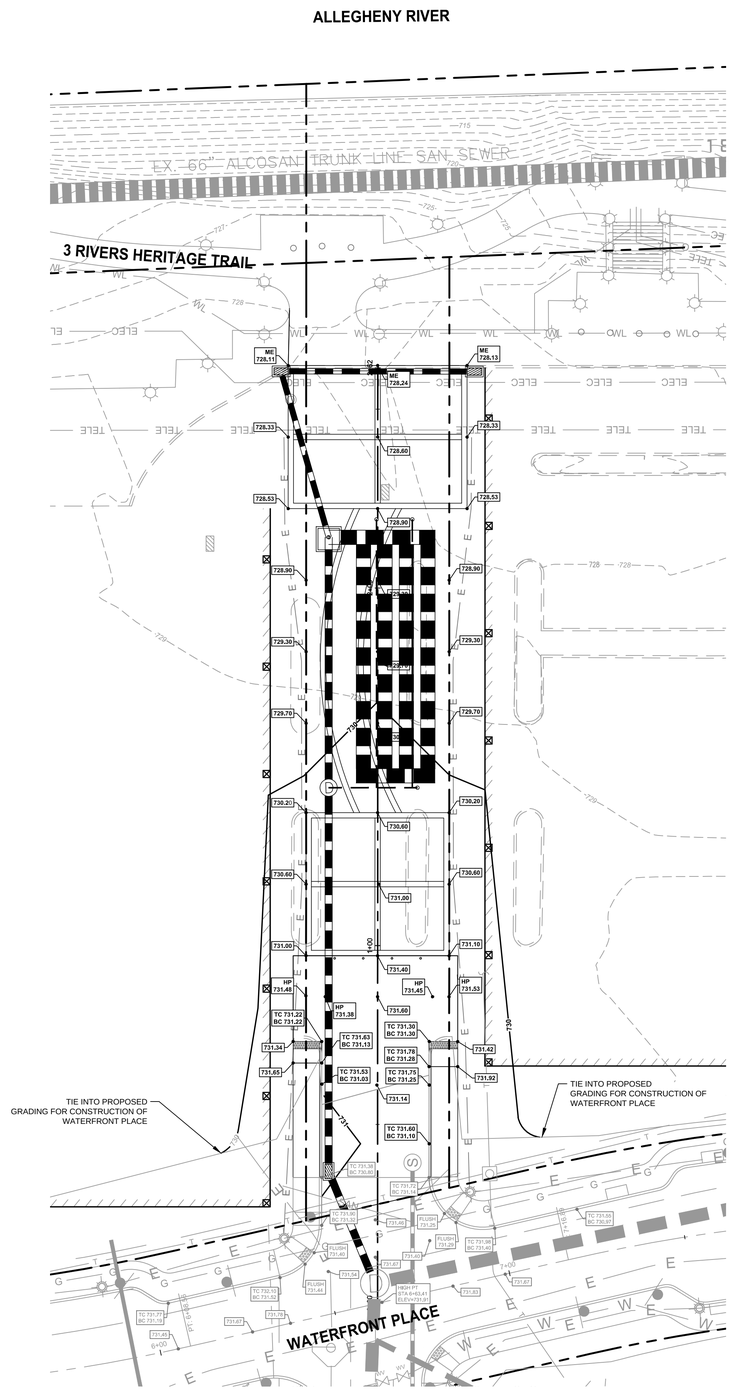
Situate In:
City of Pittsburgh, Allegheny County, Pennsylvania

Project Name:
15th St Greensward
CONCEPTUAL LAND DEVELOPMENT

Drawing Name:
SITE PLAN

Project No: ***160336***

Drawing No: ***C-300***



0 20' 40'

Drawing Scale:
1" = 20'

NORTH

NOT FOR CONSTRUCTION

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2	05/04/15	REVISED SIDEWALK AND PAVEMENT TYPES
3		
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Situate In:
City of Pittsburgh, Allegheny County, Pennsylvania

Project Name:
15th St Greensward
CONCEPTUAL LAND DEVELOPMENT

Drawing Name:
GRADING PLAN

Project No: ***160336***

Drawing No: ***C-400***

GENERAL NOTES:

1. CONTRACTOR IS REQUIRED TO CONTACT PA ONE CALL AT 1-800-242-1776 NO LESS THAN 3 WORKING DAYS AND NO MORE THAN 10 WORKING DAYS BEFORE STARTING ANY DIGGING, DRILLING, BLASTING, OR ANY OTHER RELATED CONSTRUCTION ACTIVITIES. PENNSYLVANIA ACT 187 REQUIRES NOTIFICATION BY CONTRACTORS PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH OF PA. THE CONTRACTOR SHALL BE REQUIRED TO CONTACT THE PENNSYLVANIA ONE CALL SYSTEM, INC. @ 1-800-242-1776.
2. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
3. ALL CONSTRUCTION ACTIVITIES TO CONFORM TO CURRENT STATE, COUNTY AND MUNICIPALITY BUILDING CODES.
4. THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO STARTING ANY CONSTRUCTION ACTIVITIES AND NOTIFY ENGINEER OF ANY DIFFERENCES.
5. LOCATIONS OF EXISTING UTILITIES AND STRUCTURES WERE TAKEN FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND PROTECTING ALL EXISTING UTILITIES BEFORE STARTING CONSTRUCTION ACTIVITIES. FURTHER, THIS FIRM IS NOT RESPONSIBLE FOR ANY UNDERGROUND OR OVERHEAD CONDITIONS, INCLUDING THOSE NOT SHOWN WHICH WOULD IN ANY WAY INTERFERE WITH THE CONSTRUCTION ACTIVITIES
6. RELOCATION OF ANY UTILITIES IS TO BE AT THE CONTRACTOR EXPENSE AND COMPLETED WITH THE SITE WORK. ALL NEW UTILITY LINE INSTALLATIONS MUST BE UNDERGROUND.
7. THE CONTRACTOR SHALL INSTALL UTILITIES TO THE LIMITS SHOWN ON THE CONSTRUCTION PLANS
8. ALL CONCRETE WORK SHALL CONFORM WITH MUNICIPALITY, COUNTY AND STATE STANDARDS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING WITH MATCHING MATERIALS ANY EXISTING PAVEMENT, DRIVEWAYS, WALKWAYS, CURBS AND ETC. THAT MUST BE CUT OR IS IN ANYWAY DAMAGED DURING CONSTRUCTION.
10. IT IS THE INTENT OF THESE DRAWINGS TO SHOW ALL NECESSARY WORK, THE COMPLETION OF WHICH WILL RENDER THEM ELIGIBLE FOR ACCEPTANCE INTO THE MUNICIPALITY AND / OR STATE ROAD SYSTEM. ANY ITEM OF WORK NOT SPECIFICALLY SHOWN, BUT NECESSARY FOR SUCH ELIGIBILITY FOR ACCEPTANCE, IS HEREBY IMPLIED.
11. REQUIRED STATE AND OR MUNICIPALITY PERMITS MUST BE OBTAINED PRIOR TO STARTING ANY CONSTRUCTION WORK WITHIN ANY PUBLIC RIGHT-OF-WAYS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL SEDIMENT AND EROSION CONTROLS.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ANY CHANGES OR REVISIONS TO THE APPROVED PLANS.
14. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODES.
15. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO START OF CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
16. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
17. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
18. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
19. ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH RESPECTIVE UTILITY.
20. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
21. THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
22. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
23. FINISH CURB AND WALK ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT GRADE UNLESS NOTED DIFFERENT ON PLAN.
24. CONTRACTOR SHALL ENSURE THAT ADEQUATE SITE LIGHTING IS PROVIDED PER OWNER'S SPECIFICATIONS.
25. ALL RADII DIMENSIONS ARE TO FACE OF CURB. PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
26. ALL UTILITIES TO SERVICE BUILDING SHALL BE UNDERGROUND ON SITE, UNLESS OTHERWISE INDICATED.
27. ALL DISTURBED AREAS SHALL HAVE TEMPORARY SEEDING AND MULCHING. ALL AREAS THAT ARE PLANNED TO BE BARE FOR MORE THAN 45 DAYS SHALL BE SEEDED AND MULCHED WITHIN SEVEN (7) DAYS.
28. ALL LOT STRIPING AND DIRECTIONAL ARROWS TO BE WHITE REFLECTIVE MARKINGS AND SHALL CONFORM TO PENNDOT REGULATIONS.
29. BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND THE JOB SITE THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHO PREPARED THE PLANS OF ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATIONS TO THESE PLANS OR OF ANY FIELD CONFLICTS.
30. ALL PERMITS RELATIVE TO THE PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES
31. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.
32. SEEDING, TEMPORARY AND PERMANENT, TO BE INSTALLED TO LOCAL REGULATIONS AND STANDARD PRACTICES.
33. ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH "THE CURRENT EDITION OF THE STATE DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS".
34. QUANTITIES SHOWN OR IMPLIED ON THESE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
35. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE OWNER AND DESIGN PROFESSIONAL HARMLESS OF ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, ACCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.
36. ALL SITE GRADING WORK SHALL BE AS INDICATED ON THE PLAN AND INSTALLED IN ACCORDANCE WITH THE PROCEDURES CONTAINED IN "THE CURRENT EDITION OF THE STATE DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS"
37. ALL DEBRIS FROM DEMOLITION OF EXISTING STRUCTURES AND SITE PREPARATION SUCH AS RUBBISH, STUMPS, DEBRIS, ETC., SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.

SEWER AND UTILITY NOTES:

1. UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM THE BEST AVAILABLE SOURCE AND MAY OR MAY NOT BE EITHER ACCURATE OR COMPLETE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES, EITHER PUBLIC OR PRIVATE, SHOWN HEREON OR NOT SHOWN HEREON. ANY REPAIRS SHALL BE DONE TO THE SATISFACTION OF THE APPROPRIATE UTILITY COMPANY.
2. THE GENERAL CONTRACTOR SHALL CONFIRM ALL NEW UTILITY TAP LOCATIONS WITH THE UTILITY OWNERS. ALL FEES SHALL BE THE RESPONSIBILITY OF DEVELOPER.
3. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THE ACTUAL LOCATION AND AVAILABILITY OF ALL EXISTING AND PROPOSED UTILITIES IN THE FIELD PRIOR TO GROUND BREAKING.
4. ALL STORM AND SANITARY SEWER PIPE LENGTHS AS SHOWN ON THE PLANS ARE FROM CENTER TO CENTER OF STRUCTURE.
5. GENERAL CONTRACTOR IS RESPONSIBLE FOR PERMITS AND/OR APPROVALS NECESSARY FOR ANY WORK IN ROADWAY OR RIGHT-OF-WAY.
6. ALL TRENCH EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH TRENCH BACKFILL DETAIL SHOWN ON THESE PLANS.
7. MINIMUM COVER FOR CONDUITS SHALL BE 36" UNLESS OTHERWISE SHOWN OR NOTED ON THESE PLANS.
8. ALL MANHOLES, VALVES, AND MONUMENT FRAMES SHALL BE SET TO FINISH GRADE AFTER PAVING.
9. THE CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY ORDERS. TRENCHES SHALL BE SHORED IN ACCORDANCE WITH OSHA.
10. THE MINIMUM SLOPE FOR SANITARY SEWER LINES SHALL BE AS FOLLOWS: 1) 1/4"/FT FOR 4" LINES AND 2) 1/8"/FT FOR 6" LINES. CLEANOUTS SHALL BE PLACED AT 75' INTERVALS.
11. CABLE TV SERVICE ROUTING IS NOT PART OF THIS PLAN, CONTRACTOR TO COORDINATE WITH CABLE COMPANY.
12. EXISTING MANHOLES SHOULD BE FIELD VERIFIED FOR RIMS AND INVERTS.
13. ALL INSTALLATION OF UTILITIES MUST BE PERFORMED IN ACCORDANCE WITH UTILITY COMPANY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR THE INDIVIDUAL UTILITY COMPANIES PRIOR TO THE START OF WORK.
14. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND, WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE PROJECT ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING AROUND OR NEAR UTILITIES.
15. ALL WORK SHALL BE GOVERNED BY THE LATEST EDITIONS OF THE STATE MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, BUILDING CODE, ENERGY CONSERVATION, HANDICAP ACCESSIBILITY, NATIONAL ELECTRICAL CODES AND NATIONAL FIRE PROTECTION ASSOCIATION CODES AND AS ADOPTED BY THE AUTHORITIES HAVING JURISDICTION.
16. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT, ETC., THAT MAY BE REQUIRED.
17. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS/METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
18. OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING 5 FEET IN DEPTH.
19. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
20. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED PRIOR APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO THE OF ALTERNATE EQUIPMENT.
21. WATER PIPING SHALL BE CONNECTED TO BUILDING STUBS, VERIFY LOCATIONS PRIOR TO BEGINNING WATER PIPE INSTALLATION.
22. WASTE PIPING SHALL BE CONNECTED TO BUILDING STUBS, VERIFY LOCATIONS AND INVERTS PRIOR TO BEGINNING ANY WASTE PIPE INSTALLATION.
23. SITE UTILITY CONTRACTOR TO PROVIDE WATER, SANITARY SEWER, AND ROOF DRAIN LEADERS TO WITHIN 5 FEET OF THE BUILDING. CONTRACTOR SHALL COORDINATE SITE PLAN CONNECTIONS WITH THE ARCHITECTURAL AND MEP BUILDING PLANS.
24. SANITARY CLEANOUTS SHALL BE PLACED NO MORE THAN 75 FEET APART. CLEAN OUTS LOCATED IN PAVEMENT AREAS SHALL HAVE HEAVY DUTY TRAFFIC RATED CONSTRUCTION.
25. RELATION OF WATER MAINS TO SEWERS: A. LATERAL SEPARATION OF SEWER AND WATER MAINS: WATER MAINS SHALL BE LAID AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SEWERS UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10 FOOT LATERAL SEPARATION, IN WHICH CASE:

    - THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, OR

    - THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER LINE WITH THE WATER MAIN LOCATED AT ONE SIDE ON A BENCH OF UNDISTURBED EARTH, AND ABOVE THE TOP OF THE SEWER.

    B. CROSSING A WATER MAIN OVER A SEWER MAIN:

    WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER MAIN, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 INCH VERTICAL SEPARATION - IN WHICH CASE BOTH THE WATER MAIN AND SEWER MAIN SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.

    C. CROSSING A WATER MAIN UNDER A SEWER MAIN:

    WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER MAIN BOTH THE WATER MAIN AND SEWER MAIN SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.

    D. CROSSING A SEWER LINE OVER OR UNDER A STORM DRAIN:

    WHENEVER IT IS NECESSARY FOR A SEWER LINE TO CROSS A STORM DRAIN PIPE, THE SEWER LINES SHALL BE LAID AT SUCH AN ELEVATION THAT THE OUTSIDE OF THE SEWER LINE NEAREST TO THE OUTSIDE OF THE STORM DRAIN PIPE SHALL MAINTAIN A 12 INCH CLEAR SEPARATION DISTANCES, OR ENCASED IN EITHER CONCRETE OR DUCTILE IRON PIPE FOR AT LEAST 5 FEET ON EITHER SIDE OF THE CROSSING
26. UNDERGROUND CONDUITS TO SIGNS, LOT LIGHTS, ETC., SHALL BE PLACED IN GRASS OR LANDSCAPE AREAS WHENEVER POSSIBLE. THE LOCATION OF THE CONDUIT AS SHOWN ON THESE PLANS SHALL BE CONSIDERED TO BE SCHEMATIC WITH ACTUAL LOCATION TO BE VERIFIED BY THE GENERAL CONTRACTOR, PVC SCH. 40 SLEEVES SHALL BE INSTALLED FOR ALL CONDUIT CROSSING UNDER PAVED AREAS.
27. SEE ELECTRICAL SHEETS FOR SIZE OF CONDUIT AND WIRE ON ALL ELECTRICAL SERVICE.
28. TRANSFORMER BY ELECTRIC COMPANY, GENERAL CONTRACTOR TO PROVIDE PAD. REFER TO ELECTRIC COMPANY SPECIFICATIONS FOR PAD CONSTRUCTION.
29. ALL DRAINAGE STRUCTURES SHALL BE PRECAST OR POURED IN PLACE IN ACCORDANCE WITH PENNDOT AND MUNICIPALITY REQUIREMENTS.
30. STORM DRAINAGE STRUCTURES SHALL BE MODIFIED AS REQUIRED AND IN ACCORDANCE WITH PENNDOT SPECIFICATIONS TO ACCOMMODATE PROPOSED PIPE DIMENSIONS AND ANGLES.
31. ALL STORM DRAINAGE PIPES AND INLETS SHALL BE CLEANED OF DEBRIS AND SEDIMENTATION DURING THE FINAL STAGES OF CONSTRUCTION.
32. ALL STORM SEWER STRUCTURES SHALL HAVE INLET SHAPING TO DIRECT FLOWS TO THE INVERT OUT OF STRUCTURE.
33. WHERE A STORM LATERAL IS NOT PROVIDED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTING ALL ROOF DRAINS DIRECTLY TO THE STORM SEWER SYSTEM WITH A BOOT OVER THE EXISTING SEWER MAIN LINE, AND AN AS-BUILT LOCATION OF THE CONNECTION MUST PROVIDED TO THE MUNICIPALITY. NO BUILDING ROOF DRAINS ARE PERMITTED TO BE DISCHARGED ONTO THE PAVEMENT OR FREELY OVER SLOPES.
34. WHERE EXISTING UTILITIES ARE TO BE CONNECTED INTO OR CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE EXCAVATED BY THE CONTRACTOR PRIOR TO WORK TO DETERMINE THE EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE SUPPLIED TO THE OWNER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS THAT MAY BE REQUIRED TO AVOID CONFLICTS.
35. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY AS-BUILT INFORMATION ON ALL CONSTRUCTION. ALL LATERALS AND APPURTENANCES WILL BE REFERENCED FROM THE CLOSEST MANHOLE. THE CONTRACTOR SHALL MAINTAIN THE AS-BUILT DRAWINGS AT THE CONSTRUCTION SITE.
36. SANITARY SEWER IMPROVEMENTS WILL NOT BE ACCEPTED UNTIL MUNICIPALITY HAS APPROVED THE AS-BUILT DRAWINGS.
37. SEWER CONSTRUCTION PERMITS MUST BE OBTAINED FROM THE MUNICIPALITY AT LEAST 48 HOURS PRIOR TO THE START OF ANY SANITARY SEWER CONSTRUCTION.
38. PROPOSED CONNECTIONS TO EXISTING SANITARY MANHOLES SHALL BE CORED, DRILLED AND BOOTED.
39. SANITARY MANHOLES SHALL BE PRECAST CONCRETE MANHOLES MEETING THE REQUIREMENTS OF ASTM 478 WITH EXCEPTIONS AS PER MUNICIPALITY SEWER CONSTRUCTION STANDARDS.
40. TRENCH OPEN CUTS SHALL BE LIMITED TO 100 FT.
41. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
42. TRENCH DEWATERING SHALL DISCHARGE INTO AN APPROVED SEDIMENT FILTERING DEVICE.
43. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COSTS HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE, OTHER OBSTRUCTIONS OR FROM ANY DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NON-SUBSCRIBING UTILITIES.
44. THE CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
45. CONTRACTOR SHALL COORDINATE EXACT SIZE OF HVAC CONCRETE PADS WITH MECHANICAL CONTRACTOR. REFER TO MECHANICAL PLANS FOR DETAILS.
46. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS NOT INTERFERING WITH THE WORK, SUBJECT TO APPROVAL BY THE PROJECT ENGINEER.
47. THE SITE GRADING PLAN DEPICTS FINISHED GRADE CONDITIONS. ALL ROADWAY AREAS SHALL BE GRADED TO SUBGRADE CONDITIONS. ALL AREAS OUTSIDE OF ROADWAYS SHALL BE GRADED TO WITHIN SIX (6) INCHES OF FINAL GRADES. FINISH GRADING OPERATIONS SHALL INCLUDE PLACEMENT OF SIX (6) INCHES OF GOOD QUALITY TOPSOIL IN PREPARATION FOR STABILIZATION OPERATIONS.
48. ALL SUBGRADE SURFACES SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM SURFACE GRADE PRIOR TO FINISHED SURFACE APPLICATIONS. ALL WORK SHALL BE INSPECTED BY THE ON-SITE GEOTECHNICAL ENGINEER.
49. ALL EARTHMOVING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED E&S PLAN.
50. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH UTILITY COMPANY STANDARDS & SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE INDIVIDUAL UTILITY COMPANIES PRIOR TO THE START OF WORK.
51. UPON COMPLETION OF THE PROPOSED SANITARY SEWER, THE DEVELOPER REMAINS RESPONSIBLE FOR THE MANHOLE TOP ELEVATION RELATIVE TO THE FINAL GRADE ELEVATION.
52. INSTALLATION OF SANITARY SEWERS SHALL BE AS INDICATED ON THE PLANS AND PER MANUFACTURERS RECOMMENDATIONS AND SHALL CONFORM TO APPLICABLE LOCAL, STATE AND COUNTY REGULATIONS.
53. THE USE OF LASER TECHNOLOGY IS RECOMMENDED FOR PIPE INSTALLATIONS WITH PROPOSED SLOPES OF LESS THAN 1%.
54. SOME PORTIONS OF PROPOSED SLCPP STORM SEWER WITHIN THIS PLAN MAY BE SHOWN ON A CURVED ALIGNMENT. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURER RECOMMENDATIONS FOR THE INSTALLATION OF PIPE IN THIS MANNER. THE MANUFACTURER OF ADS N-12 PIPE INDICATES THAT THE SEWER CAN BE LAID IN THIS MANNER AS A SERIES OF TANGENT (STRAIGHT SECTIONS) DEFLECTED HORIZONTALLY AT EACH JOINT. NEITHER THE PIPE NOR THE JOINT SHOULD BE AXIALLY DEFLECTED IN ANY MANNER TO CAUSE STRESS AT THE JOINT.
55. NEW CURB INSTALLATION TO PROVIDE PAVEMENT DRAINS (UNDER DRAINS). PROVIDE CONNECTION OF DRAINS TO NEAREST STORM SYSTEM STRUCTURE.

GRADING NOTES

1. ALL GRADING, BACKFILLING, EXCAVATION, ETC.,, SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE "THE CURRENT EDITION OF THE STATE DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS".
2. CONTRACTOR SHALL LOCATE AND VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. PROPOSED CONTOURS & PROPOSED SPOT ELEVATIONS ARE FINISH GRADE.
4. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING EARTHWORK OPERATIONS TOO PROVIDE FINISH GRADES AS SHOWN ON THE PLANS. IMPORT/EXPORT OF MATERIAL NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONSTRUCTION SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, NEITHER THE OWNER NOR THE OWNER'S REPRESENTATIVES SHALL BE EXPECTED TO ASSUME RESPONSIBILITY FOR SAFETY OF THE WORK OR OF PERSONS ENGAGED IN THE WORK.
6. A REGISTERED GEOTECHNICAL ENGINEER, IN THE EMPLOYMENT OF THE OWNER, SHALL BE ON-SITE DURING EARTH MOVING OPERATIONS.
7. SEED ALL AREAS WITHIN THE LIMIT OF WORK AND ALL AREAS DISTURBED BY DEMOLITION AND CONSTRUCTION WITH PERMANENT LAWN SEEDING WHERE SLOPE IS LESS THAN 3:1.
8. PLANTING BEDS & SEEDED AREAS TO RECEIVE A MINIMUM OF 6" TOPSOIL UNLESS OTHERWISE NOTED.

LANDSCAPE NOTES:

1. ALL PLANTS TO BE STAKED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING.
2. ALL PLANT MATERIAL TO MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT LANDSCAPE ARCHITECT'S APPROVAL.
4. ALL TREES AND SHRUBS ARE TO BE MULCHED WITH 3" DOUBLE SHREDDED HARDWOOD MULCH.
5. TURFGRASS TO BE SEED MIXTURE FORMULA D, SEEDED PER PADOT PUBLICATION 408, SECTION 804.
6. APPLY THE FOLLOWING TO ALL SEEDED AREAS AT RATES PER 1000 SQUARE FEET: 80 LBS. GROUND AGRICULTURAL LIMESTONE, 50 LBS. 0-20-0 FERTILIZER, 20 LBS. 10-10-10 FERTILIZER. SUBMIT SOIL TEST TO LANDSCAPE ARCHITECT AND FOLLOW RECOMMENDATION OF THE REPORT.
7. MULCH SEEDED AREAS WITH CEREAL STRAW AND MAINTAIN WATERING UNTIL LAWN IS ESTABLISHED. HOSES AND SPRINKLERS TO BE PROVIDED BY CONTRACTOR, WATER BY OWNER.
8. ALL PLANTINGS SHALL BE GUARANTEED FOR A MINIMUM OF A ONE (1) YEAR PERIOD. CONTRACTOR TO SUBMIT WRITTEN GUARANTEE WITH BID. PLANTS THAT FAIL WITHIN THE GUARANTEED PERIOD ARE TO BE REPLACED IN MATCHING SIZE THE NEXT SEASON.
9. ALL WORK COVERED BY THIS DRAWING TO BE PERFORMED IN ACCORDANCE WITH THE HIGHEST STANDARDS OF THE TRADE. DISTURBED AREAS ARE TO BE RESTORED TO ITS ORIGINAL CONDITION. SEED MIXTURE TO MATCH OR BLEND WITH EXISTING TURF. CLEAN-UP FOLLOWING WORK AND DEBRIS REMOVAL IS REQUIRED.

NOT FOR CONSTRUCTION

PVE Sheffler
Engineering • Surveying • Design
Waterfront Corporate Park III, Suite 101
2000 Georgetowne Drive
Sewickley, PA 15143
Phone: 724-444-1100
Fax: 724-444-1104
E-mail: info@pvesheffler.com

THE BUNCHER COMPANY
1300 Penn Avenue, Suite 300
Pittsburgh, Pennsylvania 15222

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

DATE ISSUED: FEBRUARY 27. 2015

PLAN REVISIONS

	DATE	DESCRIPTION
1	03/30/15	REVISED SIDEWALK WIDTH AND SWM FACILITY
2	05/04/15	REVISED SIDEWALK AND PAVEMENT TYPES
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Situate In:
City of Pittsburgh, Allegheny County, Pennsylvania

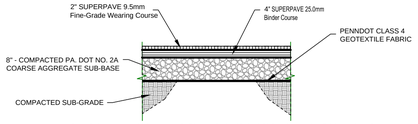
Project Name:
15th St Greensward
CONCEPTUAL LAND DEVELOPMENT

Drawing Name:
GENERAL NOTES

Project No: ***160336***
Drawing No: ***C-800***

NOTE: ALL PAVEMENT SPECIFICATION AND/OR THICKNESS RECOMMENDATIONS SHOWN ON THE CONSTRUCTION PLANS SHALL ALWAYS DEFER TO THE GEOTECHNICAL REPORT WHEN ONE EXISTS.

NOTE: -All Materials Shall Conform To PennDOT Publication 408.
-Seal edges with PG64-22.



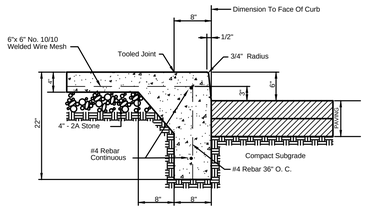
All manhole covers and inlet grates shall be set flush with the initial paving section finish grade. Prior to placing the final 2" SUPERPAVE 9.5 mm - Fine Grade Wearing Course all manhole covers and inlet grates shall be adjusted with metal adjustment rings.

The components of the pavement structure shall be designed and constructed in accordance with PennDOT publication 408 Specifications (most recent addition).

* All aggregate sizes shown are AASHTO numbers unless otherwise noted. All material must be PennDOT approved.
* All utility crossings must be installed prior to placing bituminous pavement.
* Additional subgrade drains may be required where underground water is encountered.
* If the subbase is not installed by November 1, the bituminous pavement must be delayed until the next paving season.

BITUMINOUS PAVING SECTION

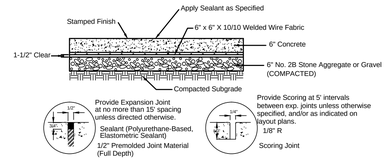
Not to Scale



NOTES: 1. All Curbs And Walks Shall Be Monolithis Pours, Score Joints In Vertical Curb Surface To Align With Walkway Joints.
2. Sidewalk is 4 Feet Wide
3. Apply 2 Coats Of Linseed Oil After Concrete Has Cured.

INTEGRAL CURB AND SIDEWALK DETAIL

Not to Scale

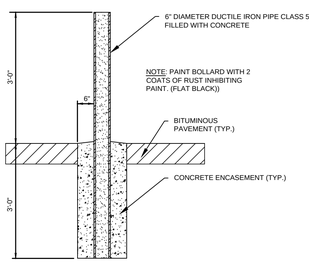


EXPANSION JOINT DETAIL

CONTROL JOINT DETAIL

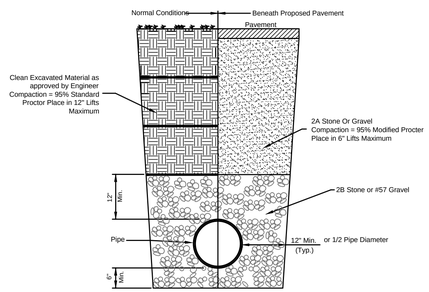
STAMPED CONCRETE DETAIL

Not to Scale



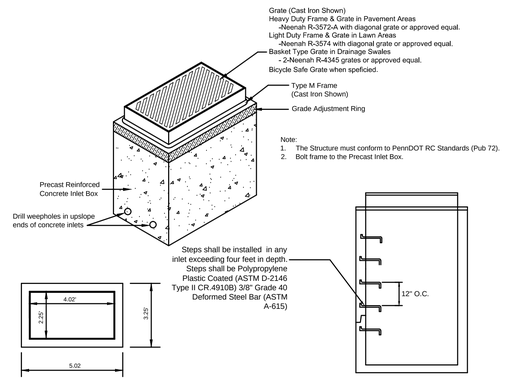
PROTECTIVE BOLLARD DETAIL

NOT TO SCALE



PIPE BEDDING AND TRENCHING DETAIL

NOT TO SCALE

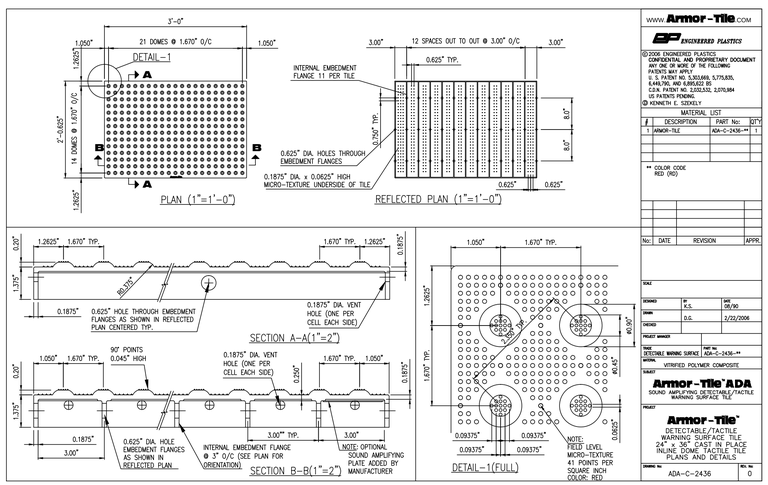


PLAN VIEW

STORM INLET DETAIL

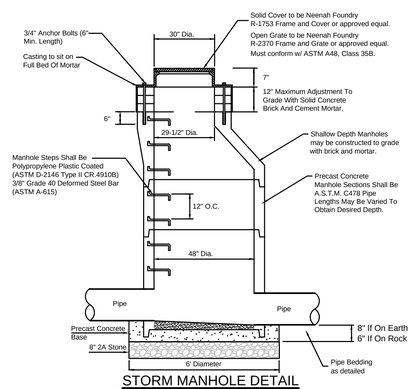
PROFILE

NOT TO SCALE



TRUNCATED DOME STRIP DETAIL

NOT TO SCALE



STORM MANHOLE DETAIL

NOT TO SCALE

NOT FOR CONSTRUCTION

PVE Sheffler
Engineering • Surveying • Design
Waterfront Corporate Park III, Suite 101
2000 Georgetowne Drive
Sewickley, PA 15143
Phone: 724-444-1100
Fax: 724-444-1104
E-mail: info@pvesheffler.com

THE BUNCHER COMPANY
1300 Penn Avenue, Suite 300
Pittsburgh, Pennsylvania 15222

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DATE ISSUED: FEBRUARY 27. 2015

PLAN REVISIONS

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3		
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5		
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8		
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10		
11		
12		

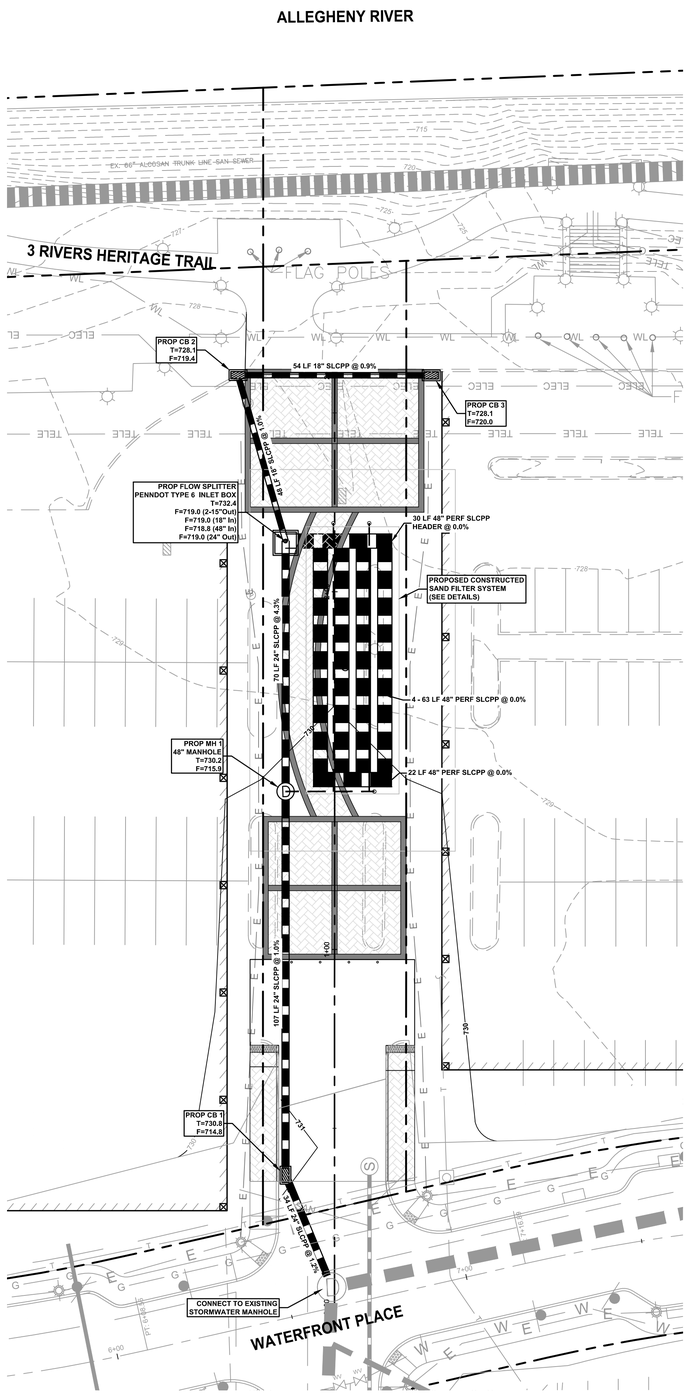
Situate In:
City of Pittsburgh, Allegheny County, Pennsylvania

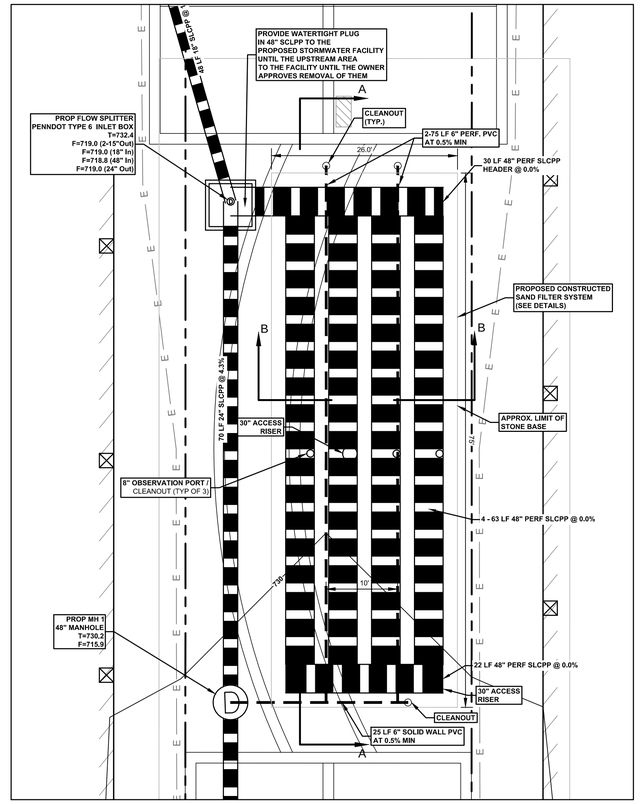
Project Name:
15th St Greensward
CONCEPTUAL LAND DEVELOPMENT

Drawing Name:
DETAILS

Project No: ***160336***

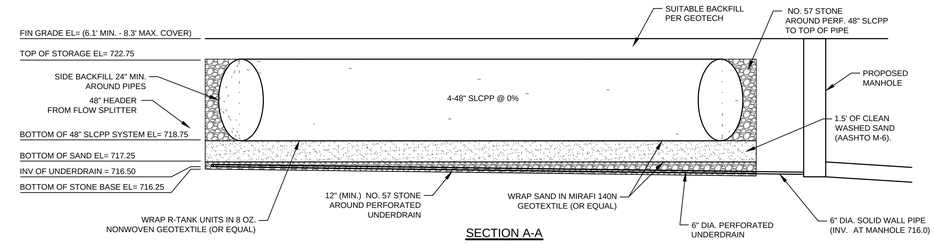
Drawing No: ***C-801***



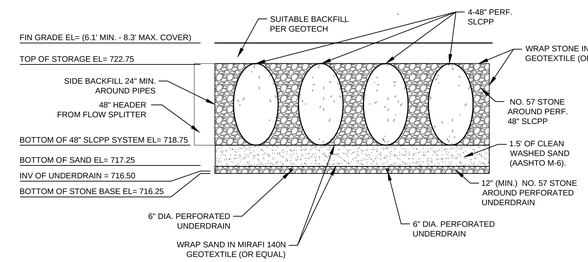


STORMWATER FACILITY
DETAILED INSET

SCALE: 1"=10'



SECTION A-A

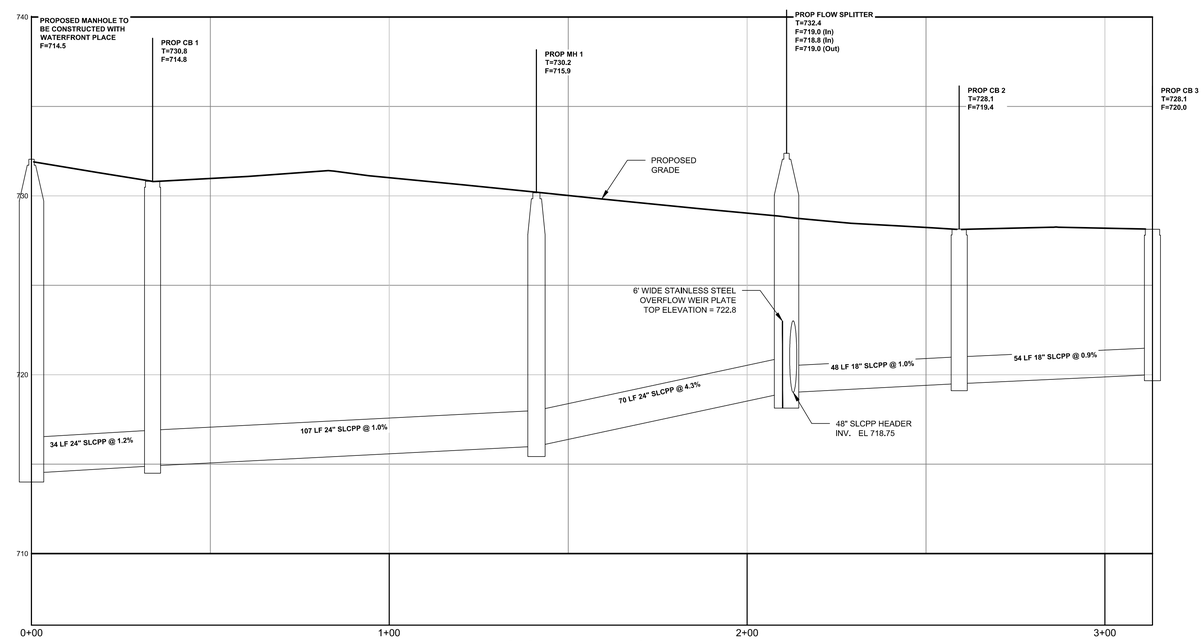


SECTION B-B
UNDERGROUND DETENTIN / CONSTRUCTED
SAND FILTER SYSTEM SECTIONS

SCALE: NOT TO SCALE

SUBSURFACE PCSM FACILITY CONSTRUCTION SEQUENCE

1. The construction and/or installation of subsurface PCSM facilities and associated infrastructure shall not be started until the contributing drainage areas have been stabilized with a uniform 70% vegetated cover or pavement as specified on plans.
2. Excavate the area(s) that the proposed subsurface PCSM facility or facilities are to be installed to the elevations and dimensions shown own plans and details.
3. Place stone and underdrains at the bottom of the excavated area and install sand filter below where 48" Perf. Pipes are to be installed. Ensuring sand is wrapped in fabric and protected at all times from sediment laden water.
4. Construct the 48" perf. pipe structure and openings for inlet and outlet pipes per details and manufacturer recommendations
5. Once outlet and inlet pipes have been connected or stubbed the void area can then be backfilled with stone and fill as shown on the details. Install plugs in inlet pipes at the flow splitter at this time.
6. The areas of the PCSM facilities should be protected from vehicle traffic until the finished grade cover specified on plans and details has been provided. Heavy construction vehicular traffic should not be kept from driving over the areas of the subsurface PCSM facility.



STORM DRAIN PROFILE
Scale- Horizontal: 1" = 20'
Vertical: 1" = 4'

Soil Notes

- There are no geologic or soil conditions known to exist on site that would have the potential to cause pollution. Should any such condition or material be discovered during the earthmoving activities associated with this development, the contractor is required to follow all federal and local standards for the proper handling and disposal of such material. If any questions arise about proper procedures for handling such material, the contractor should contact the Allegheny County Conservation District and/or the Pennsylvania Department of Environmental Protection.

0 20' 40'

Drawing Scale:
1" = 20'

NORTH

NOT FOR CONSTRUCTION

Prepared By:

PVE Sheffler
Engineering • Surveying • Design
Waterfront Corporate Park III, Suite 101
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Sewickley, PA 15143
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Prepared For:

THE BUNCHER COMPANY
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Pittsburgh, Pennsylvania 15222

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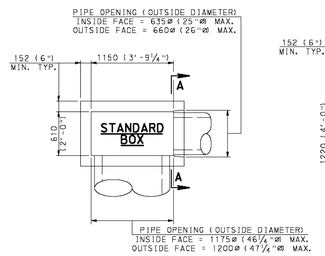
Situate In:
City of Pittsburgh, Allegheny County, Pennsylvania

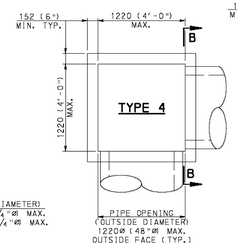
Project Name:
15th St Greensward
CONCEPTUAL LAND DEVELOPMENT

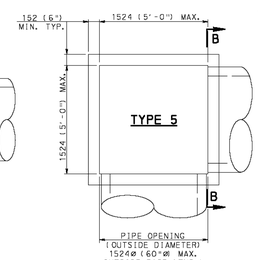
Drawing Name:
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

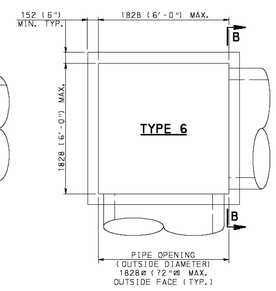
Project No: **160336**

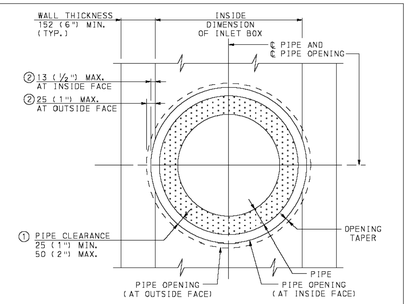
Drawing No: **C-1000**



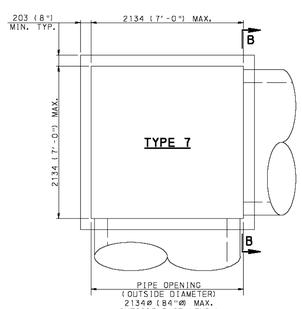


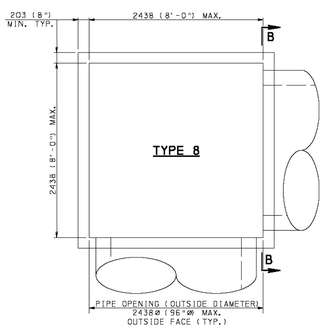


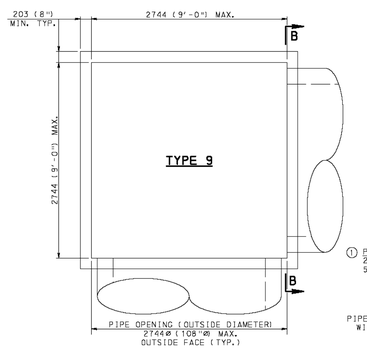


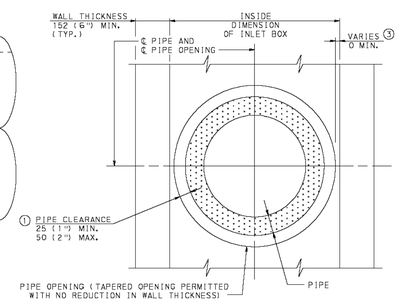


SECTION A-A
(STANDARD INLET BOX ONLY)

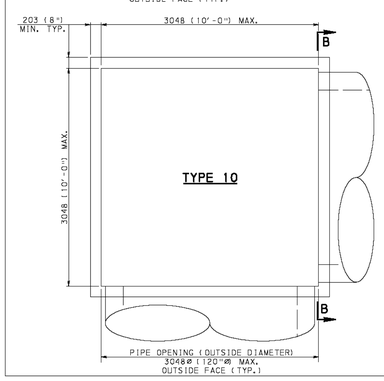


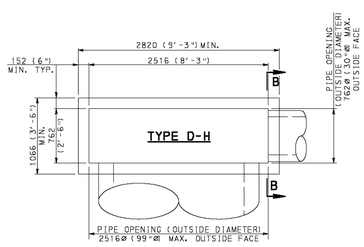






SECTION B-B
(TYPICAL ALL TYPES EXCEPT STANDARD)

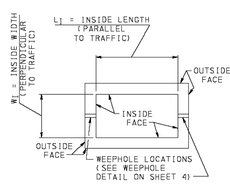




PLAN - INLET BOXES

NOTES

1. FOR ADDITIONAL NOTES, SEE SHEETS 1 - 3.
2. FOR PIPE LOCATION AND PIPE OPENING NOTES, SEE SHEET 2.



INLET BOX SCHEMATIC

LEGEND

OUTSIDE FACE - OUTSIDE FACE OF INLET BOX WALL
INSIDE FACE - INSIDE FACE OF INLET BOX WALL

LEGEND

① OUTSIDE DIAMETER OF PIPE TO PIPE OPENING
② REDUCTION IN WALL THICKNESS DIMENSION
③ INSIDE FACE OF BOX WALL TO OUTSIDE DIAMETER OF PIPE OPENING

NOTE: EITHER ALL METRIC OR ALL ENGLISH VALUES MUST BE USED ON PLANS. METRIC AND ENGLISH VALUES SHOWN MAY NOT BE MIXED.

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION
BUREAU OF DESIGN

INLET BOXES
INLET BOX TYPES

RECOMMENDED JUN. 1, 2010	RECOMMENDED JUN. 1, 2010	SHT 6 OF 45
CHIEF, HWY. KA DIVISION	DIRECTOR, BUREAU OF DESIGN	RC-46M

NOT FOR CONSTRUCTION

OPERATION, MAINTENANCE, AND INSPECTION SCHEDULE

Sub-Surface Stormwater Detention Facility

The Owner of the proposed stormwater control facility shall at all times operate and maintain the facilities in a safe and operable condition so as not to imperil life, health, safety, or property located above or below the facility.

The Owner of the facility shall be responsible for the evaluation of the safety and operational status of the facility and all appurtenant structures and the modification thereof in accordance with the requirement to ensure protection of life and property as specified above.

The Owner of the facility shall inspect the facilities and all appurtenant works according to the following schedule:

1. The facility and its appurtenant control and conveyance works shall be inspected at least once every three (3) months, and directly after every heavy storm event.
2. The Owner shall retain records of such inspections, including records of actions taken to correct conditions found during such inspections.

The periodic inspection of the proposed facility shall be completed in such a manner so as to detect any of the following conditions which may occur during the normal operation of the facility.

1. The ground surrounding the facility should also be inspected for changes in grade. If any unusual changes are observed, an Engineer should be consulted to determine the severity of the problem.

Should any of the above mentioned conditions exist at the time of such an inspection, immediate action should be taken to correct the same, and a full report of all action taken shall be retained by the Owner of the facility.

Street/Parking Lot Sweeping

The owner of the property must ensure that site-wide street sweeping by a vacuum truck is being performed in accordance with the following guidelines.

Street Sweeping Schedule

The site-wide impervious parking areas of the site shall be swept biannually in accordance with the following schedule.

1. Street Sweeping should occur in the spring immediately following the last anticipated snowfall, usually in the last week of April or first week of May.
2. Street Sweeping should occur again at or near the end of October or beginning of November.

Notification Policy

Establish a street sweeping notification policy such as posting temporary signs and the use of flyers. Notification should include the date and time of the scheduled street sweeping and should be displayed or distributed 3 days prior the day of sweeping.

Disposal of Sweepings

Street Sweeping material often includes sand, salt, leaves and other debris that could contain pollutants and must be tested prior to disposal to determine if material is hazardous. Disposal and reuse of material should adhere to all federal and state regulations.

Street Sweepings Reuse Practices

Although sweepings may contain pollutants, federal and state regulations may allow the reuse of sweepings for general fill, parks, road shoulders and other applications as long as the material is not a threat to surface waters. Prior to reuse, trash, leaves, and other debris from sweepings should be removed by screening or other methods. Trash and debris removed should be disposed of by recycling or sent to a landfill.

Responsible Party: Current property owner

Maintenance / Inspection Cost Per Year: $5000

PVE Sheffler
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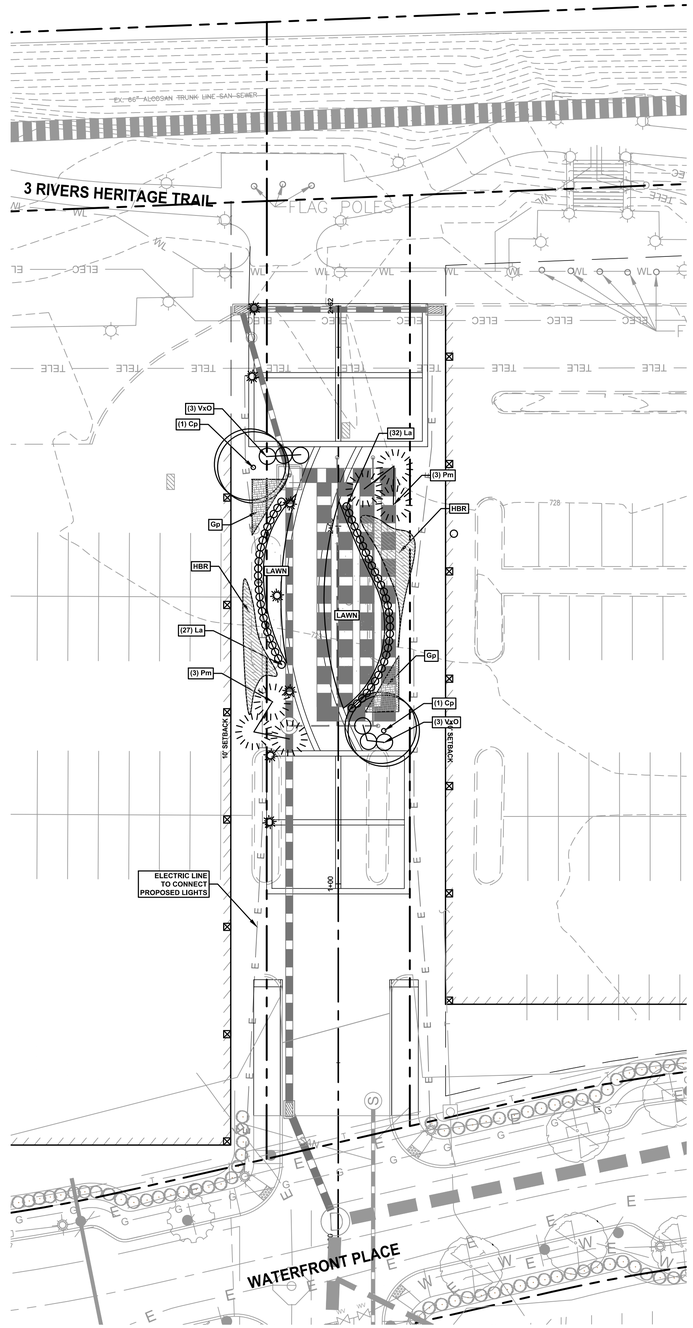
Situate In:
City of Pittsburgh, Allegheny County, Pennsylvania

Project Name:
15th St Greensward
CONCEPTUAL LAND DEVELOPMENT

Drawing Name:
POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

Project No: **160336**
Drawing No: **C-1001**

ALLEGHENY RIVER



Plant List

QTY.	ID	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
	Trees					
2	Cp	Castanea pumila	Allegheny chinquapin	6' No. 5 Cont	As Shown	20' Ht. 25' Sp.
	Shrubs					
6	Pm	Pinus mugo 'Aurea'	Golden Mugho Pine	24" B&B	As Shown	5' Ht. 5' Sp.
6	VxO	Vaccinium x 'Ornablue'	Ornablue Blueberry	15" No. 3 Cont.	As Shown	3' Ht. 3' Sp.
	Ground Cover & Perrenials					
292	Gp	Gaultheria procumbens	Wintergreen	Clump Quart	As Shown	3" Ht.
59	La	Lavandula angustifolia 'Munstead Strain'	Munstead Lavender	Clump No. 2 Cont	As Shown	1' Ht.
320	HBR	Hemerocallis hybrids 'Big Ross'	Big Ross Daylilies	Clump No. 1 Cont.	As Shown	4.5' Ht.

0 20' 40'

Drawing Scale: 1" = 20'

NORTH

NOT FOR CONSTRUCTION

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12		

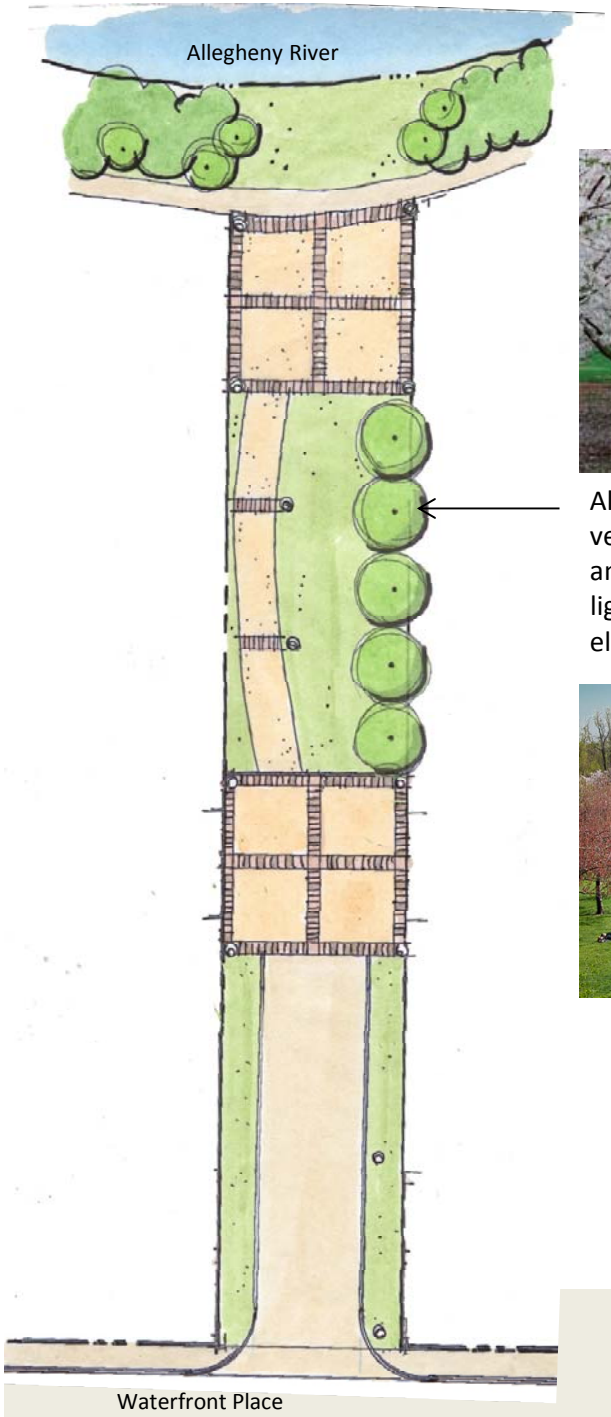
Situate In:
City of Pittsburgh, Allegheny County, Pennsylvania

Project Name:
15th St Greensward
CONCEPTUAL LAND DEVELOPMENT

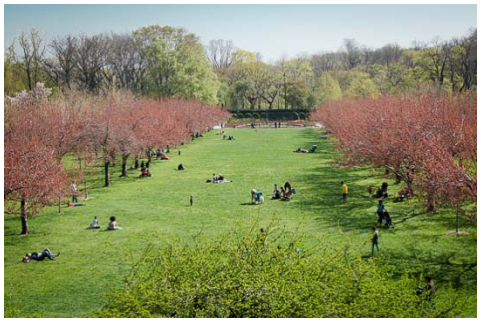
Drawing Name: **LANDSCAPE & LIGHTING PLAN**

Project No: ***160336***

Drawing No: ***C-1100***

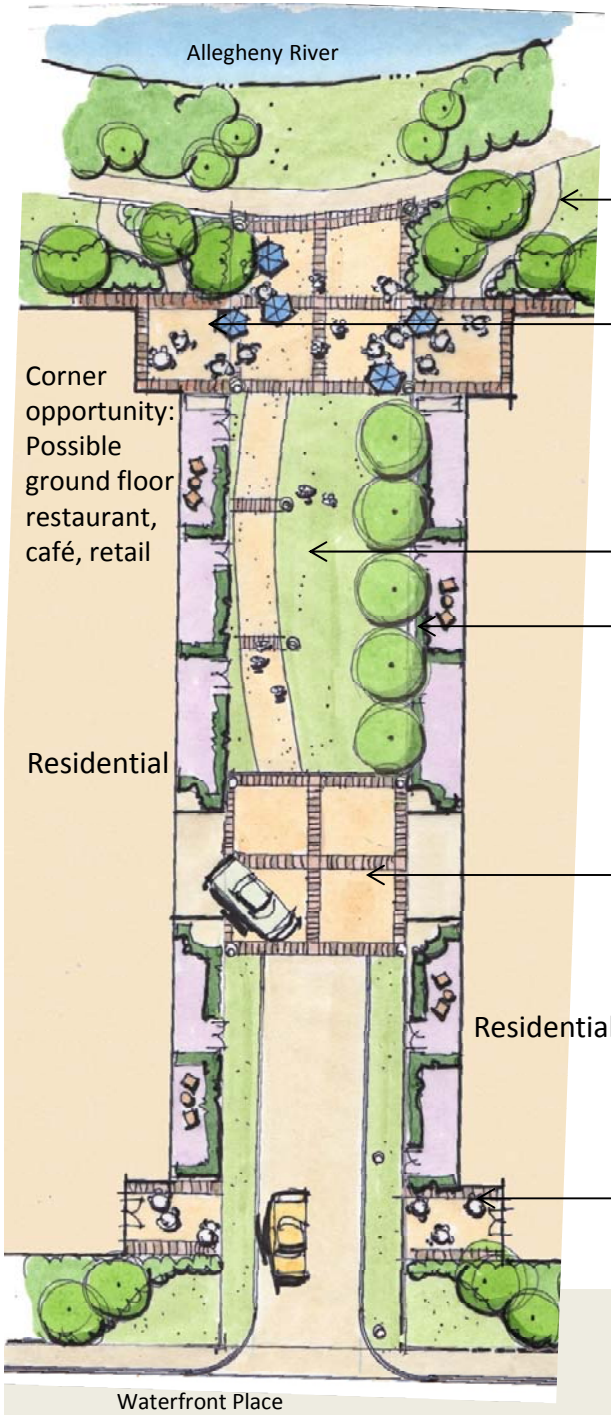


Alley of shade trees create a vertical element and provide shade and texture. Decorative seasonal lighting or uplights can create an element of surprise



15th Street – Greensward Shade Trees

PVE Sheffler



River trail and Greensward connections

Restaurant dining or flexible outdoor space can easily expand and connect to the Greensward Gateways. Tables, chairs, umbrellas spill out into the Greensward.

Open lawn

Residential connections: Private outdoor patio for ground floor units face onto the Greensward. Gated entry and evergreen hedge provides security.

Access to garage

Expanded entry areas provides building entries and causal outdoor space

Residential Focus: Open space lawn area for passive recreation and social gatherings. Decorative gravel paths link seating under the shade trees. Create a river overlook.

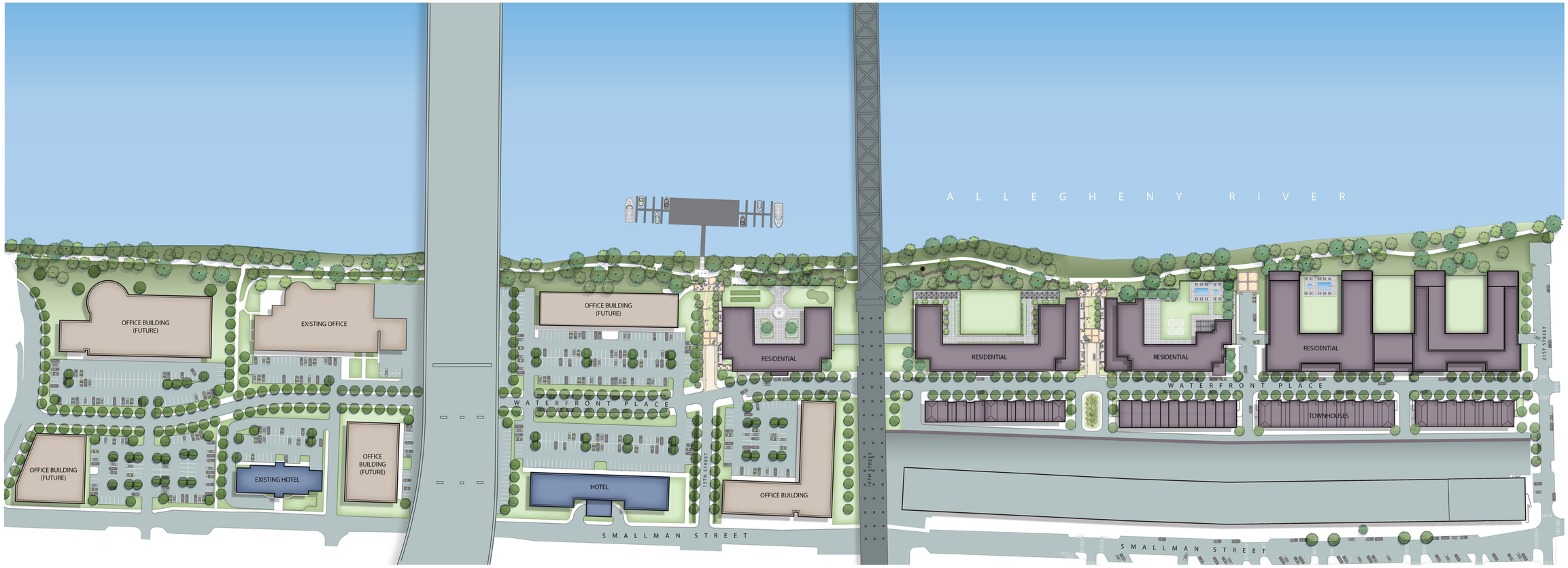
15th Street – Greensward Adjacencies

PVE Sheffler

Conceptual Master Plan

THE BUNCHER COMPANY

01.30.2015



DL ASTORINO ARCHITECTS
Foster Plaza 9, 750 Holiday Drive, Pittsburgh, PA 15220

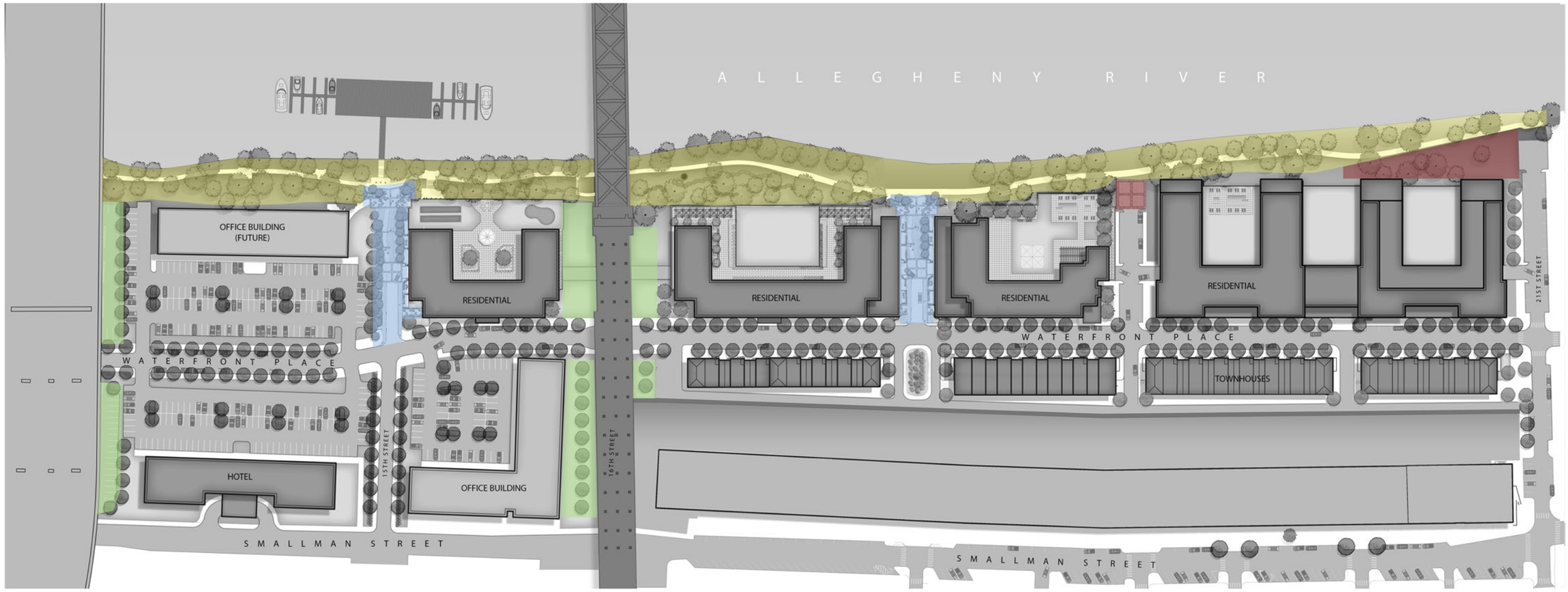
KLAVON DESIGN ASSOCIATES, INC
44 S. 15TH STREET
PITTSBURGH, PA 15203
LANDSCAPE ARCHITECTURE

SITE PLAN

DL ASTORINO ARCHITECTS
Foster Plaza 9, 750 Holiday Drive, Pittsburgh, PA 15220

KLAVON DESIGN ASSOCIATES, INC
44 S 15TH STREET
PITTSBURGH, PA 15203
LANDSCAPE ARCHITECTURE

Aerial Perspective



OPEN SPACE PLAN

0 30' 60' 180'

One of the basic differences between urban and suburban models of living is the density of human cohabitation. Open space in an urban setting is aggregated and collectively utilized, varying in form and function. The City of Pittsburgh Zoning Code specifies that at least 10 percent of the land area within any SP district shall be improved as Urban Open Space.

The PLDP incorporates a minimum of 2.8 acres of open space (equal to 10% of the total development area of 28.8 acres), distributed throughout the site. The PLDP includes three open space types: plazas, courtyards and the "lawn" park. Potential locations as well as alternate areas for these types are highlighted on the Open Space Types Plan to comply with 10% requirement and provide flexibility for final placement of the areas. Sections of the "lawn" park may be improved from 14th Street to 21st Street. These sites provide an array of outdoor activities while maintaining the character of the Strip District.

LEGEND

- PLAZAS (1.0 ACRE)
- THE "LAWN" PARK (4.7 ACRES)
- COURTYARDS (0.4 ACRES)
- ALTERNATE AREAS (1.3 ACRES)

City of Pittsburgh

DEPARTMENT OF CITY PLANNING PAID $750
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Date Filed: 2-26-15

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: United Steel Workers		Phone Number: (412) 562-2308	
Address: 99 Stanwix Street	City: Pittsburgh	State: Pennsylvania	Zip Code: 15222
2. Applicant/Company Name: Newmark Grubb Knight Frank		Phone Number: (412) 434-4929	
Address: 99 Stanwix Street	City: Pittsburgh	State: Pennsylvania	Zip Code: 15222
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: United Steel Workers Building			
4. Development Location: First floor plaza and parking garage			
5. Development Address: 60 Boulevard of the Allies (aka 99 Stanwix Street), Pittsburgh, Pennsylvania 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#:	Date Issued:	Existing Use of Property:	
8. Estimated Construction: Start Date: 05/01/15	Occupancy Date: 11/01/15	Project Cost: $ $4M	

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

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

10. Select the Type of Work:

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

11. Describe the Development: Revise existing plantings and hardscape and replace waterproofing to help reduce water getting into underground parking structure.

12. Is a Land Operations Permit needed? ☐ YES ☒ NO

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

VOUCHER #: _____ (Zoning Use Only)

MAY 2013

City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

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

☐ Residential ☐ Commercial ☐ Recreational ☐ Industrial ☐ Institutional

14. Gross Floor Area:

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

15. Height of Structures:

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	13		13	
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: 38,435 sq ft

18. On Site Parking: ☐ N/A

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

Off-Street Loading Spaces: ☐ N/A

Actual: _____

Required: _____

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

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

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

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

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

VOUCHER #: _____
(Zoning Use Only)

City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

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

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

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

☐ YES ☒ NO

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

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

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

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

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

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

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

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

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

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

☐ Modification or reconstruction of City curbs.

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

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

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

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

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

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

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

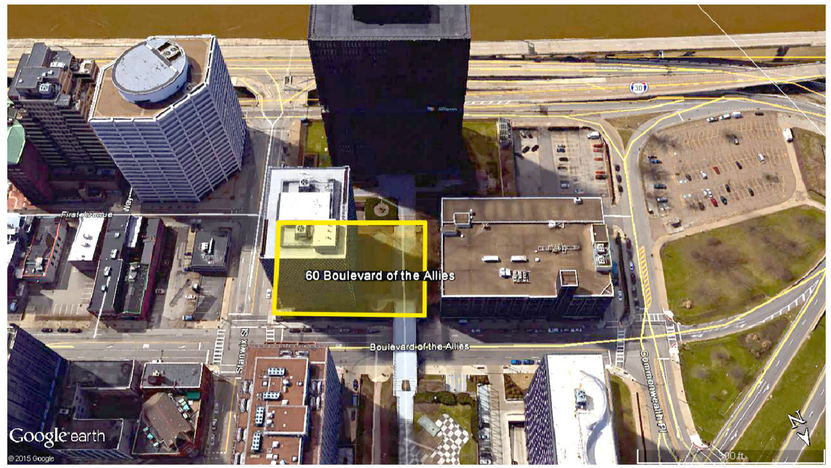
Applicant Signature: Robert Burt

VOUCHER #: _____ (Zoning Use Only)

CONSTRUCTION PLANS FOR
UNITED STEELWORKERS PLAZA
EXTERIOR PLAZA RENOVATIONS
LOCATED IN CITY OF PITTSBURGH, 1ST WARD
ALLEGHENY COUNTY, PENNSYLVANIA, 15222

INDEX OF DRAWINGS – (16 TOTAL DRAWINGS)

SHEET NUMBER	DRAWING NUMBER	DRAWING DESCRIPTION
SHEET 1	E001	TITLE SHEET AND DRAWING INDEX
SHEET 2	E002	EXISTING CONDITIONS PLAN
SHEET 3	E003	SITE DEMOLITION PLAN
SHEET 4	E004	EXISTING PLUMBING PLAN
SHEET 5	E005	SITE WATERPROOFING PLAN
SHEET 6	E006	SITE IMPROVEMENTS PLAN
SHEET 7	E007	SITE FURNISHINGS PLAN
SHEET 8	E008	SITE LAYOUT PLAN
SHEET 9	E009	LAYOUT AND SECTIONS PLAN
SHEET 10	E010	SITE GRADING AND DRAINAGE PLAN
SHEET 11	E011	SITE PLANTING PLAN
SHEET 12	E012	PLANT LIST & PLANTING DETAILS
SHEET 13	E013	WATERPROOFING DETAILS
SHEET 14	E014	WATERPROOFING DETAILS
SHEET 15	E015	RAILINGS AND STEPS DETAILS
SHEET 16	E016	WALLS AND PIERS DETAILS
SHEET 17	E017	PERGOLA DETAILS
SHEET 18	E018	SITE FURNISHINGS DETAILS



LOCATION MAP
N.T.S.

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP CALL Pennsylvania One Call System, Inc.

1-800-242-1776

PENNSYLVANIA ACT 187 (1996) REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH, CALL PENNSYLVANIA ONE CALL SYSTEM, INC. AT 1–800–242–1776 BEFORE ANY DISTURBANCE. PENNSYLVANIA ONE CALL SERIAL NUMBER FOR INFORMATION SHOWN ON THIS DRAWING IS 20143422082.

OWNER:

UNITED STEELWORKERS
60 BOULEVARD OF THE ALLIES
PITTSBURGH, PA 15222
CONTACT: ROBERT BURT
PHONE: 412–111–1111

CONSULTANT:

GAI CONSULTANTS, INC.
385 EAST WATERFRONT DRIVE
HOMESTEAD, PA 15120
CONTACT: JASON TRUCKENBROD
PHONE: 412–476–2000

NO.:	DATE:	DWN:	CHK:	APV:	DESCRIPTION:

REVISION RECORD

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DRAWING TITLE

CLIENT

gai consultants

PROJECT

ISSUING OFFICE: Pittsburgh | 385 E. Waterfront Drive, Homestead, PA 15120

GAI CAD FILE PATH: Z:\ConOps\2014\C141100.00 – NIGF – United Steelworkers\Land Dev\02N1 – Construction Plans.dwg PLOTTED ON: 4/24/2015 10:02:31 AM PLOTTED BY: Jackson Livingston PLOT FILE: LOG_STANDARD.ctb

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DSN1 - Construction Plans

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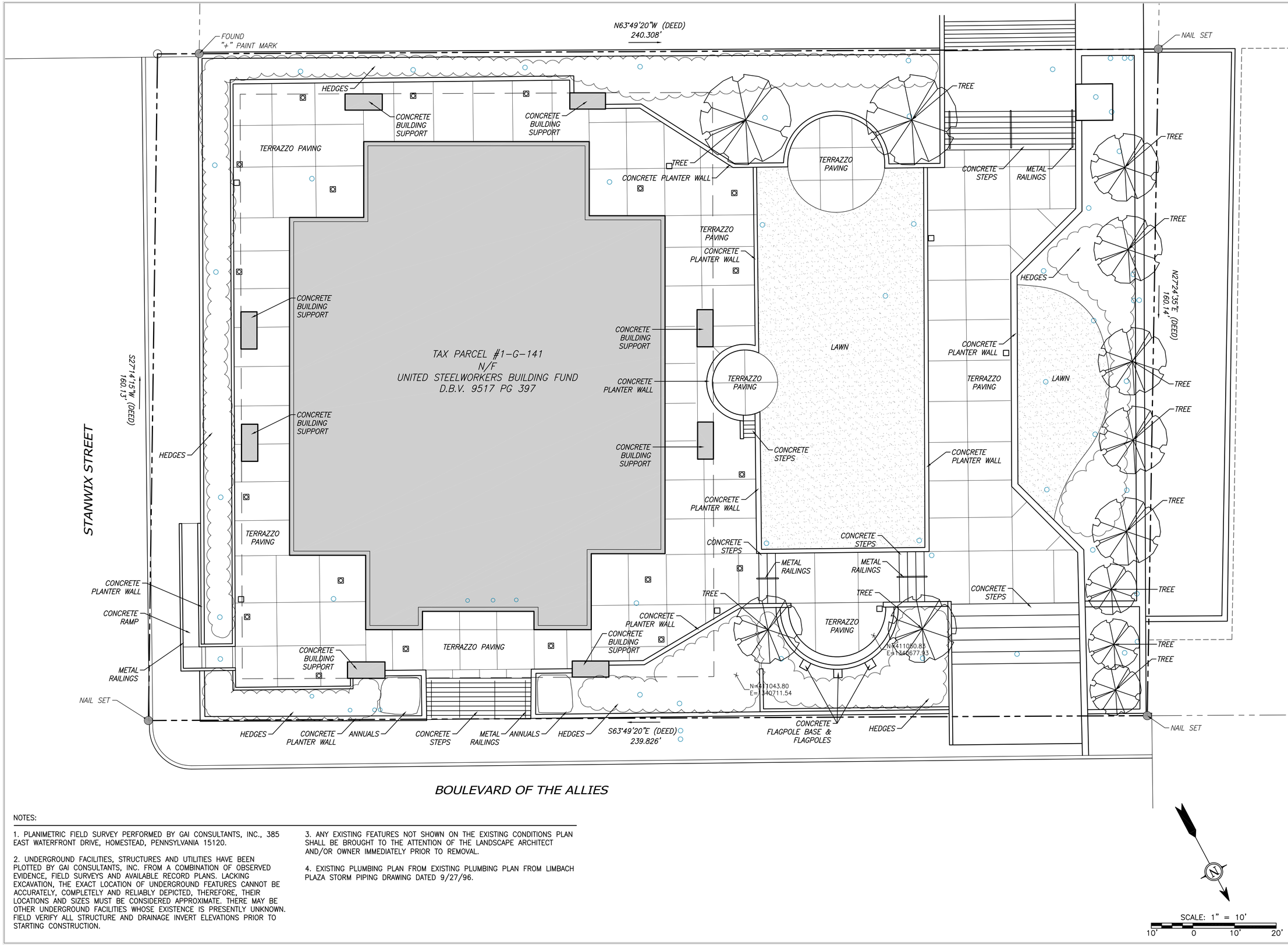

NOTES:

1. PLANIMETRIC FIELD SURVEY PERFORMED BY GAI CONSULTANTS, INC., 385 EAST WATERFRONT DRIVE, HOMESTEAD, PENNSYLVANIA 15120.

2. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED BY GAI CONSULTANTS, INC. FROM A COMBINATION OF OBSERVED EVIDENCE, FIELD SURVEYS AND AVAILABLE RECORD PLANS. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED, THEREFORE, THEIR LOCATIONS AND SIZES MUST BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UNDERGROUND FACILITIES WHOSE EXISTENCE IS PRESENTLY UNKNOWN. FIELD VERIFY ALL STRUCTURE AND DRAINAGE INVERT ELEVATIONS PRIOR TO STARTING CONSTRUCTION.

3. ANY EXISTING FEATURES NOT SHOWN ON THE EXISTING CONDITIONS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER IMMEDIATELY PRIOR TO REMOVAL.

4. EXISTING PLUMBING PLAN FROM EXISTING PLUMBING PLAN FROM LIMBACH PLAZA STORM PIPING DRAWING DATED 9/27/96.

NO.:	DATE:	DWN:	CHK:	APV:	DESCRIPTION:
B	2/26/15	JSL	DG	JRT	ISSUED FOR CLIENT REVIEW
A	1/22/15	JSL	DG	JRT	

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DRAWING TITLE
EXISTING CONDITIONS PLAN

PROJECT

CLIENT

gai consultants

ISSUING OFFICE: Pittsburgh | 385 E. Waterfront Drive, Homestead, PA 15120

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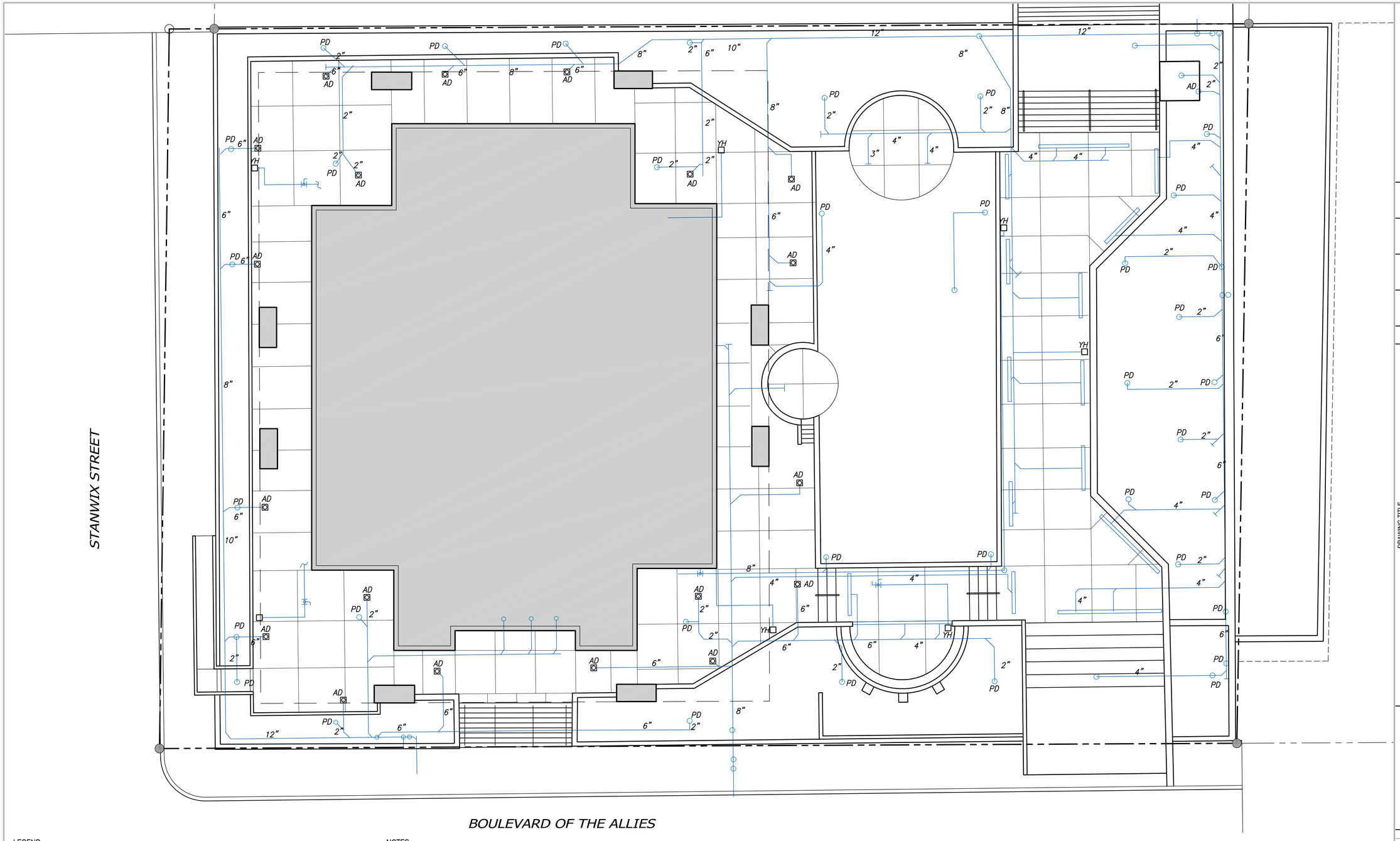

LEGEND:

- PD — PLANTER DRAIN
- AD — AREA DRAIN
- YH — YARD HYDRANT
- CLEAN OUT
- BALL VALVE
- TRENCH DRAIN

NOTES:

1. PLANIMETRIC FIELD SURVEY PERFORMED BY GAI CONSULTANTS, INC., 385 EAST WATERFRONT DRIVE, HOMESTEAD, PENNSYLVANIA 15120.

2. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED BY GAI CONSULTANTS, INC. FROM A COMBINATION OF OBSERVED EVIDENCE, FIELD SURVEYS AND AVAILABLE RECORD PLANS. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED, THEREFORE, THEIR LOCATIONS AND SIZES MUST BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UNDERGROUND FACILITIES WHOSE EXISTENCE IS PRESENTLY UNKNOWN. FIELD VERIFY ALL STRUCTURE AND DRAINAGE INVERT ELEVATIONS PRIOR TO STARTING CONSTRUCTION.

3. ANY EXISTING FEATURES NOT SHOWN ON THE EXISTING CONDITIONS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER IMMEDIATELY PRIOR TO REMOVAL.

4. EXISTING PLUMBING PLAN FROM LIMBACH PLAZA STORM PIPING DRAWING DATED 9/27/96

SCALE: 1" = 10'

10' 0 10' 20'

DRAWING TITLE

EXISTING PLUMBING PLAN

PROJECT

CLIENT

gai consultants

ISSUING OFFICE: Pittsburgh | 385 E. Waterfront Drive, Homestead, PA 15120

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GAI FILE NUMBER: DSN1 - Construction Plans

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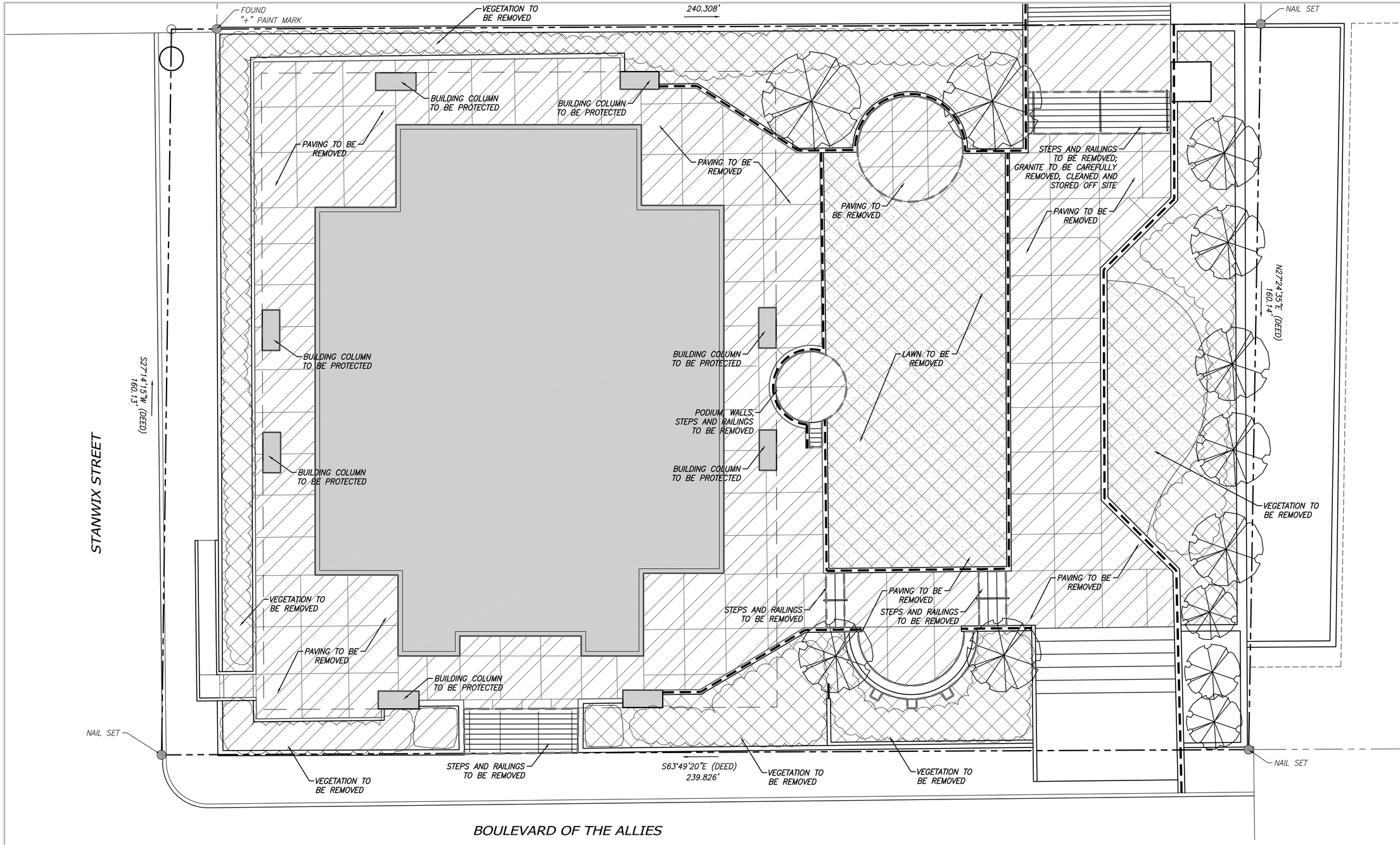

LEGEND:

- GRANITE WALL VENEER TO BE REMOVED AND STOCKPILED (COORDINATE WITH SHEET E004–SITE WATERPROOFING PLAN)
- PLANTING, SOIL AND IRRIGATION TO BE REMOVED
- ~~PEDESTAL PAVERS AND PEDESTALS TO BE REMOVED~~
- CONCRETE PAVING TO BE REMOVED
- ~~GRANITE VEENER AND CONCRETE BASES TO BE REMOVED (SALVAGE AND STOCKPILE 200 LINEAR FEET FOR FUTURE USE)~~

NOTES:

1. REMOVE EXISTING WATERPROOFING ASSEMBLY (PROTECTION BOARD, DRAINAGE MAT AND MEMBRANTE) COMPLETELY EXCEPT AS INDICATED ON DRAWINGS. CLEAN EXISTING CONCRETE DECK AND MEMBRANE TO REMAIN AS PER HYLOAD'S RECOMMENDATIONS TO ACCEPT NEW MEMBRANE.
2. ALL EXISTING GRANITE WALL VENEER AND COPING REMOVED TO INSTALL NEW WATERPROOFING SHALL BE CLEANED AND REINSTALLED IN ORIGINAL LOCATIONS AFTER THE MEMBRANE AND INSULATION HAS BEEN INSTALLED. ENTIRE MARK AND INVENTORY GRANITE PRIOR TO STOCKPILING.
3. ALL EXISTING GRANITE WALL VENEER AND COPING TO REMAIN IN PLACE SHALL BE CLEANED AND TOUCHED TO THE OWNER'S SATISFACTION.
4. CONTRACTOR SHALL SURVEY THE LOCATION AND ELEVATION OF ALL EXISTING DRAINS ENCOUNTERED DURING DEMOLITION AND PROTECT AS REQUIRED. PROVIDE A DRAWING OF DRAINS TO THE LANDSCAPE ARCHITECT AND PLUMBING ENGINEER FOR DETERMINING REUSE POTENTIAL AND POSSIBLE GRADING ADJUSTMENTS PRIOR TO DEMOLITION.
5. [illegible] WITH LANDSCAPE ARCHITECT AND HYLOAD'S REPRESENTATIVE PRIOR TO REMOVING EXISTING MEMBRANE TO REVIEW CONDITION AND DETERMINE POTENTIAL ALTERNATIVE TERMINATIONS.
6. CONTRACTOR TO SUBMIT DETAILS FOR ALL TEMPORARY WALKWAYS, BARRICADES AND SECURITY FENCING, AND DEBRIS CHUTES FOR OWNER'S APPROVAL PRIOR TO INSTALLATION.
7. DO NOT EXCEED MAXIMUM DEAD AND LIVE LOADS AS DETERMINED BY THE STRUCTURAL ENGINEER.
8. EXISTING WATERPROOFING TO REMAIN MUST BE PROTECTED WHEN IT IS EXPOSED BY DEMOLITION OPERATIONS.
9. CONTRACTOR SHALL SUBMIT A WORK PLAN TO THE LANDSCAPE ARCHITECT AND OWNER THAT SPECIFIES DEMOLITION AND CONSTRUCTION PHASING, DUMPSTER AND MATERIAL STAGING AREAS, PEDESTRIAN ACCESS TO THE BUILDING (INCLUDING ACCESSIBLE ROUTES AND EMERGENCY EGRESS), AND VEHICULAR ACCESS TO THE PARKING GARAGE.

PLACEHOLDER

SCALE: 1" = 10'
10' 0 10' 20'

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DEMOLITION PLAN

PROJECT

gai consultants

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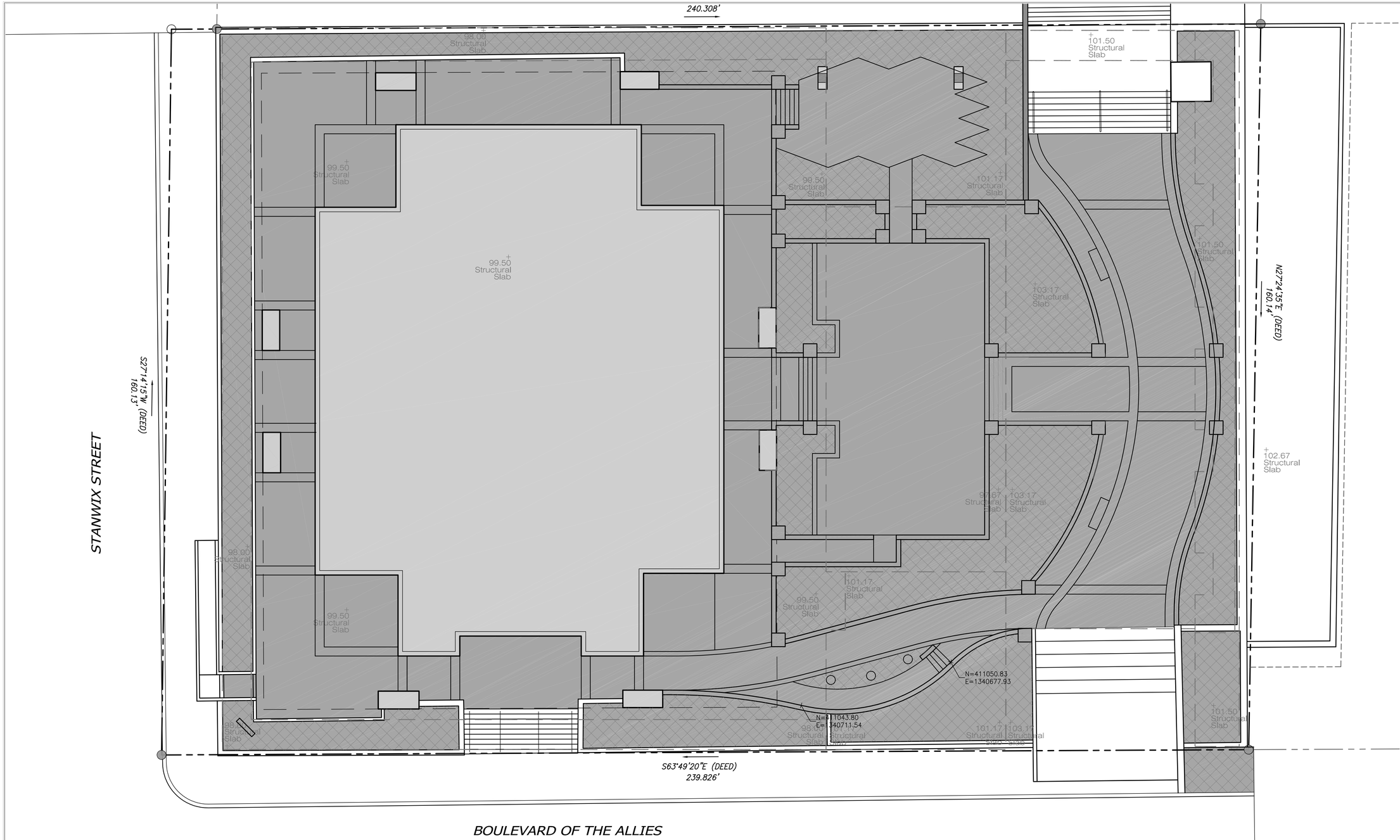

LEGEND:

- AREA TO RECEIVE NEW WATERPROOF MEMBRANE, MONOLITHIC MEMBRANE 6125 AS MANUFACTURED BY AMERICAN HYDROTECH
- AREA TO RECEIVE NEW WATERPROOF MEMBRANE, MONOLITHIC MEMBRANE GARDEN ROOF ASSEMBLY AS MANUFACTURED BY AMERICAN HYDROTECH
- PEDESTAL PAVERS AND PEDESTALS TO BE REMOVED
- CONCRETE PAVING TO BE REMOVED
- GRANITE VENEER AND CONCRETE BASES TO BE REMOVED (SALVAGE AND STOCKPILE 200 LINEAR FEET FOR FURTURE USE)

NOTES:

1. INSTALL NEW DRAINS AS PER MANUFACTURERS SPECIFICATIONS. WATERPROOF DECK PENETRATIONS AND AROUND DRAIN AS PER AMERICAN HYDROTECH AND NATIONAL ROOFING CONTRACTORS ASSOCIATION (NRCA) RECOMMENDATIONS. COORDINATE WITH EXISTING PLUMBING DRAWINGS (SHEET E003).
2. INSTALL AMERICAN HYDROTECH MEMBRANE AND TERMINATIONS (WALLS, SLABS, PIPE PENETRATIONS, DOOR SILLS, ETC.) AS PER AMERICAN HYDROTECH'S SPECIFICATIONS AND NRCA RECOMMENATIONS.
3. REFER TO SITE LAYOUT PLAN (SHEET E007) AND SITE GRADING AND DRAINAGE PLAN (SHEET E008) FOR DRAIN LOCATIONS AND ELEVATIONS. COORDINATE WITH PLUMBING DRAWINGS (P0.1 TO P2.1).
4. PERFORM REQUIRED TESTING AFTER MEMBRANE HAS BEEN INSTALLED AS PER AMERICAN HYDROTECH'S SPECIFICATIONS.
5. CONTRACTOR SHALL SUBMIT CUT SHEETS AND SAMPLES OF ALL WATERPROOFING MATERIALS TO LANDSCAPE ARCHITECT AND OWNER PRIOR TO ORDERING AND INSTALLATION.
6. INSPECT WATERPROOFING AND FLASHING IN ALL EXISTING RAISED PLANTER AREAS AFTER PLANTS, SOIL AND IRRIGATION EQUIPMENT HAS BEEN REMOVED.
7. INSTALL RIGID FOAM INSULATION AS NEEDED TO ACHIEVE REQUIRED DEPTHS OF PAVING AND TOPSOIL AS SHOWN ON DRAWINGS AND DETAILS. INSTALL AS PER T. CLEAR CORPORATION'S SPECIFICATIONS TO ACHIEVE ADEQUATE PROTECTION OF MEMBRANE AND POSITIVE DRAINAGE TO INLETS.

SCALE: 1" = 10'

10' 0 10' 20'

NO.:	DATE:	DWN:	CHK:	APV:	DESCRIPTION:
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DRAWING TITLE
WATERPROOFING PLAN

PROJECT

CLIENT

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ISSUING OFFICE: Pittsburgh | 385 E. Waterfront Drive, Homestead, PA 15120

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REVISION A

GAI FILE NUMBER: DSN1 - Construction Plans

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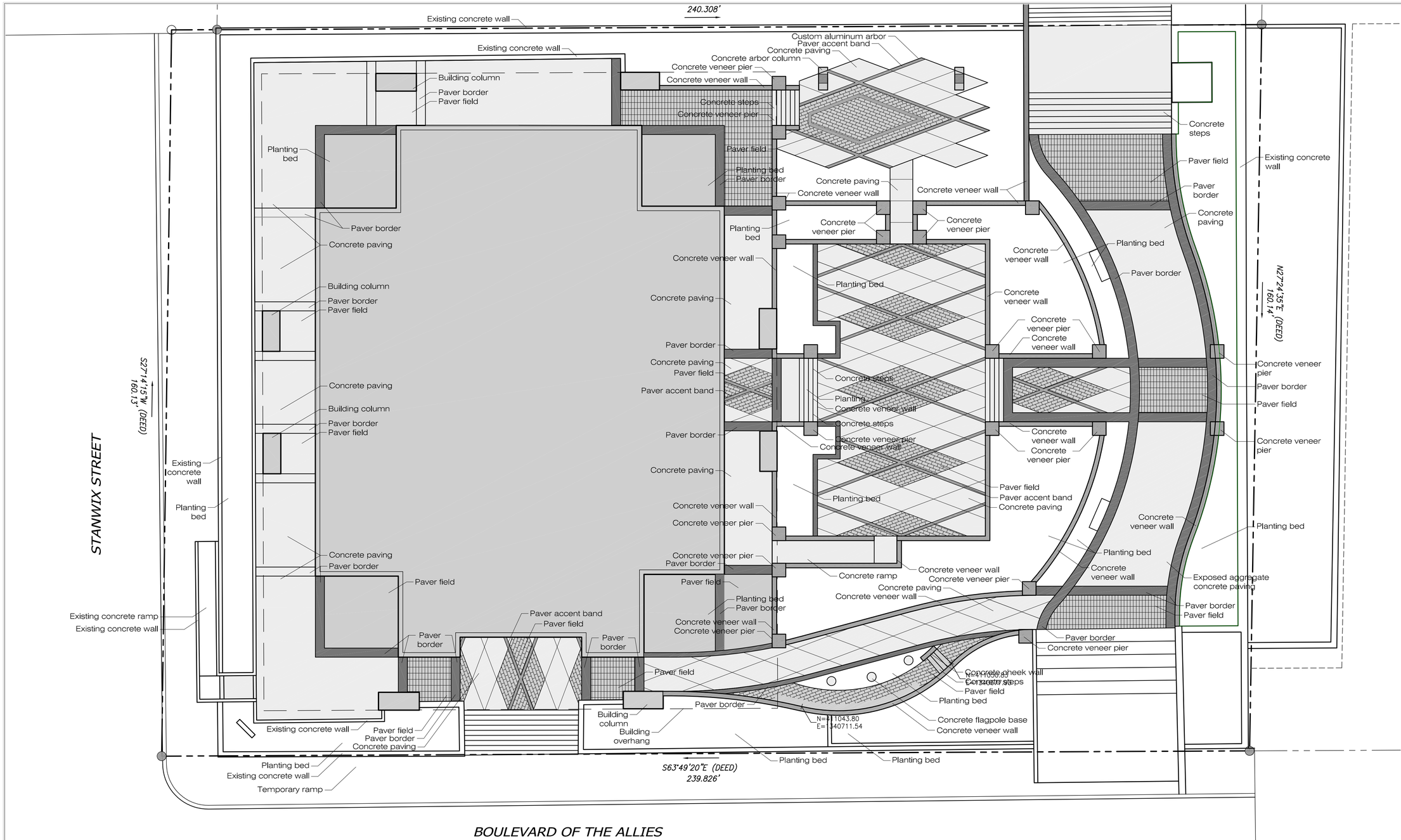

LEGEND:

- BROOM FINISH CONCRETE PAVING (SEE SHEET E010)
- UNILOCK PAVING – FIELD (SEE SHEET E010)
- UNILOCK PAVING – BORDER (SEE SHEET E010)
- UNILOCK PAVING – ACCENT (SEE SHEET E010)
- SITE WALL (SEE SHEET E009)
- SITE PIER (SEE SHEET E009)

NOTES:

1. CONTRACTOR SHALL SURVEY THE LOCATION AND ELEVATION OF ALL EXISTING DRAINS ENCOUNTERED DURING DEMOLITION AND PROTECT AS REQUIRED. PROVIDE A DRAWING OF DRAINS TO THE LANDSCAPE ARCHITECT AND PLUMBING ENGINEER FOR DETERMINING REUSE POTENTIAL AND POSSIBLE GRADING ADJUSTMENTS PRIOR TO DEMOLITION.
2. ALL CONCRETE WALLS TO REMAIN IN PLACE SHALL BE CLEANED AND RECAULKED TO THE OWNER'S SATISFACTION
3. PROVIDE CONCRETE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL. CONSTRUCT A 3'X3' MOCKUP ON–SITE FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION. ACHIEVE A 28–DAY STRUCTURAL DESIGN COMPRESSIVE STRENGTH OF 3000 PSI (REFER TO CLASS A CONCRETE SPECIFICATION IN PENNDOT PUBLICATION 408/94, SECTION 704–CEMENT CONCRETE.
4. REFER TO IRRIGATION, PLUMBING, AND MECHANICAL DRAWINGS FOR SPECIFIC CONDUIT LOCATIONS, MATERIALS AND SIZES.
5. PROVIDE EXPANSIONS JOINTS WITH BACKER RODS BETWEEN HORIZONTAL CHANGES OF MATERIAL (CONCRETE PAVING, EXPOSED AGGREGATE CONCRETE PAVING, CONCRETE STEPS, WALLS, POST FOUNDTIONS, HANDRAILS, ETC.)
6. REFER TO SITE LAYOUT PLAN (SHEET E007) AND SITE GRADING AND DRAINAGE PLAN (SHEET E008) FOR DRAIN LOCATIONS AND ELEVATIONS. COORDINATE WITH PLUMBING DRAWINGS (P0.1 TO P2.1).
7. INSTALL NEW DRAINS AS PER MANUFACTURERS SPECIFICATIONS. WATERPROOF DECK PENETRATIONS AND AROUND DRAIN AS PER HYLOAD'S SPECIFICATIONS AND NATIONAL ROOFING CONTRACTORS ASSOCIATION (NRCA) RECOMMENDATIONS. COORDINATE WITH PLUMBING DRAWINGS (P0.1 TO P2.1).
8. ALL HANDRAILS MUST MEET CURRENT AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. PROVIDE SHOP DRAWINGS FOR ALL HANDRAILS TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.
9. TEMPORARY HANDICAP RAMP NOTE HERE.....

SCALE: 1" = 10'
10' 0 10' 20'

NO.:	DATE:	DWN:	CHK:	APV:	DESCRIPTION:
A	2/16/15	JSL			ISSUED FOR REVIEW

REVISION RECORD

This drawing was produced with computer aided drafting technology and is supported by electronic drawing files. Do not revise this drawing via manual drafting methods.

DRAWING TITLE
SITE PLAN

CLIENT

gai consultants

PROJECT

ISSUING OFFICE: Pittsburgh | 385 E. Waterfront Drive, Homestead, PA 15120

GAI CAD FILE PATH: Z:\CamDex\2014\C141100.00 – NGSF – United – Stanwicken\CAD\Land Dev\DSN1 – Construction Plans.dwg PLOTTED ON: 4/24/2015, 10:02:56 AM PLOTTED BY: Jackson Livingston PLOT FILE: LDG_STANDARD.ctb

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DWG TYPE:	SCALE:	ISSUE DATE:
	1" = 10'	

SHEET NO.: 1 OF

REVISION A

GAI FILE NUMBER:
DSN1 - Construction Plans

ALT./CLIENT DRAWING NUMBER:

GAI DRAWING NUMBER:
C141100.00

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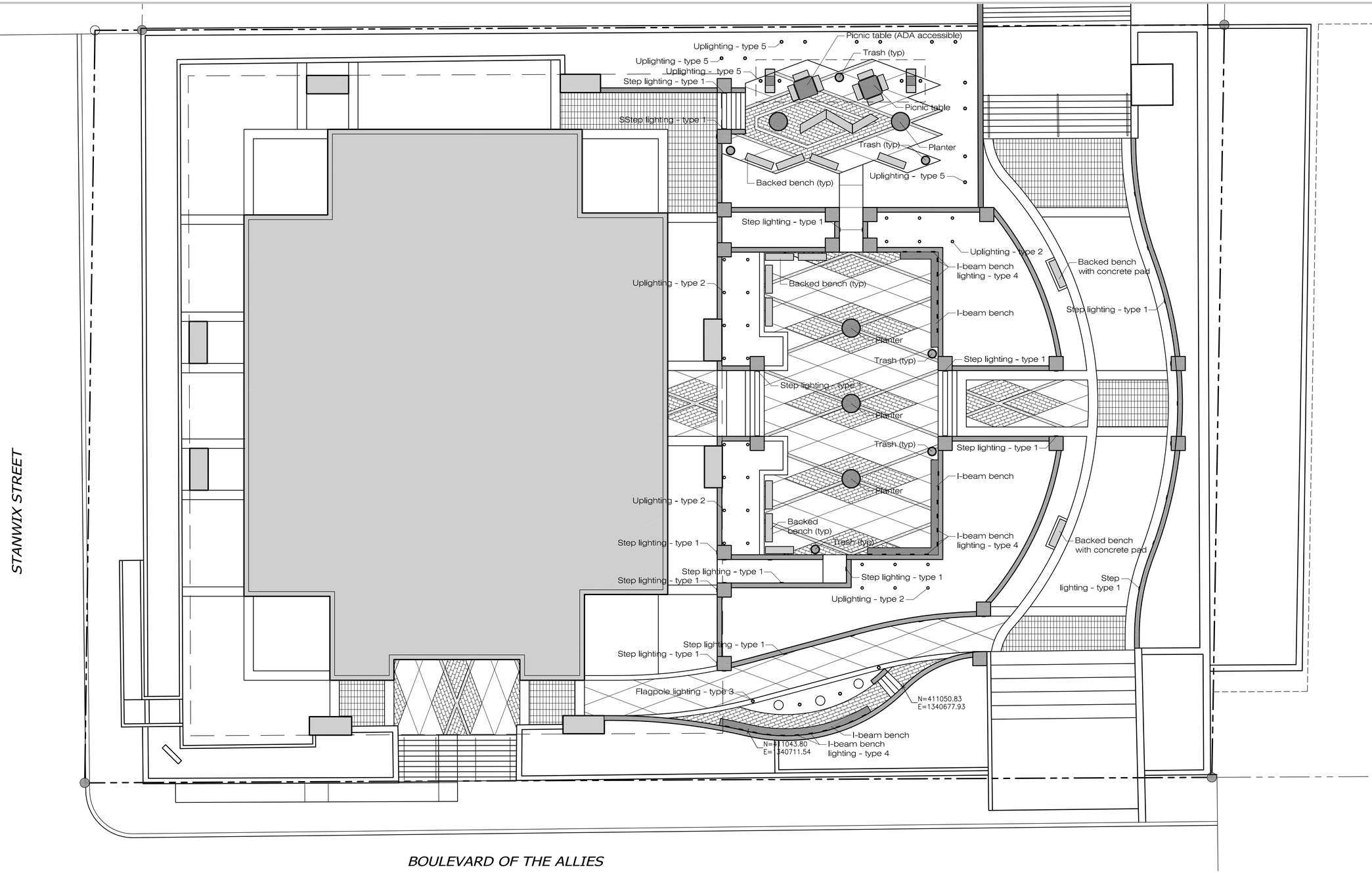

LEGEND:

- BACKED BENCH – FORMS + SURFACES – BRIDGE BENCH
- BACKLESS BENCH – LANDSCAPE FORMS – PARALLEL 42
- PICNIC TABLE – FORMS + SURFACES – APEX ENSEMBLE
- PLANTER – OLD TOWN FIBERGLASS – GALINI

NOTES:

1. SEE CONSTRUCTION DETAILS (SHEET E010) FOR MOUNTING RECOMMENDATIONS.
2. FINALIZE LOCATION OF ALL SITE FURNISHINGS IN FIELD WITH LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.
3. COORDINATE PLANTER INSTALLATION WITH IRRIGATION PLAN.
4. CONTRACTOR SHALL PROVIDE ALL SITE FURNISHINGS AND INSTALL BENCHES, PLANTERS AND LIGHTING.
5. PROVIDE CUT SHEETS OF ALL SITE FURNISHINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING.

LUMINAIRE SCHEDULE:

- 33 TYPE 1 615-1627 (STO259-VA LED 6 LED WHITE 6W (3000K))
- 28 TYPE 2 611-3226 AMBER COLOR GEL (ETC330-GB [M] LED-12/12W/3K_AMBER)
- 4 TYPE 3 611-4014 (ETC140-GB[VN] LED-24/24W/3K)
- 31 TYPE 4 615-1321 (STI254 LED-6/6W/3K)
- 16 TYPE 5 611-3226 (ETC330-GB LED-12/12W/3K)

SCALE: 1" = 10'

10' 0 10' 20'

NO.:	DATE:	DWN:	CHK:	APV:	DESCRIPTION:

REVISION RECORD

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DRAWING TITLE
SITE FURNISHINGS PLAN

CLIENT

gai consultants

PROJECT

ISSUING OFFICE: Pittsburgh | 385 E. Waterfront Drive, Homestead, PA 15120

GAI CAD FILE PATH: Z:\CivilDev\2015\C141100.00 – NKGF – United Steelworkers\CAD\Land Dev\DSN1 – Construction Plans.dwg PLOTTED ON: 4/24/2015, 10:03:02 AM PLOTTED BY: Jessica Livingston PLOT FILE: LDG_STANDARD.ctb

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JSL	DG	
DWG TYPE:	SCALE:	ISSUE DATE:
	1" = 10'	

SHEET NO.: 7 OF

REVISION A

GAI FILE NUMBER: DSN1 - Construction Plans

ALT./CLIENT DRAWING NUMBER:

GAI DRAWING NUMBER: C141100.00

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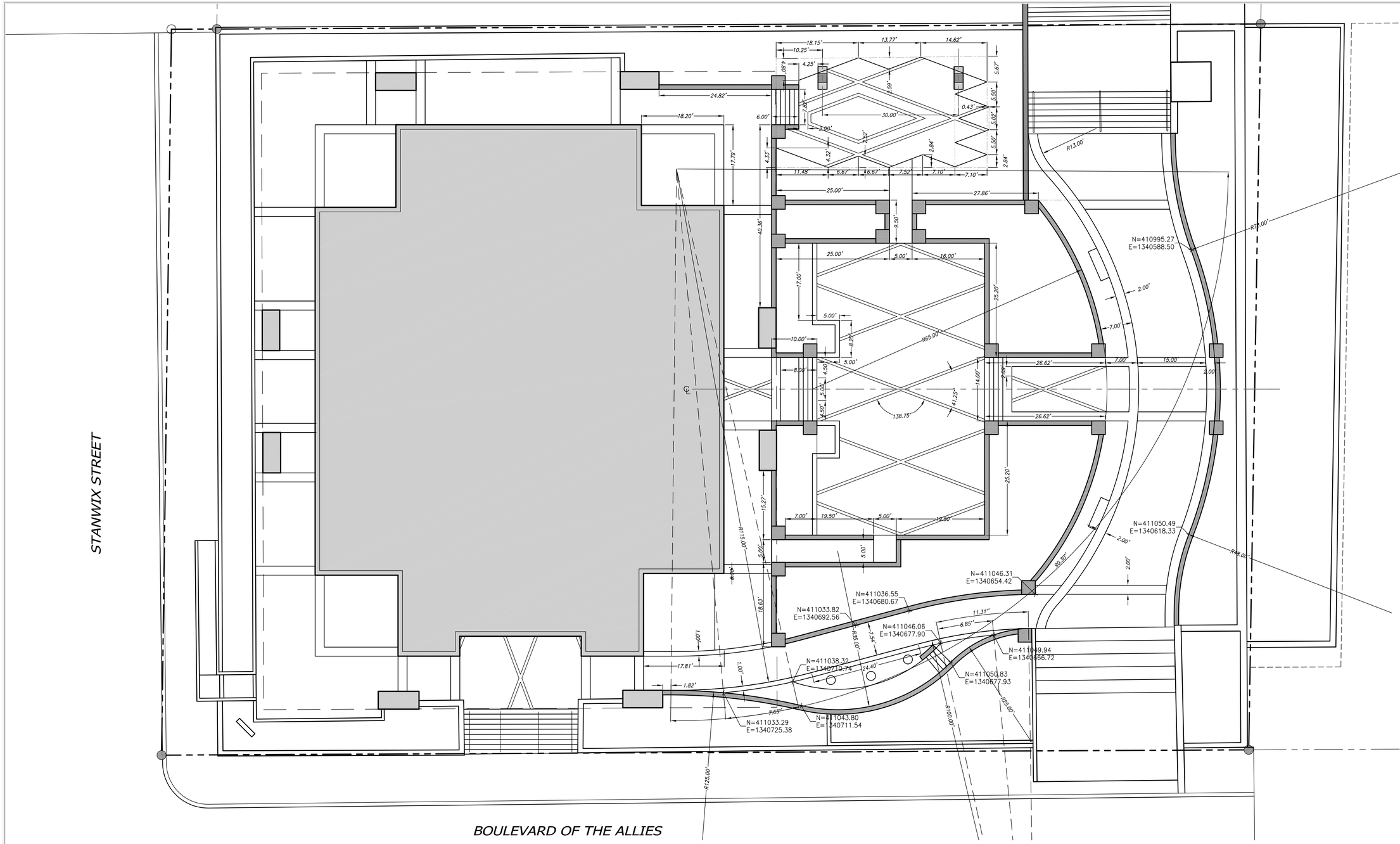

NOTES:

1. ALL EXISTING STRUCTURES, (MANHOLES, INLETS, MONUMENTS, VENTS, JUNCTION BOXES, CURB BOXES) THAT ARE AFFECTED BY THE CONSTRUCTION SHALL BE ADJUSTED TO THE FINAL GRADE OF ALL SIDEWALKS AND PAVING AREAS. THERE SHALL BE NO ADDITIONAL PAYMENT FOR THIS WORK
2. CONTRACTOR SHALL SURVEY THE LOCATION AND ELEVATION OF ALL EXISTING DRAINS ENCOUNTERED DURING DEMOLITION AND PROTECT AS REQUIRED. PROVIDE A DRAWING OF DRAINS TO THE LANDSCAPE ARCHITECT AND PLUMBING ENGINEER FOR DETERMINING REUSE POTENTIAL AND POSSIBLE GRADING ADJUSTMENTS PRIOR TO DEMOLITION.
3. FINAL LOCATION AND ELEVATION OF ALL DRAINS AND INLETS TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT. COORDINATE WITH PLUMBING DRAWINGS (SHEET E003).
4. INSTALL NEW DRAINS AS PER MANUFACTURERS SPECIFICATIONS. WATERPROOF DECK PENETRATIONS AND AROUND DRAIN AS PER HYDROTECH'S SPECIFICATIONS AND NATIONAL ROOFING CONTRACTORS ASSOCIATION (NRCA) RECOMMENDATIONS. COORDINATE WITH PLUMBING DRAWINGS (SHEET E003).
5. SUBMIT DRAIN CUT SHEETS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING.

SCALE: 1" = 10'

10' 0 10' 20'

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A	2/16/15	JSL			ISSUED FOR REVIEW

REVISION RECORD

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DRAWING TITLE
LAYOUT PLAN

PROJECT

CLIENT

gai consultants

ISSUING OFFICE: Pittsburgh | 385 E. Waterfront Drive, Homestead, PA 15120

GAI CAD FILE PATH: Z:\ComDev\2014\C141100.00 - NKGF - United Steelworker\CAD\Land Dev\DSN1 - Construction Plans.dwg PLOTTED ON: 4/24/2015 10:03:06 AM PLOTTED BY: Jayson Livingston PLOT FILE: LDG_STANDARD.ctb

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JSL	DG	
DWG TYPE:	SCALE:	ISSUE DATE:
	1" = 10'	

SHEET NO.: 8 OF

REVISION A

GAI FILE NUMBER: DSN1 - Construction Plans

ALT./CLIENT DRAWING NUMBER:

GAI DRAWING NUMBER: C141100.00

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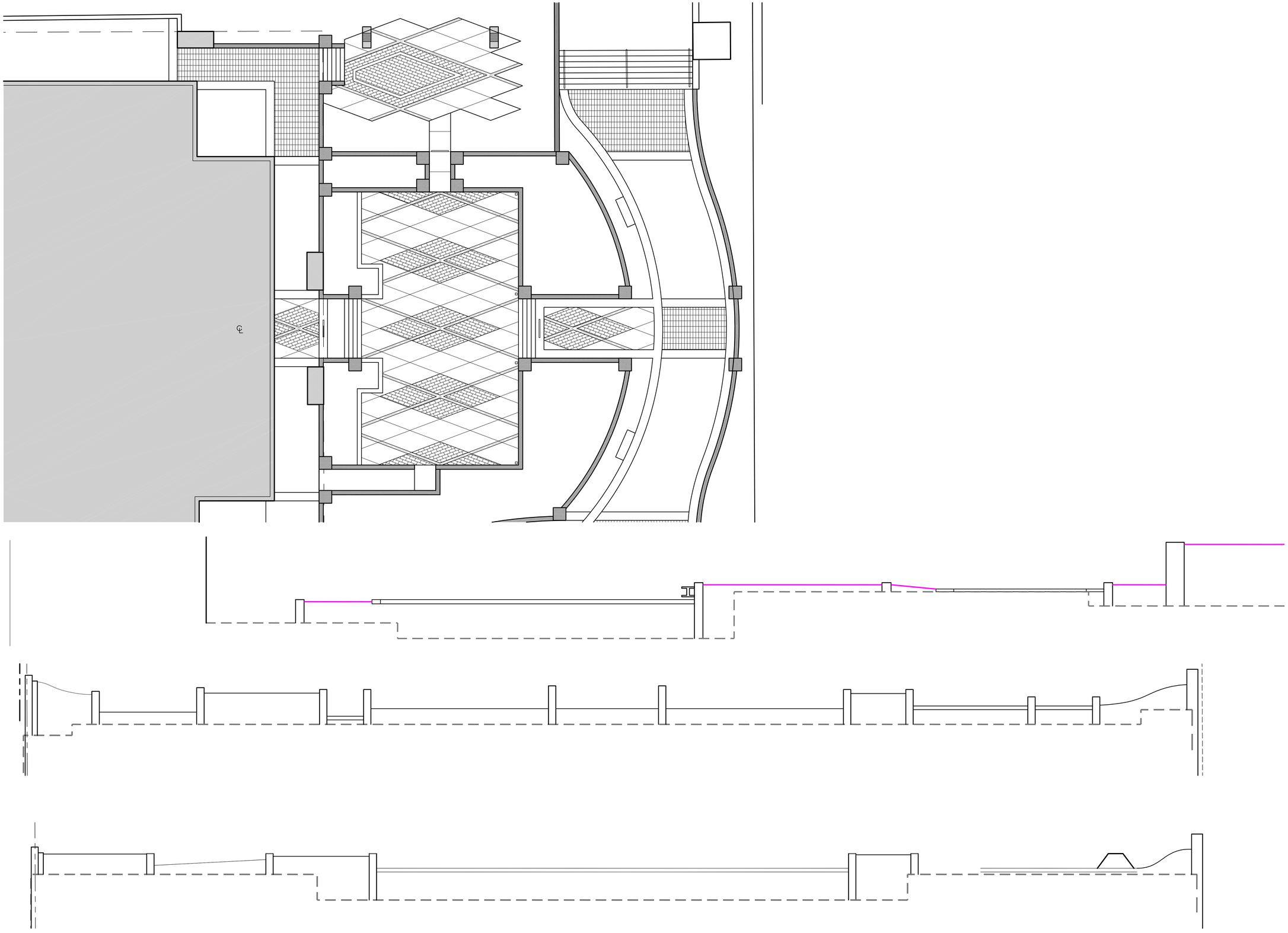

DRAWING TITLE
LAYOUT PLAN

gai consultants

CLIENT

PROJECT

ISSUING OFFICE: Pittsburgh | 385 E. Waterfront Drive, Homestead, PA 15120

GAI CAD FILE PATH: Z:\ConnDex\2014\C141100.00 — NKGF — United Steelworker\CAD\Land Dev\DSN1 — Construction Plans.dwg PLOTTED ON: 4/24/2015 10:03:11 AM PLOTTED BY: Jessica Livingston PLOT FILE: LDG_STANDARD.ctb

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JSL	DG	
DWG TYPE:	SCALE:	ISSUE DATE:
	AS SHOWN	

SHEET NO.: 9 OF

REVISION A

GAI FILE NUMBER:
DSN1 - Construction Plans

ALT./CLIENT DRAWING NUMBER:

GAI DRAWING NUMBER:
C141100.00

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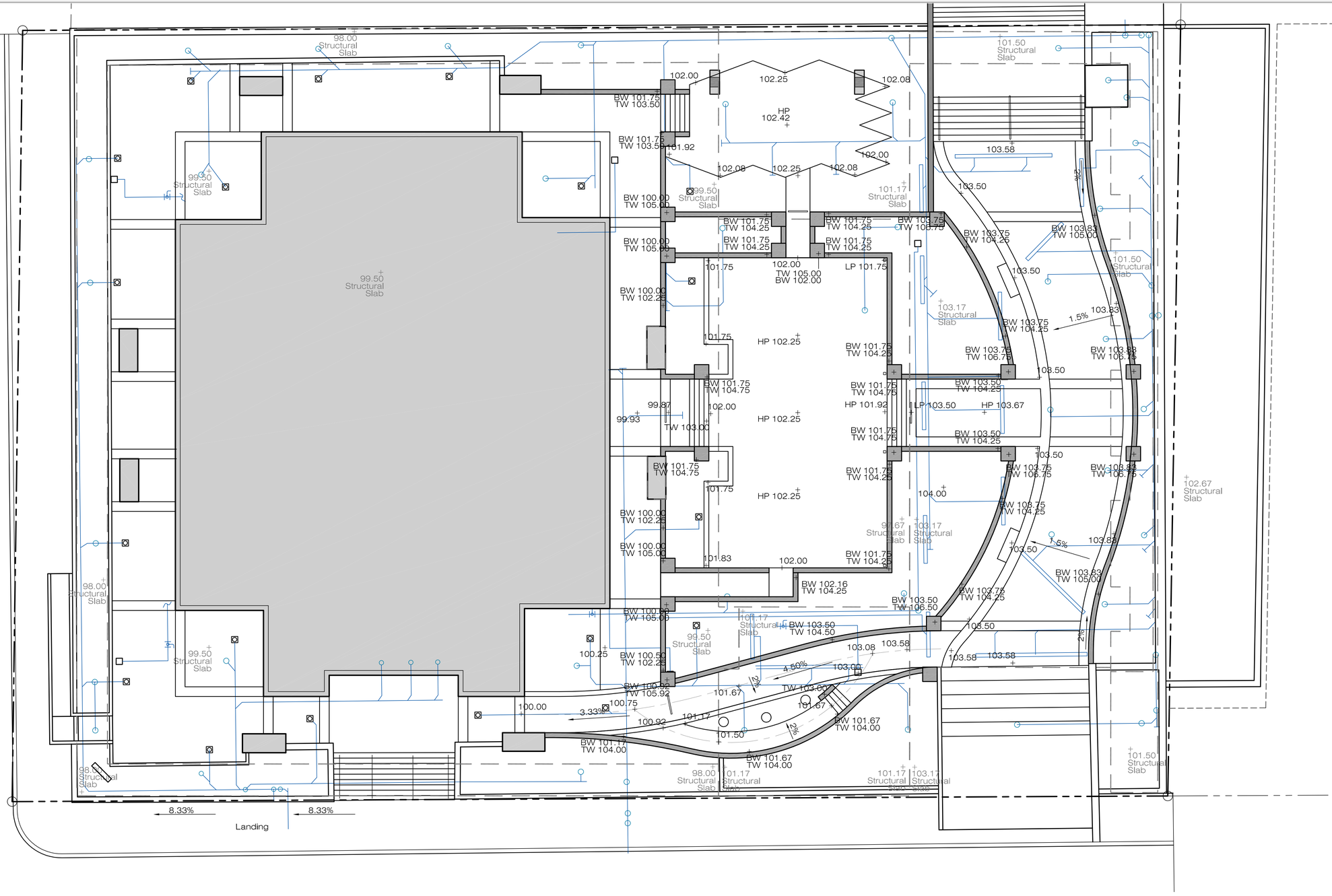

NOTES:

1. THE CONTRACTOR SHALL USE WHATEVER MEASURES ARE REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES.
2. FINISHED ELEVATIONS SHOWN ARE TOP OF PAVING IN AREAS TO RECEIVE PAVEMENT, TOP OF MULCH IN AREAS TO RECEIVE PLANTINGS, AND TOP OF TOPSOIL IN AREAS TO BE SEEDED OR SODDED.
3. CONTRACTOR SHALL SURVEY THE LOCATION AND ELEVATION OF ALL EXISTING DRAINS ENCOUNTERED DURING DEMOLITION AND PROTECT AS REQUIRED. PROVIDE A DRAWING OF DRAINS TO THE LANDSCAPE ARCHITECT AND PLUMBING ENGINEER FOR DETERMINING REUSE POTENTIAL AND POSSIBLE GRADING ADJUSTMENTS PRIOR TO DEMOLITION.
4. ALL EXISTING STRUCTURES (MANHOLES, INLETS, MONUMENTS, VENTS, JUNCTION BOXES, CURB BOXES, ETC.) THAT ARE AFFECTED BY THE CONSTRUCTION SHALL BE ADJUSTED TO THE FINAL GRADE OF ALL SIDEWALKS AND PAVING AREAS.
5. FINAL LOCATION AND ELEVATION OF ALL DRAINS AND INLETS TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
6. INSTALL NEW DRAINS AS PER MANUFACTURERS SPECIFICATIONS. WATERPROOF DECK PENETRATIONS AND AROUND DRAIN AS PER HYDROTECH'S SPECIFICATIONS AND NATIONAL ROOFING CONTRACTORS ASSOCIATION (NRCA) RECOMMENDATIONS. COORDINATE WITH PLUMBING DRAWINGS (P0.1 TO P2.1).
7. SUBMIT DRAIN CUT SHEETS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING.

SCALE: 1" = 10'

10' 0 10' 20'

NO.:	DATE:	DWN:	CHK:	APV:	DESCRIPTION:
A	2/16/15	JSL			ISSUED FOR REVIEW

REVISION RECORD

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DRAWING TITLE
GRADING PLAN

PROJECT

CLIENT

gai consultants

ISSUING OFFICE: Pittsburgh | 385 E. Waterfront Drive, Homestead, PA 15120

GAI CAD FILE PATH: Z:\ComDev\2014\C141100.00 - NKGF - United Steelworker\CAD\Land_Dev\DSN1 - Construction Plans.dwg PLOTTED ON: 4/24/2015 10:03:16 AM PLOTTED BY: Jayson Livingston PLOT FILE: LDG_STANDARD.ctb

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JSL	DG	
DWG TYPE:	SCALE:	ISSUE DATE:
	1" = 10'	

SHEET NO.: 10 OF

REVISION A

GAI FILE NUMBER: DSN1 - Construction Plans

ALT./CLIENT DRAWING NUMBER:

GAI DRAWING NUMBER: C141100.00

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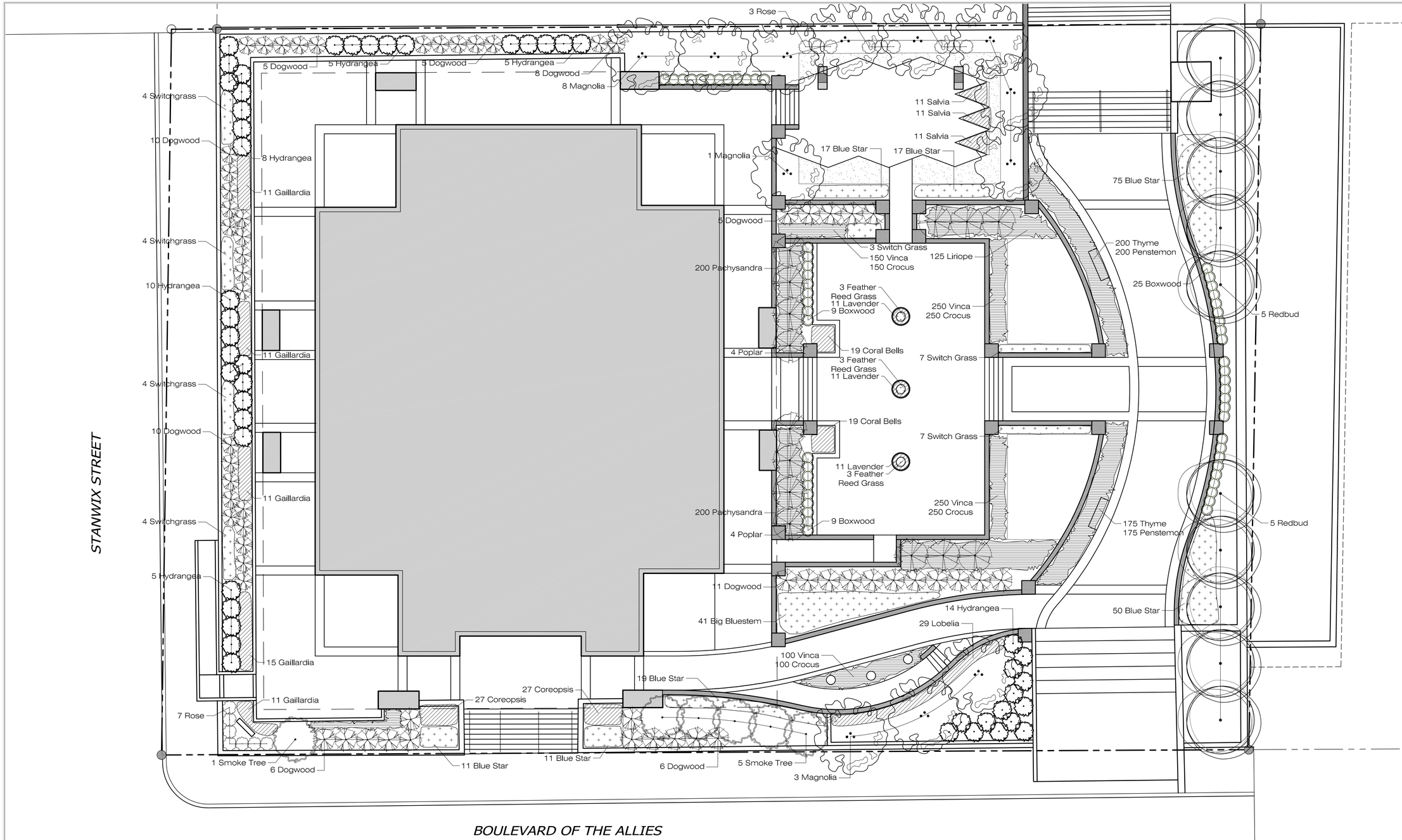

NOTES:

1. SEE CONSTRUCTION DETAILS (SHEET E012) FOR PLANTING DETAILS AND PLANT LIST.
2. COORDINATE LANDSCAPE INSTALLATION WITH IRRIGATION PLAN.
3. REVIEW LOCATION OF PLANT MATERIALS IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
4. TOPSOIL MATERIAL SHALL BE SUPPLIED FROM AN APPROVED SOURCE TO PROVIDE DEPTHS SHOWN ON THE DRAWINGS, INCLUDING ANY DETAILS.
5. ACCEPTABLE TOPSOIL MATERIAL SHALL BE DEFINED AS NATURAL FERTILE, AGRICULTURAL SOIL, CAPABLE FOR SUSTAINING VIGOROUS PLANT GROWTH, UNIFORM COMPOSITION THROUGHOUT, WITHOUT ADMIXTURE OF SUBSOIL, FREE OF STONES, LUMPS, PLANTS AND THEIR ROOTS, STICKS OR OTHER EXTRANEOUS MATTER; DO NOT DELIVER WHILE IN A FROZEN OR MUDDY CONDITION.
6. BALLED AND BURLAPPED PLANTS DUG WITH FIRM, NATURAL BALLS OF EARTH IN WHICH THEY ARE GROWN, WITH BALL SIZE NOT LESS THAN DIAMETER AND DEPTH RECOMMENDED BY ANSI Z60.1–1996 FOR TYPE AND SIZE OF TREE OR SHRUB REQUIRED; WRAPPED, TIED, RIGIDLY SUPPORTED, AND DRUM–LACED AS RECOMMENDED BY ANSI Z60.1–1996.
7. ALL CONTAINER GROWN PLANTS SHALL BE HEALTHY, VIGOROUS, WELL ROOTED, AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE GROWING. A CONTAINER GROWN PLANT SHALL HAVE A WELL–ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM ROOT BALL. CONTAINER SHALL BE RIGID ENOUGH TO HOLD BALL SHAPE AND PROTECT ROOT MASS DURING SHIPPING AND BE SIZED ACCORDING TO ANSI Z60.1–1996 FOR KIND, TYPE, AND SIZE OF PLANT REQUIRED.
8. INSTALL SOD ON ALL LAWN AREAS.

SCALE: 1" = 10'

10' 0 10' 20'

NO.:	DATE:	DWN:	CHK:	APV:	DESCRIPTION:
a	2/16/15	JSL			ISSUED FOR REVIEW

REVISION RECORD

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DRAWING TITLE
PLANTING PLAN

CLIENT

gai consultants

PROJECT

ISSUING OFFICE: Pittsburgh | 385 E. Waterfront Drive, Homestead, PA 15120

GAI CAD FILE PATH: Z:\GoinDex\2014\C141100.00 – NKGF – United Steelworker\CAD\Land Dev\DSN1 – Construction Plans.dwg PLOTTED ON: 4/24/2015 10:03:21 AM PLOTTED BY: Jessica Livingston PLOT FILE: LDG_STANDARD.ctb

DRAWN BY:	CHECKED BY:	APPROVED BY:
JSL	DG	
DWG TYPE:	SCALE:	ISSUE DATE:
	1" = 10'	

SHEET NO.: 11 OF

REVISION A

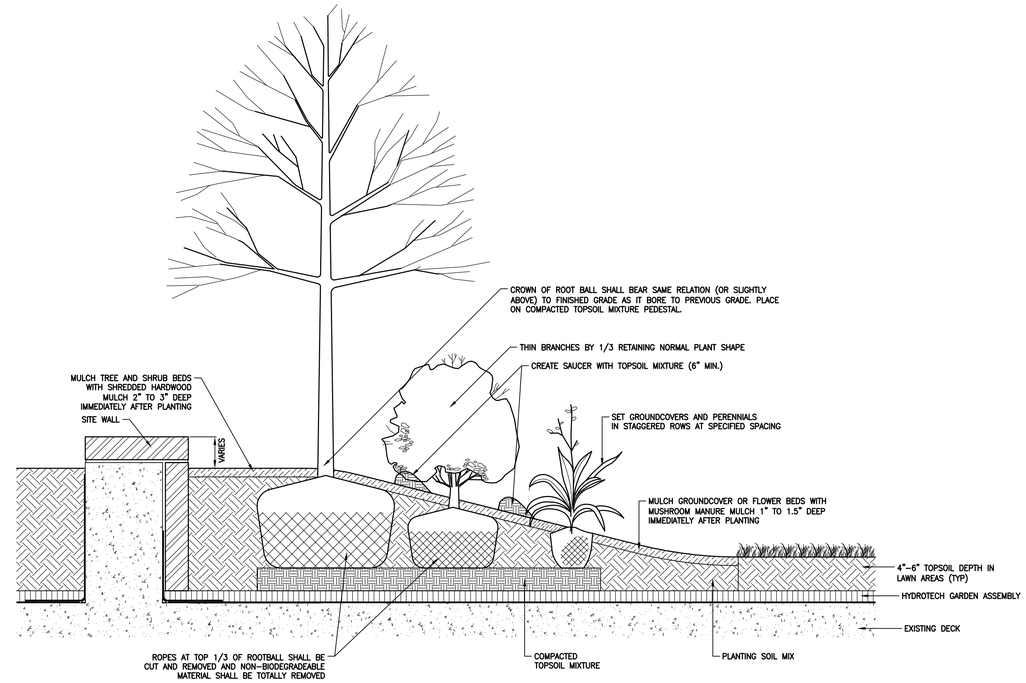
GAI FILE NUMBER: **DSN1 - Construction Plans**

ALT./CLIENT DRAWING NUMBER:

GAI DRAWING NUMBER: **C141100.00**

DRAFT

Qty	Plant Name	Min. Size	Condition
SHADE TREES			
14	POPULUS CANESCENS 'TOWER' Gray Poplar 'Tower'	2 1/2"-3" cal.	B&B
ORNAMENTAL TREES			
10	CERCIS CANADENSIS 'FOREST PANSY' Forest Pansy Redbud	6'-8' Ht.	B&B
6	COTINUS COGGYGRIA 'VELVET CLOAK' Velvet Cloak Smoke Tree	6'-8' Ht.	B&B
12	MAGNOLIA ACUMINATA 'YELLOW BIRD' Yellow Bird Magnolia	6'-8' Ht.	B&B
SHRUBS			
55	BUXUS x 'GLENCOE' Chicagoland Green Boxwood	15"-18" Ht.	B&B or Cont.
60	CORNUS STOLONIFERA 'FARROW' Arctic Fire Red Twig Dogwood	24"-30" Ht.	B&B
14	HYDRANGEA QUERCIFOLIA Oakleaf Hydrangea	30"-36" Ht.	B&B
9	ROSA X 'RADSUNNY' Radsunny Rose	24"-30" ht.	No. 5 Cont.
ORNAMENTAL GRASSES			
200	AMSONIA HUBRICHTII Arkansas Blue Star	Clump	No. 2 Cont. 18" o.c.
41	ANDROPOGON GERARDII Big Bluestem	Clump	No. 2 Cont. 18" o.c.
9	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' Feather Reed Grass	Clump	No. 2 Cont. 36" o.c.
125	LIRIOPE MUSCARI 'BIG BLUE' Big Blue Lily Turf	Clump	No. 2 Cont. 18" o.c.
33	PANICUM VIRGATUM 'HEAVY METAL' Heavy Metal Switch Grass	Clump	No. 2 Cont. 36" o.c.
GROUNDCOVERS			
400	PACHYSANDRA TERMINALIS Pachysandra	2-1/4" P. Pot	6" o.c.
750	VINCA MINOR Blue Myrtle	2-1/4" P. Pot	6" o.c.
BULBS			
975	ALLIUM GIGANTEUM Giant Onion	Bulb	6" o.c.
750	CROCUS CHRYSANTHUS 'ADVANCE' Advance Onion	Bulb	6" o.c.
PERENNIALS			
375	ACINOS ALPINUS Alpine Rock Thyme	Clump	No. 1 Cont. 6" o.c.
54	COREOPSIS 'CREME BRULEE' Tickseed	Clump	No. 2 Cont. 12" o.c.
59	GAILLARDIA GRANDIFLORA Blanket Flower	Clump	No. 1 Cont. 15" o.c.
38	HEUCHERA 'CARAMEL' Caramel Coral Bells	Clump	No. 2 Cont. 8" o.c.
33	LAVANDULA STOECHAS BRIGHT LUXURIOUS Spanish Lavender	Clump	No. 2 Cont. 10" o.c.
29	LOBELIA CARDINALIS Red Cardinal Flower	Clump	No. 1 Cont. 12" o.c.
375	PENSTEMON X 'CHERRY RED HOTTIE' Cherry Red Hottie Penstemon		No. 2 Cont. 24" o.c.
33	SALVIA MICROPHYLLA GREGGI 'EGGBE002' Heatwave Blast Sage	Clump	No. 2 Cont. 24" o.c.



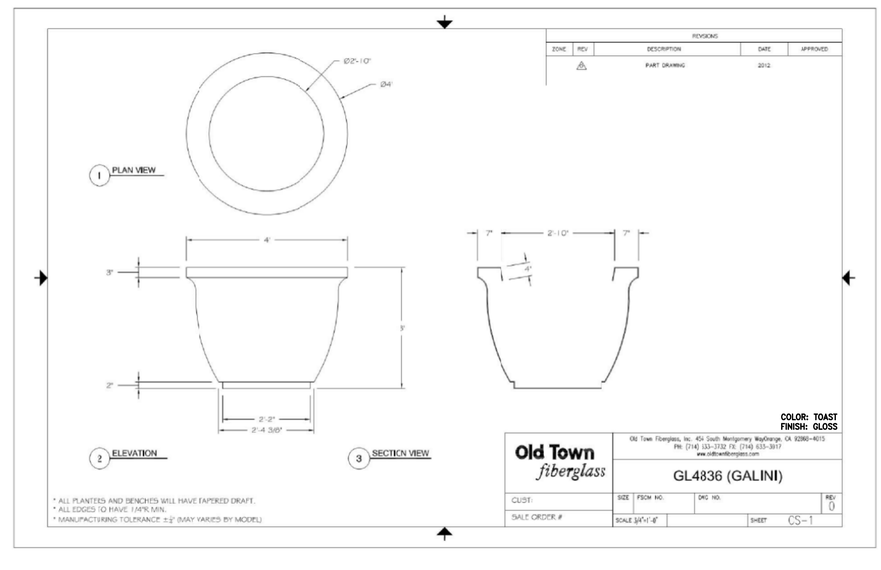
NOTES:

1. BALLED AND BURLAPPED PLANTS DUG WITH FIRM, NATURAL BALLS OF EARTH IN WHICH THEY ARE GROWN, WITH BALL SIZE NOT LESS THAN DIAMETER AND DEPTH RECOMMENDED BY ANSI Z60.1-1996 FOR TYPE AND SIZE OF TREE OR SHRUB REQUIRED; WRAPPED, TIED, RIGIDLY SUPPORTED, AND DRUM-LACED AS RECOMMENDED BY ANSI Z60.1-1996.

2. ALL CONTAINER GROWN PLANTS SHALL BE HEALTHY, VIGOROUS, WELL ROOTED, AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE GROWING. A CONTAINER GROWN PLANT SHALL HAVE A WELL-ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM ROOT BALL. CONTAINER SHALL BE RIGID ENOUGH TO HOLD BALL SHAPE AND PROTECT ROOT MASS DURING SHIPPING AND BE SIZED ACCORDING TO ANSI Z60.1-1996 FOR KIND, TYPE, AND SIZE OF PLANT REQUIRED.

TYPICAL PLANTING DETAILS

1"=1'-0"



PLANTER

1"=1'-0"

NO.:	DATE:	DWN:	CHK:	APV:	DESCRIPTION:
a	2/16/15	JSL			ISSUED FOR REVIEW

REVISION RECORD

This drawing was produced with computer aided drafting technology and is supported by electronic drawing files. Do not revise this drawing as manual drafting methods.

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gai consultants

PROJECT

DRAWING TITLE
DETAILS

ISSUING OFFICE: Pittsburgh | 385 E. Waterfront Drive, Homestead, PA 15120

GAI CAD FILE PATH: Z:\CorpDwg\2014\C141100.00 - NIGE - United Steelworker\CAD\Land Dev\USN1 - Construction Plans - Details - Production.dwg PLOTTED ON: 4/24/2015, 10:13:09 AM PLOTTED BY: Jovanie Livingston PLOT FILE: LDG_STANDARD.ctb

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JSL	DG	
DWG TYPE:	SCALE:	ISSUE DATE:
	1" = 10'	

SHEET NO.: 1 OF

REVISION: A

GAI FILE NUMBER:

I - Construction Plans - Details - Production

ALT./CLIENT DRAWING NUMBER:

GAI DRAWING NUMBER:

C141100.00

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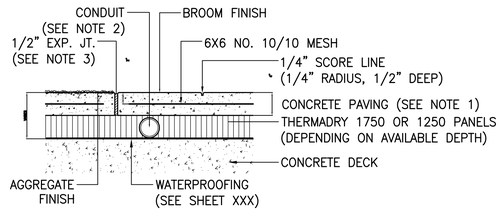


NOTES:

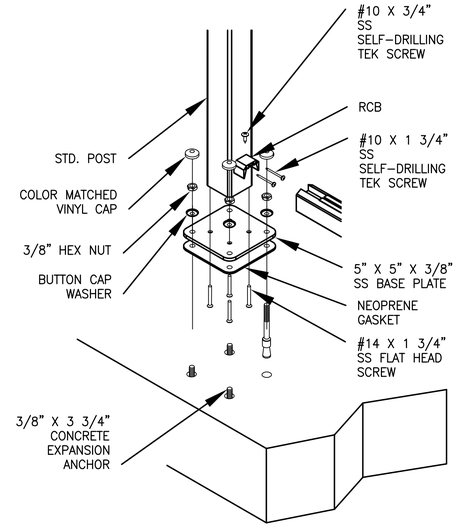
1. SEE SITE IMPROVEMENTS PLAN (SHEET E005) FOR LOCATION OF CONCRETE PAVING TYPES. PROVIDE EXPOSED AGGREGATE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL. UPON APPROVAL OF AGGREGATE, CONSTRUCT A 3'X3' MOCKUP ON-SITE FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION. ACHIEVE A 28-DAY STRUCTURAL DESIGN COMPRESSIVE STRENGTH OF 3000 PSI (REFER TO CLASS A CONCRETE SPECIFICATION IN PENNDOT PUBLICATION 408/94, SECTION 704-CEMENT CONCRETE).

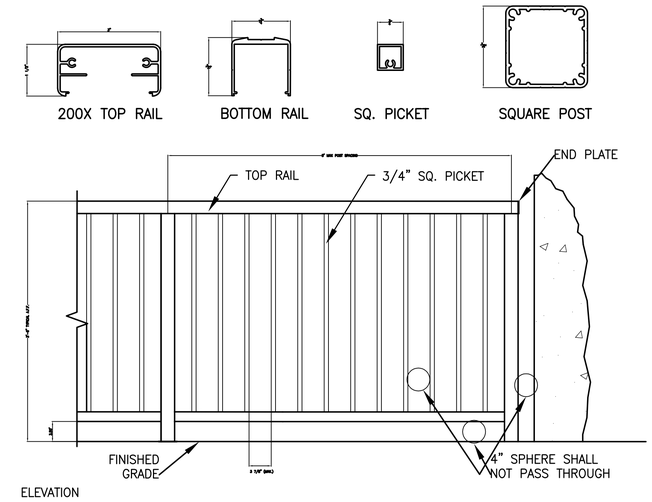
2. REFER TO IRRIGATION, PLUMBING, AND MECHANICAL DRAWINGS FOR SPECIFIC CONDUIT LOCATIONS, MATERIALS AND SIZES.

3. PROVIDE EXPANSION JOINTS WITH BACKER RODS BETWEEN HORIZONTAL CHANGES OF MATERIAL (CONCRETE PAVING, EXPOSED AGGREGATE CONCRETE PAVING, CONCRETE CURBS, CONCRETE STEPS, WALLS, POST FOUNDATIONS, HANDRAILS, ETC.).

CONCRETE PAVING

1"=1'-0"

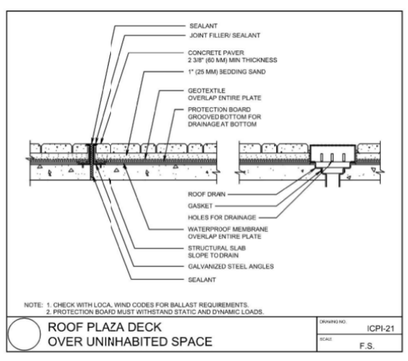


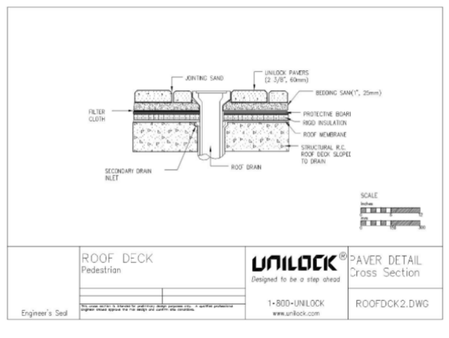


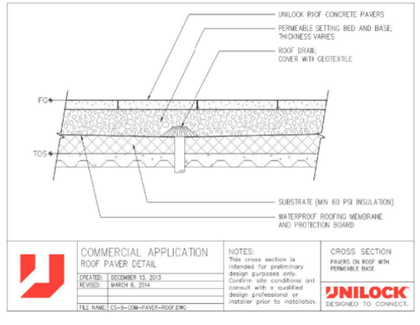
MANUFACTURER: HANSON ARCHITECTURAL PRODUCTS
MODEL: SERIES 200 PICKET RAILING SYSTEM
FINISH: ALUMINUM WITH CLEAR ANODIZED FINISH

ALUMINUM FENCE

1"=1'-0"







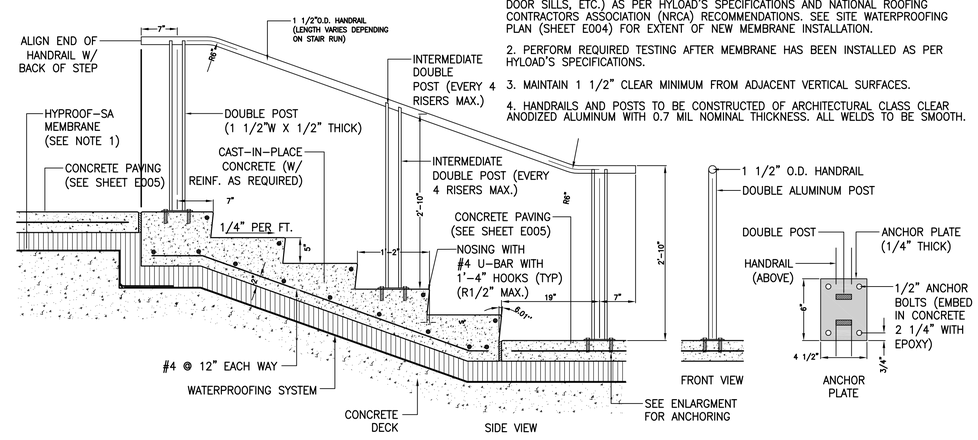
NOTES:

1. INSTALL NEW MEMBRANE AND TERMINATIONS (WALLS, SLABS, PIPE PENETRATIONS, DOOR SILLS, ETC.) AS PER HYLOAD'S SPECIFICATIONS AND NATIONAL ROOFING CONTRACTORS ASSOCIATION (NRCA) RECOMMENDATIONS. SEE SITE WATERPROOFING PLAN (SHEET E004) FOR EXTENT OF NEW MEMBRANE INSTALLATION.

2. PERFORM REQUIRED TESTING AFTER MEMBRANE HAS BEEN INSTALLED AS PER HYLOAD'S SPECIFICATIONS.

3. MAINTAIN 1 1/2" CLEAR MINIMUM FROM ADJACENT VERTICAL SURFACES.

4. HANDRAILS AND POSTS TO BE CONSTRUCTED OF ARCHITECTURAL CLASS CLEAR ANODIZED ALUMINUM WITH 0.7 MIL NOMINAL THICKNESS. ALL WELDS TO BE SMOOTH.



CONCRETE STEPS AND RAILING

1"=1'-0"

a	2/16/15	JSL
NO.:	DATE:	DWN:

ISSUED FOR REVIEW	APV:	CHK:
DESCRIPTION:		

REVISION RECORD

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CLIENT

DRAWING TITLE
DETAILS

gai consultants

PROJECT

ISSUING OFFICE: Pittsburgh | 385 E. Waterfront Drive, Homestead, PA 15120

GAI CAD FILE PATH: Z:\Corridors\2014\C141100.00 - NIGF - United Steelworkers\CAD\Land Dev\USN1 - Construction Plans - Details - Production.dwg PLOTTED ON: 4/24/2015, 10:08:17 AM PLOTTED BY: Jaqesa Livingston PLOT FILE: LDG_STANDARD.ctb

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JSL	DG	
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	1" = 10'	

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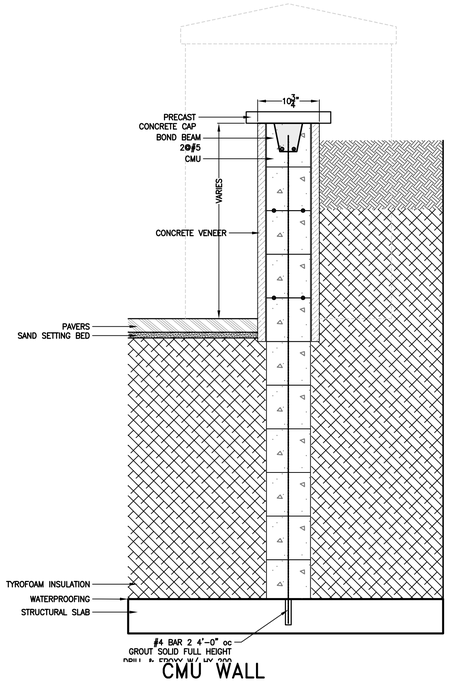

CMU WALL

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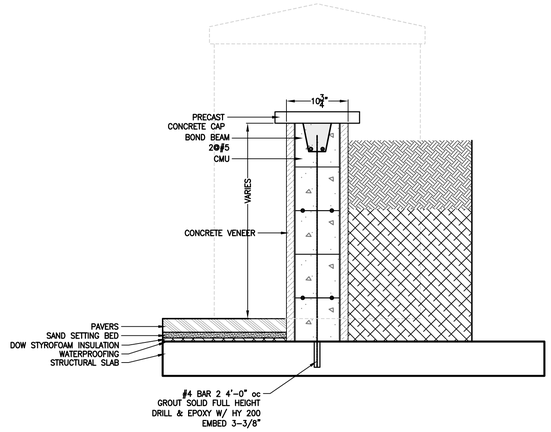
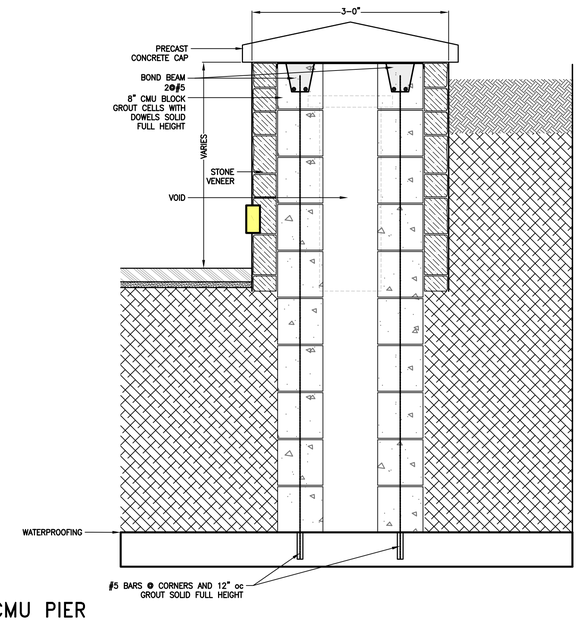
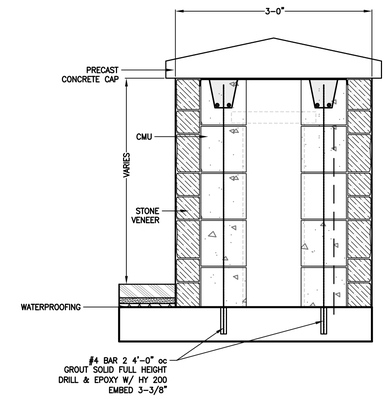
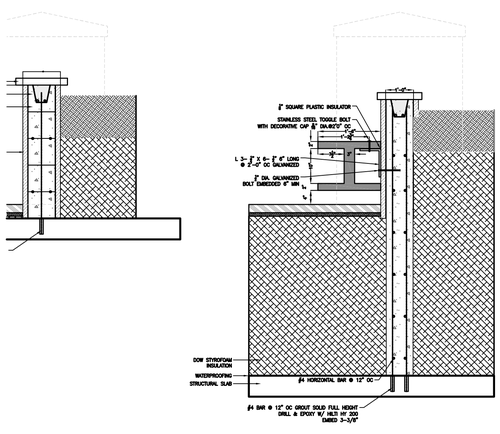




CMU PIER

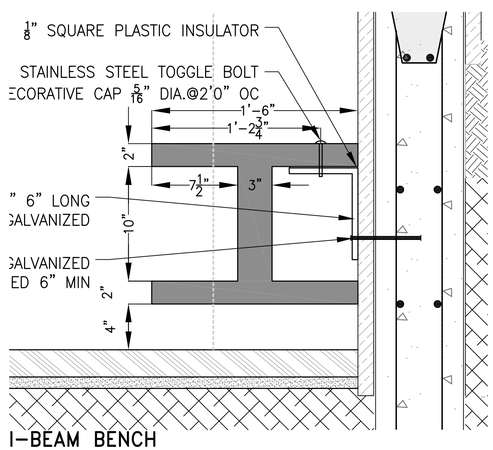
1"=1'-0"





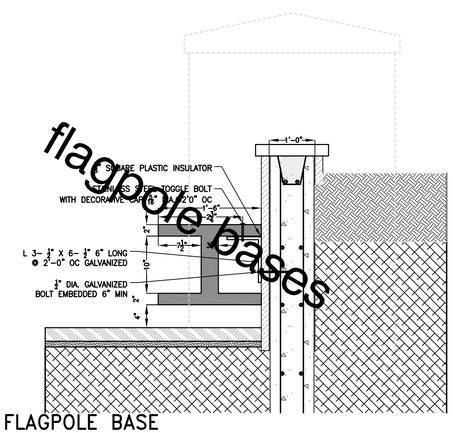
POURED IN PLACE CONCRETE WALL

1"=1'-0"



I-BEAM BENCH

1"=1'-0"



flagpole bases

FLAGPOLE BASE

1"=1'-0"

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gai consultants

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JSL	DG	
DWG TYPE:	SCALE:	ISSUE DATE:
	1" = 10'	

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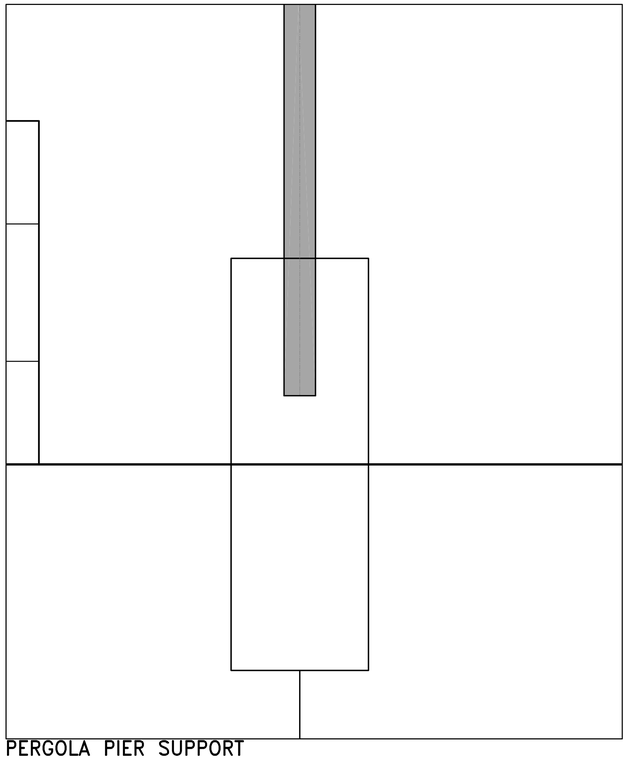

PERGOLA PIER SUPPORT

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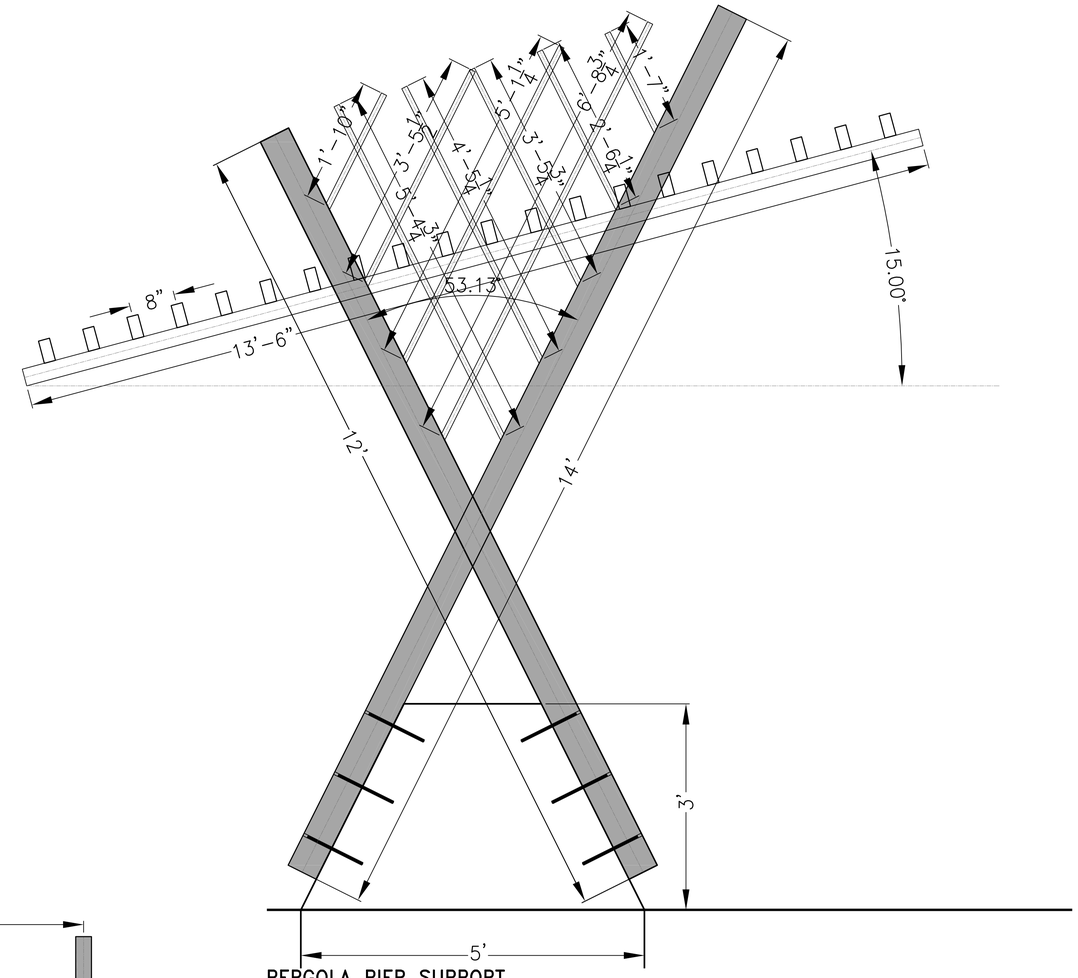

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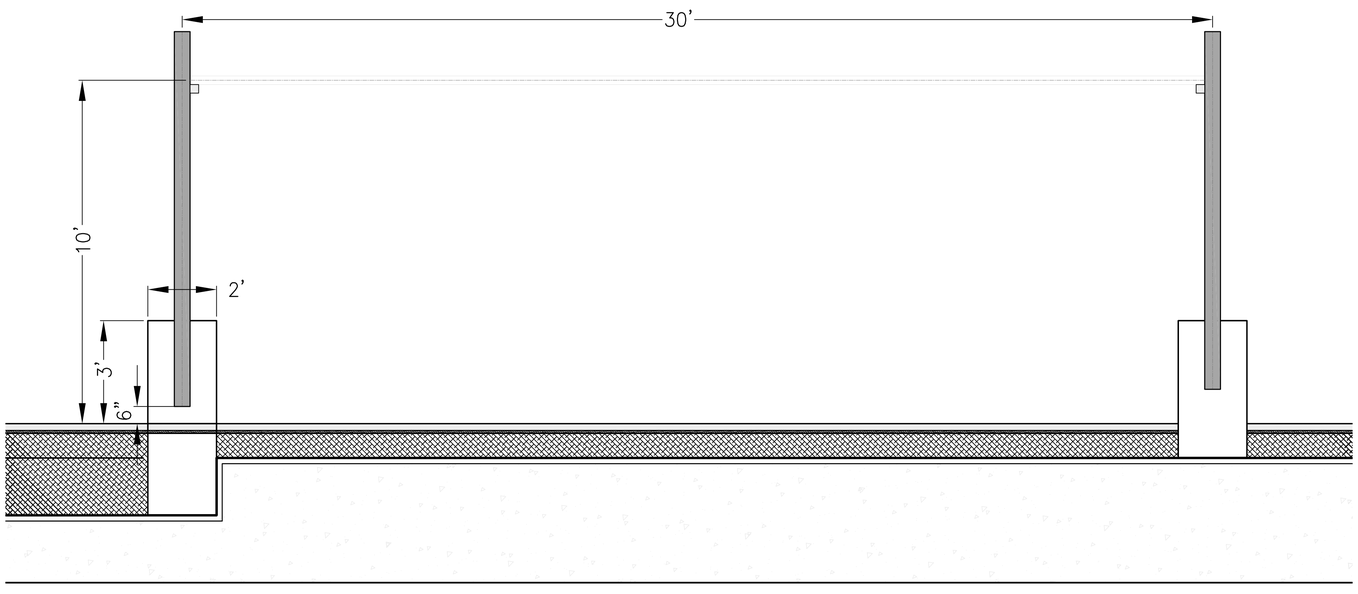

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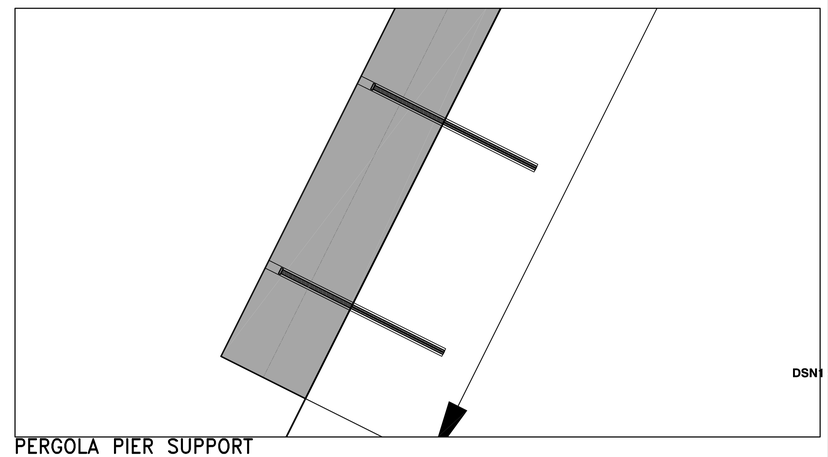

PERGOLA PIER SUPPORT

1"=1'-0"

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GAI DRAWING NUMBER:

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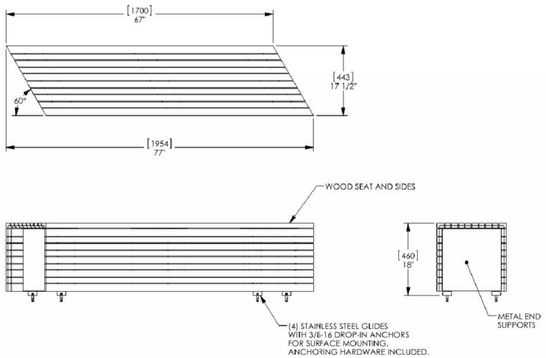
DRAFT

Parallel 42 Bench, left backless unit, surface mount
Product Drawing
www.landscapeforms.com Ph: 800.521.2546
Date: 1/13/2015



landscapeforms Drawing: MU100-02
Dimensions are in inches [mm]
U.S. Patent No. D712,168

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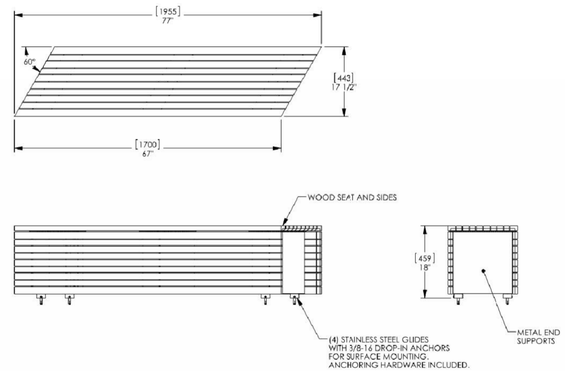
Parallel 42 Bench, right backless unit, surface mount
Product Drawing
www.landscapeforms.com Ph: 800.521.2546
Date: 1/13/2015



landscapeforms Drawing: MU101-02
Dimensions are in inches [mm]
U.S. Patent No. D712,168

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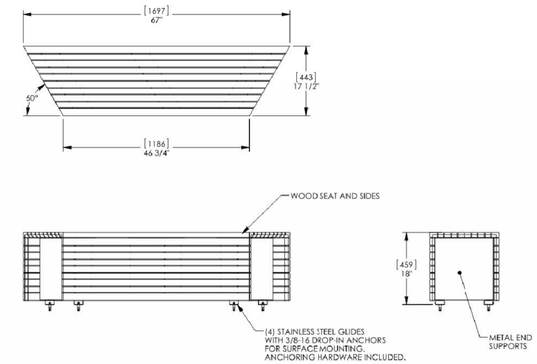
Parallel 42 Bench, wedge backless unit, surf mt
Product Drawing
www.landscapeforms.com Ph: 800.521.2546
Date: 1/13/2015



landscapeforms Drawing: MU102-02
Dimensions are in inches [mm]
U.S. Patent No. D712,168

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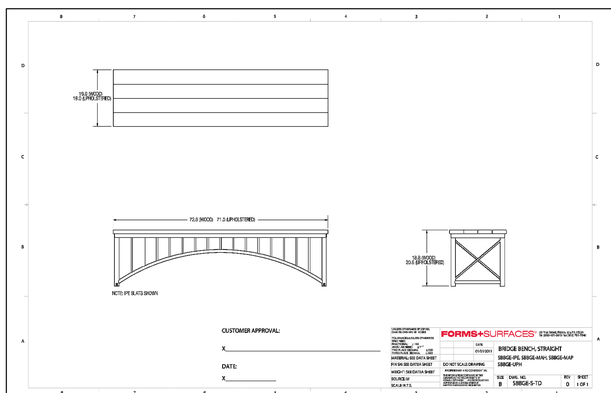
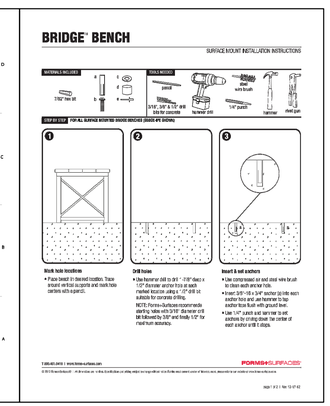
BENCH
NTS





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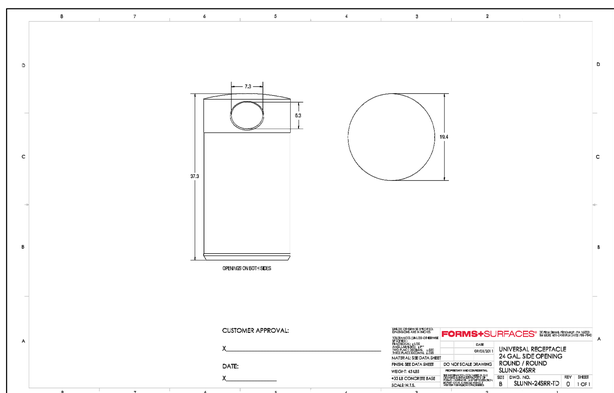

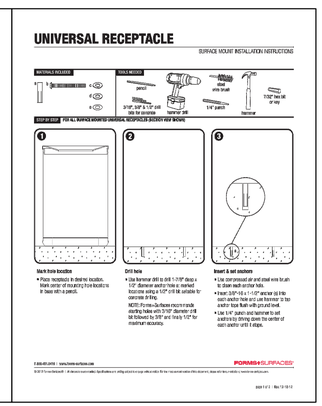

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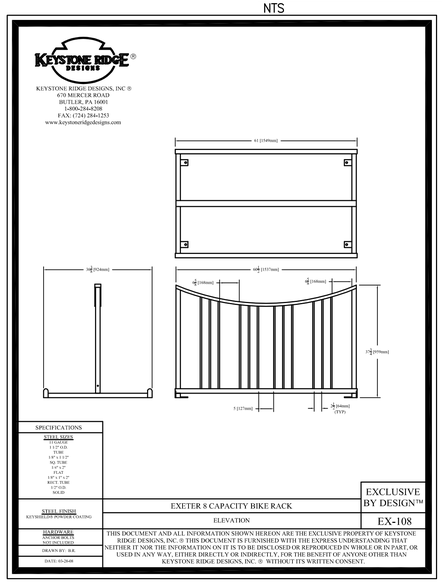

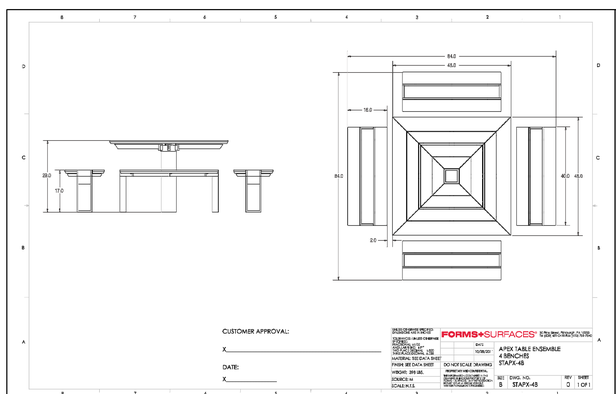

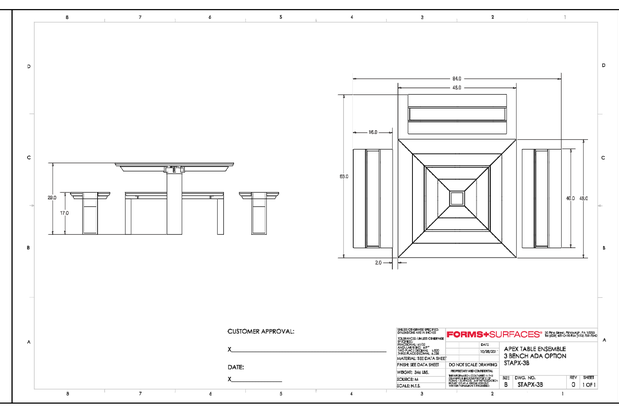

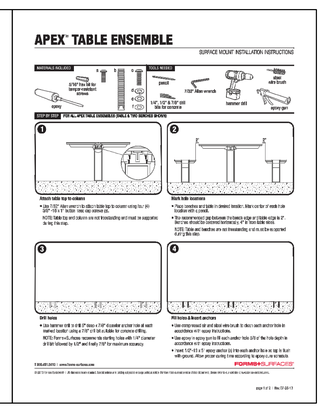

PICNIC TABLE
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REVISION RECORD

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CLIENT

DRAWING TITLE
DETAILS

PROJECT

gai consultants

ISSUING OFFICE: Pittsburgh | 385 E. Waterfront Drive, Homestead, PA 15120

DRAWN BY:	CHECKED BY:	APPROVED BY:
JSL	DG	
DWG TYPE:	SCALE:	ISSUE DATE:
	1" = 10'	

SHEET NO.: 1 OF

REVISION A

GAI FILE NUMBER:

DSN1 - Construction Plans - Details - Production

ALT./CLIENT DRAWING NUMBER:

GAI DRAWING NUMBER:

C141100.00

DRAFT

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

ZONE CHANGE PETITION

Address 2423 & 2435 Centre Avenue, Pittsburgh PA 15219

Owner: FOCUS, North America
Address: 600 North Bell Avenue, Suite 115, Carnegie PA 15106
Phone: 412.262.1234

Applicant / Agent: Stantec Architecture
Address: 650 Smithfield Street, Suite 2500, Pittsburgh PA 15222
Phone: 412.394.7160

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

Owner's Name	Property
FOCUS, North America	2423 Centre Avenue, Pittsburgh PA 15219
FOCUS, North America	2435 Centre Avenue, Pittsburgh PA 15219

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

Block & Lot: 10-L-252 & 10-L-255 Ward: 5th Ward
Sq. ft. of site: Total = 16,893 sf or, number of acres:
Existing Zoning RM-M Proposed Zoning: LNC

Present use of site:

2423 is currently recognized as Vacant Commercial Land.
2435 is a Small Detached Commercial Building previously operated as a Dry-Cleaners & Fur Service.
Building is currently vacant and in disrepair.

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

New Construction & Renovation to existing structure to house FOCUS+Pittsburgh. FOCUS+Pittsburgh provides Occupation, Free Clinic, Food, Clothing and Understanding to those in need by action-oriented and sustainable solutions to poverty.

(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 use is compliant with the adjacent zoning of LNC. FOCUS+Pittsburgh's intent is to invest and develop the community.
The existing business on this site had operated as a nonconforming commercial enterprise as well as several other local establishments along Centre Avenue.

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

If lots are zoned to LNC the proposed use will comply with Zoning requirements with the exception of setback variances required by residential adjacencies if adjacent lots are not zoned LNC.

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.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Leslie M. Fitchwell, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires March 10, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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 30th day of MARCH 2015.

Notary Public | Applicant (signature) | JEREMIAH BROOKS Applicant (printed) STANTEC

RECORD OF ACTIONS *(to be completed by City Planning)*

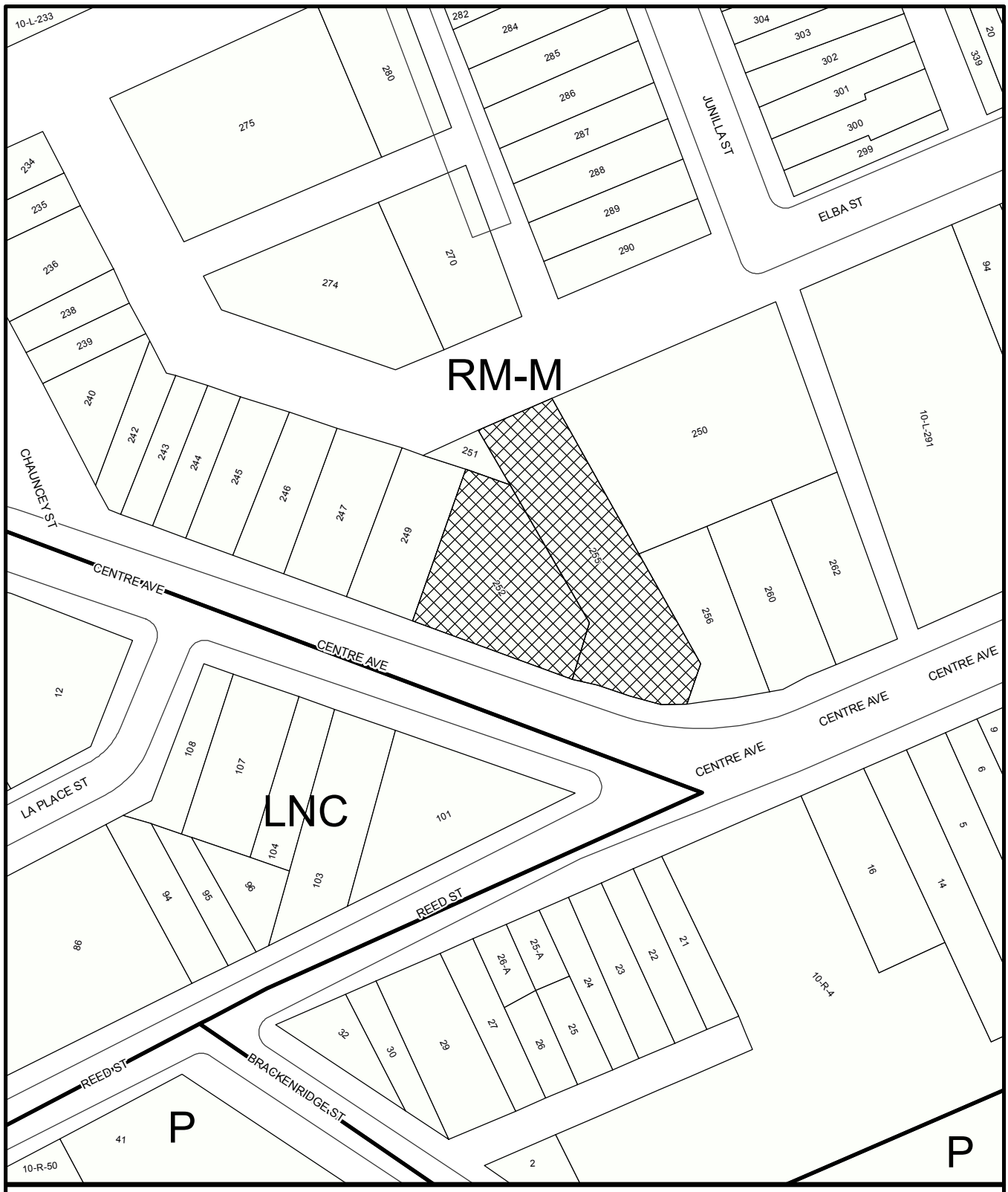
Address		**Check #**	PAID $
Date Filed		**Land Use #**	
Zoning District		**Zone Change #**	
Proposed Zoning			

Planning Commission recommendation

☐ Approved ☐ Denied DATE OF ACTION

City Council action

☐ Approved ☐ Denied DATE OF ACTION



PROPOSED ZONING CHANGE

AREA OF PROPOSED CHANGE:
FROM: RM-M - RESIDENTIAL MODERATE DENSITY
TO: LNC - LOCAL NEIGHBORHOOD COMMERCIAL

Zoning Changes

DEPARTMENT OF
CITY PLANNING

0 25 50 100 150 200 Feet

CITY OF PITTSBURGH
APRIL 2015

City of Pittsburgh

K. Rakus

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

PDP# 15-074
Date Filed: 4/24/15
(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: DAVID B. HANDLER		Phone Number: (412) 400-8738	
Address: 6654 AYLESBORO	City: PITTSBURGH	State: PA	Zip Code: 15217
2. Applicant/Company Name: DAVID B. HANDLER		Phone Number: (412) 400-8738	
Address: 207 S. CRAIG ST.	City: PITTSBURGH	State: PA	Zip Code: 15213
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: CREPES PARISIENNES ADDITION			
4. Development Location: 207. S. CRAIG ST.			
5. Development Address: SAME			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition) NO			
Proposed Zoning District:	N/A		
Present Use of Site: (Select from attached list)	1ST FL. RESTAURANT 2ND + 3RD (1) DWELLING UNIT		
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: 08/01/2015	Occupancy Date: 01/01/2016	Project Cost: $ 135,000	

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

9. Proposed Use of Site (Select from attached list): CONTINUED RESTAURANT (103)

10. Select the Type of Work:

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

11. Describe the Development: CONSTRUCT 600 SQ. FT. 1ST ADDITION TO EXISTING 3ST. MIXED USE STRUCTURE. EXPANSION OF EXISTING RESTAURANT. ADD 147 SQ. FT. EXT DECK @ GRADE + 104 SQ. FT H.C. RAMP. + 103 SQ. FT. TRASH ENCL.

12. Is a Land Operations Permit needed? ☐ YES ☑ NO

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

VOUCHER #: _____ (Zoning Use Only)

MAY 2013

City of Pittsburgh

DEPARTMENT OF CITY PLANNING

DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

13. Proposed Number of New Structures or Building Additions: 1 ADDITION ☐ N/A

☐ Residential ☑ Commercial ☐ Recreational ☐ Industrial ☐ Institutional

14. Gross Floor Area:

Existing to be Razed:	N/A	sq ft
Existing to be Retained:	1100	sq ft /FLR.
Retained Area to be Renovated:	0	sq ft
To be Constructed:	600	sq ft
Building Footprint:	1,700	sq ft

15. Height of Structures:

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	3	30		
Proposed Addition/Extension			1 STORY	19'-8"
Provide Accessory Structure Type(s) and Height(s):				
N/A				

16. Number of Dwelling Units:

Existing to Remain: 1 Proposed: N/C

17. Lot Area: 2,912 sq ft

18. On Site Parking: ☐ N/A

	Existing	Proposed
Full (8 ½' x 19')	1	N/C
Compact (7 ¼' x 16')	0	
Handicap (13 ½' x 19')	0	

Off-Street Loading Spaces: ☐ N/A

Actual: 1

Required: 0

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

☐ Demolition ☑ HVAC (Interior) ☑ HVAC (Exterior) ☑ Electrical ☑ Fire Alarm

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

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

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

VOUCHER #: _____ (Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

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

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

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

☑ YES ☐ NO

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

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

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

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

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

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

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

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

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

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

☐ Modification or reconstruction of City curbs.

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

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

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

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

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

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

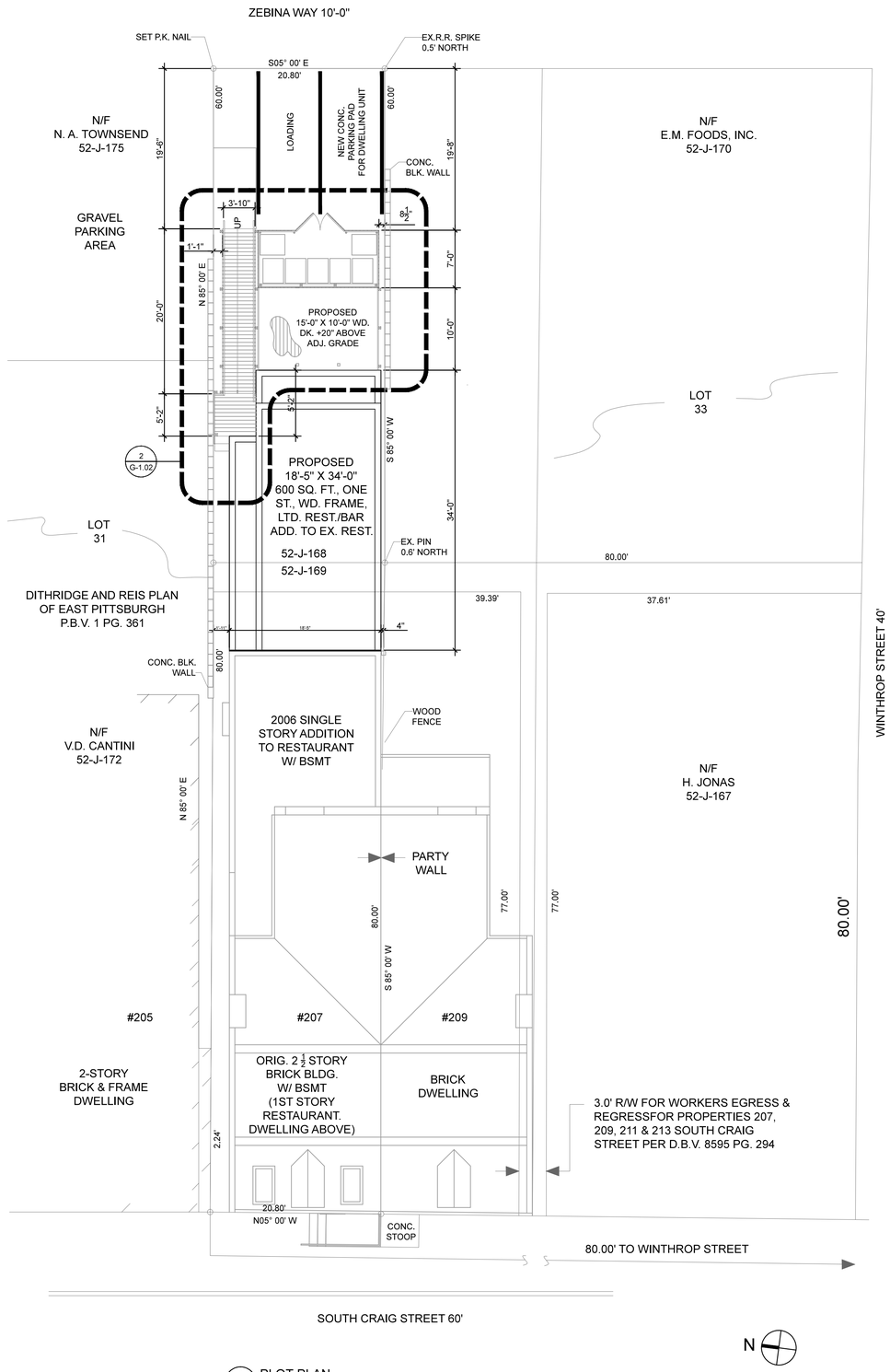
26. Applicant will be applying for a Visitability Tax Credit? ☐ Yes ☑ No

Applicant Signature: 4/24/2015

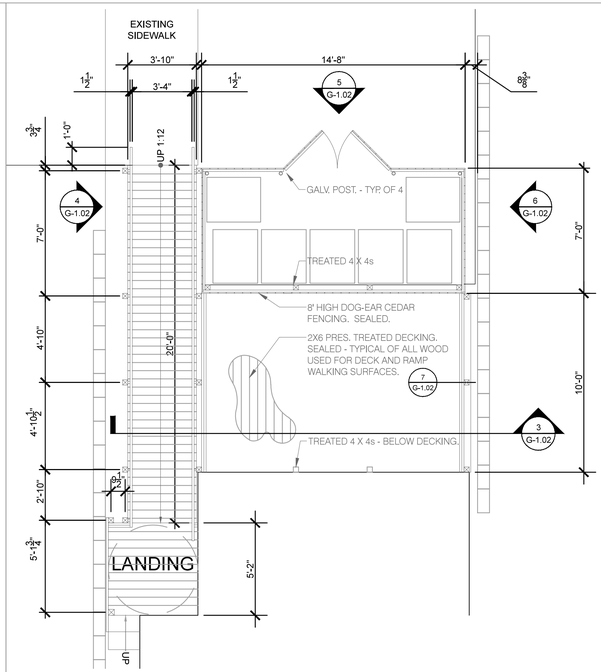
VOUCHER #: _____ (Zoning Use Only)

207 S. Craig Street

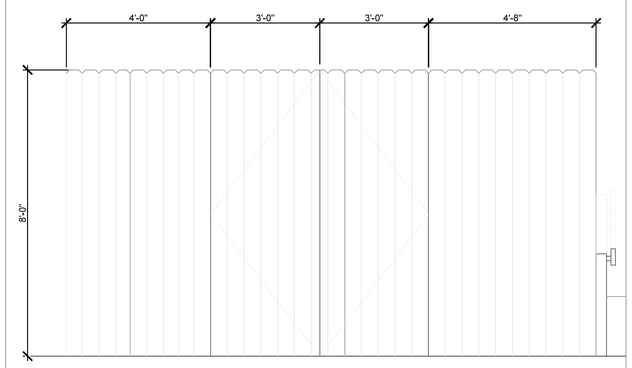
eai no: 02-13-011



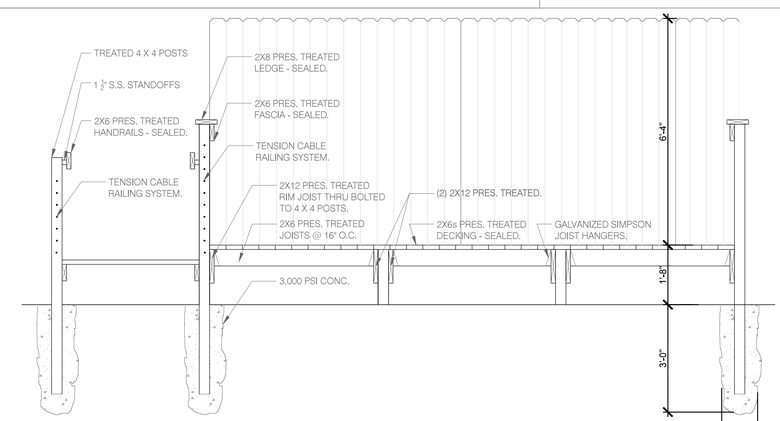
1 G-1.02 PLOT PLAN
SCALE: 1/8"=1'-0"



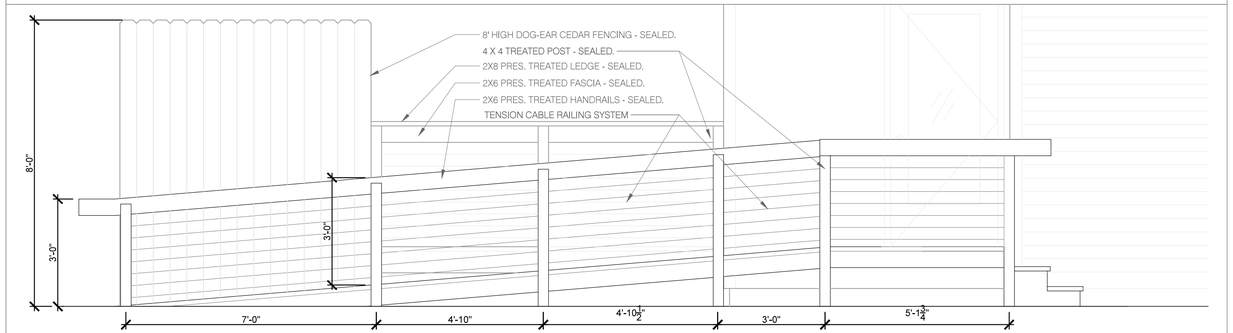
2 G-1.02 SITE IMPROVEMENTS - DETAILED PLAN
SCALE: 1/4"=1'-0"



5 G-1.02 TRASH ENCLOSURE ELEVATION
SCALE: 1/2"=1'-0"



3 G-1.02 DECK SECTION
SCALE: 1/2"=1'-0"



4 G-1.02 HC RAMP ELEVATION
SCALE: 1/2"=1'-0"

elagin architecture
elagin architecture, inc.
1712 murdoch street
pittsburgh, pa 15217
ph: 412.303.4331
www.elagin.co
eai contact: sergei c. matveiev, aia

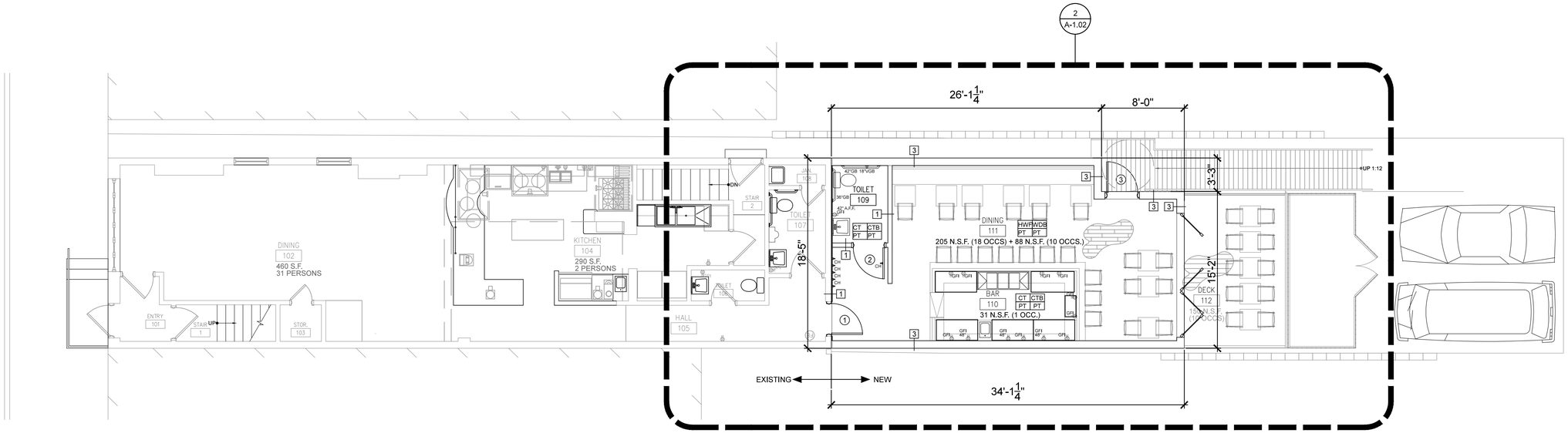
Submission:	Date:
PRICING SET	03.25.2015

Site Plan & Site Details

G-1.02

207 S. Craig Street

eai no: 02-13-011



1 A-1.01 PROPOSED OVERALL FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

GENERAL NOTES - DEMOLITION

1. REMOVE EXISTING PARTITIONS AND ELEMENTS AS INDICATED. PATCH ADJACENT WALL, CEILING, OR FLOOR AS REQUIRED TO RECEIVE NEW FINISHES OR TO MATCH ADJACENT EXISTING FINISH.
2. CONTRACTOR TO VERIFY ON SITE THE EXTENT OF DEMOLITION REQUIRED. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE OWNER OR ARCHITECT BEFORE PROCEEDING.
3. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREAS SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISC. MATERIAL SHALL BE REMOVED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGE CAUSED BY HIM OR HIS SUB-CONTRACTORS TO EXISTING CONSTRUCTION TO REMAIN. REFINISH TO MATCH EXISTING ADJACENT FINISH OR AS NOTED HEREIN.
5. REMOVE ALL IRREGULAR MATERIALS WHICH CAUSE AN UNEVEN SUBSTRATE, I.E. FASTENERS, ABANDONED JUNCTION BOXES, CONDUIT, ETC.
6. DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT HAS BEEN DESCRIBED BY THIS DRAWING SET. THE INTENT OF THESE DRAWINGS IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION TO ACCOMPLISH THE RENOVATIONS DESCRIBED HEREIN. ALL WORK IS TO BE PERFORMED IN A WORKMAN-LIKE MANNER.
7. NOT ALL M.E.P. DEMOLITION IS SHOWN ON DRAWINGS. EACH SUB-CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE EXTENT OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE DESIGN CONCEPT AND ALL APPLICABLE CURRENTLY ADOPTED CODES.
8. EXISTING SYSTEMS THAT ARE RE-USED SHALL BE INSPECTED FOR SERVICEABLE CONDITION. DISRUPTIONS TO BUILDING SERVICE SHALL BE COORDINATED WITH THE OWNER.
9. OWNER TO REMOVE ANY FURNISHINGS PRIOR TO WORK.

elagin architecture

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pittsburgh, pa 15217
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www.elagin.co
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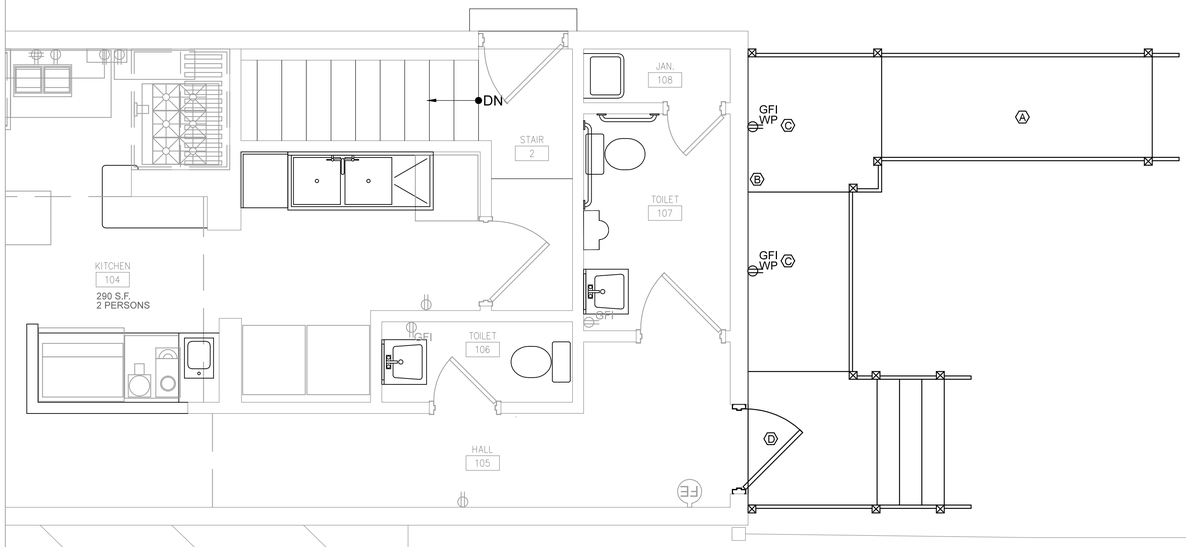
Proposed Overall First Floor Plan

A-1.01

207 S. Craig Street

eai no: 02-13-011

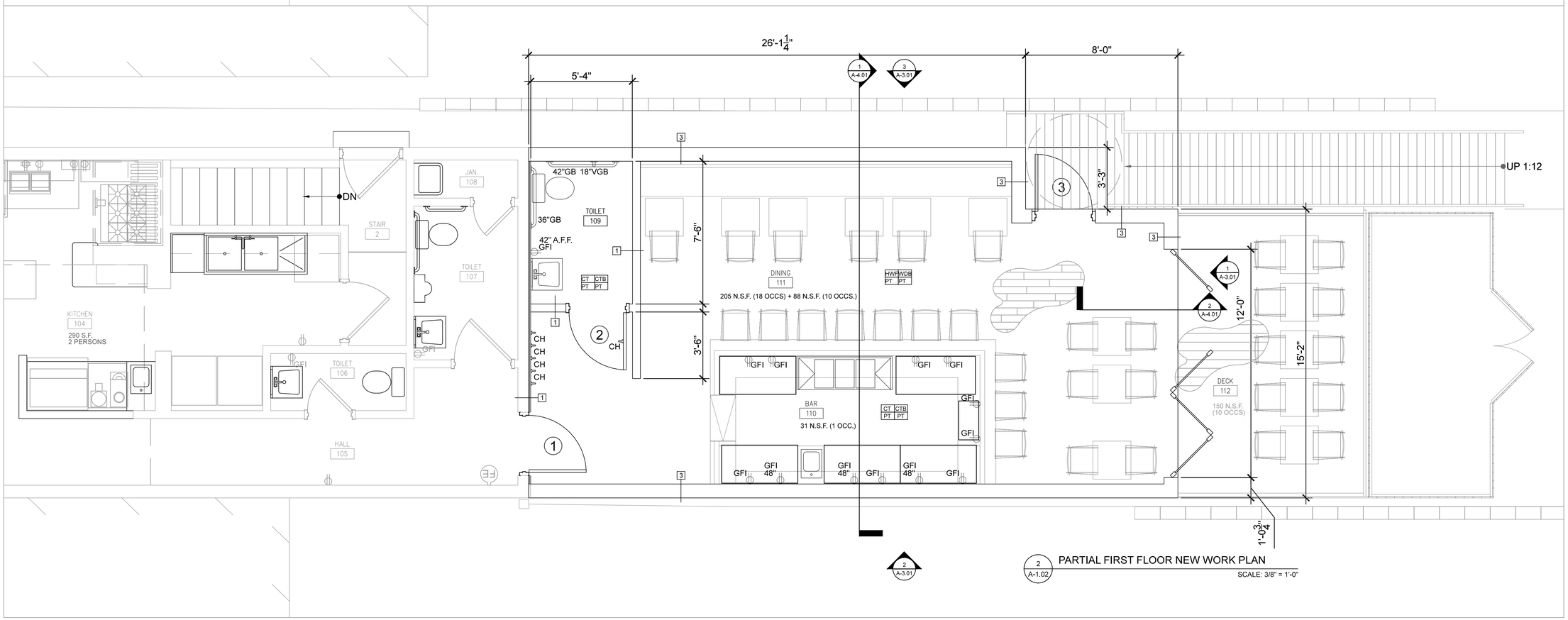


DEMOLITION KEY NOTES

- (A) DEMOLISH EXISTING WOOD RAMPS, LANDINGS AND STEPS. REMOVE POST FOUNDATIONS AS NEEDED TO CONSTRUCT NEW FOUNDATIONS FOR ADDITION.
- (B) DEMOLISH EXISTING VINYL SIDING WHERE NEW ADDITION IS TO ABUT EXISTING STRUCTURE.
- (C) DEMOLISH EXISTING OUTLETS. TERMINATE ANY ABANDONED CIRCUITS PER NEC.
- (D) EXISTING DOOR AND FRAME TO REMAIN. PREPARE FOR NEW PAINT.

1 / A-1.02 EXISTING/DEMOLITION PARTIAL FIRST FLOOR PLAN

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



2 / A-3.01

2 / A-1.02 PARTIAL FIRST FLOOR NEW WORK PLAN

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

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elagin architecture, inc.

1712 murdoch street
pittsburgh, pa 15217

ph: 412.303.4331
www.elagin.co

eai contact: sergei c. matveiev, aia

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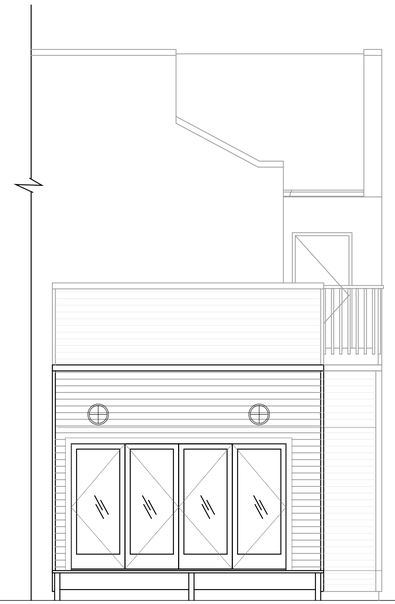
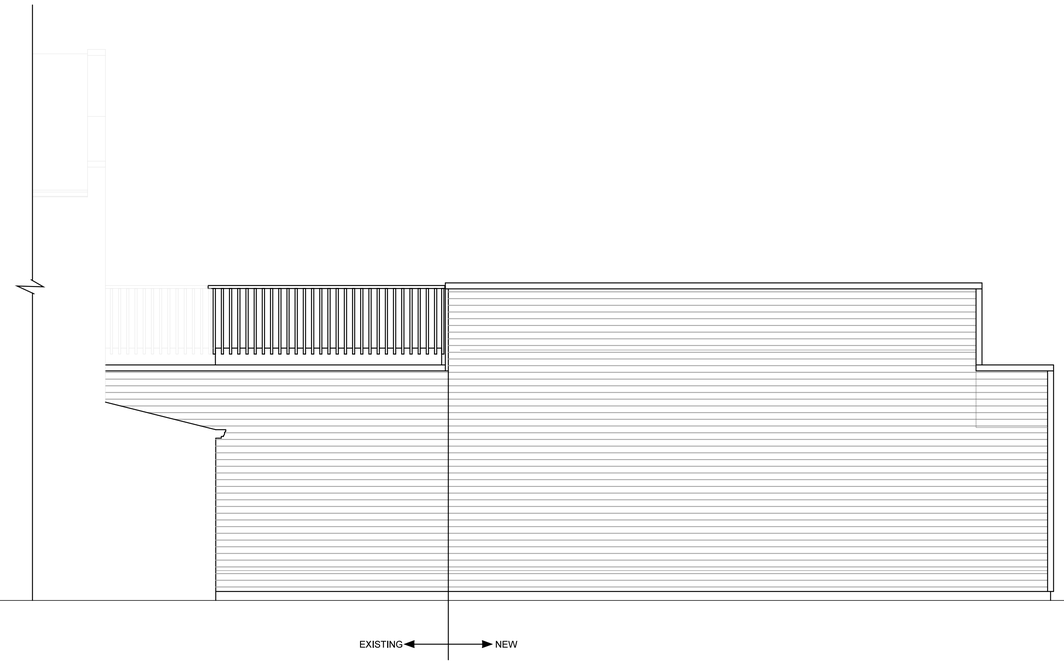
Partial First Floor - Existing/Demolition & New Work Plans

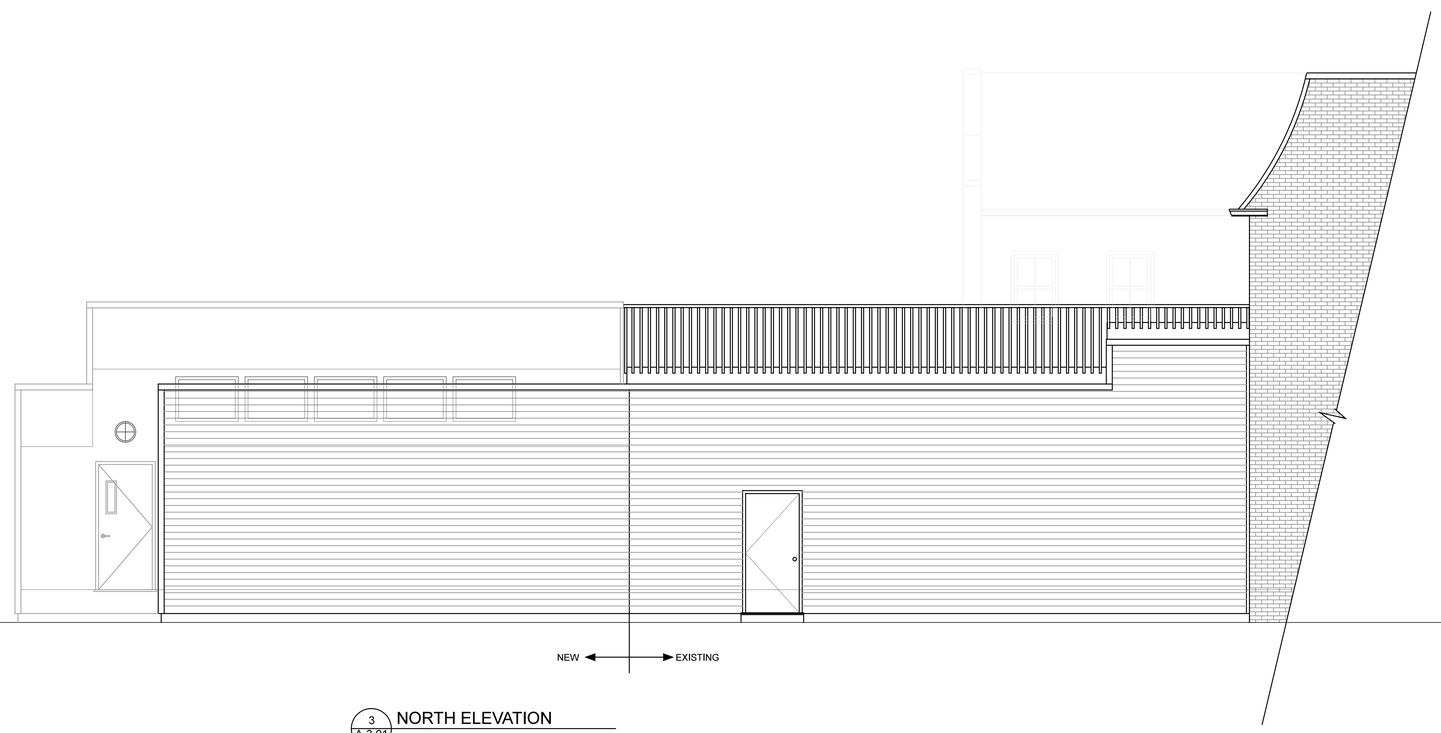
A-1.02



1 A-3.01 EAST ELEVATION
SCALE: 1/4"=1'-0"



2 A-3.01 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



3 A-3.01 NORTH ELEVATION
SCALE: 1/4"=1'-0"

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1712 murdoch street
pittsburgh, pa 15217
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Exterior Elevations

A-3.01

S. CRAIG STREET FACADE

ZEBINA WAY EXISTING CONDITIONS

WALKWAY AT NORTH SIDE OF PARCEL

VIEW LOOKING TOWARDS ZEBINA WAY

VIEW FROM ZEBINA WAY LOOKING TOWARD WINTHROP STREET

VIEW FROM ZEBINA WAY LOOKING TOWARD HENRY STREET

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PHOTOS