



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

Date Filed:

Office of the Zoning Administrator

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

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

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

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

GENERAL INFORMATION

1. Property Owner Name: Randall & Karen Woods		Phone Number: (412) 427 6880	
Address: 1152 Portland	City: Pittsburgh	State: PA	Zip Code: 15224
2. Applicant/Company Name: City Development Consultants		Phone Number: (412) 427 6880	
Address: 112 N Evaline	City: Pittsburgh	State: PA	Zip Code: 15224
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: Portland Bed and Breakfast			
4. Development Location: 1156 Portland			
5. Development Address: 1156 Portland			
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)	3. Two Unit Residential		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#: 80310	Date Issued: 11/17/2000	Existing Use of Property: Two family dwelling w/ 2 stall detached garage	
8. Estimated Construction:	Start Date: 06/01/2015	Occupancy Date: 09/01/2015	Project Cost: \$ 250,000

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): 30 Bed and Breakfast (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: Use of existing 2 family dwelling as 4 unit bed and breakfast (general) with a fifth owner occupied unit

12. Is a Land Operations Permit needed? YES NO

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



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DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

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

14. Gross Floor Area:

Existing to be Razed:		sq ft
Existing to be Retained:	3800	sq ft
Retained Area to be Renovated:	3800	sq ft
To be Constructed:		sq ft
Building Footprint:	1400	sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	3	36	3	36
Proposed Addition/Extension				

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

16. Number of Dwelling Units:
 Existing to Remain: 2 Proposed: 5

17. Lot Area: 3800 sq ft

18. On Site Parking: N/A

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

Off-Street Loading Spaces: N/A 2 bike parking spots
 Actual: _____
 Required: _____

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

<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> HVAC (Interior)	<input checked="" type="checkbox"/> HVAC (Exterior)	<input checked="" type="checkbox"/> Electrical	<input checked="" type="checkbox"/> Fire Alarm
<input type="checkbox"/> Fire Protection/Sprinklers	<input type="checkbox"/> Deck Construction	<input type="checkbox"/> Commercial Cooking Hood	<input checked="" type="checkbox"/> 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).

<input checked="" type="checkbox"/> Repair or Replace Existing Plumbing	<input checked="" type="checkbox"/> New Construction of Plumbing	<input type="checkbox"/> No Plumbing Work is Proposed
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WATER AND SEWER INFORMATION

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

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

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

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: Ryan England, City Development Consultants



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

Residential Uses

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

Non-Residential Uses

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

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

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



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DEVELOPMENT REVIEW APPLICATION – CONTACT INFORMATION

Department of City Planning

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

**Department of City Planning
Zoning Office Counter**

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

City Zoning Code

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

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

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

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

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

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

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

Pittsburgh Water and Sewer Authority (PWSA)

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

Allegheny County Health Department (ACHD)

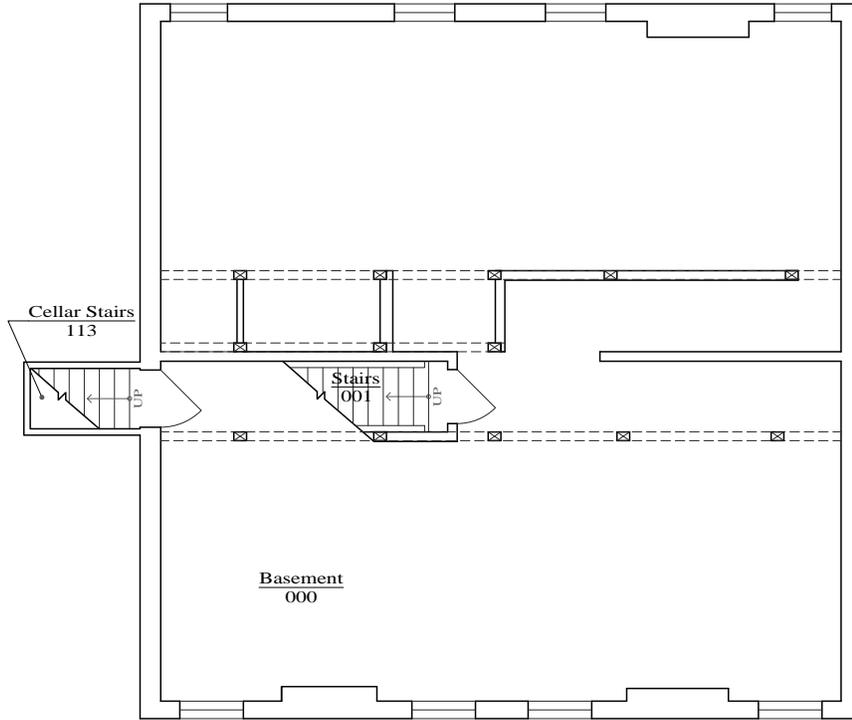
Plumbing Division
3901 Penn Avenue, Building #5
Pittsburgh, PA 15224
(412) 578-8036
www.achd.net/plumbing/index.html

Allegheny County Health Department (ACHD)

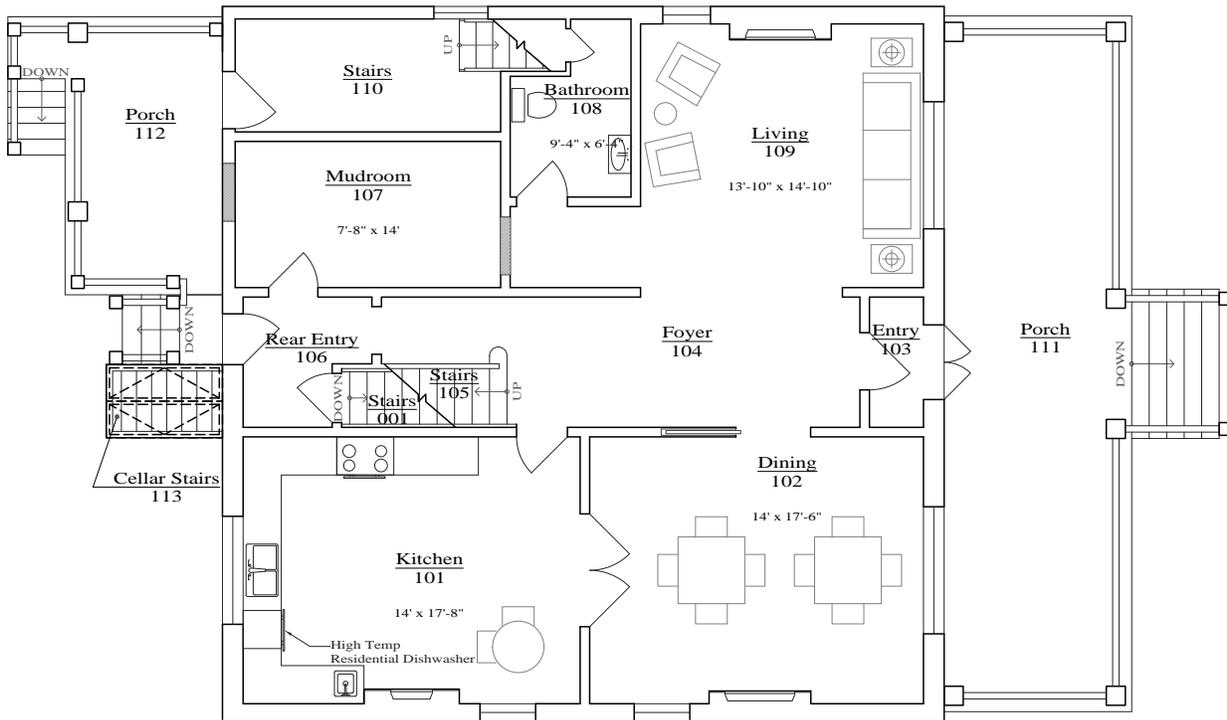
Food Safety Program
3901 Penn Avenue, Building #1
Pittsburgh, PA 15224
(412) 578-8044
www.achd.net/food/foodstart.html

Allegheny County Health Department (ACHD)

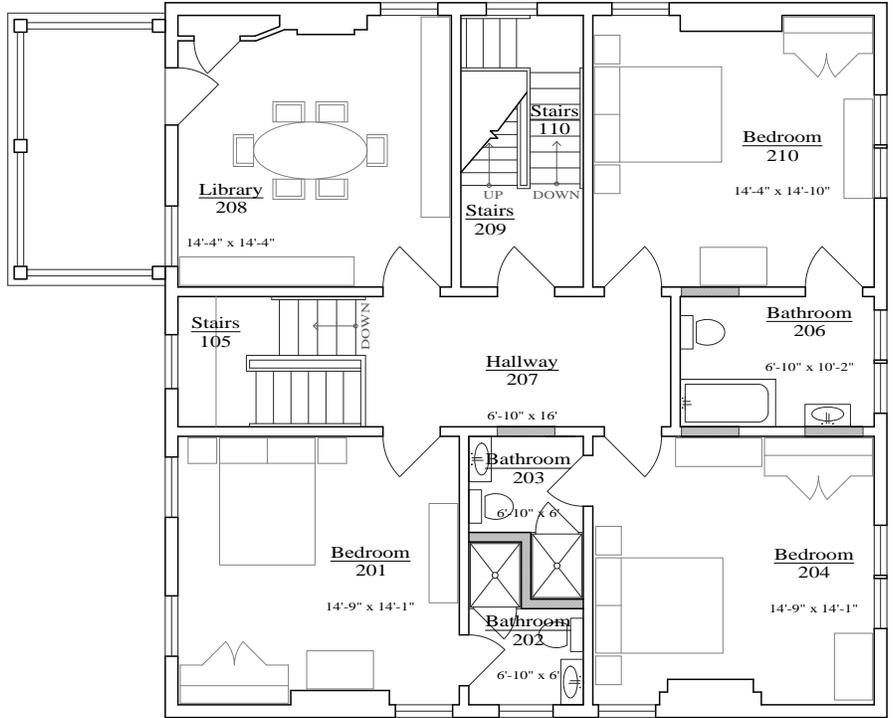
Housing and Community Environment
3190 Sassafras Way
Pittsburgh, PA 15201
(412) 350-4046
www.achd.net/housing/commenvironstart.html



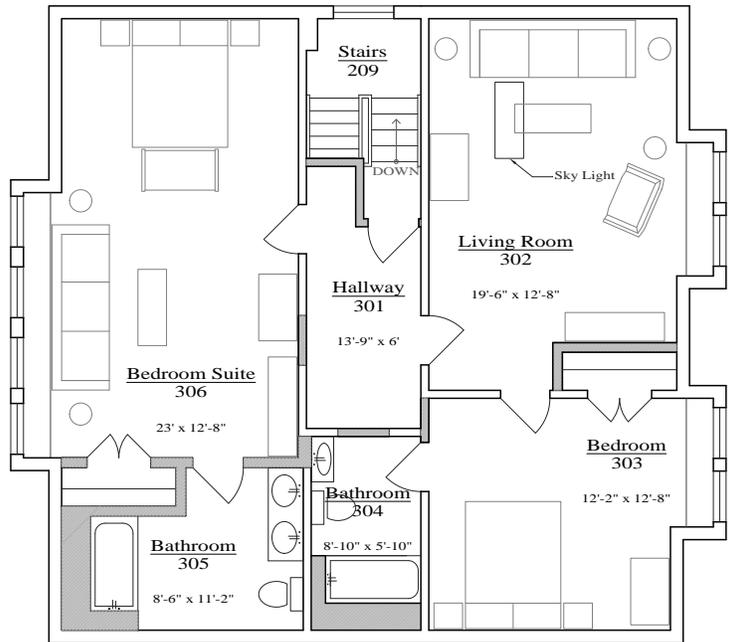
Proposed Basement



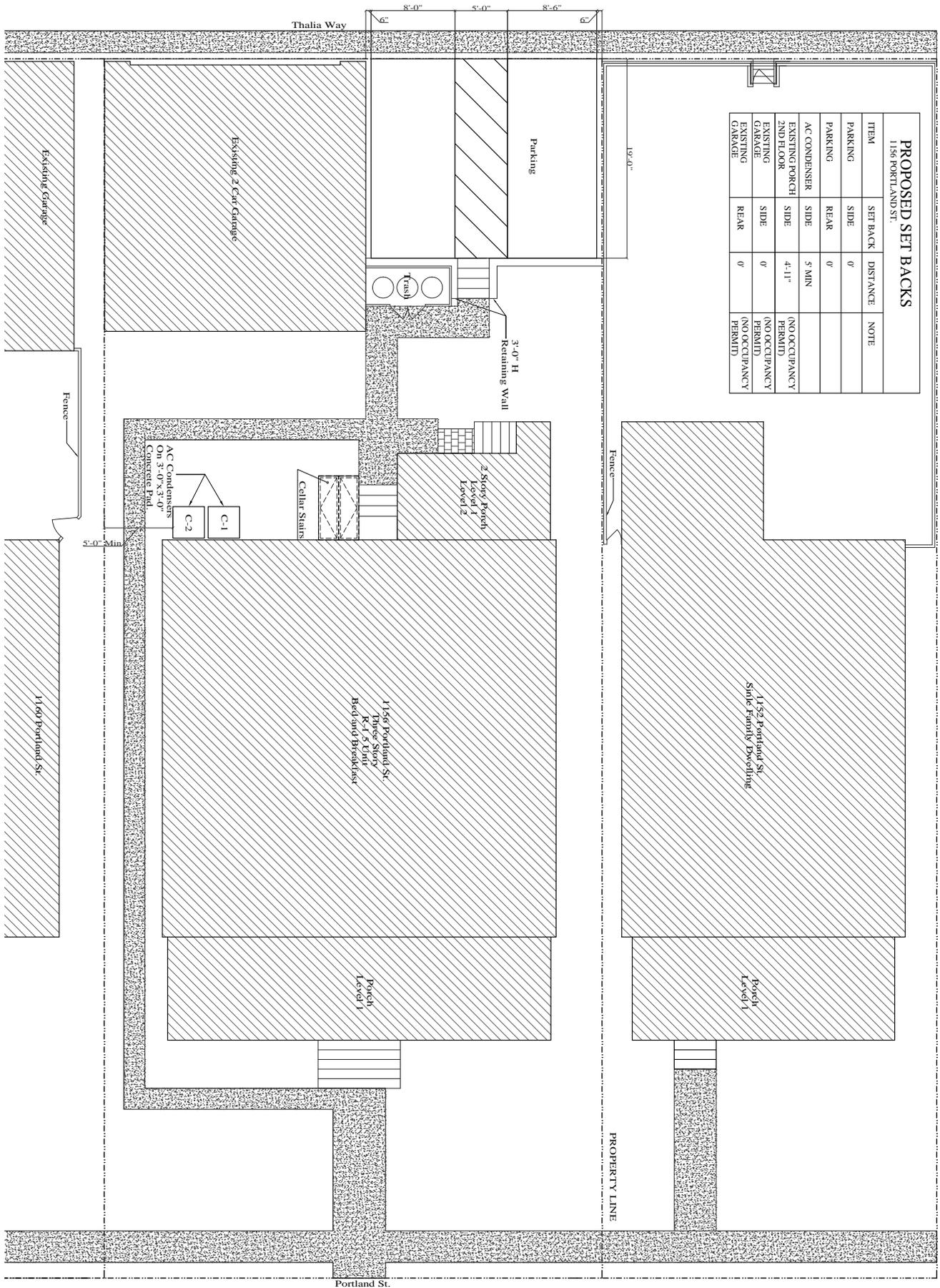
Proposed Level 1



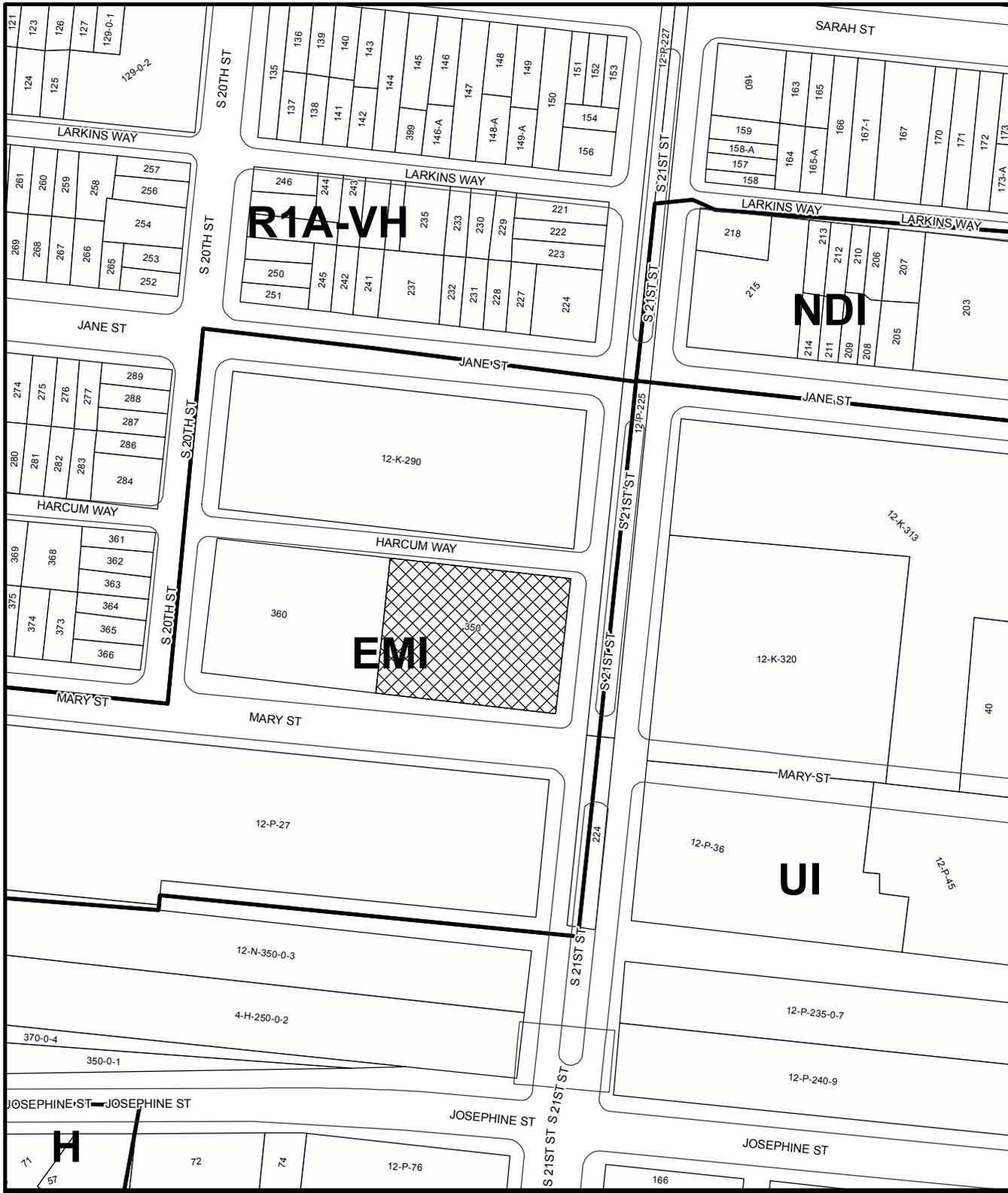
Proposed Level 2



Proposed Level 3



Proposed Site, 5' ADA Parking Asile



PROPOSED ZONING CHANGE

AREA OF PROPOSED CHANGE:
 FROM: EMI - EDUCATIONAL/MEDICAL INSTITUTIONAL
 TO: UI - URBAN INDUSTRIAL

 ZONING CHANGES

DEPARTMENT OF
CITY PLANNING



CITY OF PITTSBURGH
MAY 2015



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

ZONE CHANGE PETITION

Address 2015 Mary Street, Pittsburgh, PA. 15203

Owner: 2015 Mary Street LLC
Address: 2933 Mary Street, Pittsburgh, Pa. 15203
Phone: 412-330-0714

Applicant / Agent: David J. Montgomery, Esquire
Address: 100 Rosa Street, Suite 510, Pittsburgh, PA 15102
Phone: 412.904.2841

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

Owner's Name	Property
2015 Mary Street LLC	2015 Mary Street, 12-K-00350

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

Block & Lot: 12-K-00350 **Ward:** 17th Ward
Sq. ft. of site: 18,720 SQFT **or, number of acres:** _____
Existing Zoning EMI Zoning District **Proposed Zoning:** UI Zoning District

Present use of site:
Manufacturing/warehouse/office
 See also attached memorandum.

Proposed use & improvements: *(attach map of proposed zone change area)*
Continuance of current uses and expansion of residential. See also attached memorandum.
(if additional space is required, attach a separate sheet)

ZONE CHANGE PETITION JANUARY 2006

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 19th day of May 2015.

NOTARIAL SEAL
 J.G. SCHLOSSER, Notary Public
 PITTSBURGH, ALLEGHENY COUNTY
 Commission Expires Aug 27, 2015

J. Schlosser Notary Public D. Montgomery Applicant (signature) David Montgomery Applicant (printed)

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

Address _____ **Check #** 1733 **PAID \$** 1250.00
Date Filed _____ **Land Use #** 778
Zoning District _____ **Zone Change #** C-787
Proposed Zoning _____

Planning Commission recommendation
 Approved Denied DATE OF ACTION _____

City Council action
 Approved Denied DATE OF ACTION _____

MEMORANDUM

TO: City of Pittsburgh Department of City Planning

FROM: 2015 Mary Street LLC

DATE: May 19, 2015

SUBJECT: Memorandum in Support of Rezoning of 2015 Mary Street

I. Introduction and Description of the Subject Parcel

This Memorandum is submitted in support of the application to rezone 2015 Mary Street, Pittsburgh, Pennsylvania, 15203, Parcel No. 12-K-350 (the "Subject Parcel"). The Subject Parcel is 18,720 s.f. and is improved with a 33,657 s.f., two-story brick warehouse-type building. See Property Photograph, Attachment A.¹ From 1892 through 2011, the Subject Parcel was the headquarters for the Marshall Elevator Company. In 2011, Otis Elevator acquired Marshall Elevator. The building has historically been used for the manufacturing and assembly, storage and maintenance of elevator equipment, with office uses, and is now currently vacant. See, e.g. November 14, 1972 Certificate of Occupancy, Attachment B. On or about May 8, 2015, 2015 Mary Street LLC (the "Owner"), acquired the Subject parcel. The Owner intends to continue the current use(s) with the prospect of residential development in the future.

II. Description of the Rezoning Request

Prior to the 1990s, the Subject Parcel was located in an M3, Manufacturing Zoning District. Upon information and belief, in the 1990s, despite the fact that the Subject Parcel has never been used or owned by a Medical or Educational "Institution," the Subject Parcel was located in the newly created Educational/Medical Institution ("EMI") Zoning District.

As indicated on the attached zoning map, the Subject Parcel is located on the border of the neighboring Urban Industrial ("UI") Zoning District. See Zoning

¹ The Subject Parcel is bounded by Mary Street, 21st Street, Harcum Way but does not include the UPMC parking lot, Parcel No. 12-K-360 to the west of Subject Parcel.

Map, Attachment C. The Owner submits this rezoning application to rezone the Subject Parcel to locate it within the UI Zoning District, a designation consistent with its current and historic use.

III. Pittsburgh Zoning Code Section 922.05.F criteria

"not all of the criteria must be given equal consideration by the Planning Commission or City Council in making a decision"

1. The consistency of the proposal with adopted plans and policies of the City.

There is no adopted plan or policy that is particularly applicable to the zoning of the Subject Parcel.

2. The convenience and welfare of the public.

The proposed rezoning serves the public welfare by placing the Subject Parcel in a zoning district that is consistent with its historic and current use(s).

3. The intent and purpose of this Zoning Code. See Zoning Code Section 901.03.

The proposed rezoning is consistent with Zoning Code's stated purpose, in Section 901.03, of "encouraging and protecting the most appropriate use of land" because the Subject Parcel is designed for the uses expressly permitted in the UI Zoning District and it is not an "Institution" as defined for purposes of the EMI Zoning District.

Therefore, the purposes of the EMI District, as described by the Zoning Code, have no applicability to the Subject Parcel:

905.03. - EMI, Educational/Medical Institution District.

905.03.A Purpose

The EMI, Educational/Medical Institution District is intended to:

The current warehouse/industrial uses of the Subject Parcel are non-conforming under the current zoning. See Code Section 911.04 ("Use Standards") (Manufacturing and Assembling).

6. The extent to which approval of the proposed zoning text amendment will detrimentally affect nearby property.

The proposed rezoning will not have any negative impact on nearby properties. The neighboring institutional uses are already compatible with the adjacent UI Zoning District. Furthermore, the Zoning Code's Residential Compatibility Standards offer safeguards for residential uses located on nearby properties.

7. The length of time the subject property has remained vacant as zoned.

The Subject Property has been vacant since the May 2015 sale to the current owner.

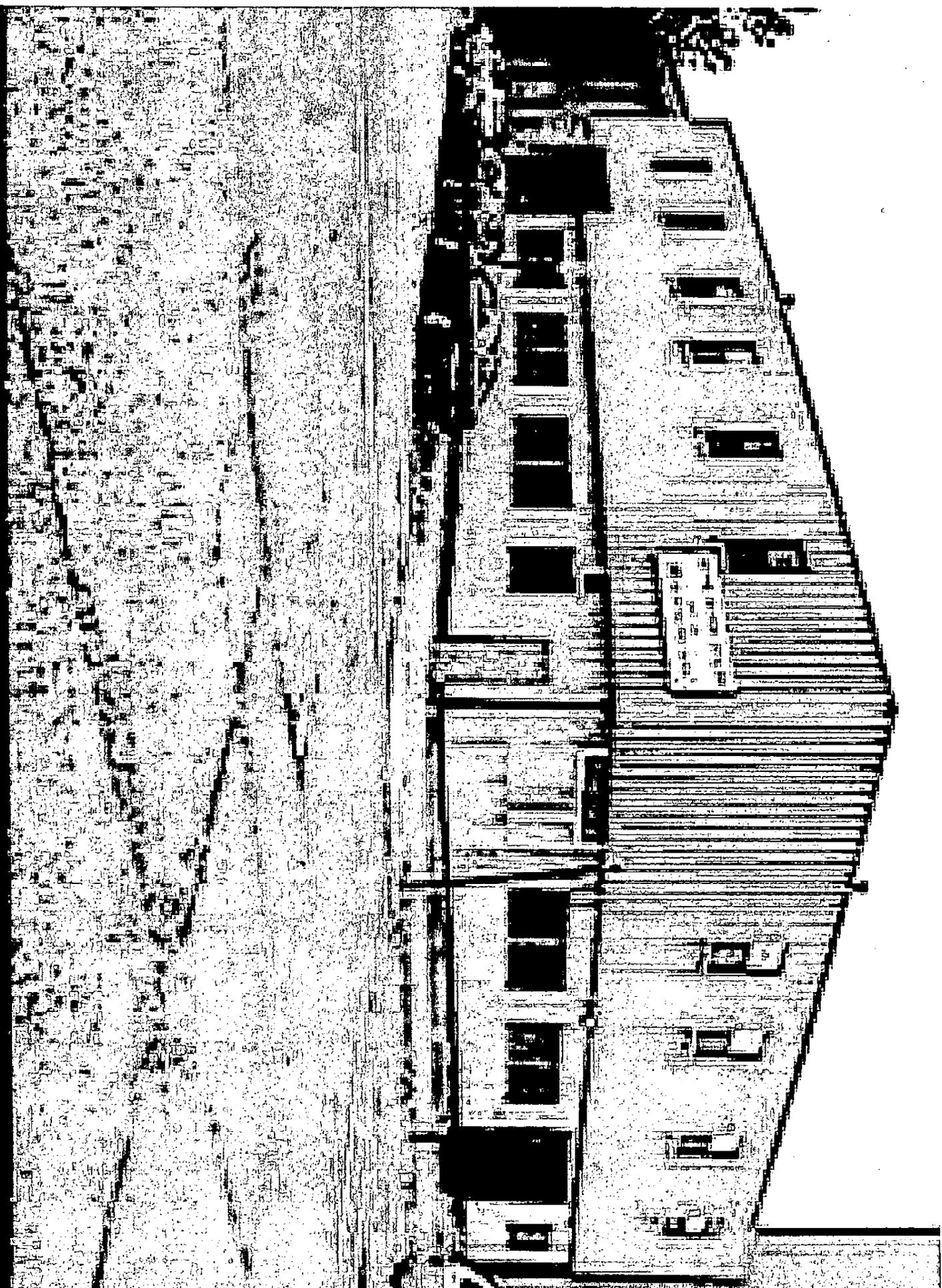
8. Impact of the proposed development on community facilities and services.

The rezoning of the Subject Parcel will facilitate community facilities and services in the event of future development. It is anticipated that future development would entail new sidewalks, landscaping, and remodeling, as well as possible additional neighborhood employment.

9. The recommendation of staff.

To be determined.

0012K003500000000



ATTACHMENT A

CERTIFICATE OF OCCUPANCY
CITY OF PITTSBURGH

Location 2015 Mary St. Ward 17

Permitted Occupancy Fabricating and assembling Elevator Cars and Parts and
incidental Offices and Storage

Owner Marshall Elevator Company Address 2015 Mary St., Pgh., Pa. 15203

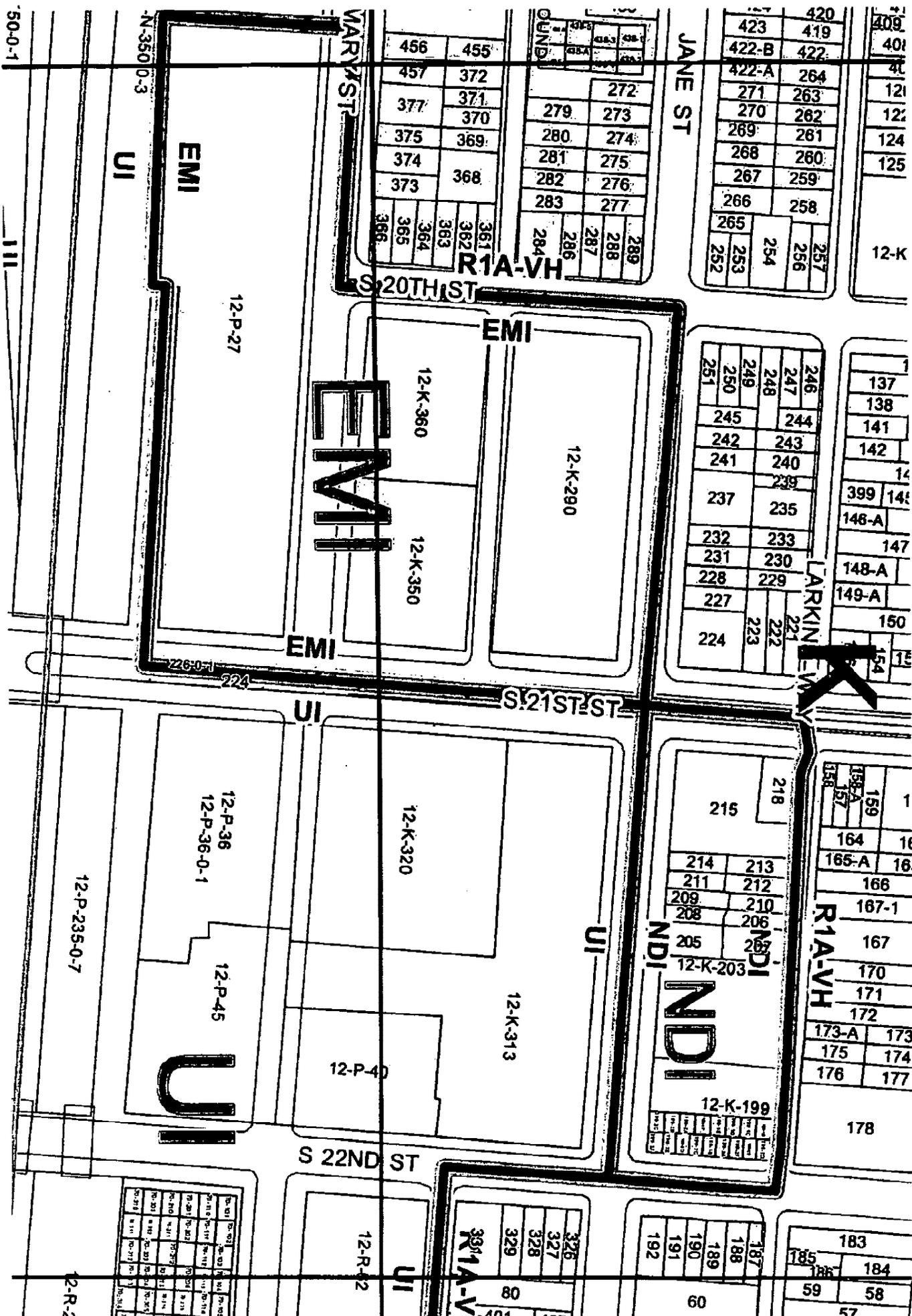
Lessee _____ Address _____

Permission is hereby granted for the occupancy above described.

November 14, 19 72

No. 25971

James J. [Signature]
Supervisor, Bureau of Building Inspection.



456	455
457	372
377	371
	370
375	369
374	
373	368
	361
	362
	363
	364
	365
	366

272	289
273	288
279	287
280	286
281	285
282	284
283	283
277	277

423	419	420
422-B	422	401
422-A	264	41
271	263	121
270	262	122
269	261	124
268	260	125
267	259	
266	258	12-K
265	257	
254	256	
253	254	
252	253	

409	401
41	121
121	122
124	125

246	244
247	243
248	240
249	239
250	235
251	233
	230
	229
	223
	222
	221
224	

137	141
138	142
141	143
142	144
399	145
148-A	147
148-A	149-A
149-A	150
150	151
151	152
152	153
153	154
154	155

218	215
214	213
211	212
209	210
208	206
205	207
12-K-203	NDI
NDI	NDI
NDI	NDI
12-K-199	NDI

159	164
158-A	165-A
157	166
167-1	167
170	171
172	173
173-A	174
175	177
176	178

326	327
328	329
80	80

187	188
189	190
191	192
60	60

183	184
185	186
59	58
57	57



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- 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: **KING PENGUIN OPP. FUND** Phone Number: ()

Address: **590 MADISON AVE** City: **NEW YORK** State: **NY** Zip Code: **10022**

2. Applicant/Company Name: **PRAFFMANUT ASSOC.** Phone Number: ()

Address: **223 9TH AVE** City: **PITTSBURGH** State: **PA** Zip Code: **15222**

Applicant/Contractor ID:(assigned by the City)

3. Development Name: **THE PITTSBURGHER (FORMERLY THE LAWYER BLDG.)**

4. Development Location: **PITTSBURGH**

5. Development Address: **428 FORBES AVE.**

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

Proposed Zoning District: **NA**

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

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: **9/1/2015** Occupancy Date: **CURRENTLY OCCUPIED** Project Cost: \$ **3million**

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**

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:

RENOVATION OF PENTHOUSE, CANOPY AND MEP INFRASTRUCTURE.

12. Is a Land Operations Permit needed? YES NO

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



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DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

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

14. Gross Floor Area:
 Existing to be Razed: 0 sq ft
 Existing to be Retained: _____ sq ft
 Retained Area to be Renovated: _____ sq ft
 To be Constructed: _____ sq ft
 Building Footprint: _____ sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	25	255' 306 (EST)	NO CHANGE	
Proposed Addition/Extension			PENTHOUSE PARAPET/SCREEN	

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

ROOF TOP SCREEN	2	10'-0"	NA	13'-6"

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

17. Lot Area: 10,162 sq ft

18. On Site Parking: N/A

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

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

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

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



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

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

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

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

- YES NO

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

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

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

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

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

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

ALSO PART OF SEPARATE APPLICATION FOR VARIANCE

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

Applicant Signature: _____

THE
PITTSBURGHER



Lawyer's Building Renovation:

THE PITTSBURGHER

Planning Commission Submission

Phase 1 Exterior Renovations

- **New Cooling Tower & Enclosure**
- **Mural & Painted Sign**
- **Renovated Canopy**
- **Future Rooftop Expansion**

29 May 2015

PFAFFMANN + ASSOCIATES



THE PITTSBURGHER

The Pittsburgher name celebrates the transformation of the Lawyer's Building into affordable, modern office space with a nod to its history...

PIETTSBURGHER

THE PITTSBURGHER

Historic Overview

Period of Significance: 1928-1961

- 1928—Opened under Knott Hotels management
- 1961—Sold by Knott to Harris Realty; and the end of Joe Duddy's tenure as "the dean of Pittsburgh hotel managers"

Architect

- HL Stevens & Company. NYC, Chicago, San Francisco
- Hotel and apartment house specialists
- Ruskin Hall (former Ruskin Apartments) at Pitt

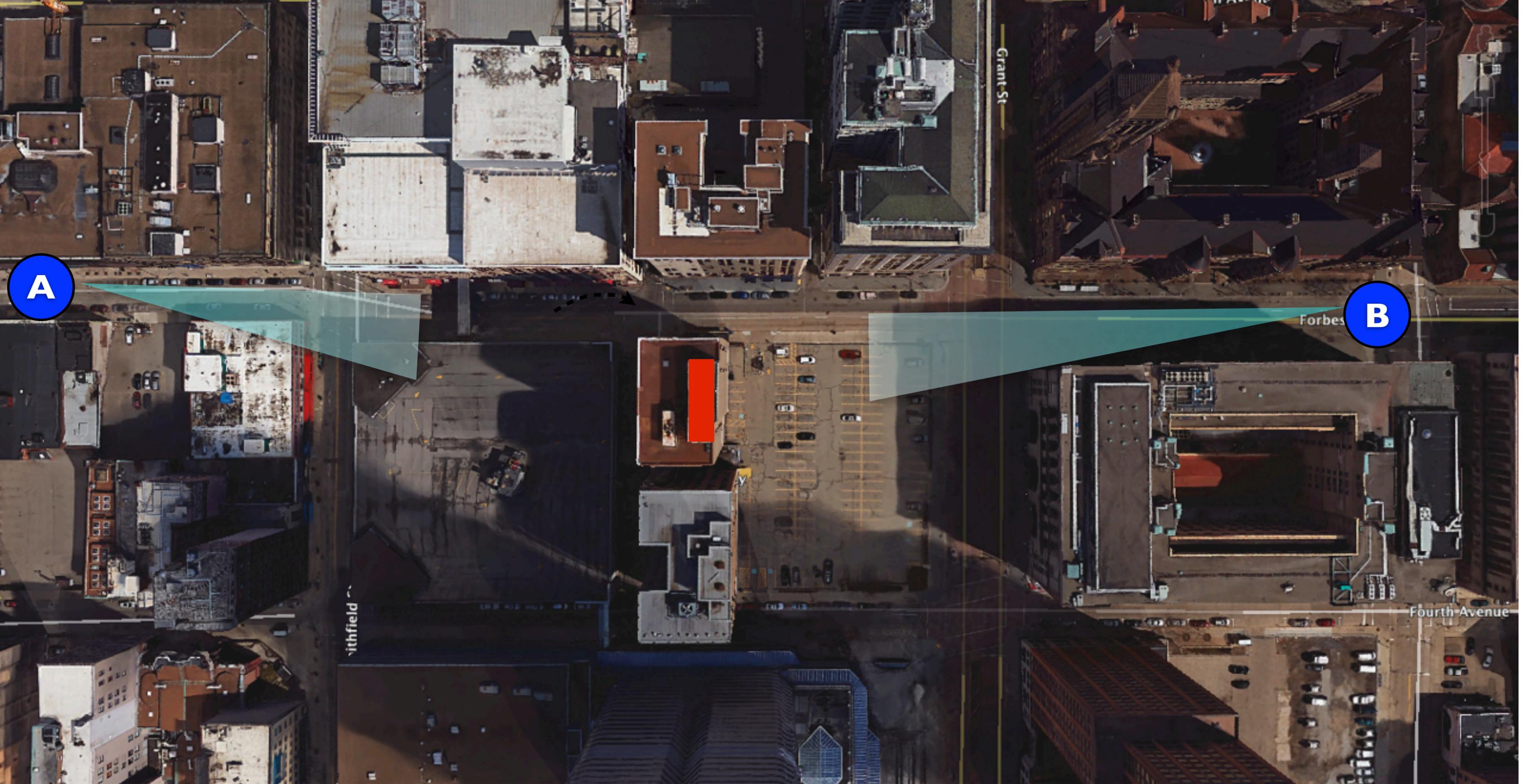
Structural Engineer

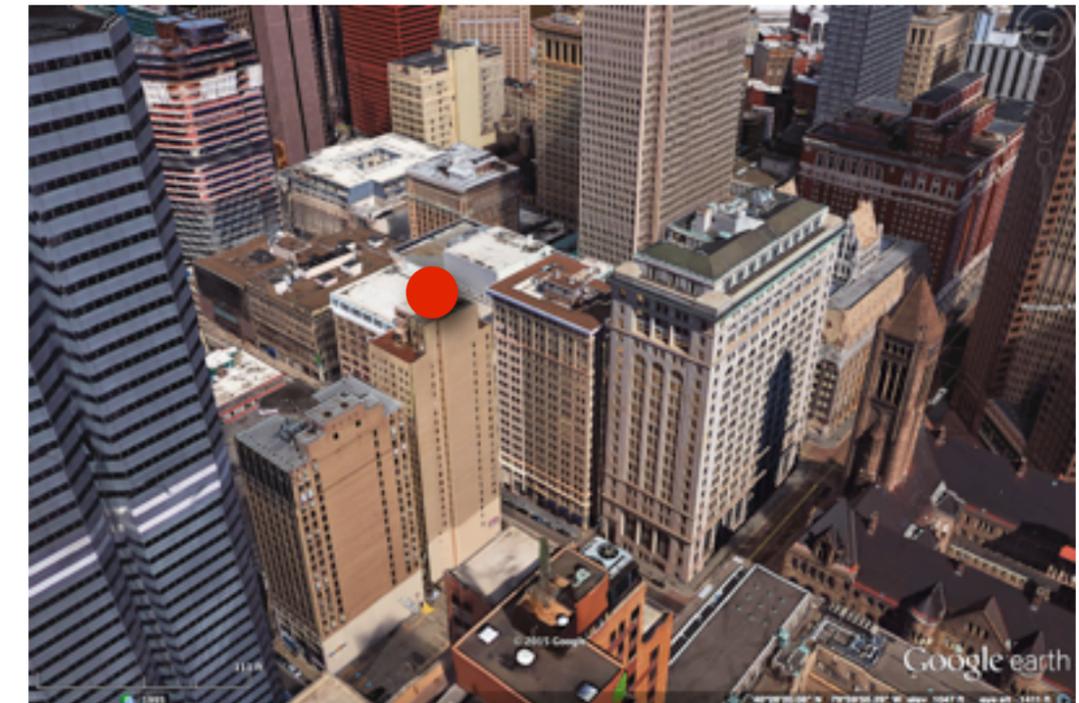
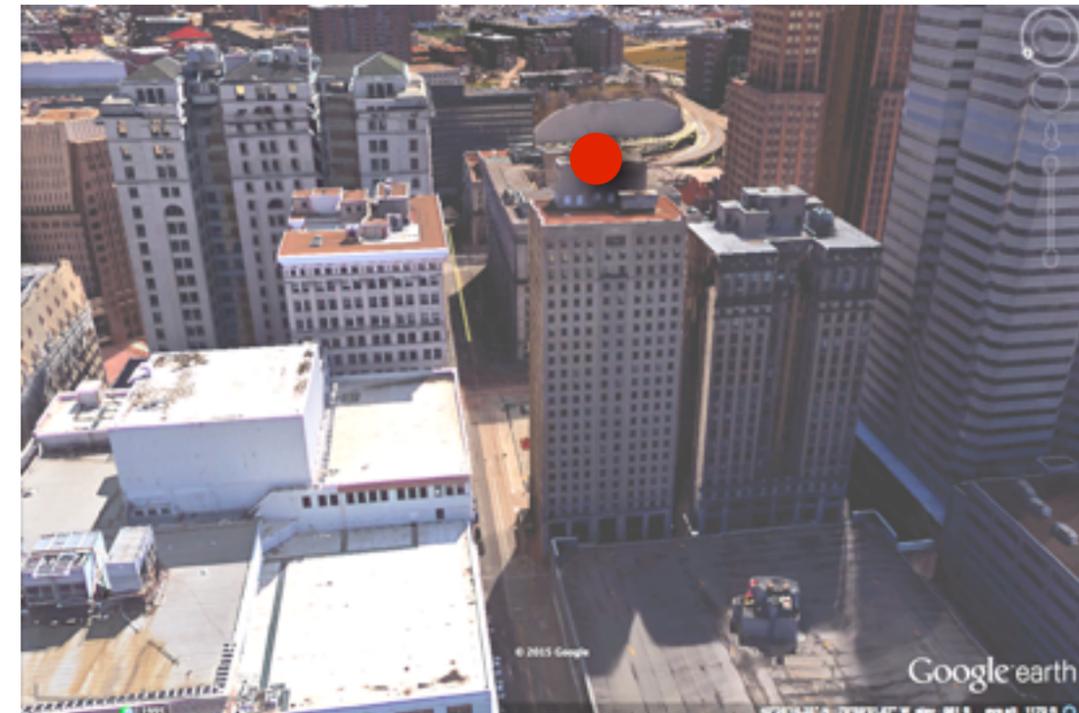
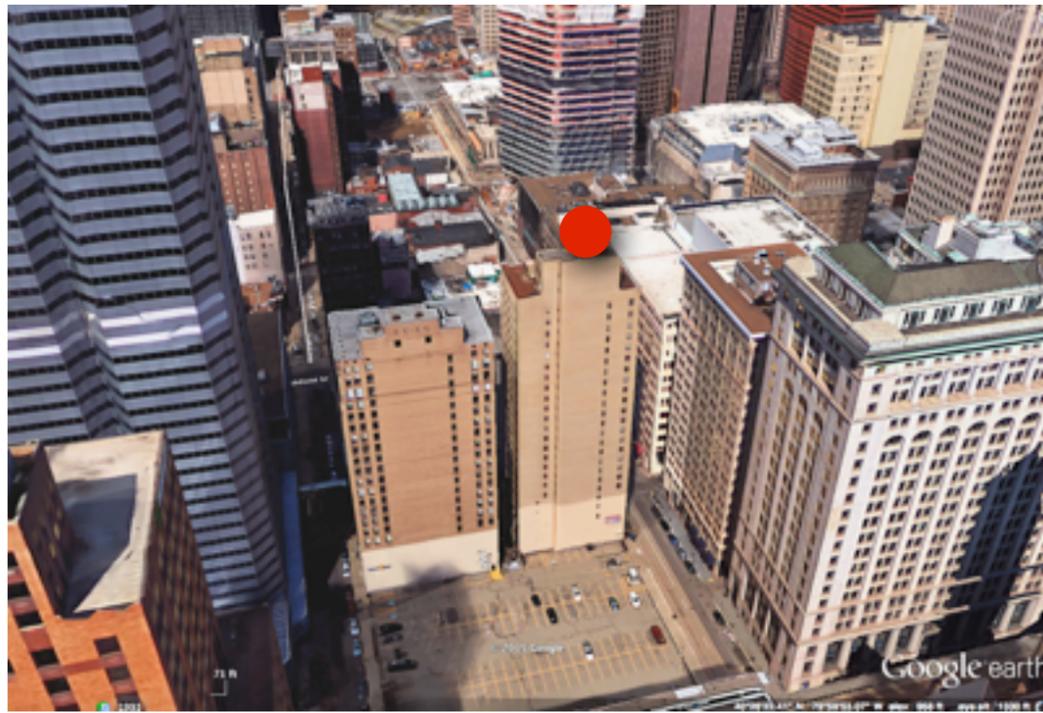
- HG Balcom
- Best known for the Empire State Building

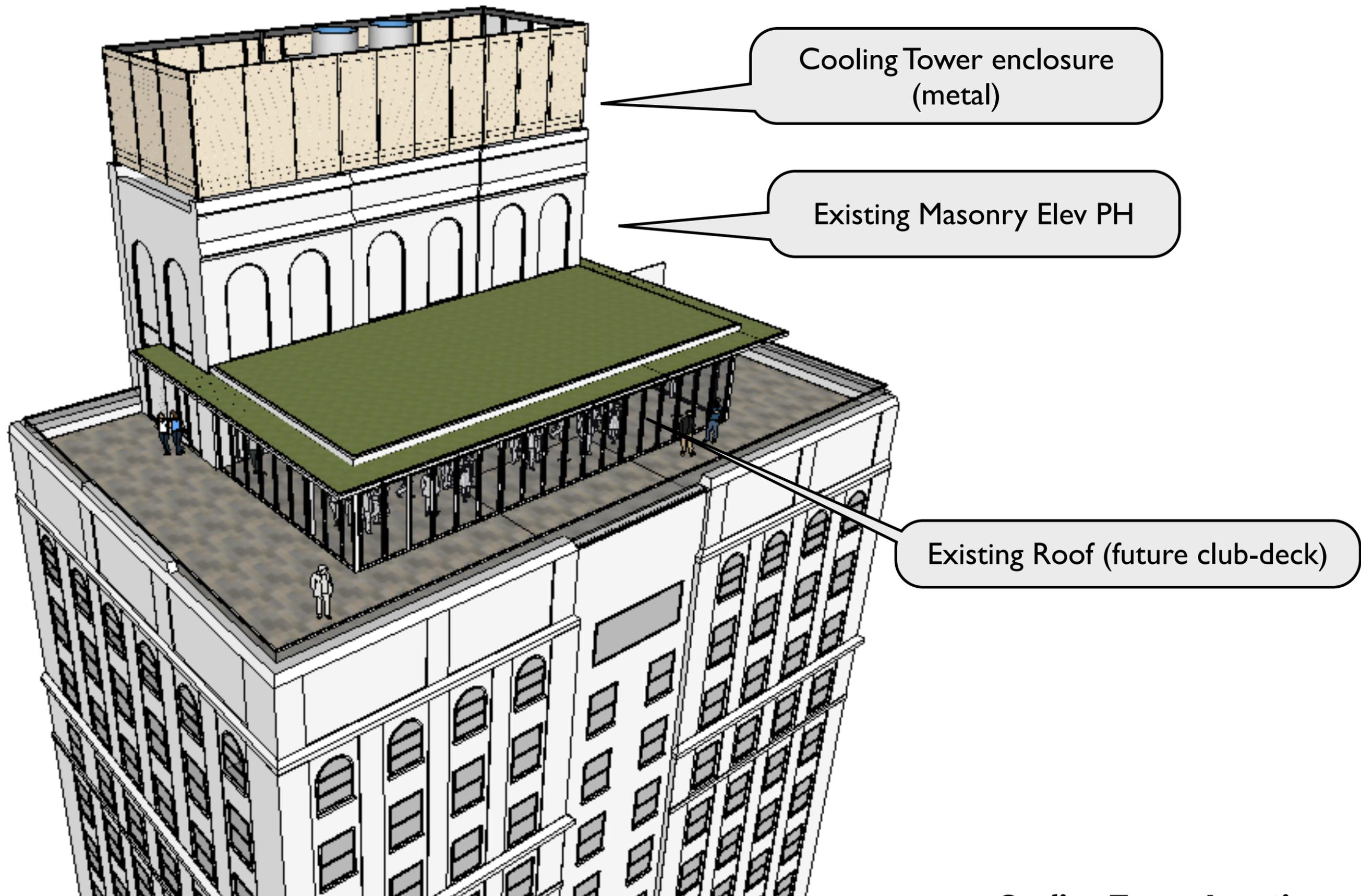
Contractor

- McClintic-Marshall Construction
- Best known for the Golden Gate Bridge and Panama Canal





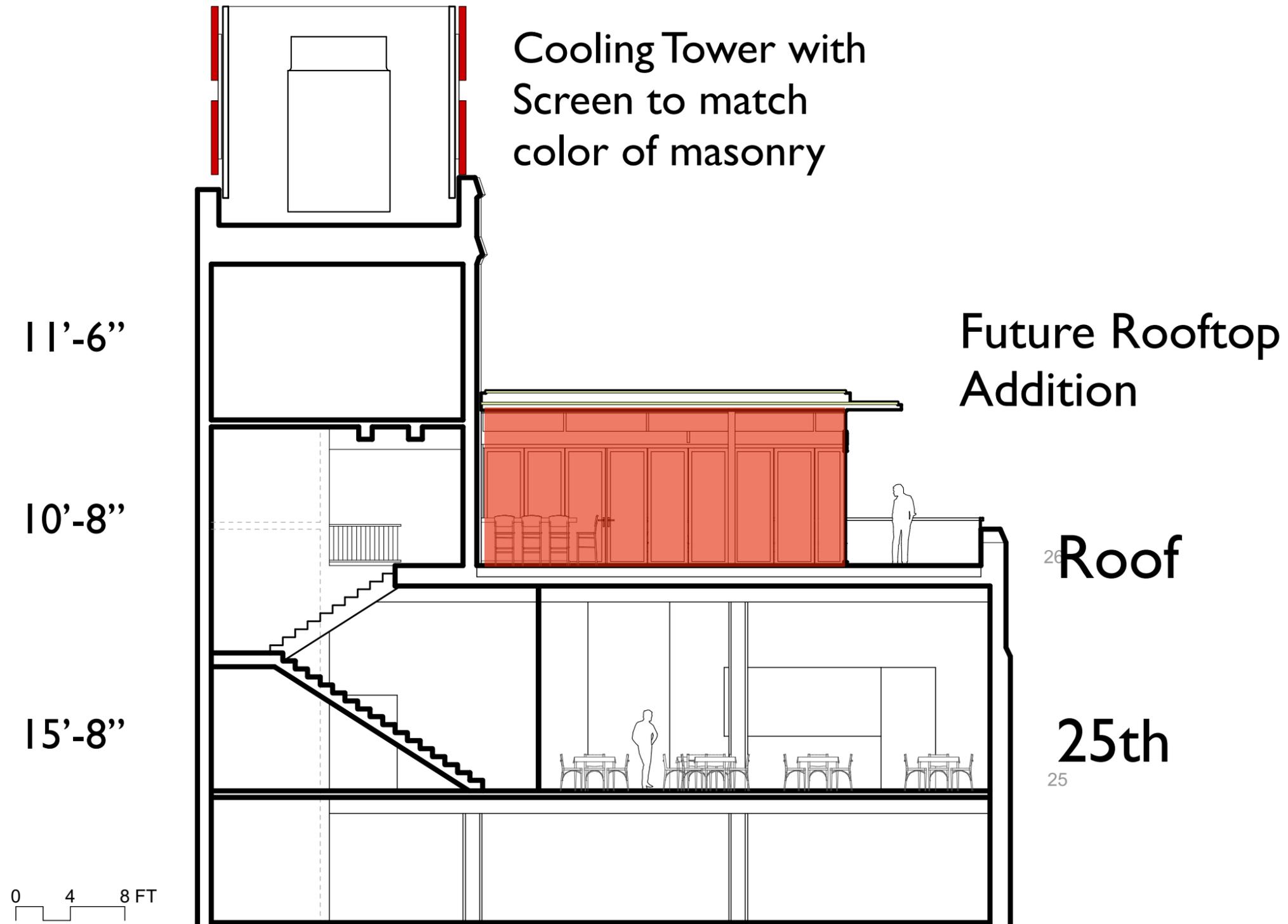


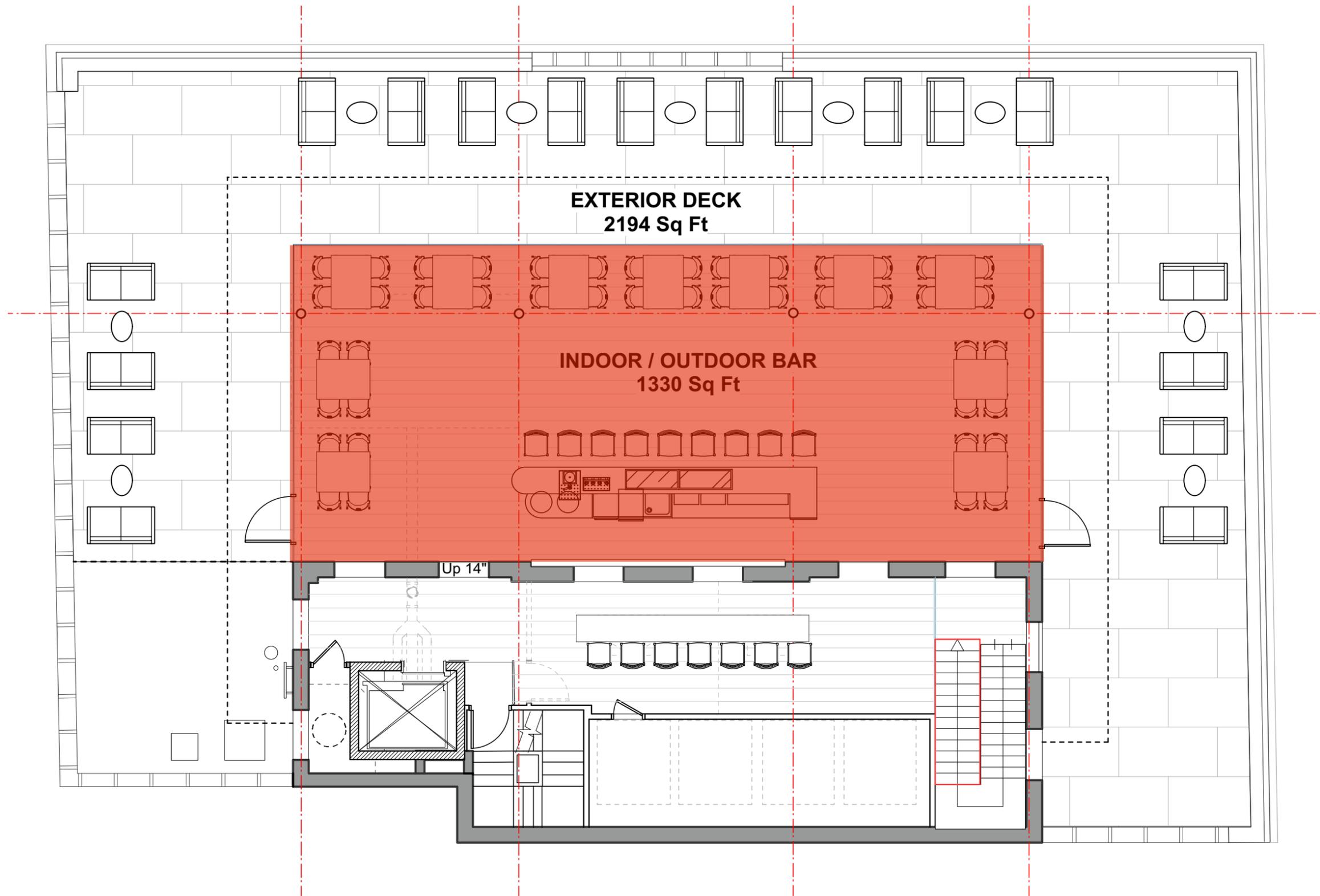


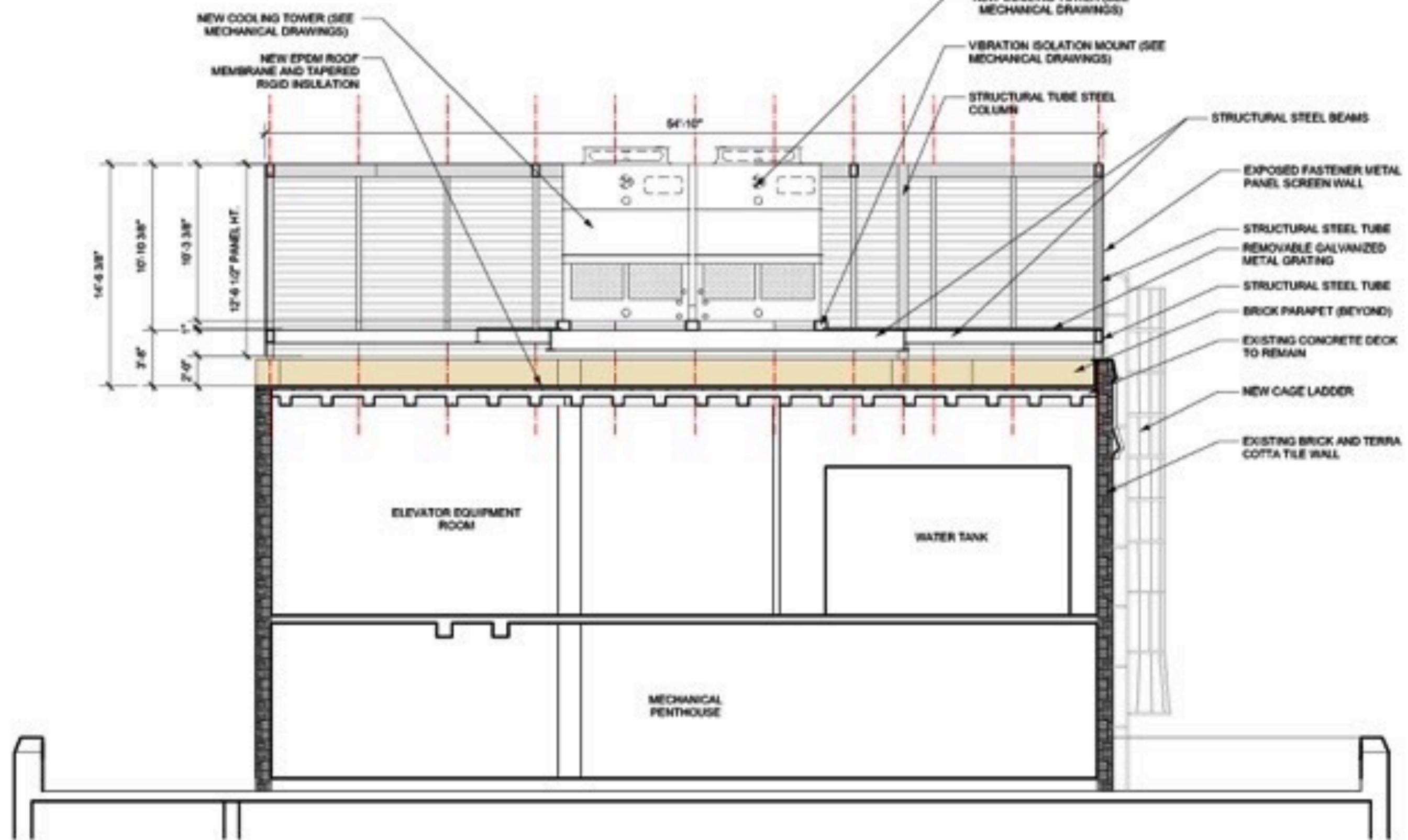
Cooling Tower enclosure
(metal)

Existing Masonry Elev PH

Existing Roof (future club-deck)

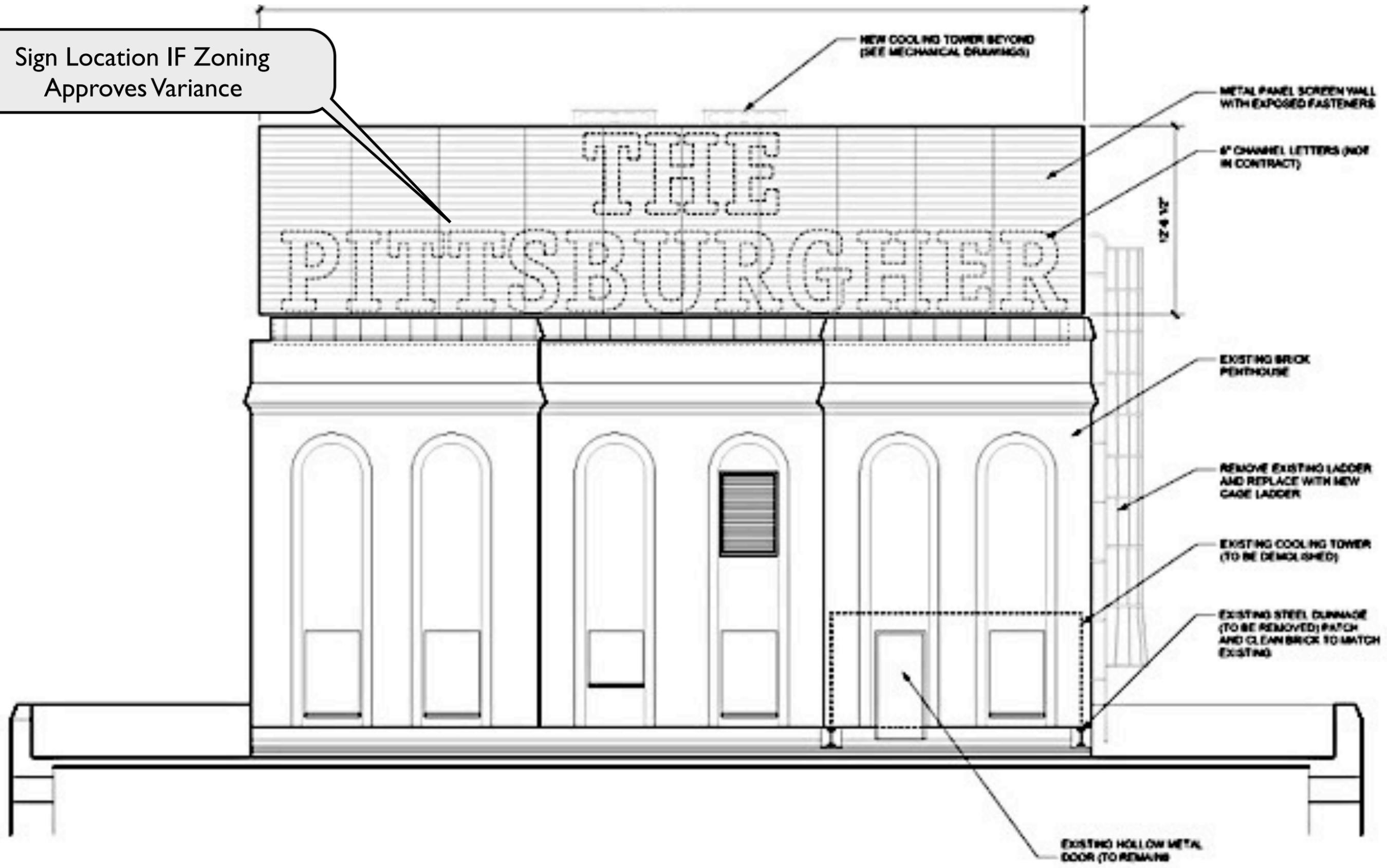




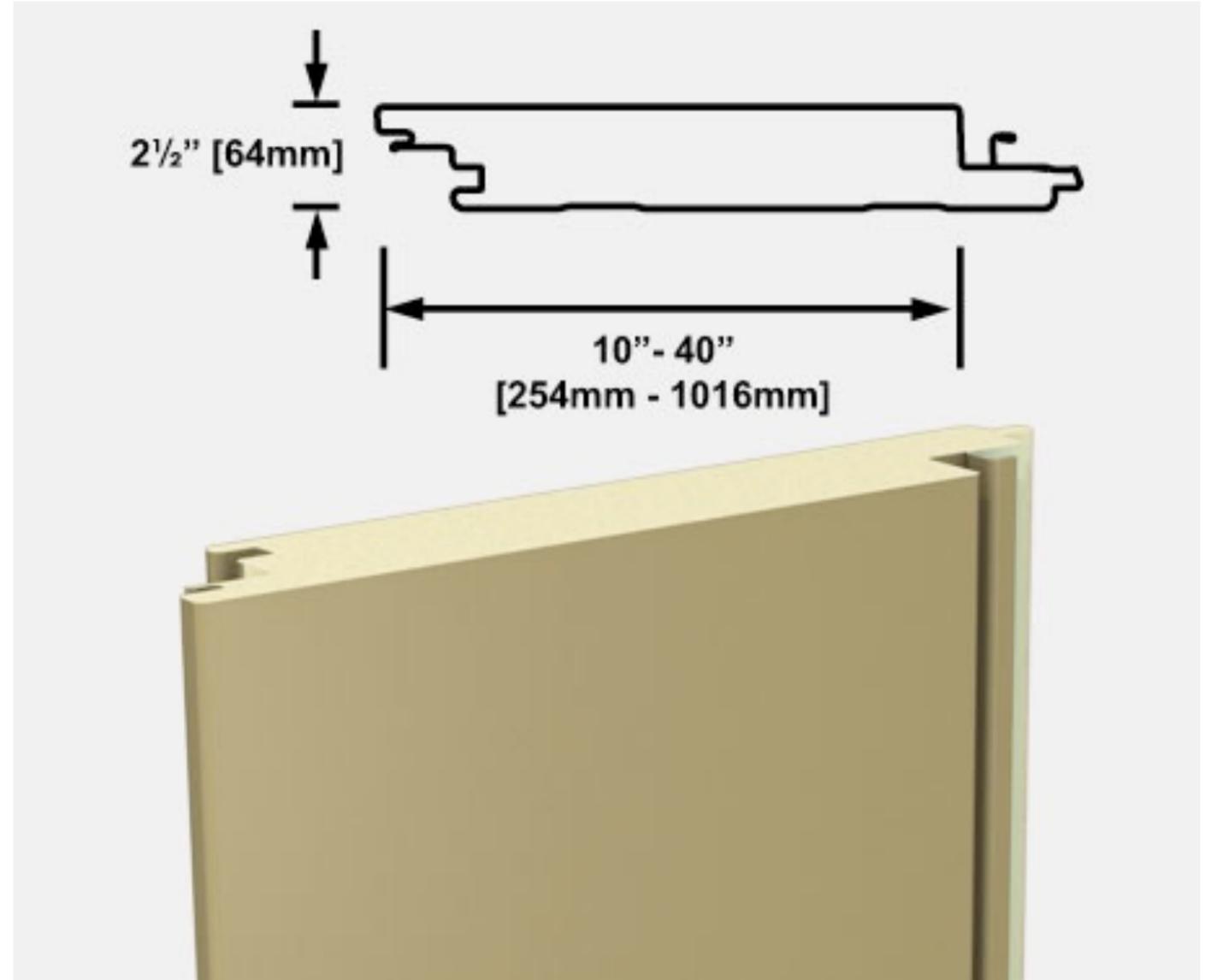
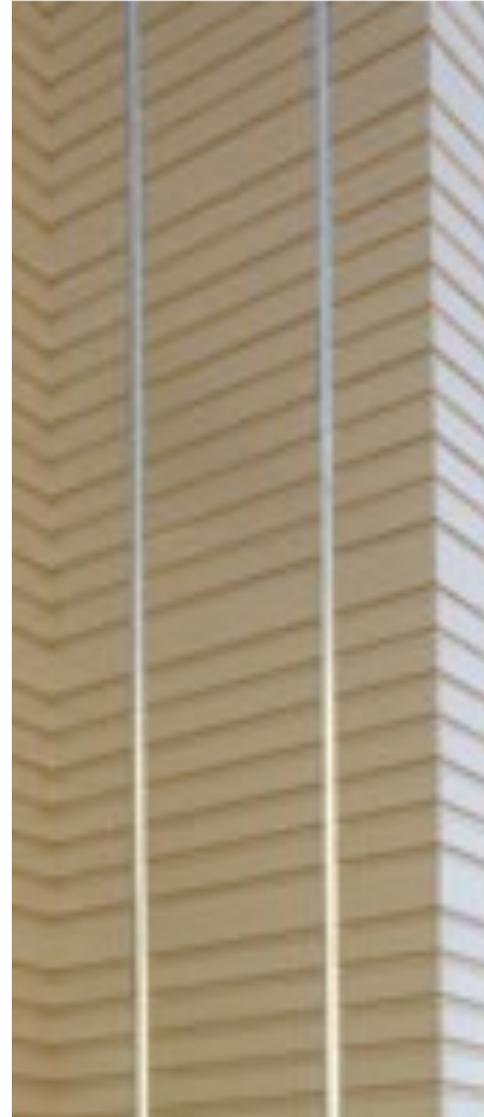


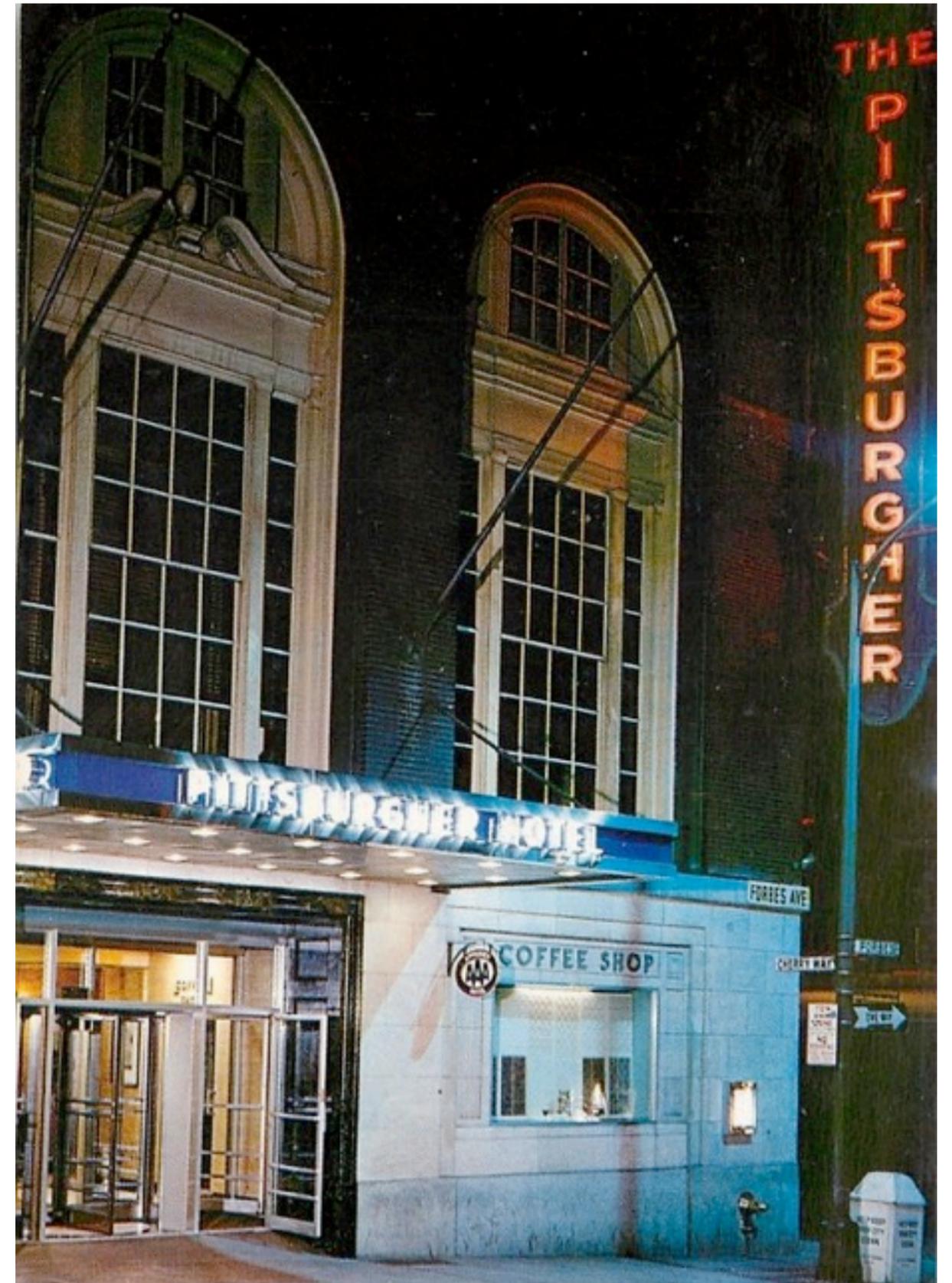
Cooling Tower Wall Enclosure Section

Sign Location IF Zoning Approves Variance



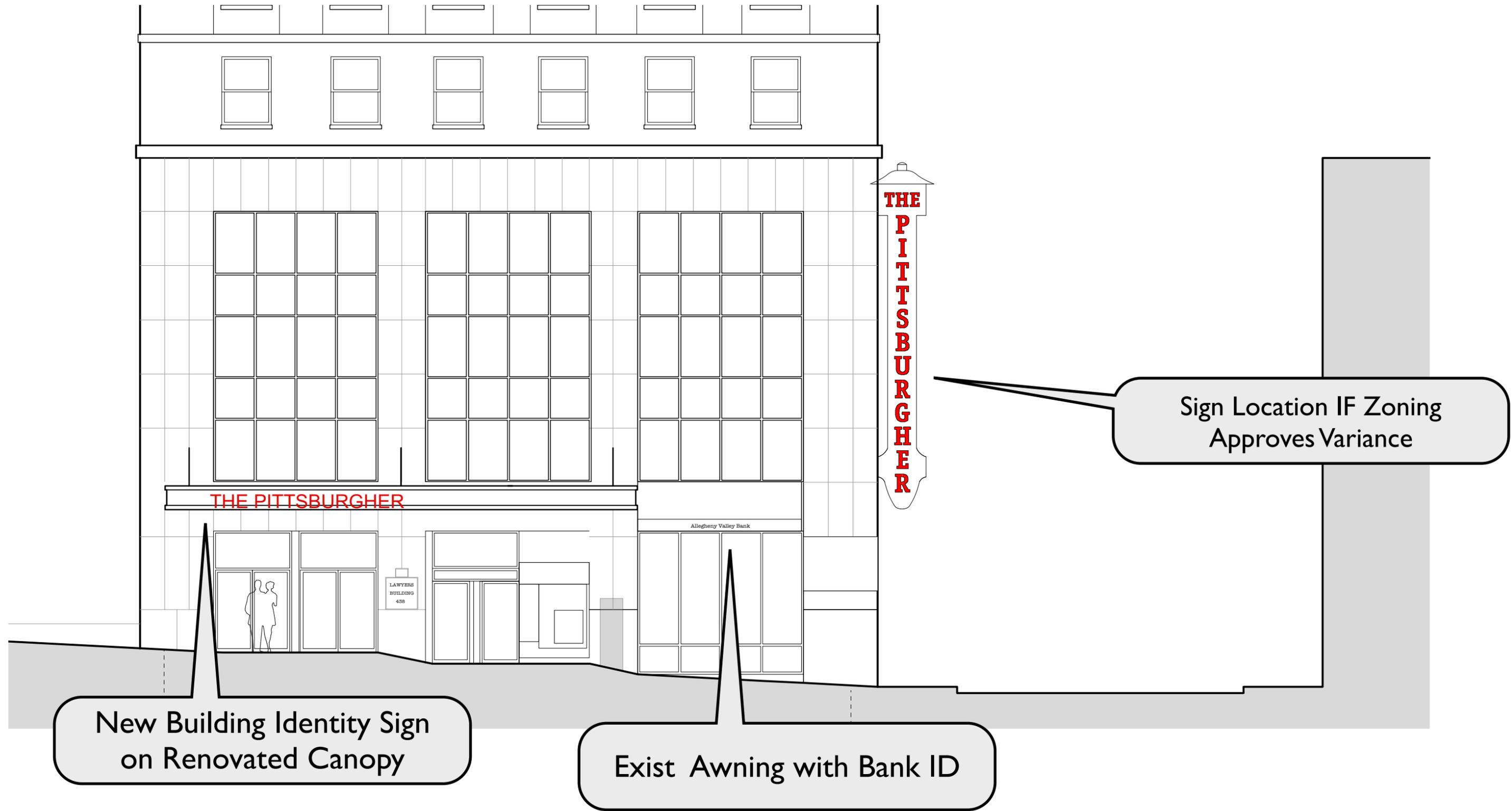
1 Cooling Tower Enclosure West Elevation
Scale: 3/16" = 1'-0"





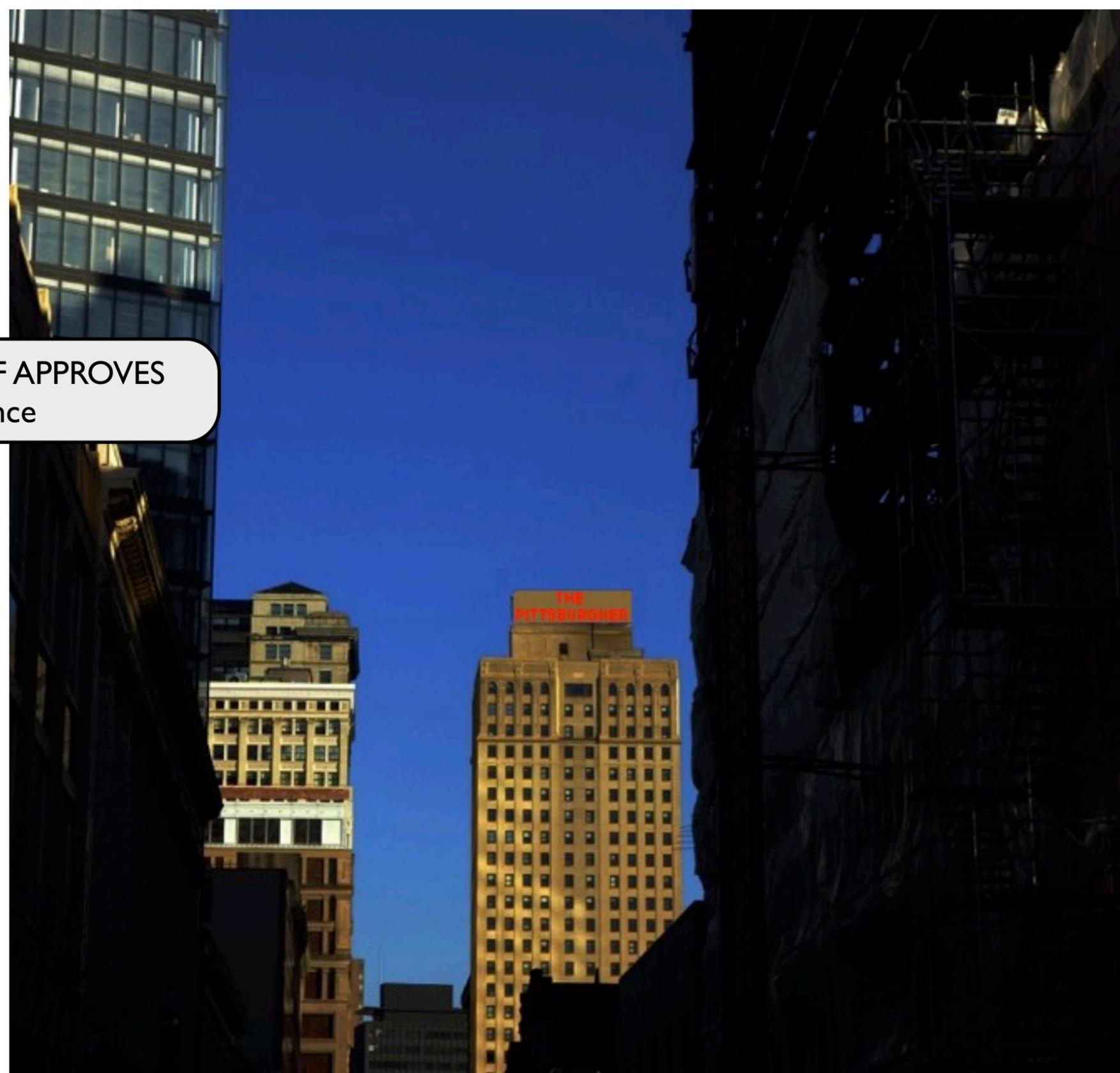
Lawyer's Building Renovation
THE PITTSBURGHER

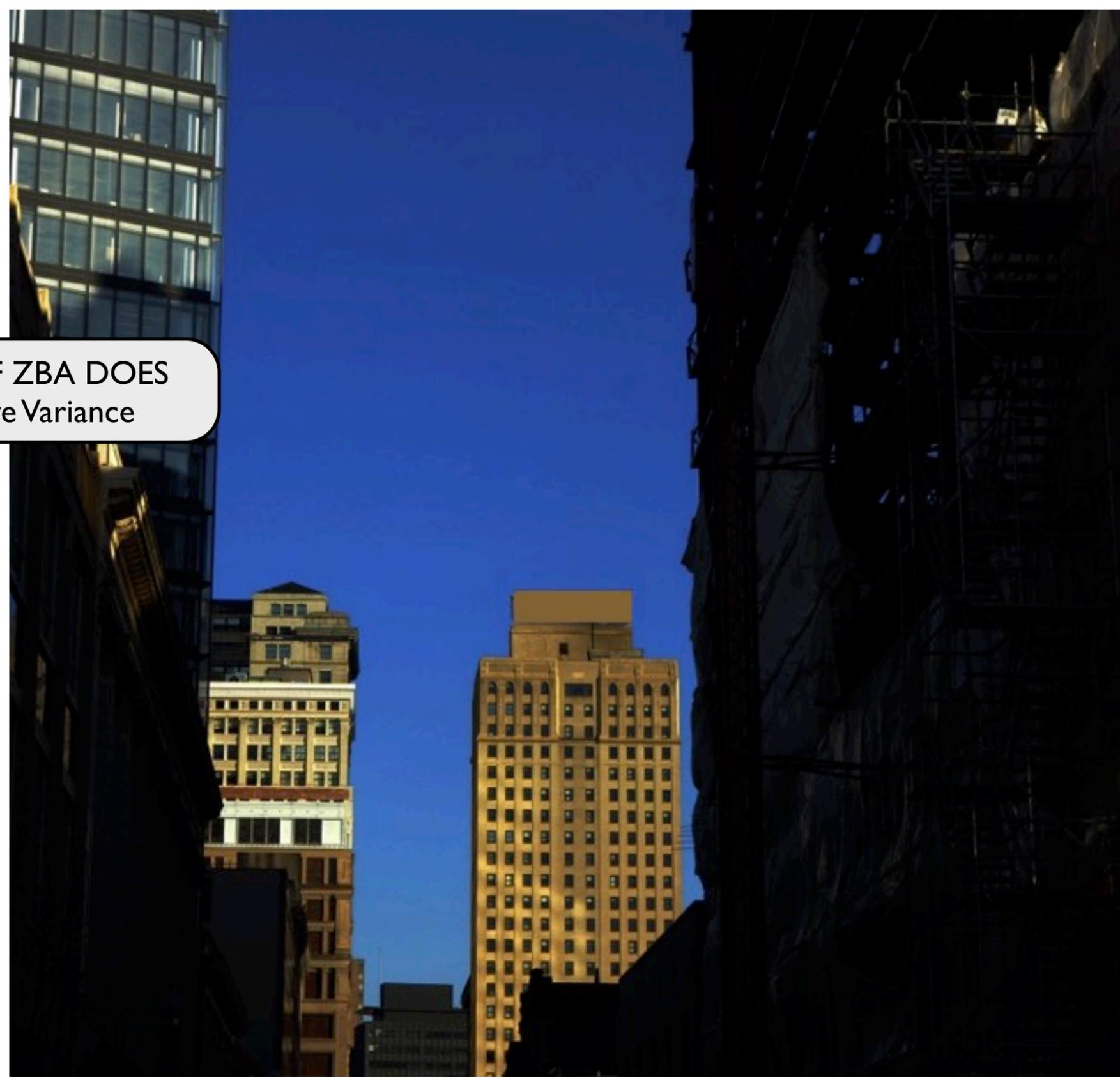
Original Ground Floor Signs to be replicated





Reviving the Historic Canopy & Corner "Blade" Sign







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

Office of the Zoning Administrator

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

PDP 15-086
Date Filed:

5/29/15

(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: The Residence of Wood Street Phone Number: (412) 765-2532

Address: 301 Wood Street City: Pittsburgh State: PA Zip Code: 15219

2. Applicant/Company Name: David Noss/RSH Architects Phone Number: (412) 429-1555 x 28

Address: 363 Vanadium City: Pittsburgh State: PA Zip Code: 15243

Applicant/Contractor ID:(assigned by the City)

3. Development Name: The Residence of Wood Street

4. Development Location: 301 Wood Street, Pittsburgh PA 15219

5. Development Address: 301 Wood Street, Pittsburgh PA 15219

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

Proposed Zoning District: NA

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

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

Certificate of Occupancy#: 53203 Date Issued: 5-5-1988 Existing Use of Property: Offices & SRO

8. Estimated Construction: Start Date: / / Occupancy Date: / / Project Cost: \$ 150,000

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): 5 SRO

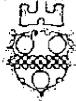
10. Select the Type of Work:

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

11. Describe the Development:

12. Is a Land Operations Permit needed? YES NO

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



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

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

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

14. Gross Floor Area:

Existing to be Razed:	0	sq ft
Existing to be Retained:	119,514	sq ft
Retained Area to be Renovated:	0	sq ft
To be Constructed:	0	sq ft
Building Footprint:	0	sq ft

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	16	196'	16	196'
Proposed Addition/Extension				

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

16. Number of Dwelling Units:

Existing to Remain: 259 Proposed: 259

17. Lot Area: 9,770 sq ft

18. On Site Parking: N/A

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

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

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

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

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

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



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

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

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

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

YES NO

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

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

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

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

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

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

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

Applicant Signature: 





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

Date Filed:

Office of the Zoning Administrator

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

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

The Development Review Application can be used for the following:

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

GENERAL INFORMATION

1. Property Owner Name: Eastside Limited Partnership III		Phone Number: (412) 391-7171	
Address: 535 Smithfield St. Suite 2425		City: Pittsburgh	State: PA Zip Code: 15222
2. Applicant/Company Name: Same as Above		Phone Number: ()	
Address:		City:	State: Zip Code:
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: Eastside III			
4. Development Location: East Liberty			
5. Development Address: 177 S. Highland, 6100 Centre Avenue, 6230 Penn Avenue, Collectively Lot & Block 84-C-55			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	UNC		
Present Use of Site: (Select from attached list)	Under Construction		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property: Under Construction	
8. Estimated Construction:	Start Date: 07/ 01/2015	Occupancy Date: 06/ 30 /2016	Project Cost: \$ TBD
Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to http://www.city.pittsburgh.pa.us/cp/html/land_use_control_and_zoning.html and select the link for the City Zoning Code maintained at the Municode.com website.			
9. Proposed Use of Site (Select from attached list):			
10. Select the Type of Work:			
<input checked="" type="checkbox"/> New Construction, New <input type="checkbox"/> Renovation, Interior <input type="checkbox"/> New Construction, <input type="checkbox"/> Renovation, Exterior <input type="checkbox"/> Change in Use Only <input type="checkbox"/> Renovation, Change in Use			
11. Describe the Development: Exterior site finishes and landscaping of the Eastside III Development			
12. Is a Land Operations Permit needed? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, http://www.city.pittsburgh.pa.us/bbi/)			



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

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

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

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

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

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

17. Lot Area: 182,987 sq ft

18. On Site Parking: N/A

	Existing	Proposed
Full (8 1/2' x 19') as approved during		
Compact (7 1/4' x 16') master plan review		
Handicap (13 1/2' x 19')		

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

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

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



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

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

Water and sewer connections were addressed in site project.

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

YES NO Landscaping features watered from site rainwater cistern

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)

Construction of water and sewer infrastructure is completed in site construction phase previously approved.

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.
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- 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:

Daniel Friday, The Mosites Company



EASTSIDE III

PITTSBURGH, PENNSYLVANIA

SITE PACKAGE

JUNE 16, 2015

EASTSIDE III

PITTSBURGH, PENNSYLVANIA

JUNE 16, 2015

© DESIGN COLLECTIVE INC.

THE MOSITES COMPANY

DESIGN COLLECTIVE

LANDSCAPE PRESENTATION

SITE HARDSCAPE & PLANTING

BUILDING A

WEST PLAZA

BUILDING B

MEWS

EAST PLAZA

BUILDING C

ACCESSIBILITY DIAGRAM

BIKE PARKING DIAGRAM

STORMWATER MANAGEMENT

LEED INITIATIVES

EASTSIDE III

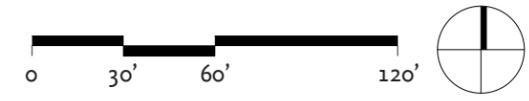
PITTSBURGH, PENNSYLVANIA

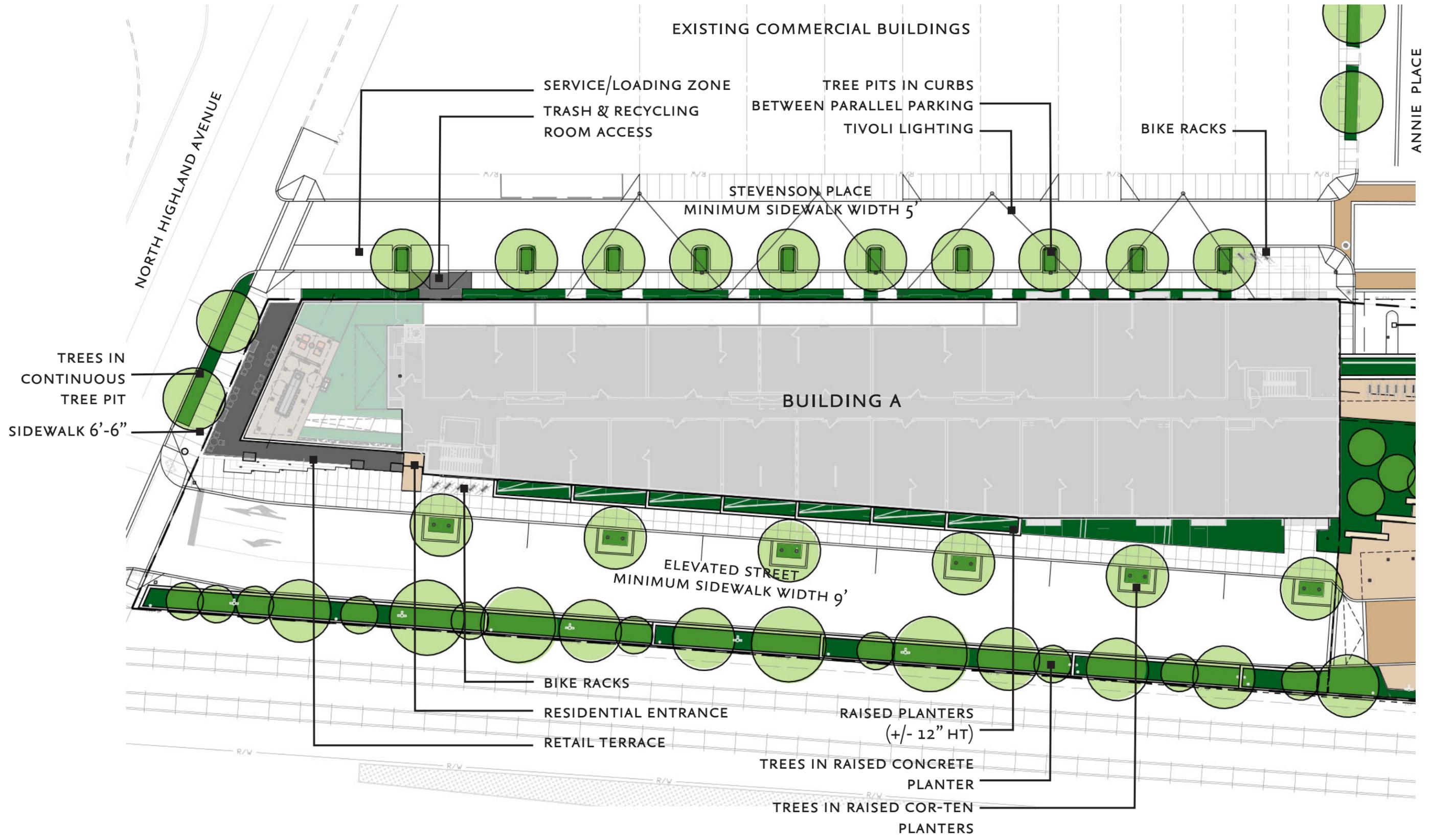
JUNE 16, 2015

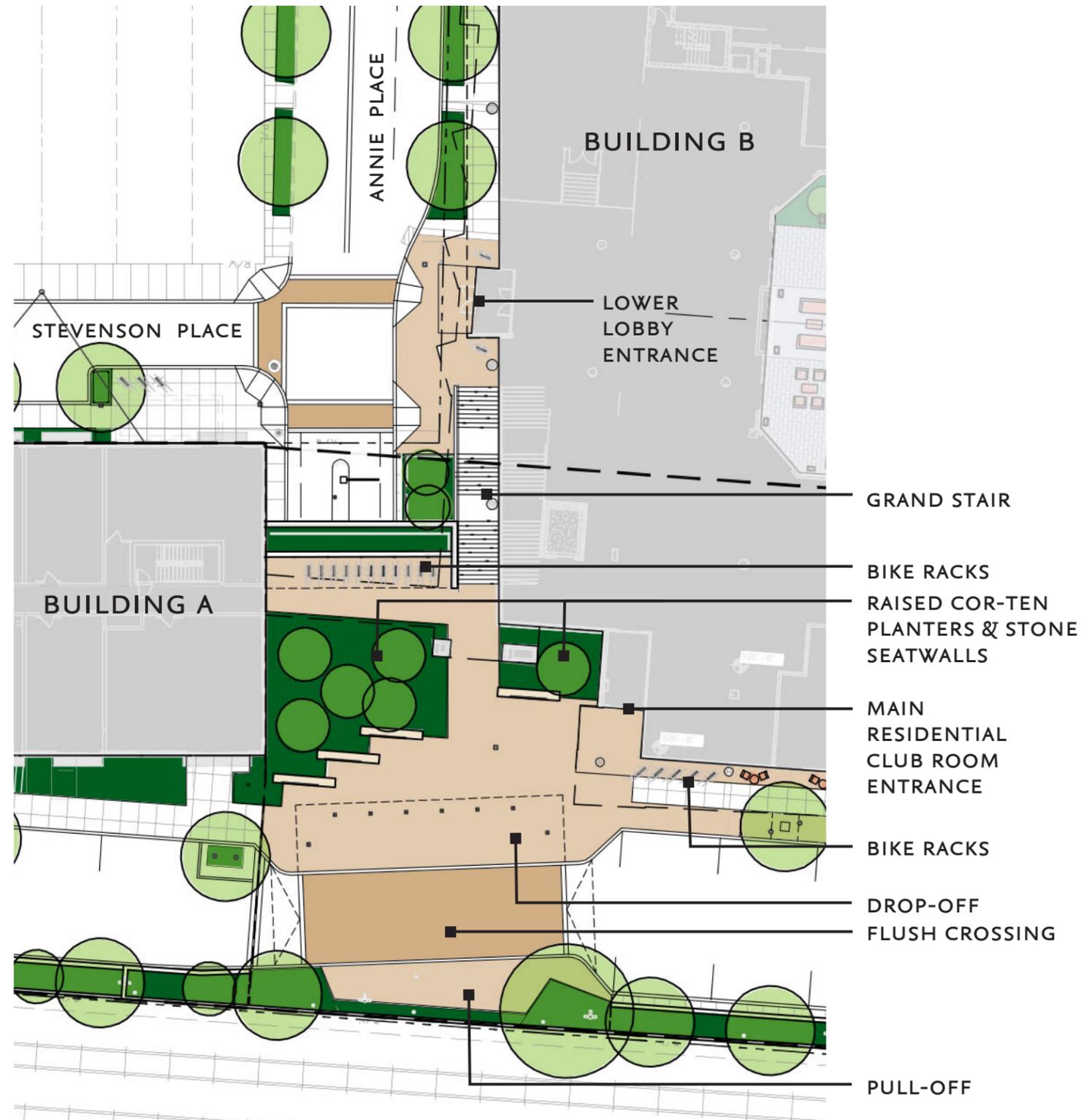
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THE MOSITES COMPANY

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PERSPECTIVE



PLANTING CHARACTER



PAVERS

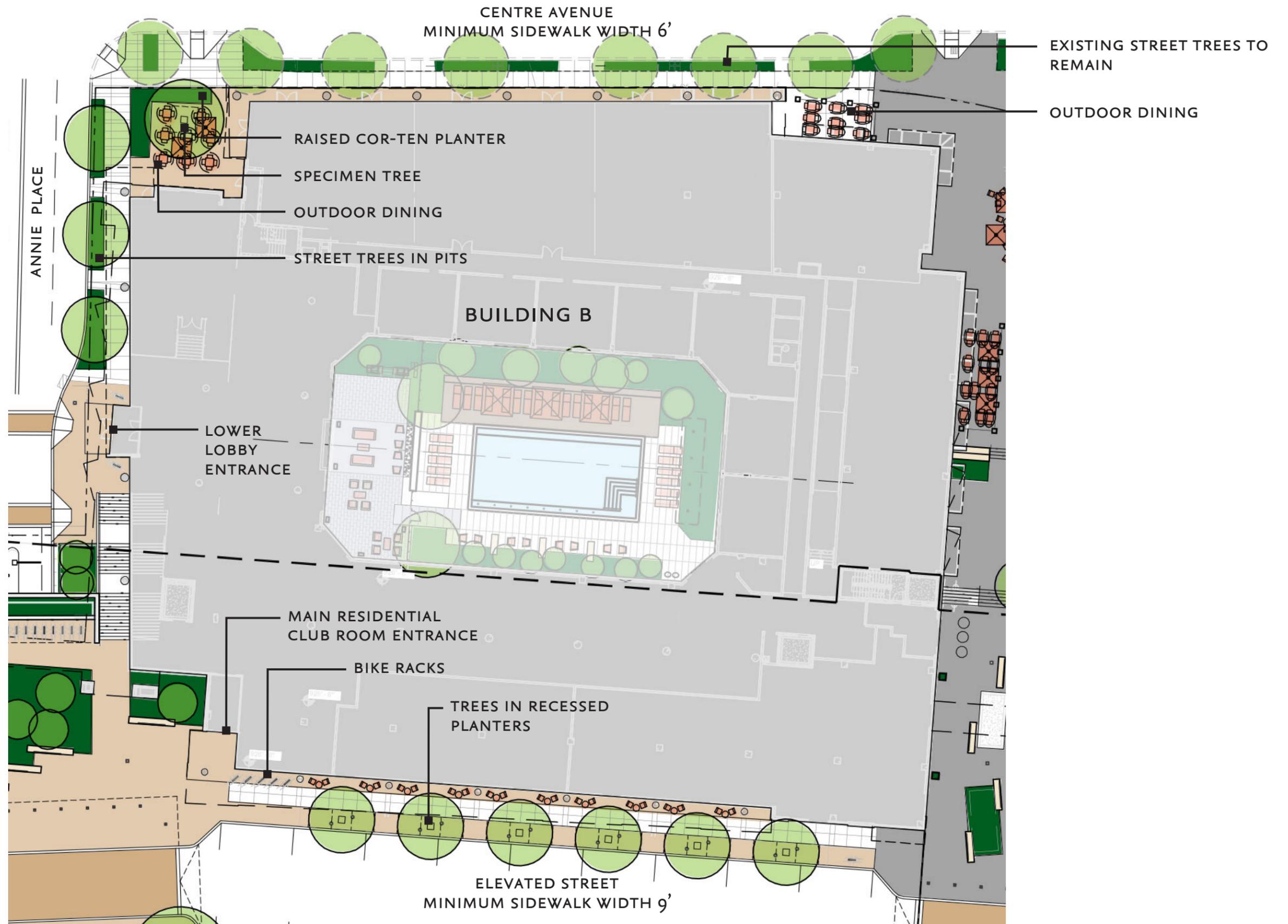


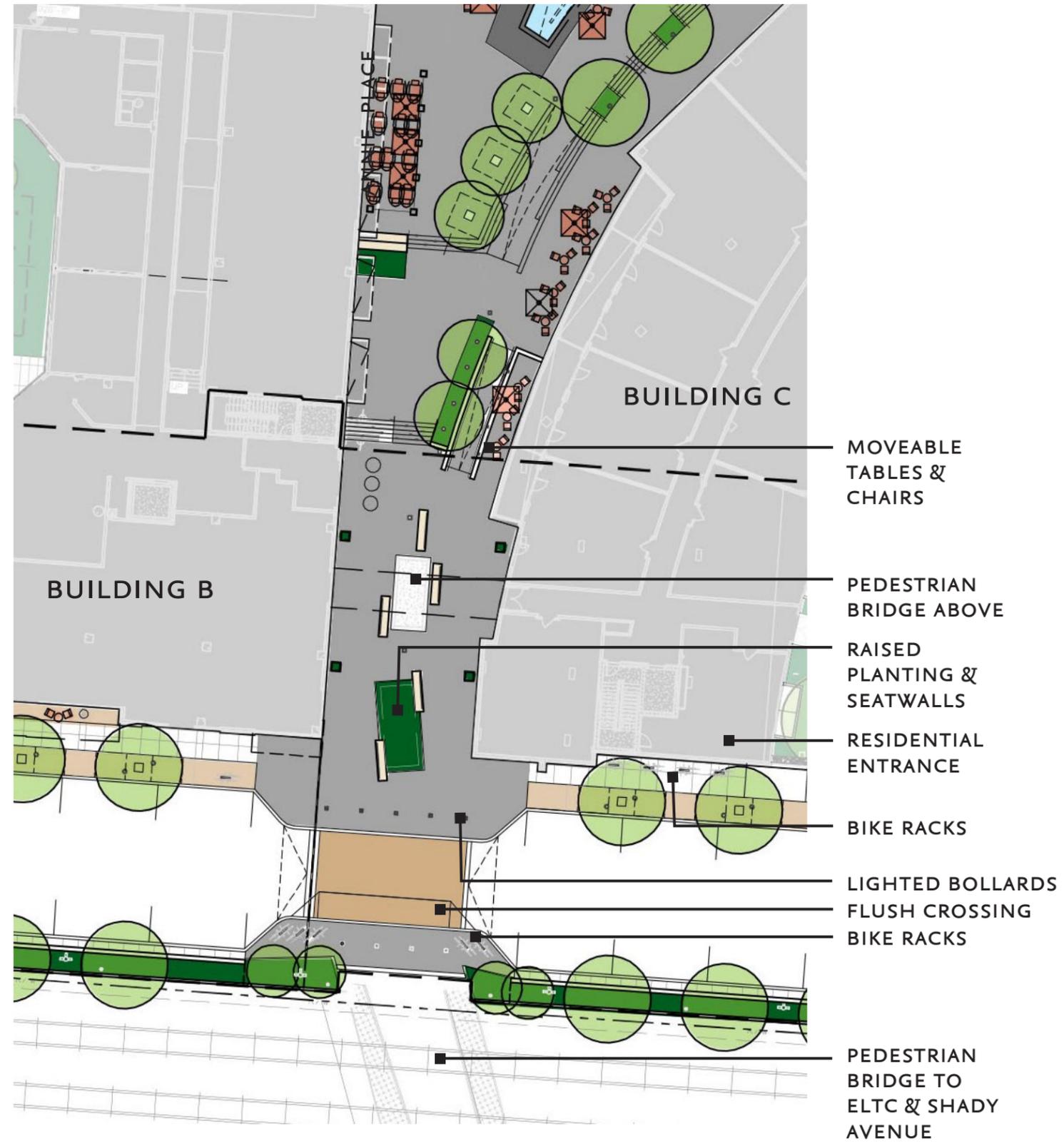
BENCHES

EASTSIDE III
 PITTSBURGH, PENNSYLVANIA
 JUNE 16, 2015
 © DESIGN COLLECTIVE INC.

PERSPECTIVE - WEST PLAZA
 SCALE: 1" = 30'

THE MOSITES COMPANY
 DESIGN COLLECTIVE









PERSPECTIVE



PLANTING CHARACTER



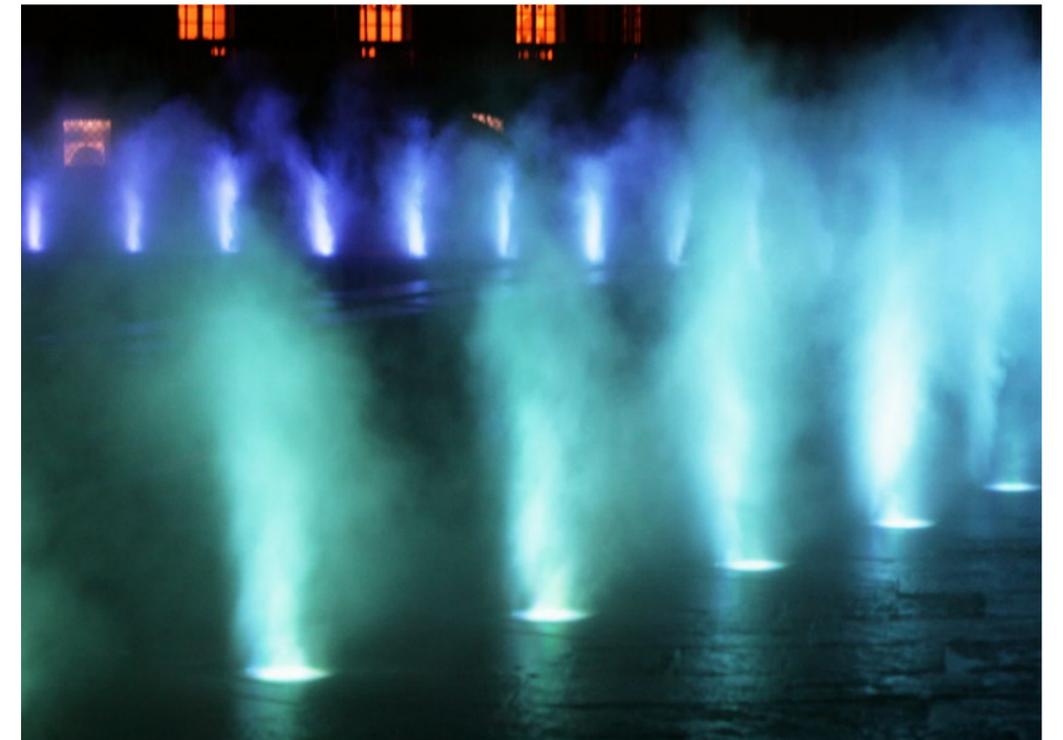
PAVERS

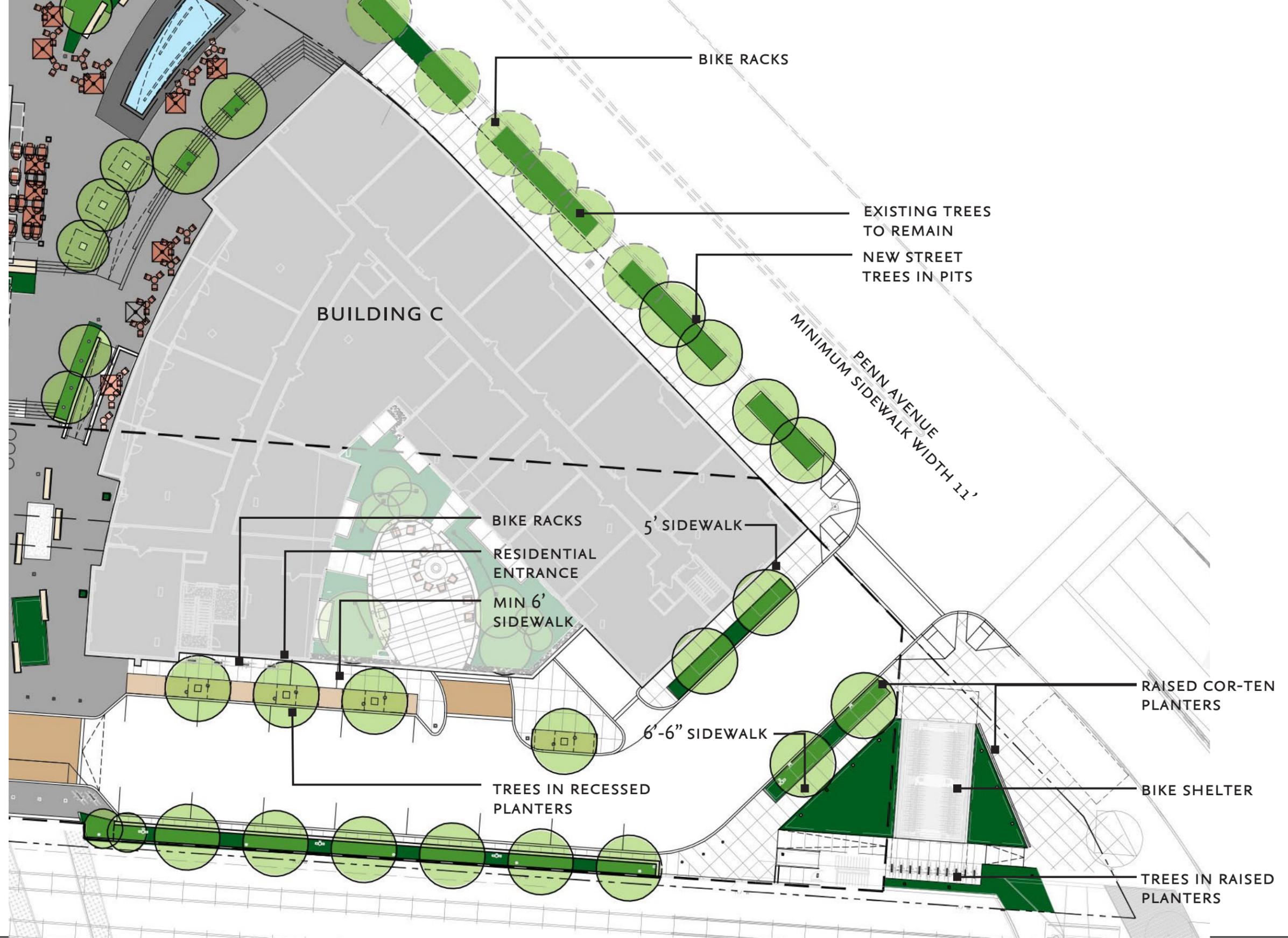


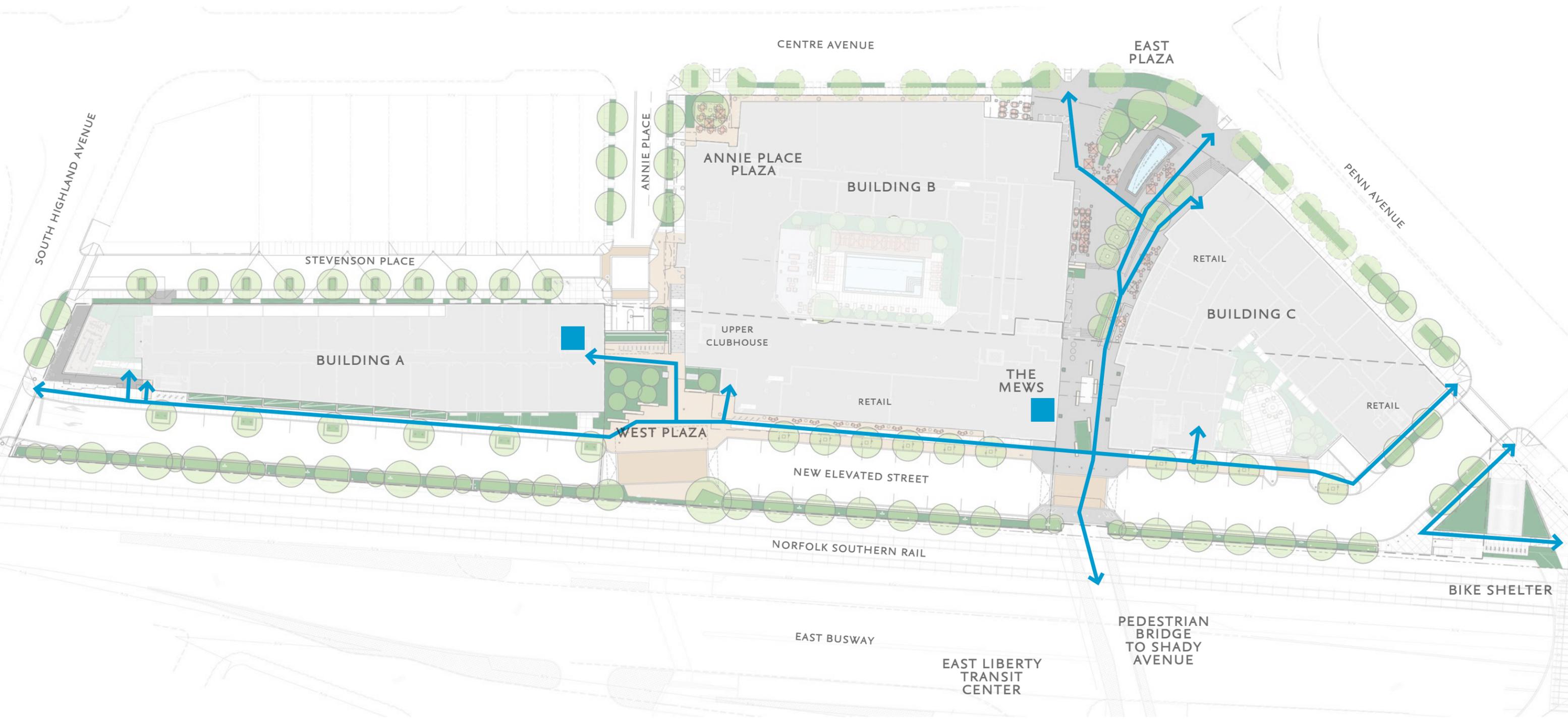
BENCHES



PERSPECTIVE







EASTSIDE III
 PITTSBURGH, PENNSYLVANIA

JUNE 16, 2015
 © DESIGN COLLECTIVE INC.

ACCESSIBILITY

SCALE: 1" = 60'



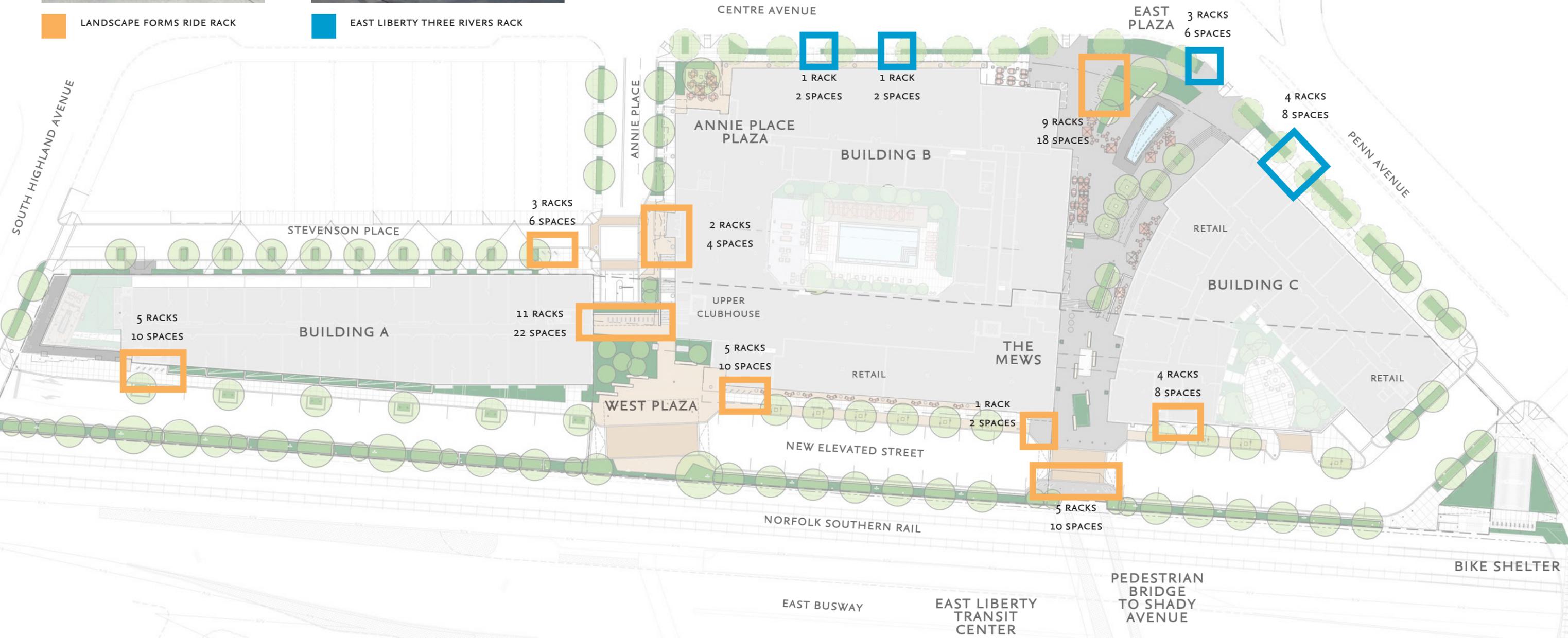
THE MOSITES COMPANY
 DESIGN COLLECTIVE



SITE TOTAL:
 54 RACKS
 108 SPACES
 DOES NOT INCLUDE BIKE SHELTER & COVERED PARKING IN DECK

LANDSCAPE FORMS RIDE RACK

EAST LIBERTY THREE RIVERS RACK



EASTSIDE III

PITTSBURGH, PENNSYLVANIA

JUNE 16, 2015
 © DESIGN COLLECTIVE INC.

BIKE PARKING

SCALE: 1" = 60'

THE MOSITES COMPANY
 DESIGN COLLECTIVE





- UNDERWATER STORMWATER SYSTEM**
- REQUIRED TO CAPTURE 1.2" OF RAINFALL (1.2" REPRESENTS 95% OF STORM EVENTS), OF WHICH NO WATER IS PERMITTED TO LEAVE SITE
 - REQUIRED STORMWATER STORAGE: 202,000 GAL
 - PROVIDED STORMWATER STORAGE: 240,000 GAL UNDER E PLAZA
 - CISTERN REUSES WATER FOR IRRIGATION OF PLANTING ACROSS ENTIRE SITE

NOTE: THE PLANTING AREAS ARE NOT INCLUDED IN THE STORM WATER MANAGEMENT CALCULATIONS. PLANTING PROVIDED HELPS TO REDUCE STORM WATER RUNOFF IN ADDITION TO THE REQUIRED CAPTURE AREA LISTED ABOVE.

VEGETATED ROOF

COURTYARD PLANTINGS

3,502 SF PLANTED SITE AREA (ON-GRADE)
 17,588 SF PLANTED AREA (ON STRUCTURE)
 21,090 SF TOTAL PLANTING AREA

STORMWATER MANAGEMENT

LANDSCAPE SUSTAINABILITY INITIATIVES

- LEED FOR NEIGHBORHOOD DESIGN
- GREEN ROOF TECHNOLOGY
- CAPTURING RAINFALL TO IRRIGATE PLANTING THROUGHOUT
- NATIVE & ADAPTIVE SPECIES TO LIMIT IRRIGATION REQUIREMENTS
- ALL STORMWATER CAPTURED AND HELD ON SITE
- HIGH EFFICIENCY LIGHTING



LEED-ND



LEED™
FOR HOMES

LEED INITIATIVES

EASTSIDE III

PITTSBURGH, PENNSYLVANIA

JUNE 16, 2015

© DESIGN COLLECTIVE INC.

THE MOSITES COMPANY
DESIGN COLLECTIVE



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

Date Filed:

03/20/2015

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: UPMC Health System		Phone Number: ()	
Address: 600 Grant Fl 60	City: Pittsburgh	State: PA	Zip Code: 15219
2. Applicant/Company Name: Maifly Development		Phone Number: (412) 770-4595	
Address: 2471 Huntington DR	City: Pittsburgh	State: PA	Zip Code: 15241
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: Pitt Student Housing on Forbes			
4. Development Location: On Forbes, close to Halket st intersection			
5. Development Address: 3407-3415 Forbes Ave			
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: Dry Cleaning Plants/Laundries	
8. Estimated Construction:	Start Date: 12/01/15	Occupancy Date: 07/15 /17	Project Cost: \$19,000,000

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

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

10. Select the Type of Work:

New Construction, New Renovation, Interior

New Construction, Renovation, Exterior

Change in Use Only Renovation, Change in Use

11. Describe the Development: New Construction of 13 story structure with 3 floors of integral parking and 10 floors of residential units above.

12. Is a Land Operations Permit needed? YES NO

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



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DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

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

14. Gross Floor Area:

Existing to be Razed:	_____	sq ft
Existing to be Retained:	<u>0</u>	sq ft
Retained Area to be Renovated:	<u>0</u>	sq ft
To be Constructed:	<u>201,066</u>	sq ft
Building Footprint:	<u>18,012</u>	sq ft

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	1	12	13	143
Proposed Addition/Extension				

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

16. Number of Dwelling Units:
 Existing to Remain: N/A Proposed: 137

17. Lot Area: 18,648 sq ft

18. On Site Parking: N/A

	Existing	Proposed
Full (8 1/2' x 19')		116
Compact (7 1/4' x 16')		
Handicap (13 1/2' x 19')		

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

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

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



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

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

YES NO

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

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

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

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

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

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

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

Applicant Signature: _____



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

Residential Uses

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

Non-Residential Uses

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

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

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



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DEVELOPMENT REVIEW APPLICATION – CONTACT INFORMATION

Department of City Planning

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

**Department of City Planning
Zoning Office Counter**

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

City Zoning Code

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

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

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

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

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

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

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

Pittsburgh Water and Sewer Authority (PWSA)

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

Allegheny County Health Department (ACHD)

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

Allegheny County Health Department (ACHD)

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

Allegheny County Health Department (ACHD)

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

Forbes Avenue Apartments



DESMONE ARCHITECTS

Planning Commission Hearing

3407 Forbes Avenue

Campus Advantage

Zoning Overview

Zoning Area: OPR-C Oakland Public Realm District C

Proposed Building: 13 Story Building

1st Story – Retail, Leasing Office, Parking

2nd and 3rd Story - Parking

4th Story – Residential Units and Resident’s Amenities

5th-13th Stories - Residential Units

Proposed Lot Coverage: 90%

Proposed FAR: Building Footprint 16,780 = 7.5 FAR

Building Area with out Parking: 150,230 sf

PROPOSED HEIGHT: 140’ (Variance Required)

Maximum Height per Zoning Code: 102’

LEED Silver Certification will be Pursued.



Community Involvement + Agency Process

Oakland Task Force - 2 Meetings

April 14, 2015

May 12, 2015

Oakland Planning and Development Corporation (OPDC) - 2 Meetings

April 14, 2015

May 4, 2015

Zoning Board of Adjustment

April 23, 2015

CDAP

May 12, 2015







DESMONE ARCHITECTS

Site Context – Nearby Buildings

Forbes Avenue Apartments

June 2, 2015



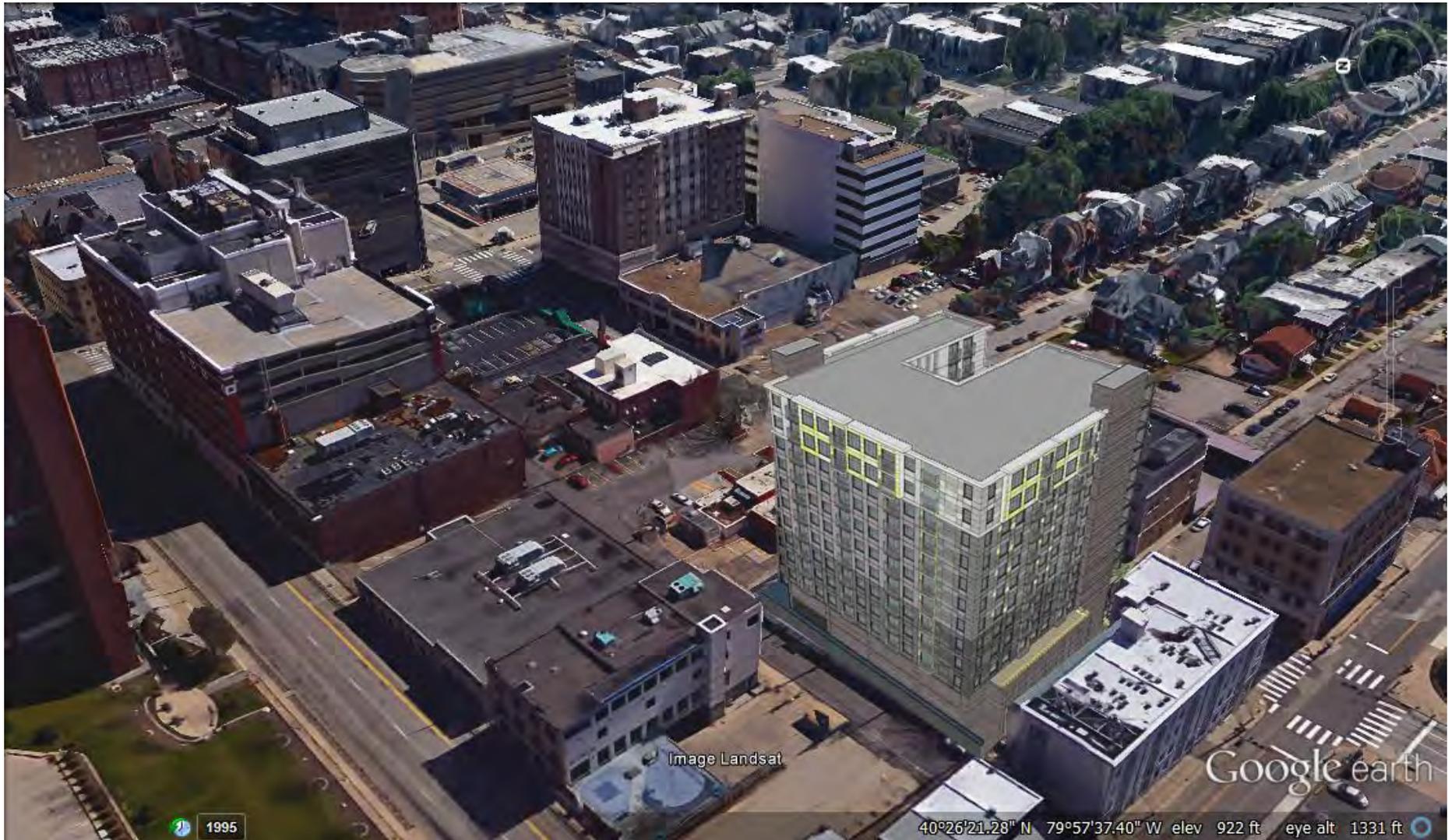


DESMONE ARCHITECTS

Site Context – View from West 2

Forbes Avenue Apartments

June 2, 2015



Site Context – View from North

Forbes Avenue Apartments

June 2, 2015







Site Context – Street View To East

Forbes Avenue Apartments

June 2, 2015

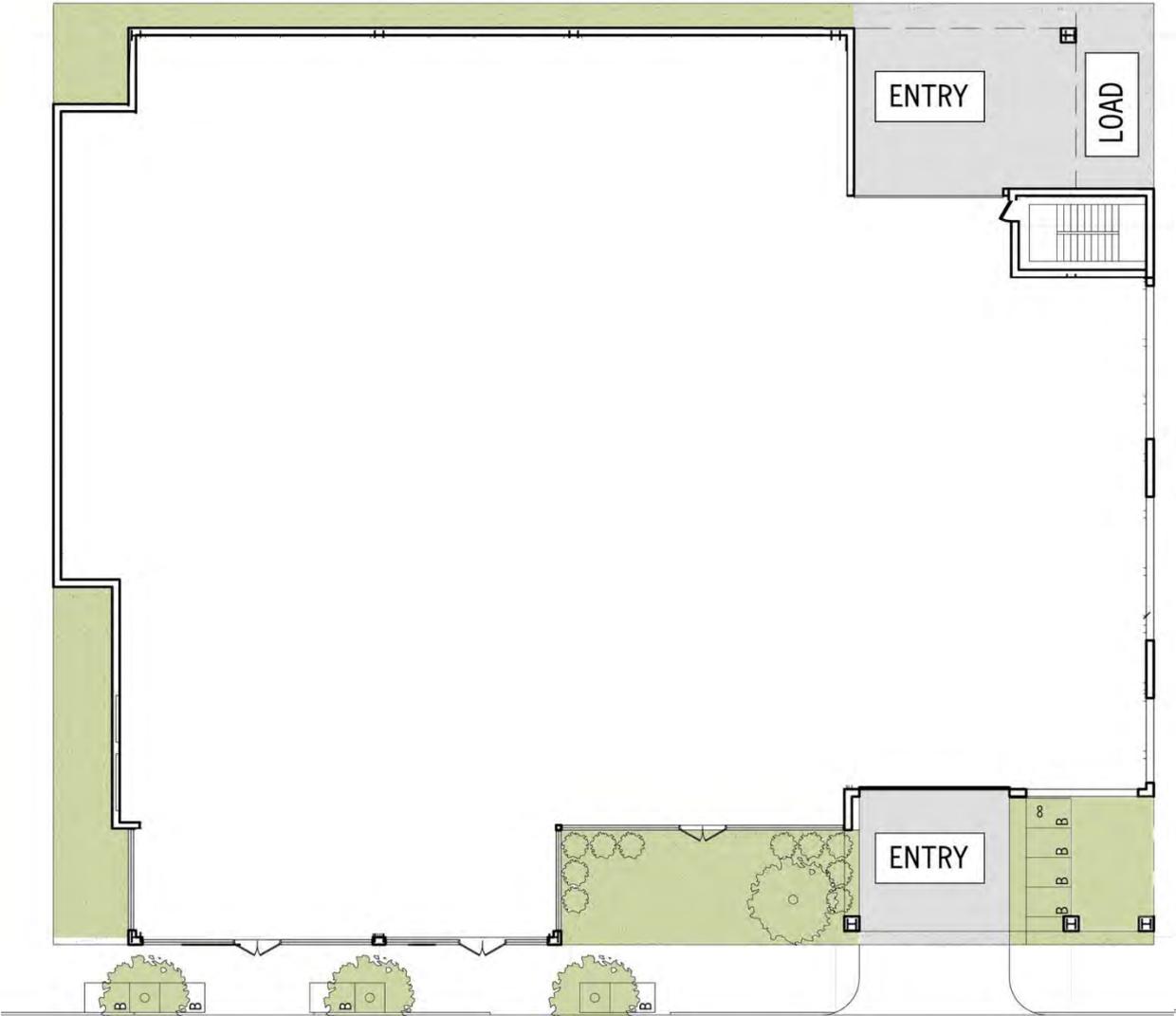




Street View to West
Forbes Avenue Apartments
June 2, 2015



EULER WAY



FORBES AVE

Site Plan

Forbes Avenue Apartments

June 2, 2015



1ST FLR
PARKING:
 15 STANDARD
 7 COMPACT
 5 ADA
 27 TOTAL

2ND FLR
PARKING:
 15 STANDARD
 18 COMPACT
 33 TOTAL

3RD FLR
PARKING:
 18 STANDARD
 19 COMPACT
 37 TOTAL

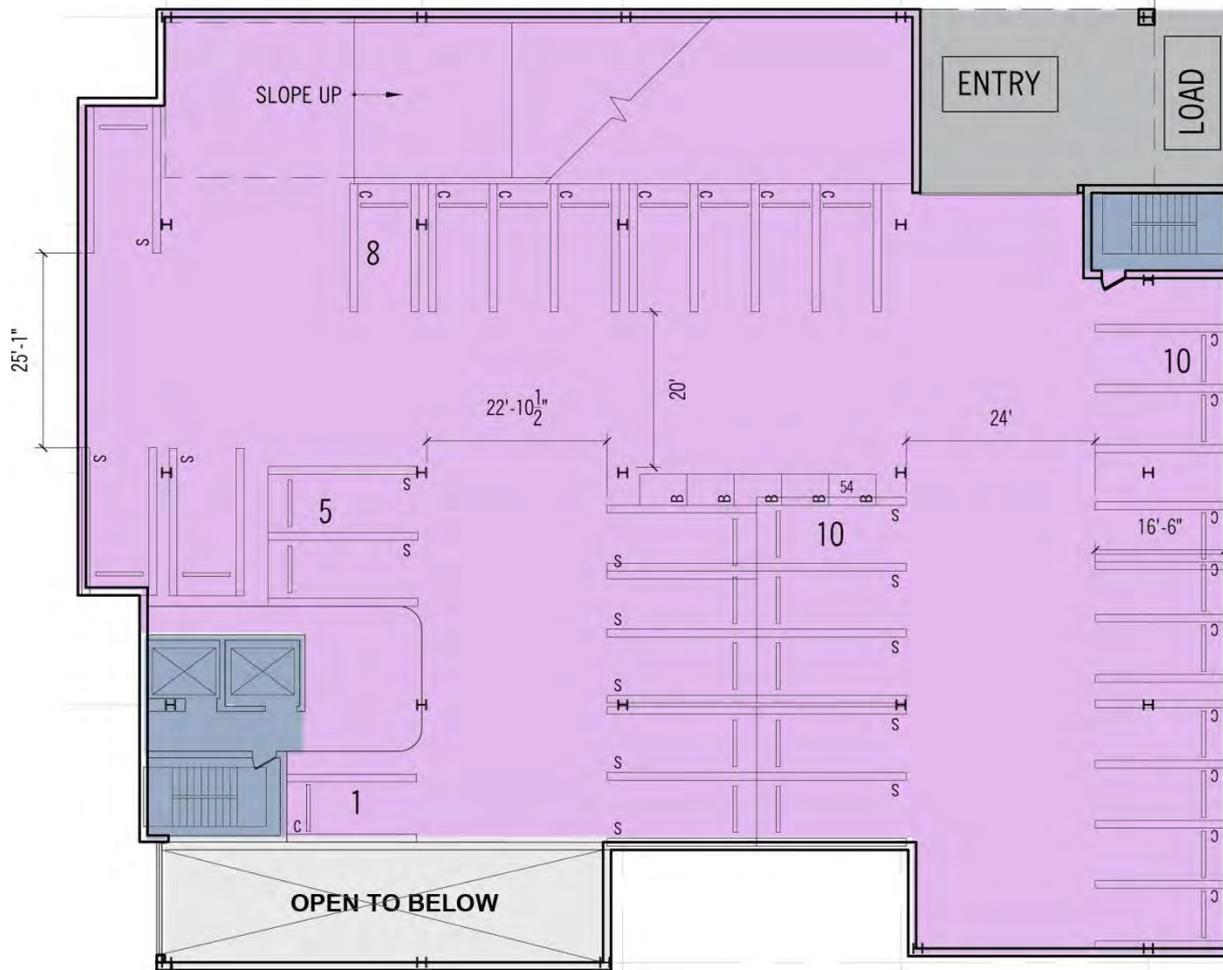
TOTAL
PARKING:
 48 STANDARD
 44 COMPACT
 5 ADA
 97 TOTAL

BIKE
PARKING:
 1ST FLR 52
 2ND FLR 10
TOTAL 62

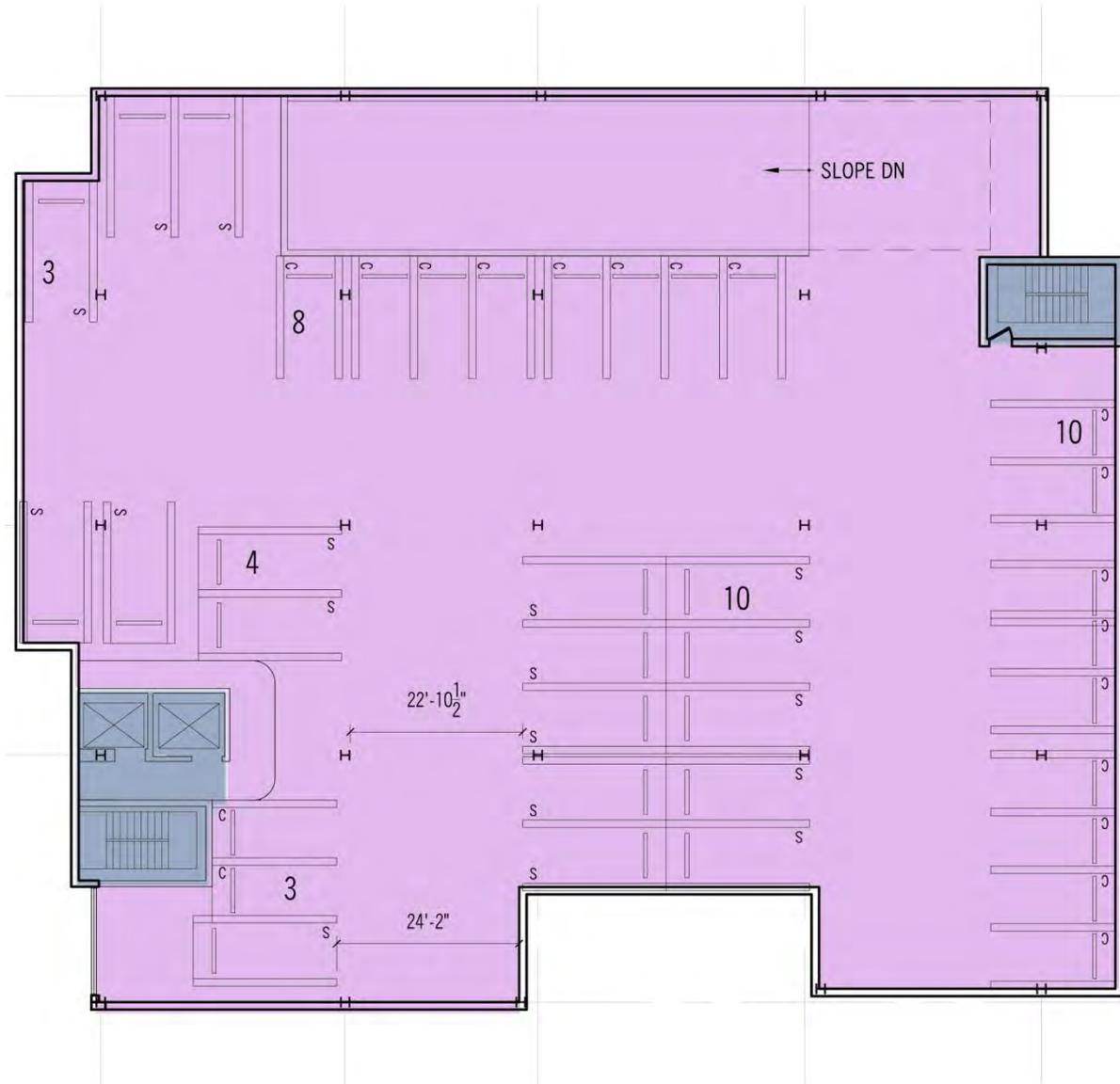


First Floor Plan
 Forbes Avenue Apartments
 June 2, 2015

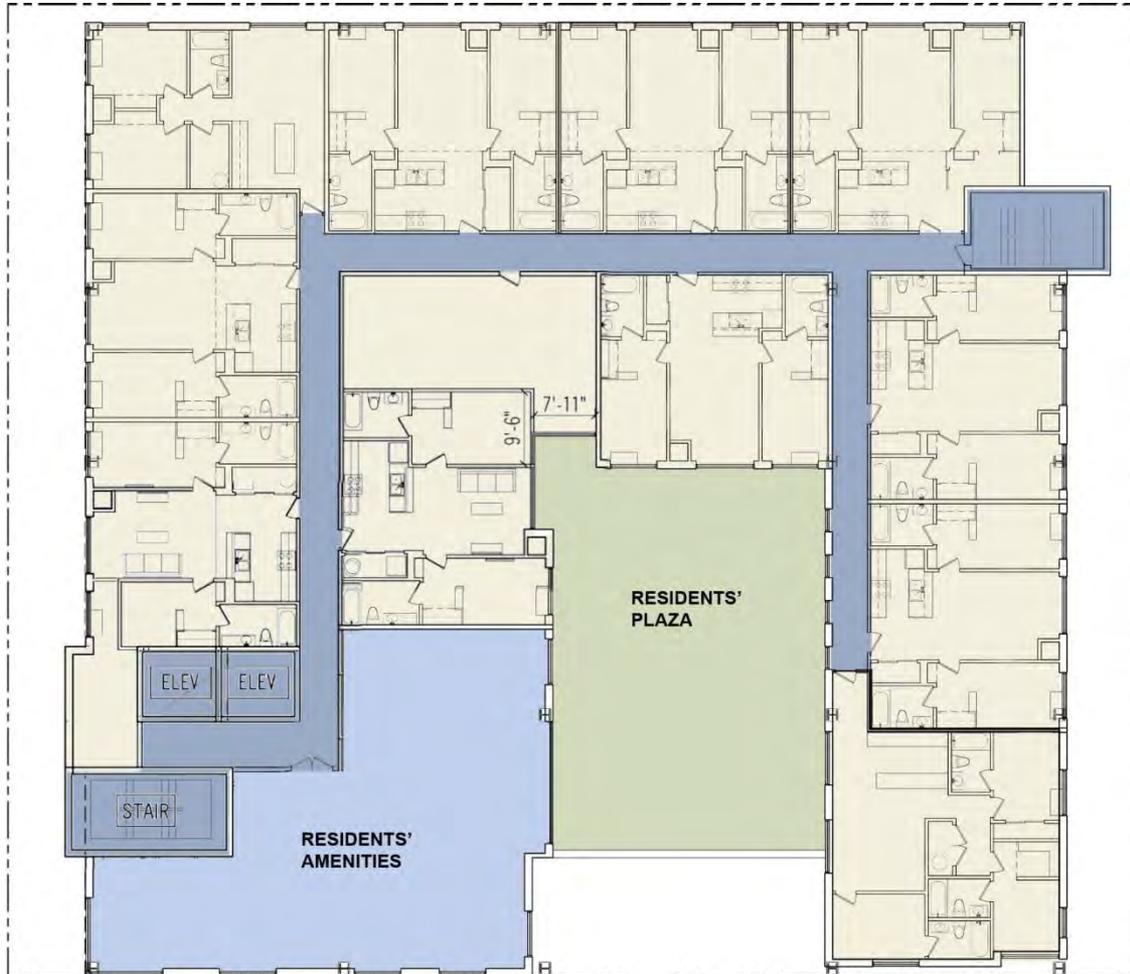




Second Floor Plan
 Forbes Avenue Apartments
 June 2, 2015



Third Floor Plan
 Forbes Avenue Apartments
 June 2, 2015



**Interior Resident's
Amenities Space =
1800 sf**

**Resident's 4th Floor
Plaza = 1800 sf**

**3600 sf
Total Residents'
Amenities**





Forbes Elevation
Forbes Avenue Apartments
June 2, 2015



West Elevation
Forbes Avenue Apartments
June 2, 2015



DESMONE ARCHITECTS

Euler Elevation
Forbes Avenue Apartments
June 2, 2015



Euler Way 3-D View
Forbes Avenue Apartments
June 2, 2015





DESMONE ARCHITECTS

East Elevation
Forbes Avenue Apartments
June 2, 2015



DESMONE ARCHITECTS

Pedestrian Experience – to West

Forbes Avenue Apartments

June 2, 2015



DESMONE ARCHITECTS

Pedestrian Experience – To East

Forbes Avenue Apartments

June 2, 2015



DESMONE ARCHITECTS

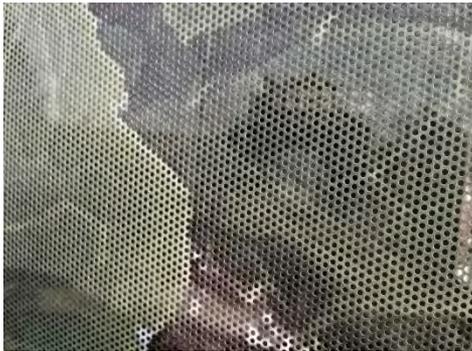
Pedestrian Experience – Residents Plaza

Forbes Avenue Apartments

June 2, 2015



LIVE WALL



PERFORATED SCREEN



FIBER CEMENT PANELS



METAL REVEALS



TEXTURED BRICK



LEED Credits:

The following LEED credits to be pursued for the project will include but not be limited to:

- Previously Developed Site
- Bicycle Storage and access to Bicycle Network
- Compact Development
- Low Impact Development Stormwater Management
- Water Use Reduction
- Energy Efficiency greater than baseline performance of ASHRAE90.1-2010
- Efficient Hot Water Distribution
- Locally Sourced Materials
- Waste Diversion to Recycling
- Use of Low Emitting Products
- Acoustic Comfort
- Design for Active Occupants





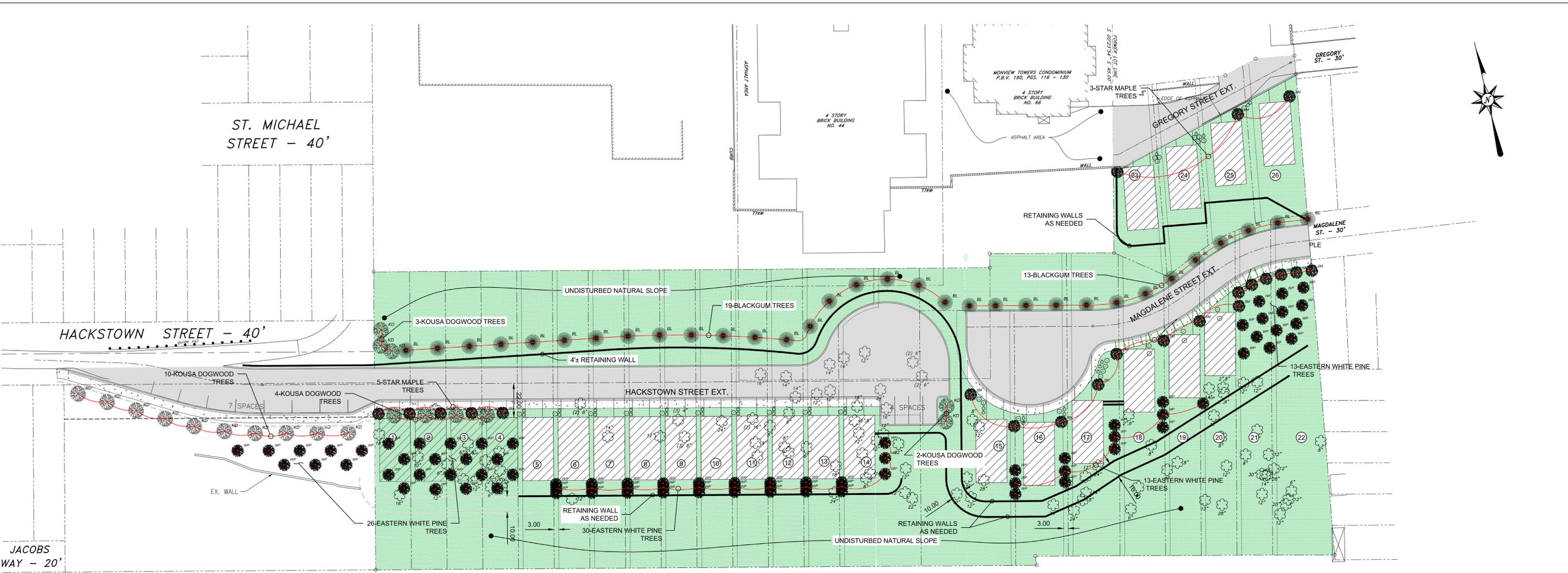
Proposed Building Height

Forbes Avenue Apartments

June 2, 2015

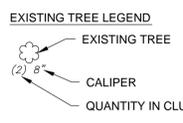


DRAWN BY: GAK 01/22/2014 CAD FILE NUMBER: 141000002 PROJECT NUMBER: SCL14100.CSD



TREE LIST

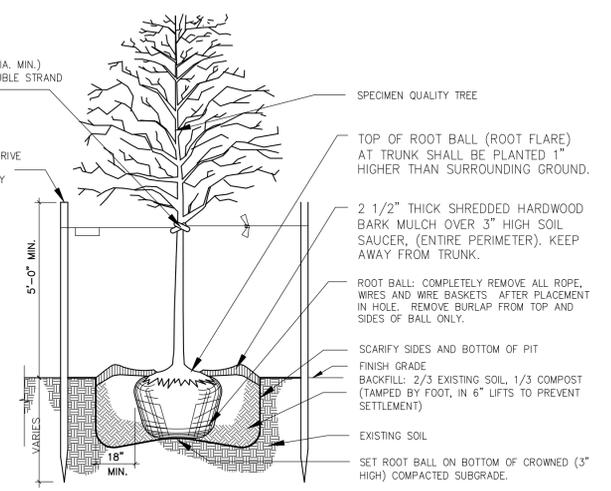
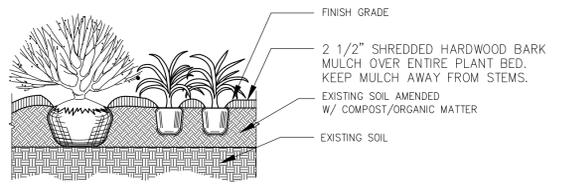
KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
KD	19	Cornus kousa	Kousa Dogwood	2-1/2" caliper
BL	32	Nyssa sylvatica	Blackgum	3-1/2" caliper
SM	22	Magnolia stellata	Star Magnolia	3" caliper
WP	83	Pinus strobus	Eastern White Pine	5" caliper
PERENNIAL/ORNAMENTAL GRASS				
hd	36	Hemerocallis	Diploid Hybrid Daylily	36" height
dfg	40	Pennisetum Hameln	Dwarf Fountain Grass	24"-36" height



NOTES:
 SET ALL PLANTS SO THAT WHEN SETTLED TOP OF ROOT BALL IS AT FINISHED GRADE

(2) BLACK RUBBER HOSE (3/4" DIA. MIN.) W/#12 GAL. SOFT STEEL WIRE DOUBLE STRAND AND FLUORESCENT FLAGS.

(2) 2"x2"x8" HARDWOOD STAKES ON OPPOSITE SIDES, DRIVEN INTO UNDISTURBED GROUND. DO NOT DRIVE STAKES THROUGH ROOT BALL. STAKE TREES ONLY IF DIRECTED BY ARCHITECT.



Parcel Area Table

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

Parcel Area Table

Parcel #	Area	Parcel Type
11	4393.00	Single Family
12	4393.00	Single Family
13	5018.10	Single Family
14	9378.70	Single Family
15	9970.10	Single Family
16	8463.06	Single Family
17	6471.83	Single Family
18	5460.97	Single Family
19	4283.44	Single Family
20	4645.40	Single Family

Parcel Area Table

Parcel #	Area	Parcel Type
21	4874.60	Future Single Family
22	6891.93	Future Single Family
23	3361.45	Single Family
24	3208.23	Single Family
25	3203.70	Single Family
26	3466.32	Single Family

Overall Area Table

Ex. Parcel #	Area - SQ. FT.	Area - SQ. AC.
Overall Property	131421.29	3.02
L.O.D.	76763.02	1.76

Impervious Area

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

REVISIONS

NO.	REVISION DESCRIPTION	DATE	APPROVED
3.	GENERAL REVISIONS	6/8/15	
2.	GENERAL REVISIONS	3/2/15	
1.	EXISTING VEGETATION ADDED	2/15/15	

CHECKED BY: - APPROVED BY: -

DRAFT

PREPARED BY: **KU Resources, Inc.**
 22 South Linden Street
 Duquesne, PA 15110
 412.469.9331
 www.kuresources.com 412.469.9336 fax

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

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

DRAWING TITLE: **PRELIMINARY LANDSCAPE PLAN**

SHEET NO. **P-901**



VILLAGES AT WINTER PARK

Steep Slope Overlay Hearing

City Planning Commission

April 21st 2015



site



AST
d



site

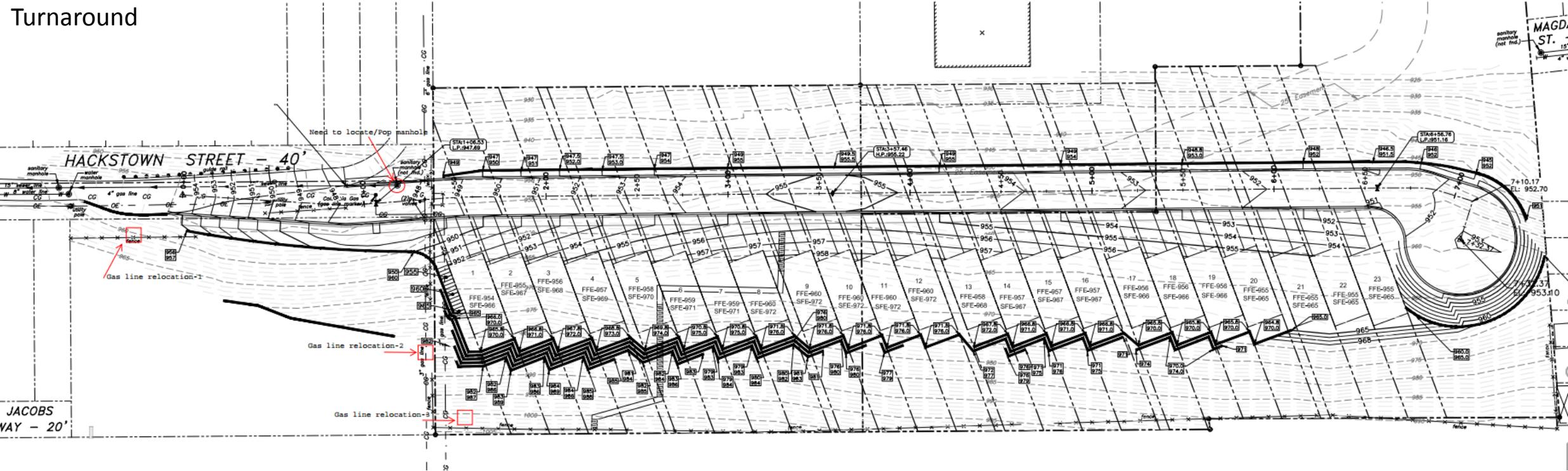
Winter Park

Winters Playground

Monastery Street Park

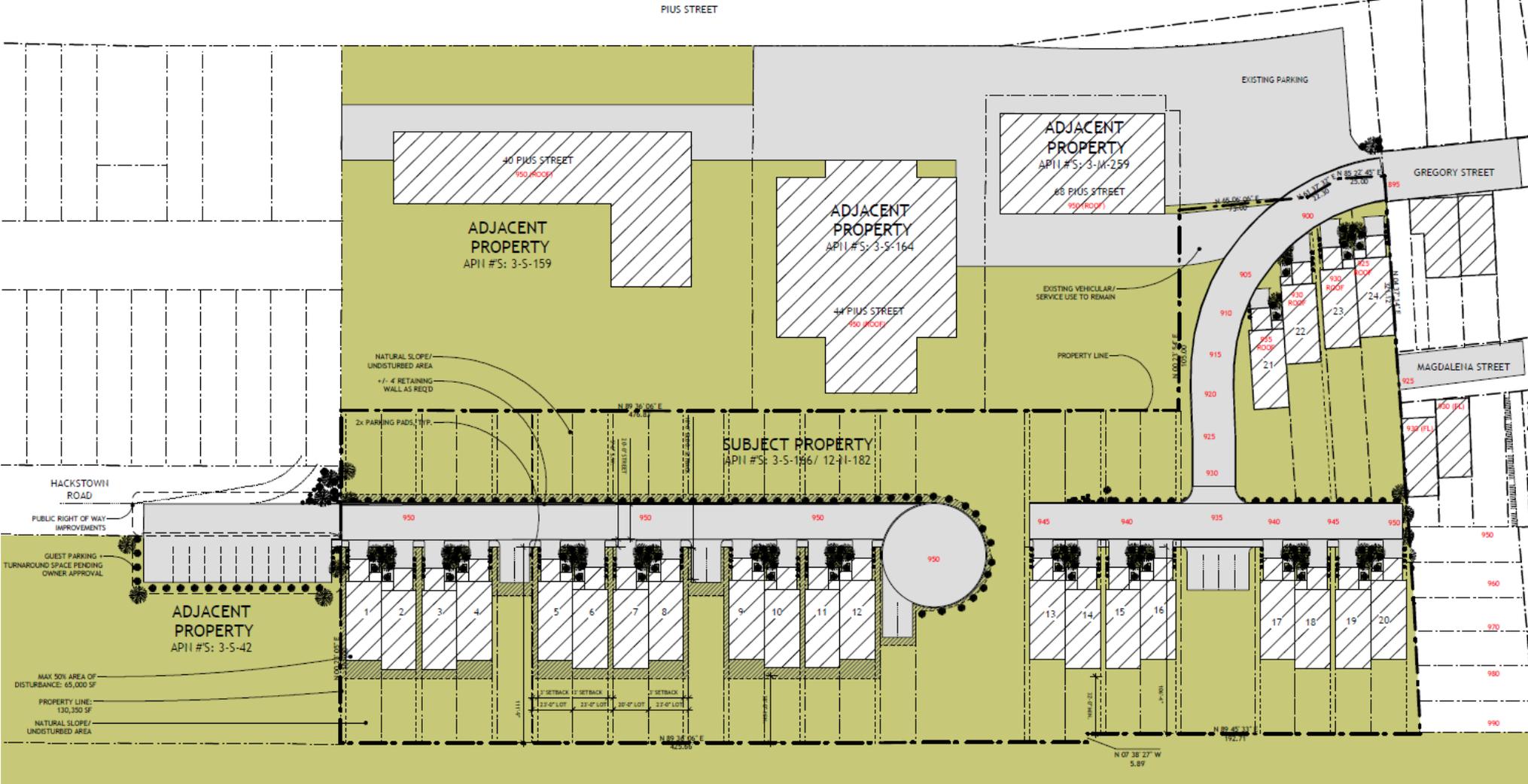
MASTER PLAN PROGRESSION VIA PUBLIC COMMENTS

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



MASTER PLAN PROGRESSION VIA PUBLIC COMMENTS

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



ZONING CODE COMPLIANCE

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

Villas at Winter Park

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

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

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

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

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

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

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

4. The proposed development shall minimize impervious surfaces.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

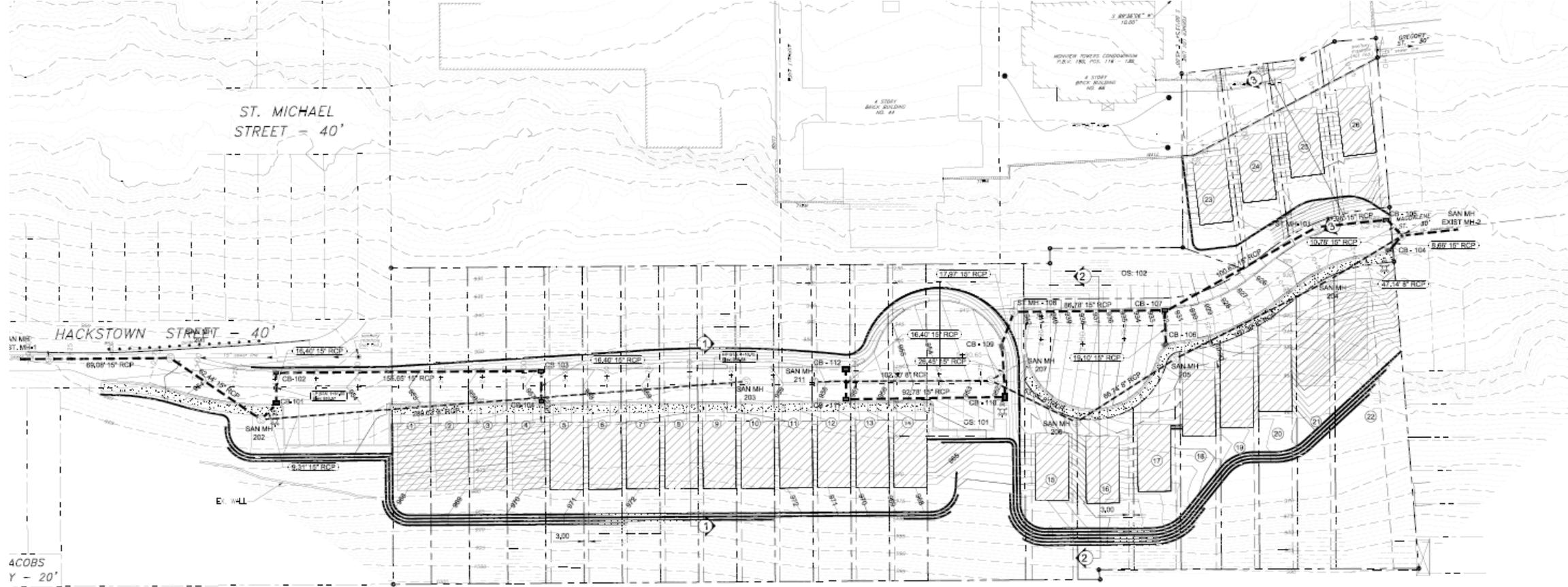
See master landscaping plan.

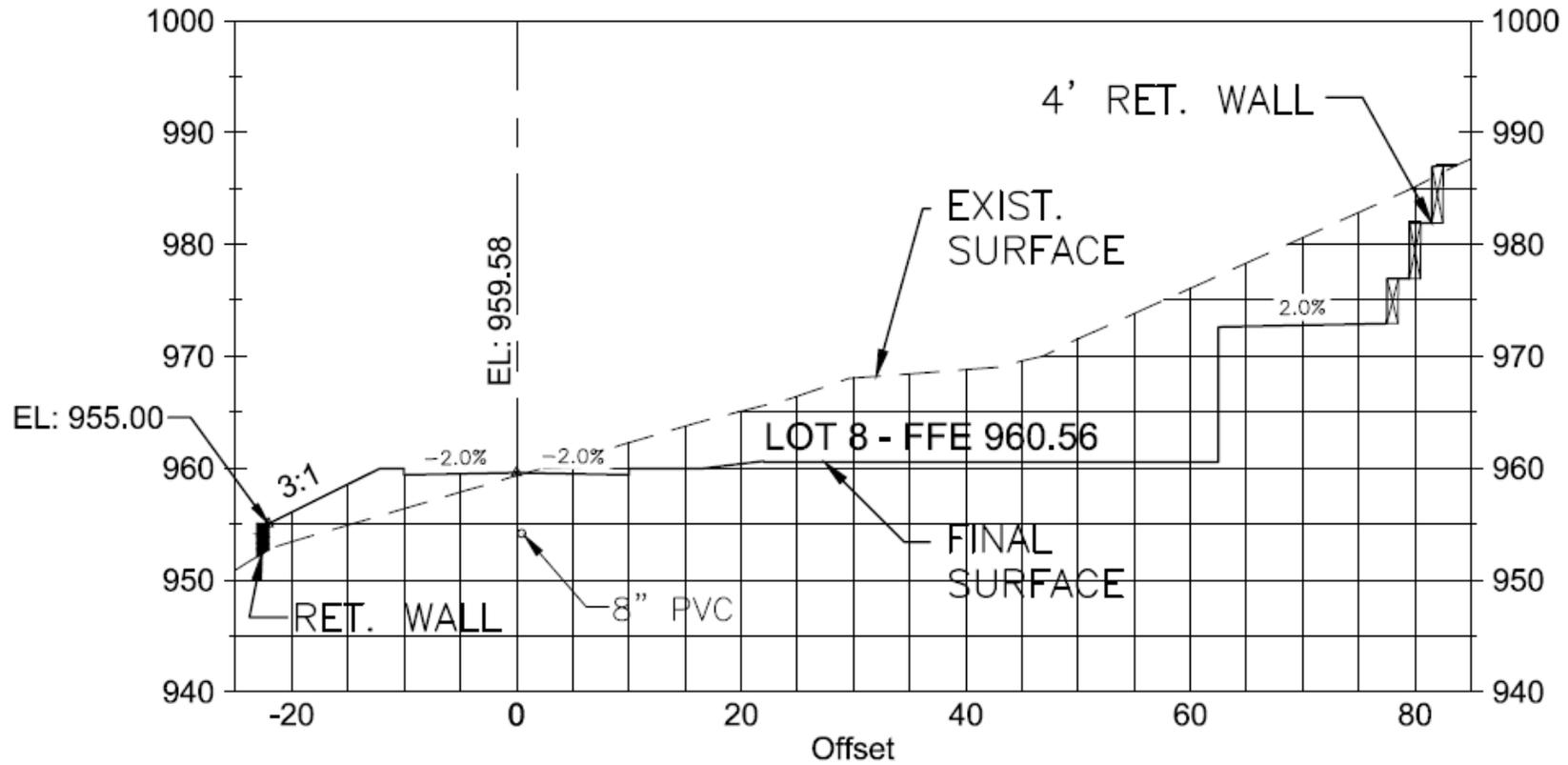
13. Natural drainage patterns shall be maintained to the extent physically possible.

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

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

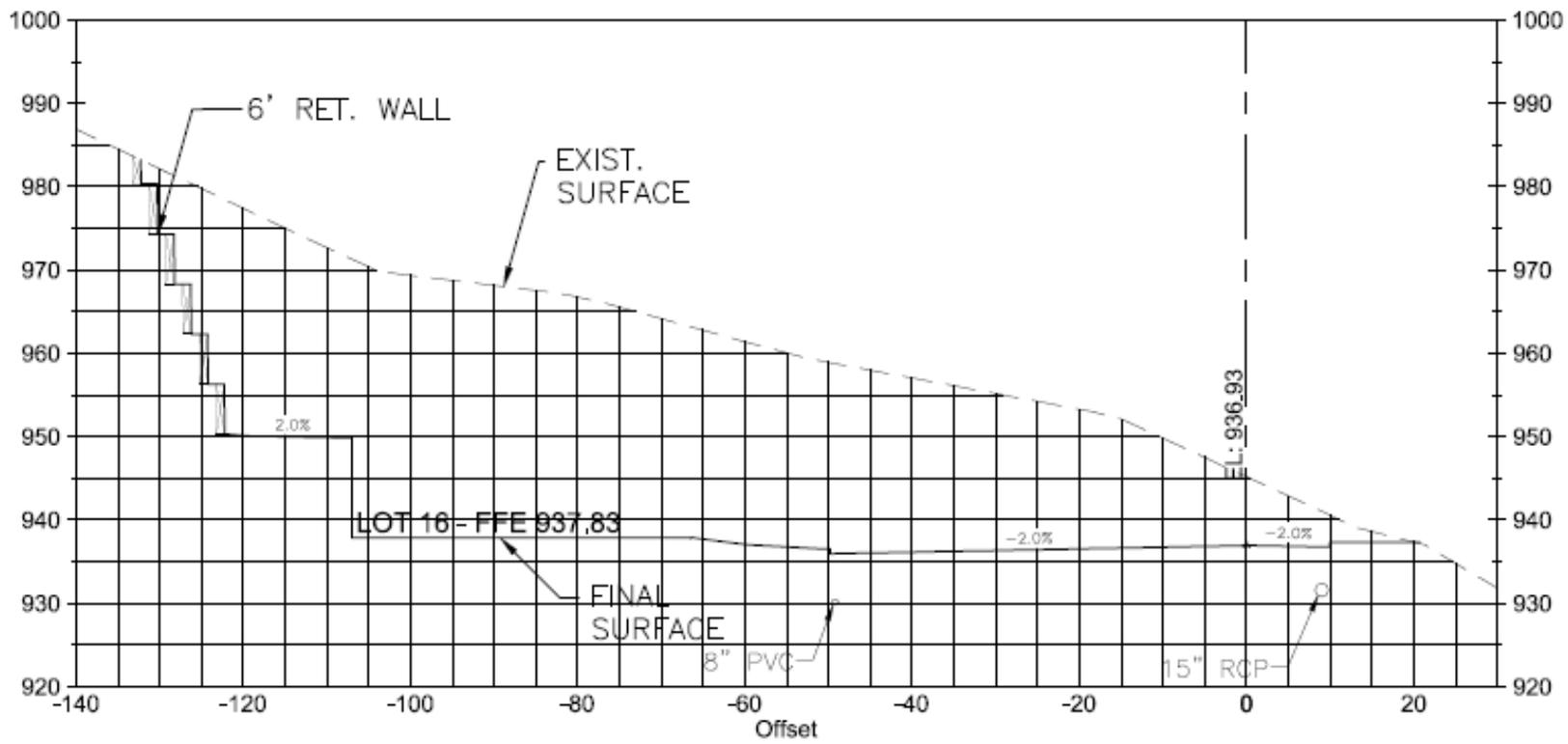
Storm water runoff resulting from the additional roadways and single-family dwellings shall be collected and conveyed to the existing storm water sewer systems located on Hackstown Street, Magdalene Street & Gregory Street.



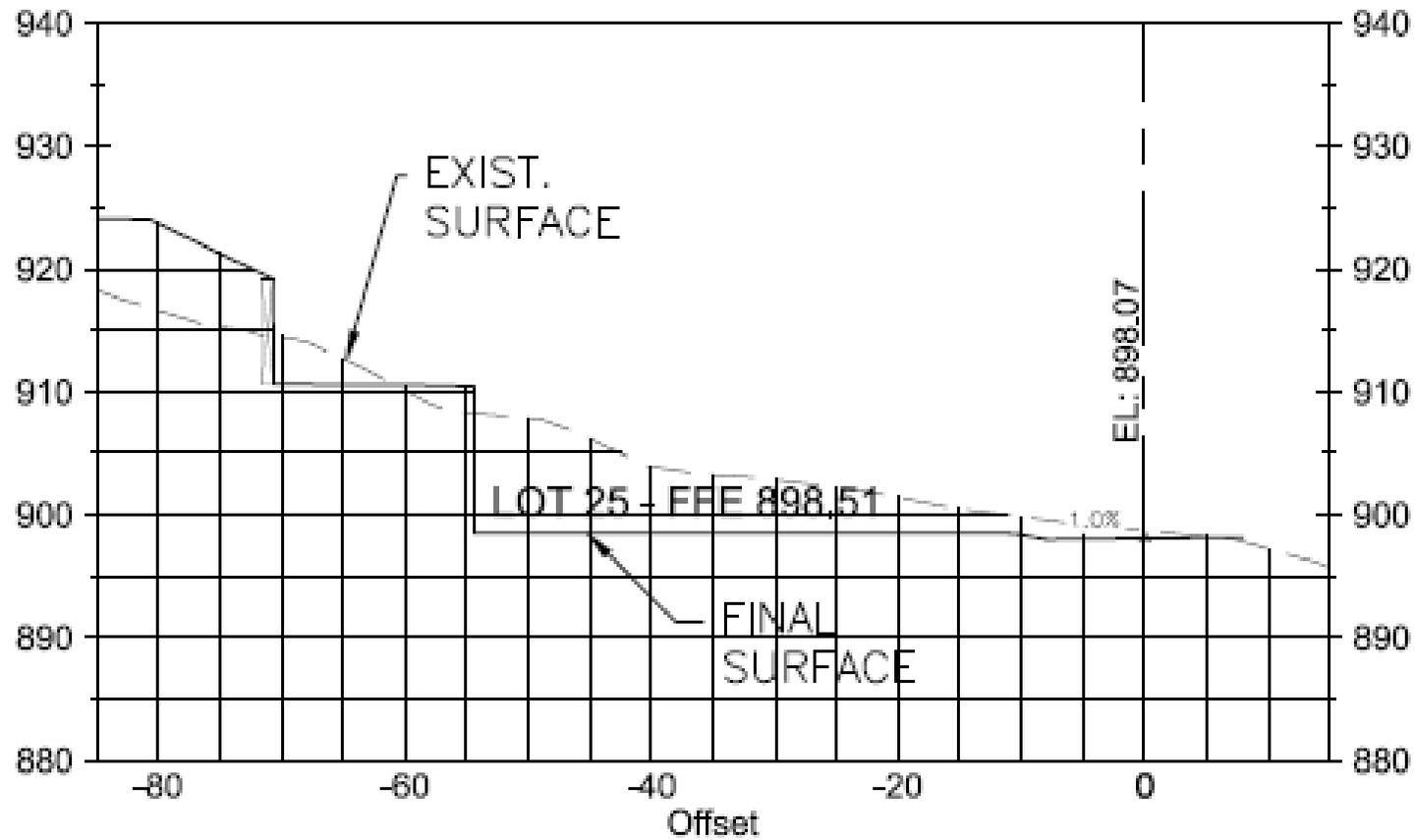


Hackstown Road Extension 4+00.00

① HACKSTOWN STREET EXT.
STA. 4+00

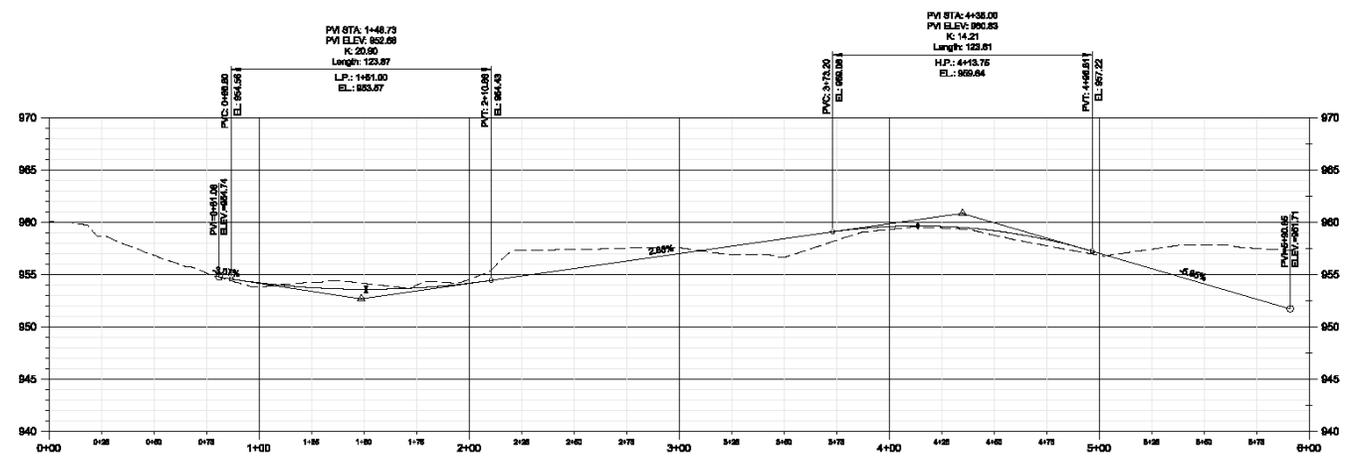


② MAGDALENE STREET EXT.
STA. 1+90

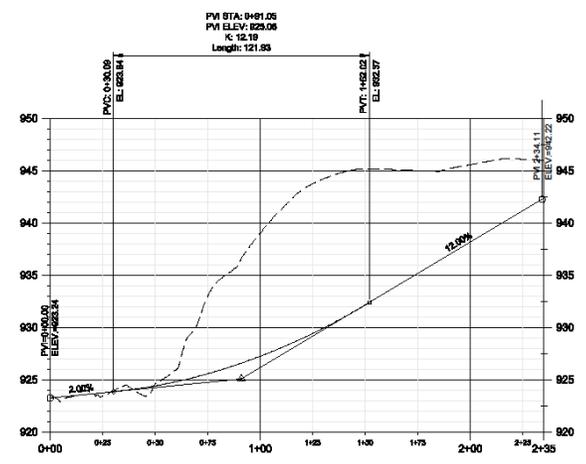


③ GREGORY STREET EXT.
 STA. 0+70

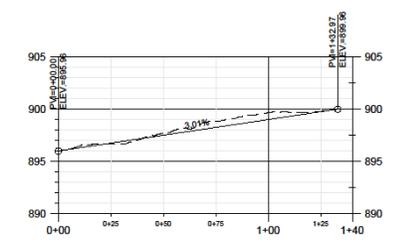
DESIGNED BY: GAK DATE: 05/16/2013 DRAWN BY: JIMMIE L. HINDS PROJECT NO.: 111000007-2-023-PROJ-01 NUMBER: 501-11-000005



Hacktown Street Ext.



Magdalene Street Ext.



Gregory Street Ext.



NO.	REVISION DESCRIPTION	DATE	APPROVED

CHECKED BY: GAK APPROVED BY: _____

PREPARED BY: **KCI Resources, Inc.**
 22 South Linden Street
 Duquesne, PA 15110
 412-469-8331
 412-469-8336 fax
www.kciresources.com

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

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

DRAWING TITLE: **80% ROADWAY PROFILES**

SHEET NO.: **C-501**



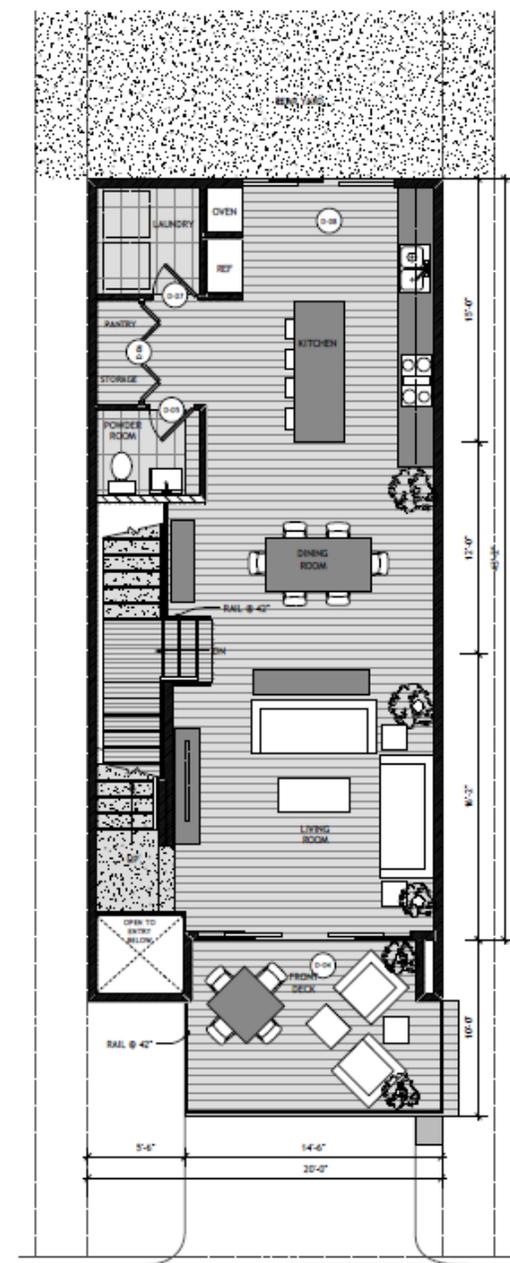
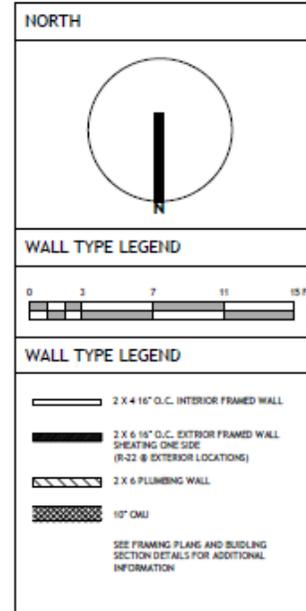
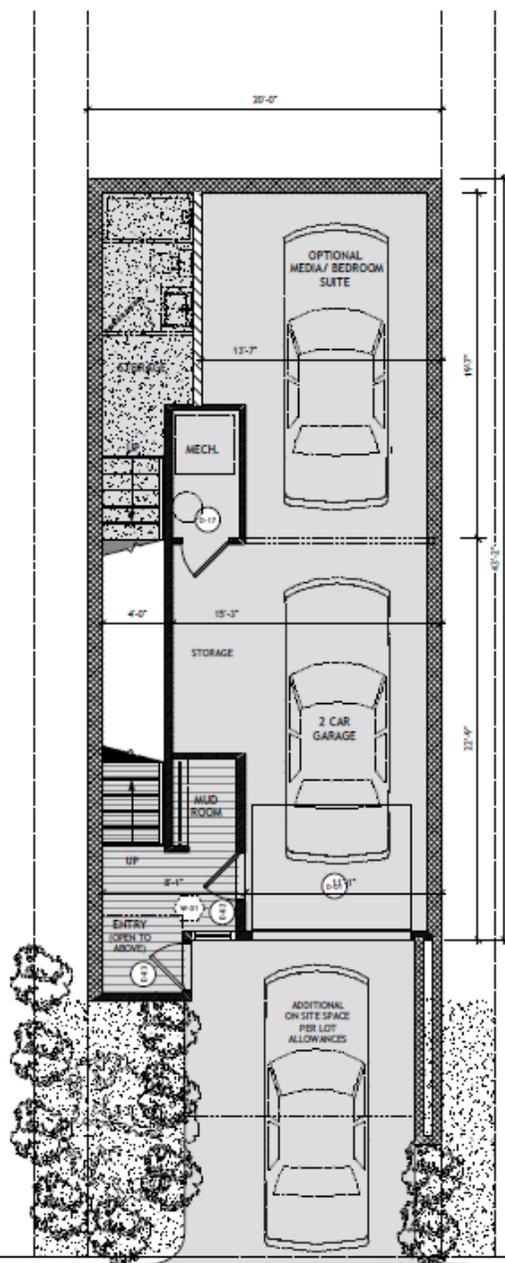


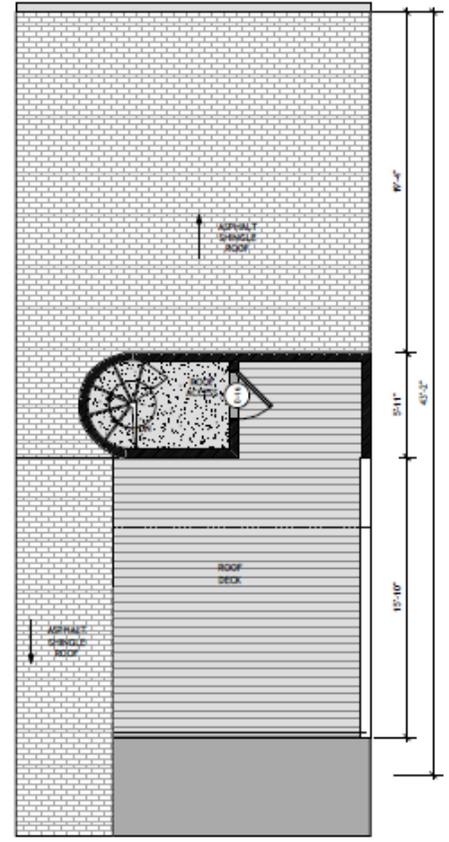
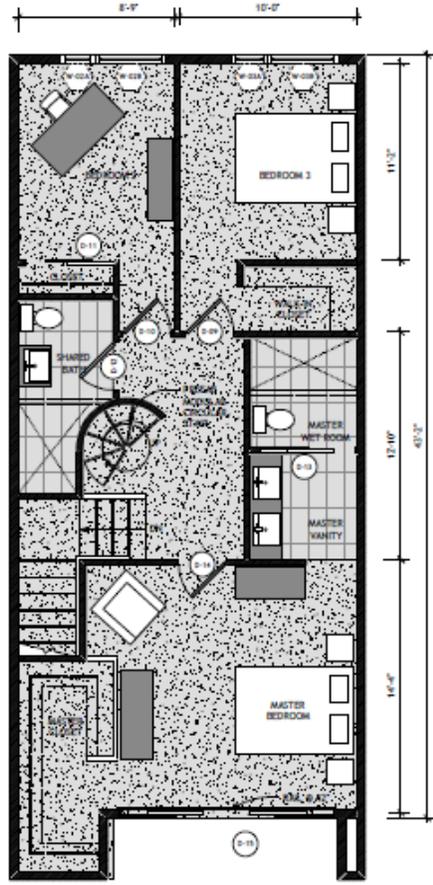
VILLA 4

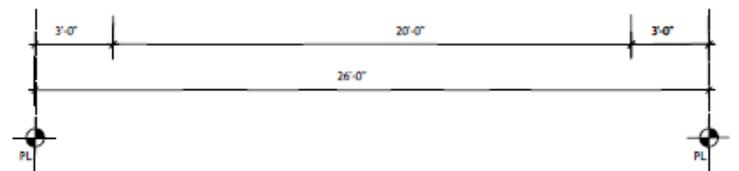
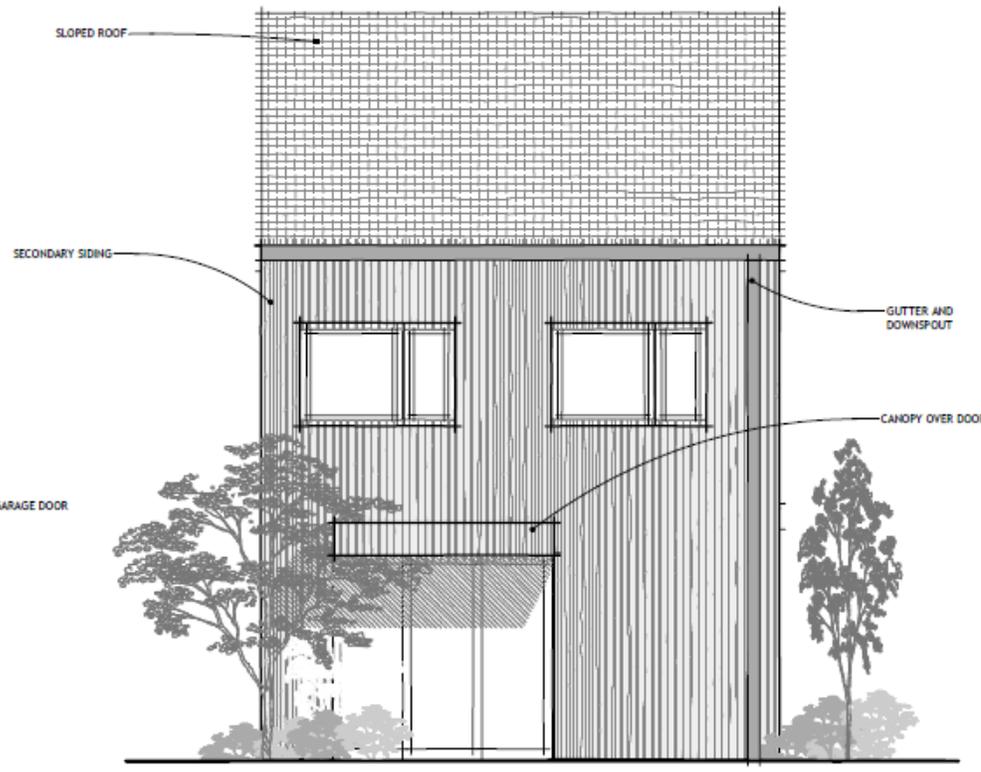
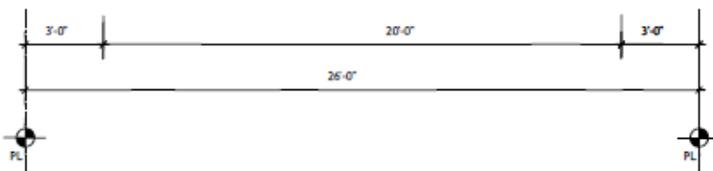
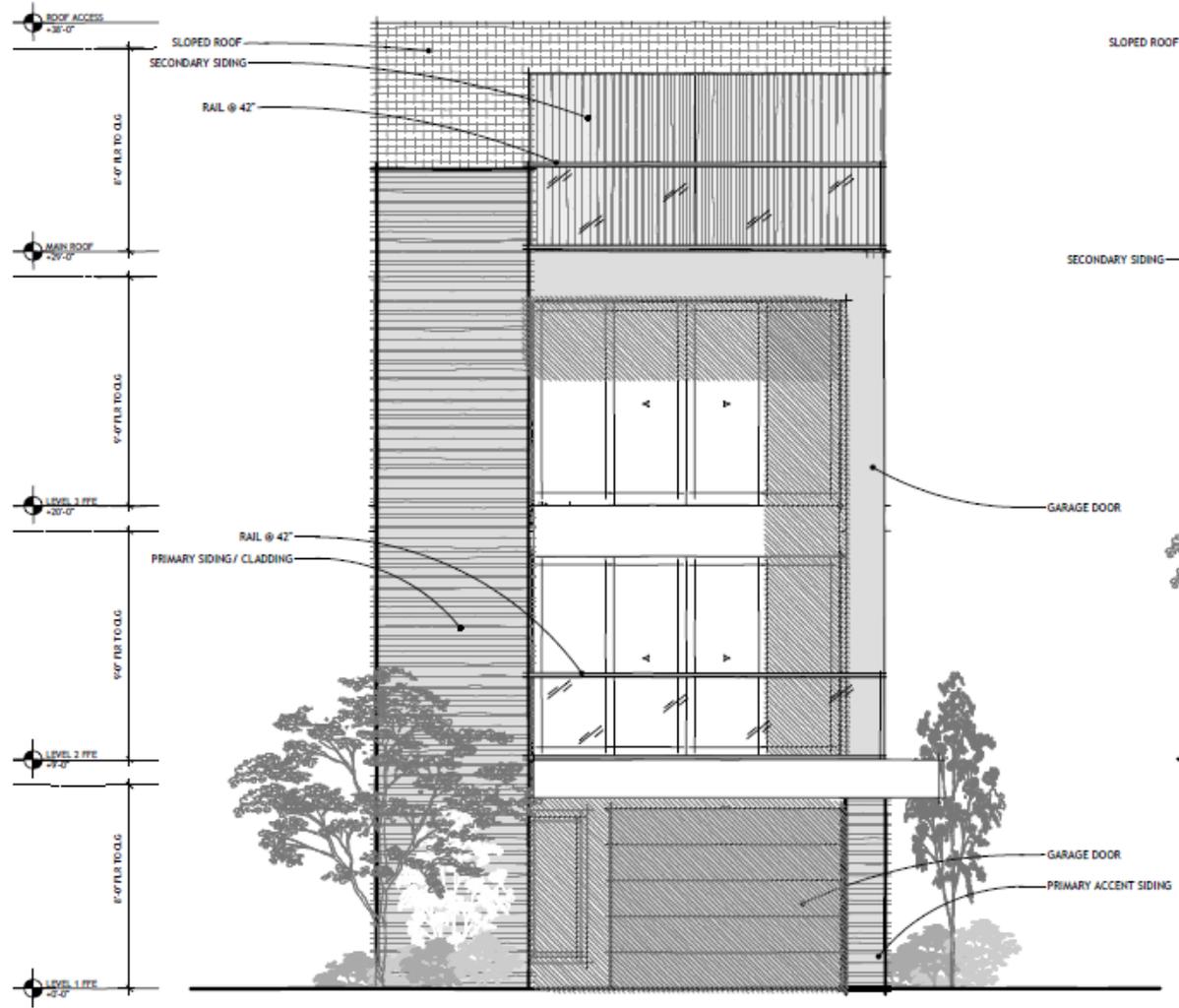
VILLA 4

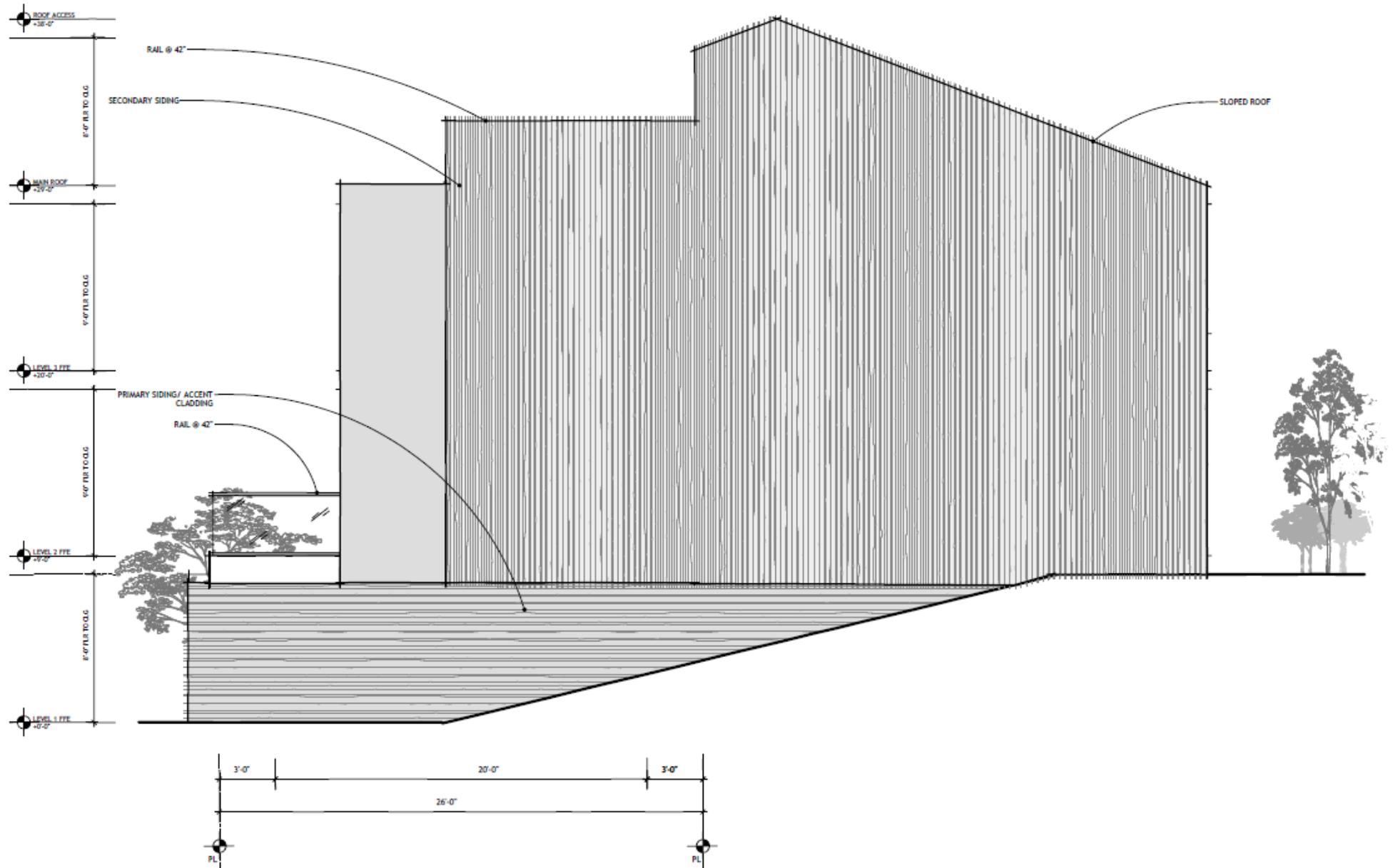
CANOPY VI











Lighting

Recessed and Surface Fixtures



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



18" Drum Penda
Cal Lighting
White Fabric Finish
Bedroom Locations

STANDARD



18" Exterior sconces
Progress Lighting
Coated Metal finishes
Dual bulb



8" Surface Fixture
Vaxcel Lighting
Brushed Metal Finish
Utility locations

UPGRADE



4" Recessed Fixture
Brushed Metal Finish
Adjustable



4" Recessed Fixture
Brushed Metal Finish
Non Adjustable

PHOTO TOUR OF HACKSTOWN STREET





Google











PHOTO TOUR OF GREGORY STREET







PHOTO TOUR OF MAGDALENA STREET





Google







**Construction Management Plan
Villas at Winter Park
South Side Slopes Area
City of Pittsburgh, Pennsylvania**

Background

Construction of the Villas at Winter Park will involve earthwork in the South Side Slopes region of the City of Pittsburgh, Pennsylvania. The construction work will involve creating a cut and fill zone running generally along the slope to create both roadway infrastructure as well as building pads for the 20 residential units to be erected at the site. The current configuration, pending review and approval of the various entities of the City, requires the export of approximately 22,500 cubic yards of soil and rock from the site.

Construction Phases

The development of the Villas at Winter Park will be performed in up to three phases, essentially representing the three separate roadways. The work will be initiated with the development of the Gregory Street units, followed by the Magdalena Street units and the Hackstown Street units in either order as pre-sales of the units on these roadways would dictate.

Site Access

Access to the site for construction purposes will be through two primary corridors:

1. Gregory Street and Magdalena Street areas will be accessed via Pius Street through the public easement corridor of the parking area immediately below the parcels. All heavy equipment will ingress and egress through this route. Small delivery vehicles and paving equipment and supplies may still utilize Gregory Street and Magdalena Street for deliveries as appropriate.
2. The Hackstown Street area will be accessed from Brosville Street and Hackstown Street.

Transit through these corridors will follow the standard restrictions and load limitations set by the City of Pittsburgh's Department of Public Works for these particular streets. Prior to commencement of any site preparation activity or construction, the Developer shall make arrangements necessary in order to comply with all requirements and regulations in effect at the time of final plan approval with respect to hauling equipment and building materials over weight restricted :municipal roads. Said requirements and regulations may include, but need not be limited to fees and/or bonding requirements.

During construction of any and all phases, parking for vehicles related to the construction activities shall be arranged so as not to create a potential traffic hazard. On street parking must be discouraged and a minimum of fifteen (15) feet of cartway width must remain unobstructed at all times.

Construction Sequence

Work will be initiated with the site development activities in the Gregory Street area. Once the parcels have been graded, retaining walls installed, and public infrastructure established, three of the four units will be erected. The parcel of the fourth unit will be reserved for the creation of a temporary site access road to the Magdalena Street phase of the work.

Work on Magdalena Street will be initiated from the Gregory Street access. Excess soil and rock will be hauled out through the established corridor to Pius Street, and building materials as necessary will enter through this corridor. Once the grading and roadbase for Magdalena Street have been established, paving equipment and materials will need to access the area from Magdalena Street.

All the work for the Hackstown Street section, including the removal of excess soil and rock as well as inbound equipment and materials, will access the site via Hackstown Road.

Earthwork and Oversight

The Developer will follow the following recommendations for the work.

Erosion and Sedimentation Controls – All erosion and sedimentation controls shall be installed and maintained in accordance an approved Allegheny County Conservation District Plan and report, or where appropriate, a Department of Environmental Protection Earth Disturbance Activity Permit prior to any other construction activity occurring at the Development.

Retaining Walls – The retaining walls to be constructed at the site will conform to the design prepared by a Professional Engineer and approved by the City of Pittsburgh. Oversight by the design engineer and the geotechnical engineer, if a different individual, will be required to assure conformance with the plans and address and variations in site conditions.

Fill Placement – Where possible, structural fill should consist of material with USCS classifications of GP, GW, GM, GC, SP, SW, SM, or SC. Soils with classifications of ML and CL are sensitive to moisture but may be suitable for use as structural fill on a site-specific basis. All structural fill placed on site must be approved by the Engineer. No organics, coal, or carbonaceous shale shall be in the structural fill. Imported structural fill and on-site rock excavation should be free of particles greater than 6 inches in diameter (after compaction).

In areas that are designated for utility trenches or areas where unstable subgrades are encountered, imported granular structural fill should be utilized. The granular fill should be PennDOT 2A or an Engineer-approved equivalent. Compaction of the material will be done with a vibratory compacter until visual non-movement (Engineer approved) is achieved.

General fill placement requirements are as follows:

- Place structural fill at a minimum of 95% compaction of maximum dry density (MDD) and at moisture contents within 2% of optimum moisture content (OMC) based on a modified proctor test (ASTM D-1557).
- Place structural fill in horizontal lifts with a maximum thickness of 8 inches.
- Compact structural fill with a vibratory rolling or sheepsfoot compactor.
- Check density and moisture content of each lift with a nuclear density gauge (Troxler) to ensure compaction and moisture specifications are acceptable.
- Material that is wetter than 2% of OMC is to be allowed to dry prior to compaction.
- Material not meeting density specification is to be recompacted until the specification is attained.
- Place all structural fill on Engineer-approved subgrades.
- Any granular fill placed on site is to be compacted to visual non-movement with a vibratory compactor and Engineer approved.

The Developer shall be responsible to immediately revegetate and/or stabilize all areas of disturbed soils within a development in accordance with the approved plans, Department of Environmental Protection and the Allegheny County Conservation District approval, unless the permit for the plan or portion thereof has been or will be secured within twenty-one (21) days of the expiration of the planting season, in which case revegetation shall occur immediately within the next available planting season.

Other General Project Requirements

1. During construction, the Developer, its contractors, sub-contractors and builders shall keep public roads, private drives and highways surrounding the property, which are used by vehicles entering and leaving the construction site, in good repair, clean and free of mud and dust, and maintain existing drainage patterns on all roadways,
2. During construction, the Developer shall police the construction area daily, keeping the same safe and free and clear of all rubbish, refuse, brush, debris and discarded building materials so as not to create a public nuisance. The Developer may accumulate said material in an area approved by the City until such time as the accumulated matter is removed from the site by the Developer, provided that the City, at its sole discretion, may require the removal of said material by written communication, indicating the reasons therefore, at any time during the development. The Developer shall remove from the site and dispose of all rubbish, refuse, brush, debris and discarded building materials, leaving the Development free and clear of the same prior to the release of any remaining financial security or final acceptance of any public improvements. The burning of any rubbish, refuse, and debris shall not be permitted.