



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: Zelfa Khalil Alizray Phone Number: (412) 417 4706

Address: 406 Alpen Ct City: Wexford State: PA Zip Code: 15090

2. Applicant/Company Name: Phone Number: (412) 417 4706

Address: 406 Alpen Ct City: Pittsburgh State: PA Zip Code: 15090

Applicant/Contractor ID:(assigned by the City)

3. Development Name: 352 Atwood Street

4. Development Location: 352 Atwood Street

5. Development Address: 352 Atwood Street

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

Proposed Zoning District: OPR-A

Present Use of Site: (Select from attached list)

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

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

8. Estimated Construction: Start Date: 2/1/16 Occupancy Date: 9/1/16 Project Cost: \$ 900,000 est.

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

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

10. Select the Type of Work: [X] New Construction, New [] Renovation, Interior [] New Construction, [] Renovation, Exterior [] Change in Use Only [] Renovation, Change in Use

11. Describe the Development: The existing 2 1/2 story structure will be demolished and a new 3 story masonry building constructed. The new structure will provide a first floor retail/cafe space and five living units

12. Is a Land Operations Permit needed? [] YES [X] 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:
Residential Commercial Recreational Industrial Institutional

14. Gross Floor Area:
Existing to be Razed: sq ft
Existing to be Retained: 0 sq ft
Retained Area to be Renovated: 0 sq ft
To be Constructed: 4,977 sq ft
Building Footprint: 1,659 sq ft

Table with 4 columns: Existing Stories, Existing Feet, Proposed Stories, Proposed Feet. Rows include Main Structure and Proposed Addition/Extension.

15. Height of Structures: Provide Accessory Structure Type(s) and Height(s):

16. Number of Dwelling Units: Existing to Remain: 0 Proposed: 5

17. Lot Area: 2200 sq ft

18. On Site Parking: Table with 3 columns: Existing, Proposed. Rows include Full, Compact, and Handicap spaces.

Off-Street Loading Spaces: Actual: Required:

19. Please check any of the following items that will be part of the proposed work: Demolition, HVAC, Electrical, Fire Alarm, etc.

20. Please check the following items that pertain to any work proposed on private plumbing: Repair or Replace Existing Plumbing, New Construction of Plumbing, No Plumbing Work is Proposed

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

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

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

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

YES NO

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

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

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

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

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

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

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

Applicant Signature:

Jeff Smith

12/1/15

ADDRESS: 352 ATWOOD STREET

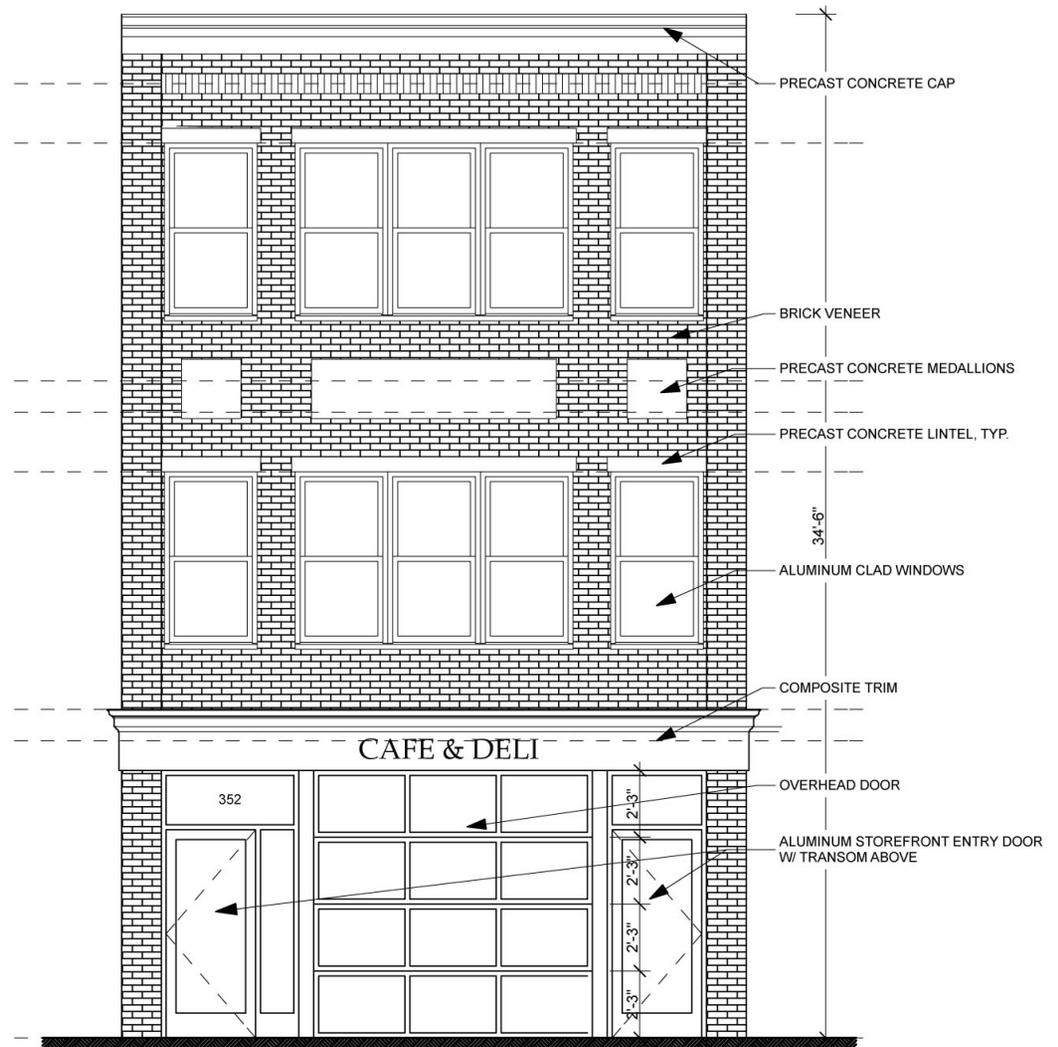
ZONING DISTRICT: OPR-A

NEIGHBORHOOD:

CENTRAL OAKLAND

PROJECT DESCRIPTION:

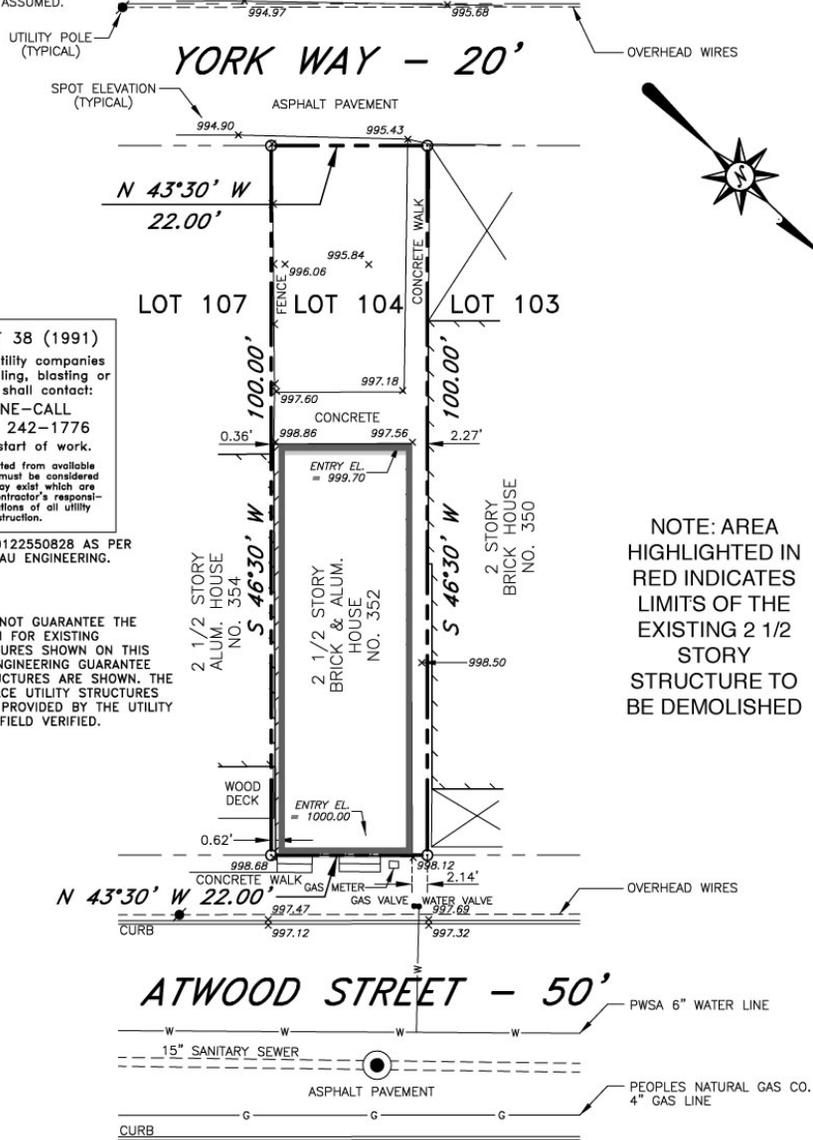
Construction of a new mixed use building with five residential units and first floor retail





LOCATION MAP

NOTE: ELEVATION DATUM IS ASSUMED.



PENNSYLVANIA ACT 38 (1991)
 requires notification to utility companies
 prior to any digging, drilling, blasting or
 excavating. Contractor shall contact:
 PA ONE-CALL
 1 (800) 242-1776
 prior to start of work.

Existing utilities have been plotted from available
 information and the locations must be considered
 approximate. Other utilities may exist which are
 not shown. It shall be the Contractor's responsi-
 bility to ascertain physical locations of all utility
 lines prior to the start of construction.

PA ONE CALL SERIAL No. 20122550828 AS PER
CALL FOR MAPS BY DEGLAU ENGINEERING.

DISCLAIMER:

DEGLAU ENGINEERING DOES NOT GUARANTEE THE
ACCURACY OF THE LOCATION FOR EXISTING
SUBSURFACE UTILITY STRUCTURES SHOWN ON THIS
PLAN, NOR DOES DEGLAU ENGINEERING GUARANTEE
THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE
LOCATION OF THE SUBSURFACE UTILITY STRUCTURES
WERE LOCATED FROM MAPS PROVIDED BY THE UTILITY
COMPANIES AND WERE NOT FIELD VERIFIED.

NOTE: AREA
HIGHLIGHTED IN
RED INDICATES
LIMITS OF THE
EXISTING 2 1/2
STORY
STRUCTURE TO
BE DEMOLISHED

SURVEY OF PROPERTY

Atwood Street from the Southeast



Atwood Street from the Northwest

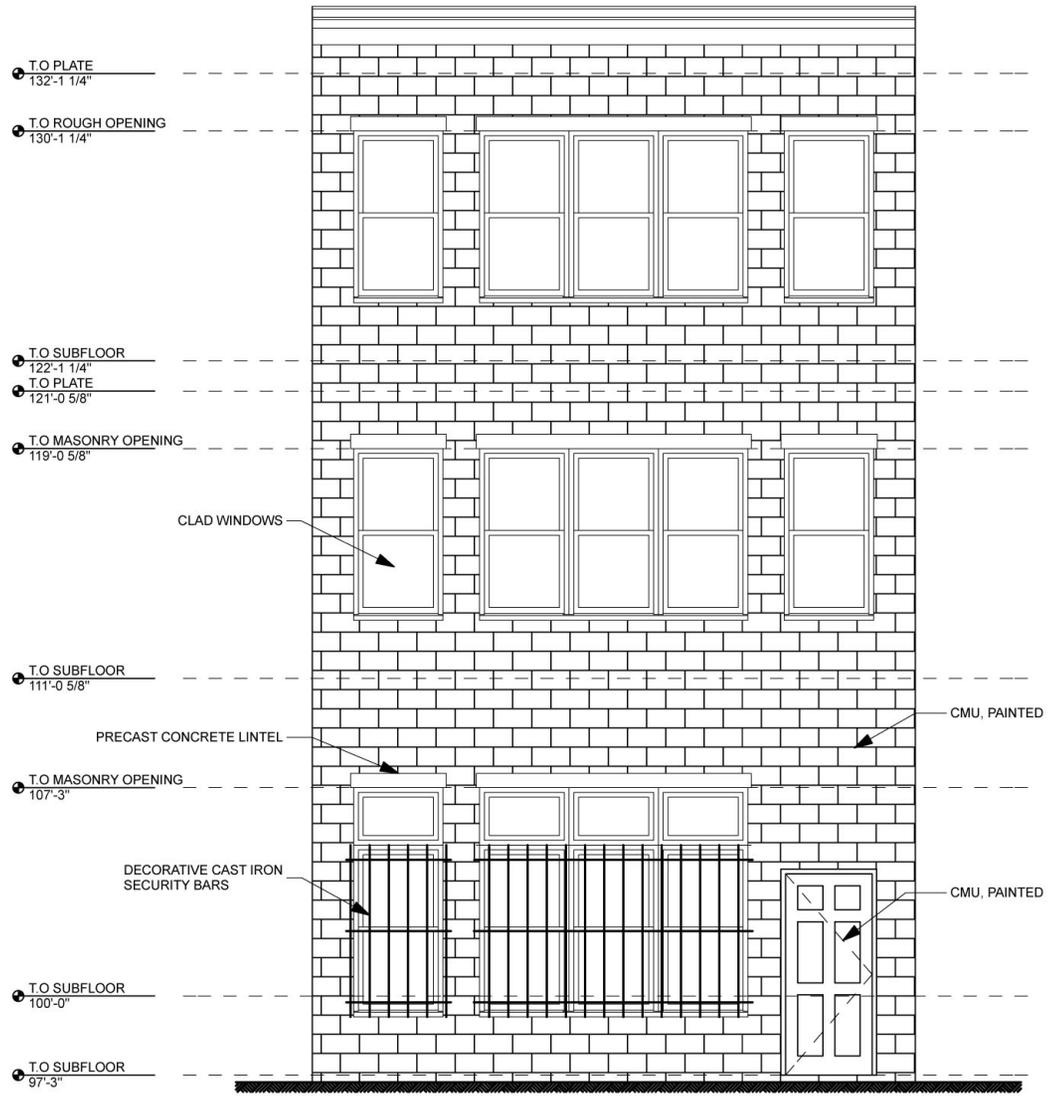


352 Atwood Street
Front Elevation

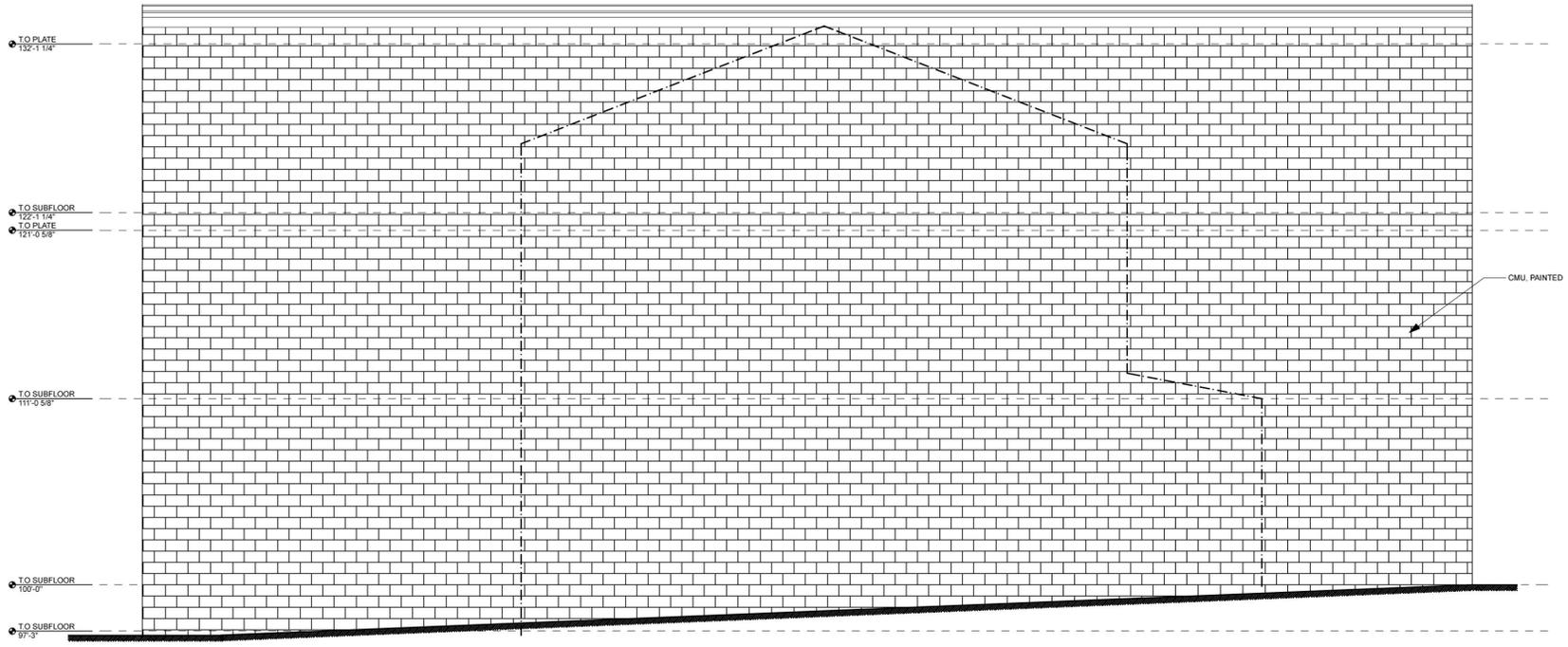


352 Atwood Street
Rear Elevation





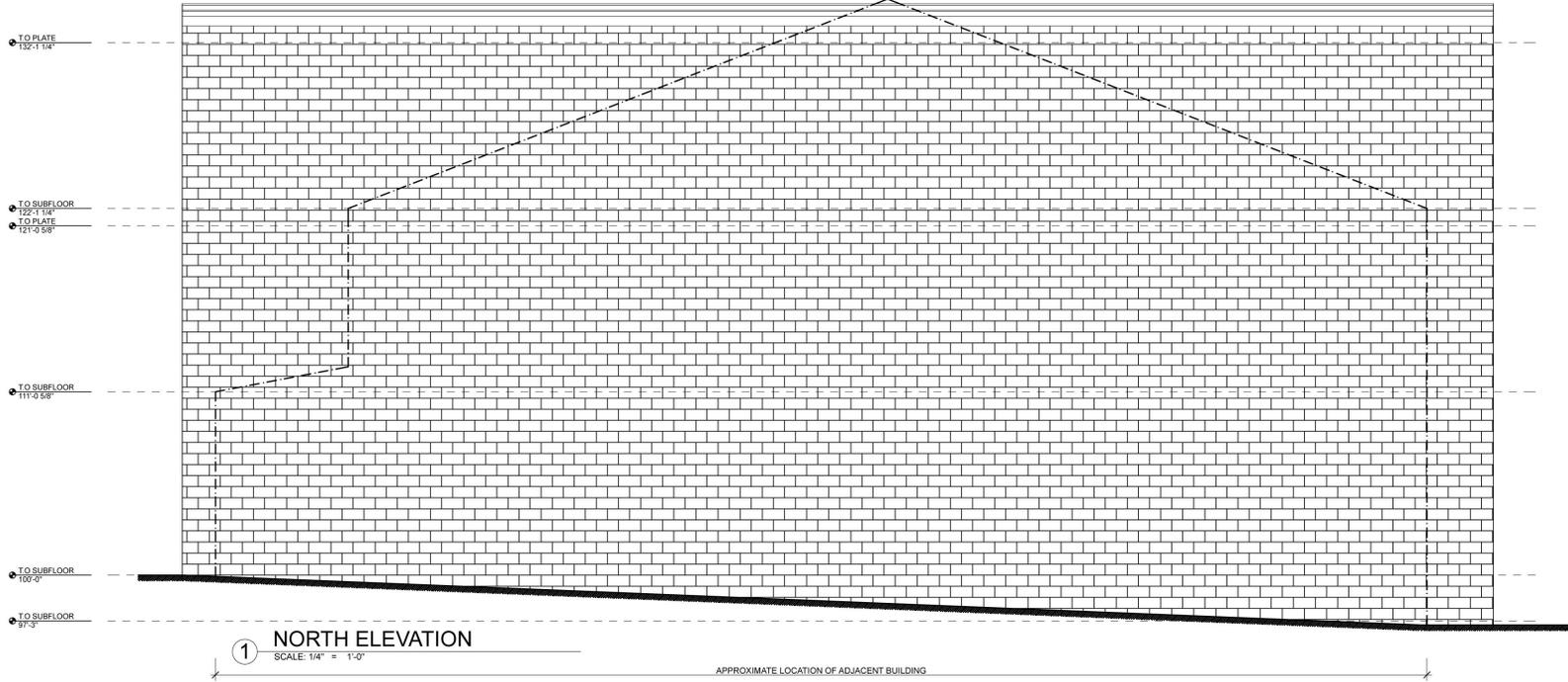
WEST ELEVATION (REAR)



③ SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

APPROXIMATE LOCATION OF ADJACENT BUILDING

CMU PAINTED



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

Date Filed:

Office of the Zoning Administrator

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(Zoning Use Only)

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

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- 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: ROOSEVELT ARMS ASSOCIATES		Phone Number: ()	
Address: 613 PENN AVE.	City: PITTSBURGH	State: PA	Zip Code: 15222
2. Applicant/Company Name: DUNN AND ASSOCIATES		Phone Number: (412) 422-4622	
Address: 5813 FORBES AVE.	City: PITTSBURGH	State: PA	Zip Code: 15217
Applicant/Contractor ID:(assigned by the City)			
3. Development Name:			
4. Development Location: 613 PENN AVE., PITTSBURGH, PA 15222, CULTURAL DISTRICT			
5. Development Address: 613 PENN AVE., PITTSBURGH, PA 15222			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:			
Present Use of Site: (Select from attached list)			
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property: RESTAURANT	
8. Estimated Construction:	Start Date: / /	Occupancy Date: / /	Project Cost: \$

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to 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): 104, RESTAURANT (GENERAL) LIQUOR LICENSE

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/>)

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DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

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

14. Gross Floor Area:
 Existing to be Razed: _____ sq ft
 Existing to be Retained: _____ sq ft
 Retained Area to be Renovated: 1874 sq ft
 To be Constructed: _____ sq ft
 Building Footprint: 18447 sq ft

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	13	18447 (1st FL)		
Proposed Addition/Extension				

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

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

17. Lot Area: 19340 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

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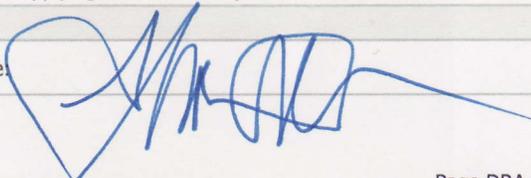
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26. Applicant will be applying for a Visitability Tax Credit? Yes No

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) ~~2,400~~ 2,400
104. Restaurant, Liquor License (General)
105. Retail Sales and Services (Limited)
106. Retail Sales and Services (General)
107. Retail Sales and Services, Residential Convenience
108. Safety Service
109. Salvage Yard
110. School, Elementary or Secondary (Limited)
111. School, Elementary or Secondary (General)
112. Service Station
113. Sidewalk Cafe
114. Transit Facility
115. Utility (Limited)
116. Utility (General)
117. Vehicle/Equipment Repair (Limited)
118. Vehicle/Equipment Repair (General)
119. Vehicle/Equipment Sales (Limited)
120. Vehicle/Equipment Sales (General)
121. Vocational School (Limited)
122. Vocational School (General)
123. Warehouse (Limited)
124. Warehouse (General)
125. Warehouse, Residential Storage
126. Welding or Machine Shop
127. New and Unlisted Uses



**DEPARTMENT OF CITY PLANNING
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Office of the Zoning Administrator

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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)

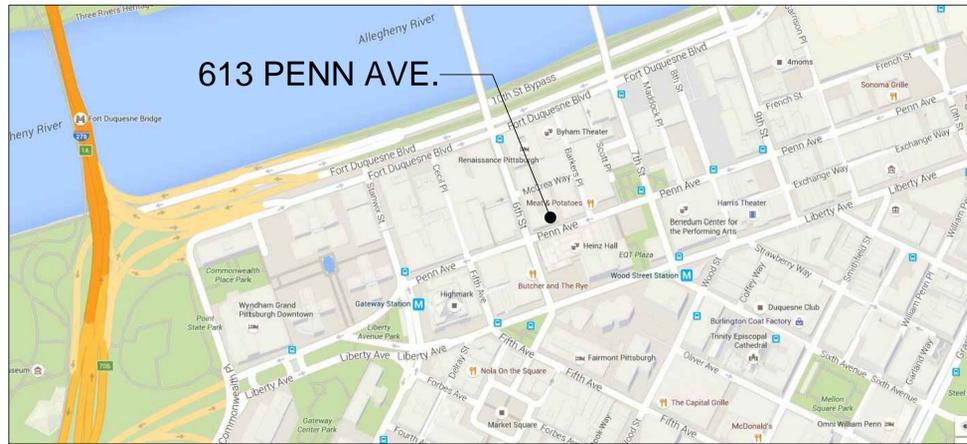
Plumbing Division
3901 Penn Avenue, Building #5
Pittsburgh, PA 15224
(412) 578-8036
www.achd.net/plumbing/index.html

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



LOCATION PLAN



EXISTING FRONT



SIDE VIEW



VIEW DOWN PENN AVE.



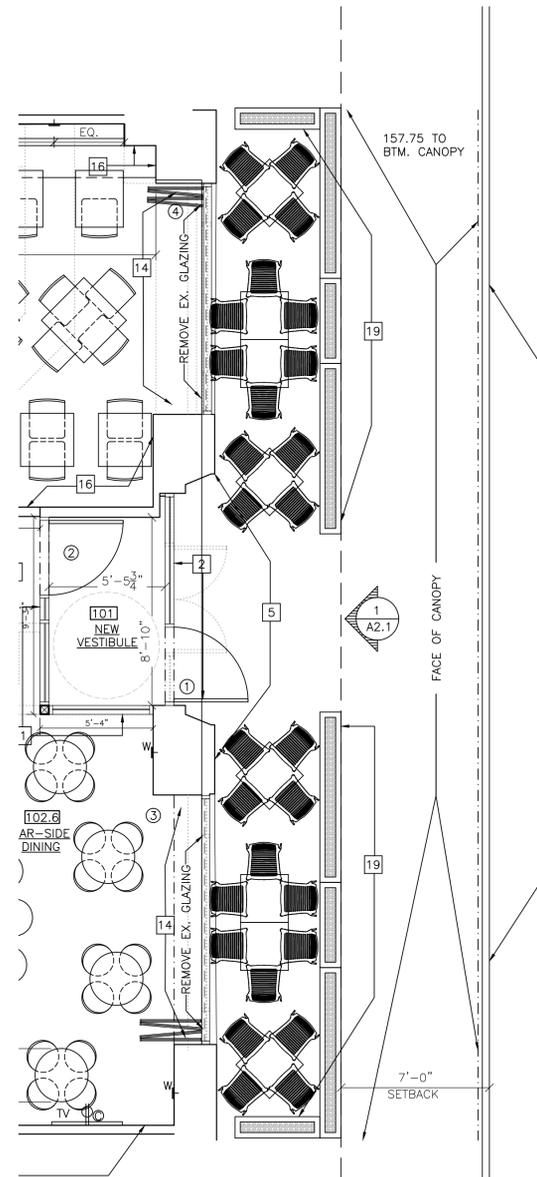
VIEW LEFT OF SPACE



VIEW RIGHT OF SPACE



VIEW ACROSS THE STREET



PROPOSED PARTIAL FLOOR PLAN



PROPOSED RENDERING

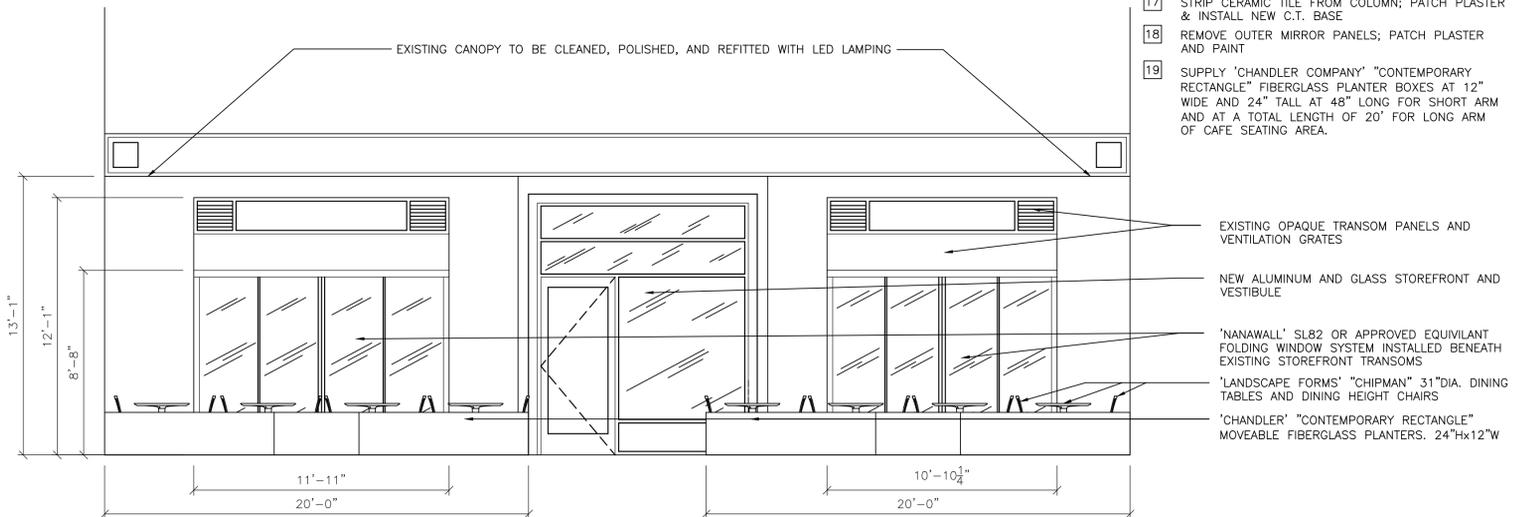
Bravo Franco Narrative

The restaurant at 613 Penn Avenue has not change much in appearance since the early '80's. Going by such names as Lawrence's, Harry G's, and Bravo Franco, it has remained a fixture within what has become known as the Cultural District. Soon to be known as Peter Allen's, the restaurant will finally be receiving a much needed updating and cosmetic improvement. Most significant to the alterations will be the removal of two storefront windows (one of which has been painted-out for decades) and replaced with modern folding glass door leaves, which will allow full view into what will become a dazzling new interior. Aside from the mentioned cosmetic improvements, a noticeable change in appearance is the relocation of the Bar, within the space. The existing restaurant entrance door system will be replaced with new ADA-compliant aluminum and glass.

In conjunction with the Pittsburgh Downtown Partnership, Peter Allen's will be open during fair weather days. The seating and tables will be new painted metal furnishings protected by perimeter fiberglass planter boxes. Exterior signage will be switched-out with new signage. Existing signage will be cleaned and canopy lighting switched-out with new LED lamps.

FLOOR PLAN KEYNOTES

- 1 REPLACE GWB VESTIBULE PARTITIONS WITH NEW ALUMINUM & GLASS PARTITIONS. TIE INTO EXISTING OPENING.
- 2 REPLACE EXISTING ALUMINUM & GLASS STOREFRONT SYSTEM WITH NEW ALUMINUM & GLASS STOREFRONT AND DOOR.
- 3 NEW KNEE WALL W/ SOLID SURFACE CAP & POINT OF SALES COUNTER. BUILD TO MATCH HEIGHT OF EXISTING SERVER STATION.
- 4 RELOCATE FIRE ALARM PULL STATION AND HORN/STROBE BOX FROM DEMO'D WALL TO NEW WALL
- 5 POWER WASH EXISTING STONE FACADE
- 6 PAINT EXISTING CERAMIC TILE WAINSCOT; STRIP WALLCOVERING & PAINT (TYPICAL)
- 7 BUILD NEW STEEL STUD FAUX COLUMN SIZED TO MATCH ADJACENT COLUMN. SHEATH WITH 5/8" GWB
- 8 SUPPLY "CELLARPRO" 1800XTS-B REFRIGERATED AIR MOVER. MOUNT ABOVE NEW COOLER AND EQUIP WITH FRONT INTAKE HOOD. REMOTE DISPLAY IN COOLER
- 9 SILICONE CAULK 1/2" GAP AROUND WALK-IN COOLER ALONG ALL EDGES PERPENDICULAR TO WALLS.
- 10 RELOCATE EXISTING FIRE ALARM PULL STATION TO ADA ACCESSIBLE HEIGHT AND TO SOUTH FACE OF WALL
- 11 INSTALL NEW CUSTOM CASEWORK BETWEEN COLUMNS AS DETAILED
- 12 NEW PARTITIONS TO CEILING
- 13 NEW STEEL STUD AND GRANITE 42"H BAR (SEE DETAIL)
- 14 PROVIDE NEW "NANA-WALL" GLASS FOLDING WINDOW SYSTEM WITH FLUSH MOUNT FLOOR TRACK (OR APPROVED EQUAL)
- 15 PROVIDE H-D CHROME ROD & P-LAM SHELF
- 16 REMOVE EXISTING MOSAIC TILE FROM WALL; PATCH PLASTER; INSTALL NEW C.T. BASE
- 17 STRIP CERAMIC TILE FROM COLUMN; PATCH PLASTER & INSTALL NEW C.T. BASE
- 18 REMOVE OUTER MIRROR PANELS; PATCH PLASTER AND PAINT
- 19 SUPPLY "CHANDLER COMPANY" "CONTEMPORARY RECTANGLE" FIBERGLASS PLANTER BOXES AT 12" WIDE AND 24" TALL AT 48" LONG FOR SHORT ARM AND AT A TOTAL LENGTH OF 20' FOR LONG ARM OF CAFE SEATING AREA.



PROPOSED ELEVATION



Dunn and Associates Inc
412 422 4622
architecture • planning • interiors
5813 FORBES AVE.
PITTSBURGH, PA 15217
f. 412 422 4206

REGISTRATION:

ALTERATIONS TO



613 PENN AVENUE
PITTSBURGH, PA 15222

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REVISIONS:

PROJECT NUMBER 1550
DATE JANUARY 21, 2016
DRAWN BY PDG
FILE SK101

DRAWING TITLE:

PROPOSED ELEVATION

DRAWING NUMBER:

A2.1 SHEET OF

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Date Filed:

[Empty box for 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: *TML LLC Tony La Russo* Phone Number: *(412) 606-1272*
 Address: *114 Briarwood Ln Cranberry* City: *PA* State: *PA* Zip Code: *16066*

2. Applicant/Company Name: *Same* Phone Number: ()
 Address: City: State: Zip Code:
 Applicant/Contractor ID:(assigned by the City)

3. Development Name: *Steel Mill Saloon*
 4. Development Location: *Mt. Washington*
 5. Development Address: *1225 Grandview Avenue*

6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)
 Proposed Zoning District:
 Present Use of Site:
 (Select from attached list)

7. If a Certificate of Occupancy exists, the following is required:
 Certificate of Occupancy#: Date Issued: Existing Use of Property:

8. Estimated Construction: Start Date: *1/15/16* Occupancy Date: *4/15/16* Project Cost: \$

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

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

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: *Renovations to existing bar/restaurant. Streetface improvements including new exterior stairs & walkway and new overhead doors*

12. Is a Land Operations Permit needed? YES NO

(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit,)

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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:	1584	sq ft
Retained Area to be Renovated:	N/A	sq ft
To be Constructed:	0	sq ft
Building Footprint:	1541	sq ft

15. Height of Structures:

	<u>Existing</u>		<u>Proposed</u>	
	<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>

Main Structure

Proposed Addition/Extension



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

16. Number of Dwelling Units:

Existing to Remain:	Proposed:
---------------------	-----------

17. Lot Area: 2000 sq ft

18. On Site Parking: N/A

	<u>Existing</u>	<u>Proposed</u>
--	-----------------	-----------------

Full (8 1/2' x 19')

Compact (7 1/4' x 16')

Handicap (13 1/2' x 19')

Off-Street Loading Spaces: N/A

Actual:

Required:

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

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

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

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DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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 [x] NO

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

- [] 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
[x] Not Applicable (Development does not include construction of sewer mains and/or water lines)

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

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

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

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

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

Applicant Signature:

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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

Pittsburgh Water and Sewer Authority (PWSA)

Penn-Liberty Plaza I
1200 Penn Avenue
Pittsburgh, PA 15222
Permits (412) 255-2443; Engineering (412) 255-8987

**Department of City Planning
Zoning Office Counter**

200 Ross Street, Third Floor
Pittsburgh, PA 15219
(412) 255-2246

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

City Zoning Code

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

200 Ross Street, Third Floor
Pittsburgh, PA 15219
(412) 255-2175

Allegheny County Health Department (ACHD)

Food Safety Program
3901 Penn Avenue, Building #1
Pittsburgh, PA 15224
(412) 578-8044

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

City-County Building, Room 301
441 Grant Street
Pittsburgh, PA 15219
(412) 255-2883

Allegheny County Health Department (ACHD)

Housing and Community Environment
3190 Sassafras Way
Pittsburgh, PA 15201
(412) 350-4046

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

611 Second Avenue
Pittsburgh, PA 15219
(412) 255-2370

The Steel Mill Saloon

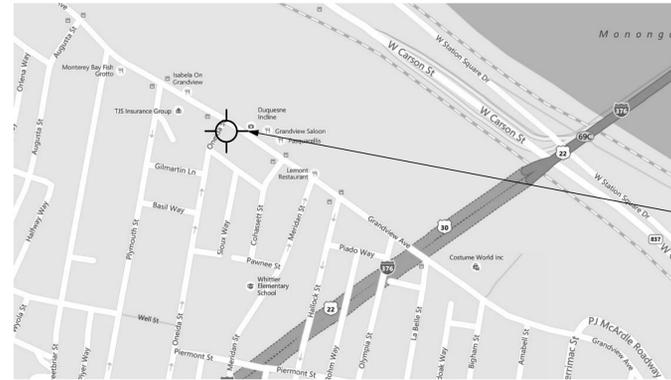
Streetface Improvements

1225 Grandview Avenue
Pittsburgh, PA 15211

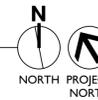
PERMIT SET
September 22 2015

GENERAL NOTES

- Contractor shall review these plans thoroughly, make a detailed site visit, and shall immediately bring any inconsistency, site layout problem, or any other request for clarification to the architect for resolution prior to the delivery of any bid. Failure to do so shall cause the Contractor to be ineligible for extras relating to such matters.
- Contractor shall co-ordinate with all trades to provide complete working systems.
- Contractor is responsible for the safety, actions and conduct of his employees and his subcontractors' employees while in the project area, adjacent areas and in the building and its vicinity. Buildings & site fixtures to be protected from damage during construction. Any damage to existing conditions will be repaired at no additional cost to the Owner. Provide protection for the public such as barriers, warning tape, or other means necessary during work.
- Site shall be made secure at the end of each work day. Materials and equipment stored on site are the responsibility of the contractor. Each primary contractor is responsible for the removal and proper disposal of all debris associated with their portion of the project.
- This set of drawings is the property of the architect and is not to be used on any other project. The drawings shall be returned to the Architect upon request, if used in an unauthorized manner.
- All work described by these documents shall be performed in full accordance with all applicable codes, including but not limited to the following codes: Uniform Building Code, Uniform Mechanical Code; Uniform Fire Code, NFPA standards, National Electrical Code, Uniform Plumbing Code, all as adopted by the City of Pittsburgh, PA.
- Each Contractor is to obtain and pay for all necessary permits for all work associated with their contract.
- Storage "lay-down" area to be determined by the Owner prior to construction.
- Requests to substitute any product, technique, or material shall be submitted in writing to Architect for approval. Samples, product information, and drawings shall be required prior to substitution approval. Proposed substitution shall be of equal quality and performance specification to that originally specified.
- The building shall be kept weatherproof and structurally sound at all times.
- No work is to be conducted on weekends, holidays, before 8 a.m. or after 5 p.m. without approval from the Owner.
- All work to be done in a neat and workman-like manner corresponding to the degree of care and skill ordinarily accepted by the industry standards.
- All workmanship, material, and equipment shall be guaranteed for one year from date of Owner acceptance except for work associated with the roof, which is to be guaranteed for two years from Owner acceptance. Any failure or deterioration within this period shall be corrected by the contractor at the contractor's expense.



1 Map: Site Location
Not to Scale

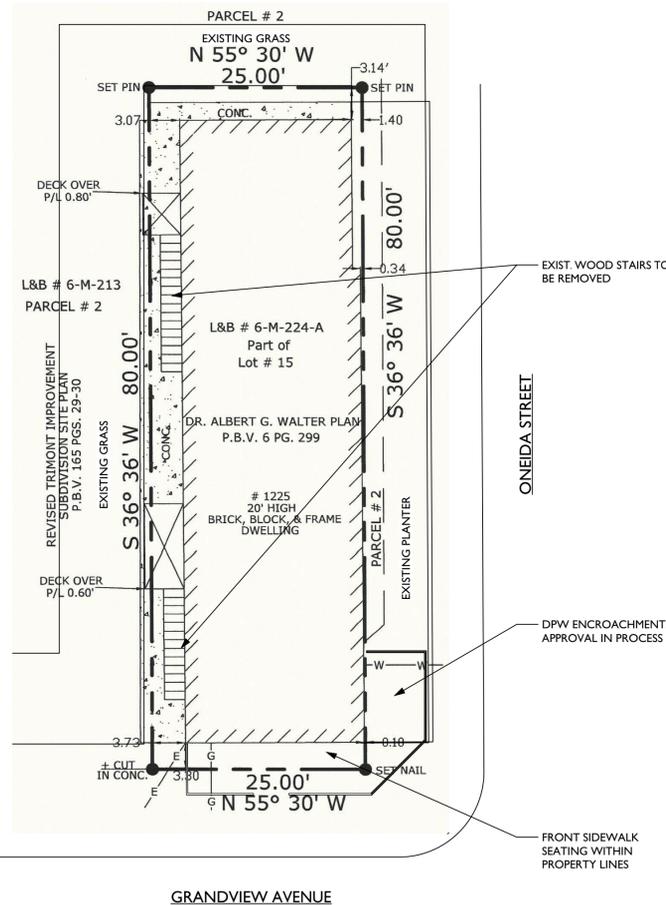


ABBREVIATIONS

APPROX.	APPROXIMATE
B.O.	BY OTHERS
CMU	CONCRETE MASONRY UNIT
C.J.	CONSTRUCTION JOINT
E.J.	EXPANSION JOINT
EXIST.	EXISTING
LOC.	LOCATION
MAX.	MAXIMUM
MIN.	MINIMUM
NEC.	NECESSARY
O.C.	ON CENTER
TYP.	TYPICAL
WWF	WELDED WIRE FABRIC

DRAWING INDEX

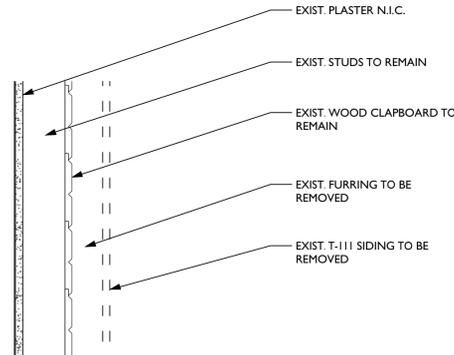
C1	SITE LOCATION, SITE PLAN, EXIST. ELEVATIONS
A1	FRONT ELEVATION; SIDING DETAILS
A2	SIDE ELEVATIONS
A3	DETAILS



2 Plan: Site
Scale: 1" = 10 ft



3 Elevation: North, Existing
Not to Scale



6 Detail: Siding Demolition
Scale: 1 1/2" = 1'-0"

- EXIST. ROOFING TO BE REPLACED
- EXIST. T-111 SIDING TO BE REMOVED; SEE 6/C1
- EXIST. WINDOWS TO BE REMOVED
- EXIST. PENT ROOF TO BE REMOVED
- EXIST. WINDOWS TO BE REMOVED
- RECESSED ENTRY TO BE ENCLOSED
- BRICK VENEER TO BE REMOVED



4 Elevation: East, Existing
Not to Scale

- EXIST. ROOFING TO BE REPLACED
- EXIST. WINDOW TO BE REMOVED
- EXIST. T-111 SIDING TO BE REMOVED
- EXIST. ROOF TO BE REMOVED
- EXIST. WINDOWS TO REMAIN
- EXIST. WINDOW TO BE REMOVED
- WOOD EGRESS STAIRS TO BE REMOVED
- EXIST. CMU TO BE PRESSURE-WASHED, PREPPED & PAINTED
- CUT OPENING FOR NEW EGRESS DOOR; SEE I/A1
- EXIST. EGRESS DOOR TO BE REMOVED



5 Elevation: Southwest, Existing
Not to Scale

- EXIST. WINDOW TO BE REMOVED
- EXIST. SIDING TO BE REPLACED
- EXIST. WINDOWS TO REMAIN
- EXIST. T-111 SIDING TO BE REMOVED
- EXIST. CMU TO BE PRESSURE-WASHED, PREPPED & PAINTED
- EXIST. EXHAUST FAN TO REMAIN
- EXIST. BRICK TO BE PRESSURE-WASHED, PREPPED & PAINTED
- PLANTINGS TO BE REMOVED (TYP. ALL)



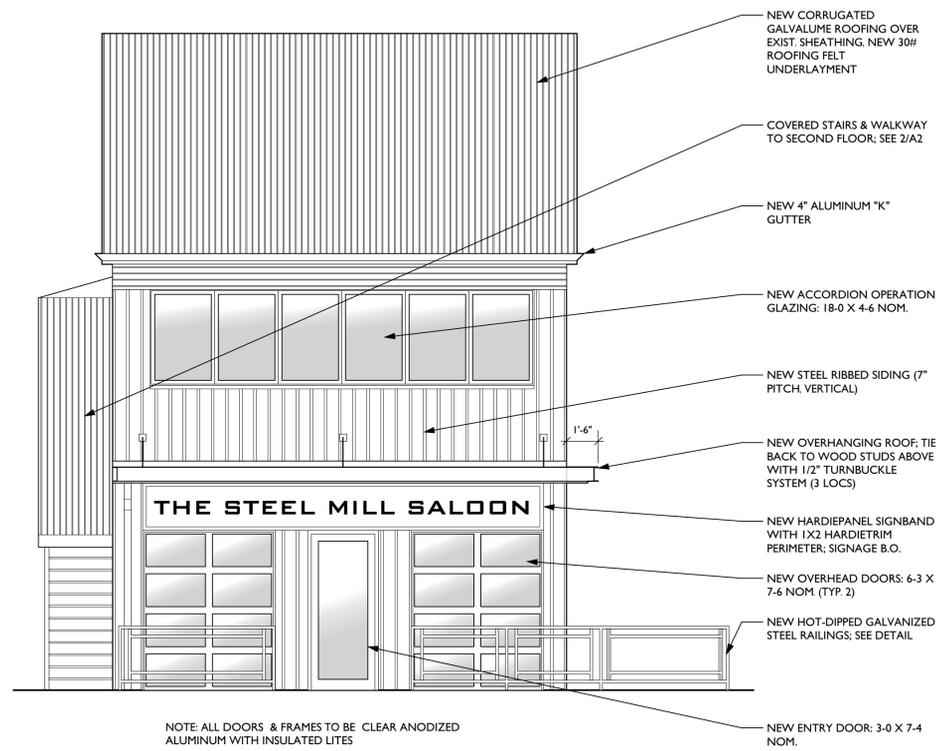
Green Design
Historic Preservation
Urban Living
Jason M. Roth ARCHITECT
233 Amber Street
Pittsburgh, PA 15206
412-951-7495
jasonmroth@mac.com

The Steel Mill Saloon
Streetface Improvements
1225 Grandview Avenue
Pittsburgh, PA 15211

SITE LOCATION
PROJECT DATA
EXISTING ELEVATIONS

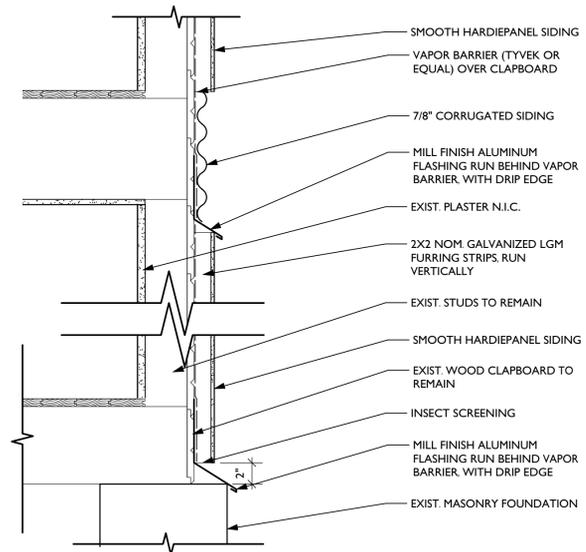
Oct 22, 2015

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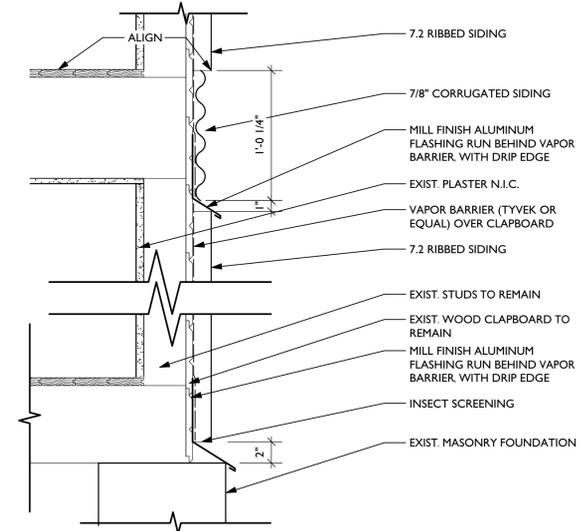


NOTE: ALL DOORS & FRAMES TO BE CLEAR ANODIZED ALUMINUM WITH INSULATED LITES

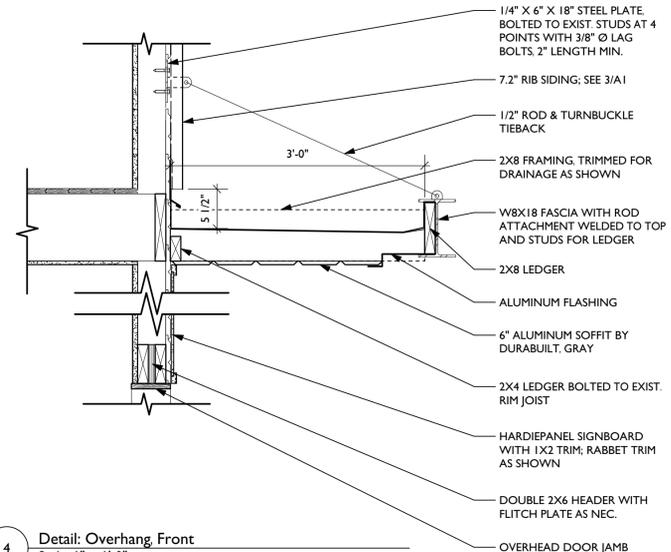
1 Elevation: North
Scale: 1/4" = 1'-0"



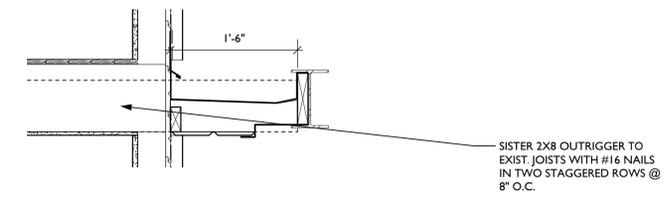
2 Detail: Hardiepanel Siding
Scale: 1 1/2" = 1'-0"



3 Detail: Steel Siding
Scale: 1 1/2" = 1'-0"



4 Detail: Overhang Front
Scale: 1" = 1'-0"



5 Detail: Overhang Side
Scale: 1" = 1'-0"



Green Design
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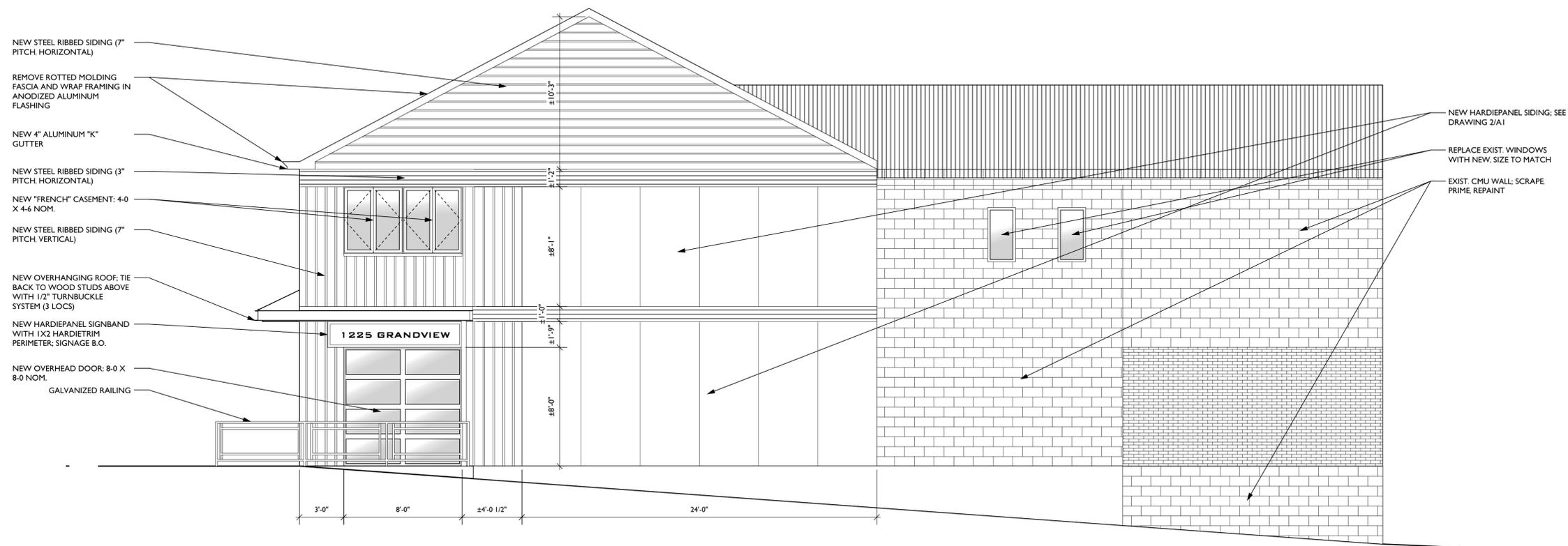
The Steel Mill Saloon
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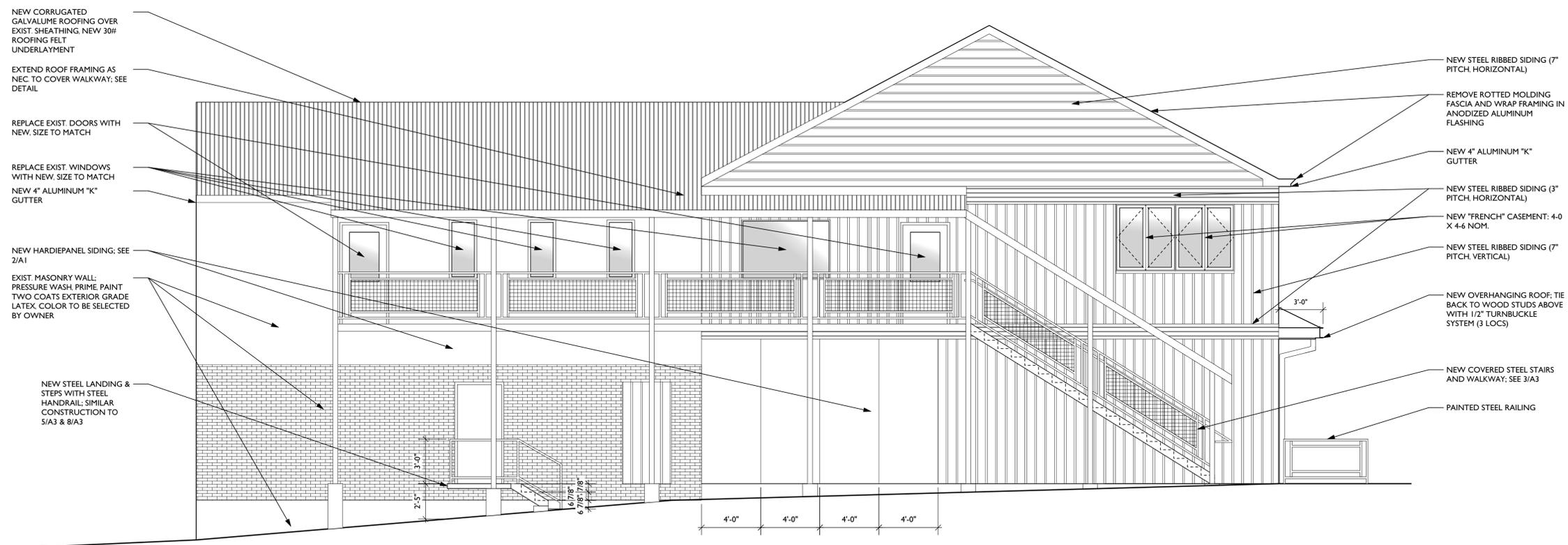
FRONT ELEVATION
SIDING DETAILS

Oct 22, 2015

AI



2 Elevation: West
Scale: 1/4" = 1'-0"



NOTE: ALL DOORS & FRAMES TO BE CLEAR ANODIZED ALUMINUM WITH INSULATED LITES
3 Elevation: East
Scale: 1/4" = 1'-0"



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jasonroth@mac.com

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1225 Grandview Avenue
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Ordinance amending the Pittsburgh Code, Title Nine, Zoning, Article I, Section 902.03 Zoning Map, and Article III, Overlay Zoning Districts, Chapter 907, Development Overlay Districts, Section 907.02, IPOD, Interim Planning Overlay District, by adding a new section 907.02.J to establish a new Interim Planning Overlay District for the Riverfront Zone.

Section 1.

Amending the Pittsburgh Code, Title Nine, Zoning, Article I, Section 902.03 Zoning Map, by creating an Interim Planning Overlay District overlaying certain parcels as identified in the Allegheny County Lot and Block System, as provided in the map attached herein.

Section 2.

Amend Article III, Chapter 907.02.J – IPOD-5, Riverfront Zone, to read as follows:

907.02.J IPOD-5, Riverfront Zone

907.02.J.1 General Boundaries

The Riverfront Zone Interim Planning Overlay District is generally defined by properties located in the Marshall-Shadeland, Chateau, North Shore, Troy Hill, Esplen, Elliott, South Shore, South Side Flats, Hays, Glen Hazel, Hazelwood, South Oakland, Bluff, Central Business District, Strip District, Lawrenceville (Lower, Central, and Upper), Morningside, Highland Park, and Lincoln-Lemington-Belmar neighborhoods that in the low-lying areas and bounded by the Allegheny, Monongahela, and Ohio Rivers; and by topographic features, infrastructure, and surrounding neighborhood fabric. Specific boundaries of the district are mapped a supplement to this Section and as an amendment to the City's Zoning District Map.

907.02.J.2 Need for Interim Zoning

The Riverfront Zone Overlay District is necessary to provide the proper balance between competing land uses, development pressures and regional economic factors. The updated zoning will provide adequate balances by providing:

- (a) A mix of uses and magnitudes of uses which stabilize and conserve the value of land and buildings;
- (b) Design requirements for development consistent with the evolving character of the neighborhoods;
- (c) Development criteria which facilitate high quality development;
- (d) The ability for neighborhood stakeholders to provide input on projects which have a high impact on the public realm;

- (e) Adequate connectivity to regional multimodal transportation networks, including riverfront trails; and
- (f) Adequate protection for the natural environment and wildlife habitat.

907.02.J.3 Intent

The intent of the Riverfront Zone Interim Planning Overlay District is to create a regulatory mechanism in an area where substantial development is imminent and where both the impact of individual development projects and the collective impact of such development on public resources and private properties is not mitigated through the existing zoning mechanisms. Due to the unique circumstances involved with development near riverfronts, the existing zoning mechanisms do not serve to carry out the purpose and intent of Chapter 901 (General Provisions) and all provisions of this Zoning Ordinance. Specifically, the intent of the Riverfront Zone IPOD is to encourage quality development by:

- (a) Protecting existing residential, commercial, industrial, and office uses and encourage new uses that are complementary to the context of the mixed-use nature of Pittsburgh's riverfronts;
- (b) Protecting and enhancing the area's architecture, which includes building siting, massing, facade treatment, materials, proportion, and scale;
- (c) Allowing for a thorough and effective community process that encourages quality development along the City's riverfronts;
- (d) Providing for a riverfront setback that will benefit wildlife habitat, water temperature modulation, pollution control, flood mitigation, sediment removal, and bank stabilization; and will create space for a linear, continuous riverfront trail;
- (e) Protecting public access to the riverfront at regular intervals; and
- (f) Enhancing public safety.

907.02.J.4 Applicability

The Riverfront Interim Planning Overlay District will create two zones:

- (a) Zone A: For all parcels which are located, in full or in part, within two hundred (200) feet measured from the full pool elevation of the Allegheny, Monongahela, or Ohio Rivers, every building demolition; every new or enlarged parking area located between a building and the street, publicly accessible pedestrian easement, or the riverfront; every new or enlarged structure located adjacent to the riverfront; and every structure erected or enlarged by more than two thousand and four hundred (2,400) square feet shall, in addition to conforming to all regulations of the Zoning Code, be in accord with an Overlay District Project Development Plan adopted pursuant to Section 922.10.E.2. and approved by the Planning Commission.
- (b) Zone B: For all parcels which do not meet the criteria in 907.02.J.4.(a) above, every new or enlarged parking area that contains at least fifteen (15) parking stalls, or every structure or group of structures erected or enlarged of more than ten thousand (10,000) square feet shall, in addition to conforming to all regulations of the Zoning Code, be in accord with an Overlay District Project Development Plan adopted pursuant to Section 922.10.E.2 and approved by the Planning Commission.

907.02.J.5 Standards

- (a) All Project Development Plans within the IPOD-5 shall be subject to Design Review.
- (b) Building length parallel to the riverfront shall be no longer than five hundred (500) feet.
- (c) No building wall visible from a street, publicly accessible pedestrian easement or the riverfront shall contain a non-articulated condition greater than seventy (70) linear feet in length. Building wall articulation shall be achieved through stepbacks no smaller than six (6) inches in depth, building entrances, lobbies, doors, windows or similar features.
- (d) The riverfront setback shall be as follows (all buffers and setbacks shall be measured landward from the normal or full pool elevation of the river):
 - (1) The minimum setback shall be fifty (50) feet, except for activities and uses permitted by waiver in the Riverfront Overlay District (RF-O) by Section 906.03.E.2 of the Code; and
 - (2) No more than thirty (30) percent of the building footprint may be located within the zone fifty (50) to ninety-five (95) feet from the river's front.
- (e) All development of more than ten thousand (10,000) square feet or with fifteen (15) or more new parking stalls shall be subject to the Site Plan Review Criteria of Section 922.04.E.4.
- (f) Structured Parking shall not be visible from the riverfront, except in cases where elevation of the proposed structure requires it to also be subject to the regulations within the Flood Plain Overlay (FP-O) District in Section 906.02. Any structured parking visible to the riverfront will be considered a site feature required to be screened and subject to the provisions of Section 918.03.B of the Code.
- (g) No surface parking lots of greater than ten (10) parking spaces shall be constructed between the riverfront and a structure or public right of way, whichever is closer.

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: PELE CAPITAL LLC Phone Number: (412) 773 1672

Address: P.O. BOX 328 City: PRESTO State: PA Zip Code: 15142

2. Applicant/Company Name: SHANNON ASHMORE/MOSS ARC Phone Number: (412) 441-6400

Address: 181 42ND ST City: PITTSBURGH State: PA Zip Code: 15201

Applicant/Contractor ID: (assigned by the City)

3. Development Name: STANDARD LIFE BUILDING - FACADE RENOVATION

4. Development Location: 4TH ST. & SMITHFIELD ST.

5. Development Address: 345 4TH ST. PITTSBURGH PA

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

Proposed Zoning District:

Present Use of Site:
(Select from attached list)

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

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

8. Estimated Construction: Start Date: 1/15/2016 Occupancy Date: 2/15/2016 Project Cost: \$ 60,000

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

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

10. Select the Type of Work:

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

11. Describe the Development: REMOVE EXISTING 1ST FLR & MEZZANINE WINDOWS AND STUCCO CLADDING. REPLACE EXISTING WITH NEW WINDOWS, GRANITE OR CAST STONE CLADDING AND PANELIZED CLADDING.

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: 100% sq ft
 Retained Area to be Renovated: 0 sq ft
 To be Constructed: 0 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: — 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: _____

Proposed First-Floor Facade Renovation

345 FOURTH AVENUE DOWNTOWN PITTSBURGH

zoning district: GT-A

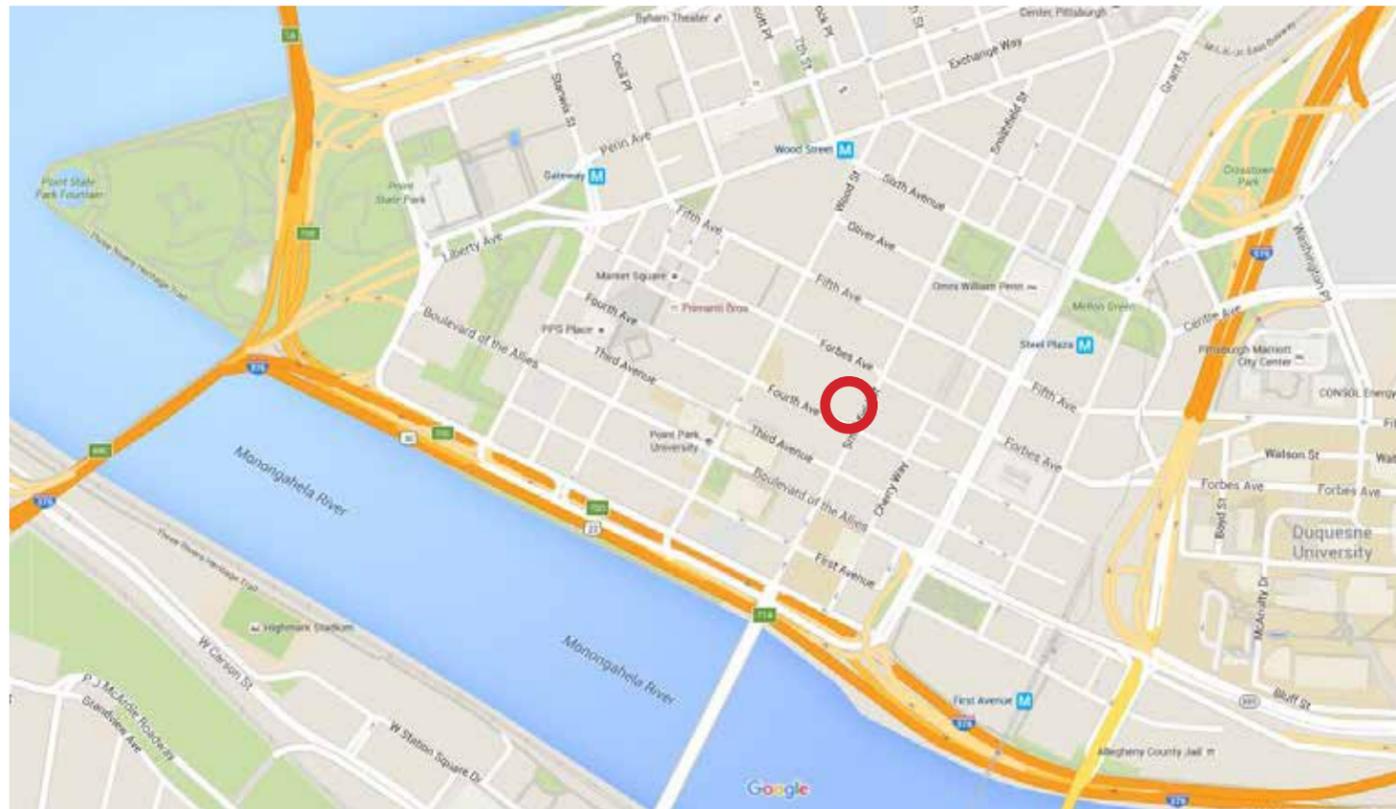
project description: first floor exterior facade renovation
including new storefront and new exterior cladding

City of Pittsburgh Planning Commission Presentation

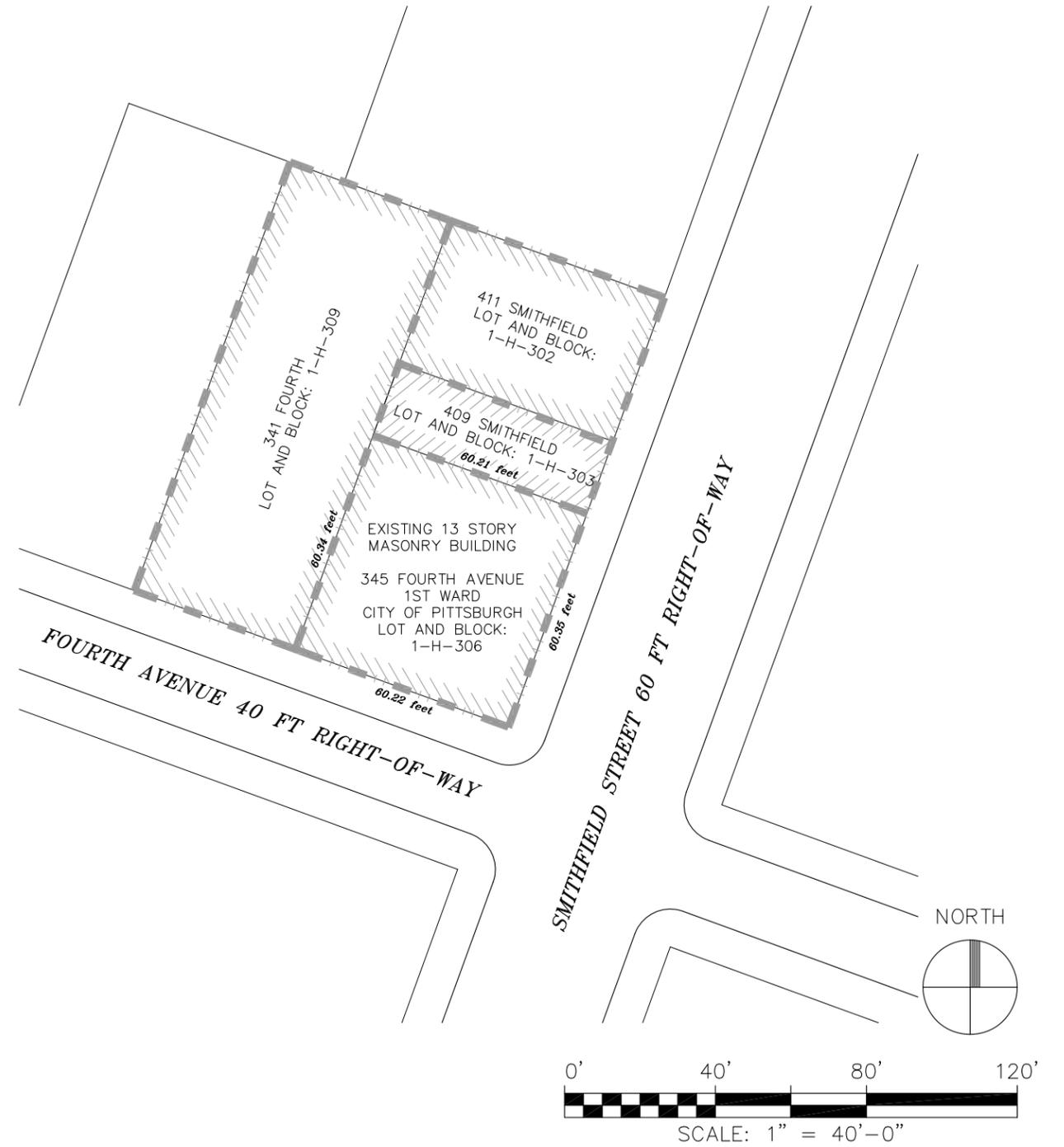
26 JANUARY 2016

Revised January 12, 2016





location map



site plan



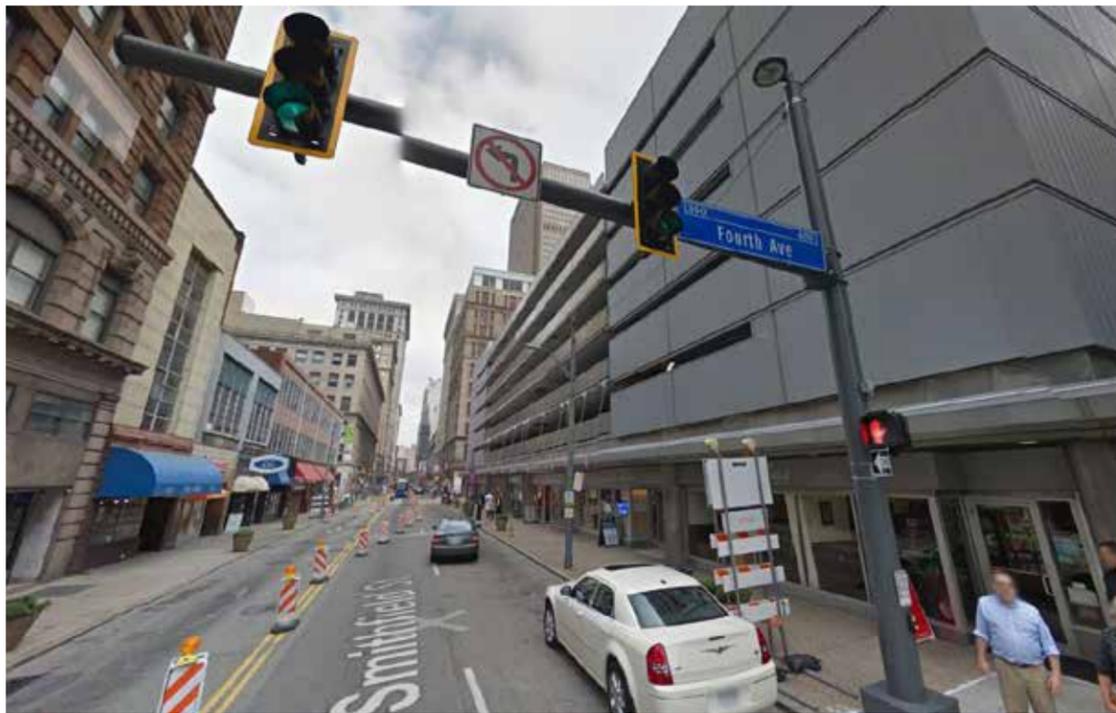
341 fourth avenue



409 & 411 smithfield street



fourth avenue context



smithfield street context



345 fourth avenue - aerial from oxford garage

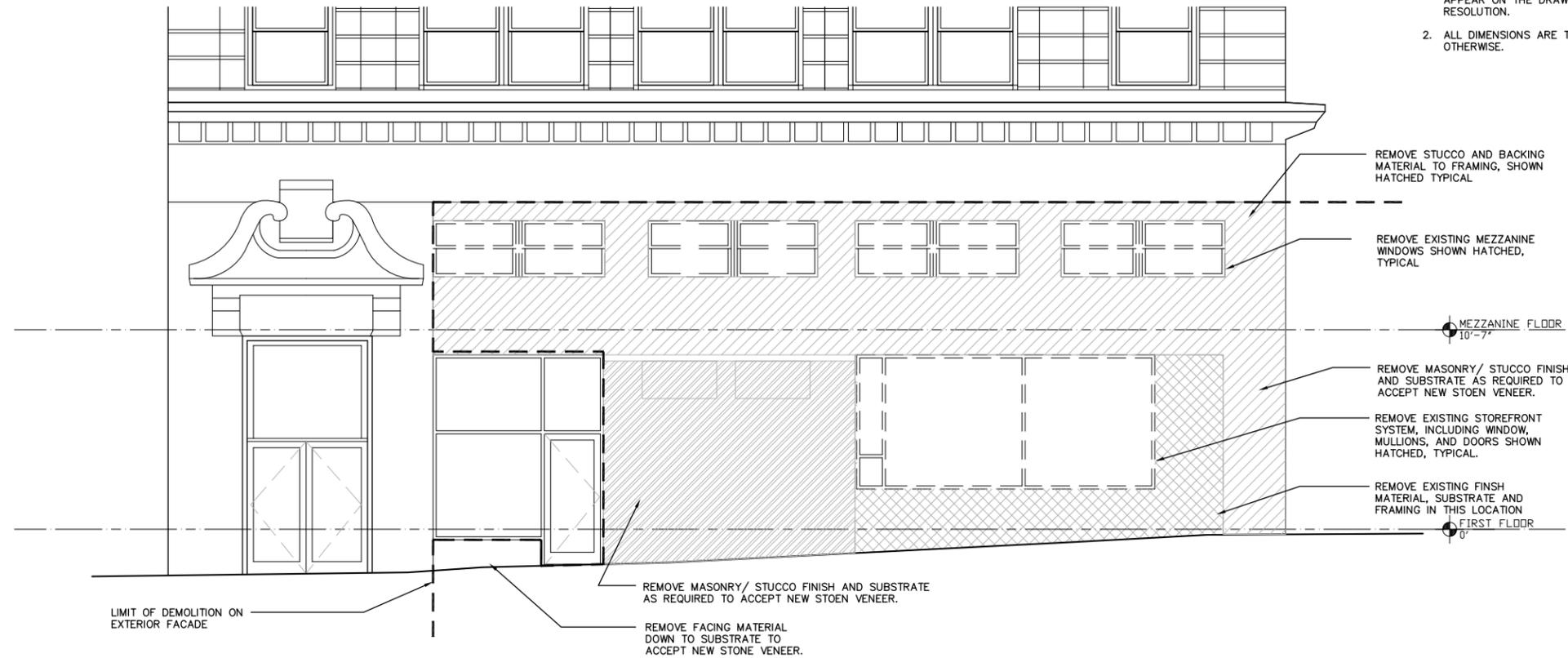


345 fourth avenue - ground level view



345 fourth avenue - smithfield facade

1. DO NOT SCALE DRAWINGS. IF CRITICAL DIMENSIONS DO NOT APPEAR ON THE DRAWINGS, NOTIFY ARCHITECT FOR RESOLUTION.
2. ALL DIMENSIONS ARE TO FINISHED SURFACES UNLESS NOTED OTHERWISE.



phase I - fourth avenue demolition elevation



phase I - smithfield street demolition elevation

Proposed First-Floor Facade Renovation : 345 Fourth Avenue

Pittsburgh City Planning Department - Planning Commission Presentation

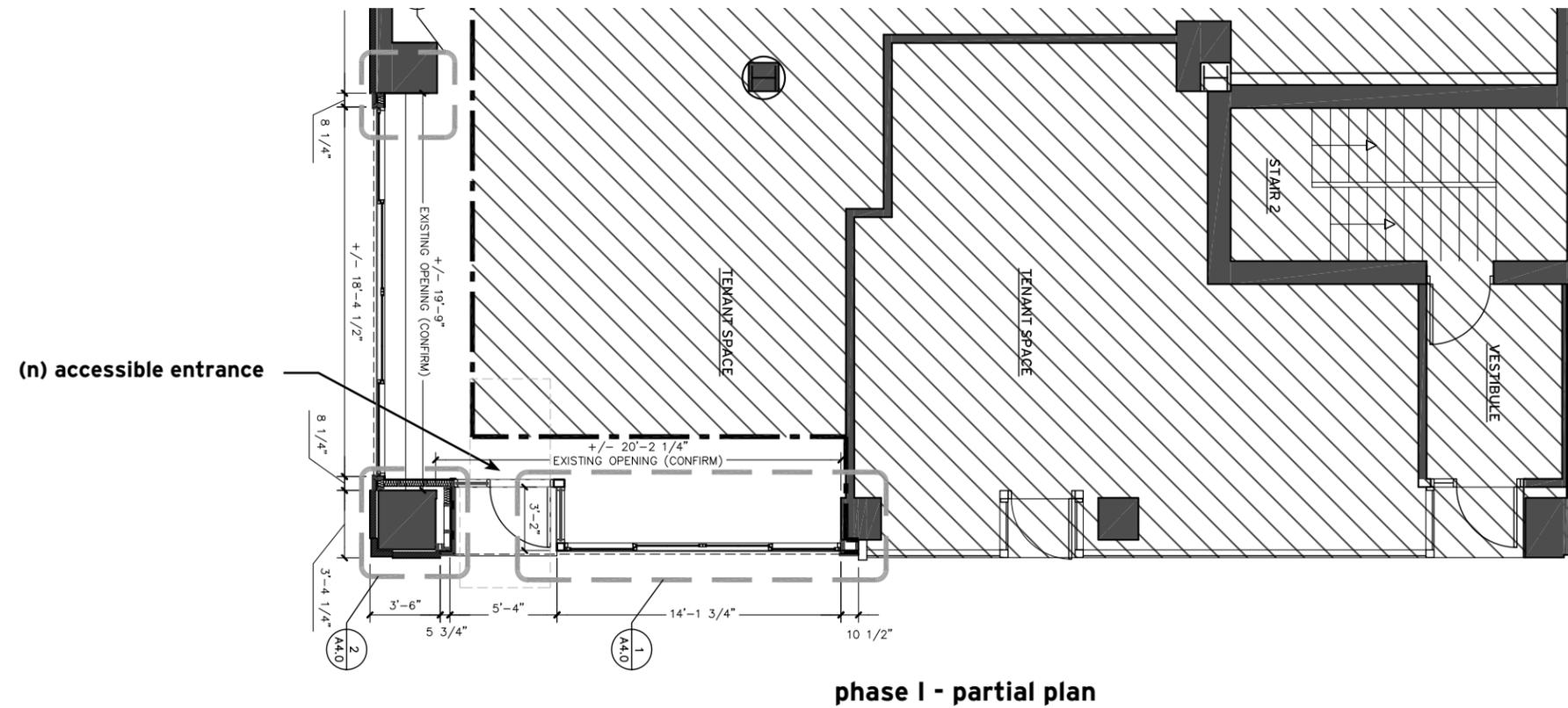
29 December 2015

revised 12 January 2016



EXTERIOR FINISHES

- (S 1) PHENOLIC PANELS, DARK GRAY W/ COUNTERSUNK EXPOSED FASTENERS
- (S 2) CAST STONE VENEER, COLOR TO MATCH EXISTING GRANITE
- (S 3) BLACK STONE VENEER, COLOR TO MATCH NEW STOREFRONT



Proposed First-Floor Facade Renovation : 345 Fourth Avenue

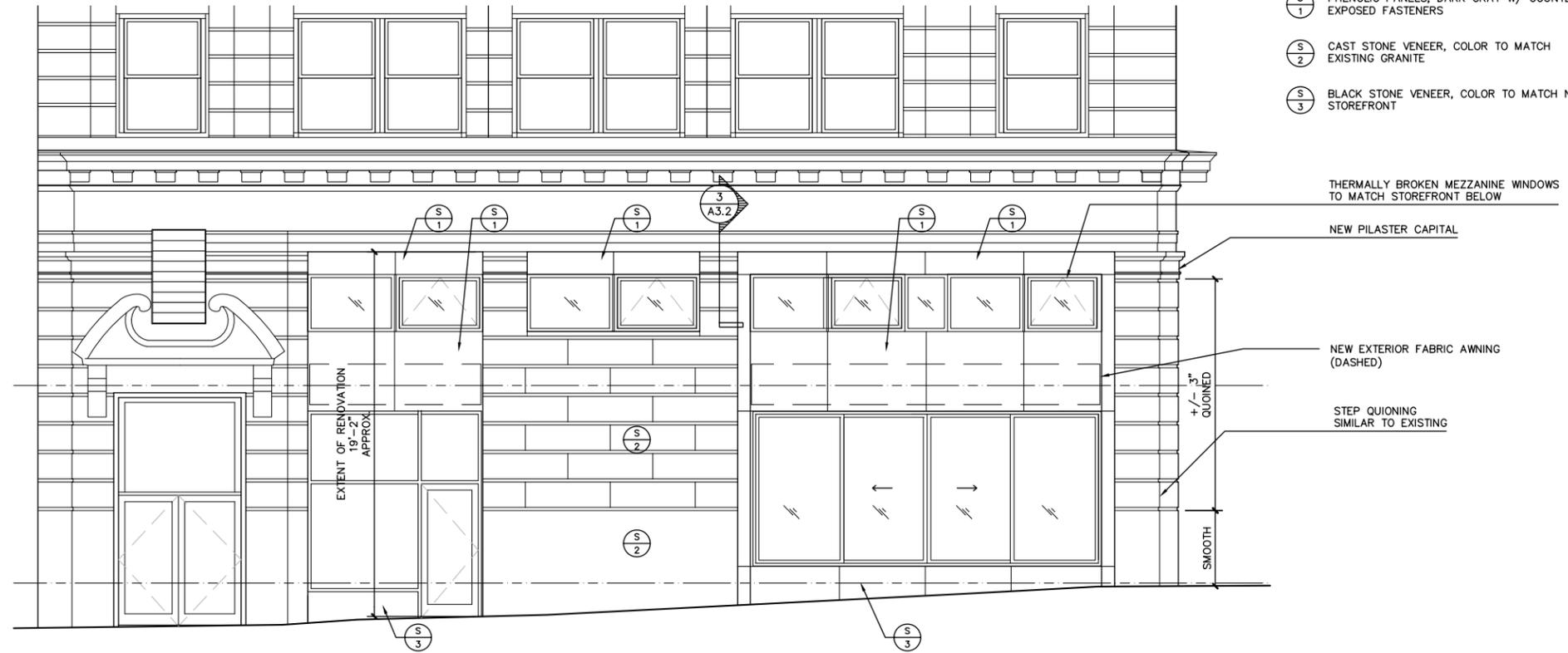
Pittsburgh City Planning Department - Planning Commission Presentation

29 December 2015

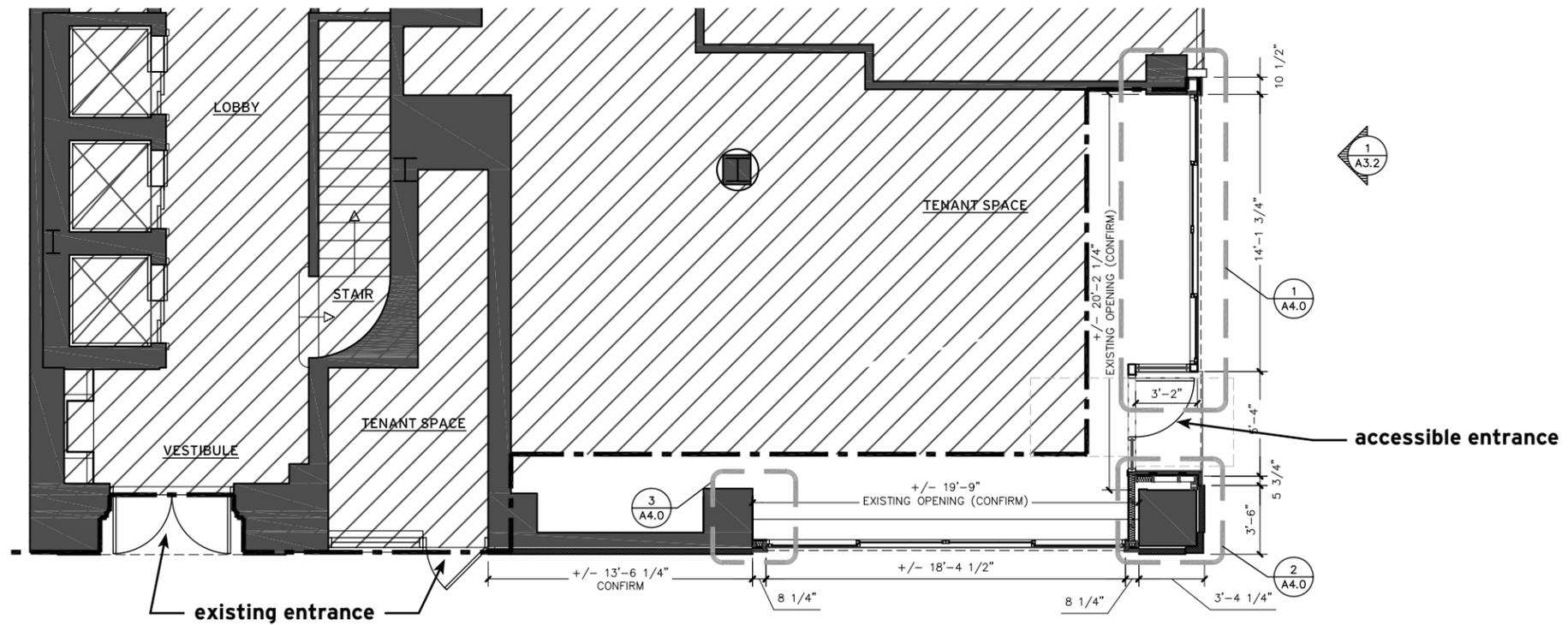
revised 12 January 2016

EXTERIOR FINISHES

- (S 1) PHENOLIC PANELS, DARK GRAY W/ COUNTERSUNK EXPOSED FASTENERS
- (S 2) CAST STONE VENEER, COLOR TO MATCH EXISTING GRANITE
- (S 3) BLACK STONE VENEER, COLOR TO MATCH NEW STOREFRONT



phase I - proposed fourth avenue facade



phase I - partial plan

Proposed First-Floor Facade Renovation : 345 Fourth Avenue

Pittsburgh City Planning Department - Planning Commission Presentation

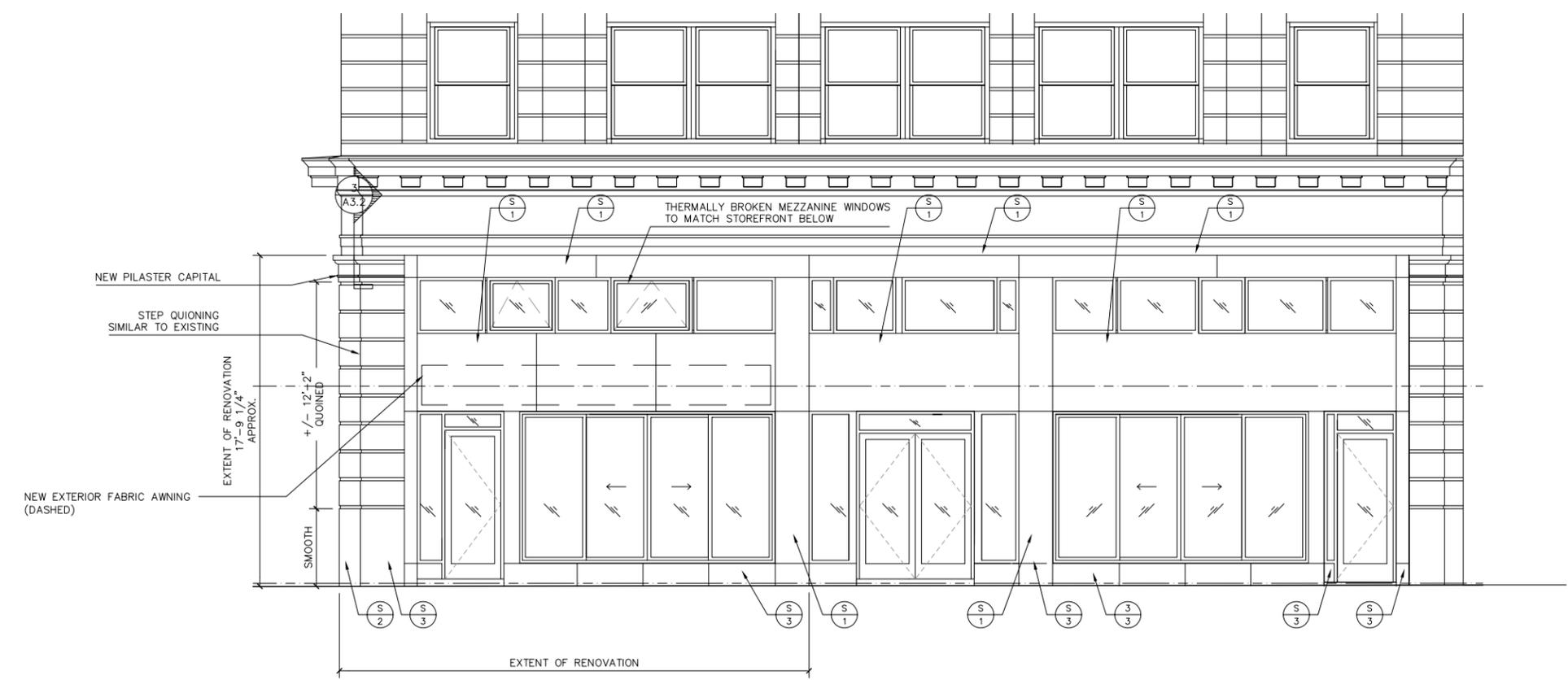
29 December 2015

revised 12 January 2016



- LIMIT OF DEMOLITION ON EXTERIOR FACADE
- REMOVE EXISTING MEZZANINE WINDOWS SHOWN HATCHED, TYPICAL
- REMOVE STUCCO AND BACKING MATERIAL TO FRAMING, SHOWN HATCHED TYPICAL
- MEZZANINE FLOOR
10'-7"
- REMOVE EXISTING STOREFRONT SYSTEM, INCLUDING WINDOW, MULLIONS, AND DOORS SHOWN HATCHED, TYPICAL
- REMOVE EXISTING FINISH MATERIAL, SUBSTRATE AND FRAMING IN THIS LOCATION
- FIRST FLOOR
0"

phase II - demolition elevation



EXTERIOR FINISHES

- (S 1) PHENOLIC PANELS, DARK GRAY W/ COUNTERSUNK EXPOSED FASTENERS
- (S 2) CAST STONE VENEER, COLOR TO MATCH EXISTING GRANITE
- (S 3) BLACK STONE VENEER, COLOR TO MATCH NEW STOREFRONT

phase II - smithfield street elevation



Fourth Avenue Elevation



Smithfield Street Elevation

proposed elevation rendering of completed phase I and phase II facade renovations

Proposed First-Floor Facade Renovation : 345 Fourth Avenue

Pittsburgh City Planning Department - Planning Commission Presentation

29 December 2015

revised 12 January 2016

**Approved by Brian Kurtz,
Pittsburgh Downtown Partnership**

contact: bkurtz@downtownpittsburgh.com
412-325-0154



**community process summary
phase I and phase II**

Proposed First-Floor Facade Renovation : 345 Fourth Avenue

Pittsburgh City Planning Department - Planning Commission Presentation

29 December 2015

revised 12 January 2016



storefront design precedent
Kawneer or YKK, 1-3/4" profile extruded aluminum storefront system with clear glazing



Sal's Deli awning design precedent



black anodized storefront
Kawneer or YKK



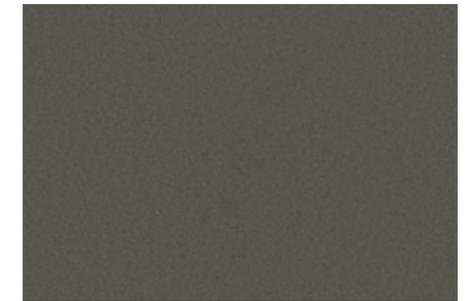
existing granite



granite match for columns
"rainbow" color with thermal finish granite by Cold Springs Granite



continuous granite below storefront
"mesabi black" color with thermal finish by Cold Springs Granite



high pressure phenolic panels
Fibersin Stonewood Architectural Panels in "slate grey"

material selections



**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: FIRST NIAGARA BANK		Phone Number: ()	
Address: PO BOX 428	City: WILLIAMSVILLE	State: NY	Zip Code: 14231
2. Applicant/Company Name: DLA + ARCHITECTURE		Phone Number: (412) 921-4300	
Address: 750 HOLIDAY	City: PITTSBURGH	State: PA	Zip Code: 15220
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: FIRST NIAGARA BANK - EAST LIBERTY BRANCH			
4. Development Location: SW CORNER OF BAUM BLVD @ PA-380			
5. Development Address: 5830 BAUM BOULEVARD 15206			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition) N/A			
Proposed Zoning District:	N/A		
Present Use of Site: (Select from attached list)	N/A		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property: DRIVE-UP BANK	
8. Estimated Construction:	Start Date: TBD / /	Occupancy Date: TBD / /	Project Cost: \$ TBD
Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to pittsburghpa.gov/dcp/zoning/ and select the link for the City Zoning Code maintained at the Municode.com website.			
9. Proposed Use of Site (Select from attached list): 105			
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: FULL SERVICE BRANCH BANK WITH DRIVE-THROUGH TELLER AND ATM LANES			
12. Is a Land Operations Permit needed? <input type="checkbox"/> YES <input 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: 1 N/A
 Residential Commercial Recreational Industrial Institutional

14. Gross Floor Area:
 Existing to be Razed: 541 sq ft
 Existing to be Retained: 0 sq ft
 Retained Area to be Renovated: 0 sq ft
 To be Constructed: 2,770 sq ft
 Building Footprint: 2,770 sq ft

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	<u>1</u>	<u>15'</u>	<u>1</u>	<u>VARIES 12'-24'</u>
Proposed Addition/Extension				

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

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

17. Lot Area: 11,500 sq ft

18. On Site Parking: N/A

	Existing	Proposed
Full (8 1/2' x 19')	<u>6</u>	<u>3</u>
Compact (7 1/4' x 16')	<u>0</u>	<u>0</u>
Handicap (13 1/2' x 19')	<u>0</u>	<u>2</u>

Off-Street Loading Spaces: N/A
 Actual: 0
 Required: 0

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

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



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

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

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

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

YES NO

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

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

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

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

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

Public Property, Existing City Street Private Property Not Applicable

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

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

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

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

Modification or reconstruction of City curbs.

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

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

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

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

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

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

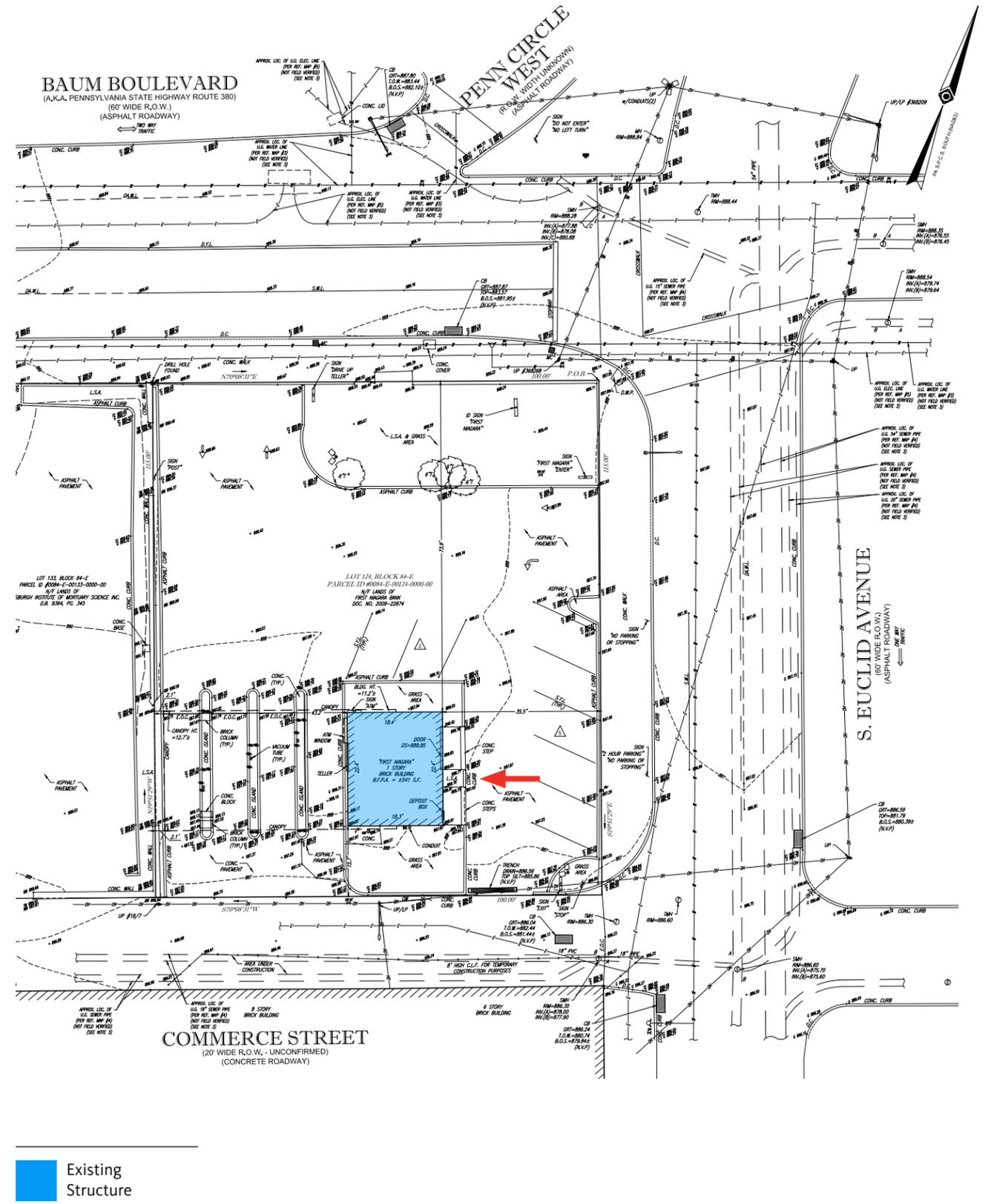
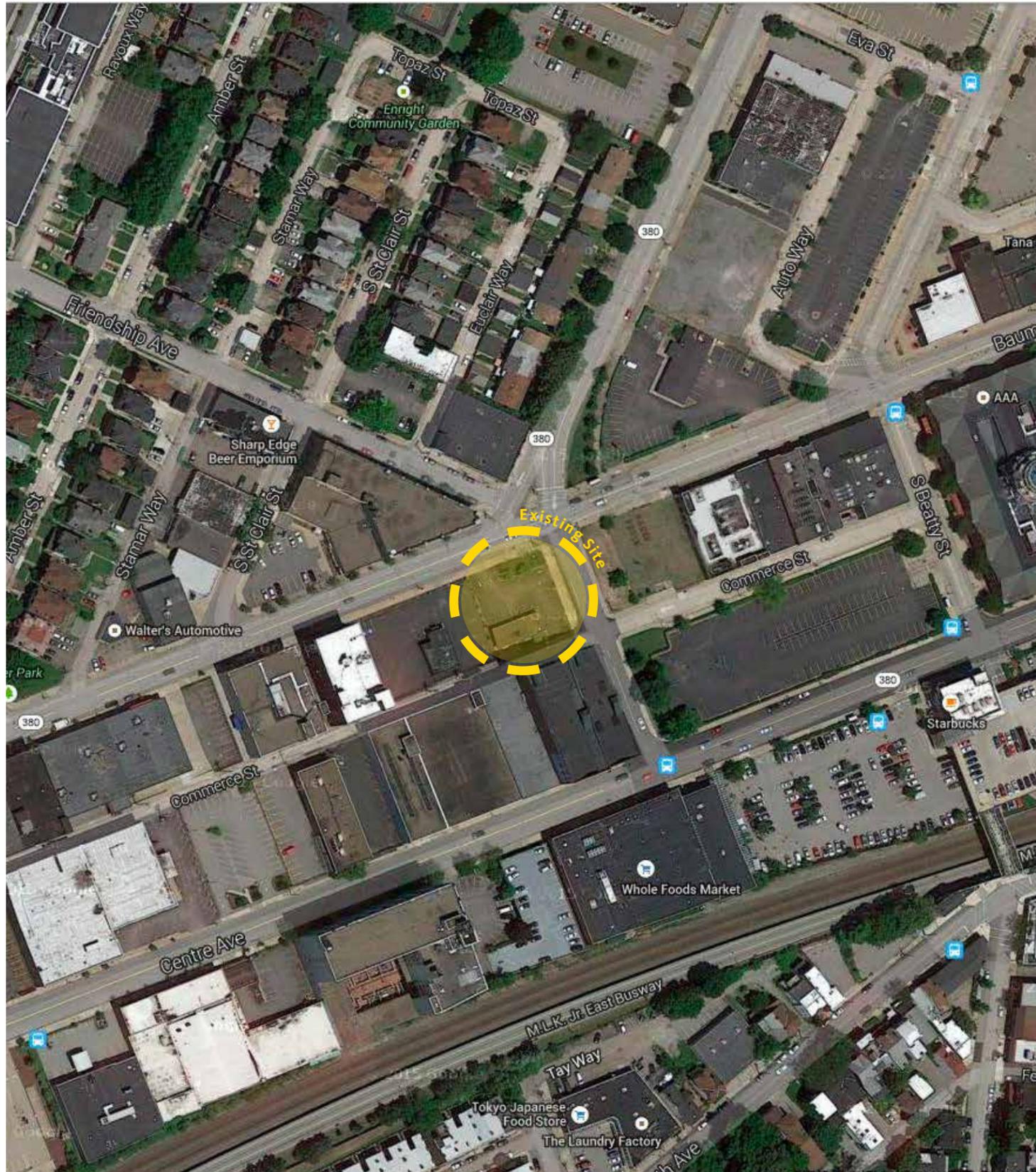
26. Applicant will be applying for a Visitability Tax Credit? Yes No

Applicant Signature:

First Niagara Bank

East Liberty Branch | Planning Commission Presentation | 12 January 2016

EXISTING SITE MAP & DIAGRAM

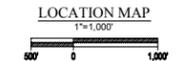
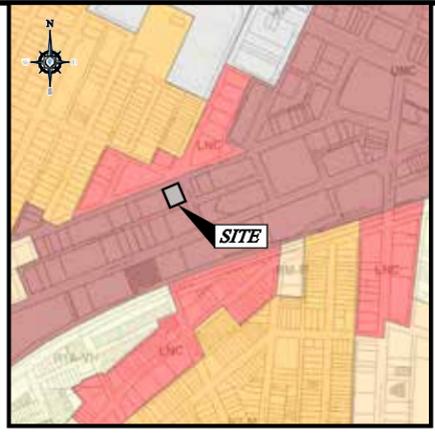


BAUM BOULEVARD
(A.K.A. PENNSYLVANIA STATE HIGHWAY ROUTE 380)
(60' WIDE R.O.W.)
(ASPHALT ROADWAY)

PENN CIRCLE WEST
(R.O.W. WIDTH UNKNOWN)
(ASPHALT ROADWAY)

Zoning Districts

- General Industrial
- Neighborhood Industrial
- Urban Industrial
- Highway Commercial
- Local Neighborhood Commercial
- Urban Neighborhood Commercial
- Single-Unit Attached Residential
- Single-Unit Detached Residential
- Two-Unit Residential
- Three-Unit Residential
- Multi-Unit Residential



GENERAL NOTES

- THIS PLAN REFERENCE A SURVEY PLAN PREPARED BY: CONTROL POINT ASSOCIATES, INC. TITLED: ALTA/ACSM LAND TITLE SURVEY DATED: 3-31-2015
- THIS ZONING PLAN WAS PREPARED STRICTLY UPON INFORMATION IDENTIFIED ABOVE.
- CONTRACTOR IS RESPONSIBLE TO OBTAIN SPECIFIC RESOURCES, TECHNICAL REPORTS, DESIGN DOCUMENTS, ETAL RELATED TO THIS PROJECT AND FAMILIARIZE HIMSELF WITH SAME FOR APPLICATION BOTH PRIOR TO AND DURING CONSTRUCTION.
- APPLICANT/EQUITABLE OWNER: FIRST NIAGARA BANK 726 EXCHANGE STREET BUFFALO, NY 14210 JAMES MULKA ATTENTION:
- PARCEL DATA: PROPERTY KNOWN AS LOT 124, BLOCK 84-E (PARCEL ID #0084-E-00124-0000-00, CITY OF PITTSBURGH, ALLEGHENY COUNTY, 8TH WARD COMMONWEALTH OF PENNSYLVANIA
- SITE AREA: 11,500 SF, 0.264 AC.
- ALL A.D.A. ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED TO MEET CURRENT A.D.A. REQUIREMENTS, AS AMENDED.
- ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
- ALL EXISTING STRUCTURES, DWELLINGS, PAVEMENT, UTILITIES AND OTHER MISCELLANEOUS FEATURES ASSOCIATED WITH THE EXISTING BUILDING ARE TO BE REMOVED AS PART OF THIS LAND DEVELOPMENT.
- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
- ALL BUILDINGS WILL BE SERVED BY PUBLIC WATER AND SEWER SERVICE.
- ELEVATIONS ARE BASED UPON NAVD83 DATUM.
- UNDERGROUND STORM SEWER AND SANITARY SEWER PIPES ARE DRAWN GRAPHICALLY AND ARE APPROXIMATE. UNDERGROUND STORM AND SANITARY PIPES SHOULD BE VERIFIED INDEPENDENTLY AS TO THEIR LOCATION, SIZE AND TYPE AND SHOULD BE CONSIDERED BY THE CONTRACTOR OR DESIGN CONSULTANT PRIOR TO CONSTRUCTION.
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.

ZONING REQUIREMENTS

ZONING DATA: REQUIREMENTS TAKEN FROM THE ZONING CODE OF THE CITY OF PITTSBURGH, PA, TITLE NINE - AMENDED THROUGH FEBRUARY 14, 2011.

ZONING: UNC - URBAN NEIGHBORHOOD COMMERCIAL
EXISTING USE: BANK - FINANCIAL INSTITUTION W/ DRIVE-THRU
PROPOSED USE: BANK - FINANCIAL INSTITUTION W/ DRIVE-THRU (PERMITTED BY RIGHT)

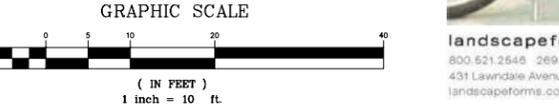
SITE DEVELOPMENT STANDARD	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE:	0 SF (0.00 AC)	11,500 SF (2.64 AC)	NO CHANGE
MAXIMUM FLOOR AREA RATIO: (NOT LOCATED WITHIN 1500 FT. OF MAJOR TRANSIT FACILITY)	≤ 1	0.05:1 (641 SF.)	0.24:1 (2,770 SF.)
MAXIMUM LOT COVERAGE:	NONE	80.6% (9,298 SF.)	87.6% (10,077 SF.)
MINIMUM BUILDING SETBACK			
FRONT YARD SETBACK:	NONE	35.5 FT.	0 FT.
REAR YARD SETBACK: (WHEN NOT ADJACENT TO A WAY)	20 FT.	43.2 FT.	50.8 FT.
INTERIOR SIDE YARD SETBACK:	NONE	N/A	N/A
EXTERIOR SIDE YARD SETBACK:	NONE	15.7 FT.	47.5 FT.
MAXIMUM BUILDING HEIGHT: (NOT LOCATED WITHIN 1500 FT. OF MAJOR TRANSIT FACILITY)	48 FT. (8 STORIES)	< 45 FT.	< 45 FT.
PARKING SETBACK FROM R.O.W.:	10 FT.	0.9 FT.	10 FT.

BIKE RACK SPECIFICATION

Bohler and Ring® bike racks made of 1.5" dia. x 10" dia. galvanized steel pipe. Ring and Bolt are also available in powdercoated steel. Both Ring and Bolt must be embedded. Ring and Bolt can secure two bicycles parked parallel to the rack. The ring can be headed in opposite directions, or in the same direction. The rack provides full-point contact to prevent the bicycle from tipping over. A standard D-shaped bike lock can secure both a wheel and the frame.

DRAWING LEGEND

- PROPERTY BOUNDARY
- EXISTING CURB
- EXISTING CURB TO BE REMOVED
- PROPOSED SAW CUT LINE
- PROPOSED CONCRETE CURB
- PROPOSED FLUSH CURB
- PROPOSED UNDERGROUND ELECTRIC SERVICE LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING MANHOLE
- EXISTING INLET
- PROPOSED CONCRETE PAD
- PROP. TRAFFIC CONTROL SIGN



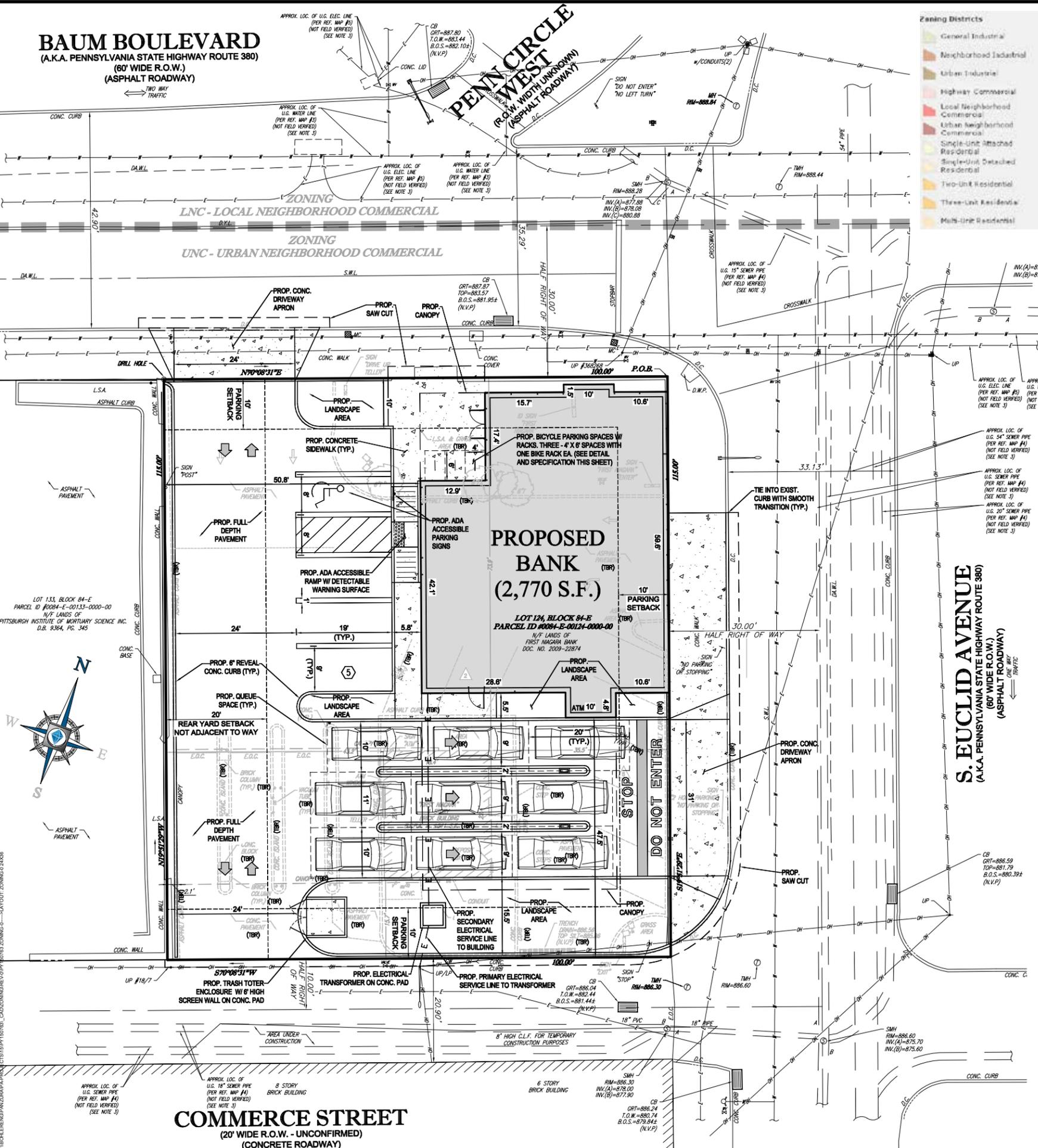
ZONING
LNC - LOCAL NEIGHBORHOOD COMMERCIAL

ZONING
UNC - URBAN NEIGHBORHOOD COMMERCIAL

PROPOSED BANK
(2,770 S.F.)
LOT 124, BLOCK 84-E
PARCEL ID #0084-E-00124-0000-00
FIRST NIAGARA BANK
DOC. NO. 2009-22874

COMMERCE STREET
(20' WIDE R.O.W. - UNCONFIRMED)
(CONCRETE ROADWAY)

S. EUCLID AVENUE
(A.K.A. PENNSYLVANIA STATE HIGHWAY ROUTE 380)
(60' WIDE R.O.W.)
(ASPHALT ROADWAY)



BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
PROFESSIONAL ENGINEERING
PROFESSIONAL ARCHITECTURE
PROFESSIONAL SURVEYING
PROFESSIONAL PLANNING

OFFICES:
• PITTSBURGH, PA
• PHILADELPHIA, PA
• LEHIGH VALLEY, PA
• CENTRAL VIRGINIA
• CHARLOTTE, NC
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• TAMPA, FL
• BALTIMORE, MD
• RICHMOND, VA
• NEW YORK, NY
• NEW JERSEY
• SOUTH FLORIDA
• SOUTHERN CALIFORNIA

REVISIONS

REV	DATE	COMMENT	BY

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

PAI
1-800-242-1776

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: PY150783
DRAWN BY: MSL
CHECKED BY: MEJ
DATE: 8/6/2015
SCALE: AS NOTED
CAD I.D.: PY150783 ZONING-0

ZONING PLAN

FOR
FIRST NIAGARA

FIRST NIAGARA BANK
5830 BAUM BOULEVARD
CITY OF PITTSBURGH
ALLEGHENY COUNTY, PA

BOHLER ENGINEERING

3701 CORPORATE PARKWAY, SUITE 200
CENTER VALLEY, PENNSYLVANIA 18034
Phone: (810) 709-9971
Fax: (810) 709-9978
www.BohlerEngineering.com

M.E. JEITNER

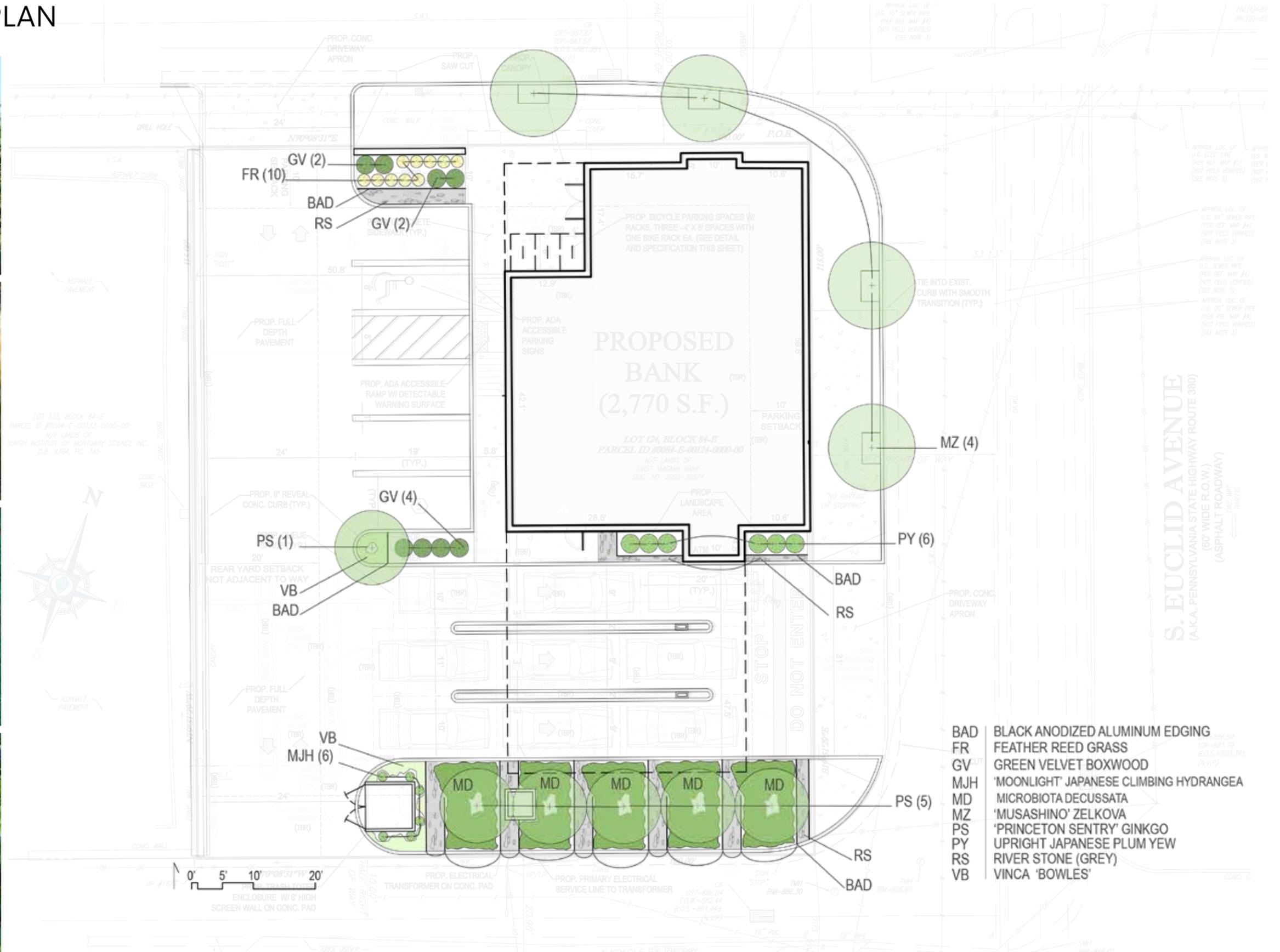
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE055783

ZONING PLAN

SHEET NUMBER:
Z-1
1 OF 1

REVISION 0

PROPOSED LANDSCAPE PLAN

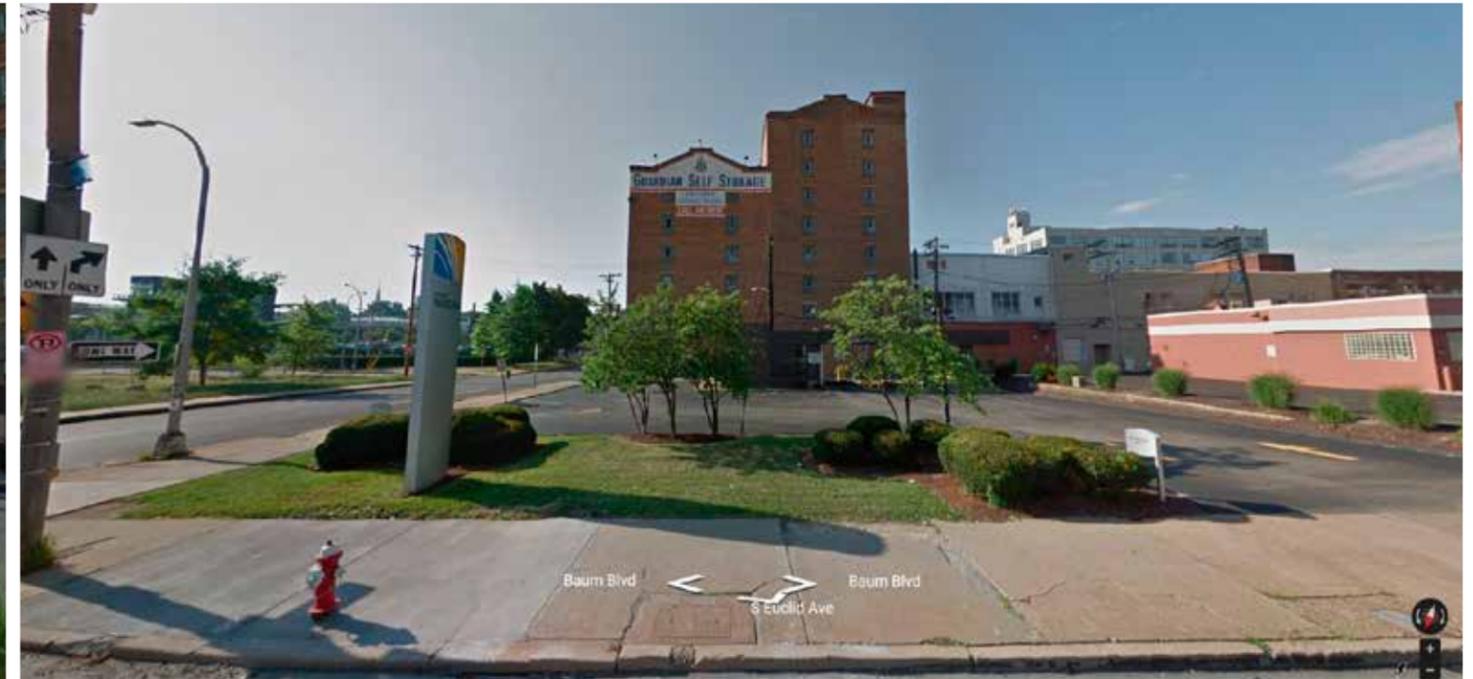


SITE PHOTOS

East View



South View

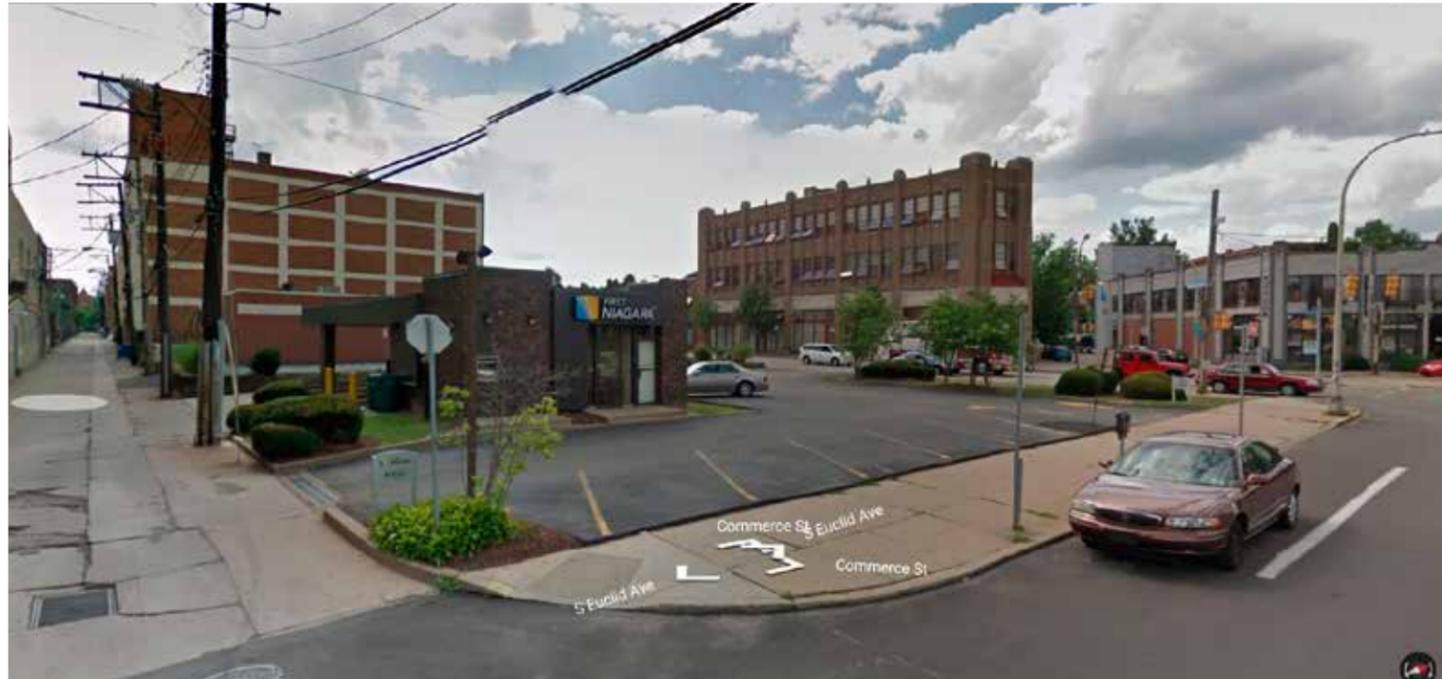


South West View

West View

SITE PHOTOS

North West View



North View

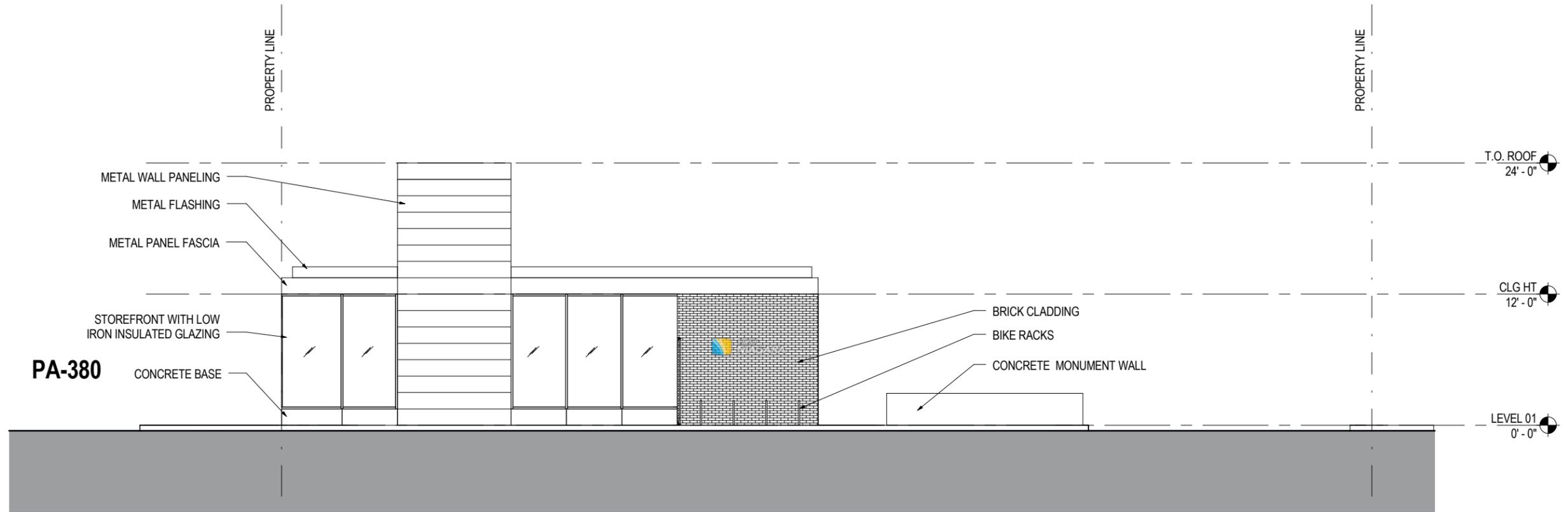


North East View

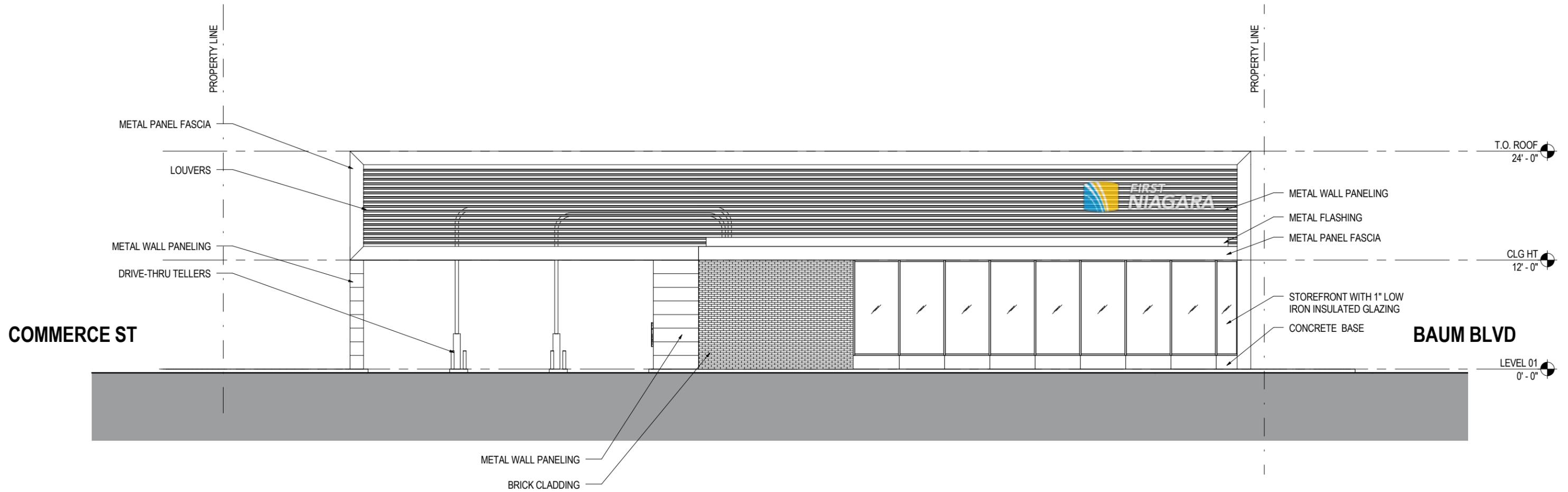


East View

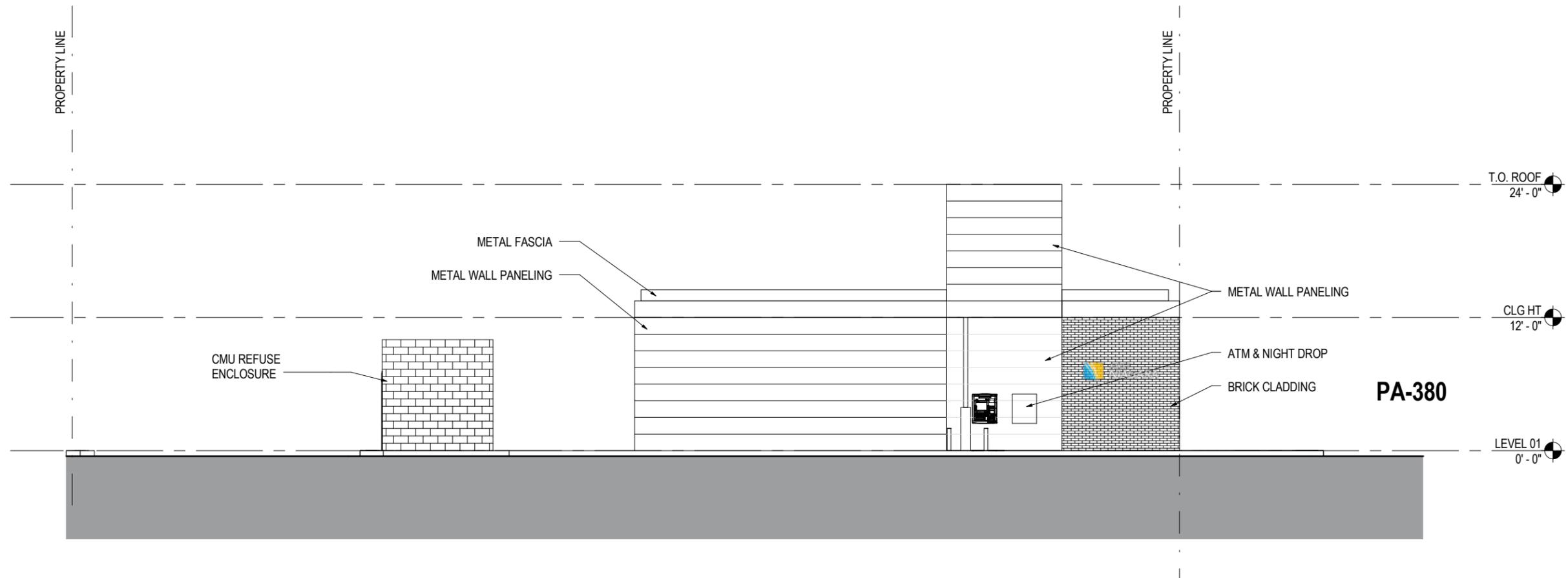
EXTERIOR ELEVATION - BAUM BLVD (NORTH ELEVATION)



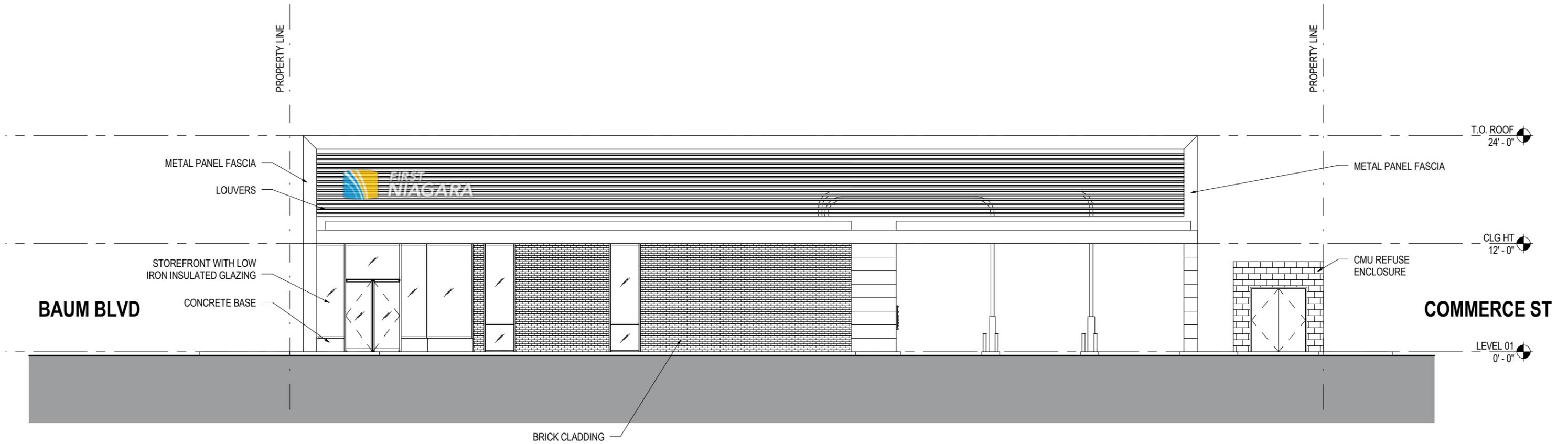
EXTERIOR ELEVATION - PA-380 (EAST ELEVATION)



EXTERIOR ELEVATION - COMMERCE ST (SOUTH ELEVATION)



EXTERIOR ELEVATION - WEST ELEVATION



MATERIAL PALETTE



Brick



Anodized Aluminum



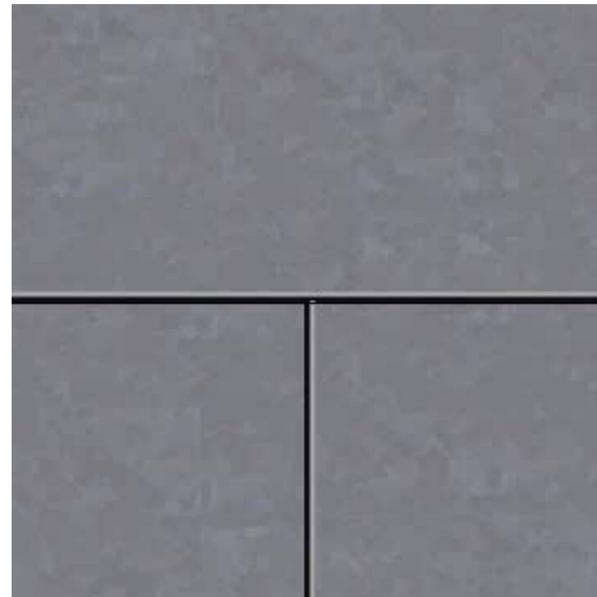
Low-Iron Glass



Spandrel Panel



Concrete



Metal Paneling

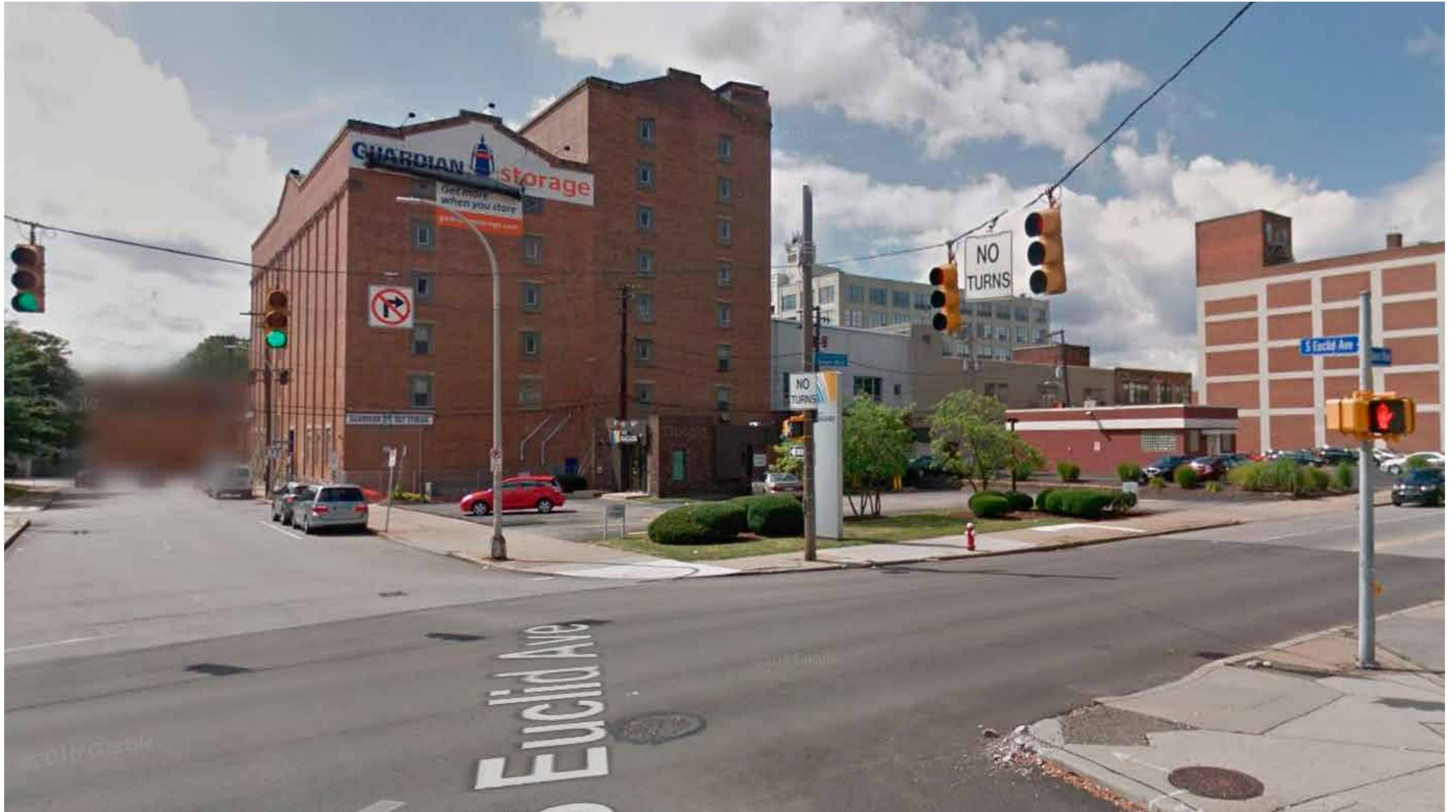


Louvers



CMU - Burnished

EXISTING SITE - CORNER OF BAUM BLVD AND PA-380 VIEW



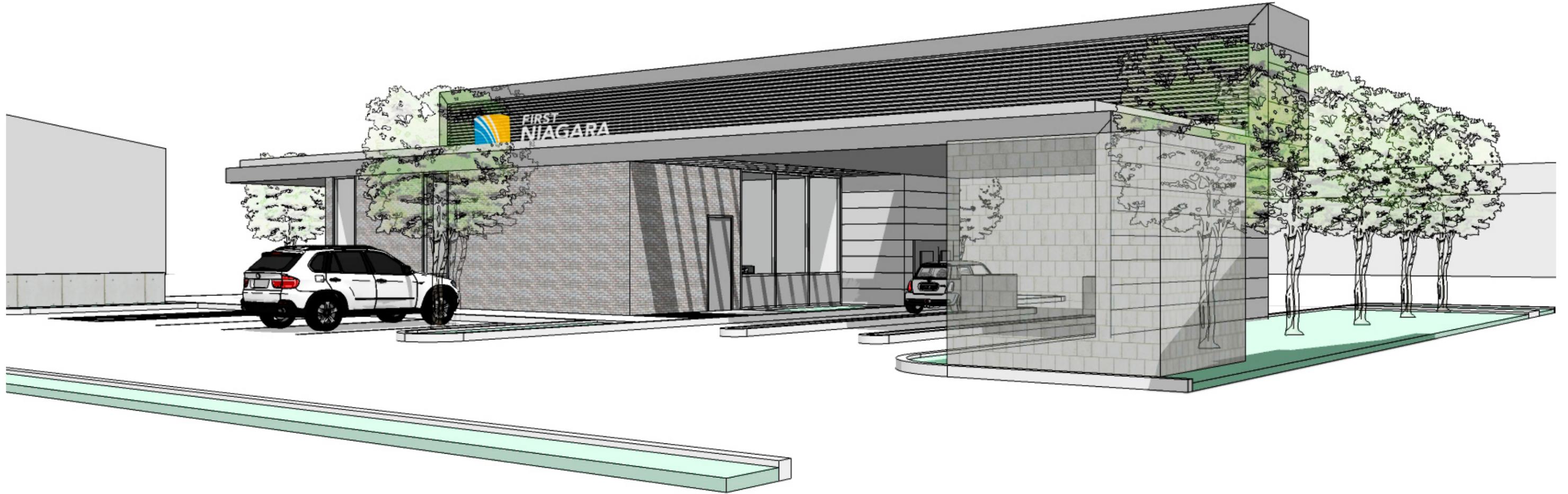
CORNER OF BAUM BLVD AND PA-380 VIEW



PA-380 VIEW



COMMERCE STREET VIEW



BAUM BLVD VIEW



SUSTAINABLE SITE AND BUILDING FEATURES

- Landscaping designs and irrigation plans have been approved by the City Forester, including sustainability of the plants.
-

- Insulating values of the proposed exterior walls, roof, and glass will meet or exceed the requirements of the International Energy Conservation Code.
-

- Energy efficiency of the proposed lighting fixtures will meet or exceed the requirements of the International Energy Conservation Code.
-

- Occupancy sensors will be used to control the lighting fixtures.
-

- Plumbing fixtures will be low-flow type.
-

- HVAC units will be high efficiency type, with a direct digital control energy management system to precisely control and monitor building systems and environment.
-

-
- **Baum-Centre Overlay group has reviewed and approved this project at their December 15, 2015 meeting.**
-

Thank You



Legislation Details (With Text)

File #: 2015-2186 **Version:** 2

Type: Ordinance **Status:** Held In Council

File created: 11/2/2015 **In control:** Committee on Hearings

On agenda: 11/2/2015 **Final action:**

Enactment date: **Enactment #:**

Effective date:

Title:

Sponsors: Deborah L. Gross

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
11/10/2015	2	Standing Committee	Held for Public Hearing	Pass
11/10/2015	2	Standing Committee	Read and referred	Pass
11/10/2015	2	Standing Committee	AMENDED	Pass
11/2/2015	1	City Council	Read and referred	

Ordinance amending and supplementing the Pittsburgh Code, Title Nine, Zoning Code, Article V, Use Table, Section 911.02 to update the definition of Bed and Breakfast and Hotel/Motel uses, and to allow for Bed and Breakfast (Limited) and (General) uses in **GI**, **PO**, and **H** zoning districts.

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

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

	R1	R1	R2	R3	RM	ND	LN	ND	UN	HC	GI	UI	PO	H	EM	GT	DR	
	D	A				O	C	I	C						I			

<p>Bed and Breakfast means an occupied dwelling unit in which rooms are let on an overnight basis as the temporary abiding place of persons who have residences elsewhere.</p>																		
<p>Bed and Breakfast (Limited) means a Bed and Breakfast use containing one to three guest rooms.</p>	S	S	S	S	S	P	P	P	P	P		P	<u>A</u>		A	P	P	A.7 ; A.8

Section 2. The Pittsburgh Code, Title Nine, Zoning Code, Article V, Use Regulations, is hereby amended at Chapter 911, Section 911.04.A.8, Use Table, as follows:

(a) In Residential and Grandview Public Realm, **Park** and EMI Districts

Bed and Breakfast (Limited) uses shall be subject to the following standards in all residential, **Park** and Grandview Public Realm zoning districts:

Section 3. The Pittsburgh Code, Title Nine, Zoning Code, Article V, Use Regulations, is hereby amended at Chapter 911, Section 911.04.A.9, Use Table, as follows:

(a) In R2, RM, Grandview Public Realm, **Park** and EMI Zoning Districts.

Bed and Breakfast (General) uses shall be subject to the following standards in the RT, RM, **Park** and Grandview Public Realm Subdistricts:

<p>Bed and Breakfast (Limited) means a Bed and Breakfast use containing one to three guest rooms.</p>	S	S	S	S	S	P	P	P	P	P		P	<u>S</u> <u>A</u>	<u>S</u>	A	P	P	A.7; A.8
<p>Bed and Breakfast (General) means a Bed and Breakfast use containing four to ten guest rooms.</p>			C	C	C	P	P	P	P	P		P			S	P	P	A.7; A.9
<p>Hotel/Motel means an establishment used, maintained or advertised as a place where sleeping accommodations are supplied for short-term rent to tenants, in which rooms are furnished for accommodation the temporary lodging of such guests and which exclude individual kitchen facilities.</p>																		

Section 2. The Pittsburgh Code, Title Nine, Zoning Code, Article V, Use Regulations, is hereby amended at Chapter 911, Section 911.04.A.8, Use Table, as follows:

(a) In Residential ~~and~~ Grandview Public Realm, **Hillside, Park** and EMI Districts

Bed and Breakfast (Limited) uses shall be subject to the following standards in all residential, **hillside, park** and Grandview Public Realm zoning districts:

Section 3. The Pittsburgh Code, Title Nine, Zoning Code, Article V, Use Regulations, is hereby amended at Chapter 911, Section 911.04.A.9, Use Table, as follows:

(a) In R2, RM, Grandview Public Realm, **Hillside, Park** and EMI Zoning Districts.

Bed and Breakfast (General) uses shall be subject to the following standards in the RT, RM, **Hillside, Park** and Grandview Public Realm Subdistricts: