

PDP 14-03

City of Pittsburgh



DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Date Filed:

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Office of the Zoning Administrator

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

(Zoning Use Only)

not pd

DEVELOPMENT REVIEW APPLICATION

The Development Review Application can be used for the following:

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

GENERAL INFORMATION

1. Property Owner Name: <u>UPMC Hospital</u>		Phone Number: <u>(412) 641.5311</u>	
Address: <u>260 Lothrop</u>	City: <u>Pittsburgh</u>	State: <u>PA</u>	Zip Code: <u>15219</u>
2. Applicant/Company Name: <u>NOVA</u>		Phone Number: <u>(412) 939.1622</u>	
Address: <u>PO Box 10331</u>	City: <u>Pittsburgh</u>	State: <u>PA</u>	Zip Code: <u>15237</u>
Applicant/Contractor ID: (assigned by the City)			
3. Development Name: <u>3119 Forbes Avenue</u>			
4. Development Location: <u>SAME</u>			
5. Development Address: <u>SAME</u>			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	<u>N/A</u>		
Present Use of Site: (Select from attached list)	<u>N/A</u>		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	<u>N/A</u>	Date Issued:	<u>N/A</u>
		Existing Use of Property:	<u>N/A</u>
8. Estimated Construction:	Start Date: <u>ASAP</u>	Occupancy Date: <u>1 / 1 / N/A</u>	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):

10. Select the Type of Work:

New Construction, New Renovation, Interior

New Construction, Renovation, Exterior

Change in Use Only Renovation, Change in Use

Demolition

11. Describe the Development:

N/A

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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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: 14,475 sq ft
 Existing to be Retained: — sq ft
 Retained Area to be Renovated: — sq ft
 To be Constructed: — sq ft
 Building Footprint: 7 sq ft

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	<u>3</u>	<u>14,475</u>	<u>N/A</u>	
Proposed Addition/Extension				

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

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

17. Lot Area: 14,475 sq ft

18. On Site Parking: N/A

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

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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DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

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DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

For reference in answering Items 21-24, please refer to the Pittsburgh Water and Sewer Authority's Procedures Manual for Developers (available at www.pch2o.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>N/A</u>	New Water Service Connection(s)	<u>1</u>	Termination of Existing Water Service Tap(s)
<u>N/A</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 CEASES

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:

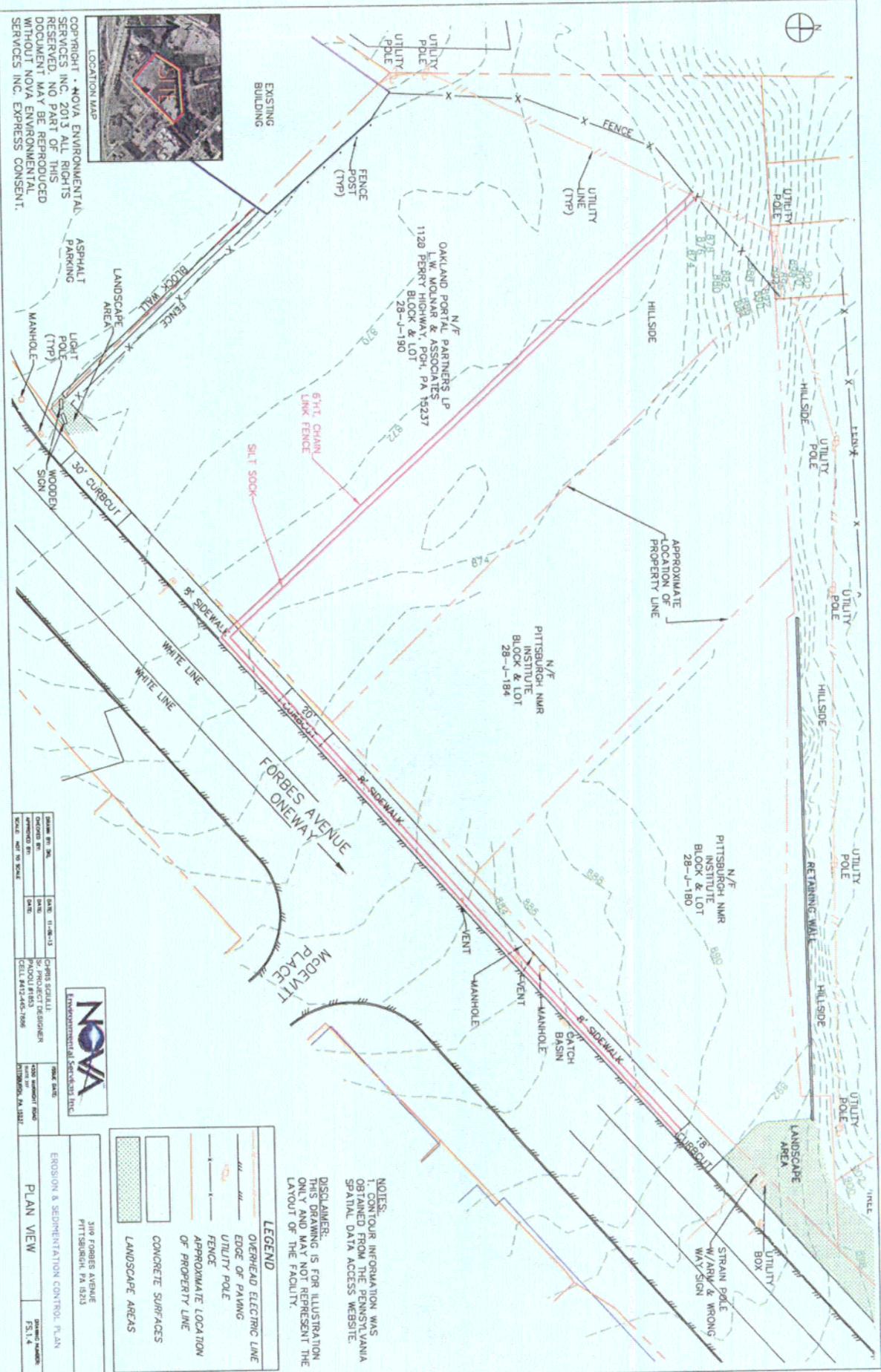
- Applicant requests to change or designate the name of a City Street.
- The proposed work includes a private structure (e.g. deck, porch, awning, sign, etc.) encroaching on a City dedicated right-of-way.
- Modification or reconstruction of City curbs.
- Design and construction of a new street where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

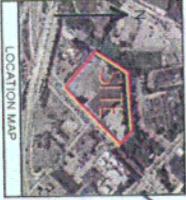
Yes No

Applicant Signature:

ngi
919



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DATE	11-06-13
BY	CS/S
SCALE	AS SHOWN

PROJECT	310 FORBES AVENUE
CLIENT	NOVA ENVIRONMENTAL SERVICES INC.
CELL	412-245-7298



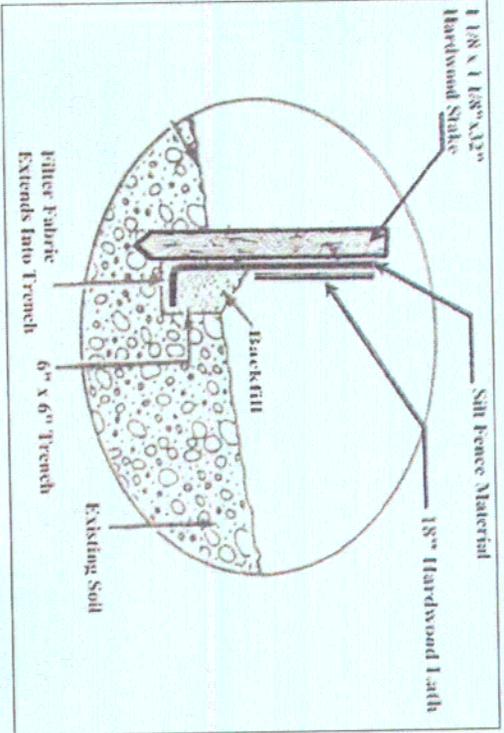
PROJECT	310 FORBES AVENUE
CLIENT	NOVA ENVIRONMENTAL SERVICES INC.
CELL	412-245-7298

	OVERHEAD ELECTRIC LINE
	EDGE OF PAVING
	UTILITY POLE
	FENCE
	APPROXIMATE LOCATION OF PROPERTY LINE
	CONCRETE SURFACES
	LANDSCAPE AREAS

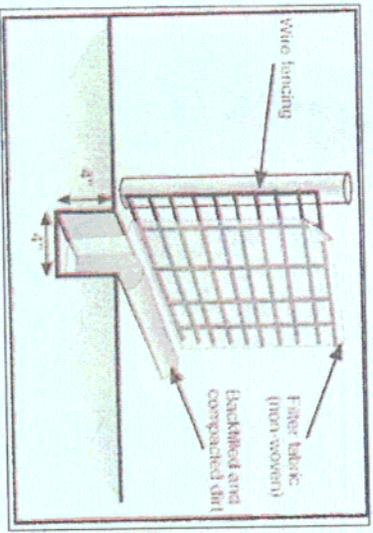
NOTES:
 1. CONTOUR INFORMATION WAS OBTAINED FROM THE PENNSYLVANIA SPATIAL DATA ACCESS WEBSITE.

DISCLAIMER:
 THIS DRAWING IS FOR ILLUSTRATION ONLY AND MAY NOT REPRESENT THE LAYOUT OF THE FACILITY.

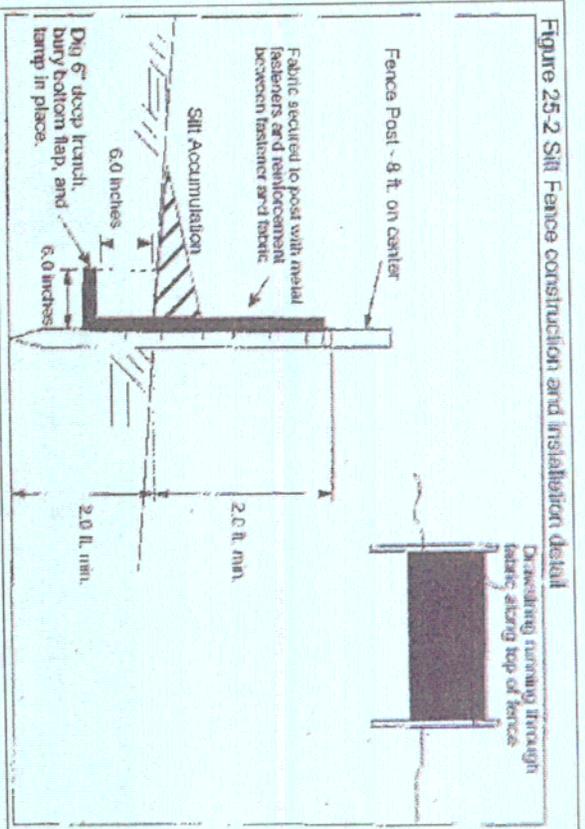
EROSION & SEDIMENTATION CONTROL PLAN
 PLAN VIEW
 11/14/13



SILT FENCE INSTALLATION DETAIL



FILTER FABRIC DETAIL



SILT FENCE CONSTRUCTION AND INSTALLATION DETAIL

EROSION & SEDIMENTATION NOTES:

1. INSTALL FENCING - NOVA'S E&S FENCING WILL BE INSTALLED AS FOLLOWS:

SILT FENCE, WITH WOOD STAKES 'X' HEIGHT ABOVE GRADE. THE FABRIC WILL BE INSTALLED SIX INCHES BELOW GRADE AND BACKFILLED TO PREVENT SIX INCHES BELOW GRADE. FILTER FABRIC WILL BE WOVEN AND NO WIRE WILL BE USED. THE NOTES ARE INCORRECT IN THE INSTALLATION NOVA'S E&S SPECIFICATIONS ARE AS FOLLOWS:

NOVA'S E&S SPECIFICATIONS ARE AS FOLLOWS:

HEIGHT ABOVE GRADE: 'X'

6" BELOW GRADE AND BACKFILLED

1 1/2" BELOW GRADE BLACK FABRIC - SILT SUPPORTS, WOOD STAKES.

	DATE: 11-08-13	DATE: 11-08-13	2109 FORBES AVENUE PITTSBURGH, PA 15213
	CHECKED BY: [] DRAWN BY: []	DATE: [] DATE: []	
PROJECT DESIGNER: CELL: 412-246-7166	CHECK DATE: DATE: []	DATE: [] DATE: []	EROSION & SEDIMENTATION CONTROL DETAILS PLAN VIEW
PROJECT DESIGNER: CELL: 412-246-7166	DATE: [] DATE: []	DATE: [] DATE: []	PROJECT NUMBER: ES1.3

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PDP 14-04

City of Pittsburgh



DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Date Filed:

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not
pd

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: <u>University of Pgh</u>		Phone Number: ()	
Address: <u>3400 Forbes</u> City: <u>Pittsburgh</u>		State: <u>PA</u>	Zip Code: <u>15260</u>
2. Applicant/Company Name: <u>NOVA</u>		Phone Number: <u>(412) 939.1622</u>	
Address: <u>PO Box 10331</u> City: <u>Pittsburgh</u>		State: <u>PA</u>	Zip Code: <u>15237</u>
Applicant/Contractor ID: (assigned by the City)			
3. Development Name: <u>118 Craft Avenue</u>			
4. Development Location: <u>Same</u>			
5. Development Address: <u>Same</u>			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	<u>N/A</u>		
Present Use of Site: (Select from attached list)	<u>N/A</u>		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	<u>N/A</u>	Date Issued:	<u>N/A</u>
		Existing Use of Property:	<u>N/A</u>
8. Estimated Construction:	Start Date: <u>ASAP</u>	Occupancy Date: <u>1 / 1 N/A</u>	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):

10. Select the Type of Work:

New Construction, New Renovation, Interior

New Construction, Renovation, Exterior

Change in Use Only Renovation, Change in Use

Demolition

11. Describe the Development:

N/A

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

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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: 4800 sq ft
 Existing to be Retained: X sq ft
 Retained Area to be Renovated: X sq ft
 To be Constructed: X sq ft
 Building Footprint: X sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	<u>3</u>	<u>3980</u>		
Proposed Addition/Extension				

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

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

17. Lot Area: 4800 sq ft

18. On Site Parking: N/A

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

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).
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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.pch2a.com).

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

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

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

YES NO CEASE

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

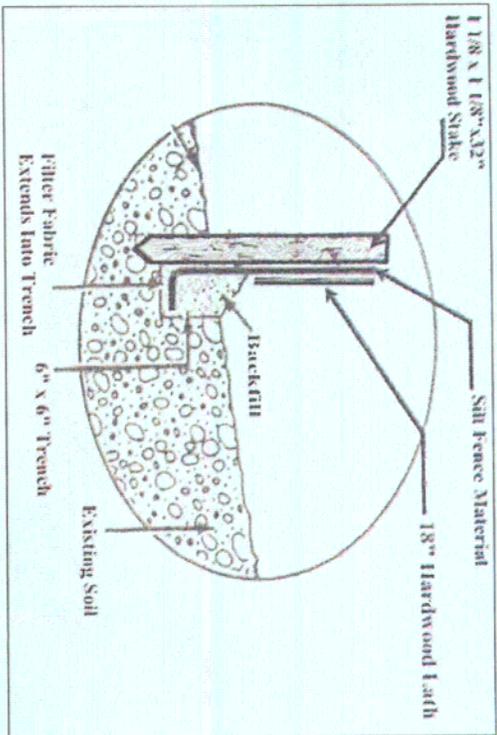
25. Please select the following items that apply to the proposed work:

- 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.

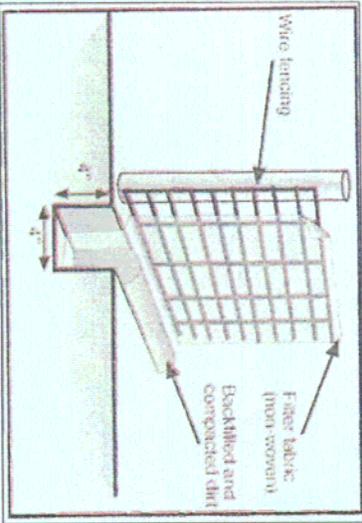
26. Applicant will be applying for a Visitability Tax Credit?

Yes No

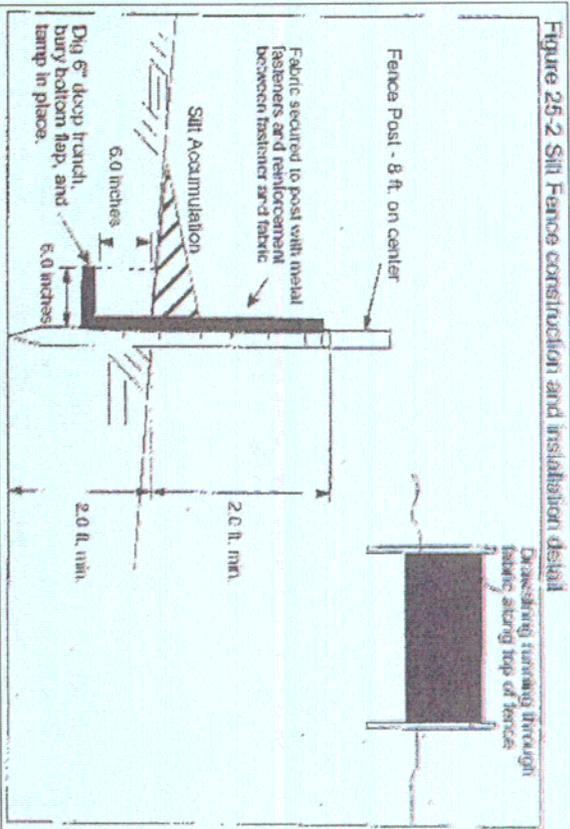
Applicant Signature:



SILT FENCE INSTALLATION DETAIL



FILTER FABRIC DETAIL



SILT FENCE CONSTRUCTION AND INSTALLATION DETAIL

EROSION & SEDIMENTATION NOTES:
 1. INSTALL FENCING - NOVA'S E&S FENCING WILL BE INSTALLED AS FOLLOWS:
 SILT FENCE, WITH WOOD STAKES 3' HEIGHT ABOVE GRADE. THE FABRIC WILL BE INSTALLED SIX INCHES BELOW GRADE AND BACKFILLED TO SUPPORT IT IN PLACES AS SHOWN BELOW. FILTER FABRIC WILL BE CORRECT AND USED. THE DIMENSIONS ARE INCORRECT THEREON. NOVA'S E&S SPECIFICATIONS ARE AS FOLLOWS:
 HEIGHT ABOVE GRADE: 3'
 6" BELOW GRADE AND BACKFILLED
 6" BELOW GRADE, BLACK FABRIC - SILT SUPPORTS, WOOD STAKES.

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	CHINA SQUALLI Sr. PROJECT DESIGNER CELL #610-460-7888	DATE: 11-28-13 DATE:	5149 FORBES AVENUE PITTSBURGH, PA 15225
	SCALE: NOT TO SCALE DATE:	DATE:	PLAN VIEW SHEET NUMBER: FS.1.5



**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		Phone Number: (412) 391-7171	
Address: 535 Smithfield St	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) TBD			
3. Development Name: Whole Foods Expansion			
4. Development Location: East Liberty			
5. Development Address: 5880 Centre Avenue, Pittsburgh, PA 15206			
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)	61, Grocery Store		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#: 83886	Date Issued: 10/17/2002	Existing Use of Property: Grocery Store	
8. Estimated Construction:	Start Date: 04/01 / 2014	Occupancy Date: 09/01 / 2014	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): 61, Same as Existing, Grocery

10. Select the Type of Work:

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

11. Describe the Development: Expand existing grocery store by constructing a two story addition on the front of the store.
Construct new parking deck above existing on grade parking lot. Parking deck is to connect to existing Eastside parking deck.

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: 1,400 sq ft
 Existing to be Retained: _____ sq ft
 Retained Area to be Renovated: 30,200 sq ft
 To be Constructed: 14,434 sq ft
 Building Footprint: 39,044 sq ft

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	1	33	2	40
Proposed Addition/Extension				

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

Parking Deck			1	20ft plus railings,lights, & bike racks etc.

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

17. Lot Area: 80,737 sq ft

18. On Site Parking: N/A

	Existing	Proposed
Full (8 1/2' x 19')	100	See Trans Associates
Compact (7 1/4' x 16')		Report
Handicap (13 1/2' x 19')	5	

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

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 (parking) 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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<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
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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.
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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:

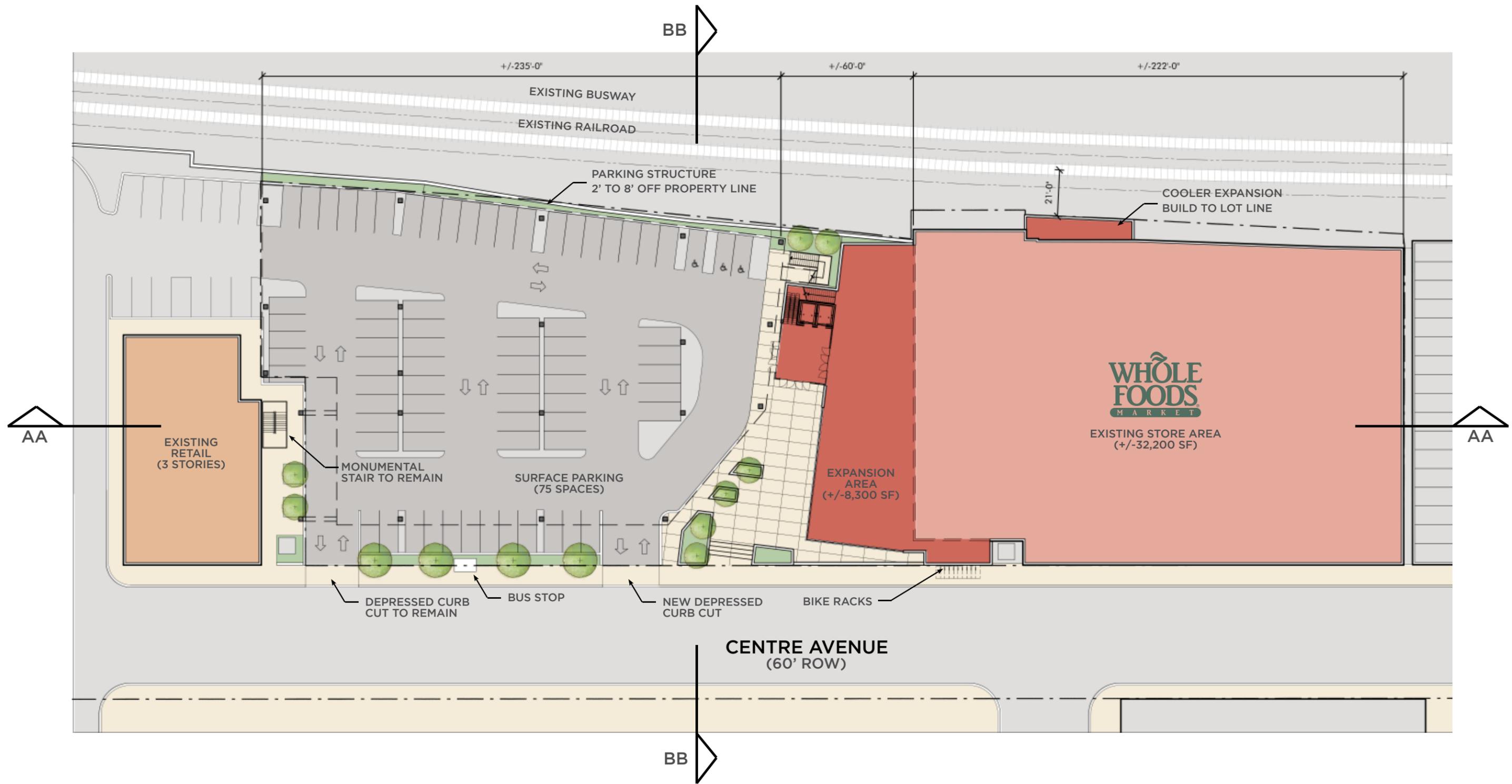


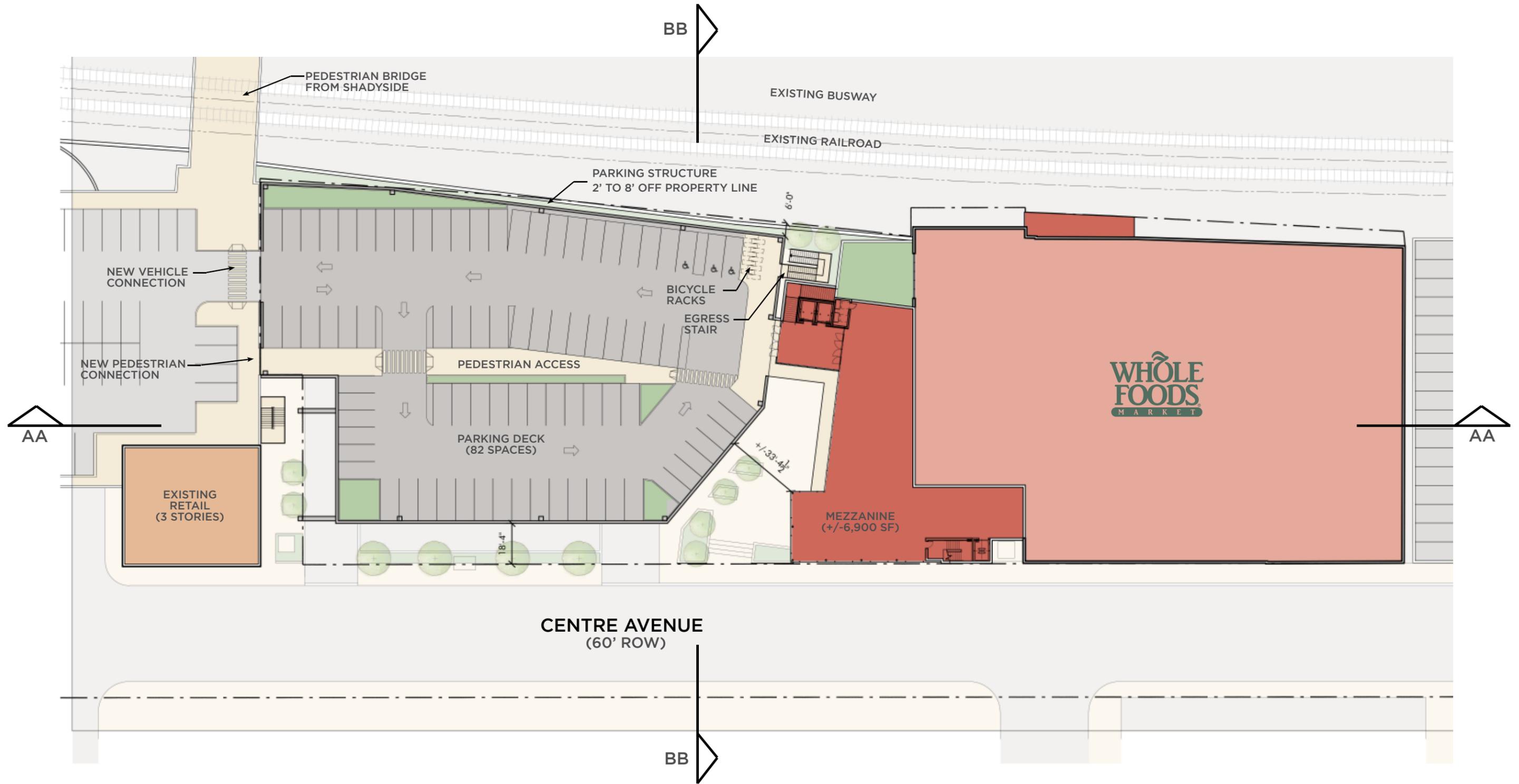
Whole Foods Market

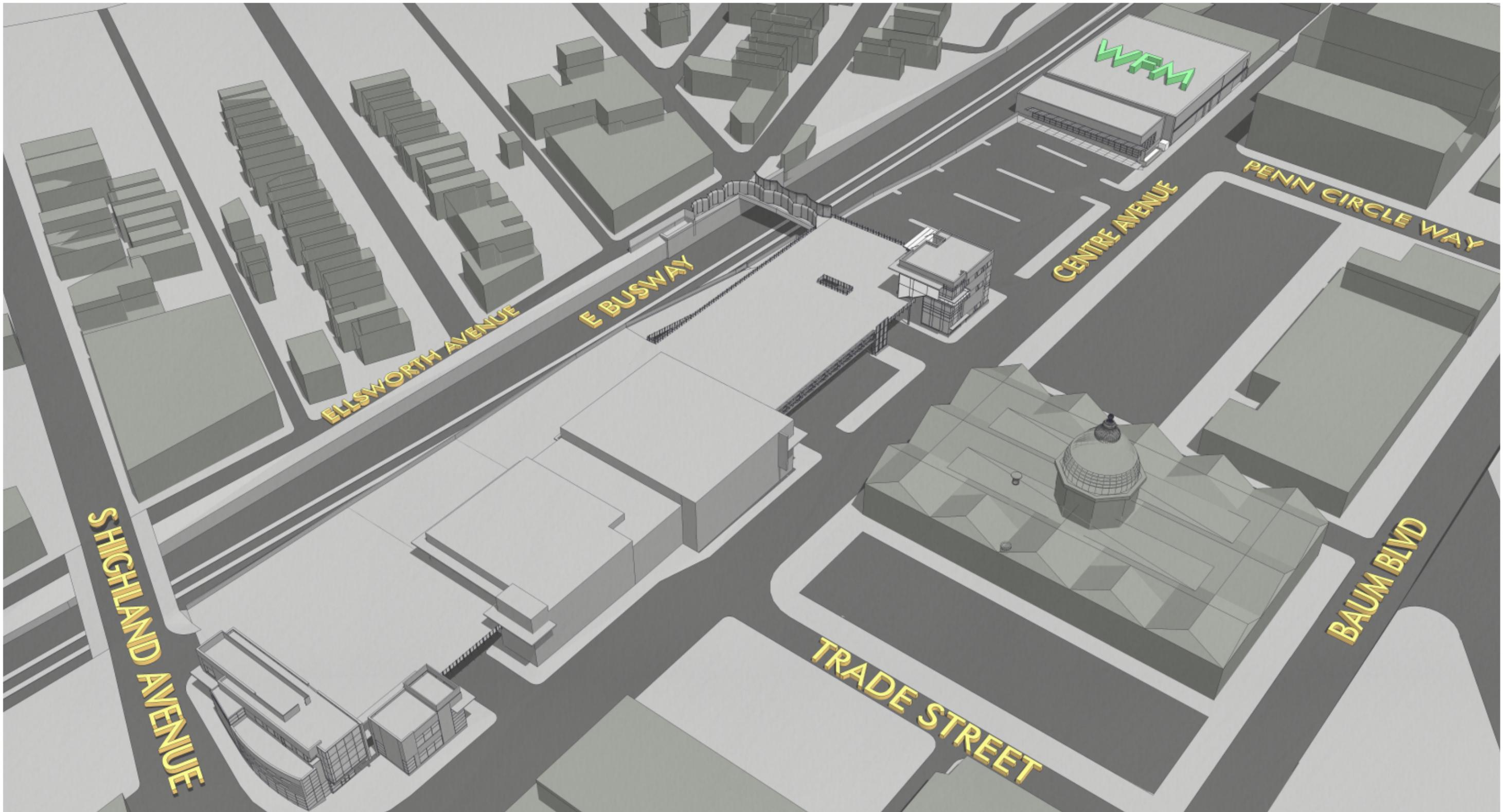
Pittsburgh, Pennsylvania

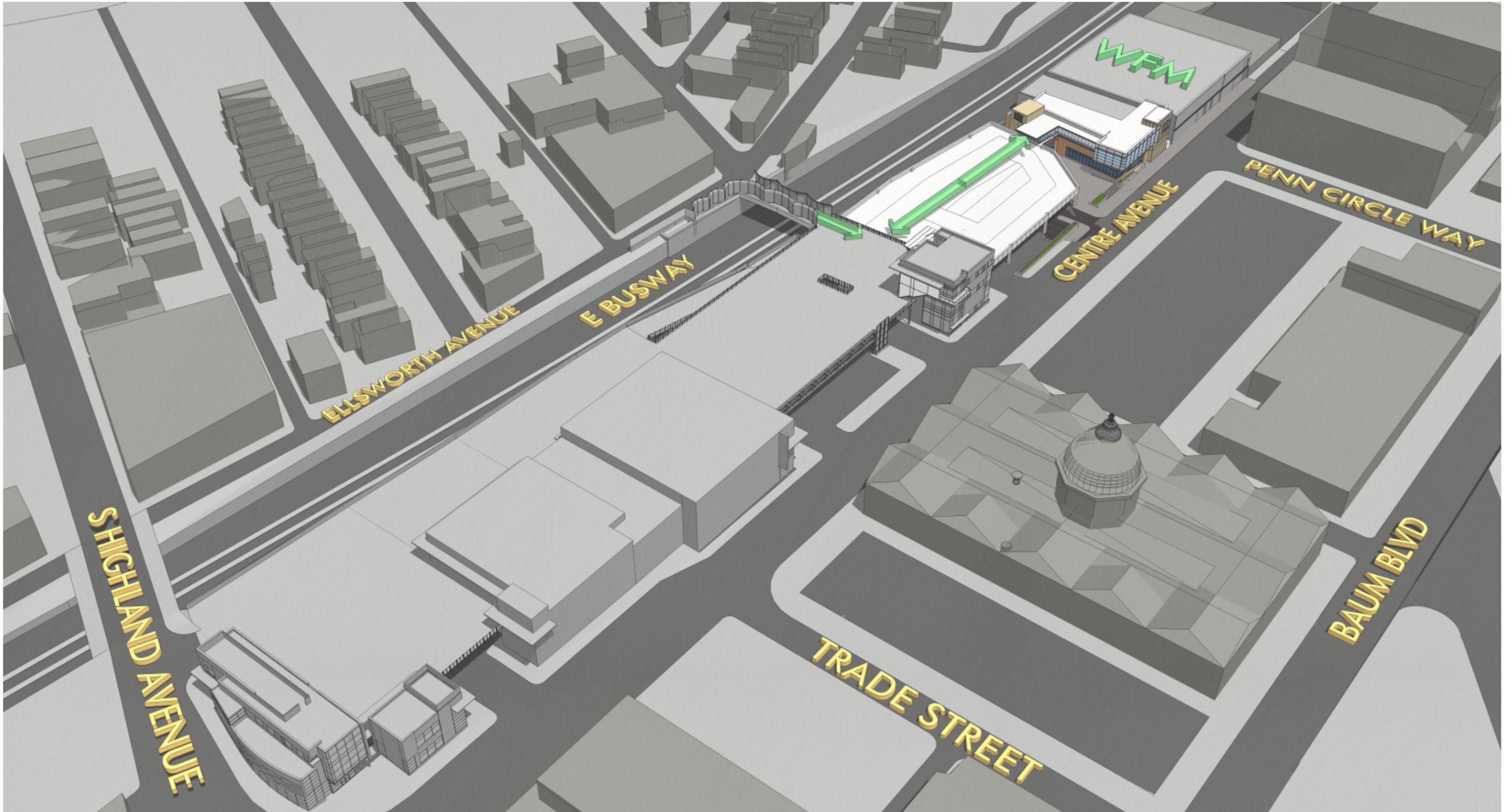
Existing Site Plan
Scale: N.T.S.





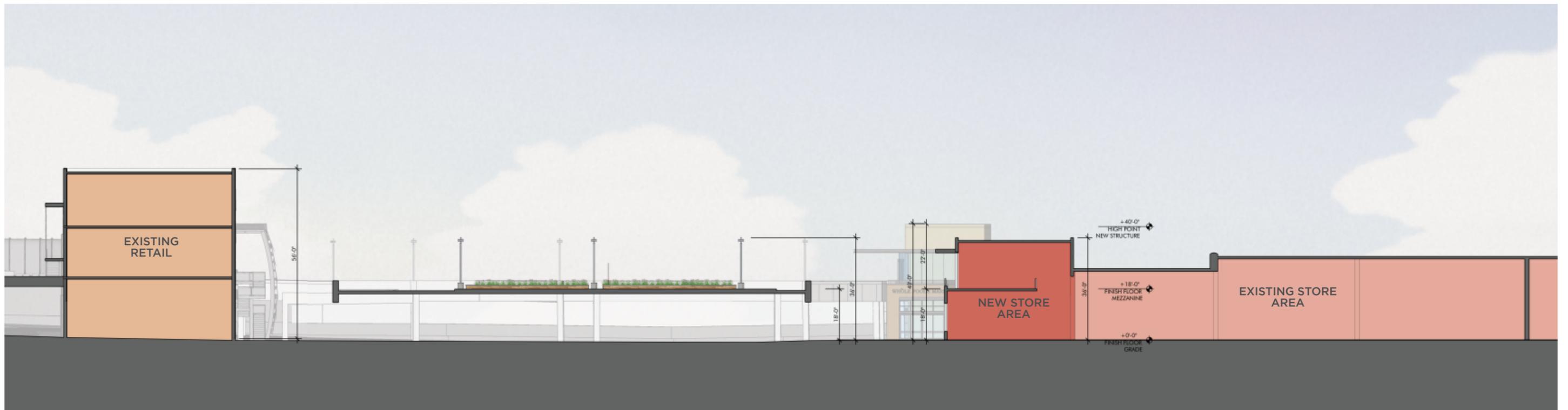








NORTH ELEVATION



NORTH SECTION AA



EAST ELEVATION



EAST SECTION BB



EXISTING WHOLE FOODS MARKET



VIEW FROM EAST PARKING DECK



PEDESTRIAN BRIDGE TO SHADYSIDE



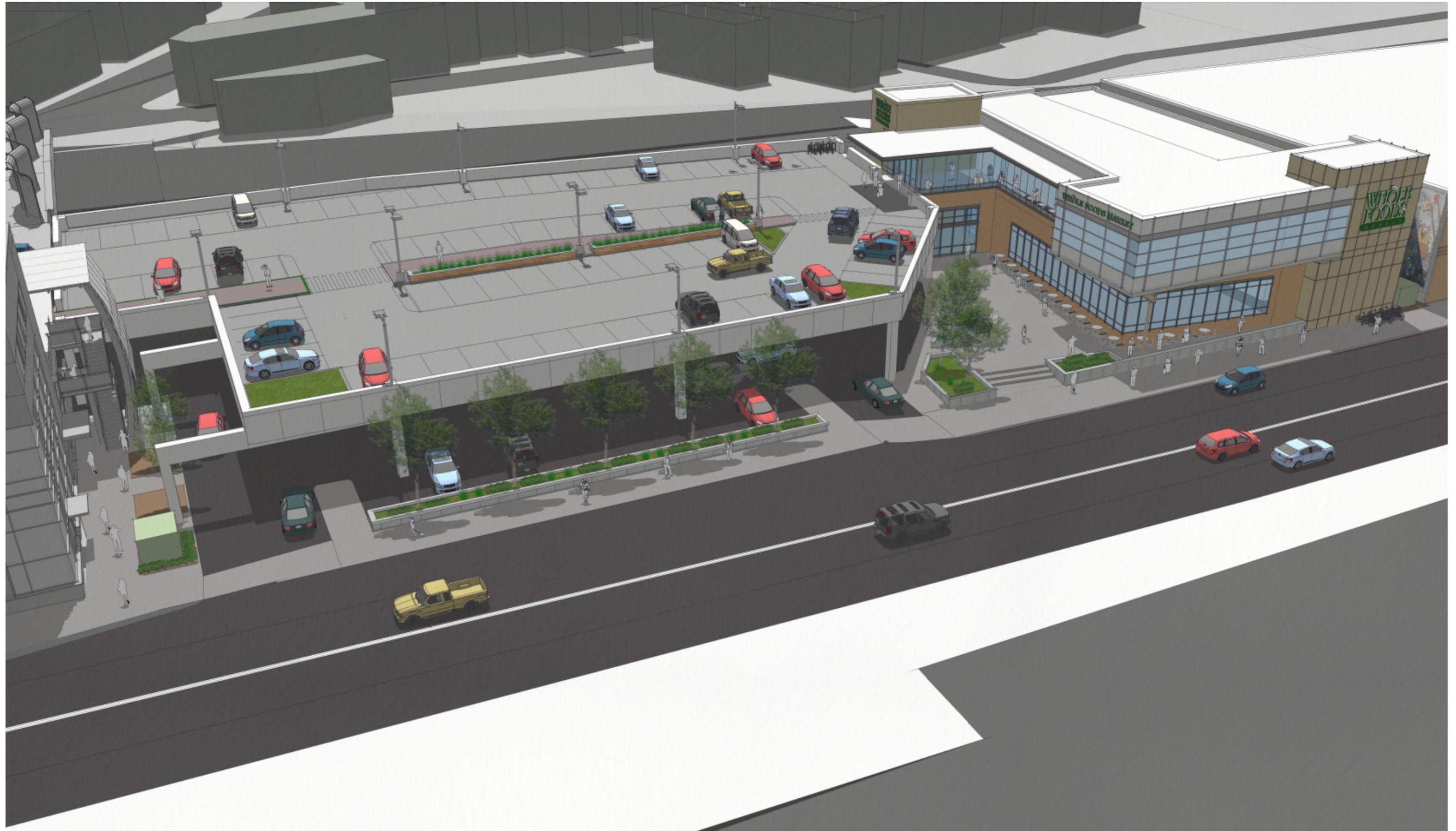
MONUMENTAL STAIR



EXISTING BUILDING



EXISTING RETAIL BUILDING

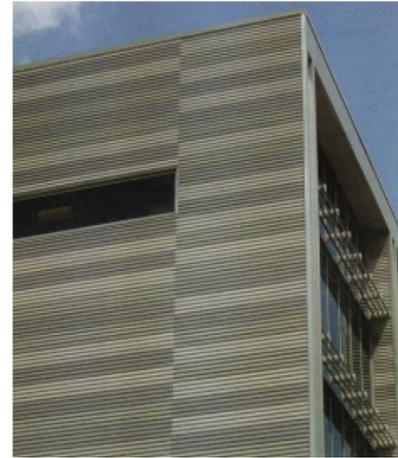




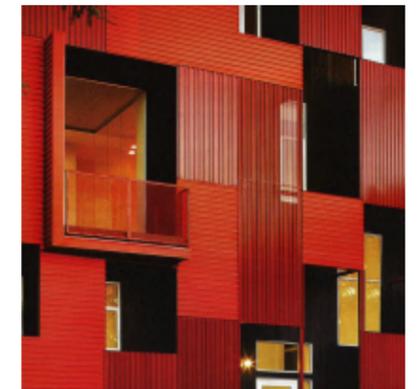




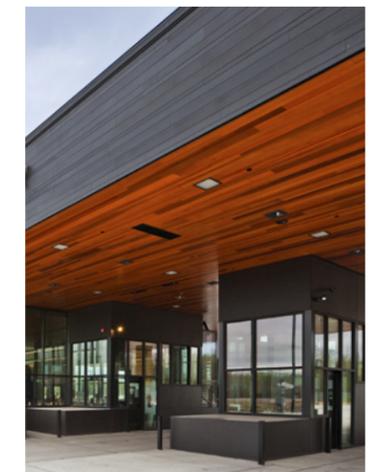




CORRUGATED METALS AND METAL PANELS

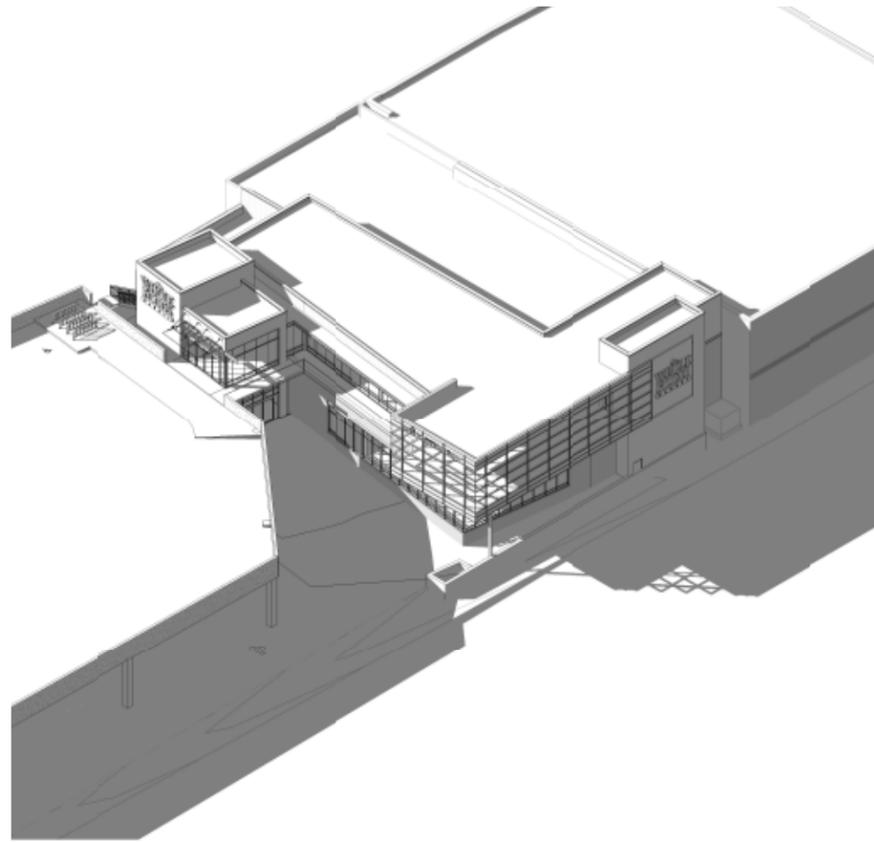


RAIN SCREENS - TERRACOTTA / METAL PANEL

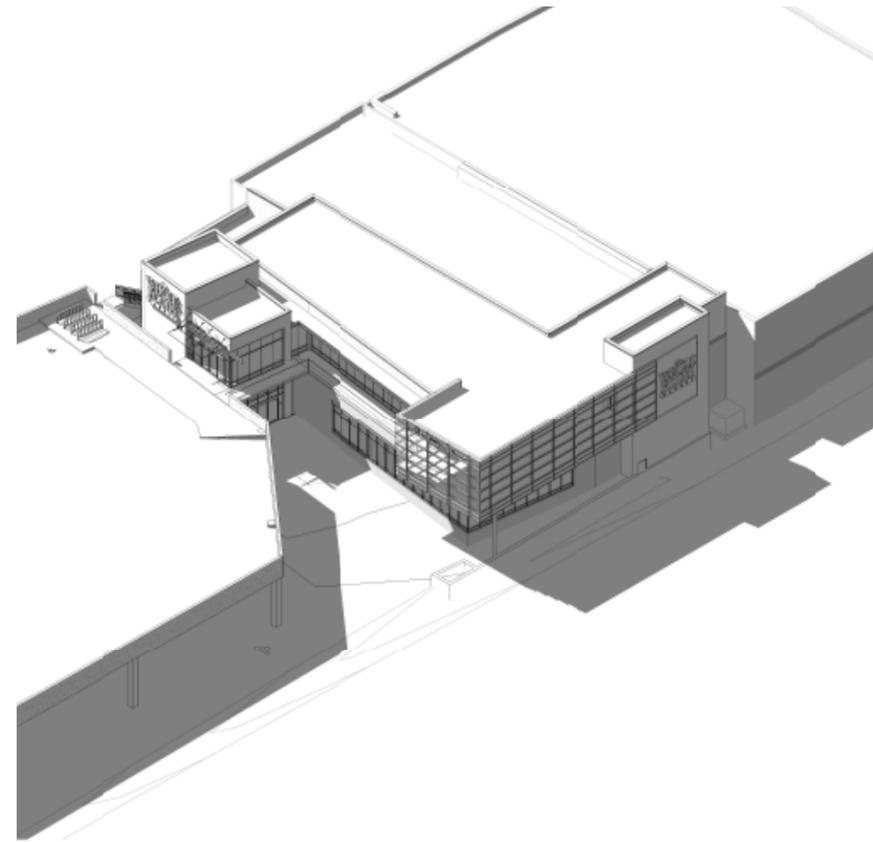


BRICKS AND TEXTURE

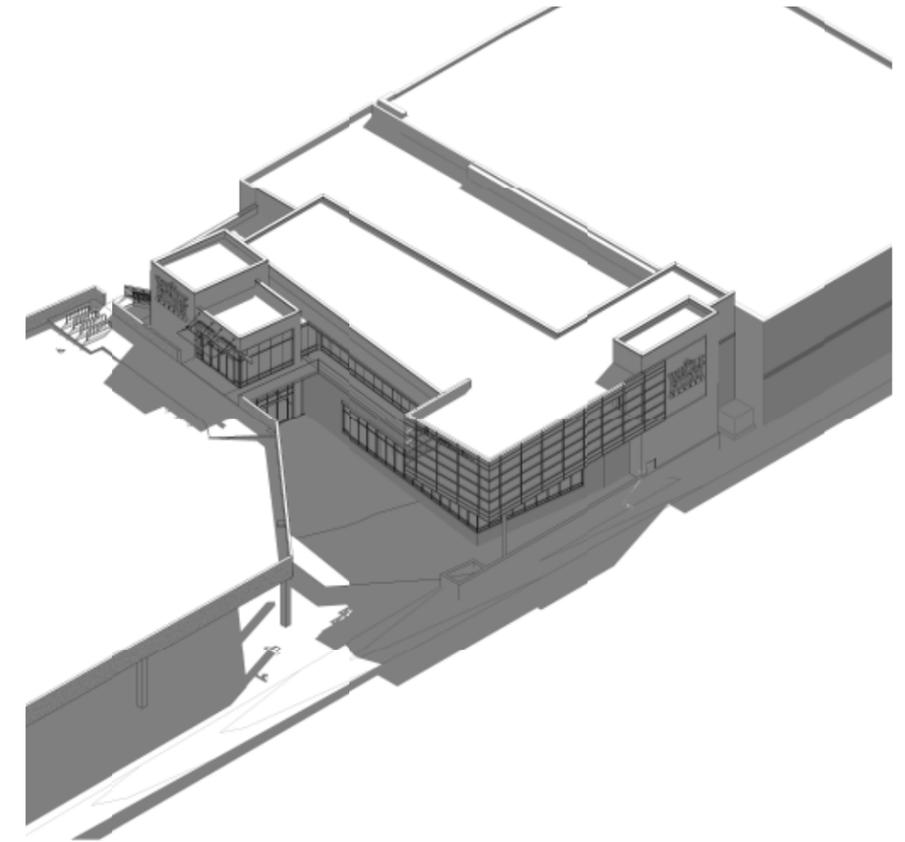
WOOD AND SCREENING



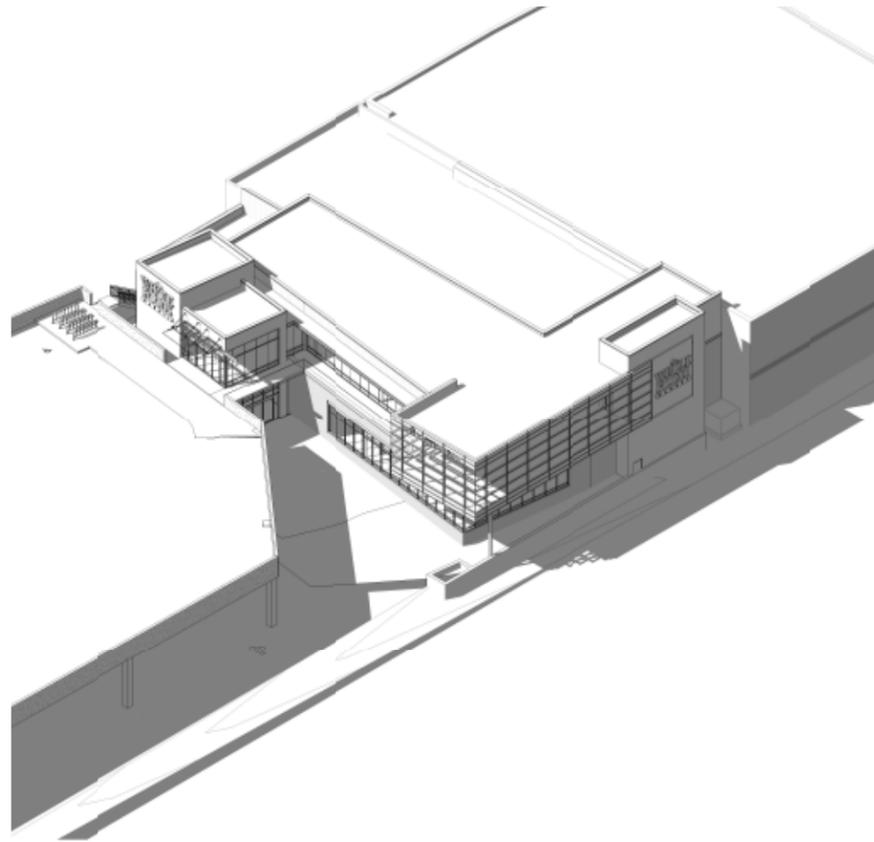
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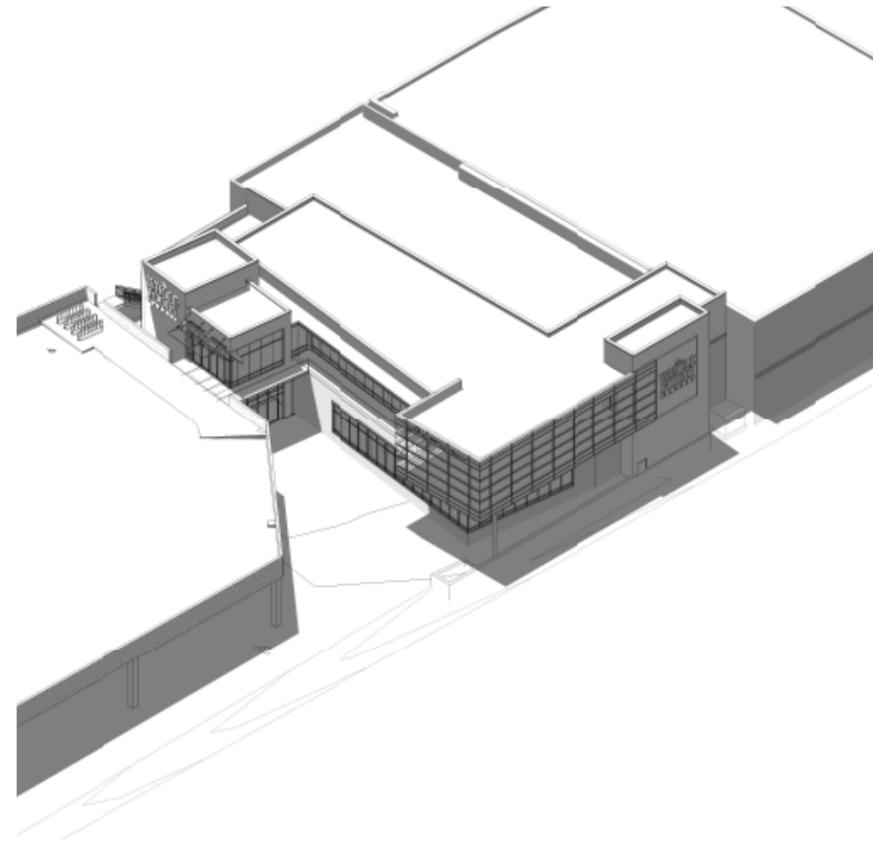
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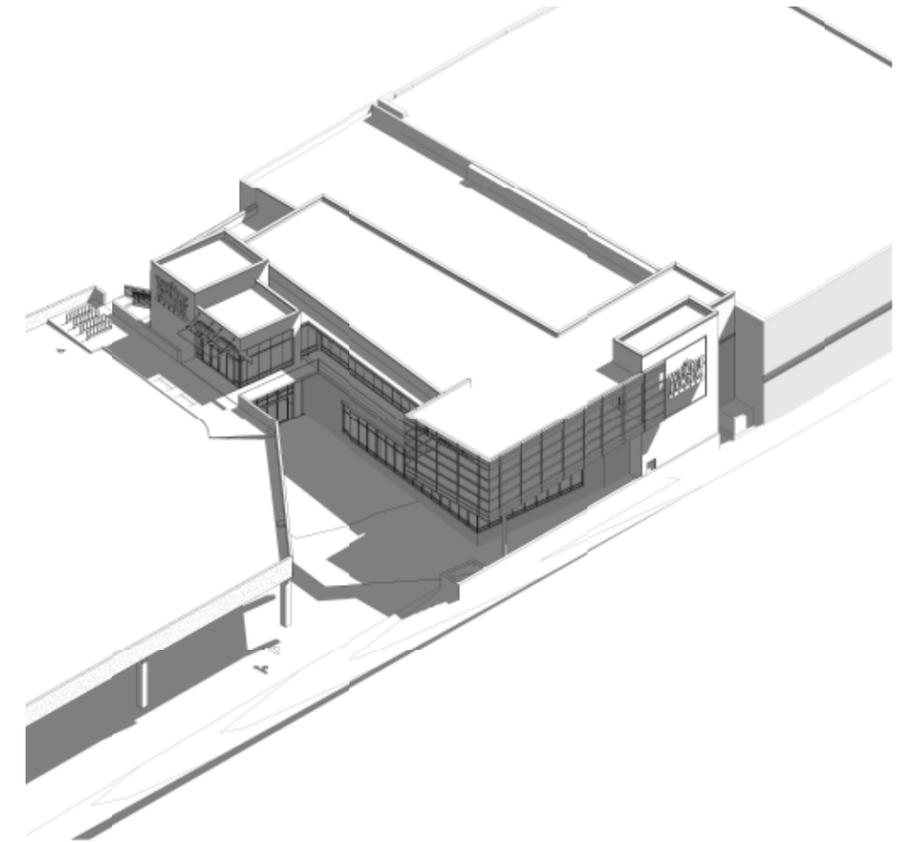
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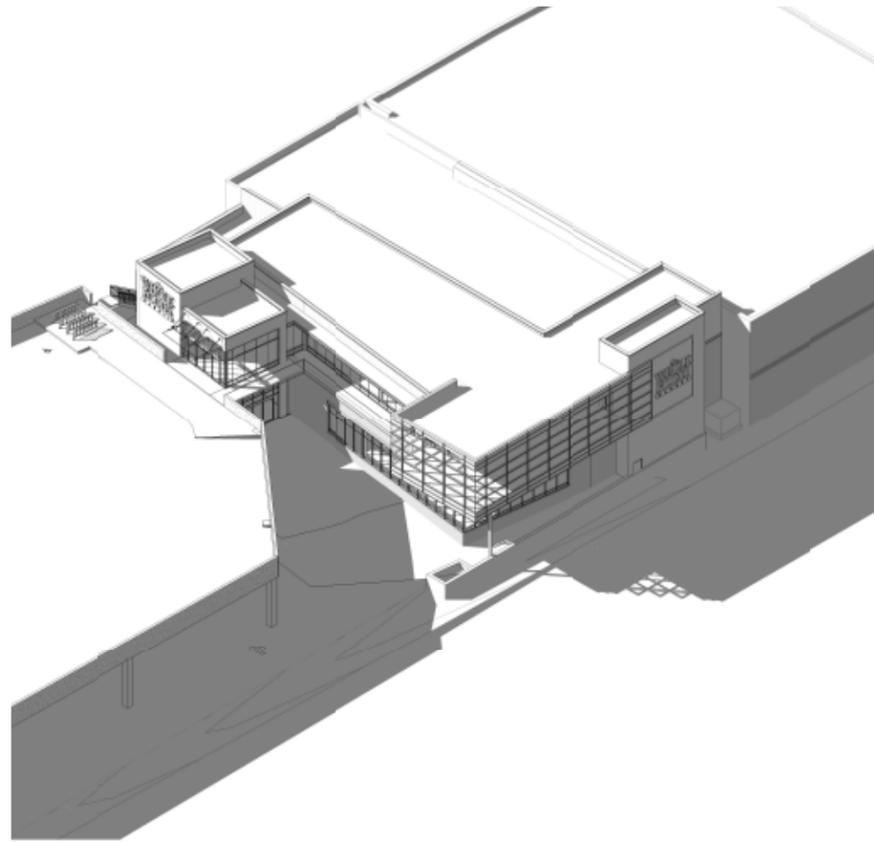
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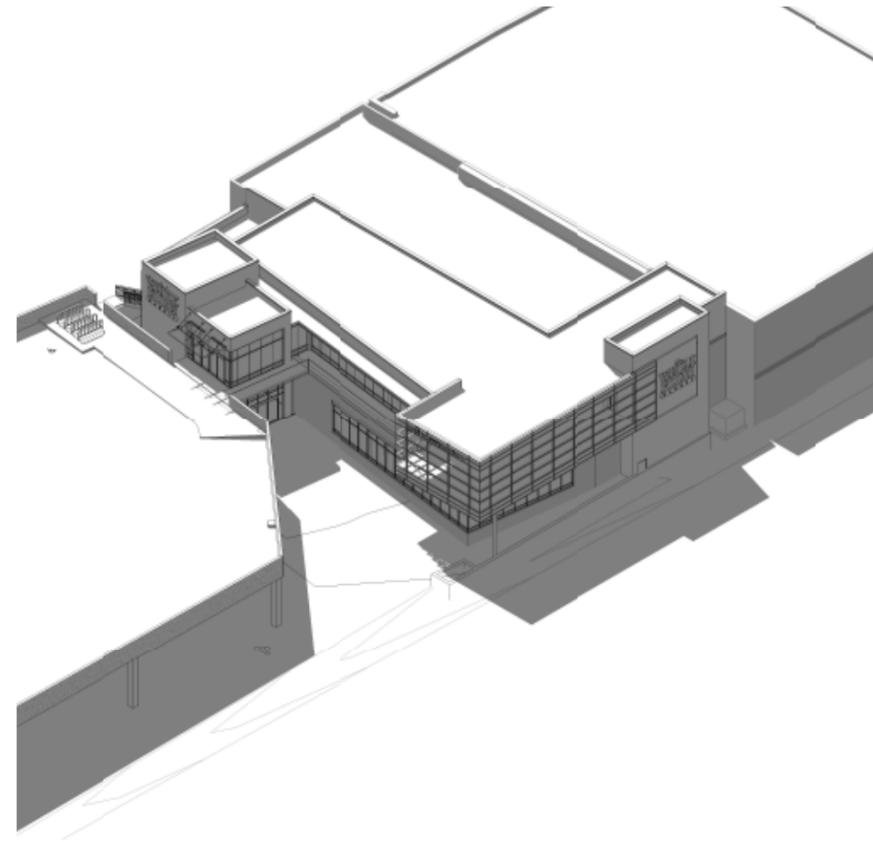
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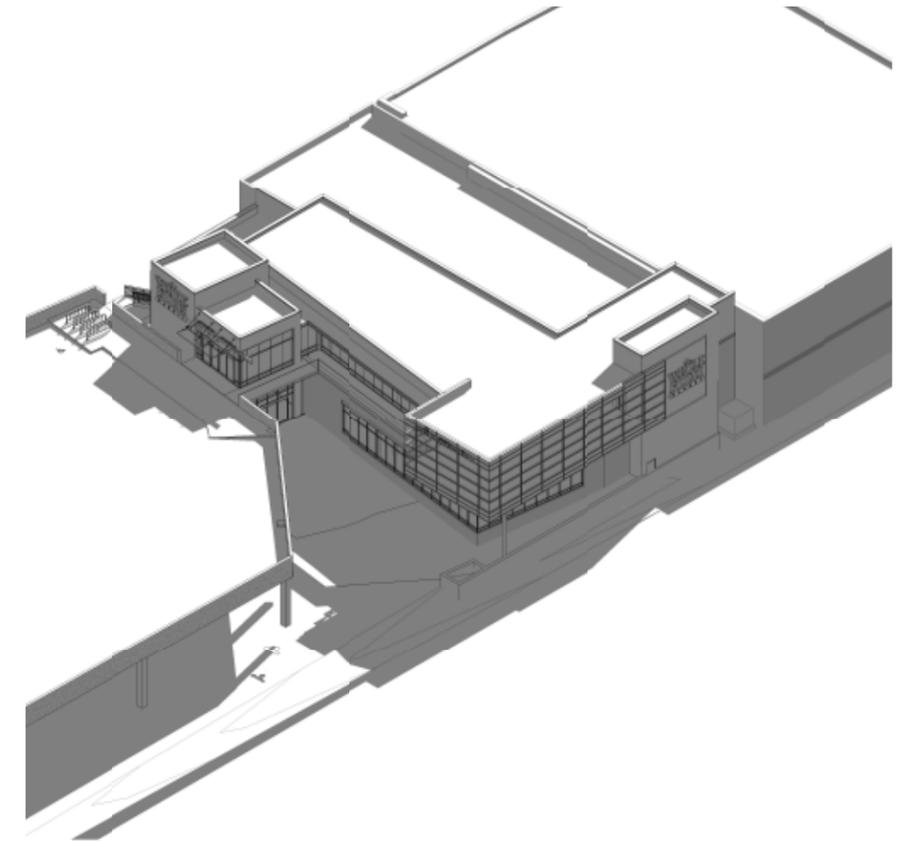
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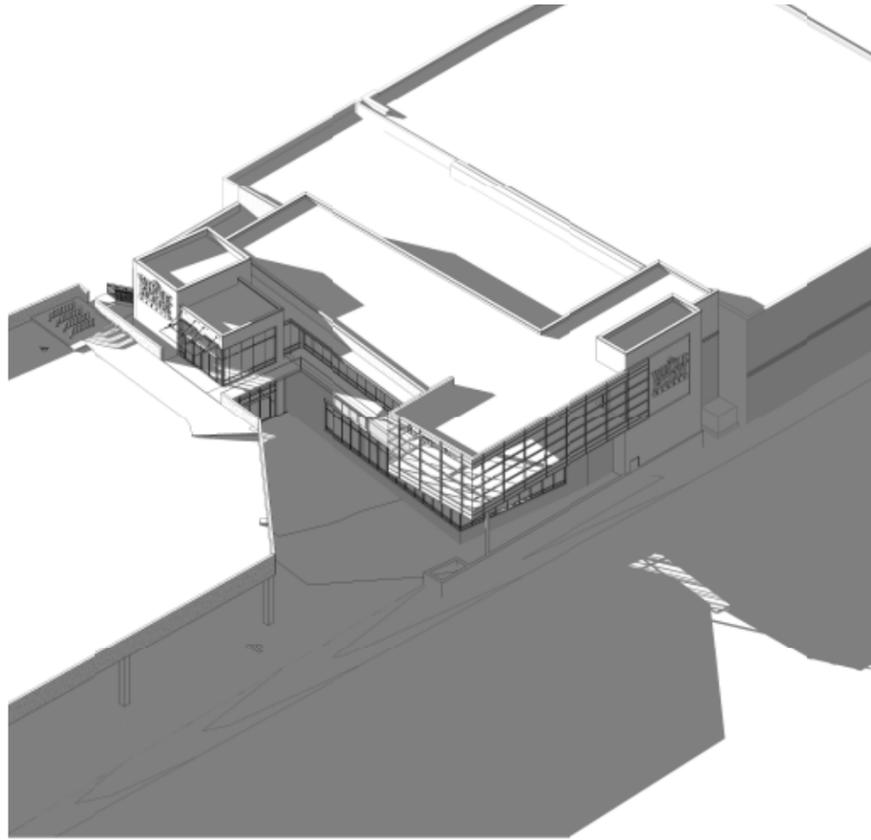
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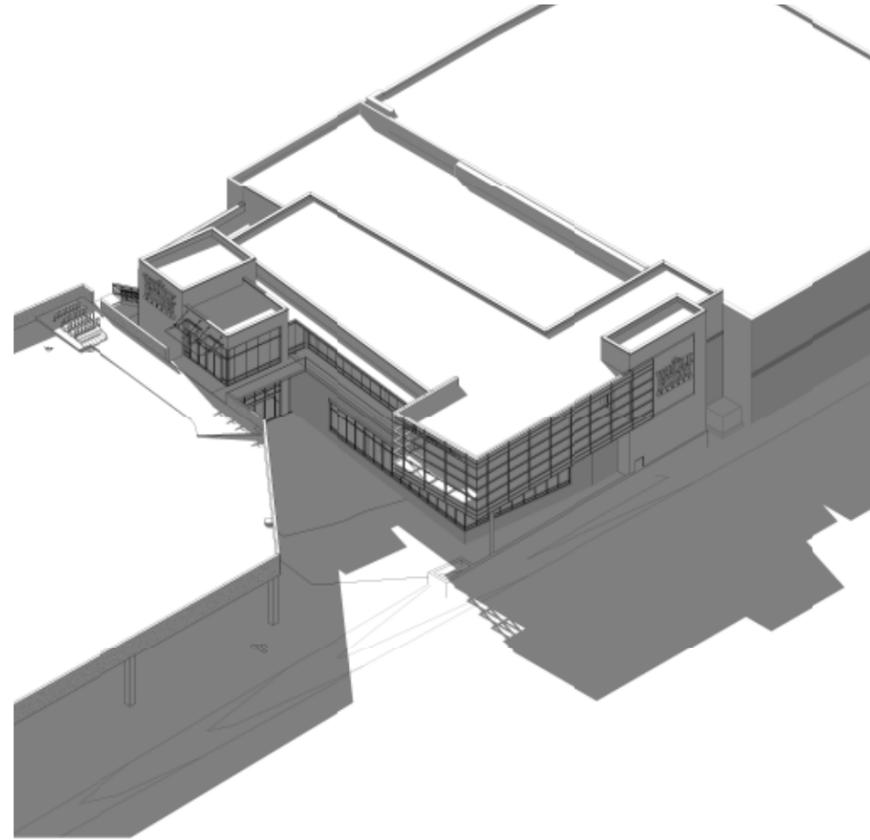
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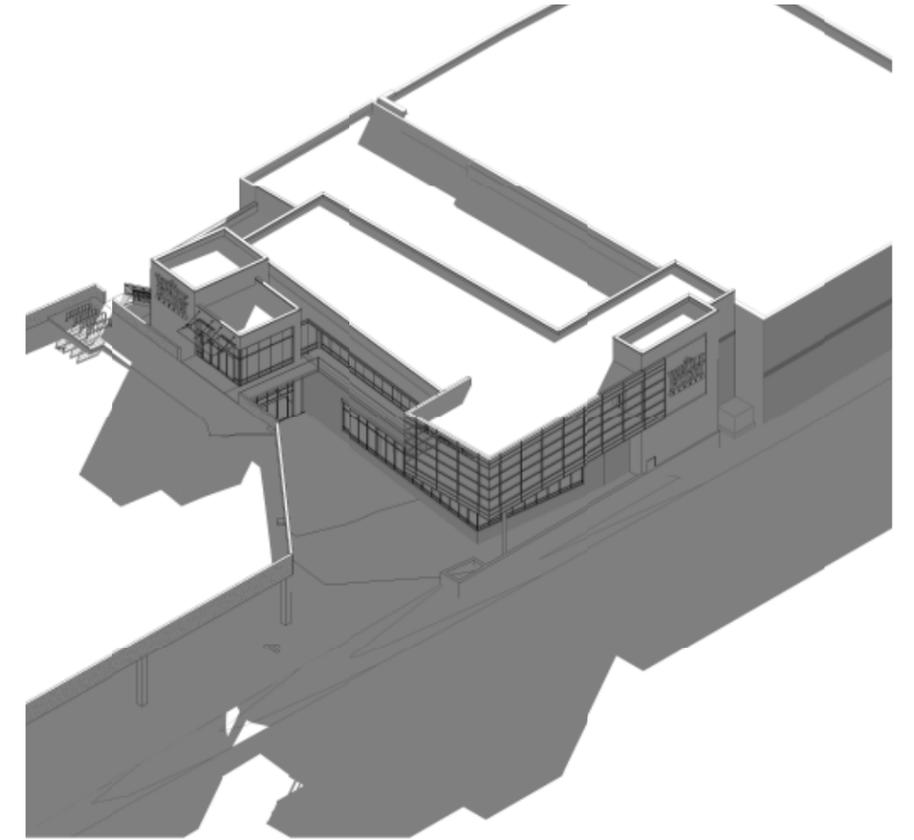
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12 PM



3 PM

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

Date Filed:

Office of the Zoning Administrator

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

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

The Development Review Application can be used for the following:

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

GENERAL INFORMATION

1. Property Owner Name: <i>Residences @ Wood Street</i>		Phone Number: ()	
Address: <i>425 6th Ave Suite 450</i>	City: <i>Pgh.</i>	State: <i>Pa.</i>	Zip Code: <i>15219</i>
2. Applicant/Company Name: <i>Sentry Mechanical</i>		Phone Number: <i>(412) 795-3040</i>	
Address: <i>1729 Leechburg</i>	City: <i>Pgh.</i>	State: <i>Pa.</i>	Zip Code: <i>15235</i>
Applicant/Contractor ID: (assigned by the City)			

3. Development Name:

4. Development Location:

5. Development Address: *300 Wood Street Pgh. Pa. 15222*

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

Proposed Zoning District:	<i>Office General # 82</i>
Present Use of Site: (Select from attached list)	<i>Office General # 82</i>

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

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

8. Estimated Construction:	Start Date: <i>1/1</i>	Occupancy Date: <i>1/1</i>	Project Cost: \$
----------------------------	------------------------	----------------------------	------------------

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to pittsburghpa.gov/dcp/zoning/ 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 type="checkbox"/> New Construction, New	<input checked="" 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:

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)**

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

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

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

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

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure				
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:

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

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

YES NO

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

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

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

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

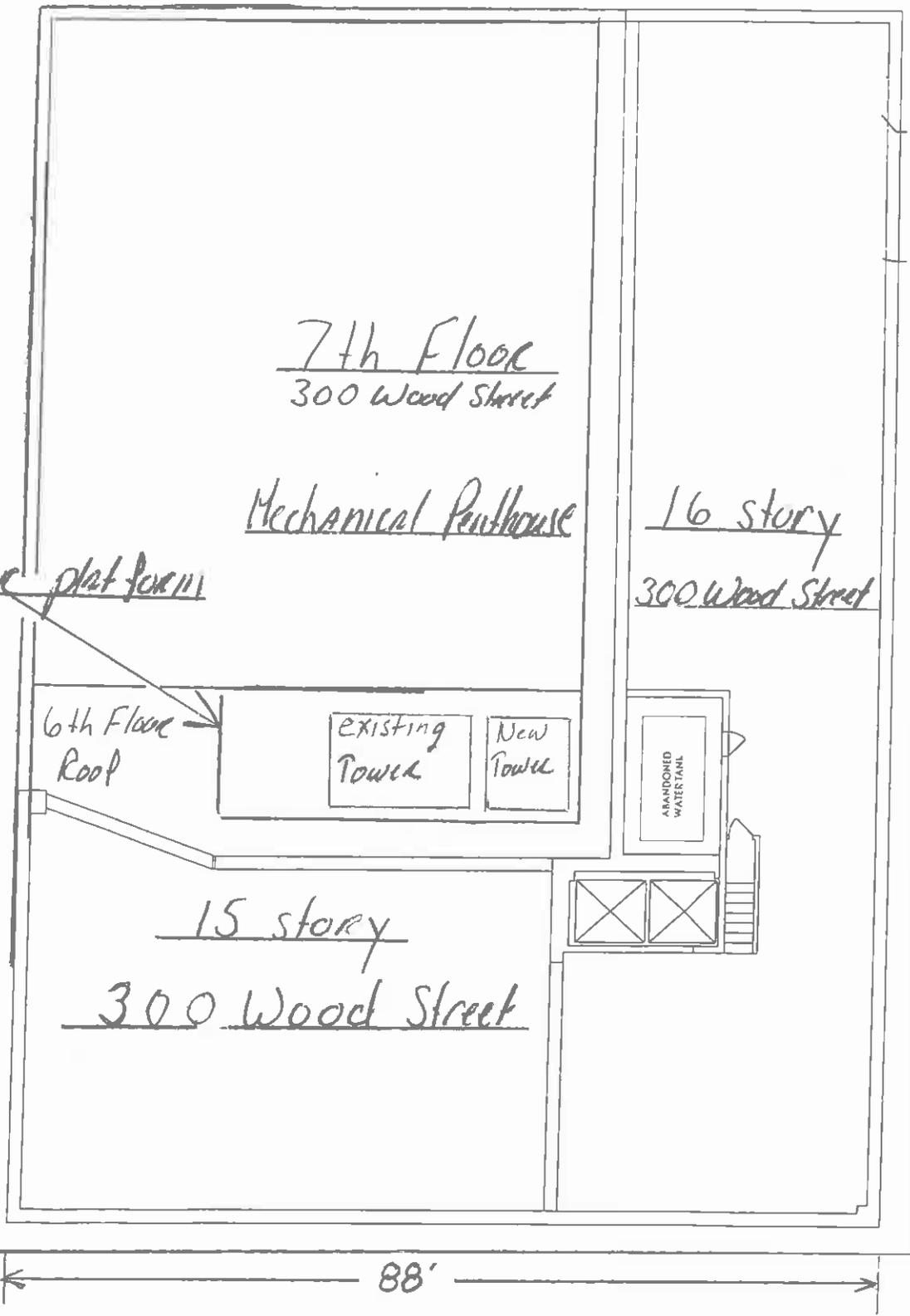
WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

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

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

Applicant Signature: _____



7th Floor
300 Wood Street

Mechanical Penthouse

16 story
300 Wood Street

Outdoor plat form

6th Floor
Roof

Existing
Tower

New
Tower

ABANDONED
WATER TANK

15 story
300 Wood Street

123'

3rd Avenue

88'

Wood Street

1/16" = 1'



The new cooling tower location is beside existing tower where the red dot of address is located.

6 Story Brick and Stone Building #319

Lot 1-A

Commonwealth Plan of Lots
P.B.V.-203, Page-61

20 Story Brick
and Stone Building
#316

Lot 1-C

Commonwealth Plan of Lots
P.B.V.-203, Page-61

3 Story Brick and Stone Building

S 27°12'15" W
85.95'

315

316

15 Story Brick
and Stone Building
#300

86.00'
S 27°12'15" W

S 63°47'15" E
120.68'

Now or Formerly
Pittsburgh Spruce Street Properties
21 Story Stone Building #300

THIRD AVENUE - 40.05'

Asphalt Surface



WOOD STREET

Asphalt Surface



SURVEY OF PROPERTY
MADE FOR
THE RESIDENCES AT WOOD STREET
also known as **WOOD STREET COMMONS**

SITUATE IN
COLONEL WOODS PLAN OF THE TOWN OF PITTSBURGH (UNRECORDED)
CITY OF PITTSBURGH - 1st. WARD - ALLEGHENY COUNTY

JOB No. B - 16988

PENNSYLVANIA

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EMPIRE BLDG., SUITE ONE
678 - 4403

McKEESPORT, PENNSYLVANIA 15131
FAX No. 678 - 7603

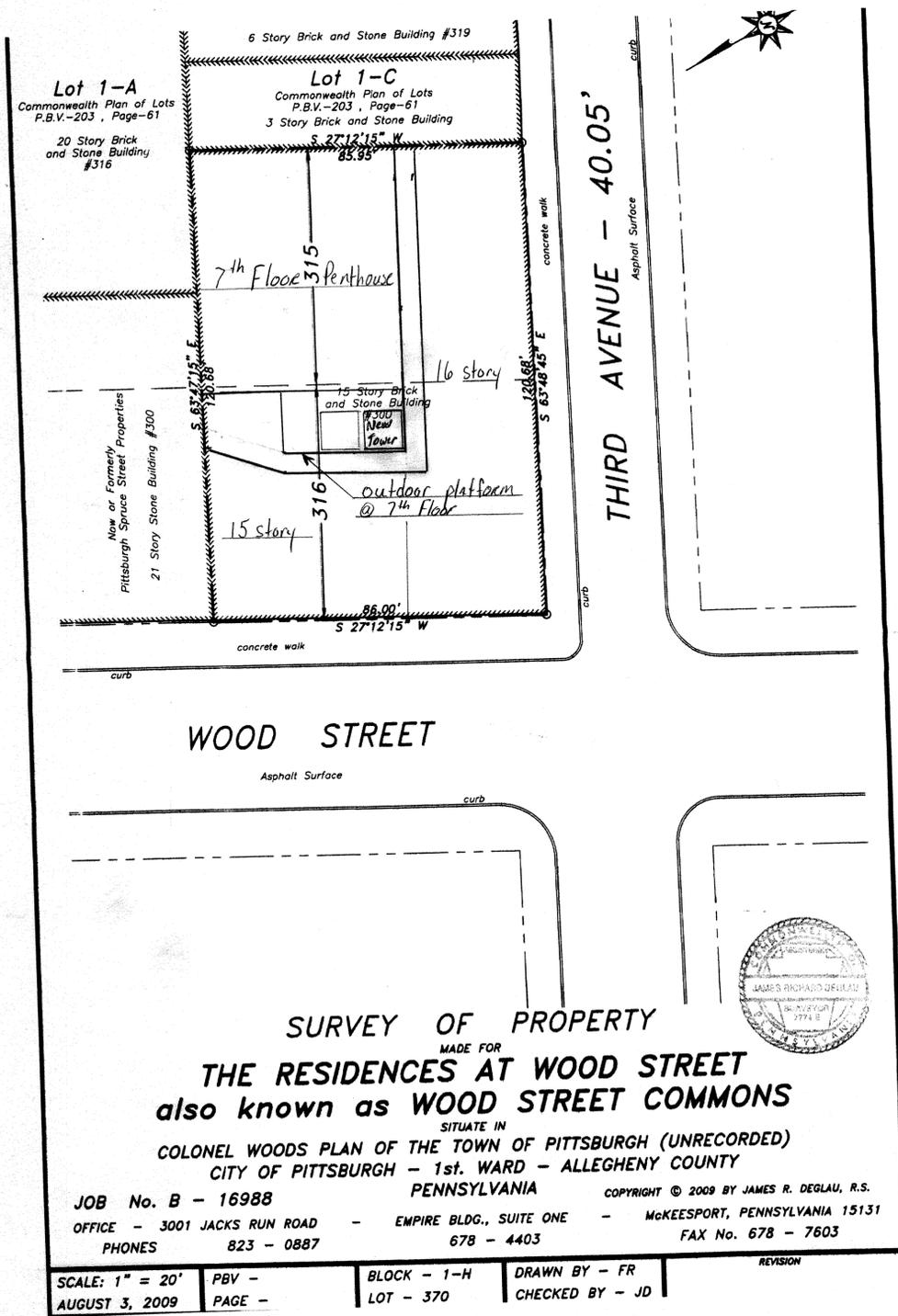
SCALE: 1" = 20'
AUGUST 3, 2009

PBV -
PAGE -

BLOCK - 1-H
LOT - 370

DRAWN BY - FR
CHECKED BY - JD

REVISION



WOOD STREET
Asphalt Surface

THIRD AVENUE - 40.05'
Asphalt Surface

SURVEY OF PROPERTY
MADE FOR
THE RESIDENCES AT WOOD STREET
also known as **WOOD STREET COMMONS**



SITUATE IN
COLONEL WOODS PLAN OF THE TOWN OF PITTSBURGH (UNRECORDED)
CITY OF PITTSBURGH - 1st. WARD - ALLEGHENY COUNTY

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 PHONES 823 - 0887 678 - 4403 FAX No. 678 - 7603

SCALE: 1" = 20'	PBV -	BLOCK - 1-H	DRAWN BY - FR
AUGUST 3, 2009	PAGE -	LOT - 370	CHECKED BY - JD

REVISION