



**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: Liberty Avenue Holdings, LLC		Phone Number: (412) 773-8173	
Address: 625 Liberty Avenue Suite 395	City: Pittsburgh	State: PA	Zip Code: 15222
2. Applicant/Company Name: The Design Alliance		Phone Number: (412) 261-0660	
Address: 535 Smithfield St Suite 2400	City: Pittsburgh	State: PA	Zip Code: 15222
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: N/A			
4. Development Location: Near the intersection of 7th and Liberty Avenues			
5. Development Address: 625 Liberty Avenue, Pittsburgh PA 15222			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	N/A		
Present Use of Site: (Select from attached list)	Office (General)		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property:	
8. Estimated Construction:	Start Date: 5 / 15 / 2014	Occupancy Date: 9 / 1 / 2014	Project Cost: \$1,900,000.00

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

9. Proposed Use of Site (Select from attached list): No change in use proposed

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: The scope of work includes the removal of the exiting plaza planters, pavers and waterproofing and replacement with new. Additionally the existing entrance gate will be modified to make it larger and more inviting with the addition of an entrance arbor.

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: _____ sq ft
 To be Constructed: _____ sq ft
 Building Footprint: _____ sq ft

15. Height of Structures:	<u>Existing</u>		<u>Proposed</u>	
	<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>
Main Structure	32	430	N/A	N/A
Proposed Addition/Extension				

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

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

17. Lot Area: 1.1208 Acres sq ft

18. On Site Parking: N/A

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

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

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

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



NOTE: 1. OUTLINED AREAS ILLUSTRATE AREAS OF PLAZA PAVER REPLACEMENT.
2. SEE ASK-2 FOR KEYED VIEWS A, B, C, D, E & F.

1 EXISTING PANARAMIC VIEW OF PLAZA (LOOKING EAST)
ASK-1 SCALE: NOT TO SCALE

EQT PLAZA
PLAZA RENOVATION

625 LIBERTY AVENUE
PITTSBURGH, PA

SCALE: NOT TO SCALE

DATE: 02/20/2012

PROJ. #: 05004.47

DRAWN BY: GVM

REV. Δ:

REV. Δ:

REV. Δ:

EXISTING
PANARAMIC
VIEW OF PLAZA

ASK-1



1 EXISTING PLANTER

ASK-2 IMAGE "A" ON ASK-002



2 VIEW FROM NORTHEAST CORNER

ASK-2 IMAGE "B" ON ASK-002



3 VIEW FROM SOUTHEAST CORNER

ASK-2 IMAGE "C" ON ASK-002



4 VIEW OF NORTHWEST PORTICO

ASK-2 IMAGE "D" ON ASK-002



5 EXISTING PAVING

ASK-2 IMAGE "E" ON ASK-002



8 EXISTING PLANTER

ASK-2 IMAGE "F" ON ASK-002

EQT PLAZA

PLAZA RENOVATION

625 LIBERTY AVENUE
PITTSBURGH, PA

SCALE: NOT TO SCALE

DATE: 02/20/2012

PROJ. #: 05004.47

DRAWN BY: GVM

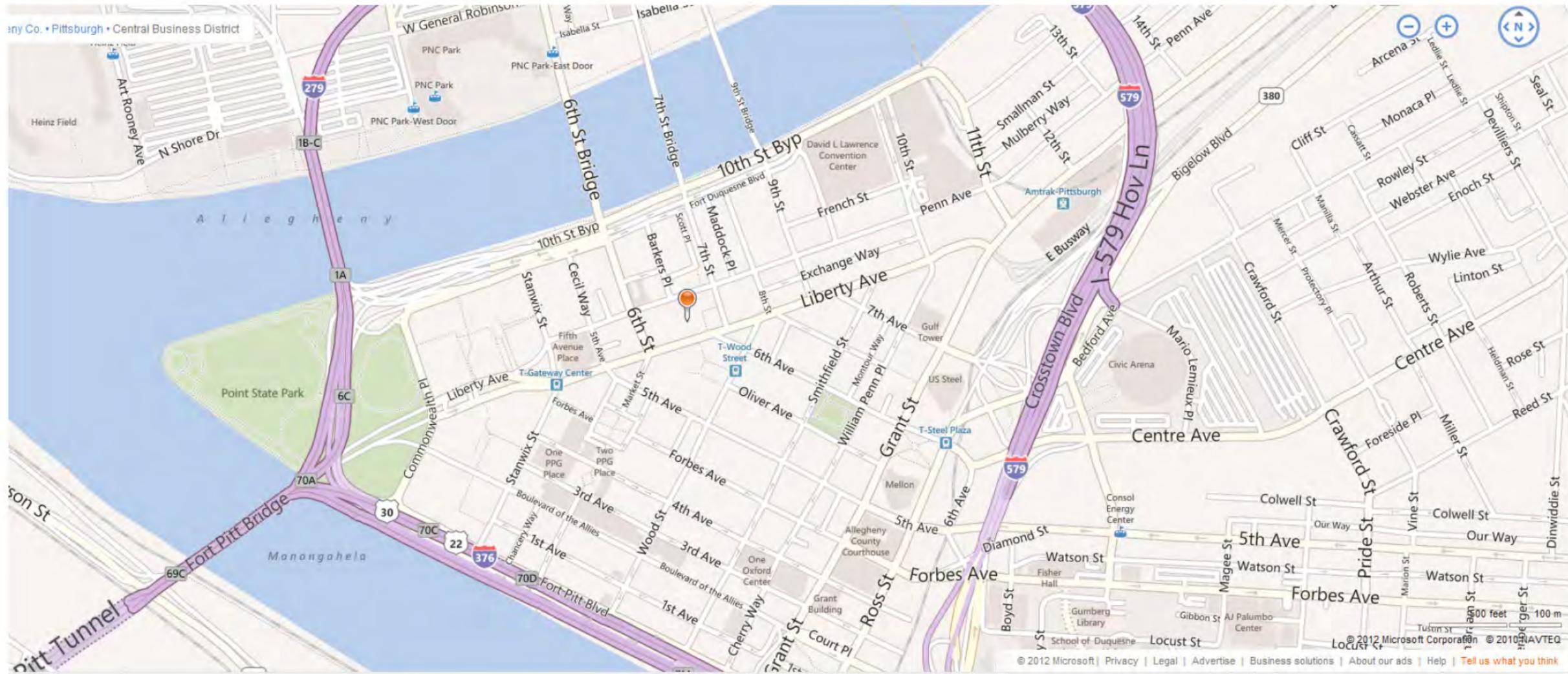
REV. Δ :

REV. Δ :

REV. Δ :

EXISTING
CONDITIONS
SITE PHOTOS

ASK-2



LOCATION PLAN

SCALE: NOT TO SCALE

EQT PLAZA

PLAZA RENOVATION

625 LIBERTY AVENUE
PITTSBURGH, PA

SCALE: NOT TO SCALE

DATE: 02/20/2012

PROJ. #: 05004.47

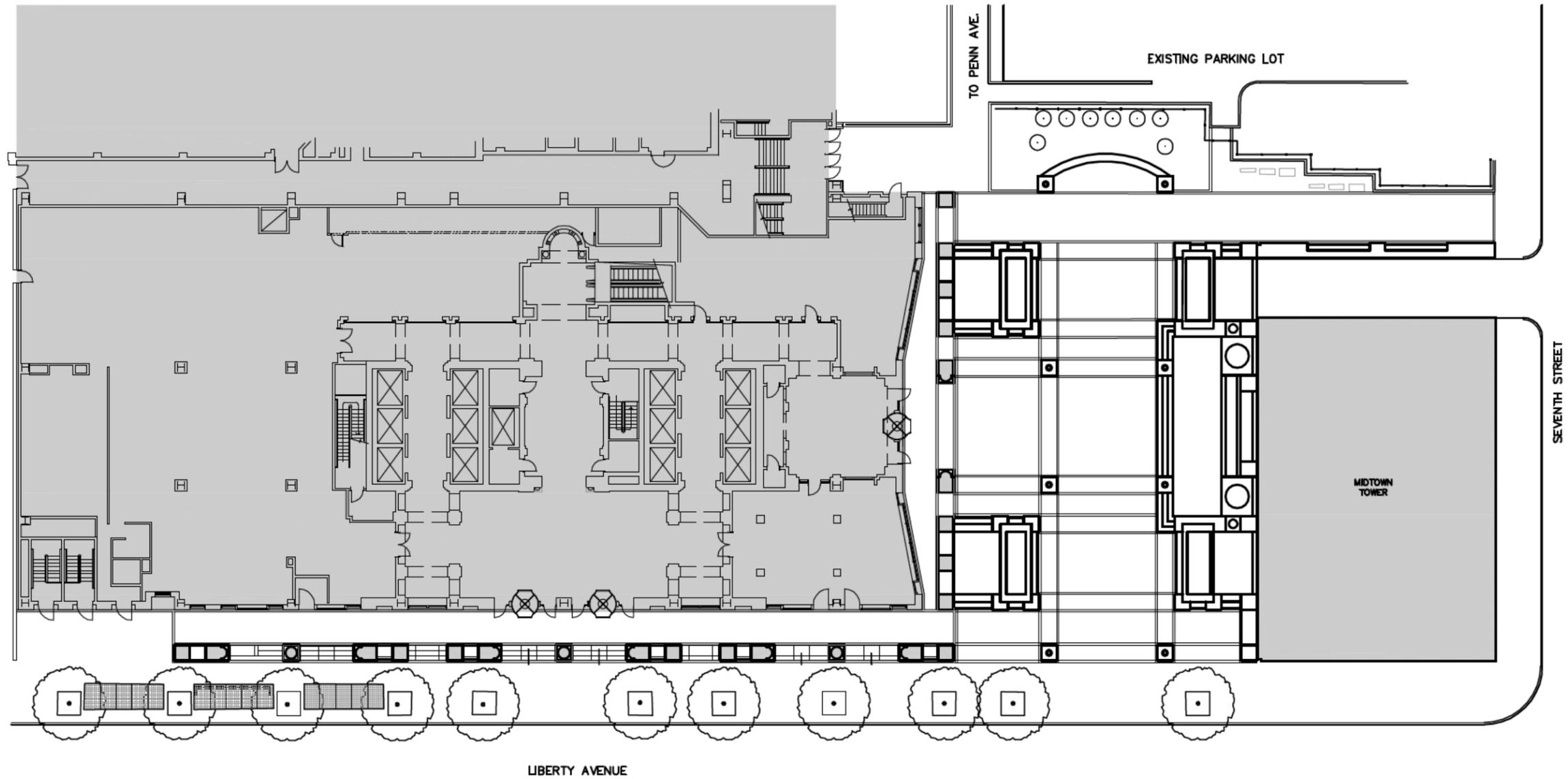
DRAWN BY: GVM

REV. Δ :

REV. Δ :

REV. Δ :

LOCATION PLAN



SITE PLAN

SCALE: 1/32" = 1'-0"

**EQT PLAZA
PLAZA RENOVATION**

625 LIBERTY AVENUE
PITTSBURGH, PA

SCALE: NOT TO SCALE

DATE: 02/20/2012

PROJ. #: 05004.47

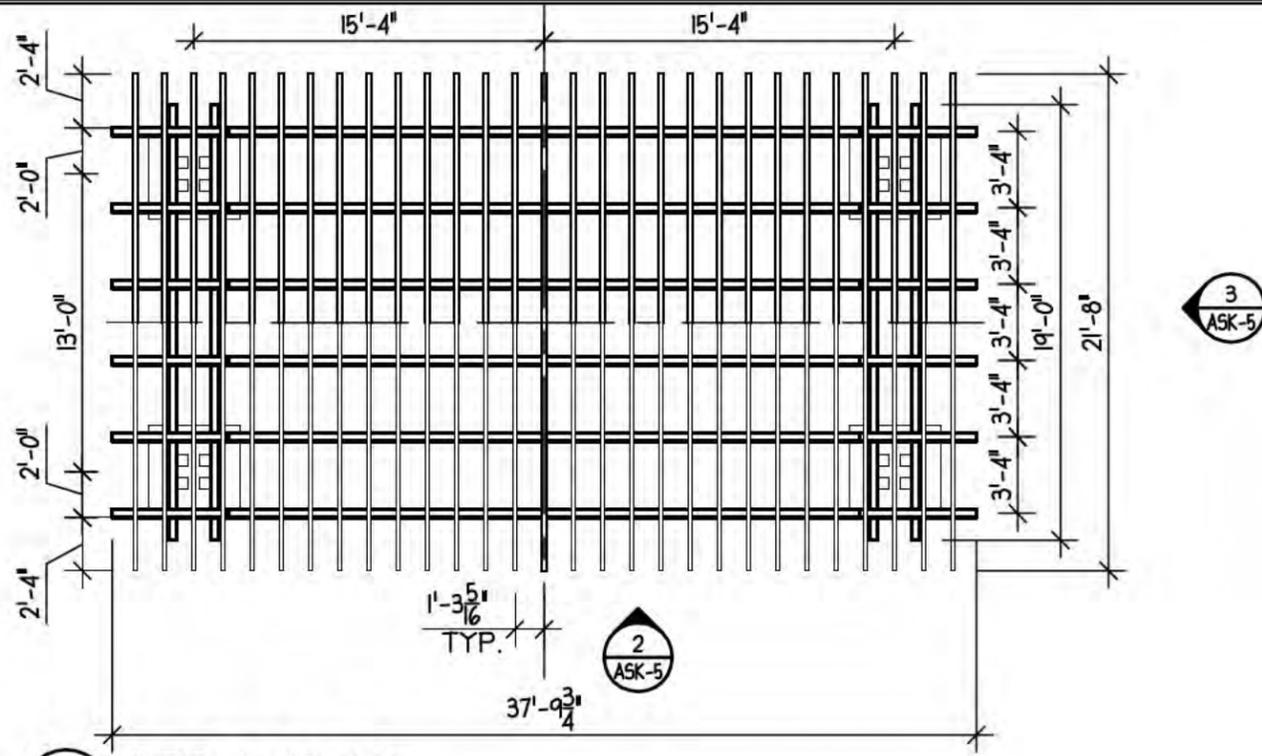
DRAWN BY: GVM

REV. Δ :

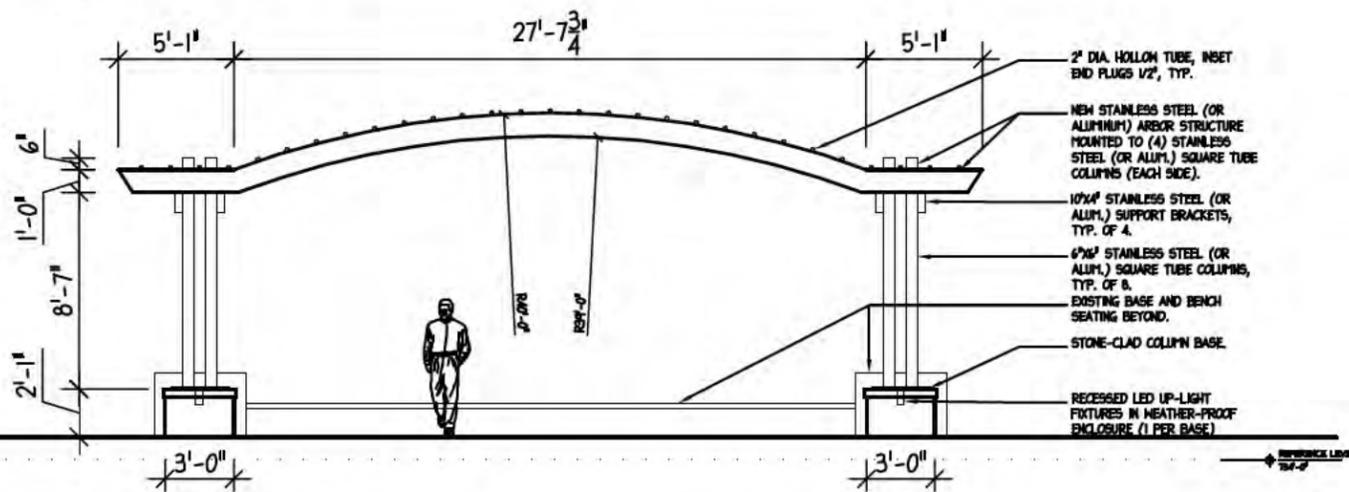
REV. Δ :

REV. Δ :

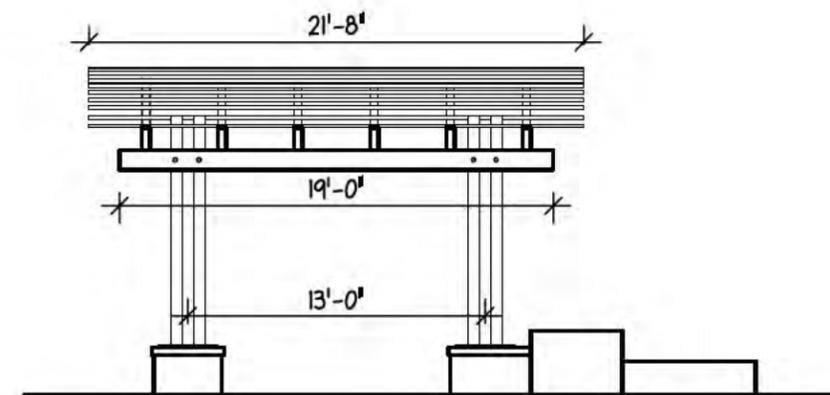
**SITE
PLAN**



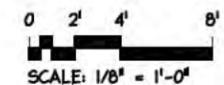
1 ARBOR PLAN
ASK-5 SCALE: 1/8" = 1'-0"

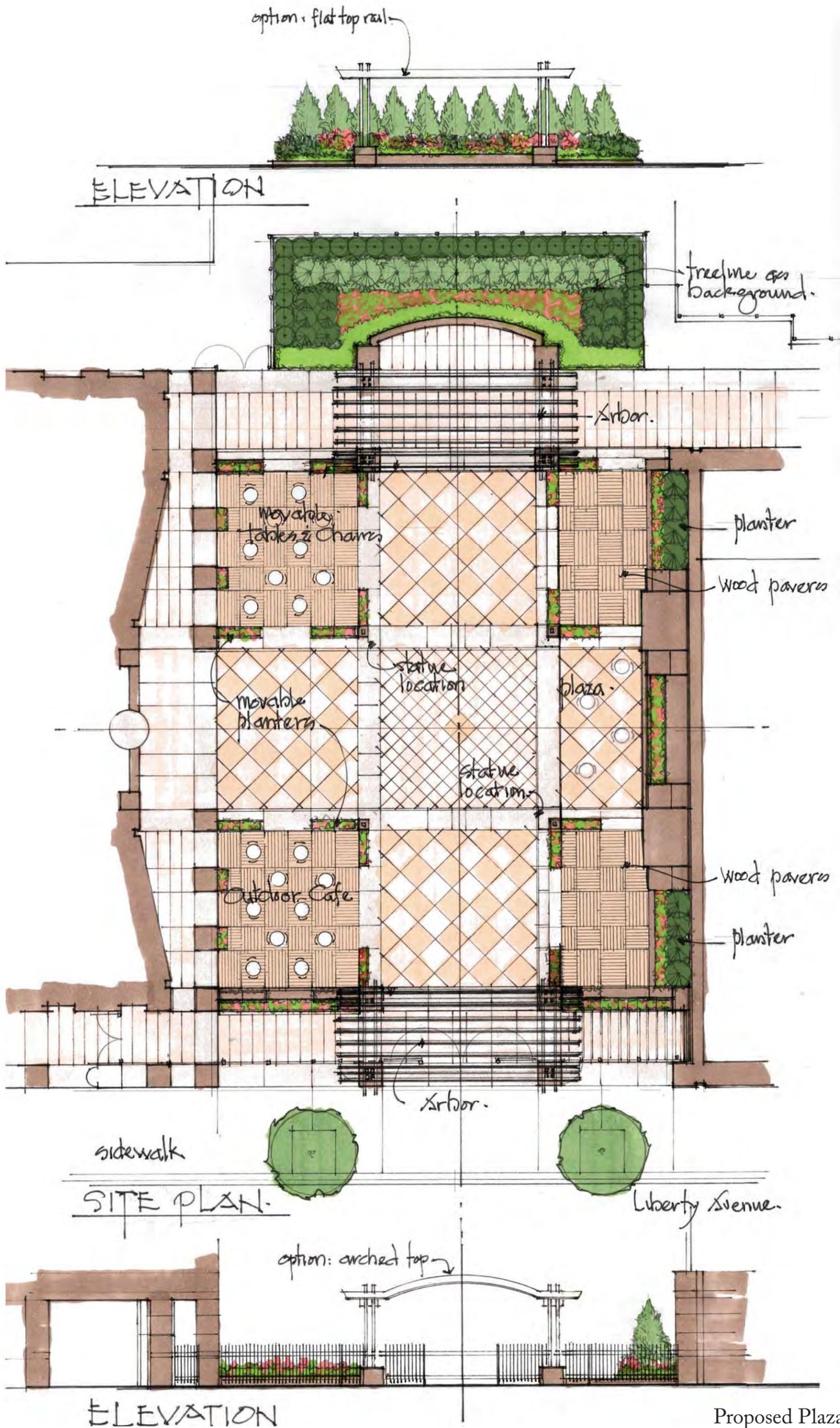


2 ARBOR ELEVATION
ASK-5 SCALE: 1/8" = 1'-0"

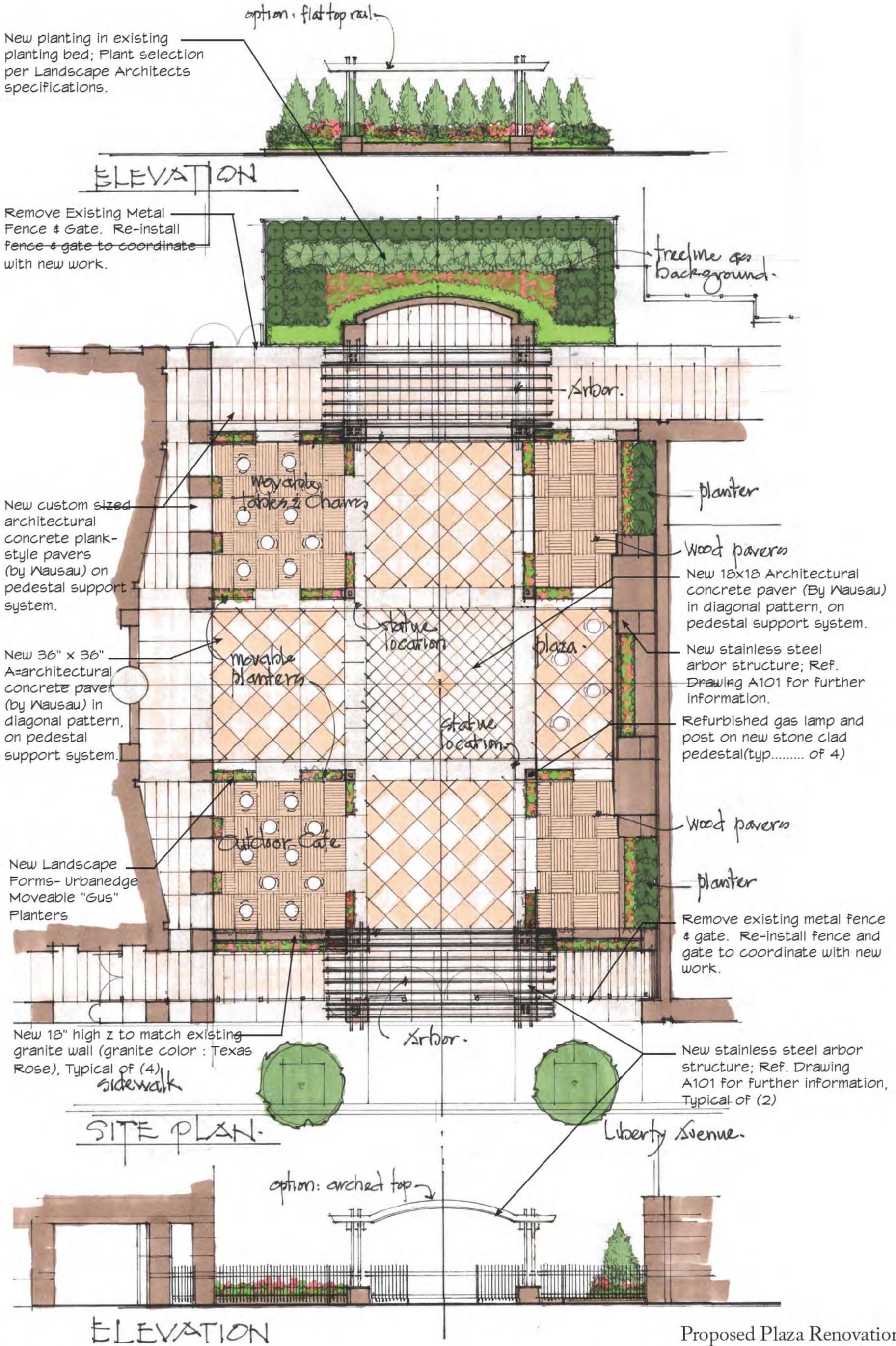


3 ARBOR ELEVATION
ASK-5 SCALE: 1/8" = 1'-0"

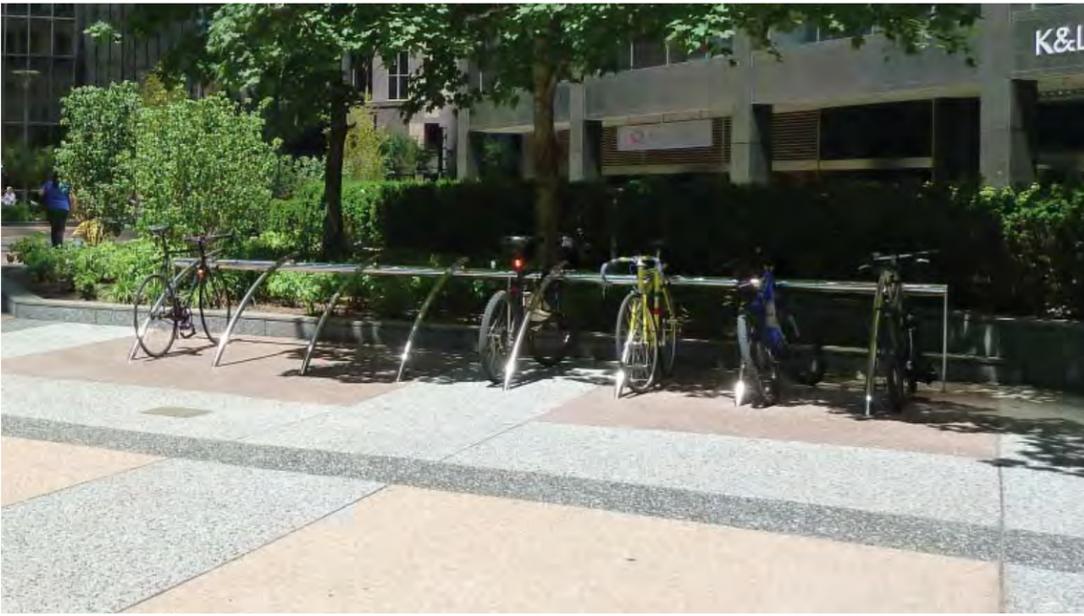




Proposed Plaza Renovation



Proposed Plaza Renovation



Bike Rack



Bike Rack



Planter



Trash Receptacle



Wausau Pavers



Cafe Table and Chairs



Wausau Pavers on Pedestals

FIELD PAVERS

BORDER PAVERS



WALKWAY PAVERS

PLAZA CENTER PAVERS

ARBOR & FURNITURE
METAL FINISH

SEATING AREA PAVERS

The Design Alliance
A R C H I T E C T S

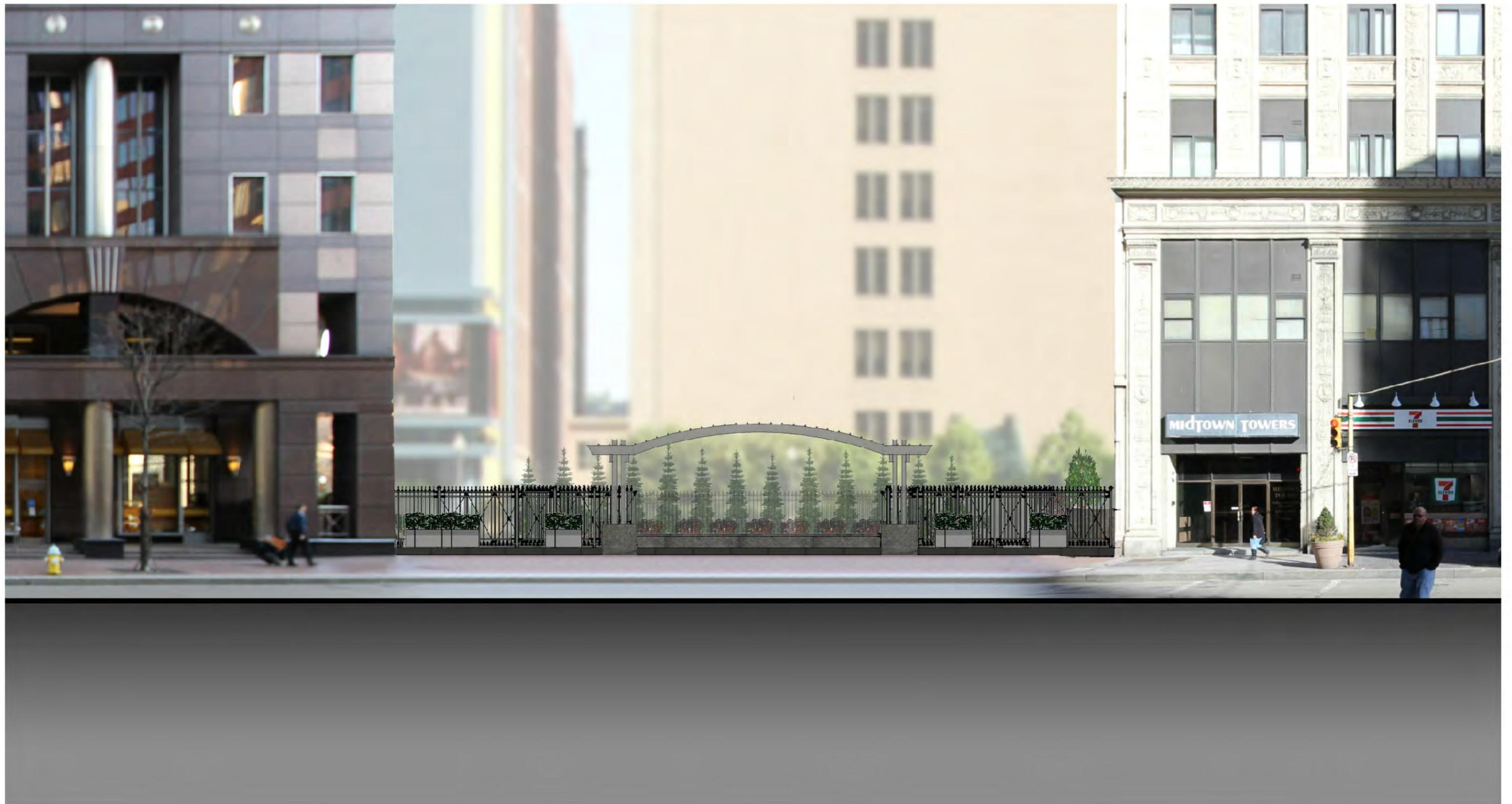
2400 Henry W. Oliver Building
535 Smithfield Street
Pittsburgh, PA 15222

Tel: (412) 261-0660
Fax: (412) 261-7071

ARCHITECTURE INTERIOR DESIGN FACILITIES MANAGEMENT

EQT PLAZA

PLAZA RENOVATIONS - FINISHES



The Design Alliance
A R C H I T E C T S

2400 Henry W. Oliver Building
535 Smithfield Street
Pittsburgh, PA 15222

Tel: (412) 261-0660
Fax: (412) 261-7071

ARCHITECTURE INTERIOR DESIGN FACILITIES MANAGEMENT

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EQT PLAZA

Plaza Renovation - Street Elevation

Project Number: 05004.47

Date: 4-15-14



The Design Alliance
A R C H I T E C T S

2400 Henry W. Oliver Building
535 Smithfield Street
Pittsburgh, PA 15222

Tel: (412) 261-0660
Fax: (412) 261-7071

ARCHITECTURE INTERIOR DESIGN FACILITIES MANAGEMENT

©2014 The Design Alliance Architects

EQT PLAZA

Plaza Renovation - Street Perspective

Project Number: 05004.47

Date: 4-15-14



The Design Alliance
A R C H I T E C T S

2400 Henry W. Oliver Building
535 Smithfield Street
Pittsburgh, PA 15222

Tel: (412) 261-0660
Fax: (412) 261-7071

ARCHITECTURE INTERIOR DESIGN FACILITIES MANAGEMENT

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EQT PLAZA

Plaza Renovation - Aerial Perspective

Project Number: 05004.47

Date: 4-15-14



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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: URA of Pittsburgh		Phone Number: (412) 255 - 6593	
Address: 200 Ross St	City: Pittsburgh	State: PA	Zip Code: 15219
2. Applicant/Company Name: LDA Architects		Phone Number: (412) 391-7640	
Address: 33 Terminal Way	City: Pittsburgh	State: PA	Zip Code: 15219
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: Skinny Building facade restoration			
4. Development Location: Pittsburgh Central Business District			
5. Development Address: 429 Wood Street			
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)	Retail Sales and Services		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property:	
8. Estimated Construction:	Start Date: 5 /15/ 2014	Occupancy Date: 9 /15 /2014	Project Cost: \$ 550,000.00

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

9. Proposed Use of Site (Select from attached list):	Retail Sales and Services
10. Select the Type of Work:	
<input type="checkbox"/> New Construction, New	<input 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:	
Exterior restoration of brick, ornamental woodwork, and storefronts	
12. Is a Land Operations Permit needed? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

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



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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: _____ sq ft
 To be Constructed: _____ sq ft
 Building Footprint: _____ sq ft

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	3	45	3	45
Proposed Addition/Extension				

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

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

17. Lot Area: 375 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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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: Ellen L. Schindler



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

Office of the Zoning Administrator

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

Residential Uses

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

Non-Residential Uses

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

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

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



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DEVELOPMENT REVIEW APPLICATION – CONTACT INFORMATION

Department of City Planning

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

**Department of City Planning
Zoning Office Counter**

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

City Zoning Code

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

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

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

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

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

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

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

Pittsburgh Water and Sewer Authority (PWSA)

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

Allegheny County Health Department (ACHD)

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

Allegheny County Health Department (ACHD)

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

Allegheny County Health Department (ACHD)

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



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Address: 200 Ross St	City: Pittsburgh	State: PA	Zip Code: 15219
2. Applicant/Company Name: LDA Architects		Phone Number: (412) 391-7640	
Address: 33 Terminal Way	City: Pittsburgh	State: PA	Zip Code: 15219
Applicant/Contractor ID: (assigned by the City)			
3. Development Name: Roberts Building facade restoration			
4. Development Location: Pittsburgh Central Business District			
5. Development Address: 431 Wood Street			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:			
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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:

Exterior restoration of terra cotta, brick, ornamental woodwork, metal canopy, and storefronts

12. Is a Land Operations Permit needed? YES NO

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



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

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

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

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

	<u>Existing</u>		<u>Proposed</u>	
	<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>
Main Structure	4	65	4	65
Proposed Addition/Extension				

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

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

17. Lot Area: 2850 sq ft

18. On Site Parking: N/A

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

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

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

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



**DEPARTMENT OF CITY PLANNING
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DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

_____ New Water Service Connection(s)	_____ 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: *Ellen L. Schindler*



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DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

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

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

Residential Uses

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

Non-Residential Uses

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

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

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



**DEPARTMENT OF CITY PLANNING
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Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION – CONTACT INFORMATION

Department of City Planning

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

**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

ROBERTS JEWELERS FACADE IMPROVEMENTS

429-431 WOOD STREET
PITTSBURGH, PA 15222

APRIL 7, 2014

ARCHITECT

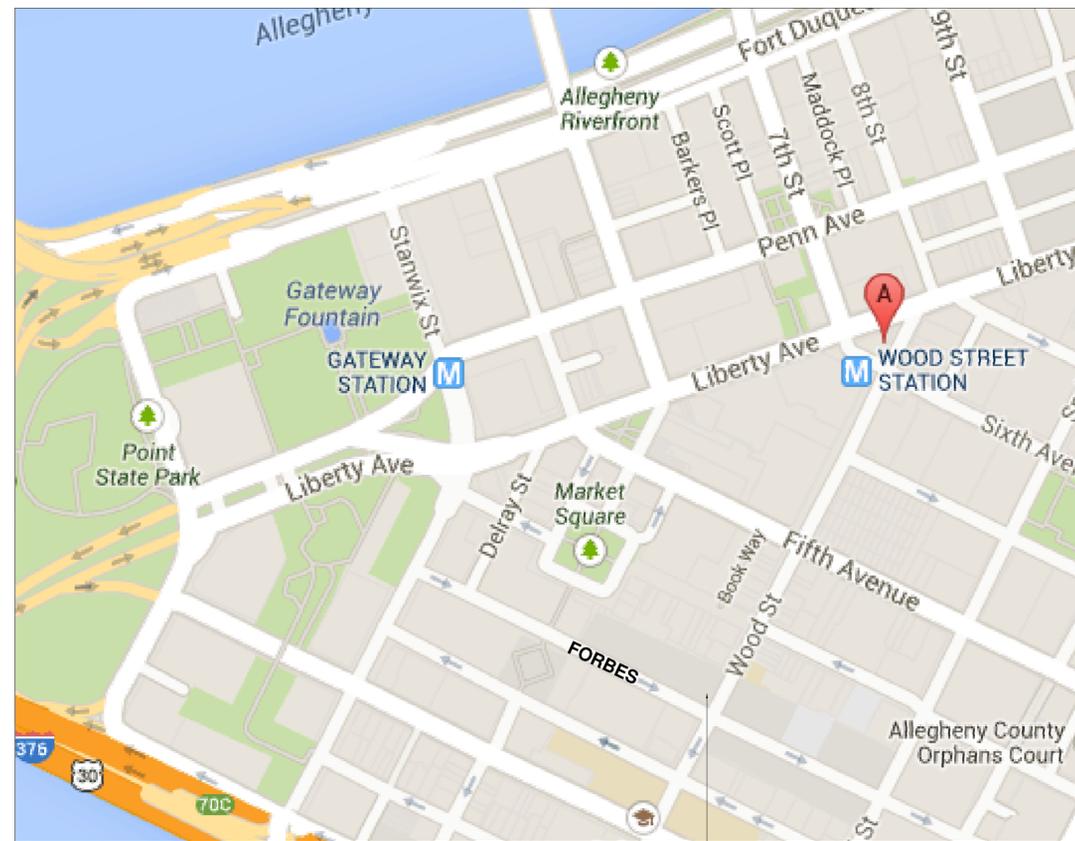
LANDMARKS DESIGN ASSOCIATES
ARCHITECTS

33 TERMINAL WAY, SUITE 317
PITTSBURGH, PA 15219
412-391-7640 FAX 412-471-8163

PROJECT MANAGER

PITTSBURGH HISTORY AND
LANDMARKS FOUNDATION

100 WEST STATION SQUARE DRIVE,
SUITE 450
PITTSBURGH, PA 15219
412-471-5808 FAX 412-471-1633



APPROXIMATE SITE LOCATION

LDA

LANDMARKS DESIGN ASSOCIATES
ARCHITECTS

SUITE 317
33 TERMINAL WAY
PITTSBURGH, PA 15219
412-391-7640 FAX: 471-8163

RENOVATIONS TO:

ROBERTS JEWELERS

FORBES AND WOOD
PITTSBURGH, PA 15222

LIST OF ABBREVIATIONS

A/C	AIR CONDITIONING	MRGWB	MOISTURE RESISTANT GWB
ACT	ACOUSTIC CEILING TILE	NTS	NOT TO SCALE
ADJ	ADJUSTABLE	PTD	PAINTED
A/E	ARCHITECT/ENGINEER	QTY	QUANTITY
ALT	ALTERNATE	REINF	REINFORCED
CONC	CONCRETE	RO	ROUGH OPENING
CJ	CONTROL JOINT	ROW	RIGHT OF WAY
CL	CENTERLINE	SAN	SANITARY
CLR	CLEAR	SF	SQUARE FEET
CLO	CLOSET	STC	SOUND TRANSMISSION CLASS
CMU	CONCRETE MASONRY UNIT	STO	STORAGE
CPT	CARPET	T&G	TONGUE & GROOVE
EA	EACH	TH	THICKNESS
ELEV	ELEVATOR/ELEVATION	TOC	TOP OF CONCRETE
EQ	EQUAL	TOW	TOP OF WALL
FD	FLOOR DRAIN	TYP	TYPICAL
FOS	FACE OF STUD	UG	UNDERGROUND
GWB	GYPSUM WALLBOARD	UNO	UNLESS NOTED OTHERWISE
MAX	MAXIMUM	VIF	VERIFY IN FIELD
MFG	MANUFACTURER		
MIN	MINIMUM		

MATERIALS LEGEND

	EARTH/COMPACTED FILL		ROUGH LUMBER
	GRAVEL		BLOCKING
	SAND/MORTAR/PLASTER		FINISH
	CONCRETE		PLYWOOD
	CONCRETE BLOCK		RIGID INSULATION/SPRAY FOAM
	BRICK		BATT INSULATION
	STEEL		

LEGEND

	FIRE EXTINGUISHER
	AUTOMATED EXTERNAL DEFIBRILLATOR
	SMOKE DETECTOR
	CO DETECTOR
	DOOR BELL
	DOOR TAG
	WINDOW TAG
	HOSE BIBB
	WALL TYPE DESIGNATION
	KEYED NOTE REFERENCE
	EXISTING WALL
	NEW WALL
	EXISTING WALL TO BE REMOVED
	SPOT ELEVATION

GENERAL CONSTRUCTION NOTES:

- DO NOT SCALE THE DRAWINGS.
- DIMENSIONS SHOWN ARE TO FACE OF NEW FINISH AND FACE OF EXISTING FINISH UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR DEVIATIONS FROM THE CONTRACT DOCUMENTS TO THE ARCHITECT.
- THE CONTRACTOR SHALL IMMEDIATELY REPORT ANY CONDITIONS UNCOVERED IN THE WORK WHICH ARE NOT REFLECTED IN THE CONTRACT DOCUMENTS TO THE ARCHITECT.
- WHERE NEW PARTITIONS ALIGN AND ABUT EXISTING PARTITIONS, FINISH SURFACES ARE TO BE IN SAME PLANE
- THE CONTRACTOR SHOULD ASSUME THAT EXISTING PARTITIONS SCHEDULED TO REMAIN MAY REQUIRE SOME REMEDIAL WORK SUCH AS PATCHING OF HOLES, FINISH WORK, ETC
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSIGN PATCHING OF PARTITIONS OR FLOOR STRUCTURE ASSOCIATED WITH EITHER DEMOLITION OF OR CONSTRUCTION OF HVAC DUCTWORK, PLUMBING, ELECTRICAL SERVICE OR OTHER PENETRATIONS.

DRAWING INDEX:

ARCHITECTURAL	
G1.0	COVER SHEET
D1.1	DEMOLITION PLANS & ELEVATIONS
D1.2	DEMOLITION PLANS & ELEVATIONS
A1.1	FLOOR PLANS
A2.1	ELEVATIONS - WOOD STREET
A2.2	ELEVATIONS - FORBES AVENUE
A3.1	DETAILS - WOOD STREET
A3.2	DETAILS - FORBES AVENUE

Cover Sheet

APRIL 7, 2014

Date Revisions:

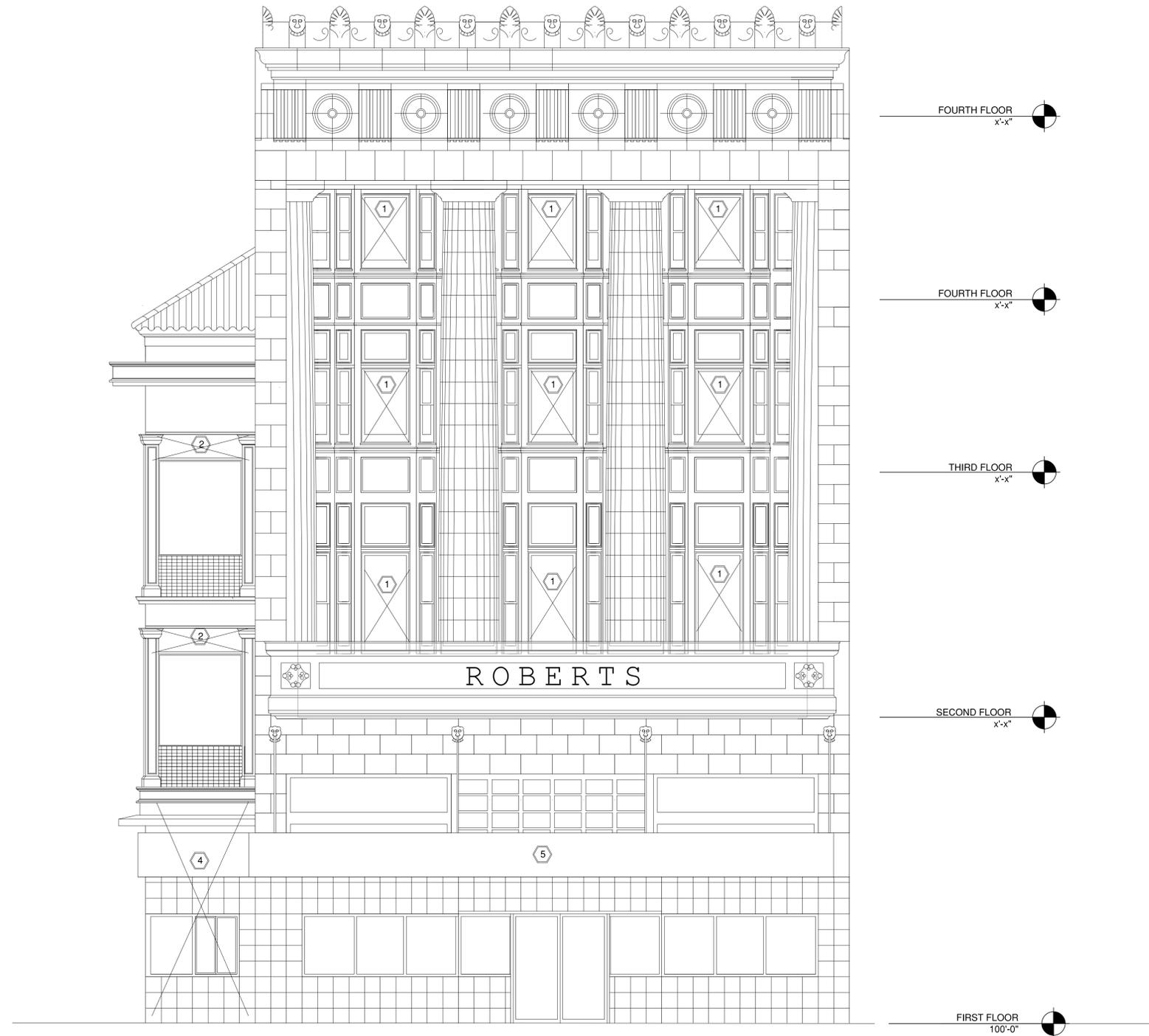
Project No.

Scale

to scale when printed at 24x36

Drawing No.

CS1.0



LABELED NOTES:

- ADD ALTERNATE #1:**
- ① EXISTING PIVOT WINDOW SASH AND RELATED TRANSOM WINDOW SHALL BE REMOVED AND REPLACED. SEE A2.1
 - ② EXISTING TRANSOM WINDOWS/ FRAMES ARE TO BE UNCOVERED FOR RESTORATION
 - ③ REMOVE PIGEON WASTE ON ALL SURFACES AND AREAS OF WOOD STREET FACADE
 - ④ ENTIRE FIRST FLOOR AREA OF SKINNY BUILDING SHALL BE OPENED UP TO REVEAL THE ORIGINAL STRUCTURAL COLUMNS TO THE GREATEST EXTENT POSSIBLE. TAKE CARE TO RETAIN AND PROTECT ORIGINAL FACIA, CORNICES, AND CROWN MOLDING THAT EXIST.
 - ⑤ DEMO ALL SIGNS, COVERINGS, NEWER PLYWOOD AND FRAMING. MAINTAIN ORIGINAL FRAMING, STRUCTURE AND DECKING. PROVIDE (8) 2'X2' OPENINGS IN ROOF DECKING FOR INSPECTION OF STRUCTURE. ARCHITECT TO DESIGNATE LOCATIONS.

RENOVATIONS TO:

**ROBERTS
 JEWELERS**

FORBES AND WOOD
 PITTSBURGH, PA 15222

**WOOD STREET
 ELEVATION
 DEMOLITION**

APRIL 7, 2014

Date _____ Revisions: _____

Project No. _____

Scale _____

to scale when printed at 24x36

Drawing No. _____

① WOOD STREET ELEVATION
 A2.1 1/4" = 1'-0"

RENOVATIONS TO:

**ROBERTS
 JEWELERS**

FORBES AND WOOD
 PITTSBURGH, PA 15222

FORBES AVENUE
 ELEVATION
 DEMOLITION

APRIL 7, 2014

Date Revisions:

Project No.

Scale

to scale when printed at 24x36

Drawing No.

D1.2

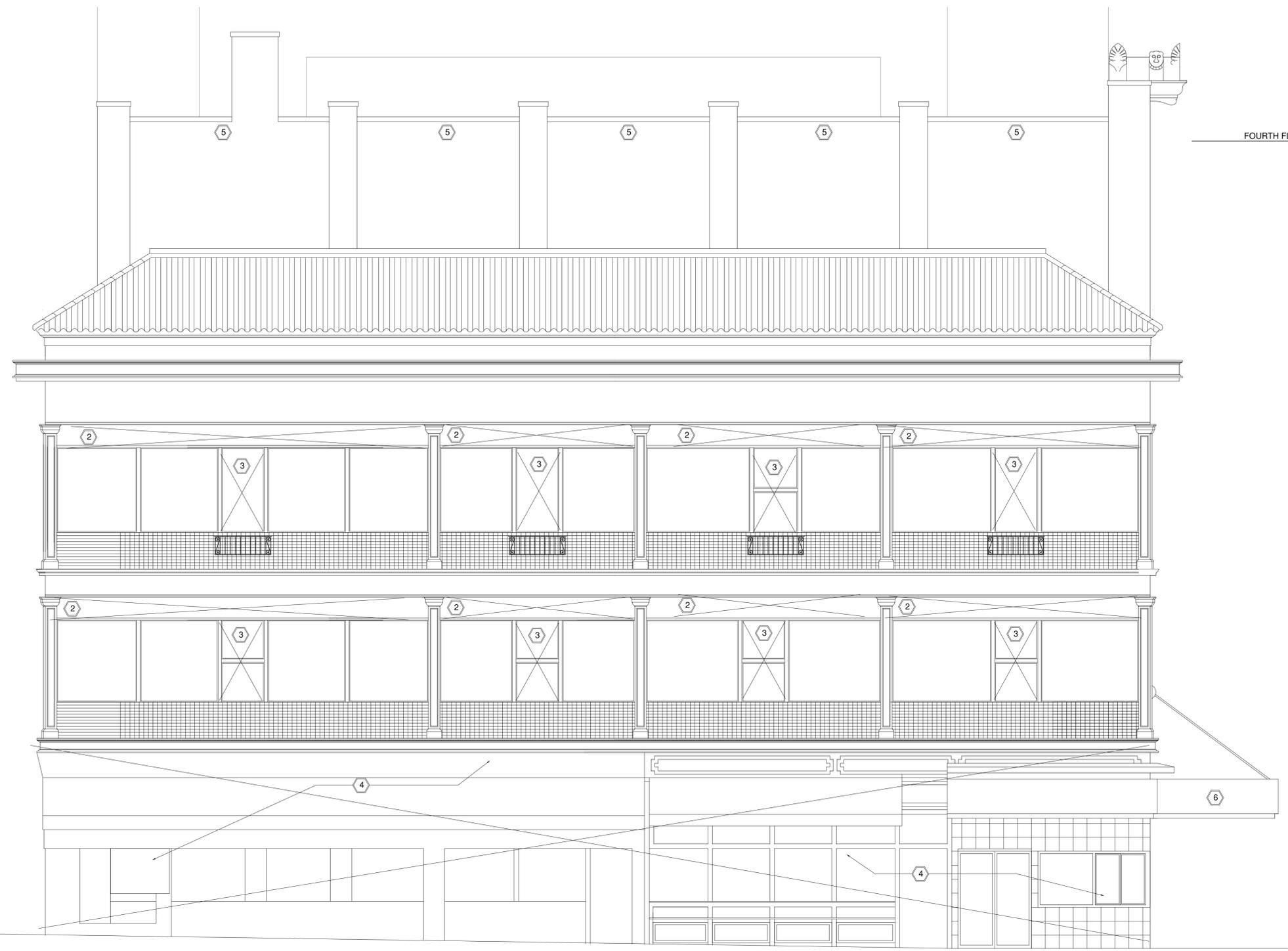
LABELLED NOTES:

- 1 ADD ALTERNATE #1:
 EXISTING PIVOT WINDOW SASH SHALL BE
 REMOVED AND REPLACED WITH NEW PIVOT
 WINDOW.
- 2 EXISTING TRANSOM WINDOWS ARE TO BE
 UNCOVERED FOR RESTORATION
- 3 EXISTING WINDOWS AND PANELS SHALL BE
 REMOVED AND REPLACED WITH NEW LEADED
 GLASS WINDOWS
- 4 ENTIRE FIRST FLOOR AREA SHALL BE OPENED
 UP TO REVEAL THE ORIGINAL STRUCTURAL
 COLUMNS. TAKE CARE TO RETAIN AND
 PROTECT ORIGINAL FACES, CORNICES, AND
 CROWN MOLDING THAT EXIST.
- 5 UPPER PORTION OF BRICK WALL SHALL BE
 TAKEN DOWN FOR APPROXIMATELY 12
 COURSES BELOW THE COPING TO EXPOSE THE
 STEEL FRAMING. THE EXISTING COPING SHALL
 BE SALVAGED FOR REINSTALLATION.
- 6 DEMO ALL SIGNS, COVERINGS, NEWER
 PLYWOOD AND FRAMING. MAINTAIN ORIGINAL
 FRAMING, STRUCTURE AND DECKING. PROVIDE
 (8) 2'X2' OPENINGS IN ROOF DECKING FOR
 INSPECTION OF STRUCTURE. ARCHITECT TO
 DESIGNATE LOCATIONS.

THIRD FLOOR
 x'-x'

SECOND FLOOR
 x'-x'

FIRST FLOOR
 100'-0"



2 FORBES AVENUE ELEVATION
 A2.2 1/4" = 1'-0"

RENOVATIONS TO:

**ROBERTS
 JEWELERS**

FORBES AND WOOD
 PITTSBURGH, PA 15222

FORBES AVENUE
 ELEVATION
 FLOOR PLAN

APRIL 7, 2014

Date Revisions:

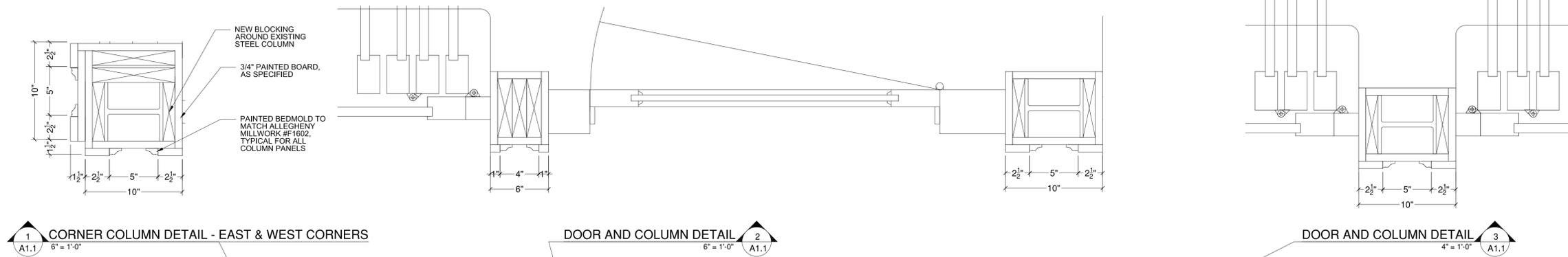
Project No.

Scale

to scale when printed at 24x36

Drawing No.

A1.1



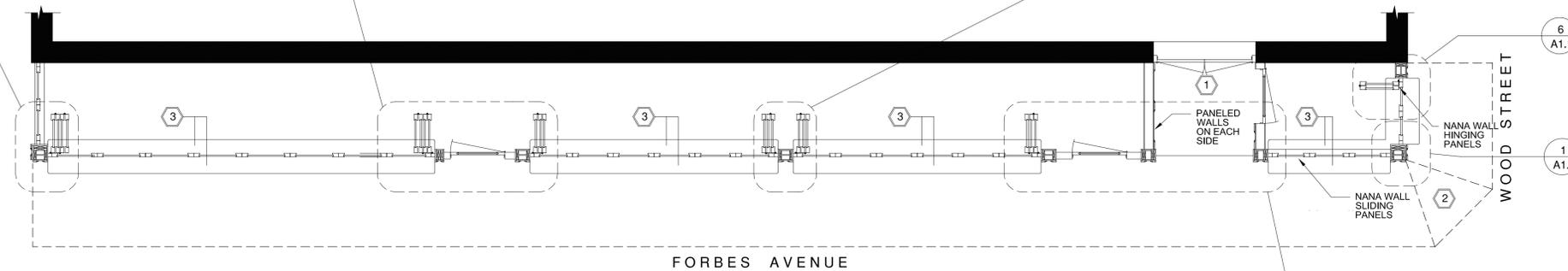
1 CORNER COLUMN DETAIL - EAST & WEST CORNERS
 A1.1 6" = 1'-0"

2 DOOR AND COLUMN DETAIL
 A1.1 6" = 1'-0"

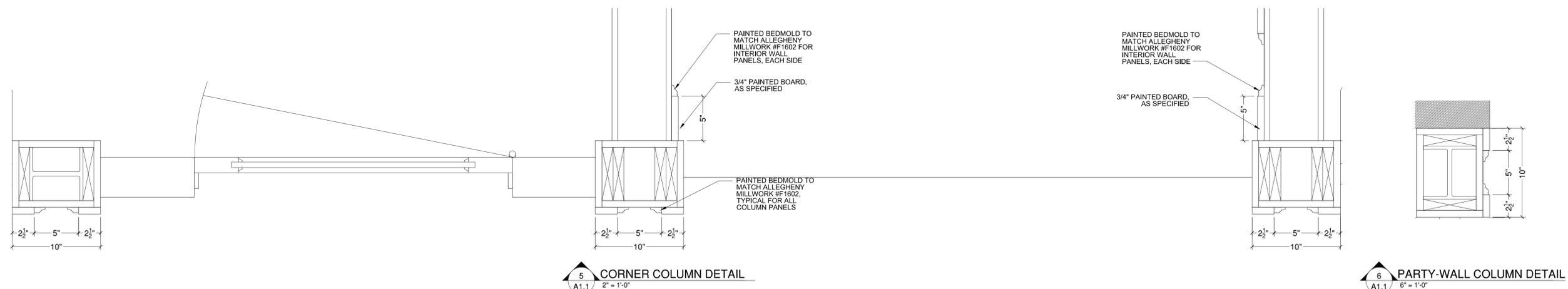
3 DOOR AND COLUMN DETAIL
 A1.1 4" = 1'-0"

LABELED NOTES:

- 1 TENANT SIDE ENTRANCE.
- 2 AWNING ABOVE
- 3 SALES COUNTER
- 4 ENTIRE FIRST FLOOR AREA SHALL BE OPENED UP TO REVEAL THE ORIGINAL STRUCTURAL COLUMNS TO THE GREATEST EXTENT POSSIBLE. TAKE CARE TO RETAIN AND PROTECT ORIGINAL FACES, CORNICES, AND CROWN MOLDING THAT EXIST.



4 FORBES AVENUE PLAN
 A1.1 1/4" = 1'-0"



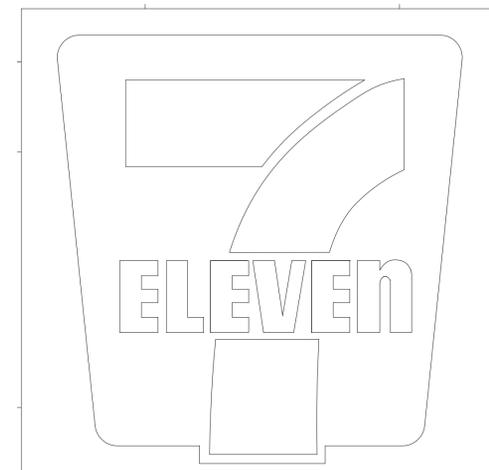
5 CORNER COLUMN DETAIL
 A1.1 2" = 1'-0"

6 PARTY-WALL COLUMN DETAIL
 A1.1 6" = 1'-0"



LABELED NOTES:

- ① ADD ALTERNATE #1:
 PROVIDE 9 PIVOT WINDOWS AND 6 RELATED TRANSOMS .
- ② RESTORE EXISTING TRANSOM WINDOW. STRIP ALL PAINT FROM GLASS, REPAIR MUNTINS, REPLACE MISSING GLASS, PREP AND PAINT ALL WOOD WORK. NEW GLASS TO BE THERMO-PANE, APPLY LEADING TO MATCH PROFILE
- ③ CLEAN TERRA COTTA, PROVIDE 20% SPOT POINTING TO MATCH EXISTING. PROVIDE UNIT COST FOR ADDITIONAL POINTING
- ④ CLEANING SCOPE TO INCLUDE ALL RECESSED AREAS ABOVE CANOPY AND BEHIND COLUMNS
- ⑤ SCRAPE, PREPARE PRIME AND PAINT ALL WOOD SURFACES ON WOOD STREET FACADE
- ⑥ INSTALL BLOCKING, CEMENT AND NEW 12X12 TILE AND GROUT TO MATCH EXISTING IN AREA FORMER CANOPY
- ⑦ PROVIDE SIGN AND INSTALL WIRE FROM SIGN ABOVE TENANT ENTRANCE TO TENANT PANEL BOX. SIGN TO MEET TENANT BRANDING AND GRAPHIC STANDARDS
- ⑧ RETURN TILE TO SOUTH SIDE OF ROBERTS BUILDING. COORDINATE WITH NEW CONSTRUCTION OF SKINNY BUILDING.



② LIGHTED TENANT SIGN
 A2.1 3" = 1'-0"

PROVIDE SIGN, APROX. 20"X20", AND INSTALL WIRE FROM SIGN ABOVE TENANT ENTRANCE TO TENANT PANEL BOX. SIGN TO MEET TENANT BRANDING AND GRAPHIC STANDARDS

RENOVATIONS TO:

**ROBERTS
 JEWELERS**

FORBES AND WOOD
 PITTSBURGH, PA 15222

**WOOD STREET
 ELEVATION**

NEW WORK

APRIL 7, 2014

Date Revisions:

Project No.

Scale

to scale when printed at 24x36

Drawing No.

① WOOD STREET ELEVATION
 A2.1 1/4" = 1'-0"

RENOVATIONS TO:

**ROBERTS
 JEWELERS**

FORBES AND WOOD
 PITTSBURGH, PA 15222

FORBES AVENUE
 ELEVATION

NEW WORK

APRIL 7, 2014

Date Revisions:

Project No.

Scale

to scale when printed at 24x36

Drawing No.

A2.2

LABELLED NOTES:

- 1 NEW THERMO PANE CASEMENT WINDOW WITH APPLIED LEADING PATTERN, SEE A3.2
- 2 RESTORE EXISTING TRANSOM WINDOW. STRIP ALL PAINT FROM GLASS, REPAIR MUNTINS, REPLACE MISSING GLASS, PREP AND PAINT ALL WOOD WORK. NEW GLASS TO BE THERMO-PANE, APPLY LEADING TO MATCH PROFILE
- 3 NEW ORNAMENTAL METAL FLOWER BOX TO MATCH EXISTING BOXES ABOVE
- 4 ENTIRE FIRST FLOOR STOREFRONT AREA TO BE REBUILT, SEE A1.1 AND A3.2
- 5 RESTORE BRICK, REMOVE PAINT, CLEAN MASONRY, CUT AND POINT 100%

REPLACE CORNICE IN THIS AREA ON WOOD STREET ELEVATION AND FIRST TWO BAYS OF FORBES AVENUE ELEVATION TO MATCH EXISTING

UPPER PORTION OF BRICK WALL SHALL BE TAKEN DOWN FOR APPROXIMATELY 12 COURSES BELOW THE COPING TO EXPOSE THE STEEL FRAMING. THE STEEL SHALL BE CLEANED AND REPAIRED AS NECESSARY AND NEW BRICK INSTALLED TO MATCH THE ORIGINAL. THE EXISTING COPING SHALL BE SALVAGED AND REINSTALLED. NEW CONCRETE CAPS SHALL BE INSTALLED ON ALL PIER TOPS.

UPPER FACADE SHALL BE REPAIRED AND RESTORED IN KIND INCLUDING REPAIRING AND PAINTING ALL WOOD, REPLACING DETERIORATED WINDOW SILLS WITH NEW ALUMINUM SILLS, UNCOVERING EXISTING LEADED GLASS TRANSOMS AND RESTORING, CLEANING AND REPOINTING THE BRICKWORK, RESTORATION OF METAL FACIAS AND REPAIR OF ALL ROOFS.

THIRD FLOOR
 X'-X"

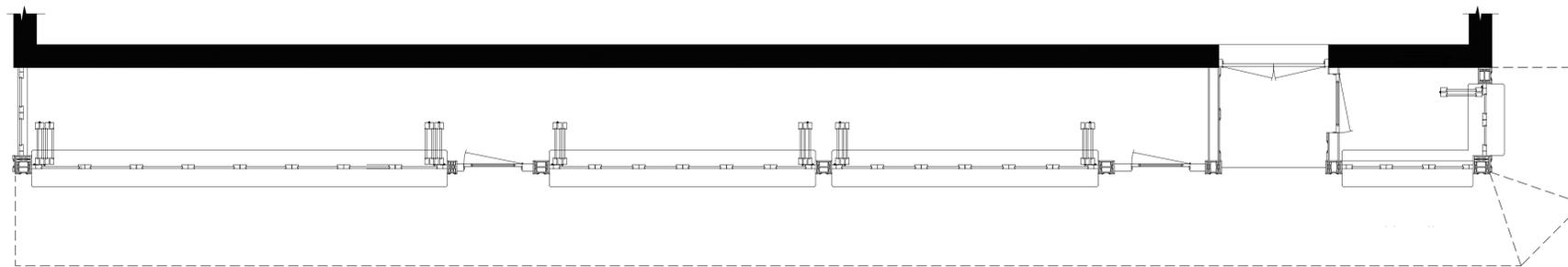
SECOND FLOOR
 X'-X"

ENTIRE FIRST FLOOR STOREFRONT AREA TO BE REBUILT

FIRST FLOOR
 100'-0"



1 FORBES AVENUE ELEVATION
 A2.2 1/4" = 1'-0"



4 FORBES AVENUE PLAN
 A2.2 1/4" = 1'-0"

WOOD STREET

FORBES AVENUE

NOTES:
1. REPAIR ALL SPALLING.
2. REPOINT JOINTS IN LIMESTONE.
3. CLEAN ALL LIMESTONE, ENTIRE FACADE.

RENOVATIONS TO:

**ROBERTS
JEWELERS**

FORBES AND WOOD
PITTSBURGH, PA 15222

ROBERTS JEWELERS
CANOPY
DETAILS

APRIL 7, 2014

Date Revisions:

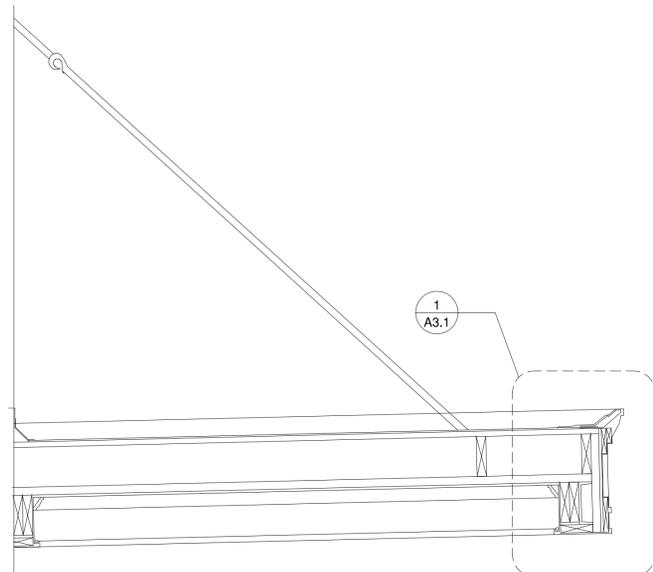
Project No.

Scale

to scale when printed at 24x36

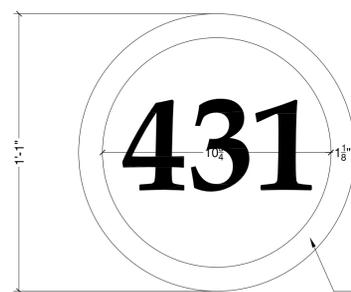
Drawing No.

A3.1



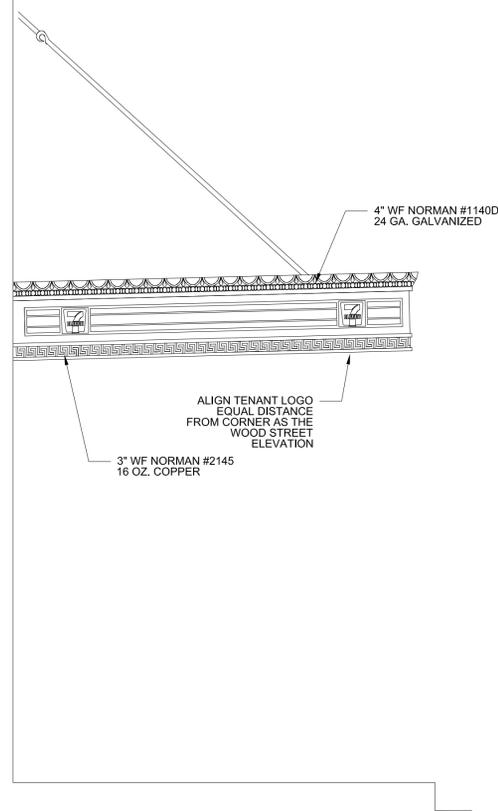
NOTE: CLEAN, PREPARE, PRIME ALL STEEL STRUCTURE INCLUDING SUSPENSION BARS. INSPECT CONNECTION AT BUILDING. REPORT ANY DEFICIENCIES TO ARCHITECT.

1
A3.1
CROSS SECTION AT CANOPY
1/2" = 1'-0"

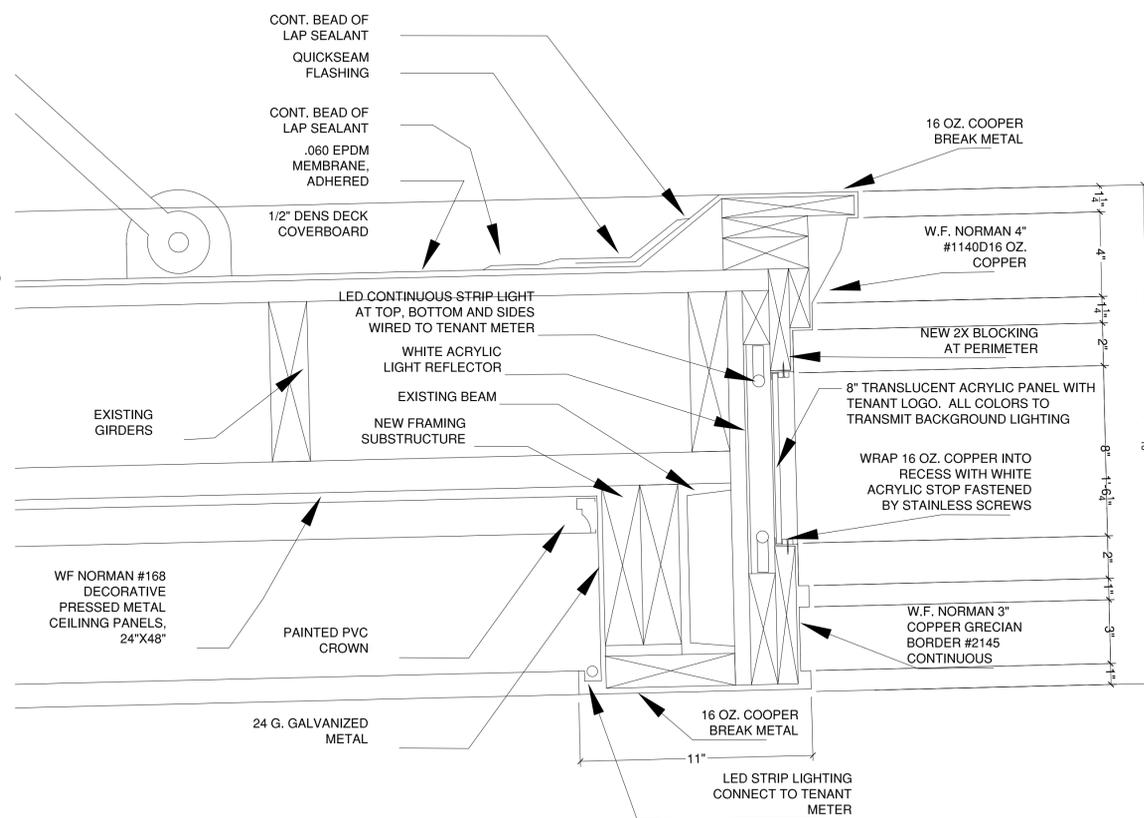


7
A3.1
ADDRESS PLATE
3" = 1'-0"

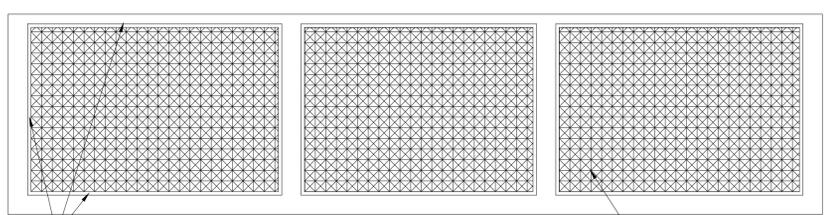
16 OZ. COPPER RAISED ADDRESS PANEL WITH 3/4" RAISED RIM AND NUMBERS. SIDE WALLS TO CONFORM TO PROFILE OF CANOPY. SOLDER AT CONNECTION TO CANOPY. FONT SELECTION BY ARCHITECT



2
A3.1
SIDE ELEVATION
1/2" = 1'-0"

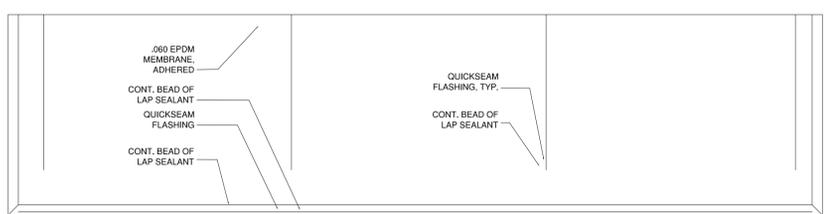


1
A3.1
SECTION AT CANOPY
3" = 1'-0"

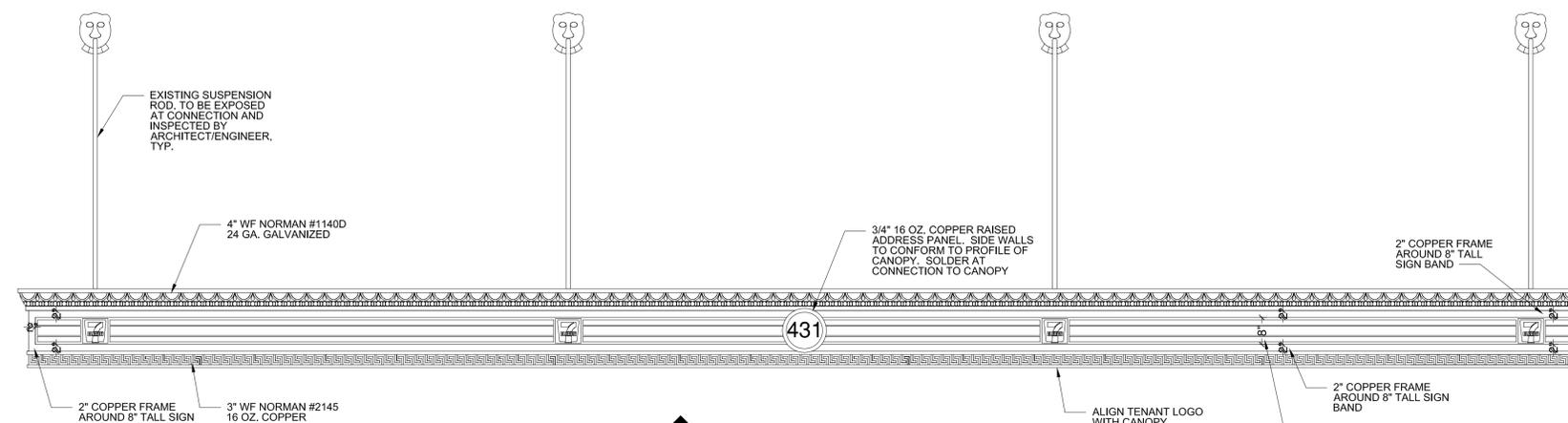


3
A3.1
REFLECTED CEILING PLAN
1/4" = 1'-0"

DECORATIVE PRESSED METAL: 24 GA. GALVANIZED, WF NORMAN #168, 24"X48"



4
A3.1
ROOF PLAN
1/4" = 1'-0"



5
A3.1
WOOD STREET ELEVATION
1/2" = 1'-0"

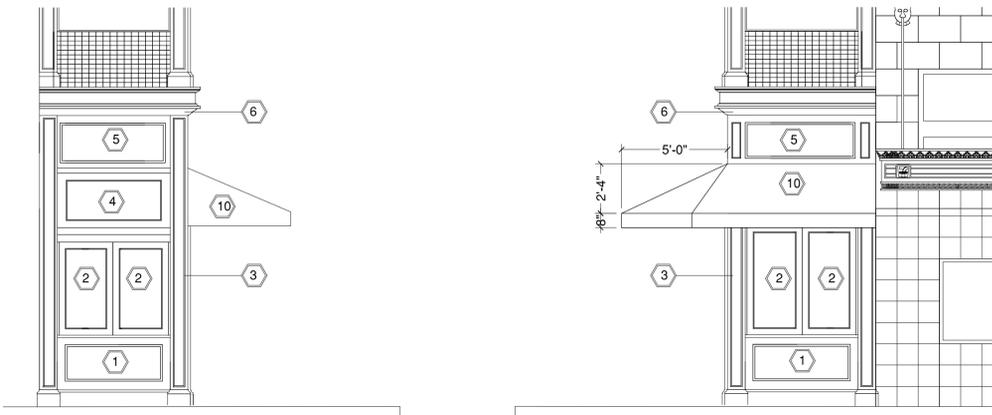


6
A3.1
WOOD STREET ELEVATION
1/2" = 1'-0"

NEW FRAMING ALIGNED WITH SUSPENSION RODS TO FORM COFFERED CEILING ON SOFFIT OF CANOPY. SEE REFLECTED CEILING PLAN

LABELLED NOTES:

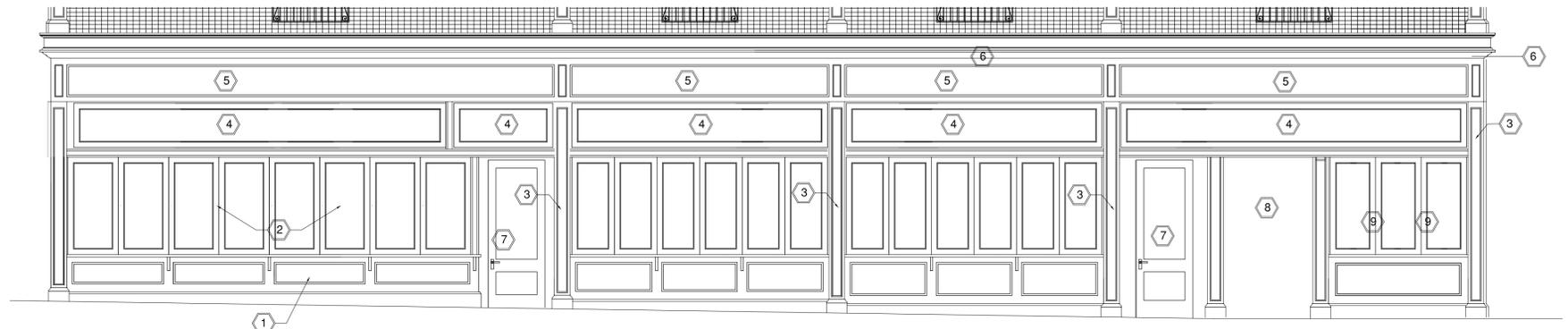
- 1 PAINTED PVC INSET PANEL WITH STILES, RAILS AND DECORATIVE BED MOLDING
- 2 INWARD FOLDING NANA WALL WINDOWS
- 3 WRAP EXISTING STEEL COLUMNS WITH PVC TRIM, SEE DETAILS
- 4 TRANSOM PANELS WITH PAINTED MDO
- 5 SIGN PANELS
- 6 EXISTING MOLDING TO BE RESTORED/ REPLACE TO MATCH EXISTING, AS REQUIRED
- 7 NEW CUSTOM WOOD DOORS
- 8 SIDE ENTRANCE TO ROBERTS BUILDING STORE
- 9 SLIDING NANA WALL
- 10 NEW AWNING ON FIXED ALUMINUM FRAME WITH FULL RANGE OF PREMIUM COMMERCIAL FABRIC SELECTIONS



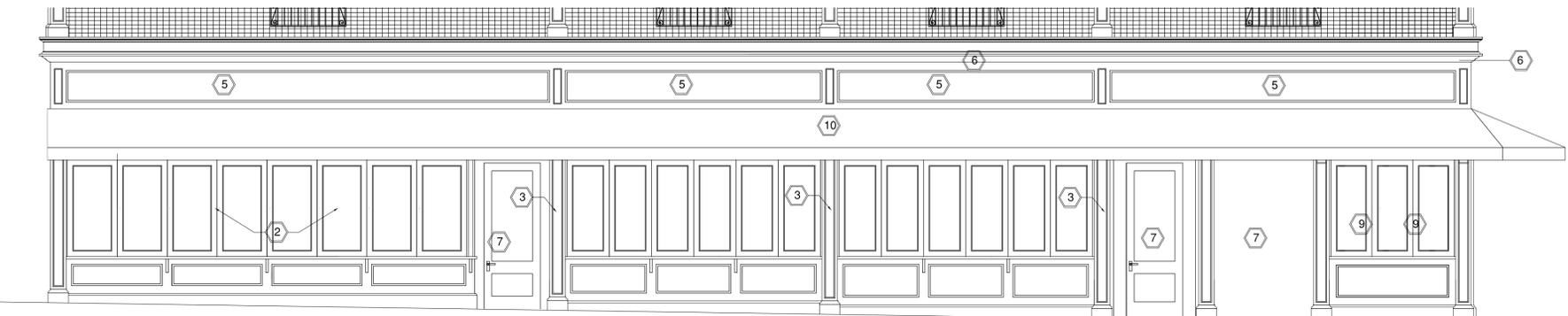
5 WEST ELEVATION
A3.2 1/4" = 1'-0"

2 EAST ELEVATION
A3.2 1/2" = 1'-0"

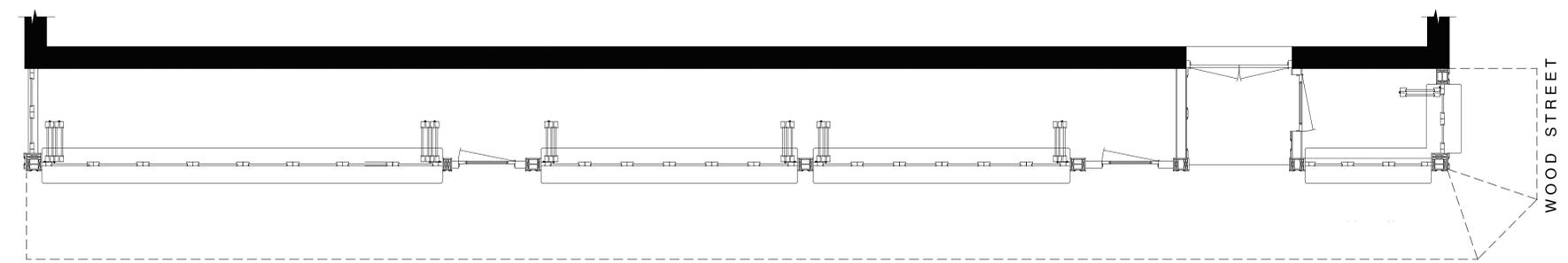
6 2ND & 3RD FLOOR WINDOW
A3.2 1/2" = 1'-0"



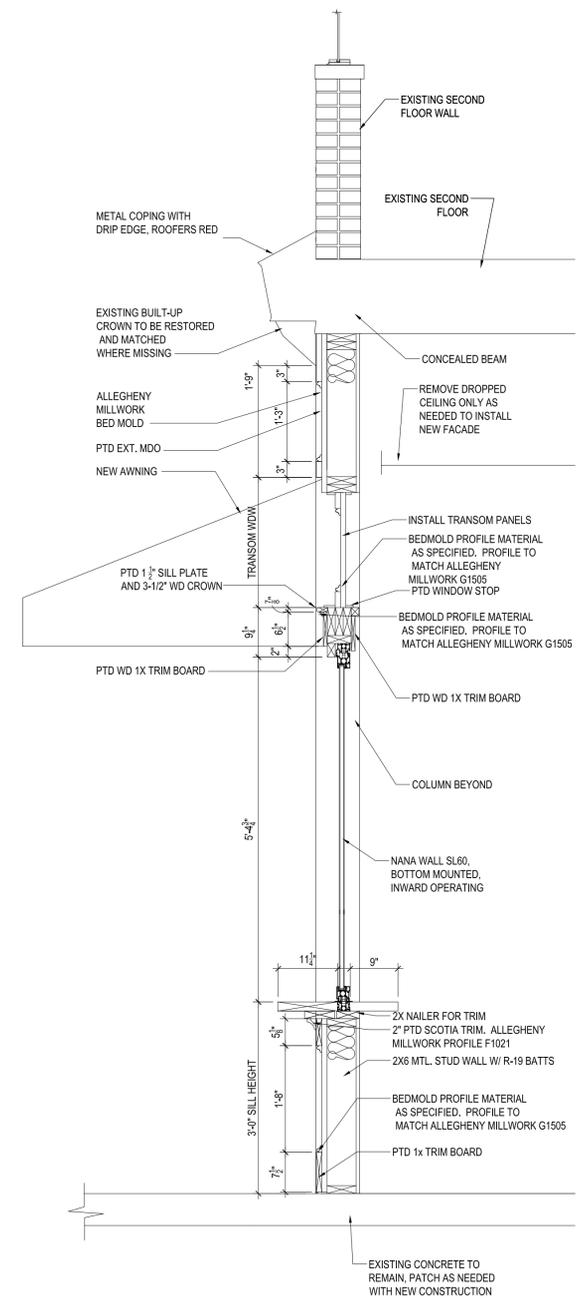
4 SOUTH ELEVATION WITHOUT AWNING
A3.2 1/4" = 1'-0"



3 SOUTH ELEVATION
A3.2 1/4" = 1'-0"



7 FORBES AVENUE PLAN
A3.2 1/4" = 1'-0"



1 SECTION AT NANA WINDOW
A3.1 3/4" = 1'-0"

SUITE 317
33 TERMINAL WAY
PITTSBURGH, PA 15219
412-391-7640 FAX: 471-8163

NOTES:
1. REPAIR ALL SPALLING.
2. REPOINT JOINTS IN LIMESTONE.
3. CLEAN ALL LIMESTONE, ENTIRE FACADE.

RENOVATIONS TO:

ROBERTS JEWELERS

FORBES AND WOOD
PITTSBURGH, PA 15222

**ROBERTS JEWELERS CANOPY
DETAILS**

APRIL 7, 2014
Date Revisions:

Project No.

Scale

to scale when printed at 24x36

Drawing No.

CITY OF PITTSBURGH
 DEPARTMENT OF CITY PLANNING
 Residential Permit Parking
 District Z

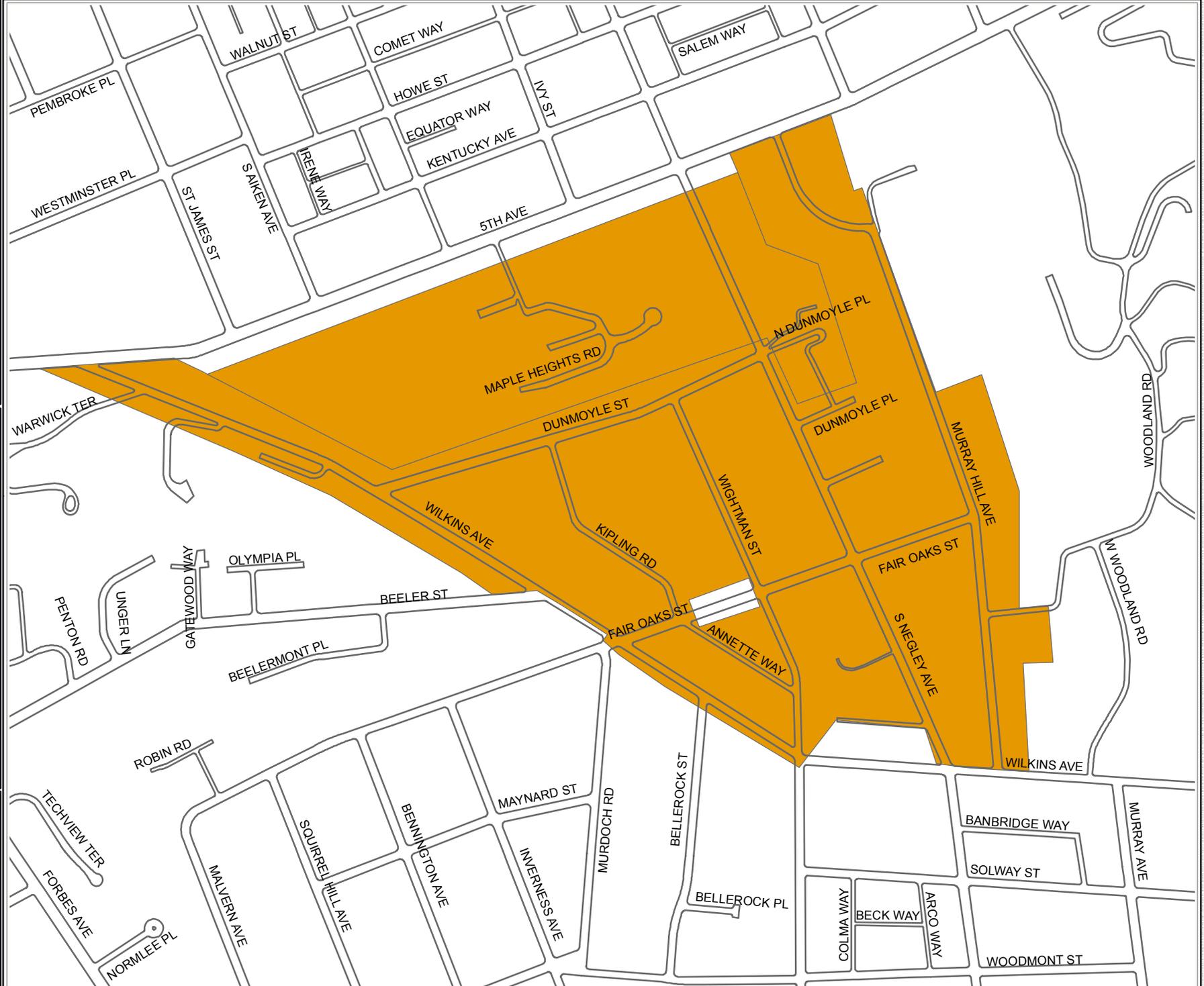
MAP KEY

-  Streets
-  Permit Parking



Feet
 0 100 200 400

Map Prepared on: May 13, 2009
 Map Prepared by: Keith R. Dougal
 DEPARTMENT OF CITY PLANNING
 200 Ross Street, 4th Floor
 Pittsburgh, PA 15219
 Phone: (412) 255-2250
 Fax: (412) 255-2838



CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING
Residential Permit Parking
District DD

MAP KEY

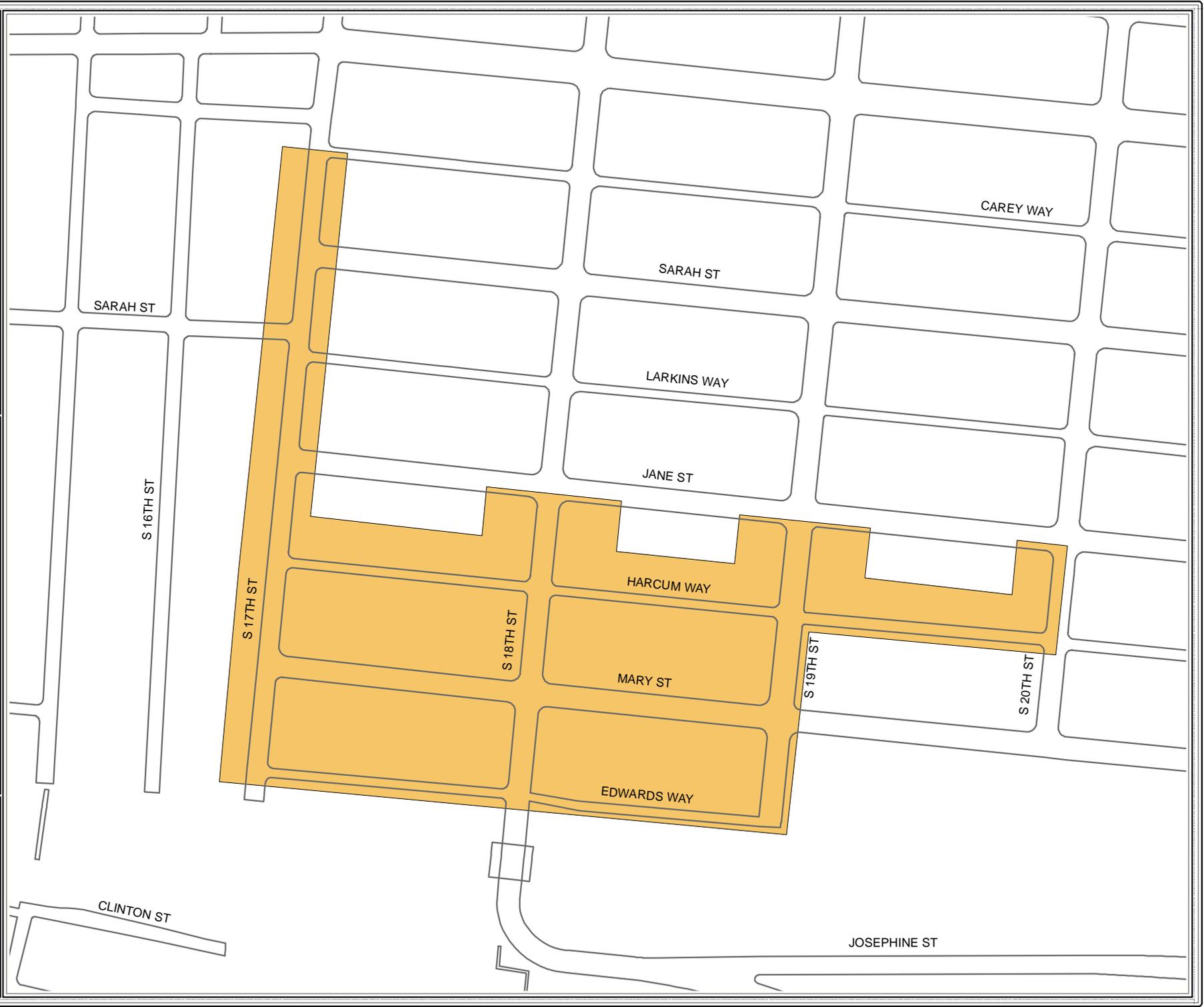
- Streets
- Permit Parking

! District DD



Feet
0 45 90 180

Map Updated on: December 12, 2011
Map Prepared by: Keith R. Dougal
DEPARTMENT OF CITY PLANNING
300 Ross Street, 4th Floor
Pittsburgh, PA 15219
Phone: (412) 255-2200
Fax: (412) 255-2838





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

Office of the Zoning Administrator

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

SIGN PERMIT APPLICATION

OWNER/APPLICANT INFORMATION

Applicant/Sign Contractor Name: ADM Sign Works		Phone Number: (412) 352-6145	
Address: 3414 Charlotte Street	City: Pittsburgh	State: PA	Zip Code: 15201
Sign Contractor Registration #: SN00540			
Sign Owner Name: Bottom Dollar Food Northeast LLC		Phone Number: (704) 633-8250	
Address: 2100 Executive Drive	City: Salisbury	State: NC	Zip Code: 28147
Property Owner Name: Bottom Dollar Food Northeast LLC		Phone Number: (704) 633-8250	
Address: 2100 Executive Drive	City: Salisbury	State: NC	Zip Code: 28147

Address where the Work will Occur:

PROJECT INFORMATION

Is this application for an existing sign? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Number of New Signs: 2	
If Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy #:	Date Issued:	Existing Use of Property:	
Estimated Construction: Start Date: 528 /	Completion Date: 6 / 5 / 14	Project Cost: \$ 15,000	Zoning Board of Adjustment Case Number:
Main Use of Premises (Select from the attached list.) Grocery store			
Building Height in Stories: 1 story front elevation 35'-2" side elevation 30'-10"			
Description of Work: install (2) sets of bottom dollar food channel letters one set to be installed on front elevation and 1 set to be installed on side elevation			
Lettering on the sign states: "bottom dollar food with logo coin drop "			
Sign 1: bottom dollar food w logo			
Sign 2: bottom dollar food w logo			
Sign 3:			
Sign 4:			
Please check the following item(s) that pertain to the proposed work: <input type="checkbox"/> N/A			
<input type="checkbox"/> Proposed work includes a private structure encroaching on a City dedicated right-of-way		<input type="checkbox"/> Proposed work will create an obstruction of traffic on City right-of-way	



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

Office of the Zoning Administrator

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

SIGN PERMIT APPLICATION

SIGN #	SIGN 1	SIGN 2	SIGN 3	SIGN 4
SPECIFY TYPE OF WORK: New Sign, Painted Wall, Sign Alteration, Sign Repair	New Sign	New Sign		
SPECIFY TYPE OF SIGN: Canopy, Decked, Double Face, Pole/Ground, Roof, Side to Side, V-Type, Wall-Flat, LED, Wall-Projection, Other.	Led Channel letters Wall front	Led Channel Letters Wall side		
SPECIFY PURPOSE OF SIGN: Advertising, Business I.D., Directional, Mural, Real Estate.	Business I.D.	Business I.D.		
SPECIFY TYPE OF ELECTRICAL WORK: Animation/Rotations, Flashing, External Illumination, Internal Illumination	Internal Illumination	Internal Illumination		
HEIGHT (FT):	29"	29"		
HEIGHT ABOVE GRADE (FT)				
GRADE TO BOTTOM OF SIGN:	19'-10" 3/8	17'- 8" 3/8		
GRADE TO TOP OF SIGN:	26' 4" 1/8	24'-2" 1/2		
MAXIMUM HEIGHT OF LETTERING (FT):	29"	29"		
WIDTH (FT):	25'-11"	25'-11"		
PROJECTION FROM WALL (FT):	5"	5"		
PROJECTION IN RIGHT-OF-WAY (FT):	NA	NA		
PROJECTION ABOVE ROOF LINE (FT)				
ROOF TO BOTTOM OF SIGN:	NA	NA		
ROOF TO TOP OF SIGN:	NA	NA		
LENGTH OF BUILDING FRONT (FT):	187	100		
EXPOSED PORTION OF WALL ON WHICH SIGN WILL BE DISPLAYED: (Square footage of wall)	4488	2400		

LIST FOR MAIN USE OF PREMISES

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

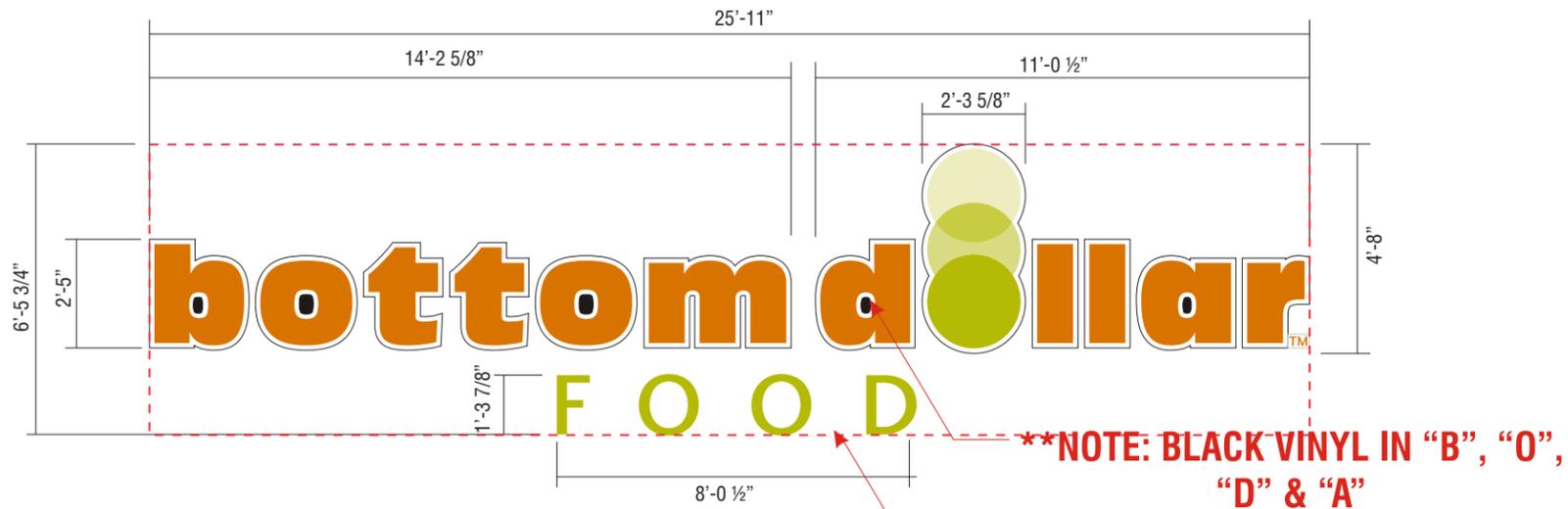
18. Adult Entertainment
19. Agricultural Use
20. Amusement Arcade
21. Animal Care (Limited)
22. Animal Care (General)
23. Art or Music Studio
24. Public Assembly (Limited)
25. Public Assembly (General)
26. Bank or Financial Institution (Limited)
27. Bank or Financial Institution (General)
28. Basic Industry
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

QTY. 2 CUSTOM SPACING

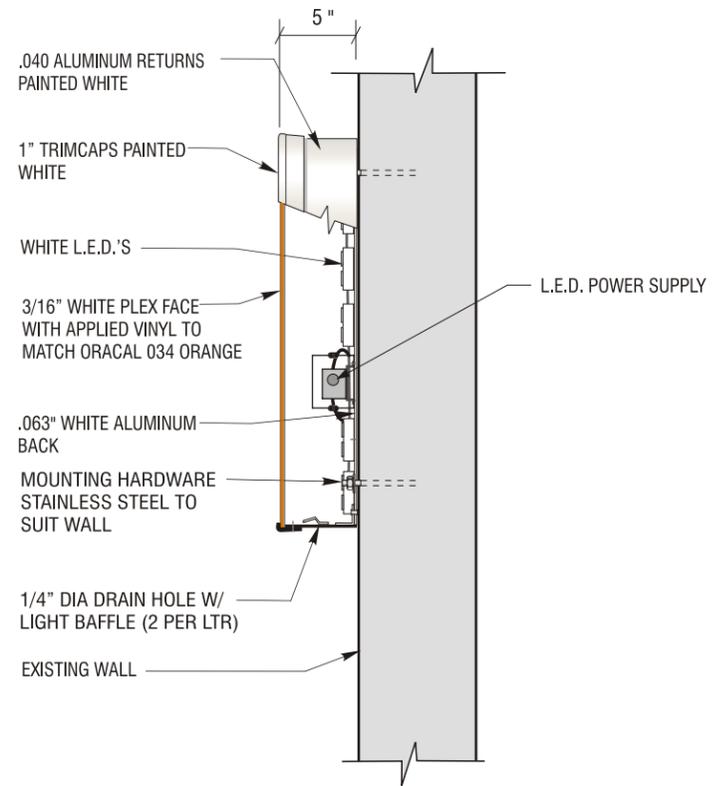


COLOR LEGEND	
	ORACAL 034 ORANGE
	PMS 390 GREEN
	PMS 390 GREEN (75%)
	PMS 390 GREEN (50%)
	PMS 390 GREEN (25%)

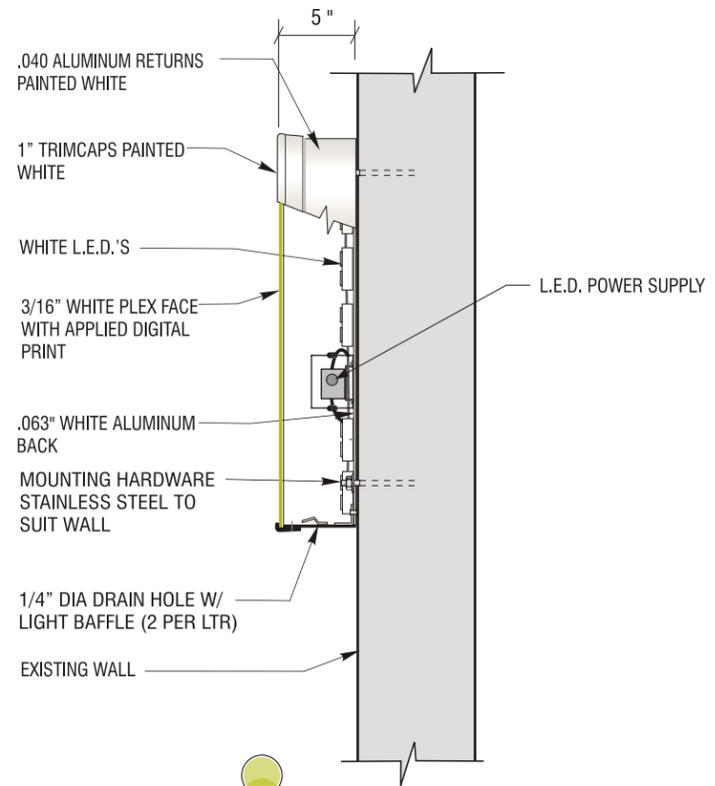
HILTONDISPLAYS
125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

QID 13-22791
JOB NAME: Bottom Dollar #2995
LOCATION: 5200 Penn Ave Pittsburg PA 15224
CUSTOMER CONTACT: Erin Stinson SALESMAN / PM
DESIGNER: Christie Pruitt MR
DWG. DATE: 12-9-13
REV. DATES: 01-10-14JB 4-14-14 BS

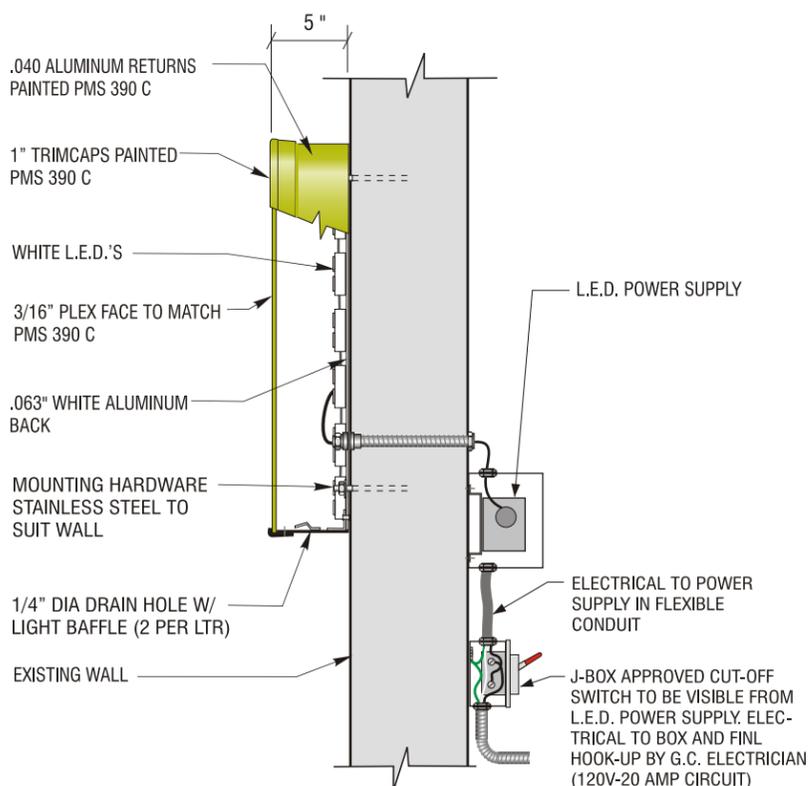
F CHANNEL LETTER LAYOUT - 29"
167.92= TOTAL SQ. FT. SCALE: 1/4" = 1'-0"



SECTION @ bottom dollar
SCALE: 1" = 1'-0"



SECTION @ FOOD
SCALE: 1" = 1'-0"



SECTION @ dollar
SCALE: 1" = 1'-0"

SCALE:
Not To Scale

FILE:
2013\Bottom Dollar\
Pittsburgh PA\13-22791\
BD Pittsburgh PA

DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
SLS/PM:	LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

Underwriters Laboratories Inc.

DRY	<input type="checkbox"/>
DAMP	<input type="checkbox"/>
WET	<input checked="" type="checkbox"/>

QID 13-22791

JOB NAME:

Bottom Dollar #2995

LOCATION:

5200 Penn Ave
Pittsburg PA 15224

CUSTOMER CONTACT:

Erin Stinson

SALESMAN / PM

Christie Pruitt

DESIGNER:

MR

DWG. DATE:

12-9-13

REV. DATES:

01-10-14JB

4-14-14 BS

SCALE:

Not To Scale

FILE:

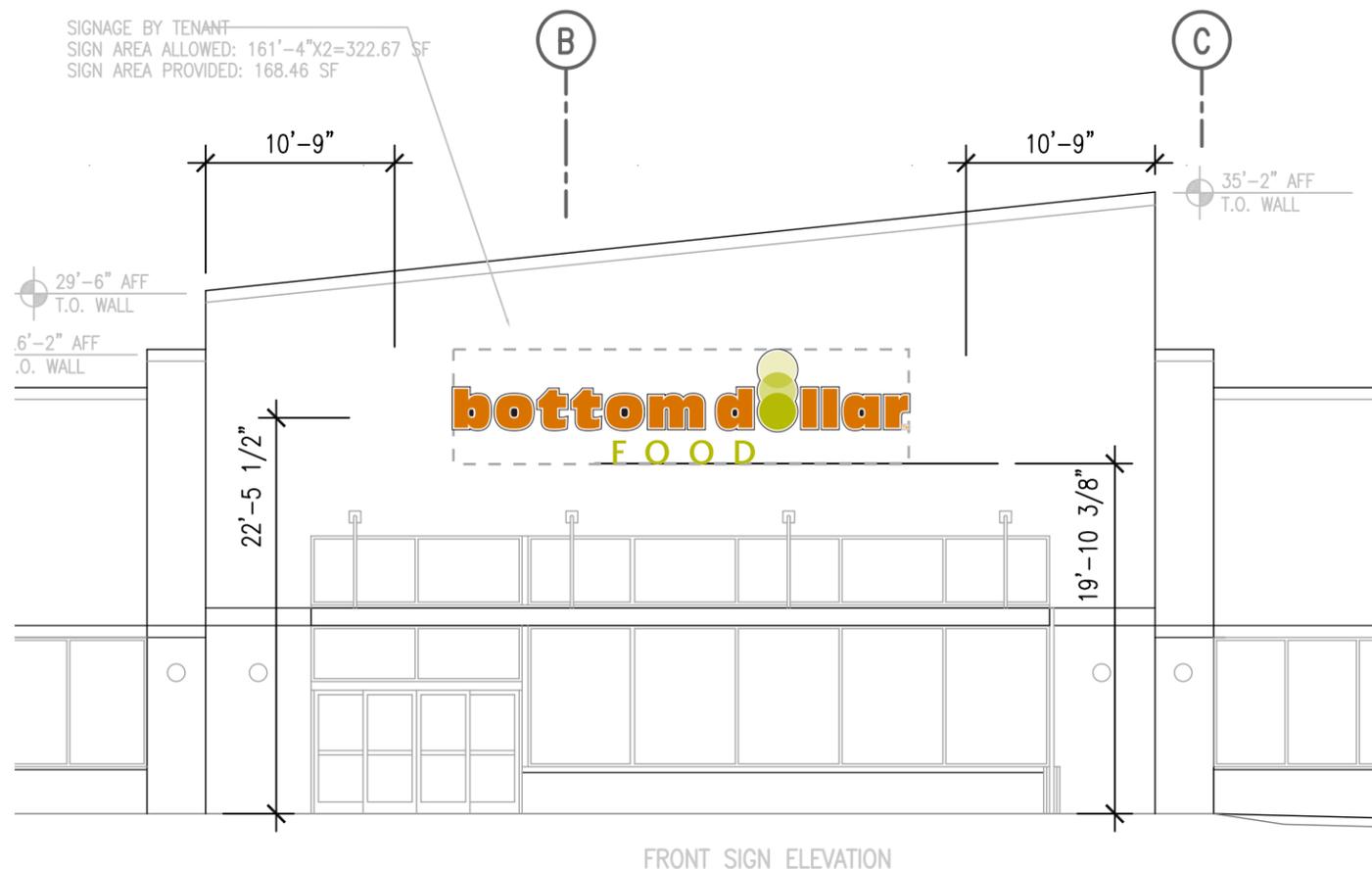
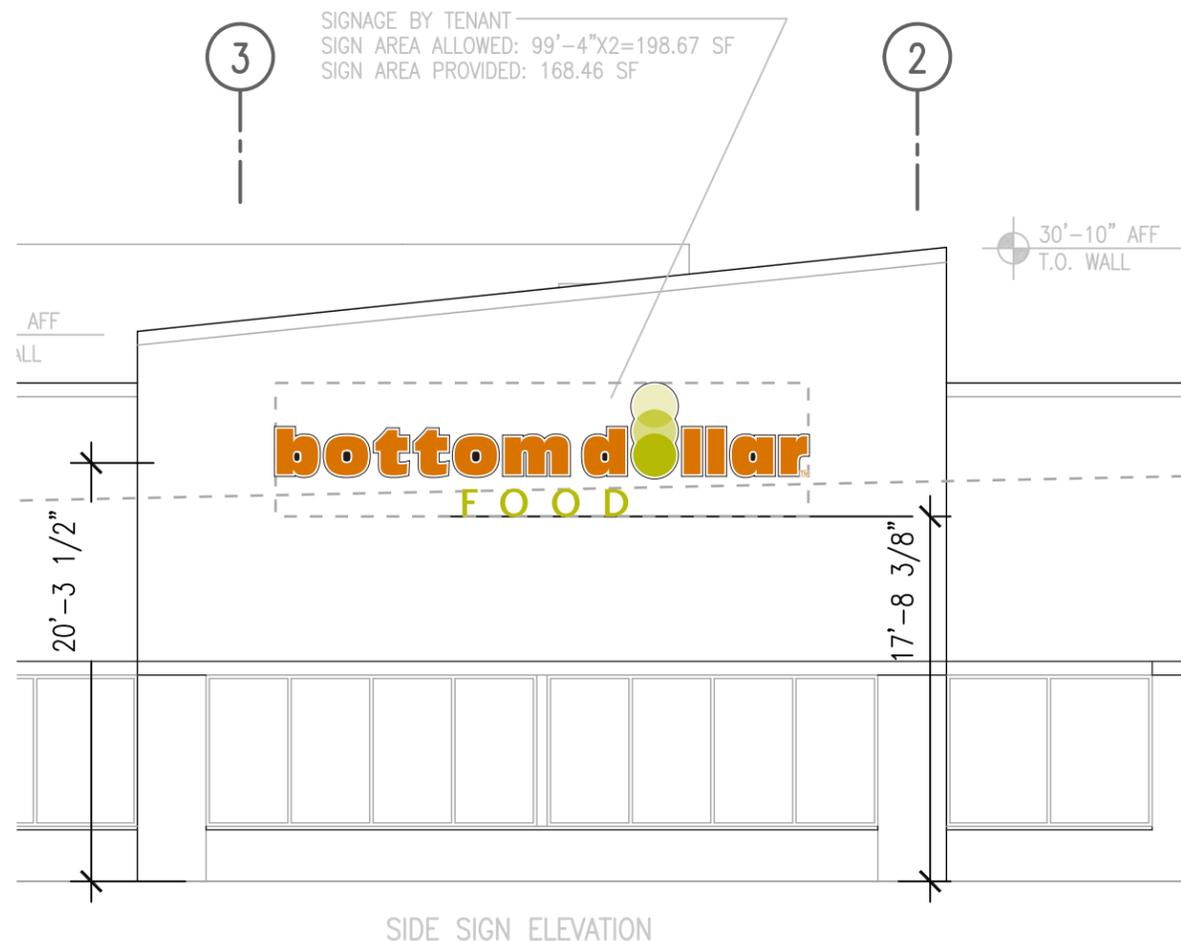
2013\Bottom Dollar\
Pittsburgh PA\13-22791\
BD Pittsburgh PA

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QTY. 1



SCOPE: D-F ILLUMINATED PYLON
SKIN: ALUMINUM EXTRUSION PAINTED DK. BRONZE
RETAINERS: 2" ALUMINUM PAINTED DK. BRONZE
FACES: 3/16" POLYCARBONATE
 1 1/2" PANNED FORMED
GRAPHICS: VINYL 1st SURFACE
ILLUMINATION: T12 DHO FLORESCENT LAMPS
 (VERTICALLY LAMPS) 12" EXTRUSION
POWER: 120V/800MA SIGN BALLAST
 W/ 120 VOLT SWITCH
STEEL: PAINTED DK. BRONZE

NOTES:
 -ALL WIRING UL APPROVED AND BARE LABEL

COLOR LEGEND

- ORACAL 034 ORANGE
- PMS 390 GREEN
- PMS 390 GREEN (75%)
- PMS 390 GREEN (50%)
- PMS 390 GREEN (25%)
- DK. BRONZE

HILTONDISPLAYS
 125 HILLSIDE DRIVE • GREENVILLE SC 29607
 P 800 353 9132 • F 864 242 2204
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Pittsburg PA 15224

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SCALE:

Not To Scale

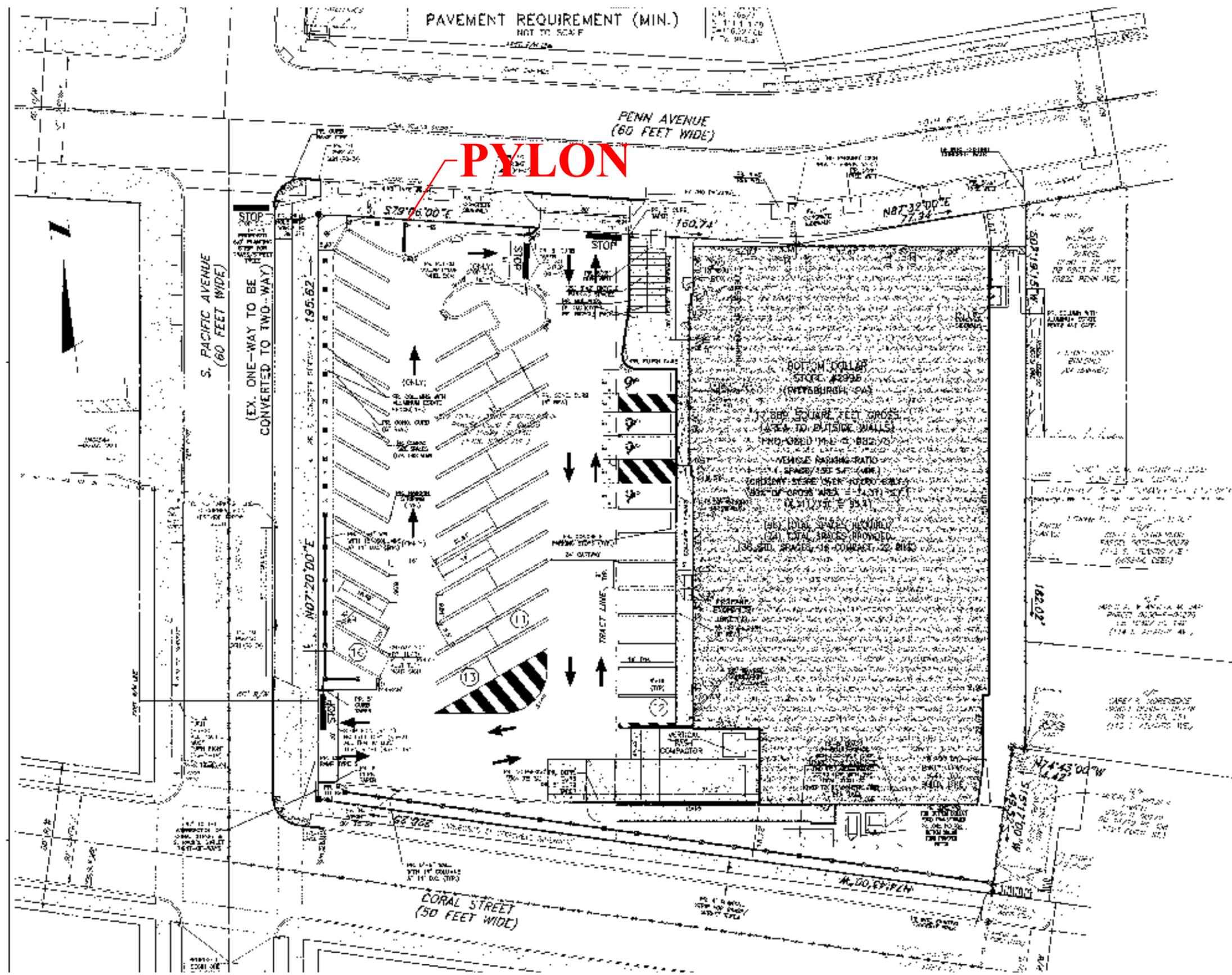
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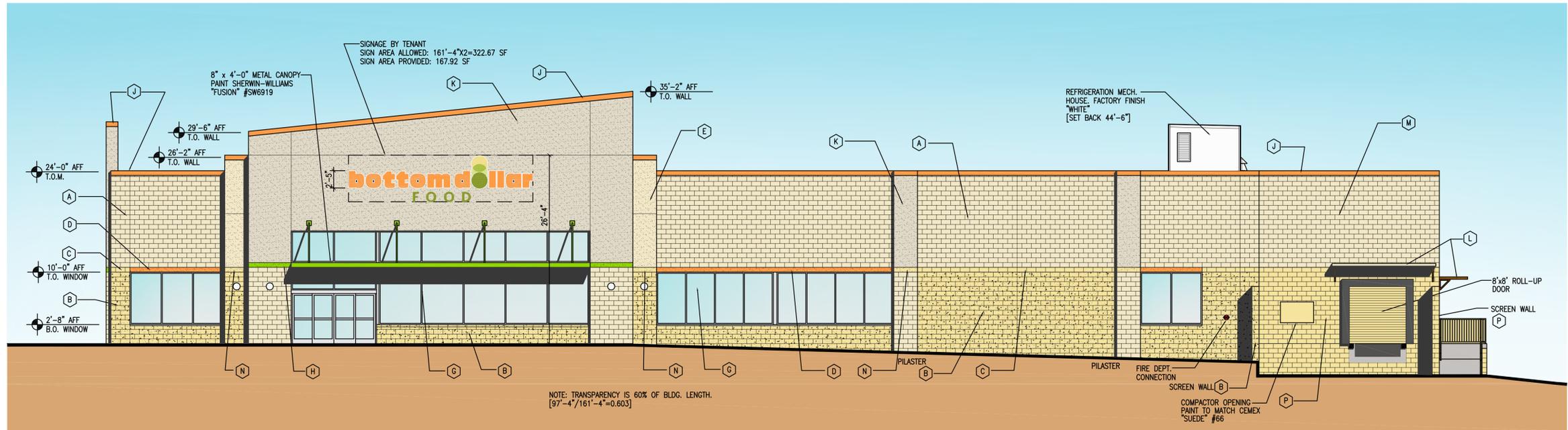
2013\Bottom Dollar\
Pittsburgh PA\13-22791\
BD Pittsburgh PA

DESIGN SPECIFICATIONS ACCEPTED BY:

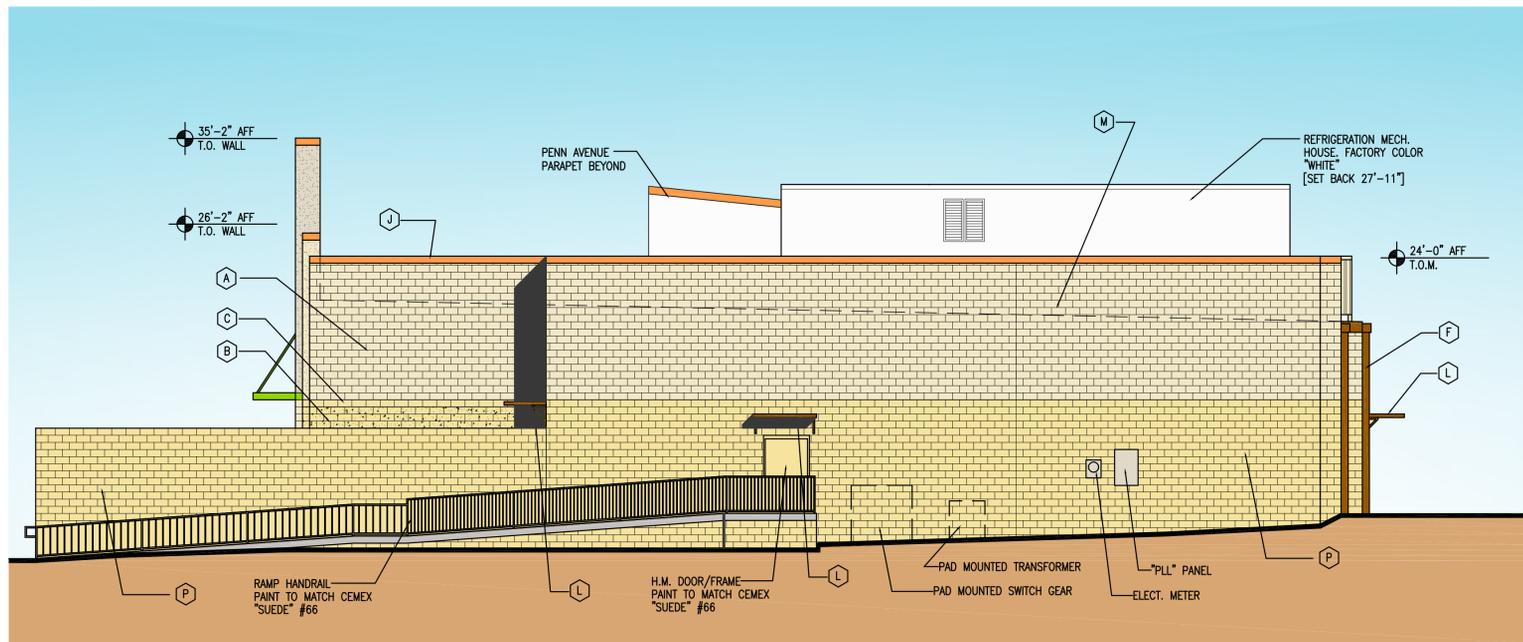
EST:	CLIENT:
SLS/PM:	LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.





1 FRONT_ELEVATION - SOUTH PACIFIC STREET
1/8"=1'-0"



2 RIGHT_ELEVATION - CORAL STREET
1/8"=1'-0"

EXTERIOR WALL FINISH LEGEND			
A	SPLIT-FACE PRE-COLORED BLOCK BY CEMEX "SOFT IVORY" #861	H	8" E.I.F.S. BAND - PAINT WITH SHERWIN-WILLIAMS "FUSION" #SW6919
B	SPLIT-FACE PRE-COLORED BLOCK BY CEMEX "SUEDE" #66	J	PREFINISHED METAL COPING - MATCH SHERWIN-WILLIAMS "NAVEL" #SW6887 (CUSTOM FACTORY COLOR)
C	SMOOTH-FACE PRE-COLORED BLOCK BY CEMEX "SUEDE" #66	K	E.I.F.S. - PAINT WITH SHERWIN-WILLIAMS "ANTIQUE WHITE" #SW6119
D	SMOOTH-FACE BLOCK BY CEMEX. PAINT SHERWIN-WILLIAMS "NAVEL" #SW6887	L	PREFINISHED ALUM. CANOPY - FIRESTONE UNACLAD "DARK BRONZE"
E	E.I.F.S. - PAINT WITH SHERWIN-WILLIAMS "IVOIRE" #SW6127	M	SMOOTH-FACE CMU - PAINT TO MATCH CEMEX "SOFT IVORY" #861
F	PREFINISHED GUTTER AND DOWNSPOUTS FIRESTONE UNACLAD "DARK BRONZE"	N	8" E.I.F.S. BAND - PAINTED WITH SHERWIN-WILLIAMS "PRACTICAL BEIGE" #SW6100
G	ALUM. STOREFRONT SYSTEM TO BE KAWNEER TRI-FAB 451-T (THERMAL BREAK) CLEAR ANODIZED.	P	SMOOTH-FACE CMU - PAINT TO MATCH CEMEX "SUEDE" #66

APPLICATION FOR REVIEW

PAID

**OFFICE OF THE ZONING ADMINISTRATOR
DEPARTMENT OF CITY PLANNING
PITTSBURGH, PA**

C-769

(check applicable)

<input checked="" type="checkbox"/>	INSTITUTIONAL MASTER PLAN REVIEW	File No. _____
		IMP No. <u>20</u>
<input type="checkbox"/>	INSTITUTIONAL MASTER PLAN REVIEW (Individual Phase Review)	File No. _____
		IMP No. _____

I. APPLICANT INFORMATION

1. Institution UPMC Presbyterian
2. Applicant / Agent UPMC Presbyterian
3. Address 600 Grant Street, 60th Floor, Pittsburgh, PA 15219
4. Telephone (412) 647-3691
5. Interest of applicant in property Owner
6. Owner UPMC Presbyterian
7. Address 600 Grant Street, 60th Floor, Pittsburgh, PA 15219
8. Telephone (412) 647-3691
9. Architect Harley Ellis Devereaux
10. Address 26913 Northwestern Highway, Suite 200, Southfield, MI 48033
11. Telephone (248) 262-1543

II SITE INFORMATION

12. Map of boundary of site drawn to scale and complete list of Block & Lot numbers with street address must be provided on separate sheet (See Chapter 925 for Site Plan specifications) See IMP Sheet 5 for map, and attached Lot/Block Numbers

13. Ward/Census Tract 4th Ward

14. Existing zoning district EMI, OPR-C, OPR-D Proposed zoning district Same

15. Explanation of request to change Zoning District (if applicable)
N/A

16. Area of site _____ sq ft or 25.3 acres
(includes leased property)

17. Present use of site
Hospital, parking structures, office, medical office/clinic, restaurant,
educational, clinical laboratory and research.

III IMPROVEMENT INFORMATION

18. Proposed use of site
Same as present use, with additional diagnostic and treatment, outpatient
care, parking structures and patient care units, and relocated inpatient beds.

19. Description of proposal including new buildings, extensions or additions, existing buildings to be razed or renovated and explanation of site improvements (attach additional sheets if necessary)

See IMP sheets 13 & 15 for a description of building additions and garage expansions. Site improvements are shown and described on sheets 14, 17, 19, 20, 21, 23, 24 and 26.

Existing building to be demolished:

South Presbyterian: 341,000 s.f.

20. Proposed number of new structures:

 Residential Commercial 3 Institutional

21. Gross floor area of building(s)

(a) Existing to be razed	<u> 341,000 </u>	sq ft
(b) Existing to be retained	<u> 3,299,292 </u>	sq ft
(c) To be constructed	<u> 1,100,000 </u>	sq ft
(d) Total upon completion	<u> 4,399,292 </u>	sq ft

22. Floor area ratio (total floor area/total lot area) 4,399,292/1,102,068 = 3.99

23. Ground coverage of building(s) 838,866 sq ft or 76 % of site area

24. Coverage of usable urban open space 967,323 sq ft or 88 % of site area

25. Urban open space maintenance agreement must be provided on a separate sheet

26. Height of building(s)	Existing to Remain	New
(a) Stories	<u> 18 </u>	<u> 17 </u>
(b) Feet	<u> 240' (WPIC) </u>	<u> 240' (PUH Expansion) </u>
(c) Elevation	<u> 1215 (WPIC @ O'Hara) </u>	<u> 1173 (PUH @ Fifth) </u>

27. Floor area use	(a) Retail	<u> included in (d) below </u>	sq ft
	(b) Offices	<u> included in (d) below </u>	sq ft
	(c) Residential	<u> 0 </u>	sq ft
	(d) Institutional	<u> 4,399,292 </u>	sq ft

28. Number of existing dwelling units	N/A	Efficiencies	<u> </u>
		1-bedroom units	<u> </u>
		2-bedroom units	<u> </u>
		3-bedroom units	<u> </u>
		3+bedroom units	<u> </u>
		TOTAL	<u> </u>

29. Number of new dwelling units N/A

Efficiencies	_____
1-bedroom units	_____
2-bedroom units	_____
3-bedroom units	_____
3+bedroom units	_____
TOTAL	_____

30. Number of dwelling units to be saved N/A

Efficiencies	_____
1-bedroom units	_____
2-bedroom units	_____
3-bedroom units	_____
3+bedroom units	_____
TOTAL	_____

31. Total number of new and existing dwelling units (lines 31 + 32 + 33) N/A

32. Complete the following for new construction:

(a). Front setback of building closest to property line: N/A

(b). Rear setback of building closest to property line: 0' (WPIC Addition will equal existing)

(c). Interior sideyard setback of building closest to property line: 0' (PUH Expansion will equal existing)

(d). Interior sideyard setback of building closest to property line: N/A

(e). Exterior sideyard setback of building closest to property line: 0' (Bus Shelter)

(f). Exterior sideyard setback of building closest to property line: approx. 8' (WPIC Expansion will equal existing)

33. Description of proposed street vacation (if applicable)

N/A

34. Utility authorization (if applicable) N/A

Water connection _____
 Sewer connection _____
 Electricity _____
 Gas _____
 Other _____

35. Sign plan must be provided on separate sheet (See Chapter 925 for Site Plan specifications) N/A

IV. PHASE INFORMATION (For Institutional Master Plan Individual Phase Review Only)

36. Description of project phases

37. Project phase timeline

Name of Phase	Start/Complete Date
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>

V PARKING INFORMATION

38. Number of parking spaces: 0 residential 0 commercial 8,387 institutional
min. max. min.
39. Number of parking stalls: 4,920 full-size 3,280 compact 187 handicapped
40. Number of loading spaces: N/A residential N/A commercial
Existing to Remain: institutional

VI RECORD OF REVIEW

41. Zoning Administrator

42. Date of administrative action

43. Planning Commission () Recommend
 () Do Not Recommend
 () Recommend With Conditions

44. Date of Planning Commission Recommendation _____

45. Conditions of recommendation (if applicable)

46. Additional comments of Planning Commission

47. City Council: () Approval () Denial () Approval With Conditions

48. Date of City Council Decision _____

49. Conditions of Approval (if applicable)

50. Additional comments of City Council

VII FEE INFORMATION

51. Fee \$ 15,025 computed as follows:

Filing fee: \$25
IMP: \$15,000
Total: \$15,025

No fee shall be required for the filing of an application by a government agency
Make check payable to "Treasurer, City of Pittsburgh"

Completed application including fee received by Zoning Administrator on _____
(Date Filed)

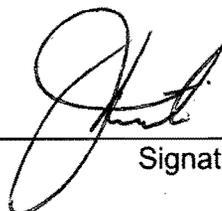
STATEMENT OF TRUTH

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF ALLEGHENY) ss

Deponent, being duly sworn, says that he is the:

() Owner of record of the property for which the application is being made, and that all statements and data furnished with this application are true and correct.

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

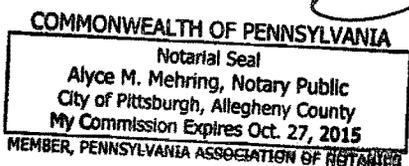


Signature

Sworn to and subscribed before me this 15th day of April, 20 14.



Notary Public
My Commission Expires 10/27/2015



Commonwealth of Pennsylvania
County of Allegheny

UPMC Oakland Hospitals Project Area Master Plan

Lot/Block Numbers within 1000 feet of the EMI district are as follows:

28-A-225	28-B-310	28-G-110-7
28-A-226	28-B-310-000A	28-G-110-8
28-A-285	28-B-35	28-G-110-9
28-A-285-000A	28-B-35-000A	28-J-128
28-A-322	28-B-35-000A-03	28-J-180
28-A-323	28-B-35-000A-04	28-J-184
28-A-324	28-B-35-000A-05	
28-A-325	28-B-35-000E	
28-A-327	28-B-63-01	
28-A-329	28-B-79	
28-A-331	28-E-30	
28-A-333	28-E-31	
28-A-334	28-E-32	
28-A-335	28-E-33	
28-A-336	28-E-36	
28-A-337	28-E-37	
28-A-339	28-F-1	
28-A-341	28-F-10	
28-A-344	28-F-180	
28-A-345	28-F-185	
28-A-346	28-F-25	
28-A-347	28-F-3	
28-B-154	28-F-321	
28-B-154-01	28-F-38	
28-B-215-000A	28-F-43	
28-B-23	28-F-47	
28-B-23-000S	28-F-5	
28-B-256	28-F-5-01	
28-B-262	28-F-54	
28-B-262-0001	28-F-56	
28-B-262-000A	28-F-58	
28-B-263	28-F-60	
28-B-263-000A	28-G-110-1	
28-B-264	28-G-110-2	
28-B-294-000A	28-G-110-3	
28-B-295-000A	28-G-110-4	
28-B-300-000A	28-G-110-5	
28-B-304	28-G-110-6	



Project Area Master Plan 2014

UPMC OAKLAND HOSPITALS

200 Lothrop, Pittsburgh, PA 15213

TABLE OF CONTENTS

- I. Master Plan
- II. Planning Area
- III. Mission and Objectives
- IV. Existing Property and Uses
- V. Institutional Needs
- VI. Ten Year Development Envelope
- VII. Twenty-Five Year Development Envelope
- VIII. Transportation Management Plan
- IX. Environmental Protection Plan
- X. Open Space and Pedestrian Circulation Plan
- XI. Urban Design Guidelines
- XII. Neighborhood Protection Strategy

I. MASTER PLAN

Introduction

UPMC Presbyterian and Montefiore Hospitals (Oakland), located in the heart of Oakland, is an adult medical-surgical referral hospital group and a site of ongoing research and graduate programs in conjunction with the University of Pittsburgh School of Medicine. The hospital is a renowned center for organ transplantation, and a recognized leader in cardiology and cardiothoracic surgery, critical care medicine and trauma services, and neurosurgery. UPMC Oakland also is designated as a Level I Regional Resource Trauma Center. Founded in 1893, UPMC Oakland continues to provide state-of-the-art medical care to patients in the tri-state area and throughout the world.

UPMC Oakland is one hospital with two buildings - UPMC Presbyterian and UPMC Montefiore - linked by a pedestrian bridge that crosses over two streets with links to other buildings as well. Staff in both buildings deliver the same high-quality care. Some patients receive all of their care in one of the buildings. Others receive care in each building, crossing the bridge from one building to the other.

Services & Specialties

UPMC Oakland provides a full range of health care services, including inpatient, outpatient, and emergency care, as well as highly specialized diagnostic and treatment procedures. The combination of high-tech medicine and compassionate care touches every one of the thousands of patients who enter UPMC Oakland each year.

Our services include:

- × Asthma Institute
- × Audiology and Hearing Aids
- × Balance Disorders Center
- × Cancer
- × Cardiovascular Services
- × Comprehensive Lung Center
- × Department of Cardiothoracic Surgery
- × Dermatology
- × Diabetes Center
- × Digestive Disorders Center
- × Ear, Nose and Throat Services

- × Emergency and Trauma Services
- × Endocrine Surgery
- × Eye Center
- × Gastrointestinal Surgery
- × Geriatrics
- × Inflammatory Bowel Disease
- × Kidney Disease
- × Liver Cancer Center
- × Minimally Invasive Brain Surgery
- × Neurological Surgery
- × Nutrition Services
- × Ophthalmology and Optometry
- × Orthopedic Surgery
- × Otolaryngology
- × Pancreas and Biliary Center
- × Pancreatic Cancer Center
- × Plastic surgery
- × Rehabilitation Institute
- × Sino-Nasal and Allergy Services
- × Skull Base Surgery
- × Snoring and Sleep Apnea Center
- × Stroke Institute
- × Surgery
- × Swallowing Disorders Center
- × Transplantation Services
- × Trauma and General Surgery
- × Vascular Surgery
- × Wound Healing/Limb Preservation Center

I. MASTER PLAN

Research at UPMC Oakland

Many residents - not just those planning to pursue fellowships for subspecialty careers - come to the Internal Medicine Residency Program with an interest in basic or clinical research as part of their training. UPMC is home to a growing number of world-class scientists engaged in a broad spectrum of disciplines, including structural biology, drug discovery and design, immunology, neuroscience, organ and tissue engineering, regenerative medicine, cancer diagnostics, bioinformatics and computational biology, gene therapy, and medical device development. In addition, UPMC is a nationally recognized leader in clinical and translational research in nearly every subspecialty field. The program encourages residents interested in pursuing research, whether a simple project or a career pathway, to take advantage of the many world-class technical and faculty resources available at our institution.



II. PLANNING AREA - EMI

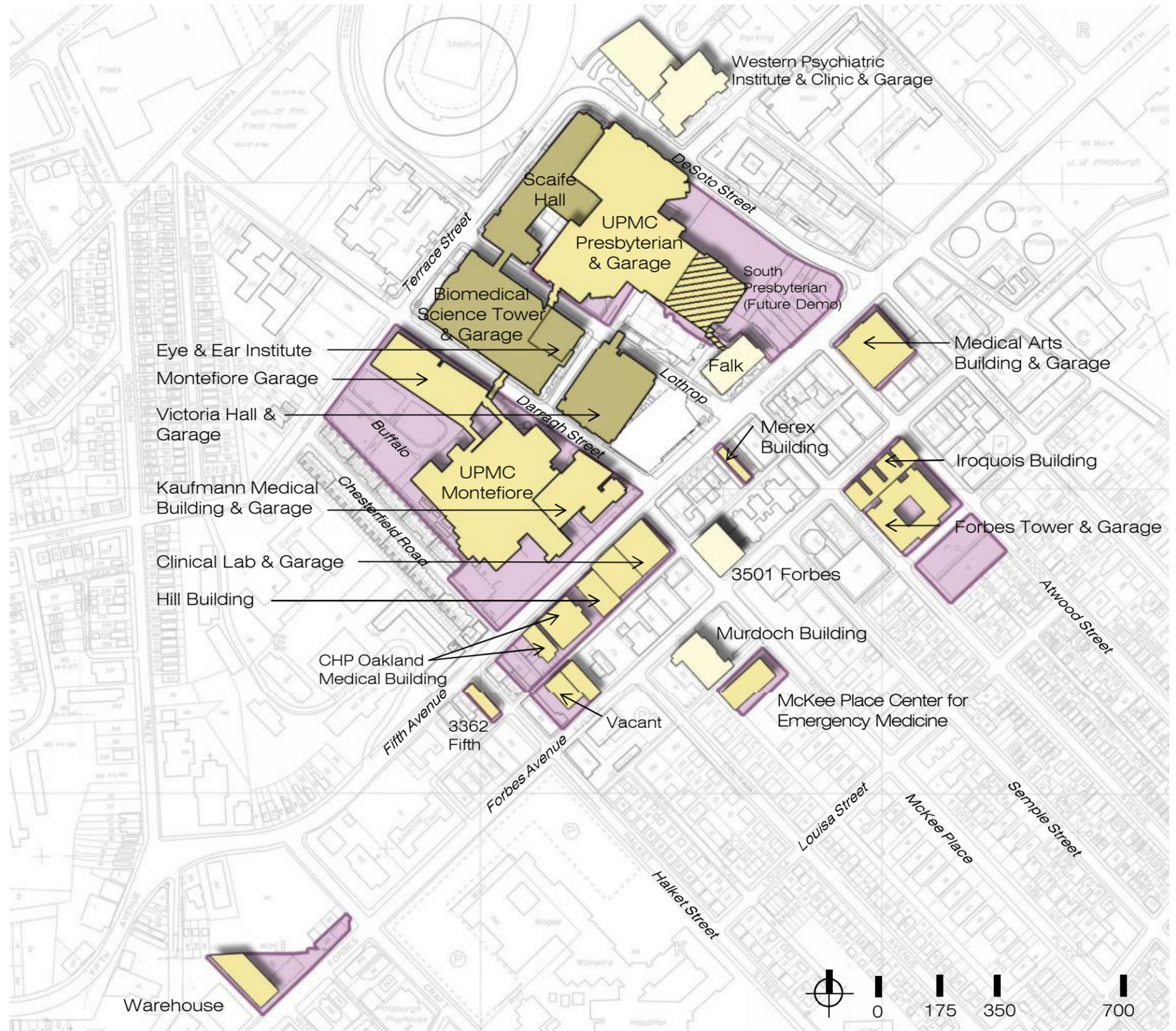
The existing EMI district of the Project Area Master Plan is bounded by Terrace Street to the northwest, DeSoto Street to the northeast, Fifth Avenue to the southeast and Chesterfield Road to the southwest. UPMC Montefiore, Presbyterian, the remaining South Presbyterian building and Kaufmann Medical Building are all included in this EMI district.

The planning area for the Institutional Master Plan includes the EMI district and properties owned by UPMC within one thousand (1,000) feet of the EMI district, including the Clinical Lab & Garage, Hill Building, CHP Oakland Medical Building, McKee Place Center for Emergency Medicine, Murdoch Building, Forbes Tower, Merex Building, 3501 Forbes Avenue, Iroquois Building, Medical Arts Building, 3362 Fifth Avenue, Western Psychiatric Institute & Clinic, and miscellaneous properties.

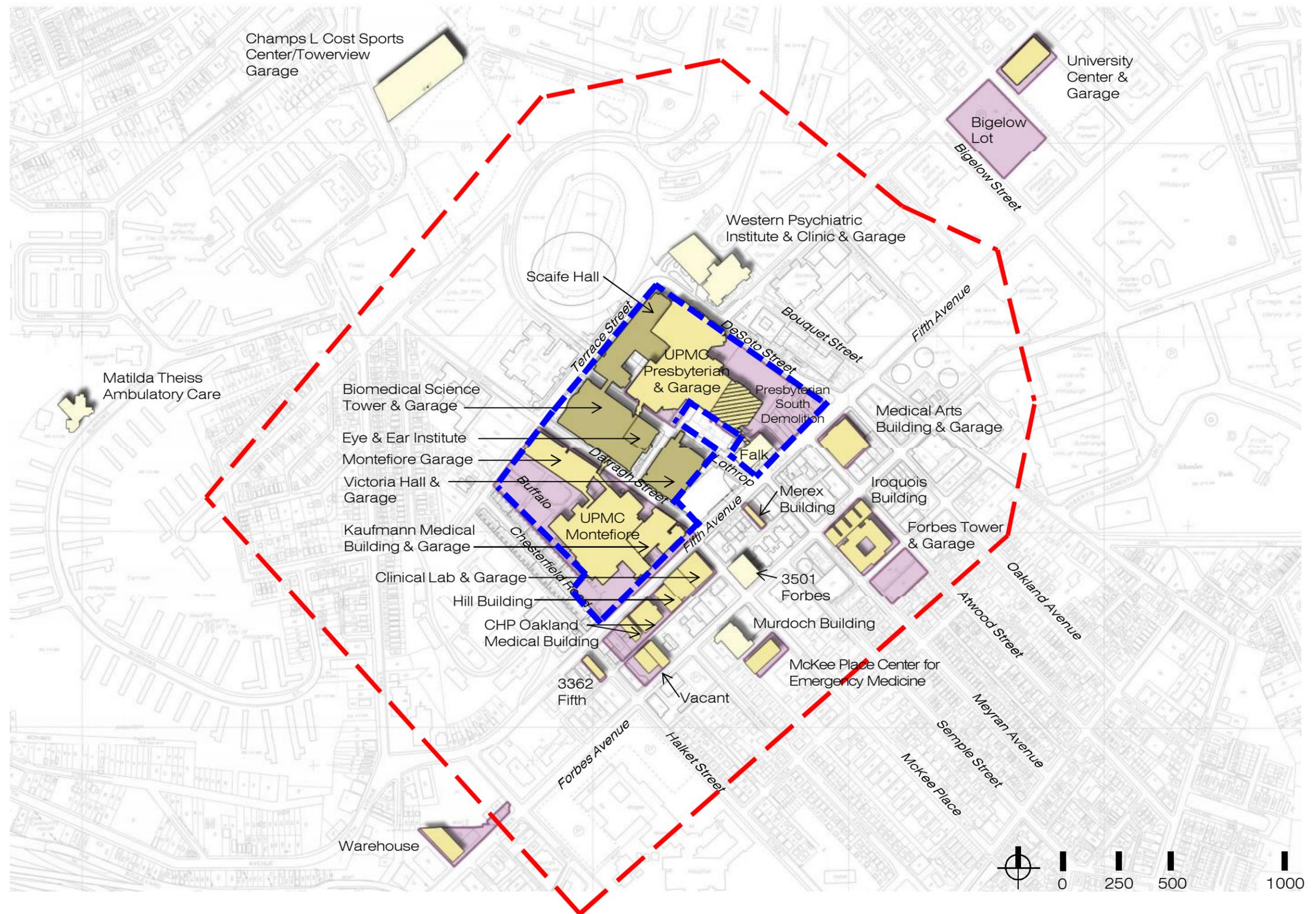
The adjacent plan shows the institutional ownership within 1,000 feet of the EMI district, the plan on the next page indicates all institutional ownership in Oakland, and the following page indicates zoning for these properties and the surrounding parcels.

Legend

- UPMC Buildings
- Leased Building (to UPMC from others)
- UPMC/PITT Mixed Ownership Building
- UPMC Property



II. PLANNING AREA - OAKLAND PROPERTY OWNERSHIP



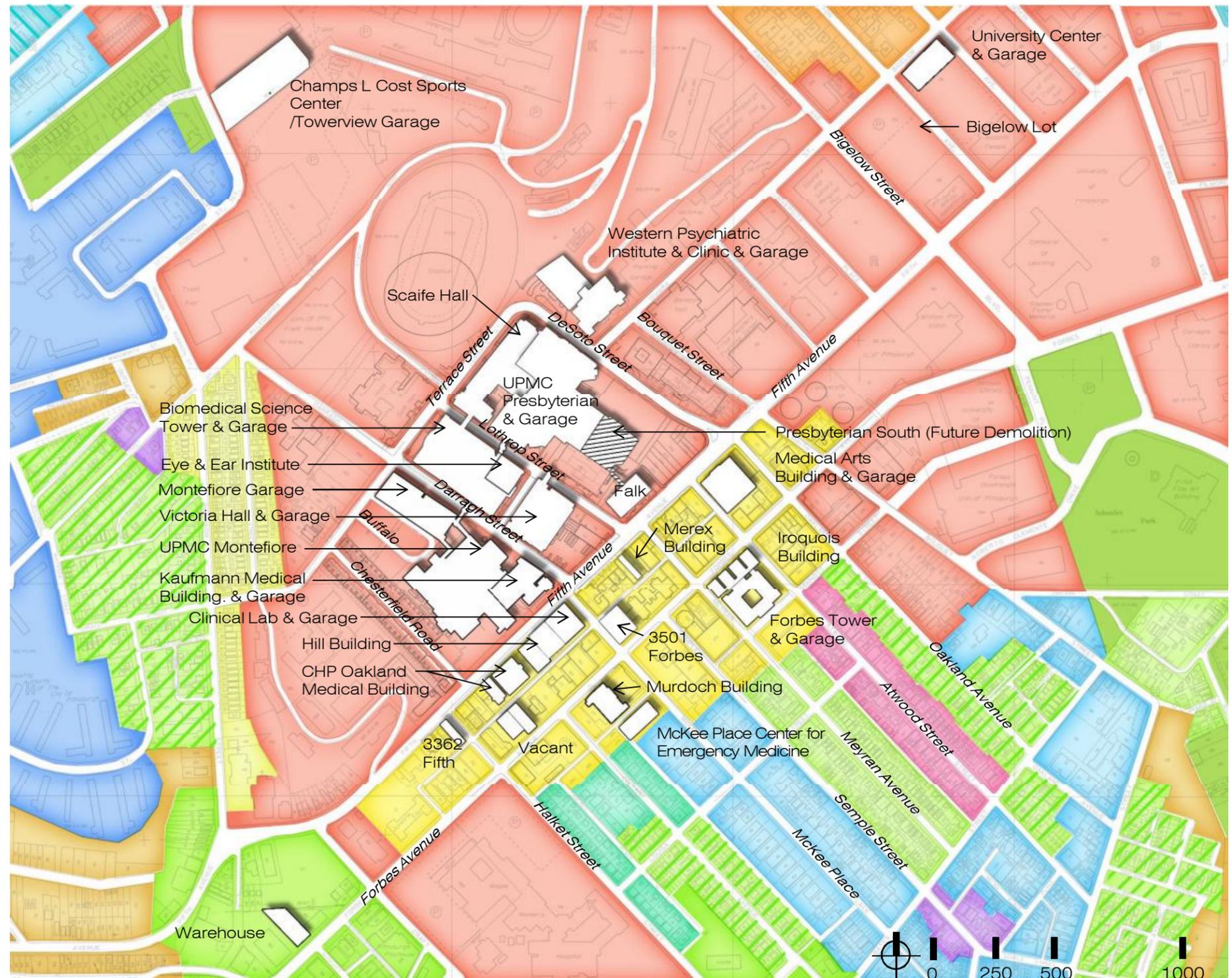
- Legend**
- - - UPMC Oakland Campus
 - - - 1000' of EMI District
 - UPMC Buildings
 - Leased Building (to UPMC from others)
 - UPMC/PITT Mixed Ownership Building
 - UPMC Property



II. PLANNING AREA - EXISTING ZONING MAP

Legend

- EMI Educational/Medical Institution
- H Hillside
- LNC Local Neighborhood Commercial
- P Parks & open Space
- R1A -H Single Unit Attached Residential High Density
- R1A -VH Single Unit Attached Residential Very High Density
- R1D -VL Single Unit Detached Residential Very Low Density
- OPR -C Oakland Public Realm District C
- OPR-D Oakland Public Realm District D
- R2-H Two Unit Residential High Density
- R3-M Three Unit Residential Moderate Density
- RM-M Multi Unit Residential Moderate Density
- RM-H Multi Unit Residential High Density
- OPR-A Oakland Public Realm District A
- RP Residential Planned Unit Development



III. MISSION AND OBJECTIVES

Mission

UPMC's mission is to serve our community by providing outstanding patient care and to shape tomorrow's health system through clinical and technological innovation, research, and education.

Vision

UPMC will lead the transformation of health care. The UPMC model will be nationally recognized for redefining health care by:

- × Putting our patients at the center of everything we do and creating a model that assures that every patient gets the right care, in the right way, at the right time, every time.
- × Harnessing our integrated capabilities to deliver both superb state-of-the-art care to our patients and high value to our stakeholders.
- × Employing our partnership with the University of Pittsburgh to advance the understanding of disease, its prevention, treatment and cure.
- × Fueling the development of new businesses globally that are consistent with our mission as an ongoing catalyst and driver of economic development for the benefit of the residents of the region.
- × Serving the underserved and disadvantaged, and advancing excellence and innovation throughout health care.

Values

- × **Customers:** Our patients and subscribers are our first priority and we strive to be responsive to their needs as well as those of the thousands of family members, visitors and community residents who walk through our doors, e-mail, text or call us every day.
- × **People:** Our people are our greatest asset. Our workforce is reflective of the many communities and people we serve and we embrace this diversity as a source of vitality and strength. We value the active participation of employed and independent physicians from throughout the organization and recognize the contributions of our caregivers who are among the best in the world.
- × **Excellence:** Our goal is excellence in everything we do and we believe continuous improvement in quality is everybody's responsibility.
- × **Integrity:** UPMC is built on a foundation of honesty and integrity. We promote, support and demand ethical conduct and compliance with the law throughout the organization.
- × **Teamwork:** We foster and promote a culture that encourages teamwork, embraces change and fosters innovation. We recognize that treating others with dignity and respect is an essential building block of our success.
- × **Leadership:** We believe that as leaders we must be on the forefront of best-in-class governance and business practices. Responsiveness and transparency will always be hallmarks of our operating model and we will continue organizational integration to achieve the highest and best use of our resources.
- × **Community:** We are committed to making the communities we serve healthier, stronger, better places to live and to being effective stewards of the resources that they entrust to us.

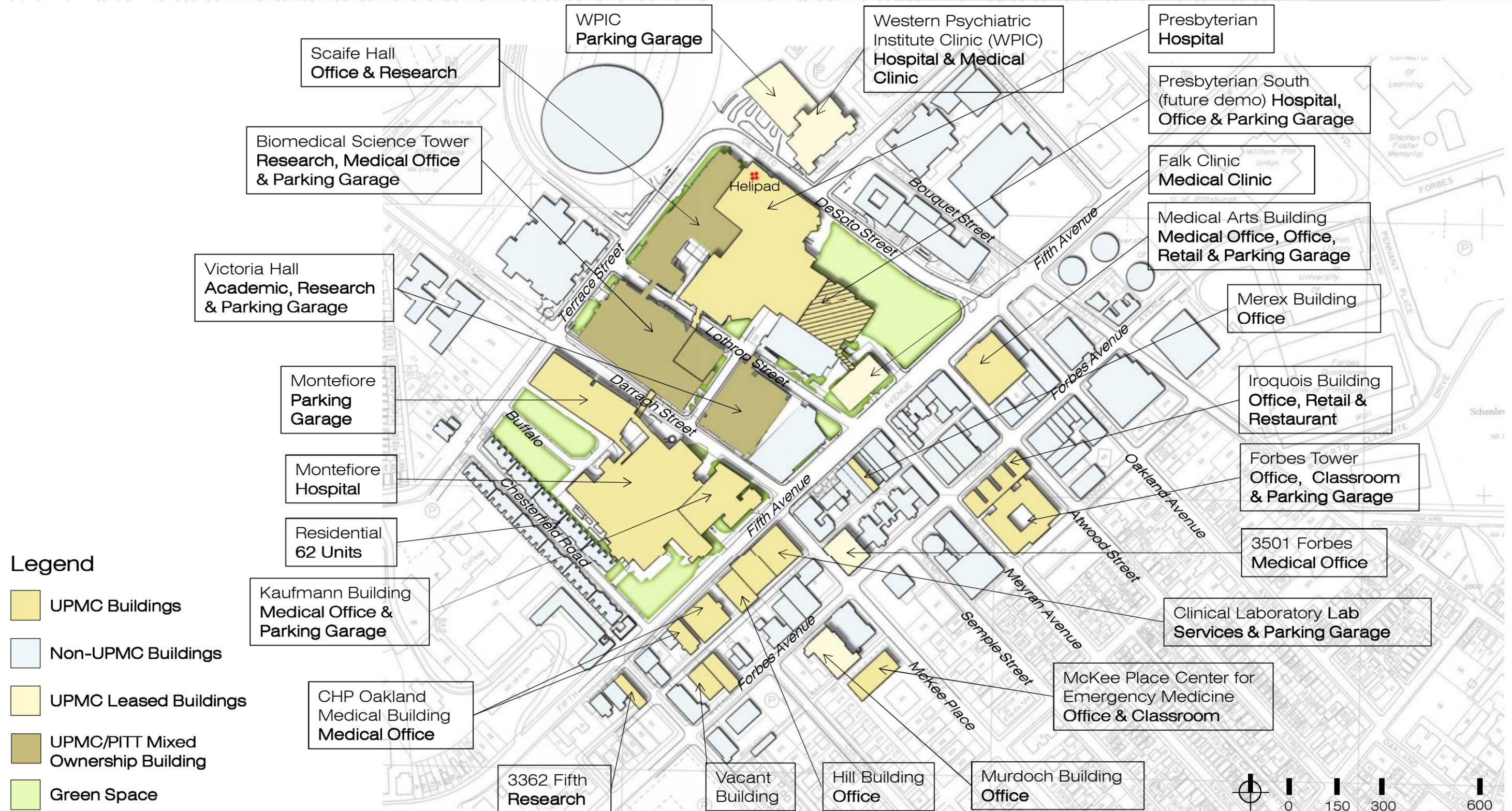
IV. EXISTING PROPERTIES AND USES

Building Coverage

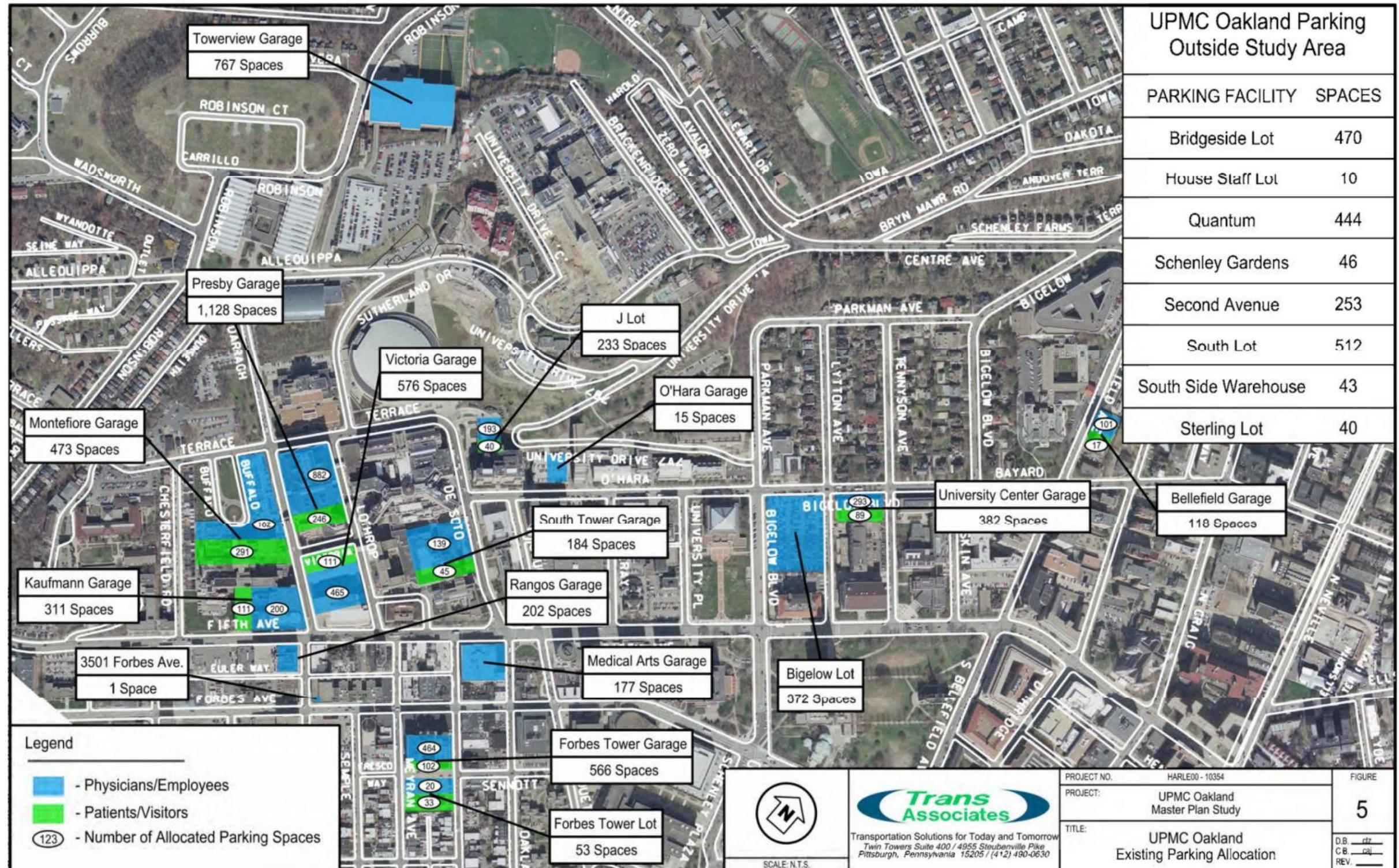
The Existing property and uses are fully described on the Existing Land Use Chart and the Existing Land Use Plan on the following page.

Address	Building/Site	Primary Land Use	Gross Square Feet of Floor Area	Gross Square Feet of Parking Structure	Parking Spaces	Number of Stories (plus below grade)	Height in Feet	Acreage
3459 5th Avenue	Montefiore University Hospital	Hospital	766,000		See Below	14	143	4
3459 5th Avenue	Montefiore Garage	Parking Garage		205,000	473	5	30	1
3471 5th Avenue	Kaufmann MOB	Outpatient Services	147,953		See Below	13	155	0.8
3471 5th Avenue	Kaufmann Parking Garage	Parking Deck		128,000	311	7	78	
200 Lothrop Street	Presbyterian South & Parking (former Children's Hospital)	Office, Hospital	341,000	70,000	184	14	160	3
200 Lothrop Street	Presbyterian University Hospital	Hospital	967,000		0	15	210	3.9
3550 Terrace Street	Scaife Hall	Office & Research	137,300		0	14	152	0.9
3811 O'Hara Street	Western Psychiatric Institute & Clinic	Hospital & Outpatient	370,000			18	240	2.2
3811 O'Hara Street	Western Psychiatric Institute & Clinic	Parking		62,000	233	5	50	included above
3500 Victoria Street	Victoria Hall & Parking Garage	Research & Parking	3,500		576	9	114	1.1
203 Lothrop Street	Biomedical Science Tower/Presby Garage/Eye & Ear Institute	Research/Outpatient/Parking Garage	105,000	360,000	1,128	11	166	0.4
3601 5th Avenue	Falk Clinic	Outpatient	95,500		0	7	92	0.7
3708 5th Avenue	Medical Arts Building	Medical Office/Retail	46,218			6	72	0.7
115 Atwood Street	Medical Arts Garage	Parking			177	6	70	included above
3600 Forbes Avenue	Iroquois Building	Office/Retail/Restaurant	74,500		0	6	70	0.5
200 Meyran Avenue	Forbes Tower, Parking Deck & Lot	Office/Classrooms	230,000	100,000	619	11	108	0.9
3514 5th Avenue	Merex Building (PUH Facilities)	Office	11,932		0	3	34	0.1
3460 5th Avenue	Clinical Laboratory (Rangos)	Hospital Lab Services	134,657		See Below	10	120	0.4
3460 5th Avenue	Clinical Laboratory Parking (Rangos Deck)	Parking Deck		81,464	202	8	95	0.3
3440 5th Avenue	Hill Building	Office	21,613		See Above	2/3	28	0.2
3420 5th Avenue	CHP Oakland Medical Building	Medical Office	23,936		0	2	14	0.5
3414 5th Avenue	CHP Oakland Medical Building	Medical Office	19,500		0	4	40	0.5
3362 5th Avenue	Gur Building	Research	7,400		0	2	20	0.1
3418 Forbes Avenue	Vacant	Vacant	11,000		0	1	14	0.5
3434 Forbes Avenue	Murdoch Building	Office	15,000		0	2	25	0.7
230 McKee Place	McKee Place for Emergency Medicine	Office/Classrooms	66,283		0	9	120	0.7
3501 Forbes Avenue	Adolescent Substance Abuse Program	Medical Office			1	7	100	0.3
3129 & 3133 Forbes Avenue	Warehouse	Vacant	45,000		0	3	54	0.9
Totals			3,640,292	1,006,464	3,904			25

IV. EXISTING PROPERTIES AND USES - EXISTING LAND USE PLAN



IV. EXISTING PROPERTIES AND USES – PARKING & LOADING



V. INSTITUTIONAL NEEDS

System Needs

UPMC Oakland is the heart of the most advanced patient care in the system. The Oakland area also contains several outpatient and medical office functions along with extensive research often associated with the University of Pittsburgh. The extensiveness of campuses and facilities within this region defines much of the urban fabric. Often not easily understood the facilities and campuses are owned, leased, and occasionally sublet for various functions.

The primary focus of this master plan is on the hospitals. There are three primary hospitals of focus; Montefiore University Hospital (MUH), Presbyterian University Hospital (PUH), and Western Psychiatric Institute and Clinic (WPIC). In the current scenario adult medical and surgical patients are seen and stay at both MUH and PUH. Psychiatric patients are seen and stay at WPIC. A determined need of the institution is organization and substantial updating of primary hospital services, many of which have not been updated since the original facilities were constructed.

A second need of the system in Oakland is to align and consolidate services within the appropriate hospital to allow for better efficiencies and organization for patient flow. WPIC requires new inpatient care units to resolve long term issues within the existing building, when a new facility is built then the existing facility will be renovated for new outpatient clinics. PUH will become the hub of all hospital patient care units along with the diagnostic and treatment services associated with the most intense needs of patients. Once PUH reorganization occurs then MUH will be transitioned as an outpatient center.

While there are needs for office space and a variety of outpatient and non-hospital medical that are woven into the master plan the main focus is in re-alignment and renewal of the hospitals. More detailed needs and the design response are as follows:

PUH

The primary objective is to make this facility the home of the most intense medical care in the system. The final demolition phase of the former Children's Hospital allows several opportunities to adjust the campus to needs. The patient care units along with highly intense areas such as surgery are in need of new facilities since they exist in structures built several decades ago and are in many cases functionally inadaptible. The needs are met in the planning by constructing a new facility that incorporates new patient care units and base floors that house highly intense diagnostic and treatment functions. This change allows for the adaptation of the existing facility to less intense support functions.

MUH

MUH currently houses some highly intense functions and several patient care units (e.g. transplants). The hospital, much like PUH, was built decades ago and is no longer easily adaptable for inpatient care. As well, the ability to build efficiency in the system requires consolidation of patient care units, all intended to be at PUH. As a result of inpatient consolidation at PUH, MUH would be transformed over time to primarily outpatient functions.

The needs of an outpatient oriented facility for patient convenience are significant. Parking and facility access are key to meeting these needs, as such the current parking deck will be expanded vertically. This expansion will allow for a better distribution of patient and required staff/physician parking.

Parking Needs

Parking in the Oakland region is very complex. The needs of the system will be toward maximizing capacity opportunities where they exist, redistributing parking particularly toward patient convenience, and adding where possible. See specific analysis for more detailed explanation.

VI. TEN YEAR DEVELOPMENT ENVELOPE

The ten year development envelope of the Project Area Master Plan is bounded by Terrace Street to the northwest, DeSoto Street to the northeast, Fifth Avenue to the southeast and Chesterfield Road to the southwest. Within this envelope, there is the following development proposal:

PUH Facilities Expansion

Location: Southeast of the existing Presbyterian Hospital, bordering DeSoto Street to the northeast and Fifth Avenue to the southeast.

Description: Proposed 621 relocated inpatient beds, diagnostic and treatment, outpatient care, 450 space parking garage

Maximum Floor Area: 900,000 gsf

Maximum Height (Stories): 17 stories above Fifth Avenue, 3 stories below grade, 20 total

Maximum Height: Average of 300' above Fifth Avenue

Setbacks= 0' @ Lothrop Street, 0' @ DeSoto Street and 20' @ Fifth Avenue

MUH Parking Garage Expansion

Location: Above existing Montefiore parking garage

Description: Proposed 4 story garage expansion with 456 additional spaces

Maximum Floor Area: 140,000 gsf

Maximum Height (Stories): 4 stories above current garage

Maximum Height: Average of 75' (30' existing + 45' new) above Darragh Street

Setbacks= 0' @ Darragh Street and 3' @ Terrace Street

WPIC Addition

Location: Northwest of existing facility

Description: Proposed 9 story building addition for patient care units

Maximum Floor Area: 200,000 gsf

Maximum Height (Stories): 9 stories above current garage level

Maximum Height: Average of 220' above O'Hara Street

Setback= 8' @ Desoto Street

VI. TEN YEAR DEVELOPMENT ENVELOPE - MASTER PLAN



Legend

- Facilities Expansion
- UPMC Buildings
- Non-UPMC Buildings
- UPMC Leased Building
- UPMC/PITT Mixed Ownership Building
- Green Space

VI. TEN YEAR DEVELOPMENT ENVELOPE - CAMPUS STACKING DIAGRAM

Primary Campus Facilities

Campus Guidelines: The right program in the right place, consolidate hospital services in one place, OPs separated except for invasive procedures, 5th Avenue the gateway to the campus, convenient parking

Clinics that serve patients with limited or no need to use other parts of the campus

New facility focused on universal nursing format, OP services that have need for direct connections to D & T services and comprehensive patient care. Primary parking for public and limited employees/physicians

Full connection between buildings and public circulation

Renovate most wings to support universal nursing format, renovate/consolidate D & T services with focus on service line integration

Scale Hall and north sections focused on hospital support, and office functions, limited to no patient use

Redistribution of spaces with primarily patient, physician, and some staff parking

Facility would be focused on primary OP care with the goal of little or no transfer between MUH & PUH by patients.

Limited investment due to condition of the building. Remove any patient functions, utilize for administrative purposes with limited connections to hospital.

Oakland central clinical laboratory servicing all of PUH/MUH, & Magee

Falk (all OP)

PUH Section of Oakland Campus

MUH Deck

MUH OP

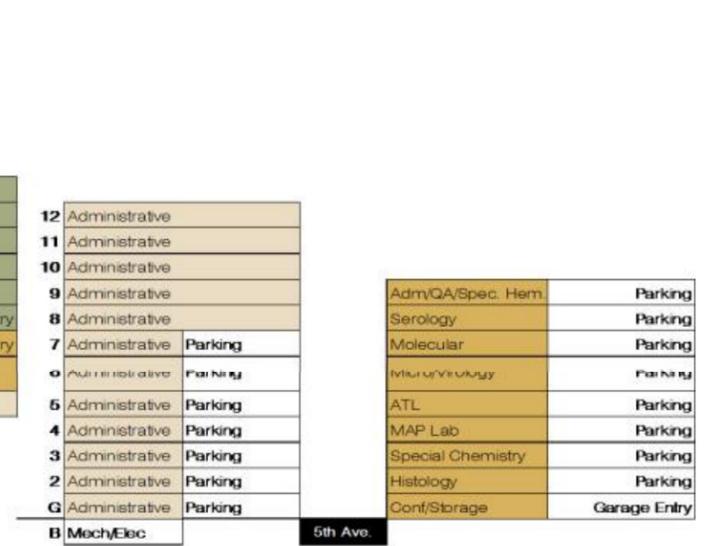
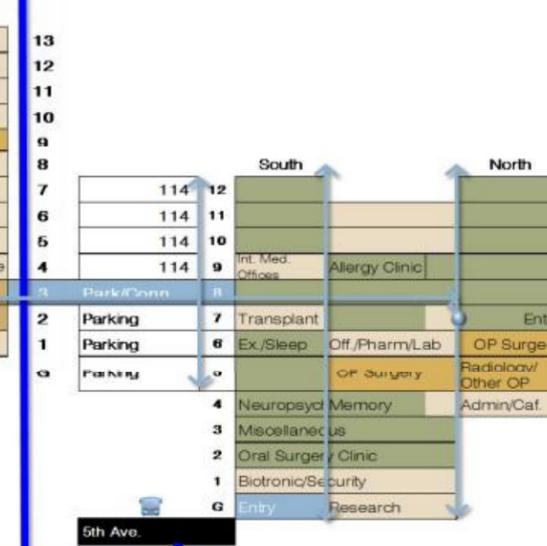
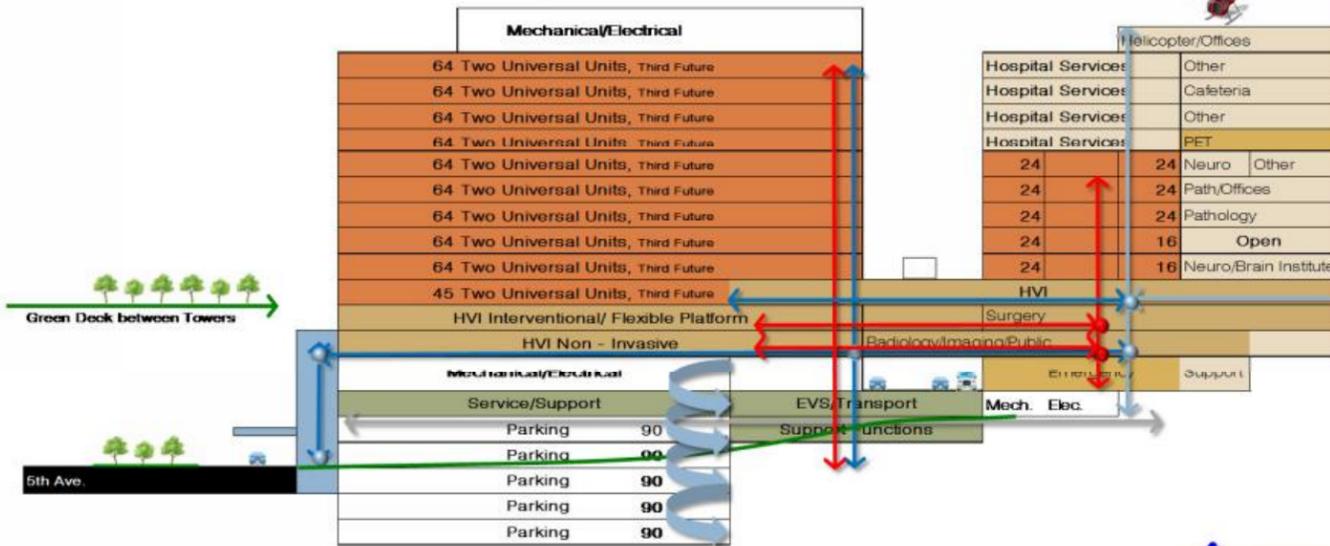
Kaufmann (Admin.)

Clinical Lab

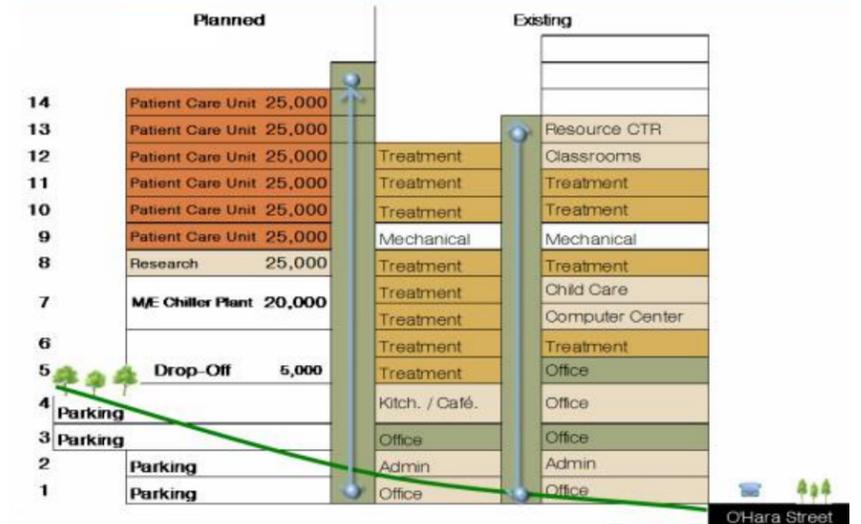
Legend

Patient Care Units	Orange
Hospital Services	Light Orange
Diagnostic & Treatment	Yellow
Outpatient Care	Light Green
Parking	White

6	Clinics
5	Clinics
4	Clinics
3	Clinics OP Rad.
2	Dia. Inst. OP Pharm
1	Entry Pt. Relate



Western Psychiatric Institute and Clinic



VII. TWENTY-FIVE YEAR DEVELOPMENT ENVELOPE

The twenty-five year development envelope is the same as the ten-year development envelope. Any expansion beyond the parameters of the ten-year plan will need to be reconsidered through the Master Plan process.

Kaufmann Parking Garage Addition

Location: Above Kaufmann Medical Office Building and Garage

Description: Proposed 200,000 gsf parking garage addition

Maximum Floor Area: 34,000 gsf

Maximum Height (Stories): 6 levels, average of 75' above Fifth Avenue

Setback: 0' at Darragh Street and 0' at Fifth Avenue.

Legend

- UPMC Facilities Expansion
- UPMC Buildings
- Non-UPMC Buildings
- UPMC Leased Building
- UPMC/PITT Mixed Ownership Building
- Green Space



VIII. TRANSPORTATION MANAGEMENT PLAN

Under the 2023 combined mitigated conditions, the following mitigation measures are required in order to minimize impacts on intersection levels of service:

- × Improve traffic signal operations in the area by:
 - + Optimize peak hour traffic signal timings; and
 - + Optimize network peak hour signal timing offsets.
- × Update the existing traffic signal at the intersection of Fifth Avenue and Atwood Street to signalize the new driveway approach for the new Presbyterian Garage Driveway. The traffic signal will be coordinated to coincide with the existing traffic signal system along the Fifth Avenue corridor. Pedestrian crossing equipment including pedestrian countdown timers, audible alerts, and crosswalks will also be provided to comply with City of Pittsburgh standards;
- × Construct a right-in/right-out only driveway on DeSoto Street between Fifth Avenue and O'Hara Street for the new Presbyterian Garage;
- × Construct a full-access driveway on Lothrop Street between Fifth Avenue and Victoria Street for the new Presbyterian Garage;
- × Restripe the southbound approach of Darragh Street to provide two travel lanes from Victoria Street to Fifth Avenue. At Fifth Avenue, the southbound lanes will consist of one (1) through lane and one (1) exclusive right turn lane;
- × Install all-way stop traffic control at the intersection of Victoria Street/UPMC Presbyterian ED driveway and Lothrop Street. In addition, pedestrian crosswalks will be painted on each approach. This will provide a significant improvement in pedestrian crossing safety at this location;
- × Install "Stop Here on Red" sign at intersection of Fifth Avenue and Lothrop Street/ Meyran Avenue;
- × Install "Do Not Block Intersection" sign at intersection of Fifth Avenue and Lothrop Street/Meyran Avenue;
- × Provide valet parking service for outpatients and visitors as needed. The majority of outpatient services will occur in the western part of the Oakland campus, with most outpatient parkers using the Montefiore (MUH) garage and its valet service;

- × The Falk Clinic will continue to offer valet parking service as it does today;
- × Valet parking will also be provided, if requested, at the new Presbyterian Garage for inpatients;
- × Valet parking services will continue to be provided on the Presbyterian ED driveway for ED parkers and parkers destined for the HVI (Heart Vascular Institute);
- × Hospital wayfinding signage will be updated to reflect the changes at the UPMC Oakland campus as they are completed;
- × Provide new bicycle parking facilities as required by the City of Pittsburgh Zoning Code Section 914.05. According to the code, the new Presbyterian Garage will require 45 bicycle parking spaces. The Montefiore Garage expansion will require 46 bicycle parking spaces;
- × Pedestrian crosswalks will be repainted within the campus study area as necessary; and
- × Provide new streetscape treatment wherever roadways and sidewalks are disturbed in accordance with City of Pittsburgh standards.

It is anticipated that the existing congested conditions within central Oakland, the third-highest trip generation location in the Commonwealth of Pennsylvania, will continue to increase over time. Parts of the increase in congestion will be related to trip pattern changes related to the Oakland Portal project, and part of the expansion of the UPMC Oakland campus related to its 10-year Master Plan. However, provided the recommendations are implemented, the traffic, parking, loading, and pedestrian impacts of the proposed UPMC Oakland 10-Year Master Plan will be appropriately mitigated in terms of queue containment and optimized safety enhancements.

VIII. TRANSPORTATION MANAGEMENT PLAN - EXISTING VEHICULAR CIRCULATION

Legend

Campus Gateway



Signalized Intersection



Emergency Vehicles



Service Vehicles



General Vehicles



Emergency Point of Entry



General Point of Entry



Bus Stop



VIII. TRANSPORTATION MANAGEMENT PLAN - PROPOSED TRAFFIC PATTERN

Entrance to UPMC Presbyterian will be added off of Fifth Avenue.

Objectives

- × Prepare for reorganization of inpatient & outpatient
- × Clarify the campus entries
- × Build a safer, more organized pedestrian environment

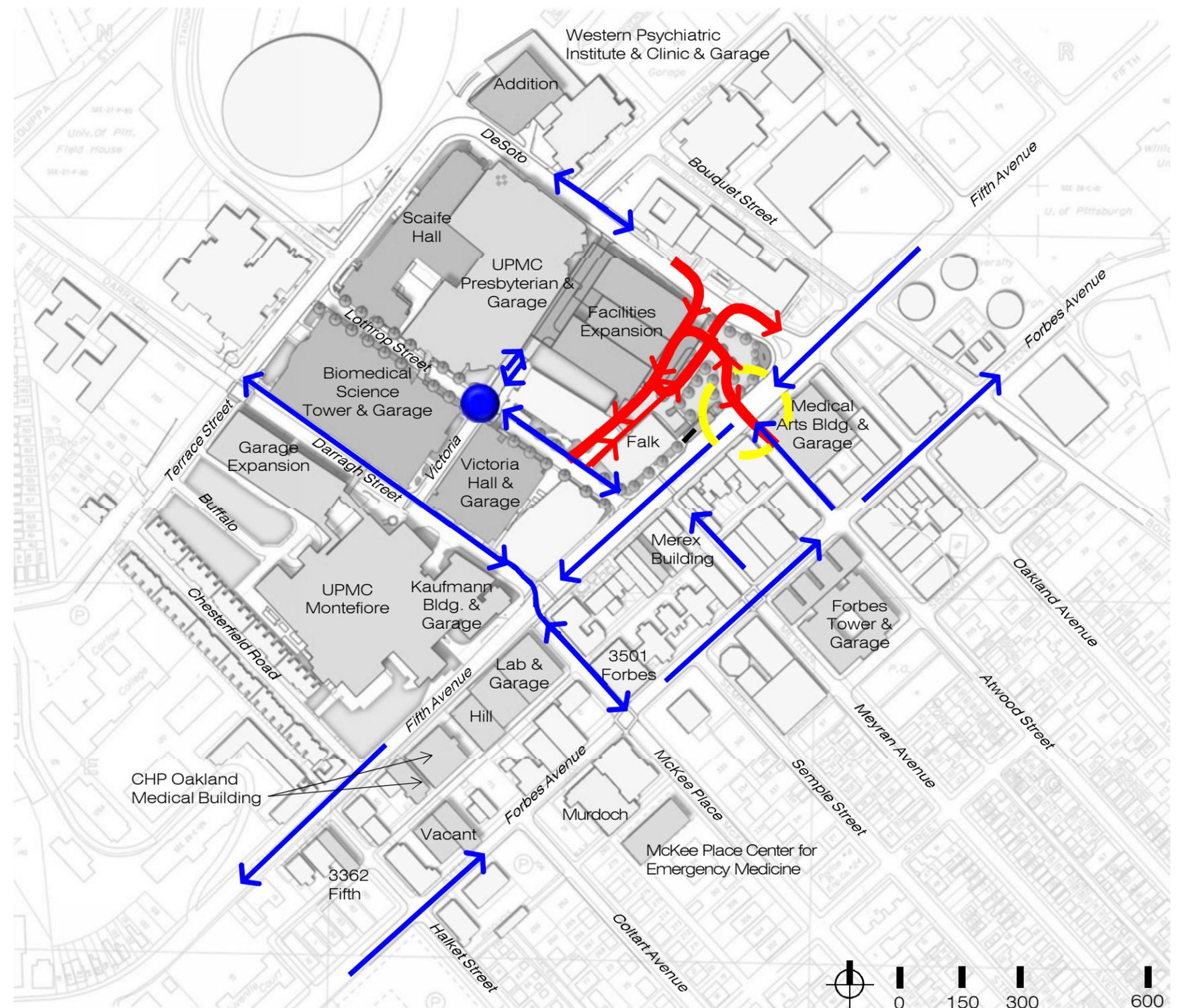
Methods

UPMC is proposing the following improvements:

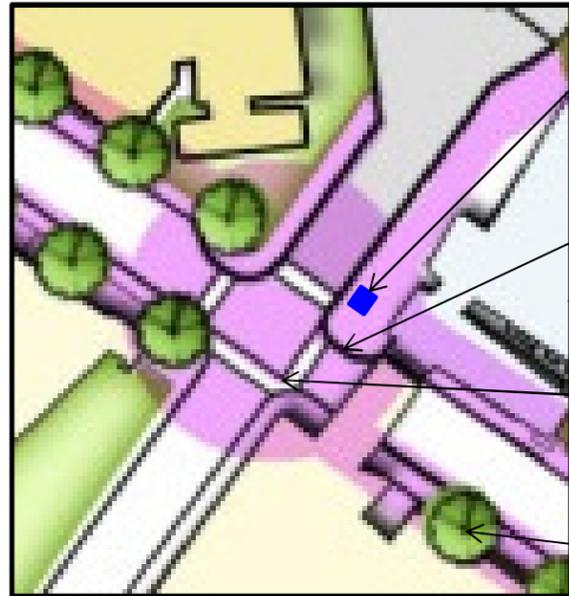
- × Modify traffic signal at Fifth and Atwood to include new entry drive to UPMC Presbyterian Garage
- × Provide traffic calming measures for safety

Benefits

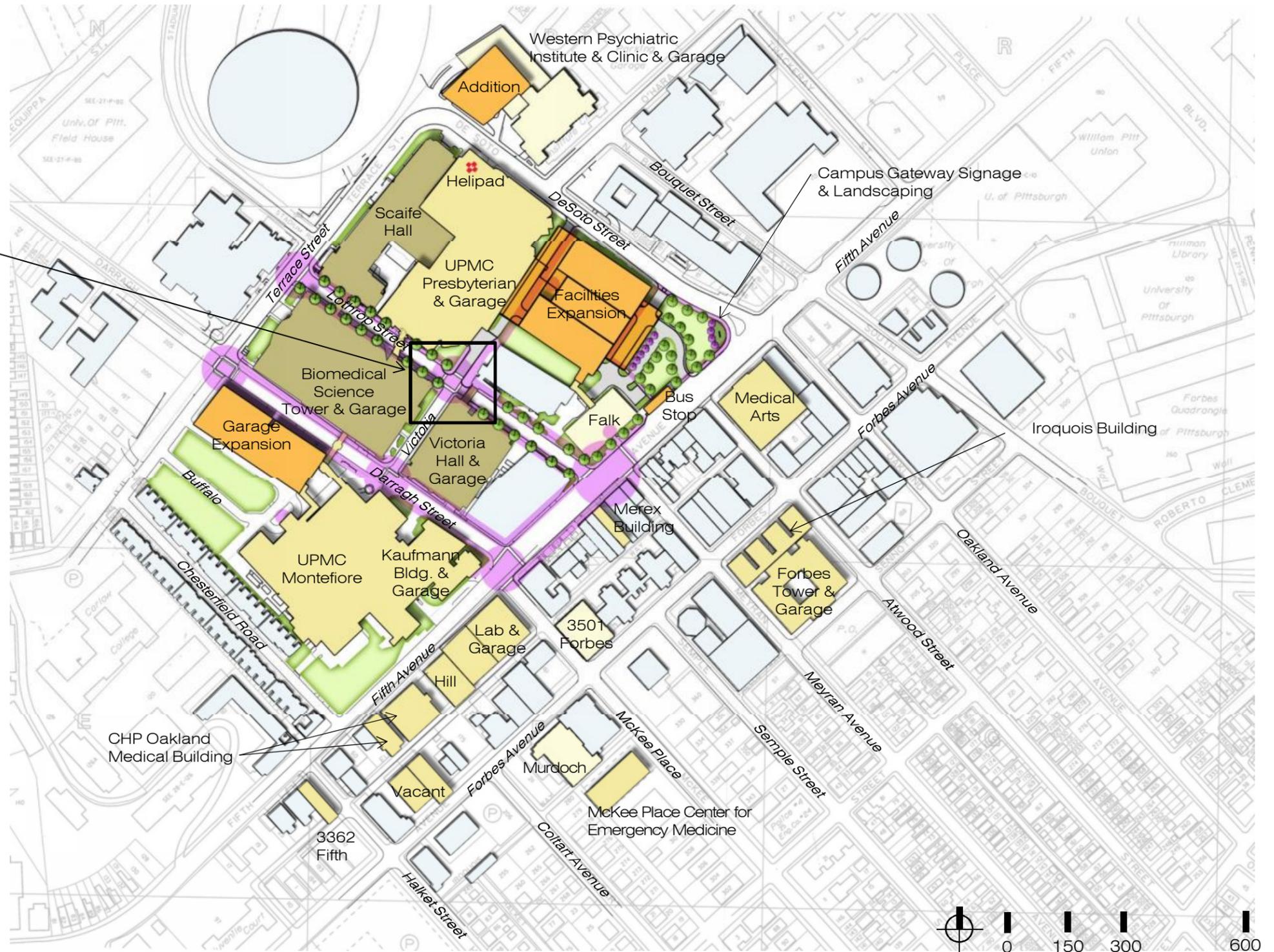
- × Oakland circulation clarity
- × Safer & more organized for cars and pedestrians
- × Wayfinding to entry more visible off Fifth Avenue.



VIII. TRANSPORTATION MANAGEMENT PLAN - PROPOSED TRAFFIC CALMING



Enlarged Intersection Traffic Calming Measures



Legend

- UPMC Facilities Expansion
- UPMC Buildings
- Non-UPMC Buildings
- UPMC Leased Property
- UPMC/PITT Mixed Ownership Building
- Green Space

IX. ENVIRONMENTAL PROTECTION PLAN

Environmental Overlay Districts

The master plan is located in a developed, urban site. The following environmental overlay districts will be minimally effected by the development, as noted below:

View Protection Overlay District: The site has limited views due to its proximity to the local retail district and its distance from the riverfront. There are limited views from the upper floors of the existing structures that will be impacted by the proposed development, however, the vertical expansion planned will provide new opportunities for expanded view corridors.

Stormwater Management Overlay District: The site is currently approximately 86% impervious surfaces as a result of the demolition of Children's Hospital, including roadways, parking lots and buildings which are serviced by an existing stormwater management conveyance system. Previous to this demolition, the site was covered by approximately 92% impervious surfaces.

The impervious surfaces on the site are expected to be approximately 89% coverage as a result of the design of this project, however, there will be less impervious surfaces than prior to the demolition of Children's Hospital, which had previously been accommodated by the stormwater system.

The Project Master Plan will not effect other Environmental Overlay Districts in the City of Pittsburgh not mentioned above.

Environmental Performance Standards

The following is a breakdown of the planned Environmental Performance Standards of the projects within the ten year development envelope:

Presbyterian Hospital Facilities Expansion:

Views into the site will be enhanced with a new building expansion and landscaping. Fifth Avenue and DeSoto Street will have opportunities for green space at the intersection.

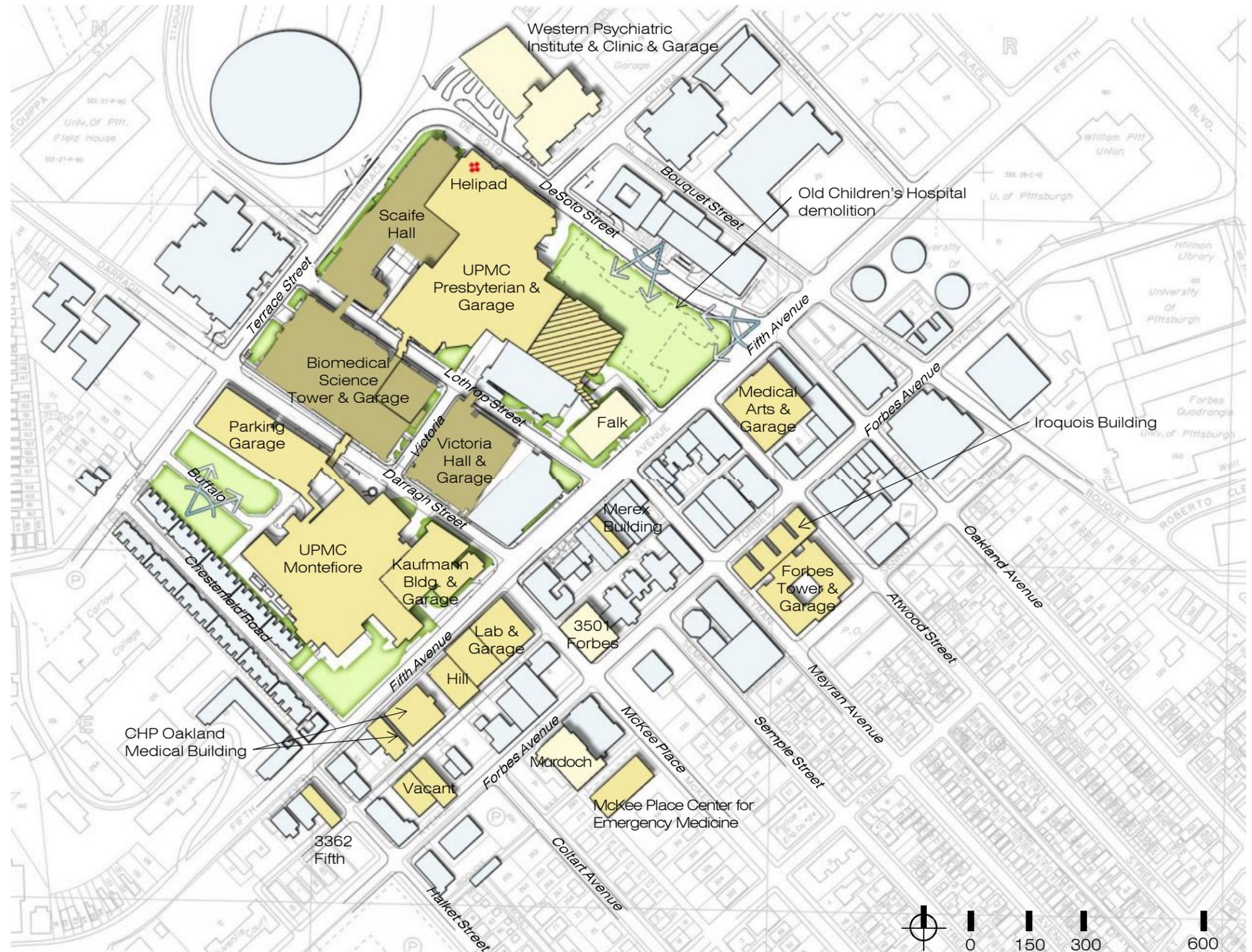
Montefiore Parking Garage Expansion:

There are views from the upper floors of existing buildings that will be limited due to the planned building addition, however, the expansion that is planned will provide new opportunities for expanded view corridors. The proposed building expansion will have no effect on the amount of impervious surfaces or stormwater system.

IX. ENVIRONMENTAL PROTECTION PLAN - EXISTING OVERLAY DISTRICT PLAN

Legend

-  Views
-  UPMC Pervious Areas
-  UPMC Impervious Areas
-  UPMC Impervious Buildings
-  UPMC/PITT Mixed Ownership Building
-  Non-UPMC Buildings



IX. ENVIRONMENTAL PROTECTION PLAN - PROPOSED OVERLAY DISTRICT PLAN

Legend

-  Views
-  UPMC Pervious Areas
-  UPMC Existing Impervious Pavement
-  UPMC Proposed Impervious Pavement
-  UPMC Proposed Impervious Buildings
-  UPMC Existing Impervious Buildings
-  UPMC/PITT Mixed Ownership Building
-  Non-UPMC Existing Buildings



X. OPEN SPACE & PEDESTRIAN CIRCULATION PLAN

The central existing green space on the Montefiore campus has been preserved with this Project Master Plan. Situated at the main entrance to the hospital, the area serves as an area of respite and welcoming entry image to visitors and patients visiting the hospital. Covered drop-off areas protect patients as they arrive and depart at the main lobby entrance and other main entrances to the buildings on campus. The new facilities expansion at Presbyterian Hospital will also be designed to incorporate covered drop-off areas and canopies at all major building entrances.

The Master Plan has been designed to incorporate new opportunities for green space in the proposed development. The demolition of Children's Hospital and planned facility expansion at Presbyterian Hospital provided the greatest project landscaping opportunity for a new image at the Fifth and DeSoto intersection. A bus stop with new walks, landscaping and a shelter is planned for pedestrians on Fifth Avenue and landscaping for the pedestrians (and motorists) arriving at the new southeast entrance.

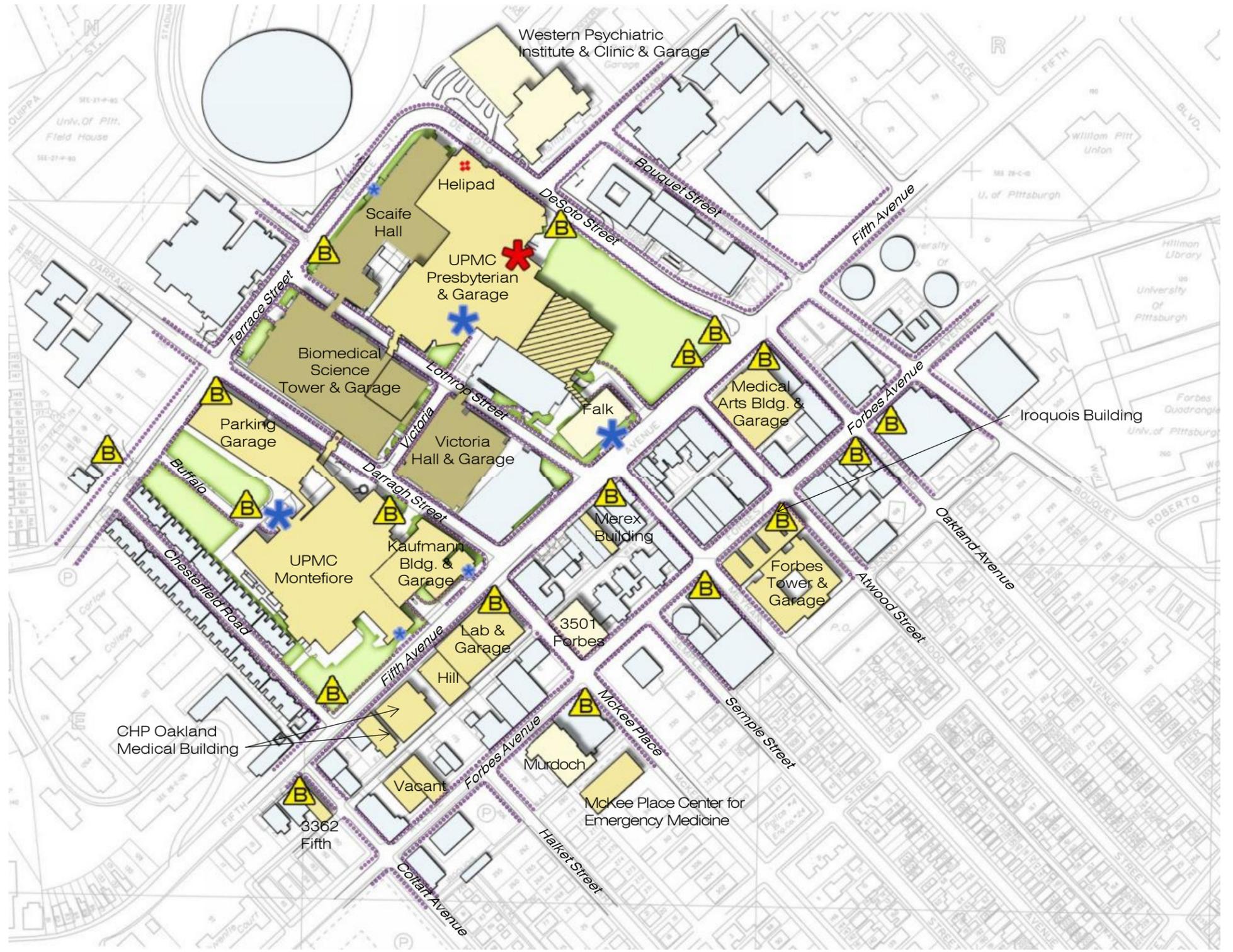
At the intersection of Victoria and Lothrop Street, a few street parking spaces are planned to be removed on Lothrop, with curb bump-outs installed. This provides a safer and shorter distance for pedestrians to cross the street, and allows additional room for bike racks, benches, trees and other site amenities at the bump-outs. It also cues the motorist that there is a pedestrian zone, and traffic should slow down to allow pedestrians to cross.



X. OPEN SPACE & PEDESTRIAN CIRCULATION PLAN - EXISTING CIRCULATION PLAN

Legend

- Pedestrian Circulation
- Emergency Point of Entry ✱
- General Point of Entry ✱
- Bus Stop B



X. OPEN SPACE & PEDESTRIAN CIRCULATION PLAN - PROPOSED CIRCULATION PLAN

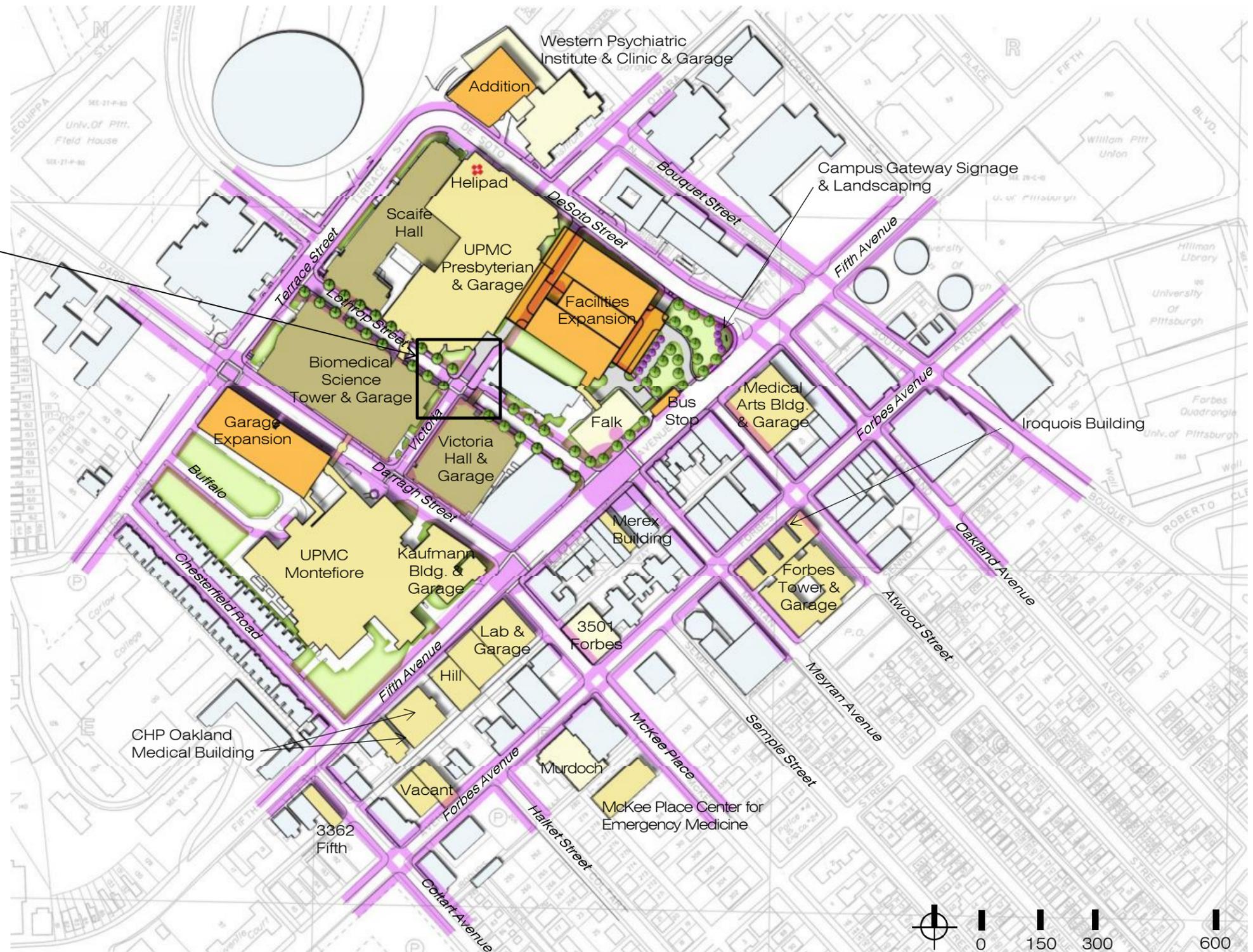


- Bike Racks
(Encourage Alternative Transportation)
- Curb Bump-Outs
- Enhanced Pedestrian Crossings
- Street trees

Enlarged Intersection
Traffic Calming Measures

Legend

Pedestrian Circulation



XI. URBAN DESIGN GUIDELINES

Materials, Colors & Design Elements

The existing campus is reasonably compact and defined. Montefiore and Presbyterian Hospitals are respectively architecturally similar in character. Materials and colors for new construction will be high quality, durable materials, with an effort to create continuity and clarity within the project area appropriate to its respective hospital.

Buildings will receive special treatment at important locations, including entrances and view termini. Such treatment shall be appropriate to its unique situation and shall help to enhance aesthetics and overall project intelligibility.

Setbacks

The setback requirements for the PUH Facilities Expansion will require 0' @ Lothrop Street, 0' @ DeSoto Street and 20' @ Fifth Avenue. The setback requirements for the MUH Parking Garage Expansion will require 0' @ Darraugh Street and 3' @ Terrace Street. Finally, the setback requirements for the WPIC Addition will require 8' @ DeSoto Street.

Height

The PUH Facilities Expansion will be an average maximum height of 300' above Fifth Avenue. The MUH Parking Garage Expansion will be an average maximum height of 75' above Darragh Street, and the WPIC Addition will be an average maximum height of 220' above O'Hara Street.

Bulk and Massing

Buildings shall be arranged and massed to allow for light, air, and circulation while optimizing overall site development. Typically, the massing of the buildings will be scaled to fit in with the existing campus and the surrounding neighborhood.

Landscaping & Screening

The master plan has been designed to preserve existing green spaces currently on campus, such as the green space at the Montefiore Hospital main entrance. The Project Area Master Plan also incorporates new opportunities for green space in the proposed development at Presbyterian Hospital. Street trees, flowering trees and shrub/perennial planting areas are planned at the new southeast entrance of the Presbyterian Hospital facility expansion. Architectural signage and landscaping at the corner of Fifth Avenue and DeSoto Street, and a new welcoming south entrance and green space at the PUH Facilities Expansion will create a new gateway to the Oakland Campus area. In addition, mechanical equipment, loading, parking and waste facilities will be properly screened, if visible from a public right-of-way. Screening will be provided although this is not required by the Zoning Ordinance, Chapter 918, Landscaping and Screening Standards.



XII. NEIGHBORHOOD PROTECTION STRATEGY

The Project Master Plan describes the development of this area while maintaining or minimizing the impact of the existing and new facilities on the quality of the surrounding neighborhoods. Specific impacts that are addressed in the Master Plan include:

Vehicular Circulation

Traffic calming measures are proposed with curb bump-outs for enhanced pedestrian crossings at intersections. New vehicular circulation will occur on the northwest side of the new Presbyterian Hospital facilities expansion and a new drop-off will be located on the southeast side.

Pedestrian Circulation

As previously stated, on streets with street parking, a few street parking spaces are planned to be removed at intersections, with curb bump-outs installed. This provides a safer and shorter distance for pedestrians to cross the street, and allows additional room for bike racks, benches, street trees and other site amenities at the bump-outs and along the streets. It also cues the motorist that there is a pedestrian zone, and traffic should slow down to allow pedestrians to cross. ADA approved ramps will be installed at all new pedestrian crossings. Crossing striping will be repainted, as needed, to enhance all crosswalks in the area.

Loading Docks

The present loading dock locations will be maintained. Additional loading docks at Presbyterian Hospital will be properly screened, as needed, per the Zoning Ordinance, Chapter 918, Landscaping and Screening Standards.

Emergency Entrances

Emergency traffic routes are not affected by the changes in the plan.

Lighting

The present site lighting standards will be maintained. Lighting proposed for the Project Master Plan will be lit with cut-off style fixtures, limiting the light spill onto neighboring properties.





Division of Development Administration and Review
 City of Pittsburgh • Department of City Planning
 200 Ross Street • Third Floor
 Pittsburgh, PA 15219

CONDITIONAL USE APPROVAL APPLICATION

Date Filed: 4

Fee: \$ 1,000

CUA Number: 745

File Number: C-772

Zoning District: _____

Ward/Tract: _____

Property Address: 1825 Centre Avenue, Pittsburgh, PA 15219

I/We Hill House Passport Academy Charter School

1835 Centre Avenue Pittsburgh, PA 15219
Mailing Address

[877] 604 9250
Phone Number

hereby petition the City Planning Commission for a Conditional Use for:
 A Charter School for grades 9-12. The Passport Academy is for high school drop-out students in the Hill district area.

which City Council is permitted to approve under Section Number 911.23 and 922.06.E of the Zoning Ordinance. *(Indicate only the section, subsection, paragraph and appropriate item by number.)*

The property involved in this application is bounded and described as follows:
 The Passport Academy Charter School is to be located in the Ground floor of the existing Kaufmann Program center. The existing building is a Community Center located in the Hill District at 1825 Centre Avenue, Pittsburgh PA 15219.

My/Our interest in the subject property is: Owner Purchaser Lessee
 Agent Other, _____

Following are the signatures of property owners or accredited representatives of owners of record property described who join this application. *(List additional names on a separate sheet.)*

Owner's Name	Location of Property	Mailing Address
Hill House Passport Academy Charter School	1825 Centre Avenue Pittsburgh PA 15219	1835 Centre Avenue Pittsburgh PA 15219

Renaissance 3 Architects		48 South S 14th Street Pittsburgh, PA 15203

In brief, the type of use and improvements proposed are as follows *(indicate whether new buildings are to be constructed, existing buildings are to be used or additions made to existing buildings)*:

The existing use of the Kaufmann Program center is a Community Center. The first floor has a 230 seat auditorium and cafe, the 2nd floor has meeting rooms and the 3rd floor is storage. The existing ground floor is used for After hours education programs. The daily usage will be in two 4-hour shifts for 75 students each. The current existing layout for classrooms and educator offices in the Ground floor is to be utilized with little to no renovation construction to occur. The rest room capacities remain the same and 2 existing means of egress are to remain in the Ground floor.

The applicant considers that the particular property in question is appropriate and desirable for the proposed use and that this use will not be detrimental to the immediate neighborhood because:

The proposed use of the Ground floor space for a Charter school is essentially very similar to the existing use of after hours school programs. The programs for existing and new use are almost identical so much so that the existing space is move in ready for the new program. The age level of children attending the school will also be the same as before. No significant change in traffic is expected since most of the students attending this school will either walk or use public transportation. Also the occupancy for the ground floor space was included as part of the parking analysis for the HHA parking lot at the rear of the building as part of the Kaufmann Program Center renovation project in 2011.

The following is factual and other data and material indicating how the proposal will comply with the conditions specified in the provisions set forth in the ordinance for the proposed Conditional Use:

Please see the Letters of Intent attached along with the letter from the Hill House Association, a Community organization documenting their support for the school.

STATEMENT OF TRUTH

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF ALLEGHENY)ss

Deponent, being duly sworn, says that he is the:

- Owner of record of the property for which this application is made, and that all the statements and data furnished with this application is true and correct.

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

Sworn to and subscribed before me this 7th day of April 2014.

Janice A Shuba June 8, 2016
Notary Public

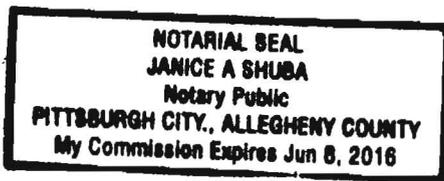
My Commission Expires:

[Signature]
Applicant's Signature

Note: This application must be filled out completely with full answers to every question and statement. There must attached to this application a copy of the application for occupancy permit which is to be submitted to the Zoning Administrator if this Conditional Use is approved and a site plan(s) at a scale no smaller than 1" = 100' showing as proposed:

- Topography
- Location of main and accessory structures on the site and in relation to one another
- Traffic circulation features within the site
- Height and bulk of structures
- Provision of automobile parking space
- Provision of other open space on the site
- Landscaping, paving, fences and walls on the site
- Display of signs

If more space is required, attach a separate sheet and make a specific reference to the question being answered.



**HILL HOUSE PASSPORT ACADEMY CHARTER SCHOOL
1825 CENTRE AVENUE
PITTSBURGH, PA 15219**

March 27, 2014

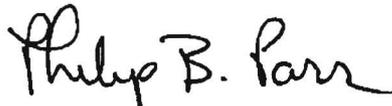
Wrenna L. Watson, Chair
City Planning Commission
City of Pittsburgh
200 Ross Street, 4th Floor
Pittsburgh, PA 15219

Dear Ms. Watson,

We are writing this letter to accompany the application for entitlements being submitted to the City Planning Commission by the Hill House Passport Academy Charter School to document the charter school is working with the Hill House Association to finalize a lease for the school to occupy the ground floor space in the Kaufmann Center at 1825 Center Avenue, Pittsburgh, PA 15219. This space is owned by the Hill House Association.

To attest to this fact, we have attached a copy of the Letter of Intent (LOI) we are currently developing to arrive at the terms of the lease. If you have any questions about the LOI, please feel free to contact us and we would be happy to provide clarification.

Sincerely,



Philip B. Parr
President
Hill House Passport Academy
Charter School
pbparr1@comcast.net



Cheryl Hall-Russell
President & CEO
Hill House Association
challrussell@hillhouse.org



1835 CENTRE AVENUE
PITTSBURGH, PA 15219

PH: 412-392-4400
FX: 412-392-4462
WWW.HILLHOUSE.ORG

Wrenna L. Watson, Chair
City Planning Commission
City of Pittsburgh
200 Ross Street, 4th Floor
Pittsburgh, PA 15219

Dear Wrenna,

I am writing this letter to state that the Hill House Association is in agreement with having the Hill House Passport Academy Charter School submit entitlements on behalf of the Hill House Association for the ground floor space in the Kaufman Center at 1825 Center Avenue, Pittsburgh, PA 15219.

The idea to establish this charter school emanated out of the Hill House Association in response to a passion to fill the gap in Pittsburgh in alternative, innovative education programs for youth who have dropped out of high school. The Hill House Passport Academy Charter School will be a creative dropout recovery high school providing this much needed alternative approach and it has the full support of the Hill House Association.

Please feel free to contact me if you have questions about this partnership.

Sincerely,

Cheryl Hall-Russell
President & CEO
Hill House Association
challrussell@hillhouse.org

CHERYL HALL-RUSSELL
PRESIDENT & CEO

**HILL HOUSE PASSPORT ACADEMY CHARTER SCHOOL
1825 CENTRE AVENUE
PITTSBURGH, PA 15219**

March 27, 2014

Wrenna L. Watson, Chair
City Planning Commission
City of Pittsburgh
200 Ross Street, 4th Floor
Pittsburgh, PA 15219

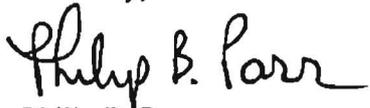
Dear Wrenna,

We are writing this letter to accompany the application for entitlements being submitted to the City Planning Commission by the Hill House Passport Academy Charter School to discuss student transportation issues. The Pennsylvania charter school law mandates school districts that provide transportation to their own students must afford the same for students residing in the district who are attending a charter school in or within a ten mile radius of the school system. The Pittsburgh Public Schools falls into this category as do most school districts contiguous to Pittsburgh.

We expect that most of the students attending the Hill House Passport Academy Charter School will be from the City of Pittsburgh or from the school districts contiguous to the city. In Pittsburgh, the school district provides bus passes to secondary students who reside more than a 1.5 mile distance from their school or who live closer but have to traverse what has been defined as a hazardous route. Therefore we anticipate the majority of students attending the Hill House Passport Academy will utilize public transportation.

Additionally, the charter school student population will be between the ages of 16 and 21. This is an age group where very few students are picked up or dropped off by parents. Also, given the availability of public transportation to the school site, many of those students who do not fall under the transportation guidelines of the Pittsburgh Public Schools may well utilize bus transportation or walk to school. Accordingly, we do not anticipate any significant changes in traffic due the school being located on the Hill House campus.

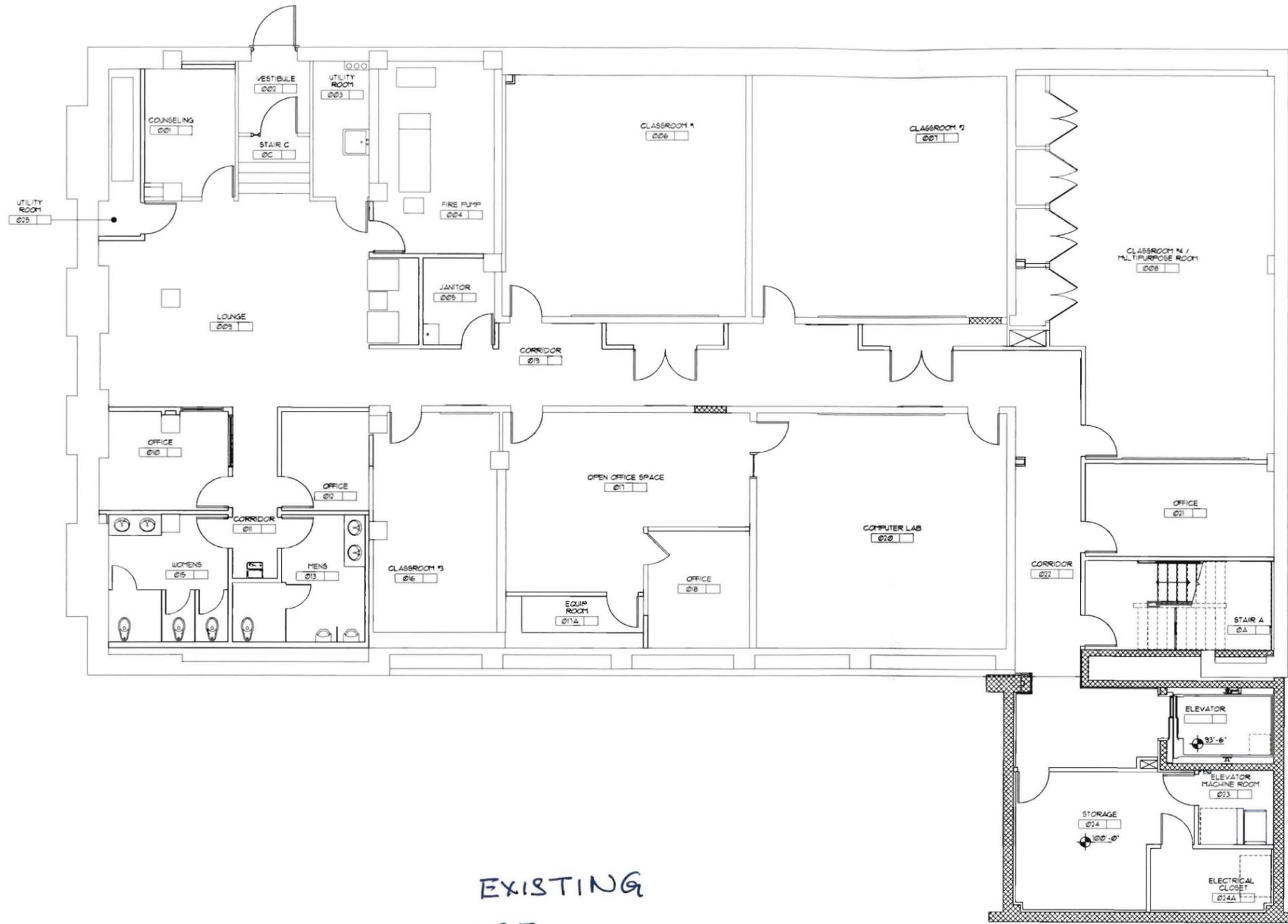
Sincerely,



Philip B. Parr
President
Hill House Passport Academy
Charter School
pbparr1@comcast.net



Cheryl Hall-Russell
President & CEO
Hill House Association
challrussell@hillhouse.org



1 BASEMENT FLOOR PLAN
3/8" = 1'-0"

EXISTING
USE

LEGEND	
	EXISTING DOOR
	NEW DOOR
NOTE: REFER TO DOOR INDICATOR AND DOOR SCHEDULE FOR MORE INFORMATION.	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW WALL
NOTE: REFER TO WALL TYPE INDICATOR FOR SPECIFIC WALL TYPE	
ROOM NAME INDICATOR	
	ROOM NAME
	ROOM FINISH TYPE ON AND PLANS SEE SCHEDULE OF FINISHES FOR DESCRIPTION
	ROOM NUMBER
DOOR INDICATOR	
	ROOM NUMBER
	DOOR NUMBER
NOTE: REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.	
WALL TYPE INDICATOR	
	WALL TYPE REFER TO DRAWING AS FOR ADDITIONAL INFORMATION.
WINDOW INDICATOR	
	WINDOW NUMBER
NOTE: REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.	



Renaissance 3 Architects, P.C.
THE POWER OF 3
48 South 14th Street
Pittsburgh, PA 15203
412-431-2480
Fax: 412-431-2570
www.r3a.com

Design
Technology
Sustainability

© COPYRIGHT 2009 R3A
CONSULTANT:

Hill House Association
1835 Centre Avenue
Pittsburgh, PA 15219

Kaufmann Program Center
1835 Centre Avenue
Pittsburgh, PA 15219

CONSTRUCTION DOCUMENTS

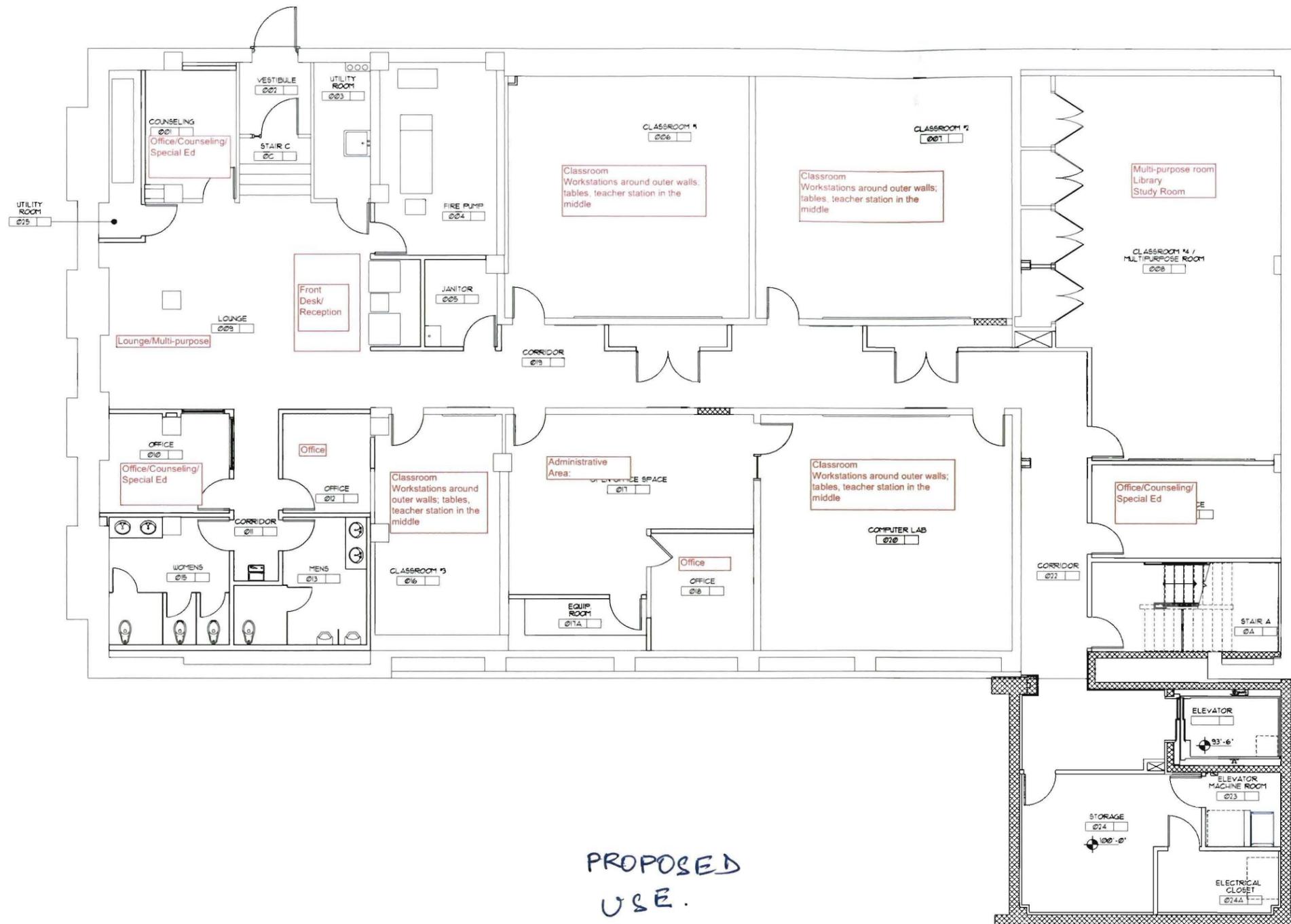
ISSUED: 07.15.09

REVISIONS		
NO.	DATE	DESCRIPTION
1	4/15/09	MODIFICATION #1
2	5/15/09	MODIFICATION #2
3	5/15/09	MODIFICATION #3
4	5/15/09	MODIFICATION #4
5	5/15/09	MODIFICATION #5

Basement Floor Plan

R3A PROJECT # 0804

A1.00



1 BASEMENT FLOOR PLAN
3/16" = 1'-0"

PROPOSED
USE.

LEGEND

	EXISTING DOOR
	NEW DOOR
NOTE: REFER TO DOOR INDICATOR AND DOOR SCHEDULE FOR MORE INFORMATION.	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW WALL
NOTE: REFER TO WALL TYPE INDICATOR FOR SPECIFIC WALL TYPE.	
	ROOM NAME INDICATOR
	ROOM NAME
	ROOM FINISH TYPE ON AWP PLANS. SEE SCHEDULE OF FINISHES FOR DESCRIPTION.
	ROOM NUMBER
	DOOR INDICATOR
	ROOM NUMBER
	DOOR NUMBER
	NOTE: REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
	WALL TYPE INDICATOR
	WALL TYPE. REFER TO DRAWING AS FOR ADDITIONAL INFORMATION.
	WINDOW INDICATOR
	WINDOW NUMBER
	NOTE: REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.



R3a
Renaissance 3 Architects, P.C.
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Pittsburgh, PA 15203
412-431-2480
Fax: 412-431-2670
www.r3a.com

Design
Technology
Sustainability

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CONSULTANT:

Hill House Association
1835 Centre Avenue
Pittsburgh, PA 15219

Kaufmann Program Center
1835 Centre Avenue
Pittsburgh, PA 15219

CONSTRUCTION DOCUMENTS

ISSUED: 07.15.09

REVISIONS		
NO.	DATE	DESCRIPTION
1	10/09/09	MODIFICATION #1
2	01/09/10	MODIFICATION #2
3	10/09/09	MODIFICATION #3
4	10/09/09	MODIFICATION #4
5	07/09/09	MODIFICATION #5

Basement Floor Plan

R3A PROJECT # 08044
A1.00



**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: Community College of Allegheny County		Phone Number: (412) 237-3072	
Address: 808 Ridge Ave.	City: Pittsburgh	State: PA	Zip Code: 15212
2. Applicant/Company Name: Same as Above		Phone Number: ()	
Address:	City:	State:	Zip Code:
Applicant/Contractor ID: (assigned by the City)			
3. Development Name: CCAC Ridge Avenue Revitalization Project- Physical Education Building			
4. Development Location: North Side			
5. Development Address: 845 Ridge 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: 4/ 15/ 14	Occupancy Date: 1 / 1 / 15	Project Cost: \$4,500,000

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

9. Proposed Use of Site (Select from attached list): **51, 105, 81**

10. Select the Type of Work:

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

11. Describe the Development: **PLEASE REFER TO ATTACHED SHEET**

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: 1 N/A
 Residential Commercial Recreational Industrial Institutional

14. Gross Floor Area:

Existing to be Razed:	<u>0</u>	sq ft
Existing to be Retained:	<u>64,130</u>	sq ft
Retained Area to be Renovated:	<u>26,920</u>	sq ft
To be Constructed:	<u>7,510</u>	sq ft
Building Footprint:	<u>20,920</u>	sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	3	52'-4"	No Change	No Change
Proposed Addition/Extension			No Change	No Change

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

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

17. Lot Area: 52,948.26 sq ft

18. On Site Parking: N/A (Per IMP Parking Management Plan)

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

Off-Street Loading Spaces: N/A
 Actual: 1 (Proposed)
 Required: 1

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

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DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

- | | | | |
|----------|---------------------------------|----------|--|
| <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: Raymond C Meador

DEVELOPMENT REVIEW APPLICATION

Supplemental Attachment:

CCAC Ridge Avenue Revitalization Project- Physical Education Building, 845 Ridge Avenue

Item #11 Describe the Development

Renovation and addition to the existing 1970 Physical Education Building at the Community College of Allegheny County (CCAC) central North Side campus. The project includes reconfiguring interior spaces on the 2nd, 3rd & 4th floors of the 5 floor building and modifications to the exterior along Ridge Avenue and Galveston Avenue (private), North and West elevations respectively. These changes are consistent with the 2010 Institutional Master Plan (IMP) and in particular the goal of engaging Ridge Avenue as a more vibrant, active college corridor with relevant functions made accessible to students and neighboring community.

The renovated and expanded space in the building will house college operated services including the campus bookstore, a coffee café, student club and organization offices, and fitness classrooms. All of these programs currently exist either in the Physical Education Building or in other buildings on campus. Existing staff and faculty will relocate with the programs and continue to support their operations.

The area identified in this application as "To be Constructed" is approximately 7,510 sf. and represents an area commensurate with the program being relocated from other existing areas on campus. The Campus book store and Student club/organization services represent 4,380 sf. and 3,518 sf. respectively, totaling 7,898 sf. of existing space. Once vacated, these existing locations will be reassigned college support services creating no appreciable gain of students, faculty or staff on campus.



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

Residential Uses

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

Non-Residential Uses

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

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

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



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DEVELOPMENT REVIEW APPLICATION – CONTACT INFORMATION

Department of City Planning

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

**Department of City Planning
Zoning Office Counter**

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

City Zoning Code

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

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

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

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

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

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

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

Pittsburgh Water and Sewer Authority (PWSA)

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

Allegheny County Health Department (ACHD)

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

Allegheny County Health Department (ACHD)

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

Allegheny County Health Department (ACHD)

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

PITTSBURGH CITY PLANNING COMMISSION: MEETING #1



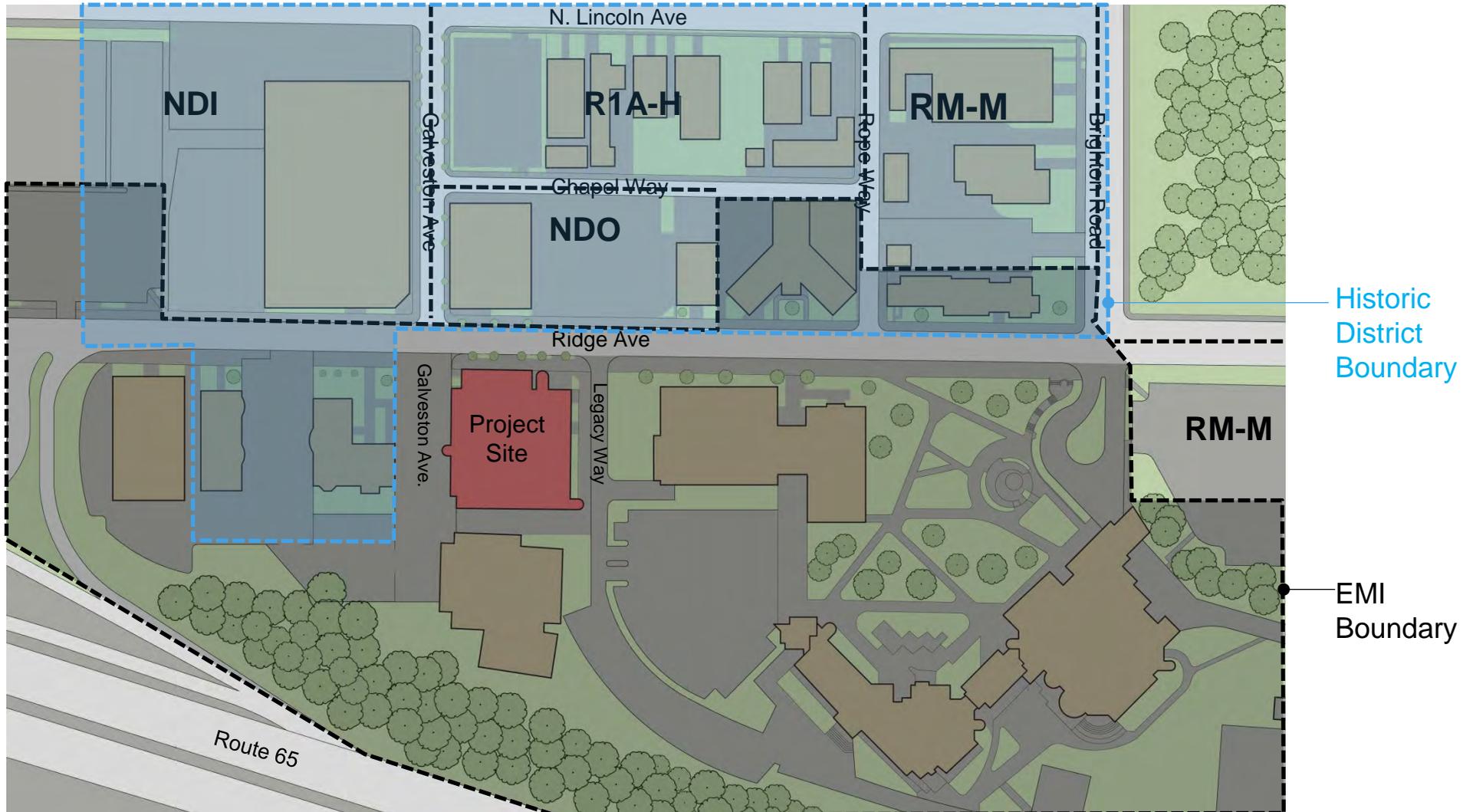
PHYSICAL EDUCATION BUILDING RENOVATION:

Perkins Eastman

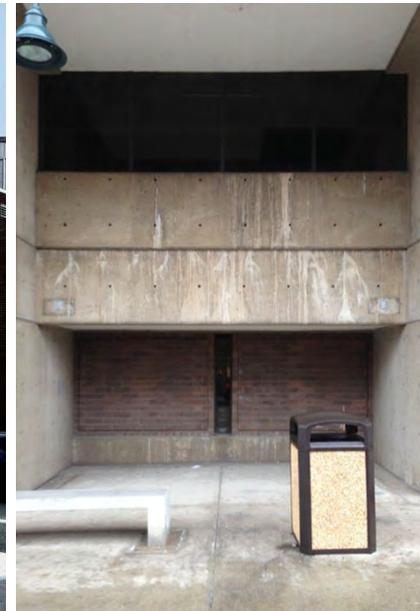
LOCATION MAP



LOCATION MAP



EXISTING BUILDING



SURROUNDING CONTEXT



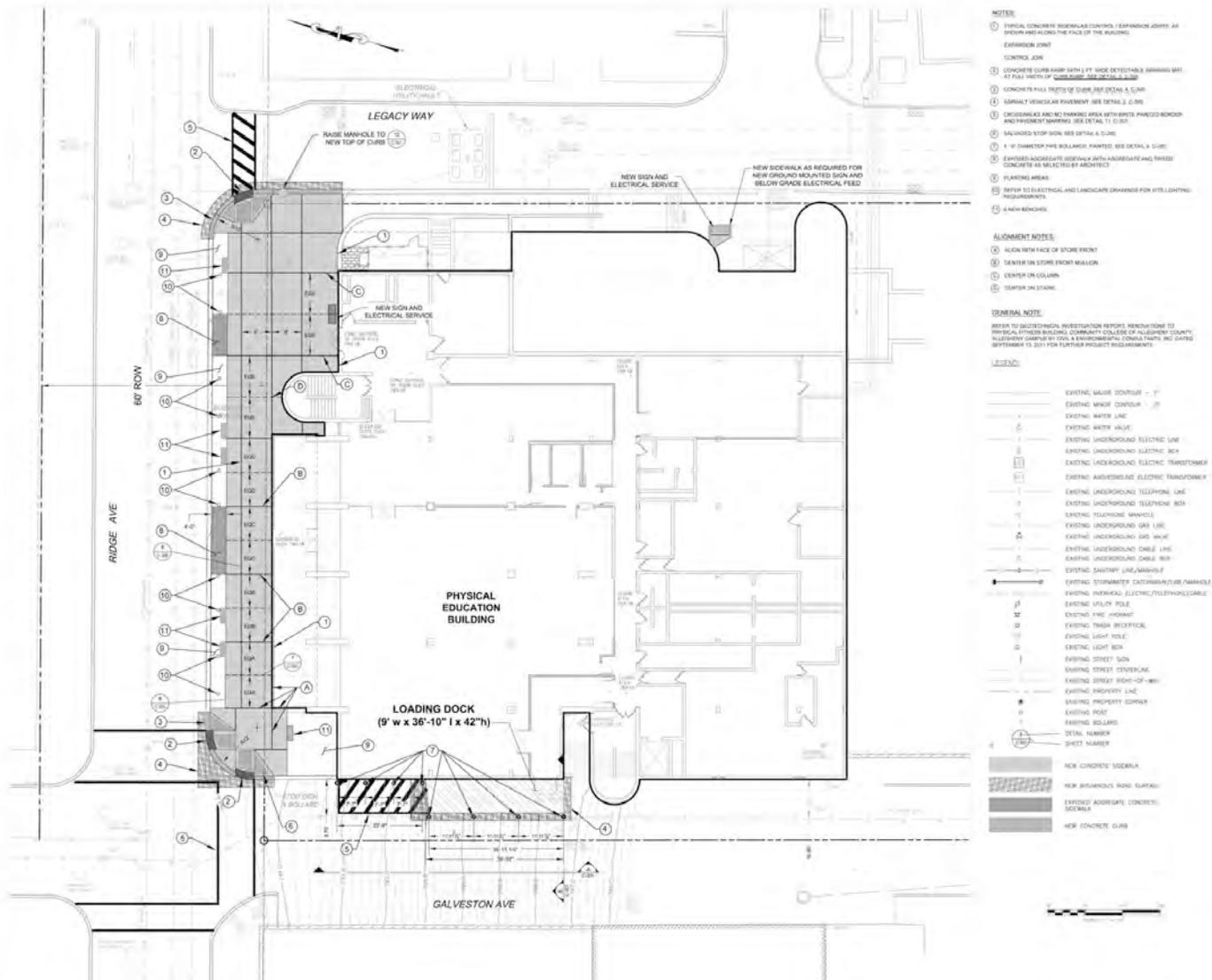
RIDGE AVENUE - NORTH

RIDGE AVENUE - SOUTH

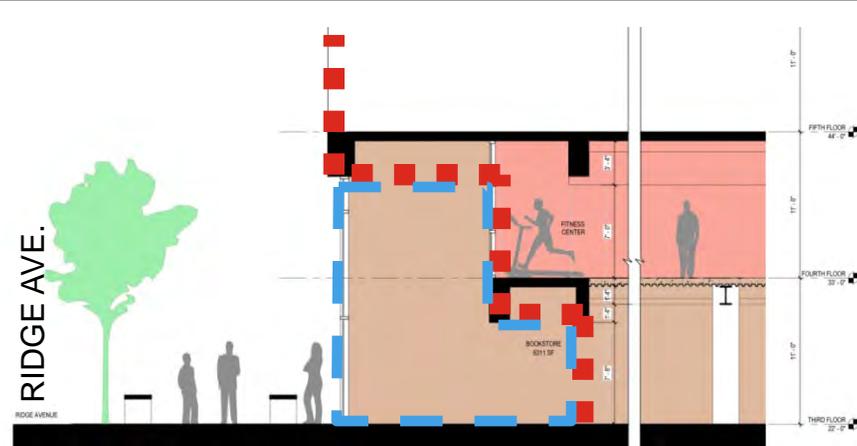


Existing Conditions Site Building

PROPOSED CONDITIONS

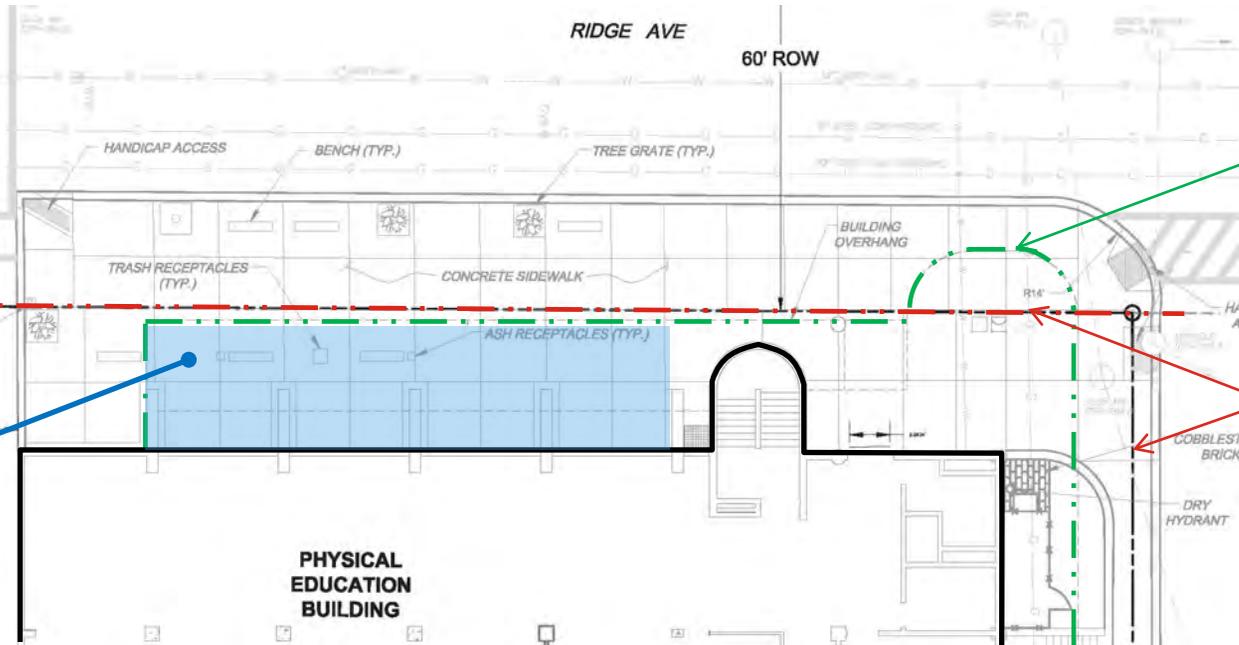


ENVELOPE



Planning Director Approval on minor projects if:

- No needed additional parking
- No increase in number of employees
- Under 25,000 sf additional floor area.



1,272 GSF AT GRADE

EXISTING OVERHANG

PROPERTY LINE

ELEVATION (NORTH/RIDGE AVE.)



ELEVATION (WEST/GALVASTON AVE.)



ELEVATION (EAST/LEGACY WAY)



MATERIAL INFORMATION



Existing Concrete



Existing Brick



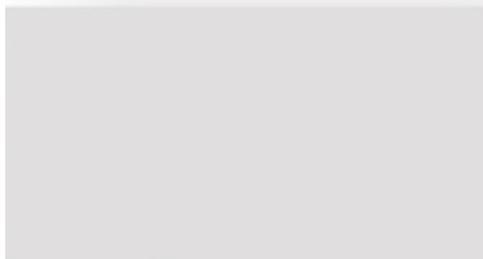
Stainless Steel Hardware



Aluminum Panels: Clear Anodized w/ Anodic Mica Accents



Architectural Window Film



Anodized Aluminum Storefront



Ceramic Fritting



Low E Glazing Coating:
Solarban 60

EXTERIOR – NORTHWEST CORNER DAY



EXTERIOR – NORTHWEST CORNER NIGHT



EXTERIOR – NORTHEAST CORNER DAY



EXTERIOR – NORTHEAST CORNER NIGHT



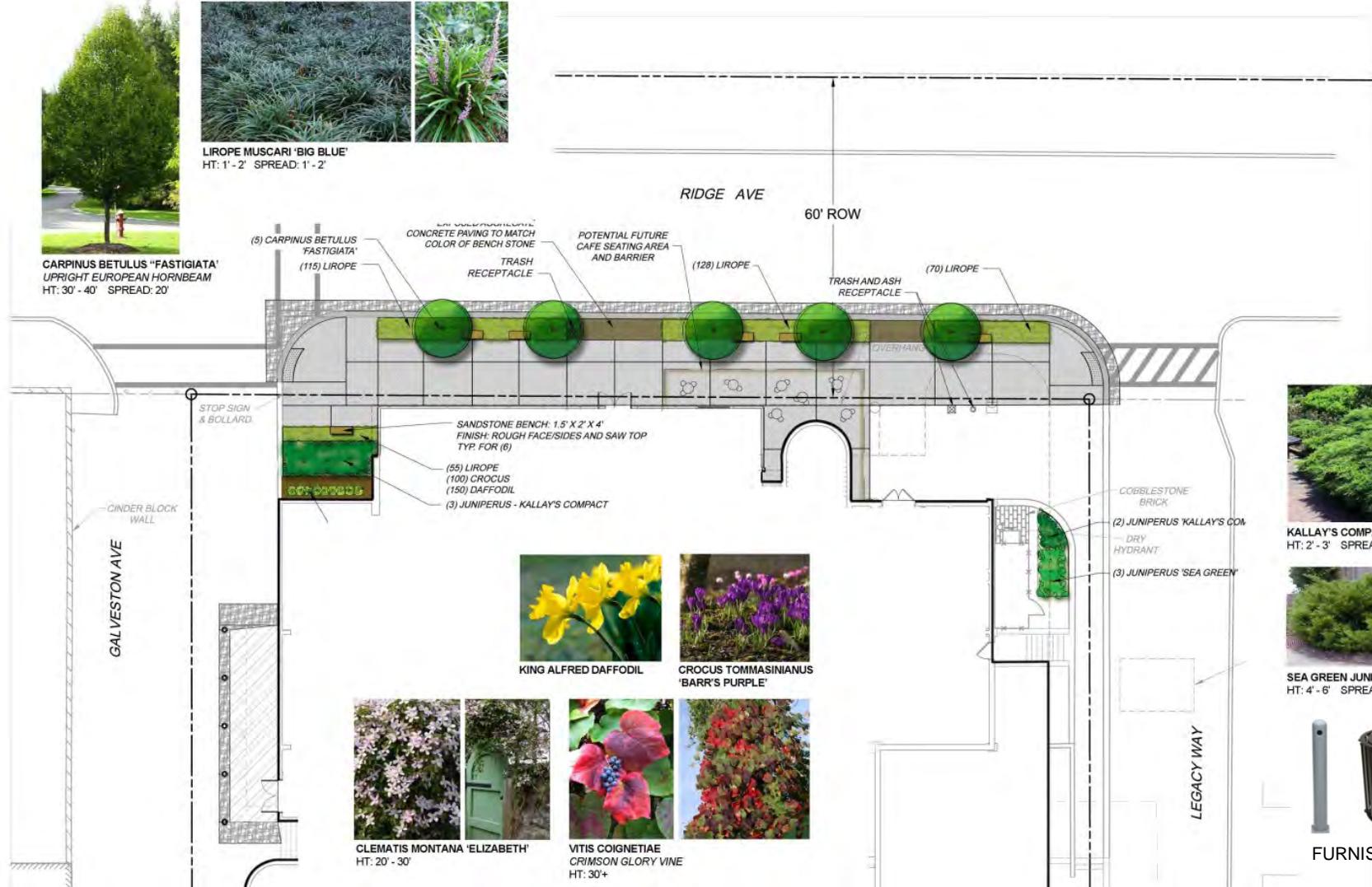
LANDSCAPE PLAN



CARPINUS BETULUS 'FASTIGIATA'
UPRIGHT EUROPEAN HORNBEAM
HT: 30' - 40' SPREAD: 20'



LIROPE MUSCARI 'BIG BLUE'
HT: 1' - 2' SPREAD: 1' - 2'



KING ALFRED DAFFODIL



CROCUS TOMMASINIANUS 'BARR'S PURPLE'



CLEMATIS MONTANA 'ELIZABETH'
HT: 20' - 30'



VITIS COIGNETIAE CRIMSON GLORY VINE
HT: 30'+



KALLAY'S COMPACT JUNIPER
HT: 2' - 3' SPREAD: 3' - 6'



SEA GREEN JUNIPER
HT: 4' - 6' SPREAD: 6' - 8'



FURNISHINGS

SIGNAGE – EXTERIOR (PROPOSED)

1

2

3



4

Business/Identification Signage:

NORTH: 2 25.0+12.3+12.3 = 49.6 SF

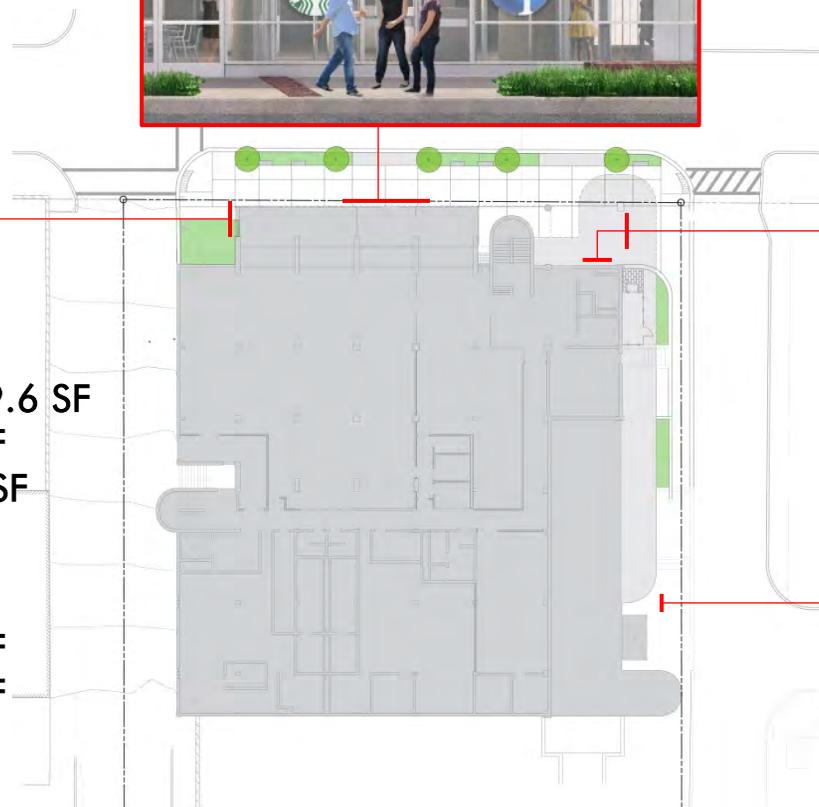
EAST: 3 9'-0" x 2'-6" = 22.5 SF

WEST: 1 14'-0" x 2'-0" = 28.0 SF

Ground Signage:

EAST: 5 4'-0" x 6'-0" = 24.0 SF

NORTH: 4 5'-6" x 7'-4" = 40.4 SF



5

Off Street Loading

Off Street Loading

- 914.10 : Developments of over 2,400 sf gross floor area, new or expanded uses.
- Schedule 914.10.A Schedule of Off-Street Loading Requirements

Use

Institutional
(Campus Store, Café,
Fitness, Student Life)

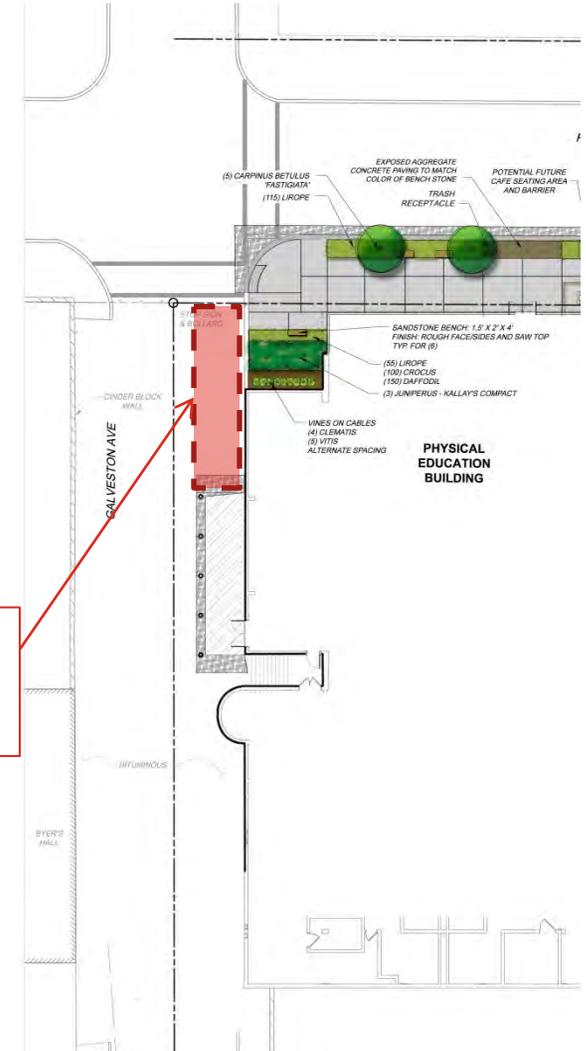
Increase/New GSF

9,145 GSF

Req. Loading

1

**10' x 45" Off-Street
Loading Area Provided
(10' x 25 Required)**



EXTERIOR – NORTHWEST CORNER DAY



THANK YOU