PDP #14-41

City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

Date Filed: 5/6/14 *(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: NORTH SHORE DEVELOPERS - 2013 LP		Phone Number: ( )	
Address: 3400 SOUTH WATER STREET	City: PITTSBURGH	State: PA	Zip Code: 15203
2. Applicant/Company Name: MOSS ARCHITECTS		Phone Number: (412) 441 6400	
Address: 181 42ND ST.	City: PITTSBURGH	State: PA	Zip Code: 15201
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: NORTH SHORE PLACE			
4. Development Location: NORTH SHORE DRIVE BETWEEN CHUCK NOLL WAY AND TONY DORSETT			
5. Development Address: 342 NORTH SHORE DRIVE, PITTSBURGH PA 15212			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	N/A		
Present Use of Site: (Select from attached list)	N/A		
7. If a Certificate of Occupancy exists, the following is required: N/A			
Certificate of Occupancy#: N/A	Date Issued: N/A	Existing Use of Property: N/A	
8. Estimated Construction: Start Date: / 9 / 2014	Occupancy Date: / 2 / 2015	Project Cost: $ 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): 104 RESTAURANT, LIQUOR LICENSE (GENERAL)

10. Select the Type of Work:

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

INTERIOR FIT-OUT IN EXISTING BUILDING, NO CHANGE OF USE

11. Describe the Development:

MIXED-USE WITH RESTAURANT/RETAIL ON GROUND LEVEL, OFFICE USE ABOVE

12. Is a Land Operations Permit needed? ☑ YES ☐ NO DEVELOPER AQUIRED ALL NECESSARY PERMITS FOR SITE/BLDG CONSTRUCTION

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

City of Pittsburgh

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

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

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

☐ Residential ☑ Commercial ☐ Recreational ☐ Industrial ☐ Institutional

14. Gross Floor Area:

Existing to be Razed:	0	sq ft
Existing to be Retained:	4208	sq ft
Retained Area to be Renovated:	4208	sq ft
To be Constructed:	950	sq ft
Building Footprint:	30,070	sq ft

15. Height of Structures:

	Existing		Proposed (FIT OUT)	
	Stories	Feet	Stories	Feet
Main Structure	3	±57'	1	(EXISTING)
Proposed Addition/Extension			MEZZANINE	9'-0" T.O.F.F.
Provide Accessory Structure Type(s) and Height(s):				
PATIO			1	12'-10" T.O.ROOF
COOLER ENCLOSURE			1	11'-0"

16. Number of Dwelling Units:

Existing to Remain: 0 Proposed: 0

17. Lot Area: _____ sq ft

18. On Site Parking: ☑ N/A

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

Off-Street Loading Spaces: ☐ N/A

Actual: 3 PROPOSED

Required: 3 PER DPW

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

City of Pittsburgh

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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:

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

2 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

DEVELOPER RECIEVED TAP PLAN APPROVAL FROM PWSA

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.

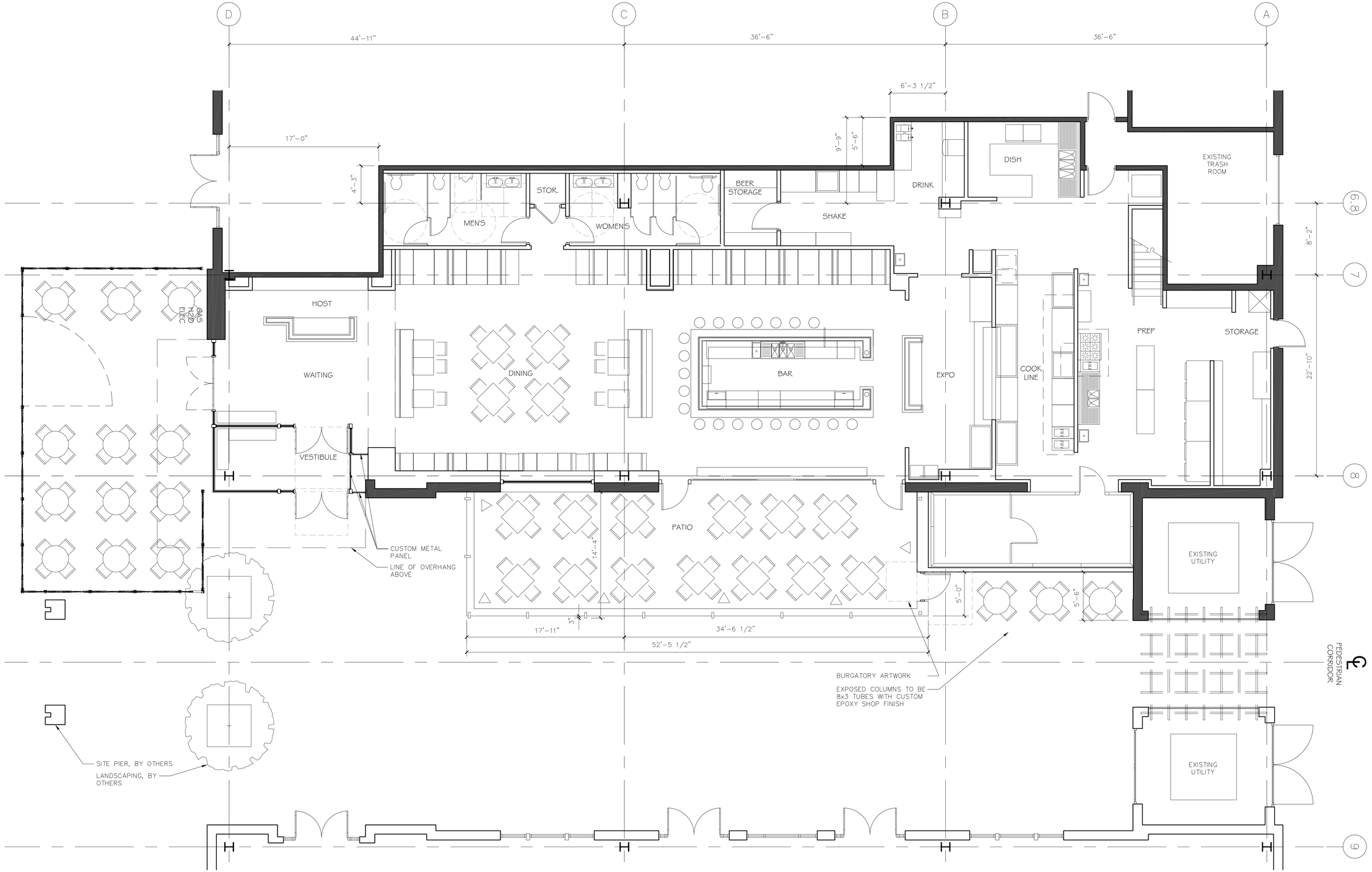
☐ The proposed work includes the excavation of a City street or sidewalk.

☐ 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: [signature]



2 FIRST FLOOR PLAN

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

mossArchitects
181 42nd Street
Pittsburgh, PA 15201
412.441.6400 ph
412.441.0723 fx
www.mossarc.com

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BURGATORY north shore

358 north shore drive
pittsburgh, pa 15206

ISSUED FOR	DATE
XXXXXX	X/X/XXXX

SHEET TITLE
PLANS

SHEET NO.
AX.XX

P:\120200.ten\A2-TEN.dwg

1 FRONT ELEVATION

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

mossArchitects
181 42nd Street
Pittsburgh, PA 15201
412.441.6400 ph
412.441.0723 fx
www.mossarc.com

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BURGATORY north shore

358 north shore drive
pittsburgh, pa 15206

DATE x/x/xxxx

ISSUED FOR xxxxxx

PROJECT NO. 130510
DATE 1/23/14
DRAWN hem
CHECKED adm

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A3.1

P:\130510.bur\A3-BUR-NS.dwg

1 SIDE ELEVATION

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

mossArchitects
181 42nd Street
Pittsburgh, PA 15201
412.441.6400 ph
412.441.0723 fx
www.mossarc.com

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BURGATORY north shore

358 north shore drive
pittsburgh, pa 15206

DATE	x/x/xxxx
ISSUED FOR	xxxxxx

PROJECT NO.	DATE
130510	1/23/14
DRAWN	CHECKED
hem	adm

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A3.2a

P:\130510.bur\A3-BuR-NS.dwg

1 BACK ELEVATION

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

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Pittsburgh, PA 15201
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BURGATORY north shore

358 north shore drive
pittsburgh, pa 15206

DATE x/x/xxxx

ISSUED FOR xxxxxx

PROJECT NO. 130510
DATE 1/23/14
DRAWN hem
CHECKED adm

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A3.3

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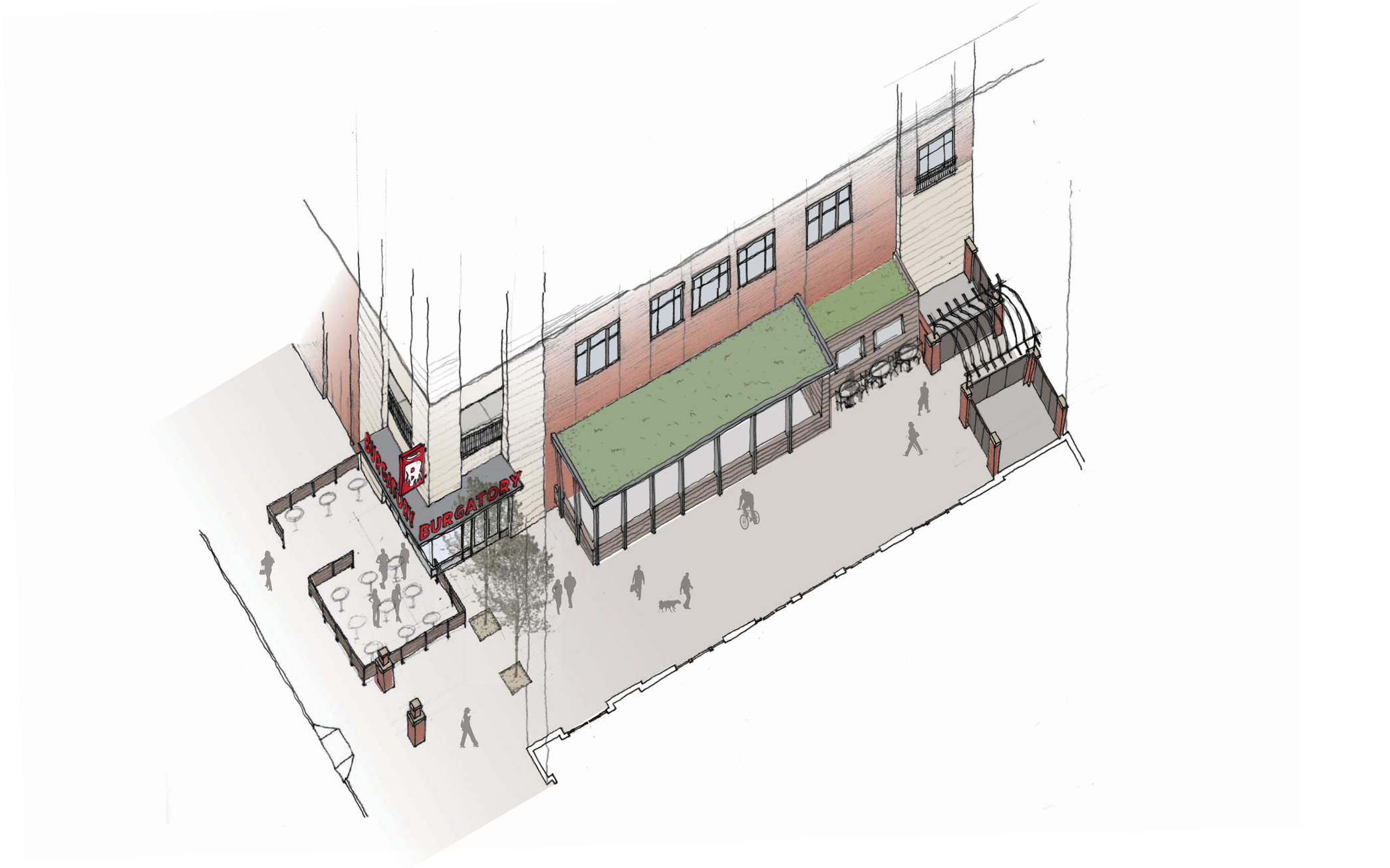
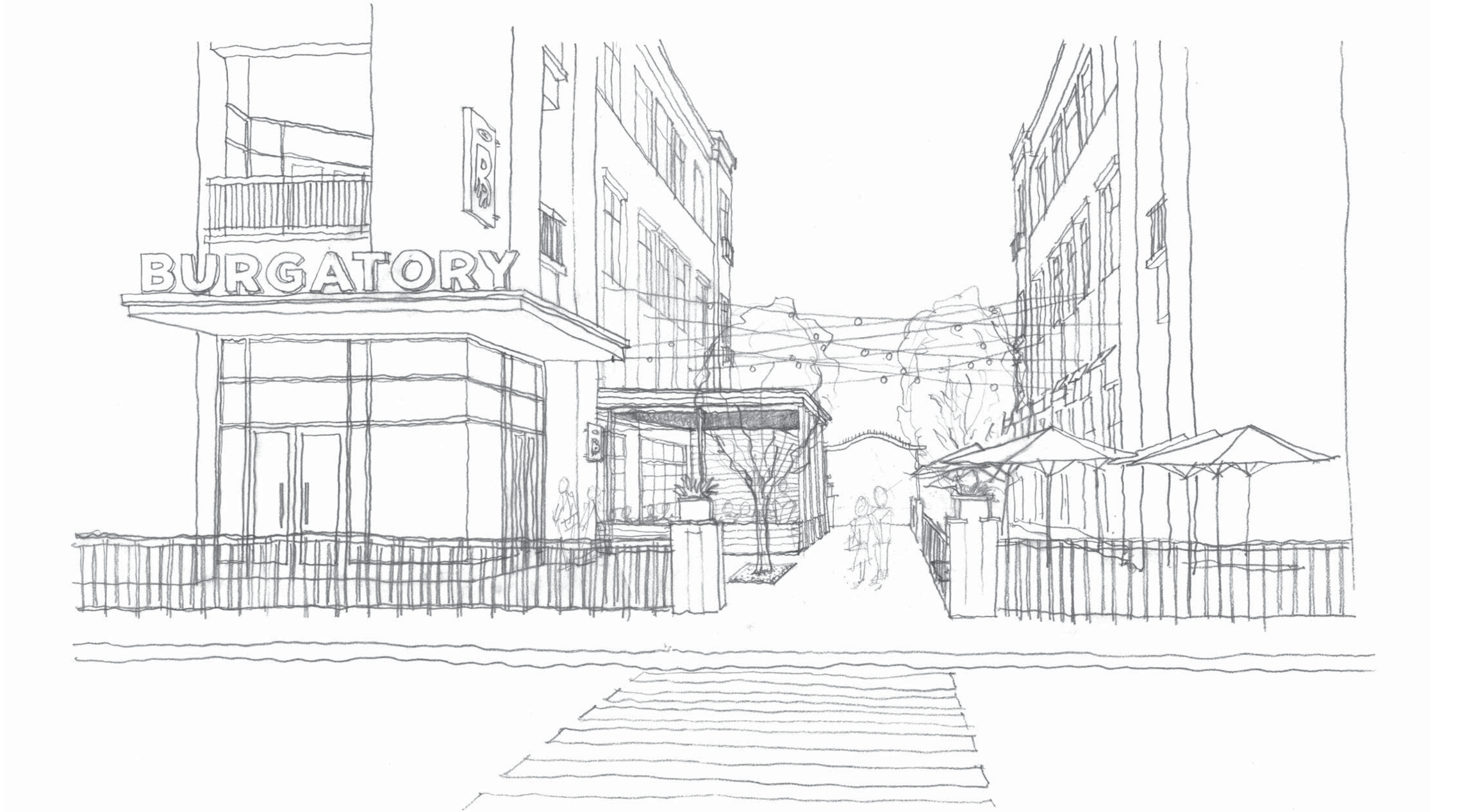


BURGATORY

North Shore Place

mossArchitects



BURGATORY

North Shore Place

mossArchitects

City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

Date Filed: _____

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

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

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

GENERAL INFORMATION

1. Property Owner Name: Eastside Limited Partnership III		Phone Number: (412) 391-7171	
Address: 535 Smithfield St. Suite 2425	City: Pittsburgh	State: PA	Zip Code: 15222
2. Applicant/Company Name: Same as Above		Phone Number: ( )	
Address:	City:	State:	Zip Code:
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: Eastside III, Building A (temporary name)			
4. Development Location: East Liberty			
5. Development Address: 177 South Highland Avenue (corner of South Highland and Stevenson Place), Pittsburgh, PA 15206			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	UNC		
Present Use of Site: (Select from attached list)	Under Construction		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property: Under Construction	
8. Estimated Construction: Start Date: 6/ 1 / 2014	Occupancy Date: 1/ 1 / 2015	Project Cost: $ TBD	

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to http://www.city.pittsburgh.pa.us/cp/html/land_use_control_and_zoning.html and select the link for the City Zoning Code maintained at the Municode.com website.

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

10. Select the Type of Work:

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

11. Describe the Development: The development is a mixed use building consisting of 109 apartments and approximately 2000 SF of retail space constructed on top of an existing concrete podium/parking garage. The parking to support this project and 2 future buildings is accommodated within the existing garage.

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:	N/A	sq ft
Existing to be Retained:	N/A	sq ft
Retained Area to be Renovated:	N/A	sq ft
To be Constructed:	114,858	sq ft (119,028 SF w/ terraces)
Building Footprint:	22,612	sq ft

15. Height of Structures:

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	N/A	N/A	6	62'- 10 1/2" (TOP OCC. FLOOR) 80'-3" (PARAPET)
Proposed Addition/Extension			N/A	N/A

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

Stair Tower 85'				

16. Number of Dwelling Units:

Existing to Remain: N/A Proposed: 109

17. Lot Area: ???? sq ft

18. On Site Parking: ☐ N/A

		Existing	Proposed
Full (8 ½' x 19')	as approved during	98 +10 parallel parking spaces on new elevated	
Compact (7 ¼' x 16')	master plan review	8 street to support retail, a portion to be signed	
Handicap (13 ½' x 19')		3 for accessibility	

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)

Water and sewer connections were addressed in site project.

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

☒ YES ☐ NO

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

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

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

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

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

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

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

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

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

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

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

☒ Modification or reconstruction of City curbs.

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

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

☐ 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: [signature]

Daniel Friday, The Mosites Company

VOUCHER #: _____ (Zoning Use Only)

EASTSIDE III

PITTSBURGH, PENNSYLVANIA

BUILDING A ZONING UPDATE PACKAGE

MAY 5, 2014

THE MOSITES COMPANY
DESIGNCOLLECTIVE

EASTSIDE III
PITTSBURGH, PENNSYLVANIA
MAY 5, 2014
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PROJECT INFORMATION

BUILDING A	5 RESIDENTIAL LEVELS OF TYPE III-A WOOD FRAME ABOVE TYPE I-A GARAGE
BUILDING B	5 RESIDENTIAL LEVELS OF TYPE III-A WOOD FRAME ABOVE TYPE I-A GARAGE
BUILDING C	5 RESIDENTIAL LEVELS OF TYPE III-A WOOD FRAME ABOVE TYPE I-A GARAGE
GARAGE	3 LEVELS OF TYPE I-A CONSTRUCTION - 2 BAY GARAGE BELOW NEW ELEVATED STREET

UNITS

NET RESIDENTIAL AREA:	328,072SF (**360 UNITS**)
AMENITY AREA:	14,119 SF
775 SF/UNIT AVERAGE -	15% STUDIO
	58% 1 BR
	27% 2 BR

RETAIL

BUILDING A	1,923 SF
BUILDING B	20,747 SF
BUILDING C	18,703 SF
TOTAL	**41,373 SF**

LANDSCAPING - 50/50 HARDSCAPE TO PLANTING

ABOVE ELEVATED DECK:	50% OF THE MEWS (SOUTH), BUILDING C COURTYARD, WEST PLAZA, NEW ELEVATED STREET TREES
ON GRADE:	50% OF THE MEWS (NORTH), EAST PLAZA, NORTH PLAZA, BUILDING B COURTYARD

PARKING

- LOWER LEVEL	274	SPACES
- GROUND LEVEL	241	SPACES
- ELEVATED STREET LEVEL	39	SPACES
TOTAL PARKING	**554**	**SPACES**

EASTSIDE III

PITTSBURGH, PENNSYLVANIA

MAY 5, 2014

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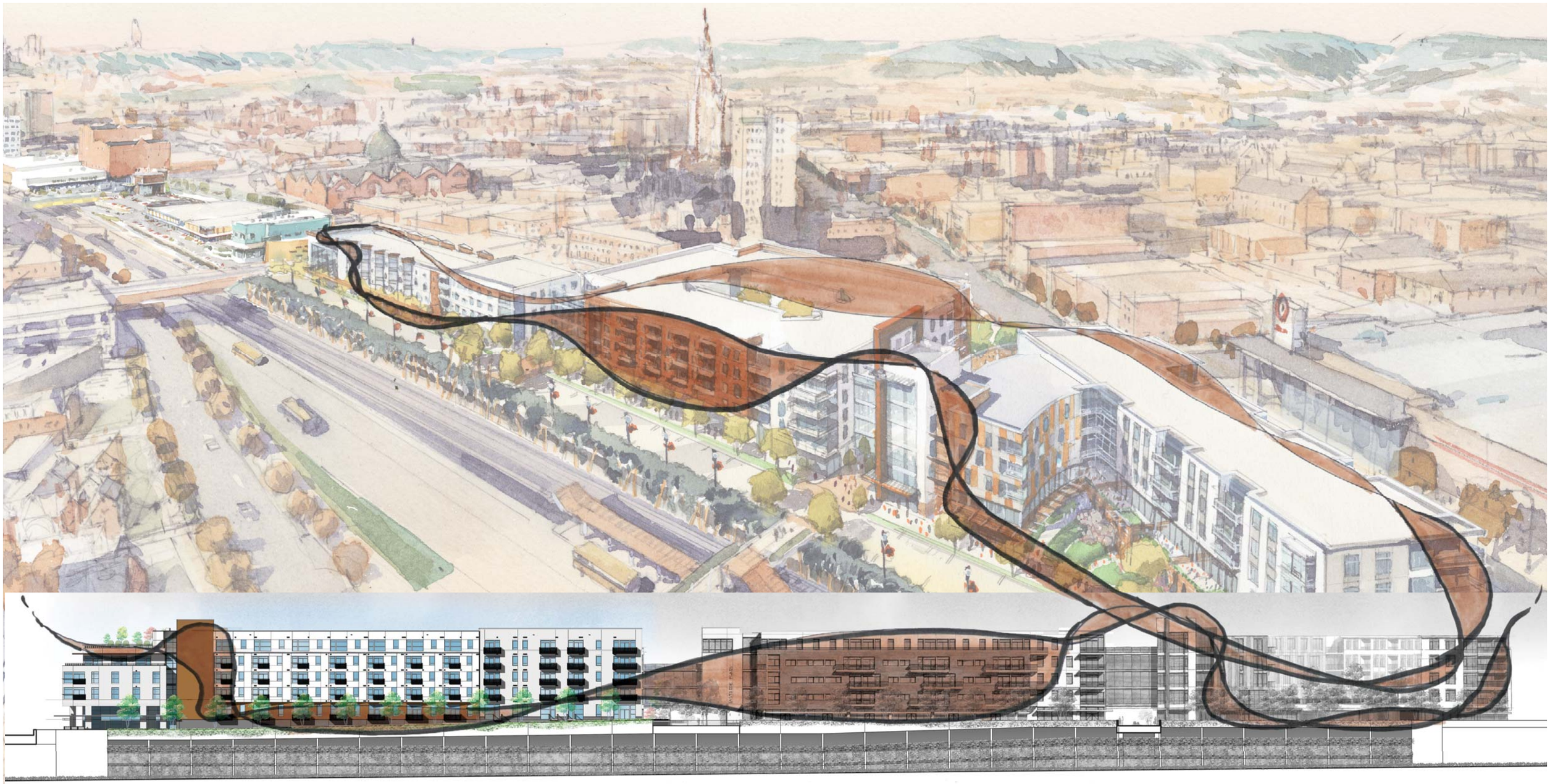

CONNECTIVE RIBBON

EASTSIDE III

PITTSBURGH, PENNSYLVANIA

MAY 5, 2014

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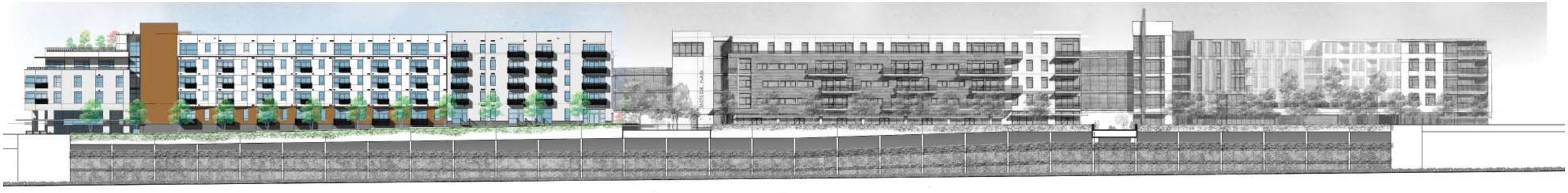

OVERALL SOUTH ELEVATION

EASTSIDE III

PITTSBURGH, PENNSYLVANIA

MAY 5, 2014

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THE MOSITES COMPANY
DESIGNCOLLECTIVE

THE MEWS

EASTSIDE III

PITTSBURGH, PENNSYLVANIA

MAY 5, 2014

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THE MOSITES COMPANY
DESIGNCOLLECTIVE

BUILDING A - SOUTH AND EAST ELEVATIONS

0 16' 32' 64'

EASTSIDE III

PITTSBURGH, PENNSYLVANIA

MAY 5, 2014

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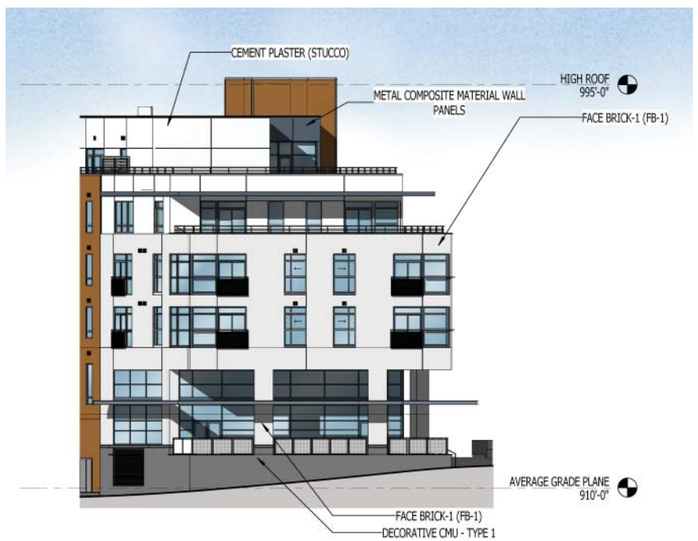

BUILDING A - NORTH AND WEST ELEVATIONS

0 16' 32' 64'

EASTSIDE III

PITTSBURGH, PENNSYLVANIA

MAY 5, 2014

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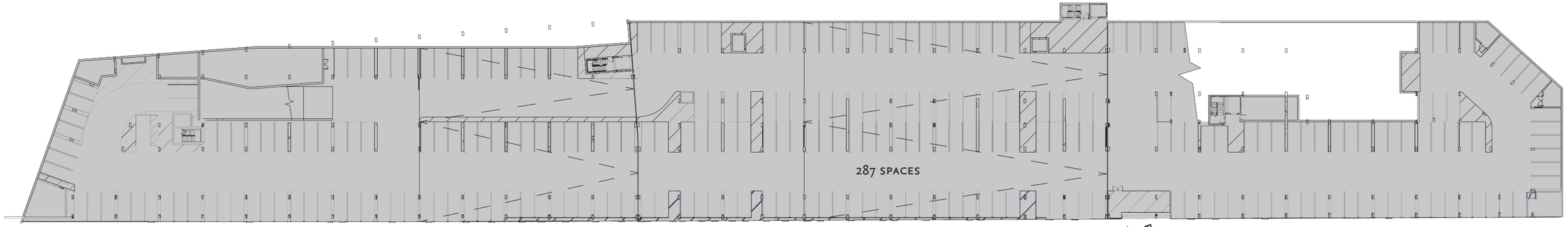

EASTSIDE III

PITTSBURGH, PENNSYLVANIA

MAY 5, 2014

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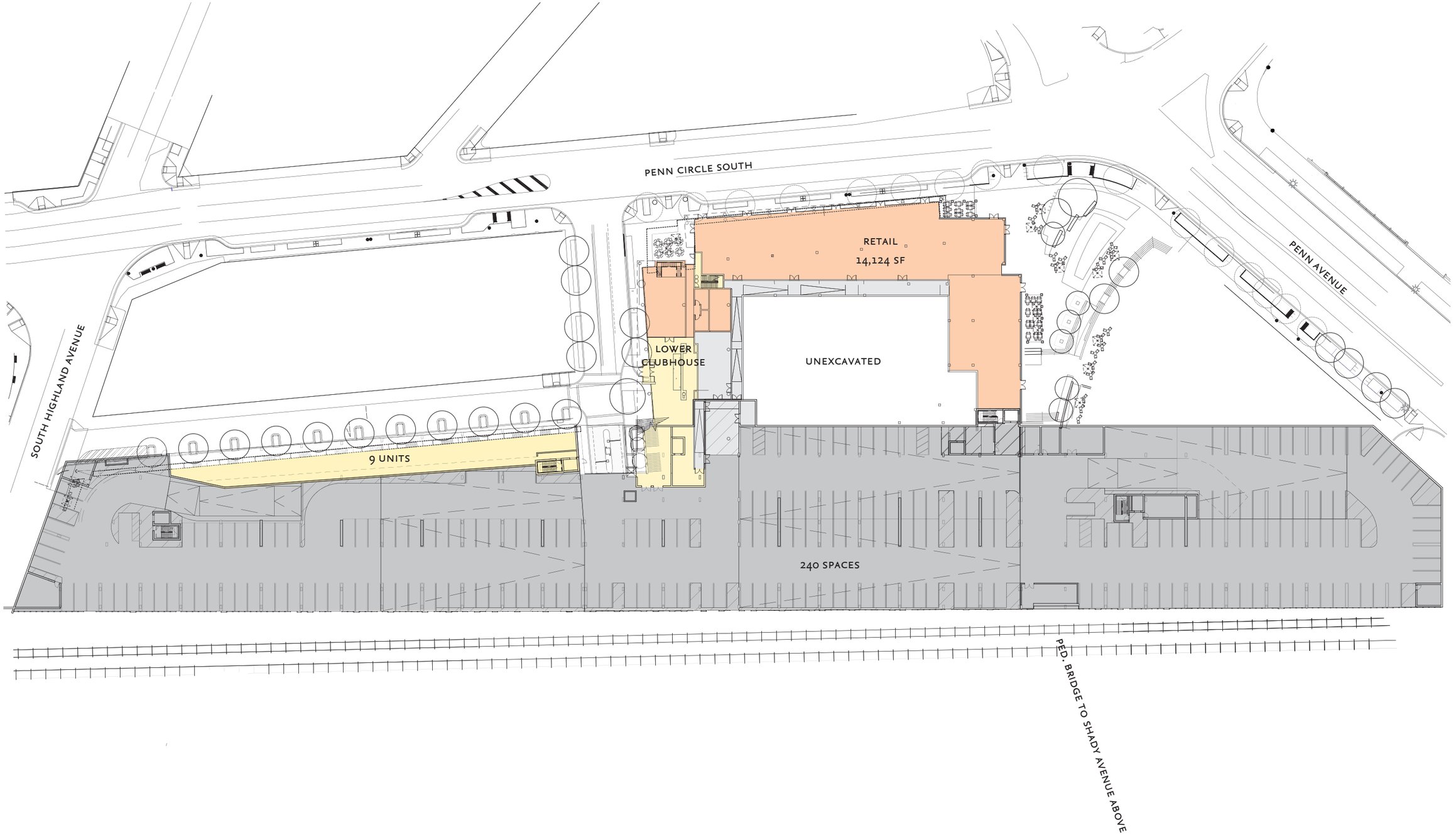
LEVEL P1

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

0 32' 64' 128'

THE MOSITES COMPANY

DESIGNCOLLECTIVE



EASTSIDE III

PITTSBURGH, PENNSYLVANIA

MAY 5, 2014

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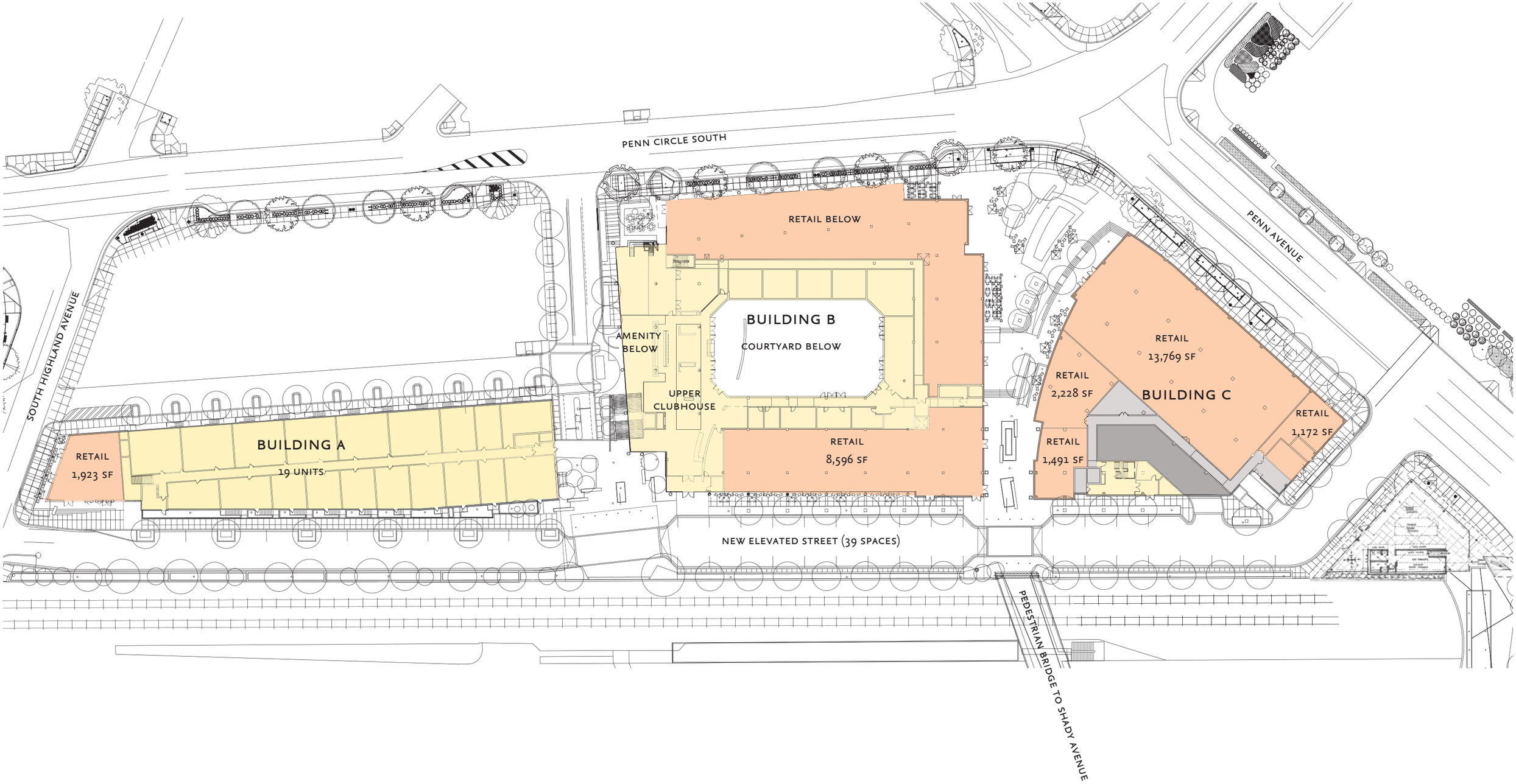
LEVEL G1

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

0 32' 64' 128'

THE MOSITES COMPANY

DESIGNCOLLECTIVE



EASTSIDE III

PITTSBURGH, PENNSYLVANIA

MAY 5, 2014

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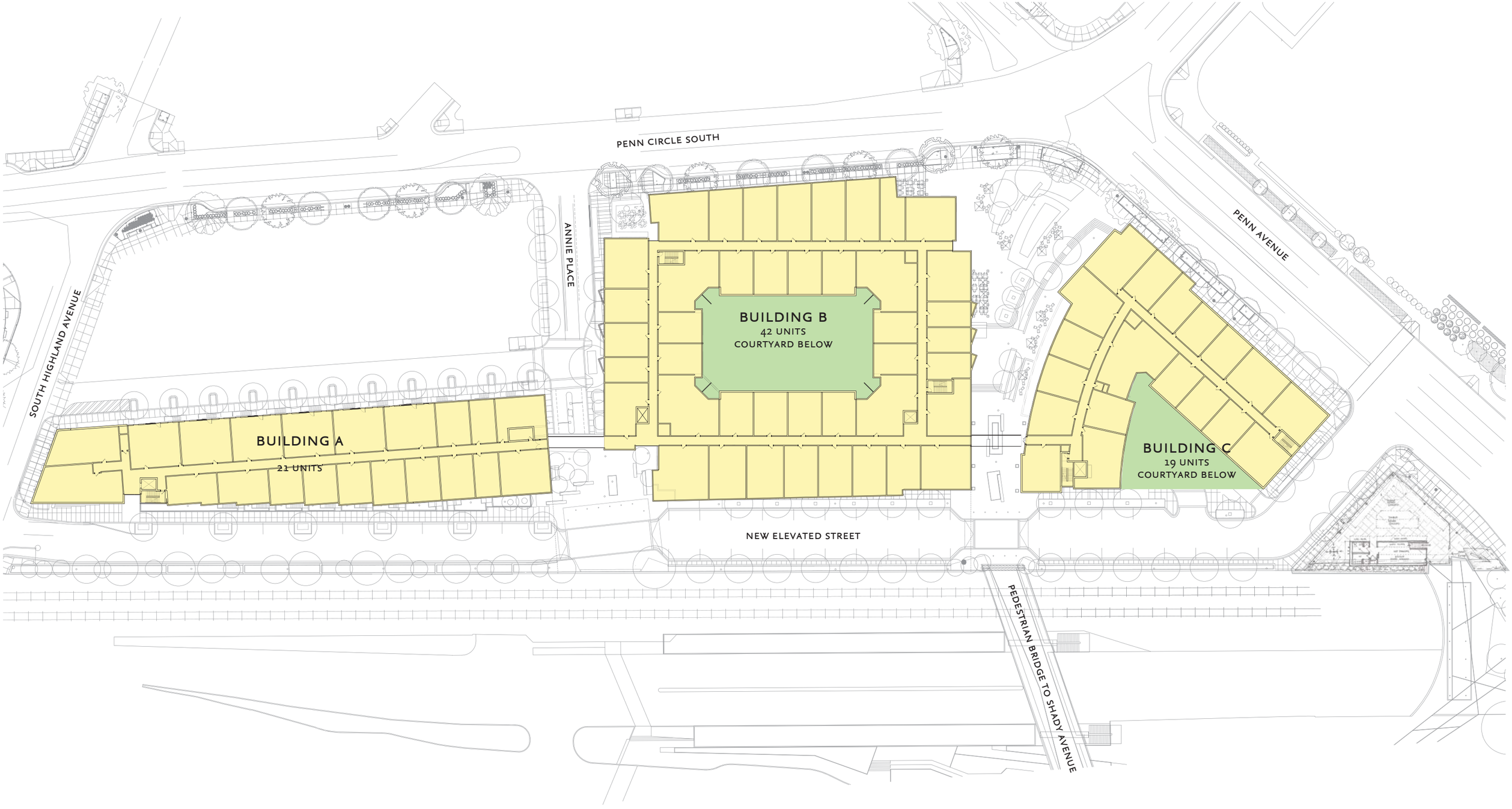
ELEVATED STREET LEVEL

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

0 32' 64' 128'

THE MOSITES COMPANY
DESIGNCOLLECTIVE



EASTSIDE III

PITTSBURGH, PENNSYLVANIA

MAY 5, 2014

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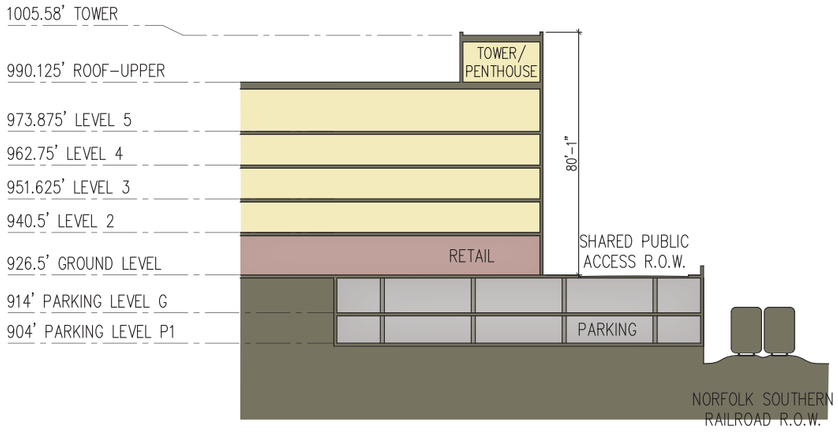
TYPICAL RESIDENTIAL LEVEL

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

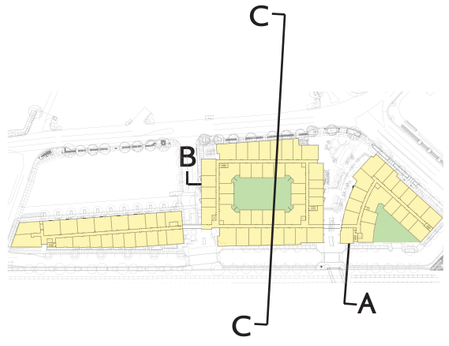
0 32' 64' 128'

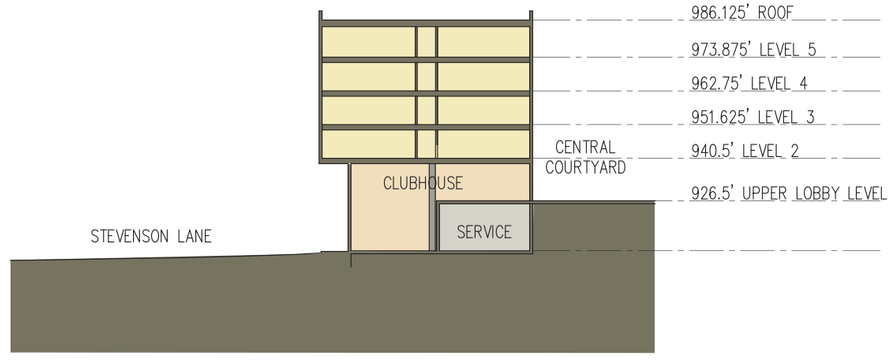
THE MOSITES COMPANY

DESIGNCOLLECTIVE

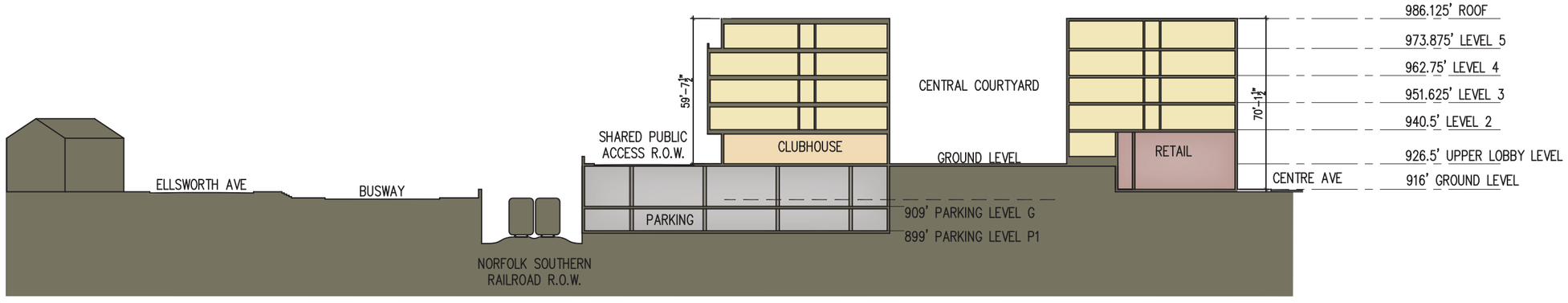


SECTION A - BUILDING C @ PENTHOUSE MEZZANINE





SECTION B - BUILDING B @ LARGEST HEIGHT FROM ADJACENT GRADE



SECTION C - BUILDING B @ CLUBHOUSE TO NEAREST RESIDENTIAL PROPERTY

0 30' 60' 120'

SECTIONS

EASTSIDE III

PITTSBURGH, PENNSYLVANIA

MAY 5, 2014

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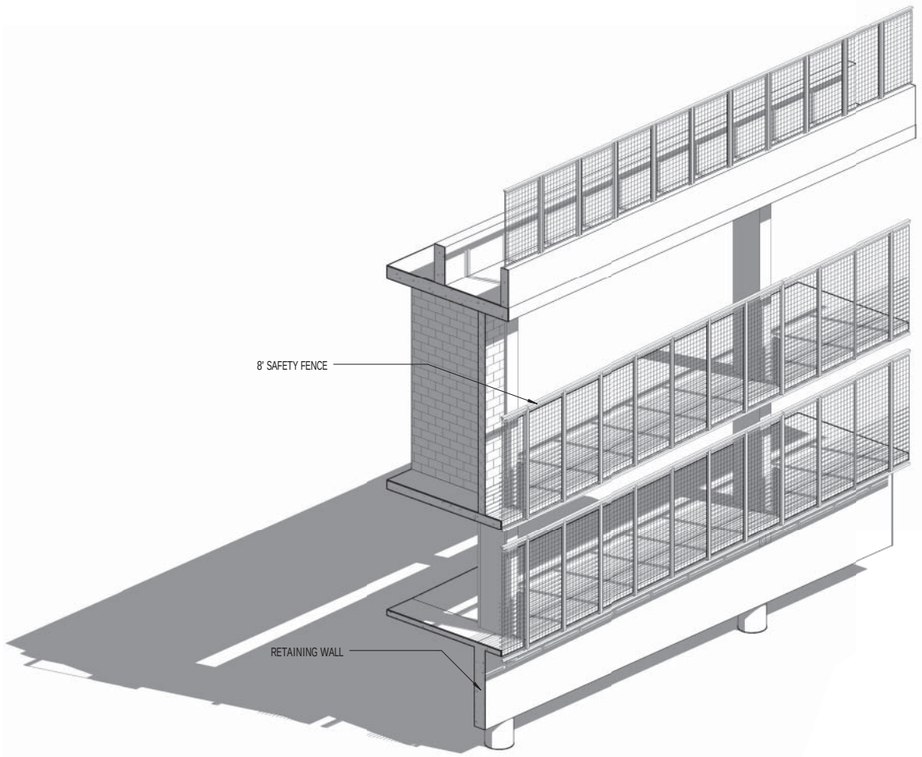
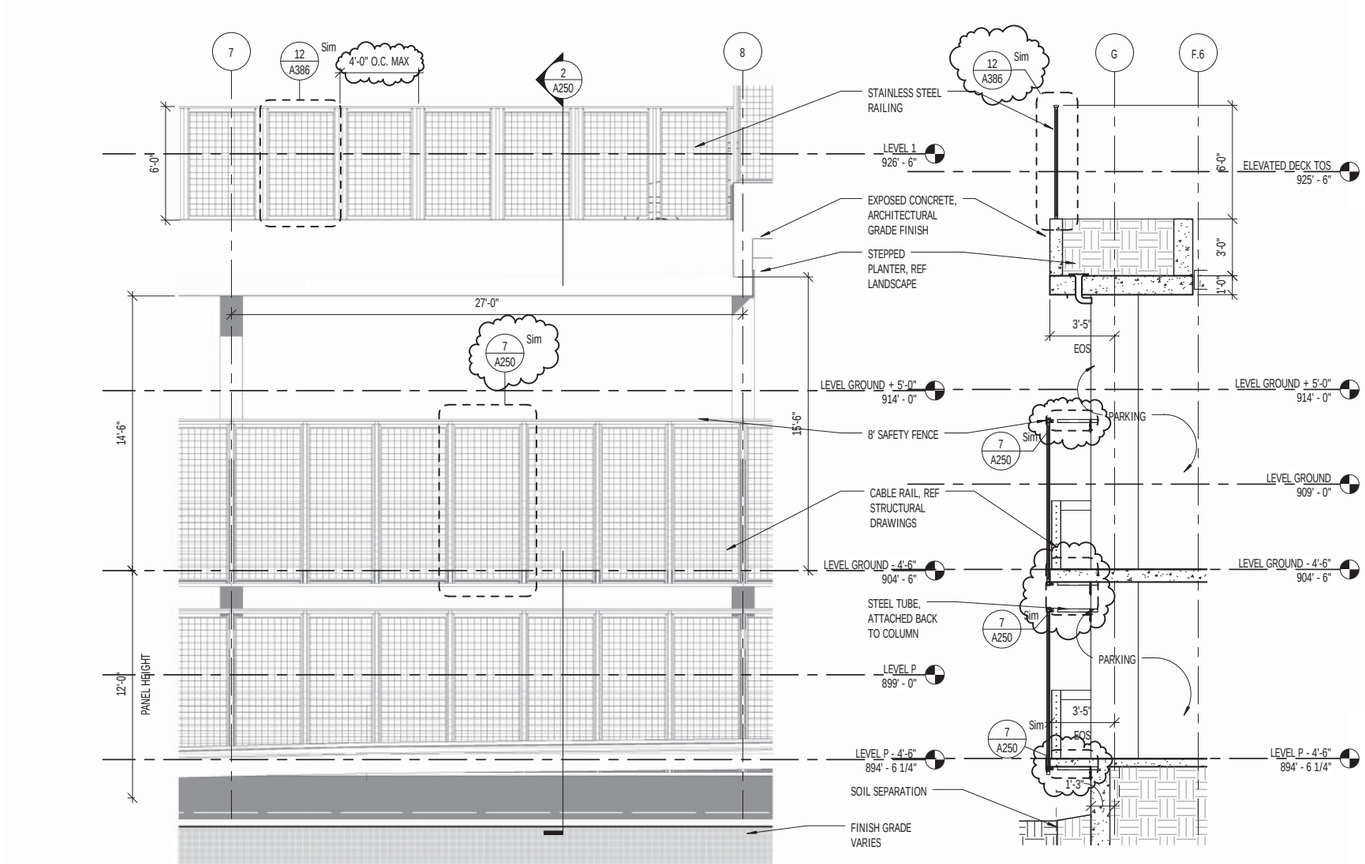
DESIGNCOLLECTIVE



5 A250 PARTIAL AXON OF SOUTH ELEVATION BAY



1 A201 A250 TYPICAL BAY-WEST @ STEPPED PLANTER
1/4" = 1'-0"

2 A101 A250 SECTION THROUGH WEST BAY @ STEPPED PLANTER
1/4" = 1'-0"

GARAGE SCREEN WALL SYSTEM

EASTSIDE III

PITTSBURGH, PENNSYLVANIA

MAY 5, 2014

© DESIGN COLLECTIVE INC.

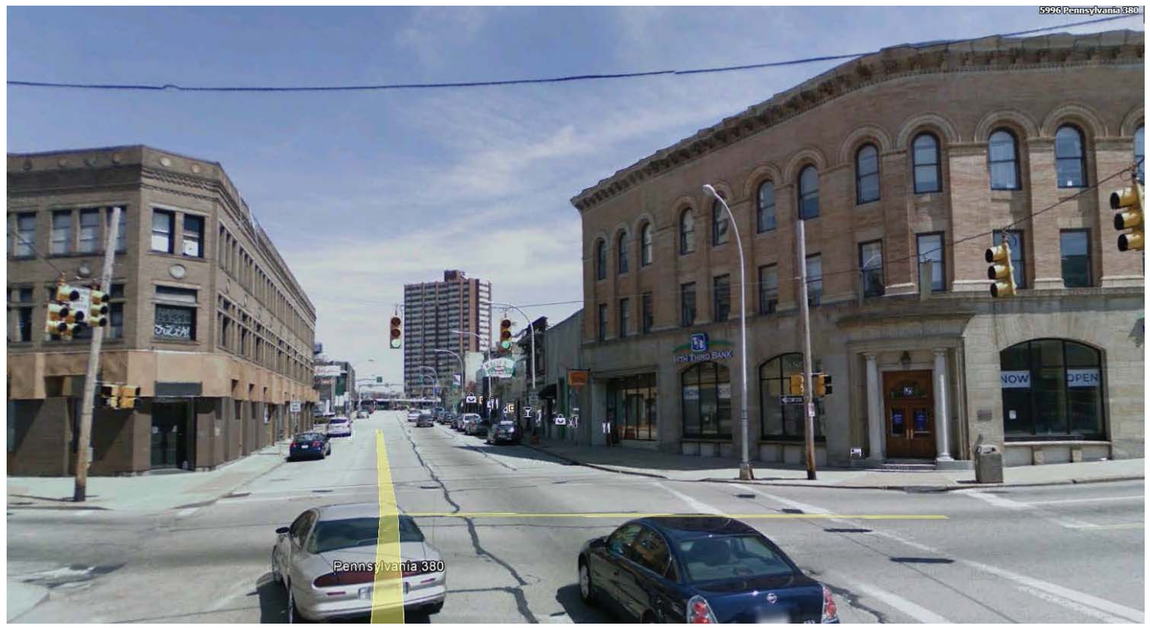
THE MOSITES COMPANY
DESIGNCOLLECTIVE

PENN CIRCLE SOUTH EAST OF ANNIE PLACE

INTERSECTION OF PENN CIRCLE SOUTH AND ANNIE PLACE

PENN CIRCLE SOUTH WEST OF ANNIE PLACE

PENN CIRCLE SOUTH ACROSS FROM BUILDING B



INTERSECTION OF PENN CIRCLE SOUTH AND SOUTH HIGHLAND AVE

Context

© DESIGN COLLECTIVE INC.

INTERSECTION OF SOUTH HIGHLAND AVE AND PENN CIRCLE SOUTH RETAIL

HISTORIC NEIGHBORHOOD ARCHITECTURE

PENN CIRCLE SOUTH RETAIL

JUXTAPOSITION OF HISTORIC, INDUSTRIAL, AND CONTEMPORARY MATERIALS

Context

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RAIL TRACKS LOOKING EAST

RAIL TRACKS LOOKING WEST

TARGET AT PENN AVE

Context

EASTSIDE III

PITTSBURGH, PENNSYLVANIA

MAY 5, 2014

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DESIGNCOLLECTIVE

Façade Materials

EASTSIDE III

PITTSBURGH, PENNSYLVANIA

MAY 5, 2014

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THE MOSITES COMPANY
DESIGNCOLLECTIVE

City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

Date Filed: _____ *(Zoning Use Only)*

DEVELOPMENT REVIEW APPLICATION

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

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

GENERAL INFORMATION

1. Property Owner Name: VILLAGE GREEN HOLDING LLC		Phone Number: (248) 932-2703	
Address: 30833 NORTH-WESTERN HWY	City: FARMINGTON HILLS	State: MI	Zip Code: 48334
2. Applicant/Company Name: WILLIAM SITIG, JR. SCN LAW		Phone Number: (412) 402-4000	
Address: 437 GRANT ST SUITE 1500	City: PITTSBURGH	State: PA	Zip Code: 15219
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: SOUTHSIDE WORKS CITY APARTMENTS & GARAGE #5, 26TH ST & SIDNEY ST			
4. Development Location: SOUTH SIDE WORKS SPECIALLY PLANNED DISTRICT			
5. Development Address: 453 S. 26TH ST, PITTSBURGH, PA 15210 (12-H-265 & 12-H-280)			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition) N/A			
Proposed Zoning District:			
Present Use of Site: (Select from attached list)	(55) PARKING, GENERAL COMMERCIAL		
7. If a Certificate of Occupancy exists, the following is required: N/A			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property:	
8. Estimated Construction: Start Date: 7/16/14	Occupancy Date: 7/16/15	Project Cost: $	

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

9. Proposed Use of Site (Select from attached list): (5) MULTI-UNIT RESIDENTIAL & (36/37) PARKING STRUCTURE

10. Select the Type of Work:

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

11. Describe the Development: 6 STORY MULTI-UNIT MARKET RATE APARTMENT BUILDING, 262 UNITS & 6 STORY PARKING STRUCTURE, RETAIL AT GRADE, BOTH RESERVED & GENERAL PUBLIC PARKING, 589 STALLS

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

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

City of Pittsburgh

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DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

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

☒ Residential - 1 ☒ Commercial/PARKING - 1 ☐ Recreational ☐ Industrial ☐ Institutional

14. Gross Floor Area:

Existing to be Razed:	Ø sq ft	
Existing to be Retained:	Ø sq ft	
Retained Area to be Renovated:	Ø sq ft	
To be Constructed:	431,341 sq ft	HOUSING 239,874 SF PARKING 191,467 SF
Building Footprint:	75,531 sq ft	HOUSING 43,714 SF PARKING 31,817 SF

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure APARTMENT	—	—	6	67'-6"
Proposed Addition/Extension				
Provide Accessory Structure Type(s) and Height(s):				
PARKING/RETAIL	—	—	6	74'-0"
	—	—		
	—	—		

16. Number of Dwelling Units:

Existing to Remain: — Proposed: 262

17. Lot Area: 103,583 sq ft

18. On Site Parking: ☐ N/A

	Existing	Proposed
Full (8 ½' x 19')	?	323
Compact (7 ¼' x 16')	?	224
Handicap (13 ½' x 19')	8	12

Off-Street Loading Spaces: ☐ N/A

Actual: HOUSING - 1 RETAIL - 1

Required: HOUSING - 3 RETAIL - 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

City of Pittsburgh

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DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

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DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

4	New Water Service Connection(s)	_____	Termination of Existing Water Service Tap(s)
2	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: [signature]

VOUCHER #: _____
(Zoning Use Only)

SOUTHSIDE WORKS

City Apartments

& OPEN HEARTH GARAGE

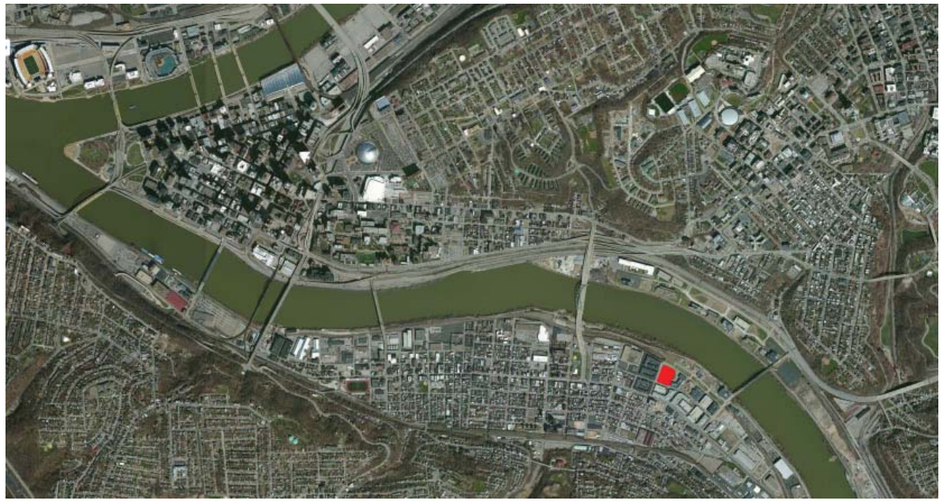
04.24.14

& OPEN HEARTH GARAGE

CITY™ BKV GROUP

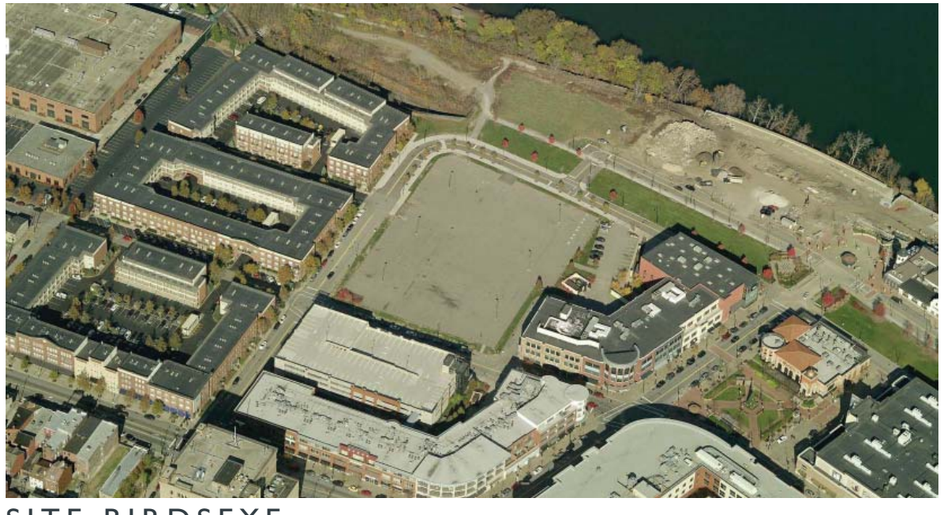
SITE LOCATION

4.24.2014



CITY CONTEXT

SITE AERIAL



SITE BIRDSEYE

SOUTHSIDE WORKS

City Apartments & *OPEN HEARTH GARAGE*

CITY™ BKV GROUP

SITE PHOTOS

4.24.2014

SIDNEY ST - SE

TUNNEL BLVD - NE

SIDNEY ST & 26TH

TUNNEL BLVD - N

SOUTHSIDE WORKS

City Apartments & *OPEN HEARTH GARAGE*

CITY™ BKV GROUP

NEIGHBORHOOD PHOTOS

4.24.2014

SIDNEY ST & 27TH

SSW THEATER

SSW TOWNSQUARE

HOFBRAUHAUS

REI

SOUTHSIDE WORKS

City Apartments & *OPEN HEARTH GARAGE*

CITY™ BKV GROUP

NEIGHBORHOOD PHOTOS

4.24.2014

CARSON ST & 26TH ST

SIDNEY ST & 26TH ST

WHARTON ST & 26TH ST

SIDNEY ST RAMP

SIDNEY ST RAMP TOWER

CARSON ST & 26TH ST

SOUTHSIDE WORKS

City Apartments & *OPEN HEARTH GARAGE*

CITY™ BKV GROUP

NEIGHBORHOOD GARAGES

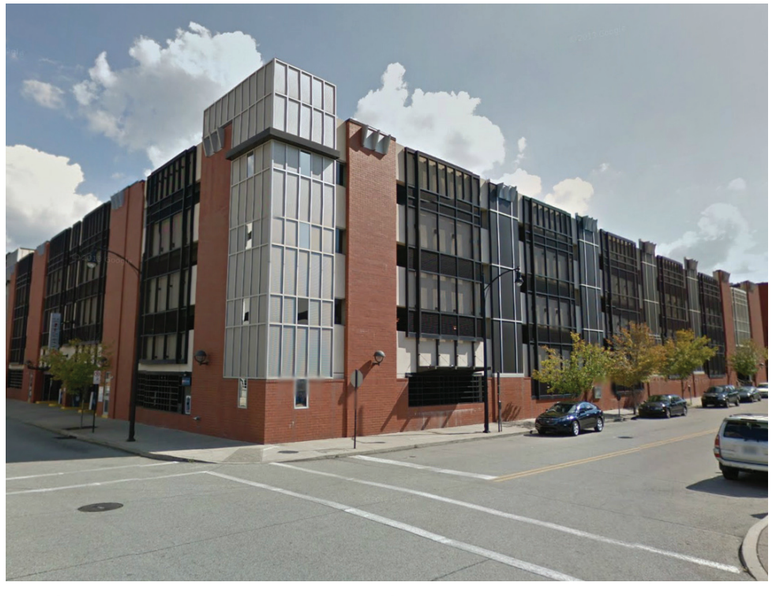
10.07.13

“LADLE” PARKING RAMP

“LADLE” RAMP TOWER

“FURNACE” PARKING RAMP

“INGOT” PARKING RAMP



“HOT METAL” PARKING RAMP

“FURNACE” & “HOT METAL” STREET LIFE

GARAGE NUMBER 5
SOUTHSIDE WORKS

CITY BKV GROUP

NORTH

PROPERTY DESCRIPTION

FIRST DESCRIBED:

All that certain parcel of land situate in the 16th Ward of the City of Pittsburgh, County of Allegheny, Commonwealth of Pennsylvania being all of Parcel B2d in South Side Works Plan of Lots No. 20 of record in the Department of Real Estate of Allegheny County in Plan Book Volume 248, page 43.

Being tax parcel Block 12-H, Lot 265.

SECOND DESCRIBED:

All that certain parcel of land situate in the 16th Ward of the City of Pittsburgh, County of Allegheny, Commonwealth of Pennsylvania being all of Parcel B2c First Revised in South Side Works Plan of Lots No. 24 of record in the Department of Real Estate of Allegheny County in Plan Book Volume 261, page 97.

Being tax parcel Block 12-H, Lot 250.

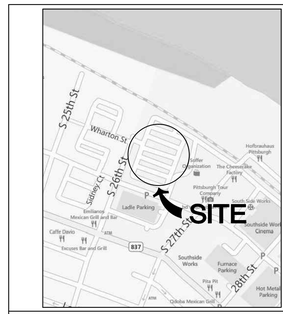
Being part of the property which LTV Steel Company, Inc. et al conveyed to Urban Redevelopment Authority of Pittsburgh by deed dated September 28, 1994 and recorded in Deed Book Volume 9315, page 470.

LEGEND

750	EXISTING CONTOUR		WATER BOX
G G	GAS LINE		WATER METER
OW OW	OVERHEAD POWER LINE		CATCH BASIN
SAN	SANITARY SEWER LINE		SANITARY MANHOLE
ST ST	STORM SEWER LINE		STORM MANHOLE
T T	UNDERGROUND TELEPHONE LINE		UTILITY MANHOLE
E E	UNDERGROUND ELECTRIC LINE	V	VALVE BOX
W W	WATER LINE		MARKER
	GAS BOX		
	GAS METER		TREE
E	ELECTRIC BOX		FIRE HYDRANT
	LIGHT STANDARD		SIGN
	UTILITY POLE		

PA ONE CALL SERIAL NO. 20131001726

PENNSYLVANIA ACT 38 (1991) REQUIRES NO LESS THAN 3 WORKING DAYS NOTICE NOR MORE THAN 10 WORKING DAYS NOTICE FROM EXCAVATORS WHO ARE ABOUT TO: DIG, DRILL, BLAST, AUGER, BORE, GRADE, TRENCH, OR DEMOLISH WHEN IN THE CONSTRUCTION PHASE. FOR LOCATION REQUESTS IN THE STATE OF PENNSYLVANIA, CALL TOLL FREE 1-800-242-1776. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM PLANS AND MARKINGS AND WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN AS A RESULT OF INFORMATION NOT BEING PROVIDED BY THE UTILITY OWNER. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT OR CONTRACTOR IS ADVISED THAT EXCAVATION MAY BE NECESSARY.



SITE LOCATION MAP
SCALE N.T.S.

REVISION RECORD

NO	DATE	DESCRIPTION

A.L.T.A. COMMITMENT
CHICAGO TITLE INSURANCE COMPANY
EXCEPTIONS – SCHEDULE B – SECTION II

The following items are exceptions outlined in Schedule B – Section II, A.L.T.A. Commitment for Title Insurance, Chicago Title Insurance Company, Commitment No. 1303781NT, effective date May 6, 2013.

5. *Declaration of Easements, Covenants, Conditions and Restrictions for the Southside Works made by The Soffer Organization, Inc. et al., dated June 27, 2006 and recorded in Deed Book Volume 12899, page 222; as amended by Supplemental Declaration of Easements, Covenants, Conditions and Restrictions for Parcels B2b and D3 made by The Soffer Organization Inc. et al., dated June 22, 2006 and recorded in Mortgage Book Volume 32207, page 299 and re-recorded on June 28, 2006 in Deed Book Volume 12899, page 333; as amended by Amended and Supplemental Declaration of Easements, Covenants, Conditions and Restrictions made by Soffer Public Spaces, LP et al. dated January 18, 2008 and recorded in Deed Book Volume 13563, page 535; as further amended by Amended and Supplemental Declaration of Easements, Covenants, Conditions and Restrictions made by SSW Public Spaces LP et al., dated June 30, 2011 and recorded in Deed Book Volume 14703, page 59.*

   This item affects the subject property but is not plotted because it is blanket in nature.

6. *The following rights of way:*

   a. *From Urban Redevelopment Authority of Pittsburgh to Duquesne Light Company dated October 28, 1998 and recorded in Deed Book Volume 10345, page 78.*

      This item may affect the subject property but the drawing referenced in the Agreement was not supplied

   b. *From Urban Redevelopment Authority of Pittsburgh to Duquesne Light Company dated April 3, 2000 and recorded in Deed Book Volume 10800, page 389.*

      This item may affect the subject property but the drawing referenced in the Agreement was not supplied.

   c. *From Urban Redevelopment Authority of Pittsburgh to Duquesne Light Company dated October 31, 2006 and recorded in Deed Book Volume 13060, page 382.*

      This item may affect the subject property but the drawing referenced in the Agreement was not supplied.

7. *Ten foot wide maintenance easement adjacent to the northerly line of Parcel B2d as shown on the South Side Works Plan of Lots No. 20, Plan Book Volume 248, page 43.*

   This item affects the subject property and is plotted.

8. *Notice of hazardous waste as set forth in deed from LTV Steel Company, Inc., et al. to Urban Redevelopment Authority of Pittsburgh, dated September 28, 1994 and recorded in Deed Book Volume 9315, page 470.*

   The area depicted in 'Exhibit B' is located approximately 1100' southeast of the subject property (southeast of Hot Metal Street).

9. *Terms and conditions of Consent Order and Agreement between Urban Redevelopment Authority of Pittsburgh and Commonwealth of Pennsylvania, Department of Environmental Protection, dated April 16, 1998 and recorded in Deed Book Volume 10184, page 391 which appears as an Exhibit to Consent Order and Agreement recorded in Deed Book Volume 10184, page 370.*

   The subject property is located within the area labeled Subdistrict A of the Initial Development as shown in 'Exhibit C' and within the area labeled Main Site as shown in 'Exhibit B'.

10. *Terms and conditions of Environmental Covenant executed by Urban Redevelopment Authority of Pittsburgh recorded July 19, 2010 in Deed Book Volume 14328, page 213.*

    This item does not affect the subject property and is plotted.

SURVEYOR CERTIFICATION

To: Village Green; and
Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 3, 4, 5, 6a, 8, 11b, 13, and 14 of Table A thereof. The field work was completed on May 10, 2013.

Date of Survey: May 10, 2013

James R. Bruggeman, P.L.S.
Reg. No. SU-051772-E

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JAMES R. BRUGGEMAN — LAND SURVEYOR NO. 51772-E

TOTAL PLAN AREA
107,529.45 SQ. FT.
2.469 ACRES

SCALE IN FEET
0 20 40

NOTES:

1. *PROPERTY IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS DEPICTED ON FLOOD INSURANCE RATE MAP 42003C362-E, EFFECTIVE DATE OCTOBER 4, 1995, ALLEGHENY COUNTY, PENNSYLVANIA.*
2. *VERTICAL DATUM IS BASED ON DPW MONUMENT S995/S-A, ELEVATION = 751.89.*
3. *FIELD SURVEY BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED 5/10/2013.*
4. *UNDERGROUND UTILITY INFORMATION TAKEN FROM BLOCK B2 BASE MAP OF THE SOUTH SIDE WORKS PREPARED BY ENVIRONMENTAL PLANNING AND DESIGN DATED 4-3-2013.*
5. *PROPERTY IS ZONED SPECIALLY PLANNED DISTRICT, SP-S, SOUTH SIDE WORKS*

Civil & Environmental Consultants, Inc.
333 Baldwin Road - Pittsburgh, PA 15205
Ph: 412.429.2324 - 800.365.2324 - Fax: 412.429.2114
www.cecinc.com

ALTA/ACSM LAND TITLE SURVEY

Situate In

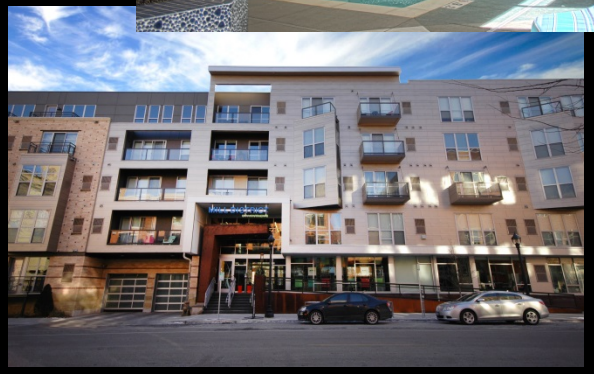
16TH WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PENNSYLVANIA

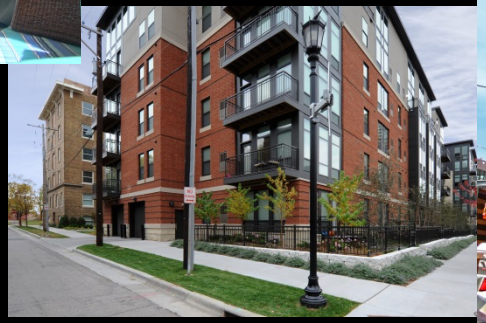
Made For

VILLAGE GREEN

DATE:	5-10-2013	SCALE:	1"=20'	DRAWING NO.:	SU-1
DRAWN BY:	RWC	CHECKED BY:	EDB		
PROJECT NO:	130-523	APPROVED BY:	JRB	SHEET 1 OF 1	

P:\2013\130-523\-Survey\130-523-SRV.dwg(130-523-SRV) (5/28/2013 - cmccann) - LP 6/3/2013 11:14 AM

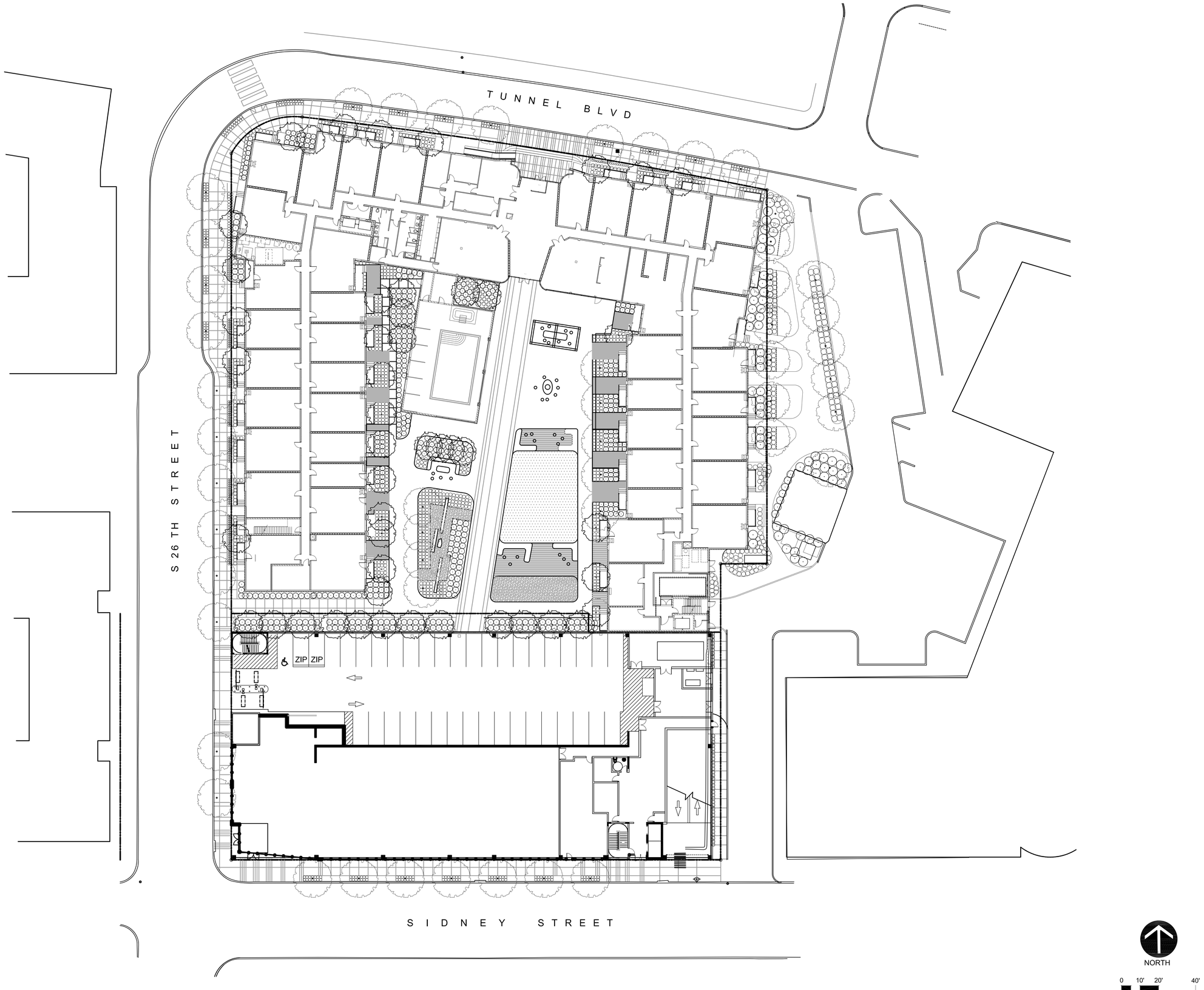




City Apartments **BUILT WORK**

City Apartments **BUILT WORK**

City Apartments **BUILT WORK**



OVERALL LANDSCAPE PLAN

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

Boarman Kroos Vogel Group Inc.

222 North Second Street
Minneapolis MN 55401
Telephone: 612-339-3752
Facsimile: 612-339-6212
www.bkvgroup.com

CONSULTANTS

Damon Farber Associates
401 2nd Street No - Ste 410
Minneapolis, MN 55401
phone 612.332.7522
fax 612.332.0936
www.damonfarber.com

ISSUANCE

ZONING SUBMITTAL
04-24-14

PROJECT TITLE

Southside Works City Apartments

KEY PLAN NORTH ARROW

NOT FOR CONSTRUCTION

REVISION	DATE

DATE	04-24-14
DRAWN BY	EN
CHECKED BY	JS
COMMISSION NO.	1902.01

SHEET TITLE

OVERALL LANDSCAPE PLAN

SHEET NUMBER

L100

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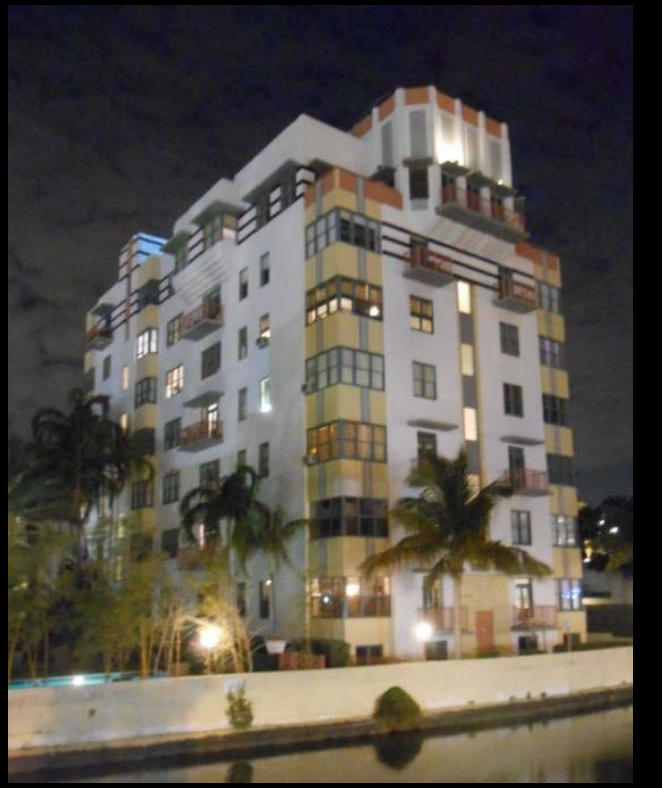
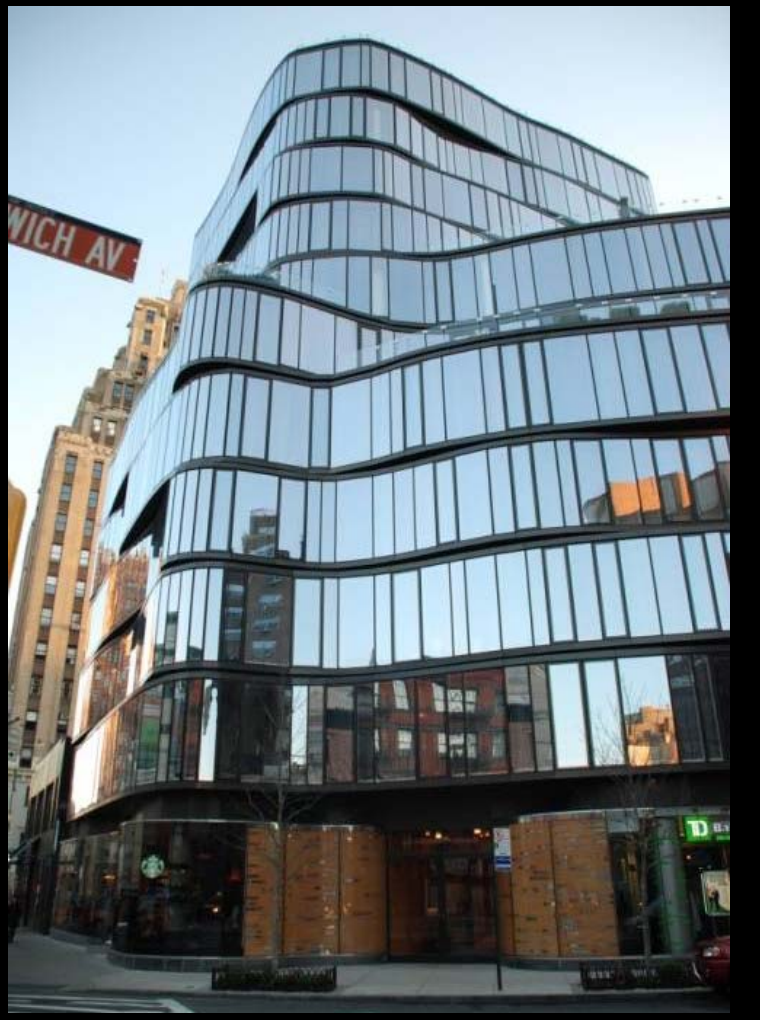
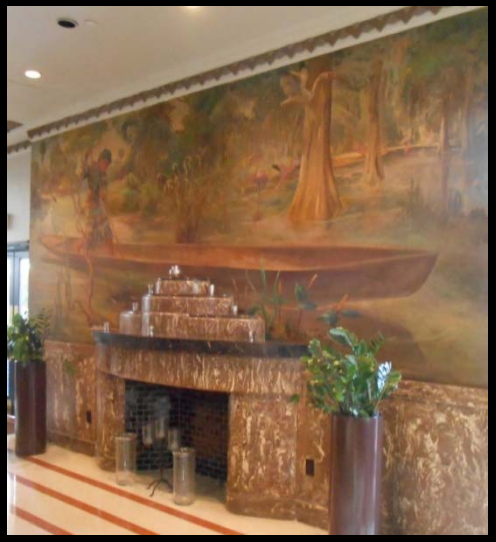
BKVTB-30x42 v2012

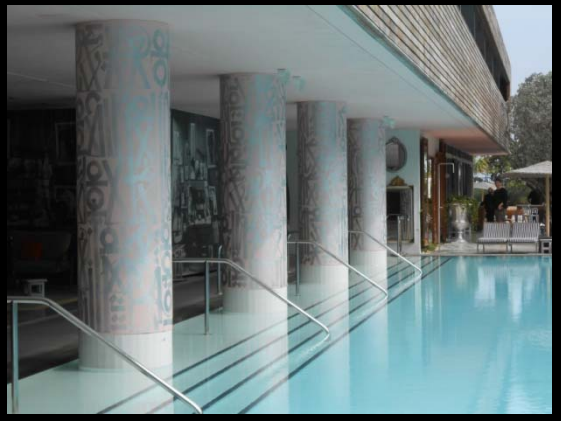
Southside Works City Apartments **URBAN CONTEXT**



Southside Works City Apartments **PRECEDENT DESIGN IMAGES**







Southside Works City Apartments **PRECEDENT DESIGN IMAGES**

NW PERSPECTIVE VIEW

SOUTHSIDE WORKS

City Apartments & OPEN HEARTH GARAGE

CITY™ BKV GROUP

SW PERSPECTIVE VIEW

SOUTHSIDE WORKS

City Apartments & OPEN HEARTH GARAGE

CITY™ BKV GROUP

Southside Works City Apartments

04-24-2014 Scale

Birdseye NW

CITY BKV GROUP

Southside Works City Apartments

04-24-2014 Scale

Birdseye SE

CITY BKV GROUP

Southside Works City Apartments

04-24-2014 Scale

Perspective NE

CITY BKV GROUP

Southside Works City Apartments

04-24-2014 Scale

Perspective View NW

CITY BKV GROUP

Southside Works City Apartments

04-24-2014 Scale

Entry Perspective

CITY BKV GROUP

Southside Works City Apartments

04-24-2014 Scale

North Wall Detail Study

CITY BKV GROUP

EXTERIOR MATERIALS

4.24.2014

UTILITY BRICK
W/ BANDING

PAINTED STEEL
CHANNELS

CORRUGATED
METAL PANEL
GRAY

FIBER CEMENT
PANELS SILVER

BANDING METAL
(SILVER) & CEMENT
PANEL (BUFF) SIDING

ALUMINUM WINDOW
FRAMES

FLAT METAL PANELS

METAL PANEL
SILVER

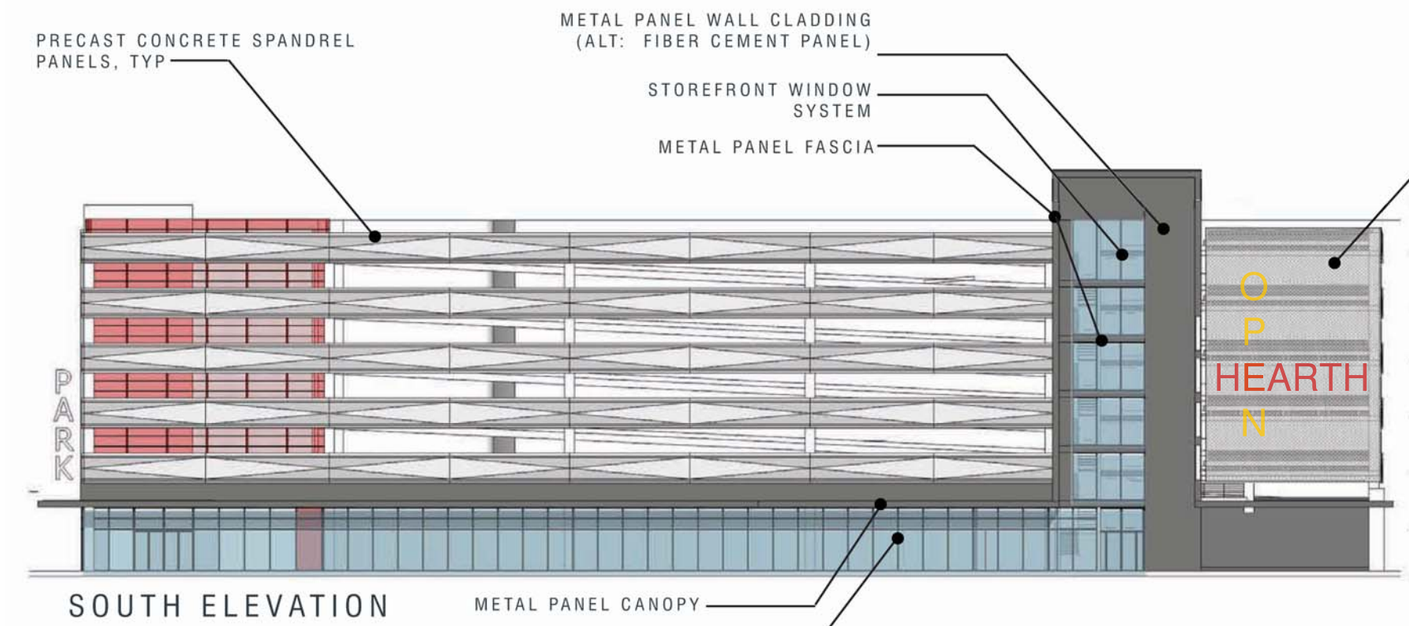
FIBER CEMENT
PANELS WHITE

SOUTHSIDE WORKS

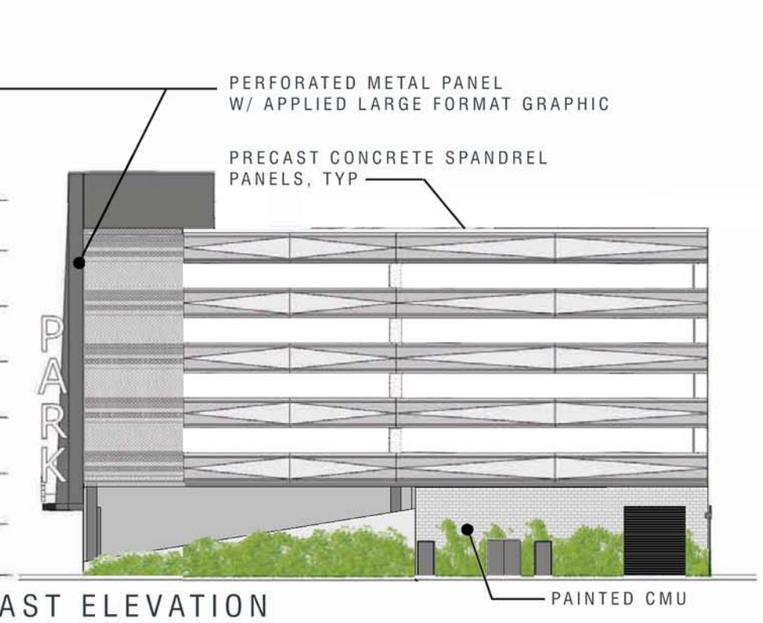
City Apartments & *OPEN HEARTH GARAGE*

CITY™ BKV GROUP

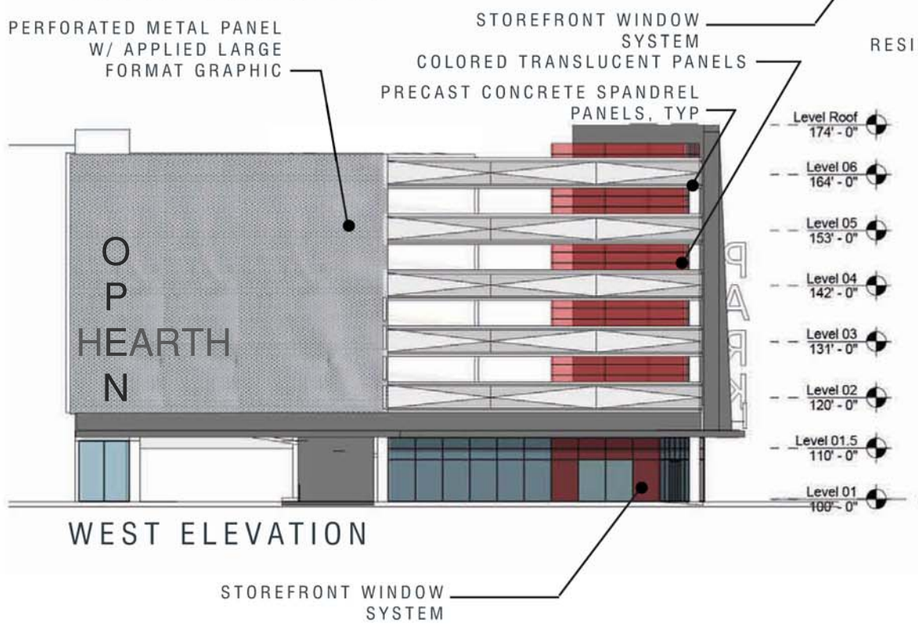
PROJECT ELEVATIONS



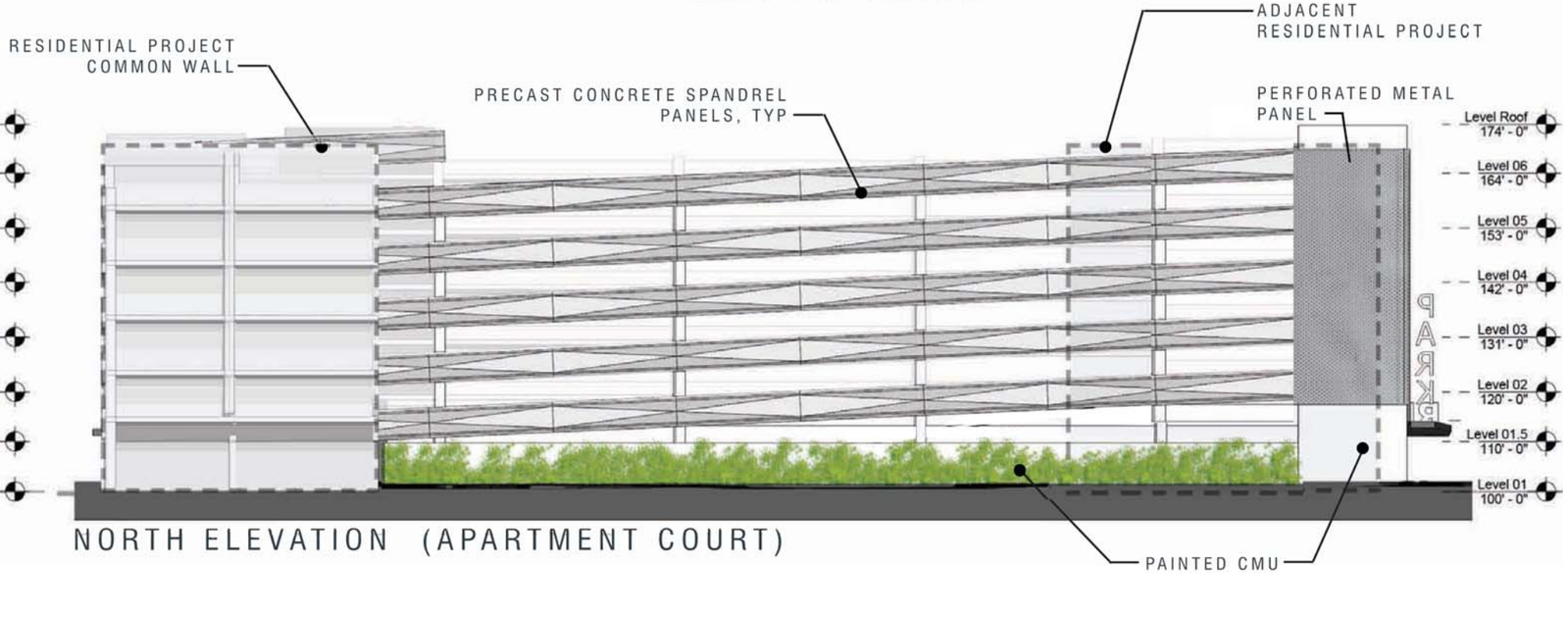
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION (APARTMENT COURT)

OPEN HEARTH GARAGE

SOUTHSIDE WORKS

CITY BKV GROUP

PERSPECTIVE VIEW LOOKING EAST

OPEN HEARTH GARAGE
SOUTHSIDE WORKS

CITY BKV GROUP

PERSPECTIVE VIEW LOOKING EAST- NIGHT

OPEN HEARTH GARAGE

SOUTHSIDE WORKS

CITY BKV GROUP

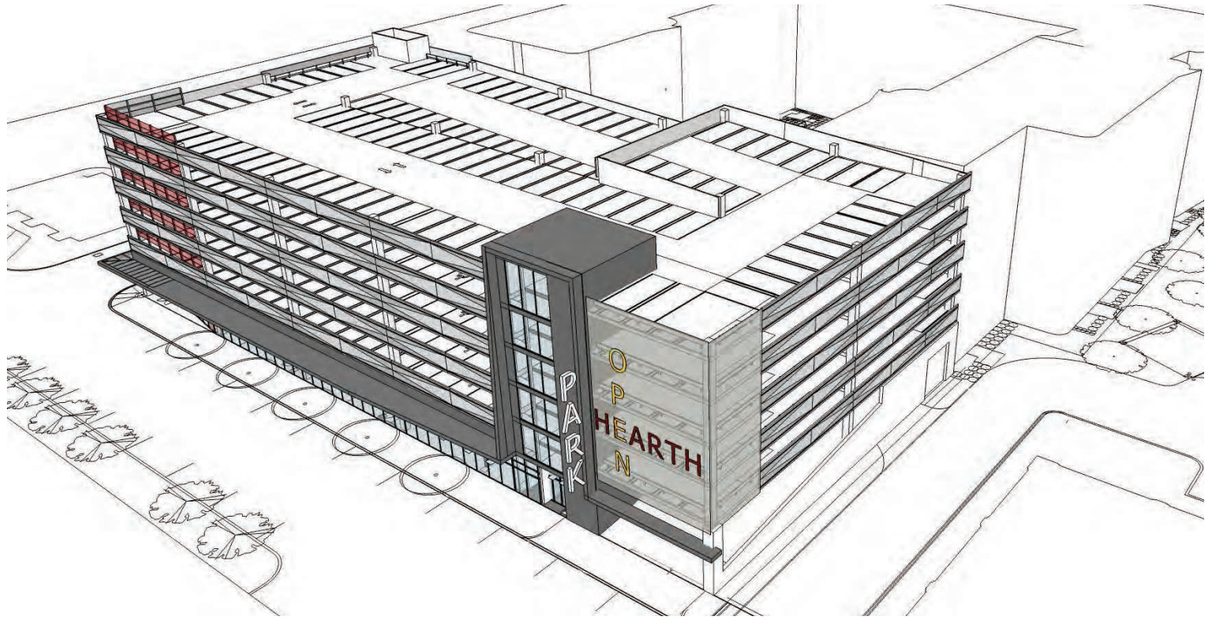
PERSPECTIVE VIEW LOOKING WEST

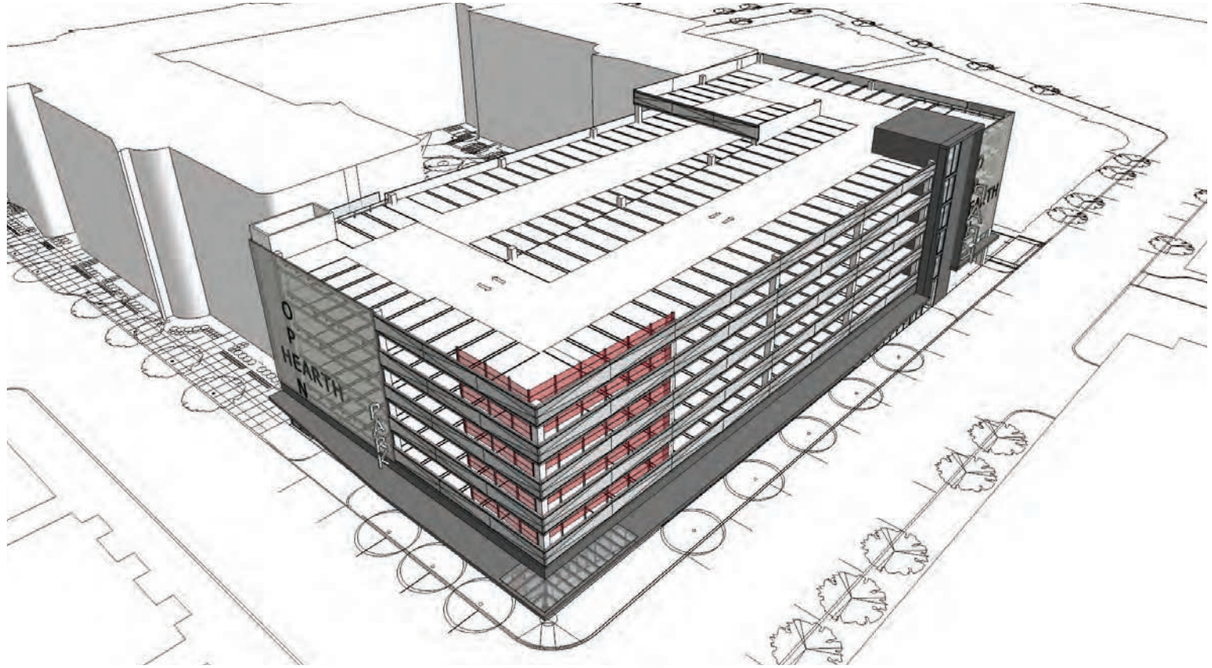
OPEN HEARTH GARAGE

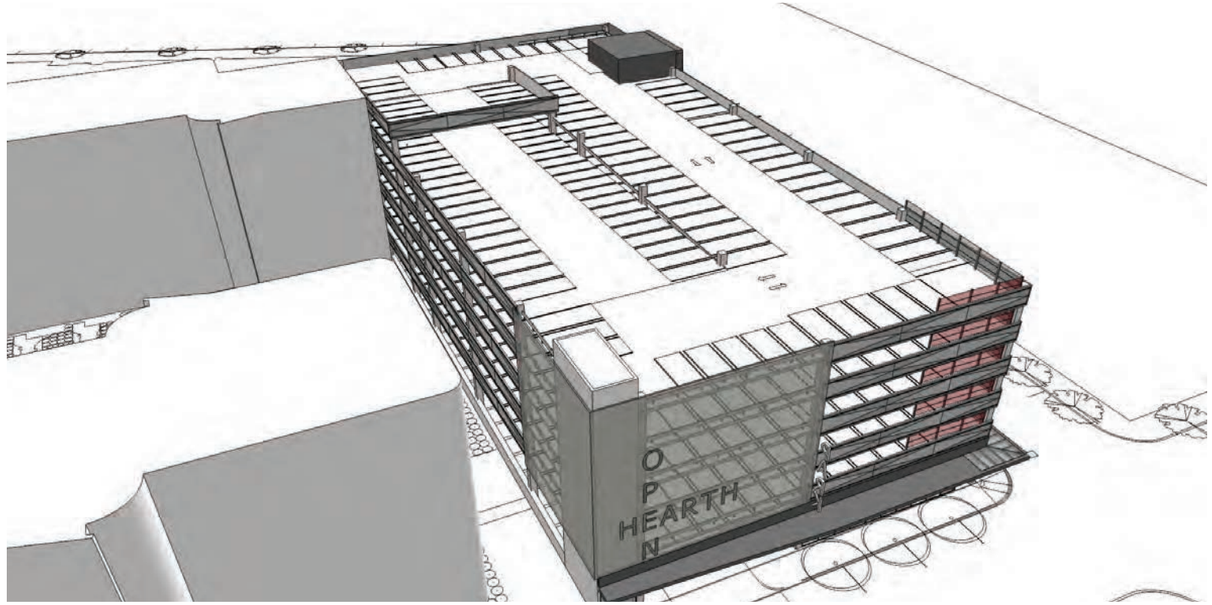
SOUTHSIDE WORKS

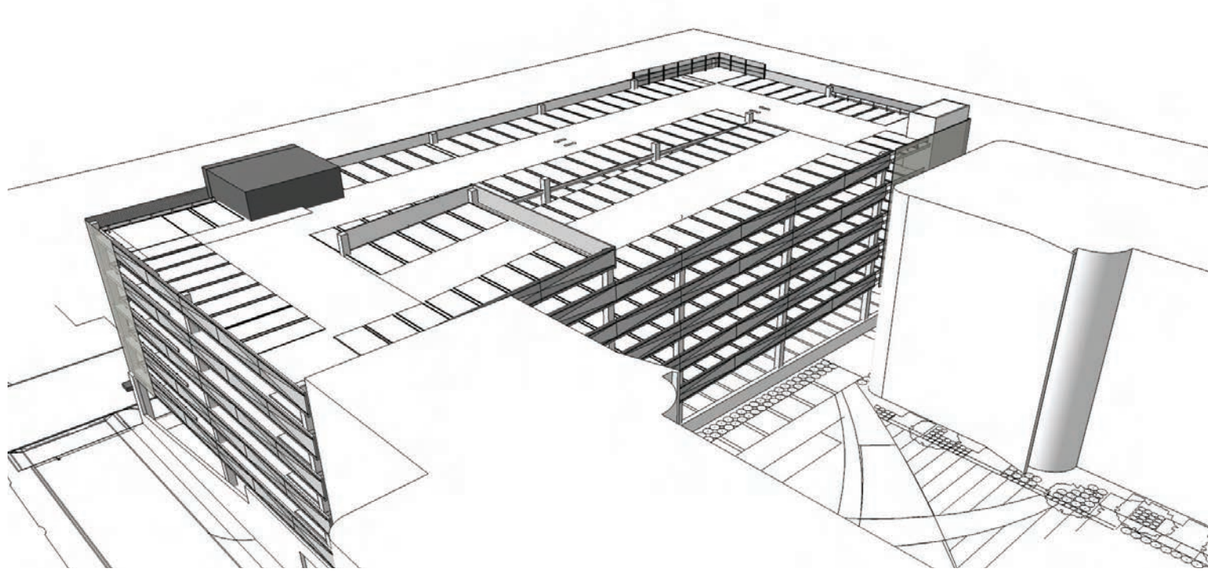
CITY BKV GROUP

PROJECT VIEWS









OPEN HEARTH GARAGE

SOUTHSIDE WORKS

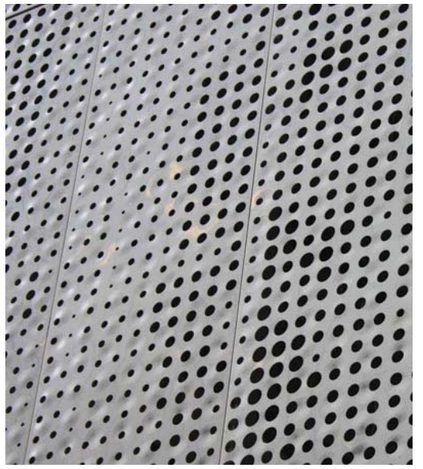
CITY BKV GROUP

EXTERIOR MATERIALS

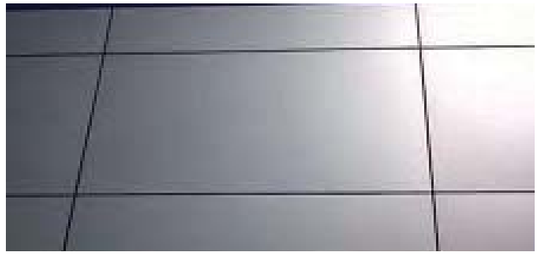
10.07.13

LARGE FORMAT ART/GRAPHICS

PRECAST CONCRETE



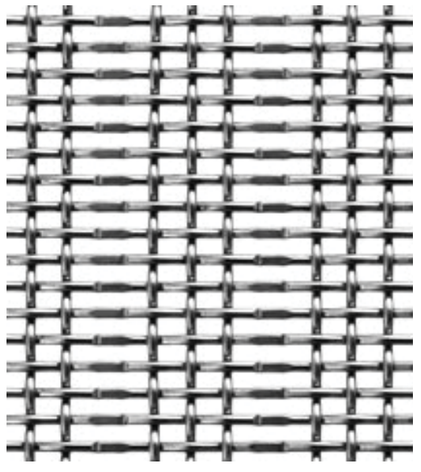
PERFORMATED/STAMPED METAL PANEL



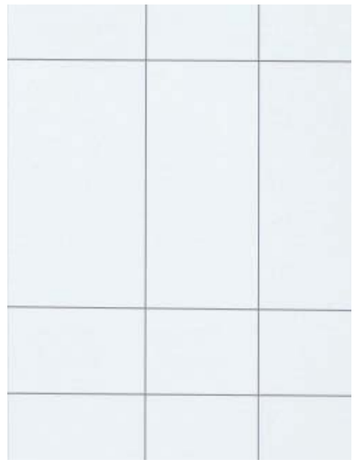
FLAT METAL PANELS

ALUMINUM STOREFRONT WINDOW SYSTEM

PAINTED STEEL CHANNELS



METAL MESH



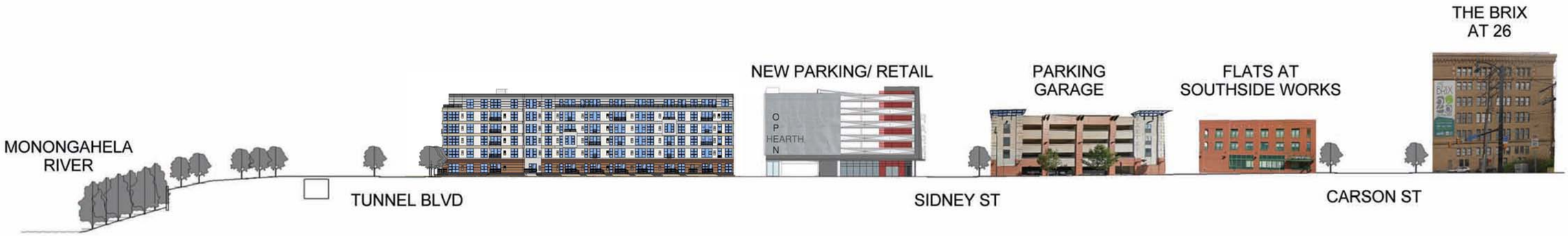
FIBER CEMENT PANELS WHITE (ALT)

FIBER CEMENT PANELS SILVER (ALT)

GARAGE NUMBER 5

SOUTHSIDE WORKS

CITY BKV GROUP



1 / A5.0 26th Street Elevation

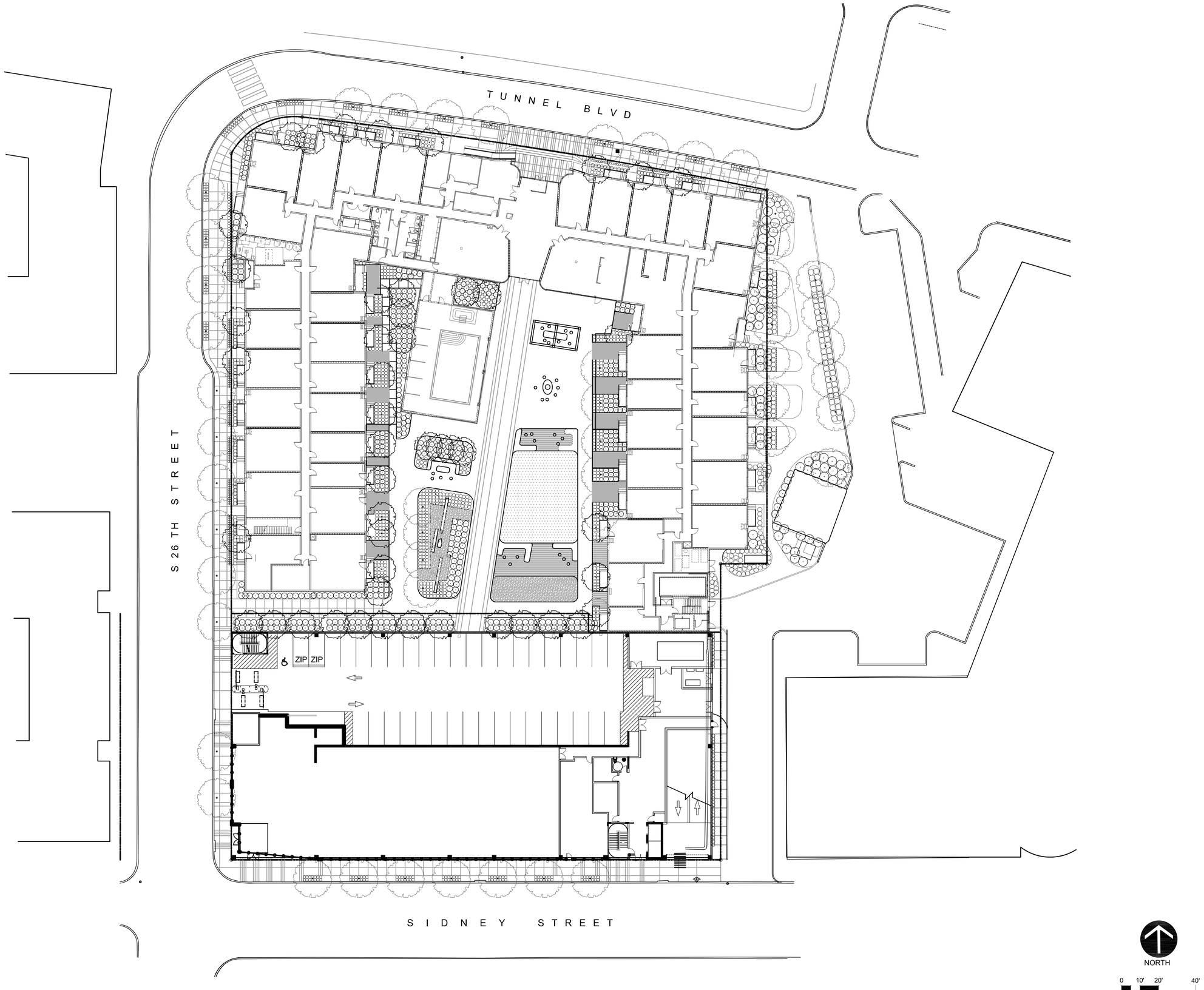
2 / A5.0 Sidney Street Elevation

2 / A5.0 Tunnel Blvd Elevation

Southside Works

Street Elevations

BKV GROUP



OVERALL LANDSCAPE PLAN

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

Boarman Kroos Vogel Group Inc.

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ISSUANCE

ZONING SUBMITTAL
04-24-14

PROJECT TITLE

Southside Works City Apartments

KEY PLAN NORTH ARROW

NOT FOR CONSTRUCTION

REVISION	DATE

DATE	04-24-14
DRAWN BY	EN
CHECKED BY	JS
COMMISSION NO.	1902.01

SHEET TITLE

OVERALL LANDSCAPE PLAN

SHEET NUMBER

L100

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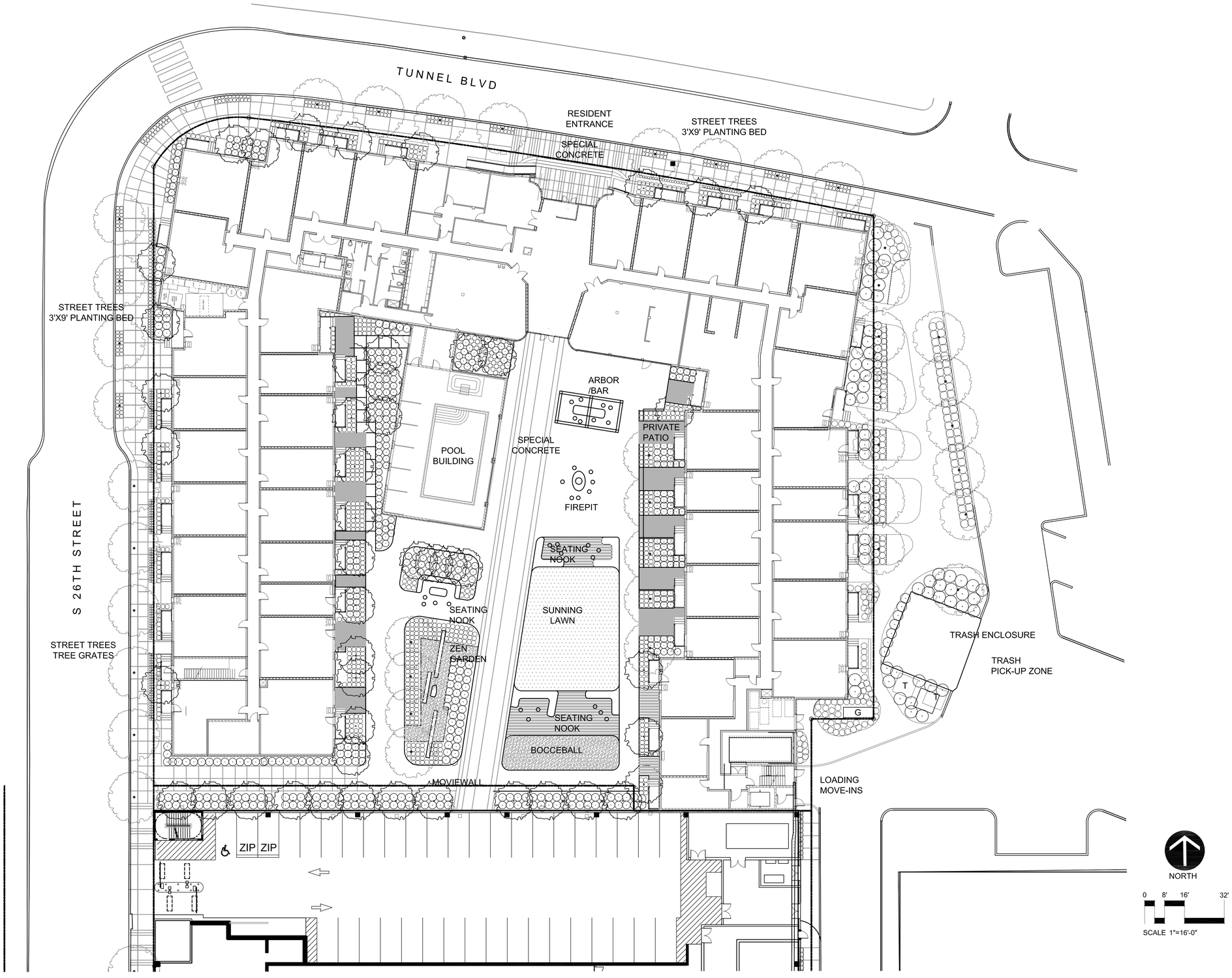

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LANDSCAPE PLAN

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L101

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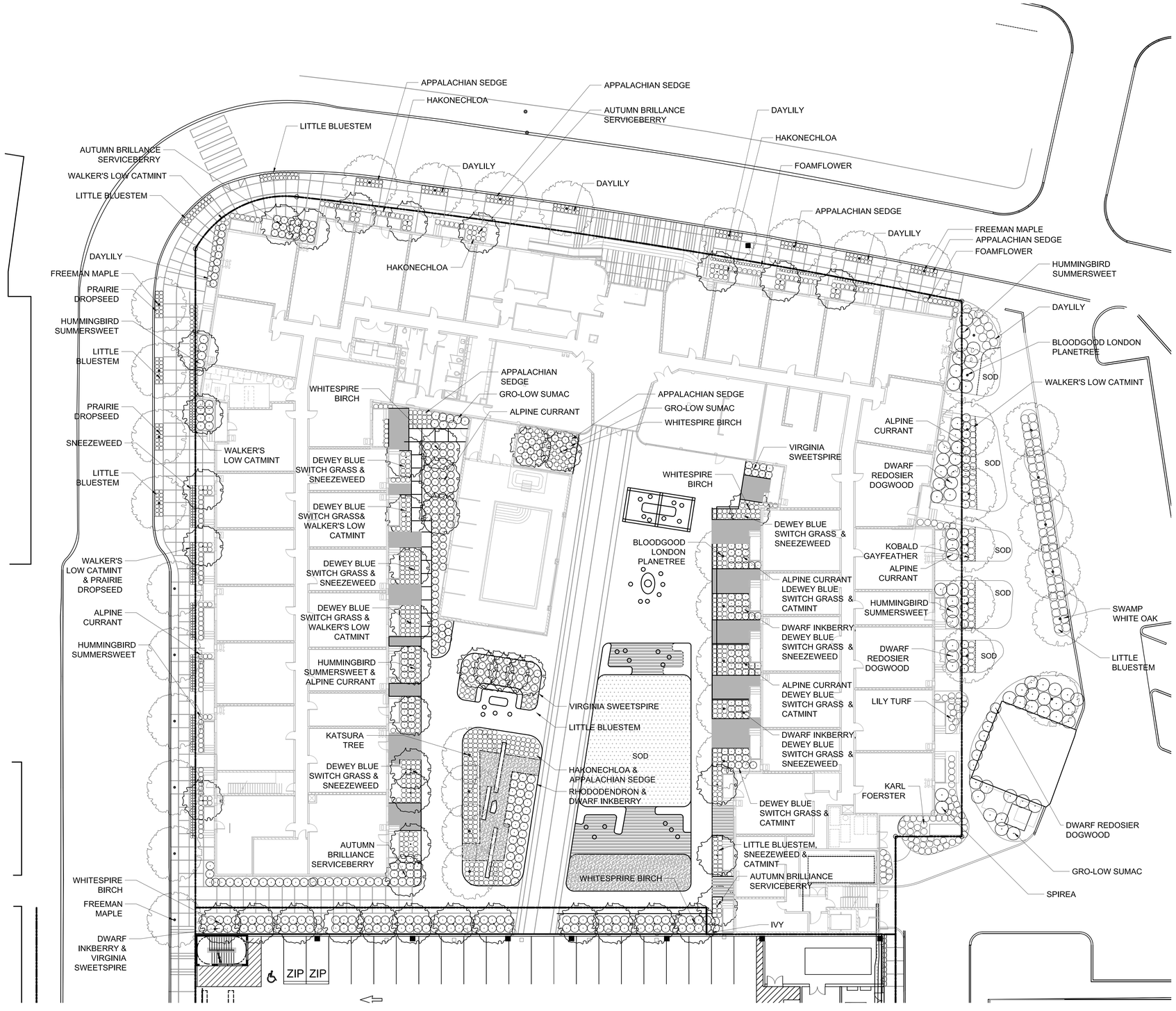

PLANTING PLAN

0 8' 16' 32'

SCALE 1"=16'-0"

NORTH

BOTANICAL NAME	COMMON NAME	ROOT / CONT.	SIZE
DECIDUOUS TREES			
GLEDITSIA TRIACANTHOS VAR. INERMIS	'SKYLINE' HONEY LOCUST	B&B	3.5" CAL.
ACER FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	B&B	3.5" CAL.
QUERCUS BICOLOR	OAK, SWAMP WHITE	B&B	3.5" CAL.
AMELANCHIER X GRANDIFLORA	AUTUMN BRILLIANCE SERVICEBERRY	B&B	2.5"
GLEDITSIA TRIACANTHOS VAR. INERMIS	'SKYLINE' HONEY LOCUST	B&B	3.5" CAL.
BETULA POPULIFOLIA 'WHITESPIRE'	WHITESPIRE BIRCH	B&B	2.5" CAL.
CERIDIPHYLLUM JAPAONICAUM	KATSURA TREE	B&B	4" CAL.
PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	B&B	2.5" CAL.
SHRUBS			
CLETHERA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	CONT.	24" HGT.
PHYSOCARPUS OPULOFOLIUS	NINEBARK	CONT.	24" HGT.
RIBIES ALPINUM	ALPINE CURRANT	CONT.	24" HGT.
CORNUS SERICEA 'ARCTIC FIRE'	DWARF REDOSIER DOGWOOD	CONT.	24" HGT.
ILEX GLABRA 'NIGRA'	DWARF INKBERRY	CONT.	24" HGT.
ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET VIRGINIA SWEETSPIRE	CONT.	24" HGT.
RIBIES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	CONT	24" HGT.
RHODODENDON	RHODODENDRON	CONT	24" HGT.
RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT	24" HGT.
PERENNIALS			
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	CONT.	
PANICUM AMARUM 'DEWEY BLUE'	DEWEY BLUE SWITCHGRASS	CONT.	
SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	CONT.	
NEPETA FAASENII 'WALKERS LOW'	WALKERS LOW CATMINT	CONT.	
HELENIUM X 'SALSA'	SALSA SNEEZEWEED	CONT.	
CAREX APPALACHIA	APPALACHIAN SEDGE	CONT.	
LIATRIS SPICATA 'KOBALD'	KOBALD GAYFEATHER	CONT.	
HEMOCALLIS	DAYLILY	CONT.	
TIARELLA CORDIFOLIA 'IRON BUTTERFLY'	IRON BUTTERFLY FOAMFLOWER	CONT.	
HAKONECHLOA MACRA 'AUREOLA'	GOLDEN VARIEGATED HAKONECHLOA	CONT.	
TIARELLA CORDIFOLIA 'SPRING SYMPHONY'	SPRING SYMPHONY FOAMFLOWER	CONT.	
LIRIOPE SPICATA	LILYTURF	CONT.	

PLANT SCHEDULE

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

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ISSUANCE

ZONING SUBMITTAL
04-24-14

PROJECT TITLE

Southside Works
City Apartments

KEY PLAN NORTH ARROW

NOT FOR CONSTRUCTION

REVISION	DATE

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DRAWN BY	EN
CHECKED BY	JS
COMMISSION NO.	1902.01

SHEET TITLE

PLANTING PLAN

SHEET NUMBER

L102

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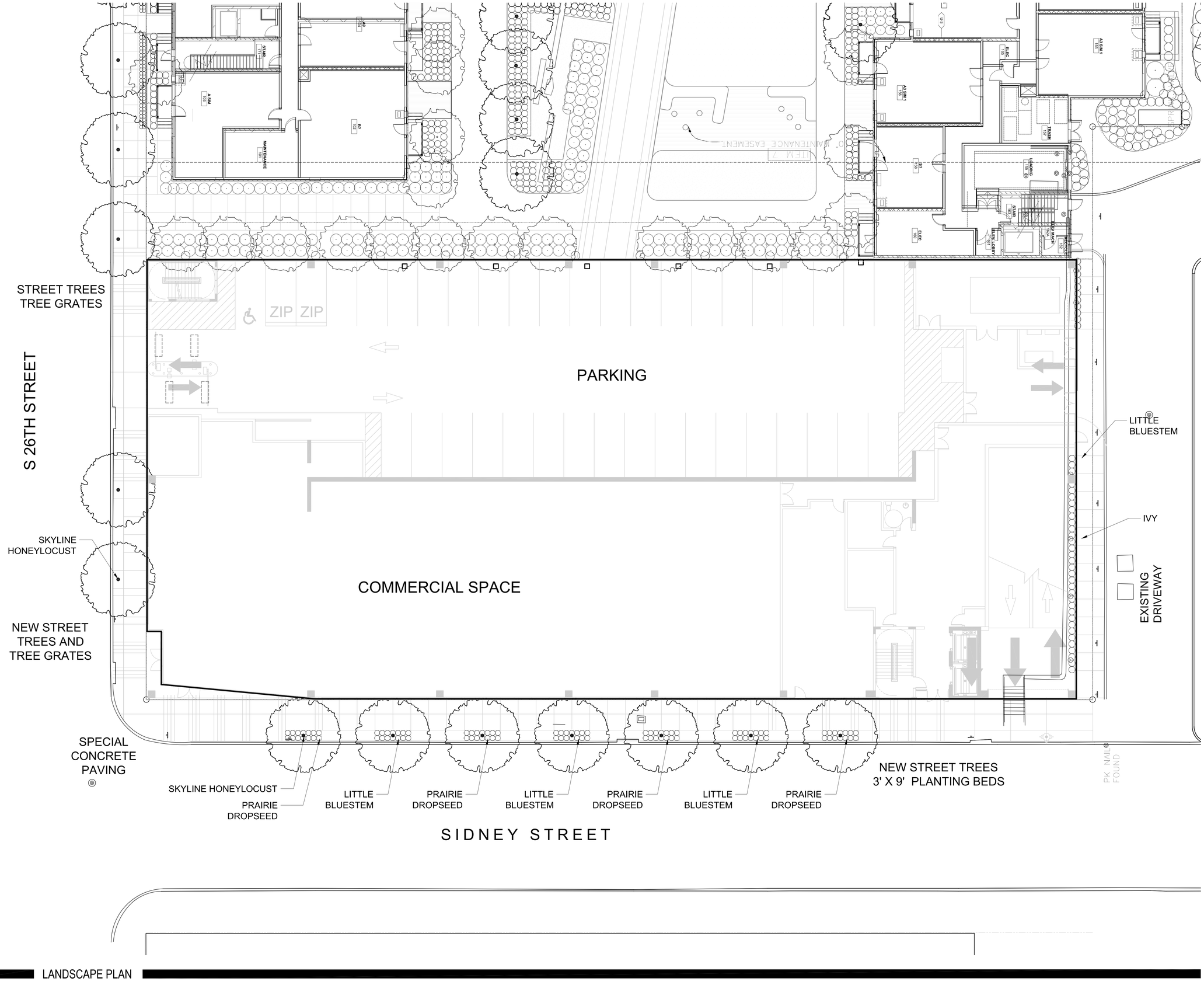

LANDSCAPE PLAN

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GROUP

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SHEET TITLE

LANDSCAPE
PLAN -
PARKING
RAMP

SHEET NUMBER

L103

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GENERAL NOTES

1. CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
2. CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
3. CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND MATERIALS SUPPLIED.
4. CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
5. CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS (MINIMUM 10' CLEARANCE).
6. CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
7. UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF EXISTING TREES TO REMAIN.
8. EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
9. HORIZONTAL AND VERTICAL ALIGNMENT OF PROPOSED WALKS, TRAILS OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION.
10. CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
11. CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF SUBSTANTIAL COMPLETION. REPAIR OF ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO SUBSTANTIAL COMPLETION SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
12. EXISTING TREES OR SIGNIFICANT SHRUB MASSINGS FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. QUESTIONS REGARDING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
13. EXISTING TREES TO REMAIN, UPON DIRECTION OF LANDSCAPE ARCHITECT, SHALL BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD, DAMAGED AND RUBBING BRANCHES.
14. CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN REQUEST FOR THE SUBSTANTIAL COMPLETION INSPECTION OF LANDSCAPE AND SITE IMPROVEMENTS PRIOR TO SUBMITTING FINAL PAY REQUEST.
15. CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO SUBSTANTIAL COMPLETION.
16. SYMBOLS ON PLAN DRAWING TAKE PRECEDENCE OVER SCHEDULES IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE OVER NOTES.

GRADING NOTES

3. ROUGH GRADING AND FINISHED GRADING TO BE DONE BY OTHERS EXCEPT WHERE NOTED.
4. GRADING LIMITS ARE DEFINED AS THE JUNCTURE OF PROPOSED GRADE WITH EXISTING GRADE UNLESS NOTED OTHERWISE.
5. GRADING LIMITS AND LIMITS OF WORK SHOWN ON PLAN ARE ONLY APPROXIMATE AND MAY BE ADJUSTED IN FIELD BY LANDSCAPE ARCHITECT. WORK OUTSIDE OF THESE LIMITS WILL BE DONE AT LANDSCAPE CONTRACTORS EXPENSE UNLESS DIRECTED BY LANDSCAPE ARCHITECT OR OWNER IN WRITING.
6. FILL/CUT AS NECESSARY TO PROVIDE A 1% MINIMUM GRADE AWAY FROM BUILDINGS WITHIN LIMITS OF CONSTRUCTION.
7. SALVAGE TOPSOIL FROM THE EARTHWORK AREAS AS APPROPRIATE OR AS INDICATED ON PLANS AND STOCKPILE FOR REUSE.
8. OBTAIN SOIL SAMPLE FROM SALVAGED TOPSOIL STOCKPILE AND SUBMIT TO INDEPENDENT TESTING AGENCY FOR ANALYSIS.
9. MAINTAIN A UNIFORM GRADE BETWEEN CONTOURS IN AREAS TO BE GRADED UNLESS NOTED OTHERWISE.
10. ELEVATIONS, IF SHOWN ARE FINISHED ELEVATIONS. SPOT ELEVATIONS TAKE PRECEDENCE OVER CONTOURS.
11. ADD EROSION CONTROL MEASURES IF GRADES GREATER THAN 3:1 OR IF CONDITIONS WARRANT. REFER TO MNDOT SPECIFICATIONS FOR EROSION CONTROL.
12. CONTRACTOR SHALL CONTACT PUBLIC UTILITIES FOR LOCATION OF UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
13. CONTRACTOR SHALL PROVIDE PROPER EROSION CONTROL MEASURES AS REQUIRED TO ENSURE THAT EROSION IS KEPT TO AN ABSOLUTE MINIMUM.
14. PROVIDE TEMPORARY COVERING FOR CATCH BASINS AND MAN HOLES UNTIL FINISHED GRADING IS COMPLETE.
15. CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS AS NEEDED.
16. PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. REFER TO STATE SPECIFICATIONS FOR AGGREGATE BASE AND SILT FENCE.
17. CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES PER LOCAL POLLUTION CONTROL AGENCY AND SPECIFICATIONS.
18. WITHIN TWO WEEKS OF FINISHED SITE GRADING, DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, MULCH OR ROCK BASE.
19. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF ACCUMULATED SILT IN FRONT OF SILT FENCES AND EXCESS SEDIMENT IN PROPOSED CATCH BASINS, FOR THE DURATION OF CONSTRUCTION.
20. CONTRACTOR SHALL REMOVE EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED AND DISPOSE OF OFF SITE.

PLANTING NOTES

1. STAKE PROPOSED PLANTING LOCATIONS PER PLAN FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALL.
2. PLANT MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACE.
3. INSTALL PLANT MATERIAL ONCE FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. INSTALL PLANT MATERIALS PER PLANTING DETAILS.
5. SUBSTITUTION REQUESTS FOR PLANT MATERIAL TYPE & SIZE SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION PRIOR TO BIDDING. ALL SUBSTITUTIONS AFTER BIDDING MUST BE APPROVED BY LANDSCAPE ARCHTIECT AND ARE SUBJECT TO CONTRACT ADJUSTMENTS.
6. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
7. FERTILIZE PLANT MATERIAL UPON INSTALLATION WITH DRIED BONE MEAL, OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 10-0-5 OF 12 OZ. PER 2.5" CALIPER TREE AND 6 OZ. PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-0-10 THE FOLLOWING SPRING IN THE TREE SAUCER.
8. INSTALL 18" DEPTH OF PLANTING SOIL IN AREAS RECEIVING GROUND COVER, PERENNIALS, & ANNUALS.
9. TREE WRAPPING MATERIAL SHALL BE TWO-WALLED PLASTIC SHEETING APPLIED FROM TRUNK FLARE TO FIRST BRANCH. WRAP SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1.
10. 3/16" THICK STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD UNLESS OTHERWISE NOTED.
11. APPLY PRE-EMERGENT HERBICIDE (PREEN OR APPROVED EQUAL) IN ANNUAL, PERENNIAL, AND SHRUB BEDS FOLLOWED BY SHREDDED HARDWOOD MULCH. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING USE OF HERBICIDES.
12. INSTALL 3" DEEP SHREDDED HARDWOOD MULCH RINGS AT CONIFEROUS & DECIDUOUS TREES WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
13. INSTALL 2" DEEP SHREDDED HARDWOOD MULCH RINGS AT SHRUB PLANTING AREAS WITH NO MULCH IN DIRECT CONTACT WITH SHRUB STEMS.
14. INSTALL 2" DEEP FINELY SHREDDED MULCH OR 1" DEEP SHREDDED HARDWOOD MULCH IN PERENNIAL PLANTING BEDS. REMOVE ALL MULCH FROM STEMS OF PERENNIALS - PLANT STEMS SHOULD NOT BE IN DIRECT CONTACT WITH MULCH.
15. WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

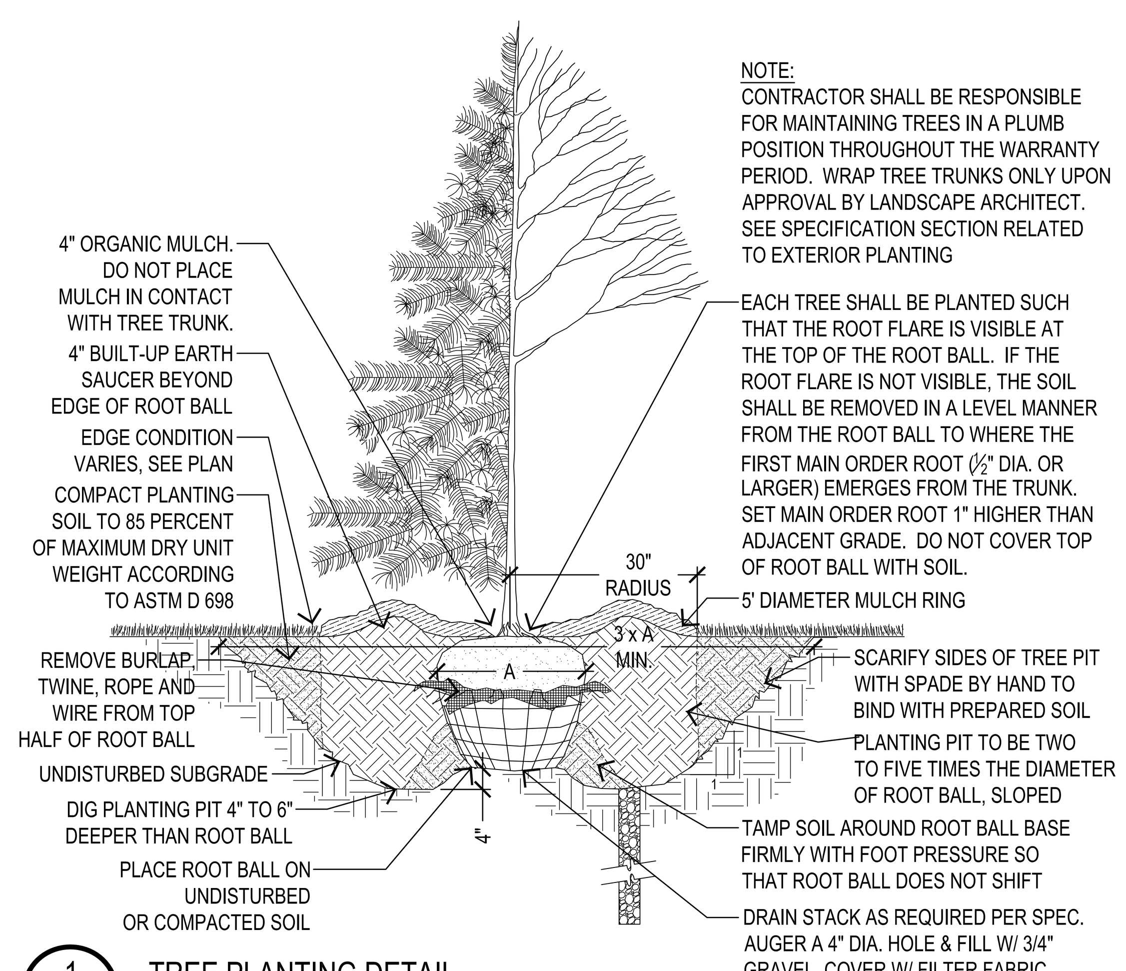
IRRIGATION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS PART OF THE SCOPE OF WORK. SUBMIT LAYOUT PLAN AND SPECIFICATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
2. CONTRACTOR SHALL VERIFY (EXISTING) IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.
3. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF ALL AREAS RECEIVING DRIP IRRIGATION PRIOR TO INSTALLATION OF ANY MULCH.
4. CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANTED MATERIAL GROWTH REQUIREMENTS.
5. CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN PLANTING AREAS.

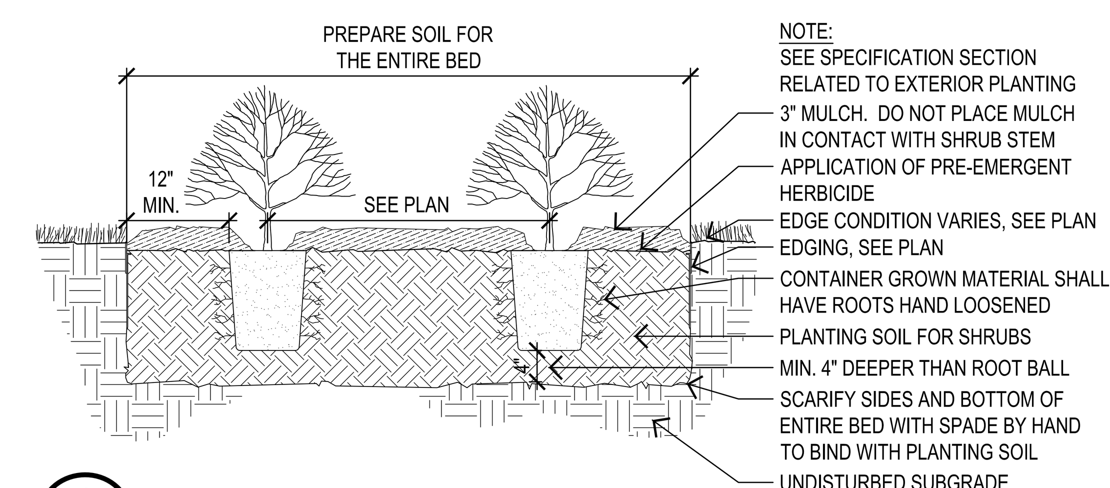
TURF NOTES

1. SOD AREAS DISTURBED DUE TO GRADING UNLESS NOTED OTHERWISE.
2. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
3. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
4. UNLESS NOTED OTHERWISE, THE APPROPRIATE DATES FOR SPRING SEED & SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.
5. FALL SODDING IS ACCEPTABLE FROM AUGUST 15 TO NOVEMBER 1. FALL SEEDING IS ACCEPTABLE FROM AUGUST 15 TO SEPTEMBER 15. ADJUSTMENTS TO SOD/SEED PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

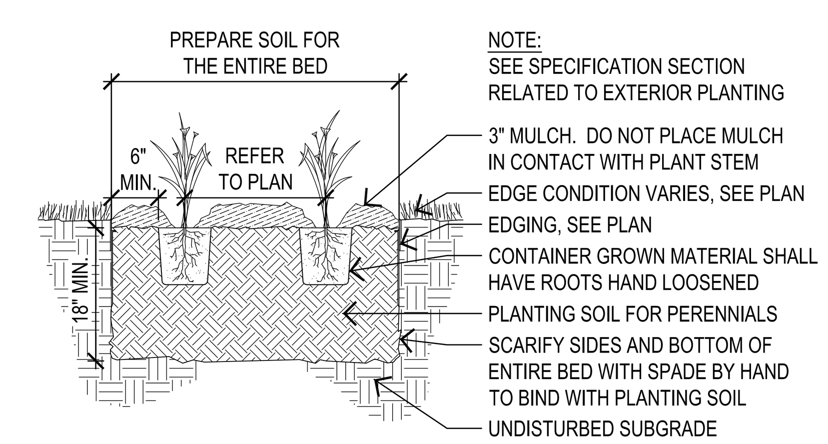
LANDSCAPE NOTES



1 / L2.1 TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0" PLANTING DETAIL - TREE.DWG



2 / L2.1 SHRUB PLANTING DETAIL
SCALE: 3/4" = 1'-0" PLANTING DETAIL - SHRUB.DWG



3 / L2.1 PERENNIAL PLANTING DETAIL
SCALE: 3/4" = 1'-0" PLANTING DETAIL - PERENNIAL.DWG

LANDSCAPE DETAILS

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fax 612.332.0936
www.damonfarber.com

ISSUANCE

ZONING SUBMITTAL
04-24-14

PROJECT TITLE

Southside Works City Apartments

KEY PLAN NORTH ARROW

NOT FOR CONSTRUCTION

REVISION	DATE

DATE	04-24-14
DRAWN BY	EN
CHECKED BY	JS
COMMISSION NO.	1902.01

SHEET TITLE

LANDSCAPE NOTES & DETAILS

SHEET NUMBER

L200

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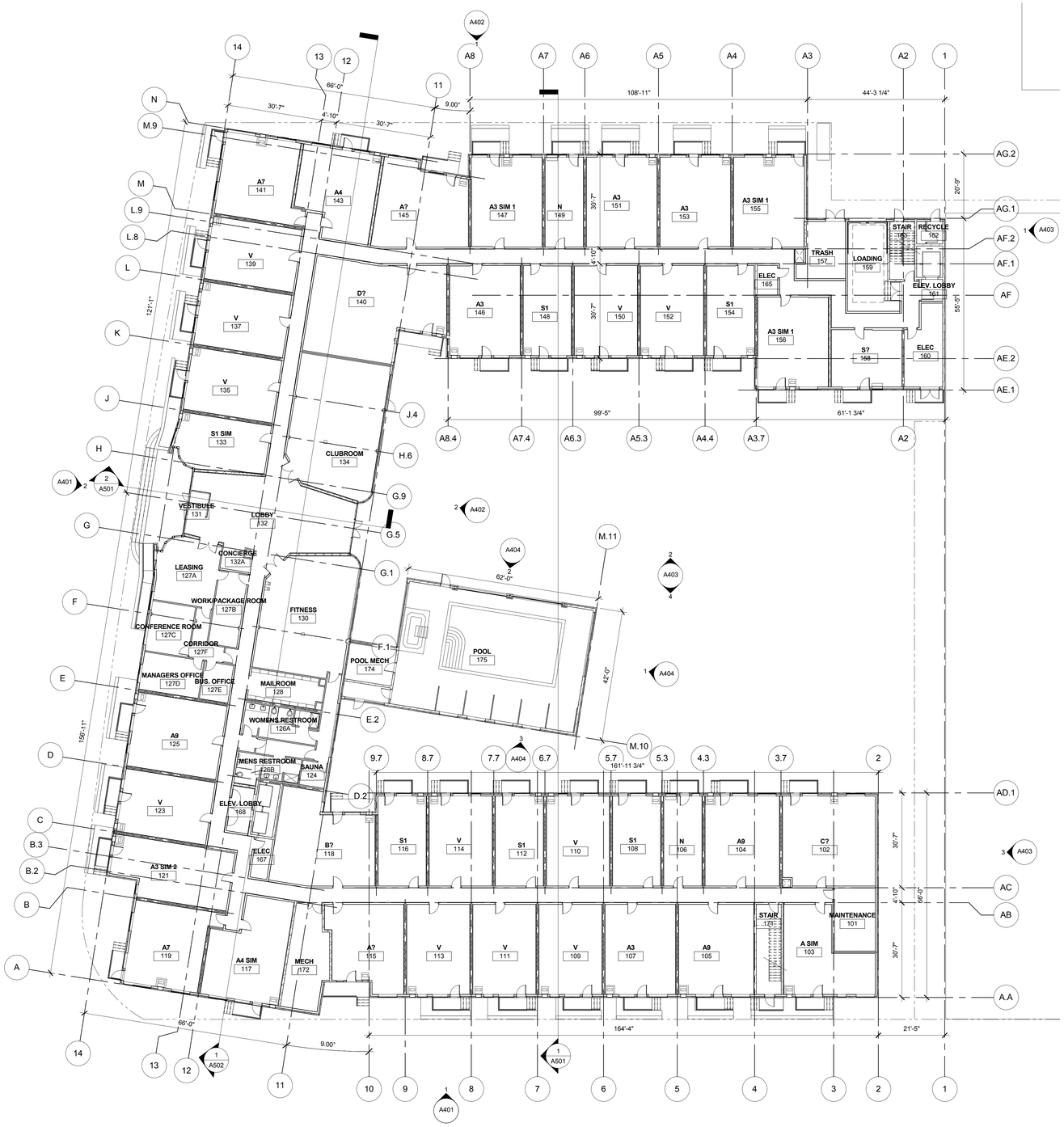

1 A101 FIRST FLOOR OVERALL PLAN
1/16" = 1'-0"

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License Number Date

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SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A101

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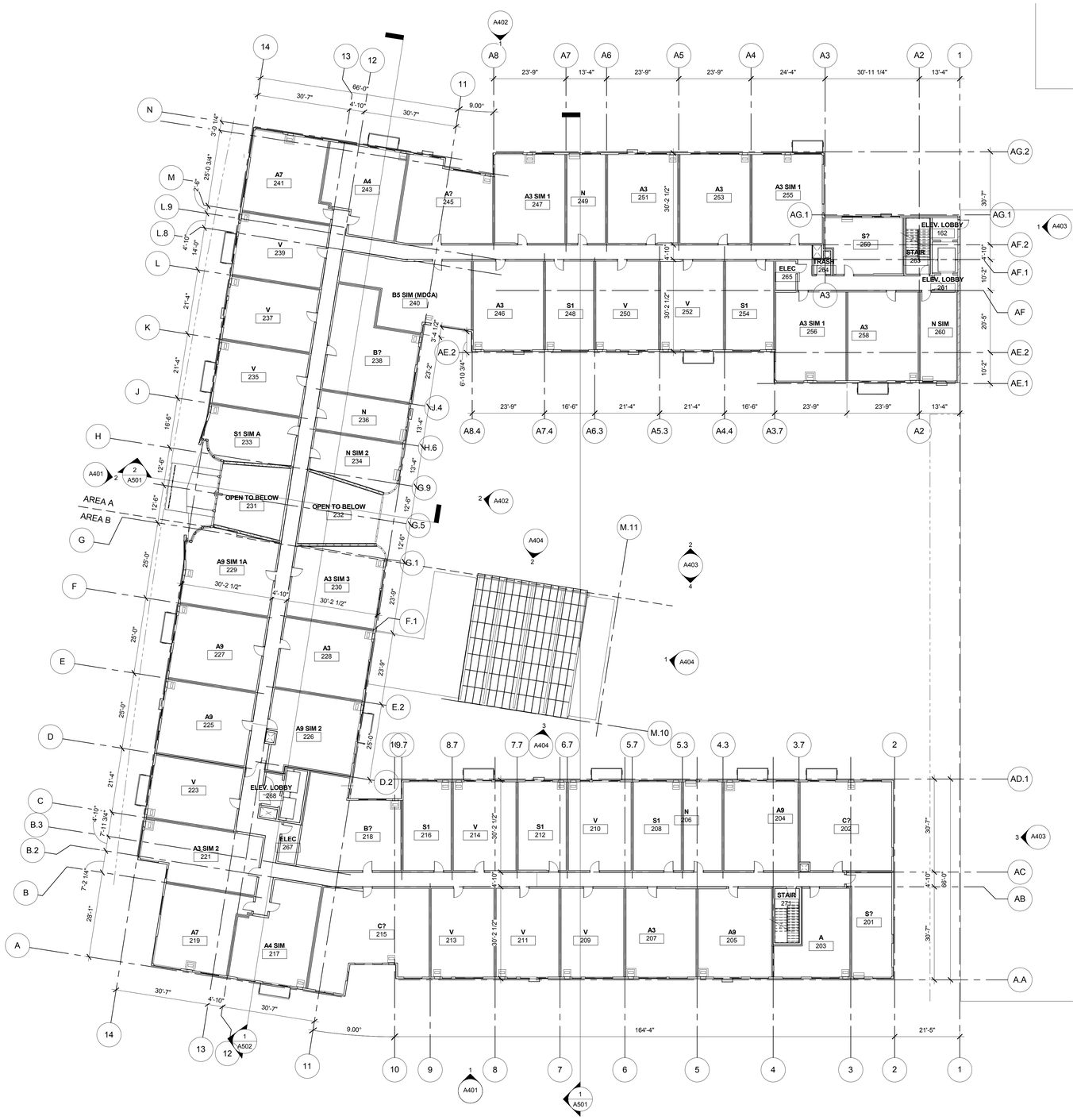

1 A102 SECOND FLOOR OVERALL PLAN
1/16" = 1'-0"

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SHEET TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A102

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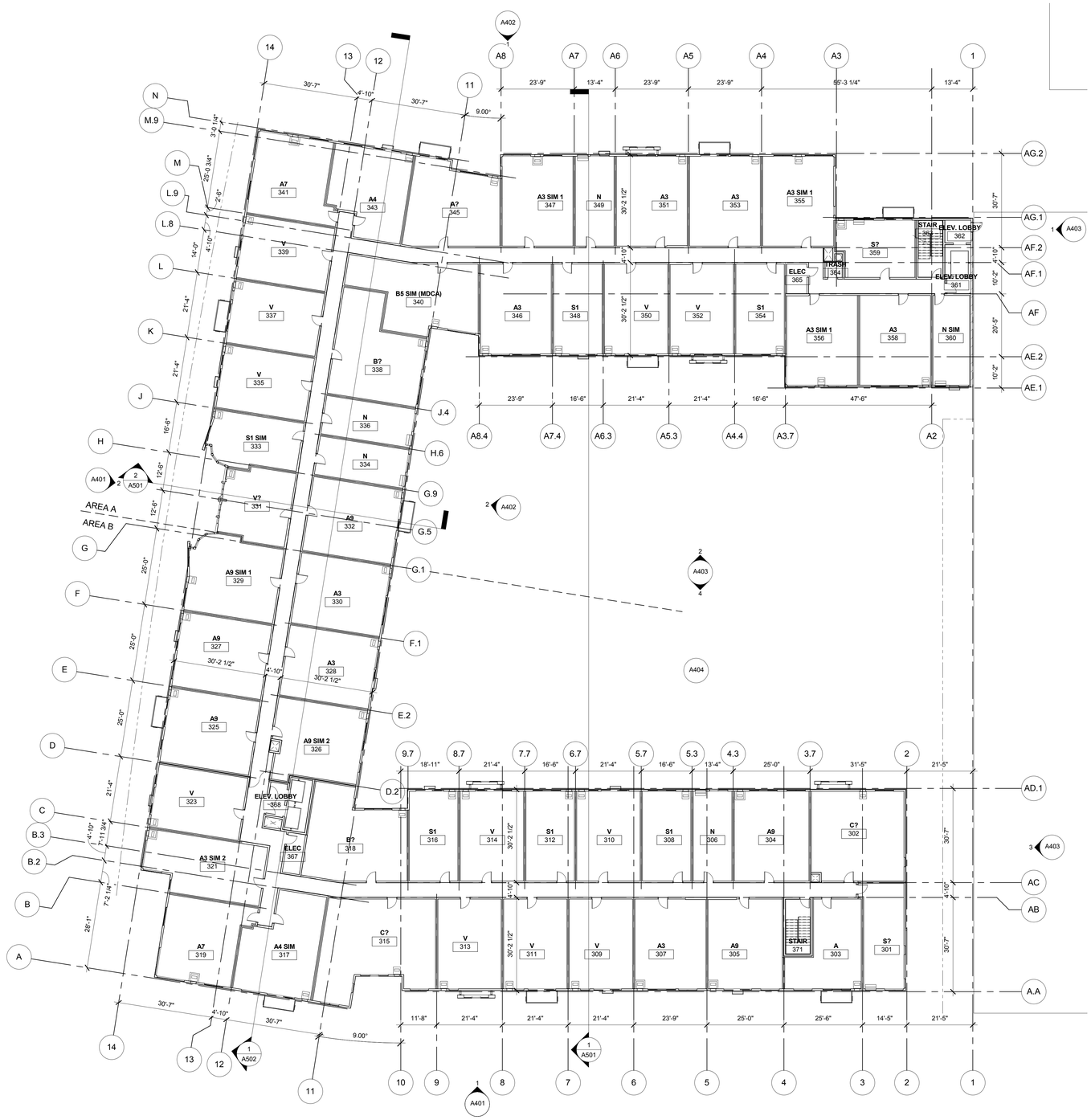

1 A103 THIRD FLOOR OVERALL PLAN
1/16" = 1'-0"

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THIRD FLOOR PLAN

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A103

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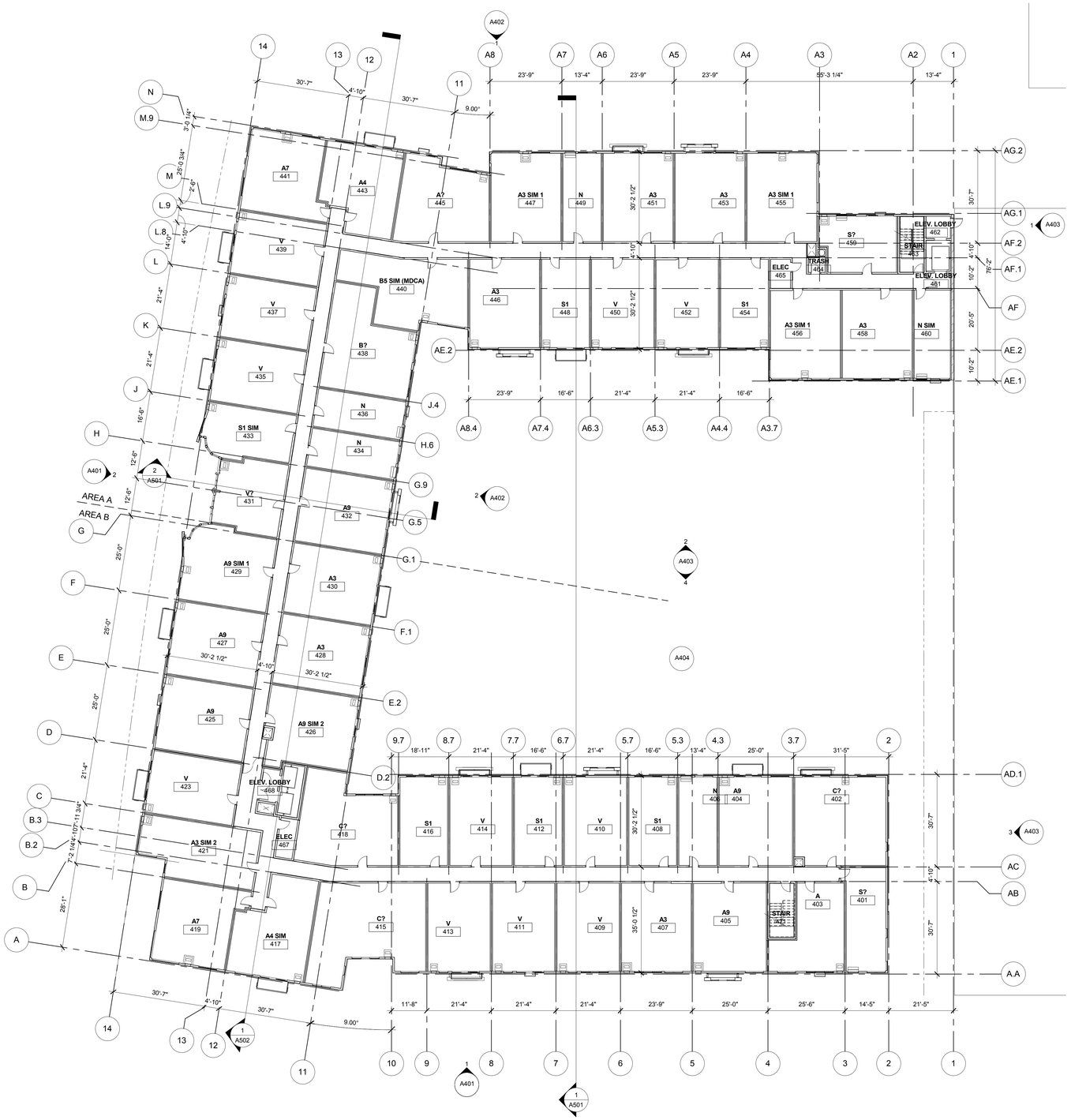

1 A104 FOURTH FLOOR OVERALL PLAN
1/16" = 1'-0"

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SHEET TITLE

FOURTH FLOOR PLAN

SHEET NUMBER

A104

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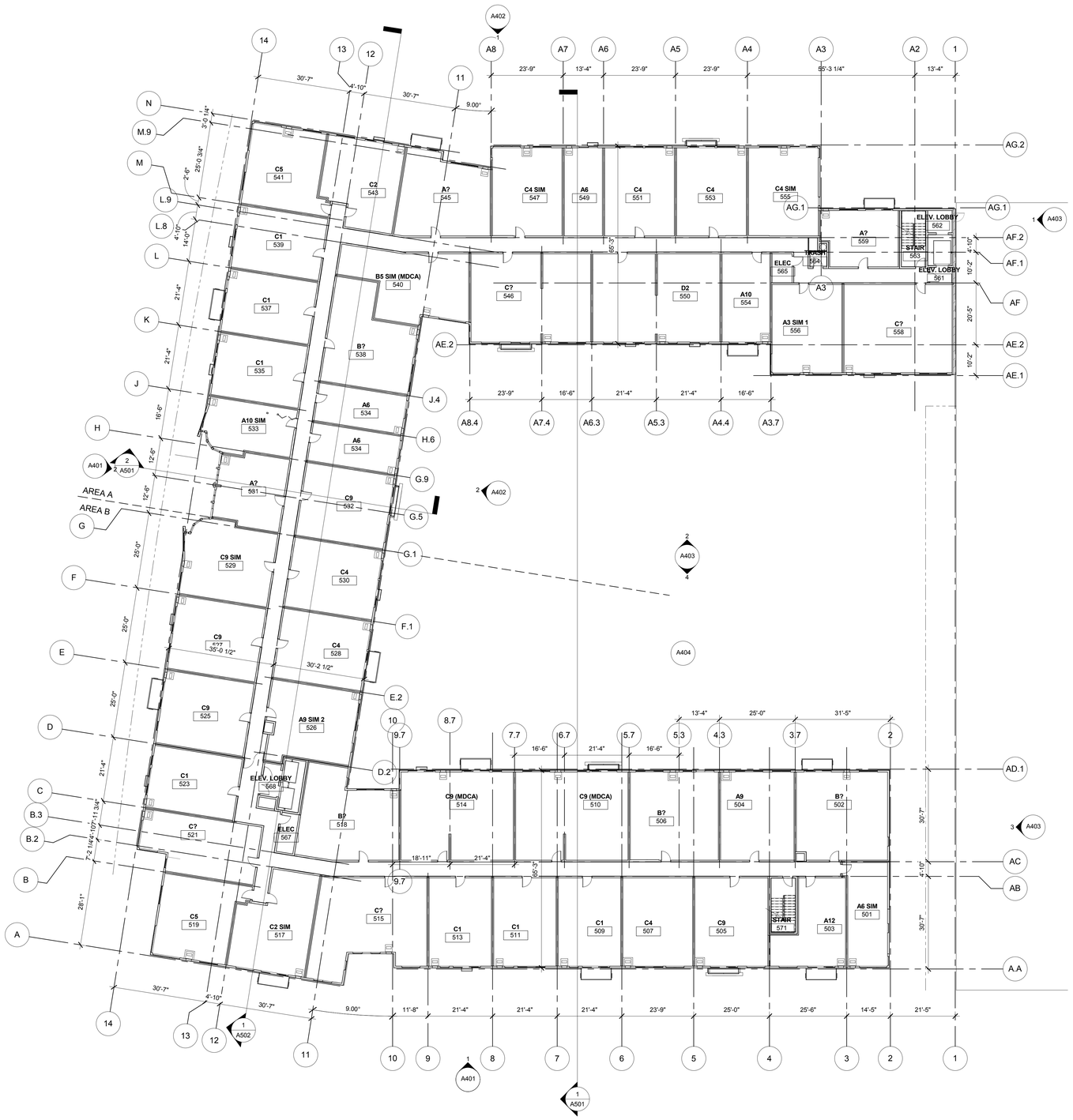

1 A105 FIFTH FLOOR OVERALL PLAN
1/16" = 1'-0"

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SHEET TITLE

FIFTH FLOOR PLAN

SHEET NUMBER

A105

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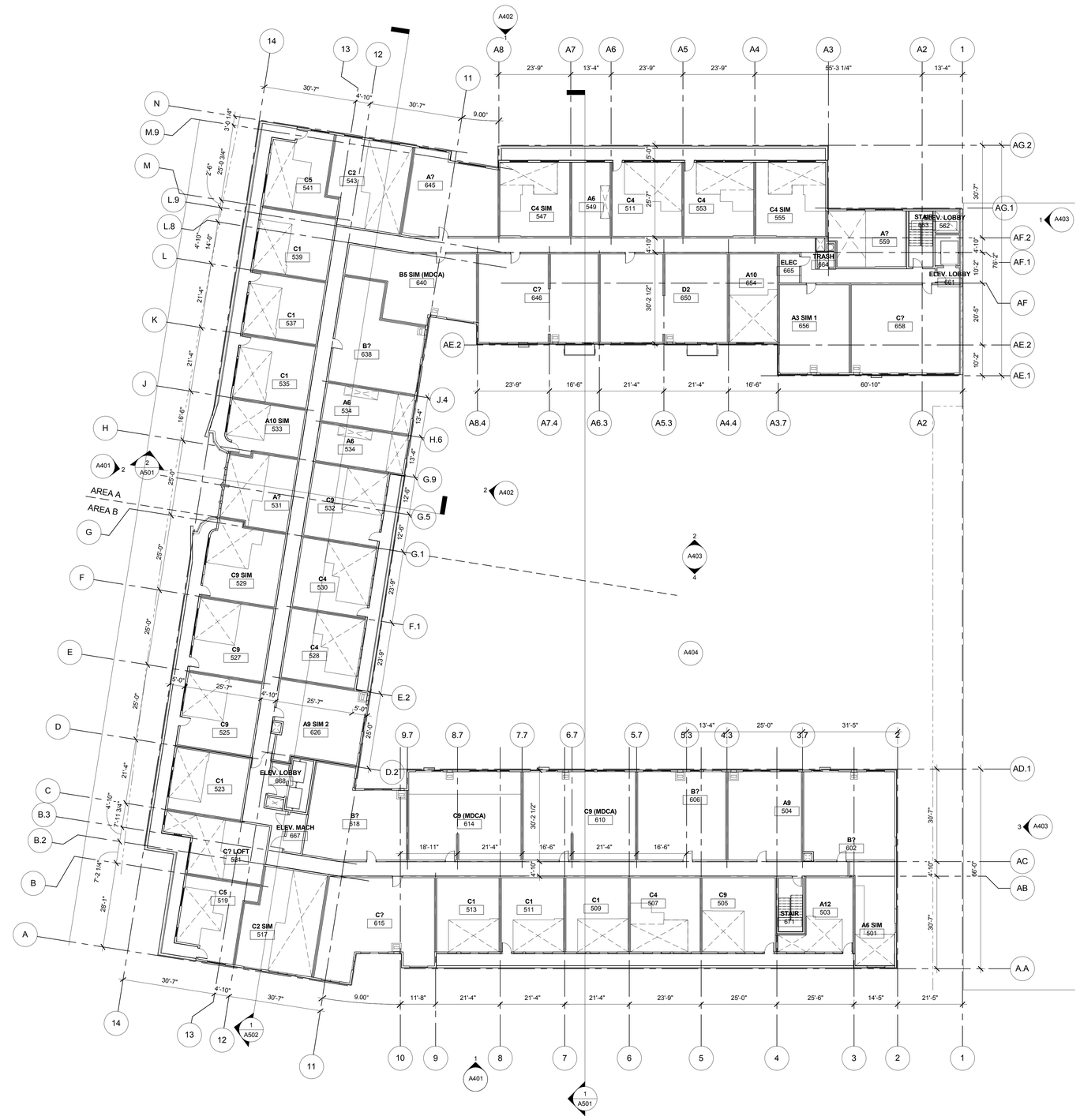

1 A106 SIXTH FLOOR OVERALL PLAN
1/16" = 1'-0"

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SHEET TITLE

SIXTH FLOOR PLAN

SHEET NUMBER

A106

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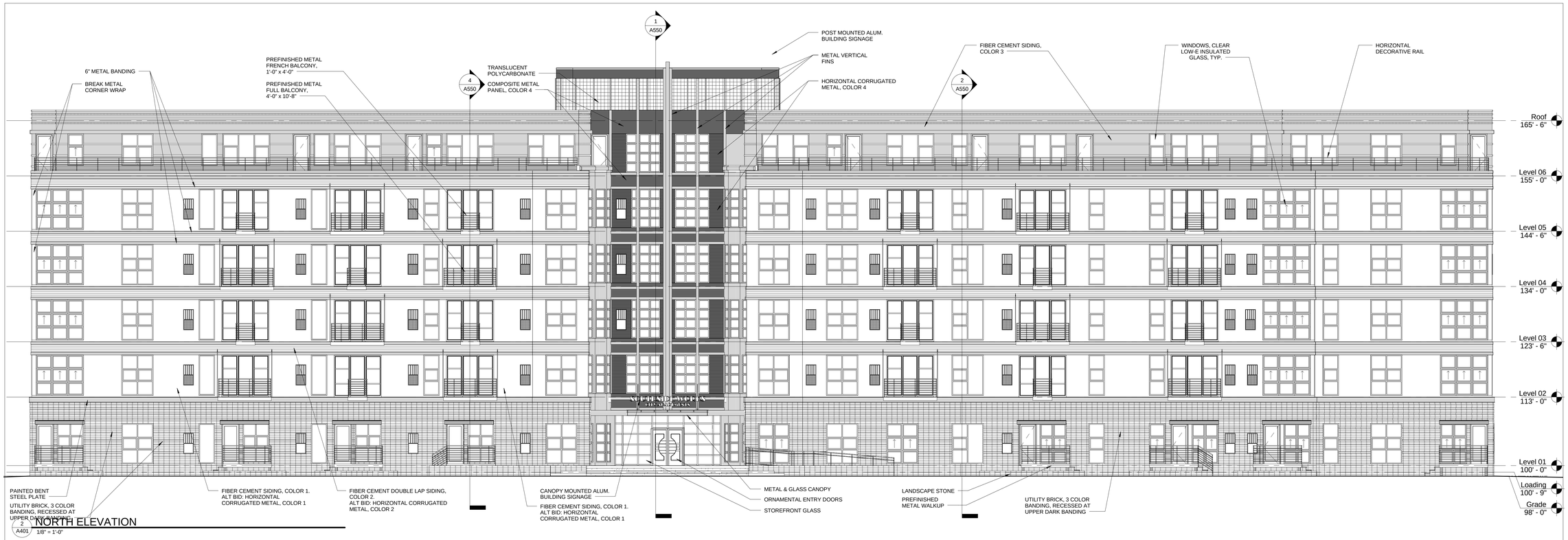

2 A401 NORTH ELEVATION
1/8" = 1'-0"

1 A401 WEST ELEVATION
1/8" = 1'-0"

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EXTERIOR ELEVATIONS

SHEET NUMBER

A401

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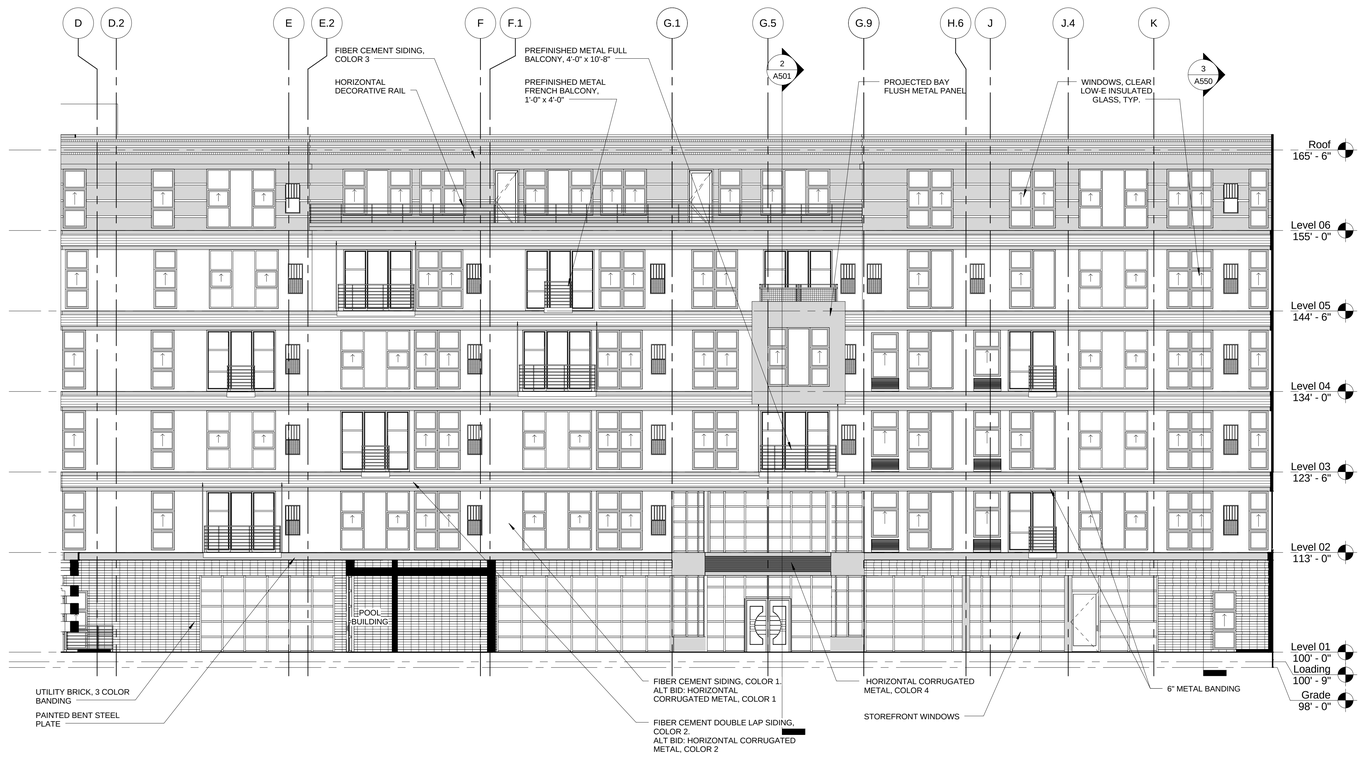
1 A402 EAST ELEVATION
1/8" = 1'-0"



2 A402 ELEVATION COURTYARD SOUTH
1/8" = 1'-0"

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EXTERIOR ELEVATIONS

SHEET NUMBER

A402

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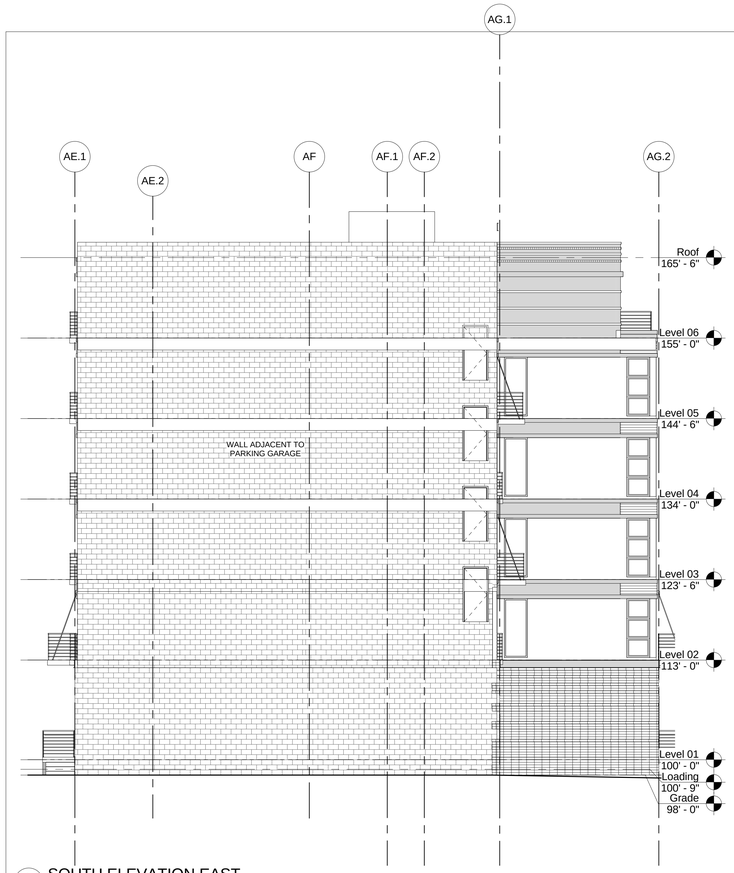
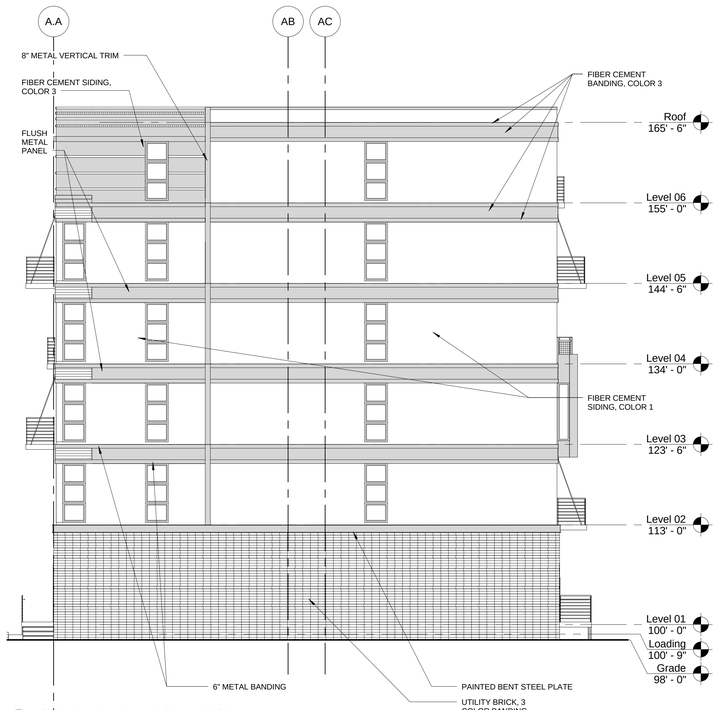


1 A403 SOUTH ELEVATION EAST
1/8" = 1'-0"

2 A403 ELEVATION COURTYARD EAST
1/8" = 1'-0"



3 A403 SOUTH ELEVATION WEST
1/8" = 1'-0"

4 A403 ELEVATION COURTYARD WEST
1/8" = 1'-0"

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PROJECT TITLE

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City Apartments

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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A403

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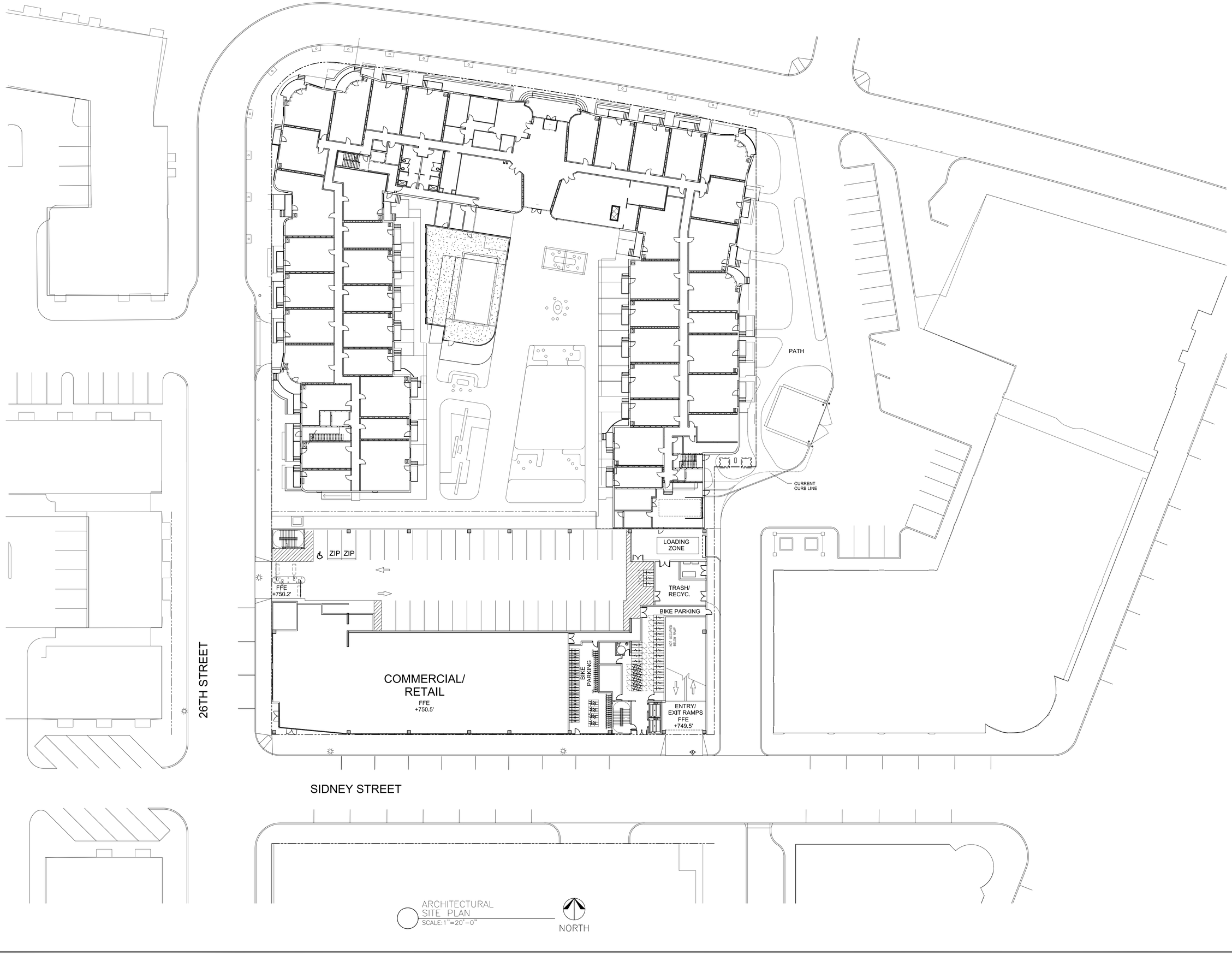

ARCHITECTURAL
SITE PLAN
SCALE: 1"=20'-0"

NORTH

DESMAN
ASSOCIATES
A DIVISION OF DESMAN, INC.
NEW YORK CHICAGO WASHINGTON, D.C.
BOSTON CLEVELAND HARTFORD LAS VEGAS

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Pittsburgh, Pennsylvania

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ISSUE

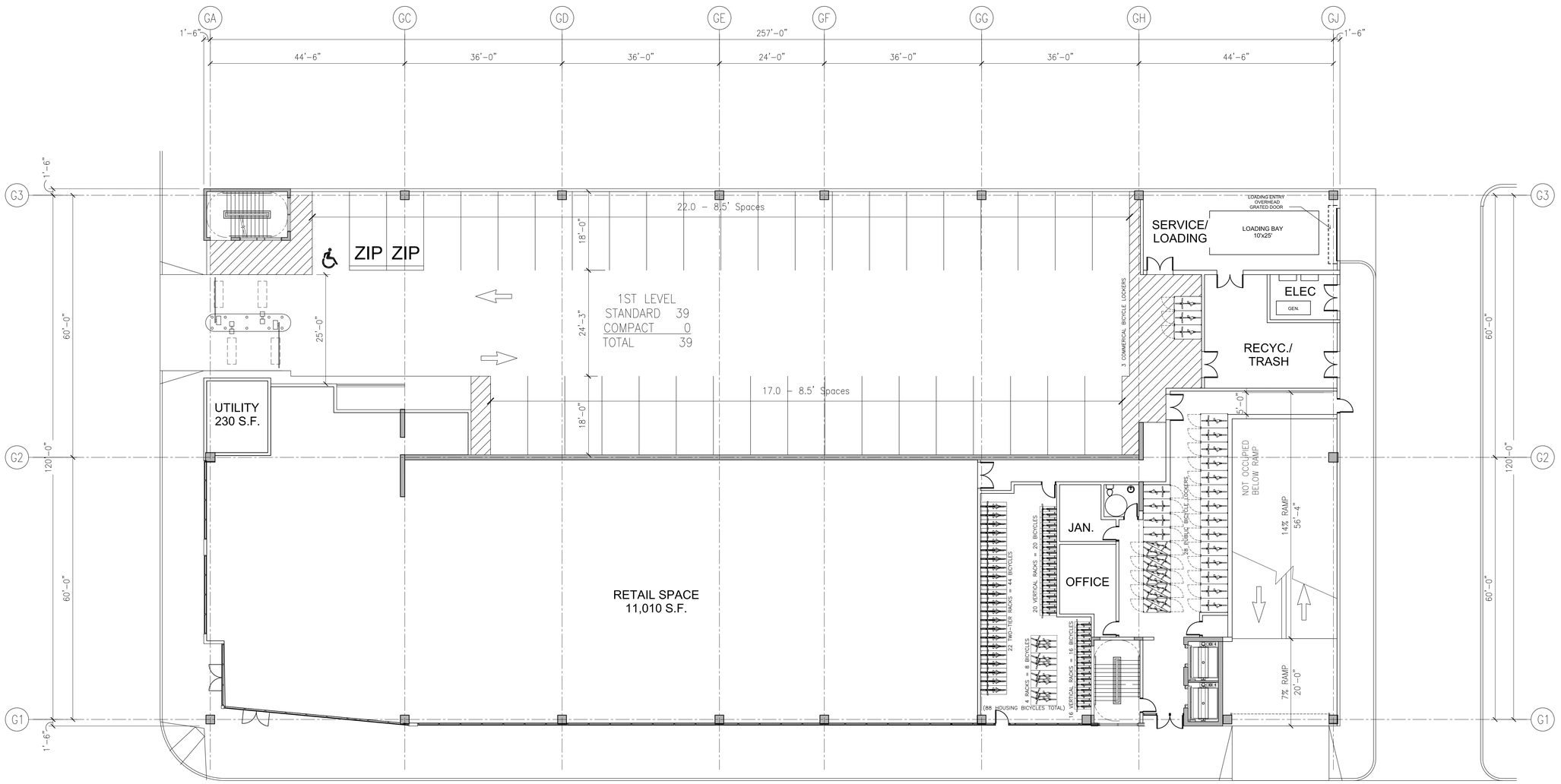
NO.	DESCRIPTION	DATE

DRAWING TITLE
ARCHITECTURAL
SITE PLAN

DRAWING NO.
A0.1

SCALE:	AS NOTED
DATE:	2/26/2014
PROJECT NO.	50-13204

DESIGN	DRAWN	CH'KD.



PARKING SUMMARY

LEVEL	STANDARD	COMPACT	TOTAL	ADA	BIKE
1	39	0	39	1	116
1.5	8	0	8	0	0
2	79	27	105	2	0
3	79	27	105	2	0
4	79	26	105	4	0
5	79	26	105	4	0
6	70	26	96	0	0
TOTAL	433	132	563	13	116

LEVEL 1
FLOOR PLAN
SCALE: 3/32"=1'-0"

NORTH

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NO.	DESCRIPTION	DATE

DRAWING TITLE
LEVEL 1
FLOOR PLAN

DRAWING NO.
A1.0

SCALE: 3/32" = 1'-0"
DATE: 2/26/2014
PROJECT NO. 50-13204
DESIGN | DRAWN | CH'KD.

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Pittsburgh, Pennsylvania

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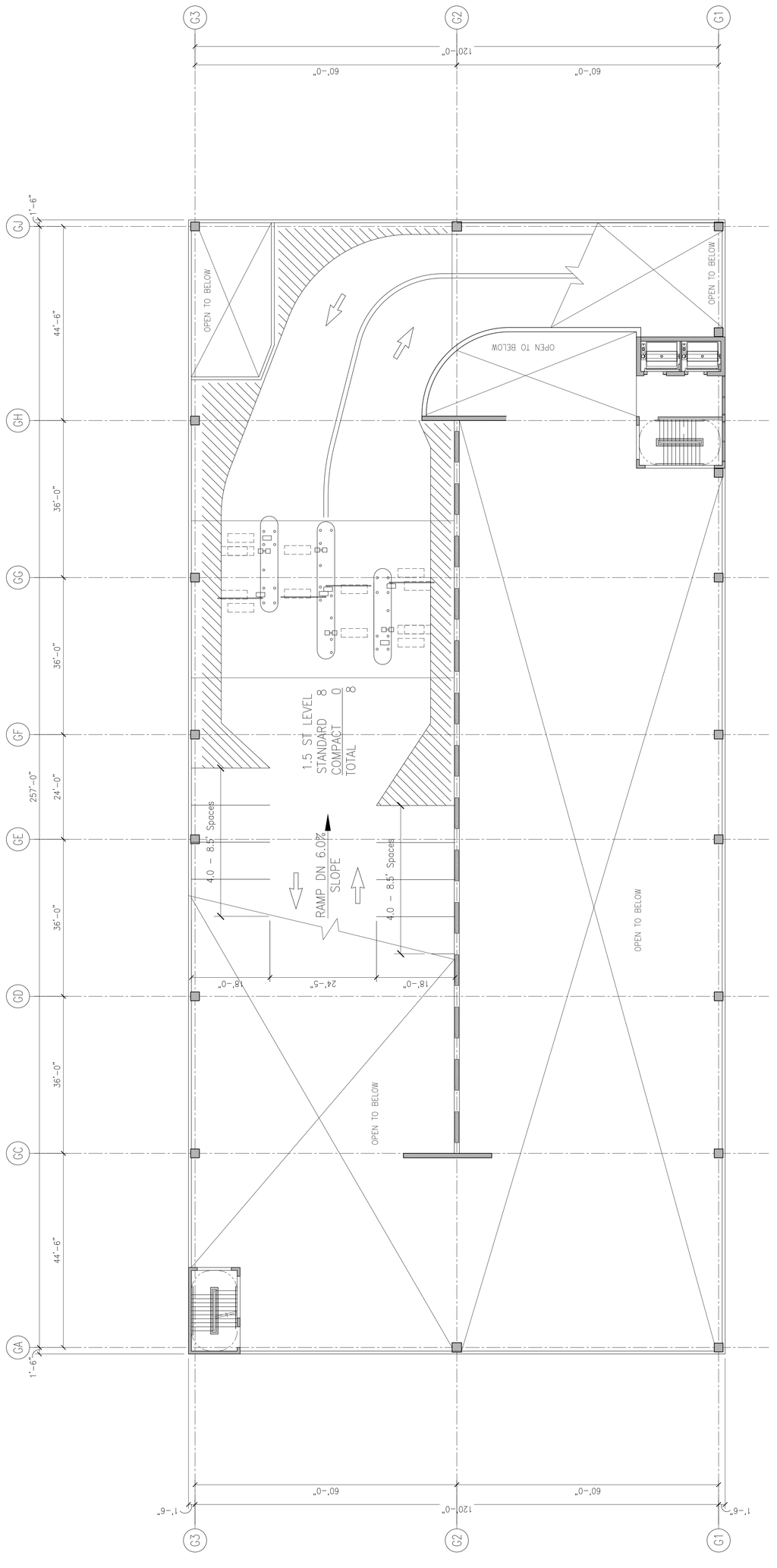
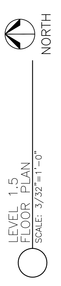
NO.	DESCRIPTION	DATE
ISSUE		

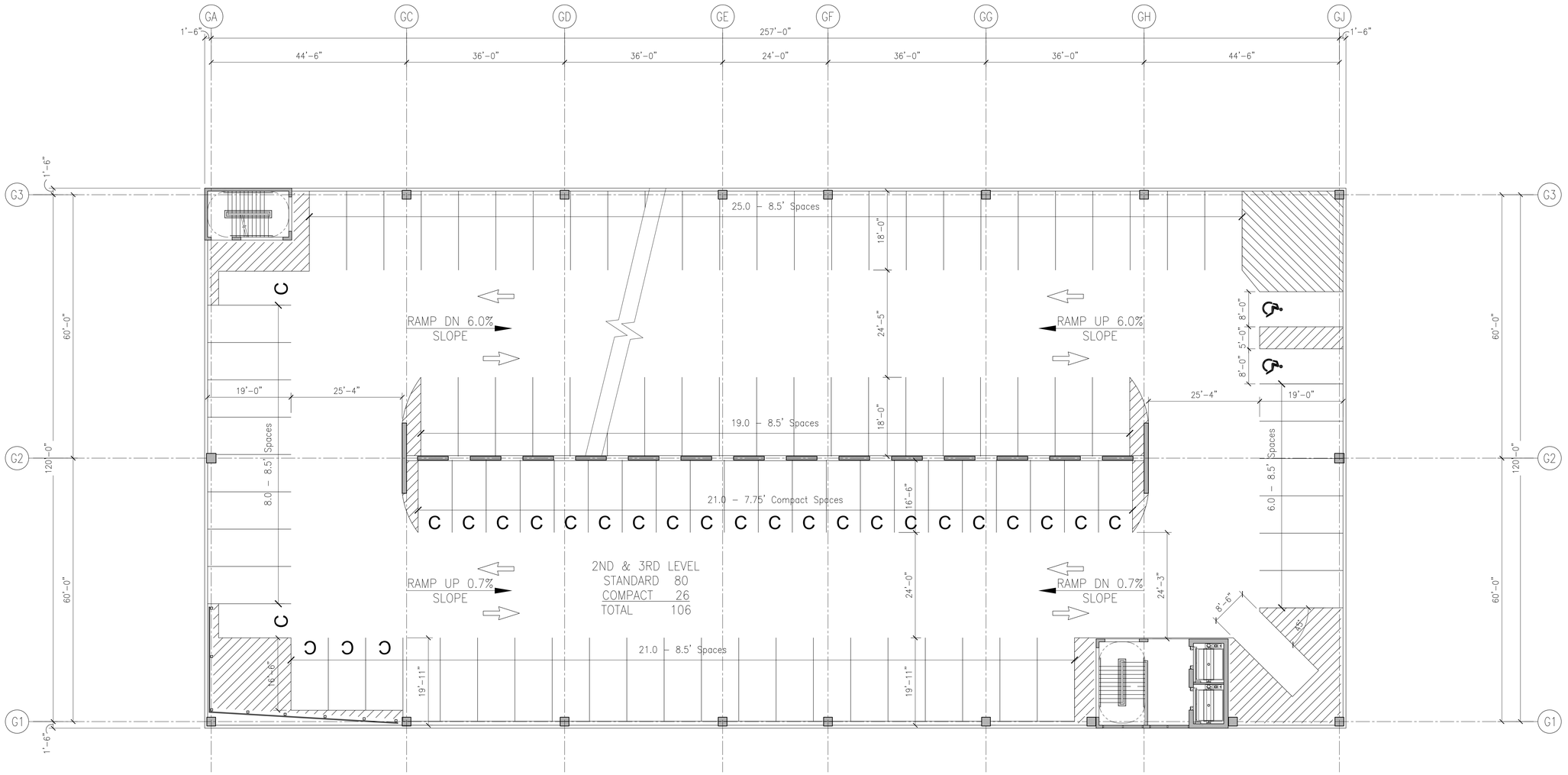
DRAWING TITLE: LEVEL 1.5 FLOOR PLAN

DRAWING NO.: **A1.5**

SCALE: 3/32" = 1'-0"
DATE: 2/26/2014
PROJECT NO. 50-13204
DESIGN | DRAWN | CH'KD.







NOTE: ALL COMPACT SPACES (DENOTED BY THE LETTER "C")
ARE 7.75FT WIDE x 16'-6" DEEP UNLESS NOTED OTHERWISE.

LEVEL 2 FLOOR PLAN
(LEVEL 3 SIMILAR)
SCALE: 3/32"=1'-0"

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NO.	DESCRIPTION	DATE

DRAWING TITLE

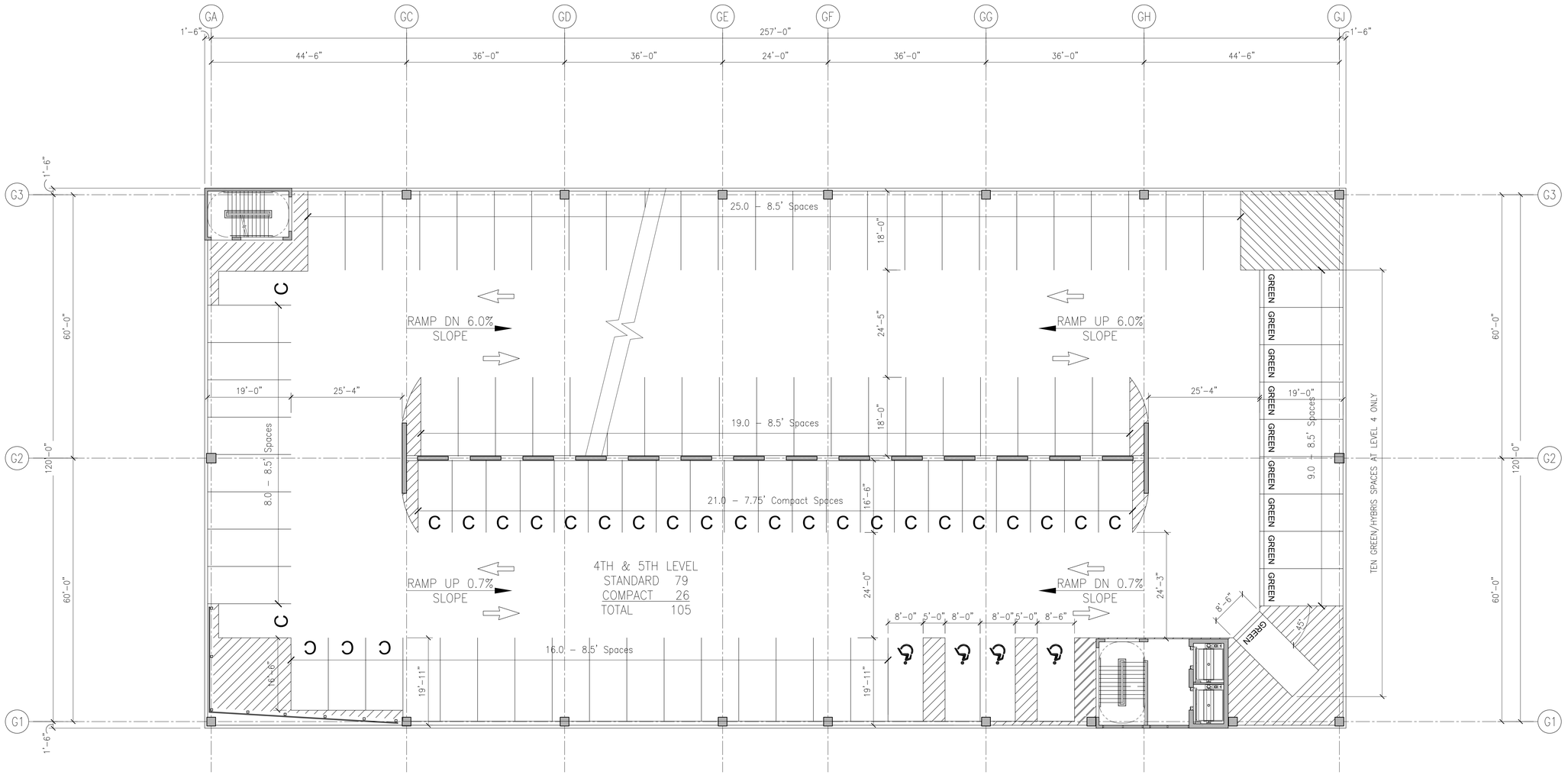
LEVEL 2
FLOOR PLAN
(LEVEL 3 SIM.)

DRAWING NO.

A2.0

SCALE:	3/32" = 1'-0"
DATE:	2/26/2014
PROJECT NO.	50-13204

DESIGN	DRAWN	CH'KD.



NOTE: ALL COMPACT SPACES (DENOTED BY THE LETTER "C")
ARE 7.75FT WIDE x 16'-6" DEEP UNLESS NOTED OTHERWISE.

LEVEL 4 FLOOR PLAN
(LEVEL 5 SIMILAR)
SCALE: 3/32"=1'-0"

NORTH

DESMAN ASSOCIATES
A DIVISION OF DESMAN, INC.
NEW YORK CHICAGO WASHINGTON, D.C.
BOSTON CLEVELAND HARTFORD LAS VEGAS

Southside Works
Parking & Retail
Pittsburgh, Pennsylvania

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE

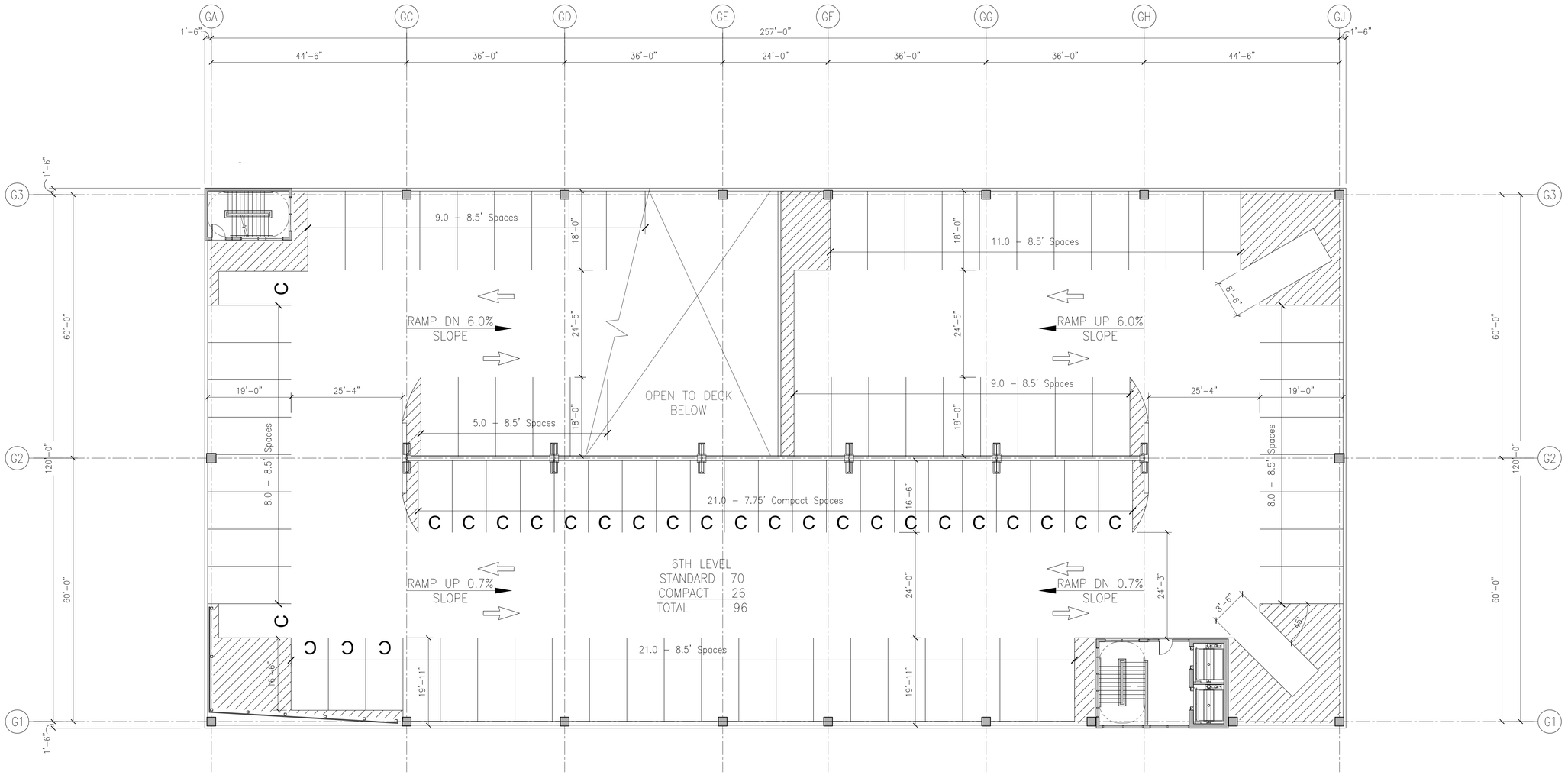
LEVEL 4
FLOOR PLAN
(LEVEL 5 SIM.)

DRAWING NO.

A4.0

SCALE:	3/32" = 1'-0"
DATE:	2/26/2014
PROJECT NO.	50-13204

DESIGN	DRAWN	CH'KD.



NOTE: ALL COMPACT SPACES (DENOTED BY THE LETTER "C")
ARE 7.75FT WIDE x 16'-6" DEEP UNLESS NOTED OTHERWISE.

LEVEL 6
FLOOR PLAN
SCALE: 3/32"=1'-0"

NORTH

DESMAN
ASSOCIATES
A DIVISION OF DESMAN, INC.
NEW YORK CHICAGO WASHINGTON, D.C.
BOSTON CLEVELAND HARTFORD LAS VEGAS

Southside Works
Parking & Retail
Pittsburgh, Pennsylvania

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE
LEVEL 6
FLOOR PLAN

DRAWING NO.
A6.0

SCALE:	3/32" = 1'-0"
DATE:	2/26/2014
PROJECT NO.	50-13204

DESIGN	DRAWN	CH'KD.

City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

Date Filed:

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

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

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

GENERAL INFORMATION

1. Property Owner Name: 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 Smithfiled 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 entrace gate will be modified to make it larger and more inviting with the addition of an entracne 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/)

City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

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

☐ Residential ☐ Commercial ☐ Recreational ☐ Industrial ☐ Institutional

14. Gross Floor Area:

Existing to be Razed: _____ sq ft

Existing to be Retained: _____ sq ft

Retained Area to be Renovated: _____ sq ft

To be Constructed: _____ sq ft

Building Footprint: _____ sq ft

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

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

Off-Street Loading Spaces: ☒ N/A

Actual: _____

Required: _____

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

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

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

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

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

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

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

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

☐ YES ☒ NO

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

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

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

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

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

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

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

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

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

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

☐ Modification or reconstruction of City curbs.

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

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

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

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

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

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

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

Applicant Signature: Gretchen H. Kurzawa

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

1 / ASK-1 EXISTING PANARAMIC VIEW OF PLAZA (LOOKING EAST)

SCALE: NOT TO SCALE

The Design Alliance
ARCHITECTS

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

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

EQT PLAZA

PLAZA RENOVATION

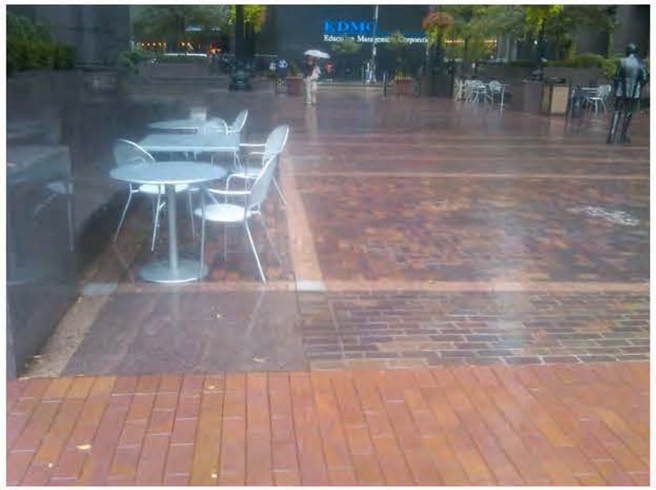
625 LIBERTY AVENUE
PITTSBURGH, PA

SCALE: NOT TO SCALE
DATE: 02/20/2012
PROJ. #: 05004.47
DRAWN BY: GVW
REV. 1:
REV. 2:
REV. 3:

EXISTING PANARAMIC VIEW OF PLAZA

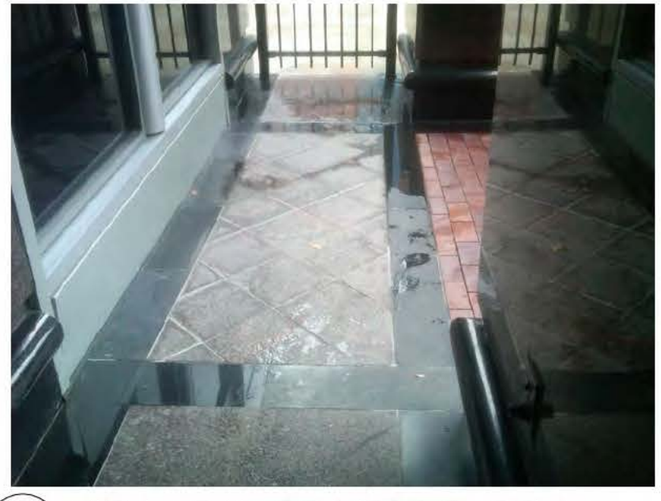
ASK-1

1 ASK-2 EXISTING PLANTER
IMAGE "A" ON ASK-002



2 ASK-2 VIEW FROM NORTHEAST CORNER
IMAGE "B" ON ASK-002

3 ASK-2 VIEW FROM SOUTHEAST CORNER
IMAGE "C" ON ASK-002



4 ASK-2 VIEW OF NORTHWEST PORTICO
IMAGE "D" ON ASK-002

5 ASK-2 EXISTING PAVING
IMAGE "E" ON ASK-002

8 ASK-2 EXISTING PLANTER
IMAGE "F" ON ASK-002

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EQT PLAZA

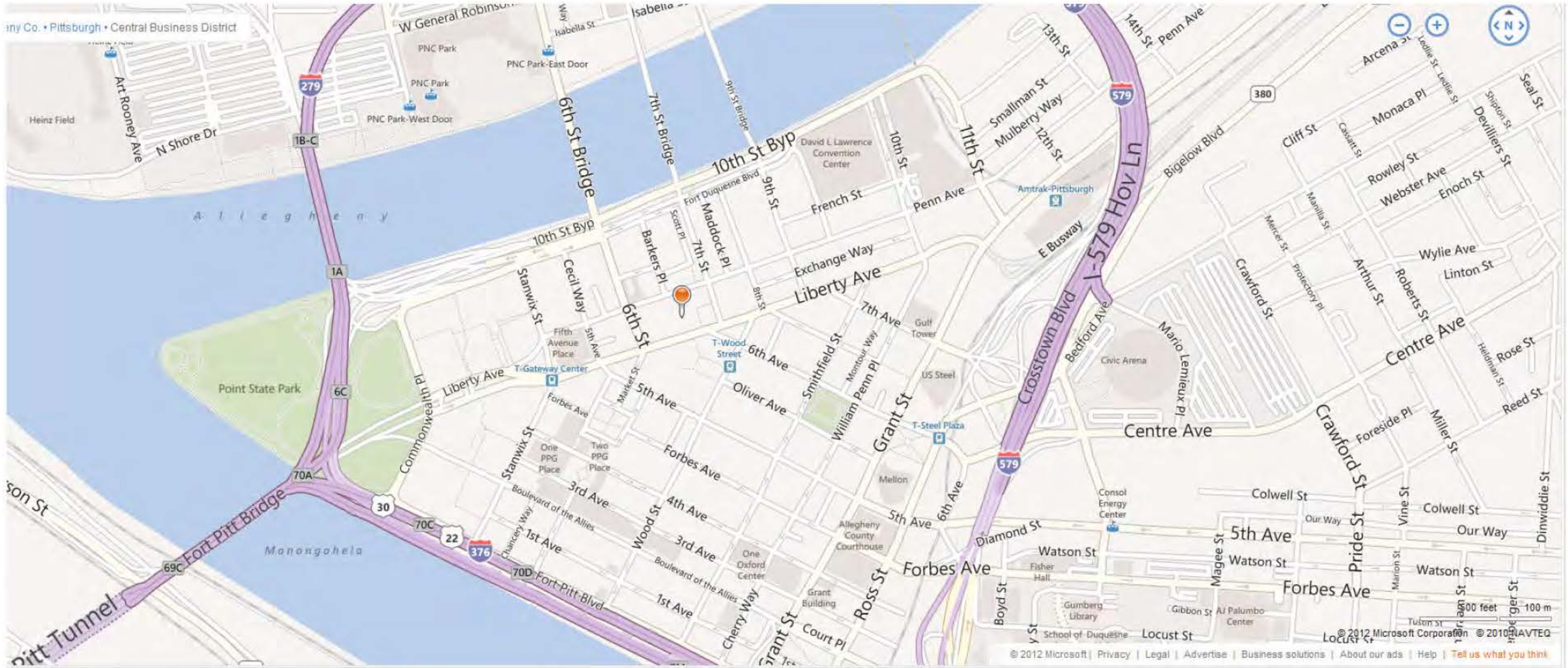
PLAZA RENOVATION

625 LIBERTY AVENUE
PITTSBURGH, PA

SCALE: NOT TO SCALE
DATE: 02/20/2012
PROJ. #: 05004.47
DRAWN BY: GVW
REV. 1:
REV. 2:
REV. 3:

EXISTING CONDITIONS SITE PHOTOS

ASK-2



LOCATION PLAN

SCALE: NOT TO SCALE

The Design Alliance
ARCHITECTS

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H. W. Oliver Building
535 Smithfield Street
Pittsburgh, PA 15222

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

EQT PLAZA

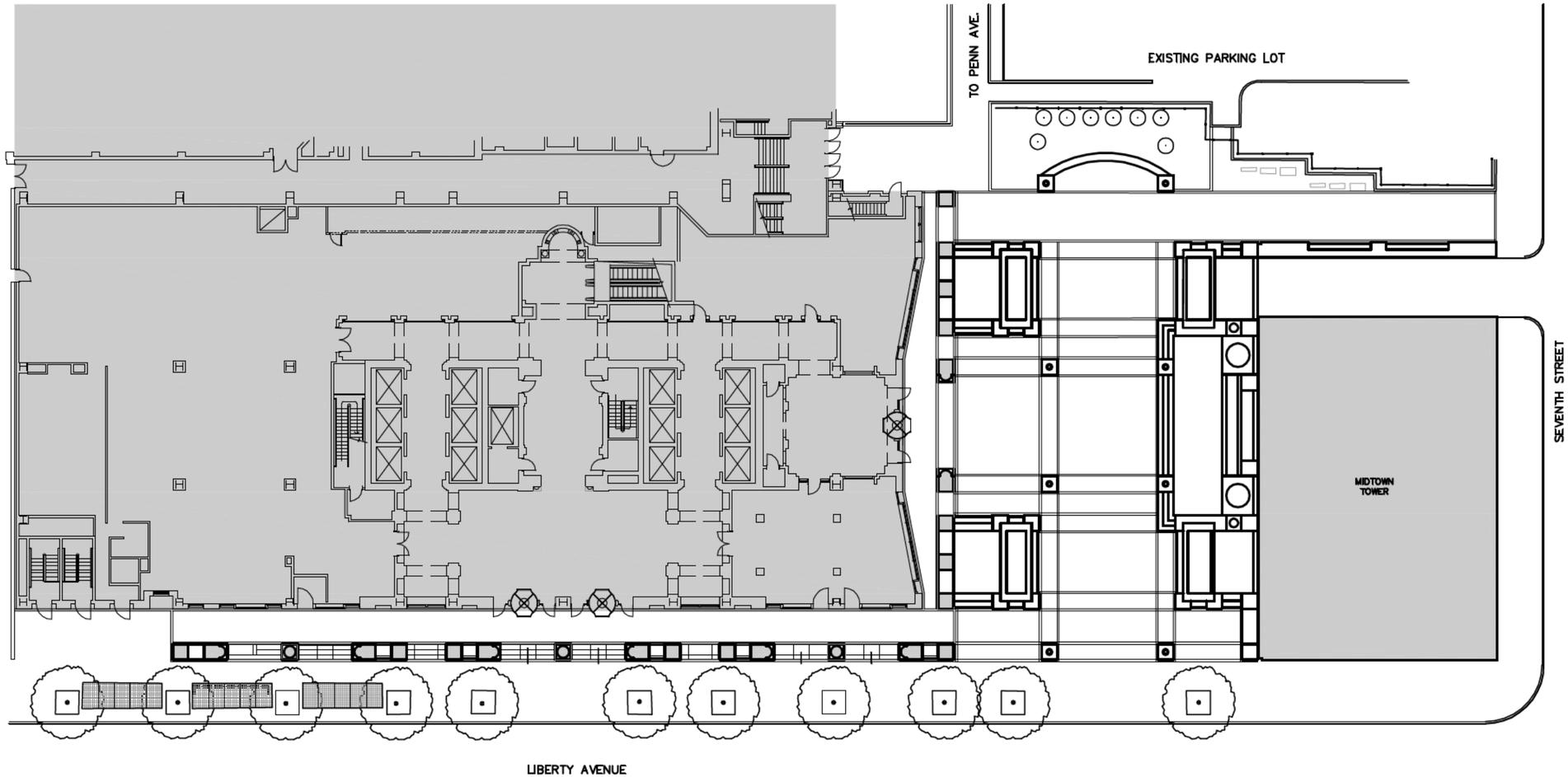
PLAZA RENOVATION

625 LIBERTY AVENUE
PITTSBURGH, PA

SCALE: NOT TO SCALE
DATE: 02/20/2012
PROJ. #: 05004.47
DRAWN BY: GVW
REV. 1:
REV. 2:
REV. 3:

LOCATION PLAN

ASK-3



SITE PLAN

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

The Design Alliance
ARCHITECTS

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

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

EQT PLAZA

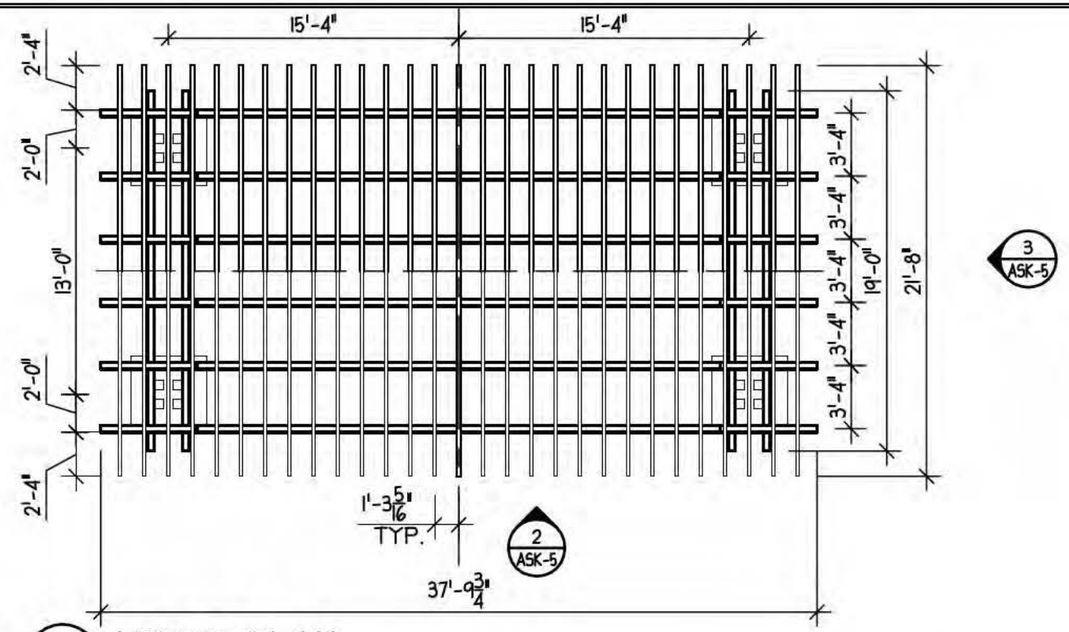
PLAZA RENOVATION

625 LIBERTY AVENUE
PITTSBURGH, PA

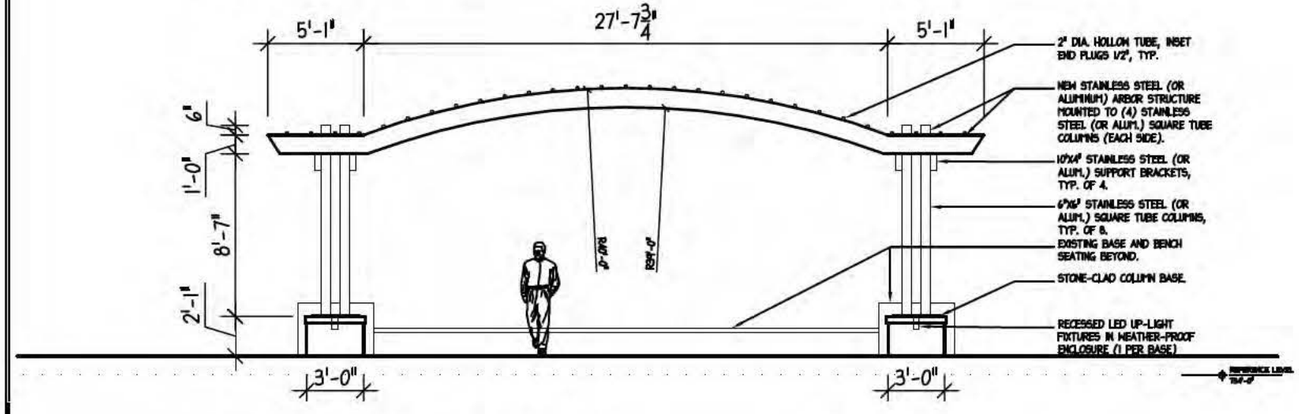
SCALE: NOT TO SCALE
DATE: 02/20/2012
PROJ. #: 05004.47
DRAWN BY: GVW
REV. 1:
REV. 2:
REV. 3:

SITE PLAN

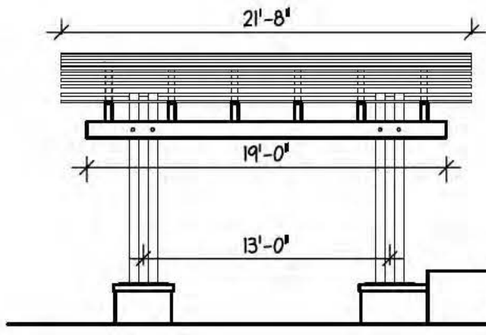
ASK-4



1 A5K-5 **ARBOR PLAN**
SCALE: 1/8" = 1'-0"



2 A5K-5 **ARBOR ELEVATION**
SCALE: 1/8" = 1'-0"



3 A5K-5 **ARBOR ELEVATION**
SCALE: 1/8" = 1'-0"

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

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ARCHITECTS

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535 Smithfield Street
Pittsburgh, PA 15222

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Fax: (412) 261-7071

EQT PLAZA

PLAZA RENOVATION

625 LIBERTY AVENUE
PITTSBURGH, PA

SCALE: 1/8" = 1'-0"
DATE: 2/26/2014
PROJ. #: 05004.47
DRAWN BY:
REV. 1:
REV. 2:
REV. 3:

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ARBOR CONCEPT

A5K-5

option: flat top rail

ELEVATION

treeline as background.

arbor.

planter

wood pavers

movable tables & chairs

statue location

plaza

movable planters

statue location

wood pavers

outdoor cafe

planter

arbor.

sidewalk

SITE PLAN.

Liberty Avenue.

option: arched top

ELEVATION

Proposed Plaza Renovation

EQT Plaza

625 Liberty Avenue | Pittsburgh, Pennsylvania

The Design Alliance Architects Plan & Elevations

laquatra bonci associates | January 24, 2014

option - flat top rail

New planting in existing planting bed; Plant selection per Landscape Architects specifications.

ELEVATION

Remove Existing Metal Fence & Gate. Re-install ~~fence & gate to coordinate~~ with new work.

treeline as background.

Arbor.

planter

Wood pavers

New custom ~~sized~~ architectural concrete plank-style pavers (by Wausau) on pedestal support system.

New 18x18 Architectural concrete paver (By Wausau) in diagonal pattern, on pedestal support system.

New 36" x 36" A=architectural concrete paver (by Wausau) in diagonal pattern, on pedestal support system.

New stainless steel arbor structure; Ref. ~~Drawing~~ A101 for further information.

Refurbished gas lamp and post on new stone clad pedestal(typ..... of 4)

Wood pavers

New Landscape Forms- Urbanedge Moveable "Gus" Planters

planter

Remove existing metal fence & gate. Re-install fence and gate to coordinate with new work.

New 18" high z to match existing granite wall (granite color : Texas Rose), Typical of (4)

New stainless steel arbor structure; Ref. Drawing A101 for further information, Typical of (2)

SITE PLAN.

option: arched top

ELEVATION

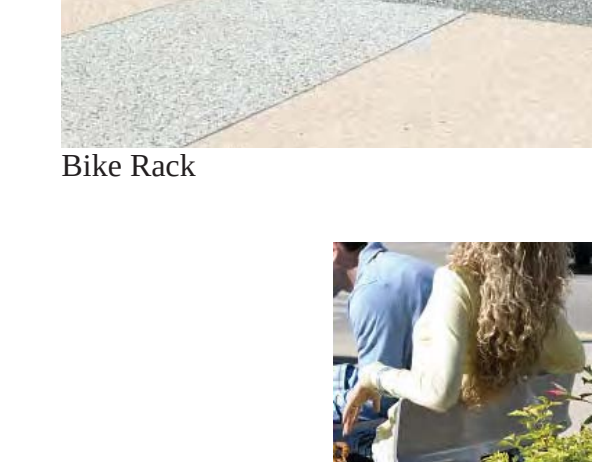
Proposed Plaza Renovation

Bike Rack

Bike Rack

Planter

Trash Receptacle


Wausau Pavers

Cafe Table and Chairs

Wausau Pavers on Pedestals

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

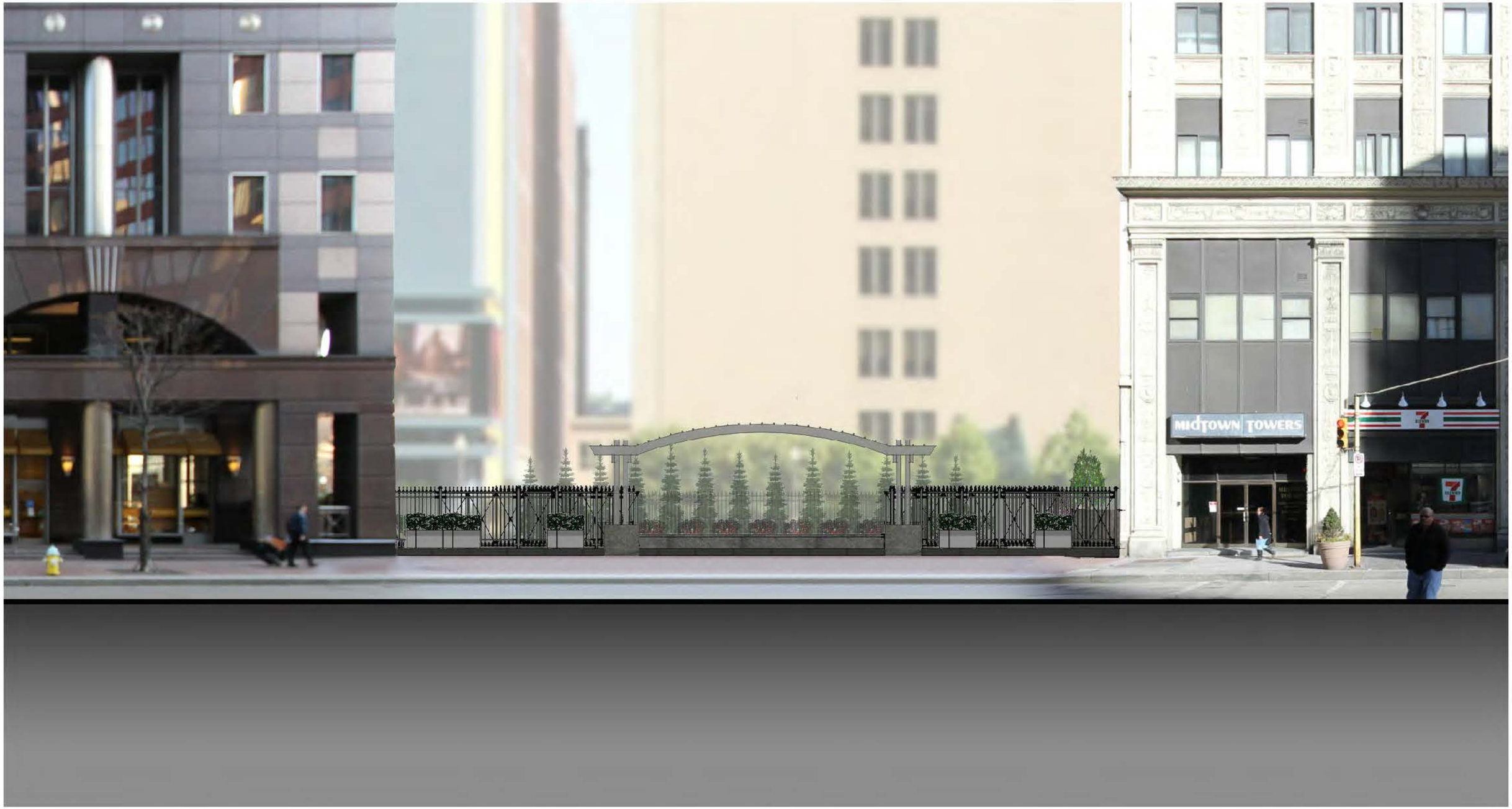
EQT PLAZA

PLAZA RENOVATIONS - FINISHES

©2014 The Design Alliance Architects

Project Number: 05004.47

Date: 3-18-14



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Pittsburgh, PA 15222

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

ARCHITECTURE INTERIOR DESIGN FACILITIES MANAGEMENT

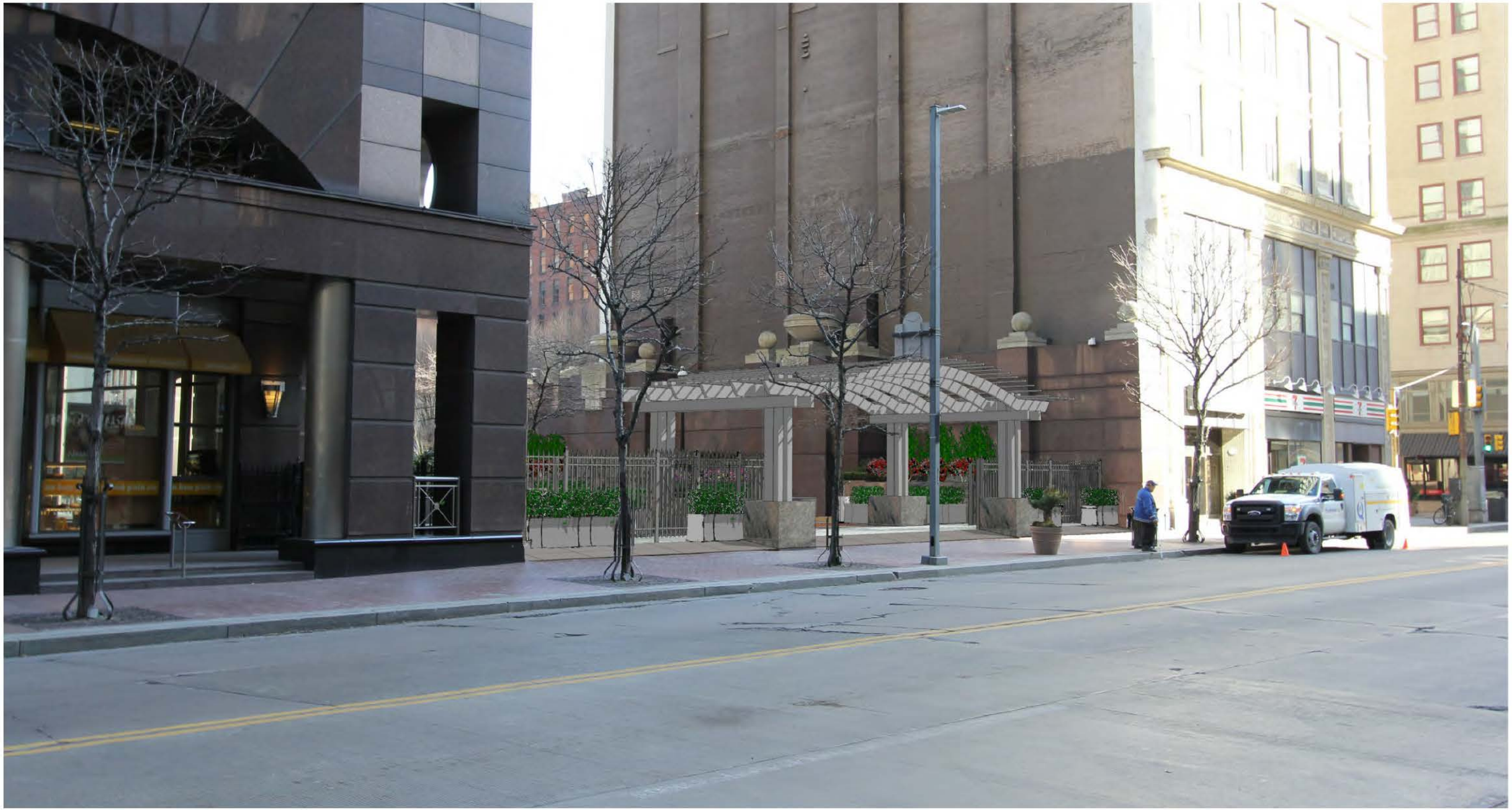
EQT PLAZA

Plaza Renovation - Street Elevation

©2014 The Design Alliance Architects

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

EQT PLAZA

Plaza Renovation - Street Perspective

©2014 The Design Alliance Architects

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

EQT PLAZA

Plaza Renovation - Aerial Perspective

©2014 The Design Alliance Architects

Project Number: 05004.47

Date: 4-15-14

City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

Date Filed:

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

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

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

GENERAL INFORMATION

1. Property Owner Name: 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:

☐ New Construction, New	☐ Renovation, Interior
☐ New Construction,	X ☐ Renovation, Exterior
☐ Change in Use Only	☐ Renovation, Change in Use

11. Describe the Development:

Exterior restoration of brick, ornamental woodwork, 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/)

City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

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

☐ Residential ☐ Commercial ☐ Recreational ☐ Industrial ☐ Institutional

14. Gross Floor Area:

Existing to be Razed: _____ sq ft

Existing to be Retained: _____ sq ft

Retained Area to be Renovated: _____ sq ft

To be Constructed: _____ sq ft

Building Footprint: _____ sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	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 ½' x 19')		
Compact (7 ¼' x 16')		
Handicap (13 ½' x 19')		

Off-Street Loading Spaces: ☐ N/A

Actual: _____

Required: _____

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

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

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

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

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

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

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

_____ 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.

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

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

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

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

Applicant Signature: Ellen L Schnellgrp

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
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7. Assisted Living Class B
8. Assisted Living Class C
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11. Fraternity/Sorority
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13. Housing for the Elderly (General)
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15. Multi-Suite Residential (General)
16. Personal Care Residence (Large)
17. Personal Care Residence (Small)

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19. Agricultural Use
20. Amusement Arcade
21. Animal Care (Limited)
22. Animal Care (General)
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25. Public Assembly (General)
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27. Bank or Financial Institution (General)
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29. Bed and Breakfast (Limited)
30. Bed and Breakfast (General)
31. Car Wash
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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
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43. Community Center (General)
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45. Construction Contractor (General)
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47. Correctional Facility (General)
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49. Cultural Service (General)
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52. Educational Classroom Space (General)
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64. Heliport
65. Helistop
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81. Office (Limited)
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83. Outdoor Retail Sales and Service [Non-Accessory Use]
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126. Welding or Machine Shop
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DEVELOPMENT REVIEW APPLICATION – CONTACT INFORMATION

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pittsburghpa.gov/dcp/

Department of City Planning
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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
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Department of Public Works (DPW)
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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

City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

Date Filed:

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

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

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

GENERAL INFORMATION

1. Property Owner Name: 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: 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:			
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:

☐ New Construction, New	☐ Renovation, Interior
☐ New Construction,	X ☐ Renovation, Exterior
☐ Change in Use Only	☐ Renovation, Change in Use

11. Describe the Development:

Exterior restoration of terra cotta, brick, ornamnetal 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/)

City of Pittsburgh

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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:	Existing		Proposed	
	Stories	Feet	Stories	Feet
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

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

Off-Street Loading Spaces: ☐ N/A

Actual: _____

Required: _____

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

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

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

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

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

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

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

_____ 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:

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Applicant Signature: [signature]

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ROBERTS JEWELERS FACADE IMPROVEMENTS

429-431 WOOD STREET
PITTSBURGH, PA 15222

APRIL 7, 2014

ARCHITECT

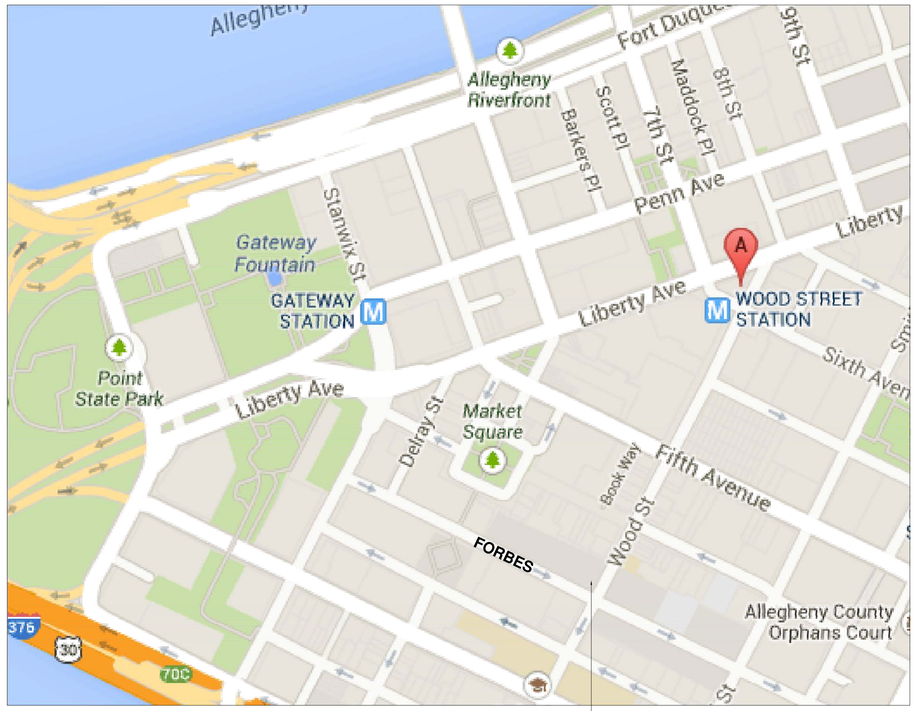
LANDMARKS DESIGN ASSOCIATES
ARCHITECTS

33 TERMINAL WAY, SUTIE 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

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

LEGEND

- FE — FIRE EXTINGUISHER
- AED — AUTOMATED EXTERNAL DEFIBRILLATOR
- S — SMOKE DETECTOR
- CO — CO DETECTOR
- DB — DOOR BELL
- 1/101 — DOOR TAG
- 1 — WINDOW TAG
- HOSE BIBB
- WALL TYPE DESIGNATION
- KEYED NOTE REFERENCE
- EXISTING WALL
- NEW WALL
- EXISTING WALL TO BE REMOVED
- 98'-6" — SPOT ELEVATION

GENERAL CONSTRUCTION NOTES:

1. DO NOT SCALE THE DRAWINGS.
2. DIMENSIONS SHOWN ARE TO FACE OF NEW FINISH AND FACE OF EXISTING FINISH UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR DEVIATIONS FROM THE CONTRACT DOCUMENTS TO THE ARCHITECT.
4. THE CONTRACTOR SHALL IMMEDIATELY REPORT ANY CONDITIONS UNCOVERED IN THE WORK WHICH ARE NOT REFLECTED IN THE CONTRACT DOCUMENTS TO THE ARCHITECT.
5. WHERE NEW PARTITIONS ALIGN AND ABUT EXISTING PARTITIONS, FINISH SURFACES ARE TO BE IN SAME PLANE
6. THE CONTRACTOR SHOULD ASSUME THAT EXISTING PARTITIONS SCHEDULED TO REMAIN MAY REQUIRE SOME REMEDIAL WORK SUCH AS PATCHING OF HOLES, FINISH WORK, ETC
7. 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

LDA
LANDMARKS DESIGN ASSOCIATES
A R C H I T E C T S

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

RENOVATIONS TO:

ROBERTS JEWELERS

FORBES AND WOOD
PITTSBURGH, PA 15222

Cover Sheet

APRIL 7, 2014
Date Revisions:

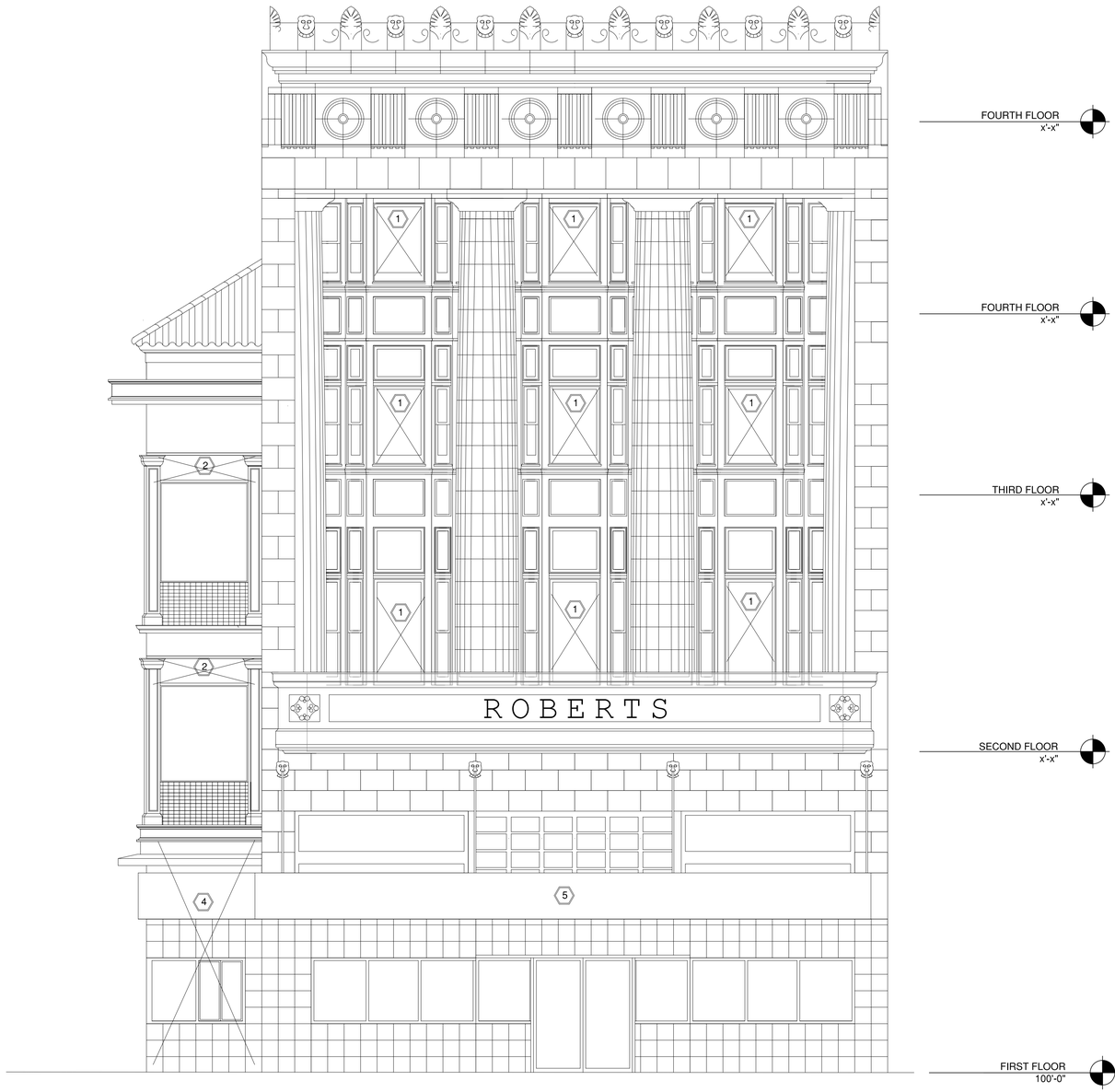
Project No.

Scale

to scale when printed at 24x36

Drawing No.

CS1.0



FOURTH FLOOR
x'-x"

FOURTH FLOOR
x'-x"

THIRD FLOOR
x'-x"

SECOND FLOOR
x'-x"

FIRST FLOOR
100'-0"

1 A2.1 WOOD STREET ELEVATION
1/4" = 1'-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. MAINTIAN ORIGINAL FRAMING, STRUCTURE AND DECKING. PROVIDE (8) 2'X2' OPENINGS IN ROOF DECKING FOR INSPECTION OF STRUCTURE. ARCHITECT TO DESIGNATE LOCATIONS.

LDA
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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.

D1.1

LABELED 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. MAINTIAN ORIGINAL FRAMING, STRUCTURE AND DECKING. PROVIDE (8) 2'X2' OPENINGS IN ROOF DECKING FOR INSPECTION OF STRUCTURE. ARCHITECT TO DESIGNATE LOCATIONS.

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

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

RENOVATIONS TO:

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FORBES AND WOOD
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FORBES AVENUE ELEVATION

DEMOLITION

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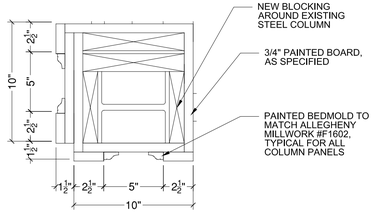
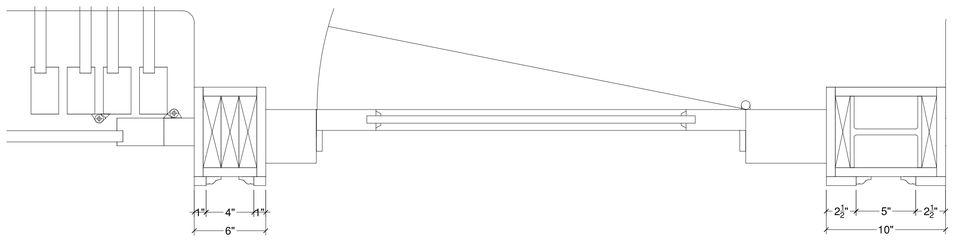
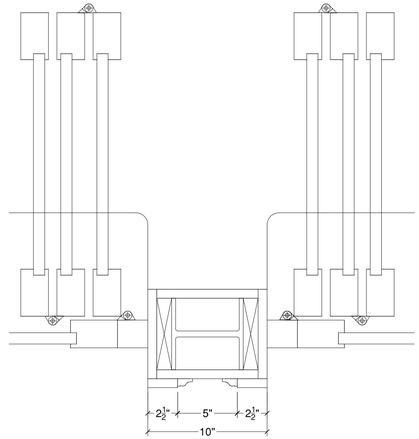
D1.2



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



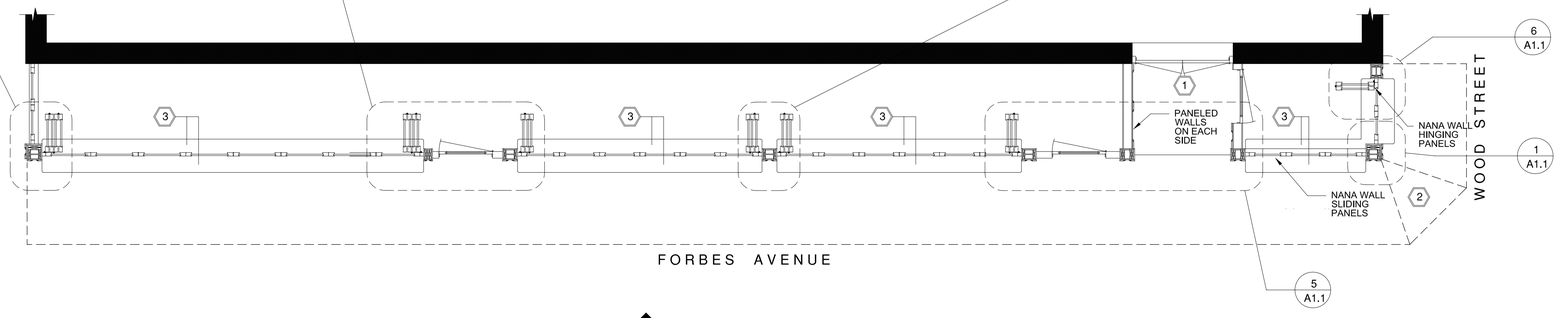
2 A1.1 DOOR AND COLUMN DETAIL
6" = 1'-0"



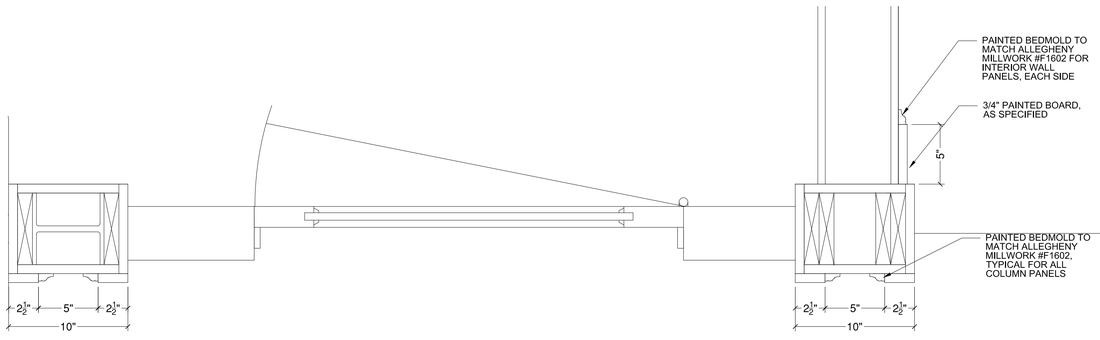
3 A1.1 DOOR AND COLUMN DETAIL
4" = 1'-0"

LABELED NOTES:

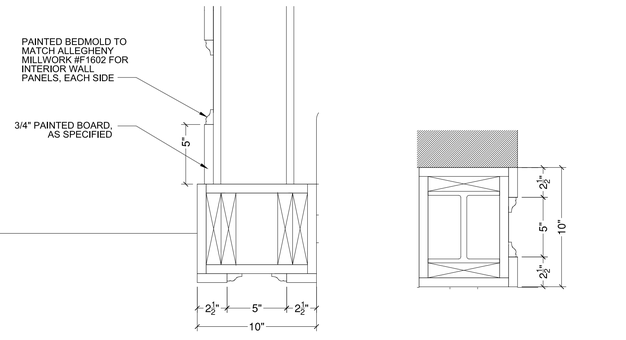
1. TENANT SIDE ENTRANCE.
2. AWNING ABOVE
3. SALES COUNTER
4. ENTIRE FIRST FLOOR AREA SHALL BE OPENED UP TO REVEAL THE ORIGINAL STRUCTURAL COLUMNS TO THE GREATEST EXTENT POSSIBLE. TAKE CARE TO RETAIN AND PROTECT ORIGINAL FACES, CORNICES, AND CROWN MOLDING THAT EXIST.



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



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



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

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FORBES AND WOOD
PITTSBURGH, PA 15222

FORBES AVENUE ELEVATION

FLOOR PLAN

APRIL 7, 2014
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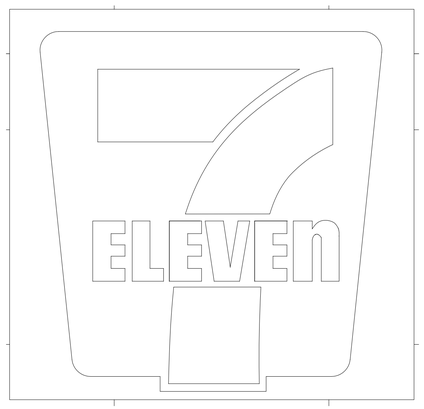
A1.1

1 A2.1 WOOD STREET ELEVATION
1/4" = 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 A2.1 LIGHTED TENANT SIGN
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

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FORBES AND WOOD
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WOOD STREET ELEVATION

NEW WORK

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A2.1

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.

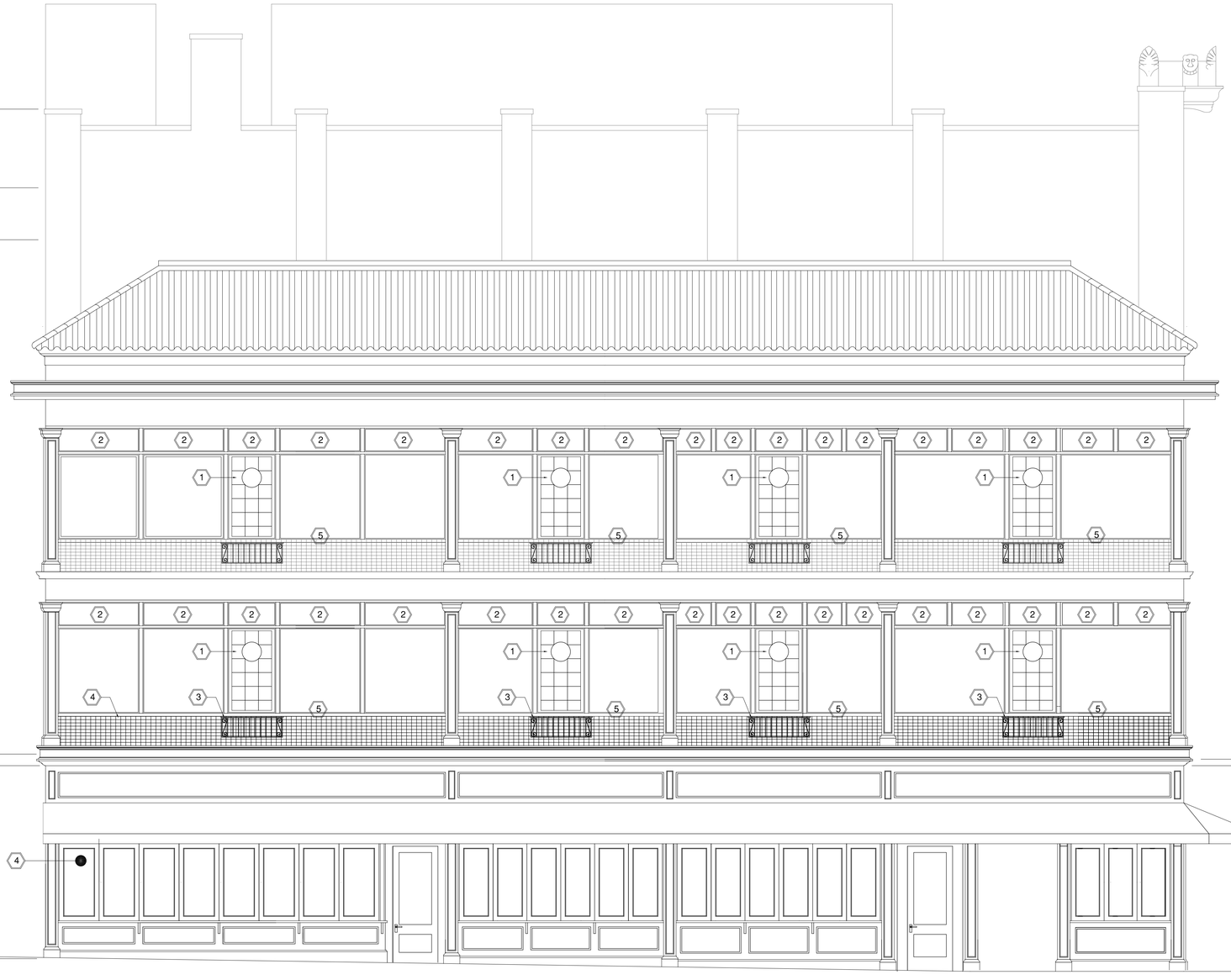
UPPER FACADE SHALL BE REPAIRED AND RESTORED IN KIND INCLUDING REPAIRING AND PAINTING ALL WOOD, REPLACING DETERIORATED WINDOW SILLS WITH NEW ALUMINUM SILLS, UNCOVERING EXISTING LEADED GLASS TRANSOMS AND RESTORING, CLEANING AND REPOINTING THE BRICKWORK, RESTORATION OF METAL FACIAS AND REPAIR OF ALL ROOFS.

THIRD FLOOR
x'-x"

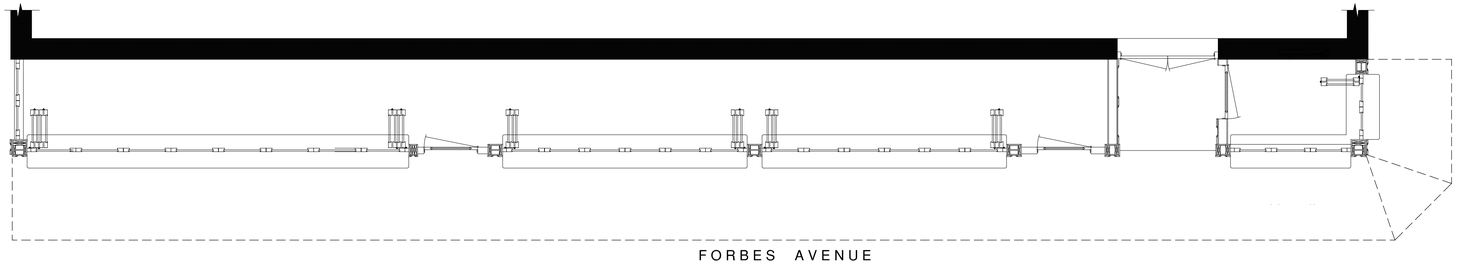
SECOND FLOOR
x'-x"

ENTIRE FIRST FLOOR STOREFRONT AREA TO BE REBUILT

FIRST FLOOR
100'-0"



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



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

LABELED 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

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RENOVATIONS TO:

ROBERTS JEWELERS

FORBES AND WOOD
PITTSBURGH, PA 15222

FORBES AVENUE ELEVATION

NEW WORK

APRIL 7, 2014
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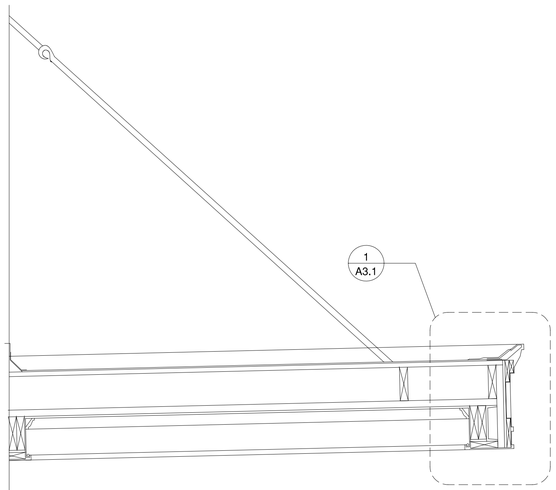
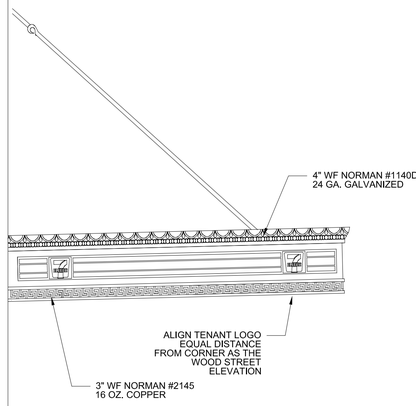
A2.2

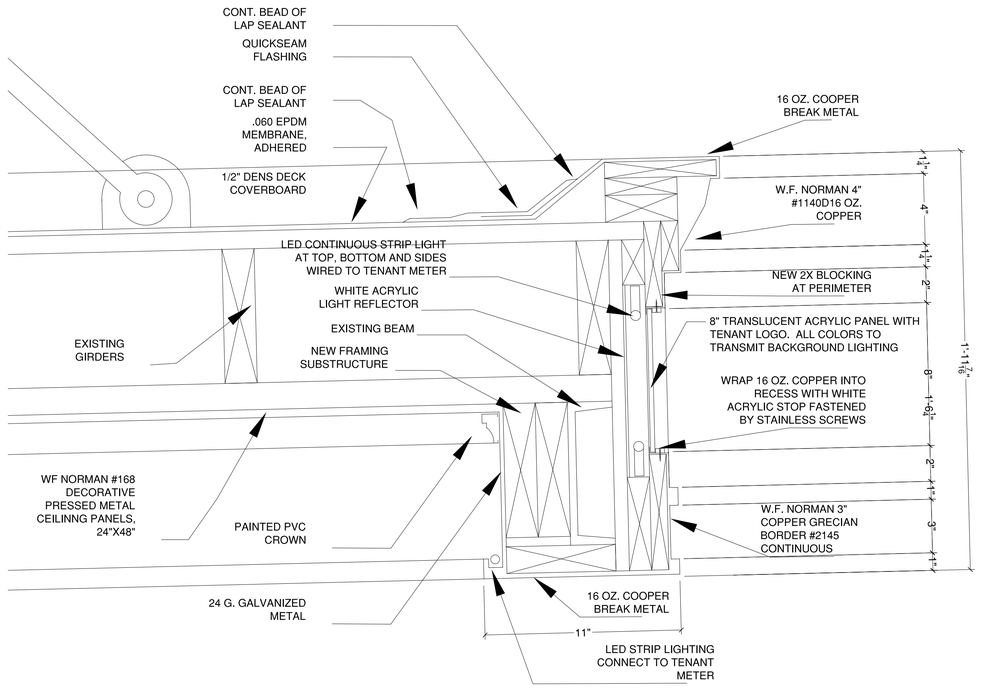


NOTE: CLEAN, PREPARE, PRIME ALL STEEL STRUCTURE INCLUDING SUSPENSION BARS. INSPECT CONNECTION AT BUILDING. REPORT ANY DEFICIENCIES TO ARCHITECT.

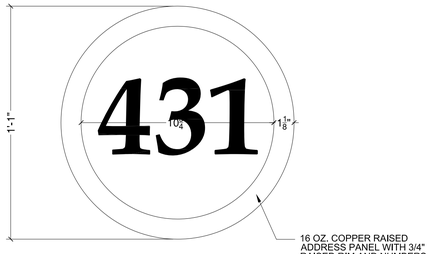
1 A3.1 CROSS SECTION AT CANOPY
1/2" = 1'-0"



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

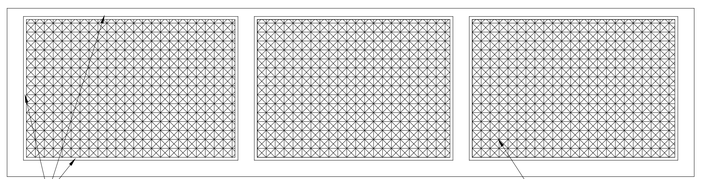


1 A3.1 SECTION AT CANOPY
3" = 1'-0"

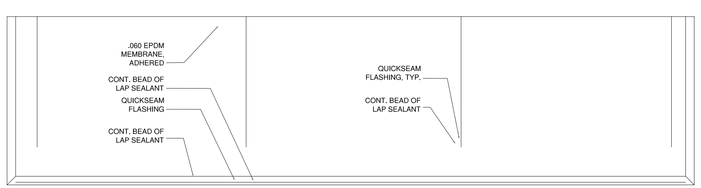


16 OZ. COPPER RAISED ADDRESS PANEL WITH 3/4" RAISED RIM AND NUMBERS, SIDE WALLS TO CONFORM TO PROFILE OF CANOPY. SOLDER AT CONNECTION TO CANOPY. FONT SELECTION BY ARCHITECT

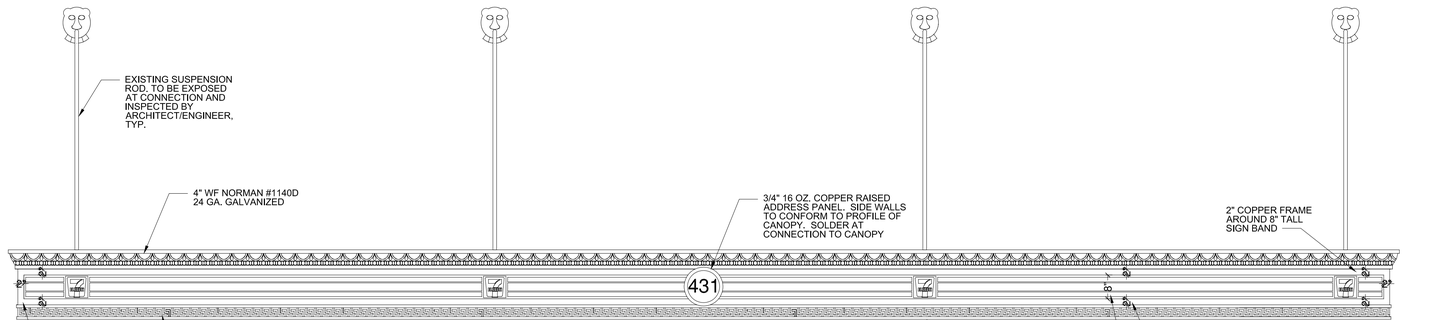
7 A3.1 ADDRESS PLATE
3" = 1'-0"



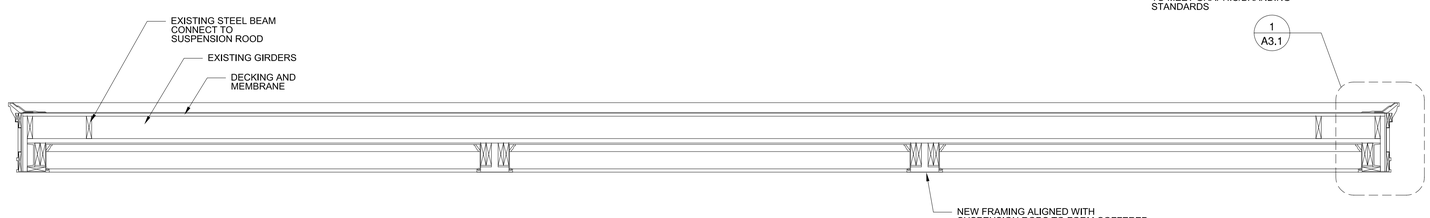
3 A3.1 REFLECTED CEILING PLAN
1/4" = 1'-0"



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"

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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.

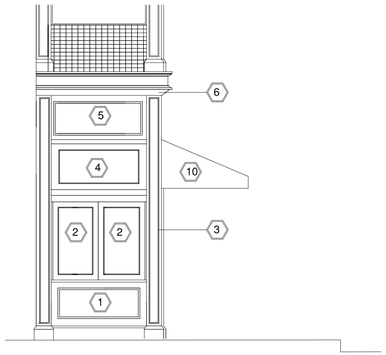
Scale
to scale when printed at 24x36

Drawing No.

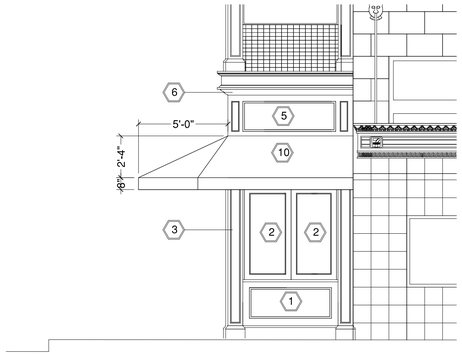
A3.1

LABELED NOTES:

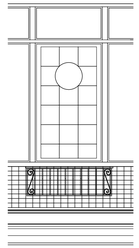
1. PAINTED PVC INSET PANEL WITH STILES, RAILS AND DECORATIVE BED MOLDING
2. INWARD FOLDING NANA WALL WINDOWS
3. WRAP EXISTING STEEL COLUMNS WITH PVC TRIM, SEE DETAILS
4. TRANSOM PANELS WITH PAINTED MDO
5. SIGN PANELS
6. EXISTING MOLDING TO BE RESTORED/ REPLACE TO MATCH EXISTING, AS REQUIRED
7. NEW CUSTOM 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



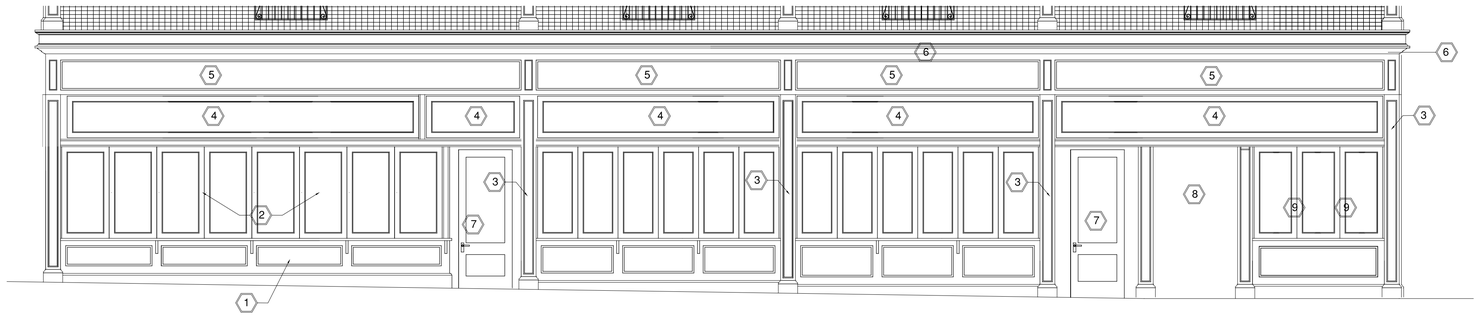
5 A3.2 WEST ELEVATION
1/4" = 1'-0"



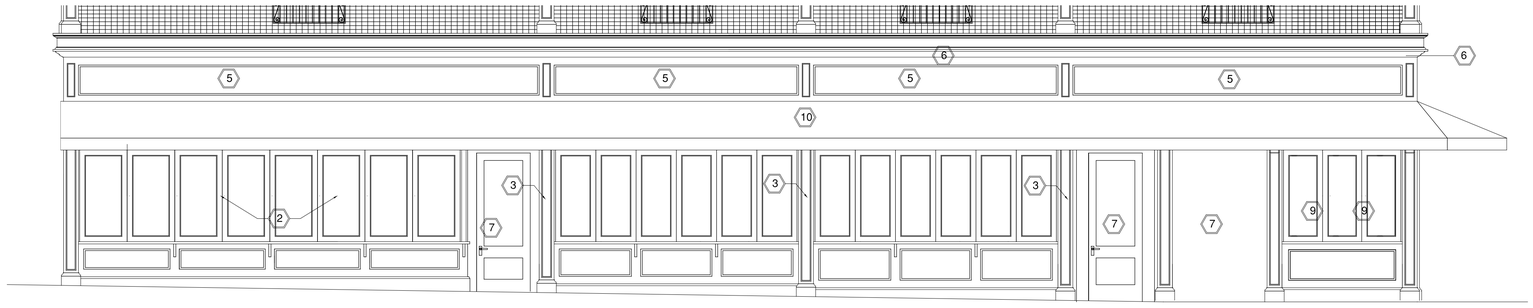
2 A3.2 EAST ELEVATION
1/2" = 1'-0"



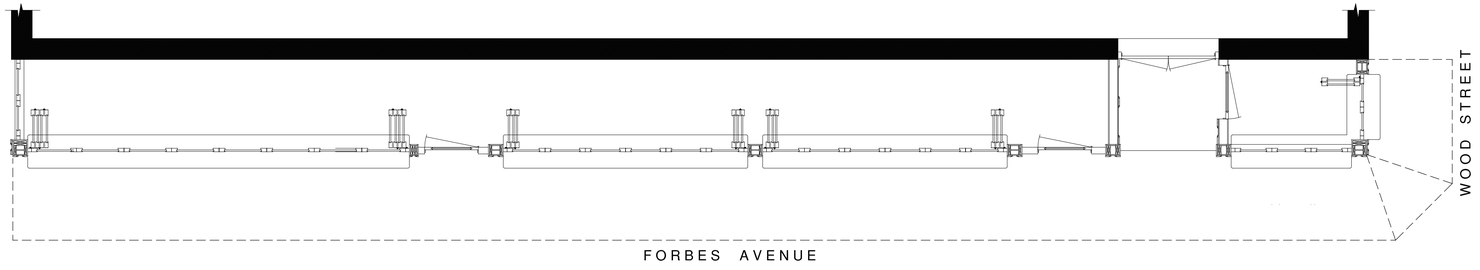
6 A3.2 2ND & 3RD FLOOR WINDOW
1/2" = 1'-0"



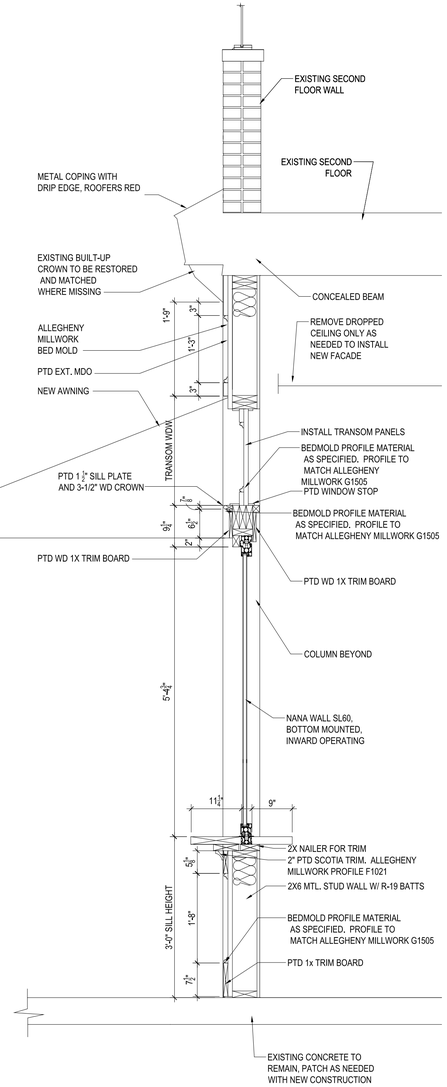
4 A3.2 SOUTH ELEVATION WITHOUT AWNING
1/4" = 1'-0"



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



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



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

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

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ROBERTS JEWELERS CANOPY

DETAILS

APRIL 7, 2014
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Drawing No.

A3.2

City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Offie 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? ☐ **YES** ☒ **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: ☐ **N/A**

☐ Proposed work includes a private structure encroaching on a City dedicated right-of-way ☐ Proposed work will create an obstruction of traffic on City right-of-way

VOUCHER #: _____
(Zoning Use Only)

City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Offie 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

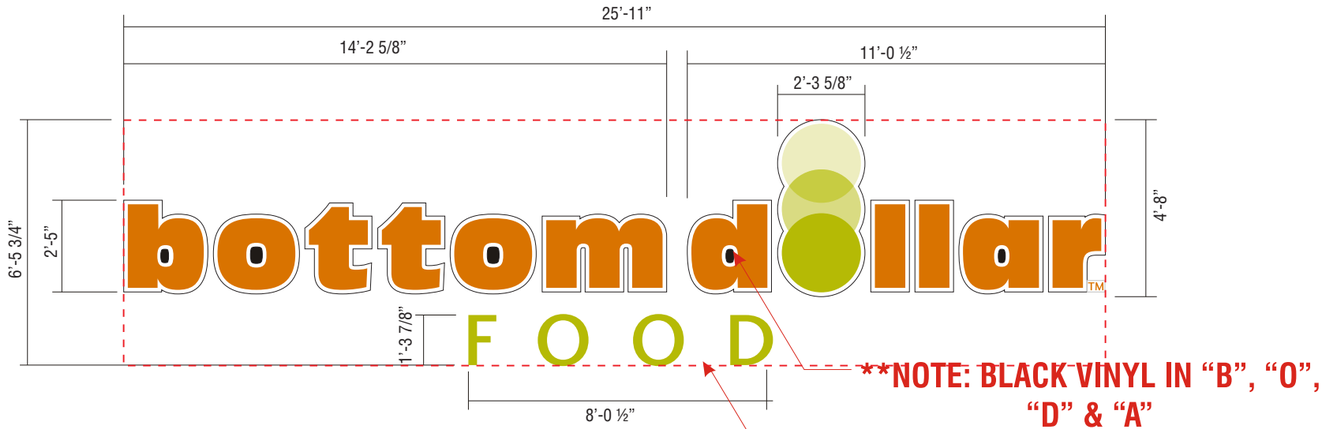
Residential Uses

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

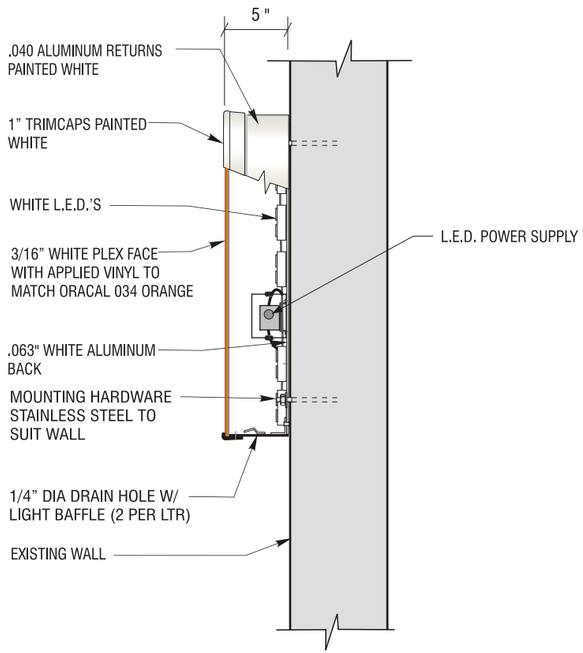
18. Adult Entertainment
19. Agricultural Use
20. Amusement Arcade
21. Animal Care (Limited)
22. Animal Care (General)
23. Art or Music Studio
24. Public Assembly (Limited)
25. Public Assembly (General)
26. Bank or Financial Institution (Limited)
27. Bank or Financial Institution (General)
28. Basic Industry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



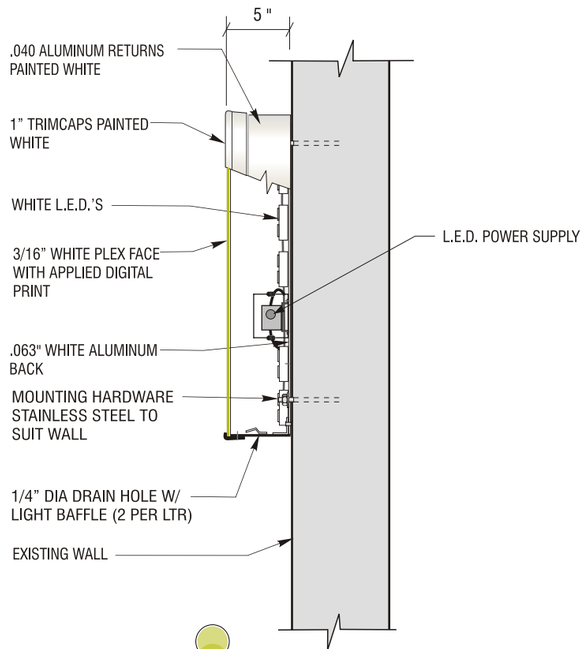
F CHANNEL LETTER LAYOUT - 29"

167.92= TOTAL SQ. FT. SCALE: 1/4" = 1'-0"



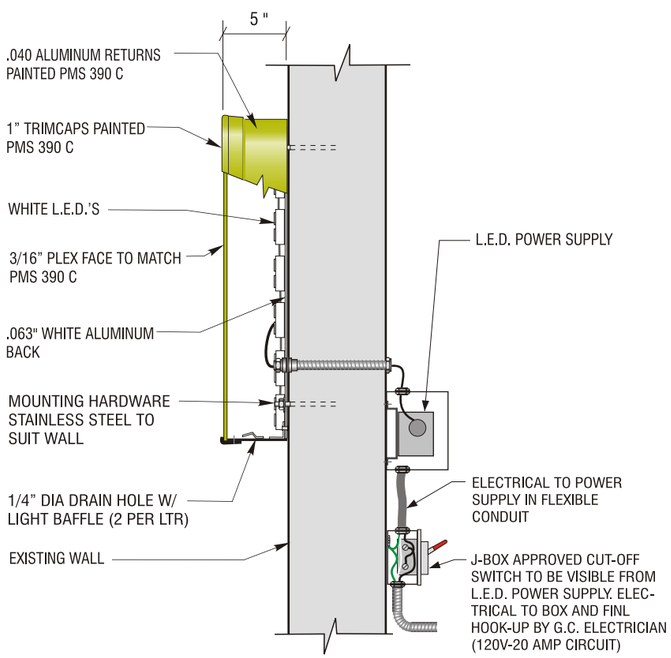
SECTION @ bottom dollar

SCALE: 1 " = 1'-0"



SECTION @

SCALE: 1" = 1'-0"



SECTION @ F O O D

SCALE: 1" = 1'-0"

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
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

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 / DAMP / WET ✕

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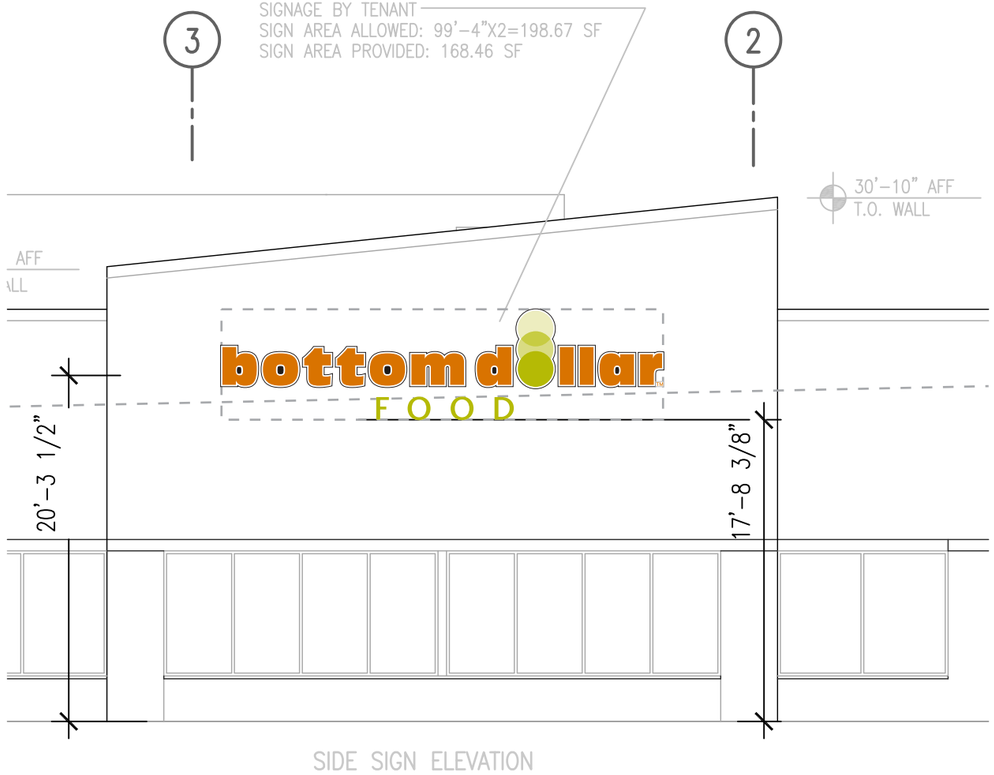
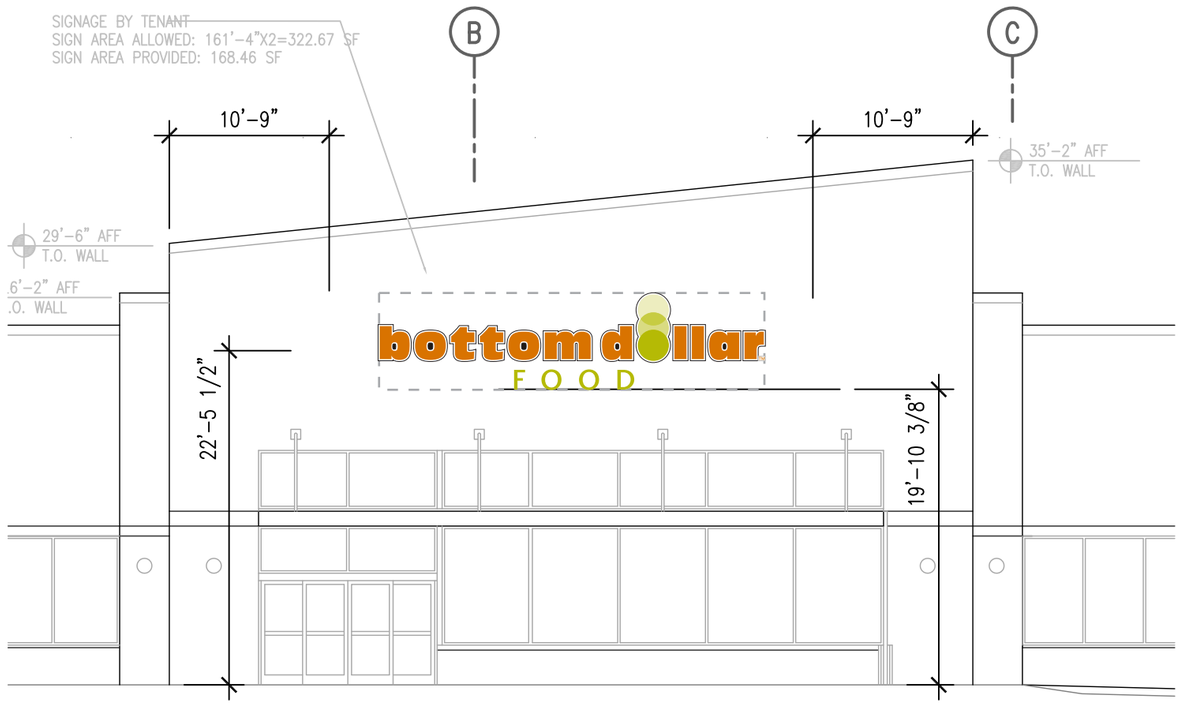


SIDE SIGN ELEVATION



FRONT SIGN ELEVATION

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www.hiltondisplays.com

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:
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SLS/PM:	LANDLORD:

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Underwriters Laboratories Inc.

DRY	
DAMP	
WET	X

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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
I ½"PANNED FORMED
GRAPHICS: VINYL Ist SURFACE
ILLUMINATION: T12 DHO FLORESCENT LAMPS
(VERTICALLY LAMPS) I2" EXTRUSION
POWER: I20V/800MA SIGN BALLAST
W/ I20 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

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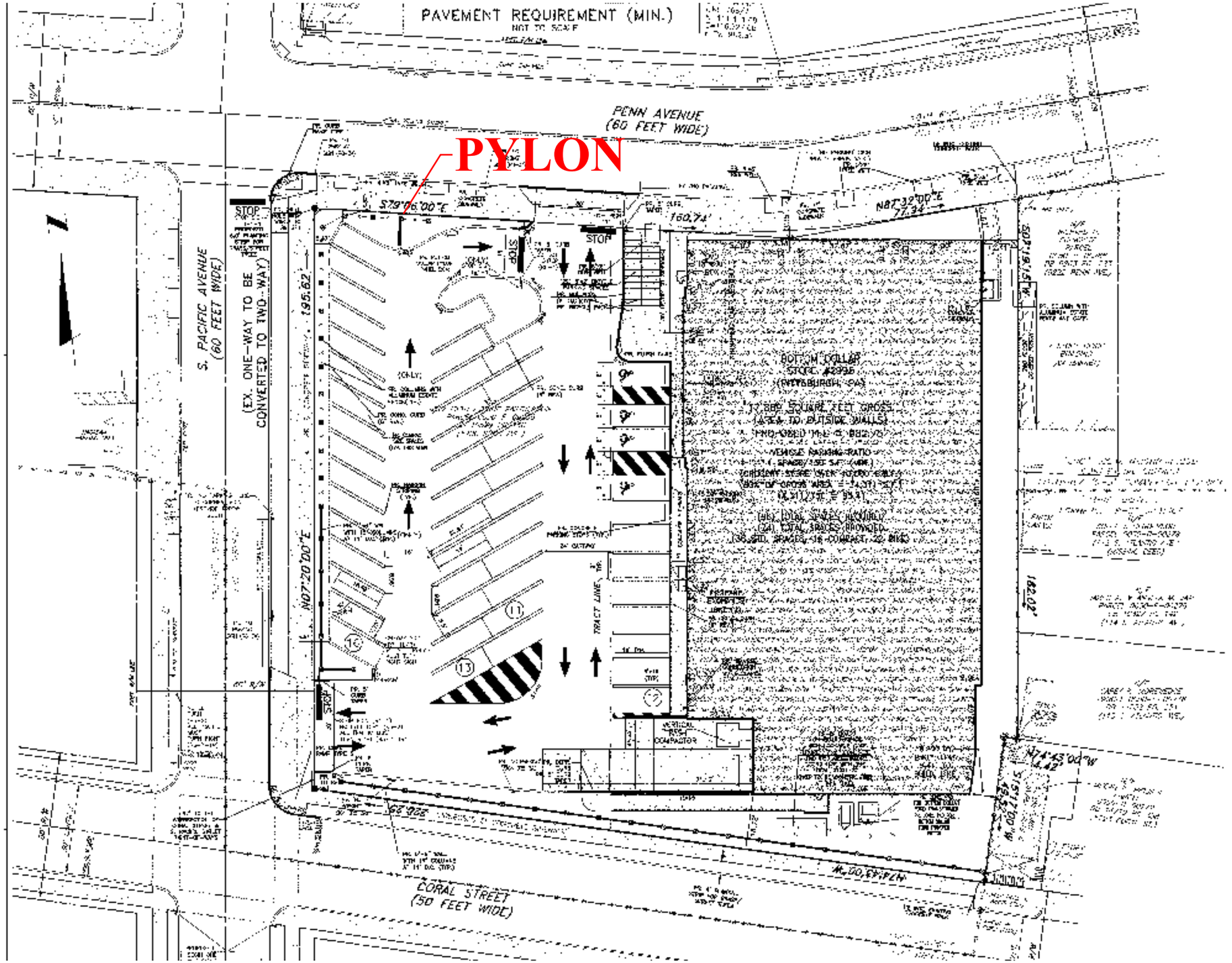

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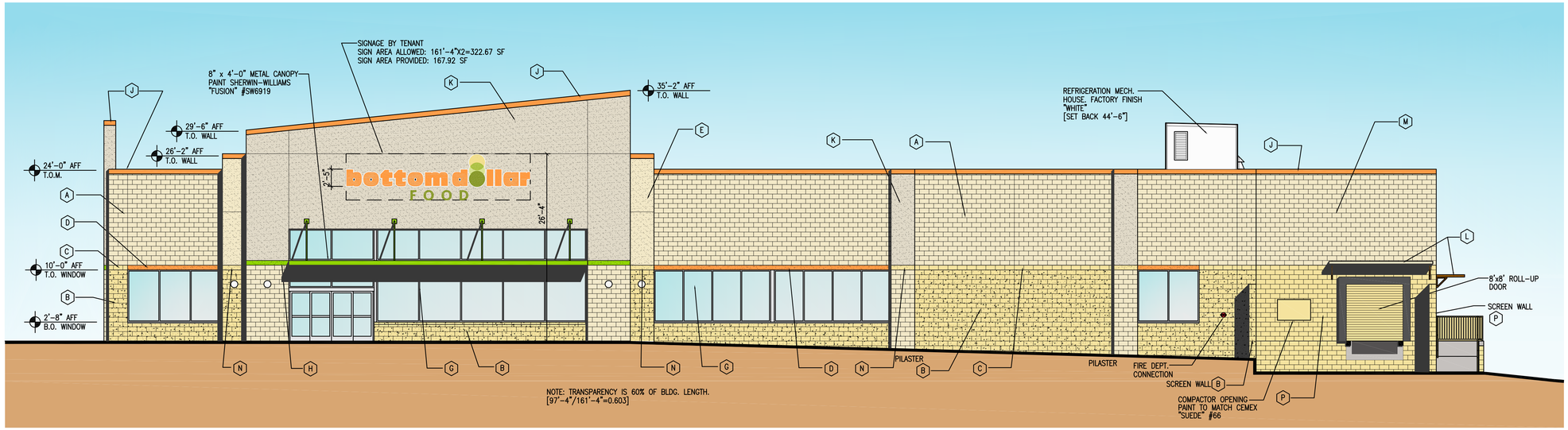
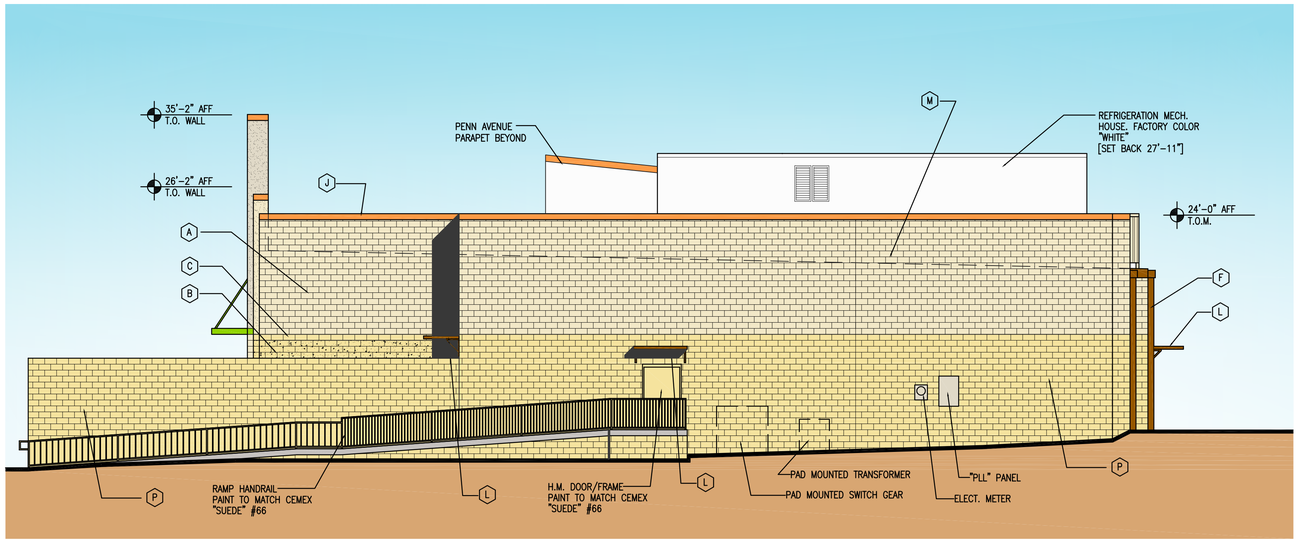


1 FRONT_ELEVATION - SOUTH PACIFIC STREET
1/8"=1'-0"



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

EXTERIOR WALL FINISH LEGEND

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

QA
QUICK - ASSOCIATES, P.A.
RALEIGH, NC

BOTTOM DOLLAR FOOD

PITTSBURGH, PA
COMMERCIAL PROPERTIES, LLC - RALEIGH, NC

ARCHITECTS - PLANNERS
BDF STORE #P-3156
11206.00 14 APRIL 2014

A-1

APPLICATION FOR REVIEW

PAID

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

C-769

(check applicable)

x INSTITUTIONAL MASTER PLAN REVIEW — File No. _____ IMP No. 20

_____ 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 341,000 sq ft
(b) Existing to be retained 3,299,292 sq ft
(c) To be constructed 1,100,000 sq ft
(d) Total upon completion 4,399,292 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	18	17
(b) Feet	240' (WPIC)	240' (PUH Expansion)
(c) Elevation	1215 (WPIC @ O'Hara)	1173 (PUH @ Fifth)

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

28. Number of existing dwelling units N/A

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

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

V PARKING INFORMATION

38. Number of parking spaces: 0 residential 0 commercial 8,387 institutional

39. Number of parking stalls: 4,920 min. full-size 3,280 max. compact 187 min. 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

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

51. Fee $ 15,025 computed as follows:

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, 2014.

Notary Public
My Commission Expires 10/27/2015

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Alyce M. Mehring, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Oct. 27, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Commonwealth of Pennsylvania
County of Allegheny

(Revised 3-12-03 pk)

UPMC Oakland Hospitals Project Area Master Plan

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

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

Project Area Master Plan 2014

UPMC OAKLAND HOSPITALS

200 Lothrop, Pittsburgh, PA 15213

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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.

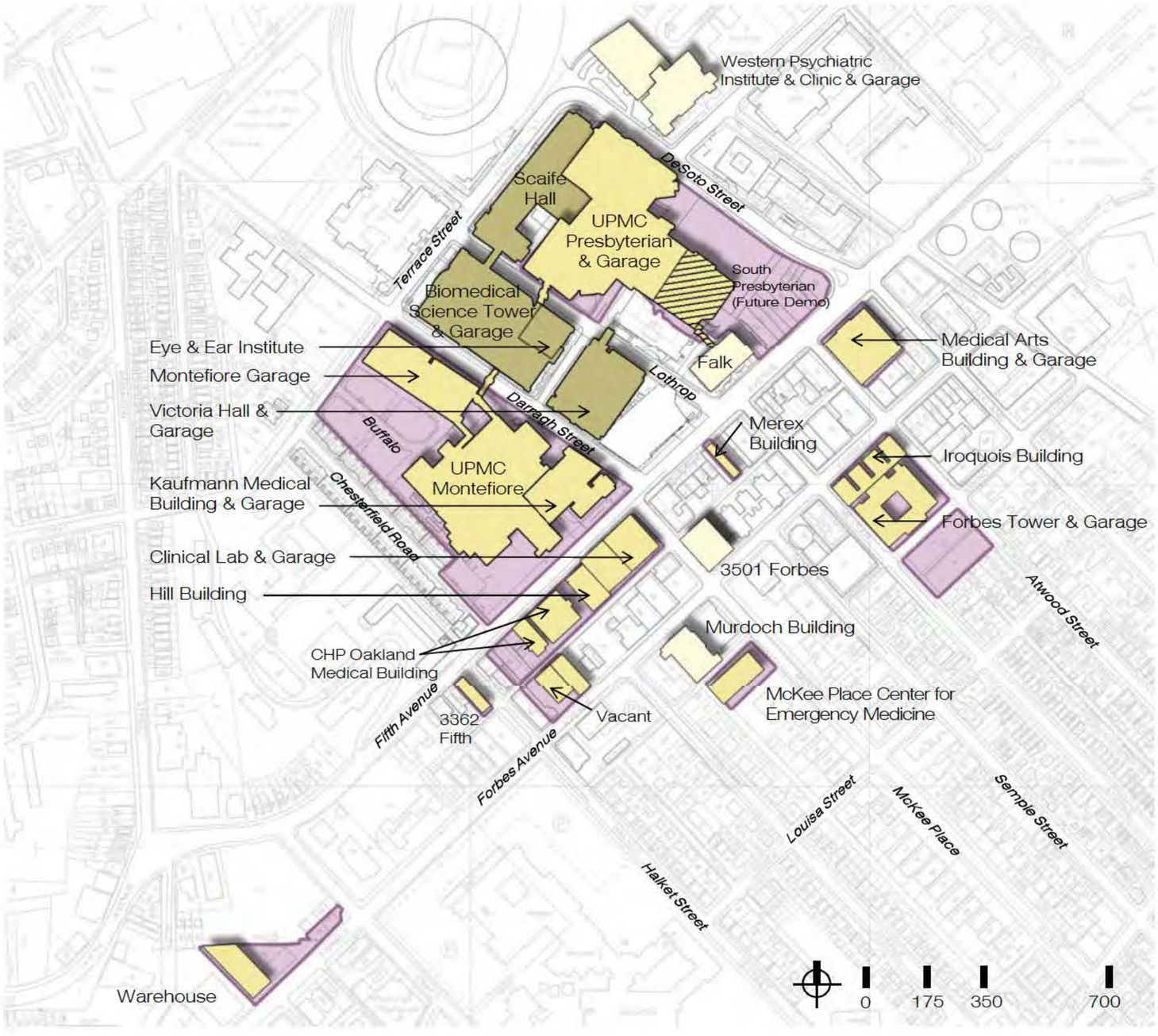
HARLEY ELLIS DEVEREAUX/Trans Associates

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.

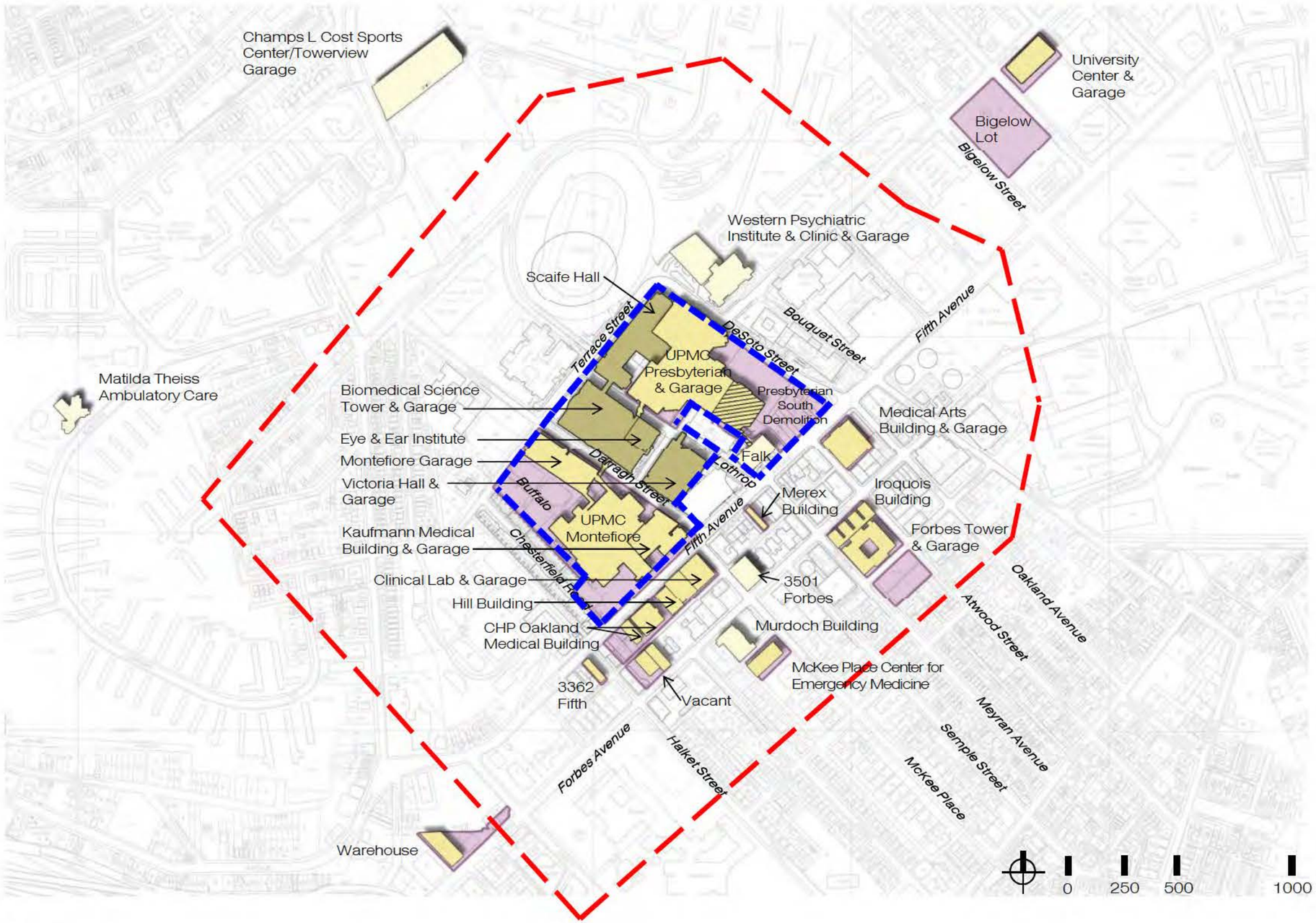
The adjacent plan shows the institutional ownership within 1,000 feet of the EMI district, the plan on the next page indicates all institutional ownership in Oakland, and the following page indicates zoning for these properties and the surrounding parcels.



Legend

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

II. PLANNING AREA - OAKLAND PROPERTY OWNERSHIP



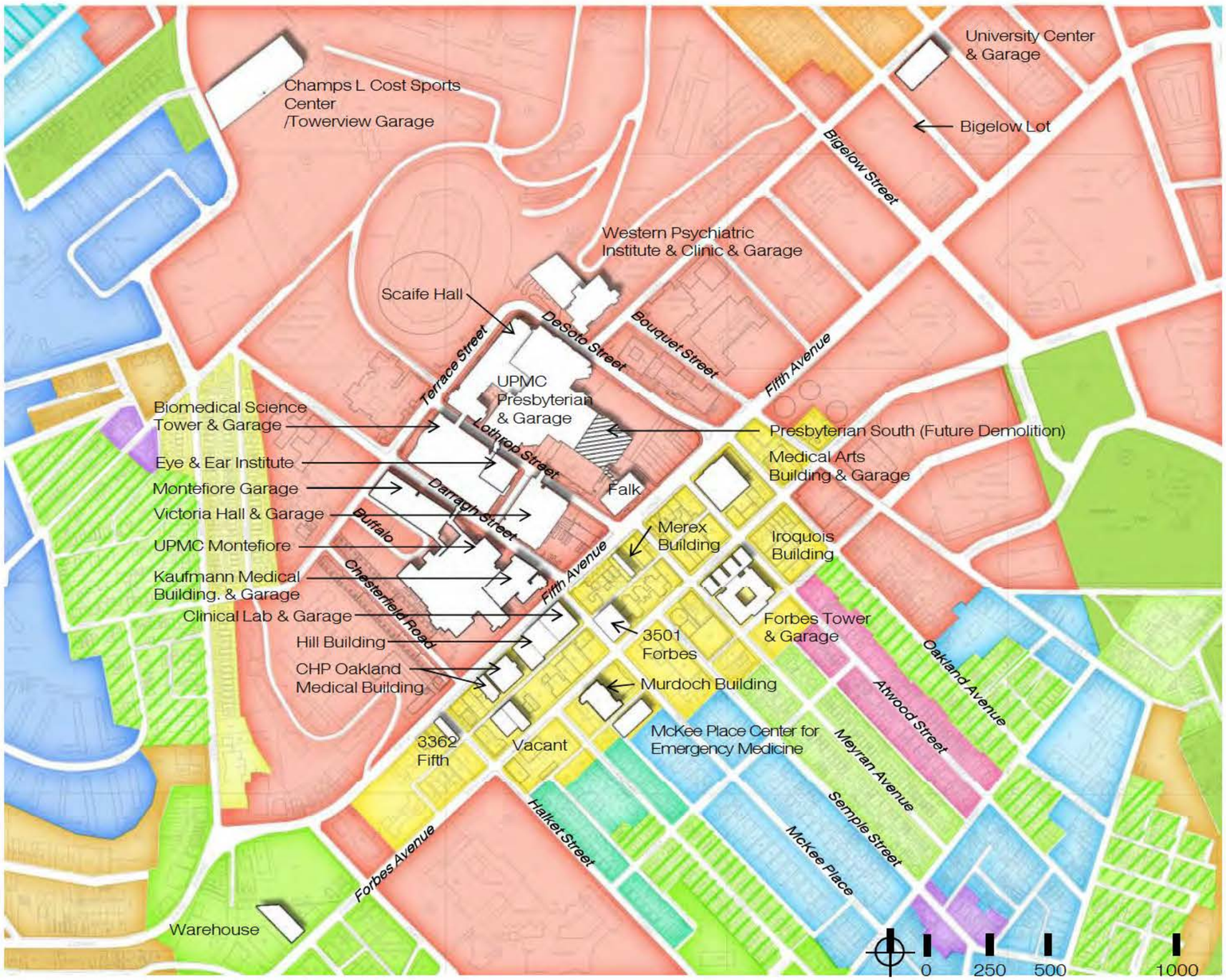
Legend

- 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.

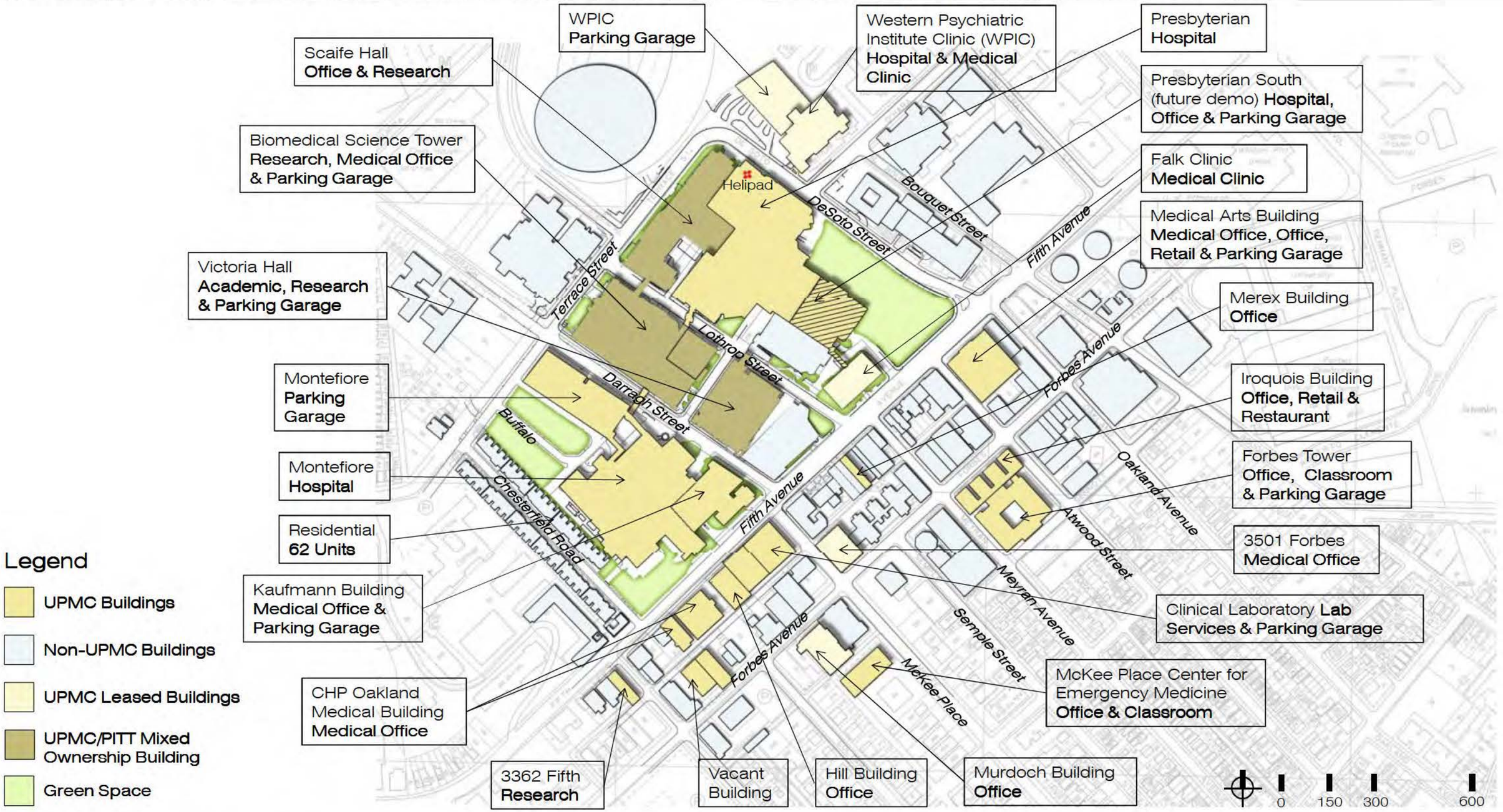
IV. EXISTING PROPERTIES AND USES

Building Coverage

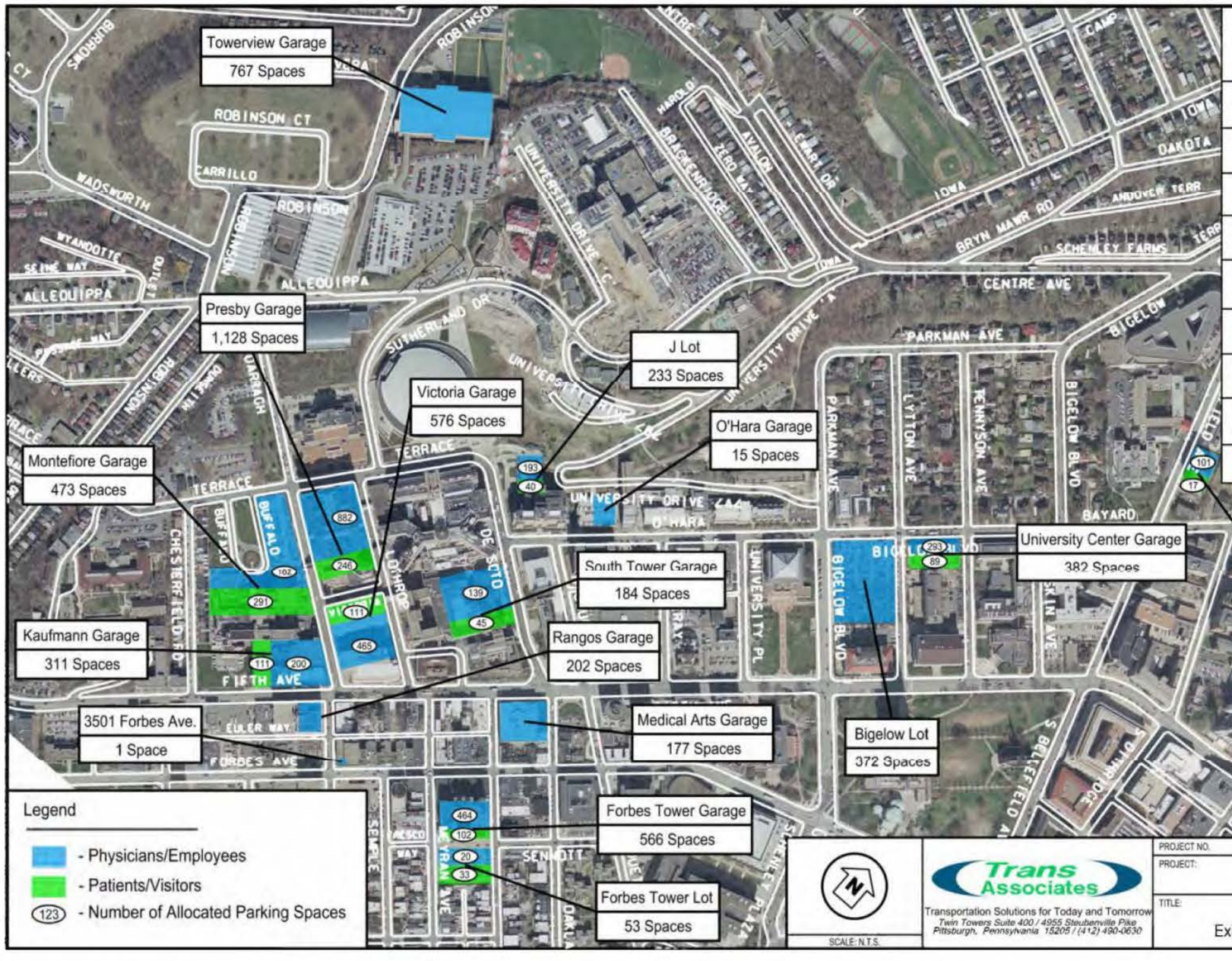
The Existing property and uses are fully described on the Existing Land Use Chart and the Existing Land Use Plan on the following page.

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



UPMC Oakland Parking Outside Study Area	
PARKING FACILITY	SPACES
Bridgeside Lot	470
House Staff Lot	10
Quantum	444
Schenley Gardens	46
Second Avenue	253
South Lot	512
South Side Warehouse	43
Sterling Lot	40

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 inadaptable. 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' @ Darraugh Street and 3' @ Terrace Street

WPIC Addition

Location: Northwest of existing facility

Description: Proposed 9 story building addition for patient care units

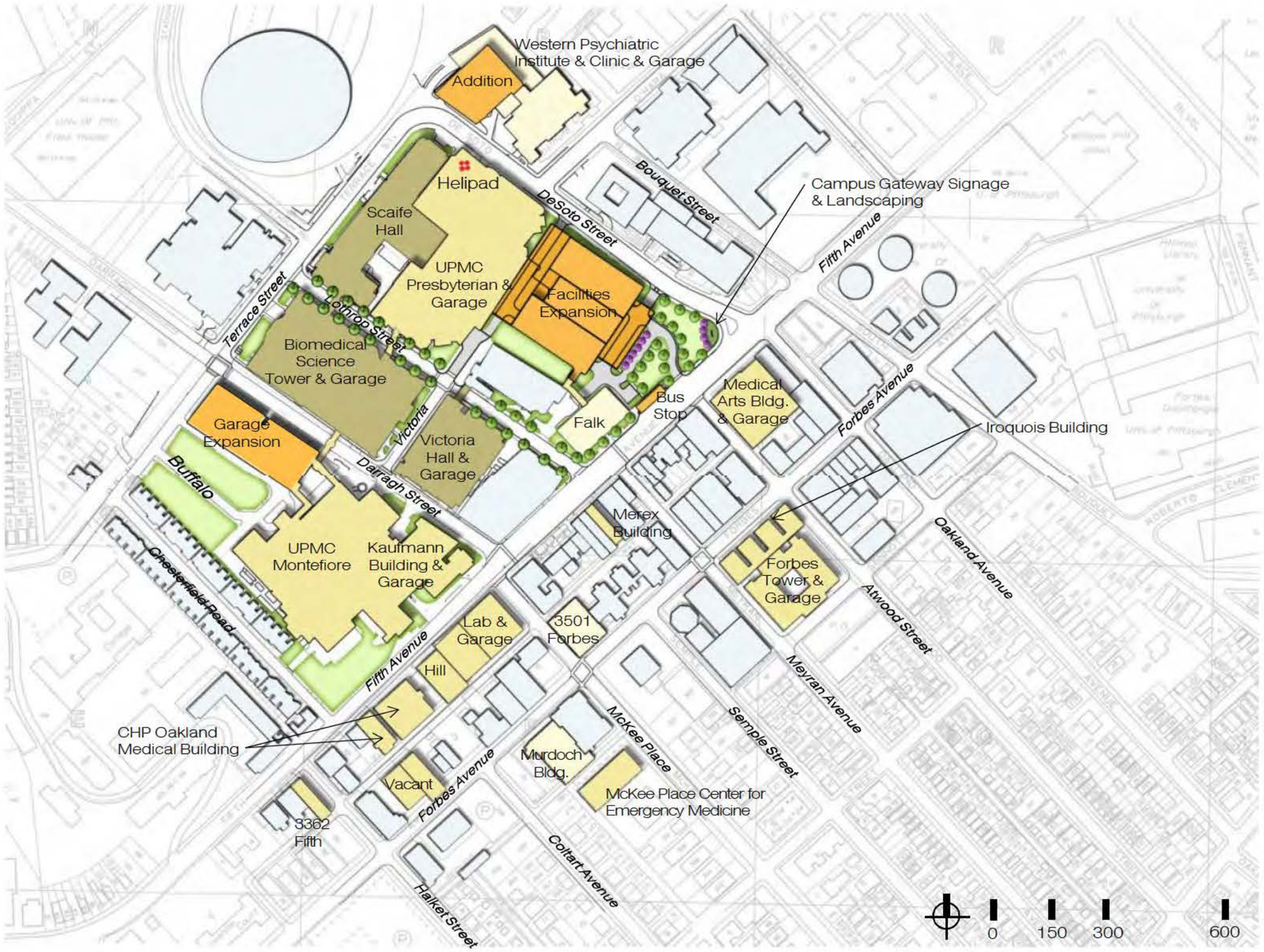
Maximum Floor Area: 200,000 gsf

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

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

Setback= 8' @ Desoto Street

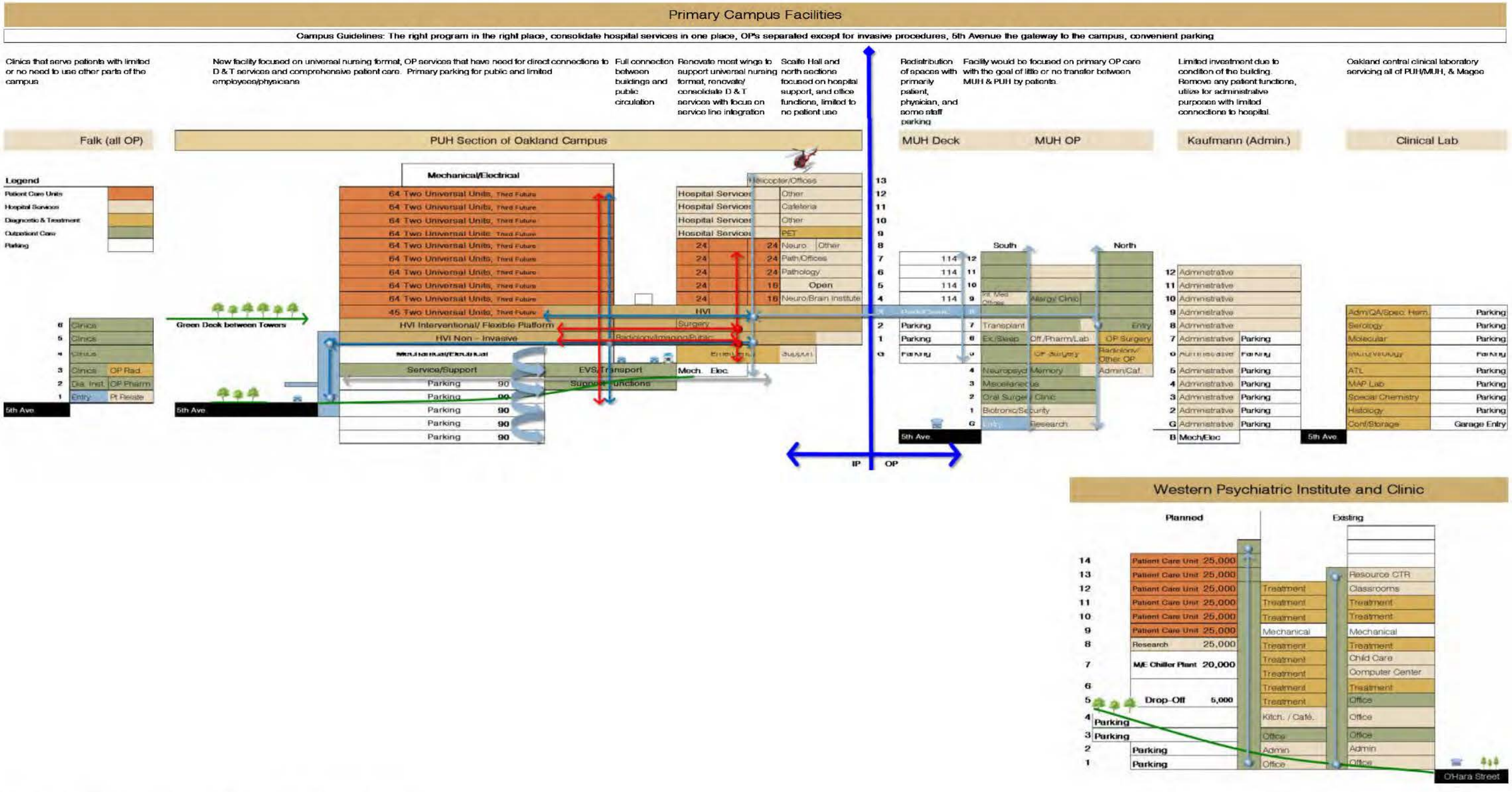
VI. TEN YEAR DEVELOPMENT ENVELOPE - MASTER PLAN



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



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

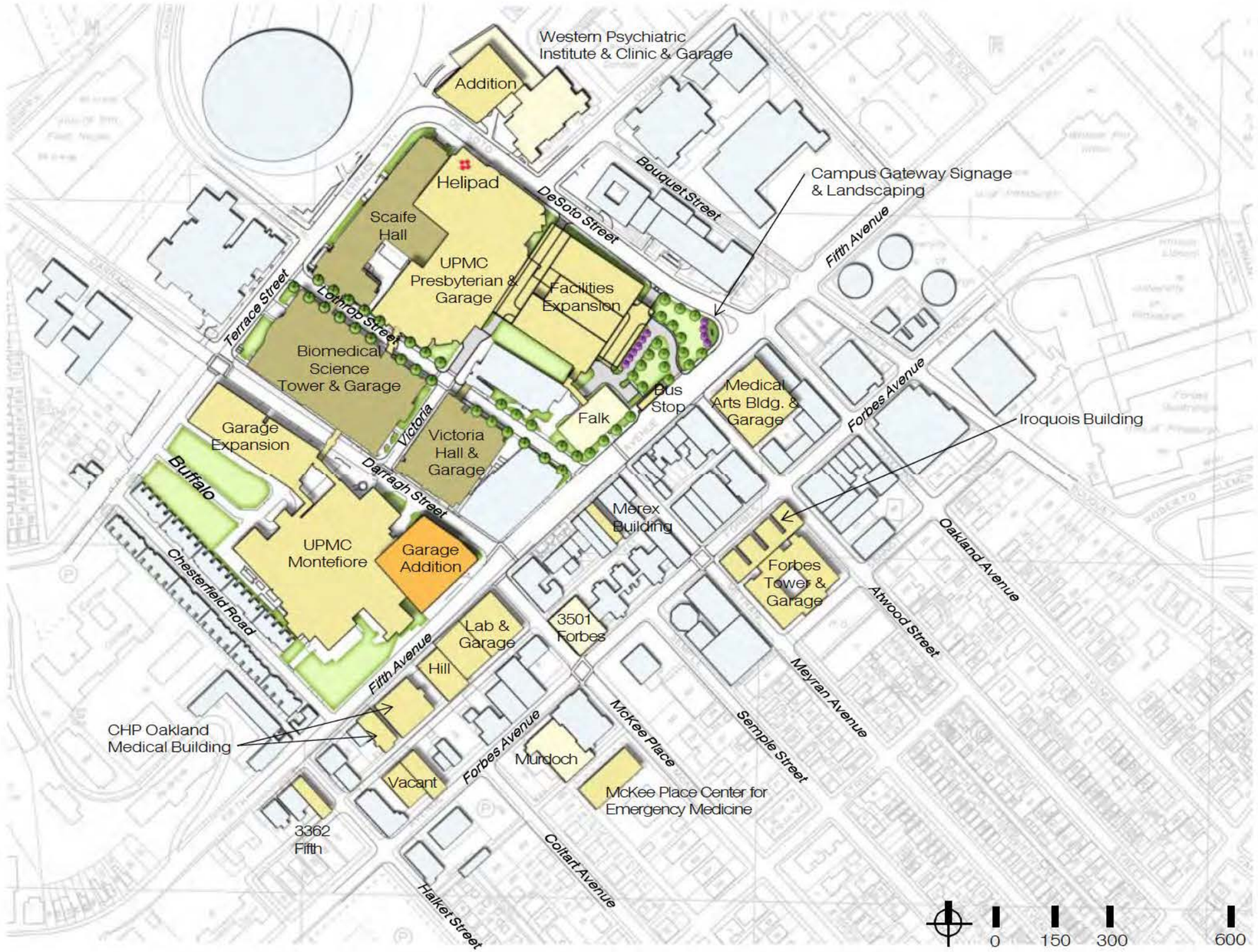
Maximum Floor Area: 34,000 gsf

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

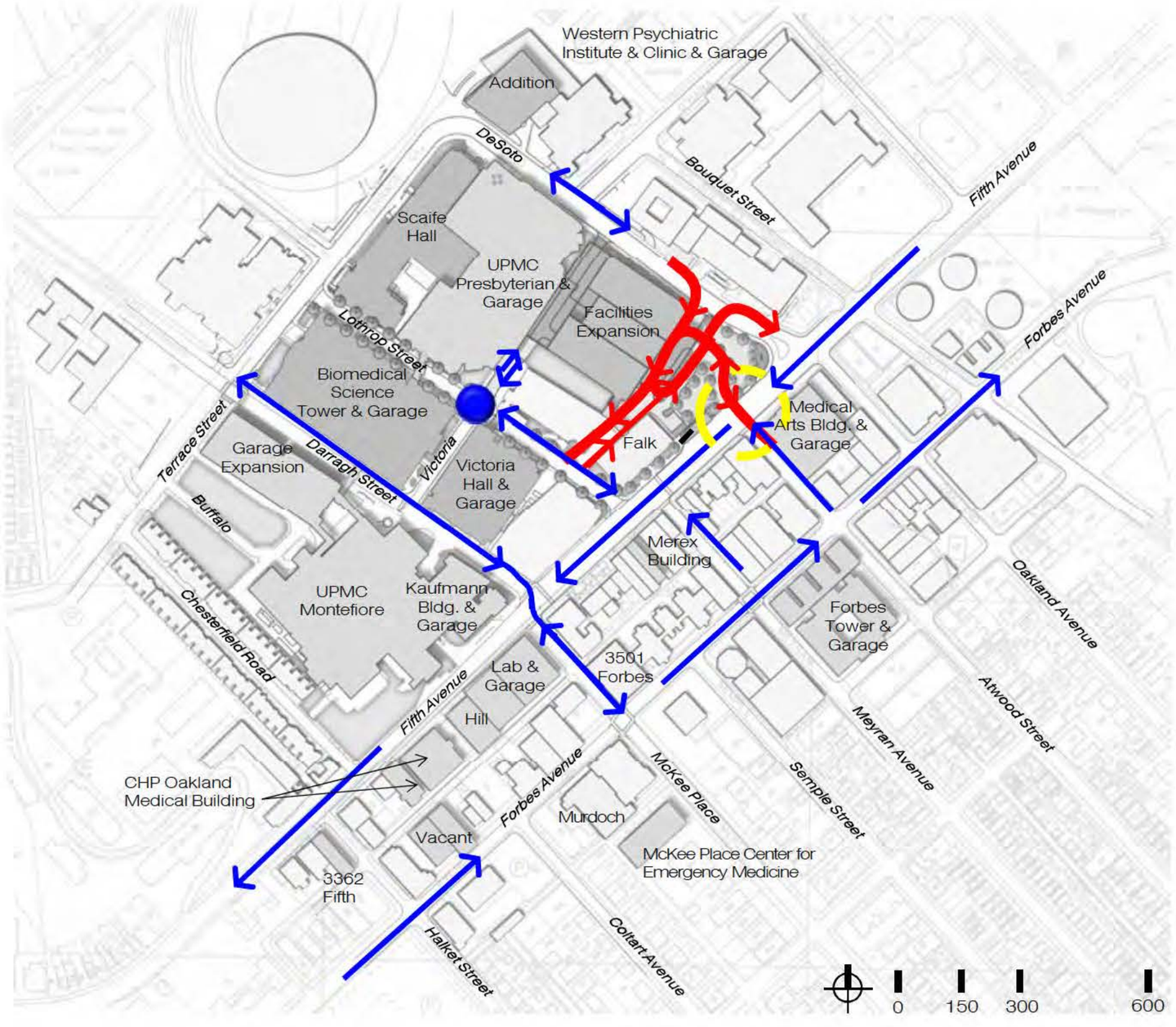
Methods

UPMC is proposing the following improvements:

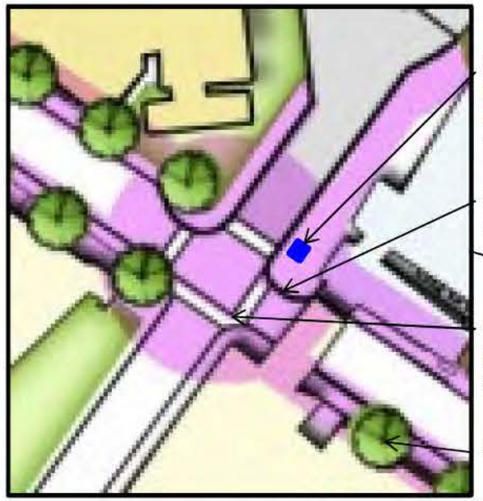
- Modify traffic signal at Fifth and Atwood to include new entry drive to UPMC Presbyterian Garage
- Provide traffic calming measures for safety

Benefits

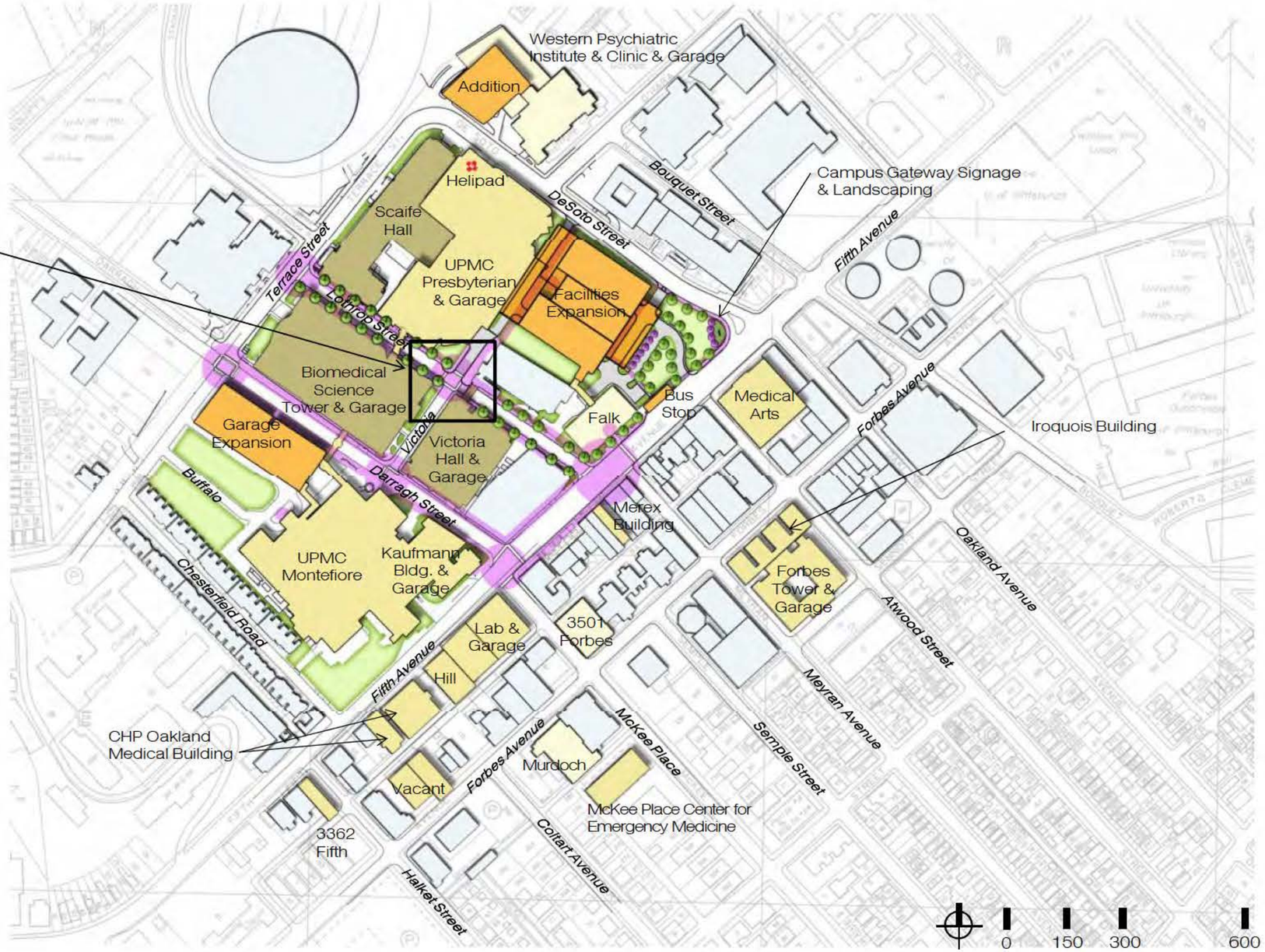
- Oakland circulation clarity
- Safer & more organized for cars and pedestrians
- Wayfinding to entry more visible off Fifth Avenue.



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 it's 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.

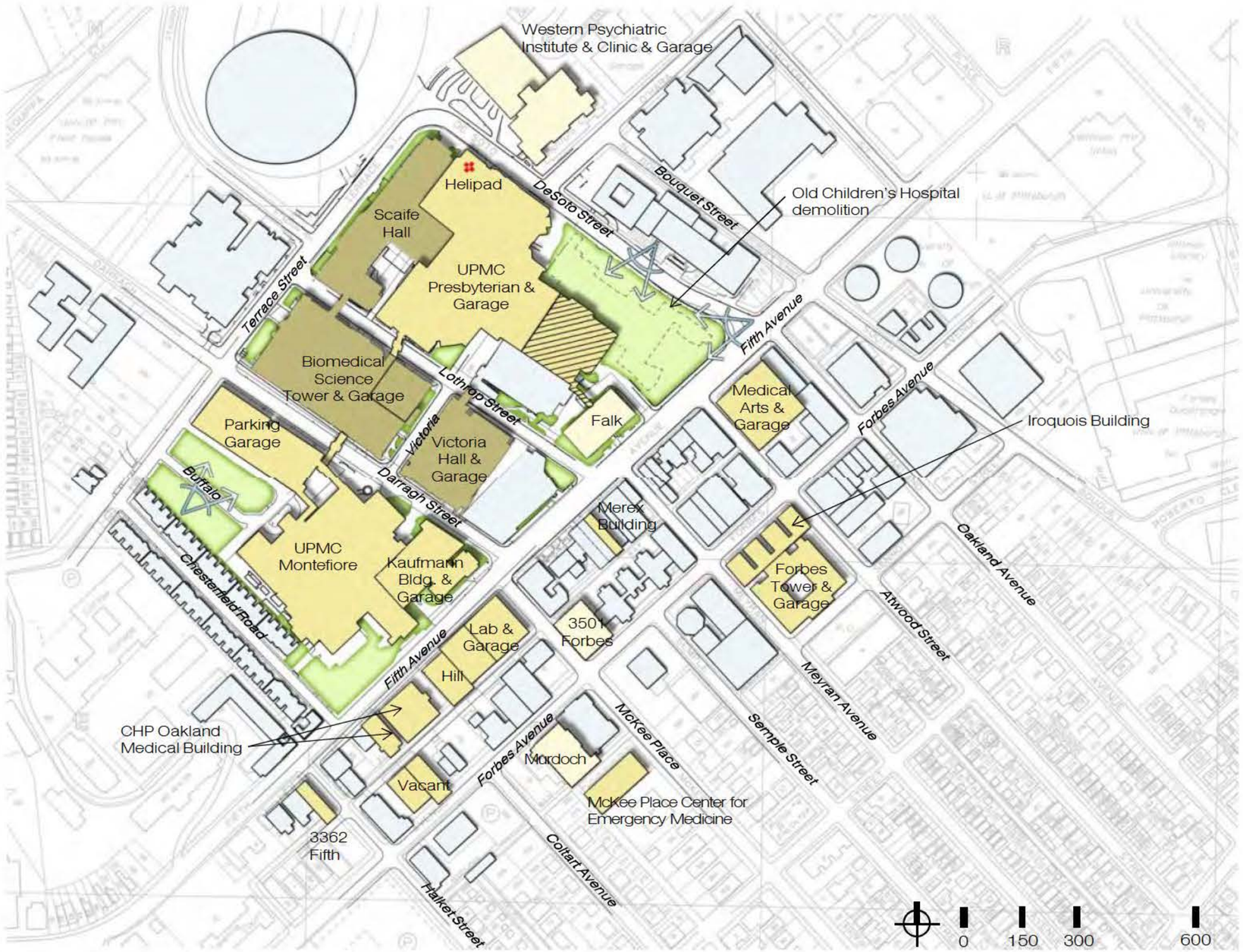
Montefiore Parking Garage Expansion:

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

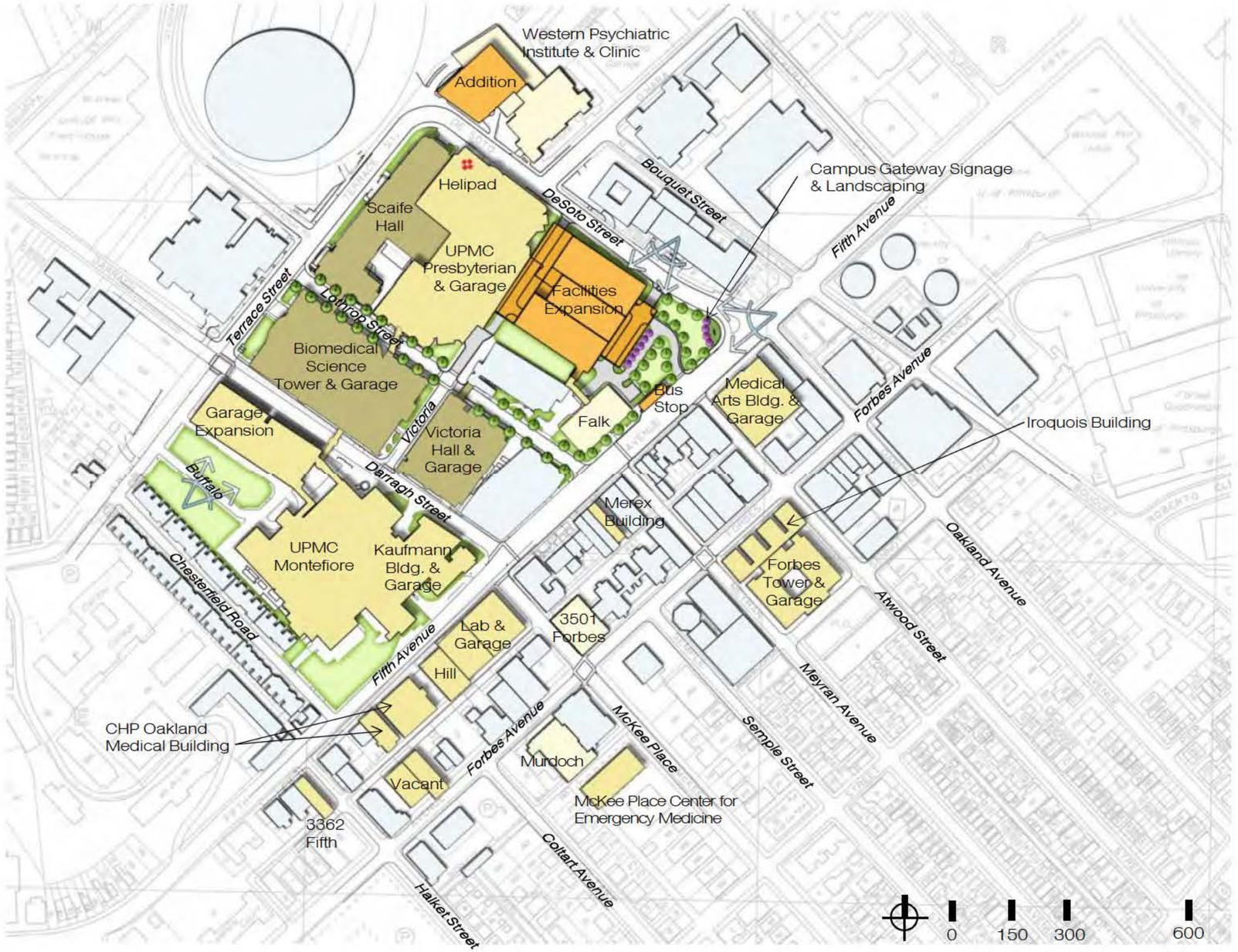
- Views
- UPMC Pervious Areas
- UPMC Impervious Areas
- UPMC Impervious Buildings
- UPMC/PITT Mixed Ownership Building
- Non-UPMC Buildings



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

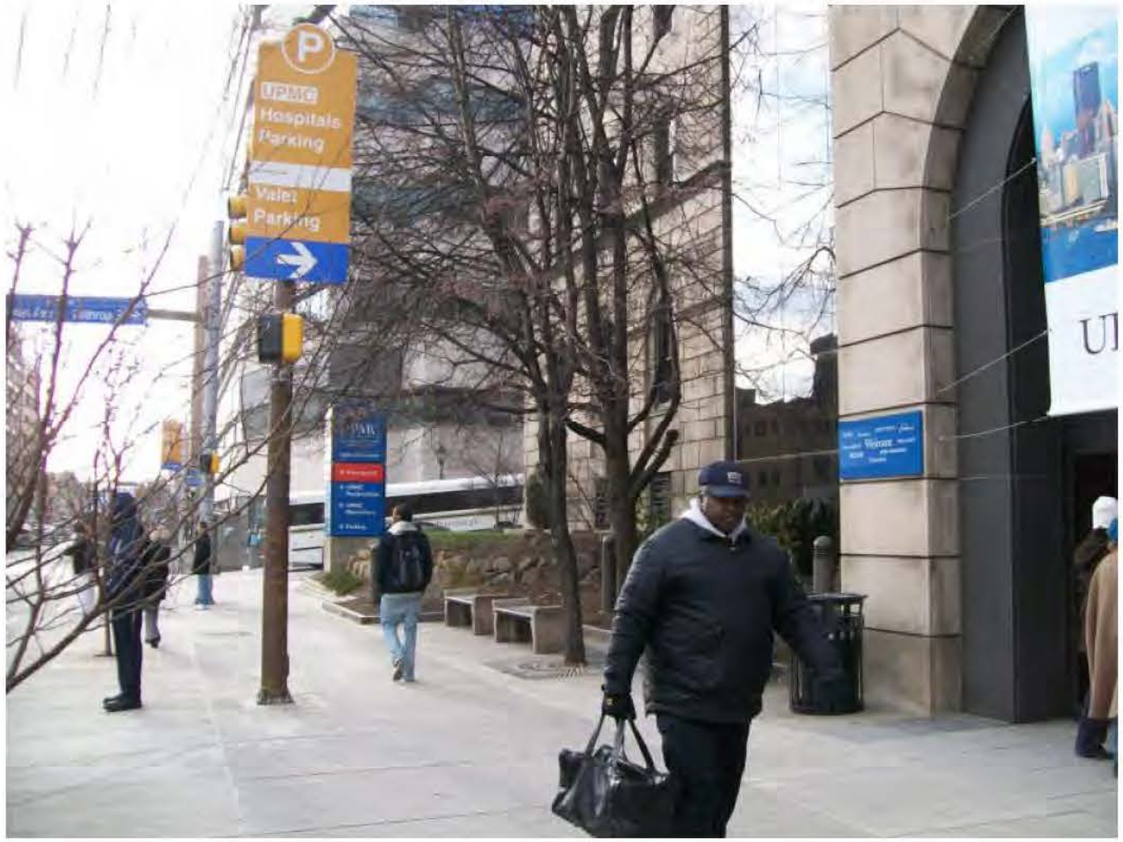


X. OPEN SPACE & PEDESTRIAN CIRCULATION PLAN

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

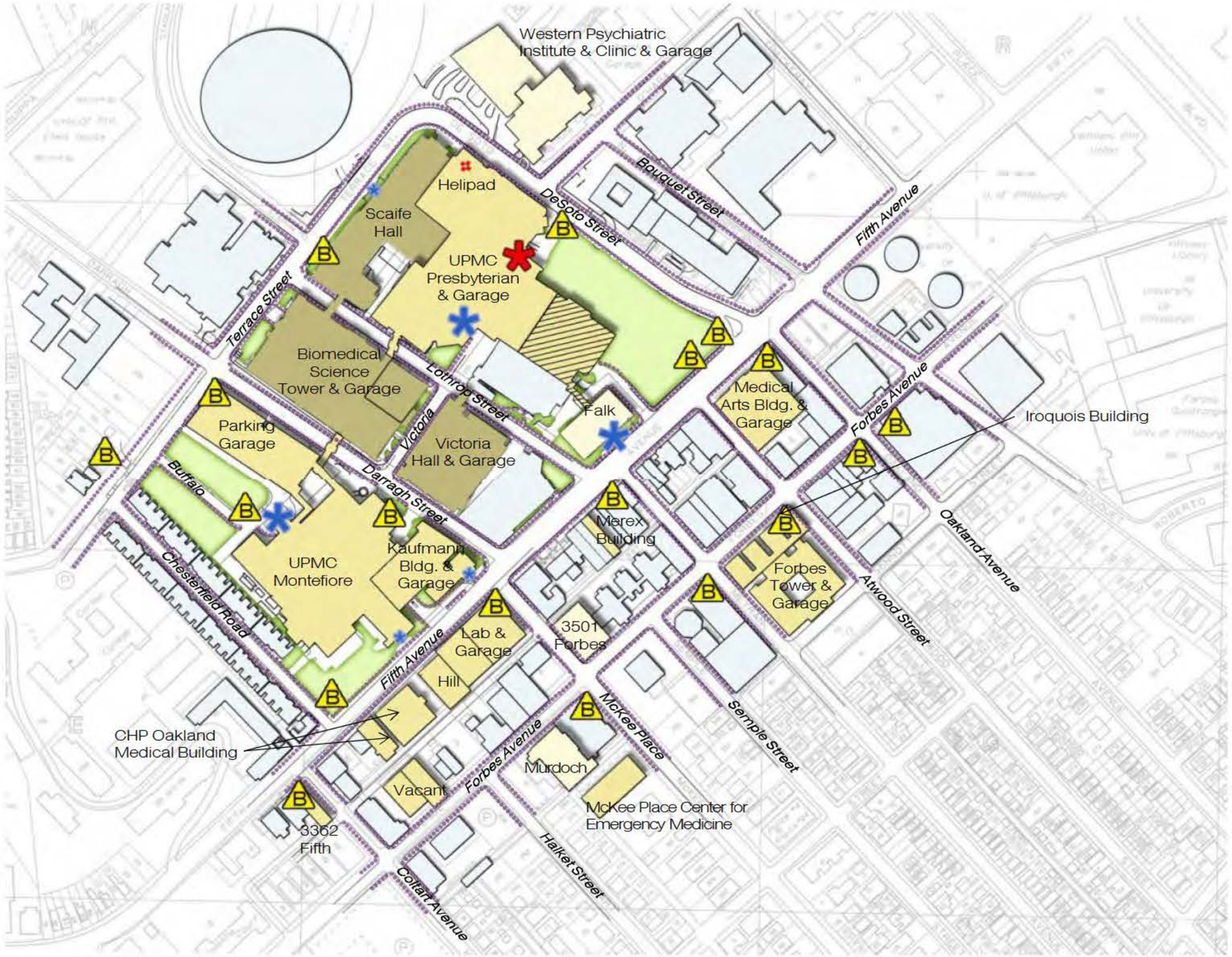
Legend

Pedestrian Circulation .....

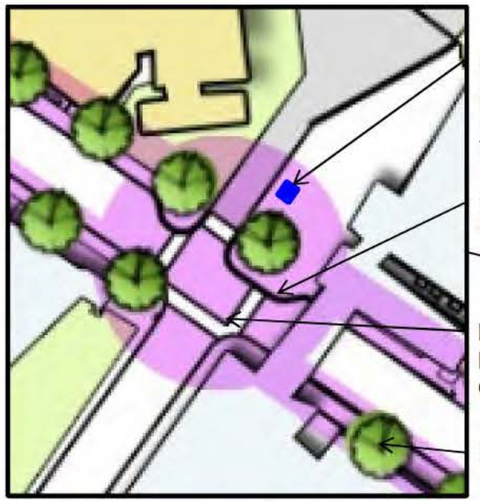
Emergency Point of Entry

General Point of Entry

Bus Stop



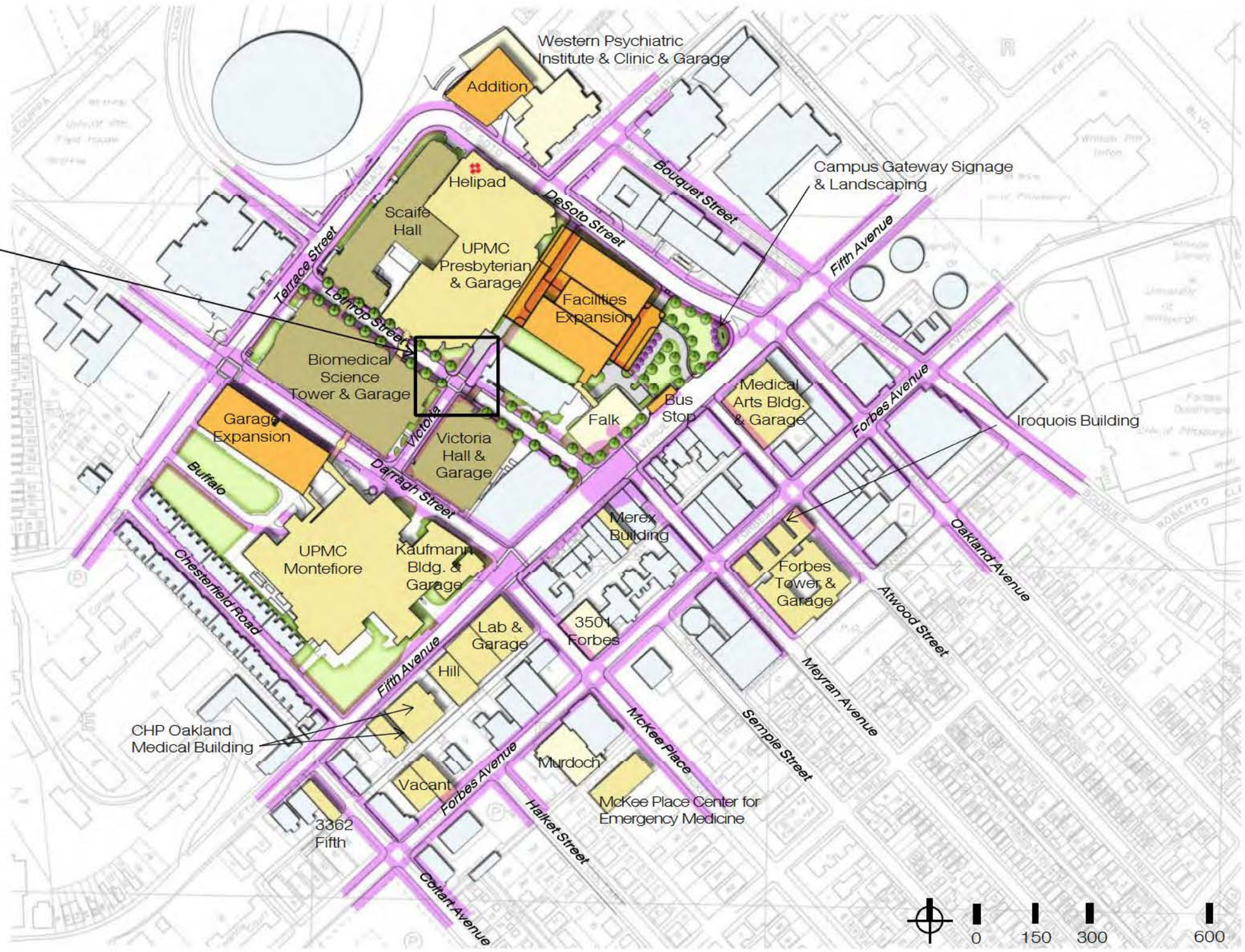
X. OPEN SPACE & PEDESTRIAN CIRCULATION PLAN - PROPOSED CIRCULATION PLAN



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.