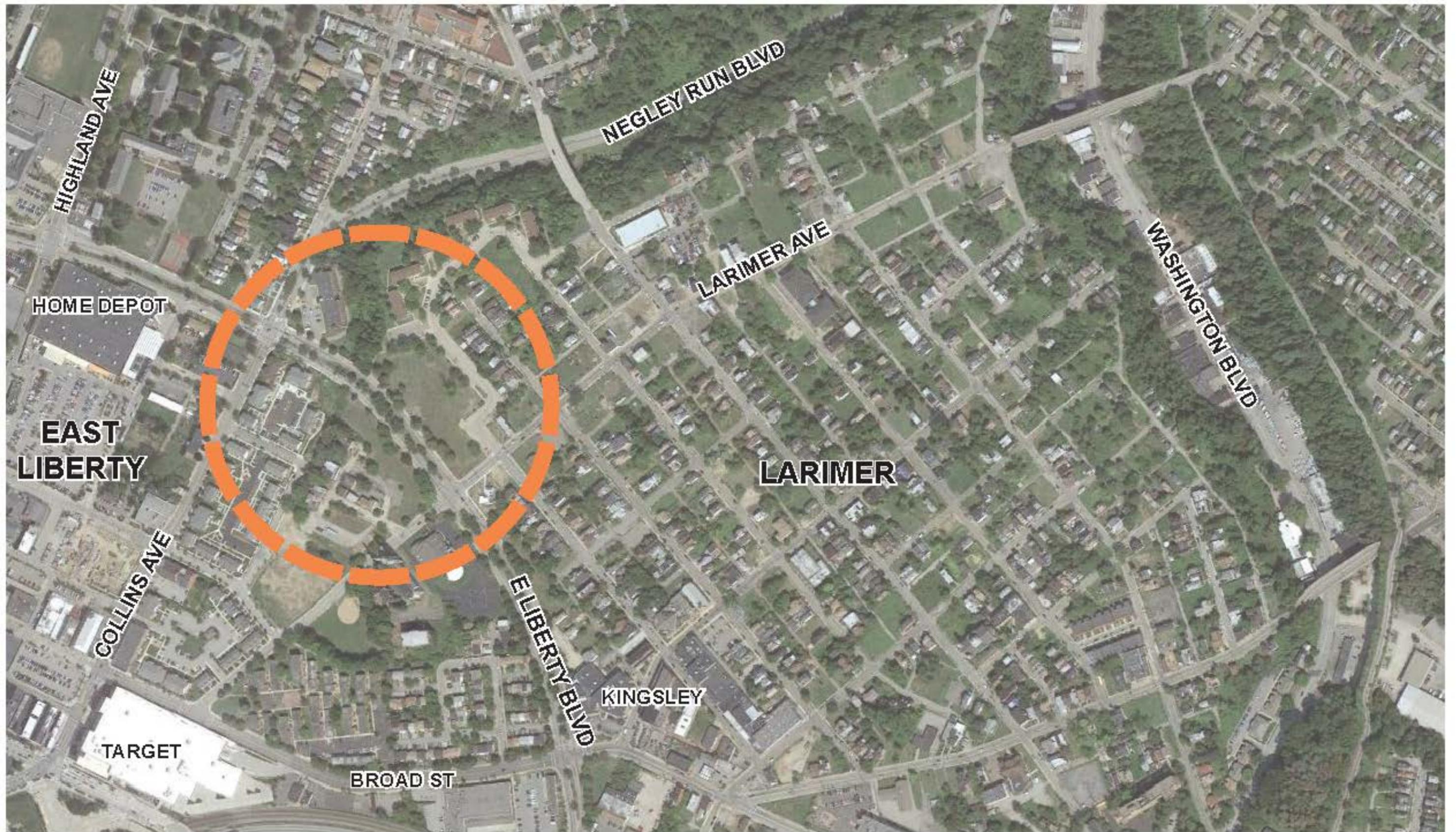




**Larimer/ East Liberty Phase I**  
Planning Commission Presentation Briefing  
August 5, 2014

Housing Authority of the City of Pittsburgh  
Larimer/ East Liberty Phase I  
(McCormack Baron Salazar)

Architecture: Tai & Lee Architects, P.C.  
Graves Design Group  
Landscape Architecture: LaQuatra Bonci Associates  
Civil Engineering: Michael Baker Engineers  
AWK Engineers



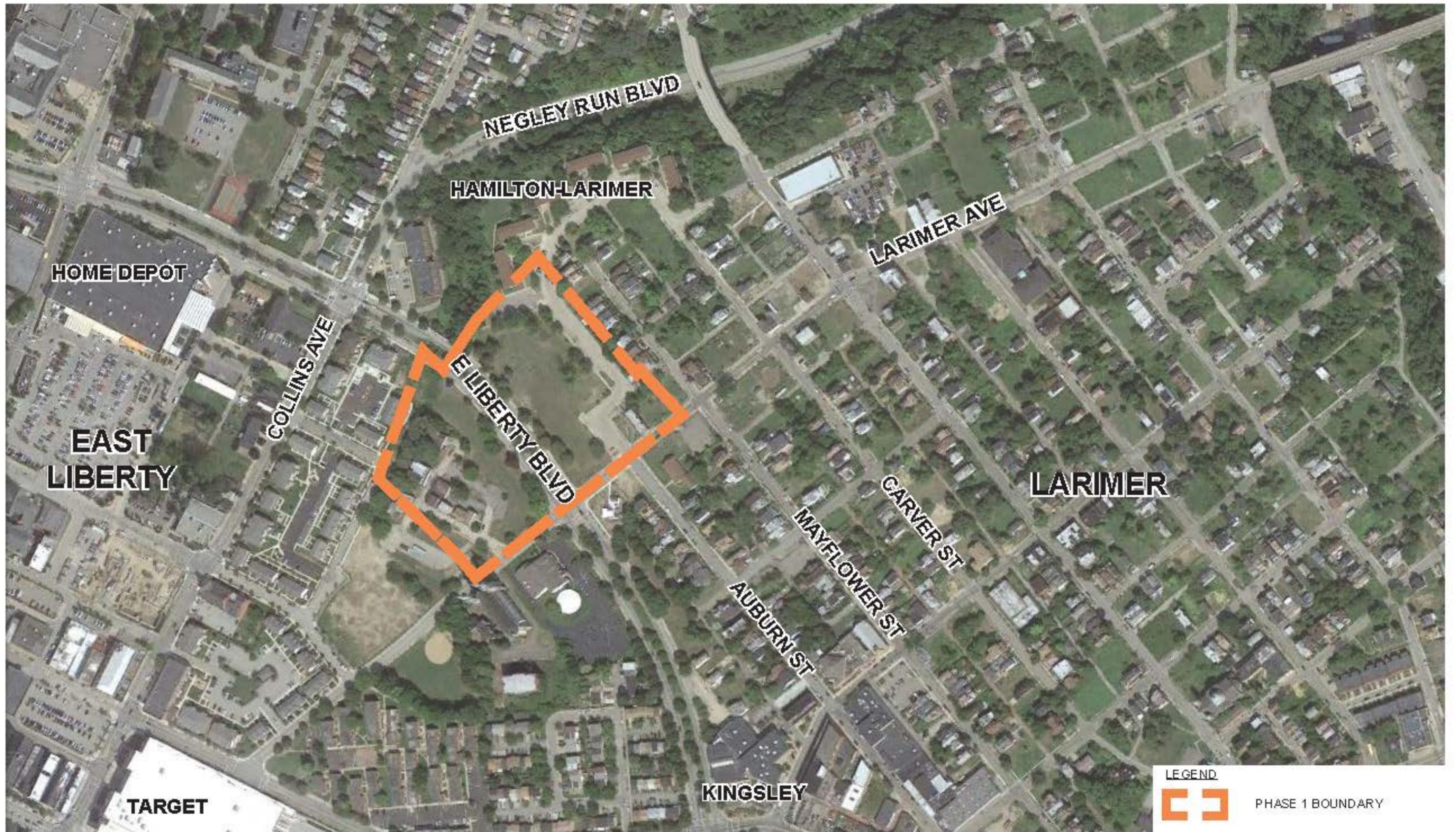
Larimer/ East Liberty Phase 1:  
CDAP Presentation

Neighborhood Scale Aerial



Larimer/ East Liberty Phase 1:  
CDAP Presentation

Illustrative Master Plan



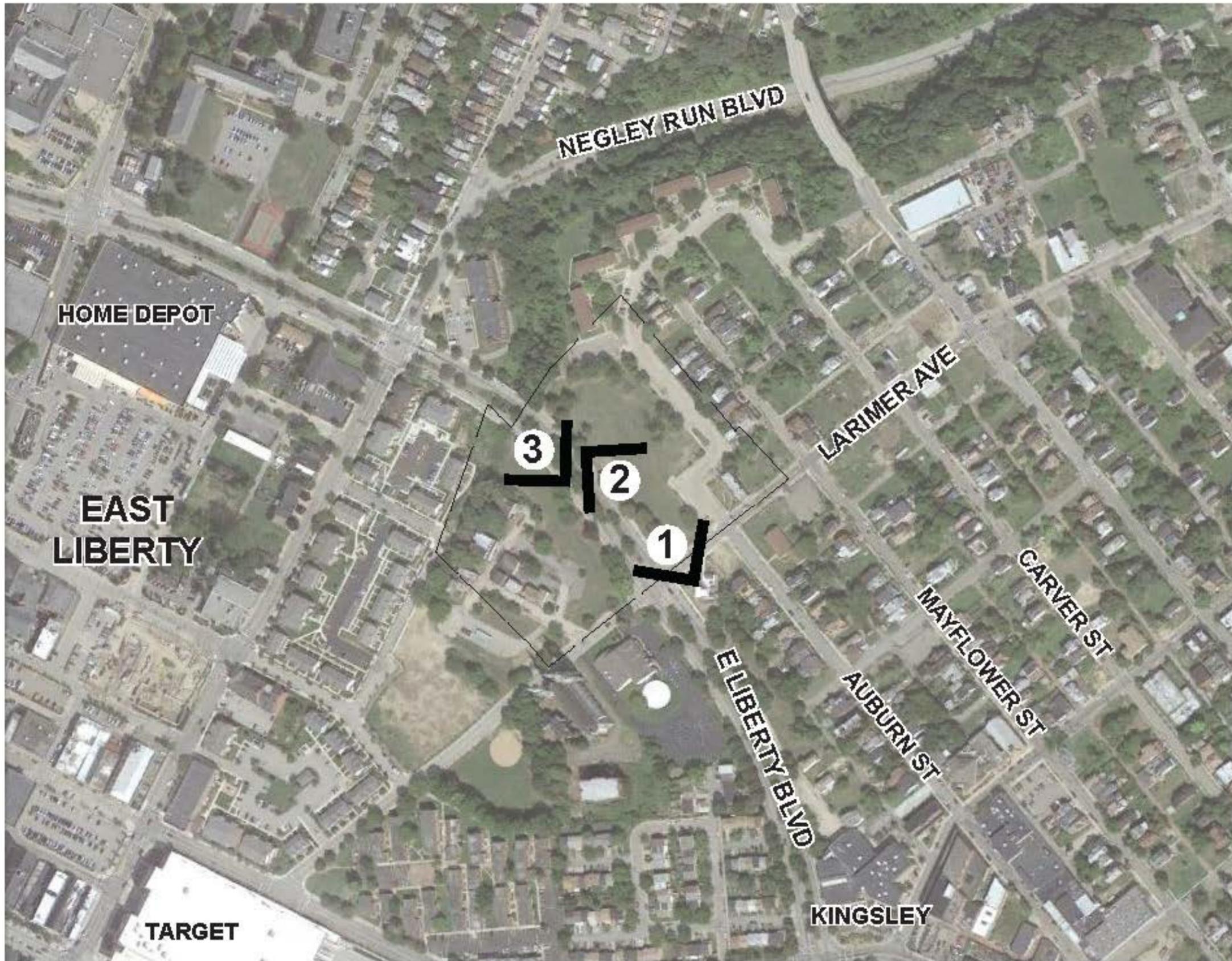
Larimer/ East Liberty Phase 1:  
CDAP Presentation

Local Scale Aerial



Larimer/ East Liberty Phase 1:  
CDAP Presentation

Context Photos



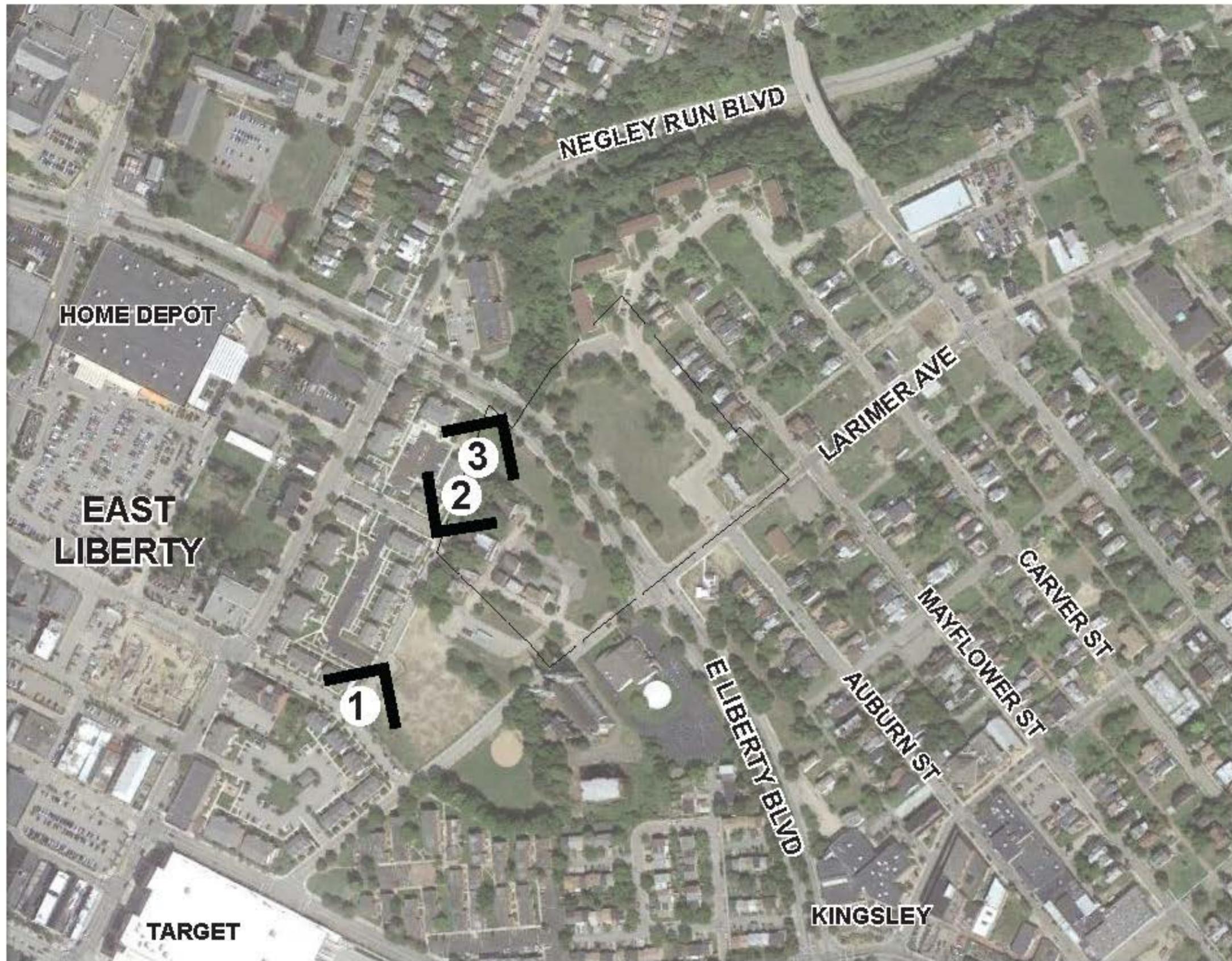
Larimer/ East Liberty Phase 1:  
CDAP Presentation

Context Photos



Larimer/ East Liberty Phase 1:  
CDAP Presentation

Context Photos



Larimer/ East Liberty Phase 1:  
CDAP Presentation

Context Photos



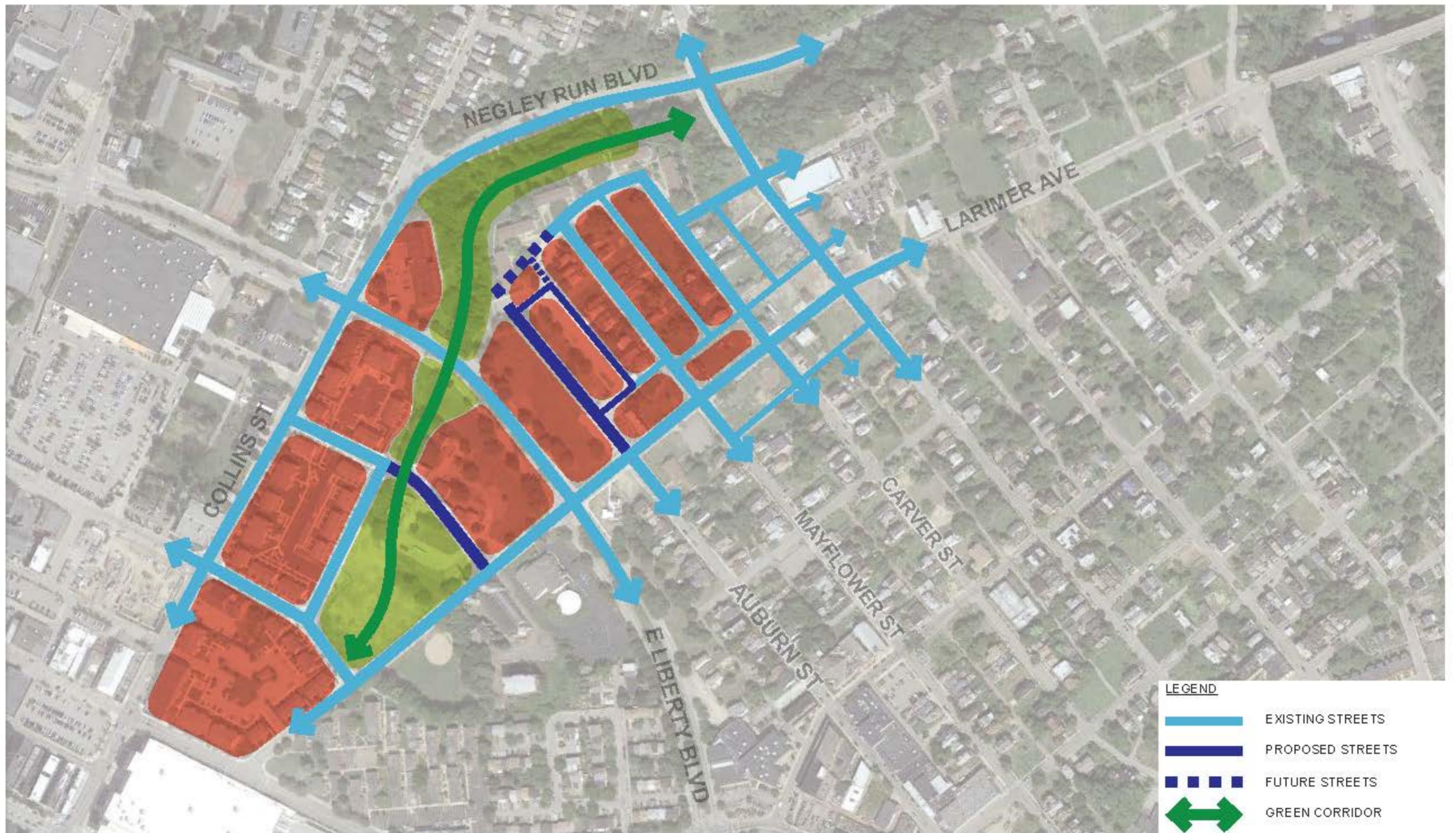
Larimer/ East Liberty Phase 1:  
CDAP Presentation

Context Photos



Larimer/ East Liberty Phase 1:  
CDAP Presentation

Context Photos



Larimer/ East Liberty Phase 1:  
CDAP Presentation

Local Scale Circulation



Larimer/ East Liberty Phase 1:  
CDAP Presentation

Local Scale Site Plan

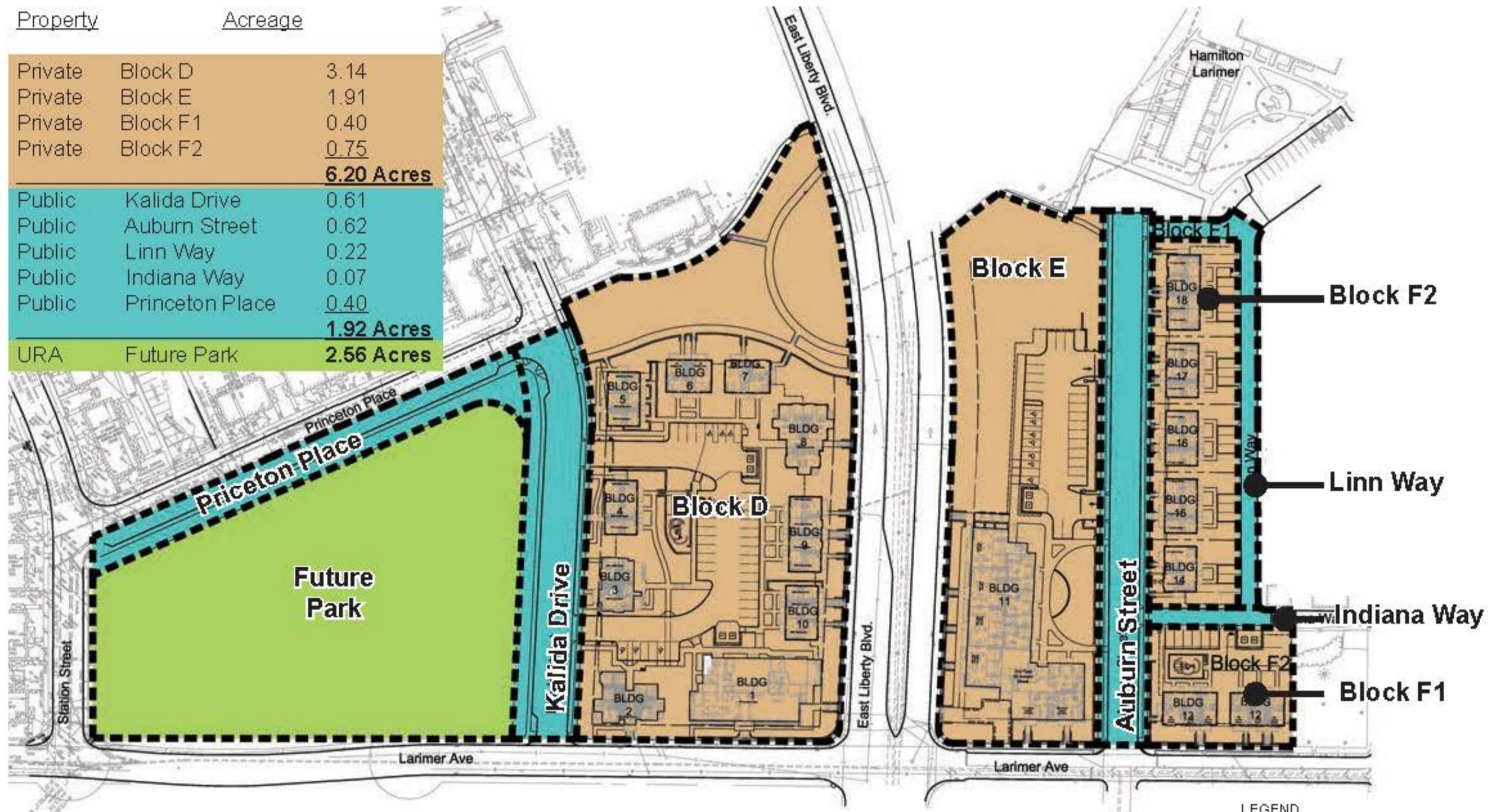




Larimer/ East Liberty Phase 1:  
CDAP Presentation

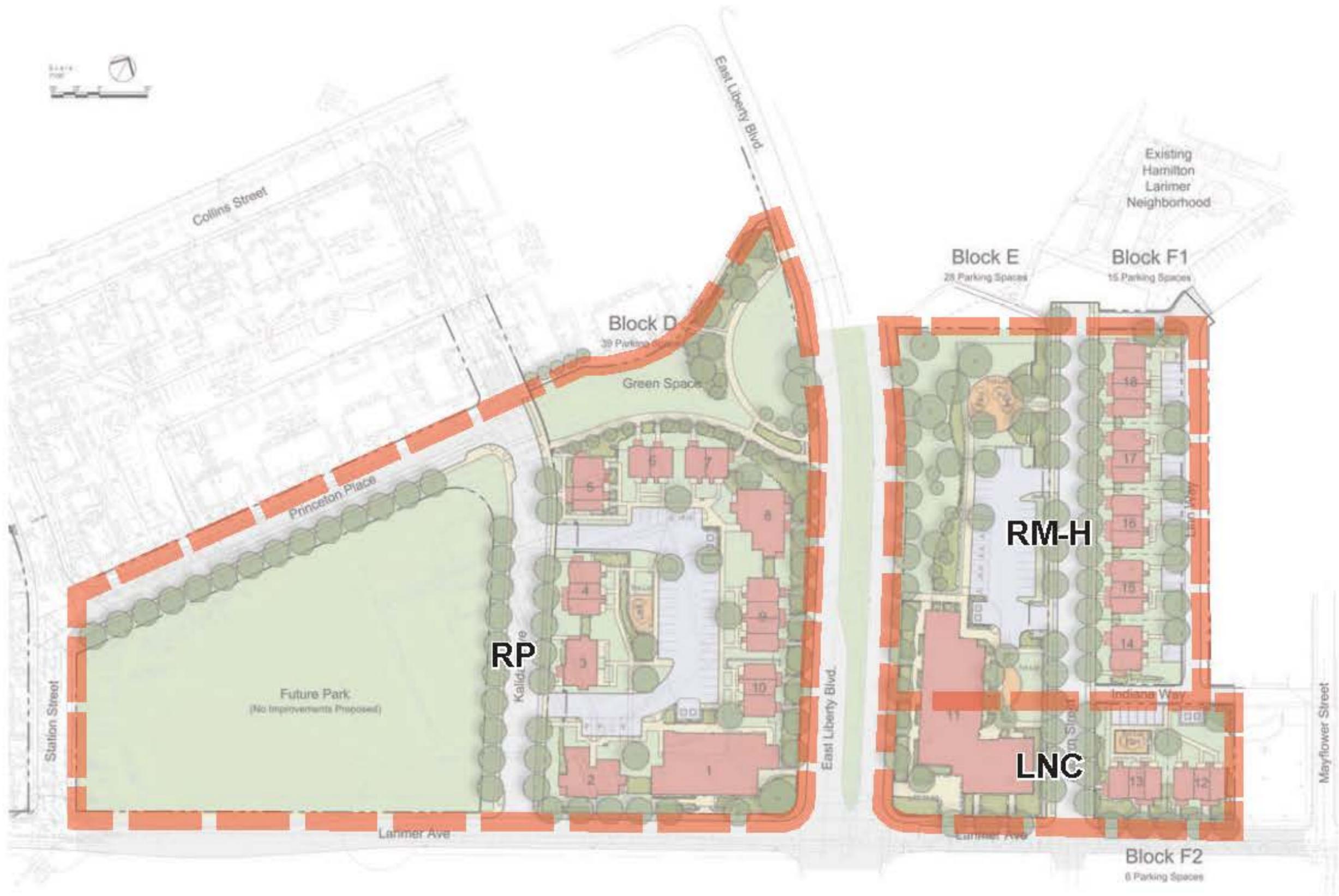
Bird's Eye Rendering

Property		Acreage
Private	Block D	3.14
Private	Block E	1.91
Private	Block F1	0.40
Private	Block F2	0.75
		<b>6.20 Acres</b>
Public	Kalida Drive	0.61
Public	Auburn Street	0.62
Public	Linn Way	0.22
Public	Indiana Way	0.07
Public	Princeton Place	0.40
		<b>1.92 Acres</b>
URA	Future Park	<b>2.56 Acres</b>



LEGEND

<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span>	PRIVATE OWNERSHIP (6.20 Acres)
<span style="display:inline-block; width:15px; height:15px; background-color:teal; border:1px solid black;"></span>	PUBLIC OWNERSHIP (1.92 Acres)
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span>	URA OWNERSHIP (2.56 Acres)





**LEGEND**

- TOWNHOMES
- APARTMENTS
- GARDEN APARTMENTS

Larimer/ East Liberty Phase 1:  
CDAP Presentation

Building Types



Larimer/ East Liberty Phase 1:  
CDAP Presentation

Auburn Street Perspective











Larimer/ East Liberty Phase 1:  
CDAP Presentation

Auburn Street Elevation



















**Larimer/ East Liberty Phase I**  
Planning Commission Presentation Briefing  
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Housing Authority of the City of Pittsburgh  
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Landscape Architecture: LaQuatra Bonci Associates  
Civil Engineering: Michael Baker Engineers  
AWK Engineers

Ordinance amending the Pittsburgh Code, Title Nine, Zoning, Chapter 919, Signs, by making various changes in Sections 919.01.C, 919.03M.7 and 919.03M.4.

**Be it resolved by the Council of the City of Pittsburgh as follows:**

**Section 1.** The Pittsburgh Code, Title Nine, Zoning, Chapter 919, Signs, Section 919.01.C – Special Definitions, is hereby amended to add:

**919.01.C – Special Definitions**

**25. High Wall Sign means a sign containing only the name of the building or business mounted higher than forty (40) feet above grade.**

**Section 2.** The Pittsburgh Code, Title Nine, Zoning, Chapter 919, Signs, Section 919.03.M.7 – GT and DR Zoning Districts, is hereby amended as follows:

**919.03.M.7 – GT and DR Zoning Districts  
In the GT and DR Zoning Districts**

(a) Wall mounted signs, except for public destination facilities, are permitted provided that;

(i) The total face area shall not exceed two (2) square feet of sign face area for each lineal foot of building wall width to a maximum of eighty (80) square feet and shall be mounted no higher than forty (40) feet above grade ~~[except where expressly permitted.]~~

(ii) For buildings with multi-commercial tenants on the first and second floors one (1) additional tenant business or identification sign shall be permitted per tenant identifying the name of the tenant or business, the total face area of which shall not exceed two (2) square feet of sign face area for each lineal foot of tenant frontage to a maximum of eighty (80) square feet per sign on each wall or façade and shall be mounted no higher than the second floor above grade.

(iii) Tenant signs are to be located within the façade area of the tenant. Maximum letter height on all wall signs below forty (40) feet above grade shall be four (4) feet.

(b) For public destination facilities, the total face area of wall mounted signs below forty (40) feet shall not exceed a total of three (3) percent of exposed building façade area or a maximum of two hundred (200) square feet per façade, whichever is smaller, shall permit electronic identification signs with no motion or animation, and shall be subject to design review and approval by the City Planning Commission.

~~[(c)Only the name of the building or business shall be (c) mounted higher than forty (40) feet above grade and may face in all directions but shall not be roof mounted nor project at above the roof peak or parapet wall, shall not exceed in face area forty (40) square feet or two (2) percent of exposed façade area whichever is larger, shall be limited to four (4) per building, shall include no motion or animation, shall not exceed a luminance of two thousand five hundred (2,500) nits during daylight hours between sunrise and sunset, shall not exceed a luminance of two hundred fifty (250) nits at all other times, shall permit electronic illumination with no motion or animation, and shall be subject to design review and approval by the City Planning Commission. All applications shall include certification that the sign will comply with luminance level standards at the time of application and must certify again that the sign is operating in compliance with the standards prior to issuance of an occupancy permit. ]~~

~~(e) New signs mounted higher than forty (40) feet shall not be permitted, with the exception that any project having received final Project Development Plan approval on or before July 16, 2013 shall comply with the procedures for wall mounted signs in place as of July 15, 2013.~~

(c) A High Wall Sign may be authorized by City Council as a Conditional Use according to the Conditional Use provisions of Section 922.06 and the following standards:

- (i) Buildings of over 400,000 square feet gross floor area or greater may have a high wall sign signifying the building name. The building name must be determined by City Council to be a name that has been associated with the building for over fifty (50) years and is not a business or product that is still produced or in existence;
- (ii) A business may have a high wall sign if said business occupies at least fifty percent (50%) of a building of 400,000 square feet gross floor area or greater;
- (iii) The sign may face in all directions but shall not be roof mounted nor project above the roof peak or parapet wall;
- (iv) The sign shall not exceed in face area two (2) percent of exposed façade area or 800 square feet, whichever is smaller;
- (v) The sign shall be limited to four (4) per building and shall include no motion or animation;
- (vi) The sign shall not exceed a luminance of two thousand five hundred (2,500) nits during daylight hours between sunrise and sunset, shall not exceed a luminance of two hundred fifty (250) nits at all other times;
- (vii) Electronic illumination is permitted with no motion or animation;
- (viii) High wall signs shall be subject to Design Review, which shall make recommendations to Planning Commission and City Council as appropriate and as dictated by applicable law. Design Review shall

**focus on the appropriateness of the sign's scale, luminosity, and relationship to architectural details of the building on which it is proposed to be located. To this end, no high wall sign will be permitted to cover any existing window openings or important architectural and/or historic features of a building for which it is proposed;**

- (ix) **All applications shall include certification that the sign will comply with luminance level standards at the time of application and must certify again that the sign is operating in compliance with the standards prior to issuance of an occupancy permit;**
- (x) **Replacement of an existing high wall sign with a sign of equal size or smaller shall be subject to the design review and approval as a Project Development Plan in accordance with the review standards specified in Section 922.10, so long as the name of the business on the sign does not change. Change of an existing high wall sign from one business to another must comply with the Conditional Use provisions outlined above.**

**Section 3.** The Pittsburgh Code, Title Nine, Zoning, Chapter 919, Signs, Section 919.03.M.4 – HC Districts, is hereby amended as follows:

**919.03.M.4 – HC Districts  
In the HC Zoning districts:**

(a) Wall mounted signs are permitted provided that the total face area attached to a wall shall not exceed two (2) square feet of sign face area for each lineal foot of building wall width to maximum of eighty (80) square feet, and shall be mounted no higher than forty (40) feet above grade ~~[except where expressly permitted.]~~

Note: All else in this section remains unchanged.

### **Notes from 10/10 call with Councilwoman Harris**

- Should be allowed to bring in a large tenant to downtown
- Should be the primary tenant in a building
- Should not be allowed by right
- LED standards
- Size standards
- No advertisement on the signs
- No on & off, animation

### **Other Cities' Policies on High Wall Signs**

**Minneapolis, MN** – Letters and a Logo are permitted as a high wall sign if the tenant has a sign at ground level, signs are a maximum of 300 sq ft.

**Orlando, FL** – High-wall signs are a separate sign type that requires a Conditional Use.

**Chicago, IL** – A special variance is required that requires the approval of the Alderman.

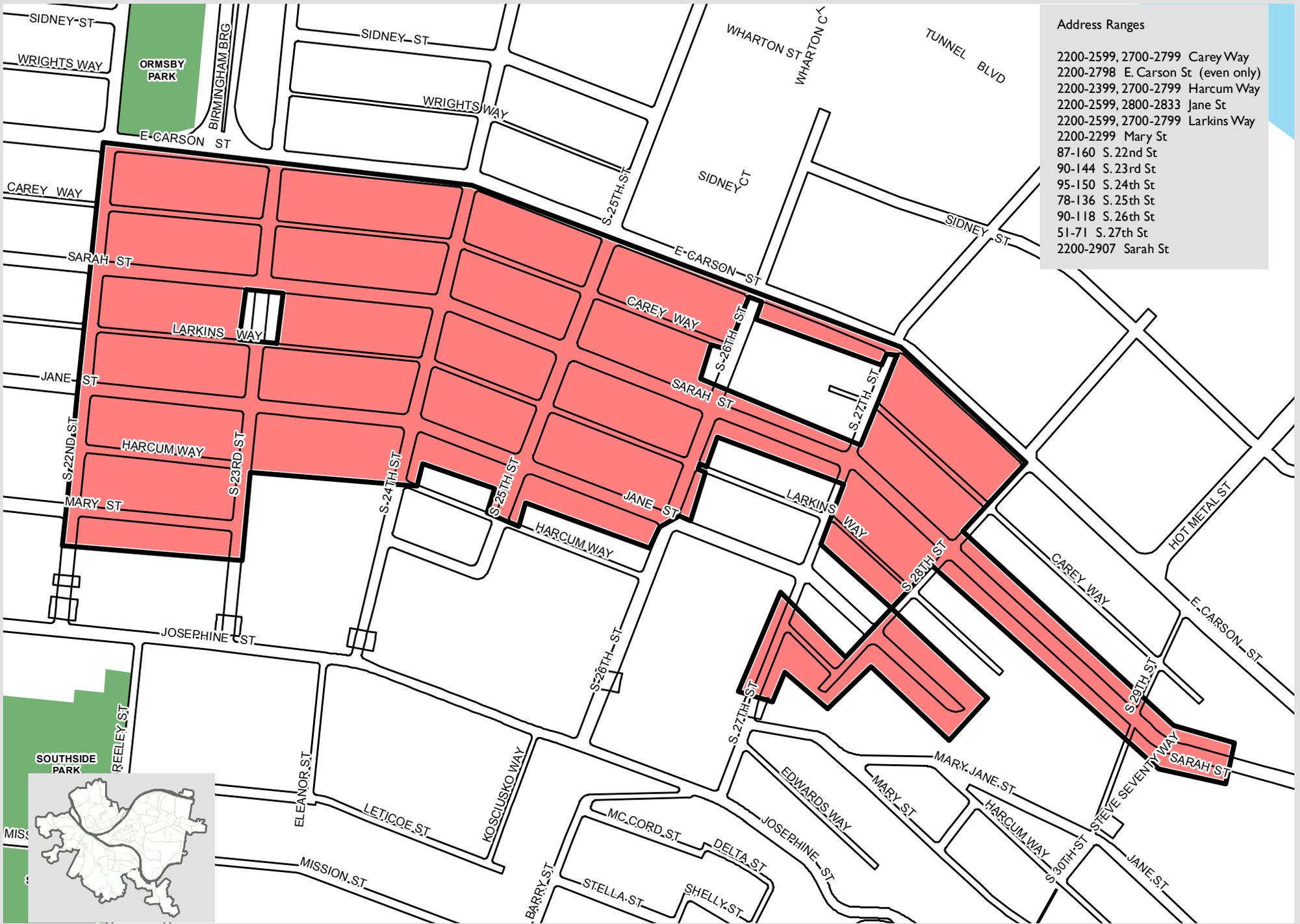
**Toronto, ON** – A special sign variance committee has to review and make recommendations on the high wall sign.

**Seattle, WA** – A proposal was made in 2011 by Planning staff to allow high wall signs for buildings of over 500' in height for tenants had over 200,000 sq. ft. in leasable space in the building. City Council voted it down because they did not want any high wall signs.

**Houston, TX** – A “headquarters sign” is permitted in the Central Business District for businesses that lease at least 45% of a building that is a minimum of 750,000 square feet. These are the only signs allowed over 42½' in height. Businesses that qualify for a headquarters signs are permitted two signs of up to 1,500 square feet.

**Madison, WI** – permits a “legacy sign” for a building if there is a direct historical relationship between the building and that name/business before 1940 and is its common recognized building name or the business or product is not still produced or in existence.

**Denver, CO, Austin, TX, and Raliegh, NC, among others** – not permitted.



**Address Ranges**

2200-2599, 2700-2799	Carey Way
2200-2798	E. Carson St (even only)
2200-2399, 2700-2799	Harcum Way
2200-2599, 2800-2833	Jane St
2200-2599, 2700-2799	Larkins Way
2200-2299	Mary St
87-160	S. 22nd St
90-144	S. 23rd St
95-150	S. 24th St
78-136	S. 25th St
90-118	S. 26th St
51-71	S. 27th St
2200-2907	Sarah St

**Residential Permit Parking  
Proposed Change to District II**

-  Streets
-  Park
-  Cemetery
-  Proposed Permit Parking
-  Greenway
-  Water



**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: CARNEGIE MELLON UNIV. Phone Number: (412) 268.5259

Address: 5000 FORBES City: PITTSBURGH State: PA Zip Code: 15213

2. Applicant/Company Name: BOB PETTE Phone Number: (412) 266.6905

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Applicant/Contractor ID: (assigned by the City)

3. Development Name: COHEN UNIVERSITY CENTER ADDITION

4. Development Location: FORBES @ MOREWOOD

5. Development Address: 5034 FORBES AVE

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

Proposed Zoning District: \_\_\_\_\_

Present Use of Site:  
(Select from attached list)

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

Certificate of Occupancy#: 71819 Date Issued: 17 JUL 1996 Existing Use of Property: STUDENT + REC SPACE

8. Estimated Construction: Start Date: 1 SEP 2014 Occupancy Date: 1 APR 2016 Project Cost: \$ 22M

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to [pittsburghpa.gov/dcp/zoning/](http://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): RECREATION, INDOOR + STUDENT ACTIVITIES

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: 3 STORY, 68,000 SF ADDITION TO COHEN CENTER FOR RECREATION + STUDENT ACTIVITIES

12. Is a Land Operations Permit needed?       YES       NO

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



DEPARTMENT OF CITY PLANNING  
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

200 ROSS STREET THIRD FLOOR PITTSBURGH PENNSYLVANIA 15219

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

13. Proposed Number of New Structures or Building Additions: ! N/A  
 ! Residential      ! Commercial      ! Recreational      ! Industrial      ! Institutional **1**

14. Gross Floor Area:  
 Existing to be Razed: 0 sq ft  
 Existing to be Retained: 240,000 sq ft  
 Retained Area to be Renovated: \_\_\_\_\_ sq ft  
 To be Constructed: 68,000 sq ft  
 Building Footprint: 22,000 sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	<b>3</b>	<b>50</b>	<b>3</b>	<b>50</b>
Proposed Addition/Extension			<b>3</b>	<b>50</b>

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


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

17. Lot Area: 19.5 ACRES sq ft

18. On Site Parking: 0 ! N/A **(BEO CAR PKG GARAGE ADJACENT TO SITE)**

	Existing	Proposed
Full (8' x 19')	<b>0</b>	<b>0</b>
Compact (7' x 16')	<b>0</b>	<b>0</b>
Handicap (13' x 19')	<b>0</b>	<b>0</b>

Off-Street Loading Spaces: ! N/A  
 Actual: 4  
 Required: 4

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

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



DEPARTMENT OF CITY PLANNING  
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

200 ROSS STREET THIRD FLOOR PITTSBURGH PENNSYLVANIA 15219

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

**Carnegie Mellon University**

**Cohon University Center Addition**



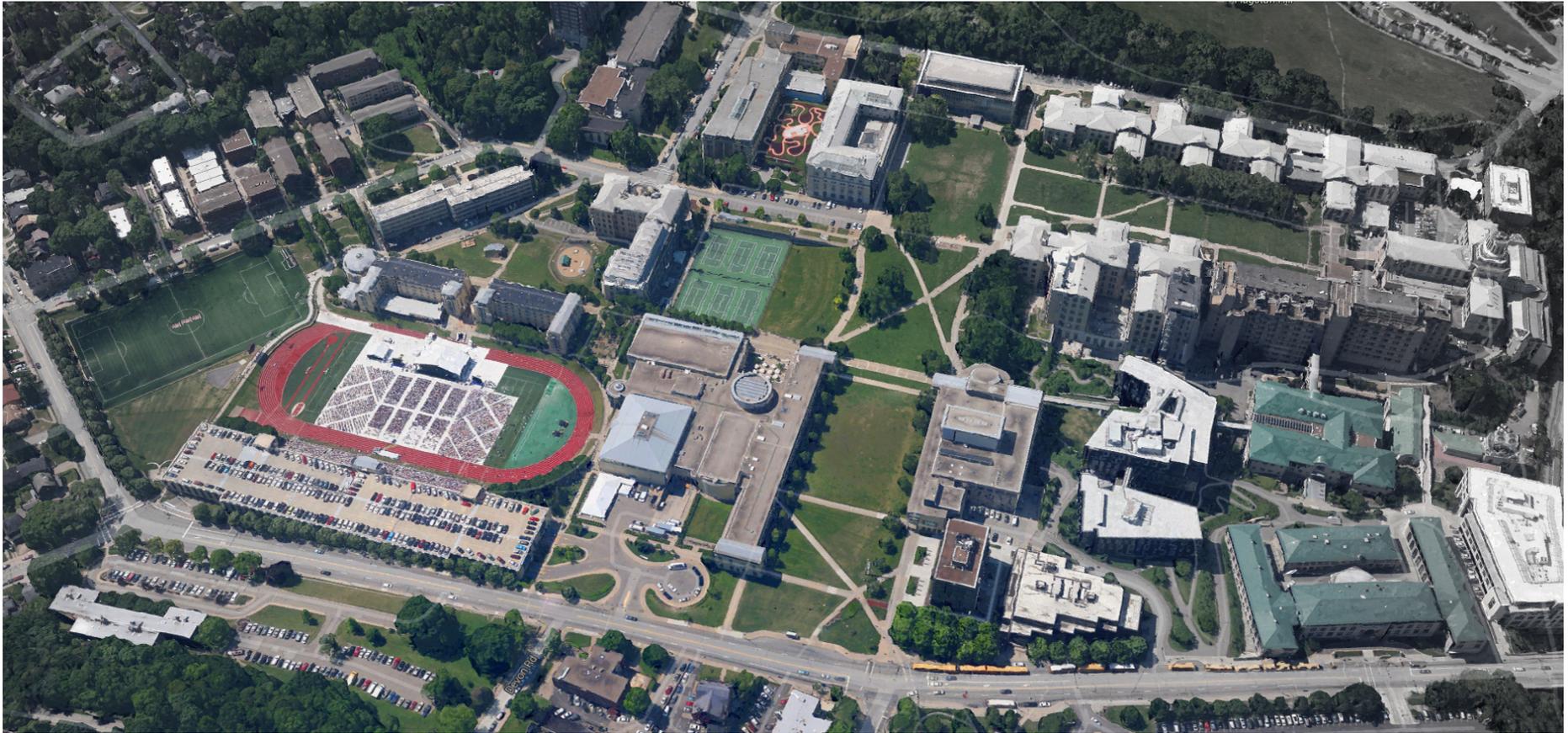
**Carnegie Mellon University**

# Cohon University Center Project Overview

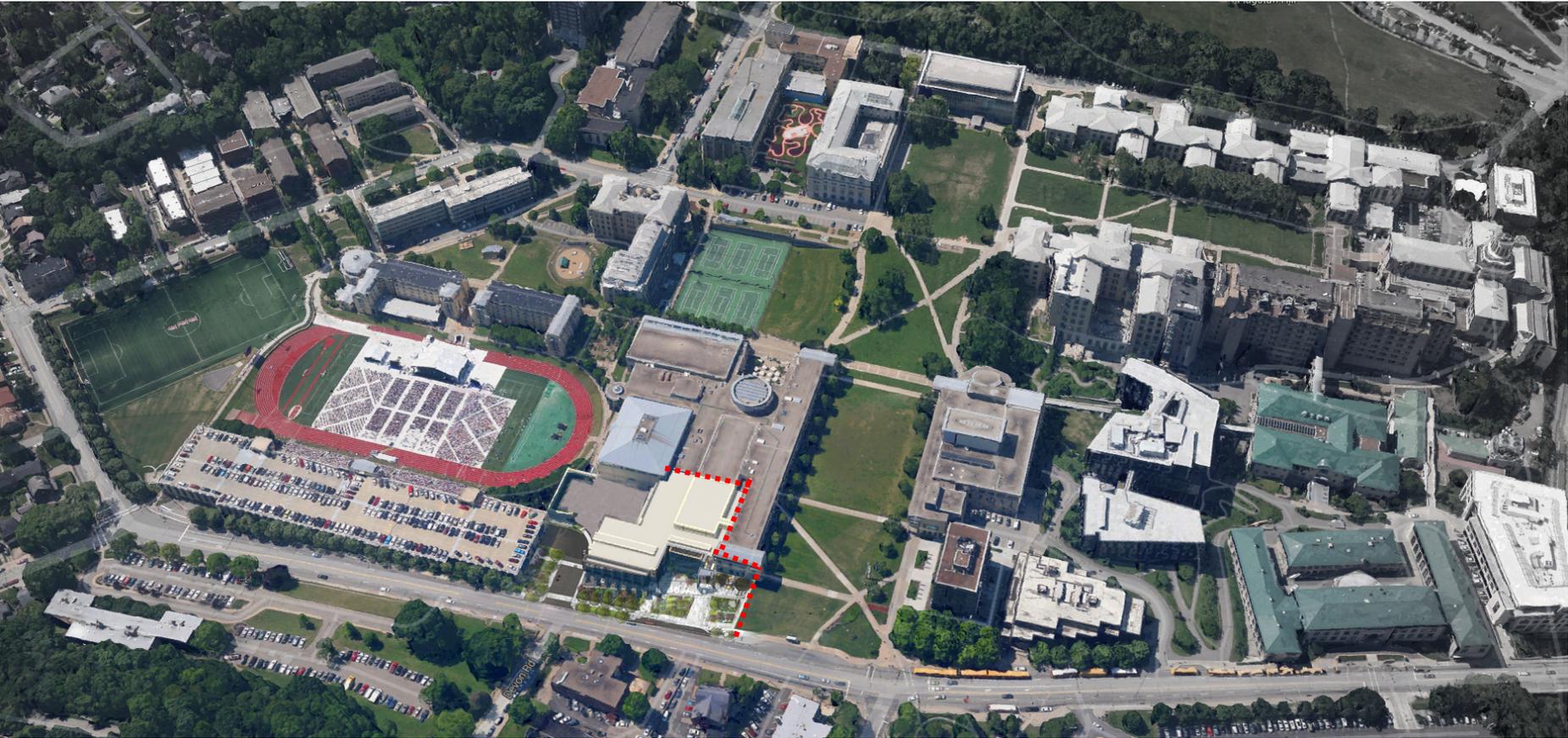
Part of a three phase plan focused on adding fitness and student life space to the campus

- Phase 1 - turfing of the IM fields at the corner of Forbes and Margaret Morrison
- Phase 2 - providing additional fitness, recreational, and student life spaces in the Cohon University Center Addition
  - Renovation of the pool area to meet the needs of varsity athletics
  - Providing a clear sequence of arrival and entry to campus University Center
- Phase 3 renovations to the Skibo Gymnasium

# Existing University Center Context



# Cohon University Center in Context



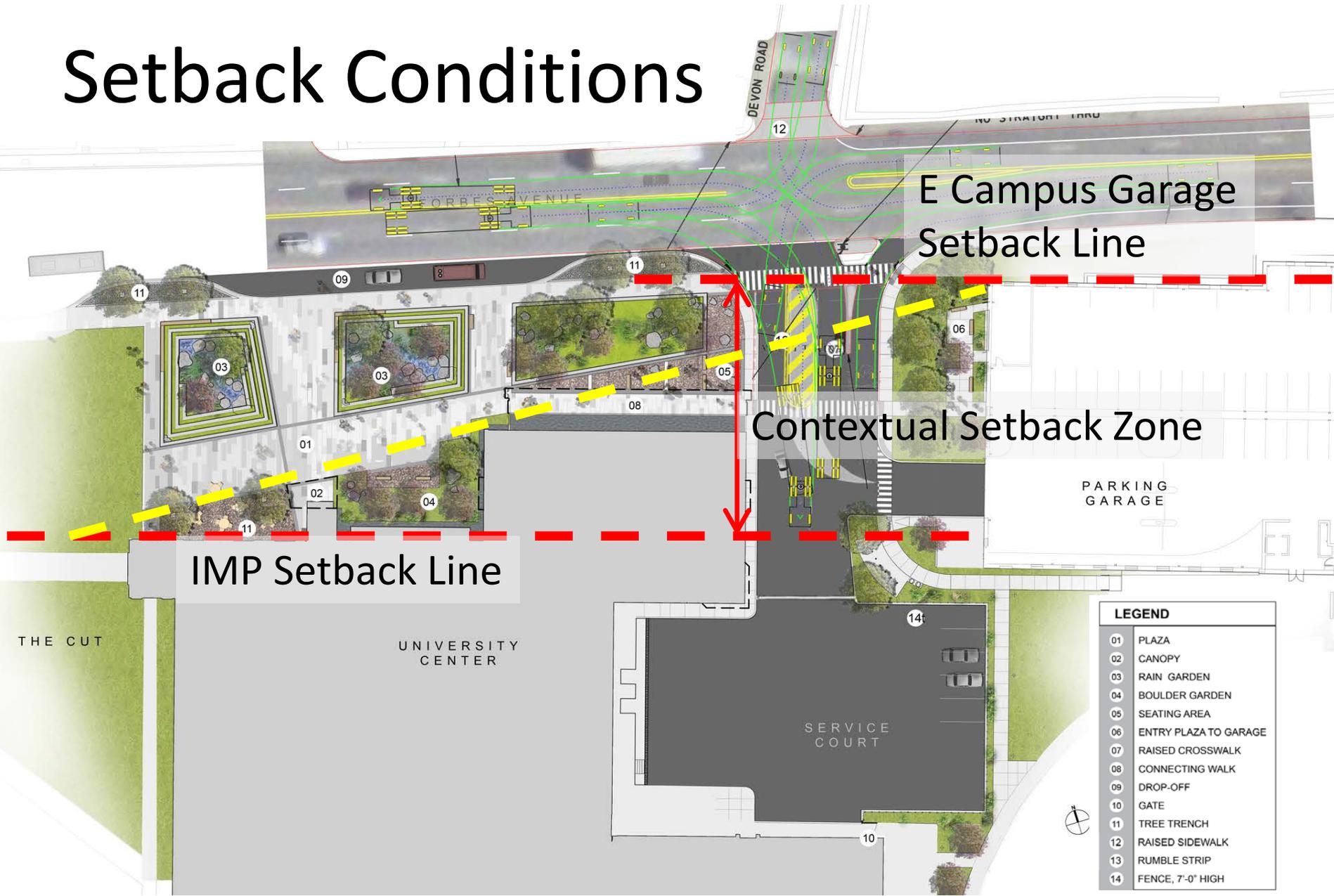
# Landscape Plan



LEGEND	
01	PLAZA
02	CANOPY
03	RAIN GARDEN
04	BOULDER GARDEN
05	SEATING AREA
06	ENTRY PLAZA TO GARAGE
07	RAISED CROSSWALK
08	CONNECTING WALK
09	DROP-OFF
10	GATE
11	TREE TRENCH
12	RAISED SIDEWALK
13	RUMBLE STRIP
14	FENCE, 7'-0" HIGH



# Setback Conditions



# Current View from Forbes & Morewood



# Future View from Forbes & Morewood



# Future View from Forbes Avenue



# Future Aerial View from North East



# Current View from Forbes Avenue



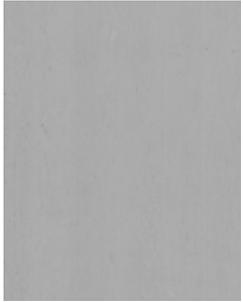
# Future View from Forbes Avenue



# Future Aerial View from East



# Exterior Palette



A. Rheinzink  
Zinc Shingle  
Blue-gray



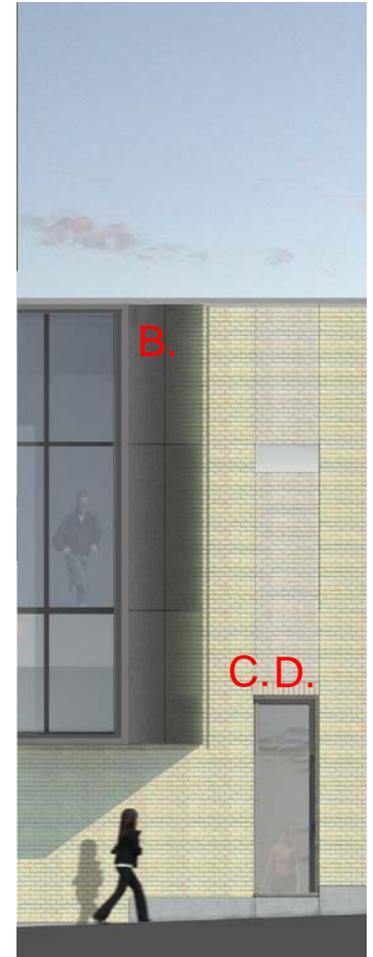
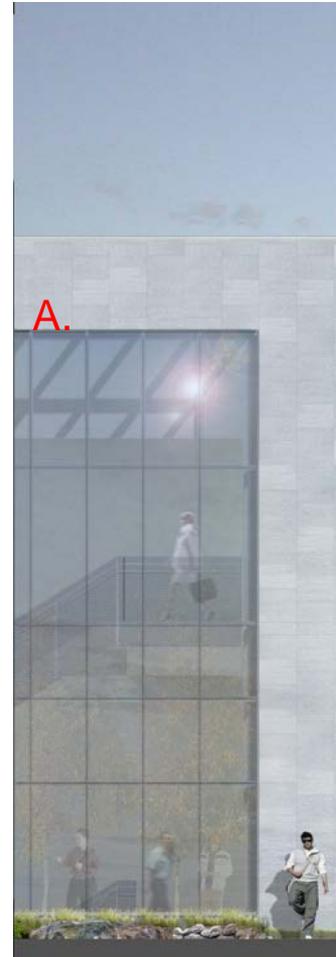
B. Rheinzink  
Zinc Panel  
Graphite gray



C. Watsonstown Brick  
Manhattan series  
M1 Madison Smooth



D. Redland Brick  
Harmar series  
#865 Shadow buff smooth



# Exterior Palette



E. Guardian  
Sunguard SN 68  
Clear



F. Guardian  
AG 43 spandrel  
Light clear



G. Rheinzink  
Perforated Zinc, 3/16"  
holes  
Graphite gray



H. PPG  
Duranar XL cap  
Medium Gray



# Cohon University Center

## Sustainability Overview

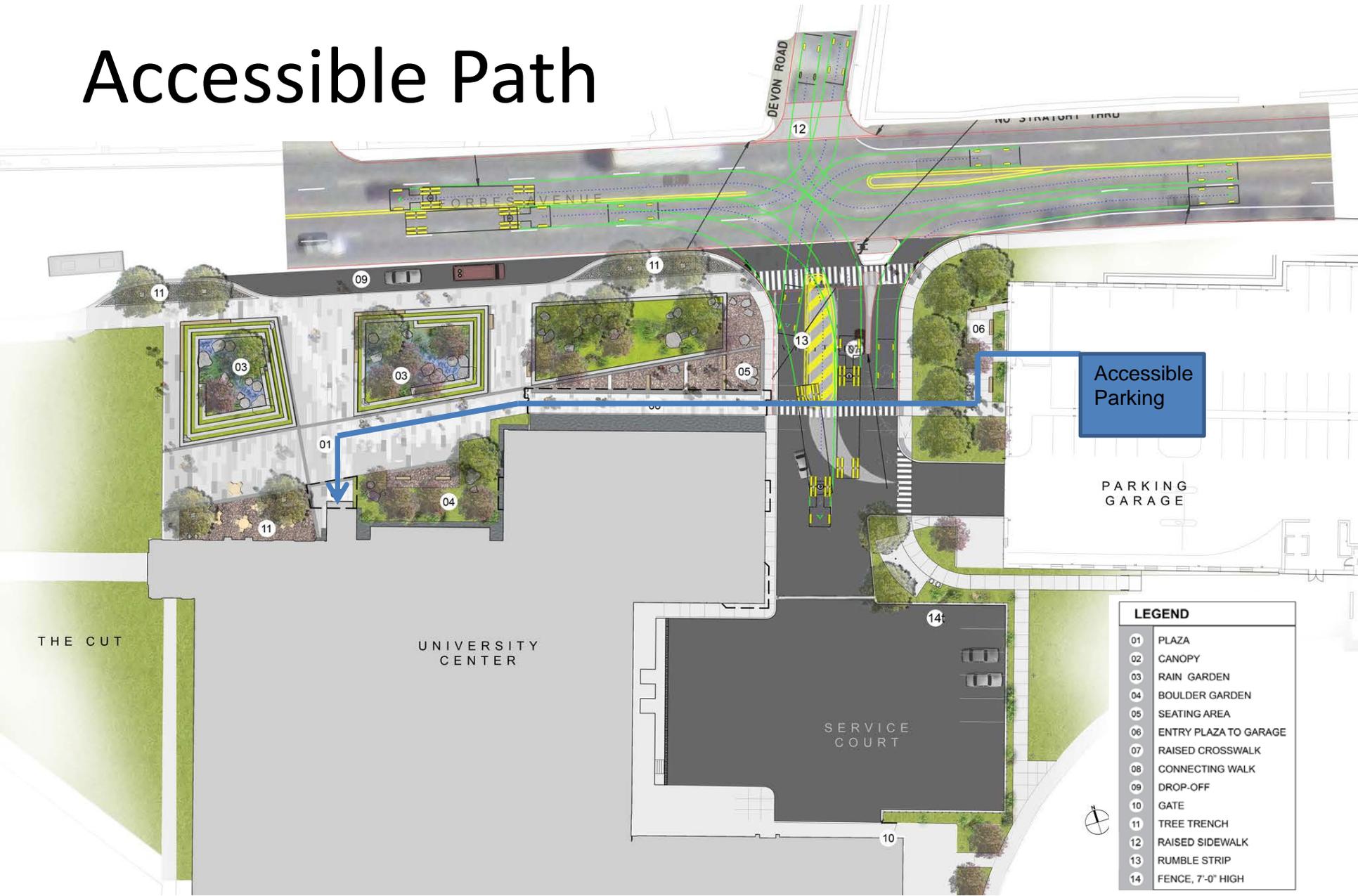
The project embodies fundamental principles of sustainable design

- An existing urban, primarily impervious, site is made more green, (landscaped), while adding 64,000 gsf
- No additional car parking is planned for the site and bike racks on site and in the garage are expanded
- Site and building storm water are turned into a major design element in the form of dynamic and carefully engineered rain gardens that will line Forbes Avenue
- Focus on use of healthy materials, daylight, and good indoor air quality for a building that focuses on health and exercise.
- The project will achieve LEED Silver Certification

# Community Outreach

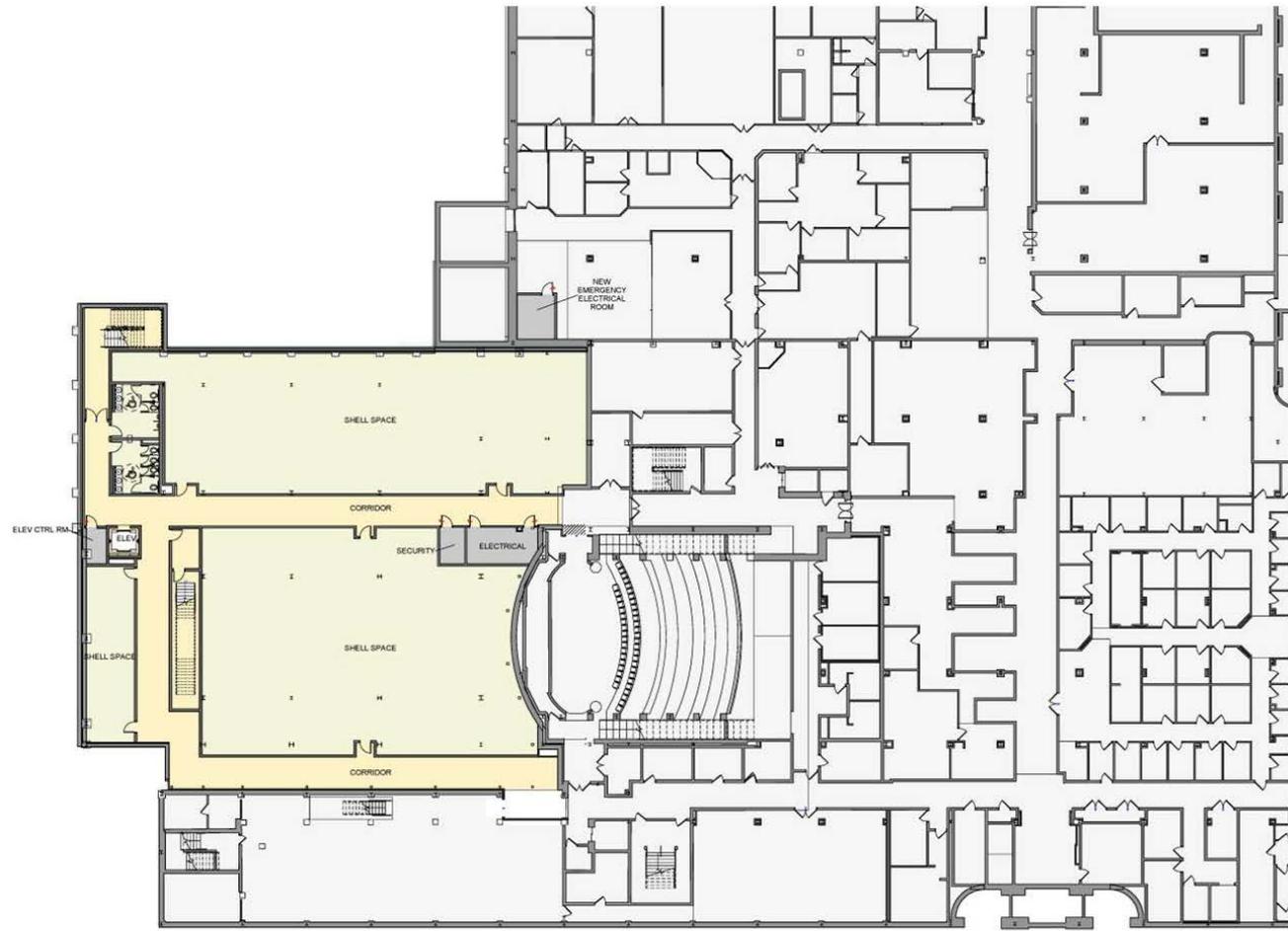
- Devon Road neighbors
- Beeler/Wilkins neighbors
- Bellefield Area Citizens Association
- Central Oakland Citizens Organization
- Squirrel Hill Urban Coalition
- Oakland Task Force
- Open House meeting

# Accessible Path

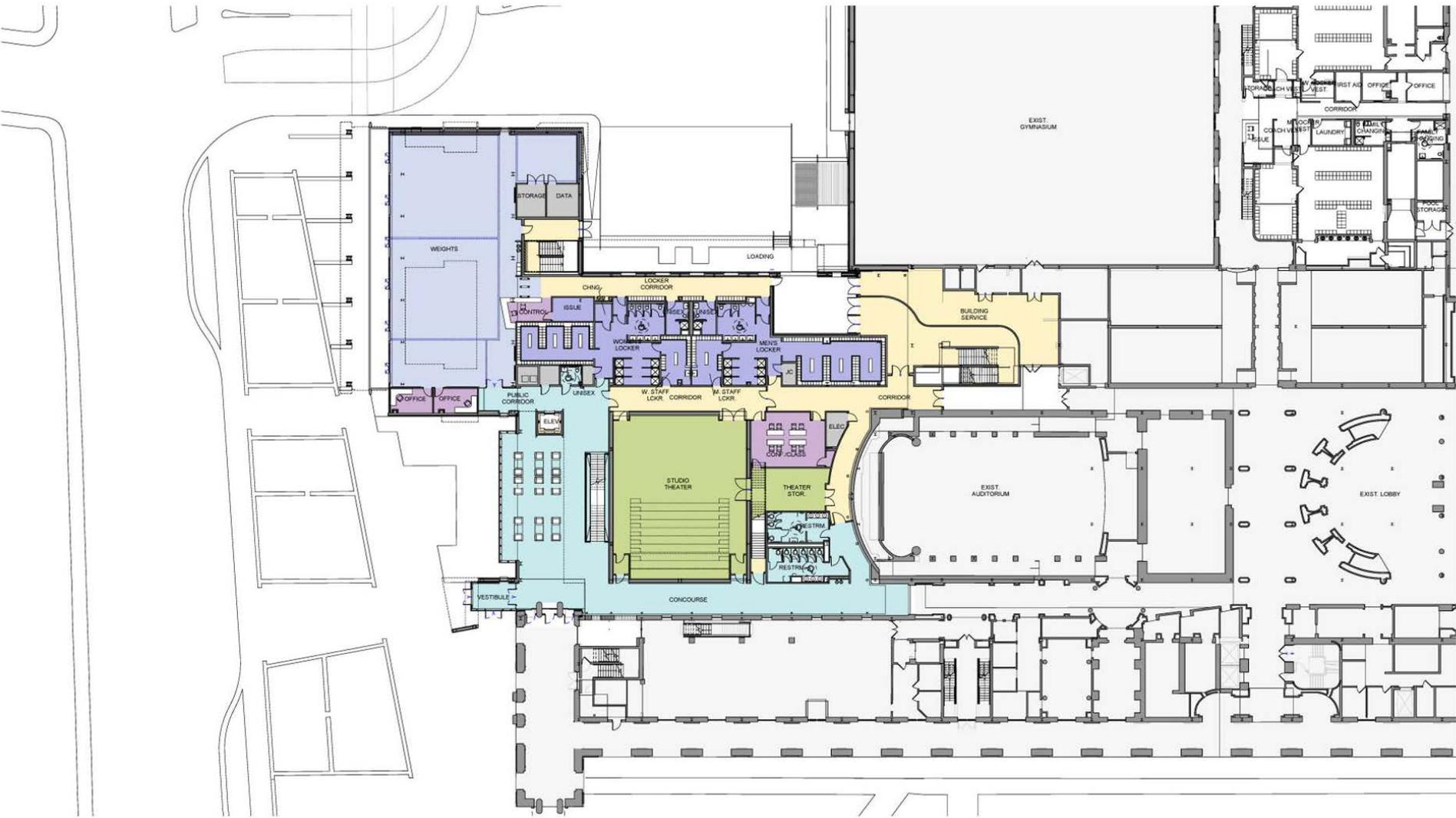


LEGEND	
01	PLAZA
02	CANOPY
03	RAIN GARDEN
04	BOULDER GARDEN
05	SEATING AREA
06	ENTRY PLAZA TO GARAGE
07	RAISED CROSSWALK
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12	RAISED SIDEWALK
13	RUMBLE STRIP
14	FENCE, 7'-0" HIGH

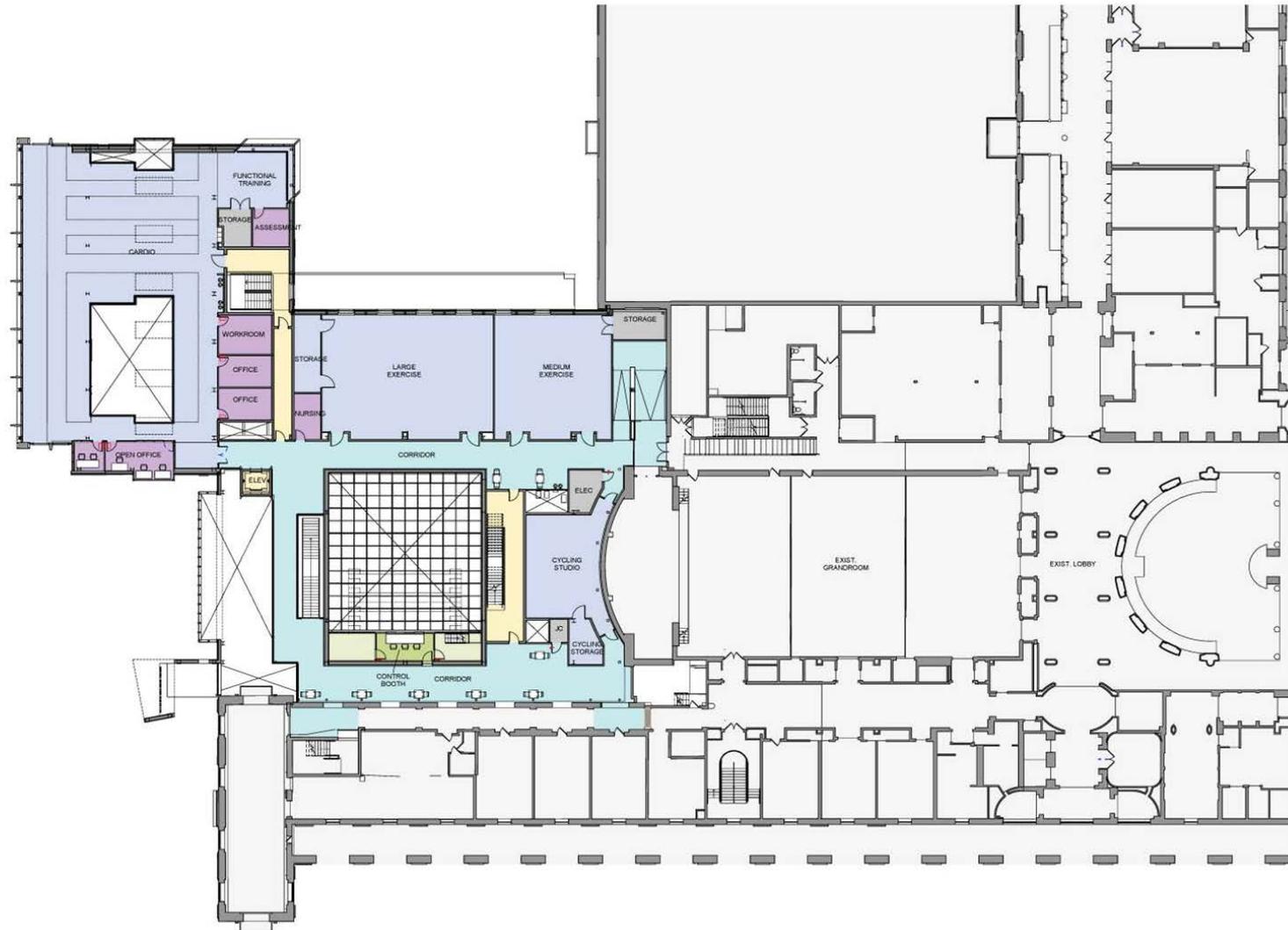
# Lower Floor Plan



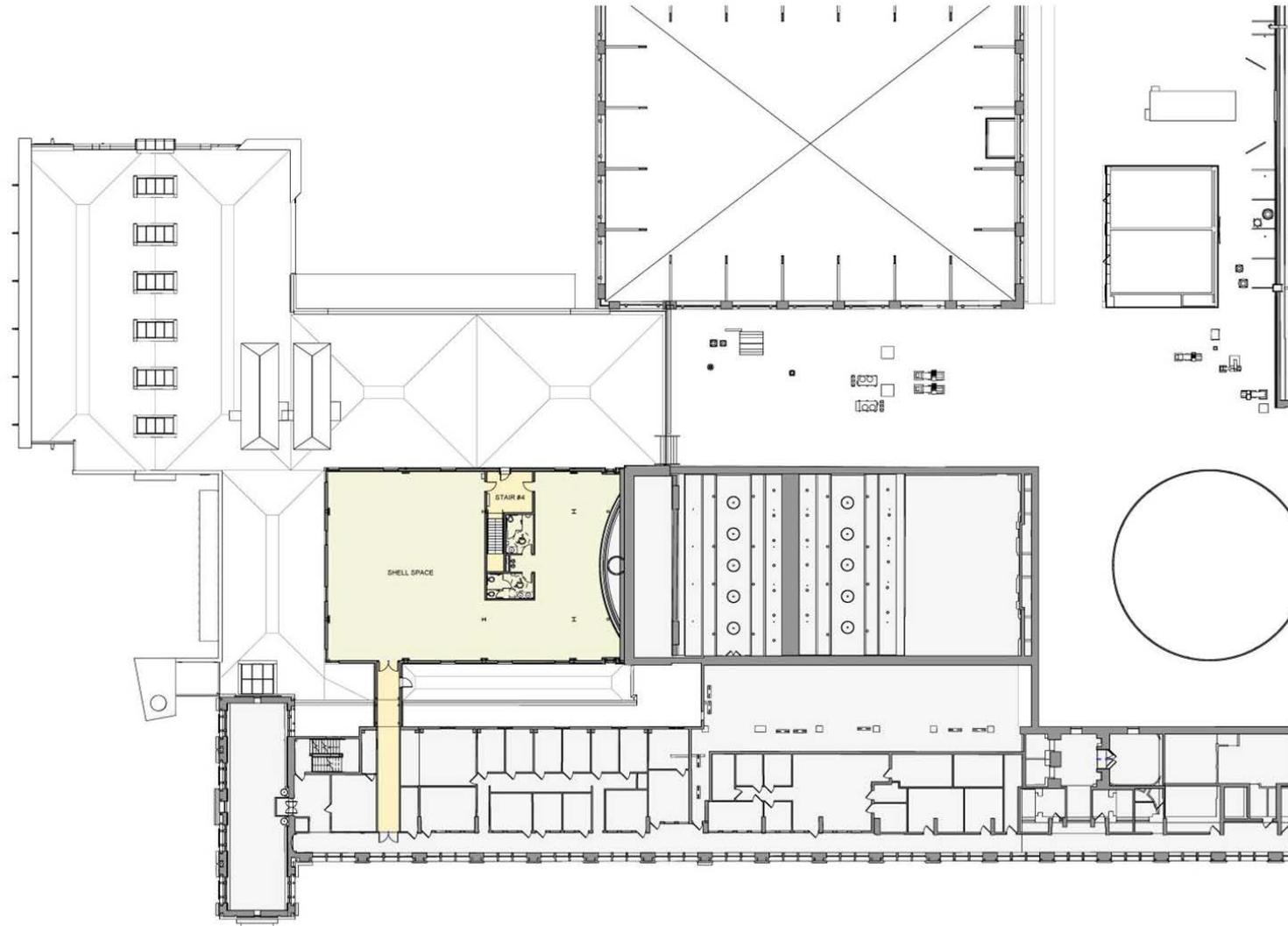
# Ground Floor Plan



# Second Floor Plan



# Third Floor Plan



Pocket Slides



# Campus Map / Drop-off Locations



## Legend

- A. Between Mehrabian Center and Newell Simon Hall
- B. In front of Hamburg Hall
- C. In front of Cyert Hall
- D. In front of Mudge Hall
- E. In Front of Morewood Gardens
- F. In front of the University Center
- G. 30 minute grace period in East Campus Garage
- H. In front of Doherty Apartments
- I. In front of Margaret Morrison Hall
- J. At intersection of Tech and Frew Street
- K. On Frew Street at Hunt Library
- L. On Frew Street at Porter Hall
- M. Between Porter Hall, Scaife Hall, and Hammerschlag Hall



# Standard Weekly University Center Loading Dock Traffic

- Recycling Pick Sunday – Thursday between 3:30 am and 5:00 am
- Newspaper Delivery Monday – Friday at 5:00 am
- Garbage Compactor Removal daily at 5:00 am
- Compost and Oil Removal Monday – Friday at 4:00 am
  
- Standard Package (USPS, UPS, Fed Ex) Delivery & Pick-up Monday – Friday between 7:00 am and 2:00 pm (approximately 10 occurrences daily)
  
- Late night Fed Ex pick up Monday – Friday at 7:15 pm.
  
- Dining Services drop off and deliveries Monday – Friday between 5:00 am and 2:00 pm
- Beverage Delivery and Pick-up Monday – Friday before 5:00 pm
- Special Events deliveries usually Monday – Friday before 2:00 pm
  
- The majority of traffic at the loading dock is smaller local delivery and service vehicles, with the larger of the vehicles ranging from 24' to 32' box trucks.
  
- Special events and/or special deliveries may consist of vehicles up to 52' in length. An example of this need is special concerts or sporting events.

# East Campus Garage – Exiting Snapshots

East Campus Garage 9/1/13 - 11/30/13

Garage Exits Between 4pm and 6PM

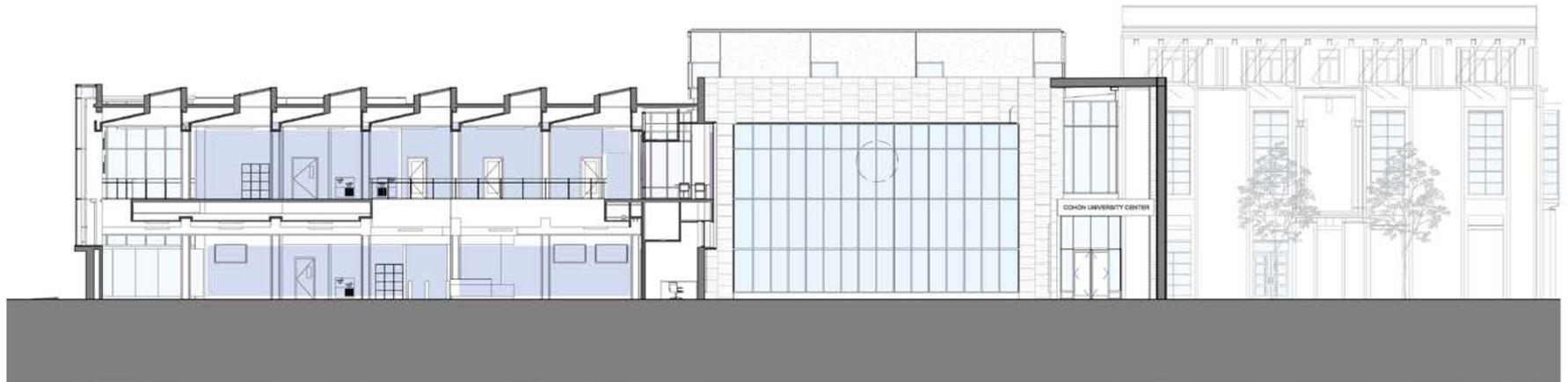
Entrance	Permits	%
-Forbes	72	28%
-Beeler	185	72%
<b>Total</b>	<b>257</b>	<b>100%</b>

East Campus Garage 8/27/12 - 05/10/13 (Main academic period)

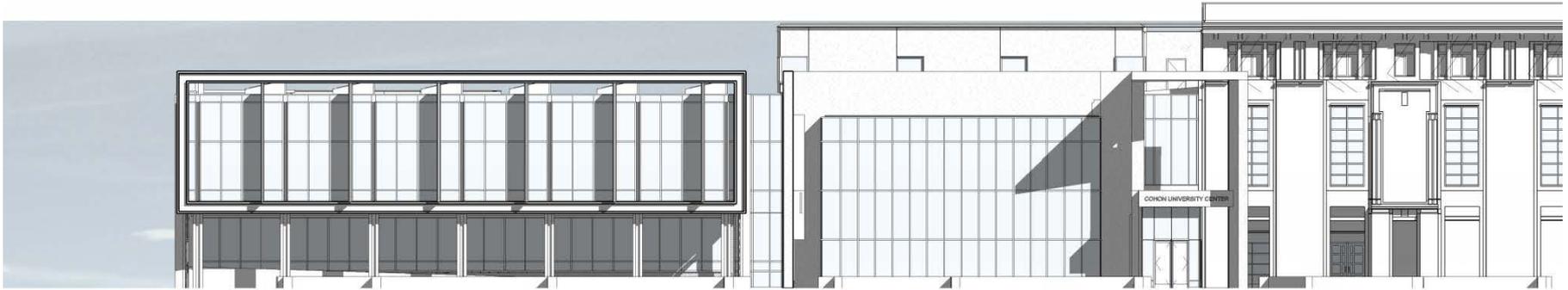
Garage Exits Between 4pm and 6PM

Entrance	Permits	%	Tickets	%	Total	%
-Forbes	59	26%	77	71%	136	41%
-Beeler	166	74%	31	29%	198	59%
<b>Total</b>	<b>225</b>	<b>100%</b>	<b>108</b>	<b>100%</b>	<b>334</b>	<b>100%</b>

# Sections



# Elevations



# Site Section at Devon Road

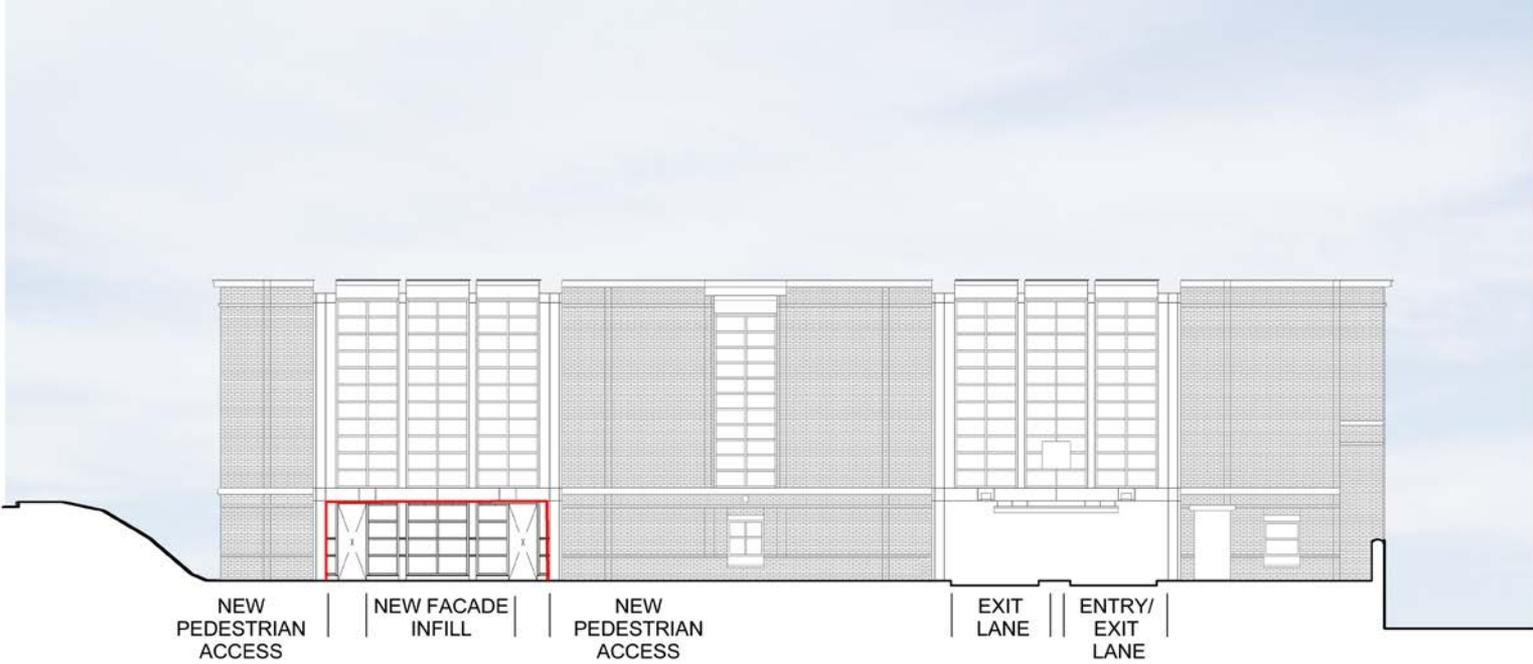


7

# Existing Parking Garage



# Renovated Parking Garage





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

Date Filed:

**Office of the Zoning Administrator**

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

*(Zoning Use Only)*

**DEVELOPMENT REVIEW APPLICATION**

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

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

**GENERAL INFORMATION**

1. Property Owner Name: <b>North Shore Developers LP</b>			Phone Number: (    )	
Address: <b>3400 S. Water Street</b>		City: <b>Pittsburgh</b>	State: <b>PA</b>	Zip Code: <b>15203</b>
2. Applicant/Company Name: <b>Big Heart Pet Brands</b>		Phone Number: ( <b>412</b> ) <b>860-5304</b>		
Address: <b>375 North Shore Drive</b>		City: <b>Pittsburgh</b>	State: <b>PA</b>	Zip Code: <b>15212</b>
Applicant/Contractor ID:(assigned by the City)				
3. Development Name: <b>375 North Shore Drive</b>				
4. Development Location: <b>Pittsburgh, PA</b>				
5. Development Address: <b>375 North Shore Drive, Pittsburgh, PA</b>				
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)				
Proposed Zoning District:	<b>DR-B</b>			
Present Use of Site: (Select from attached list)	<b>82 Office</b>			
7. If a Certificate of Occupancy exists, the following is required:				
Certificate of Occupancy#:	Date Issued:	Existing Use of Property: <b>Office</b>		
8. Estimated Construction:	Start Date: <b>8/ 1 / 14</b>	Occupancy Date:    /    /	Project Cost: <b>\$ 150,000</b>	
Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to <a href="http://www.city.pittsburgh.pa.us/cp/html/land_use_control_and_zoning.html">http://www.city.pittsburgh.pa.us/cp/html/land_use_control_and_zoning.html</a> and select the link for the City Zoning Code maintained at the Municode.com website.				
9. Proposed Use of Site (Select from attached list): <b>82 Office</b>				
10. Select the Type of Work:				
<input type="checkbox"/> New Construction, New <input type="checkbox"/> Renovation, Interior <input type="checkbox"/> New Construction, <input checked="" type="checkbox"/> Renovation, Exterior <input type="checkbox"/> Change in Use Only <input type="checkbox"/> Renovation, Change in Use				
11. Describe the Development: <b>Replace high wall signs on South and West sides of existing building facade.</b>				
12. Is a Land Operations Permit needed? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, <a href="http://www.city.pittsburgh.pa.us/bbi/">http://www.city.pittsburgh.pa.us/bbi/</a> )				



**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	<b>6</b>	West Facade: 130'W South Facade: 414'W			
Proposed Addition/Extension					
Provide Accessory Structure Type(s) and Height(s):	Existing Sign Dimensions	Existing Sign Face Area	New Sign Dimensions	New Sign Face Area	2% of Facade Area
High Wall Sign, West	4'-1"H x 61'-3" text	250 SqFt	3'-8"H x 66'-1" text	242 SqFt	263 sf
High Wall Sign, South	10'-4"H logo 6'-0"H text;	500 SqFt	10'-4"H logo 6'-4"H & 3'-4"H text;	562 SqFt	749 sf

**16.** Number of Dwelling Units:

Existing to Remain: \_\_\_\_\_ Proposed: \_\_\_\_\_

**17.** Lot Area: \_\_\_\_\_ sq ft

**18.** On Site Parking:  N/A

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

Off-Street Loading Spaces:  N/A

Actual: \_\_\_\_\_

Required: \_\_\_\_\_

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

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

Fire Protection/Sprinklers       Deck Construction       Commercial Cooking Hood       Sign

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

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



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

**Office of the Zoning Administrator**

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

**DEVELOPMENT REVIEW APPLICATION**

**WATER AND SEWER INFORMATION**

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

For reference in answering Items 21-24, please refer to the Pittsburgh Water and Sewer Authority's Procedures Manual for Developers (available at [www.pgh2o.com](http://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: \_\_\_\_\_



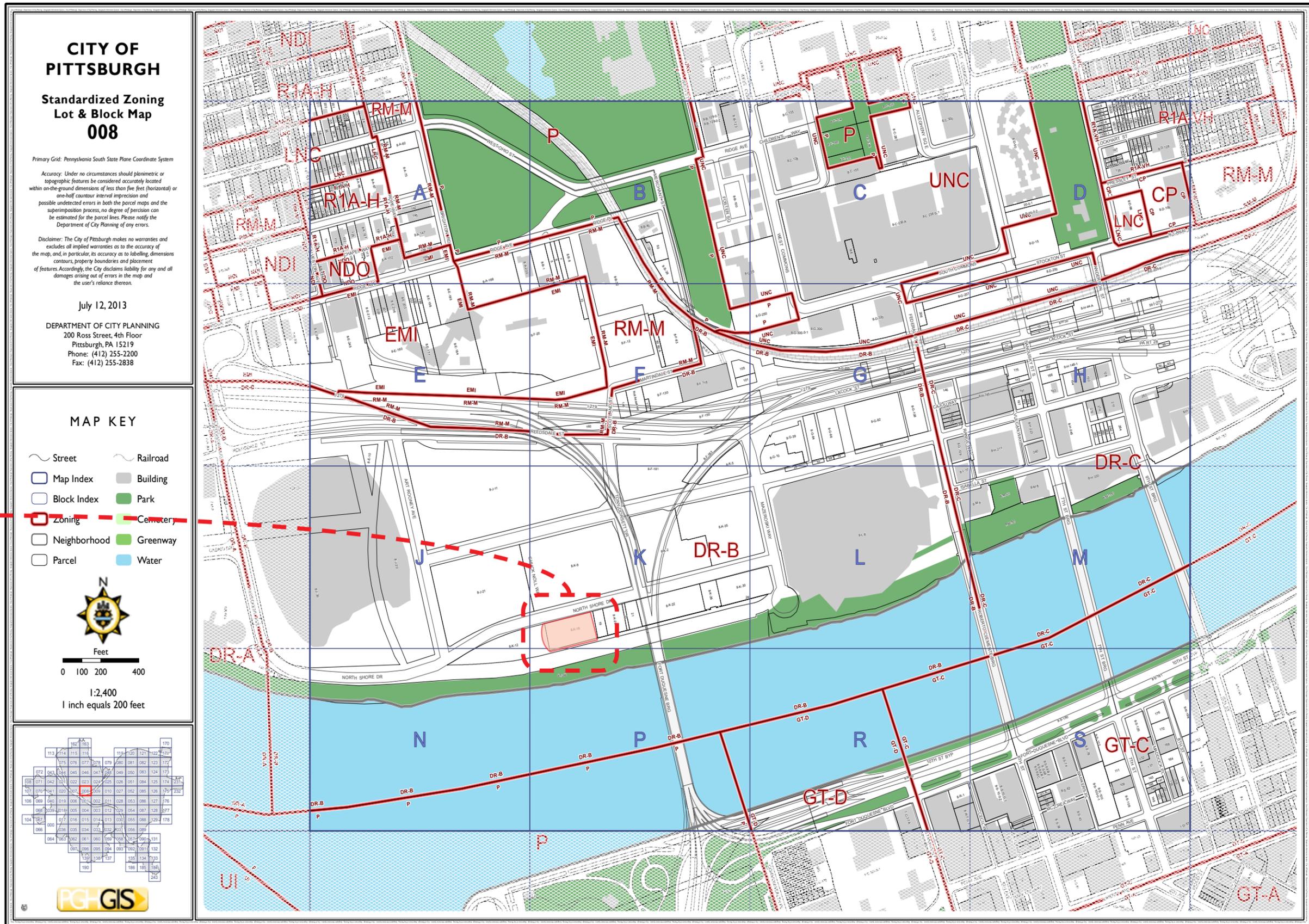
## **Big Heart Pet Brands High Wall Sign**

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### **City Planning Review Package**

**May 30 , 2014**

**KOLANO design**  
6026 Centre Ave.  
Pittsburgh, Pennsylvania 15206-3921  
p. 412.661.9000 f. 412.661.9606  
[www.kolano.com](http://www.kolano.com)



Designation: Downtwon Riverfront



1 Existing Del Monte Identity Sign - West Elevation- Rendering  
Elevation Scale: N.T.S.

Existing Sign Dimensions:  
Letter Height 4'-1", Overall Length 61'-3"  
Sign Face Area 250 sq.ft.  
Building Facade Area 13,105 sq.ft.  
City max. 2% of building face = 263 sq.ft.  
Sign area is 1.90% of building face



2 Existing Del Monte Identity Sign - South Elevation- Rendering  
Elevation Scale: N.T.S.

Existing Sign Dimensions:  
Height of Logo 10'-4", Capital Letter Height 6'-0",  
Overall Length 88'-4 1/2"  
Sign Face Area 500 sq.ft.  
Building Facade Area 37,484 sq.ft.  
City max. 2% of building face = 749 sq.ft.  
Sign area is 1.33% of building face



**Sign Dimensions:**

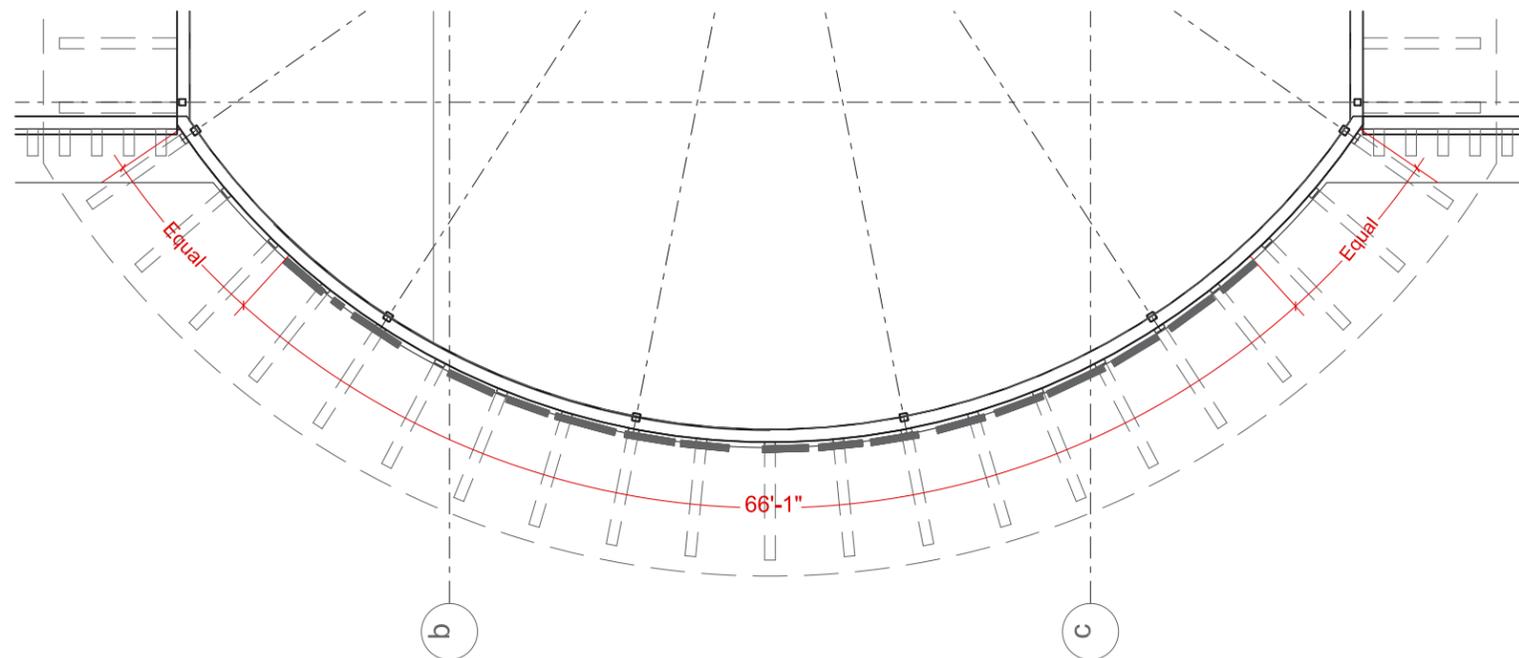
Letter Height 3'-8", Overall Length 66'-1"

Sign Face Area 242 sq.ft.

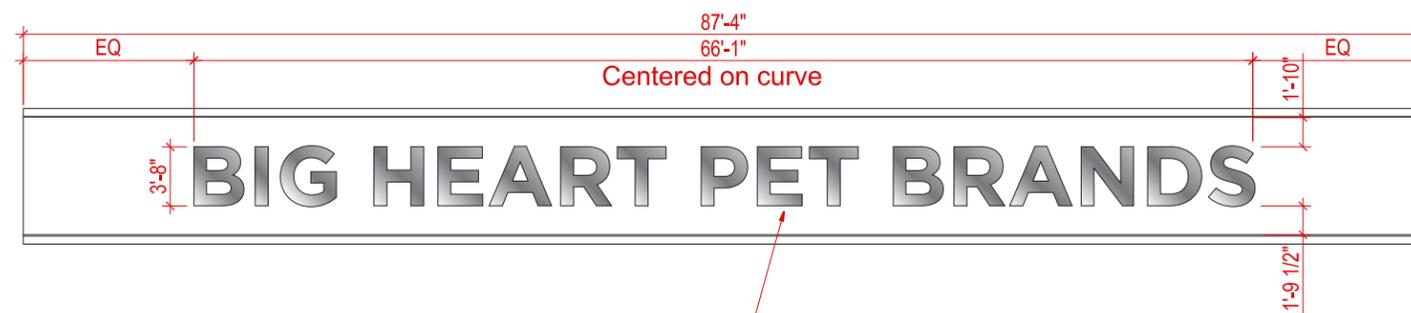
Building Facade Area 13,105 sq.ft.

City max. 2% of building face = 263 sq.ft.

Sign area is 1.85% of building face



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



New "Big Heart Pet Brands" sign to be (LED) back-lit illuminated letters. Front and sides of letters to be .064 brushed aluminum finish and 4" deep. All seams are to be flush butted, welded and ground smooth. Provide 3" stand off supports as required.  
Font: Gotham Bold

WEST ELEVATION SIGN DIMENSIONS  
SCALE: 3/16" = 1'-0"

**NOTE:** EXISTING "DEL MONTE CENTER" SIGN TO BE REMOVED. WALL TO BE PATCHED AS REQUIRED AND PAINTED TO MATCH EXISTING PAINT FINISH



WEST SIDE RENDERING  
SCALE: NTS



**South Elevation**



Scale 1/16" = 1'-0"

**Sign Dimensions**

Letter Height 6'-4" and 3'-4", Overall Length 101'-6 1/2"

Logo Height 10'-4"

Sign Face Area 562 sq. ft.

Building Facade Area 37,484 sq. ft.

City max. 2% of building face = 749 sq. ft.

Sign area is 1.50% of building face

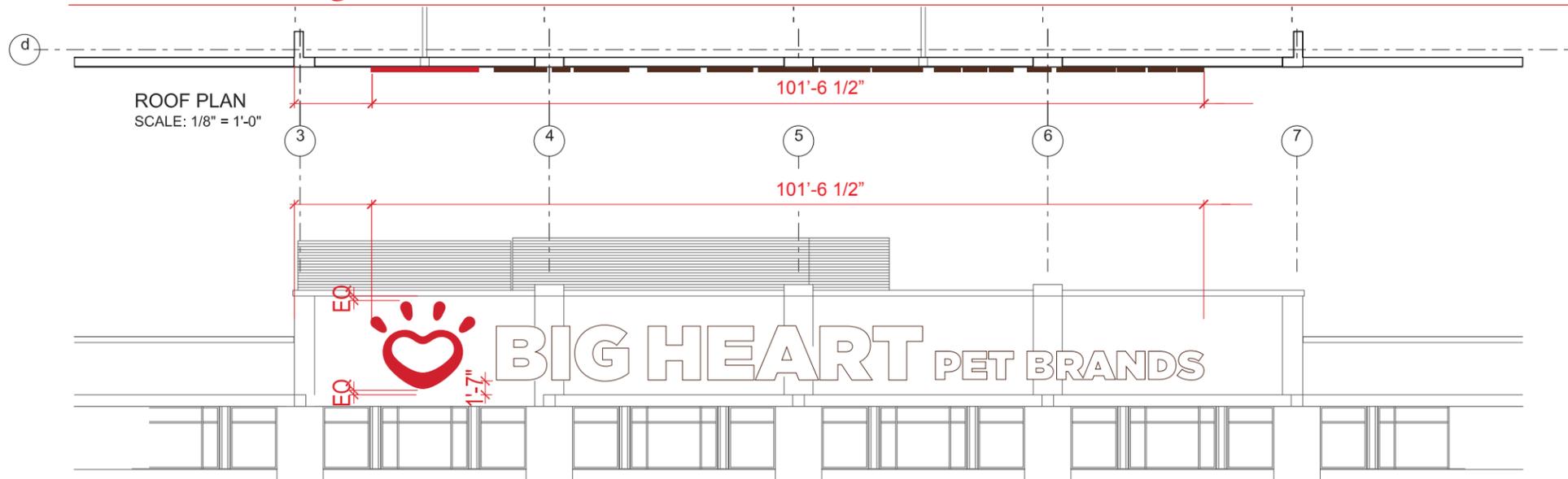


BIG HEART PET BRANDS

**Big Heart Revised Logo:**

Adjust spacing between 'Pet Brands'

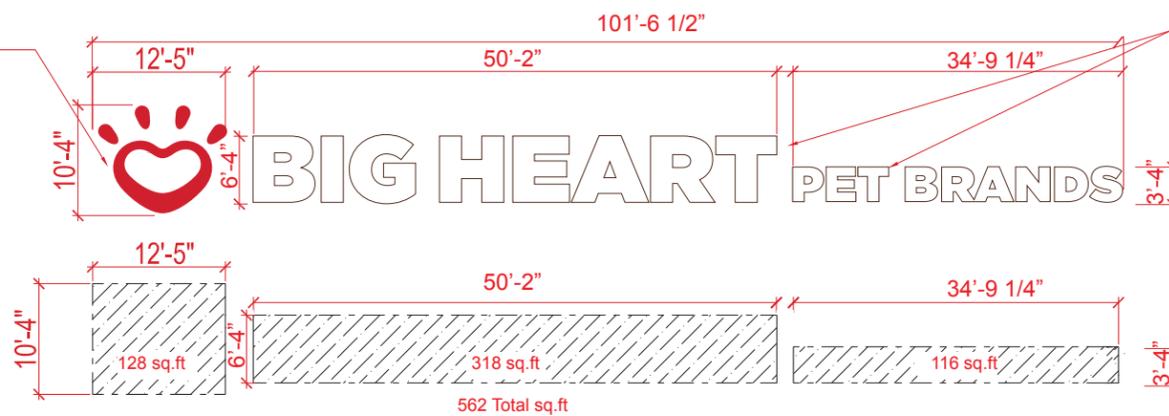
Heart logo centered on window



Internally illuminated "icon" sign. Face to be 1/4" translucent acrylic with trim cap retainer edging. Acrylic finish to match "Big Heart Red" PMS 186C.

All sides to be .064 aluminum to be painted to match "Chocolate Lab" PMS 4625C.

Depth of "icon" sign to be 5" with approximate 1" spacers to compensate for pilasters.



Internally illuminated letters sign face to be 1/4" translucent white acrylic with trim cap retainer edging. All sides to be .064 aluminum to be painted to match "Chocolate Lab" PMS 4625C.

Channel letter depth to be 5" with approximate 1" spacers to compensate for pilasters

**NOTE: EXISTING "DEL MONTE FOOD" AND SHIELD SIGN TO BE REMOVE BRICK WALL TO BE PATCHED AS REQUIRED.**

SOUTH ELEVATION SIGN DIMENSIONS  
SCALE: 1/8" = 1'-0"



**Color Specifications**



Chocolate Lab  
PMS 4625C  
C:0 M:60 Y:100 K:79  
R:87 G:39 B:0



Big Heart Red  
PMS 186C  
C:0 M:100 Y:81 K:4  
R:227 G:24 B:55







Proposed West Elevation



Proposed South Elevation



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

Date Filed:

**Office of the Zoning Administrator**

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

*(Zoning Use Only)*

**DEVELOPMENT REVIEW APPLICATION**

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

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

**GENERAL INFORMATION**

Bakery Square 2 Living Holdings Parcel B, L.P.

1. Property Owner Name: a Pennsylvania limited partnership		Phone Number: ( 412) 683-3810	
Address: 5500 Walnut St	City: Pittsburgh	State: PA	Zip Code: 15232
2. Applicant/Company Name: Strada		Phone Number: ( 412) 263-3800	
Address: 925 Liberty Ave.	City: Pittsburgh	State: PA	Zip Code: 15222
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: Bakery Square 2.0 - Bakery Living 2			
4. Development Location: 6400 Penn Avenue			
5. Development Address: Pending			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:			
Present Use of Site: (Select from attached list)			
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:		Date Issued:	Existing Use of Property:
8. Estimated Construction: Start Date: 10/ 01/ 14		Occupancy Date: 06/ 01 / 14	Project Cost: \$ 26 million

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](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): **Multi-unit residential**

10. Select the Type of Work:

New Construction, New       Renovation, Interior

New Construction,               Renovation, Exterior

Change in Use Only               Renovation, Change in Use

11. Describe the Development: **New 5-story apartment building above one level underground parking garage along with associated new infrastructure.**

12. Is a Land Operations Permit needed?       YES       NO

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



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

**Office of the Zoning Administrator**

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

**DEVELOPMENT REVIEW APPLICATION**

**LAND AND BUILDING INFORMATION**

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

**14. Gross Floor Area:**

Existing to be Razed: \_\_\_\_\_ 0 sq ft  
 Existing to be Retained: \_\_\_\_\_ 0 sq ft  
 Retained Area to be Renovated: \_\_\_\_\_ sq ft  
 To be Constructed: \_\_\_\_\_ 235,894 sq ft  
 Building Footprint: \_\_\_\_\_ 55,330 sq ft

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure			5	57'-4"
Proposed Addition/Extension				

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


**16. Number of Dwelling Units:**  
 Existing to Remain: \_\_\_\_\_ Proposed: 175

**17. Lot Area:** \_\_\_\_\_ 92,381 sq ft

**18. On Site Parking:** 158  N/A

	Existing	Proposed
Full (8 1/2' x 19')		82
Compact (7 1/4' x 16')		71
Handicap (13 1/2' x 19')		5

Off-Street Loading Spaces:  N/A  
 Actual: \_\_\_\_\_ 1  
 Required: \_\_\_\_\_ 1

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

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

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

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



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

**Office of the Zoning Administrator**

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**DEVELOPMENT REVIEW APPLICATION**

**WATER AND SEWER INFORMATION**

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

1	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.
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- Design and construction of a new street where the Applicant will request the City to accept ownership of the street.
- Applicant requests the City to vacate an existing City street/sidewalk so the Applicant can use the property for private development.
- The proposed work will create an obstruction of traffic on City rights-of-way.
- The proposed work includes the excavation of a City street or sidewalk.
- The proposed work includes the placement of a demolition dumpster in a City right-of-way.
- The proposed work includes the addition, deletion and/or relocation of City street lights in a City right-of-way.

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

Applicant Signature: \_\_\_\_\_



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

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

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

**Residential Uses**

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

**Non-Residential Uses**

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

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

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



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

**Office of the Zoning Administrator**

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

**DEVELOPMENT REVIEW APPLICATION – CONTACT INFORMATION**

**Department of City Planning**

200 Ross Street, Fourth Floor  
Pittsburgh, PA 15219  
(412) 255-2200  
[www.city.pittsburgh.pa.us/cp/](http://www.city.pittsburgh.pa.us/cp/)

**Department of City Planning  
Zoning Office Counter**

200 Ross Street, Third Floor  
Pittsburgh, PA 15219  
(412) 255-2246  
[www.city.pittsburgh.pa.us/cp/html/land\\_use\\_control\\_and\\_zoning.html](http://www.city.pittsburgh.pa.us/cp/html/land_use_control_and_zoning.html)

**City Zoning Code**

<http://www.municode.com/resources/gateway.asp?sid=38&pid=13525>

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

200 Ross Street, Third Floor  
Pittsburgh, PA 15219  
(412) 255-2175  
[www.city.pittsburgh.pa.us/BBI/](http://www.city.pittsburgh.pa.us/BBI/)

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

Bureau of Public Space Management  
City-County Building, Room 301  
414 Grant Street  
Pittsburgh, PA 15219  
(412) 255-8850  
[www.city.pittsburgh.pa.us/pw/](http://www.city.pittsburgh.pa.us/pw/)

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

611 Second Avenue  
Pittsburgh, PA 15219  
(412) 255-2382  
[www.city.pittsburgh.pa.us/pw/](http://www.city.pittsburgh.pa.us/pw/)

**Pittsburgh Water and Sewer Authority  
(PWSA)**

Permit Counter  
441 Smithfield Street, Second Floor  
Pittsburgh, PA 15222  
(412) 255-2443  
[www.pgh2o.com](http://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/progstartfolder/plumbingstart.html](http://www.achd.net/progstartfolder/plumbingstart.html)

**Allegheny County Health Department (ACHD)**

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

**Allegheny County Health Department (ACHD)**

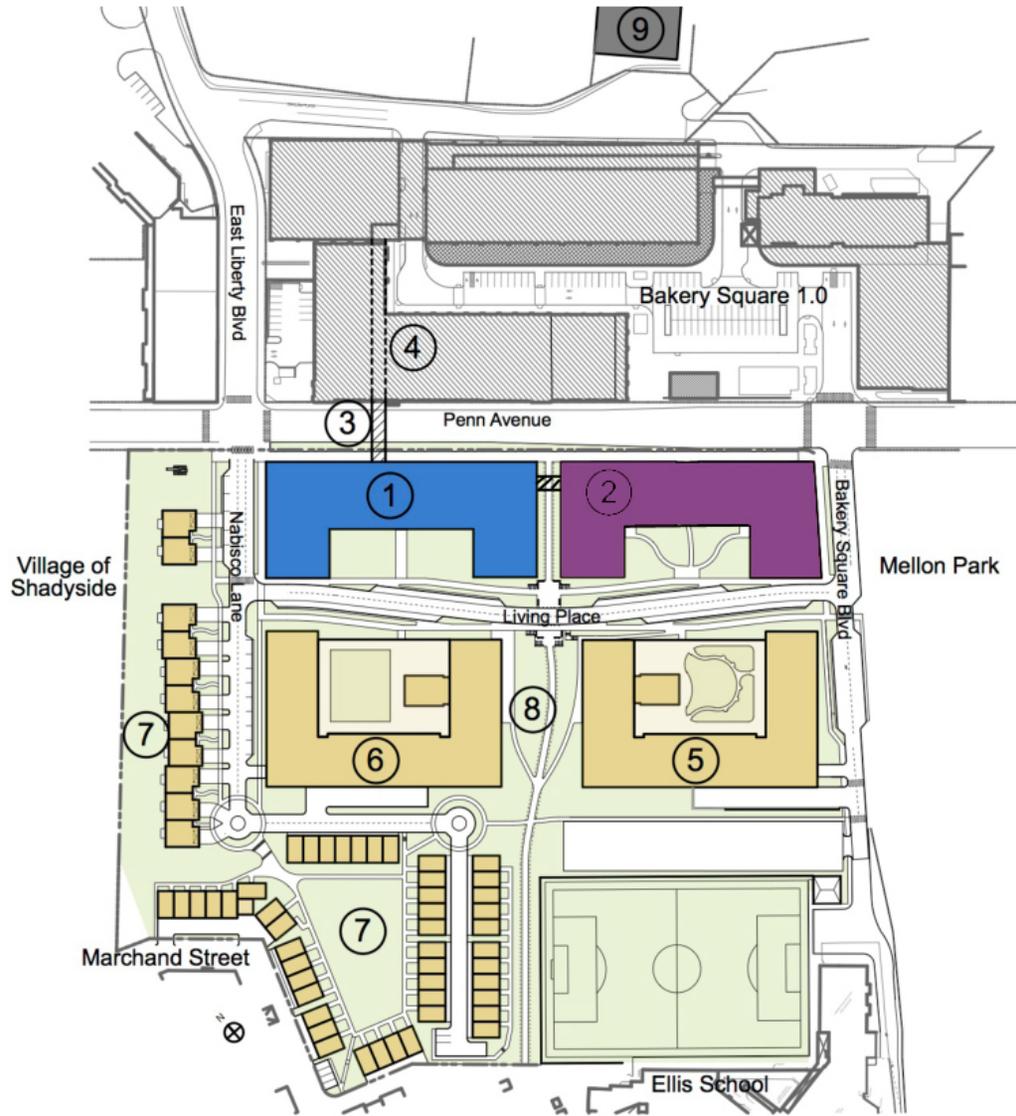
Housing and Community Environment  
3190 Sassafras Way  
Pittsburgh, PA 15201  
(412) 350-4046  
<http://www.achd.net/housing/commenvironstart.html>

# Bakery Living 2



Strada

# Master Plan



## KEY PLAN

- ① A Office Building
- ② Beta Building
- ③ Skybridge (Connects 4th and 5th Floors of Buildings)
- ④ Access to Parking Garage (through 4th Floor Skybridge/Common Corridor)
- ⑤ Bakery Living Apartments 1.0 [now open](#)
- ⑥ Proposed Bakery Living 2.0
- ⑦ Proposed Townhouses
- ⑧ Bike Path
- ⑨ Future Parking Garage Site

# Bakery Living 1 – Apartment Building



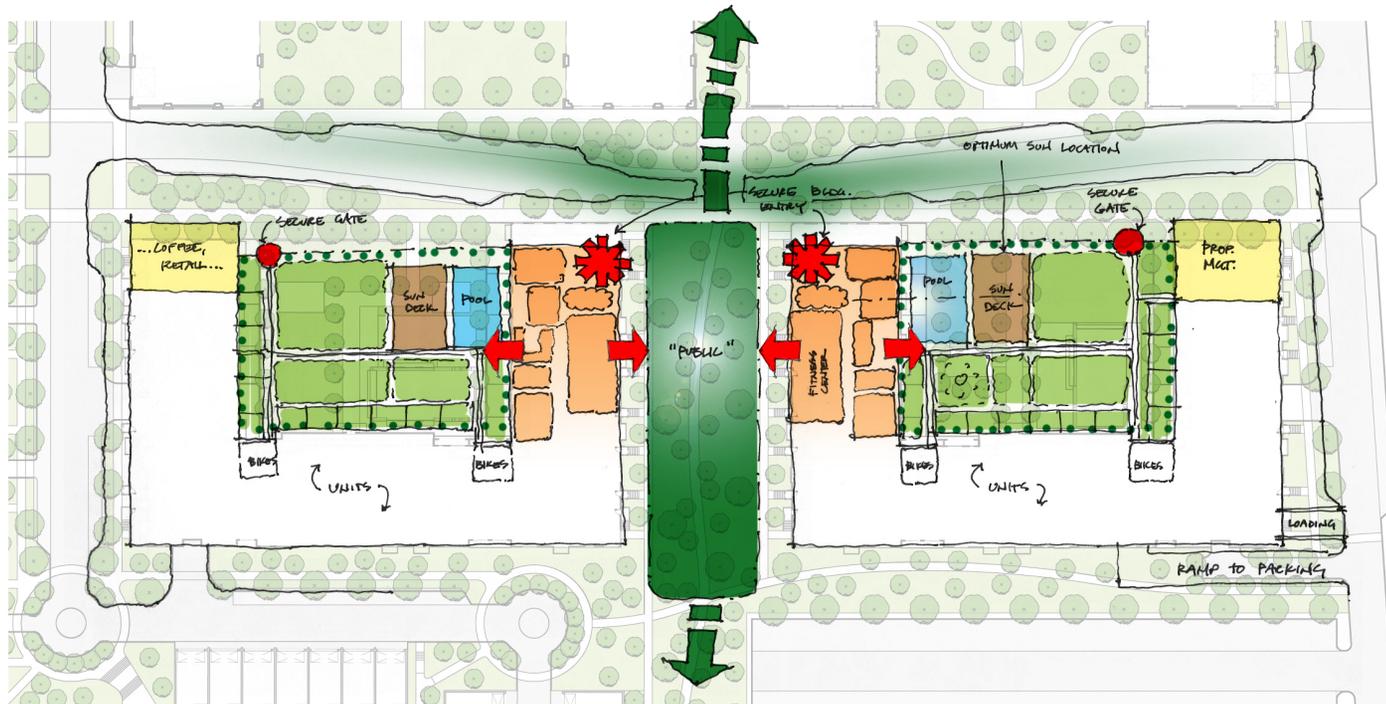
Now Open

# Bakery Living 1 – Apartment Building



Now Open

# Bakery Living 1&2 - Concept Diagram



Key:  Building Amenity Areas  Retail/Other  Private Outdoor Areas  Public Outdoor Areas

**S+RADA**  
ARCHITECTURE + INTERIORS + LANDSCAPES + URBAN DESIGN  
10.23.12



THE EWART BUILDING  
505 LIBERTY AVENUE  
PITTSBURGH, PA 15222  
PHONE: 412.471.5100  
FAX: 412.471.5104  
WWW.SRADA.COM

**S+RADA**  
ARCHITECTURE + INTERIORS + LANDSCAPES + URBAN DESIGN

PRELIMINARY  
Not for Construction

Professional's Seal

Project Name  
Bakery Living

Project Number  
12078

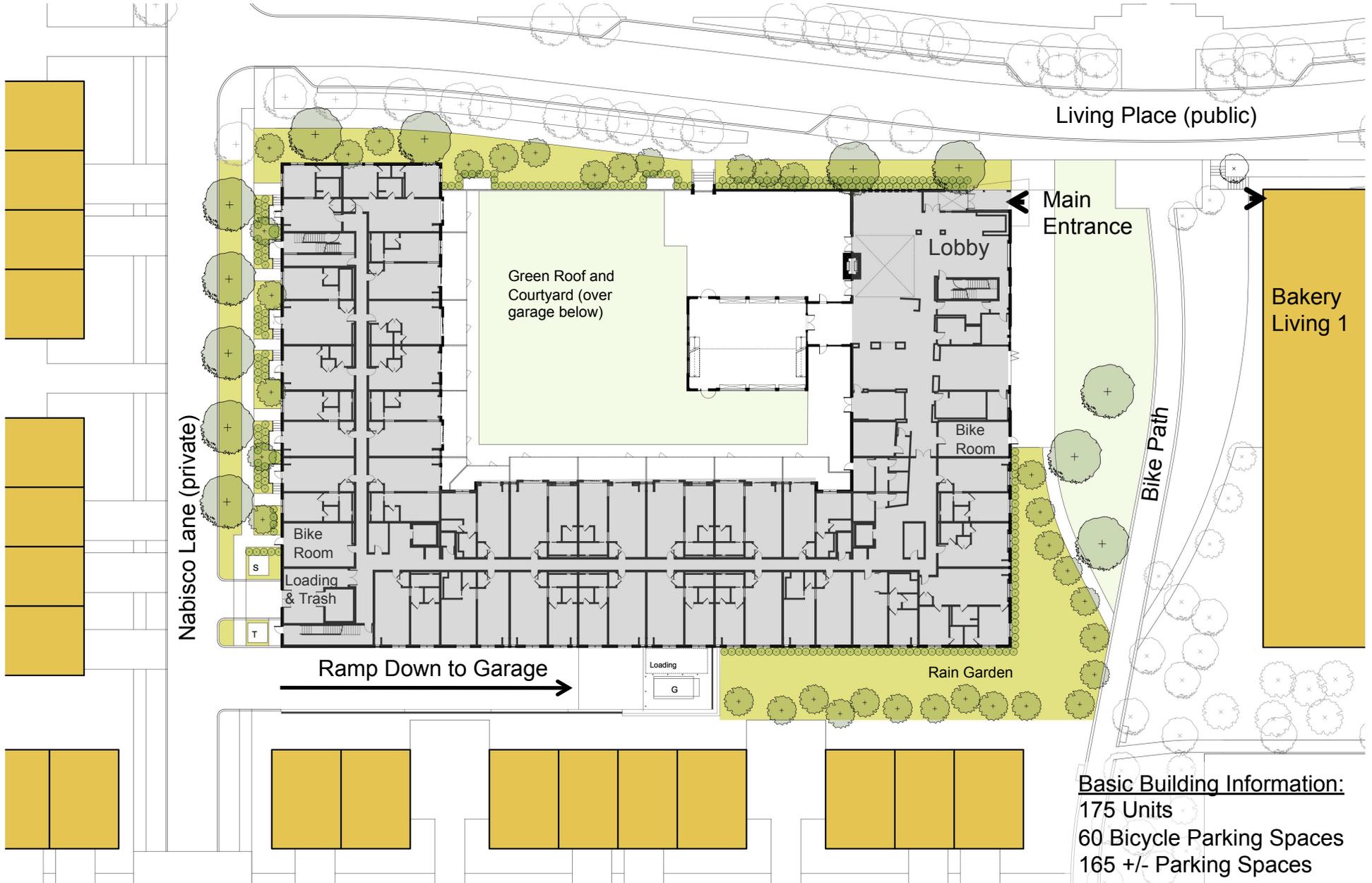
Client  
Walnut Capital

Issue Dates  
11.16.12 Schematic Design

Drawing Title  
Concept Plan

Sheet Number  
**A0.00**

# Bakery Living 2 - Site Plan



**Basic Building Information:**  
175 Units  
60 Bicycle Parking Spaces  
165 +/- Parking Spaces

# Bakery Living 2 – Front (North Elevation)



# Bakery Living 2 – Bike Path Side (East Elevation)



# Bakery Living 2 – Nabisco Lane Side (West Elevation)



# Bakery Living 2 – Back (South Elevation)



# Bakery Living 2



# Bakery Living 2





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

Date Filed:

Office of the Zoning Administrator

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

*(Zoning Use Only)*

## DEVELOPMENT REVIEW APPLICATION

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

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

### GENERAL INFORMATION

1. Property Owner Name: Eastside Limited Partnership III		Phone Number: ( 412 ) 391-7171	
Address: 535 Smithfield St. Suite 2425		City: Pittsburgh	State: PA
		Zip Code: 15222	
2. Applicant/Company Name: Same as Above		Phone Number: (     )	
Address:		City:	State:
		Zip Code:	
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: Eastside III, Building B (temporary name)			
4. Development Location: East Liberty			
5. Development Address: 6000 Centre Avenue, Pittsburgh, PA 15206			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	UNC		
Present Use of Site: (Select from attached list)	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: 09/ 01/ 2014	Occupancy Date: 09/ 01 /2015	Project Cost: \$ TBD
Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to <a href="http://www.city.pittsburgh.pa.us/cp/html/land_use_control_and_zoning.html">http://www.city.pittsburgh.pa.us/cp/html/land_use_control_and_zoning.html</a> and select the link for the City Zoning Code maintained at the Municode.com website.			
9. Proposed Use of Site (Select from attached list):			
10. Select the Type of Work:			
<input checked="" type="checkbox"/> New Construction, New <input type="checkbox"/> Renovation, Interior <input type="checkbox"/> New Construction, <input type="checkbox"/> Renovation, Exterior <input type="checkbox"/> Change in Use Only <input type="checkbox"/> Renovation, Change in Use			
11. Describe the Development: The building is a mixed use building consisting of 175 apartments above approximately 20,747 SF of retail. The parking to support this project is accommodated within the existing garage.			
12. Is a Land Operations Permit needed? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, <a href="http://www.city.pittsburgh.pa.us/bbi/">http://www.city.pittsburgh.pa.us/bbi/</a> )			



**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:	N/A	sq ft
Existing to be Retained:	N/A	sq ft
Retained Area to be Renovated:	N/A	sq ft
To be Constructed:	228,397	sq ft
Building Footprint:	54,526	sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	N/A	N/A	5	57'-8 1/4" (TOP OCC. FLOOR) 75'-2 3/4" (PARAPET)
Proposed Addition/Extension			N/A	N/A

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

Stair Tower			80'-0"

**16. Number of Dwelling Units:**  
 Existing to Remain:   N/A        Proposed:   175  

**17. Lot Area:**   178,637   sq ft

**18. On Site Parking:**  N/A

	Existing	Proposed
Full (8 1/2' x 19') as approved during	146 +18 parallel parking spaces on new elevated street to support retail, a portion to be signed for accessibility	
Compact (7 1/4' x 16') master plan review	25	
Handicap (13 1/2' x 19')	4	
Off-Street Loading Spaces: <input checked="" type="checkbox"/> N/A	2	
Actual:		
Required:	As per Master Development Plan	

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

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

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

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



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

Office of the Zoning Administrator

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

**DEVELOPMENT REVIEW APPLICATION**

**WATER AND SEWER INFORMATION**

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

For reference in answering Items 21-24, please refer to the Pittsburgh Water and Sewer Authority's Procedures Manual for Developers (available at [www.pgh2o.com](http://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 are 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 addressed in site project.

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:

Daniel Friday, The Mosites Company



**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**

<b>1. Property Owner Name:</b> Eastside Limited Partnership III		<b>Phone Number:</b> ( 412 ) 391-7171	
<b>Address:</b> 535 Smithfield St. Suite 2425		<b>City:</b> Pittsburgh	<b>State:</b> PA <b>Zip Code:</b> 15222
<b>2. Applicant/Company Name:</b> Same as Above		<b>Phone Number:</b> (     )	
<b>Address:</b>	<b>City:</b>	<b>State:</b>	<b>Zip Code:</b>
<b>Applicant/Contractor ID:</b> (assigned by the City)			
<b>3. Development Name:</b> Eastside III, Building C (temporary name)			
<b>4. Development Location:</b> East Liberty			
<b>5. Development Address:</b> 6230 Penn Avenue, Pittsburgh, PA 15206			
<b>6. If applicant is proposing a change to the Zoning District, the following is required:</b> (Attach Zone Change Petition)			
<b>Proposed Zoning District:</b>	UNC		
<b>Present Use of Site:</b> (Select from attached list)	Under Construction		
<b>7. If a Certificate of Occupancy exists, the following is required:</b>			
<b>Certificate of Occupancy#:</b>	<b>Date Issued:</b>	<b>Existing Use of Property:</b> Under Construction	
<b>8. Estimated Construction:</b>	<b>Start Date:</b> 09/ 01/ 2014	<b>Occupancy Date:</b> 09/ 01 /2015	<b>Project Cost:</b> \$ TBD
Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to <a href="http://www.city.pittsburgh.pa.us/cp/html/land_use_control_and_zoning.html">http://www.city.pittsburgh.pa.us/cp/html/land_use_control_and_zoning.html</a> and select the link for the City Zoning Code maintained at the Municode.com website.			
<b>9. Proposed Use of Site (Select from attached list):</b>			
<b>10. Select the Type of Work:</b>			
<input checked="" type="checkbox"/> New Construction, New <input type="checkbox"/> Renovation, Interior <input type="checkbox"/> New Construction, <input type="checkbox"/> Renovation, Exterior <input type="checkbox"/> Change in Use Only <input type="checkbox"/> Renovation, Change in Use			
<b>11. Describe the Development:</b> The building is a mixed use building consisting of 76 apartments above approximately 18,703 SF of retail. The parking to support this project is accommodated within the existing garage.			
<b>12. Is a Land Operations Permit needed?</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, <a href="http://www.city.pittsburgh.pa.us/bbi/">http://www.city.pittsburgh.pa.us/bbi/</a> )			



**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:	N/A	sq ft
Existing to be Retained:	N/A	sq ft
Retained Area to be Renovated:	N/A	sq ft
To be Constructed:	113,488	sq ft
Building Footprint:	25,449	sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	N/A	N/A	5	50'-6 1/2" (TOP OCC. FLOOR) 66'-6" (PARAPET)
Proposed Addition/Extension			N/A	N/A

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

Stair Tower			77'-1"
Decorative Fin at Tower			82'-6 1/2"

**16. Number of Dwelling Units:**  
 Existing to Remain: N/A      Proposed: 76

**17. Lot Area:** 178,637 sq ft

**18. On Site Parking:**  N/A

	Existing	Proposed
Full (8 1/2' x 19') as approved during	49 +11 parallel parking spaces on new elevated street to support retail. a portion to be signed for accessibility	
Compact (7 1/4' x 16') master plan review	25	
Handicap (13 1/2' x 19')	2	

Off-Street Loading Spaces:  N/A (SEE VARIANCE)  
 Actual:  
 Required: As per master development plan

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

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



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

Office of the Zoning Administrator

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**DEVELOPMENT REVIEW APPLICATION**

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

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

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Public Property, Existing City Street

Private Property

Not Applicable

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

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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:

Daniel Friday, The Mosites Company



# EASTSIDE III

PITTSBURGH, PENNSYLVANIA

BUILDING B&C ZONING UPDATE PACKAGE

JULY 22, 2014

## EASTSIDE III

PITTSBURGH, PENNSYLVANIA

JULY 22, 2014

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THE MOSITES COMPANY

DESIGN COLLECTIVE

## PROJECT INFORMATION

---

BUILDING A	5 RESIDENTIAL LEVELS OF TYPE III-A WOOD FRAME ABOVE TYPE I-A GARAGE
BUILDING B	4 RESIDENTIAL LEVELS OF TYPE III-A WOOD FRAME ABOVE TYPE I-A GARAGE
BUILDING C	4 RESIDENTIAL LEVELS OF TYPE III-A WOOD FRAME ABOVE TYPE I-A GARAGE
GARAGE	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
<b>TOTAL</b>	<b>41,373 SF</b>

## 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
<b>TOTAL PARKING</b>	<b>554 SPACES</b>

## ACCESSIBLE SPACES

---

STANDARD ACCESSIBLE	15 SPACES
VAN ACCESSIBLE	3 SPACES
<b>TOTAL ACCESSIBLE</b>	<b>8 SPACES</b>

# EASTSIDE III

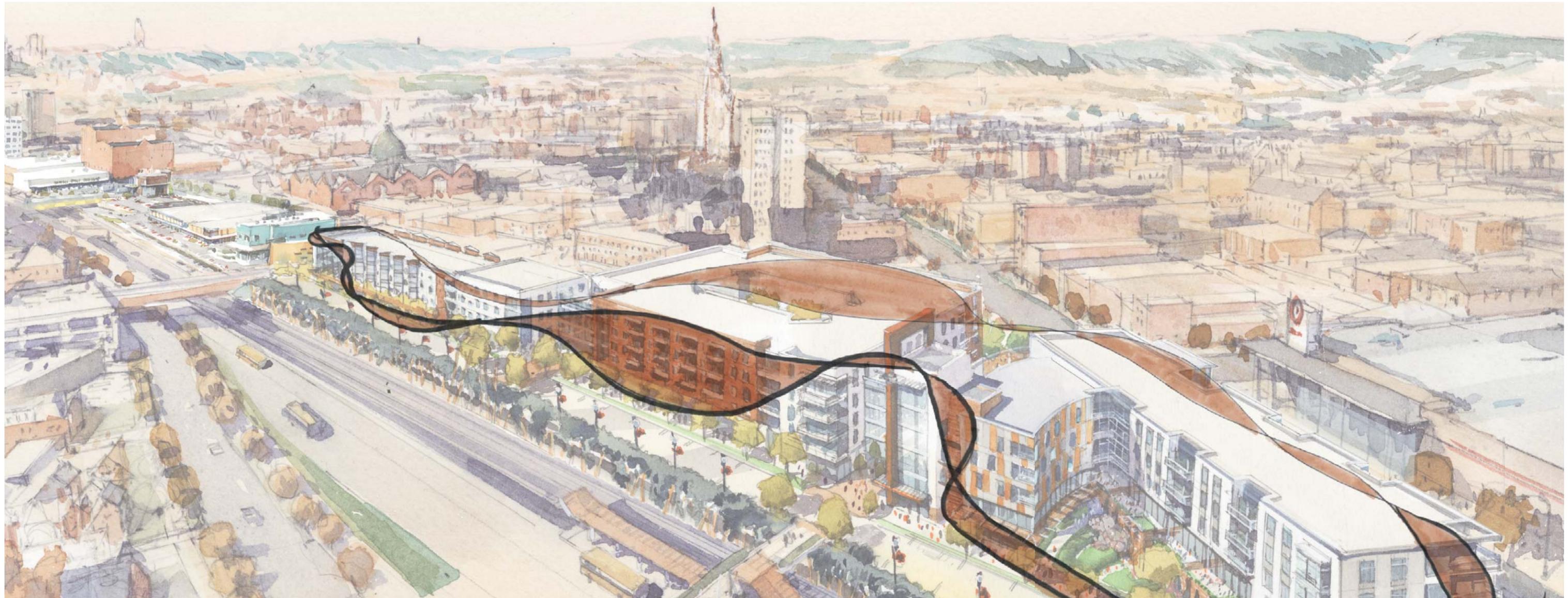
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PITTSBURGH, PENNSYLVANIA

JULY, 22, 2014

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CONNECTIVE RIBBON

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**BUILDING B**

**EASTSIDE III**  
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THE MEWS

## EASTSIDE III

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SOUTH ELEVATION



MEWS (EAST) ELEVATION

BUILDING B - SOUTH AND MEWS ELEVATIONS



**EASTSIDE III**  
 PITTSBURGH, PENNSYLVANIA

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**BUILDING C**

**EASTSIDE III**  
PITTSBURGH, PENNSYLVANIA

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**BUILDING C - SOUTH ELEVATION**



**EASTSIDE III**  
 PITTSBURGH, PENNSYLVANIA

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 DESIGN COLLECTIVE



VIEW FROM PENN AVENUE TOWARD THE MEWS



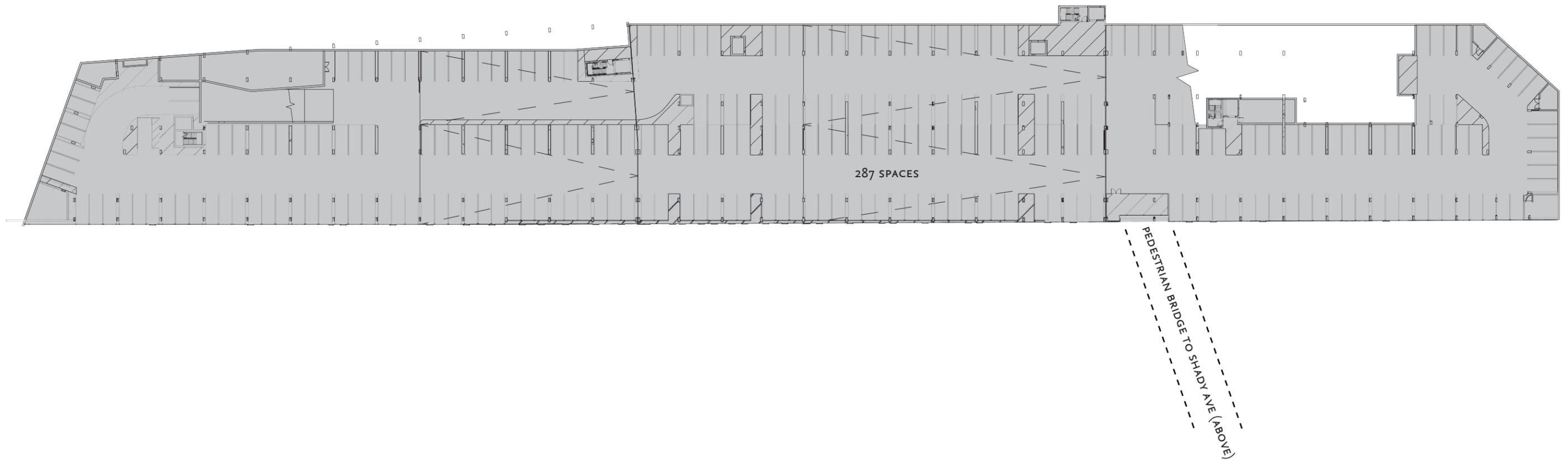
VIEW FROM CENTRE AVENUE OF BUILDING B LOOKING EAST



APPROACHING MEWS FROM THE WEST



VIEW OF NORTHWEST CORNER FROM INTERSECTION OF ANNIE PLACE & CENTRE AVENUE



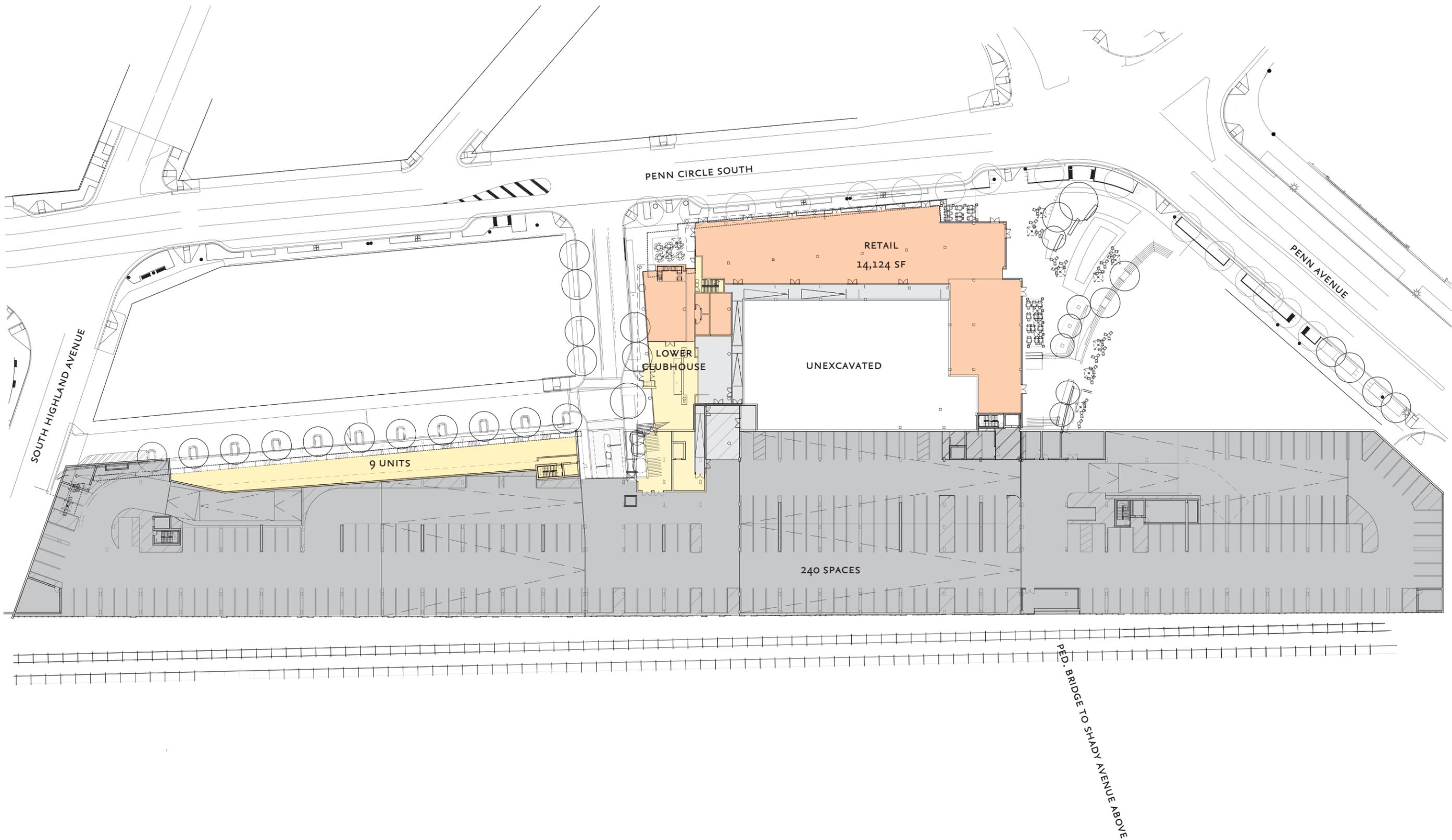
**EASTSIDE III**  
PITTSBURGH, PENNSYLVANIA

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**LEVEL P1**  
SCALE: 1/64" = 1'-0"



THE MOSITES COMPANY  
**DESIGN COLLECTIVE**



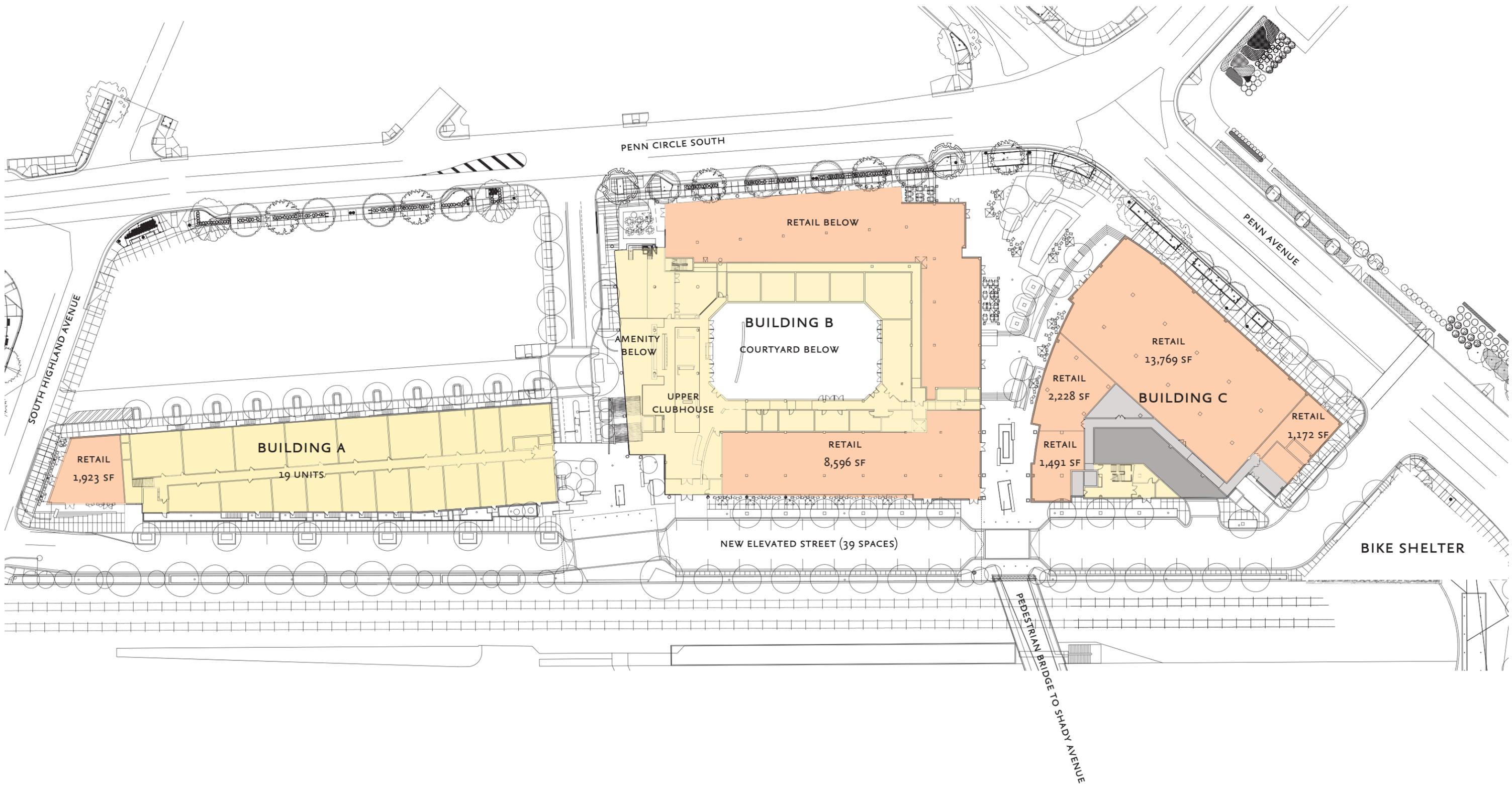
**EASTSIDE III**  
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**LEVEL G1**  
 SCALE: 1/64" = 1'-0"

THE MOSITES COMPANY  
 DESIGN COLLECTIVE





**EASTSIDE III**  
 PITTSBURGH, PENNSYLVANIA

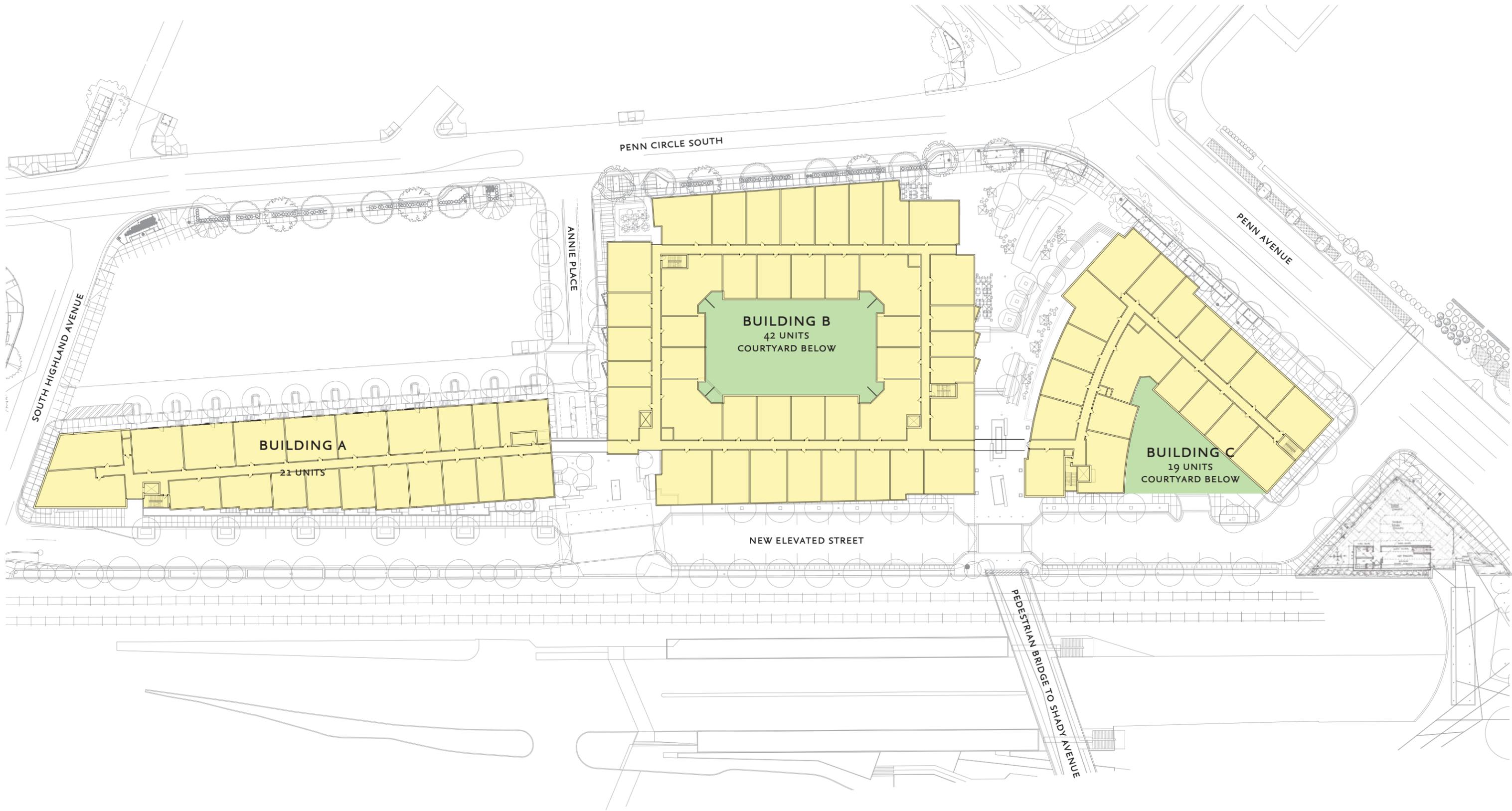
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**ELEVATED STREET LEVEL**

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



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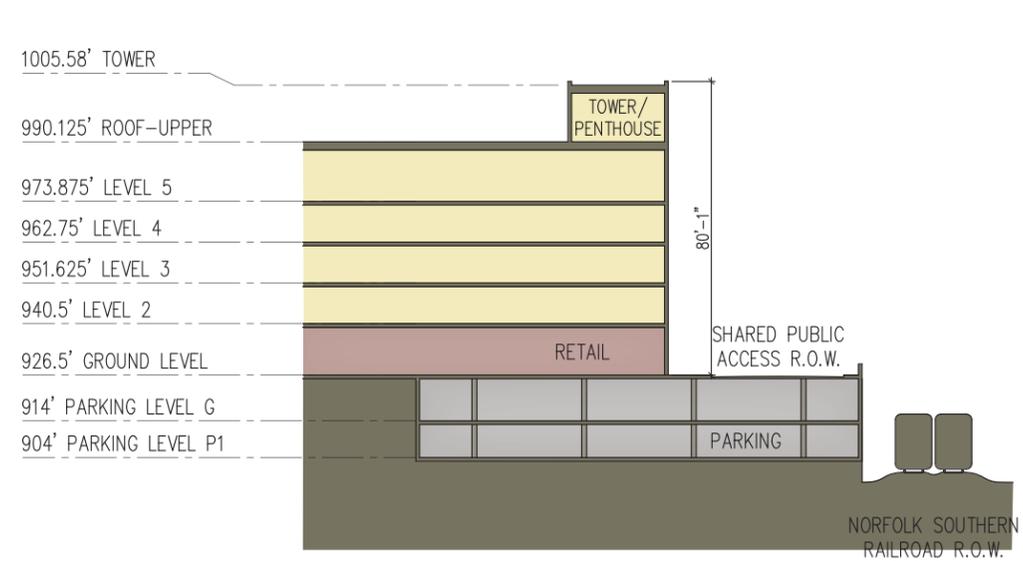
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**TYPICAL RESIDENTIAL LEVEL**

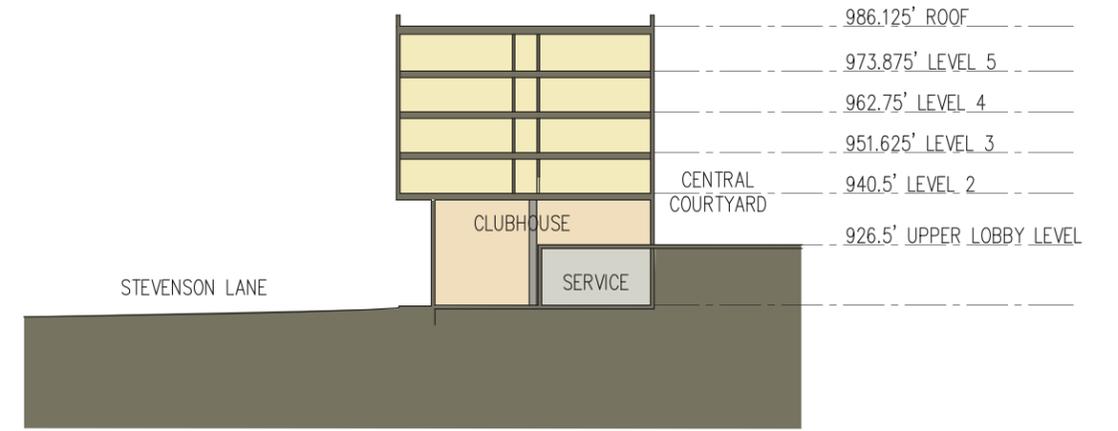
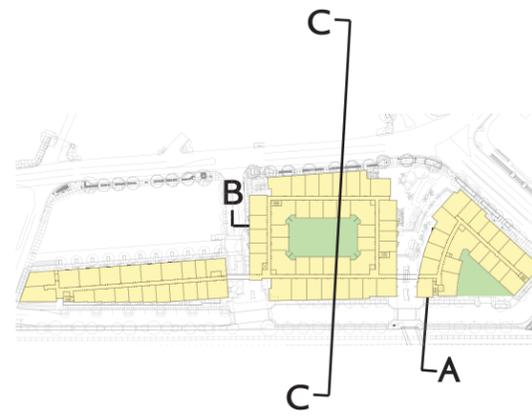
SCALE: 1/64" = 1'-0"



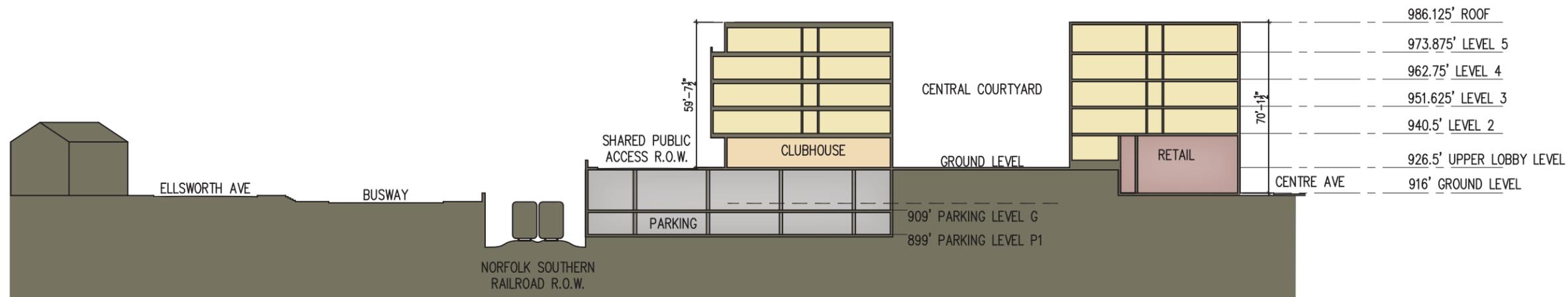
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SECTION A - BUILDING C @ PENTHOUSE MEZZANINE



SECTION B - BUILDING B @ LARGEST HEIGHT FROM ADJACENT GRADE



SECTION C - BUILDING B @ CLUBHOUSE TO NEAREST RESIDENTIAL PROPERTY

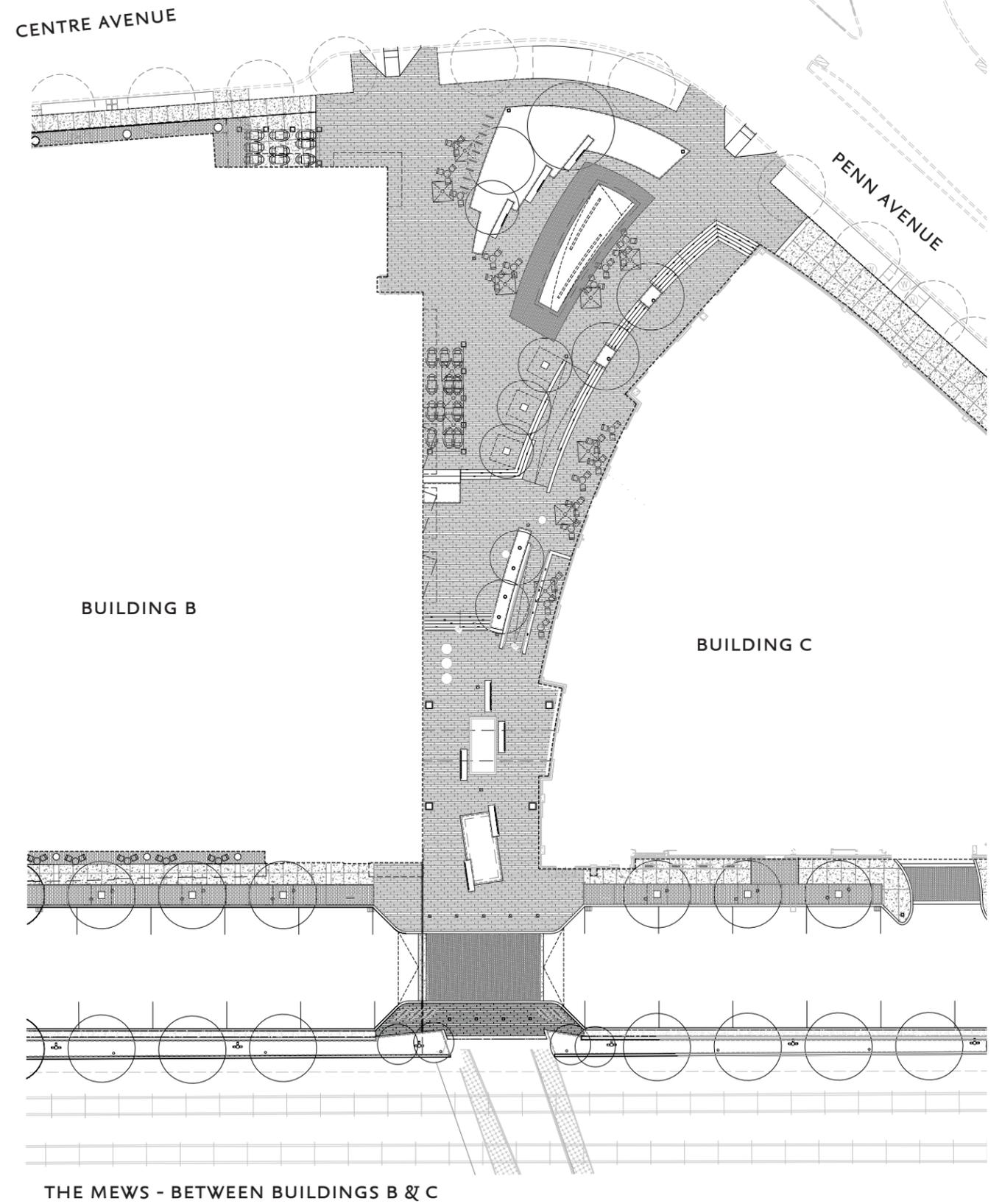
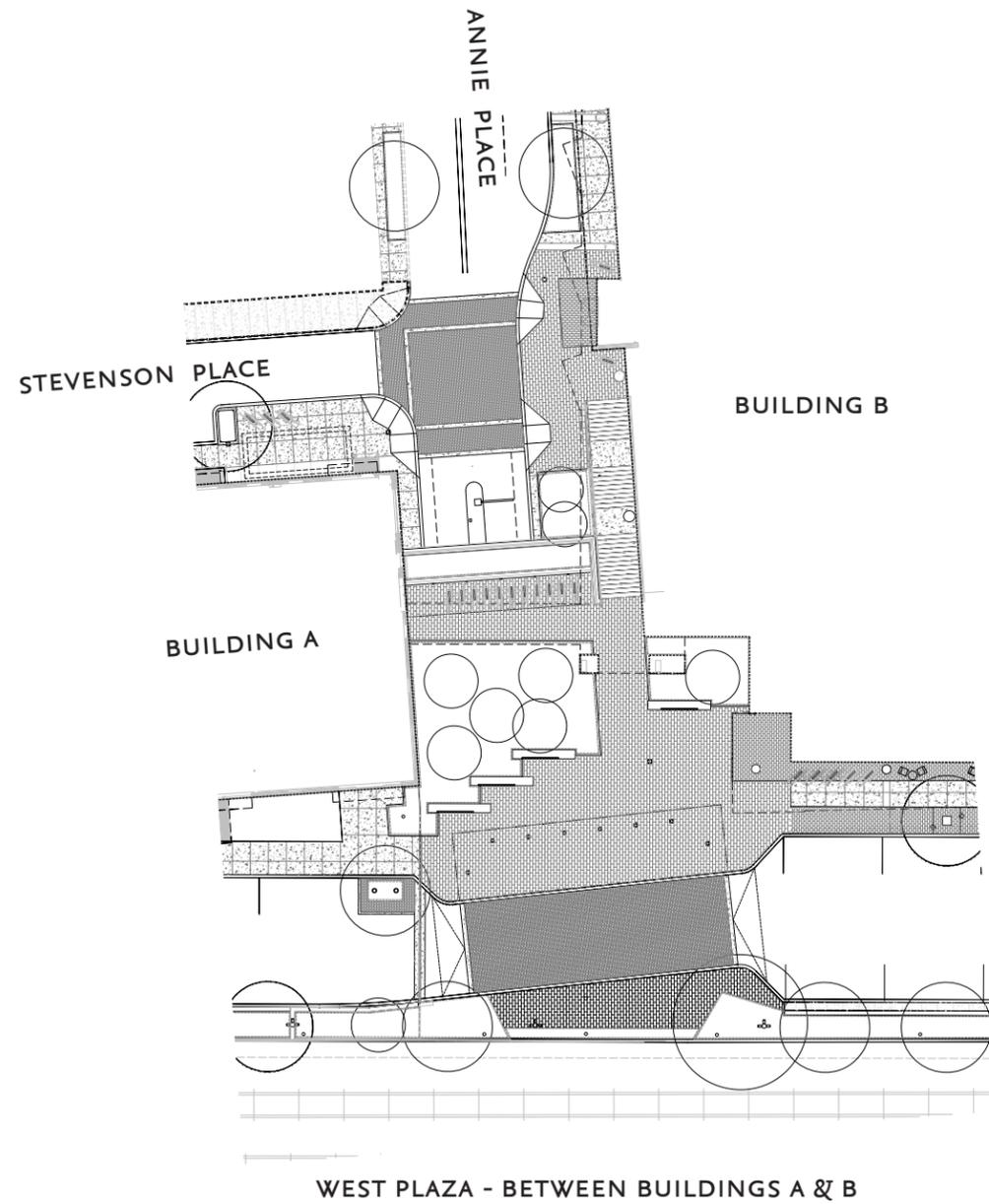
SECTIONS



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### BUILDING A

AREA 103,168 SF  
UNITS 109

UNIT TYPE	COUNT	%	AVE. SIZE
STUDIO	27	24.8%	577 SF
1 BR	47	43.1%	785 SF
1 BR-DEN	1	0.9%	1,032 SF
2 BR	31	28.4%	1,149 SF
2 BR-DEN	3	2.8%	1,494 SF
TOTAL	109	100.0%	
<b>AVERAGE GRSF</b>			<b>859 SF</b>

### BUILDING B

AREA 151,548 SF  
UNITS 175

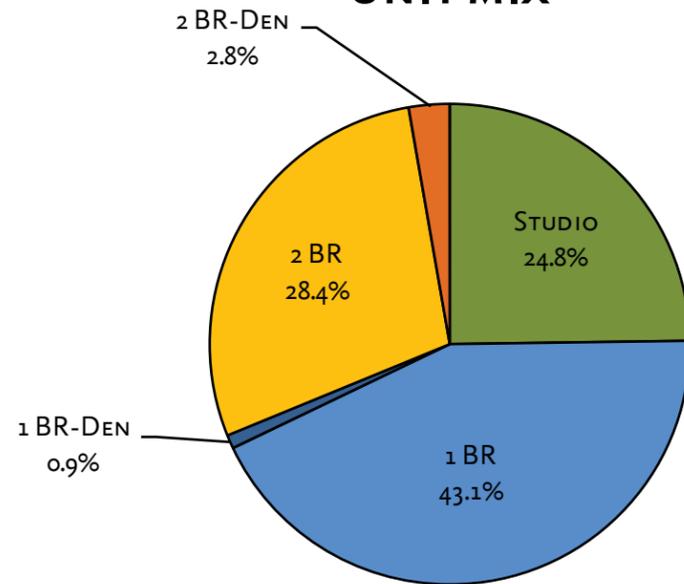
UNIT TYPE	COUNT	%	AVE. SIZE
STUDIO	26	14.9%	569 SF
1 BR	89	50.9%	769 SF
1 BR DEN	19	10.9%	970 SF
2 BR	40	22.9%	1,213 SF
2 BR-DEN	1	0.6%	1,341 SF
TOTAL	175	100.0%	
<b>AVERAGE GRSF</b>			<b>866 SF</b>

### BUILDING C

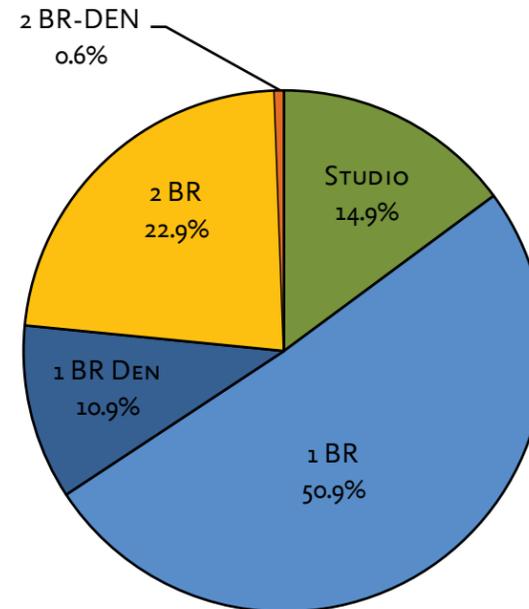
AREA 71,484 SF  
UNITS 76

UNIT TYPE	COUNT	%	AVE. SIZE
STUDIO	1	1.3%	733 SF
1 BR	47	61.8%	788 SF
1 BR + DEN	5	6.6%	1,011 SF
2 BR	16	21.1%	1,083 SF
2BR + DEN	7	9.2%	1,639 SF
TOTAL	76	100.0%	
<b>AVERAGE GRSF</b>			<b>941 SF</b>

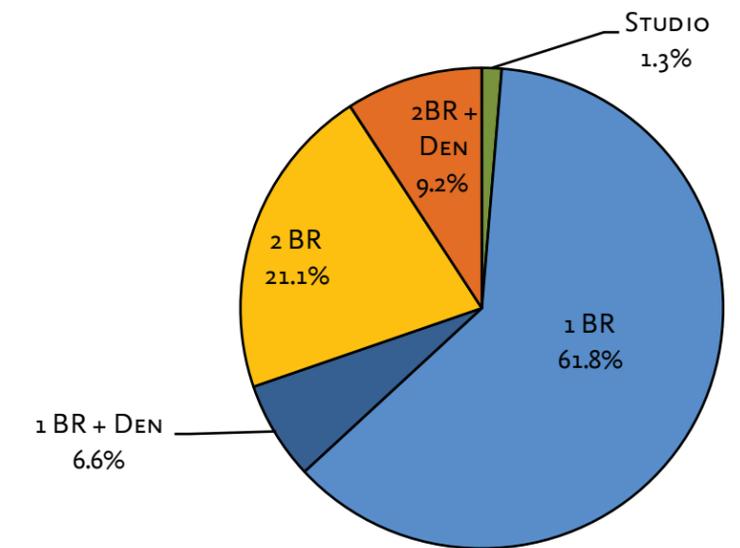
UNIT MIX



UNIT MIX



UNIT MIX



### UNIT MATRIX & ACCESSIBILITY

## EASTSIDE III

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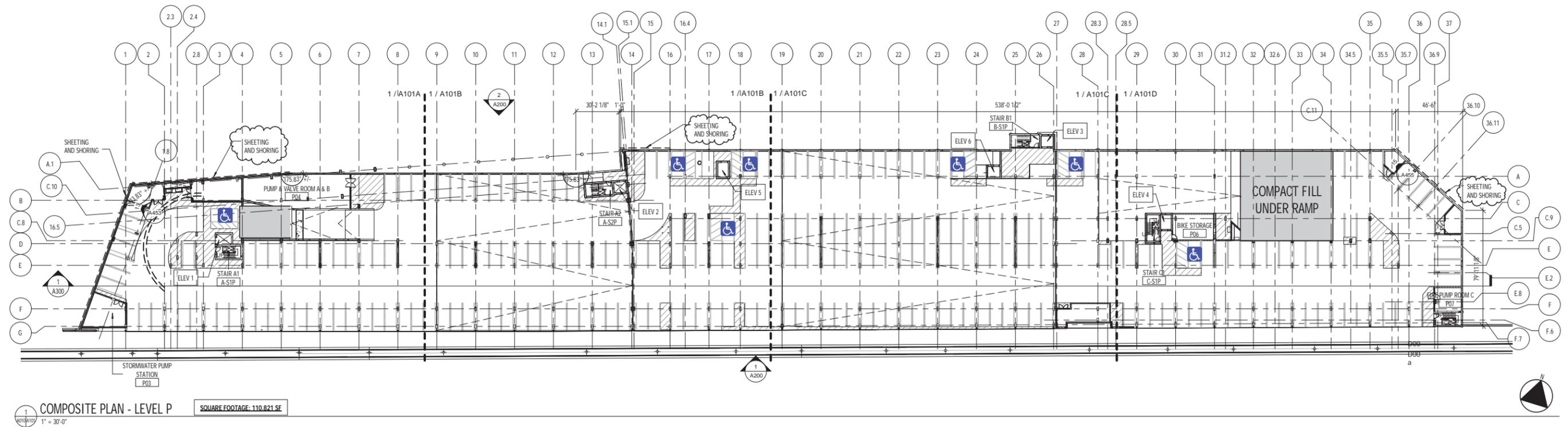
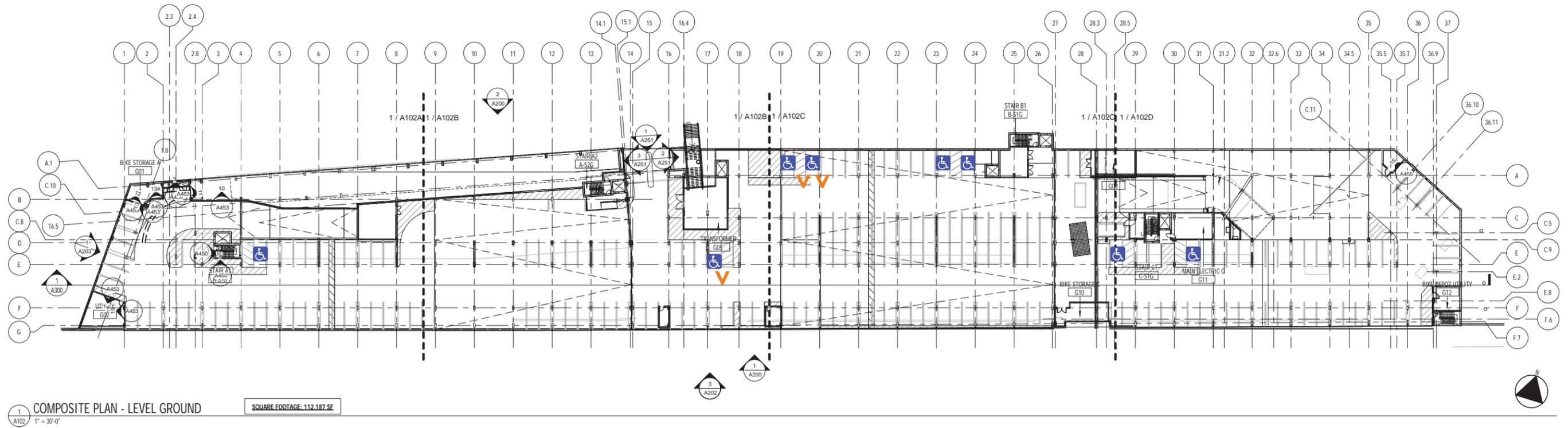
TOTAL OF 360 UNITS

-100% OF UNITS MEET FHA REQUIREMENTS

-2.2% (8 UNITS) MEET ANSI TYPE A STANDARD FOR ACCESSIBILITY AS DEFINED BY ANSI A117.1. (2% REQUIRED)

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**TOTAL PARKING SPACES: 554**  
**ACCESSIBLE SPACES REQUIRED: 12** (ADA GUIDELINES TABLE 208.2: PARKING SPACES 501-1000 TO PROVIDE 2% OF TOTAL SPACE COUNT AS ACCESSIBLE)  
**ACCESSIBLE SPACES PROVIDED: 15**  
**VAN SPACES REQUIRED: 3** (ADA GUIDELINES 208.2.4 VAN PARKING: FOR EVERY 6 ACCESSIBLE SPACES ONE SHALL BE VAN ACCESSIBLE)  
**VAN SPACES PROVIDED: 3**

**PARKING ACCESSIBILITY**

**EASTSIDE III**

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- UNDERWATER STORMWATER SYSTEM
- REQUIRED TO CAPTURE 1.2" OF RAINFALL (1.2" REPRESENTS 95% OF STORM EVENTS), OF WHICH NO WATER IS PERMITTED TO LEAVE SITE
  - REQUIRED STORMWATER STORAGE: 27,000 CU FT
  - PROVIDED STORMWATER STORAGE: 32,000 CU FT UNDER MEWS.
  - CISTERN REUSES WATER FOR IRRIGATION OF PLANTING ACROSS ENTIRE SITE

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

VEGETATED ROOF

COURTYARD PLANTINGS

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

## STORMWATER MANAGEMENT

### EASTSIDE III

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#### SUSTAINABILITY INITIATIVES

- LEED FOR HOMES
- LEED NEIGHBORHOOD DESIGN
- HIGH PERFORMANCE BUILDING ENVELOPE
- COOL ROOF TECHNOLOGY TO REDUCE HEAT ISLAND EFFECT
- GREEN ROOF TECHNOLOGY
- CAPTURING RAINFALL TO IRRIGATE LANDSCAPING THROUGHOUT
- ALL STORMWATER CAPTURED AND HELD ON SITE
- ENERGYSTAR APPLIANCES
- HIGH EFFICIENCY LIGHTING
- LOW-FLOW PLUMBING FIXTURES



**LEED-ND**



**LEED™**  
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#### LEED INITIATIVES

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