



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: <u>CARNEGIE MELLON UNIV.</u>		Phone Number: <u>(412) 268-5259</u>	
Address: <u>5000 FORBES</u>	City: <u>PITTSBURGH</u>	State: <u>PA</u>	Zip Code: <u>15203</u>
2. Applicant/Company Name: <u>BOB PEPPE</u>		Phone Number: <u>(412) 266-6905</u>	
Address:	City:	State:	Zip Code:
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: <u>HAMBURG HALL RENOVATION &amp; EXPANSION</u>			
4. Development Location: <u># HAMBURG HALL, CNW</u>			
5. Development Address: <u>4800 FORBES</u>			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	<u>EMI - NO CHANGE NEEDED</u>		
Present Use of Site: (Select from attached list)	<u>EDUCATIONAL CLASSROOM</u>		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property:	
<u>70339</u>	<u>5 OCT 1995</u>	<u>3-4. CLASSROOM BLDG</u>	
8. Estimated Construction:	Start Date: <u>1 DEC 2014</u>	Occupancy Date: <u>1 SEP 2015</u>	Project Cost: \$ <u>18.5 M</u>
Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to <a href="http://pittsburghpa.gov/dcp/zoning/">pittsburghpa.gov/dcp/zoning/</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): <u>EDUCATIONAL CLASSROOM (GEN)</u>			
10. Select the Type of Work:			
<input checked="" type="checkbox"/> New Construction, New	<input checked="" type="checkbox"/> Renovation, Interior		
<input type="checkbox"/> New Construction,	<input type="checkbox"/> Renovation, Exterior		
<input type="checkbox"/> Change in Use Only	<input type="checkbox"/> Renovation, Change in Use		
11. Describe the Development: <u>RENOVATION TO HAMBURG HALL INCLUDING NEW CLASSROOM IN REAR COURTYARD &amp; LIFE SAFETY UPGRADES</u>			
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> )			



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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:	<u>0</u>	sq ft
Existing to be Retained:	<u>102,900</u>	sq ft
Retained Area to be Renovated:	<u>41,300</u>	sq ft
To be Constructed:	<u>3,600</u>	sq ft
Building Footprint:	<u>39,400</u>	sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	3	65		
Proposed Addition/Extension			1	16

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


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

**17. Lot Area:** 51,800 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: 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



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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](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)  
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.

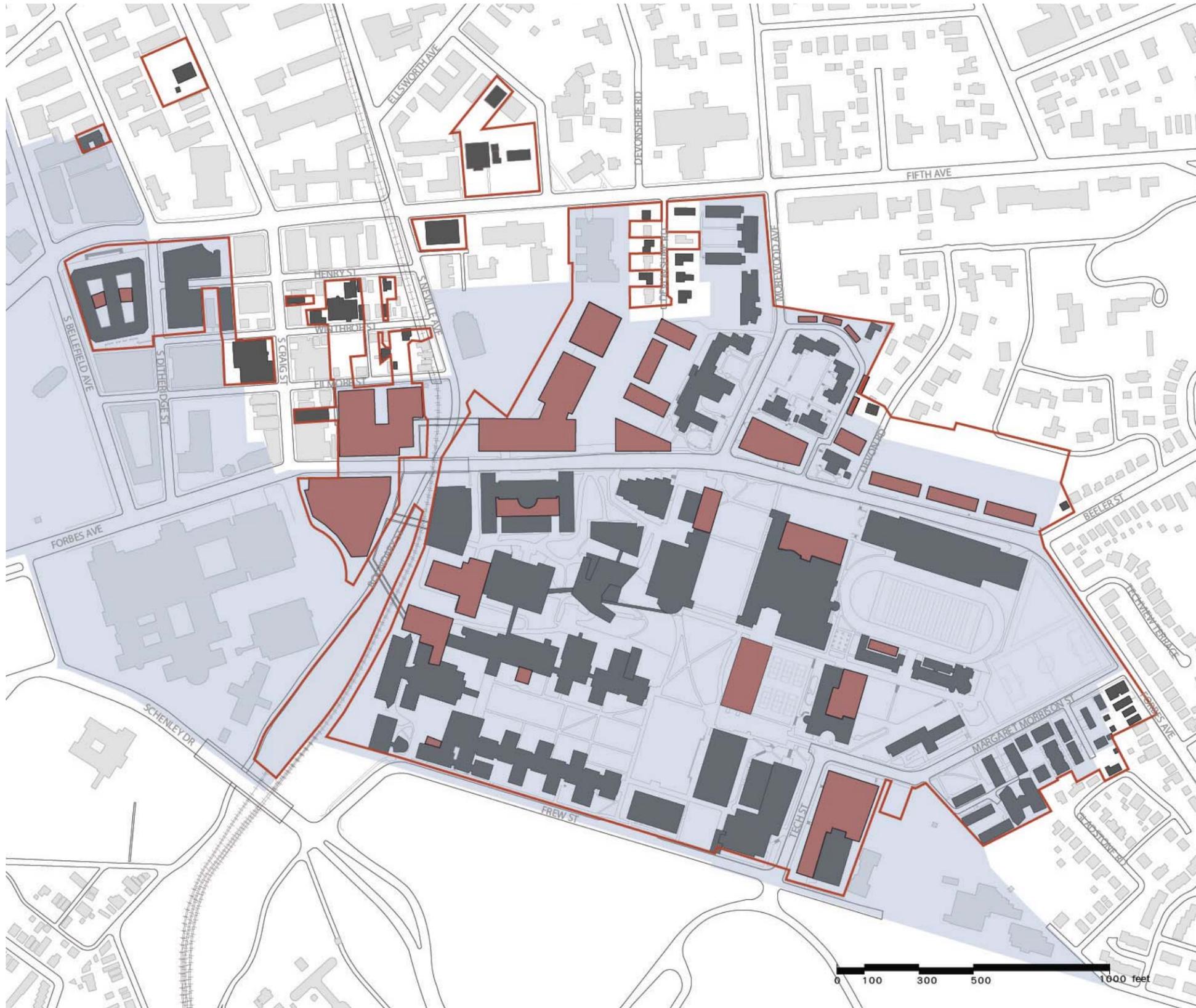
26. Applicant will be applying for a Visitability Tax Credit?       Yes       No

Applicant Signature:

# Carnegie Mellon University

## Heinz College-Hamburg Hall Addition





LOCATION PLAN

# Heinz College Hamburg Hall Addition

## Project Overview

Hamburg Hall Addition to focus on adding a new 150 seat Lecture Hall, group and individual study space, student project rooms and a cafe.

Phase 1 - Interior office renovations have been completed

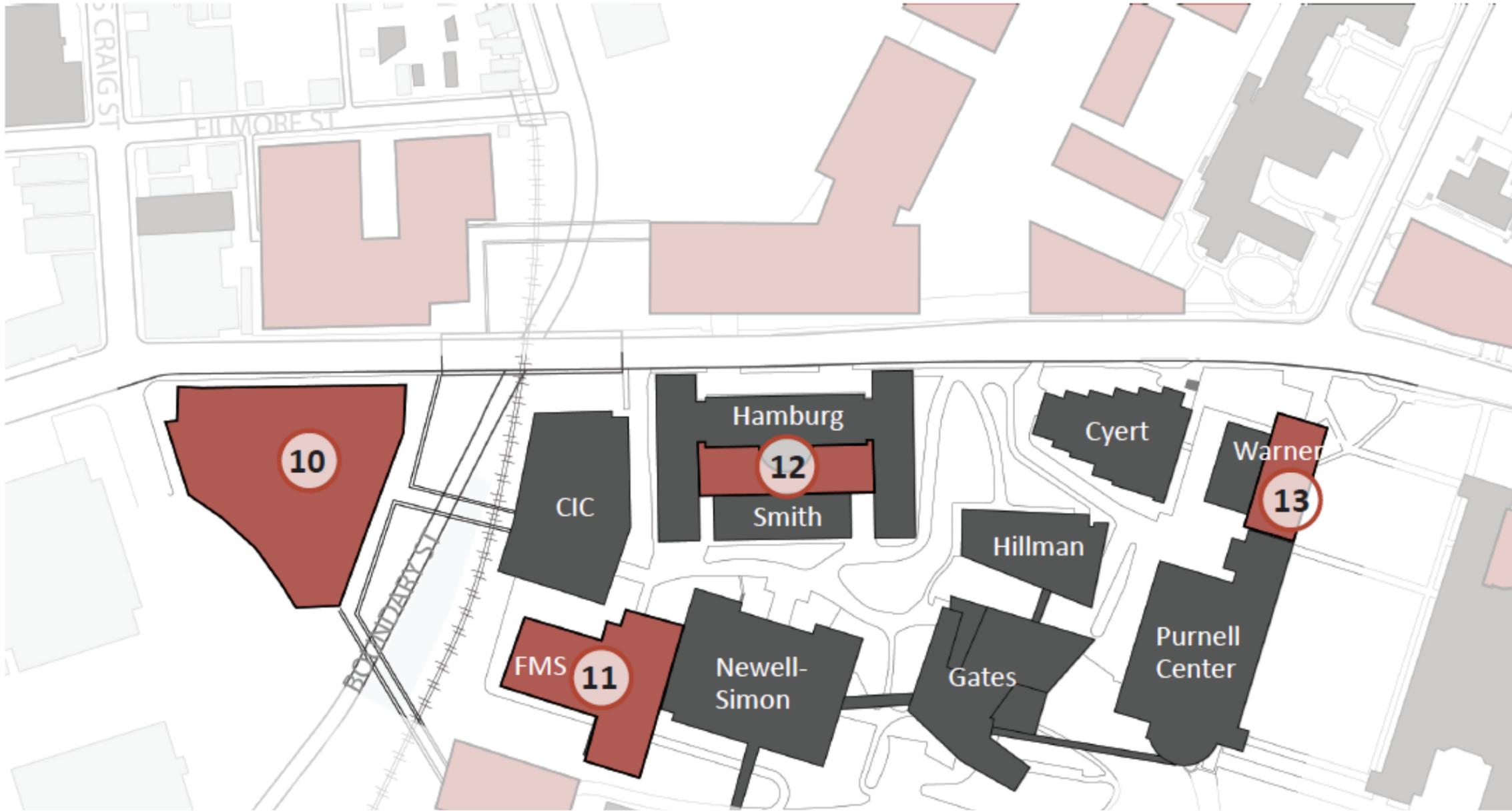
Phase 2 - 150 seat Lecture Hall and building code upgrades to meet IBC 2009

Phase 2.5 - Provide flexible classrooms to allow for innovative and progressive learning.

Phase 3 - Enclose courtyard with glass roof providing student space and a cafe for Heinz College students.

Phase 4 - Interior office renovations

### 3.5.5 West Campus



**12. Hamburg Hall Addition**

DESCRIPTION	Infill between Hamburg and Smith Halls
USES	Academic, office, social space
SQUARE FEET	60,000 gsf
HEIGHT	3 stories (no higher than existing roof of Hamburg Hall)
SETBACK	Built within space created by Hamburg and Smith Halls

# Heinz College - Phase 1

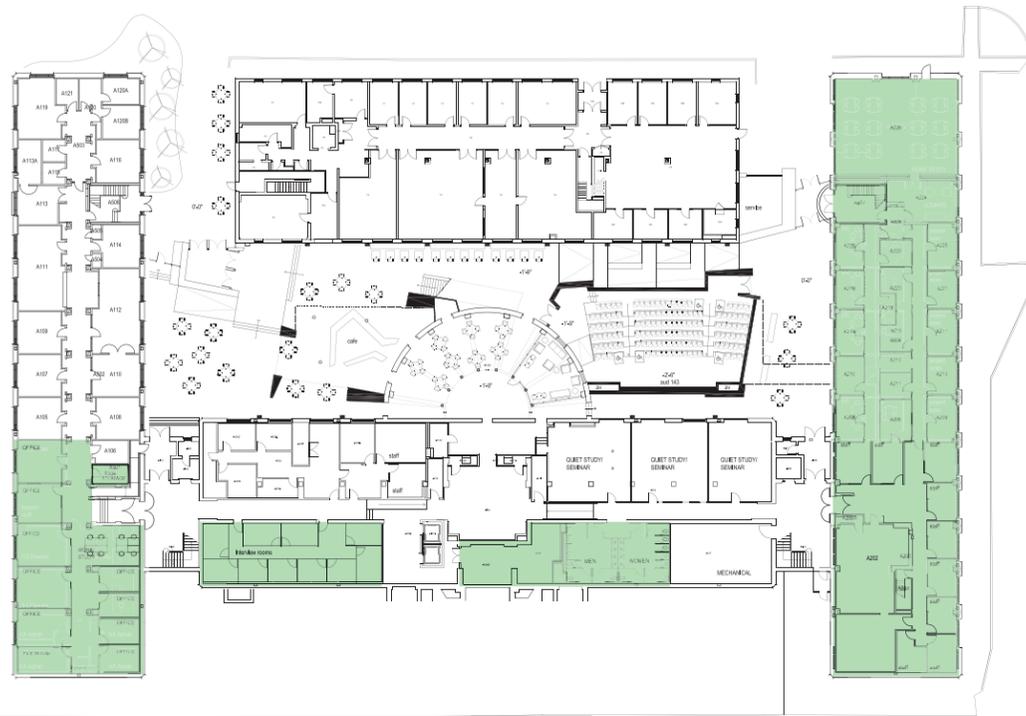
## PHASE 1

Interior renovation to relocate administrative functions within the A level of Hamburg Hall to accommodate the move of EPP to the A level West Wing of Hamburg. Work includes the construction of a first floor level in the space currently known as the Solar Boat Room, which EPP will occupy during the later phases of construction.

*Benefits to EPP in Phase I: EPP PhD students will move into newly renovated space, outfitted to accommodate their needs. They will gain 700 square feet more than they currently occupy.*

*Benefits to Heinz College in Phase I: Heinz College will:*

- create a student services suite
- create a computing services suite with a new server room
- accommodate the Facilities Manager inside HBH, eliminating the need for trailers
- construct interview rooms suitable for employers seeking on-campus recruiting space specifically for Heinz College students
- allow Heinz to begin construction on a new 150-seat classroom and renovation of the rotunda



# A

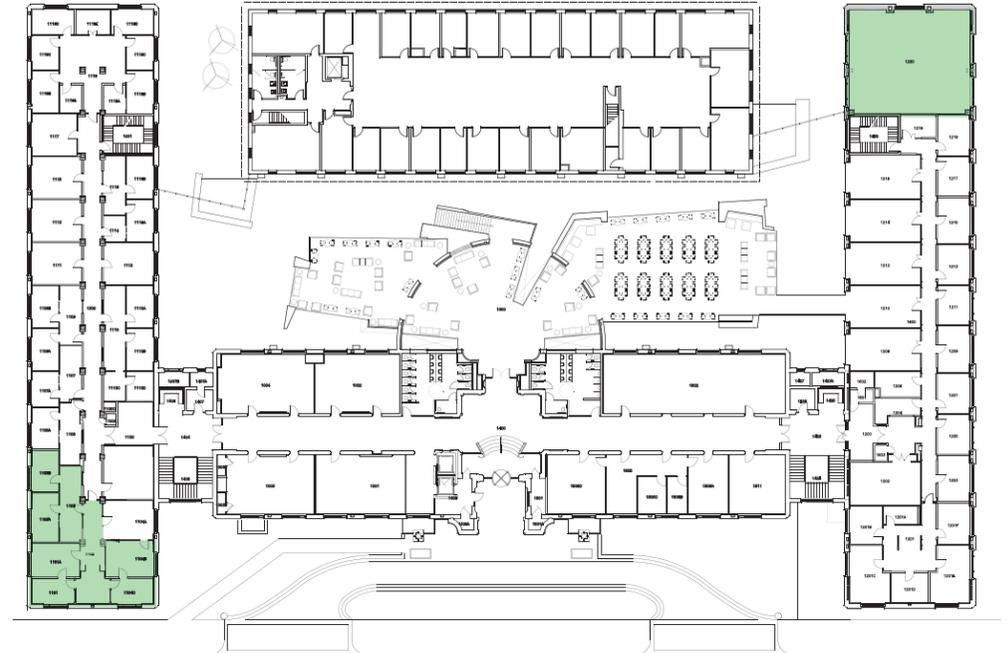
## PHASE 1

Interior renovation to relocate administrative functions within the A level of Hamburg Hall to accommodate the move of EPP to the A level West Wing of Hamburg. Work includes the construction of a first floor level in the space currently known as the Solar Boat Room, which EPP will occupy during the later phases of construction.

*Benefits to EPP in Phase I: EPP PhD students will move into newly renovated space, outfitted to accommodate their needs. They will gain 700 square feet more than they currently occupy.*

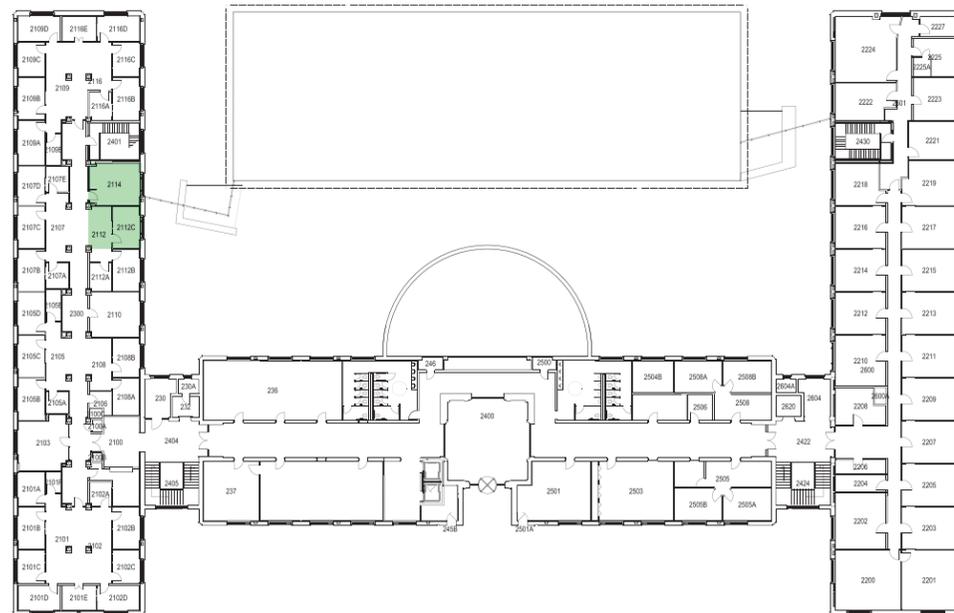
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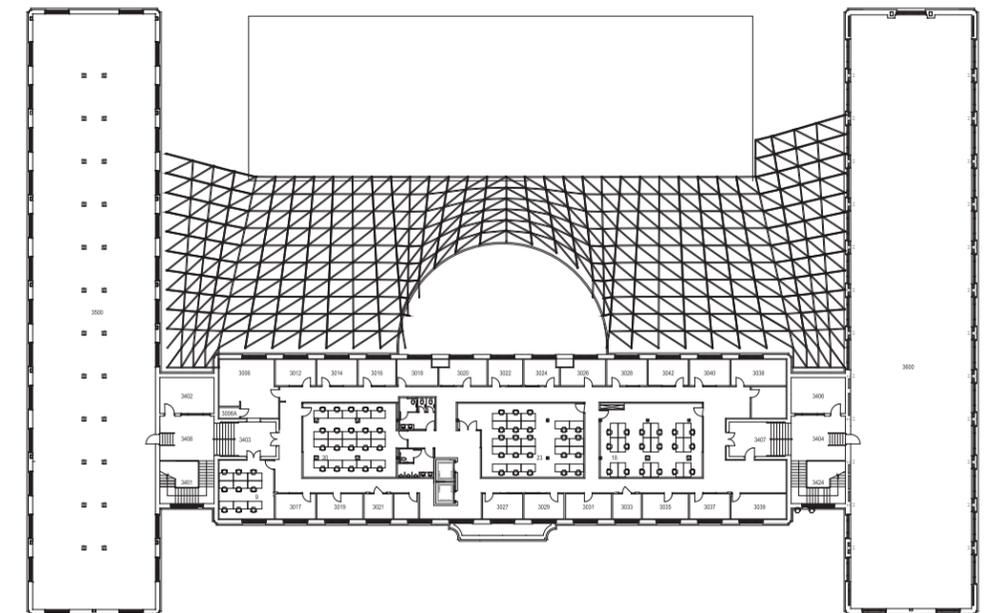
# 1

## PHASE 1



# 2

## PHASE 1



# 3

# Heinz College - Phase 2

PHASE 2

Construction of the new auditorium in the courtyard between Hamburg and Smith, along with all below grade work needed to accommodate the later phased construction of the full addition. Work includes the construction of brick covered columns to accommodate the glass room to be built in Phase III. Both levels of the rotunda will be transformed into student study and lounge spaces to accommodate occupancy of the new auditorium and needed study space. The new accessible entrance from Forbes Avenue into the A level of the building will be constructed. Bathroom renovations on all four floors, separation of exit stairwells and fire suppression and fire alarm installation at Hamburg Hall, Smith Hall and the new auditorium will be a part of the project, as well as covering of the existing wood roof deck with a grated gwb material.

Benefits to Heinz College in Phase II:

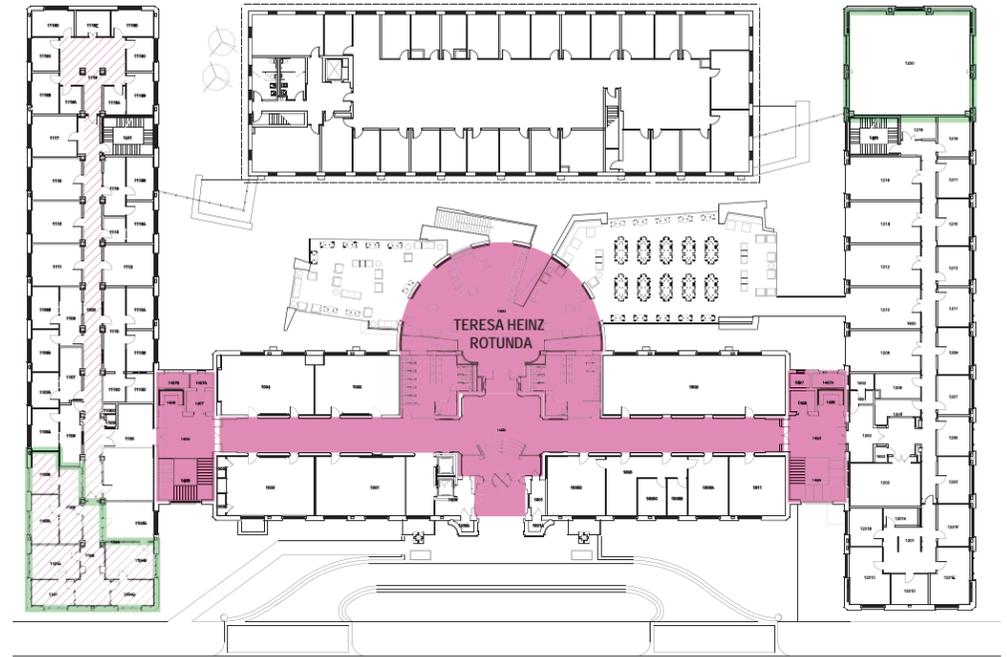
•renovation of the bathrooms in Hamburg will immediately improve student satisfaction!

# A



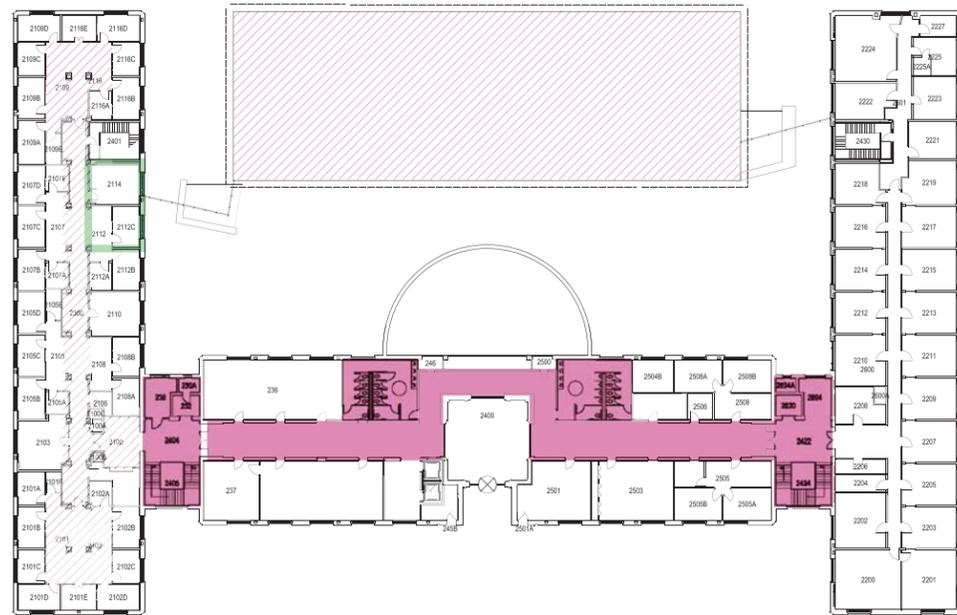
PHASE 2

# 1



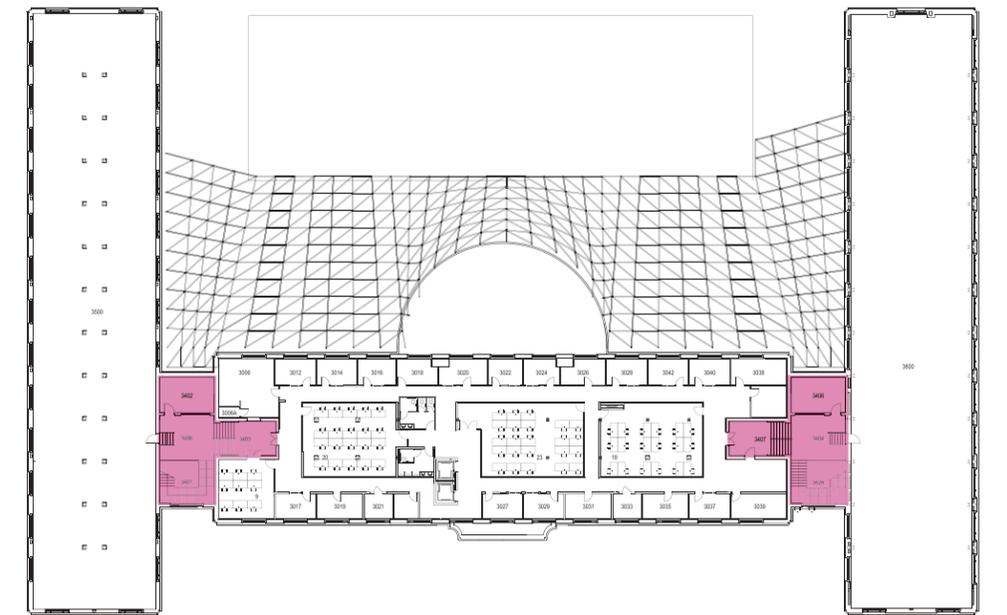
PHASE 2

# 2



PHASE 2

# 3



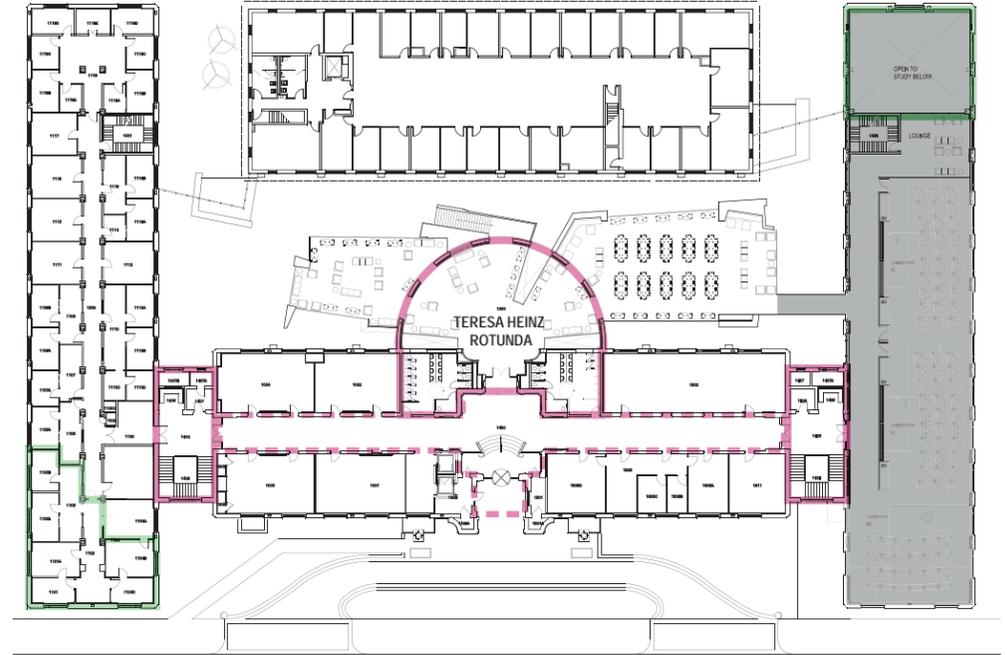
# Heinz College - Phase 2.5

PHASE 2.5



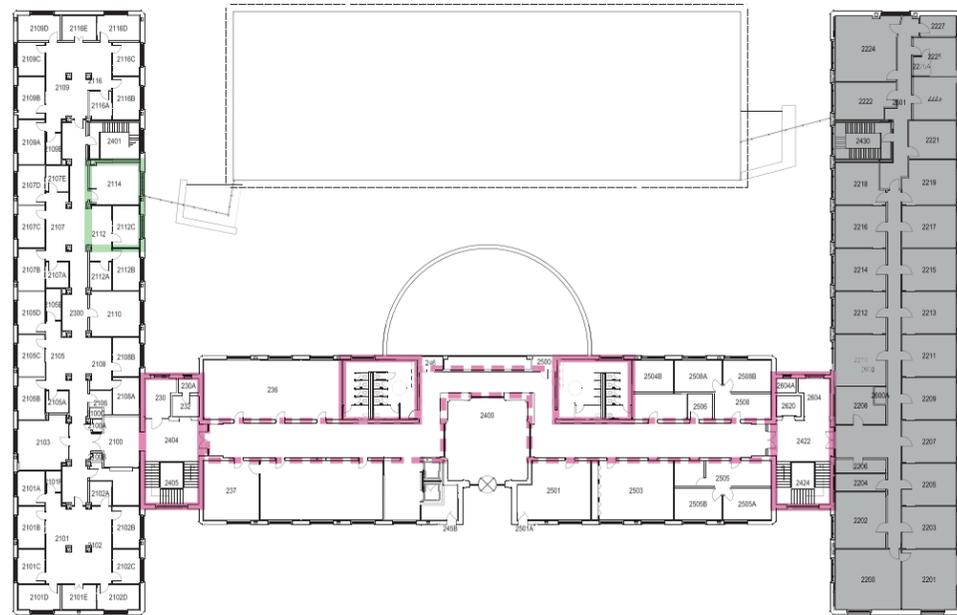
# A

PHASE 2.5



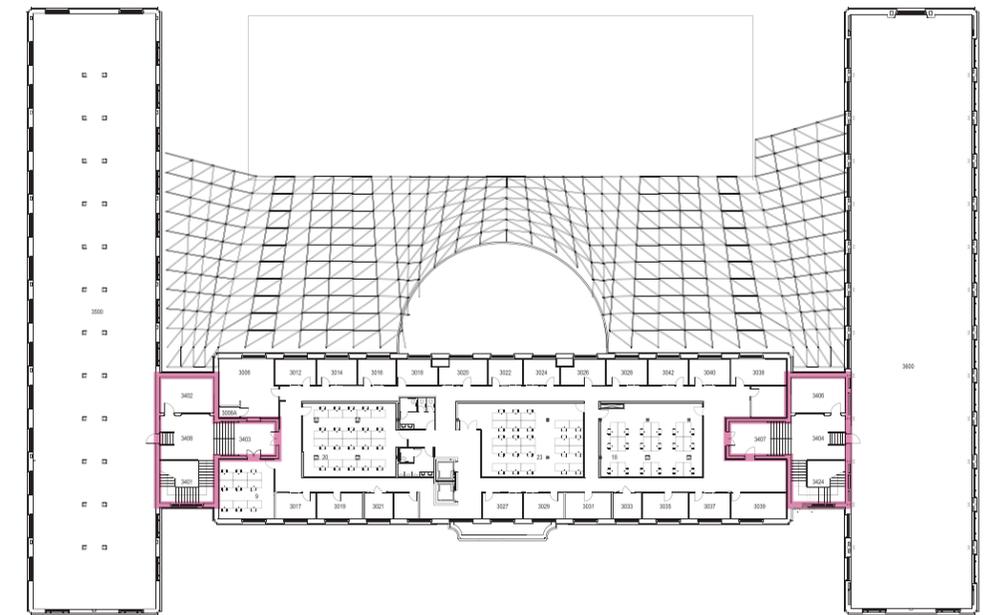
# 1

PHASE 2.5



# 2

PHASE 2.5



# 3

# Heinz College - Phase 3

PHASE 3

PHASE 3 - Fire Suppression

The work of this phase includes the construction of the addition, including the glass roof, end walls, café and study space. Fire protection of the existing roof trusses and full-fire suppression and fire alarm systems for the addition are included in this phase of work. Modifications to Smith Hall to accommodate exiting are a part of this phase. Elevator improvements will also be addressed during this phase.

Benefits to Heinz College in Phase III:

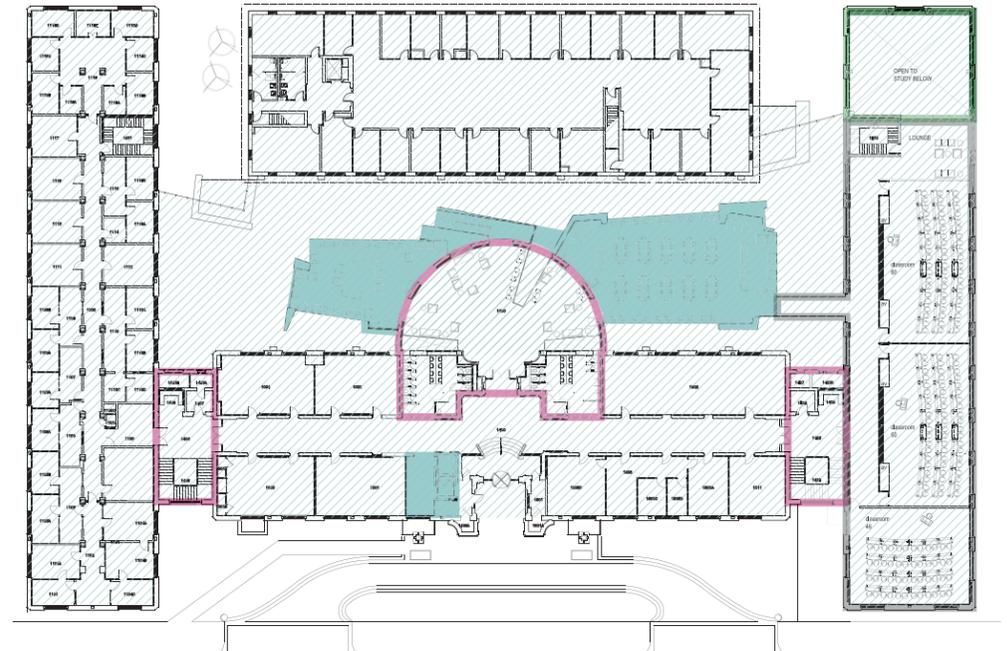
\*the addition of the glass atrium connecting Hamburg and Smith Halls will greatly increase the total square feet occupied by Heinz. The additional space will allow Heinz to continue program growth. Heinz plans to add ~200 new students once Phase III is complete

# A



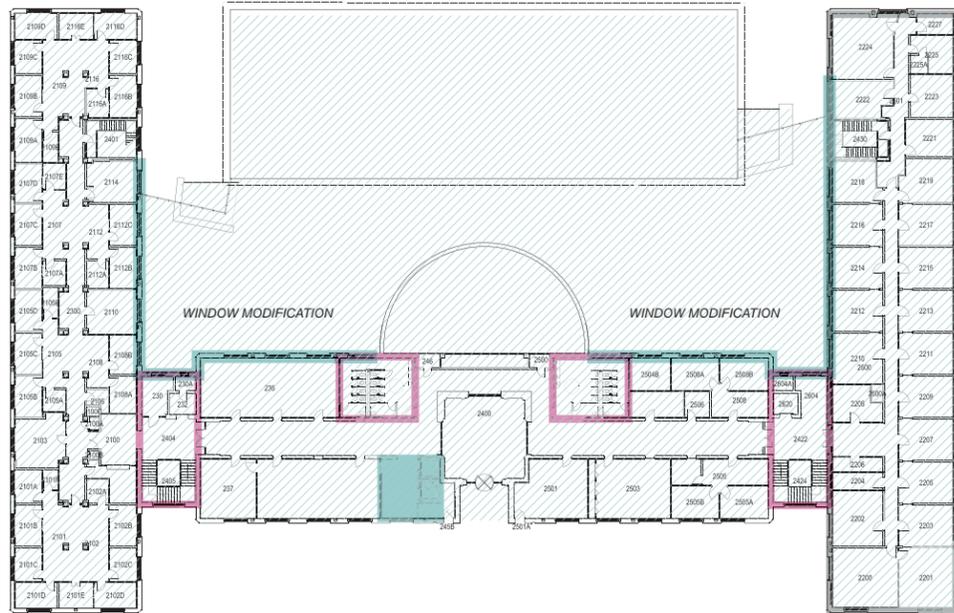
PHASE 3

# 1



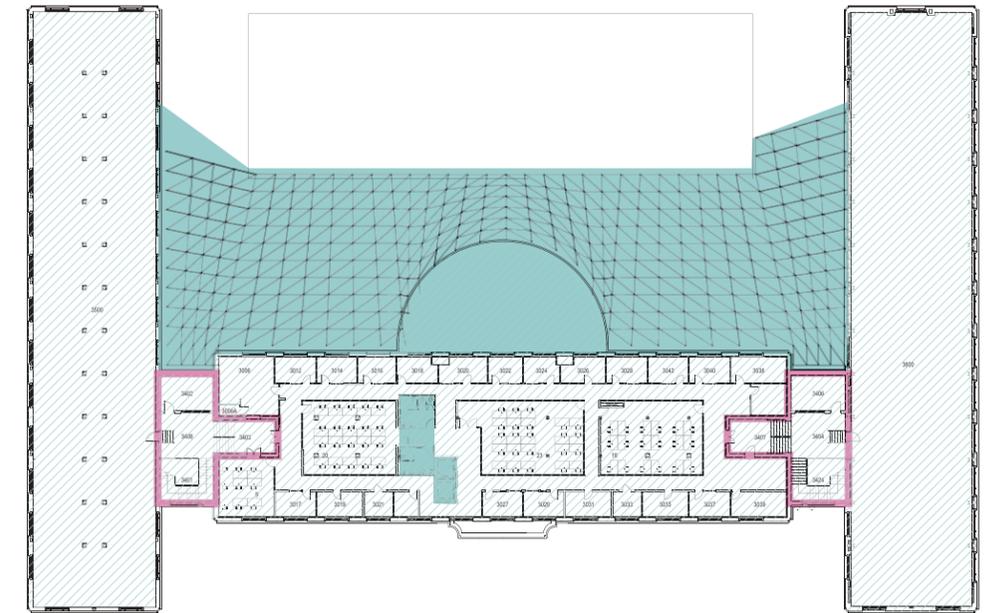
PHASE 3

# 2



PHASE 3

# 3



# Heinz College - Phase 4

**PHASE 4**



This phase (post-Tepper construction) includes the renovation of the West Wing at A level and the first and second floors after ICES and EPP vacate the space. It is anticipated that this phase will not occur until after the new Tepper School building is constructed.

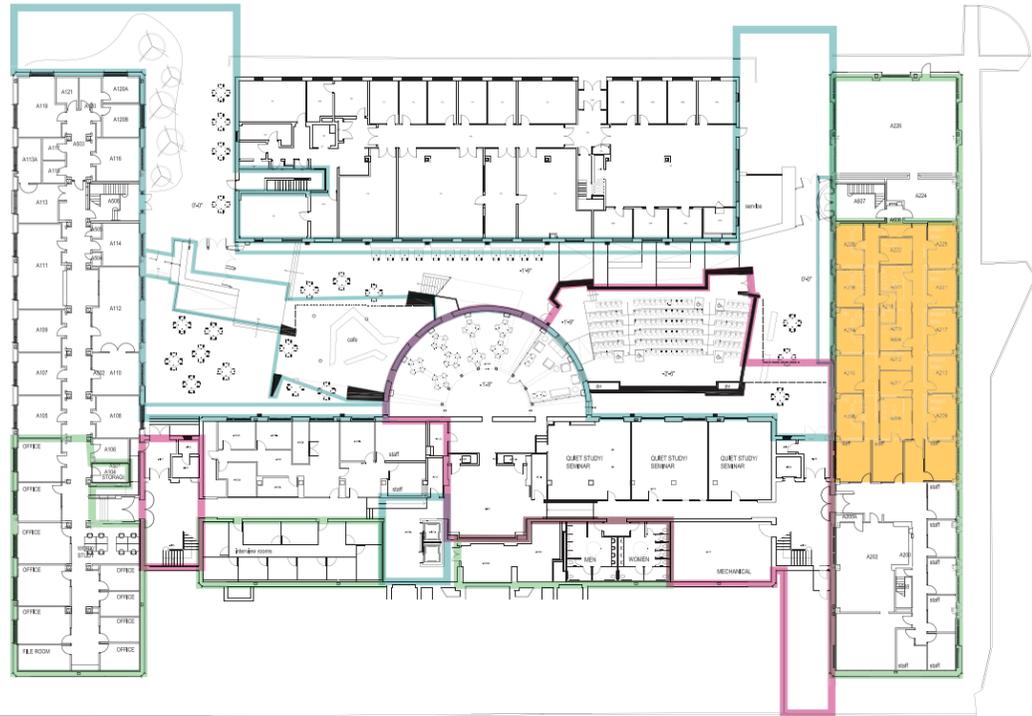
*Benefits to Heinz College Phase IV:*

• Phase IV will complete renovations to student space on the A-level in the West Wing, adding 13+ project rooms for student use and a large study area in the current Solar Boat space. This additional space could lead to further increases in student enrollment.

• Phase IV will include renovation of the first floor West Wing and the creation of 3-4 large classrooms for Heinz use. Those classrooms will not only benefit Heinz, but the university as well; Heinz will need to use less classroom resources on campus with the addition of these new rooms.

• Phase IV will include the renovation of the third floor of Hamburg Hall to create more office and collaborative space for PhD students

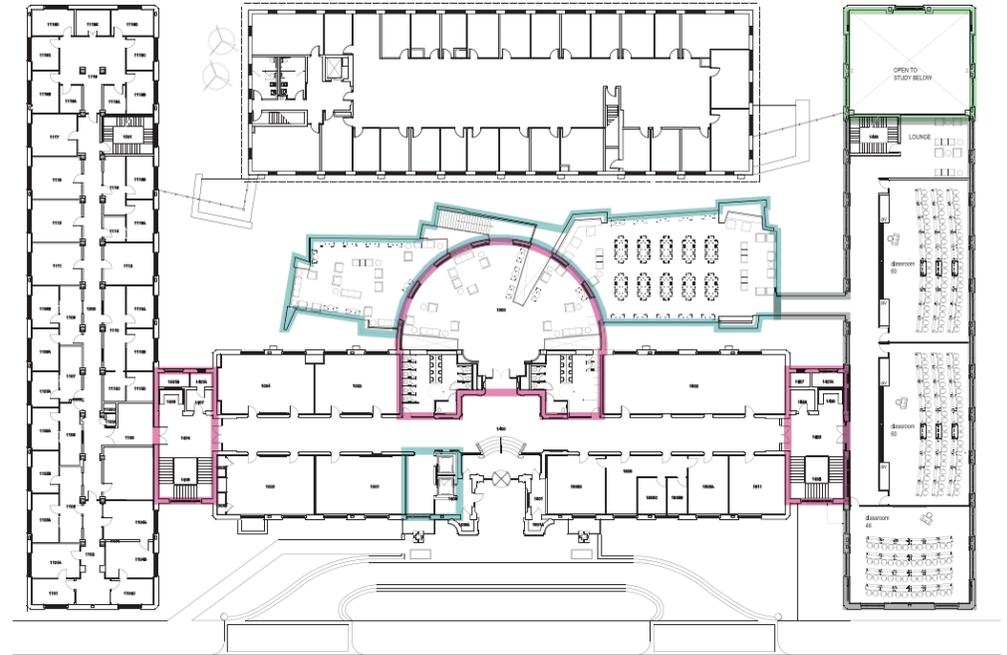
# A



**PHASE 4**



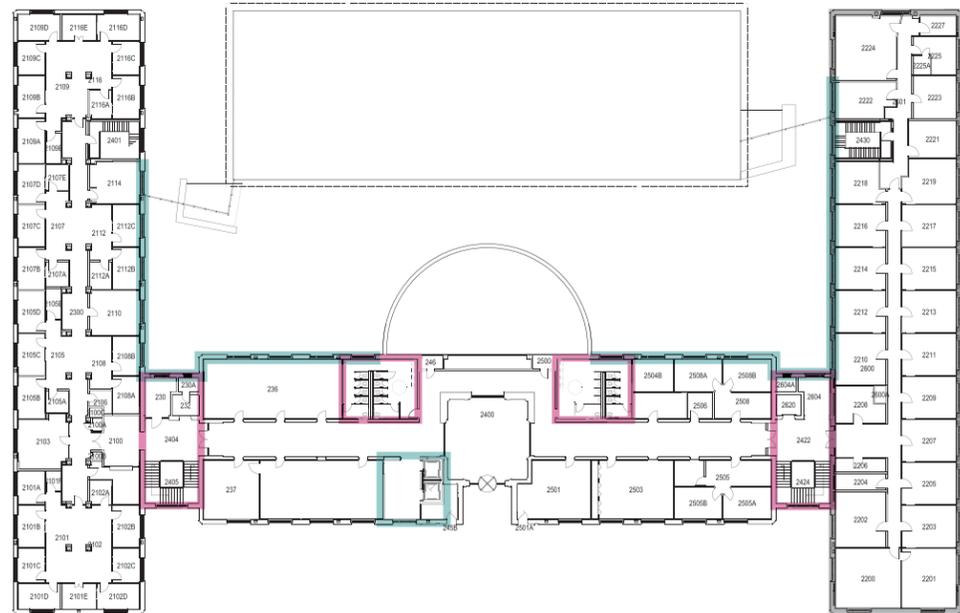
# 1



**PHASE 4**



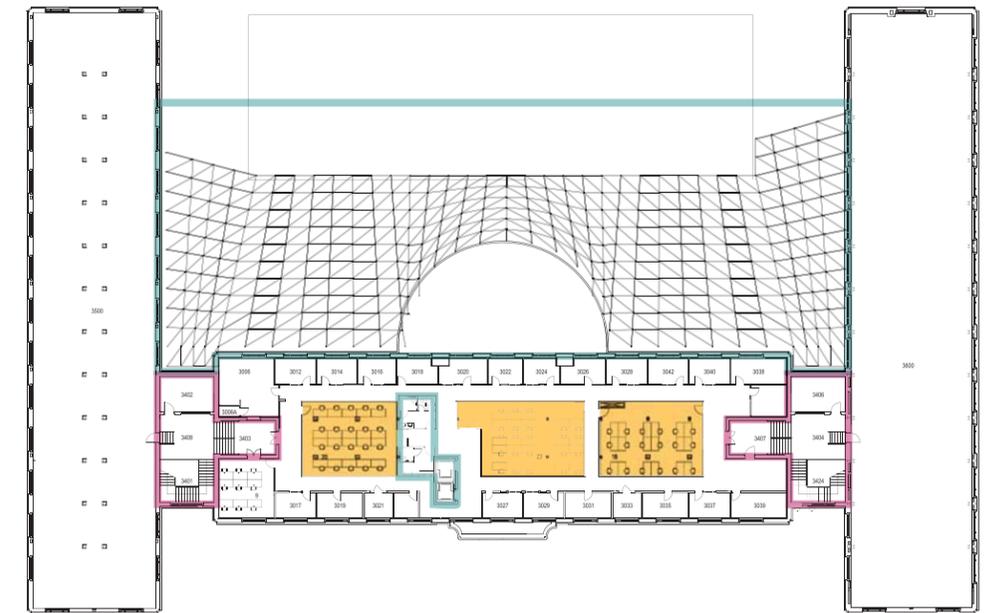
# 2



**PHASE 4**



# 3





**Heinz College  
Hamburg Hall Addition**  
Existing Forbes Avenue Facade



## Heinz College Hamburg Hall Addition

Existing Courtyard



# Heinz College Hamburg Hall Addition

Existing Courtyard - Rotunda

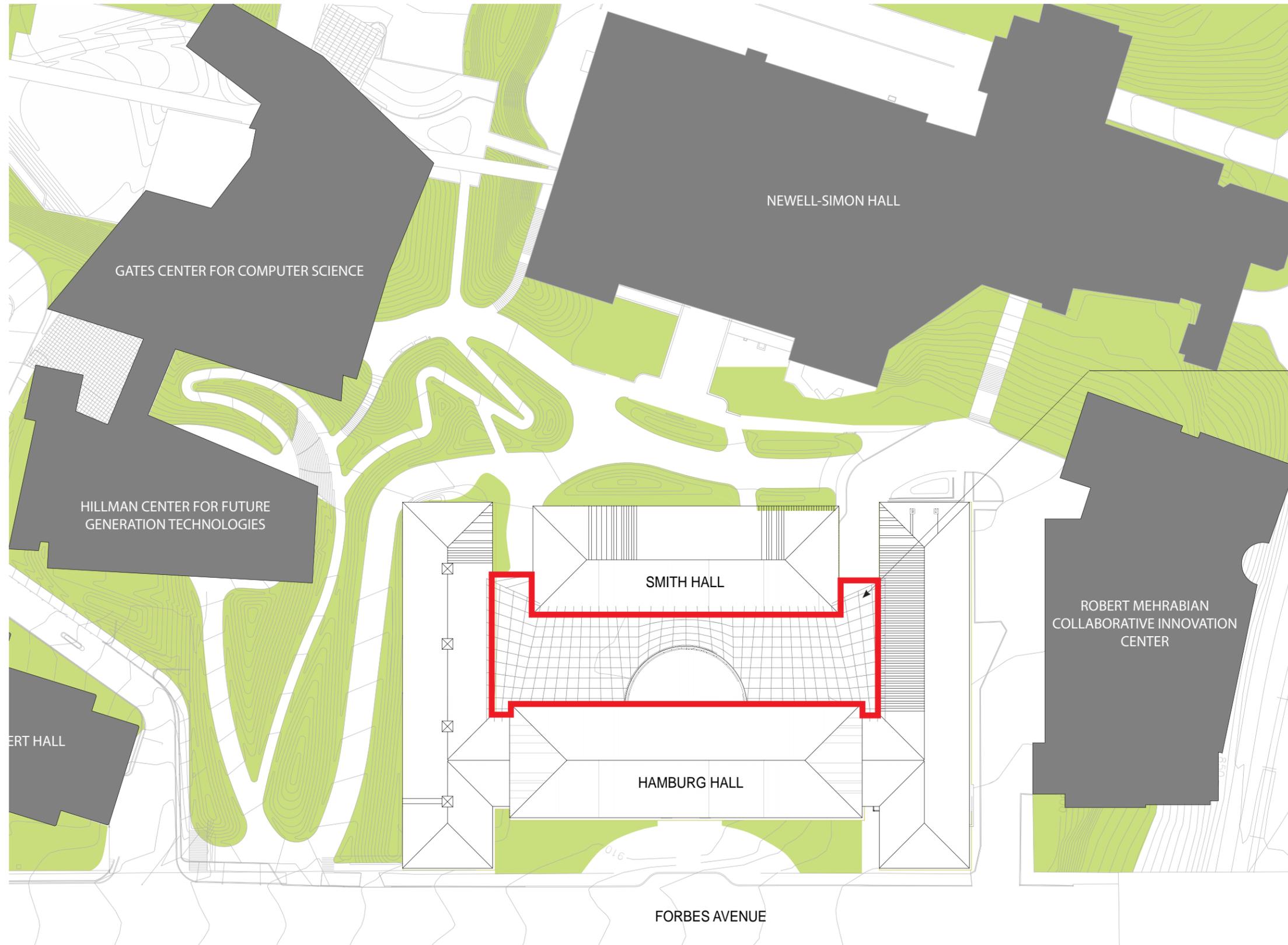


# Heinz College Hamburg Hall Addition

Existing Courtyard - Smith Hall



# Heinz College SITE PLAN



COURTYARD ADDITION:  
GLASS AND STEEL ROOF  
STRUCTURE

# Heinz College A-LEVEL PLAN-Ph3

Accessible Pathways & Entrances

CISTERN LOCATION FOR GRAY WATER SYSTEM

BIO-RETENTION LOCATION

NEW ACCESSIBLE ENTRANCE AND CONCRETE WALK AND RAMP



SCALE 1/32" = 1'0"

Forbes Avenue

# Heinz College A-LEVEL PLAN-Ph2



CISTERN LOCATION FOR GRAY WATER SYSTEM

BIO-RETENTION LOCATION

ACCESSIBLE PARKING

FROM NORTH CAMPUS

ACCESSIBLE ROUTE

CROSSWALK

Forbes Avenue

ACCESSIBLE ENTRANCE

New Lawn

New Asphalt Walk

Group Study Rotunda

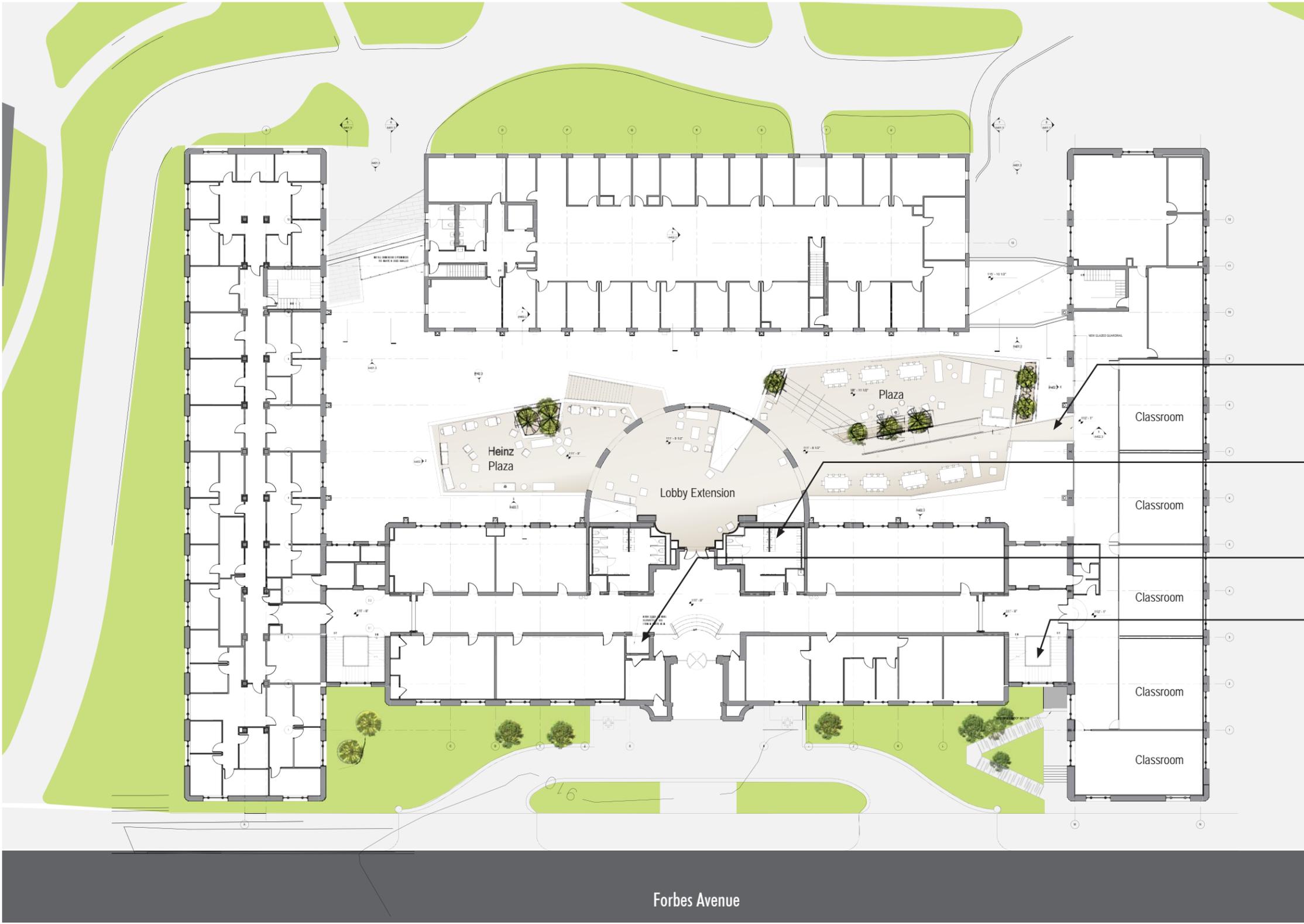
Heinz College Classroom

Cistern

Bio-Retention

BUS

# Heinz College FIRST FLOOR PLAN-Ph3



- BRIDGE CONNECTION
- EXPANDED TOILET ROOMS
- NEW ELEVATOR
- UPGRADED STAIRS:
  - 2 HR FIRE RATING
  - HANDRAIL & GUARD TO MEET REQUIRED HEIGHT BY IBC 2009

SCALE 1/32" = 1'0"

# Heinz College FIRST FLOOR PLAN-Ph2

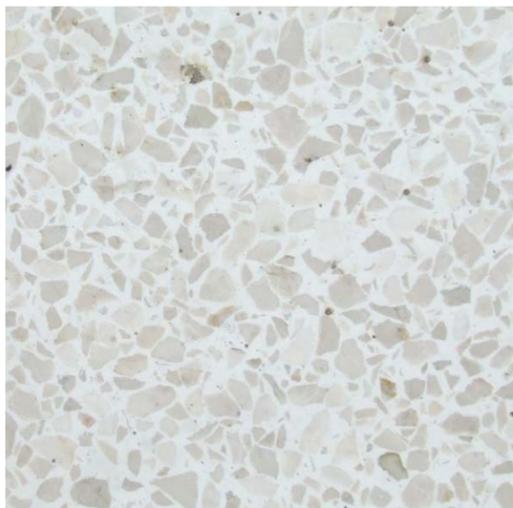




1 WHITE TAKTL - CLADDING



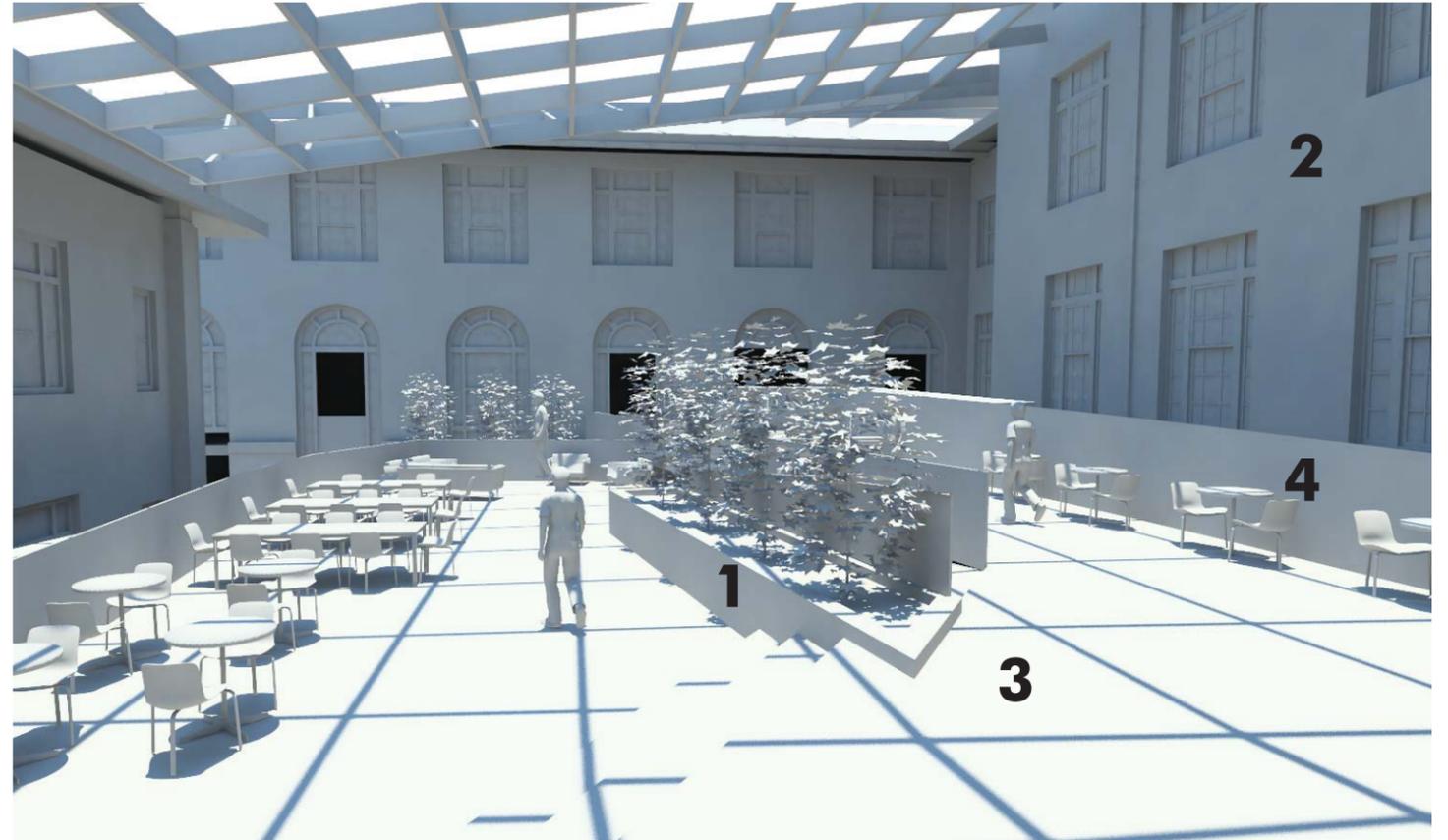
2 EXISTING BRICK



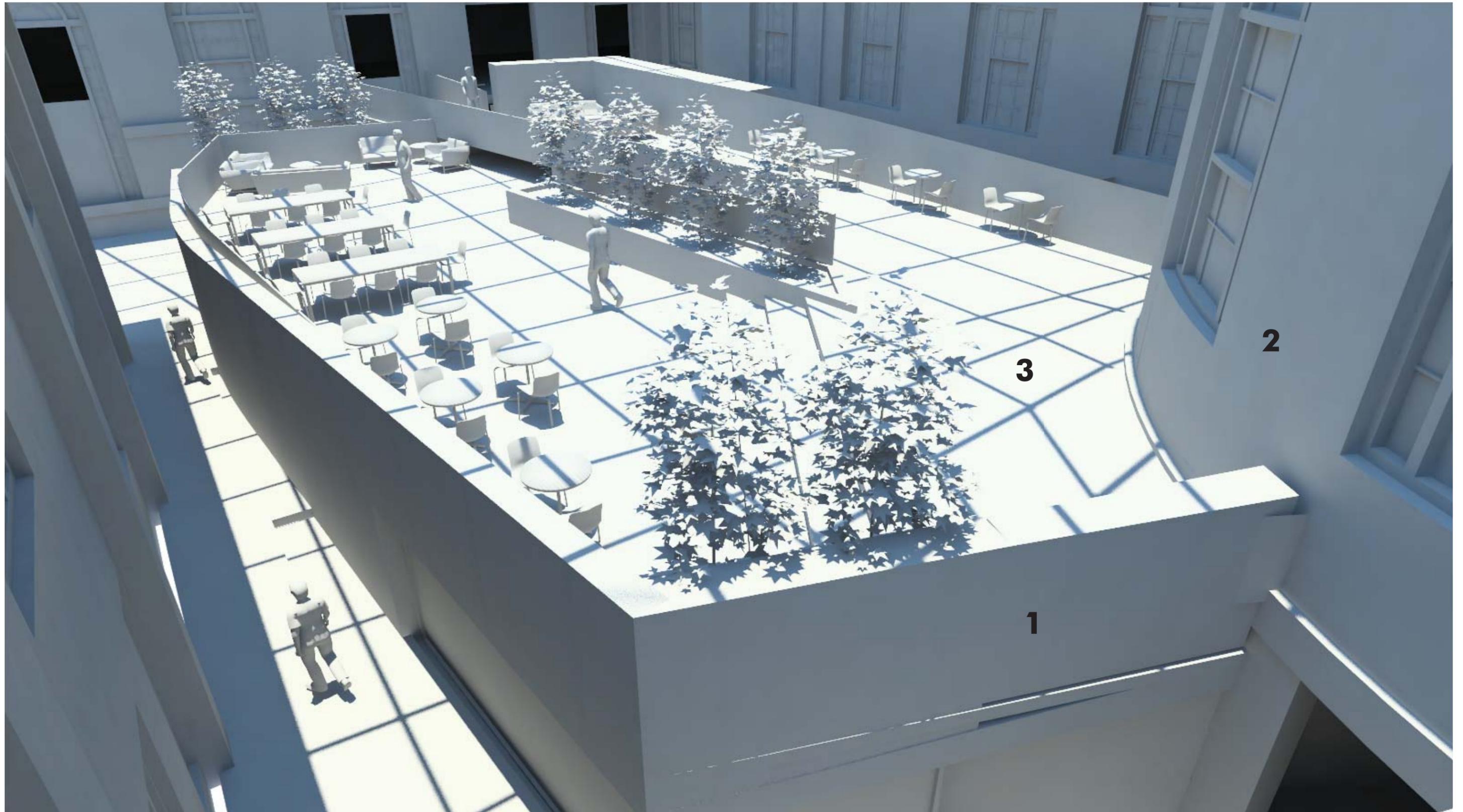
3 GREY TERRAZZO - FLOOR



4 LOW-IRON GLASS - RAILINGS



### Lecture Hall Addition - Roof Plaza MATERIALITY



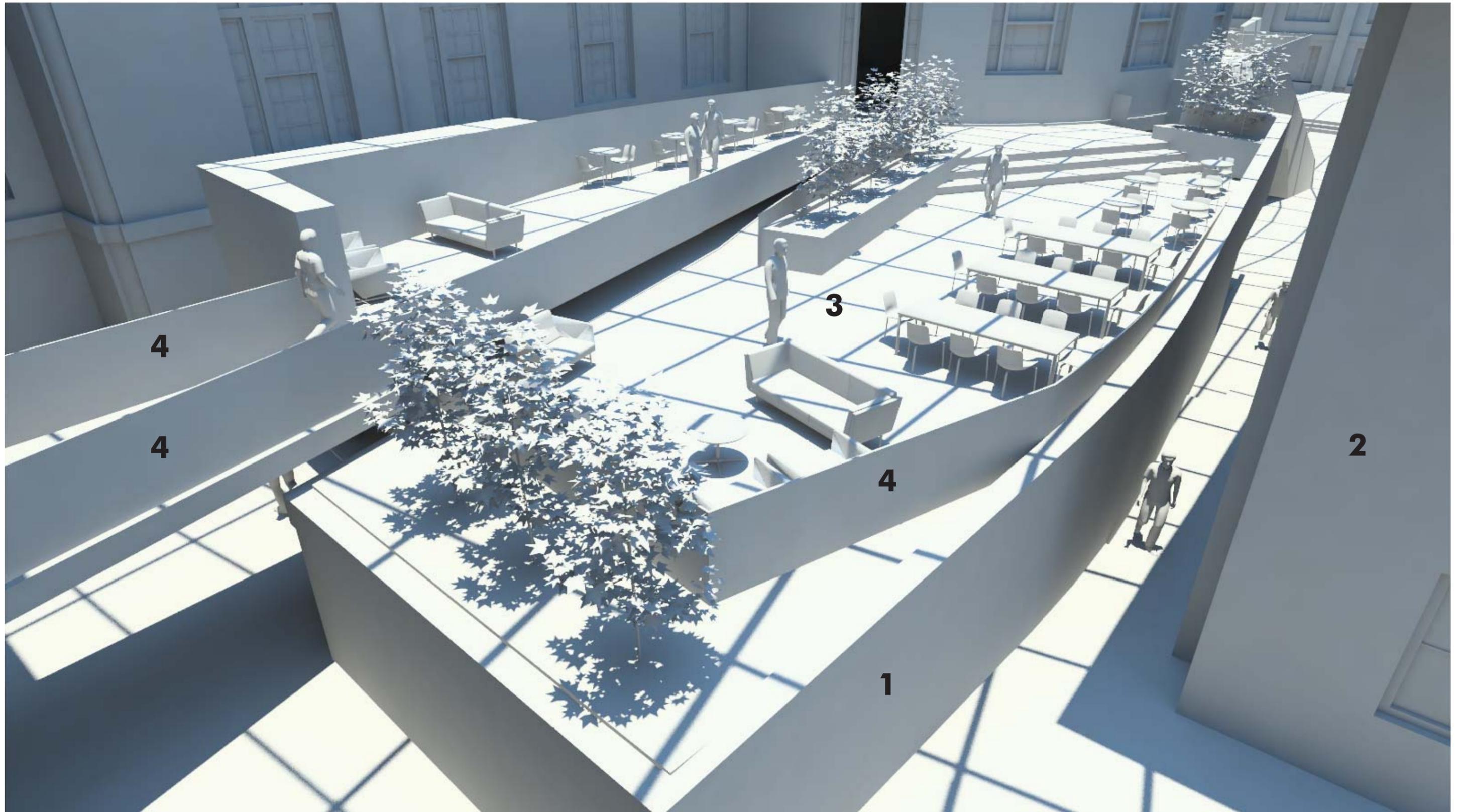
**1** WHITE TAKTL - CLADDING

**2** EXISTING BRICK

**3** GREY TERRAZZO - FLOOR

**4** LOW-IRON GLASS - RAILINGS

Lecture Hall Addition - Roof Plaza  
**MATERIALITY**



**1** WHITE TAKTL - CLADDING  
**3** GREY TERRAZZO - FLOOR

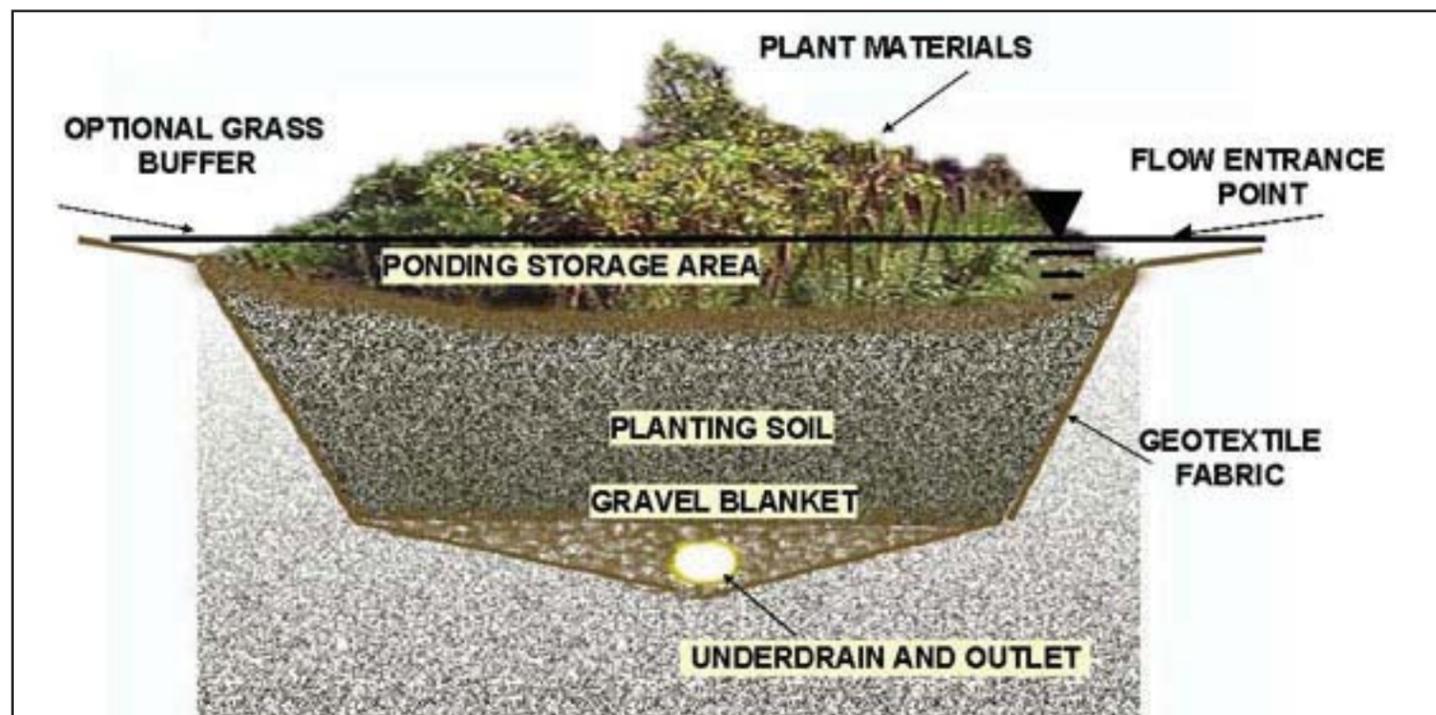
**2** EXISTING BRICK  
**4** LOW-IRON GLASS - RAILINGS

Lecture Hall Addition - Roof Plaza  
**MATERIALITY**

# Heinz College SUSTAINABILITY OVERVIEW

The project embodies fundamental principles of sustainable design.

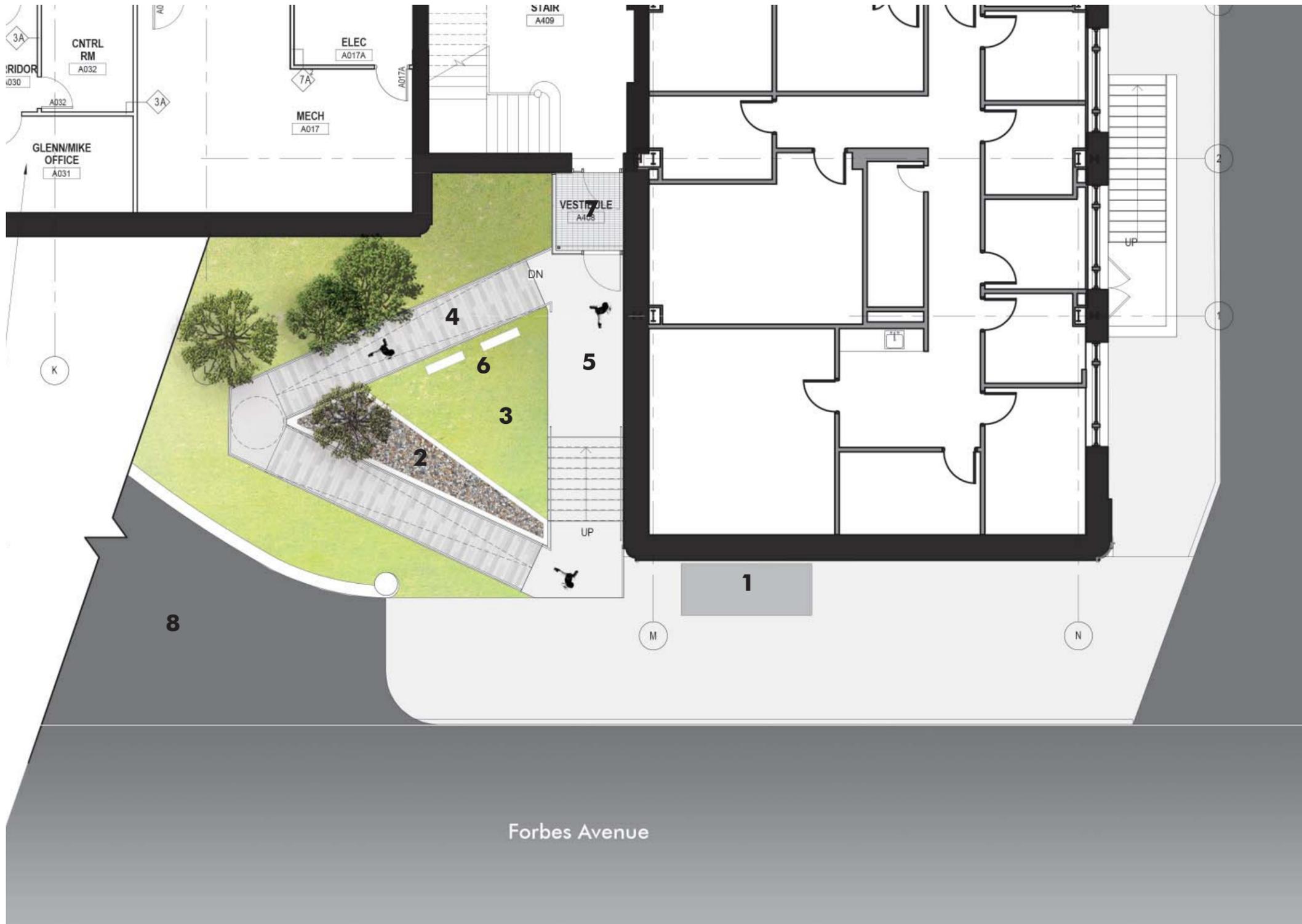
- Stormwater management via bio-retention areas and gray water cistern collection and reuse.
- Renovated toilet rooms will utilize low-flow fixtures and gray water from the cistern.
- Demand control ventilation within new Lecture Hall as well as the use of energy recovery units on new mechanical systems
- Low-emitting construction materials
- Use of locally manufactured materials
- Enhanced commissioning of project
- Glass atrium roof will provide ample daylight. Glass to be selected with proper shading coefficient to relieve excess strain on mechanical systems.
- Radiant cooling slab. The floor of the atrium will contain piping with a refrigerant which will absorb and remove heat from the space.
- The Lecture Hall will achieve LEED Silver Certification while the atrium and remainder of Hamburg Hall will be built to fundamental standards of sustainable design.



# Heinz College Hamburg Hall Addition

## Landscape Plan

- 1 BUS STOP
- 2 PLANTER
- 3 LAWN
- 4 1:12 RAMP
- 5 CONCRETE STAIR/WALK
- 6 BENCHES
- 7 GLASS VESTIBULE
- 8 DROP-OFF





# Carnegie Mellon University

## Heinz College-Hamburg Hall Addition



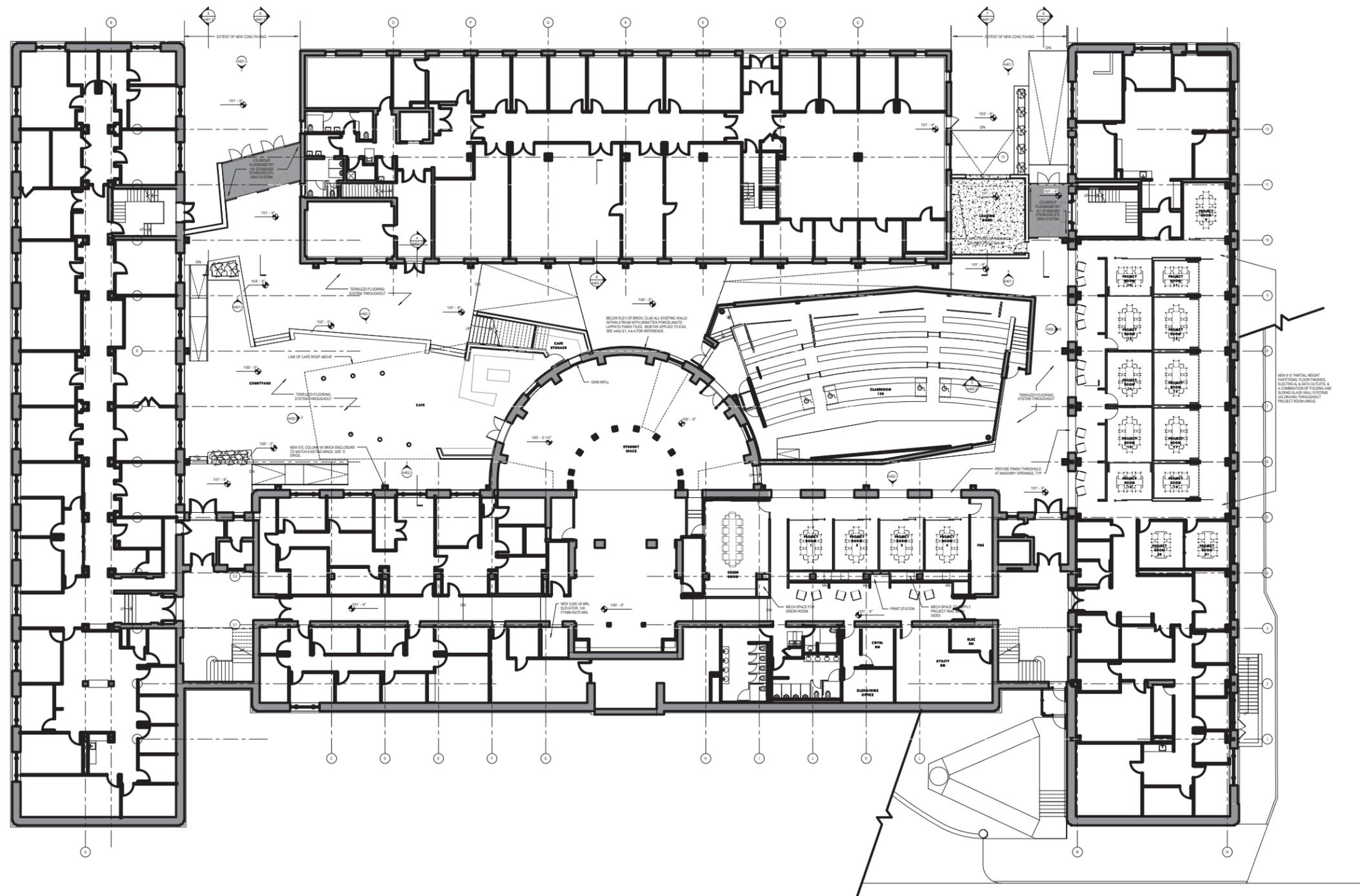
**APPENDIX**

# 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

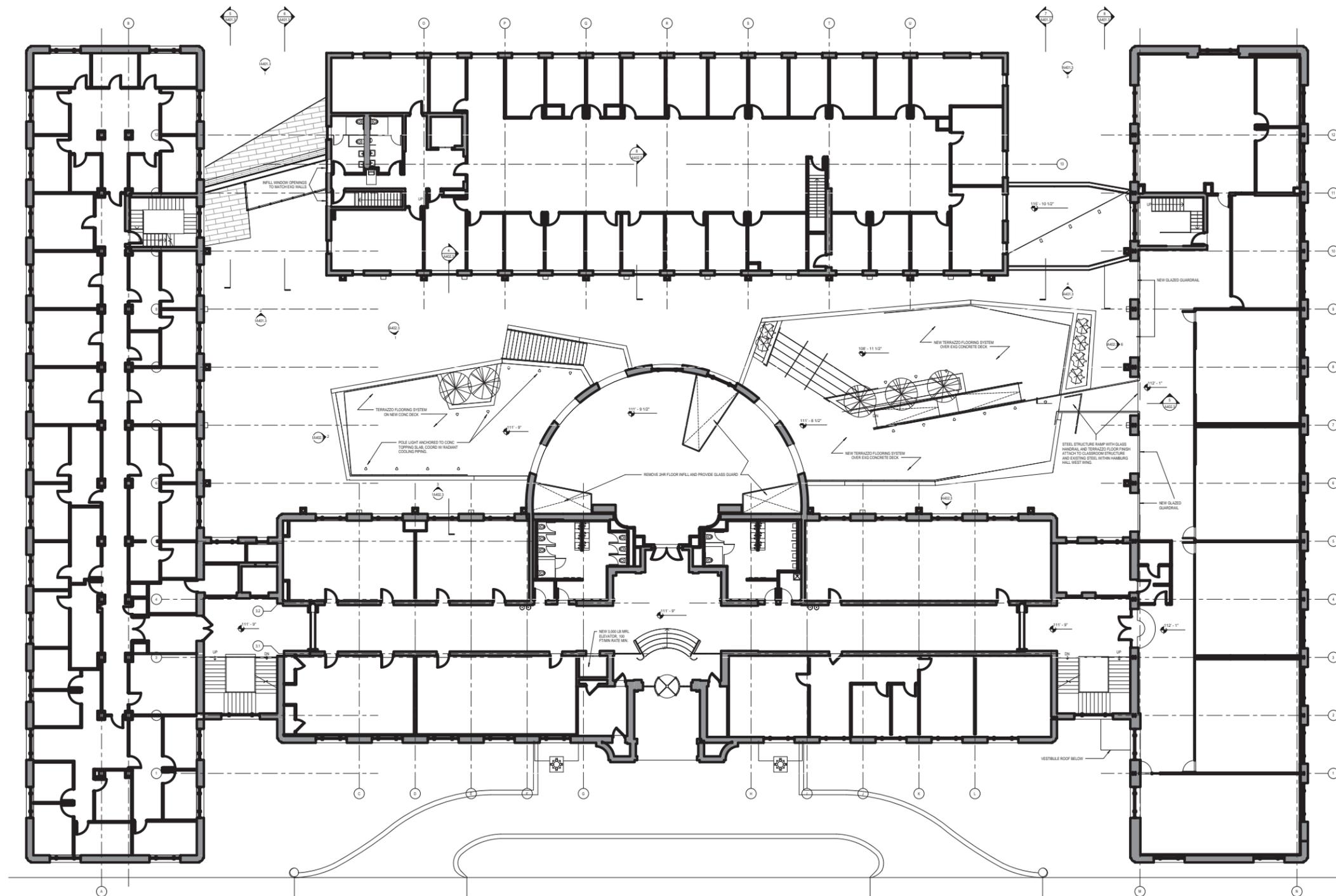




**A-LEVEL PLAN**

SCALE 1/32" = 1'0"



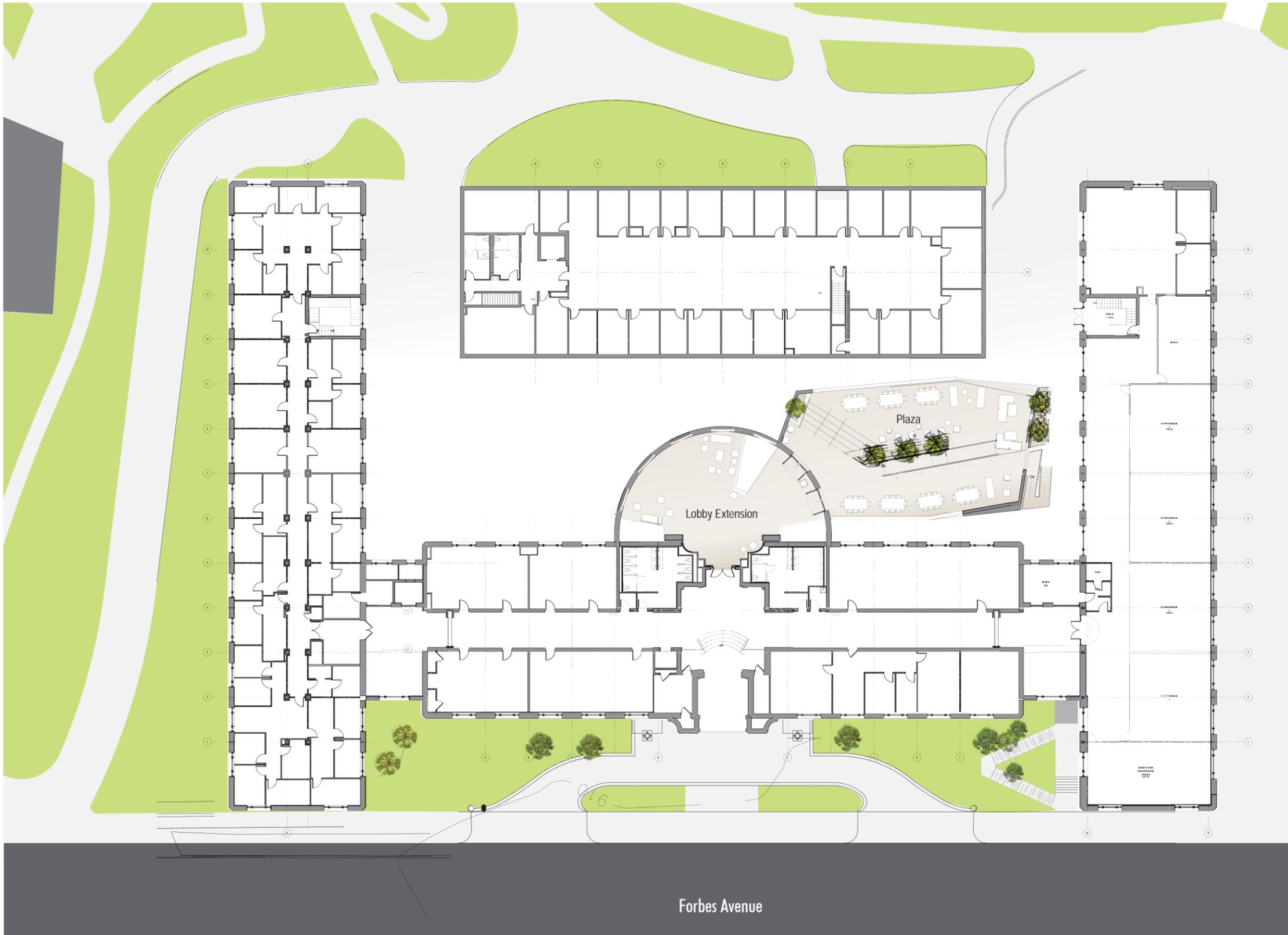


**FIRST FLOOR PLAN**

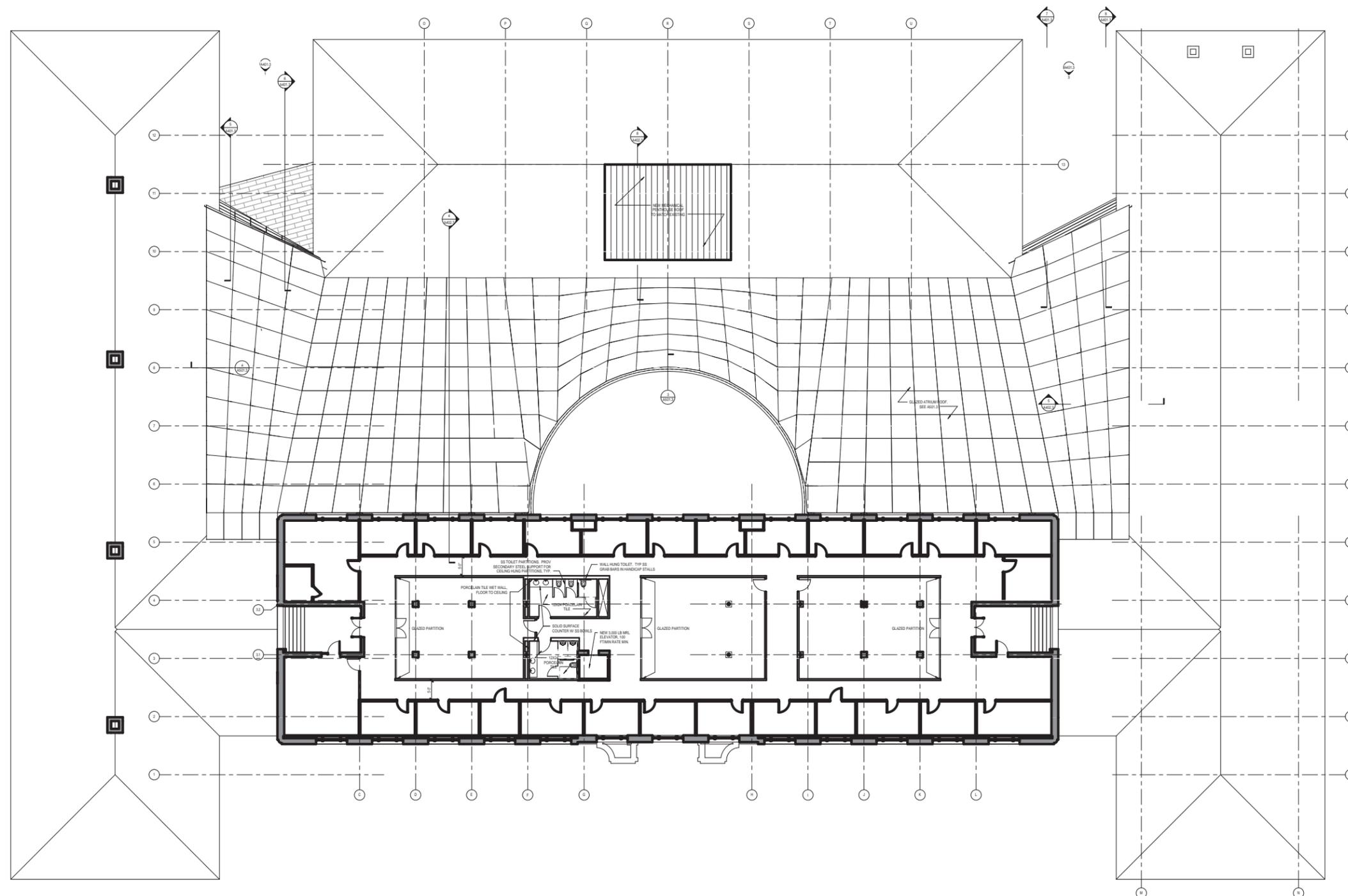
SCALE 1/32" = 1'0"



# Heinz College FIRST FLOOR PLAN-Ph2.5







**THIRD FLOOR PLAN**

SCALE 1/32" = 1'0"

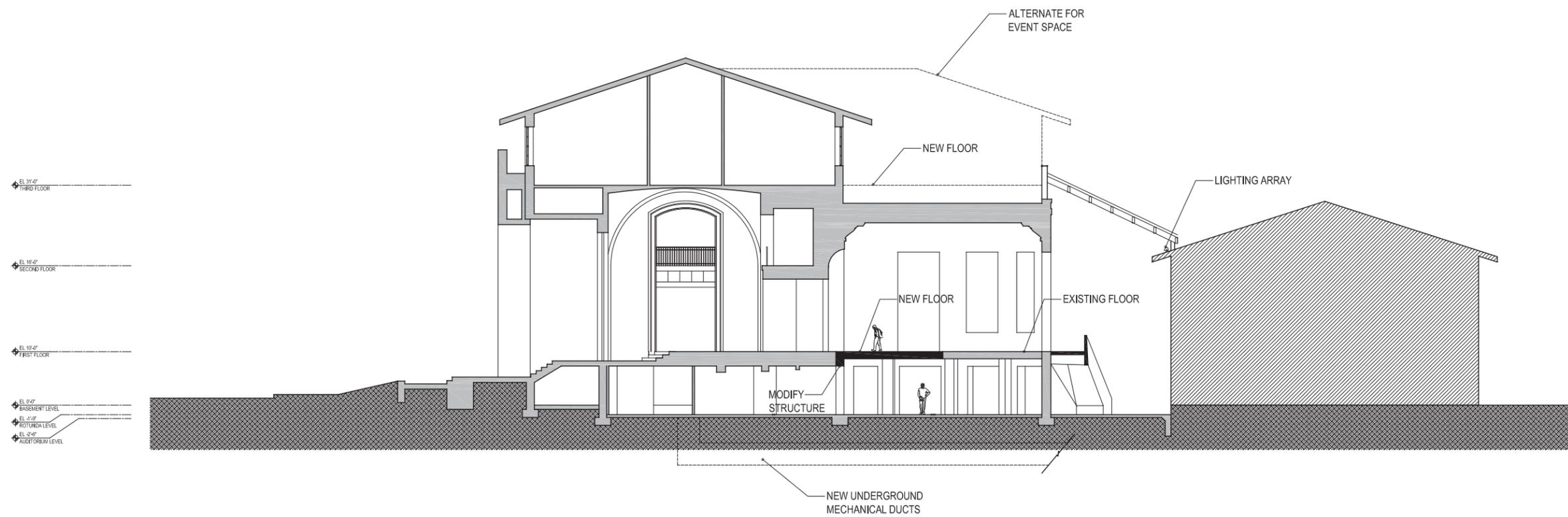




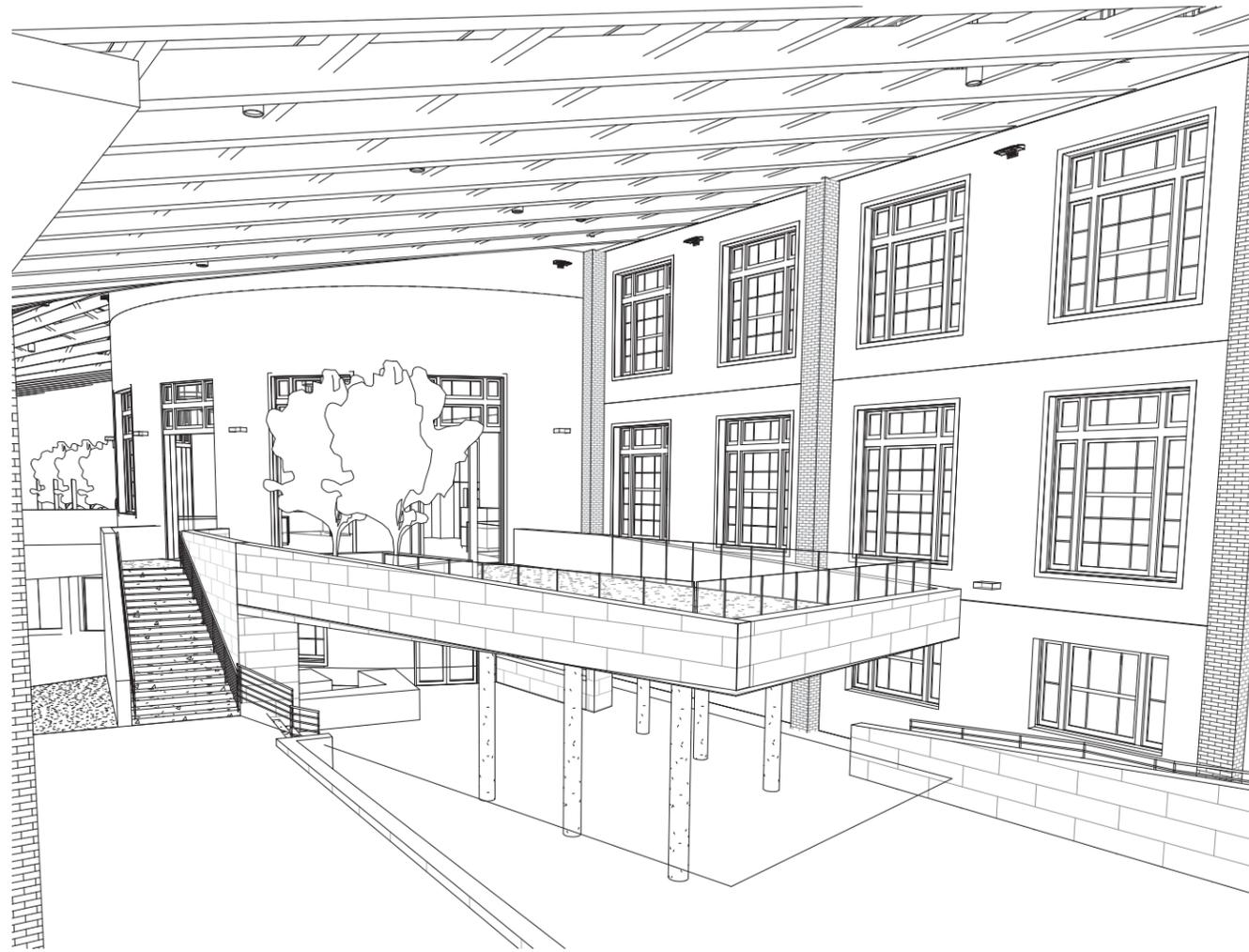
NORTH ELEVATION  
SCALE 3/64" = 1'0"



SOUTH ELEVATION  
SCALE 3/64" = 1'0"



**BUILDING SECTION**



Cafe Addition & Main Entrance East





Lecture Hall Addition - Interior



**4 moms**  
**912 Fort Duquesne Boulevard**  
**Pittsburgh, PA**

July 9, 2014  
July 10, 2014\_Revision 1\_Customer Placement Approval  
July 16, 2014\_Revision 3  
September 5, 2014\_Revision 4  
September 10, 2014\_Revision 5  
September 18, 2014\_Revision 6  
September 23, 2014\_Revision 7  
September 29, 2014\_Revision 8  
October 14, 2014\_Revision 9



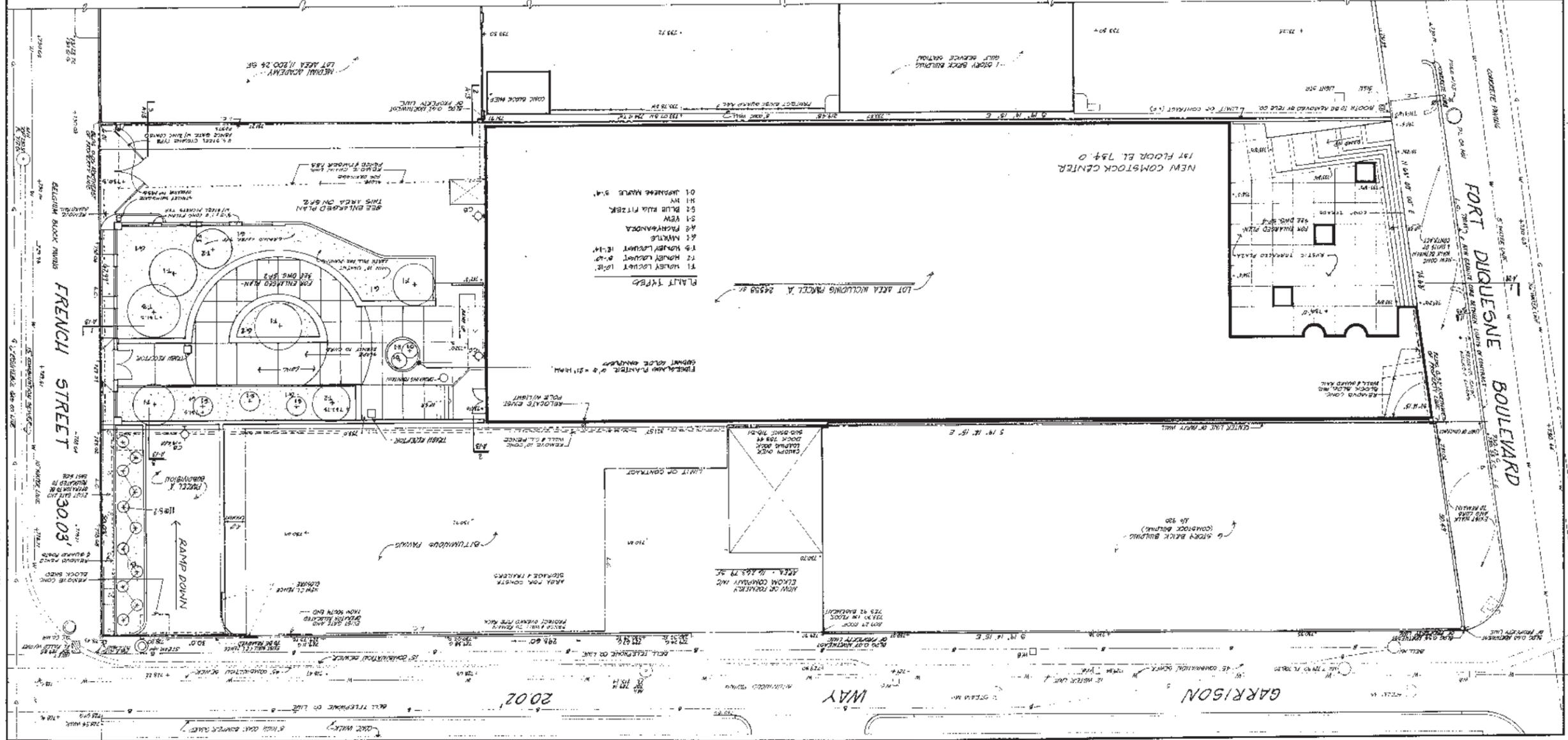
SP-1  
JOB NO. B1074

NEW OFFICE BUILDING FACILITY FOR  
912 FORT DUQUESNE  
PRINCIPAL TENANT  
LK COMSTOCK ENGINEERING COMPANY, INC.  
SITE PLAN 1/8"=10'-0"



DESIGNED BY: REVISIONS  
DATE: 02/26/81  
CHECKED BY: P. H. B. B. 2  
DATE: 02/23/81  
DATE PRINTED: 02/23/81

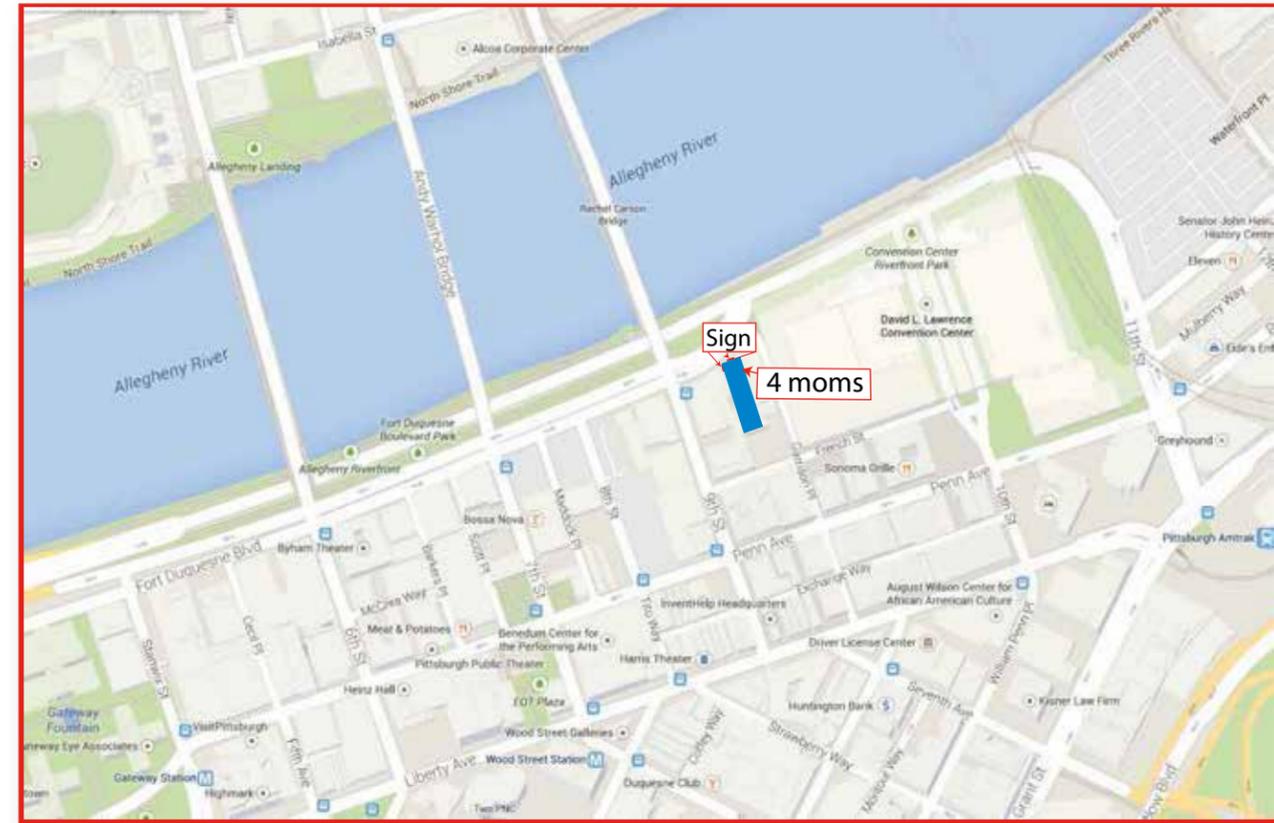
BURT HILL  
KOSAIR  
RITTELMANN  
ASSOCIATES  
400 MORGAN CENTER  
BUTLER PENNSYLVANIA 16001  
412/285-4761



919.03.M - Business Signs and Identification Signs  
 919.03.M.7 - GT and DR Zoning Districts

In the GT and DR Zoning District

(c) Only the name of the building or business shall be mounted higher than (40) feet above the grade and may face in all directions but shall not be roof mounted nor project above the roof peek or parapet wall, shall not exceed in face area **forty (40) square feet or two (2) percent of exposed facade 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 and 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 on an occupancy permit.

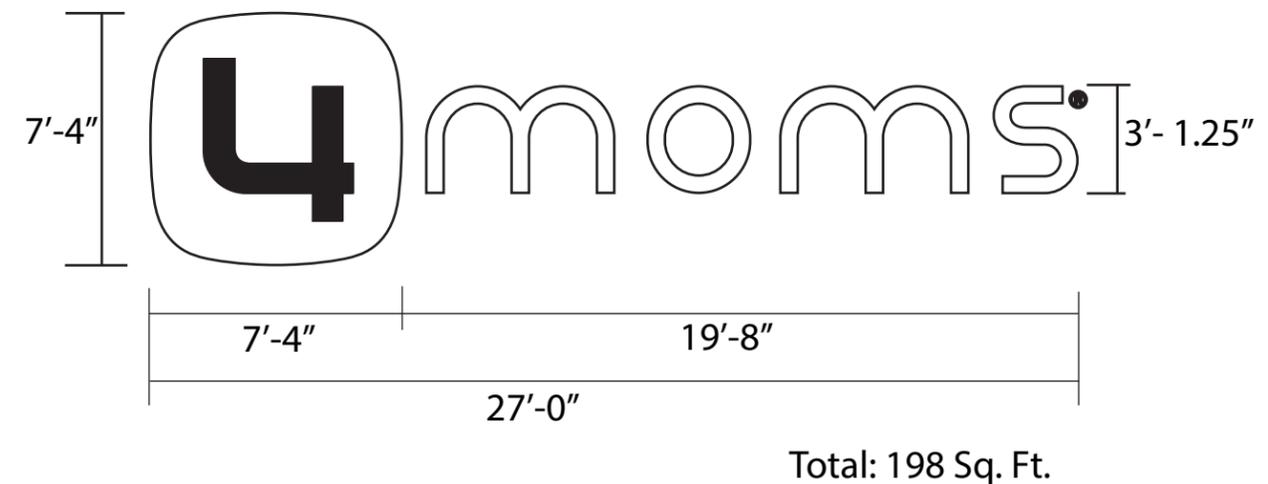


**Sign Color**  
 White acrylic  
 Black Vinyl

**Sign Illumination**  
 Night time illumination is 232.74 nits  
 Not illuminated during daytime

**North Facade**  
 9,908.5 sf  
 2% of facade = 198.17sf  
 Sign - 198.0 sf

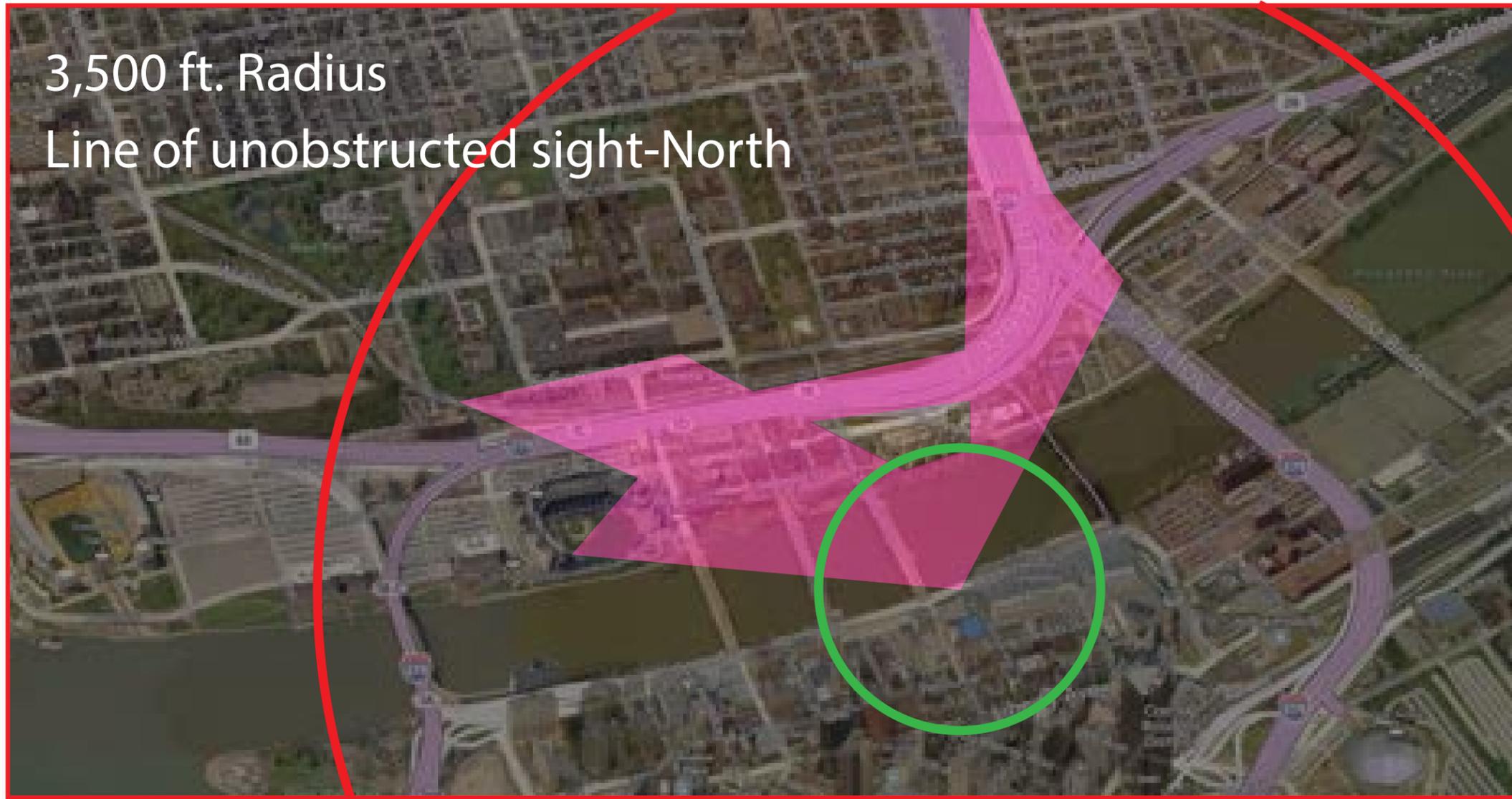
**West Facade**  
 39,713.8 sf  
 2% of facade = 794.27sf  
 Sign - 198.0 sf



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# Line of Unobstructed Sight From North Elevation



Line of unobstructed sight areas for "4 moms"  
 The dark shaded areas indicate where the signs cannot be seen.  
 7'-4" Logo height readable to 3,500'.  
 NOTE: All distances and areas are approximate.

- Unobstructed line of sight from the North
- Readable distance for logo @ 3,500 ft.
- Maximum impact for logo @ 900 ft.

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# Line of Unobstructed Sight From West Elevation



Line of unobstructed sight areas for "4 moms"  
The dark shaded areas indicate where the signs cannot be seen.  
7'-4" Logo height readable to 3,500'.  
NOTE: All distances and areas are approximate.

- Unobstructed line of sight from the West
- Readable distance for logo @ 3,500 ft.
- Maximum impact for logo @ 900 ft.

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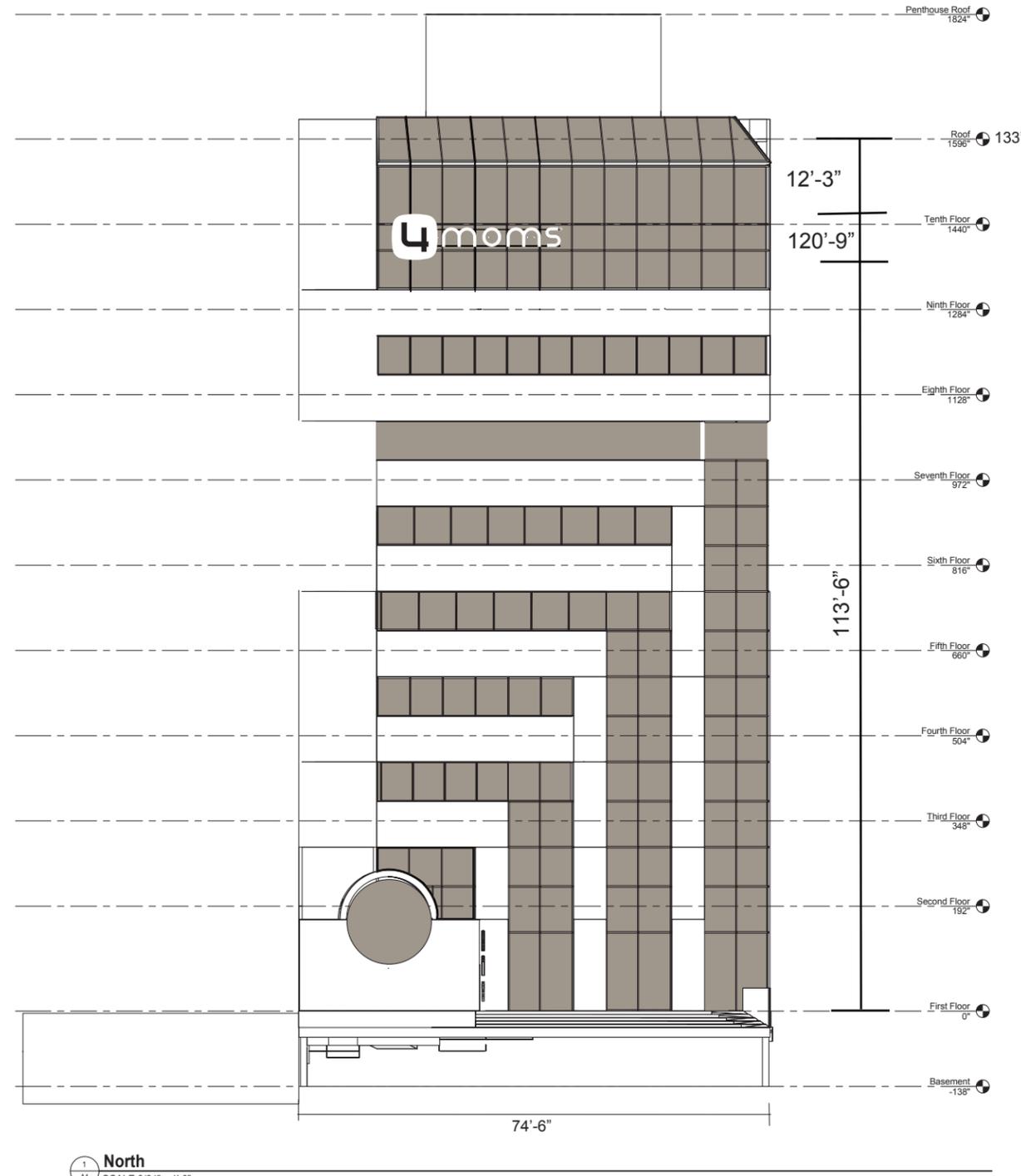


Line of unobstructed sight areas for "4 moms"  
 The dark shaded areas indicate where the signs cannot be seen.  
 7'-4" Logo height readable to 3,500'.  
 NOTE: All distances and areas are approximate.

- Unobstructed line of sight from the North and West overlap
- Unobstructed line of sight from the North
- Unobstructed line of sight from the West
- Readable distance for logo @ 3,500 ft.
- Maximum impact for logo @ 900 ft.

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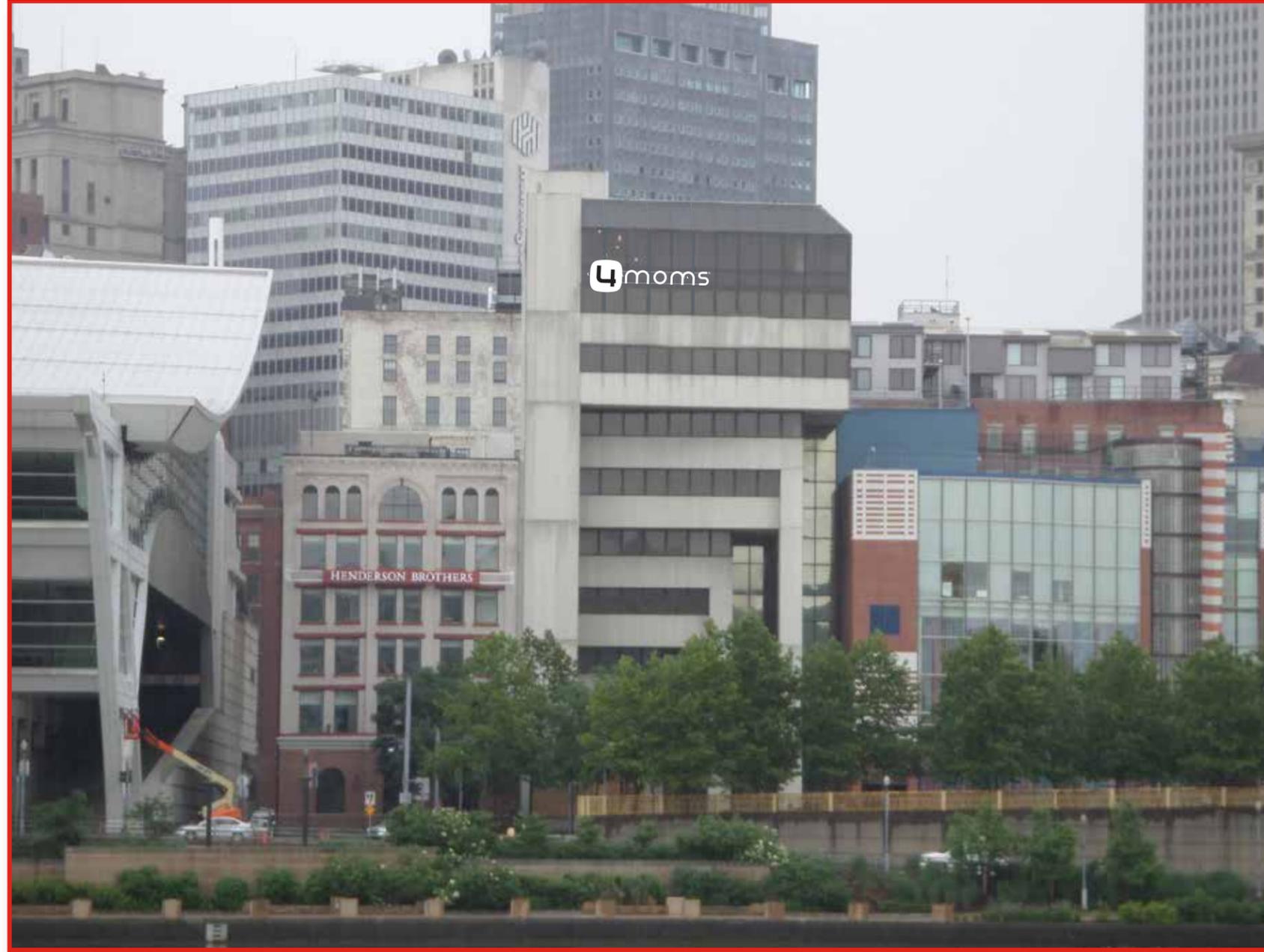


113.5' to bottom of sign  
from Grade

9,908.5 Sq Ft.  
2% 198.17 Sq. Ft.  
198.0 Sq. Ft. Total Signage

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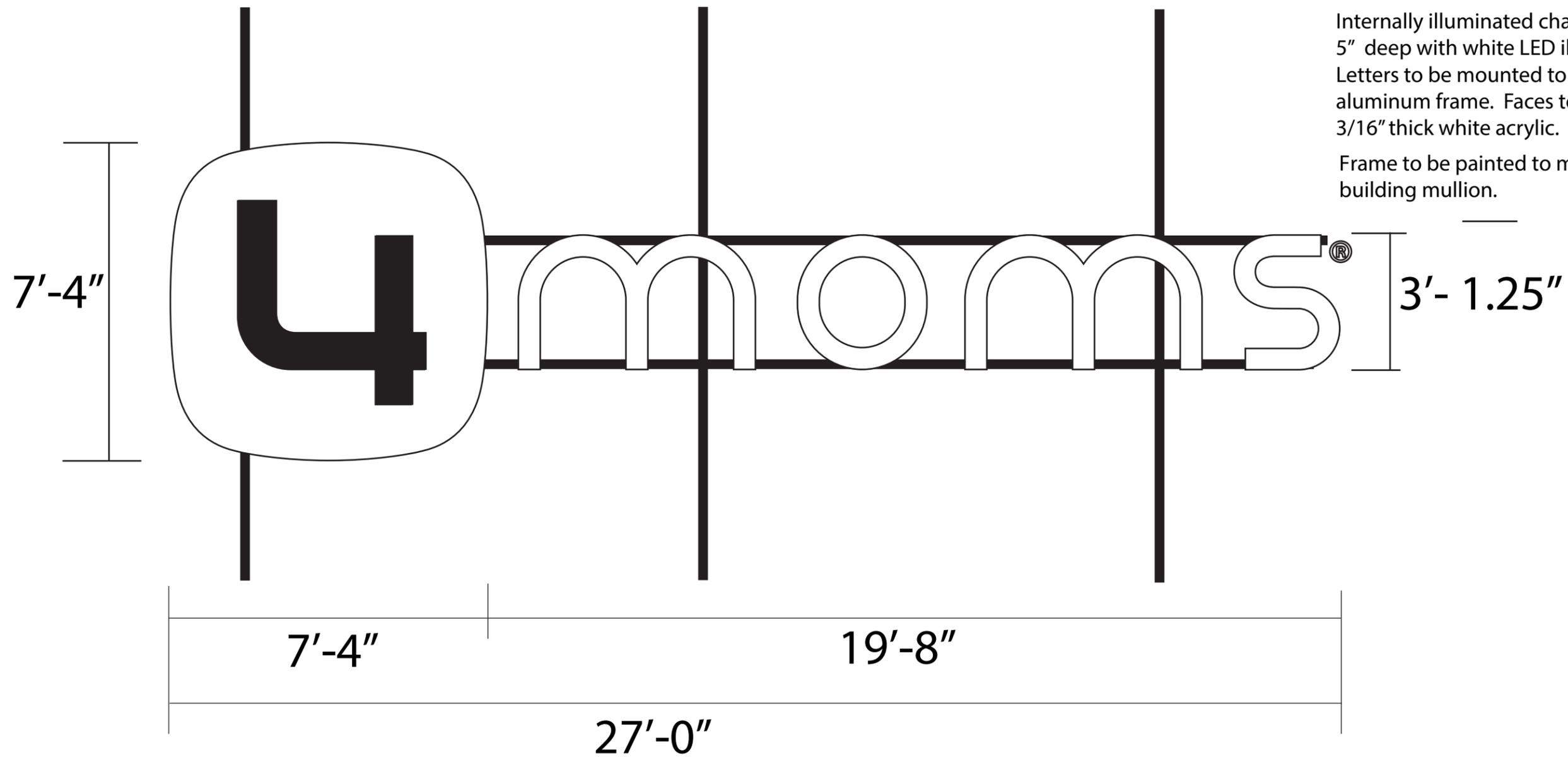




# North Elevation

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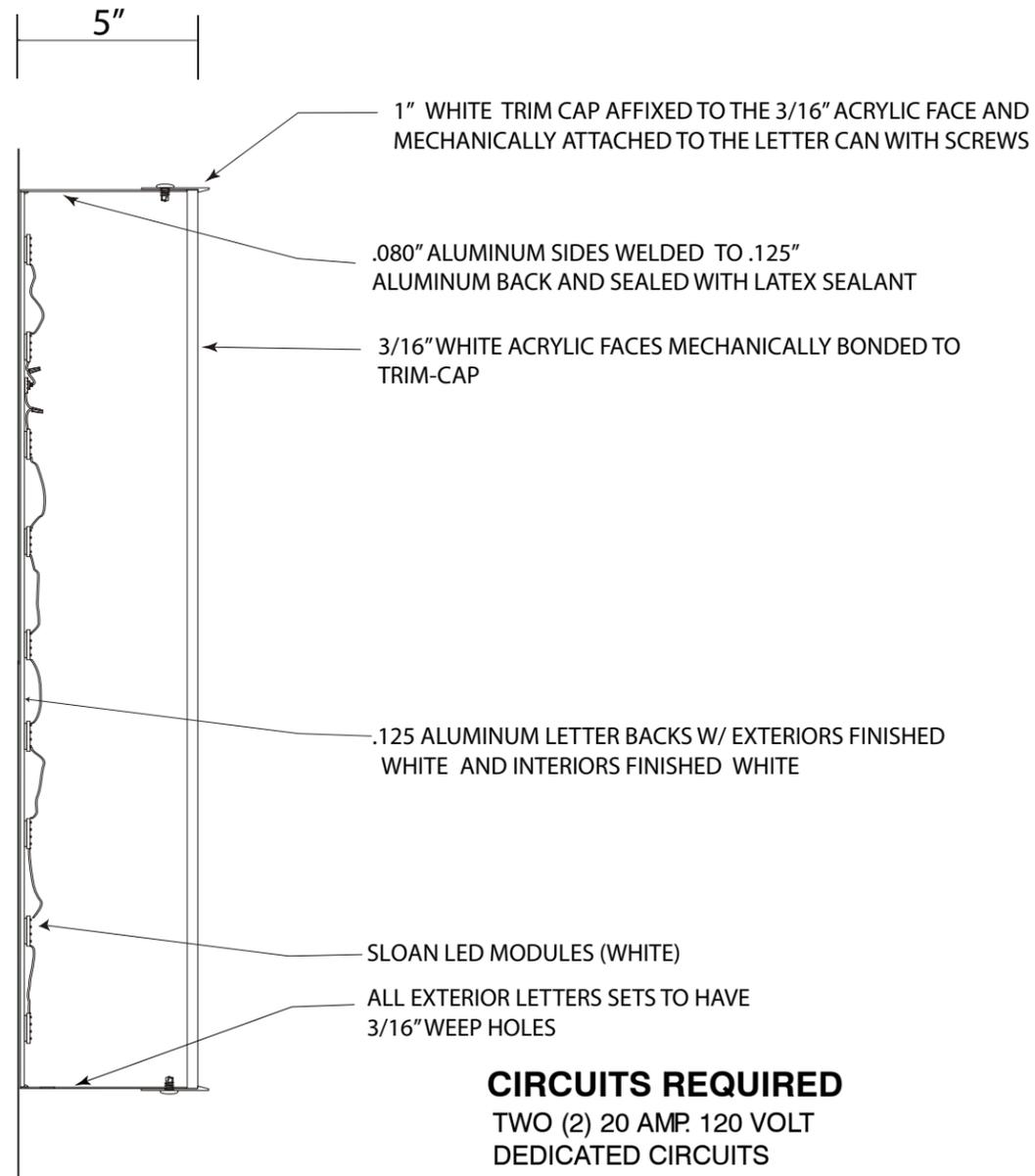
Internally illuminated channel letters 5" deep with white LED illumination. Letters to be mounted to an aluminum frame. Faces to be 3/16" thick white acrylic. Frame to be painted to match existing building mullion.

### Channel Letter Layout North Elevation

Total: 198 Sq. Ft.  
Scale 3/8" = 1.0'

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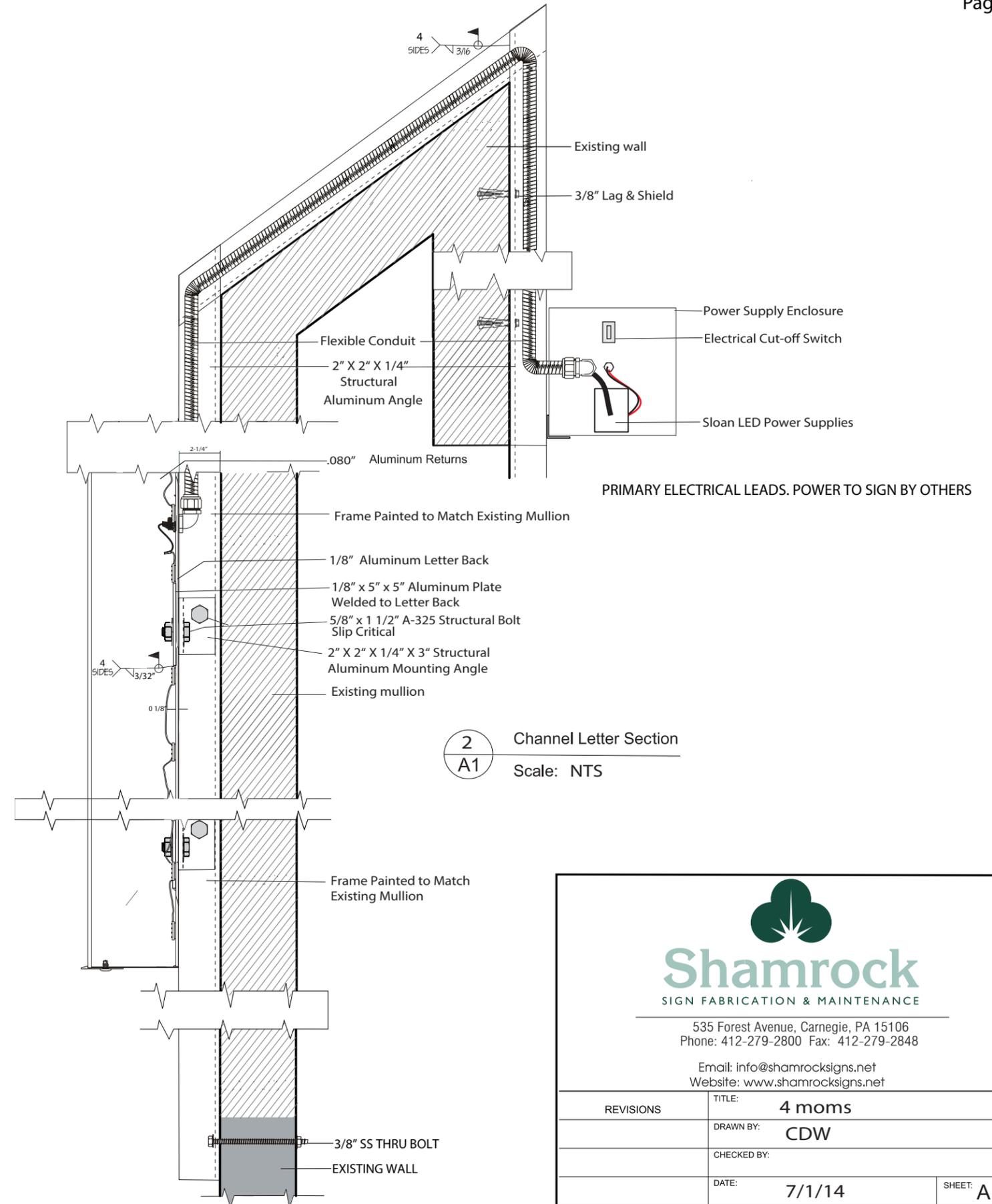




**CIRCUITS REQUIRED**  
TWO (2) 20 AMP. 120 VOLT DEDICATED CIRCUITS

SIGN INSTALLATION TO BE IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE

**1** LETTER SECTION  
A-1 SCALE: NOT TO SCALE





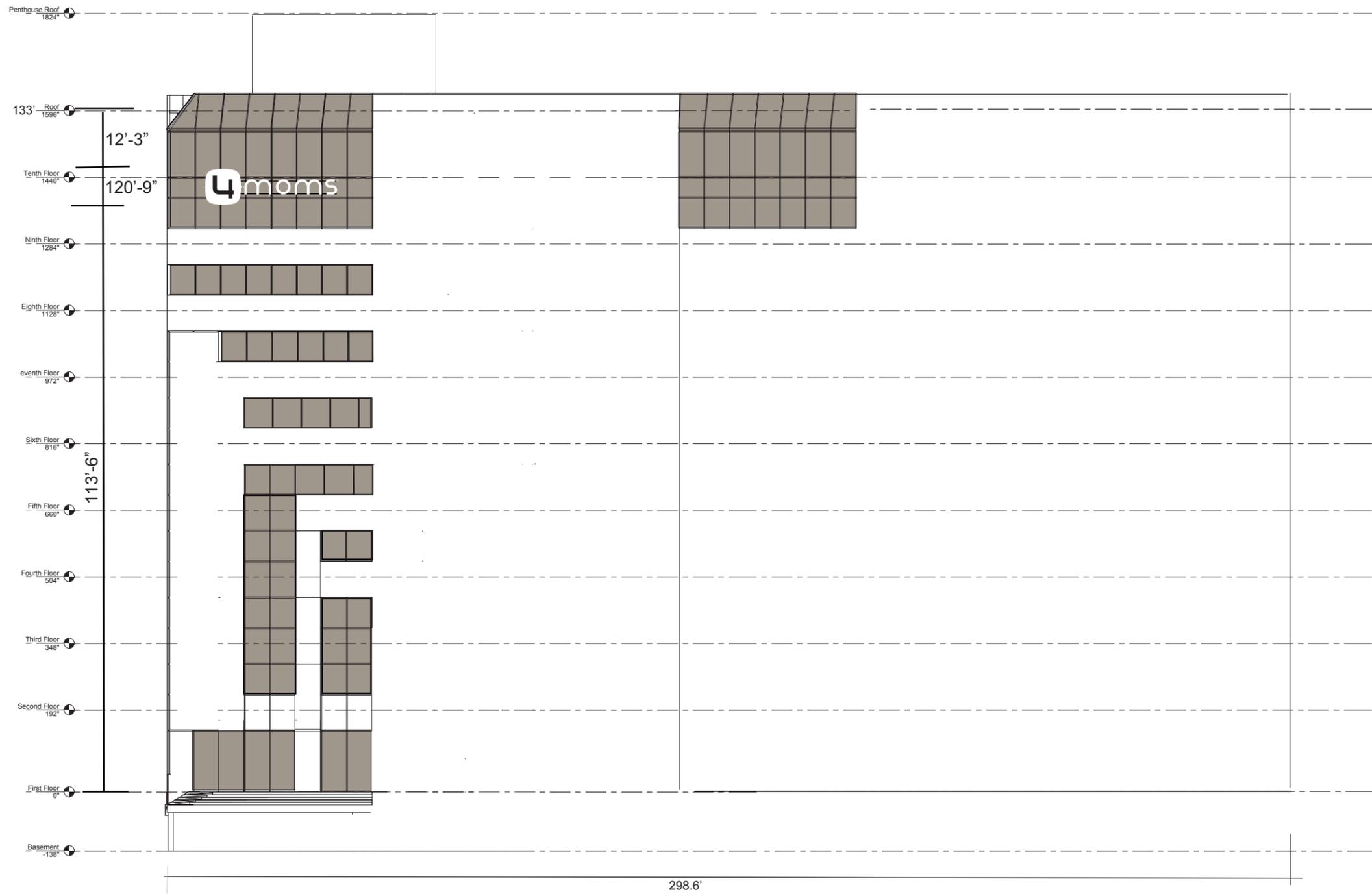
# Shamrock

SIGN FABRICATION & MAINTENANCE

535 Forest Avenue, Carnegie, PA 15106  
Phone: 412-279-2800 Fax: 412-279-2848

Email: info@shamrocksigns.net  
Website: www.shamrocksigns.net

	TITLE: <b>4 moms</b>	
REVISIONS	DRAWN BY: <b>CDW</b>	
	CHECKED BY:	
	DATE: <b>7/1/14</b>	SHEET: <b>A1</b>
	SCALE: <b>As Noted</b>	



1 West  
SCALE: 3/64" = 1'-0"

113.5' to bottom of sign  
from grade

39,713.8 Sq Ft.  
2% 794.27 Sq. Ft.  
198.0 Sq. Ft. Total Signage

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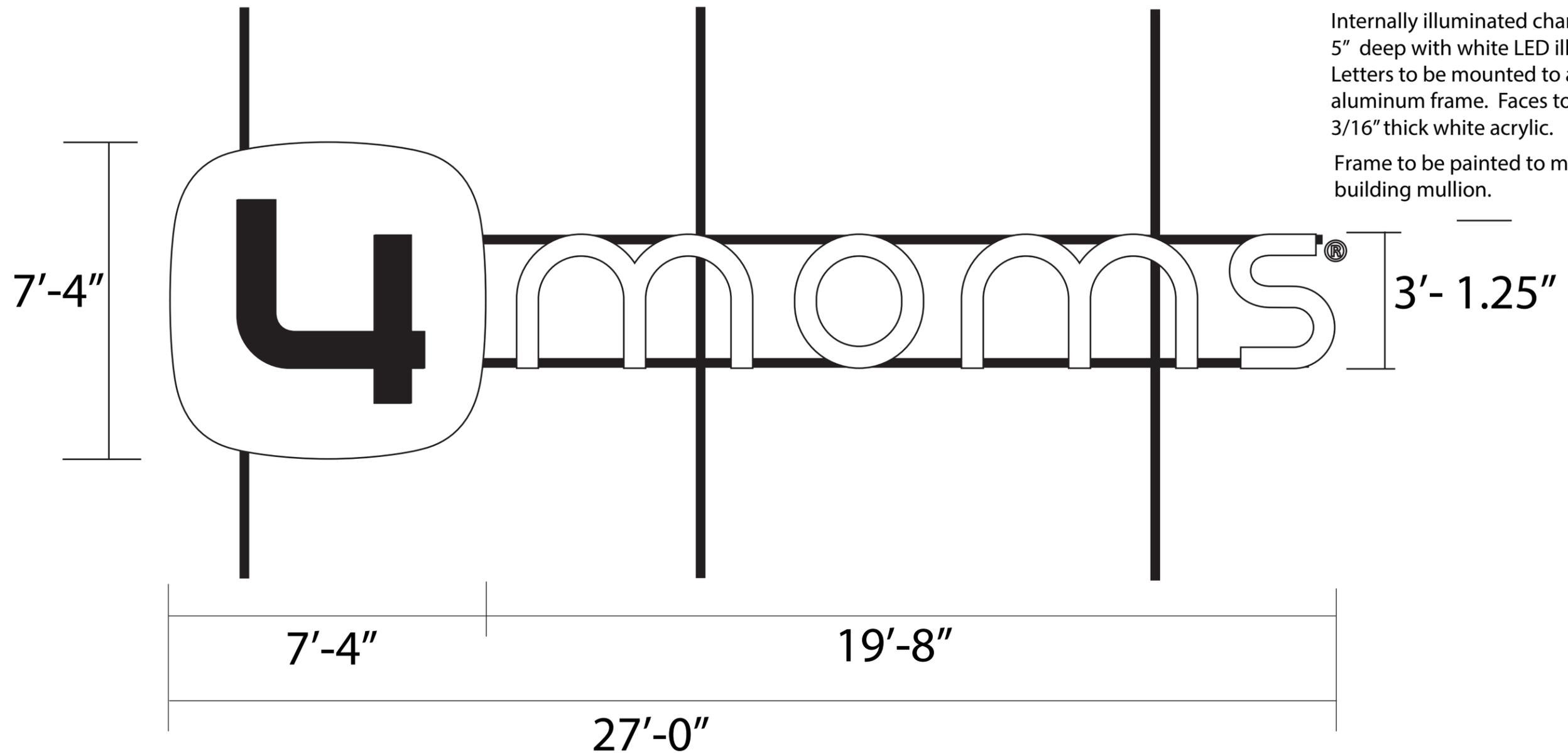




West Elevation

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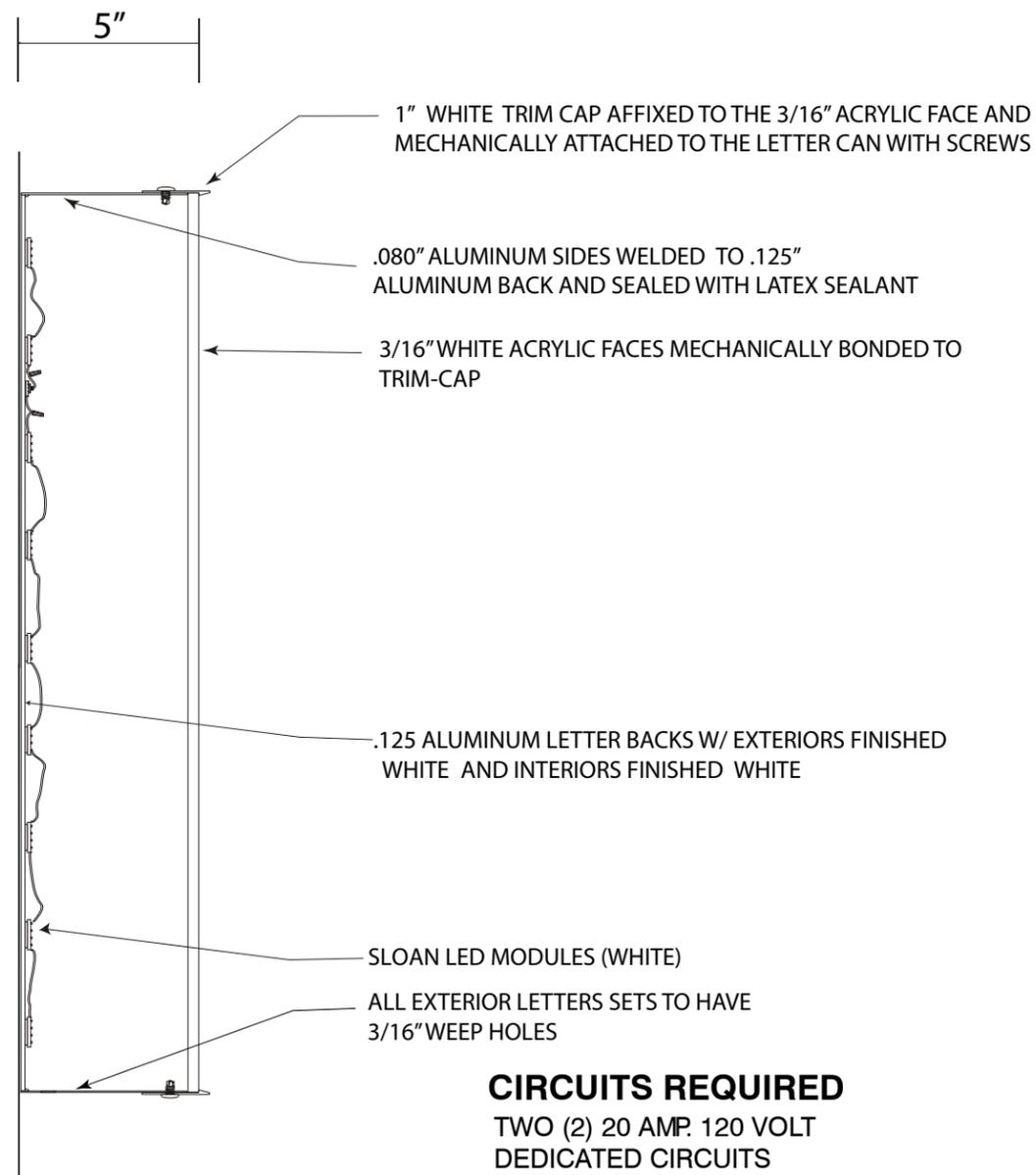
Internally illuminated channel letters 5" deep with white LED illumination. Letters to be mounted to an aluminum frame. Faces to be 3/16" thick white acrylic. Frame to be painted to match existing building mullion.

### Channel Letter Layout West Elevation

Total: 198 Sq. Ft.  
Scale 3/8" = 1.0'.

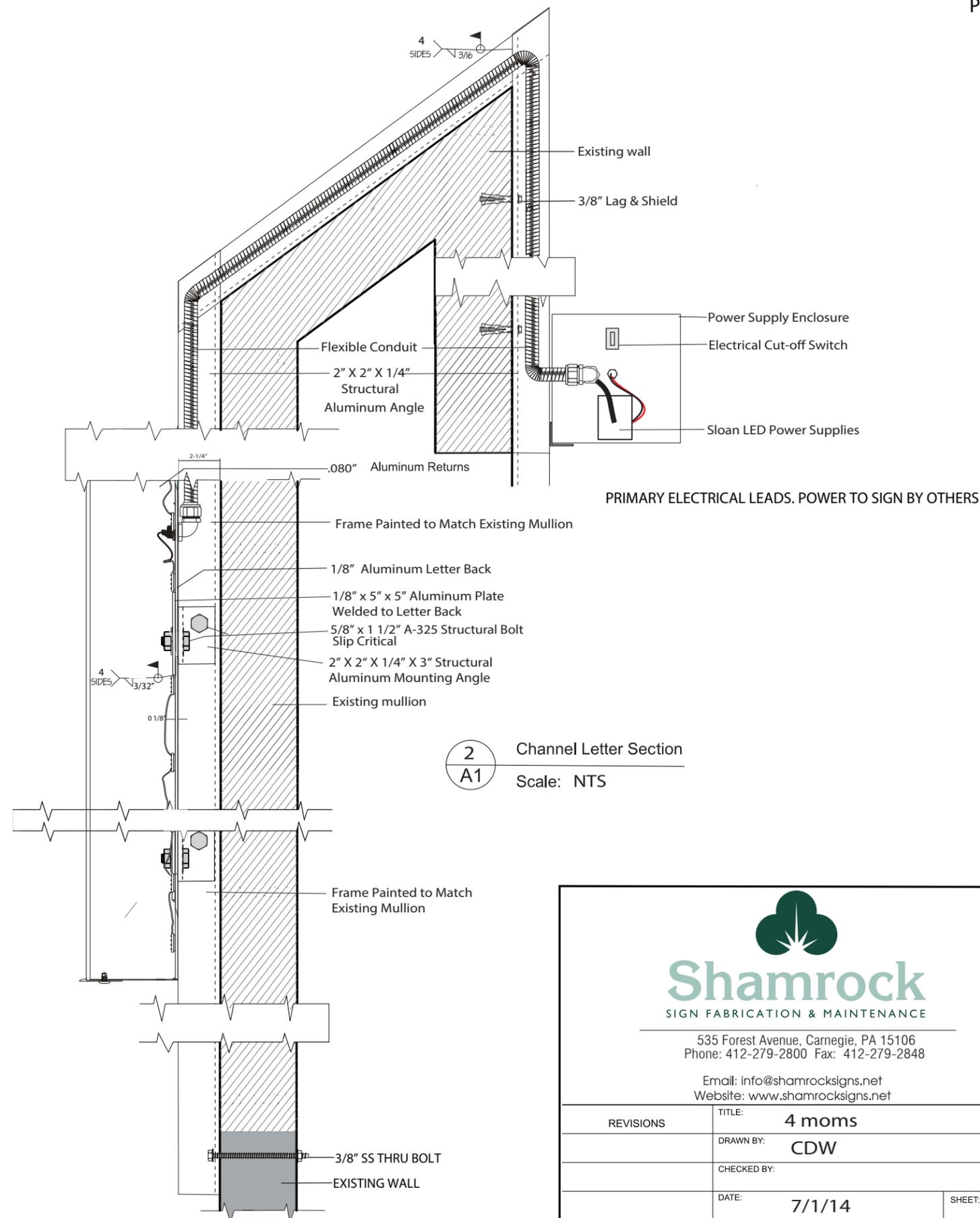
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SIGN INSTALLATION TO BE IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE

**1** LETTER SECTION  
A-1 SCALE: NOT TO SCALE



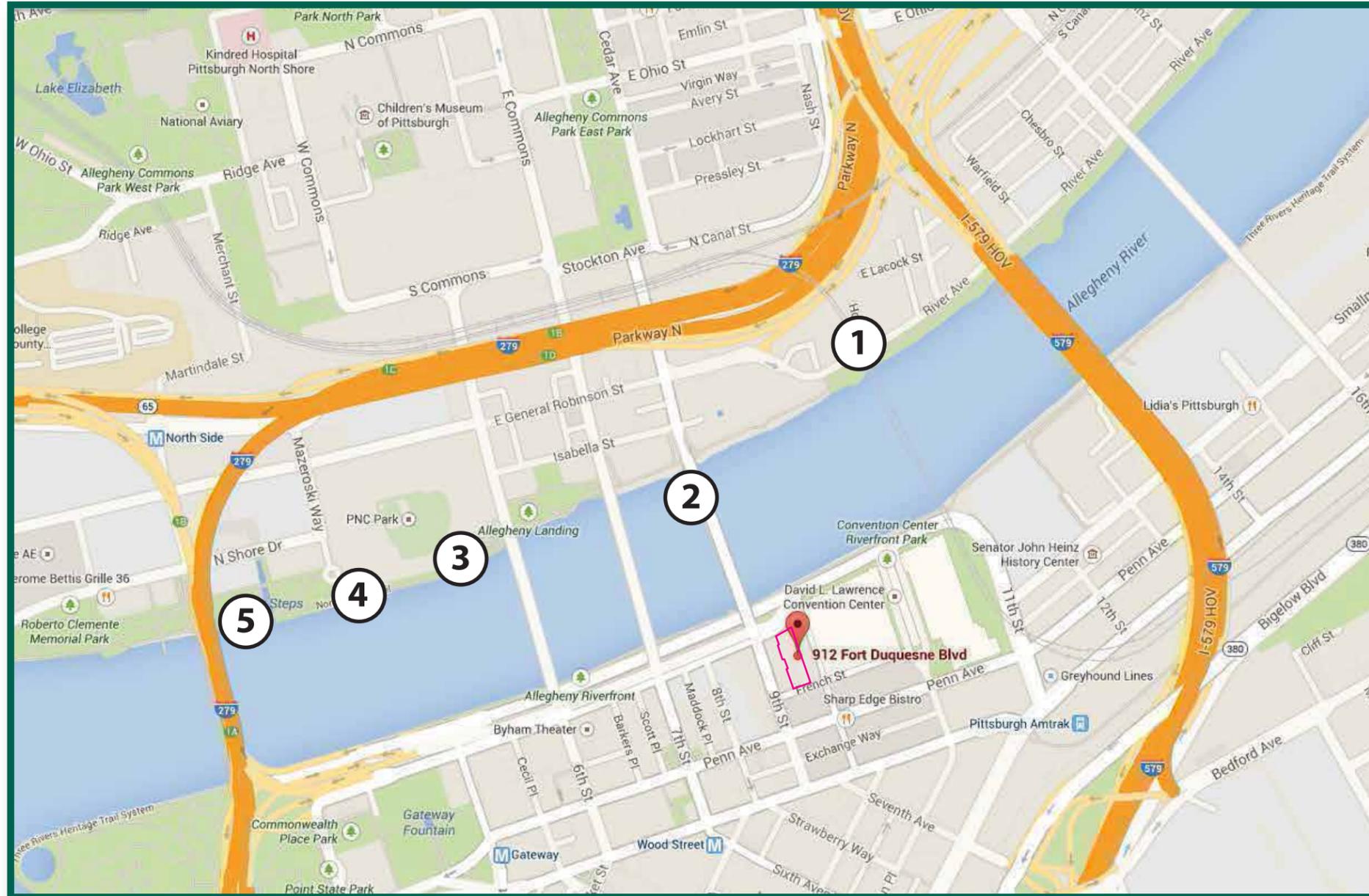
**Shamrock**  
SIGN FABRICATION & MAINTENANCE

535 Forest Avenue, Carnegie, PA 15106  
Phone: 412-279-2800 Fax: 412-279-2848

Email: info@shamrocksigns.net  
Website: www.shamrocksigns.net

REVISIONS	TITLE: <b>4 moms</b>	SHEET: <b>A1</b>
	DRAWN BY: <b>CDW</b>	
	CHECKED BY:	
	DATE: <b>7/1/14</b>	
	SCALE: <b>As Noted</b>	

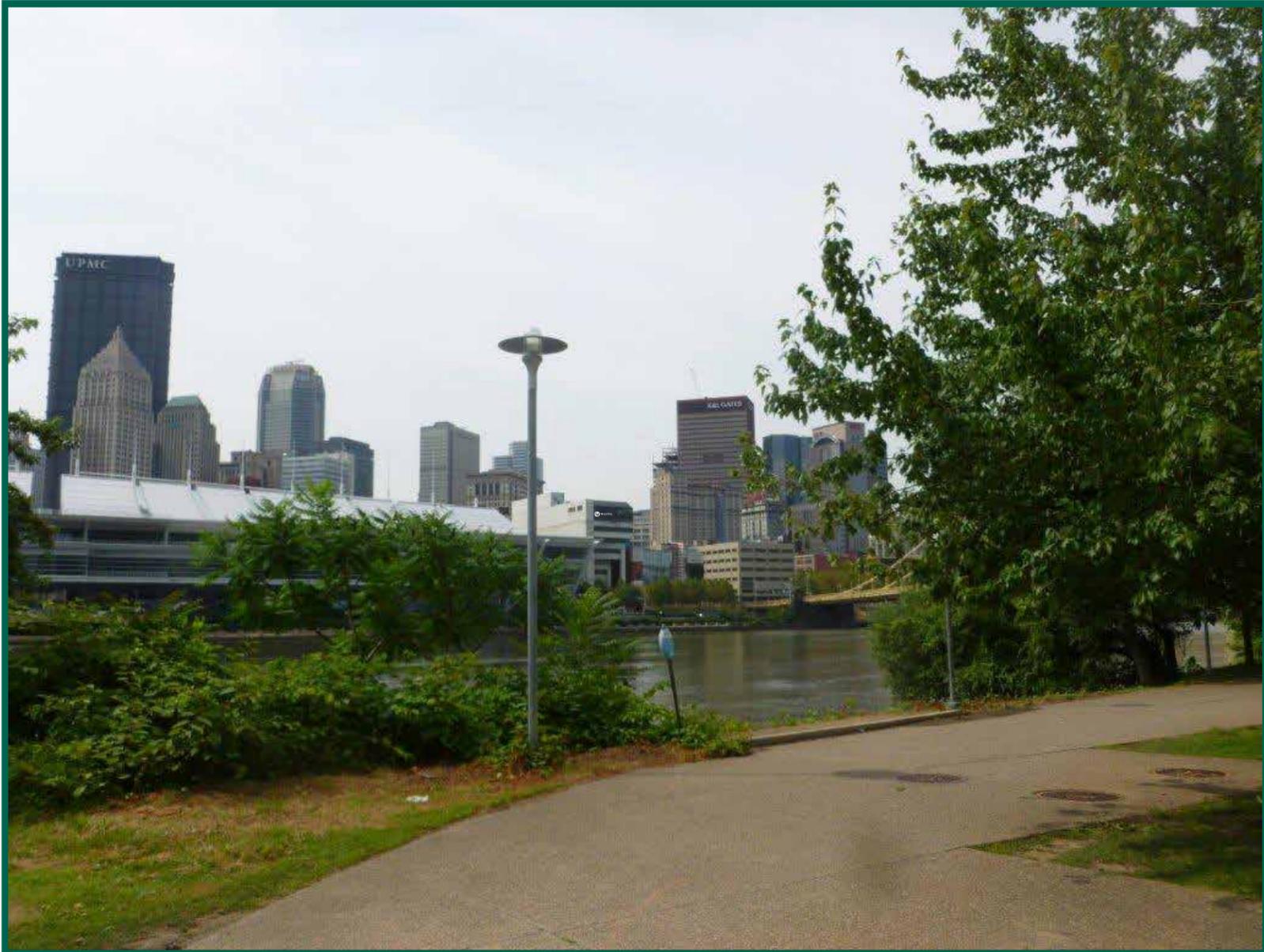
# Site Area Map



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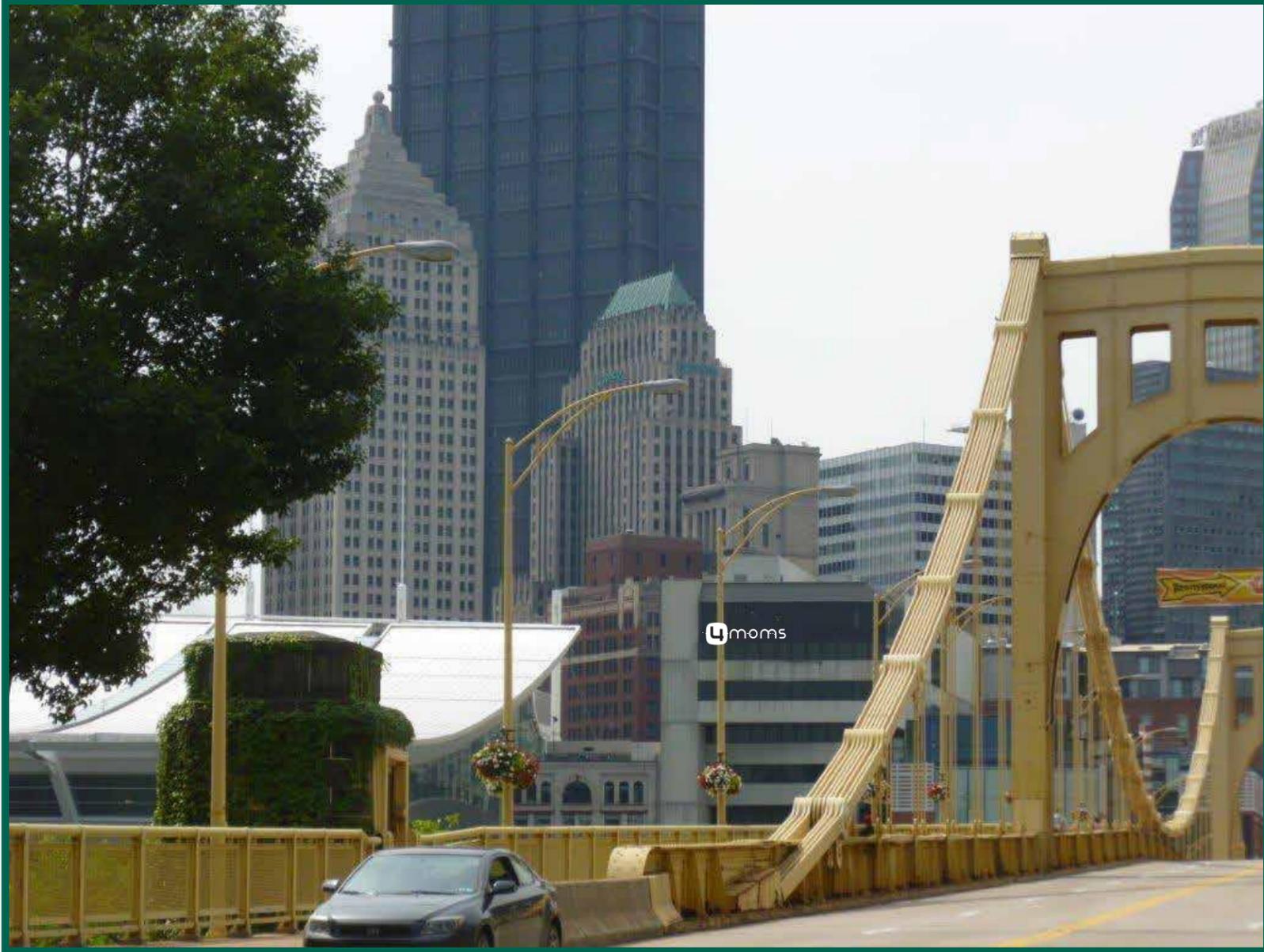
# # 1\_River Avenue



THESE PLANS ARE THE EXCLUSIVE PROPERTY OF SHAMROCK BUILDING SERVICES INCORPORATED AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO ANYONE OTHER THAN EMPLOYEES OF YOUR COMPANY OR USE OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE SIGN EMBODIED HEREIN IS NOT PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SHAMROCK BUILDING SERVICES INCORPORATED. IN THE EVENT SUCH PERMISSION IS GIVEN THE USER AGREES TO COMPENSATE SHAMROCK BUILDING SERVICES INCORPORATED A REASONABLE FEE FOR TIME AND EFFORT SPENT CREATING THESE PLANS.



# # 2\_9th Street Bridge



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ISA INTERNATIONAL SIGN ASSOCIATION

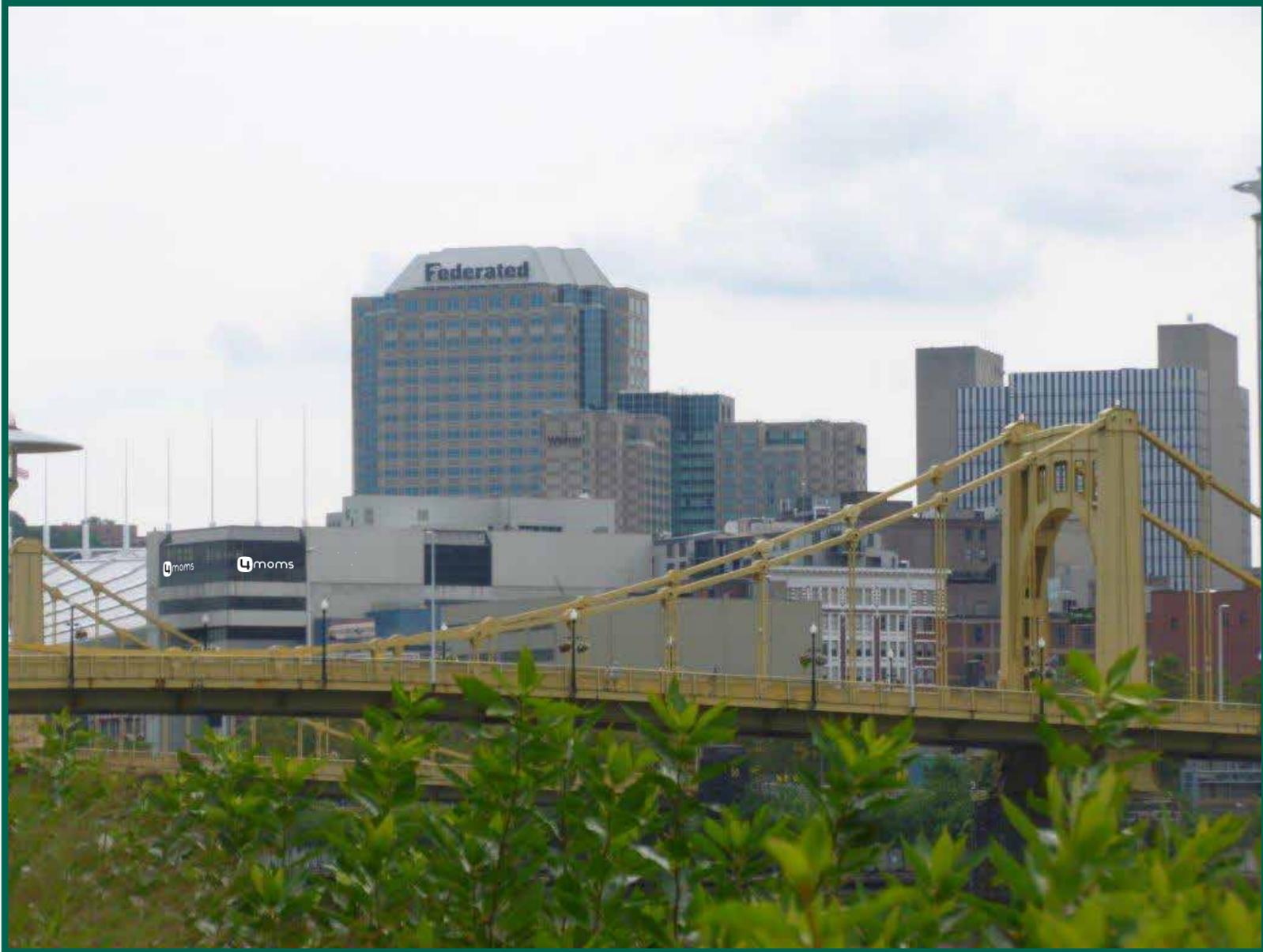
UL LISTED

SCAFFOLD INDUSTRY ASSOCIATION SIA The Voice of the Scaffold & Access Industry

USSC

Shamrock BUILDING SERVICES INCORPORATED

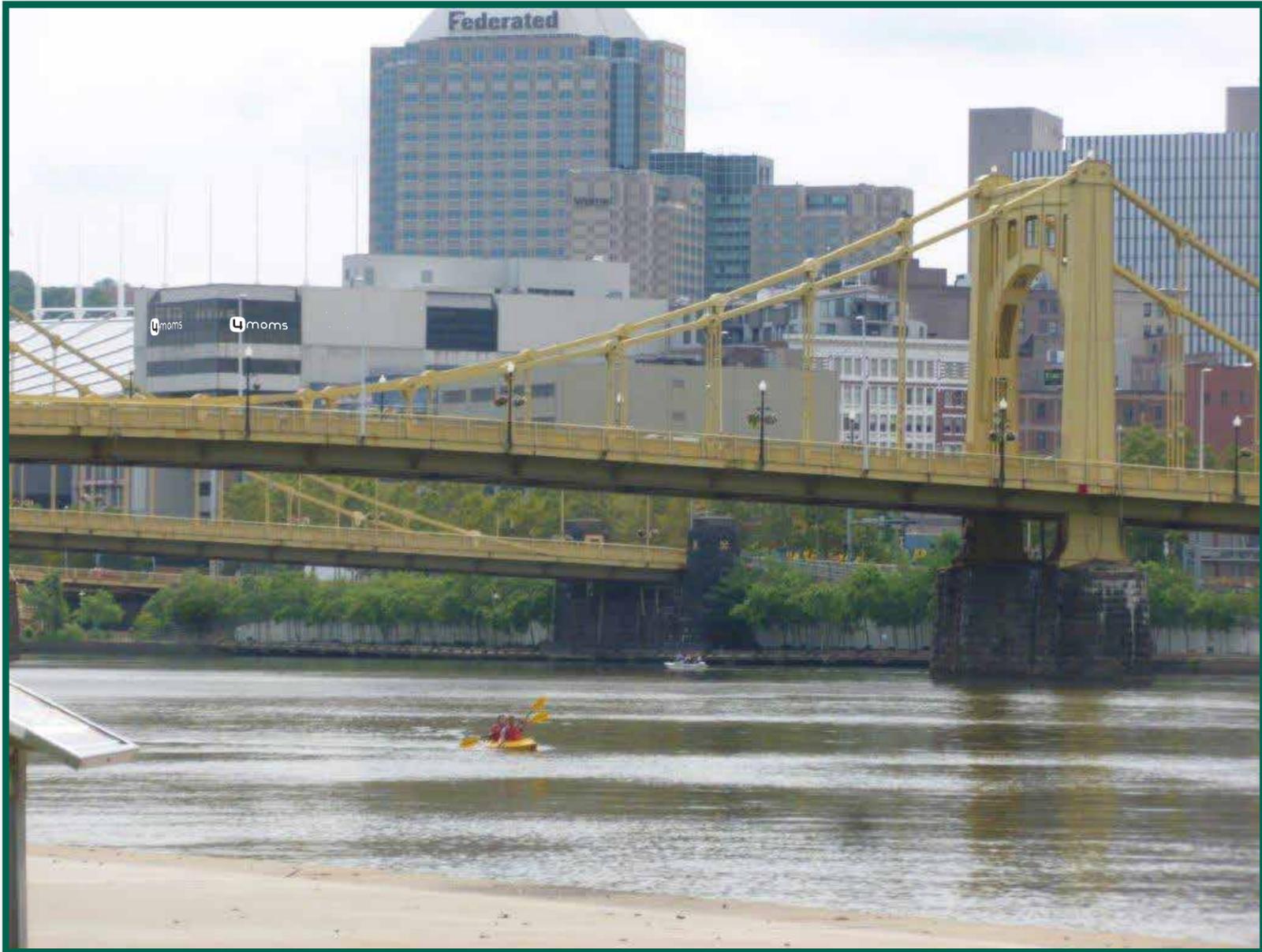
# # 3\_North Shore Trails East of PNC Park



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# # 4\_North Shore Trails West of PNC Park



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# # 5\_Water Steps



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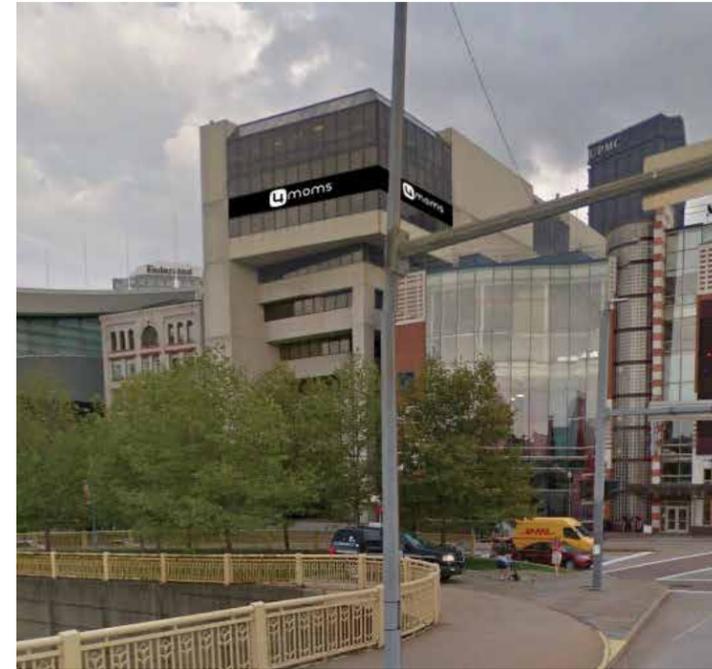




A



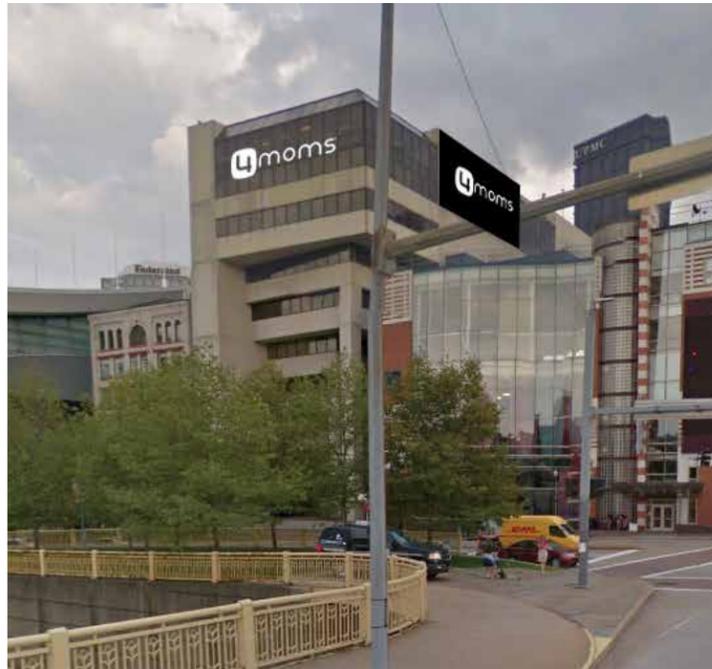
B



C



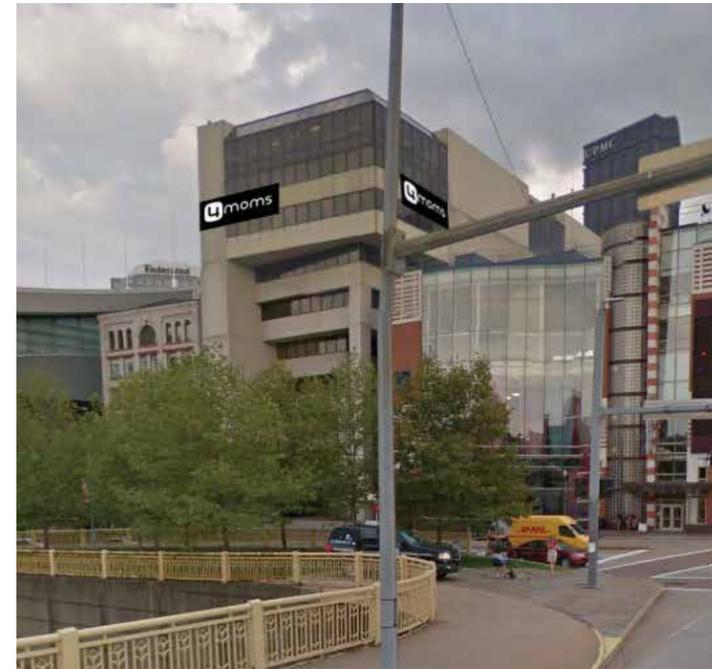
D



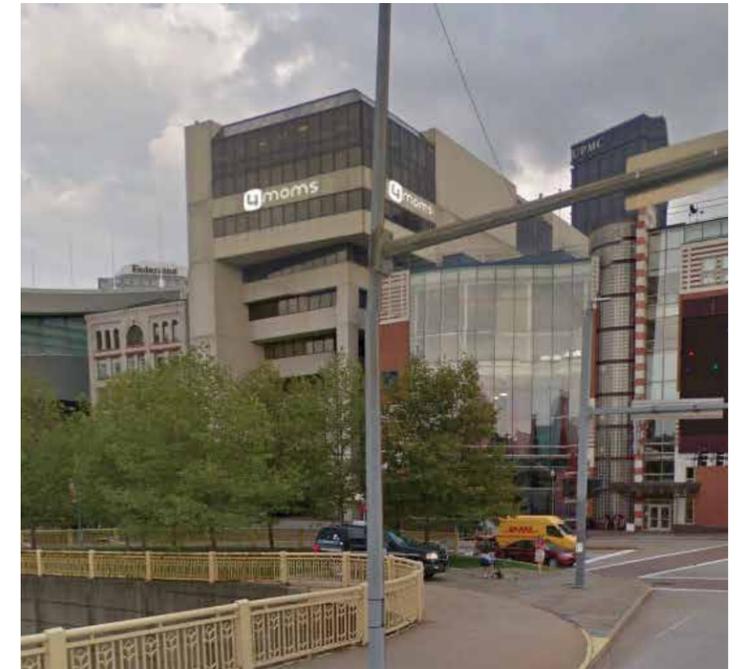
E



F



G



H



912 Fort Duquesne Boulevard  
BUILDING SIGN CONCEPTS



**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: <u>NORTH SHORE DEVELOPERS - 2013 L.P.</u>		Phone Number: (    )	
Address: <u>3400 SOUTH HATE</u>	City: <u>PITTSBURGH</u>	State: <u>PA</u>	Zip Code: <u>15203</u>
2. Applicant/Company Name: <u>NORTH PARK LOUNGE, LLC</u>		Phone Number: <u>(412) 860-8267</u>	
Address: <u>6400 BROOKRIDGE</u>	City: <u>WEXFORD</u>	State: <u>PA</u>	Zip Code: <u>15090</u>
Applicant/Contractor ID: (assigned by the City)			
3. Development Name: <u>NPL-CLUB</u>			
4. Development Location: <u>316 NORTH SHORE DRIVE</u>			
5. Development Address: <u>PITTSBURGH, PA 15212</u>			
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: <u>11 / 1 / 2014</u>	Occupancy Date: <u>3 / 1 / 2015</u>	Project Cost: \$ <u>Est. 40,000</u>
Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to <a href="http://pittsburghpa.gov/dcp/zoning/">pittsburghpa.gov/dcp/zoning/</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): <u>RESTAURANT - GENERAL, SEASONAL CANOPY</u>			
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: <u>EXTERIOR SEASONAL CANOPY TO PROVIDE COVERED SEATING SPACE FOR THE RESTAURANT.</u>			
12. Is a Land Operations Permit needed? <input type="checkbox"/> YES <input type="checkbox"/> NO			
(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, <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: APX. 2,000 sq ft  
 Building Footprint: \_\_\_\_\_ sq ft

15. Height of Structures:	<u>Existing</u>		<u>Proposed</u>	
	<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>
Main Structure	3	55'		
Proposed Addition/Extension				
Provide Accessory Structure Type(s) and Height(s):				
			1	14'

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

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

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

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

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

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

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



**DEPARTMENT OF CITY PLANNING  
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)

**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: \_\_\_\_\_



**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 - 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  
[pittsburghpa.gov/dcp/](http://pittsburghpa.gov/dcp/)

**Department of City Planning  
Zoning Office Counter**

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

**City Zoning Code**

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

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

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

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

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

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

611 Second Avenue  
Pittsburgh, PA 15219  
(412) 255-2370  
[www.city.pittsburgh.pa.us/pw/html/permits\\_info.html](http://www.city.pittsburgh.pa.us/pw/html/permits_info.html)

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

Penn-Liberty Plaza I  
1200 Penn Avenue  
Pittsburgh, PA 15222  
Permits (412) 255-2443; Engineering (412) 255-8987  
[www.pgh2o.com](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/plumbing/index.html](http://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](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  
[www.achd.net/housing/commenvironstart.html](http://www.achd.net/housing/commenvironstart.html)

# NPL CLUB NORTH SHORE

North Park Lounge, LLC is an established restaurant ownership group looking to add another gem to Pittsburgh. The destination is North Shore Place on Pittsburgh's famed North Shore.

The concept will be twofold, a quality food serving restaurant paired with an incredible outdoor area where patrons can relax in front of fire pits while taking in the unique views and character North Shore has to offer.

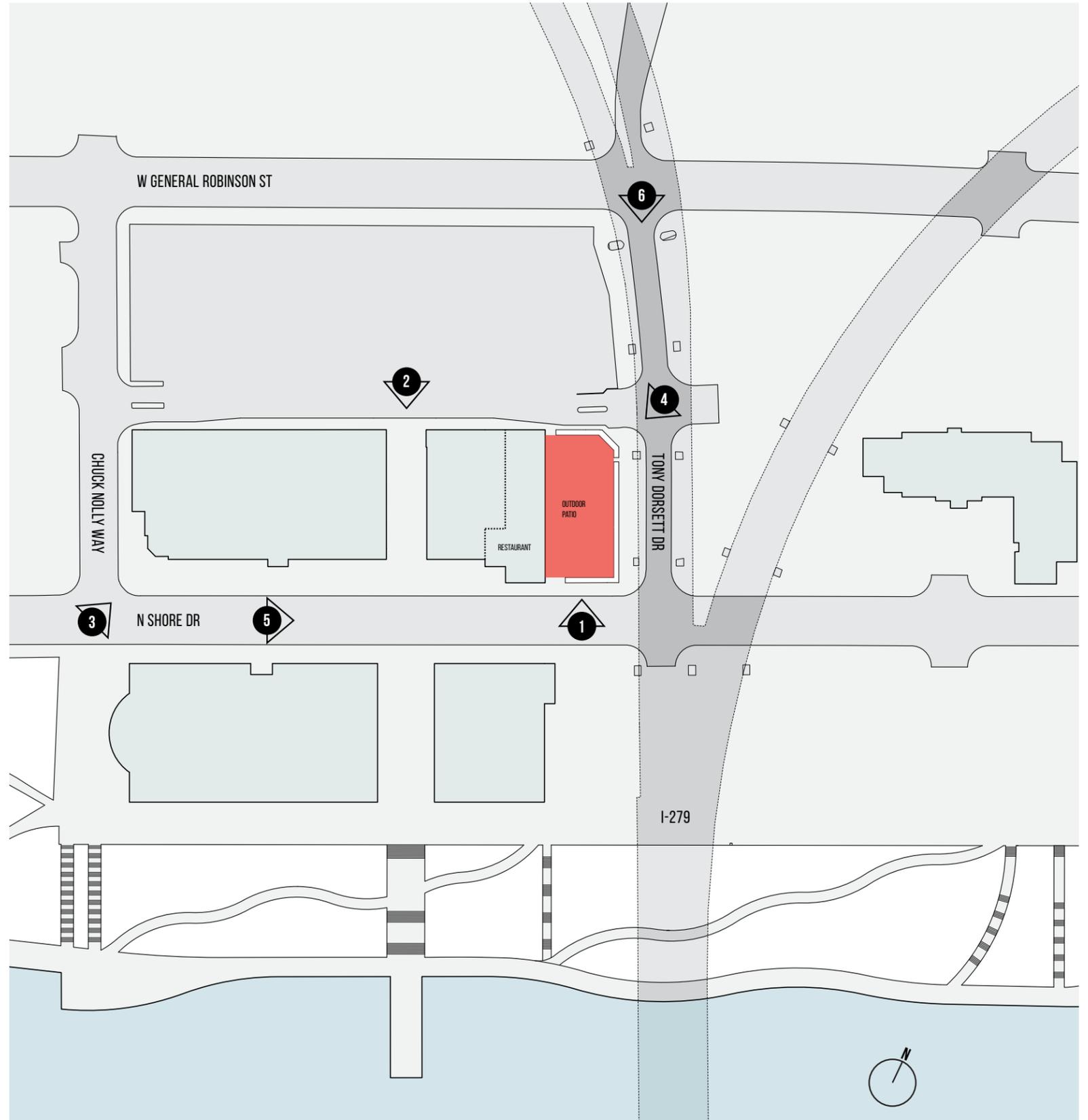
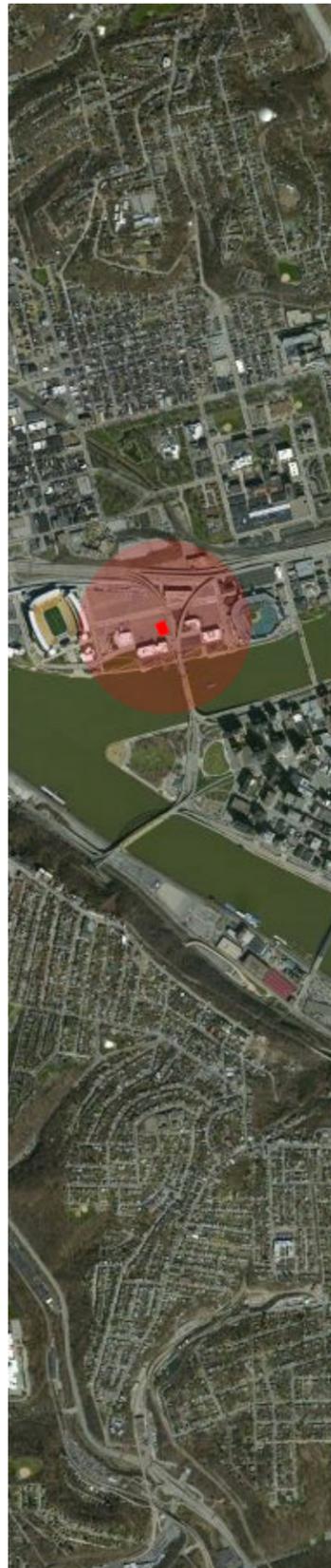
The interior space will serve as year-round restaurant and bar. The restaurant will have an attached canopy structure to

house additional patrons during the colder months. Clear vinyl flaps will drop down in the openings preserve the envelope in the colder seasons. The canopy structure will be composed of light steel framing and metal roofs that are a common sight throughout the North Shore.

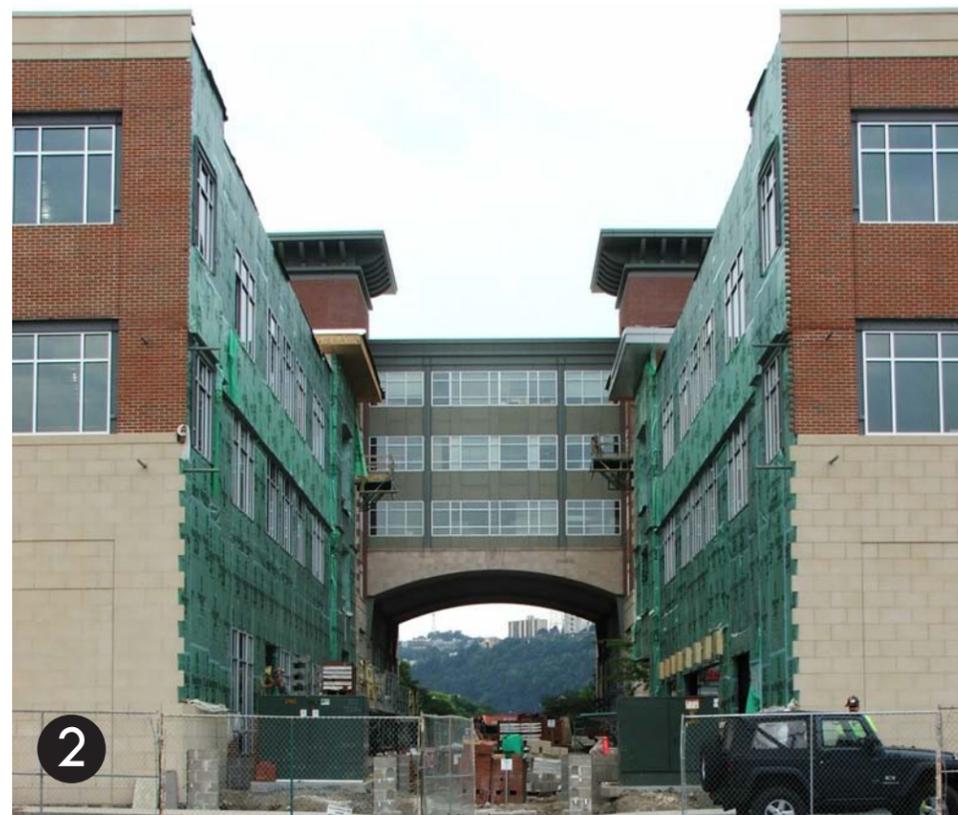
The canopy will be open to the restaurant through large glass garage doors and to the exterior space through openings in the structure blurring the lines between the interior and exterior. The structure itself will be will not have any deep foundations or fixed walls. Instead the columns will bear on large above ground concrete bases for

support and the knee wall is a moveable planter bed set in place. By doing this, the structure can be moved for utility access below if needed.

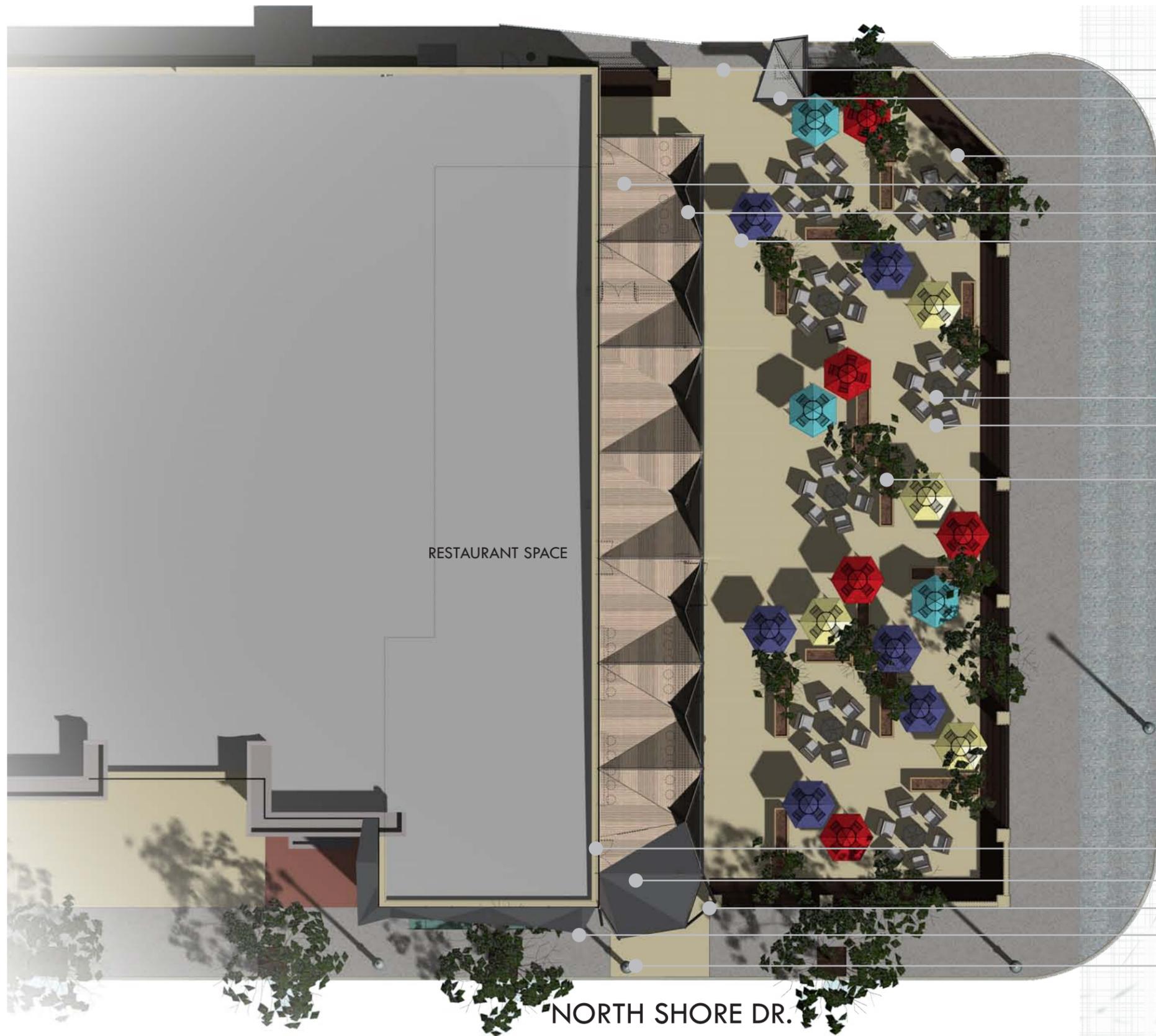
Directly outside of the covered patio space will be additional outdoor loose tables and chairs, lounge seating, fire pits, native potted plants and a meandering paved pathway that connects between the sidewalk and parking lot entrances. The entrances into the outdoor space will have security fencing to match the existing fence, when the restaurant is closed the fences will be locked to prevent access.



NORTH PARK LOUNGE CLUB: NORTH SHORE  
 LOCATION MAP AND SITE PLAN  
 FAR PROJECT 1404



NORTH PARK LOUNGE CLUB: NORTH SHORE  
SITE CONTEXT  
FAR PROJECT 1404



- SECURITY GATE WHEN CLOSED, GATE TO MATCH EXIST'G FENCE
- REAR ENTRANCE SIGNAGE
- PERIMETER FENCE AND PLANTING BY LANDLORD
- COPPER-COLORED STANDING SEAM METAL CANOPY, ALTERNATE: RAW METAL
- ILLUMINATED BLACK CANVAS ACCENTS, ALTERNATE: WHITE CANVAS
- UMBRELLAS; TABLES, TYP.

- FIRE PIT, TYP.
- LOUNGE SEATING, TYP.
- POTTED TREES, TYP.

TONY DORSETT DR.

RESTAURANT SPACE

NORTH SHORE DR.

- MAIN ENTRANCE
- CANVAS CANOPY AT ENTRANCE ONLY
- SECURITY GATE WHEN CLOSED, GATE TO MATCH EXIST. FENCE
- CANVAS CANOPY AT NORTH SHORE DR.
- EXTENSION OF ENTRANCE MATERIAL ON SIDEWALK



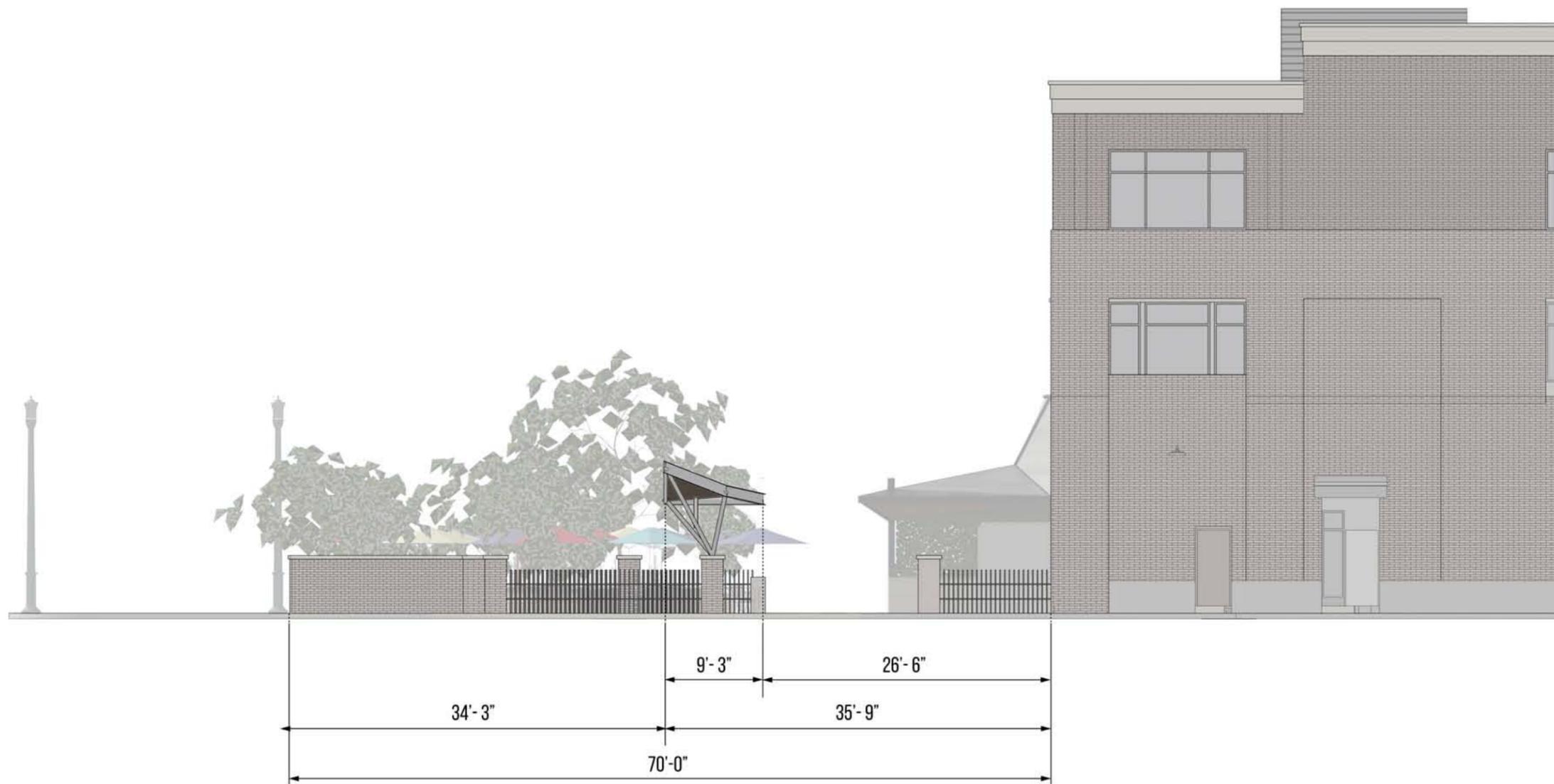
NORTH PARK LOUNGE CLUB: NORTH SHORE  
 PLAN VIEW  
 FAR PROJECT 1404



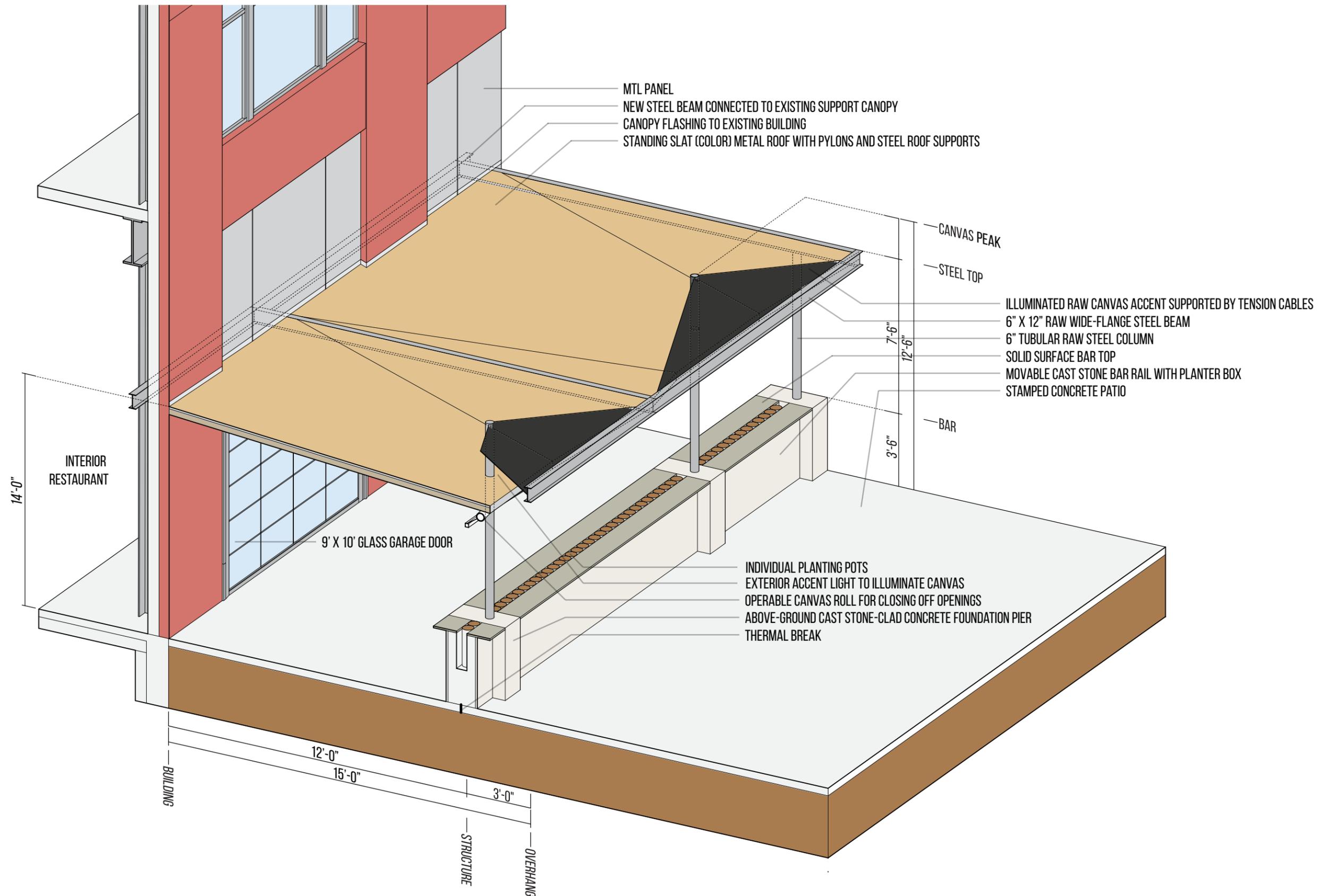
NORTH PARK LOUNGE CLUB: NORTH SHORE  
LONGITUDINAL ELEVATION



NORTH PARK LOUNGE CLUB: NORTH SHORE  
FRONT ELEVATION  
FAR PROJECT 1404



NORTH PARK LOUNGE CLUB: NORTH SHORE  
 NORTH ELEVATION  
 FAR PROJECT 1404



NORTH PARK LOUNGE CLUB: NORTH SHORE  
 TYPICAL CANOPY SECTION

FAR PROJECT 1404



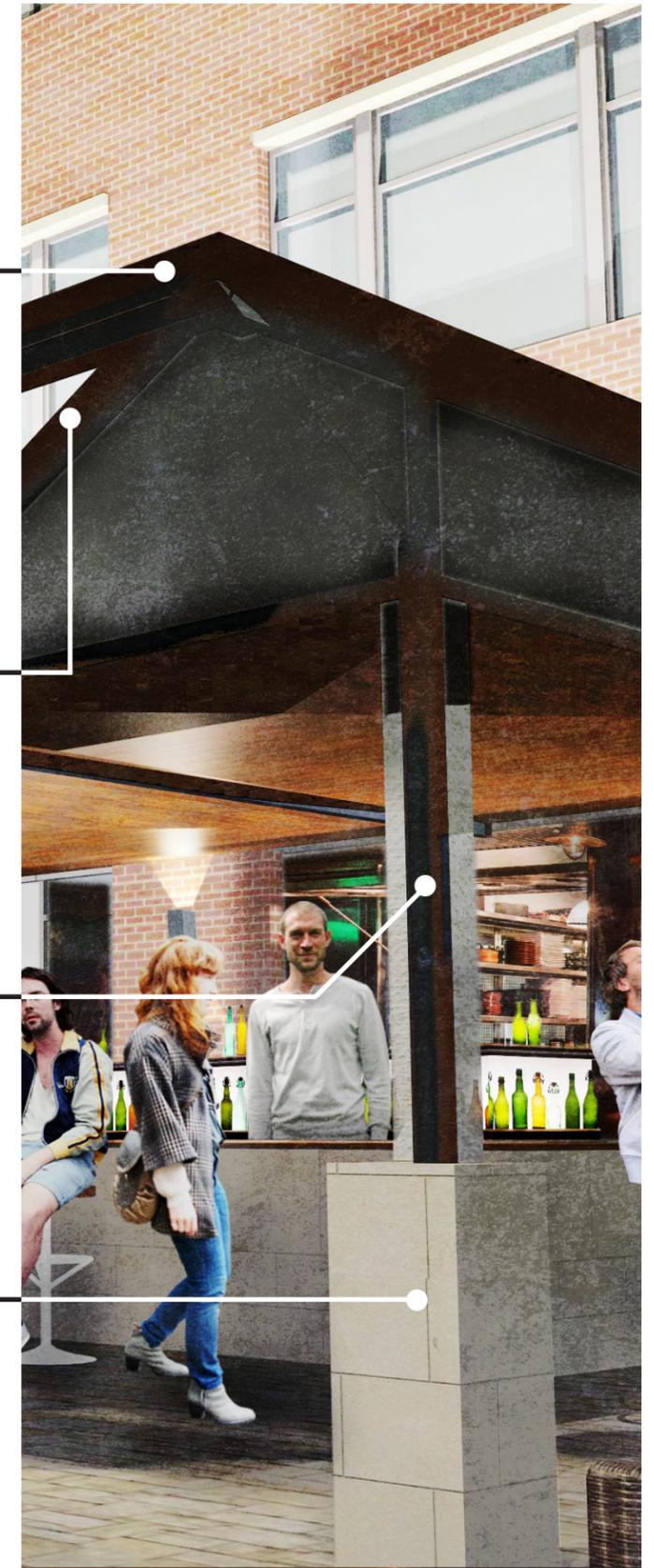
NORTH PARK LOUNGE CLUB: NORTH SHORE  
SITE OVERVIEW WITH LOWERED CLEAR VINYL CANVAS



NORTH PARK LOUNGE CLUB: NORTH SHORE  
ENTRY EXPERIENCE  
FAR PROJECT 1404



NORTH PARK LOUNGE CLUB: NORTH SHORE  
GARDEN EXPERIENCE  
FAR PROJECT 1404

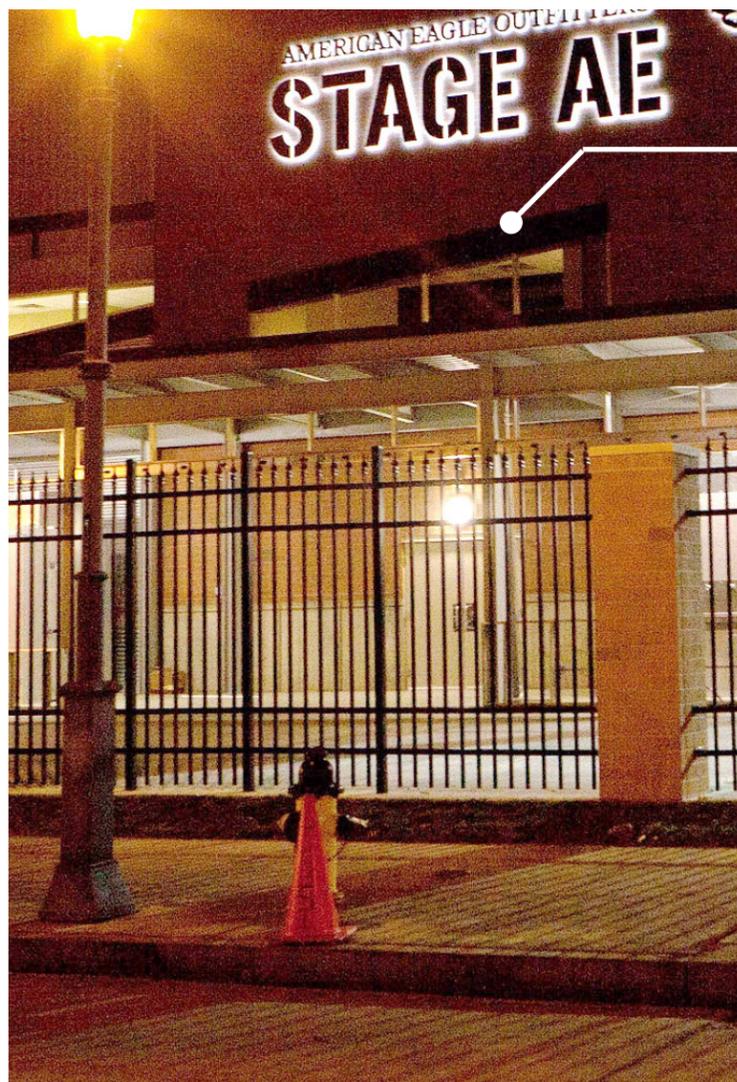


EXPOSED STEEL BEAM

EXPRESSIVE ANGULARITY

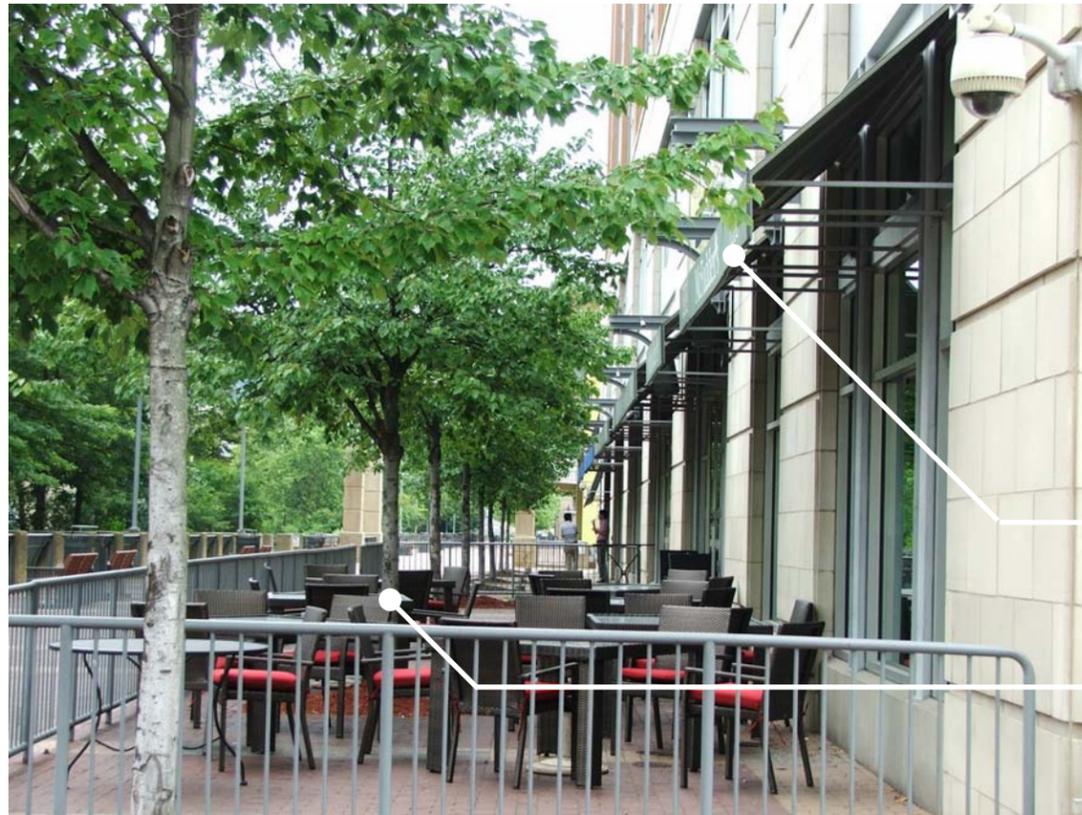
TUBULAR STEEL SUPPORTS

CAST-STONE FOUNDATION



NORTH PARK LOUNGE CLUB: NORTH SHORE  
CONTEXTUAL DETAILING

FAR PROJECT 1404



AWNINGS

SHADED OUTDOOR SEATING



EXPOSED STEEL CORNICE LINE

ENTRANCE HIGHLIGHTED VIA CONTRASTING FINISH MATERIAL



NORTH PARK LOUNGE CLUB: NORTH SHORE  
CONTEXTUAL DETAILING  
FAR PROJECT 1404



**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>JACK WOLF</b>		Phone Number: <b>(412) 255-1482</b>	
Address: <b>305 WOOD ST.</b>	City: <b>PITTSBURGH</b>	State: <b>PA</b>	Zip Code: <b>15222</b>
2. Applicant/Company Name: <b>YWCA</b>		Phone Number: <b>(412) 391-5100</b>	
Address: <b>305 WOOD ST.</b>	City: <b>PITTSBURGH</b>	State: <b>PA</b>	Zip Code: <b>15222</b>
Applicant/Contractor ID: (assigned by the City)			
3. Development Name: <b>YWCA : YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF PITTSBURGH</b>			
4. Development Location: <b>305 WOOD ST. ADJACENT TO NATHAN'S HOT DOGS</b>			
5. Development Address: <b>305 WOOD ST. PITTSBURGH, PA 15222</b>			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	<b>(GT-A) (NOT NEEDED)</b>		
Present Use of Site: (Select from attached list)	<b>(NOT NEEDED)</b>		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property:	
<b>14667</b>	<b>NOV 28 1962</b>	<b>YWCA COMMUNITY FACILITY</b>	
8. Estimated Construction:	Start Date: <b>09 / 01 / 2015</b>	Occupancy Date: / / <b>NA</b>	Project Cost: \$ <b>97,152</b>

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):

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 EXTERIOR CANOPY & ILLUMINATED SIGNAGE. GLASS & STEEL STRUCTURE WITH BACKLIT LED ILLUMINATION**

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: 0 sq ft  
 To be Constructed: 0 sq ft  
 Building Footprint: 0 sq ft

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

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

NEW GLASS CANOPY	(NA) ∅	(NA) ∅	BASE @ 9'-0" A.E.G.

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

17. Lot Area: NA 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:

_____ 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
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**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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- 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:

*Magalline E. Jensen, Chief Executive Officer*



1 WOOD STREET FACING WEST (MONOGAHELA RIVER)  
EX-1 NTS



2 WOOD STREET FACING EAST (ALLEGHENY RIVER)  
EX-1 NTS



3 WOOD STREET FACING WEST (MONOGAHELA RIVER)  
EX-1 NTS



4 EXISTING ELEVATION AND STOREFRONT  
EX-1 NTS

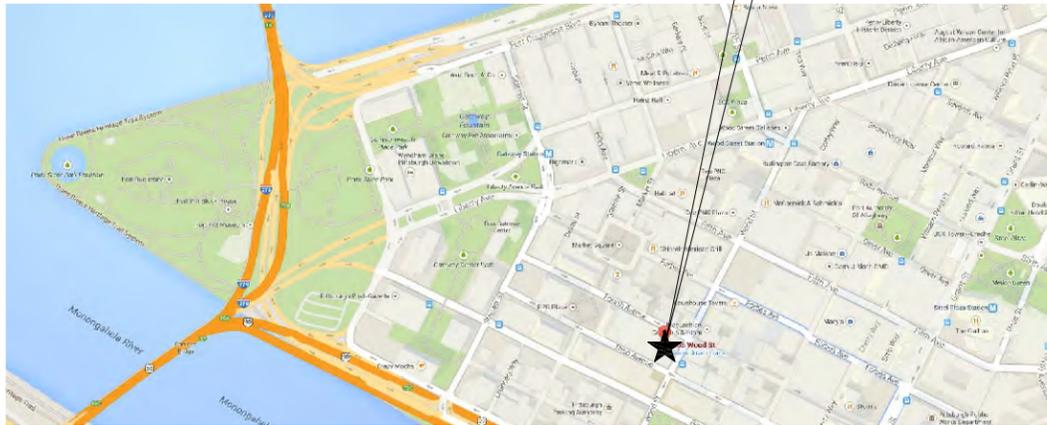
**Project** YWCA ENTRANCE RENOVATION  
305 WOOD STREET, PITTSBURGH, PA 15222  
**Title** EX-1: SITE CONTEXT PHOTOS  
**Date** 8/19/14

**Lami Grubb**

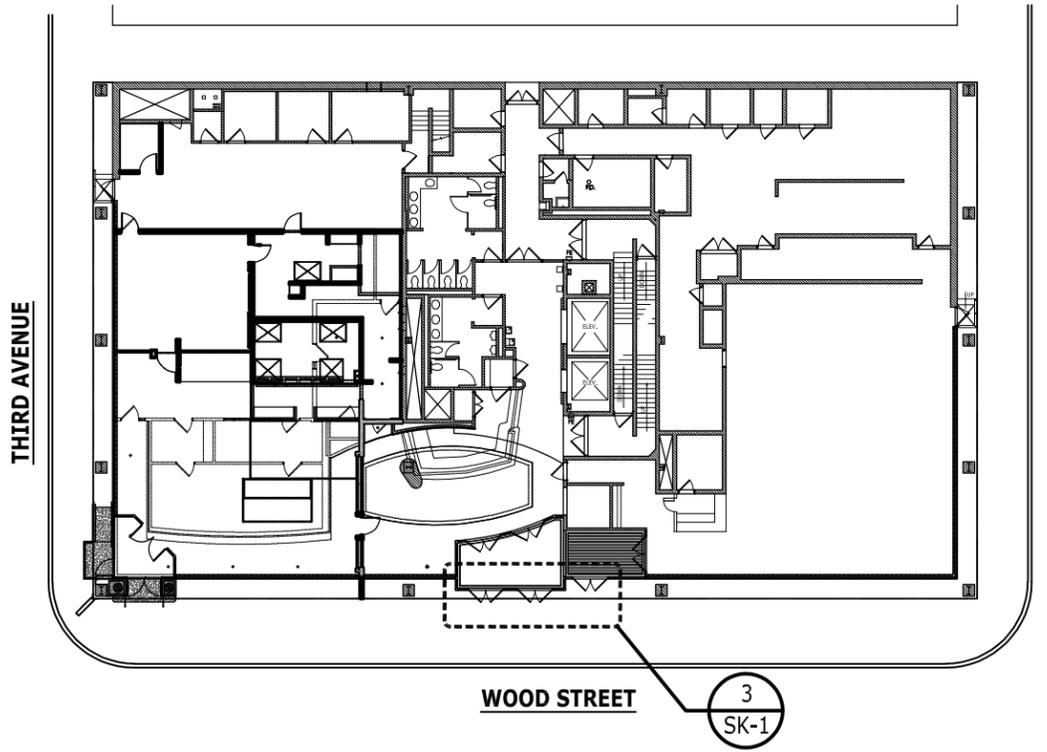
**ARCHITECTS**

Lami Grubb Architects, LP  
100 East Swissvale Ave, Pittsburgh, PA 15218  
Phone: 412.243.3430 • Fax: 412.371.1586

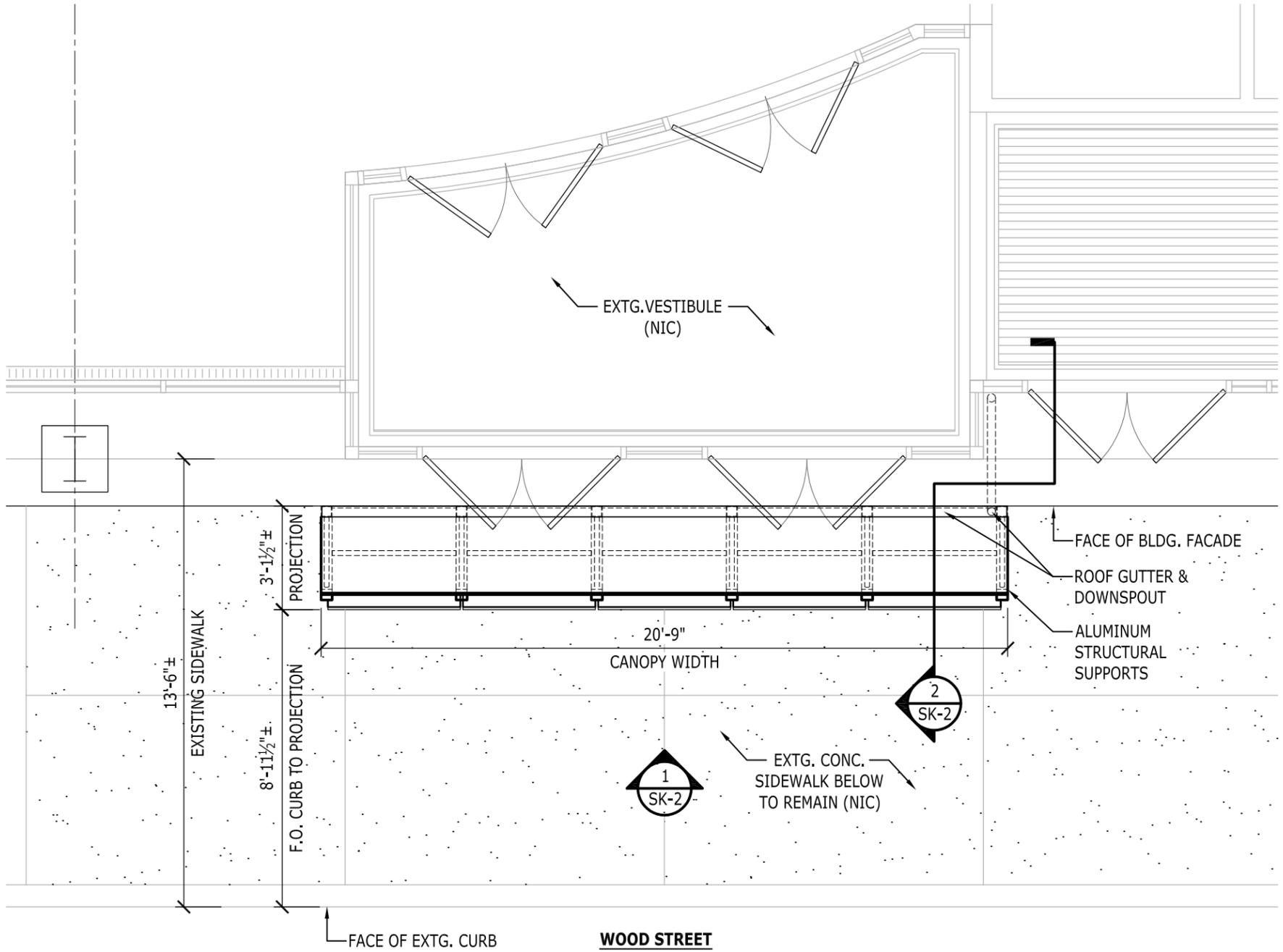
YOUNG WOMANS CHRISTIAN ASSOCIATION  
305 WOOD STREET  
PITTSBURGH, PA 15222



1 SITE LOCATION MAP  
SK-1 SCALE: NTS



2 SITE PLAN  
SK-1 SCALE: 1/4" = 1'-0"

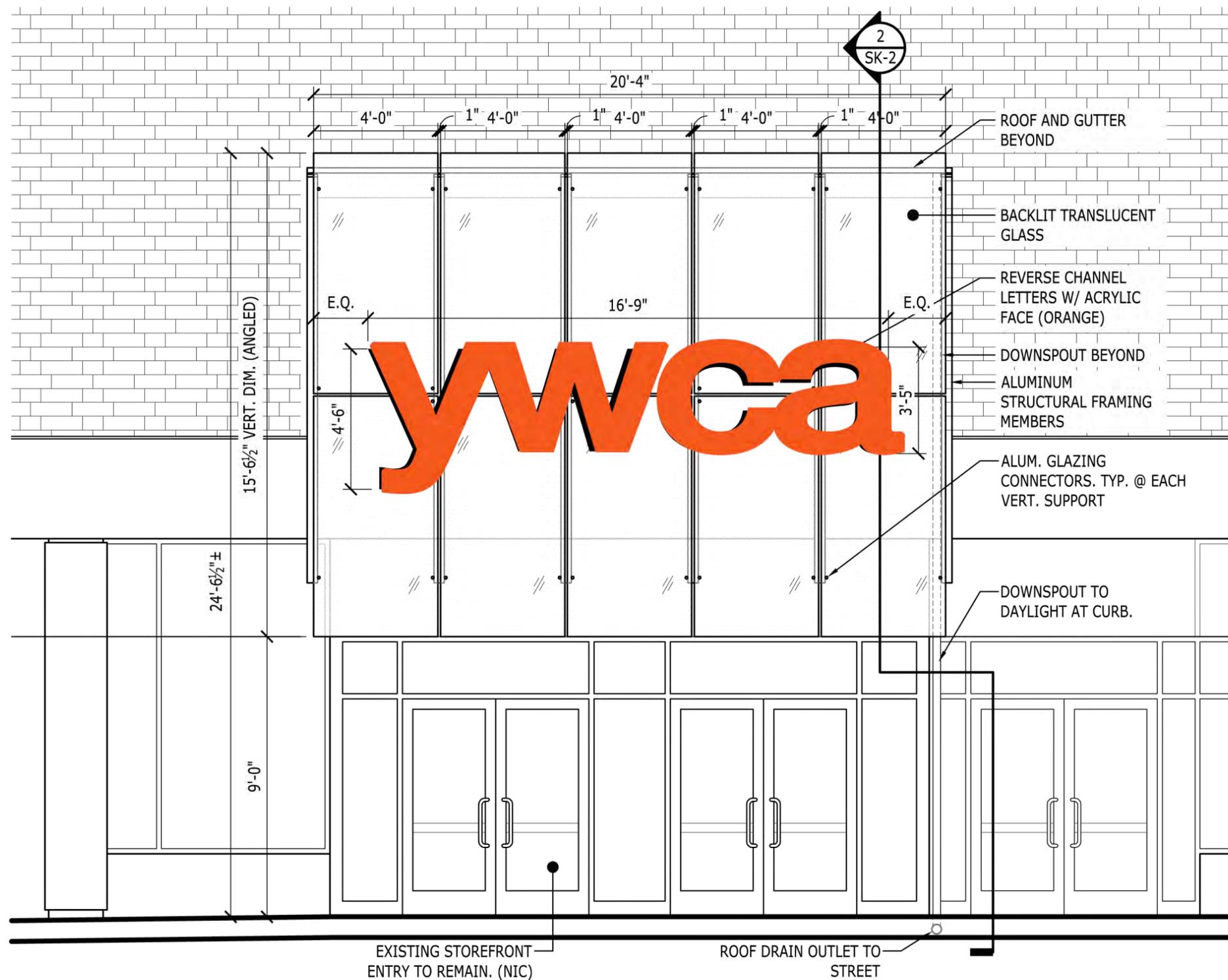


3 PLAN: SITE AND CANOPY  
SK-1 SCALE: 1/4" = 1'-0"

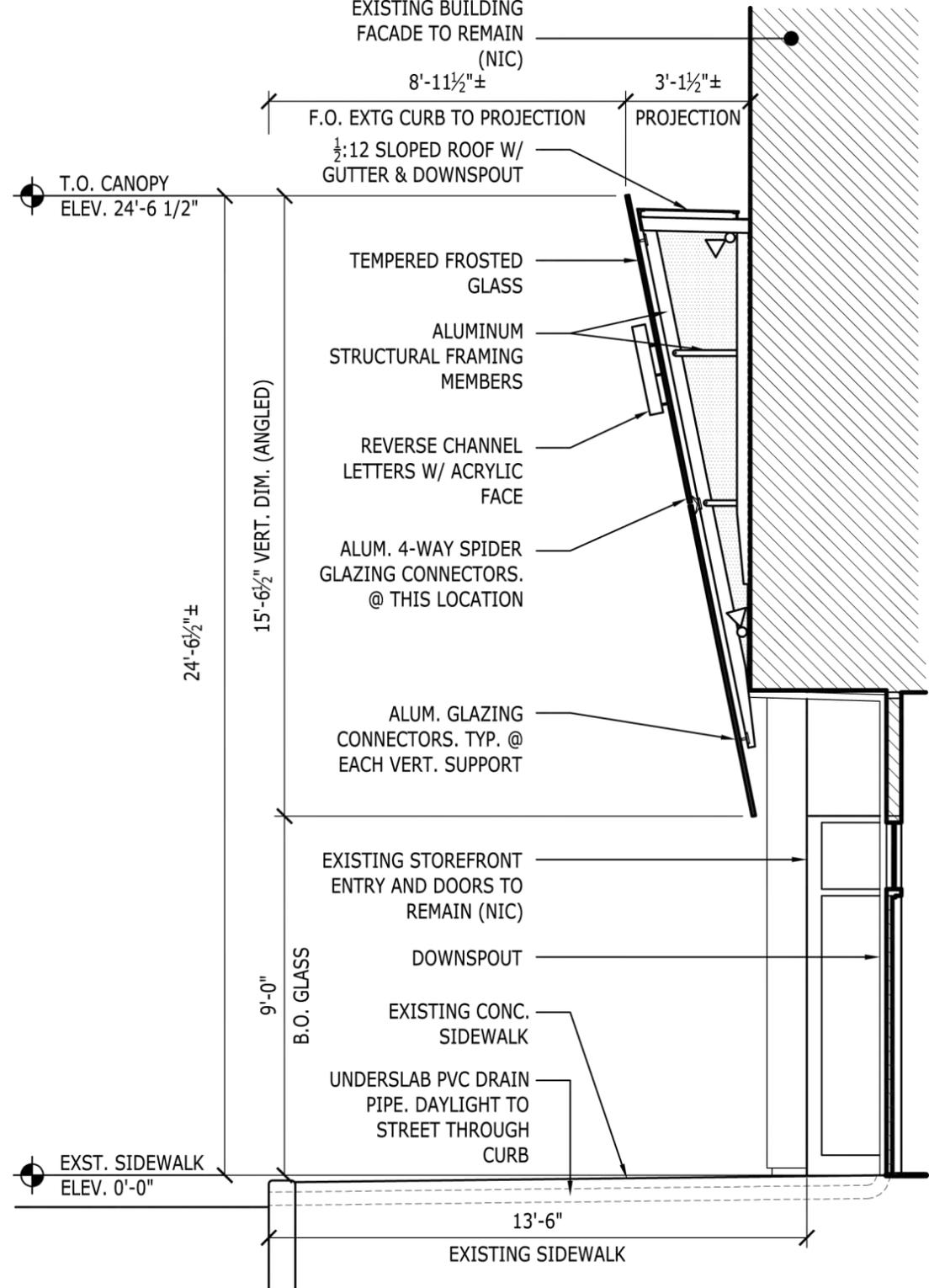
**Project** YWCA ENTRANCE RENOVATION  
305 WOOD STREET, PITTSBURGH, PA 15222  
**Title** SK-1: LOCATION MAP, SITE PLAN, & CANOPY PLAN  
**Date** 8/19/14

**PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION**

**Lami Grubb**  
ARCHITECTS  
Lami Grubb Architects, LP  
100 East Swissvale Ave, Pittsburgh, PA 15218  
Phone: 412.243.3430 • Fax: 412.371.1586



1 FRONT ELEVATION OF NEW ENTRANCE CANOPY/SIGN  
 SK-2 SCALE: 1/4" = 1'-0"



2 SECTION/ELEVATION: ENTRANCE CANOPY/SIGN  
 SK-2 SCALE: 1/4" = 1'-0"

**Project** YWCA ENTRANCE RENOVATION  
 305 WOOD STREET, PITTSBURGH, PA 15222  
**Title** SK-2 : ELEVATIONS OF NEW ENTRANCE CANOPY/SIGN  
**Date** 8/19/14

**PRELIMINARY DRAWINGS**  
**NOT FOR CONSTRUCTION**

**Lami Grubb**

**ARCHITECTS**

Lami Grubb Architects, LP  
 100 East Swissvale Ave, Pittsburgh, PA 15218  
 Phone: 412.243.3430 • Fax: 412.371.1586



1  
SK-3

PERSPECTIVE RENDERING: NEW ENTRANCE CANOPY/SIGN NIGHT

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

**Project** YWCA ENTRANCE RENOVATION  
305 WOOD STREET, PITTSBURGH, PA 15222  
**Title** SK-3 : PERSPECTIVE RENDERING  
**Date** 8/19/14

Lami Grubb

ARCHITECTS

Lami Grubb Architects, LP  
100 East Swissvale Ave, Pittsburgh, PA 15218  
Phone: 412.243.3430 • Fax: 412.371.1586



1  
SK-4

PERSPECTIVE RENDERING: NEW ENTRANCE CANOPY/SIGN NIGHT

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

**Project** YWCA ENTRANCE RENOVATION  
305 WOOD STREET, PITTSBURGH, PA 15222  
**Title** SK-4 : PERSPECTIVE RENDERING  
**Date** 8/19/14

**Lami Grubb**

**ARCHITECTS**

Lami Grubb Architects, LP  
100 East Swissvale Ave, Pittsburgh, PA 15218  
Phone: 412.243.3430 • Fax: 412.371.1586



1  
SK-5

PERSPECTIVE RENDERING: NEW ENTRANCE CANOPY/SIGN NIGHT

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

**Project** YWCA ENTRANCE RENOVATION  
305 WOOD STREET, PITTSBURGH, PA 15222  
**Title** SK-5 : PERSPECTIVE RENDERING  
**Date** 8/19/14

Lami Grubb

ARCHITECTS

Lami Grubb Architects, LP  
100 East Swissvale Ave, Pittsburgh, PA 15218  
Phone: 412.243.3430 • Fax: 412.371.1586

PDP# 14-92

DEPARTMENT OF CITY PLANNING  
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Date Filed:

9-27-14

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: Team Rahal of Steel City Inc		Phone Number: ( 412 ) 683-5000	
Address: 4709 Baum Blvd.	City: Pittsburgh	State: PA	Zip Code: 15213
2. Applicant/Company Name: Robert Daniels/Graves Design Group		Phone Number: ( 412 ) 338 - 1976	
Address: 223 4th Ave.	City: Pittsburgh	State: PA	Zip Code: 15222
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: Baum Blvd Automotive Garage			
4. Development Location: Shadyside			
5. Development Address: 4709 Baum Blvd.		ZC #148, June 26 @ 9:40	
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#:	#200502464	Date Issued:	10/10/2006
		Existing Use of Property: Vehicle sales and service	
8. Estimated Construction:	Start Date: 10/00 /14	Occupancy Date: 07/00 /15	Project Cost: \$ 4,000,000.

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):

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 Open Parking Garage for Dealer Inventory/Display and Employee Parking on top Level

12. Is a Land Operations Permit needed?  YES  NO

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

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

Office of the Zoning Administrator

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

**DEVELOPMENT REVIEW APPLICATION**

**LAND AND BUILDING INFORMATION**

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

**14. Gross Floor Area:**  
 Existing to be Razed: \_\_\_\_\_ sq ft  
 Existing to be Retained: 485,000 (ALL EXISTING) sq ft  
 Retained Area to be Renovated: \_\_\_\_\_ sq ft  
 To be Constructed: 98,850 (32,950 per level) sq ft  
 Building Footprint: \_\_\_\_\_ sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure			2 above grade	34' Max
Proposed Addition/Extension				

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

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

**17. Lot Area:** 111123 sq ft

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

	Existing	Proposed
Full (8 1/2' x 19')		75
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:

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

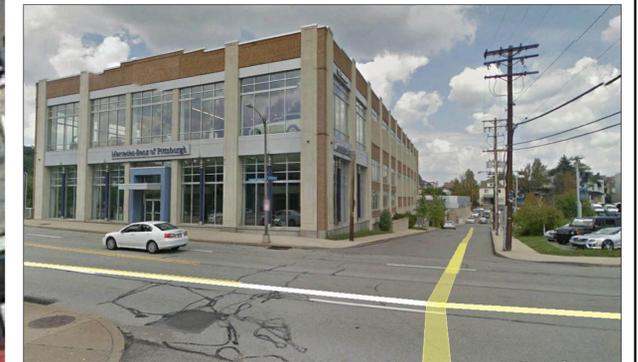
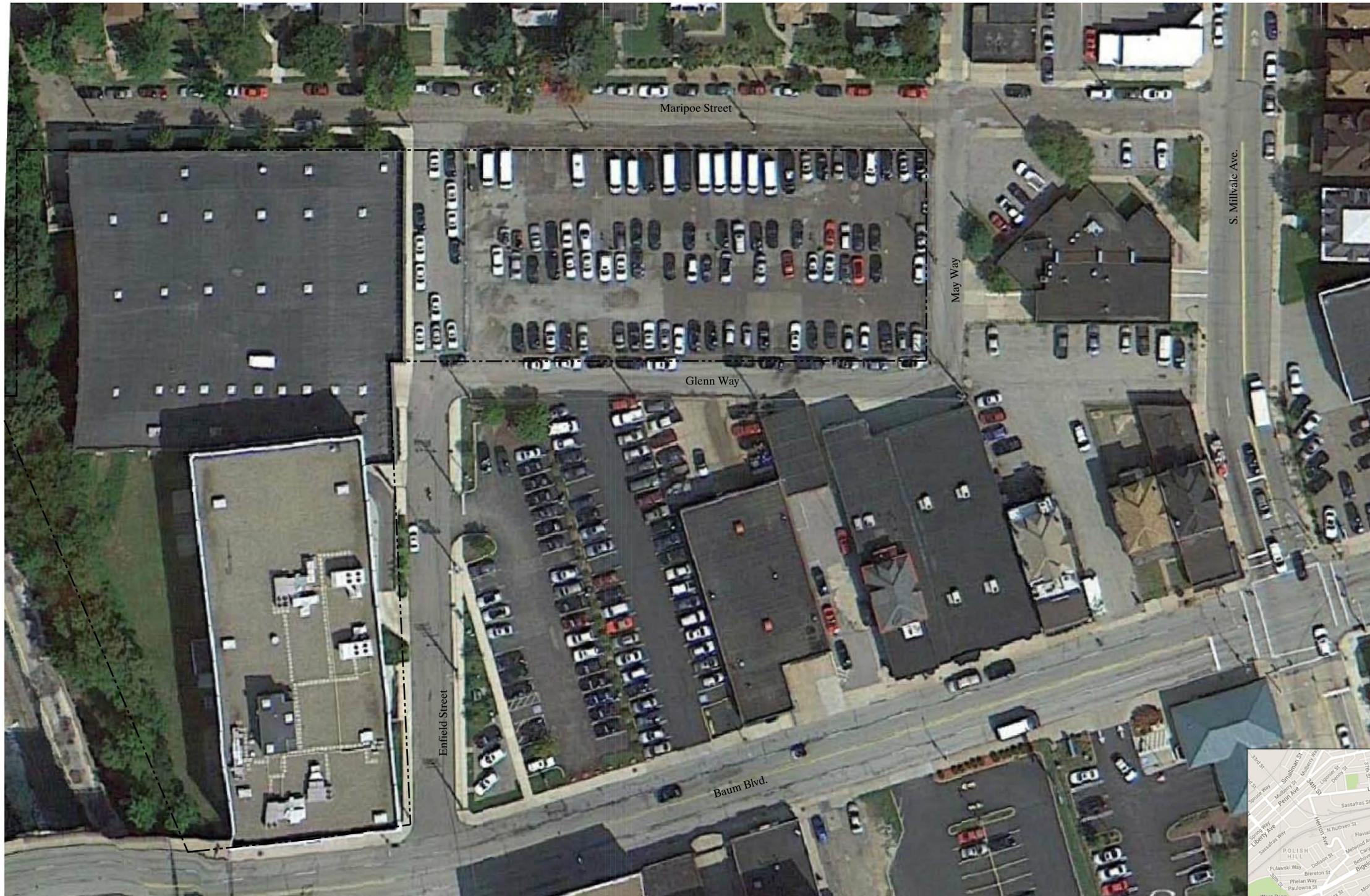
- Applicant requests to change or designate the name of a City Street.
- The proposed work includes a private structure (e.g. deck, porch, awning, sign, etc.) encroaching on a City dedicated right-of-way.
- Modification or reconstruction of City curbs.
- Design and construction of a new street where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

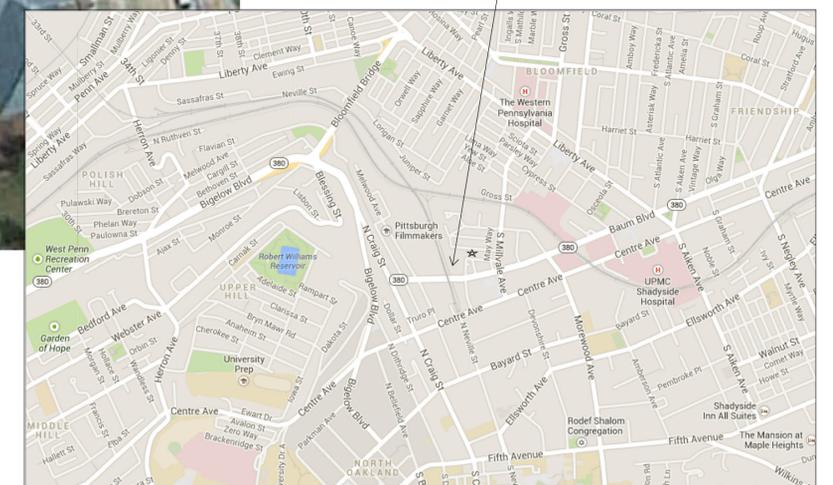
Applicant Signature: \_\_\_\_\_

# Bobby Rahal Automotive Group

**GDG**  
**GRAVES DESIGN GROUP, LLC**  
Architecture • Interior • Design/Build • Graphics  
Benedum-Trees Building  
221-223 4th Avenue, Suite 600  
Pittsburgh, Pennsylvania 15222  
Phone: (412) 338-1976 Fax: (412) 338-1982  
visit our website at  
[www.gravesdesigngroup.com](http://www.gravesdesigngroup.com)



4709 Baum Blvd



Location Map

Existing Site Plan



# Mercedes Benz of Pittsburgh Garage

# Bobby Rahal Automotive Group

  
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Corner of Maripoe St. and May Way  
Picture #5



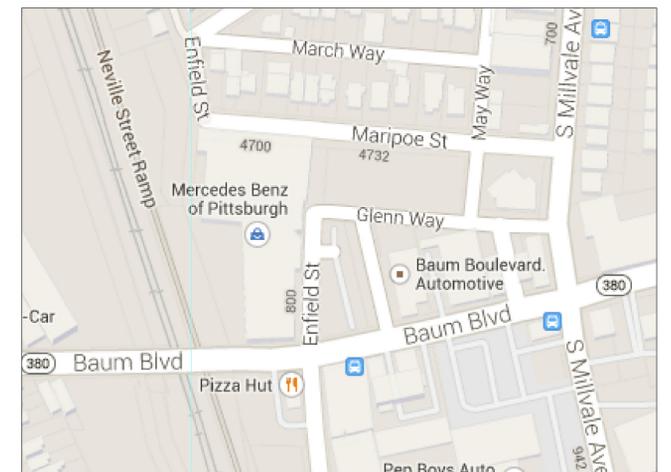
Looking up Maripoe Street  
Picture #7



Looking Down Maripoe Street  
Picture #6



Looking up Enfield St. towards Baum  
Picture #8



# Mercedes Benz of Pittsburgh Garage

# Bobby Rahal Automotive Group

  
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Looking down Enfield Street at Baum Intersection  
Picture #1



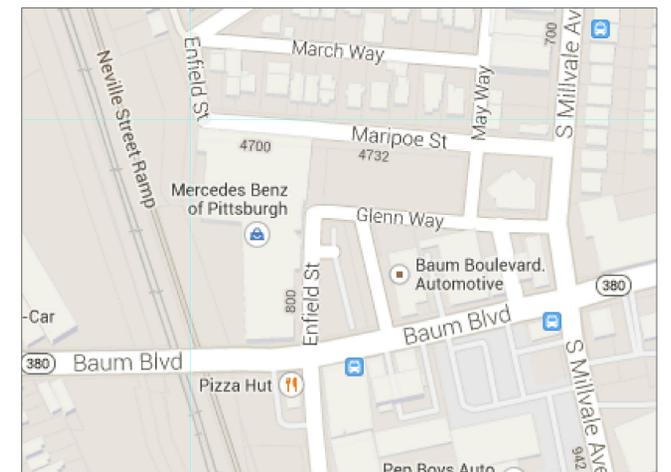
Looking down Glenn Way - Service Entrance  
Picture #3



Looking down Enfield Street at toward May Way  
Picture #2



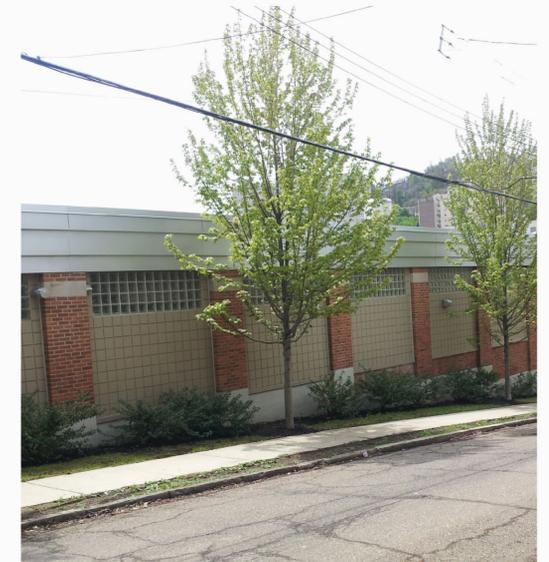
Corner of Glenn and May Way  
Picture #4



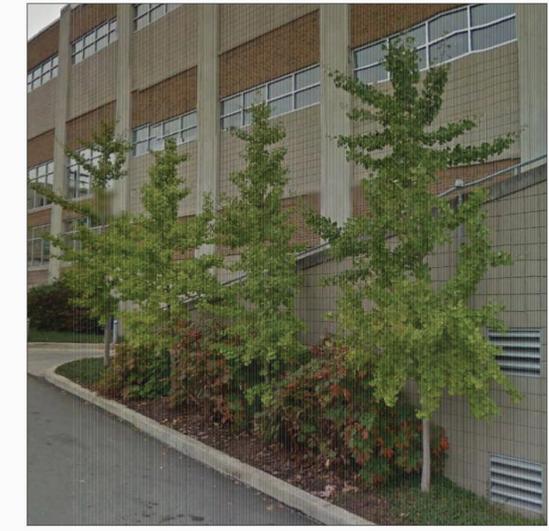
## Mercedes Benz of Pittsburgh Garage

# Bobby Rahal Automotive Group

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Maripoc Street



Enfield Street



Enfield Street

Proposed Site Plan - Landscape



# Mercedes Benz of Pittsburgh Garage





**North Elevation**

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



**East Elevation**

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



**South Elevation**

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

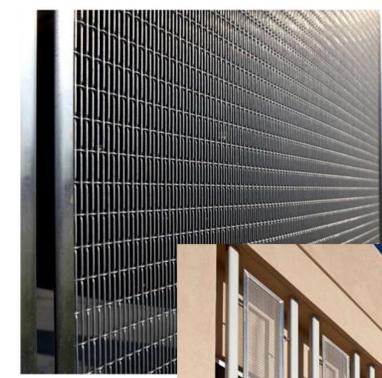
**Baum Blvd. Automotive Garage**  
 Bobby Rahal Automotive Group

**GDG**  
**GRAVES DESIGN GROUP, LLC.**  
 Architecture • Interior • Design/Build • Graphics  
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DATE: APRIL 28, 2014

# Bobby Rahal Automotive Group

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Mesh Panels



Precast - Spandrels



Precast - Columns

# Mercedes Benz of Pittsburgh Garage

# Bobby Rahal Automotive Group

  
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Precast - Spandrels



Precast - Columns

## Mercedes Benz of Pittsburgh Garage



**Site Section A-A**

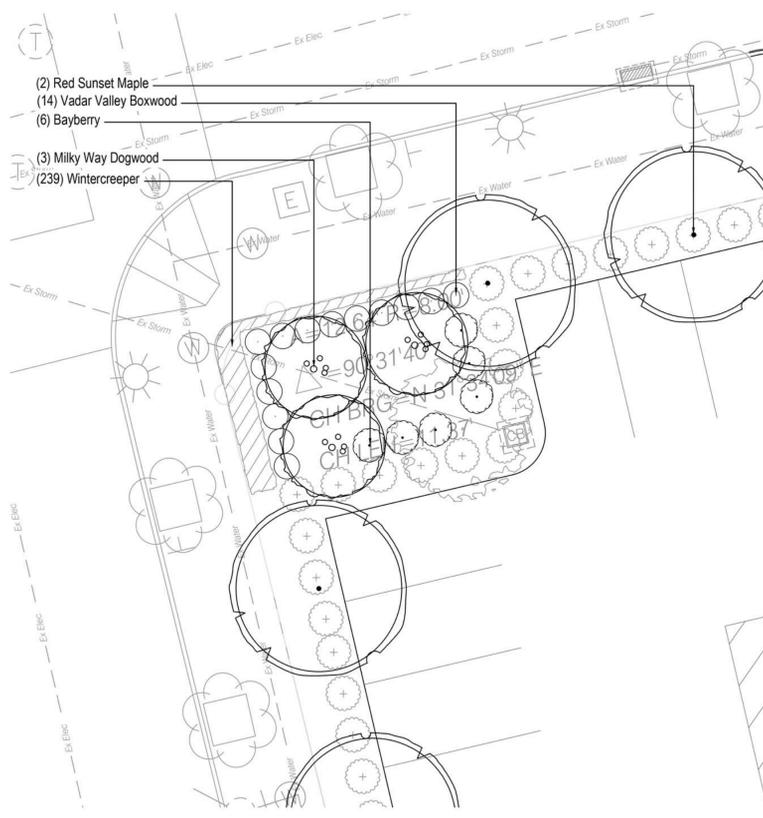


Looking down Enfield Street at Baum Intersection



Looking down Enfield Street at Baum Intersection  
After Garage Construction

## Mercedes Benz of Pittsburgh Garage



1 Landscape Plan Enlargement  
L1.1 Scale: 1" = 10'-0"

Planting Along Art Rooney Avenue & General Robinson Street

Qty.	Botanical Name	Common Name	Min. Size	Condition	Spacing
<b>TREES</b>					
14	<i>Acer rubrum</i> 'Red Sunset'	Red Sunset Maple	2 1/2" cal	B&B	see plan
3	<i>Cornus Kousa</i> 'Milky Way'	Milky Way Dogwood	7' - 8' ht.	B&B	see plan
<b>SHRUBS</b>					
14	<i>Buxus sempervirens</i> 'Vardar Valley'	Vardar Valley Boxwood	18-24"	B&B	see plan
6	<i>Myrica pensylvanica</i>	Northern Bayberry	3' - 4'	B&B	see plan
<b>GROUNDCOVERS</b>					
239	<i>Euonymus f. 'Coloratus'</i>	Purpleleaf Wintercreeper	Clump	Pea Pot	8" o.c.

Plant Schedule

Qty.	Botanical Name	Common Name	Min. Size	Condition	Spacing
<b>TREES</b>					
5	<i>Acer rubrum</i> 'Red Sunset'	Red Sunset Maple	2 1/2" cal	B&B	see plan
19	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	7' - 8' ht.	B&B	see plan
<b>SHRUBS</b>					
146	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	18-24"	No. 3 Cont.	see plan
18	<i>Cornus alba</i> 'Sibirica'	Red Twig Dogwood	3'	B&B	see plan
102	<i>Viburnum plicatum tomentosum</i> 'Mariesii'	Maries Doublefile Viburnum	3'	B&B	see plan
<b>GROUNDCOVERS</b>					
2500	<i>Euonymus f. 'Coloratus'</i>	Purpleleaf Wintercreeper	Clump	Pea Pot	8" o.c.
2297	<i>Liriope muscari</i> 'Big Blue'	Big Blue Lily Turf	Clump	No. 1 Cont.	12" o.c.
<b>ORNAMENTAL GRASSES</b>					
12	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Reed Grass	Clump	No. 2 Cont.	2' o.c.



2 Landscape Plan  
L1.1 Scale: 1" = 30'-0"



**LaQuatra Bonci ASSOCIATES**  
LANDSCAPE ARCHITECTURE

95 South Tenth Street  
Pittsburgh, Pennsylvania 15203  
tel 412. 488. 8822  
fax 412. 488. 8825

Nature leads. art follows.

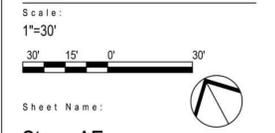
Stage AE

Pittsburgh, PA

**PROMOWEST**  
PITTSBURGH  
FFEL = 729.67  
NORTH SHORE SUBDIVISION PLAN  
P.B.V. 248 POS. 21  
LOT 6  
172,644.87 SQ. FT.  
3.959 ACRES

Project Number:  
11017:1  
Drawn by:  
JL  
Checked by:  
JL  
Date:  
December 6, 2013

Revisions:



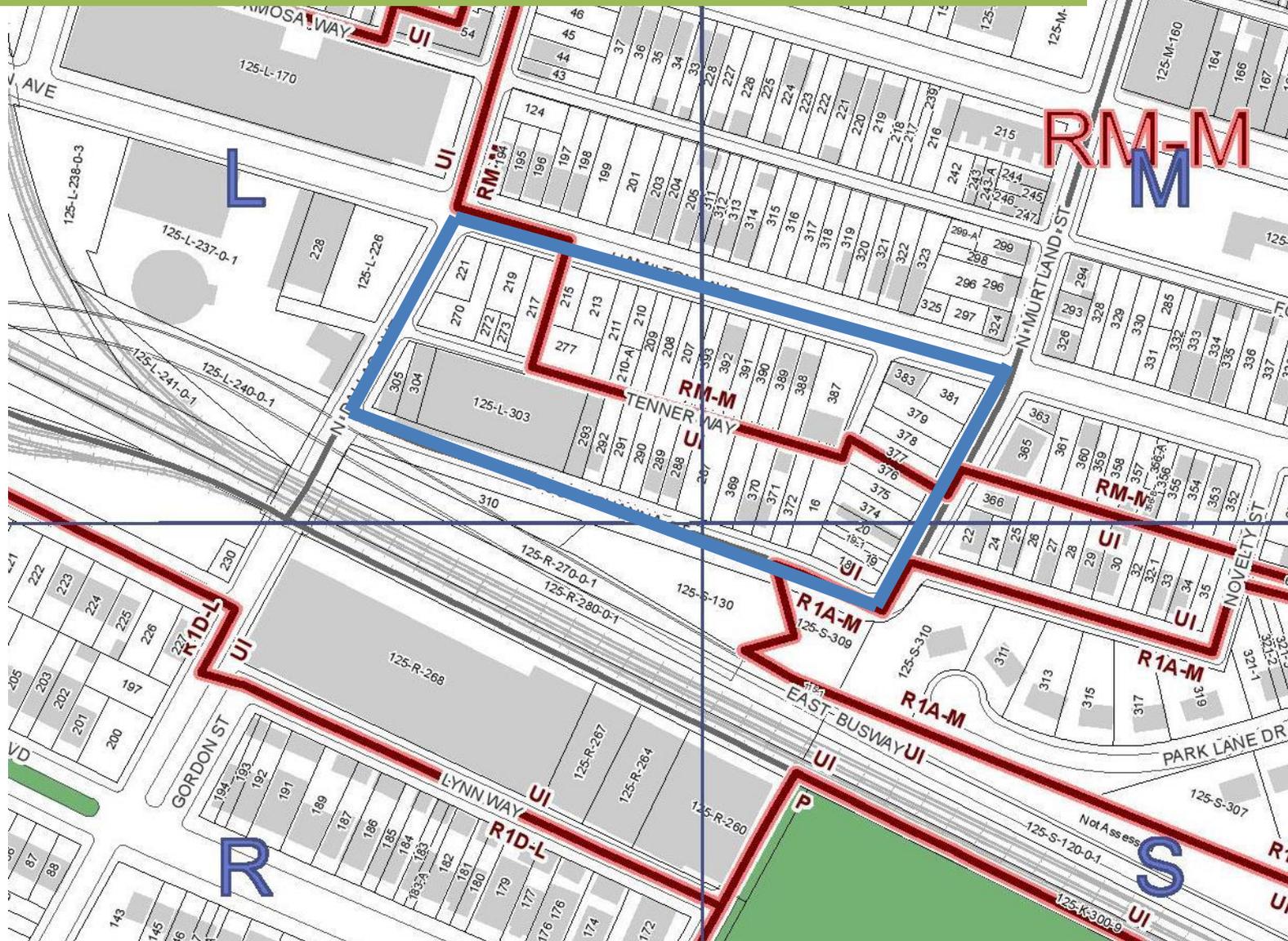
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**Phase II Sitework**

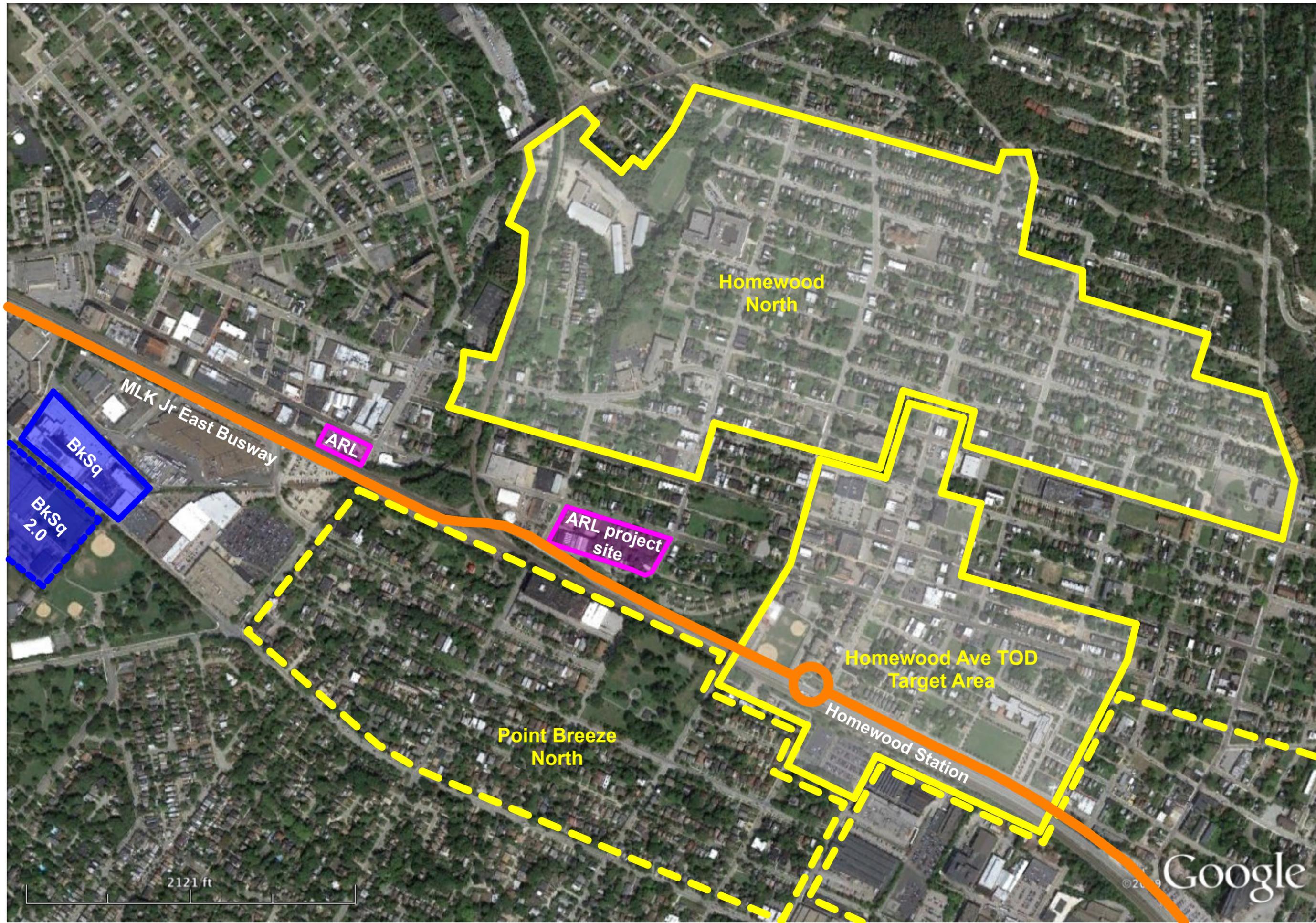
Sheet Number:

**L1.1**

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# Animal Rescue League Site Rezoning





Homewood North

MLK Jr East Busway

BkSq

BkSq 2.0

ARL

ARL project site

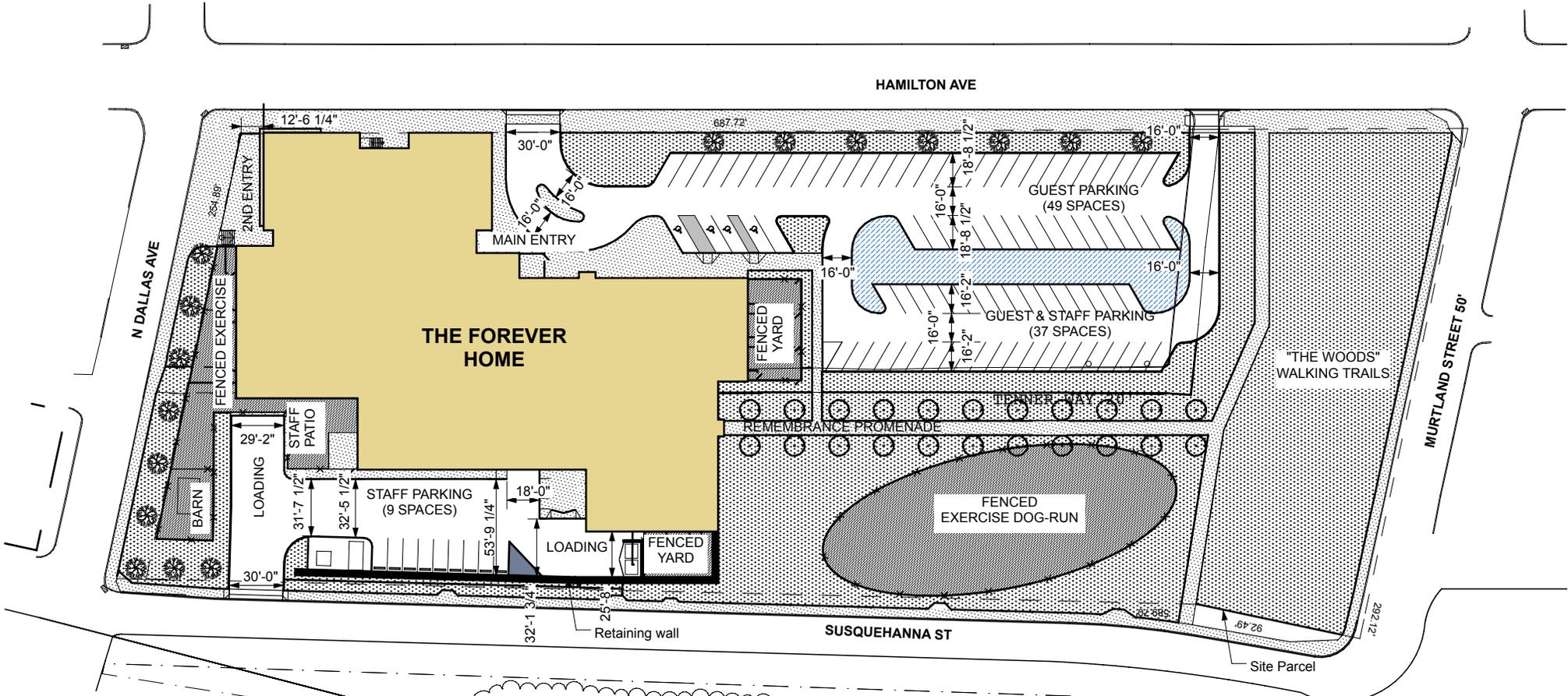
Homewood Ave TOD Target Area

Point Breeze North

Homewood Station

2121 ft

Google



**SITE MATERIALS LEGEND**

- Building
- 25% Concrete pad , with 75% Pea Gravel
- Grass/Ground Cover
- Concrete pavement
- Raingardens

**SITE PARCEL AREA**

89,982 SF

