

PDP 15-132

City of Pittsburgh

DEPARTMENT OF CITY PLANNING  
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Date Filed:

8/13/15  
(Zoning Use Only)

Office of the Zoning Administrator

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

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: Smallman Hotel Associates, LP Phone Number: (412) 683-3810  
 Address: 5500 Walnut St City: Pittsburgh State: PA Zip Code: 15232  
 Suite 300

2. Applicant/Company Name: Walnut Capital Mgt, Inc. Phone Number: (412) 683-3810  
 Address: Same as above City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Applicant/Contractor ID: (assigned by the City)

3. Development Name: Homewood Suites by Hilton - Smallman Street

4. Development Location: 1410 Smallman Street, Pittsburgh, PA 15222

5. Development Address: Same as above

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: / / Occupancy Date: / / Project Cost: \$24,508,695

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): Hotel

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 Highway Signs EAST, WEST NORTH

12. Is a Land Operations Permit needed?     YES     NO

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



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**DEVELOPMENT REVIEW APPLICATION**

**LAND AND BUILDING INFORMATION**

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

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

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

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


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

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

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

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

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

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

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



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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:

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:

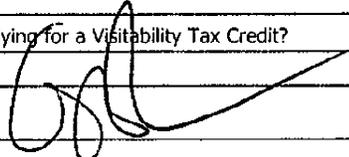
- Public Property, Existing City Street       Private Property       Not Applicable
- Public Property, New City Street to be constructed as part of the development/project

**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: 



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

**Residential Uses**

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

**Non-Residential Uses**

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

52. Educational Classroom Space (General)
53. Excavation/Grading/Fill, Major
54. Firearms Business Establishment
55. Forestry Activities
56. Freight Terminal
57. Funeral Home
58. Gaming Enterprise
59. Golf Course
60. Grocery Store (Limited)
61. Grocery Store (General)
62. Hazardous Operations
63. Helipad
64. Heliport
65. Helistop
66. Hospital
67. Hotel/Motel (Limited)
68. Hotel/Motel (General)
69. Incinerator, Solid Waste
70. Laboratory/Research Services (Limited)
71. Laboratory/Research Services (General)
72. Laundry Services
73. Library (Limited)
74. Library (General)
75. Manufacturing and Assembly (Limited)
76. Manufacturing and Assembly (General)
77. Medical Office/Clinic (Limited)
78. Medical Office/Clinic (General)
79. Nursery, Retail (Limited)
80. Nursery, Retail (General)
81. Office (Limited)
82. Office (General)
83. Outdoor Retail Sales and Service [Non-Accessory Use]
84. Parking, Commercial (Limited)
85. Parking, Commercial (General)
86. Parking Structure (Limited)
87. Parking Structure (General)
88. Parks and Recreation (Limited)
89. Parks and Recreation (General)
90. Pawn Shop
91. Recreation and Entertainment, Indoor (Limited)
92. Recreation and Entertainment, Indoor (General)
93. Recreation and Entertainment, Outdoor (Limited)
94. Recreation and Entertainment, Outdoor (General)
95. Recycling Collection Station
96. Recycling Processing Center
97. Religious Assembly (Limited)
98. Religious Assembly (General)
99. Restaurant, Fast-Food (Limited)
100. Restaurant, Fast-Food (General)
101. Restaurant (Limited)
102. Restaurant (General)
103. Restaurant, Liquor License (Limited)
104. Restaurant, Liquor License (General)
105. Retail Sales and Services (Limited)
106. Retail Sales and Services (General)
107. Retail Sales and Services, Residential Convenience
108. Safety Service
109. Salvage Yard
110. School, Elementary or Secondary (Limited)
111. School, Elementary or Secondary (General)
112. Service Station
113. Sidewalk Cafe
114. Transit Facility
115. Utility (Limited)
116. Utility (General)
117. Vehicle/Equipment Repair (Limited)
118. Vehicle/Equipment Repair (General)
119. Vehicle/Equipment Sales (Limited)
120. Vehicle/Equipment Sales (General)
121. Vocational School (Limited)
122. Vocational School (General)
123. Warehouse (Limited)
124. Warehouse (General)
125. Warehouse, Residential Storage
126. Welding or Machine Shop
127. New and Unlisted Uses



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**DEVELOPMENT REVIEW APPLICATION – CONTACT INFORMATION**

**Department of City Planning**

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

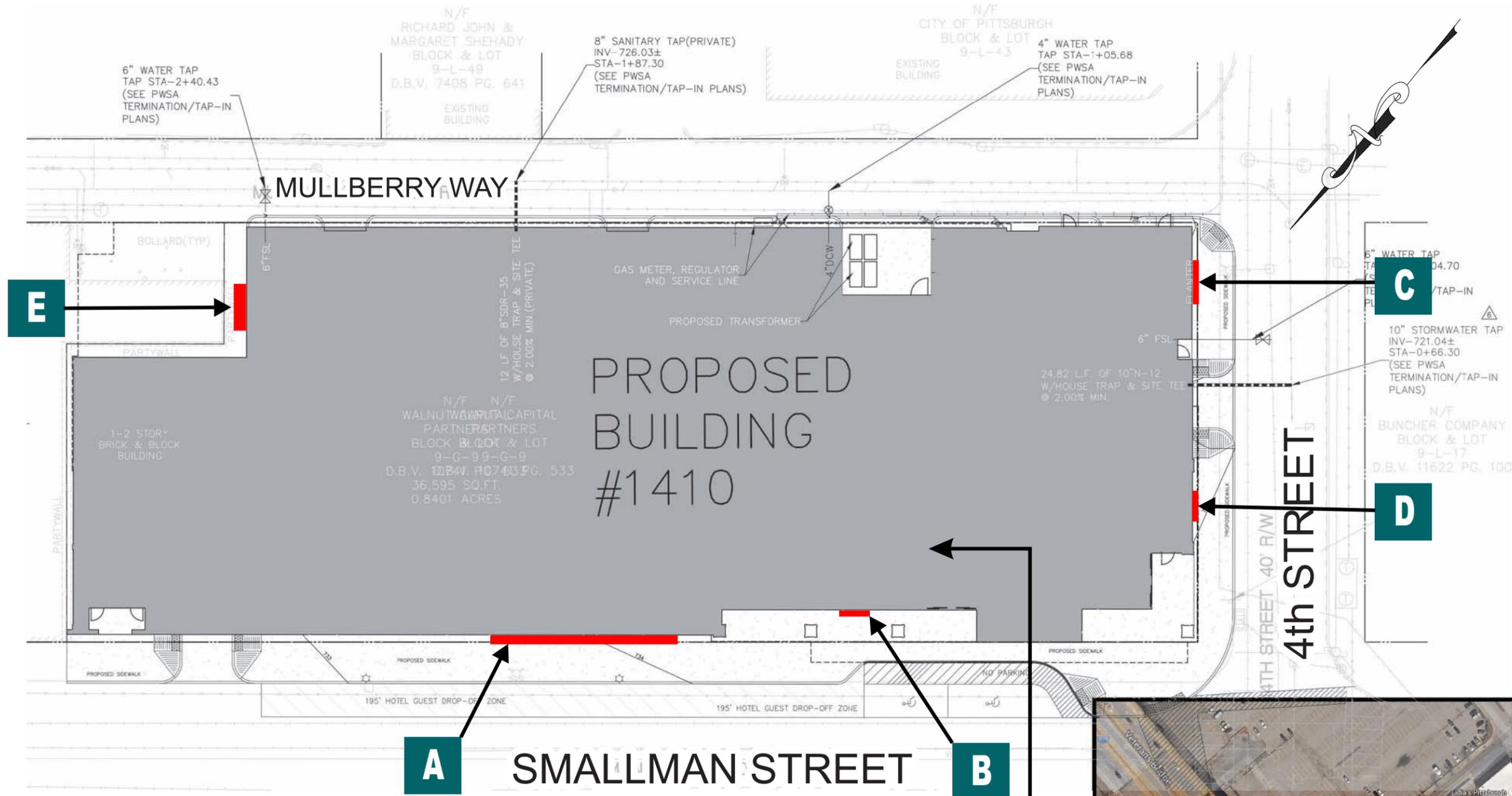
Plumbing Division  
3901 Penn Avenue, Building #5  
Pittsburgh, PA 15224  
(412) 578-8036  
[www.achd.net/plumbing/index.html](http://www.achd.net/plumbing/index.html)

**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)



# Site Plan

nts

Location plan nts

**Avis / Notice**

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**Client**



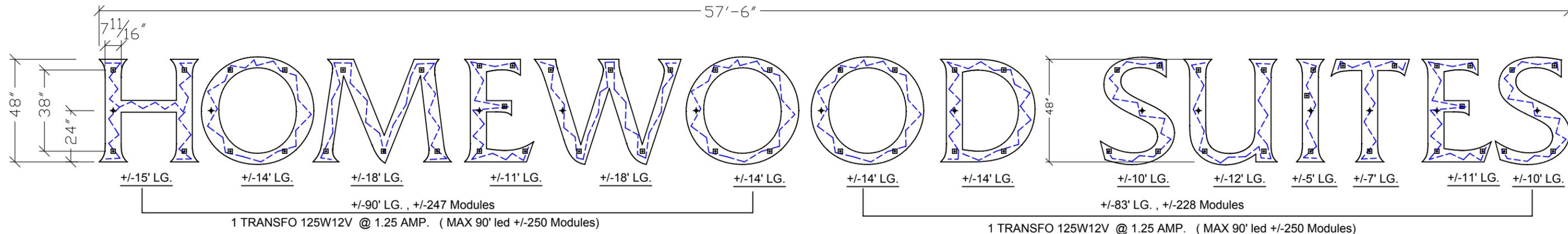
Adr./Add. : **1410 Smallman Street, Pittsburg, PA**

Date : 2015 / 02 / 23 Rep : Gabrish, Scott #Des/Draw# : **233019m5**

Des. : N. Dion W.O. : Ref. # :

**Révision / Revision**

#	Description	Par/By	Date
01	Add "F" Item	RP	2015-08-24

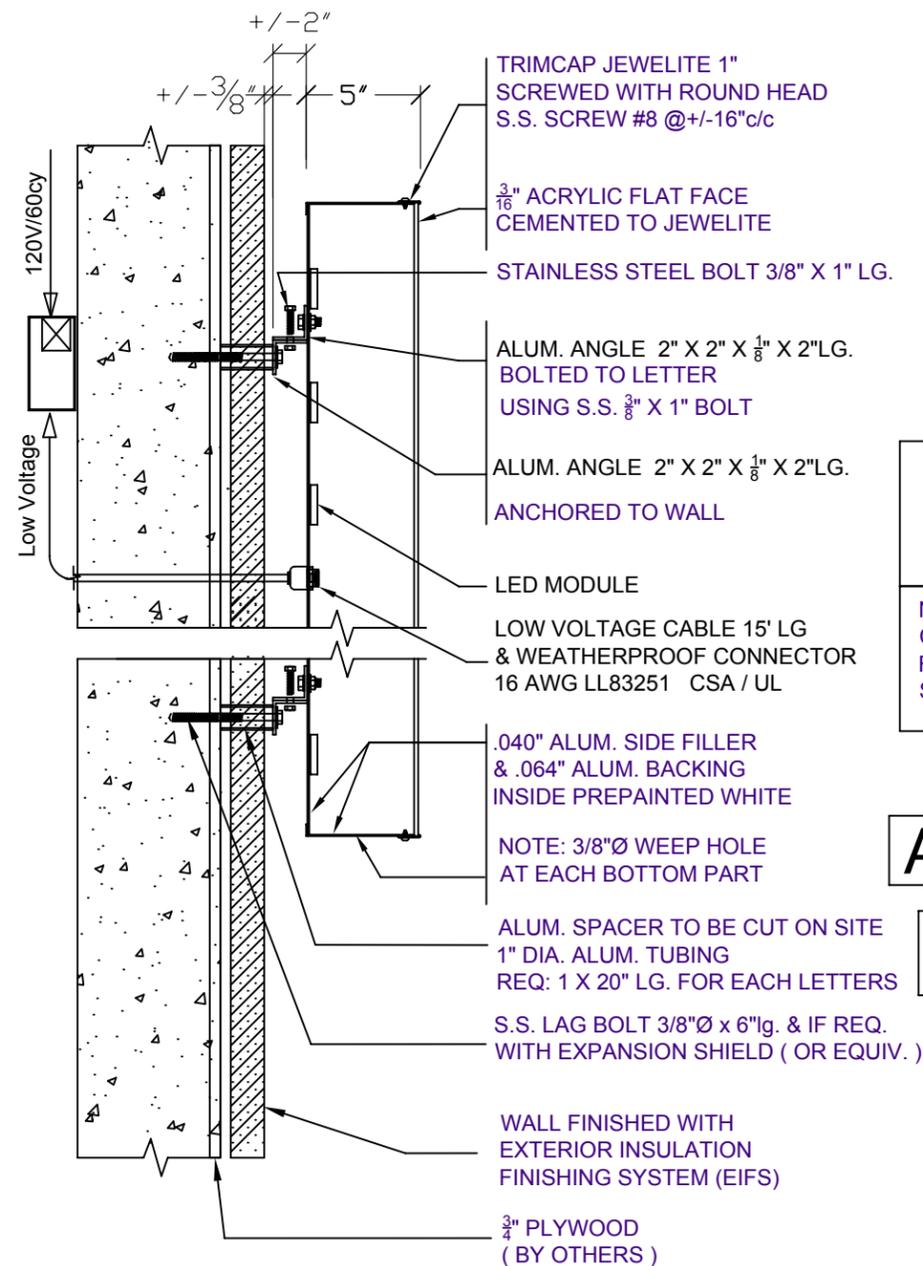


**A** ELEVATION  
SCALE: 1/4"=1'-0"

TOTAL : +/-173' LG. , +/-475 LED WHITE / BLANC  
GE TETRAMAX ( 2.75 LED / 1'LG.)

REQ: 2 TRANSFO 125W-12V @ 1.25 AMP.

TOTAL: 2.5 AMP.Ç  
REQ: 1 CIRCUIT 15 AMP. 120V/60CY

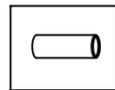


NOTE:  
ALUM. ANGLE  
FINISHED NATURAL ALUM.

NOTE:  
TRANSFO & SWITCH  
INSTALLED WITH WEATHERPROOF BOX  
BEHIND WALL PARAPET WITH  
ACCESS FROM THE ROOF BUILDING

NOTE:  
COLORS DESCRIPTION FOR  
FACE, RETAINER, FILLER,  
SEE GRAPHIC ELEVATION

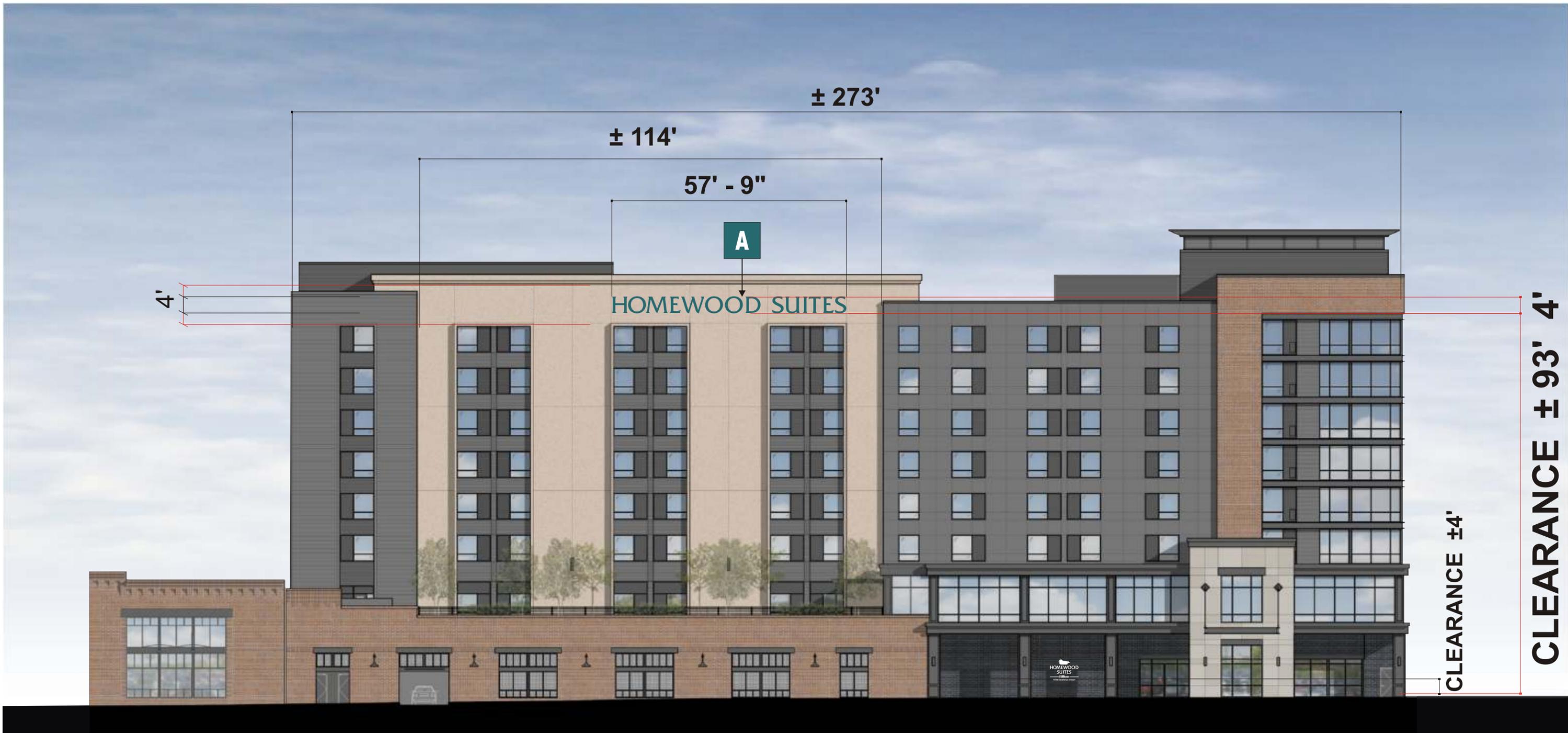
**A** TECHNICAL SECTION: 5" LETTERS  
SCALE: 1 1/2" = 1'-0"



**TRANSWORLD SIGNS**  
9310 Parkway, Montreal, QC, H1J 1N7  
Phone: (514) 352-8030 Fax: (514) 352-0388  
E-mail: info@transworldsigns.com

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6	-	-	-	Title	-
5	-	-	-	Client	HILTON, HOMEWOOD SUITES
4	-	-	-	Address	1410 Small man Street, PITTSBURG, PA
3	-	-	-	Project	- Site -
2	-	-	-	Rep.	- Date 16-07-2015
1	verif, production wo53747	G.C.	08-09-2015	Graph. D.	- Work Order # 53747
No	Revision	By	Date	Techn. D.	Ger. Corbeil Drawing # 233 019m10



4'

± 273'

± 114'

57' - 9"

A

HOMWOOD SUITES

CLEARANCE ±4'

CLEARANCE ± 93' 4"

B

**NORTH ELEVATION**

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



9310 Parkway, Montréal (Québec) H1J 1N7  
 Tél./Tel. : 514 352-8030 / 1 888 808-8030  
 Fax : 514 352-0386

info@transworldsigns.com  
 www.transworldsigns.com

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**Client**



Adr./Add. : **1410 Smallman Street, Pittsburg, PA**

Date : 2015/08/11 Rep : Gabrish, Scott #Des/Draw# : 233019m12

Des. : R.Plante W.O. : Ref. # :

**Révision / Revision**

#	Description	Par/By	Date



4'

± 273'

± 114'

57' - 9"

A

HOMEWOOD SUITES

CLEARANCE ±4'

CLEARANCE ± 93' 4"

B

**NORTH ELEVATION**

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



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**Client**



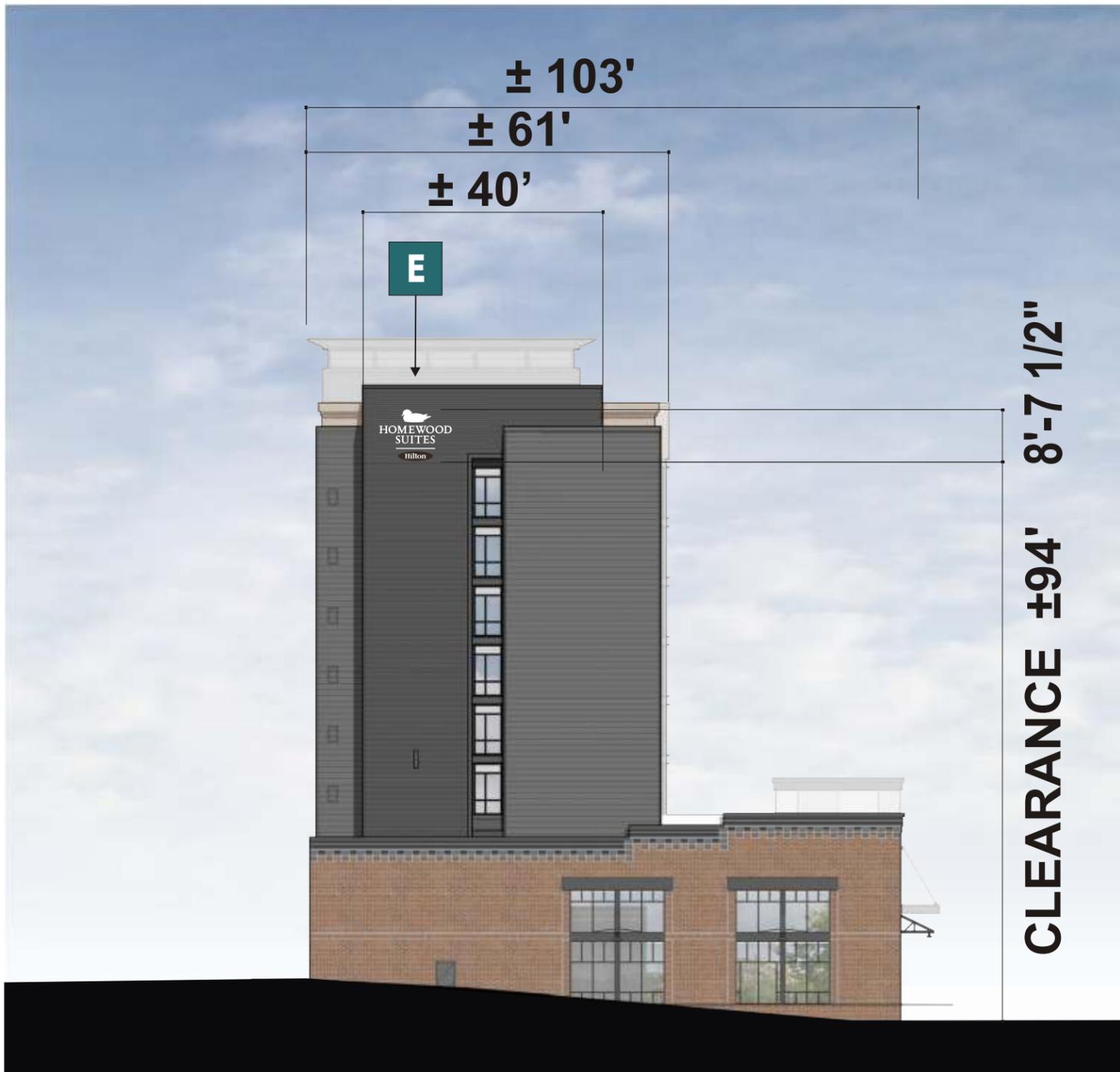
Adr./Add. : **1410 Smallman Street, Pittsburg, PA**

Date : 2015/08/11 Rep : Gabrish, Scott #Des/Draw# : 233019m12

Des. : R.Plante W.O. : Ref. # :

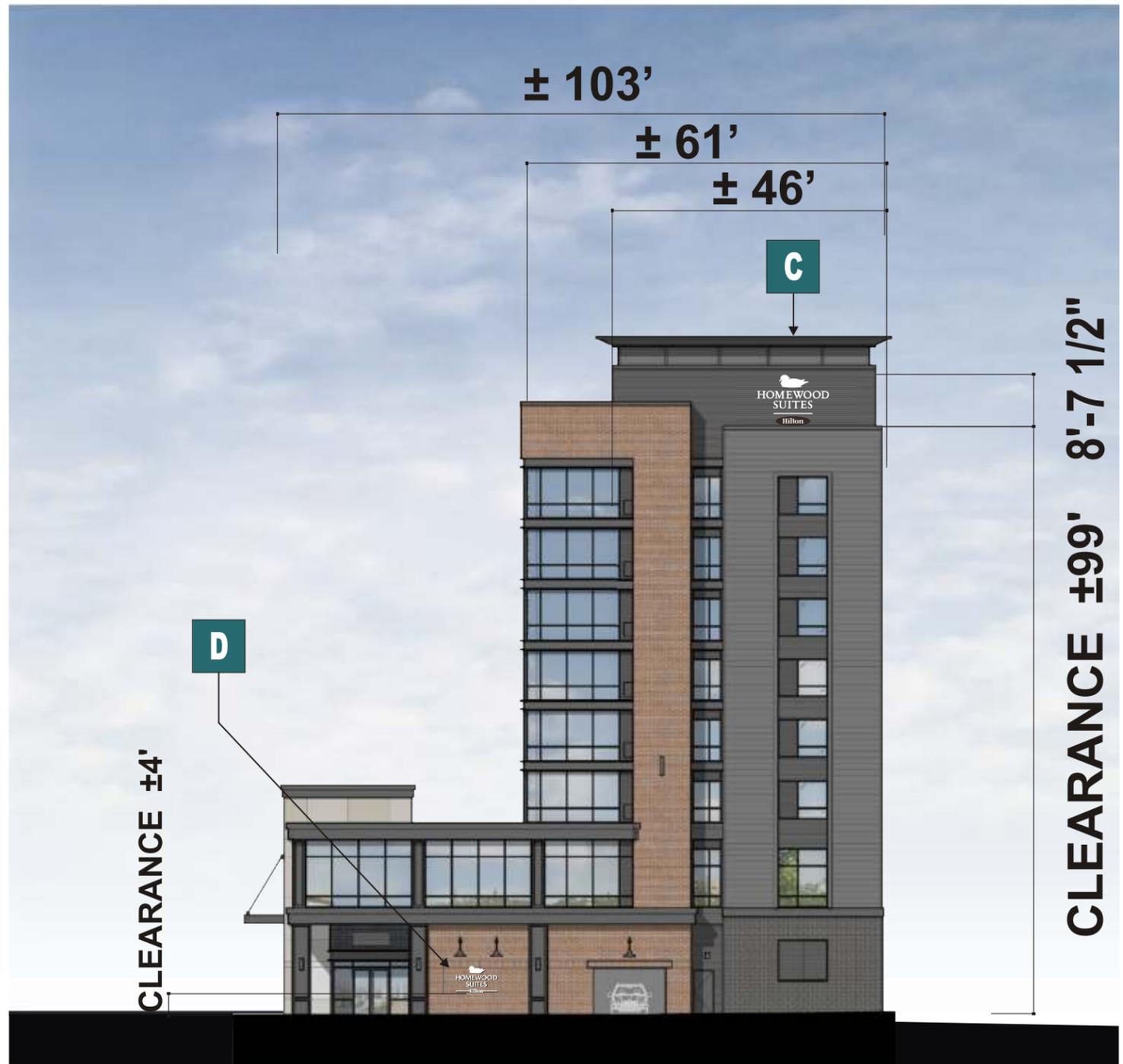
**Révision / Revision**

#	Description	Par/By	Date



**EAST ELEVATION**

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



**WEST ELEVATION**

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



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**Client**



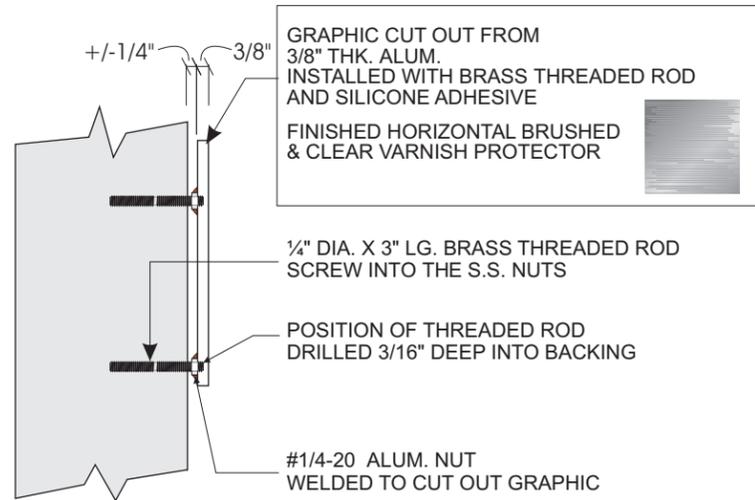
Adr./Add. : **1410 Smallman Street, Pittsburg, PA**

Date : 2015/08/11 Rep : Gabrish, Scott #Des/Draw# : 233019m13

Des. : R.Plante W.O. : Ref. # :

**Révision / Revision**

#	Description	Par/By	Date

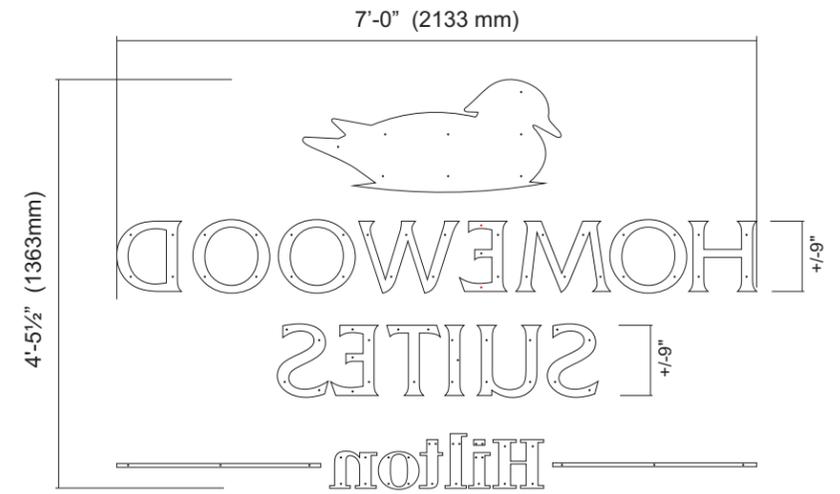


SECTION  
 NOT TO SCALE



**B D** GRAPHIC ELEVATION  
 SCALE: 1/2" = 1'-0"

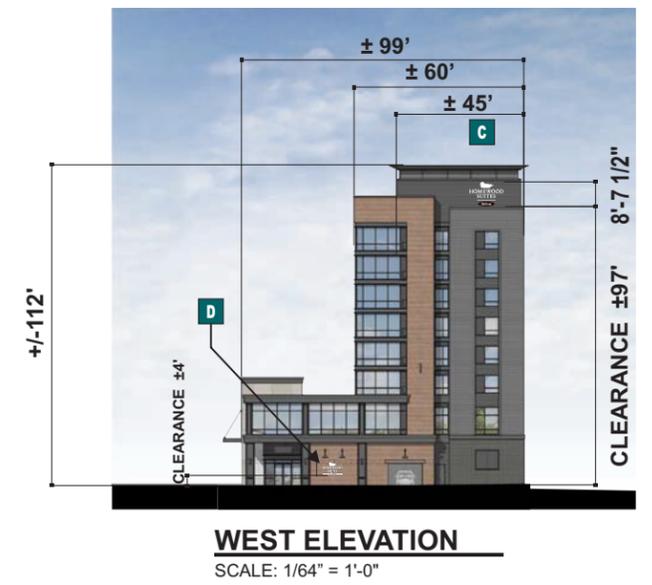
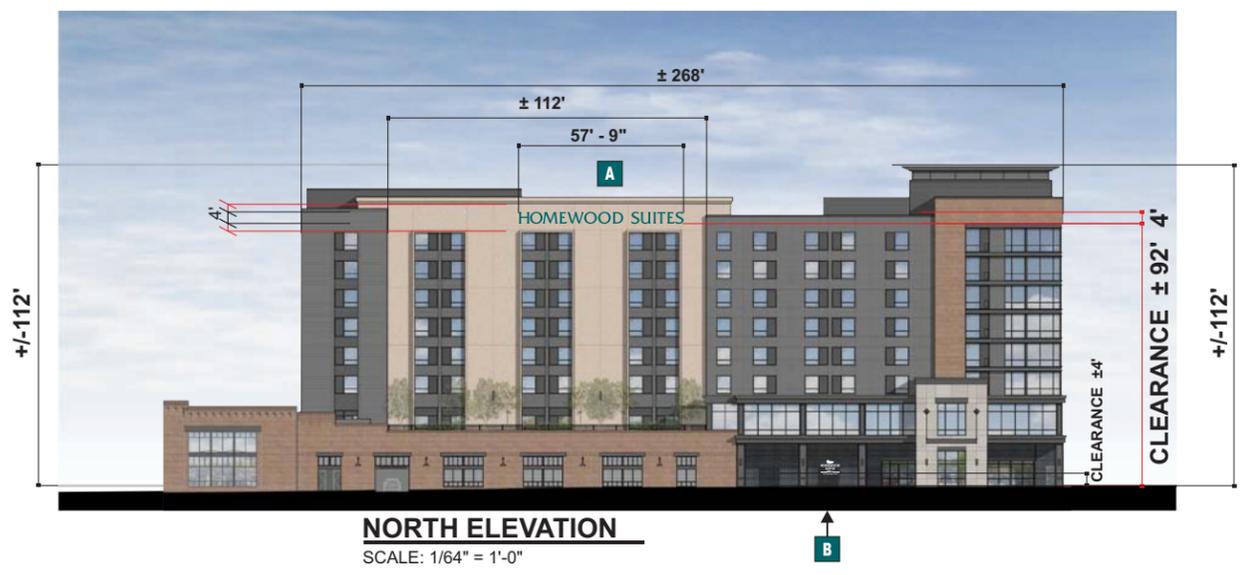
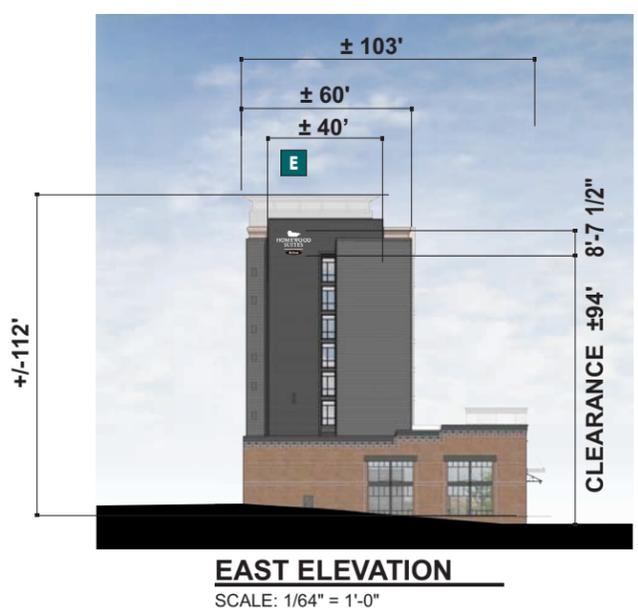
THIS LINE FOR ITEM "B" ONLY

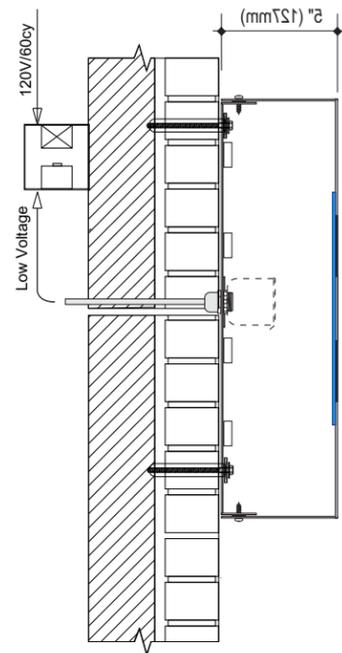
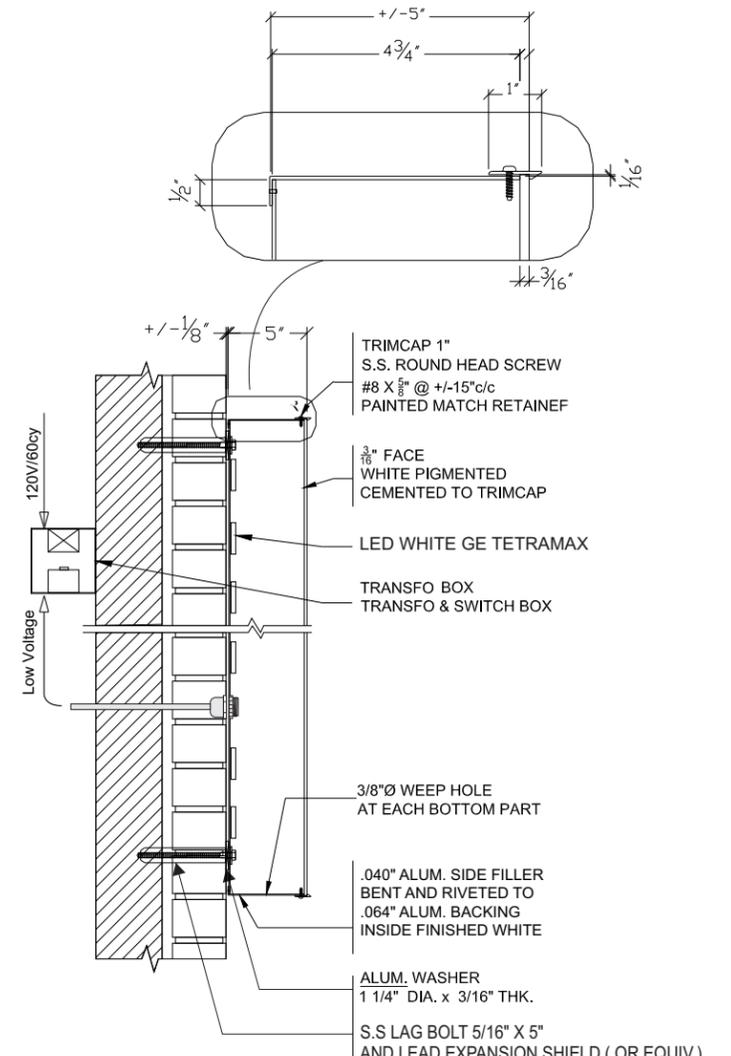
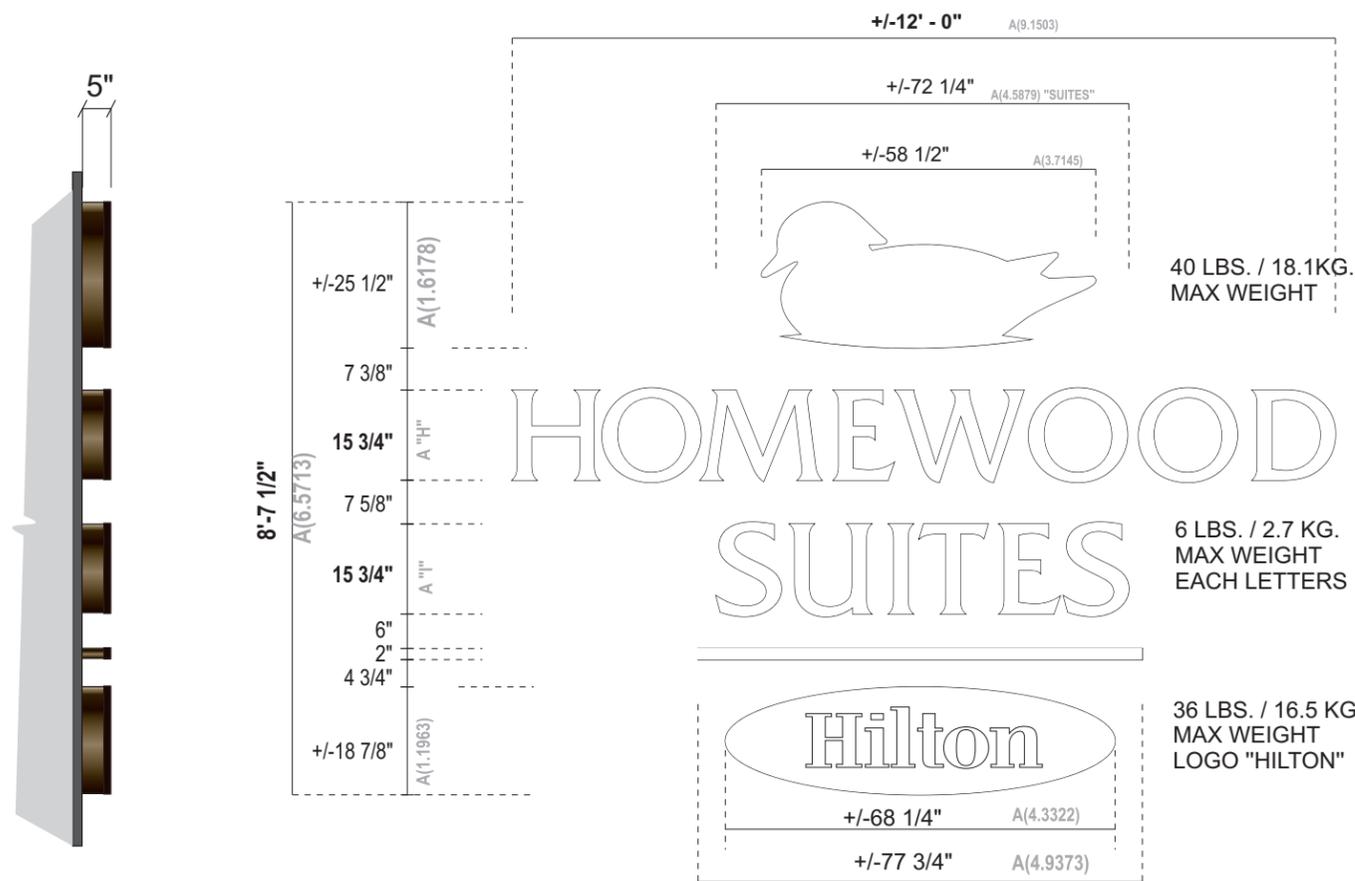


**B D** TECHNICAL ELEVATION: REAR VIEW  
 SCALE: 1/2" = 1'-0"

**(2) NEW SETS OF NON-ILLUMINATED CUT OUT LOGO AND LETTERS**

Area : 32 sq. ft.





Filler, face and side Painted

- Logo fab. from .081" aluminum face with .064" side backing cut out from .081" alum.
- Graphic Hilton routed out and backed up with white 7328 pigm. acrylic 3/16"
- Illuminated using white L.E.D.

(4) S.S Lag bolt 3/8" X 6" and lead expansion shield ( or equiv )

**EC** GRAPHIC ELEVATION  
SCALE: 3/8" = 1'-0"

**EC** SECTION: LOGO " BY HILTON"  
SCALE: 1 1/2" = 1'-0"

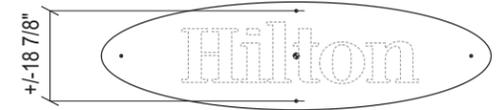
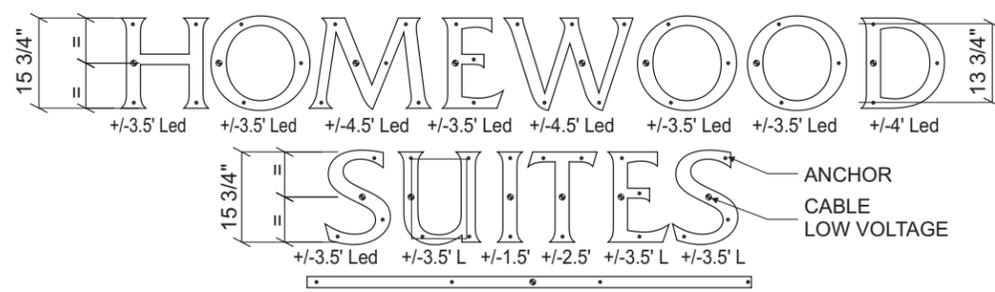
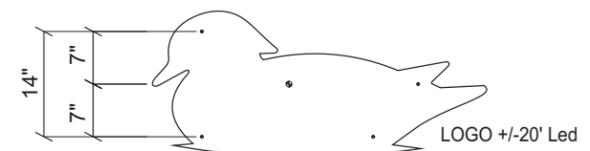
**EC** SECTION: LOGO 5", LETTERS 5" AND HORIZONTAL LINE 5"  
NT

**HOMEWO\_** : +/-42' Led  
TOTAL +/-42' LED / +/-116 Module  
(1) transfo 60W12V @ 0.85 Amp.

**OD SUITES** : +/-22' Led  
LINE : +/-6.5' Led  
HILTON : +/-12' Led  
TOTAL +/-44' LED / +/-120 Module  
(1) transfo 60W12V @ 0.85 Amp.

TOTAL +/-86' LED / +/-236 Module  
(2) transfo 60W12V @ 0.85 Amp.

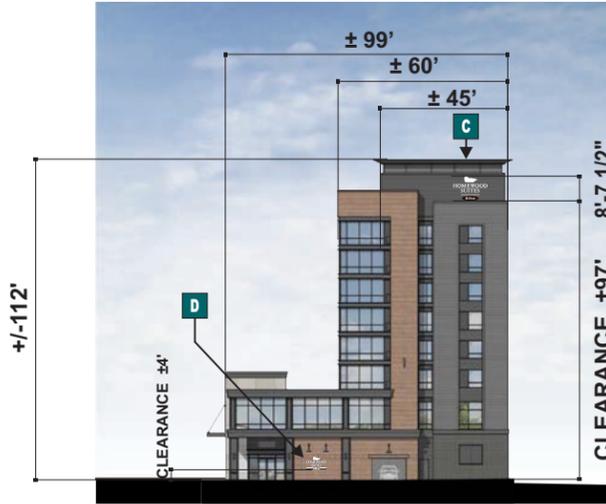
TOTAL: 1.70 AMP  
REQ: 1 CIRCUIT 15 AMP. 120V60CY



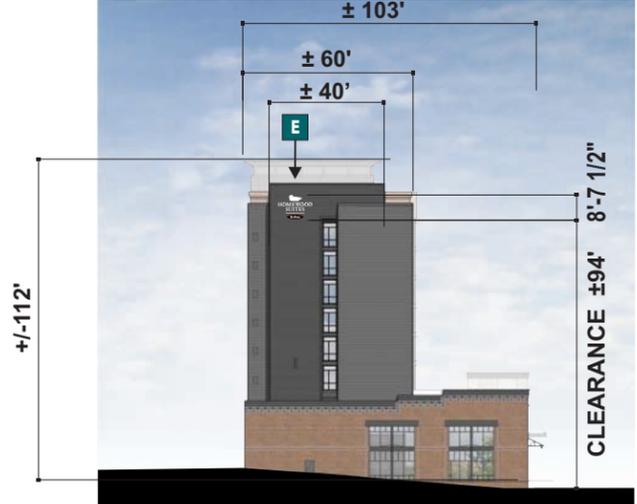
**EC** TECHNICAL ELEVATION  
SCALE: 3/8" = 1'-0"

NOTE GENERALE:  
LED GE TETRA MAX White / blanc  
(+/-2.75 led / 1' lg.)  
TRANSFO 60W12V @ 0.85 Amp.  
+/- 44' LG. LED / +/-120 Module

LOGO +/-20' Led  
HOMEWOOD: +/-30' Led  
SUITES: +/-18' Led  
LINE +/-6.5' Led  
HILTON: +/-12' Led



**WEST ELEVATION**  
SCALE: 1/64" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/64" = 1'-0"



9310 Parkway, Montréal (Québec) H1J 1N7  
Tél./Tel. : 514 352-8030 / 1 888 808-8030  
Fax : 514 352-0386  
info@transworldsigns.com  
www.transworldsigns.com

**Avis / Notice**  
Ce dessin, incluant la conception graphique et les détails techniques est la seule propriété d'Enseignes Transworld cie et ne doit être reproduit, copié ou utilisé pour fabrication sans l'autorisation préalable d'Enseignes Transworld cie.

*This drawing, including graphic layout and technical detail is the property of Transworld Signs Co and cannot be reproduced, copied or used without prior authorization from Transworld Signs Co.*

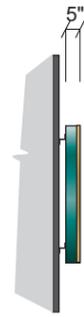
Licence RBQ: 8270-5815-47 titulaire d'une licence délivrée en vertu de la loi sur le bâtiment du Québec.



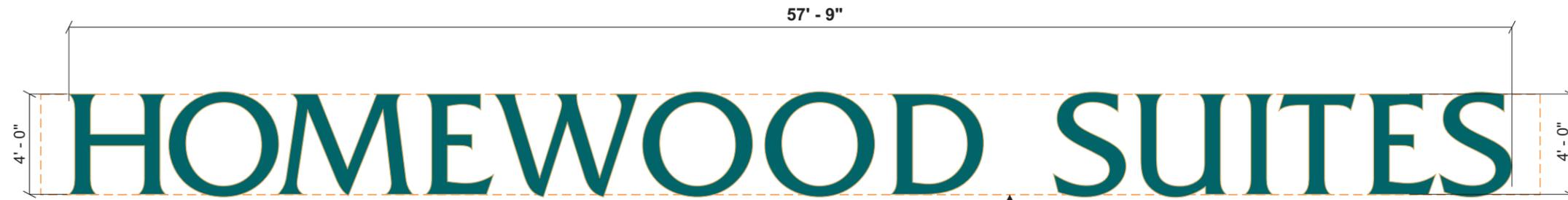
**Client**  
Adr./Add. : **1410 Smallman Street, Pittsburg, PA**  
Date : 2014/10/15 Rep : Gabrish, Scott #Des/Draw# : 233019m6  
Des. : Ger Corbeil W.O. : Ref. # :

**Révision / Revision**

#	Description	Par/By	Date
1	verif, production, wo53747	GC	08-09-2015



SIDE VIEW



**A** GRAPHIC ELEVATION  
SCALE: 3/16" = 1'-0"

Area : 231 Sq Ft / 21.4 Sq M

REQ: 3/4" PLYWOOD  
4' X 60" LG.  
ANCHORED TO BUILDING STRUCTURE  
BEHIND THE WALL SURFACE

TOTAL: 2 AMP  
REQ: 1 CIRCUIT 15AMP, 120V60CY

NOTE: WEATHERPROOF TRANSFO BOX  
TO BE INSTALLED ON THE ROOF , TO BE VERIFIED

COLORS	
	3M #3630-6949 PMS 323C PAINT TO MATCH GREEN VINYL
	3M VINYL DUAL COLOR "TEAL GREEN" #VDN 12661
	3M VINYL DIFFUSER #3635-30 ON SECOND SURFACE
	METALLIC GOLD 3M #3630-131

LIGHT COLORED BUILDING TEAL DAY / WHITE NIGHT  
LIGHT COLOR BUILDING LETTERS

- 5" (127mm) deep channel letters w/ remote power supplies.  
- 0.40" (1mm) thick returns with .050" (1.3mm) thick CAD cut backs.  
Returns painted PMS 323C.

- 3/16" th white pigm. acrylic with vinyl on 1st surface  
3M (or approved equiv.) VDN 12661 Teal Dual color vinyl.  
1" gold Jewelite

Illuminated using white Led GE TetraMax



**NORTH ELEVATION**

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



**Avis / Notice**

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Licence RBQ: 8270-5815-47 titulaire d'une licence délivrée en vertu de la loi sur le bâtiment du Québec.

**Client**



Adr./Add. : **1410 Smallman Street, Pittsburg, PA**

Date : 2014/10/15 Rep : Gabrish, Scott #Des/Draw# : 233019m7

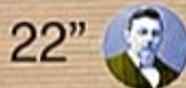
Des. : W.O. : Ref. # :

**Révision / Revision**

#	Description	Par/By	Date
1	révision générale du dessin m1	G.C.	07-07-2015
2	Refaire les élévation en couleur	DP	2015-07-31
3	rév. échelle selon hauteur 112', production wo53747	G.C.	08-09-2015



28"



22"



46"



57"



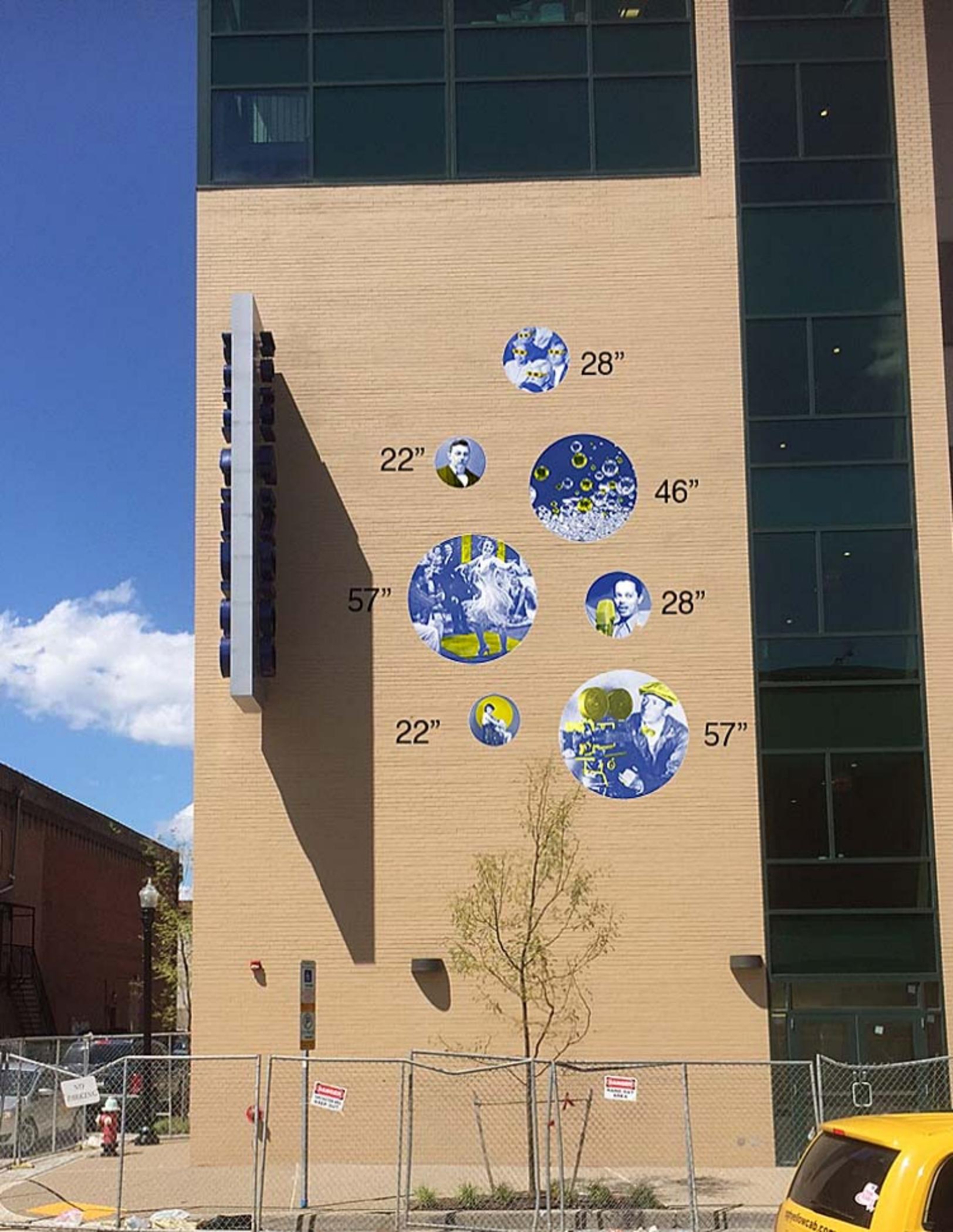
28"



22"



57"

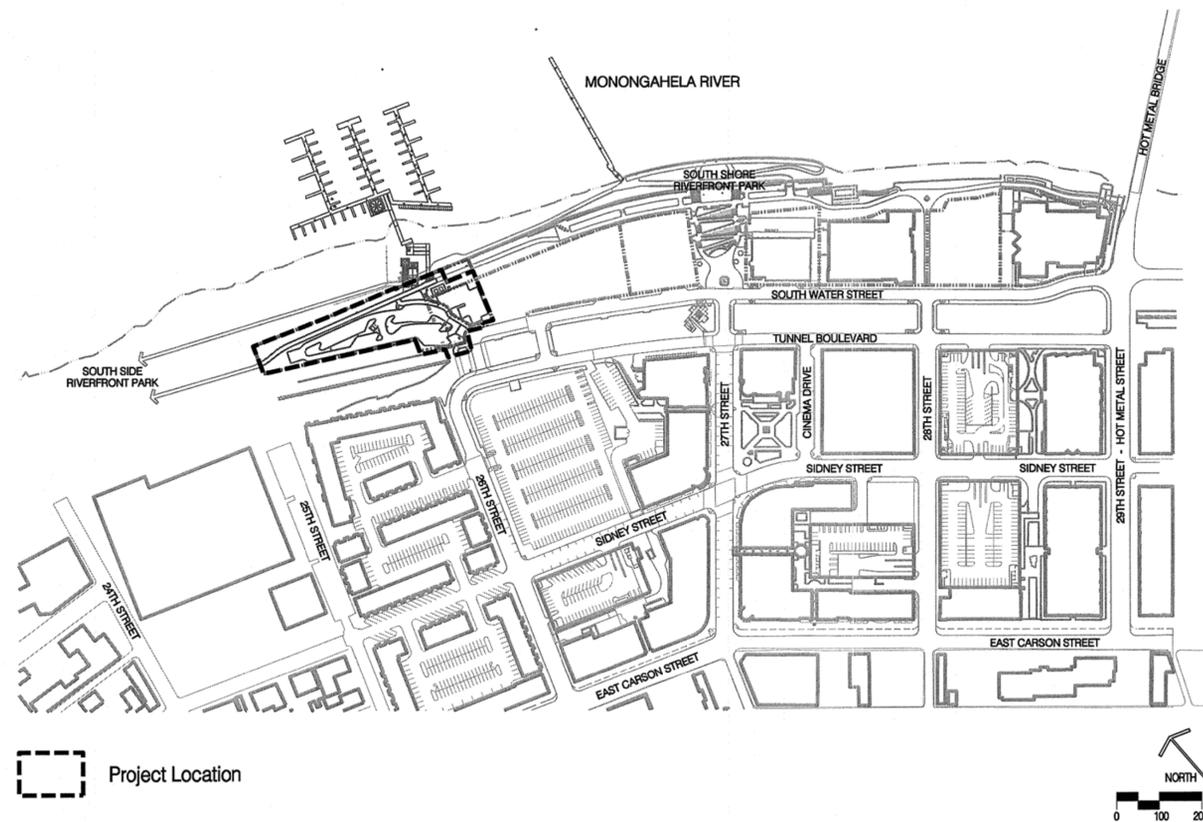


# LTV SOUTH SIDE WORKS

## SOUTH SIDE MARINA

### SITE PREPARATION CONTRACT NO. 22

**PROJECT LOCATION MAP:**



**GENERAL NOTES:**

1. Base data is provided by LSSE Engineering, SAI Engineering and The Gateway Engineers, Inc.
2. This project has been designed to comply with the 2010 ADA Standards for Accessible Design.
3. Do not scale from the Drawings; use the dimensions as denoted on the Drawings. If a discrepancy exists, the Contractor shall be responsible for issuing a "Request for Information" to the Construction Inspector and the Owner prior to proceeding with any construction work.
4. Prior to construction, the Contractor shall verify information in the field as to the location and elevation of all existing conditions and site features shown on the Drawings and the plans provided herein. Adjustments may be required and should be considered as part of this construction work. Report any discrepancies to the Owner and Construction Inspection Engineer for review and approval prior to commencing any construction work.
5. Verify locations of existing and proposed paved surfaces, valves, utilities, utility boxes, poles, vaults, fire hydrants, manholes, lighting poles and similar structures prior to construction work.
6. The Contractor is responsible for the layout of all proposed construction activities for review by the Owner and the Construction Inspection Engineer prior to commencing work. Any discrepancies shall be reported immediately to the Owner and the Construction Inspection Engineer.
7. Layout of all walkways, paving types, joint patterns, site amenities, utilities, stormwater management improvements and trees must be delineated in the field for review by the Owner and the Construction Inspection Engineer prior to installation. Provide positive drainage on all surfaces. Ponding of water is not permitted.
8. The Drawings include the Bid Add Alternate Contract items as specifically noted by an enclosing clouded box. The Contractor shall refer to the Technical Specifications and the Bid Tab for the full description of the Base Bid Contract.

**DRAWING INDEX:**

PAGE NUMBER	SHEET TITLE	SHEET NUMBER
EX-1	EXISTING CONDITIONS PLAN	1 of 13
EX-2	EXISTING CONDITIONS PLAN	2 of 13
SP-1	SITE PLAN	3 of 13
LP-1	LAYOUT PLAN	4 of 13
GP-1	GRADING AND DRAINAGE PLAN	5 of 13
L-1	LANDSCAPE PLAN	6 of 13
L-2	LANDSCAPE PLAN	7 of 13
ES-1	E&S CONTROL PLAN	8 of 13
PCSM	PCSM PLAN	9 of 13
PR-1	STORM SEWER PROFILES	10 of 13
SD-1	STANDARD DETAILS	11 of 13
ESDT-1	E&S CONTROL DETAILS	12 of 13
L-3	LANDSCAPE DETAILS	13 of 13

**SUPPLEMENTAL DRAWINGS:**

P.W.S.A. SEWER TAP-IN PLAN	1 of 2
P.W.S.A. WATER TAP-IN PLAN (NOT IN CONTRACT)	2 of 2
SOUTH 27TH STREET STORM SEWER OUTFALL EXTENSION PLAN & PROFILE	1 of 1
LEASE PLAN	1 of 1

**Owner:**

**URBAN REDEVELOPMENT  
AUTHORITY OF PITTSBURGH**

Contact: Marty Kaminski  
11th Floor  
200 Ross Street  
Pittsburgh, PA 15219  
Office: (412) 255-6640

**Structural Engineer:**

**BRACE  
ENGINEERING, INC.**

Contact: Dave Brace  
3440 Babcock Blvd.  
Pittsburgh, PA 15237  
Office: (412) 367-7700  
Fax: (412) 367-8177

**Prime Consultant/  
Landscape Architect:**

**ENVIRONMENTAL  
PLANNING & DESIGN, LLC**

Contact: Jack R. Scholl  
100 Ross Street  
Pittsburgh, PA 15219  
Office: (412) 261-6000  
Fax: (412) 261-5999

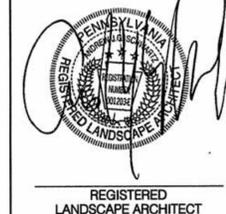
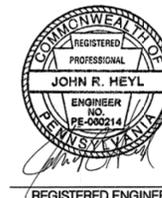
**Site Engineer:**

**LENNON, SMITH, SOULERET  
ENGINEERING INC.**

Contact: Kevin Brett  
846 Fourth Avenue  
Coraopolis, PA 15108-1522  
Office: (412) 264-4400  
Fax: (412) 264-1200

City of Pittsburgh	Urban Redevelopment Authority of Pittsburgh
Reviewed by _____ Date _____	Approved _____ Date _____
Director, D.P.W. _____	Director, Engineering & Construction _____
Deputy Director, D.P.W. _____	Assistant Director, Engineering _____
Assistant Director, B.T.E. _____	
Project Manager, Architecture Division _____	

**FOR  
CONSTRUCTION**



CALL BEFORE YOU DIG!  
PENNSYLVANIA LAW REQUIRES  
3 WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND 10 WORKING  
DAYS IN DESIGN STAGE - STOP CALL  
Pennsylvania One Call System, Inc.

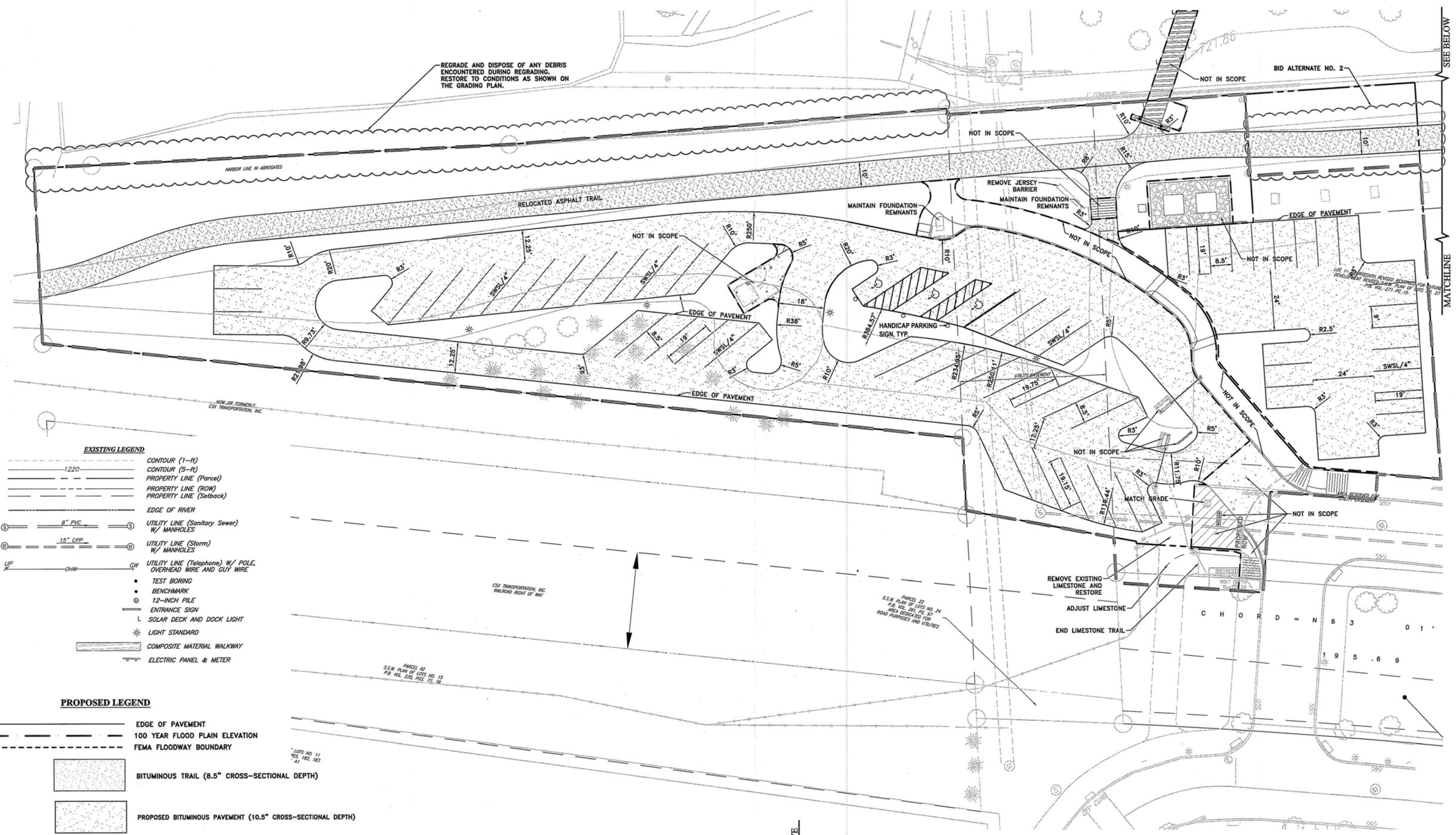
**CALL 811**  
Serial No.

JOB NUMBER	DATE OF ISSUE	SHEET NUMBER
2042	8/5/14	0 of 13

**COVER SHEET**

**CS**

REVISIONS:



- EXISTING LEGEND**
- 1220 --- CONTOUR (1-R)
  - 1220 --- CONTOUR (5-R)
  - --- PROPERTY LINE (Parcel)
  - --- PROPERTY LINE (ROW)
  - --- PROPERTY LINE (Setback)
  - --- EDGE OF RIVER
  - --- UTILITY LINE (Sanitary Sewer) W/ MANHOLES
  - --- UTILITY LINE (Storm) W/ MANHOLES
  - --- UTILITY LINE (Telephone) W/ POLE, OVERHEAD WIRE AND GUY WIRE
  - TEST BORING
  - BENCHMARK
  - 12-INCH PILE
  - ENTRANCE SIGN
  - SOLAR DECK AND DOCK LIGHT
  - LIGHT STANDARD
  - --- COMPOSITE MATERIAL WALKWAY
  - --- ELECTRIC PANEL & METER

- PROPOSED LEGEND**
- --- EDGE OF PAVEMENT
  - --- 100 YEAR FLOOD PLAIN ELEVATION
  - --- FEMA FLOODWAY BOUNDARY
  - --- BITUMINOUS TRAIL (8.5" CROSS-SECTIONAL DEPTH)
  - --- PROPOSED BITUMINOUS PAVEMENT (10.5" CROSS-SECTIONAL DEPTH)
  - --- LIMIT OF WORK NOT IN SCOPE
  - --- LIMIT OF WORK
  - HANDICAP PARKING SIGN

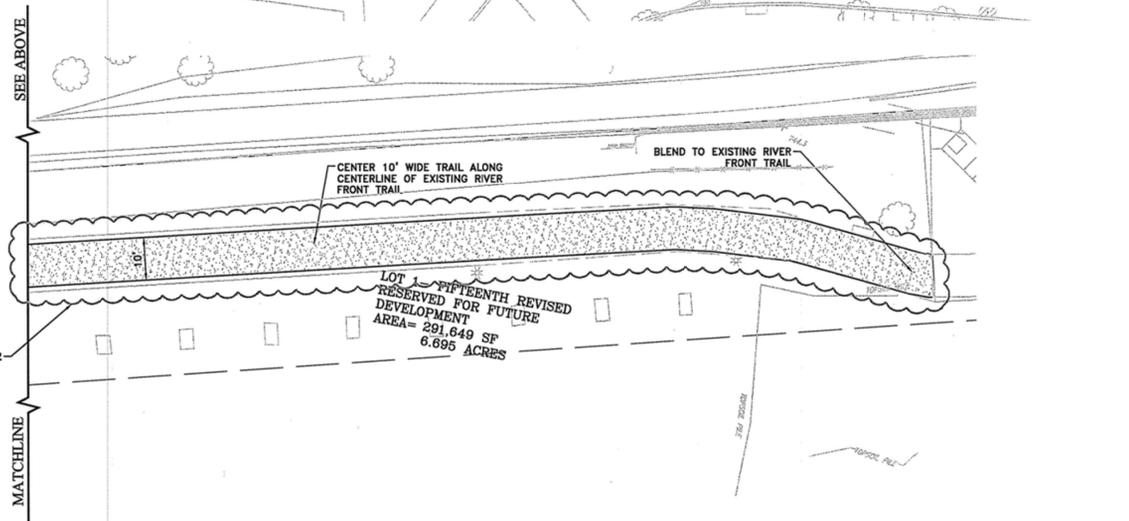
**Site Notes:**

1. Notify the Pennsylvania One Call System at (811) a minimum of (5) days prior to any demolition, excavation, or construction. All existing subsurface utility information presented on the contract drawings is characterized as utility quality level C or D per "CI/ASCE 38-02 - Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data" unless specifically noted otherwise.
2. All work and materials to comply with all specifications provided and to all local, county, state, and federal regulations and codes; and O.S.H.A. Standards.
3. Implement and maintain a work zone traffic control plan in accordance with PennDOT publication 213 ("Work Zone Traffic Control") for work in or adjacent to vehicular traffic areas.
4. Designate and maintain on-site a trained competent person for all excavation work who shall be on call 24-hours-per-day-7-days-per-week in case of emergency. Provide 24-hour contact information for the trained competent person prior to any work.
5. Maintain areas outside the work area and traveled ways within the work area in a condition usable by the public. Keep areas clean and free of mud or dust and repair/patch vehicular and pedestrian travel ways as required to maintain access.
6. Obtain all required local, state, or federal permits necessary for construction from governing agencies including submission of applications and payment of associated fees, including permits for borrow or waste sites.
7. Install pipe bollards in traffic and loading areas as required to protect proposed improvements, including hydrants, transformers, meters, switch gears, steps, and railings as necessary or as directed by the Owner.
8. All islands are to be landscaped unless otherwise noted. All remaining islands are to be striped as shown. No CAD plan will be provided for contractors use in layout of parking lot. Layout Plan only to be provided.
9. All dimensions and radii are to the face of curb unless otherwise noted.
10. Provide paving materials in accordance with PennDOT Publication 408 and PennDOT Standard Details (Pub. 72) as amended.
11. Remove and dispose of all rubbish, trash, debris, and organic material in a lawful manner. Burning of material onsite is not permitted.
12. Contractor must maintain river trail from westerly property line to South Water Street until main river trail is paved and open.

**City Parking Requirements:**

Compact Spaces: 7.75' Wide x 16.50' Long (40% of Total)

Regular Spaces: 8.5' Wide x 19' Long



SEAL:



**SOUTH SIDE MARINA**

Urban Redevelopment Authority  
of Pittsburgh  
200 Ross Street  
Pittsburgh, PA 15219  
(412) 255-6600

**ENVIRONMENTAL PLANNING & DESIGN, LLC**

Landscape Architects 100 Ross Street  
Community Planners Pittsburgh, PA 15219  
Urban Designers (412)261-6000

**Lennon, Smith, Souleret Engineering, Inc.**

846 4th Avenue  
Coropolis, Pennsylvania 15108  
Phone: 412-264-4400  
Fax: 412-264-1200  
email: info@lsse.com

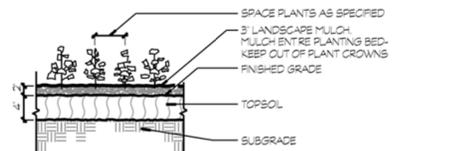
JOB NUMBER 2042	PRINCIPAL IN CHARGE JRS	PROJECT DIRECTOR JS
--------------------	----------------------------	------------------------

**SOUTH SIDE MARINA CONSTRUCTION PROJECT 1B**

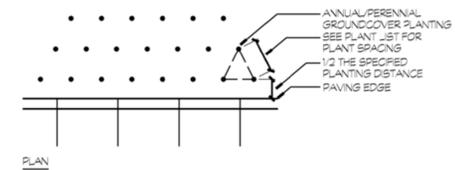
SCALE 1"=20'	DATE OF ISSUE 05/14	SHEET NUMBER 3 OF 13
-----------------	------------------------	-------------------------

**Site Plan  
SP-1**

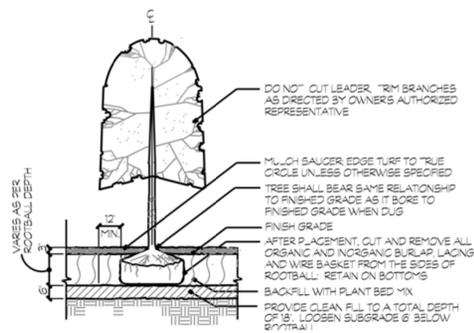
N:\PROJ\311\311-15\Drawings\311-15\SP-1.dwg  
 User: Ben Luedin  
 Plot Date: 05/20/14 1:08 PM



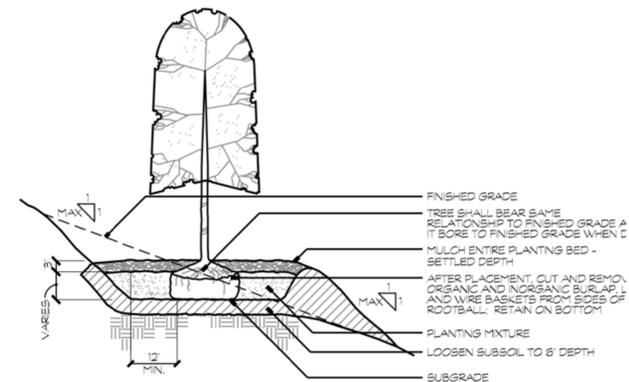
**1 TYPICAL PERENNIAL PLANTING**  
SCALE: N.T.S.



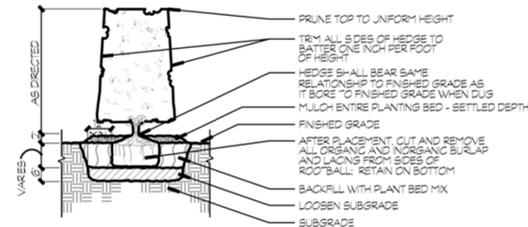
**2 TYPICAL PERENNIAL SPACING DIAGRAM**  
SCALE: N.T.S.



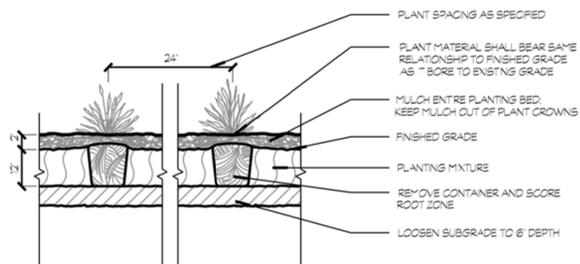
**3 TYPICAL SHADE/ORNAMENTAL TREE**  
SCALE: N.T.S.



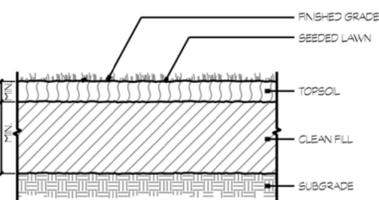
**4 TYPICAL SHADE/ORNAMENTAL TREE ON SLOPE**  
SCALE: N.T.S.



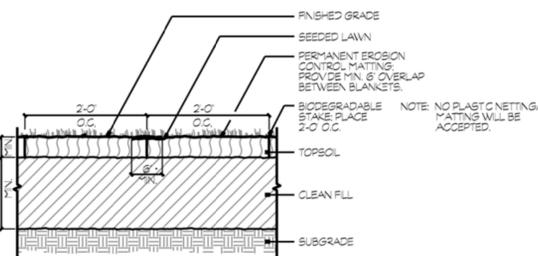
**5 TYPICAL HEDGE**  
SCALE: N.T.S.



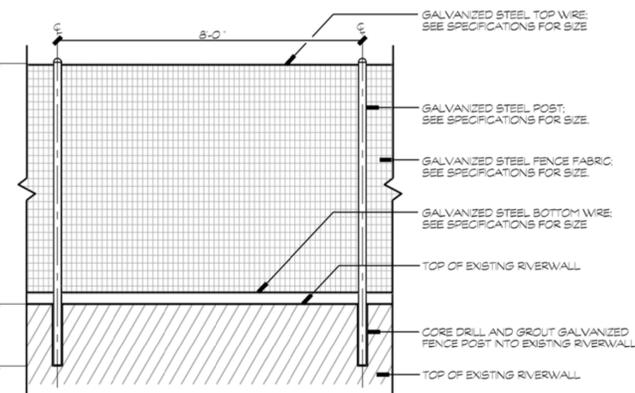
**6 TYPICAL ORNAMENTAL GRASS**  
SCALE: N.T.S.



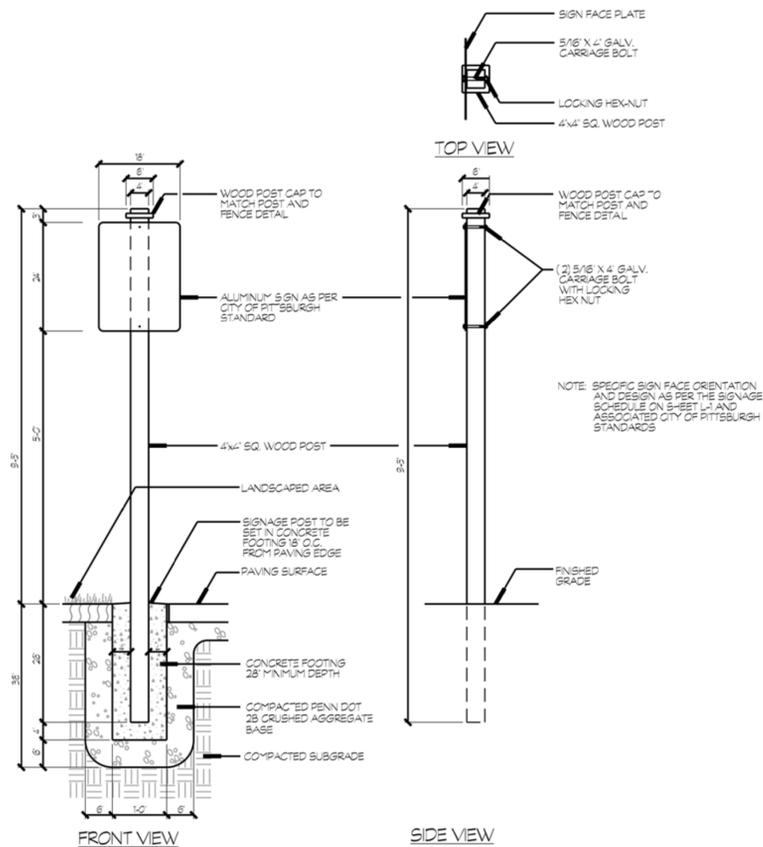
**7 NATIVE GRASS SEEDING**  
SCALE: N.T.S.



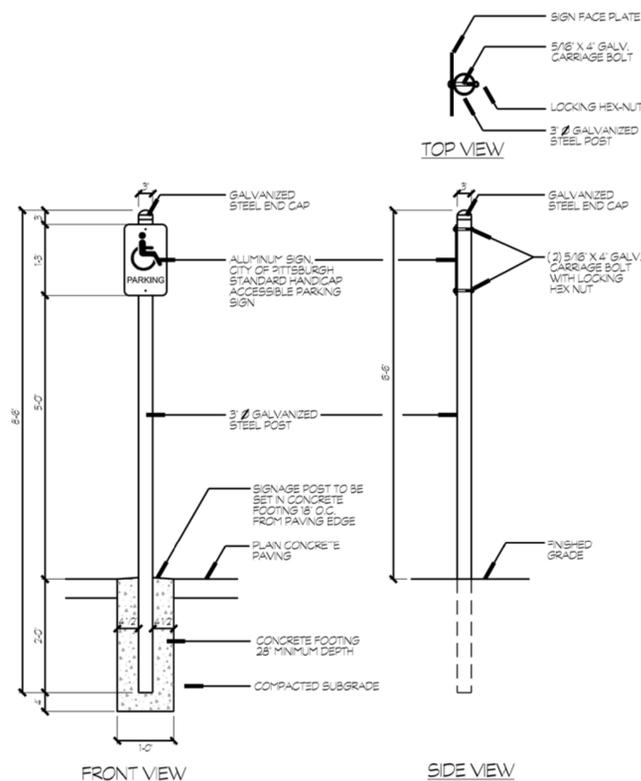
**8 NATIVE GRASS SEEDING WITH PERMANENT EROSION CONTROL MATTING**  
SCALE: N.T.S.



**9 TURKEY FENCE DETAIL**  
SCALE: N.T.S.



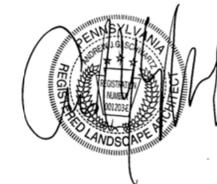
**10 TYPICAL BIKE/PEDESTRIAN SIGN**  
SCALE: N.T.S.



**11 ACCESSIBILITY SIGN POST**  
SCALE: N.T.S.

REVISIONS:

SEAL:



**SOUTH SIDE MARINA**  
Urban Redevelopment Authority  
of Pittsburgh  
200 Ross Street  
Pittsburgh, PA 15219  
(412) 255-6600

ENVIRONMENTAL  
PLANNING & DESIGN, LLC

Landscape Architects 100 Ross Street  
Community Planners Pittsburgh, PA 15219  
Urban Designers (412)261-6000

JOB NUMBER 2042	PRINCIPAL IN CHARGE JRS	PROJECT DIRECTOR JS
--------------------	----------------------------	------------------------

**SOUTH SIDE MARINA  
CONSTRUCTION PROJECT 1B  
BID ADD ALTERNATE # 1**

SCALE as shown	DATE OF ISSUE 8/9/14	SHEET NUMBER 13 OF 13
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**LANDSCAPE DETAILS**  
**L-3**



Legislation Details (With Text)

**File #:** 2015-1805      **Version:** 1

**Type:** Ordinance      **Status:** Held In Council

**File created:** 6/29/2015      **In control:** Committee on Land Use and Economic Development

**On agenda:** 6/29/2015      **Final action:**

**Enactment date:**      **Enactment #:**

**Effective date:**

**Title:** Ordinance amending the Pittsburgh Code, Title Nine, Zoning, Article I, Section 902.03 Zoning Map, by changing from R1A-H, Residential Single-Unit Attached, High Density District, to NDI, Neighborhood Industrial District, certain property bounded by Phineas Street; Chestnut Street; the northernmost boundary line of the Neighborhood Industrial Zoning District; a line extending in a westerly direction from that point to Guckert Way; the northernmost boundary of Block Number 24-P, Lot Number 4 in the Allegheny County Block and Lot System; the northernmost boundary of Block Number 24-P, Lot Number 9 in the aforesaid system; and Guckert Way.

**Sponsors:** Darlene M. Harris

**Indexes:** PGH. CODE ORDINANCES TITLE 9 - ZONING

**Code sections:**

**Attachments:** 1. 06-29-15 REPORT & RECOMMENDATION

Date	Ver.	Action By	Action	Result
6/29/2015	1	Standing Committee	Referred for Report and Recommendation	Pass
6/29/2015	1	City Council	Read and referred	
6/29/2015	1	City Council	Waived under Rule 8	Pass
6/29/2015	1	Standing Committee	Held for Public Hearing	Pass

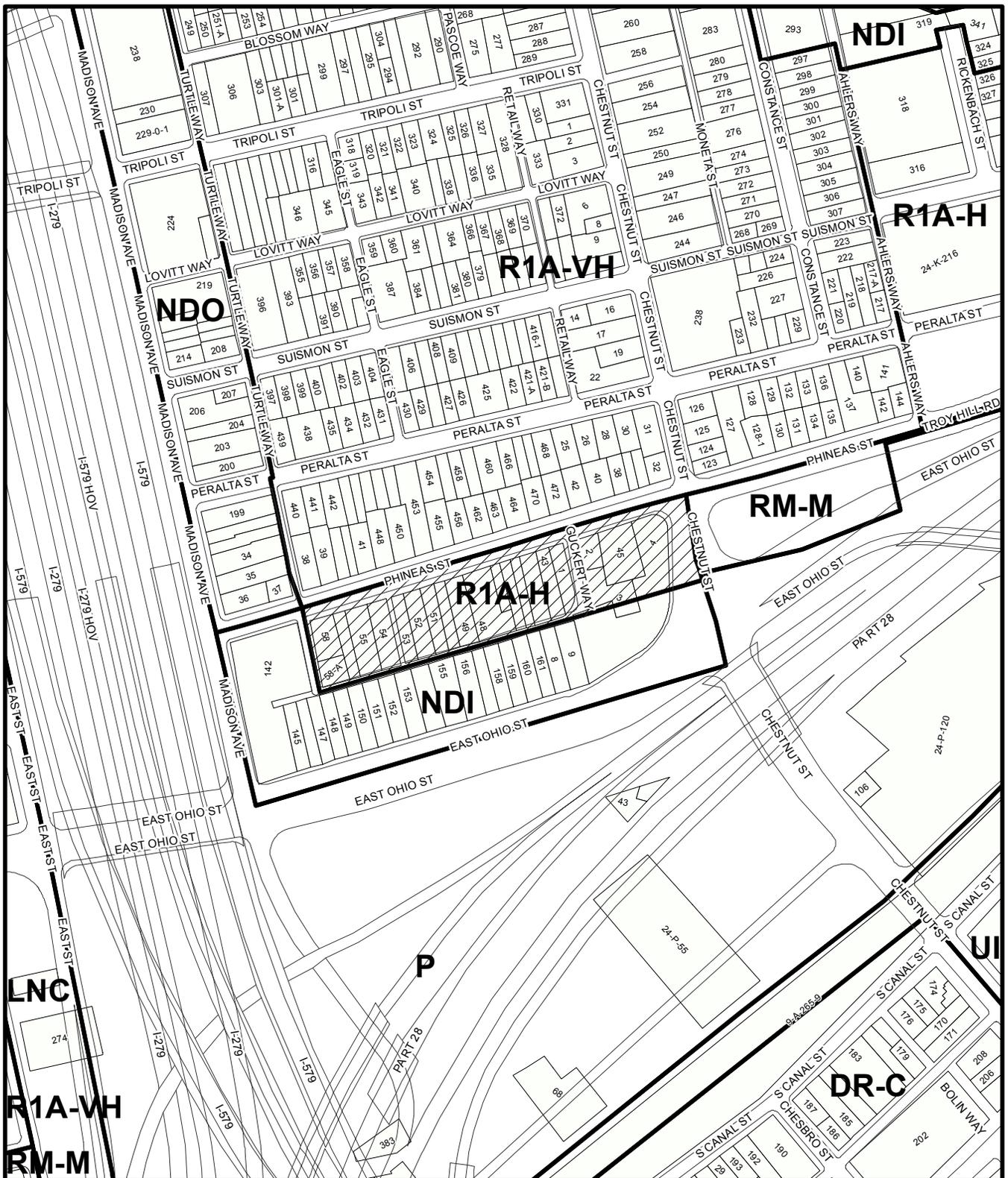
**SPONSORED BY COUNCILWOMAN DARLENE HARRIS**

Ordinance amending the Pittsburgh Code, Title Nine, Zoning, Article I, Section 902.03 Zoning Map, by changing from R1A-H, Residential Single-Unit Attached, High Density District, to NDI, Neighborhood Industrial District, certain property bounded by Phineas Street; Chestnut Street; the northernmost boundary line of the Neighborhood Industrial Zoning District; a line extending in a westerly direction from that point to Guckert Way; the northernmost boundary of Block Number 24-P, Lot Number 4 in the Allegheny County Block and Lot System; the northernmost boundary of Block Number 24-P, Lot Number 9 in the aforesaid system; and Guckert Way.

**The Council of the City of Pittsburgh hereby enacts as follows:**

**Section 1.** Amending the Pittsburgh Code, Title Nine, Zoning, Article I, Section 902.03 Zoning Map, by changing from R1A-H, Residential Single-Unit Attached, High Density District, to NDI, Neighborhood Industrial District, certain property bounded by Phineas Street; Chestnut Street; the northernmost boundary line of the Neighborhood Industrial Zoning District; a line extending in a westerly direction from that point to Guckert Way; the northernmost boundary of Block Number 24-P, Lot Number 4 in the Allegheny County Block and Lot System; the northernmost boundary of Block Number 24-P, Lot Number 9 in the aforesaid

system; and Guckert Way.



**PROPOSED ZONING CHANGE**

CHANGE FROM:  
 R1A-H (SINGLE UNIT ATTACHED HIGH DENSITY)  
 TO  
 NDI (NEIGHBORHOOD INDUSTRIAL)

 R1A-H to NDI

DEPARTMENT OF  
 CITY PLANNING



CITY OF PITTSBURGH  
 AUGUST 2015

CITY OF PITTSBURGH PLANNING COMMISSION

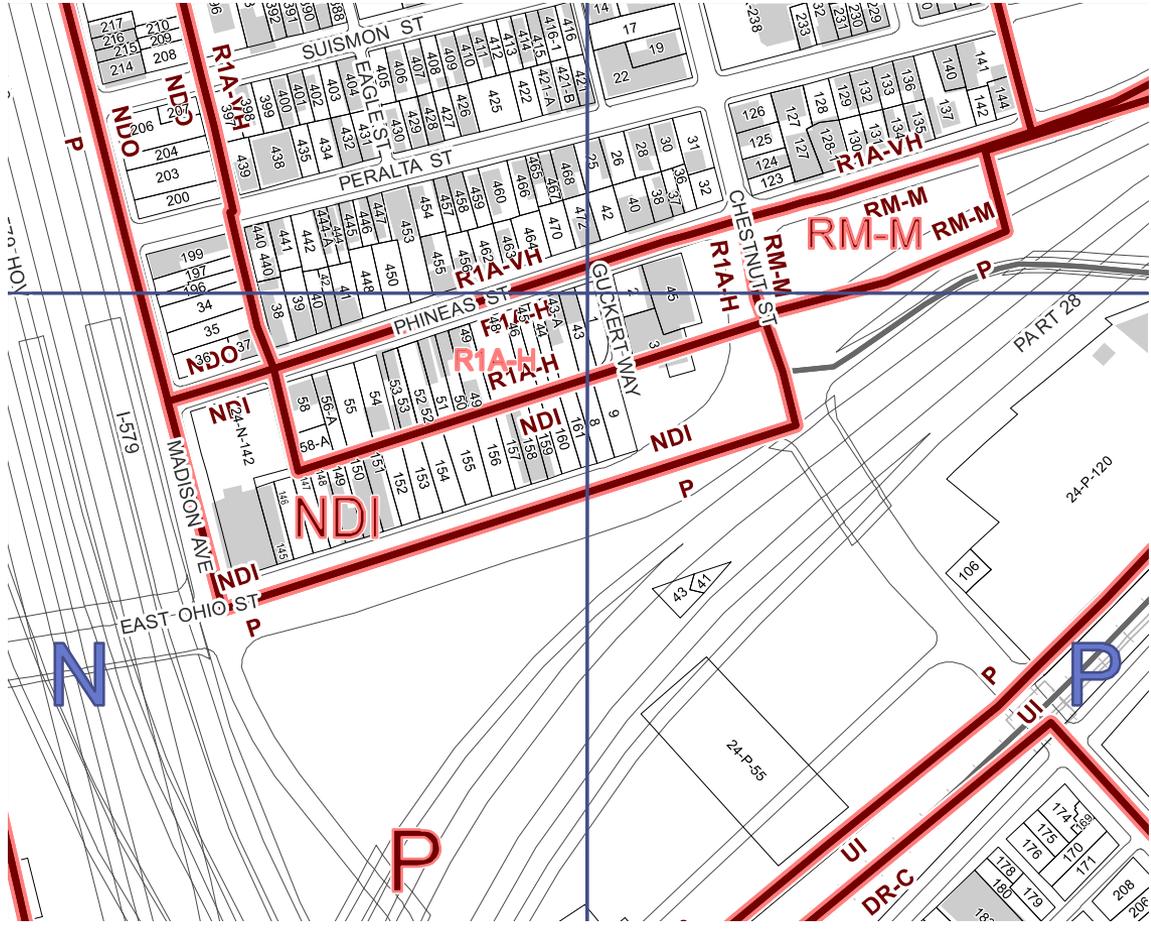
# East Ohio Rezoning Project

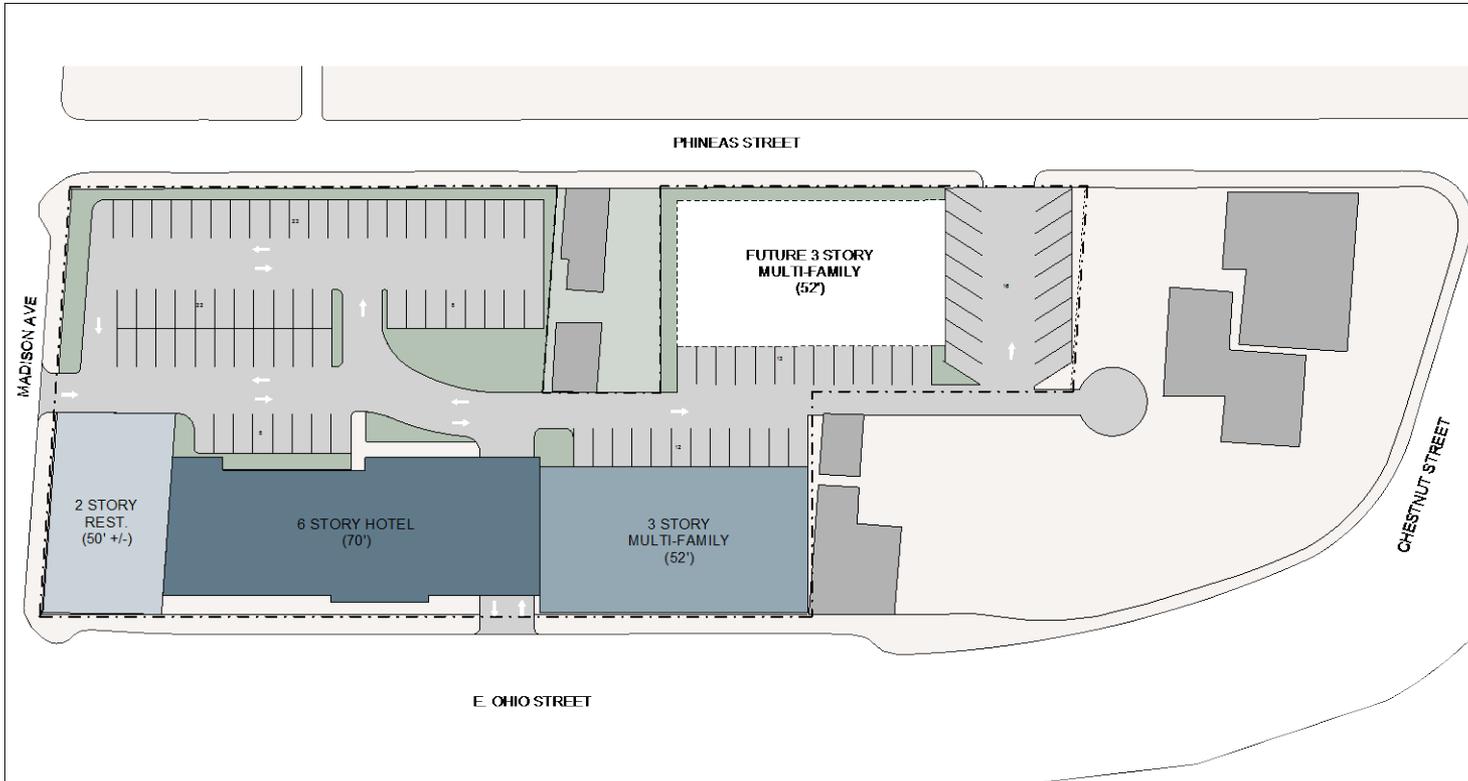
Council Bill 2015-1805  
(September 1, 2015)

Submitted on behalf of October Development, Inc.









# Arc House and Hotel



# East Ohio Street



# East Ohio Street 2015



# East Ohio Street 2015





# Phineas Street 2015



# Phineas Street 2015





# The Arc House



# Teutonia Club





# East Ohio Street





# Phineas View



# Guckert Way



# Criteria 1

The consistency of the proposal with adopted plans and policies of the City;

# Deughtown Rescue Plan

- The relevant “adopted plan” for Criteria No.1 is the attached Deughtown Rescue Project Comprehensive Plan (January 2003), prepared for The Spring Garden Neighborhood Council. The Comprehensive Plan provides a “blue-print” for development for the next “fifteen years.”

# Recommendation

- *The largest areas of vacant land are situated along the East Ohio Street and I-279 corridors. Based on a market study, the close proximity to Downtown Pittsburgh and the convenience of highway access makes these corridors well suited to larger-scale non-residential development.*

# Hotel Use Recommended

The Comprehensive Plan recommends “larger-scale non-residential development” along the East Ohio and Madison Street corridors (p. iv) and expressly identifies a hotel use as a cornerstone for revitalizing the neighborhood (p. xvii).

# Criteria 1

- The largest areas of vacant land are situated along the East Ohio Street and I-279 corridors.
- Comprehensive Plan recommends “larger-scale non residential development”
- Identifies Hotel Use as a cornerstone for revitalizing neighborhood

# Criteria 2

## The convenience and welfare of the public

- The proposed uses will revitalize a blighted and abandoned entryway, and improve the property values and quality of life for the adjacent neighborhood. The proposed plan will not only eliminate blight, but it will contribute a vibrant signature building. In addition to contributing a signature building, the historic Workingmen's Savings Bank building would be saved.

# Aesthetics and vitality

The aesthetic improvement of the entryway to the Northside will attract new customers to the business district and area restaurants. The new stream of customers to the business district and area restaurants will be created by the proposed hotel consisting of 100 rooms.

# Neighborhood benefits

The proposed hotel will also provide a low-income community with living wage jobs, including construction jobs, and the hotel and associated businesses will create more than 100 new positions, ranging from management to housekeeping.

# Community Support

Two community meetings were held, the first being on December 16, 2014, in order to discuss the proposed ARC House/Hotel plans. The December 16<sup>th</sup> meeting had over 60 people in attendance. The second meeting, held on January 22, 2015 attracted 124 community residents. The meeting included a public vote on the following question:

# December 2014 Community Vote

- Two community meetings were held, the first being on December 16, 2014, in order to discuss the proposed ARC House/Hotel plans. The December 16<sup>th</sup> meeting had over 60 people in attendance. The second meeting, held on January 22, 2015 attracted 124 community residents. The meeting included a public vote on the following question:

# Overwhelming support

***Do you support the proposed Workingmen's Square development including the six-story hotel and re-zoning?***

# December 2014 Tally

- The community voted overwhelmingly in favor of the Project:
- In Favor: 113
- Maybe: 6
- No: 5

# Criteria 3

## The intent and purpose of this Zoning Code

- *Facilitate development of good quality (901.03)(a),*
- *Spur reinvestment in the existing building stock (901.03)(b),*
- *Maintain and strengthen the City's neighborhoods (901.03)(d),*
- *Ensure predictability and consistency in the land development process for neighborhood, business and development interest (901.03)(g), and*
- *Preserve and enhance the Public Realm (901.03) (h).*

# Intent and Purposes of the Code

- The proposed change to the Zoning Code would promote the preservation and improvement of “public health, safety, and general welfare of the citizens of Pittsburgh (901.03),” through boosting economic development. The neighborhood would be revived through making once vacant properties economically viable, and providing the adjacent residential area with a strong business district.
- Non-conforming uses brought into conformity.
- The Community Plan (*See Tab 1*) specifically identifies a hotel as a use that would spur additional investment in the surrounding neighborhood.

# Criteria 4

Compatibility of the proposal with the zoning uses, and character of the neighborhood;

# Beynon Report (2001)

- The Real Estate Analysis prepared by Beynon and Company in 2001 for the Spring Garden Neighborhood Council concluded the current properties do not “support the Highest and Best Use of the land (Page 2)”, but:
- *With over 100,000 cars per day, the properties along Madison Avenue would lend itself to higher uses as:*
- *Moderately Priced Hotel*
- *Extended Stay Hotel*
- *Corporate Office Headquarters*
- *Major Fast Food Restaurant*
- *Drug Store Chain*
- *National Restaurant Chains*
- *Unique Local Restaurants*
- *Entertainment Facilities.*

# Beynon Report

- Furthermore, the analysis recognizes changes to the current real estate market and additional development would require larger parcels. The analysis suggests, " [It] may require a developer to assemble a number of individual houses and vacant parcels to obtain the needed land area."
- Also the study suggests, that hotel development would be ideal because:
- *With the ease of access to the highway, and close proximity not only to the city, but to Allegheny General Hospital, major corporations such as Heinz, the new PNC Baseball Stadium, the new Football Stadium and the expanded Convention Center; a moderately priced hotel would be an ideal use in this vicinity.*

# Criteria 5

The suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;

# Criteria 5

- Several factors indicate that the current zoning has not been suitable for the permitted uses:
- The attached property matrix demonstrates that, of the 19 parcels that are subject to rezoning, only two are currently occupied: Teutonia Mannerchor and the Carter residential rental property adjoining the Teutonia Club.
- 16 of 19 parcels are vacant lots. One of the 3 structures was recently gutted by fire and is condemned.
- The 2003 Community Plan ( *See Tab 1*) notes: "Over the past 30 years, the neighborhoods have suffered from a vicious cycle of population loss, aging, increased building vacancies and abandonment (p. iv)."

# Criteria 5

- Also from the Community Plan: "nearly 27% of the neighborhoods 1448 Building Lots are currently underdeveloped or contain vacant buildings. Many of the vacant sites, located along Madison Avenue and East Ohio Street, are visible from I-579, I-279 and Route 28."
- From the 2001 Beynon Real Estate Analysis, (*See Tab 4*): "Low use buildings and vacant ground currently occupy the area along Madison Avenue that faces the I-279 corridor. These properties do not currently support the Highest and Best Use of the land. The Parcels that front I-279 should contain commercial developments which can benefit from the exposure and access this main highway offers this area." The Report the lists "moderately priced hotel" as the top use. (Page 2).
- Also from the Beynon Study: ". . . Larger parcels will need to be assembled. This may require a developer to assemble a number of houses and vacant parcels to obtain the needed land area." (Page 2).

# Criteria 6

The extent to which approval of the proposed zoning map will detrimentally affect nearby property;

# Detrimental Impact

- As part of the Planning and Predevelopment Phase of this project, the Developer has undertaken several studies of the Project's potential detrimental impacts:
  - 
  - • Transportation Impact Study by Larsen Design Group (engineers),
  - 
  - • View Corridor Study (January 2015), Larson Design Group.
  - 
  - • Shadow Study, JMAC Architects



EXISTING VIEW  
FROM VISTA STREET

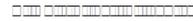
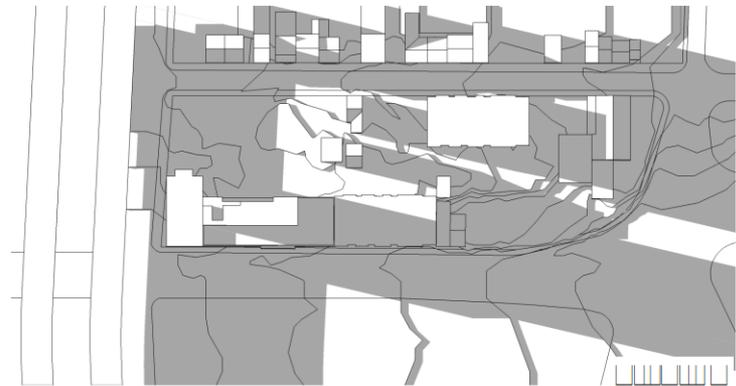
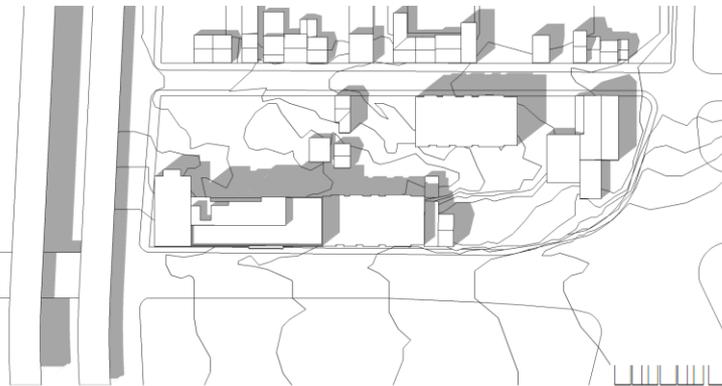
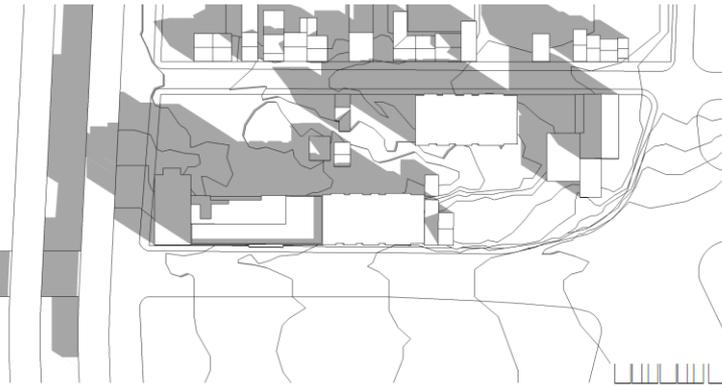


PROPOSED VIEW  
FROM VISTA STREET

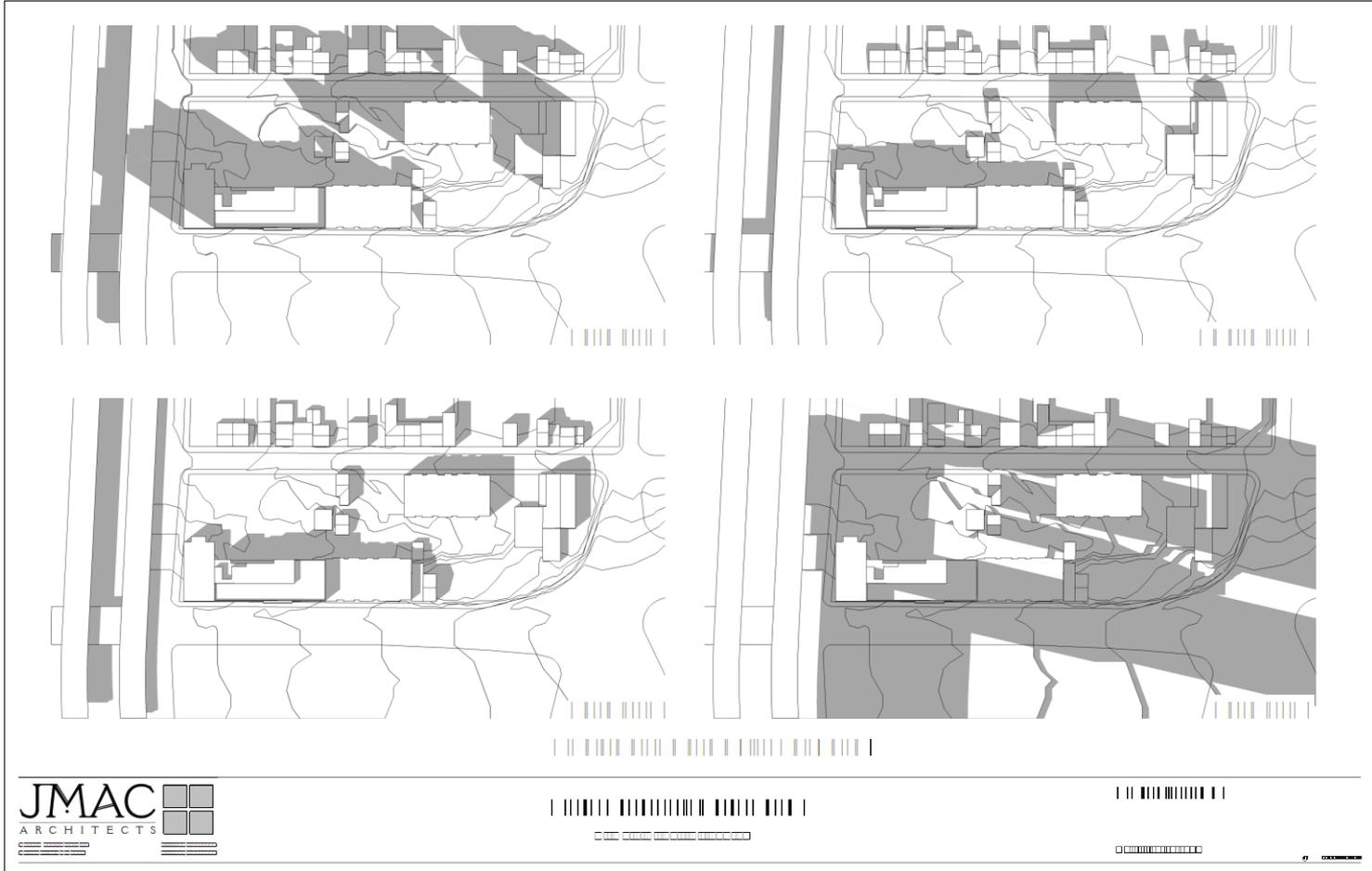
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## WORKINGMENS SQUARE

# JMAC Shadow Study



# JMAC Shadow Study







# Criteria 7

The length of time the subject property has remained vacant as zoned;

# Criteria 7

- Please see the chart included at *Tab 5*. Also at *Tab 5* are Google Street Views showing substantial vacant land.
- Also, the Community Plan and Beynon Real Estate Analysis specifically notes that this area suffers from large areas of vacant properties.

# Criteria 8

Impact of the proposed development on  
community facilities and services;

# Criteria 8

- The Project will:

Provide new sidewalks and curbs adjacent to the Project,

Rebuild the abandoned public right-of-way on Guckert as a private street with free access to adjoining property owners,

Produce new exterior lighting on the Project's sidewalks and open spaces,

Provide exterior surveillance camera coverage to enhance safety and security,

Provide exterior landscaping, including tree planters, and green buffers for the parking areas, and

Provide community meeting and event space for neighborhood groups and other local non-profit groups.

SIGN/PH

City of Pittsburgh



DEPARTMENT OF CITY PLANNING  
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Date Filed:

[Empty box for 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: **KING PENGUIN OPP. FUND** Phone Number: **(646) 342-6293**

Address: **590 MADISON AVE** City: **NEW YORK** State: **NY** Zip Code: **10022**

2. Applicant/Company Name: **THE PEPPERMANLY ASSOC.** Phone Number: **(412) 471-2470**

Address: **723 4th Ave** City: **PITTSBURGH** State: **PA** Zip Code: **15222**

Applicant/Contractor ID:(assigned by the City)

3. Development Name: **THE PITTSBURGHIER (FORMERLY THE LAWYER BLDG)**

4. Development Location: **PITTSBURGH**

5. Development Address: **428 FORBES AVE.**

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

Proposed Zoning District: **NA**

Present Use of Site:  
(Select from attached list) **OFFICE**

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: **9/11/2015** Occupancy Date: **CURRENTLY OCCUPIED** Project Cost: \$ **SIGN: 40,000**  
**PH: 650,000**

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): **OFFICE (ROOFTOP PH RESTAURANT/CLUB)**

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:

- **BUILDING IDENTITY SIGN ON APPROVED PENTHOUSE SCREEN**
- **ROOFTOP CLUB (REST. ON 25th FLOOR) ADDITION**

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/>)

VOUCHER #:

(Zoning Use Only)

Page DRA-1

MAY 2013



**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: \_\_\_\_\_ 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
<i>25 STORIES</i>				
Main Structure	<i>25</i>	<i>255'</i>		
Proposed Addition/Extension			<i>PENTHOUSE</i>	<i>13'-6"</i>

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

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

17. Lot Area: 10,162 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

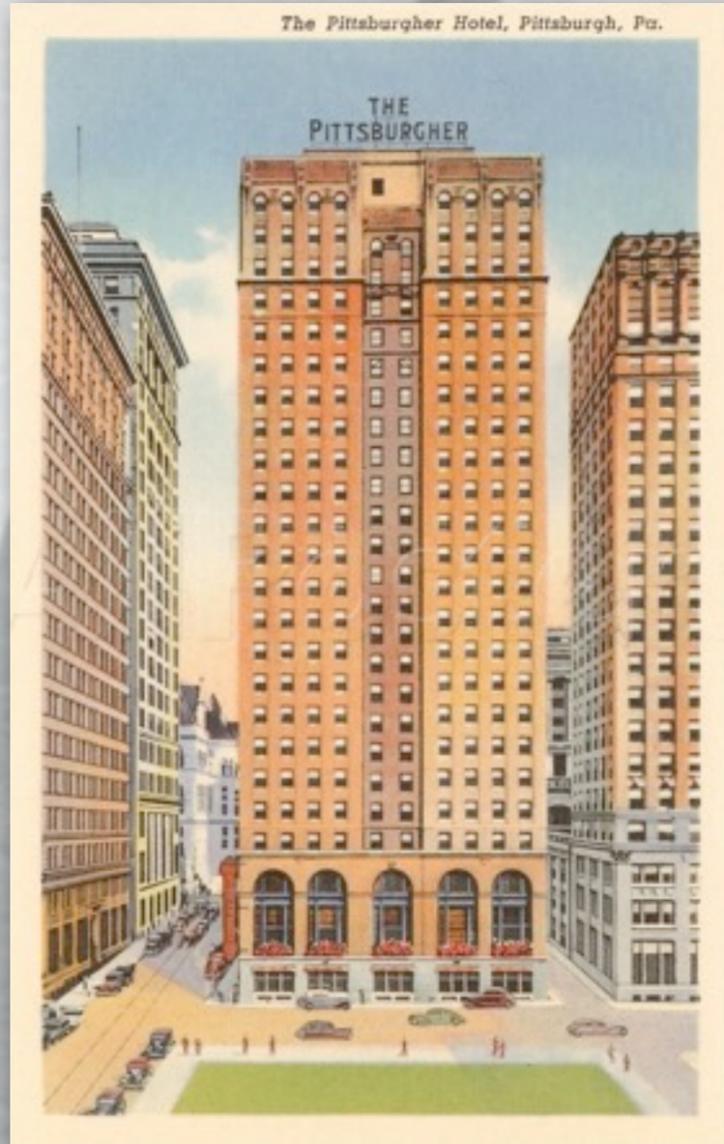
25. Please select the following items that apply to the proposed work:

- 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.

*ALSO PART OF SEPARATE APPLICATION FOR VARIANCE*

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

Applicant Signature:



**Lawyer's Building Renovation:**

# **THE PITTSBURGHER**

**Planning Commission Submission**

**Phase 1 Exterior Renovations**

- **New Cooling Tower & Enclosure**
- **Signage**
- **Renovated Entry & Canopy**
- **Rooftop Expansion**

Revised 29 July 2015

**PFAFFMANN + ASSOCIATES**



# THE PITTSBURGHER

*The Pittsburgher name celebrates the transformation of the Lawyer's Building into affordable, modern office space with a nod to its history...*



THE  
PITTSBURGHER

Original "The Pittsburgher"  
Sign Location

Existing  
Penthouse

THE  
PITTSBURGHER

# THE PITTSBURGHER

## Historic Overview

### Period of Significance: 1928-1961

- 1928—Opened under Knott Hotels management
- 1961—Sold by Knott to Harris Realty; and the end of Joe Duddy's tenure as "the dean of Pittsburgh hotel managers"

### Architect

- HL Stevens & Company. NYC, Chicago, San Francisco
- Hotel and apartment house specialists
- Ruskin Hall (former Ruskin Apartments) at Pitt

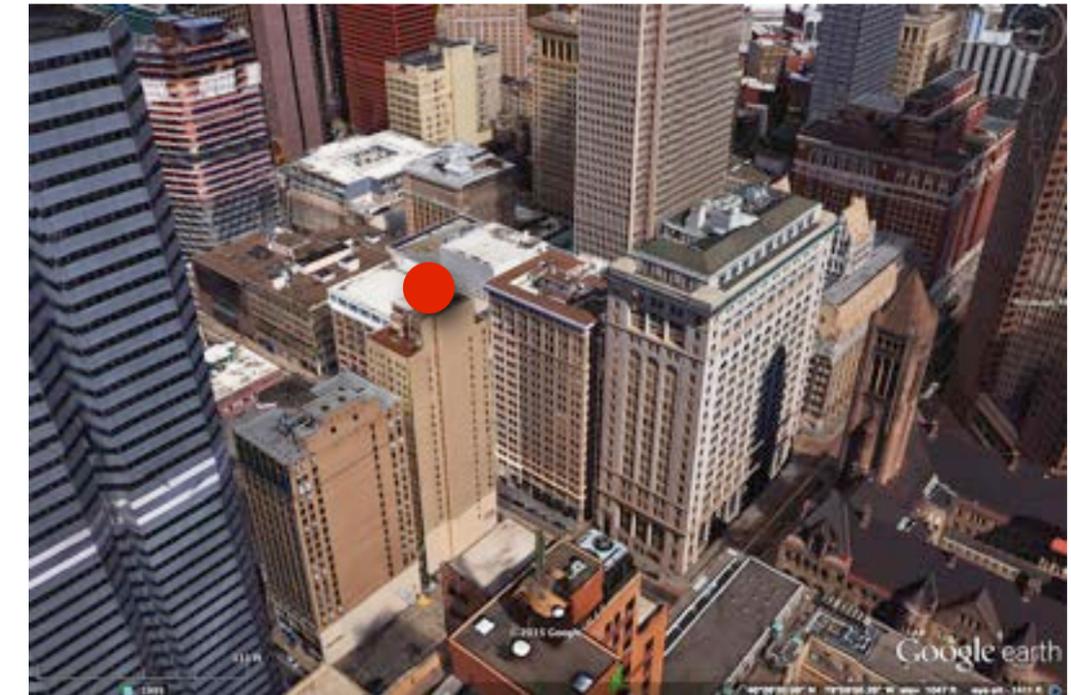
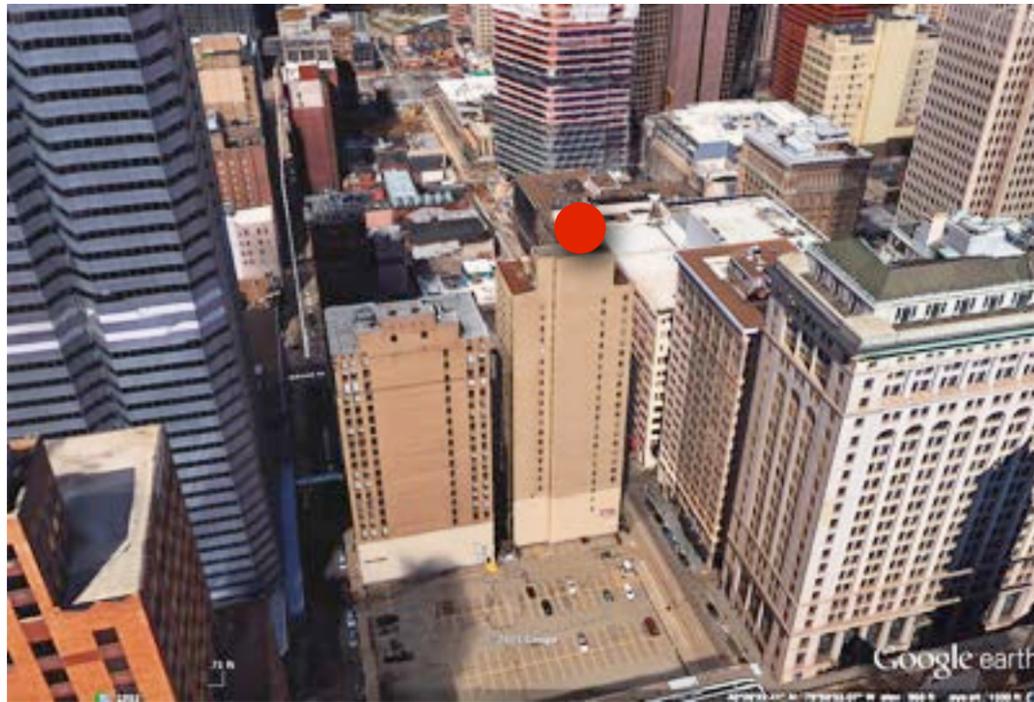
### Structural Engineer

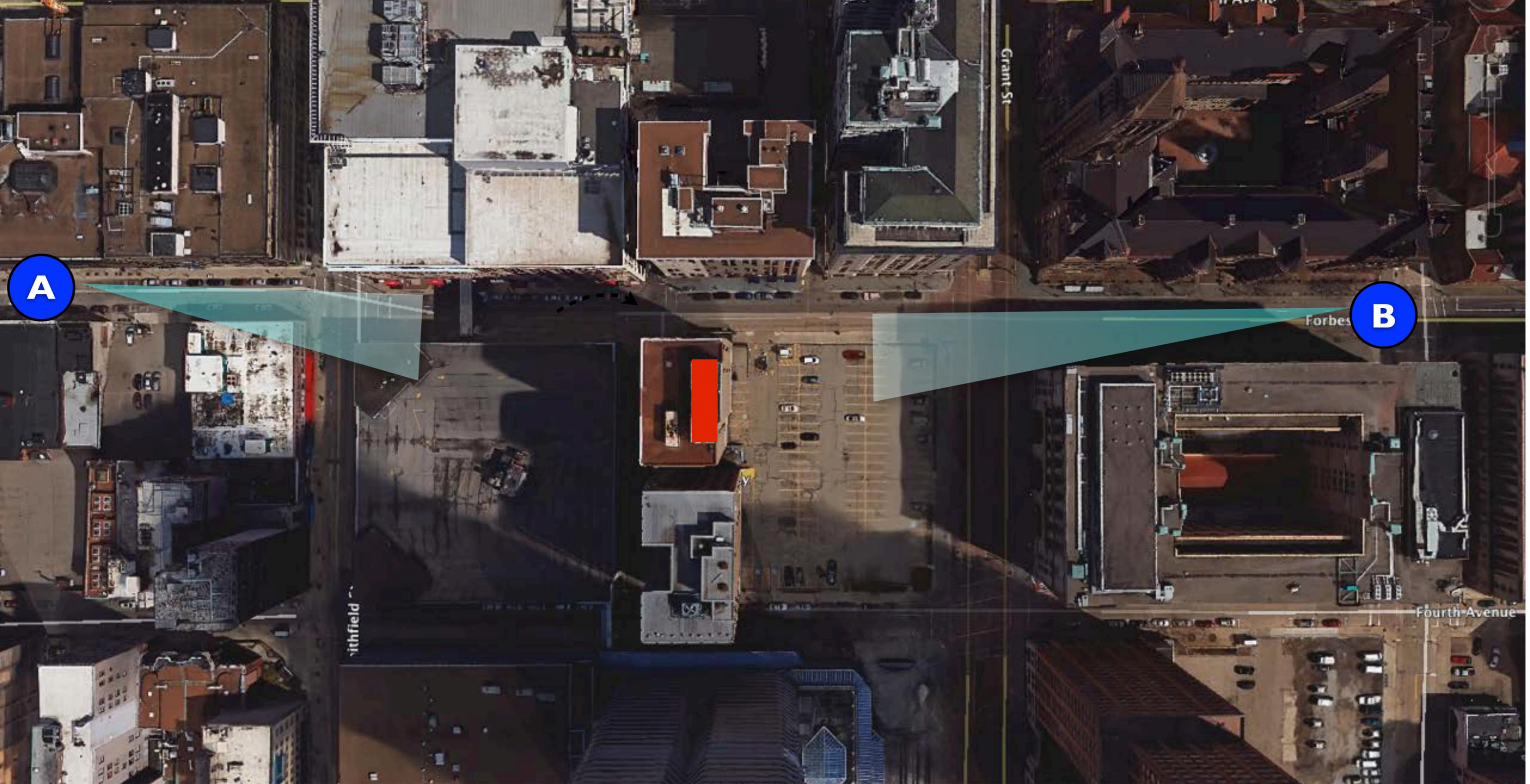
- HG Balcom
- Best known for the Empire State Building

### Contractor

- McClintic-Marshall Construction
- Best known for the Golden Gate Bridge and Panama Canal

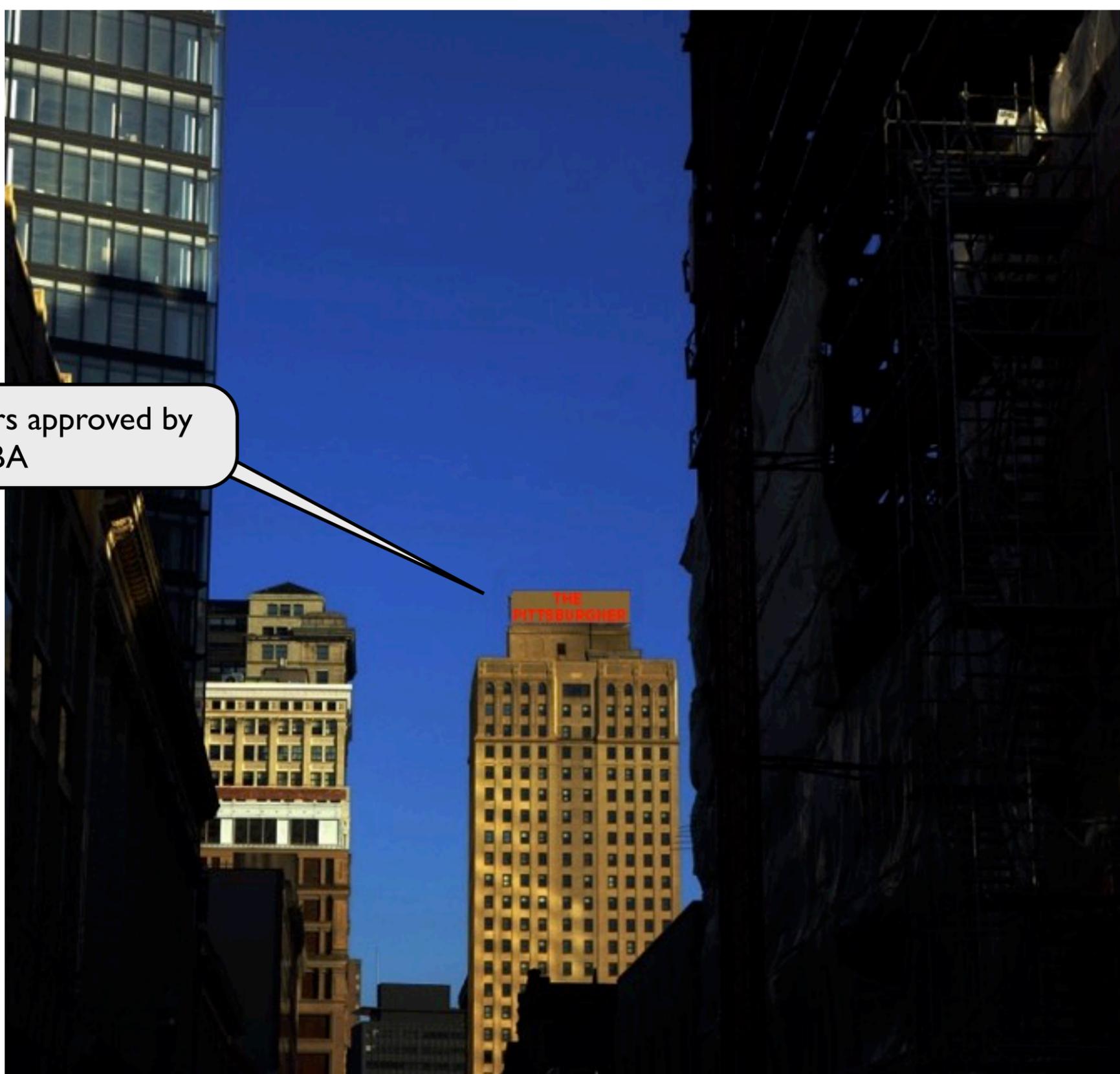








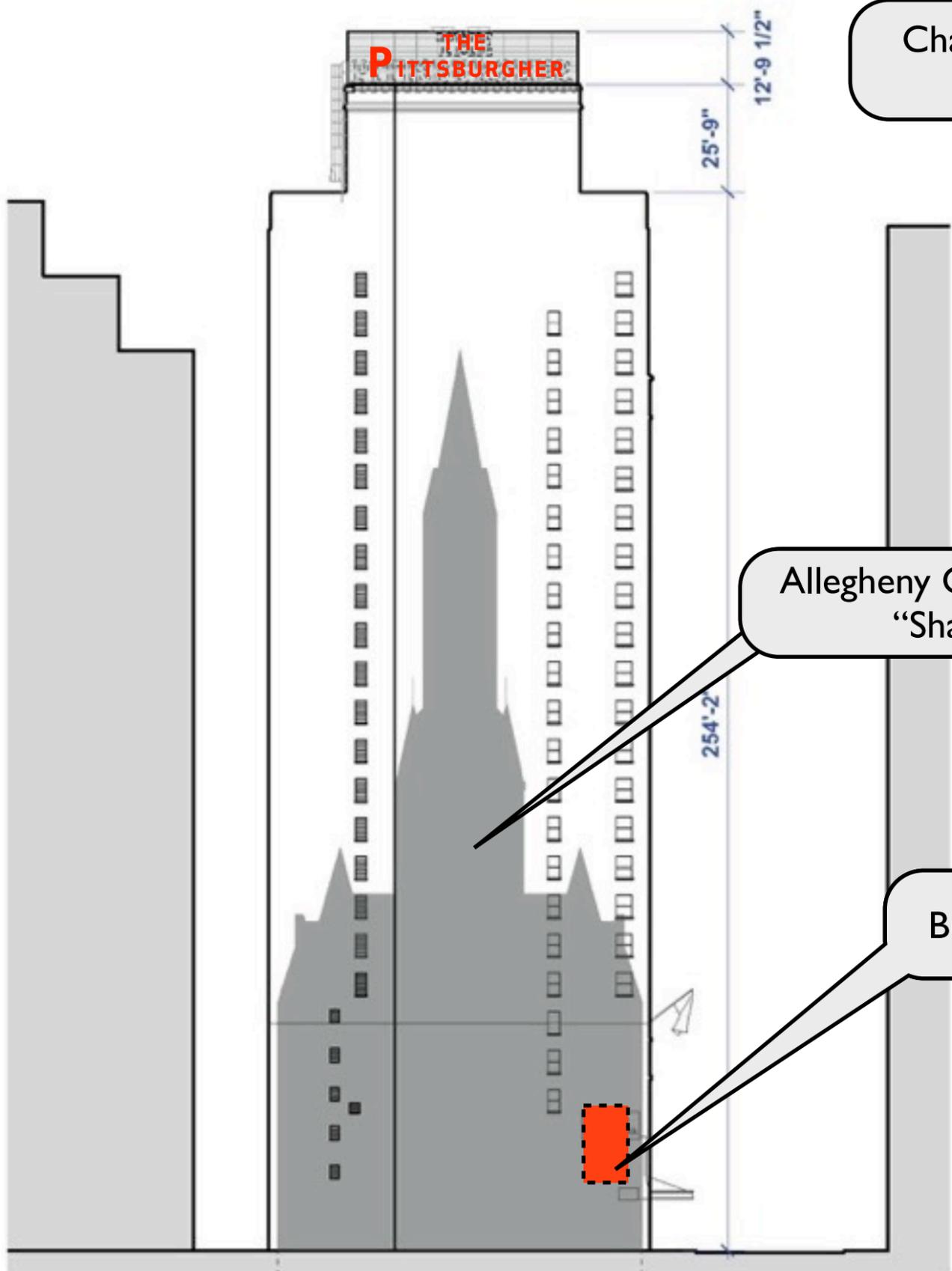
Channel Letters approved by ZBA



**View from Courthouse**

**View from Market Square**

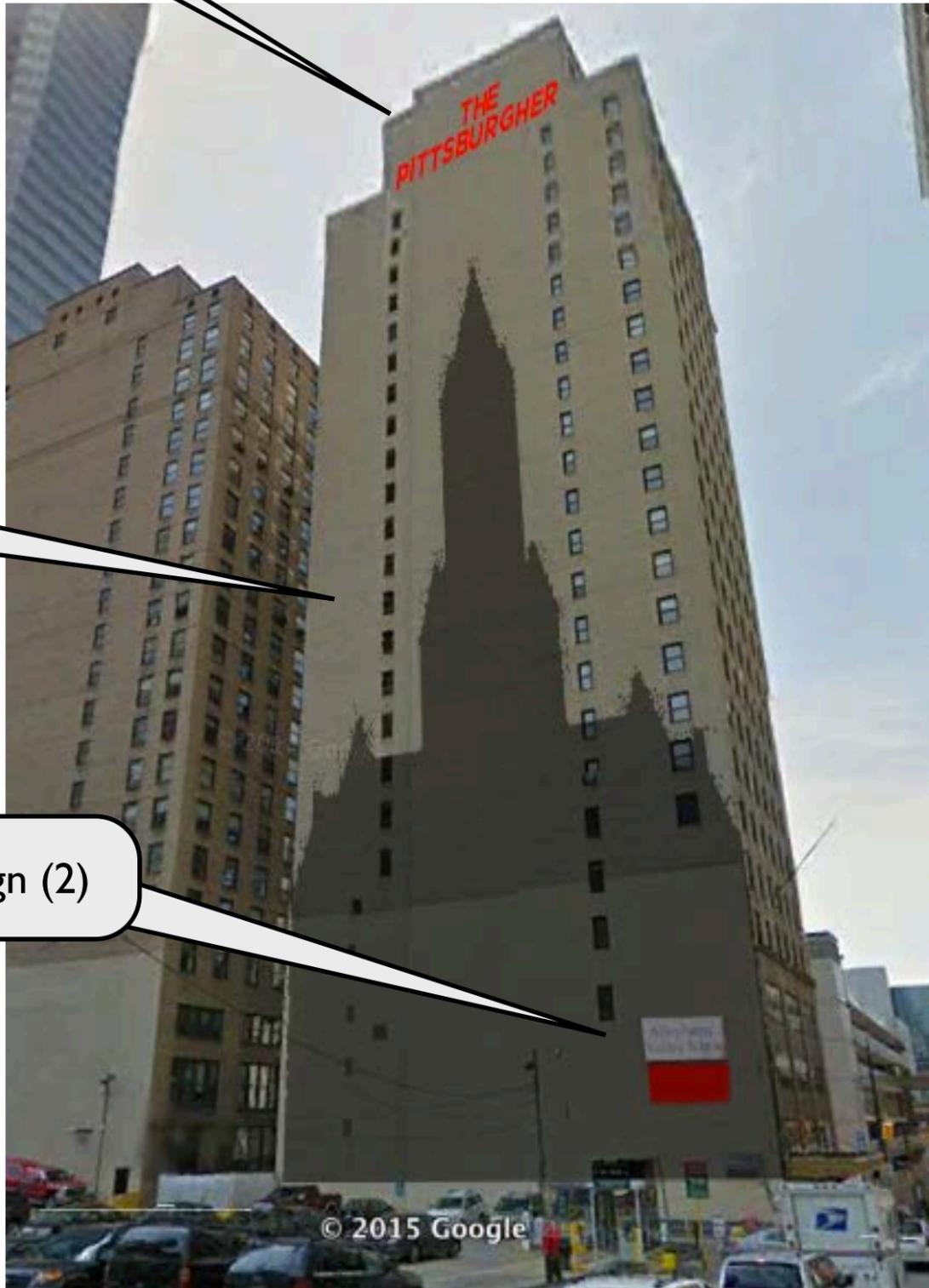
Lawyer's Building Renovation  
**THE PITTSBURGHER**



Channel Letters approved by ZBA

Allegheny County Courthouse "Shadow Mural"

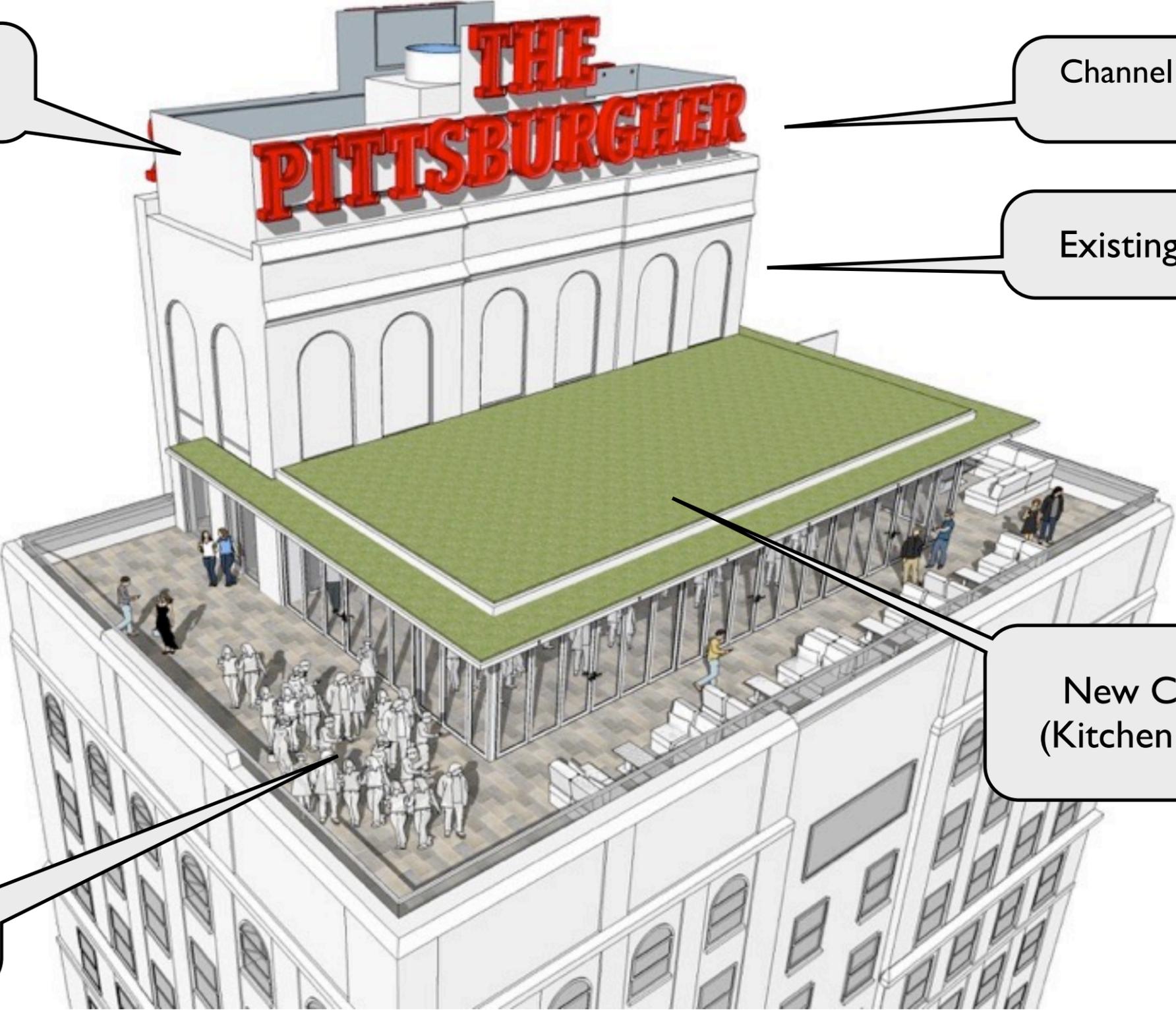
Business Identification Sign (2)



Cooling Tower enclosure  
(metal)

Channel Letters approved by  
ZBA

Existing Masonry Elev PH

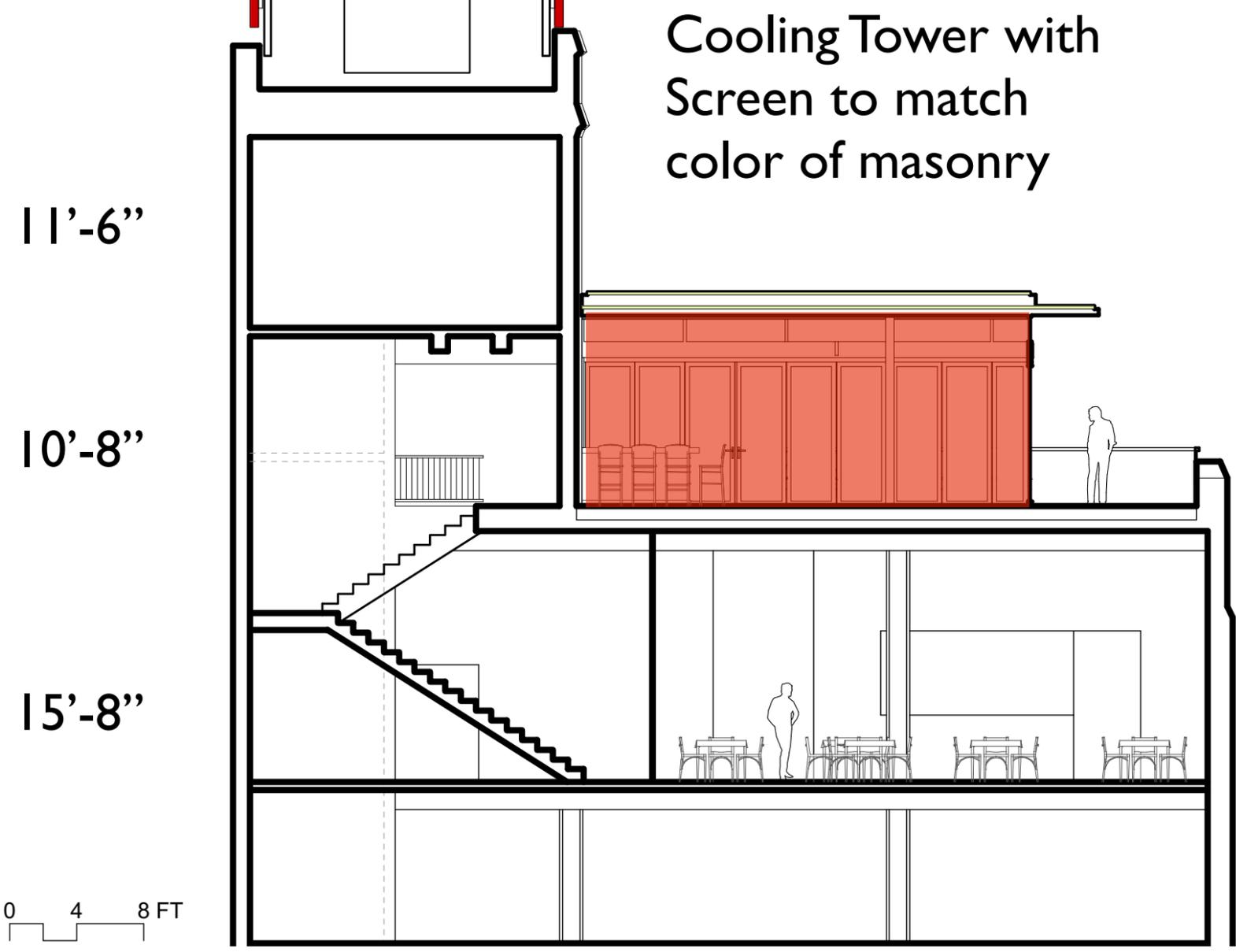


Roof Terrace

New Club Level Penthouse  
(Kitchen on 25th floor below)

Channel Letters approved by ZBA

Channel Letters approved by ZBA



Cooling Tower with Screen to match color of masonry

New Rooftop Club Level (26th Floor)

Existing Roof > Terrace

Existing 25th Flr (Kitchen)

NEW COOLING TOWER (SEE MECHANICAL DRAWINGS)

NEW EPDM ROOF MEMBRANE

Channel Letters approved by ZBA

Sign Size allowed:  
23,119 sf x .02 = 462 sf  
**Shown: 375 SF**

19'-10"

STRUCTURAL STEEL TUBE

EXPOSED FASTENER METAL PANEL SCREEN WALL

6" CHANNEL LETTERS (NOT IN CONTRACT)

STRUCTURAL STEEL TUBE

VIBRATION ISOLATION MOUNT (SEE MECHANICAL DRAWINGS)

REMOVABLE GALVANIZED METAL GRATING

STRUCTURAL STEEL TUBE

STRUCTURAL STEEL TUBE

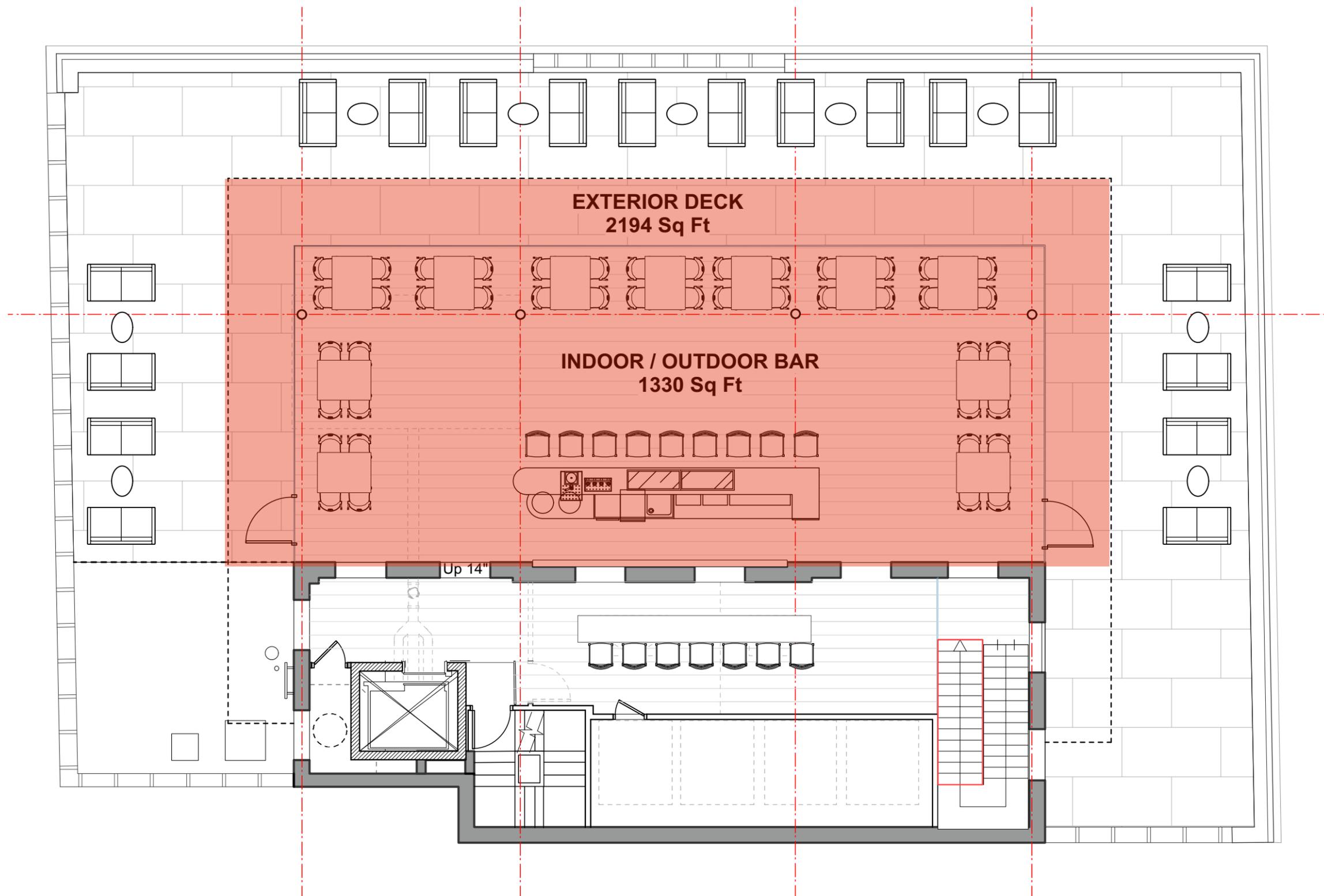
EXISTING CONCRETE DECK TO REMAIN

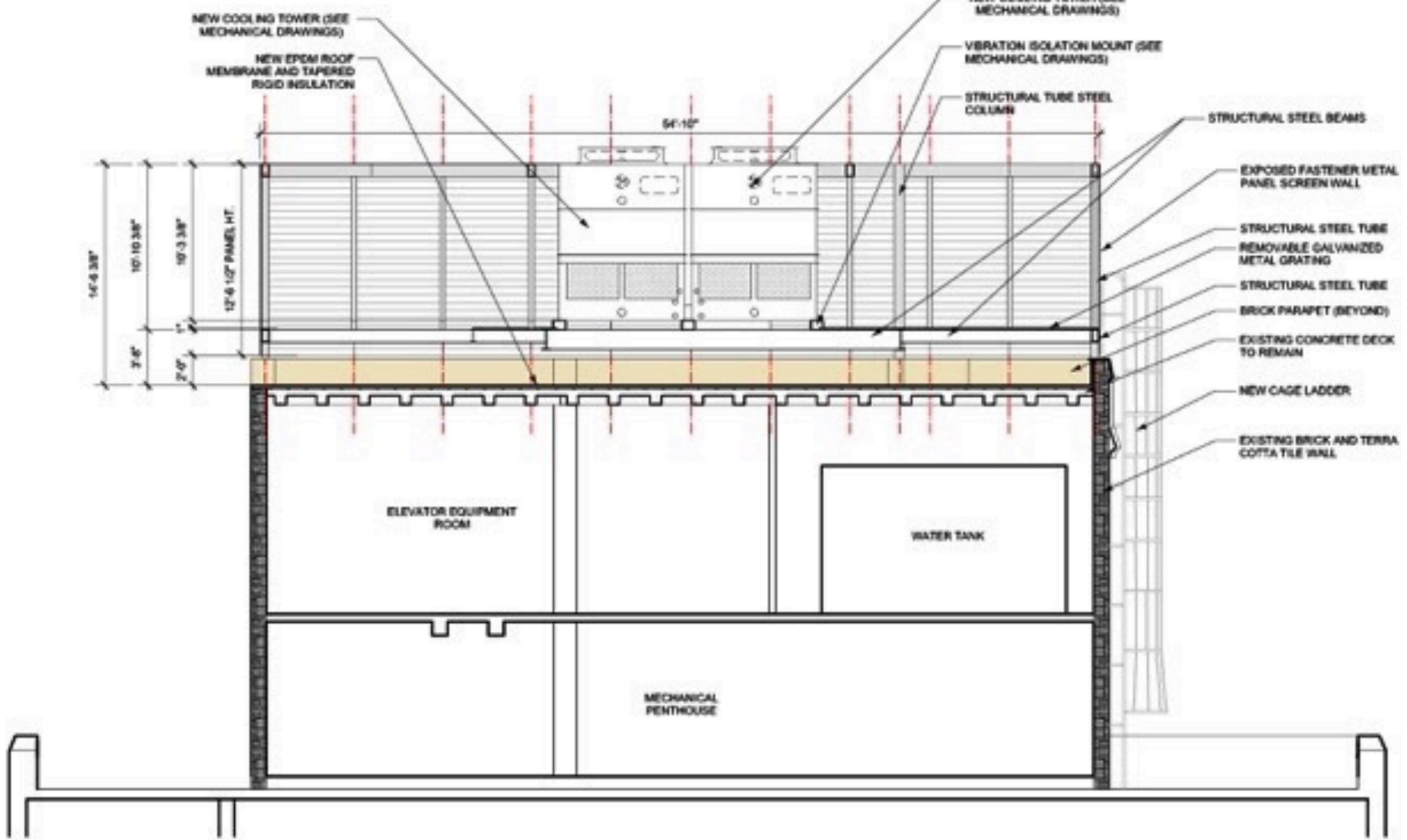
EXISTING BRICK AND TERRA COTTA TILE WALL

14'-6 3/8"  
10'-10 3/8"  
12'-6 1/2" PANEL HT.

3'-8"  
2'-0"  
1"

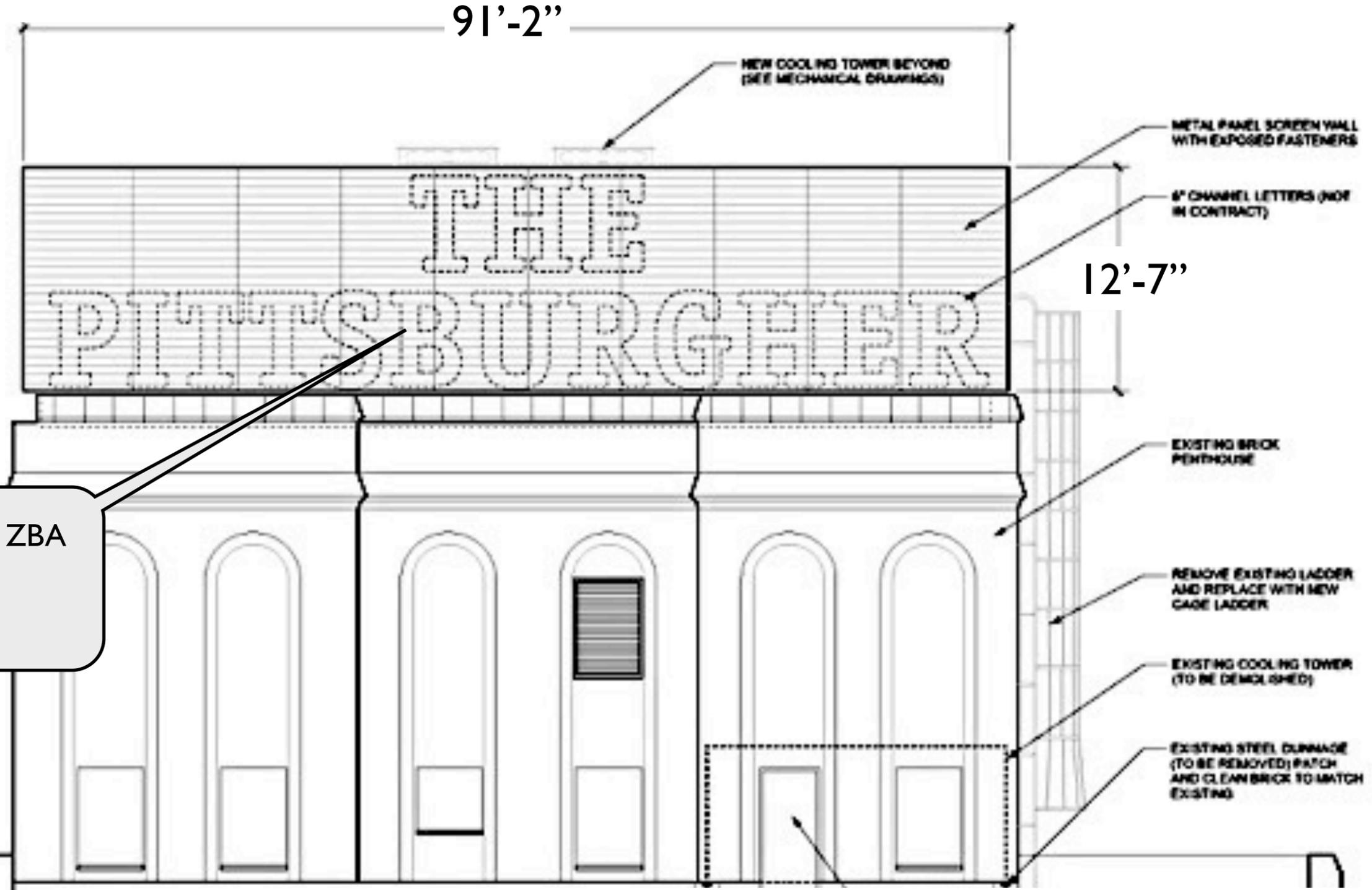
### Section DETAIL



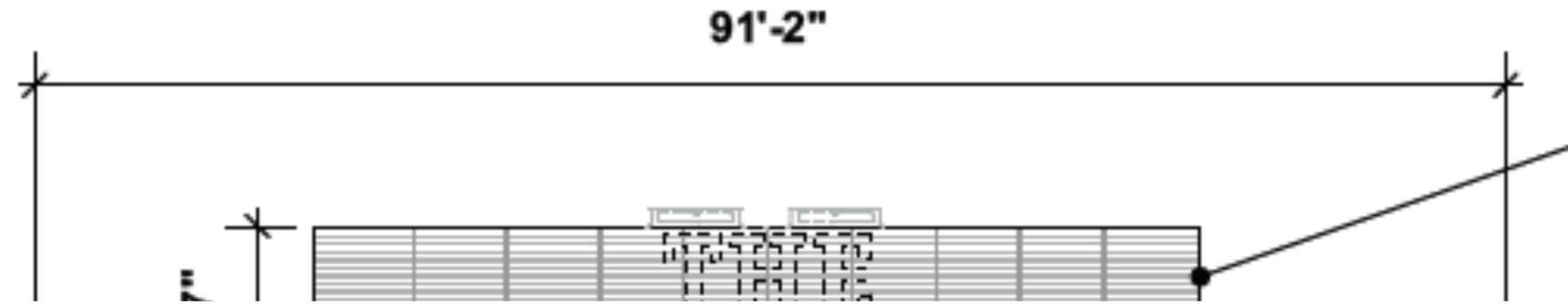


Cooling Tower Wall Enclosure Section

Channel Letters approved by ZBA  
Sign Size allowed:  
23,119 sf x .02 = 462 sf

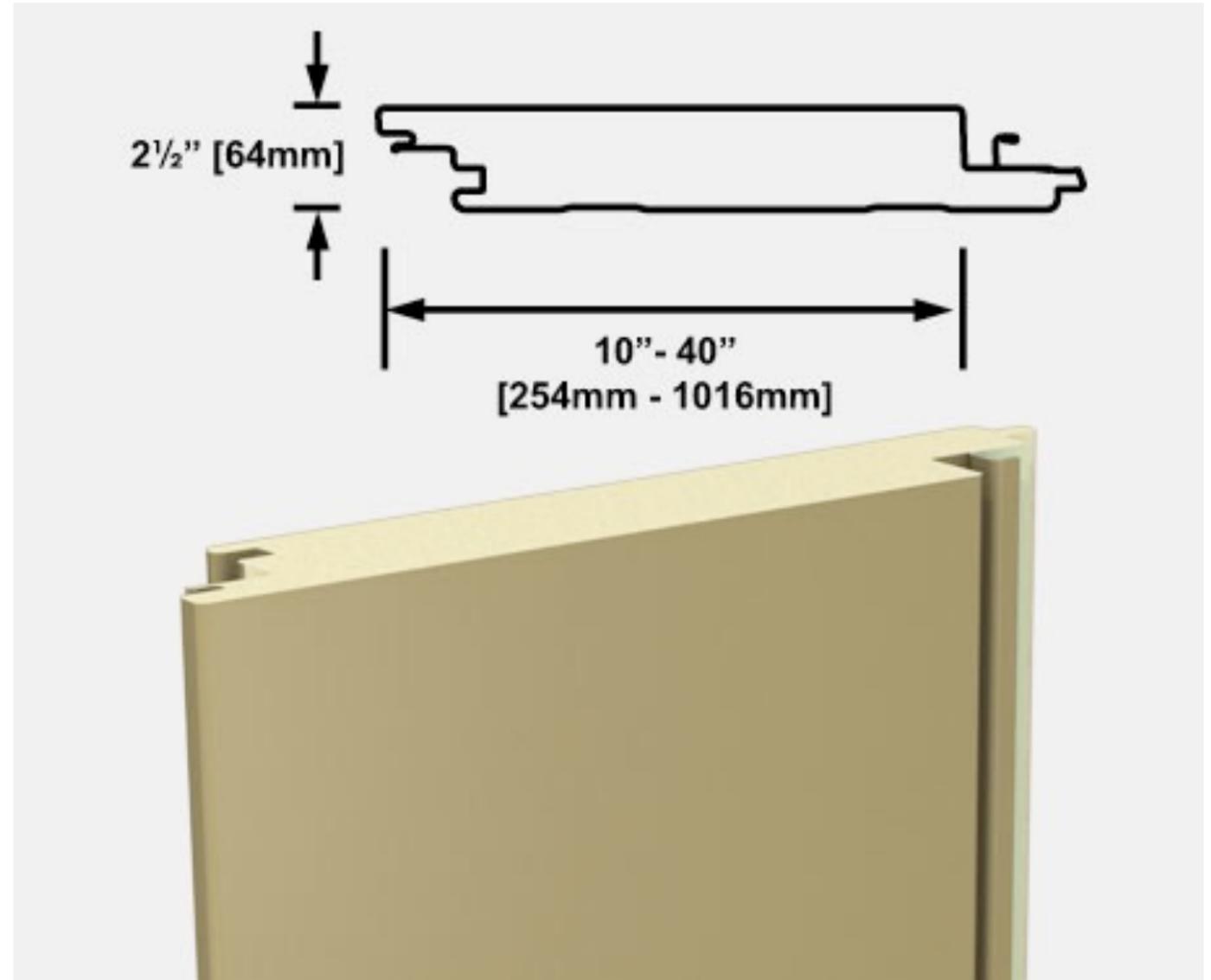
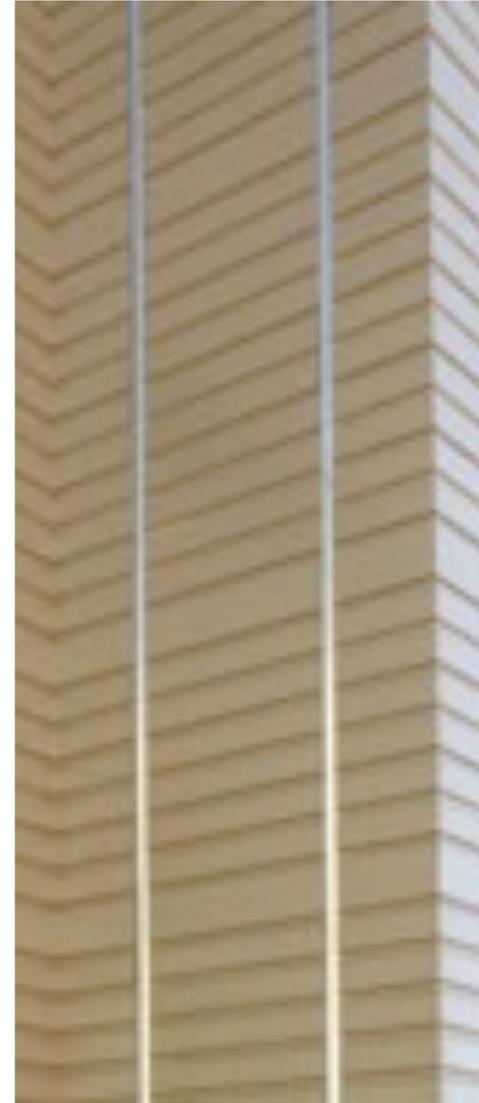


1 Cooling Tower Enclosure West E  
Scale: 3/16" = 1'-0"

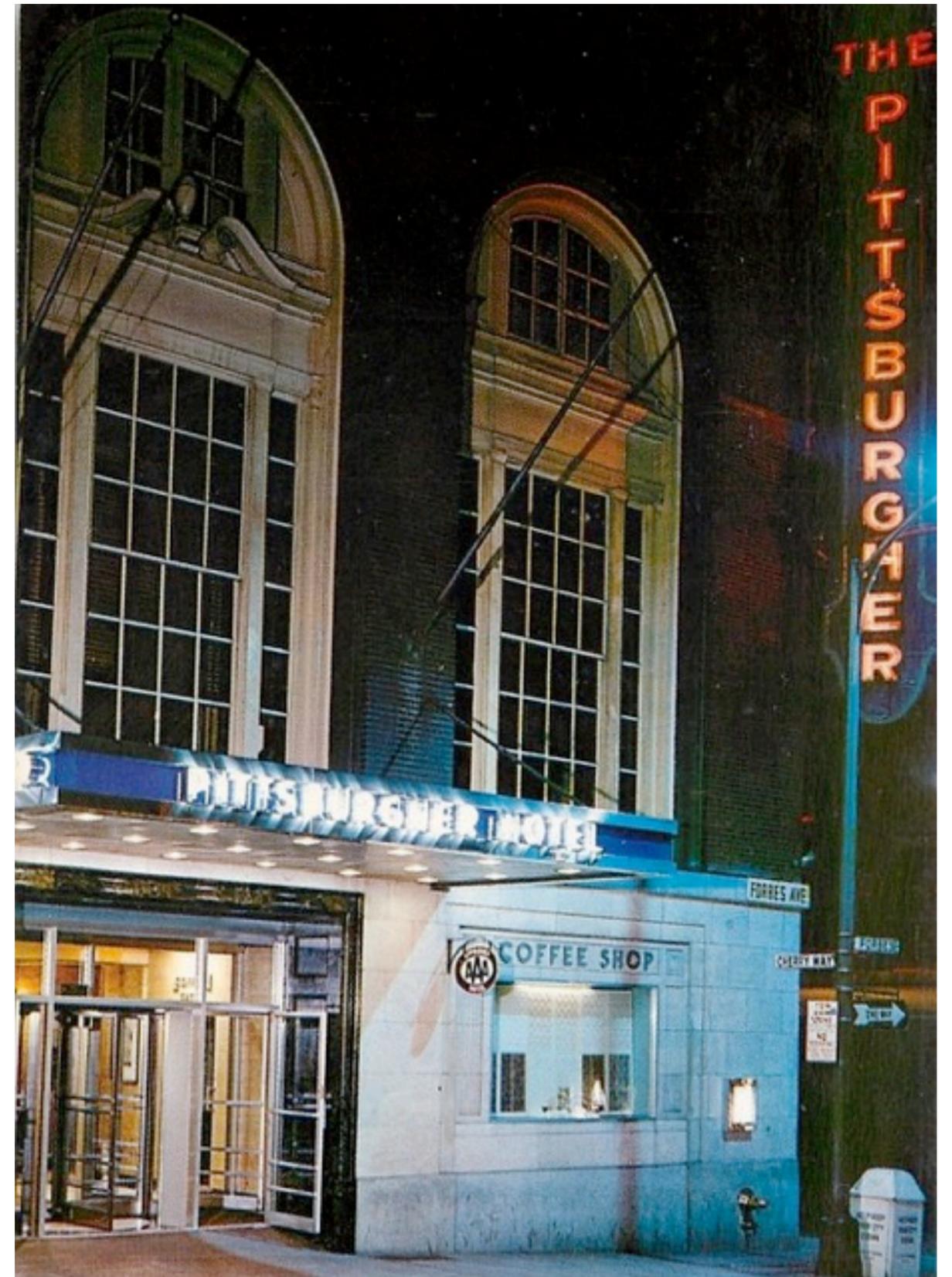


NEW COOLING TOWER  
SEE SHEET A 4.1 FOR  
INFORMATION

EXISTING MECHANICAL

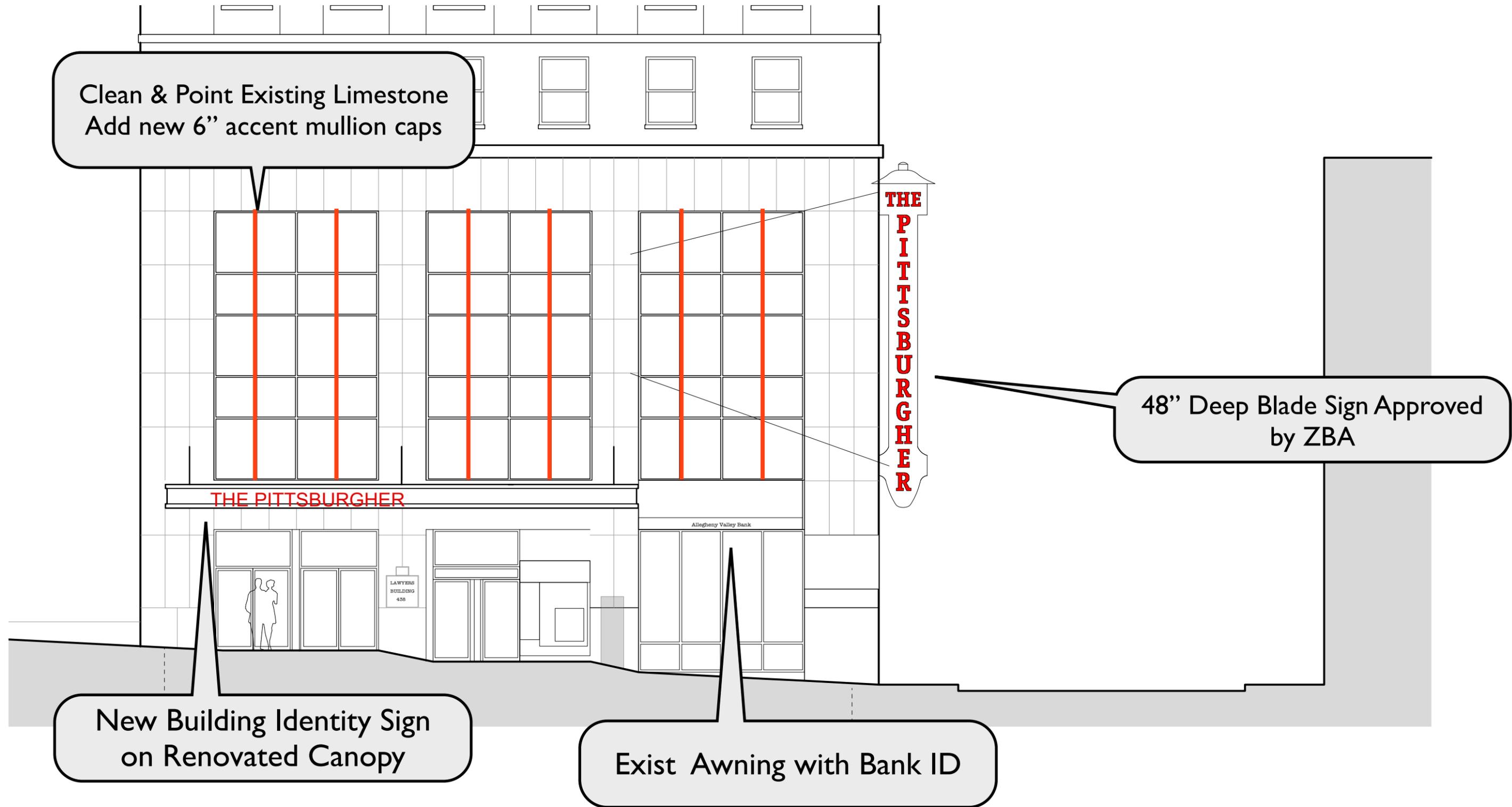


**Original Ground Floor Signs to be replicated**



Lawyer's Building Renovation  
**THE PITTSBURGHER**

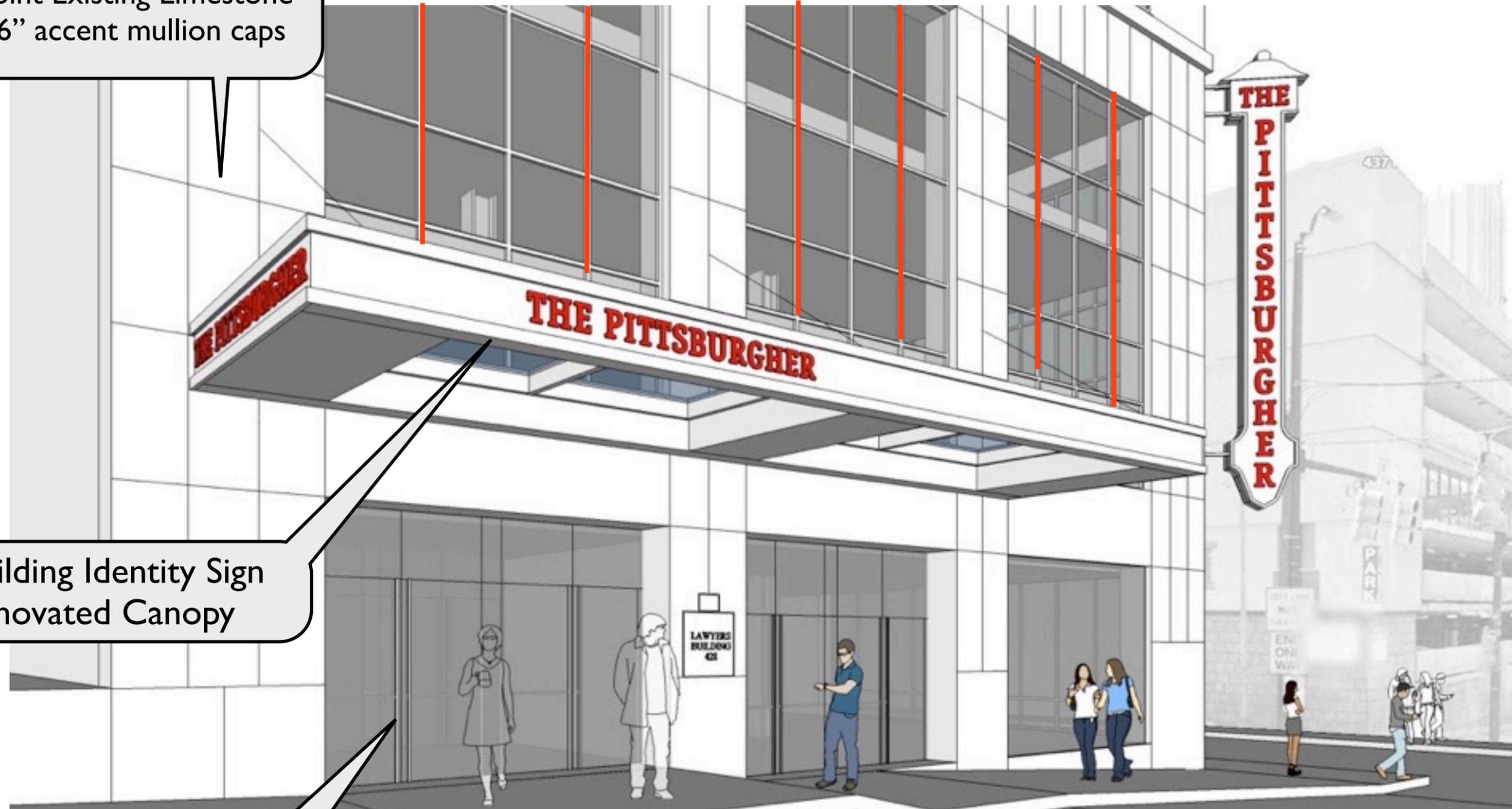
**Original Ground Floor Signs to be replicated**



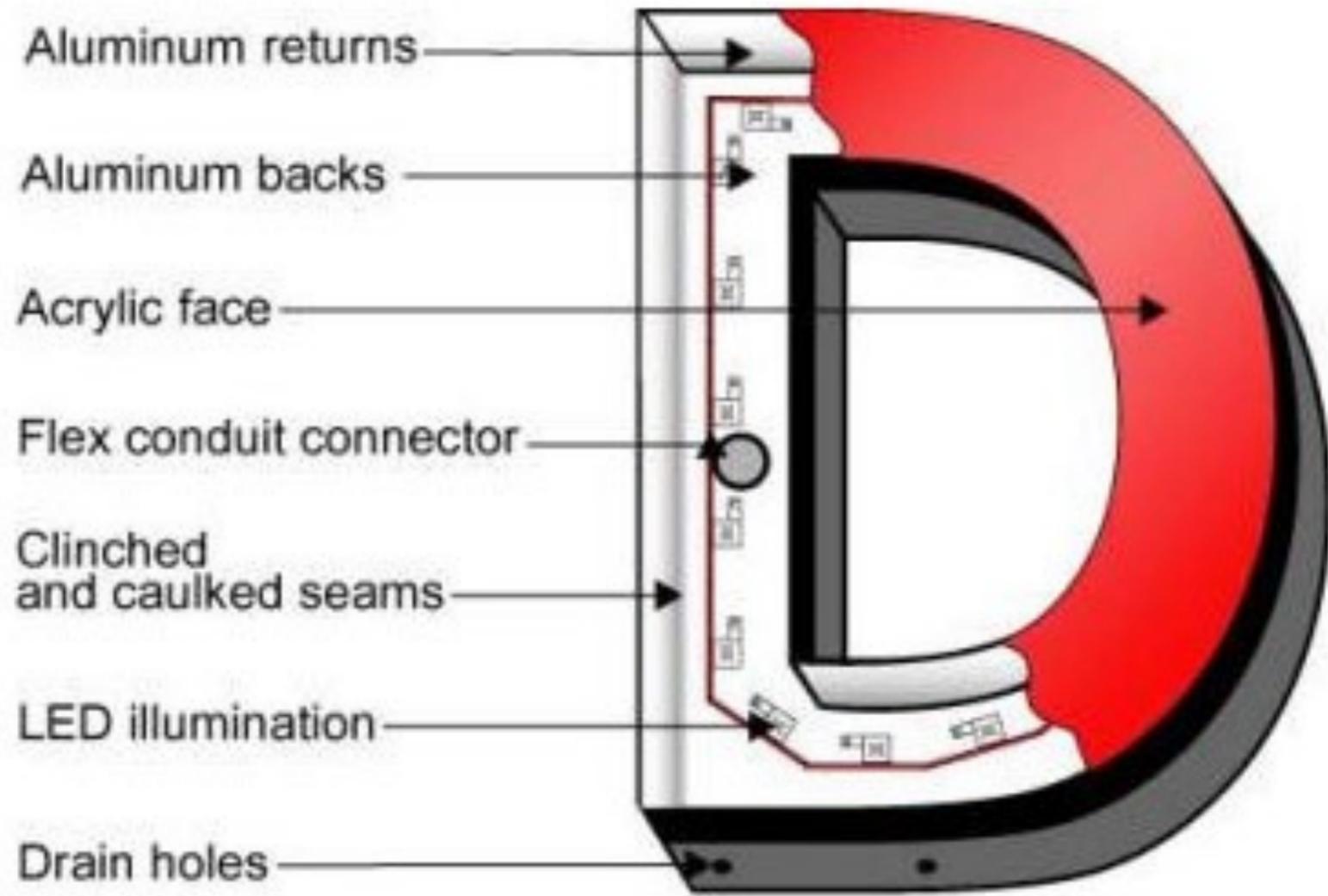
Clean & Point Existing Limestone  
Add new 6" accent mullion caps

New Building Identity Sign  
on Renovated Canopy

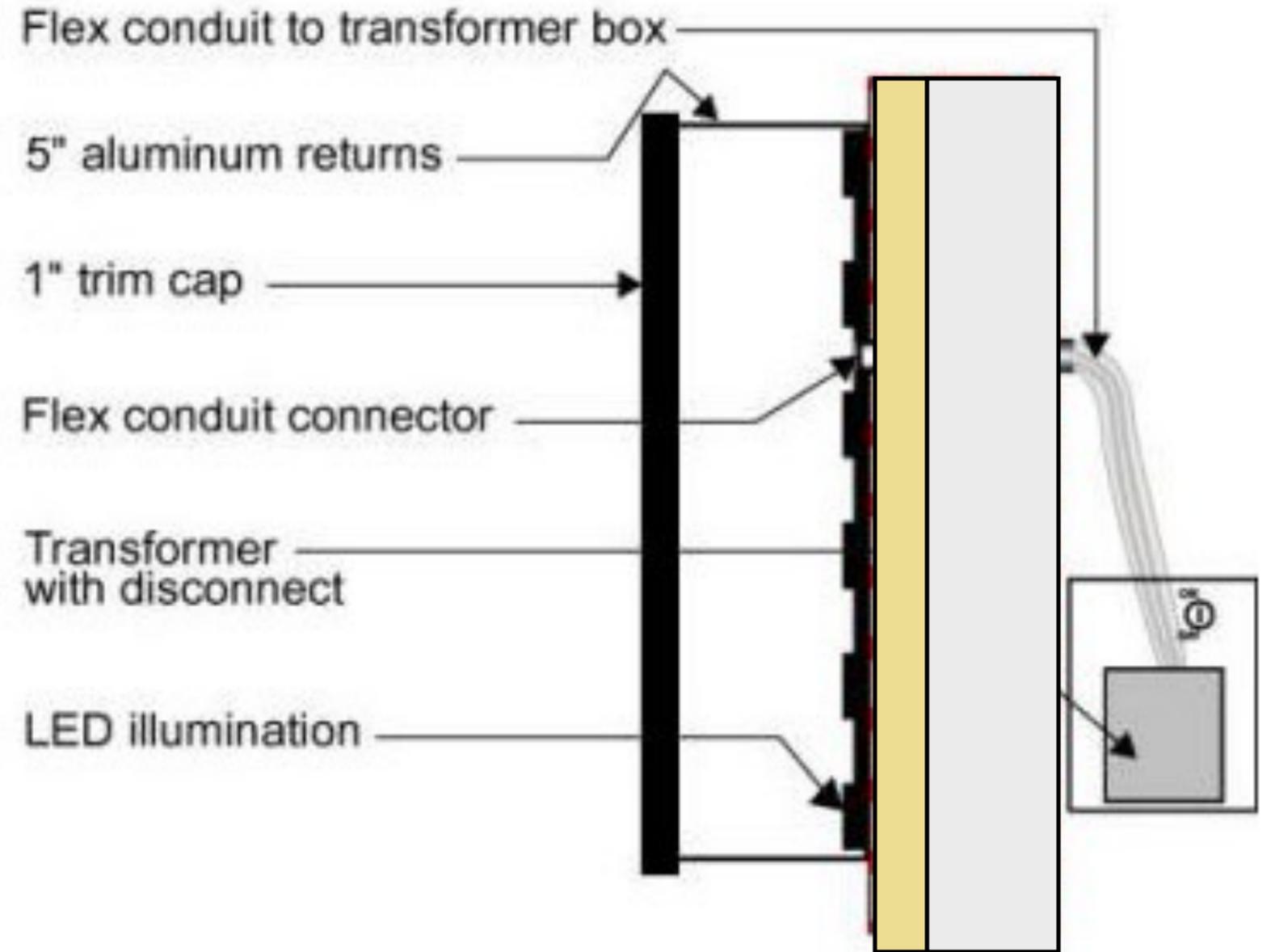
New All Glass Storefront



**Forbes Avenue Entrance: Reviving the  
Historic Canopy & Corner "Blade" Sign**



**FRONT VIEW**



**SIDE VIEW FLUSH MOUNT**

## Sign Construction Details:



**Sign Construction Details:**  
Note Font would be custom to match historic font