

City of Pittsburgh

DEPARTMENT OF CITY PLANNING  
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Date Filed:

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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>FAMILY LINKS</b>		Phone Number: (412) 343-7166	
Address: <b>2644 Banksville Road</b> City: <b>Pittsburgh</b>		State: <b>Pennsylvania</b>	Zip Code: <b>15216</b>
2. Applicant/Company Name: <b>Brenenberg Brown Group, Architects</b>		Phone Number: (412) 683-0202	
Address: <b>4018 Penn Ave.</b> City: <b>Pittsburgh</b>		State: <b>Pennsylvania</b>	Zip Code: <b>15224</b>
Applicant/Contractor ID: (assigned by the City)			
3. Development Name: <b>New Administrative Offices</b>			
4. Development Location: <b>East Liberty Ave at Rippey Street (Parking)</b>			
5. Development Address: <b>401 E. Liberty Avenue, Pgh &amp; 423 Selma St., Pgh.</b>			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition) <b>15206</b>			
Proposed Zoning District:	<b>Commercial Parking</b>	<b>Office Building - Existing</b>	
Present Use of Site: (Select from attached list)	<b>Residential - Empty Lot</b>	<b>Commercial Offices</b>	
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#: <b>87041</b>	Date Issued: <b>07-23-2004</b>	Existing Use of Property: <b>- Empty Was used for school, More recently for offices</b>	
8. Estimated Construction:	Exterior Work Start Date: <b>As soon as possible</b>	Occupancy Date: <b>4/30/2016</b>	Project Cost: <b>\$2,000,000</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): **Administrative Offices # 82**

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: **1. Removal of Asbestos (Under Way) 2. Exterior cleaning & repair of stone, replacement of some roofing & flashing, site improvements 3. Replacement of windows. 4. Complete interior renovation including Mechanical & Electrical Elements.**

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: 20,532 sq ft *gross*  
 Retained Area to be Renovated: 20,532 sq ft  
 To be Constructed: \_\_\_\_\_ sq ft  
 Building Footprint: 7,526 sq ft

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	3	52'	3	52'
Proposed Addition/Extension				

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

Type	Existing	Existing Height	Proposed	Proposed Height
<u>BOILER STRUCTURE</u>	1	10'	1	10'

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

17. Lot Area: 20,388 sq ft

18. On Site Parking:  N/A

	Existing	Proposed
Full (8 1/2' x 19')	-0-	13
Compact (7 1/4' x 16')	-0-	10
Handicap (13 1/2' x 19')	-0-	1

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

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

- YES                       NO

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

- Applicant requests PWSA to accept ownership of the sewer mains and/or water lines
- Applicant retains private ownership of sewer mains and/or water lines
- Not Applicable (Development does not include construction of sewer mains and/or water lines)

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

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

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

- Applicant requests to change or designate the name of a City Street.
- The proposed work includes a private structure (e.g. deck, porch, awning, sign, etc.) encroaching on a City dedicated right-of-way.
- Modification or reconstruction of City curbs.
- Design and construction of a new street where the Applicant will request the City to accept ownership of the street.
- Applicant requests the City to vacate an existing City street/sidewalk so the Applicant can use the property for private development.
- The proposed work will create an obstruction of traffic on City rights-of-way.
- The proposed work includes the excavation of a City street or sidewalk.
- The proposed work includes the placement of a demolition dumpster in a City right-of-way.
- The proposed work includes the addition, deletion and/or relocation of City street lights in a City right-of-way.

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

Applicant Signature: Charles A. Brown

# **FAMILYLINKS ADMINISTRATIVE OFFICES AT HIGHLAND AVENUE EAST LIBERTY, PITTSBURGH ZONE UNC with OVERLAY**

## **EXTENSION RENOVATIONS AS FOLLOWS:**

- **Cleaning of Exterior Stone & Brick**
- **Repair of Masonry and Joints**
- **Replacement or Repair of Roofing and Flashings**
- **Selective Replacement and Pointing of Facade Trim**
- **Replacement of Windows**
- **New Steps, Ramps, Handrails and Walks**
- **New Flower Bed Planter at Main Entry**
- **Fences at Side Yards**
- **Lawns and Landscaping**



© 2016 Google

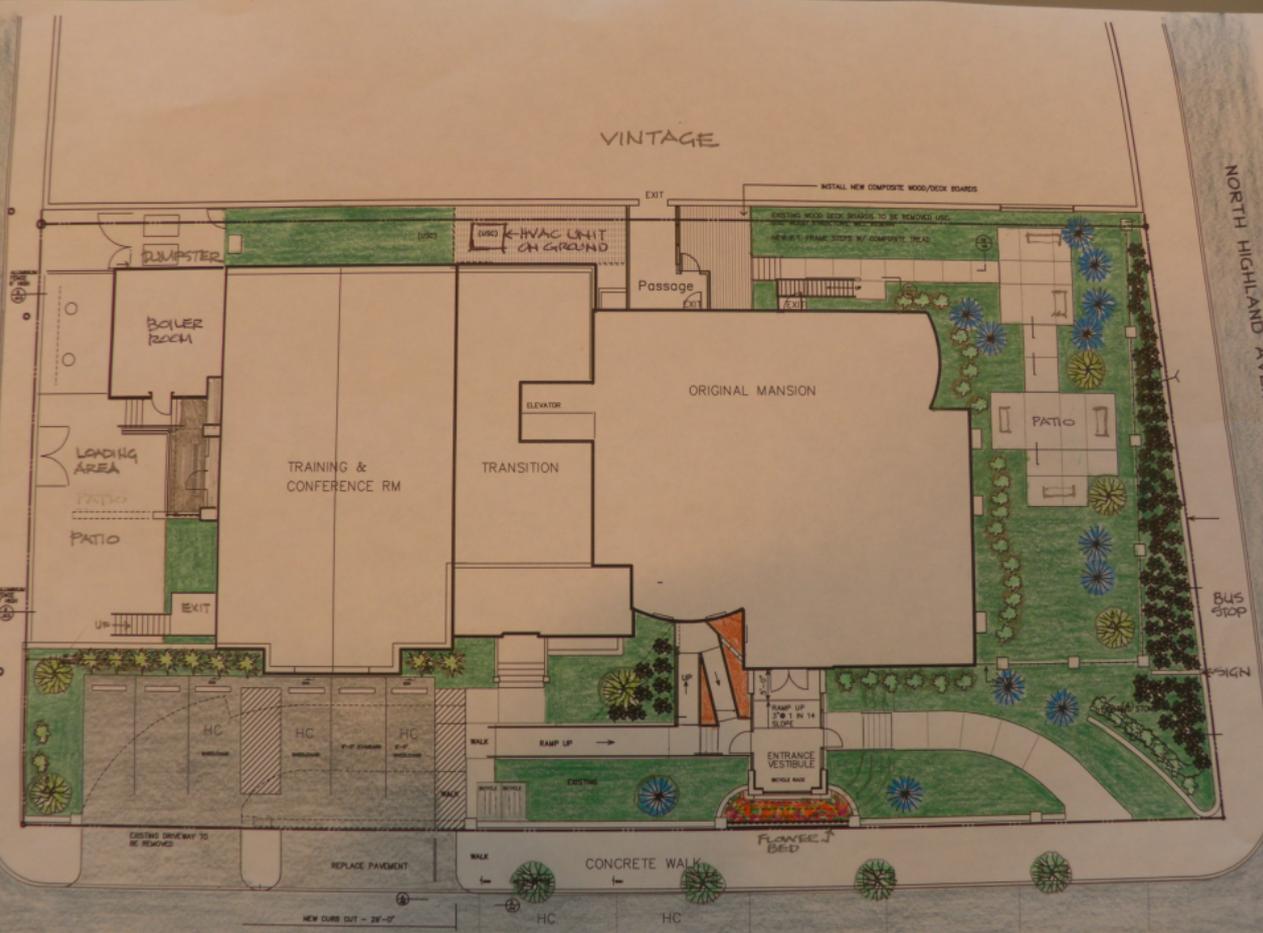
40°27'52"

SELMA STREET 30' R/W

NORTH HIGHLAND AVENUE

BUS STOP

VINTAGE



RIPPEY STREET 50' R/W

12 EVERGREEN  
10 DISTICHUS  
FAMILY LINKS OFFICES

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



  
familylinks

  
familylinks  
Strong Family



© 2015 Google

Google earth

feet  
meters



Google earth





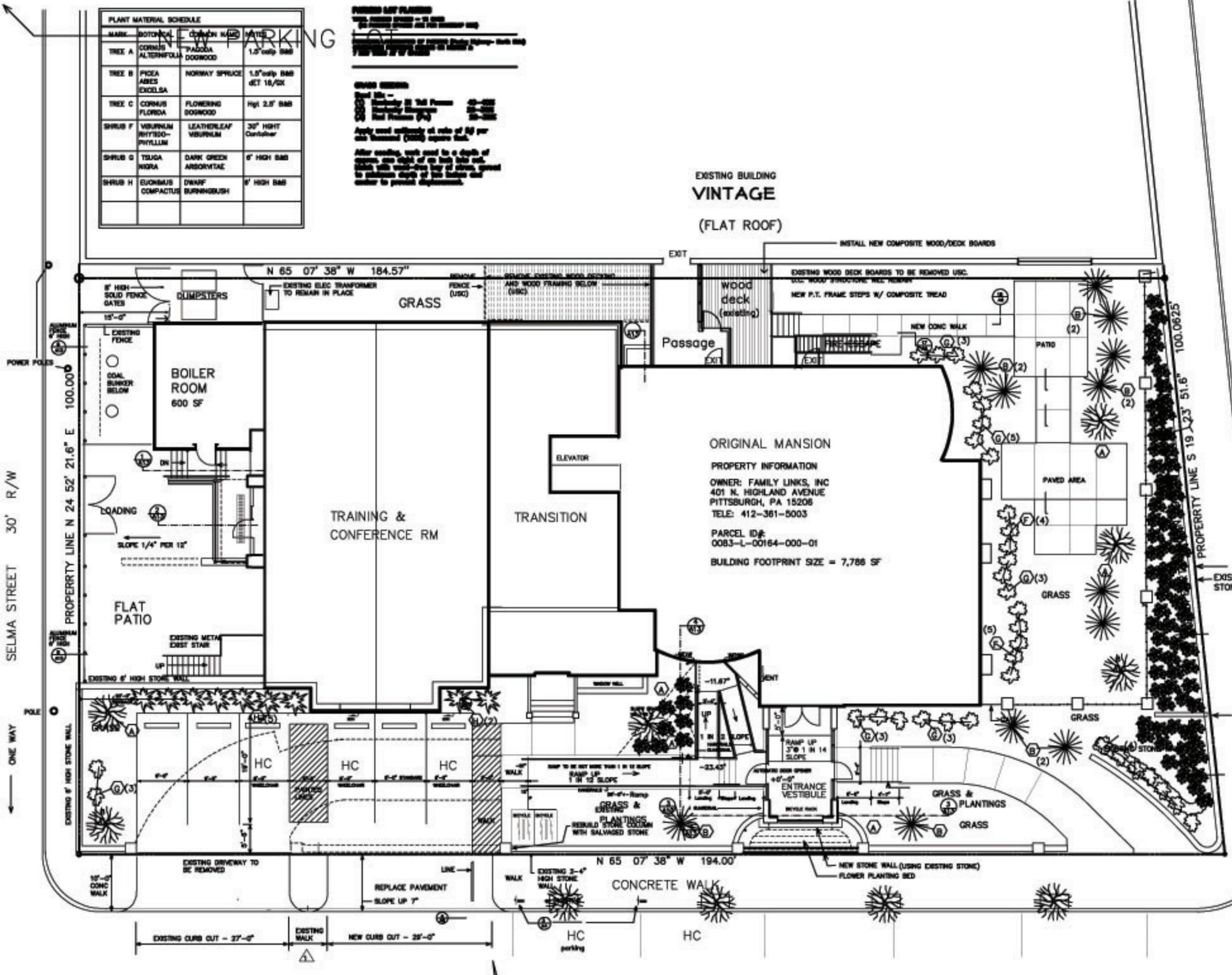
**Bruno E.C.**  
 Architects • Planners  
 Interior Design  
 4018 Penn A  
 Pittsburgh, PA  
 412/683-  
 (fax) 412/683

NORTH HIGHLAND AVENUE

MARK	BOTANICAL	COMMON NAME	NOTES
TREE A	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	1.5" calyx DBH
TREE B	PICEA ABIES EXCELSA	NORWAY SPRUCE	1.5" calyx DBH dct 18/GX
TREE C	CORNUS FLORIDA	FLOWERING DOGWOOD	Hgt 2.5' DBH
SHRUB F	VIBURNUM RHYTHIDOPHYLLUM	LEATHERLEAF VIBURNUM	30" HGT Cantaker
SHRUB G	TSUGA NIGRA	DARK GREEN ARBORVITAE	6' HIGH DBH
SHRUB H	EUCOMMIS COMPACTUS	DWARF BURNINGBUSH	6' HIGH DBH

**FINISH LAY PLANNING**  
 SEE FINISH SCHEDULE - 11.00  
 SEE FINISH SCHEDULE - 11.00  
 SEE FINISH SCHEDULE - 11.00

**GRADE NOTES**  
 Spot Elevations in this Plan are to be used for grading and paving only.  
 Apply sand uniformly at rate of 20 per one thousand (2000) square feet.  
 After seeding, work used to a depth of 1/2" and top dress with 1/2" of sand, spread to minimum depth of 1/2" before seeding to prevent displacement.



EXISTING BUILDING  
**VINTAGE**  
 (FLAT ROOF)

ORIGINAL MANSION  
 PROPERTY INFORMATION  
 OWNER: FAMILY LINKS, INC  
 401 N. HIGHLAND AVENUE  
 PITTSBURGH, PA 15208  
 TELE: 412-381-5003  
 PARCEL ID#:  
 0083-L-00164-000-01  
 BUILDING FOOTPRINT SIZE = 7,786 SF

**NEW ADMINISTRATIVE OFFICES FOR FAMILY LINKS AT**  
 401 N. HIGHLAND AVENUE  
 (EAST LIBERTY)  
 Pittsburgh, PA 1520  
 PHASE TWO INTERIOR IMPROVEMENT





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

Date Filed:

9-2-15

(Zoning Use Only)

PDP 15-193 PAID

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>CONTINENTAL TRAIL ESTATE COMPANIES</b>		Phone Number: (412) <b>476-3009</b>	
Address: <b>345 E. WATERGATE DRIVE, STE 300</b>		City: <b>HUMESTRAD</b>	State: <b>PA</b> Zip Code: <b>15120</b>
2. Applicant/Company Name: <b>BARVER/NESTOR, INC.</b>		Phone Number: (847) <b>763-1692</b>	
Address: <b>60 W. CEDAR SUITE #2A</b>		City: <b>CHICAGO</b>	State: <b>IL</b> Zip Code: <b>60616</b>
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: <b>BARBER RESTAURANT &amp; BAR</b>			
4. Development Location: <b>NORTH SHORE RIVERFRONT PARK</b>			
5. Development Address: <b>300 NORTH SHORE DRIVE, BLDG. 1B</b>			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	<b>N/A</b>		
Present Use of Site: (Select from attached list)	<b>104</b>		
7. If a Certificate of Occupancy exists, the following is required: <b>N/A</b>			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property:	
8. Estimated Construction:	Start Date: <b>10 / 1 / 15</b>	Occupancy Date: <b>3 / 1 / 16</b>	Project Cost: <b>\$ 50,000</b>
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): <b>113</b>			
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:			
<b>PROPOSED OUTDOOR SEATING AREA w/ NEW DAILINGS, FIREPLACE, LIGHTING, NEW OVERHEAD DOOR - EXIST. WALL OPENINGS, &amp; NEW SIGNAGE/AWNING (BY OTHERS)</b>			
12. Is a Land Operations Permit needed? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, <a href="http://www.city.pittsburgh.pa.us/bbi/">http://www.city.pittsburgh.pa.us/bbi/</a> )			



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

14. Gross Floor Area:  
 Existing to be Razed: N/A sq ft  
 Existing to be Retained: ~ 7050 sq ft  
 Retained Area to be Renovated: ~ 2050 sq ft  
 To be Constructed: N/A sq ft  
 Building Footprint: 14,500 sq ft (NO CHANGE)

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	3	± 50	N/A	N/A
Proposed Addition/Extension			N/A	N/A

Provide Accessory Structure Type(s) and Height(s):  
N/A →

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

17. Lot Area: ± 14,500 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:  
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<u>NA</u>	New Water Service Connection(s)	<u>N/A</u>	Termination of Existing Water Service Tap(s)
<u>N/A</u>	New Sewer Service Connection(s)	<u>N/A</u>	Termination of Existing Sewer Service Tap(s)

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

YES       NO

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

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

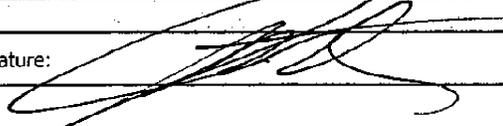
- Public Property, Existing City Street       Private Property       Not Applicable
- Public Property, New City Street to be constructed as part of the development/project

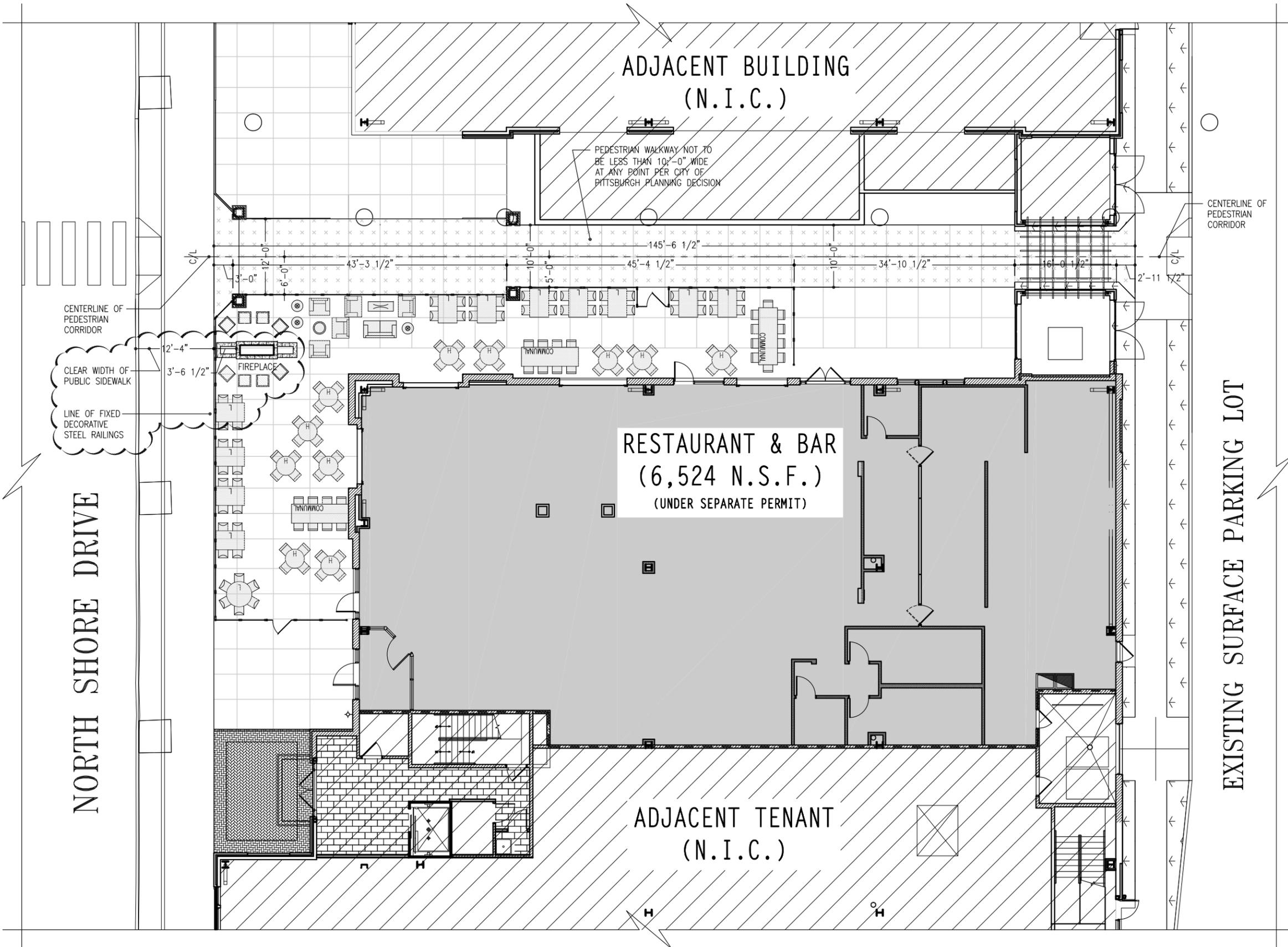
**WORK IN AND AROUND THE CITY RIGHTS-OF-WAY**

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

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- The proposed work includes a private structure (e.g. deck, porch, awning, sign, etc.) encroaching on a City dedicated right-of-way.
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- Design and construction of a new street where the Applicant will request the City to accept ownership of the street.
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- The proposed work includes the excavation of a City street or sidewalk.
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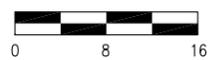
26. Applicant will be applying for a Visitability Tax Credit?       Yes       No

Applicant Signature:  **JONATHAN JUNG (EACRE/NESTORING)**



**SP101 PARTIAL SITE PLAN**

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



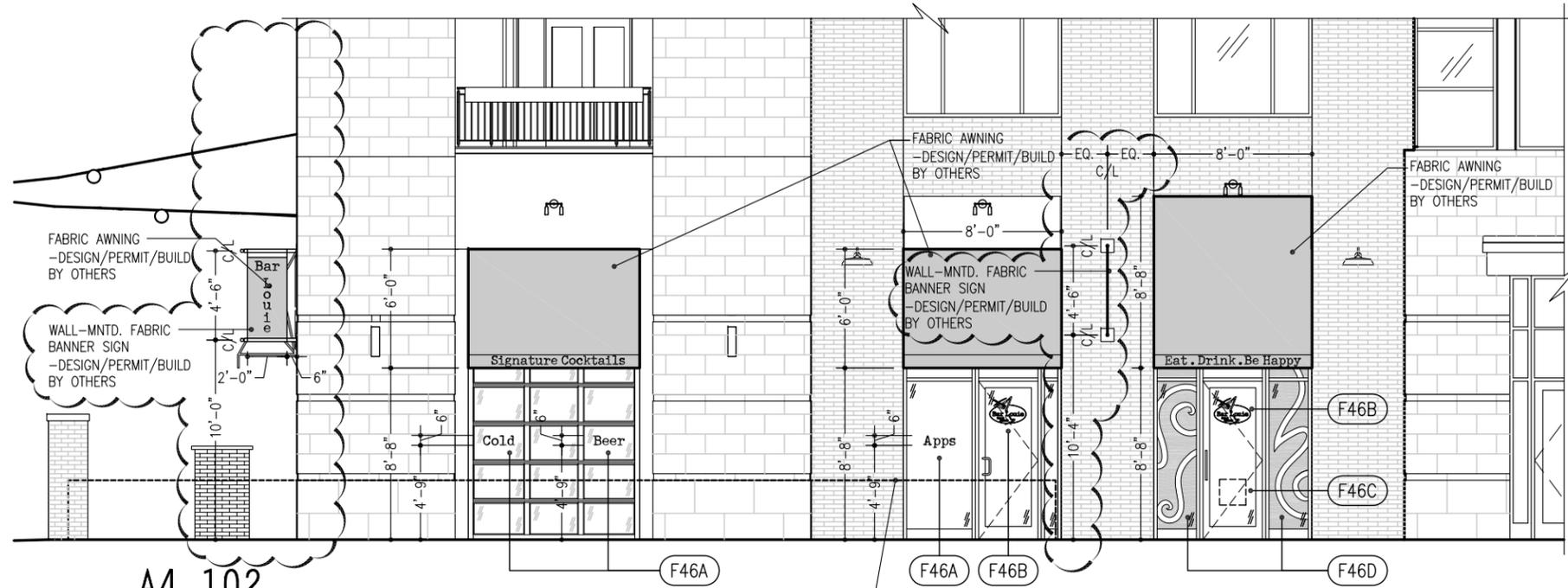
PROJECT NUMBER:	NT15140
DRAWING NAME:	SitePlan.dwg
ISSUE DATE:	16 SEPT 15
DRAWN BY:	JL

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n e s t o r  
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A R C H I T E C T U R E + D E S I G N  
600 W. CERMAK #2A CHICAGO, IL 60616  
TEL: 847+763+1692 FAX: 847+763+1697

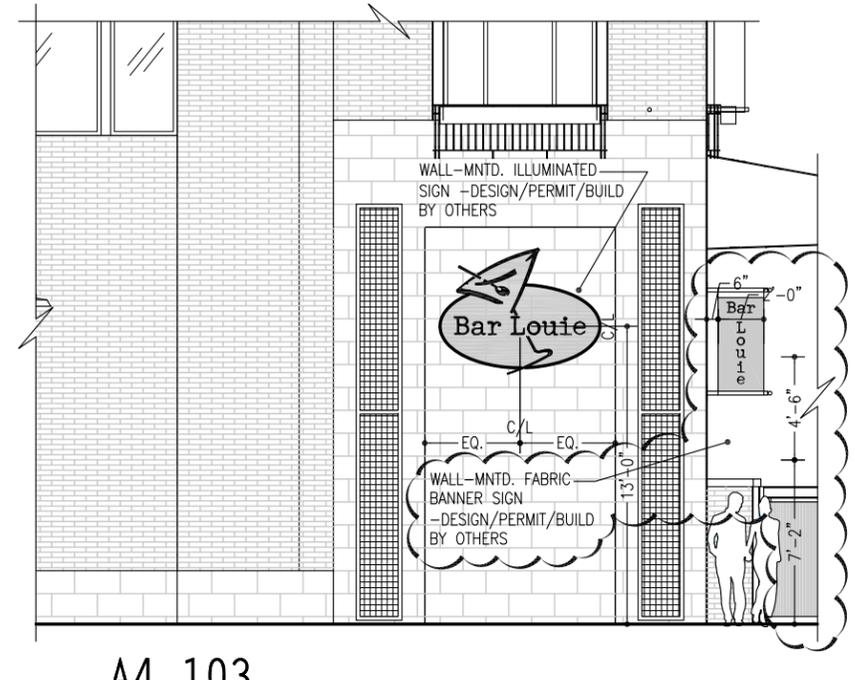
PROPOSED OUTDOOR PATIO EXPANSION FOR:  
**RESTAURANT & BAR**  
NORTH SHORE RIVERFRONT PARK  
330 NORTH SHORE DRIVE  
BUILDING 1B  
PITTSBURGH, PA 15212

SHEET NUMBER:





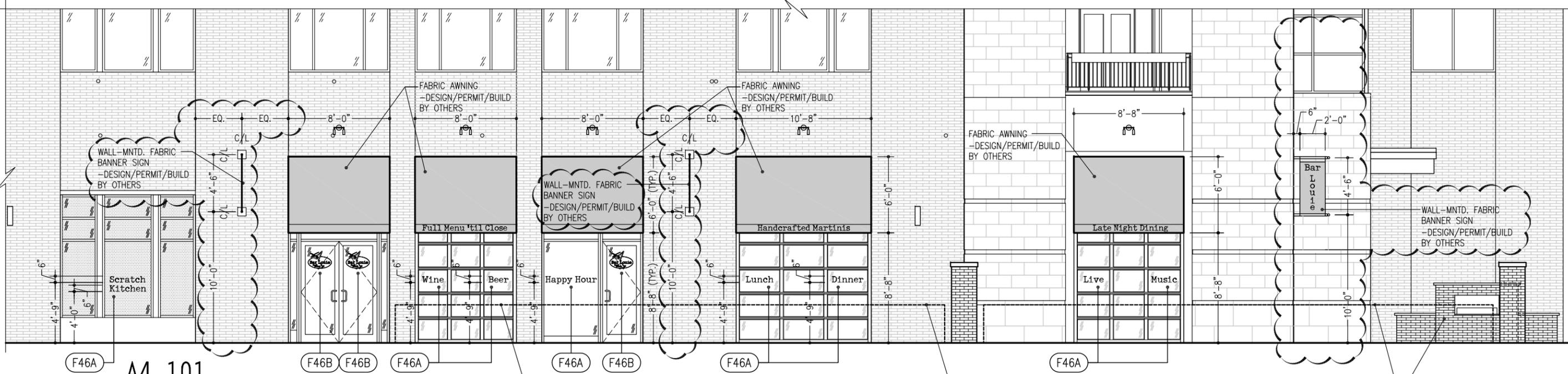
A4.102



A4.103

NOTE TO PERMIT PLAN REVIEWER:  
SIGNAGE/AWNING ARE NOT PART OF THIS PERMIT SET AND SHOWN ONLY FOR REFERENCE/BID.

ALL EXTERIOR SIGNAGE TO BE DESIGN/  
PERMIT/ BUILD BY OTHERS. G.C. TO  
PROVIDE ELECTRICAL POWER AS PART  
OF THIS PERMIT SUBMITTAL.



A4.101

FINAL DIMENSIONS FOR ALL  
ALUMINUM/GLASS STOREFRONT SYSTEMS  
TO BE VERIFIED ON FUTURE SHOP  
SUBMITTALS OR IN THE FIELD AFTER  
CONSTRUCTED



# EXTERIOR SIGNAGE & VINYL GRAPHICS ELEVATIONS

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



PROJECT NUMBER:	NT15140
DRAWING NAME:	A4.1.dwg
ISSUE DATE:	16 SEPT 15
DRAWN BY:	JJ

+  
 n e s t o r  
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 a r k @ r  
 + b a r k @ r  
 A R C H I T E C T U R E + D E S I G N  
 CHICAGO, IL 60616  
 600 W. CERMAK #2A  
 TEL: 847+763+1692  
 FAX: 847+763+1697

PROPOSED OUTDOOR PATIO EXPANSION FOR:  
**RESTAURANT & BAR**  
 NORTH SHORE RIVERFRONT PARK  
 330 NORTH SHORE DRIVE  
 BUILDING 1B  
 PITTSBURGH, PA 15212

SHEET NUMBER:  
**A4.1**

# RESTORATION HARDWARE

## LAGUNA FIRE TABLES AND COLUMNS



Square Fire Table



Tabletop Ventless Fire Column

Floor Ventless Fire Column



Propane Tank Cover



Rectangular Fire Table

Square Fire Table	42" Sq., 25"H; 137 lbs.
Rectangular Fire Table	60"L x 42"W x 25"H; 192 lbs.
Small Floor Ventless Fire Column	11" Diam., 32"H
Large Floor Ventless Fire Column	14" Diam., 38"H
Small Tabletop Ventless Fire Column	9" Diam., 11½"H
Large Tabletop Ventless Fire Column	11" Diam., 14"H
Propane Tank Cover	15¾" Sq., 20"H; 37½ lbs.

 **Unlimited Delivery** at a low flat rate based on delivery area. See a store associate or our website for details.

Fire tables and columns are delivered in 1-2 weeks, and fire columns and coordinating accessories are delivered in 3-7 business days, in most US metropolitan areas. See our website for delivery to Canada, pricing and additional views. Catalog and Web only.

### FEATURES

Add the ambience of fire with our modernist fire tables and ventless fire columns.

- Made from lightweight, heat-resistant fibercast concrete
- Like natural stone, fibercast concrete will develop a patina when left outdoors; finish varies, and no two are exactly alike
- Tempered glass shelters the flame from breezes
- Available in weathered slate or sand finish
- Fire table is topped with decorative lava rocks and includes 8' connector hose
- Fire column includes river rocks and a stainless steel snuffer
- Adjustable flame control
- Fire tables available in propane, natural gas and ventless fuel options. Note: propane fire tables cannot be converted to natural gas

- Propane tank covers have leveling feet and a hole for hose to pass through; covers double as sturdy side tables
- Fire tables require professional installation by a licensed contractor
- For outdoor use only
- Laguna Fire Tables ship with a basic weather resistant PVC cover; prolong the life of your fire table with our Sur Last® custom-fit outdoor cover (sold separately)

### CARE

Avoid letting water stand on the surface. Clean with a damp cloth. Wipe exterior surfaces with a mild dishwashing soap or baking soda, and rinse clean with water. Avoid abrasive soaps and cleansers. Wipe up spills quickly to avoid staining. When not in use, a custom-fit cover must be used to guard against moisture and the elements. This will protect the finish and prolong the life of the fire tables and columns.



Weathered Slate



Sand

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*(Zoning Use Only)*

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- 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: Brothers Property Mgmt Phone Number: (     )

Address: Two Alhambra Plaza Ste 1280 City: Coral Gables State: FL Zip Code: 33134

2. Applicant/Company Name: Barber and Hoffman, Inc. Phone Number: (724) 741-0848

Address: 215 Executive Dr Suite 202 City: Cranberry Twnshp State: PA Zip Code: 16066

Applicant/Contractor ID: (assigned by the City)

3. Development Name: The Pennsylvanian

4. Development Location: Pittsburgh, PA

5. Development Address: 1100 Liberty Ave

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

Proposed Zoning District: Golden Triangle District B (GT-B) Downtown

Present Use of Site: 114  
(Select from attached list)

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

Certificate of Occupancy#:                      Date Issued:                      Existing Use of Property:

8. Estimated Construction:      Start Date: 9/30/2015      Occupancy Date: 11/15/2015      Project Cost: \$ 87403<sup>55</sup>

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): 114

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: scope of work \*slab repairs, steel beam + column repair, curb + handrail repairs, architectural repairs, electric, plumbing, etc per the direction of Barber + Hoffman Inc.

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:	400	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	1	20	1	20
Proposed Addition/Extension				

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

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

17. Lot Area: N/A 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:

- |                                |                                 |                                |  |
|--------------------------------|---------------------------------|--------------------------------|--|
| <input type="text" value="0"/> | New Water Service Connection(s) | <input type="text" value="0"/> | Termination of Existing Water Service Tap(s) |
| <input type="text" value="0"/> | New Sewer Service Connection(s) | <input type="text" value="0"/> | Termination of Existing Sewer Service Tap(s) |

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

- YES  NO

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

- Applicant requests PWSA to accept ownership of the sewer mains and/or water lines
- Applicant retains private ownership of sewer mains and/or water lines
- Not Applicable (Development does not include construction of sewer mains and/or water lines)

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

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

**WORK IN AND AROUND THE CITY RIGHTS-OF-WAY**

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

- Applicant requests to change or designate the name of a City Street.
- The proposed work includes a private structure (e.g. deck, porch, awning, sign, etc.) encroaching on a City dedicated right-of-way.
- Modification or reconstruction of City curbs.
- Design and construction of a new street where the Applicant will request the City to accept ownership of the street.
- Applicant requests the City to vacate an existing City street/sidewalk so the Applicant can use the property for private development.
- The proposed work will create an obstruction of traffic on City rights-of-way.
- The proposed work includes the excavation of a City street or sidewalk.
- The proposed work includes the placement of a demolition dumpster in a City right-of-way.
- The proposed work includes the addition, deletion and/or relocation of City street lights in a City right-of-way.

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

Applicant Signature:

*Ronald M. Czaplinski* RONALD M. CZAPLICKI, P.E.  
VICE PRESIDENT  
BARBER & HOFFMAN, INC.



**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)**

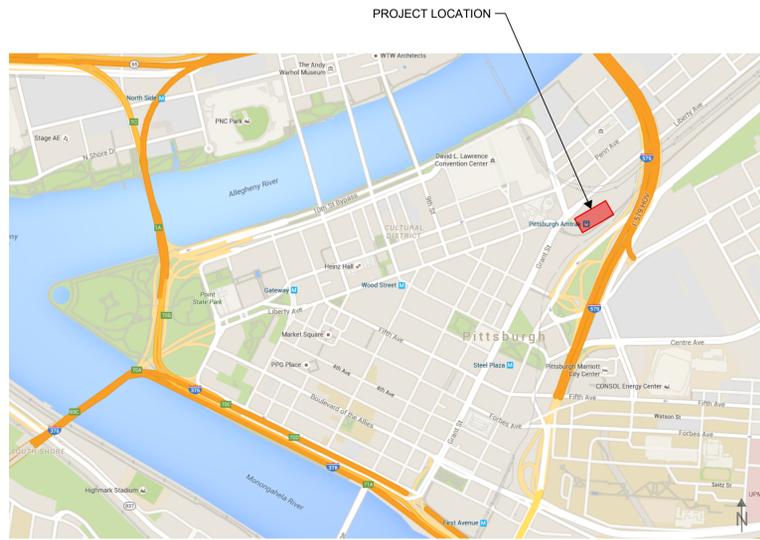
Plumbing Division  
3901 Penn Avenue, Building #5  
Pittsburgh, PA 15224  
(412) 578-8036  
[www.achd.net/plumbing/index.html](http://www.achd.net/plumbing/index.html)

**Allegheny County Health Department (ACHD)**

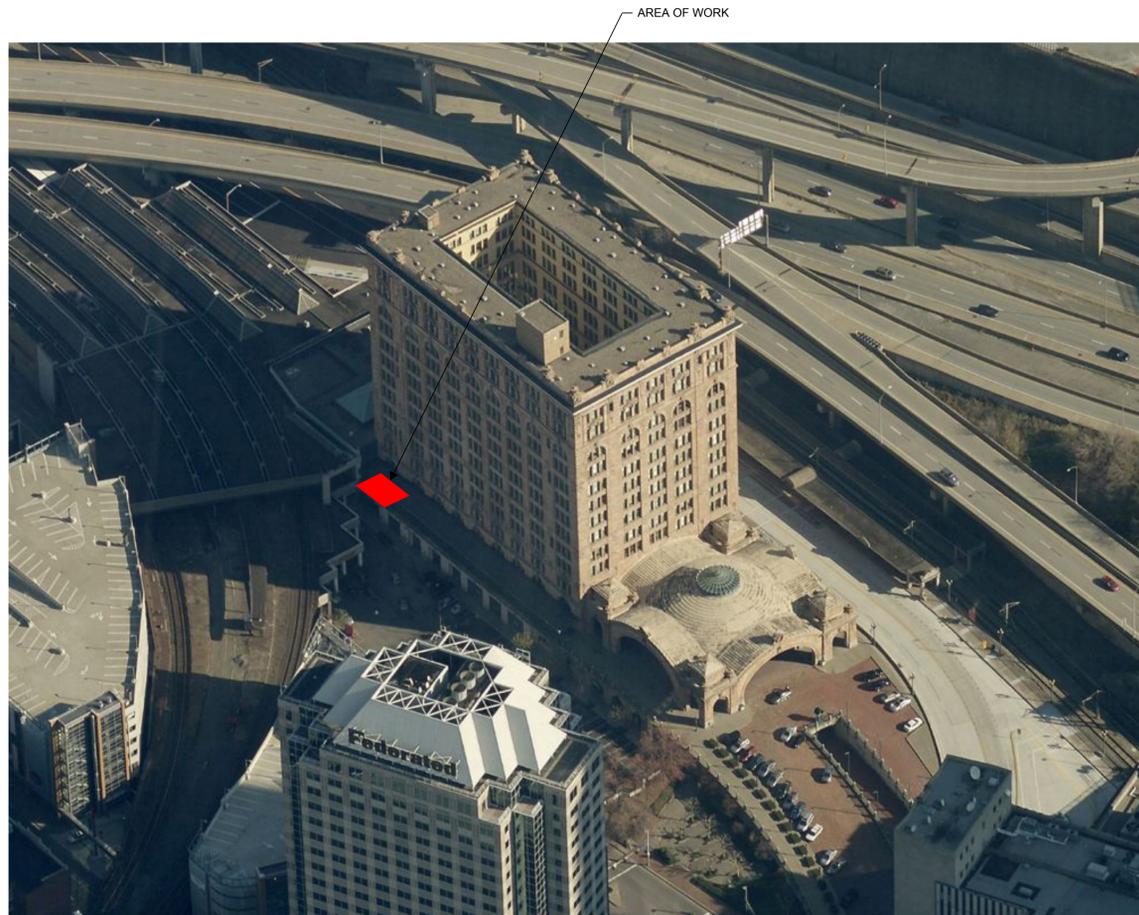
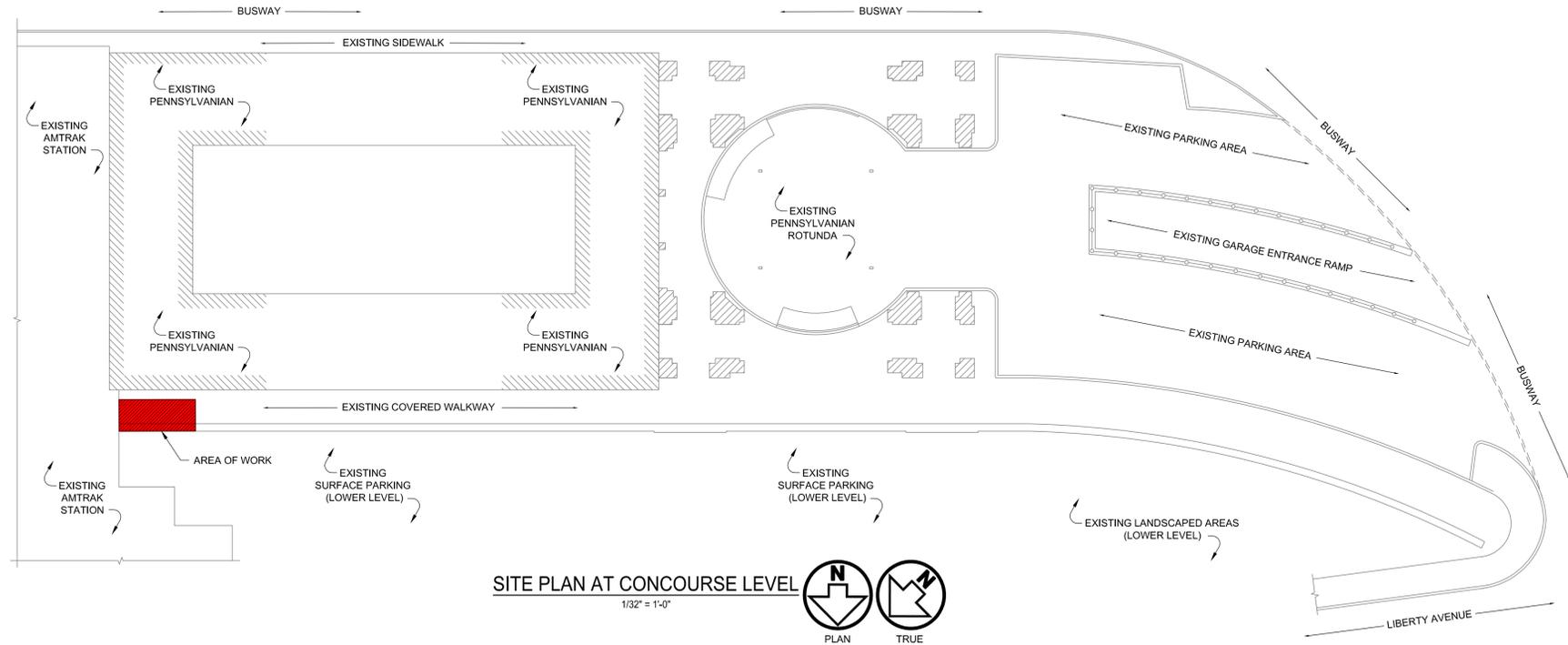
Food Safety Program  
3901 Penn Avenue, Building #1  
Pittsburgh, PA 15224  
(412) 578-8044  
[www.achd.net/food/foodstart.html](http://www.achd.net/food/foodstart.html)

**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)



LOCATION MAP  
N.T.S.



AERIAL VIEW LOOKING SOUTH-EAST



PHOTO OF WORK AREA LOOKING EAST

SEAL



**BARBER & HOFFMAN, INC.**  
Consulting Engineers  
Cleveland, OH  
Columbus, OH  
Cranberry Township, PA  
215 Executive Drive, Suite 202  
Cranberry Twp., PA 16066-6409  
724-741-0848 / (F) 724-741-0849  
barberhoffman.com

PROJECT NAME  
**THE PENNSYLVANIAN:  
AMTRAK ENTRANCE  
2015 REPAIRS**

PROJECT ADDRESS  
**THE PENNSYLVANIAN  
1100 LIBERTY AVENUE  
PITTSBURGH, PA 15222**

NO.	DATE	DESCRIPTION

DRAWN BY	BKL
CHECKED BY	RMC
DRAWING SCALE	AS NOTED
PROJECT NUMBER	14P001

DRAWING TITLE  
**AMTRAK ENTRANCE  
REPAIR  
-SITE PLAN**

DATE AUGUST 31, 2015

DRAWING NUMBER

**S100**

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: Suite 300 5500 Walnut St City: Pittsburgh State: PA Zip Code: 15232

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/>)



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

Office of the Zoning Administrator

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

**DEVELOPMENT REVIEW APPLICATION**

**LAND AND BUILDING INFORMATION**

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

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

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



**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.*

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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:

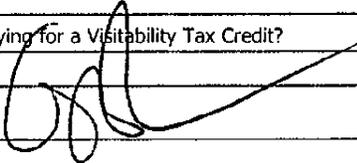
- Public Property, Existing City Street                       Private Property                       Not Applicable
- Public Property, New City Street to be constructed as part of the development/project

**WORK IN AND AROUND THE CITY RIGHTS-OF-WAY**

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- 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
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13. Housing for the Elderly (General)
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15. Multi-Suite Residential (General)
16. Personal Care Residence (Large)
17. Personal Care Residence (Small)

**Non-Residential Uses**

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19. Agricultural Use
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21. Animal Care (Limited)
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61. Grocery Store (General)
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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)
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120. Vehicle/Equipment Sales (General)
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122. Vocational School (General)
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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)**

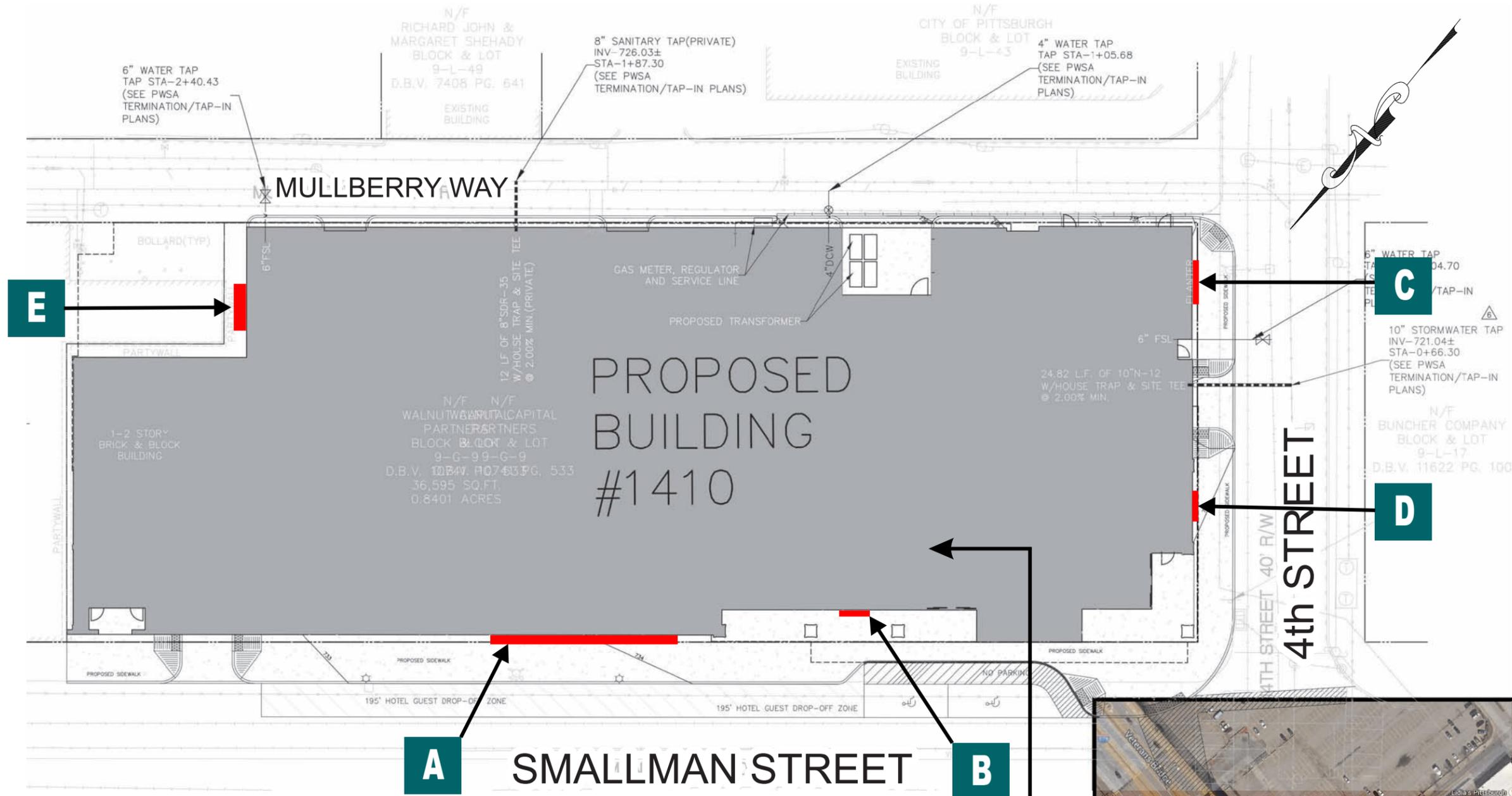
Plumbing Division  
3901 Penn Avenue, Building #5  
Pittsburgh, PA 15224  
(412) 578-8036  
[www.achd.net/plumbing/index.html](http://www.achd.net/plumbing/index.html)

**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)



**Location plan** nts

# Site Plan

nts

**Avis / Notice**

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**Client**



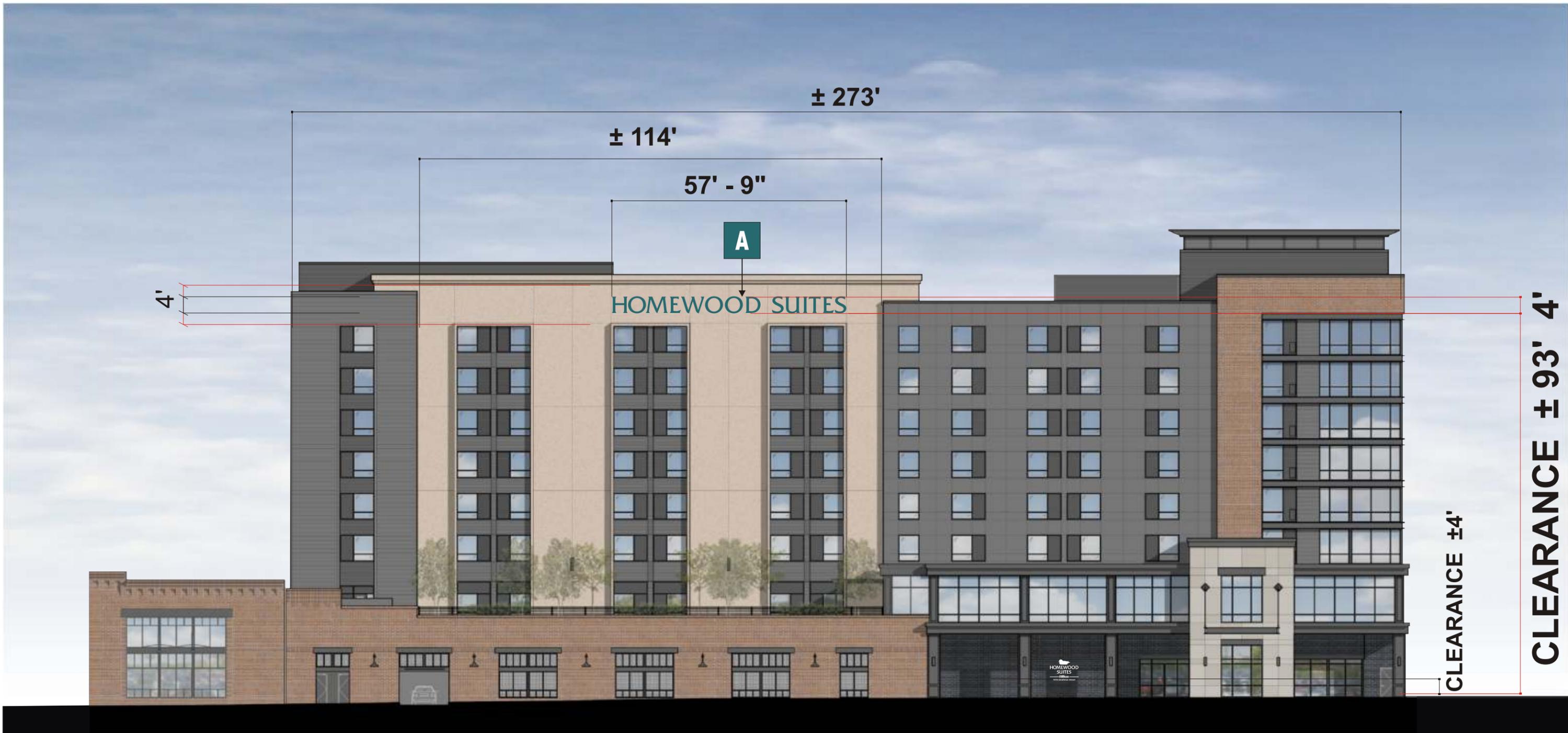
Adr./Add. : **1410 Smallman Street, Pittsburg, PA**

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



4'

HOMWOOD SUITES

A

CLEARANCE ±4'

CLEARANCE ± 93' 4'

B

**NORTH ELEVATION**

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



9310 Parkway, Montréal (Québec) H1J 1N7  
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 Fax : 514 352-0386

info@transworldsigns.com  
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**Client**



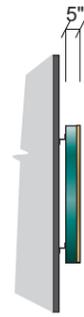
Adr./Add. : **1410 Smallman Street, Pittsburg, PA**

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

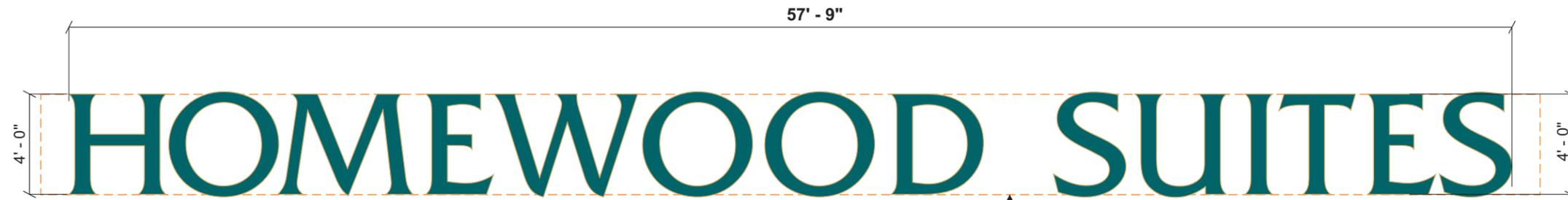
Des. : R.Plante W.O. : Ref. # :

**Révision / Revision**

#	Description	Par/By	Date



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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**Client**



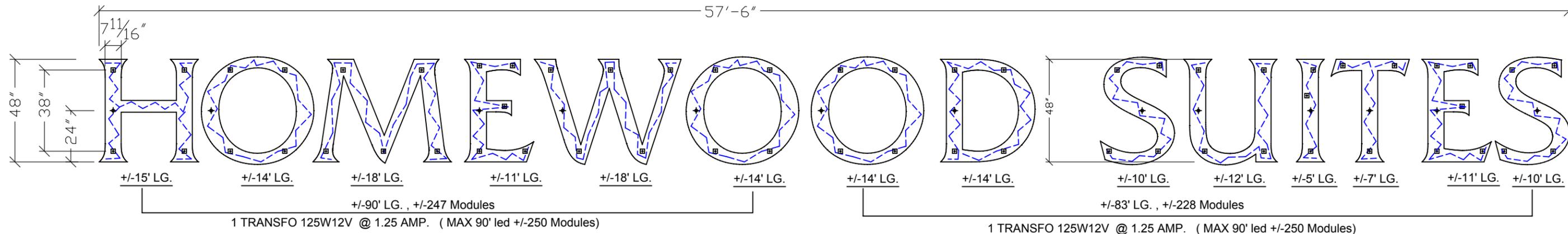
Adr./Add. : **1410 Smallman Street, Pittsburg, PA**

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 élévations en couleur	DP	2015-07-31
3	rév. échelle selon hauteur 112', production wo53747	G.C.	08-09-2015

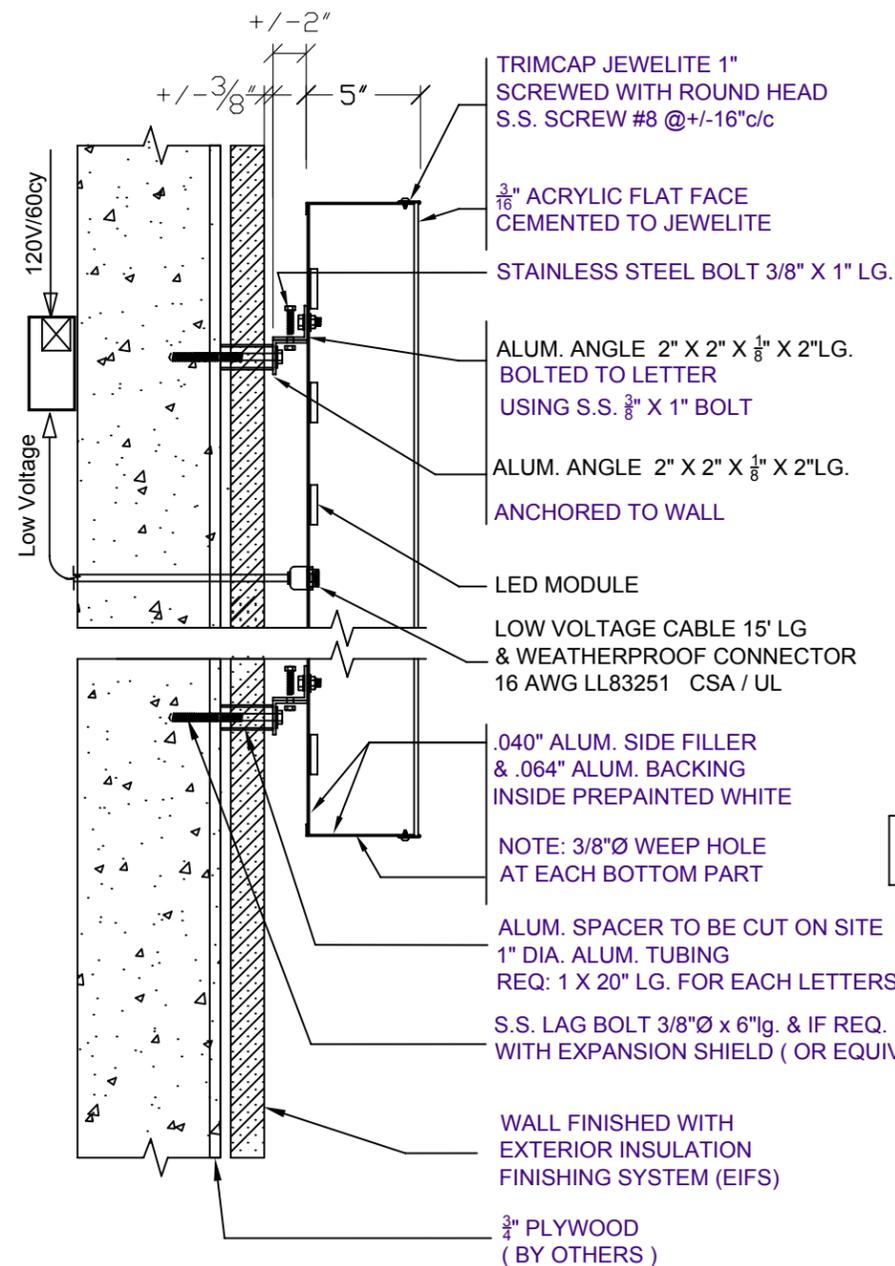


**A** ELEVATION  
SCALE: 1/4"=1'-0"

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

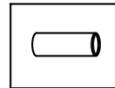


NOTE:  
ALUM. ANGLE  
FINISHED NATURAL ALUM.

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

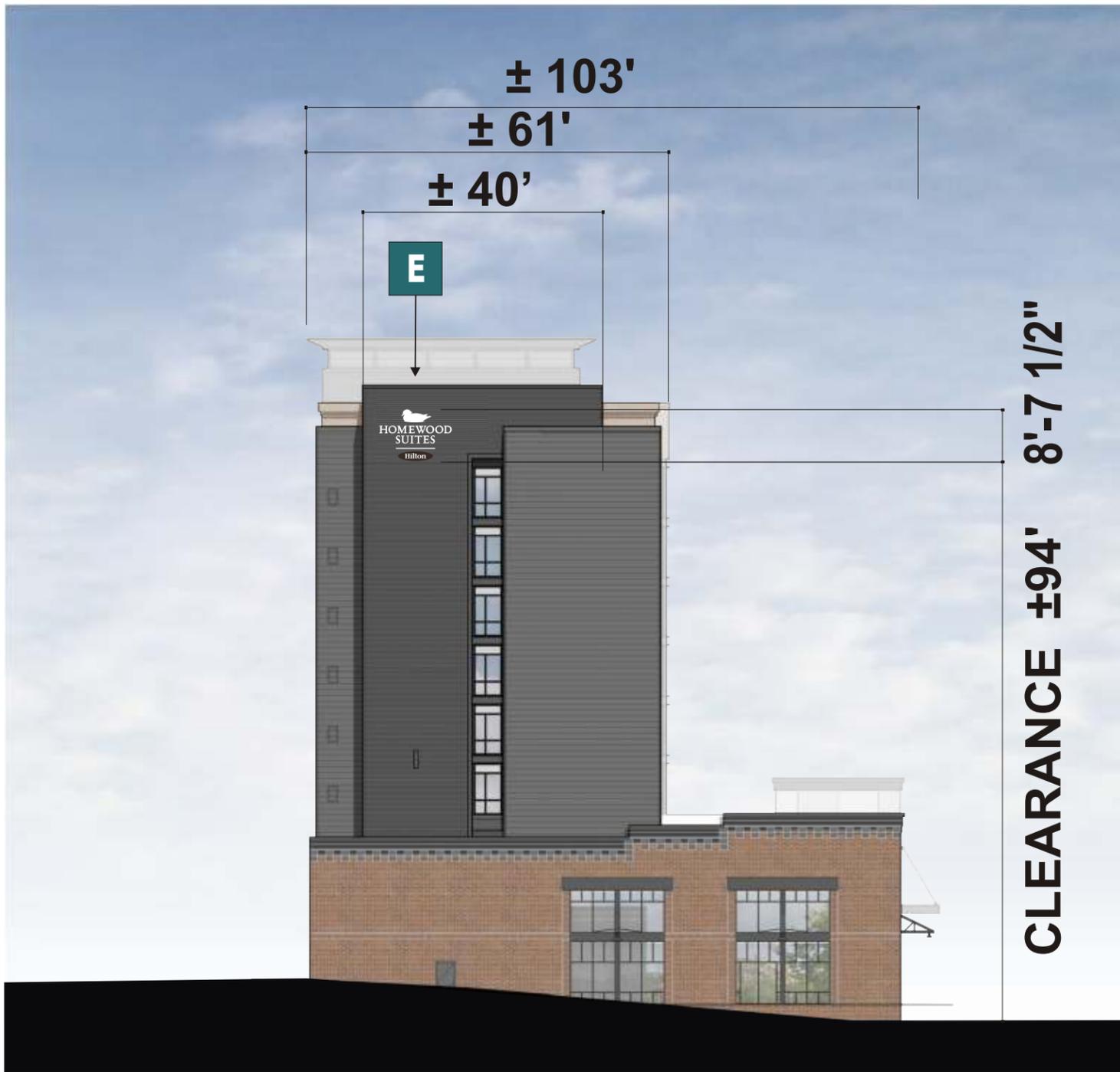
**A** TECHNICAL SECTION: 5" LETTERS  
SCALE: 1 1/2" = 1'-0"



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

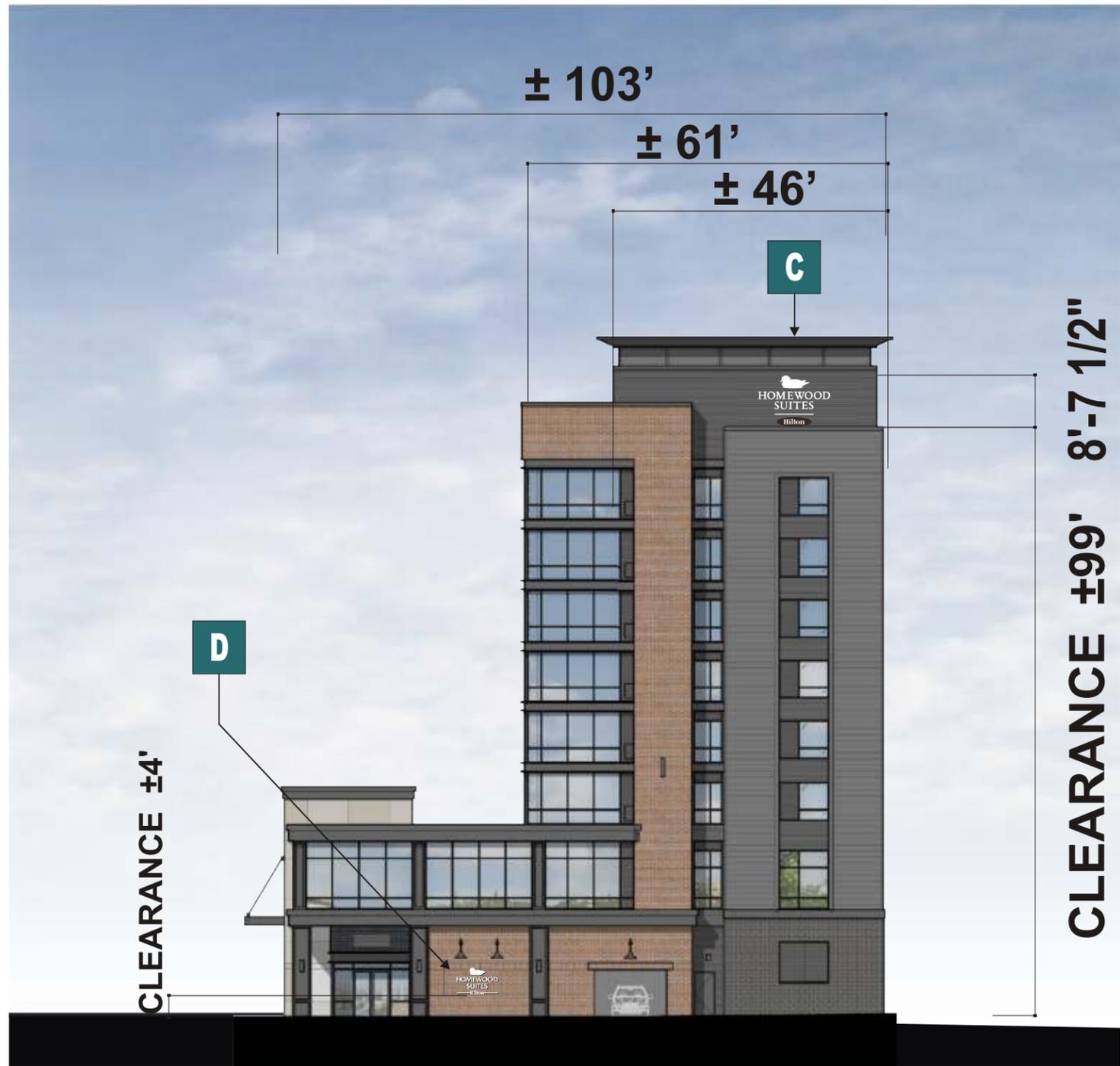
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6	-	-	-	Title	-
5	-	-	-	Client	HILTON, HOMEWOOD SUITES
4	-	-	-	Address	1410 Small man Street, PITTSBURG, PA
3	-	-	-	Project	-
2	-	-	-	Rep.	-
1	verif, production wo53747	G.C.	08-09-2015	Graph. D.	-
No	Revision	By	Date	Techn. D.	Ger. Corbeil
				Work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



**EAST ELEVATION**

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



**WEST ELEVATION**

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



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 Fax : 514 352-0386

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 www.transworldsigns.com

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**Client**



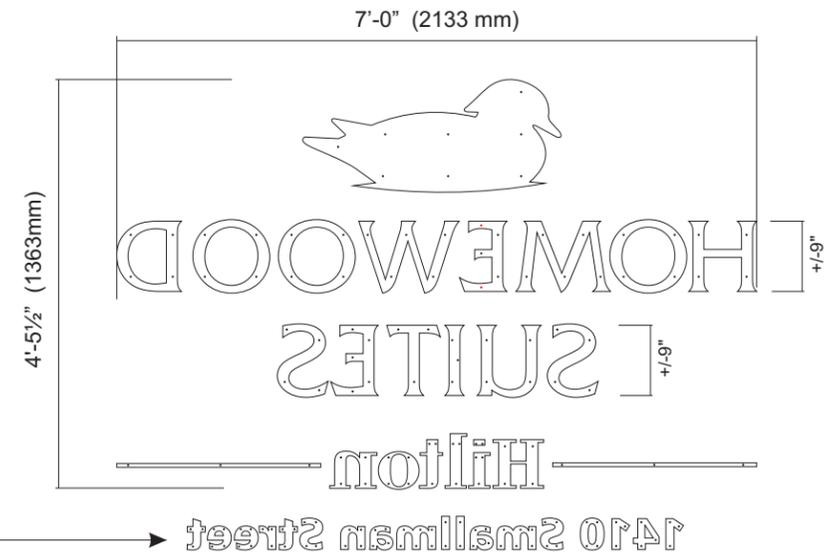
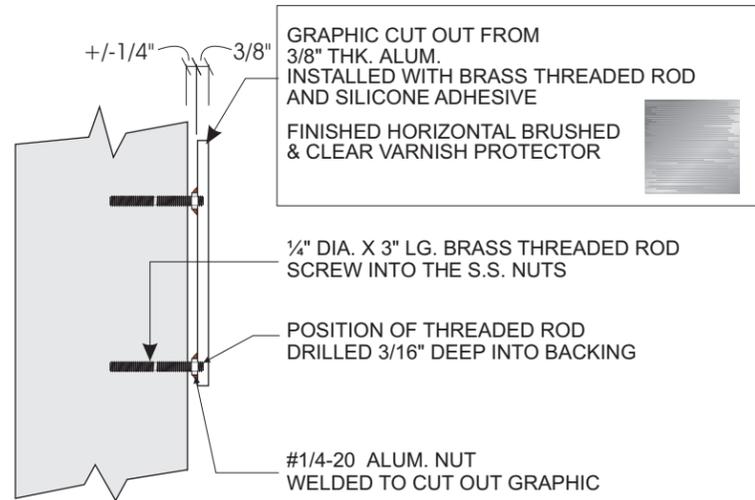
Adr./Add. : **1410 Smallman Street, Pittsburg, PA**

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

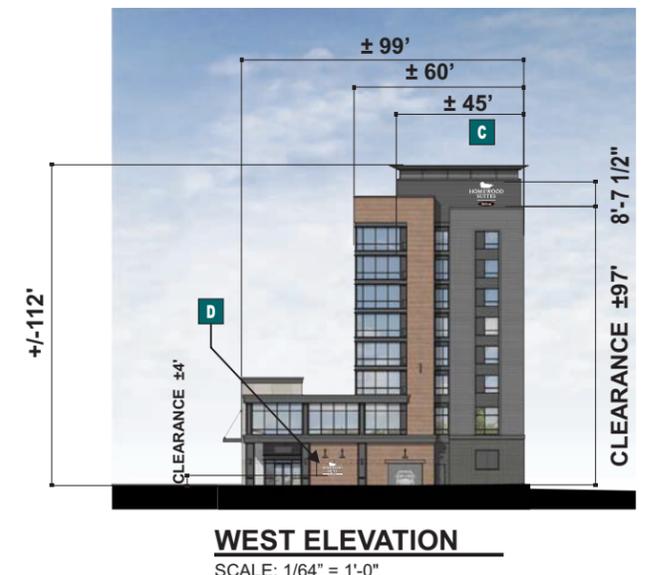
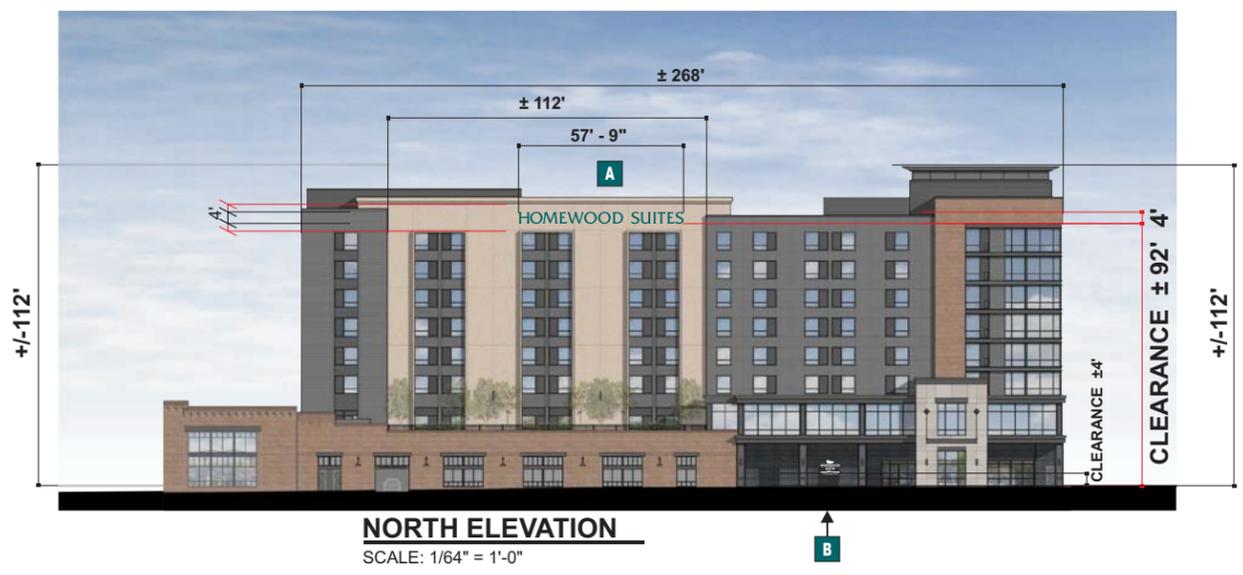
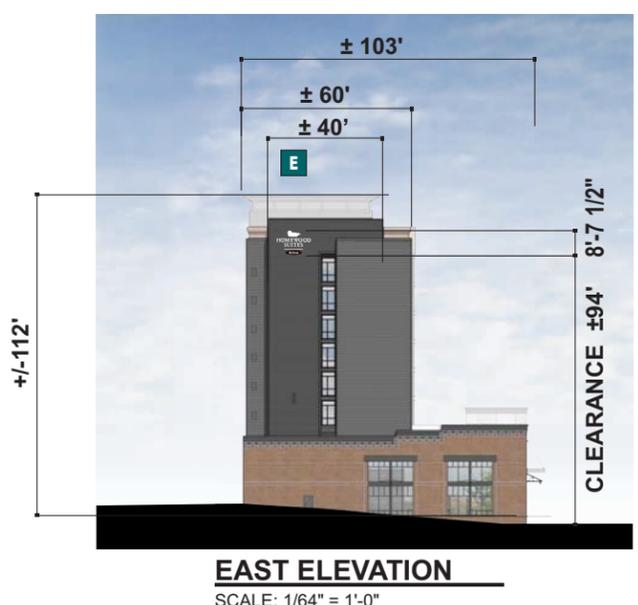
**B D** GRAPHIC ELEVATION SCALE: 1/2" = 1'-0"

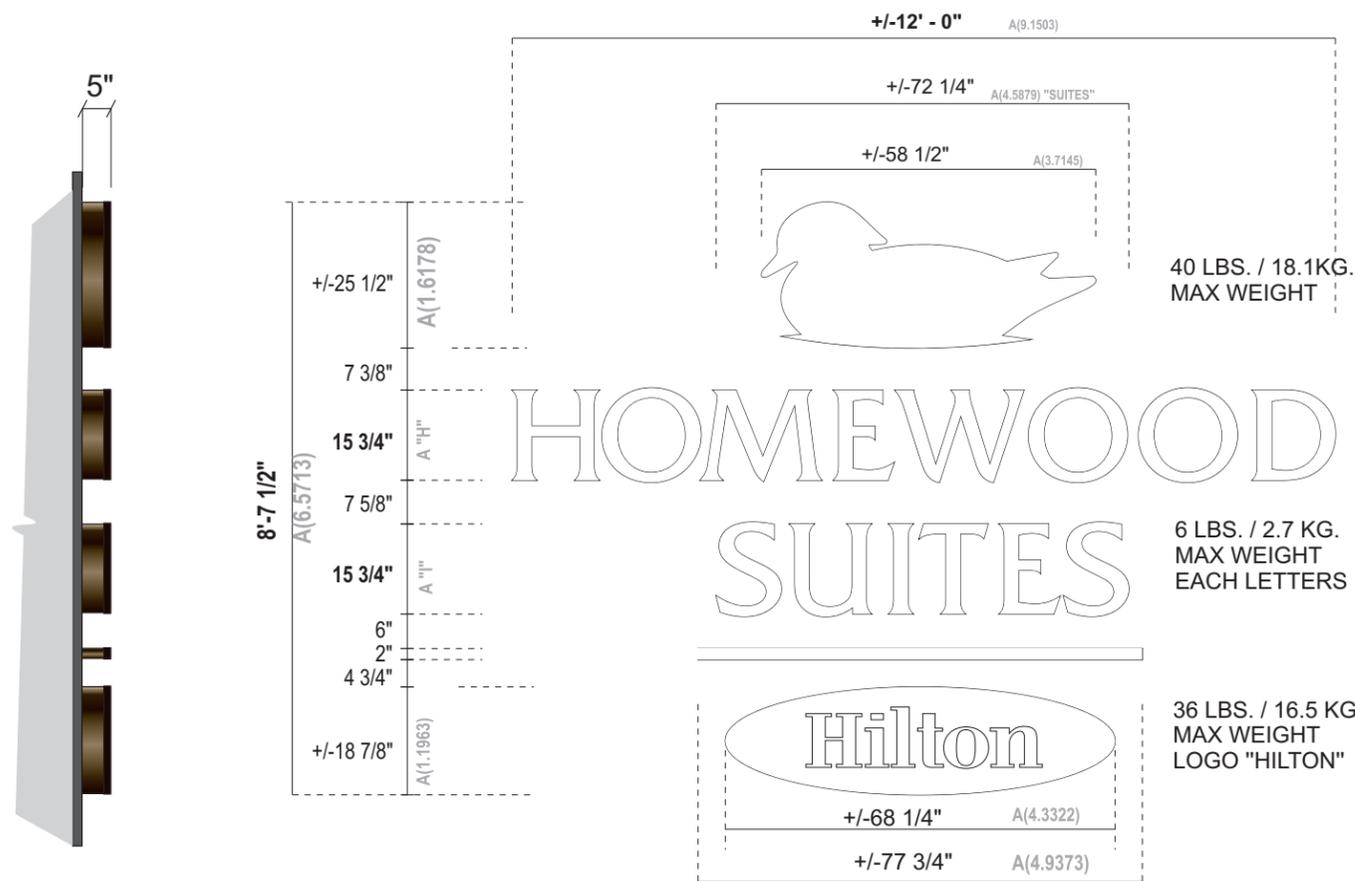
THIS LINE FOR ITEM "B" ONLY

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

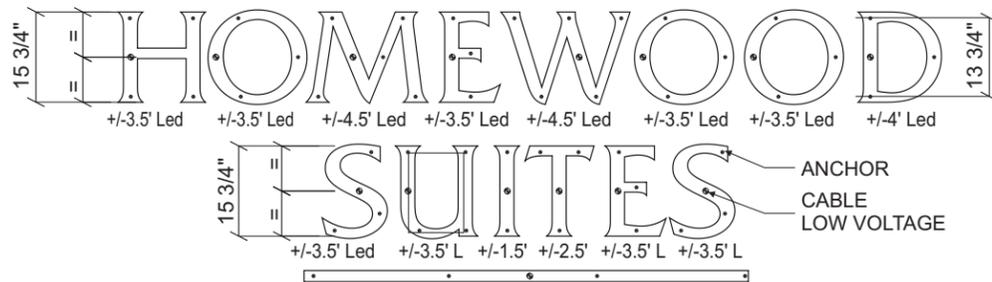
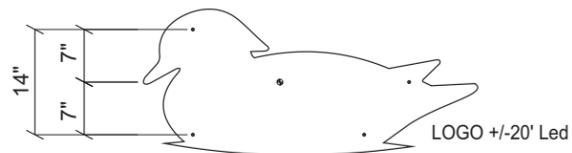
**(2) NEW SETS OF NON-ILLUMINATED CUT OUT LOGO AND LETTERS**

Area : 32 sq. ft.

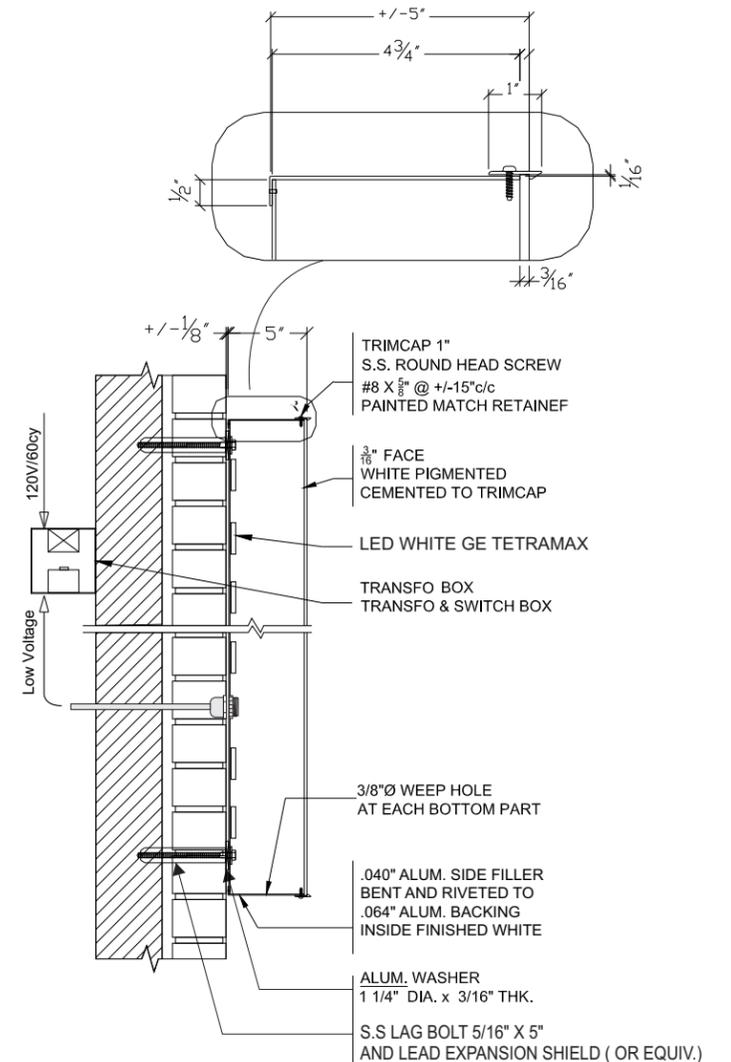




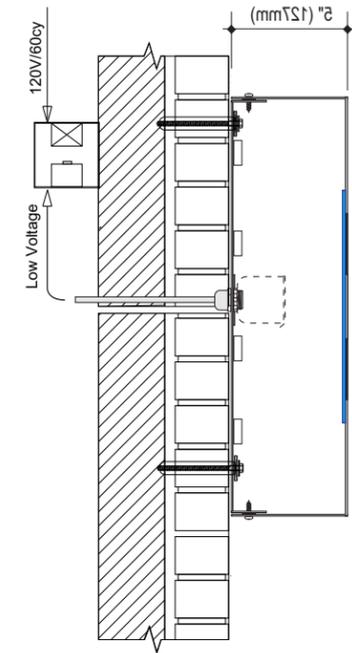
**EC** GRAPHIC ELEVATION  
SCALE: 3/8" = 1'-0"



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



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



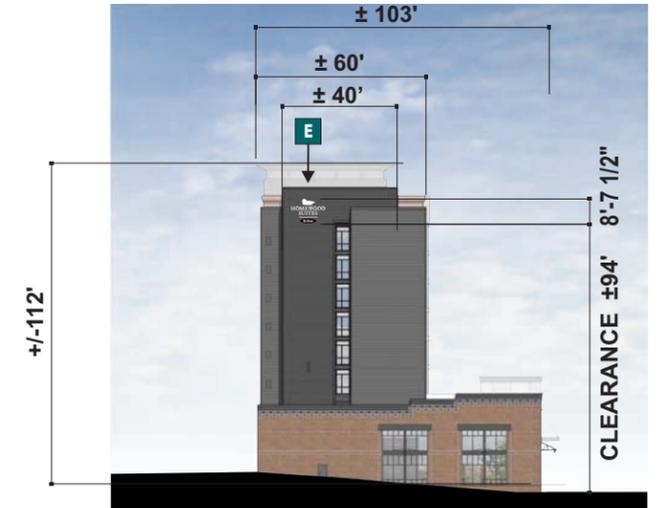
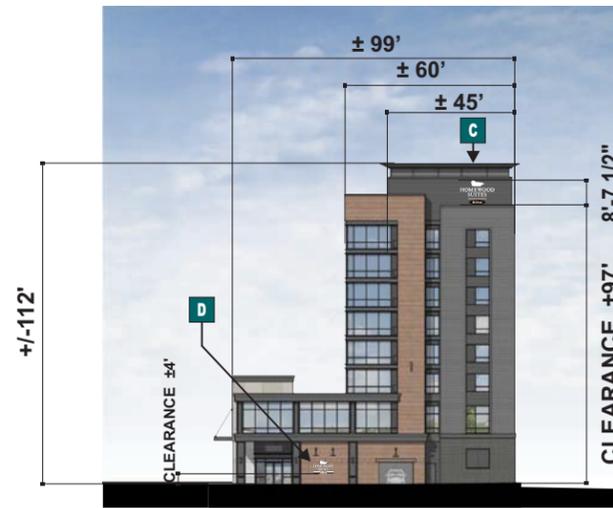
**EC** SECTION: LOGO " BY HILTON"  
SCALE: 1 1/2" = 1'-0"

- 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 )

- 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

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



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**Client**



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

Date : 2014/10/15 Rep : Gabrish, Scott #Des/Draw# : 233019m6

Des. : Ger Corbeil W.O. : Ref. # :

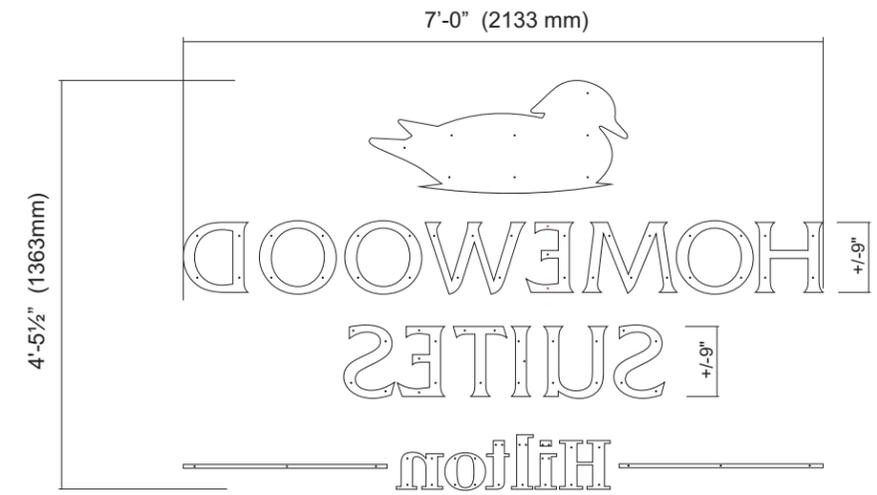
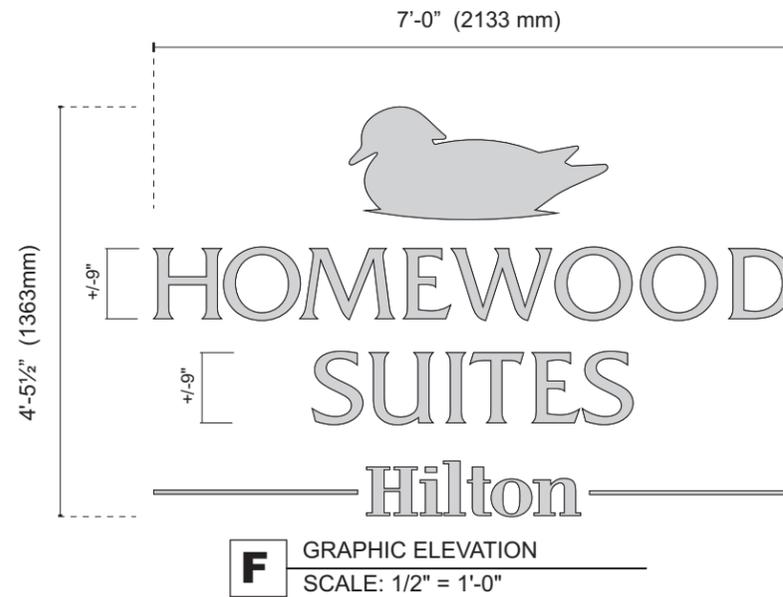
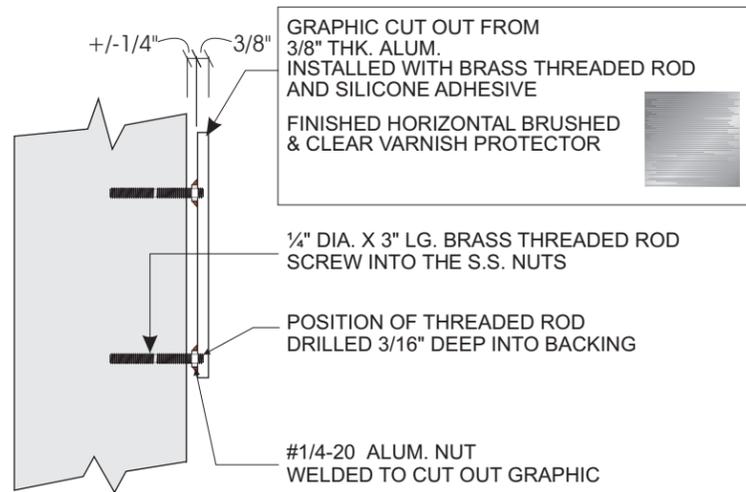
**Révision / Revision**

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



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

Area : 32 sq. ft.



**HS-BL 9**

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**Client**



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

Date : 2014/10/15 Rep : Gabrish, Scott #Des/Draw# : 233019m4

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

**Révision / Revision**

#	Description	Par/By	Date
01	Align top of sign with top of doors	RP	11-08-2015
02	acier inox rév. alum brossé clair, tel que wo 53747	G.C.	08-09-2015



# sign A



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**Client**  
 Adr./Add. : **1410 Smallman Street, Pittsburg, PA**  
 Date : 2015 / 09 / 10 Rep : Gabrish, Scott #Des/Draw# : **233019m8**  
 Des. : N. Dion W.O. : \_\_\_\_\_ Ref. # : \_\_\_\_\_

**Révision / Revision**

#	Description	Par/By	Date



sign E, C

1'-360,5'

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**Client**



Adr./Add. : **1410 Smallman Street, Pittsburg, PA**  
 Date : 2015 / 09 / 10 Rep : **Gabrish, Scott** #Des/Draw# : **233019m9**  
 Des. : N. Dion W.O. : Ref. # :

**Révision / Revision**

#	Description	Par/By	Date

# Neighbors



## Board of Directors

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Mark Bookman  
Candi Cybator  
Anne Ditmanson  
Tom Goslin, Emeritus  
Chuck Hammel, Emeritus  
Jordan Kay, 1<sup>st</sup> VP  
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Michael Kutzer  
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Ned Schano

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Jim Bennett  
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Marcia Feinberg  
Amber Fitzgerald  
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Jerry Hughes  
Gail Klingensmith  
Brad Mawhinney  
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Sam Patti  
Rep. Adam Ravenstahl  
Amy Rosenfield  
Allison Ruppert  
Joe Stromei  
Randy Strothman  
Carrie Tancaitor  
John Valentine  
Keith Wehner  
David Wohlwill  
Sam Wholey

Sept. 9<sup>th</sup>, 2015

City of Pittsburgh  
Department of City Planning  
200 Ross Street, Fourth Floor  
Pittsburgh, PA 15219

RE: Homewood Suites Signs for Smallman Street Hotel

I'm writing this letter in support of the signs which Walnut Capital and Homewood Suites intends to place on the new Homewood Suites building on the 1400 block of Smallman Street in the Strip.

I've reviewed their plans as has our economic development committee and we fully support their request. The committee unanimously agrees that these signs are reasonable and necessary to aid travelers and those unfamiliar with our neighborhood in finding the hotel and none on the committee expressed any issue or concern.

We're excited to see this project completed and to welcome Homewood Suites to the Strip District and therefore we fully support their request to add these signs to their building.

Sincerely,

A handwritten signature in blue ink that reads "William D. Orkoskey II".

William D. Orkoskey II  
President of the Board of Directors  
Neighbors in the Strip

Promoting economic development opportunities while preserving the  
personality, integrity, and character of the Strip

1212 Smallman Street • Mezzanine Office • Pittsburgh, PA 15222  
412-201-4774 Voice • 412- 201-1141 Fax  
[www.neighborsinthestrip.com](http://www.neighborsinthestrip.com)

