

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

Date Filed:

Office of the Zoning Administrator

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

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

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

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

GENERAL INFORMATION

1. Property Owner Name: TCB East Liberty South Commercial LLC		Phone Number: (617) 695-9595	
Address: 95 Berkeley St., Suite 500	City: Boston	State: MA	Zip Code: 02116-6240
2. Applicant/Company Name: The Community Builders, Inc., Developer		Phone Number: (717) 397-0567	
Address: 44 N. Christian St., Ste 275	City: Lancaster	State: PA	Zip Code: 17602
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: East Liberty Place South Commercial Condominium			
4. Development Location: SE Corner Penn Ave. and S. Euclid Street, East Liberty (formerly 5800 Penn. Ave.)			
5. Development Address: Building address is 5836 Penn Avenue, but street addresses for commercial space doors will be applied for.			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	No change requested. Currently in AP Zone		
Present Use of Site: (Select from attached list)	Vacant. Purpose of this application is to request the uses on the attached list, which is list approved for East Liberty Place North across Penn Ave.		
7. If a Certificate of Occupancy exists, the following is required: The mixed-use (res./comm.) building as a whole has a C of O, but the commercial condo is a raw shell.			
Certificate of Occupancy#:	12-B-02981	Date Issued:	Final 2/16/15.
		Existing Use of Property:	52 apartments above this 11,604 SF comm. shell
8. Estimated Construction:	Start Date: Not/known	Occupancy Date: / / Not known	Project Cost: \$ Not known

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

9. Proposed Use of Site (Select from attached list): See attached list of proposed commercial uses for which we seek approval.

10. Select the Type of Work:

<input type="checkbox"/> New Construction, New	<input type="checkbox"/> Renovation, Interior	The space is a raw shell. Front bays would be in-filled with commercial storefronts and rear ones with wall and/or rear entries, and the interiors fit out to the needs of the commercial tenant(s). The parking lot to the rear is in place.
<input checked="" 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:
East Liberty Place South is the redevelopment of the former East Mall highrise which was demolished in 2005/6. It is a four-story elevator building with residential lobby/lounge on the ground floor and 52 apartments above. It has a residential and a commercial condo unit. The commercial unit includes a 17-space parking lot.

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: 11,604 sq ft
 Retained Area to be Renovated: 11,604 sq ft
 To be Constructed: _____ sq ft
 Building Footprint: 11,604 for comm. condo sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	4	62'8" to highest pt. of parapet	No change	No change
Proposed Addition/Extension				

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

16. Number of Dwelling Units:
 Existing to Remain: 11604 SF Comm. Space Proposed: 11,604 SF Comm. Space

17. Lot Area: 25,160 sq ft See attached Condo. Plans. Commercial condo lot area is 25,160 SF.

18. On Site Parking: N/A 17 parking spaces gated commercial parking area

See attached plan	Existing	Proposed
Full (8 1/2' x 19')	16	16
Compact (7 1/4' x 16')	0	0
Handicap (13 1/2' x 19')	1	1

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 **IF BESTO. TENANT FOUND*
 Demolition HVAC (Interior) HVAC (Exterior) Electrical Fire Alarm
 Fire Protection/Sprinklers Deck Construction Commercial Cooking Hood * Sign

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

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DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

0-tapped in	New Water Service Connection(s)	0	Termination of Existing Water Service Tap(s)
0-tapped in	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 Comm. EDUs were in orig. permitting for the project

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

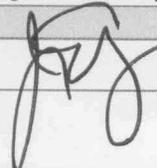
WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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:

 JAMES EBY 9/1/16

East Liberty Place South

Ground Floor Commercial Storefront Design

Location:

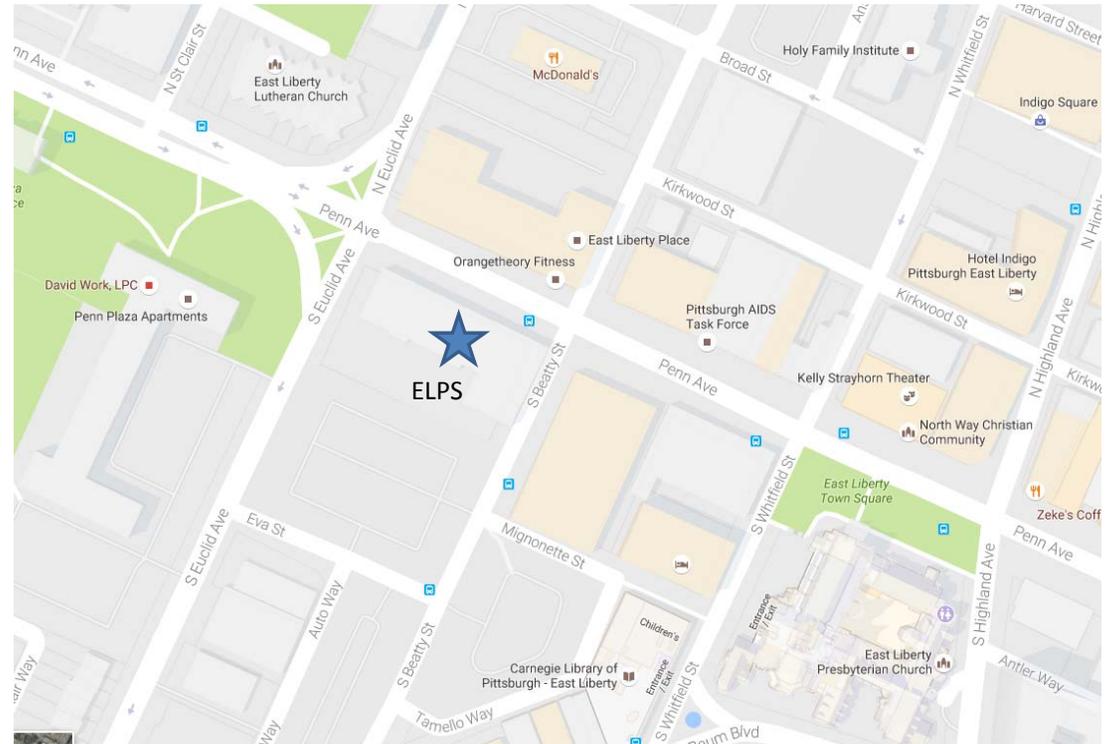
SE Corner Penn Ave. and S. Euclid Street,
East Liberty (formerly 5800 Penn Ave.)
Pittsburgh PA 15206

Proposed Zoning District:

AP Zone (no change)

Proposed Use of Site:

The ground floor commercial space is a raw shell that is not enclosed. The existing street-side bays will be in-filled with commercial storefronts and the rear bays with wall and/or rear entries. The parking lot to the rear is in place and four (4) bike racks are to be installed along Penn Avenue.



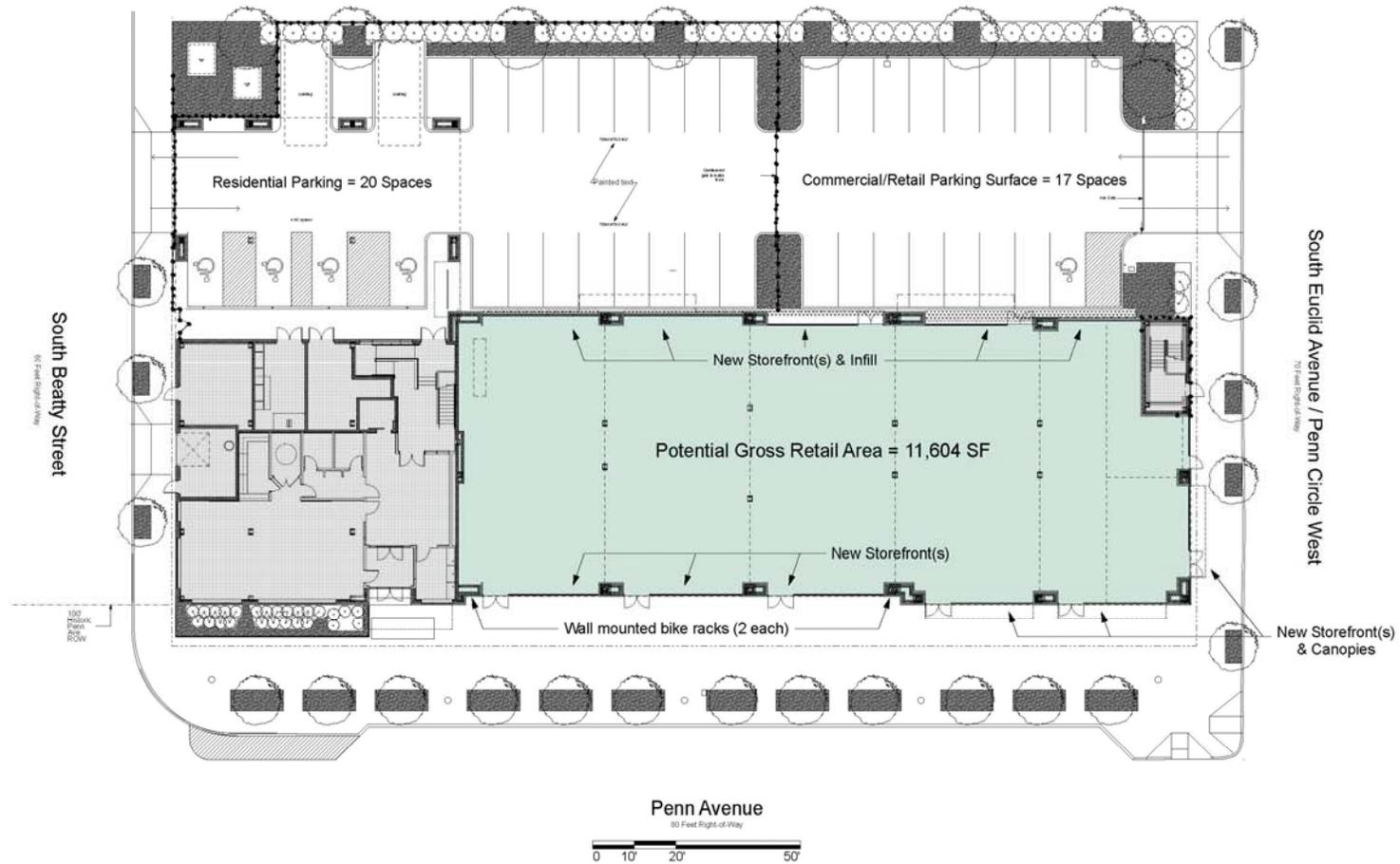
East Liberty Place South (ELPS)

East Liberty South Commercial LLC
(The Community Builders, Inc., Sole Member)

Project Overview



4055 LIBERTY AVENUE SUITE 3 PITTSBURGH PA 15224
(ph) 412 208 2200 (fax) 412 208 2208
(e-mail) INFO@GOLBA-ARCHITECTURE.COM



East Liberty Place South (ELPS)

East Liberty South Commercial LLC
 (The Community Builders, Inc., Sole Member)

Site Plan- Existing



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East Liberty Place South (ELPS)

East Liberty South Commercial LLC
(The Community Builders, Inc., Sole Member)

Penn Avenue
Eastern Context

g o l b a 
and associates
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East Liberty Place South (ELPS)

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Penn Avenue Central Context

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East Liberty Place South (ELPS)

East Liberty South Commercial LLC
(The Community Builders, Inc., Sole Member)

ELPS/ELPN - Today

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Accessibility

Access to, and egress from, the ground floor commercial retail spaces will be fully accessible and in compliance with current ADA (Americans with Disabilities Act) guidelines.

Sustainability

Our request to PPC: Approval of uses for Commercial Space Fit Out for already constructed building which has achieved LEED Gold Certification. Commercial space shell and parking area completed and received C of O in late 2014. Landscape screening along Penn Avenue placed to soften building and create visual interest until commercial spaces fit out (intended as temporary). Commercial leases, as they do at ELP North, will contain the language:

Tenant acknowledges that the multifamily and commercial building constructed on the Property is “LEED Certified” and Tenant agrees not to engage in any activities in connection with Tenant’s Work or its use of the Premises that would be detrimental to such LEED Certification and agrees to *proactively use reasonable efforts to comply with LEED requirements, including, but not limited to, the use of Energy Star rated light fixtures, light bulbs, HVAC equipment, and bathroom venting units, the use of plumbing fixtures that conserve water and to maintain high air quality in the Premises through the use of low VOC paints and wall coverings and green label carpets and fabric.*

East Liberty Place South (ELPS)

East Liberty South Commercial LLC
(The Community Builders, Inc., Sole Member)

Accessibility & Sustainability



Community Process:

East Liberty Place South predevelopment and public funding approvals involved a multi-year process with community stakeholders, primarily URA (the land owner), East Liberty Development Inc., East Liberty Quarter Chamber of Commerce and COR (Coordinated Residents of East Liberty).

As with our similar use request to PPC for ELP North in 2015, we formally informed these major shareholders in writing of our intent to request the uses we are seeking for ELPS. (Uses accommodated at ELPN pursuant to PPC's 2015 approval of uses requested have been OrangeTheory Fitness, StudioME, and Painting With a Twist).

The building seen today is the result of a number of iterations responding to stakeholder input, as well as a CDAP review by the PPC.

The flexible commercial space seen today was developed to ensure the EL main street was extended one block but also recognized the commercial weakness of this end of the CBD in East Liberty at the time. We are seeking permission to lease to commercial tenants for uses allowed in the CDB adjacent to ELPS.

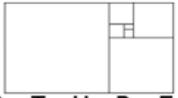
The ELPS commercial space is designed to accommodate a variety of uses for a market not known at the time it was built. They including capacity to accommodate several restaurants (several generous chases to the roof were designed in), single user or in-line shops, and even a user whose space would exceed the 11,600 footprint under the building and extend along Euclid Street.

East Liberty Place South (ELPS)

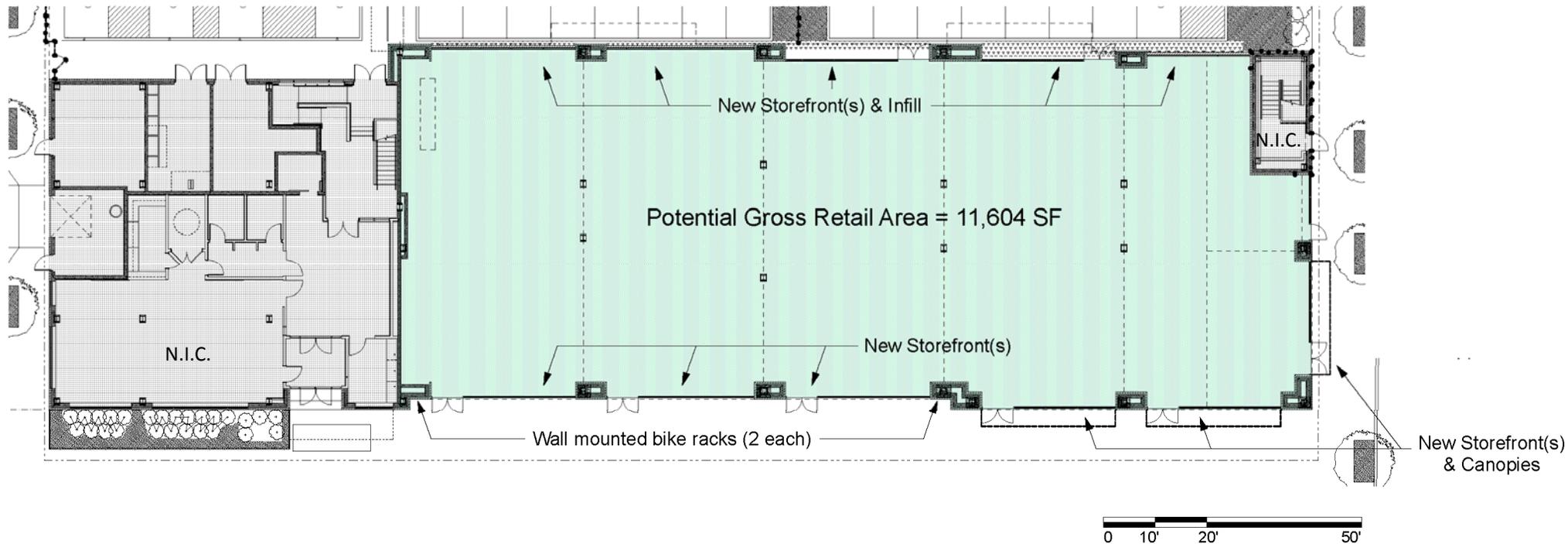
East Liberty South Commercial LLC
(The Community Builders, Inc., Sole Member)

Community Process

g o l b a
and associates
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Penn Avenue

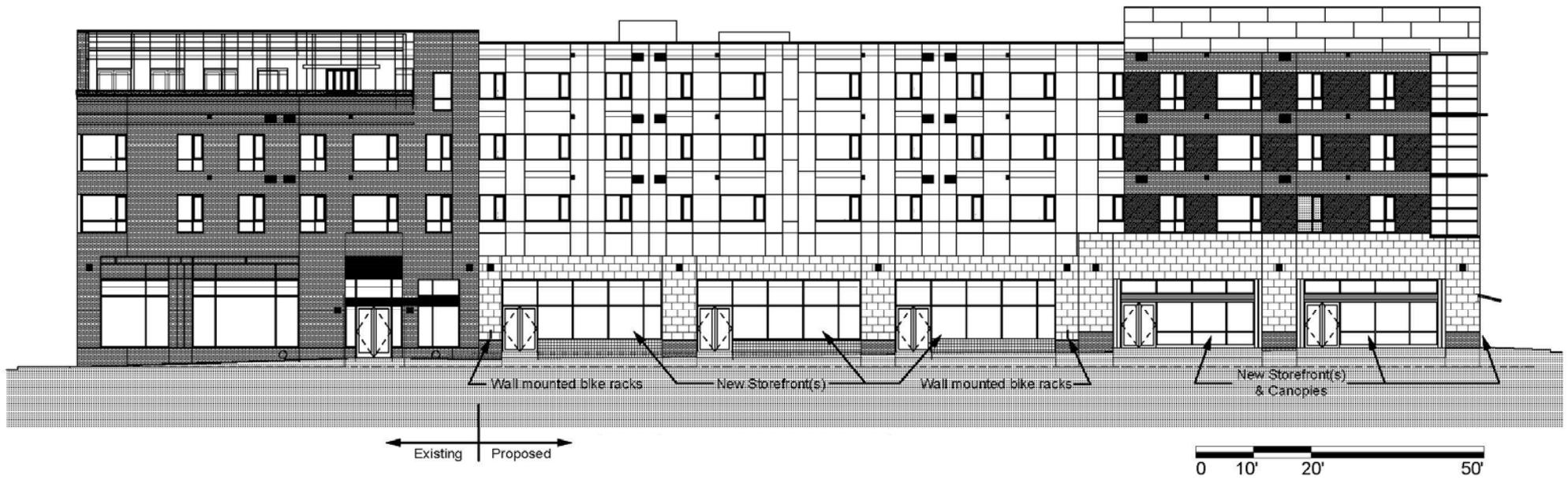
East Liberty Place South (ELPS)

East Liberty South Commercial LLC
 (The Community Builders, Inc., Sole Member)

Ground Floor Building Plan

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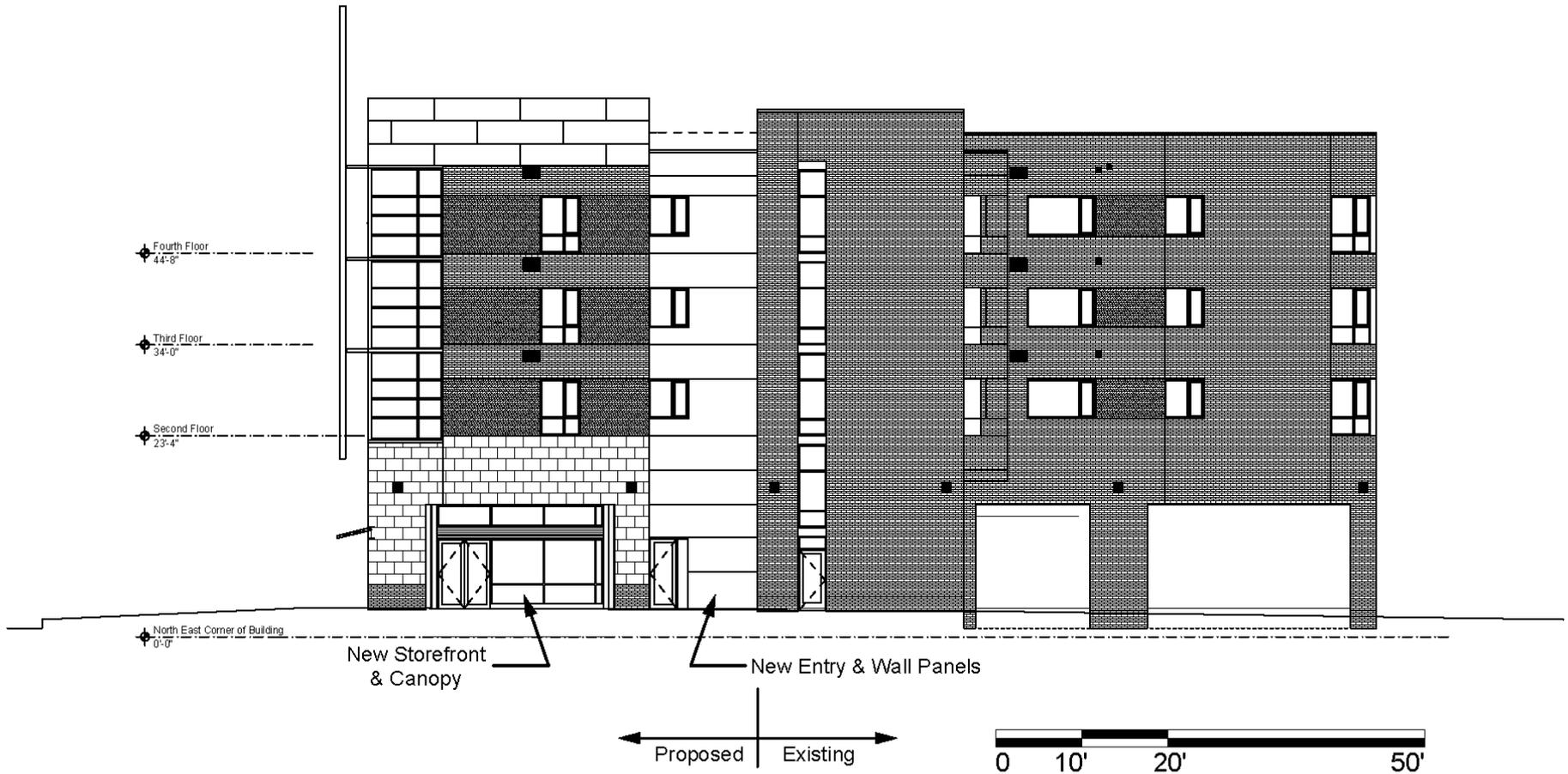
East Liberty Place South (ELPS)

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North Elevation Penn Avenue

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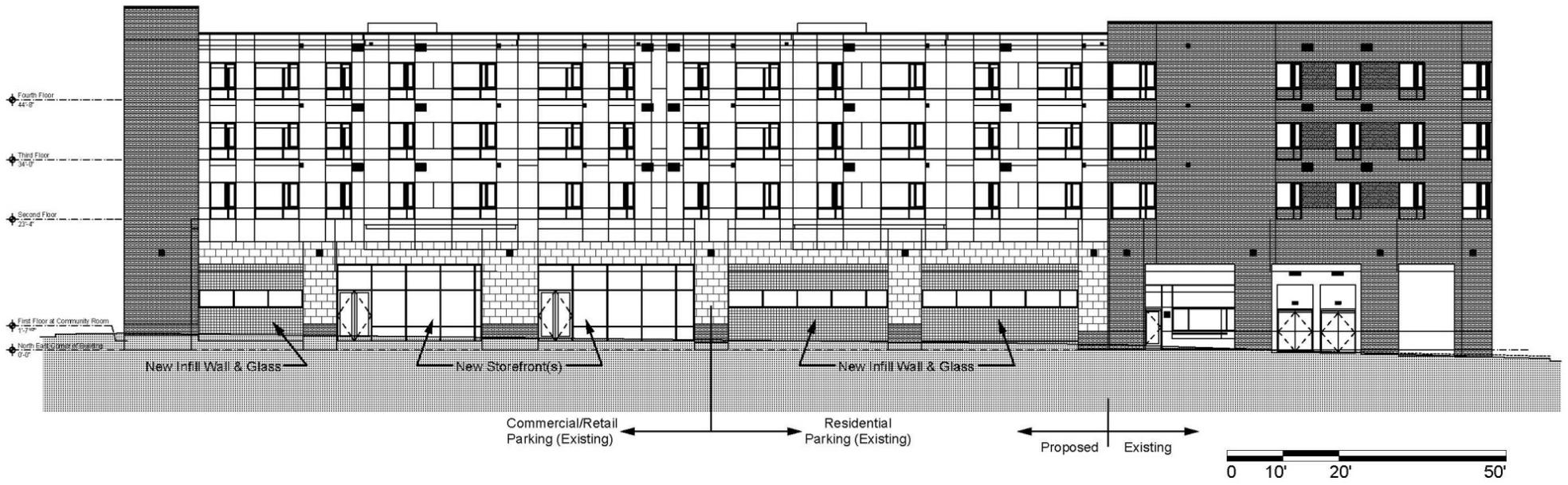
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West Elevation South Euclid Avenue



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East Liberty Place South (ELPS)

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South Elevation

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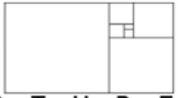
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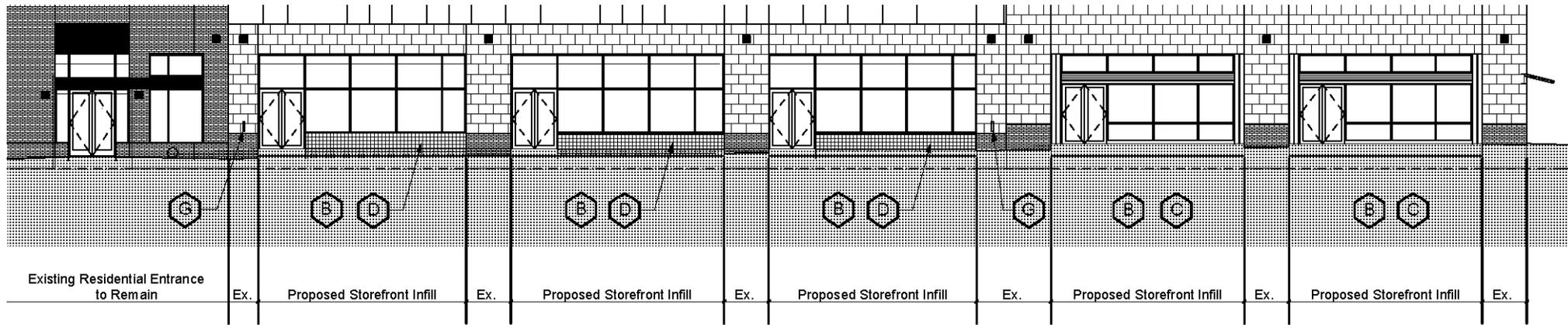


East Liberty Place South (ELPS)

East Liberty South Commercial LLC
(The Community Builders, Inc., Sole Member)

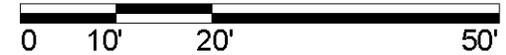
Existing Ground Floor Commercial

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Material Finish Keynotes:

- A. Extend "red" wall panels to grade at this area
- B. New aluminum and glass storefront doors and sidelight
- C. New painted steel storefront framing (similar to ELPN) with matching painted steel sunscreen awning
- D. Light brown brick knee wall with brick cap at storefront with aluminum and glass windows above
- F. Light brown brick infill wall with aluminum-framed clerestory type windows as shown
- G. Wall-mounted bike racks



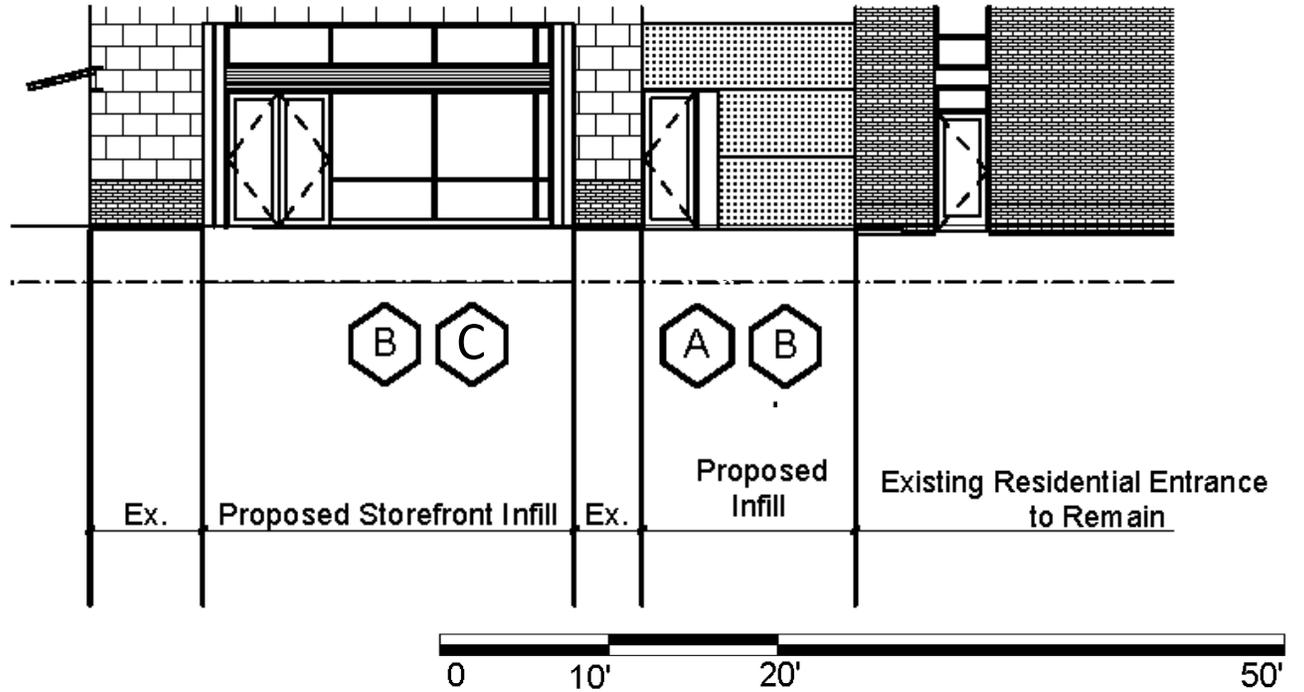
East Liberty Place South (ELPS)

East Liberty South Commercial LLC
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Enlarged North Elevation Proposed Storefront Finishes Penn Avenue

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Material Finish Keynotes:

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- G. Wall-mounted bike racks

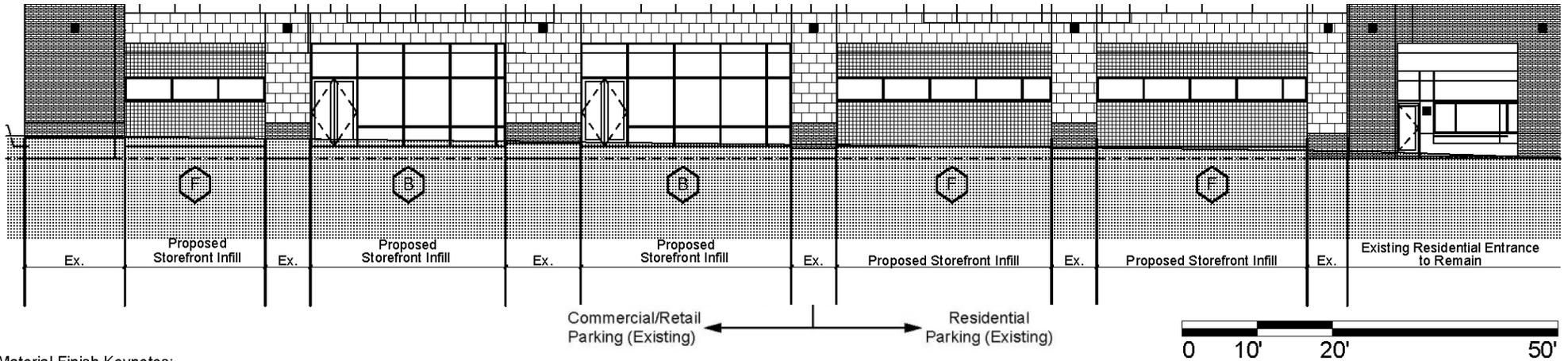
East Liberty Place South (ELPS)

East Liberty South Commercial LLC
 (The Community Builders, Inc., Sole Member)

Enlarged West Elevation
Proposed Storefront Finishes
 South Euclid Avenue

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 ARCHITECTURE

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Material Finish Keynotes:

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- F. Light brown brick infill wall with aluminum-framed clerestory type windows as shown
- G. Wall-mounted bike racks

East Liberty Place South (ELPS)

East Liberty South Commercial LLC
(The Community Builders, Inc., Sole Member)

Enlarged South Elevation Proposed Storefront Finishes

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East Liberty Place South (ELPS)

East Liberty South Commercial LLC
(The Community Builders, Inc., Sole Member)

Rendering – Proposed Commercial Storefronts

g o l b a
and associates
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East Liberty Place South (ELPS)

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Rendering – Proposed Commercial Storefronts

g o l b a
and associates
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ADDENDUM TO DEVELOPMENT REVIEW APPLICATION
East Liberty Place South Commercial Condominium
Applicant: The Community Builders, Inc., the Developer
Owner: TCB East Liberty South Commercial LLC
Sept. 1, 2016 (Two Pages)

The Development Review Application to which this Addendum is attached was filed by TCB East Liberty South Commercial LLC in connection with interior improvements to be made to the first floor commercial space of a mixed use building on Penn Avenue in East Liberty.

The space is in an AP district. The uses allowed in an AP district are “those approved by the Planning Commission in accordance with an approved unit development plan and recorded improvement subdivision plan. The Planning Commission shall have the authority to approve any use that is allowed in an RP district or a CP district.” When this property was developed, it was intended that the property would serve to extend the existing Penn Avenue commercial area, which is zoned UNC. To accomplish that, we believe that those allowed uses in both CP and UNC that are compatible with a mixed use building should be permitted. The uses requested are the same as were requested and approved by the Pittsburgh Planning Commission in 2015 for East Liberty Place North.

Below is a list of such uses. All of those uses are either permitted uses, administrator exceptions, special exceptions or conditional uses in the UNC district. Pursuant to the Zoning Code, all of the following uses will be subject to the terms and conditions for such use in the HC zoning district

List of Proposed Approved Uses for TCB East Liberty North Commercial LLC Space

- Art or Music Studio P
- Bank or Financial Institution (Limited) P
- Bank or Financial Institution (General) P
- Child Care (Limited) P
- Child Care (General) P
- Community Center (Limited) P
- Community Center (General) P
- Cultural Service (Limited) P
- Cultural Service (General) P
- Educational Classroom Space (Limited) P
- Grocery Store (Limited) A
- Grocery Store (General) P
- Library (Limited) P
- Library (General) P

Medical Office (Limited) P

Medical Office (General) P

Office (Limited) P

Office (General) P

Recreation and Entertainment, Indoor (Limited) P

Recreation and Entertainment, Indoor (General) P

Restaurant, Fast-Food (Limited) A

Restaurant (Limited) P

Restaurant (General) P

Retail Sales and Services (Limited) P

Retail Sales and Services (General) A

Safety Service P

School (Elementary or Secondary) (Limited) A

School (Elementary or Secondary) (General) A

Sidewalk Café A

Vehicle/Equipment Sales (Limited) A

Vocational School (Limited) P

Vocational School (General) P

End



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

Date Filed:

Office of the Zoning Administrator

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(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: Alcoa		Phone Number: (412) 553-4545	
Address: 201 Isabella St.	City: Pittsburgh	State: PA	Zip Code: 15212
2. Applicant/Company Name: Boyd Bryant, Design Box		Phone Number: (412) 610-2325	
Address: 4327 Butler St.	City: Pittsburgh	State: PA	Zip Code: 15201
Applicant/Contractor ID:(assigned by the City) Colite			
3. Development Name: Alcoa Corporate Center - Pittsburgh			
4. Development Location: Northshore			
5. Development Address: 201 Isabella St., Pittsburgh, PA 15212			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:			
Present Use of Site: (Select from attached list)			
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy# 201 Isabella St., Pittsburgh, PA 15212	Date Issued: 201 Isabella St., Pittsburgh, PA 15212	Existing Use of Property: Corporate Office Headquarters	
8. Estimated Construction:	Start Date: 09/01/16	Occupancy Date: / / currently occupied	Project Cost: \$ 50,000.00

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

9. Proposed Use of Site (Select from attached list): **81**

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: **A new Arconic high wall sign to be added to the south facade of the Alcoa Corporate Center on the North Shore of Pittsburgh; as well as a replacement sign for the existing Alcoa sign**

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: _____ 0 sq ft
 Existing to be Retained: _____ 0 sq ft
 Retained Area to be Renovated: _____ 0 sq ft
 To be Constructed: (2) High Wall Signs 778.5 sq ft
 Building Footprint: _____ approx. 60,000 sq ft

	<u>Existing</u>		<u>Proposed</u>	
	<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>
Main Structure	6 Stories	114 ft		
Proposed Addition/Extension				

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

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

17. Lot Area: _____ approx. 99,500 sq ft

18. On Site Parking: N/A

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

Off-Street Loading Spaces: N/A
 Actual: _____
 Required: _____

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

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



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

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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: **N/A**

_____ 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: Sam Bryant



High Wall Sign

High Wall Sign
City Submittal

July 8, 2016

colite

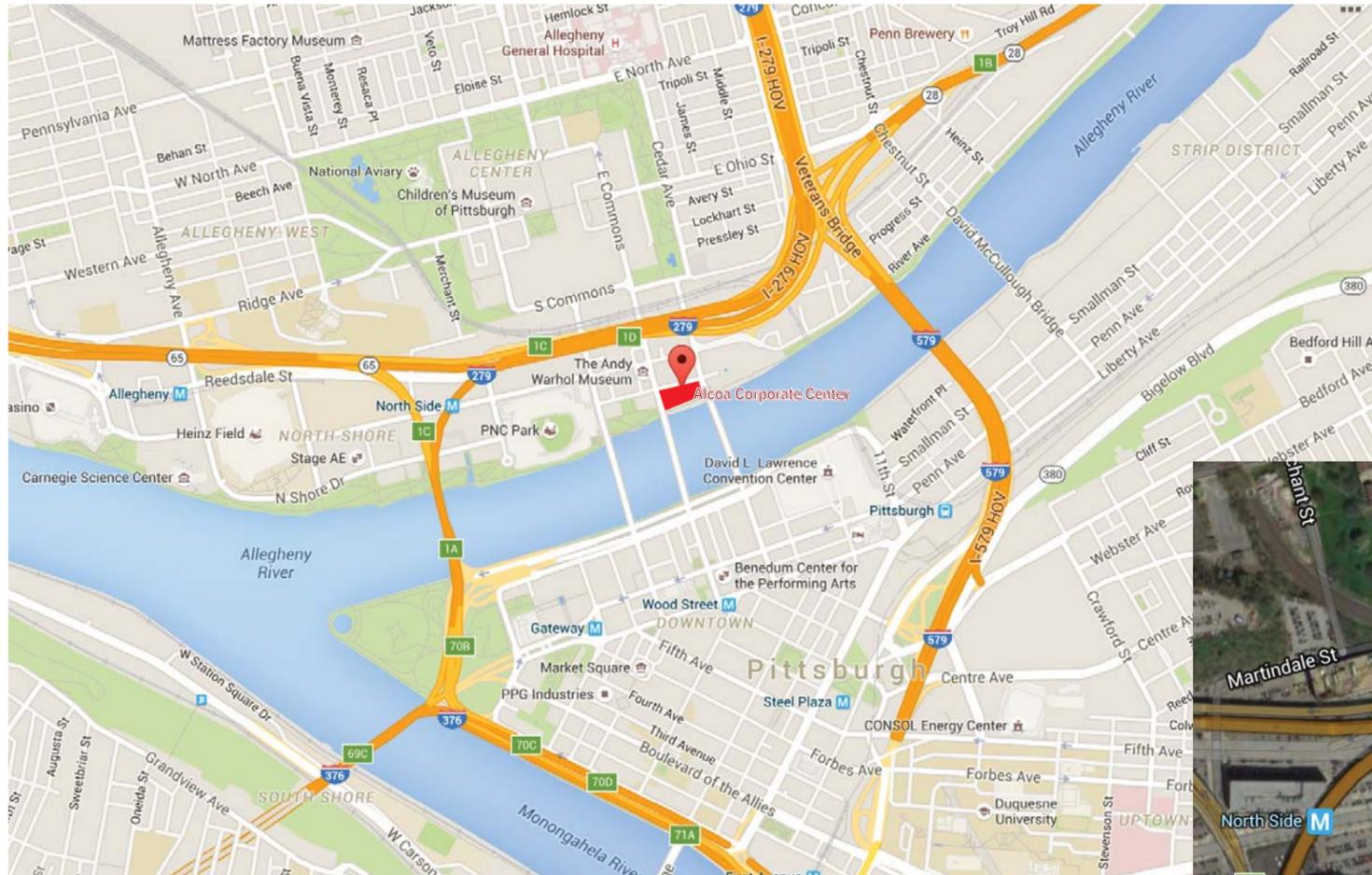
5 Technology Circle · Columbia, SC · 29203
803.926.7926 P · 803.926.8412 F
www.colite.com

DESIGN  BOX

325 Lamont Place Pittsburgh PA 15232

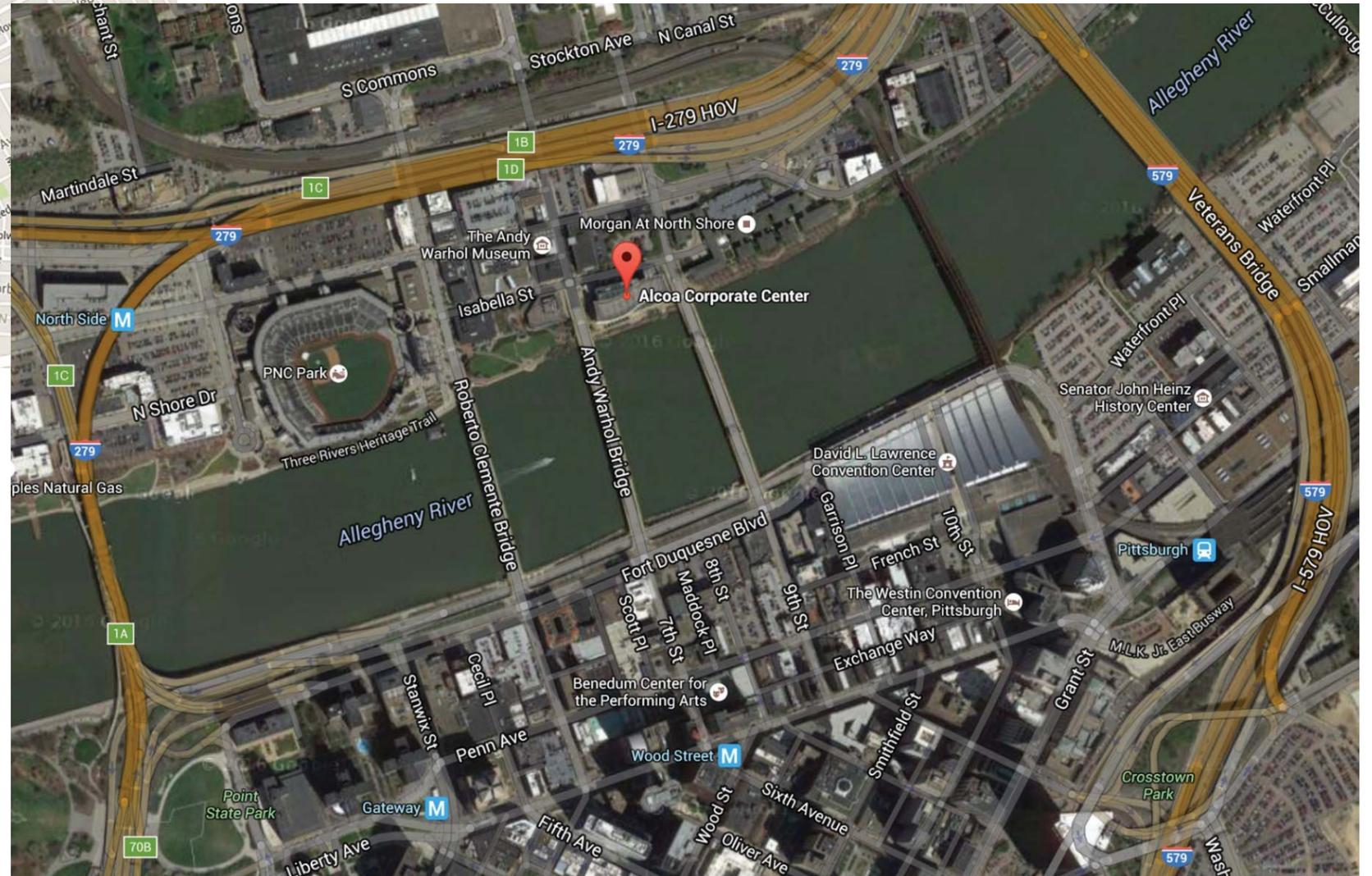
Boyd 412.610.2325 • Scott 412.606.1105

boyd@designbox.co • scott@designbox.co



Alcoa Corporate Center - Pittsburgh
201 Isabella St.
Pittsburgh, PA 15212

Zoning District DR-C, Downtown Riverfront
Lot 8-H-330



Current Code for High Wall Signs
919.03.M.7 - GT and DR Zoning Districts

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



Existing ALCOA Sign



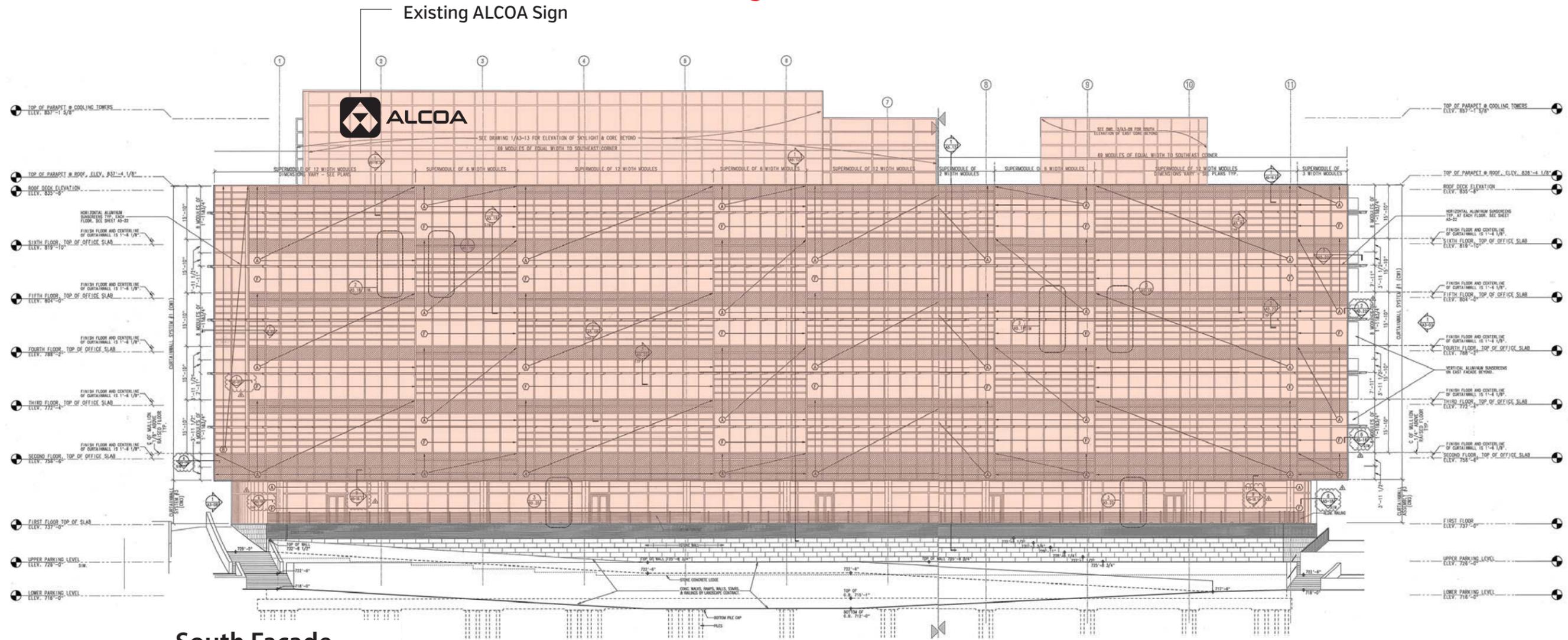
Replcement ALCOA Sign

New ARCONIC Sign

12'-0"

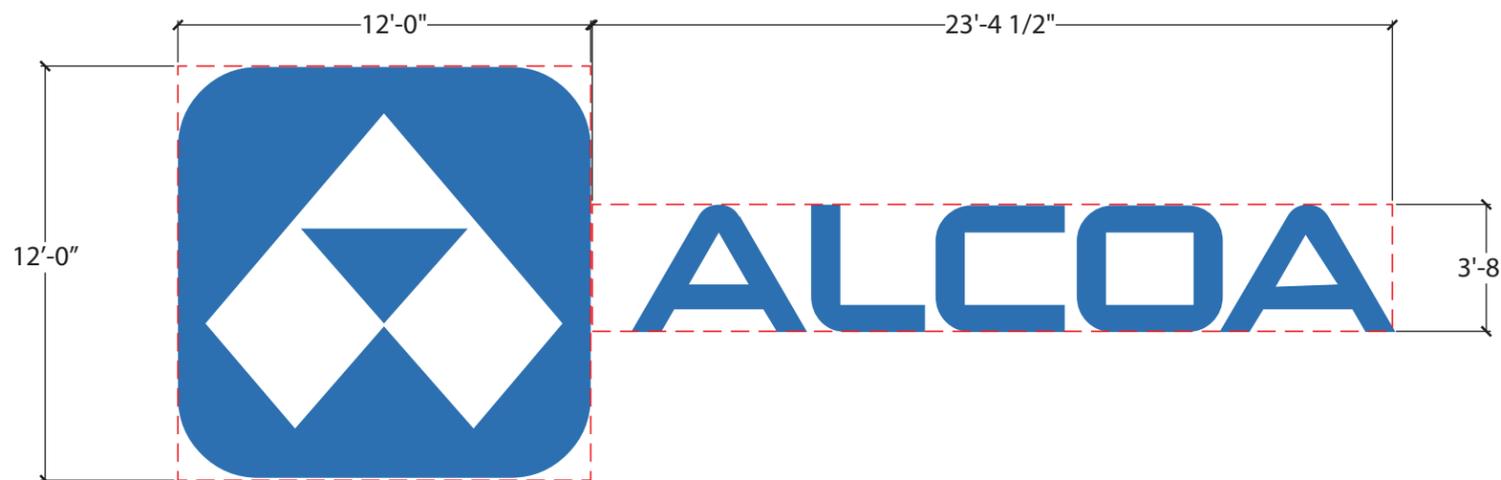


Total Square Footage of South Facade of Building = 39,292.21 sf
2% of Bulding sf = **785.84 sf**



South Facade

scale 1/32" = 1'-0"

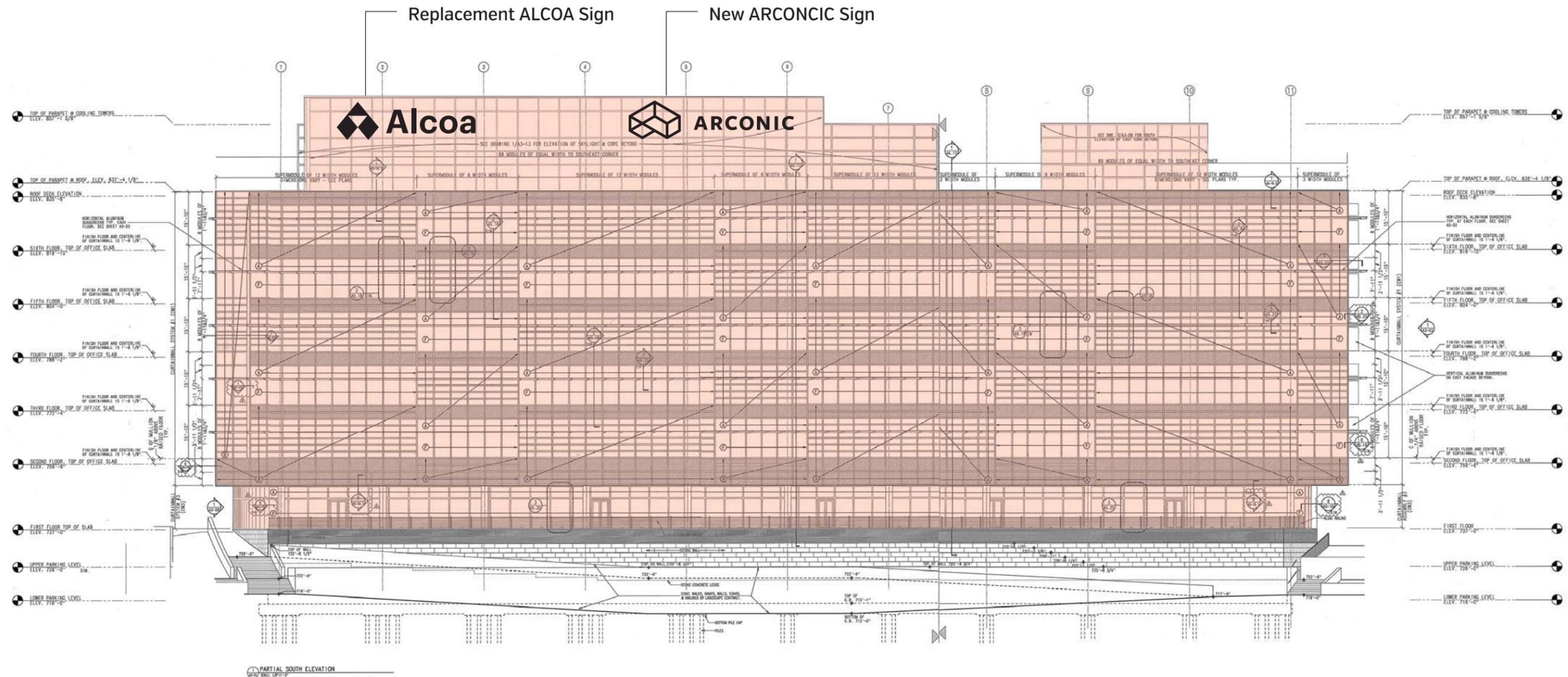


Existing Alcoa Sign

Logo Mark 12'-0" x 12'-0" = 144 sf
Logo Type 3'-8" x 23'-4.5" = 85.7 sf
Total = 229.7 sf

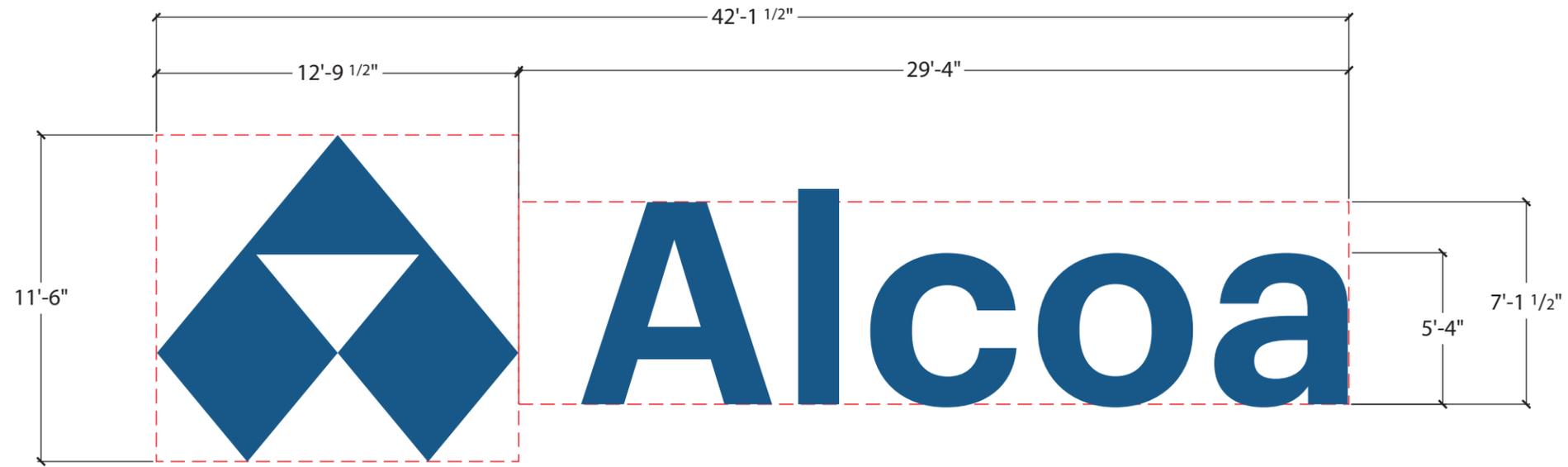
Scale: 3/16" = 1'-0"

Total Square Footage of South Facade of Building = 39,292.21 sf
2% of Bulding sf = **785.84 sf**



South Facade

scale 1/32" = 1'-0"



Replacement Alcoa Sign
New Arconic Sign

356.1 sf
422.4 sf

Total Square Footage of Signs

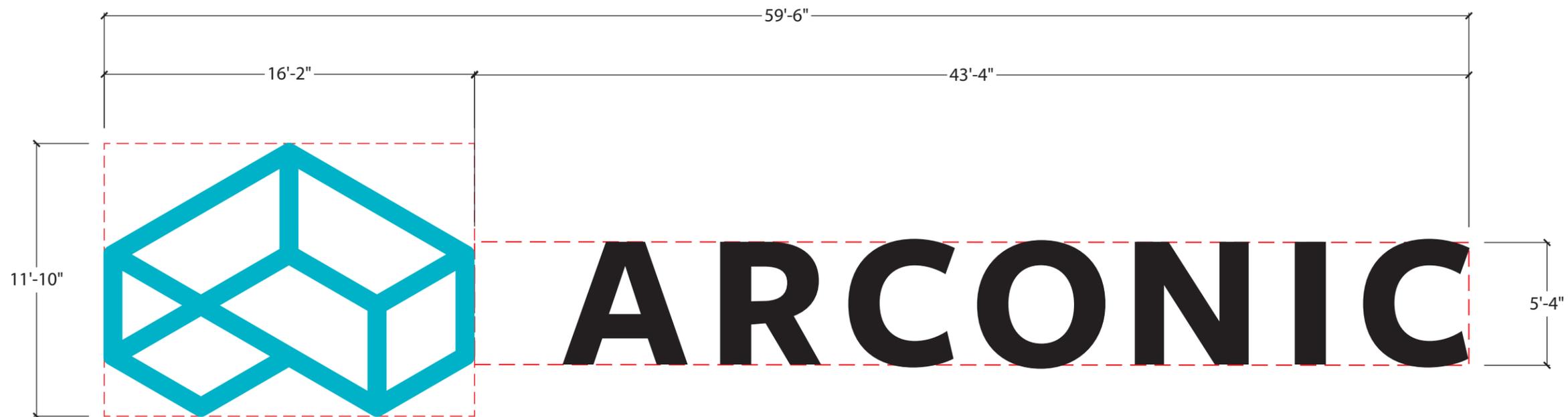
778.5 sf

Replacement Alcoa Sign

Logo Mark 11'-6" x 12'-9.5" = 147.1 sf
Logo Type 7'-5" x 30'-7.5" = 209 sf
Total = 356.1 sf

Sign Allowance
2% of Building Facade

785.84 sf



New Arconic Sign

Logo Mark 11'-10" x 16'-2" = 191.3 sf
Logo Type 5'-4" x 43'-4" = 231.1 sf
Total = 422.4 sf

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



Photo from Downtown side of River, existing view



Existing Alcoa High Wall Sign, Close Up
Ghosed White Line shows approx. size of replacement sign



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

Office of the Zoning Administrator

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

Date Filed:

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

The Development Review Application can be used for the following:

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

GENERAL INFORMATION

1. Property Owner Name: <i>Carnegie Museums Pittsburgh</i>		Phone Number: ()	
Address: <i>1 Allegheny Ave</i>	City: <i>Pittsburgh</i>	State: <i>PA</i>	Zip Code:
2. Applicant/Company Name: <i>Oxford Dev. Company</i>		Phone Number: <i>(412) 261-1500</i>	
Address: <i>301 Grant</i>	City: <i>Pittsburgh</i>	State: <i>PA</i>	Zip Code:
Applicant/Contractor ID: (assigned by the City)			
3. Development Name: <i>Carnegie Science Center, Science Pavillion Addition</i>			
4. Development Location:			
5. Development Address: <i>1 Allegheny Ave.</i>			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	<i>North Shore Dr.</i>		
Present Use of Site: (Select from attached list)	<i>49</i>		
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: <i>10/1/2016</i>	Occupancy Date: <i>6/1/2018</i>	Project Cost: \$ <i>37,000,000</i>
Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to pittsburghpa.gov/dcp/zoning/ and select the link for the City Zoning Code maintained at the Municode.com website.			
9. Proposed Use of Site (Select from attached list): <i>49</i>			
10. Select the Type of Work:			
<input checked="" type="checkbox"/> New Construction, New	<input checked="" type="checkbox"/> Renovation, Interior		
<input type="checkbox"/> New Construction,	<input type="checkbox"/> Renovation, Exterior		
<input type="checkbox"/> Change in Use Only	<input type="checkbox"/> Renovation, Change in Use		
11. Describe the Development: <i>Renovation of existing interior spaces, construction of 48,240 SF exhibit and education Science Pavillion, and new landscaping.</i>			
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, http://www.city.pittsburgh.pa.us/bbi/)			



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

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

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

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

Residential Commercial Recreational Industrial Institutional

14. Gross Floor Area:

Existing to be Razed: _____ sq ft

Existing to be Retained: _____ sq ft

Retained Area to be Renovated: _____ sq ft

To be Constructed: 48,240 sq ft

Building Footprint: _____ sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure				
Proposed Addition/Extension			3	72'
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')	243	
Compact (7 1/4' x 16')		
Handicap (13 1/2' x 19')	20	

Off-Street Loading Spaces: N/A

Actual: 2

Required: 2

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).

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DEVELOPMENT REVIEW APPLICATION

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

- YES NO

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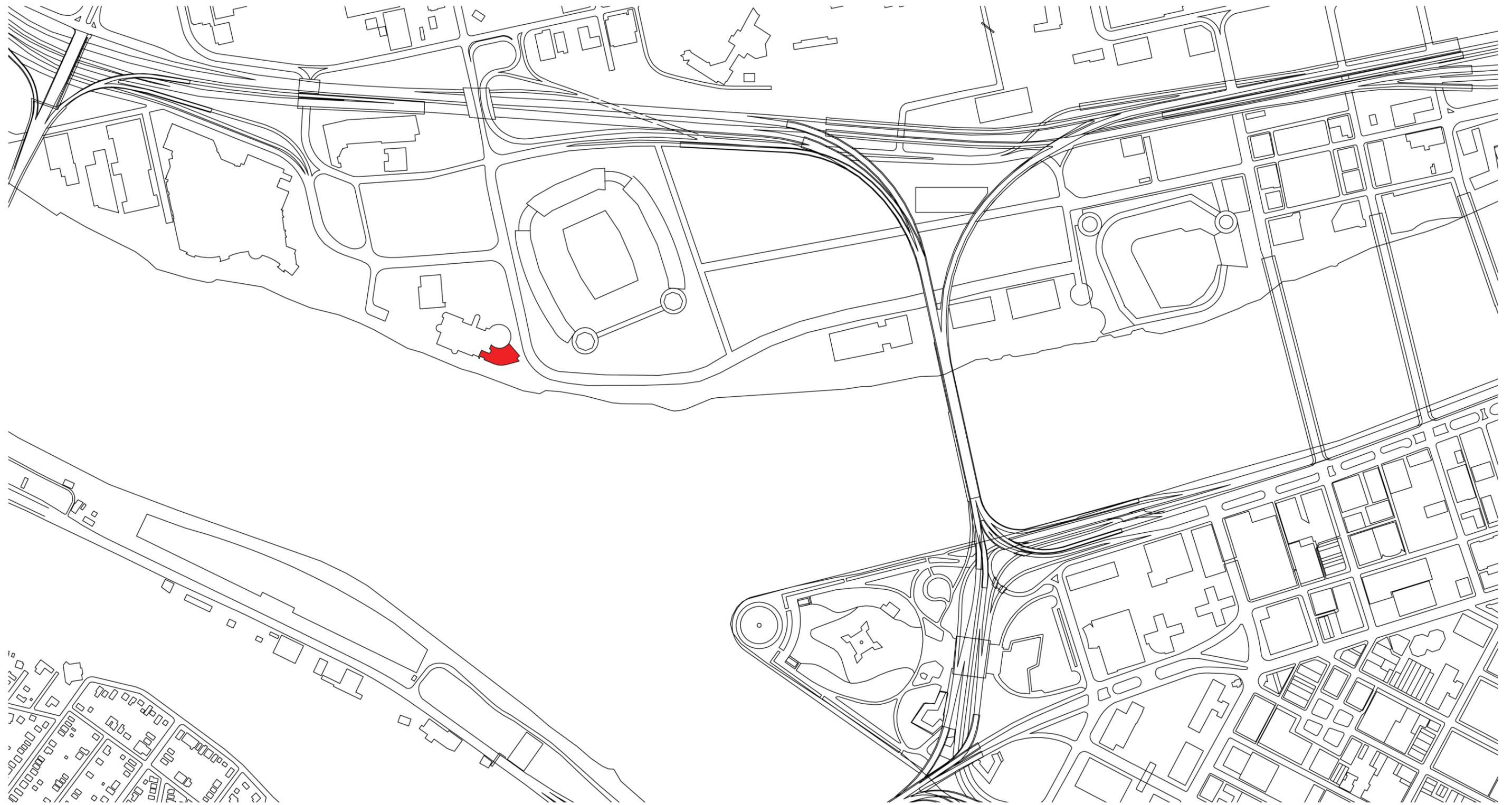
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- The proposed work includes the addition, deletion and/or relocation of City street lights in a City right-of-way.

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

Applicant Signature:



Carnegie Science Center
Carnegie Museums of Pittsburgh

City of Pittsburgh Planning Commission Submission

CARNEGIE SCIENCE CENTER MASTER DEVELOPMENT PLAN

Pittsburgh, Pennsylvania

URBAN DESIGN ASSOCIATES
INDOVINA ASSOCIATES ARCHITECTS

2 SEPTEMBER 2008

20 SEPTEMBER 2016 (UPDATED)



Carnegie Science Center Master Development Plan

PREPARED FOR

Carnegie Science Center

Ann Metzger
Acting Co-Director

Ron Baillie
Acting Co-Director

Carnegie Museums of Pittsburgh

PREPARED BY

Urban Design Associates
Master Planning Process

Renaissance 3 Architects
SportsWorks® Architect

Atelier Driseitl
Landscape and Environmental Design

Reed Smith Shaw & McClay
Legal

Wilbur Smith Associates
Traffic

Indovina Associates Architects
Science Pavilion Architect

LaQuatra Bonci Associates
Science Pavilion Architect

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Illustrative Development Plan
Project Description
Phasing Plan
Transportation Enhancements

URBAN DESIGN GUIDELINES 15

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Parks and Open Space
Parking
Access and Service
Building Heights
Architectural Character
Signage, Lighting, and Streetscape
Project Art
Stormwater Management
Sustainable Design Principles

Background

THE OPENING SECTION of the Master Development Plan provides the background for the Development Plan and Urban Design Guidelines that follow. This section has four subsections:

- Carnegie Science Center Background
- Project Background
- Context
- Zoning
- Transportation



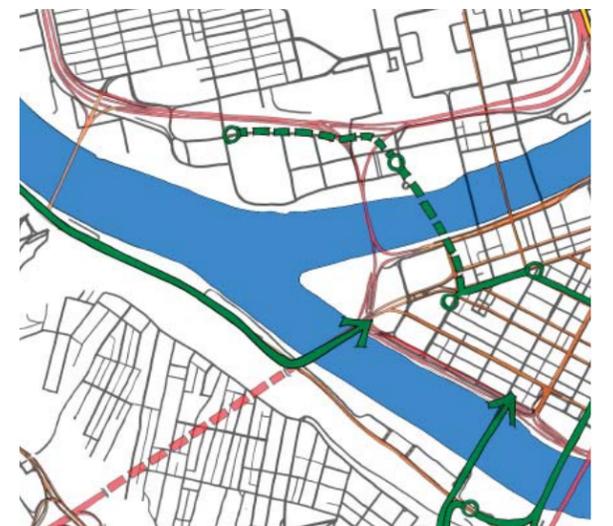
Carnegie Science Center Background



Context



Zoning



Transportation

Carnegie Science Center

Background

Carnegie Science Center, one of the four Carnegie Museums of Pittsburgh, is a popular science exploration destination and an anchor in the ongoing development of the city's downtown riverfronts. Recognized as a leader in promoting science and technology literacy, the Science Center partners with a host of organizations on innovative programming that engages diverse audiences, and encourages young people to consider careers in science and technology.

Carnegie Science Center connects science and technology to everyday life in ways that are fun and engaging. The Science Center sees more than 500,000 onsite visitors annually including about 120,000 onsite school groups. Science Center programs reach an additional 170,000 through offsite educational outreach programs and more than 12,000 at onsite camps, classes and sleepovers.

Visitor Experience

In 2006, after an extensive process of stakeholder input, the Science Center embarked on a long range plan to transform visitor experiences around the content areas of astronomy; robotics; sports and the human body; rivers and the environment; and forces, matter and motion. Another content area involves new programs to spark scientific curiosity in early learners.

As part of this transformation, the Science Center is developing new programs, designing new exhibits and entering into new partnerships to position itself as a very real solution to the gap in science literacy faced by our region and our nation.

Mission

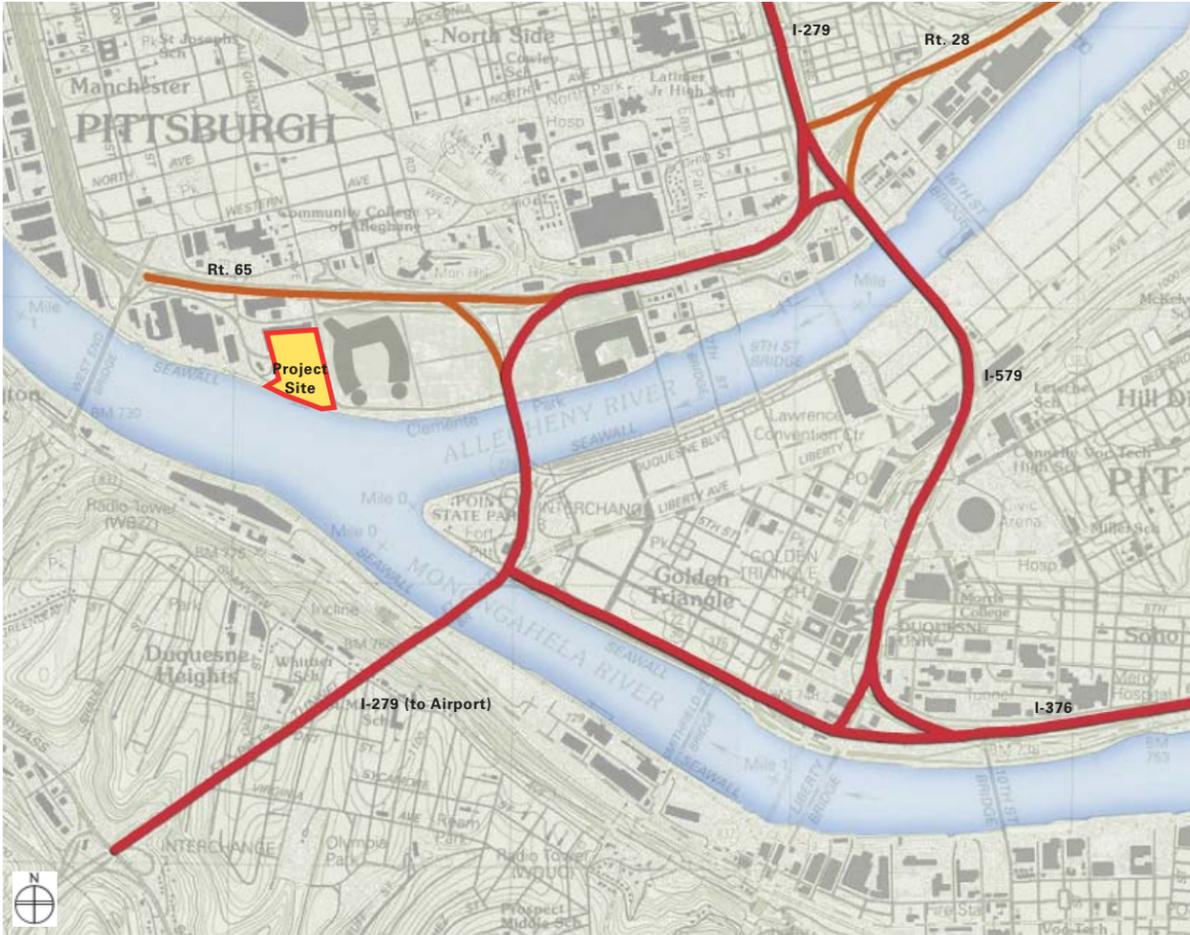
Carnegie Science Center is dedicated to inspiring learning and curiosity by connecting science and technology with everyday life. The Science Center provides experiences that are entertaining, interactive, first hand, accessible, relevant, and understandable. The Science Center strives to identify and meet the needs of the community in its full diversity.



Context

Carnegie Science Center is situated on Pittsburgh's North Shore at the confluence of the Allegheny, Monogahela and Ohio rivers. The campus encompasses 13.5 acres and is adjacent to Heinz Field to the east, Pittsburgh's new casino to the west, and Route 65 and the Manchester neighborhood to the north.

The City of Pittsburgh and the Riverlife Task Force have developed urban design guidelines for development along the North Shore, including standards for landscaping, lighting, and sustainable design. These guidelines have been incorporated into the design of the new Science Center campus.



LOCATOR The site is located on the North Shore, to the west of Heinz Field



View of existing riverfront park near Heinz Field



Existing Science Center parking lot



1999 North Shore Master Plan

Zoning

Carnegie Science Center is located within the Downtown Riverfront District (DR), Subdistrict A.

910.02.A Purpose

The DR, Downtown Riverfront District is intended to:

- (1) Maximize opportunities for riverfront use in accordance with the Riverfront Plan to take full advantage of this unique and limited resource;
- (2) Promote public access to the riverfront;
- (3) Encourage reuse of riverfront sites which had previously been occupied by heavy industry.

Permitted Uses

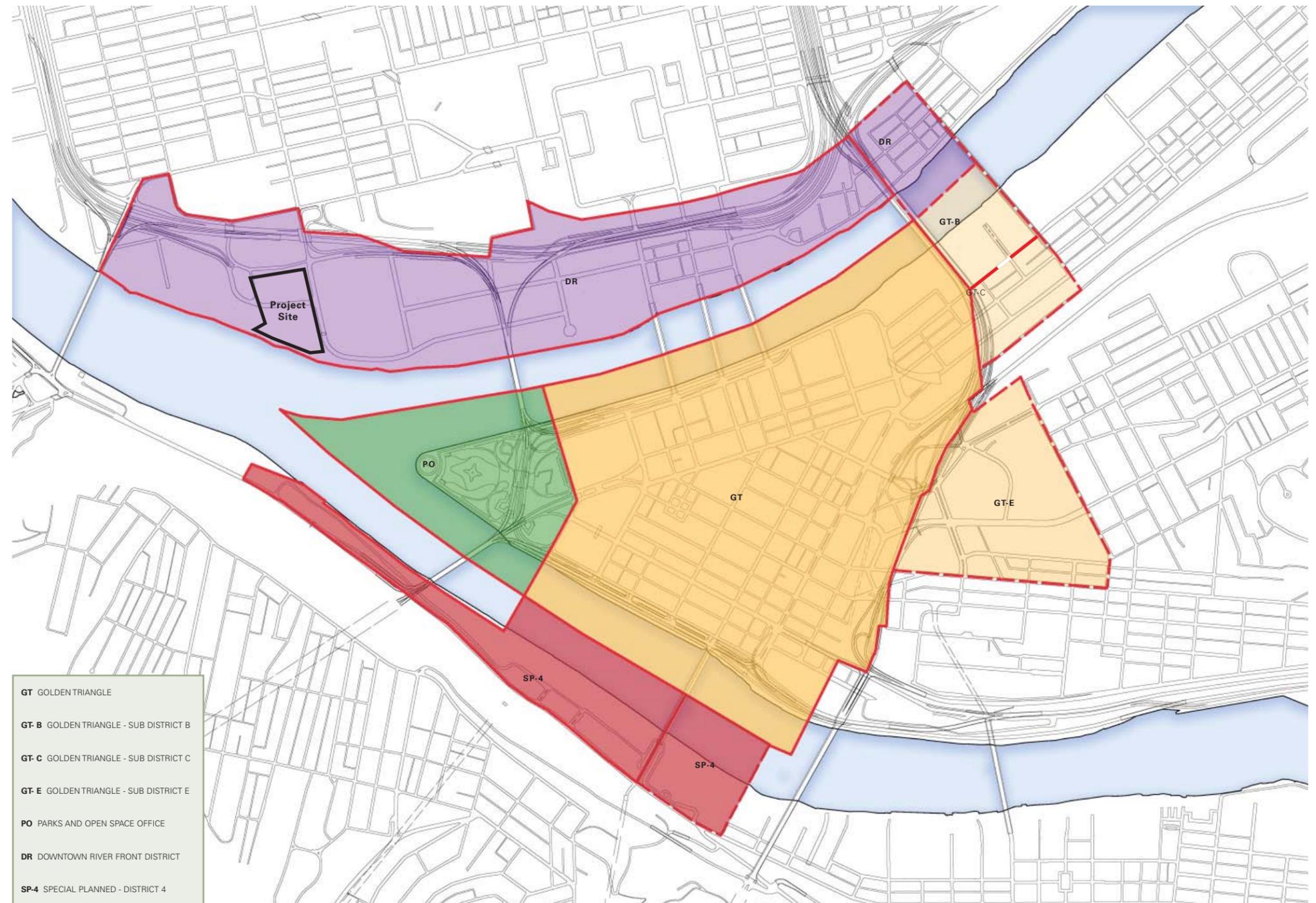
As detailed in the Use Table of the Zoning Code of the City of Pittsburgh (“Code”) Section 911.02, a multitude of uses are permitted within the DR district. These include Residential, Retail, Office, Hotel, and Recreation.

Transportation and Parking

Amendments to the Code have eliminated fixed parking requirements in favor of transportation and parking demand studies. A traffic study and a parking study have been submitted in accordance with the Code.

Landscape and Screening Standards

The landscaping and screening standards of Chapter 918 shall be applied to this Master Development Plan in accordance with the Code.



Required Master Development Plan; Review Criteria

922.10.D.2 Development on sites of three or more acres

Any development of a building or buildings that require Project Development Plan review on a site of three or more acres is required to submit a Master Development Plan prior to the application for individual building or buildings review.

A complete application for a Master Development Plan shall be submitted to the Zoning Administrator in a form established by the Zoning Administrator. Upon determining that the Master Development Plan application is complete, the Zoning Administrator shall schedule a review by the Planning Commission.

The Planning Commission shall approve a Master Development Plan application only if it finds that the proposal meets all of the following criteria:

- (a) That the proposed development shall create an efficient, functional and attractive urban area which incorporates a high level of amenities;
- (b) That the proposed development shall create a favorable environmental, social and economic impact on the City;
- (c) That the proposed development shall not be injurious to other property in the immediate vicinity, nor substantially diminish or impair property values within adjacent zoning districts;
- (d) That adequate utilities, road, drainage and other necessary facilities have been or shall be provided;

- (e) That adequate measures have been or shall be taken to provide ingress and egress designated so as to minimize traffic congestion in the public streets; and
- (f) That the proposed development complies with plans and policy documents adopted from time to time by the City.

Development Standards/Building Heights/Open Space

Section 910.02.F.2 Site Development Standards

Each site in the DR District shall be subject to the following site development standards:

(a) Floor Area Ratio

The maximum floor area ratio for structures that do not contain residential dwelling units shall be 6. The maximum floor area ratio for structures that contain residential dwelling or hotel units shall be 7.5 provided the total amount of residential and/or hotel floor area exceeds one-half (1/2) the of total floor area.

(b) Urban Open Space

Urban Open Space shall be provided at ground level on lots of 20,000 sq. feet or more in an amount at least equal to 10 percent of the lot area.

(c) Height

- (1) Maximum building height shall not exceed eighty-five (85) feet within two hundred (200) feet of the Ohio River.
- (2) Maximum building height shall not exceed one hundred twenty (120) feet at any point more than two hundred (200) feet from the Ohio River.

Contextual Height

Section 925.07.D

Regardless of the maximum height limit imposed by the zoning district standards of this Code, applicants shall be allowed to use a contextual height limit. The allowed contextual height may fall at any point between the zoning district maximum height limit and the height of a building that exists on a lot that is adjacent to the subject lot.

Transportation

Existing Auto Access

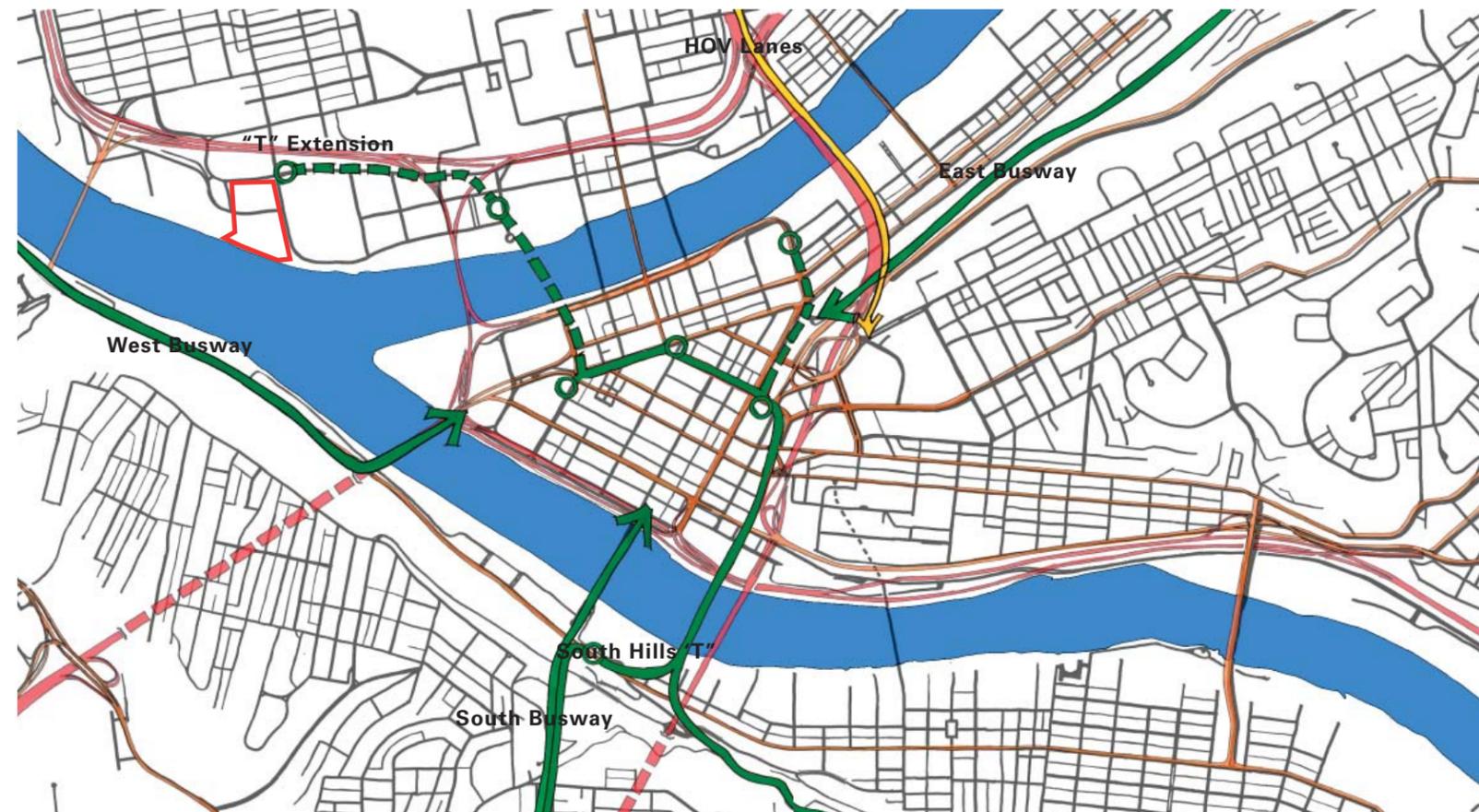
The Science Center site is well served by local streets, arterials and highways. The primary regional automobile access is directly from Route 65, which connects to the Interstate Highway System. North Shore Drive and General Robinson Street connect the site to Downtown and North Side neighborhoods.

Existing Public Transit Access

The Port Authority of Allegheny County is currently constructing the “North Shore Connector” which expands the existing light rail system from Downtown to the North Shore. A new transit station will be built at the corner of Reedsdale Street and Allegheny Avenue—directly connecting the LRT to the Science Center campus and the larger transit hub of Downtown Pittsburgh. Additionally, the 16A and 16D routes provide direct bus service via Reedsdale and North Shore Drive.

Existing School/Tour Bus and Pedestrian Access

Carnegie Science Center currently provides direct access and parking for school and tour buses. In addition to the sidewalks surrounding the facility, pedestrians can conveniently access the Science Center from the riverfront trail.



The site in its context with regional transportation, including the future light rail extension



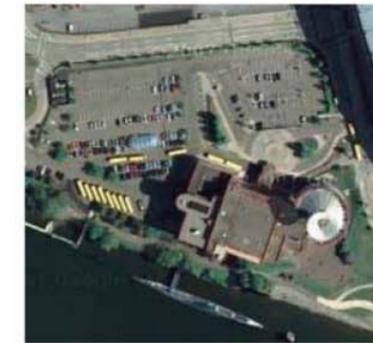
Master Development Plan

THE MASTER DEVELOPMENT PLAN SECTION describes the overall plan including the planning process and the phasing for the project. This section has five subsections:

- Planning Process
- Urban Design Principles
- Master Development Plan
- Project Description
- Phasing Plan
- Transportation Enhancements



Planning Process



Urban Design Principles



Master Development Plan



Project Description



Transportation Enhancements

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*Page partially updated by Indovina Associates Architects, March 2016

Planning Process

The official Planning Commission approval process for a master development plan includes:

- Meetings with the Department of City Planning staff
- Meetings with the Contextual Design Advisory Panel (CDAP)
- Planning Commission Briefing
- Planning Commission Hearing
- Planning Commission Hearing and Action

A public participation process conducted by the applicant must precede the Planning Commission Briefing to gather community input to the Master Development Plan.

Community Participation

The Science Center is currently meeting with local residents, community groups, and adjacent property and business owners to gather feedback on the site plan and new SportsWorks® building.

The stakeholder groups include:

- Allegheny West
- Continental Development
- Pittsburgh's new casino
- Northside Leadership Conference
- Pittsburgh Steelers
- Riverlife Task Force (Urban Design Committee)
- Sports and Exhibition Authority
- Manchester Citizen Corporation



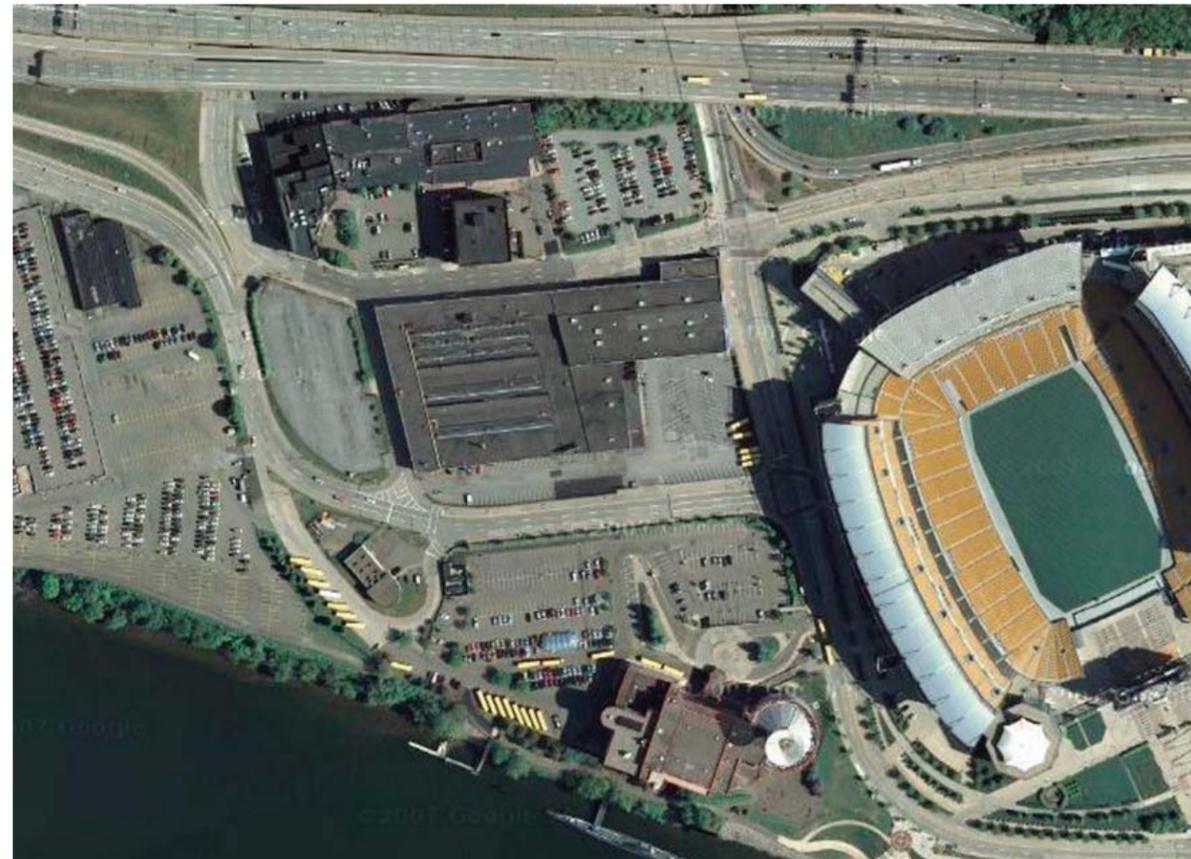
Existing Conditions

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- STUDY AREA BOUNDARY

Urban Design Principles

The Science Center began to develop a campus master plan in 2004 when the Port Authority determined that the Miller Building would have to be demolished to accommodate a new LRT station. SportsWorks® would have to be relocated to the southern half of the campus on the existing parking lot near the Science Center. Several master plan studies have been developed since then. Each iteration of the design has affirmed the following urban design principles:

- 1 Build a world-class Science Center campus
- 2 Strengthen the connection between the river and the campus by moving parking away from the riverfront and by extending Three Rivers Park along the river's edge
- 3 Integrate nature and science into the campus landscape by creating an “eco-experience” park
- 4 Incorporate sustainable design principles into the design of the campus landscape and in future buildings
- 5 Preserve and enhance views to Downtown and the Ohio River Basin, especially in new buildings and the renovation of the existing Science Center building
- 6 Involve citizen groups and adjacent business owners in the creation of the new campus plan
- 7 Provide public art that supports the Science Center's mission and its stunning location at the confluence of the three rivers.



Aerial view of the existing Carnegie Science Center and Heinz Field

Illustrative Master Plan

The Carnegie Science Center Master Development Plan has the following elements illustrated on the drawing to the right:

- 167,500 sq. ft. Main Building
- **48,240 sq.ft.**future addition to Main Building
- 25,000 sq. ft. SportsWorks® Building
- 10,000 sq. ft. Reception Center
- 2,000 sq. ft. Chiller Building
- 490 parking spaces and 40 bus spaces
- 2.94 acres of open space, including discovery eco-park
- 1.60 acre riverfront park (Three Rivers Park extension)

The existing Science Center site will be transformed from acres of asphalt parking lots into a series of green spaces, including a new discovery eco-park and a renovated riverfront park. A new SportsWorks® building with a dramatic 25 foot tall window wall, will frame a new discovery eco-park. The park will have hands-on exhibits pertaining to nature and science. A new Reception Center addition on the front of the existing Science Center will link the new SportsWorks® building and the existing building. The Reception Center is envisioned to be a dramatic atrium-like space containing ticketing functions and an expanded gift shop.

The **east** addition to the existing Science Center building will house additional exhibit space, office space, and meeting rooms. Active spaces in the addition will face the Ohio River.

Parking areas will include exhibits that pertain to the discovery eco-park and will be landscaped accordingly. Signage, lighting and public artwork will be woven throughout the campus, creating an exciting and unified image.



Illustrative Master Plan

© 2008 URBAN DESIGN ASSOCIATES

*Page updated by Indovina Associates Architects, March 2016

SportsWorks®

An important component of the campus master plan is the exhibit space and collateral activities found in the new SportsWorks® building. The urban design guidelines for landscaping, lighting and sustainability will be highlighted in the building, which will be LEED Certified.

A high volume, open steel structure, with a sloping roof will offer ample height for exhibits such as a 25 foot high rock climbing wall. A dramatic circulation ramp will connect the mezzanine level exhibit space and multi-purpose rooms to the main exhibit floor. A glass façade above the ramp will showcase the activities of the exhibits.



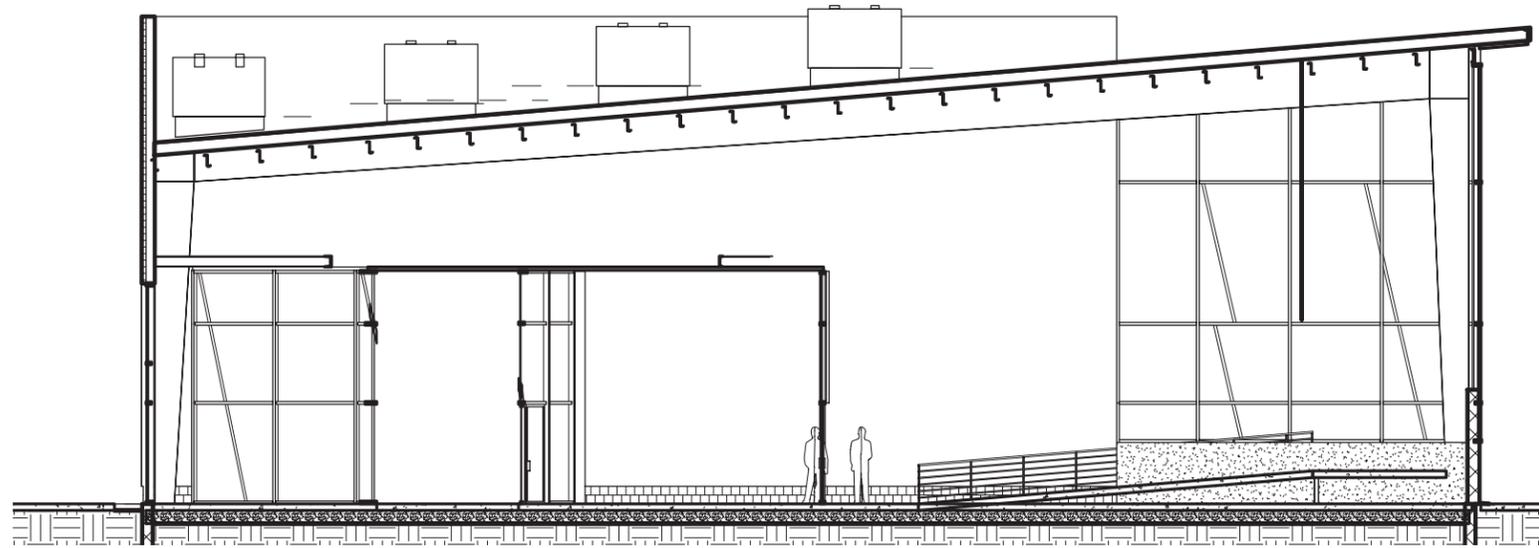
Proposed view of SportsWorks® looking towards Heinz Field from North Shore Drive



Proposed view of SportsWorks® from North Shore Drive



Proposed view of SportsWorks® from the current Carnegie Science Center entrance



Proposed section through SportsWorks®

Phasing Plan

The new Science Center campus will be completed over the next ten years. The first phase will involve the demolition of the Miller Building for the new LRT station. Land not occupied by the station will eventually become the North Lot, which will accommodate the majority of visitor parking. The first phase will conclude with the construction of the new SportsWorks® building just west of the current Science Center building. Phase Two will include the new riverfront park and the reclamation of the balance of the Miller site for additional parking. The discovery eco-park will follow thereafter.

The final phase of the master plan includes the construction of the new Reception Center addition and the west wing of the Science Center. The new wing will replace the temporary service lot created with the construction of SportsWorks®.

Phase One

- 1A Miller Building demolished 2008
- 1B Return of Miller property for first phase of North Lot (225 spaces)
- 1C New SportsWorks® built
- 1D West Lot resurfaced and landscaped

Phase Two

Balance of North Lot completed and landscaping: additional 225 spaces

Phase Three

- 3A Discovery eco-park and riverview café
- 3B Riverfront park
- 3C Pedestrian enhancements

Phase Four: Final build-out

- 4A West addition to main building
- 4B Reception Center addition to main building



Phase 1: SportsWorks® building and initial parking



Phase 2: Balance of North Lot restored, landscaping added



Phase 3: Riverfront park, eco-park, and upgraded pedestrian features



Phase 4: East addition and final park improvements

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Transportation Enhancements

A traffic study has been commissioned by Carnegie Science Center for the master development plan submission.

Based upon the work to date and the recent attention given to traffic issues on the North Shore, three potential recommendations may be:

- 1 Re-time existing traffic signals at the intersections (blue circles). Adjustments could include modified wait times, additional time for left turns, and/or pedestrian-activated movements.
- 2 Coordinate parking lot access points (green circles) with any new traffic patterns and other surrounding land uses.
- 3 Improve pedestrian movements (yellow circle) across North Shore Drive at Allegheny Avenue to ensure safe and effective access between the Science Center and the new parking lot. Improvements could include revised crossing times and new pedestrian count-down timers.



Transportation Diagram

■ SIGNAL TIMING ADJUSTED ■ IMPROVED PARKING LOT ACCESS ■ IMPROVED PEDESTRIAN MOVEMENT

*Page updated by Indovina Associates Architects, March 2016

Urban Design Guidelines

THE URBAN DESIGN GUIDELINES establish standards for:

- Building Use
- Parks and Open Space
- Parking
- Access and Service
- Building Heights
- Architectural Character
- Signage, Lighting, and Streetscape
- Project Art
- Stormwater Management
- Sustainable Design Principles

Each are illustrated with appropriate drawings, sections, and/or diagrams.



Building Use



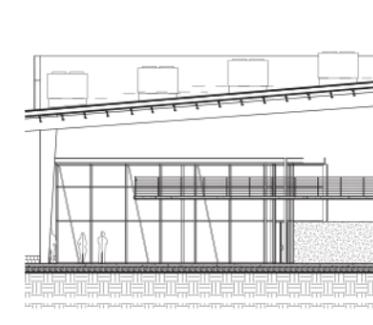
Parks and Open Space



Parking



Access and Service



Building Heights



Architectural Character



Signage, Lighting, and Streetscape



Project Art



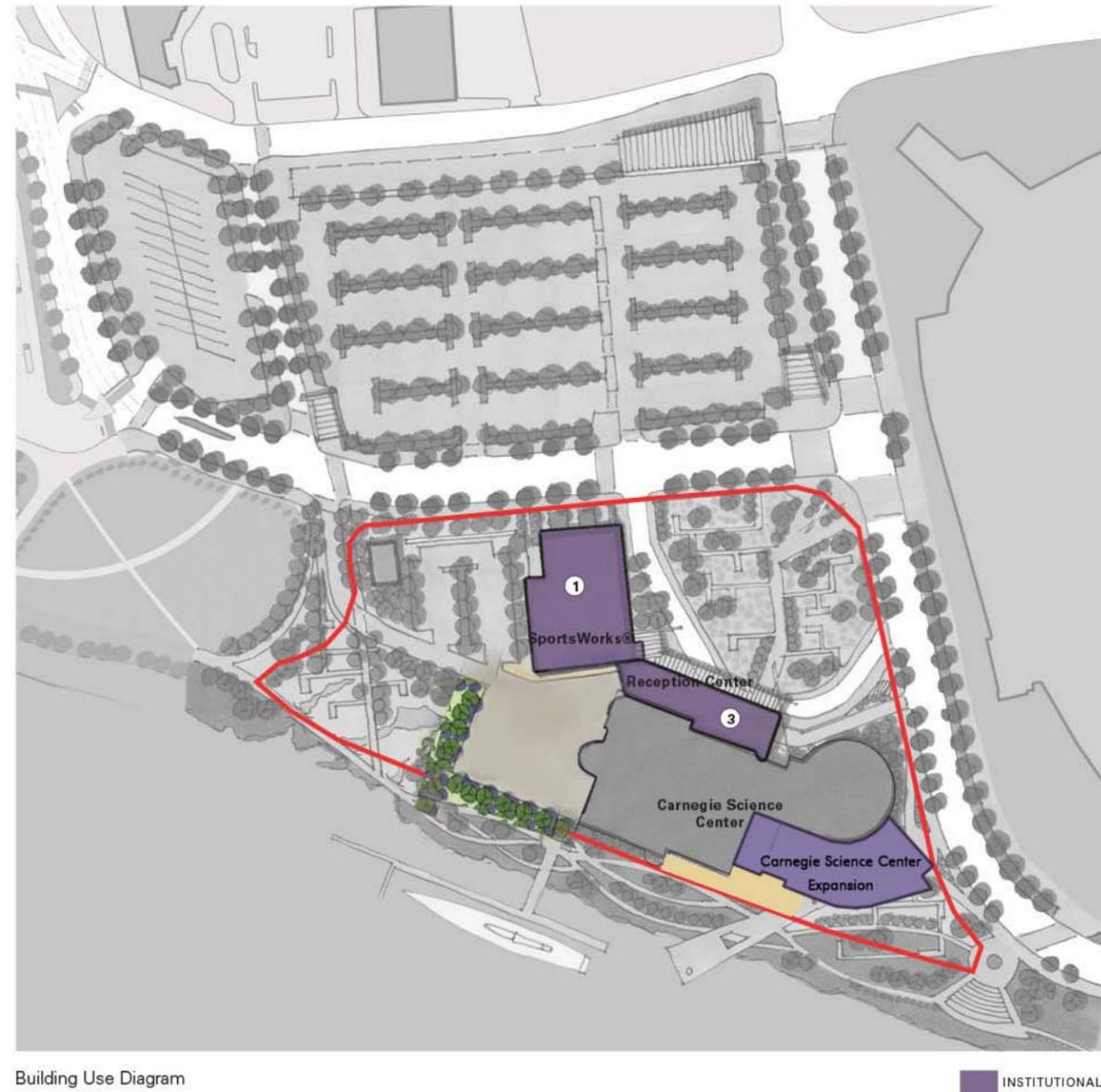
Stormwater and Sustainable Design

Building Use

The Science Center Master Development Plan includes three new buildings:

- 1 A new SportsWorks® complex
- 2 An eventual east expansion of Carnegie Science Center
- 3 Reception Center addition

All of these proposed new buildings are institutional in use, as indicated on the diagram to the right. No other permanent structures are proposed for the Master Development Plan.



Building Use Diagram



View of the west side of the building, riverfront park, and expanded Riverview café
Rendering by Indovina Associates Architects 2016

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Open Space

The vision for the Science Center campus plan is defined largely by a series of interconnected open spaces. The proposed plan seeks to connect pedestrians from the neighborhoods to the river through a series of public spaces. An enhanced pedestrian spine extends from the proposed light rail stop to a new eco-park at the front door of the Science Center. Three Rivers Park is then extended west to complete the connection from the campus to the river. The adjacency of this park to the Science Center provides a unique opportunity for interactive learning experiences through outdoor exhibits.

The Outdoor Urban Experience as described by the Atelier Dreiseitl plan outlines the various components of this experience including “teaser platforms” over a wetland landscape, simulated rain events, and “discovery islands.” The resulting form will be a series of outdoor rooms, each defined by the natural topography of the park.



View of the proposed riverfront park



Open Space Diagram

■ SITE OPEN SPACE ■ RIVERFRONT PARK



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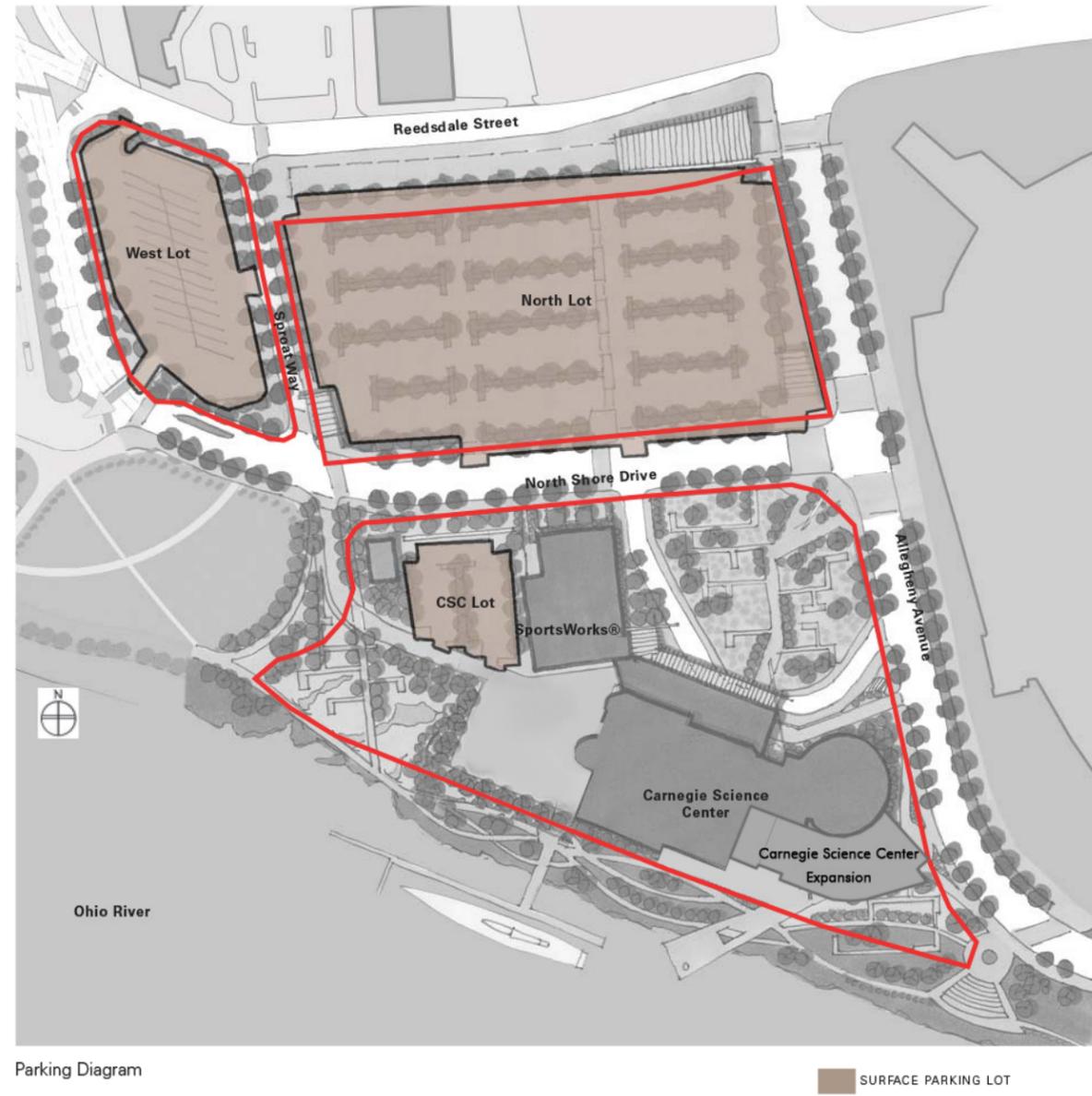


Examples of public open space

*Page updated by Indovina Associates Architects, March 2016

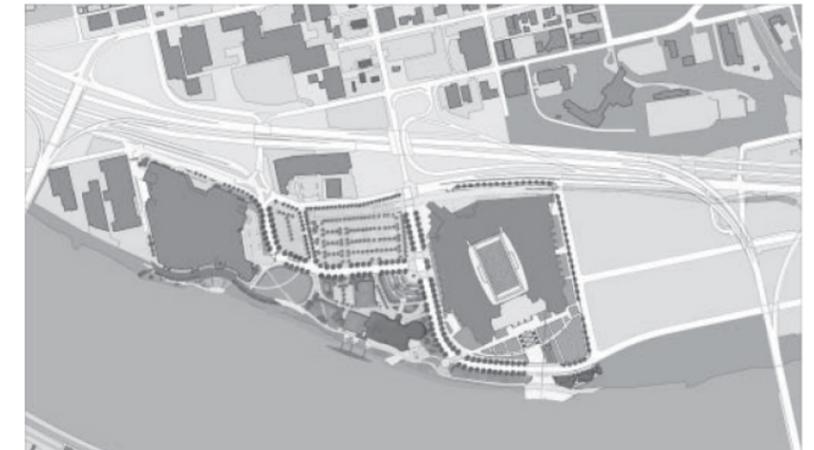
Parking

Existing parking lots around the main Science Center building and the riverfront will be removed and replaced with new buildings and open space. A majority of visitor parking will now be accommodated on the North Lot. The West Lot will be used primarily for buses, and on occasion for overflow visitor parking. A smaller lot, located next to the proposed SportsWorks® building, will also provide additional parking as well as access to loading areas.



Parking Diagram

EXISTING PARKING PROGRAM	
NORTH LOT (FRONT/SIDE)	192 spaces
WEST LOT	150 spaces
CSC LOTS (FRONT/SIDE)	367 spaces
TOTAL EXISTING	709 spaces
CONCEPTUAL PARKING PROGRAM	
NORTH LOT	450 spaces
CSC LOT	40 spaces
TOTAL	490 spaces
*WEST LOT	40 buses
*West Lot used for overflow parking on special events (150 spaces)	



Permeable pavement for parking lots

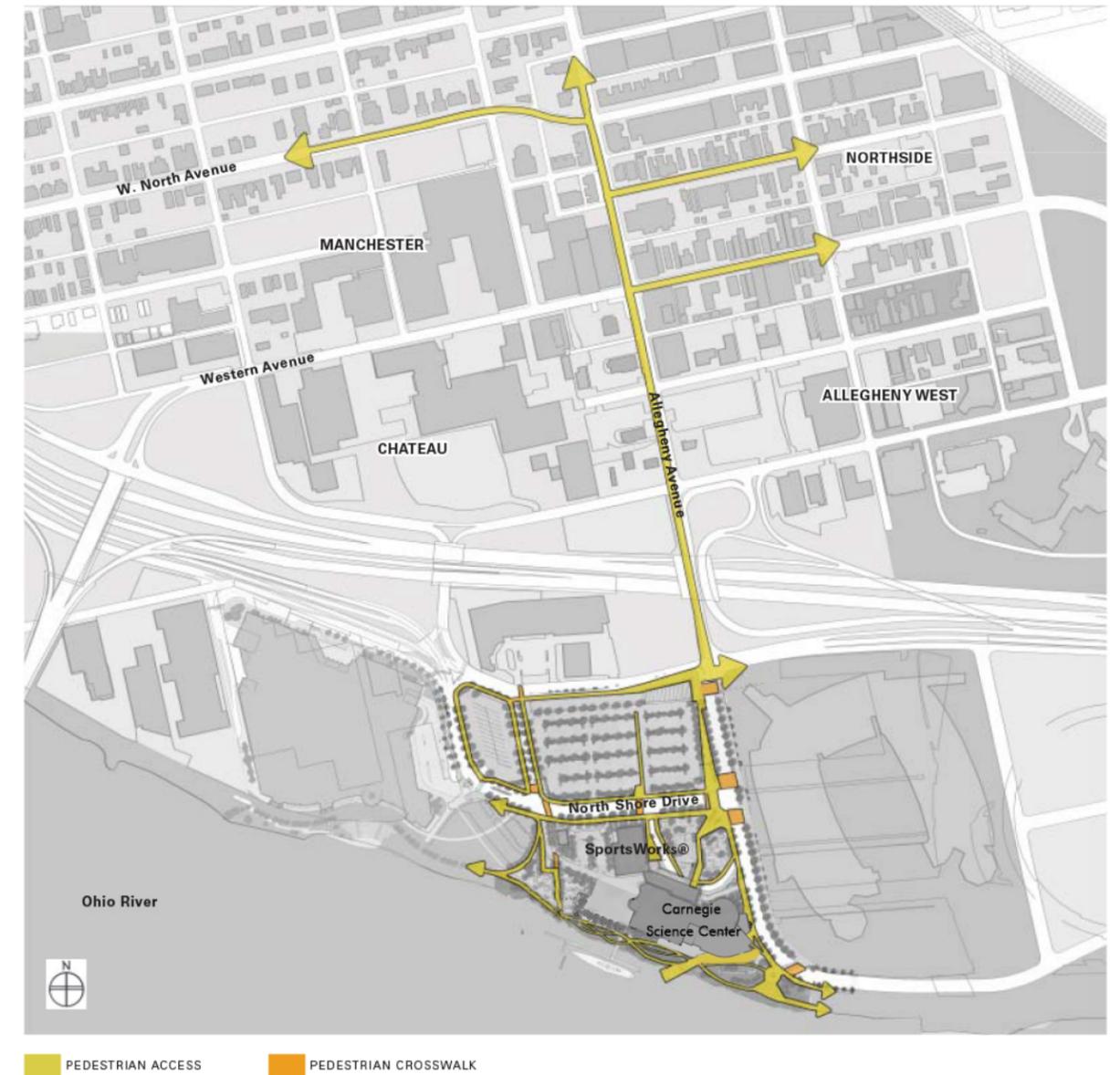
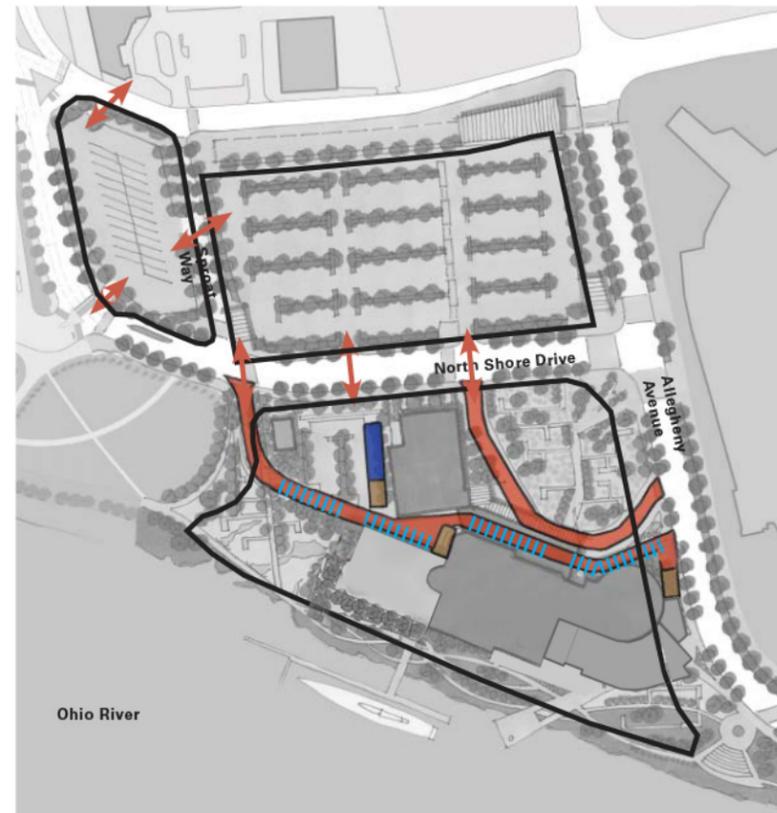
© 2008 URBAN DESIGN ASSOCIATES

*Page updated by Indovina Associates Architects, March 2016

Access and Service

The Science Center service entry and exit pattern for delivery trucks, school buses, and tour buses will be similar to the existing path. Buses will enter the West Lot from Reedsdale Street and queue at the North Shore Drive end of the lot, where a looped traffic signal will permit them to exit the lot. They will cross North Shore Drive and turn right onto Sprout Way South to gain access to the site and drop off passengers at the lower level group services entrance of the Main Building. Trucks will continue to make deliveries and pickups at the loading docks, which will be located on the new western wing of the science center. Automobiles will be able to access the site from the existing driveway on Allegheny Avenue, thus enabling drop-off and pick-up for families at the main entrance. There will be a new, improved turnaround as well as departure to North Shore Drive for automobiles.

Pedestrian access to the science center site will be greatly improved with the addition of a widened sidewalk along Allegheny Avenue to the north of North Shore Drive. Pedestrian crosswalks will be located across North Shore Drive at both the west and east ends of the parking lot. Access from every direction will be clearly marked and will include new, green park spaces and interactive educational experiences. A strengthened connection to both the river and the North Side neighborhoods will be created.

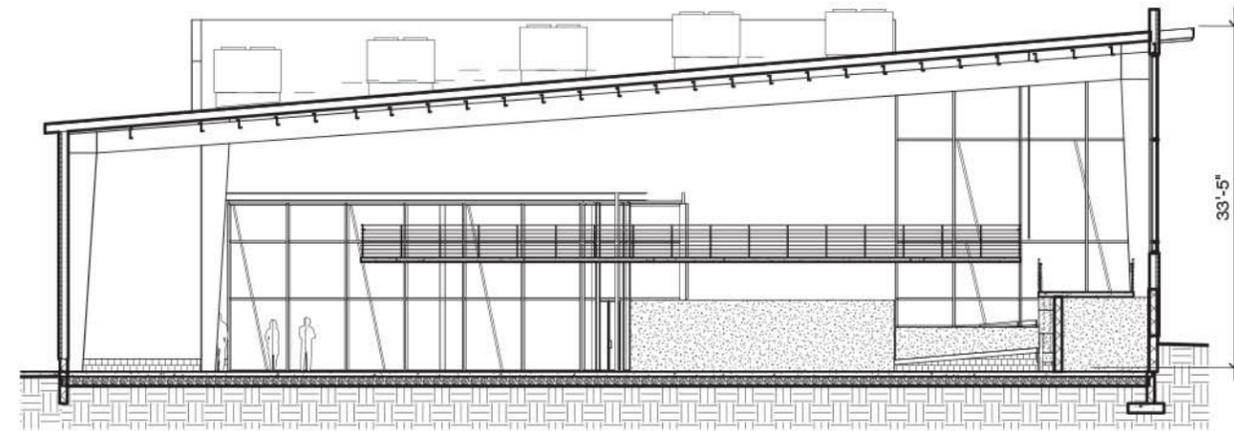


Building Heights

The heights proposed throughout the Science Center campus are within the allowable zoning range of the DR-Downtown Riverfront District, Subdistrict A. The new SportsWorks® building is approximately 36 feet in height above the sidewalk at North Shore Drive. The eastward addition to the existing science center building will be approximately 72 feet in height and will not exceed the height of the existing building.



SECTION AA Through bus loading driveway



SECTION CC Sports center

Architectural Character

As the master plan is constructed, future buildings will respond to the riverfront and the new open spaces created within the campus plan. The new SportsWorks® building as currently designed, features a dramatic 25 foot window wall which will face the proposed discovery eco-park. The internal pedestrian circulation is located along the window wall which will create an active and dynamic interface with the outside.

A new visitor welcome center is envisioned to connect the existing Science Center building and the new SportsWorks® building. It most likely will be a multi-story atrium building containing a new ticketing center and an expanded gift shop.

The proposed eastern expansion of the Science Center will also include similar design features. Office space, meeting rooms and daylight exhibits will face the riverfront. In addition, the existing Riverview Café within the Science Center will be expanded. A large glass atrium facing Downtown Pittsburgh is envisioned for the cafe which will enliven the current facade which is dominated by the Rangos Omnimax Theater.

New parking lots, signage, street lighting, and landscaping will follow guidelines as established by the City of Pittsburgh. In addition, the Science Center will incorporate sustainable design principles into the design of the campus.



View looking from riverfront park back towards Science Center

Rendering by Indovina Associates Architects 2016

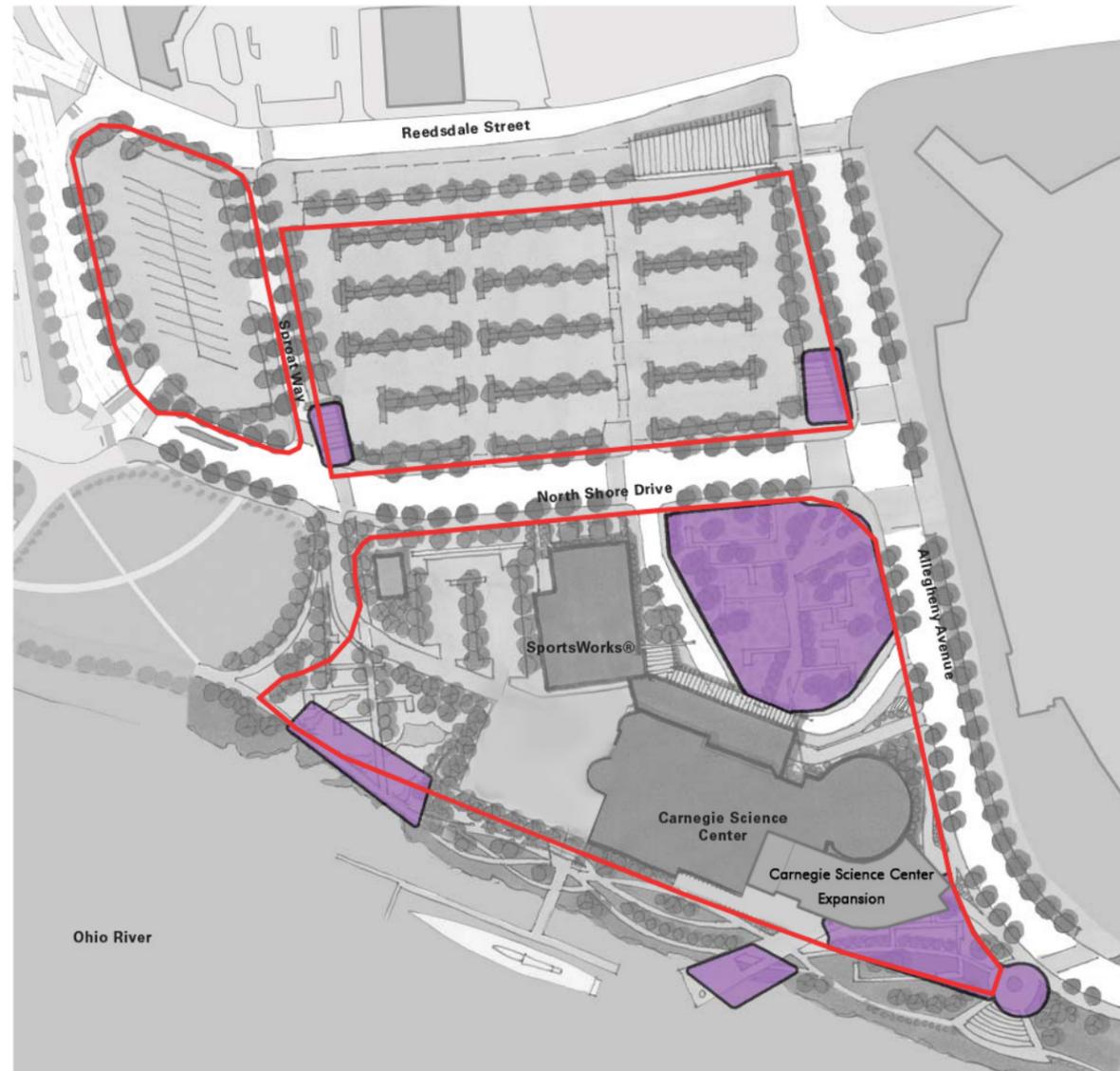


Views of proposed SportsWorks® from the Science Center entry and North Shore Drive

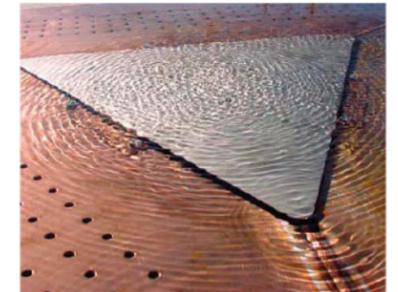
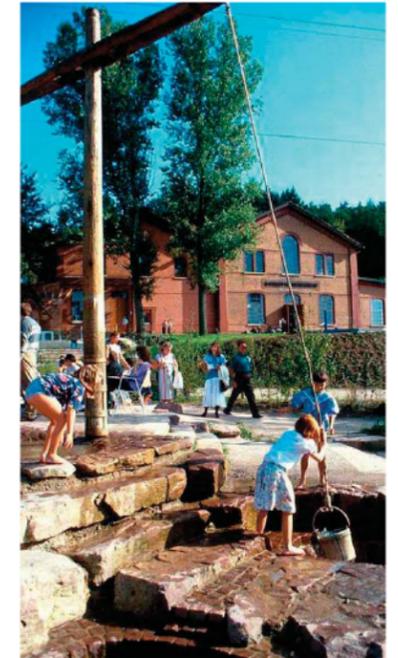
*Page updated by Indovina Associates Architects, March 2016

Public Art

Eco-experience provides various opportunities for public art. Public art can become an integral part of the vision for a continuous pedestrian experience from the riverfront, along the walkways to the science center and the pathway to the proposed LRT Station.



Possible exterior locations for public art (shown in purple)



Examples of public art for the Science Center

© 2008 URBAN DESIGN ASSOCIATES

Stormwater Management

Sustainable stormwater practices will be an integral part of the long term vision for the Science Center campus. Stormwater management will become an integrated and understandable part of the open space design and will be highly visible to visitors.

Vegetation will be used to cleanse and retain stormwater from paved surfaces onsite. These park-like spaces will be integrated into the open space network and reduce the impact of large paved areas.

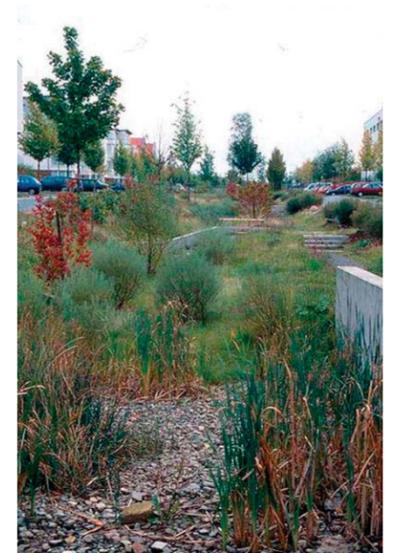
A stormwater management plan will be implemented for the entire project to accommodate for the Best Management Practices (BMPs), stormwater detention, water quality requirements, and a conveyance system that utilizes new and existing combined stormwater/sewer infrastructure. Stormwater will be conveyed with yard and roadway inlet drains located throughout the proposed project area. The pre- and post-development impervious surface areas are estimated to be similar. BMPs will be implemented to detain stormwater runoff and improve water quality to local and state criteria. Therefore, no increase (or impact) in storm water runoff is projected to existing conveyance systems, and decreased peak rates of stormwater runoff discharge are anticipated.

New sanitary sewer connections will be required to convey the sanitary sewage from the new buildings. A detailed analysis of the sanitary sewer-sheds will be performed to determine if there is adequate conveyance capacity. We estimate that the development sewage flows will be equal to or less than the existing sewage flows. The capacity of the existing sewers will be evaluated and coordinated with the Pittsburgh Water and Sewer Authority (PWSA) and the

Pennsylvania Department of Environmental Protection (PADEP) as required during the planning module process.

Fire hydrants will be provided in accordance with PWSA requirements. Since the new buildings will be fully sprinklered, a combination of new and existing fire hydrants will be spaced around the building exteriors to not exceed 500 lineal feet of running fire hose between hydrants.

Approvals by the City of Pittsburgh, the Pittsburgh Water and Sewer Authority (PWSA), the Pennsylvania Department of Environmental Protection (PADEP), the Allegheny County Department of Health and the Allegheny County Conservation District will be obtained prior to start of construction work. An Erosion and Sedimentation (E&S) Control Plan, a National Pollutant Discharge Elimination System (NPDES) general permit for stormwater discharge from a construction activity and a Post Construction Storm Water Management Plan (PCSMMP) will be required for a construction permit. A sewage facilities planning module will be required in accordance with Pennsylvania Act 537.



Examples of open space that include stormwater management

Sustainable Design Principles

Opportunities to optimize the sustainable design of Carnegie Science Center can be divided into these general categories: sustainable sites; water efficiency; energy optimization and atmosphere protection; materials and resources conservation; and indoor environmental quality and health. Carnegie Science Center will seek LEED certification for SportsWorks®.

Sustainable Sites

As a LEED certification prerequisite, the contractor shall take measures to control air and water pollution during construction activity. Additional opportunities for a sustainable site include integration of the project within the surrounding community to take advantage of public transportation and share surface parking and structured parking with neighboring businesses. The building and site will mitigate the urban heat island effect of the development by means of light-colored roofing material and open green space and vegetated plaza areas.

Water Efficiency

Strategies for water efficiency will extend the life of the local water and wastewater infrastructure by reducing the use of potable water for inappropriate uses such as irrigation and sewage conveyance. The project landscape will feature drought-tolerant or native or adapted vegetation to reduce potable water use for irrigation. Low flow plumbing fixtures and a high-efficiency irrigation system will also contribute to potable water use reduction.

Energy Optimization and Atmosphere Protection

The project team will strive to achieve energy efficiency within the parameters of the project budget by focusing on the systems that are most effective in reducing energy use. As LEED certification prerequisites, the building must achieve compliance with ASHRAE Standard 90.1-2004 for energy performance. Furthermore building systems must be commissioned to optimize their operation and no CFC-based refrigerants can be used. In addition to these prerequisites, energy performance will be optimized through thoughtful building envelope design, selection of energy-efficient HVAC equipment and hot water systems, energy recovery systems within the HVAC and refrigeration system, low-energy interior lighting, and the use of a building automation system to optimize equipment operating sequences. Enhanced commissioning is being considered to help ensure the optimization of integrated building systems.

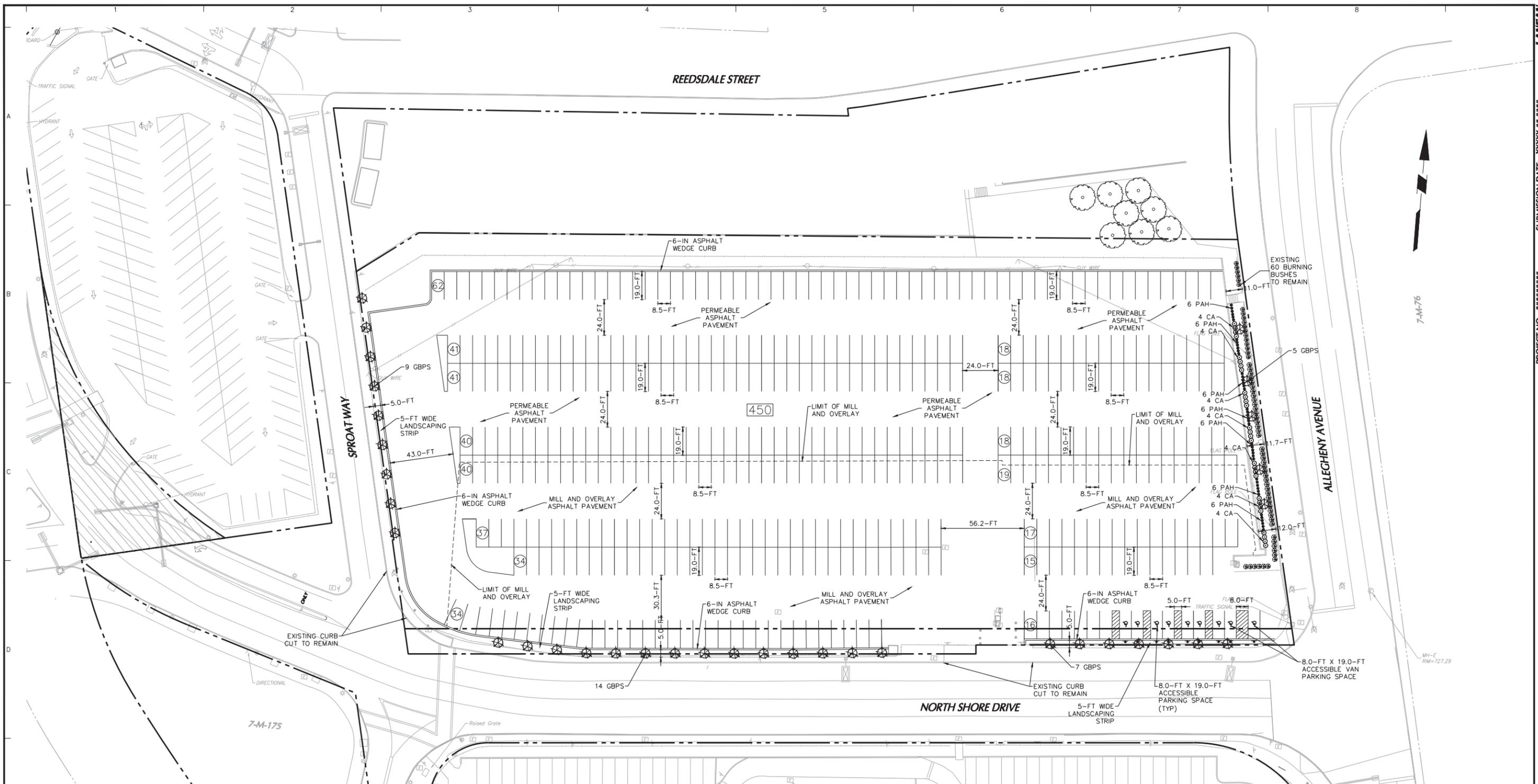
Materials and Resources Conservation

The design and construction of the project will offer many opportunities for materials conservation and recycling and purchase of environmentally preferred materials and resources. As a LEED requirement, the project will plan for occupant recycling with collection storage areas. In addition, the project team will work with the contractor to set a goal for diverting construction waste from landfills by recycling or donating materials. As a matter of best practice, we will select materials with longevity and durability to avoid the need for premature replacement and design to avoid product waste. Material

selections and specifications will emphasize products with high-recycled content, preferable post-consumer content, and materials that are recyclable at the end of lifetime. Designers will research materials and resources that are sourced or extracted and manufactured from within 500 miles of the project site.

Indoor Environmental Quality and Health

As LEED certification prerequisites, the building will be designed to meet ASHRAE Standard 62.1-2004 for ventilation systems and will also be designated as a non-smoking building. An opportunity to further impact the indoor environmental quality is through protection of the building systems during and after construction in order to deliver a healthy building at occupancy. Increased ventilation rates, increased filtration, and pre-occupancy flush out procedures are being considered to help optimize the interior environment. Selection and specification of low-emitting interior materials, such as paints, insulation, carpet systems, sealants and adhesives and sequencing installation of absorptive materials until after emissive materials are installed and off-gassed will further enhance the quality of the indoor environment. Maximizing daylight and views in public areas will provide a connection between the building interior and its exterior, as well as to the neighboring community.



PLANT SCHEDULE

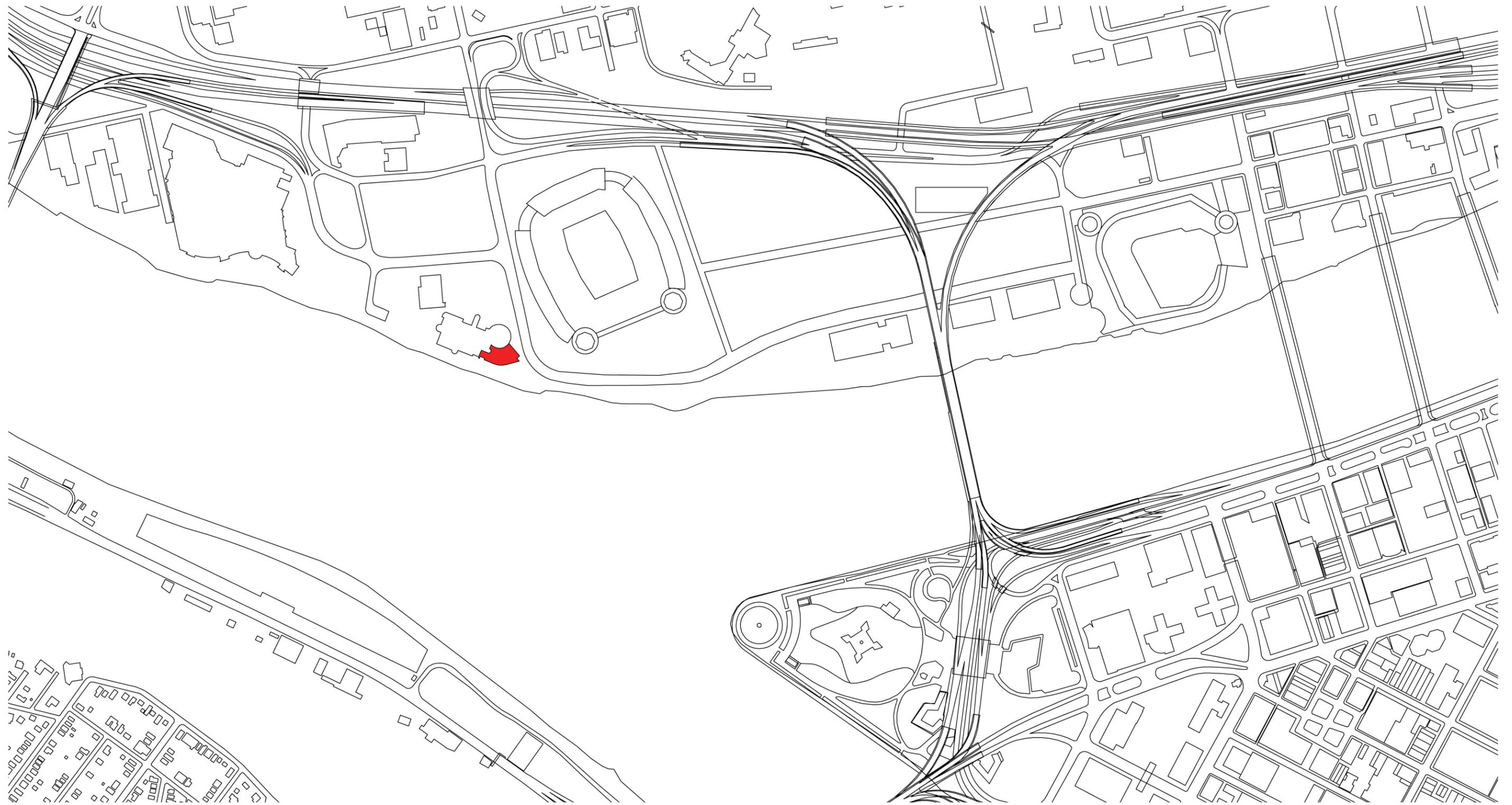
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREE(S)						
GBPS	35	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY BRAND GINKGO	2 1/2-3" CAL.	B+B	-
DECIDUOUS SHRUB(S)						
CA	28	CLETHRA ALNIFOLIA HUMMINGBIRD	HUMMINGBIRD SUMMERSWEET CLETHRA	24-30"	#3 CAN	-
ORNAMENTAL GRASS(ES)						
PAH	42	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	2 GAL.	CONTAINER	-

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.



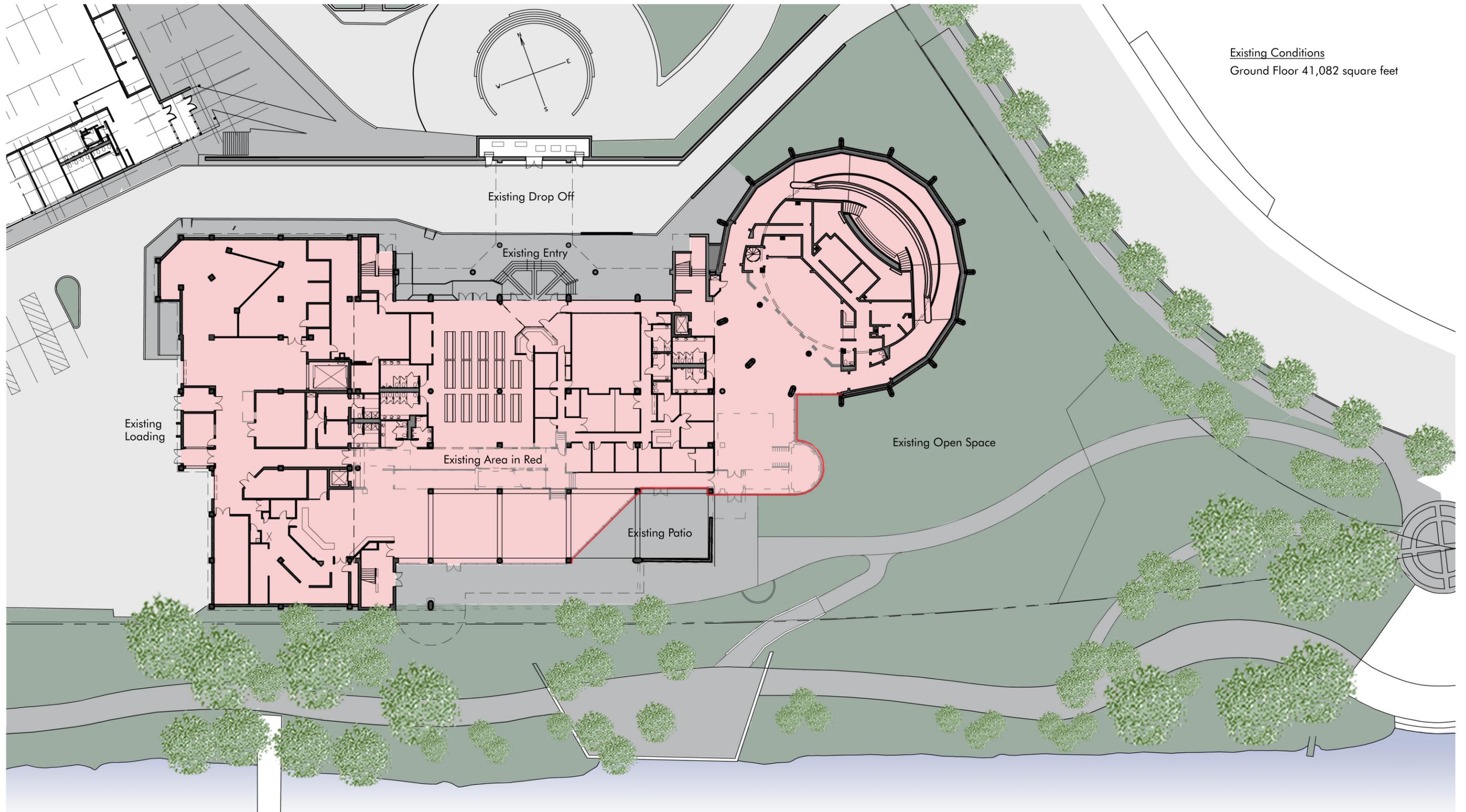
<p>LANGAN 2400 Ansys Drive, Suite 403, Canonsburg, PA 15317 T: 724.514.5100 F: 724.514.5101 www.langan.com</p> <p><small>Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A. Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langan CT, Inc. Langan International LLC Collectively known as Langan</small></p>	<p>Project CARNEGIE SCIENCE CENTER NORTH LOT CITY OF PITTSBURGH ALLEGHENY COUNTY PENNSYLVANIA</p>	<p>Drawing Title SITE AND LANDSCAPE PLAN</p>	<p>Project No. 250021101</p> <p>Date JULY 20, 2016</p> <p>Scale 1" = 30'</p> <p>Drawn By KSG</p> <p>Checked By BDH</p> <p>Submission Date JULY 20, 2016</p>	<p>Drawing No. SP1</p>						
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Date</th> <th>Description</th> <th>No.</th> </tr> </thead> <tbody> <tr> <td colspan="3" style="text-align: center;">REVISIONS</td> </tr> </tbody> </table>		Date	Description	No.	REVISIONS			<p>Signature _____ Date Signed _____</p> <p>PROFESSIONAL XXXXXXXXXX STATE LIC. No. XXXXX</p>		
Date	Description	No.								
REVISIONS										

PROJECT NO. ##### SUBMISSION DATE: XXXXX ###



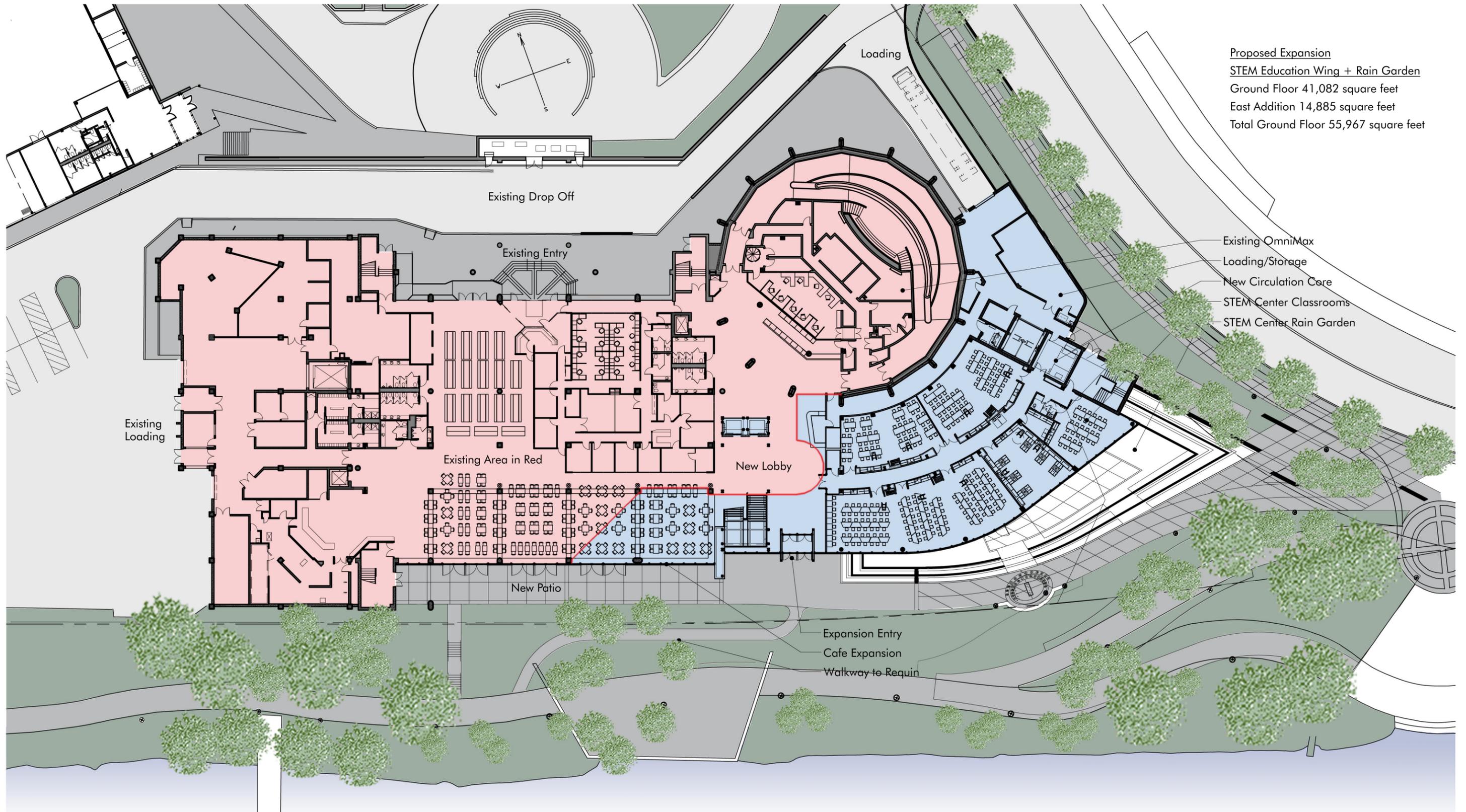
Carnegie Science Center
Carnegie Museums of Pittsburgh

City of Pittsburgh Planning Commission Submission



Existing Conditions
 Ground Floor 41,082 square feet

Ground Floor Plan - Existing

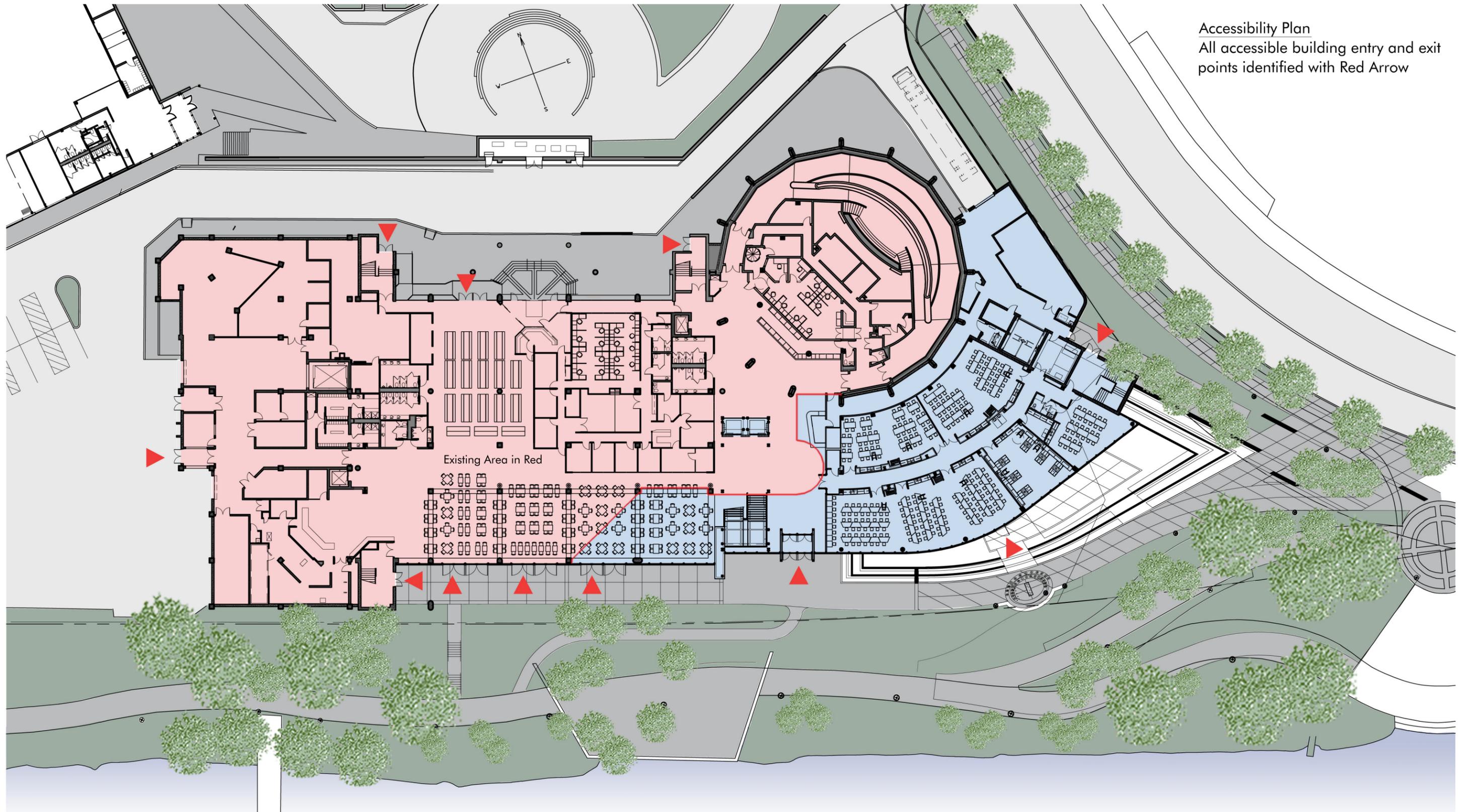


Proposed Expansion
 STEM Education Wing + Rain Garden
 Ground Floor 41,082 square feet
 East Addition 14,885 square feet
 Total Ground Floor 55,967 square feet

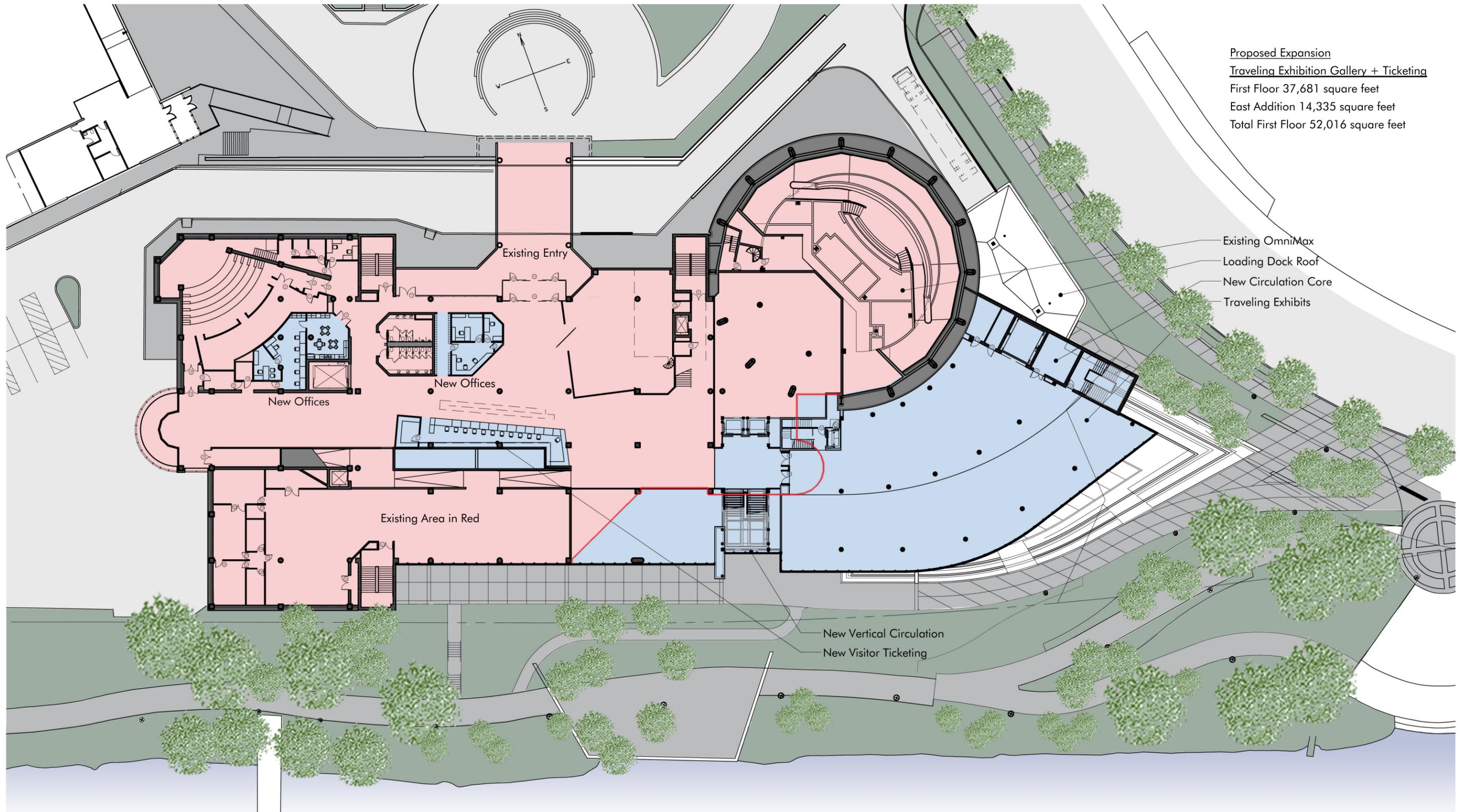
- Existing OmniMax
- Loading/Storage
- New Circulation Core
- STEM Center Classrooms
- STEM Center Rain Garden

Ground Floor Plan

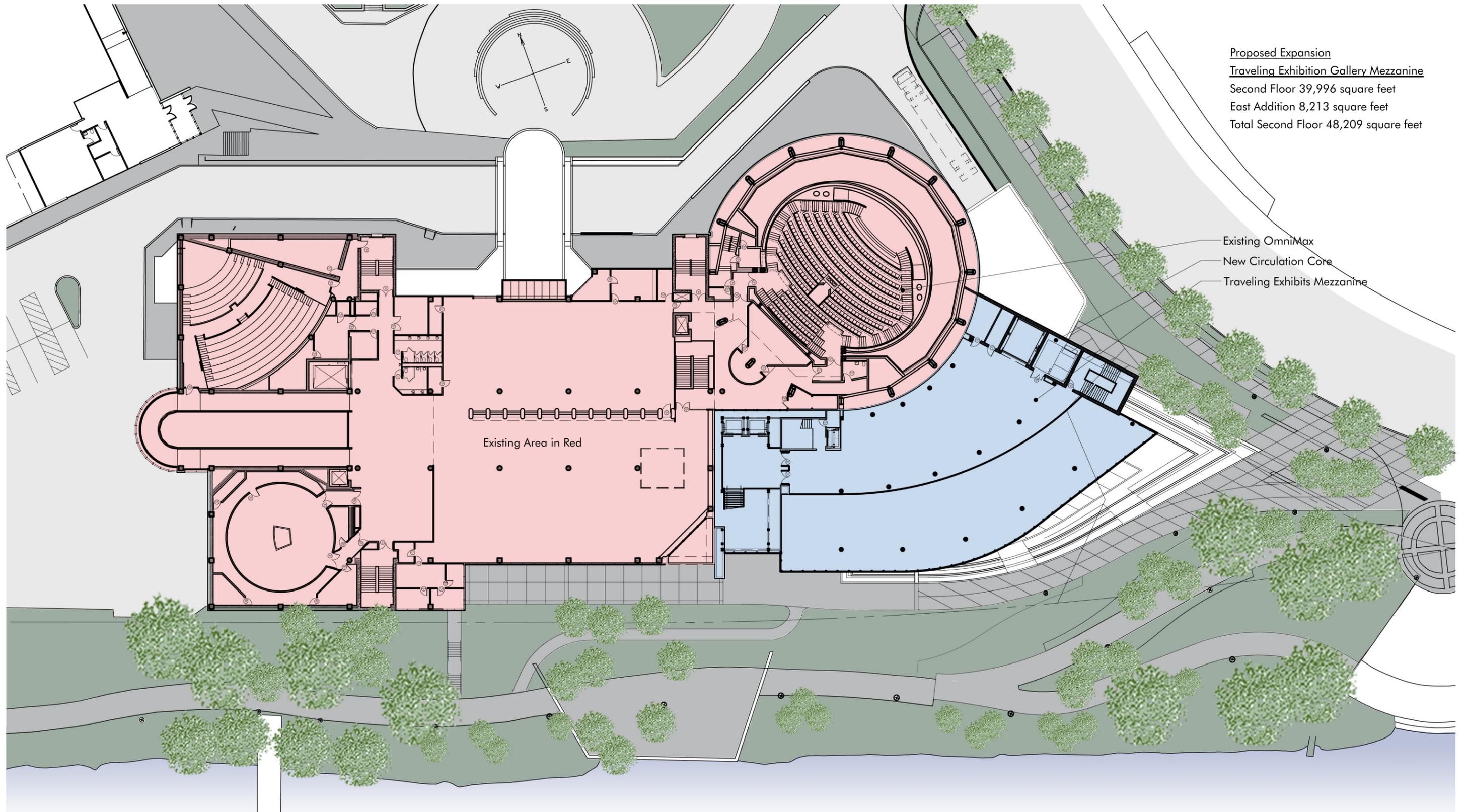
Accessibility Plan
All accessible building entry and exit points identified with Red Arrow



Ground Floor Accessibility Plan



First Floor Plan

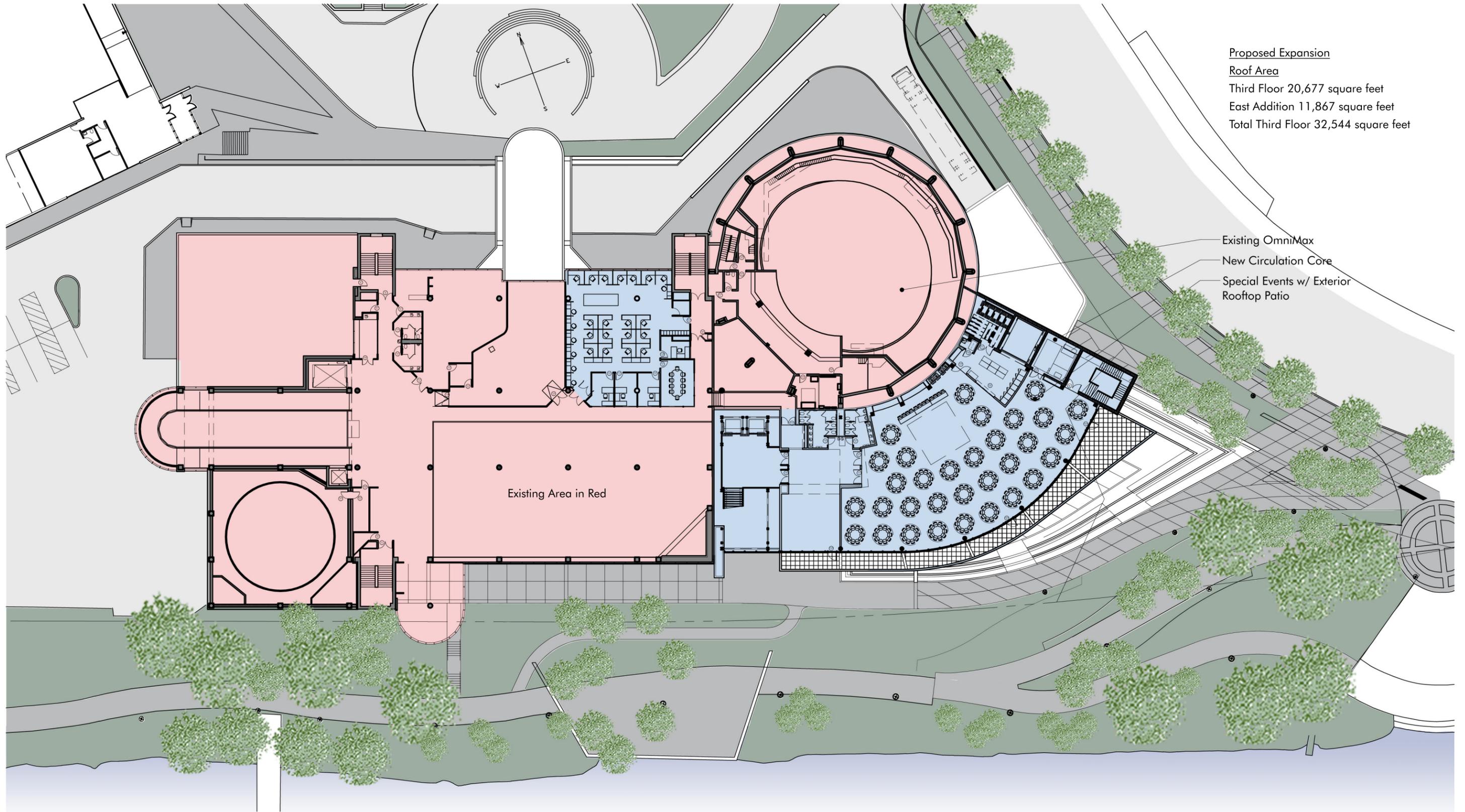


Proposed Expansion
 Traveling Exhibition Gallery Mezzanine
 Second Floor 39,996 square feet
 East Addition 8,213 square feet
 Total Second Floor 48,209 square feet

Existing OmniMax
 New Circulation Core
 Traveling Exhibits Mezzanine

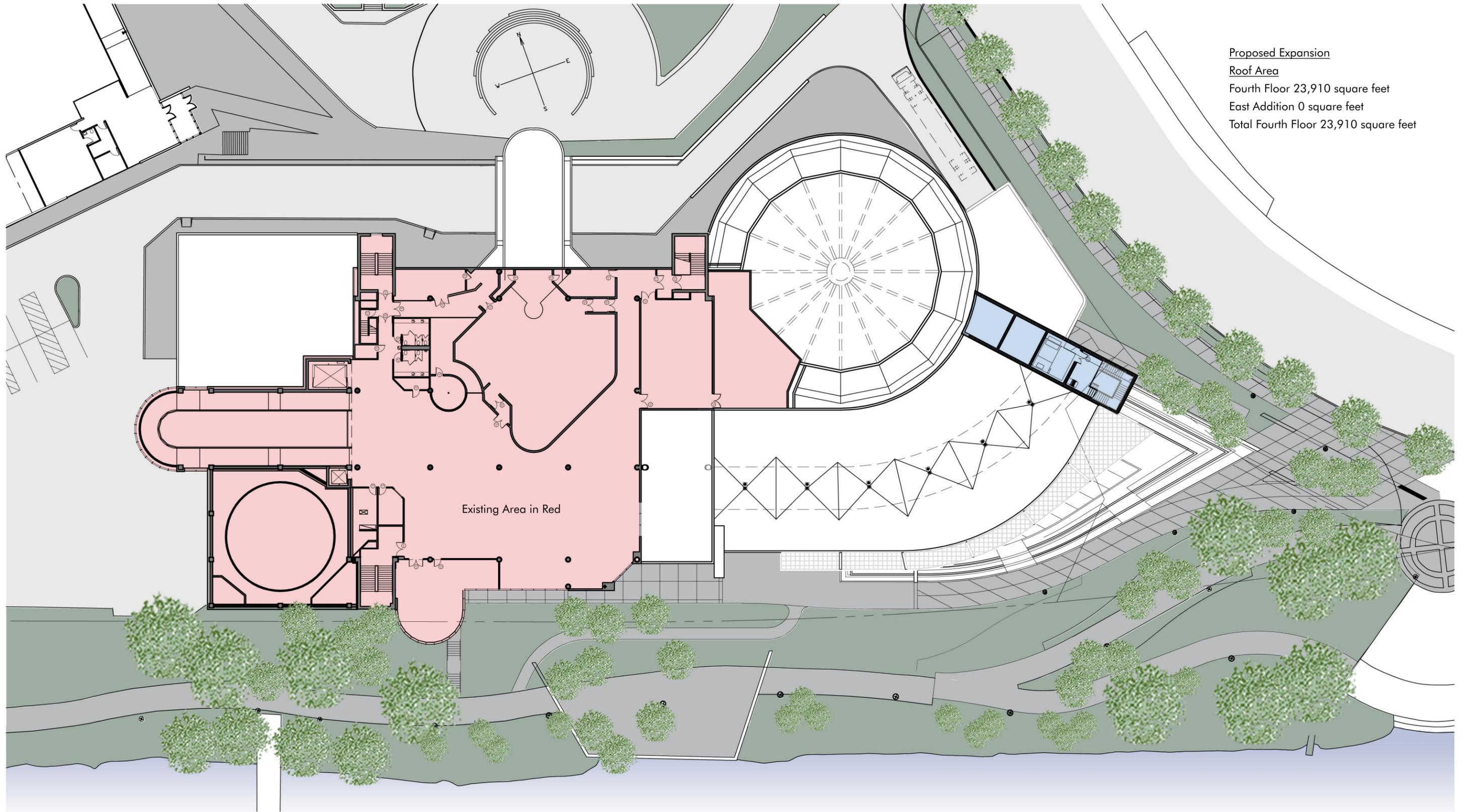
Existing Area in Red

Second Floor Plan



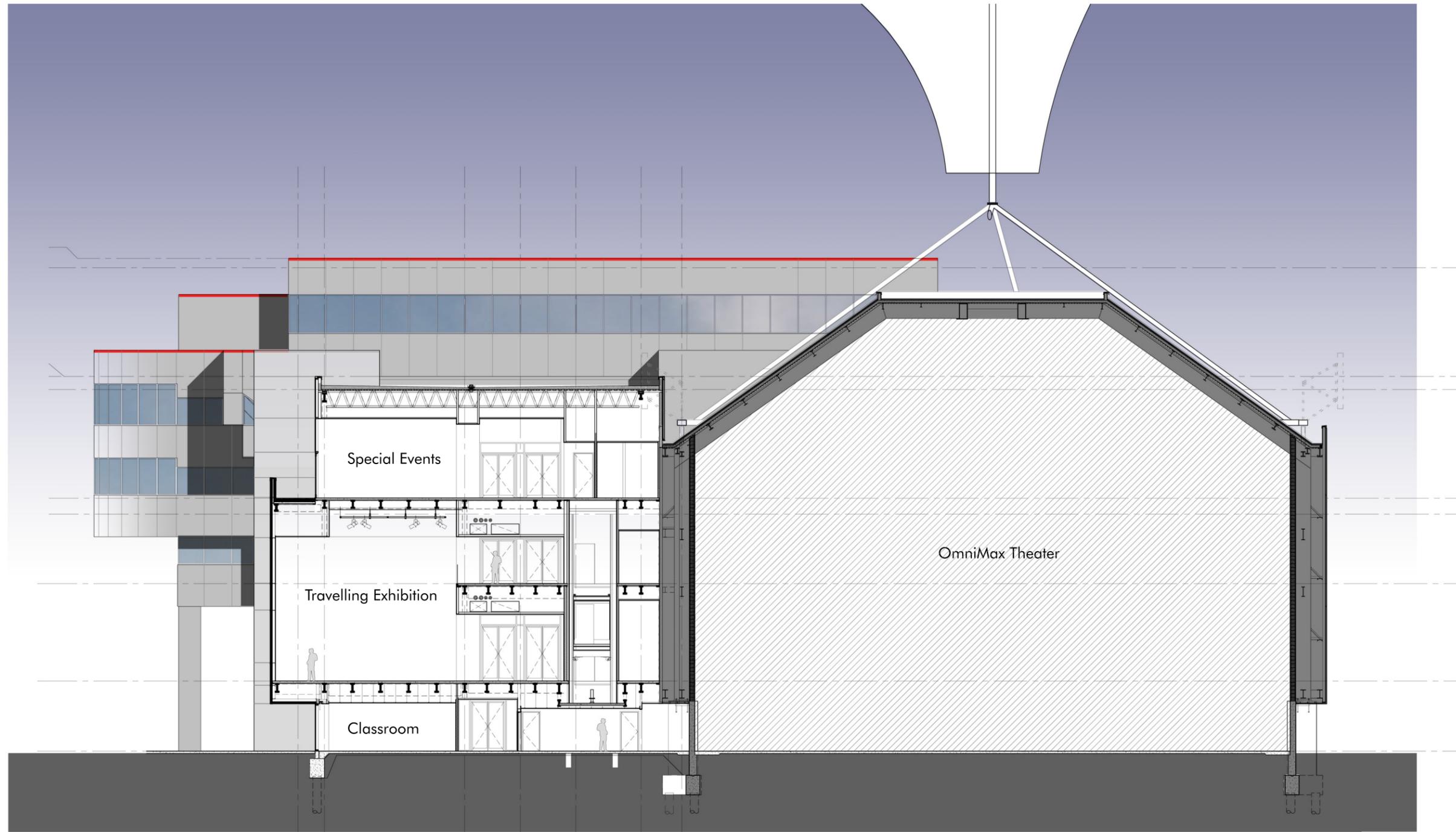
Third Floor Plan

Revised - 6.30.2016



Proposed Expansion
Roof Area
Fourth Floor 23,910 square feet
East Addition 0 square feet
Total Fourth Floor 23,910 square feet

Fourth Floor Plan

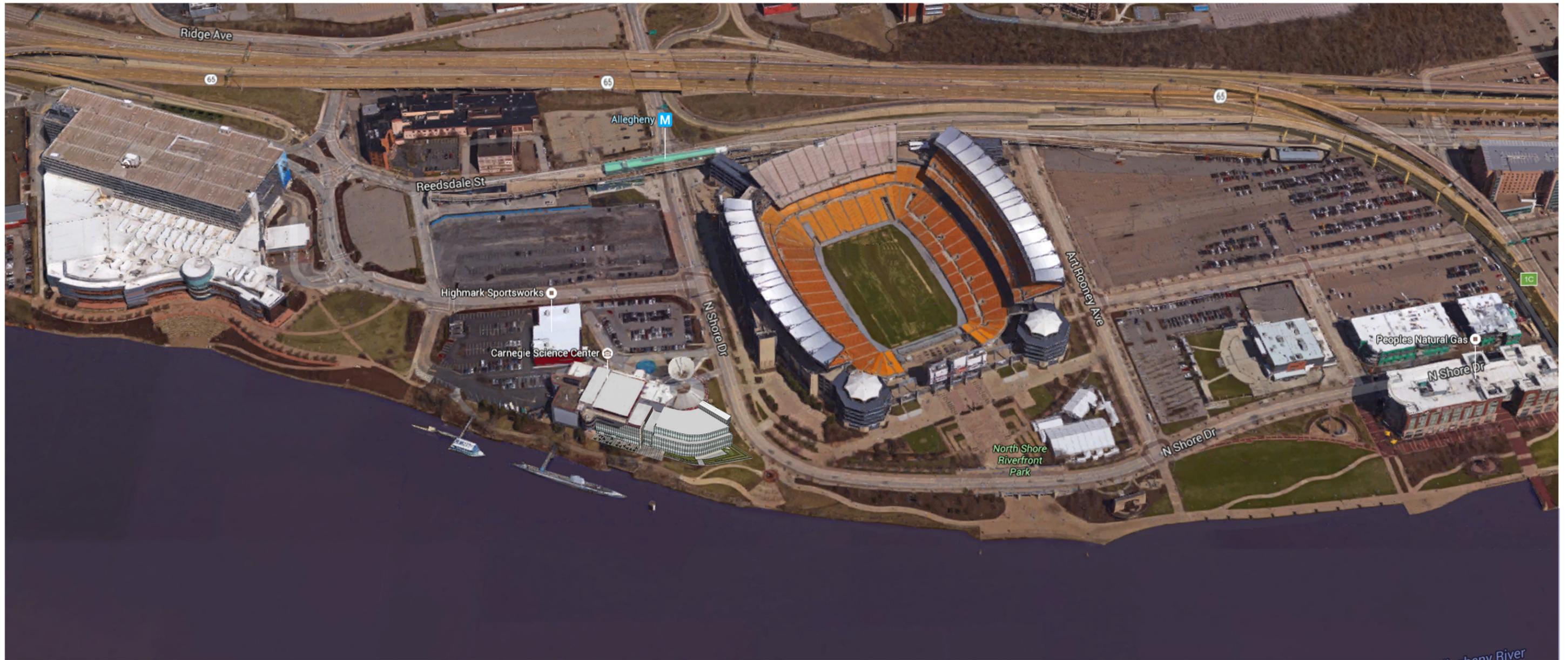


Building Section

Revised - 6.30.2016

Carnegie Science Center
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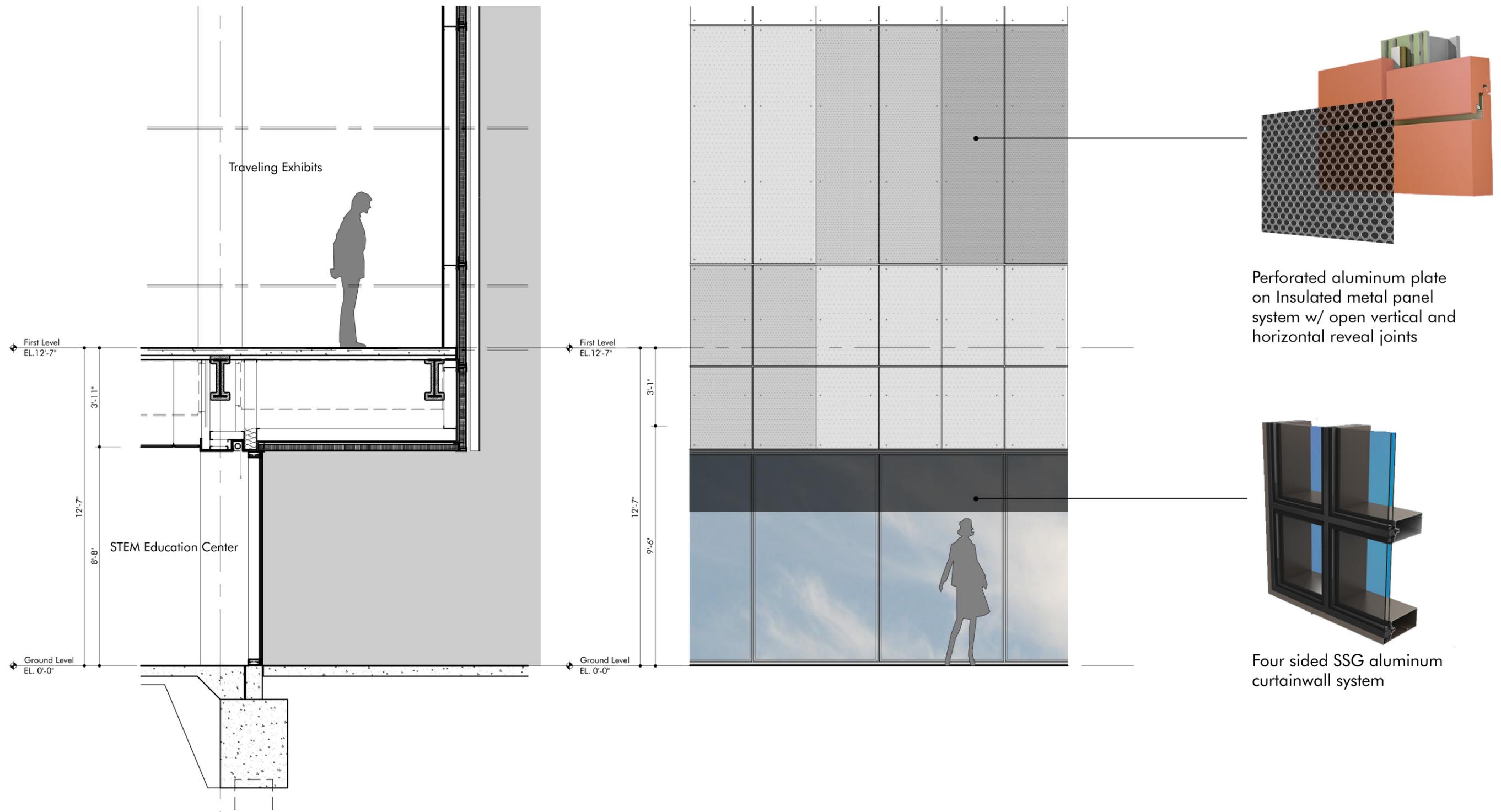




Site Context

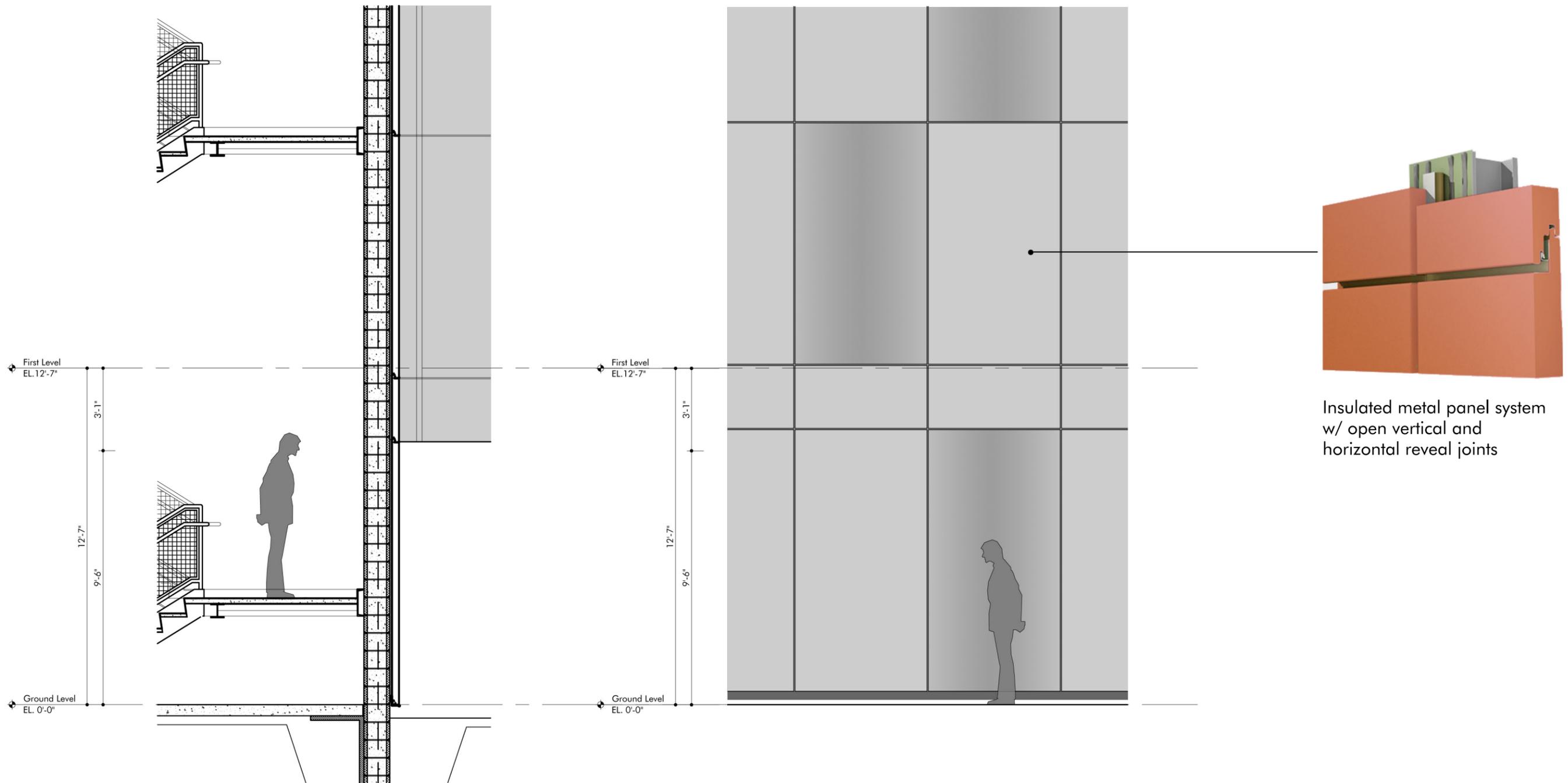
Carnegie Science Center
City of Pittsburgh Planning Commission Submission





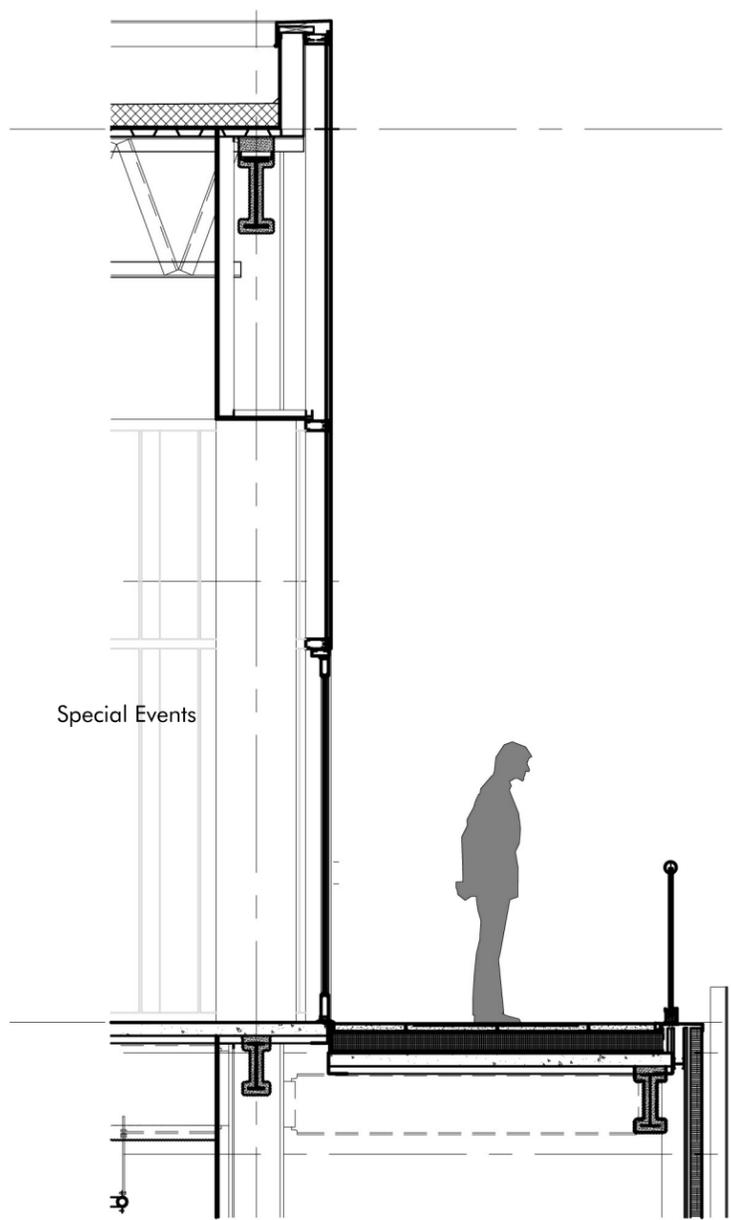
Material Palette - Expansion

Revised - 6.30.2016



Insulated metal panel system
w/ open vertical and
horizontal reveal joints

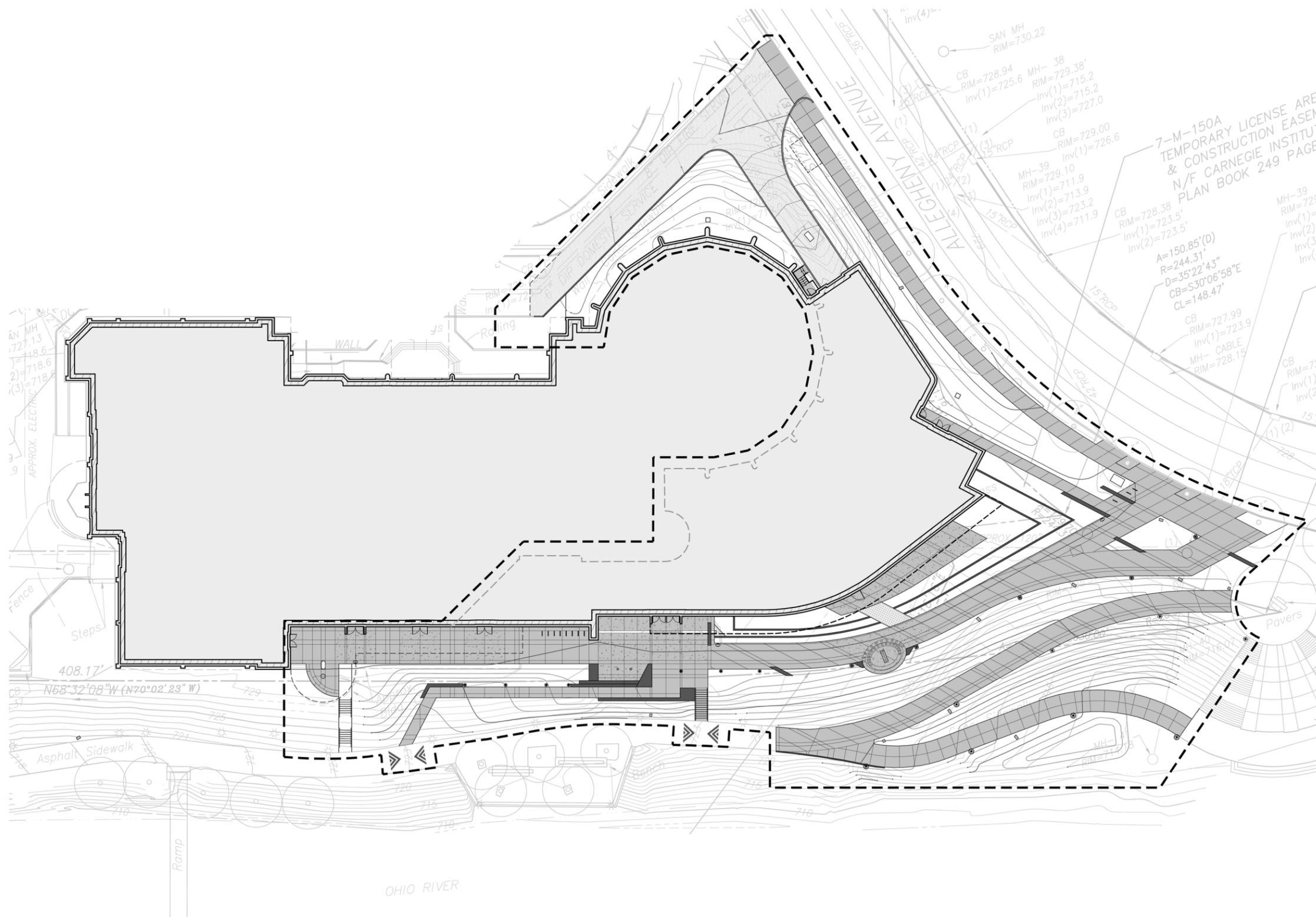
Material Palette - Expansion



Four sided SSG aluminum curtainwall system



Laminated glass handrail with aluminum shoe

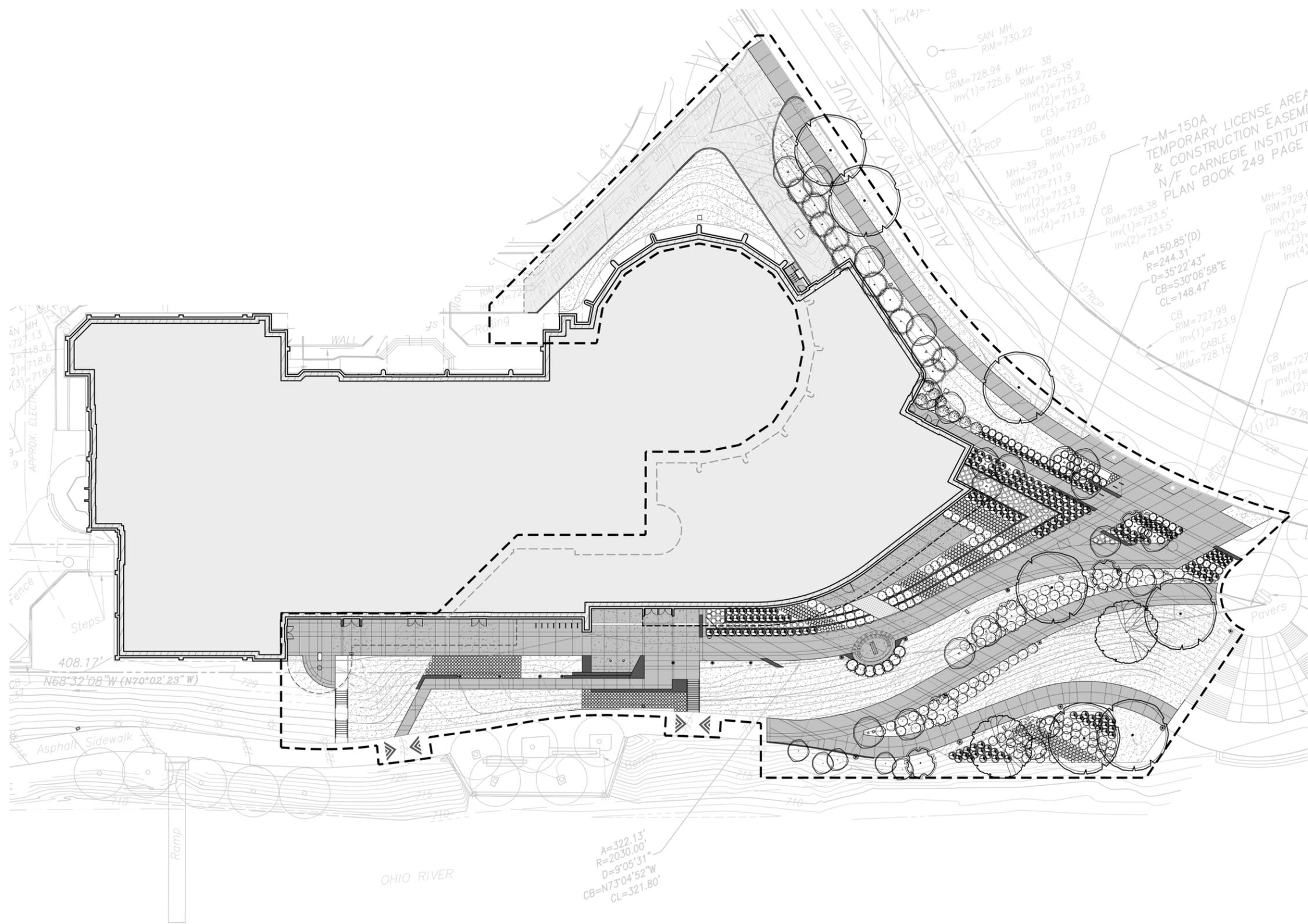


Site Circulation Plan

Revised - 8.30.2016

Carnegie Science Center
 City of Pittsburgh Planning Commission Submission





Site Landscape and Planting Plan

Revised - 8.30.2016



Site Landscape Section

Carnegie Science Center
City of Pittsburgh Planning Commission Submission



Rendering

Revised - 8.30.2016

Carnegie Science Center
City of Pittsburgh Planning Commission Submission





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Rendering

Revised - 8.30.2016

Carnegie Science Center
City of Pittsburgh Planning Commission Submission





Rendering

Revised - 6.30.2016

Carnegie Science Center
City of Pittsburgh Planning Commission Submission





Rendering

Revised - 6.30.2016

Carnegie Science Center
City of Pittsburgh Planning Commission Submission





Rendering

Revised - 6.30.2016

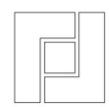
Carnegie Science Center
City of Pittsburgh Planning Commission Submission





Rendering

Carnegie Science Center
City of Pittsburgh Planning Commission Submission

 Indovina
Associates
Architects



Rendering

Carnegie Science Center
City of Pittsburgh Planning Commission Submission

Carnegie Science Center
Sustainability Plan

Sustainable Programs

- USGBC LEED Silver Achievement
- 2030 District Pittsburgh - Membership
- Coordination with Pittsburgh GBA
- Coordination with Riverlife Pittsburgh
- Implementation of 'Building as an Exhibit'

Sustainable Site

- Stormwater Management - On site Retention
- Experiential and Educational Rain Garden at STEM Center
- Native Plantings Landscape Plan

Exterior Envelope

- High Performance Glazing
- High Performance Wall Assembly

Interior Elements

- High Performance Mechanical Systems
- Low/No VOC Interior Products
- Recycled Content
- Rapidly Renewable Products

Stormwater Management

The Rain Garden at the STEM Education Center will retain and infiltrate, at a minimum, the required rain event by the City of Pittsburgh. Water gained on site in excess will be discharged into the river/storm system with limited impact on existing inland storm systems.



One of the four Carnegie Museums of Pittsburgh





© Indovina Associates Architects

Rendering

Carnegie Science Center
City of Pittsburgh Planning Commission Submission





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

Date Filed:

Office of the Zoning Administrator

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

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

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

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

GENERAL INFORMATION

1. Property Owner Name: <i>Carnegie Museums Pittsburgh</i>		Phone Number: ()	
Address: <i>1 Allegheny Ave.</i>	City: <i>Pittsburgh</i>	State: <i>PA</i>	Zip Code:
2. Applicant/Company Name: <i>Oxford Dev. Company</i>		Phone Number: <i>(412) 261-1500</i>	
Address: <i>301 Grant</i>	City: <i>Pittsburgh</i>	State: <i>PA</i>	Zip Code:
Applicant/Contractor ID: (assigned by the City)			
3. Development Name: <i>Carnegie Science Center, Parking Lot Improvements</i>			
4. Development Location:			
5. Development Address: <i>1 Allegheny Ave</i>			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	<i>Sprout Way and Casino Drive</i>		
Present Use of Site: (Select from attached list)	<i>85</i>		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property: <i>Parking Lot</i>	
8. Estimated Construction:	Start Date: <i>10/1/2016</i>	Occupancy Date: <i>1/1</i>	Project Cost: \$
Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to pittsburghpa.gov/dcp/zoning/ and select the link for the City Zoning Code maintained at the Municode.com website.			
9. Proposed Use of Site (Select from attached list): <i>85</i>			
10. Select the Type of Work:			
<input type="checkbox"/> New Construction, New	<input type="checkbox"/> Renovation, Interior		
<input type="checkbox"/> New Construction,	<input checked="" type="checkbox"/> Renovation, Exterior		
<input type="checkbox"/> Change in Use Only	<input type="checkbox"/> Renovation, Change in Use		
11. Describe the Development: <i>Landscaping, line striping, and surface improvements to existing parking lot.</i>			
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, 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: 0 Proposed: 0

17. Lot Area: 224,020.53 sq ft

18. On Site Parking: N/A

	Existing	Proposed
Full (8 1/2' x 19')	<u>Unlined</u>	<u>450</u>
Compact (7 1/4' x 16')	<u>Unlined</u>	
Handicap (13 1/2' x 19')	<u>0</u>	<u>9</u>

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.pgh20.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

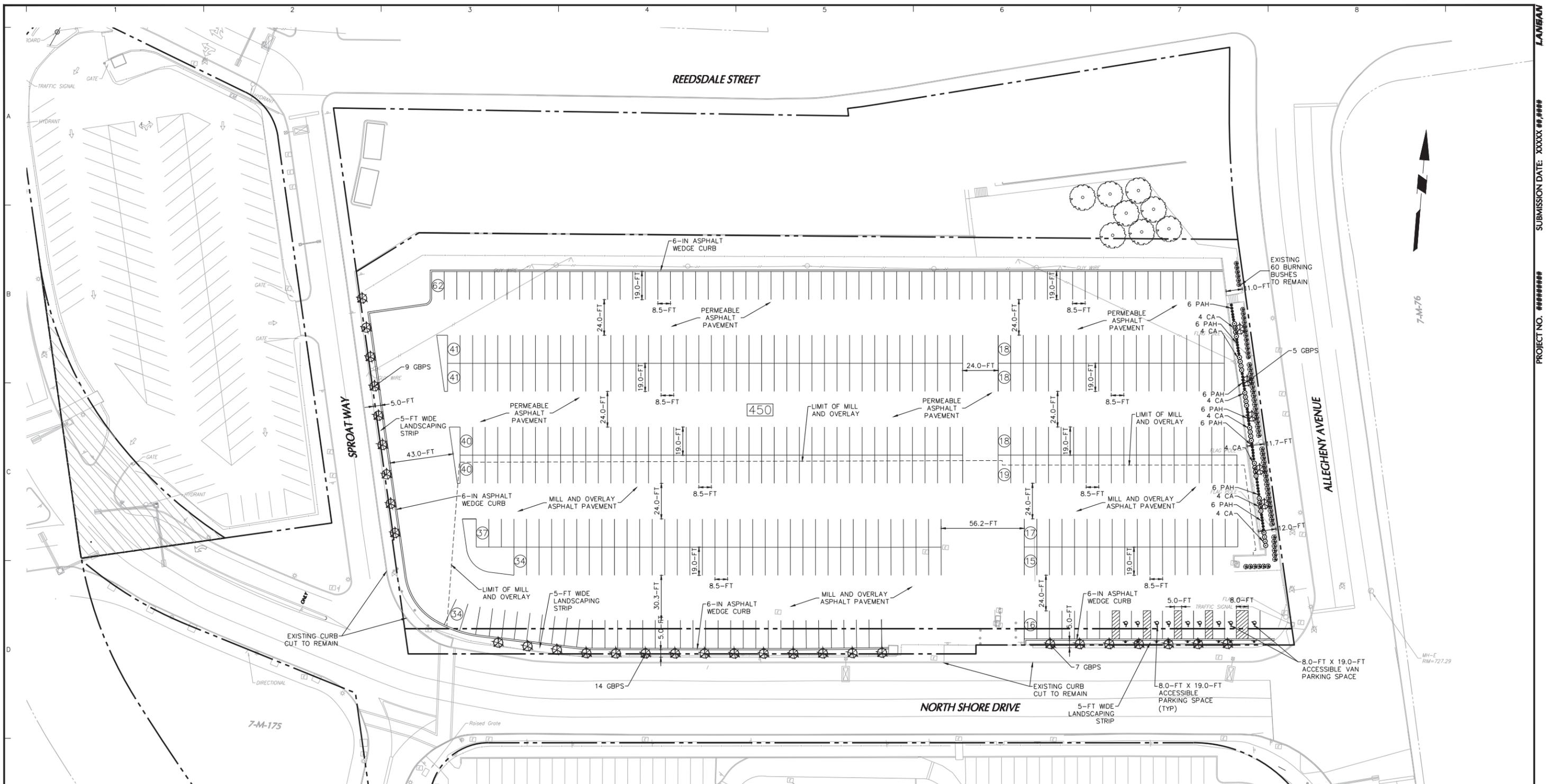
WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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:



PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREE(S)						
GBPS	35	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY BRAND GINKGO	2 1/2-3" CAL.	B+B	-
DECIDUOUS SHRUB(S)						
CA	28	CLETHRA ALNIFOLIA HUMMINGBIRD	HUMMINGBIRD SUMMERSWEET CLETHRA	24-30"	#3 CAN	-
ORNAMENTAL GRASS(ES)						
PAH	42	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	2 GAL.	CONTAINER	-

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.



	<p>2400 Ansys Drive, Suite 403, Canonsburg, PA 15317 T: 724.514.5100 F: 724.514.5101 www.langan.com</p> <p><small>Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A. Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langan CT, Inc. Langan International LLC Collectively known as Langan</small></p>	<p>Project CARNEGIE SCIENCE CENTER NORTH LOT CITY OF PITTSBURGH ALLEGHENY COUNTY PENNSYLVANIA</p>	<p>Drawing Title SITE AND LANDSCAPE PLAN</p>	<p>Project No. 250021101</p> <p>Date JULY 20, 2016</p> <p>Scale 1" = 30'</p> <p>Drawn By KSG</p> <p>Checked By BDH</p> <p>Submission Date JULY 20, 2016</p>	<p>Drawing No. SP1</p>						
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Date</th> <th>Description</th> <th>No.</th> </tr> </thead> <tbody> <tr> <td colspan="3" style="text-align: center;">REVISIONS</td> </tr> </tbody> </table>	Date	Description	No.	REVISIONS			<p>SIGNATURE _____ DATE SIGNED _____</p> <p>PROFESSIONAL XXXXXXXXXX STATE LIC. No. XXXXX</p>				
Date	Description	No.									
REVISIONS											

PROJECT NO. ##### SUBMISSION DATE: XXXXX ###



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

Date Filed:

Office of the Zoning Administrator

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

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

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

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

GENERAL INFORMATION

1. Property Owner Name: Carnegie Museums of Pittsburgh		Phone Number: ()	
Address: 1 Allegheny Avenue	City: Pittsburgh	State: PA	Zip Code: 15212
2. Applicant/Company Name: Oxford Development Company		Phone Number: (412) 261-1500	
Address: 301 Grant Street	City: Pittsburgh	State: PA	Zip Code: 15219
Applicant/Contractor ID: (assigned by the City)			
3. Development Name: Carnegie Science Center, West Parking Lot			
4. Development Location:			
5. Development Address: 1 Allegheny Avenue			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	Sproat Way, Casino Drive & Reedsdale Street		
Present Use of Site: (Select from attached list)	85		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property:	Parking Lot
8. Estimated Construction:	Start Date: / / N/A	Occupancy Date: / /	Project Cost: \$ N/A

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

9. Proposed Use of Site (Select from attached list): 85

10. Select the Type of Work:

<input type="checkbox"/> New Construction, New	<input type="checkbox"/> Renovation, Interior
<input type="checkbox"/> New Construction,	<input checked="" type="checkbox"/> Renovation, Exterior
<input type="checkbox"/> Change in Use Only	<input type="checkbox"/> Renovation, Change in Use

N/A

11. Describe the Development: Existing overflow parking lot with 123 lined spaces and perimeter landscaping.

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: 0 Proposed: 0

17. Lot Area: 224,020.53 sq ft

18. On Site Parking: N/A

	Existing	Proposed
Full (8 1/2' x 19')	123	
Compact (7 1/4' x 16')		
Handicap (13 1/2' x 19')	0	

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).
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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).

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.
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- The proposed work includes the excavation of a City street or sidewalk.
- The proposed work includes the placement of a demolition dumpster in a City right-of-way.
- The proposed work includes the addition, deletion and/or relocation of City street lights in a City right-of-way.

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

Applicant Signature:



**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/

**Department of City Planning
Zoning Office Counter**

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

City Zoning Code

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

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

200 Ross Street, Third Floor
Pittsburgh, PA 15219
(412) 255-2175
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

**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

Pittsburgh Water and Sewer Authority (PWSA)

Penn-Liberty Plaza I
1200 Penn Avenue
Pittsburgh, PA 15222
Permits (412) 255-2443; Engineering (412) 255-8987
www.pgh2o.com
Refer to the PWSA Procedures Manual for Developers.

Allegheny County Health Department (ACHD)

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

Allegheny County Health Department (ACHD)

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

Allegheny County Health Department (ACHD)

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



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

Date Filed:

Office of the Zoning Administrator

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

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

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

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

GENERAL INFORMATION

1. Property Owner Name: Three Crossings Riverfront West, LP		Phone Number: (412) 261-1500	
Address: 301 Grant St	City: Pittsburgh	State: PA	Zip Code: 15219
2. Applicant/Company Name: Ben Kelley/ Oxford DevelopmenCompany		Phone Number: (412) 261-1500	
Address: 301 Grant Street	City: Pittsburgh PA	State: PA	Zip Code: 15219
Applicant/Contractor ID: (assigned by the City)			
3. Development Name: Riverfront West			
4. Development Location: 2500 Block of Railroad Street			
5. Development Address: 2545 Railroad Street			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:			
Present Use of Site: (Select from attached list)	Vacant		
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: 11/01 / 2016	Occupancy Date: 01/ 01 / 2018	Project Cost: \$ 43,000,000.00

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

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

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:

12. Is a Land Operations Permit needed? YES NO

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



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

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

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

14. Gross Floor Area:
 Existing to be Razed: 0 sq ft
 Existing to be Retained: 0 sq ft
 Retained Area to be Renovated: 0 sq ft
 To be Constructed: 136,815 sq ft
 Building Footprint: 31,082 sq ft

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	0	0	5	80
Proposed Addition/Extension				

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

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

17. Lot Area: 64,033 sq ft

18. On Site Parking: N/A

	Existing	Proposed
Full (8 1/2' x 19')		69
Compact (7 1/4' x 16')		29
Handicap (13 1/2' x 19')		5

Off-Street Loading Spaces: N/A
 Actual: 0 Loading in parking plaza
 Required: 1

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

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



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

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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:

<u> 1 </u> New Water Service Connection(s)	<u> 0 </u> Termination of Existing Water Service Tap(s)
<u> 1 </u> New Sewer Service Connection(s)	<u> 0 </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
- 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:



3 CROSSINGS

PLANNING COMMISSION PRESENTATION 2016-09-20
Riverfront West

 OXFORD DEVELOPMENT COMPANY | WTW ARCHITECTS



OVERVIEW OF THREE CROSSINGS DEVELOPMENT



RIVERFRONT WEST



Introduction

- Five story office building above one story underground garage
- Approximately 130,000 square feet of office space
- Below-building parking of 81 spaces; 48 bicycle parking spaces
- Height approximately 80'
- Multiple terraces facing river view
- Visitor parking area along Railroad Street
- Railroad Street entrance
- Rear ground level plaza with river trail access
- Glass and metal siding exterior with burnished concrete block base





CONTEXT – PITT OHIO HEADQUARTERS



CONTEXT – CORK FACTORY



CONTEXT – RAILROAD STREET



CONTEXT – CRANE BUILDING



CONTEXT – HARRIS BUILDING



CONTEXT – 2501 SMALLMAN STREET



CONTEXT – 2555 SMALLMAN STREET



CONTEXT – SMALLMAN STREET



CONTEXT – COURTYARD 2501/2555



CONTEXT – 2555 SMALLMAN AT 27TH



CONTEXT – THE YARDS AT 3 CROSSINGS



CONTEXT – THE YARDS AT 3 CROSSINGS



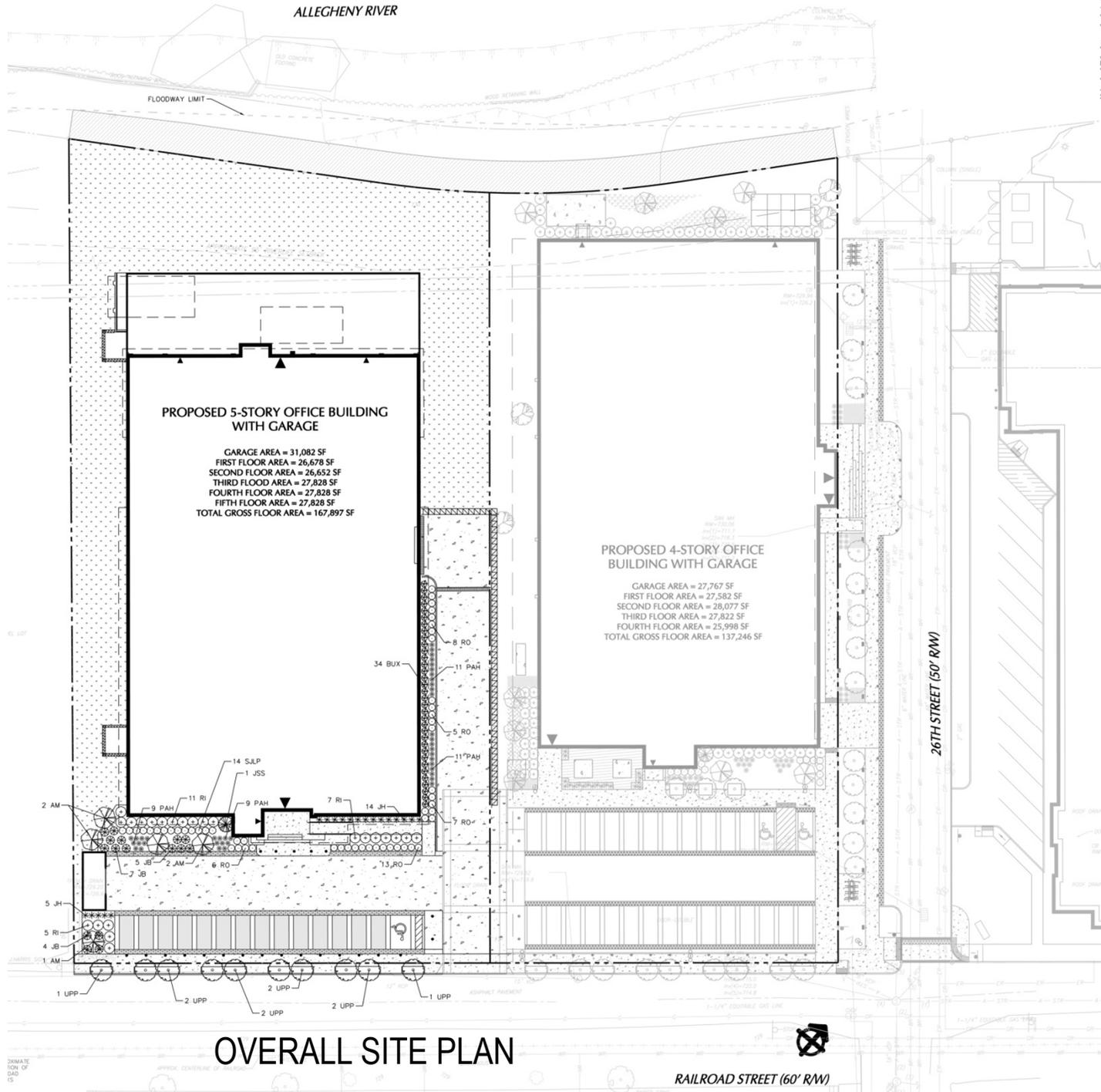
CONTEXT – RIVERFRONT EAST

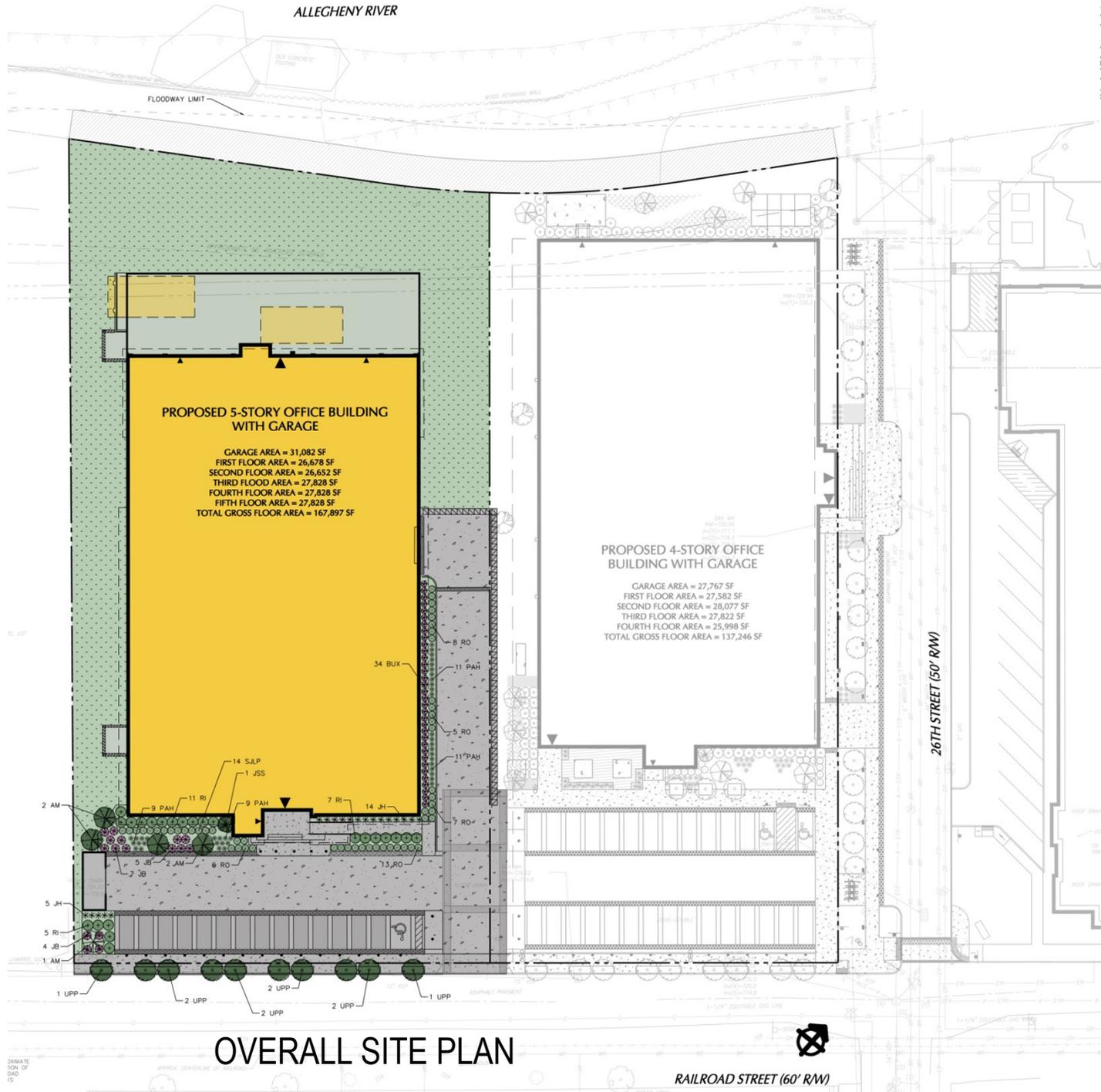


CONTEXT – RIVERFRONT EAST



EXAMPLE OF PLAZA/PARKING AREA







Sustainability Features

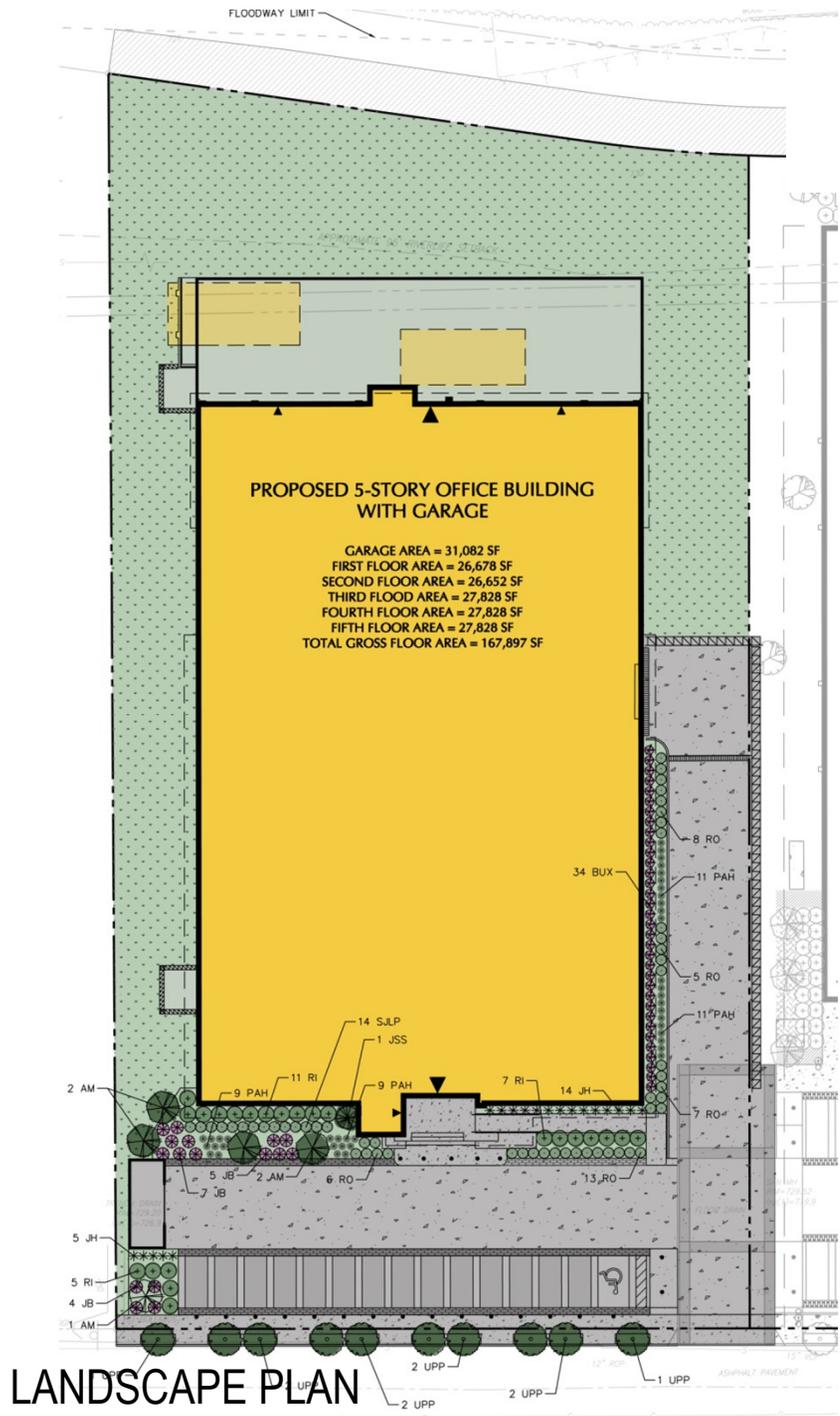
- HVAC systems designed to exceed ASHRAE 90.1 requirements by 18%
- Rooftop units equipped with 100% enthalpy economizers
- 30% water use reduction using low-flow fixtures
- All glazing will be insulated low-E glass
- LED lighting at all interior and exterior locations with lighting controls
- Roof membrane is white TPO (thermoplastic Olefin) to reflect heat gain
- Occupancy sensors to control lighting in common areas
- Includes four electrical vehicle charging stations

Project is registered with LEED and targeting Certified Level



Accessibility Features

- Universal design principals used throughout
- Main entrance designed to permit access from parking area
- All designated parking spaces accessible with appropriate designated signage and appropriate floor slopes
- All levels of the building accessible via elevator
- Exterior plaza accessible to all occupants
- All common amenity spaces accessible to all occupants

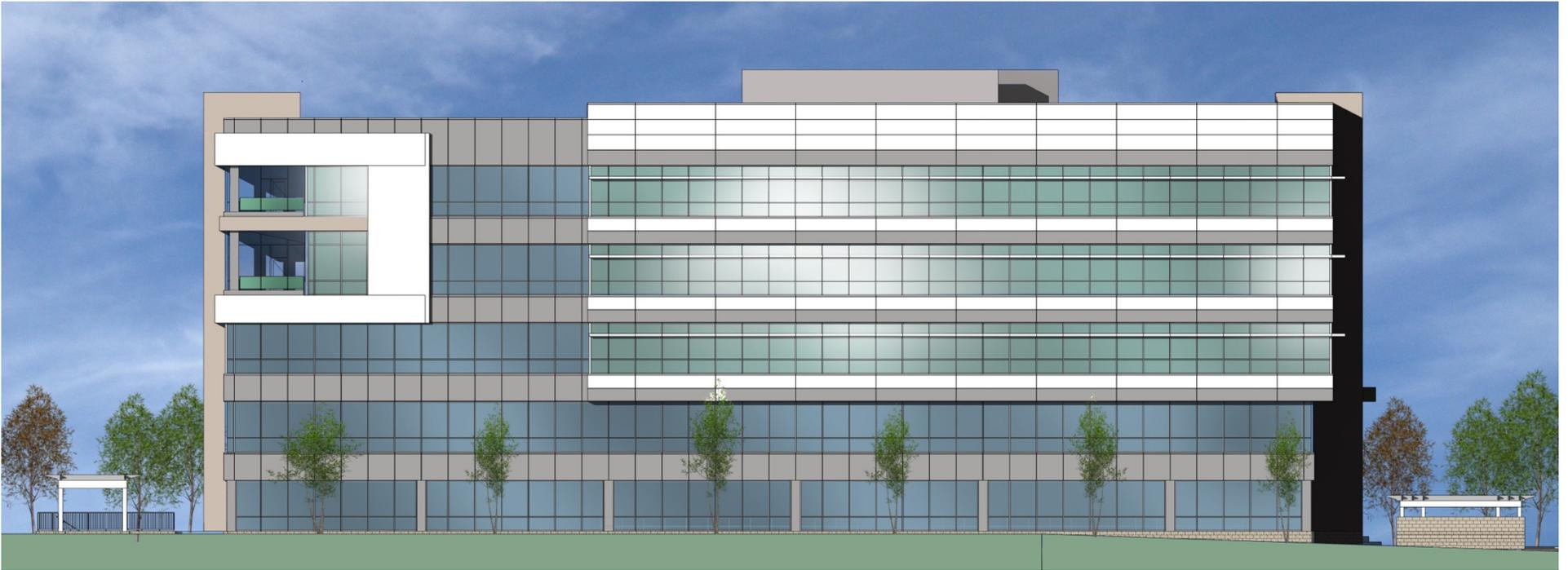


LANDSCAPE PLAN





SOUTH ELEVATION (Railroad Street)



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION





VIEW OF RAILROAD STREET ENTRANCE





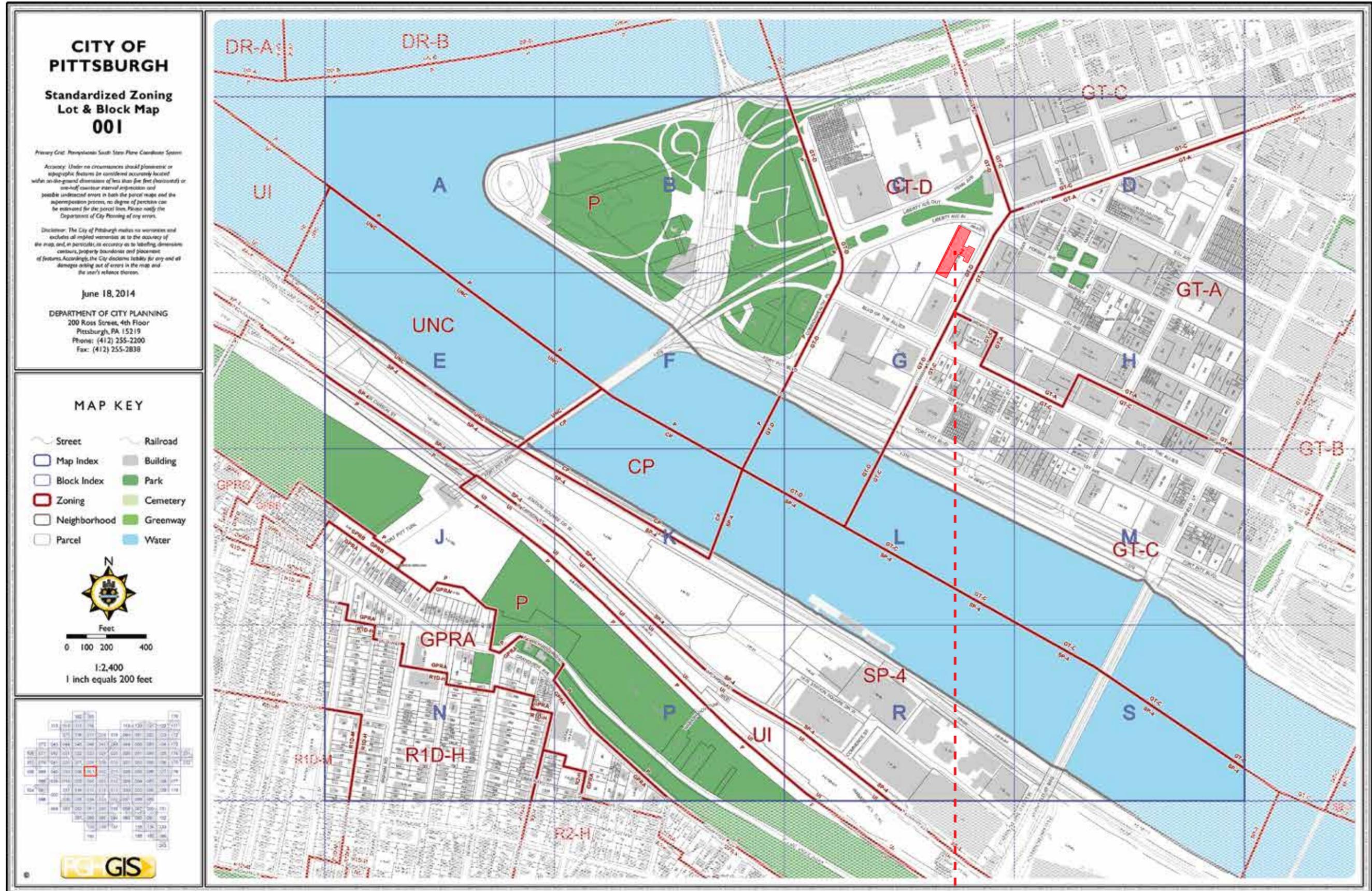
VIEW OF ENTRANCE TOWARD FUTURE RIVERWALK

Gateway Health - Highwall Signs

City Review Package

August 18, 2016

KOLANO design
6026 Centre Avenue
Pittsburgh, Pennsylvania 15206-3921
412.661.9000
kolano.com



CITY OF PITTSBURGH
Standardized Zoning Lot & Block Map 001

Primary Grid: Pennsylvania State Plane Coordinate System

Accuracy: Under no circumstances should planimetric or topographic features be considered accurately located within an on-the-ground dimension of less than five feet (horizontal) or one-half contour interval (vertical) and possible undetected errors in both the parcel maps and the superimposition process, no degree of precision can be estimated for the parcel lines. Please notify the Department of City Planning of any errors.

Disclaimer: The City of Pittsburgh makes no warranty and excludes all implied warranties as to the accuracy of the map, and, in particular, its accuracy as to labeling dimensions, contours, property boundaries and placement of features. Accordingly, the City disclaims liability for any and all damages arising out of errors in the map and the user's reliance thereon.

June 18, 2014

DEPARTMENT OF CITY PLANNING
 200 Ross Street, 4th Floor
 Pittsburgh, PA 15219
 Phone: (412) 255-2200
 Fax: (412) 255-2838

MAP KEY

- Street
- Railroad
- Map Index
- Block Index
- Zoning
- Neighborhood
- Parcel
- Building
- Park
- Cemetery
- Greenway
- Water

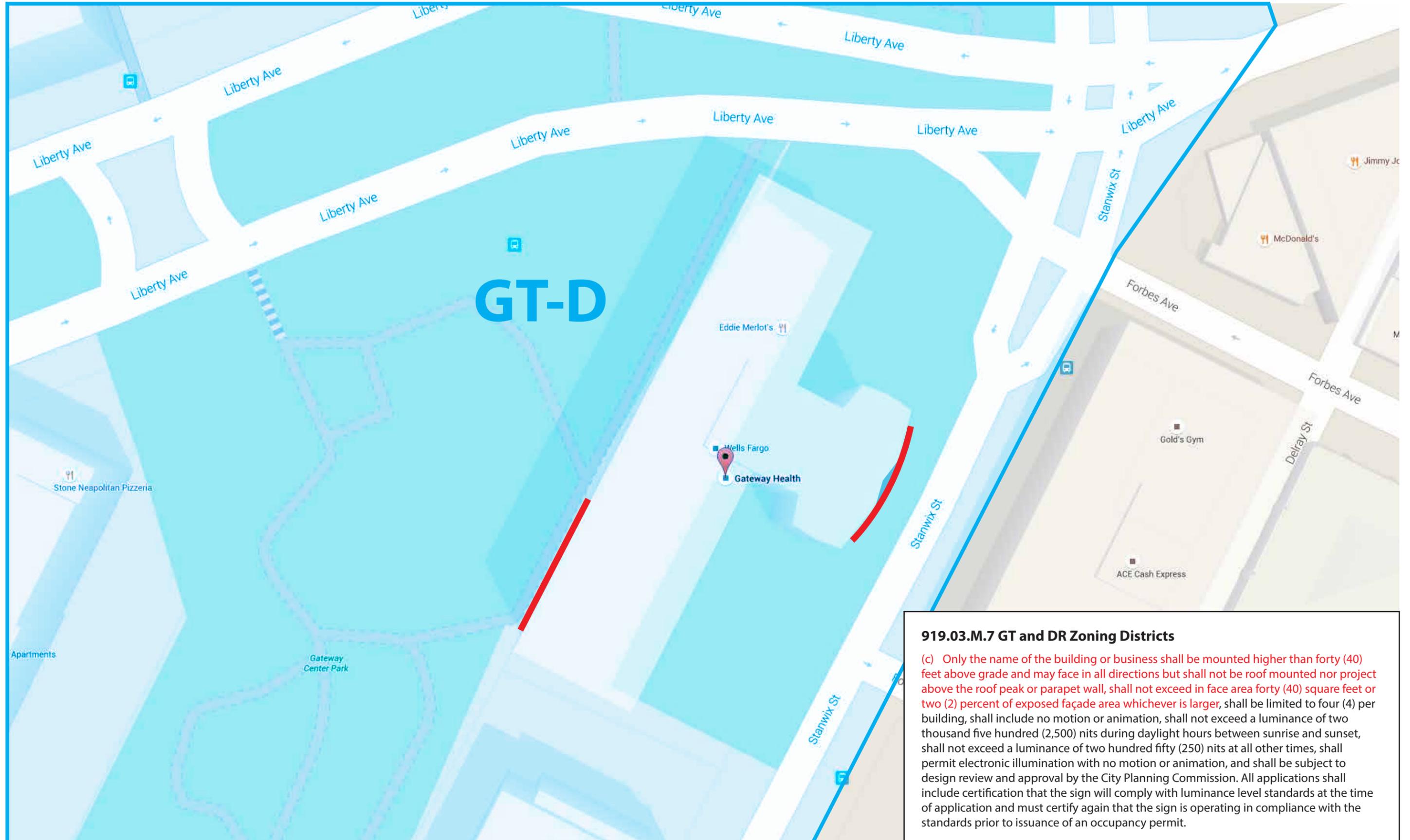


Feet
 0 100 200 400
 1:2,400
 1 inch equals 200 feet



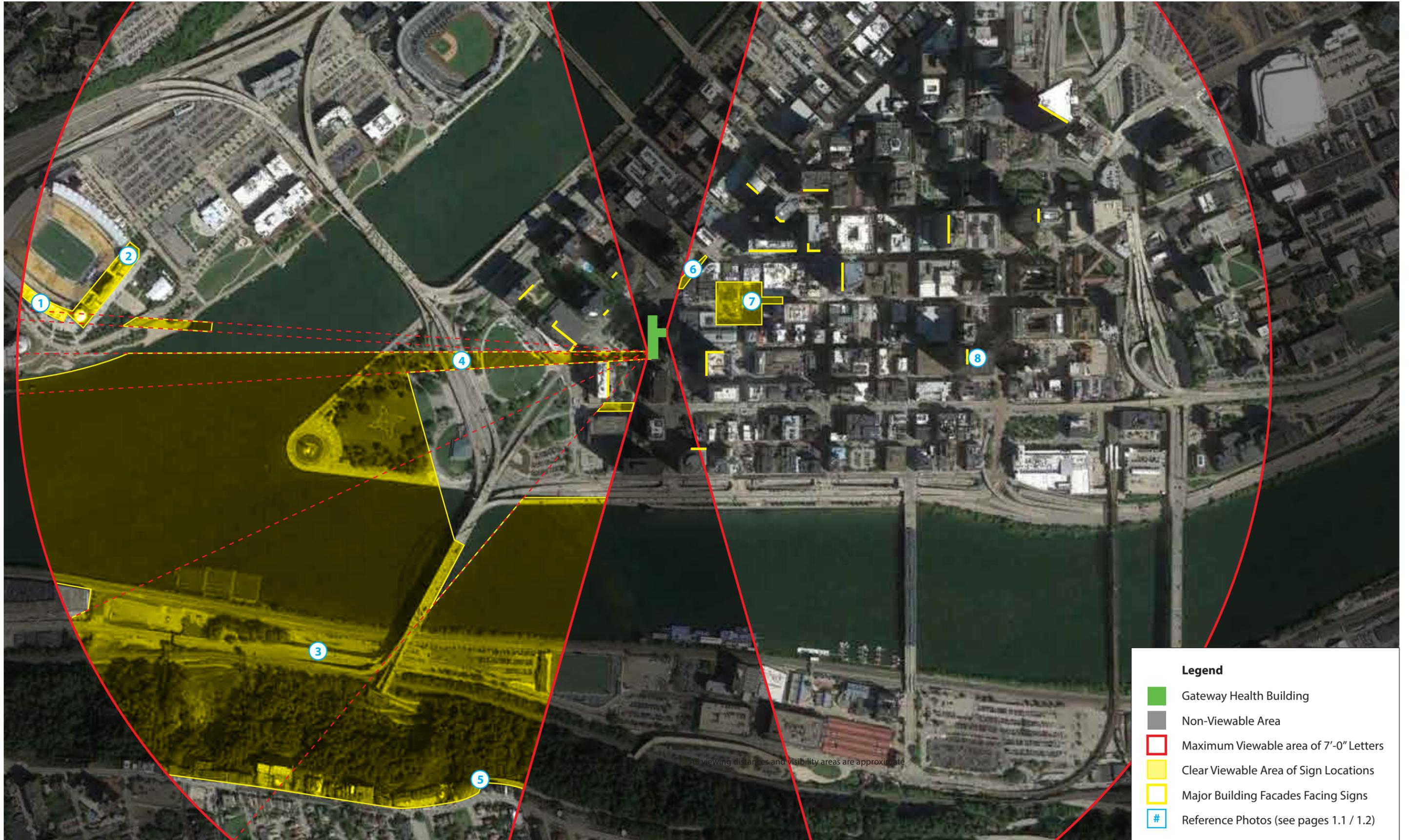
Site Map: Gateway Health

444 Liberty Ave, Pittsburgh, PA: Gateway Health Lot # 1-C-167-0-2



919.03.M.7 GT and DR Zoning Districts

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



Sign Visibility Study: Gateway Health (visibility shown for 7'-0"H letters)

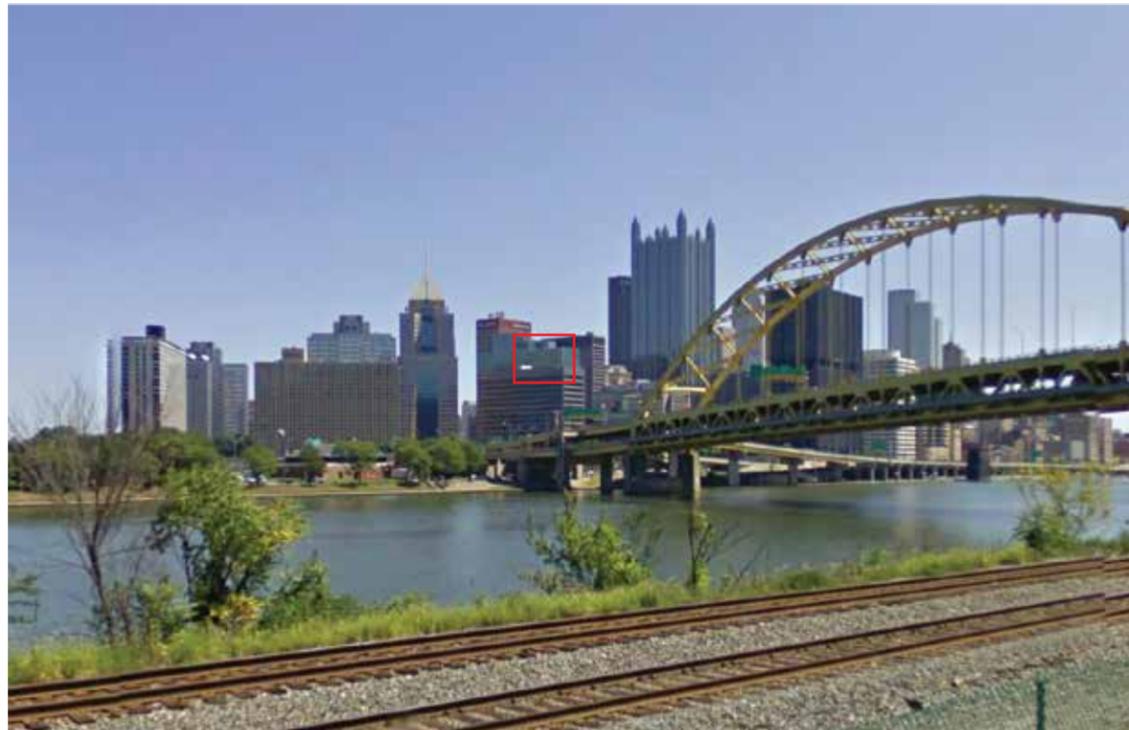
*All viewing distances and visibility areas are approximate



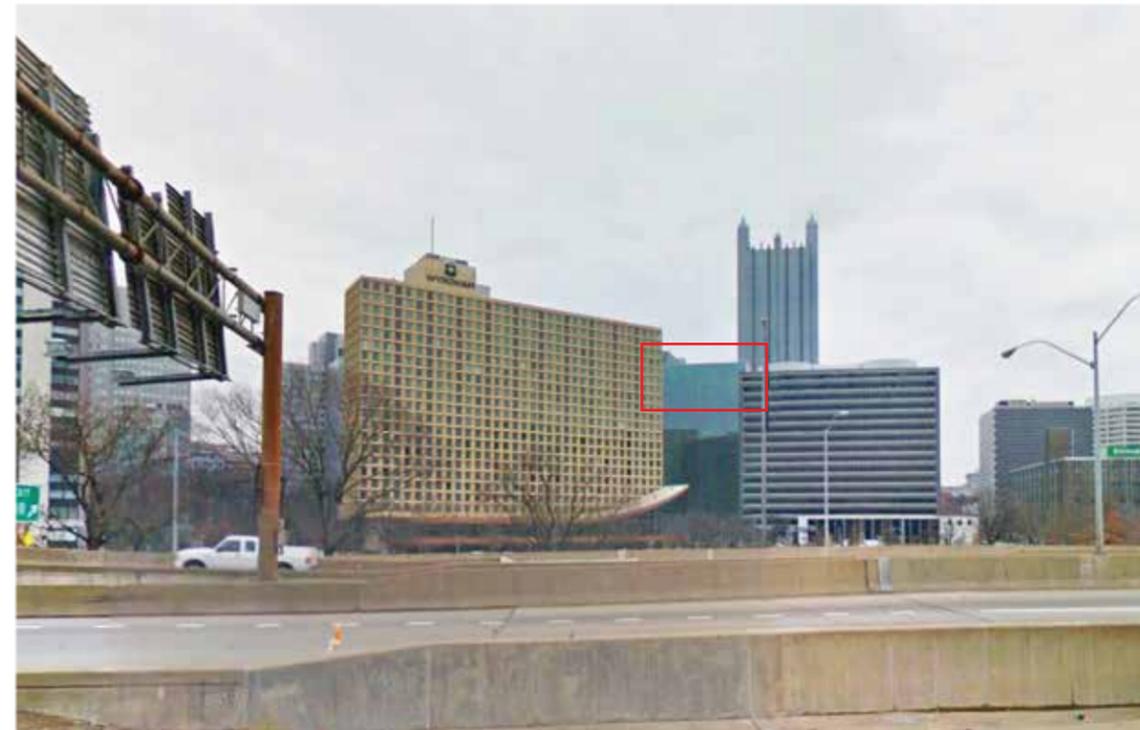
Reference Photo 1: Northwest to Southwest Corners Inside Heinz Field



Reference Photo 2: Heinz Field Southeast Rotunda



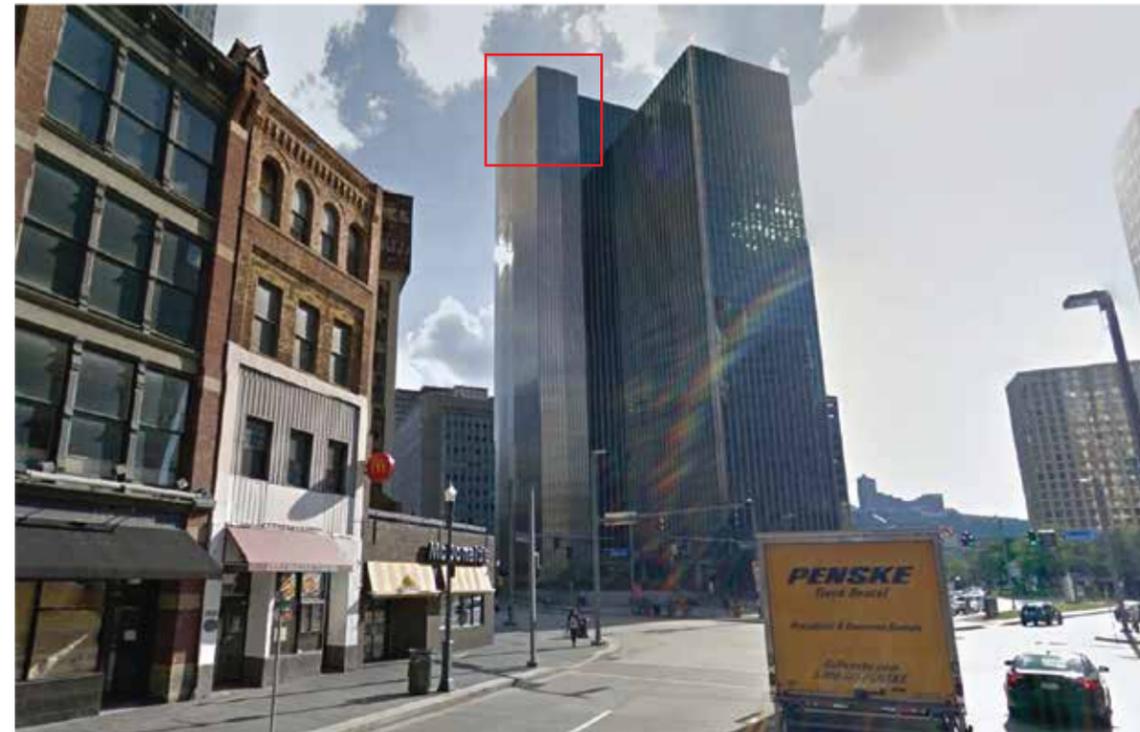
Reference Photo 3: Southside - Carson Street



Reference Photo 4: Ft. Pitt/Duquesne Bridge & 279 North Interchange



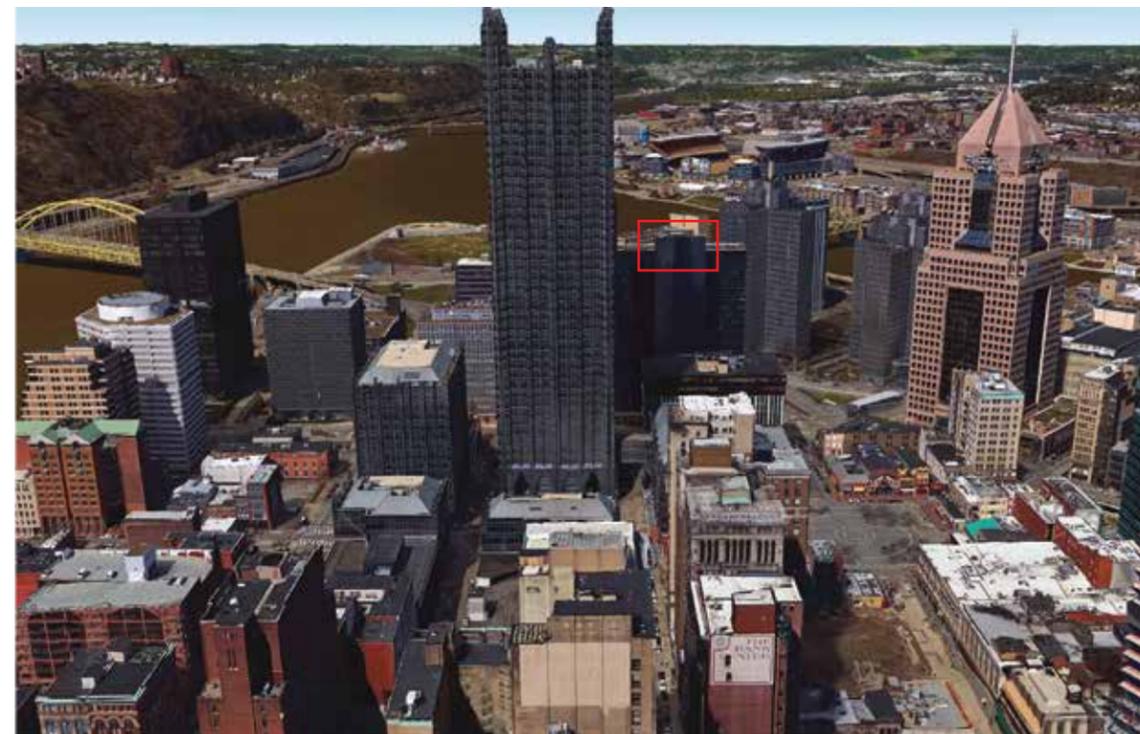
Reference Photo 5: Mount Washington - P.J. McArdle Roadway



Reference Photo 6: Liberty Avenue and Stanwix Street



Reference Photo 7: Street Level at Market Square

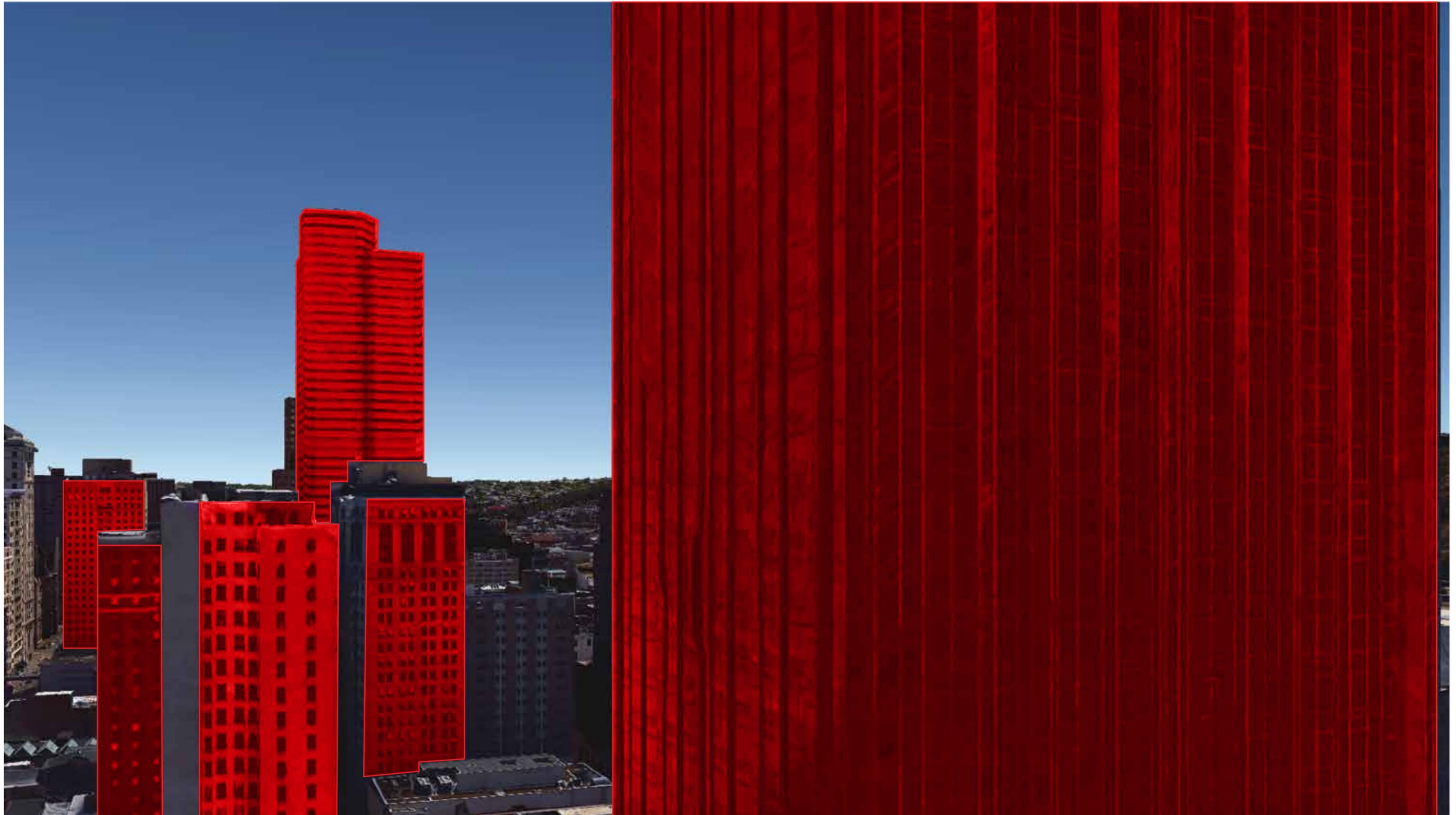


Reference Photo 8 - Highrise Level at the Oxford Building



Highrise Visibility

*Approximate Viewing from Proposed Gateway Health Sign East



Highrise Visibility

*Approximate Viewing from Proposed Gateway Health Sign East



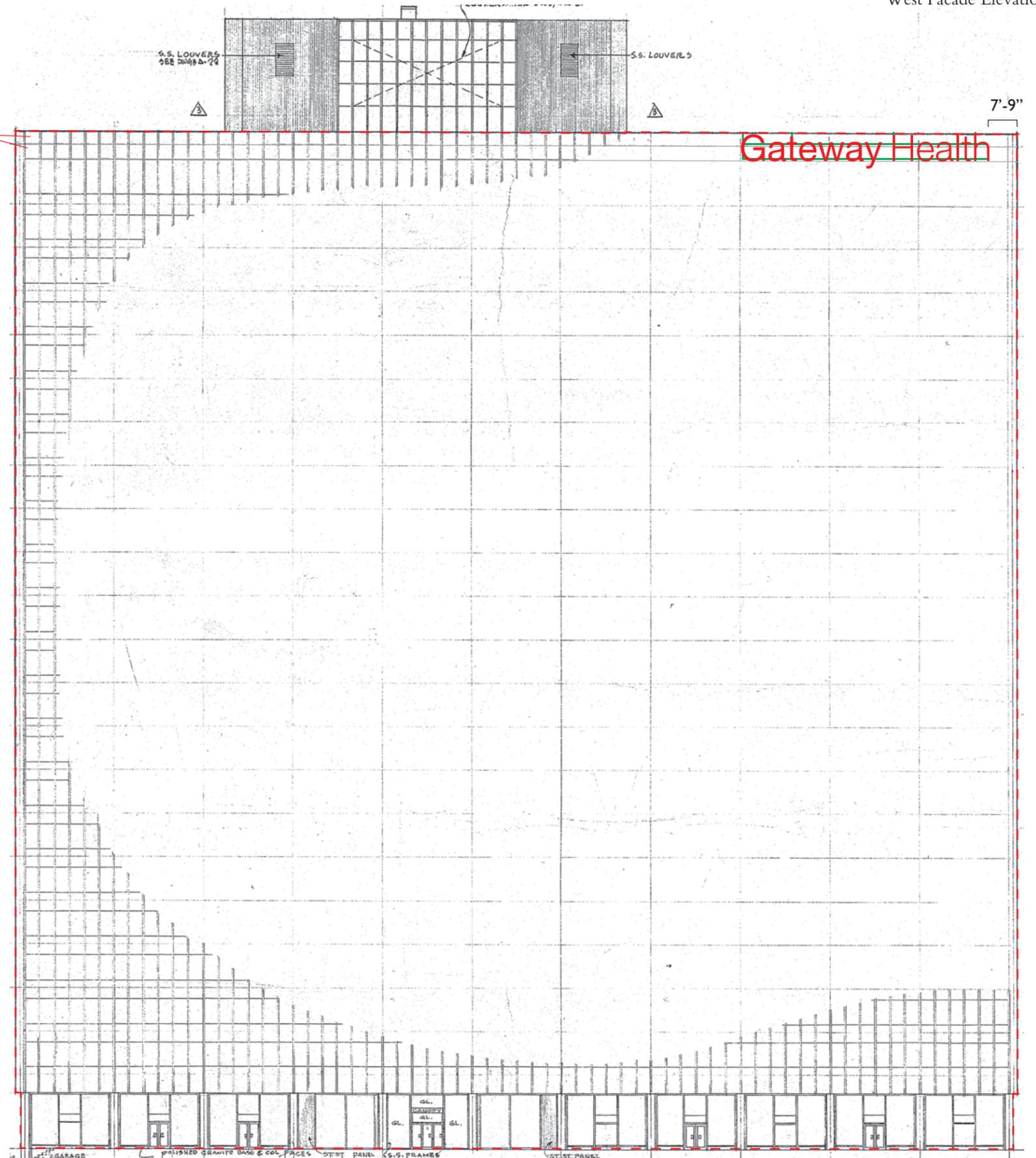
Highrise Visibility

*Approximate Viewing from Proposed Gateway Health Sign West



Highrise Visibility

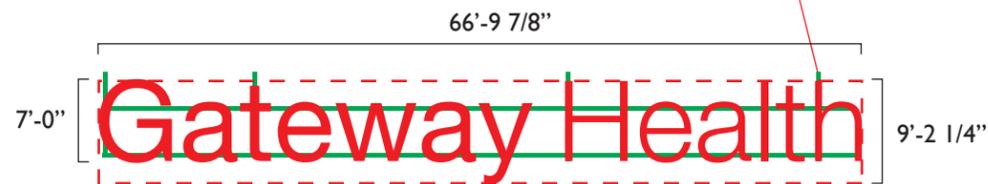
*Approximate Viewing from Proposed Gateway Health Sign West



Sign to hang in front of top 2 rows (opaque spandrel glass)

Signs are shown with red and green coloring for visibility. Actual letter faces will be white. Sign support to match building structure / spandrel glass.

5"x5" Raceways and mounting arms to span entire width of letters as shown on page 2.9. Structure to be mounted to roof of building; letters to hang down in front of spandrel glass facade as shown. Supports to be concealed behind letters if possible (as shown).



Scale: 1"=16'-0"

Square Footage Allowance
 West Facade Total: 273'-0" x 269'-4" = 73,528 SF
 Signage Allowed: 73,528 x .02 = 1,470.5 SF
 Signage Total: 9'-2 1/4" x 66'-9 7/8" = 613.935 SF

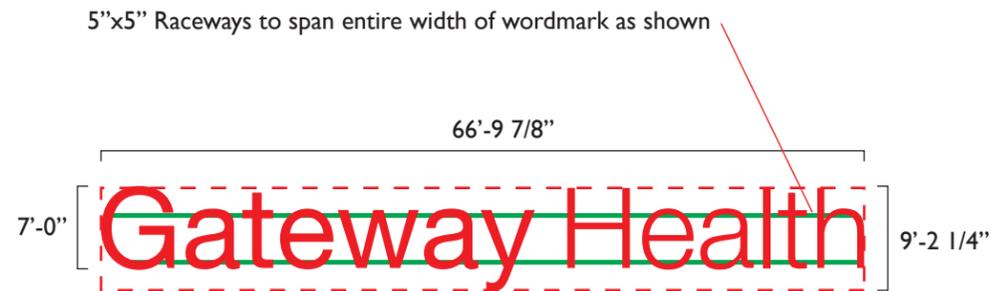
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West Facade Elevation: 7'-0" Approximate Letter Height

Scale: 1"=32'-0"

Signs are shown with red and green coloring for visibility. Actual letter faces will be white. Sign support to match building structure / spandrel glass.



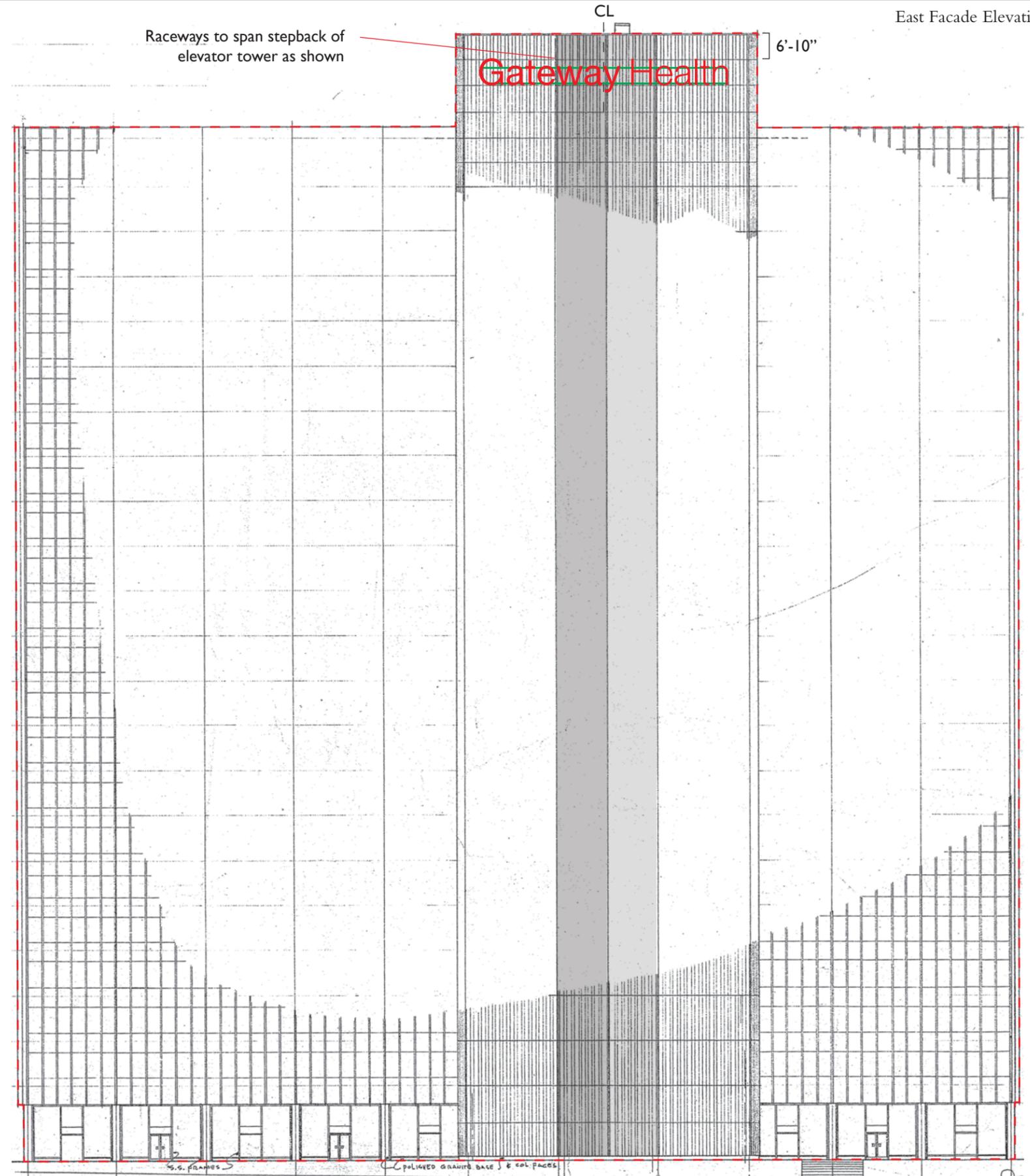
Scale: 1"=16'-0" Square Footage Allowance
 East Facade Total: (273'-0" x 269'-4") + (25'-0" x 80'-10") = 75,548.833 SF
 Signage Allowed: 75,548.833 x .02 = 1,510.9 SF
 Signage Total: 9'-2 1/4" x 66'-9 7/8" = 613.935 SF

919.03.M.7 GT and DR Zoning Districts

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East Facade Elevation: 7'-0" Approximate Letter Height

Scale: 1"=32'-0"



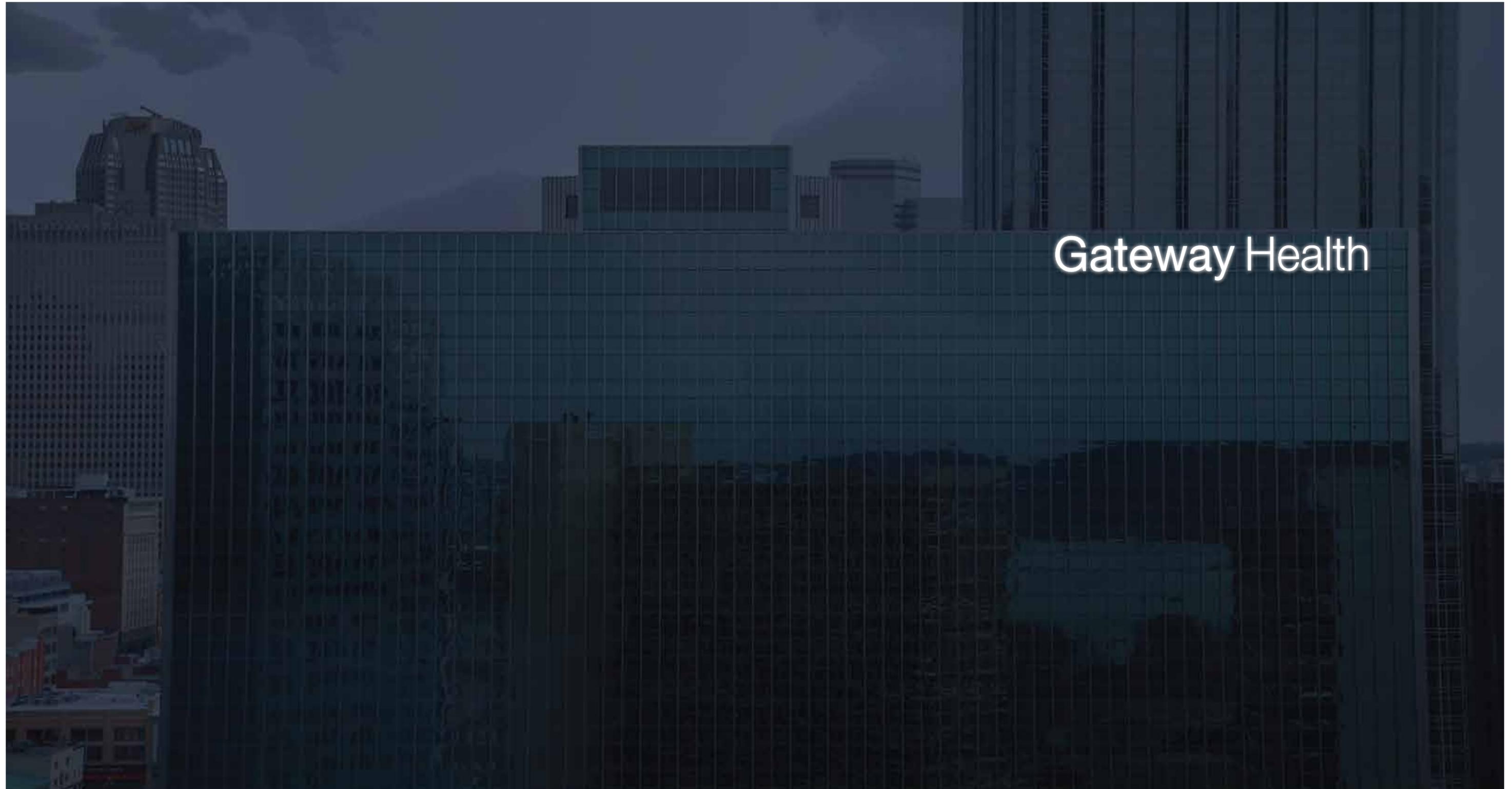


Existing Site Photo



West Facade Day Rendering: 7'-0" Approximate Letter Height

*7'-0"H Letters to span 17 spandrel columns wide and 2 spandrel rows high as shown on elevation



West Facade Night Rendering: 7'-0" Approximate Letter Height

*7'-0"H Letters to span 17 spandrel columns wide and 2 spandrel rows high as shown on elevation

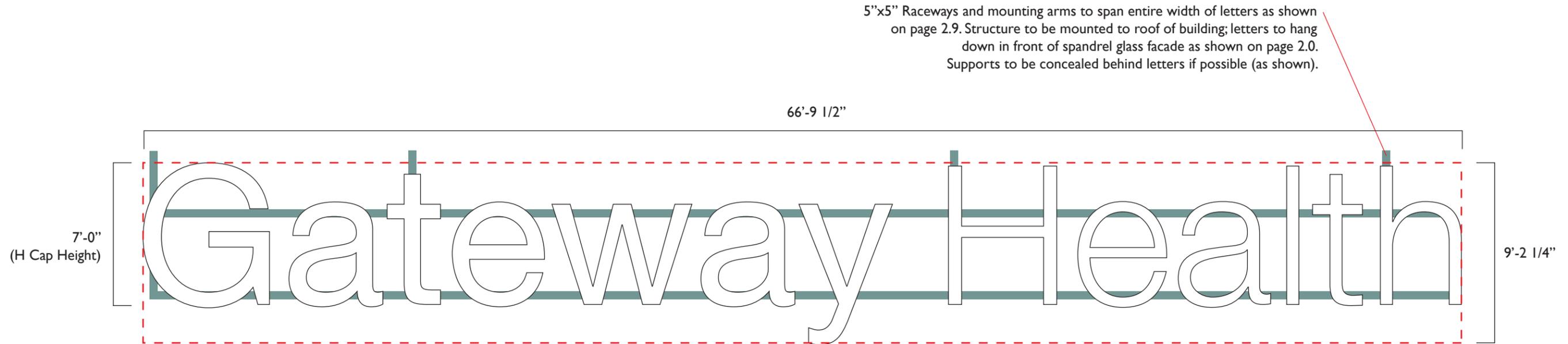


Existing Site Photo

East Facade Day Rendering: 7'-0" Approximate Letter Height



East Facade Night Rendering: 7'-0" Approximate Letter Height



5"x5" Raceways and mounting arms to span entire width of letters as shown on page 2.9. Structure to be mounted to roof of building; letters to hang down in front of spandrel glass facade as shown on page 2.0. Supports to be concealed behind letters if possible (as shown).

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

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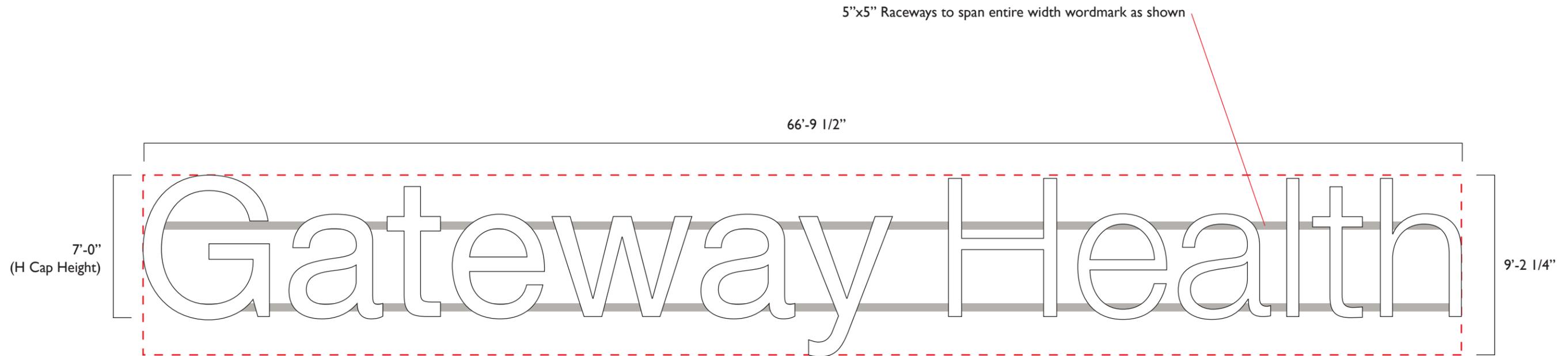
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6"D Face lit aluminum letters with continuous roll white Lexan faces with white translucent vinyl film applied to first surface of Lexan. .080 gauge aluminum welded construction. Letters to have non-illuminated returns painted charcoal gray. Provide weep holes as needed.

Provide aluminum trim cap (F track) to attach sign faces to sign cabinets. Paint trim cap face white. Attach trim cap to letter returns with counter sunk stainless machine screws.

All mounting hardware will be reviewed and approved by the Signage Design Team. All mounting hardware locations and appearance to be painted as specified to coordinate with the existing building finishes.

Final design and engineering of support structure to be completed by Sign Vendor. Support structure to be painted to match spandrel glass.



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

Square Footage Allowance
 East Facade Total: (273'-0" x 269'-4") + (25'-0" x 80'-10") = 75,548.833 SF
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**DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

Office of the Zoning Administrator

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

453 PDP # 16-116
Pd 750

Date Filed:

7/08/10

(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: Hertz Gateway Center LP		Phone Number: (412) 392-6000	
Address: 1522 2nd St	City: Santa Monica	State: California	Zip Code: 90401-2303
2. Applicant/Company Name: Kolano Design		Phone Number: (412) 661-9000	
Address: 6026 Centre Ave	City: Pittsburgh	State: Pennsylvania	Zip Code: 15206
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: Four Gateway Center			
4. Development Location: Downtown Pittsburgh, PA			
5. Development Address: 444 Liberty Ave, Pittsburgh, PA 15222			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:			
Present Use of Site: (Select from attached list)			
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property:	
8. Estimated Construction:	Start Date: 10 / 1 / 16	Completion Occupancy Date: 1 / 1 / 17	Project Cost: \$ TBD

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

9. Proposed Use of Site (Select from attached list): **82. Office (General)**

10. Select the Type of Work:

- New Construction, New
 Renovation, Interior
 Highwall Sign
 New Construction,
 Renovation, Exterior
 Change in Use Only
 Renovation, Change in Use

11. Describe the Development: **Addition of two (2) high wall signs at Four Gateway Center. Signs to occur at East & West facades.**

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
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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				
Accessory Structure Type(s) and Height(s):	illumination	Sign Face Area	Sign Height	Mounting Height
High Wall Sign, East	LED Face Illuminated	614.166 SF	9'-2"	288'-0"
High Wall Sign, West	LED Face Illuminated	614.166 SF	9'-2"	264'-5"

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

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DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

<u> 0 </u> New Water Service Connection(s)	<u> 0 </u> Termination of Existing Water Service Tap(s)
<u> 0 </u> New Sewer Service Connection(s)	<u> 0 </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
- Applicant retains private ownership of sewer mains and/or water lines
- Not Applicable (Development does not include construction of sewer mains and/or water lines)

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

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

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

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

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

Applicant Signature:



DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

PDP #16-132

SIGN PERMIT APPLICATION

OWNER/APPLICANT INFORMATION

Applicant/Sign Contractor Name: Atlas Sign & Lighting, LLC		Phone Number: () 239-220-1823	
Address: 168 Saint Ives Way	City: Zelienople	State: PA	Zip Code: 16063
Sign Contractor Registration #: Sn00582			
Sign Owner Name: Key Bank		Phone Number: (800-539-2968	
Address: 127 Public Square	City: Cleveland	State: OH	Zip Code: 44114
Property Owner Name: 11 Stanwix LLC		Phone Number: ()412-471-9500	
Address: 200 S Orange Ave Ste 1920	City: Orlando	State: FL	Zip Code: 32801

Address where the Work will Occur:

PROJECT INFORMATION

Is this application for an existing sign? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO X4		Number of New Signs: 4 High wall signs	
If Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy #:	Date Issued:	Existing Use of Property:	
Estimated Construction: Start Date: 8/15/ 16	Completion Date: 11/ 1 / 16	Project Cost: \$ 150,000	Zoning Board of Adjustment Case Number:
Main Use of Premises (Select from the attached list.) Office Building			
Building Height in Stories: 26			
Description of Work: Sign changerover from first niagara to Key Bank			
Lettering on the sign states:			
Sign 1: Key Bank - High Wall Sign North			
Sign 2: Key Bank - High Wall Sign South			
Sign 3: Key Bank - High Wall Sign East			
Sign 4: Key Bank - High Wall Sign West			
Please check the following item(s) that pertain to the proposed work: <input type="checkbox"/> N/A			
<input type="checkbox"/> Proposed work includes a private structure encroaching on a City dedicated right-of-way		<input type="checkbox"/> Proposed work will create an obstruction of traffic on City right-of-way	



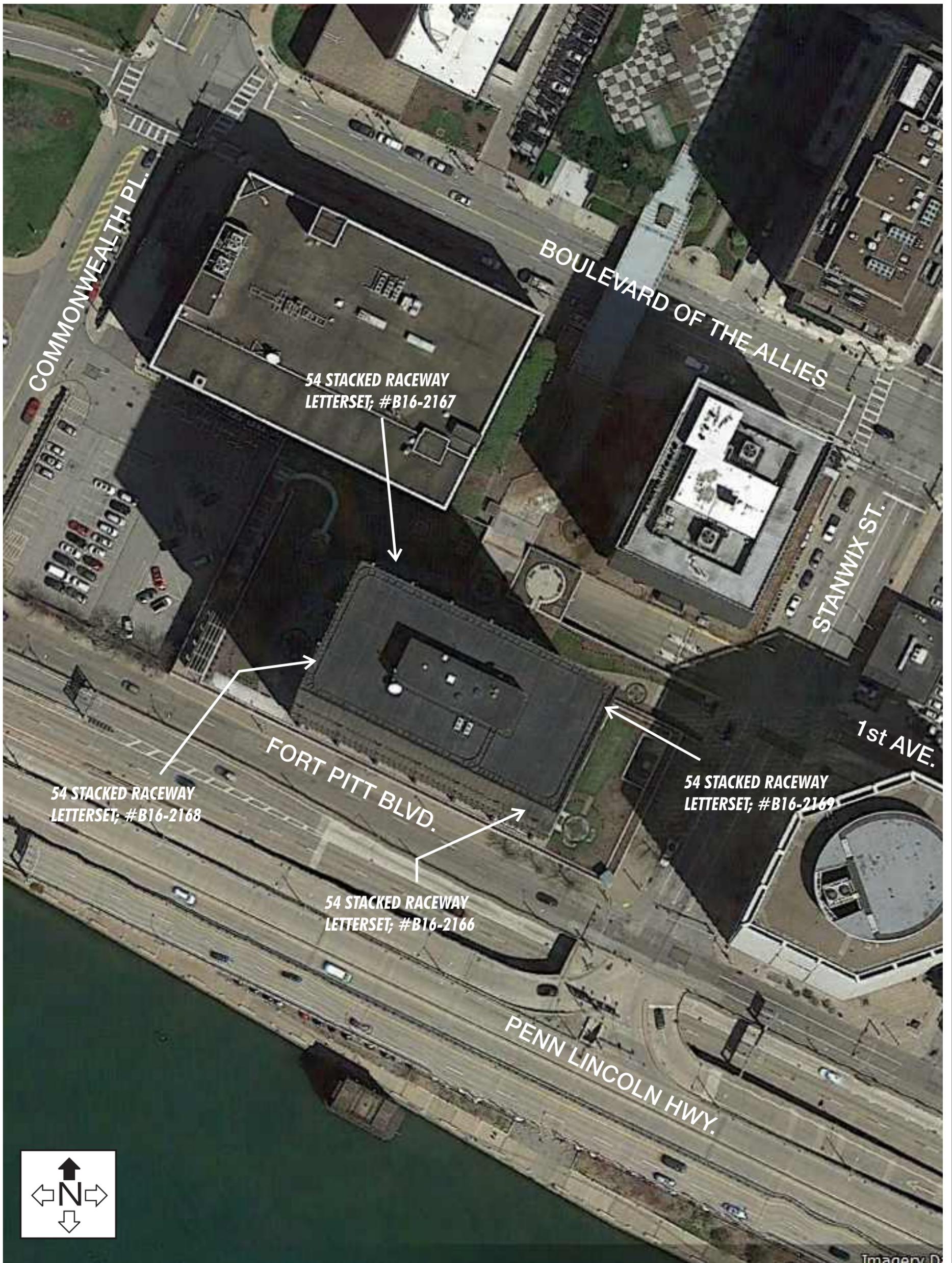
**DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

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

SIGN PERMIT APPLICATION

SIGN #	SIGN 1	SIGN 2	SIGN 3	SIGN 4
SPECIFY TYPE OF WORK: New Sign, Painted Wall, Sign Alteration, Sign Repair	New Wall Sign	New Wall Sign	New Wall Sign	New Wall Sign
SPECIFY TYPE OF SIGN: Canopy, Decked, Double Face, Pole/Ground, Roof, Side to Side, V-Type, Wall-Flat, LED, Wall-Projection, Other.	Wall Flat	Wall Flat	Wall Flat	Wall Flat
SPECIFY PURPOSE OF SIGN: Advertising, Business I.D., Directional, Mural, Real Estate.	Business ID	Business ID	Business ID	Business ID
SPECIFY TYPE OF ELECTRICAL WORK: Animation/Rotations, Flashing, External Illumination, Internal Illumination	Internal Illumination Existing Electric Secondary only			
HEIGHT (FT):	11.5ft	11.5ft	11.5ft	11.5ft
HEIGHT ABOVE GRADE (FT)				
GRADE TO BOTTOM OF SIGN:	186.5ft	186.5ft	186.5ft	186.5ft
GRADE TO TOP OF SIGN:	198ft	198ft	198ft	198ft
MAXIMUM HEIGHT OF LETTERING (FT):	4.5ft	4.5ft	4.5ft	4.5ft
WIDTH (FT):	26ft	26ft	26ft	26ft
PROJECTION FROM WALL (FT):	n/a	n/a	n/a	n/a
PROJECTION IN RIGHT-OF-WAY (FT):	n/a	n/a	n/a	n/a
PROJECTION ABOVE ROOF LINE (FT)				
ROOF TO BOTTOM OF SIGN:	169ft	169ft	169ft	169ft
ROOF TO TOP OF SIGN:	158ft	158ft	158ft	158ft
LENGTH OF BUILDING FRONT (FT):	214ft north elev.	214ft south elev.	104ft east elev.	104ft west elev.
EXPOSED PORTION OF WALL ON WHICH SIGN WILL BE DISPLAYED: (Square footage of wall)	75,970sqft	75,970sqft	36,920sqft	36,920sqft



NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



Brilliant Electric Sign Co., Ltd.

4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

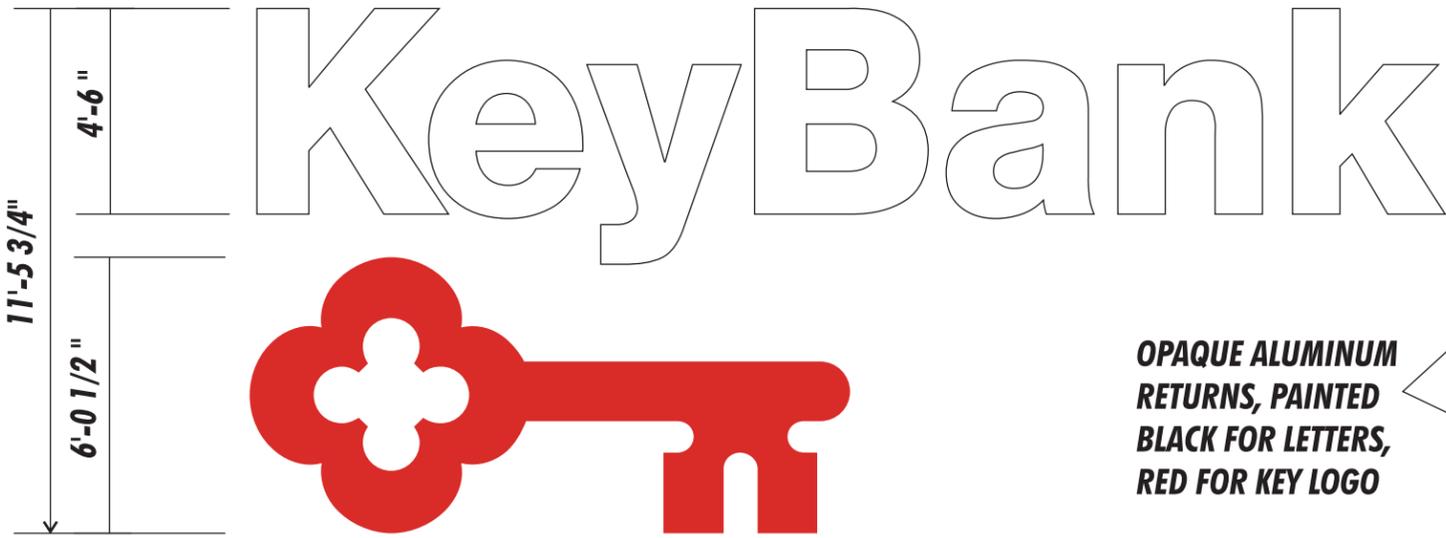
NOTE: THIS IS AN ORIGINAL UNPUBLISHED DRAWING, CREATED BY BRILLIANT SIGNS. IT IS SUBMITTED FOR YOUR PERSONAL USE, IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU. IT IS NOT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION.

COMPANY NAME	KeyBank	SALESMAN	H	DATE	6-24-16	REVISION		DESIGN NO.	B16-2163
LOCATION	11 Stanwix Street, Pittsburgh, PA	DESIGNER	DM	SCALE	NTS			COPYRIGHT ©	2016

FILE NAME: /key niagara/key PA/11 stanwix st

25'-11 3/8"

4"



OPAQUE ALUMINUM RETURNS, PAINTED BLACK FOR LETTERS, RED FOR KEY LOGO

NIT / CANDELA CALCULATIONS:

WHITE LETTERS - 234.5 NITS, BASED UPON 21 LED MODULES PER METER SQUARED, 52 LUMENS PER MODULE WITH 150-DEGREE VIEWING ANGLE.

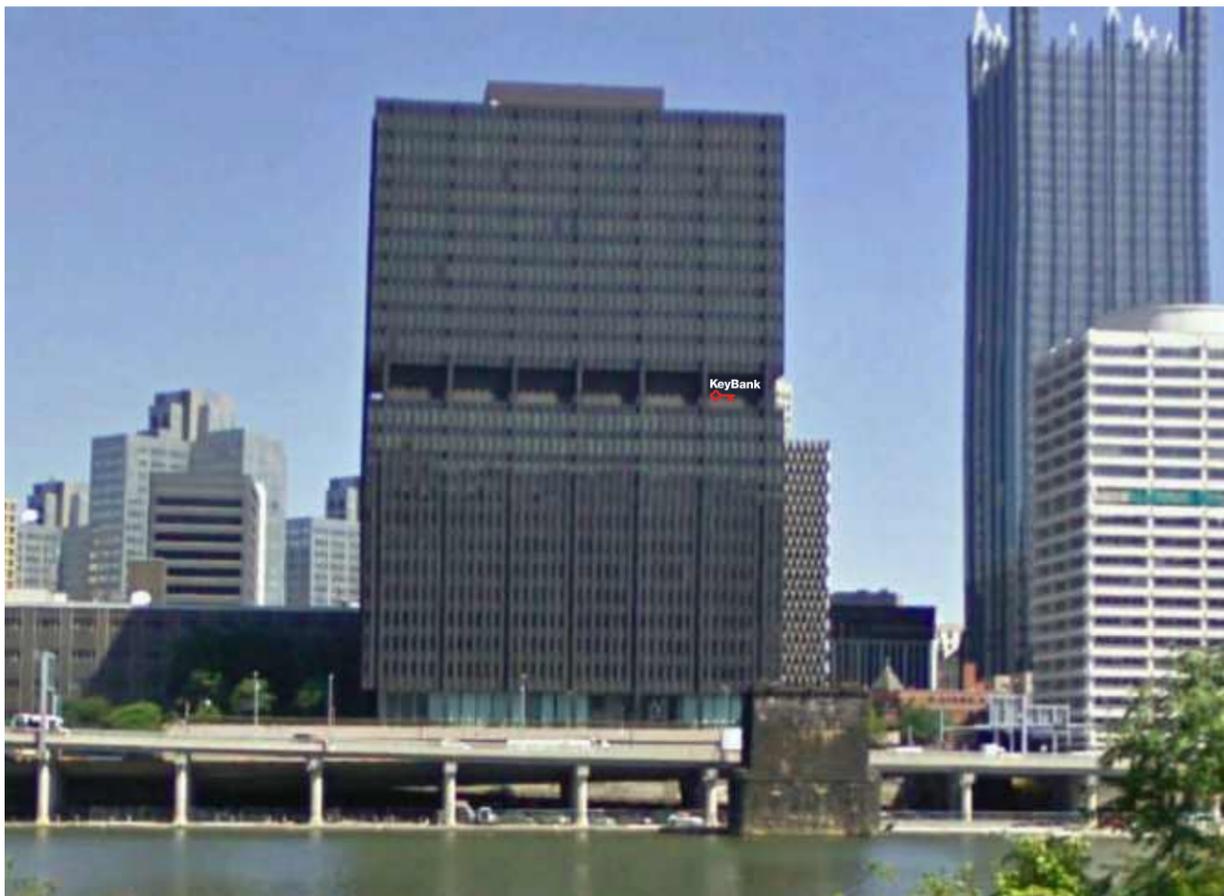
RED KEY LOGO - 192.4 NITS, BASED UPON 32 LED MODULES PER SQUARE METER, 28 LUMENS PER MODULE WITH 150-DEGREE VIEWING ANGLE.

NOTES:

INDIVIDUAL SELF-CONTAINED LED LOGO & LETTERS WITH PLASTIC FACES AND FABRICATED ALUMINUM TRIM, TO MOUNT TO MODIFIED EXISTING STEEL A-FRAME. LOGO FACE TO BE WHITE #2447 PLEXIGLAS WITH FIRST SURFACE APPLIED 3M RED TRANSLUCENT VINYL TO MATCH PMS #1795C. LOGO TRIM AND RETURNS TO BE RED TO MATCH PMS #1795C. LOGO ILLUMINATION BY GE LUMINATION RED LEDs. LETTER FACES TO BE WHITE #7328 PLEXIGLAS. TRIM AND RETURNS TO BE BLACK. LETTER ILLUMINATION BY GE LUMINATION WHITE LEDs.

RATED 120 VOLTS

LETTERS TO BE BUILT TO U.L. SPECS, BE U.L. LISTED, AND CARRY U.L. LABELS.



54 STACKED

RENDERING OF SOUTH ELEVATION - NTS

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



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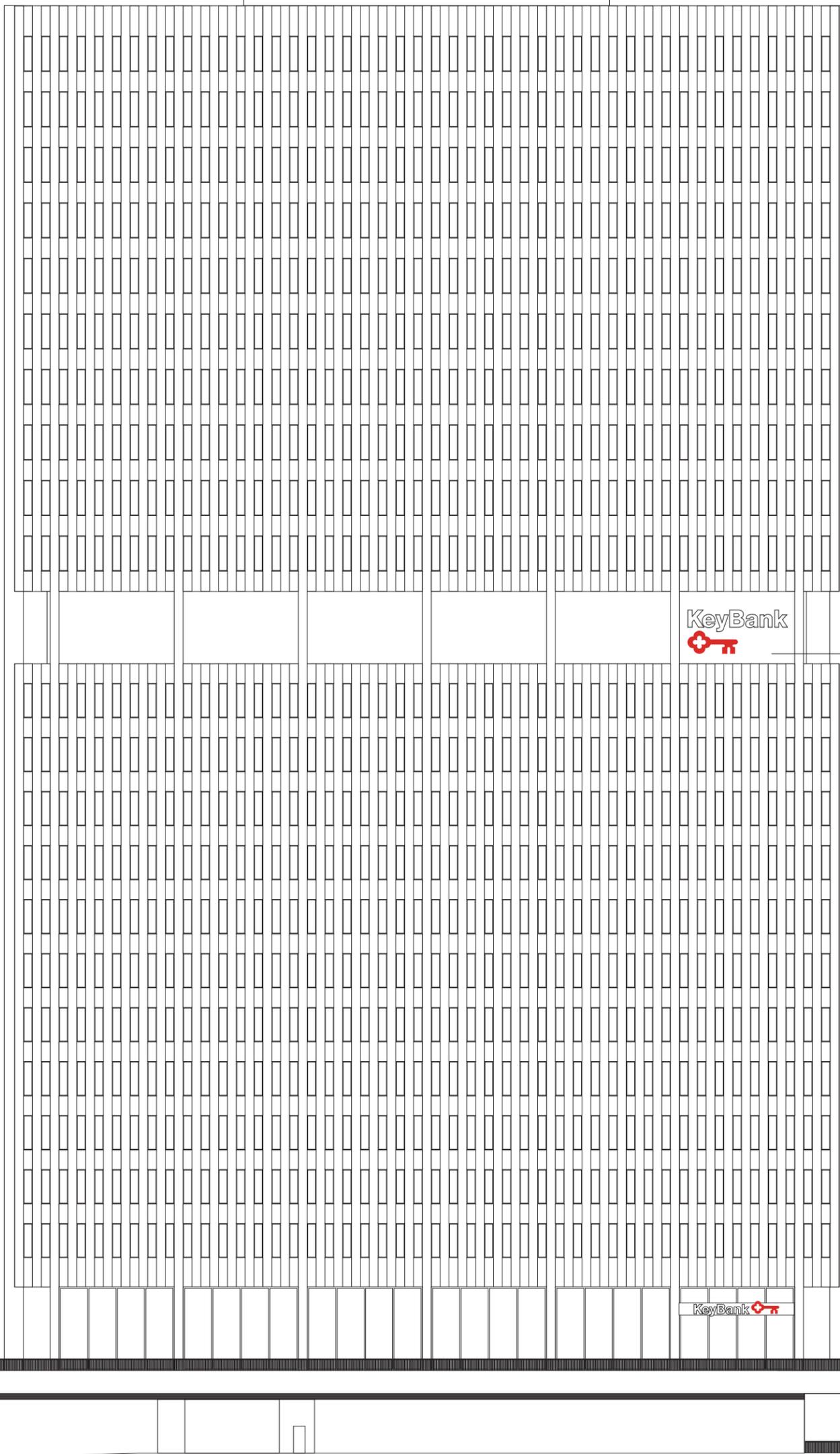
NOTE: THIS IS AN ORIGINAL UNPUBLISHED DRAWING, CREATED BY BRILLIANT SIGNS. IT IS SUBMITTED FOR YOUR PERSONAL USE, IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU. IT IS NOT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION.

COMPANY NAME	KeyBank	SALESMAN	H	DATE	6-24-16	REVISION	8-24-16	DESIGN NO.	B16-2166
LOCATION	11 Stanwix Street, Pittsburgh, PA	DESIGNER	DM	SCALE	1/4" = 1'-0"			COPYRIGHT ©	2016

FILE NAME: **:/key niagara/key PA/11 stanwix st**

214'-0"

AREA OF SIGN - 299 SQ FEET.
AREA OF EXPOSED BUILDING
FACADE - 75,970 SQUARE FEET.
PERCENTAGE OF FACADE USED
BY HI-RISE LETTERS - 0.39%



355'-0" plaza and penthouse not included

186'-6"

SOUTH ELEVATION SCALE 1/32" = 1'-0"

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



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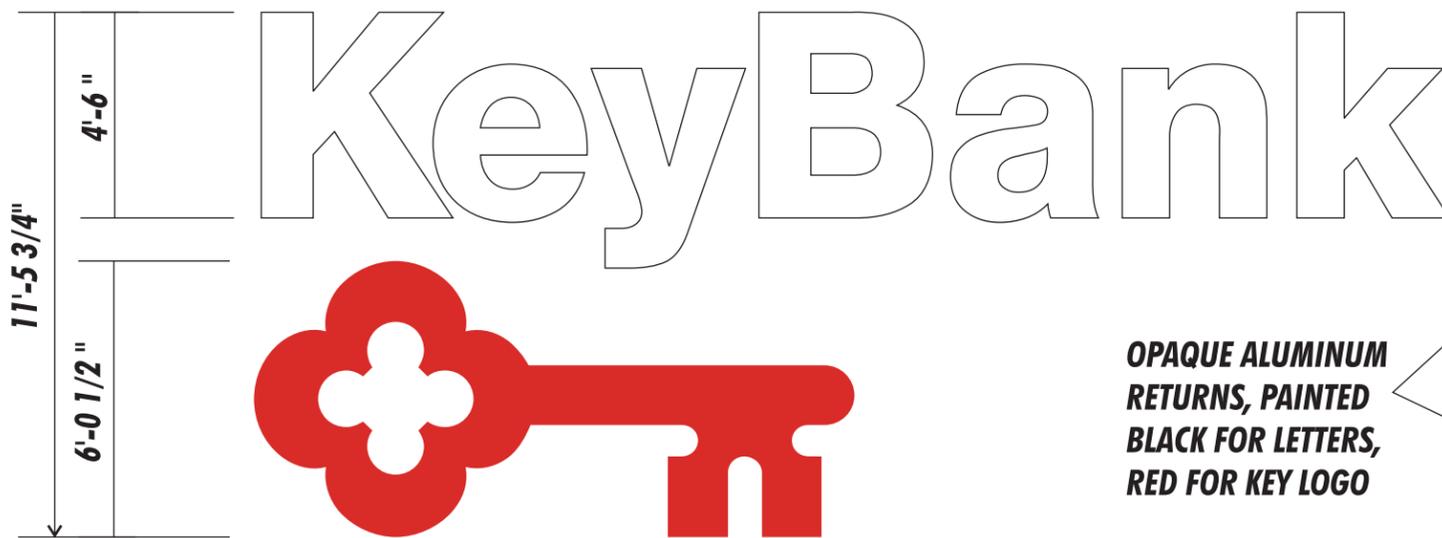
NOTE: THIS IS AN ORIGINAL UNPUBLISHED DRAWING, CREATED BY BRILLIANT SIGNS. IT IS SUBMITTED FOR YOUR PERSONAL USE, IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU. IT IS NOT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION.

COMPANY NAME	KeyBank	SALESMAN	H	DATE	8-24-16	REVISION		DESIGN NO.	B16-2510
LOCATION	11 Stanwix St., Pittsburgh, PA	DESIGNER	DM	SCALE	1/32" = 1'-0"			COPYRIGHT ©	2016

FILE NAME
I:/key niagara/key PA/11 stanwix hi rise

25'-11 3/8"

4"



OPAQUE ALUMINUM RETURNS, PAINTED BLACK FOR LETTERS, RED FOR KEY LOGO

NIT / CANDELA CALCULATIONS:

WHITE LETTERS - 234.5 NITS, BASED UPON 21 LED MODULES PER METER SQUARED, 52 LUMENS PER MODULE WITH 150-DEGREE VIEWING ANGLE.

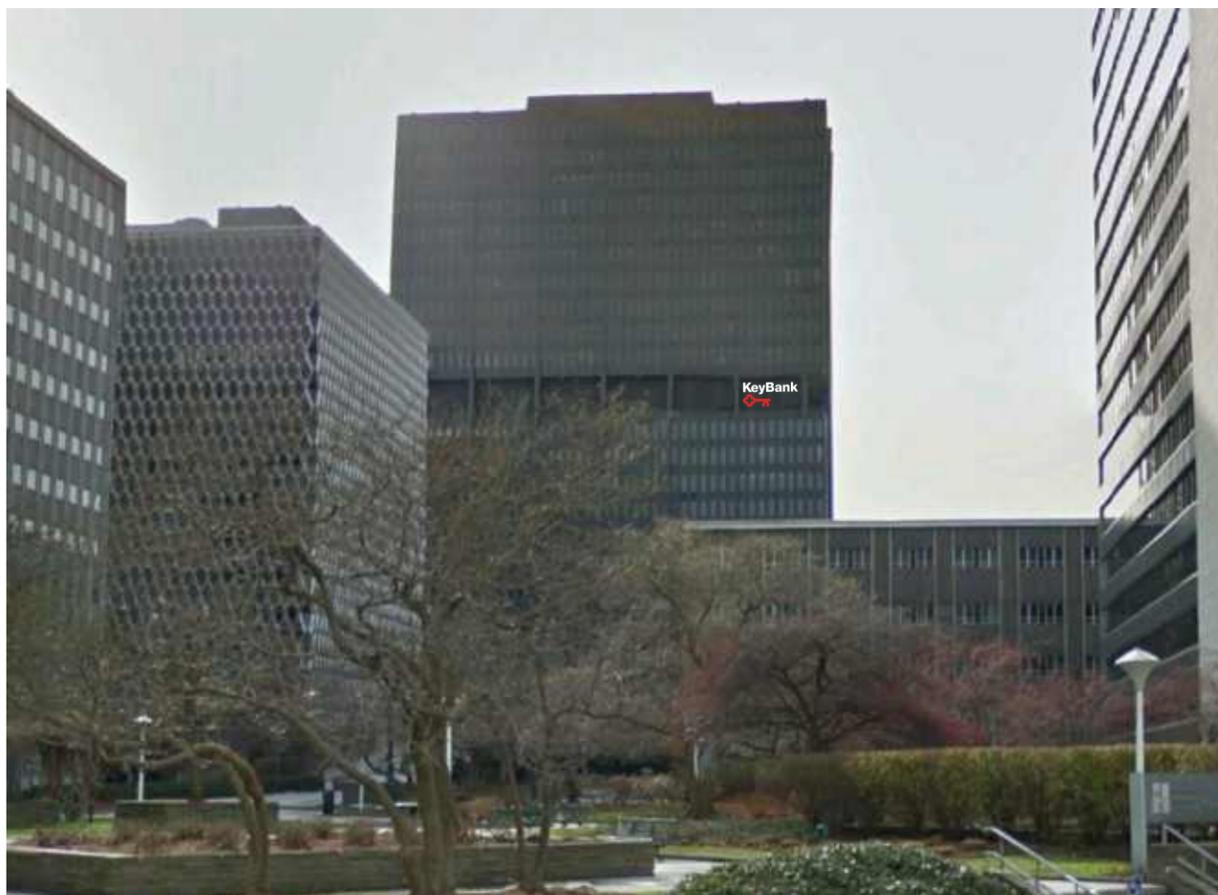
RED KEY LOGO - 192.4 NITS, BASED UPON 32 LED MODULES PER SQUARE METER, 28 LUMENS PER MODULE WITH 150-DEGREE VIEWING ANGLE.

NOTES:
INDIVIDUAL SELF-CONTAINED LED LOGO & LETTERS WITH PLASTIC FACES AND FABRICATED ALUMINUM TRIM, TO MOUNT TO MODIFIED EXISTING STEEL A-FRAME. LOGO FACE TO BE WHITE #2447 PLEXIGLAS WITH FIRST SURFACE APPLIED 3M RED TRANSLUCENT VINYL TO MATCH PMS #1795C. LOGO TRIM AND RETURNS TO BE RED TO MATCH PMS #1795C. LOGO ILLUMINATION BY GE LUMINATION RED LEDs.
LETTER FACES TO BE WHITE #7328 PLEXIGLAS. TRIM AND RETURNS TO BE BLACK.
LETTER ILLUMINATION BY GE LUMINATION WHITE LEDs.

RATED 120 VOLTS

LETTERS TO BE BUILT TO U.L. SPECS, BE U.L. LISTED, AND CARRY U.L. LABELS.

54 STACKED



RENDERING OF NORTH ELEVATION - NTS

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



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4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

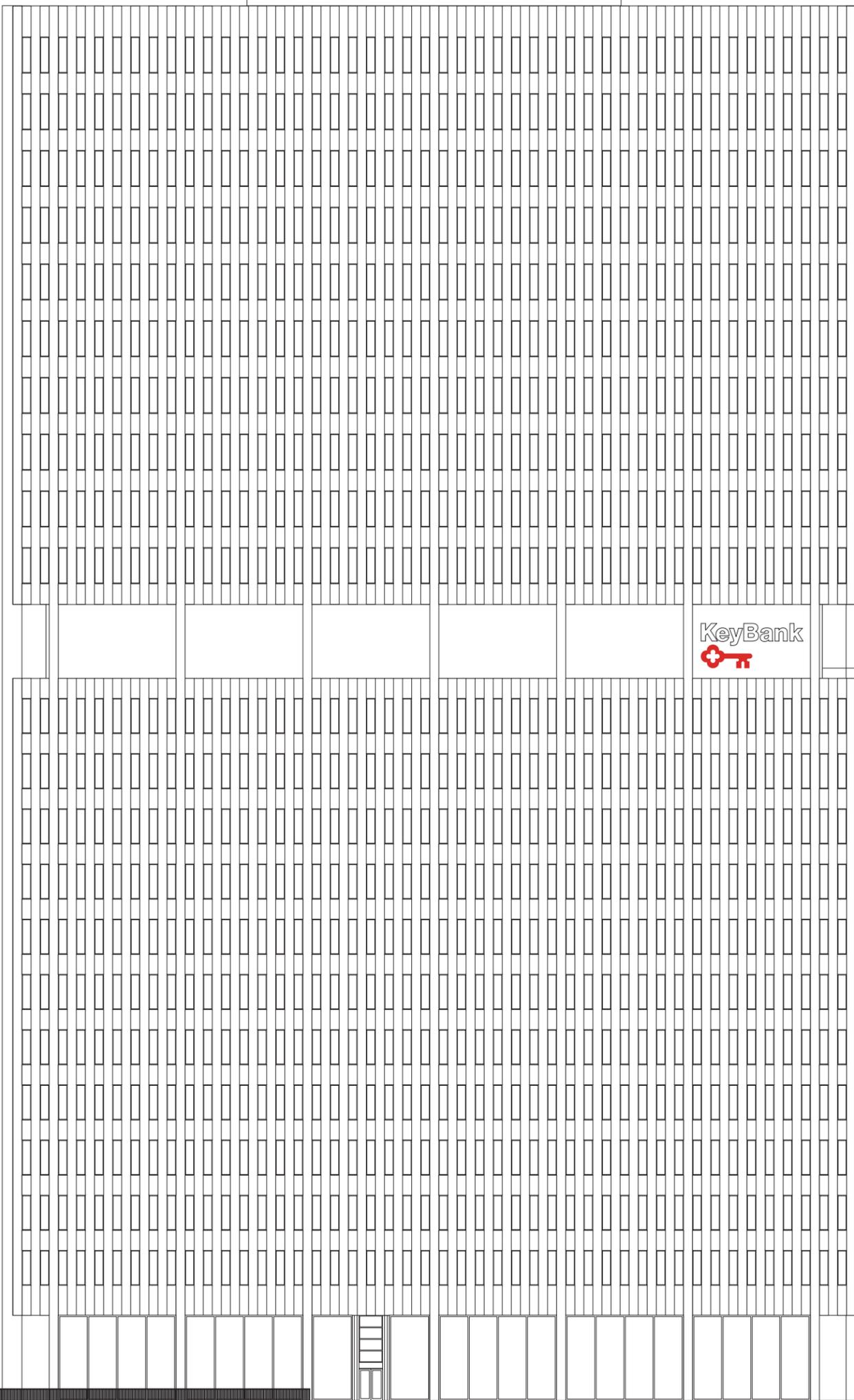
NOTE: THIS IS AN ORIGINAL UNPUBLISHED DRAWING, CREATED BY BRILLIANT SIGNS. IT IS SUBMITTED FOR YOUR PERSONAL USE, IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU. IT IS NOT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION.

COMPANY NAME	KeyBank	SALESMAN	H	DATE	6-24-16	REVISION	8-24-16	DESIGN NO.	B16-2167
LOCATION	11 Stanwix Street, Pittsburgh, PA	DESIGNER	DM	SCALE	1/4" = 1'-0"			COPYRIGHT ©	2016

FILE NAME: **q:/key niagara/key PA/11 stanwix st**

AREA OF SIGN - 299 SQ. FEET.
 AREA OF EXPOSED BUILDING
 FACADE - 75,970 SQUARE FEET.
 PERCENTAGE OF FACADE USED
 BY HI-RISE LETTERS - 0.39%

214'-0"



355'-0" plaza and penthouse not included

186'-6"



NORTH ELEVATION SCALE 1/32" = 1'-0"

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



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COMPANY NAME	KeyBank	SALESMAN	H	DATE	8-24-16	REVISION		DESIGN NO.	B16-2512
LOCATION	11 Stanwix St., Pittsburgh, PA	DESIGNER	DM	SCALE	1/32" = 1'-0"			COPYRIGHT ©	2016

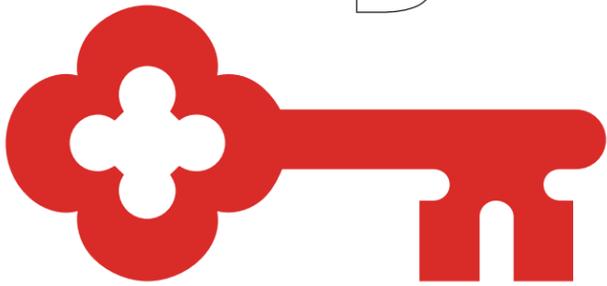
FILE NAME
 I:/key niagara/key PA/11 stanwix hi rise

25'-11 3/8"

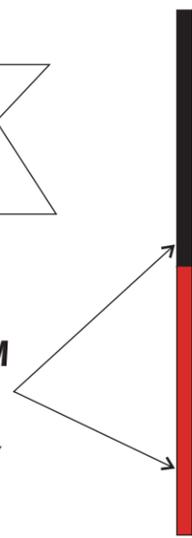
4"

KeyBank

11'-5 3/4"
4'-6"
6'-0 1/2"



OPAQUE ALUMINUM RETURNS, PAINTED BLACK FOR LETTERS, RED FOR KEY LOGO



NIT / CANDELA CALCULATIONS:

WHITE LETTERS - 234.5 NITS, BASED UPON 21 LED MODULES PER METER SQUARED, 52 LUMENS PER MODULE WITH 150-DEGREE VIEWING ANGLE.

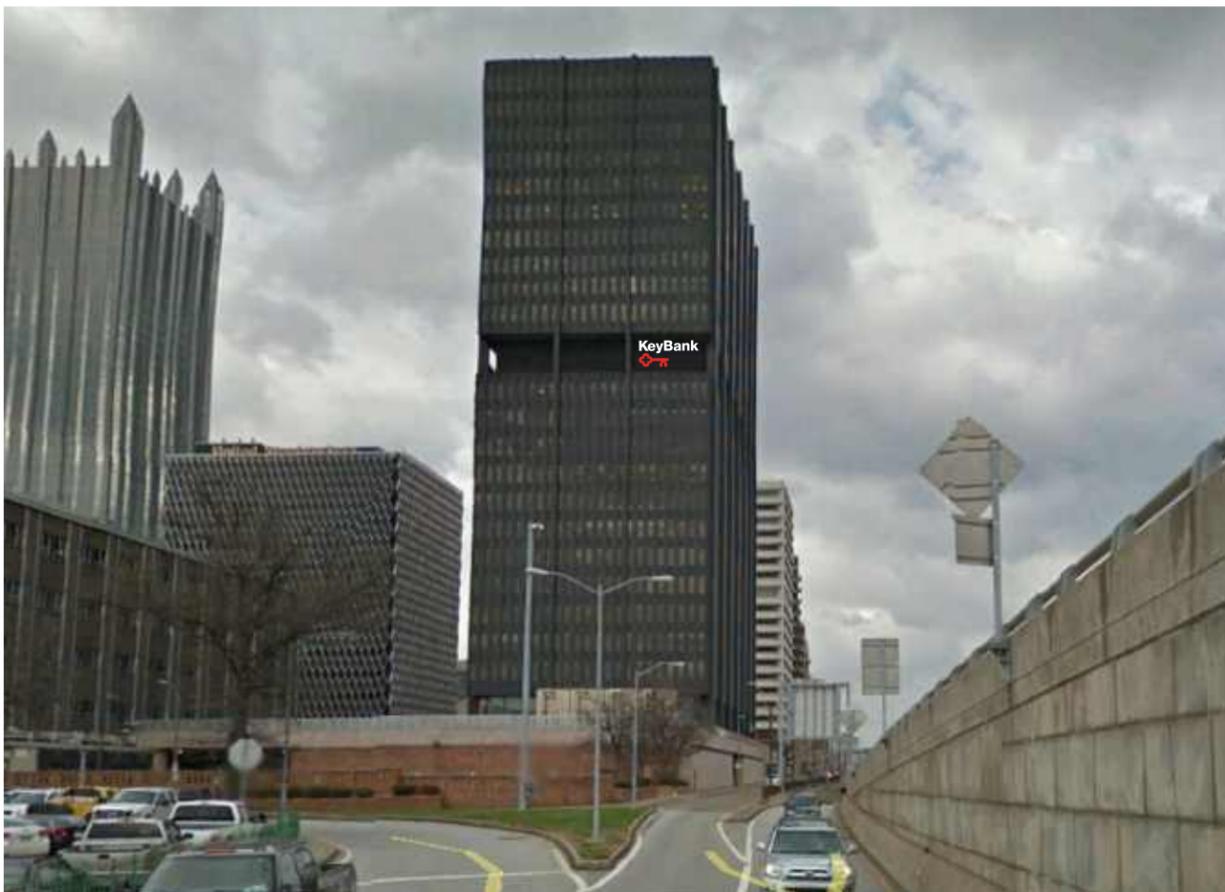
RED KEY LOGO - 192.4 NITS, BASED UPON 32 LED MODULES PER SQUARE METER, 28 LUMENS PER MODULE WITH 150-DEGREE VIEWING ANGLE.

NOTES:
INDIVIDUAL SELF-CONTAINED LED LOGO & LETTERS WITH PLASTIC FACES AND FABRICATED ALUMINUM TRIM, TO MOUNT TO MODIFIED EXISTING STEEL A-FRAME. LOGO FACE TO BE WHITE #2447 PLEXIGLAS WITH FIRST SURFACE APPLIED 3M RED TRANSLUCENT VINYL TO MATCH PMS #1795C. LOGO TRIM AND RETURNS TO BE RED TO MATCH PMS #1795C. LOGO ILLUMINATION BY GE LUMINATION RED LEDs. LETTER FACES TO BE WHITE #7328 PLEXIGLAS. TRIM AND RETURNS TO BE BLACK. LETTER ILLUMINATION BY GE LUMINATION WHITE LEDs.

RATED 120 VOLTS

LETTERS TO BE BUILT TO U.L. SPECS, BE U.L. LISTED, AND CARRY U.L. LABELS.

54 STACKED



RENDERING OF WEST ELEVATION - NTS

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



Brilliant Electric Sign Co., Ltd.

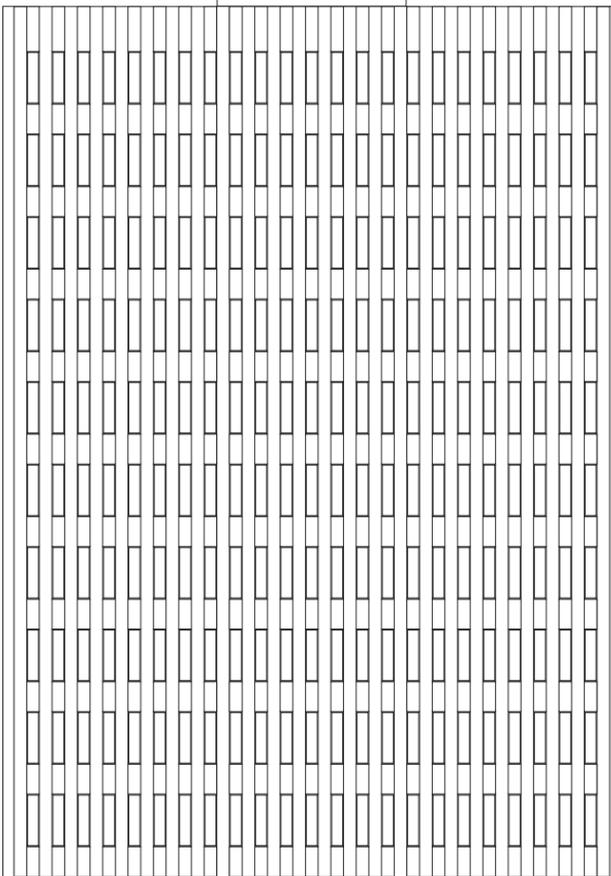
4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

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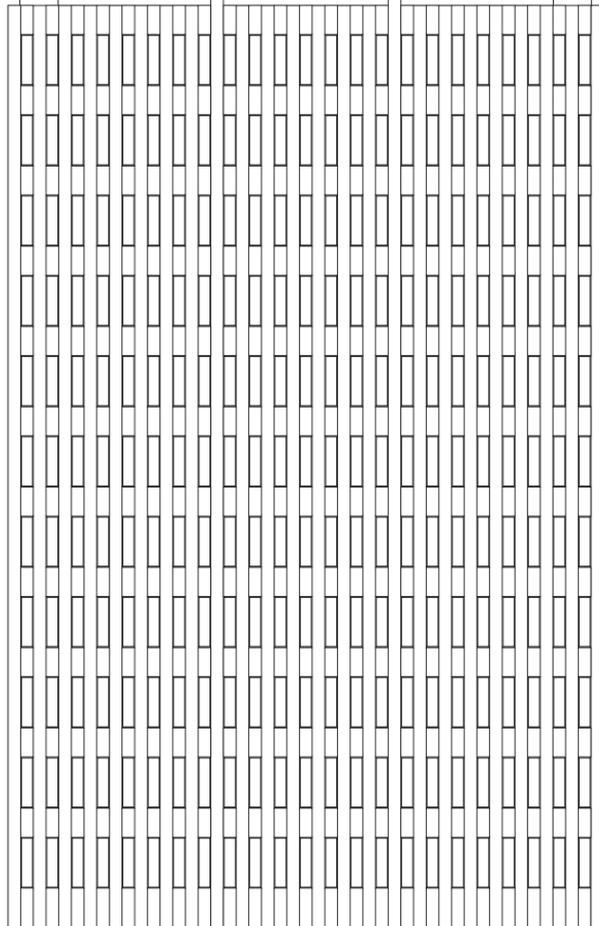
COMPANY NAME	KeyBank	SALESMAN	H	DATE	6-24-16	REVISION	8-24-16	DESIGN NO.	B16-2168
LOCATION	11 Stanwix Street, Pittsburgh, PA	DESIGNER	DM	SCALE	1/4" = 1'-0"			COPYRIGHT ©	2016
						FILE NAME	:/key niagara/key PA/11 stanwix st		

104'-0"

AREA OF SIGN - 299 SQUARE FEET.
AREA OF EXPOSED BUILDING
FACADE - 36,920 SQUARE FEET.
PERCENTAGE OF FACADE USED
BY HI-RISE LETTERS - 0.80%

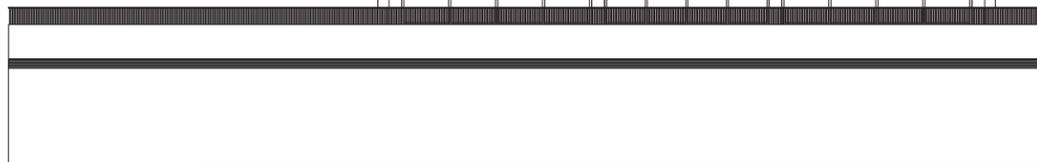


KeyBank



186'-6"

355'-0" plaza and penthouse not included



WEST ELEVATION SCALE 1/32" = 1'-0"

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



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COMPANY NAME	KeyBank	SALESMAN	H	DATE	8-24-16	REVISION		DESIGN NO.	B16-2513
LOCATION	11 Stanwix St., Pittsburgh, PA	DESIGNER	DM	SCALE	1/32" = 1'-0"			COPYRIGHT ©	2016

FILE NAME
I:/key niagara/key PA/11 stanwix hi rise

25'-11 3/8 "



OPAQUE ALUMINUM RETURNS, PAINTED BLACK FOR LETTERS, RED FOR KEY LOGO

NIT / CANDELA CALCULATIONS:

WHITE LETTERS - 234.5 NITS, BASED UPON 21 LED MODULES PER METER SQUARED, 52 LUMENS PER MODULE WITH 150-DEGREE VIEWING ANGLE.

RED KEY LOGO - 192.4 NITS, BASED UPON 32 LED MODULES PER SQUARE METER, 28 LUMENS PER MODULE WITH 150-DEGREE VIEWING ANGLE.

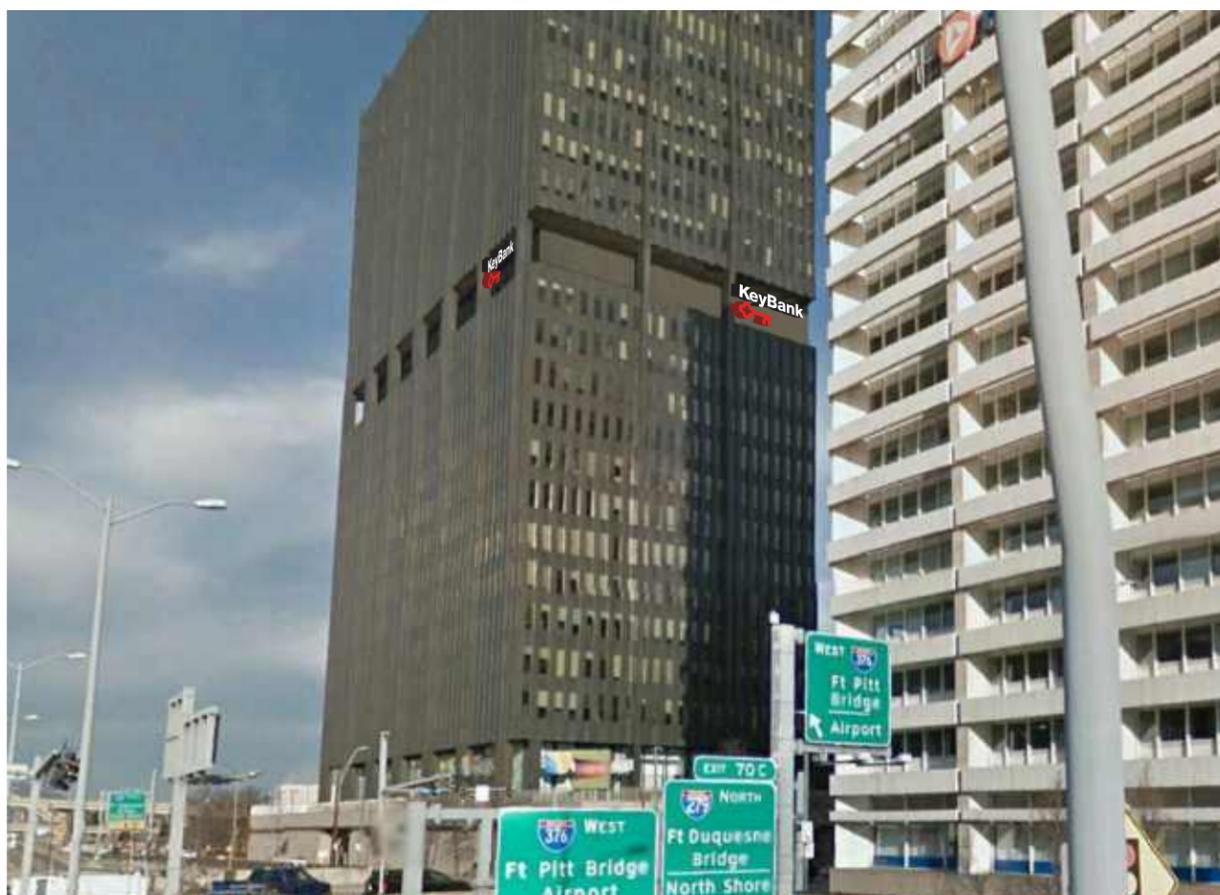
NOTES:

INDIVIDUAL SELF-CONTAINED LED LOGO & LETTERS WITH PLASTIC FACES AND FABRICATED ALUMINUM TRIM, TO MOUNT TO MODIFIED EXISTING STEEL A-FRAME. LOGO FACE TO BE WHITE #2447 PLEXIGLAS WITH FIRST SURFACE APPLIED 3M RED TRANSLUCENT VINYL TO MATCH PMS #1795C. LOGO TRIM AND RETURNS TO BE RED TO MATCH PMS #1795C. LOGO ILLUMINATION BY GE LUMINATION RED LEDs. LETTER FACES TO BE WHITE #7328 PLEXIGLAS. TRIM AND RETURNS TO BE BLACK. LETTER ILLUMINATION BY GE LUMINATION WHITE LEDs.

RATED 120 VOLTS

LETTERS TO BE BUILT TO U.L. SPECS, BE U.L. LISTED, AND CARRY U.L. LABELS.

54 STACKED



RENDERING OF EAST ELEVATION - NTS

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



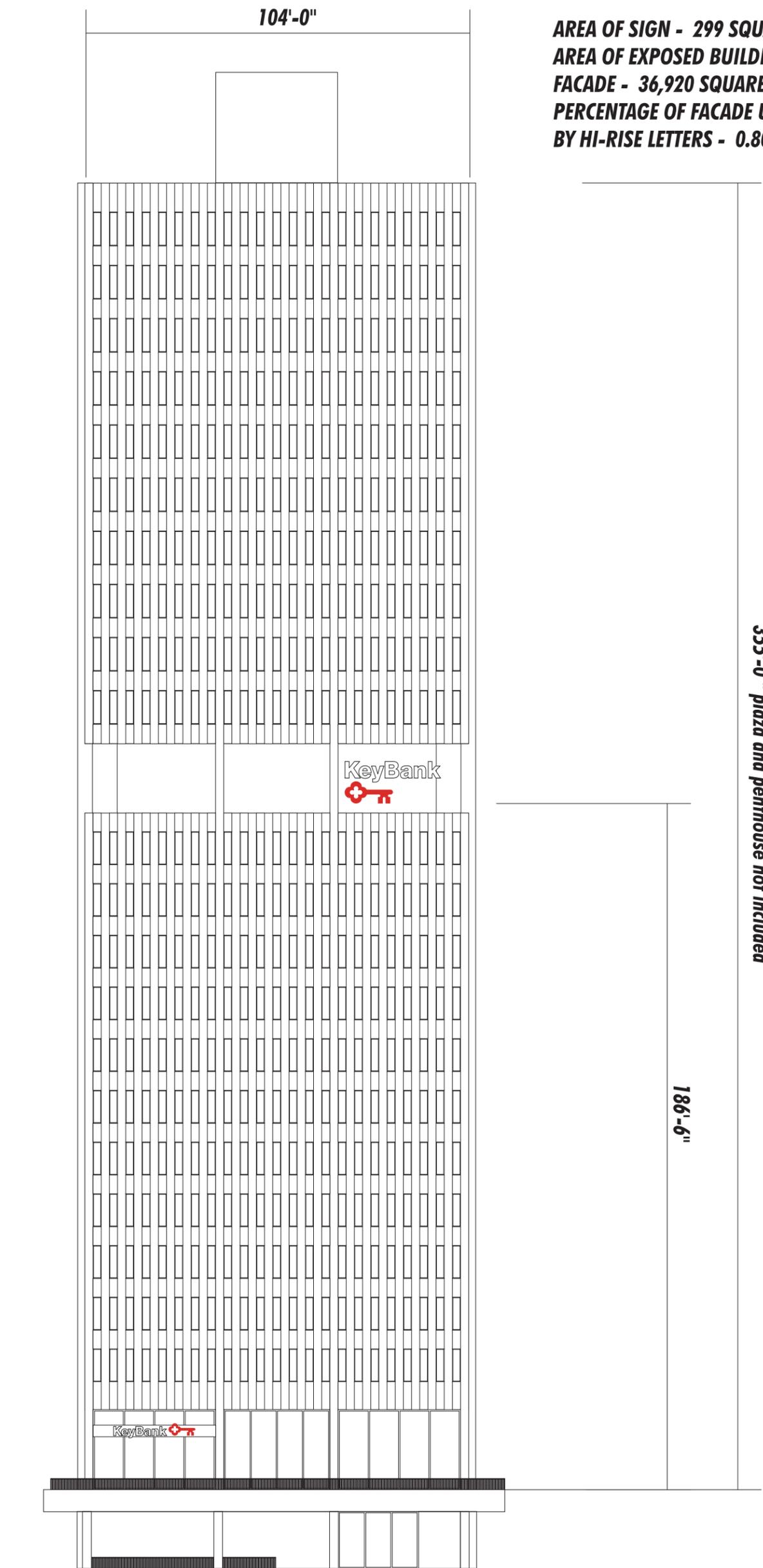
Brilliant Electric Sign Co., Ltd.

4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

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COMPANY NAME	KeyBank	SALESMAN	H	DATE	6-24-16	REVISION	8-24-16	DESIGN NO.	B16-2169
LOCATION	11 Stanwix Street, Pittsburgh, PA	DESIGNER	DM	SCALE	1/4" = 1'-0"			COPYRIGHT ©	2016

FILE NAME: **q:/key niagara/key PA/11 stanwix st**



**AREA OF SIGN - 299 SQUARE FEET.
 AREA OF EXPOSED BUILDING
 FACADE - 36,920 SQUARE FEET.
 PERCENTAGE OF FACADE USED
 BY HI-RISE LETTERS - 0.80%**

355'-0" plaza and penthouse not included

186'-6"

EAST ELEVATION SCALE 1/32" = 1'-0"

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



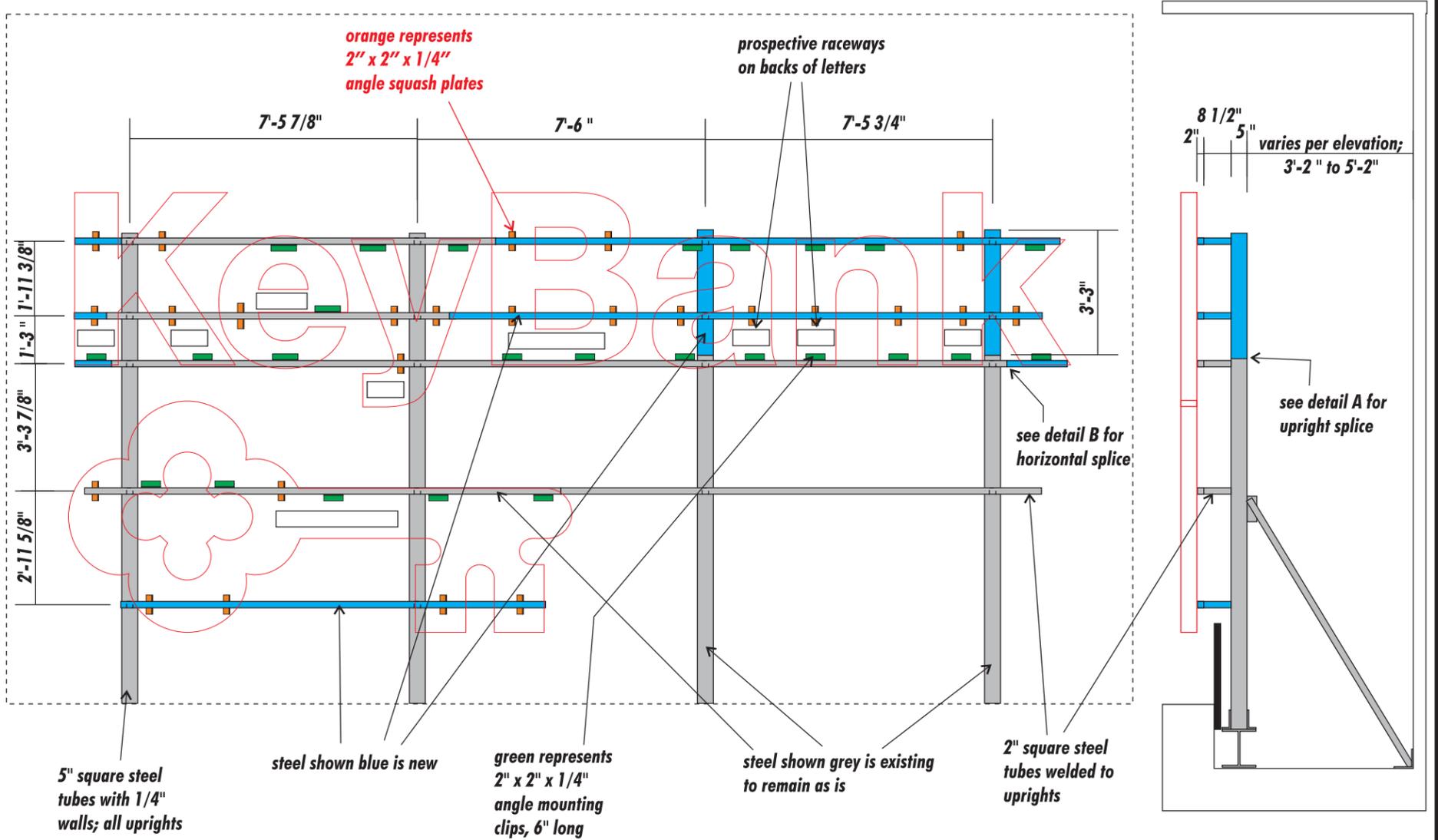
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COMPANY NAME	KeyBank	SALESMAN	H	DATE	8-24-16	REVISION		DESIGN NO.	B16-2511
LOCATION	11 Stanwix St., Pittsburgh, PA	DESIGNER	DM	SCALE	1/32" = 1'-0"			COPYRIGHT ©	2016

FILE NAME
1:/key niagara/key PA/11 stanwix hi rise



**STEEL A-FRAME STRUCTURE FOR LETTERSETS SHOWN ON
#B16-2166, #B16-2167, #B16-2168 & #B16-2169**

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

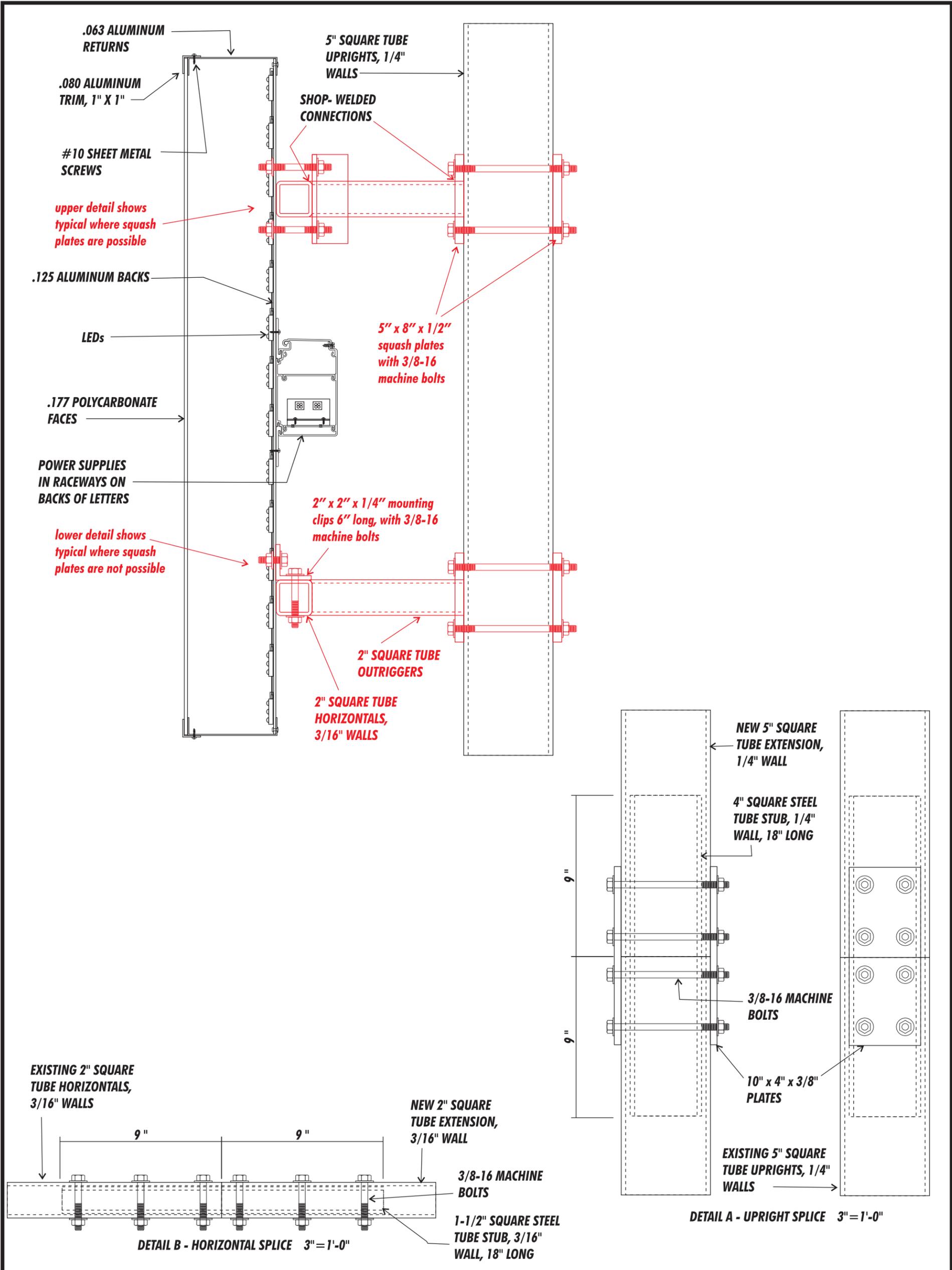


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COMPANY NAME	KeyBank	SALESMAN	H	DATE	6-24-16	REVISION	8-16-16	DESIGN NO.	B16-2169 cons
LOCATION	11 Stanwix Street, Pittsburgh, PA	DESIGNER	DM	SCALE	3/8" = 1'-0"		8-25-16	COPYRIGHT ©	2016
						FILE NAME	:/key niagara/key PA/11 stanwix st		



NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

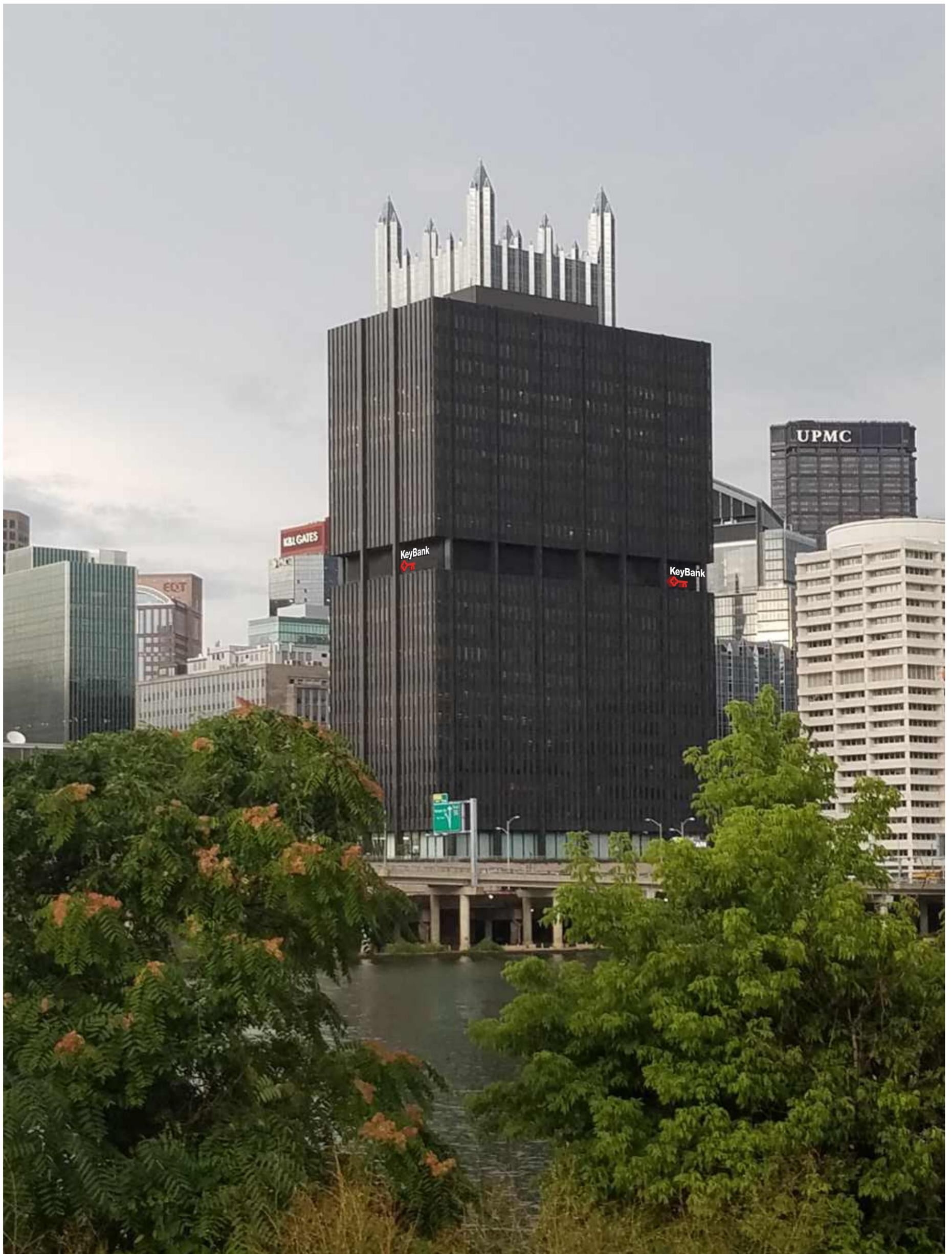


Brilliant Electric Sign Co., Ltd.

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COMPANY NAME	KeyBank	SALESMAN	H	DATE	6-24-16	REVISION	8-16-16	DESIGN NO.	B16-2166 cons
LOCATION	11 Stanwix Street, Pittsburgh, PA	DESIGNER	DM	SCALE	3" = 1'-0"			COPYRIGHT ©	2016
FILE NAME: q:/key niagara/key PA/11 stanwix st									



NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



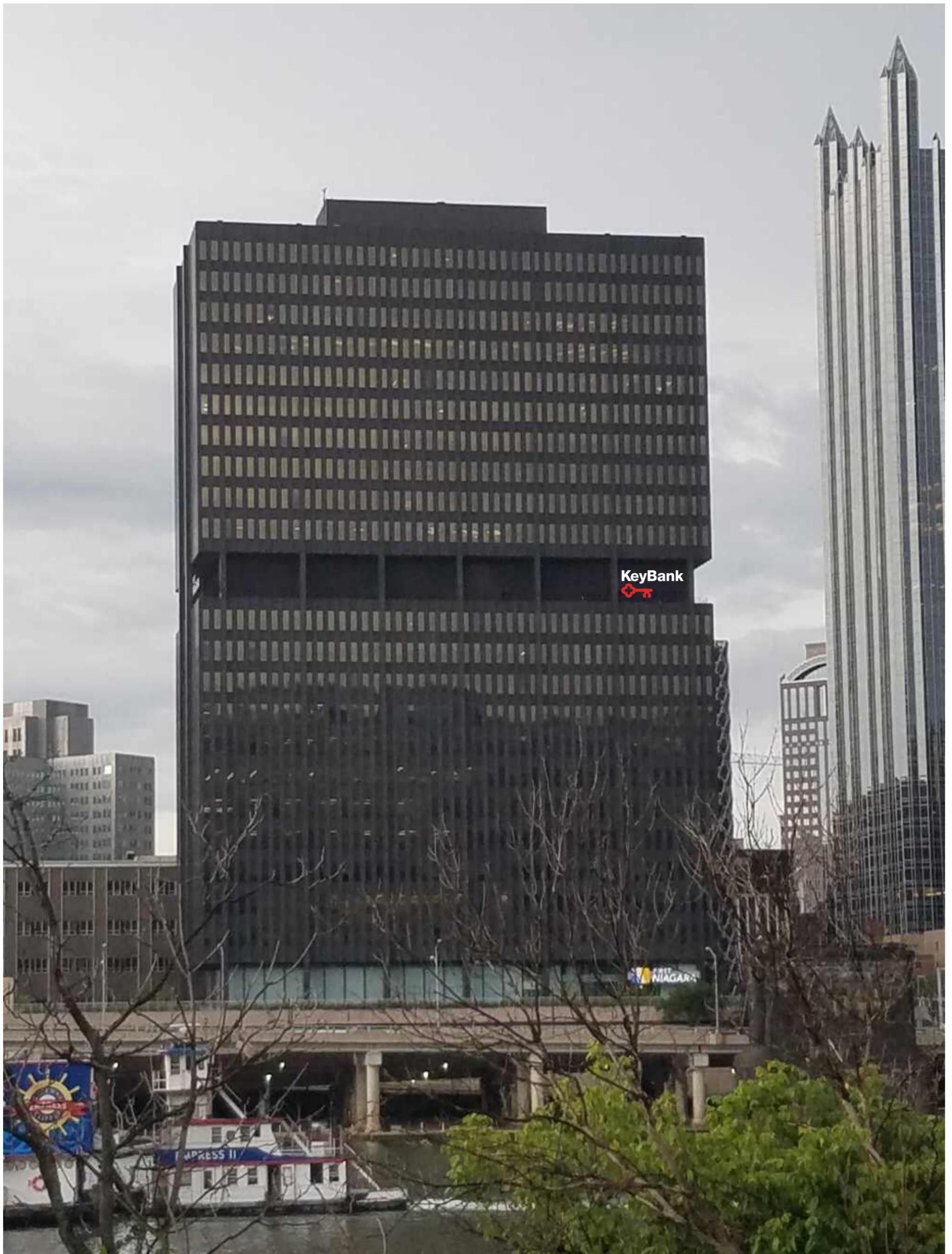
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COMPANY NAME	KeyBank	SALESMAN	H	DATE	8-24-16	REVISION		DESIGN NO.	PHOTO DROP
LOCATION	11 Stanwix Street, Pittsburgh, PA	DESIGNER	DM	SCALE	NTS			COPYRIGHT ©	2016

FILE NAME: **:/key niagara/key PA/11 stanwix st**



NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



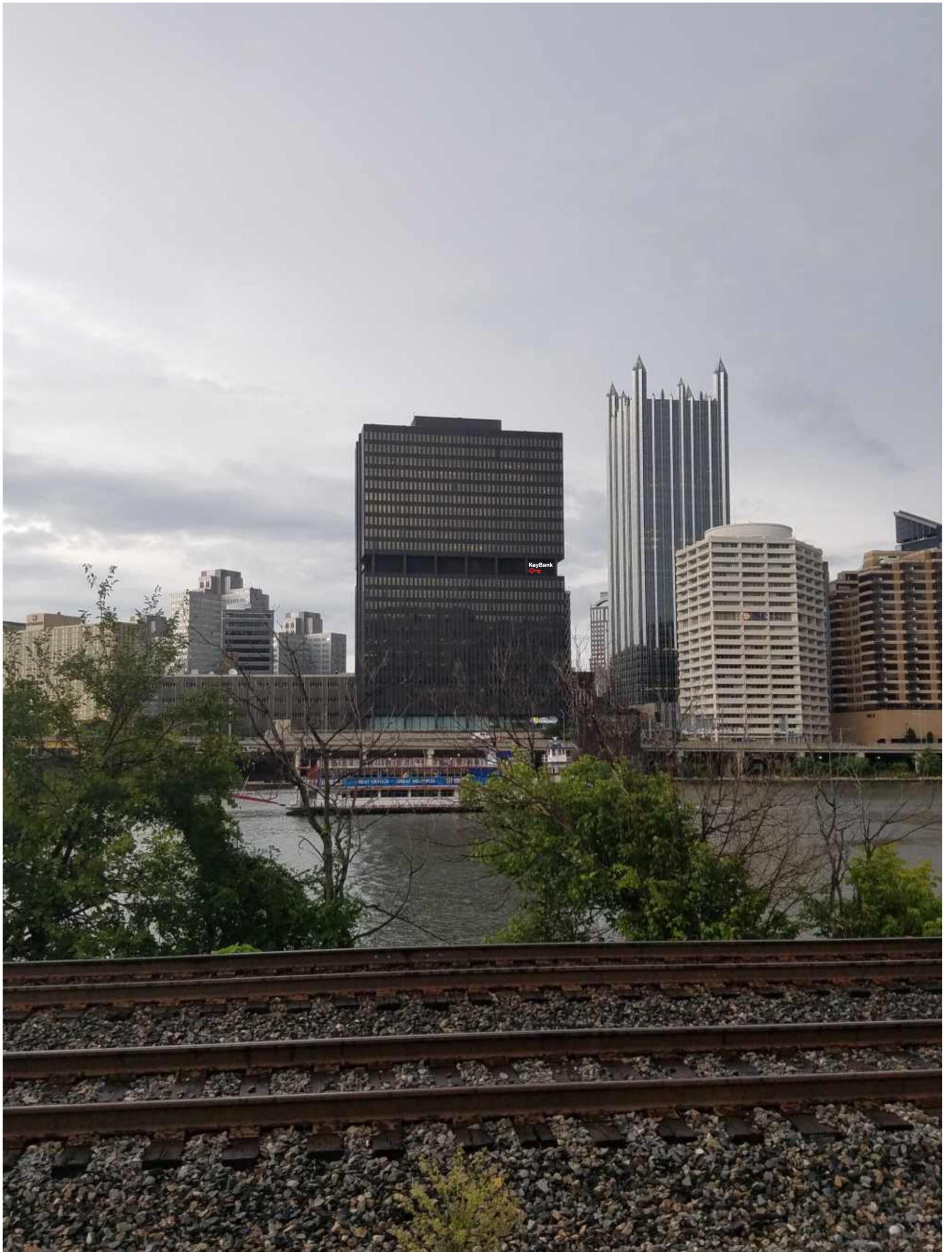
Brilliant Electric Sign Co., Ltd.

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COMPANY NAME	KeyBank	SALESMAN	H	DATE	8-24-16	REVISION	DESIGN NO.
LOCATION	11 Stanwix Street, Pittsburgh, PA	DESIGNER	DM	SCALE	NTS		COPYRIGHT ©
							2016

FILE NAME: **:/key niagara/key PA/11 stanwix st**



NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



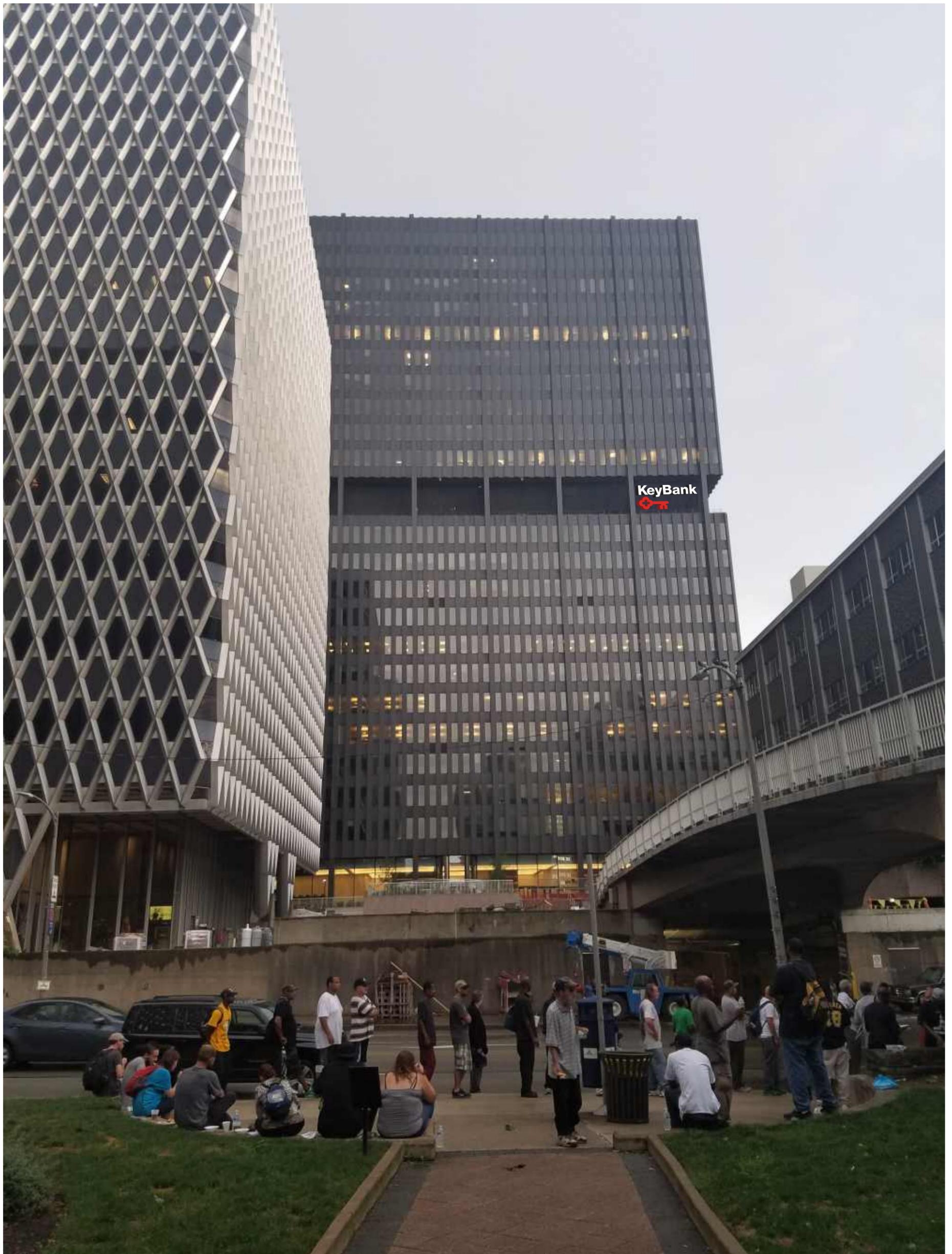
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4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

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COMPANY NAME	KeyBank	SALESMAN	H	DATE	8-24-16	REVISION		DESIGN NO.	PHOTO DROP
LOCATION	11 Stanwix Street, Pittsburgh, PA	DESIGNER	DM	SCALE	NTS			COPYRIGHT ©	2016

FILE NAME: **:/key niagara/key PA/11 stanwix st**



NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



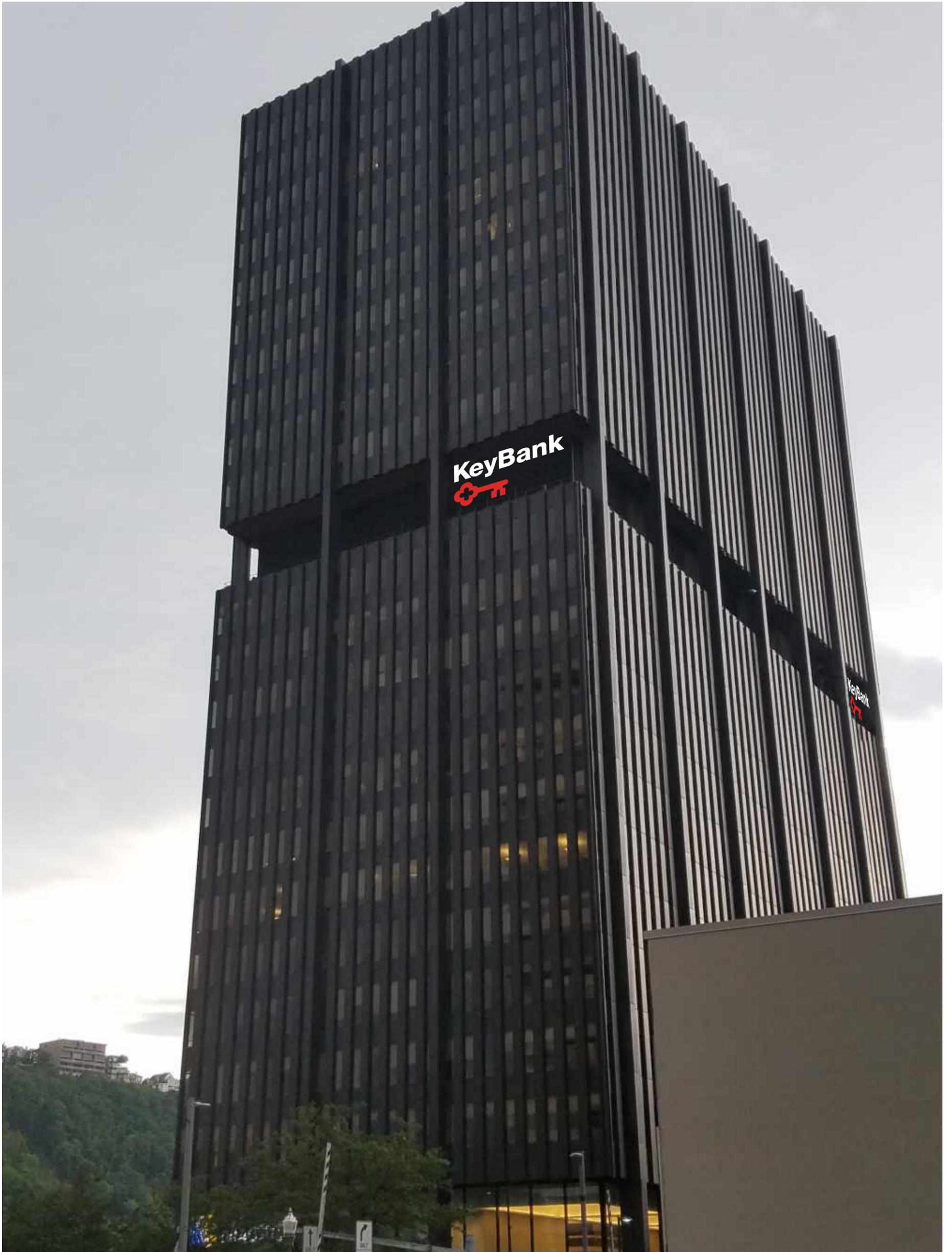
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COMPANY NAME	KeyBank	SALESMAN	H	DATE	8-24-16	REVISION		DESIGN NO.	PHOTO DROP
LOCATION	11 Stanwix Street, Pittsburgh, PA	DESIGNER	DM	SCALE	NTS			COPYRIGHT ©	2016

FILE NAME: **:/key niagara/key PA/11 stanwix st**



NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



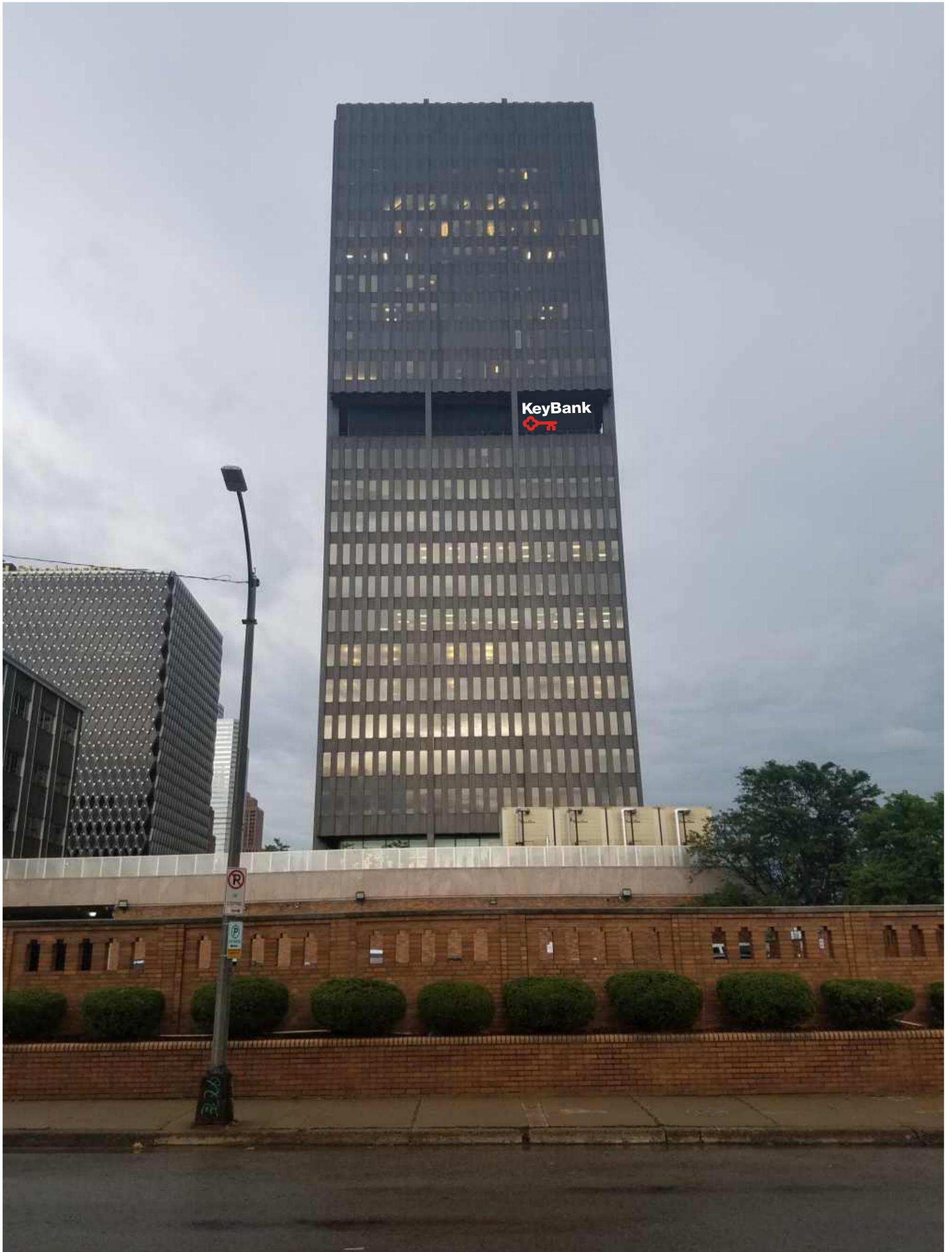
Brilliant Electric Sign Co., Ltd.

4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

NOTE: THIS IS AN ORIGINAL UNPUBLISHED DRAWING, CREATED BY BRILLIANT SIGNS. IT IS SUBMITTED FOR YOUR PERSONAL USE, IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU. IT IS NOT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION.

COMPANY NAME	KeyBank	SALESMAN	H	DATE	8-24-16	REVISION		DESIGN NO.	PHOTO DROP
LOCATION	11 Stanwix Street, Pittsburgh, PA	DESIGNER	DM	SCALE	NTS			COPYRIGHT ©	2016

FILE NAME: **:/key niagara/key PA/11 stanwix st**



NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



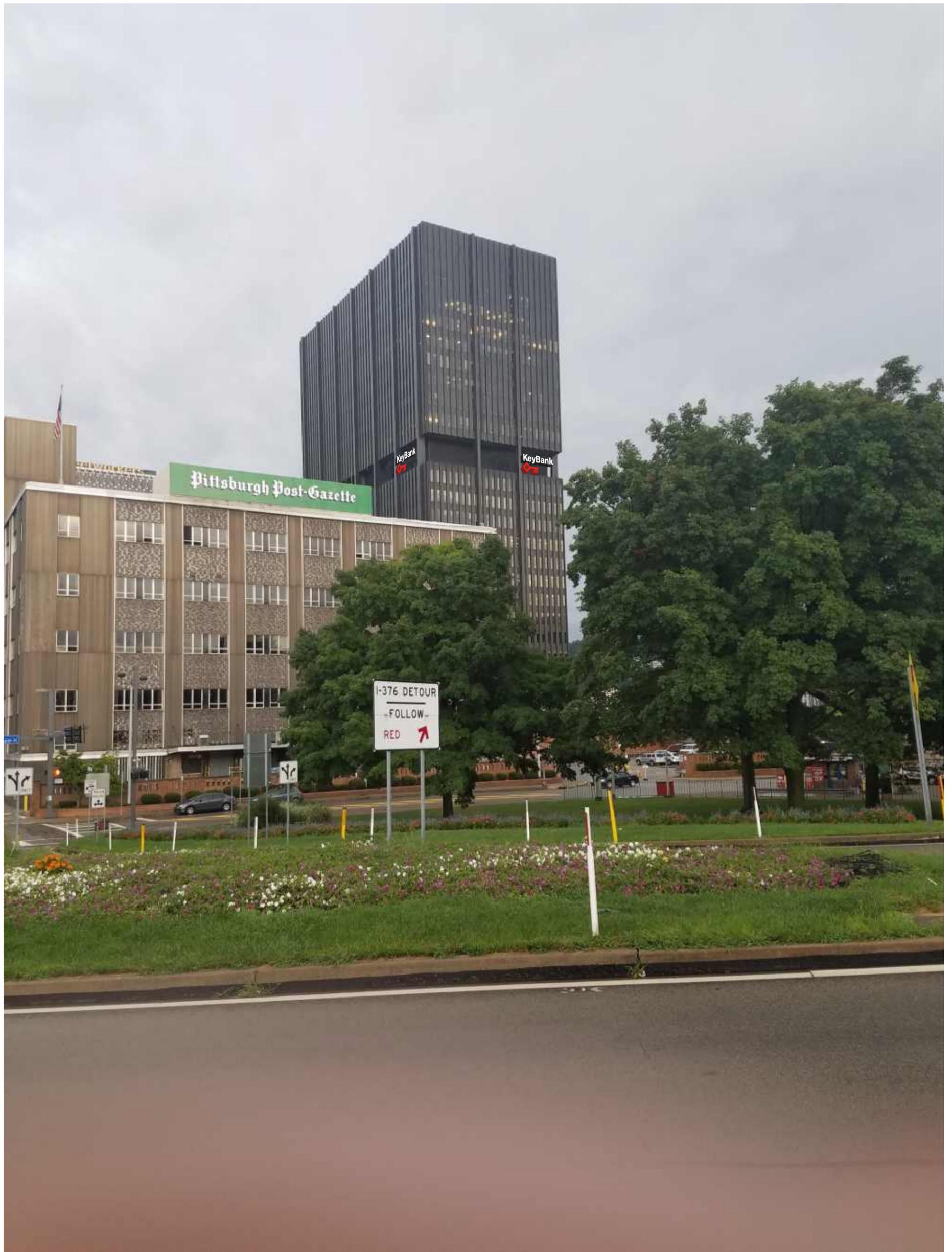
Brilliant Electric Sign Co., Ltd.

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FILE NAME: **:/key niagara/key PA/11 stanwix st**



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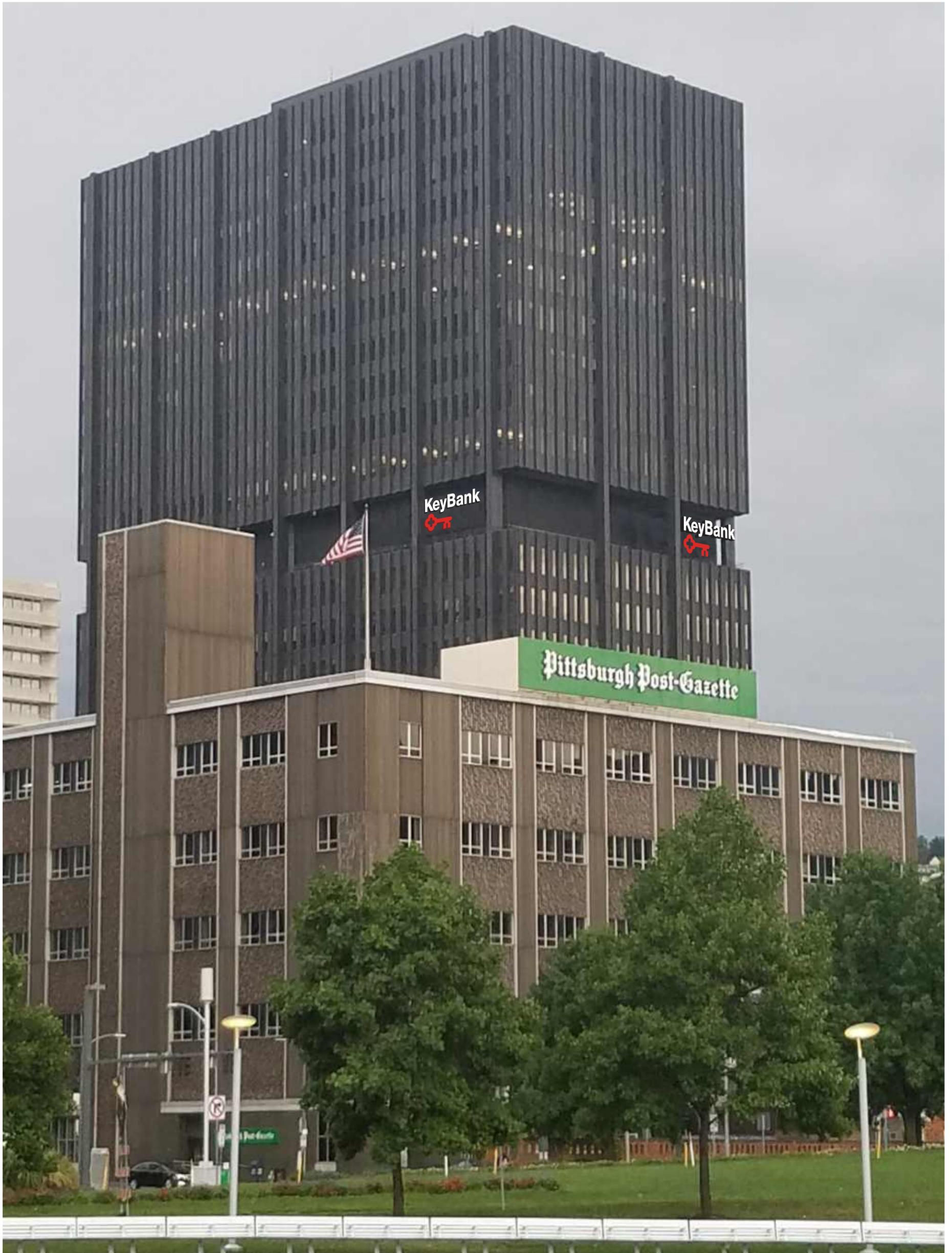
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FILE NAME: **:/key niagara/key PA/11 stanwix st**



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COMPANY NAME	KeyBank	SALESMAN	H	DATE	8-24-16	REVISION		DESIGN NO.	PHOTO DROP
LOCATION	11 Stanwix Street, Pittsburgh, PA	DESIGNER	DM	SCALE	NTS			COPYRIGHT ©	2016

FILE NAME: **:/key niagara/key PA/11 stanwix st**



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

Date Filed:

Office of the Zoning Administrator

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

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

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

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

GENERAL INFORMATION

1. Property Owner Name: Continental Real Estate Companies		Phone Number: (412) 476-3009	
Address: 395 E. Waterfront Dr	City: Homestead	State: PA	Zip Code: 15120
2. Applicant/Company Name: NEXT architecture / Swatchroom		Phone Number: (412) 681-1145	
Address: 1133 Penn Avenue	City: Pittsburgh	State: PA	Zip Code: 15222
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: BURN Pittsburgh - Patio & Storefront			
4. Development Location: Middle tenant of North Shore Place I			
5. Development Address: 342 North Shore Drive Pittsburgh, PA 15212			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:			
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: 11 / 15 / 16	Occupancy Date: 4 / 1 / 16	Project Cost: \$ TBD

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

9. Proposed Use of Site (Select from attached list): 102, 104, 106

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: Replacement of the existing building windows. Construction of a new patio covered structure in conjunction with the tenant fit-out of new cigar bar / restaurant space.

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: 1 N/A
 Residential Commercial Recreational Industrial Institutional

14. Gross Floor Area:
 Existing to be Razed: _____ sq ft
 Existing to be Retained: 100% sq ft
 Retained Area to be Renovated: _____ sq ft
 To be Constructed: _____ sq ft
 Building Footprint: _____ sq ft

15. Height of Structures:	<u>Existing</u>		<u>Proposed</u>	
	<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>
Main Structure				
Proposed Addition/Extension			1	15

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

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

Off-Street Loading Spaces: N/A
 Actual: _____
 Required: _____

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

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



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

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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: **CHRISTOPHER PRESS, NEXT ARCHITECTURE**

SWATCHROOM
DESIGN + FABRICATION

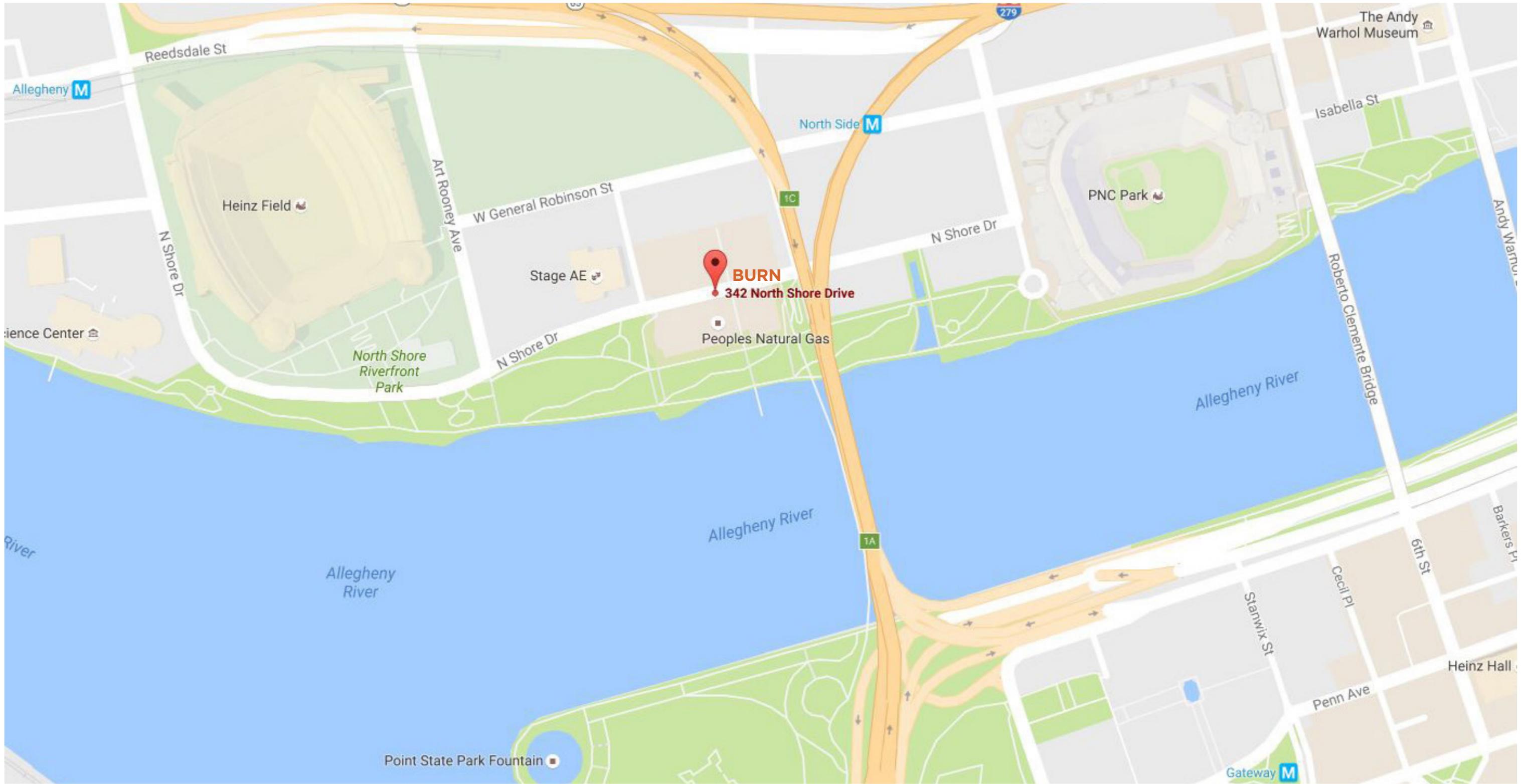
 EXT
ARCHITECTURE

X

BURN - PITTSBURGH

PATIO & STOREFRONT DESIGN REVIEW UPDATE

19 SEPTEMBER 2016



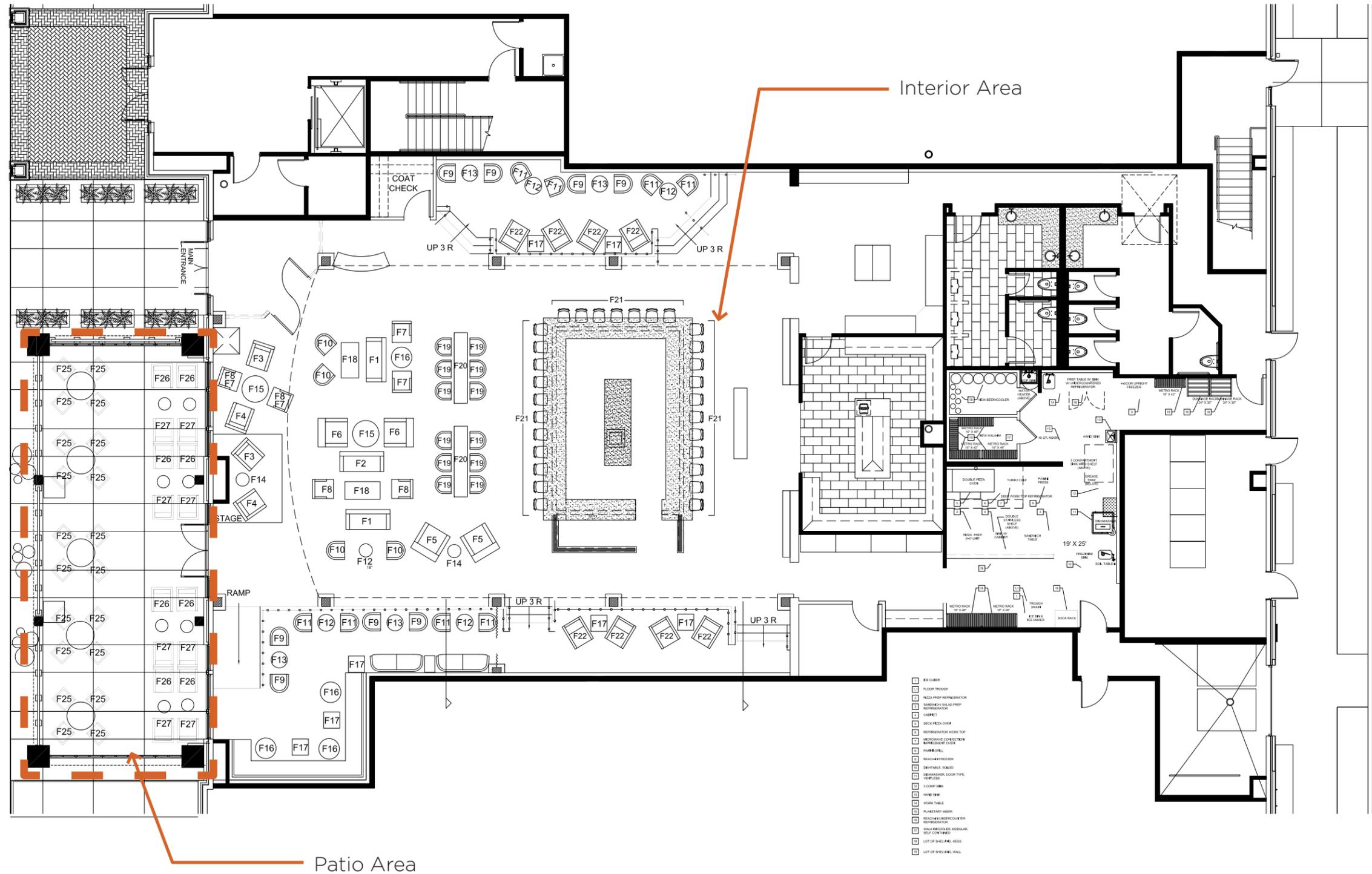
BURN

LOCATION MAP

SWATCHROOM

PG 02

PRESENTATION // BURN PA // 16-01



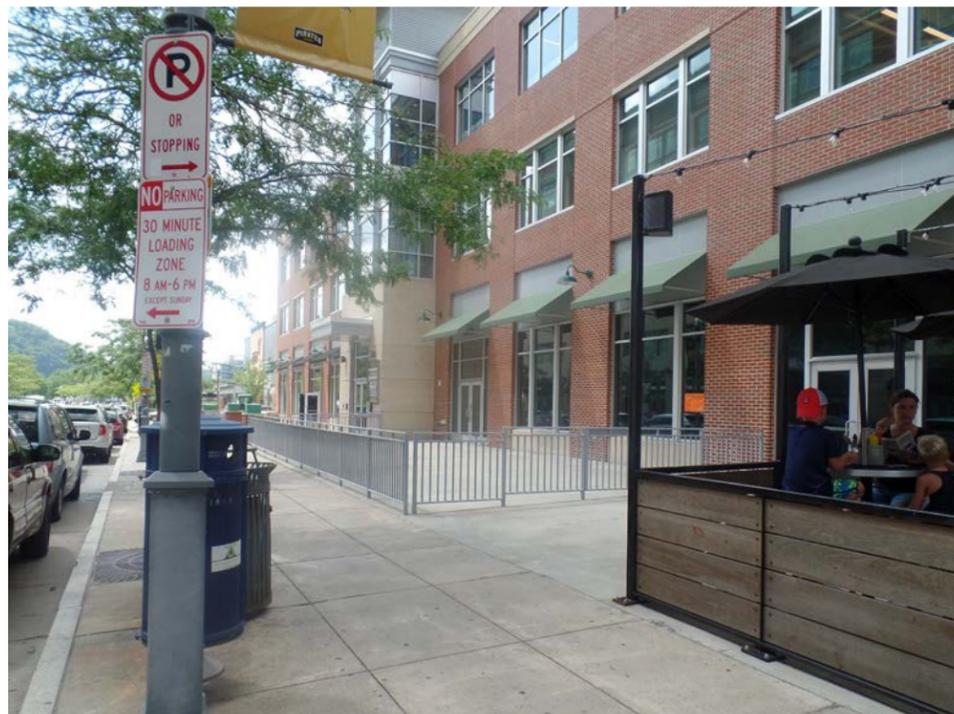
BURN

PROPOSED DESIGN FLOOR PLAN

SWATCHROOM

PG 04

PRESENTATION // BURN PA // 16-01



BURN

CONTEXT EXISTING

SWATCHROOM

PG 05



BURN

STOREFRONT OVERVIEW IN CONTEXT

SWATCHROOM

PG 06

PRESENTATION // BURN PA // 16-01

slate (existing)



brick (existing)



steel (new)



transom window (new)
mercury glass film finish (new)



Full Building Storefront Elevation - Facade Adjustments

clear glass to
match existing

sandstone (existing)

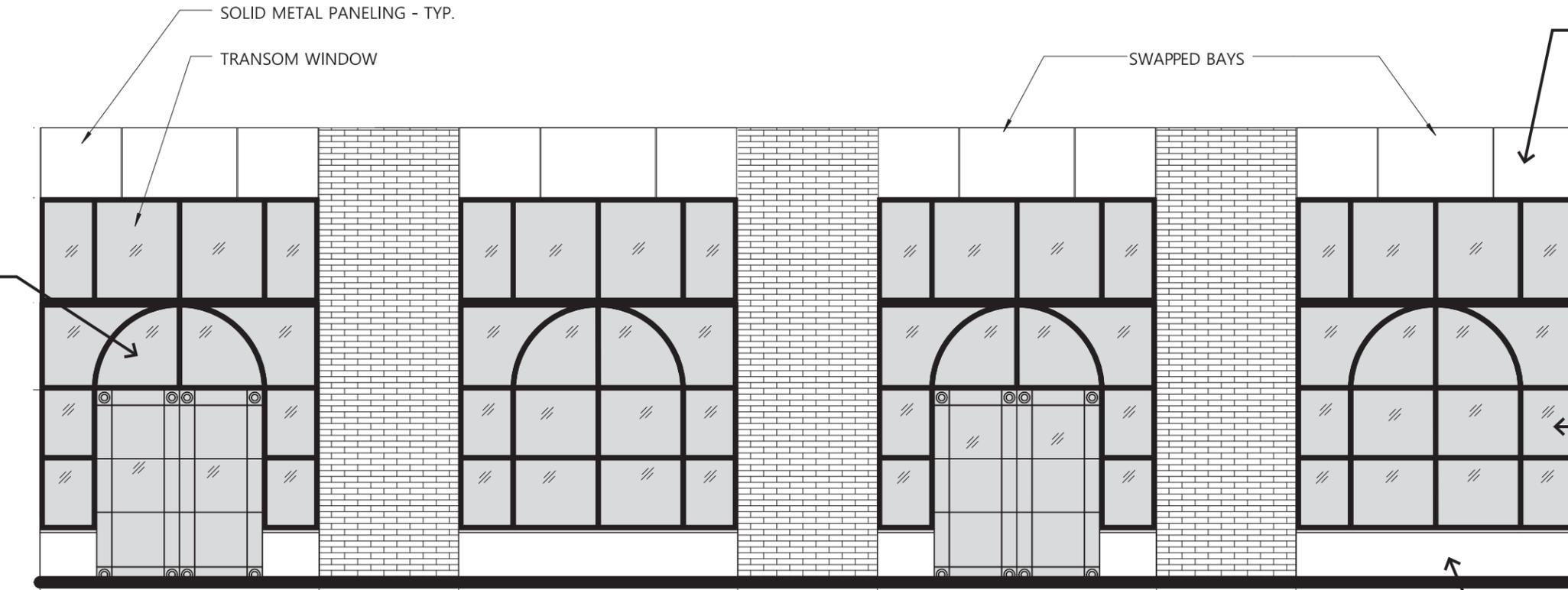
BURN

EXTERIOR FACADE
SWATCHROOM PG 07

PRESENTATION // BURN PA // 16-01



window style reference



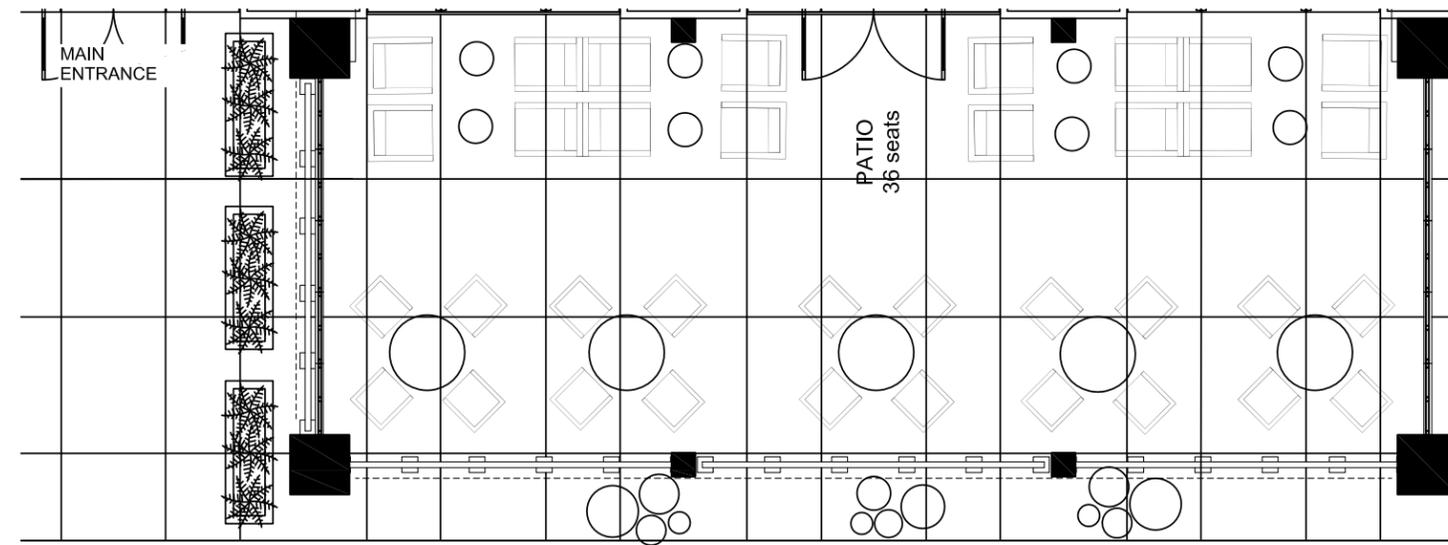
facade



steel



glass



plan



mercury glass - interior option dependant upon bulk-head height



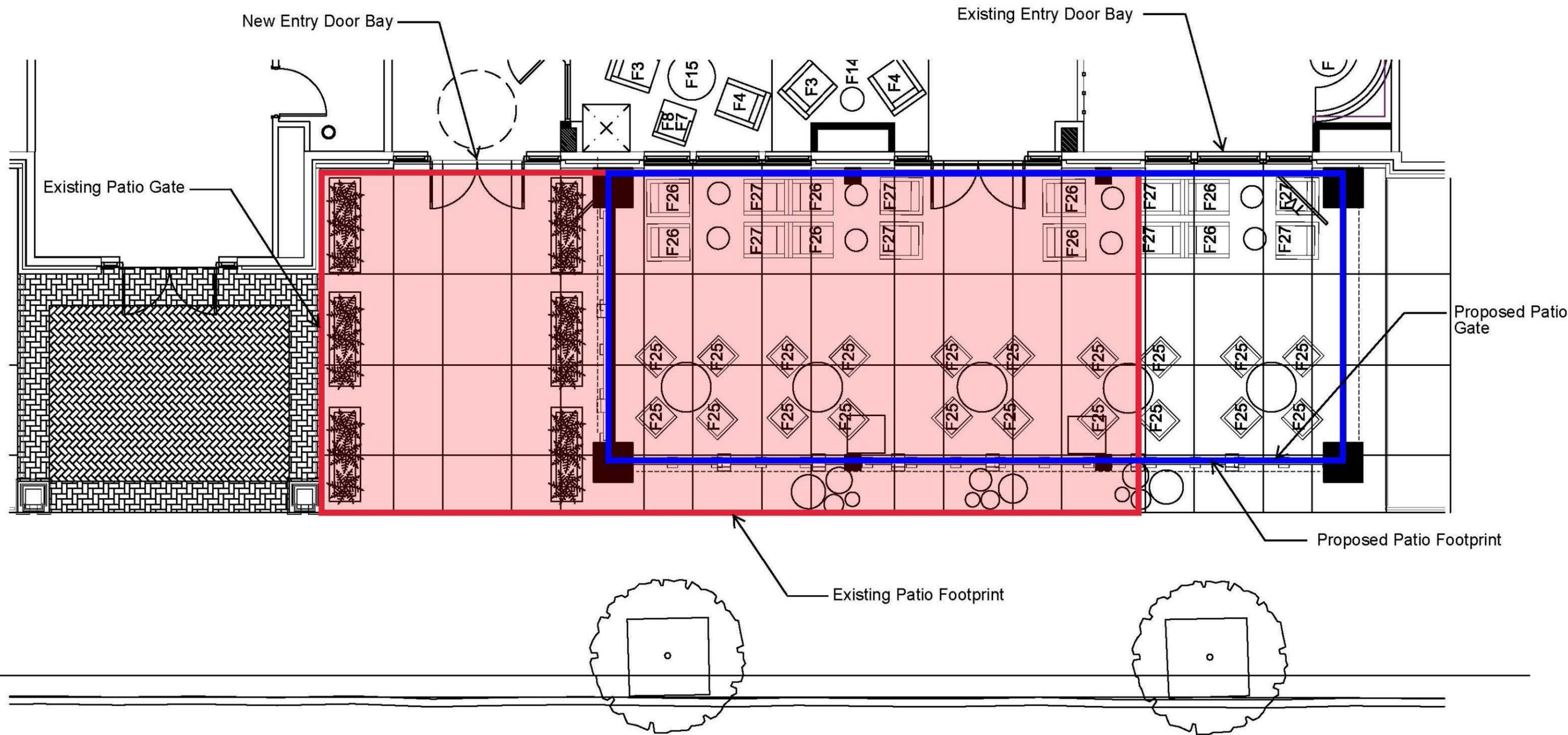
sandstone

BURN

EXTERIOR FACADE

SWATCHROOM

PG 08



BURN

DIAGRAM - NEW VS. EXISTING

SWATCHROOM

PG 09

existing

proposed change



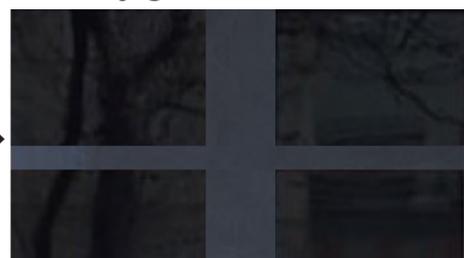
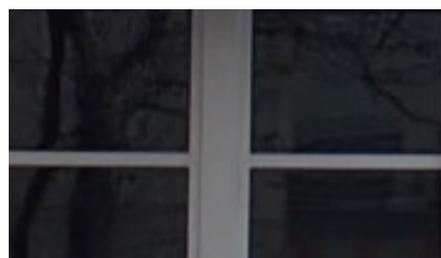
slate existing

steel - new



slate existing

transom window - new
mercury glass film finish - new



clear glass - to remain
aluminum mullions

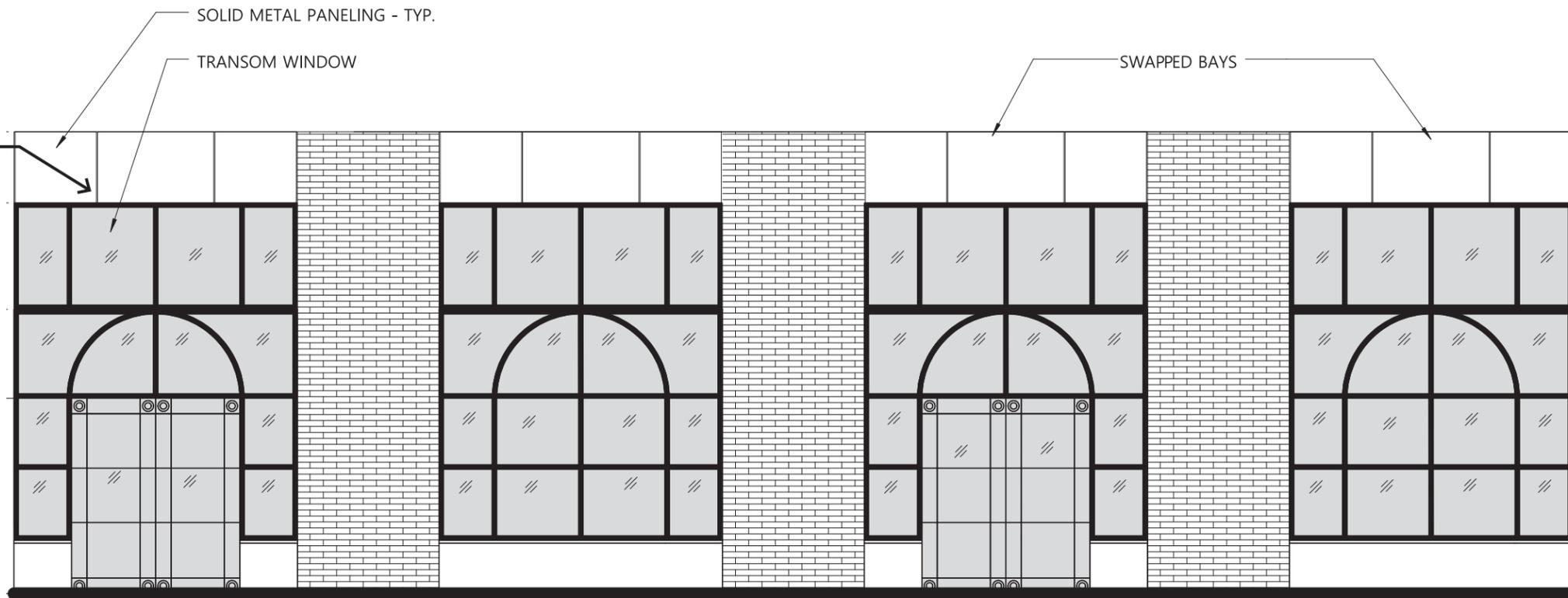
clear glass - to remain
black mullions - new



brick - to remain



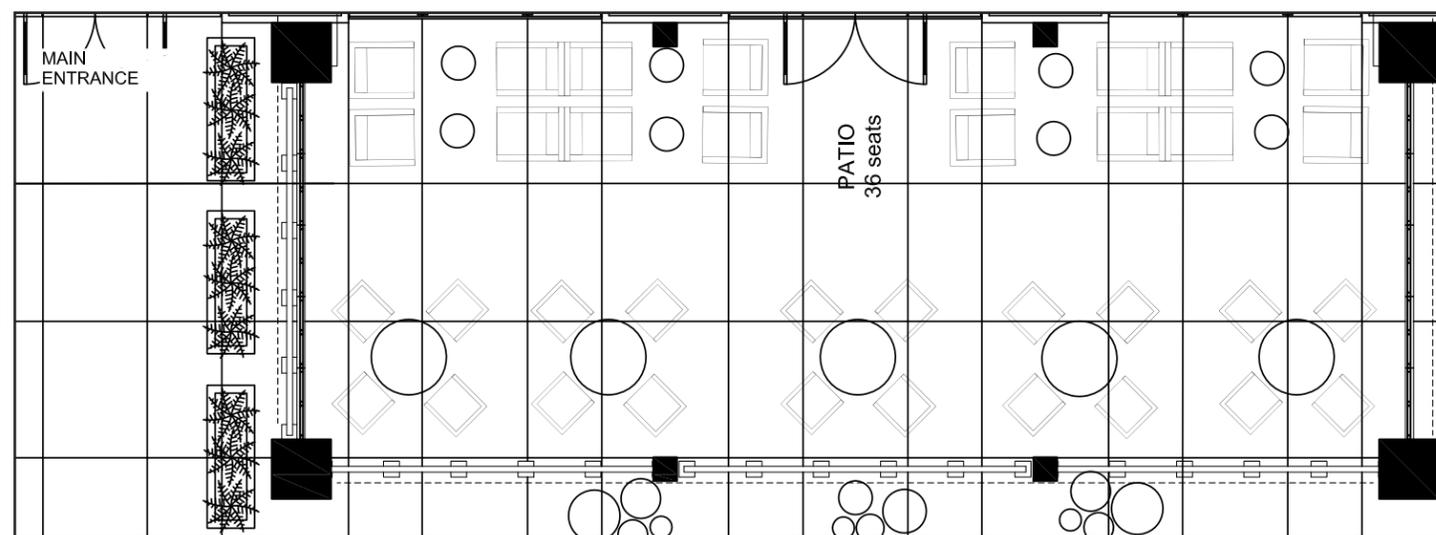
sandstone - to remain



window style reference



window rosette reference



BURN

EXTERIOR FACADE

SWATCHROOM

PG 10

PRESENTATION // BURN PA // 16-01



railing reference image
lasercut panels



railing reference color-
patina copper



solid panels example



enclosure



black tile roof



ebony roof gutter
(hide leader in column)



sandstone



steel



charred cedar



signage reference



signage lettering reference

BURN

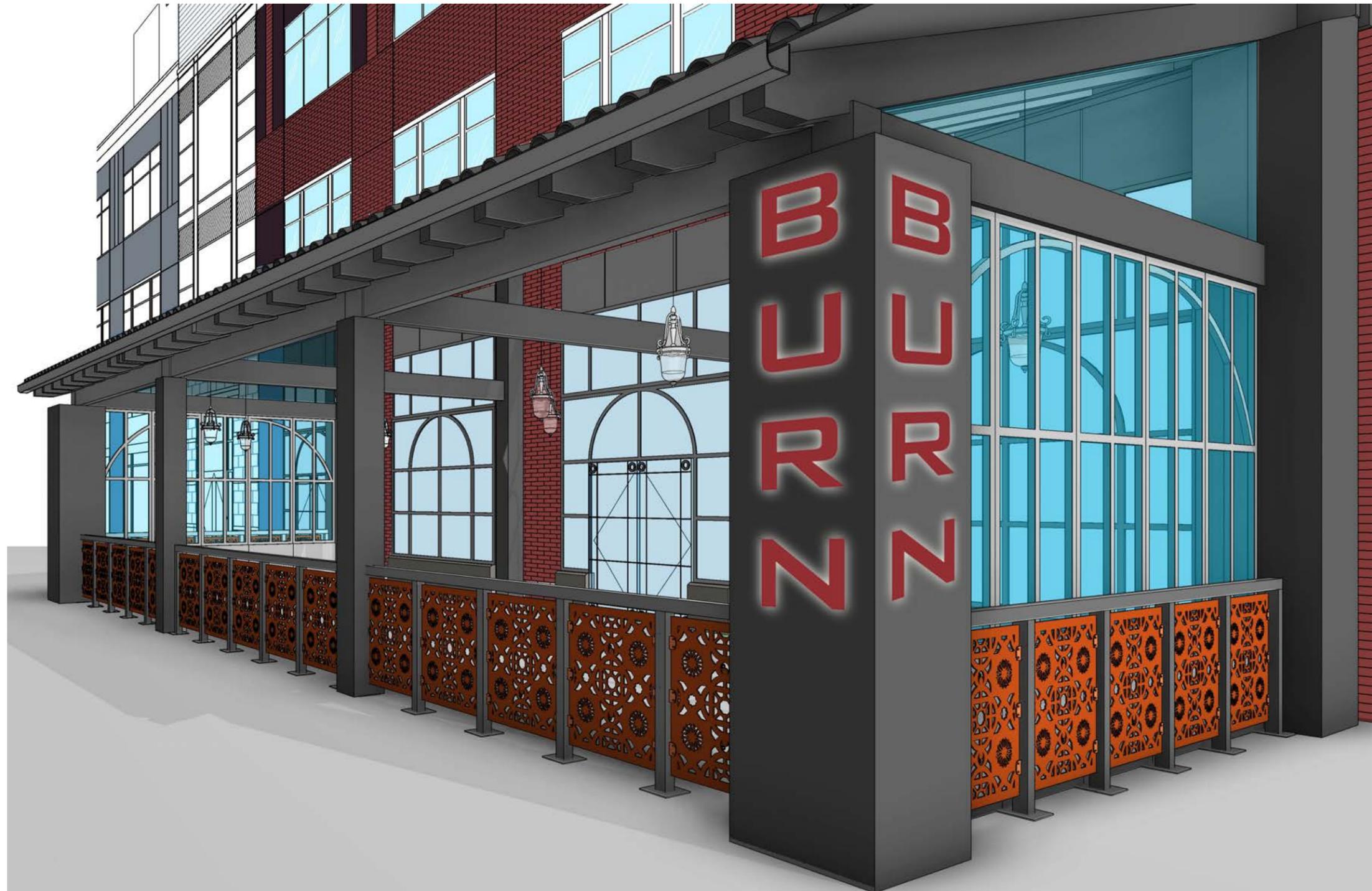
PATIO ENCLOSURE
SWATCHROOM PG 11



EXISTING STREET VIEW



EXISTING STREET VIEW



PERSPECTIVE

BURN

SWATCHROOM

PG 12

PRESENTATION // BURN PA // 16-01



PERSPECTIVE - CORNER APPROACH TO BURN ENTRANCE

BURN

PATIO ENCLOSURE

SWATCHROOM

PG 13

PRESENTATION // BURN PA // 16-01



Full Building Storefront Elevation - with Patio

black awnings (existing)



charred cedar (new)



railing- lasercut panels (new)



steel (new)



signage reference



signage lettering reference

BURN

EXTERIOR FACADE
SWATCHROOM PG 14

PRESENTATION // BURN PA // 16-01



BURN

CONTEXT PERSPECTIVE - VIEW 1

SWATCHROOM

PG 15

PRESENTATION // BURN PA // 16-01



BURN

CONTEXT PERSPECTIVE - VIEW 2

SWATCHROOM

PG 16

PRESENTATION // BURN PA // 16-01

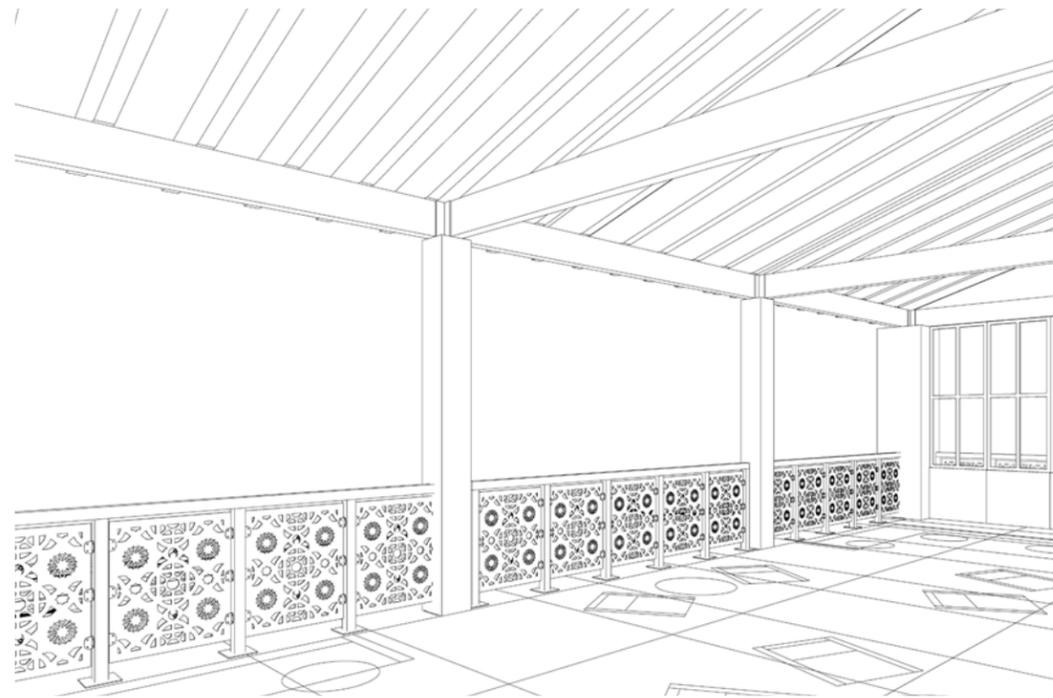
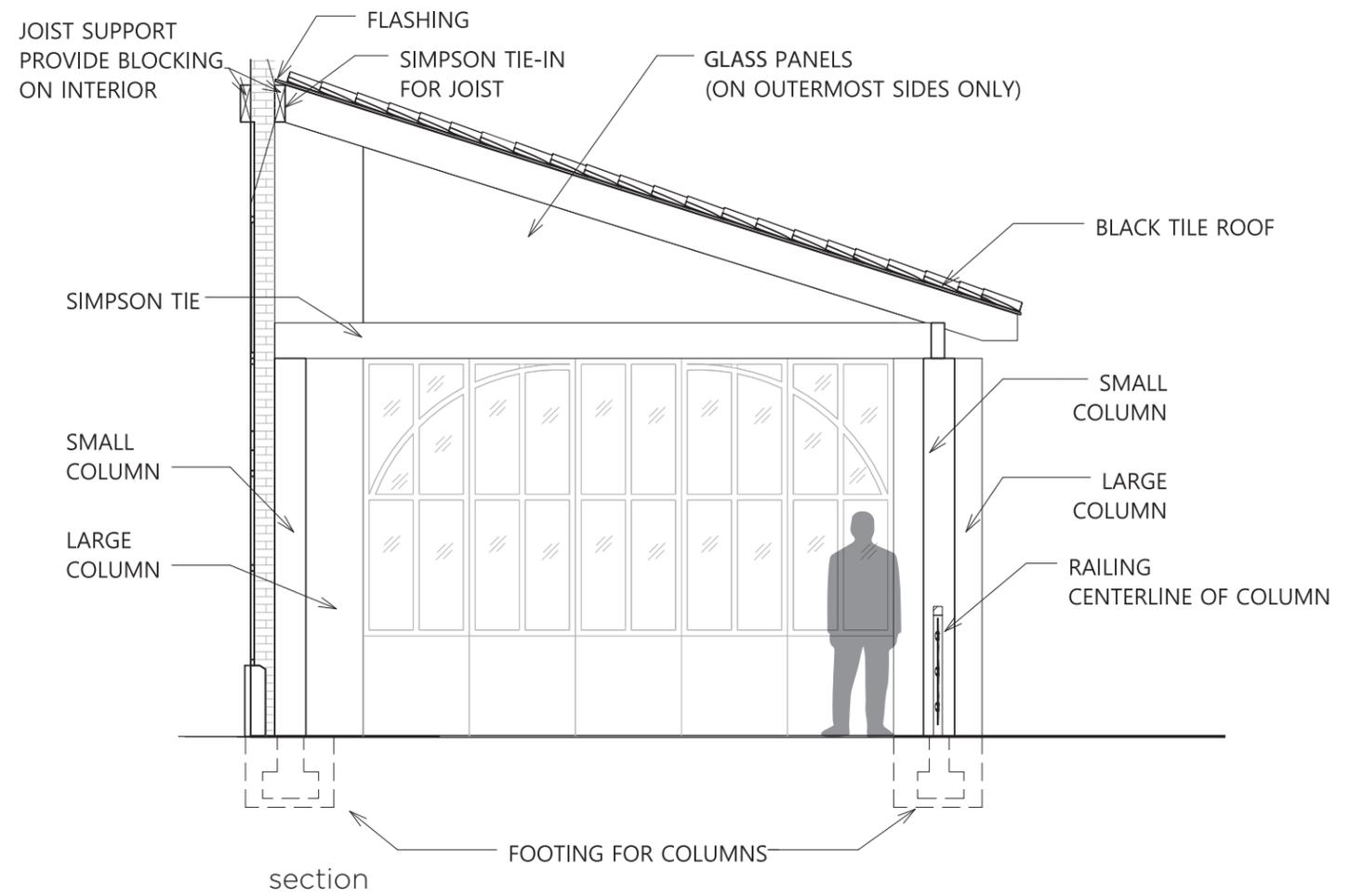
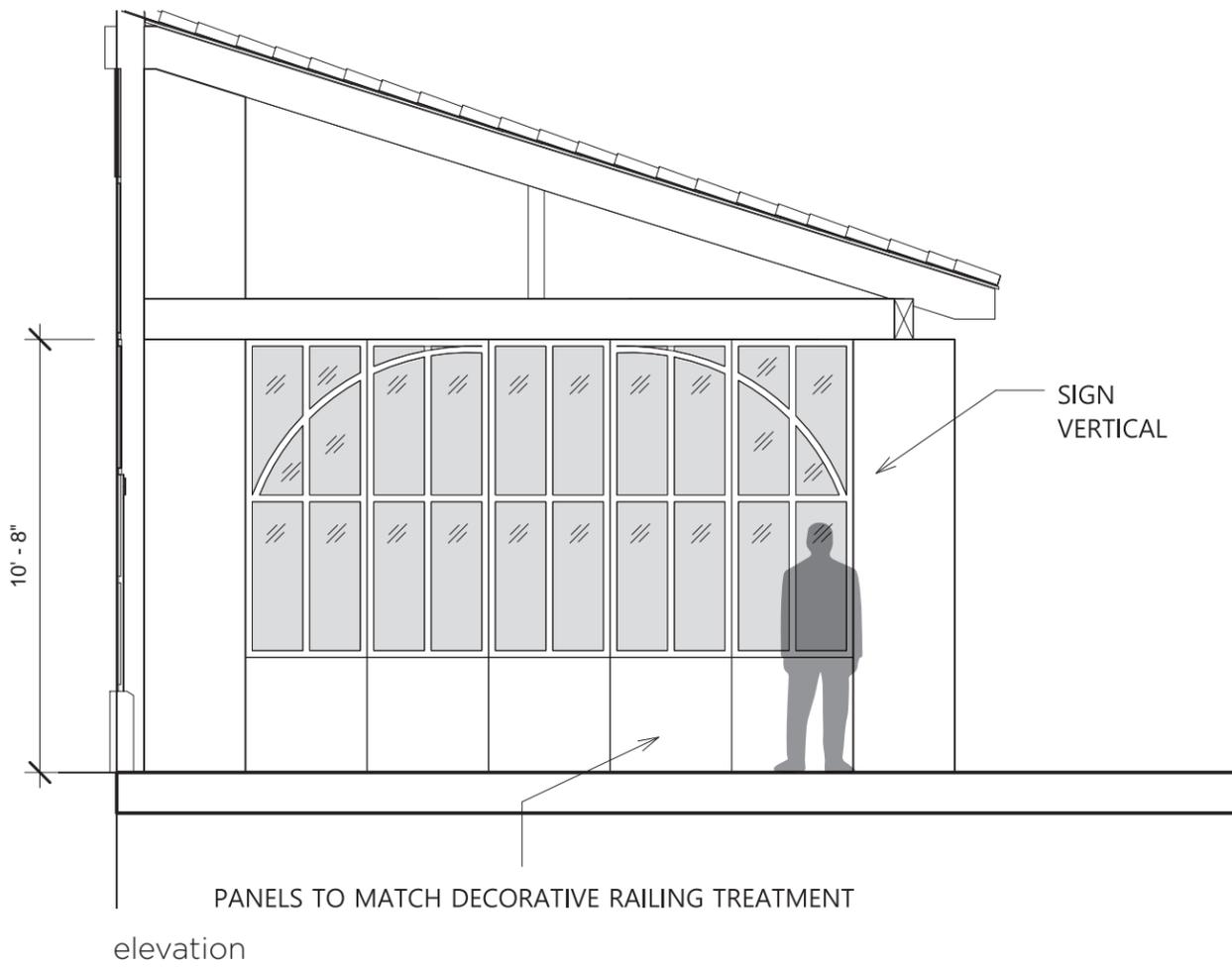


BURN

CONTEXT PERSPECTIVE - VIEW 3

SWATCHROOM

PG 17



interior perspective of patio enclosure



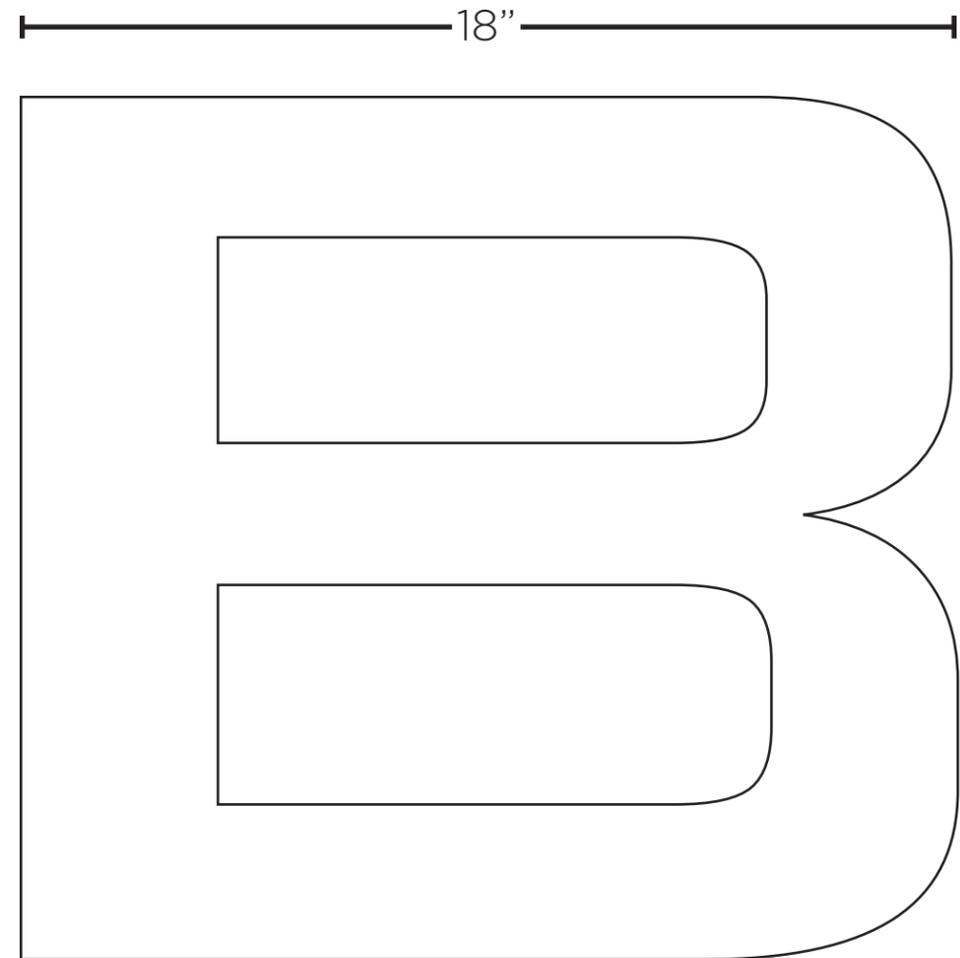
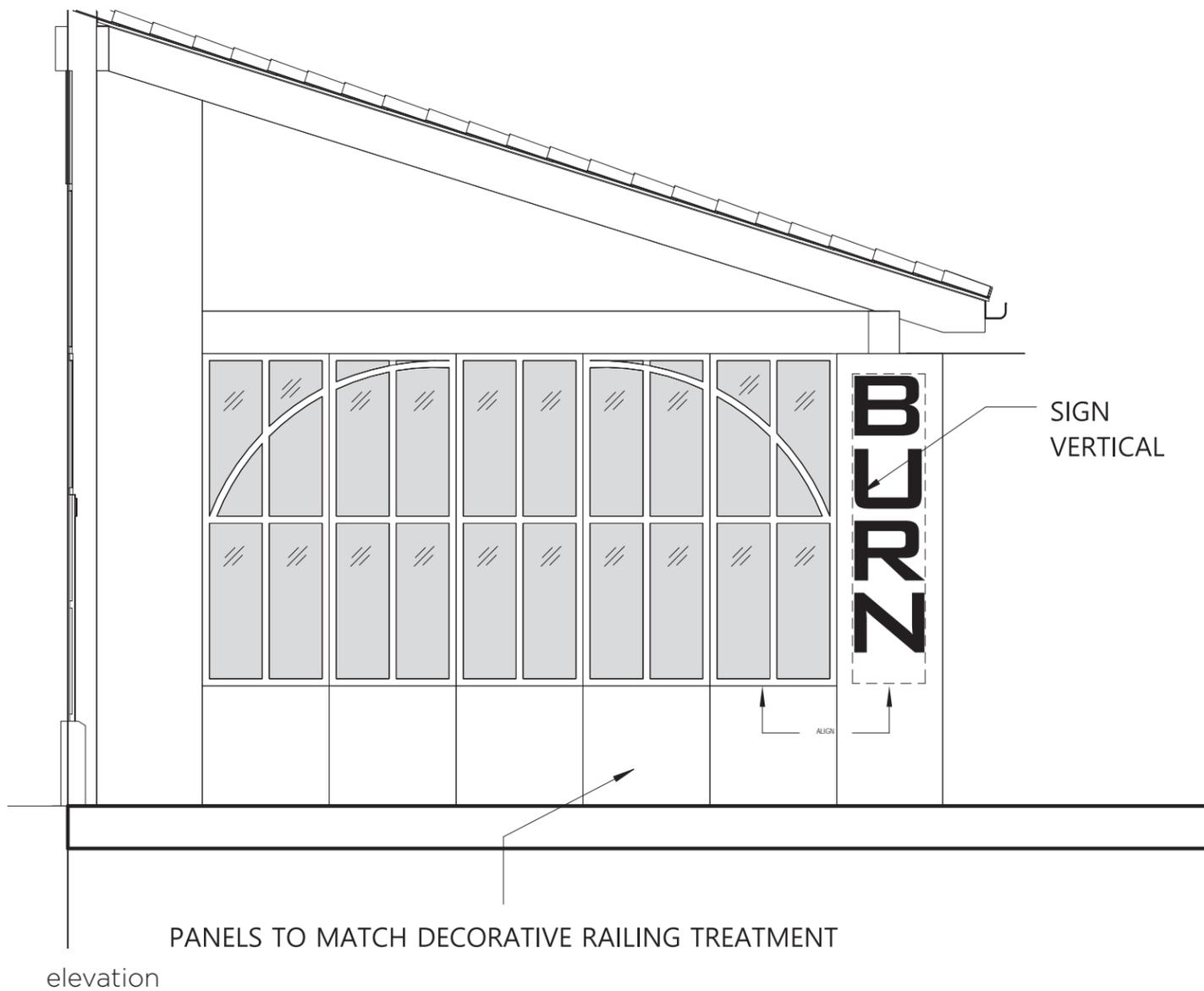
solid roof not shown in image above

BURN

PATIO ENCLOSURE

SWATCHROOM

PG 18



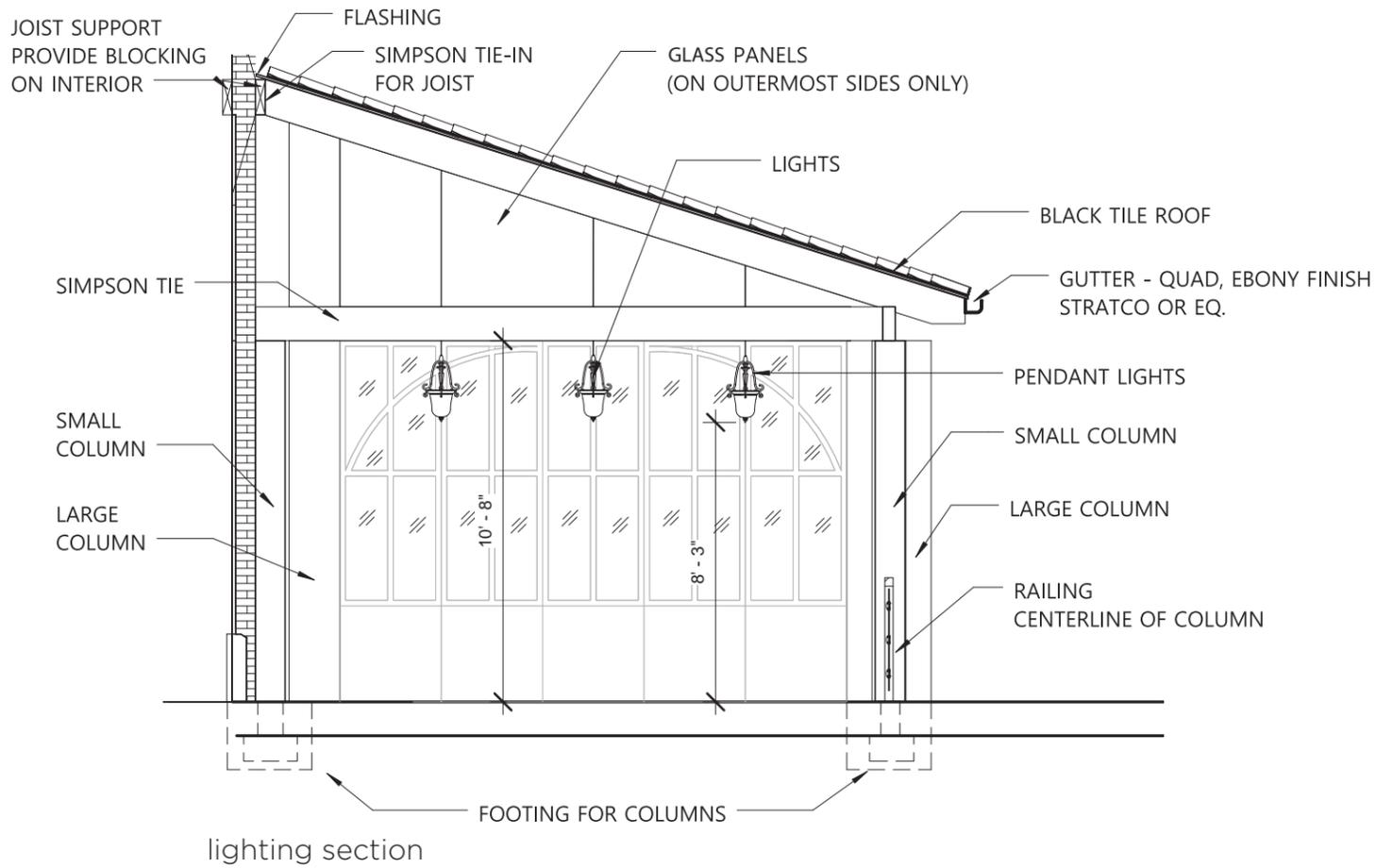
Verify dimensions of signage based on final dimensions of column.

BURN

PATIO ENCLOSURE - SIGNAGE

SWATCHROOM

PG 19



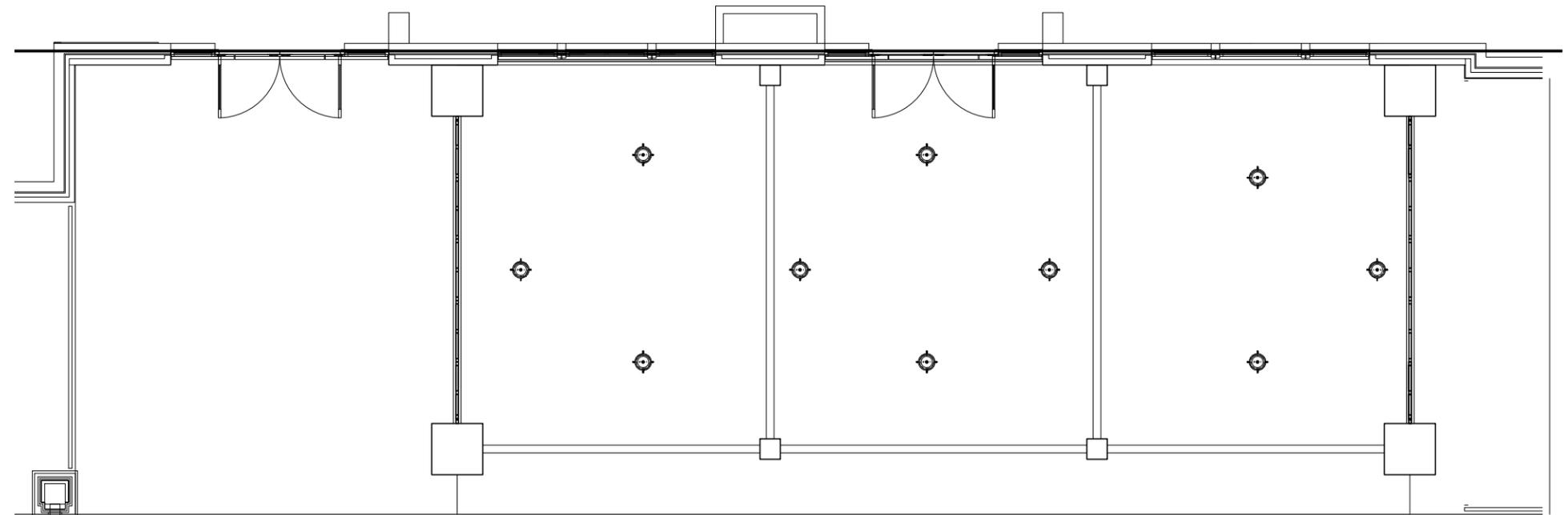
pendant light
27.1"H x 12.25"W



wall sconce
24"H x 6"W x 4"projection



light fixture finish



BURN

PATIO ENCLOSURE - FFE

SWATCHROOM

PG 20



22"W x 23"D x 44"H
weight capacity 250lbs
option 1



26.3"W x 27"D x 45"H
weight capacity 250lbs
option 1



27.25"W x 34.25"D x 36"H



28.5"W x 32.75"D x 36.625"H



20"D x 23"H



17"D x 22"H



planter style 1

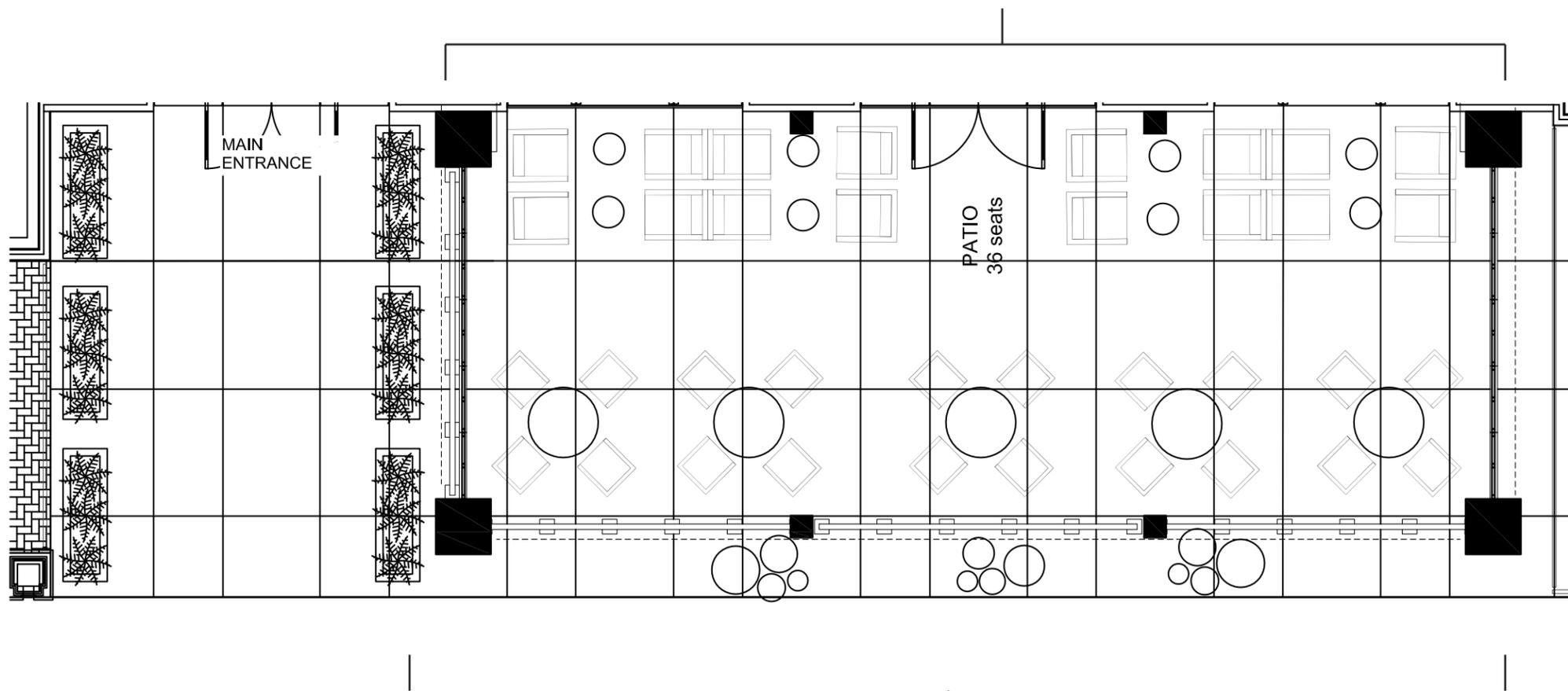


planter style 2



20"W x 20"D x 39"H base
38"Diam x 2"H top

lounge seating



bistro bar height seating



outdoor rug

BURN

PATIO FURNITURE
SWATCHROOM PG 21

PRESENTATION // BURN PA // 16-01



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: UPMC		Phone Number: ()	
Address: 600 Grant St.	City: Pittsburgh	State: PA	Zip Code:
2. Applicant/Company Name: Wm. Brennan; Celli-Flynn Brennan		Phone Number: (412)281-9400	
Address: 606 Liberty	City: Pittsburgh	State: PA	Zip Code: 15222
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: UPMC - Center for Innovative Science Phase II Restoration			
4. Development Location: 5000 Baum Blvd. , Pittsburgh			
5. Development Address:			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:			
Present Use of Site: (Select from attached list)			
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:		Date Issued:	Existing Use of Property:
8. Estimated Construction: Start Date: 10/01/2016		Occupancy Date: / / NA	Project Cost: \$ 450,000
Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to pittsburghpa.gov/dcp/zoning/ and select the link for the City Zoning Code maintained at the Municode.com website.			
9. Proposed Use of Site (Select from attached list):			
10. Select the Type of Work:			
<input type="checkbox"/> New Construction, New		<input type="checkbox"/> Renovation, Interior	
<input type="checkbox"/> New Construction,		<input checked="" type="checkbox"/> Renovation, Exterior	
<input type="checkbox"/> Change in Use Only		<input type="checkbox"/> Renovation, Change in Use	
11. Describe the Development: Remove existing temporary window infill material and install new high performance Windows with insulaten glass and applied muttins to match windows install on the Baum and Morewood elevations. Work is proposed on the Center Ave. Elevation and above the crane bay.			
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, 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: None sq ft
 Existing to be Retained: All existing 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 • 15 219

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.pwsa.com).

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

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

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

YES NO

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

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

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

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

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

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

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

Applicant Signature: _____



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

Office of the Zoning Administrator

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

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

Residential Uses

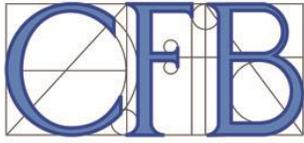
1. Single-Unit Detached Residential
2. Single-Unit Attached Residential
3. Two-Unit Residential
4. Three-Unit Residential
5. Multi-Unit Residential
6. Assisted Living Class A
7. Assisted Living Class B
8. Assisted Living Class C
9. Community Home
10. Dormitory
11. Fraternity/Sorority
12. Housing for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

Non-Residential Uses

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

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

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



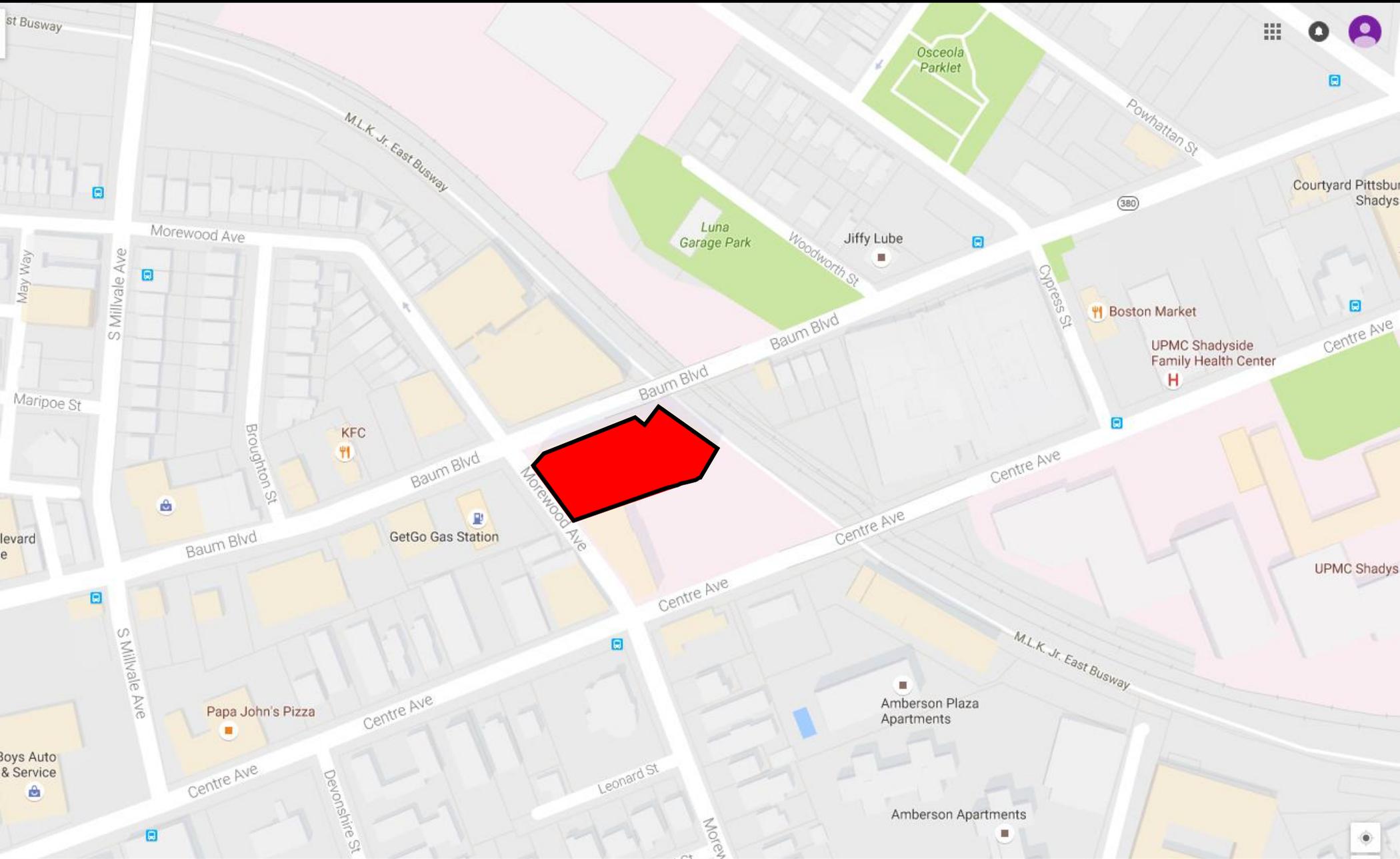
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Ford Motor Company Building
5000 Baum Boulevard

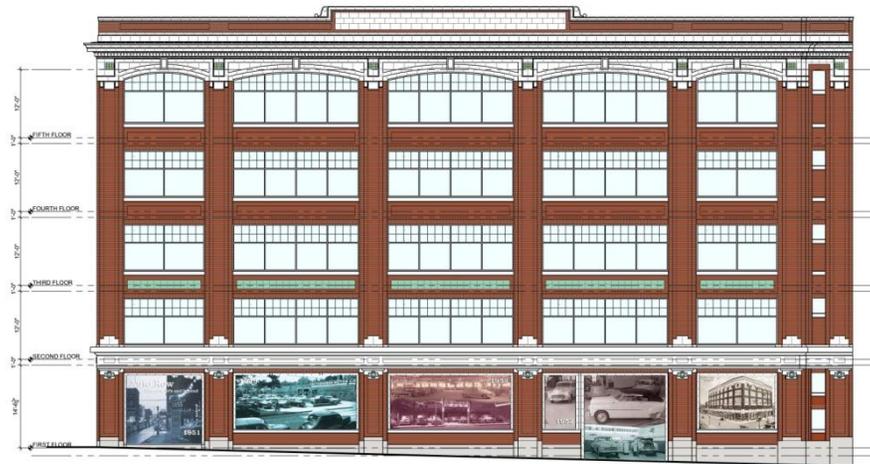
Façade Repair and Rehabilitation – Phase II
IPOD Review - August 30, 2016



Location Map



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



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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THE FORD MOTOR COMPANY BUILDING

FACADE REHABILITATION

BAUM BOULEVARD & MOREWOOD AVENUE
PITTSBURGH, PA

FOR
UNIVERSITY OF PITTSBURGH MEDICAL CENTER

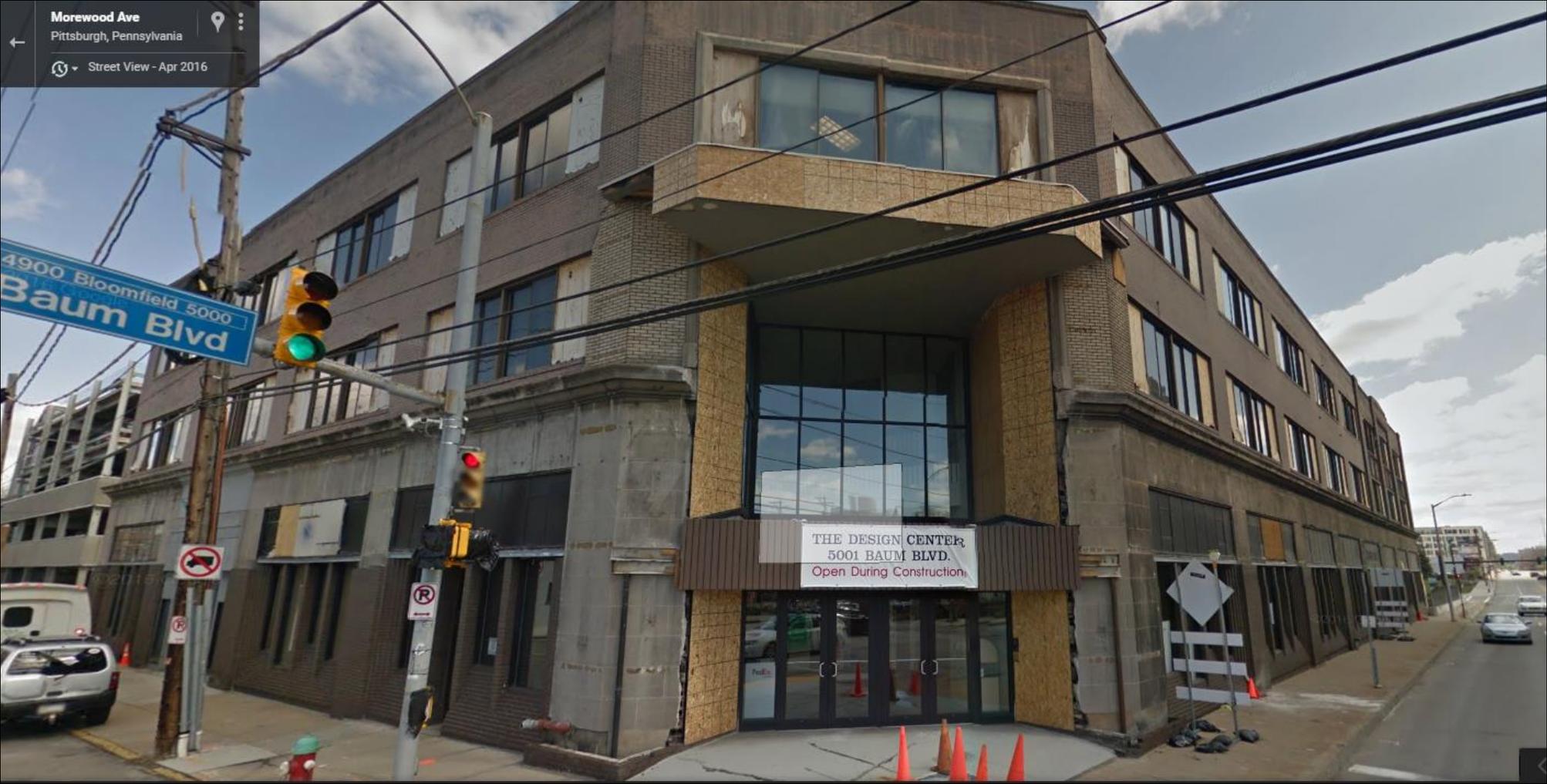
DATE	PROJECT NO.
7/26/2011	06-61-01
SHEET TITLE	
PRESENTATION ELEVATIONS	
P201	



Existing South Facade



Existing South Facade



The Design Center



Existing South Facade

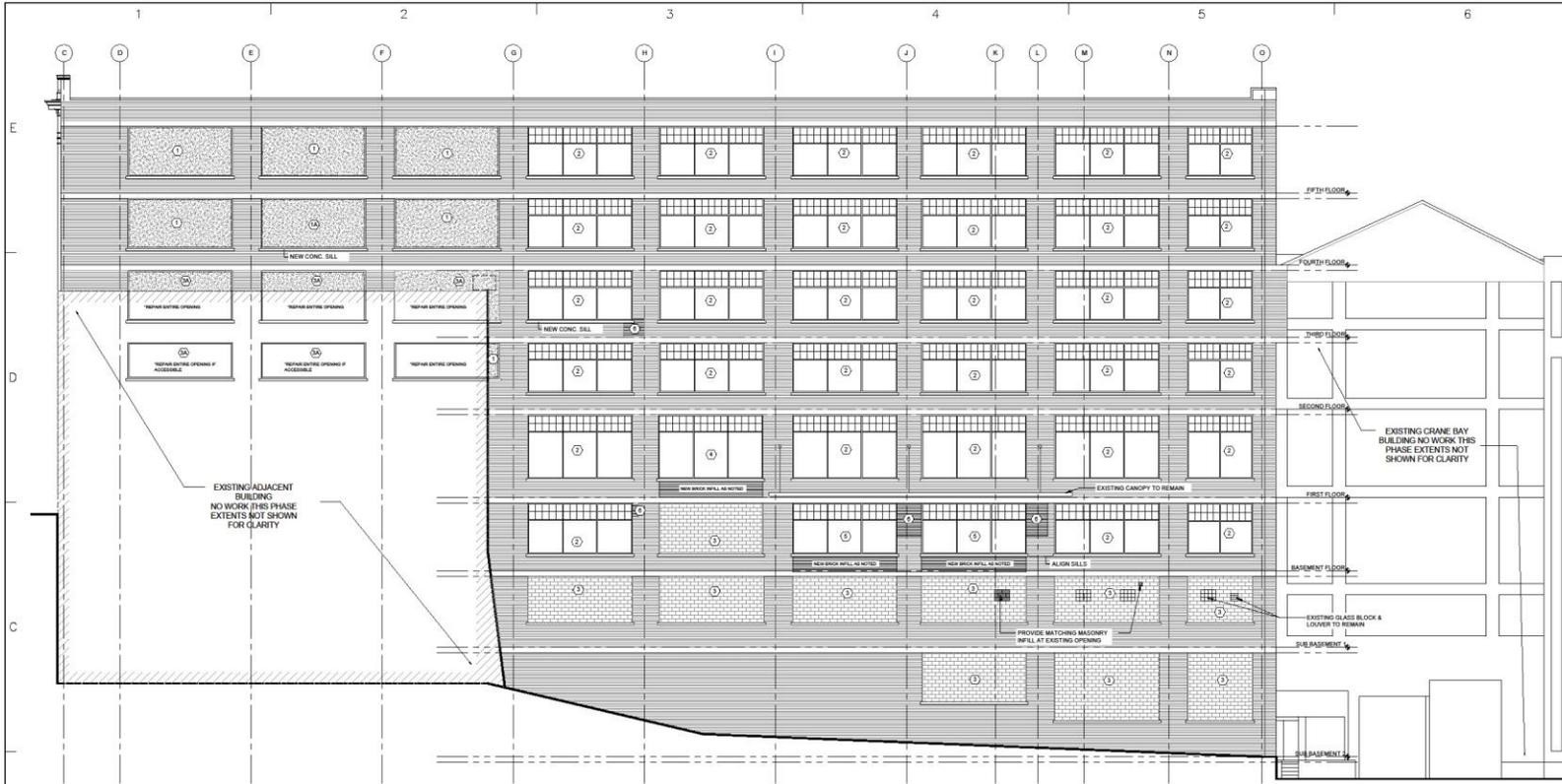


Existing East Facade

DESIGN REVIEW SUBMISSION
PRELIMINARY DESIGN REVIEW
SCHEME REVIEW FOR SPECIFIC DESIGN
SCHEME REVIEW FOR GRANT
PERMIT APPLICATION

PROJECT NO.	15-17
DATE FILED	10/24/15
OWNER	CFB
DATE	05/15

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

EXTERIOR NOTES

- 1 REMOVE EXISTING PAINTED PLYWOOD SHEATHING OVER COLD FORMED METAL FRAMING (CMF) SYSTEM. REMOVE PERIMETER SEALANTS. CMF TO REMAIN. REPAIR AND/OR REPLACE DETERIORATED CMF MEMBERS.
- 2 REPAIR EXISTING OPENINGS IF ACCESSIBLE.
- 3 REPAIR EXISTING OPENINGS IF ACCESSIBLE.
- 4 REPAIR EXISTING OPENINGS IF ACCESSIBLE.
- 5 REPAIR EXISTING OPENINGS IF ACCESSIBLE.
- 6 REPAIR EXISTING OPENINGS IF ACCESSIBLE.
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- 15 REPAIR EXISTING OPENINGS IF ACCESSIBLE.
- 16 REPAIR EXISTING OPENINGS IF ACCESSIBLE.
- 17 REPAIR EXISTING OPENINGS IF ACCESSIBLE.
- 18 REPAIR EXISTING OPENINGS IF ACCESSIBLE.
- 19 REPAIR EXISTING OPENINGS IF ACCESSIBLE.
- 20 REPAIR EXISTING OPENINGS IF ACCESSIBLE.

- 21 REMOVE SECTIONAL DOOR, SHEATHING, SIDELIGHTS, TRANSOM AND GLAZING. REMOVE PLYWOOD SHEATHING FROM SIDE LITES AND TRANSOM. REMOVE ALL FRAMING TO CREATE CLEAR OPENING FROM TOP OF SLAB TO UNDERSIDE OF EXISTING MASONRY OPENING.
- 22 REPAIR CONCRETE HEAD/JAMB EDGES AS REQUIRED TO INSTALL NEW BRICK SPANDREL PANELS TO MATCH EXISTING ADJACENT ORIGINAL BRICK SPANDRELS.
- 23 PROVIDE NEW CONCRETE SILL TO MATCH ADJACENT EXISTING SILLS AS REQUIRED TO PERMIT INSTALLATION OF NEW THERMALLY IMPROVED FIXED ALUMINUM WINDOWS.
- 24 REMOVE SECTIONAL DOOR, SHEATHING, SIDELIGHTS, TRANSOM AND GLAZING. REMOVE PLYWOOD SHEATHING FROM SIDE LITES AND TRANSOM. REMOVE ALL FRAMING TO CREATE CLEAR OPENING FROM TOP OF SLAB TO UNDERSIDE OF EXISTING MASONRY OPENING.
- 25 REPAIR CONCRETE HEAD/JAMB EDGES AS REQUIRED TO INSTALL NEW BRICK SPANDREL PANELS TO MATCH EXISTING ADJACENT ORIGINAL BRICK SPANDRELS.
- 26 PROVIDE NEW CONCRETE SILL TO MATCH ADJACENT EXISTING SILLS AS REQUIRED TO PERMIT INSTALLATION OF NEW THERMALLY IMPROVED FIXED ALUMINUM WINDOWS.
- 27 REPAIR CONCRETE SILL AS REQUIRED TO PERMIT INSTALLATION OF WINDOWS.
- 28 REMOVE EXISTING CMU TO REMAIN. PROVIDE EPS OVER EXISTING CMU-MINIMUM R-12 EXTERIOR APPLIED RIGID INSULATION. SEAL ALL JOINTS AND PERIMETER.

TYPICAL WINDOW INFORMATION

- NEW THERMALLY IMPROVED FIXED ALUMINUM WINDOWS TO MATCH EXISTING REPLACEMENT WINDOWS.
- 88 GAUGE 5050-HERITAGE FIELD WINDOWS.
- NO CUSTOM EXTERIOR MARKING. NO INTERIOR MARKING.
- EXTERIOR & INTERIOR COLOR TO BE 'FOREST GREEN'.
- 1" INSULATED GLASS.



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CONSULTANT
University of Pittsburgh Medical
Center
Center for Innovative Science

The Ford Motor
Company Building
Facade Renovation
Phase II

15-17

DESIGN REVIEW
SUBMISSION

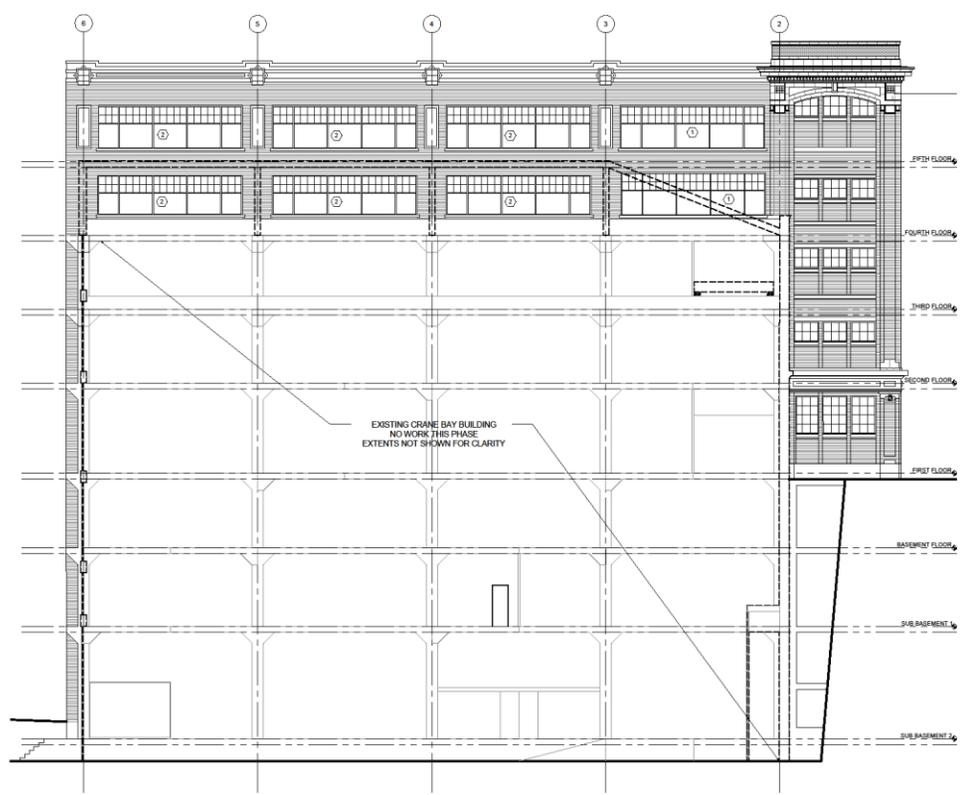
DATE	DESCRIPTION
10/15/15	DESIGN REVIEW SUBMISSION
10/22/15	FINAL DESIGN REVIEW MEETING
11/02/15	SCOPED REVIEW FOR UPAC REVIEW
11/02/15	SCOPED REVIEW FOR UPAC REVIEW

PROJECT NO.	15-15
DATE	10/15/15
DRWN BY	CFB
CHECK BY	CFB

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SHEET TITLE
EAST ELEVATION

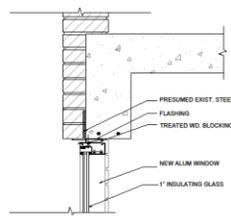
A201



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

EXTERIOR NOTES:

- 1 REMOVE EXISTING PAINTED PLYWOOD SHEATHING AND COLD FORMED METAL FRAMING (CFMF) INFILL INCLUDING INSULATION. REMOVE EXISTING CONCRETE SILL. PROVIDE NEW CONCRETE SILL. PROVIDE NEW THERMALLY IMPROVED FIXED ALUMINUM WINDOWS TO MATCH EXISTING REPLACEMENT WINDOWS.
- 2 REMOVE EXISTING CONCRETE MASONRY INFILL TO LINES OF ORIGINAL WINDOW OPENING. PROVIDE NEW CAST-IN-PLACE OR PRECAST CONCRETE WINDOW SILL AND FLASHING. REPAIR MASONRY HEAD AND JAMB AS REQUIRED TO ACCEPT NEW THERMALLY IMPROVED FIXED ALUMINUM WINDOWS TO MATCH EXISTING REPLACEMENT WINDOWS.
- 3 EXISTING CMU TO REMAIN. PROVIDE EPS OVER EXISTING CMU AND ANCHOR #7 EXTERIOR APPLIED RIGID INSULATION. SEAL ALL JOINTS AND PERIMETER.



2 TYP. EAST WINDOW HEAD DETAIL
1-1/2" = 1' - 0"

- NOTES:**
- 1 IF EXISTING BRICK LEADGE ANGLE HAS DETERIORATED MORE THAN 50% OF ORIGINAL THICKNESS OR IS LESS THAN 1/4" THICK, REPLACE AS NOTED BELOW.
 - A. 1" EXPOSED G.L.V. GALV. AND PAINTED.
 - B. 1" DIAMETER #13 STEEL RODS @ 2'-0"
 - C. MAX. EMBED INTO EXISTING CONC SPANDREL BEAM
 - D. USE HIGH-THRESHOLD EPOXY SYSTEM.
 - 2 PLACE 1/2" DIAMETER RODS 1 1/4" FROM TOP OF ANGLE.
 - 3 LOCATE ALL EXISTING CONCRETE ELEMENTS REINFORCEMENT PRIOR TO INSTALLING ANCHORS.
 - 4 RESTORE EXISTING CONCRETE DAMAGE / DETEIORATION PRIOR TO INSTALLING ANCHORS.



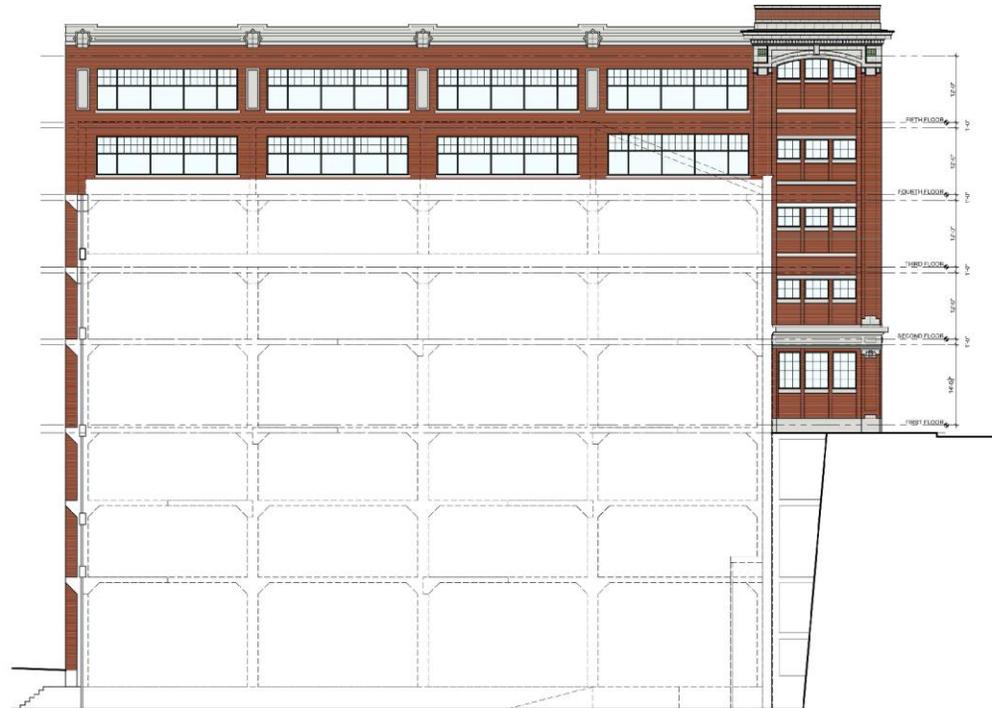
⊙ SOUTH ELEVATION
1/8" = 1' - 0"



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THE FORD MOTOR COMPANY BUILDING
BAUM BOULEVARD & MOREWOOD AVENUE
PITTSBURGH PA

DATE	ISSUE NO.
06/03/2016	16-07
SHEET NO.	
PRESENTATION SOUTH ELEVATION	
P200	



① EAST ELEVATION
 1/8" = 1' - 0"



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THE FORD MOTOR COMPANY BUILDING

BAUM BOULEVARD & MOREWOOD AVENUE
 PITTSBURGH, PA

DATE	PROJECT NO.
05/09/2016	15-17
SHEET TITLE	
EAST ELEVATION	
P201	

Architectural Windows

2250i/3250i/4250i INvert™ Series

Elevations Viewed From The Exterior

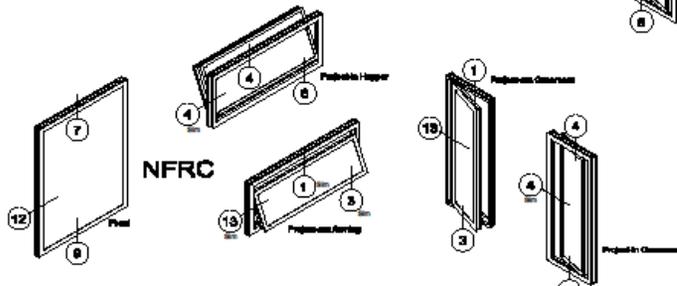
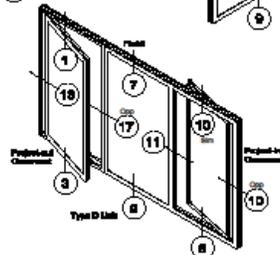
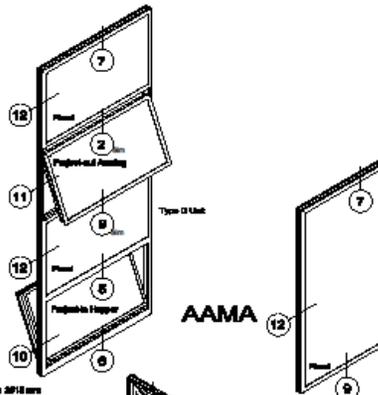
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-BHM Blast Mitigation	P17-9
-HP Hurricane Impact	P17-9
Blind Options	P17-10 and P17-11
Simulated Double Hung	P17-12 thru P17-15
Accessories	P17-16 thru P17-18
Isometric Views	P17-20 and P17-21

AAMA Test Configurations (AAMA)
Architectural AW Class
For air, water, cycling and standard

Fixed Frame Size	60" x 96"	Field	564 mm x 2418 mm
Projected Frame Size	60" x 144"	Type D	564 mm x 3603 mm
Casement Frame Size	108" x 60"	Type D	3048 mm x 1524 mm
Gateway Sizes	90" x 36"	Projected	1524 mm x 914 mm
	36" x 60"	Casement	914 mm x 1524 mm

NFRC 100 Thermal Test Configurations (NFRC)
For U-Value, SHGC and CR

Fixed Frame Size	47" x 59"	1203 mm x 1500 mm
Projected Frame Size	59" x 24"	1500 mm x 600 mm
Casement Frame Size	24" x 59"	600 mm x 1500 mm



2250i/3250i/4250i INvert

Contact A Wausau Representative For Other Possible Configurations



Phase 1 – Window Installation



Phase 1 - Windows

