



**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: Sports and Exhibition Authority of Pittsburgh and Allegheny County		Phone Number: (412) 393-0200	
Address: 171 10th St., Floor 2	City: Pittsburgh	State: Pennsylvania	Zip Code: 15222
2. Applicant/Company Name: Pittsburgh Arena Operating LP		Phone Number: (412) 288-5720 (counsel for PAO)	
Address: 1001 Fifth Avenue	City: Pittsburgh	State: Pennsylvania	Zip Code: 15219
Applicant/Contractor ID: (assigned by the City) TBD			
3. Development Name: PPG Paints Arena			
4. Development Location: Parcel number 0002-G-00066-0000-00			
5. Development Address: 1001-1035 Fifth Avenue, Pittsburgh, PA 15219			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	N/A		
Present Use of Site: (Select from attached list)	Major Public Destination Facility		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	N/A	Date Issued:	N/A
		Existing Use of Property: Major Public Destination Facility	
8. Estimated Construction:	Start Date: 01 /01/2017	Occupancy Date: / / TBD	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): New high wall signs

10. Select the Type of Work:

New Construction, New Renovation, Interior

New Construction, Renovation, Exterior

Change in Use Only Renovation, Change in Use

11. Describe the Development: New signage on a Major Public Destination Facility. Consol Energy Center signage will be replaced with new signage: "PPG Paints Arena." The new signage will include four (4) new signs with the following dimensions: (1) North Elevation sign at 95.8 s.f., (2) South Elevation sign at 469.9 s.f., (3) East Elevation sign at 238.8 s.f., and (4) West Elevation sign at 550 s.f.

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

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: /s/ Michael A. Kostiew (attorney for applicant)



THIS PROJECT HAS BEEN CREATED FOR



EXTERIOR ID SIGNS

NOVEMBER 2016



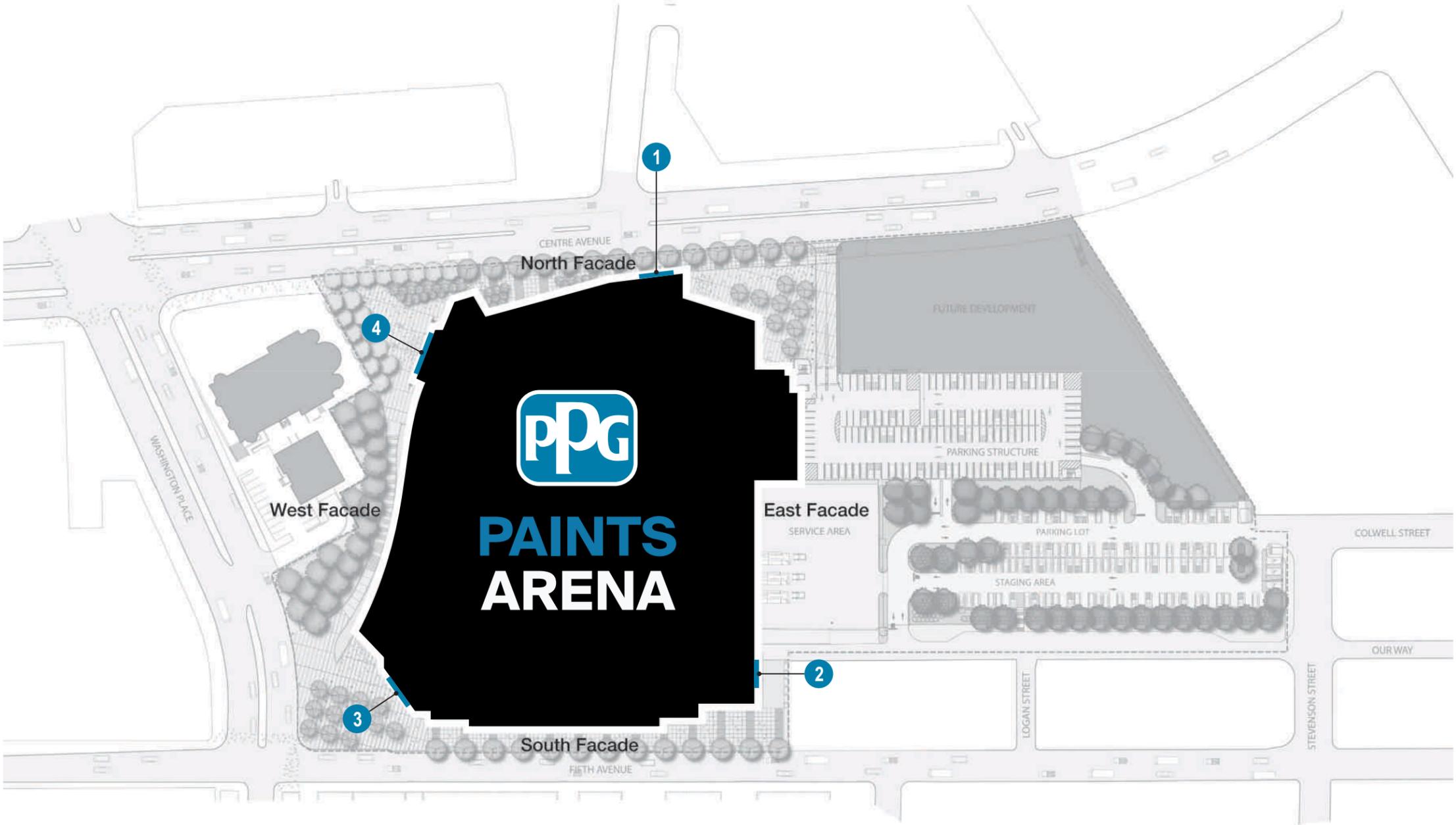
A VISUAL SOLUTIONS COMPANY.

EXTERIOR SIGN LOCATION PLAN



A VISUAL SOLUTIONS COMPANY.

7440 Fort Smallwood Road
Baltimore, Maryland 21226
410.255.6400



PROJECT TITLE: PPG Paints Arena		
ORDER TITLE: PPG Paints Arena		
CITY/STATE: Pittsburgh, PA		PHONE NUMBER:
DRAWING DATE: 11/4/16	SALES REP: Matt G.	PROJECT MGR.: Austin G.
REVISION HISTORY		
NO.	DATE	PREV DRWG DESCRIPTION
1	10/5/16	11265CH
2	10/7/16	11266CH
3	10/7/16	11267CH
4	10/11/16	11274CH
5	10/11/16	11287CH

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SIGN TYPE:
Exterior Sign Location Plan

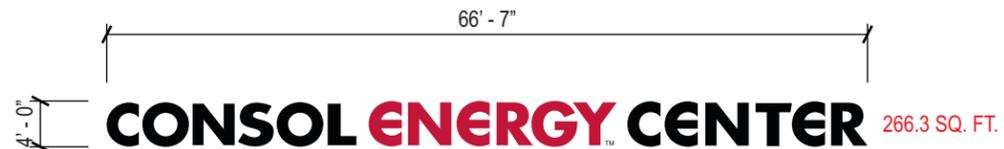
DWG. TYPE:
CONCEPTUAL

PROJECT NO. 73304	TASK NO. 115665	QTY.
DWG. NO. 11293CH	SHEET 2 of 18	

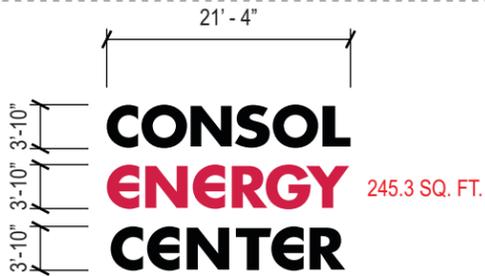


EXISTING SIGNS

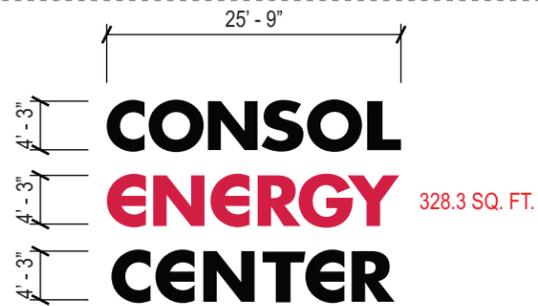
1784.5 TOTAL SQ. FT.



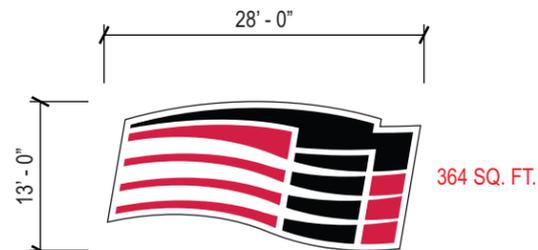
NORTH ELEVATION
EXISTING SIGN
SCALE: 1/16" = 1'-0"



EAST ELEVATION
EXISTING SIGN
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION
EXISTING SIGN
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION
EXISTING SIGN
SCALE: 1/16" = 1'-0"



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

PROPOSED SIGNS

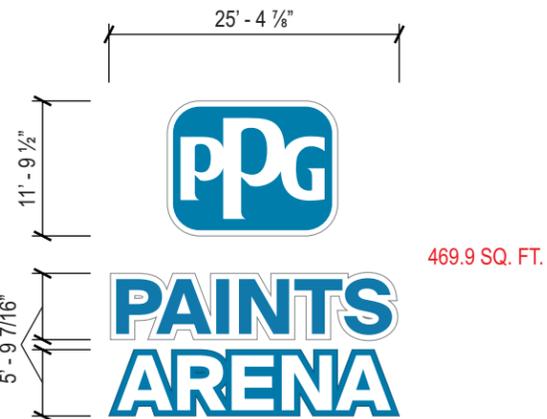
1354.5 TOTAL SQ. FT.



NORTH ELEVATION
PROPOSED SIGN
SCALE: 1/16" = 1'-0"



EAST ELEVATION
EXISTING SIGN
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION
EXISTING SIGN
SCALE: 1/16" = 1'-0"



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



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Baltimore, Maryland 21226
410.255.6400

PROJECT TITLE: PPG Paints Arena			
ORDER TITLE: PPG Paints Arena			
CITY/STATE Pittsburgh, PA		PHONE NUMBER	
DRAWING DATE 11/4/16	SALES REP Matt G.	PROJECT MGR. Austin G.	
REVISION HISTORY			
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SIGN TYPE:
Channel Letters
- North Elevation

DWG. TYPE:
CONCEPTUAL

PROJECT NO.	TASK NO.	QTY.
73304	115665	1
DWG. NO.	SHEET	
11293CH	3 of 18	



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CITY/STATE Pittsburgh, PA		PHONE NUMBER
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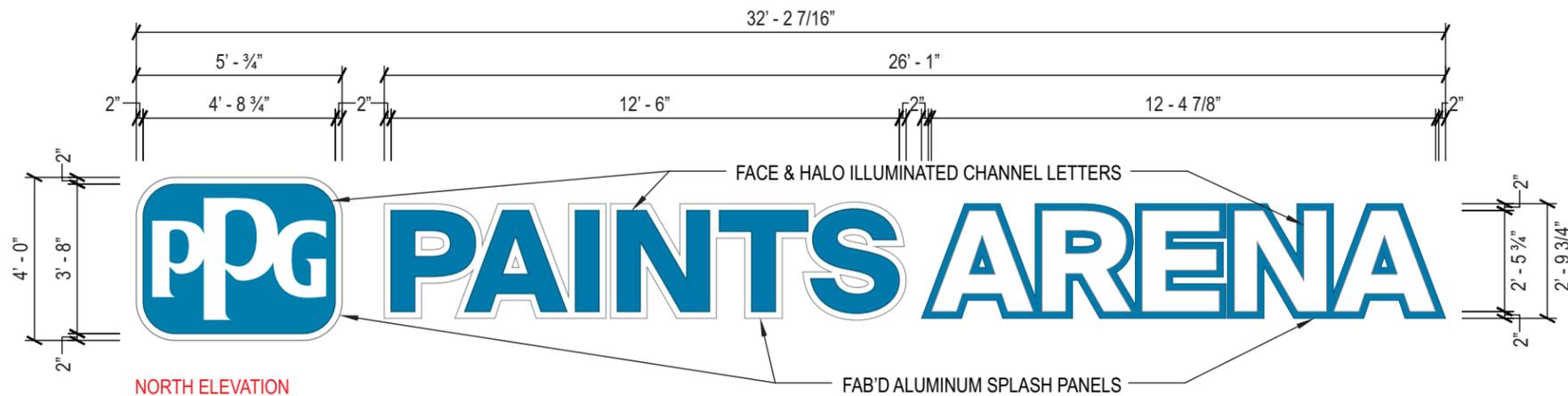
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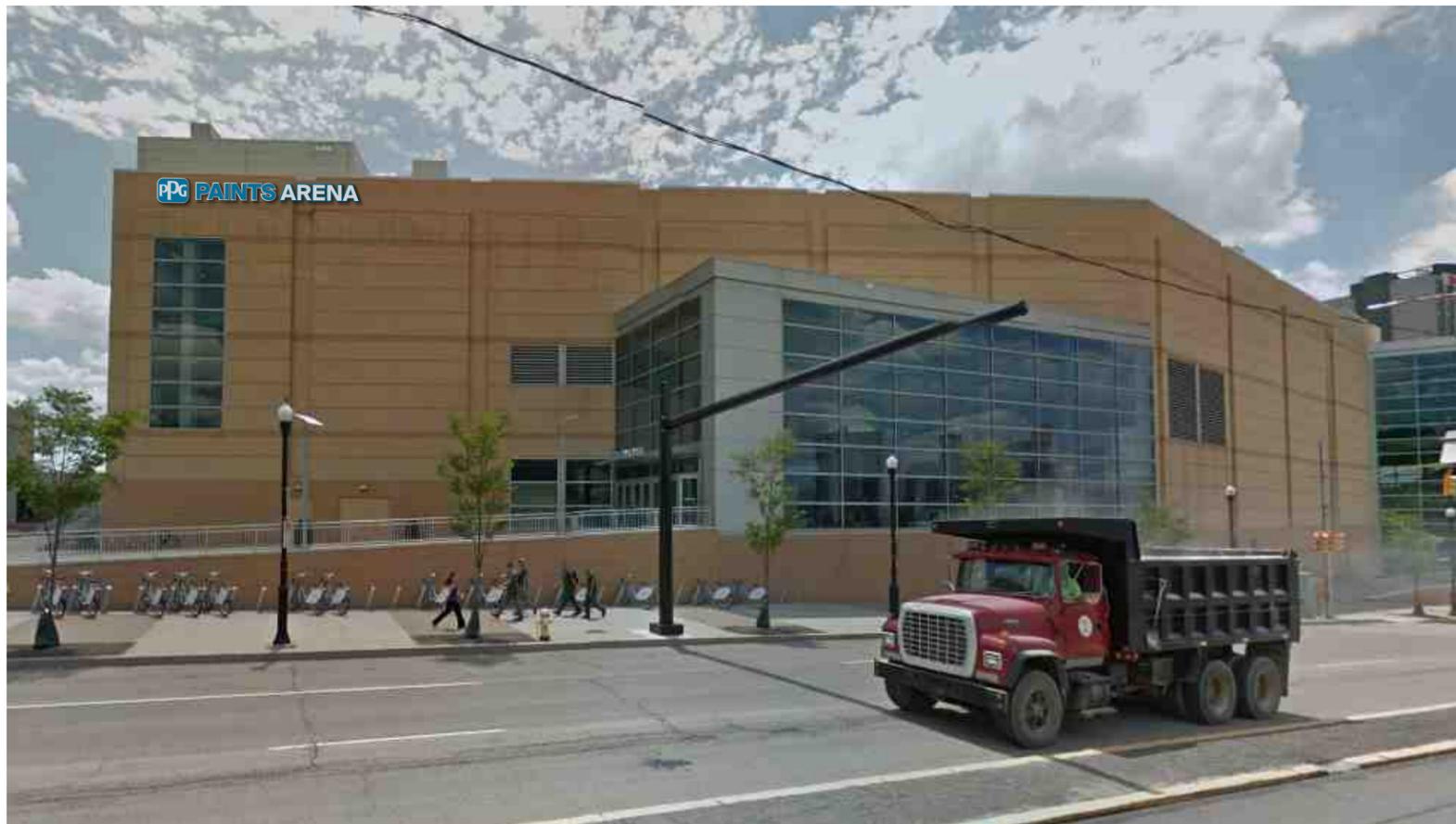
SIGN TYPE:
Channel Letters
- North Elevation

DWG. TYPE:
CONCEPTUAL

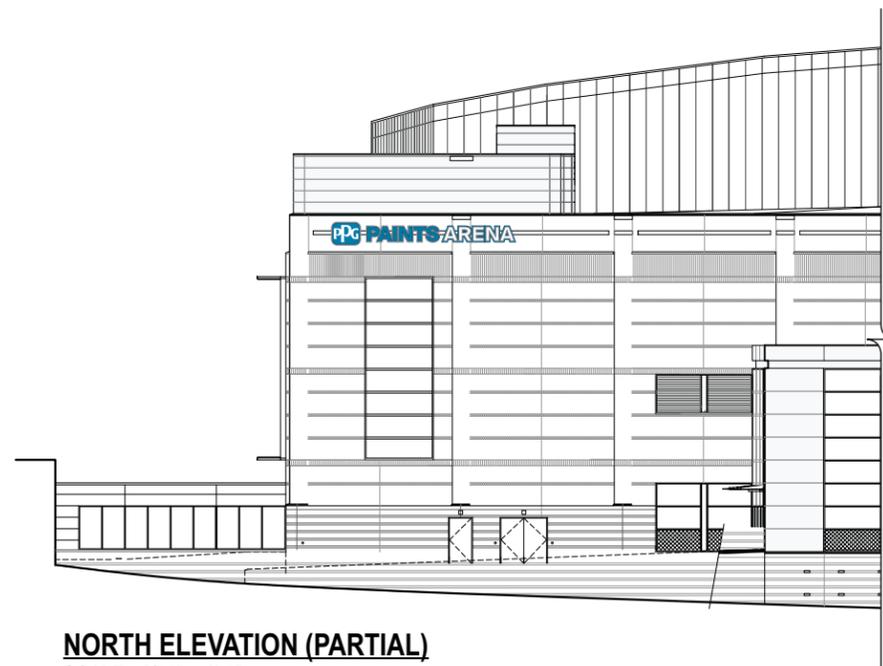
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73304	115665	1
DWG. NO.	SHEET	
11293CH	4 of 18	



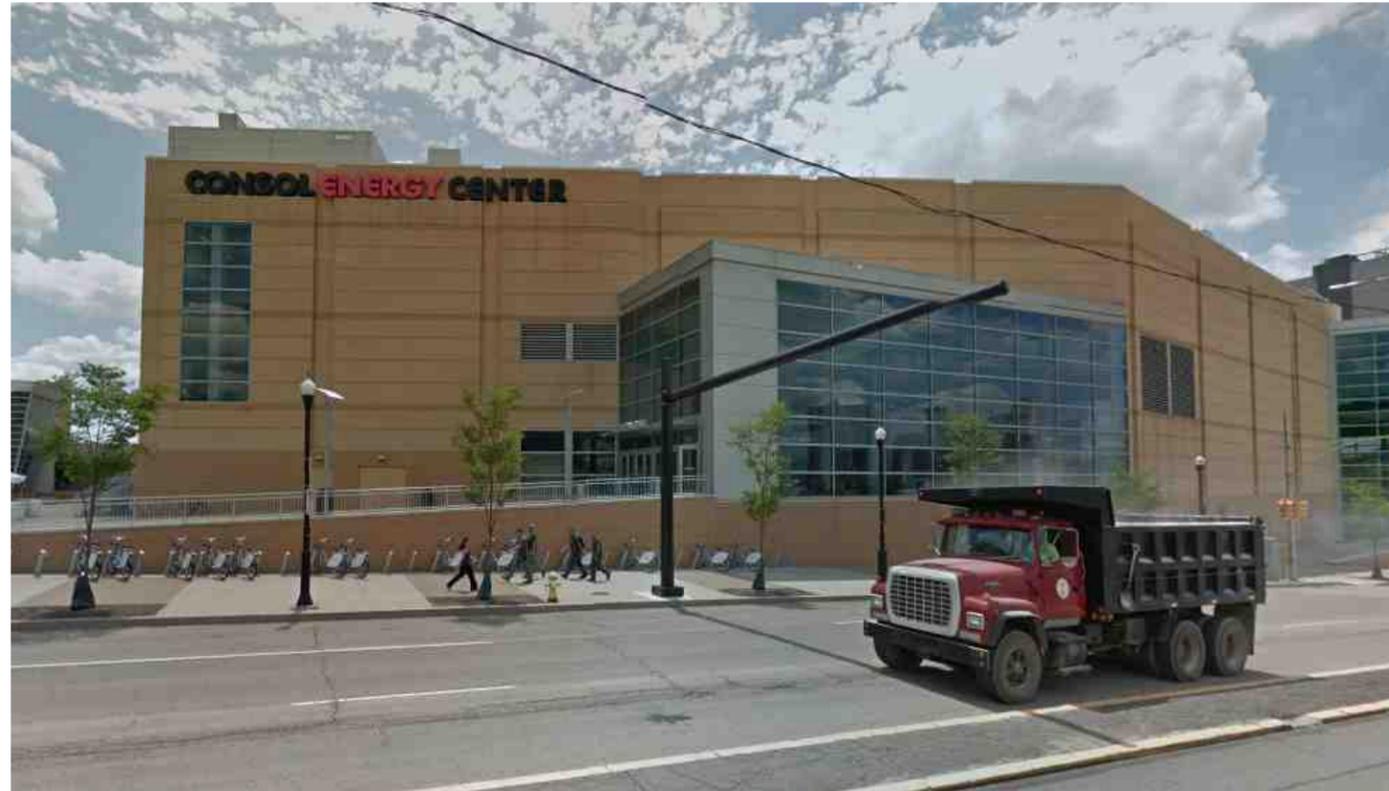
1 NORTH ELEVATION
FACE & HALO ILLUMINATED CHANNEL LETTERS
SCALE: 1/4" = 1'-0"



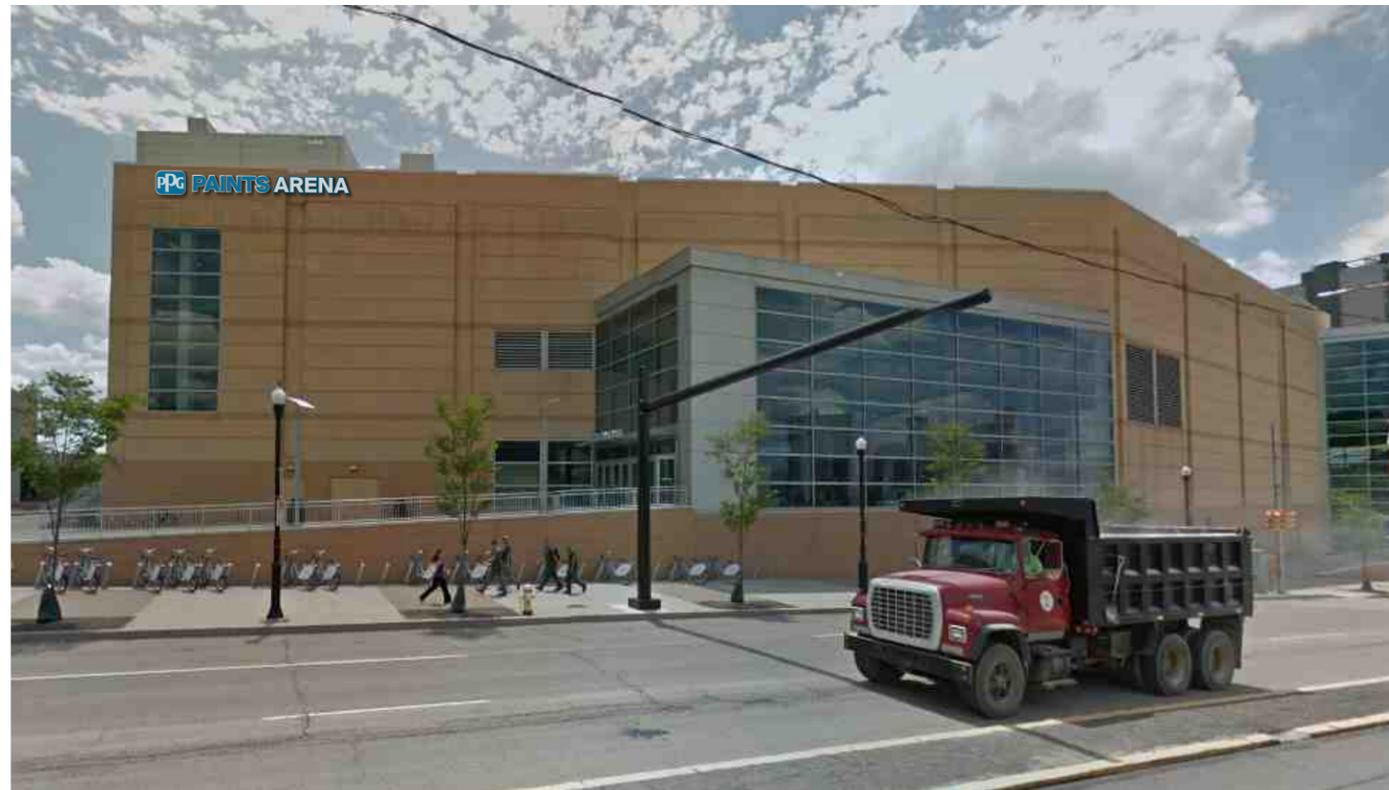
PROPOSED SIGN - NORTH ELEVATION
SCALE: NTS



NORTH ELEVATION (PARTIAL)
SCALE: 1/32" = 1'-0"



EXISTING SIGN - NORTH ELEVATION
SCALE: NTS



PROPOSED SIGN - NORTH ELEVATION
SCALE: NTS



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COMPANY.

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SIGN TYPE:
Sign Comparisons

DWG. TYPE:
CONCEPTUAL

PROJECT NO.	TASK NO.	QTY.
73304	115665	1
DWG. NO.	SHEET	
11293CH	5 of 18	



A VISUAL SOLUTIONS COMPANY.

7440 Fort Smallwood Road
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PROJECT TITLE:
PPG Paints Arena

ORDER TITLE:
PPG Paints Arena

CITY/STATE PHONE NUMBER
Pittsburgh, PA

DRAWING DATE	SALES REP	PROJECT MGR.
11/4/16	Matt G.	Austin G.

REVISION HISTORY

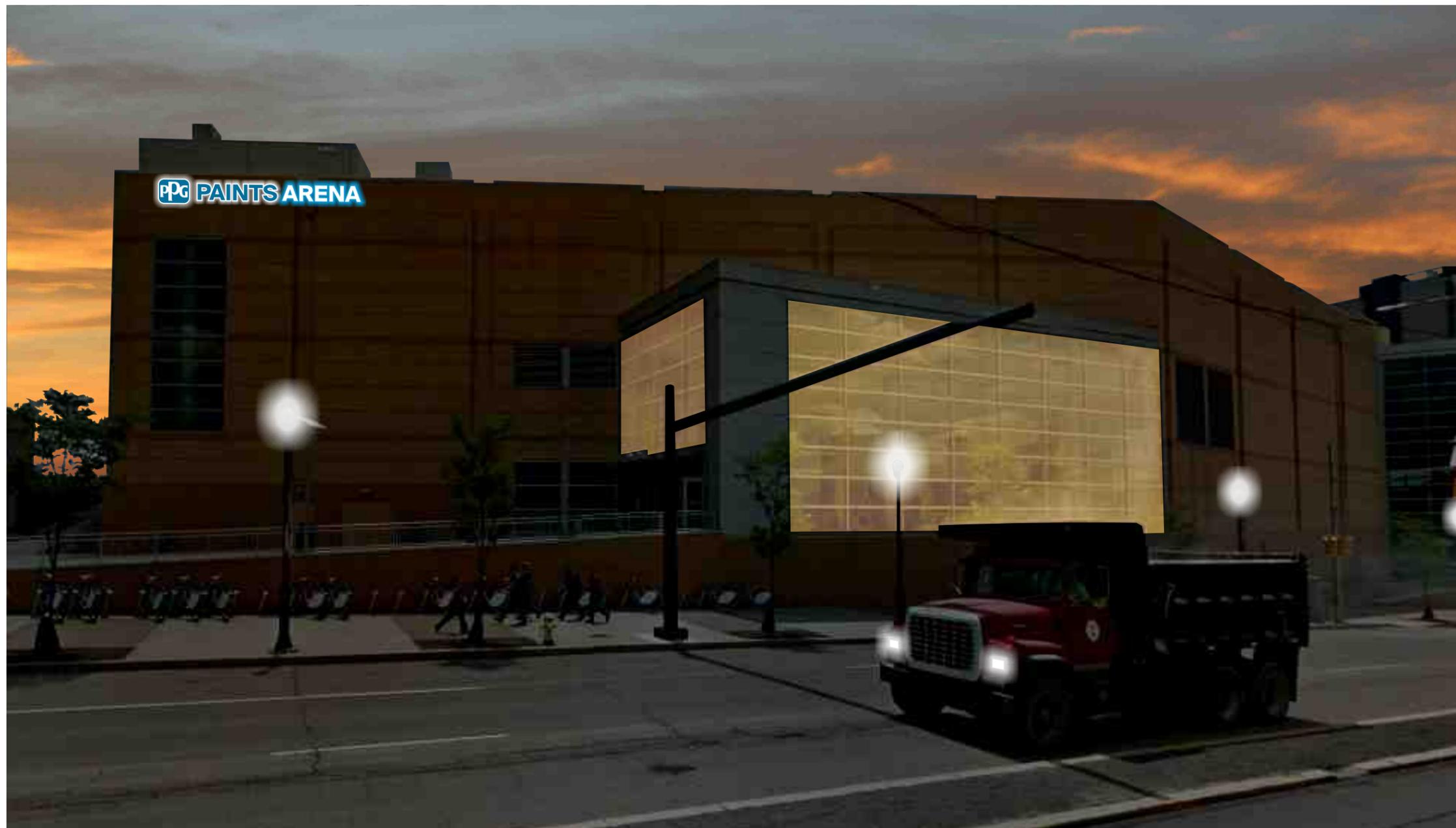
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SIGN TYPE:
Sign Comparisons

DWG. TYPE:
CONCEPTUAL

PROJECT NO.	TASK NO.	QTY.
73304	115665	1
DWG. NO.	SHEET	
11293CH	6 of 18	



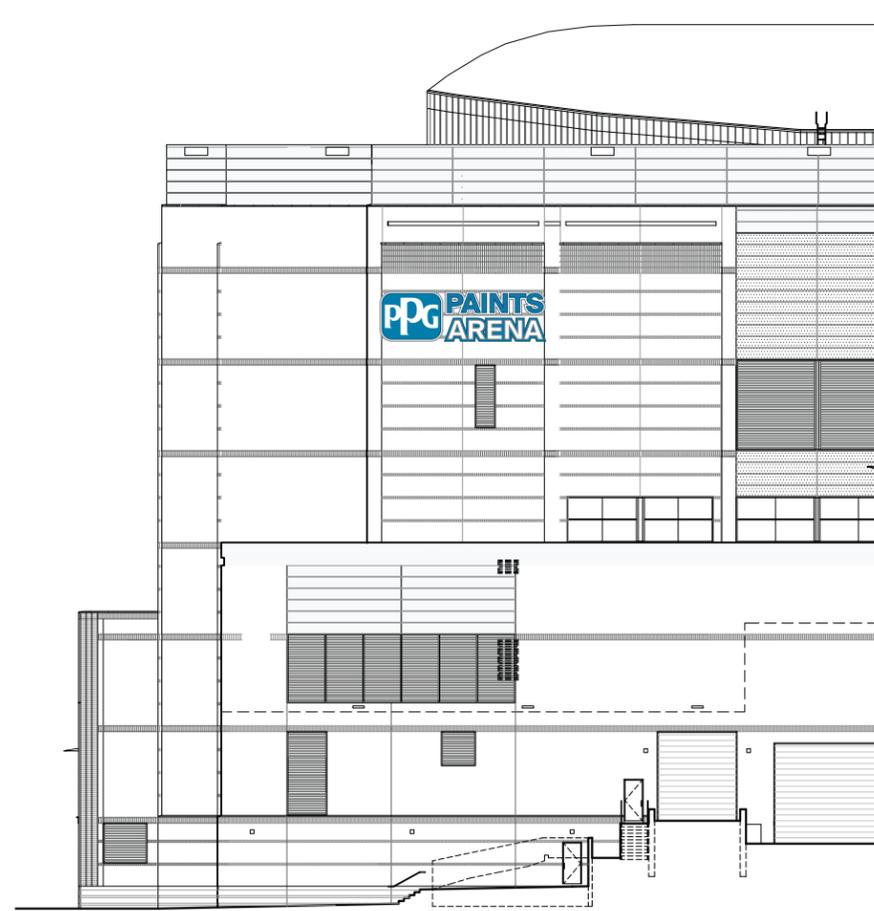
PROPOSED SIGN - NORTH ELEVATION - EVENING VIEW
SCALE: NTS



2 EAST ELEVATION
FACE & HALO ILLUMINATED CHANNEL LETTERS
 SCALE: 1/4" = 1'-0"



PROPOSED SIGN - EAST ELEVATION
 SCALE: NTS



EAST ELEVATION (PARTIAL)
 SCALE: 1/32" = 1'-0"



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 410.255.6400

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CITY/STATE: Pittsburgh, PA		PHONE NUMBER:
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SIGN TYPE:
 Channel Letters
 - East Elevation

DWG. TYPE:
 CONCEPTUAL

PROJECT NO. 73304	TASK NO. 115665	QTY. 1
DWG. NO. 11293CH		SHEET 7 of 18



EXISTING SIGN - EAST ELEVATION

SCALE: NTS



PROPOSED SIGN - EAST ELEVATION

SCALE: NTS



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SIGN TYPE:
Sign Comparisons

DWG. TYPE:
CONCEPTUAL

PROJECT NO.	TASK NO.	QTY.
73304	115665	1
DWG. NO.	SHEET	
11293CH	8 of 18	



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410.255.6400

PROJECT TITLE:
PPG Paints Arena

ORDER TITLE:
PPG Paints Arena

CITY/STATE PHONE NUMBER
Pittsburgh, PA

DRAWING DATE	SALES REP	PROJECT MGR.
11/4/16	Matt G.	Austin G.

REVISION HISTORY

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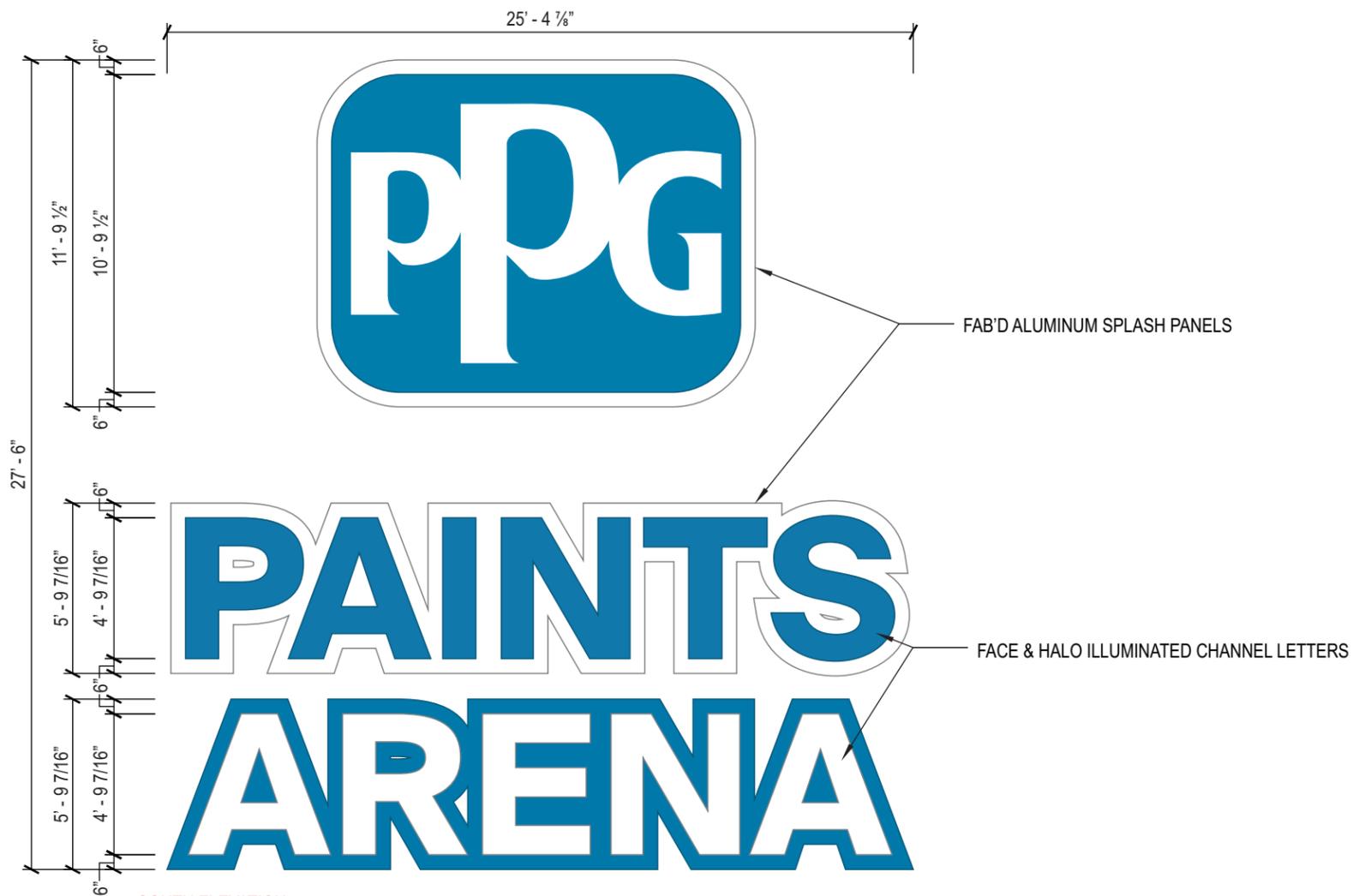
SIGN TYPE:
Sign Comparisons

DWG. TYPE:
CONCEPTUAL

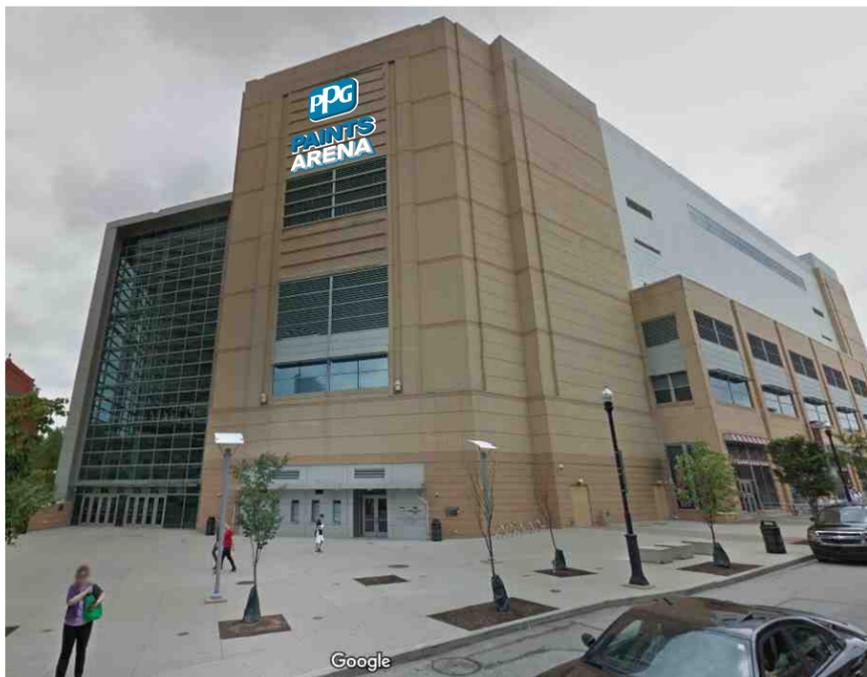
PROJECT NO.	TASK NO.	QTY.
73304	115665	1
DWG. NO.	SHEET	
11293CH	9 of 18	



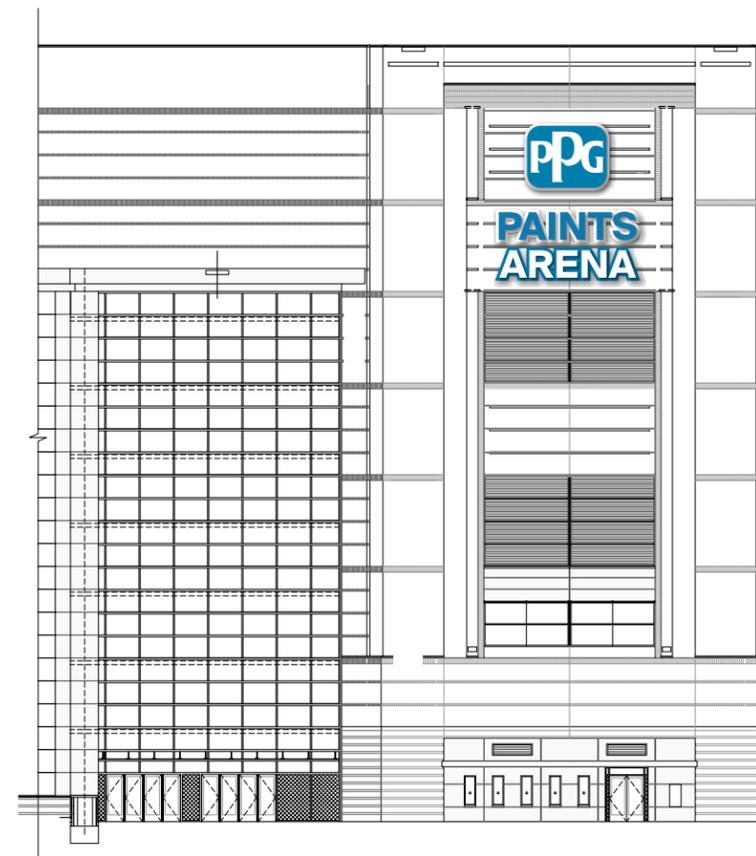
PROPOSED SIGN - EAST ELEVATION - EVENING VIEW
SCALE: NTS



3 SOUTH ELEVATION
FACE & HALO ILLUMINATED CHANNEL LETTERS
 SCALE: 3/16" = 1'-0"



PROPOSED SIGN - SOUTH ELEVATION
 SCALE: NTS



SOUTH ELEVATION (PARTIAL)
 SCALE: 1/32" = 1'-0"



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7440 Fort Smallwood Road
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 410.255.6400

PROJECT TITLE:
 PPG Paints Arena

ORDER TITLE:
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CITY/STATE: Pittsburgh, PA PHONE NUMBER:

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SIGN TYPE:
 Channel Letters
 - South Elevation

DWG. TYPE:
 CONCEPTUAL

PROJECT NO.	TASK NO.	QTY.
73304	115665	1
DWG. NO.	SHEET	
11293CH	10 of 18	

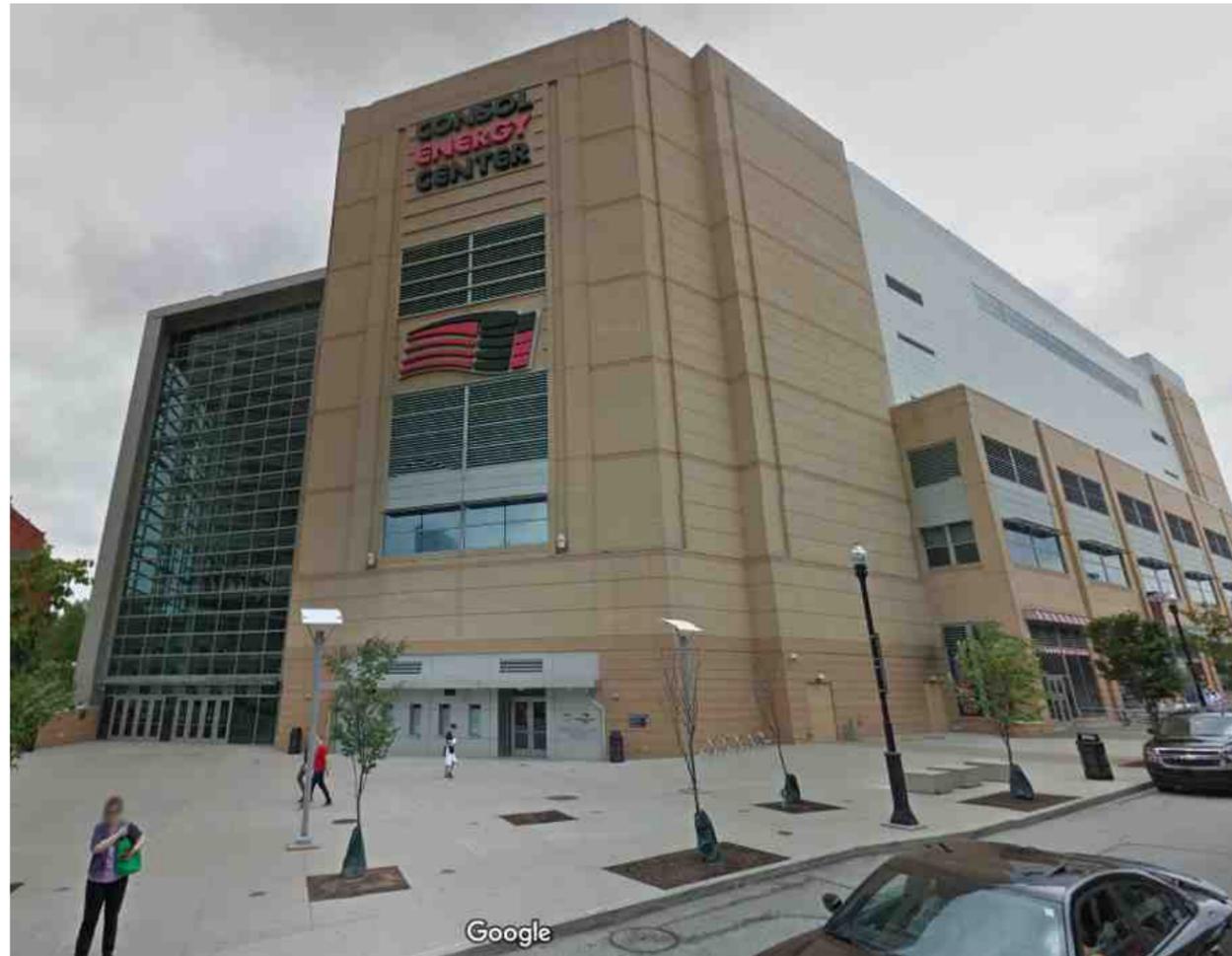


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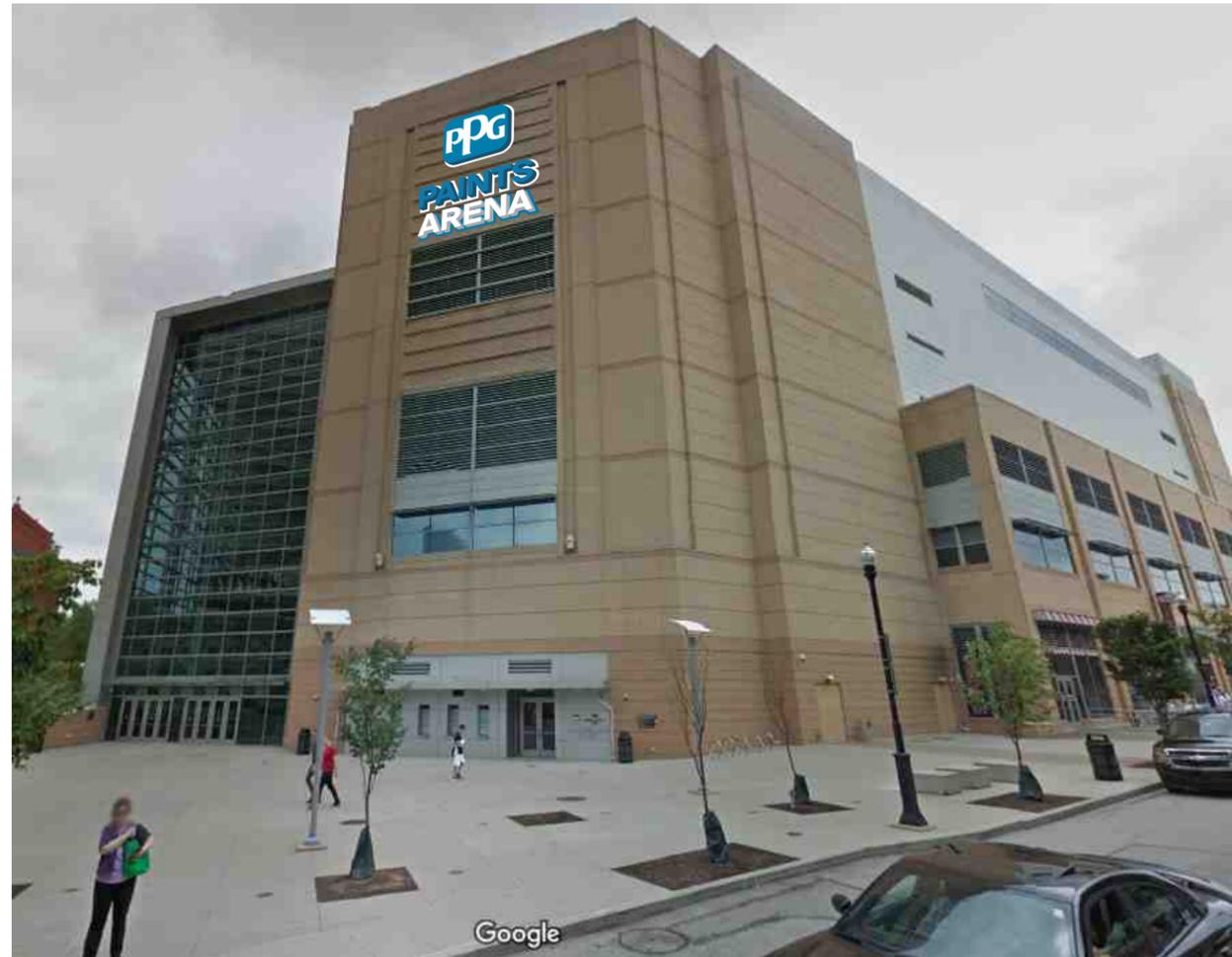
PROJECT TITLE: PPG Paints Arena		
ORDER TITLE: PPG Paints Arena		
CITY/STATE: Pittsburgh, PA	PHONE NUMBER:	
DRAWING DATE: 11/4/16	SALES REP: Matt G.	PROJECT MGR.: Austin G.

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EXISTING SIGN - SOUTH ELEVATION

SCALE: NTS



PROPOSED SIGN - SOUTH ELEVATION

SCALE: NTS

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SIGN TYPE:
Sign Comparisons

DWG. TYPE:
CONCEPTUAL

PROJECT NO.	TASK NO.	QTY.
73304	115665	1
DWG. NO.	SHEET	
11293CH	11 of 18	



PROPOSED SIGN - SOUTH ELEVATION - EVENING VIEW
SCALE: NTS



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7440 Fort Smallwood Road
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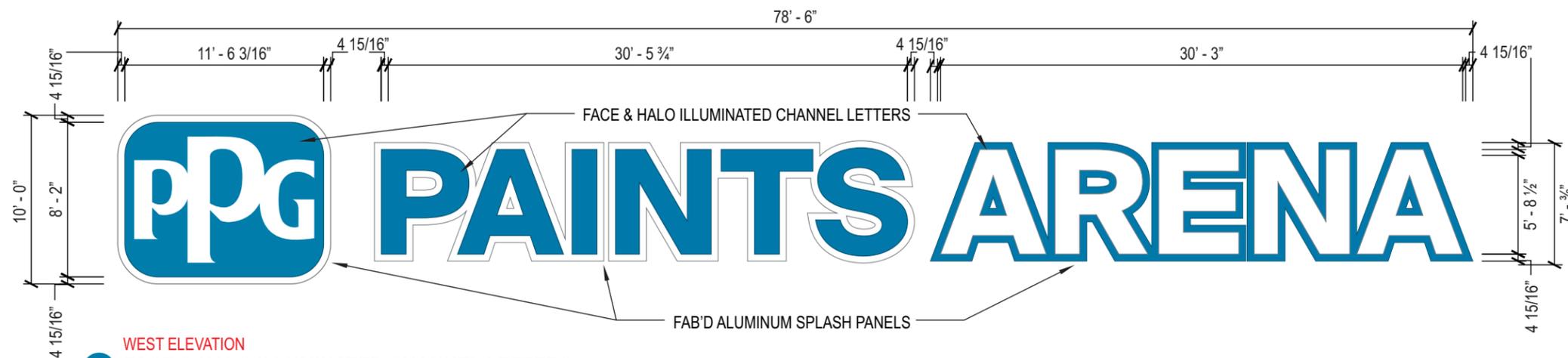
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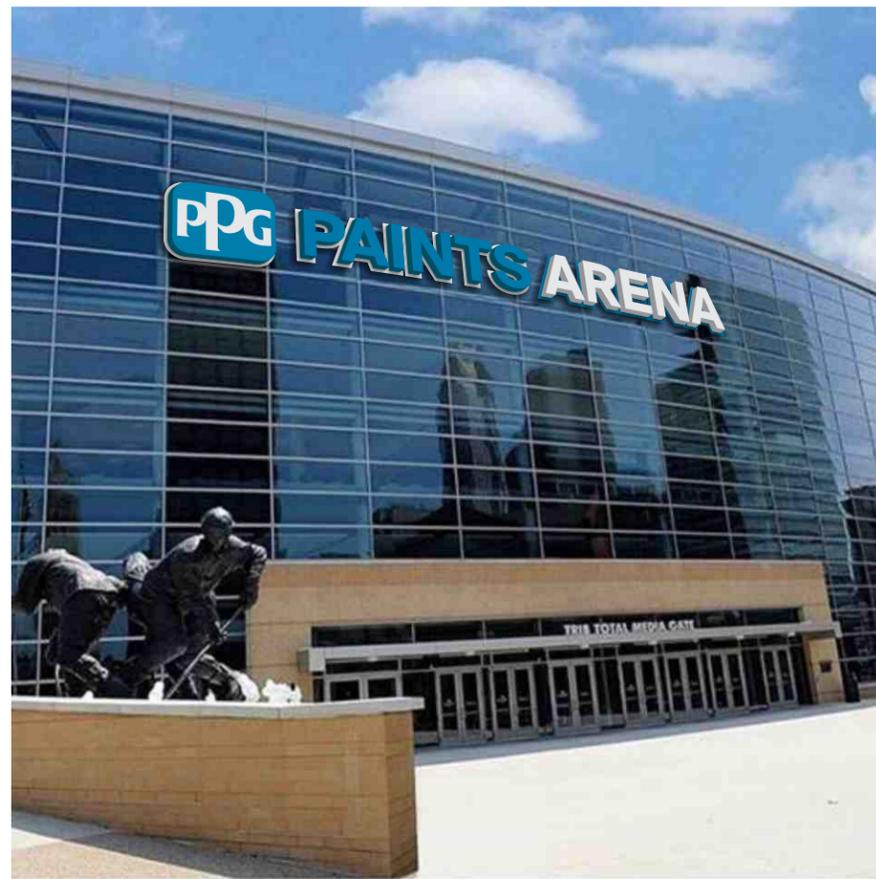
SIGN TYPE:
Sign Comparisons

DWG. TYPE: CONCEPTUAL		
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DWG. NO.	SHEET	
11293CH	12 of 18	

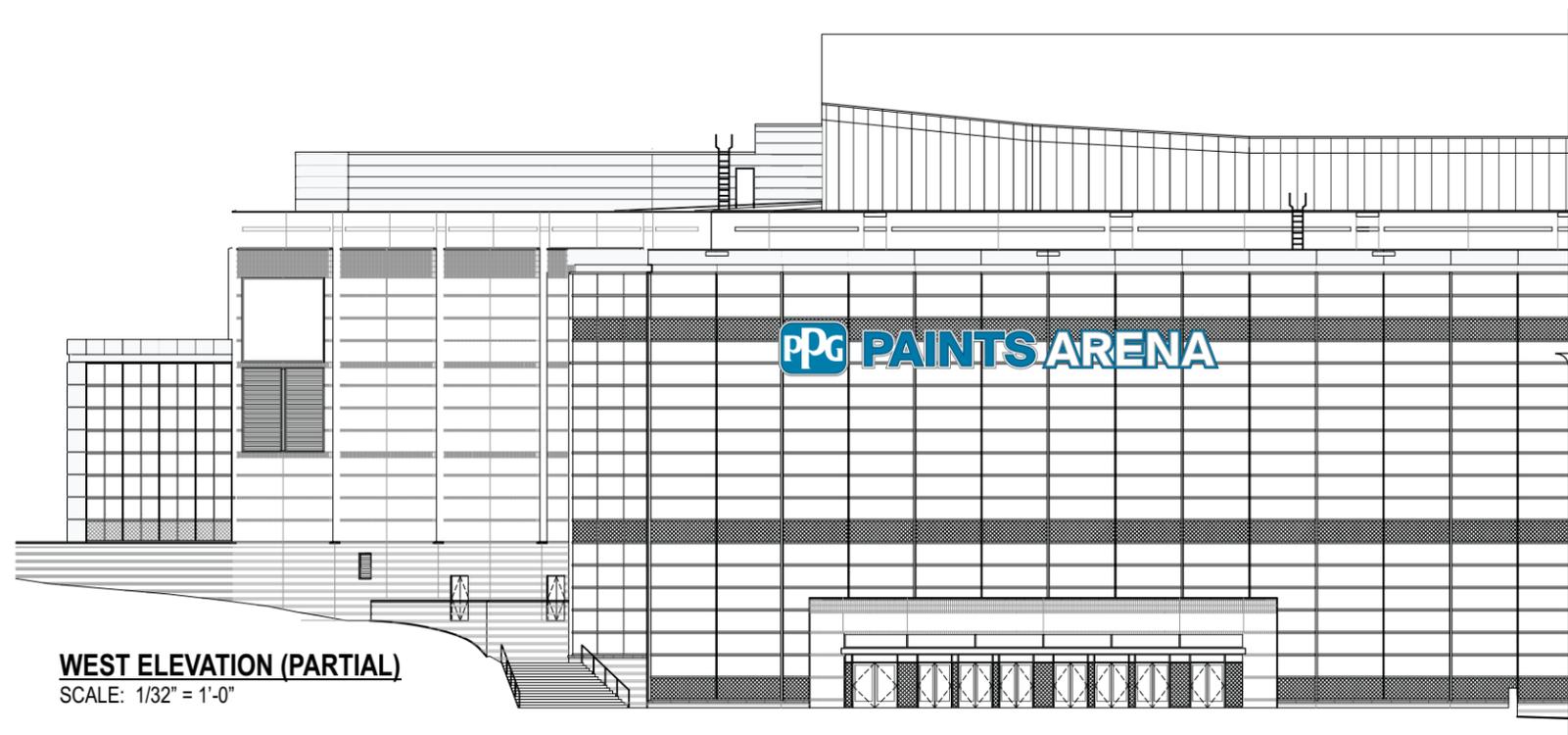
OPTION A



4 WEST ELEVATION
FACE & HALO ILLUMINATED CHANNEL LETTERS
 SCALE: 1/8" = 1'-0"



PROPOSED SIGN - WEST ELEVATION
 SCALE: NTS



WEST ELEVATION (PARTIAL)
 SCALE: 1/32" = 1'-0"



A VISUAL SOLUTIONS COMPANY.

7440 Fort Smallwood Road
 Baltimore, Maryland 21226
 410.255.6400

PROJECT TITLE: PPG Paints Arena		
ORDER TITLE: PPG Paints Arena		
CITY/STATE: Pittsburgh, PA	PHONE NUMBER:	
DRAWING DATE: 11/4/16	SALES REP: Matt G.	PROJECT MGR.: Austin G.

REVISION HISTORY			
NO.	DATE	PREV DRWG	DESCRIPTION
1	10/5/16	11265CH	
2	10/7/16	11266CH	
3	10/7/16	11267CH	
4	10/11/16	11274CH	
5	10/11/16	11287CH	

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 Colors Or Graphics (static/digital) Portrayed Are Representational Only; Actual Samples Available Upon Request

SIGN TYPE:
 Channel Letters
 - West Elevation

DWG. TYPE:
 CONCEPTUAL

PROJECT NO.	TASK NO.	QTY.
73304	115665	1
DWG. NO.	SHEET	
11293CH	13 of 18	



A VISUAL SOLUTIONS COMPANY.

7440 Fort Smallwood Road
Baltimore, Maryland 21226
410.255.6400

PROJECT TITLE: PPG Paints Arena		
ORDER TITLE: PPG Paints Arena		
CITY/STATE: Pittsburgh, PA		PHONE NUMBER:
DRAWING DATE: 11/4/16	SALES REP: Matt G.	PROJECT MGR.: Austin G.
REVISION HISTORY		
NO.	DATE	PREV DRWG
1	10/5/16	11265CH
2	10/7/16	11266CH
3	10/7/16	11267CH
4	10/11/16	11274CH
5	10/11/16	11287CH

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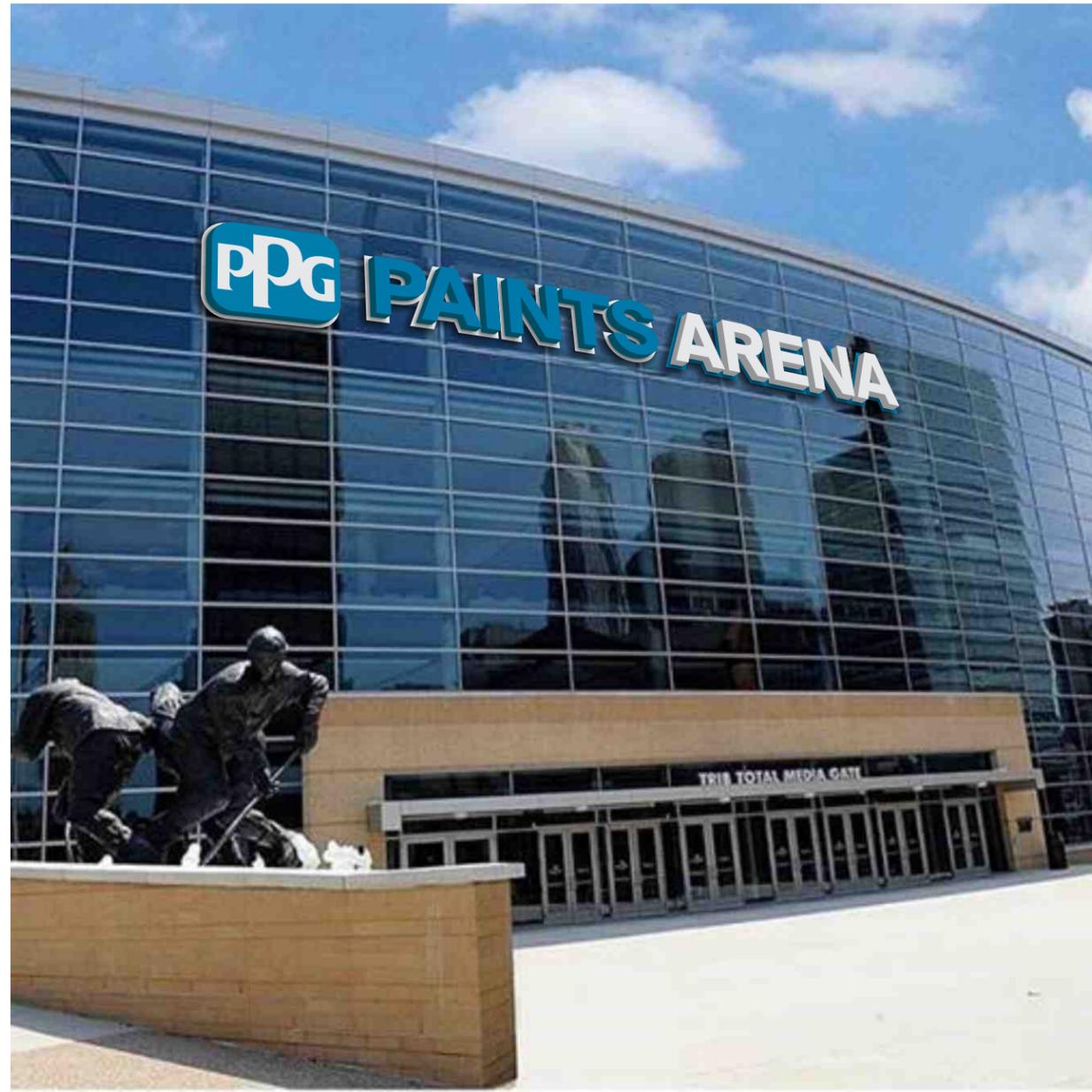
SIGN TYPE:
Sign Comparisons

DWG. TYPE:
CONCEPTUAL

PROJECT NO.	TASK NO.	QTY.
73304	115665	1
DWG. NO.	SHEET	
11293CH	14 of 18	



EXISTING SIGN -WEST ELEVATION
SCALE: NTS



PROPOSED SIGN - WEST ELEVATION
SCALE: NTS

OPTION A



PROPOSED SIGN (EVENING VIEW) - WEST ELEVATION
SCALE: NTS



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7440 Fort Smallwood Road
Baltimore, Maryland 21226
410.255.6400

PROJECT TITLE: PPG Paints Arena		
ORDER TITLE: PPG Paints Arena		
CITY/STATE: Pittsburgh, PA		PHONE NUMBER:
DRAWING DATE: 11/4/16	SALES REP: Matt G.	PROJECT MGR.: Austin G.

REVISION HISTORY			
NO.	DATE	PREV DRWG	DESCRIPTION
1	10/5/16	11265CH	
2	10/7/16	11266CH	
3	10/7/16	11267CH	
4	10/11/16	11274CH	
5	10/11/16	11287CH	

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SIGN TYPE:
Channel Letters
- West Elevation

DWG. TYPE:
CONCEPTUAL

PROJECT NO.	TASK NO.	QTY.
73304	115665	1
DWG. NO.	SHEET	
11293CH	15 of 18	



A VISUAL SOLUTIONS COMPANY.

7440 Fort Smallwood Road
Baltimore, Maryland 21226
410.255.6400

PROJECT TITLE:
PPG Paints Arena

ORDER TITLE:
PPG Paints Arena

CITY/STATE
Pittsburgh, PA

PHONE NUMBER

DRAWING DATE
11/7/16

SALES REP
Matt G.

PROJECT MGR.
Austin G.

REVISION HISTORY

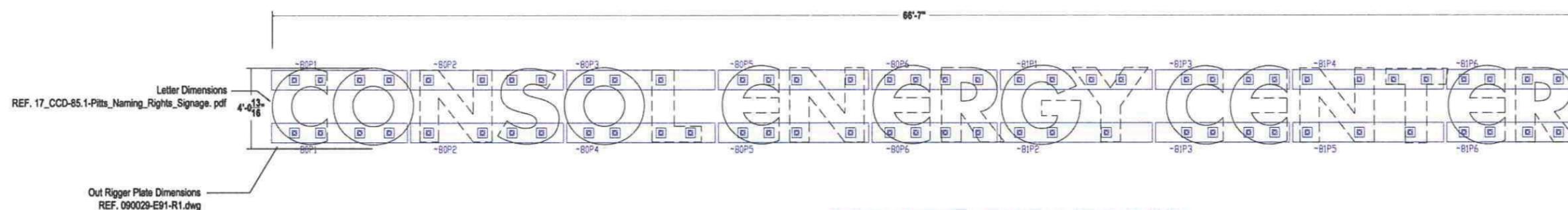
NO.	DATE	PREV DRWG	DESCRIPTION

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SIGN TYPE:
Existing Mounting Details

DWG. TYPE:
CONCEPTUAL

PROJECT NO.	TASK NO.	QTY.
73304	115665	1
DWG. NO.	SHEET	
11302CH	1 of 7	



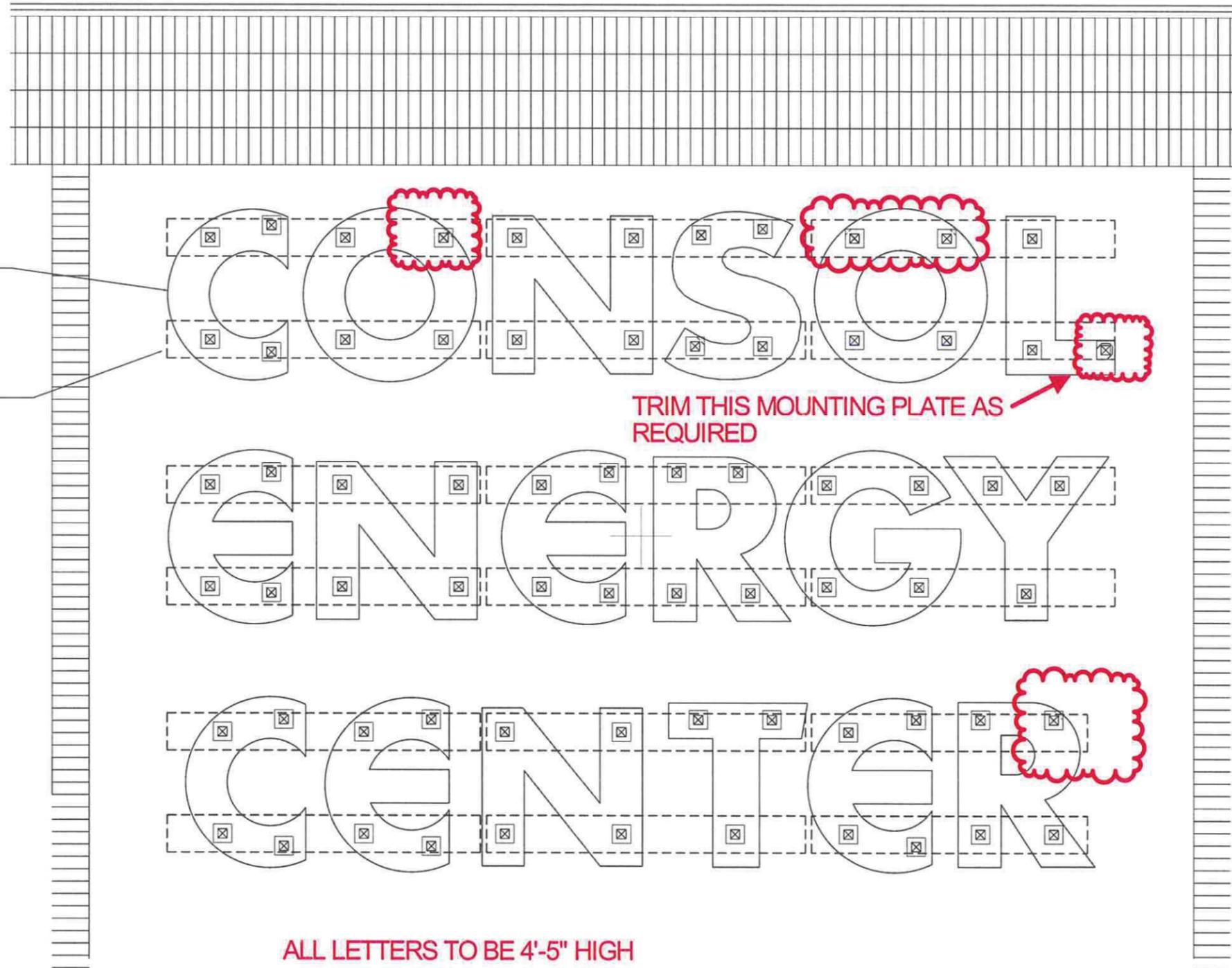
2 North Elevation Detail
Scale: 1/2"=1'

ADJUST LETTER HEIGHT AS NECESSARY TO COORDINATE WITH MOUNTING PLATES. ALL LETTERS TO BE SAME HEIGHT

SHIFT ALL LETTERS SLIGHTLY LEFT TO AVOID CONFLICT WITH MOUNTING PLATES

FIELD VERIFY ALL MOUNTING PLATE LOCATIONS AND POWER SUPPLY

RAISE SIGN MIN. AMOUNT TO AVOID CONFLICTS WITH MOUNTING PLATES.



Letter Dimensions
REF. 090029-E81-R0.dwg

Out Rigger Plate Dimensions
REF. 090029-E81-R0.dwg

TRIM THIS MOUNTING PLATE AS REQUIRED

ALL LETTERS TO BE 4'-5" HIGH

FIELD VERIFY ALL SUPPORT LOCATIONS AND POWER SUPPLY

2 South Elevation Detail (Letters)
Scale: 1"=1'



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410.255.6400

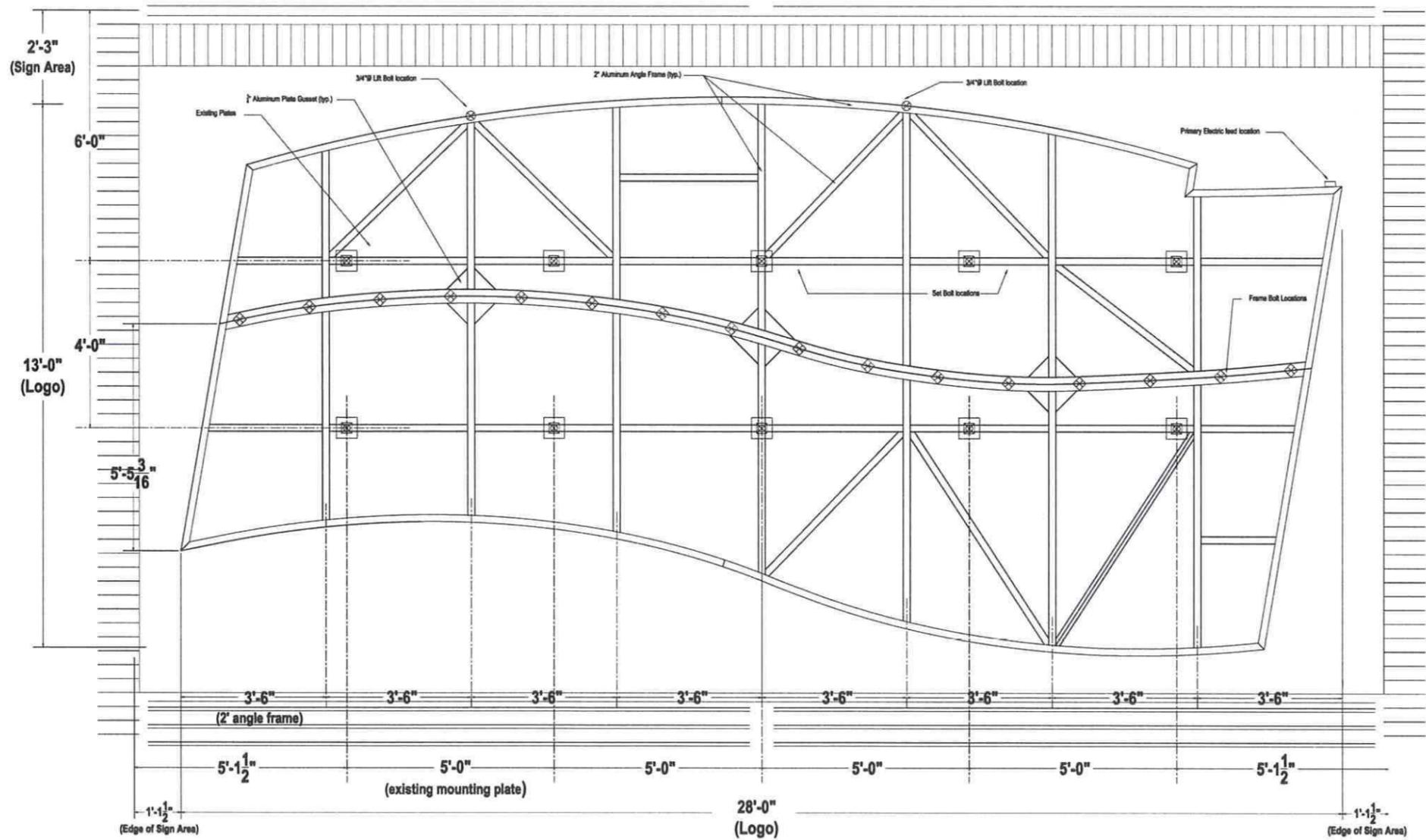
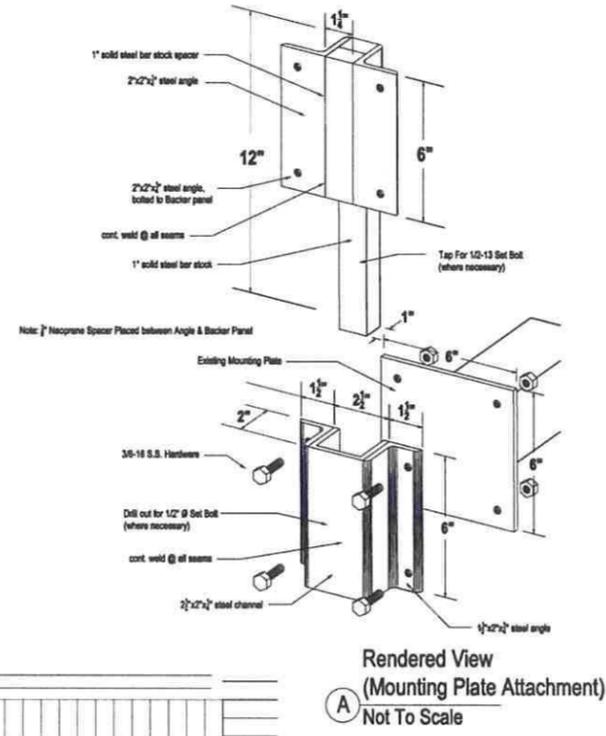
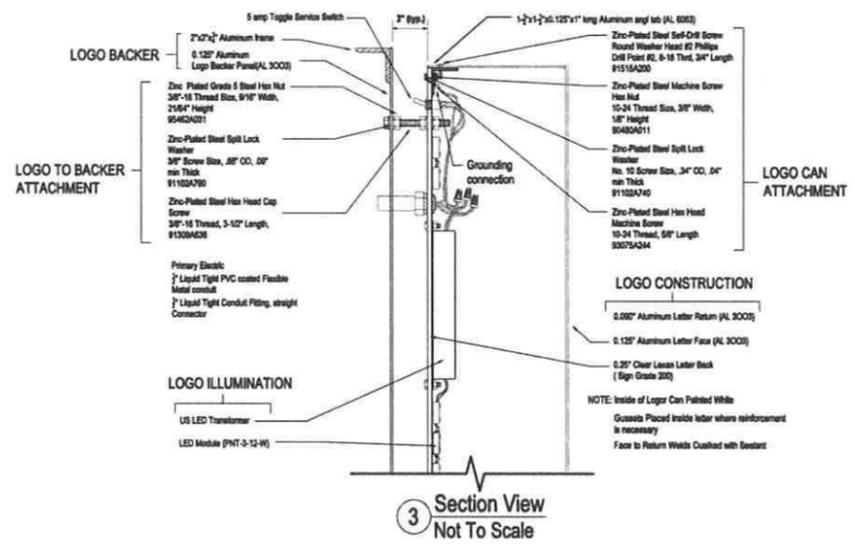
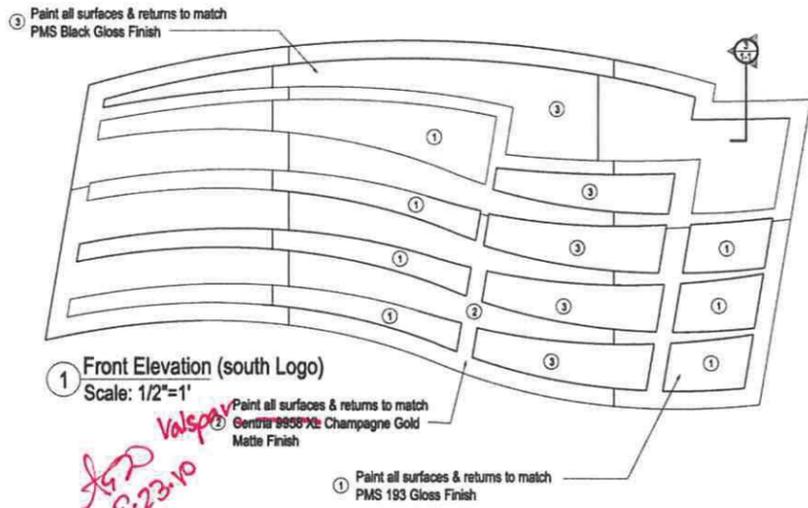
PROJECT TITLE: PPG Paints Arena		
ORDER TITLE: PPG Paints Arena		
CITY/STATE Pittsburgh, PA		PHONE NUMBER
DRAWING DATE 11/7/16	SALES REP Matt G.	PROJECT MGR. Austin G.
REVISION HISTORY		
NO.	DATE	PREV DRWG
		DESCRIPTION

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SIGN TYPE:
Existing Mounting Details

DWG. TYPE:
CONCEPTUAL

PROJECT NO.	TASK NO.	QTY.
73304	115665	1
DWG. NO.	SHEET	
11302CH	2 of 7	



A VISUAL SOLUTIONS COMPANY.
7440 Fort Smallwood Road
Baltimore, Maryland 21226
410.255.6400

PROJECT TITLE:
PPG Paints Arena

ORDER TITLE:
PPG Paints Arena

CITY/STATE: Pittsburgh, PA

PHONE NUMBER:

DRAWING DATE 11/7/16	SALES REP Matt G.	PROJECT MGR. Austin G.
-------------------------	----------------------	---------------------------

REVISION HISTORY

NO.	DATE	PREV DRWG	DESCRIPTION

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SIGN TYPE:
Existing Mounting Details

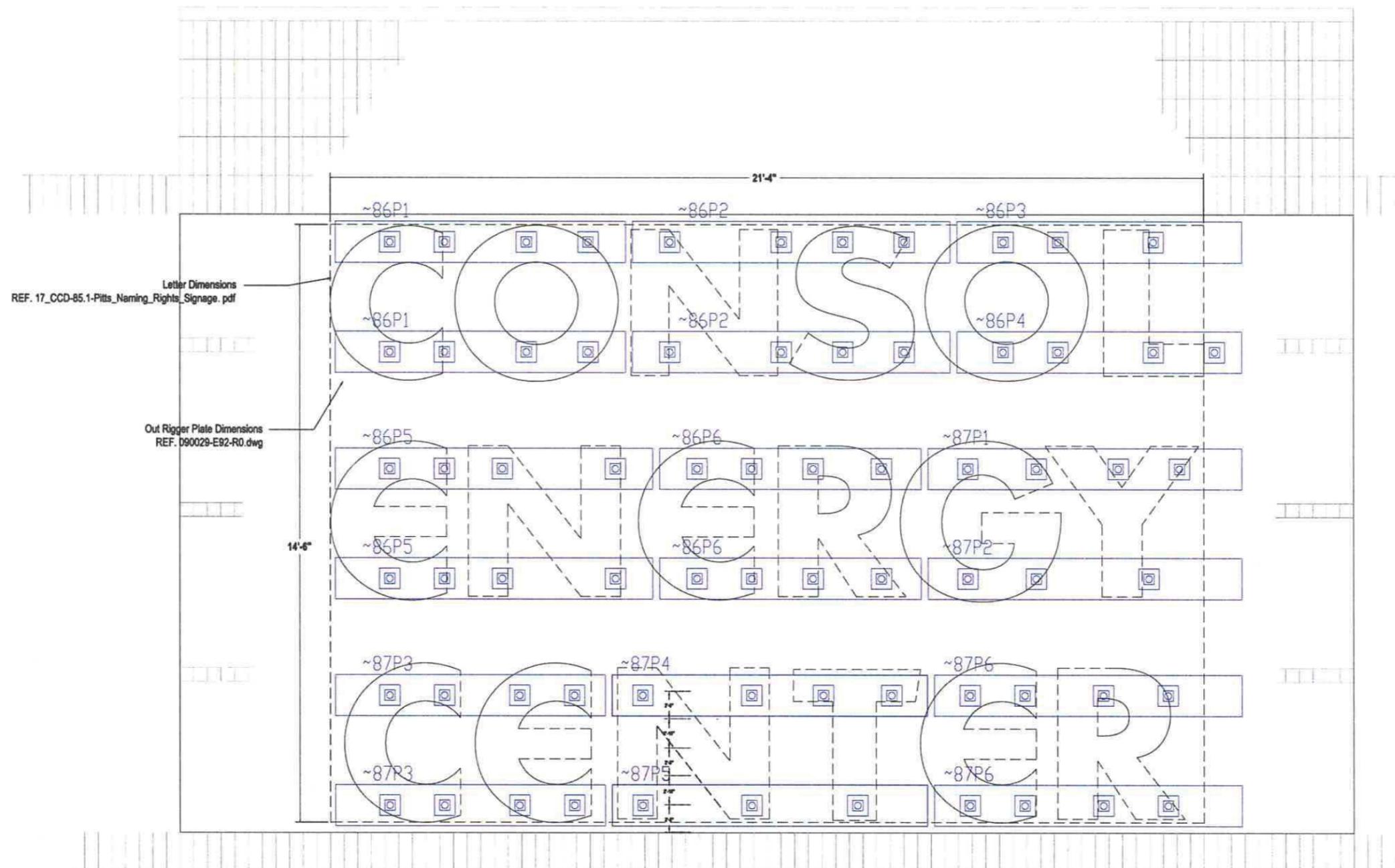
DWG. TYPE:
CONCEPTUAL

PROJECT NO.	TASK NO.	QTY.
73304	115665	1
DWG. NO.	SHEET	
11302CH	3 of 7	



A VISUAL SOLUTIONS COMPANY.

7440 Fort Smallwood Road
Baltimore, Maryland 21226
410.255.6400



ALL LETTERS TO BE 4'-0" HIGH

FIELD VERIFY ALL SUPPORT LOCATIONS AND POWER SUPPLY

LOCATE LETTERS PER CCD-085.2-A02 TO ALIGN WITH MOUNTING PLATES

2 East Elevation Detail
Scale: 1"=1'

PROJECT TITLE: PPG Paints Arena		
ORDER TITLE: PPG Paints Arena		
CITY/STATE Pittsburgh, PA		PHONE NUMBER
DRAWING DATE 11/7/16	SALES REP Matt G.	PROJECT MGR. Austin G.
REVISION HISTORY		
NO.	DATE	PREV DRWG
		DESCRIPTION

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SIGN TYPE:
Existing Mounting Details

DWG. TYPE:
CONCEPTUAL

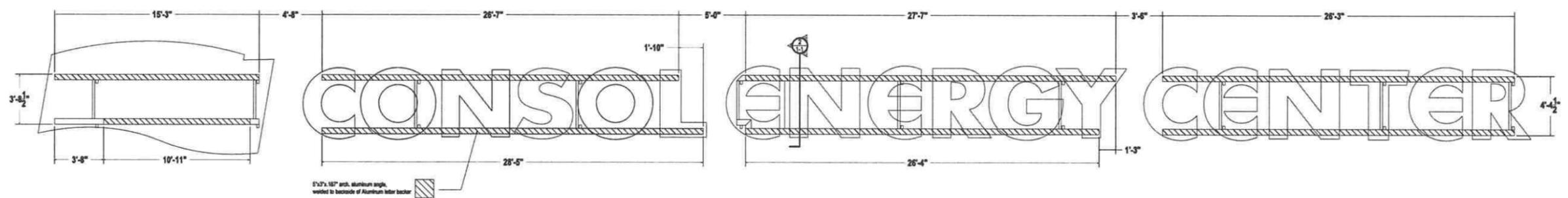
PROJECT NO.	TASK NO.	QTY.
73304	115665	1
DWG. NO.	SHEET	
11302CH	4 of 7	



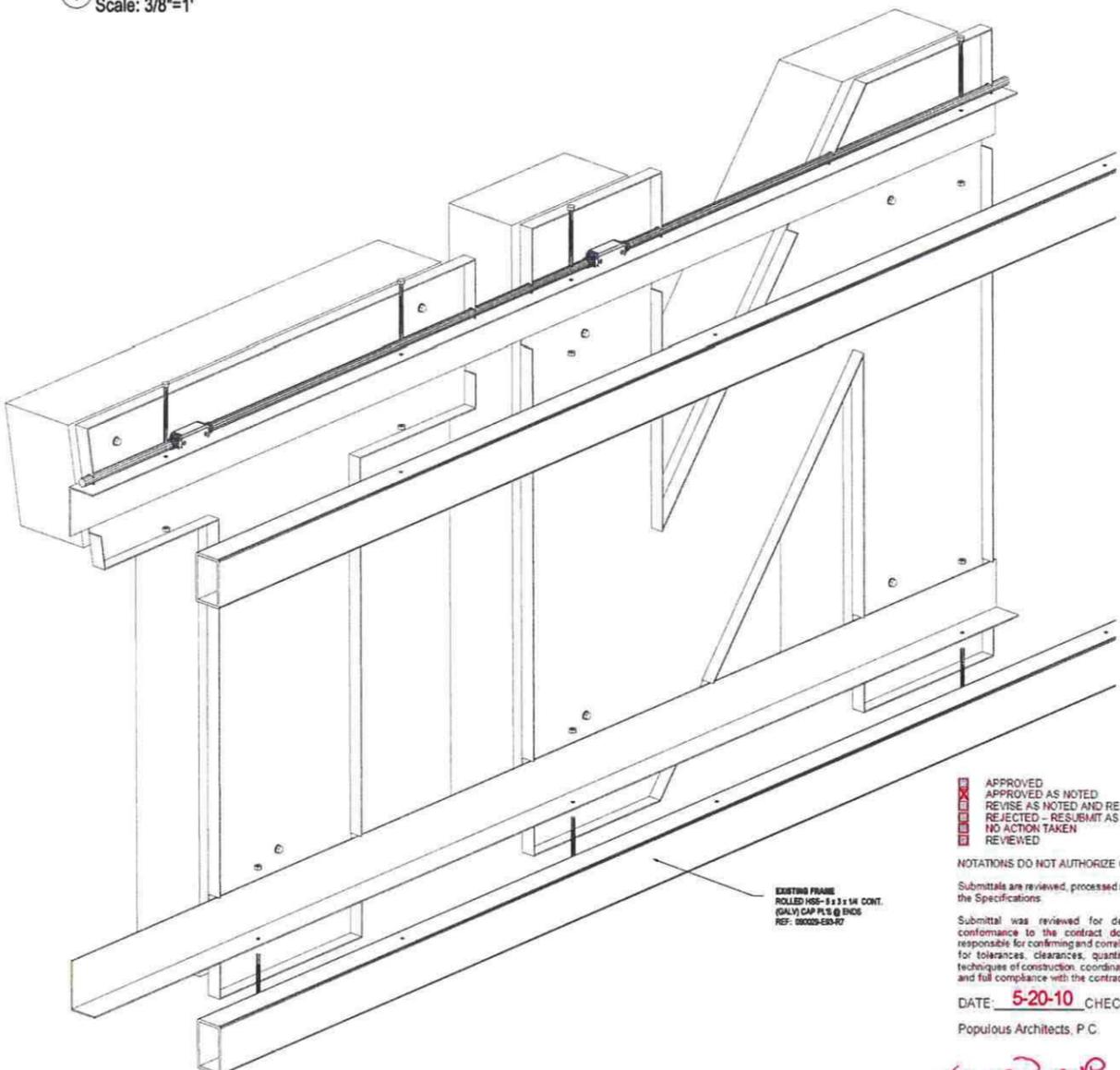
A VISUAL SOLUTIONS COMPANY.

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Baltimore, Maryland 21226
410.255.6400

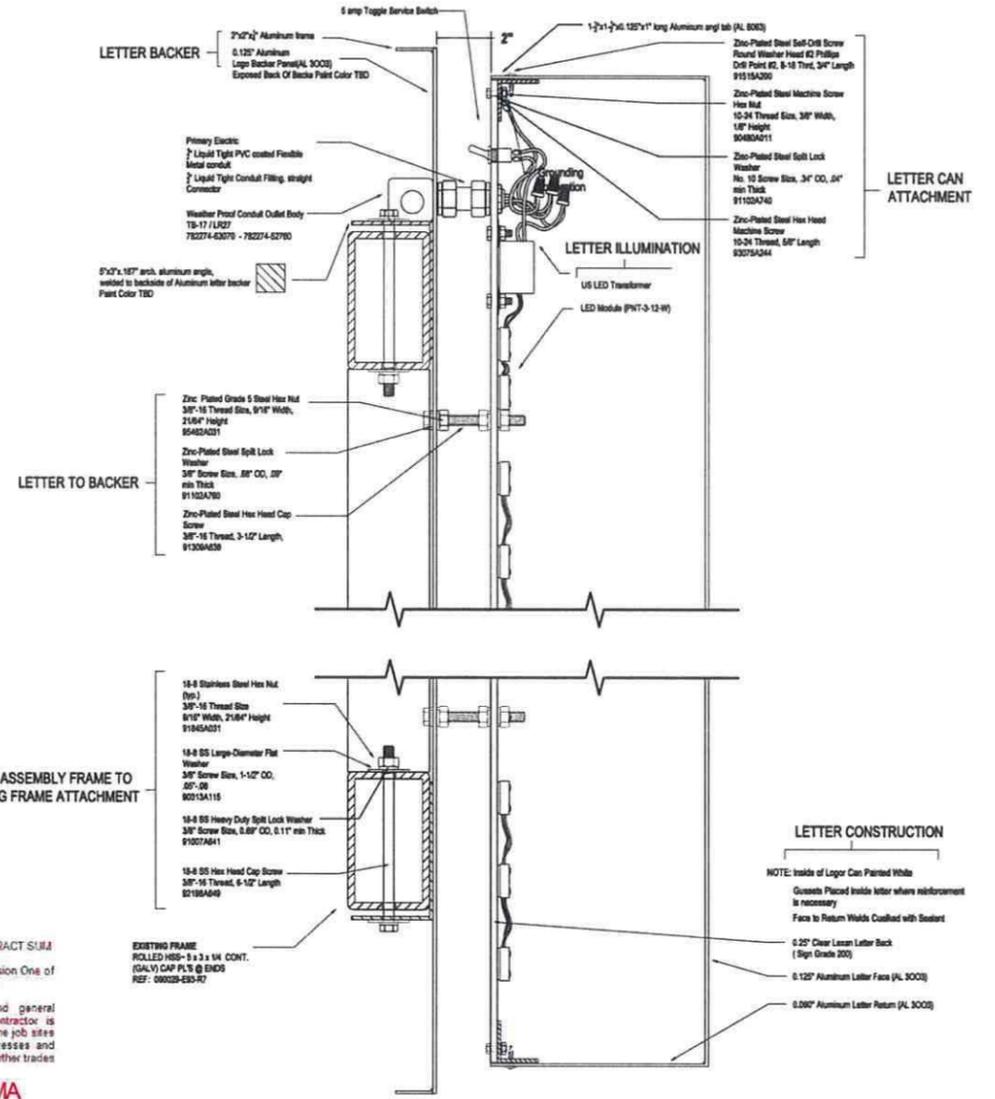
PROJECT TITLE: PPG Paints Arena		
ORDER TITLE: PPG Paints Arena		
CITY/STATE Pittsburgh, PA		PHONE NUMBER
DRAWING DATE 11/7/16	SALES REP Matt G.	PROJECT MGR. Austin G.
REVISION HISTORY		
NO.	DATE	PREV DRWG
		DESCRIPTION



1 WEST Elevation
Scale: 3/8"=1'



Rendered View
(Letter Frame To Existing Frame Attachment)
Not To Scale



2 Section View
Scale: 1:2

APPROVED AS NOTED
APPROVED AS NOTED
REVISE AS NOTED AND RESUBMIT
REJECTED - RESUBMIT AS SPECIFIED
NO ACTION TAKEN
REVIEWED

NOTATIONS DO NOT AUTHORIZE CHANGES TO CONTRACT SUMS

Submittals are reviewed, processed and executed per Division One of the Specifications.

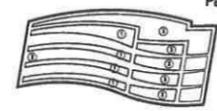
Submittal was reviewed for design conformity and general conformance to the contract documents only. Contractor is responsible for confirming and correlating dimensions at the job sites for tolerances, clearances, quantities, fabrication processes and techniques of construction, coordination of his work with other trades and full compliance with the contract documents.

DATE: 5-20-10 CHECKED BY: KMA
Populous Architects, P.C.

1 Paint all surfaces & returns to match PMS Black Gloss Finish

2 Paint all surfaces & returns to match ~~Champagne Gold~~ Champagne Gold Matte Finish (Backer Border & Return Painted PMS Black Gloss)

3 Paint all surfaces & returns to match PMS 193 Gloss Finish



3 Elevation Detail
Not To Scale

CONSOL ENERGY CENTER

FIELD VERIFY ALL SUPPORT LOCATIONS AND POWER SUPPLY

SIGN SUPPORT FRAMES WILL BE RADIUSUED BY MISCELLANEOUS METALS CONTRACTOR.
GABLE TO COORDINATE SIGNAGE ATTACHMENT TO RADISUED FRAMES.

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SIGN TYPE:
Existing Mounting Details

DWG. TYPE:
CONCEPTUAL

PROJECT NO.	TASK NO.	QTY.
73304	115665	1
DWG. NO.	SHEET	
11302CH	5 of 7	



A VISUAL SOLUTIONS COMPANY.

7440 Fort Smallwood Road
Baltimore, Maryland 21226
410.255.6400

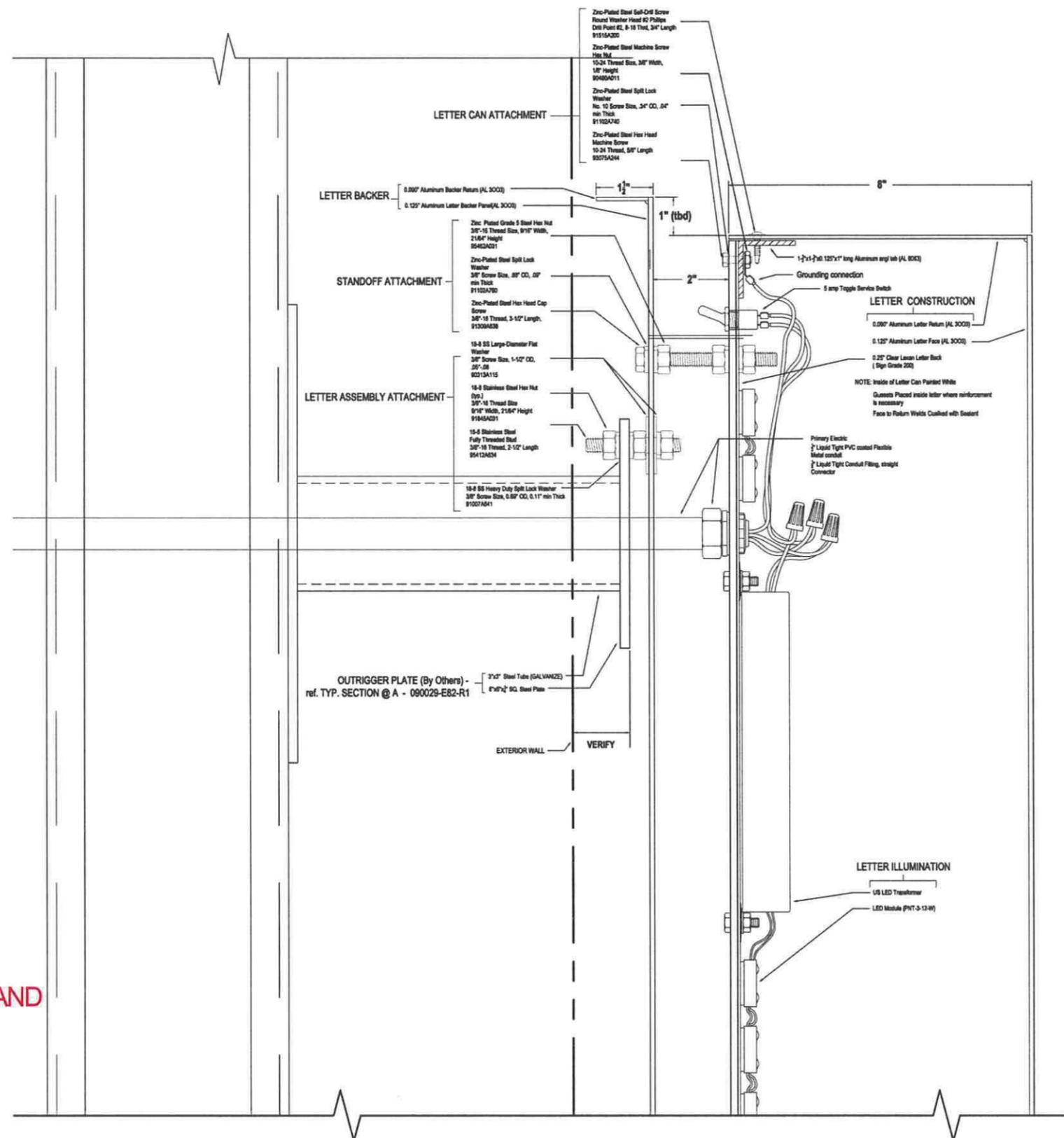
PROJECT TITLE: PPG Paints Arena		
ORDER TITLE: PPG Paints Arena		
CITY/STATE Pittsburgh, PA		PHONE NUMBER
DRAWING DATE 11/7/16	SALES REP Matt G.	PROJECT MGR. Austin G.
REVISION HISTORY		
NO.	DATE	PREV DRWG
		DESCRIPTION

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Existing Mounting Details

DWG. TYPE:
CONCEPTUAL

PROJECT NO.	TASK NO.	QTY.
73304	115665	1
DWG. NO.	SHEET	
11302CH	6 of 7	



FIELD VERIFY ALL SUPPORT LOCATIONS AND POWER SUPPLY

1 Section View (East, South & North Letters Typical)
Scale: 1:1

PPG PAINTS ARENA SIGNAGE NIT LEVELS

SIGN NAME	SIGN TYPE / SIZE	SIZE (square ft)	TOTAL LUMENS	LUMENS %	LUMENS AT SIGN FACE	LUMENS/SQ.M	DAYTIME NITS	NIGHT-TIME NITS
TYPE 1 - CONSOL ENERGY CENTER - 66'7" WIDE BY 4'0" TALL	CONSOL	88	24480	50%	12240	1496.62	476.63	238.31
	ENERGY	88	24480	50%	12240	1496.62	476.63	238.31
	CENTER	88	24480	50%	12240	1496.62	476.63	238.31
	TOTAL LUMENS			36720				
TYPE 2 - CONSOL ENERGY CENTER - 21'4" WIDE BY 3'10" TALL	CONSOL	80.94	23256	50%	11628	1545.80	492.29	246.15
	ENERGY	80.94	23256	50%	11628	1545.80	492.29	246.15
	CENTER	80.94	23256	50%	11628	1545.80	492.29	246.15
	TOTAL LUMENS			34884				
TYPE 3 - CONSOL ENERGY CENTER - 25'9" WIDE BY 4'3" TALL AND LOGO 28'0" WIDE BY 13'0" TALL	CONSOL	109.44	26520	50%	13260	1303.74	415.20	207.60
	ENERGY	109.44	26520	50%	13260	1303.74	415.20	207.60
	CENTER	109.44	26520	50%	13260	1303.74	415.20	207.60
	LOGO (28'W BY 13' H)	336.00	95200	50%	47600	1524.33	485.46	242.73
	TOTAL LUMENS			87380				
TYPE 4 - CONSOL ENERGY CENTER & LOGO - 102'3" WIDE BY 8'6"	CONSOL	140	40800	50%	20400	1567.89	499.33	249.66
	ENERGY	140	40800	50%	20400	1567.89	499.33	249.66
	CENTER	140	40800	50%	20400	1567.89	499.33	249.66
	LOGO (18'W BY 8' H)	144	40460	50%	20230	1511.63	481.41	240.71
	TOTAL LUMENS			81430				

SIGN NAME	SIGN TYPE / SIZE	SIZE (square ft)	TOTAL LUMENS	LUMENS %	LUMENS AT SIGN FACE	LUMENS/SQ.M	DAYTIME NITS	NIGHT-TIME NITS
TYPE 1 - PPG PAINTS ARENA - 32' 2-7/16" WIDE AND 4'0" TALL	PPG LOGO	20	5780	50%	2890	1554.82	495.17	247.58
	PAINTS	34.38	9350	50%	4675	1463.36	466.04	233.02
	ARENA	34.27	8500	50%	4250	1334.60	425.03	212.52
	TOTAL LUMENS			11815				
TYPE 2 - PPG LOGO - 11'0" WIDE AND 8'8" TALL, PAINTS & ARENA - 18'0" WIDE BY 4'0" TALL	PPG LOGO	94.6	20332	50%	10166	1156.30	368.25	184.12
	PAINTS	72	10472	50%	5236	782.49	249.20	124.60
	ARENA	72	11424	50%	5712	853.63	271.86	135.93
	TOTAL LUMENS			21114				
TYPE 3 - PPG LOGO - 14'0" WIDE AND 11' 9-1/2" TALL, PAINTS & ARENA - 25' 4-7/8" WIDE BY 5' 9-7/16" TALL	PPG LOGO	164.5	40800	50%	20400	1334.37	424.96	212.48
	PAINTS	146.05	29920	50%	14960	1102.15	351.00	175.50
	ARENA	146.05	27200	50%	13600	1001.96	319.09	159.55
	TOTAL LUMENS			48960				
TYPE 4 - PPG LOGO - 11'6-3/16" WIDE AND 10'0" TALL, PAINTS & ARENA - 64'0" WIDE BY 7' -3/8" TALL	PPG LOGO	115	28900	50%	14450	1352.02	430.58	215.29
	PAINTS	212.8	47600	50%	23800	1203.42	383.26	191.63
	ARENA	210.7	40800	50%	20400	1041.78	331.78	165.89
	TOTAL LUMENS			58650				

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

PDP #16-173

Date Filed:

11/10/16

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: Charles J. Keenan Phone Number: (412) 327 1861

Address: 115 Gist City: Pittsburgh State: PA Zip Code: 15219

2. Applicant/Company Name: Phone Number: ()

Address: City: State: Zip Code:

Applicant/Contractor ID:(assigned by the City)

3. Development Name:

4. Development Location: 1915 1917 Forbes UP TOWN

5. Development Address: 1915 1917 Forbes

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

Proposed Zoning District:

Present Use of Site:
(Select from attached list)

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

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

8. Estimated Construction: Start Date: / / Occupancy Date: / / Project Cost: \$

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: Demolition, then level & grass seed

12. Is a Land Operations Permit needed? YES NO

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

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

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

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

Residential Commercial Recreational Industrial Institutional

14. Gross Floor Area:

Existing to be Razed: _____ sq ft

Existing to be Retained: _____ sq ft

Retained Area to be Renovated: _____ sq ft

To be Constructed: _____ sq ft

Building Footprint: _____ sq ft

15. Height of Structures:

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure				
Proposed Addition/Extension				

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

16. Number of Dwelling Units:

Existing to Remain: _____ Proposed: _____

17. Lot Area: _____ sq ft

18. On Site Parking: N/A

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

Off-Street Loading Spaces: N/A

Actual: _____

Required: _____

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

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

Fire Protection/Sprinklers Deck Construction Commercial Cooking Hood Sign

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

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

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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

- YES NO

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

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

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

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

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

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

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

Applicant Signature: 

**Professional Demolition
&
Excavating LLC**

1915 - 1917 Forbes Ave.

11-22-16

Presentation Overview

- Street to Sidewalk Closures
 - - Safe Pedestrian crossings during closures
 - Traffic Impacts and Trucking Routes
 - Dust and Noise Mitigation
 - Work Hours
 - Demolition Plans and Phasing
 - Duration of Demolition Activities
 - Recycling of Materials and Environmental Impacts
 - Post Demolition Conditions

Dust and Noise Mitigation

- **Dust and Debris Control:**
 - -Dust and debris will be controlled using standard work practices such as water misting , containerization and/or covering of debris piles, as appropriate to the waste stream and other site conditions that may impact the waste stability (weather ect.). Demolition Contractor, are cognizant of the fact the businesses and residents are in proximity of the project site and the controls will be implemented throughout the project as not to impact such.

Dust and Noise Mitigation

- Noise Attenuation:
- Noise producing work will be attenuated as feasible by using experienced equipment operators and noise minimization controls, such as:
 - Controlled Dismantlement of the building in manageable sections as opposed to conventional wrecking whereby the building is mechanically collapsed causing undue noise and potential safety hazards;
 - Shutdown of equipment when not in operation,
 - Operating Equipment on Low Throttle;
 - Using Mechanical Grapples , Thumbs and Buckets.

Work Hours

- Planned Demolition work hours will be per the below work hours , which are more stringent that local requirements :

- - Mon - Fri: 7: am - 3pm

- Saturday : 9:30am - 3pm

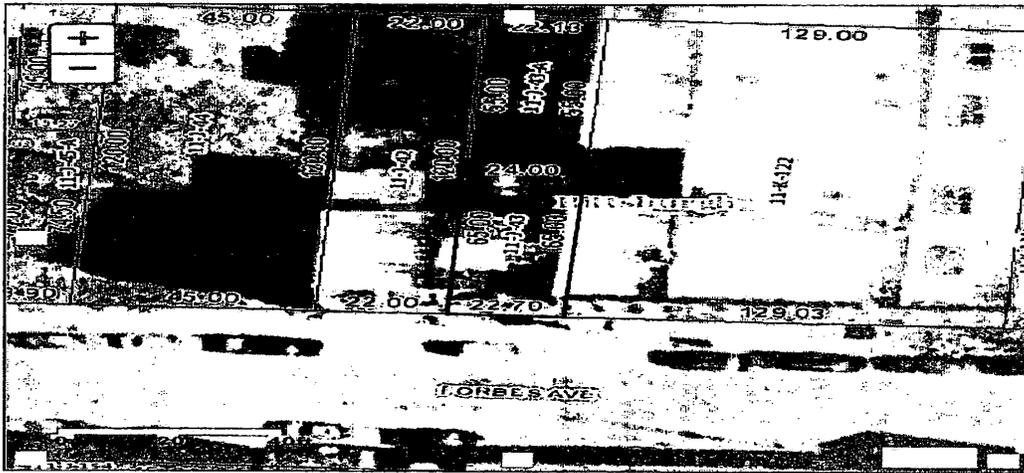
Demolition Planning and Phasing

Demolition

Phase 1:



Demolition Planning and Phasing Phase 2: Demolition



Recycling of Materials and Environmental Impacts

- **Recycling Program:**

- Ferrous metals recovered during demolition will be diverted from the waste stream and taken to a recycling facility.
- Any crushed concrete accumulated during the demolition will be reused on-site or other construction sites when possible.
- Concrete material that doesn't have significant rebar in it will be taken to a concrete recycling facility which crushed the material for re-use.
- The general intent is to divert as much C&D debris and recoverable material from the typical waste stream as possible to maximize our recycling potential.

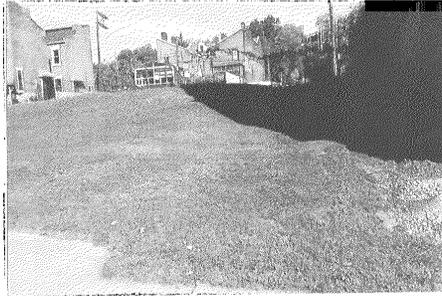
Recycling of Materials and Environmental Impacts

- Environmental Impacts:

- An abatement program not needed to in place

- No hazardous conditions, and no air monitoring since the building were built in the 1940s in the properties of 1915 / 1917 made of red brick and sandstones.

Post Demolition Conditions



Back Filled :

Top off with 6 inch of clean soil / no rocks

Seeded and straw, with grass to grow no higher than six inches on surface.

PENNLEY PARK SOUTH NEW DEVELOPMENT

PRELIMINARY LAND DEVELOPMENT PLAN | PITTSBURGH, PENNSYLVANIA



November 29, 2016



PROJECT TEAM



OWNER:
LG REALTY ADVISORS
535 SMITHFIELD STREET
SUITE 900
PITTSBURGH, PA 15222



CIVIL ENGINEER:
THE GATEWAY ENGINEERS, INC.
400 HOLIDAY DR
SUITE 300,
PITTSBURGH, PA 15220



ARCHITECT:
MV+A
1200 G STREET, NW
SUITE 250
WASHINGTON, DC 20005



LANDSCAPE ARCHITECT:
LAQUATRA BONCI ASSOCIATES
95 SOUTH TENTH STREET
PITTSBURGH, PENNSYLVANIA 15203



LAND USE COUNSEL:
GOLDBERG, KAMIN & GARVIN
1806 FRICK BUILDING
437 GRANT STREET
PITTSBURGH, PA 15219



TRAFFIC CONSULTANT:
DAVID E WOOSTER AND ASSOCIATES, INC
2 EAST CRAFTON AVENUE
PITTSBURGH, PENNSYLVANIA 15205

INTRODUCTION AND PURPOSE

Pennley Park South, Inc., (“PPS”) has retained LG Realty Advisors, Inc., MV+A Architects, Gateway Engineers, Inc., LaQuatra Bonci Associates, David E. Wooster and Associates, Inc., and Goldberg, Kamin & Garvin, LLP (collectively the “Project Team”) to develop this Preliminary Land Development Plan (the “PLDP”) for the properties located in the 8th Ward of the City of Pittsburgh known as 5600 Penn Avenue, 5704 Penn Avenue, and Enright Park (collectively the “Properties”). The Properties consist of approximately 9.29 contiguous acres and are located in the heart of Pittsburgh’s East Liberty Neighborhood.

The Properties are zoned AP under the City of Pittsburgh’s Zoning Ordinance. PPS and the Project Team seek to develop a high quality, mixed-use development in accordance with the terms of the AP Zoning District which will:

1. Embody the best in urban architecture and planning, and will include the use of diverse, high quality materials and design; and
2. Be compatible with the surrounding neighborhoods, including both commercial and residential uses; and
3. Enhance and reconfigure Enright Park in order to develop improved amenities therein, and to facilitate access to Enright Park from the surrounding streets and neighborhoods.
4. Connect Enright Park, via bicycle and pedestrian access, to Penn Avenue and to Garland Park on the North Side of Penn Avenue
5. Develop additional bicycle, pedestrian and vehicle options for the neighborhood to access to the Properties, while paying specific attention to making Penn Avenue more bicycle and pedestrian friendly.
6. Set the new standard for Developer financial support of affordable housing, and working in a Public Process with the immediate community to address its concerns.

This PLDP accomplishes these ambitious goals and will provide East Liberty, and Pittsburgh, with a first class development that will set the standard of quality development for generations to come.



PUBLIC COMMITMENT

MEMORANDUM OF UNDERSTANDING

On September 28, 2015, PPS, the City of Pittsburgh, and the Urban Redevelopment Authority of Pittsburgh entered into a historic Memorandum of Understanding and Mutual Cooperation Agreement (the "MOU") which memorialized various commitments which the Parties had made for the benefit of East Liberty and the greater Pittsburgh community. Pursuant to the MOU, PPS agreed to:

1. Provide its existing tenants with a financial relocation package;
2. Provide some of its existing tenants with the opportunity to temporarily move on site;
3. Provide a dedicated source of funding, pursuant to a LERTA, for an East Liberty and East End affordable housing fund;
4. Provide a preference for its current tenants to relocate to any housing units built on the Properties;
5. Incorporate sustainable and environmentally appropriate materials and systems within its development on the Properties;
6. Eliminate the speed lane on the intersection of Penn Avenue and South Euclid Avenues in order to minimize bicycle, pedestrian and traffic conflicts;
7. Utilize commercially reasonable efforts to meet or exceed the URA's M/WBE participation standards for the development of the Properties;
8. Make job training opportunities available for its tenants and the neighborhood residents in accordance with the Federal Section 3 Program.

Since the execution of the MOU, PPS, the City of Pittsburgh, and the URA have worked together to achieve these goals. PPS has met more than fifteen (15) times with the members of the Penn Plaza Tenant Council (the "PPTC") to address their concerns and to make sure that their needs were being met. In addition, PPS has provided over \$400,000.00 in relocation assistance to its tenants. As Carmen Brown of the Lincoln Lemington Consensus Group stated, "The Gumbergs have started a model for the entire East Liberty Area."

invalid or unenforceable, there shall be added, as part of this MOU, a clause or provision as similar in terms to the unenforceable term as may be possible and as may be legal, valid and enforceable.

14. Authority. The Parties have the requisite power and authority to enter into this MOU and to perform the obligations hereunder. The execution, delivery and performance of this MOU and the consummation of the transactions provided for in this MOU have been duly authorized by all necessary action on their part.

15. Successors and Assigns. This MOU shall be binding upon the Parties respective successors and assigns.

16. Agreement Fully Read and Understood. The Parties represent and warrant that they have carefully read and fully understand the terms, conditions, legal effects and intent of this MOU prior to signing the same.

IN WITNESS WHEREOF, the Parties hereto evidence their agreement and have executed this MOU as of the day and year first written above.

Date Executed: 9/28/15

PENNLEY PARK SOUTH, INC.

By: [Signature]
Name: Lawrence N. Gumberg
Title: President

Date Executed: 9/28/15

THE CITY OF PITTSBURGH

By: [Signature]
Name: William M. Peduto
Title: Mayor

Date Executed: 9/28/15

URBAN REDEVELOPMENT AUTHORITY OF
PITTSBURGH

By: [Signature]
Name: Kevin Acklin
Title: Chairman

Date Executed: 9/28/15

PENN PLAZA TENANT COUNCIL

By: [Signature]
Name: Lillian Grate
Title: President

THE REZONING PROCESS/SUMMARY OF COMMUNITY PROCESS

Shortly after the execution of the MOU, PPS requested that the City of Pittsburgh rezone the Properties to have the designation of “AP Mixed Use Planned Unit Development District”. As part of this process, PPS had a number of meetings with the neighborhood and the area neighborhood groups. In addition to these informal meetings, Jonie Fu, AIA, NCARB facilitated a number of meetings to focus on the design of the development and Enright Park. These community meetings, in conjunction with input from the Project Team, helped to identify many issues which needed to be discussed and resolved.

On April 19, 2016, Pittsburgh City Council, in a 7-0 Vote, approved Ordinance 2016-033 which rezoned the Properties and added eight additional conditions. The Mayor signed Ordinance 2016-033 into law on April 22, 2016. This PLDP meets the requirements of this Ordinance.

In addition to the above process, PPS and the Project Team recognize that there is significant community dialogue that must continue to occur as part of this process. A working group consisting of various officials, administration, neighborhood groups, and residents has been established to focus on the design and utilization of Enright Park, as well as to offer input on the overall design of the development. This working group has already met, and will continue to meet throughout this process.







PENN AVENUE LOOKING EAST



NORTH ST CLAIR STREET LOOKING SOUTH



NORTH ST CLAIR STREET LOOKING EAST



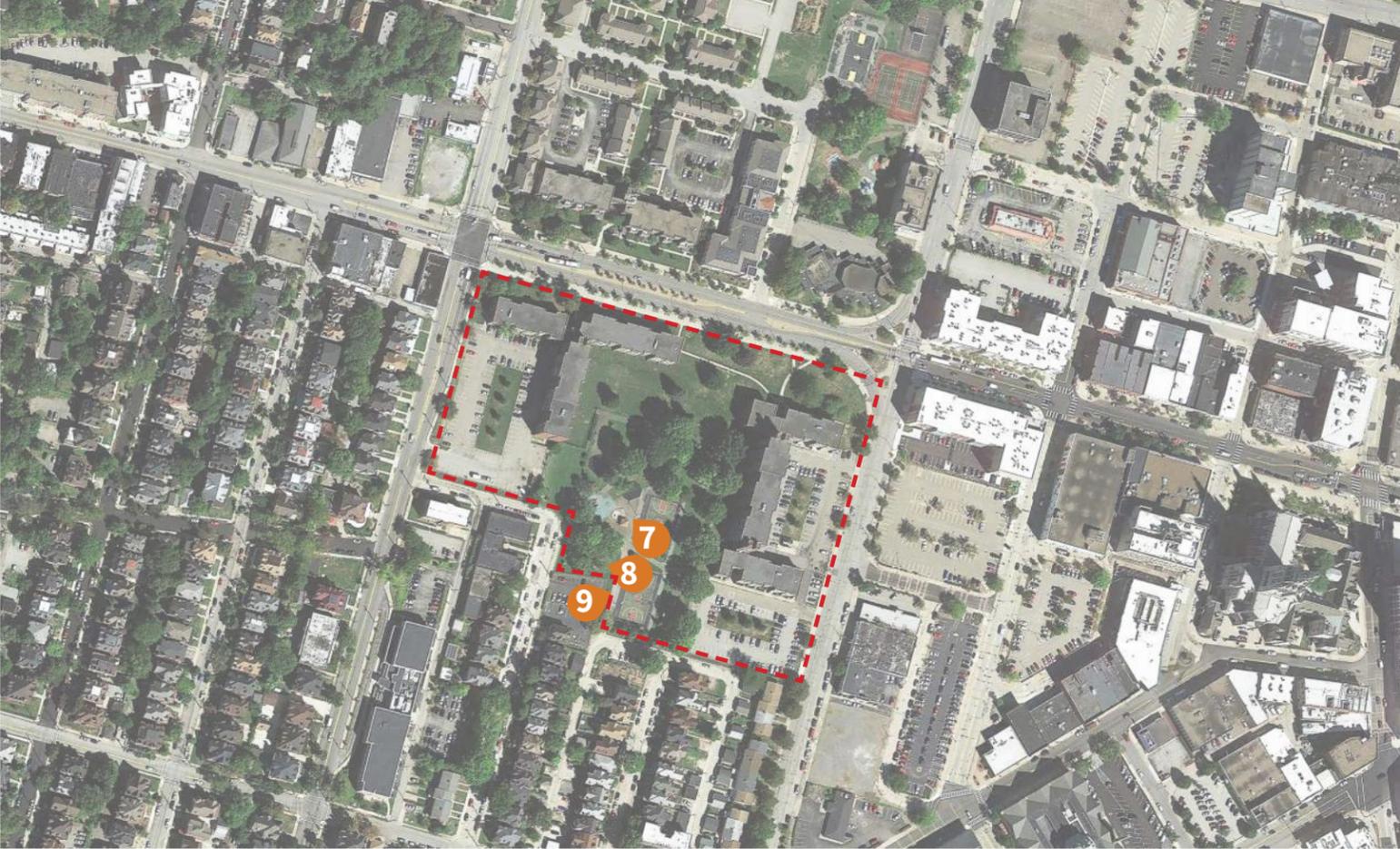
SOUTH EUCLID AVE LOOKING SOUTH



SOUTH EUCLID AVE LOOKING NORTHWEST



SOUTH EUCLID AVE LOOKING SOUTHWEST



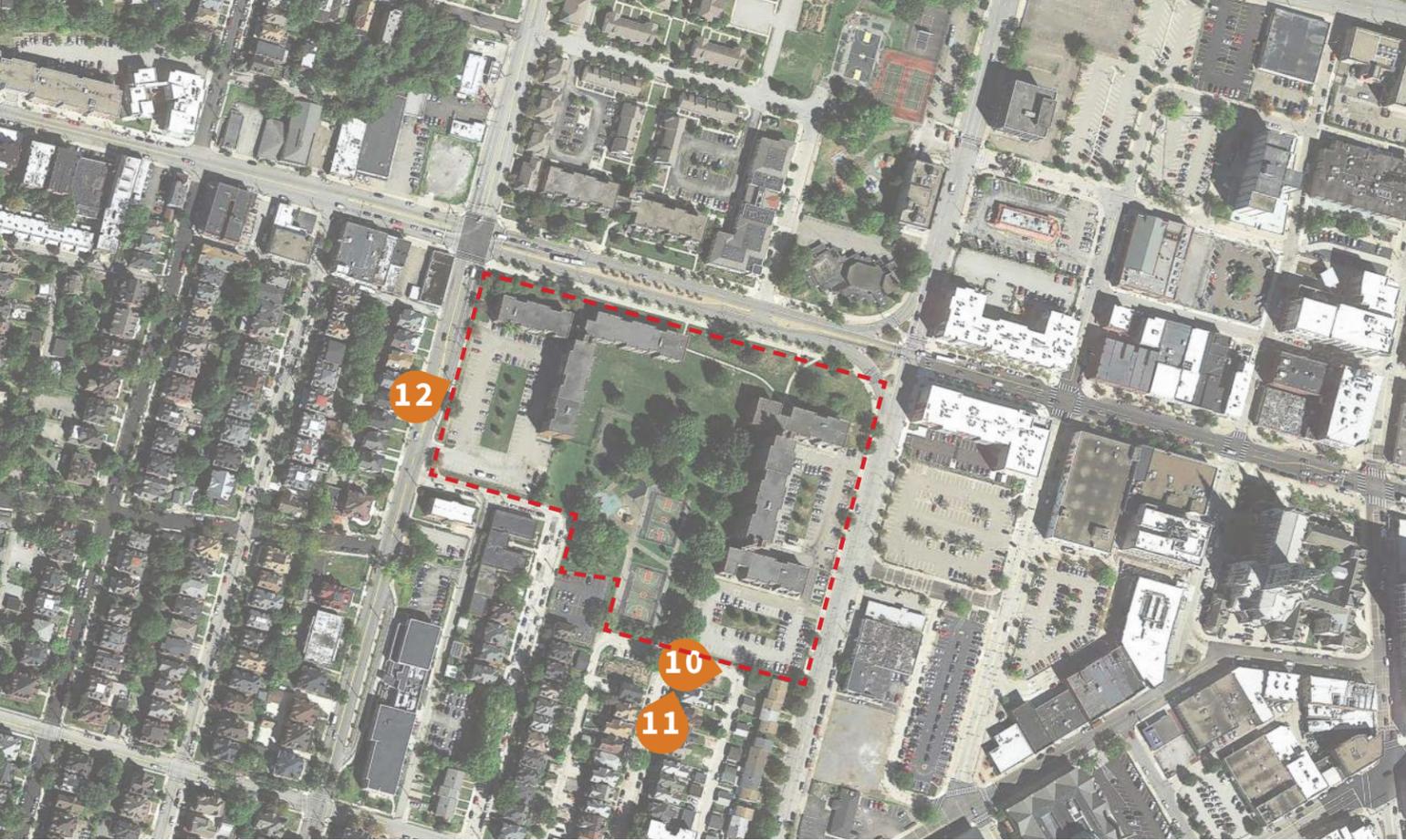
ENRIGHT PARKLET



ENRIGHT PARKLET



ENRIGHT PARKLET



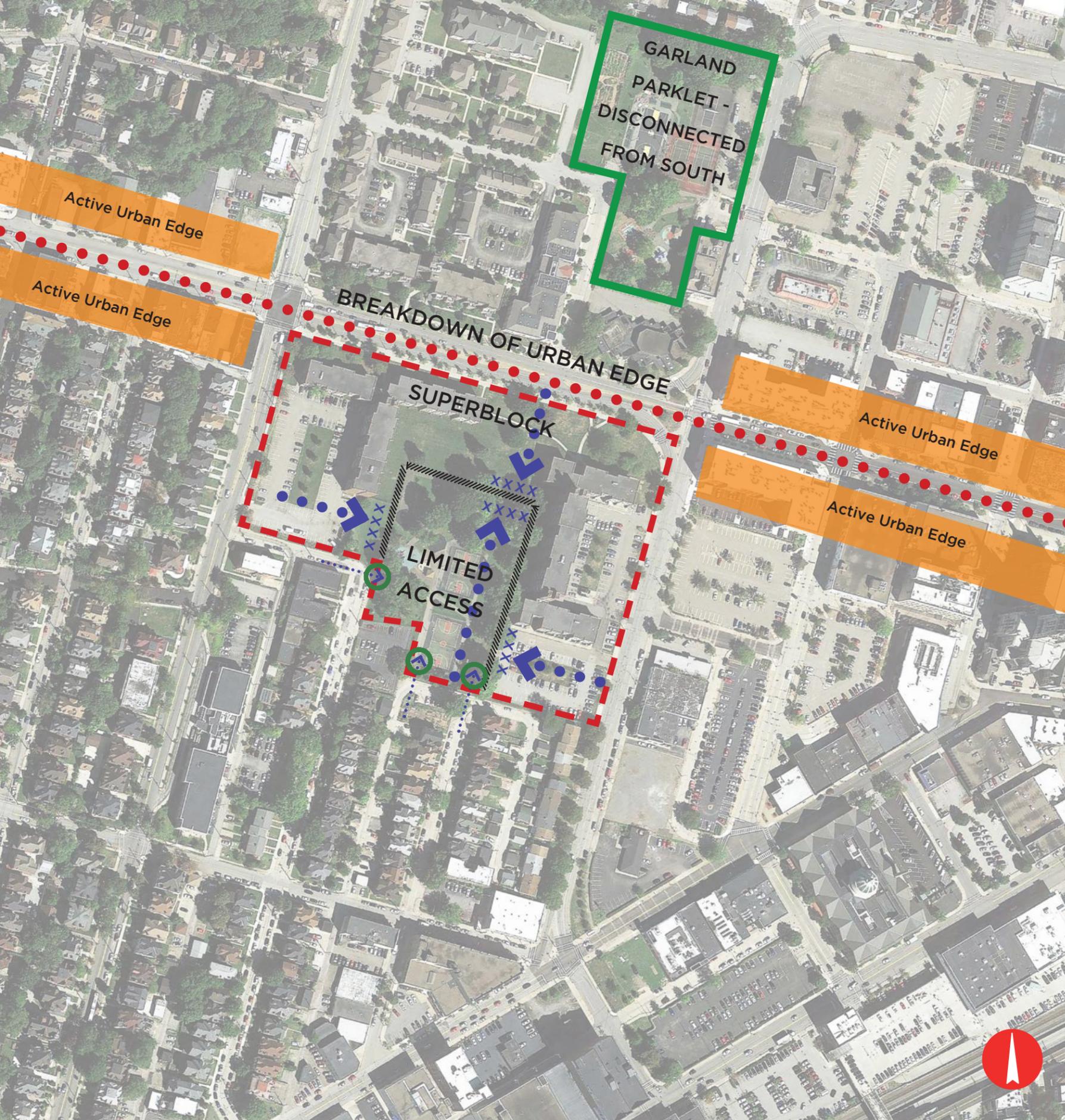
TOPAZ STREET LOOKING EAST



SOUTH ST. CLAIR LOOKING NORTH



SOUTH NEGLEY AVE. LOOKING NORTH



SITE ANALYSIS

When studying the existing site, it is clear that the current uses and design create a breakdown of the urban edge and vibrant mixed use activity that occurs to the east and to the west on Penn Avenue. In both of those locations, mixed use buildings built to the sidewalk create an exciting urban realm that is lost adjacent to the site. In addition, the design of Penn Avenue itself changes adjacent to the site. There is a lack of on street parking, two travel lanes in each direction, and a wide median. This width coupled with the speed turn lanes at the intersection of Penn Avenue and South Euclid create very high speed traffic and little feeling of pedestrian safety and comfort along the sidewalks.

The block itself is a giant superblock which further reduces the pedestrian scale and walkability along Penn Avenue. The giant block also reduces connectivity through the site to adjacent neighborhoods.

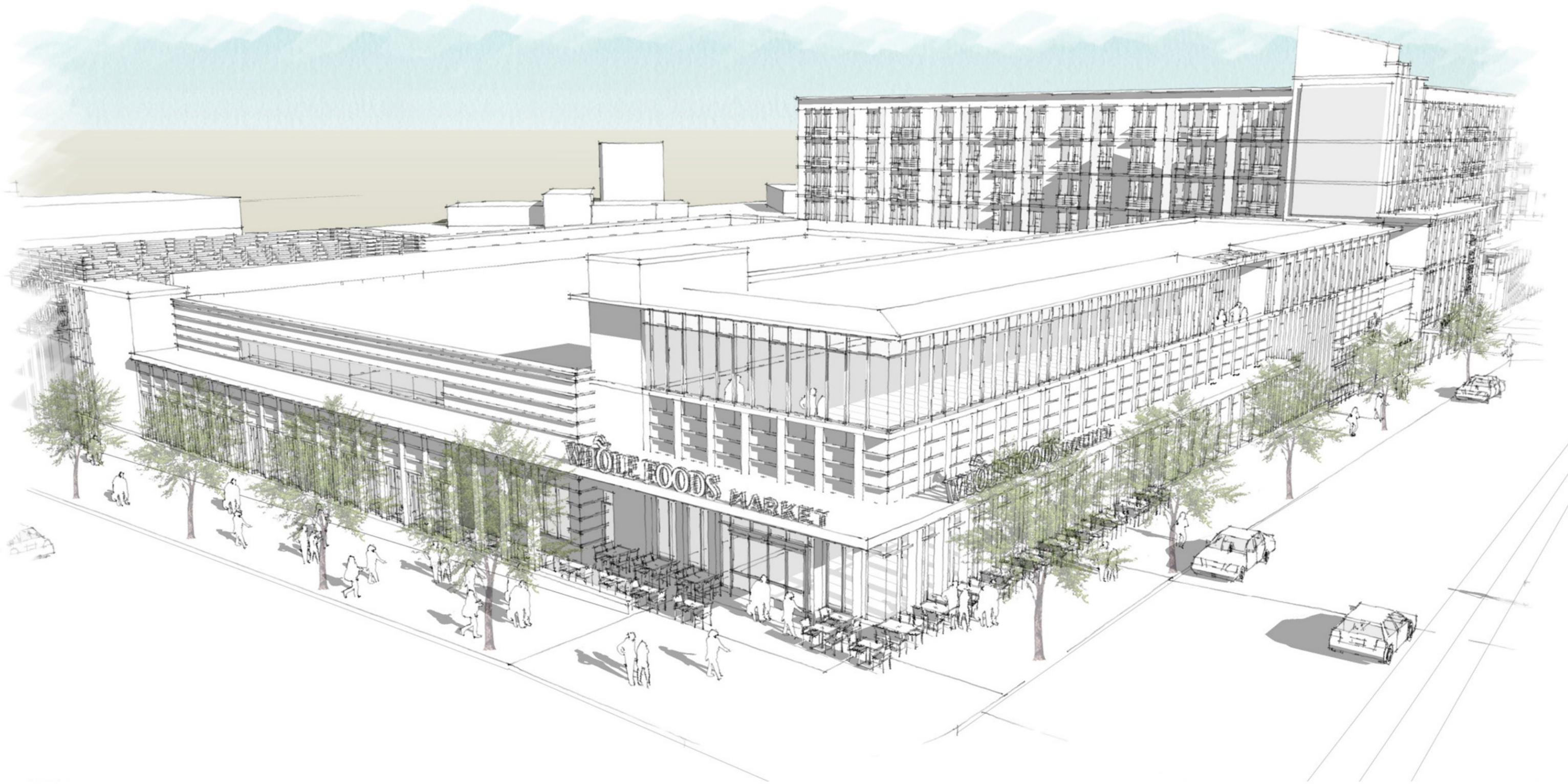
The site features an existing park, Enright Parklet. However, a fence surrounds the park on three sides, allowing access only at its south side. As a result, it is impossible to pass through the site in the north-south direction or the east-west direction. In addition, only 240 feet to the north of the site is Garland Parklet, a very active park that has some duplicate amenities of Enright Parklet. This park, however, is completely cut off from the neighborhoods to the south as a result of the park.

LEGEND

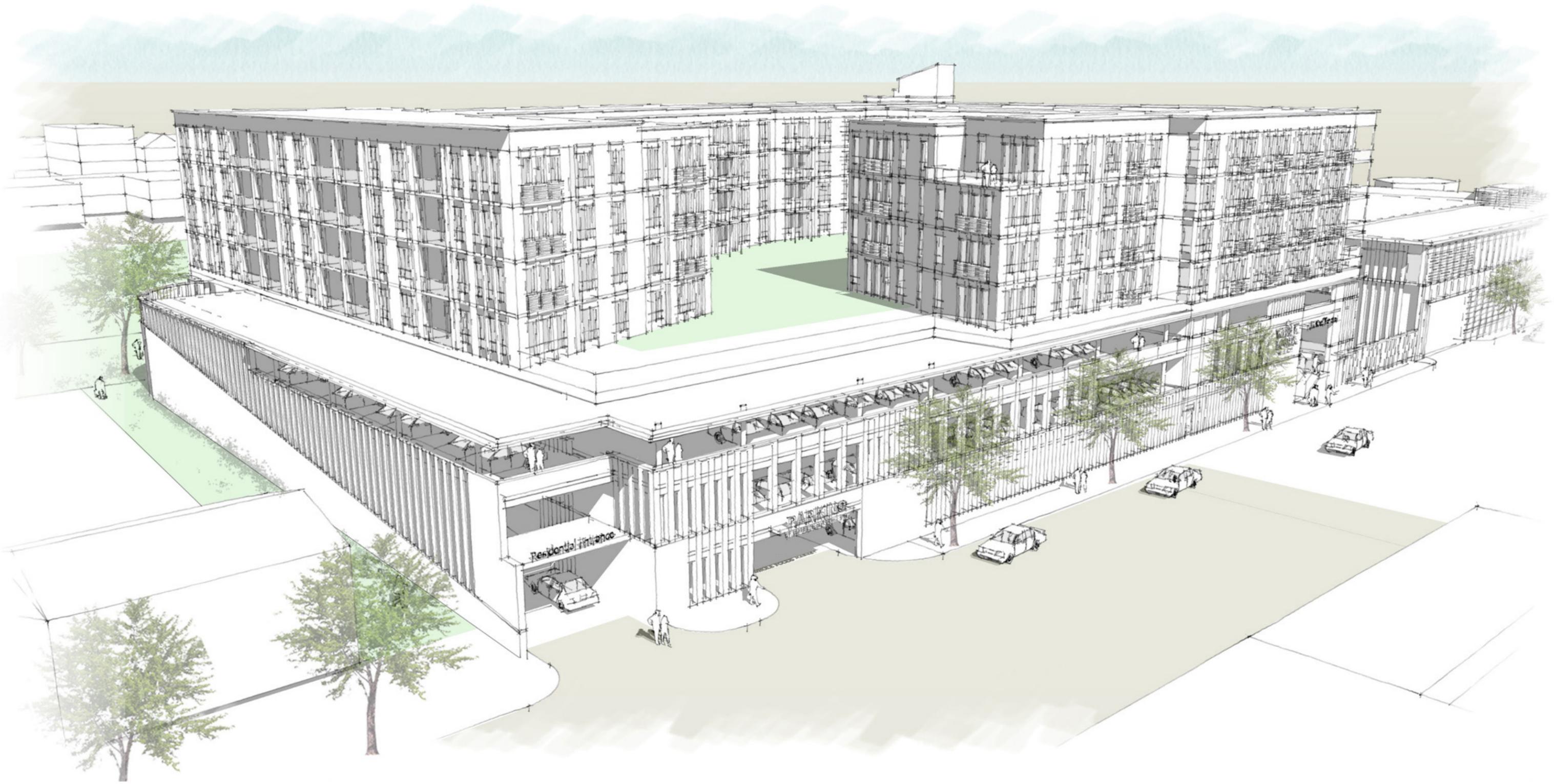
- - - CURRENT PROPERTY LINE
(INCLUDING EXISTING ENRIGHT PARKLET)
- - - EXTENT OF EXISTING ENRIGHT PARKLET
- - - EXISTING EVA STREET ROW (40')
- - - PROPOSED EVA STREET ROW (40')
- - - FUTURE PROPERTY LINE
(AFTER SPEED LANE REMOVAL)



*STREET NAMES SUBJECT TO APPROVAL



AERIAL VIEW FROM PENN AVENUE AND ST CLAIR STREET



AERIAL VIEW ALONG SOUTH EUCLID AVENUE



AERIAL VIEW ALONG ENRIGHT PARK



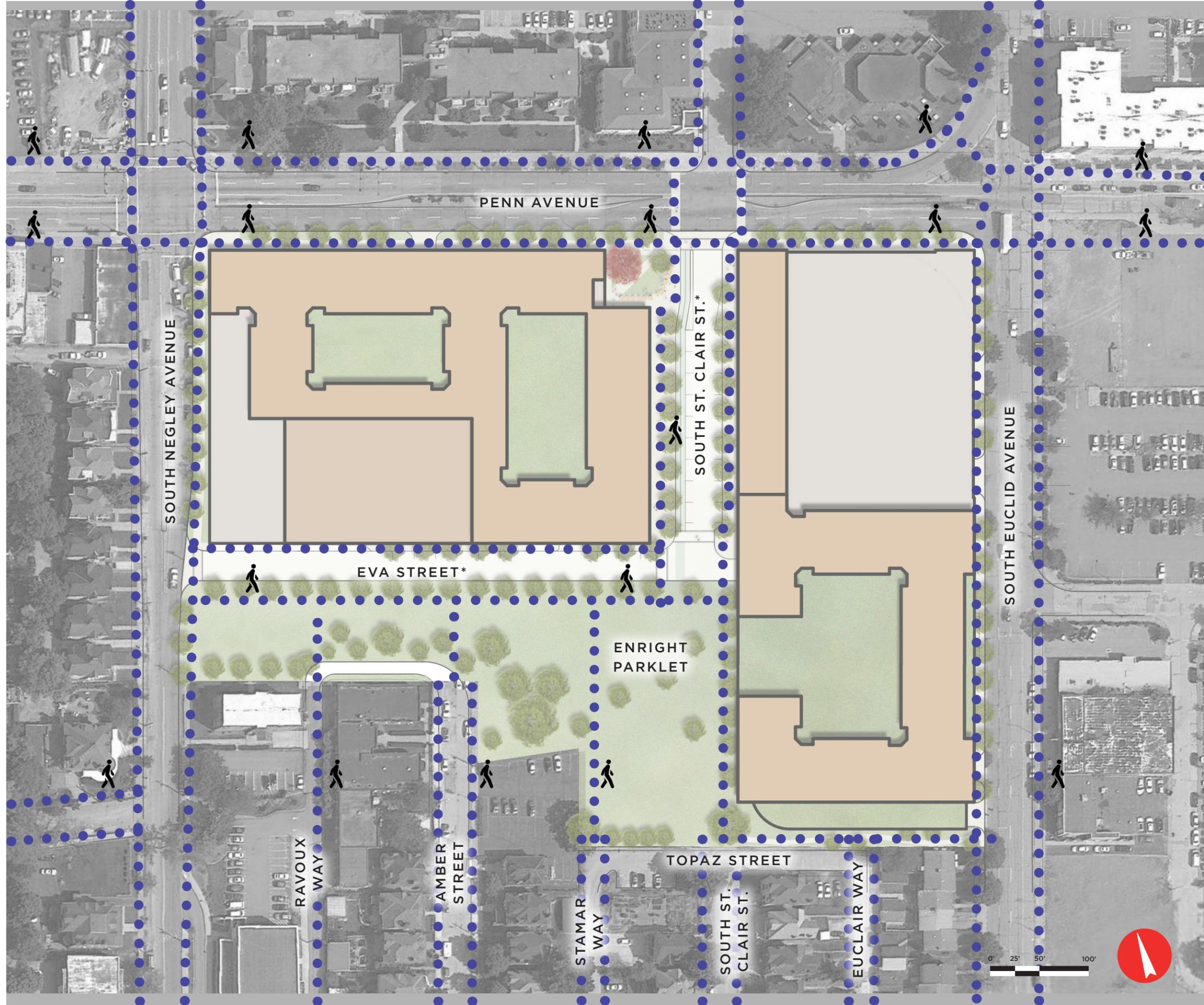
STREET VIEW ALONG PENN AVENUE APPROACHING ST CLAIR STREET

LEGEND

●●● PEDESTRIAN ACCESS 

Previously pedestrian connections through the site in the north-south direction, as well as the east-west direction, were not possible. This cut off connectivity to Garland Parklet and Penn Avenue to residents to the south, and Enright Parklet to residents to the north. It also made it difficult for pedestrians to circulate across the site, increasing travel times to various destinations.

The plan calls for new connections in the north-south direction as well as the east-west direction to address the issues described above.



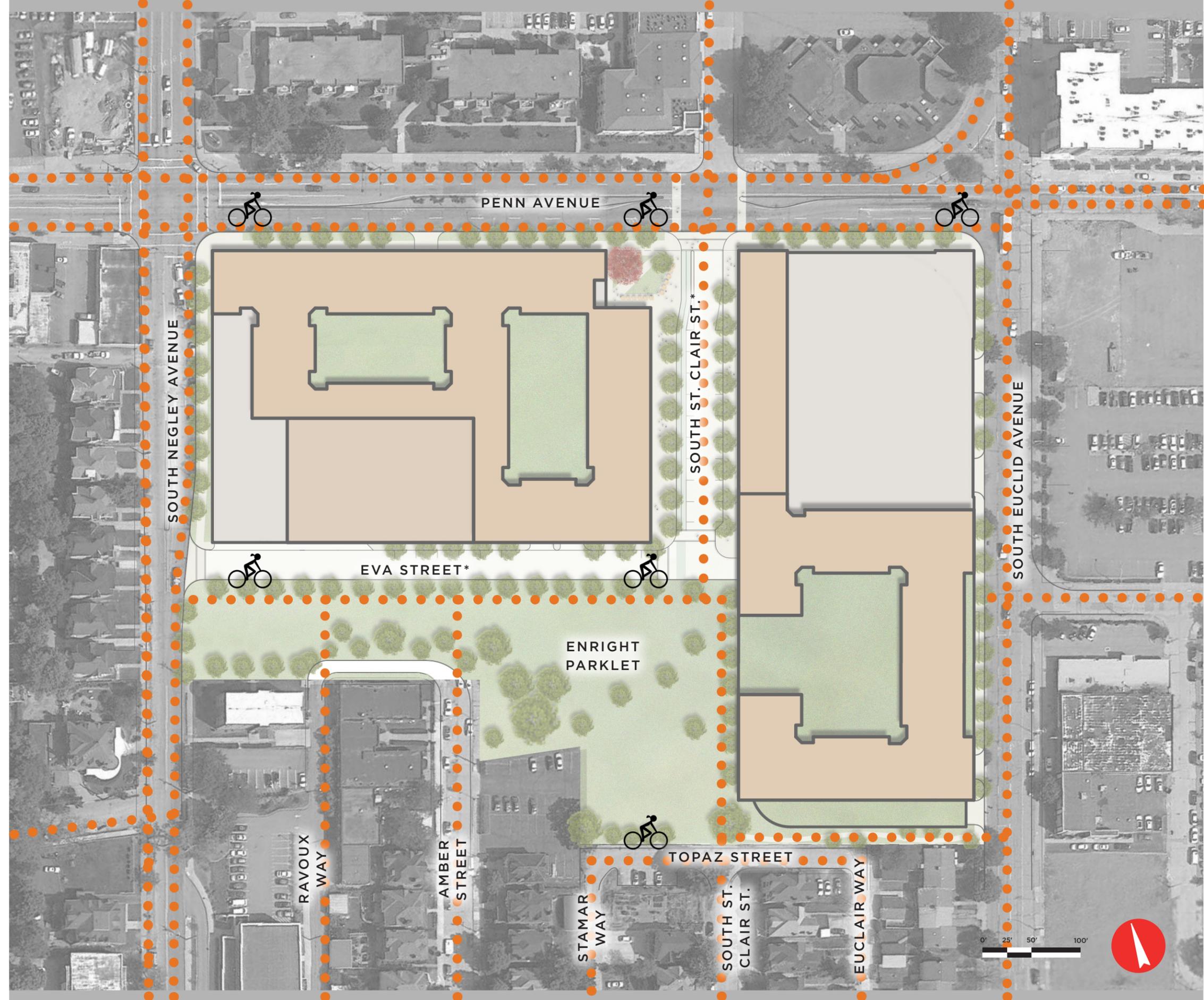
*STREET NAMES SUBJECT TO APPROVAL

LEGEND

●●● BICYCLE CIRCULATION 

Previously bicycle connections through the site in the north-south direction, as well as the east-west direction, were not possible.

The plan calls for new connections in the north-south direction as well as the east-west direction to increase bicycle options and the bicycle network in the neighborhood.

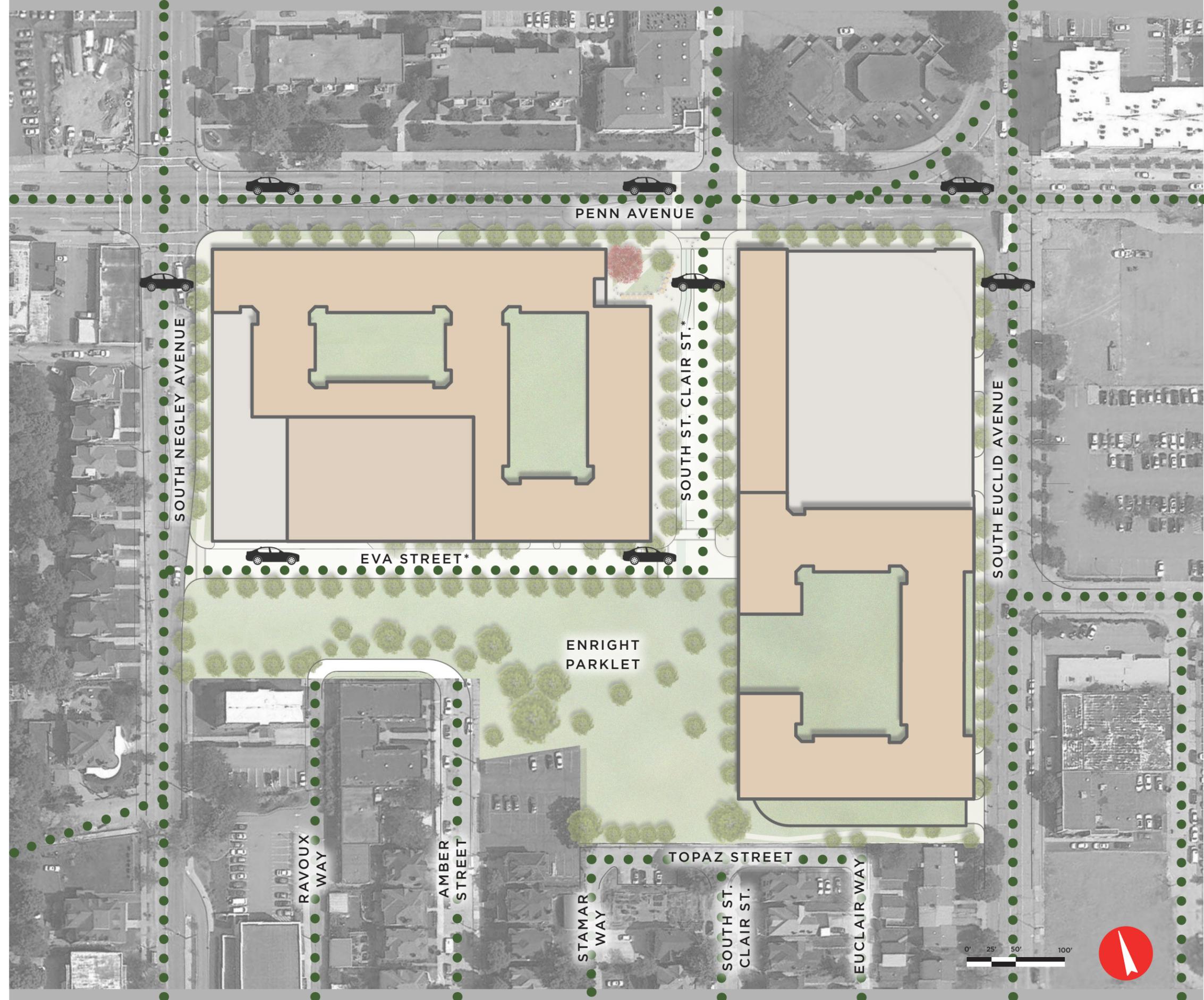


*STREET NAMES SUBJECT TO APPROVAL

LEGEND

●●● VEHICULAR CIRCULATION 

The site today creates a large “superblock” that decreases the feeling of walkability in the area. New vehicular connection through the site breaks down the scale of the site and helps serve the site for service and parking needs. Although our design team had initially planned to connect South St. Clair Street across Enright Parklet to the neighborhood to the south, we heard from the community during our robust community process that this was something that they did not want. As a result we do not propose connecting vehicular traffic through to the south, however, pedestrian and bicycle connection will be created.



*STREET NAMES SUBJECT TO APPROVAL

INTRODUCTION - FRONTAGES

The development blocks are able to accommodate buildings that approach streets with differing characteristics.

The following design guidelines will provide general guidelines, as well as guidance on how the variety of uses that may be contained within the buildings should relate to the various frontages found throughout the site.

PRIMARY ACTIVE FRONTAGE
Frontages along Penn Avenue and South St. Clair Street are intended to have the most activity and prominence as a result of the existing character of Penn Avenue, and the intention of creating an active north-south link between Enright Parklet and Garland Parket.

SECONDARY FRONTAGE
Frontages along South Negley Avenue, Eva Street, and South Euclid Avenue take on a less active, quieter, and secondary character as a result of the existing character and land uses on these streets. In addition, these frontages serve as service and support streets for the more active frontages.

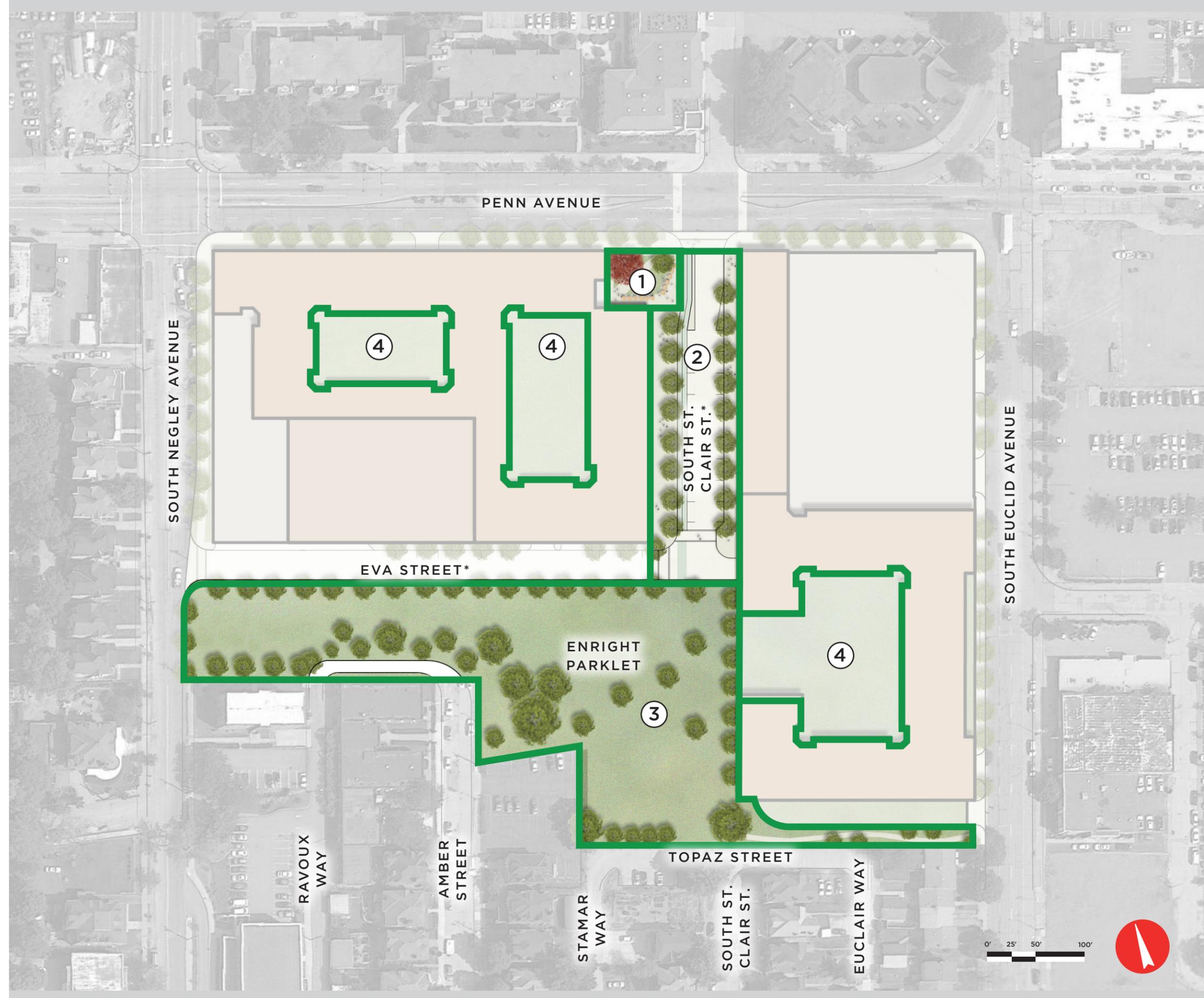
PARK FRONTAGE
Uses fronting directly onto Enright Parklet should have a slightly different character than secondary frontages to enhance the park experience.



LEGEND

- ① GATEWAY PARK
- ② PROMENADE
- ③ ENRIGHT PARKLET
- ④ RESIDENTIAL COURTYARD

Note: The conceptual design of courtyards is shown for graphic purposes only.



*STREET NAMES SUBJECT TO APPROVAL

URBAN GATEWAY PLAZA

ACTIVE GREEN SPACE

FOCAL POINT OF PENN AVENUE

ACTIVATED BY RETAIL AND RESTAURANTS

RESIDENTIAL PLACES EYES ON THE SPACE AND PHYSICALLY DEFINES THE PLAZA

ALLOWS VIEWS FURTHER INTO THE NEIGHBORHOOD

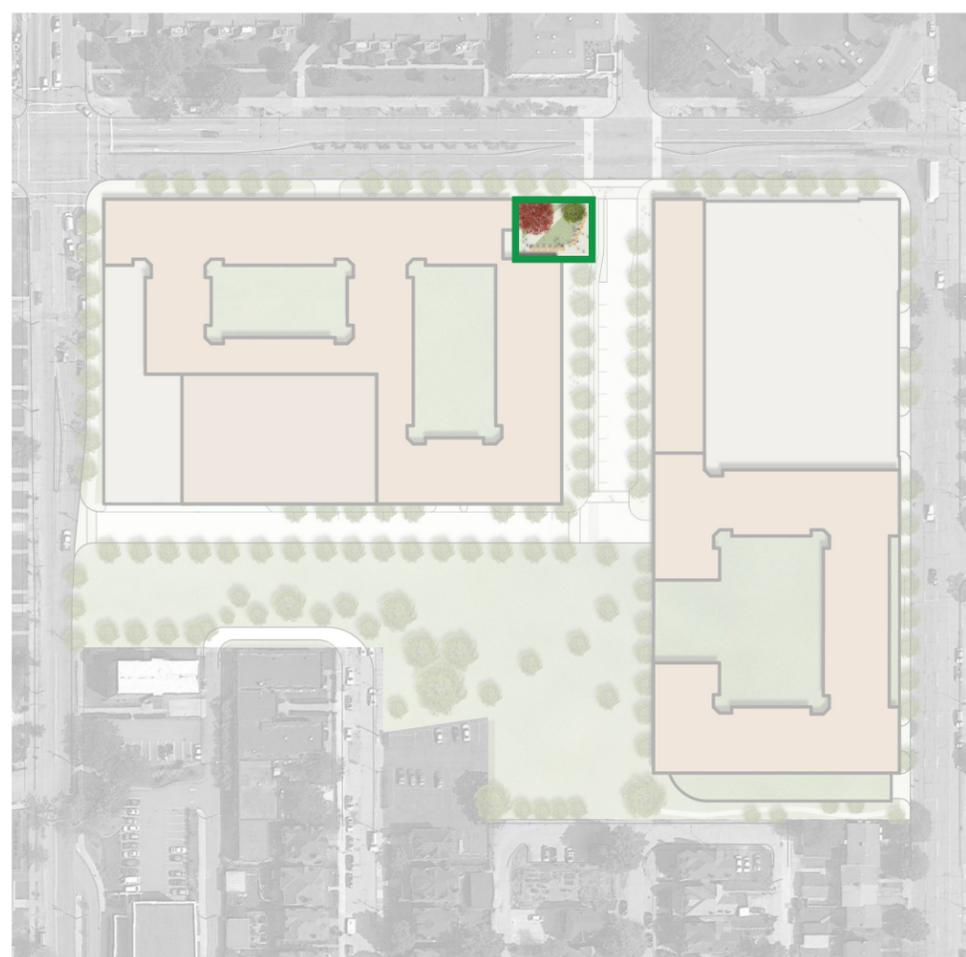
OPPORTUNITIES FOR OUTDOOR DINING AND SEATING

OPPORTUNITIES FOR PUBLIC ART / WATER FEATURES

OPPORTUNITIES FOR PERFORMANCES / MUSIC / FARMERS MARKETS

ENGAGING FOR CHILDREN AND ADULTS

ACCESSIBLE TO ALL USERS



PROMENADE

CREATE ACTIVE LINK DEEPER INTO THE SITE FROM GARLAND PARKLET, & THE URBAN GATEWAY PLAZA

DEFINED ON EDGES BY ACTIVE RETAIL EDGES

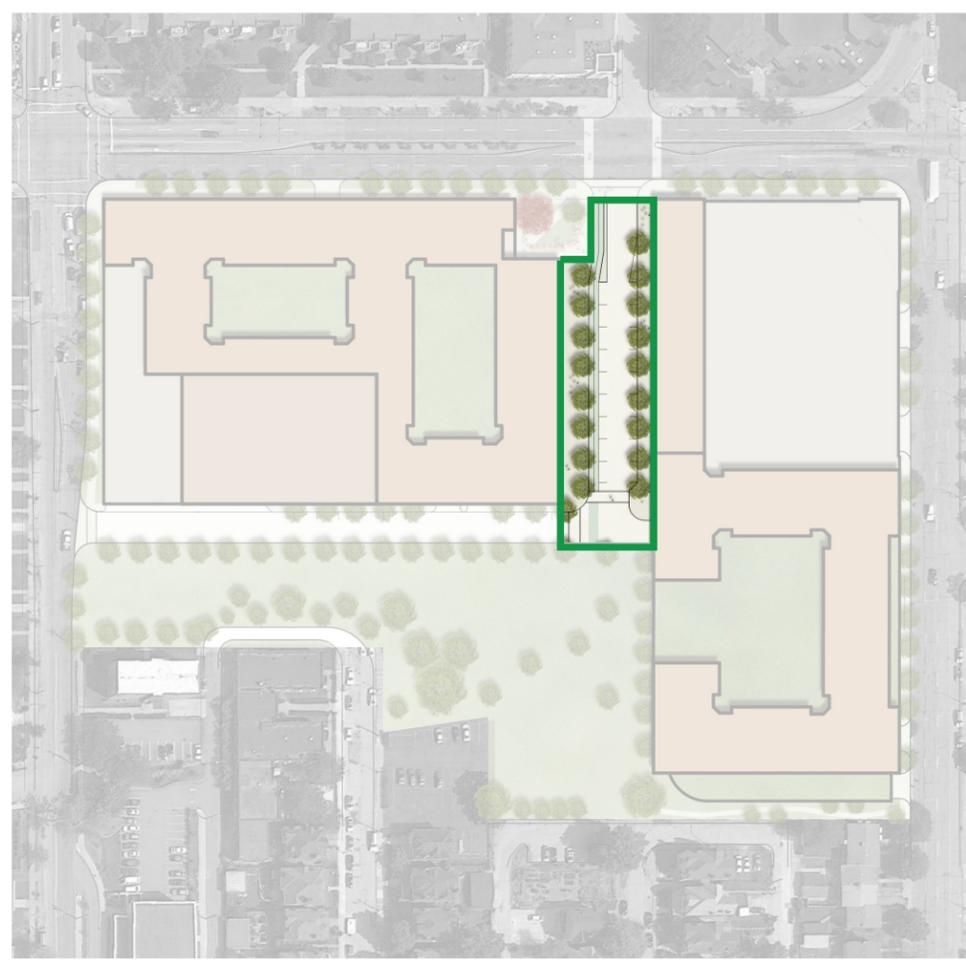
DEFINED BY RESIDENTIAL TO PLACE EYES ON THE SPACE AND CREATE A DEFINED PUBLIC DOMAIN

UNIQUE PAVING MATERIALS

ENHANCED WITH TREES, LANDSCAPE BOXES & BENCHES

OPPORTUNITIES FOR OUTDOOR DINING

TRAFFIC CALMING SIMILAR TO MARKET SQUARE TO CREATE FESTIVAL PROMENADE



RESIDENTIAL COURTYARDS

Note: The conceptual design of courtyards are shown for graphic purposes only.

MIX OF HARDSCAPE AND SOFTSCAPE

OPPORTUNITIES FOR ADDITIONAL AMENITIES SUCH AS POOLS

GRILLING STATIONS

FIRE PITS

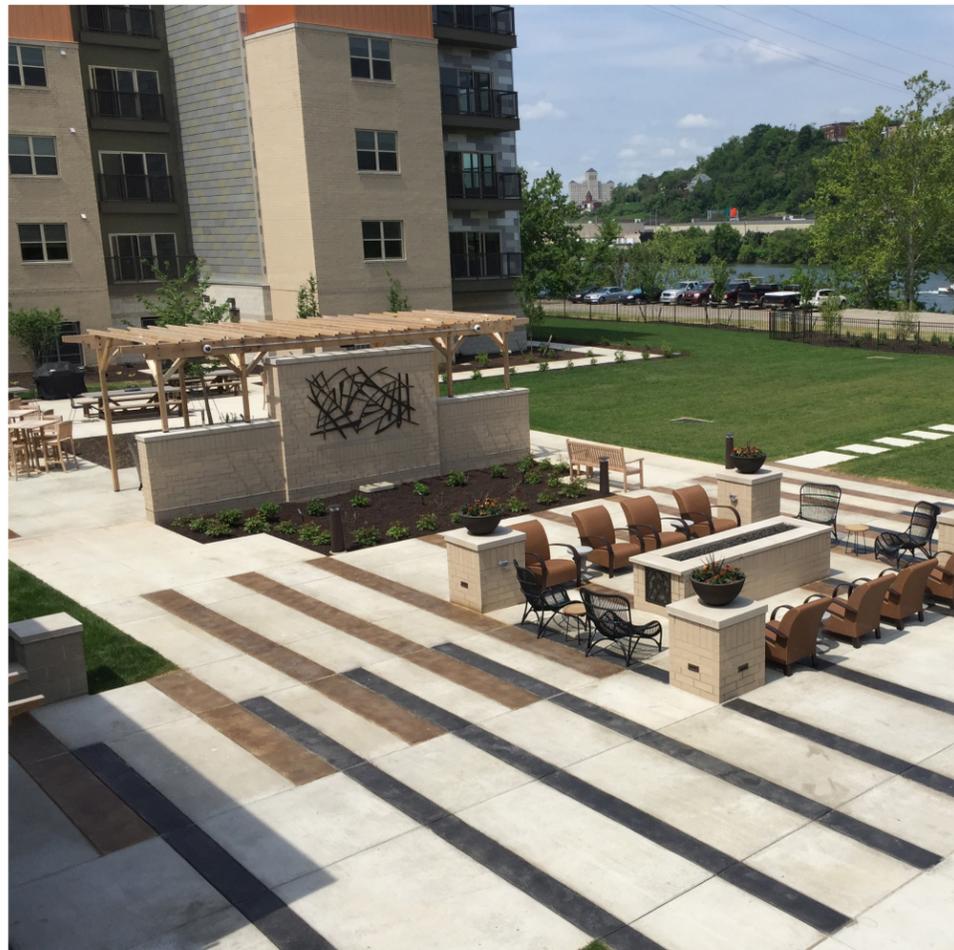
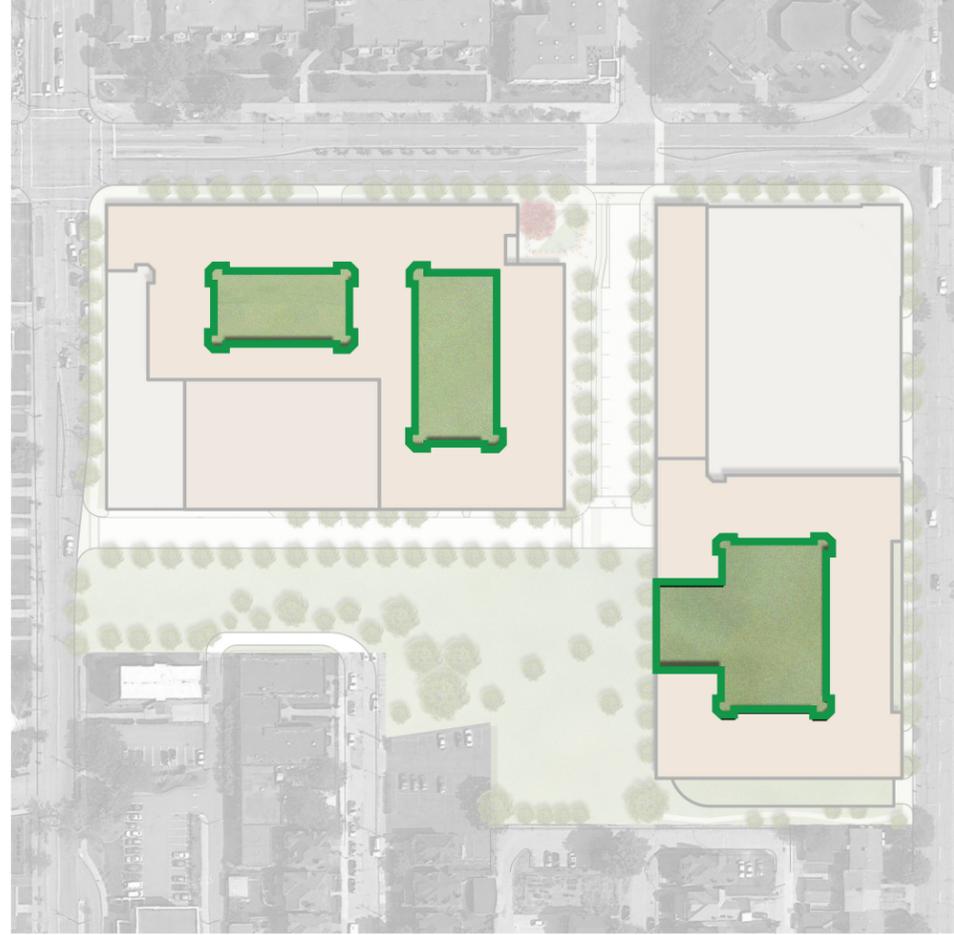
GARDENS

TREES

PLAY AND EXERCISE SPACES

SEATING AREAS

PROVIDE ATTRACTIVE VIEWS FROM RESIDENTIAL UNITS



NEIGHBORHOOD GREEN (DESIGNED BY OTHERS)

DESIGNED FOR ALL AGES

ACCESSIBLE TO ALL USERS

FORMAL AND INFORMAL PLAY / EXERCISE SPACES

EDUCATIONAL AND INTERACTIVE PLAY EQUIPMENT

ATHLETIC COURTS

WATER FEATURE "WHALE FOUNTAIN"

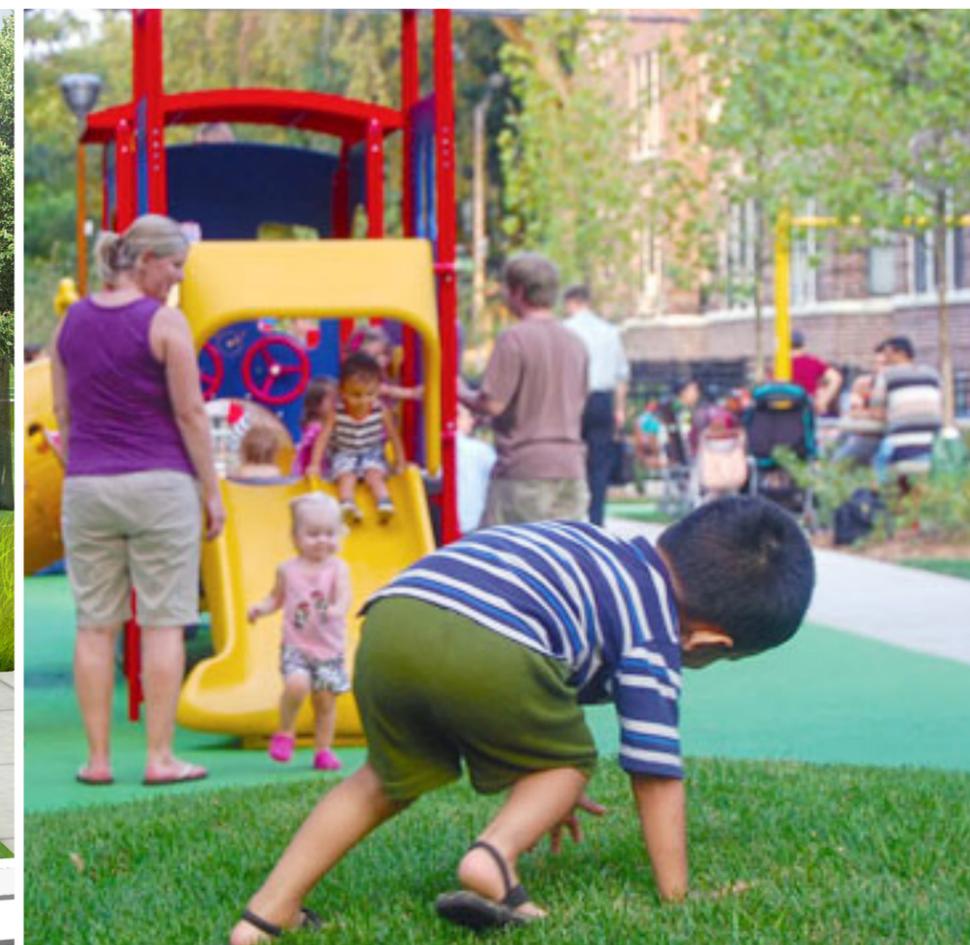
VARIETY OF SEATING

BIKE FACILITIES

PUBLIC ART

ADEQUATE LIGHTING

MAINTENANCE PLAN



EXISTING PARK ELEMENTS IMPACTED BY NEW DEVELOPMENT:

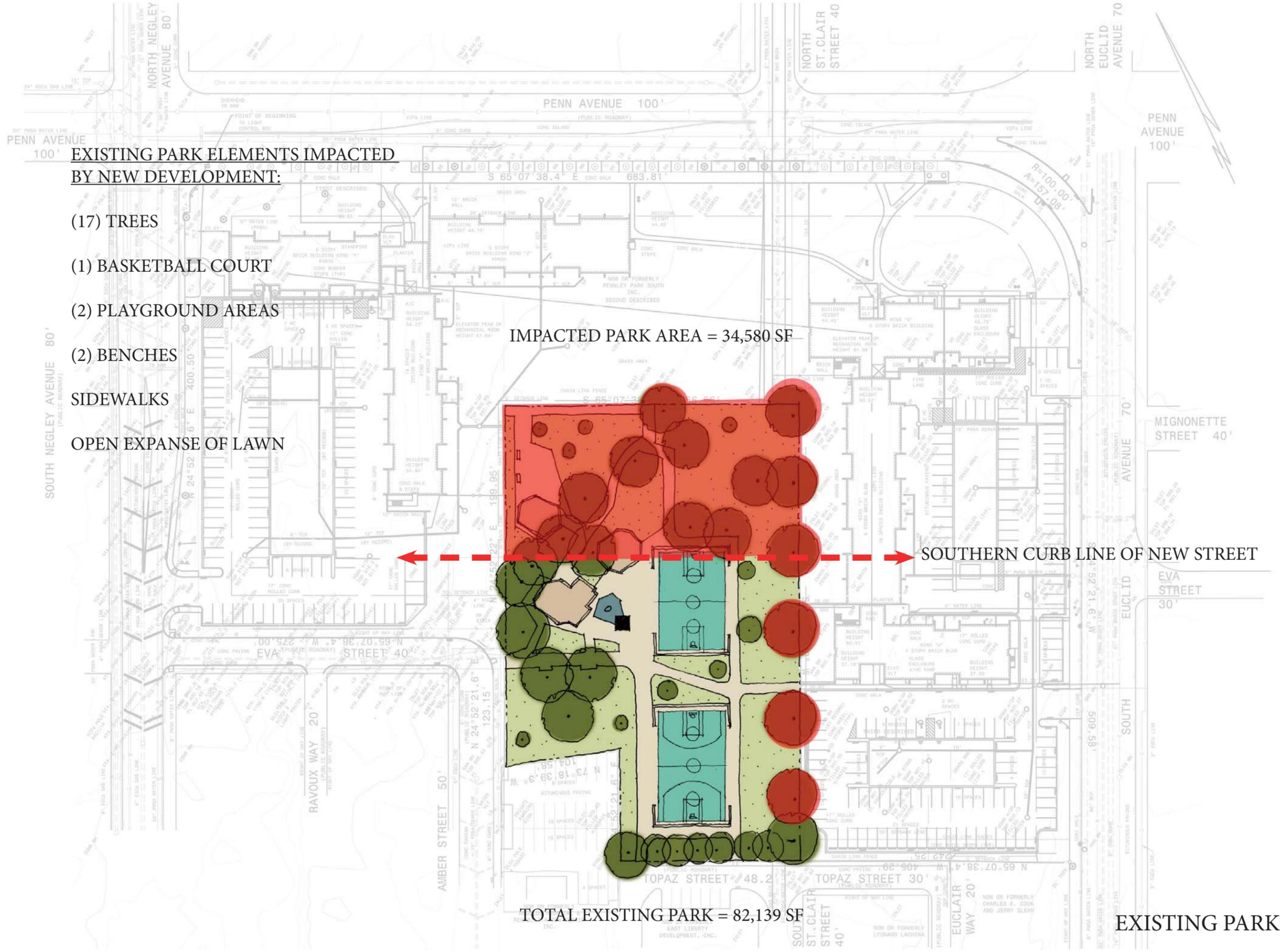
- (17) TREES
- (1) BASKETBALL COURT
- (2) PLAYGROUND AREAS
- (2) BENCHES
- SIDEWALKS
- OPEN EXPANSE OF LAWN

IMPACTED PARK AREA = 34,580 SF

SOUTHERN CURB LINE OF NEW STREET

TOTAL EXISTING PARK = 82,139 SF

EXISTING PARK





- Ⓐ Block C 95,832 sf
- Ⓑ New Bike Lanes
- Ⓒ Gateway Plaza
- Ⓓ One Way Connection from Amber Street to Ravoux Way 2,890 sf

Required Open Space: 2.2 Acres; 95,832 sf

Space Ⓐ = 96,432*

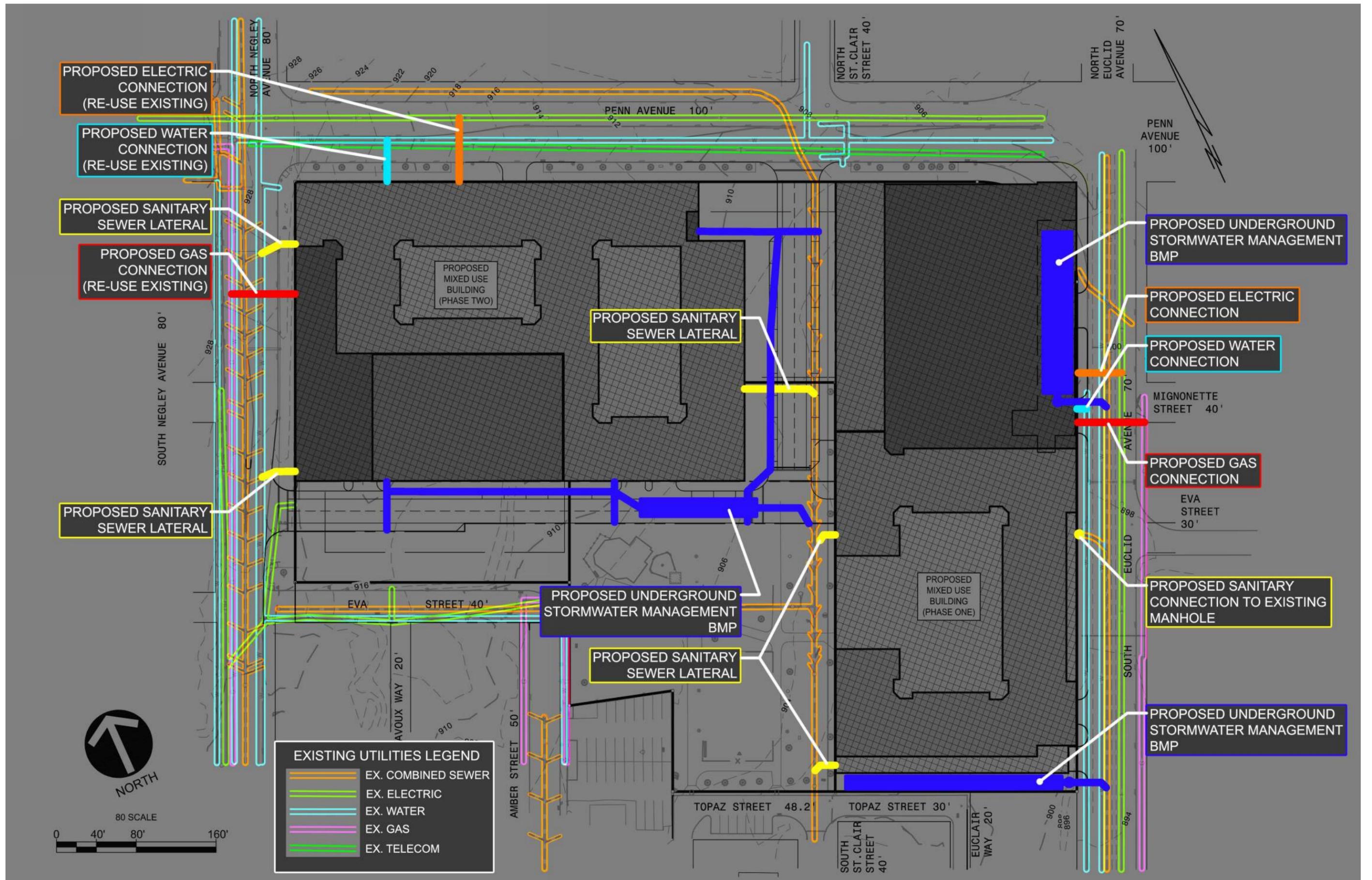
*Does not include Ⓑ Ⓒ or Ⓓ

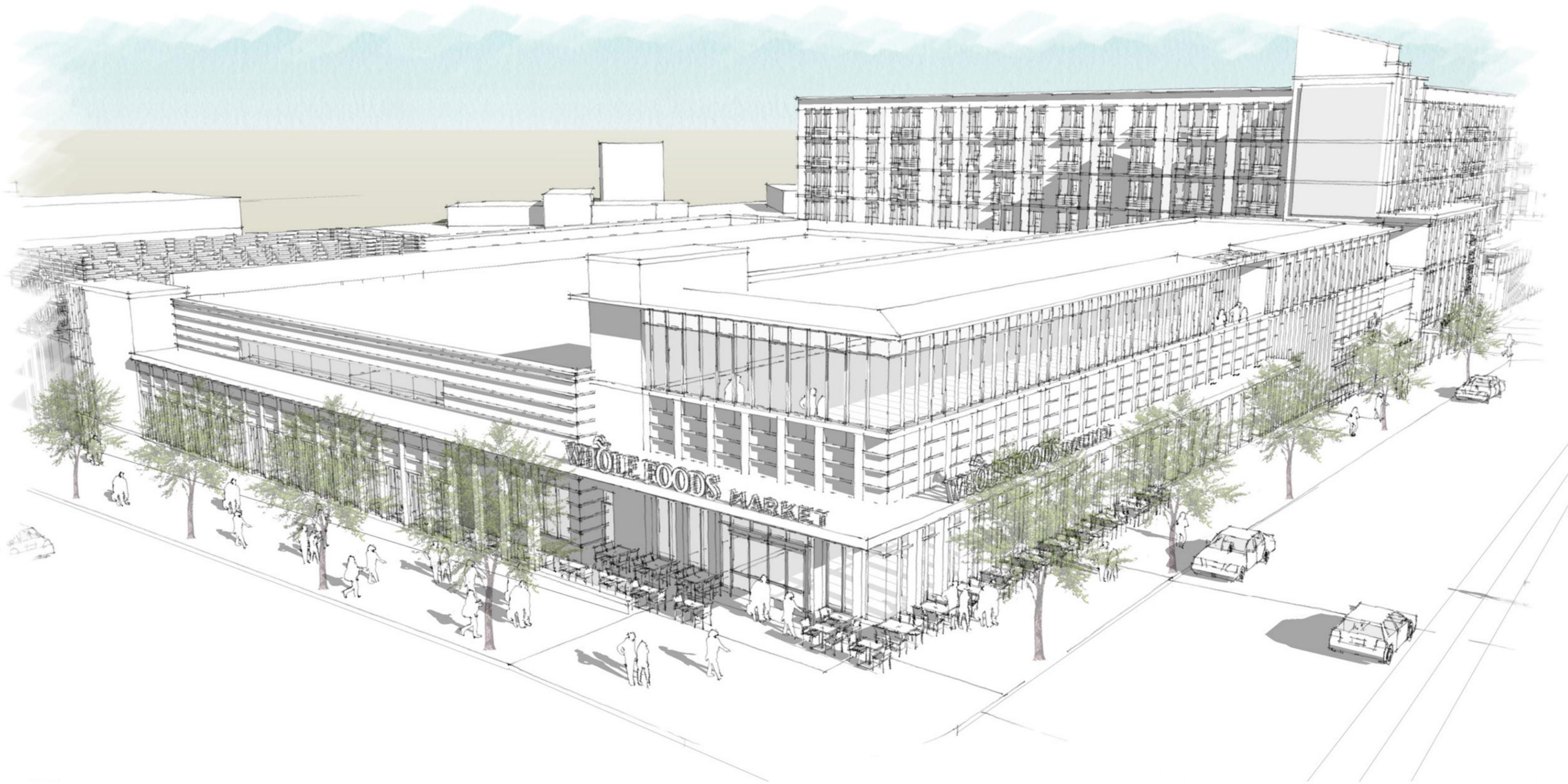
NOTE: Image is illustrative and does not represent proposed landscape design.



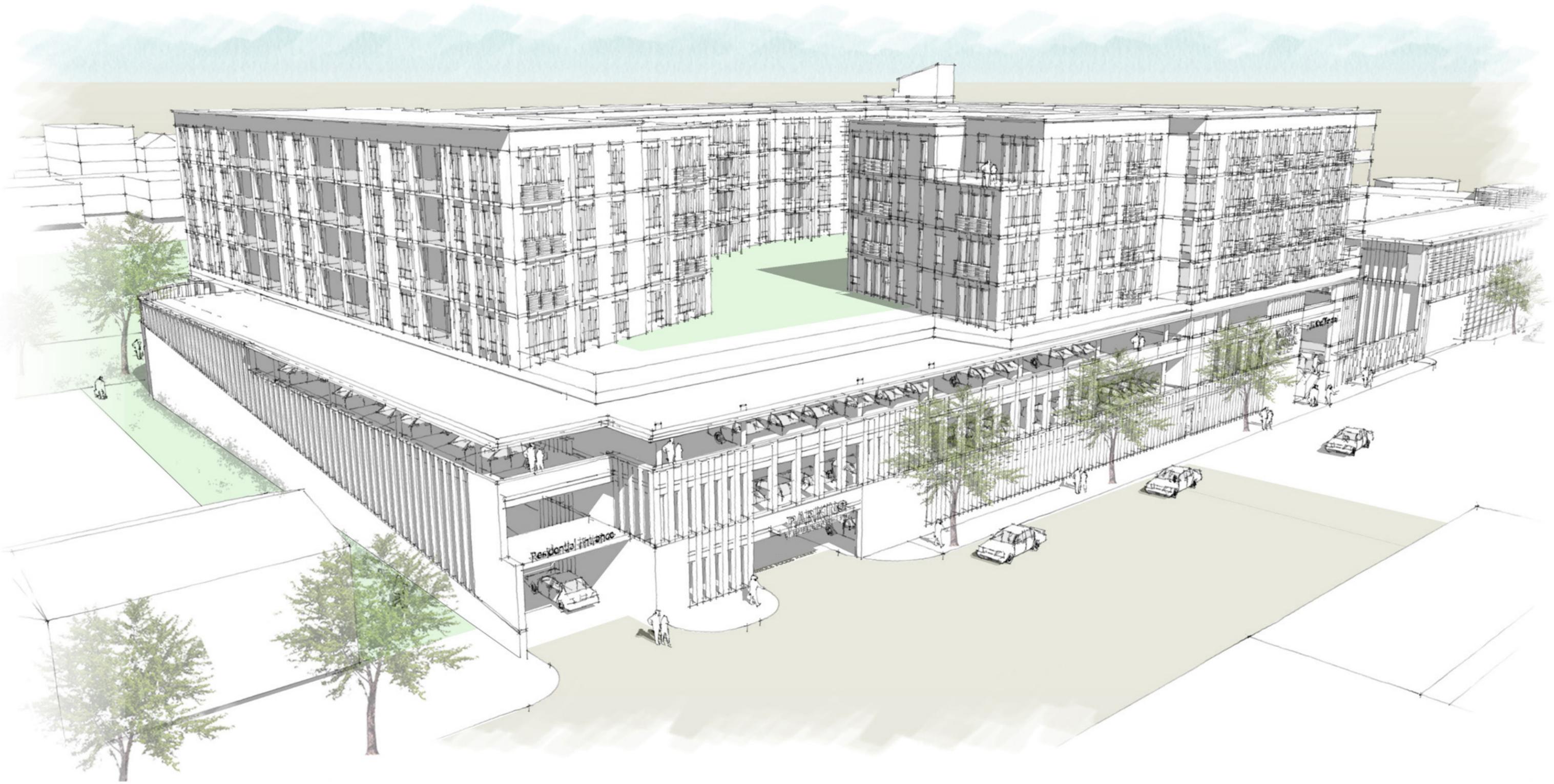








AERIAL VIEW FROM PENN AVENUE AND ST CLAIR STREET



AERIAL VIEW ALONG SOUTH EUCLID AVENUE



AERIAL VIEW ALONG ENRIGHT PARK



STREET VIEW ALONG PENN AVENUE APPROACHING ST CLAIR STREET

The proposed Zone Change is appropriate and desirable and that this use will not be detrimental to the immediate neighborhood because:

LNC is the predominant form of zoning along Butler Street and the surrounding properties. Off-street parking will be provided for each residence which will minimize any impacts of the increase in traffic.

The proposed application will comply with the conditions specified in the Code by:

The proposed development will comply with the setbacks and use regulations specified by the City of Pittsburgh Planning and Zoning Department.

NOTICE TO ANYONE WHO JOINS THIS PETITION:

Despite any statements of proposed use made above, enactment of this ordinance will permit involved property to be used for any of the uses listed in the classification table of the Zoning Ordinance.

STATEMENT OF TRUTH

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF ALLEGHENY

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Ariane Kramer, Notary Public
City of Pittsburgh, Allegheny County

Deponent, being duly sworn, says that they are the owner of the property for which this application is made, and that all the statements and data furnished with this application are true and correct.

- Owner of record of the property for which this application is made, and that all the statements and data furnished with this application are true and correct.
Authorized agent for the owner of record of the property for which this application is made and as such has express authority to bind such owner to all terms and conditions of any Occupancy permit issued pursuant to this application, and that all the statements and data furnished with this application are true and correct.

Sworn to and subscribed before me this 12th day of October 20 16

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
BENJAMIN R. SYPUT, NOTARY PUBLIC
TOWN OF WEXFORD, ALLEGHENY COUNTY
MY COMMISSION EXPIRES JULY 15, 2019

[Signature]
Applicant (signature)

ROBERT L. SMITH
Applicant (printed)

RECORD OF ACTIONS (to be completed by City Planning)

Form with fields: Address, Check #, PAID \$, Date Filed, Land Use #, Zoning District, Zone Change #, Proposed Zoning, Planning Commission recommendation, City Council action.

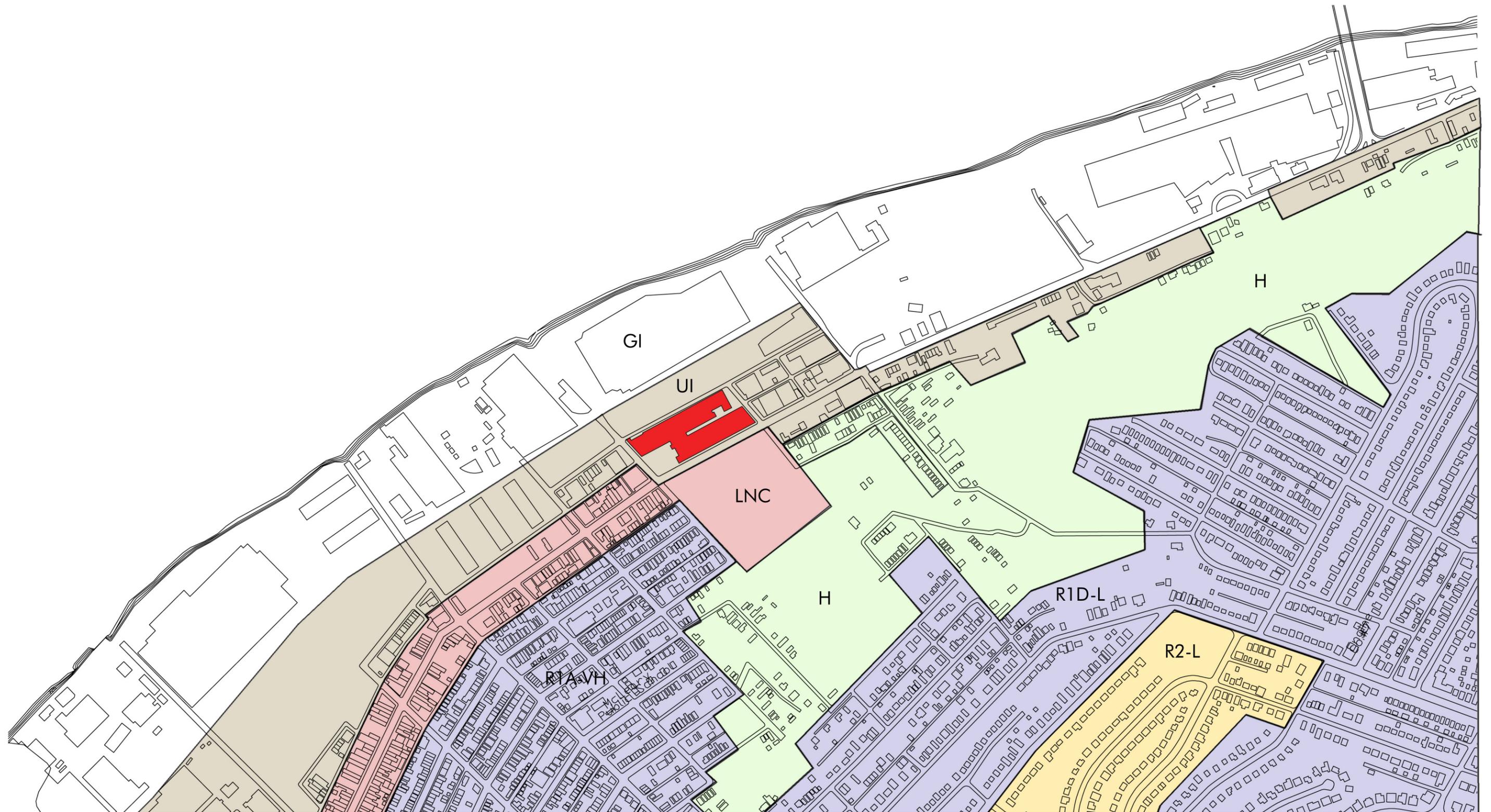


Mews on Butler - Residential Development

Craft Group

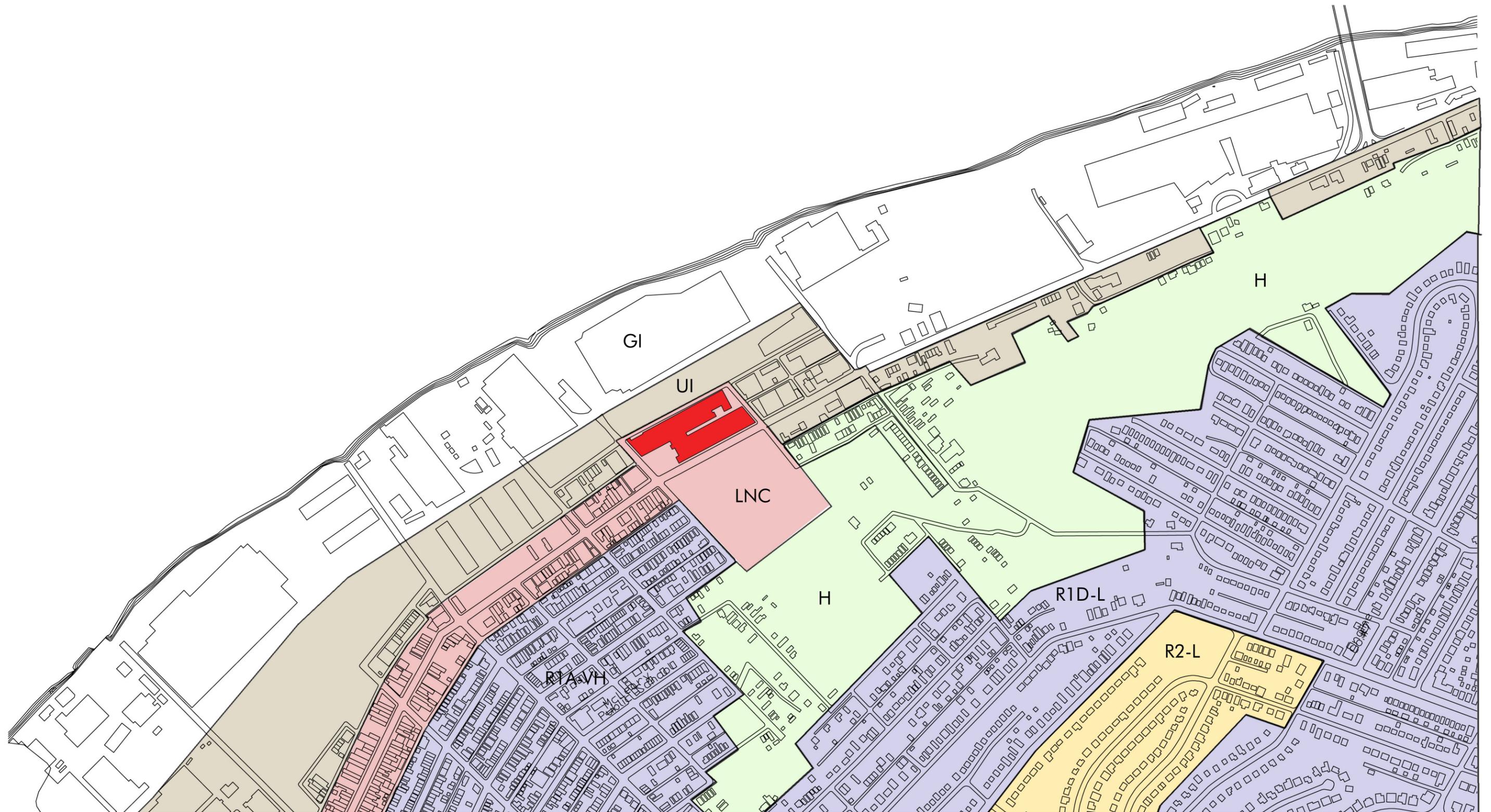
City of Pittsburgh Planning Commission Submission





Zoning District Overlay - Existing

Residential Development - Mews on Butler



Zoning District Overlay - Proposed

Residential Development - Mews on Butler

City of Pittsburgh Planning Commission Submission





Existing Heavy Industrial

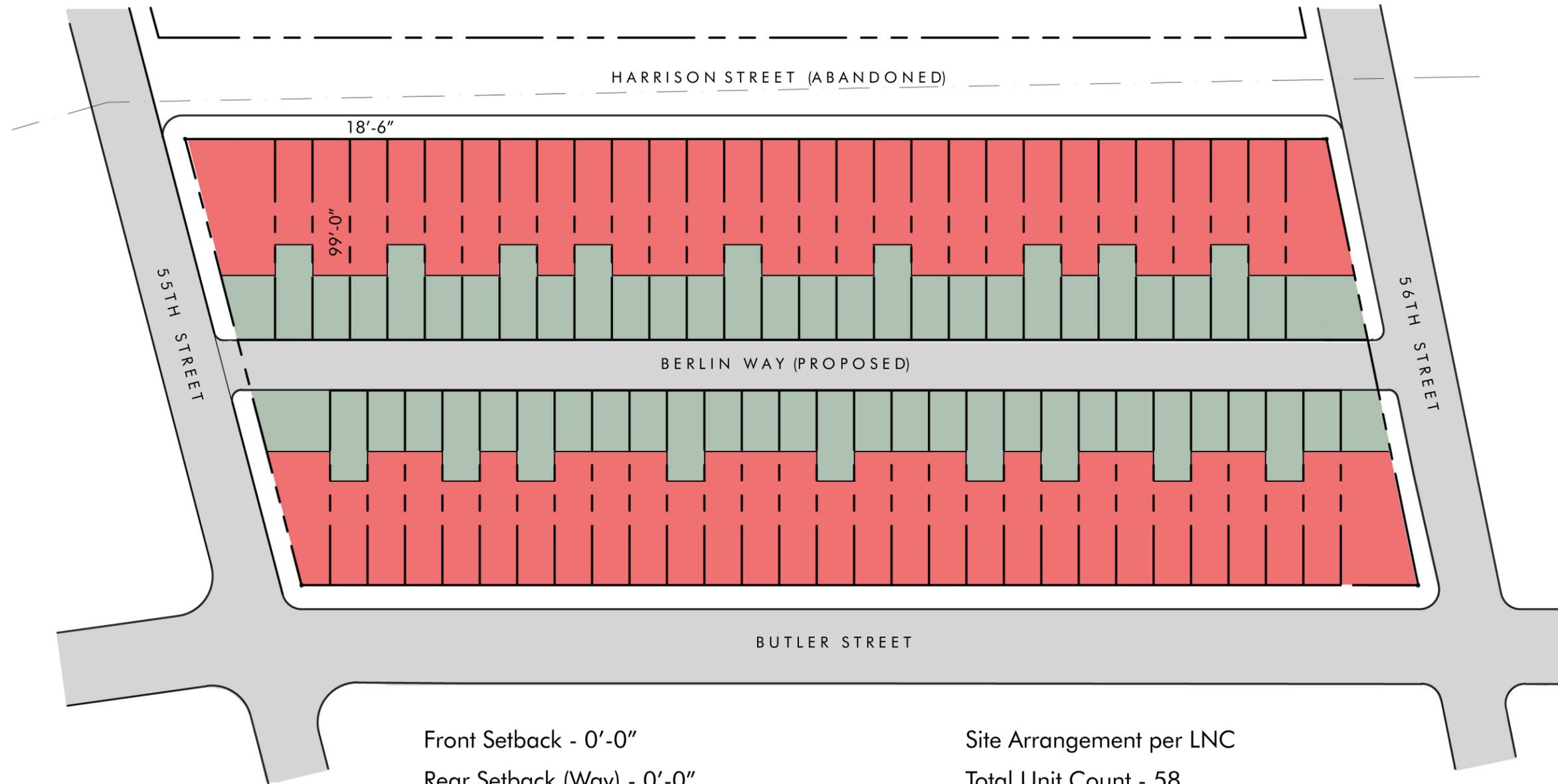


Proposed High Density Residential (Adjacent Conditions)

Typology Comparison

Residential Development - Mews on Butler

City of Pittsburgh Planning Commission Submission



Front Setback - 0'-0"
 Rear Setback (Way) - 0'-0"
 Side Yard Setback - 0'-0"
 Height - 40'-0" (3 Stories)

Site Arrangement per LNC
 Total Unit Count - 58
 Single Family Attached - Permitted by Right
 Lot Size - 18'-6" x 99'-0"

Zoning District Plan - LNC (Proposed)

Residential Development - Mews on Butler

City of Pittsburgh Planning Commission Submission





Site Images - Butler Street and 55th Street

Residential Development - Mews on Butler

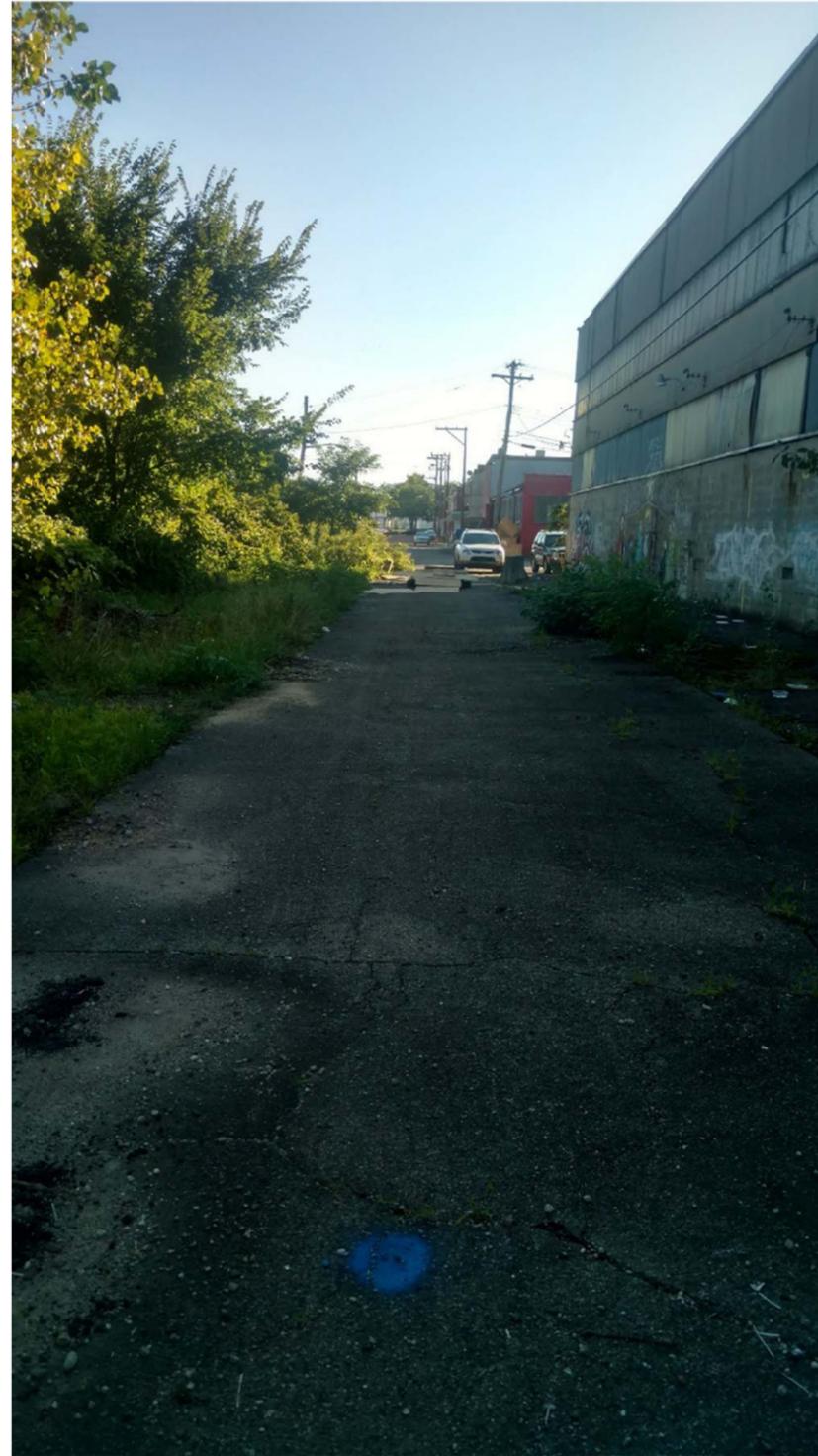
City of Pittsburgh Planning Commission Submission



Site Images - Butler Street and 56th Street

Residential Development - Mews on Butler

City of Pittsburgh Planning Commission Submission



Site Images - Harrison Street

Residential Development - Mews on Butler

City of Pittsburgh Planning Commission Submission



HELLO
my name is
UPPER
LAWRENCE
VILLE



UPPER
LAWRENCEVILLE
COMMUNITY VISIONING
TARGETED DEVELOPMENT
STRATEGY STUDY | APRIL 2013

...and I can bring
LOCAL
VALUES
to
LAWRENCEVILLE

Community Outreach

Residential Development - Mews on Butler

City of Pittsburgh Planning Commission Submission

