



**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: Anthony Dolan - Arnold Babar, LP		Phone Number: (412) 657-1229	
Address: 6019 Grafton St.	City: Pittsburgh	State: PA	Zip Code: 15206
2. Applicant/Company Name: Christopher Pless / NEXT architecture		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: 211 Tower			
4. Development Location: East Liberty			
5. Development Address: 211 N. Whitfield Street, Pittsburgh, PA 15206			
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)	78, 82, 87		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property: Office/Medical Office	
8. Estimated Construction:	Start Date: 2 / 1 / 17	Occupancy Date: 5 / 1 / 17	Project Cost: \$ 3.5 Million

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): 78, 82, 87, 102

10. Select the Type of Work:

<input type="checkbox"/> New Construction, New	<input checked="" 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: Exterior facade renovation, courtyard renovation, interior renovations of 60,000 square foot office building.

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:	60,000	sq ft
Retained Area to be Renovated:	60,000	sq ft
To be Constructed:	0	sq ft
Building Footprint:	8,800	sq ft

15. Height of Structures:

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	8	90		
Proposed Addition/Extension			0	0

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

16. Number of Dwelling Units:

Existing to Remain: 0 Proposed: 0

17. Lot Area: 27,000 sq ft

18. On Site Parking: N/A

	Existing	Proposed
Full (8 1/2' x 19')	45	
Compact (7 1/4' x 16')	12	
Handicap (13 1/2' x 19')	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

- 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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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: N/A

- 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: N/A

- 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:



211 N WHITFIELD STREET

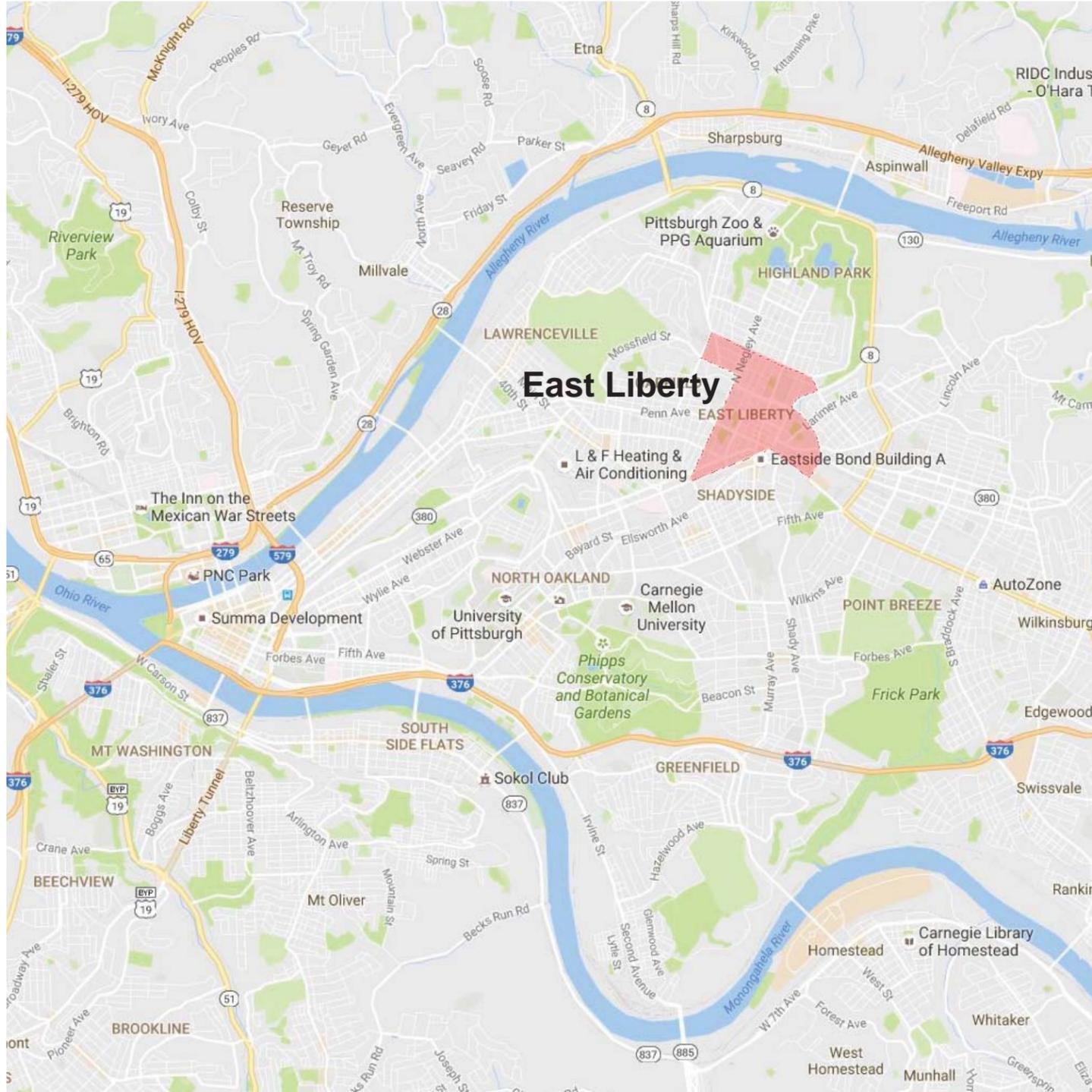
PLANNING COMMISSION SUBMISSION

13 DECEMBER 2016



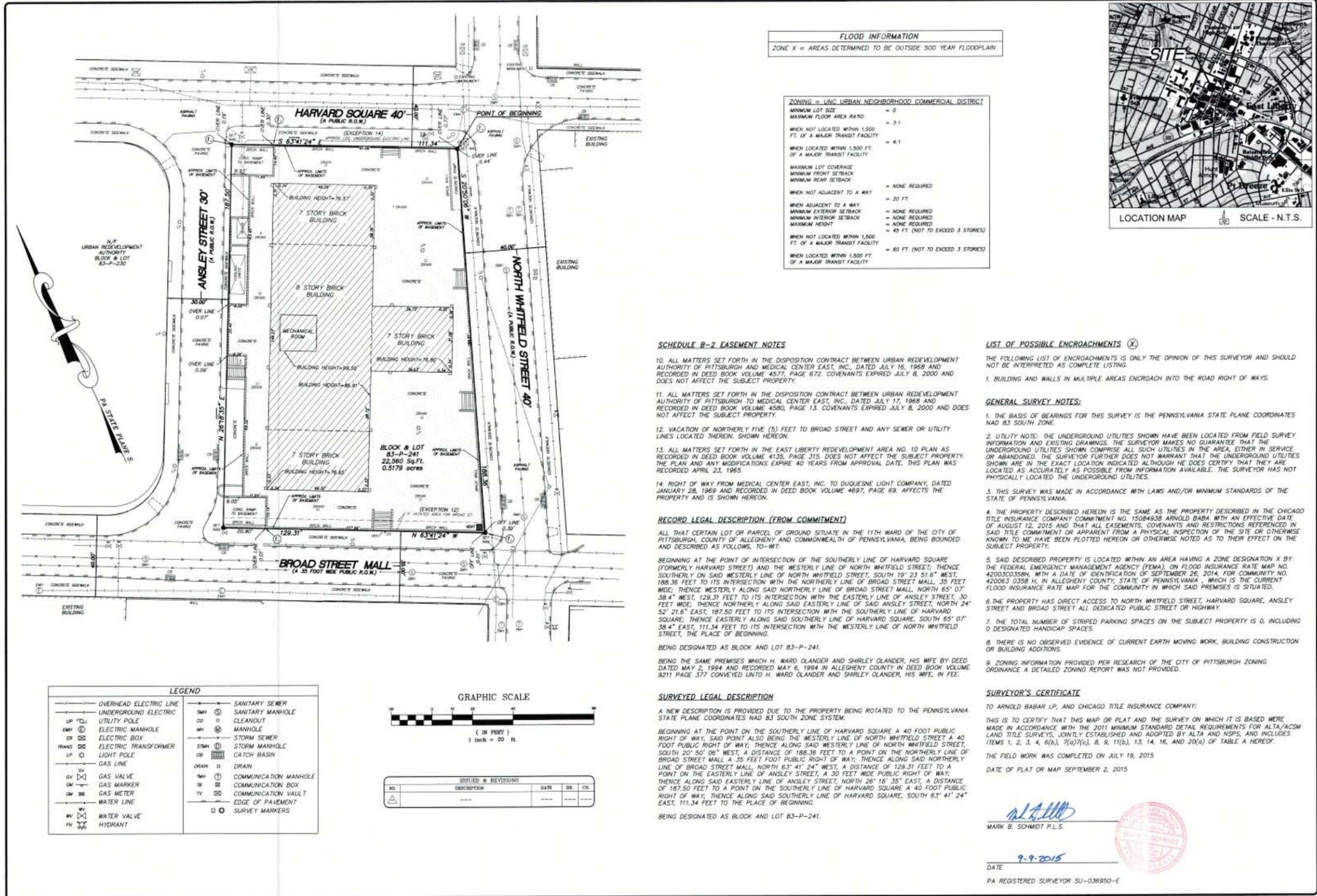
SITE CONTEXT





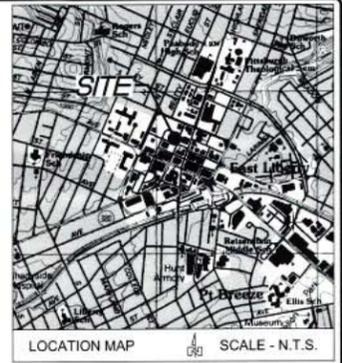
211 N Whitfield Street





FLOOD INFORMATION
 ZONE X = AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN

ZONING = UNIC URBAN NEIGHBORHOOD COMMERCIAL DISTRICT
 MINIMUM LOT SIZE = 0
 MAXIMUM FLOOR AREA RATIO = 3.1
 WHEN NOT LOCATED WITHIN 1,500 FT. OF A MAJOR TRANSIT FACILITY = 4:1
 WHEN LOCATED WITHIN 1,500 FT. OF A MAJOR TRANSIT FACILITY = 4:1
 MAXIMUM LOT COVERAGE = NONE REQUIRED
 MINIMUM FRONT SETBACK = 20 FT.
 MINIMUM REAR SETBACK = NONE REQUIRED
 WHEN NOT ADJACENT TO A WAY = 20 FT.
 WHEN ADJACENT TO A WAY = NONE REQUIRED
 MINIMUM EXTERIOR SETBACK = NONE REQUIRED
 MINIMUM INTERIOR SETBACK = NONE REQUIRED
 MAXIMUM HEIGHT = 45 FT. (NOT TO EXCEED 3 STORIES)
 WHEN NOT LOCATED WITHIN 1,500 FT. OF A MAJOR TRANSIT FACILITY = 60 FT. (NOT TO EXCEED 3 STORIES)
 WHEN LOCATED WITHIN 1,500 FT. OF A MAJOR TRANSIT FACILITY = 60 FT. (NOT TO EXCEED 3 STORIES)



SCHEDULE B-2 EASEMENT NOTES

- ALL MATTERS SET FORTH IN THE DISPOSITION CONTRACT BETWEEN URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH AND MEDICAL CENTER EAST, INC., DATED JULY 17, 1988 AND RECORDED IN DEED BOOK VOLUME 4577, PAGE 672. COVENANTS EXPIRED JULY 8, 2000 AND DOES NOT AFFECT THE SUBJECT PROPERTY.
- ALL MATTERS SET FORTH IN THE DISPOSITION CONTRACT BETWEEN URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH AND MEDICAL CENTER EAST, INC., DATED JULY 17, 1988 AND RECORDED IN DEED BOOK VOLUME 4580, PAGE 13. COVENANTS EXPIRED JULY 8, 2000 AND DOES NOT AFFECT THE SUBJECT PROPERTY.
- VACATION OF NORTHERLY FIVE (5) FEET TO BROAD STREET AND ANY SEWER OR UTILITY LINES LOCATED THEREIN. SHOWN HEREON.
- ALL MATTERS SET FORTH IN THE EAST LIBERTY REDEVELOPMENT AREA NO. 10 PLAN AS RECORDED IN DEED BOOK VOLUME 4135, PAGE 315. DOES NOT AFFECT THE SUBJECT PROPERTY. THE PLAN AND ANY MODIFICATIONS EXPIRE 40 YEARS FROM APPROVAL DATE. THIS PLAN WAS RECORDED APRIL 23, 1985.
- RIGHT OF WAY FROM MEDICAL CENTER EAST, INC. TO DUQUESNE LIGHT COMPANY, DATED JANUARY 28, 1989 AND RECORDED IN DEED BOOK VOLUME 4697, PAGE 69. AFFECTS THE PROPERTY AND IS SHOWN HEREON.

RECORD LEGAL DESCRIPTION (FROM COMMITMENT)

ALL THAT CERTAIN LOT OR PARCEL OF GROUND SITUATE IN THE 11TH WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:
 BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF HARVARD SQUARE (FORMERLY HARVARD STREET) AND THE WESTERLY LINE OF NORTH WHITFIELD STREET, THENCE SOUTHERLY ON SAID WESTERLY LINE OF NORTH WHITFIELD STREET, SOUTH 19° 23' 51.6" WEST, 188.36 FEET TO ITS INTERSECTION WITH THE NORTHERLY LINE OF BROAD STREET MALL, 35 FEET WIDE, THENCE WESTERLY ALONG SAID NORTHERLY LINE OF BROAD STREET MALL, NORTH 65° 07' 38.4" WEST, 129.31 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF ANSLEY STREET, 30 FEET WIDE, THENCE NORTHERLY ALONG SAID EASTERLY LINE OF SAID ANSLEY STREET, NORTH 24° 52' 21.6" EAST, 187.50 FEET TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF HARVARD SQUARE, THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF HARVARD SQUARE, SOUTH 65° 07' 38.4" EAST, 111.34 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF NORTH WHITFIELD STREET, THE PLACE OF BEGINNING.
 BEING DESIGNATED AS BLOCK AND LOT 83-P-241.
 BEING THE SAME PREMISES WHICH H. WARD OLANDER AND SHIRLEY OLANDER, HIS WIFE BY DEED DATED MAY 2, 1994 AND RECORDED MAY 6, 1994 IN ALLEGHENY COUNTY IN DEED BOOK VOLUME 9211 PAGE 377 CONVEYED UNTO H. WARD OLANDER AND SHIRLEY OLANDER, HIS WIFE, IN FEE.

SURVEYED LEGAL DESCRIPTION

A NEW DESCRIPTION IS PROVIDED DUE TO THE PROPERTY BEING ROTATED TO THE PENNSYLVANIA STATE PLANE COORDINATES NAD 83 SOUTH ZONE SYSTEM.
 BEGINNING AT THE POINT ON THE SOUTHERLY LINE OF HARVARD SQUARE, A 40 FOOT PUBLIC RIGHT OF WAY, SAID POINT ALSO BEING THE WESTERLY LINE OF NORTH WHITFIELD STREET, A 40 FOOT PUBLIC RIGHT OF WAY, THENCE ALONG SAID WESTERLY LINE OF NORTH WHITFIELD STREET, SOUTH 20° 50' 06" WEST, A DISTANCE OF 188.36 FEET TO A POINT ON THE NORTHERLY LINE OF BROAD STREET MALL, A 35 FEET FOOT PUBLIC RIGHT OF WAY, THENCE ALONG SAID NORTHERLY LINE OF BROAD STREET MALL, NORTH 65° 07' 38.4" WEST, A DISTANCE OF 129.31 FEET TO A POINT ON THE EASTERLY LINE OF ANSLEY STREET, A 30 FEET WIDE PUBLIC RIGHT OF WAY, THENCE ALONG SAID EASTERLY LINE OF ANSLEY STREET, NORTH 26° 18' 35" EAST, A DISTANCE OF 187.50 FEET TO A POINT ON THE SOUTHERLY LINE OF HARVARD SQUARE, A 40 FOOT PUBLIC RIGHT OF WAY, THENCE ALONG SAID SOUTHERLY LINE OF HARVARD SQUARE, SOUTH 65° 07' 38.4" EAST, 111.34 FEET TO THE PLACE OF BEGINNING.
 BEING DESIGNATED AS BLOCK AND LOT 83-P-241.

LIST OF POSSIBLE ENCROACHMENTS (X)

THE FOLLOWING LIST OF ENCROACHMENTS IS ONLY THE OPINION OF THIS SURVEYOR AND SHOULD NOT BE INTERPRETED AS COMPLETE LISTING.
 1. BUILDING AND WALLS IN MULTIPLE AREAS ENCRDACH INTO THE ROAD RIGHT OF WAYS.

GENERAL SURVEY NOTES:

- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE PENNSYLVANIA STATE PLANE COORDINATES NAD 83 SOUTH ZONE.
- UTILITY NOTE: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF PENNSYLVANIA.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 15084938 ARNOLD BABA WITH AN EFFECTIVE DATE OF AUGUST 12, 2015 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 4200300369H, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 26, 2014, FOR COMMUNITY NO. 420063 0358 H, IN ALLEGHENY COUNTY, STATE OF PENNSYLVANIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- THE PROPERTY HAS DIRECT ACCESS TO NORTH WHITFIELD STREET, HARVARD SQUARE, ANSLEY STREET AND BROAD STREET ALL DEDICATED PUBLIC STREET OR HIGHWAY.
- THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTY IS 0, INCLUDING 0 DESIGNATED HANDICAP SPACES.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- ZONING INFORMATION PROVIDED PER RESEARCH OF THE CITY OF PITTSBURGH ZONING ORDINANCE A DETAILED ZONING REPORT WAS NOT PROVIDED.

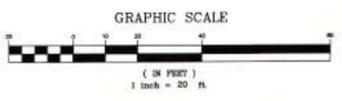
SURVEYOR'S CERTIFICATE

TO ARNOLD BABA LP, AND CHICAGO TITLE INSURANCE COMPANY:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a)(7)(c), 8, 9, 11(c), 13, 14, 15, AND 20(a) OF TABLE A HEREOF.
 THE FIELD WORK WAS COMPLETED ON JULY 18, 2015.
 DATE OF PLAT OR MAP SEPTEMBER 2, 2015

MARK B. SCHMIDT P.L.S.
 DATE 9-9-2015
 PA REGISTERED SURVEYOR SU-036950-E

LEGEND

—	OVERHEAD ELECTRIC LINE	—	SANITARY SEWER
—	UNDERGROUND ELECTRIC	—	SANITARY MANHOLE
—	UTILITY POLE	—	CLEANOUT
—	ELECTRIC MANHOLE	—	MANHOLE
—	ELECTRIC BOX	—	STORM SEWER
—	ELECTRIC TRANSFORMER	—	STORM MANHOLE
—	LIGHT POLE	—	CATCH BASIN
—	GAS LINE	—	DRAIN
—	GAS VALVE	—	COMMUNICATION MANHOLE
—	GAS MARKER	—	COMMUNICATION BOX
—	GAS METER	—	COMMUNICATION VAULT
—	WATER LINE	—	EDGE OF PAVEMENT
—	WATER VALVE	—	SURVEY MARKERS
—	HYDRANT		



ISSUES & REVISIONS

NO.	DESCRIPTION	DATE	BY	CHK.

HAMPTON TECHNICAL ASSOCIATES, INC.
 ENGINEERING LAND SURVEYORS
 ESTABLISHED 1980
 www.hampton-technical.com
 email@hampton-technical.com

ALTA/ACSM LAND TITLE SURVEY
 211 WHITFIELD STREET
 11 WARD CITY OF PITTSBURGH
 ALLEGHENY COUNTY, PA
 ALPHABET CITY DEVELOPMENT
 600 PENN AVENUE 4B
 PITTSBURGH, PA 15222

DATE ISSUED: 9-02-15
 HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE:
 SHEET:
 ALTA
 HTA PROJECT # 15-11835





Corner of Broad St and N Whitfield St looking SE - Hotel Indigo



Corner of Broad St and N Beatty St looking SE - Duquesne Light Company



Broad St looking E - Indigo Square

211 N Whitfield Street



Corner of Broad St and N Euclid Ave looking NE - McDonald's





Corner of Broad St and N Highland Ave looking SE



Corner of Penn Ave and N Highland Ave looking NW - Capri



Corner of Penn Ave and N Beatty St looking W - 115 N Beatty Street

211 N Whitfield Street



Corner of N Highland Ave and Harvard Street looking NE - Eastminster Presbyterian Church





Corner of Harvard St and N Whitfield St looking SW



Corner of Broad St and N Whitfield St looking NW



Corner of Broad St and Ansley Pl looking E



Corner of Harvard St and Ansley Pl looking SE

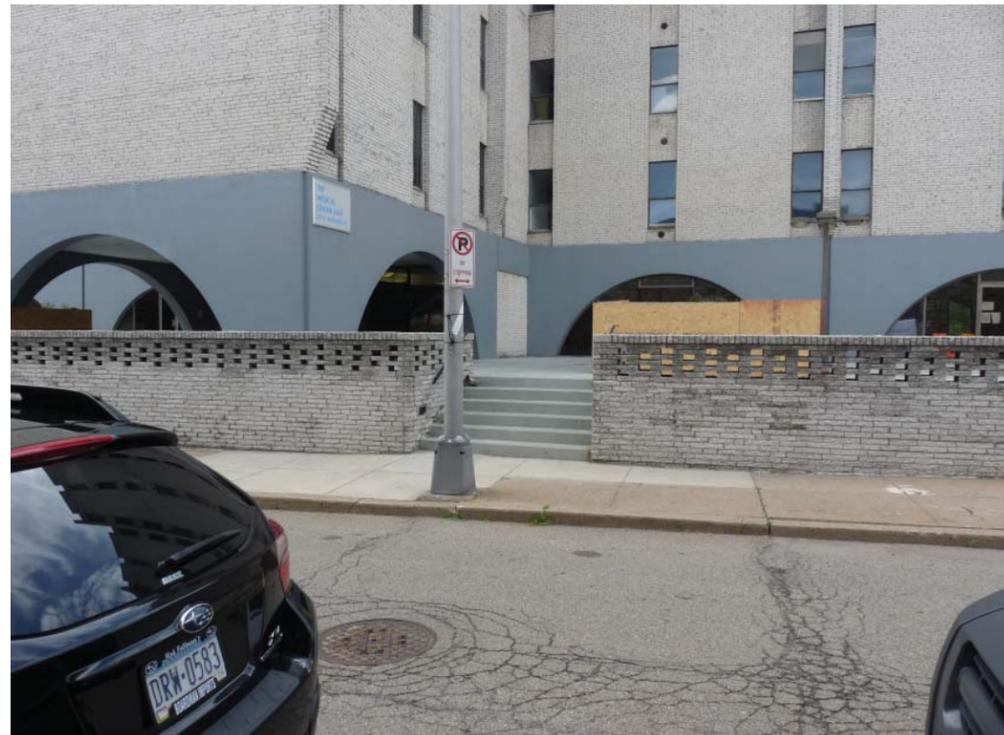




Existing Plaza



Existing Plaza and Railing



Existing Plaza Wall



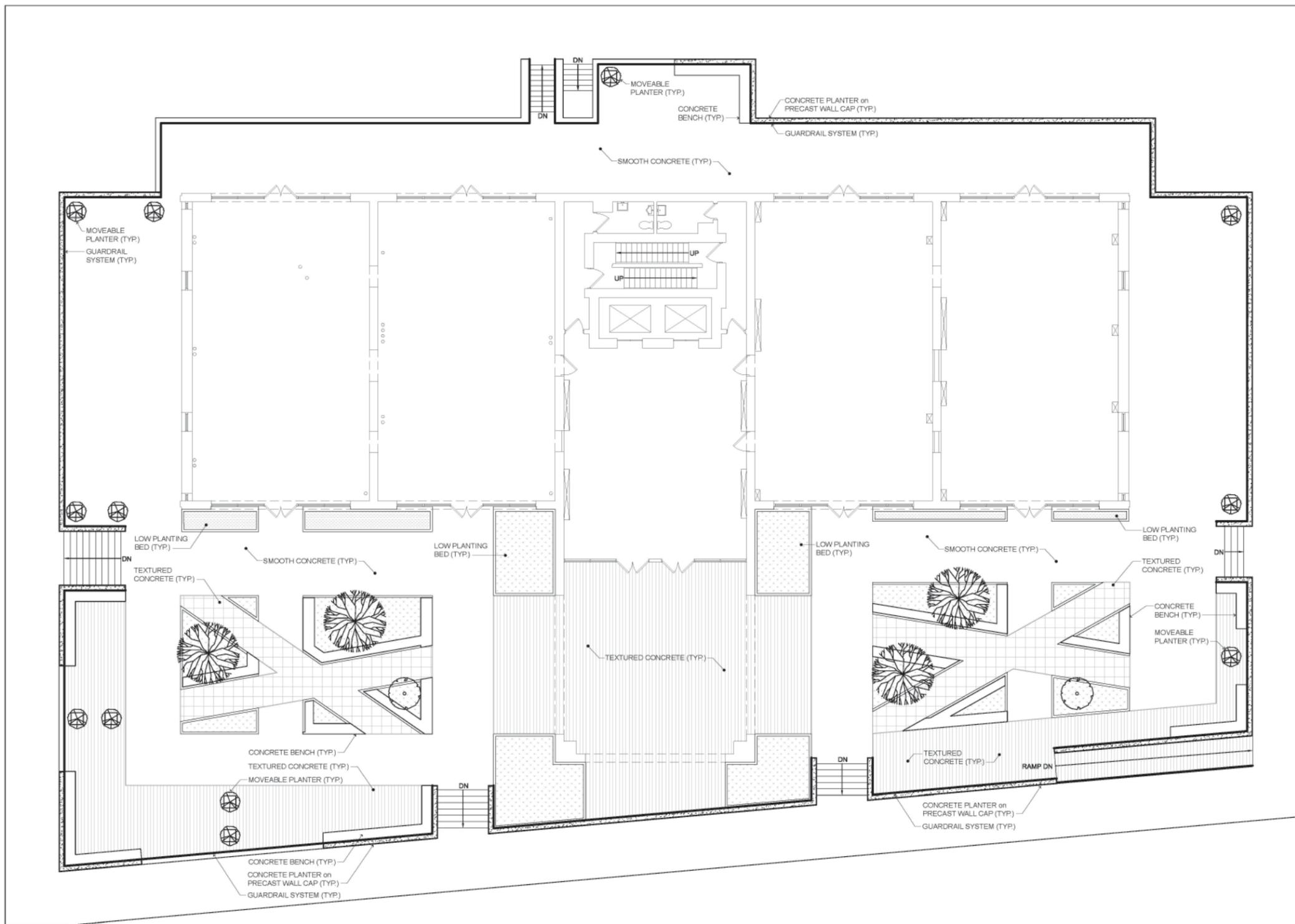
Existing Signage

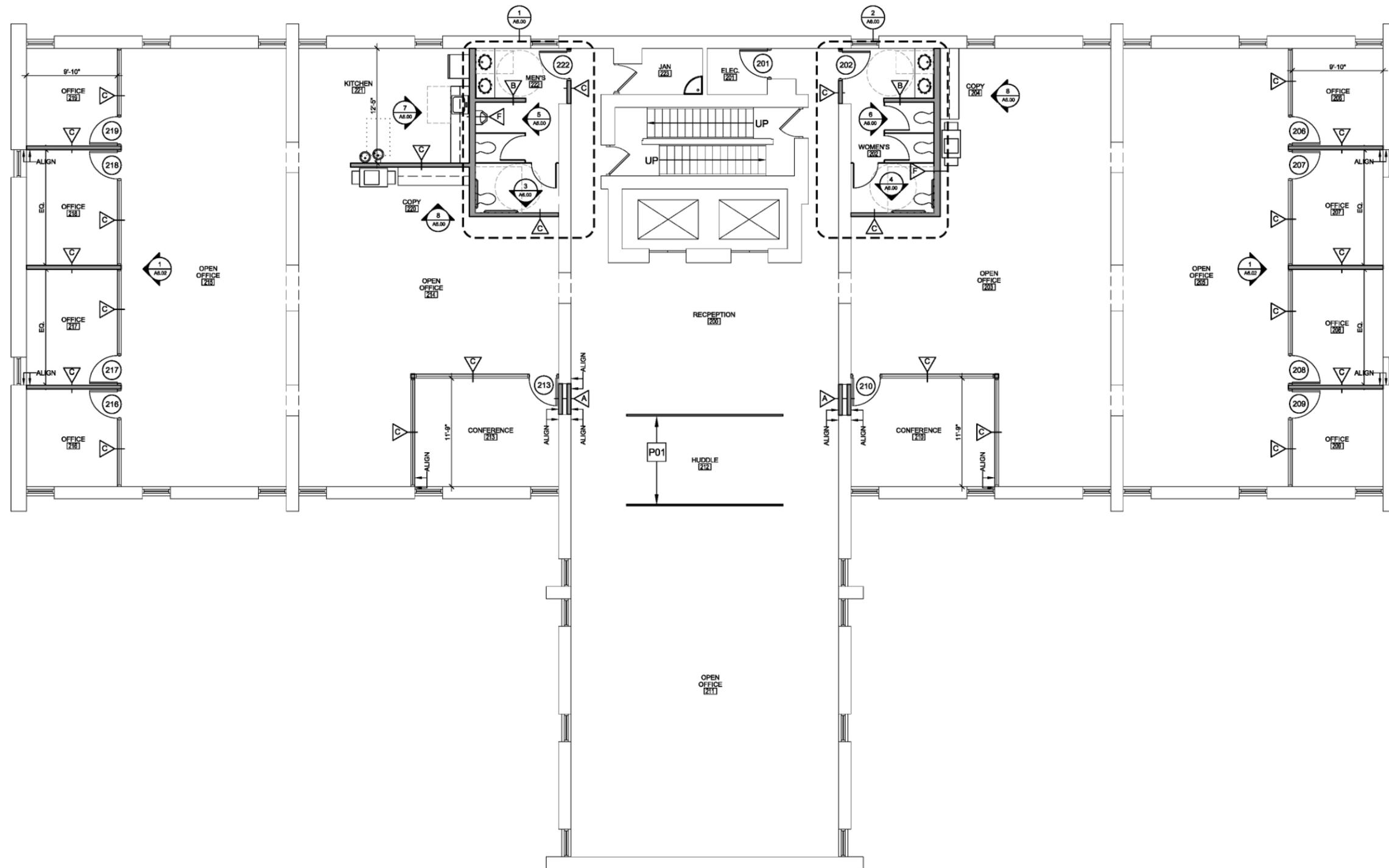


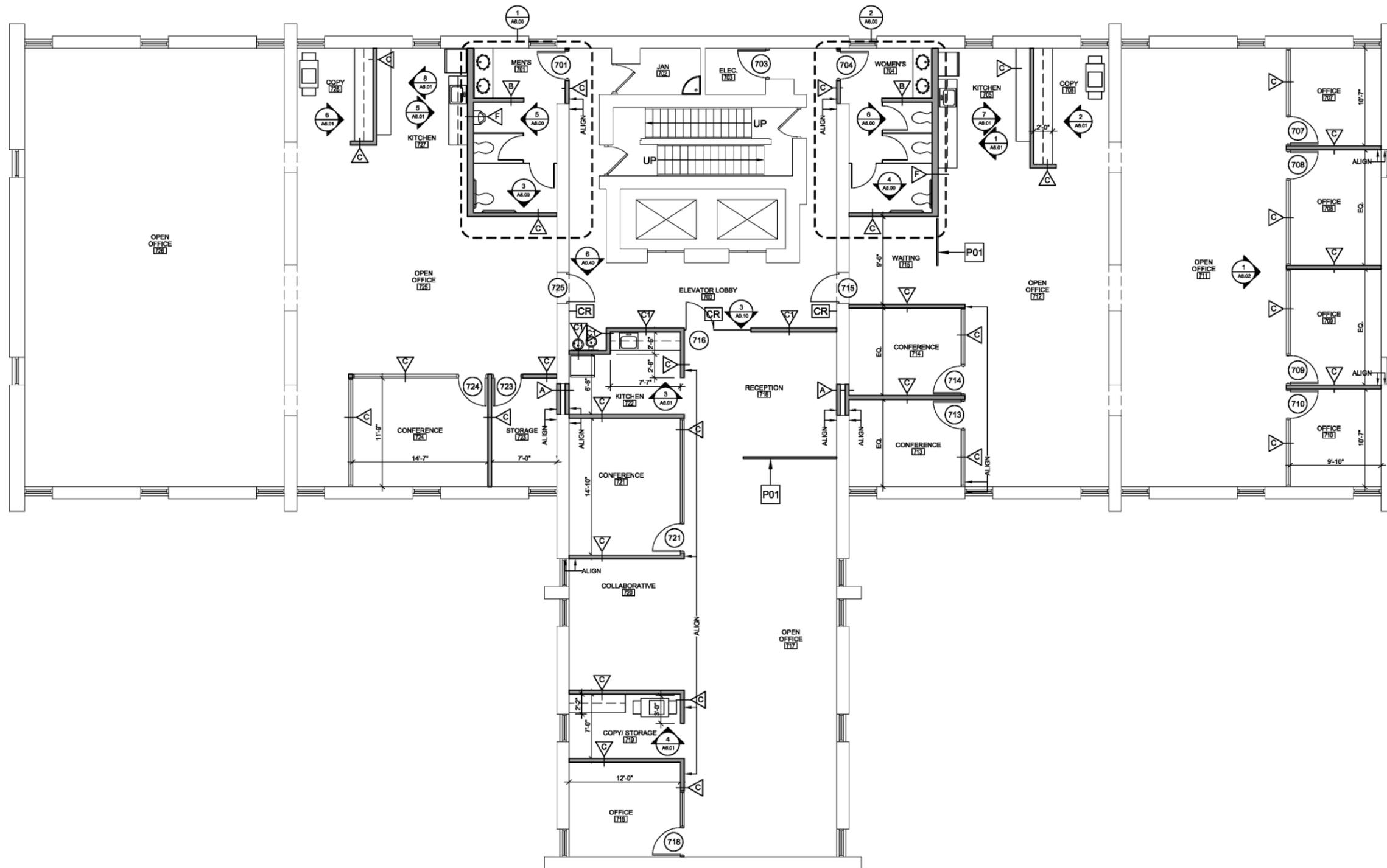


PROPOSED PLANS



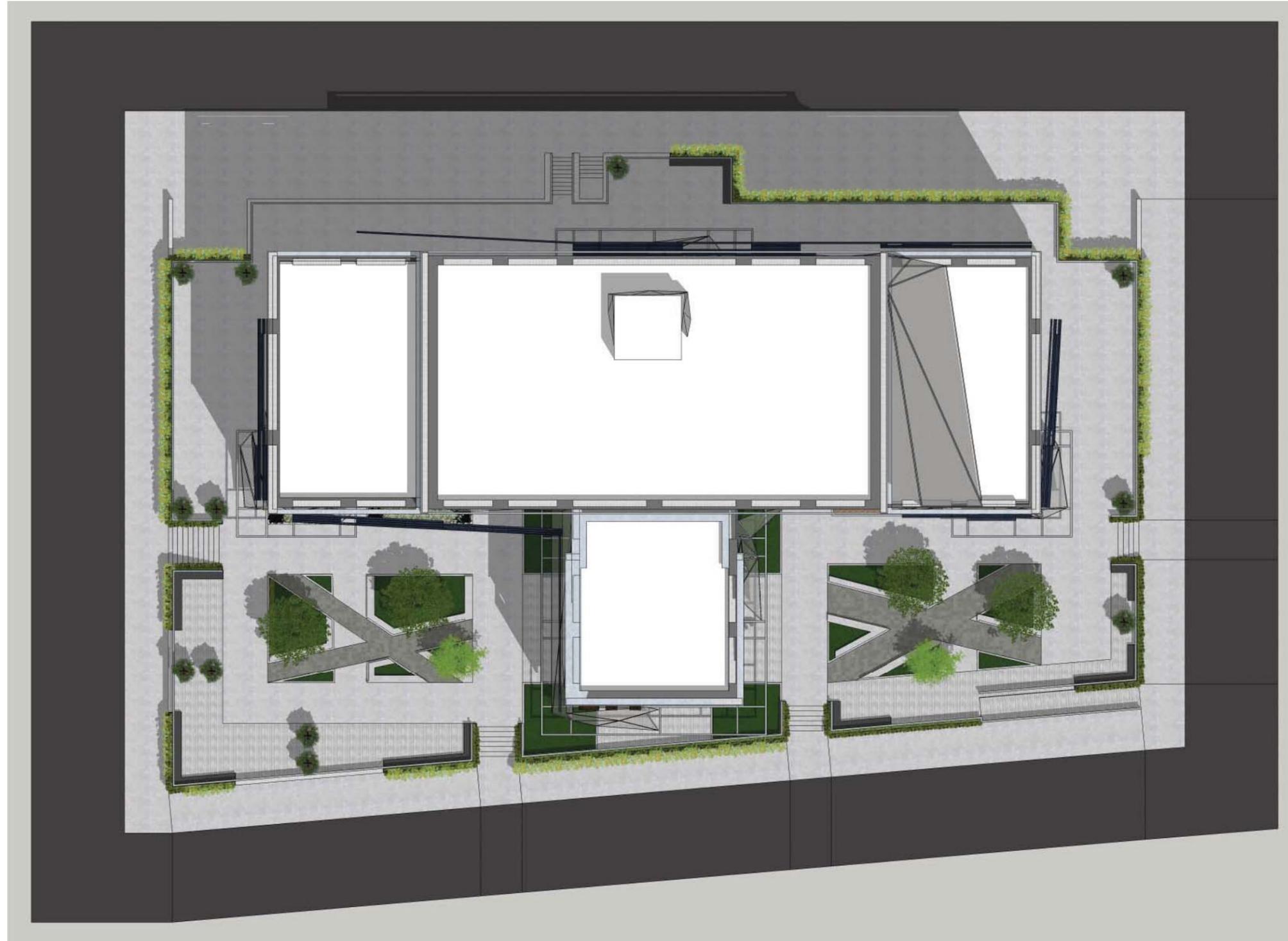






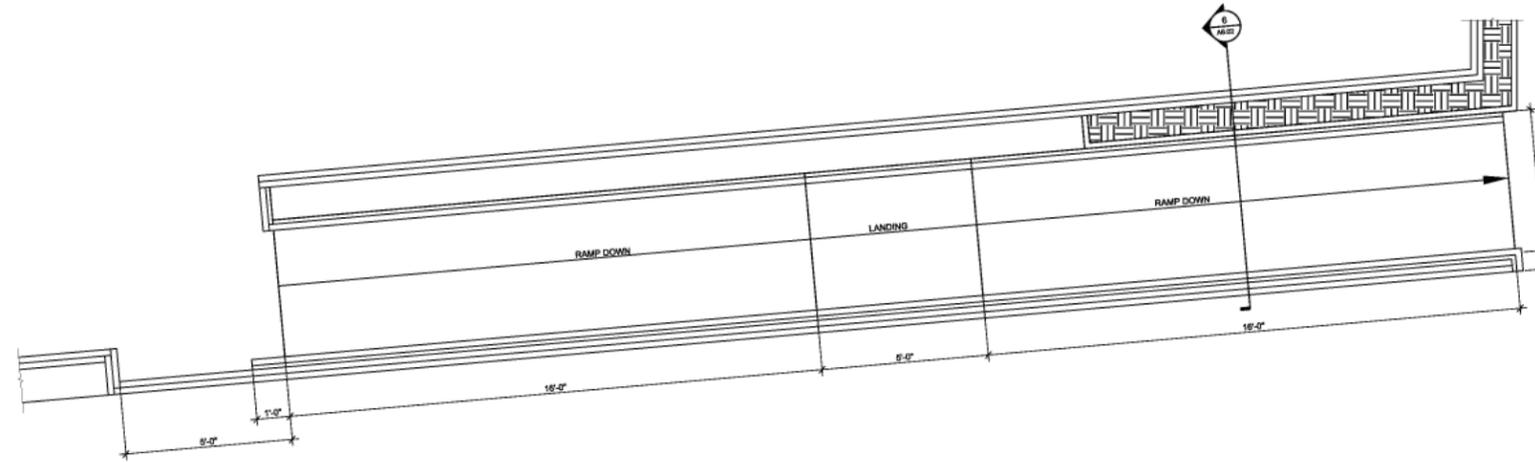
PLAZA UPGRADES



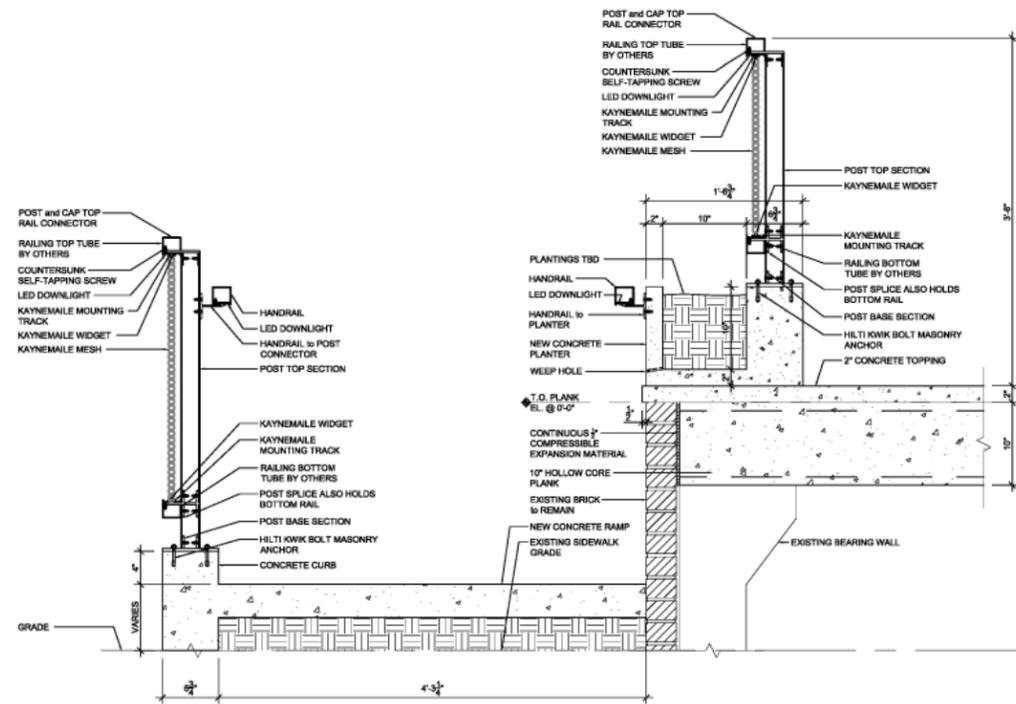




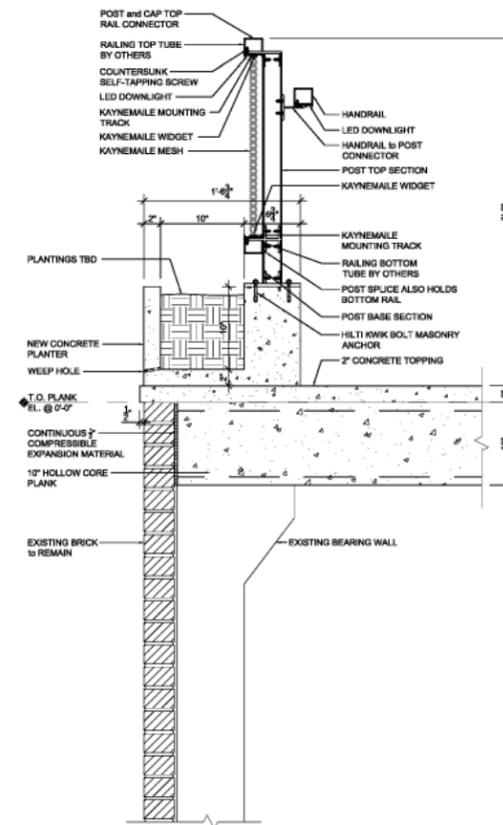




1 Floor Plan @ RAMP
 A8.01 SCALE: 1 1/2" = 1'-0"



2 Section @ RAMP
 A8.01 SCALE: 1 1/2" = 1'-0"



3 Section @ RAILING
 A8.01 SCALE: 1 1/2" = 1'-0"





FACADE UPGRADES





























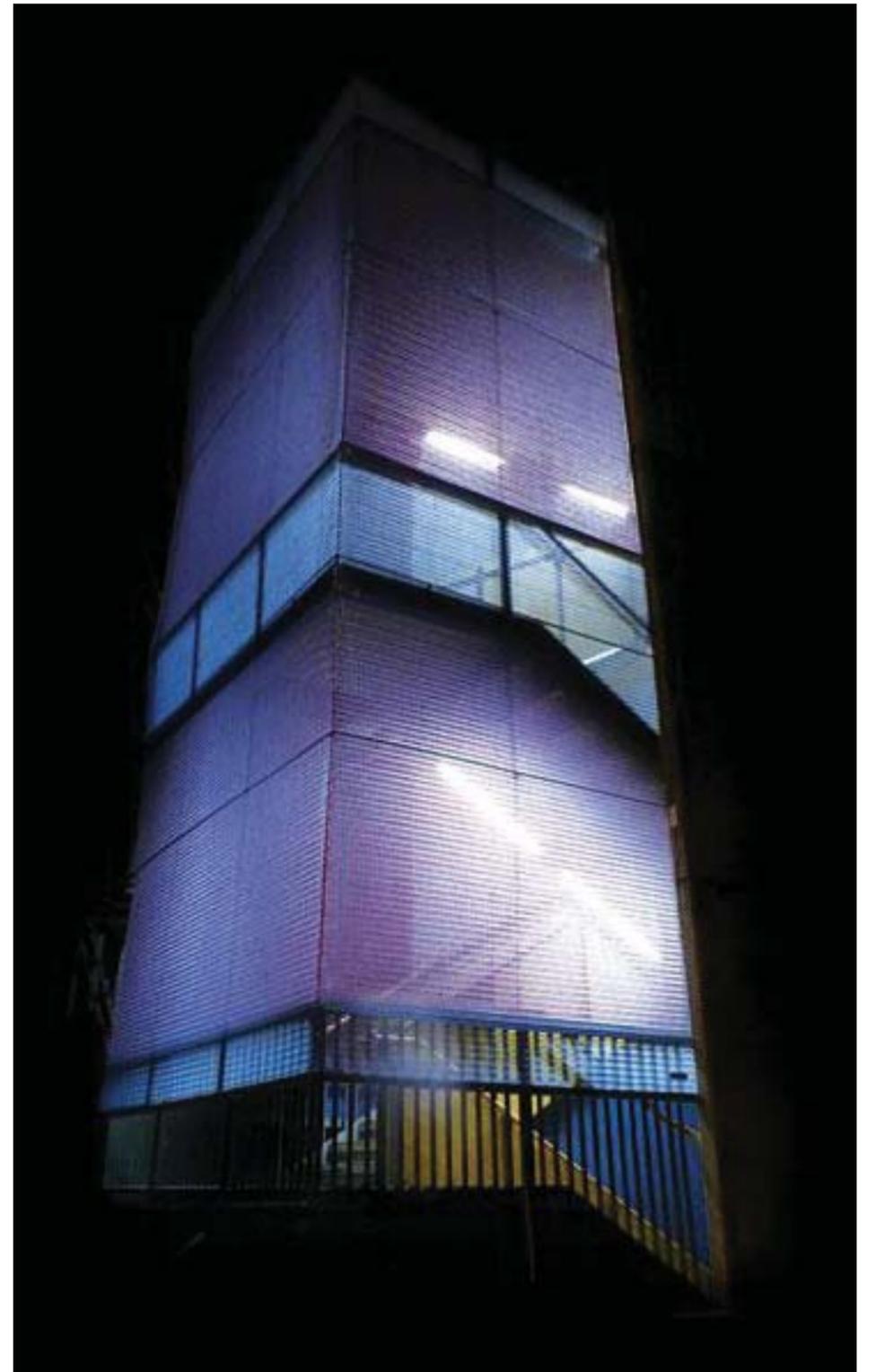
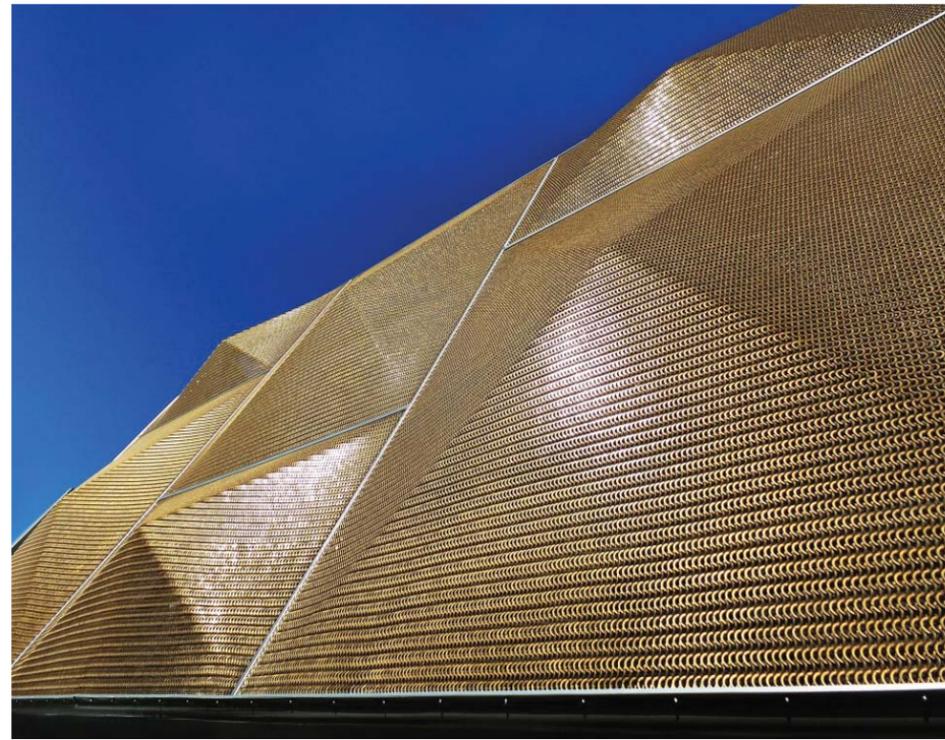


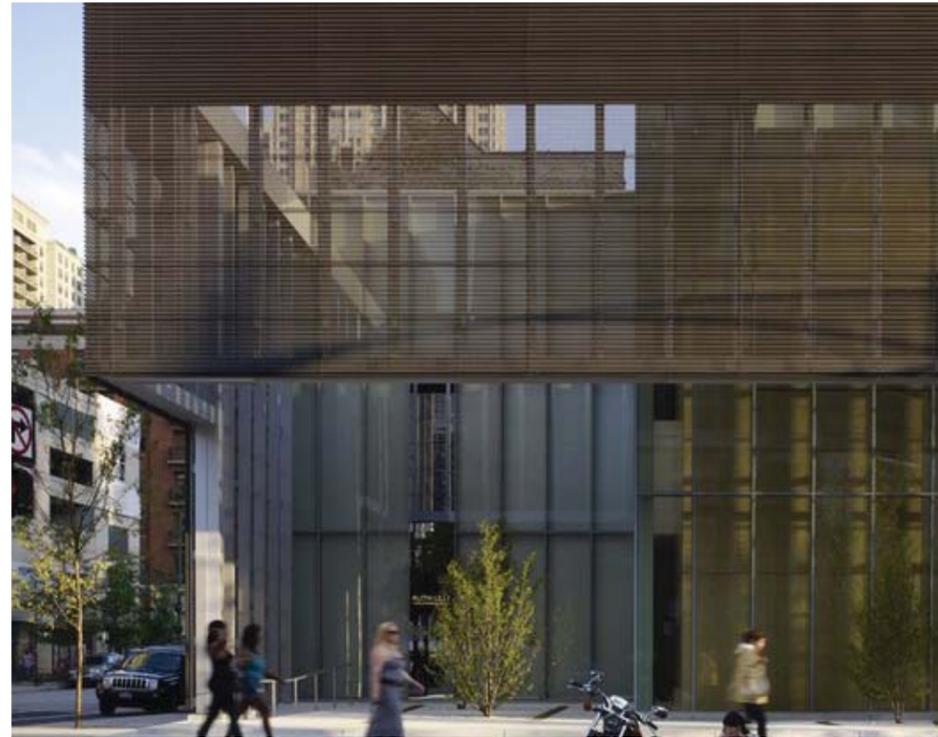




MATERIAL REFERENCES









COMMUNITY GROUP DESIGN PROCESS













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DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

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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: Sports and Exhibition Authority		Phone Number: (412) 393-0200	
Address: 171 10th Street, 2nd Fl City: Pittsburgh		State: Pennsylvania Zip Code: 15222	
2. Applicant/Company Name: North Shore XIV, LLC		Phone Number: (614) 221-1818	
Address: 150 East Broad St. City: Columbus		State: Ohio Zip Code: 43215	
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: North Shore 14			
4. Development Location: North Shore Drive, Pittsburgh, PA 15212			
5. Development Address: 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) N/A			
Proposed Zoning District:			
Present Use of Site: (Select from attached list)			
7. If a Certificate of Occupancy exists, the following is required: N/A			
Certificate of Occupancy#:		Date Issued:	Existing Use of Property:
8. Estimated Construction: Start Date: 09/01/17		Occupancy Date: 02/01/19	Project Cost: \$22,840,000
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): General Office (82) and General Restaurant with Liquor License (104)			
10. Select the Type of Work:			
<input checked="" type="checkbox"/> New Construction, New	<input type="checkbox"/> Renovation, Interior		
<input type="checkbox"/> New Construction,	<input type="checkbox"/> Renovation, Exterior		
<input type="checkbox"/> Change in Use Only	<input type="checkbox"/> Renovation, Change in Use		
11. Describe the Development: Seven story, 182,700 sf commercial building with ground floor restaurants and office uses on the upper floors.			
12. Is a Land Operations Permit needed? <input checked="" type="checkbox"/> YES <input 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/)			



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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: _____ 0 sq ft
 Existing to be Retained: _____ 0 sq ft
 Retained Area to be Renovated: _____ 0 sq ft
 To be Constructed: _____ +/- 182,700 sq ft
 Building Footprint: _____ +/- 26,100 sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	0	0	7	+/- 98
Proposed Addition/Extension				

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

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

17. Lot Area: _____ 46,120 sq ft

18. On Site Parking: N/A

	Existing	Proposed
Full (8 1/2' x 19')	137	0
Compact (7 1/4' x 16')	0	0
Handicap (13 1/2' x 19')	0	0

Off-Street Loading Spaces: N/A
 Actual: _____ 3
 Required: _____ 3

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

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



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DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

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

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

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.
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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:



**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

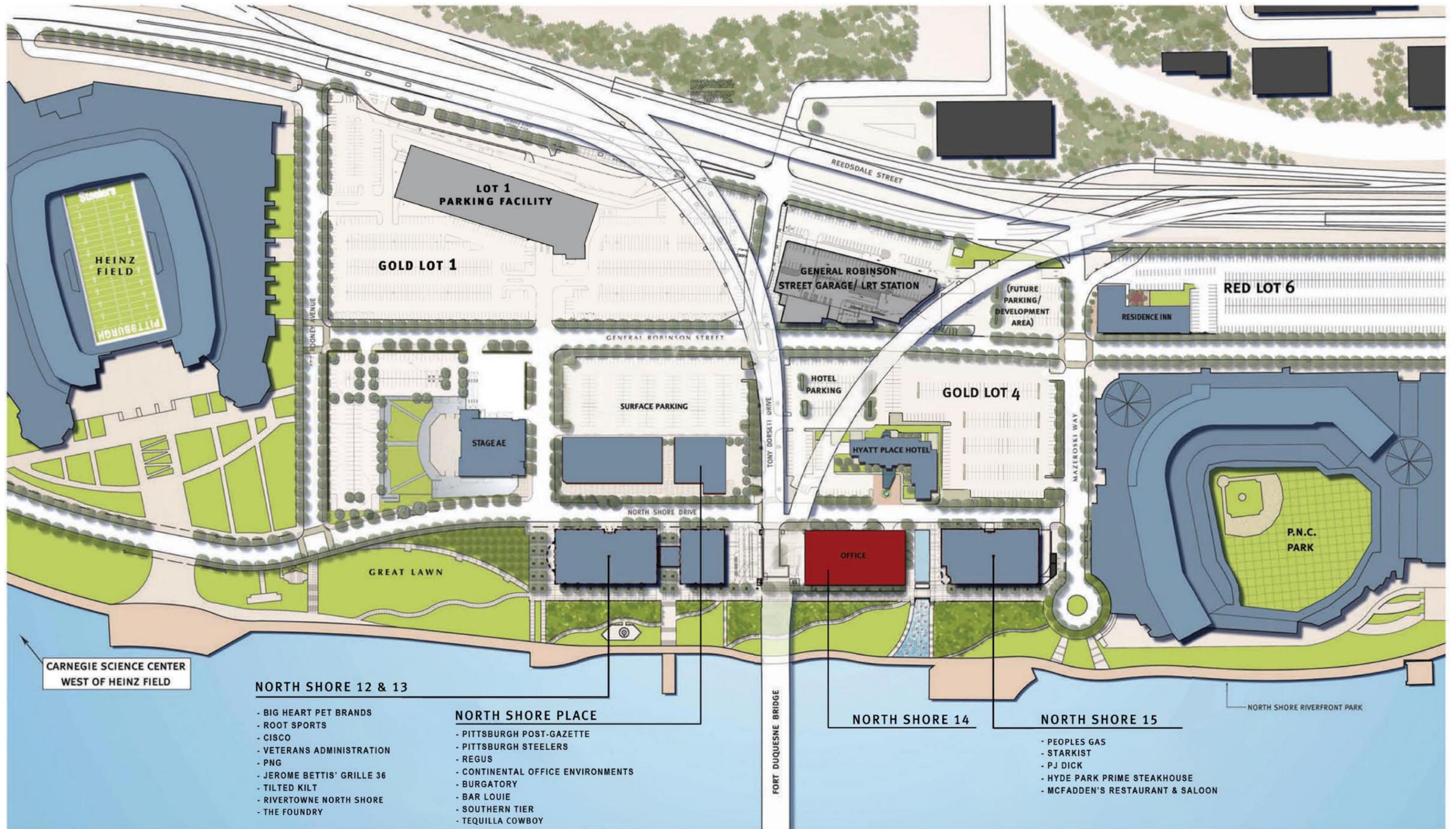
Site 14

The North Shore
Continental Real Estate Companies

Submitted for Planning Commission

December 2, 2016

Stranda



plan 0' 100'

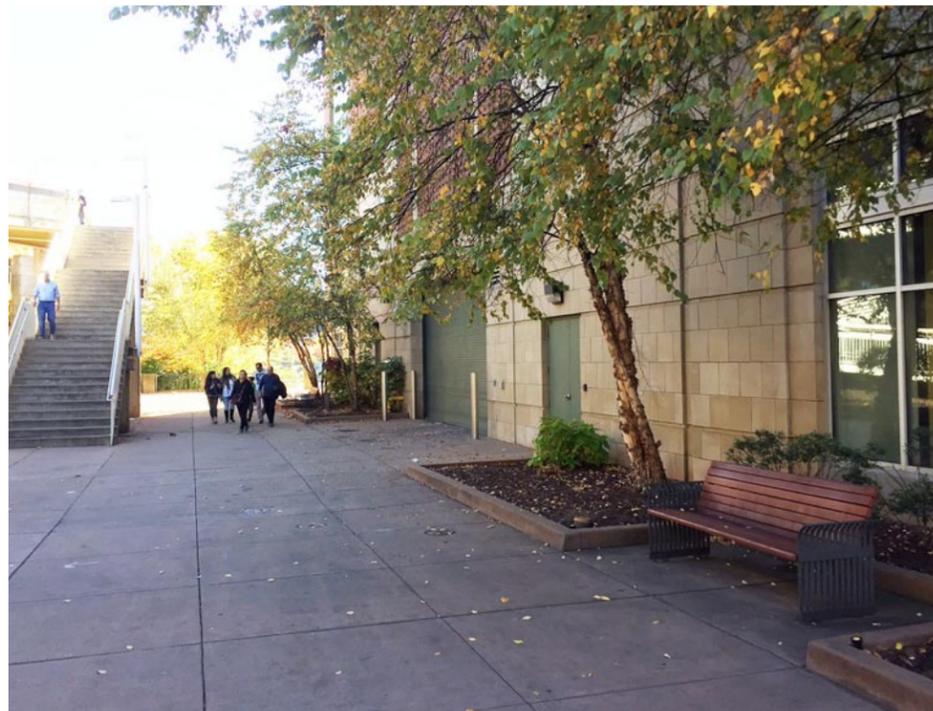
Location: The North Shore



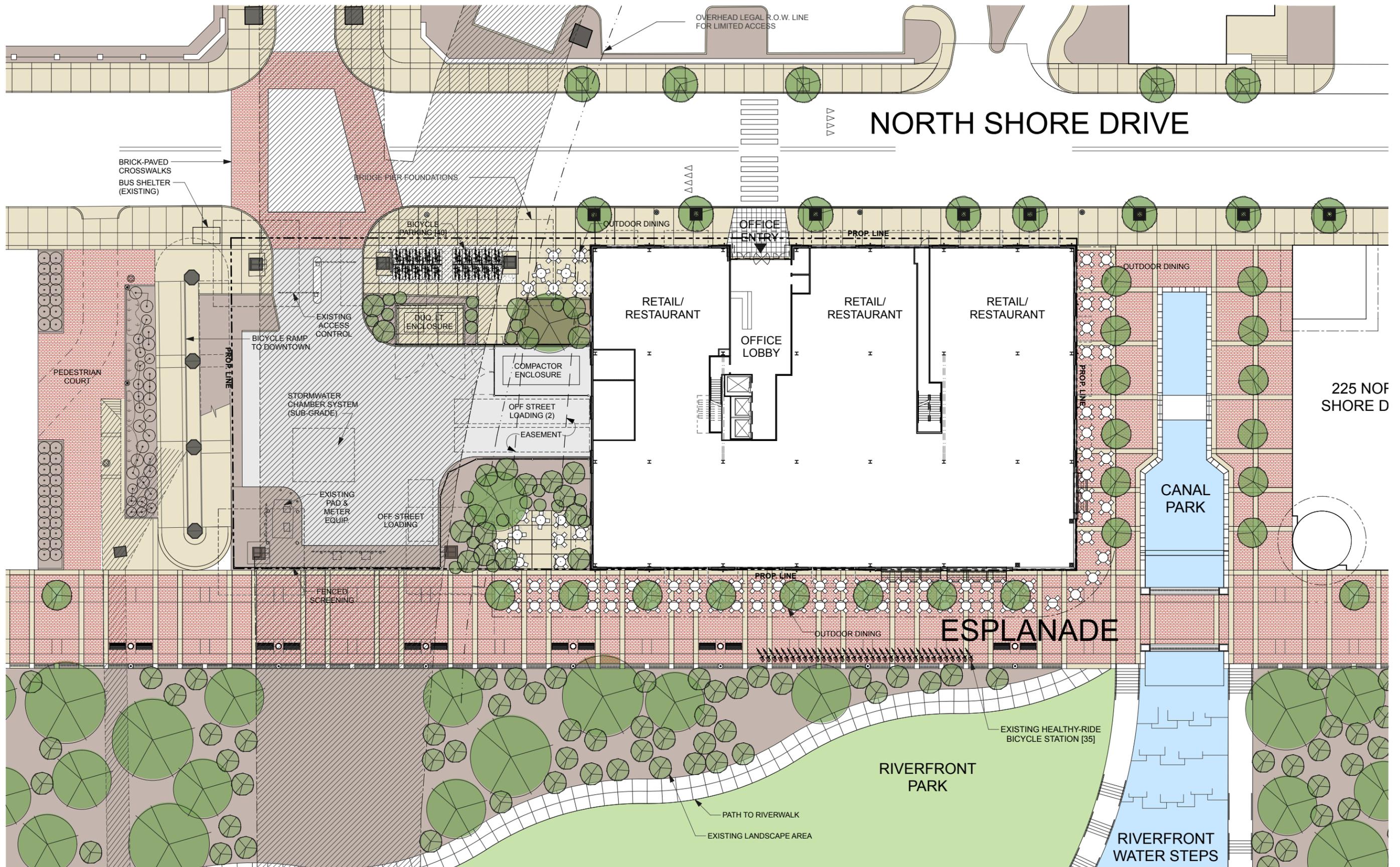
Riverfront Context



Existing Conditions



Existing Conditions



Any change to Ft. Duquesne Bridge, including impacts at pier foundations, are subject to PennDot approval.

Proposed Site Plan



Rendering



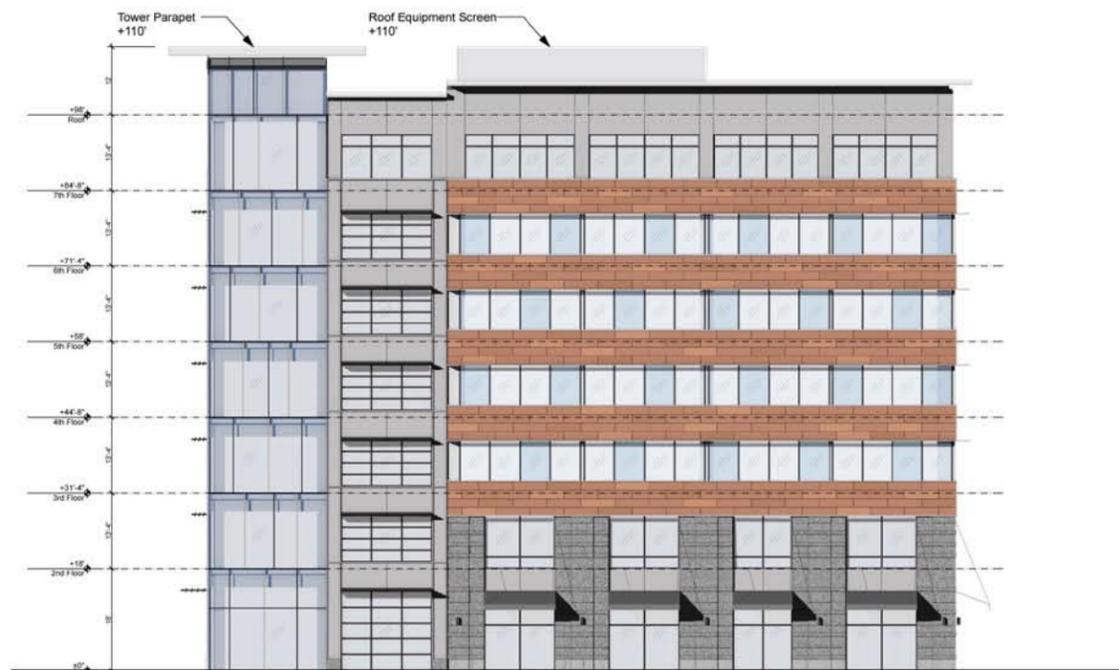
Rendering



1 South Elevation (Riverfront)



2 West Elevation



3 East Elevation

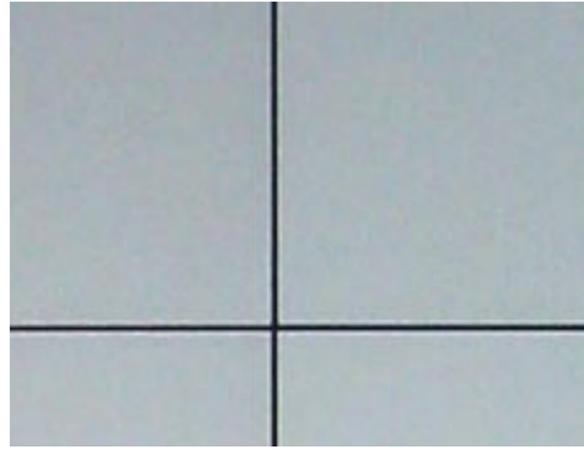


4 North Elevation (North Shore Drive)

Proposed Elevations



Glass



Flat Architectural Panels



Cast Stone Masonry



Fiber Cement Based Panel System



Proposed Materials

Sustainable Features

- Proximity to Surrounding Diverse Uses
- Proximity to Quality Public Transit
- Bicycle Parking Provisions
- Proximity to Bike & Trail Networks
- Reduced Parking Footprint
- Quality Open Space via Masterplan
- Heat Island Reduction
- Light Pollution Reduction
- LED Lighting
- Outdoor Water Use Reduction
- Indoor Water Use Reduction
- Enhanced Indoor Air Quality Strategies
- Low-Emitting Interior Materials
- Recycled Content in Exterior Materials
- Quality Daylight and Views
- Sun Shading Architectural Members

Stormwater Management Plan



Subgrade ChamberMaxx → New Pervious Surfaces, 45% of non-building, non-bridge site area

DYODS™ CHAMBERMaxx™
Design Your Own Retention System

CONTECH
CONSTRUCTION PRODUCTS INC.

For design assistance, drawings, and pricing send completed worksheet to: dyods@contech-cpi.com

Project Summary

Date: 10/24/2016
 Project Name: North Shore Lot 14
 City, State: Pittsburgh, PA
 County: Allegheny
 Designed By: CAI Consultants, Inc.
 Company: CAI Consultants, Inc.
 Telephone: 412-476-2000

ChamberMaxx Calculator

Storage Volume Required (cu ft):	1,000
Chamber Inlet Depth Below Asphalt (ft):	0.50
Letting Water (ft):	0.00
Porous Stone Depth Included For Storage:	1.00
Depth A: Porous Stone Above Chamber (in):	12
Depth C: Porous Stone Below Chamber (in):	12
Stone Porosity (to 40%):	40

Wetway Area (ft²): 12.86

System Sizing Use custom layout (at right) for layout adjustment

Required Chambers:	10 Chambers
Chamber Charge:	500 of
Porous Stone Charge:	600 of
Total Storage Provided:	1,131 of 113.1% of Req'd Storage
Rectangular Footprint (ft x ft):	26.1 ft x 21.7 ft

CONTECH Materials

ChamberMaxx Middle Units:	8 Chambers @ 7'4" installed length
ChamberMaxx Start Units:	5 Chambers @ 5' installed length
ChamberMaxx End Units:	5 Chambers @ 7'5" installed length
Manhole Fittings (1 manifold):	4 no Tees and four Elbows
Sores Protection Netting:	20 ft long x 7.5' wide
Approximate Truckloads:	1 Truck

Construction Quantities

Total Excavation:	126 cu (assume 4' asphalt)
Stone Backfill:	56 cu stone
Remaining Backfill To Asphalt:	44 cu backfill per specification
New Water Conduit:	116 sq ft for box and sides of excavation

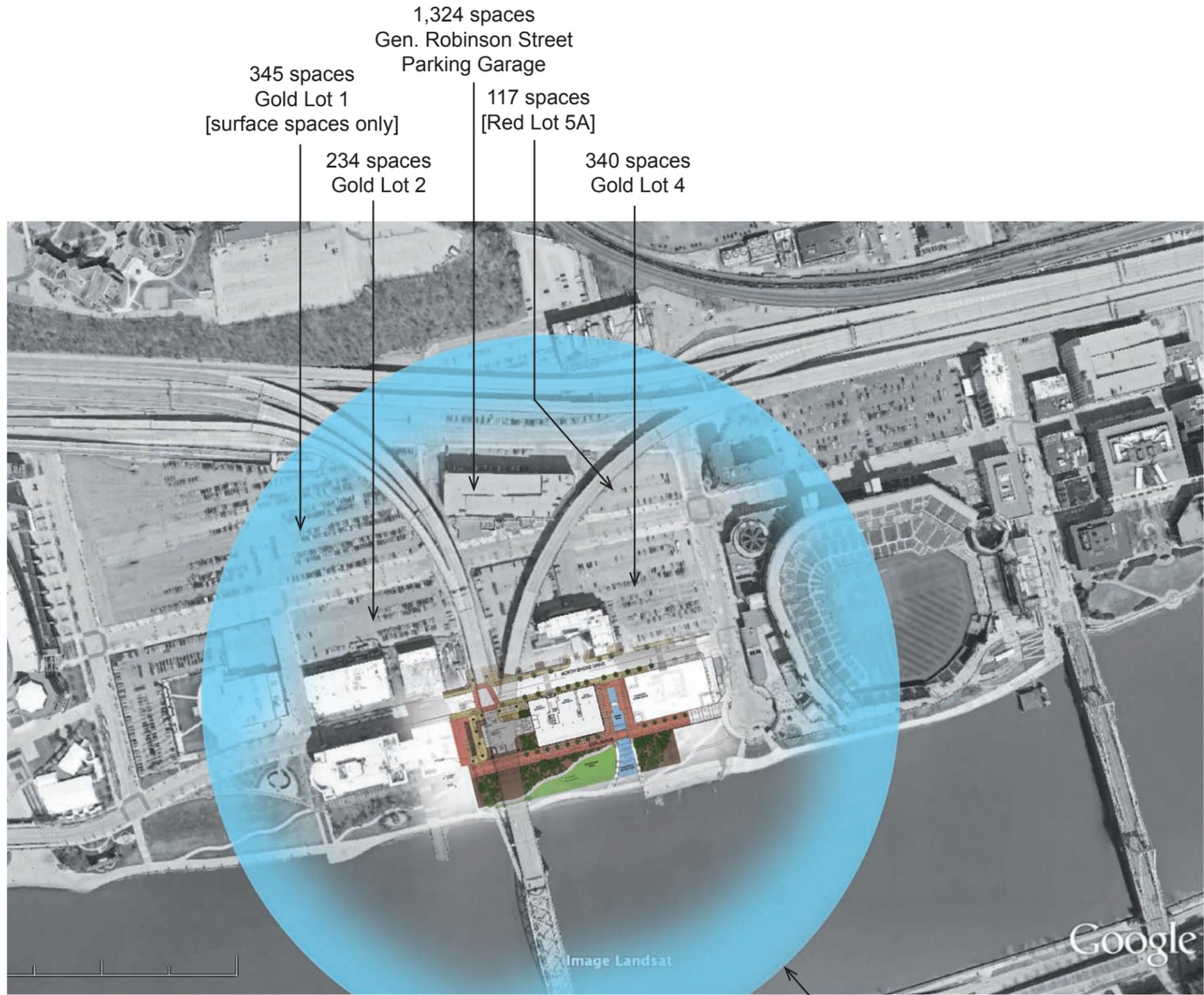
*Construction Quantities are approximate and should be verified upon final design.

Additional Units Required = 0

Custom Layout

10 total units, select the appropriate number of chambers in the right-hand pane below.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----



Approx. Parking Space Quantities

1,000 ft. Radius

OFF-STREET PARKING REQUIREMENTS			
Zoning Code 914.02			
OFFICE	1 per 500 s.f. above first 2,400 s.f.	147,022 s.f. Office - 2,400 s.f. = 144,622 144,622 / 500 = 289	289
RETAIL	1 per 125 s.f. above first 2,400 s.f.	22,051 s.f. (presume 3 restaurants) 22,051 s.f. - 2,400 s.f. = 19,651 19,651 / 125 = 157	157
			446

OFF-STREET PARKING EXEMPTION / REDUCTION			
Zoning Code 914.04			
Area:	North Shore	25% reduction	446 @ 25% reduction = 335
			335

BICYCLE PARKING REQUIREMENTS				
Zoning Code 914.05				
OFFICE	over 20,000 s.f. = 1 per 10,000 s.f.	147,022 RSF = 15 req.	required	provided
RETAIL	6,000 to 20,000 s.f. = 1 per	22,051 RSF = 2 req.	15	20
			2	20
			17	40

OFF-STREET PARKING REDUCTION for BICYCLE PARKING		
Zoning Code 914.05 E		
Allowable reduction: 1 per space, no more than 30%	335 - provision for 40 bicycles =	295

OFF-STREET LOADING REQUIREMENTS		
Zoning Code 914.10		
OFFICE	120,000 s.f. to 160,000 s.f. Range	2
RETAIL	2,401 s.f. to 20,000 s.f. Range	1
		3

ADMINISTRATOR EXCEPTIONS: SHARED / DISTRICT PARKING	
Zoning Code 914.07.G.1	
Off-Site Parking within 1,000 feet	

DISTRICT PARKING SPACES	2,360
-------------------------	--------------

BICYCLE PARKING	2 per Space by Zoning definition	20
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OFF-STREET LOADING SPACES	1 - 10x25 2 - 10x55	3
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District Parking Strategy

City Approvals

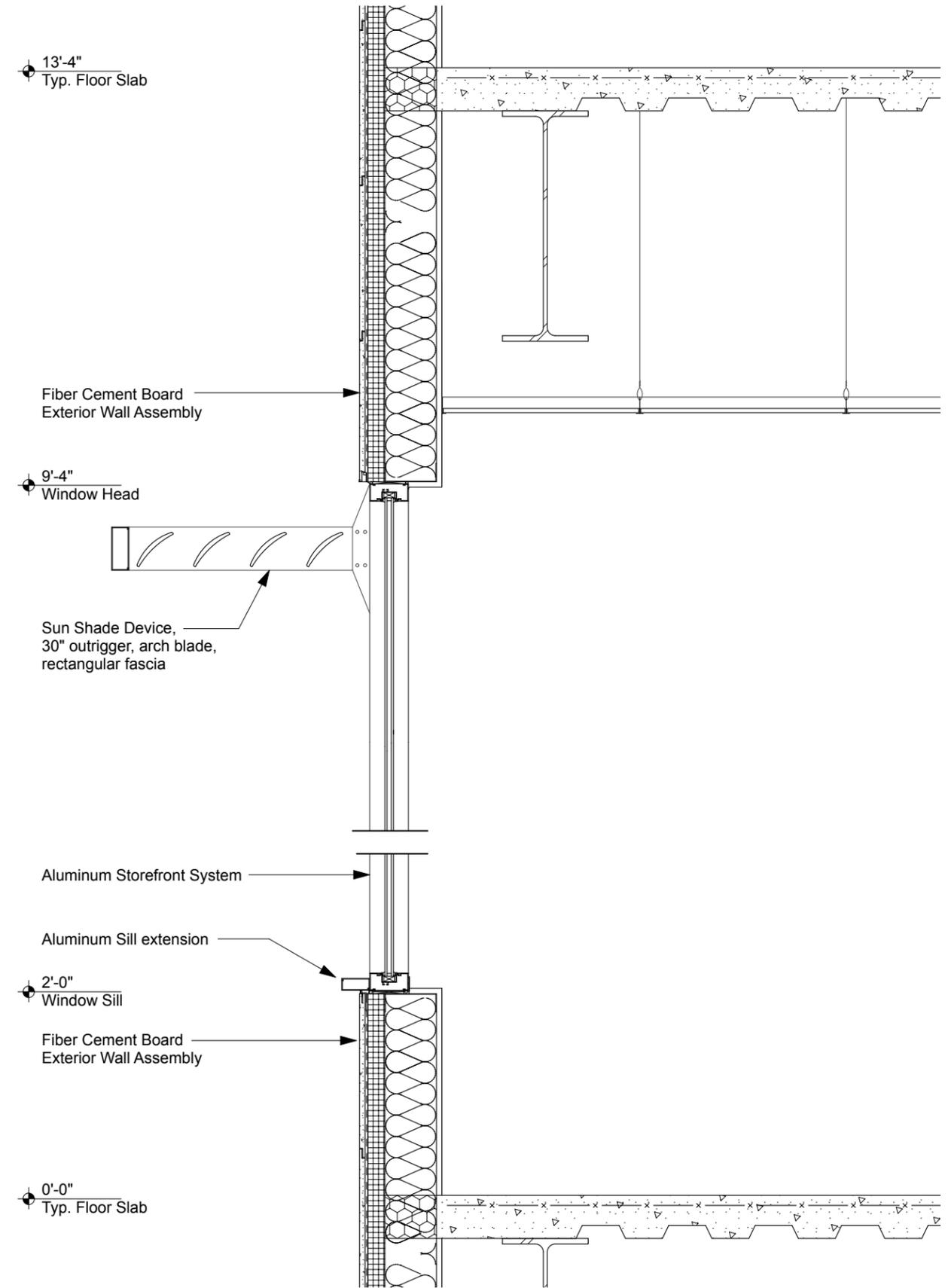
Oct. 19th	Introductory Meeting, City Planning Staff Corey Layman, Kate Rakus, Akshali Gandhi
Oct. 31st	Submission for City Planning Staff Review
Nov. 8th	CDAP
Dec, 2016	Planning Commission Briefing
Jan, 2017	Planning Commission Hearing

Community & Stakeholder Groups

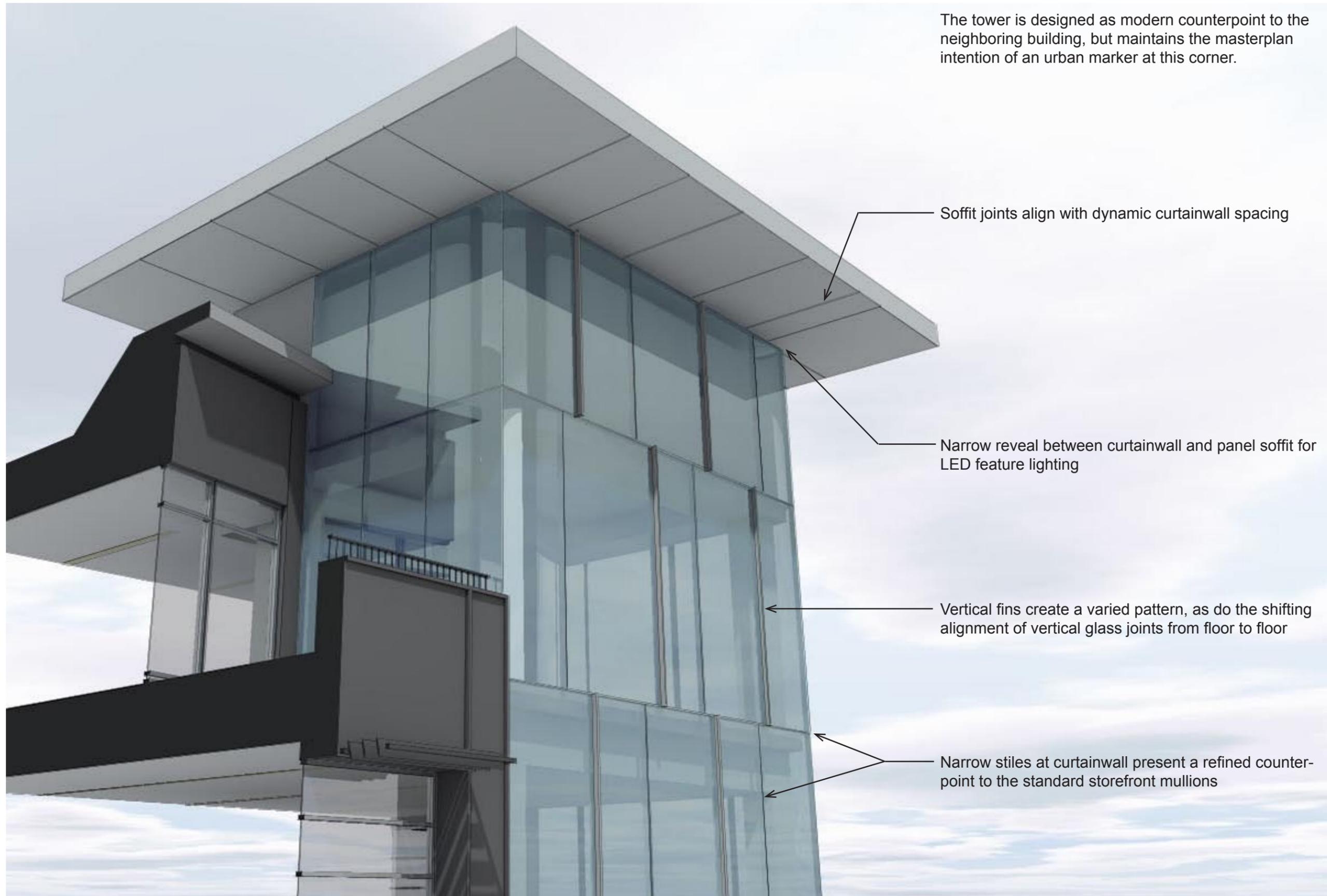
Nov. 2nd	Sports & Exhibition Authority Rifat Qureshi, Steve Quick, Doug Straley
tbd	North Side Leadership Group Mark Falta
Dec. 9th	Riverlife Task Force Vivien Li
tbd	City Council Representative R. Daniel Lavelle



The depth of the horizontal ribbon windows are enhanced with sill extensions and sun shade devices.



Design Detail: Facade Depth at Windows



The tower is designed as modern counterpoint to the neighboring building, but maintains the masterplan intention of an urban marker at this corner.

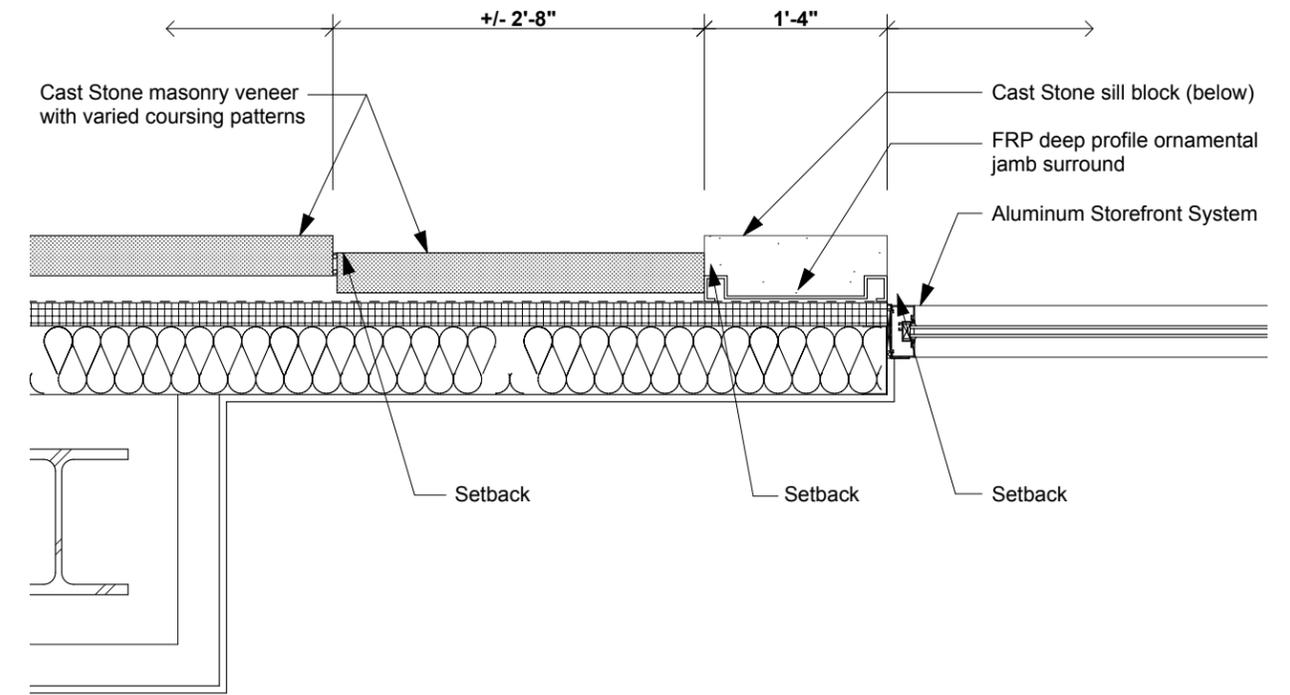
Soffit joints align with dynamic curtainwall spacing

Narrow reveal between curtainwall and panel soffit for LED feature lighting

Vertical fins create a varied pattern, as do the shifting alignment of vertical glass joints from floor to floor

Narrow stiles at curtainwall present a refined counterpoint to the standard storefront mullions

Design Detail: Modern Tower Aesthetic



Perceived depth and visual interest is achieved at the pedestrian scale by:

- Creating steps and setbacks in the Cast Stone masonry
- Varying the vertical dimensions of masonry coursing
- Wide ornamental channel surrounds at storefront jambs
- Decorative facade lighting
- Retail awnings, Architectural canopy at Office Entry
- Contrasting Cast Stone masonry color at the watercourse
- [future Retailer signage, lighting, and/or sidewalk seating]

Design Detail: Ground Floor Transitions



The Bike Parking area is defined by an internally illuminated rusted steel panel 'marker' near the bridge pier. Ground-mounted bike racks will be installed, and further defined with a light steel structure and designated illumination. This adds to the varied and multi-dimensional screening approach along North Shore Drive.

Design Vignette: Exterior Bike Area



There are two types of screening at the loading dock, both of which are employed elsewhere in the district:

1. Masonry (matching the building) to be used around the Duquesne Light Enclosure
2. Black metal fencing with applied vinyl mesh to be used in all other locations. Printed graphics depicting historical images of the North Shore are proposed for visual interest.

Screenwalls to be 8' tall, and include landscape frontage where feasible

Design Vignette: Fencing & Screening



While the building architecture provides a consistent rhythm of piers and storefronts along the ground floor, it is anticipated that the future retail tenants will create additional levels of design variety, color variation, and distinctive lighting at their storefronts, points of entry, and exterior patios.

North Shore Retail Context



Strada

Questions?



**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 & Exhibition Auth. of Pittsburgh		Phone Number: ()	
Address: 171 10th St, FL 2	City: Pittsburgh	State: PA	Zip Code: 15222
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: SITE 14 on North Shore Drive			
4. Development Location: North Shore Pittsburgh, PA			
5. Development Address:Site 14 on 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:	DR-B		
Present Use of Site: (Select from attached list)	82 Office		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property:	
8. Estimated Construction:	Start Date: Spring 2017	Occupancy Date: N/A	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 High Wall Sign

New Construction, Renovation, Exterior

Change in Use Only Renovation, Change in Use

11. Describe the Development: Two (2) high wall signs at SITE 14 on North Shore Drive. Signs to occur at West & South 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
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				
Accessory Structure Type(s) and Height(s):	Illumination	Sign Face Area	Sign Height	Mounting Height
High Wall Sign, West	LED Face Illuminated	124 SF	7'-10"Hx15'-10"W, 5'H Letters	95'-0"
High Wall Sign, South	LED Face Illuminated	325 SF	12'-8"x25'-7" Cabinet, 8'H letters	95'-0"

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

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

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

Applicant Signature: _____



SAP Ariba City Review Package

REVISED: December 2, 2016
Issued: October 28, 2016

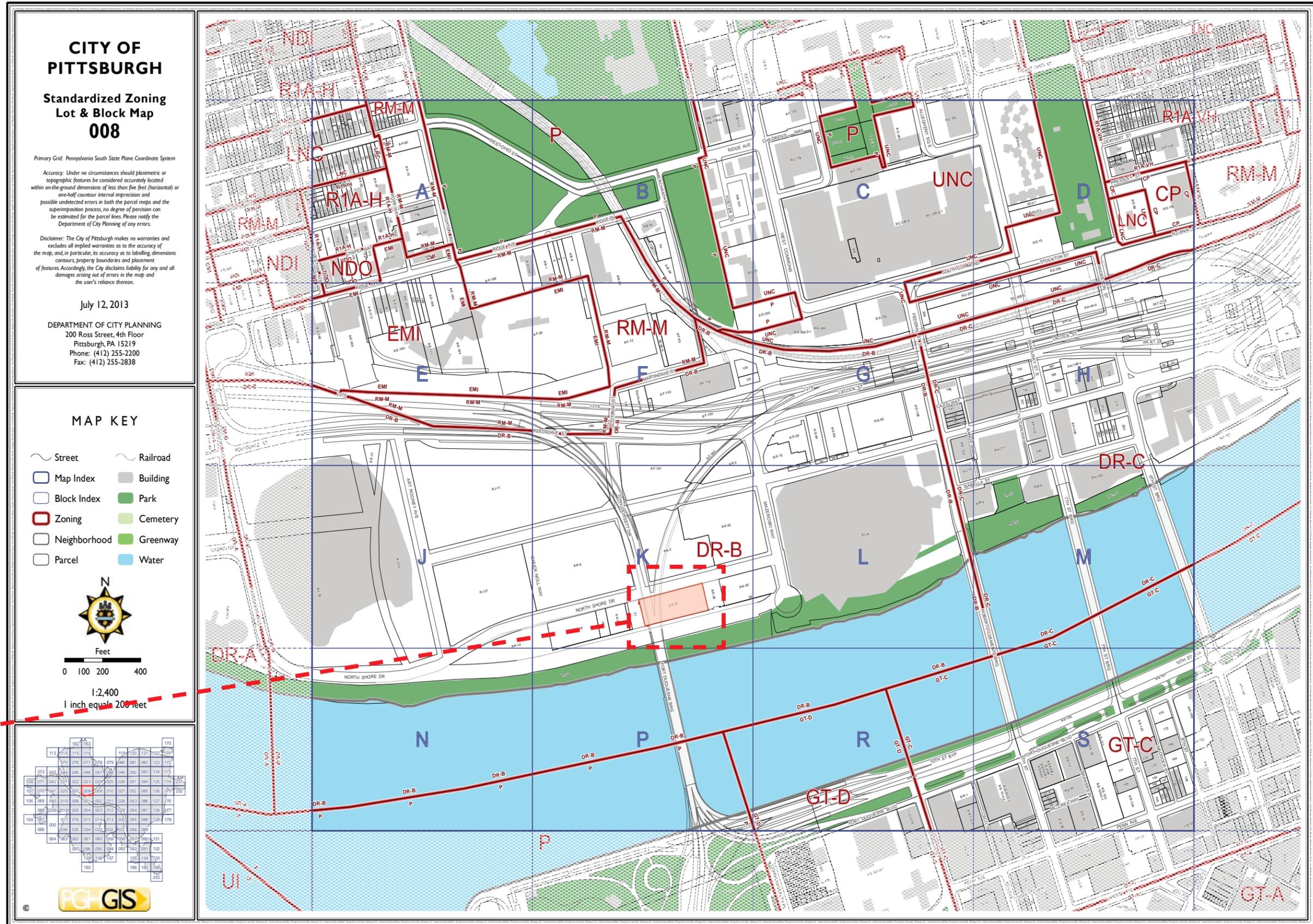
SITE ADDRESS

North Shore - Lot 14
Pittsburgh, PA 15208

KOLANO design

6026 Centre Avenue
Pittsburgh, Pennsylvania 15206-3784

412-661-9000 kolano.com



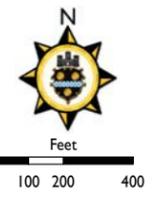
CITY OF PITTSBURGH
Standardized Zoning Lot & Block Map 008

Primary Grid: Pennsylvania South State Plane Coordinate System
Accuracy: Under no circumstances should planimetric or topographic features be considered accurately located within on-the-ground dimensions of less than five feet (horizontal) or one-half centimeter interval imprecision 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 warranties 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.

July 12, 2013
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



1:2,400
1 inch equals 200 feet

113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130
072	083	094	105	116	127	138	149	160	171	182	193	204	215	226	237	248	259
021	032	043	054	065	076	087	098	109	120	131	142	153	164	175	186	197	208
030	041	052	063	074	085	096	107	118	129	140	151	162	173	184	195	206	217
039	050	061	072	083	094	105	116	127	138	149	160	171	182	193	204	215	226
048	059	070	081	092	103	114	125	136	147	158	169	180	191	202	213	224	235
057	068	079	090	101	112	123	134	145	156	167	178	189	200	211	222	233	244
066	077	088	099	110	121	132	143	154	165	176	187	198	209	220	231	242	253
075	086	097	108	119	130	141	152	163	174	185	196	207	218	229	240	251	262
084	095	106	117	128	139	150	161	172	183	194	205	216	227	238	249	260	271
093	104	115	126	137	148	159	170	181	192	203	214	225	236	247	258	269	280
102	113	124	135	146	157	168	179	190	201	212	223	234	245	256	267	278	289
111	122	133	144	155	166	177	188	199	210	221	232	243	254	265	276	287	298
120	131	142	153	164	175	186	197	208	219	230	241	252	263	274	285	296	307
129	140	151	162	173	184	195	206	217	228	239	250	261	272	283	294	305	316
138	149	160	171	182	193	204	215	226	237	248	259	270	281	292	303	314	325
147	158	169	180	191	202	213	224	235	246	257	268	279	290	301	312	323	334
156	167	178	189	200	211	222	233	244	255	266	277	288	299	310	321	332	343
165	176	187	198	209	220	231	242	253	264	275	286	297	308	319	330	341	352
174	185	196	207	218	229	240	251	262	273	284	295	306	317	328	339	350	361
183	194	205	216	227	238	249	260	271	282	293	304	315	326	337	348	359	370
192	203	214	225	236	247	258	269	280	291	302	313	324	335	346	357	368	379
201	212	223	234	245	256	267	278	289	300	311	322	333	344	355	366	377	388
210	221	232	243	254	265	276	287	298	309	320	331	342	353	364	375	386	397
219	230	241	252	263	274	285	296	307	318	329	340	351	362	373	384	395	406
228	239	250	261	272	283	294	305	316	327	338	349	360	371	382	393	404	415
237	248	259	270	281	292	303	314	325	336	347	358	369	380	391	402	413	424
246	257	268	279	290	301	312	323	334	345	356	367	378	389	400	411	422	433
255	266	277	288	299	310	321	332	343	354	365	376	387	398	409	420	431	442
264	275	286	297	308	319	330	341	352	363	374	385	396	407	418	429	440	451
273	284	295	306	317	328	339	350	361	372	383	394	405	416	427	438	449	460
282	293	304	315	326	337	348	359	370	381	392	403	414	425	436	447	458	469
291	302	313	324	335	346	357	368	379	390	401	412	423	434	445	456	467	478
300	311	322	333	344	355	366	377	388	399	410	421	432	443	454	465	476	487
309	320	331	342	353	364	375	386	397	408	419	430	441	452	463	474	485	496
318	329	340	351	362	373	384	395	406	417	428	439	450	461	472	483	494	505
327	338	349	360	371	382	393	404	415	426	437	448	459	470	481	492	503	514
336	347	358	369	380	391	402	413	424	435	446	457	468	479	490	501	512	523
345	356	367	378	389	400	411	422	433	444	455	466	477	488	499	510	521	532
354	365	376	387	398	409	420	431	442	453	464	475	486	497	508	519	530	541
363	374	385	396	407	418	429	440	451	462	473	484	495	506	517	528	539	550
372	383	394	405	416	427	438	449	460	471	482	493	504	515	526	537	548	559
381	392	403	414	425	436	447	458	469	480	491	502	513	524	535	546	557	568
390	401	412	423	434	445	456	467	478	489	500	511	522	533	544	555	566	577
399	410	421	432	443	454	465	476	487	498	509	520	531	542	553	564	575	586
408	419	430	441	452	463	474	485	496	507	518	529	540	551	562	573	584	595
417	428	439	450	461	472	483	494	505	516	527	538	549	560	571	582	593	604
426	437	448	459	470	481	492	503	514	525	536	547	558	569	580	591	602	613
435	446	457	468	479	490	501	512	523	534	545	556	567	578	589	600	611	622
444	455	466	477	488	499	510	521	532	543	554	565	576	587	598	609	620	631
453	464	475	486	497	508	519	530	541	552	563	574	585	596	607	618	629	640
462	473	484	495	506	517	528	539	550	561	572	583	594	605	616	627	638	649
471	482	493	504	515	526	537	548	559	570	581	592	603	614	625	636	647	658
480	491	502	513	524	535	546	557	568	579	590	601	612	623	634	645	656	667
489	500	511	522	533	544	555	566	577	588	599	610	621	632	643	654	665	676
498	509	520	531	542	553	564	575	586	597	608	619	630	641	652	663	674	685
507	518	529	540	551	562	573	584	595	606	617	628	639	650	661	672	683	694
516	527	538	549	560	571	582	593	604	615	626	637	648	659	670	681	692	703
525	536	547	558	569	580	591	602	613	624	635	646	657	668	679	690	701	712
534	545	556	567	578	589	600	611	622	633	644	655	666	677	688	699	710	721
543	554	565	576	587	598	609	620	631	642	653	664	675	686	697	708	719	730
552	563	574	585	596	607	618	629	640	651	662	673	684	695	706	717	728	739
561	572	583	594	605	616	627	638	649	660	671	682	693	704	715	726	737	748
570	581	592	603	614	625	636	647	658	669	680	691	702	713	724	735	746	757
579	590	601	612	623	634	645	656	667	678	689	700	711	722	733	744	755	766
588	599	610	621	632	643	654	665	676	687	698	709	720	731	742	753	764	775
597	608	619	630	641	652	663	674	685	696	707	718	729	740	751	762	773	784
606	617	628	639	650	661	672	683	694	705	716	727	738	749	760	771	782	793
615	626	637	648	659	670	681	692	703	714	725	736	747	758	769	780	791	802
624	635	646	657	668	679	690	701	712	723	734	745	756	767	778	789	800	811
633	644	655	666	677	688	699	710	721	732	743	754	765	776	787	798	809	820
642	653	664	675	686	697	708	719	730	741	752	763	774	785	796	807	818	829
651	662	673	684	695	706	717	728	739	750	761	772	783	794	805	816	827	838
660	671	682	693	704	715	726	737	748	759	770	781	792	803	814	825	836	847
669	680	691	702	713	724	735	746	757	768	779	790	801	812	823	834	845	856
678	689	700	711	722	733	744	755	766	777								

Sign / Building Area

Sign Face Area: 122.1 sq. ft.
Building South Facade Area: 20,500 sq. ft.
City max. 2% of building face = 410 sq. ft.
Sign area is 0.59% of building face

7'-9" [] 5'-0" 'S'

 PEOPLES] 4'-11"

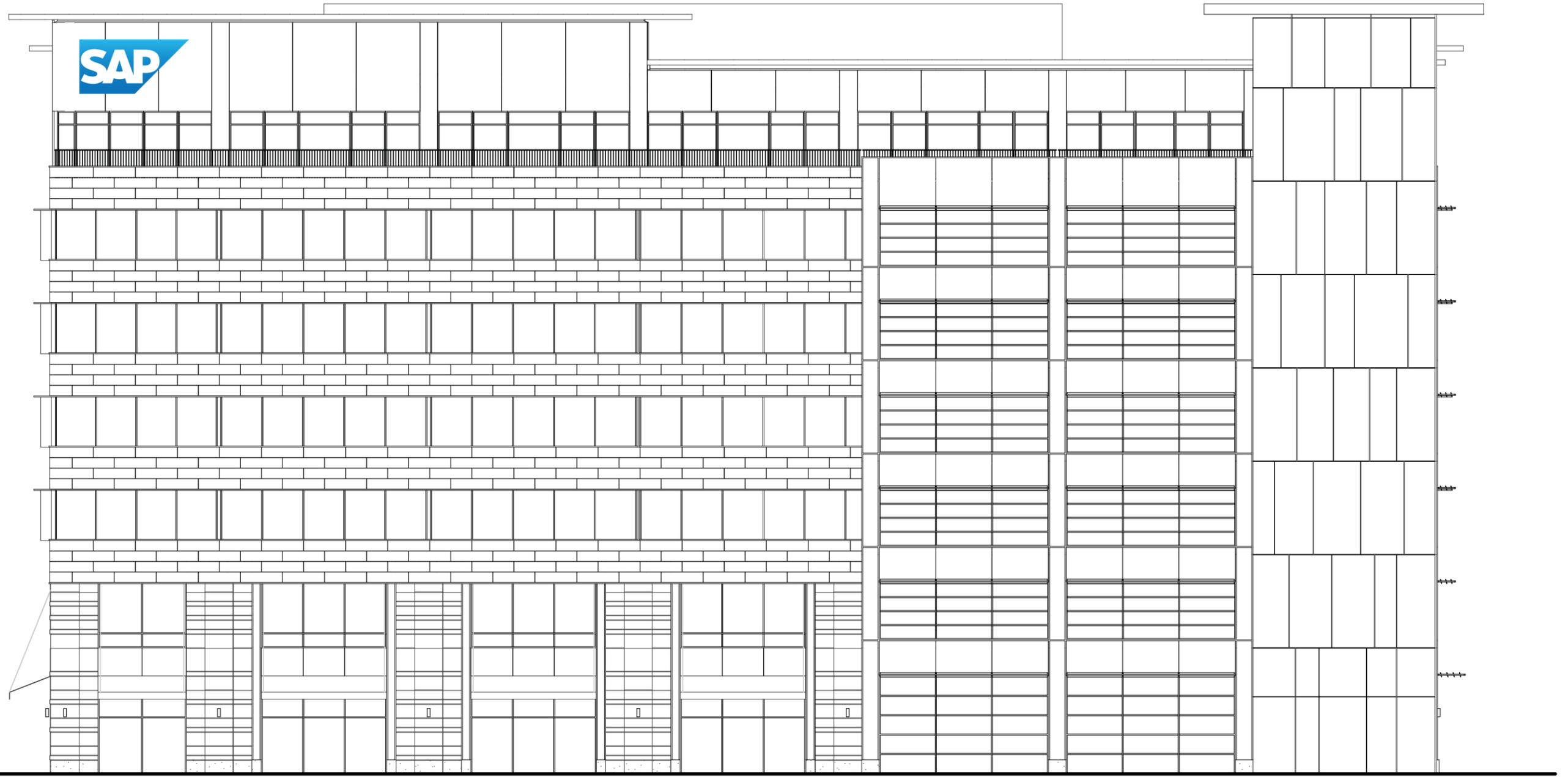
 PEOPLES] 6'-5"

225 North Shore High Wall

375 North Shore High Wall

Logo Size on Parapet

Logo Width: 15'-9"
Logo Height: 7'-9"





North Shore Lot 14
South Elevation: Indented Left Logo Cabinet Applied to Parapet

7'-9" [SAP] 5'-0" 'S'



225 North Shore Drive
South Elevation: Existing Peoples Logo

[PEOPLES] 4'-11"



South Facade Rendering: Indented Left Logo Cabinet with 5'-0" H Letters



South Facade Rendering at Night: Indented Left Logo Cabinet with 5'-0"H Letters

Lot 14 High Wall Sign

South Facade High Wall Sign

Sign Face: 7'-9" H x 15'-9" W.
Sign Return: Depth of aluminum sign cabinet will be determined and based on curved parapet wall.
Logo: 5'-0" H

North and West Facade High Wall Sign

Sign Face: 5'-0" H x 10'-2" W.
Sign Return: Depth of aluminum sign cabinet will be determined and based on curved parapet wall.
Logo: 3'-3" H

Color Specifications

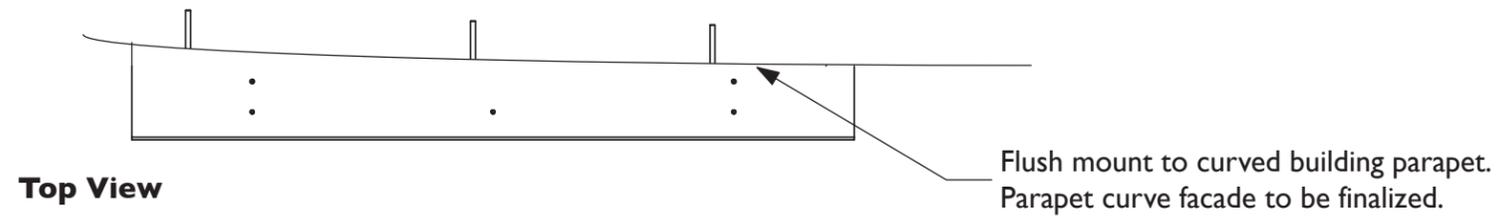
Logo Face  Paint to coordinate with SAP Gradient
C-80, M-4.13, Y-0, K-2.75 to C-100, M-55, Y-25, K-2

Text Face  Paint to match:
SAP White
AkzoNobel - Ceramic White
SIGN91537, Satin
FLINT9500, 40% gloss

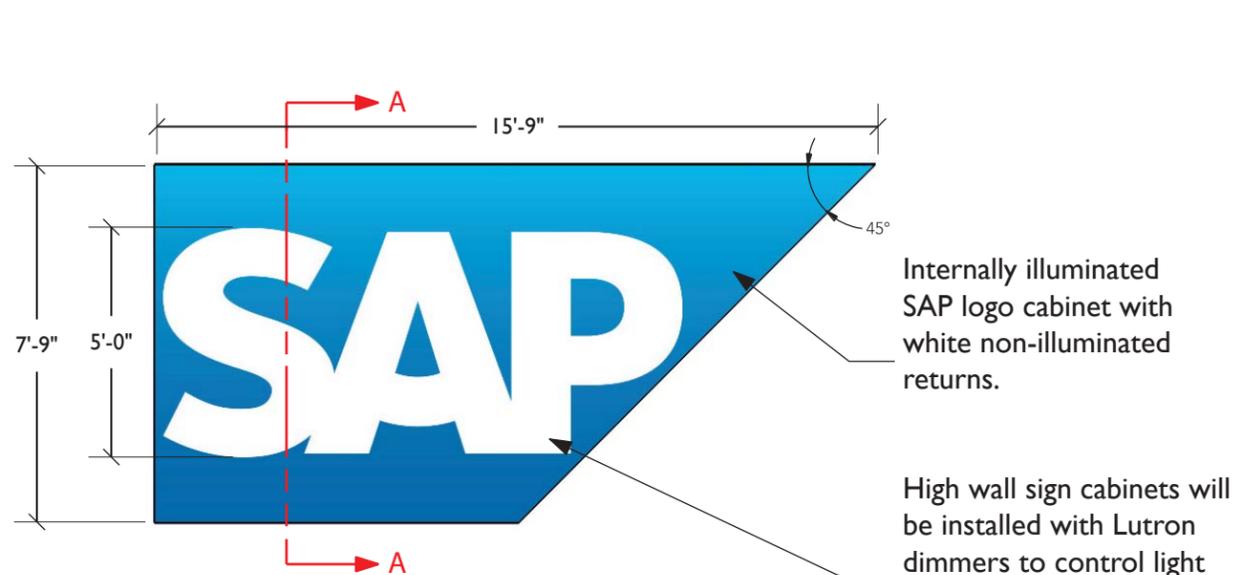
Illumination:

Internally illuminated sign cabinet with LED light modules.

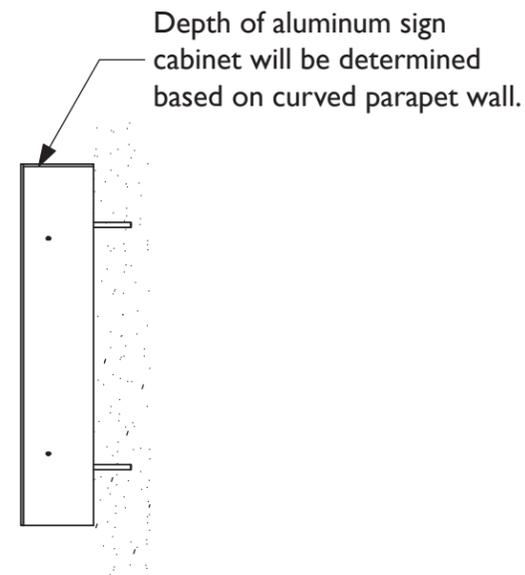
All sign cabinets will be installed with Lutron dimming system (or equal) to control light output levels to adhere to city illumination code requirements.



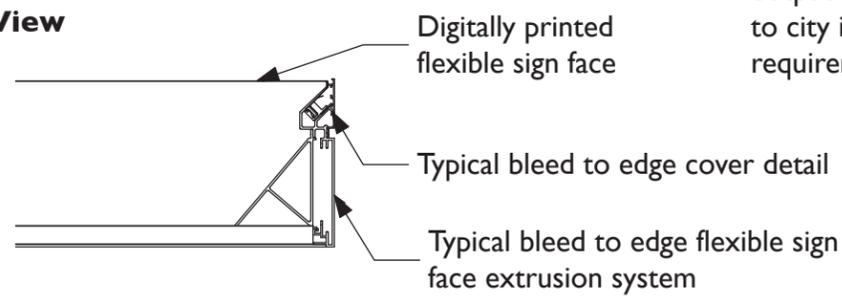
Top View

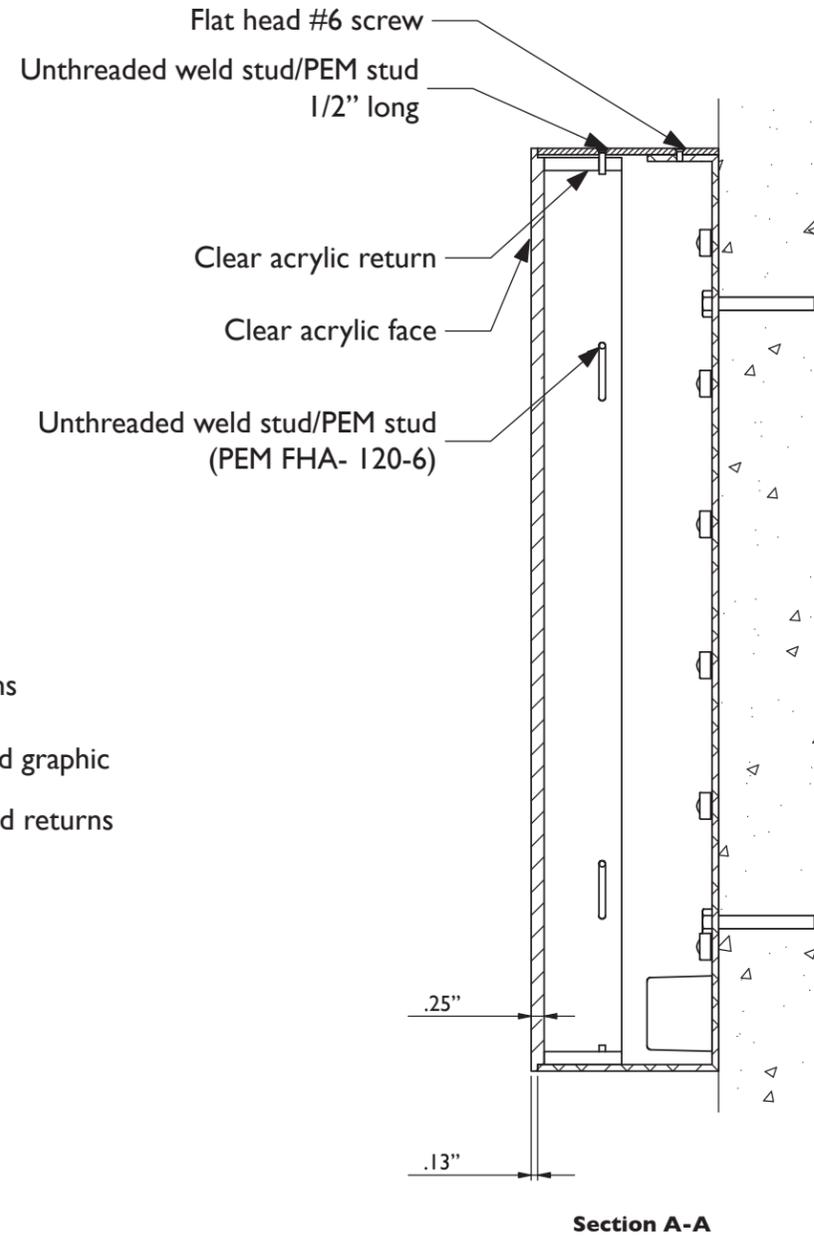
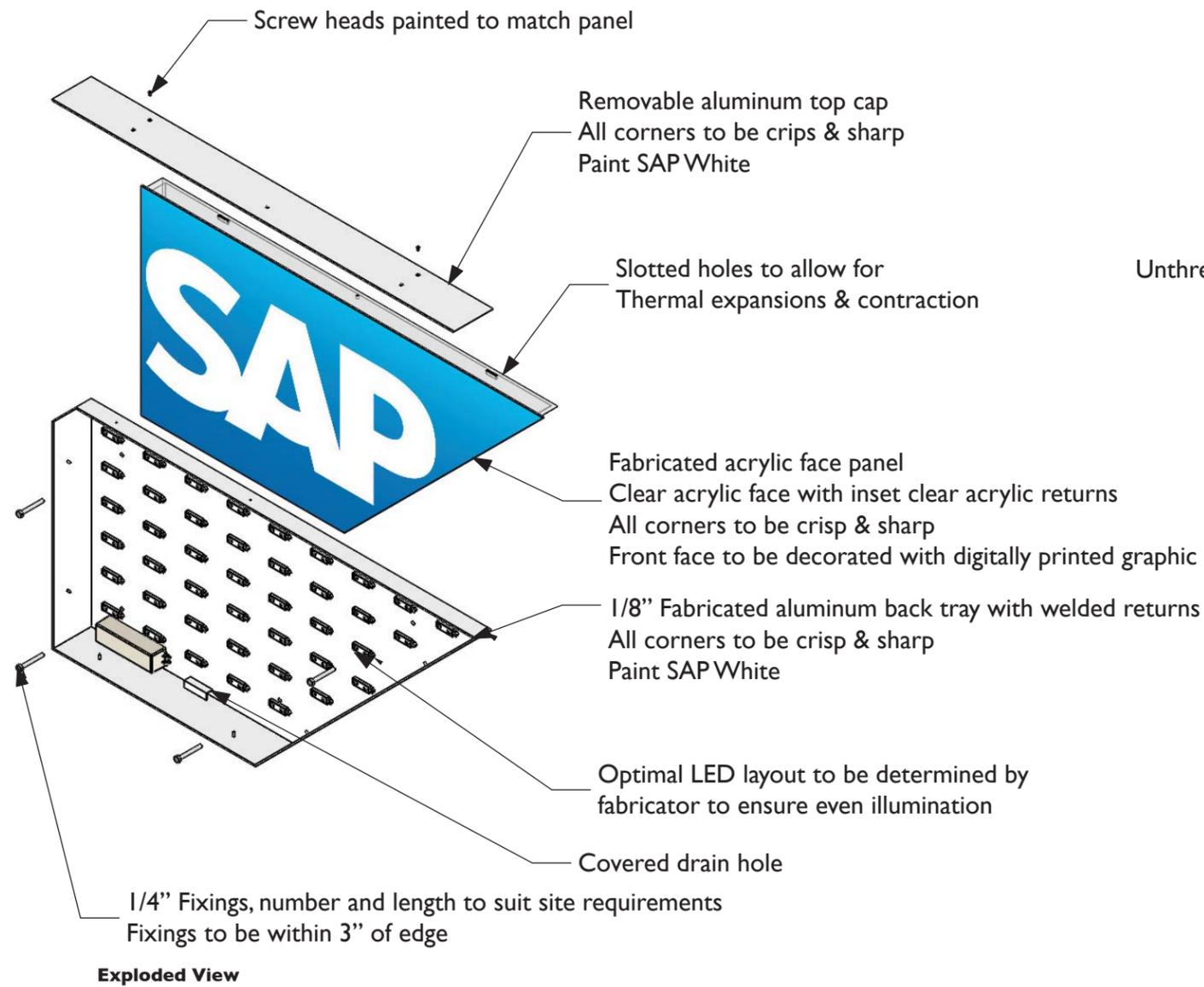


Front View



Side View





Lot 14 High Wall Sign

South Facade High Wall Sign

Sign Face: 7'-9"H x 15'-9"W.
Sign Return: Depth of aluminum sign cabinet will be determined and based on curved parapet wall.
Logo: 5'-0"H

North and West Facade High Wall Sign

Sign Face: 5'-0"H x 10'-2"W.
Sign Return: Depth of aluminum sign cabinet will be determined and based on curved parapet wall.
Logo: 3'-3"H

Color Specifications

Logo Face  Paint to coordinate with SAP Gradient
C-80, M-4.13, Y-0, K-2.75 to C-100, M-55, Y-25, K-2

Text Face  Paint to match:
SAP White
AkzoNobel - Ceramic White
SIGN91537, Satin
FLINT9500, 40% gloss

Illumination:

Internally illuminated sign cabinet with LED light modules.

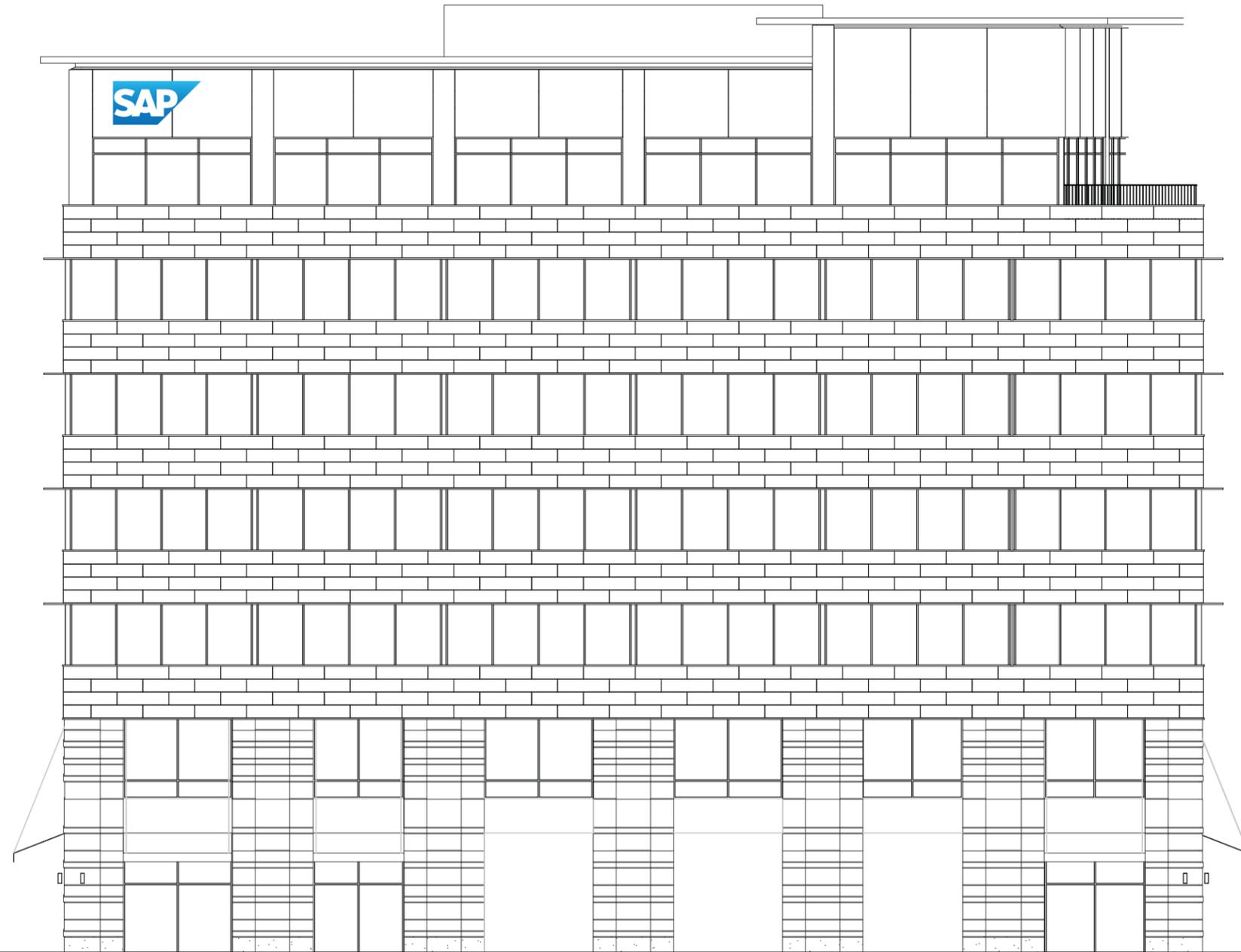
All sign cabinets will be installed with Lutron dimming system (or equal) to control light output levels to adhere to city illumination code requirements.

Sign / Building Area

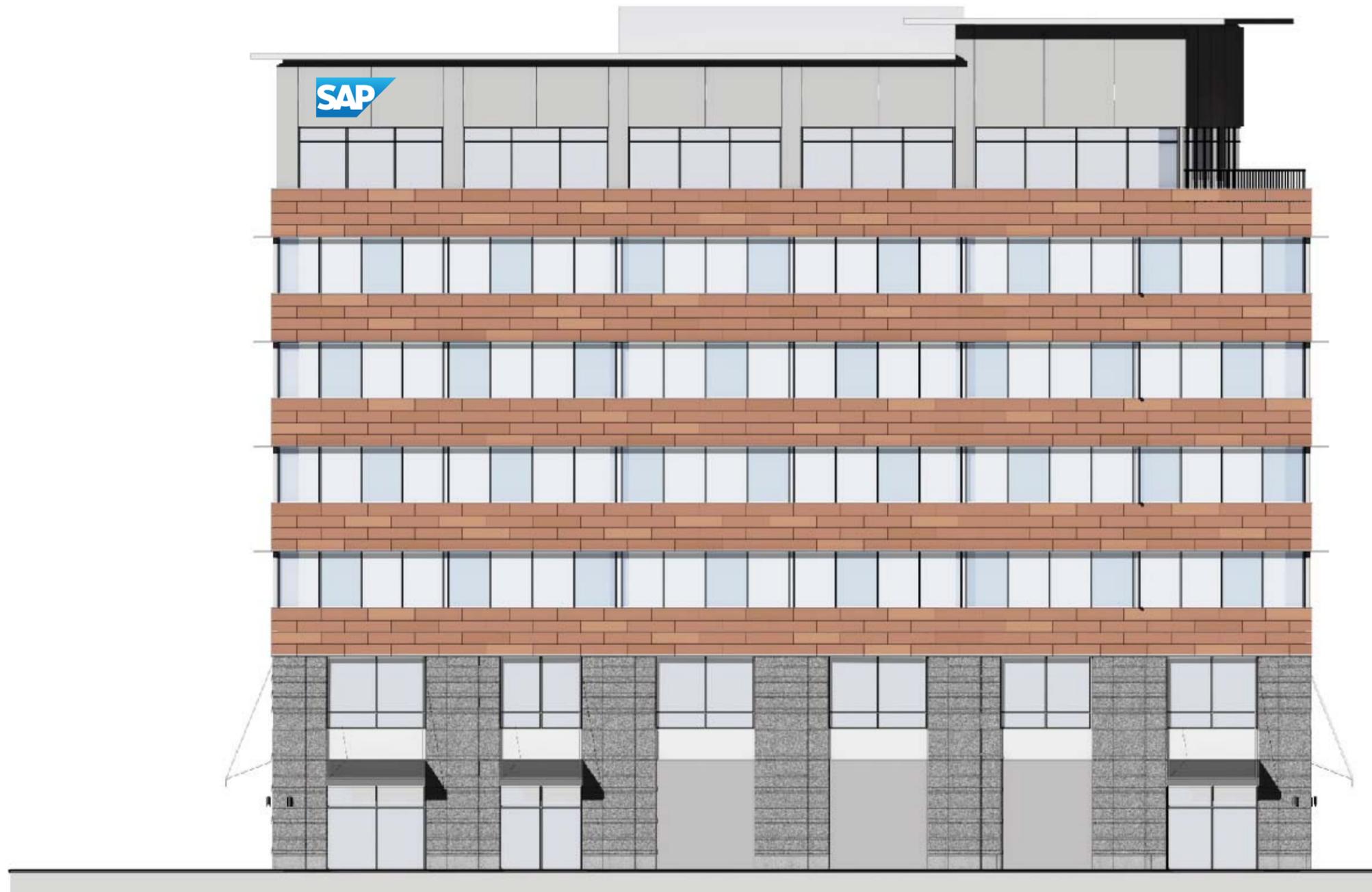
Sign Face Area: 51.25 sq. ft.
Building West Facade Area: 13,200 sq. ft.
City max. 2% of building face = 264 sq. ft.
Sign area is .39% of building face

Logo Size on Parapet

Logo Width: 10'-3"
Logo Height: 5'-0"



1 West Elevation: Indented Left Logo Cabinet Applied to Parapet
SCALE: 1/16" = 1'-0"



North Shore Lot 14
West Elevation: Indented Left Logo Cabinet Applied to Parapet

5'-0" [SAP] 3'-3"

Sign / Building Area

Sign Face Area: 51.25 sq. ft.
Building West Facade Area: 13,200 sq. ft.
City max. 2% of building face = 264 sq. ft.
Sign area is .39% of building face

Logo Size on Parapet

Logo Width: 10'-3"
Logo Height: 5'-0"

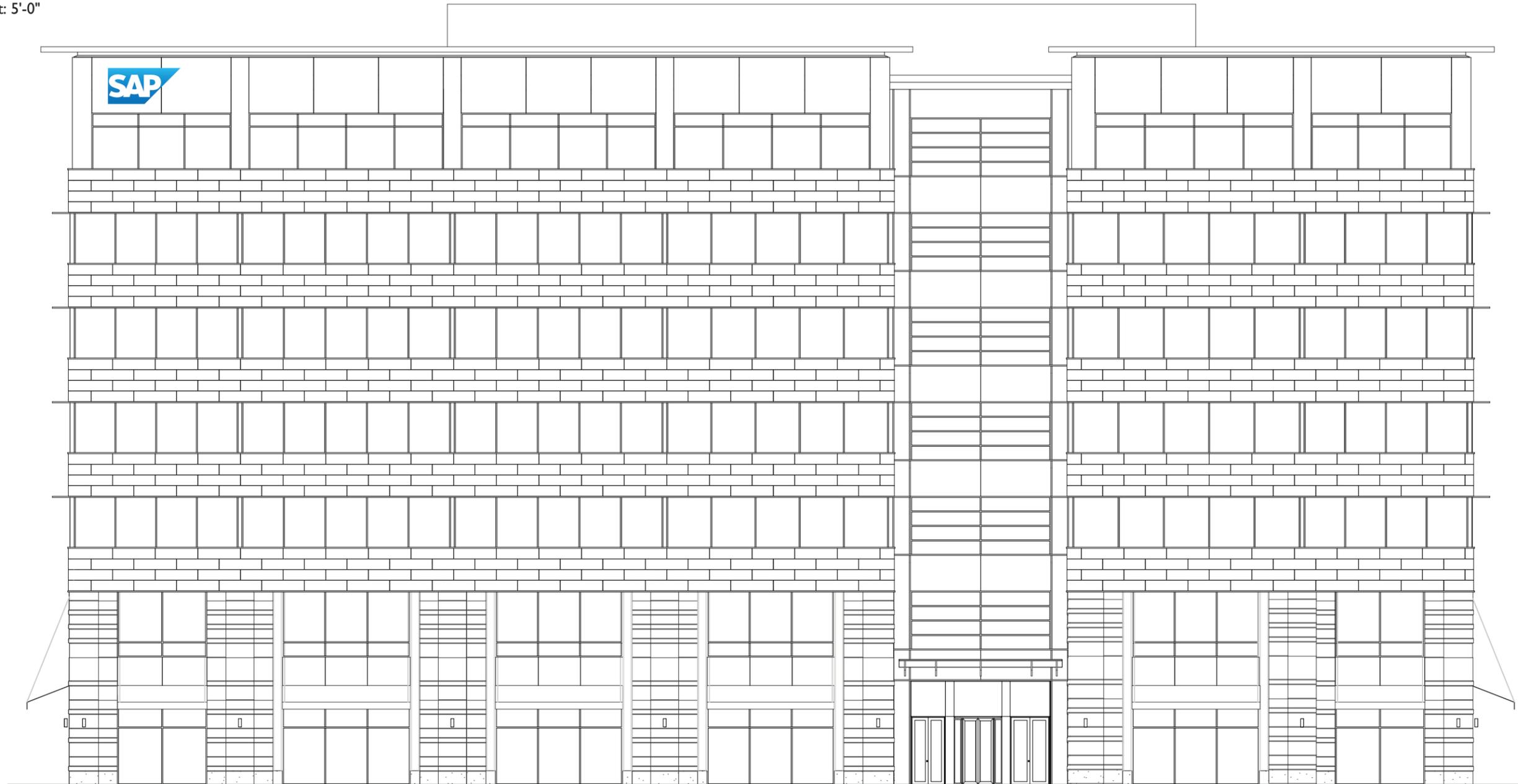
5'-0" [] 3'-3"

 PEOPLES] 4'-11"

225 North Shore High Wall

 PEOPLES] 6'-5"

375 North Shore High Wall



1 North Elevation: Indented Left Logo Cabinet Applied to Parapet
SCALE: 1/16" = 1'-0"



North Shore Lot 14
North Elevation: Indented Left Logo Cabinet Applied to Parapet

5'-0" [SAP] 3'-3"





**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/>)



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



**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



THIS PROJECT HAS BEEN CREATED FOR



EXTERIOR ID SIGNS

NOVEMBER 2016



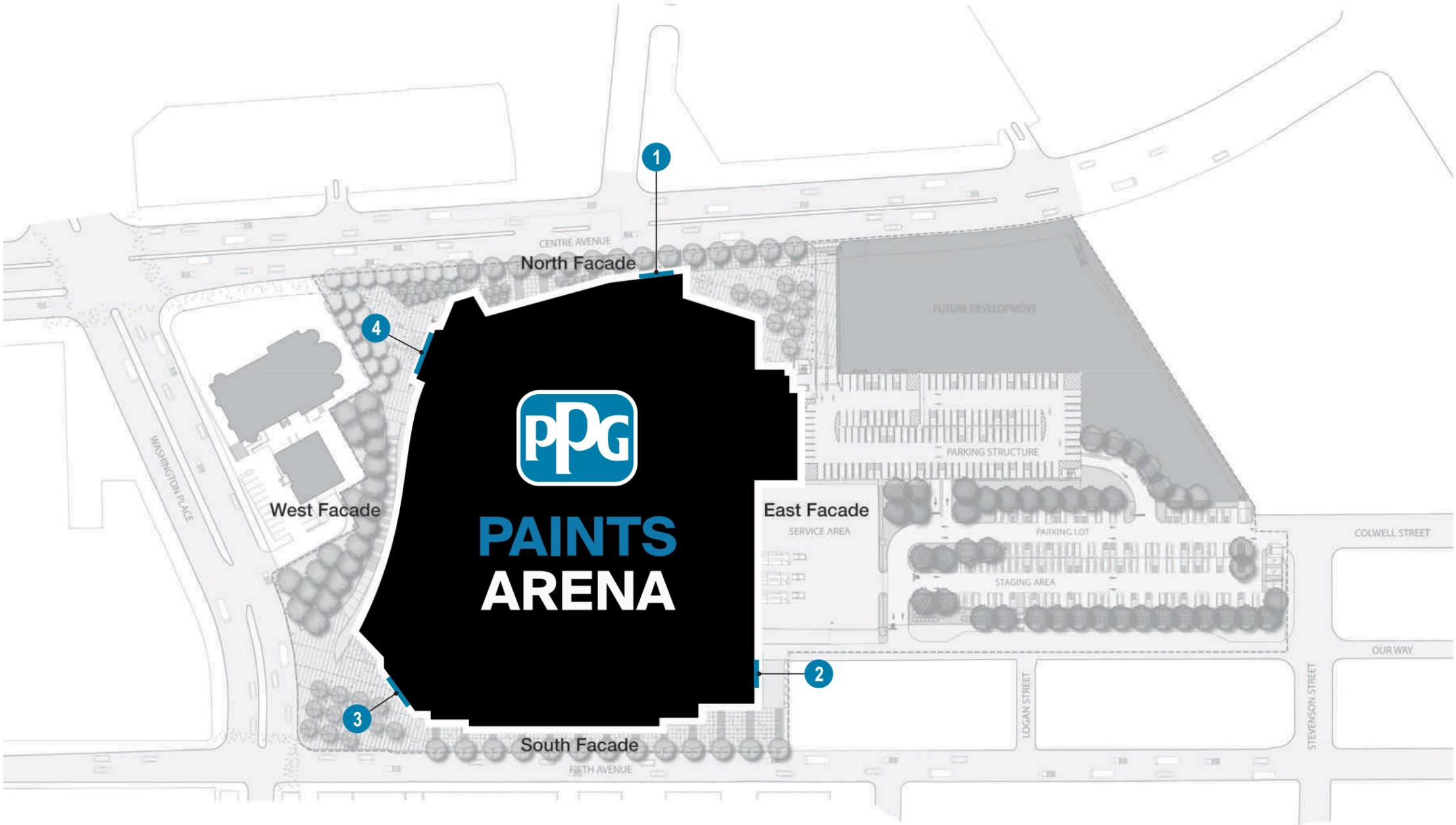
A VISUAL SOLUTIONS COMPANY.

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

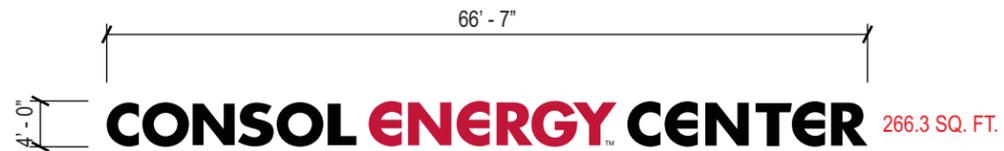
SIGN TYPE:
Exterior Sign Location Plan

DWG. TYPE:
CONCEPTUAL

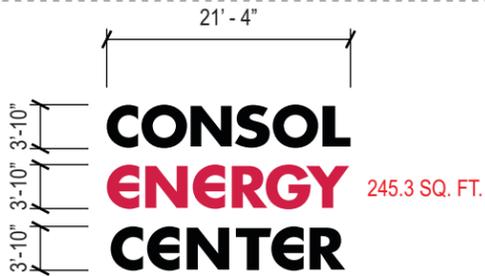
PROJECT NO.	TASK NO.	QTY.
73304	115665	
DWG. NO.	SHEET	
11293CH	2 of 18	

EXISTING SIGNS

1784.5 TOTAL SQ. FT.



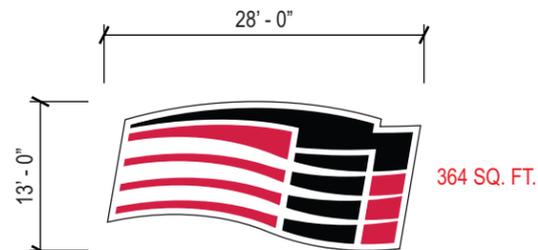
NORTH ELEVATION
EXISTING SIGN
SCALE: 1/16" = 1'-0"



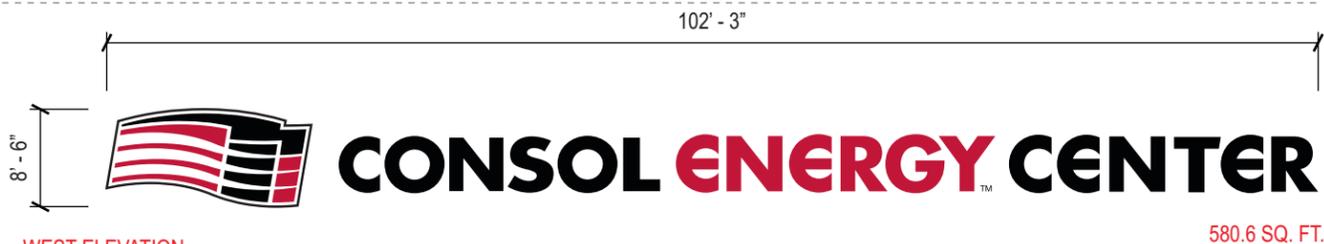
EAST ELEVATION
EXISTING SIGN
SCALE: 1/16" = 1'-0"



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

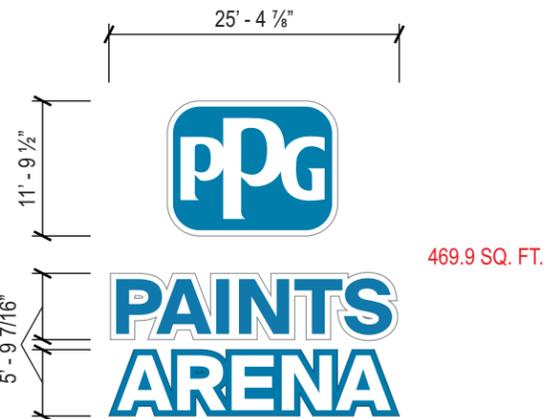
1354.5 TOTAL SQ. FT.



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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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	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
- North Elevation

DWG. TYPE:
CONCEPTUAL

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



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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.

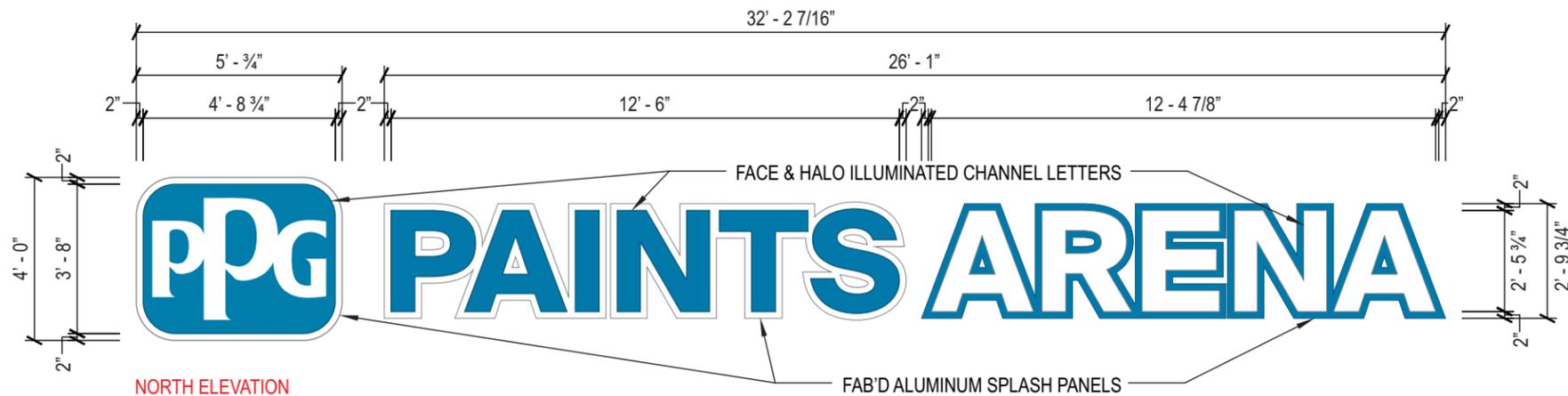
REVISION HISTORY			
NO.	DATE	PREV DRWG	DESCRIPTION
1	10/5/16	11265CH	
2	10/7/16	11266CH	
3	10/7/16	11267CH	
4	10/11/16	11274CH	
5	10/11/16	11287CH	

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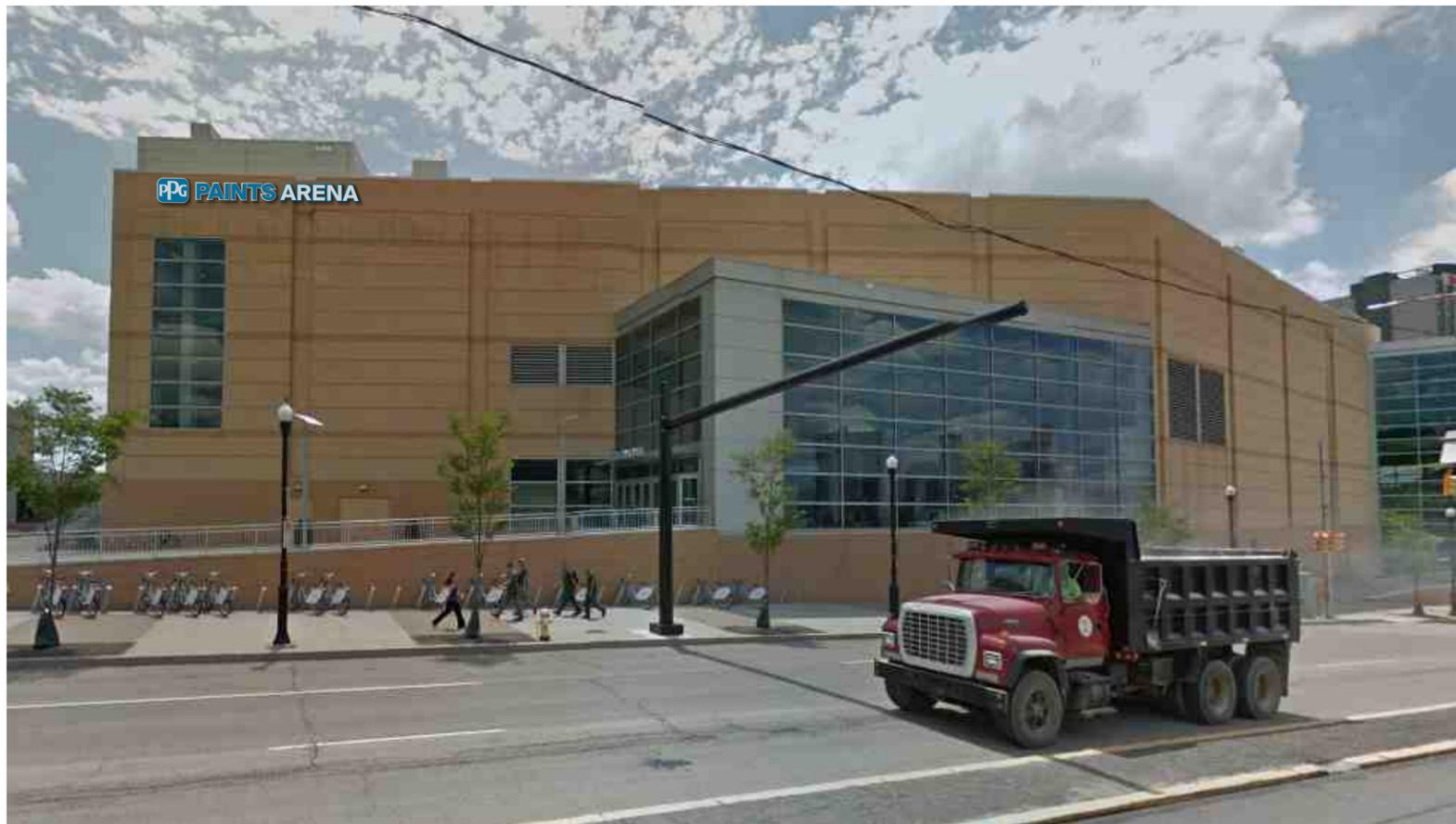
SIGN TYPE:
Channel Letters
- North Elevation

DWG. TYPE:
CONCEPTUAL

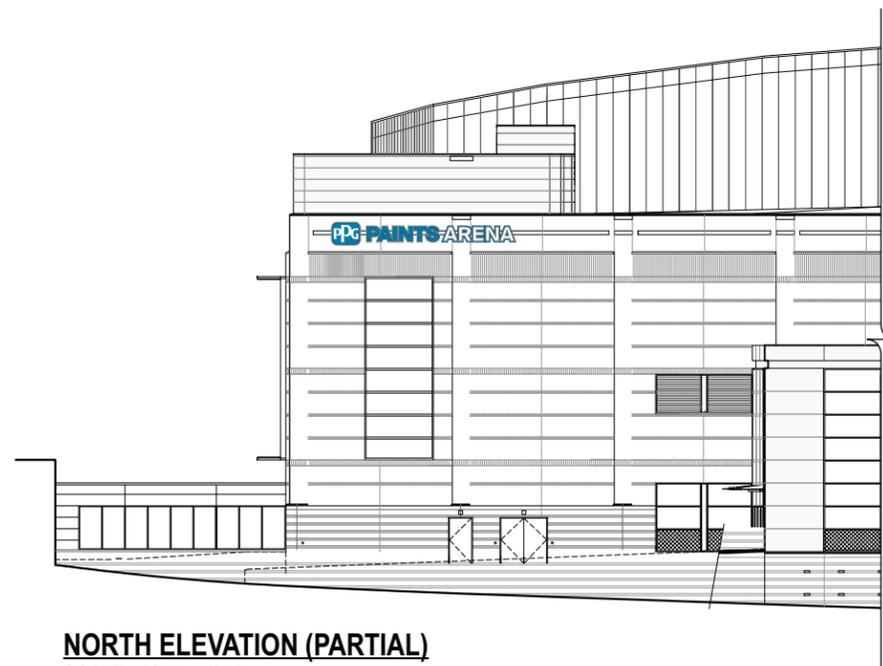
PROJECT NO.	TASK NO.	QTY.
73304	115665	1
DWG. NO.	SHEET	
11293CH	4 of 18	



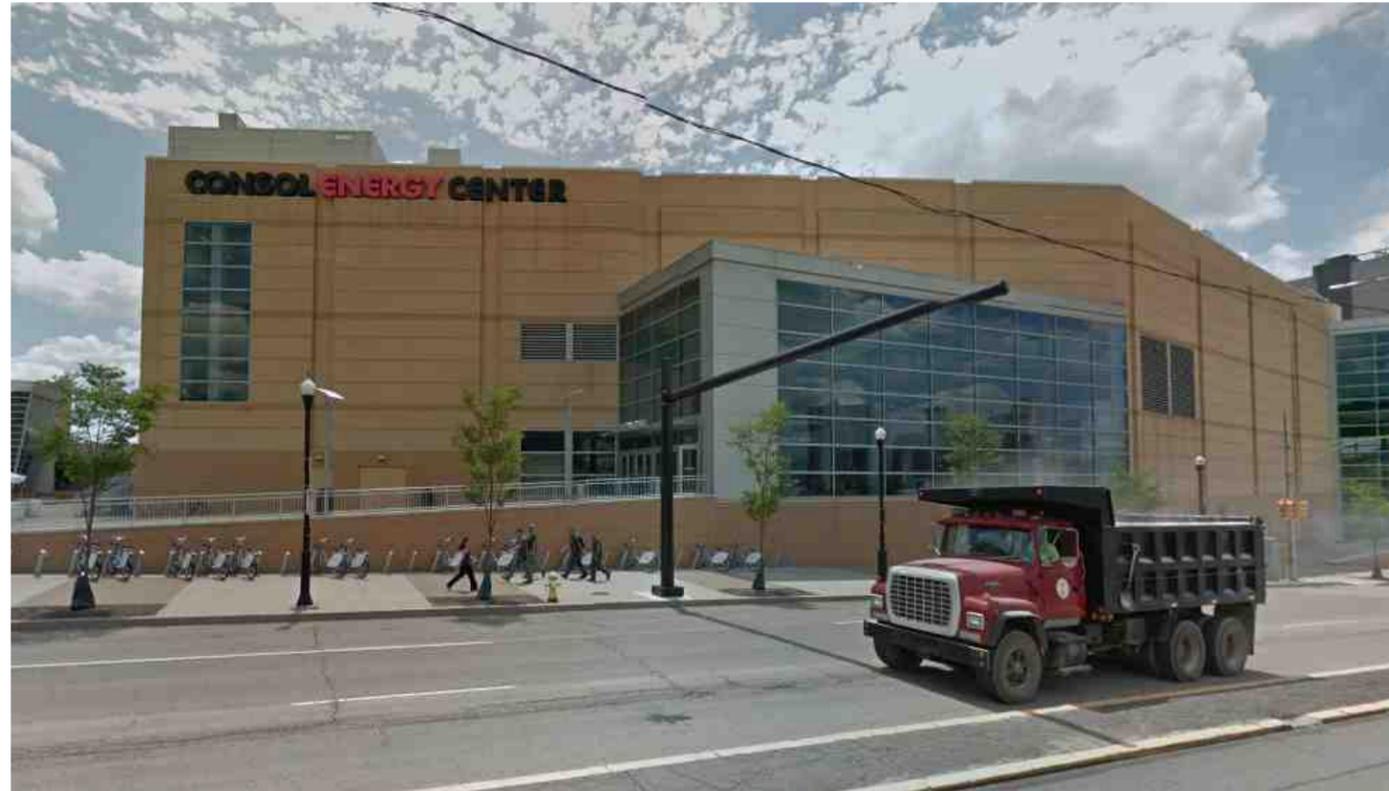
1 NORTH ELEVATION
FACE & HALO ILLUMINATED CHANNEL LETTERS
SCALE: 1/4" = 1'-0"



PROPOSED SIGN - NORTH ELEVATION
SCALE: NTS

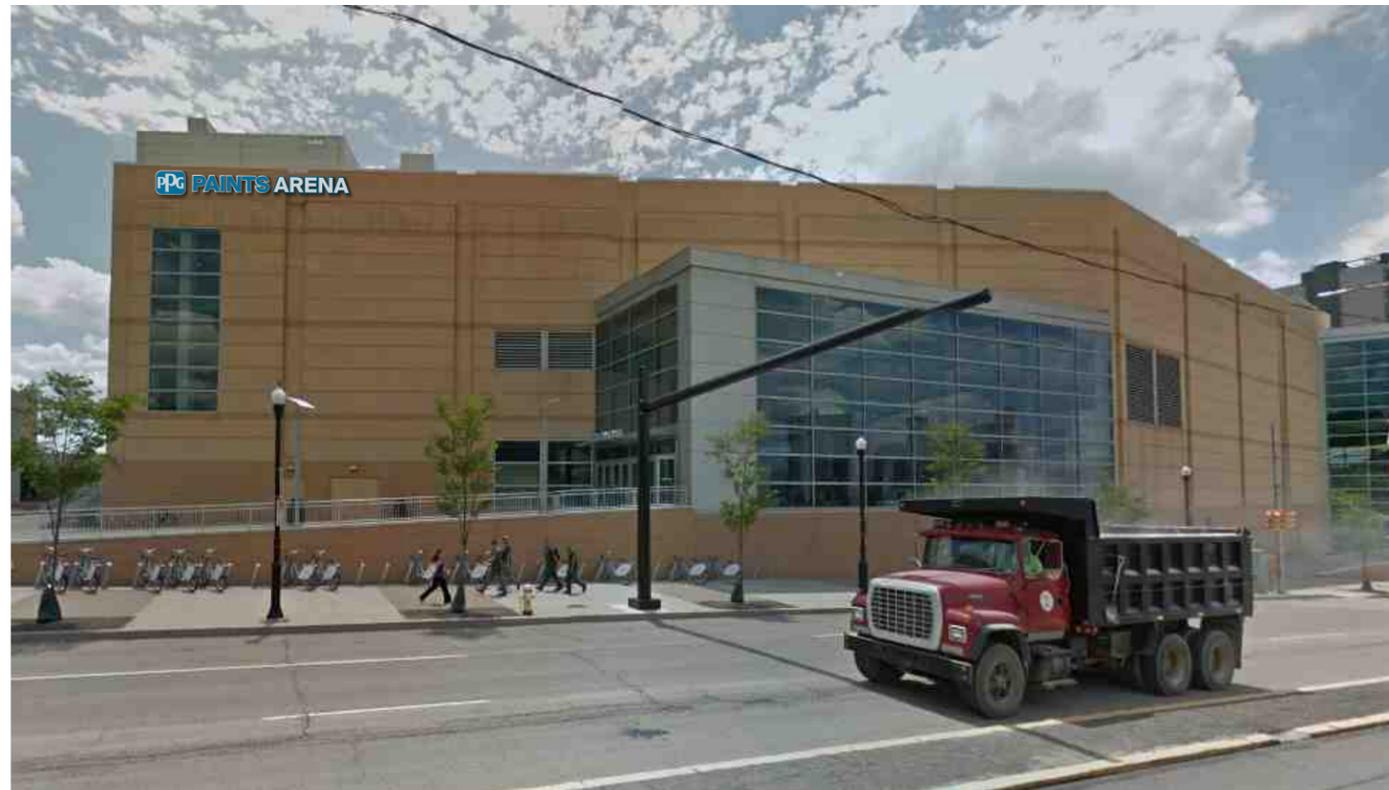


NORTH ELEVATION (PARTIAL)
SCALE: 1/32" = 1'-0"



EXISTING SIGN - NORTH ELEVATION

SCALE: NTS



PROPOSED SIGN - NORTH ELEVATION

SCALE: NTS



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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:
Sign Comparisons

DWG. TYPE:
CONCEPTUAL

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

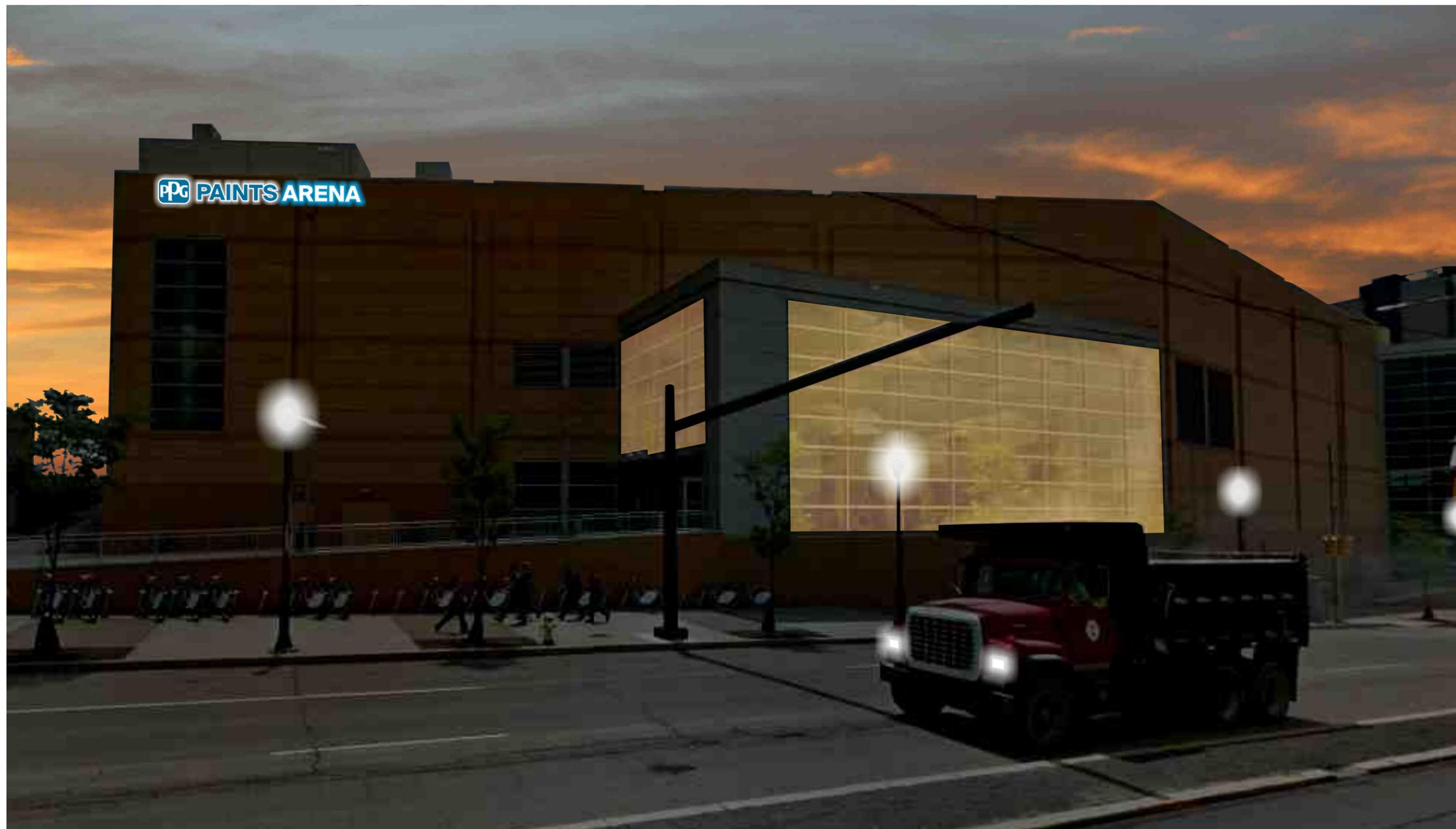
REVISION HISTORY			
NO.	DATE	PREV DRWG	DESCRIPTION
1	10/5/16	11265CH	
2	10/7/16	11266CH	
3	10/7/16	11267CH	
4	10/11/16	11274CH	
5	10/11/16	11287CH	

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

SIGN TYPE:
Sign Comparisons

DWG. TYPE:
CONCEPTUAL

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



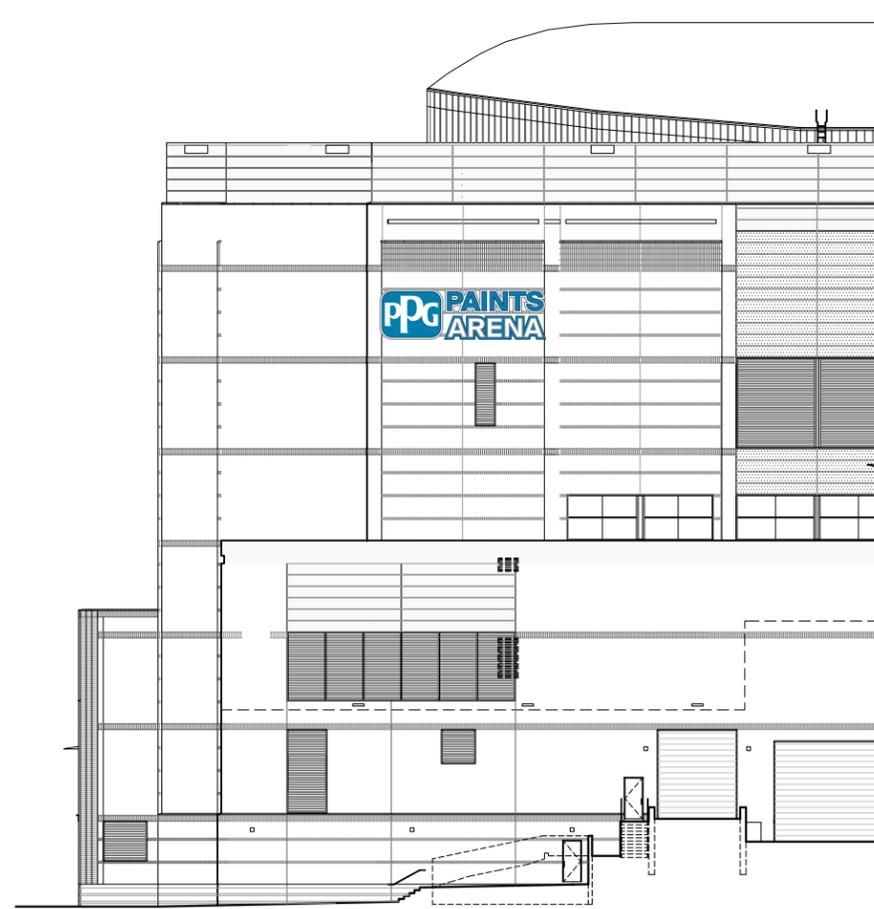
PROPOSED SIGN - NORTH ELEVATION - EVENING VIEW
SCALE: NTS



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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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
 - East Elevation

DWG. TYPE:
 CONCEPTUAL

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



EXISTING SIGN - EAST ELEVATION

SCALE: NTS



PROPOSED SIGN - EAST ELEVATION

SCALE: NTS



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7440 Fort Smallwood Road
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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: 11/4/16	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	8 of 18	



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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	SALES REP	PROJECT MGR.
11/4/16	Matt G.	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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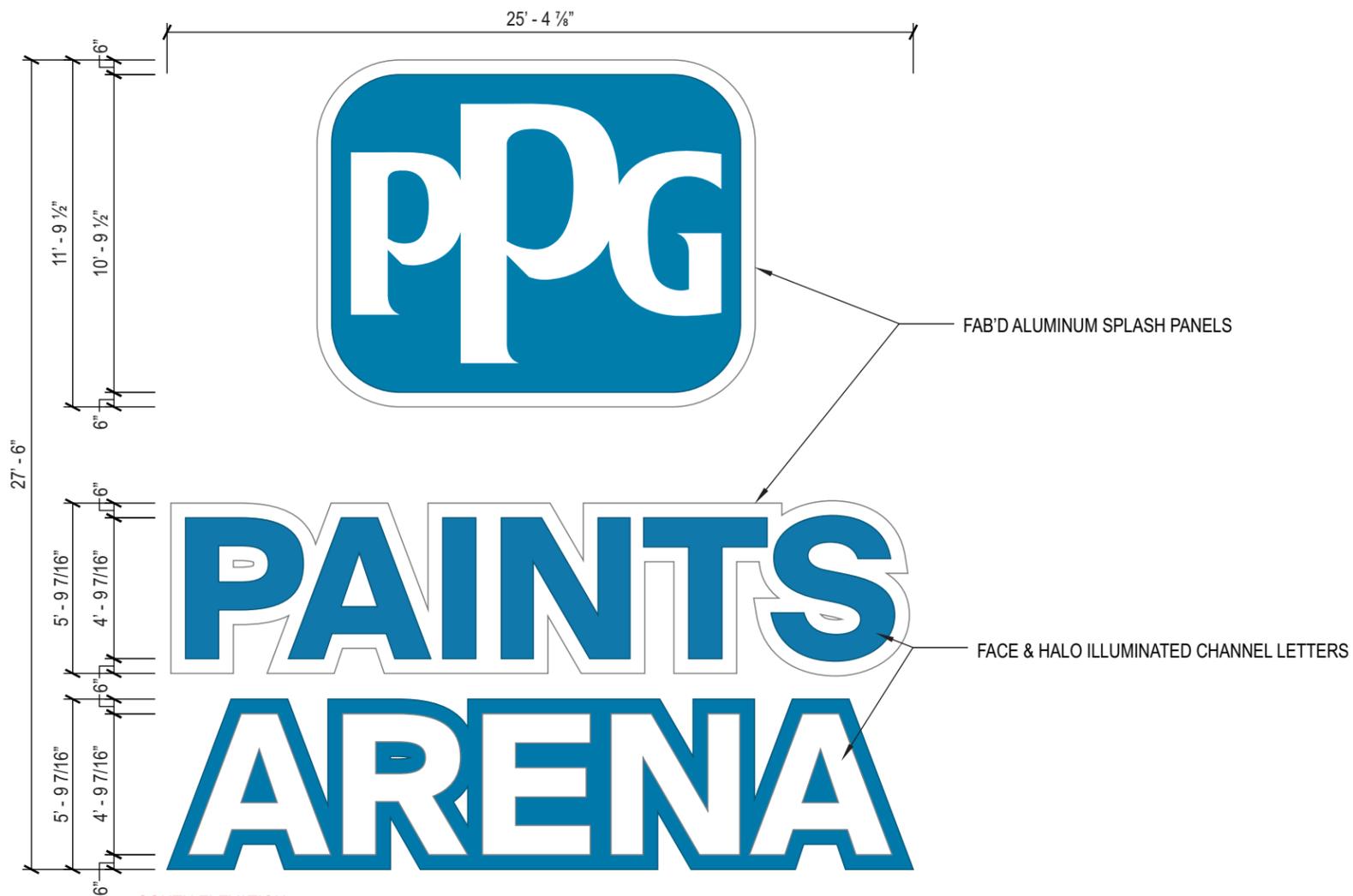
SIGN TYPE:
Sign Comparisons

DWG. TYPE:
CONCEPTUAL

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



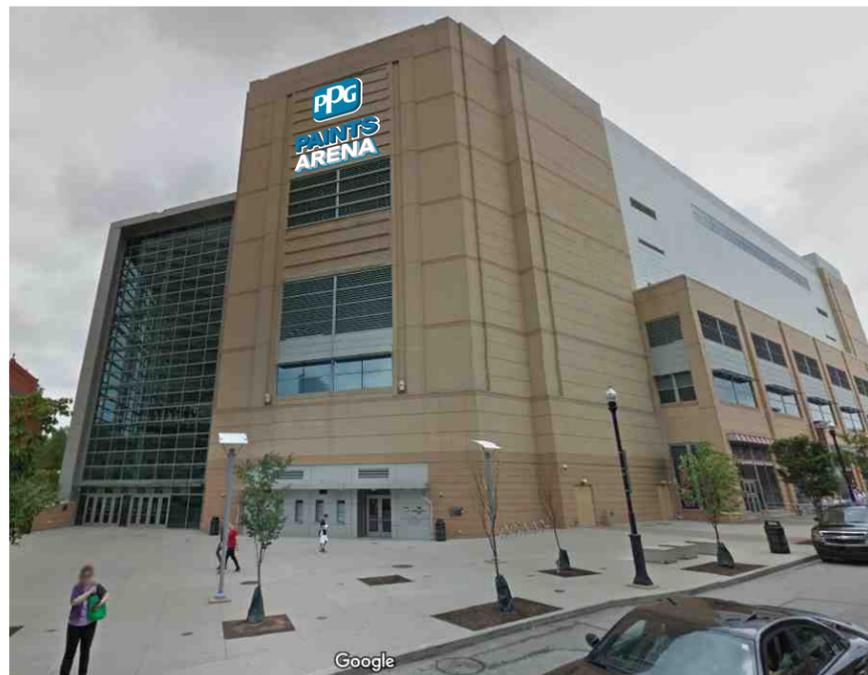
PROPOSED SIGN - EAST ELEVATION - EVENING VIEW
SCALE: NTS



SOUTH ELEVATION

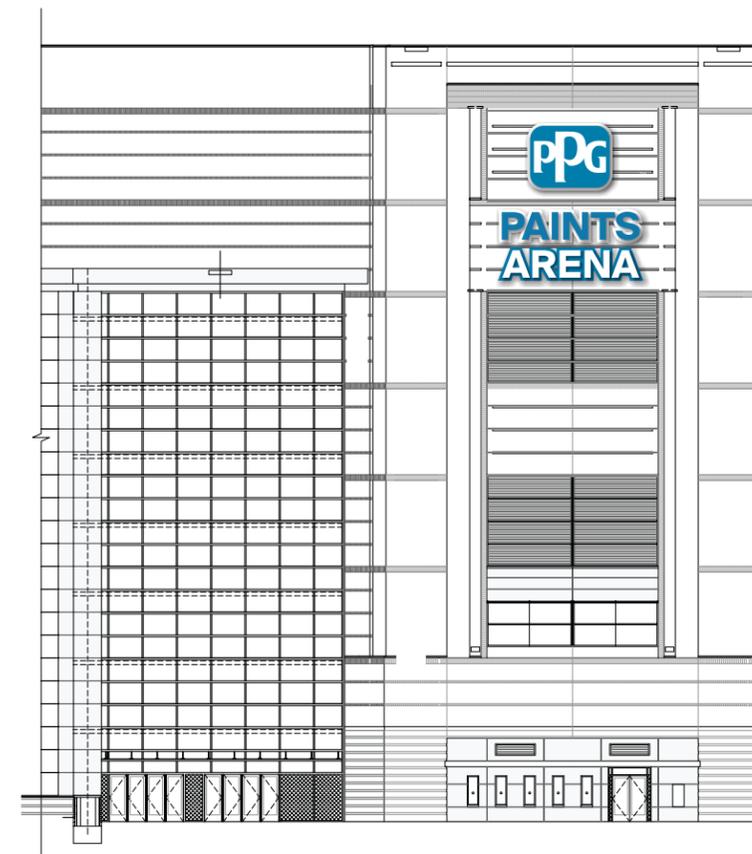
3 FACE & HALO ILLUMINATED CHANNEL LETTERS

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:
PPG Paints Arena

CITY/STATE PHONE NUMBER
Pittsburgh, PA

DRAWING DATE	SALES REP	PROJECT MGR.
11/4/16	Matt G.	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
- South Elevation

DWG. TYPE:
CONCEPTUAL

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

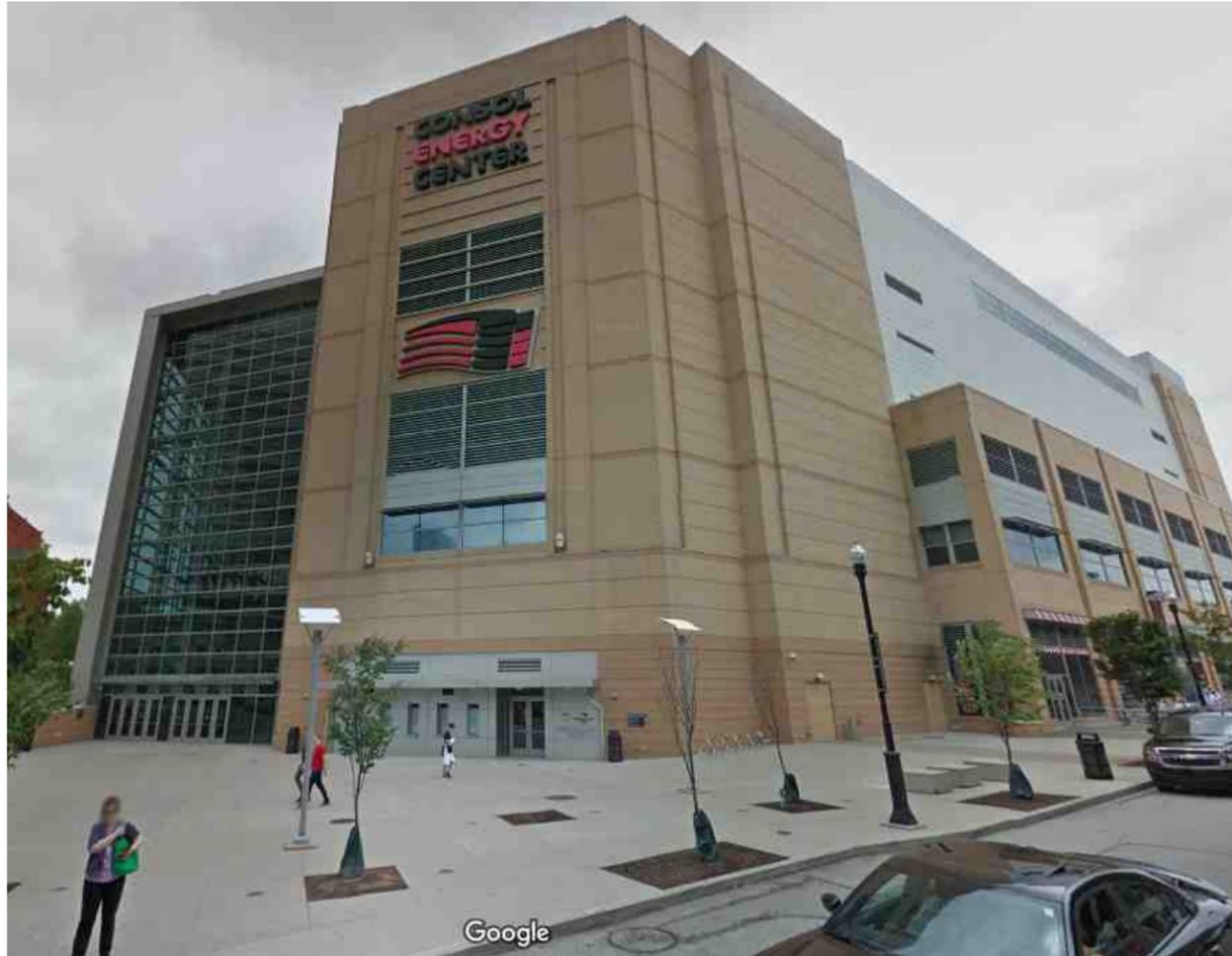


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410.255.6400

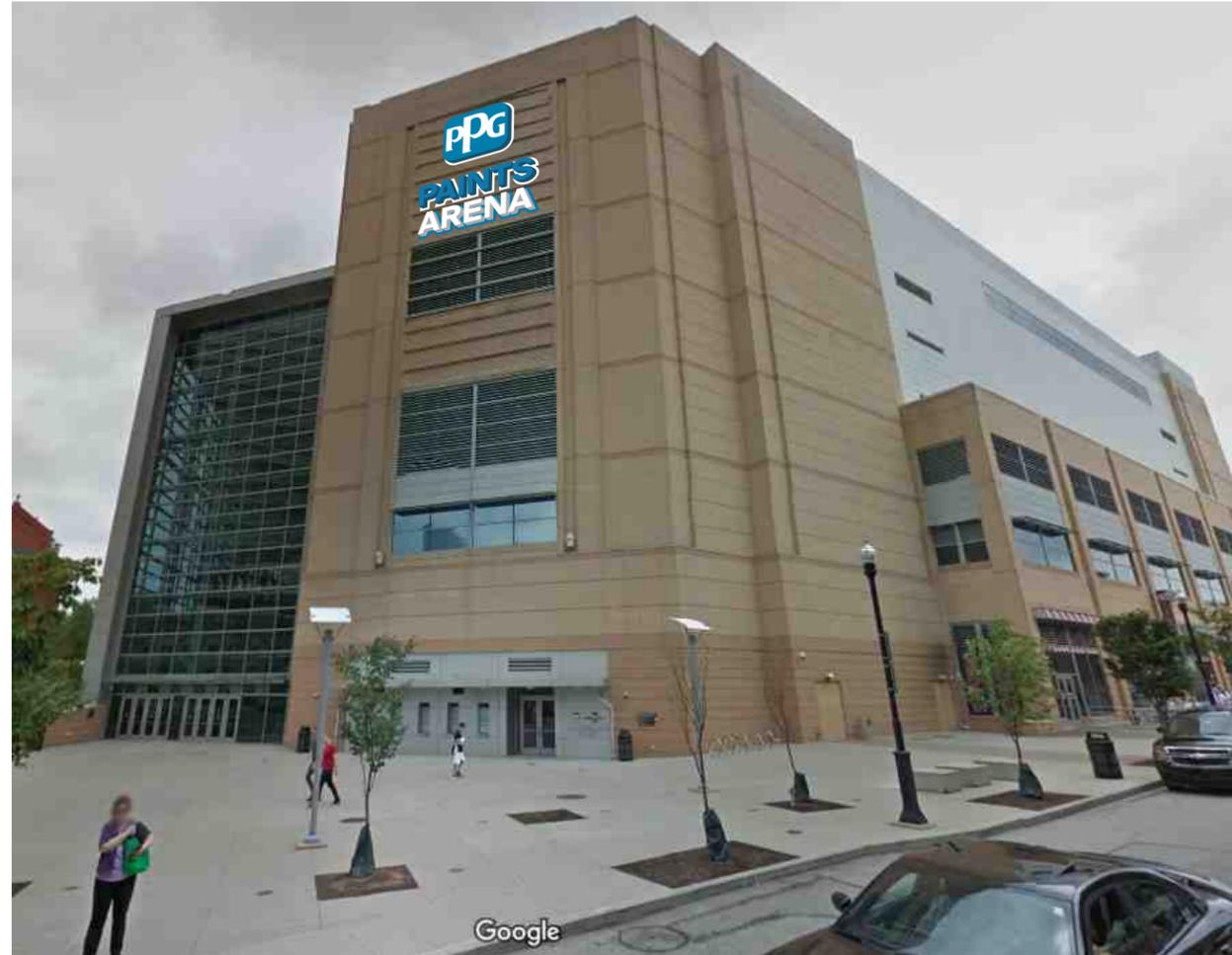
PROJECT TITLE: PPG Paints Arena		
ORDER TITLE: PPG Paints Arena		
CITY/STATE: Pittsburgh, PA	PHONE NUMBER:	
DRAWING DATE: 11/4/16	SALES REP: Matt G.	PROJECT MGR.: Austin G.

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	



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



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

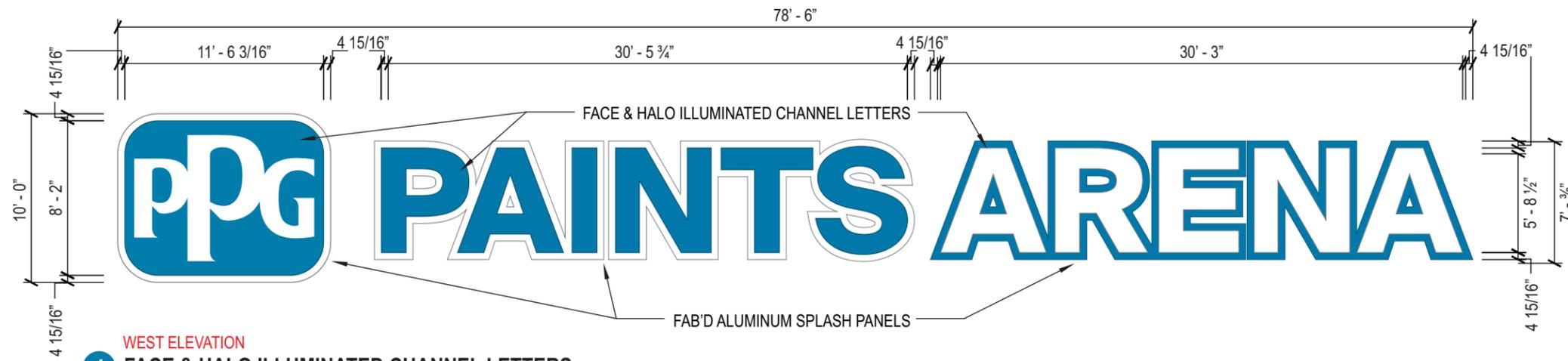
This drawing remains the exclusive property of Gable. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable. Exceptions are previously copyrighted artwork supplied by client.
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SIGN TYPE:
Sign Comparisons

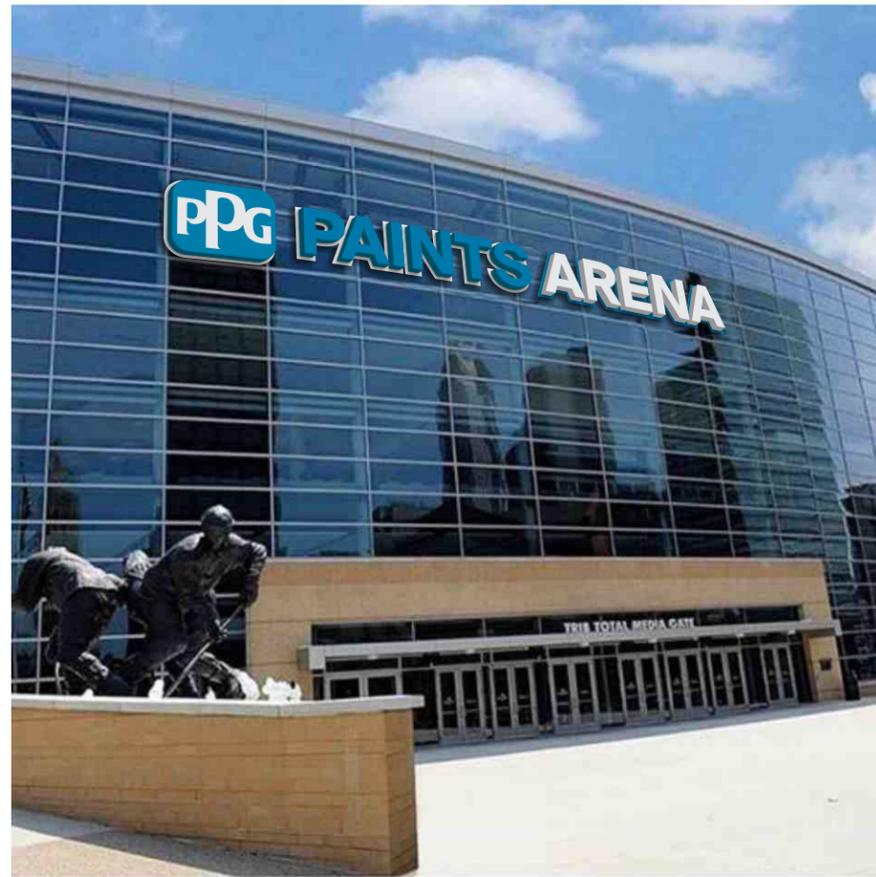
DWG. TYPE:
CONCEPTUAL

PROJECT NO.	TASK NO.	QTY.
73304	115665	1
DWG. NO.	SHEET	
11293CH	12 of 18	

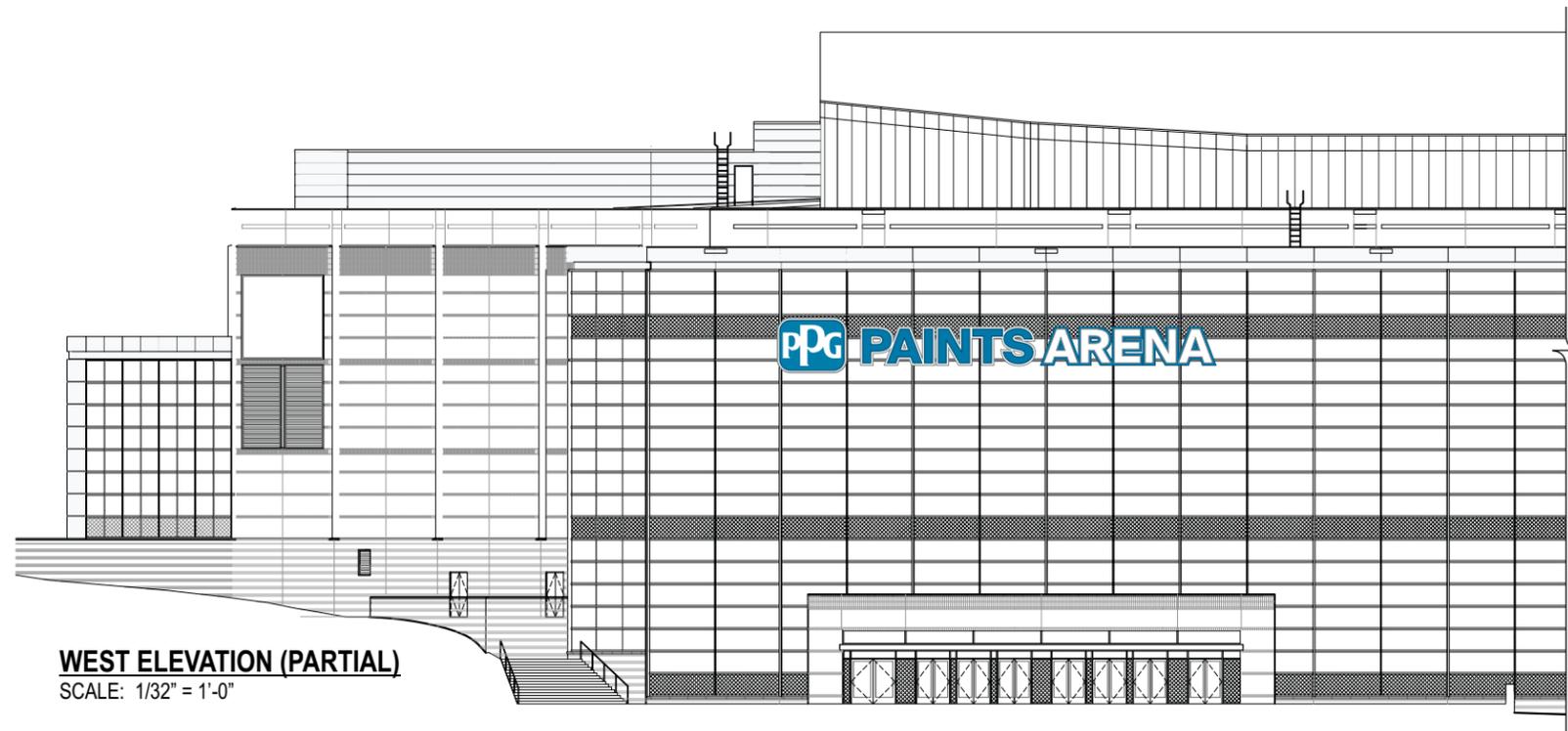
OPTION A



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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SIGN TYPE:
 Channel Letters
 - West Elevation

DWG. TYPE:
 CONCEPTUAL

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



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: 11/4/16	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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Colors Or Graphics (static/digital) Portrayed Are Representational Only; Actual Samples Available Upon Request

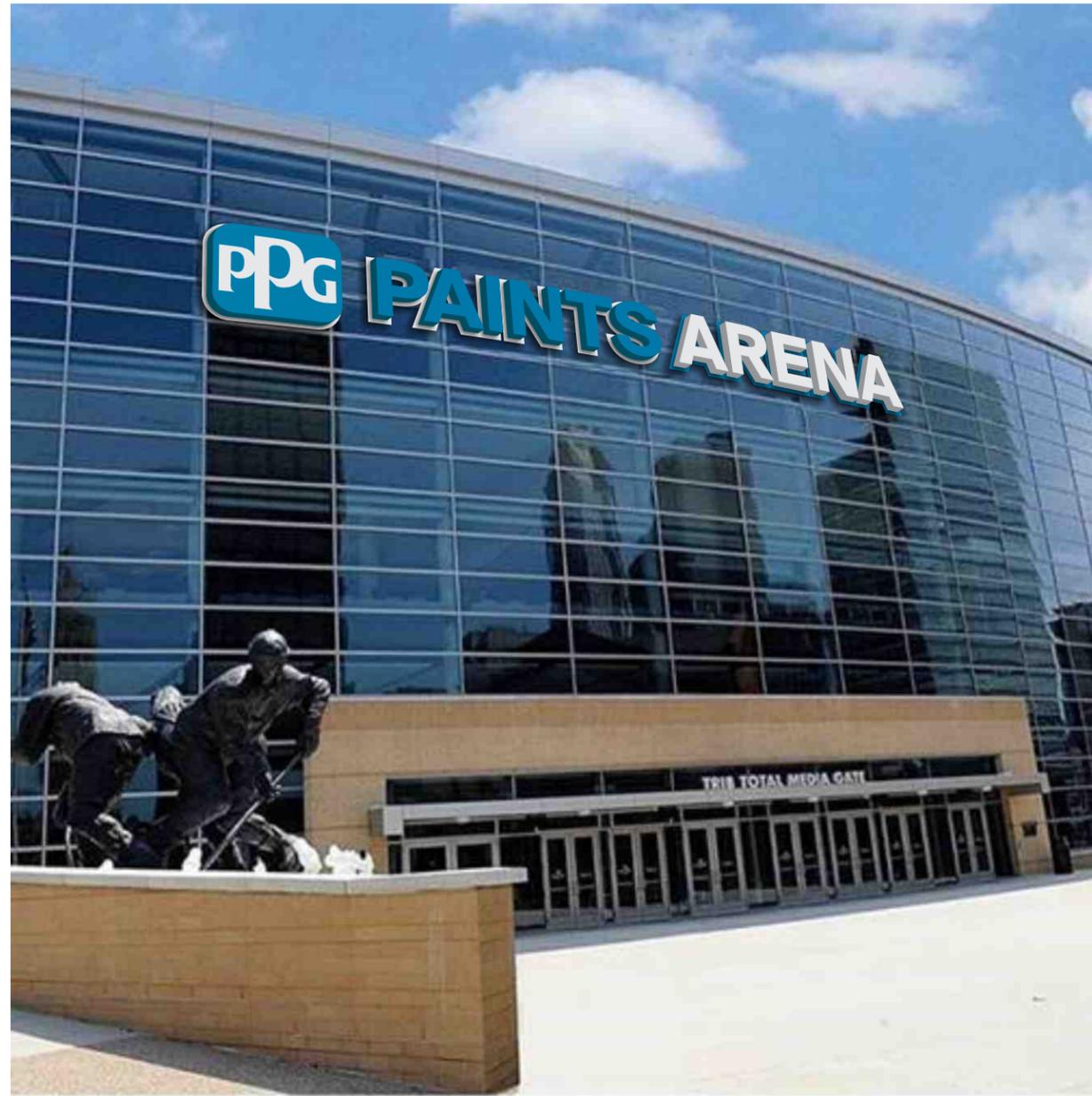
SIGN TYPE:
Sign Comparisons

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



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	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

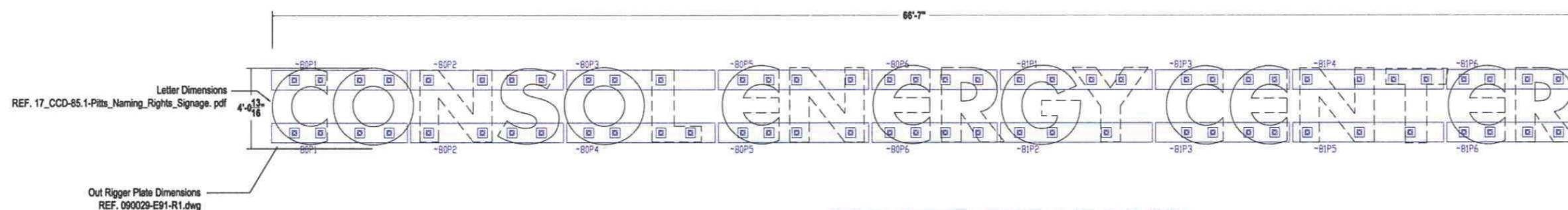
NO.	DATE	PREV DRWG	DESCRIPTION

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

SIGN TYPE:
Existing Mounting Details

DWG. TYPE:
CONCEPTUAL

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



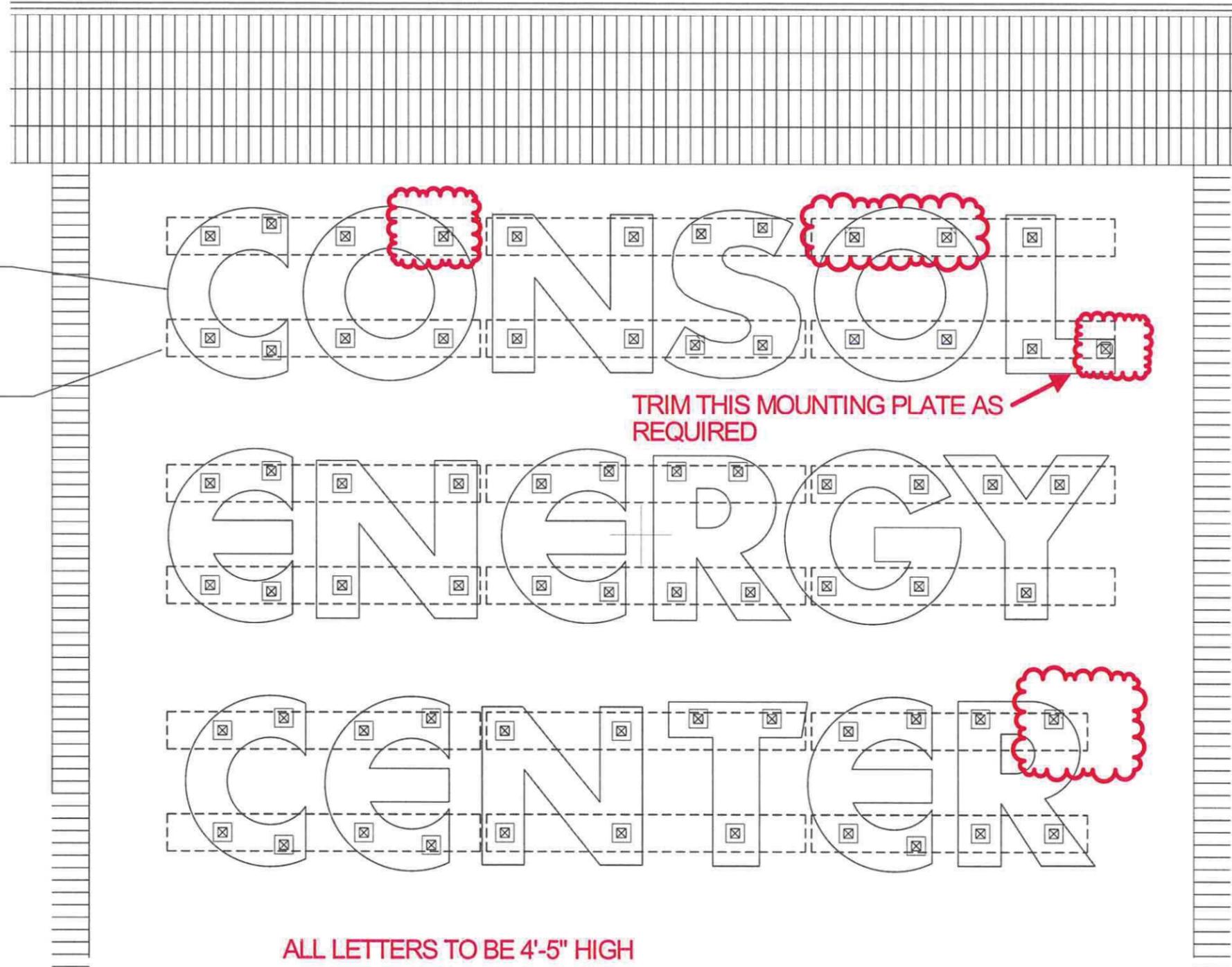
2 North Elevation Detail
Scale: 1/2"=1'

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

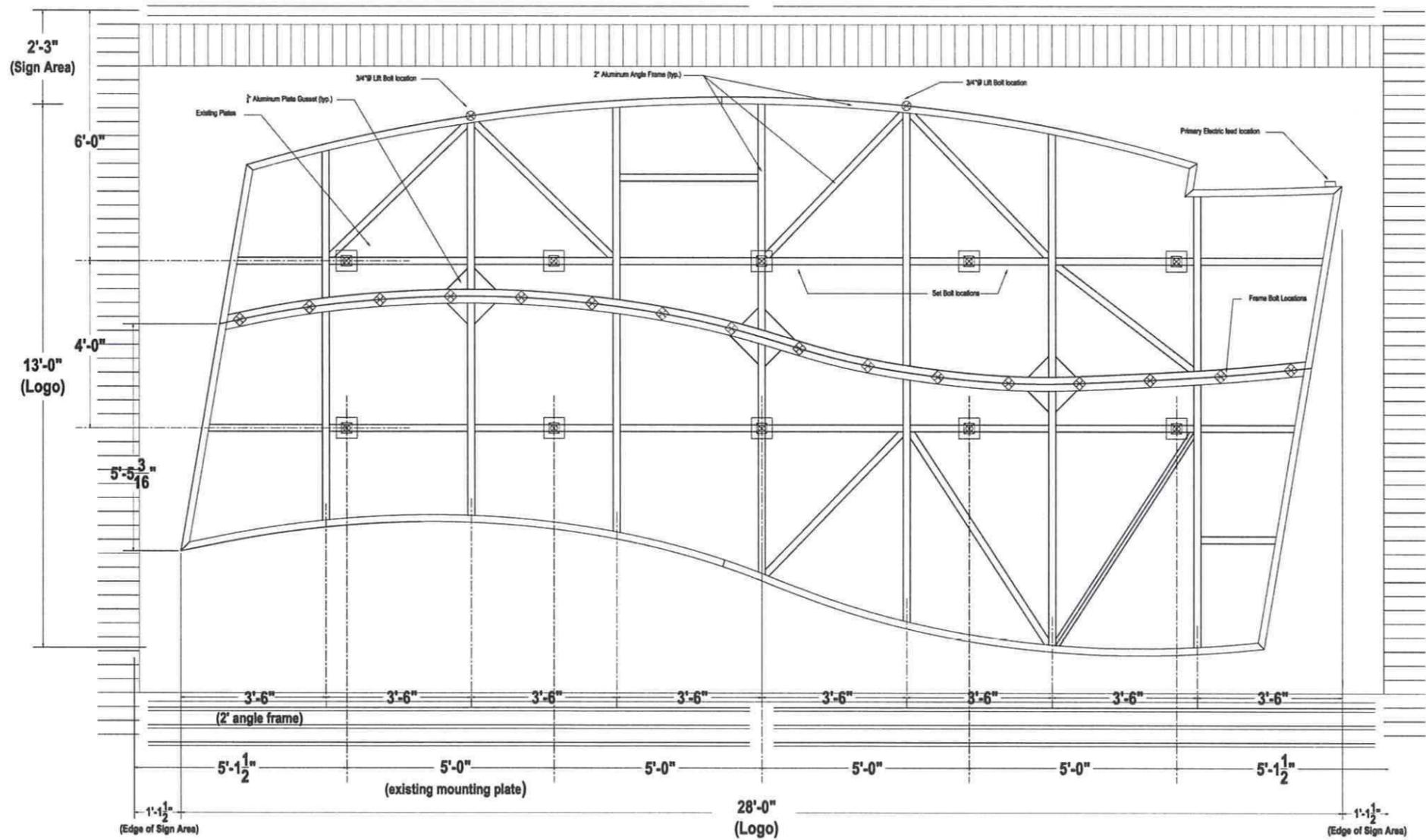
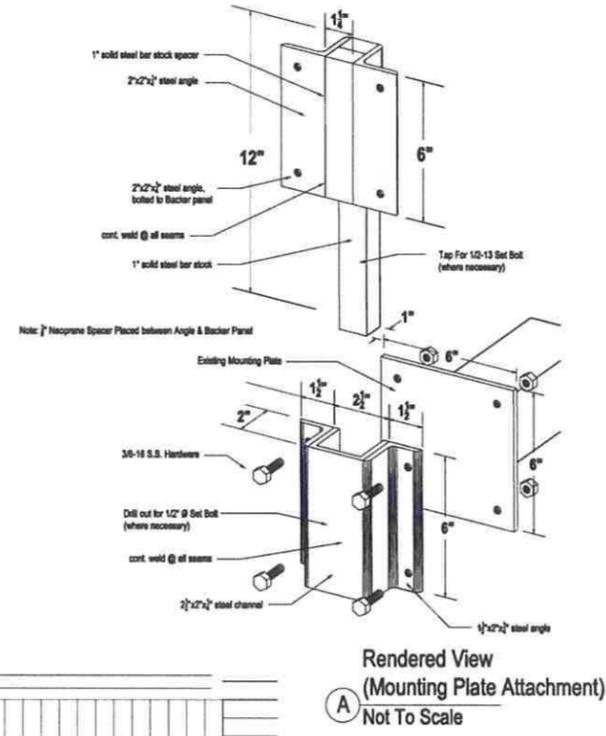
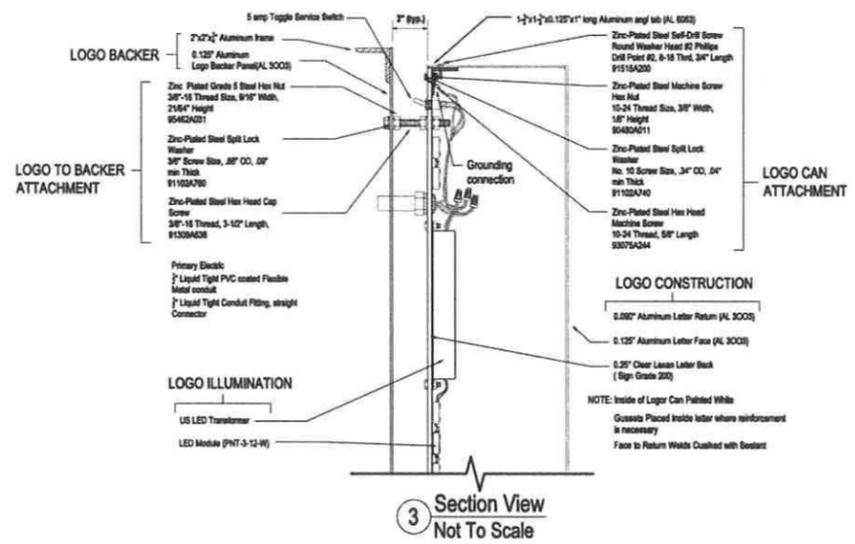
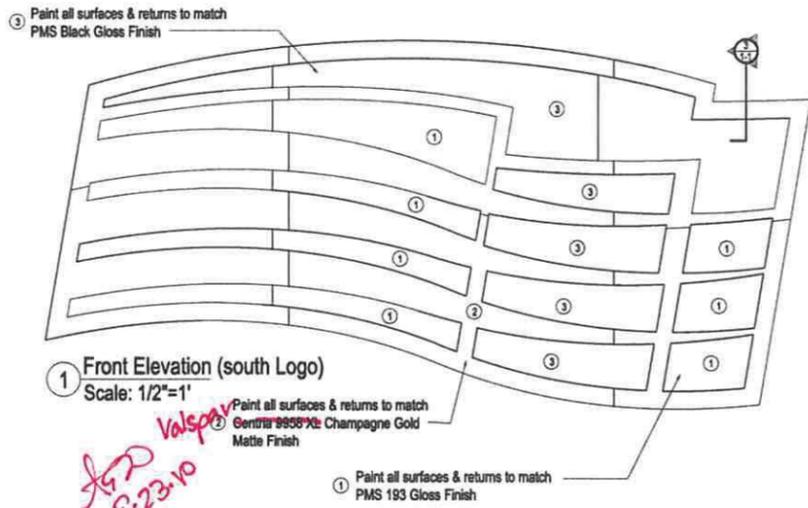
PROJECT TITLE: PPG Paints Arena		
ORDER TITLE: PPG Paints Arena		
CITY/STATE Pittsburgh, PA		PHONE NUMBER
DRAWING DATE 11/7/16	SALES REP Matt G.	PROJECT MGR. Austin G.
REVISION HISTORY		
NO.	DATE	DESCRIPTION

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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.

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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

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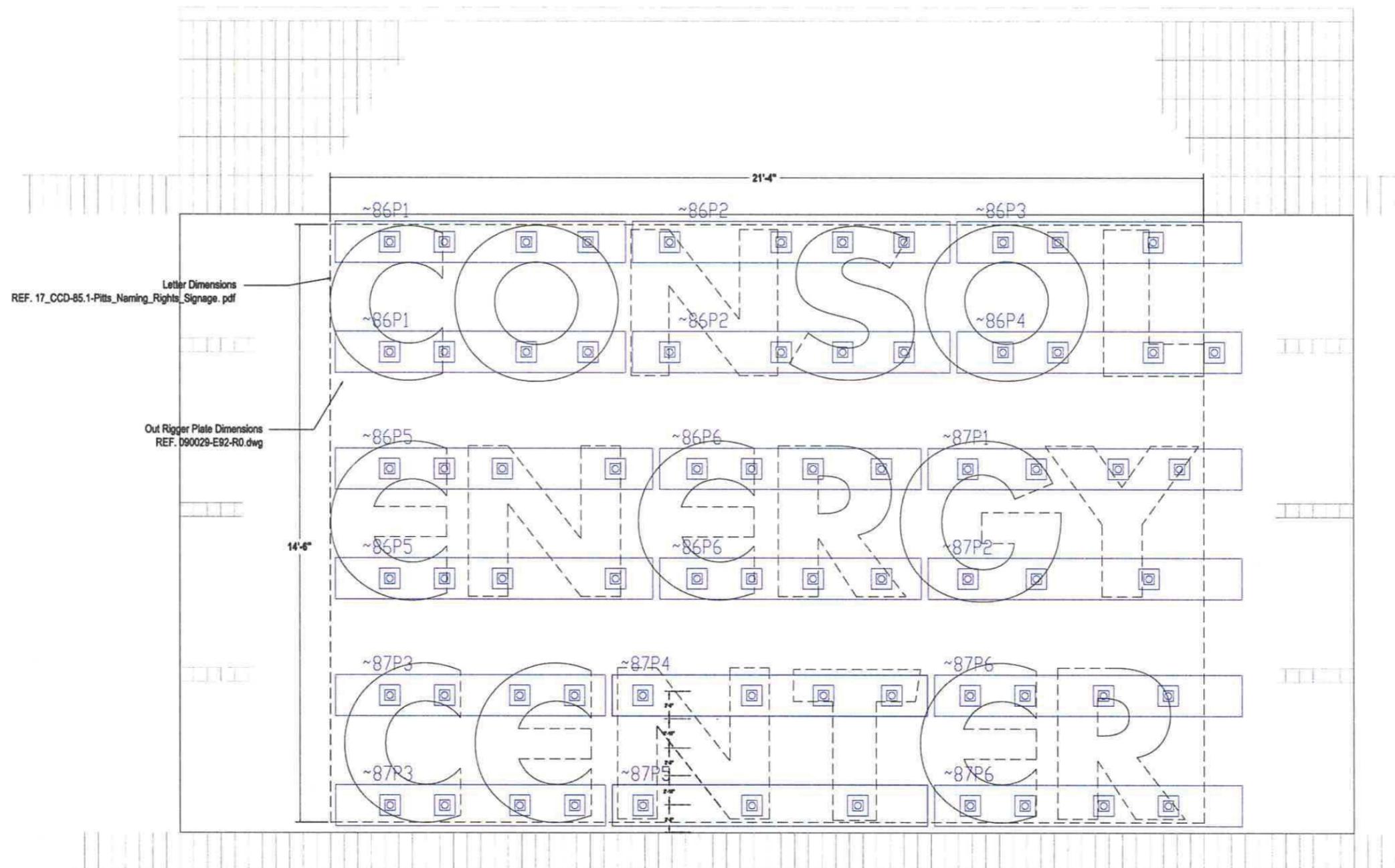
DWG. TYPE:
CONCEPTUAL

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



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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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Existing Mounting Details

DWG. TYPE:
CONCEPTUAL

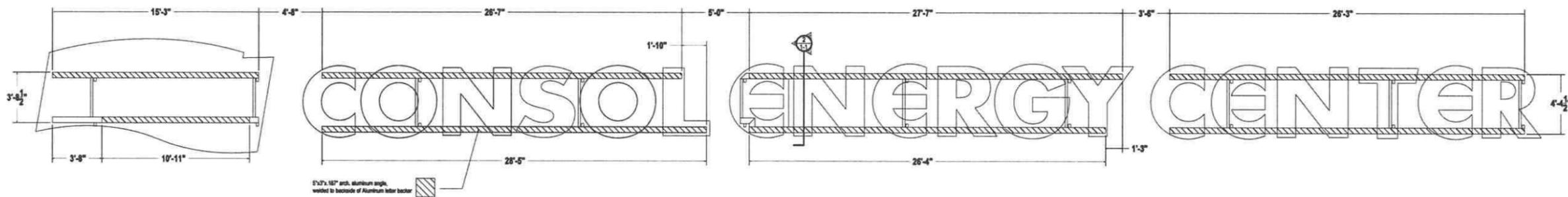
PROJECT NO.	TASK NO.	QTY.
73304	115665	1
DWG. NO.	SHEET	
11302CH	4 of 7	



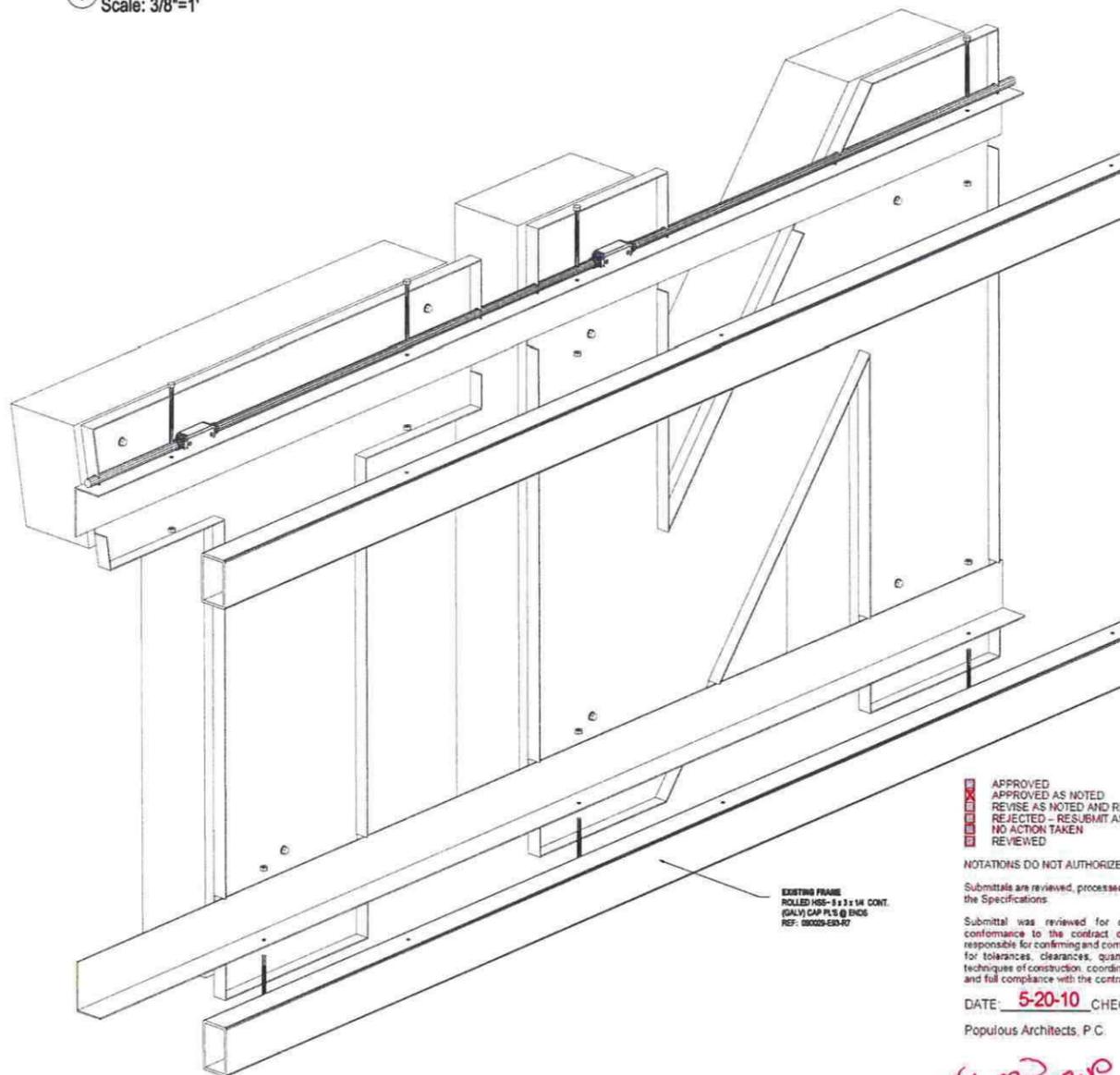
A VISUAL SOLUTIONS COMPANY.

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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	DESCRIPTION



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

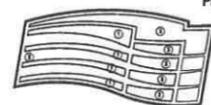


Rendered View
(Letter Frame To Existing Frame Attachment)
A Not To Scale

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

2 Paint all surfaces & returns to match ~~Genitor 9966-16 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

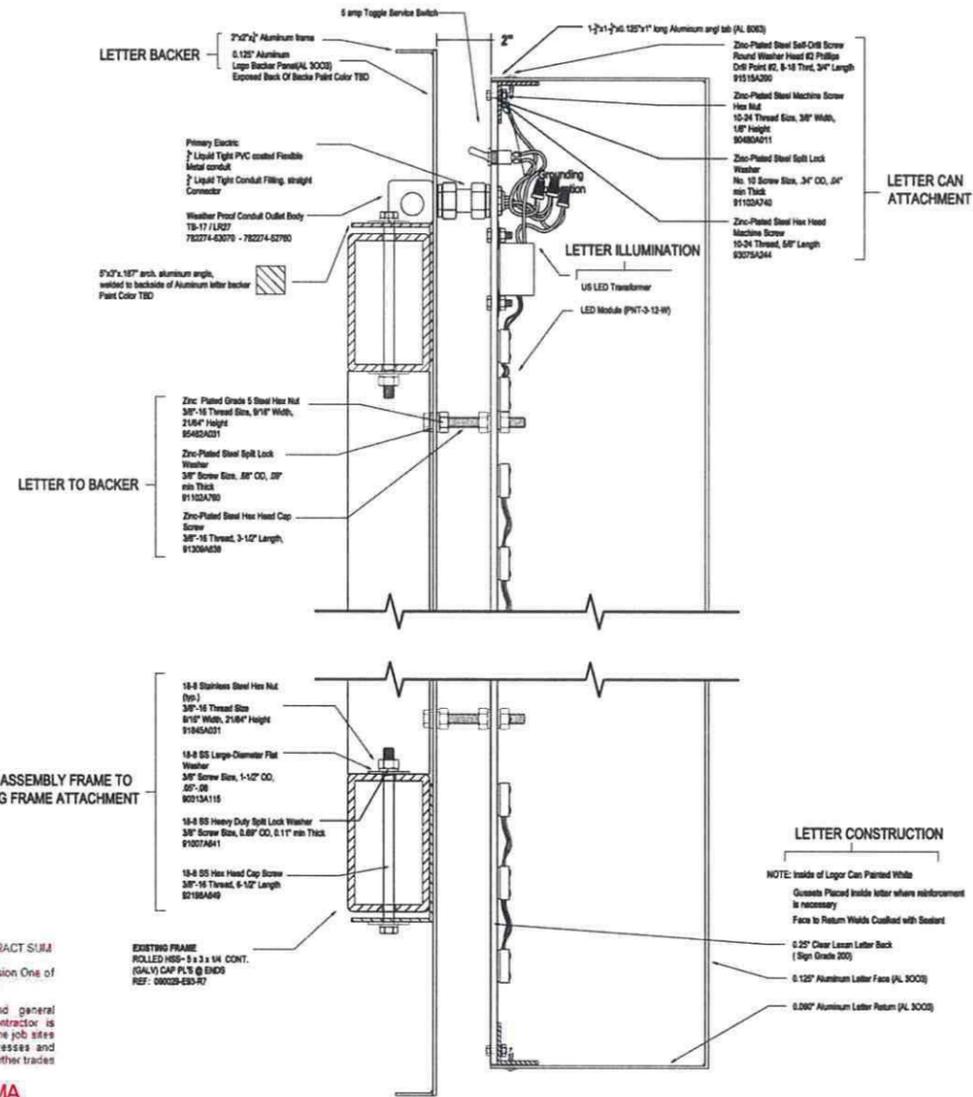
APPROVED AS NOTED
APPROVED AS NOTED
REVISE AS NOTED AND RESUBMIT
REJECTED - RESUBMIT AS SPECIFIED
NO ACTION TAKEN
REVIEWED

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.



2 Section View
Scale: 1:2

FIELD VERIFY ALL SUPPORT LOCATIONS AND POWER SUPPLY



SIGN SUPPORT FRAMES WILL BE RADIUSED 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	



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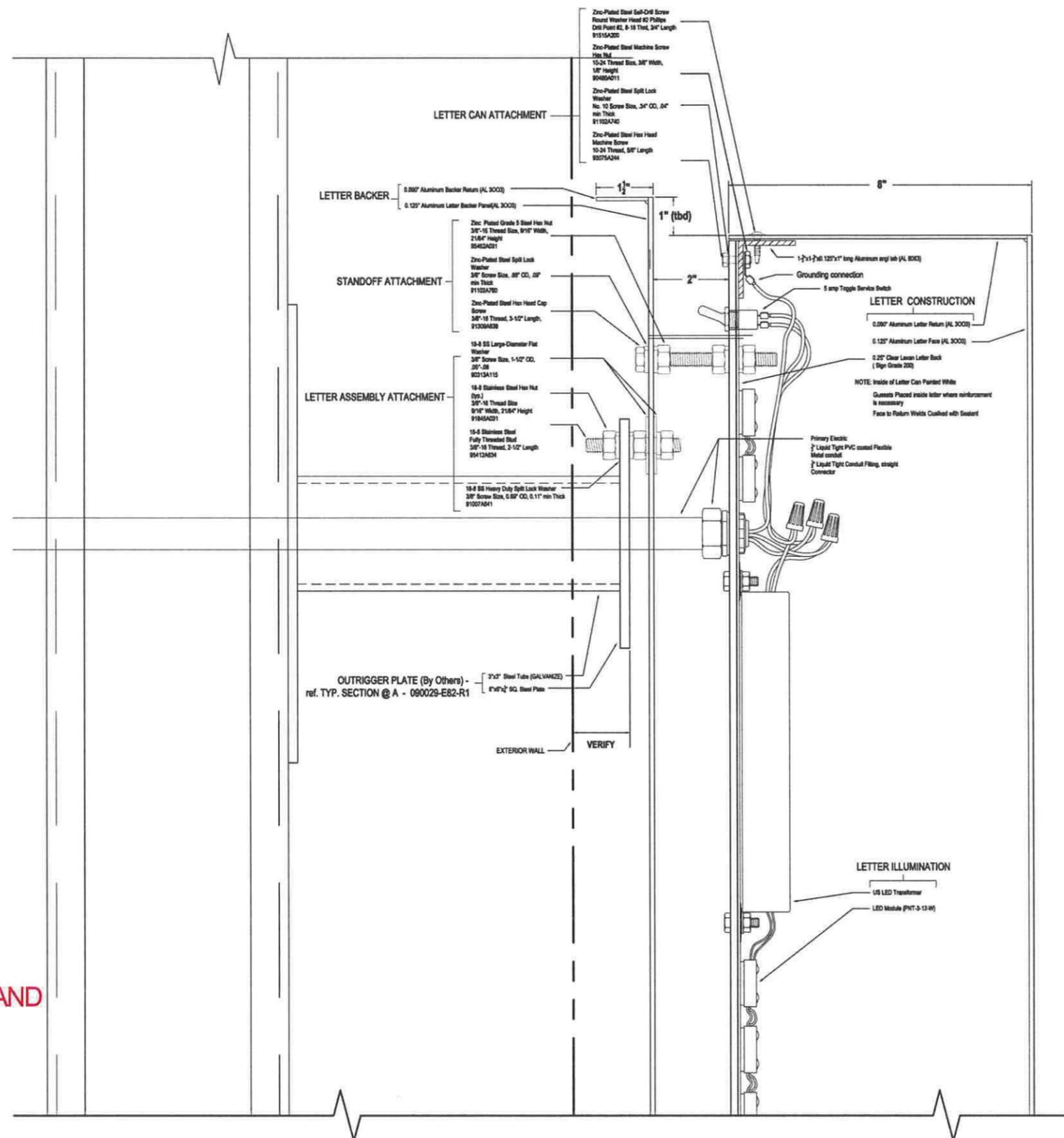
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ORDER TITLE: PPG Paints Arena		
CITY/STATE Pittsburgh, PA		PHONE NUMBER
DRAWING DATE 11/7/16	SALES REP Matt G.	PROJECT MGR. Austin G.
REVISION HISTORY		
NO.	DATE	PREV DRWG
		DESCRIPTION

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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



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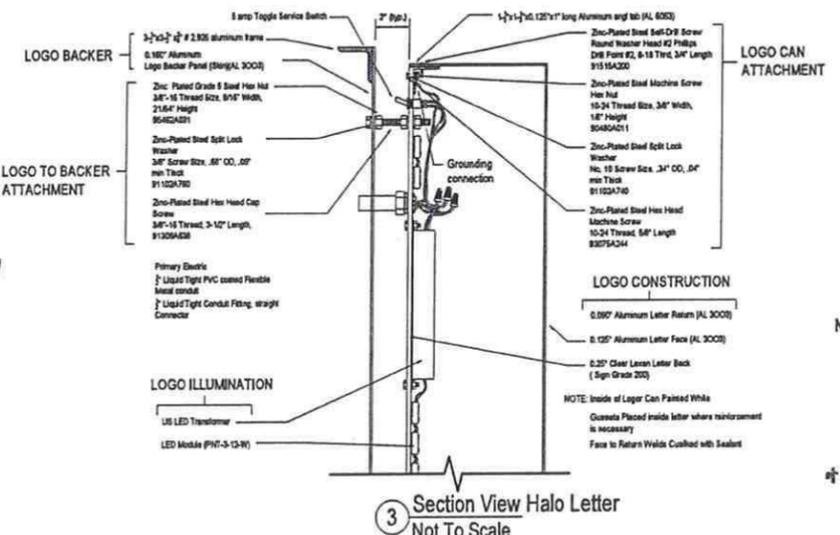
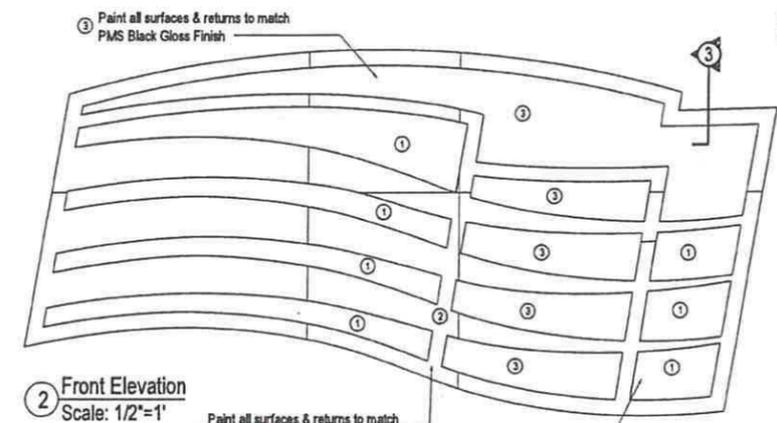
PROJECT TITLE: PPG Paints Arena			
ORDER TITLE: PPG Paints Arena			
CITY/STATE Pittsburgh, PA		PHONE NUMBER	
DRAWING DATE 11/7/16	SALES REP Matt G.	PROJECT MGR. Austin G.	
REVISION HISTORY			
NO.	DATE	PREV DRWG	DESCRIPTION

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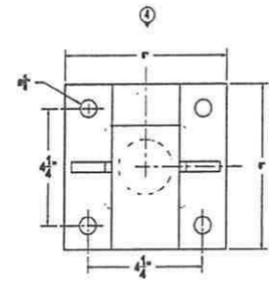
SIGN TYPE:
Existing Mounting Details

DWG. TYPE:
CONCEPTUAL

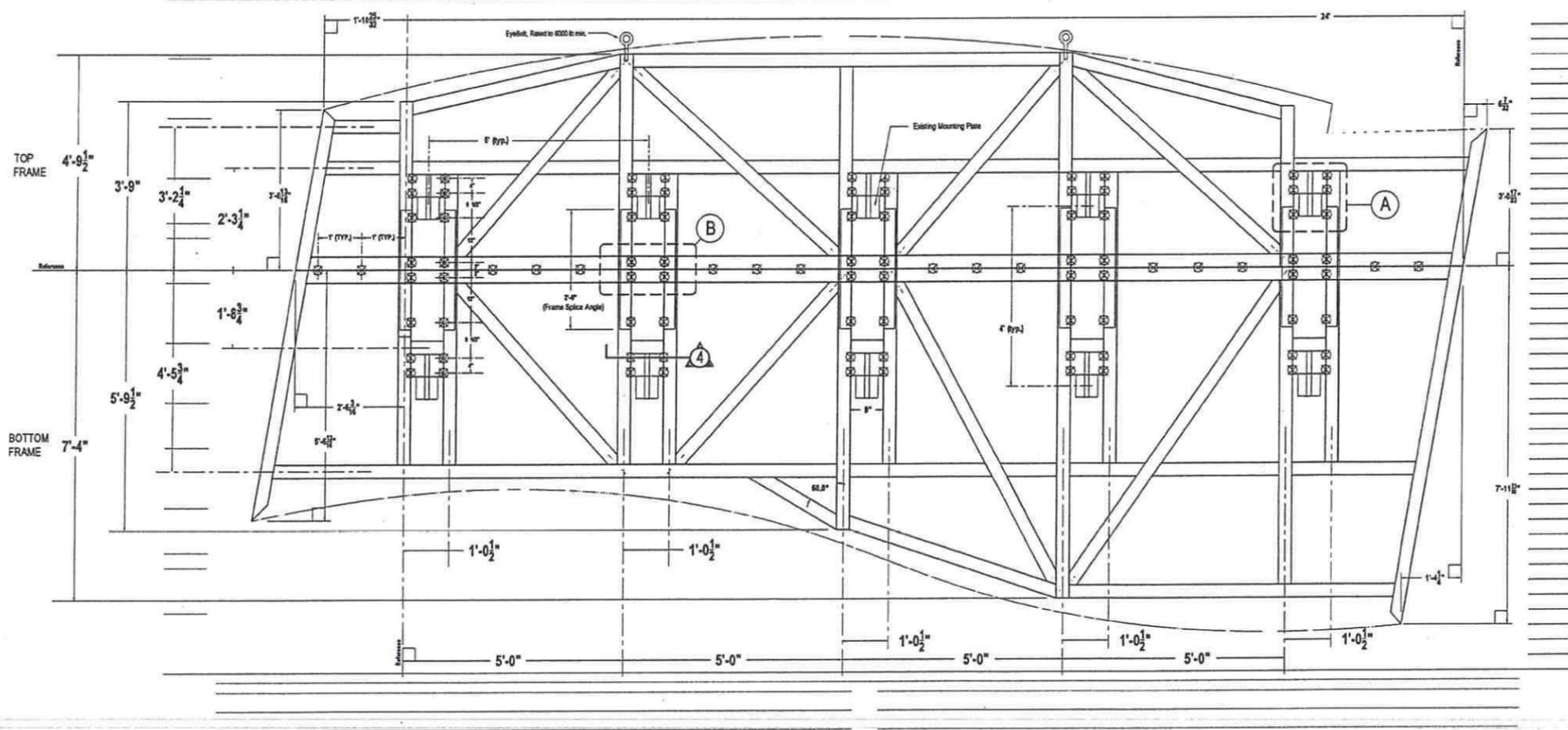
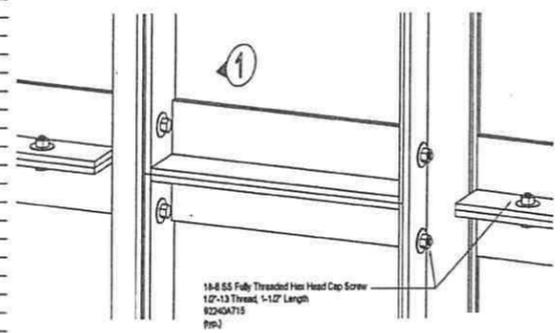
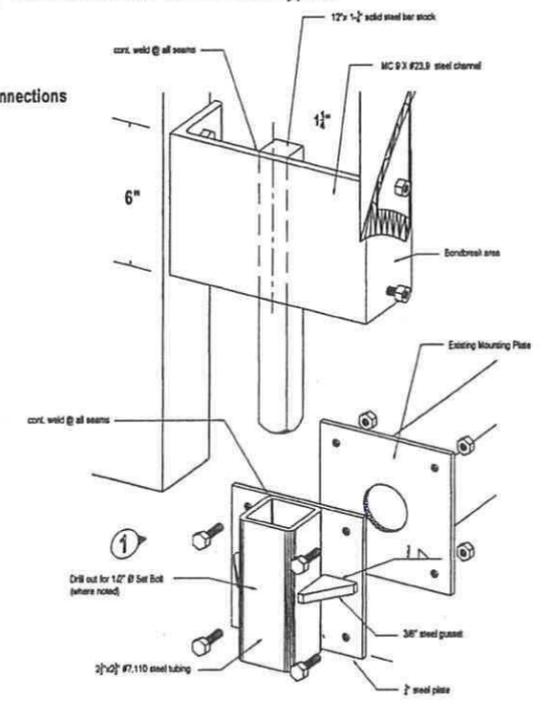
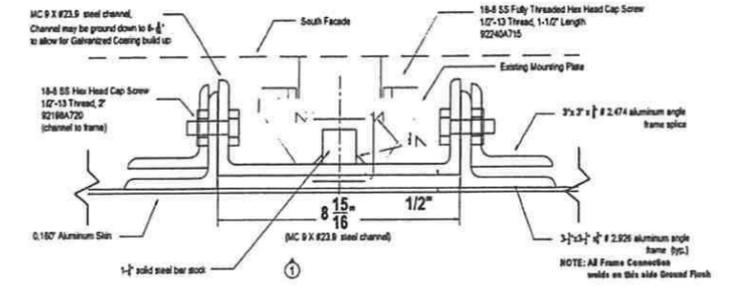
PROJECT NO.	TASK NO.	QTY.
73304	115665	1
DWG. NO.	SHEET	
11302CH	7 of 7	



Note: All steel Components Hot Dipped Galvanized after fabrication
Bondbreak applied to Steel/Aluminum Connections



④ Section View - INSTALLATION PIN BRACKET typical
1:2



① Front Elevation (FRAME)
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:

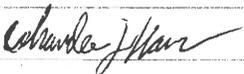
- Public Property, Existing City Street Private Property Not Applicable
- Public Property, New City Street to be constructed as part of the development/project

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.

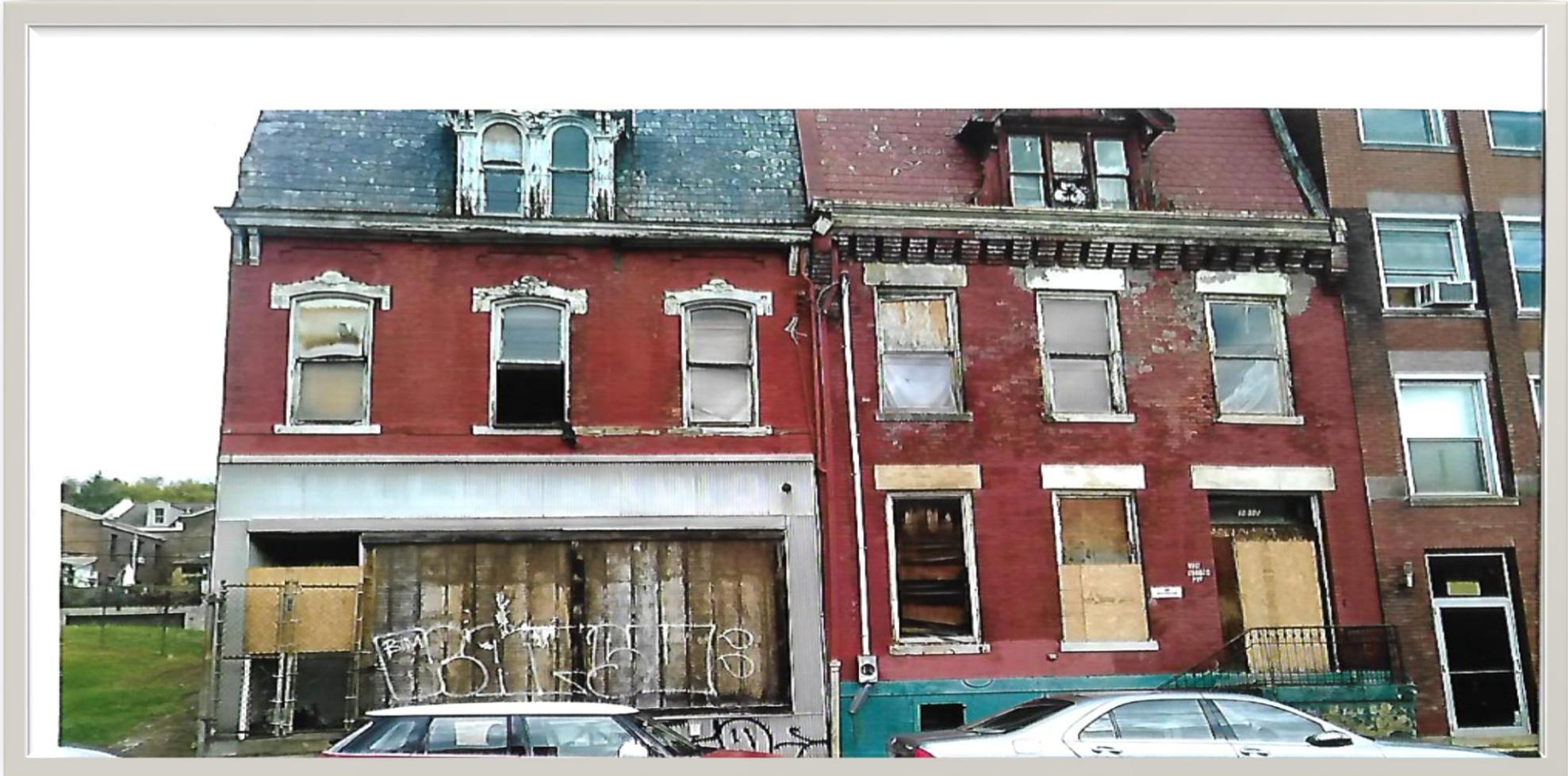
Work Hours

- 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:



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



DECEMBER 13, 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



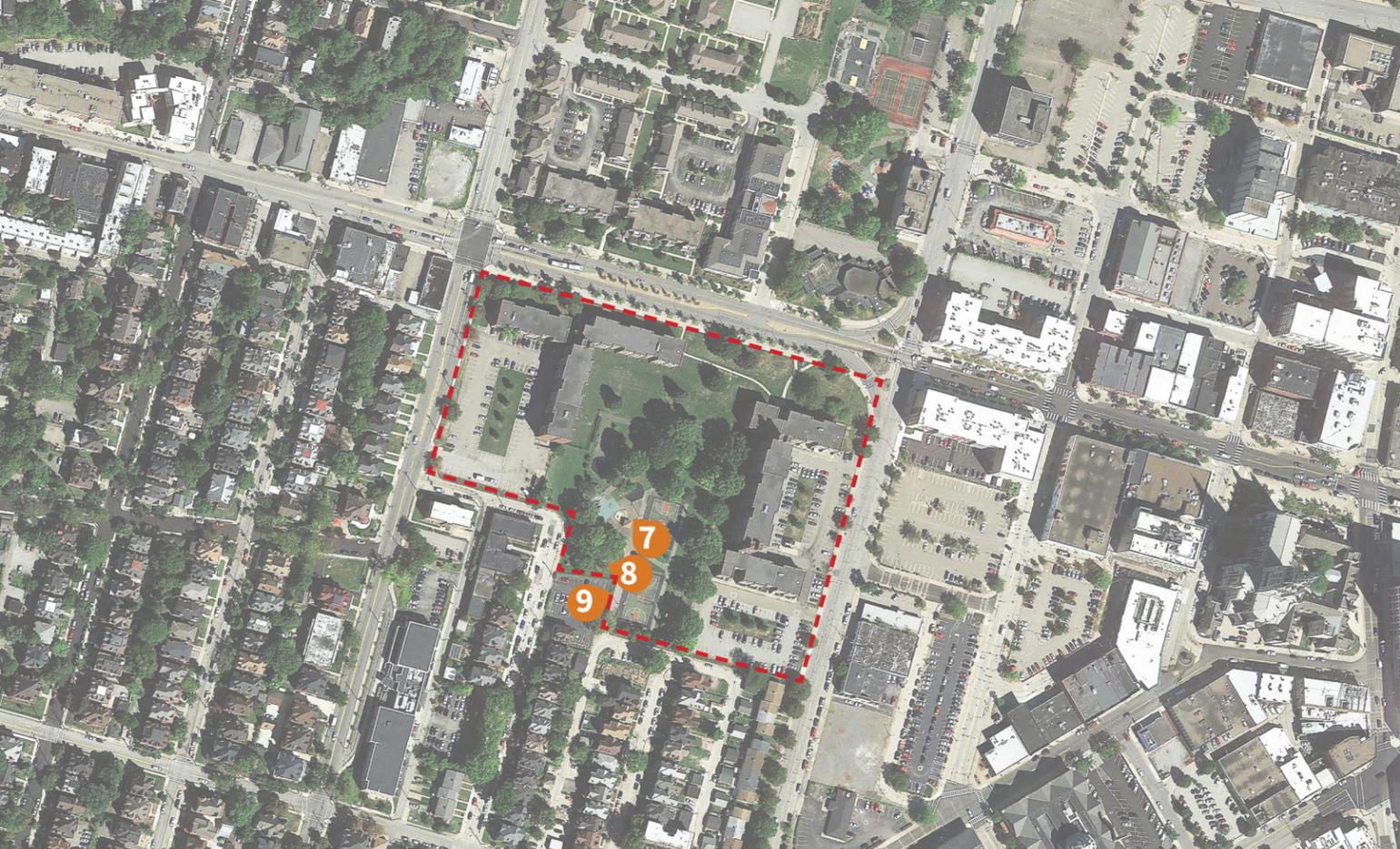
SOUTH EUCLID AVE LOOKING SOUTH



SOUTH EUCLID AVE LOOKING NORTHWEST



SOUTH EUCLID AVE LOOKING SOUTHWEST



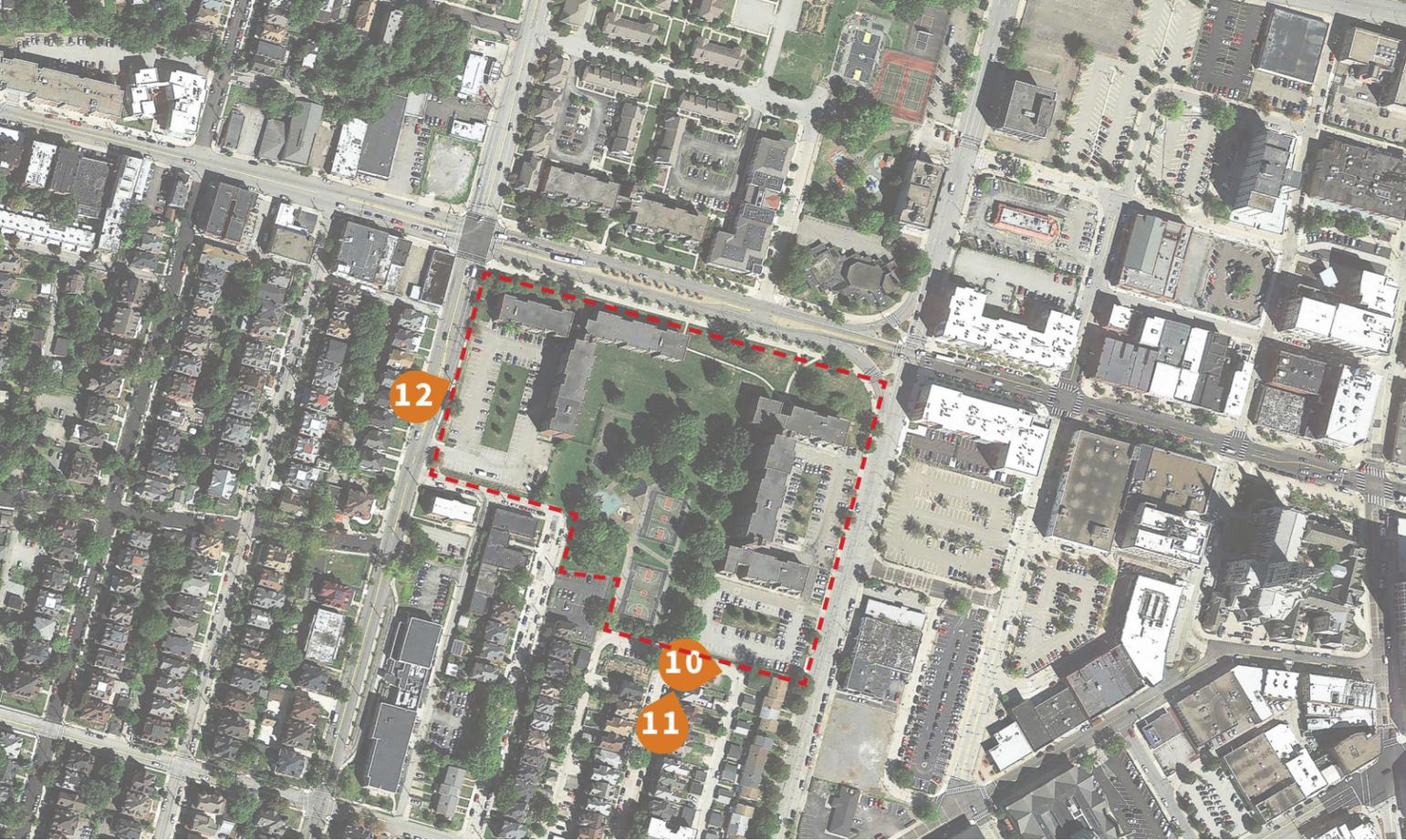
ENRIGHT PARKLET



ENRIGHT PARKLET



ENRIGHT PARKLET



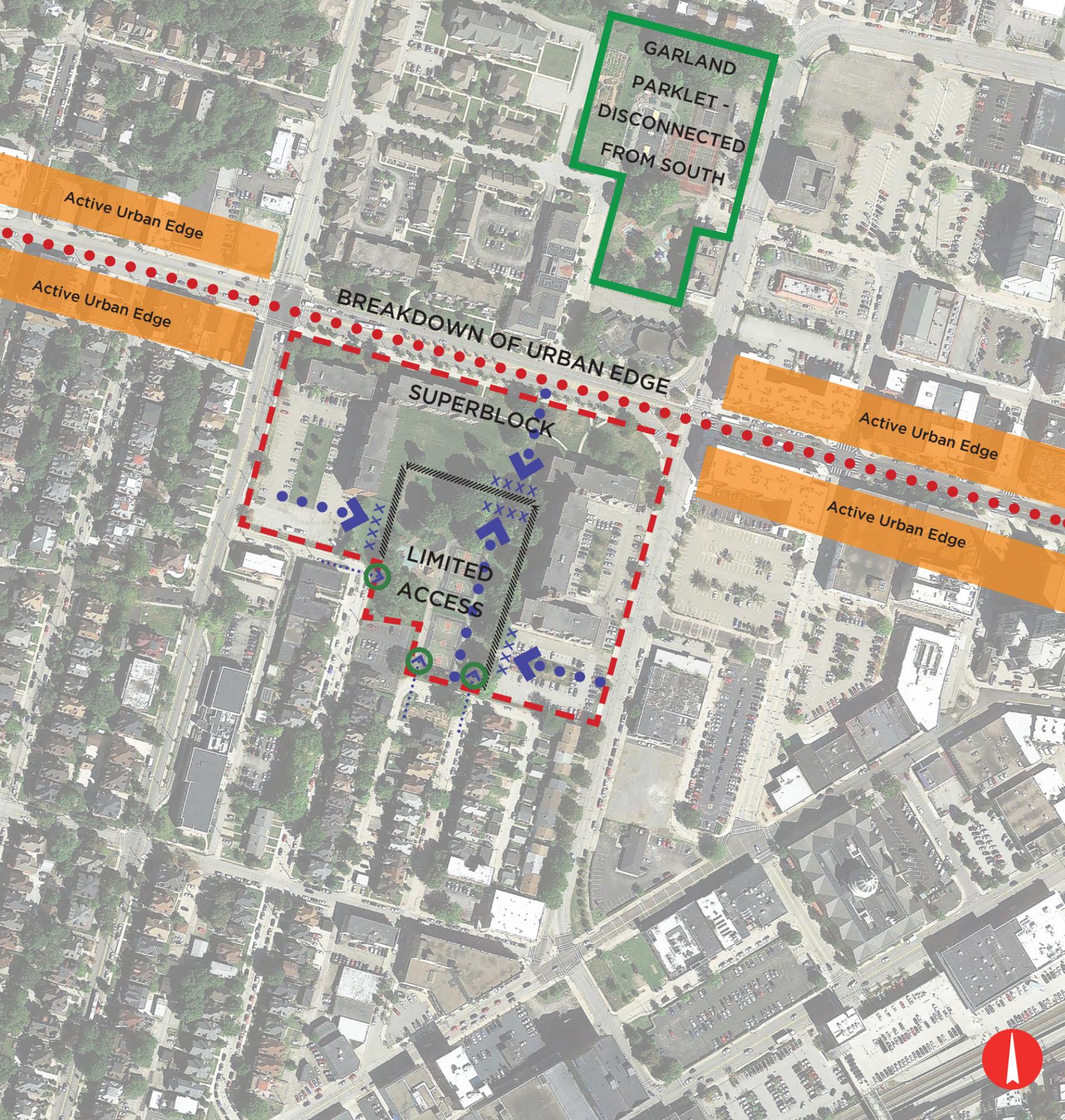
TOPAZ STREET LOOKING EAST



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.

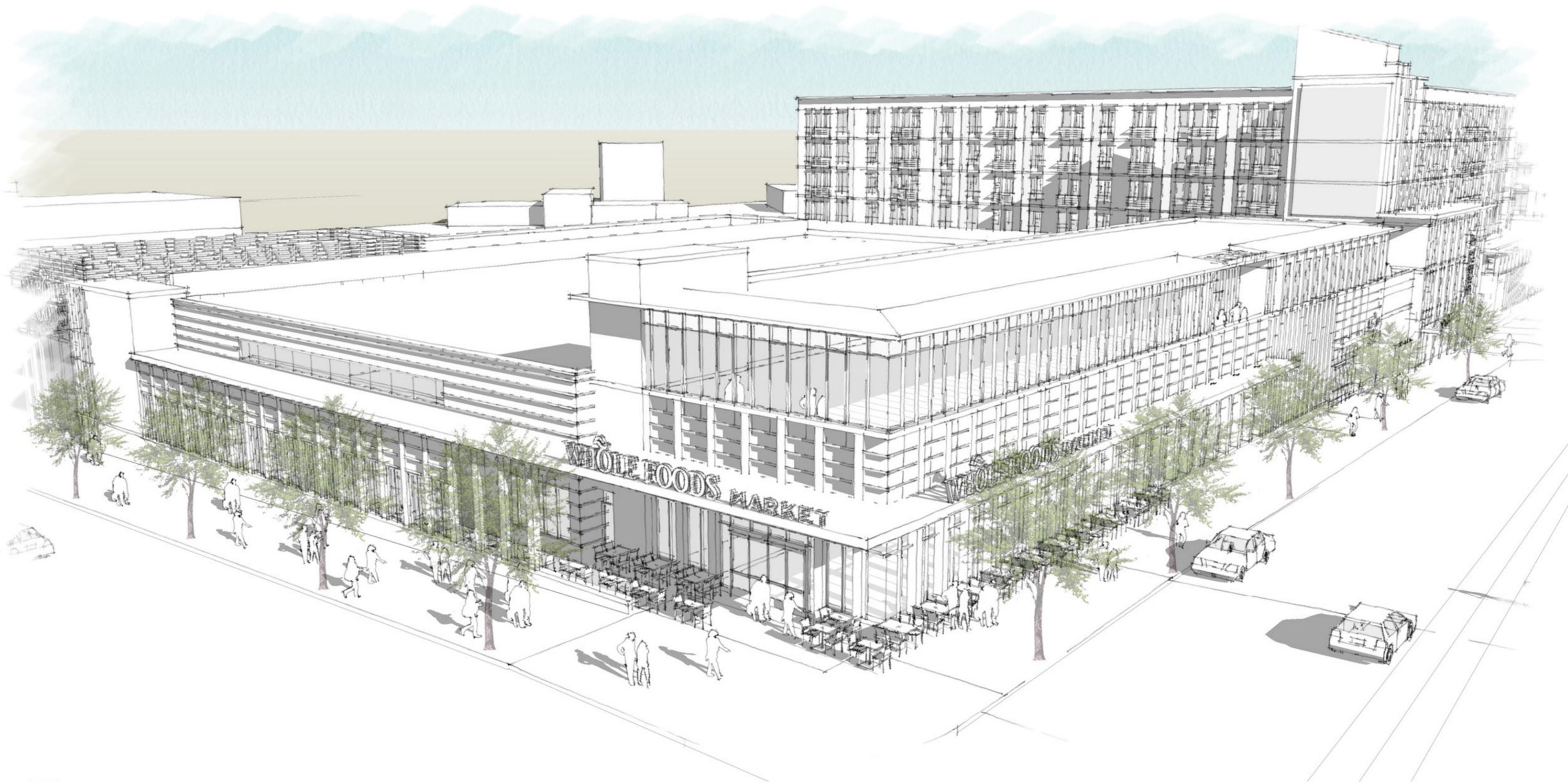
The site features an existing park, Enright Parklet. However, a fence surrounds the park on three sides, allowing access only at its south side. As a result, it is impossible to pass through the site in the north-south direction or the east-west direction. In addition, only 240 feet to the north of the 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

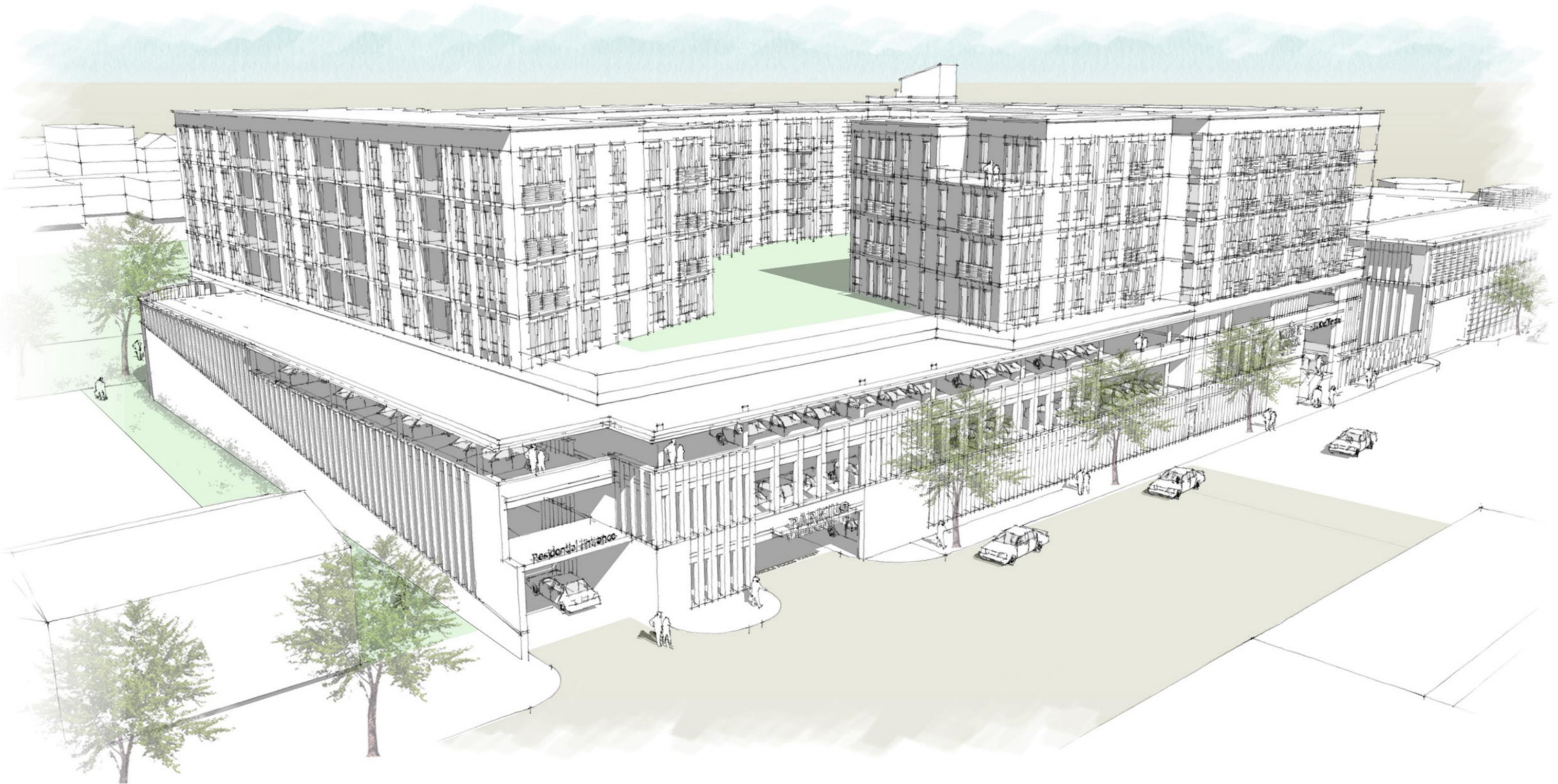
- - - CURRENT PROPERTY LINE
(INCLUDING EXISTING ENRIGHT PARKLET)
- - - EXTENT OF EXISTING ENRIGHT PARKLET
- - - EXISTING EVA STREET ROW (40')
- - - PROPOSED NEW EVA STREET ROW (40')
- FUTURE PROPERTY LINE
(AFTER SPEED LANE REMOVAL)
- - -



*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



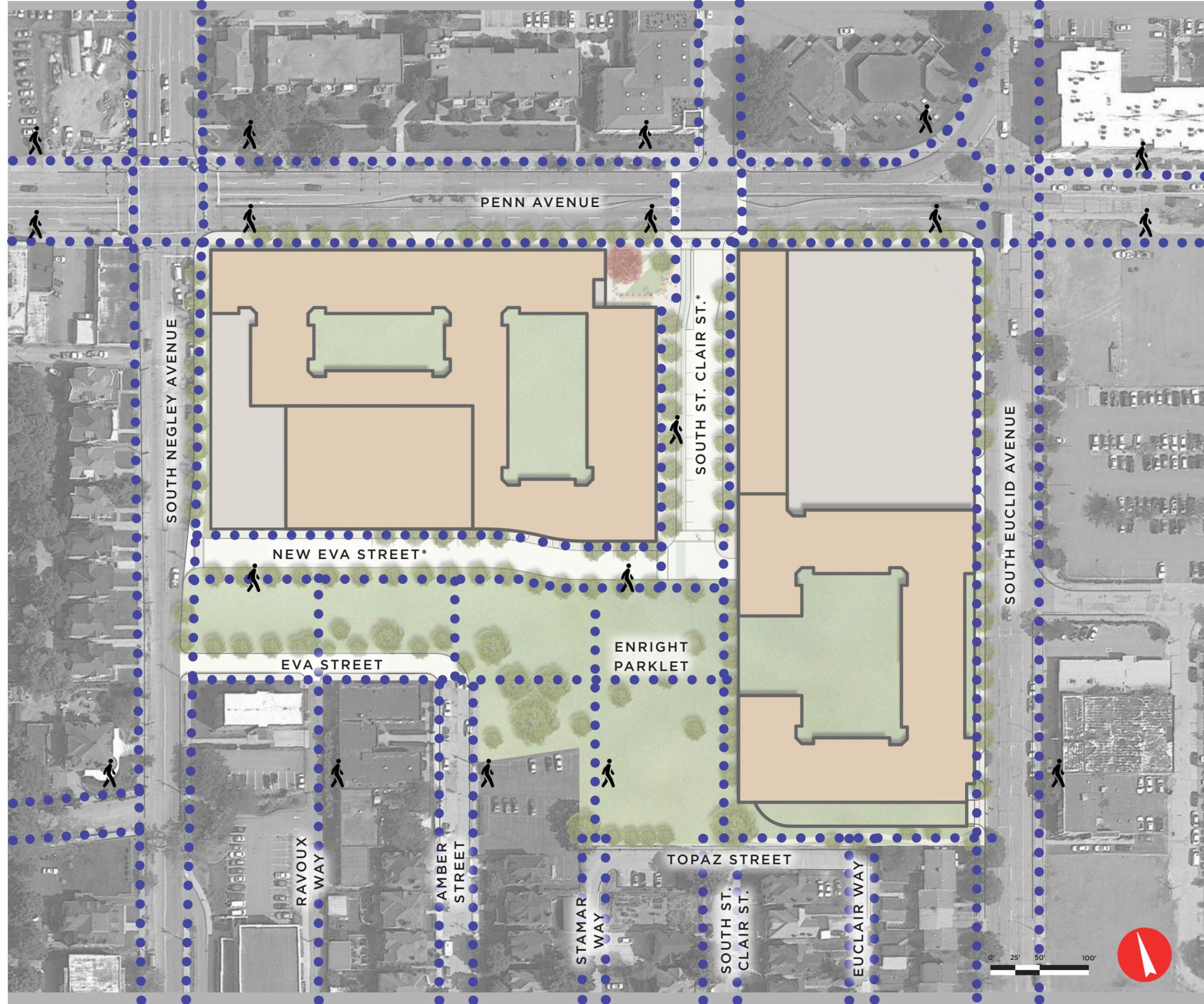
STREET VIEW ALONG PENN AVENUE APPROACHING ST CLAIR STREET

LEGEND

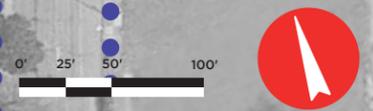
●●● PEDESTRIAN ACCESS 

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

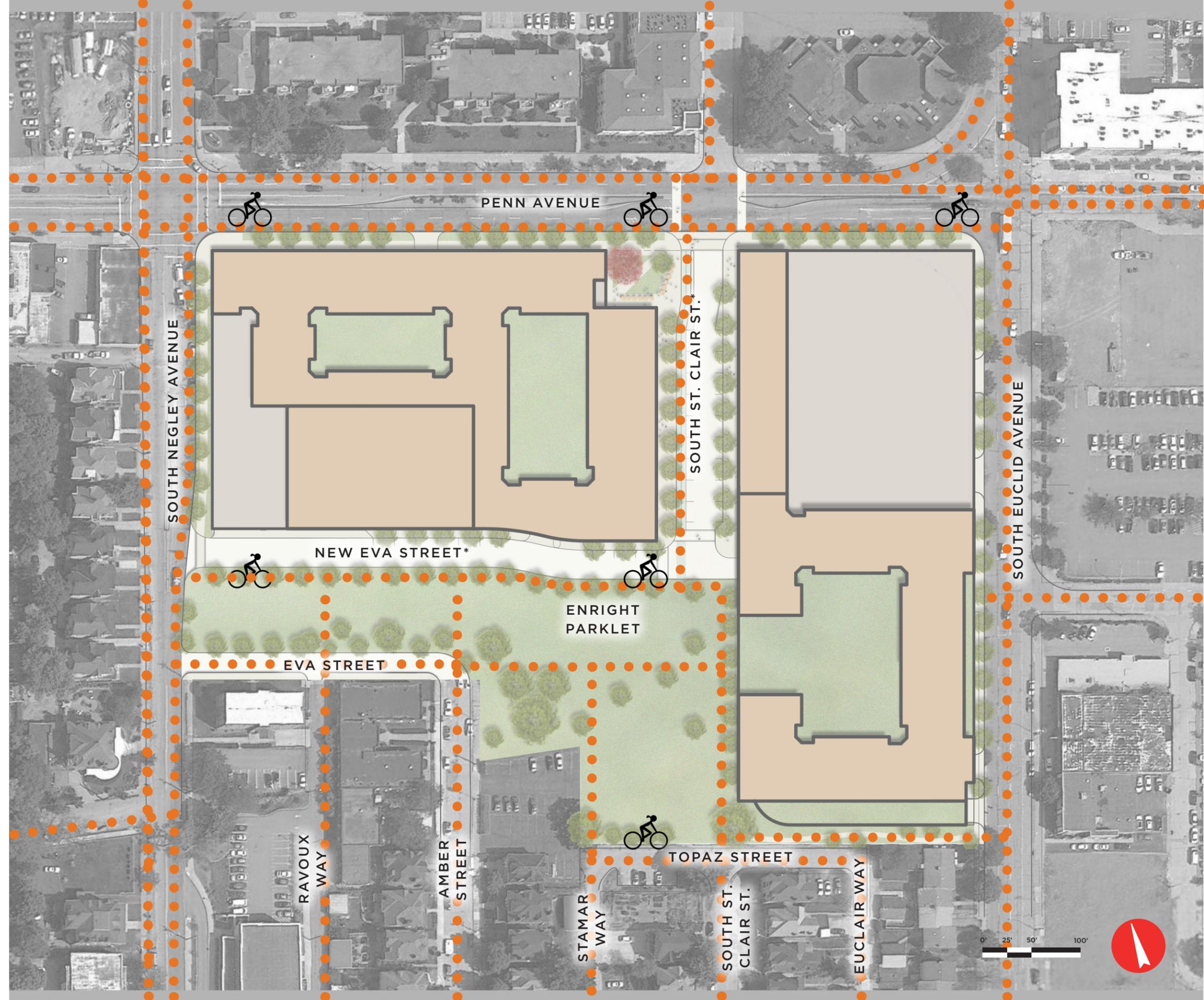


LEGEND

●●● 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.

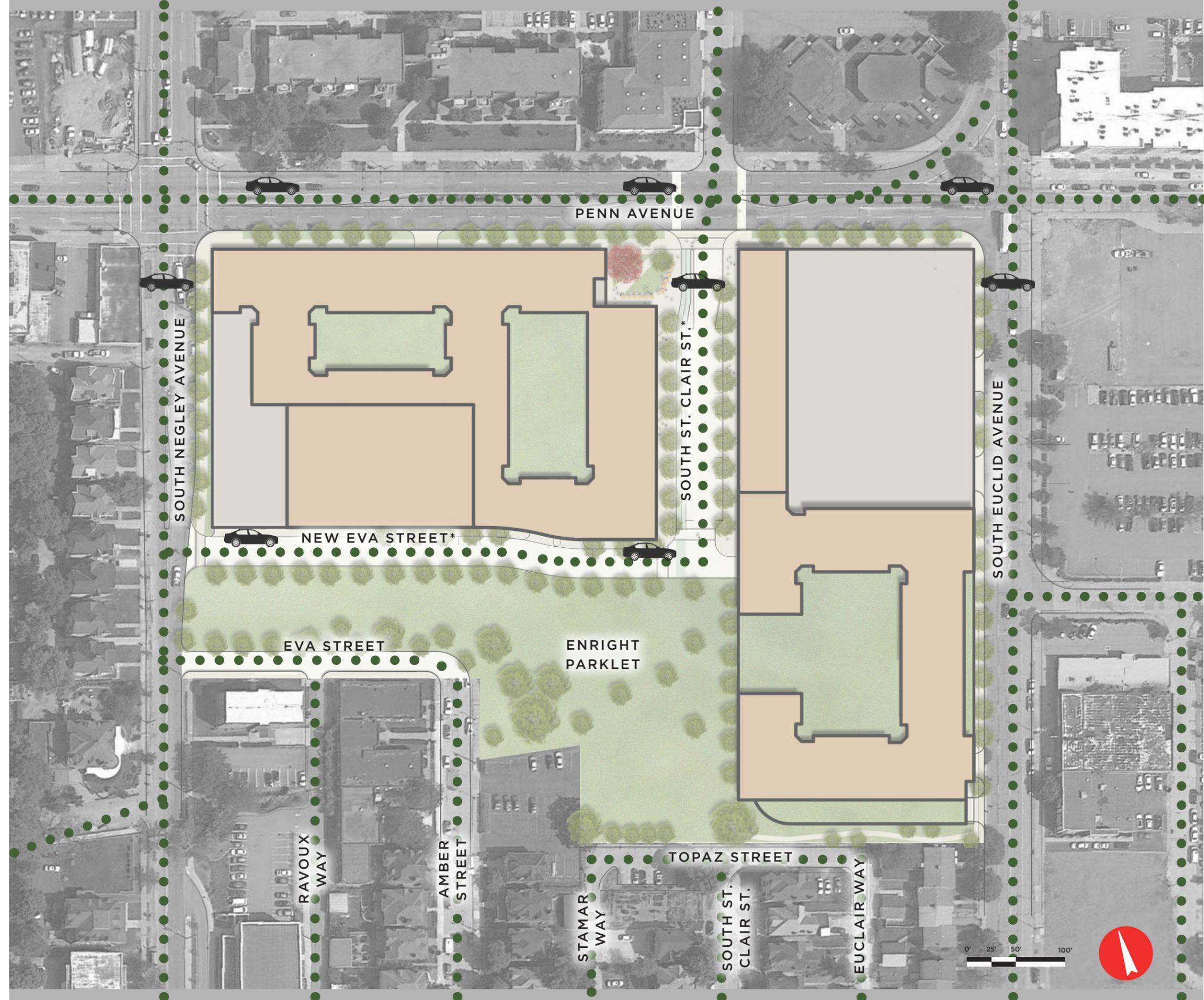


*STREET NAMES SUBJECT TO APPROVAL

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 Parklet.

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.

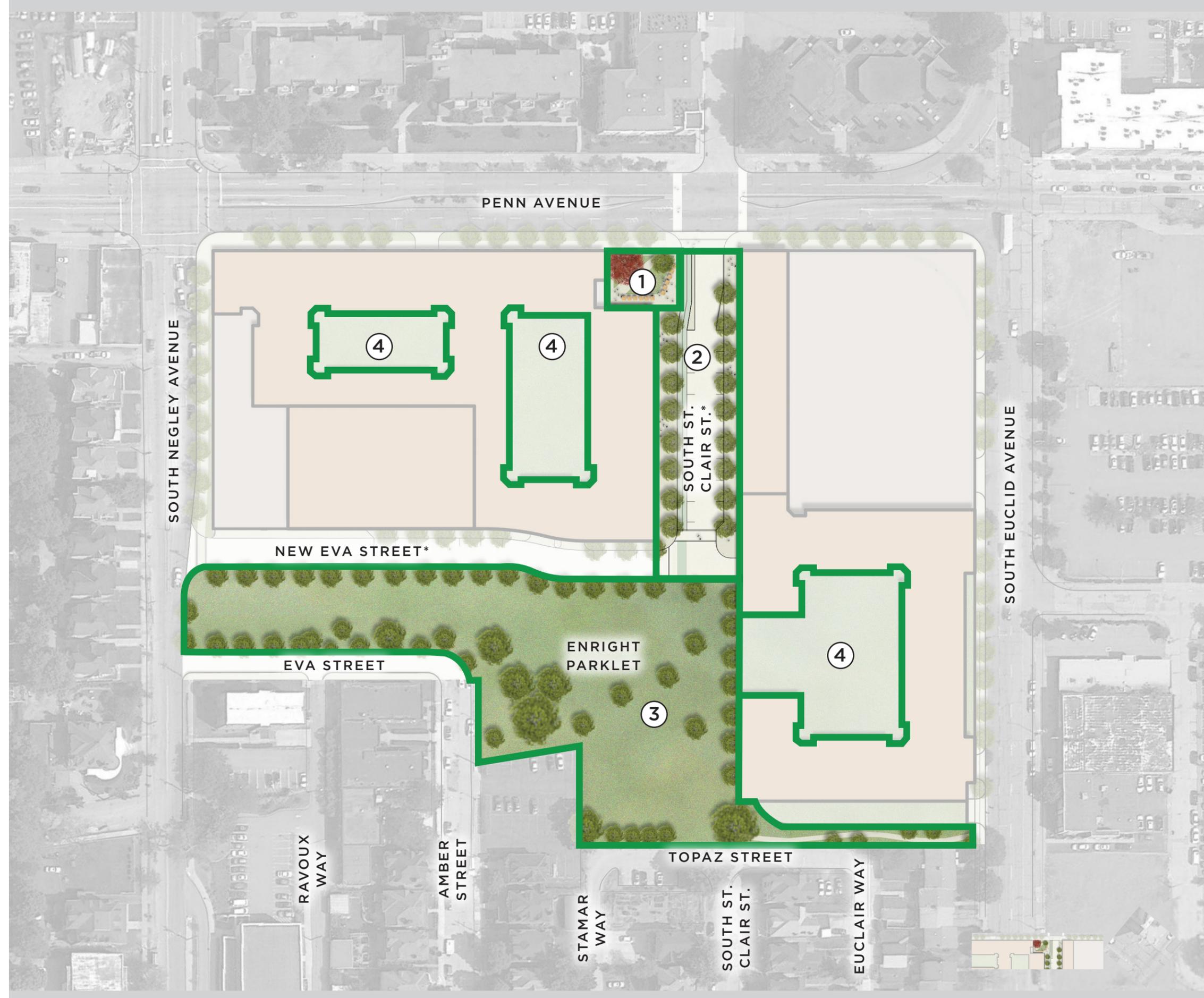
PARK FRONTAGE
Uses fronting directly onto Enright Parklet should have a slightly different character than secondary frontages to enhance the park experience.



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

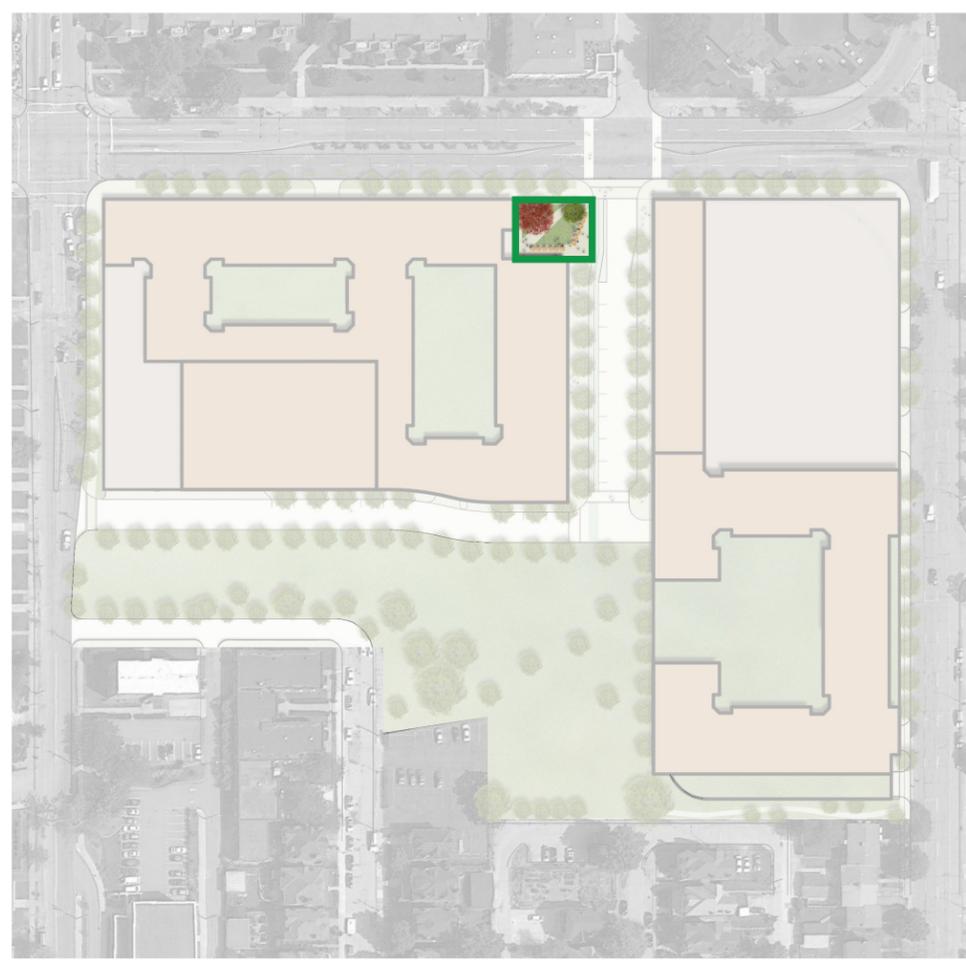
OPPORTUNITIES FOR OUTDOOR DINING AND SEATING

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

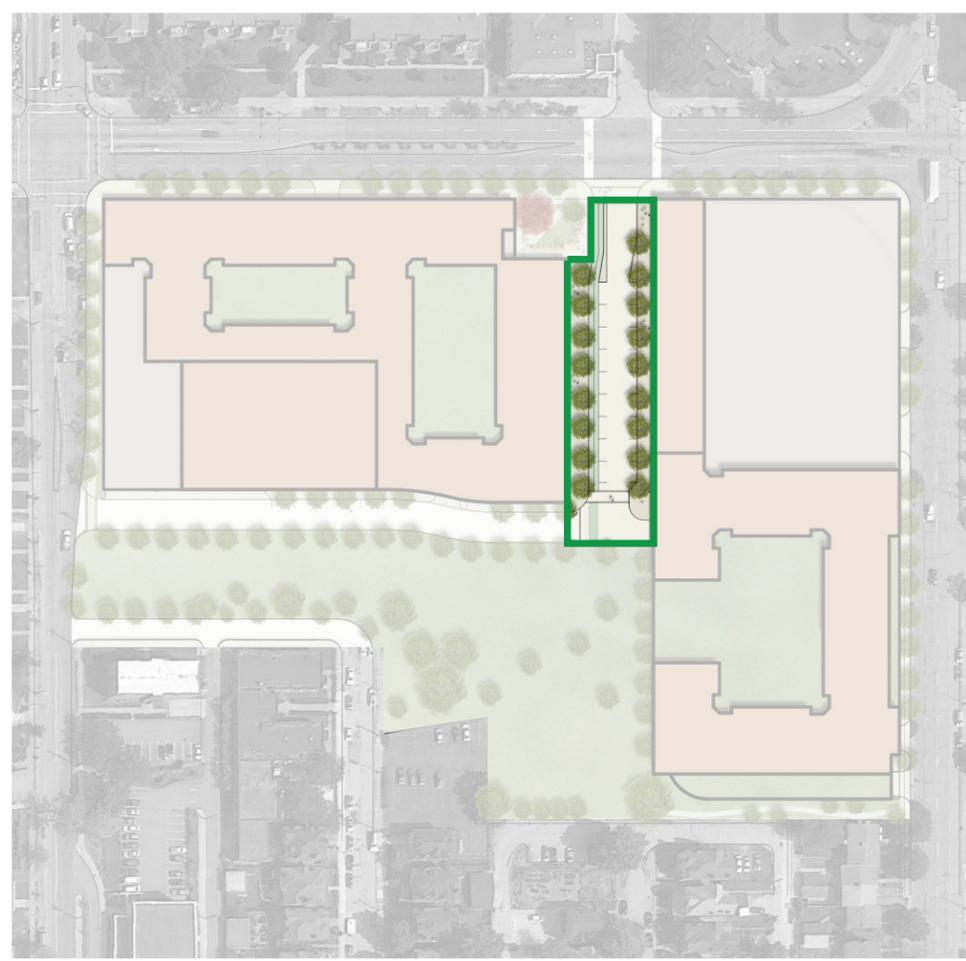
DEFINED BY RESIDENTIAL TO PLACE EYES ON THE SPACE AND CREATE A DEFINED PUBLIC DOMAIN

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

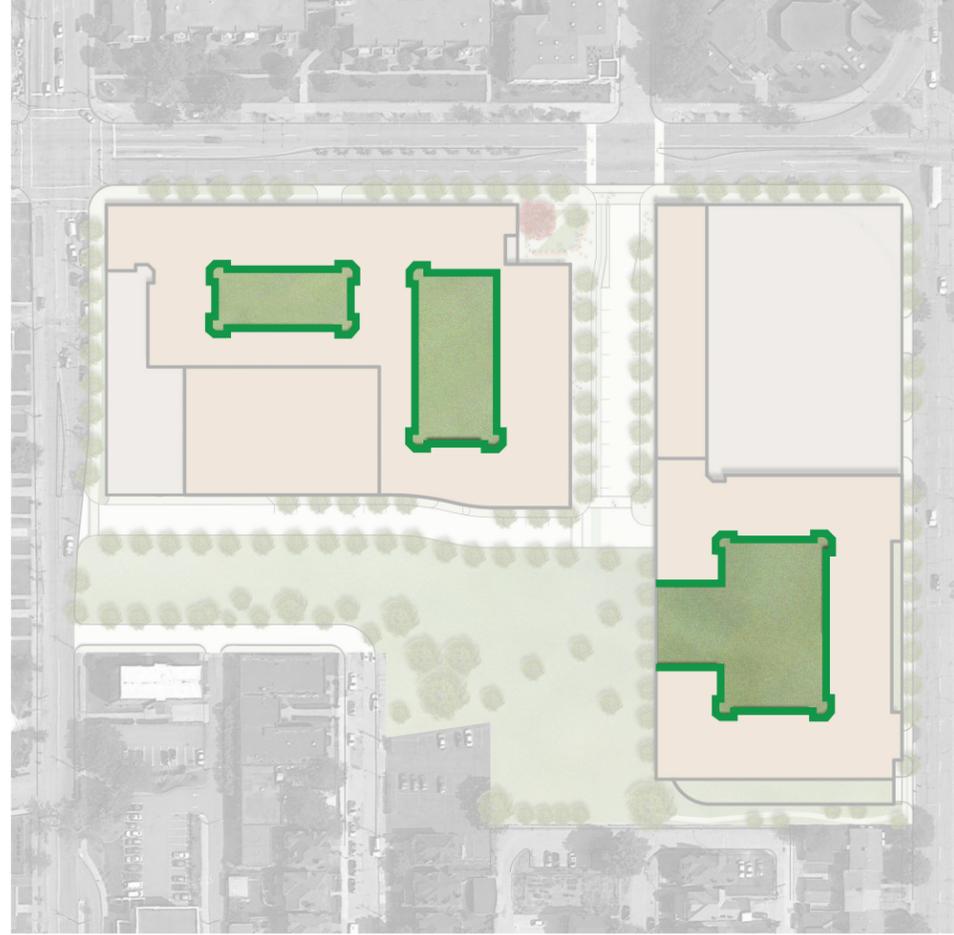
GARDENS

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:

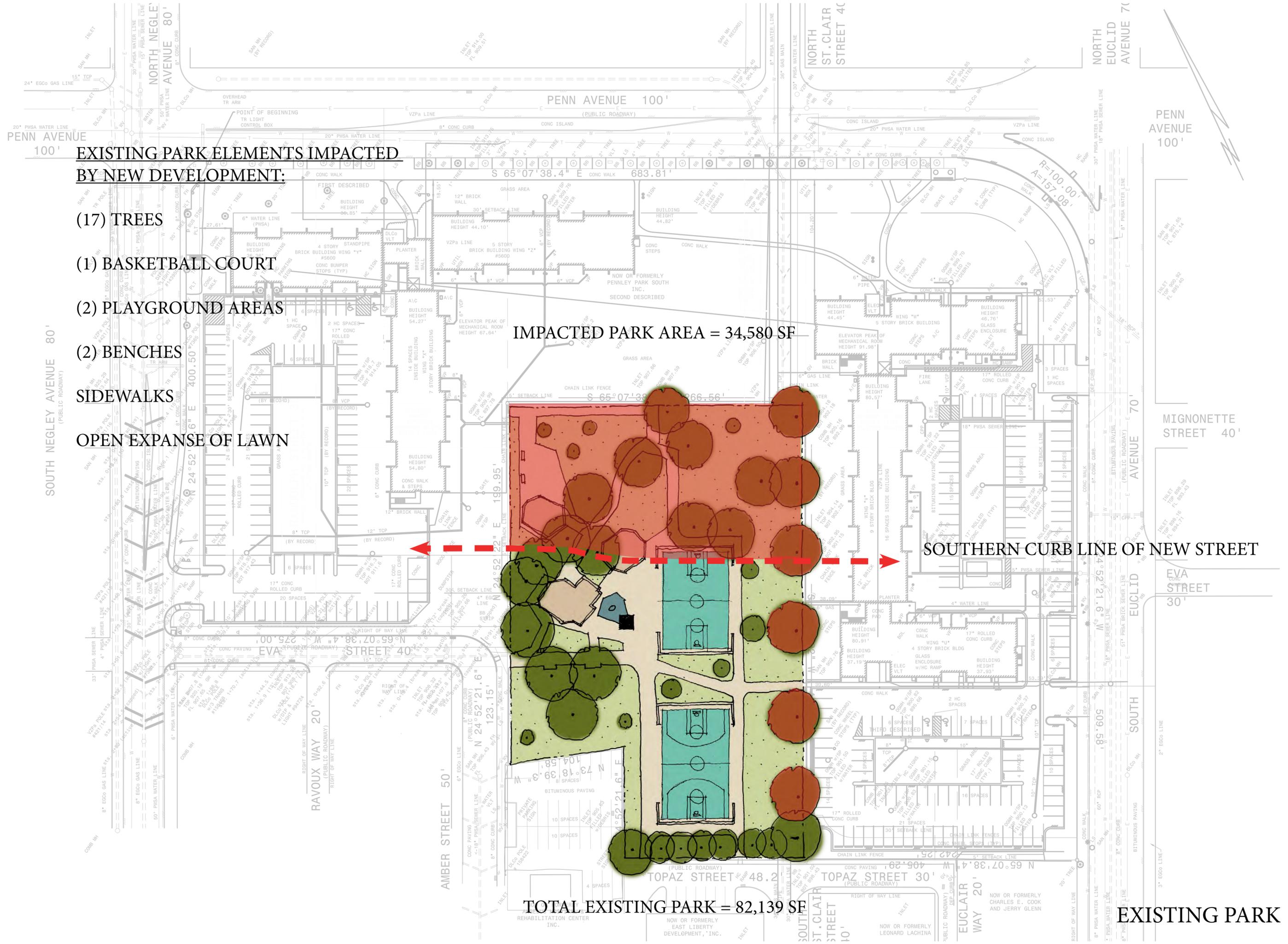
- (17) TREES
- (1) BASKETBALL COURT
- (2) PLAYGROUND AREAS
- (2) BENCHES
- SIDEWALKS
- OPEN EXPANSE OF LAWN

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
- Ⓓ Existing Eva Street 8,100 sf

Required Open Space: 2.2 Acres; 95,832 sf

Space Ⓐ = 95,832*

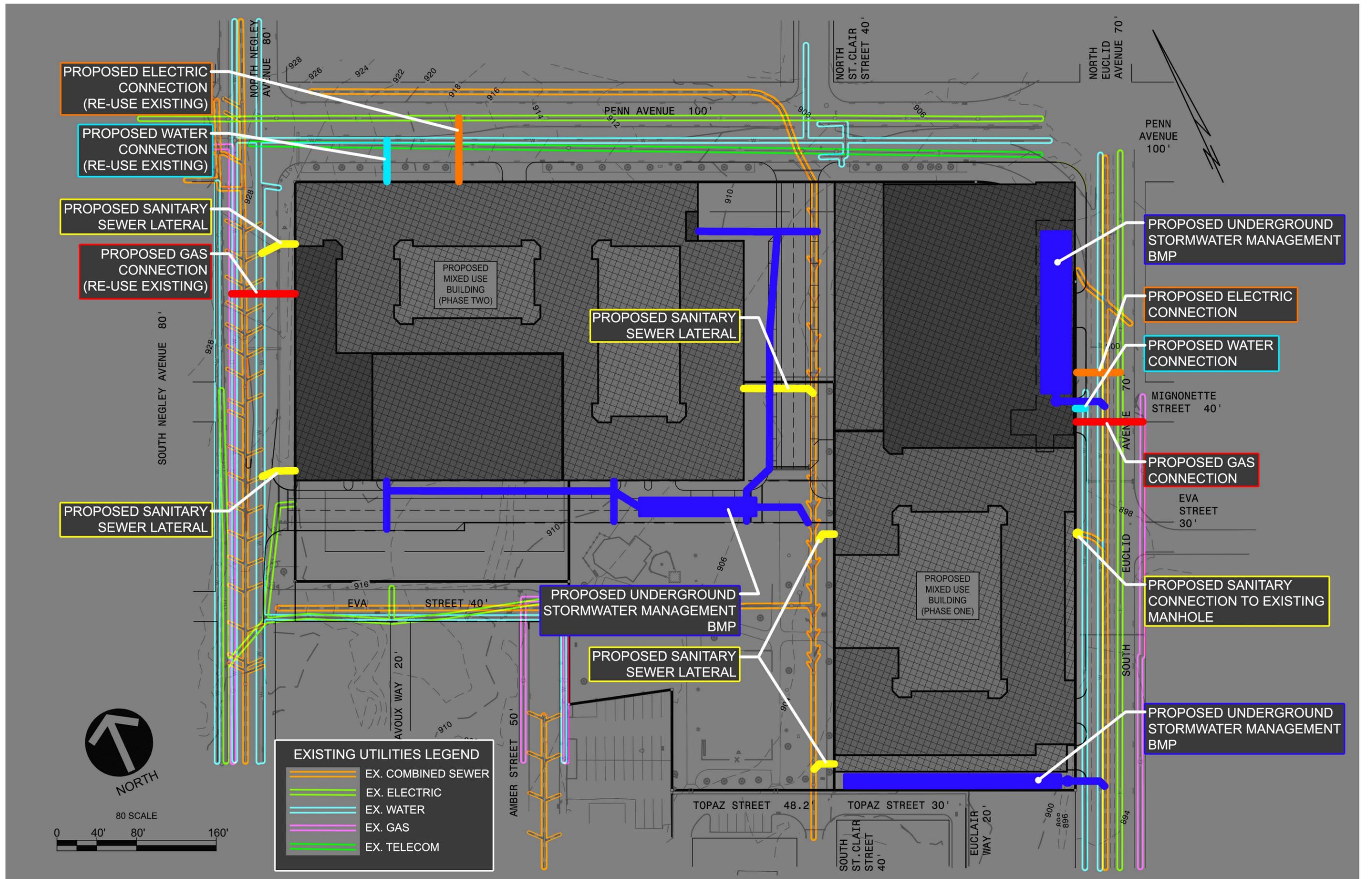
*Does not include Ⓑ Ⓒ or Ⓓ

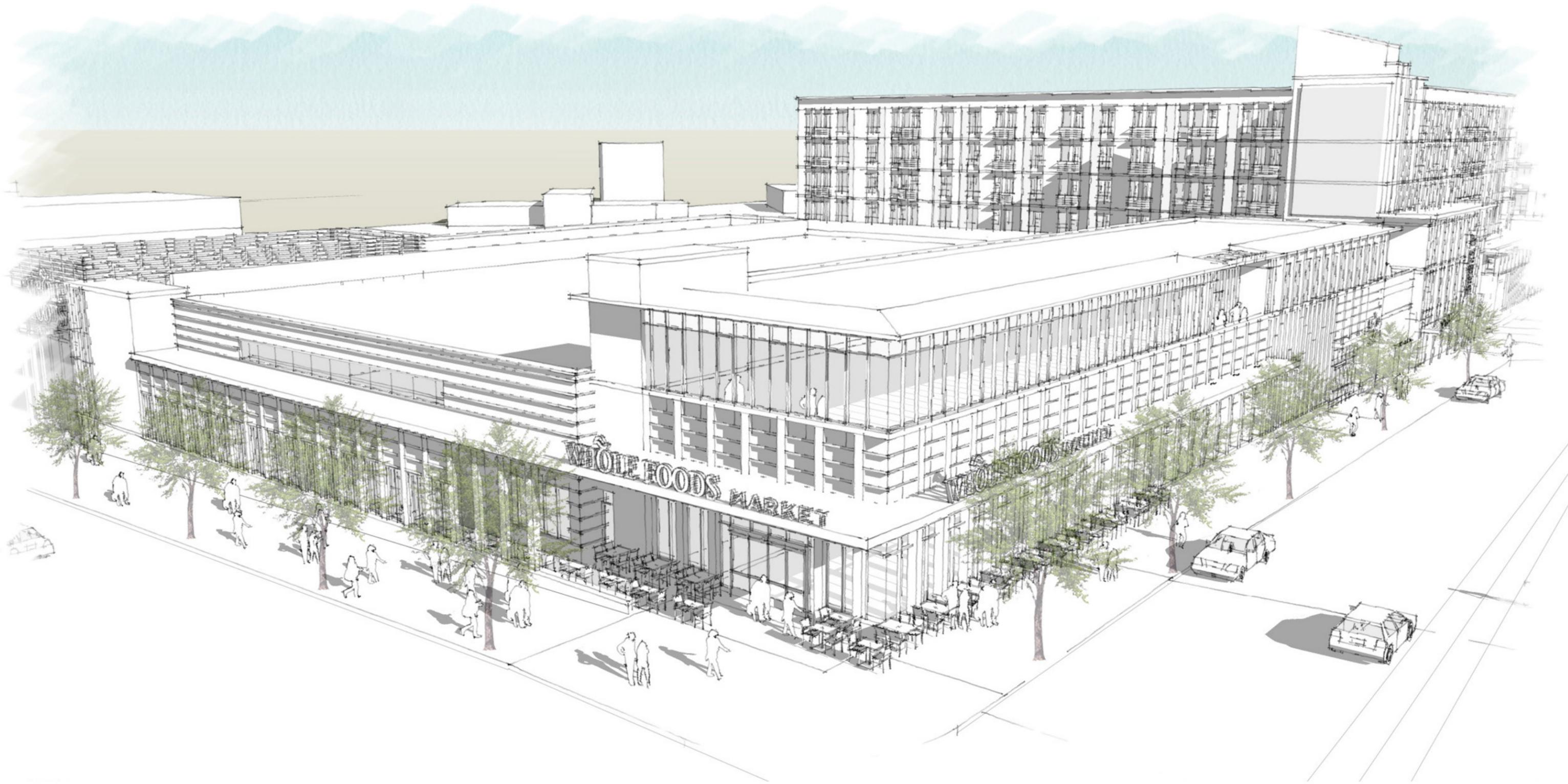
NOTE: Image is illustrative and does not represent proposed landscape design. Dimensions are approximate.



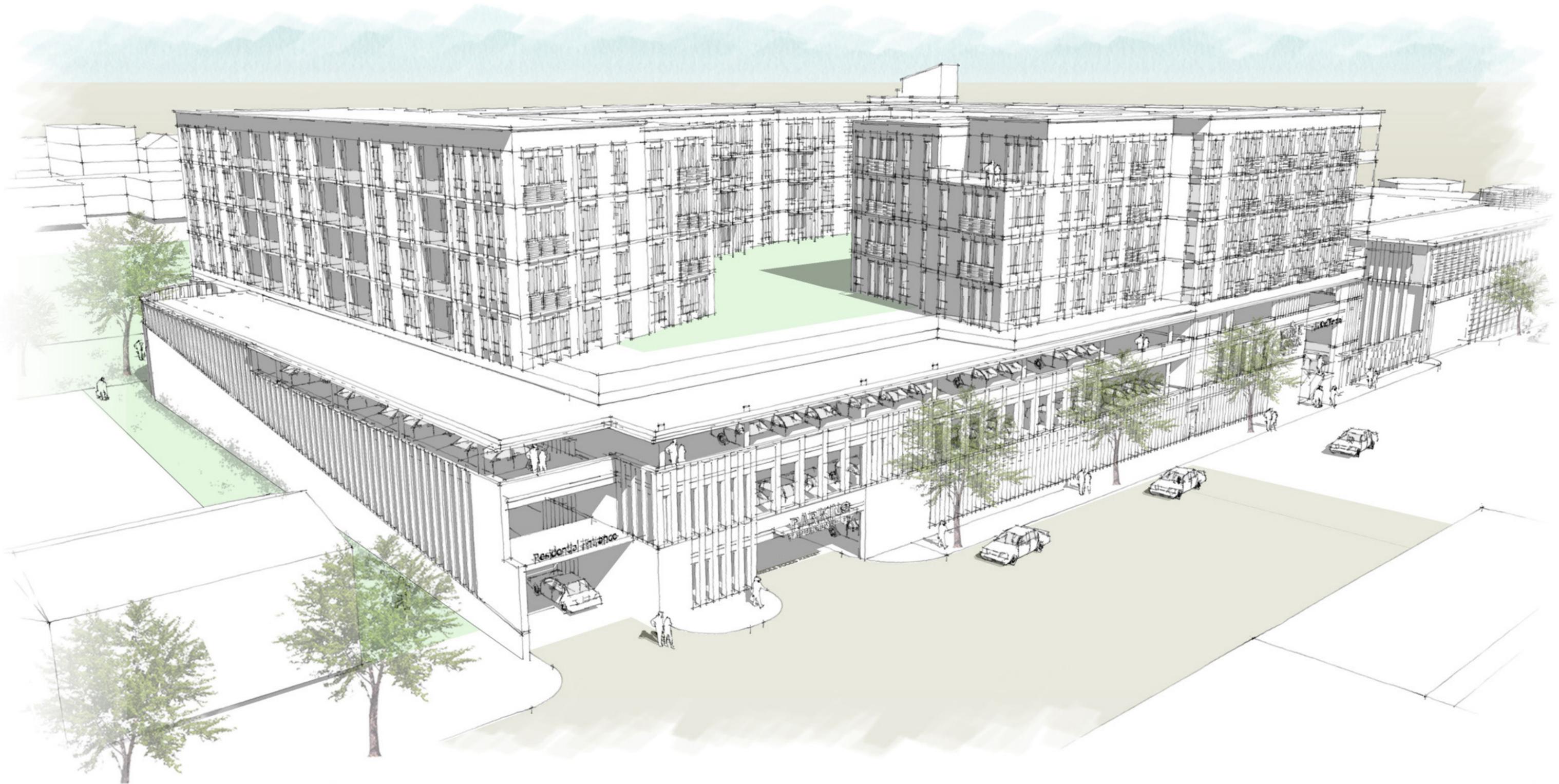








AERIAL VIEW FROM PENN AVENUE AND ST CLAIR STREET



AERIAL VIEW ALONG SOUTH EUCLID AVENUE



AERIAL VIEW ALONG ENRIGHT PARK



STREET VIEW ALONG PENN AVENUE APPROACHING ST CLAIR STREET