


WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

MEMORANDUM

To: Director Chris Hornstein - Public Works
Director Sarah Kinter - PLI
Director Margaret Lanier - Finance
Anthony Bilan - Law

From: Director Karina Ricks 

CC: Jen Massacci

Date: March 30, 2021

Re: Encroachment Permit

We have a request for an encroachment permit at 405 Wood Street in the 1st Ward, 6th Council District, as shown on the attached plan. A copy of the request is also attached.

Urban Pittsburgh Downtown Hotel Company, is proposing to install two (2) new projecting signs. Kindly let us know if you have objection to this request.

KR/JM

Attachments

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

April , 2021

President and Members
City Council
City of Pittsburgh

**RE: 405 WOOD STREET
ENCROACHMENT**

Dear President and Members of City Council:

We have a request for an encroachment permit at 405 Wood Street in the 1st Ward, 6th Council District, as shown on the attached plan. A copy of the request is also attached.

Urban Pittsburgh Downtown Hotel Company, is proposing to install two (2) new projecting signs to the existing building located at 405 Wood Street.

Your favorable approval of this proposed Resolution is hereby recommended.

Sincerely,

A handwritten signature in black ink, appearing to be "KR", followed by a long horizontal flourish.

Karina Ricks
Director

KR:JM
Attachments

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

CITY OF PITTSBURGH
DEPARTMENT OF MOBILITY & INFRASTRUCTURE
CITY-COUNTY BUILDING

Application for an Encroachment on City Dedicated Right-Of-Way

Date: 3/23/2021

Applicant Name: Emily Jones, Advance Sign Company

Property Owner's Name (if different from Applicant): Urban Pittsburgh Downtown Hotel Company, LLC

Address: 812 Gravier St., Suite 200, New Orleans, LA 70112-1467

Phone Number: _____ Alternate Phone Number: _____

Location of Proposed Encroachment: 405 Wood St. Pittsburgh, PA 15222

Ward: 1st ward Council District: 6 Lot and Block: 0001-H-00188-0000-00

What is the properties zoning district code: GT-A (zoning office 255-2241)

Planning/Zoning Case OneStop Number (if applicable): ZDR- 2020-12842

Is the existing right-of-way, a street or a sidewalk? sidewalk

Width of Existing Right-of-Way (sidewalk or street): 4th Ave: 9' 5"
Wood St: 12' (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): _____ (Before encroachment)

Width of Proposed Encroachment: 2' 10"

Length of Proposed Encroachment: 1' 8"

Number of feet the proposed object will encroach into the ROW: 3' 5"

Description of encroachment: (2) projecting signs for Industrialist Hotel

Reason for application:

Each projecting sign extends 3' 5" from the building. One is located on the corner of the building on Wood St., and the other is on the corner of the building at 4th Ave. Both signs have received ZBA approval and require an encroachment permit for the projection over the ROW. The purpose of the signs is business identification for The Industrialist Hotel.

ADVANCE SIGN

1010 Saw Mill Run Blvd. Pittsburgh, PA 15226
(412) 481-6990 x107
emily@advancesignco.com

Dear Director of DOMI,

This letter is to state the intent of the proposed project under encroachment application number DOMI-EN-2021-02641. The proposed encroachment is for a set of two double-sided, illuminated projecting blade signs for The Industrialist Hotel located at 405 Wood St. Pittsburgh, PA 15222. One sign is to be located on the Wood Street façade, and the other will be located on the 4th Avenue façade. Each will be located 12'2" height above grade. The dimensions of the projecting signs are 10' H x 2'10" W (28.5 sq. ft.). Each blade sign will project 2'10" from the corner of the building. The signs are for the purpose of identifying the location of the hotel from the street. A ZBA approval was received for the signs on March 17, 2021 under zoning application number DCP-ZDR-2020-12842. I have attached the approval letter as a supplementary document to this application.

If you should have any questions regarding the proposed signage, please contact me.

Thank you,

Emily Jones | [advancesignco](https://advancesignco.com)

Permit Coordinator

1010 Saw Mill Run Blvd. | Pittsburgh, PA 15226

tel: 412.481.6990 x 107

email: emily@advancesignco.com



Design #

0408830Ar7

Sheet 1 of 6

Client

THE INDUSTRIALIST HOTEL

Address

405 WOOD STREET
PITTSBURGH, PENNSYLVANIA

Account Rep. MJD/TKB

Designer RFF

Date 7/13/20

Approval / Date

Client

Sales

Estimating

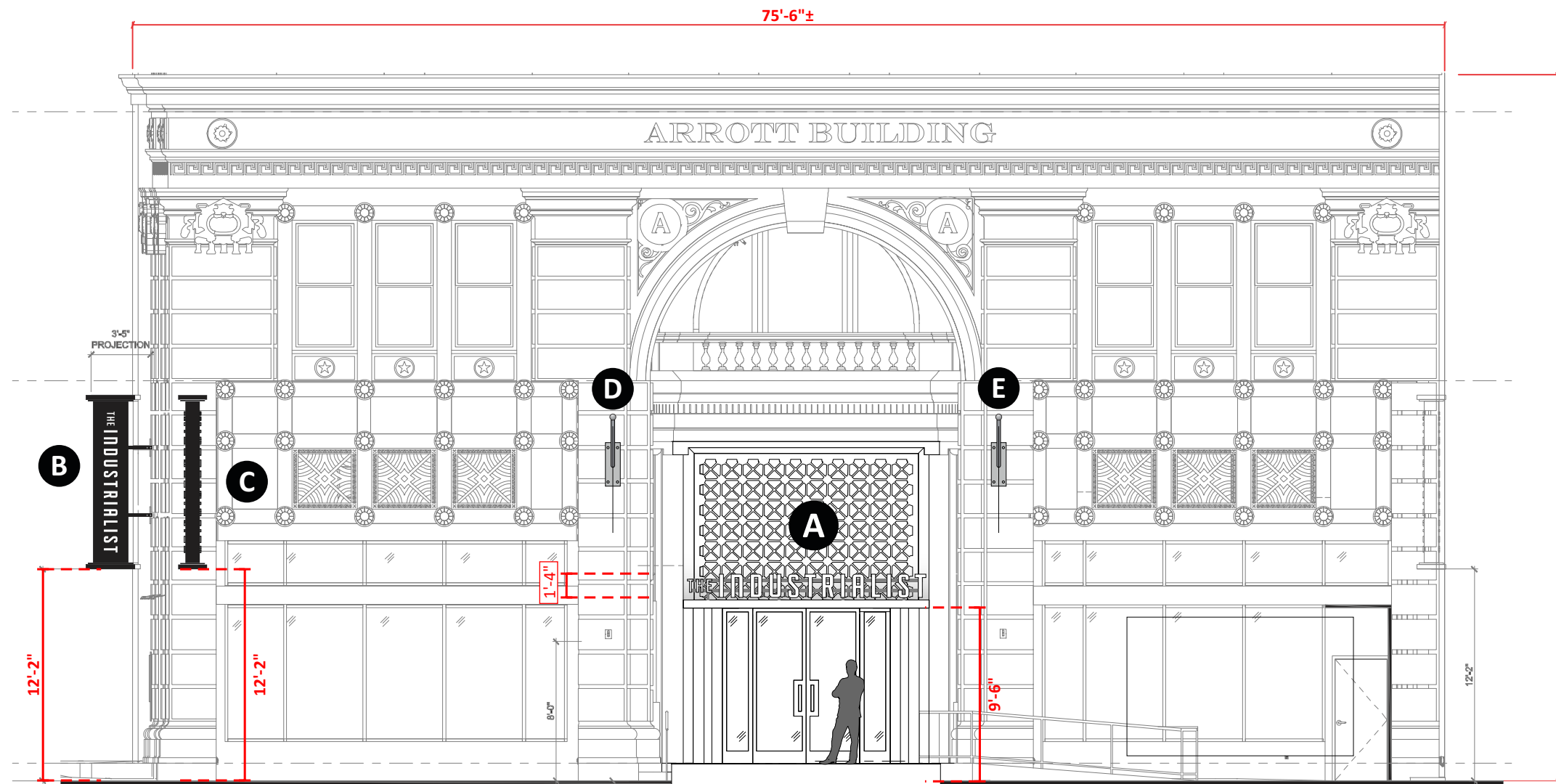
Art

Engineering

Landlord

Revision / Date

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WOOD ST. BUILDING ELEVATION - PROPOSED SIGNAGE

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

NOTE: ALL SIGNS & FLAG POLE ATTACHMENTS TO BE DONE THROUGH EXISTING RECESSED GRANITE REVEALS



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Suite 200
San Antonio, TX 78232
(210) 349-3804 Fax (210) 349-8724

West Coast
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Georgia
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Dawsonville, GA 30534
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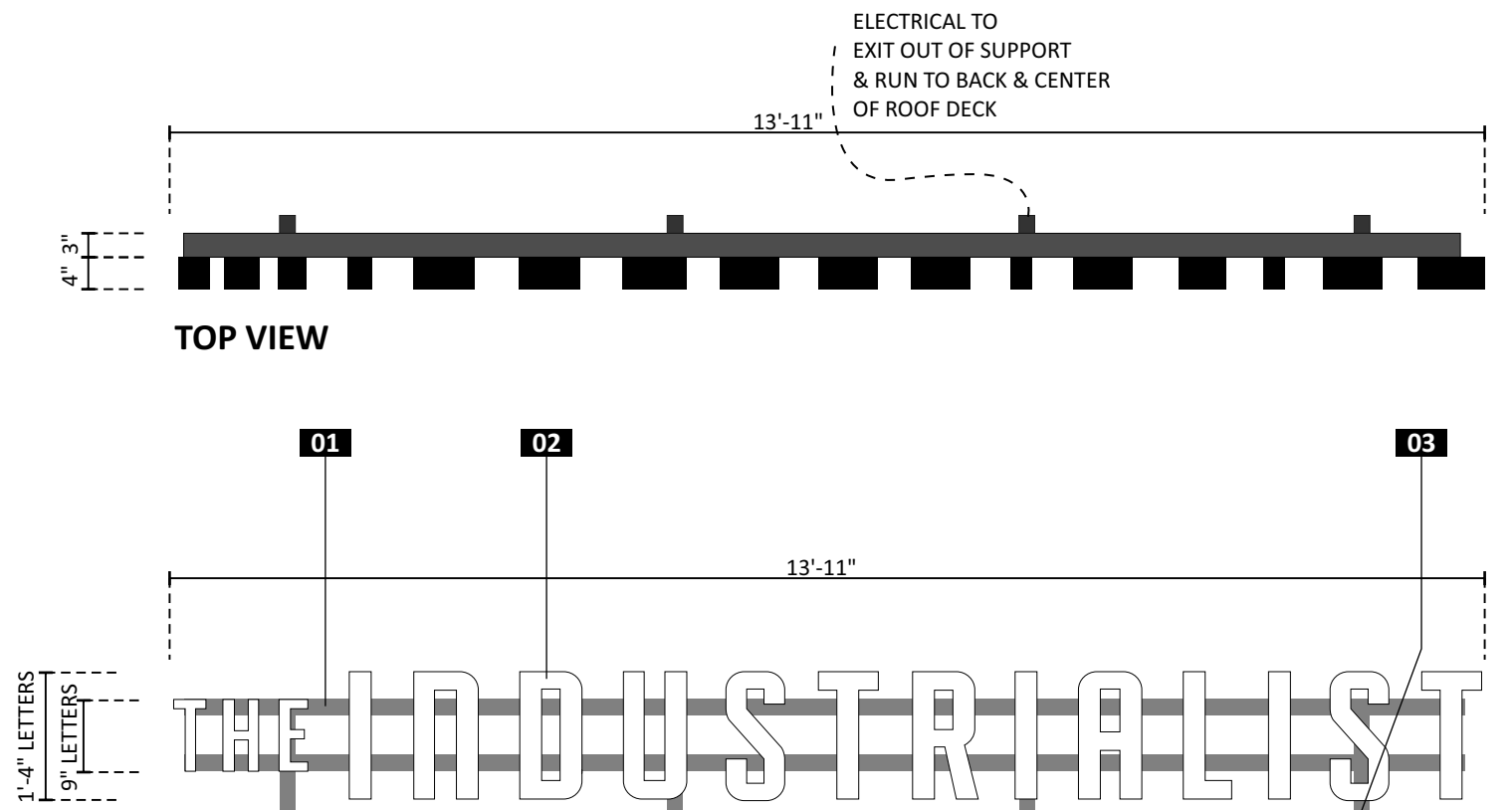
South Texas
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Portland, TX 78374
(361) 563-5599 Fax (361) 643-6533

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).





ELECTRICAL TO EXIT OUT OF SUPPORT & RUN TO BACK & CENTER OF ROOF DECK

TOP VIEW

A FACE-LIT CHANNEL LETTERS w/ FRAME

SCALE: 1/2" = 1'-0"

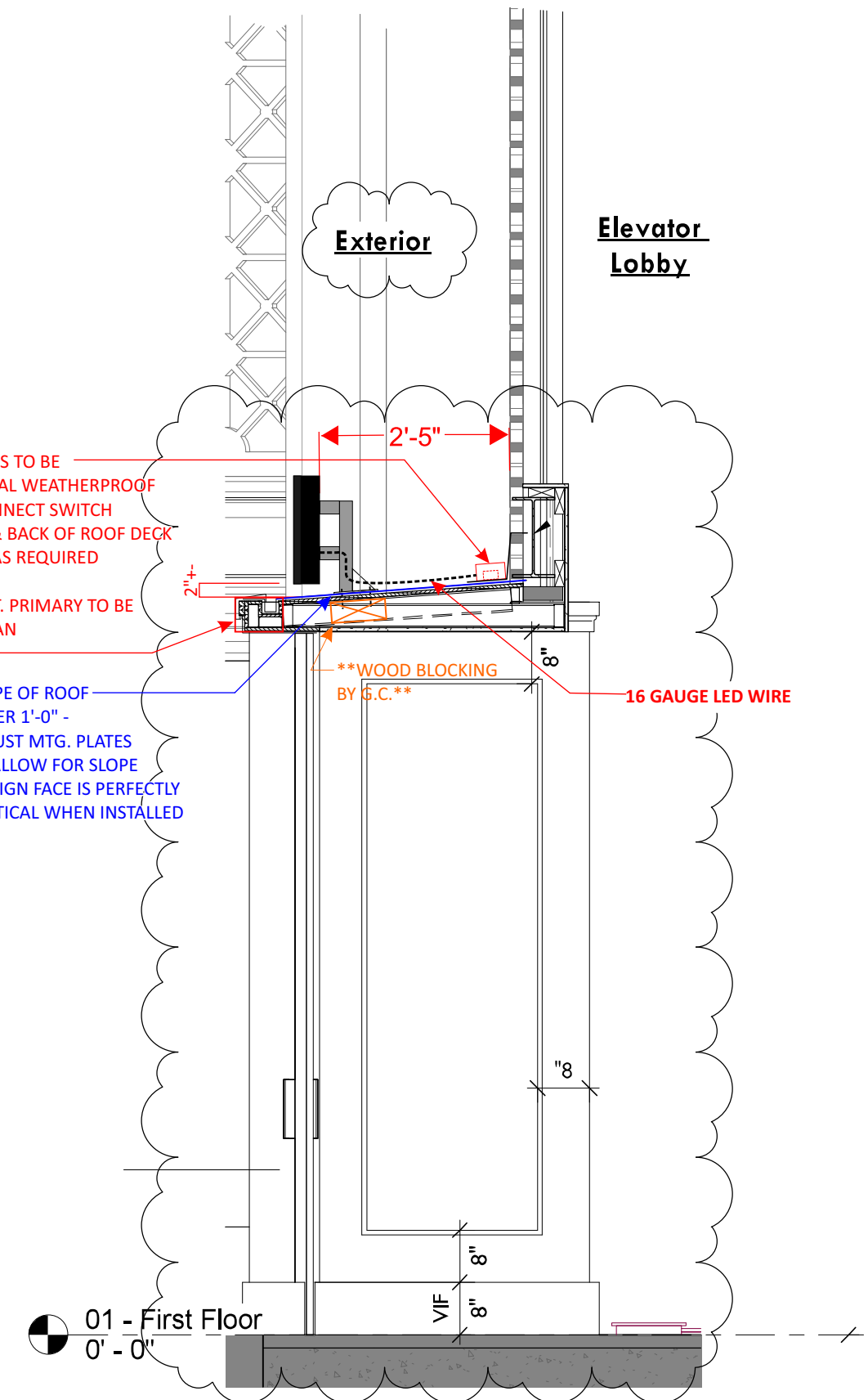
ONE [1] SET REQUIRED - MANUFACTURE & INSTALL

- 01** (2) 2" x 3" HORIZONTAL ALUM. TUBE MTG. STRINGERS SUPPORTED FROM TOP OF ENTRY PORTAL WITH ALUMINUM TUBE BRACKETS AS REQUIRED - STRINGERS AND BRACKETS PAINTED BLACK -
- 02** ALUMINUM FACE-LIT CHANNEL LETTERS 4" DEEP PAINTED BLACK RETURNS w/ BLACK JEWELITE RETAINERS - WHITE ACRYLIC FACES - WHITE LED ILLUMINATION - FLUSH-MOUNTED TO FRAME
- 03** SIGN TO BE MOUNTED WITH BRACKETS AS REQUIRED TO TOP OF ENTRY PORTAL (EXACT METHOD TBD) CUSTOMER TO PROVIDE EXACT DETAILS OF ENTRY PORTAL CONSTRUCTION
ALL SIZES TO BE VERIFIED PRIOR TO FABRICATION -
 SLOPE OF ROOF 1" PER 1'-0" - ADJUST MTG. PLATES TO ALLOW FOR SLOPE SO SIGN FACE IS PERFECTLY VERTICAL WHEN INSTALLED

NOTE: ALL SIGNS & FLAG POLE ATTACHMENTS TO BE DONE THROUGH EXISTING RECESSED GRANITE REVEALS

LED POWER SUPPLIES TO BE LOCATED IN EXTERNAL WEATHERPROOF BOXES WITH DISCONNECT SWITCH MOUNTED ON TOP & BACK OF ROOF DECK & CENTER OF SIGN AS REQUIRED (OUT OF VIEW)
 120V POWER /ELECT. PRIMARY TO BE MADE BY ELECTRICIAN
GUTTER 4 1/2" x 1 3/4"

SLOPE OF ROOF 1" PER 1'-0" - ADJUST MTG. PLATES TO ALLOW FOR SLOPE SO SIGN FACE IS PERFECTLY VERTICAL WHEN INSTALLED



END VIEW/SECTION AT ENTRY PORTAL

SCALE: 1/2" = 1'-0"



Design #	
0408830Ar7	
Sheet 2 of 6	
Client	
THE INDUSTRIALIST HOTEL	
Address	
405 WOOD STREET PITTSBURGH, PENNSYLVANIA	
Account Rep.	MJD/TKB
Designer	RFF
Date	7/13/20
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
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Sheet 3 of 6

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Designer RFF

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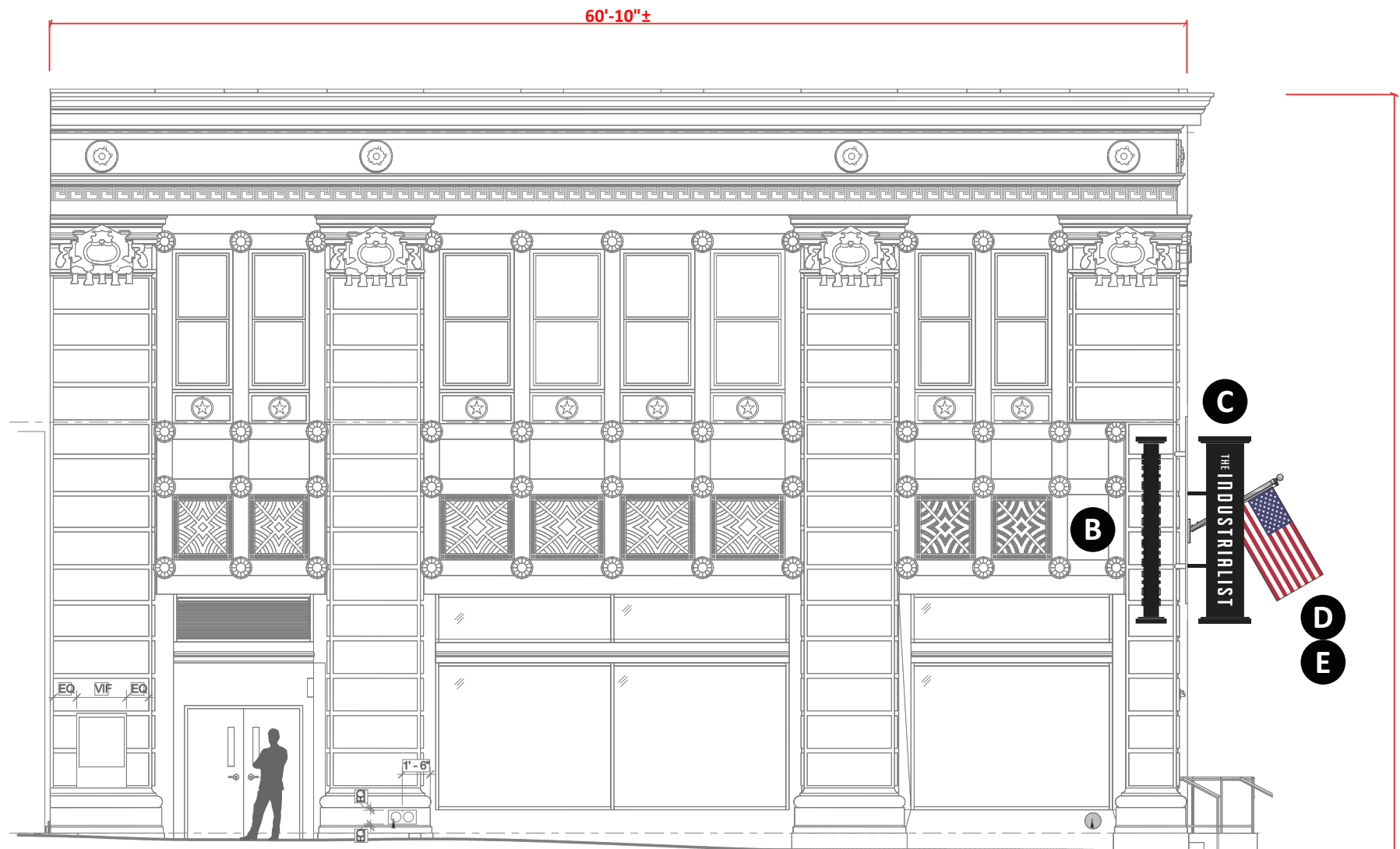
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4th AVE. ELEVATION

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

NOTE: ALL SIGNS & FLAG POLE ATTACHMENTS TO BE DONE THROUGH EXISTING RECESSED GRANITE REVEALS



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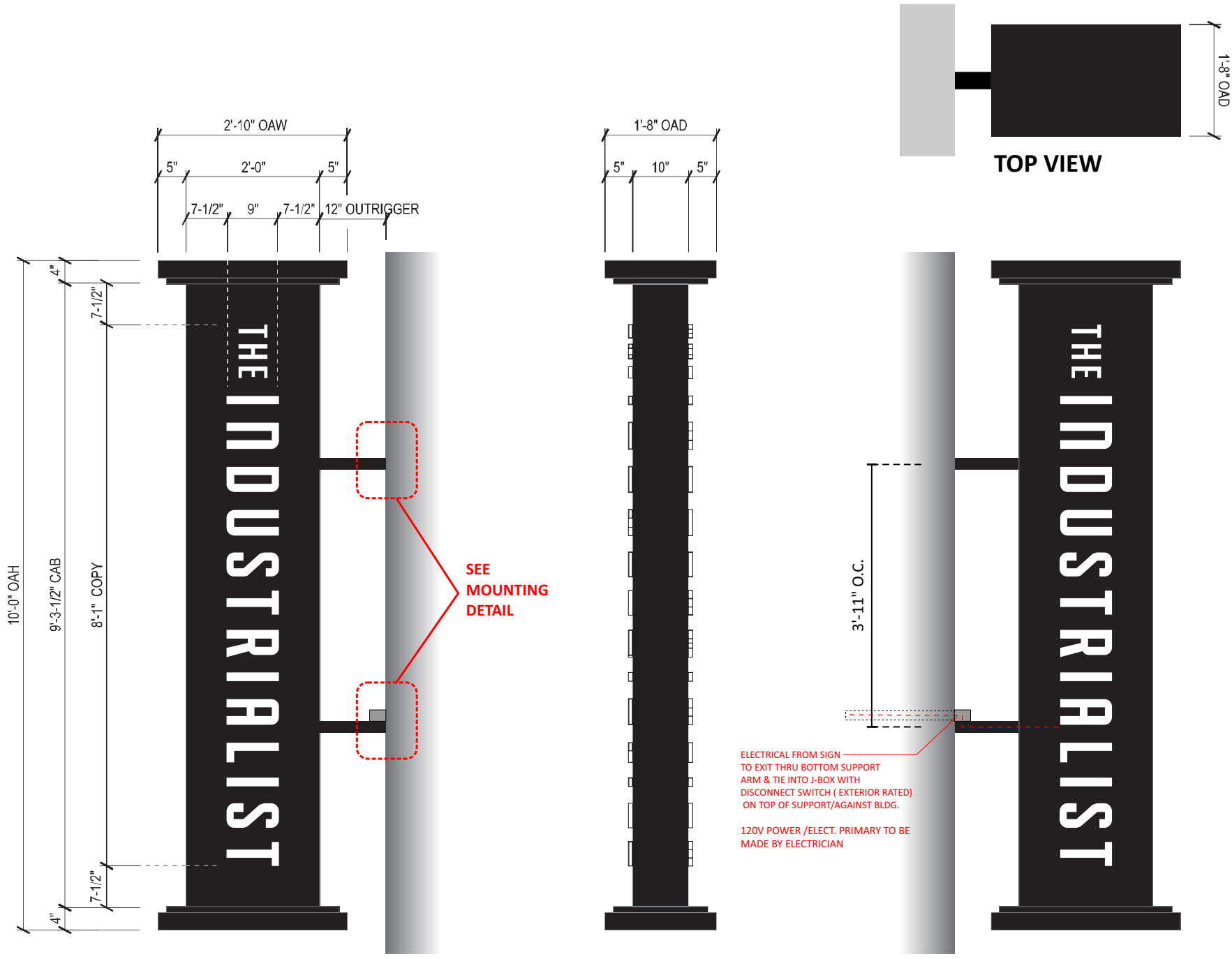
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UL



ALUMINUM SIGN CABINET w/ TOP & BOTTOM ALUM. ACCENTS PAINTED BLACK

COPY TO BE ROUT-OUT/PUSH-THRU 3/4" PROJECTION CLEAR ACRYLIC w/ 1st SURFACE WHITE TRANSLUCENT VINYL OVERLAYS & 2nd SURFACE WHITE DIFFUSER

INTERNALLY ILLUMINATED w/ WHITE LED'S - POWER SUPPLIES LOCATED INSIDE OF SIGN CABINET

2" X 3" STEEL MOUNTING SUPPORTS PAINTED BLACK - ON 3'-11" CENTERS

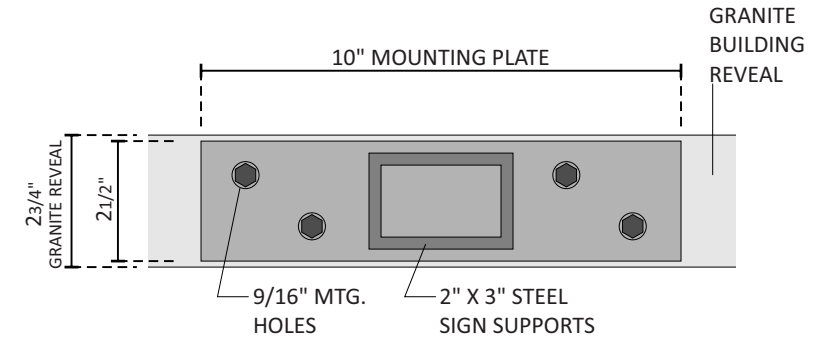
ALL SIZES TO BE VERIFIED PRIOR TO FABRICATION

SIGN MOUNTING DETAILS

BUILDING REVEALS ARE 2 3/4" - 3" ALL GRANITE IS SOLID (NOT TILES) 18" MINIMUM

SIGNS TO BE ATTACHED WITH PLATE BOLTED INTO GRANITE

STEEL SUPPORTS 2" X 3" WELDED/ATTACHED TO 2 1/2" X 10" STEEL PLATE TO BE BOLTED TO GRANITE WITHIN REVEAL PAINT PLATE TO MATCH GRANITE



D/F ILLUMINATED BLADE SIGN TWO [2] REQUIRED - MANUFACTURE & INSTALL

NOTE: ALL SIGNS & FLAG POLE ATTACHMENTS TO BE DONE THROUGH EXISTING RECESSED GRANITE REVEALS

SCALE: 1/2" = 1'-0"



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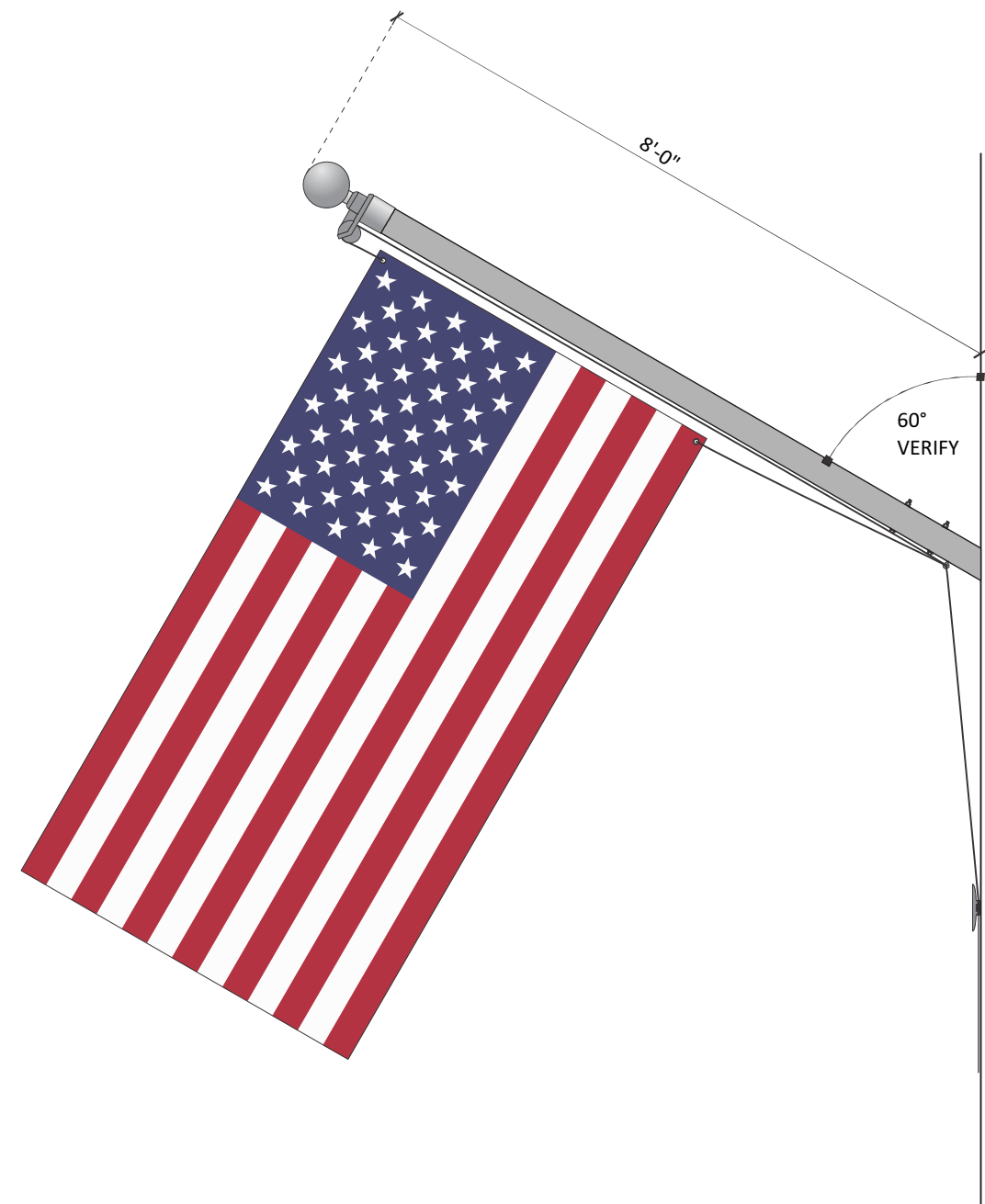
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DE FLAG POLE SIGN

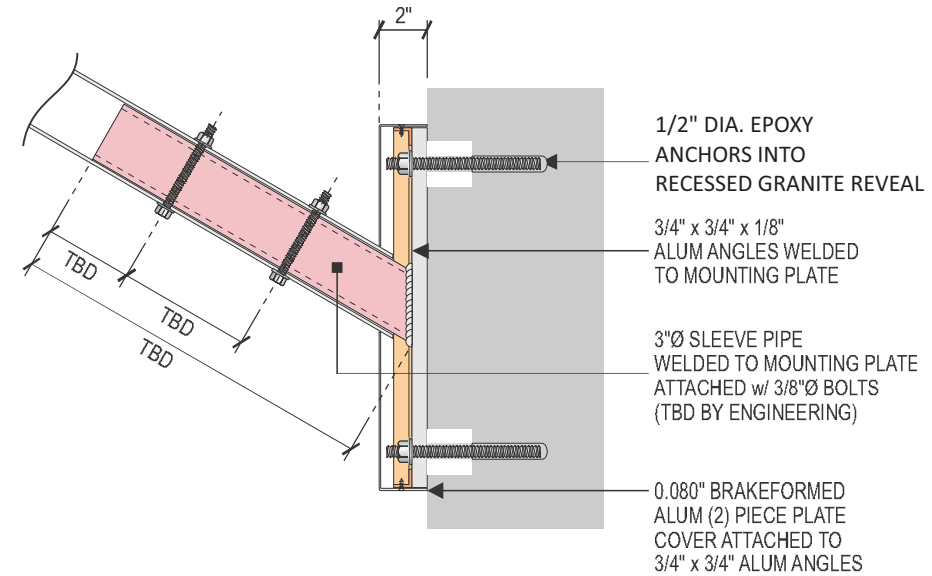
TWO [2] REQUIRED - MANUFACTURE & INSTALL

1. FLAGS BY OTHERS
2. 3-1/2" BRONZE ROUND FLAGPOLE / SLEEVED OVER 3" PIPE WELDED TO BASE PLATE w/ COUNTESUNK SCREWS
3. 6" CLEAT WALL MOUNTED FOR ROPE TIE-OFF
4. 2'-6" H X 10" L ALUMINUM PLATE PAINTED TO MATCH BRONZE BASE PLATE
5. 5" DIA. ROUND ALUMINUM BALL FLAGPOLE TOPPER
6. FLAGPOLE TRUCK (PULLEY) AT END OF FLAGPOLE
7. ATTACHMENT - EPOXY ANCHORS (TBD BY ENGINEER)

SEE SIGN MOUNTING DETAILS FOR SIGNS A, B, & C

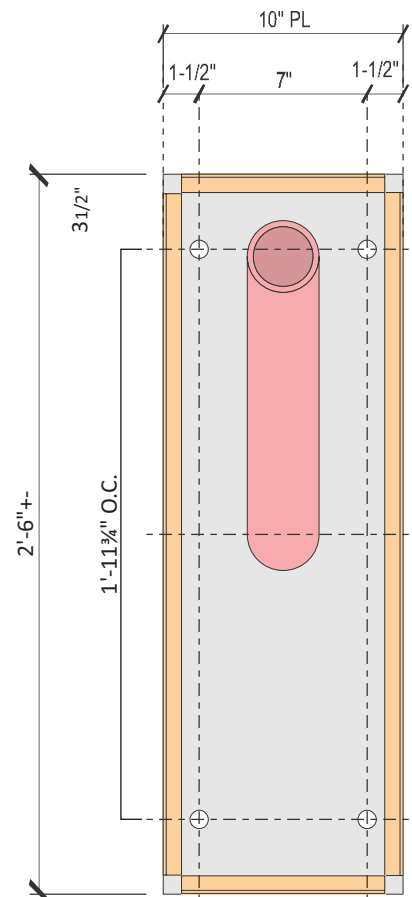
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SCALE: 3/4" = 1'-0"



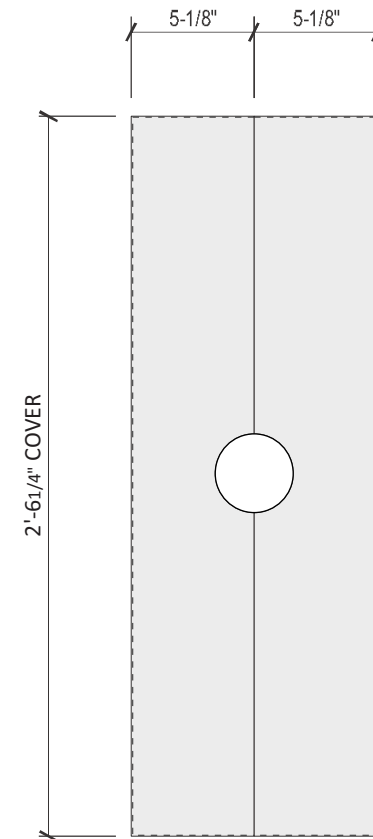
MOUNTING PLATE

SCALE: 1-1/2" = 1'-0"



MOUNTING PLATE

SCALE: 1-1/2" = 1'-0"



MOUNTING PLATE COVER

SCALE: 1-1/2" = 1'-0"

SIZES BASED ON ELEVATION DRAWINGS
VERIFY PRIOR TO FABRICATION



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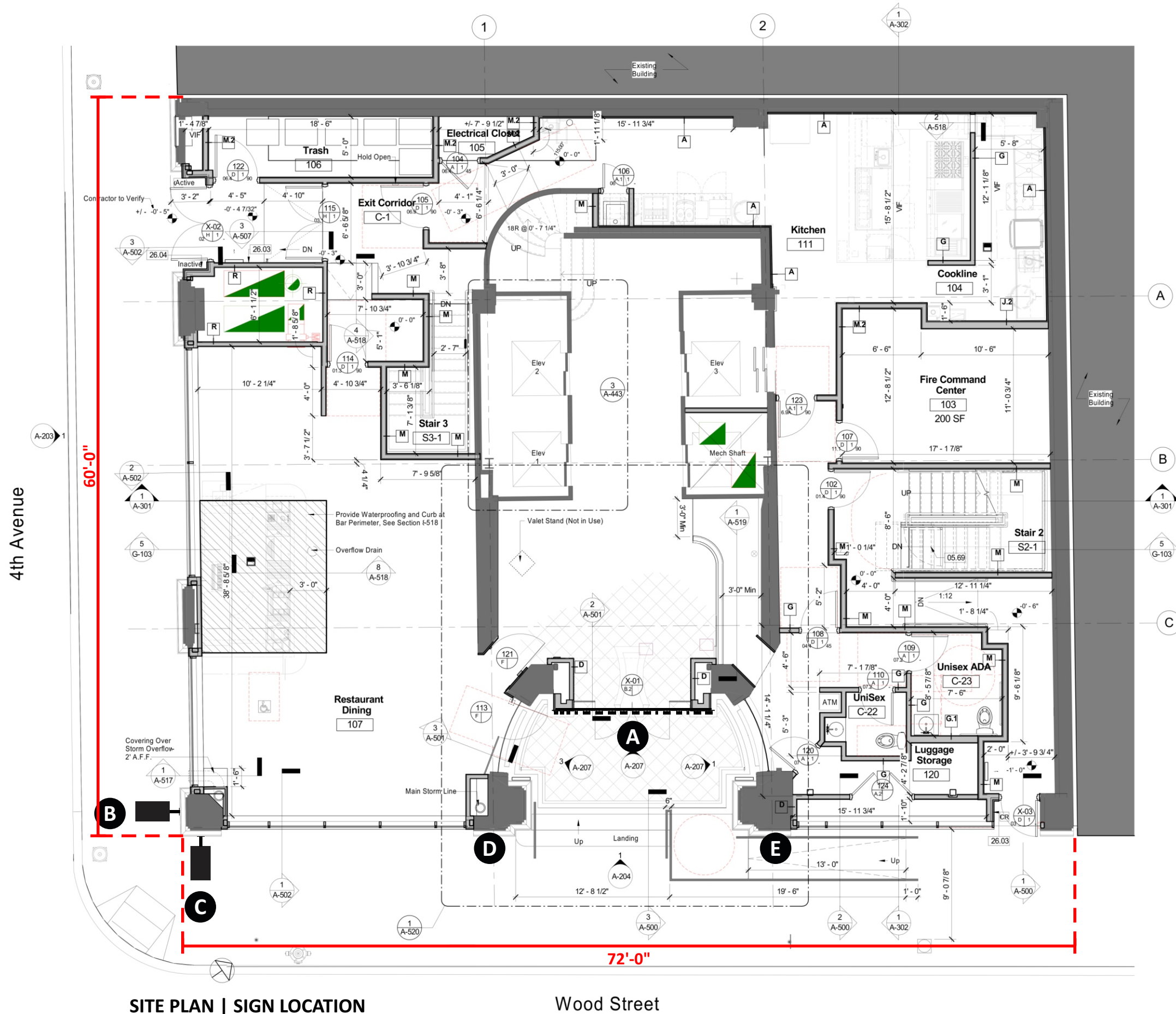
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SITE PLAN | SIGN LOCATION

Wood Street



Design #	
0408830Ar7	
Sheet 6 of 6	
Client	
THE INDUSTRIALIST HOTEL	
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405 WOOD STREET PITTSBURGH, PENNSYLVANIA	
Account Rep.	MJD/TKB
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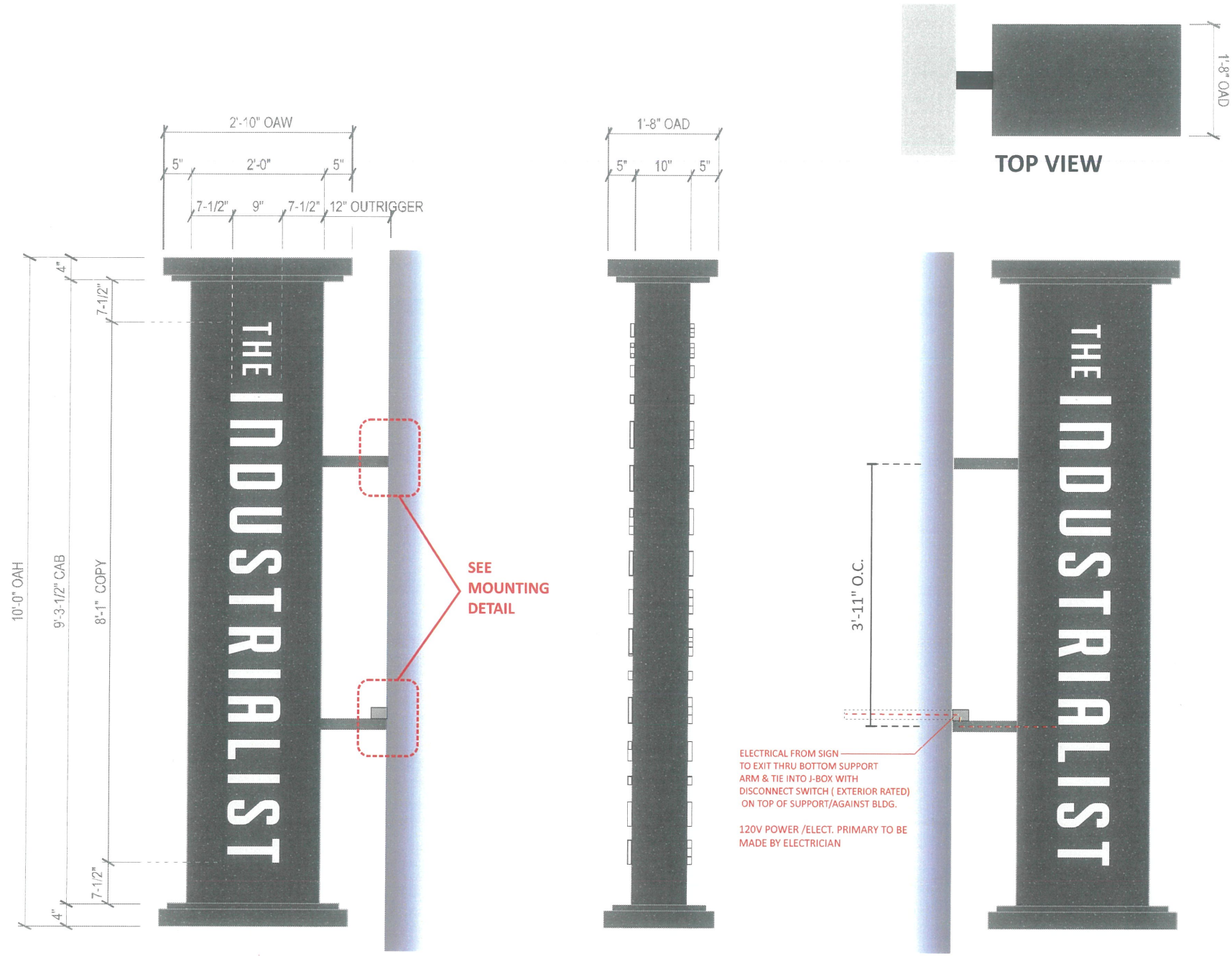
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ALUMINUM SIGN CABINET w/
 TOP & BOTTOM ALUM. ACCENTS
 PAINTED BLACK

COPY TO BE ROUT-OUT/PUSH-THRU
 3/4" PROJECTION CLEAR ACRYLIC
 w/ 1st SURFACE WHITE TRANSLUCENT
 VINYL OVERLAYS & 2nd SURFACE
 WHITE DIFFUSER

INTERNALLY ILLUMINATED w/
 WHITE LED'S -
 POWER SUPPLIES LOCATED INSIDE
 OF SIGN CABINET

2" X 3" STEEL MOUNTING SUPPORTS
 PAINTED BLACK - ON 3'-11" CENTERS

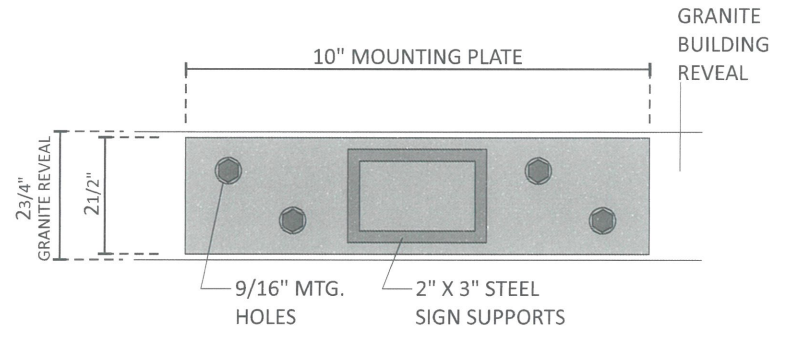
ALL SIZES TO BE VERIFIED PRIOR
 TO FABRICATION

SIGN MOUNTING DETAILS

BUILDING REVEALS ARE 2 3/4" - 3"
 ALL GRANITE IS SOLID (NOT TILES)
 18" MINIMUM

SIGNS TO BE ATTACHED
 WITH PLATE BOLTED INTO GRANITE

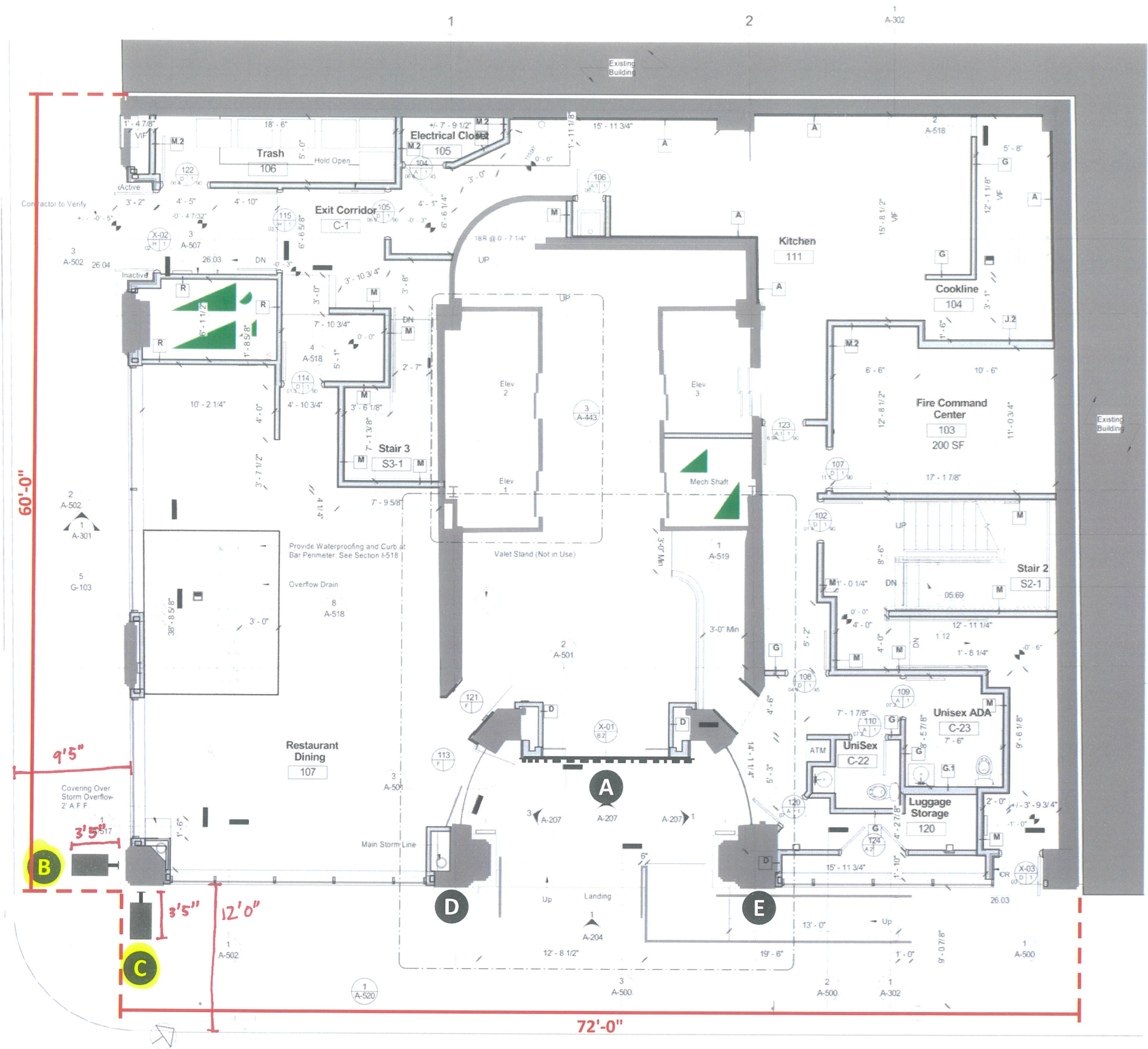
STEEL SUPPORTS 2" X 3"
 WELDED/ATTACHED TO 2 1/2" X 10"
 STEEL PLATE TO BE BOLTED TO
 GRANITE WITHIN REVEAL
 PAINT PLATE TO MATCH GRANITE



B C D/F ILLUMINATED BLADE SIGN
 TWO [2] REQUIRED - MANUFACTURE & INSTALL

NOTE: ALL SIGNS & FLAG POLE ATTACHMENTS TO BE DONE THROUGH EXISTING RECESSED GRANITE REVEALS

SCALE: 1/2" = 1'-0"



SITE PLAN | SIGN LOCATION

Wood Street



Design #	
0408830Ar7	
Sheet 6 of 6	
Client	
THE INDUSTRIALIST HOTEL	
Address	
405 WOOD STREET PITTSBURGH, PENNSYLVANIA	
Account Rep.	MJD/TKB
Designer	RFF
Date	7/13/20
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision / Date	

- r1-MAB-7/23/20: Add C/L opt.
- r2-BR-7/27/20: rev B-E to attach at mortar joint.
- R3 RFF 08.07.20 added mounting details
- R4-SDM-9/1/20-revised "A"
- R5 RFF 09.02.20 updated d, e mounting detail
- R6-11/12/20(CJR): Added notes, updated mtg patterns on "A, B, C & D".
- R7-LDB-11/19/20: R1-LDB-12/01/20: Revised notes on Sign A,B,C.

CHANDLER SIGNS
chandler signs.com

National Headquarters 14201 Sovereign Road #101
Fort Worth, TX 76155
(214) 902-2000 Fax (214) 902-2044

San Antonio 17319 San Pedro Avenue
Suite 200
San Antonio, TX 78232
(210) 349-3804 Fax (210) 349-8724

West Coast 3220 Executive Ridge Drive
Suite 250
Vista, CA 92081
(760) 734-3708 Fax (760) 734-3752

Northeast US 2301 River Road, Suite 201
Louisville, KY 40206
(502) 897-9800 Cell (502) 554-2575

Georgia 111 Woodstone Place
Dawsonville, GA 30534
(678) 725-8852 Fax (210) 349-8724

South Texas PO BOX 125 206 Doral Drive
Portland, TX 78374
(361) 563-5599 Fax (361) 643-6533

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).



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GATEWAY PROJECT #: C-19919

GATEWAY INDEX # -

Construction Documents For

The Arrott Building Hotel

401 & 407 Wood Street, Pittsburgh PA 15222

Seal: Conformed Set



Drawn By: Author
Edited By: Designer
Checked By: Checker

Revisions:
1 02.07.19 Bid Set Add. 1
2 02.15.19 Bid Set Add. 2
3 6.14.19 Conformed Set
4 10.03.19 Conformed Set Add. 8

Date: 06.14.2019

Project Number: 4506

Client: HRI Properties

Drawing Title:

EXISTING CONDITIONS AND DEMOLITION PLAN

Scale: 1" = 10'

Drawing Number:

C061

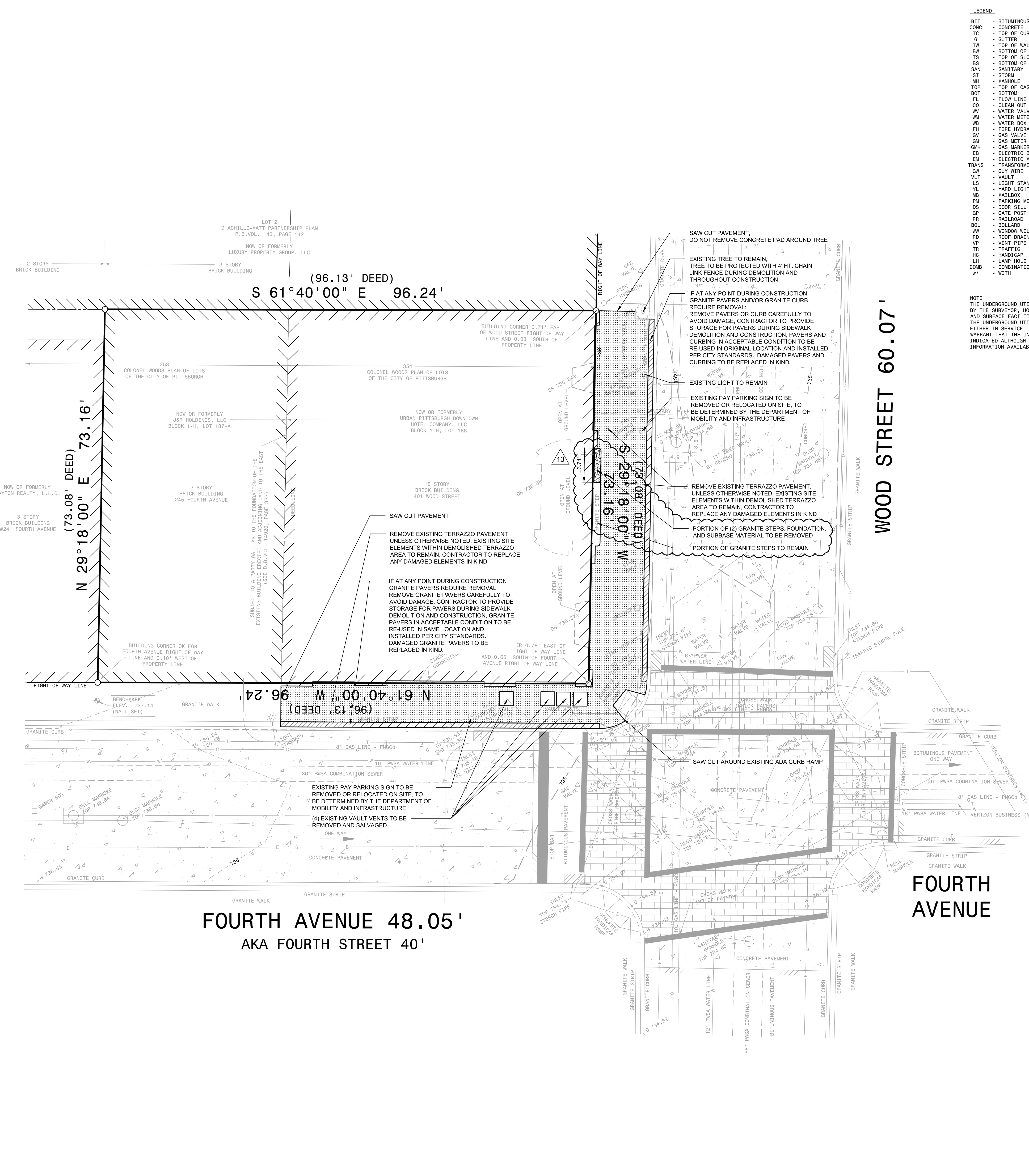
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LEGEND			
BIT	- BITUMINOUS	CGCO	- COLUMBIA GAS COMPANY
CONC	- CONCRETE	EGCO	- EQUITABLE GAS CO. (now PNGCO)
TC	- TOP OF CURB	VZPA	- VERIZON PENNSYLVANIA
G	- GUTTER	BTCC	- BELL TELEPHONE CO. (now VZPa)
TW	- TOP OF WALL	APCO	- ALLEGHENY POWER COMPANY
WB	- BOTTOM OF WALL	WPCCO	- WEST PENN POWER COMPANY
TS	- TOP OF SLOPE	PPCO	- PENN POWER COMPANY
BS	- BOTTOM OF SLOPE	DLCO	- DUQUESNE LIGHT COMPANY
SAN	- SANITARY	PNCO	- PEOPLES NATURAL GAS COMPANY
ST	- STORM	ALCOGAN	- ALLEGHENY COUNTY SANITARY AUTHORITY
WH	- MANHOLE	PWSA	- PITTSBURGH WATER AND SEWER AUTHORITY
TOP	- TOP OF CASTING	PAWC	- PENNSYLVANIA AMERICAN WATER COMPANY
BOT	- BOTTOM	DPW	- DEPARTMENT OF PUBLIC WORKS
FL	- FLOW LINE	PACT	- PITTSBURGH ALLEGHENY COUNTY THERMAL
CO	- CLEAN OUT	RCP	- REINFORCED CONCRETE PIPE
WV	- WATER VALVE	CMP	- CORRUGATED METAL PIPE
WM	- WATER METER	CPP	- CORRUGATED PLASTIC PIPE
WB	- WATER BOX	TCP	- TERRA COTTA PIPE
FW	- FINE WYDRANT	PVC	- POLYVINYL CHLORIDE PIPE
GV	- GAS VALVE	VCP	- VITRIFIED CLAY PIPE
GM	- GAS METER	DIP	- DUCTILE IRON PIPE
GMK	- GAS MARKER	CIP	- CAST IRON PIPE
EB	- ELECTRIC BOX	SLCPP	- SMOOTH LINED CORRUGATED PLASTIC PIPE
EM	- ELECTRIC METER	HOPE	- HIGH DENSITY POLYETHYLENE PIPE
TRANS	- TRANSFORMER	ETC	- ELECTRIC TELEPHONE COMMUNICATIONS
GW	- GUY WIRE	G	- GAS LINE
VLT	- VAULT	W	- WATER LINE
LS	- LIGHT STANDARD	T	- SUBSURFACE TELEPHONE LINE
YL	- YARD LIGHT	E	- SUBSURFACE ELECTRIC LINE
MB	- MAILBOX	OH	- OVERHEAD WIRES
PH	- PARKING METER	CH	- CABLE TV
DS	- DOOR SILL	X 908.8	- EXISTING SPOT ELEVATION
GP	- GATE POST	- 908.8	- EXISTING CONTOURS
RR	- RAILROAD	○	- EXISTING INLET
BOL	- BOLLARD	○	- EXISTING MANHOLE
WW	- WINDOW WELL	○	- EXISTING SENEER PIPE
RO	- ROOF DRAIN	○	- EXISTING SENEER PIPE
VP	- VENT PIPE		
TR	- TRAFFIC		
HC	- HANDICAP		
LH	- LAIR HOLE		
COMB	- COMBINATION SEWER		
W/	- WITH		

GENERAL DEMOLITION NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR ASSURING LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK HAVE BEEN OBTAINED.
- THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
- EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL IN NATURE AND DO NOT INCLUDE MISCELLANEOUS ITEMS. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING THE SITE PRIOR TO BIDDING. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF EXISTING CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN SHOWN ON THE PLANS.
- ALL SALVAGEABLE ITEMS MUST BE STORED BY THE CONTRACTOR AND PROTECTED FROM DAMAGE/THEFT OR DELIVERED TO AN AREA APPROVED BY THE OWNER.
- UNLESS OTHERWISE NOTED, ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
- ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
- CONTRACTOR SHALL AT ALL TIMES PROTECT ADJACENT STRUCTURES AND ITEMS FROM DAMAGE DUE TO DEMOLITION ACTIVITIES.
- SAW CUT ALL PAVEMENT PRIOR TO EXCAVATION. SAW CUT PAVEMENT FULL DEPTH WHERE PAVEMENT IS TO BE REMOVED AND WHERE IT ABUTS PAVEMENT TO REMAIN. PAVEMENT REMOVAL INCLUDES SUBBASE MATERIALS. SAW CUT CONCRETE PAVEMENT TO THE NEXT NEAREST EXISTING JOINT.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
- CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE THOSE ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
- DEMOLITION CONTRACTOR SHALL COORDINATE EXISTING FACILITIES UTILITY DISCONNECTS WITH THE OWNER AND THE RESPECTIVE UTILITY PROVIDER A MINIMUM OF 7 DAYS PRIOR TO ANTICIPATED DEMOLITION OF STRUCTURES.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH THE PENNDOT PUBLICATION 213 "WORK ZONE TRAFFIC CONTROL" (LATEST REVISION), AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE THE LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT, AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
- EROSION AND SEDIMENT CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO INITIATION OF DEMOLITION ACTIVITIES. REFER TO E&S PLAN FOR DETAILS.
- ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
- ALL DISTURBANCES WITHIN PUBLIC AREAS SHALL BE RESTORED TO THE EXISTING CONDITIONS. ALL STREET AND SIDEWALK DISTURBANCES MUST BE RESTORED PER CURRENT MUNICIPAL SPECIFICATIONS AND REGULATIONS.
- UTILITIES MAY NOT BE PUBLICLY OWNED AND MAINTAINED, THEREFORE IT WILL BE NECESSARY FOR THE CONTRACTOR TO LOCATE PRIVATE UTILITIES IN ADVANCE OF ANY EXCAVATIONS.
- CONTRACTOR SHALL HAVE A SUBSURFACE UTILITY INVESTIGATION PERFORMED IN ADVANCE OF ANY EXCAVATIONS IN AREAS OF WORK.
- CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN IN ACCORDANCE WITH TREE PROTECTION REQUIREMENTS AND MUST CONSULT WITH AN ARBORIST WHERE NOTED.

NOTE
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE NOT BEEN PHYSICALLY LOCATED BY THE SURVEYOR, HOWEVER, THE INFORMATION WAS OBTAINED FROM EXISTING PLANS AND SURFACE FACILITIES. THE GATEWAY ENGINEERS, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE GATEWAY ENGINEERS, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.



C:\Projects\1000191919 Arrott Building\DWG\2022\Sheet\061 Existing Conditions And Demolition Plan.dwg 1/6/2019



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GATEWAY PROJECT #: C-19919
GATEWAY INDEX #: --

Construction Documents
For
The Arrott Building Hotel
401 & 407 Wood Street, Pittsburgh PA 15222

Seal: **Conformed Set**



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Edited By: Designer
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4 10.03.19 Conformed Set Add. 8

Date:
06.14.2019

Project Number:
4506

Client:
HRI Properties

Drawing Title:
SITE AND GRADING PLAN

Scale: **1"=10'**
Drawing Number:

C100

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GRADING LEGEND

	PROPOSED SPOT GRADE
--	---------------------

SPOT GRADE ABBREVIATIONS

TS	TOP STEP
BS	BOTTOM STEP
TC/BC	TOP CURB/ BOTTOM CURB
TW	TOP WALL
BW	BOTTOM WALL
HP	HIGH POINT
LP	LOW POINT

GRADING PLAN NOTES:

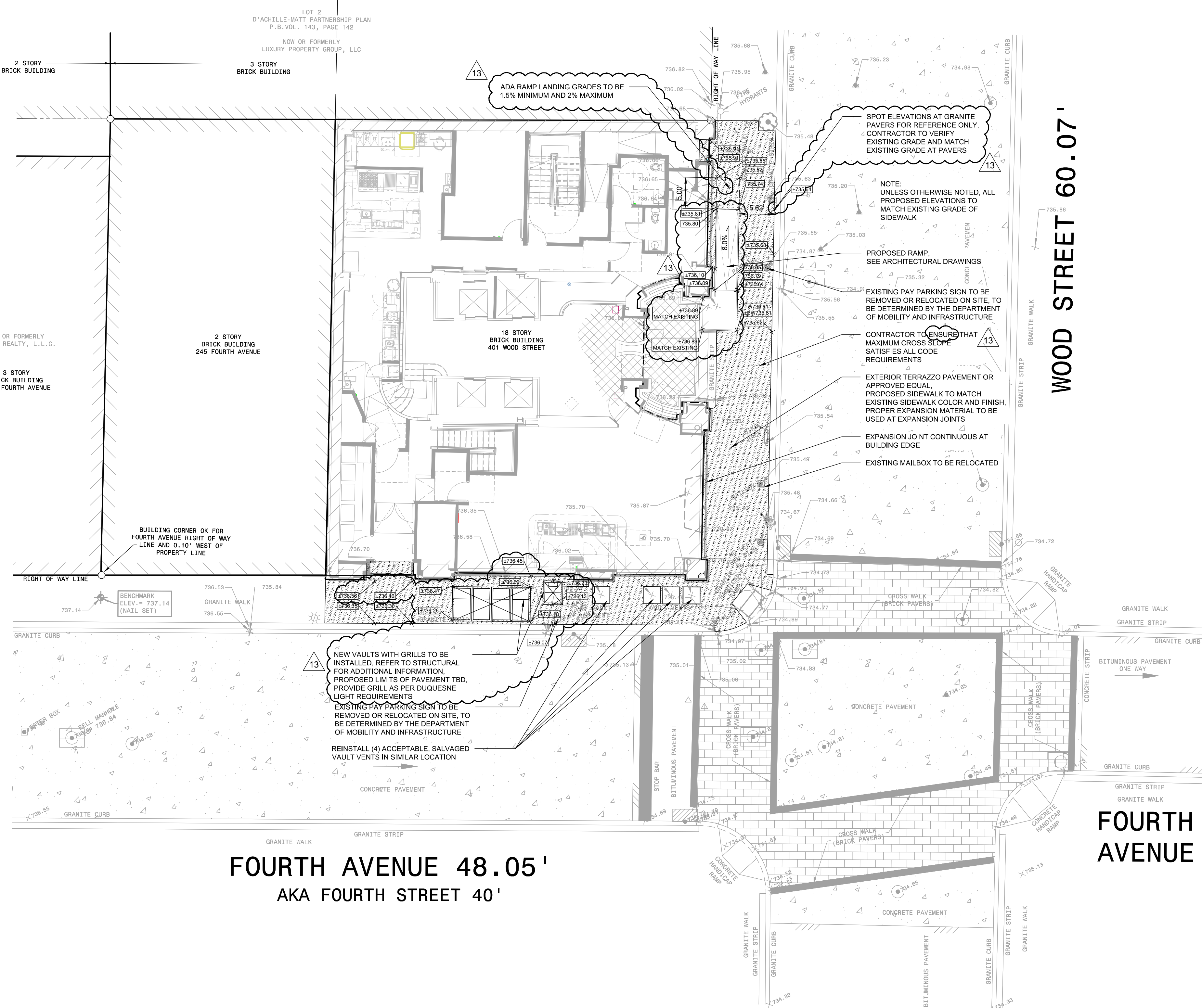
- ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY THE GATEWAY ENGINEERS, INC., THE CURRENT REQUIREMENTS OF THE CITY AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
- THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-594), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
- BEFORE EXCAVATIONS, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY PENNSYLVANIA ONE CALL SYSTEMS, INC. AT 8-1-1. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
- SPOT ELEVATIONS ARE LOCATED AT THE TOP OF PAVEMENT.
- THE CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.

SITE LEGEND

	1 C600	PROPOSED SIDEWALK
		PROPOSED SIGN

SITE PLAN NOTES:

- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS, EXIT RAMPS AND PORCHES.
- ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
- LABELED DIMENSIONS OVERRIDE SCALED DIMENSIONS.
- ALL NEW MATERIALS AND CONSTRUCTION METHODS MUST MEET PADOT PUBLICATION 408 STANDARDS.
- CONTRACTOR TO WORK AROUND EXISTING UTILITIES. IF ADJUSTMENTS ARE NECESSARY, WORK WILL BE CONSIDERED INCIDENTAL.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE NECESSARY SAFETY MEASURES TO SECURE THE SITE DURING CONSTRUCTION ACTIVITIES.
- THE GATEWAY ENGINEERS, INC. IS NOT RESPONSIBLE TO INSPECT PROJECT SITES TO ENSURE COMPLIANCE WITH OCCUPATIONAL SAFETY HEALTH ADMINISTRATION (OSHA) STANDARDS.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH PA DOT PUBLICATION 213 "WORK ZONE TRAFFIC CONTROL" (LATEST REVISION), AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT, AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
- UNLESS OTHERWISE NOTED, EXISTING SIGNS AND BIKE RACK TO BE REINSTALLED AT ORIGINAL LOCATIONS.



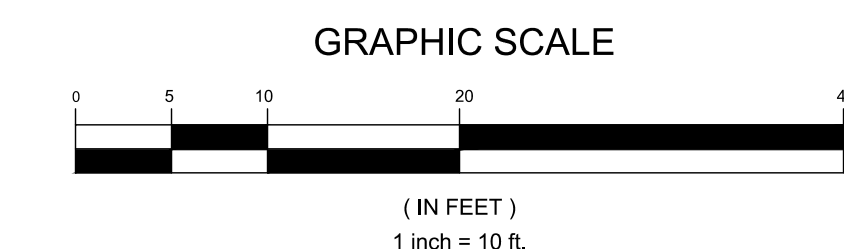
FOURTH AVENUE 48.05'
AKA FOURTH STREET 40'

WOOD STREET 60.07'

FOURTH AVENUE



Know what's below.
Call before you dig.
Serial No. 20180620332





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/25/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Arthur J. Gallagher Risk Management Services, Inc. 1615 Poydras Street, Suite 700 New Orleans LA 70112	CONTACT NAME: Lisa Bryars Stacey	
	PHONE (A/C. No. Ext): 504-212-4871	FAX (A/C. No.):
E-MAIL ADDRESS: Lisa_Stacey@ajg.com		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A: Phoenix Insurance Company		25623
INSURER B: Travelers Indemnity Company		25658
INSURER C: Travelers Property Casualty Co of America		25674
INSURER D: XL Specialty Insurance Company		37885
INSURER E: Aspen Specialty Insurance Company		10717
INSURER F: The Travelers Indemnity Company of CT		25682

COVERAGES **CERTIFICATE NUMBER:** 783667326 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:	Y	Y	6607N172355	7/9/2020	6/1/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		Y	BA7N1319752014G	7/9/2020	6/1/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C D E	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			CUP1R680317 US00101461LI20A CX00HEP20	7/9/2020 7/9/2020 7/9/2020	6/1/2021 6/1/2021 6/1/2021	EACH OCCURRENCE \$ 15,000,000 AGGREGATE \$ 15,000,000 \$
F	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	UB1R6700232014E	7/9/2020	6/1/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The following provisions apply subject to all policy terms, conditions, limitations and exclusions:
 Under General Liability coverage, Certificate Holder is an Additional Insured where required by written contract. Under Auto Liability coverage, Certificate Holder is an Insured. Under General Liability, Auto Liability, and Workers Compensation, Subrogation is waived with respect to Certificate Holder where required by written contract. Liquor Liability and Terrorism Liability are included in General Liability. Liability for Garage Operations are included in Auto Liability. Umbrella Liability is Follow Form of other liability coverages listed above. \$15,000,000 Umbrella consists of \$1,000,000 Lead provided by Travelers, \$9,000,000 Excess provided by AXA/XL and \$5,000,000 Excess provided by Aspen under policy numbers shown above.
 Re: The Industrialist Hotel, 405 Wood Street, Pittsburgh, Pennsylvania 15222

CERTIFICATE HOLDER

City of Pittsburgh
 City-County Building
 414 Grant Street
 Pittsburgh PA 15219

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Division of Development Administration and Review

City of Pittsburgh, Department of City Planning

200 Ross Street, Third Floor

Pittsburgh, Pennsylvania 15219

ZONING BOARD OF ADJUSTMENT

Date of Hearing: February 4, 2021 (Virtual Hearing)
Date of Decision: March 17, 2021

Zone Case: 20 of 2021
Address: 405 Wood Street
Lot and Block: 1-H-188
Zoning Districts: GT-A
Ward: 1
Neighborhood: Central Business District

Owner: Urban Pittsburgh Downtown Hotel Company LLC
Applicant: Emily Jones
Request: Install two projecting signs and one canopy sign.

Application: DCP-ZDR-2020-12842

Variance	Section 919.03.M.8 (d)(ii)	Maximum projecting sign area 9 sf, 28.5 sf requested
	Section 919.03.M.7(e)	Canopy signs shall not exceed 8" in height or project above canopy; proposed sign height is 1'4" and would project above canopy

Appearances:

Applicant: Mike Drury, Chris Ziegler

Findings of Fact:

1. The Subject Property is located at 405 Wood Street, at the corner of 4th Avenue, in the GT-A (Golden Triangle A) District of the Central Business District.
2. The Applicant is in the process of renovating the 18-story building on the property for use as a hotel.
3. The 18-story building, known as the "Arrott Building," was originally constructed in 1902 and is included on the National Register of Historic Places. The building's unique features include an ornate front façade and a recessed entryway, which is set back approximately 10' from the remainder of the front façade. A canopy is located over the entrance, within the interior of the recessed area.

4. The Applicant proposes to install a canopy sign over the entrance, within the recessed area, to identify the hotel (“Canopy Sign”). As proposed, the height of the Canopy Sign would be 1’4” and its total area would be approximately 18.6 sf. As mounted above the canopy, the sign would be 9’6” from grade.

5. The Applicant also proposes to install two double-sided, illuminated projecting blade signs on the Wood Street and 4th Avenue corner of the building (“Projecting Signs”), with one on the Wood Street façade and one on the 4th Avenue façade, at the same 12’2” height above grade.

6. The dimensions of the proposed Projecting Signs would be 10’ by 2’10” (28.5 sf).

7. As proposed, the Projecting Signs would be mounted in the same location and would be of comparable size as projecting signs for a previous tenant of the building.

8. The Applicant explained that because the building is listed on the National Register of Historic Places, it is subject to federal standards for preserving the integrity of the building façade, which limits locations for signage.

9. The Applicant asserted that, because of the building’s design, the only feasible location for a visible and functional entrance sign for the hotel would be above the canopy, within the recessed area. The letter height proposed would allow for a sign of sufficient size to be visible in the context of the building’s design and the surrounding area.

10. The intent of the proposed Projecting Signs is to identify the location of the hotel from the street.

11. The Applicant submitted a series of photographs and renderings that indicate that the proposed Projecting Signs would be visible from approximately one block away. The Applicant offered testimony asserting that the proposed size is the minimum that would allow for sufficient visibility to allow for reasonable wayfinding to the site, as compared to permitted wall-mounted signage.

12. The Applicant explained that the building’s historic design and fenestration prevent mounting a wall sign on the building’s façade.

13. No other signage is proposed for the hotel use of the building.

14. No one appeared at the hearing to oppose the request.

Conclusions of Law:

1. The Applicant seeks variances from Section 919.03.M.7(e), the standards for the height and placement of canopy signs; and from Section 919.03.M.8(d)(ii), which limits the size of projecting signs to 9 sf.

2. Section 919.03.M.7 sets forth the limitations on wall-mounted signs in the GT Districts. The total sign face area for wall-mounted signs 80 sf, no higher than 40’ above grade. For buildings with more than one commercial tenant on the first and second floors, one additional tenant sign is permitted, per tenant, up to 80 sf on each façade and mounted no higher than the second floor above grade. Tenant signs are to be located within the façade area of the tenant.

3. The Applicant presented sufficient credible evidence to demonstrate that the design of the historic building, including the ornate façade and recessed entry area, is a unique condition of the property and that the building's listing on the National Register of Historic Places imposes certain unique limitations on the placement of signage.

4. With respect to the Canopy Sign, the Applicant demonstrated that, because of the building's design features, the location of the entrance identification sign on the canopy, within the recessed entry area, is the only feasible and viable location for the entrance sign. If the 18'6" sign could be wall-mounted, it would be permitted by right and thus is not inconsistent with permitted signage in the GT Districts.

5. The purpose of the proposed Projecting Signs is to provide wayfinding to the hotel from the surrounding streets. Projecting signs are proposed because the historic design and fenestration of the building preclude wall-mounted signage. The location and size proposed for the Projecting Signs is consistent with signage for a previous tenant of the building and will not result in any significant impact on the surrounding area.

6. Because the proposed Canopy Sign and Projecting Signs are intended to provide visibility for the hotel in the manner that wall-mounted signage would allow, the Board concludes that dimensional variances to allow the proposed Canopy Sign and Projecting Signs are appropriate, subject to the condition that no additional signage for the hotel shall be permitted on the building.

Decision: The Applicant's request for a variances from Section 919.03.M.7(e) and Section 919.03.M.8(d)(ii), to allow for the Canopy Sign and Projecting Signs as described, is hereby APPROVED, subject to the condition that no additional signage for the hotel shall be permitted on the building.

s/Alice B. Mitinger
Alice B. Mitinger, Chair

s/Lashawn Burton-Faulk
LaShawn Burton-Faulk

s/ John J. Richardson
John J. Richardson

Note: Decision issued with electronic signatures, with the Board members' review and approval.