



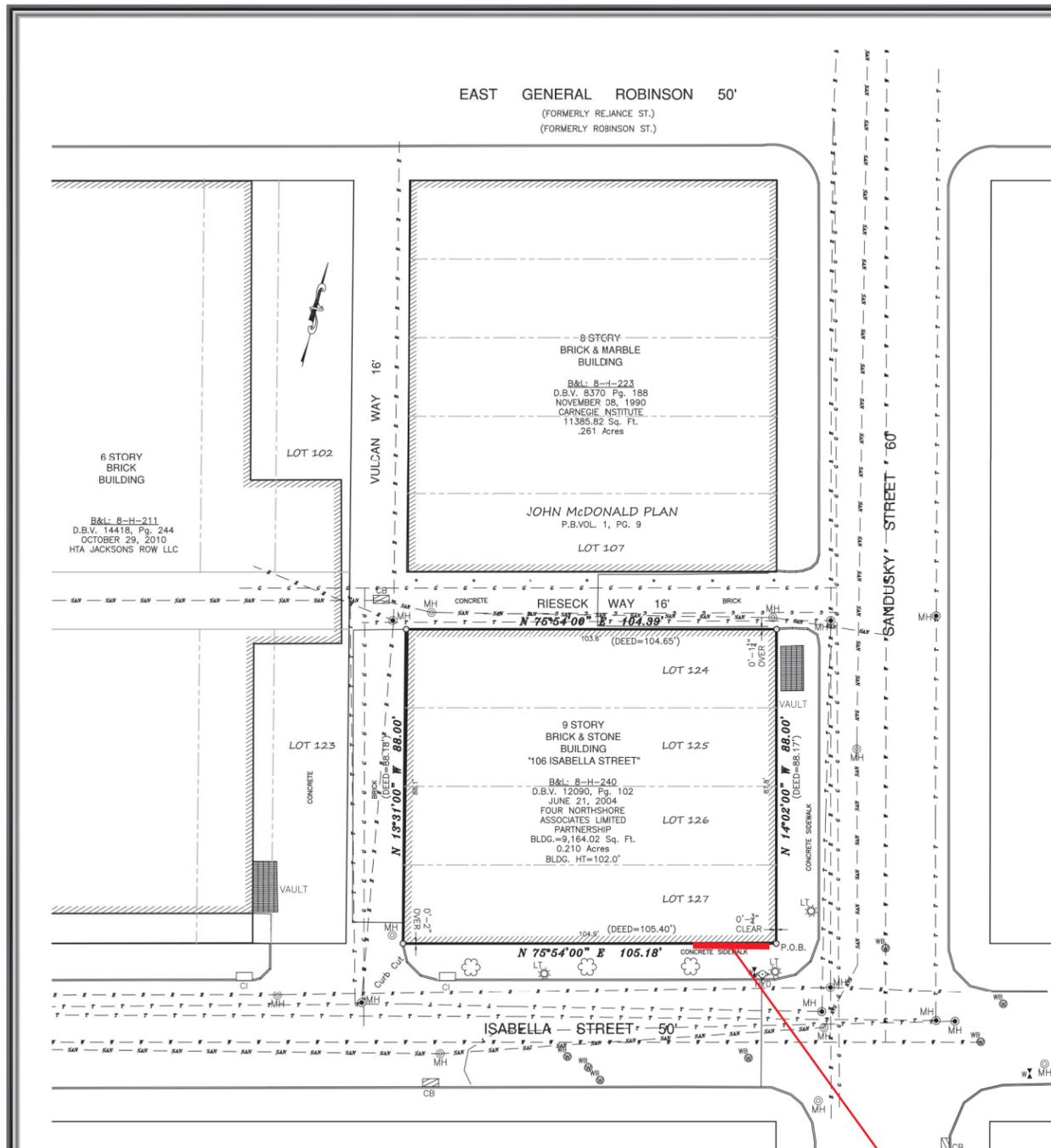
Planning Commission Package for High Wall Sign at 106 Isabella Street

Issued: February 13, 2025

KOLANO DESIGN

6026 Centre Avenue
Pittsburgh, Pennsylvania 15206-3784

412-661-9000 kolano.com



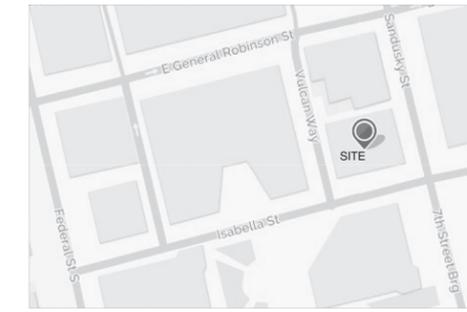
To 106 Isabella Street, LLC, a New York limited liability company; Four Northshore Associates Limited Partnership, a Pennsylvania limited partnership; Wells Fargo Bank, National Association, its successors and assigns; FP Isabella LLC, a Delaware limited liability company and First American Title Insurance Company and their respective successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 7a, 7b1, 8, 9, 10, 11, 13, 16, 17, 18 and 19 of Table A hereof. The field work was completed on June 13, 2016.

Date: June 20, 2016
 Registered Surveyor (SEAL)



Lee A. Tait, PLS
 Tait Engineering, Inc.
 908 Perry Highway
 Pittsburgh, PA 15229



- Schedule "B-2" Items
 FIRST AMERICAN TITLE INSURANCE COMPANY LOAN POLICY OF TITLE INSURANCE #NCS-796534-PITT:
- Terms and conditions of Lease to Isabella Sandusky Associates as evidenced by a Memorandum thereof recorded in Deed Book Volume 6402 page 1214.
 -Applies to subject parcel however it is blanket in nature and cannot be plotted.
 - Terms and conditions of Lease to Burns, White & Hickton as evidenced by a Memorandum thereof recorded in Deed Book Volume 10066 Page 437 and re-recorded in Deed Book Volume 10082 Page 253.
 -Applies to subject parcel however it is blanket in nature and cannot be plotted.
 - Tax Receipt recorded 04/26/1999 in Deed Book Volume 10457 page 500.
 -Applies to subject parcel however it is blanket in nature and cannot be plotted.
 - Possible liability for cost overrun in remediation under City of Pittsburgh Ordinance 2006-3.
 -May apply to subject parcel. Document not provided.
 - Right of access by PWSA on premises in question to complete corrective action pursuant to City of Pittsburgh Ordinance 2006-3.
 -May apply to subject parcel. Document not provided.

LEGAL DESCRIPTION
 All that certain piece or parcel of land situate in the 22nd ward of the City of Pittsburgh, Allegheny County, Pennsylvania, known as Tax Parcel: 8-H-240, being more fully bounded and described as follows:
 Beginning at a point on the northwesterly corner of Isabella Street, 50' wide and Sandusky Street, 60' wide; Thence along the westerly line of said Sandusky Street, N 14° 02' 00" W a distance of 88.00' to a point on the southwesterly corner of said Sandusky Street and Rieseck Way, 16' wide; Thence westerly along the southerly line of said Rieseck Way, S 75° 45' 00" W, a distance of 104.39' to a point on the southwesterly corner of said Rieseck Way and Vulcan Way, 16' wide; Thence southerly along the easterly line of said Vulcan Way, S 13° 31' 00" E, a distance of 88.00' to a point on the northerly line of said Isabella Street; Thence, easterly along said line N 75° 54' 00" E, a distance of 105.18' to a point on the said northwesterly corner of Isabella Street and Sandusky Street, said point also being the Point of Beginning.
 BEING PARCEL NO. 8-H-240
 BEING the same premises which Isabella-Sandusky Associates, a Pennsylvania limited partnership, by Corrective Deed dated 06/15/2004 and recorded 06/21/2004 in Allegheny County at Deed Book Volume 1:090 Page 102, granted and conveyed unto Four Northshore Associates Limited Partnership, a Pennsylvania limited partnership, in fee.
 AND BEING the same premises which Isabella-Sandusky Associates, a Pennsylvania limited partnership, by Deed dated 10/29/1997 and recorded 10/31/1997 in the Department of Real Estate Office of Allegheny County at Deed Book Volume 10068 Page 165, granted and conveyed unto Four Northshore Associates, a Pennsylvania limited partnership, in fee.

LEGEND

— G — G —	GASLINE
— W — W —	WATERLINE
— SAN — SAN —	SANITARY SEWER
— STORM — STORM —	STORM SEWER
— OHU — OHU —	OVERHEAD UTILITIES
— X — X —	CHAINLINK FENCE
—	TREE LINE
⊗	GAS VALVE
⊗	GAS METER
⊗	WATER VALVE
⊗	FIRE HYDRANT
⊗	CURB INLET
⊗	CATCH BASIN
⊗	ELECTRIC METER
⊗	CLEAN OUT
⊗	SANITARY MANHOLE
⊗	STORM MANHOLE
⊗	TELEPHONE POLE
⊗	STANDARD LIGHT POLE
⊗	CURB INLET
⊗	TREE

DF-C ZONING REQUIREMENTS

FRONT YARD	N/A
SIDE YARD	N/A
REAR YARD	N/A
MAX. FLOOR AREA	7.5
RATIO	
MAX. HEIGHT	120 FEET

PARKING TOTALS

0	REGULAR
0	HANDICAP
0	TOTAL



TOTAL PLAN AREA
 9220.42 Sq. Feet
 0.212 Acres

- NOTE:**
- Declaration is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. Copies of this plan without an impression seal are void and are for reference only.
 - Not all utility companies have responded to placement of PA One Call. Tait Engineering, Inc. assumes no responsibility for utilities shown or not shown including their respective easements. Some utilities shown from older survey plans.
 - Property subject to any issues that may be revealed by a current and complete title report.
 - Building measurements and areas are approximated. Field measurements necessary prior to any design or construction.
 - Entire portion of the Land lies within flood plain. According to FEMA map #42003C0334H. Area is designated as 0.2 PCT Annual Chance Flood Hazard.
 - No known proposed changes in street right of way lines. No observed evidence of recent street or sidewalk construction or repairs.
 - No observed evidence of site use as a solid waste dump, sump or sanitary landfill.
 - No observed evidence of current earth moving work, building construction or building additions.
 - No delineation of wetlands were observed on site.
 - Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, Community Number 42003C0334H, dated September 26, 2014, the surveyed property is not located in a special flood hazard area according to the map. The flood zone classification(s) for the surveyed property is "X". Areas of 0.2% annual chance flood.

Underground utilities have been plotted from available information and the locations must be considered approximate. Other underground utilities may exist which are not shown. It will be the contractor's responsibility to ascertain all physical locations of utility lines prior to the time of construction. In no way shall the contractor hold the surveyor responsible for any utility locations shown or not shown on this plan.
 Pennsylvania legislation, act 38, requires notification to utility companies prior to any digging, drilling, blasting, or excavation. For location requests in the state of Pennsylvania call toll free.
 1-800-242-1776 Serial No: 20161660992



CLIENT:
 MR. ELLIOT GOULD
 FAROS PROPERTIES
 551 FIFTH AVENUE
 SUITE 413
 NEW YORK, NY 10176
 SURVEYOR:
 TAIT ENGINEERING, Inc.
 908 PERRY HIGHWAY
 PITTSBURGH, PA 15229
 412.364.6090

<p>ALTA - ACSM LAND TITLE SURVEY 106 ISABELLA STREET SITUATE IN 22nd WARD, CITY OF PITTSBURGH ALLEGHENY COUNTY, PA. MADE FOR FAROS PROPERTIES</p>	<p>Date: JUNE 06, 2016 Scale: 1" = 20' Drawn By: CSA Reviewed By: LAT File Number: 35567 CAD File: 16.0145 Revisions: July 18, 2016 July 19, 2016 July 26, 2016</p>	<p>TAIT ENGINEERING, INC.</p>	<p>908 Perry Highway Pittsburgh, Pennsylvania 15229 tel: 412.364.6090 fax: 412.364.6716 e: taiteng@taitengineering.net</p>
<p>Registered Surveyor Reg. No. SU05571E</p>			

Sign Code & Zoning Map

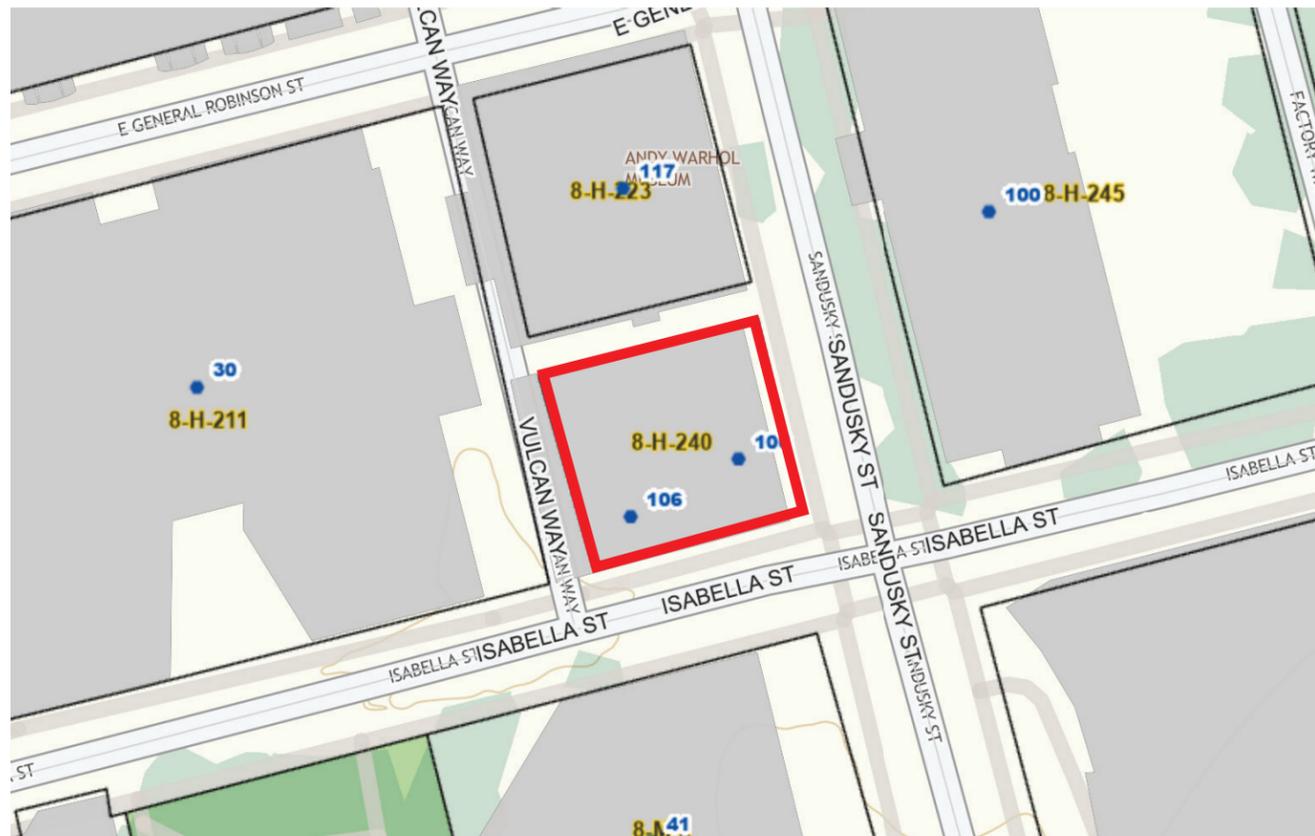
February 13, 2025

Current City of Pittsburgh Code

ZONE: RIV-NS, RIVERFRONT NORTH SHORE

919.03.M.7

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



Parcel Map 8-H-240

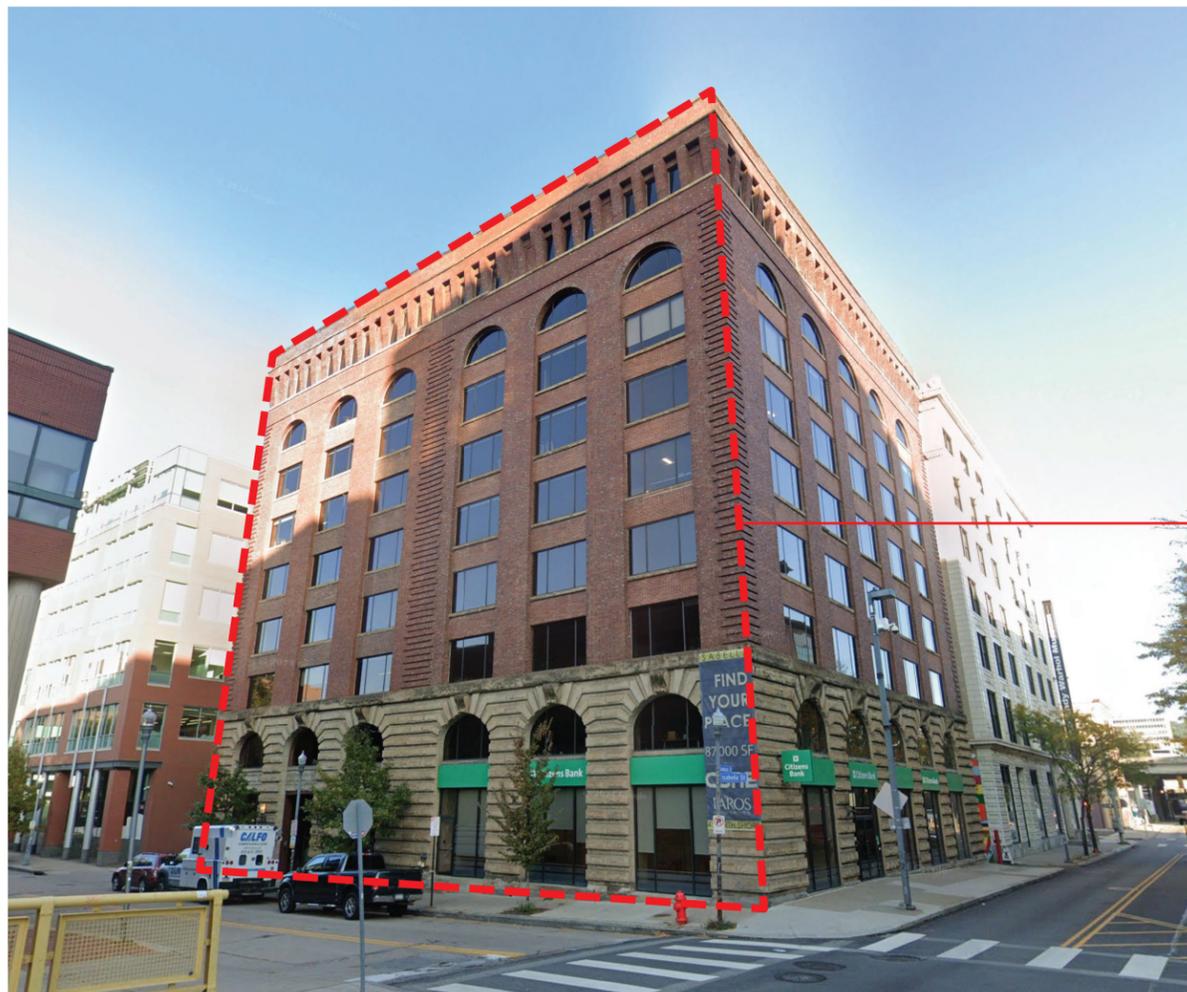


Zoned RIV-NS

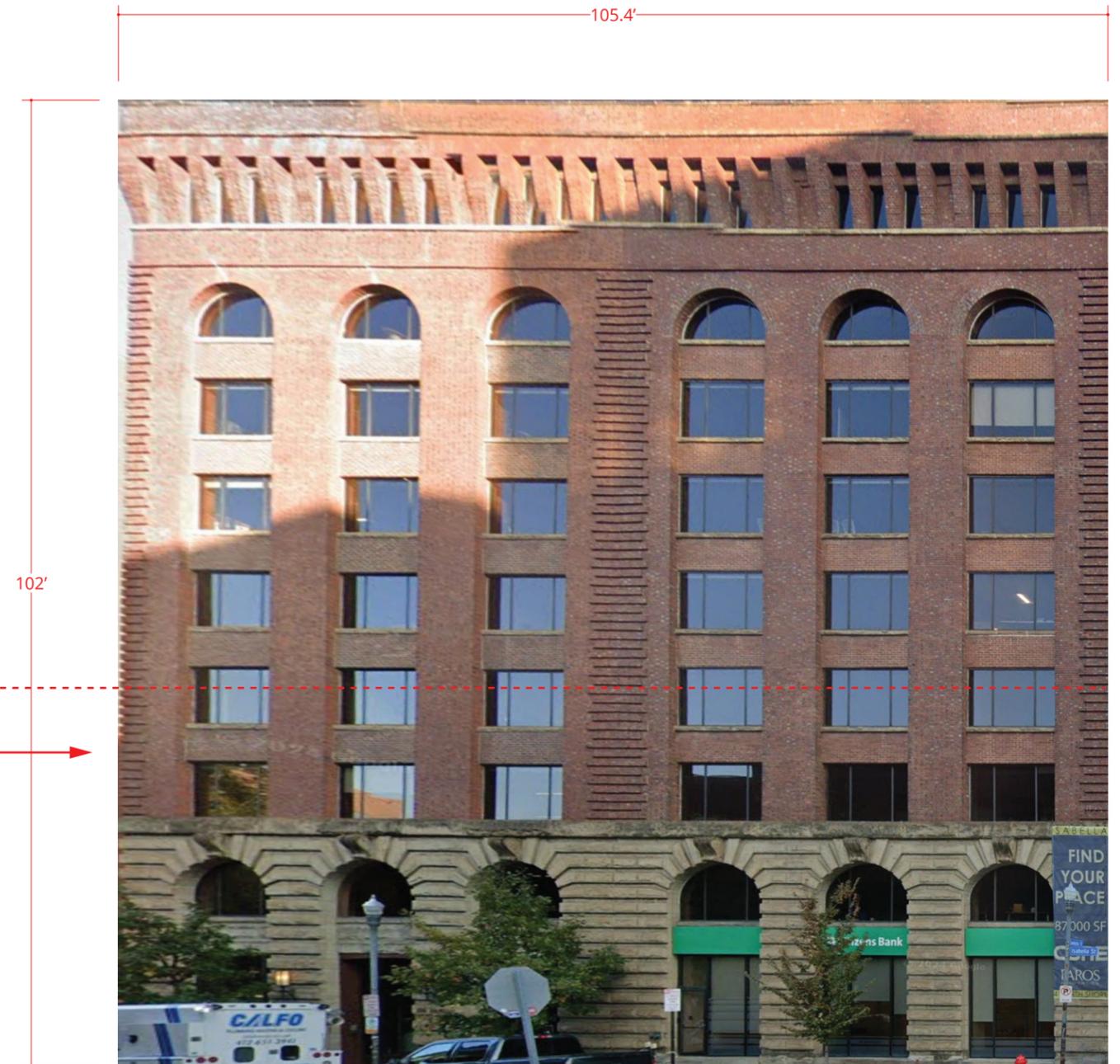
Facade Measurements

105.5'W x 102'H = 10,750 SF
2% Allowance: 215 SF

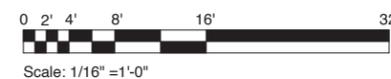
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Street view



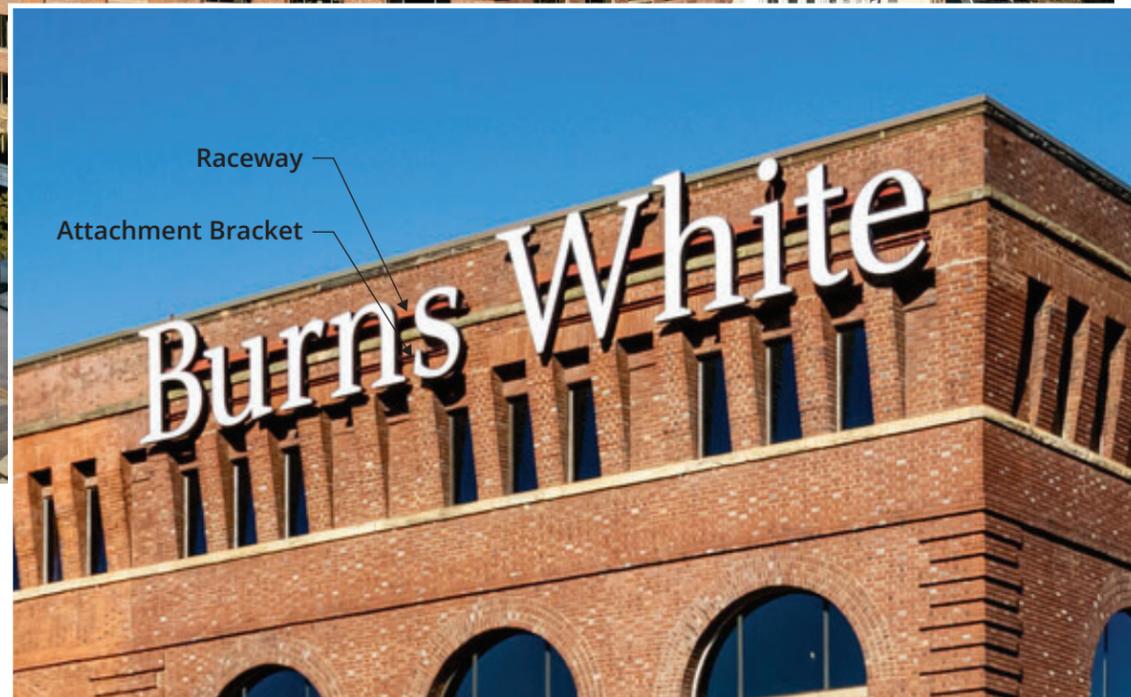
Dimensions of Facade
Scaled Architectural Drawings are not available



Total Facade: 10,750 SF
2% allowed: 215 SF

Former Sign

Burns White Sign Size was 6'H x 47'-4"W = 284 SF



Former Sign

6'-0" x 47'-4" = 284sf



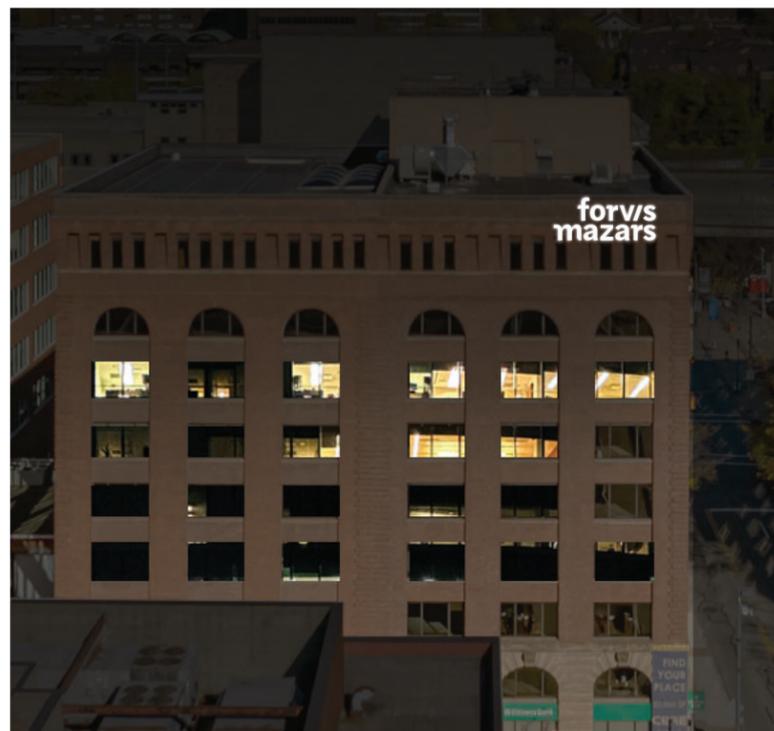
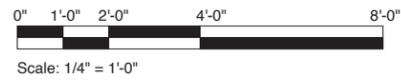
High Wall Sign

February 13, 2025

South Facade Sign: 119sf



Sign Allowance: 105.4' x 102' = 10,750 sq ft
 2% of 10,750 = 215 sq ft



Night Rendering



Environmental Rendering

High Wall Sign

February 13, 2025

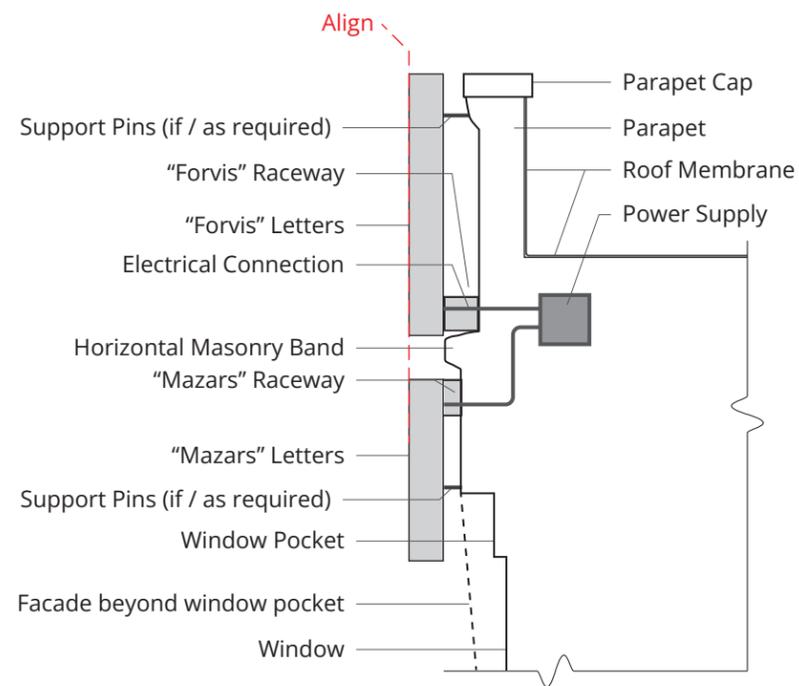
White Face, Charcoal Gray Return Color



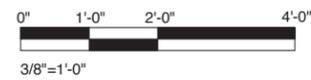
White faces with black returns

Proposed Sign Attachment Method

South Facade Sign: 119sf, Pin Mounted Letters

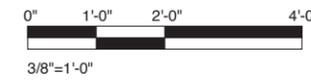


Section View



$7'-1" \times 16'-10" = 119sf$

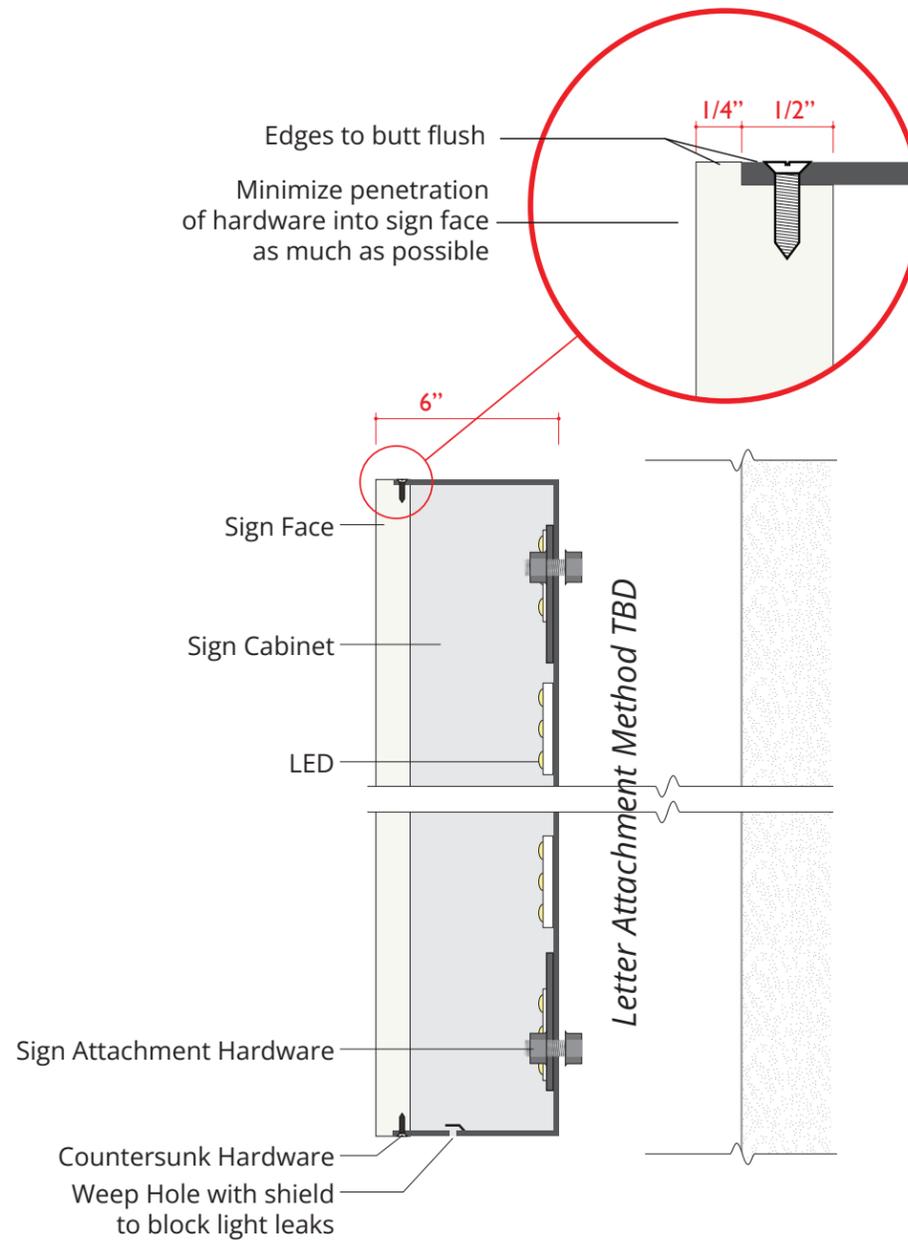
Elevation View



Proposed Letter Construction Details



Elevation View



Typical Letter Section

Internally Illuminated Sign Cabinet

- .090 returns with 1/4" aluminum backs. Internal structure to be determined by Sign Contractor. 3/4" thick clear polycarbonate faces.
- Provide translucent white vinyl on 1st surface of letters.
- Provide diffuser film on 2nd surface as necessary.
- Provide routed groove so letter return and sign face align with a flush outer edge. Attach sign face to letter returns with stainless, countersunk hardware. Paint visible heads of hardware to match surrounding surfaces. Sign faces to protrude 1/4" beyond cabinet.
- Paint returns Charcoal Gray, **PAINT COLOR SPEC**
- Sign Contractor to determine size, quantity and location of internal gusset plates and other letter reinforcement or framing required.
- Signage Vendor responsible for allowances of thermal expansion and contraction of sign faces.
- Electrical penetrations on letter backs to use watertight seals.

Power & Illumination - White LED's

- Provide LED power supply as necessary. Signage Vendor to propose locations of power supplies prior to final fabrication/installation of the sign. Power supplies are to be hidden from view and in easily accessible locations for sign maintenance.
- Power supply for "forvis" letters may be attached to the building roof in a watertight box. Power supply for "mazars" letters may be located inside the building or on the roof.
- Final location of transformers to be determine on site with client and Kolano Design prior to installation. Vendor responsible for following transformer manufacturer requirements for maximum distance from LED modules.
- No exposed conduit.
- Signage Vendor to coordinate electrical hookup of sign with Building Manager.
- LED system must include dimmers to control the overall brightness of the sign and be calibrated by the Sign Contractor to meet City of Pittsburgh code for sign luminance level of 250nits.
- Sign Contractor to provide a dimming system to facilitate changing the light levels of the sign.
- Sign Contractor to provide a timer to facilitate manual control of on/off cycles.
- Signs to be internally illuminated with white LED's
- LED layout to provide even illumination across the entire sign face. No hot spots or dim spots. Paint interior of cabinets white.

Recommended LED Product

White LED's:

Principal LED (www.p-led.com) - Qwik Mod 3, White LED, 7100K PL-QM3-TW200-P, or equal

RGB LED's for color changing sign:

Street Fighter RGB PL-OP2-SC3-P-RGB, or equal

Sign Contractor to provide recommendation prior to fabrication

Sign Visibility Study - Aerial View

February 13, 2025

Line of Sight area for High Wall Sign

The shaded area indicates where the sign can be seen.

The blue area indicates the approximate readable distance of the sign at 2'-7" letter heights.

1" of letter height is readable from approximately 35'

31" letters x 35' = 1,085' readability distance

