



A. PROJECT INFORMATION

1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

ZDR Case Number: BDA-2025-07530

Project Description: Sign package for new Mix used Residential development

Case Review Date: July 2025

2. SITE INFORMATION

Development Address: 5275 BUTLER ST

Parcel (s): 119-S-242

Zoning Designation: RIV-MU

Neighborhood: Upper Lawrenceville

Registered Community Organization: N/a

Date of Development Activities Meeting: N/r

B. ZBA REQUESTS

Type of Request: Variance Code Section: 919.03M.5(c)

Description: 1'-4" High Canopy Sign/2'-2" High Canopy Logo proposed (Max 8" permitted)

Type of Request: Variance Code Section: 919.03M.8(d)(ii)

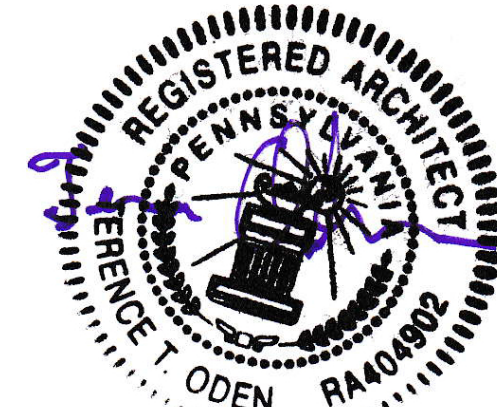
Description: 40 Sq. Ft. Projecting sign proposed (Max 9 SF permitted)



PROJECT DATA	
ZONING DISTRICT	
SPECIAL PURPOSE DISTRICT: RIV RIVERFRONT ZONING DISTRICTS: RIV - MU (BUTLER ST.) AND RIV - IMU (MCCANDLESS AVE.)	
TYPES OF CONSTRUCTION	
5255 BUTLER ST. (EXT'G BUILDING) TYPE VB 5275 BUTLER ST. (MULTIFAMILY) BASEMENT - 3RD FLOOR = TYPE 1A 3RD FLOOR - 6TH FLOOR = TYPE IIIA	
LOT AREA	
RIV-MU = 46,109 SF RIV-IMU = 25,665 SF TOTAL = 71,774 SF	
BUILDING AREA	
TYPE 1A = 111,120 SF TYPE IIIA = 225,560 SF TYPE VB = 4,978 SF	
NUMBER OF STORIES	
TYPE 1A = 2 STORIES (1ST-2ND) TYPE IIIA = 4 STORIES (3RD-6TH) TOTAL = 6 STORIES ABOVE GRADE	
BUILDING HEIGHT	
BLDG. A (BUTLER) = 72'-5 3/4" (72'-6" ALLOWABLE) BLDG. B (FIREHOUSE) = 38'-6" (EXISTING TO REMAIN) BLDG. C (MCCANDLESS) = 76'-2 3/4" (90'-0" ALLOWABLE)	
BIKE PARKING	
100 SPACES AT GRADE	
RESIDENTIAL UNITS	
60 1-BEDROOM 49 1-BEDROOM DEN 34 2-BEDROOM 16 2-BEDROOM DEN 95 CONVERTIBLE 13 STUDIO 267 TOTAL UNITS	

PARKING SCHEDULE BY TYPE		
TYPE	DESCRIPTION	COUNT
7'-9" x 16'-6"	Compact	46
8'-6" x 19'	Typical	138
EV 8'-6" x 19'	Electric Vehicle	9
HC 8'X19'	Accessible	5
HC 11' x 19'	Van Accessible	1
Grand total: 199		199

PARKING SCHEDULE BY ENTRY LOCATION		
TYPE	DESCRIPTION	COUNT
Berlin Way		
7'-9" x 16'-6"	Compact	3
8'-6" x 19'	Typical	3
HC 8'X19'	Accessible	2
7'-9" x 16'-6"	Compact	19
8'-6" x 19'	Typical	18
		45
Butler East		
8'-6" x 19'	Typical	25
EV 8'-6" x 19'	Electric Vehicle	1
HC 8'X19'	Accessible	1
		27
Butler West		
7'-9" x 16'-6"	Compact	2
8'-6" x 19'	Typical	3
EV 8'-6" x 19'	Electric Vehicle	4
HC 11' x 19'	Van Accessible	1
		10
McCandless		
8'-6" x 19'	Typical	5
7'-9" x 16'-6"	Compact	22
8'-6" x 19'	Typical	84
EV 8'-6" x 19'	Electric Vehicle	4
HC 8'X19'	Accessible	2
		117



Architectural Sign
Placement Review Only.
Original site plan as
reference.

- 1) SEE GRADING PLAN FOR ALL SIDEWALK AND CURB RAMP SLOPES AND DETAILS.
- 2) SEE SURVEY FOR CONFIRMATION OF EXISTING GRADES.
- 3) ALL CONCRETE SIDEWALKS TO SLOPE AWAY FROM THE BUILDING FACE.
- 4) SEE LANDSCAPE PLAN FOR LANDSCAPE DETAILS AND PLANTING SCHEDULE

Contractor shall be responsible for reviewing all Plans and Specifications, verifying all existing conditions prior to proceeding with Construction, complying with all applicable building codes, and notifying Architect immediately of any discrepancies or conflicts. Contractor shall construct the work in conformance with all applicable building codes.

Contractor is responsible for design and installation of properly sized and loaded systems. Submit shop drawings to architect for approval on conformity to Architectural design intent.

A written Architectural Specification was issued for this project and along with these printed documents constitute the Contract Documents for this project. Work scope pertinent to all disciplines occurs throughout the Contract Documents. By submitting a bid for this work the Contractor and all subcontractors attest that they have reviewed the entire contract document set and site conditions and have included all applicable work. Additional Architectural Specification copies are available anytime upon request.


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5255 & 5275 BUTLER ST.
PITTSBURGH, PA 15201

ISSUANCES		
	DATE	ISSUED FOR
	05/31/2023	SCHEMATIC DESIGN
	09/21/2023	DD/GMP
	11/28/2023	PHASE 1 PERMIT CORRECTIONS RD. 2
	02/14/2024	PHASE 2 BUILDING PERMIT - SUBMITTAL
	07/03/2024	PHASE 2 - REVISED PERMIT SUBMITTAL
1	09/28/2023	ADDENDUM 1
4	02/05/2024	CD Progress Set
5	05/03/2024	PHASE 1 PERMIT CORRECTIONS RD. 4
6	05/20/2024	PHASE 1 - PODIUM IFC
11	09/20/2024	PHASE 2 IFC
12	11/26/2024	BULLETIN 11

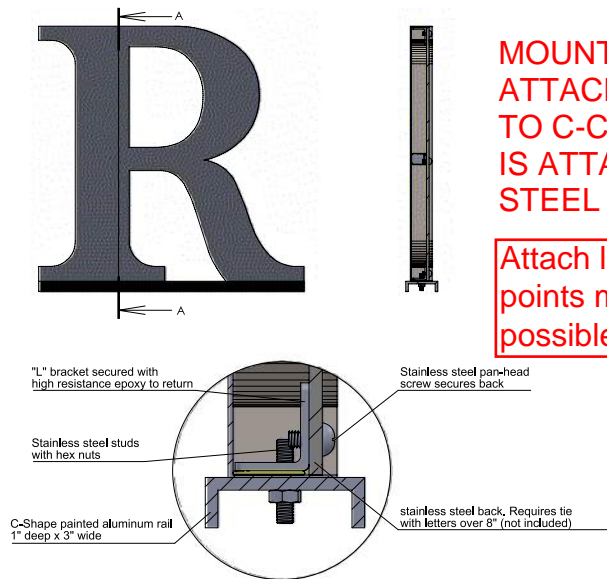
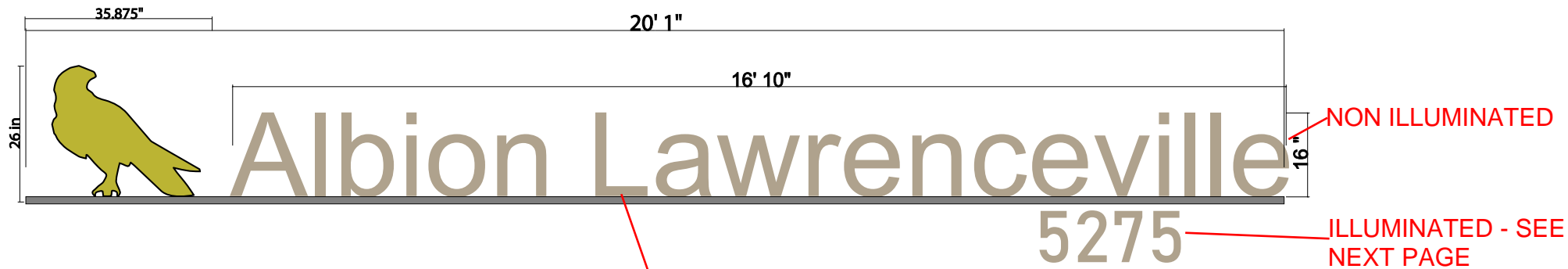
HARTSHORNE PLUNKARD ARCHITECTURE

315 WEST WALTON STREET
CHICAGO, IL 60610
312.224.4488
HPARCHITECTURE.COM

ARCH 0'-0" = 743.8
SCALE: As indicated

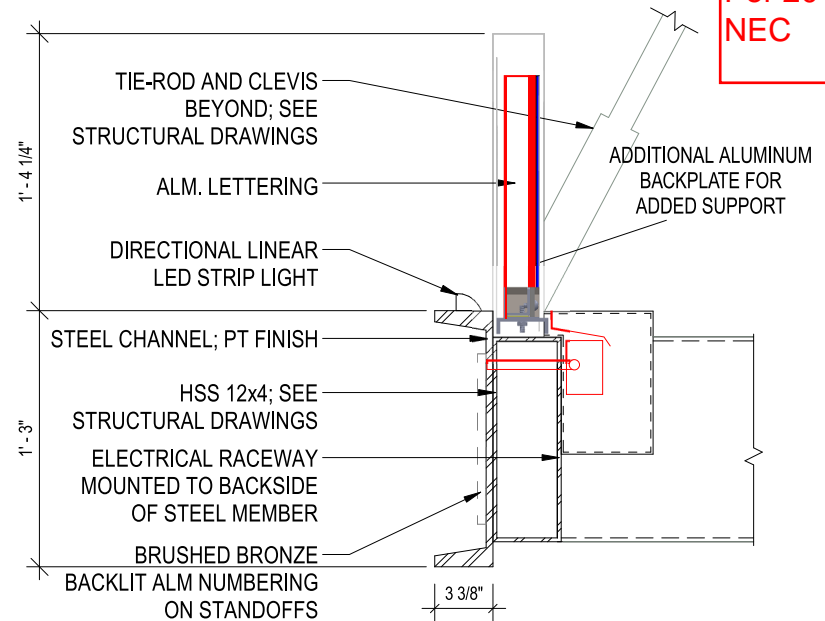
SITE PLAN

A0.03



MOUNTED 13'-7" AFG
ATTACHED
TO C-CHANNEL THAT
IS ATTACHED TO
STEEL BEAM

Attach letters at (2)
points min. when
possible.



Per 2017
NEC

SPECIFICATIONS:

18"H .040" ALUMINUM FABRICATED C CHANNEL MOUNTED LETTERS (3" THICK)

26" FABRICATED LOGO MOUNTED ON C CHANNEL WITH LETTERS

FONT: ARIAL

COLORS: LETTERS 48107 SP PROSECO GOLDEN GLOW / BIRD LOGO PMS 7765C ALBION YELLOW

MOUNTING: 3"W x 1.5"H BOTTOM MOUNTED C CHANNEL

LIGHTING: DIRECTIONAL LED LIGHT STRIP (BY OTHERS)

2 SECTION @ CANOPY SIGNAGE
SCALE: 1 1/2" = 1'-0"



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5212 Lytle Street • Pittsburgh, PA 15207
P: 412.422.1125 F: 412.422.1226
E: sales@graphics22signs.com
"Signs for the People"

Designed for:	FRANJO / ALBION LAWRENCEVILLE	Date:	07/14/2025 dd
Address:	335 E 7TH AVE SUITE 6 HOMESTEAD, PA 15120	Phone:	412-720-0620 412-508-1312
Drawing Completed By:	KILEY		

The prices, specifications and conditions as described are satisfactory and are hereby accepted. You are authorized to do the work as specified.
50% DEPOSIT REQUIRED ON ALL WORK.

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Signature _____ Date: _____

ART 2024 / CONTRACTORS /
FRANJO / ALBION LAWRENCEVILLE /
CANOPY /

DESCRIPTION OF WORK:

QUANTITY: 1 SET

Halo lit channel letters

2" .040 aluminum returns

.080 aluminum faces

faces & returns painted
1 color

Clear polycarbonate backs

Lit with white LEDs

100v-277v Multivolt 60w
power supply (UL approved)

Stud mounts with pattern

1" long painted spacers

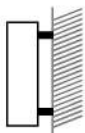
Transformer box with switch

UL labels

Exterior Sign

Power inlet hole locations:
at center of each letter/logo

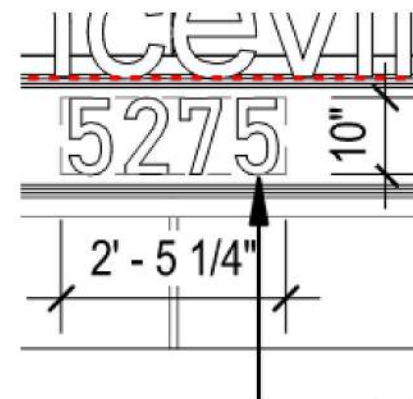
UL placement: top



Mount w/ Spacers

10" 5275 27.1"

illuminated view simulation



ELEVATION 1/SK 1.06

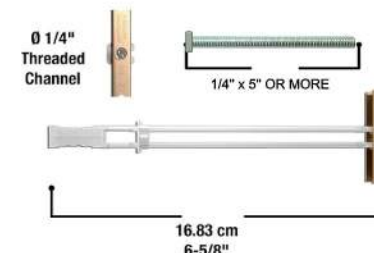
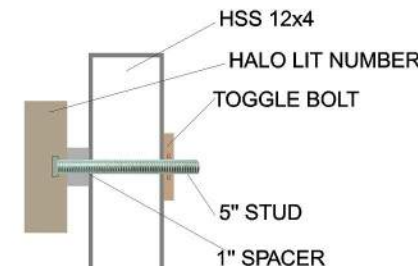
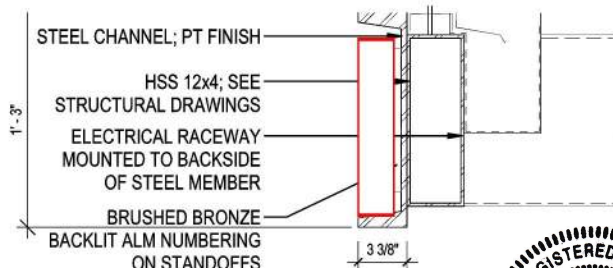
MOUNTED 12.5' AFG
ATTACHED
TO STEEL BEAM

Sign Area = 3 SF (aggregate
area)

Force = $(\rho \cdot V \cdot V \cdot 3 \text{ SF} \cdot 1.28) / 2$

Force = $(.00256 \cdot 115 \cdot 115 \cdot 3 \cdot 1.28) / 2$

Force = 66 pounds over sign
area,ok



Installation:
1/4" x 5" s. steel all-thread studs and adhesive for installation
A total of between 4-5 studs per letter.

SPECIFICATIONS:

10" X 2" DEEP FABRICATED BACKLIT ALUMINUM LETTERS

FONT: ARIAL

COLOR: 48107SP PROSECO GOLDEN GLOW

MOUNTING: PIN MOUNTED WITH TOGGLE BOLTS AND SPACERS (1")

ALL WIRING AND COMPONENTS AND REMOTE POWER SUPPLIES

POWER AND CONTROLS (PHOTOCELL, TIMERS ETC) MUST BE PRESENT AT SITE AND PROVIDED BY OTHERS
STANDARD 120 VAC ELECTRICAL LINE REQUIRED, AMPS CAN BE CALCULATED UPON APPROVAL IF REQUIRED.

POWER AND CONTROLS FOR ILLUMINATED SIGNAGE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR
GENERAL CONTRACTOR TO PROVIDE READILY AVAILABLE ACCESS TO CONNECTION POINTS
GRAPHICS 22 IS RESPONSIBLE FOR FINAL ELECTRICAL HOOK UP ONLY TO GC PROVIDED CONNECTION

PAINT COLORS:

LETTER COLOR: 48107SP PROSECO
GOLDEN GLOW
SPACER COLOR: BLACK



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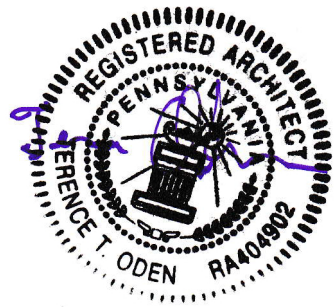
Designed for:	FRANJO / ALBION LAWRENCEVILLE ADDITIONS	Date:	07/14/2025
Address:	335 E 7TH AVE SUITE 6 HOMESTEAD, PA 15120	Phone:	412-720-0620
		Fax:	412-508-1312
Drawing Completed By:	KILEY		

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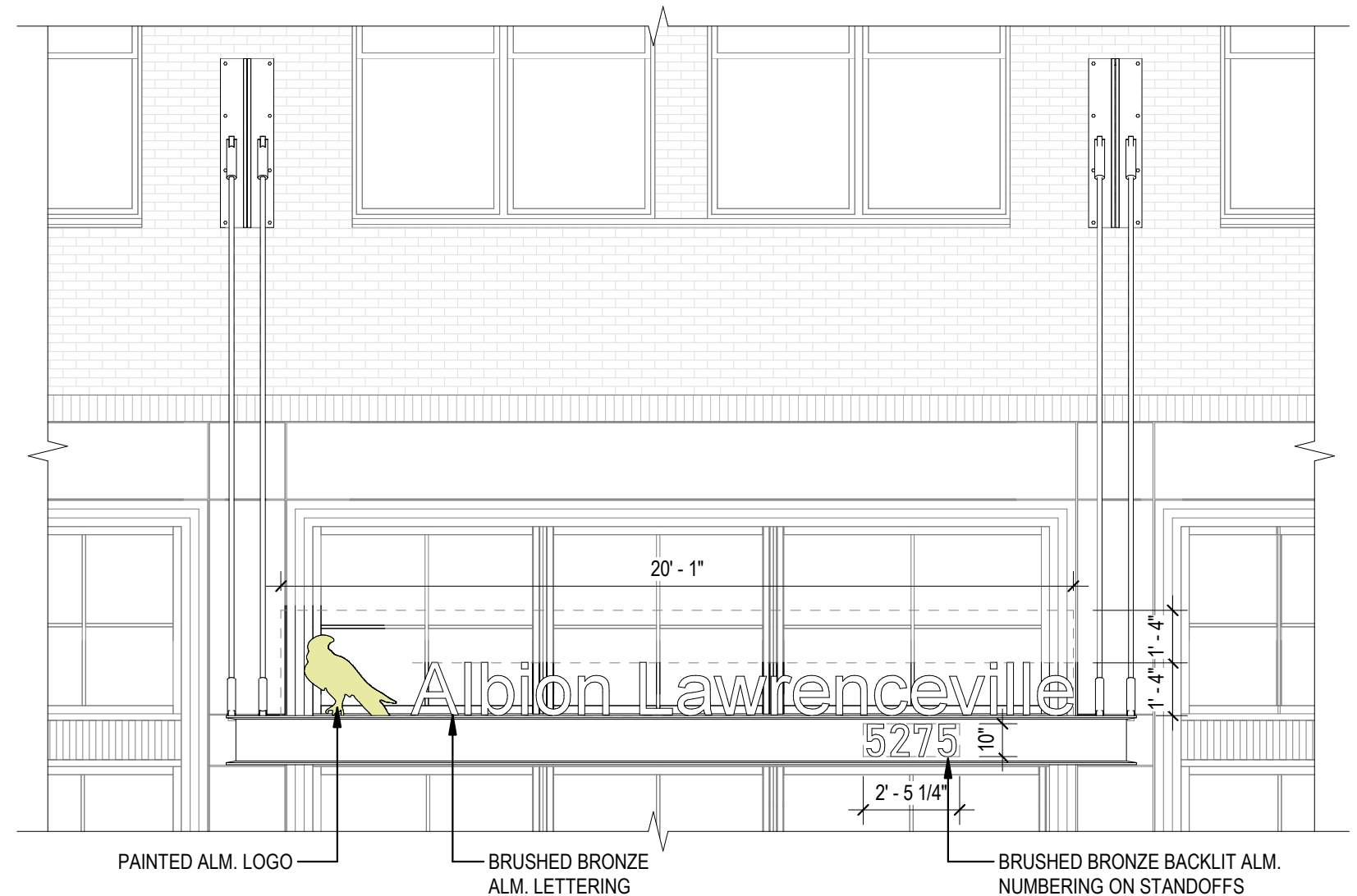
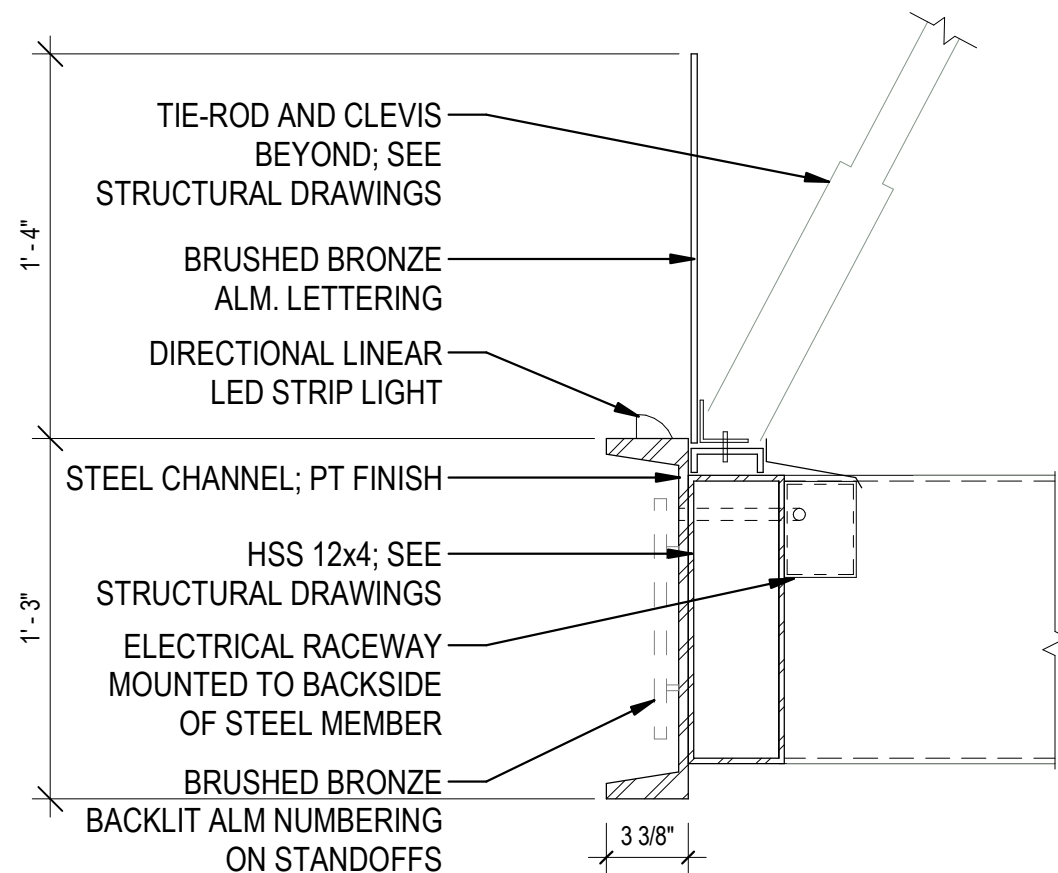
Signature _____ Date: _____

ART 2024 / CONTRACTORS / FRANJO / ALBION
LAWRENCEVILLE / ADDITIONS / FAB LETTERS



- 1) Provide galvanic protection where Aluminum contacts dissimilar metals.
- 2) Winds peed per 2018 IBC Figure 1609.3 (pg. 379) is 115 MPH.
- 3) Risk Exposure Category: Category II, Exposure C
- 4) IBC 2018 with PA amendments
- 5) Ground snow load - 30 PSF
- 6) Per 2017 NEC

Sign Area = 20 SF (openness factor of lettering)
Force = $(\rho * V * V * 20 \text{ SF} * 1.28) / 2$
Force = $(.00256 * 115 * 115 * 20 * 1.28) / 2$
Force = 434 pounds, over (28) anchors, ok, 16 pounds per anchor

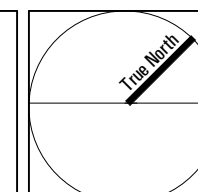


2 SECTION @ CANOPY SIGNAGE

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

1 SOUTH ELEVATION - BLDG. A - RESIDENTIAL ENTRANCE

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

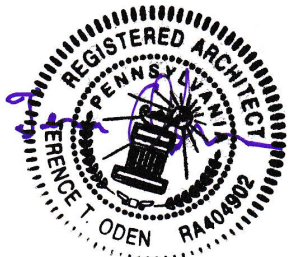




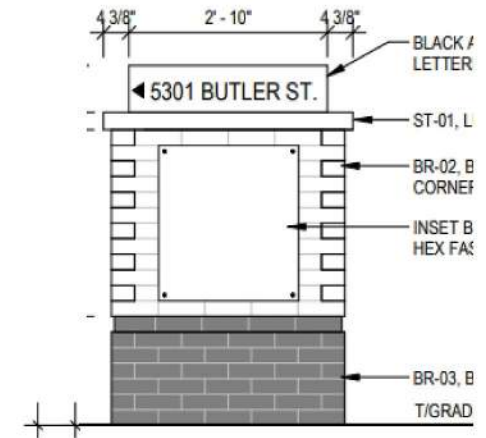
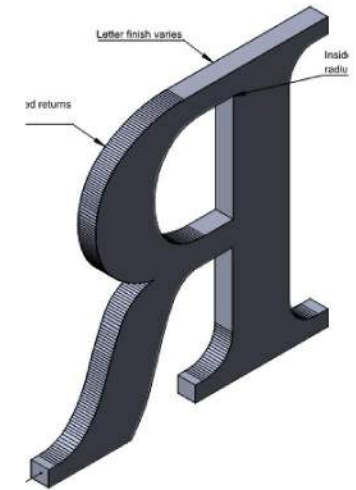
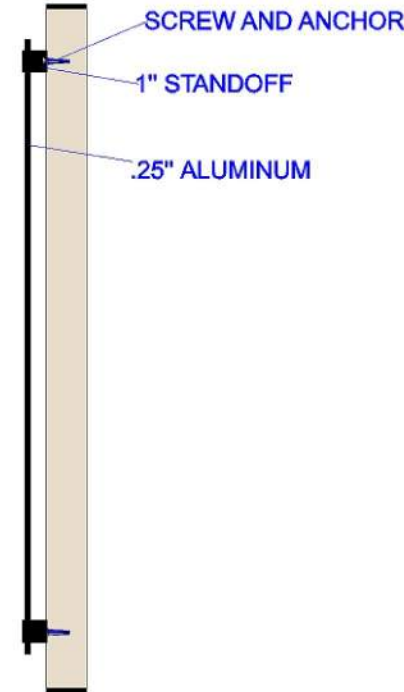
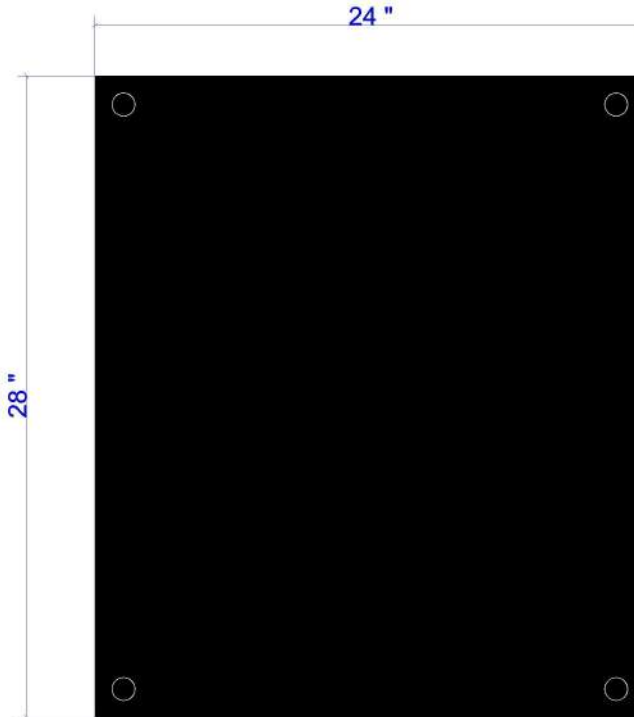
LOCATIONS:

SINGLE SIDED
ON MCCANDLESS AVE
& BERLIN WAY

DOUBLE SIDED
ON BUTLER ST



Area at 5 SF



3 MONUMENT SIGN ELEVATION

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

SPECIFICATIONS:

3"H x .25"T CUT ALUMINUM
FONT: ARIAL NARROW
LETTER COLOR: SOA202SP NATURAL WHITE

SPECIFICATIONS:

24"X28"X.25" THICK ALUMINUM TENANT DIRECTORY
PANEL COLOR: BLACK
MOUNTING: 1" x 1" BLACK ANODIZED STANDOFFS



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Address:	335 E 7TH AVE SUITE 6 HOMESTEAD, PA 15120	Phone:	412-720-0620
		Fax:	412-508-1312
Drawing Completed By:	KILEY		

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ART 2024 / CONTRACTORS / FRANJO / ALBION
LAWRENCEVILLE / ADDITIONS / FAB LETTERS

14'-4" AFG TO BOTTOM
OF SIGN

- 1) Provide galvanic protection where Aluminum contacts dissimilar metals.
- 2) Winds peed per 2018 IBC Figure 1609.3 (pg. 379) is 115 MPH.
- 3) Risk Exposure Category: Category II, Exposure C
- 4) IBC 2018 with PA amendments
- 5) Ground snow load - 30 PSF
- 6) Per 2017 NEC



Sign Area = 40 SF

Force = $(\rho \cdot V^2 \cdot 40 \text{ SF} \cdot 1.28) / 2$

Force = $(.00256 \cdot 115^2 \cdot 40 \cdot 1.28) / 2$

Force = 866 pounds, over 6 linear feet at top and bottom edges. 145 pounds per linear foot. Mounts to existing standoffs,

Install per vinyl manufacturer for "cuts" to reduce wind.

SPECIFICATIONS:

36"W x 160"H DOUBLE SIDED BLOCKOUT BANNER
WITH DIGITAL PRINT

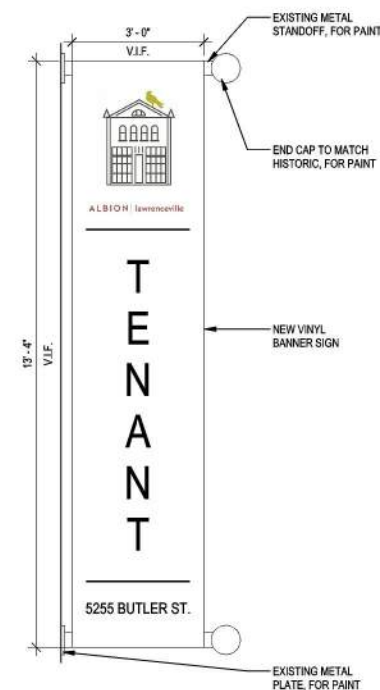
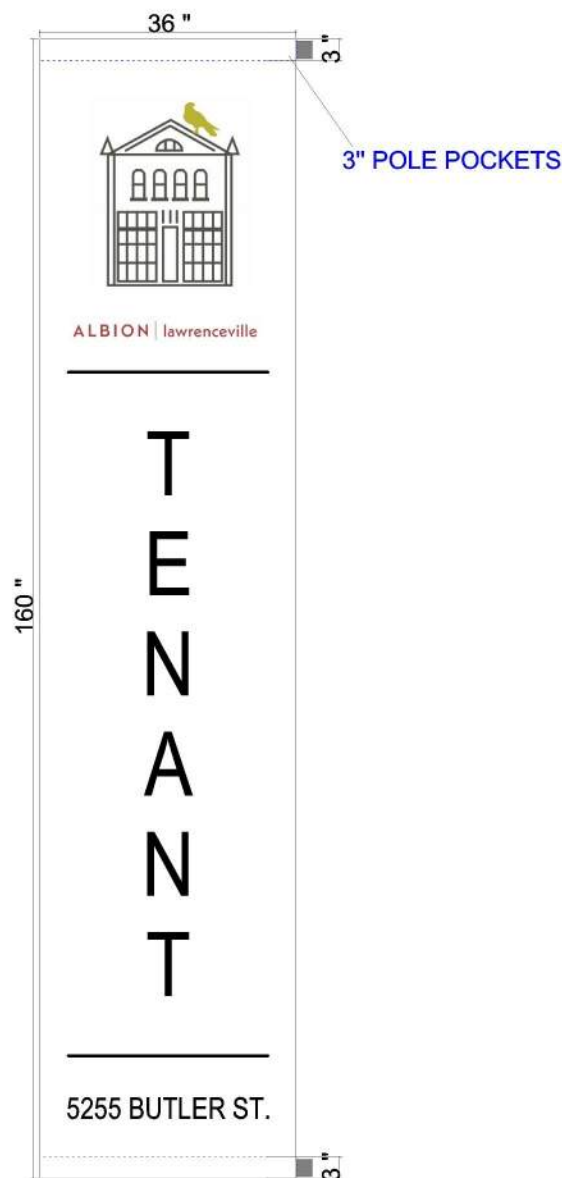
BACKGROUND COLOR: WHITE

TEXT COLOR: BLACK

FONT: PROVIDED ARTWORK

MOUNTING: 3" POLE POCKETS FOR EXISTING

METAL STANDOFF



ELEVATION 1/SK 1.05



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Address: 335 E 7TH AVE SUITE 6
HOMESTEAD, PA 15120

Drawing Completed By: KILEY

Date: 06/23/2025

Phone: 412-720-0620

Fax: 412-508-1312

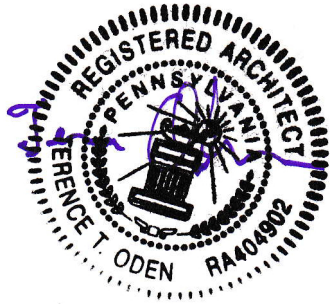
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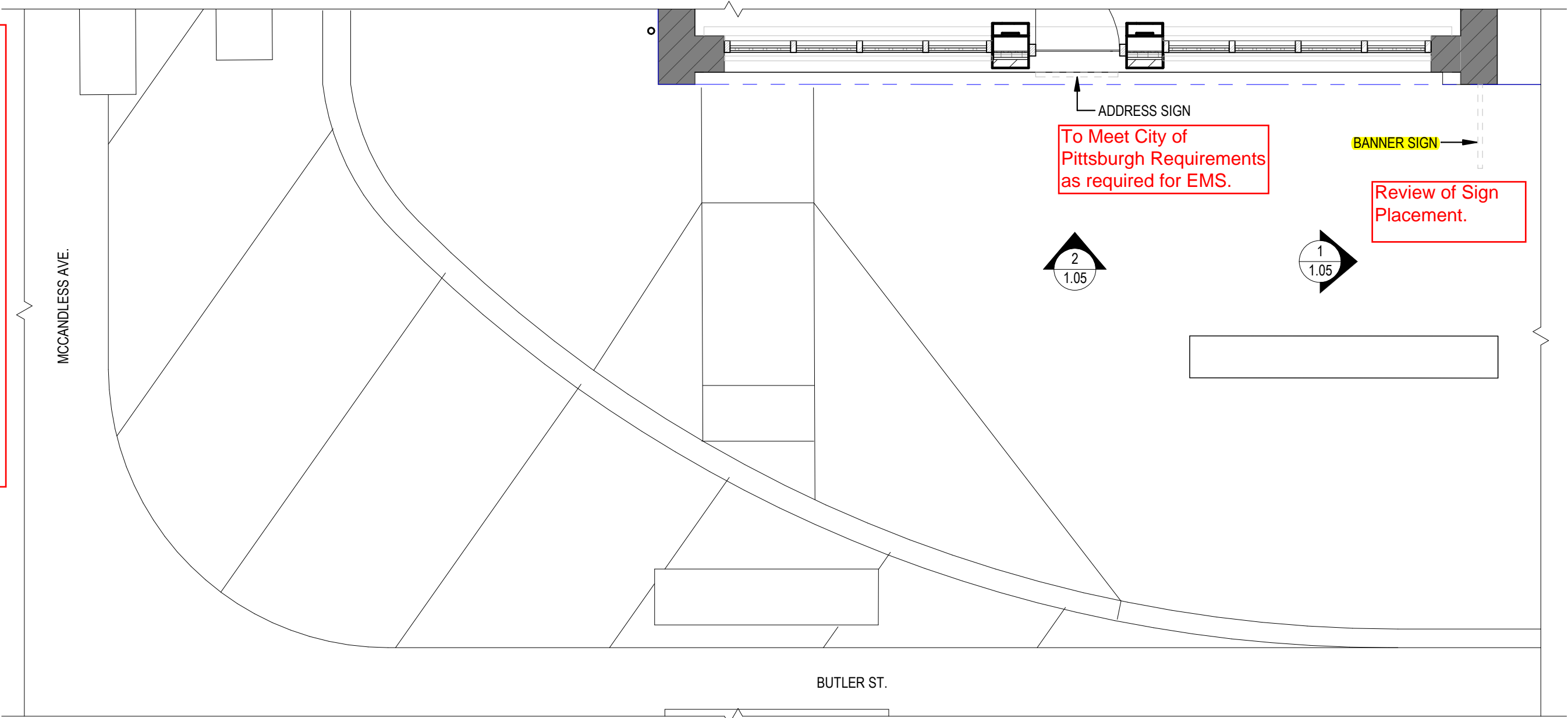
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Signature _____ Date: _____

ART 2024 / CONTRACTORS / FRANJO / ALBION
LAWRENCEVILLE / ADDITIONS / BANNER



- 1) Provide galvanic protection where Aluminum contacts dissimilar metals.
2) Winds peed per 2018 IBC Figure 1609.3 (pg. 379) is 115 MPH.
3) Risk Exposure Category: Category II, Exposure C
4) IBC 2018 with PA amendments
5) Ground snow load - 30 PSF
6) Per 2017 NEC



1

FIREHOUSE - PLAN

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

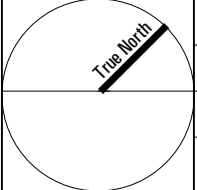
HARTSHORNE PLUNKARD ARCHITECTURE

HPA

315 WEST WALTON STREET
CHICAGO, IL 60610
312.226.4488
HPARCHITECTURE.COM

PLANS AND ALL SPECIFICATIONS ARE SUBJECT TO REVISION AS DEEMED NECESSARY OR ADVISABLE BY BUILDER, ARCHITECT, OR AS REQUIRED BY LAW.

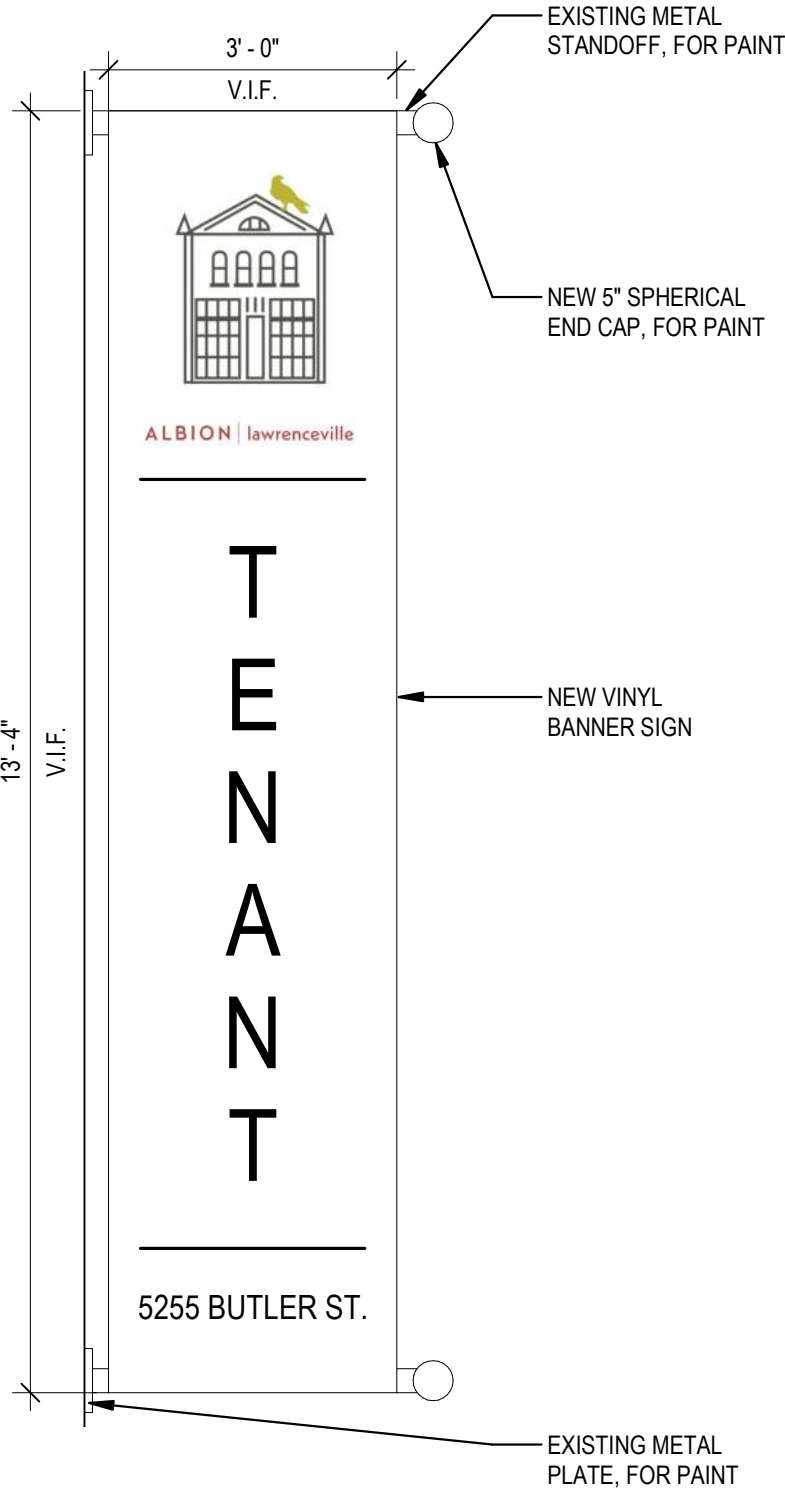
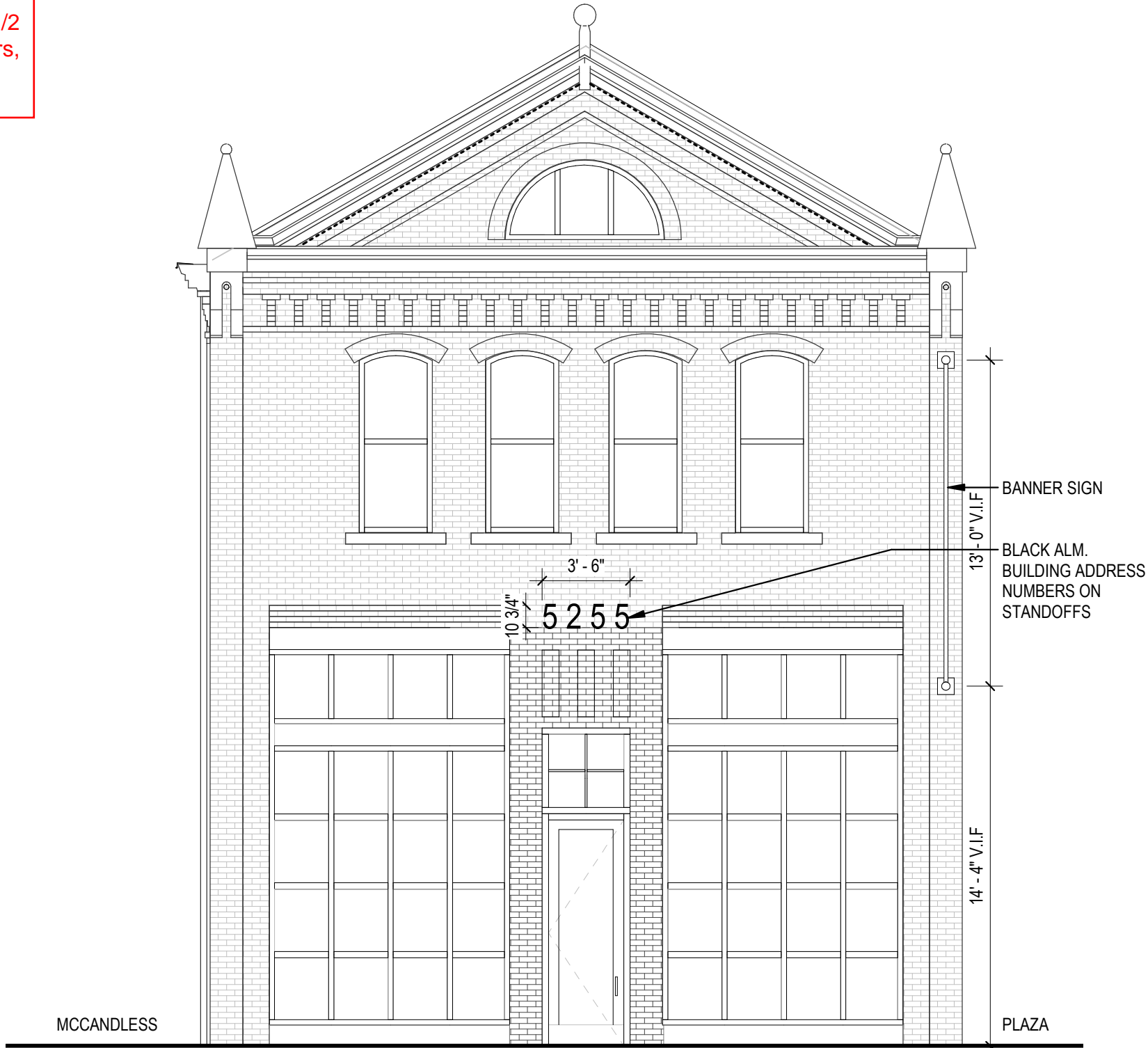
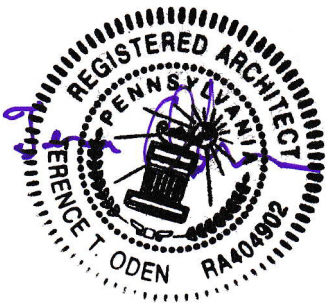
5255 & 5275 BUTLER ST. PITTSBURGH, PA 15201



SCALE	DRAWING FIREHOUSE SIGNS	SK # 1.04
1/4" = 1'-0"		
DATE 01/24/2025		

Sign Area = 55 SF (aggregate area)
Force = (rho * V*V *55 SF * 1.28) / 2
Force = (.00256 * 115 *115 * 55 * 1.28) /2
Force = 1,192 pounds, over (40) anchors,
ok, 30 pounds per anchor

- 1) Provide galvanic protection where Aluminum contacts dissimilar metals.
- 2) Winds peed per 2018 IBC Figure 1609.3 (pg. 379) is 115 MPH.
- 3) Risk Exposure Category: Category II, Exposure C
- 4) IBC 2018 with PA amendments
- 5) Ground snow load - 30 PSF
- 6) Per 2017 NEC



2 FIREHOUSE - BUILDING ADDRESS SIGNAGE
SCALE: 3/16" = 1'-0"

1 FIREHOUSE - BANNER SIGNAGE
SCALE: 1/2" = 1'-0"

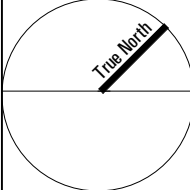
HARTSHORNE PLUNKARD ARCHITECTURE

HPA

315 WEST WALTON STREET
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5255 & 5275 BUTLER ST. PITTSBURGH, PA 15201



SCALE	DRAWING	SK #
As indicated	FIREHOUSE SIGNS	1.05
DATE		
01/24/2025		