



## A. PROJECT INFORMATION

### 1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

ZDR Case Number: BDA-2025-00951

Project Description:

Case Review Date: March 2025

### 2. SITE INFORMATION

Development Address: 419 MELWOOD AVE

Parcel (s): 26-S-135

Zoning Designation: UI

Neighborhood: North Oakland

Registered Community Organization: Oakland Planning and Development Corporation

Date of Development Activities Meeting:

## B. ZBA REQUESTS

Type of Request: Variance

Code Sections: § 919.03M.6(a)

Description: 80 SF maximum permitted face area for sign on Westerly side of building; a 147 SF sign is requested

DESCRIPTION OF WORK:

QUANTITY: 1 SET

Halo lit channel letters

2" .080 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 1/2" long painted spacers

Transformer box with switch

UL labels

Exterior Sign

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

UL placement: top

PAINT COLORS:

**letter color: BLACK**  
**standoff color : TBD**

SPECIFICATIONS:

75"H X 45.75"W X 2"D FABRICATED HALO LIT ALUMINUM LOGO WITH

40"H X 202.25"W X 2"D FABRICATED HALO LIT ALUMINUM LETTERS

FONT: PROVIDED ARTWORK

MOUNTING: PIN MOUNTED INTO BRICK WITH SPACERS (1.5")

ALL WIRING AND COMPONENTS AND REMOTE POWER SUPPLIES

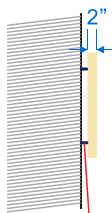
POWER AND CONTROLS (PHOTOCELL, TIMERS ETC) MUST BE PRESENT AT SITE AND PROVIDED BY OTHERS  
STANDARD 100 v-277 vAC ELECTRICAL LINE REQUIRED, AMPS CAN BE CALCULATED UPON APPROVAL IF REQUIRED.

POWER AND CONTROLS FOR ILLUMINATED SIGNAGE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR

GENERAL CONTRACTOR TO PROVIDE READILY AVAILABLE ACCESS TO CONNECTION POINTS

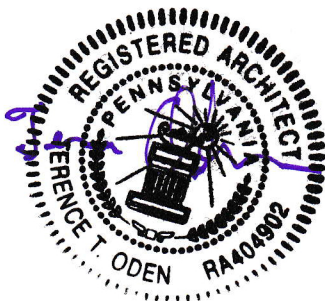
GRAPHICS 22 IS RESPONSIBLE FOR FINAL ELECTRICAL HOOK UP ONLY TO GC PROVIDED CONNECTION

SIDE VIEW



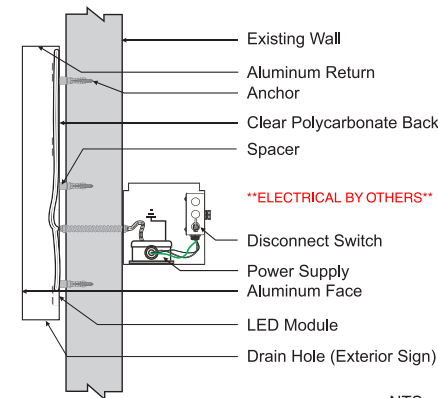
Mount w/ Spacers

○ SPACER COLOR TBD

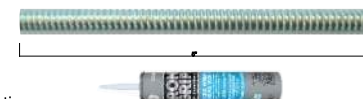


SIGN DESIGNED TO RESIST 115 MILE MPH WIND LOAD  
AND 30 PSF SNOW LOAD  
- TOTAL WEIGHT COMBINED FOR THE PARKING GARAGE  
IS 20 LBS  
- TOTAL WEIGHT COMBINED FOR THE BIKE ENTRY  
LETTERS IS 20 LBS.  
- TOTAL WEIGHT COMBINED FOR THE JULIAN LETTERS IS  
85 LB

HALO LIT CHANNEL LETTER CONSTRUCTION (Typical)



**\*\*ELECTRICAL BY OTHERS\*\***



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



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"Signs for the People"

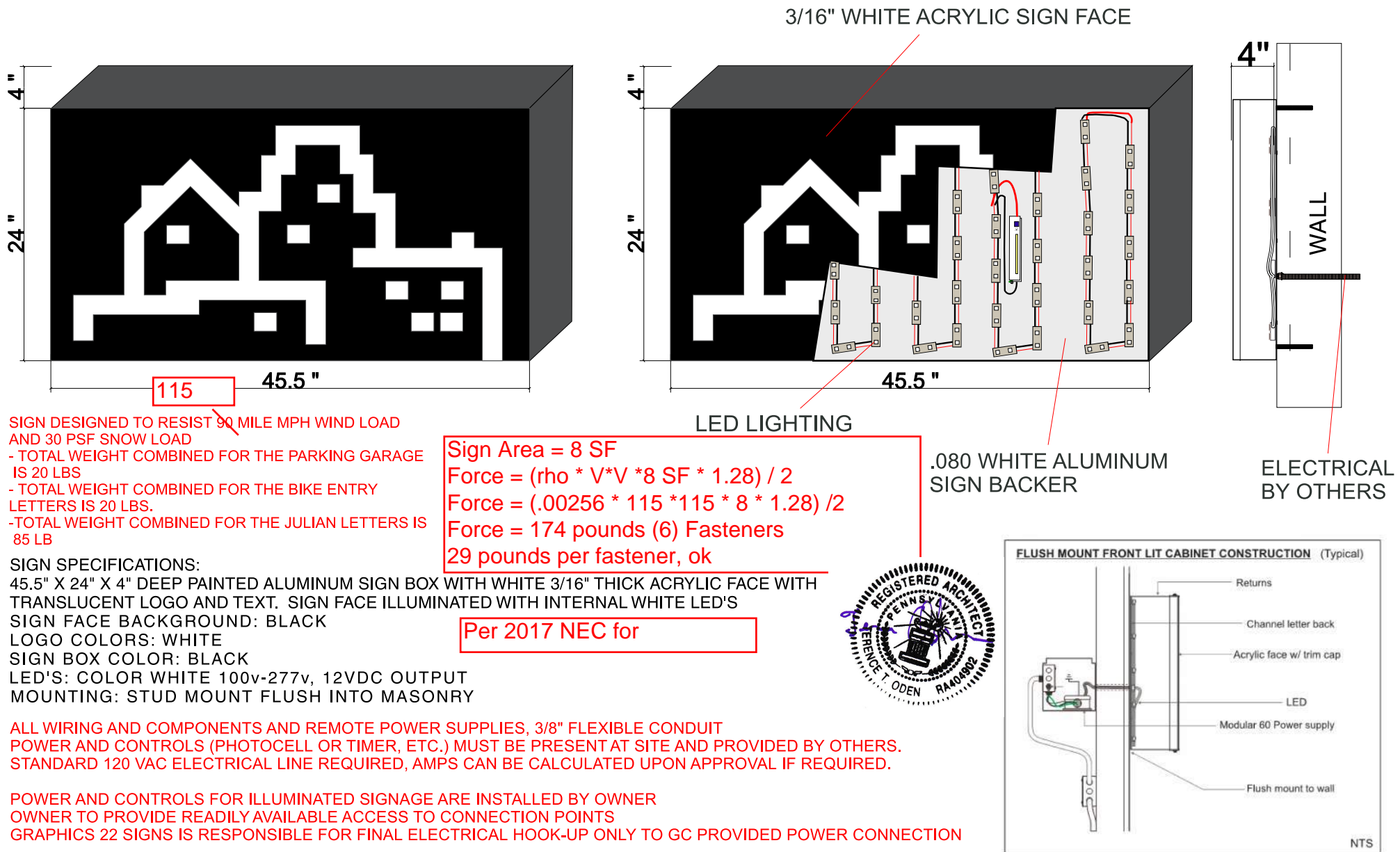
Designed for:	HUDSON COMPANIES / THE JULIAN	Date:	01/30/2025
Address:	2450 HERMITAGE VALLEY FREEWAY HERMITAGE, PA 16148	Phone:	724-981-1204
		Cell:	330-219-2824
Drawing Completed By:	KILEY		

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 / HUDSON GROUP COMPANIES /  
THE JULIAN / SIGN BOX



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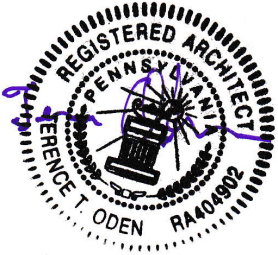
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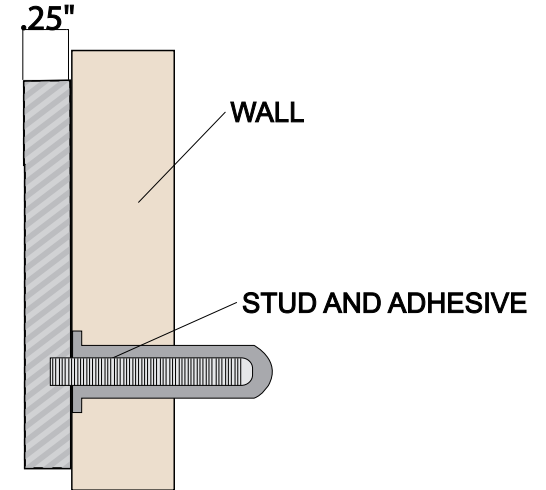
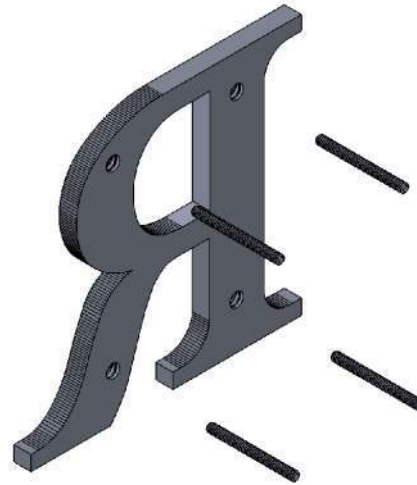
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# 10.25" 244.7" A HUDSON LEGACY PROPERTY

Area=18 SF, Min. (2) fasteners per letter



- 1) Winds speed per 2018 IBC Figure 1609.3 (pg. 379) is 115 MPH.
- 2) Risk Exposure Category: Category II, Exposure C
- 3) IBC 2018 with PA amendments. per 2017 NEC
- 4) Ground snow load - 30 PSF



MOUNTING DETAIL  
N.T.S.

## SIGN SPECIFICATIONS:

10.25"H x .25"T CUT ALUMINUM LETTERS

COLOR: BLACK

FONT USED: PROVIDED ARTWORK

MOUNTING: STUD MOUNT FLUSH INTO MASONRY

115

SIGN DESIGNED TO RESIST 115 MILE MPH WIND LOAD AND 30 PSF SNOW LOAD  
 - TOTAL WEIGHT COMBINED FOR THE PARKING GARAGE IS 20 LBS  
 - TOTAL WEIGHT COMBINED FOR THE BIKE ENTRY LETTERS IS 20 LBS.  
 -TOTAL WEIGHT COMBINED FOR THE JULIAN LETTERS IS 85 LB



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Signature \_\_\_\_\_ Date: \_\_\_\_\_

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147.2 "

12 "

# PARKING GARAGE

Area=13 SF, Min. (2) fasteners  
per letter, ok

COLOR: BLACK SEMI-GLOSS

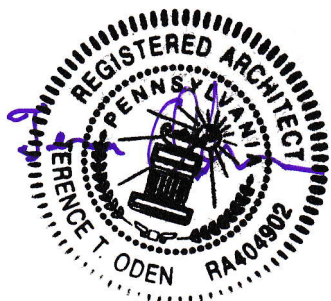
66.5 "

8 "

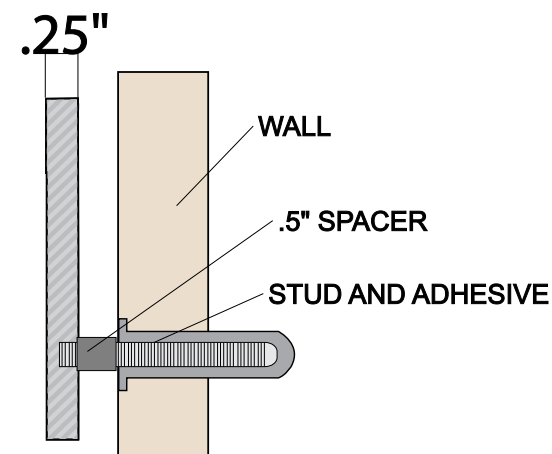
# BIKE ENTRY

Area=4 SF, Min. (2) fasteners  
per letter, ok

COLOR: METALLIC SILVER SEMI-GLOSS



- 1) Winds peed per 2018 IBC Figure 1609.3 (pg. 379) is 115 MPH.
- 2) Risk Exposure Category: Category II, Exposure C
- 3) IBC 2018 with PA amendments. per 2017



MOUNTING DETAIL  
N.T.S.

## SIGN SPECIFICATIONS:

10"H AND 4"H x .25"T CUT ALUMINUM LETTERS

COLOR: AS NOTED ABOVE

FONT USED: ARIAL BOLD

MOUNTING: 3" PIN MOUNT WITH .5" STANDOFFS

115

SIGN DESIGNED TO RESIST 90 MILE MPH WIND LOAD  
AND 30 PSF SNOW LOAD  
- TOTAL WEIGHT COMBINED FOR THE PARKING GARAGE  
IS 20 LBS  
- TOTAL WEIGHT COMBINED FOR THE BIKE ENTRY  
LETTERS IS 20 LBS.

Non illuminated Letters

50% DEPOSIT REQUIRED ON ALL WORK.

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Signature \_\_\_\_\_

Date: \_\_\_\_\_

Designed for: Hudson Group

Address: 419 Melwood Avenue, Pittsburgh, PA 15213

Drawing Completed By: Geoff Panian

Date: 01292025

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Revised: \_\_\_\_\_

Contact: Brian

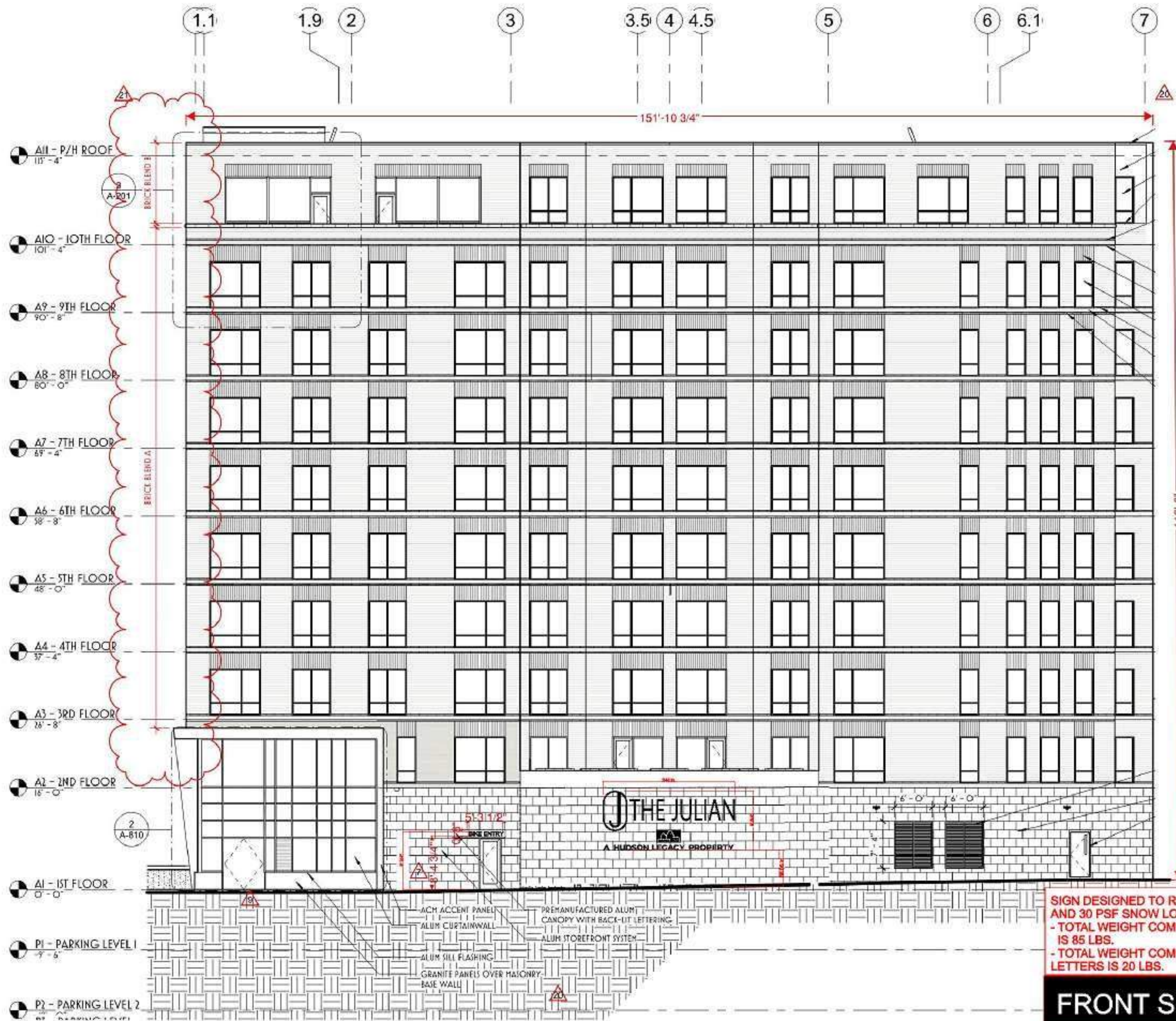
Art 2024/C/ Hudson Group/ Julian  
Non illuminated cut Aluminium Letters

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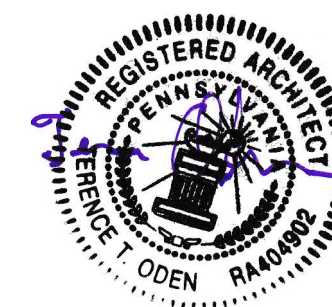




Sign Area = 12 SF-J Sign  
 Openness Factor  
 $\text{Force} = (\rho \cdot V \cdot V \cdot 12 \text{ SF} \cdot 1.28) / 2$   
 $\text{Force} = (.00256 \cdot 115 \cdot 115 \cdot 12 \cdot 1.28) / 2$   
 $\text{Force} = 260 \text{ pounds}$   
 (6) Fasteners  
 44 pounds per fastener,  
 ok

Sign Area = 28 SF-Julian  
 Sign-openess factor  
 $\text{Force} = (\rho \cdot V \cdot V \cdot 28 \text{ SF} \cdot 1.28) / 2$   
 $\text{Force} = (.00256 \cdot 115 \cdot 115 \cdot 28 \cdot 1.28) / 2$   
 $\text{Force} = 607 \text{ pounds}$   
 (18) Fasteners, 2 per  
 letter min.  
 34 pounds per fastener,  
 ok

- 1) Winds peed per 2018 IBC Figure 1609.3 (pg. 379) is 115 MPH.
- 2) Risk Exposure Category: Category II, Exposure C
- 3) IBC 2018 with PA amendments. per 2017 NEC
- 4) Ground snow load - 30 PSF



115

**SIGN DESIGNED TO RESIST 90 MILE MPH WIND LOAD AND 30 PSF SNOW LOAD**  
 - TOTAL WEIGHT COMBINED FOR THE JULIAN LOGO IS 85 LBS.  
 - TOTAL WEIGHT COMBINED FOR THE BIKE ENTRY LETTERS IS 20 LBS.

**FRONT SIGN LOCATION**

50% DEPOSIT REQUIRED ON ALL WORK.

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Signature \_\_\_\_\_

Date: \_\_\_\_\_

Designed for: Hudson Group

Address: 419 Melwood Avenue, Pittsburgh, PA 15213

Drawing Completed By: Geoff Panian

Date: 01292025

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Revised: \_\_\_\_\_

Contact: Brian

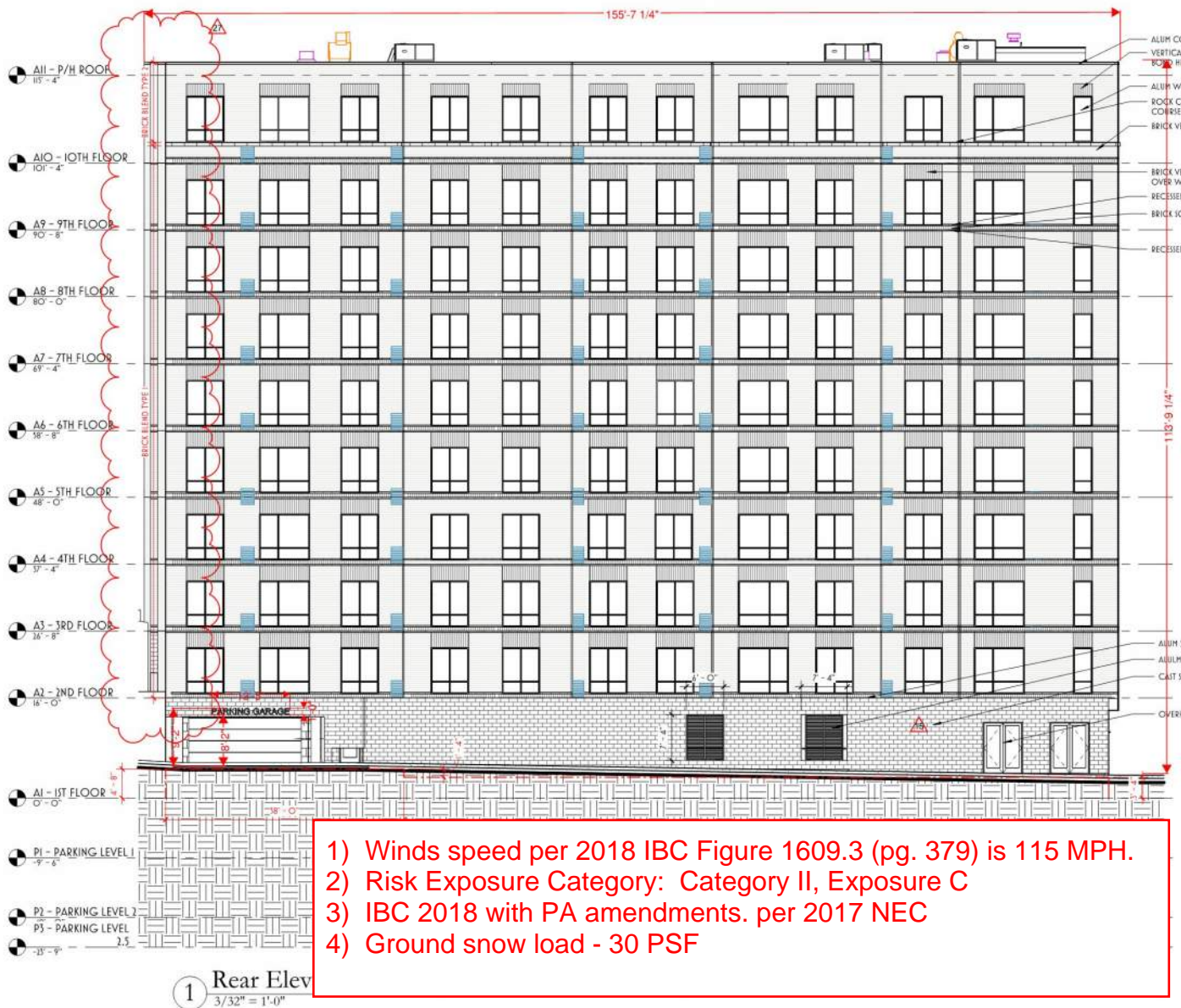
Art 2024/C/ Hudson Group/ Julian Front Elevation drwg.

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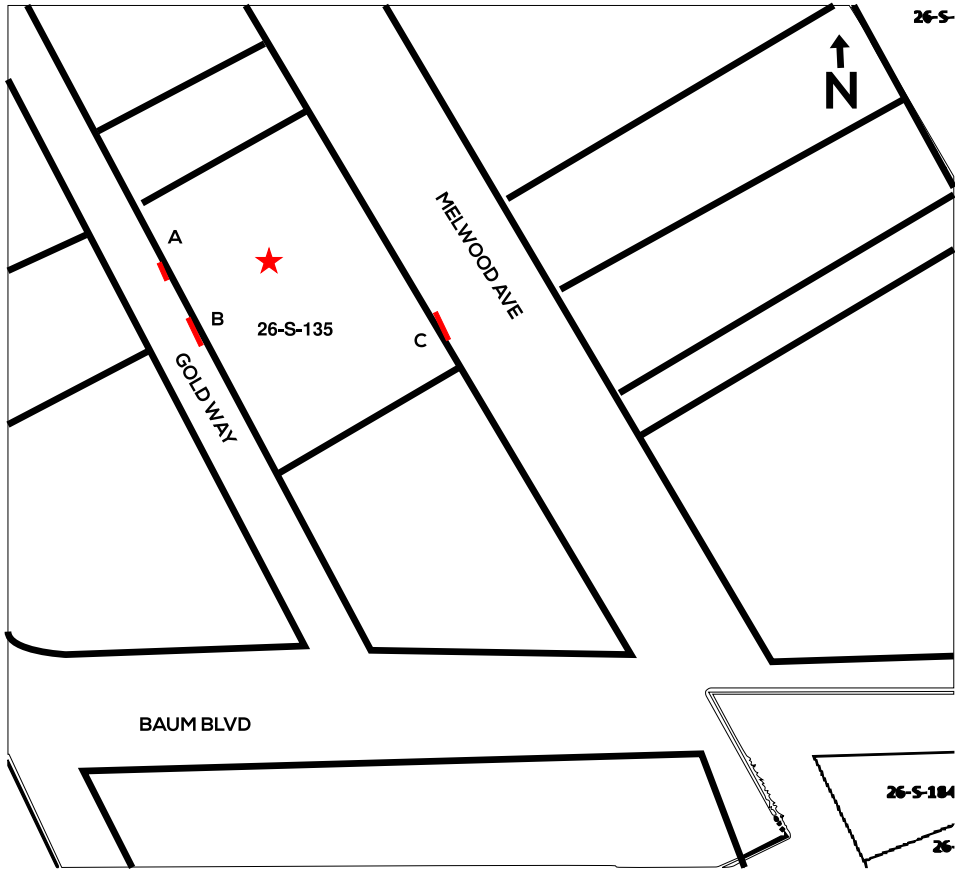
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LETTERS IS 20 LBS.

Non illuminated Letters

1 Rear Elev  
3/32" = 1'-0"



## SITE MAP/SIGN LOCATIONS

A = 8"X66.5"X.25" BIKE ENTRY LETTERING NON LIT  
 B = 248"X75"X2" ILLUMINATED JULIAN LETTERING  
 C = 12"X147.2"X.25" PARKING GARAGE LETTERING NON LIT

Architectural Site Plan  
 review for (3) sign  
 placement only.



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