



A. PROJECT INFORMATION

1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

ZDR Case Number: BDA-2025-10720

Project Description: New Wall Signs

Case Review Date: Oct 2025

2. SITE INFORMATION

Development Address: 75 HOPPER PL

Parcel (s): 25-f-288

Zoning Designation: RIV-IMU

Neighborhood: Strip District

Registered Community Organization: N/a

Date of Development Activities Meeting: N/r

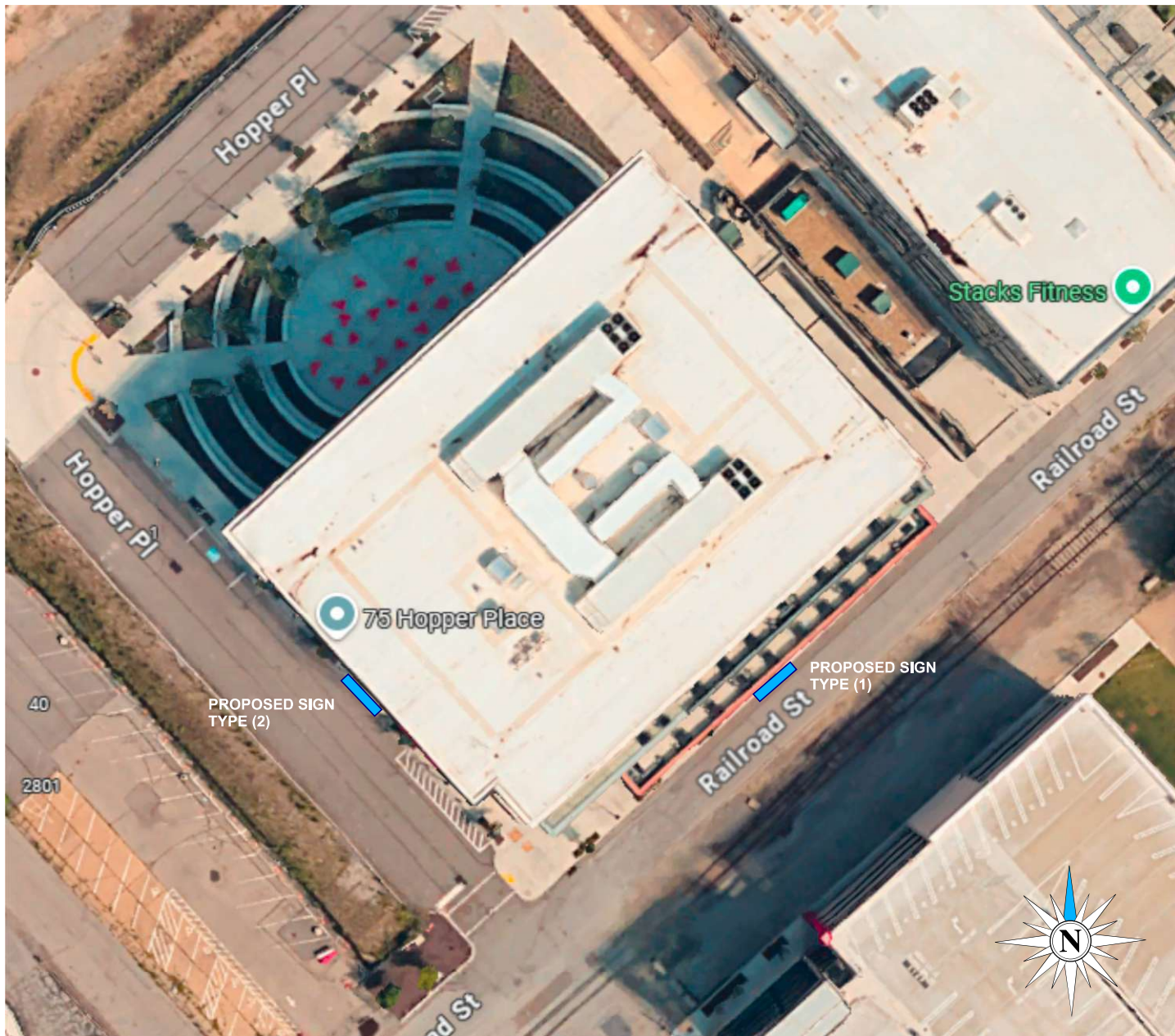
B. ZBA REQUESTS

Type of Request: Variance Code Section: 919.03M.5

Description: Wall Signs above 20ft are not permitted; Signs at 42' and 43.3' proposed

Type of Request: Variance Code Section: 919.03M.5

Description: Multi-tenant Signs shall be mounted no higher than 2nd floor; on fourth floor proposed



SIMPLE SITE PLAN

See Architectural Site Plan

GRSM - 75 Hopper Place, Pittsburgh, PA 15222

CUSTOMER APPROVAL

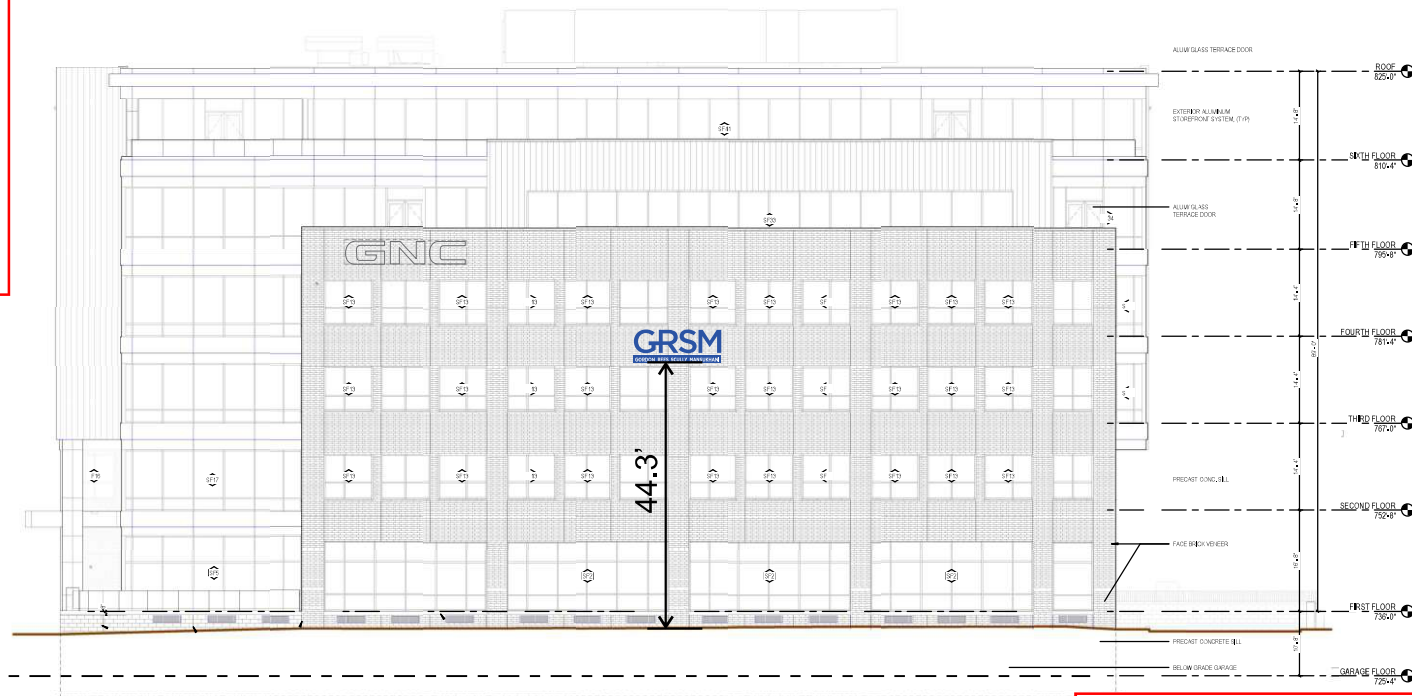
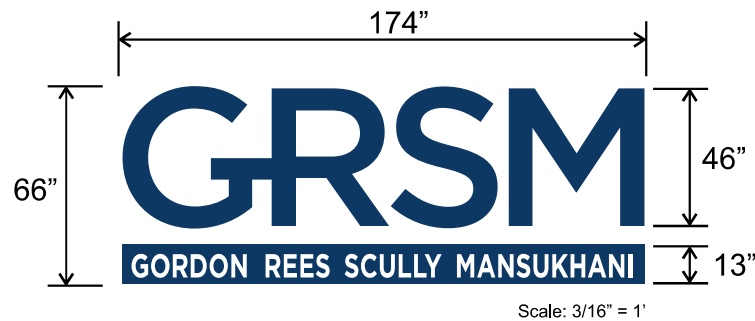
Date: 09-22-25

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SHEET SIZE (8.5 x 11)

003_GRSM_Hopper

- 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



SOUTH ELEVATION - Sign Type (1)(QTY:1)
 Channel Letters - Remote Mount - Remote Mount Cabinet
 Scale: 1/32" = 1' (79.7 SQFT)

Area split between bottom banner and letters

Sign Area = 17SF banner and 35 SF letters
 $\text{Force} = (\rho \cdot V^2 \cdot A \cdot C_d) / 2$
 $\text{Force} = (.00256 \cdot 115^2 \cdot 52 \cdot 1.28) / 2$
 Force = 1,127 pounds, over (47) anchor points, 24 pounds per anchor, ok

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