A. PROJECT INFORMATION

1. APPLICATION IS: ☑ Development Project ☐ Protest Appeal

2. STAFF REVIEW DATE: 1/14/2021

3. SITE INFORMATION

Development Address: 679 WATERFRONT PL
Parcel ID(s)/Lot-and-Block Number(s): 0009-C-00004-0000-00 & 0009-C00008-0000-00
Project Description: INSTALL SIGNAGE ON TWO FIVE STORY MULTI-UNIT DWELLINGS 1679 WATERFRONT (BRIDGE BUILDING) INSTALL ONE 27.75 SQ FT BLADE IDENTIFICATION SIGN (THE DISTRICT), ONE 11.5 SQ FT BLADE PARKING IDENTIFICATION SIGN, AND 11 SQ FT WALL ADDRESS SIGN (1679) ON SOUTHERLY FACADE, TWO 16.3 SQ FT MONUMENT SIGNS AT EASTERLY AND WESTERLY SIDES OF PUBLIC PASSAGE BETWEEN BUILDINGS, 1759 WATERFRONT (MIDDLE BUILDING) INSTALL ONE 27.75 SQ FT BLADE IDENTIFICATION SIGN (THE DISTRICT), ONE 11.5 SQ FT BLADE PARKING IDENTIFICATION SIGN, AND 11 SQ FT WALL ADDRESS SIGN (1759) ON SOUTHERLY FACADE.

3. CONTACT INFORMATION

Applicant Name: Rocco Magrino
Applicant Contact (phone and email): 724-444-1100 Ext. 528; rmagrino@pve-llc.com

B. ZBA HEARING INFORMATION

Zone Case #: 55
Date of Hearing: 1/14/2021
Time of Hearing: 9:40 AM
Zoning Designation: SP-8
Neighborhood: Strip District
Zoning Specialist: Kyla Prendergast

C. ZBA REQUESTS

Type of Request Variance: Code Section: 919.03.N(2.)
Description: Maximum area per sign 12 SF; 27.75 SF requested
Data displayed on this map is for informational purposes only. It is not survey accurate and is meant to only show a representation of property lines.

Note: This button uses pop-ups. Please click help button for further printing instructions.
Location Plan - Signs are not to scale and are to indicate location only

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<td>Sculpture location (in supplementary packages)</td>
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**General Notes**

1. Sign contractor shall be responsible for design and engineering of supports, brackets and miscellaneous steel or metal required for installation.

2. The sign contractor shall be licensed in the state of the project and verify all connections and support details.

3. Include any other materials as required.

4. Field dimensions shall be taken by the sign contractor prior to preparation of shop drawings and fabrication work. It is the responsibility of the sign contractor to verify all sign locations (accuracy of location and potential obstacles, see contractor shall verify appropriate positioning of any issues, dispersions and potential obstacles per the attached performance specifications, contracts or other similar documents).

5. The sign contractor shall contact the appropriate services to verify locations of underground services.

6. Sign contractor shall ensure that all permits and field inspections are necessary for proper installation. All sign locations need to be licensed and signed by the sign contractor and approved in written form prior to installation.

7. Masonry masonry is permitted. Masonry is required to verify and adjust as needed. Final dimensions must appear in shop drawings for review and approval.

8. Sign contractor shall contact the appropriate service to verify and adjust as needed. Final dimensions must appear in shop drawings for review and approval.

9. The sign contractor shall submit all necessary documents for review and approval.

10. The sign contractor shall follow any additional requirements presented in the attached performance specifications and corresponding documents.

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**SOUTH ELEVATION - BRIDGE BUILDING**

Scale: 3/52" = 1'-0"

**PROJECTING SIGN - BRIDGE BUILDING**

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

**AXONOMETRIC, NIGHT**

Scale: 1/4" = 1'-0"
General Notes:
1. Sign contractor shall be responsible for design and engineering of supports, anchors and miscellaneous civil or metal items for installation.
2. Sign contractor's structural engineer shall be licensed in the state of the project and convey all connections and support details.
3. Provide all materials as required.
4. Field dimensions shall be taken by the sign contractor prior to preparation of shop drawings and fabrication where possible. It is the responsibility of the sign contractor to site verify all locations for accuracy, fit and potential obstructions. Sign contractor shall resolve any discrepancies and potential obstacles per the attached performance specifications, contract or specified communication methods.
5. It is the responsibility of the sign contractor to contact appropriate services to verify locations of underground utilities.
6. Sign contractor shall verify all permits and field inspection approval necessary to complete work per city requirements, all sign locations need to be located and staked by sign contractor and approved by city prior to installation.
7. Kupo mounting dimensions are approximate, sign contractor to verify and adjust as needed. Final dimensions must appear on shop drawings for review and approval.
8. Sign contractor must provide instructions on optimal maintenance and care to prevent vandalism, discoloration and other defects due to weather and environmental conditions.
9. Sign contractor must include lock, base, and mirror samples for review and approval.
10. Sign contractor shall follow any additional requirements presented in the attached performance specifications and design intent documents.
**ENTRY SIGN**

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

- 2" thick dimensional signage icon
- Engraved and polished through acrylic internally illuminated
- Back Veiy to remain black at night
- Printed aluminum cabinet
- Back Veiy to remain black at night
- 1/8" thick dimensional/address icon engraved and polished through acrylic internally illuminated

**TOP**

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

- Power run by others
- Anchor/mounting to be coordinated with Architect/Engineer
- Printed aluminum panel
- Gabled line represents 4'6" HMPS
- Painted returns
- 1679

**AXONOMETRIC**

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

**SOUTH ELEVATION – BRIDGE ENTRY SIGNAGE**

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

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**General Notes**

1. Sign contractor shall be responsible for design and engineering of supports, anchors and miscellaneous steel or metal required for installation.

2. The sign contractor’s structural engineer shall be licensed in the state of the project and verify all connections and support details.

3. Other structural materials as required.

4. Field dimensions should be verified by the sign contractor prior to preparation of shop drawings and fabrication.

5. It is the responsibility of the sign contractor to site verify all sign locations for accuracy, stability and potential obstacles.

6. Sign contractor shall provide a proposal for the installation.

7. Masonry dimensions are approximate, sign contractor to verify and adjust as needed.

8. Final dimensions must appear on shop drawings for review and approval.

9. Sign contractor must submit back, cornice and mortar samples for review and approval.

10. Sign contractor shall follow any additional requirements presented in the attached performance specifications and perform measurements.

---

**Contact**

Guide

13133 Shaker Square, Suite 121
Cleveland, Ohio 44120
guidestudio.com

**PM**

E. Deutsch

**Design Intent**

Exterior Signs
GENERAL NOTES

1. Sign contractor shall be responsible for design and engineering of supports, anchors and miscellaneous steel or metal required for installation.

2. The sign contractor's structural engineer shall be licensed in the state of the project and certify all connections and support details.

3. Insulated similar materials as required.

4. Field dimensions shall be taken by the sign contractor prior to preparation of shop drawings and fabrication. It is the responsibility of the sign contractor to verify all sign locations for accuracy, fit, and potential conflicts. Sign contractor shall note association personnel of any issues, discrepancies and potential obstacles per the attached and submitted specifications, contract or specified communication process.

5. It is the responsibility of the sign contractor to contact appropriate service to verify locations of underground utilities.

6. Sign contractor must obtain all permits and field inspection approval necessary to complete the work per project requirements. All sign locations need to be located and located by sign contractor and approved by city prior to installation.

7. Masonry dimensions are approximate, sign contractor to verify and adjust as needed. Final dimensions must appear on shop drawings for review and approval.

8. Sign contractor must install and seal masonry to prevent moisture, delamination and other defects due to weather and environmental conditions.

9. Sign contractor must subm the entire, and mortar samples for review and approval.

10. Sign contractor shall follow any additional requirements presented in the attached performance specifications and design intent documents.
The District — Supplementary Sculpture Package

The District — Sculpture Example

Final Sculpture may differ from that depicted above.

Please see Page 2 (Keynote 8) of the Exterior Signage Package dated May 2020 for site location

Maximum Height = 120" above the concrete pedestal.

The sculpture will be secured to a foundation sized to accept the anticipated loadings.
Location Plan - Signs are not to scale and are to indicate location only

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The District – Supplementary Sculpture Package

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Please see Page 2 (Keynote 8) of the Exterior Signage Package dated May 2020 for site location

Maximum Height = 120” above the concrete pedestal.

The sculpture will be secured to a foundation sized to accept the anticipated loadings.
COMMERCIAL SIGN
PERMIT FORM

1. PROPERTY INFORMATION
   Property Address: 1679 & 1759 Waterfront Place, 15222
   Owner Name: Riverfront Residences II LLC
   Use of Structure/Space: Two Apartment Buildings, one on each site.

2. SCOPE OF PROPOSED WORK (Check all that apply):

   Structure Type: Commercial – All Other Uses
   Work Scope: Non-Advertising Sign
   Work Scope: Ground Sign – 6 Feet or Less in Height

   Other Intended Work: Electrical
   Location of Work (within structure/site): Please see the attached signage package

   Description of Work: Please see the attached signage package
   Related Zoning Development Review Application #: 112 of 2018 Please see attached zoning vouchers.
   Related Building Permit #: 18-B-04223 & 18-B-04221
   **Construction drawings are required for all work other than minor alteration type of work – see “Standard Permit Application Requirements” bulletin on this webpage: http://pghpapd.com/pri/pdf-bulletins

   NOTE: Signs installed over 30 feet above grade will require a Special Inspector to inspect the means of attachment for the sign. It is the permit holder’s responsibility to employ the Special Inspector and provide Special Inspection reports.

3. TRADE LICENSE INFORMATION – If selected, not required until permit issuance

   Business Name: ____________________________ License No. (SN/SC): ____________________________
   Phone: ____________________________ Email/Fax: ____________________________
   Signature: ____________________________ Cost of Work: $ ____________________________

4. APPLICANT’S AFFIDAVIT:

   I am the Owner of the property, or an agent of the Owner, for which this application is filed. If an agent, I certify that I have been authorized by the Owner to complete this application on their behalf. As the applicant, I certify that the information provided as part of this application is correct.

   Signature: ____________________________ Print: Noam Magence
   Address: 1234 Euclid Ave., 4th Floor, Cleveland, OH 44115
   Phone: (216) 584-0992 Email/Fax: mzelenkofsk@nrpgroup.com
   Estimated of Work: $ ____________________________

   Revised: 6/12/19
Commercial Building Permit Application - Voucher Number: 18-B-04233

Property Address: 17TH WATERFRONT PL
Parcel: 0009C00000100000000
Owner: VNC
ROCCO MAFFI
WATERFRONT CORPORATE PARK III
1200 GEORGE TOWN DRIVE, SUITE 103
SUITEKLEY, PA 15230
724-443-1390

Applicant: VNC
ROCCO MAFFI
WATERFRONT CORPORATE PARK III
1200 GEORGE TOWN DRIVE, SUITE 103
SUITEKLEY, PA 15230
724-443-1390

Work Description: NEW 3 STORY MULTI-UNIT RESIDENTIAL BUILDING (164 UNITS)
Occupancy Type: USE OF 3 STORY STRUCTURE AS MULTI-UNIT RESIDENTIAL WITH 164 DWELLING UNITS, 95 SECURE BIKE PARKING SPACES ON THE FIRST FLOOR, INTEGRAL ACCESSORY AUTOMOBILE PARKING AT 17TH WATERFRONT PLACE (4-6-8) SURFACE PARKING SPACES ON EASILY VIEWED SIDE OF BUILDING.

Note: Please read this as TO STATEMENT OF TRUTH.

Approved for Zoning by: 26A 12/03/2018
Date: 12/03/2018

By: A. M. Ritter
Date: 1/12/2019

NOTE: PLEASE READ THIS DOCUMENT IS NOT A PERMIT.
**CITY OF PITTSBURGH**

**Department of City Planning**

This document verifies the receipt of a Zoning Application and fulfillment of all Zoning requirements. Since this document does not contain a permit, please submit the following applications to the Department of Planning:

**Commercial Building Permit Application - Voucher Number: 18-B-80821**

<table>
<thead>
<tr>
<th>Property Address: 1679 WATERFRONT PL</th>
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<td>PVE BOCCO MARGO MARCO PACEY 3300 WATERFRONT PL</td>
<td>BUCCON COMPANY 1300 PENN AVE STE 300 PITTSBURGH, PA 15222 724-444-1100</td>
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**Work Described:** NEW CONSTRUCTION 4 STORY MULTI-UNIT RESIDENTIAL BUILDING (178 UNITS) WITH INTEGRAL PARKING (343 SPACES)

**Occupancy Is For:** USE OF 4 STORY STRUCTURE AS MULTI-UNIT RESIDENTIAL WITH 178 UNITS 54 INTEGRAL AUTOMOBILE PARKING SPACES, SHARED AS ACCESSORY WITH 139 WATERFRONT PLACE (9-C-4) 90 SECURE BICE PARKING SPACES ON FIRST LEVEL OF GARAGE.

**New Certificate of Occupancy Required: No**

**Date: 9-12-49**

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**NOTE: PLEASE BE ADVISED THAT THIS DOCUMENT IS NOT A PERMIT.**
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COLORS AND FINISHES

C3
Dark Gray – Matte Paint
Match Architecture

C2
Matte Paint
Match PMS Cool Gray 7

C1
White

SIGNAGE EXAMPLE (FOR REFERENCE ONLY)
Open face channel letters
Neon illuminated

TYPE

ABCDEFGHJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890
T2: GOTHAM Secondary typeface used in the program

ABCDEFGHJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890
T1: RIFT BOLD Specialty typeface used in the program

SYMBOLS

←

Directional Arrow

* Colors above are guidelines for design intent. If using a different technique, application or material (for example, printing instead of vinyl) match the above colors.

* All colors must be approved by Owner. Obtain samples/swatches from Owner to match prior to fabrication
General Notes:

1. Sign contractor shall be responsible for design and engineering of supports, anchors and miscellaneous steel or metal required for installation.
2. The sign contractor's structural engineer shall be licensed in the state of the project and capable of calculations and support details.
3. Isolate aluminum materials as required.
4. Field dimensions shall be taken by the sign contractor prior to preparation of shop drawings and installation
5. It is the responsibility of the sign contractor to verify all applications for accuracy, N. and potential obstructions. Sign contractor shall verify appropriate equipment of any loads, dimensions and potential obstructions through the attached performance specifications, contract or specified communication process.
6. Sign contractor is responsible for verifying locations of underground utilities.
7. Sign contractor must obtain all permits and field inspection approvals necessary to complete work per city requirements.
8. Sign contractor must verify and adjust as needed. Final dimensions must appear on shop drawings for review and approval.
9. Sign contractor must test all equipment to ensure proper function. Testing and other checks are due to weather, environmental conditions.
10. Sign contractor must notify building authorities of work necessary for review and approval.

SOUTH ELEVATION - BRIDGE BUILDING
Scale: 3/32" = 1'-0"

PROJECTING SIGN - BRIDGE BUILDING
Scale: 1/4" = 1'-0"

AXONOMETRIC, NIGHT
Scale: 1/4" = 1'-0"
1. The sign contractor shall be responsible for design and engineering of supports, anchors and fasteners, and any metal required for installation.

2. The sign contractor shall submit a detailed shop drawing and shop fabrication drawing to the owner for approval. Any changes or modifications made after the shop drawings are approved shall be coordinated through the architect.

3. The sign contractor shall provide a detailed installation plan and schedule. The installation shall be completed in accordance with the approved plan and schedule.

4. All graphics shall be produced by a qualified sign contractor. The sign contractor shall provide a detailed plan and schedule for the production of the graphics.

5. The sign contractor shall provide a detailed maintenance plan and schedule. The maintenance shall be performed in accordance with the approved plan and schedule.

6. The sign contractor shall provide a detailed warranty plan and schedule. The warranty shall be provided in accordance with the approved plan and schedule.

7. The sign contractor shall provide a detailed cost estimate and schedule. The cost estimate shall be provided in accordance with the approved plan and schedule.

8. The sign contractor shall provide a detailed safety plan and schedule. The safety plan shall be provided in accordance with the approved plan and schedule.

9. The sign contractor shall provide a detailed quality control plan and schedule. The quality control plan shall be provided in accordance with the approved plan and schedule.

10. The sign contractor shall provide a detailed performance specification and schedule. The performance specification shall be provided in accordance with the approved plan and schedule.
THE DISTRICT
POP-PA

SOUTH ELEVATION - ENTRY VINYL
(LEFT DOOR)
Scale: 1" = 1'-0"

LEASING OFFICE HOURS
Monday-Friday 9:00 a.m.-6:00 p.m.
Saturday 9:00 a.m.-5:00 p.m.
Sunday Hooy-5:00 p.m.

SOUTH ELEVATION - ENTRY VINYL
(RIGHT DOOR)
Scale: 1" = 1'-0"

General Notes
1. Sign contractor shall be responsible for design and engineering of supports, anchors and miscellaneous steel as required for installation.
2. The sign contractor's structural engineer shall be licensed in the state of the project and certify all connections and support details.
3. Install dissimilar materials as required.
4. Field dimensions shall be taken by the sign contractor prior to presentation of shop drawings and fabrication where possible. It is the responsibility of the sign contractor to verify all sign locations for accuracy, fit, and potential obstructions. Sign contractor shall notify appropriate personnel of any issues, discrepancies and potential obstructions per the attached performance specifications, contract and in writing communication process.
5. It is the responsibility of the sign contractor to contact appropriate service or notify locations of underground utilities.
6. Sign contractor must submit all permit and third inspection approvals necessary to complete work per city requirements. All sign locations need to be verified and approved by the sign contractor and approved by city prior to installation.
7. Elevation dimensions are approximate, sign contractor to verify and adjust as needed. Final dimensions must appear on shop drawings for review and approval.
8. Sign contractor must clean and seal masonry to prevent moisture, discoloration and other defects due to weather and environmental conditions.
9. Sign contractor must submit brick, stone, and mortar samples for review and approval.
10. Sign contractor shall follow any additional requirements presented in the attached performance specifications and design intent documents.

SOUTH ELEVATION - WINDOW VINYL
Scale: 1" = 1'-0"

Plan View
Frosted Pattern location

confirm sign locations with owner

NRP1608

Design Intent
Exterior Signs

3/18/2020
E. Deutsch
M. Wunderle

Guide
13110 Shaker Square, Suite 181
Cleveland, Ohio 44120
guidesudio.com

Copyright © Guide Studio, Inc. Design Intent
General Notes:

1. Sign contractor shall be responsible for design and engineering of supports, anchors and miscellaneous work or metal required for installation.

2. The sign contractor's structural engineers shall be licensed for the state of Ohio and provide all the necessary plans and support details.

3. Isolate drainage materials as required.

4. Field dimensions shall be taken by the sign contractor prior to installation of shop drawings and fabrication where possible. It is the responsibility of the sign contractor to verify all sign locations for accuracy, fit, and potential obstructions. The sign contractor shall verify appropriate placements of any signs, discrepancies, and potential obstructions per the attached performance specifications, contract, or specified communication process.

5. It is the responsibility of the sign contractor to ensure proper installation and comply with any requirements for underground utilities.

6. The sign contractor shall ensure all permits and field inspection approvals necessary to complete work per city requirements. All sign locations need to be located and staked by the sign contractor and approved by the city prior to installation.

7. Masonry dimensions are approximate, sign contours to verify and adjust as needed. Final dimensions shall match shop drawings for verification.

8. Sign contractor must be able to order materials to prevent moisture, discoloration, and other defects due to weather and environmental conditions.

9. Sign contractor must use brick, stone, and mortar samples for review and approval.

10. Sign contractor shall follow any additional requirements presented in the attached performance specifications and design intent documents.
The District – Supplementary Sculpture Package

The District – Sculpture Example

Final Sculpture may differ from that depicted above.

Please see Page 2 (Keynote B) of the Exterior Signage Package dated May 2020 for site location

Maximum Height = 120" above the concrete pedestal.

The sculpture will be secured to a foundation sized to accept the anticipated loadings.