

Oxford Centre High Wall Signs Planning Commission Package

Issued: April 18, 2022

SITE ADDRESS

301 Grant Street
Pittsburgh, PA 15219

KOLANO design

6026 Centre Avenue
Pittsburgh, Pennsylvania 15206-3784

412-661-9000 kolano.com

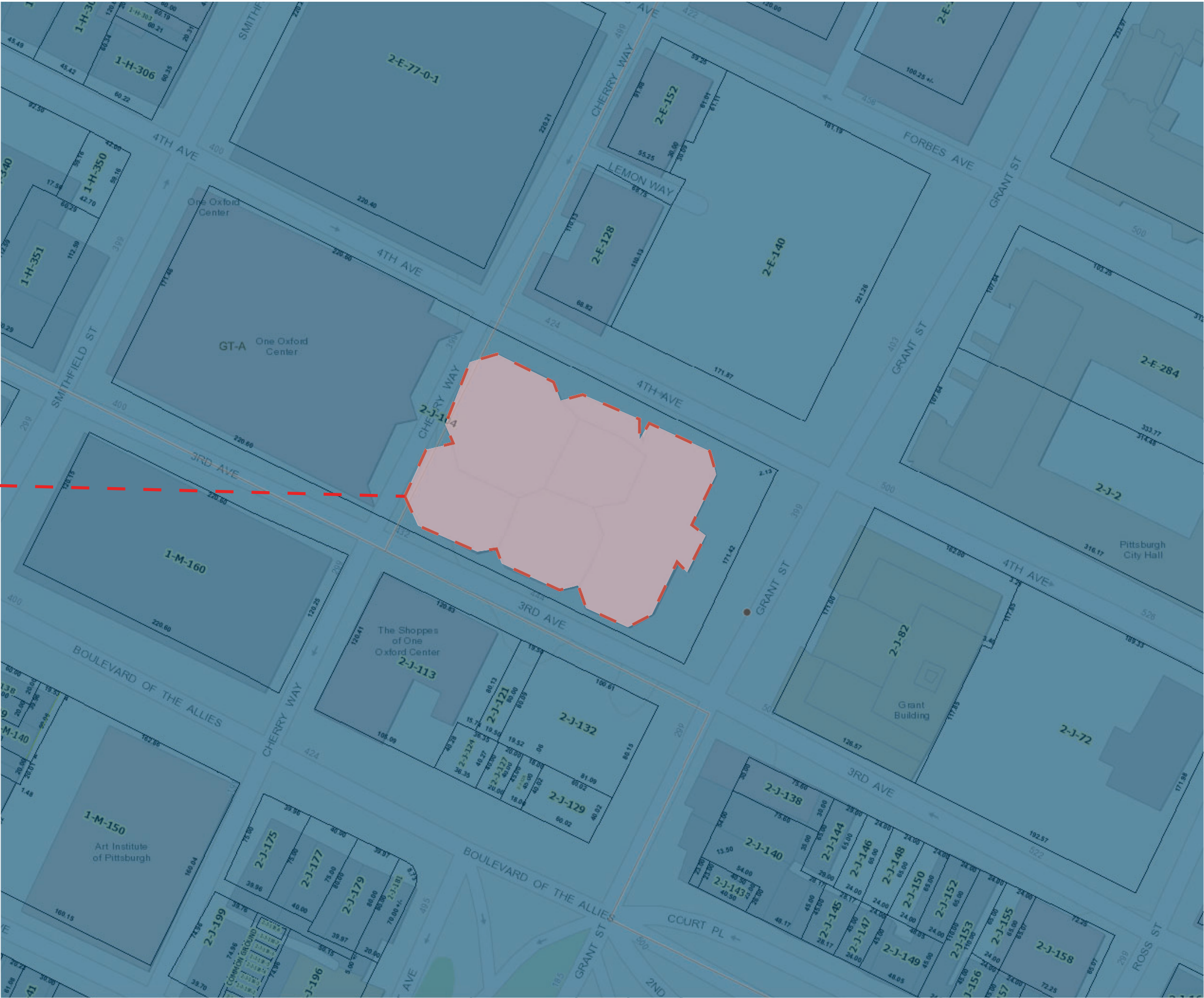
919.03.M.7 GT and RIV-NS Zoning Districts

In the GT and RIV-NS Zoning Districts:

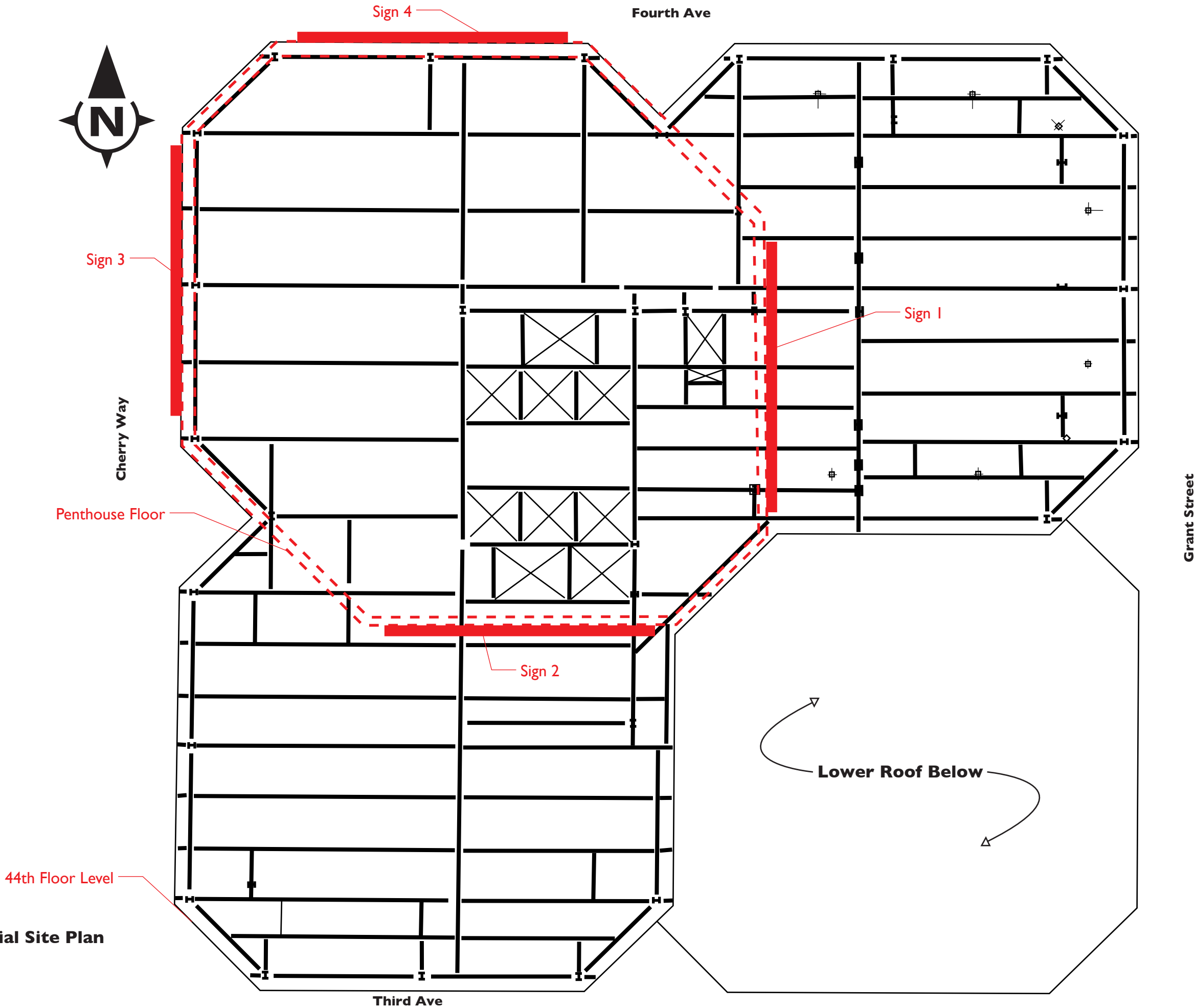
- (a) Wall mounted signs, except for public destination facilities, are permitted provided that;
- (i) The total face area shall not exceed two (2) square feet of sign face area for each lineal foot of building wall width to a maximum of eighty (80) square feet and shall be mounted no higher than forty (40) feet above grade except where expressly permitted.
- (ii) For buildings with multi-commercial tenants on the first and second floors one (1) additional tenant business or identification sign shall be permitted per tenant identifying the name of the tenant or business, the total face area of which shall not exceed two (2) square feet of sign face area for each lineal foot of tenant frontage to a maximum of eighty (80) square feet per sign on each wall or façade and shall be mounted no higher than the second floor above grade.
- (iii) Tenant signs are to be located within the façade area of the tenant. Maximum letter height on all wall signs below forty (40) feet above grade shall be four (4) feet.
- (b) For public destination facilities, the total face area of wall mounted signs below forty (40) feet shall not exceed a total of three (3) percent of exposed building façade area or a maximum of two hundred (200) square feet per façade, whichever is smaller, shall permit electronic identification signs with no motion or animation, and shall be subject to design review and approval by the City Planning Commission.
- (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 façade 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.
- (d) Ground signs shall be limited to one (1) along each street frontage when the property frontage measures one hundred (100) feet or less, otherwise ground signs shall not be spaced within one hundred (100) feet of each other when located on the same zoning lot. Ground signs shall not extend more than forty (40) feet from the top of the sign to the grade beneath the sign and shall not exceed a total face area of one hundred fifty (150) square feet;

(e) Marquee or canopy sign is a sign attached to, painted on or inscribed upon a marquee or canopy that otherwise complies with any other governmental regulation; the face of such sign shall not project above or below the marquee or canopy, shall not exceed eight (8) inches in height, shall not project more than six (6) inches horizontally from the surface of such marquee or canopy, shall not contain flashing lights or animation and shall meet the definition of business or identification sign; provided that a marquee or canopy sign attached to a Public Assembly (general) facility which shall otherwise be subject to this provision, may be up to eight (8) feet in height and subject to review by the Planning Commission under the Project Development Plan criteria put forth in Section 922.10.

Building Location:
301 Grant Street
Pittsburgh, PA 15219
Lot# 2-J-104

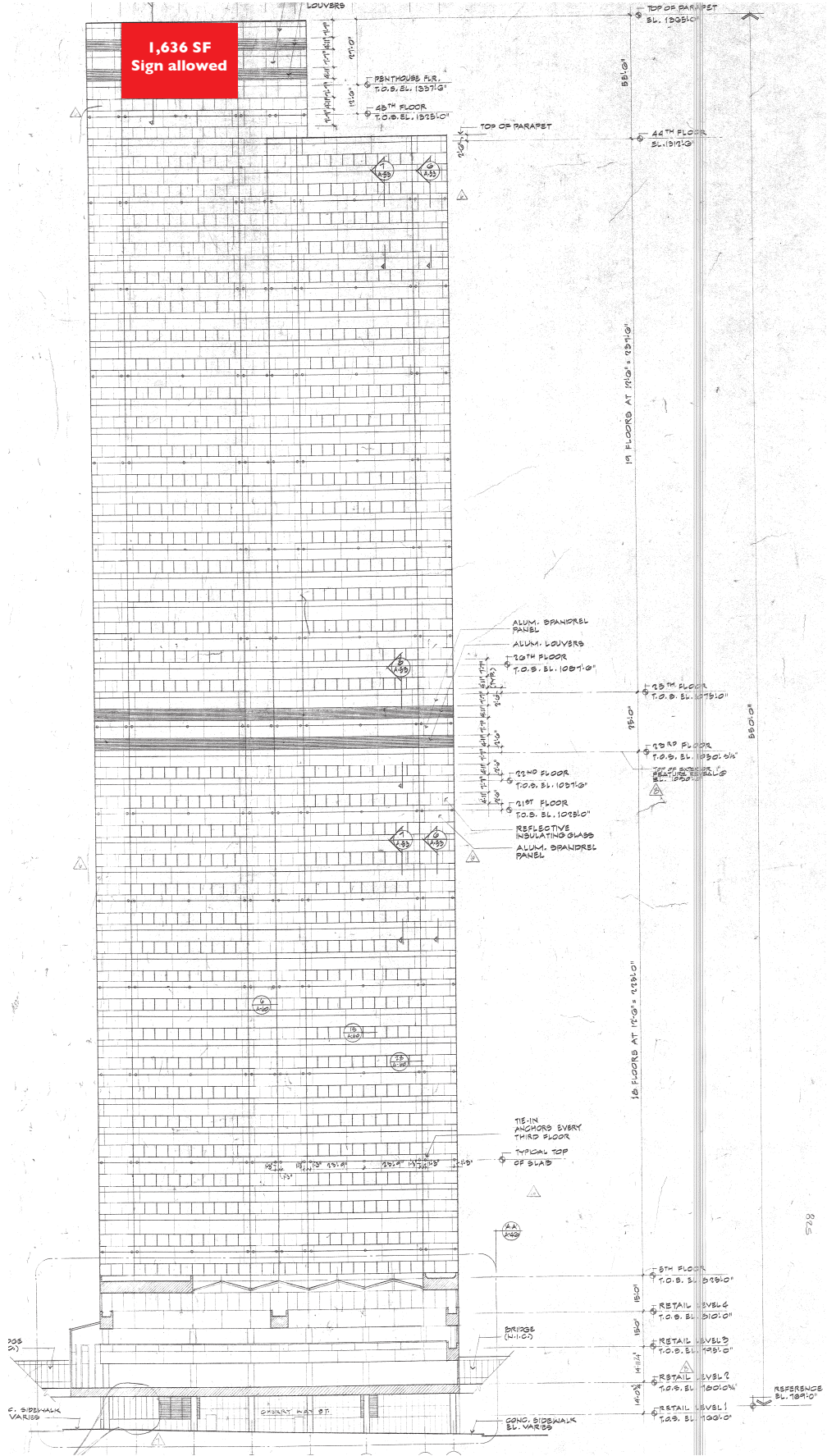


Designation: Golden Triangle District B (GT-B)



One Oxford Centre Partial Site Plan

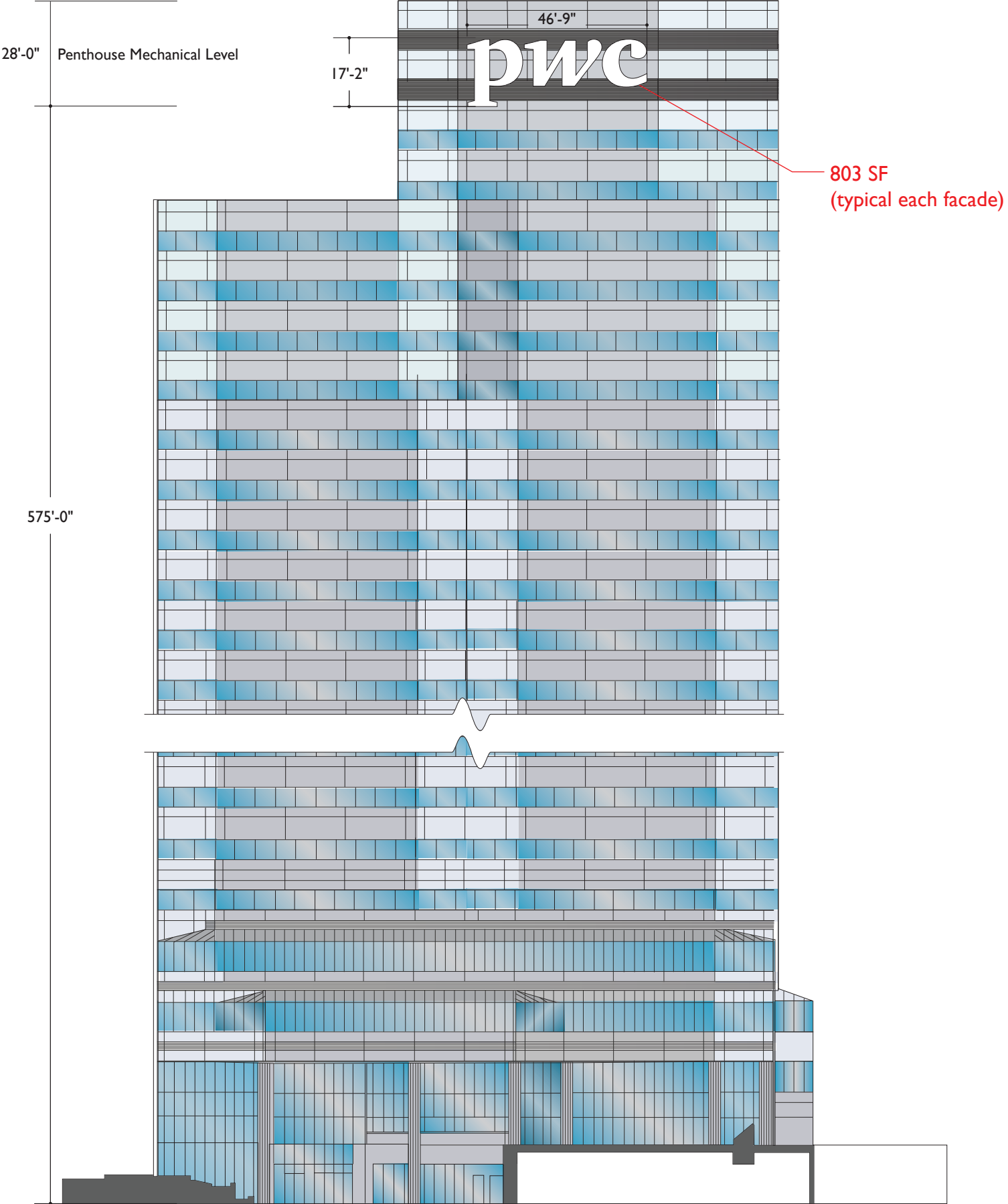




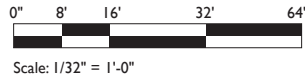
Elevation Along Cherry Way

Total SF - 81,800
2% SF Maximum
allowed by code - 1,636*

***Of the four facades, Cherry Way elevation is the smallest**



Sign I - Elevation Along Grant St



Building height from Retail Entry is approximately 603' (typ).



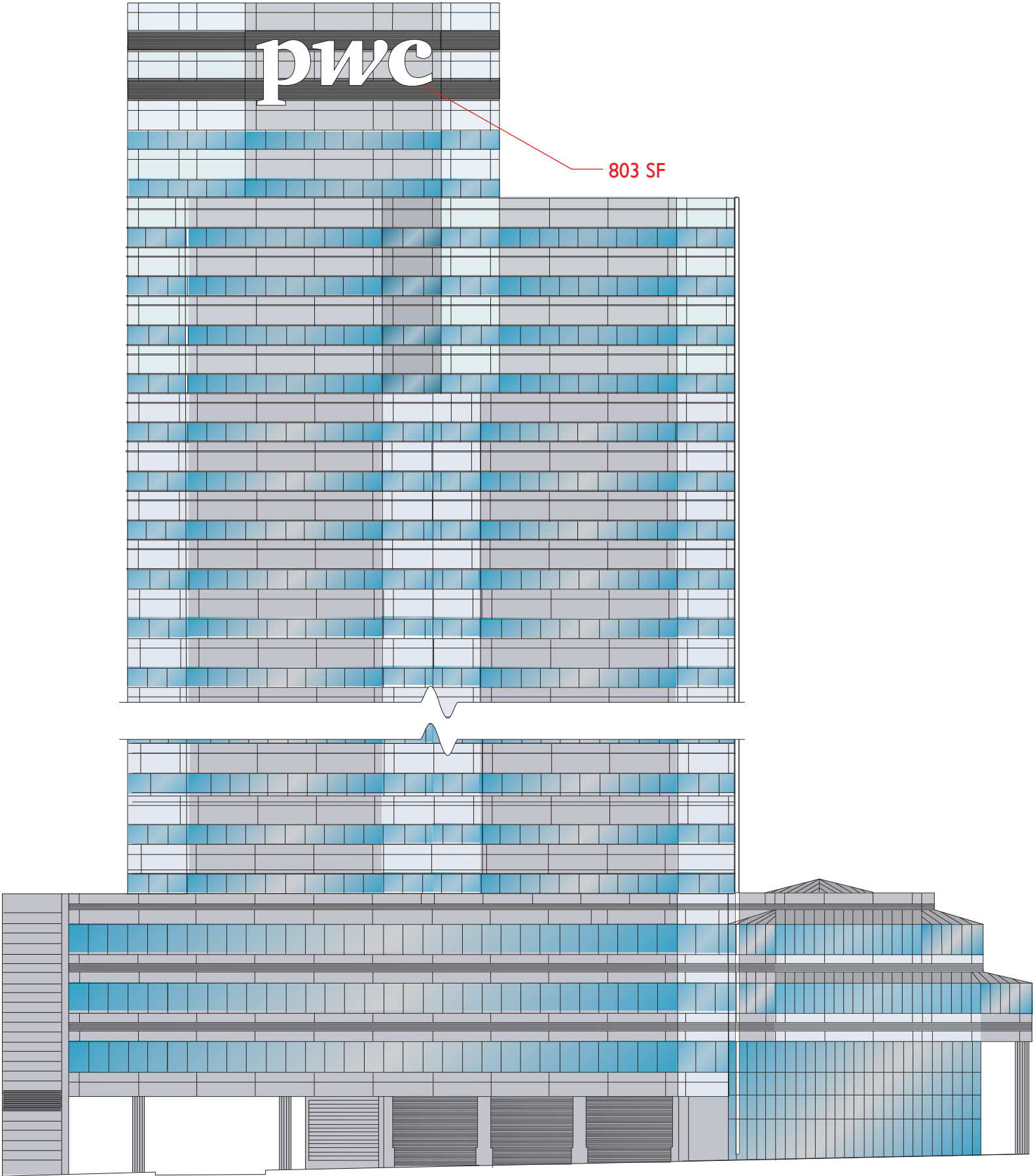
White Channel Letter Reference Photo



Sign I - Day Time Rendering



Sign I - Night Time Rendering

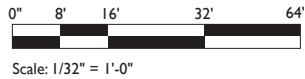


803 SF



White Channel Letter Reference Photo

Sign 2 - Elevation Along Third Ave





Sign 2 - Day Time Rendering

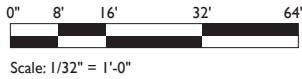


Sign 2 - Night Time Rendering



White Channel Letter Reference Photo

Sign 3 - Elevation Along Cherry Way

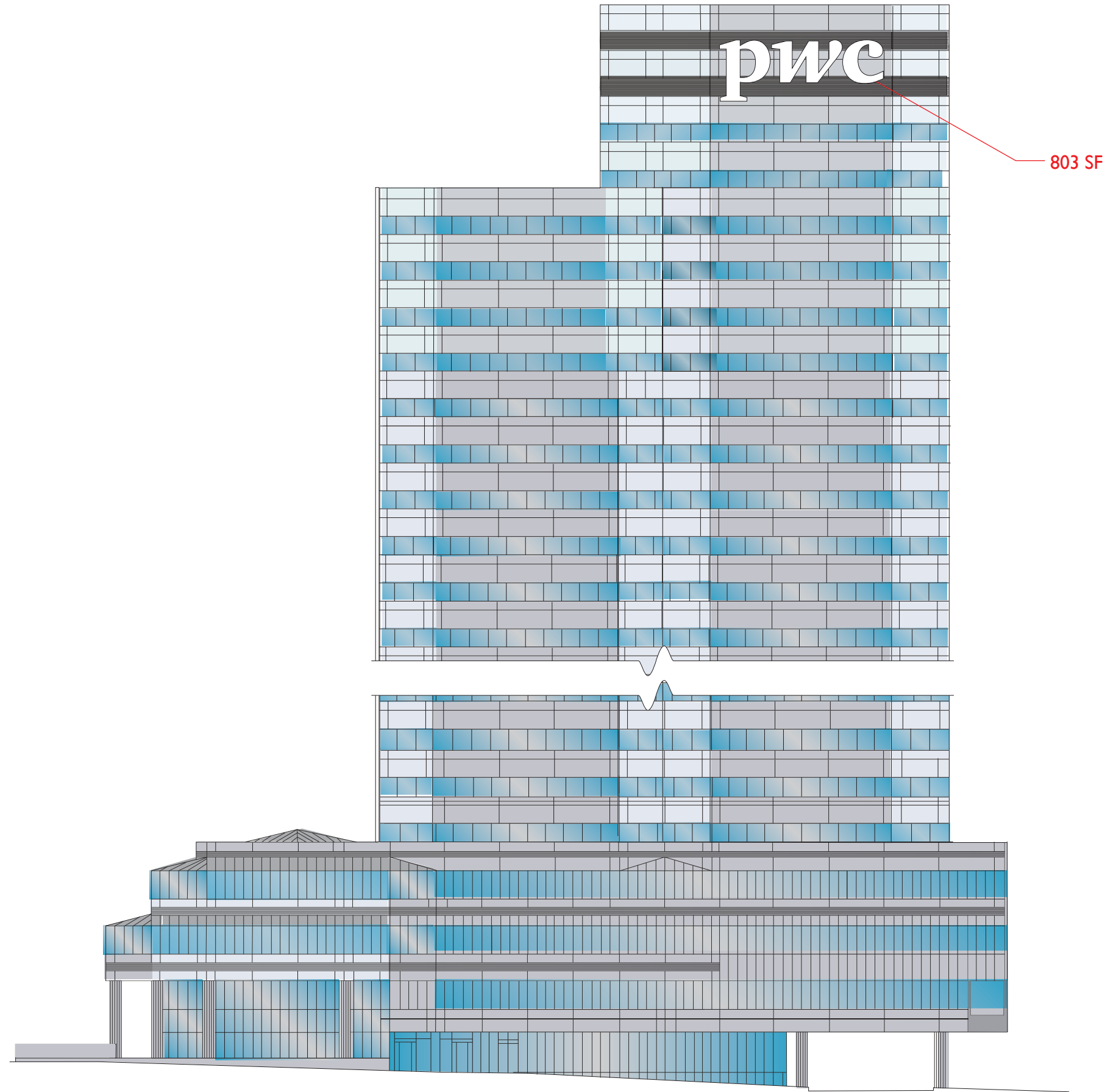




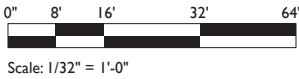
Sign 3 - Day Time Rendering



Sign 3 - Night Time Rendering



Sign 4 - Elevation Along Fourth Ave



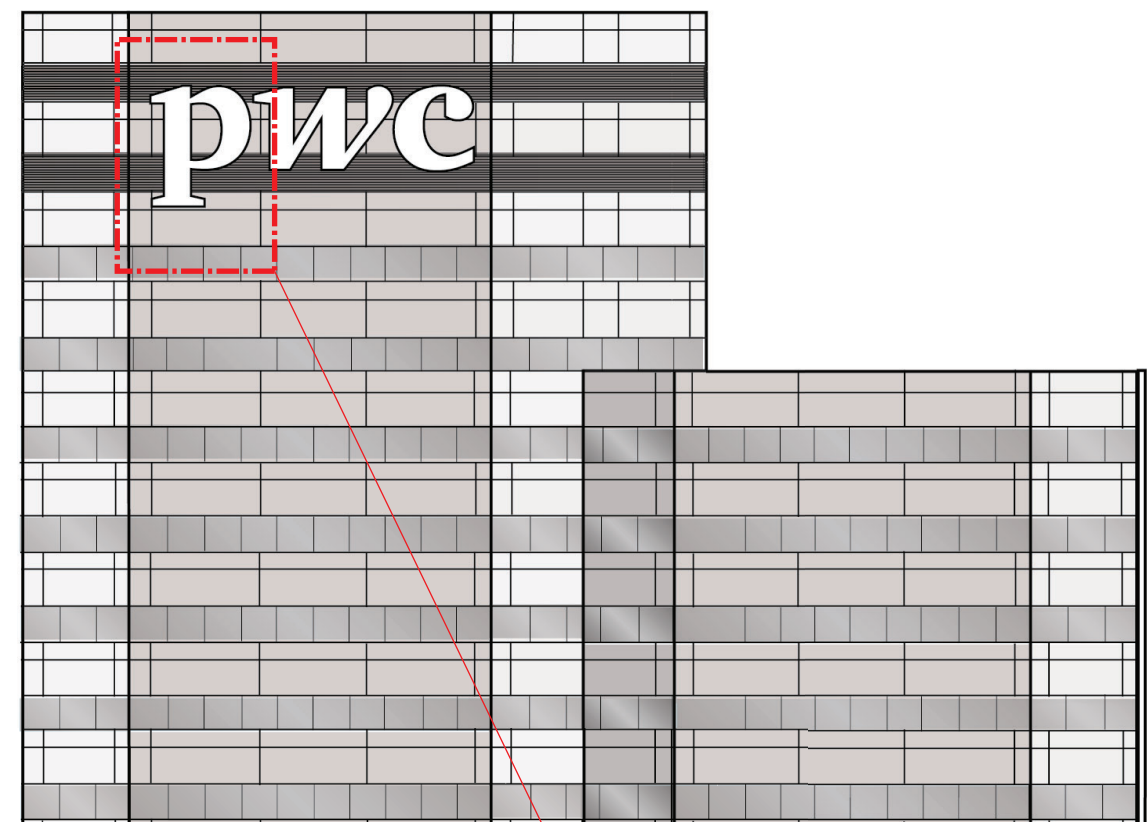
White Channel Letter Reference Photo



Sign 4 - Day Time Rendering

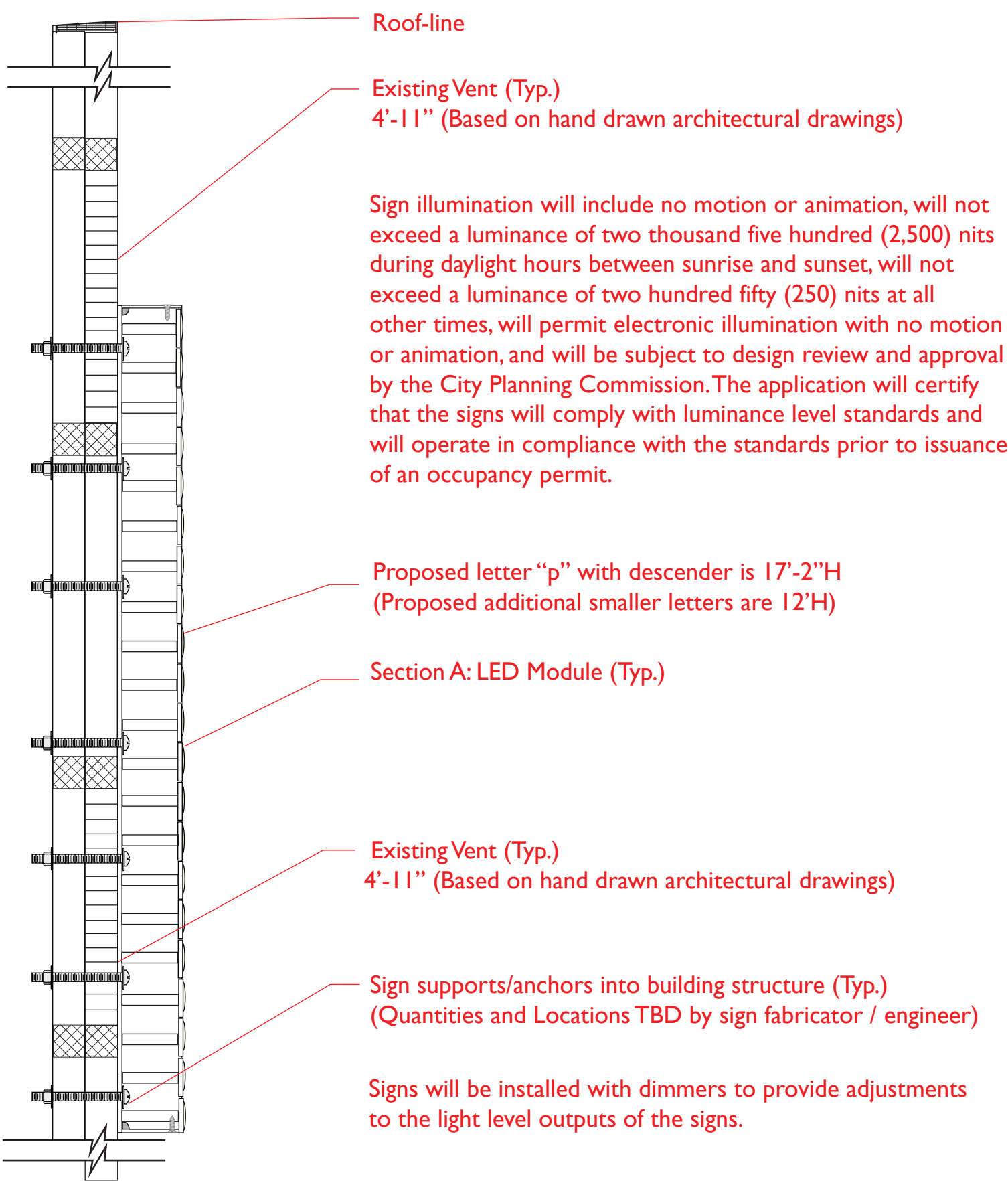


Sign 4 - Night Time Rendering



Enlarged Partial Elevation
NTS

Section A



Roof-line

Existing Vent (Typ.)
4'-11" (Based on hand drawn architectural drawings)

Sign illumination will include no motion or animation, will not exceed a luminance of two thousand five hundred (2,500) nits during daylight hours between sunrise and sunset, will not exceed a luminance of two hundred fifty (250) nits at all other times, will permit electronic illumination with no motion or animation, and will be subject to design review and approval by the City Planning Commission. The application will certify that the signs will comply with luminance level standards and will operate in compliance with the standards prior to issuance of an occupancy permit.

Proposed letter "p" with descender is 17'-2"H
(Proposed additional smaller letters are 12'H)

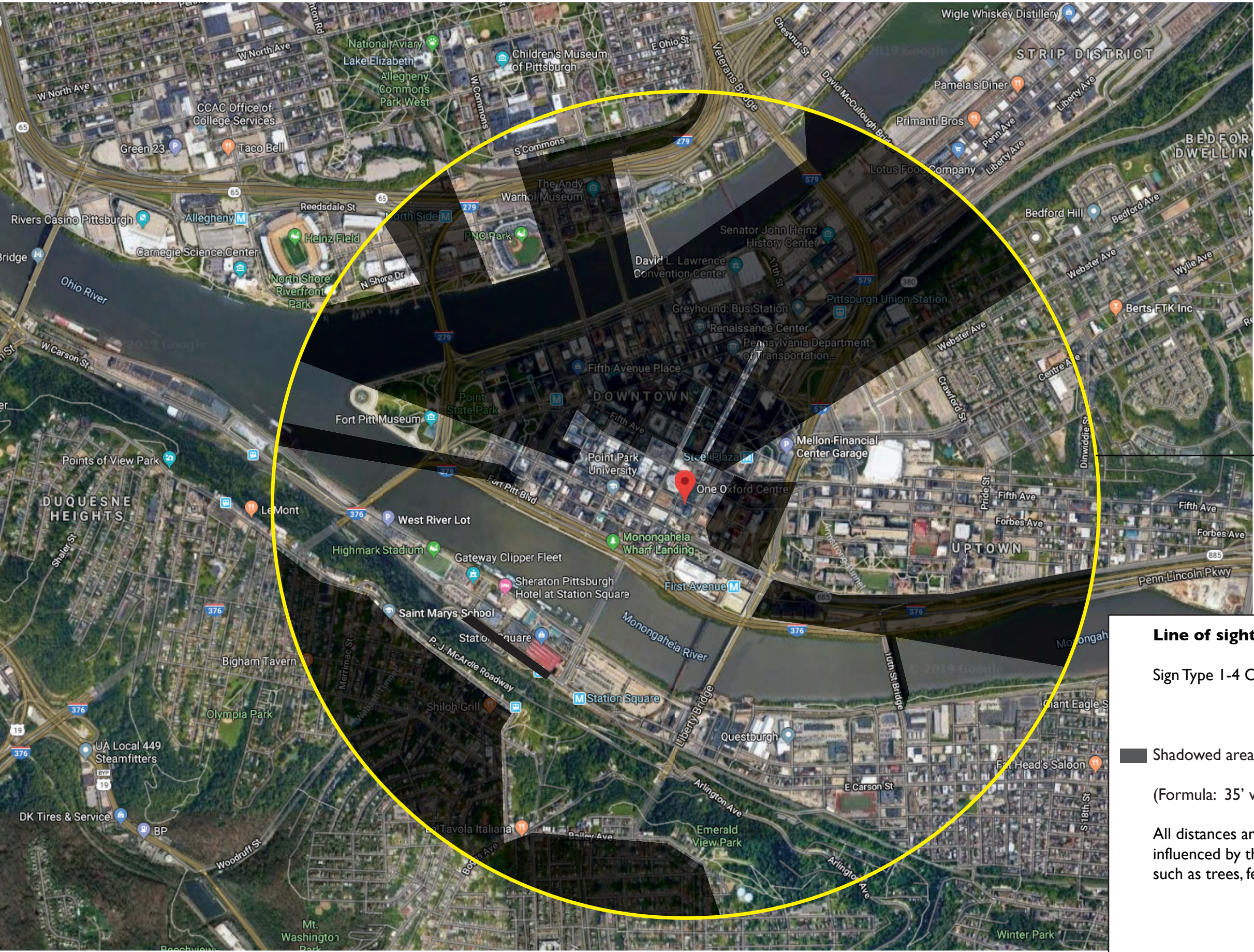
Section A: LED Module (Typ.)

Existing Vent (Typ.)
4'-11" (Based on hand drawn architectural drawings)

Sign supports/anchors into building structure (Typ.)
(Quantities and Locations TBD by sign fabricator / engineer)

Signs will be installed with dimmers to provide adjustments to the light level outputs of the signs.

Oxford Centre Sign - Schematic Section Drawing
NTS



5,040' radius

Line of sight area for PwC ID Sign

Sign Type I-4 Option I: “p” = 17'-2”H
 “wc” = 12'-0”H
 Readable to 5040 - 7,210'

Shaded areas portray obstructions blocking sightlines.

(Formula: 35' visibility for every 1" cap height)

All distances and sight areas are approximate and will be influenced by the topography of the land and obstructions such as trees, fences, etc.

**PwC Identification Sign
Visibility Map**



Recently installed One Oxford Centre Entrance ID Sign facing Grant Street

The new high wall signs will be compatible in appearance to the new signs recently installed at the ground level. The faces are illuminated white with dark returns. Special attention to very slick edge details occurs where the front face meets the returns. This jewelry-like construction is extremely compatible with the minimalist machined simplicity of the architecture of One Oxford Centre.



Recently installed One Oxford Centre Interior Lobby Sign