



Historic Review Commission of Pittsburgh

200 Ross Street, First Floor Hearing Room

July 10, 2013

AGENDA

(Vacant), *Chairman*

Ernie Hogan, *Acting Chairman*

Noor Ismail, *Director of Planning*

John Jennings, *Secretary, Acting Chief BBI*

Linda McClellan

Joe Serrao

Vacant

➤ **12:30 PM CALL TO ORDER**

➤ **12:30 PM INTERNAL BUSINESS**

Old Business

- Mexican War Street Update
- Fairhaven Church Update

New Business

- Approval of the Minutes from the June 2013 hearing
- Certificates of Appropriateness Report – June
- Applications for a Certificate of Economic Hardship – None

Upcoming Demolitions, no action at this time

- None

➤ **1:00 PM HEARING & ACTION**

- 1. Allegheny West Historic District**
833 Western Avenue
Kirkley P. Beal & Erin G. Creighton, owners and applicants
Exterior renovations and fencing
- 2. Deutschtown Historic District**
728 Cedar Avenue
Stephen Pascal & Chris Gates, owners and applicants
Exterior renovations
- 3. East Carson Street Historic District**
601-605 E Carson Street
Mark Schick, owner and applicant
Installation of vinyl windows on rear of building
- 4. East Carson Street Historic District**
925 E Carson Street
CoGos, owner
Richard J. Welts, applicant
Installation of HVAC units

- 5. East Carson Street Historic District**
1701 E Carson Street
Daniel McSwiggen, owner and applicant
Window replacement
- 6. East Carson Street Historic District**
2017 E Carson Street
Nicholas Kefal, owner and applicant
Window replacement
- 7. East Carson Street Historic District**
2019 E Carson Street
Paul Rizzito, owner
Robert J. Bilder, applicant
Window replacement
- 8. East Carson Street Historic District**
2108 E Carson Street
Delta Development Group, owner
Gerry Morosco, applicant
Renovations to façade and rear addition demolition

9. Manchester Historic District a.
1313-1315 Allegheny Avenue
Pittsburgh Factors LP, owner
Thomas Seabrooke, applicant
Porch renovation

10. Manchester Historic District
1500 Chateau Street
LaPrima Espresso, owner and applicant
Exterior renovations and fencing

➤ **DEMOLITIONS**

13. East Carson Street Historic District
12 Bedford Square
John Demauro, owner
Matt Brind'Amour, applicant
Demolition of rear addition

14. Manchester Historic District
1007 N. Franklin Street
John Hancock, owner
Bureau of Building Inspection, applicant
Demolition to grade

➤ **NOMINATIONS**

17. Pittsburgh Produce Terminal
2100 Smallman Street
Urban Redevelopment Authority, owner
Sarah Kroloff, applicant
Preliminary Determination

➤ **DIRECTOR'S REPORT**

➤ **ADJOURNMENT**

11. Manchester Historic District
1003-1005 N. Franklin Street
Julie Christoffersen, owner and applicant
Installation of fencing

12. Penn-Liberty Historic District
927 Liberty Avenue
Mike Tahoe, owner
Paul Tedesco, applicant
HVAC installation

15. Manchester Historic District
1403 Pennsylvania Avenue
Nancy L. Davidson, owner
Bureau of Building Inspection, applicant
Demolition of garage

16. Manchester Historic District
1408 Sheffield Street
City of Pittsburgh, owner
Bureau of Building Inspection, applicant
Demolition to grade

The John Robin Civic Building, located at 200 Ross St. downtown, is wheelchair accessible. This meeting is open to all members of the public. INTERPRETERS FOR THE HEARING IMPAIRED WILL BE PROVIDED WITH FOUR DAYS NOTIFICATION BY CONTACTING RICHARD MERITZER AT 412-255-2102.

Please contact Sarah Quinn with questions and comments: 412-255-2243

sarah.quinn@pittsburghpa.gov



HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

See attached. Please make check payable to: Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:

833 Western Avenue
Pittsburgh PA 15233

OWNER:

NAME: Kirkley P. Beal & Erin G. Creighton
 ADDRESS: 502 W. North Ave
Pittsburgh Pa 15212
 PHONE: 412-302-3382
 EMAIL: egc1966@comcast.net
paigebeal@gmail.com
REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

1. Shorten existing rear kitchen window by 6 inches. 2. Replace current back door with matching window (1). 3. Add rear fencing. 4. Repair, restore, and paint all woodwork.

SIGNATURES:

OWNER: E G Creighton / K P Beal DATE: 06/13/13
 APPLICANT: E G Creighton / K P Beal DATE: 06/13/13

STAFF USE ONLY:

DATE RECEIVED: 6/18/13
 LOT AND BLOCK NUMBER: 8-A-49
 WARD: 22nd
 FEE PAID: yes

DISTRICT:

Allegheny West

APPLICANT:

NAME: Same as owner
 ADDRESS: _____
 PHONE: _____
 EMAIL: _____



Current
alley view



Anticipated alley view with

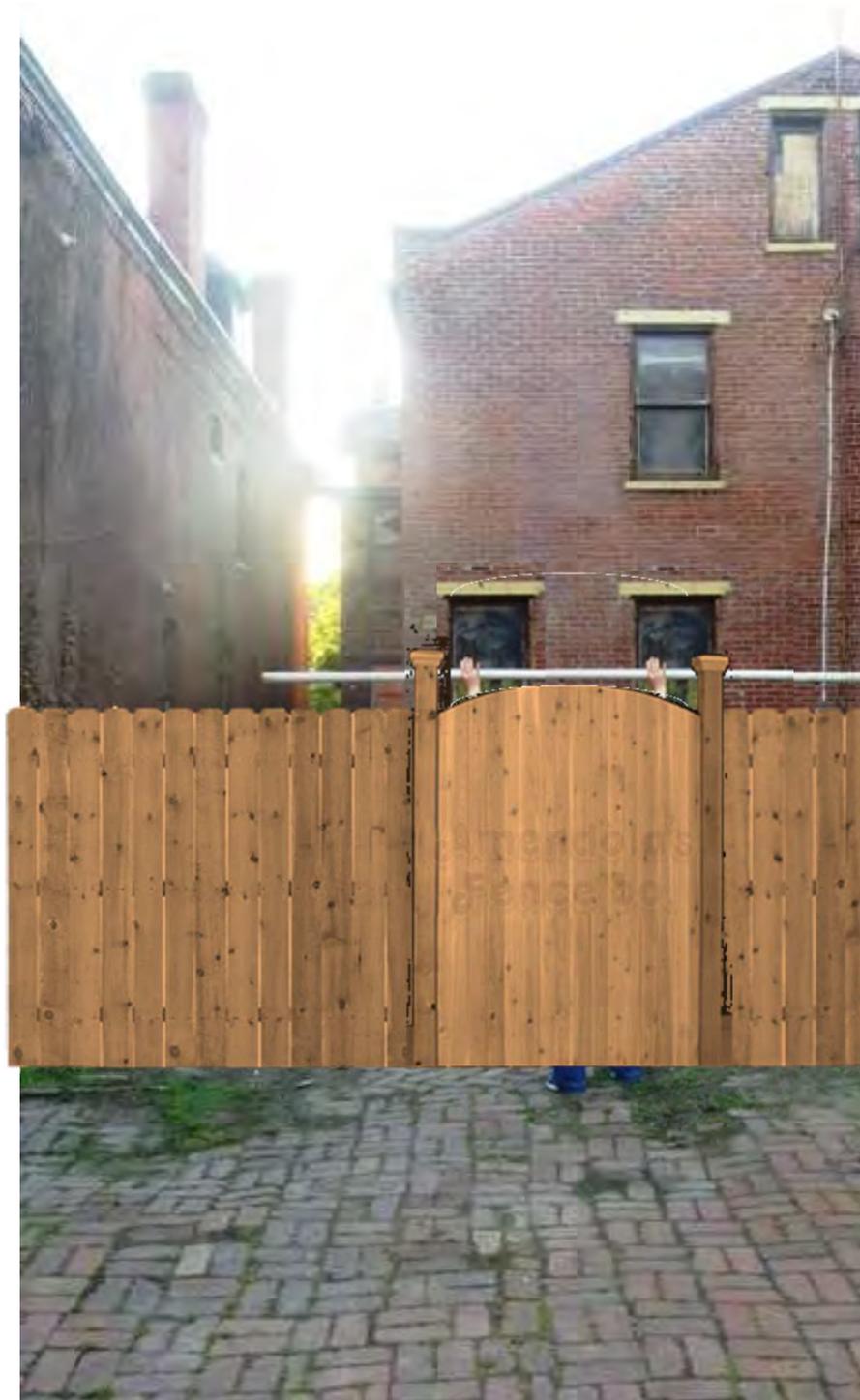
- current right window shortened by 6"
- door replaced by matching window



Current alley view
from eye level at
rear edge of
property



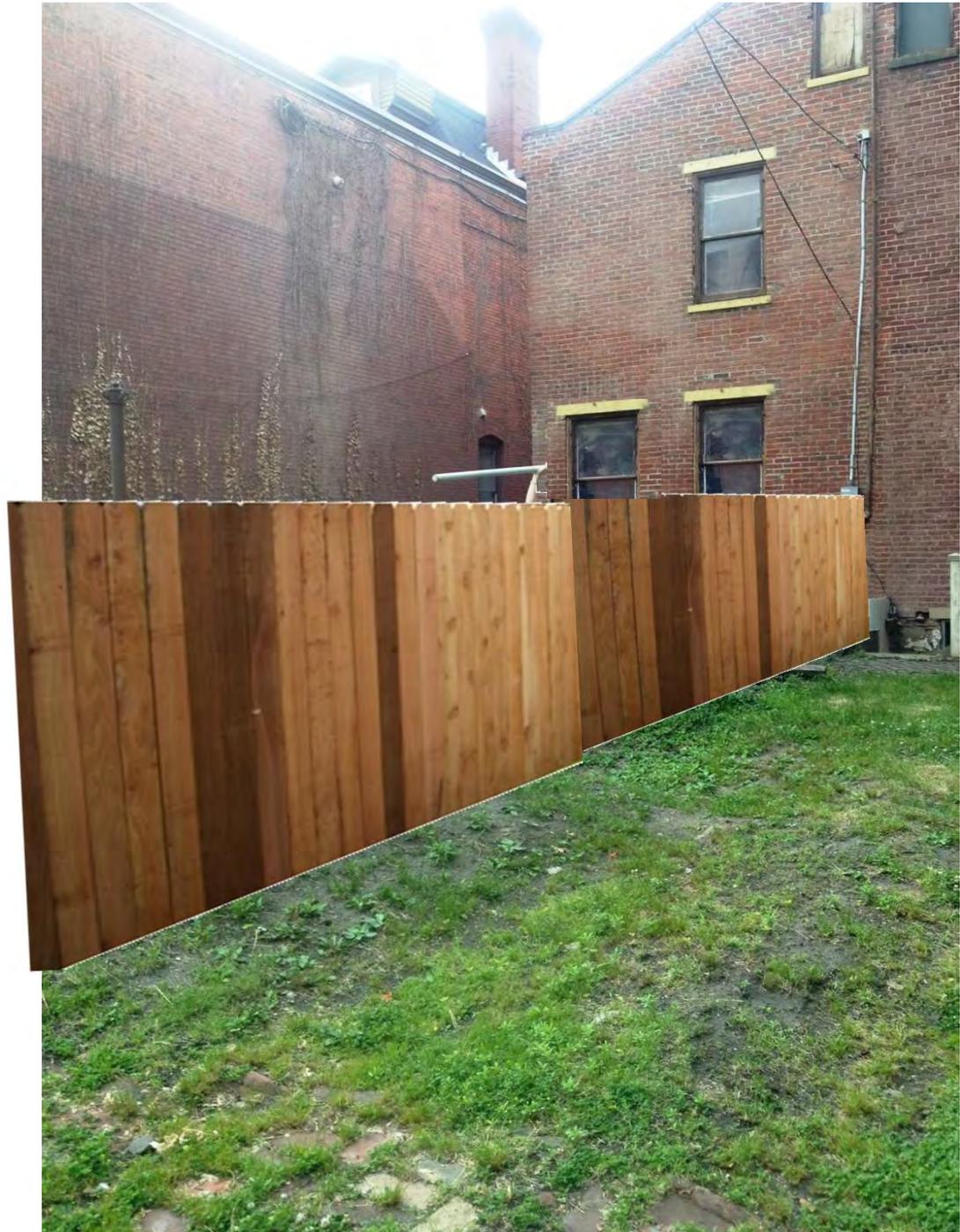
Anticipated view
from eye level at
alley edge of
property with 6 foot
dog ear cut fence



Current view from alley
on 831



Anticipated view from alley
of 831



Front and alley facing windows to be replaced with Thermo Twin wood windows



S-5000 - Wood inside and outside

Styles

Double Hung, Casement, Awning, Picture Window, Bays & Bows

Exterior Color

Unprimed Wood

Frame

- 3/4" Thick Solid Pine
- 4-9/16" Width (Standard)
- 3-1/4" Width Replacement Box Frame (No Brickmould)
- 1-1/2" Brickmould

Sash

- 1-1/2" Thick Solid Pine
- Exterior Wood Glazing Bead
- Mortise & Tendon Pinned Corners
- Recessed Tilt Latches On Top & Bottom Sash
- Clear Stain Grade Pine Interior

Hardware

- Block & Tackle Balance System On Double Hung & Single Hung Windows
- Locking Pivot Shoes On Double Hung Windows
- Truth Split Arm Roto Operator On Casement
- Truth Lever Arm Operator on Awning

Screen

- Full Size Screen
- Extruded Aluminum Color Matching Screen Frame
- Fiberglass Screen Cloth

Glass

- 1/2" Clear Insulated (Standard)
- Super Spacer Glass System
- Optional Glass Options Include (*But Not Limited To*) Low E, Argon Filled, 3/16" Thickness, 1/4" Thickness, Obscure, Tempered, Bronze. Please Note That Various Types Of Low E Glass Are Available Resulting In Different Energy Efficiency Rating



We Make Custom Milled Wood Windows For Historic Restoration

Attention Contractors , Builders & Architects: Should you require detailed specs on any of our window lines please call us at 1-800-641-2211

QUOTE

INVOICE INFORMATION
BUILDER-0 PRICING ONLY

SHIPPING INFORMATION
BUILDER-0 PRICING ONLY

SHIP VIA:

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF.		TERMS	
19697	5/17/2013		833 Western Ave			
NO	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	
1	Insulated Glass Unit CLEAR/HARDCOAT LOW E, SSB, TAG:=[Bottom Sash] Glass Only for 1st Floor Front Bottom Sash	4	19 W X 41 3/4 H X 1/2 T	\$25.20	\$100.80	
2	Insulated Glass Unit HALF ROUND W/LEG, P1=[19], P2=[32], CLEAR/HARDCOAT LOW E, DSB, TAG:=[Top Sash Glass] Glass Only for 1st Floor Front Top Sash's	4	19 W X 41 3/4 H X 1/2 T	\$46.35	\$185.40	
3	Wood/Wood DH EWS, PRIMED EXT, FULL SCREEN, BETTER VUE, SCR N BRZ, CLEAR/HARDCOAT LOW E, DSB, ARGON, GB-WOOD, HDW GOLD 1st Floor Rear	1	34 1/2 W X 62 H	\$421.80	\$421.80	
4	Wood/Wood DH EWS, PRIMED EXT, FULL SCREEN, BETTER VUE, SCR N BRZ, CLEAR/HARDCOAT LOW E, DSB, ARGON, GB-WOOD, HDW GOLD 1st Floor Rear Alcove Bathroom	1	34 1/2 W X 47 H	\$352.20	\$352.20	
5	Wood/Wood DH EWS, PRIMED EXT, FULL SCREEN, BETTER VUE, SCR N BRZ, CLEAR/HARDCOAT LOW E, DSB, ARGON, GB-WOOD, HDW GOLD 2nd Floor Front	3	38 W X 77 H	\$477.00	\$1,431.00	
6	Wood/Wood DH EWS, PRIMED EXT, FULL SCREEN, BETTER VUE, SCR N BRZ, CLEAR/HARDCOAT LOW E, DSB, ARGON, GB-WOOD, HDW GOLD 2nd Floor Rear Alcove Bathroom	1	34 1/2 W X 54 H	\$387.00	\$387.00	
7	Wood/Wood DH EWS, PRIMED EXT, FULL SCREEN, BETTER VUE, SCR N BRZ, CLEAR/HARDCOAT LOW E, DSB, ARGON, GB-WOOD, HDW GOLD 2nd Floor Rear	1	34 5/8 W X 61 1/2 H	\$421.80	\$421.80	
8	Wood/Wood DH EWS, PRIMED EXT, FULL SCREEN, BETTER VUE, SCR N BRZ, CLEAR/HARDCOAT LOW E, DSB, ARGON, GB-WOOD, HDW GOLD 3rd Floor Rear	1	22 1/4 W X 54 H	\$352.20	\$352.20	



[+ Enlarged Image](#)

6-ft x 8-ft Pine Dog-Ear Wood Fence Panel

Item #: 156407 | Model #: WRCPSFP68T25N

★★★★☆ Be the first to write a review!

\$42.97

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[+1](#) < 0

[Description](#) | [Specifications](#) | [Reviews](#) | [Community Q&A](#)

Got an update or addition to this product's details? [Share it here.](#)

Type	Panel	Backer Rails	3.0
Species	Pine	Double Nailed	Yes
Style	Dog-ear	Rough	Yes
Nominal Length (Feet)	8.0	Pressure Treated	Yes
Nominal Height (Feet)	6.0	Pre-stained	Yes
Actual Length (Feet)	8.0	Post and Accessories Included	No
Actual Height (Feet)	6.0	Retention in Pounds per Cubic Foot	0.011
Nominal Picket Thickness (Inches)	0.63	Warranty	Limited lifetime
Actual Picket Thickness (Inches)	0.63	Number of Pickets	17.0
		Actual Picket Width (Inches)	5.5

country redwood

EXT. RM

antiquity

OC-107

eucalyptus leaf

2144-20

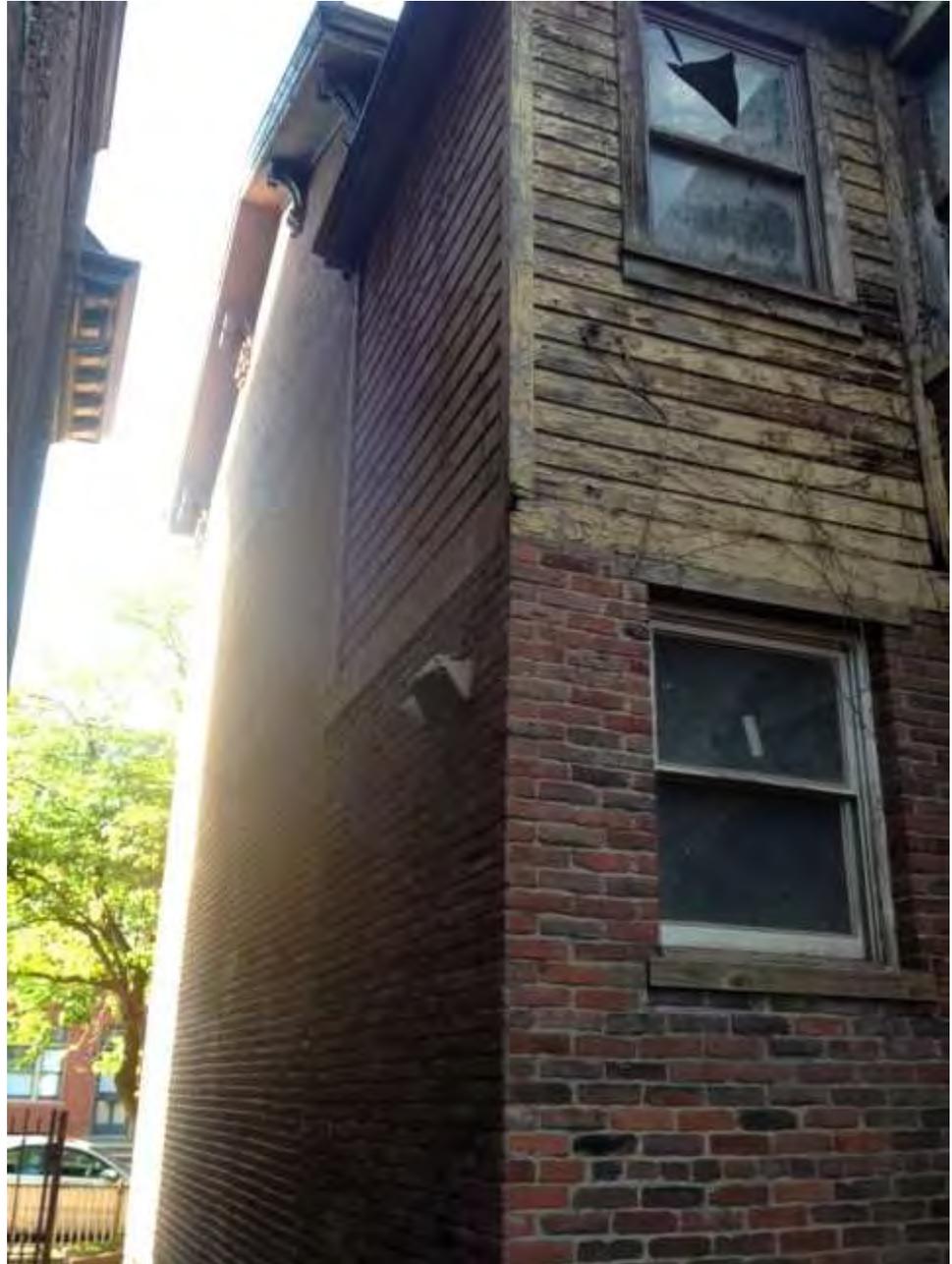
Left front from
Western



Right front from
Western



Western front side from
the back side –



Addition on back
side



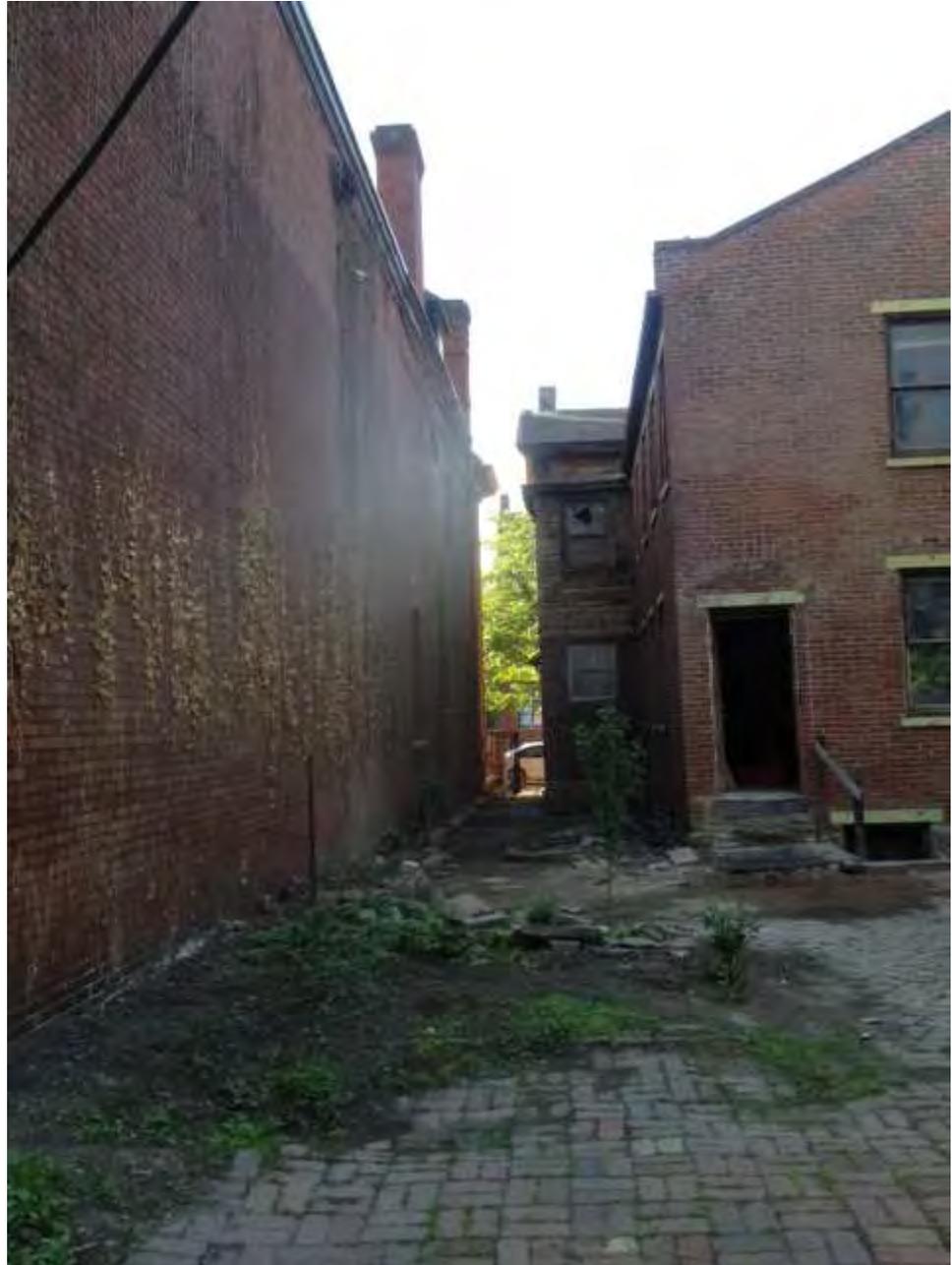
Left back side



Right side rear



Far left street view of side





Division of Development Administration and Review
 City of Pittsburgh, Department of City Planning
 200 Ross Street, Third Floor
 Pittsburgh, Pennsylvania 15219

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

See attached. Please make check payable to:
 Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:

728 Cedar Ave.
Pittsburgh, PA 15212

OWNER:

NAME: Stephen Pascal & Chris Gates
 ADDRESS: 127 W 82nd St. #7B
New York, NY 10024
 PHONE: (212) 580-4922
 EMAIL: skpascal@gmail.com

STAFF USE ONLY:

DATE RECEIVED: 6/21/13
 LOT AND BLOCK NUMBER: 23-S-251
 WARD: 23rd
 FEE PAID: yes

DISTRICT:

APPLICANT:

NAME: Chris Gates
 ADDRESS: 127 W 82nd St. #7B
New York, NY 10024
 PHONE: (646) 234-0426
 EMAIL: balijive@yahoo.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

see attached

SIGNATURES:

OWNER: Chris Gates DATE: 6/21/13
 APPLICANT: Chris Gates DATE: 6/21/13



1107 Loraine Street
Apartment 2
Pittsburgh, PA 15212
Telephone: 1-646-234-0426

June 20, 2013

Historic Review Commission of Pittsburgh
Department of City Planning
200 Ross Street, Third Floor
Pittsburgh, PA 15219

Dear Commissioners:

To supplement the application for a Certificate of Appropriateness for 726-28 Cedar Avenue, following is a description of the scope of work now proposed:

1. Rebuild the severely bowed, brick sidewall facing north onto Foreland Street. The new sidewall will be one wythe thick, tied to an interior wooden frame. The brick used will be matching historic brick, as much as possible salvaged from the dismantled wall. Mortar will be a soft, lime-rich mixture appropriate for use with bricks of this age. During this reconstruction, the later and superfluous side door opening and three window openings will be removed. (Demolition of the clapboard extension [see below] will allow restoration of the original 1840s door and windows on the rear of the brick buildings.) Add two basement transom windows on the Foreland Street facade under extant first-floor windows. These basement windows will match those on the front facade in materials and placement. (All windows subject to HRC staff approval before installation.)

2. Demolish and remove the non-contributing clapboard extension and its brick chimney. This later wooden addition is inappropriate to this 1840s property, evidenced by how it interferes with the original roofline profile on Foreland Street. Built directly on soil, this addition has been extensively eaten by termites. Structural members, including all the rafters on the 728 extension, are undersized and riddled with knots. Several have cracked under snow loads. As a result, it is unstable and irreparable.

3. Remove the non-historic cement stoop on the 728 facade. Replace the lower step with a sandstone or marble step and replace the door's threshold with a step of matching stone. Remove a non-contributing, sideways, cement stoop from the

726 facade. (This stoop extends beyond the surveyed property line.) Remove cement paving within the verified front property boundary (approximately 3 feet beyond the front wall of the houses.) Install a 42-inch-high iron fence with a gate along the property's front boundary. (Style of fence and gate subject to approval by HRC staff.) Use matching historic brick and lime-rich mortar to convert the front-door opening of 726 into a window opening, identical in size and placement to the other first-floor windows. Below this window, cut in a basement-transom window matching extant basement transoms on the front facade (All windows subject to HRC staff approval before installation.)

4. Restore all door and window surrounds to their original 1840s style by removing the added Italianate decorative planks. Begin restoration of the original cornice line by removing the Italianate frieze board and brackets, in order to discover whether a wood gutter similar to an early one still hanging on the backside of 726 would be an appropriate cornice treatment. (Eventual cornice treatment subject to HRC approval.) Install a solid wood, six-panel, cross-and-bible exterior door in the 728 door opening.

We are committed to using period-appropriate style, materials, and finishes in restoring this long-neglected property.

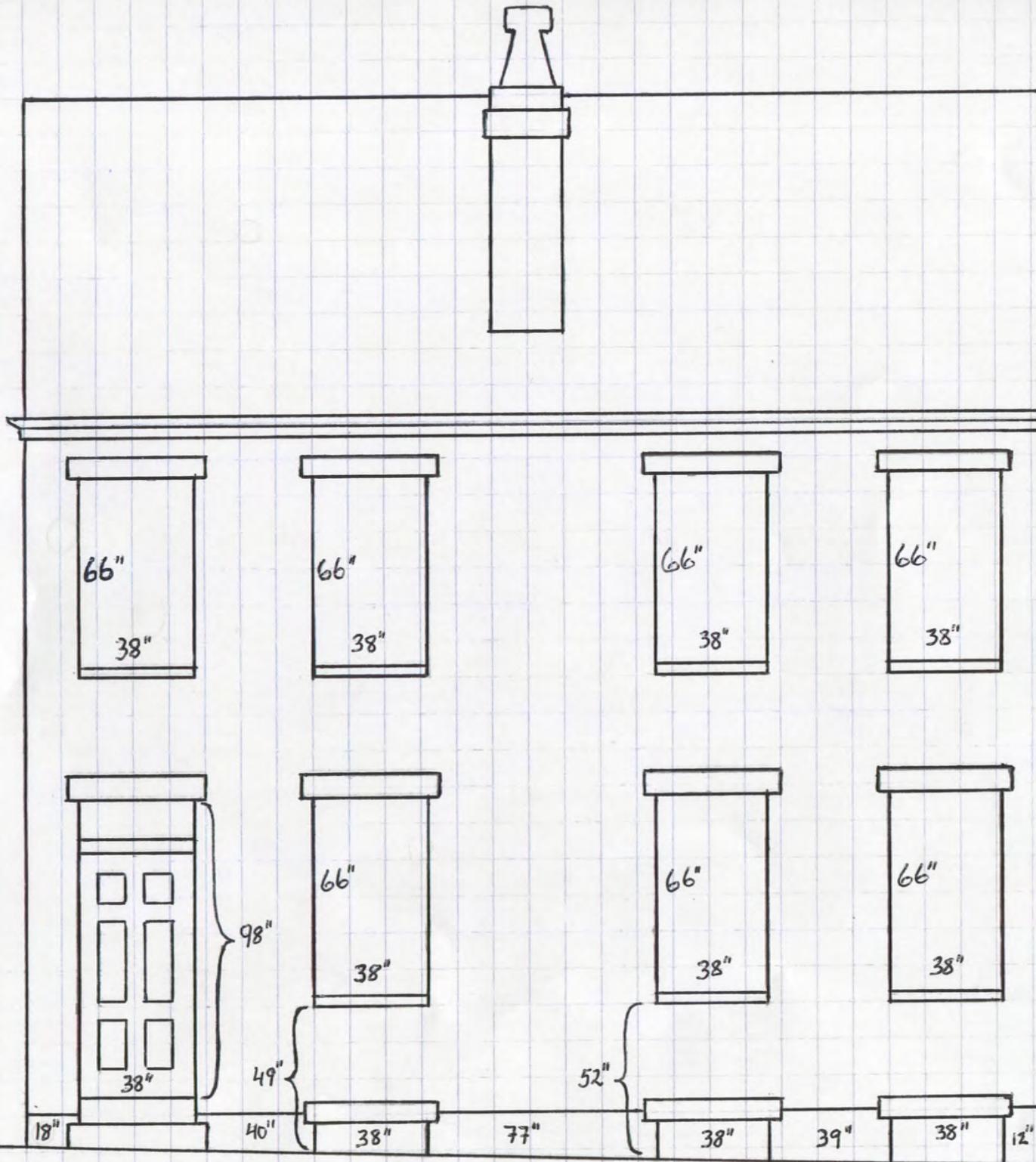
Sincerely,

Chris Gates

Christopher P. Gates

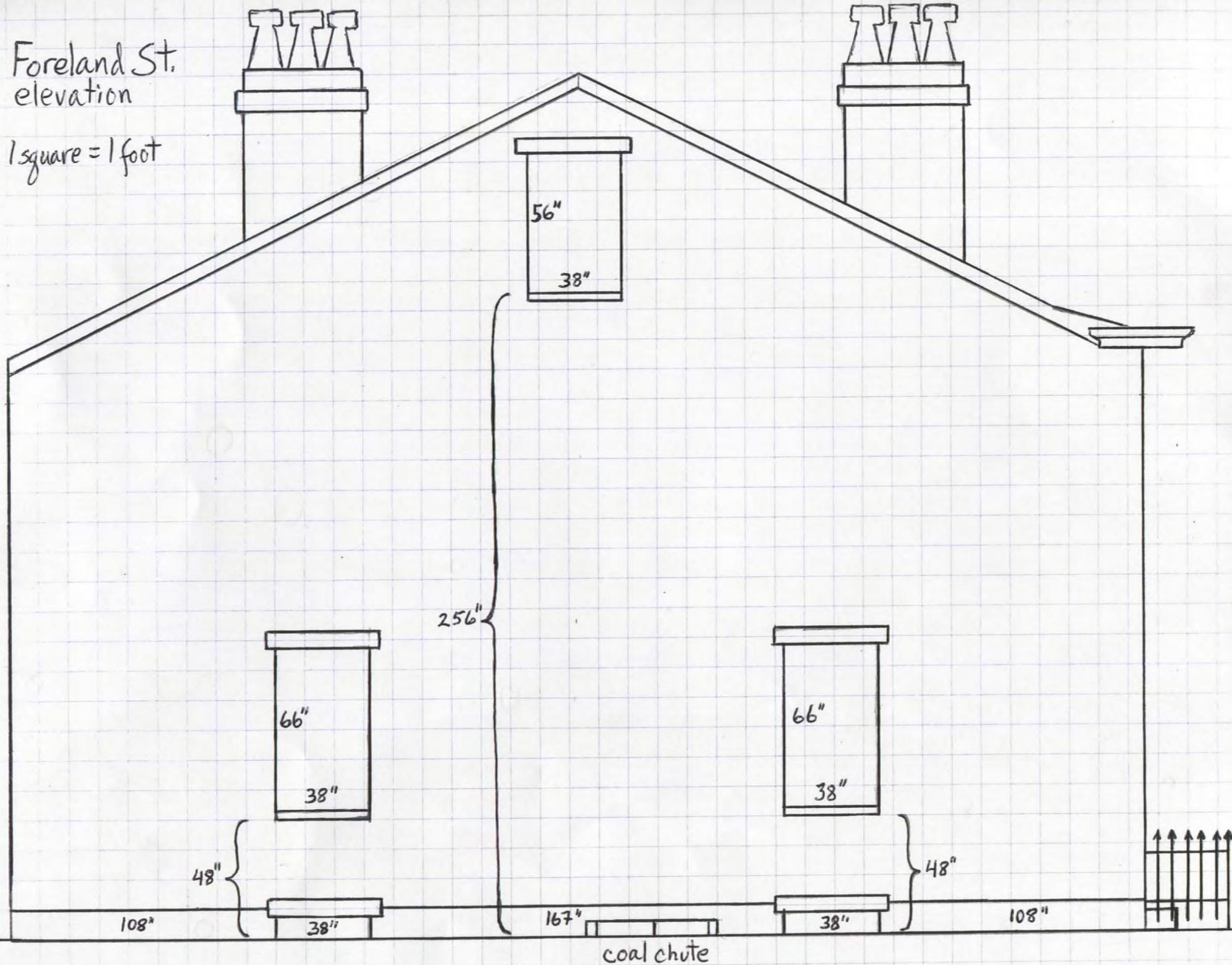
Cedar Ave.
elevation

1 square = 1 foot



Foreland St.
elevation

1 square = 1 foot



- Colors are for illustration only.
They do not reflect paint choices.

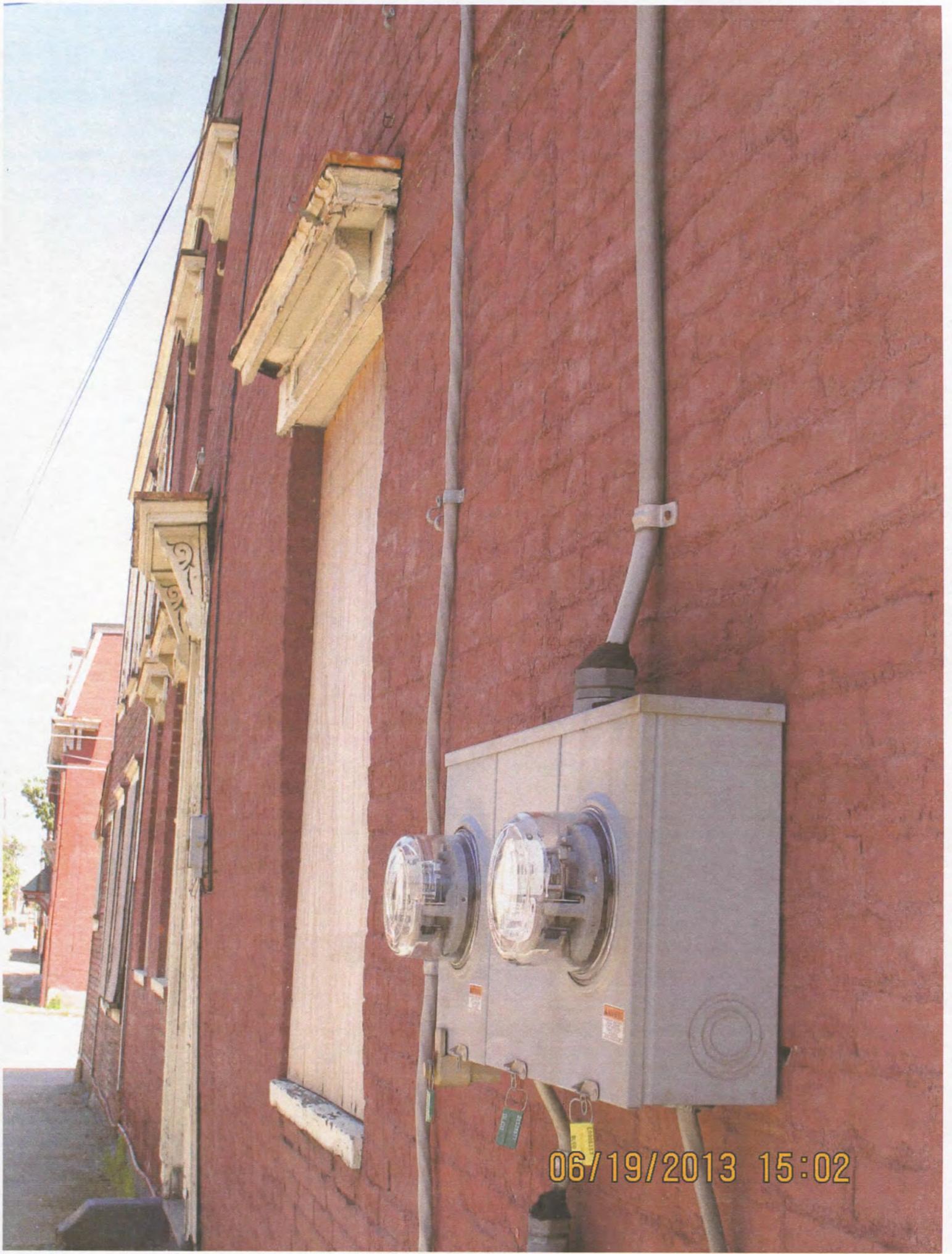


06/19/2013 14:28





06/19/2013 15:04



06/19/2013 15:02



Foreland St

06/19/2013 15:06



06/19/2013 15:05



01/08/2013 18:48



Division of Development Administration and Review
 City of Pittsburgh, Department of City Planning
 200 Ross Street, Third Floor
 Pittsburgh, Pennsylvania 15219

HISTORIC REVIEW COMMISSION OF PITTSBURGH
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DEADLINE:

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FEE SCHEDULE:

See attached. Please make check payable to: Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:

601-605 East Carson
St. Pittsburgh PA 15203

OWNER:

NAME: Mark Shick
 ADDRESS: ~~1587th~~ 15 S.
6st St. Pittsburgh PA 15203
 PHONE: 412-290-2227
 EMAIL: Mark.Shick@gmail.com

STAFF USE ONLY:

DATE RECEIVED: 5/17/13
 LOT AND BLOCK NUMBER: 3-F-48
 WARD: 17th
 FEE PAID: yes

DISTRICT:

E Carson

APPLICANT:

NAME: Mark Shick
 ADDRESS: 15 S. 6st St.
Pittsburgh PA 15203
 PHONE: 412-290-2227
 EMAIL: Mark.Shick@gmail.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

Vinyl windows to be installed on rear of
building. ~~Photographs~~

SIGNATURES:

OWNER: Mark D. Shick DATE: 5-17-2013

APPLICANT: Mark D. Shick DATE: 5-17-2013





E Carson St

601 E Carson St, Pittsburgh, PA 15203, USA

Oxbridge Homes
412.448.6823
www.oxbridgehomes.com



601 E Carson St, Pittsburgh, PA 15203, USA



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 200 Ross Street, Third Floor
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FEE SCHEDULE:

See attached. Please make check payable to: Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:

925 EAST CARSON ST.
Pgh Pa. 15203

OWNER:

Call
 NAME: Colgos
 ADDRESS: 638 ROSTRAYER RD.
BELLE VERNON, PA. 15012.
 PHONE: 412-257-1550
 EMAIL: _____

STAFF USE ONLY:

DATE RECEIVED: 6/3/13
 LOT AND BLOCK NUMBER: 3-G-66
 WARD: 17th
 FEE PAID: ~~_____~~ yes

DISTRICT:

APPLICANT:

NAME: RICHARD J. WELTS
 ADDRESS: 2490 WILLOWOOD RD.
WILLOWOOD, PA. 15091
 PHONE: 412-486-1700
 EMAIL: RIK at SUNRAY HEATING.COM

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

INSTALL 2 - FIVE TON 1/2 UNITS ON SIDE
OF Bldg. WITH 2 - FIVE TON AIR HANDLERS IN ATTIC.

SIGNATURES:

OWNER: _____ DATE: _____

APPLICANT: Richard J. Welts DATE: 6-3-13





925 E Carson St, Pittsb



Division of Development Administration and Review
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 200 Ross Street, Third Floor
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FEE SCHEDULE:

See attached. Please make check payable to:
 Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:

1701 E. CARSON ST.
PGH., PA. 15203

OWNER:

NAME: DANIEL M^cSWIGGEN
 ADDRESS: 1741 ARLINGTON AV.
PGH., PA. 15210
 PHONE: 412-965-6654
 EMAIL: _____

STAFF USE ONLY:

DATE RECEIVED: 6/4/13
 LOT AND BLOCK NUMBER: 12-E-304
 WARD: MH
 FEE PAID: \$240

DISTRICT:

E. CARSON ST.

APPLICANT:

NAME: DANIEL M^cSWIGGEN
 ADDRESS: 1741 ARLINGTON AV.
PGH., PA. 15210
 PHONE: 412-965-6654
 EMAIL: _____

REQUIRED ATTACHMENTS:

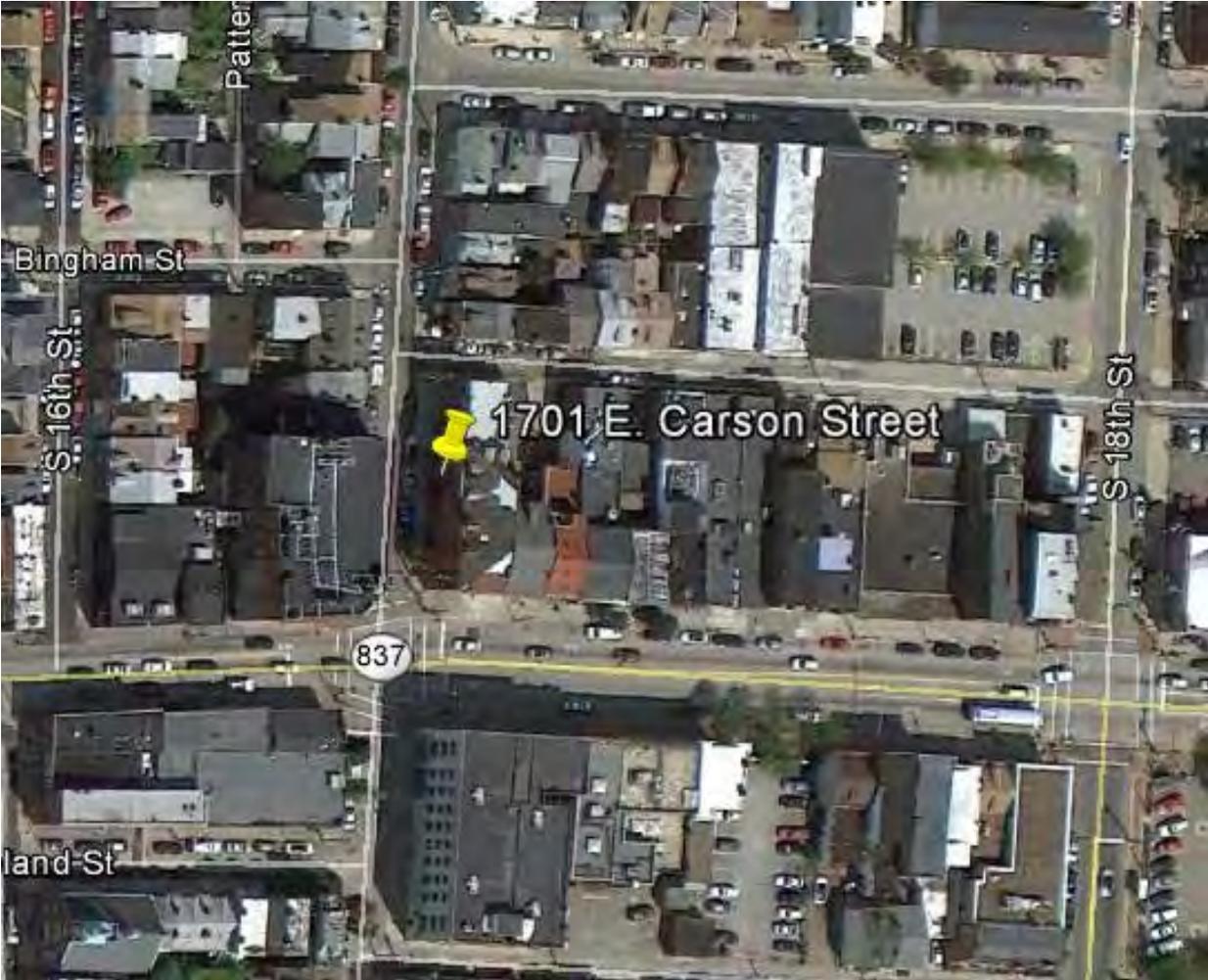
- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

REPLACING WOOD WINDOWS w/ ALUMINUM WINDOWS-
DBLE. PANE, DOUBLE-HUNG

SIGNATURES:

OWNER: Daniel M^cSwiggen DATE: 6-4-13
 APPLICANT: Daniel M^cSwiggen DATE: 6-4-13



Bingham St

S-16th St

Patten

1701 E. Carson Street

S-18th St

837

land St



A →

B →

C →

GEO E LORCH
BUILDING

NO PARKING
30 MINUTE
LOADING
ZONE
8 AM - 6 PM
→

PHOTO
1



PHOTO # 2 / (B)



B*

A

B

PHOTO #3

C
D



/PHOTO #4/



A.
B.

C.

PHOTO
#5

PHOTO
#6



D

REAR FACE OF ADDITION ON WRIGHTS WAY. DOWNSPOUT
WILL BE REPLACED WITH CORRUGATED GALVANIZED -5"





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FEE SCHEDULE:

See attached. Please make check payable to:
 Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:

2017 E CARSON ST
 PGH 15203

OWNER:

NAME: NICHOLAS KEFAL
 ADDRESS: 112 S. 15th ST
 PGH 15203
 PHONE: 412-481-0819
 EMAIL: SEVICKEFAL@COMCAST.NET

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

Replace windows (8) on 2nd + 3rd floor front of bldg.

SIGNATURES:

OWNER: Nicholas Kefal

DATE: 3-21-2013

APPLICANT: _____

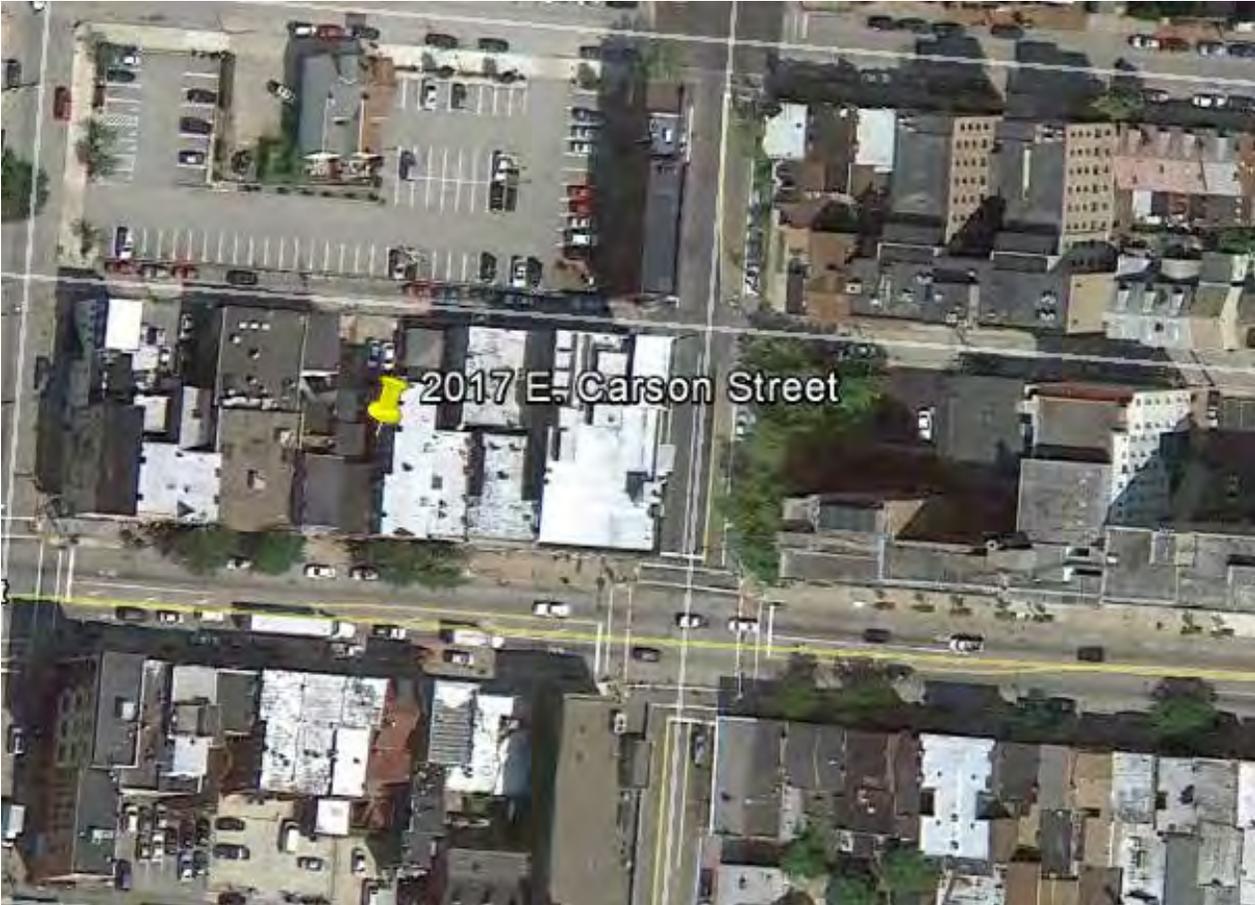
DATE: _____

STAFF USE ONLY:
 DATE RECEIVED: 4/11/13
 LOT AND BLOCK NUMBER: 12-F-141
 WARD: 17th
 FEE PAID: yes

DISTRICT: _____

APPLICANT:

NAME: _____
 ADDRESS: _____
 PHONE: _____
 EMAIL: _____





From: Amanda Cressman <acressman@bigburrito.com>
Subject: **Window pictures**

Date: April 10, 2013 11:03:37 PM EDT

To: Mary Ann Sevick <sevicketal@comcast.net>

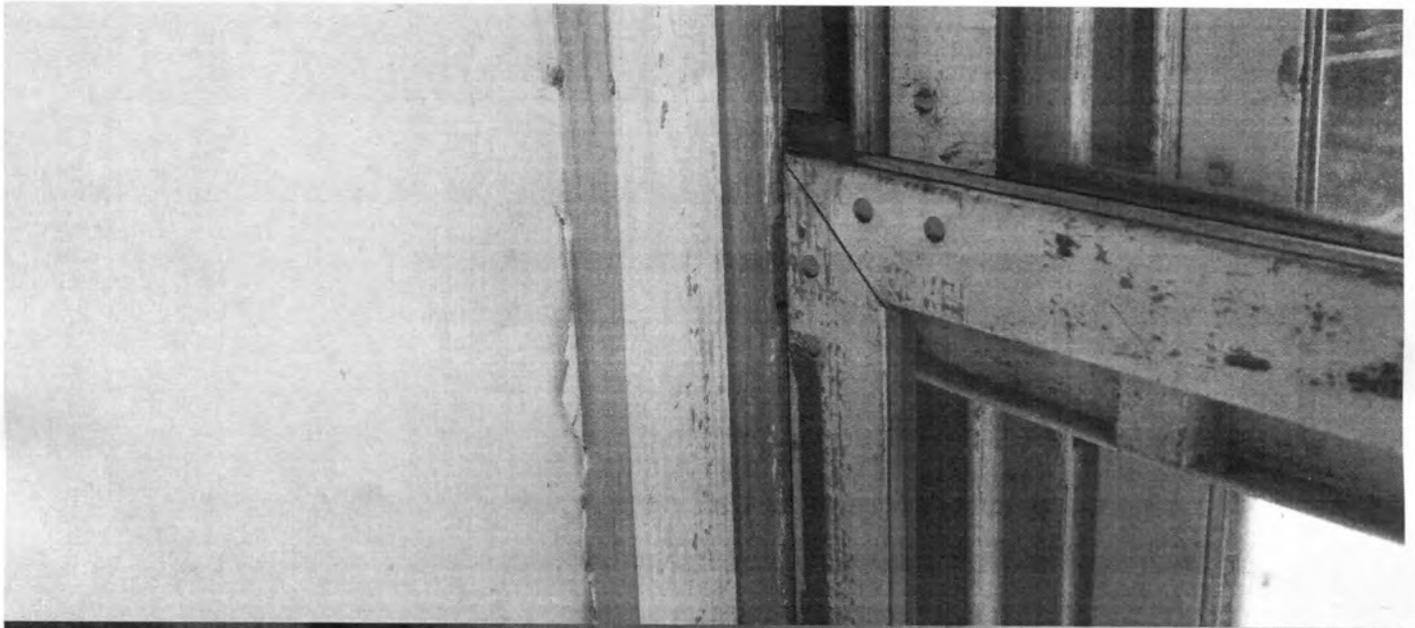
Cc: Gabe Kefal <gabeketal@yahoo.com>

8 Attachments, 12.2 MB



①

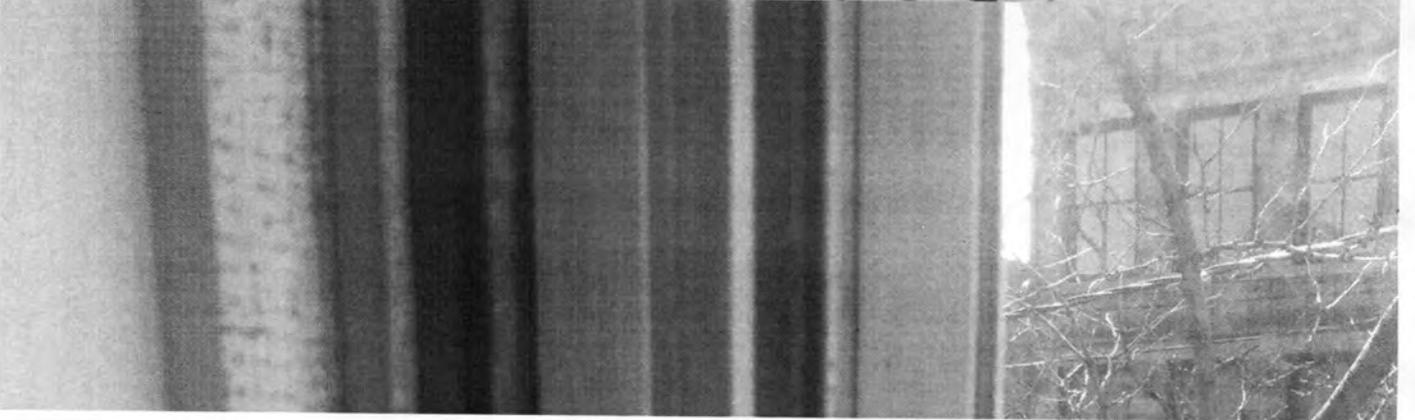
(2)



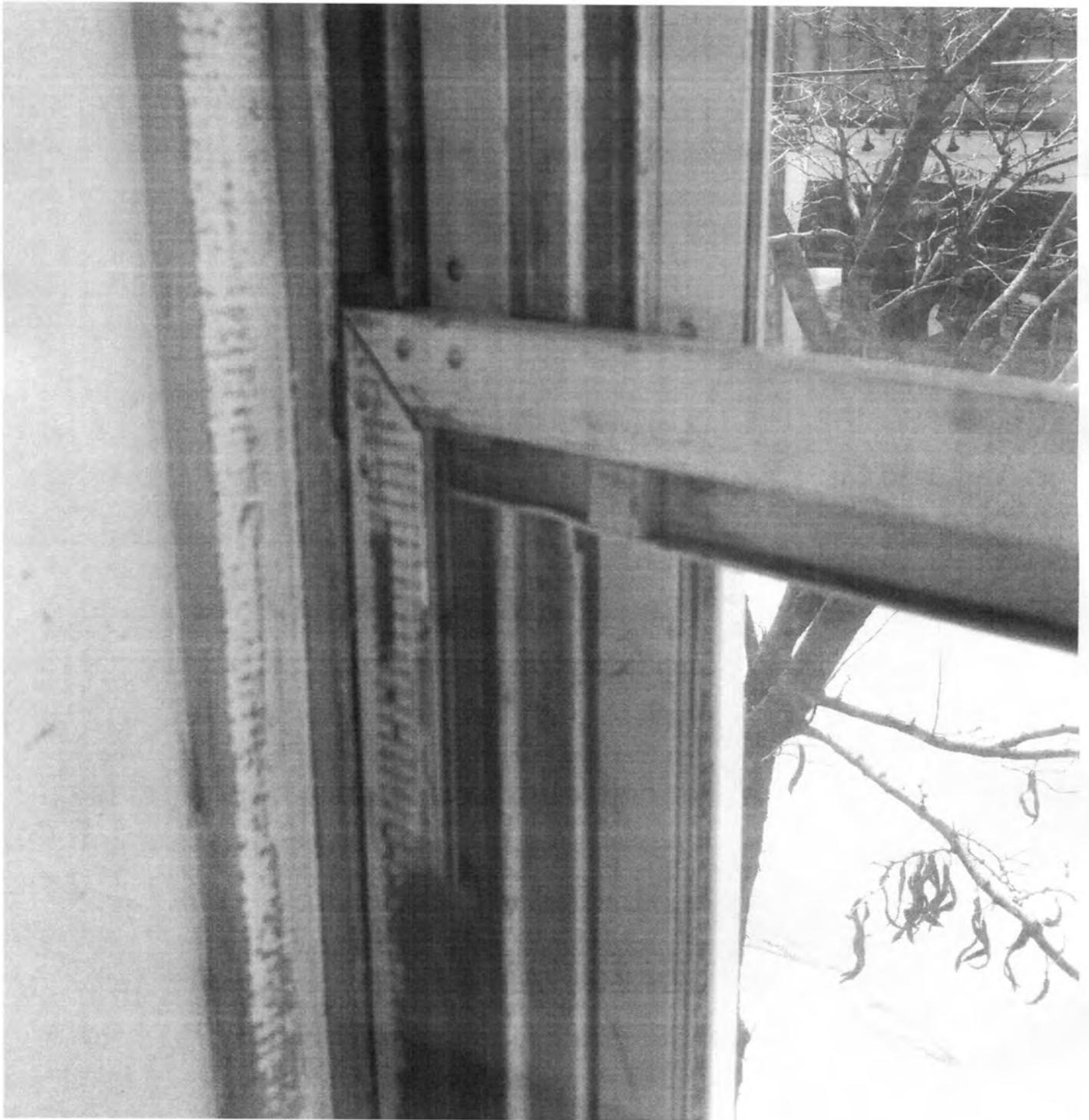


3

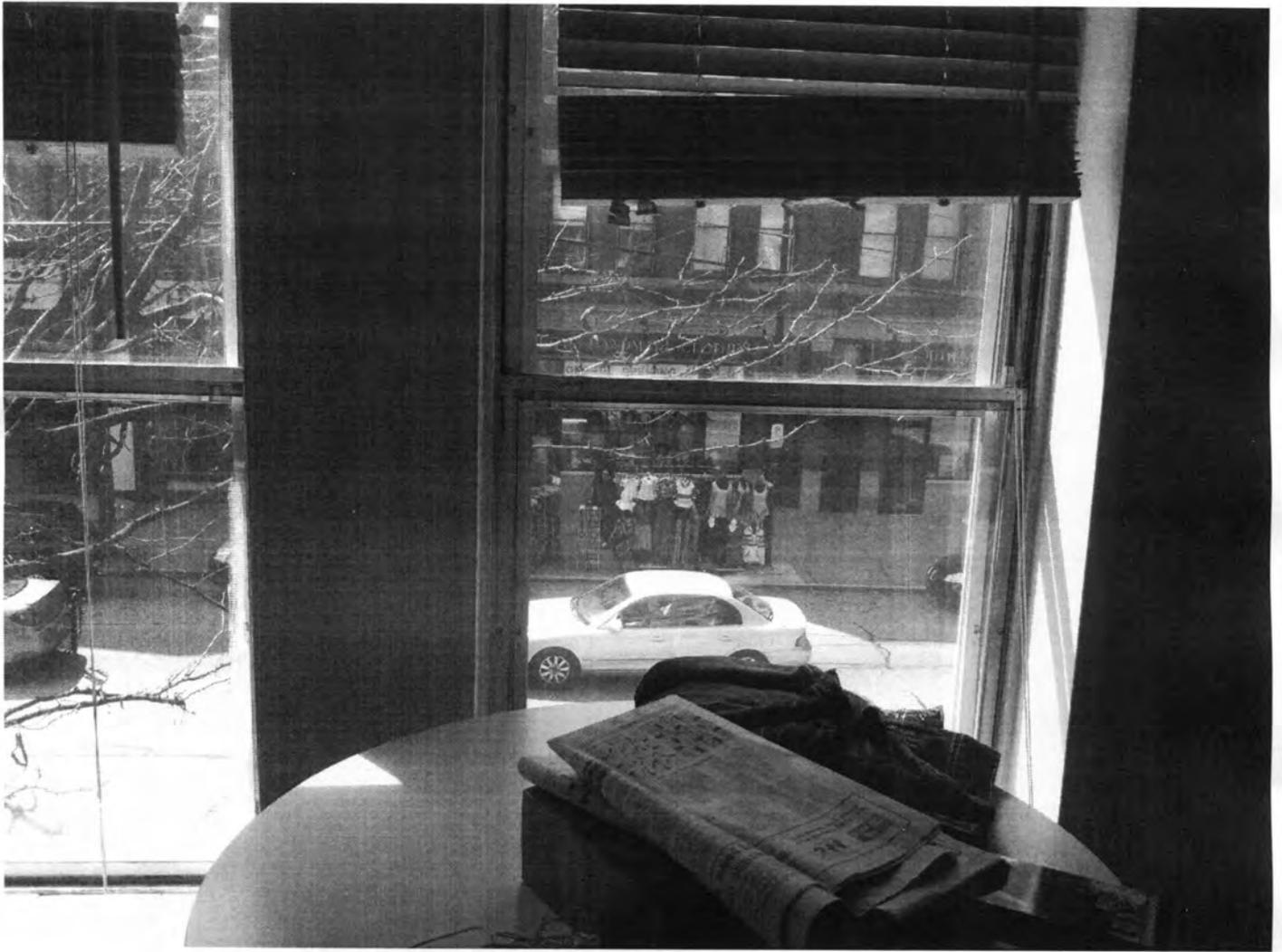
(4)

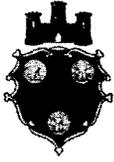


8



(6)





Division of Development Administration and Review
 City of Pittsburgh, Department of City Planning
 200 Ross Street, Third Floor
 Pittsburgh, Pennsylvania 15219

HISTORIC REVIEW COMMISSION OF PITTSBURGH
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STAFF USE ONLY:

DATE RECEIVED: 6/20/13

LOT AND BLOCK NUMBER: 12-F-142

WARD: 17th

FEE PAID: yes

FEE SCHEDULE:

See attached. Please make check payable to:
 Treasurer, City of Pittsburgh.

DISTRICT:

East Carson Street

ADDRESS OF PROPERTY:

2019 East Carson St.
Pittsburgh, PA 15203

OWNER:

NAME: Paul Rizzito

ADDRESS: _____

PHONE: _____

EMAIL: _____

APPLICANT:

NAME: Robert J. Bilder

ADDRESS: 606 Pressley St
15212

PHONE: 412-320-1990

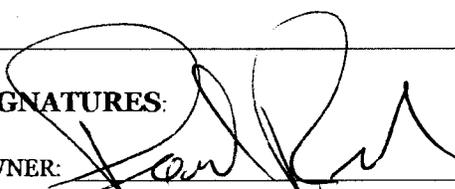
EMAIL: RobertJBilder@yahoo.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

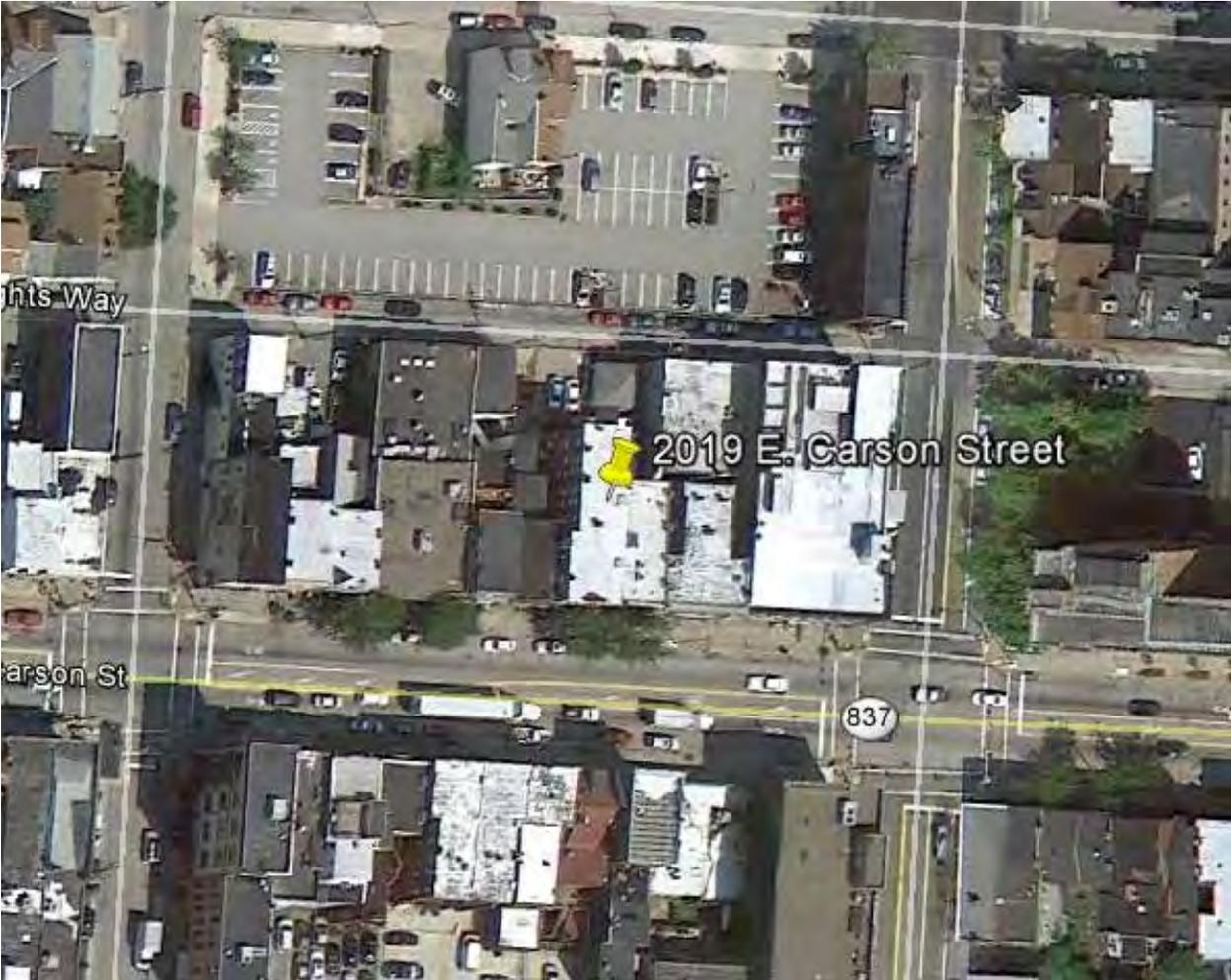
SIGNATURES:

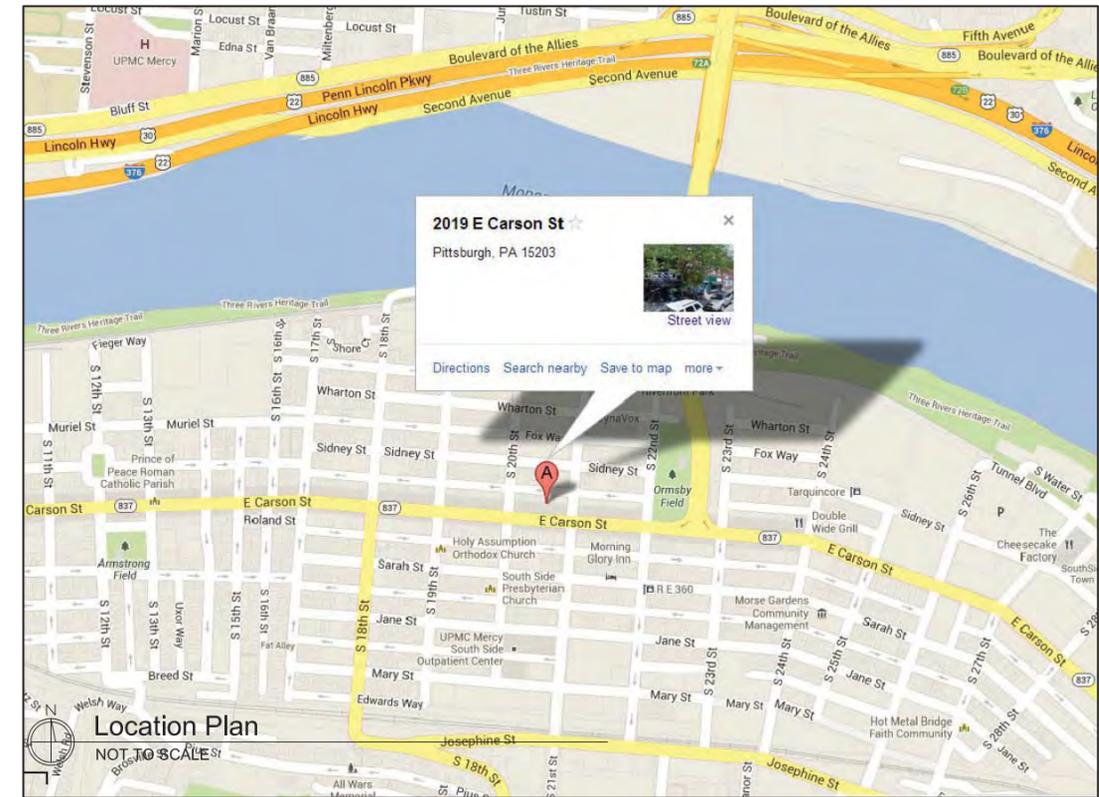
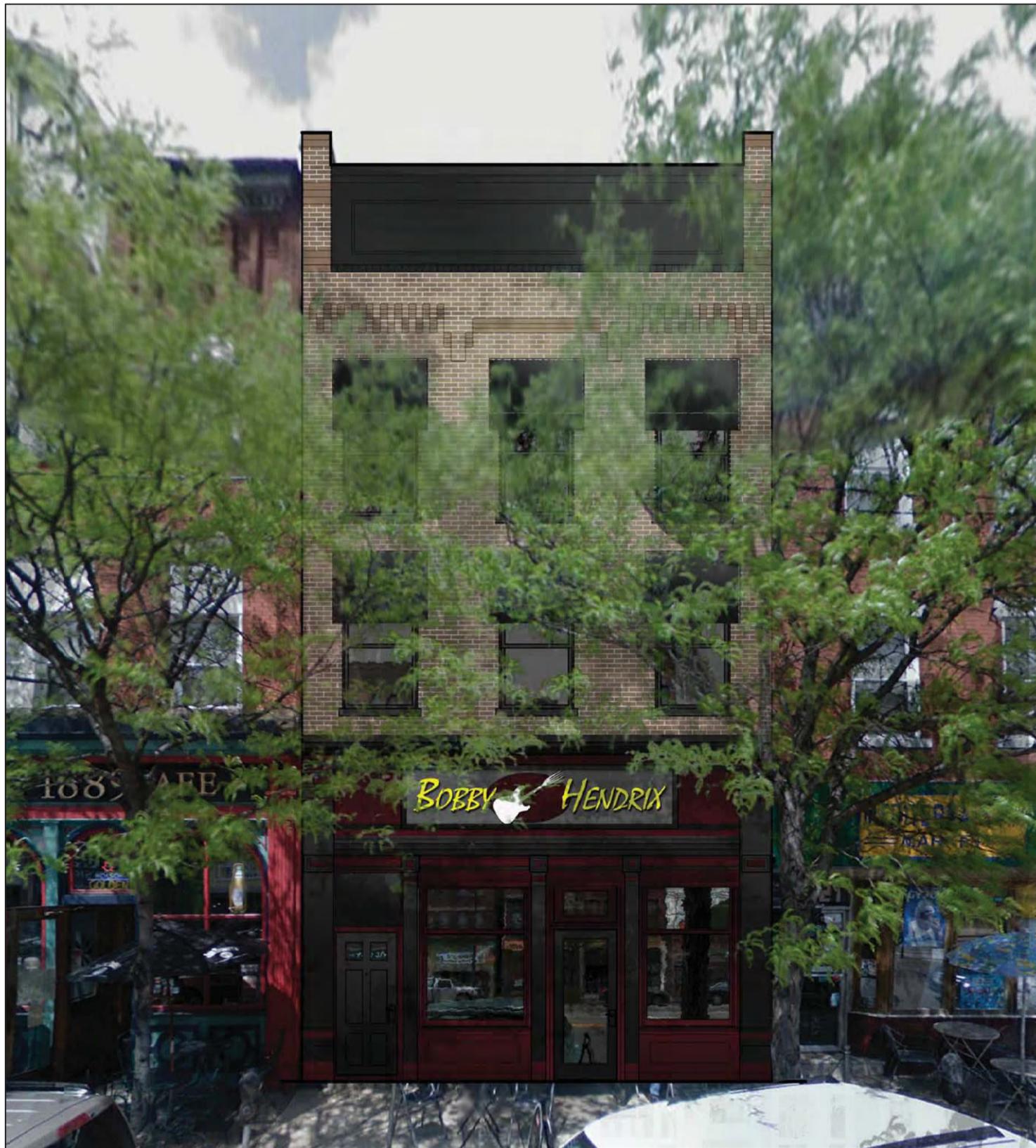
OWNER: 

DATE: 6-20-13

APPLICANT: 

DATE: 6-20-13





Renovations to Bobby Hendrix

2019 E. Carson Street Pittsburgh, PA, 15203

TUSICK & ASSOCIATES, ARCHITECTS

21 Windsor Road, Pittsburgh, PA 15215
 P: 412.781.8896 E: info@tusickarchitects.com

Drawing List:

- CS Cover Sheet
- Ex1.1 Existing Conditions / Scope of Work
- Ex1.2 Existing Conditions Documentation
- A1.1 Demolition, Floor Plans, Elevations, and Sections
- A2.1 - A2.5 Product Information

FIELD VERIFY DIMENSIONS AND CONDITIONS

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Cover Sheet & Site Plan

Renovations to:
 2019 E. Carson Street
 Pittsburgh, PA, 15203

PROJECT NUMBER:

CS



Existing Front Exterior View

2019 E. Carson Street

Not to Scale



Existing Interior View

Not to Scale



Existing Entry Door Head

Not to Scale

Note: Existing brick over the entry door appears to be solely supported by the existing metal door frame.

History of Work at 2019 East Carson Street

The exact date of construction for the building located at 2019 East Carson Street, in the Southside of Pittsburgh is unknown. It is a turn-of-the-century building that is 22'-0" feet wide, has three stories, and a full basement. The upper two stories have a soft-toned orange/red brick façade with three plain double hung windows per floor. Each window has a stone lintel and a stone sill. The façade's wood cornice is wide but plain with simple decorative brickwork below it.

In the late 1970s and '80s the building sat vacant. In 1988, before the Historic Review Board released its design guidelines, the building was purchased and renovated to its present condition. During construction, the street level lost all its historic characteristics. The only original elements are likely the location of the retail and apartment entrance doors. The hollow-metal doors themselves are not original. The primary exterior finish material used on the first floor façade during this renovation was 4" x 4" black ceramic tile with white tiles for the business name and sign above. Additionally, new metal windows and doors were installed along with exterior lighting and a retraceable awning. We searched Pittsburgh history websites and accessed numerous sources but did not discover any pictures showing the original building façade.

Scope of Work for 2019 East Carson Street

Current renovation plans were prompted by the new restaurant owner's desire to complement other local historic buildings (see sheet Ex1.2). All of the existing ceramic wall-tile shall be removed as well as the metal store-front windows and entrance doors. It appears that all of the original façade was removed in 1988. On the interior side of the restaurant entrance door (see middle image), eight (8) inches of narrow rough brick surrounds and frames the entrance door. The brick is not supported well (see bottom image) and is a structural concern. The brick appears to be supported solely by the hollow metal door frame and adjacent metal window frame. We believe that this is not salvageable through renovation; it will not be able to support itself when the door and window frames are removed.

At the front corners of the building, under the ceramic wall-tile of the first floor, we believe should be 20"+/- of rough structural brick. Once the existing entry door, window system, apartment door, and ceramic wall tile are removed, the remaining 19'-0" span, up to and including the existing ceramic tile sign, shall be exposed down to the wood framing above the transoms. The rough structural brick beneath the existing ceramic wall tile will not match the quality of finished exterior brick that is observed on the upper stories of the façade and will be covered in new material. (see details on sheet A1.1)

Our design fills the façade with new Marvin double-hung wood windows, a fixed wood transom over the restaurant's wood & glass entrance door as well as synthetic wood detailing to match the architectural vocabulary of the Southside's turn-of-the-century East Carson Street buildings. The residential entrance door shall be a 6-panel wood door with glass in the top two panels. Both doors are to be new Marvin wood doors and shall have new accessible lever handles. Additionally, the residential door shall have a door viewer and an electric strike which works with the existing intercom system. All new façade panels and boards shall be Boral exterior trim and painted as per the Owner's design direction. The existing cloth awning over the residential entrance door shall be reinstalled. The retraceable awning at the first floor shall be removed and no awning shall replace it. (see details on sheet A1.1)

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Existing Conditions / Scope of Work

Renovations to:
2019 E. Carson Street
Pittsburgh, PA, 15203

PROJECT NUMBER:

Ex1.1

FIELD VERIFY DIMENSIONS AND CONDITIONS

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Historic E. Carson & South Side Street-scapes

Not to Scale



Historic E. Carson Street-scape

Not to Scale



2019 E. Carson Street - Westward View

Not to Scale



2019 E. Carson Street - Eastward View

Not to Scale

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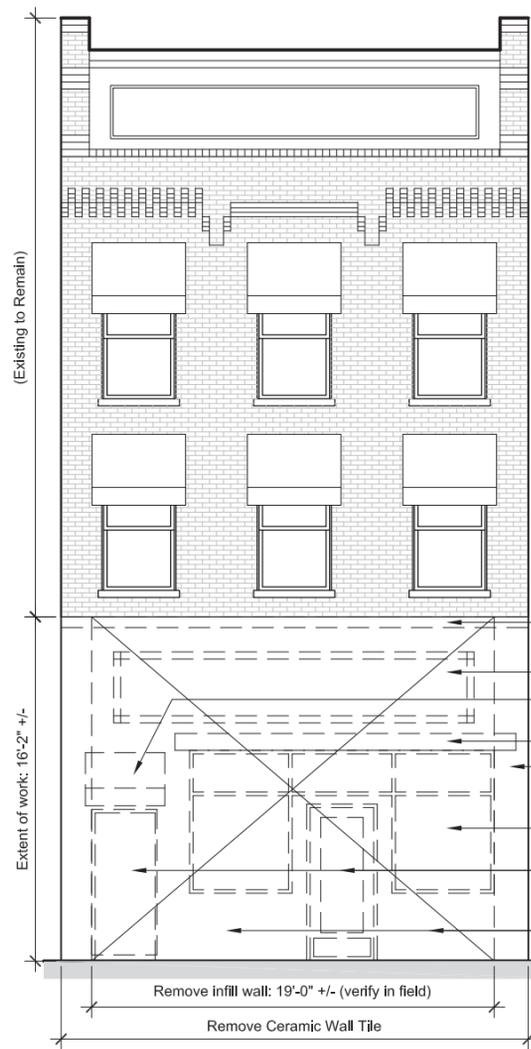
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DATE ISSUED	June 21, 2013
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Existing Conditions Documentation

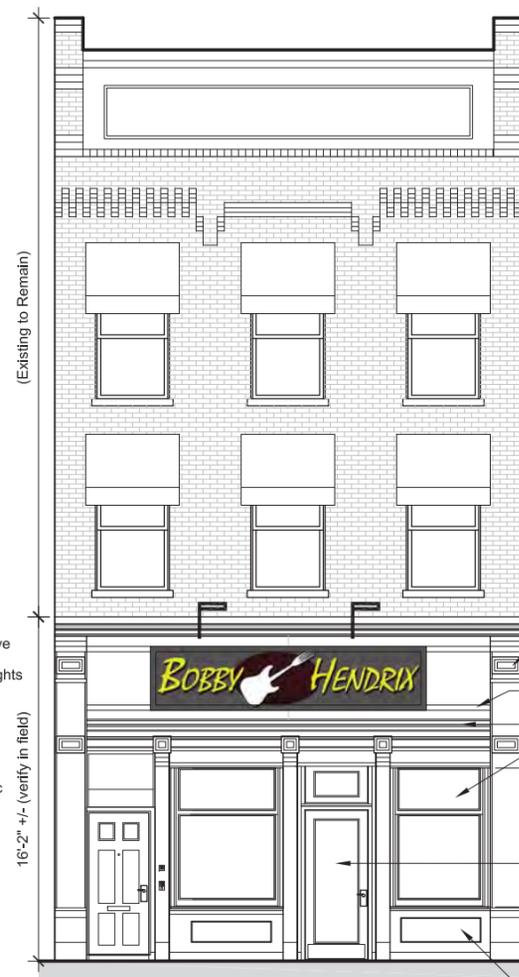
Renovations to:
2019 E. Carson Street
Pittsburgh, PA, 15203

PROJECT NUMBER:

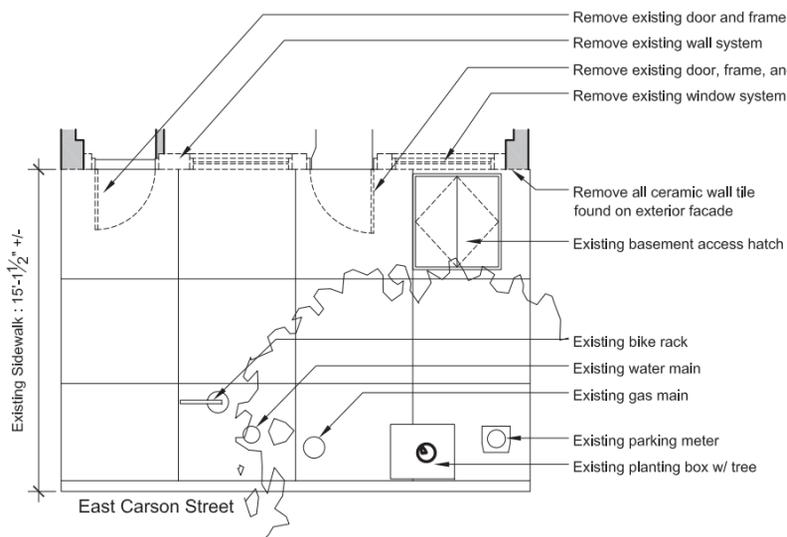
Ex1.2



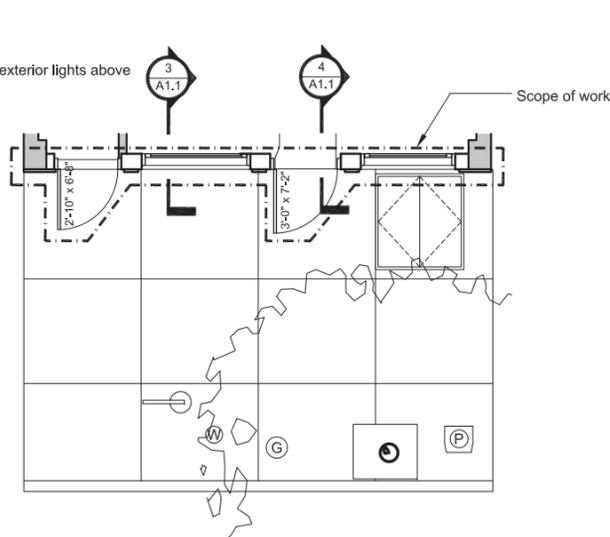
1 Front Demolition Elevation
A1.1 SCALE: 1/4" = 1'-0"



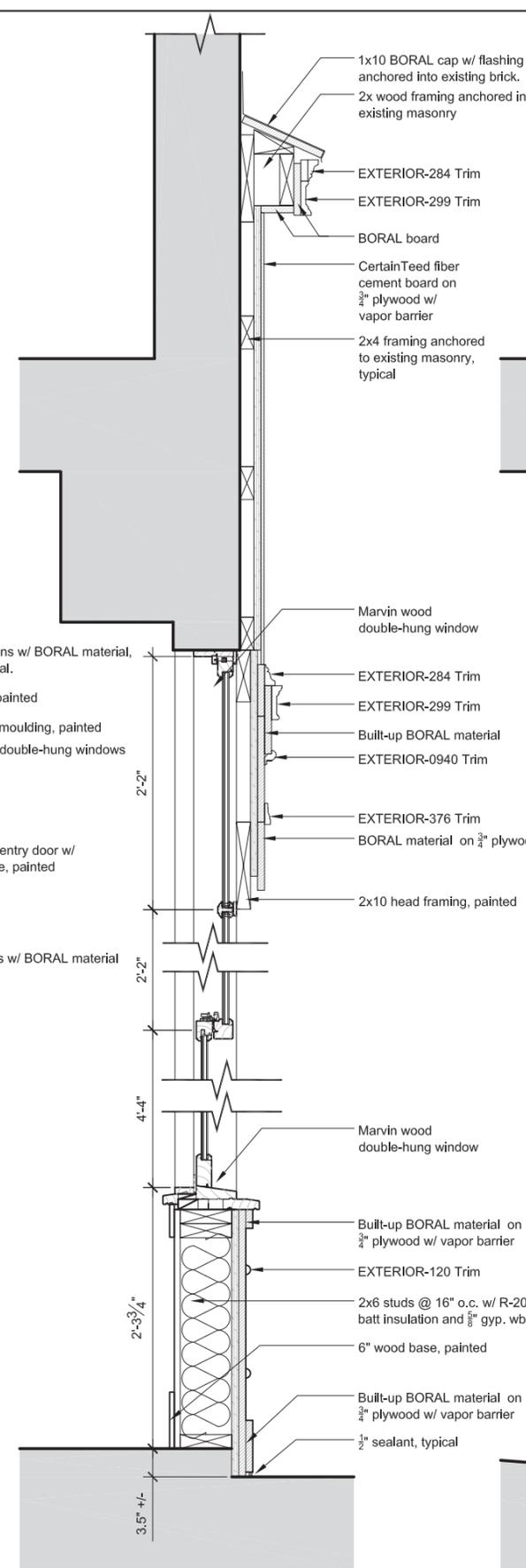
2 Front Elevation
A1.1 SCALE: 1/4" = 1'-0"



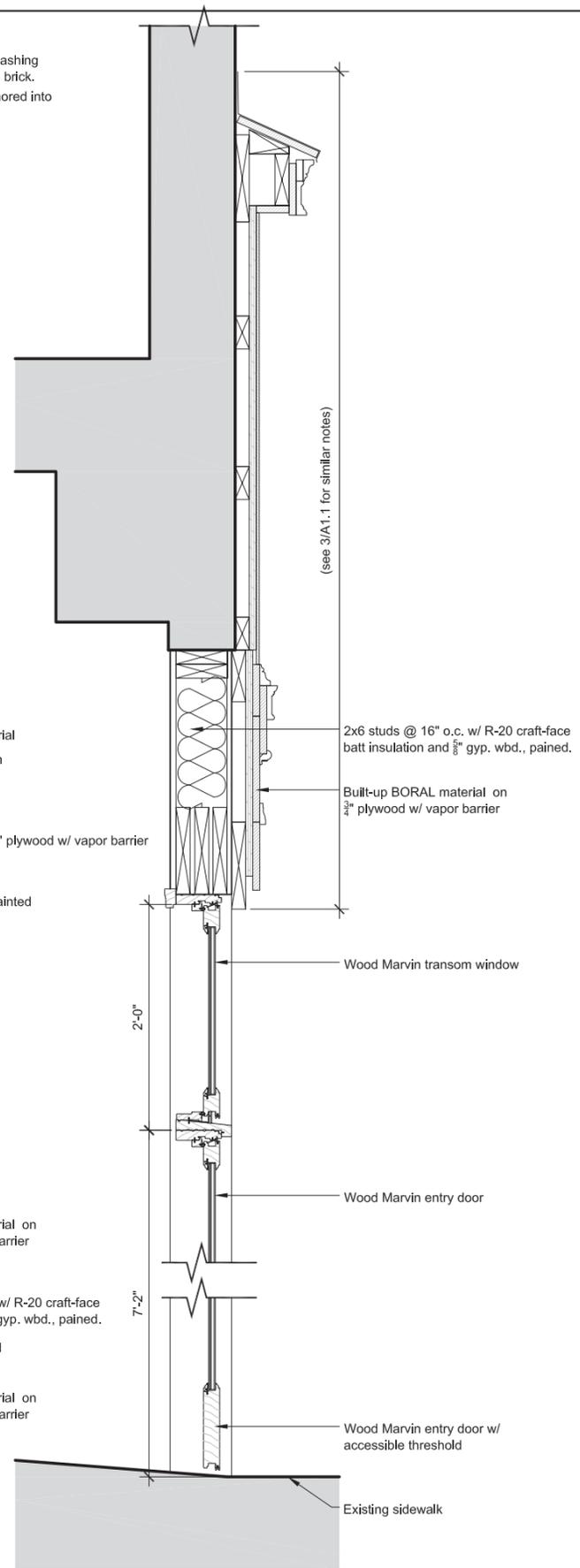
Partial First Floor Demolition Plan
SCALE: 1/4" = 1'-0"



Partial First Floor Plan
SCALE: 1/4" = 1'-0"



3 Window Wall Section
A1.1 SCALE: 1 1/2" = 1'-0"



4 Door Wall Section
A1.1 SCALE: 1 1/2" = 1'-0"

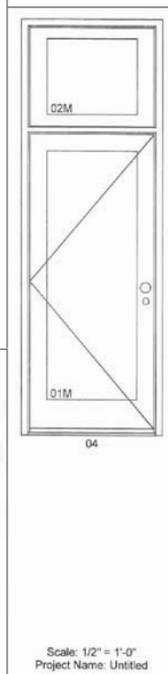
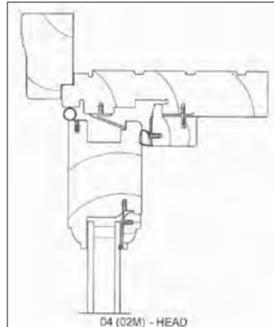
Tusick & Associates Architects, Inc. 21 WINDSOR ROAD PITTSBURGH, PA 15215 voice: 412-781-8896 fax: 412-781-6947 email: info@tusickarchitects.com		REVISIONS	
		DRAWN BY DAC	CHECKED BY SBT
Demolition, Plans, Elevs., Sections Renovations to: 2019 E. Carson Street Pittsburgh, PA, 15203		DATE ISSUED June 21, 2013	DATE PRINTED June 21, 2013
		PROJECT NUMBER:	
FIELD VERIFY DIMENSIONS AND CONDITIONS © Copyright 2013 Tusick & Associates Architects		A1.1	

Line #2	Mark Unit:
Qty: 1	

MARVIN
 Primed Pine Exterior
 Primed Pine Interior
 1W2H - Rectangle Assembly
 Assembly Rough Opening
 38 7/16" X 119 1/2"

Unit: A1
 Wood Ultimate Outswing French Door in Sash Transom - 1 Frame/1 Sash
 CN 30 X Basic Frame 33"
 Rough Opening 38 7/16" X 33 1/2"
 G - 1 Lite
 Tempered Low E II w/Argon
 Oval Glazing Profile
 Beige Weather Strip

Unit: B1
 Wood Ultimate Outswing French Door - X Right Hand
 CN 307C
 Rough Opening 38 7/16" X 86 1/2"
 G - 1 Lite
 Tempered Low E II w/Argon
 Oval Glazing Profile
 Multi-Point Lock on Active Panel
 Satin Taupe Active Handle Set on Active Panel Keyed
 Satin Taupe Adjustable Hinges 3 Per Panel
 Beige Ultra-Sil
 Beige Weather Strip
 Oak Sil Liner
 Factory Mill Charge
 6 3/16" Jamb
 BMC
 No Installation Method



Hardware Sets

201623 : South Side Bar/Restaurant

SET #1 - Apartment Door

Doors: APT

3 Hinges	ECBB1101 4 1/2 x 4 1/2 NRP	US32D	HA
1 Lockset	CL3351 PZD KY3 MK	626	CR
1 HD Concealed Electric Strike	8000 12/24 801 630	630	MI
1 Smart Pac II	200M3 104851		MI
1 Plug in Buzzer	2006M 004039		MI
1 Plug in Power Supply	PIP24VDCRU 1000MA		MI
1 Closer	8616 ARP FC SNB1	689	DM
1 Protection Plate	K1050 8" x 32"	US32D	RO
1 Door Viewer	622	CRM	RO
1 Weatherstrip	303 AV 36" TKSP8		PE
1 Door Bottom	321 CN 36" TKSP8		PE
1 Threshold	271 A 36" MS10SS		PE

SET #2 - Entrance Door

Doors: ENTRANCE

3 Hinges	ECBB1103 4 1/2 x 4 1/2 NRP	US32D	HA
1 Deadlock	DL3212 KY3 MK	626	CR
1 Passage Set	CL3310 PZD	626	CR
1 Closer	8616 DS BSHD DA FC SNB1	689	DM
1 Protection Plate	K1050 8" x 34"	US32D	RO
1 Protection Plate	K1050 8" x 35"	US32D	RO
1 Weatherstrip	303 AV 1 x 36" 2 x 84" TKSP8		PE
1 Door Bottom	321 CN 36" TKSP8		PE
1 Threshold	271 A 36" MS10SS		PE

PEMKO ASSA ABLOY COMMERCIAL THRESHOLDS: SADDLE THRESHOLDS

271

AVAILABLE FINISHES: A, B, D, G, S
 WIDTH: 5" (127.0mm)
 HEIGHT: 1 1/4" (31.8mm)

A: Mill Finish Aluminum
 B: Mill Finish Dark Bronze (Brazed)
 D: Dark Bronze Anodized
 G: Gold Anodized
 S: Satin Nickel Anodized

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771_CUT Rev 1 - 04/01/09

PEMKO ASSA ABLOY ASTRAGALS & MEETING STILES: ASTRAGALS AND MEETING STILE GASKETING- SPLIT ASTRAGALS

303_V (MS) ORDER TWO (AS A PAIR)

AVAILABLE FINISHES: A, B, D, G, PW, S
 PROFILE WIDTH: 7/8" (22.2mm) (A2)
 TOTAL WIDTH WITH PROFILE: 1-1/8" (28.6mm) (A2)
 HEIGHT: 1 1/4" (31.8mm)

A: Mill Finish Aluminum
 B: Dark Bronze Anodized Aluminum
 D: Dark Bronze Anodized Aluminum
 G: Gold Anodized Aluminum
 PW: Painted White Aluminum
 S: Satin Nickel Anodized Aluminum

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303_V_CUT Rev 1 - 04/01/09

LINE NO.	LOCATION	BOOK CODE	DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line-1			Main Line Item			
03D=37 1/2 x 82 3/4			1W7 Classic, (Sys 1) Ext Wood Single Door System, 426 Flat Top, Paint Grade, 3-00 6-09 (03D= X) 1 3/4 Thick 1-11/16 Convex Short Panel, 141 Molding, Insulated Clear Safety Glass (Door) Primed, Rev: 2/5, L/H Inswing Active DR, Concealed-Bearing Hinge 4-1/2 X 4-1/2 Oil-Rubbed Bronze Square Corner BS: 1/4 (.134) NPL: 7 1/2 HP2: 41 7/16 HP3: 74 3/8 Bronze Swept, Kerfed Jamb 4-9/16" Jamb, #23 Brk Mid Primed, #13 Int Csg Primed, Brz Sill, Brz W-Strip, Pallet, Drawing Number: --Required! REV: 01.1.0.00/00V.5.722 (01/08/13) IT			

Viewed from Exterior. Scale: 1/2" = 1'

JELD-WEN WINDOWS & DOORS

426 FLAT TOP Scale: 1/8" = 1'-0"

ELEVATION NOTES
 Door Size = Back Rise Below Profile
 Daylight Opening (DLO) = Visible Glass
 Values in brackets () are millimeter conversions

DOOR CROSS-SECTION
 Moulding Profile = 141
 Panel Profile = 45 Degree
 See 426 Cross Section of Jam for more detail

VERTICAL DOOR CROSS SECTION Insulated Glass

PEMKO ASSA ABLOY DOOR BOTTOMS: DOOR BOTTOM SWEEPS

321_N

AVAILABLE FINISHES: C, D, G
 WIDTH: 3 1/4" (86.0mm)
 PROFILE HEIGHT: 1" (25.4mm)
 TOTAL HEIGHT WITH RUBBER: 1-1/2" (38.1mm)

C: Clear Anodized Aluminum
 D: Dark Bronze Anodized Aluminum
 G: Gold Anodized Aluminum

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321_N_CUT Rev 1 - 05/14/08

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REVISIONS

DATE	BY	DESCRIPTION
June 21, 2013	DAC	DATE ISSUED
June 21, 2013	SBT	DATE PRINTED
June 21, 2013		

Product Information

Renovations to:
 2019 E. Carson Street
 Pittsburgh, PA, 15203

PROJECT NUMBER:

A2.1



8000 Series

Description & Specifications

The concealed electric strike solution for cylindrical locksets

Introducing the 8000C Complete Pac

8000C

- Accommodates no-cut frame & vertical adjustment with 1/2"-5/8" cylindrical lockbolts.
- Includes 8000 electric strike body, 801 & 801A faceplates (4-7/8" x 1-1/4") and mounting hardware

The 8000 series is a compact, high-performance electric strike featuring a unique concealed design for use with cylindrical locksets. No cutting on the frame is required. Simply remove the existing strike plate, adjust the vertical alignment feature to the latchbolt centerline, and install. Its strength is derived from a unique keeper pin locking design, enabling the 8000 to exceed the ratings of the frame, door and locking hardware. This field selectable fail secure/fail safe unit is easy to install and accommodates latchbolts up to 5/8" throw.

* Note: The change in model number from 5900 to 8000 highlights the increased compatibility of this premium line. Updated to ensure frame clearance in an even greater selection of frames, this product now fits within an ANSI frame prep set at all hinge and door spacings per SDI-129-04 with no frame interference.

Specifications

- UL 1034, burglary-resistant listed
- ANSI/BHMA A156.31, Grade 1
- Patent #5,934,720; 8,146,966; 8,157,302

Frame application

- Metal
- Wood

Electrical

- .24 Amps @ 12VDC/VAC
- .12 Amps @ 24VDC/VAC
- DC continuous duty/AC intermittent duty only

Standard Features

- No cutting on frame required
- Vertical adjustability to accommodate door sag and misalignment
- Tamper resistant
- Static strength 1,500 lbs.
- Dynamic strength 70 lbs./sq. in.
- Endurance 500,000 cycles
- Field selectable fail safe/fail secure
- Dual voltage 12 or 24 VDC/VAC
- Non-handed
- Internally mounted solenoid
- Accommodates 1/2"-5/8" cylindrical lockbolt (5/8" with 1/8" door gap)
- Strike body depth 1-1/16"
- NEW! Strike body width decreased to 1-7/16" to increase frame compatibility
- Five year limited warranty

Optional Features

- LBM - Latchbolt monitor

Looking for tips on installation or maintenance? See the [8000 Tech Tip](#).

Faceplates & Accessories

Faceplate Options

- 801 (4-7/8" x 1-1/4")** For use with cylindrical locksets in ANSI metal frames. For use with latchbolts up to 5/8" throw. ANSI/BHMA Numbers: #E05031, #E09321, #E09322, #E09323
- 801A (4-7/8" x 1-1/4", radius corners & flat faceplate)** For use with cylindrical locksets. For use with latchbolts up to 5/8" throw. Includes universal mounting tabs. Aluminum frames. ANSI/BHMA Numbers: #E05031, #E09321, #E09322, #E09323
- 801E (4-7/8" x 1-1/4", Extended lip)** For use with extended lip for "knock-down" style frame installations. For use with cylindrical locksets up to 5/8" throw. ANSI/BHMA Numbers: #E05031, #E09321, #E09322, #E09323
- 802 (7-15/16" x 1-7/16")** For use with cylindrical locksets. For use with latchbolts up to 5/8" throw. Includes universal mounting tabs. Aluminum frames. ANSI/BHMA Numbers: #E05031, #E09321, #E09322, #E09323
- 803 (6-7/8" x 1-1/4", radius corners & flat faceplate)** For use with cylindrical locksets. For use with latchbolts up to 5/8" throw. Includes universal mounting tabs. Aluminum applications. ANSI/BHMA Numbers: #E05031, #E09321, #E09322, #E09323
- 805 (9" x 1-3/8", radius corners & flat faceplate)** For use with cylindrical locksets. For use with latchbolts up to 5/8" throw. Four point mounting for wood installations. ANSI/BHMA Numbers: #E05031, #E09321, #E09322, #E09323

Accessories

- 2001M - Plug-in bridge rectifier
- 2002M - Rectifier box & adaptor
- 2003M1 - SMART Fax III
- 2003M - Plug-in buzzer

01 HES 8000 Series Overview

[01_HES_8000_Series_Overview](#) (.pdf, 126 kB)

02 HES 8000 Sell Sheet

[02_HES_8000_Sell_Sheet](#) (.pdf, 1.2 MB)

03 HES 8000 Read Me

[03_HES_8000_Read_Me](#) (.pdf, 467 kB)

04 HES 8000 Install Instructions

[04_HES_8000_Install_Instructions](#) (.pdf, 1.2 MB)

GRAINGER
CORBIN Double Cylinder 2 3/4 Backset

Deadbolt, Double Cylinder, Industrial and Residential, Wrought Brass, Bronze, Stainless Steel and Steel, Storm-Resistant Finish, Grade 1, 5 Pins, Keyway Type LA, Two Cylinder, Number of Keys 2, Deadbolt Material Solid Steel with Hardened Steel Insert, Nickel Plated, Meets ANSI A156.3 Grade 1, UL Listed Standards, Package Quantity 1

Granger Item # 259146
Price (ea) \$221.25
Brand CORBIN
Mfr Model # DL3212K2E
UNSPSC # 4612 P602
Ship City 1
Selling (W8-Cat) 1
Ship Weight (lbs) 2.2
Typically in Stock
Availability
Catalog Page No 3043
Country of Origin USA

Check Availability Use your ZIP code to verify availability.
Order one time only
Order now. Free Auto-Dispatch this item every 1 month.
Add Grainger TrueGuard repair & replacement coverage for \$65.55

Model	Material	Finish	Price
DL3212K2E	Wrought Brass	Nickel Plated	\$221.25
DL3212K2E	Stainless Steel	Brushed	\$221.25
DL3212K2E	Stainless Steel	Polished	\$221.25
DL3212K2E	Stainless Steel	Black	\$221.25

US Builder Supply
1-877-378-5625

Corbin Russwin CL3310 Extra Heavy-Duty Commercial Passage Lever

In Stock: \$199.00

The Corbin Russwin CL3310 Passage Lever is a Grade 1 extra heavy-duty commercial cylindrical lockset and is manufactured with the highest quality materials for high-use commercial, industrial and institutional applications.

Product Overview

- Extra heavy-duty commercial cylindrical passage lever set
- Door thickness 1-3/4" - 2" standard
- 2-3/4" backset
- Latchbolt/cylinder steel, 1/2" throw with 2-3/4" x 1-1/4" front
- Strike ANSI dunnip lip standard, 4-7/8" x 1-1/4" x 1-1/4" lip
- Anti-rotational through-bolts at 6 and 10 o'clock positions

SECURITY VERIFIED
1-866-749-7661

Dorma B616 Architectural Grade Door Closer

In Stock: \$103.00

Dorma B616 architectural grade door closer is designed to provide a highly flexible door control system suitable for use on all hollow metal, aluminum, and wood doors. It is available in adjustable spring size 1-6.

Product Overview

- Body, full cover and mounting hardware are pre-drilled for easy installation
- Adjustable spring size 1-6 shipped as size 4
- Non-handed for regular, top jamb and parallel arm applications
- Mounting holes spaced 12" horizontally and 3/4" vertically center to center
- Barrier Free, meets ADA requirements (clearing 5.5 ft or less on exterior doors)

US Builder Supply
1-877-378-5625

Dorma B616 Architectural Grade Door Closer

CODE: B616
Price: \$107.60

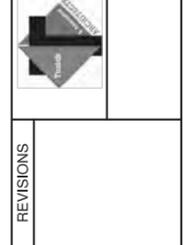
Select Finish: Sat. Aluminum
 Sat. Stainless
 Sat. Brass

Return period: 60 days
Quantity: 1

Address List
US Builder Supply
Best best customer service 4 years in a row!

US Builder Supply Notes
This site lists items most commonly ordered. We also stock many other items, but in small quantities only and don't list them here. Feel free to call if you need it from your store.

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REVISIONS	DRAWN BY DAC	CHECKED BY SMT	DATE ISSUED June 21, 2013	DATE PRINTED June 21, 2013
Product Information	Renovations to: 2019 E. Carson Street Pittsburgh, PA, 15203			
PROJECT NUMBER:	A2.2			



ECBB1100

Product Information

- Application:**
- ANSI A8112
 - Five knuckle
 - Non-tilting removable pin with button tip end plug
 - With door closer use ball bearing hinge
 - For use on medium weight doors or doors requiring medium frequency service
- Note:**
- Complies with NFPA80 requirements for use on fire rated door assemblies

Five Knuckle Ball Bearing Standard Weight



Product Specifications

- Material:** - Steel with Steel pin
- Fasteners:** - All machine and all wood
- Finishes:** - USP, US3, US4, US10B, US15, US26, US26D

Product Size Options

Hinge Size (Inches)	Hinge Size (mm)	Gauge of Metal	Hole Count	Screw Size (Machine)	Screw Size (Wood)
4-1/2 x 4	114 x 102	0.134	8	1/2" x 12-24	1-1/4" x 12
4-1/2 x 4-1/2	114 x 114	0.134	8	1/2" x 12-24	1-1/4" x 12



ECBB1103

Product Information

- Application:**
- Brass ANSI A2111
 - Stainless Steel ANSI A5111
 - Four ball bearings
 - Non-tilting removable pin with tip and plug
 - For use on heavy weight doors or doors requiring high frequency service
- Note:**
- Complies with NFPA80 requirements for use on fire rated door assemblies

Five Knuckle Ball Bearing Heavy Weight



Product Specifications

- Material:** - Stainless Steel with Stainless Steel pin
- Brass with Stainless Steel pin
- Finishes:** - USP (4.5" x 4.5" only), US15, US26, US26D, US32D

Product Size Options

Hinge Size (Inches)	Hinge Size (mm)	Gauge of Metal	Hole Count	Screw Size (Machine)	Screw Size (Wood)
4-1/2 x 4-1/2	114 x 114	0.180	8	1/2" x 12-24	1-1/4" x 12
5 x 4-1/2	127 x 114	0.190	8	1/2" x 12-24	1-1/4" x 12

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Enter Item # or Keyword | SEARCH | Browse by Categories | Brands

You can also [send us a picture of the part you want to replace and we'll identify it for you.](#)

HES 2006M Plug-in Buzzer

In Stock **\$26.00**

Qty: 1

Shipping: FREE (NO Taxable Returns)

QUESTIONS? NEED HELP?
Call us: 1-866-749-7661
or
You can also send us an email at: info@hagerhardware.com

Overview | Instructions & Templates

hes Plug-in Buzzer
Serial no. / SKU: 2006M

Product Overview

- ✓ Available operation indicator
- ✓ For use with 24VDC

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Quality Assurance is the leading choice for commercial door hardware. Choosing the right commercial door hardware is not the easiest task, but we are here to help you make the right choice. Our site, you visited at the main brand and category entry to meet your commercial door hardware needs. If you do not know anything about door hardware, call or email us and our associates will help you choose the right product for your needs and assist you in your purchase. We carry quality products from companies like HES, Hager and Hager.

Our inventory includes door closers, door locks, commercial door locks, single levers, exit devices, panic bars, double doors, swing gates, and more. All our products are made in the USA. If you are looking for a new product or need to replace an old one, we are here to help you. We are your one stop solution.

Whether you are looking for a new product or need to replace an old one, we are here to help you. We are your one stop solution.

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ROCKWOOD ASSA ABLOY

PRODUCTS | TEMPALATE | OPERATOR | KEY OPERATOR | LOCKS AND KEYS

Door Viewer

Item No: 622
UL Listed 3/8" Door Viewer For Doors 3/8" to 2-1/8"

Related Items: 622

Specs:
Finishes:
Template:
Line Drawing:
Application:
Suggestion:

Specifications:
Material: Brass
Other: Installation - drill 6/16" hole.
For Doors: 1-3/8" to 2-1/8"
Weight: 0.1 lbs.
ANSI A155-16, 10321, 10312

ASSA ABLOY, the global leader in door opening solutions

Rockwood Manufacturing Company
302 Main Street, Rockwood, PA 15557
www.rockwoodmtg.com

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Security InfoWatch

PP24VDCRU

FROM LINER LLC (PROGRAMMING NOT INCLUDED)
UPDATED MARCH 2, 2011

The new Linear PDs offer a significant increase in performance over traditional transformer-based, step-down PDs that inherently deliver unregulated output voltage. The units - PP24VDCRU and PP12VDCRU - utilize fixed frequency fly back switching topology, helping them achieve +/- 1 percent output voltage regulation from 0-100 percent load and from 90-264 VAC input voltage range.

Want to know more about this product? Click here (<http://info@linersupply.com>) to request more information about PP24VDCRU (<http://info@linersupply.com>) from Linear LLC (<http://info@linersupply.com>)

Do you recommend this product?

Reviewed by: [Name] | [Rating]

Post your review

Overall Rating: *

Display: *

Review: *

Post

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ROCKWOOD ASSA ABLOY

PRODUCTS | TEMPALATE | OPERATOR | KEY OPERATOR | LOCKS AND KEYS

Kick Plates

Item No: K185D - .063" Thick Metal Kick Plate-Standard Duty

Related Items: K185D - .063" Thick

Specs:
Finishes:
Template:
Line Drawing:
Application:
Suggestion:

Specifications:
Material: .063" Aluminum, Brass, Bronze, Stainless Steel
Fasteners: #8 x 1/8 OR SHS
Drilling: Specify height x width x finish code. Add any options.
Weight: 8" x 34" = 4.1 lbs.
ANSI: 1191 - metal armor plate, 1197 - metal kick plate, 1197 - metal stretcher & mop plate.
Options:
• SA - self-adjusting mounting
• TX - self-drilling screws
• Borehole 3 or 4 edges, specify R/E or B/E.
• CSE - caseworkless holes
• Cutoff for locks, levers, or levers.
• TRK - security lock screws.
Width of Plates:
Push Side: 2" less than door width. Pull Side: 1-1/2" less than door width.
NFPA 80 STANDARDS - 2-4.5 Protection Plates: Factory-installed protection plates shall be installed in accordance with the listing of the door.
Hull-attached protection plates shall be labeled and installed in accordance with their listing.
Exception: Labeling is not required where the top of the protection plate is not more than 16 in. (406 mm) above the bottom of the door.
NOTE: Finishes US26/US25 and US26D/US25D are only available up to 24".

ASSA ABLOY, the global leader in door opening solutions

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302 Main Street, Rockwood, PA 15557
www.rockwoodmtg.com

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Tusick & Associates Architects, Inc.

21 WINDSOR ROAD
PITTSBURGH, PA 15215

voice: 412-781-8896
fax: 412-781-6947
email: info@tusickarchitects.com

REVISIONS

DRAWN BY	CHECKED BY	DATE ISSUED	DATE PRINTED
DAC	SBT	June 21, 2013	June 21, 2013

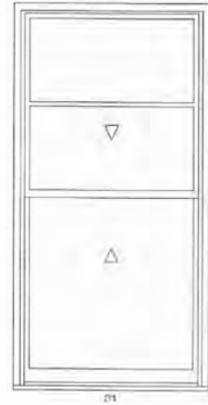
Product Information

Renovations to:
2019 E. Carson Street
Pittsburgh, PA, 15203

PROJECT NUMBER:

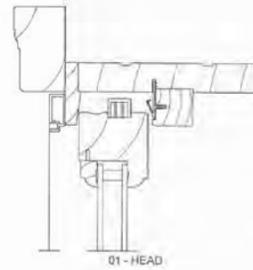
A2.3

Marvin Windows & Doors, MDS Version 18.2.0, MDS RB Tabs Version 18.2, MDS RB Code Version 18.2



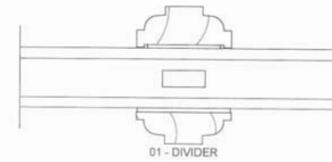
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Call Name: WUDHM-CUSTOM
R.O.: 54" x 108"
M.O.: 56 1/8" x 109 1/16"
Project Name: Untitled

Marvin Windows & Doors, MDS Version 18.2.0, MDS RB Tabs Version 18.2, MDS RB Code Version 18.2



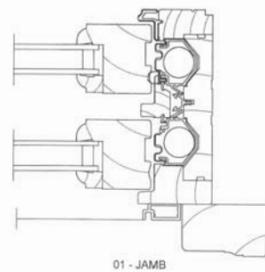
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Project Name: Untitled

Marvin Windows & Doors, MDS Version 18.2.0, MDS RB Tabs Version 18.2, MDS RB Code Version 18.2



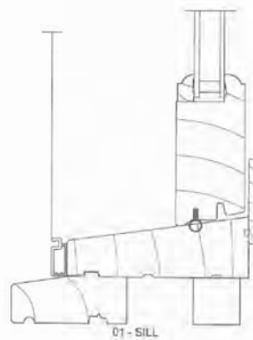
Scale: Full Scale
Call Name: WUDHM-CUSTOM
Project Name: Untitled

Marvin Windows & Doors, MDS Version 18.2.0, MDS RB Tabs Version 18.2, MDS RB Code Version 18.2



Scale: 5" = 1'-0"
Call Name: WUDHM-CUSTOM
Project Name: Untitled

Marvin Windows & Doors, MDS Version 18.2.0, MDS RB Tabs Version 18.2, MDS RB Code Version 18.2



Scale: 5" = 1'-0"
Call Name: WUDHM-CUSTOM
Project Name: Untitled

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REVISIONS

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Product Information

Renovations to:
2019 E. Carson Street
Pittsburgh, PA, 15203

PROJECT NUMBER:

A2.4

FIELD VERIFY DIMENSIONS AND CONDITIONS

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Boral TruExterior™ Trim - Like No Other.
 Boral TruExterior™ Trim is pioneering a new category of exterior trim with products you can trust to provide exceptional performance, superior workability and a lasting appearance.

TruExterior Trim offers real workability that exceeds that of wood trim. It also maintains a high level of dimensional stability during periods of temperature and moisture change*. As a low maintenance product, TruExterior Trim provides contractors additional freedom, while resisting moisture related issues that typically plague wood trim such as cracking, splitting and rotting, as well as termite attacks.

- TruExterior Trim Facts**
- Maintains high level of dimensional stability†
 - No need to glue/joints
 - No need to prime end or filed cuts
 - Easily accepts paint of any color
 - Boards are reversible with a wood grain and smooth side
 - Workability exceeds wood trim
 - Installs with standard woodworking tools and methods
 - No cracking or splitting from moisture
 - Resists rot and termite attacks†
 - Accepts a wide variety of fasteners
 - 20-year warranty



Applications & Workability
 Designed to be used in non-load bearing applications, TruExterior Trim is approved for ground contact, which makes it ideal for exterior trim applications such as:

- Corners
- Soffits
- Fascia
- Batten strips
- Frieze boards
- Rake boards
- Garage door casings
- Window surrounds
- Door trim
- Other exterior trim applications



AVAILABLE SIZES

TruExterior Trim is reversible with wood grain on one side and a smooth finish on the reverse. It comes in 16' lengths and is available in both 4/4 and 5/4 thicknesses (3/4" and 1" actual, respectively).

4/4 Nominal Thickness nominal size	(3/4" Actual Thickness) actual size
1 x 4	3/4" x 3 1/2"
1 x 6	3/4" x 5 1/2"
1 x 8	3/4" x 7 1/4"
1 x 10	3/4" x 9 1/4"
1 x 12	3/4" x 11 1/4"

5/4 Nominal Thickness nominal size	(1" Actual Thickness) actual size
5/4 x 4	1" x 3 1/2"
5/4 x 6	1" x 5 1/2"
5/4 x 8	1" x 7 1/4"
5/4 x 10	1" x 9 1/4"
5/4 x 12	1" x 11 1/4"

*Sizes coming soon

SUSTAINABILITY

TruExterior Trim's sustainable properties are a result of a combination of bio-based polymers and highly refined recovered coal combustion products, which are endorsed by the US Green Building Council (USGBC) for use in construction materials.

- First and only exterior trim product to receive Cradle to Cradle Certified™ designation*
- Minimum 70% recycled content as certified by SCS. Highest amount among all exterior trim products.
- Boards will be produced in a new, state of the art LEED certified commercial facility

*Cradle to Cradle is a certification issued by the Cradle to Cradle Products Innovation Institute.

BEAUTY FROM TOP TO BOTTOM

WeatherBoards™

VERTICAL SIDING

Certain details make a difference. And when WeatherBoards Vertical Siding goes up, the difference is stunning.

WeatherBoards Vertical Siding is perfect for just about any exterior application, from sidewalks to overhead details. Go where your imagination takes you, and your vision will endure with versatile WeatherBoards Vertical Siding.

Whether the look is seamless cedar, beautifully textured stucco, grooved cedar or simply smooth, this is one design choice that radiates with style.



Cedar No Groove
Vertical Siding
4 x 8
4 x 9
4 x 10
Stain in Olive

Cedar 6" Groove
Vertical Siding
4 x 6
4 x 8
4 x 10
Stain in Sable Brown

Smooth Vertical Siding
4 x 8
4 x 9
4 x 10
Stain in Antique White/Desert Tan

Stucco Vertical Siding
4 x 8
4 x 9
4 x 10
Stain in Light Maple

EasyTrim Reveals is an aluminum reveal wall system designed to work with CertainTeed Fiber Cement Vertical Panels and Lap Siding. The EasyTrim Reveals system has been engineered to be a fast, beautiful, and cost-effective way to clad the exterior of your building.

EXTERIOR PLASTIC MOULDINGS

U.V. STABILIZED · WHITE FINISH
PVC OR POLYSTYRENE · VARIOUS LENGTHS

EASY SHIPPING **CAN BE CUT FOR**

Termites & Moisture proof (will not promote mildew or mold)
 No splintering, cracking, splintering or rotting
 Ready to install with stainless steel nails, screws and construction adhesive.
 Installed using traditional tools and fasteners.
 Finished in white. Paint with oil or latex paint.
 Better insulation characteristics than wood.
 Energy efficient.

AMERICAN PRO-VIEW **U.S. WELBUILT**

Crown Mouldings

CROWN MOULDING #1

MANUFACTURER	PART #	MATERIAL	A	B	LENGTH	PRICE	MINIMUM ORDER	LEAD TIME
AMERICAN PRO	PVM-45	PVC	5-1/8"	11/8"	16 Ft.	\$34.05 ea. (\$2.13 Ft.)	None	Stock
U.S. WELBUILT	EXTERIOR-45	Polystyrene	5-1/8"	3/8"	12 Ft.	\$17.40 ea. (\$1.45 Ft.)	None	Stock

CROWN MOULDING #2

MANUFACTURER	PART #	MATERIAL	A	B	LENGTH	PRICE	MINIMUM ORDER	LEAD TIME
AMERICAN PRO	PVM-47	PVC	4-5/8"	11/8"	16 Ft.	\$31.68 ea. (\$1.98 Ft.)	None	Stock

CROWN MOULDING #3

MANUFACTURER	PART #	MATERIAL	A	B	LENGTH	PRICE	MINIMUM ORDER	LEAD TIME
AMERICAN PRO	PVM-49	PVC	3-5/8"	3/8"	16 Ft.	\$23.84 ea. (\$1.49 Ft.)	None	Stock
U.S. WELBUILT	EXTERIOR-49	Polystyrene	3-1/2"	5/8"	12 Ft.	\$10.92 ea. (\$0.91 Ft.)	None	Stock

Ram's Solid Crown Moulding

MANUFACTURER	PART #	MATERIAL	A	B	LENGTH	PRICE	MINIMUM ORDER	LEAD TIME
AMERICAN PRO	PVM-75	PVC	1-3/4"	3/16"	16 Ft.	\$11.58 ea. (\$0.72 Ft.)	None	Stock
U.S. WELBUILT	EXTERIOR-204	Polystyrene	2-1/4"	1-1/8"	12 Ft.	\$15.00 ea. (\$1.25 Ft.)	None	Stock

Bed Moulding

MANUFACTURER	PART #	MATERIAL	A	B	LENGTH	PRICE	MINIMUM ORDER	LEAD TIME
AMERICAN PRO	PVM-76	PVC	1-3/4"	3/16"	16 Ft.	\$11.58 ea. (\$0.72 Ft.)	None	Stock
U.S. WELBUILT	EXTERIOR-74	Polystyrene	1-3/4"	3/16"	12 Ft.	\$8.72 ea. (\$0.72 Ft.)	None	Stock

Base Cap Moulding

MANUFACTURER	PART #	MATERIAL	A	B	LENGTH	PRICE	MINIMUM ORDER	LEAD TIME
AMERICAN PRO	PVM-154	PVC	1-1/8"	11/16"	16 Ft.	\$16.24 ea. (\$1.01 Ft.)	None	Stock
U.S. WELBUILT	EXTERIOR-154	Polystyrene	1-1/8"	11/16"	12 Ft.	\$3.96 ea. (\$0.33 Ft.)	None	Stock

MP-25-ADH
 The "Original" Hybrid Formula

MP-25-ADH is a high performance, one component, permanently flexible, easy to use, multi-purpose fast cure modified polyurethane sealant. MP-25-ADH cures rapidly when exposed to atmospheric moisture to form a durable bond.

- Use as adhesive or filler
- Equi-handly, use VOC's
- Non-yellowing
- Fast cure

PART # PRICE
 MP-25-ADH \$4.85 ea.

U.S. WELBUILT is proudly manufactured from recycled high density polystyrene. Must be painted.

Phone: 1-800-835-4400 • Fax: 1-800-835-4403



BOBBY HENDRIX / ILLUM. WALL SIGN
 Sign wired for 120v and will require (1) 20 amp circuit.

SINGLE STROKE EXPOSED PURPLE NEON

25" ROUTED OVAL WITH 25" ALUM. FORK PIN MOUNTED ABOVE OVAL

ALUM SUBSTRATE WITH ANGLE FRAME ENAMEL FINISH

25" ROUTED ALUM. LETTERS PIN MOUNTED OFF SUBSTRATE WITH SINGLE STROKE EXPOSED YELLOW NEON

PRECISION SIGNWORK
 3 Glass St.
 Carnegie, PA 15106
 412-278-0400
 Fax: 412-278-4040
 Dave Saidon

SCALE: 1" = 1'

EXTERIOR PLASTIC MOULDINGS

U.V. STABILIZED · WHITE FINISH
PVC OR POLYSTYRENE · VARIOUS LENGTHS

EASY SHIPPING **CAN BE CUT FOR**

Quarter Round Moulding

MANUFACTURER	PART #	MATERIAL	A	B	LENGTH	PRICE	MINIMUM ORDER	LEAD TIME
AMERICAN PRO	PVM-106	PVC	3/4"	3/4"	16 Ft.	\$18.40 ea. (\$1.15 Ft.)	None	Stock
U.S. WELBUILT	EXTERIOR-105	Polystyrene	3/4"	3/4"	12 Ft.	\$4.44 ea. (\$0.37 Ft.)	None	Stock

Scotia Moulding

MANUFACTURER	PART #	MATERIAL	A	B	LENGTH	PRICE	MINIMUM ORDER	LEAD TIME
AMERICAN PRO	PVM-202	PVC	3/4"	3/4"	16 Ft.	\$16.00 ea. (\$1.00 Ft.)	None	Stock
U.S. WELBUILT	EXTERIOR-43	Polystyrene	3/4"	3/4"	12 Ft.	\$3.72 ea. (\$0.31 Ft.)	None	Stock

Brick Moulding

MANUFACTURER	PART #	MATERIAL	A	B	LENGTH	PRICE	MINIMUM ORDER	LEAD TIME
AMERICAN PRO	PVM-180C	PVC	2"	1-1/4"	17 Ft.	\$23.68 ea. (\$1.39 Ft.)	None	Stock
U.S. WELBUILT	EXTERIOR-180-B	Polystyrene	2"	1-1/4"	8 Ft.	\$6.72 ea. (\$0.84 Ft.)	None	Stock
U.S. WELBUILT	EXTERIOR-180-L2	Polystyrene	2"	1-1/4"	12 Ft.	\$10.08 ea. (\$0.84 Ft.)	None	Stock

Drip Cap Moulding

MANUFACTURER	PART #	MATERIAL	A	B	LENGTH	PRICE	MINIMUM ORDER	LEAD TIME
AMERICAN PRO	PVM-178	PVC	1-5/8"	11/16"	16 Ft.	\$13.20 ea. (\$0.83 Ft.)	None	Stock
U.S. WELBUILT	EXTERIOR-183	Polystyrene	1-5/8"	11/16"	12 Ft.	\$6.97 ea. (\$0.58 Ft.)	None	Stock

Window Casing Moulding

MANUFACTURER	PART #	MATERIAL	A	B	LENGTH	PRICE	MINIMUM ORDER	LEAD TIME
AMERICAN PRO	PVM-209	PVC	3-5/8"	1-1/8"	8 Ft.	\$12.56 ea. (\$1.57 Ft.)	None	Stock

Casing Moulding

MANUFACTURER	PART #	MATERIAL	A	B	LENGTH	PRICE	MINIMUM ORDER	LEAD TIME
AMERICAN PRO	PVM-179	PVC	2-1/4"	3/8"	8 Ft.	\$7.64 ea. (\$0.95 Ft.)	None	Stock

Rake Moulding

MANUFACTURER	PART #	MATERIAL	A	B	LENGTH	PRICE	MINIMUM ORDER	LEAD TIME
AMERICAN PRO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
U.S. WELBUILT	EXTERIOR-203	Polystyrene	1-3/4"	1-1/8"	12 Ft.	\$13.00 ea. (\$1.15 Ft.)	None	Stock

MP-25-ADH
 The "Original" Hybrid Formula

MP-25-ADH is a high performance, one component, permanently flexible, easy to use, multi-purpose fast cure modified polyurethane sealant. MP-25-ADH cures rapidly when exposed to atmospheric moisture to form a durable bond.

- Use as adhesive or filler
- Equi-handly, use VOC's
- Non-yellowing
- Fast cure

PART # PRICE
 MP-25-ADH \$4.85 ea.

U.S. WELBUILT is proudly manufactured from recycled high density polystyrene. Must be painted.

Phone: 1-800-835-4400 • Fax: 1-800-835-4403

EXTERIOR PLASTIC MOULDINGS

Additional Exterior Profiles
MADE EXCLUSIVELY BY:

WHITE FINISH
 POLYSTYRENE · 8 FT OR 12 FT LENGTHS

NO MINIMUM ORDER - IN STOCK

Crown Moulding

Part #	Length	Price
EXTERIOR-7020	12 Ft. Length	\$14.40 ea. (\$1.20 Ft.)
EXTERIOR-1022	12 Ft. Length	\$17.88 ea. (\$1.49 Ft.)
EXTERIOR-5810	12 Ft. Length	\$21.00 ea. (\$1.75 Ft.)

Base Cap Moulding

Part #	Length	Price
EXTERIOR-2010	12 Ft. Length	\$5.28 ea. (\$0.44 Ft.)
EXTERIOR-1320	8 Ft. Length	\$4.72 ea. (\$0.59 Ft.)
EXTERIOR-2820	8 Ft. Length	\$5.80 ea. (\$0.73 Ft.)

Raised Panel Cap Moulding
 Fits 3/4" Board

Part #	Length	Price
EXTERIOR-0940	12 Ft. Length	\$15.00 ea. (\$1.25 Ft.)

Decorative Base Cap Moulding
 Egg & Dart Pattern

Part #	Length	Price
EXTERIOR-9133	8 Ft. Length	\$10.32 ea. (\$1.29 Ft.)

Decorative Base Cap Moulding
 Leaf Pattern

Part #	Length	Price
EXTERIOR-7033	8 Ft. Length	\$7.31 ea. (\$0.91 Ft.)

Chair Rail Moulding

Part #	Length	Price
EXTERIOR-8920	8 Ft. Length	\$11.60 ea. (\$1.45 Ft.)

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 PITTSBURGH, PA 15215

voice: 412-781-8896
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 email: info@tusickarchitects.com

REVISIONS

DRAWN BY	CHECKED BY	DATE ISSUED
DAC	SBT	June 21, 2013

Product Information

Renovations to:
 2019 E. Carson Street
 Pittsburgh, PA, 15203

PROJECT NUMBER:

A2.5



Division of Development Administration and Review
 City of Pittsburgh, Department of City Planning
 200 Ross Street, Third Floor
 Pittsburgh, Pennsylvania 15219

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

See attached. Please make check payable to: Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:

2108 East Carson Street
 Pittsburgh, PA 15203

OWNER:

NAME: 2108 E Carson Street, LLC
 ADDRESS: 631 Saint James Street
 Pittsburgh, PA 15232-1434
 PHONE: via Applicant
 EMAIL: via Applicant

STAFF USE ONLY:

DATE RECEIVED: 6/20/13
 LOT AND BLOCK NUMBER: 12-K-31
 WARD: 16th
 FEE PAID: 40
DISTRICT:

East Carson Street

APPLICANT:

NAME: Gerald Lee Morosco Architects, PC
 ADDRESS: 1016 East Carson Street
 Pittsburgh, PA 15203-1110
 PHONE: (412) 431-4347
 EMAIL: glm@glm-architects.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

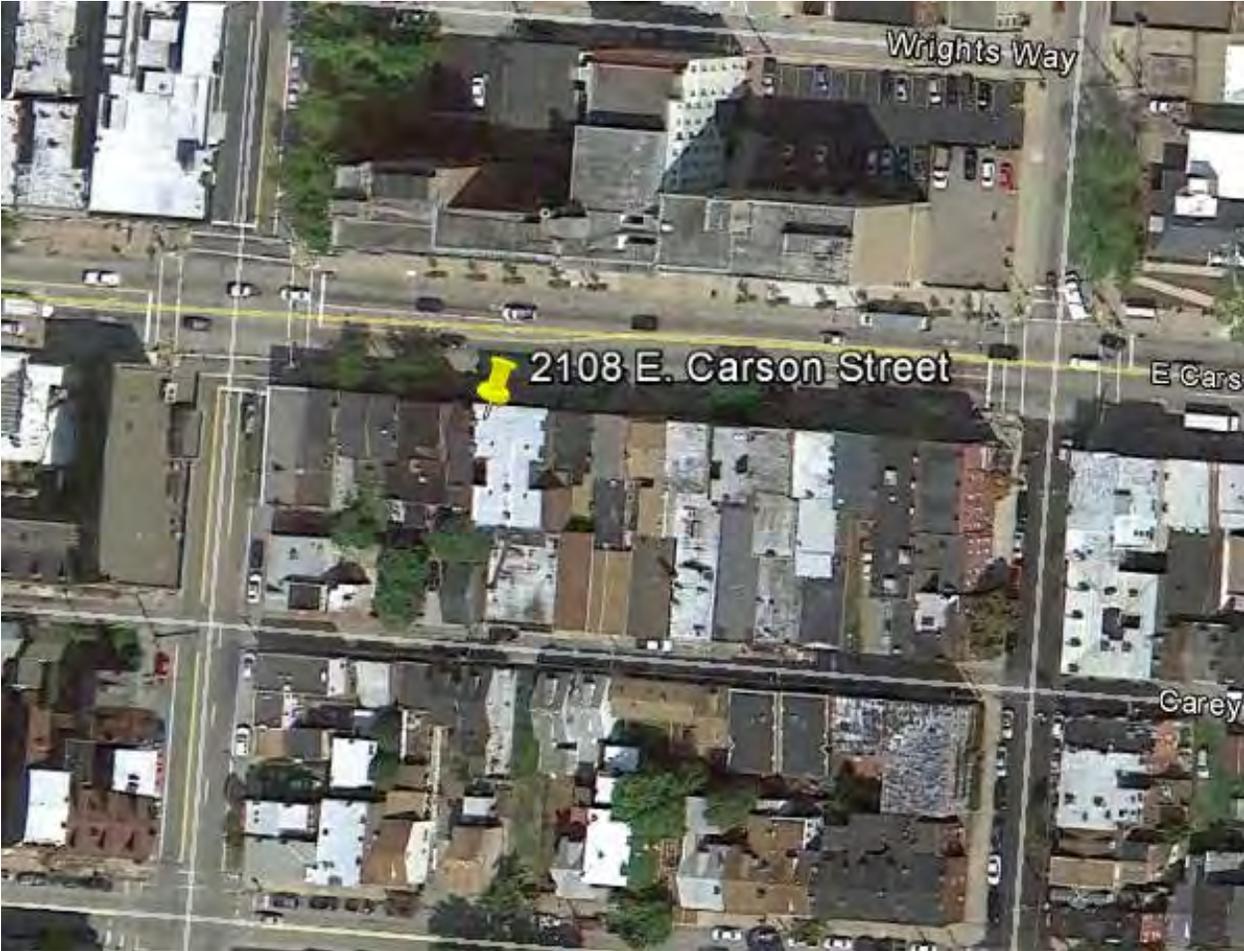
DETAILED DESCRIPTION OF PROPOSED PROJECT:

Demolition of existing non-contributing storefront infill, 12.19' X 11.26' 2-Story rear addition, and 24'wide/2-story rear wall. New infill storefront/entry door/glass canopy/projecting sign and construction of new 24'W x 43.55'D/2-story masonry addition at rear

SIGNATURES

OWNER: DATE: 06/20/13
 Amr Khan, President

APPLICANT: DATE: 06/20/13
 Gerald Lee Morosco, President
 Gerald Lee Morosco Architects, PC



21 June 2013

Ms. Sarah Quinn
Historic Review Commission
City of Pittsburgh
200 Ross Street
Pittsburgh, PA 15219

RE: 2108 East Carson Street

Dear Sarah:

The subject property is a non-contributing structure located within the East Carson Street Historic District. The original late 19th Century building and façade were substantially altered circa 1930. At that time the entire roof structure and building façade were replaced. Some evidence of a later *moderne* storefront faced with Marlite panels remain.

The building is also within the National Register Historic District. Based upon a preliminary assessment by Bonnie Wilkinson Mark of Delta Development Group, the owner has elected to pursue the 10% non-historic rehabilitation tax credit. Delta Development has been engaged to file the requisite Part I of the Historic Preservation Certification Application with the National Park Service to de-certify the building.

Here follows a detailed description of the work to accompany our application for the above referenced property:

UPPER FAÇADE @ East Carson Street:

- Existing painted brick to remain
- Existing opening in brick wall from previously installed thru-wall air-conditioning unit to be in-filled with brick to match existing and painted to match existing
- Existing replacement double-hung and fixed lite sash to remain

STOREFRONT

- The signboard cornice was replaced during a recent façade rehabilitation project. It was not properly detailed and is deteriorating. We propose to replace this element as indicated in our drawings- essentially in the current configuration.
- Remove the Marlite panels and entire infill storefront inclusive of two square windows, center entry door and side door.
- Modify the storefront opening as required to receive a new (4) panel, metal clad French Doors (note: this is not an accordion wall system. Each door will swing from a fixed jamb as indicated in the drawings) The spring point of the doors as indicated in the drawing will be approximately at 8'0" with the topmost point of the arched assembly at 10'0". The door assembly will be approximately 13'0" wide.
- Modify the side entry door opening to receive a new 48" wide x 96" high, full glass lite door as indicated on the drawings, with a 30" high transom window above.
- Infill masonry as required with brick to match existing and painted to match existing.
- Install new glass and steel frame canopy above the storefront as indicated on the drawings. At the widest point the canopy would project 48" from the face of the building as indicated on the drawings. We would request conceptual approval from the Commission for this feature and with final material samples and construction details to be submitted to staff for final approval.
- Install a new 36" diameter, double faced projecting sign as indicated on the drawings

Page 2 of 2
21 June 2013
Ms. Sarah Quinn
RE: 2108 East Carson Street

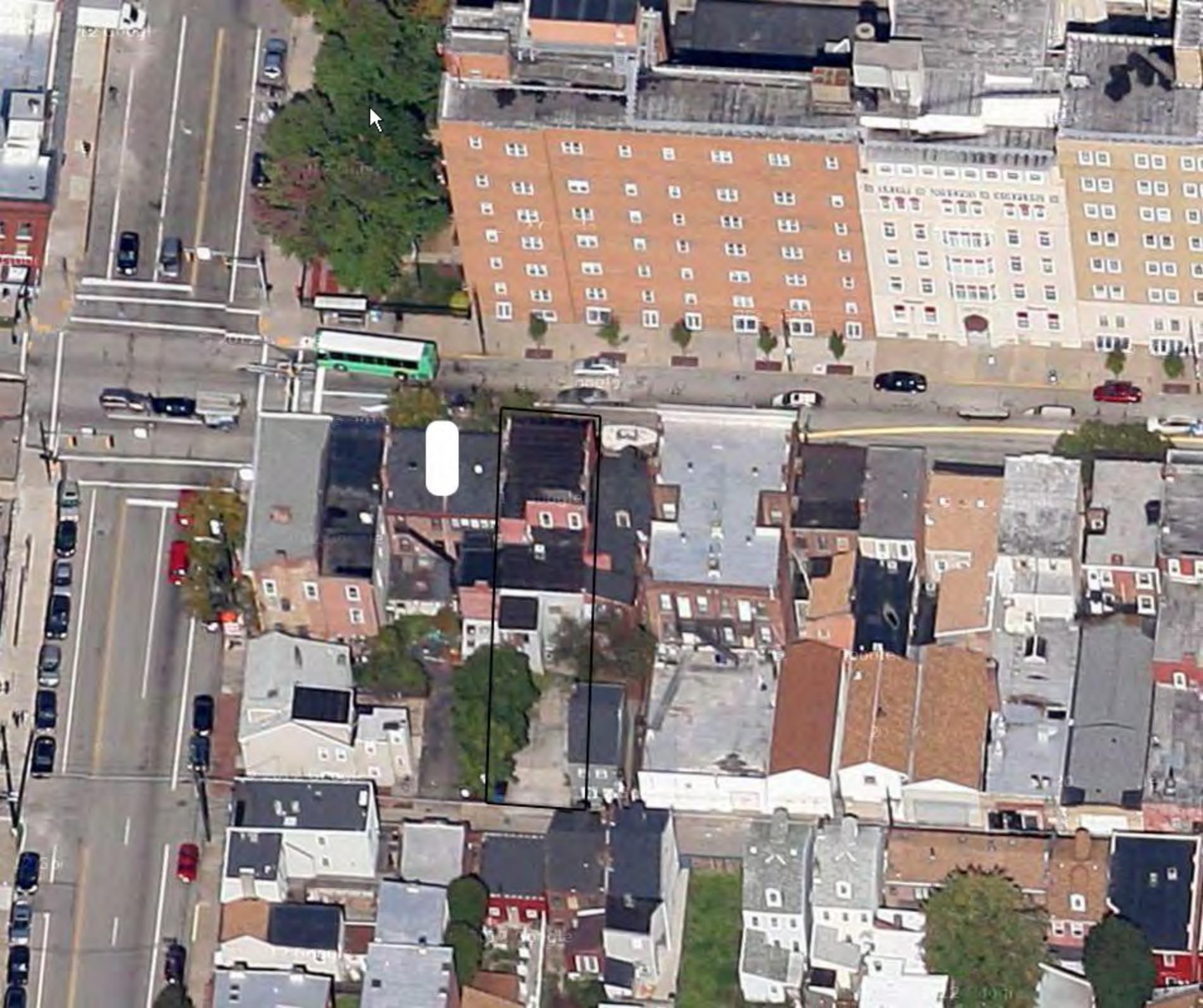
REAR @ Carey Way

- Demolition of an existing 12.19' x 11.26' 2-story rear addition and external steps related thereto. Demolition of the rear two-story wall portion of the main structure.
- Construction of a new 24' wide by 43.55' deep 2-story CMU addition as an extension of the existing structure. (Note: the extant 3-story portion at the front of the property will remain)
- Rear elevation will be 20' back from the property line at Carey Way. Fenestration and brick detailing to be as indicated on the drawings.
- Construction of a 6' high CMU privacy wall along the western property line from the rear most portion of the new addition to the property line. Top of the wall to receive a row lock course of red common brick to match the heads and sills of the new windows and the top of the parapet on the addition.
- Windows to be aluminum, double-hung sash.
- Door to be steel flush, painted.

Please don't hesitate to contact me directly if you have any questions or require any additional information.

Best professional regards,

Gerald Lee Morosco, AIA
President





**2108 EAST CARSON STREET
EXISTING STOREFRONT**



2108 EAST CARSON STREET
FRONT ELEVATION



2108 EAST CARSON STREET
REAR (CONTEXT)



NO PARKING
VIOLATORS WILL BE
TOWED AWAY

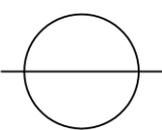
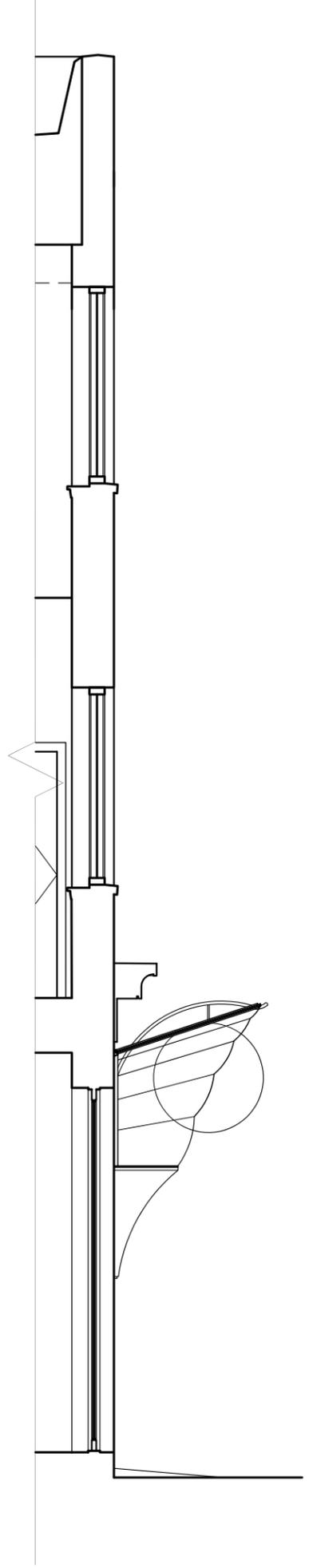
NO PARKING
VIOLATORS WILL BE
TOWED AWAY

DRIVE THRU

2108 EAST CARSON STREET
REAR (CONTEXT)

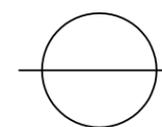
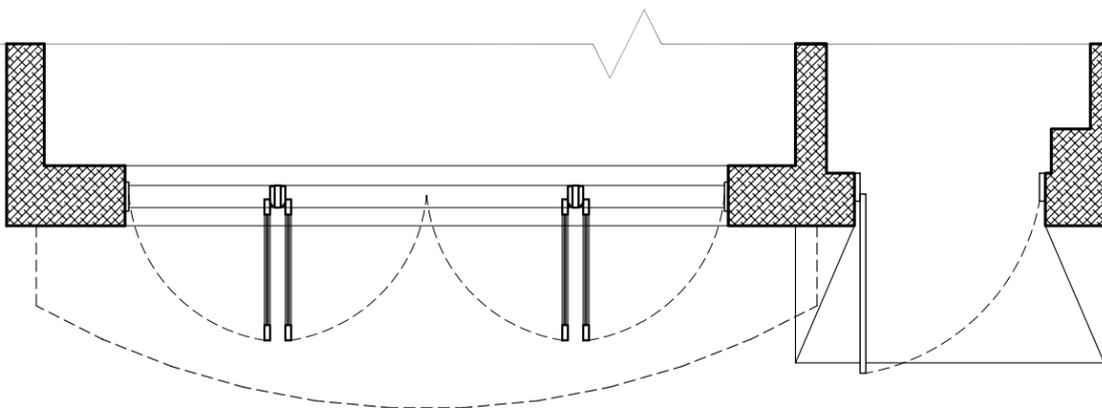


2108 EAST CARSON STREET
REAR



Carson Street Elevation

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



First Floor Plan at Storefront

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

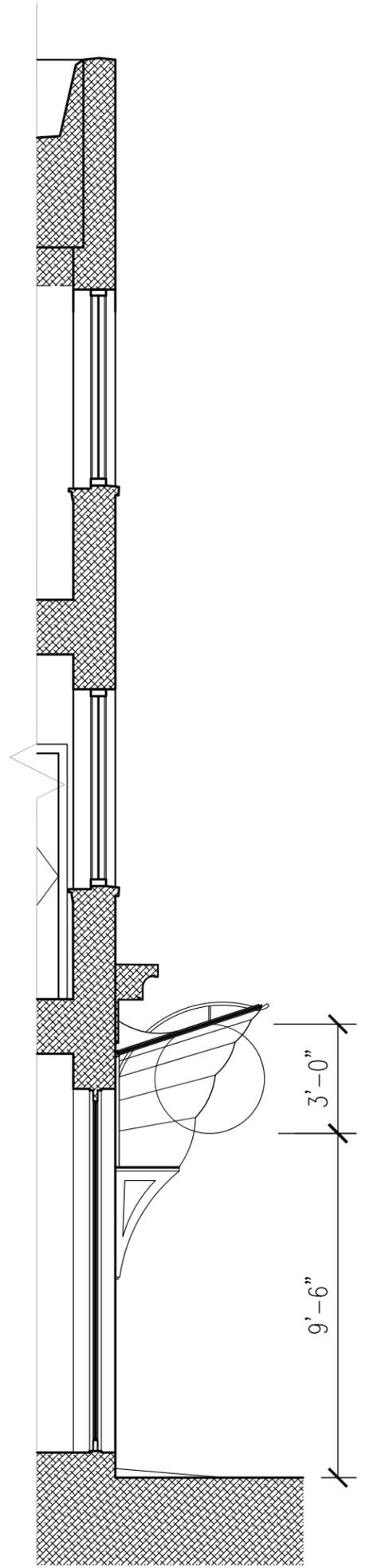


GERALD LEE MOROSCO ARCHITECTS, P.C.
1016 EAST CARSON STREET PITTSBURGH, PA 15203-1110
T: (412) 431-4347 F: (412) 431-2467 WWW.GLM-ARCHITECTS.COM

2108 East Carson Street
Pittsburgh, PA 15203

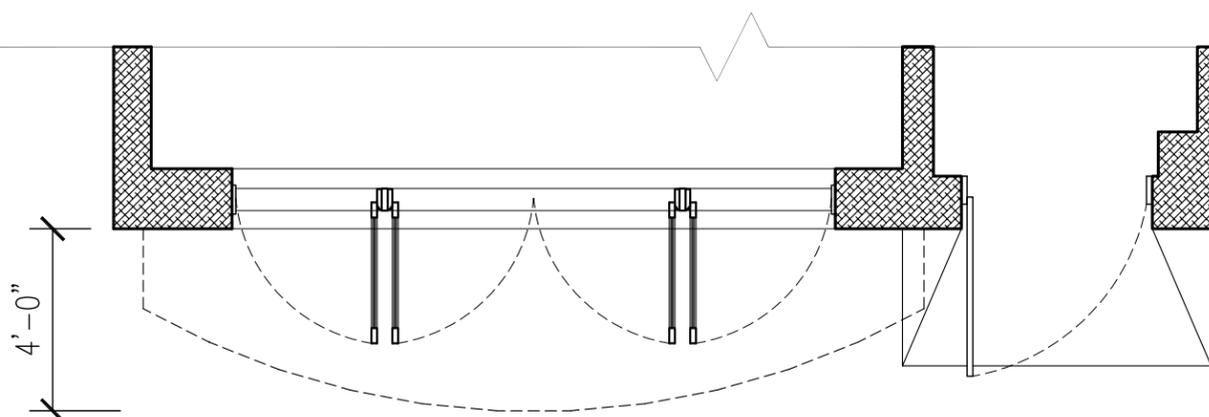
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PROJECT NO. 01238.00
21 June 2013



Carson Street Elevation

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



First Floor Plan at Storefront

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

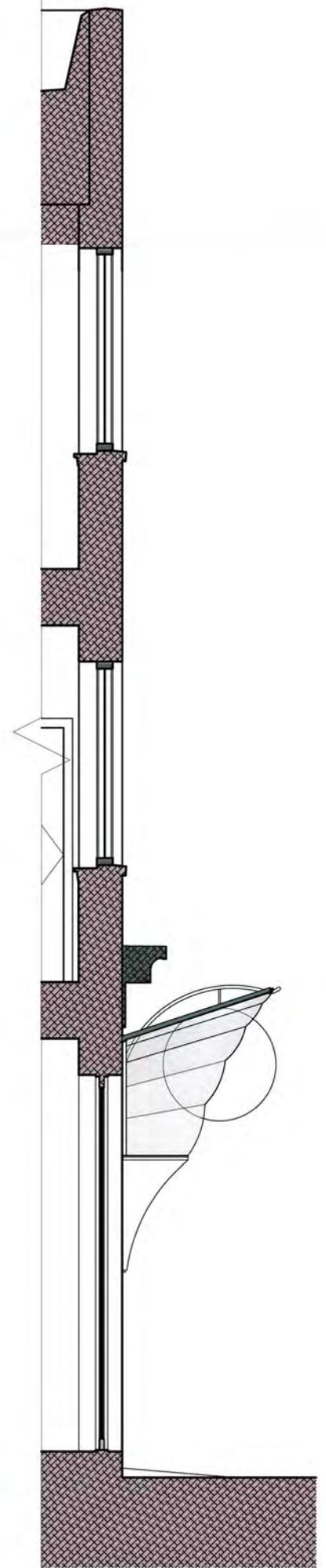


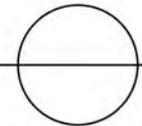
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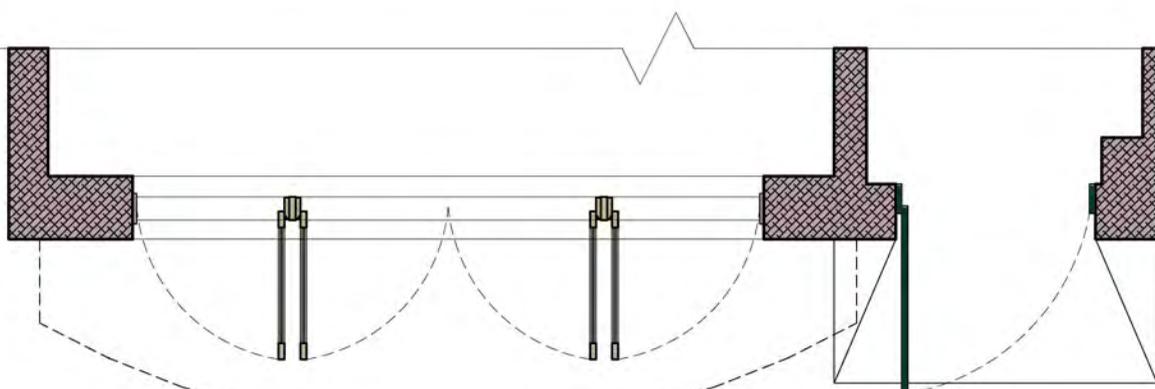
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Pittsburgh, PA 15203

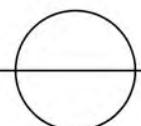
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PROJECT NO. 01238.00
24 June 2013




Carson Street Elevation
 Scale: 1/4" = 1'-0"




First Floor Plan at Storefront
 Scale: 1/4" = 1'-0"

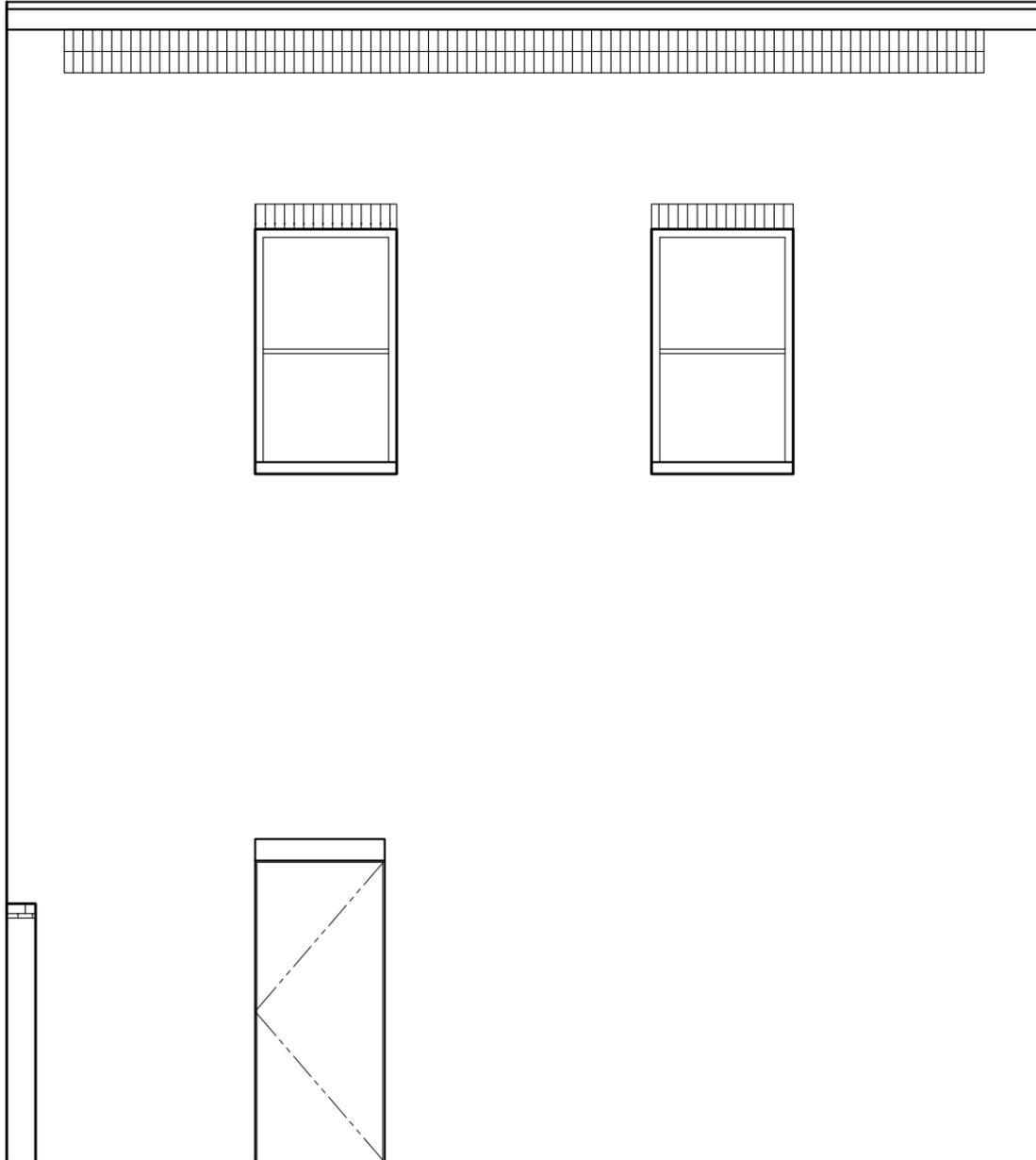


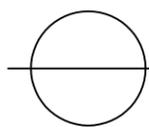
GERALD LEE MOROSCO ARCHITECTS, P.C.
 1016 EAST CARSON STREET PITTSBURGH, PA 15203-1110
 T: (412) 431-4347 F: (412) 431-2667 WWW.GLM-Architects.COM

2108 East Carson Street
 Pittsburgh, PA 15203

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PROJECT NO. 01238.00
 21 June 2013



 **Carey Way Elevation**
Scale: 1/4" = 1'-0"

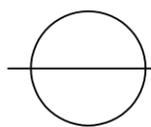
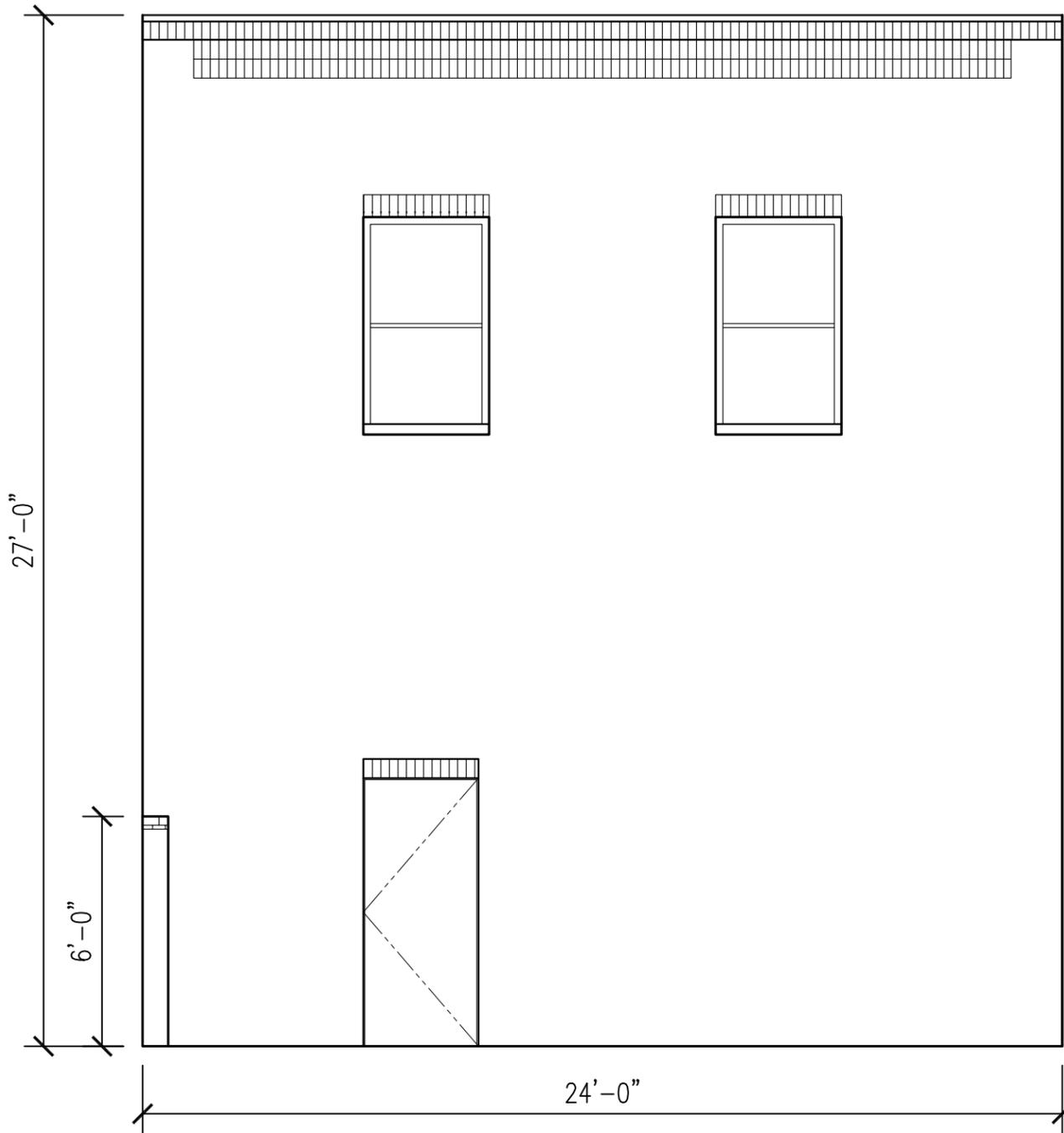


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PROJECT NO. 01238.00
21 June 2013



Carey Way Elevation

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



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1016 EAST CARSON STREET PITTSBURGH, PA 15203-1110
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2108 East Carson Street

Pittsburgh, PA 15203

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PROJECT NO. 01238.00
24 June 2013



HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

See attached. Please make check payable to: Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:

1313-1315 Allegheny Ave.
 Pittsburgh, PA 15233

OWNER:

NAME: Pittsburgh Factors LP
 ADDRESS: 4124 Butler St.
 Pittsburgh PA 15201
 PHONE: (412) 681-0600
 EMAIL: tom@standardrealtygroup.com

STAFF USE ONLY:

DATE RECEIVED: 6/7/13
 LOT AND BLOCK NUMBER: 22-R-54
 WARD: 21st
 FEE PAID: ~~NO~~ yes

DISTRICT:

Manchester

APPLICANT:

NAME: Thomas Seabrooke
 ADDRESS: 4124 Butler St.
 Pittsburgh PA 15201
 PHONE: (412) 681-0600
 EMAIL: tom@standardrealtygroup.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

See attached

SIGNATURES:

OWNER: [Signature] DATE: 6/6/13
 APPLICANT: [Signature] DATE: 6/6/13



**1313-1315 Allegheny Avenue
Pittsburgh, PA 15233
Manchester Historic District**

Porch Repairs

There are multiple pieces of wood that are rotted and need replaced. The repairs include replacing some support poles with a similar look and materials, replacing some spindles and bannisters with a similar look and materials, replacing some soffit and fascia with similar look and materials, and the floor boards with composite wood/PVC (historically accurate 3.125" wide tongue and groove boards with the texture and color of the time). There could be some other repairs once we start the project depending on the condition of the materials. Paint colors will be based on Pittsburgh Paint Historic Colors or another list of historical colors found in the Manchester Historic Façade Specification Source Book. The objective is to restore the porch to its original state but with materials that will endure the weather over a long period of time.



NO
STREET
POLICE
VEHICLE

NO
STREET
POLICE
VEHICLE











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[TRIM](#) [MOULDING](#) [DECK](#) **[PORCH](#)** [RAIL](#) [PAVERS](#)

AZEK Porch

[Warranty](#)

[Installation](#)

[Technical Documents](#)

[Colors](#)

[Styles/Sizes Available](#)

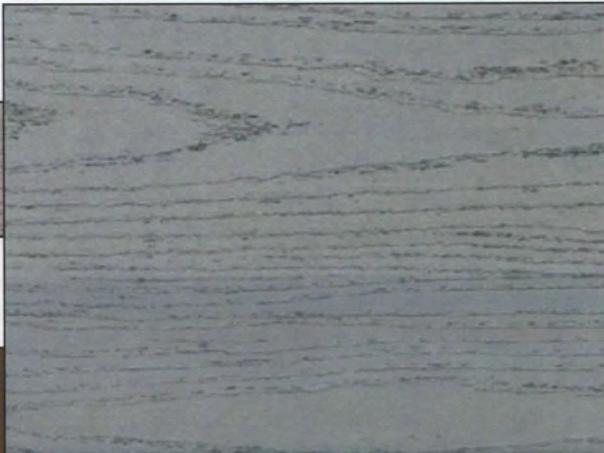
[Drawing](#)

AZEK Porch Colors

Brownstone

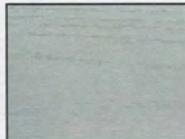


Morado®



Slate Gray

Oyster™



Silver Oak®



Slate Gray





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TRIM MOULDING DECK **PORCH** RAIL PAVERS

AZEK Porch

Warranty

Installation

Technical Documents

Colors

Styles/Sizes Available

Drawing

AZEK Porch Colors

Brownstone



Morado®



Oyster™



Silver Oak®



Slate Gray



Silver Oak®



AZEK Deck | #1 Brand of Cellular PVC Deck

AZEK Deck resists stains, scratches and splits for a smart and beautiful low maintenance deck. Available in 14 colors and several grains to suit any taste and complement any exterior.

Outdoor Living Items:
 - In-Deck Storage Kit
 - Bench/Planter Hardware Kit
 Both available in Titanium and Bronze



Acacia®



Cobre®



Morado®



Redland Rose®



Silver Oak®

Arbor Collection®



Slate Gray



White (only 20' lengths)



Brownstone



Clay



Modena®

Harvest Collection®

DECK PRODUCTS Length

	ALL COLORS		
	12'	16'	20'
Deckboards 1" x 5 1/2"	•	•	•
Fascia 1/2" x 11 3/4"	•		



Fawn®



Kona®



Sedona®



Tahoe®

Terra Collection

OUTDOOR LIVING PRODUCTS

In-Deck Storage Hardware Kit	6' x 30" x 22"
Bench Hardware Kit	6' x 21" x 7"
Planter Hardware Kit	31" x 31" x 28"



Deck Board



Fascia



In-Deck Storage Kit



Bench/Planter Hardware Kit

AZEK Porch | Traditional Look, Low Maintenance

AZEK Porch, in five popular shades, offers stain and scratch resistance in a traditional tongue and groove board.

PORCH 1" x 3 1/8"

Length

	10'	12'	16'
Brownstone	•	•	•
Slate Gray	•	•	•
Morado®		•	•
Silver Oak®		•	•
Oyster®		•	•



Morado®



Silver Oak®



Oyster®



Porch Board



Brownstone



Slate Gray

ÆRATIS

(ã r ' - u h - t i s)

PVC PORCH FLOORING



7/8" x 3-1/8"
Porch Flooring

Aeratis Porch Flooring is made with PVC, organic, and inorganic materials. Aeratis uses the latest emerging PVC technology to provide a beautiful product with performance far superior to wood or other composite materials. **Coupled with a great appreciation for historic, traditional design, Aeratis strives to make products for the building industry that stand up to the scrutiny of the most discerning traditional architects, builders, and consumers.** Aeratis PVC porch flooring carries a Class "A" fire rating and can be used on covered and uncovered porch applications.

Aeratis porch flooring and trim is designed to look like the traditional wood products it meant to replace. **Aeratis** products have the workability of wood and are installed using the same methods and techniques as traditional materials. Each product is designed to help achieve the look of the traditional front porch and the feel of our American building heritage. **Aeratis** is focused on texture, grain, workability, reducing expansion and contraction, as well as paintability. **Aeratis** products may be painted, but is not required.

Aeratis Porch Flooring

Aeratis Porch Flooring has a traditional 7/8" x 3-1/8" tongue-and-groove profile, and it is available in 10', 12', and 16' lengths.

Aeratis also offers traditional trim profiles to finish the edge of the porch including quarter-round, half-round nosing, ogee nosing, and Chamfer nosing in 8' lengths.



Performance Characteristic

ASTM Method

Results

Flame Spread	ASTM E84	25 - Class 1 or A
ADA Slip Test	ASTM F1679	.82 dry/.72 wet
Coefficient of Expansion	ASTM D696	1.91 x 10 ⁻⁵ in/in/°F
Compression Parallel	ASTM D198	2605 psi
Shear	ASTM 143	2939 psi
Screw Withdrawal	ASTM D1761	806 lbs
Decay Resistance	ASTM D1413	No Decay
Termite Resistance	ASTM D3345	10 - Highest Rating
Weatherability - 2000 hours	ASTM D2565	91% of Baseline MOR
50 Cycle Freeze Thaw	AC 174	93% of Baseline MOR
Water Absorption	ASTM 570	1.21%
Modulus of Rupture	ASTM D6109	16" O.C. - 3149
Modulus of Elasticity	ASTM D6109	16" O.C. - 372,000

AERATIS

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Heritage in Battleship Gray

Heritage in
Battleship
Gray**SEARCH AERATIS**

Search for:

HOW TO BUY AERATIS

- [Request Samples](#)
- [Request a Quote](#)
- [Become a PorchPro](#)
- [Find a Dealer Near You](#)

Description

Product Description

Aeratis Heritage is a color-through T&G PVC porch plank which has been enhanced with subtle, natural color variation along with a slight grain texture to mimic the richness and depth of wood. It is designed to look like an unpainted, finished wood floor.

This historically accurate double sided profile and historic color offers greater flexibility installers and a finished look to the underside of your porch. Heritage is ADA slip complaint and has been engineered to withstand extreme weather conditions.

Products included in the battleship gray color:

1. Tongue and Groove Porch Flooring (lengths 10's, 12's and 16's)
2. Quarter Round
3. Chamfered Nosing
4. Fascia
5. Universal Porch Plank (5 1/2" x 7/8" x 12')

RESOURCES

- [Waterproof Installation](#)
- [Installation Instructions](#)
- [Paint Instructions](#)
- [Care and Maintenance](#)
- [Classic Information Sheet](#)
- [Traditions Information Sheet](#)
- [MSDS](#)
- [Warranty](#)
- [Warranty Form](#)
- [Traditions Paint Rebate Form](#)



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[Why Choose Aeratis](#) [Products »](#) [Aeratis Porch Gallery](#) [Installation »](#) [Testimonials](#) [Request a Quote](#)

Classic in Weathered Wood



Classic in Weathered Wood

SEARCH AERATIS

Search for:

HOW TO BUY AERATIS

- ▶ Request Samples
- ▶ Request a Quote
- ▶ Become a PorchPro
- ▶ Find a Dealer Near You

Additional Information

Additional Information

Dimensions 12', 10', or 16' x 3.125" x 7/8" in

RESOURCES

- ▶ Waterproof Installation
- ▶ Installation Instructions
- ▶ Paint Instructions
- ▶ Care and Maintenance
- ▶ Classic Information Sheet
- ▶ Traditions Information Sheet
- ▶ MSDS
- ▶ Warranty
- ▶ Warranty Form
- ▶ Traditions Paint Rebate Form

RESOURCES

HOW TO BUY AERATIS

SEARCH THE SITE

- ▶ Waterproof Installation
- ▶ Installation Instructions
- ▶ Paint Instructions
- ▶ Care and Maintenance
- ▶ Classic Information Sheet

- ▶ Request Samples
- ▶ Request a Quote
- ▶ Become a PorchPro
- ▶ Find a Dealer Near You

Search for:



Division of Development Administration and Review
 City of Pittsburgh, Department of City Planning
 200 Ross Street, Third Floor
 Pittsburgh, Pennsylvania 15219

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

See attached. Please make check payable to:
 Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:

1500 Chateau St.
 Pittsburgh, PA 15233

OWNER:

NAME: LaPrima Espresso Co
 ADDRESS: 1500 Chateau St
Pittsburgh PA 15233
 PHONE: (412) 981-7364
 EMAIL: spatti@laprima.com

STAFF USE ONLY:

DATE RECEIVED: 7/20
 LOT AND BLOCK NUMBER: 22-P-5
 WARD: 21st
 FEE PAID: yes
 DISTRICT: Manchester

APPLICANT:

NAME: Same as owner
 ADDRESS: _____
 PHONE: _____
 EMAIL: _____

REQUIRED ATTACHMENTS:

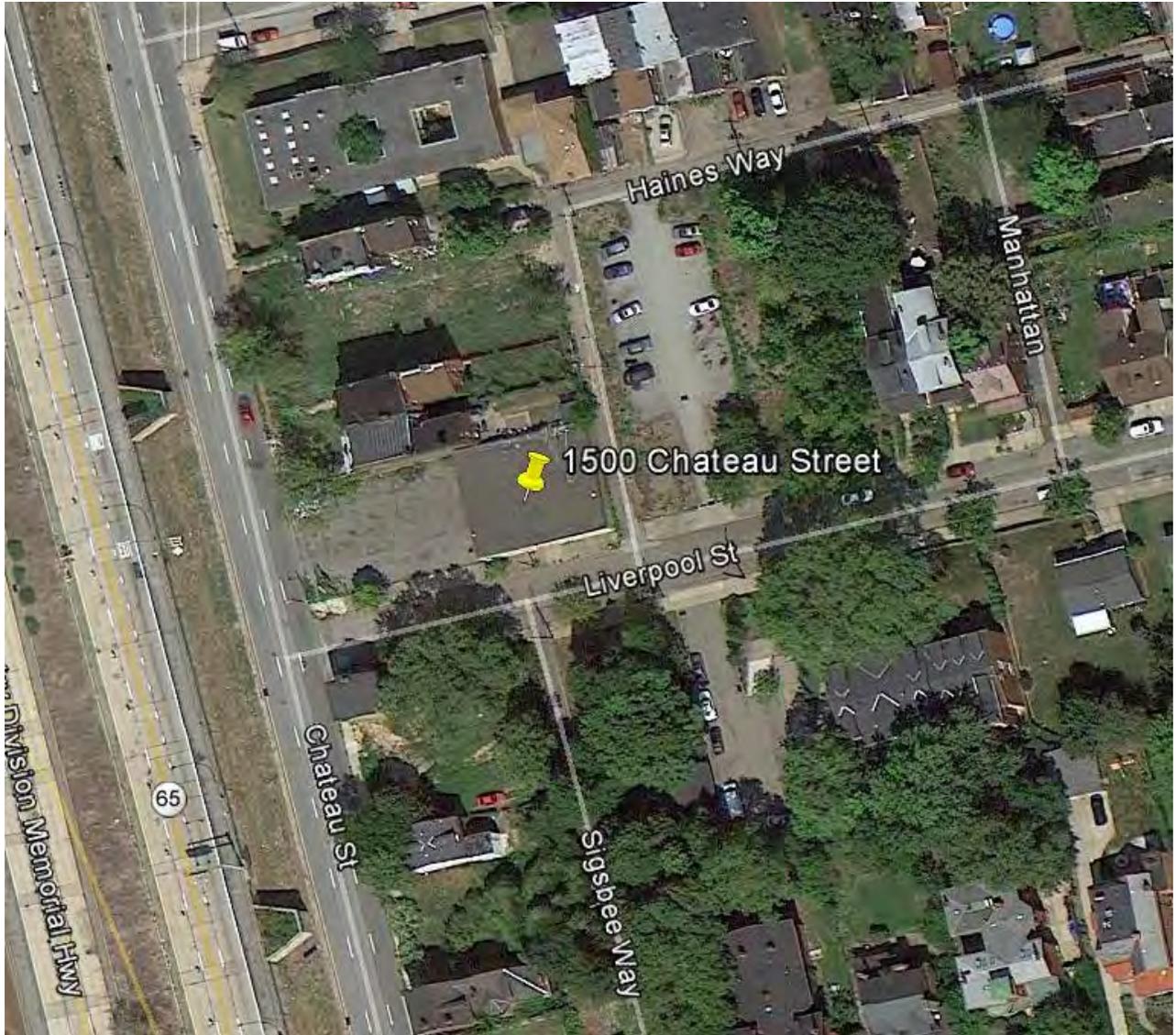
- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

SIGNATURES:

OWNER: [Signature] DATE: 14 June 2013
 APPLICANT: _____ DATE: _____

* Note: This application replaces an application that was submitted previously
 Fee was paid with original application



1500 Chateau Street

Haines Way

Manhattan

Liverpool St

Chateau St

Sigsbee Way

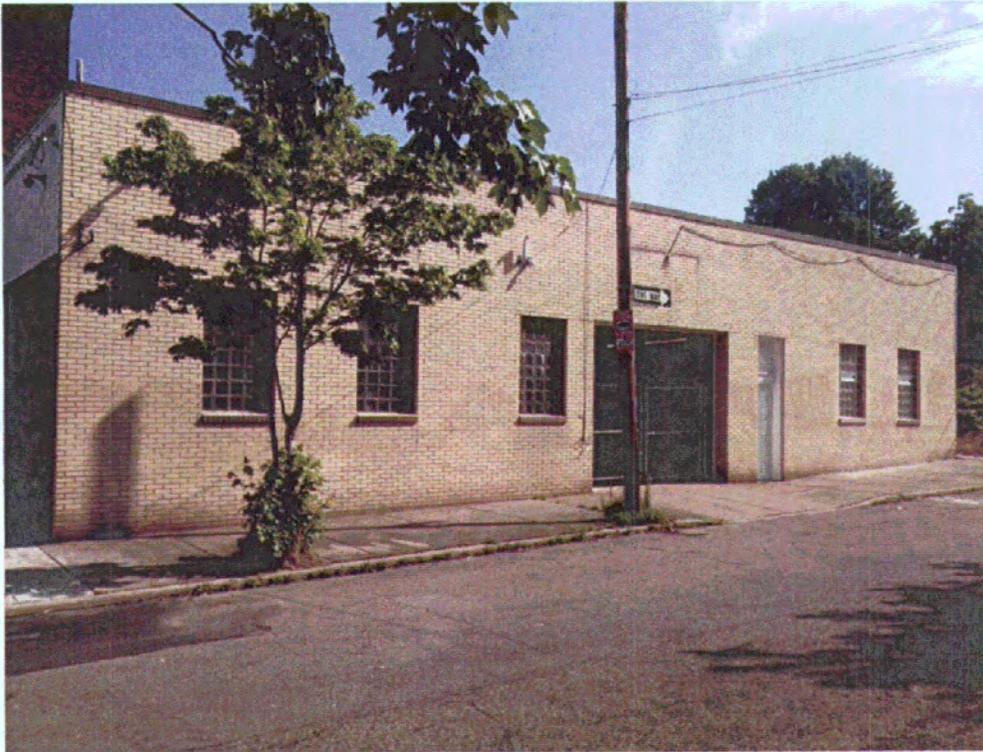
Division Memorial Hwy

65

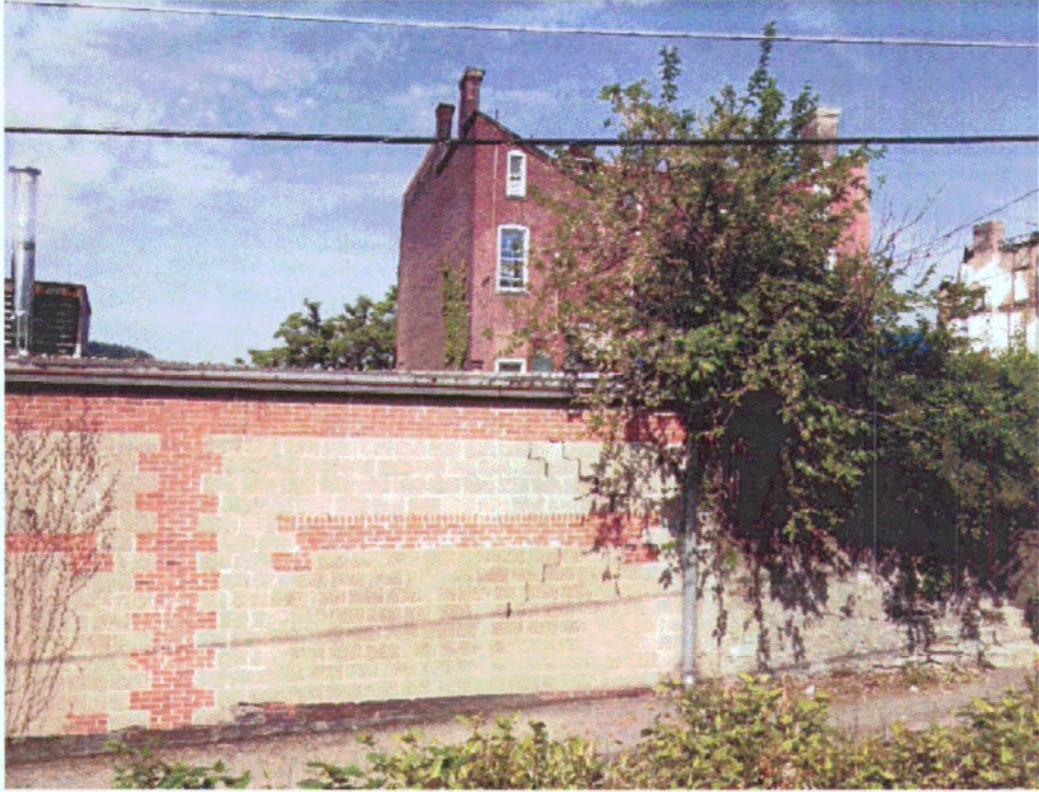
LaPrima Espresso Company
1500 Chateau Street
Images as of June 10, 2013



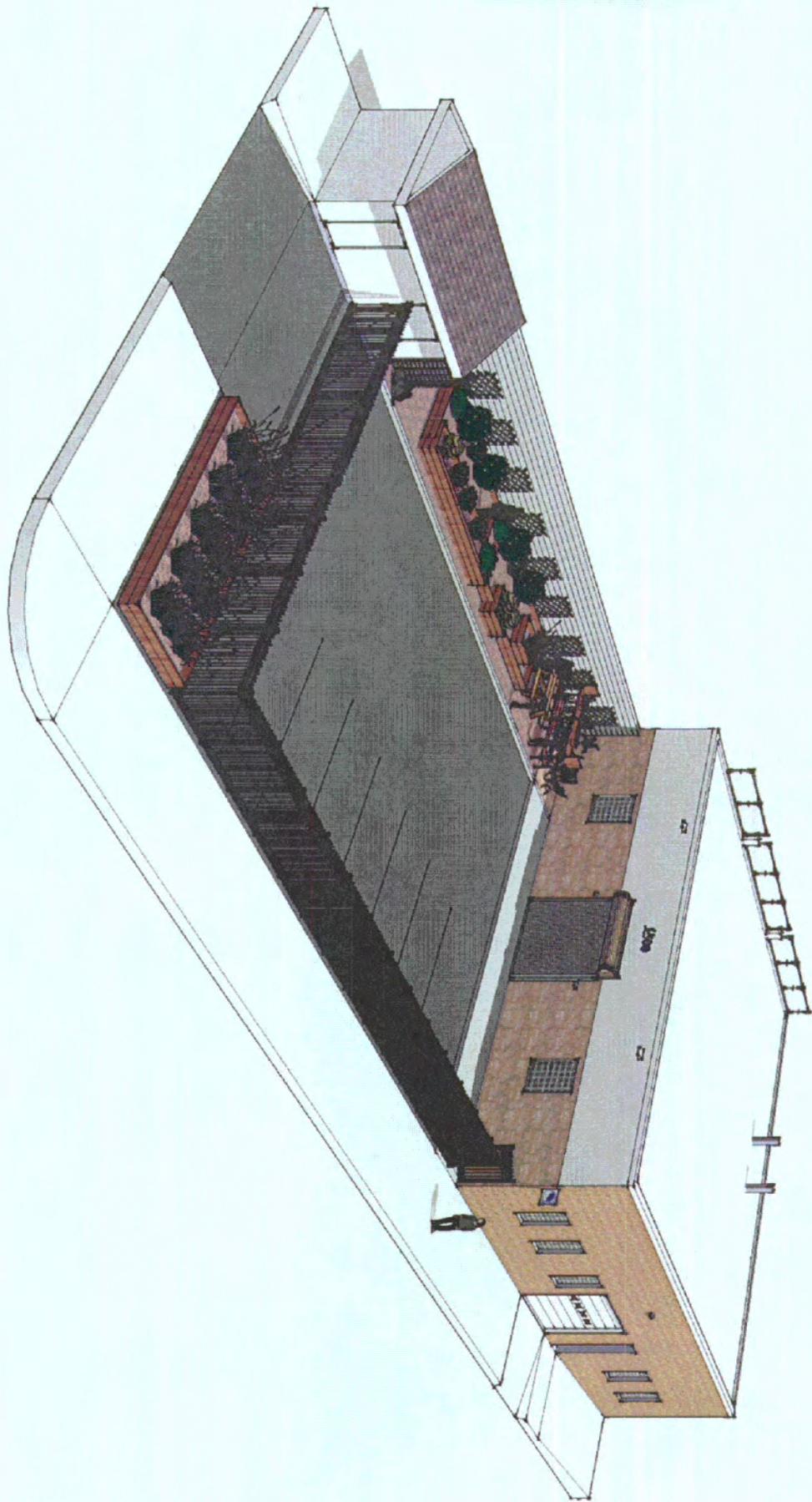
Chateau St. and Liverpool St. Elevations



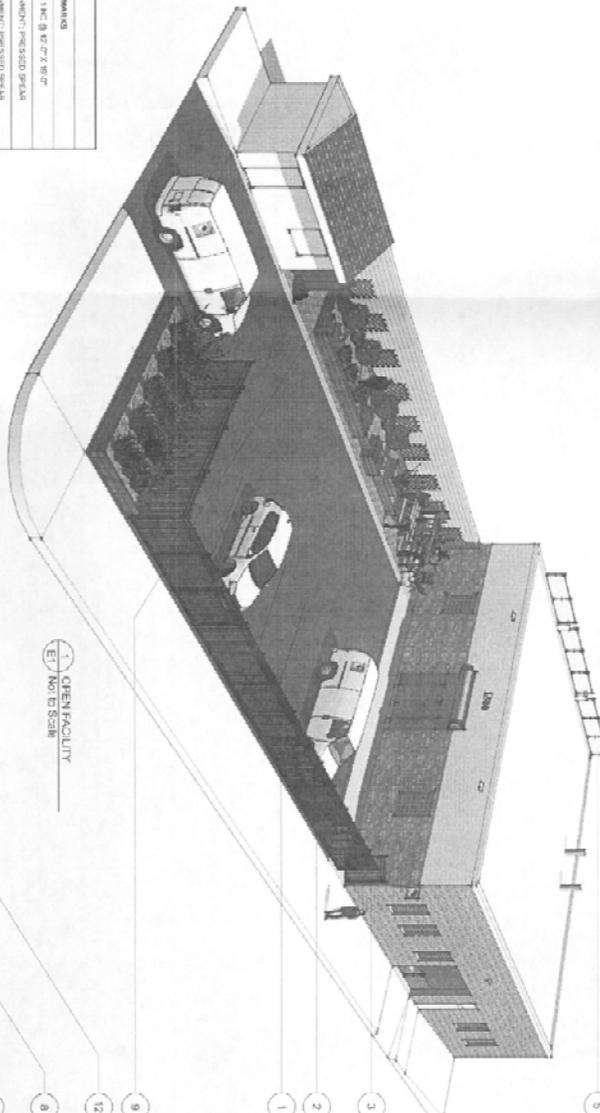
Liverpool Street Elevation



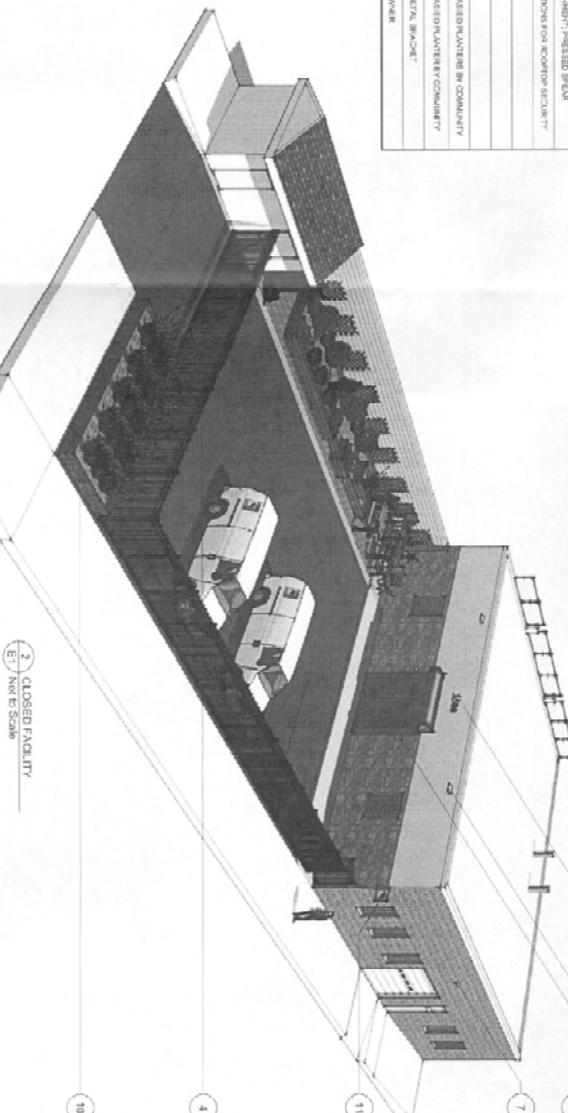
Rear Elevation



ITEM #	QUANTITY	DESCRIPTION	MTG	MODEL	SIZE	REMARKS
1	1	PAVING LOT			72'0" L x 40'0" W	7'0" SLOPE @ 1'0" = 1' NC @ 12' X 8' 0"
2	1	ALUMINUM FENCE	ALUMINUM	SENES H	6'0" X 4'0" X 10' L	COLOR - DARK BRONZE, ADJUSTMENT - FINISHED GRAIN
3	1	ALUMINUM GATE	ALUMINUM	SENES H	6'0" X 4'0" X 10' L	COLOR - DARK BRONZE, ADJUSTMENT - FINISHED GRAIN
4	1	ALUMINUM SLIDING GATE	ALUMINUM	SENES H	6'0" X 4'0" X 10' L	COLOR - DARK BRONZE, ADJUSTMENT - FINISHED GRAIN
5	1	CONCRETE CURB	CONCRETE	SENES H	4'0" X 4'0" X 10' L	COLOR - DARK BRONZE, 1.5% CHINE FOR SCOUR PROTECTION
6	2	LED WALL SCENE	LED WALL	SENES H	12' W X 8' H X 2' D	COLOR - WHITE, PHOTOCELL
7	1	LED WALL SCENE	LED WALL	SENES H	12' W X 8' H X 2' D	COLOR - WHITE, PHOTOCELL
8	2	LED WALL SCENE	LED WALL	SENES H	12' W X 8' H X 2' D	COLOR - WHITE, PHOTOCELL
9	1	COMMUNITY GARDEN	PLANTS & VEG	SENES H	10'0" X 10'0"	SHRUBS & LANTERNS MUST BE APPROVED BY COMMUNITY
10	1	COMMUNITY GARDEN	PLANTS & VEG	SENES H	10'0" X 10'0"	SHRUBS & LANTERNS MUST BE APPROVED BY COMMUNITY
11	1	CONCRETE CURB	CONCRETE	SENES H	4'0" X 4'0" X 10' L	COLOR - DARK BRONZE, 1.5% CHINE FOR SCOUR PROTECTION
12	1	CONCRETE CURB	CONCRETE	SENES H	4'0" X 4'0" X 10' L	COLOR - DARK BRONZE, 1.5% CHINE FOR SCOUR PROTECTION



1 GREEN FACILITY
E1 NOT TO SCALE



2 CLOSED FACILITY
E1 NOT TO SCALE

ISSUED FOR REVIEW | DAVID J. ROTH © 2013 | DESIGN BUILD DRAWING | VERIFY ALL DIMENSIONS IN THE FIELD

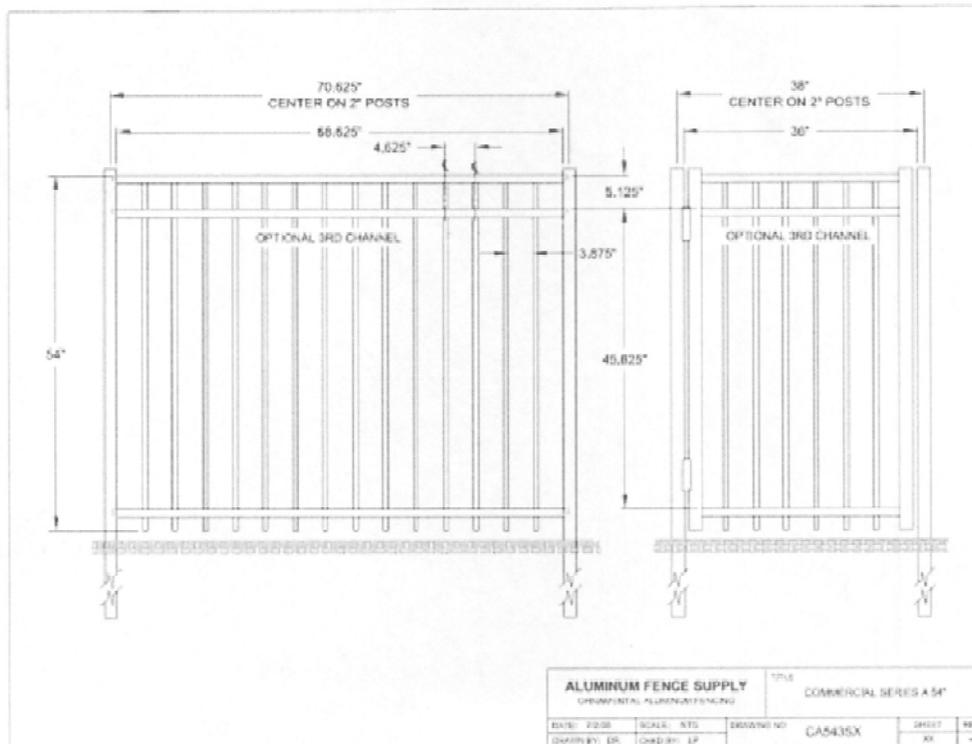
COMMERCIAL GRADE TECHNICAL SPECIFICATIONS

CAD DRAWINGS

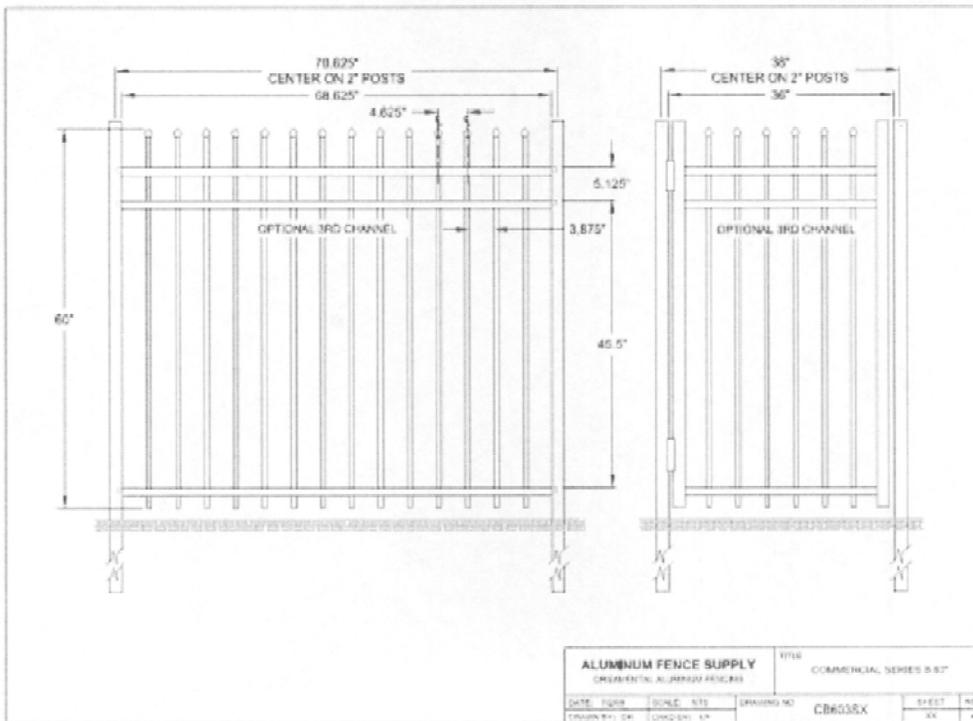
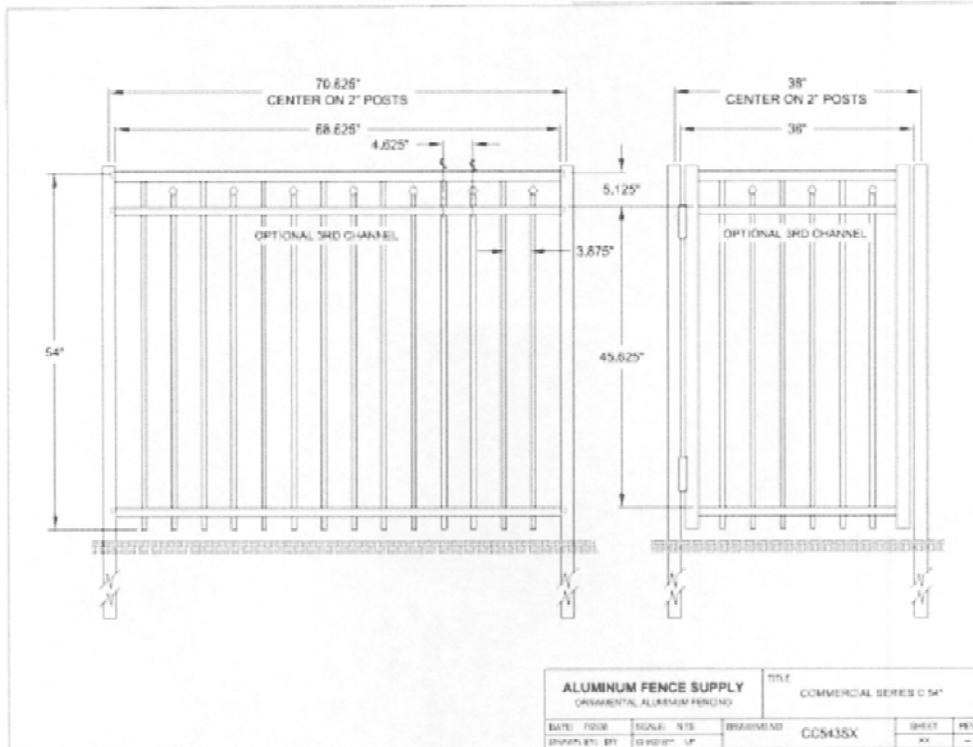
The following pages have generic CAD drawings for you to use as submittals to architects, builders, and homeowners. You may make copies of the drawings as long as the copies are being used for the purpose of illustrating or promoting ALUMINUM FENCE SUPPLY.

If the purpose for making copies of these drawings is other than illustrating or promoting ALUMINUM FENCE SUPPLY products, then ALUMINUM FENCE SUPPLY must first approve the use of the copies.

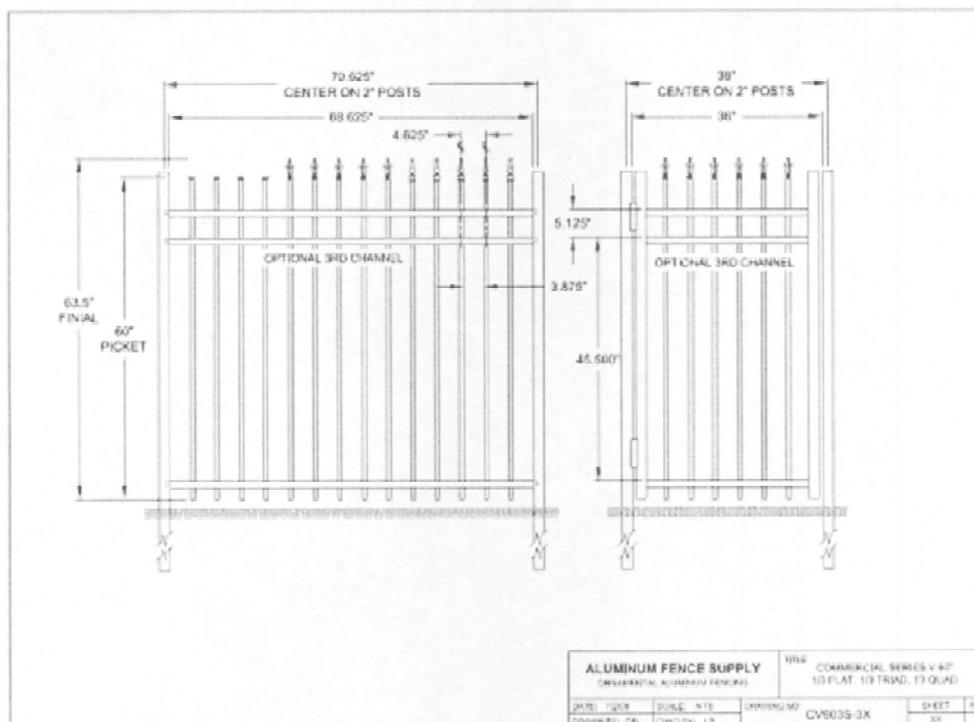
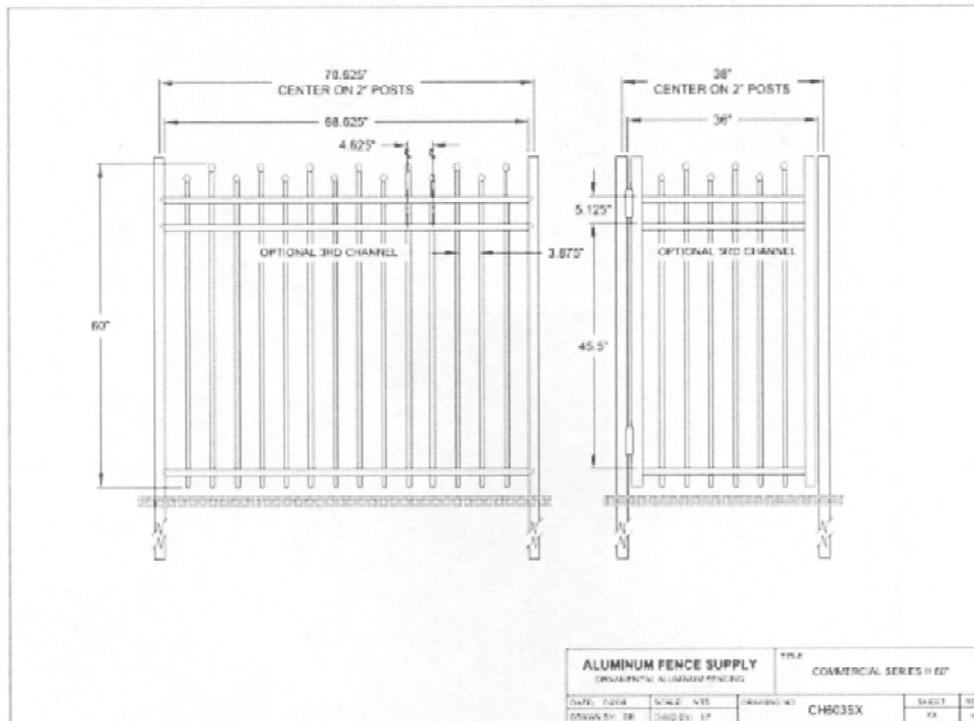
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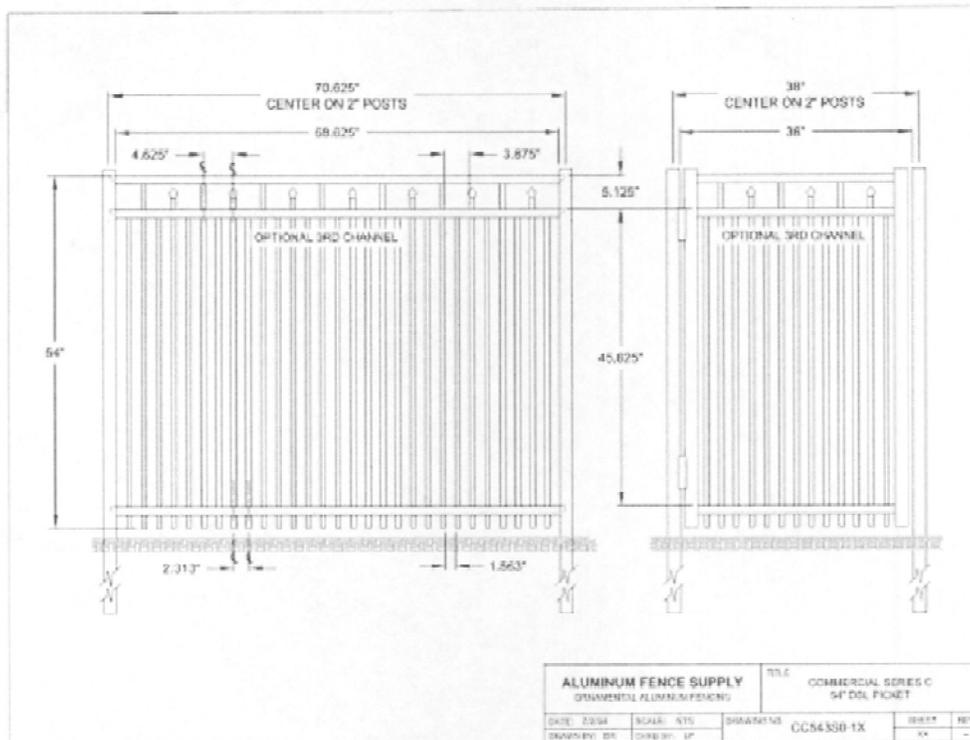
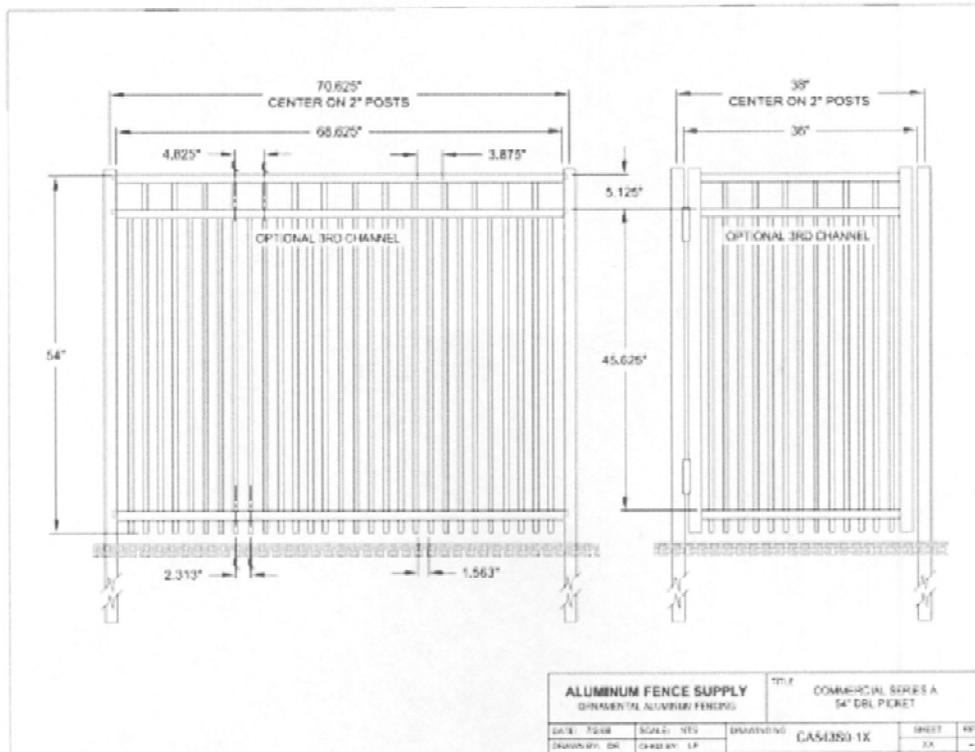
ALUMINUM FENCE SUPPLY



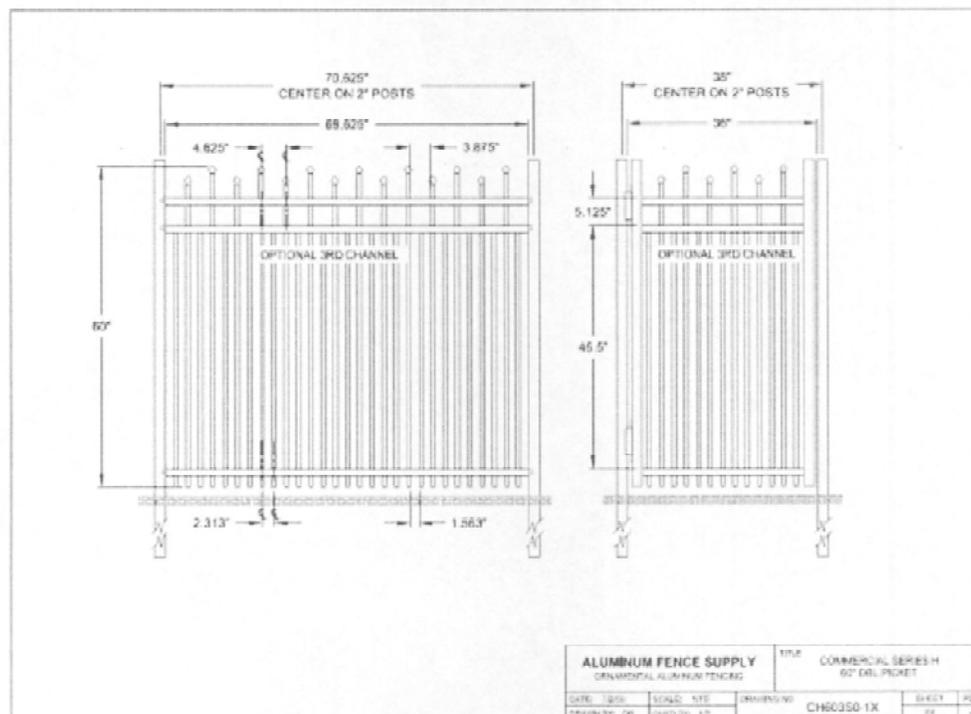
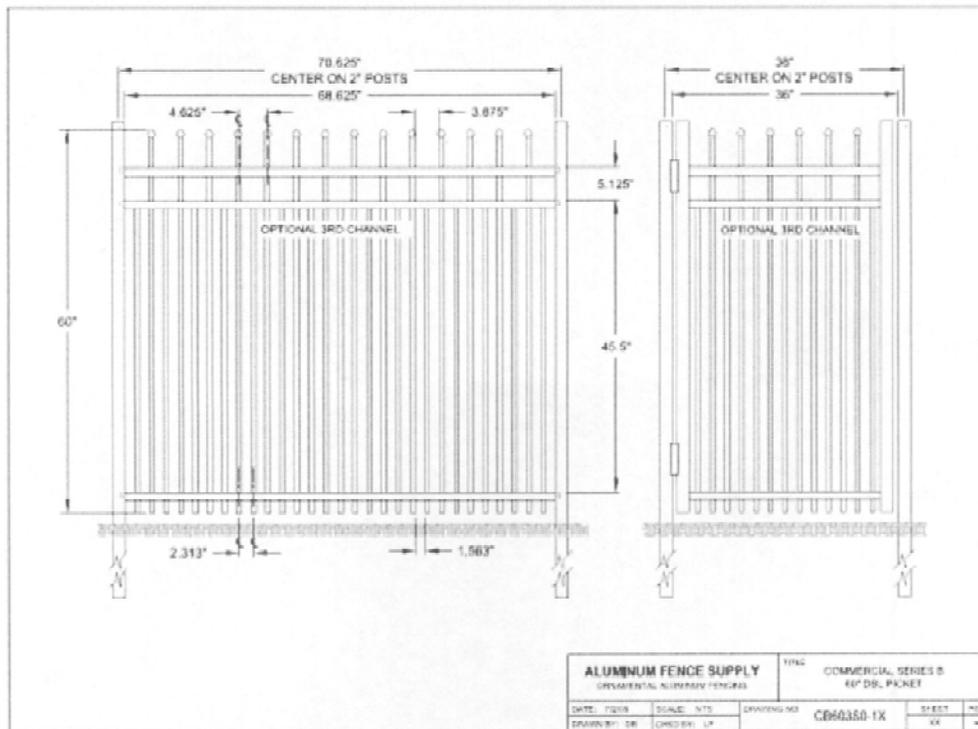
ALUMINUM FENCE SUPPLY



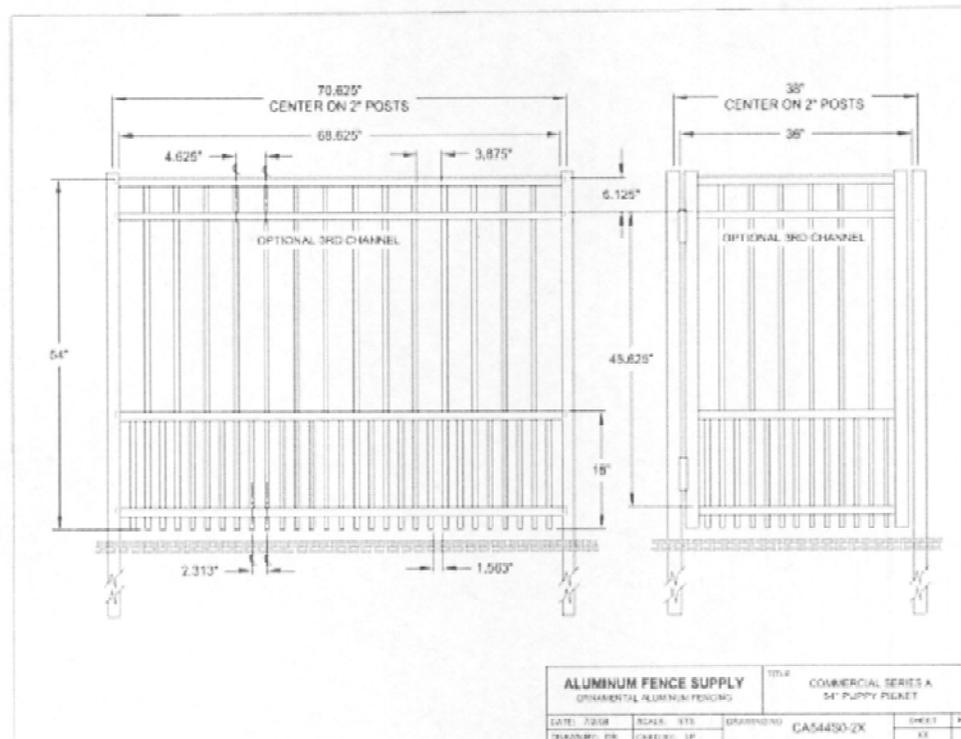
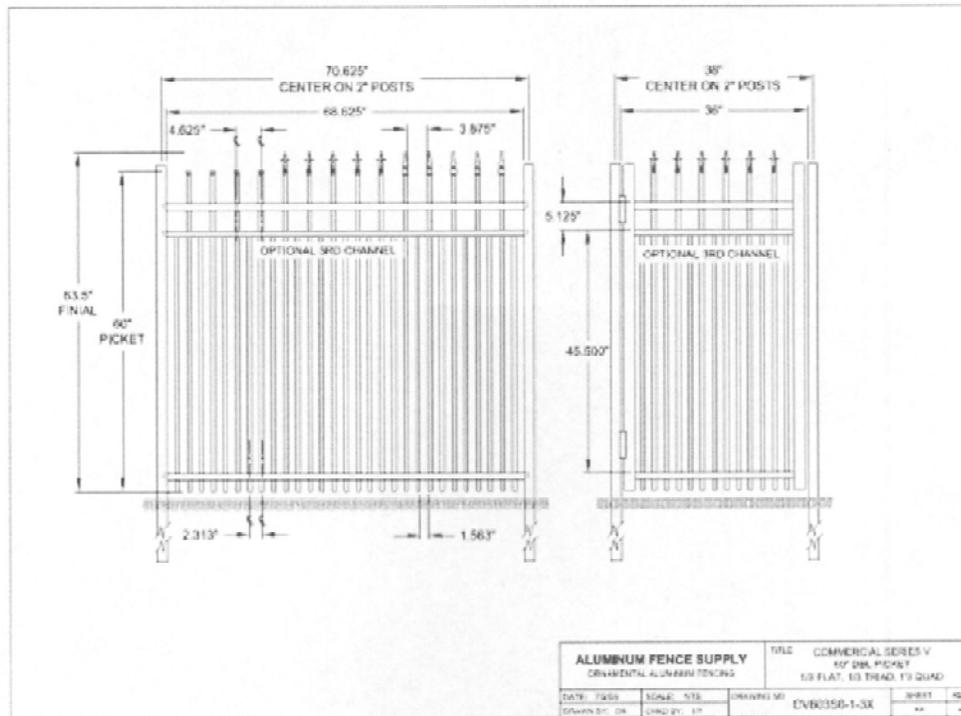
ALUMINUM FENCE SUPPLY



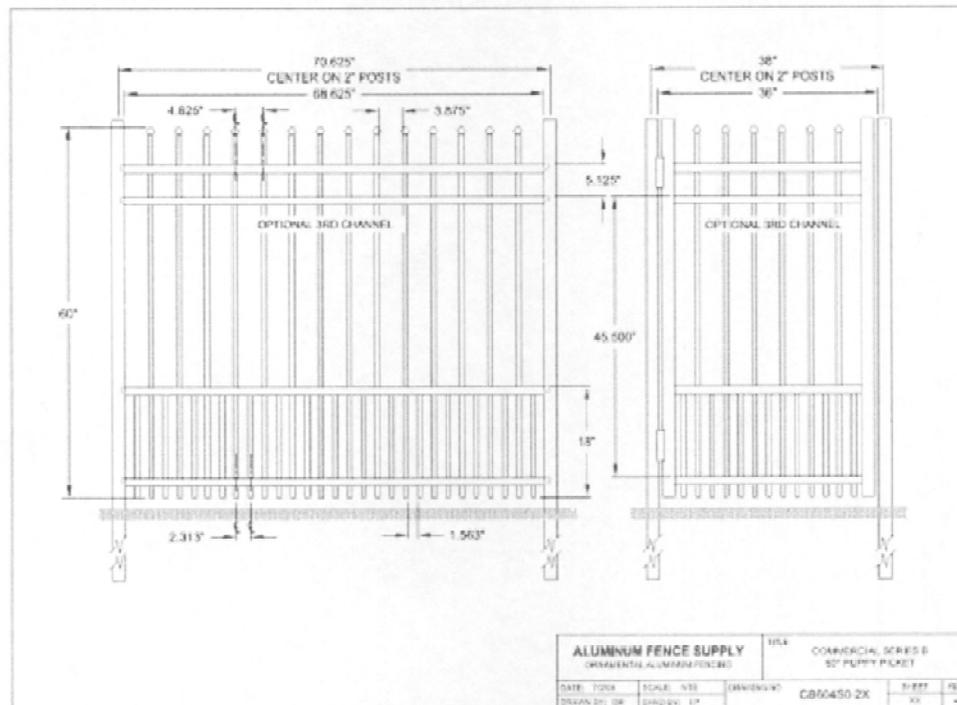
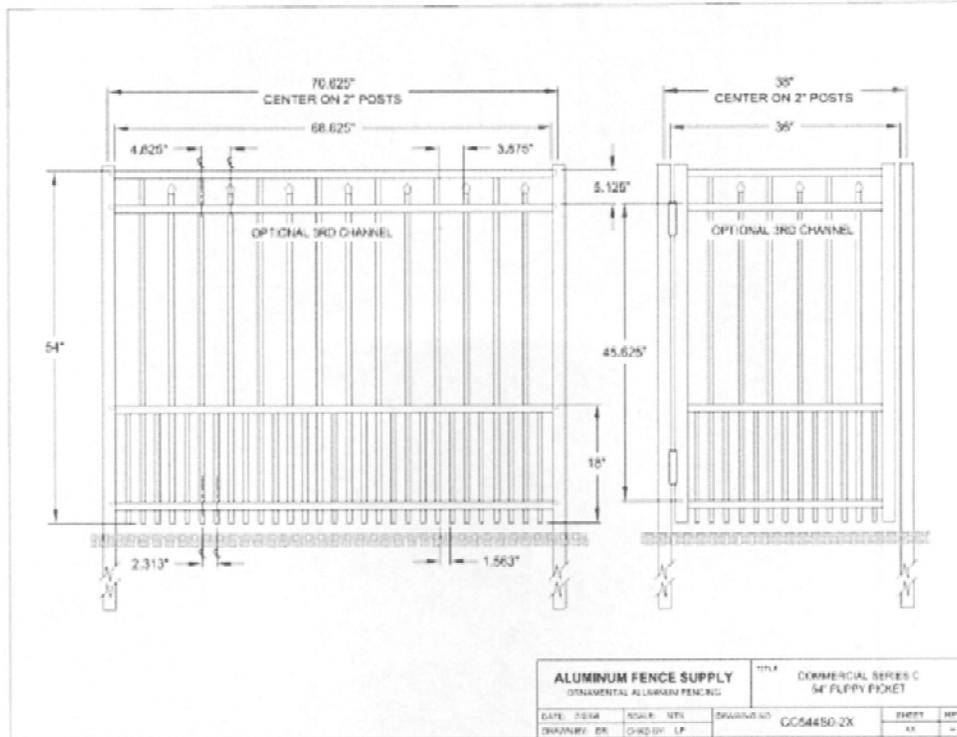
ALUMINUM FENCE SUPPLY



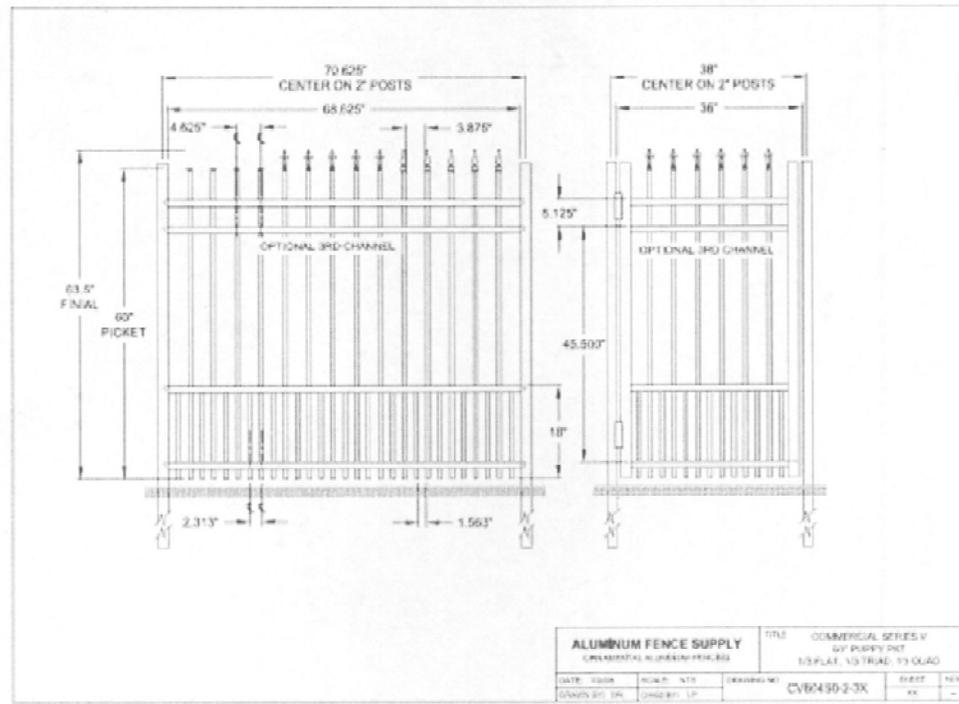
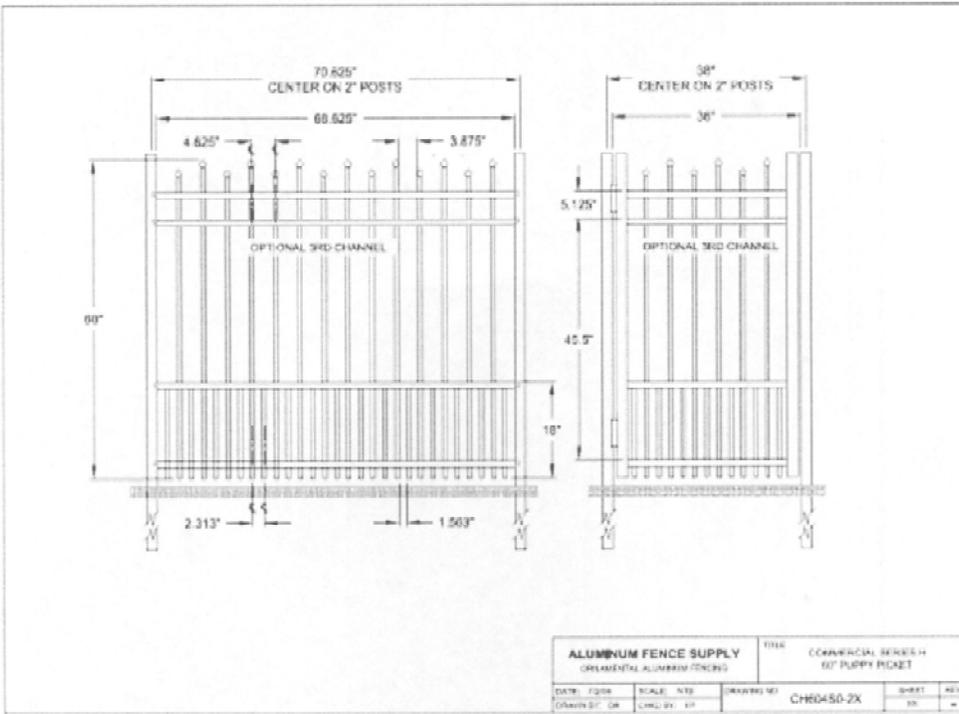
ALUMINUM FENCE SUPPLY



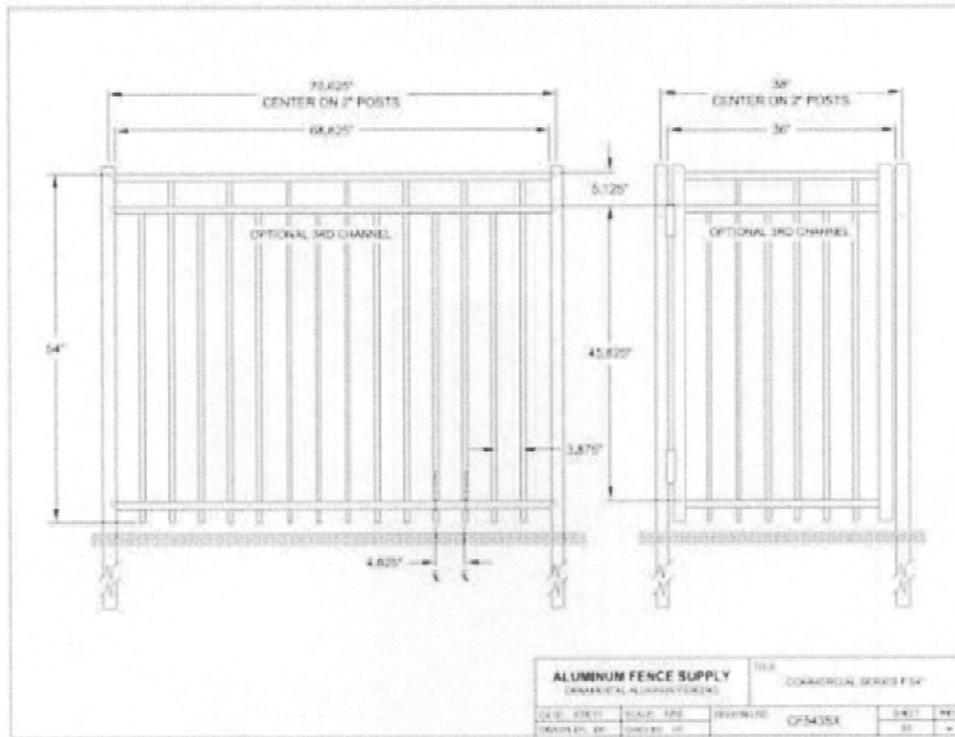
ALUMINUM FENCE SUPPLY

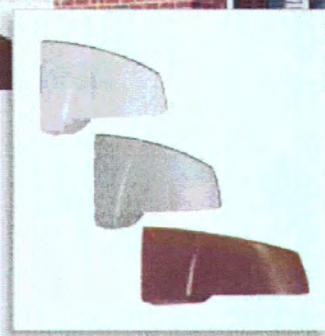


ALUMINUM FENCE SUPPLY



ALUMINUM FENCE SUPPLY





The LytePro series

The smart combination of style, performance and energy savings

The LytePro Series is a family of wall mount LED luminaires offering sustainable solutions for area and perimeter lighting. The series is designed to replace less energy efficient HID, compact fluorescent and incandescent luminaires in a variety of outdoor applications. The contoured styling of LytePro luminaires makes an easy transition across a number of architectural building styles. They consume less electricity than HID, compact fluorescent and incandescent sources, offer low maintenance and are easy to install.

Versatile styling expands installation opportunities
The low profile silhouette and compact appearance offer high appeal across many architectural building styles. It's Euro-styling is ideally suited for use in doorways, garages, entranceways, wall signs, building perimeters or any application where abundant light is critical and compact size is desired.

Superior quality results in superior performance
Unlike many new entries to the LED marketplace, the LytePro series uses high-output LEDs with uniform optical control and effective heat sink design. The shielded optics produce a high quality lighting pattern with low glare and high uniformity. Available in Type III distribution, standard optics meet IES Full

Cutoff criteria.

Heat efficient optical system

Constructed of die cast aluminum, the LytePro series includes an integral heat sink ensuring cool operation. Designed to operate at temperatures ranging from -30°C to 40°C (-22°F to 104°F), the design is fully gasketed for protection against water, insects and dust.

LEDGINE protects your investment

Philips developed the LEDGINE as a unique and upgradeable light engine system that will maintain pace with improvements in LED modules and drivers. Designed as a global platform, LEDGINE's future-proof design simplifies light engine replacement so you don't get left behind as new technology is introduced. (Not available for LytePro7)

Stonco[®]

The LytePro series

Product Features

Housing: Aluminum housing with integral heat sink. LP7 offers a fully sealed acrylic lens. LP16 and LP32 offer a fully sealed glass lens.

Lumen Maintenance: L₇₀ 60,000 Hrs. @ 40°C based on TM21 (LP32 is L₇₀ 54,000 Hrs @ 40°C based on TM21)

System Watts: _____ LP7: 13
 _____ LP16: 37
 _____ LP32: 71

No. of LEDs: 7, 16 and 32

Delivered Lumens: _____ LP7: 618
 _____ LP16: 2,507
 _____ LP32: 5,840

Distribution: IES Type III

Operating ambient: 40°C max

Temperatures range: -30°C (-22°F) to 40°C (104°F)

Driver: LP16 & 32: High efficiency multi-volt 120-277V driver (50 to 60 Hz). Constant current: 700mA

LP7: Electronic Class II LED 500mA constant current driver

CRI: _____ LP7: 66
 _____ LP16: 68
 _____ LP32: 73

Efficacy (L/W): _____ LP7: 46
 _____ LP16: 68
 _____ LP32: 82

Color Temperature: LP16 & 32: 4000K (neutral)

LP7: 4100K (neutral)

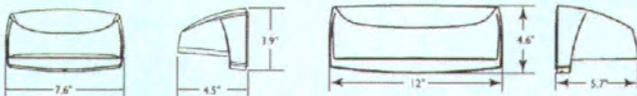
Finish: Corrosion resistant polyester powder coating

LP7 & 16: White and titanium finishes available

LP32: Bronze and titanium finishes available

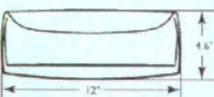
Warranty/Listings: 5 year limited warranty; see www.stonco.com/uploads/library/stonco_warranty_1010.pdf for details. ETL approved for wet locations. Lighting Facts qualified. LytePro 16 and 32 are Design Lights Consortium® qualified.

Dimensional Data

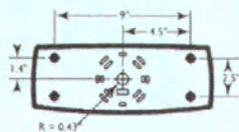


LP7

LP16



LP32



Ordering Information

LP7W
 White Finish
 120-240 volt, 50/60 Hz



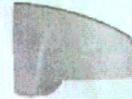
LP7T
 Titanium Finish
 120-240 volt, 50/60 Hz



LP16W
 White Finish
 120-277 volt, 50/60 Hz



LP16T
 Titanium Finish
 120-277 volt, 50/60 Hz



LP32W
 White Finish
 120-277 volt, 50/60 Hz



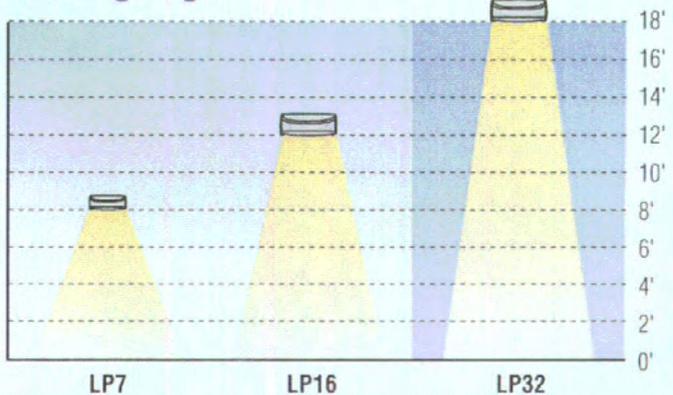
LP32P
 Bronze Finish
 120-277 volt, 50/60 Hz



LP32T
 Titanium Finish
 120-277 volt, 50/60 Hz



Mounting Height



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www.philips.com/lighting

Philips Lighting Company
 200 Franklin Square Drive
 Somerset, NJ 08873
 1-800-555-0050



Attn: Germaine Gladu

Fax: 412-435-0095



Division of Development Administration and Review
City of Pittsburgh, Department of City Planning
200 Ross Street, Third Floor
Pittsburgh, Pennsylvania 15219

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

STAFF USE ONLY:

DATE RECEIVED: 6/21/13

LOT AND BLOCK NUMBER: 22-L-183,182

WARD: 21st

FEE PAID: yes

FEE SCHEDULE:

See attached. Please make check payable to:
Treasurer, City of Pittsburgh.

DISTRICT:

ADDRESS OF PROPERTY:

1003 North Franklin St.
1005 North Franklin St.

OWNER:

APPLICANT:

NAME: Julie Christoffersen

NAME: " "

ADDRESS: 3116 68th St. #1G
Woodside, NY 11377

ADDRESS: _____

PHONE: 347-332-3383

PHONE: _____

EMAIL: julie_christoffersen
@yahoo.com

EMAIL: _____

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

Railings

SIGNATURES:

OWNER: Julie Christoffersen DATE: 6/21/13

APPLICANT: Julie Christoffersen DATE: 6/21/13



N Franklin St

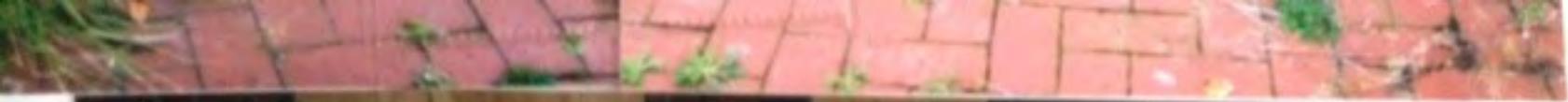
1003-05 N. Franklin Street

Pittsburgh, PA 15233, USA

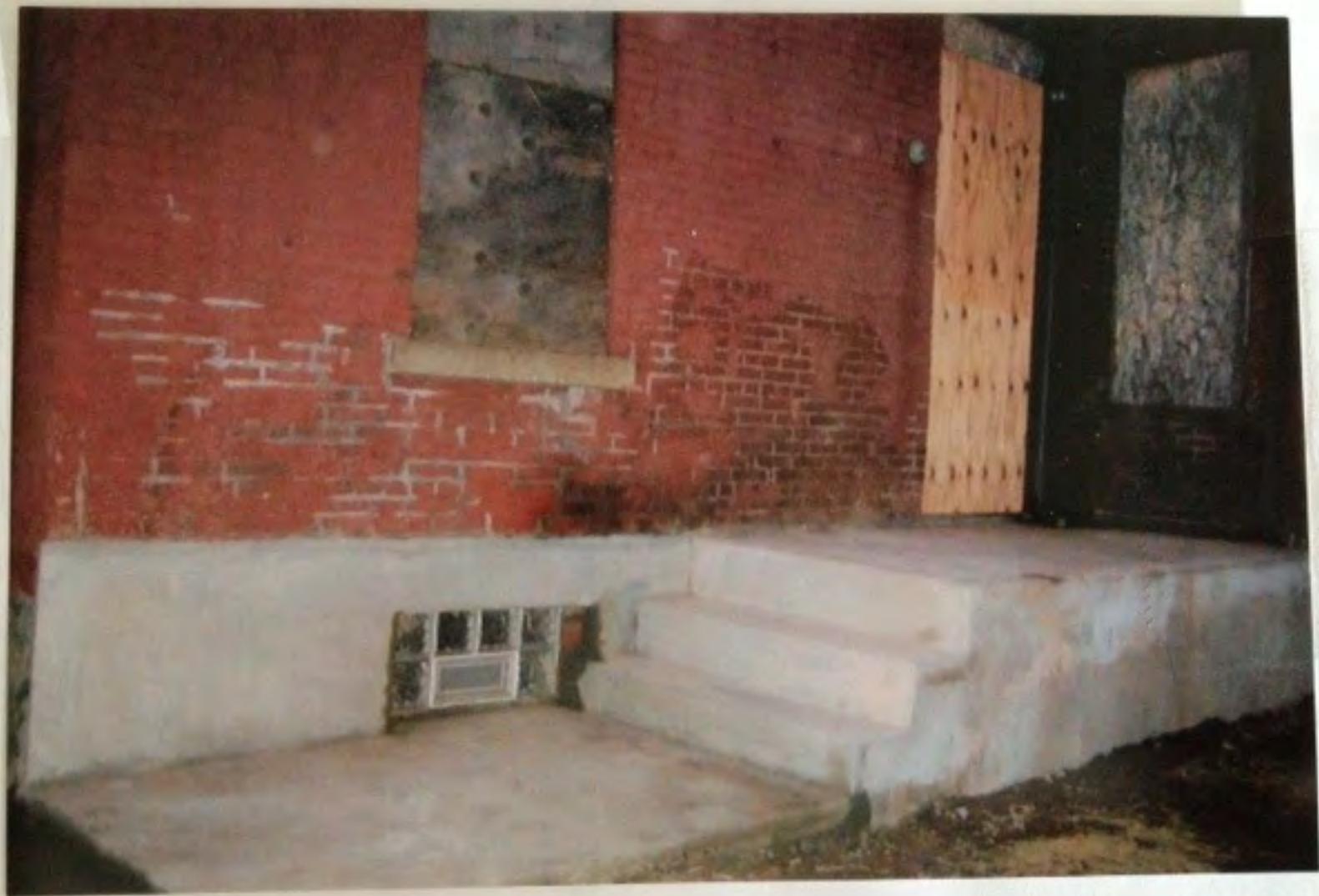
Allegheny Ave



1005







April 19, 2013 via email: julie_christoffersen@yahoo.com>

Julie Christoffersen 347.332.3383
1003 and 1005 North Franklin Street
Pittsburgh, PA

Project: Exterior Iron Railing

- Front Railing: Approx 24 Linear Feet
 - Both Sides and Center Partition
- Side Railing: Approx. 13 Linear Feet

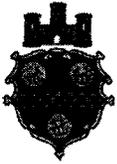
Design: As per photo but without ball post caps. Post to have flat cap.

Material: Cap Rail: 1-3/4" Solid Steel
Sub Horizontals: Steel Channel
Verticals: 1/2" Solid Steel Square Bar
Posts: 11ga Steel Tube

Scope:

Onsite build measurements
Fabricate to design & build specifications
Steel Shot Blast / Forced Air Blast
Phosphate Wash
Zinc Rich, Epoxy Based, Powder Coat Primer
Powder Coat Finish: **Super Durable Black**
Deliver and Install





Division of Development Administration and Review
 City of Pittsburgh, Department of City Planning
 200 Ross Street, Third Floor
 Pittsburgh, Pennsylvania 15219

HISTORIC REVIEW COMMISSION OF PITTSBURGH
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DEADLINE:

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FEE SCHEDULE:

See attached. Please make check payable to:
 Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:

927 LIBERTY

STAFF USE ONLY:

DATE RECEIVED: 6/4/13

LOT AND BLOCK NUMBER: 9-N-57

WARD: 2nd

FEE PAID: \$180

DISTRICT:

Penn - Liberty

OWNER:

NAME: Mike TAWO

ADDRESS: 927 LIBERTY AVE,

PHONE: 412-200-0361

EMAIL: _____

APPLICANT:

NAME: PAUL FEDESCO

ADDRESS: 606 HAMPTON
RD PA. 15206

PHONE: 412-441-7747

EMAIL: FEDESCOHT@GMAIL.COM

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

HANG A/C CONDENSING UNIT ON REAR WALL
ABOVE GARBAGE DUMPSTERS.

SIGNATURES:

OWNER: _____ DATE: _____

APPLICANT: [Signature] DATE: _____

call



927 Liberty Avenue

EXCHANGE WAY

CU#1 2X3X2 1/2

CU#2 2X3X2 1/2

3'-11" 3'-6"

HUNG ON WALL

GARRISON PL.

SIDEWALK

10'-1"

ABOUTING INTERIOR PERIMETER

927

SIDEWALK

LIBERTY AVE.





NO
SMOKING
OR
TRESPASSING
HERE

NY
RECYCLING
BIN



Lechmere Way





Exchange Alley

←





HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

See attached. Please make check payable to:
Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:

12 Bedford Square
 Pittsburgh, PA 15203

OWNER:

NAME: John Demauro
 ADDRESS: 1707 East Carson St
 Pittsburgh, PA 15203
 PHONE: 412.420.7751
 EMAIL: picoalfired@gmail.com

STAFF USE ONLY:

DATE RECEIVED: _____
 LOT AND BLOCK NUMBER: _____
 WARD: _____
 FEE PAID: _____

DISTRICT:

East Carson Street Historic District

APPLICANT:

NAME: Matt Brind'Amour
 ADDRESS: 1273 Washington Pike
 Bridgeville, PA 15017
 PHONE: 412.257.2101
 EMAIL: mbrindamour@jmac-architects.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

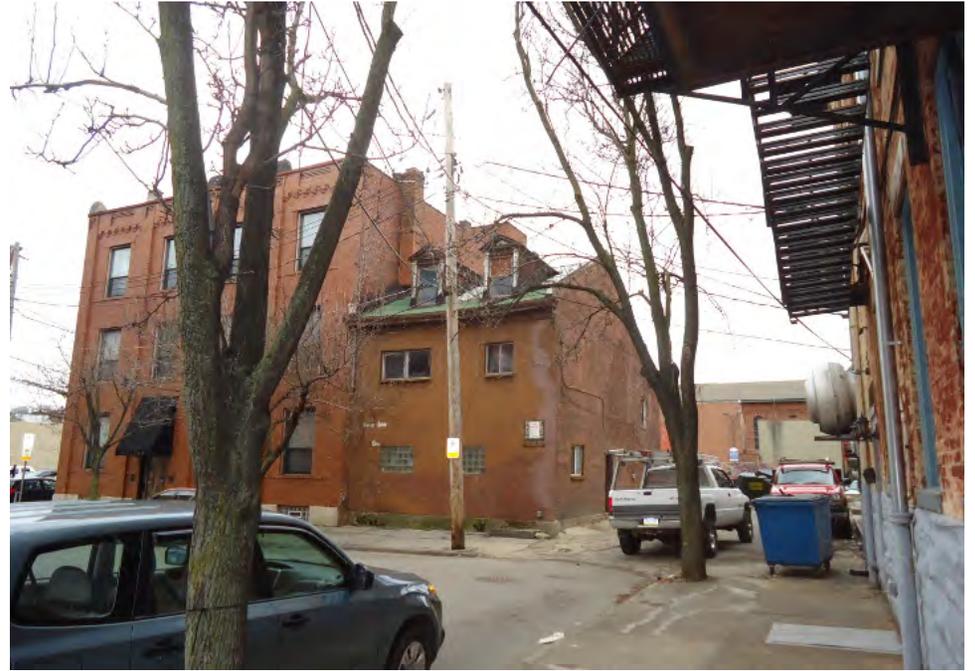
DETAILED DESCRIPTION OF PROPOSED PROJECT:

THE OWNER IS REQUESTING HRC APPROVAL TO DEMOLISH A NON-CONTRIBUTING 2-STORY BRICK/CMU RESIDENCE LOCATED AT 12 BEDFORD SQUARE. THE EXISTING STRUCTURE NO LONGER HAS ITS ORIGINAL FACADE (CMU BACKUP ONLY) AND THE SIDEWALL IS STARTING TO BOW OUT SIGNIFICANTLY AND BECOME A SAFETY CONCERN.

SIGNATURES:

OWNER: _____ DATE: 6.24.2013
 APPLICANT:  DATE: 6.24.2013

















Division of Development Administration and Review
 City of Pittsburgh, Department of City Planning
 200 Ross Street, Third Floor
 Pittsburgh, Pennsylvania 15219

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

- Staff Use -

DEADLINES:
 Completed Applications must be submitted 15 days prior to next HRC hearing, when a hearing is required.

FEE SCHEDULE: See attached
 Please make check payable to Treasurer, City of Pittsburgh

Fee Paid: \$ _____

Date Received: 5/22/13

Hearing Date: —

Lot and Block #: 22-L-181

Ward: 21st

ADDRESS OF PROPERTY: 1007 N FRANKLIN ST
Pgh PA 15233-1326

HISTORIC DISTRICT: Manchester

OWNER

Name: John Hancock

Address: 33 COLBY TR.

City, State, Zip: Pgh PA 15214

Phone: () - Fax: () -

E-MAIL: _____

APPLICANT

Name: Bureau of Building Inspection - City of Pgh.

Address: 200 Ross Street

City, State, Zip: Pittsburgh, PA

Phone: () - Fax: () -

E-MAIL: _____

REQUIRED ATTACHMENTS: Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED WORK: TO RAZE

SIGNATURE

_____, Owner DATE _____

R. Blauh, Applicant DATE 5 22 13





FOR SALE
will renovate to suit
— Financing for 4.9% Interest —
(412) 322-4560

1005

1007

GR
CUT
@M/L

05/22/2013 12:21

1007 N FRANKLIN.









05/22/2013 12:23



05/22/2013 12:24



Division of Development Administration and Review
 City of Pittsburgh, Department of City Planning
 200 Ross Street, Third Floor
 Pittsburgh, Pennsylvania 15219

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

- Staff Use -

DEADLINES:
 Completed Applications must be submitted 15 days prior to next HRC hearing, when a hearing is required.

FEE SCHEDULE: See attached
 Please make check payable to Treasurer, City of Pittsburgh

Fee Paid: \$ _____

Date Received: 6/4/13

Hearing Date: _____

Lot and Block #: 22-P-175

Ward: 21st

ADDRESS OF PROPERTY: 1403 PENNSYLVANIA A. (GARAGE)
PS# PH 15233

HISTORIC DISTRICT: Manchester

OWNER

Name: NANCY L DAVIDSON

Address: 1405 PENNSYLVANIA A.

City, State, Zip: PSH PA. 15233

Phone: () Fax: ()

E-MAIL:

APPLICANT

Name: Bureau of Building Inspection - City of Pgh.

Address: 200 Ross Street

City, State, Zip: Pittsburgh, PA

Phone: () Fax: ()

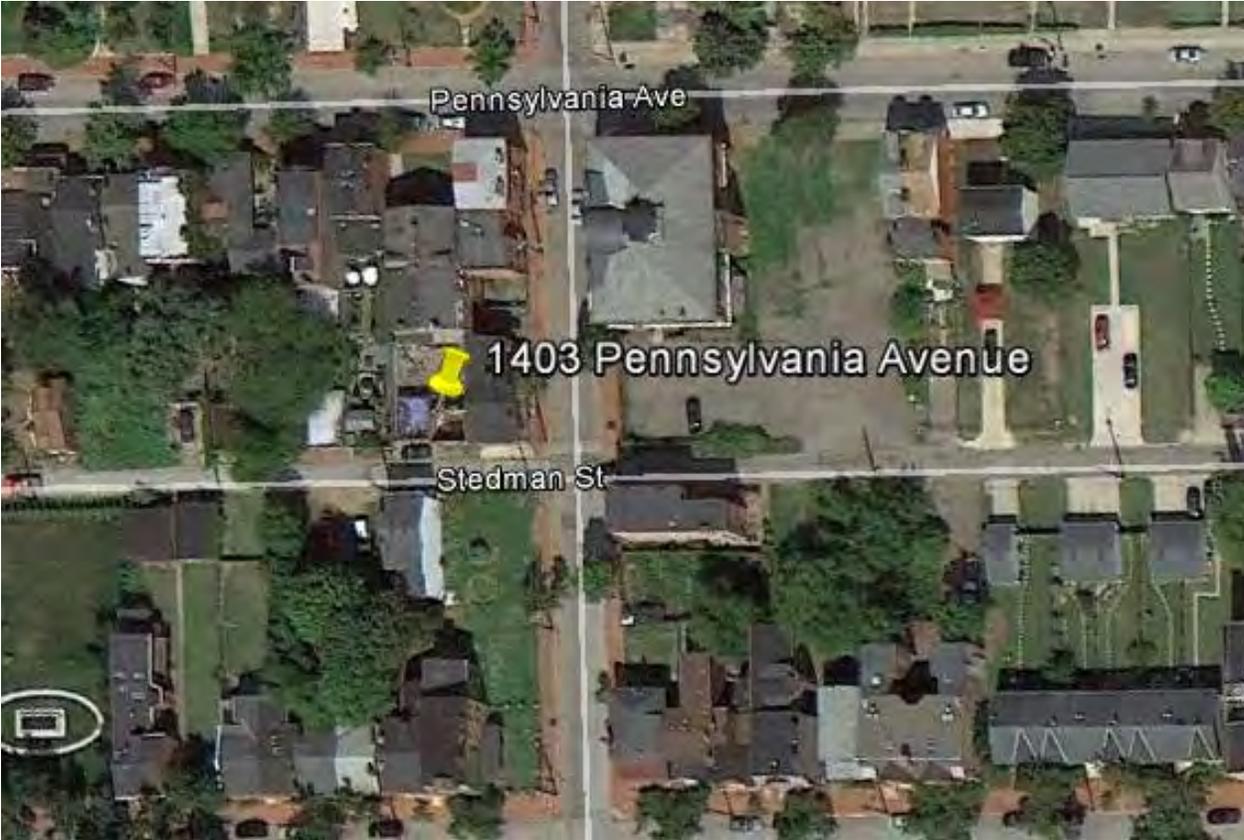
E-MAIL:

REQUIRED ATTACHMENTS: Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED WORK: TO RAZE

SIGNATURE _____, Owner DATE _____

BLAICH BBI, Applicant DATE 6 4 13





Photograph and caption
taken by City Engineer
at West Third Street
June 10, 1914

15.

GARAGE

3 13 13



Division of Development Administration and Review
 City of Pittsburgh, Department of City Planning
 200 Ross Street, Third Floor
 Pittsburgh, Pennsylvania 15219

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

- Staff Use -

DEADLINES:
 Completed Applications must be submitted 15 days prior to next HRC hearing, when a hearing is required.

FEE SCHEDULE: See attached
 Please make check payable to Treasurer, City of Pittsburgh

Fee Paid: \$ _____

Date Received: 6/11/13

Hearing Date: _____

Lot and Block #: 22-P-259

Ward: 21st

ADDRESS OF PROPERTY: 1408 SHEFFIELD ST
Pgh PA 15233

HISTORIC DISTRICT: Manchester

OWNER

Name: City of Pgh

Address: _____

City, State, Zip: _____

Phone: () - - Fax: () -

E-MAIL: _____

APPLICANT

Name: Bureau of Building Inspection - City of Pgh.

Address: 200 Ross Street

City, State, Zip: Pittsburgh, PA

Phone: () - - Fax: () -

E-MAIL: _____

REQUIRED ATTACHMENTS: Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED WORK: TO RAZE

SIGNATURE

_____, Owner DATE _____

R Blaich, Applicant DATE 6 11 13



1408 SHEFFIELD ST.



1408

SEASONS GREETING

STEELERS

PENNSYLVANIA
F5N-2037