



Historic Review Commission of Pittsburgh

200 Ross Street, First Floor Hearing Room
March 2, 2016

AGENDA

(Vacant), *Chairman*
Ernie Hogan, *Acting Chairman*
Raymond Gastil, *Director of Planning*
Erik Harless, *Assistant Chief PLI, Secretary*
Joe Serrao
Carol Peterson
Matthew Falcone

➤ **12:30 PM CALL TO ORDER**

➤ **12:30 PM INTERNAL BUSINESS**

Old Business-None

New Business

- Approval of the minutes from the February 2016 hearings
- Certificates of Appropriateness Report – February 2016
- Applications for a Certificate of Economic Hardship – None

➤ **1:00 PM HEARING & ACTION**

- | | |
|--|---|
| <p>1. Allegheny West Historic District
913 Beech Avenue
Howard Brokenbek, owner and applicant
Construction of rear carport</p> | <p>5. East Carson Street Historic District
1200 Muriel Street
Gary Olden, owner and applicant
Façade renovations including door and window replacement, signage</p> |
| <p>2. Allegheny West Historic District
911 Galveston Avenue
Delta Foundation, owner
David Morgan, applicant
Building renovations to remedy after-the-fact work</p> | <p>6. Allegheny City Stables—Individual Landmark
836 W. North Avenue
Stables Development, LP, owner and applicant
Renovation and construction of an addition</p> |
| <p>3. Deughtown Historic District
1006 Cedar Avenue
Pinnacle Redevelopment, owner
Bob Baumbach, applicant
After-the-fact rear renovations</p> | <p>7. Connelly Trade School/Energy Innovation Center—Individual Landmark
1435 Bedford Avenue
Pittsburgh Gateways, owner
Renaissance 3 Architects, applicant
Construction of roof-mounted exhaust stacks</p> |
| <p>4. East Carson Street Historic District
1809 E. Carson Street
Glenn Benigni, owner
Gerald Lee Morosco, applicant
Alterations to previously approved plans</p> | |

8. Market Square Historic District

100 Fifth Avenue
Pittsburgh Properties, owner
The Yard, applicant

Window replacement

9. Mexican War Streets Historic District

1237 Monterey Street
Gordan Eric French, owner
John D Francona, applicant

Construction of a rear addition

➤ **DEMOLITIONS**

➤ **HISTORIC NOMINATIONS**

Albright United Methodist Church

486 S. Graham Street
United Methodist Church of Western Pennsylvania,
owner
Lindsay Patross, nominator

Historic Designation

➤ **DIRECTOR'S REPORT**

➤ **ADJOURNMENT**

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



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:

913 BEECH AVE
 PGH PA 15233

OWNER:

NAME: HOWARD BROKENBEK
 ADDRESS: 913 BEECH AVE
 PGH PA 15233
 PHONE: 412-400-1661
 EMAIL: SMMELPING@COMCAST.NET

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

8' X 20' CARPORT (10' HIGH)
 METAL FRM + ROOF - WOOD EXTERIOR.

SIGNATURES:

OWNER: Howard Brokenbek DATE: 1-28-16

APPLICANT: _____ DATE: _____

STAFF USE ONLY:

DATE RECEIVED: 2/11/16
 LOT AND BLOCK NUMBER: 7-D-47
 WARD: 2nd
 FEE PAID: yes
 DISTRICT: Allegheny West

APPLICANT:

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









ZONE FOR
ASSIGNED
PARKING
ONLY













HISTORIC REVIEW COMMISSION OF PITTSBURGH

DESIGN GUIDELINES:
ALLEGHENY WEST HISTORIC DISTRICT

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C. Streetscape and Building Site.....	2
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4. Add required stairways and elevators that do not alter important architectural features and spaces of the building.

R. New Construction

The Historic Review Commission will review all plans for new construction to ensure that new buildings or additions are visually compatible with their surroundings. The Commission will take the following criteria into account when it makes its review:

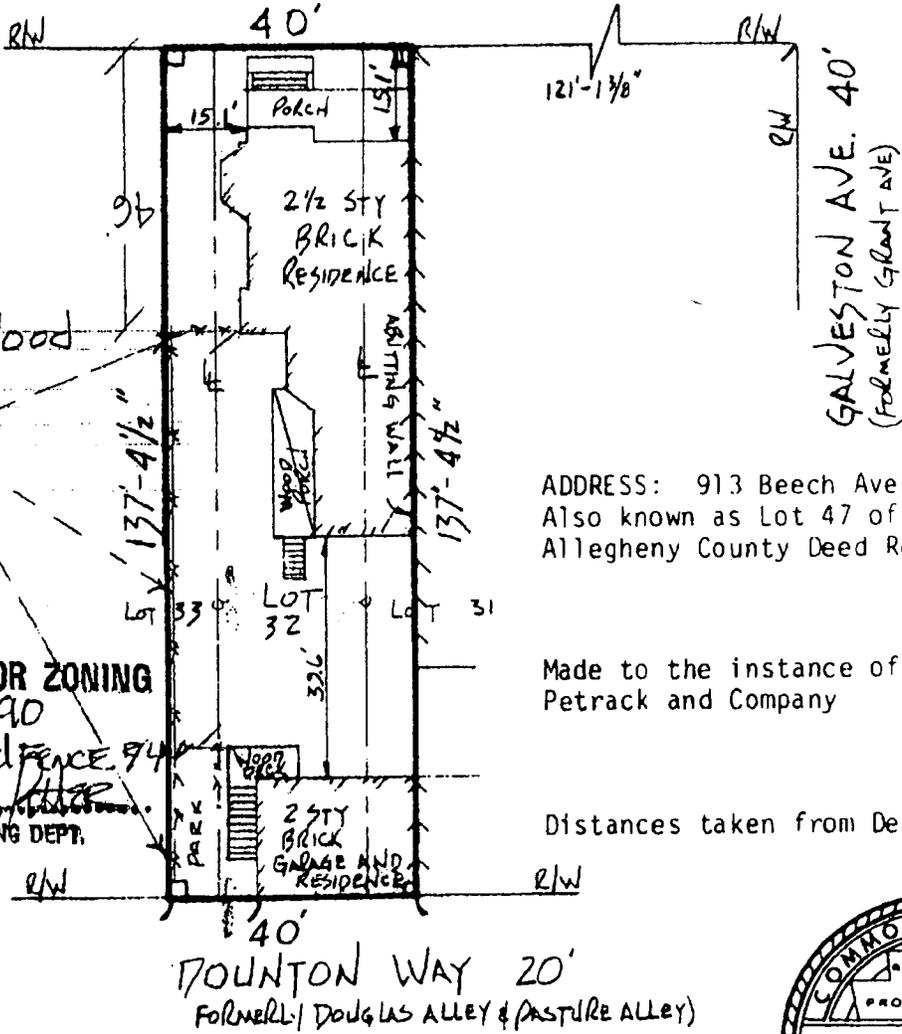
- ① The established architectural character of the area;
- ② Building height;
- ③ Building proportions (height to width);
- ④ Building setbacks;
- ⑤ Materials;
- ⑥ Colors;
7. Proportions of openings (windows and doors);
8. Rhythm of solid wall to openings;
- ⑨ Roof shapes, styles and materials;
10. Landscaping (in general);
11. Architectural detail;
- ⑫ Rhythm of building spacing on the street;
13. Rhythm of porch/entrance projections; and
- ? 14. Vertical or horizontal character of the facade.

The Historic Review Commission will review favorably proposals that:

1. Design an exterior addition to an historic building or adjacent infill construction that is compatible with the historic character of the site, and which takes into account the size, proportions, facade composition, rhythm and proportions of openings, materials, and colors of neighboring buildings.

Buyers: Dennis Weber & Joseph Scullli

913 (FORMERLY BEECH ST.)
BEECH AVE. 50'



ADDRESS: 913 Beech Avenue
Also known as Lot 47 of Block 7-D in the
Allegheny County Deed Registry.

Made to the instance of
Petrack and Company

Distances taken from Deed Bk. Vol. 8047,
pg. 451.

Proposed 6' Wood
FENCE

APPROVED FOR ZONING
JULY 17th 1990
BY *[Signature]*
CITY PLANNING DEPT.



NO PINS WERE SET

LOCATION MAP OF SURVEY

I hereby certify that this is a location map of survey of the westerly 8 ft. of Lot No. 31, all of Lot No. 32, & the easterly 8 ft. of Lot No. 33 in Block No. 2 in the 2nd Ward, Allegheny City Plan of the Denny Estate, situate in the 22nd Ward of the City of Pittsburgh Allegheny County, PA, as recorded in Deed Bk. Vol. 8047, Pg. 451 & in Plan Bk. Vol. 6, pg. 193.
This certification made by me this 27th day

of June 19 90

Laurence D. Phillips



Morris Knowles
& Associates, Inc.

Consulting Engineers - Surveyors - Managers

900 Park Building, 355 Fifth Avenue
Pittsburgh, Pennsylvania 15222
Telephone: 412/281-3882

SCALE: 1 INCH = 30 FEET

1296MLA (83)

LCB

DOUNTON WAY 20'

N 76° 22' E

40' 00"

BLOCK GARAGE

BRICK GARAGE

DECK

DENNY ESTATES PLAN OF LOTS P.B.N.C. 2175

31

32

33

CALVESTON AVE.

10' 00"

N 14° 00' W

137' 4 1/2"

137' 4 1/2"

S 14° 00' E

3 STORY STONE SIA

2 1/2 STORY BRICK DECK

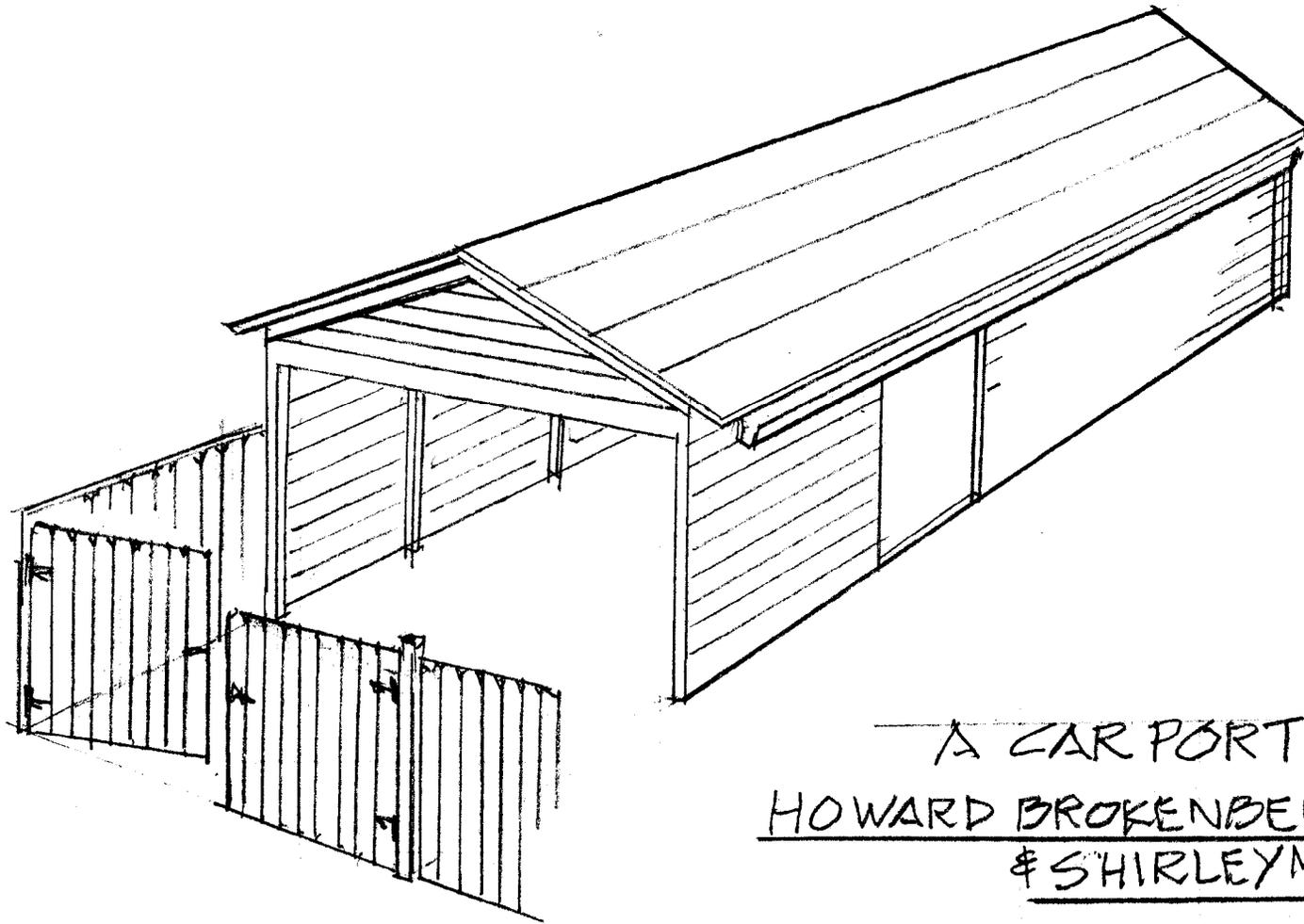
40' 00"

S 76° 22' W

BEECH AVE. 50'



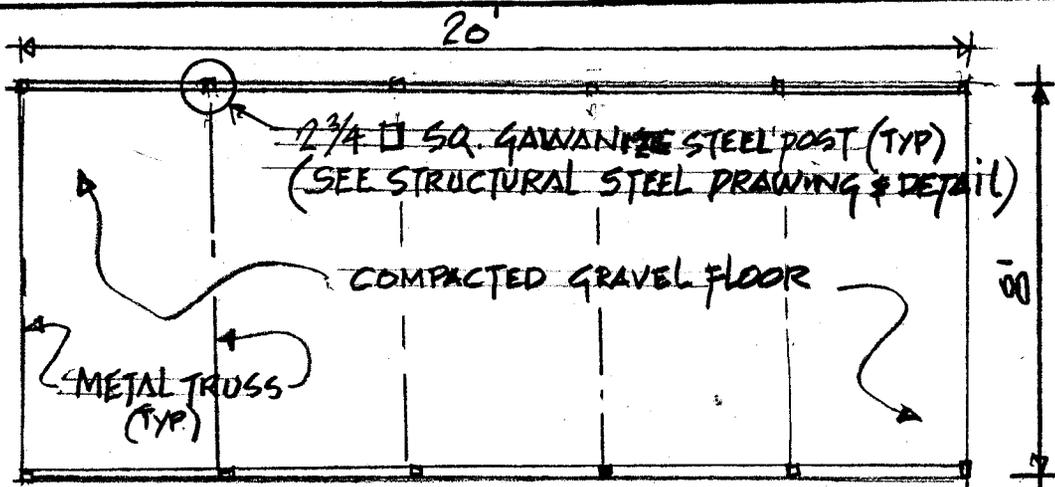
Declaration is made to original purchaser of the survey. It is not



A CAR PORT FOR:
HOWARD BROKENBEK
& SHIRLEY MEHRING

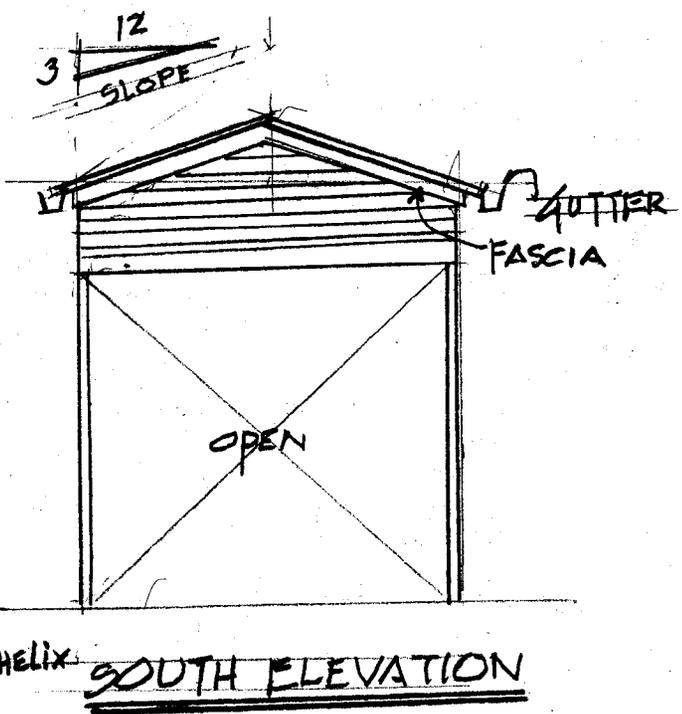
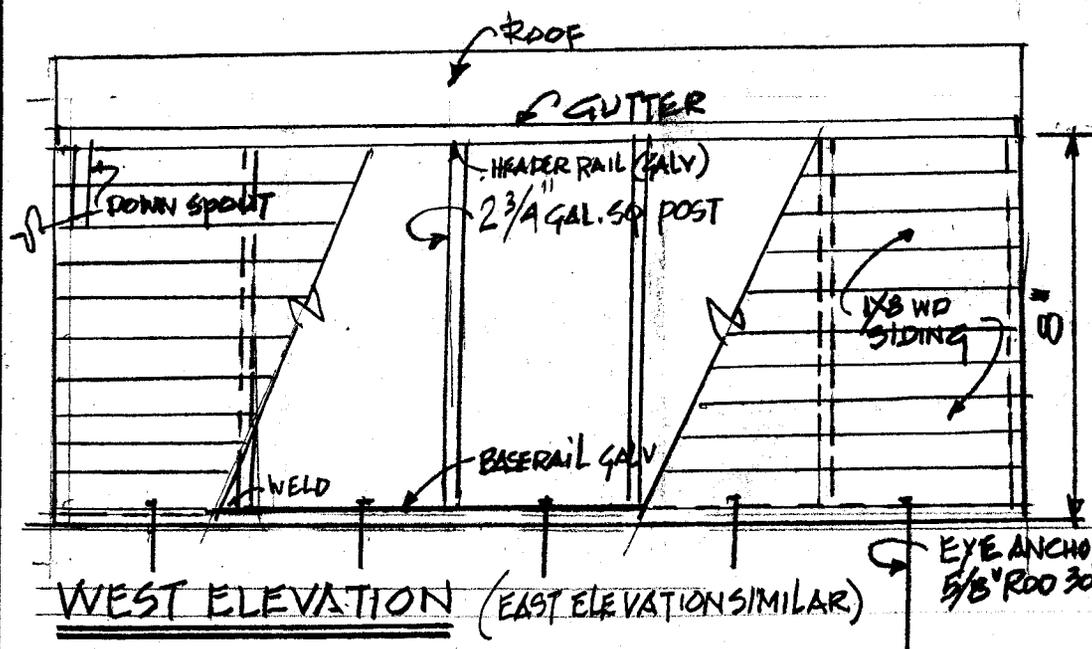
913 BEECH AVE PITTSBURGH PA 15233

JAN 2016



CAR PORT FOR:
HOWARD BROKENBER & SHIRLEY MEHRING
 913 BEECH AVE PITTSBURGH, PA 15233

JAN 2016



METAL CARPORT INSTALLATION PLANS AND DETAILS
AND
FRAMING AND FASTENER SPECIFICATIONS

PREPARED FOR:
CAROLINA CARPORTS, INC
P.O. BOX 1263
DOBSON, NORTH CAROLINA 27017

GENERAL NOTES:

1. ALL STEEL TUBING SHALL BE 50 KSI STEEL
2. SNOW LOAD @30 PSF
3. LOCATE ANCHORS AT EACH END OF BOW.
4. FASTEN METAL ROOF AND WALL PANELS TO BOW OR
ENDWALL FRAMING WITH 1/4" X1" SELF DRILLING
FASTENERS WITH CONTROL SEAL WASHER @8" O.C. MAX
(SEE TABLES 1 AND 2 FOR FASTENER SPACING
SPECIFICATIONS)
5. ALL FIELD CONNECTIONS SHALL BE 1/4"X1" SELF
DRILLING SCREWS.
6. ALL SHOP CONNECTIONS SHALL BE WELDED.
7. THIS IS TO CERTIFY THAT THE CALCULATIONS AND SPECIFICATIONS
HERIN HAVE BEEN PREPARED BY THE UNDERSIGNED PROFESSIONAL
ENGINEER AND ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE
2012 INTERNATIONAL BUILDING CODE AND ASCE 7.



FEB 27 2015

CAROLINA CARPORTS INC.
P.O. BOX 1263
DOBSON NORTH CAROLINA 27017
1-800-670-4262

DATE: _____
DRAWN BY: SPM
CHECKED BY: SPM
SCALE: _____
SHEET NO. _____

TABLE 1—BOW FRAME AND PANEL FASTENER SPACING SPECIFICATIONS

WIND EXPOSURE CATEGORY	BASIC WIND SPEED 3-SECOND GUST (MPH)	MAXIMUM BOW SPACING (FEET)	AVERAGE FASTENER SPACING ON-CENTERS ALONG BOWS, RAFTERS, AND POSTS (INCHES)	
			INTERIOR BOWS	END BOWS
B OR C	100 TO 130	5.0	6	6
	140 TO 150	4.0	6	6

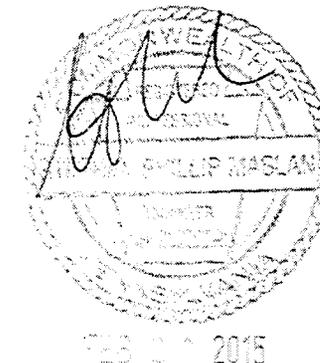
1. Specifications applicable to 29 gauge (100 to 130 mph) and 26 gauge (140 TO 150 MPH) metal panels fastened to 12 or 14 gauge steel tube bow frames.
2. Fasteners consist of 1/4"-14 X1" self-drilling screws with control seal washer.
3. Specifications applicable only for mean roof height of 20 feet or less, and roof slopes of 14' (3:12 pitch). Spacing requirements for other roof heights and/or slopes may vary.

TABLE 2—END POST AND END WALL PANEL FASTENER SPACING SPECIFICATIONS

WIND EXPOSURE CATEGORY	BASIC WIND SPEED 3-SECOND GUST (MPH)	MAXIMUM POST SPACING (FEET)	AVERAGE FASTENER SPACING ON-CENTERS ALONG END POST, (INCHES)	
			INTERIOR BOWS	END BOWS
B OR C	100 TO 150	5.0	6	6

1. Specifications applicable to 29 gauge (100 to 130 mph) and 26 (140 TO 150 MPH) metal panels fastened directly to 12 or 14 gauge steel tube bow frames.
2. Fasteners consist of 1/4"-14 X1" self-drilling screws with control seal washer
3. Specifications applicable only for mean roof height of 20 feet or less, and roof slopes of 14' (3:12 pitch). requirements for other roof heights and/or slopes may vary.

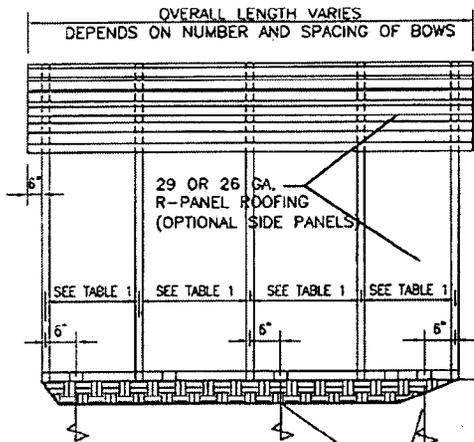
WINDOW AND DOOR NOTE	CARPORT WIDTH	MAX DOOR WIDTH
EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY, AND BEAR AN AAMA OR WDMA OR OTHER APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT EVALUATION ENTITY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF THE FOLLOWING SPECIFICATION: ANSI/AAMA/JN/WDA 101/IS2 2/97 THE CONSTRUCTION SHALL BE TESTED IN ACCORDANCE WITH ASTM E 330, STANDARD TEST METHODS FOR STRUCTURAL PERFORMANCE OF EXTERIOR WINDOWS, CURTAIN WALLS, AND DOORS BY UNIFORM STATIC AIR PRESSURE	12'	8'
	18' TO 20'	12'
	22' TO 24'	16'
	26' TO 30'	20'
	32' TO 36'	24'
	38' TO 40'	30'



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 1-800-670-4262

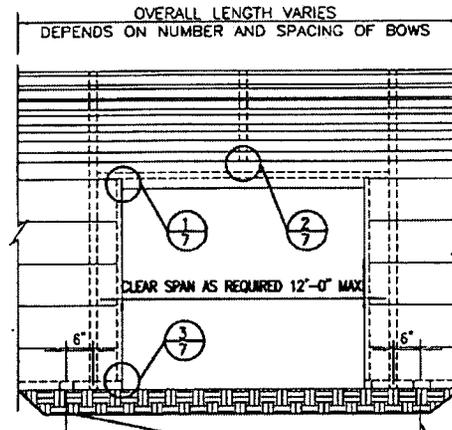
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 CHECKED BY S.P.H.
 CANCELLED

SCALE



SIDE ELEVATION
N.T.S.

GROUND ANCHORS @ 25' O.C. MAX
(SEE DETAIL 3, SHEET 5 OF 8)
ANCHORS NOT REQUIRED WITH
CONCRETE SLAB CONSTRUCTION
(SEE DETAIL 1, SHEET 5 OF 8)

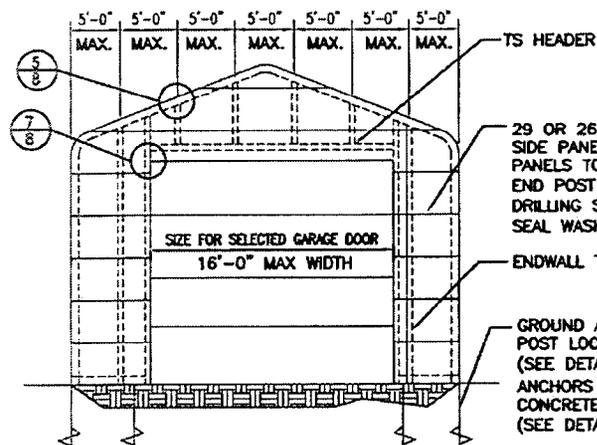


SIDE OPENING
N.T.S.

TIE DOWN ENGINEERING, 30" LONG WITH
5/8" ROD & DEL 4" HELIX EYE ANCHOR
(SEE DETAIL 3, SHEET 5 OF 8)
ANCHORS NOT REQUIRED WITH
CONCRETE SLAB CONSTRUCTION.
(SEE DETAIL 1, SHEET 5 OF 8)

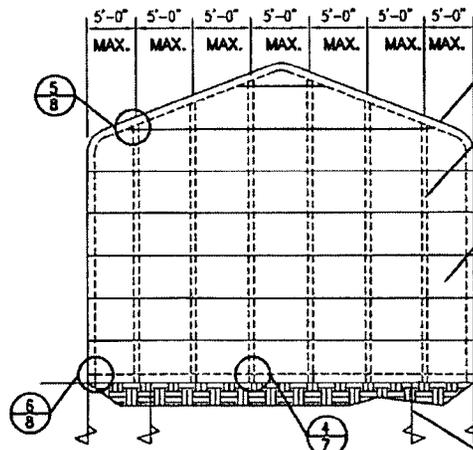


FEB 27 2015



FRONT WALL ELEVATION
N.T.S.

29 OR 26 GA GALVANIZED METAL ROOF PANELS
29 OR 26 GA GALVANIZED METAL SIDE PANELS. SECURE WALL
PANELS TO BOW RAFTER AND
END POST W/ 1/4" X 1" SELF
DRILLING SCREWS W/ CONTROL
SEAL WASHER 8" O.C.
ENDWALL TS POST
GROUND ANCHORS @ END
POST LOCATIONS
(SEE DETAIL 3 SHEET 5 OF 8)
ANCHORS NOT REQUIRED WITH
CONCRETE SLAB CONSTRUCTION.
(SEE DETAIL 1, SHEET 5 OF 8)

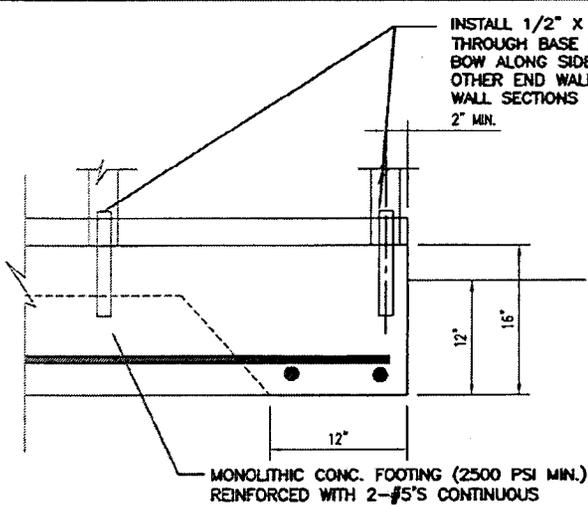


REAR WALL ELEVATION
N.T.S.

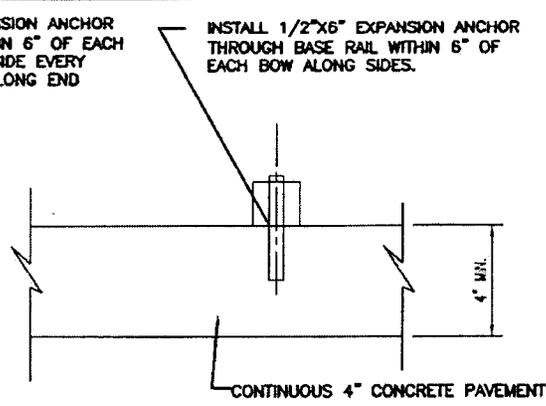
GROUND ANCHORS @ 25' O.C. MAX
(SEE DETAIL 3, SHEET 5 OF 8)
ANCHORS NOT REQUIRED WITH
CONCRETE SLAB CONSTRUCTION.
(SEE DETAIL 1, SHEET 5 OF 8)

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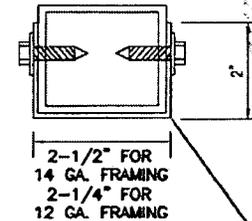
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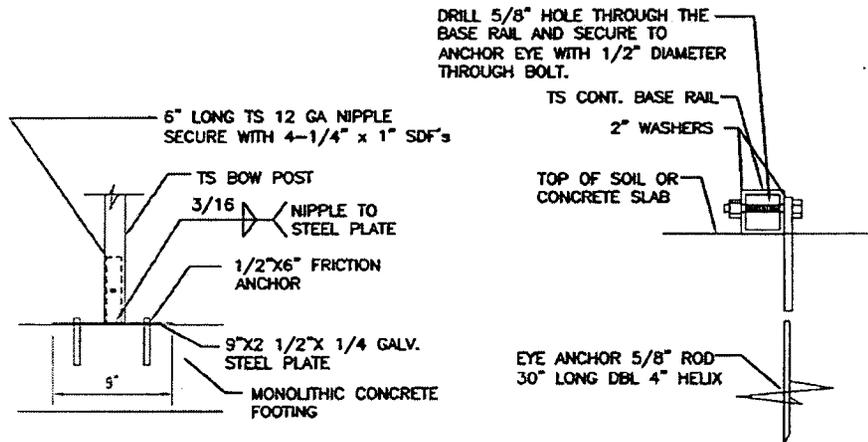
1 CONCRETE BASE RAIL ANCHORAGE
N.T.S. (OPTIONAL)



2 CONCRETE BASE RAIL ANCHORAGE
N.T.S. (OPTIONAL OPEN CARPORTS ONLY)



16 GAUGE U-CHANNEL BRACE FASTENED TO THE LEG AND BOW, POSITIONED AT 45 DEGREES, WITH 2-1/4" X 1" SELF-DRILLING SCREWS AT EACH END (4 PER BRACE)
BRACE SECTION
N.T.S.



ALTERNATE BOW TO POST CONCRETE FOUNDATION CONNECTION DETAIL

3 BASE RAIL ANCHORAGE
N.T.S.

CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.

COVER OVER REINFORCING STEEL FOR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE 3 INCHES IN FOUNDATIONS WHERE THE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE EARTH OR WEATHER AND 1 1/2 INCHES ELSEWHERE. REINFORCING BARS EMBEDDED IN GROUTED CELLS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 1/4 INCH FOR FINE GROUT OR 1/2 INCH FOR COARSE GROUT BETWEEN REINFORCING BARS AND ANY FACE OF A CELL REINFORCING BARS USED IN MASONRY WALLS SHALL HAVE A MASONRY COVER (INCLUDING GROUT) OF NOT LESS THAN 2 INCHES FOR MASONRY UNITS WITH FACE EXPOSED TO EARTH OR WEATHER 1 1/2 INCHES FOR MASONRY UNITS NOT EXPOSED TO EARTH OR WEATHER.

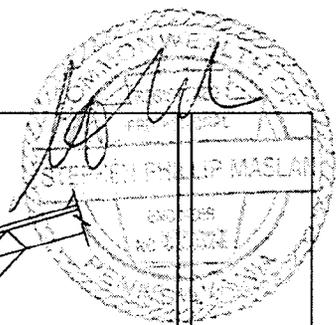
REINFORCING STEEL:
THE REINFORCING STEEL SHALL BE MINIMUM GRADE 40.

GALVANIZATION:
METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153, CLASS B-2. METAL PLATE CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO THE WEATHER SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.

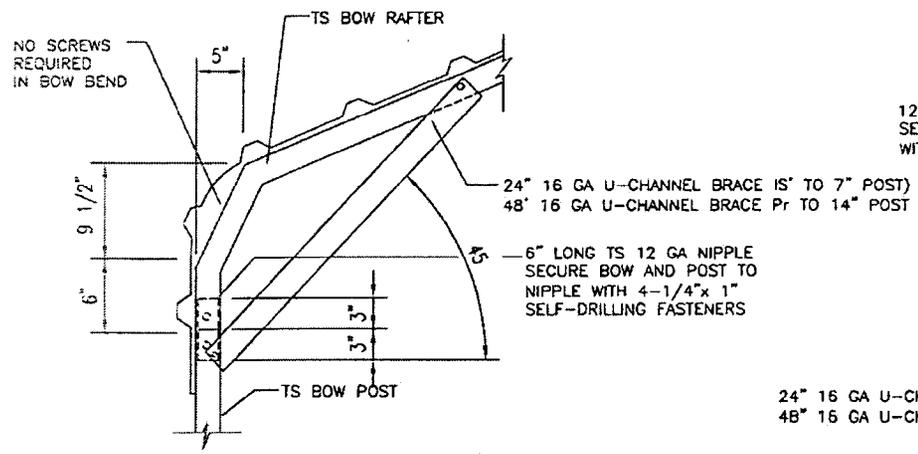
REINFORCEMENT MAY BE BENT IN THE SHOP OR THE FIELD PROVIDED
1. ALL REINFORCEMENT IS BENT COLD.
2. THE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT LESS THAN SIX BAR DIAMETERS.
3. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT.

EXCEPTION - WHERE BENDING IS NECESSARY TO ALIGN DOWEL BARS WITH A VERTICAL CELL, BARS PARTIALLY EMBEDDED IN CONCRETE SHALL BE PERMITTED TO BE BENT AT A SLOPE OF NOT MORE THAN 1 INCH OF HORIZONTAL DISPLACEMENT TO 6 INCHES OF VERTICAL BAR LENGTH.

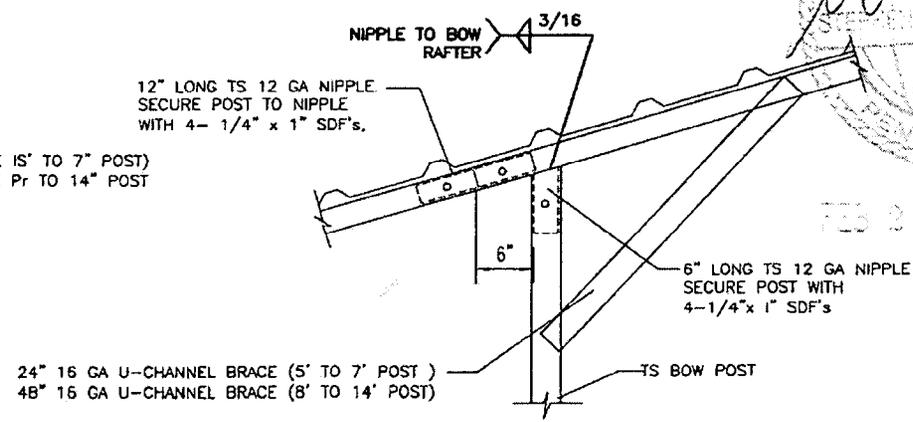
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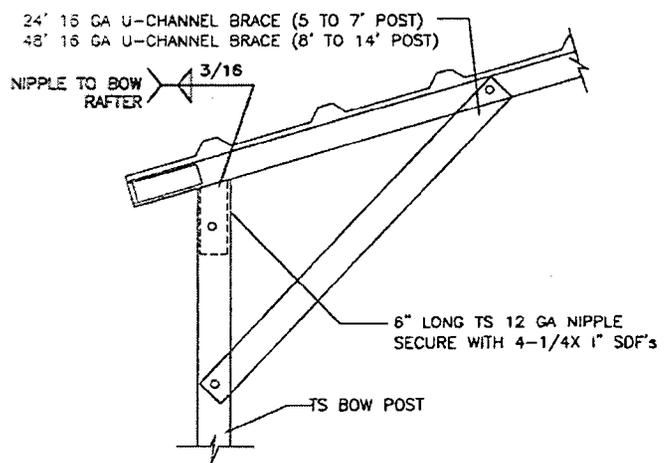
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4 BOW CORNER POST DETAIL
N.T.S.

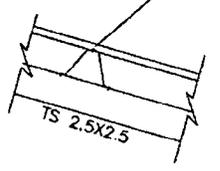


5 SIDE EXTENSION BOW/CORNER POST DETAIL
N.T.S.



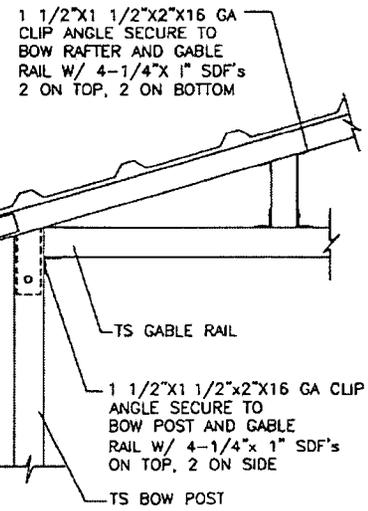
6 BOX EAVE BOW/CORNER POST DETAIL
N.T.S.

1 1/2" 18 GAUGE FURRING CHANNEL FASTENED TO EACH BOW WITH (2) 1/4"x1" SELF-DRILLING FASTENER SPACED NOT MORE THAN 48" O.C.



ROOF PANEL ATTACHMENT
N.T.S. ALTERNATE FOR VERTICAL ROOF PANEL

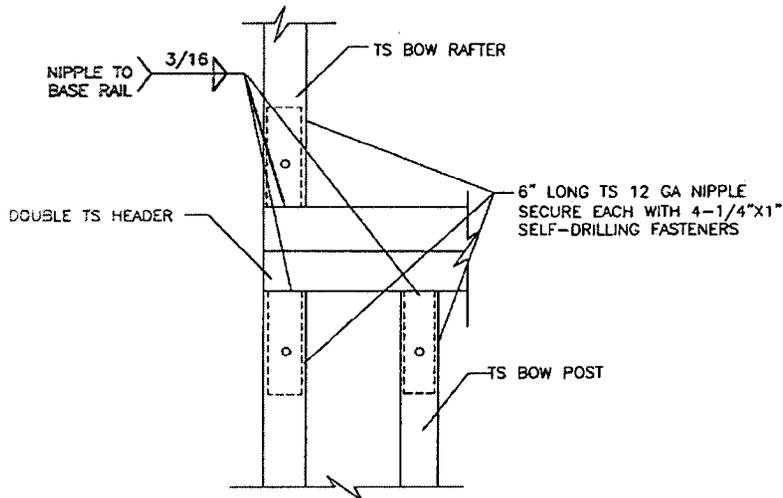
NOTE:
14 GA FRAMING IS 2-1/2"x2-1/2" TUBE STEEL
12 GA FRAMING IS 2-1/4"x2-1/4" TUBE STEEL
NIPPLES ARE 2-1/4"x2-1/4" 12 GA T.S. FOR 14 GA FRAMING.
NIPPLES ARE 2"x2" 12 GA T.S. FOR 12 GA FRAMING.



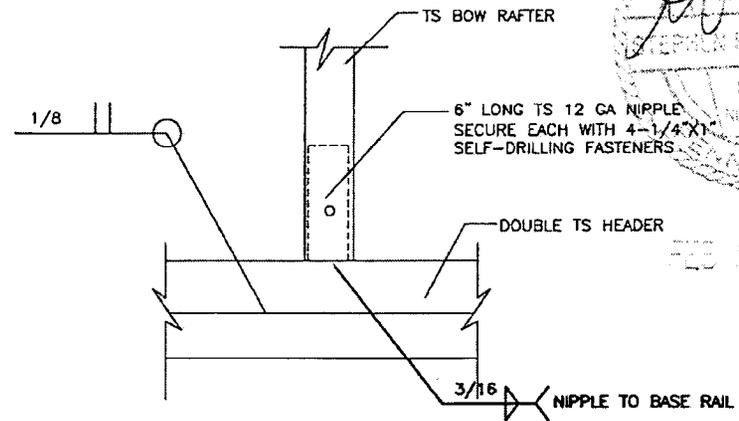
7 GABLE RAIL TO BOW POST CONNECTION DETAIL
N.T.S.

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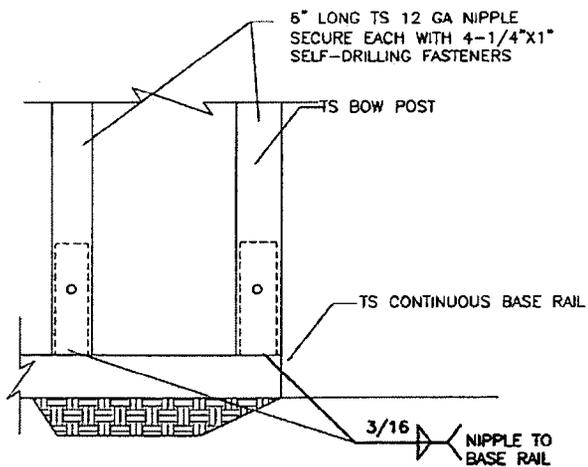
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CHECKED BY: SPM
PROJECT NO: _____



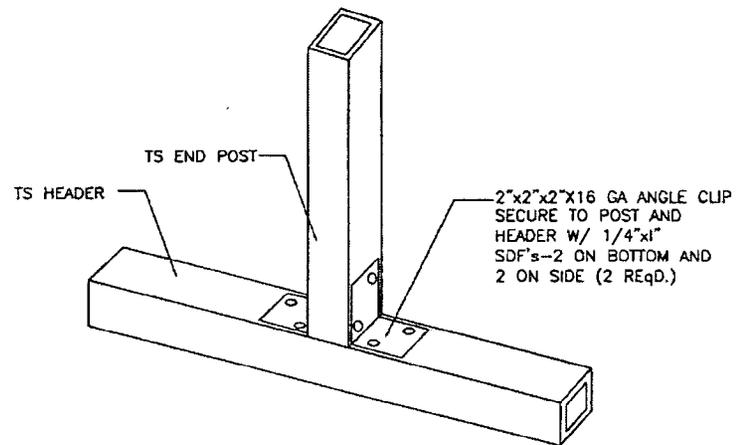
1 BOW/POST DETAIL
N.T.S.



2 BOW/HEADER DETAIL
N.T.S.

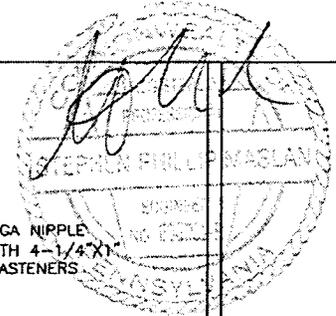


3 BOW/BASE RAIL CONN. DETAIL
N.T.S.

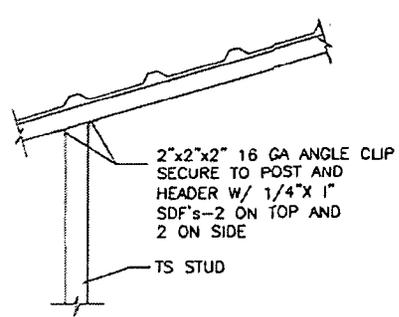
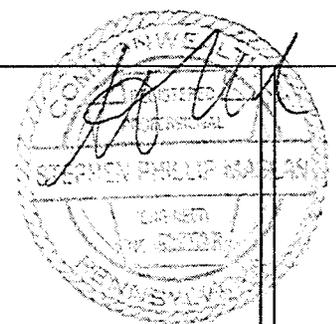


4 END POST TO HEADER/RAIL CONN. DETAIL
N.T.S.

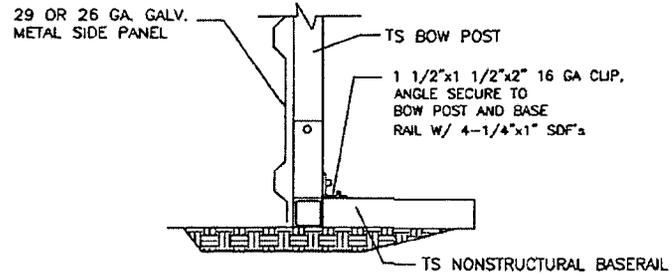
NOTE:
14 GA FRAMING IS 2-1/2"x2-1/2" TUBE STEEL.
12 GA FRAMING IS 2-1/4"x2-1/4" TUBE STEEL.
NIPPLES ARE 2-1/4"x2-1/4" 12 GA T.S. FOR 14 GA FRAMING.
NIPPLES ARE 2"x2" 12 GA T.S. FOR 12 GA FRAMING.



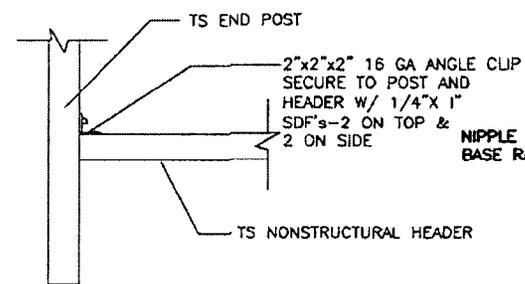
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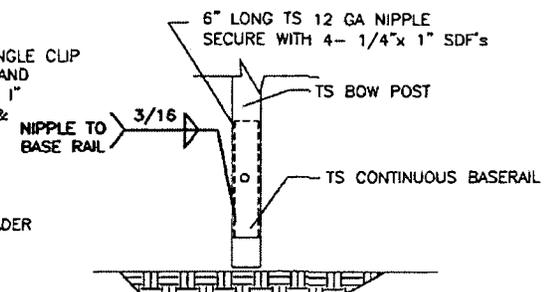
5 END POST/BOW CONN. DETAIL
N.T.S.



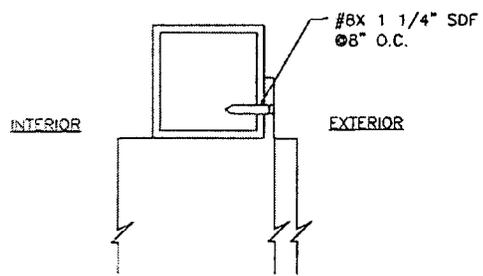
6 END BOW/BASE RAIL CONN. DETAIL
N.T.S.



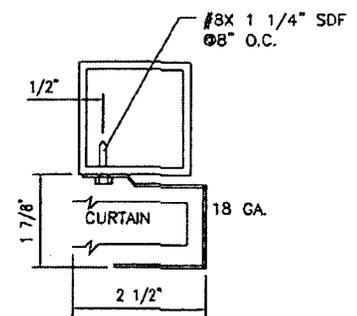
7 HEADER TO POST CONN. DETAIL
N.T.S.



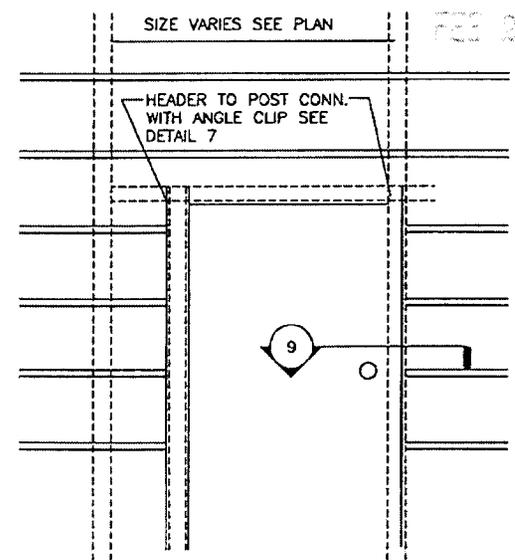
8 BOW/BASE RAIL CONN. DETAIL
N.T.S.



9 SECTION
N.T.S.



SECTION THROUGH ROLL UP DOOR HEADER
N.T.S.
CURTAIN 26, GALVANIZED STEEL WITH BAKED ON EPOXY PRIMER & POLYESTER TOP COAT



NOTE:
14 GA FRAMING IS 2-1/2\"/>

CAROLINA CARPORTS INC.
P.O. BOX 1263
DOBSON NORTH CAROLINA 27017
1-800-670-4262

DATE
DESIGNED BY
CHECKED BY S.P.M.
INCHES
SCALE

KEANE GEORGE dba PITTSBURGH PROPERTIES

Property Locations throughout the Greater Pittsburgh Area

3135 HIGHLAND ROAD
Suite C
HERMITAGE, PA 16148

PHONE: (724) 981-9039
FAX: (724) 981-9053
E-MAIL: kgeorge@gmail.com

October 30, 2015

To Whom It May Concern:

I am the owner of 917-929 Beech Avenue, Pittsburgh, PA 15233. I am granting Howard Brokenbak (owner of 913 Beech Avenue) approval to build a garage/carport up to my property line. If you have any questions, feel free to contact me.

Sincerely,



Keane George
724-918-4425
keanegoreg@svn.com

Commonwealth of Pennsylvania
County of Mercer

On this, the 30th day of October 2015, before me Susan C. Thompson, a notary public the undersigned officer, personally appeared Keane George, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.


Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Susan C. Thompson, Notary Public
City of Hermitage, Mercer County
My Commission Expires Dec. 1, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



**SHERWIN
WILLIAMS®**

913 Beech Colors

A-100 Gloss Latex Exterior
913 Beech Dark Red

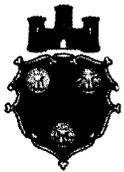
White - $1/32 + 1/64 + 1/128$
Raw Umber - 4 oz + $63/32 + 1/128$
Maroon 2 oz + $1/32$
Magenta $59/32 + 1/64$

Gallon Formula

SuperPaint Gloss Latex Exterior
913 Darkest Green

White $6/32$
Black 2 oz + $38/32$
Blue $40/32$
Raw Umber 4 oz + $44/32$

Gallon Formula



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:

911 Galveston Ave
Pittsburgh, PA 15233

OWNER:

NAME: The Delta Foundation of Pittsburgh

ADDRESS: 911 Galveston Ave
Pittsburgh, PA 15233

PHONE: (412) 246-4451

EMAIL: www.deltafoundation.us

STAFF USE ONLY:

DATE RECEIVED: 2/12/16

LOT AND BLOCK NUMBER: 7-D-151

WARD: 2nd

FEE PAID: 400

DISTRICT:

Allegheny West

APPLICANT:

NAME: David Morgan

ADDRESS: 3308 Perrysville Ave
Pittsburgh, PA 15214

PHONE: (412) 901-7765

EMAIL: morgan412@gmail.com

REQUIRED ATTACHMENTS:

Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

SEE ATTACHMENT

SIGNATURES:

OWNER:

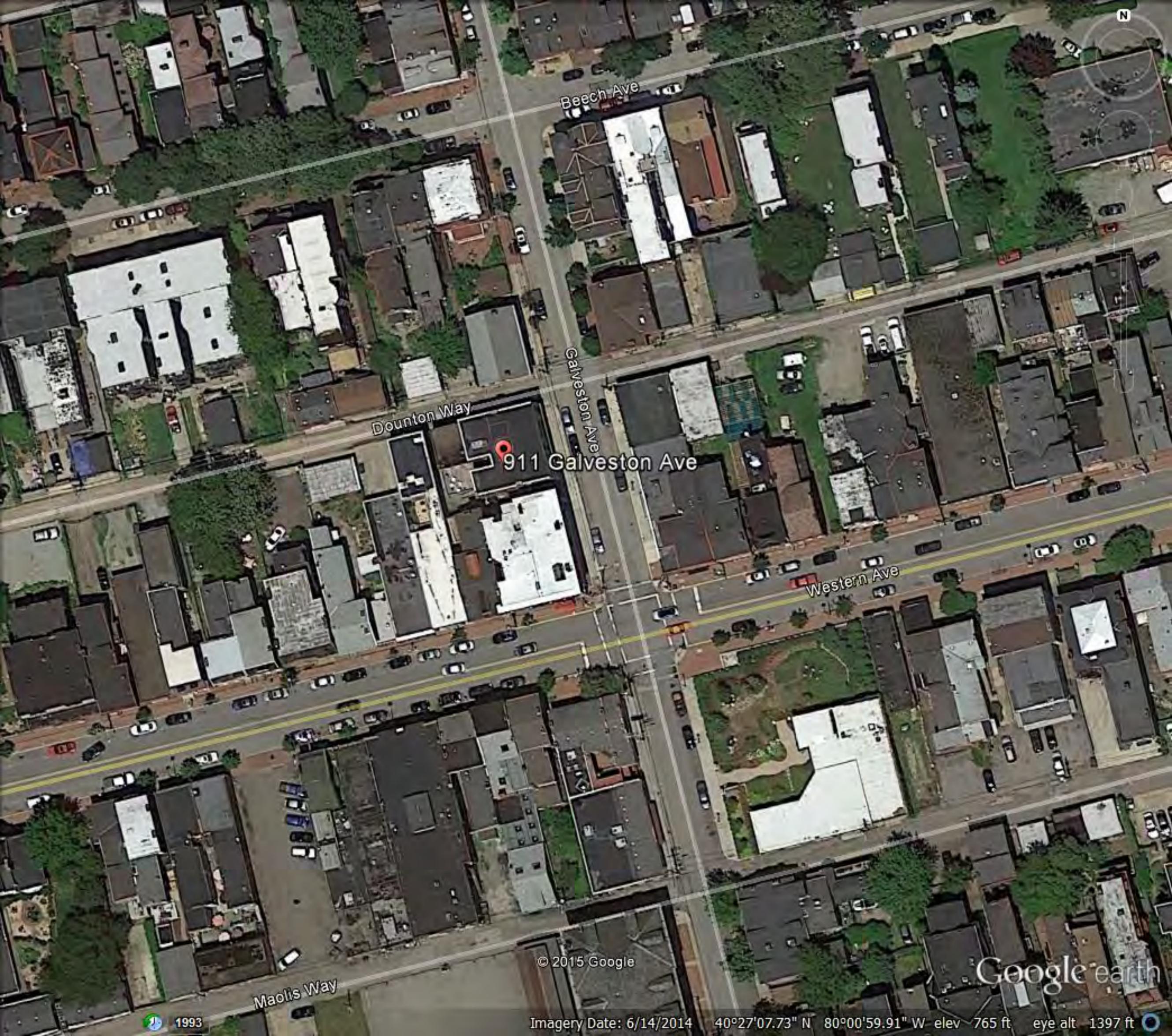
DATE:

2/19/16

APPLICANT:

DATE:

1/20/2015



Beech Ave

Dounton Way

Galveston Ave

911 Galveston Ave

Western Ave

Maolis Way

© 2015 Google

Google earth

1993

Imagery Date: 6/14/2014 40°27'07.73" N 80°00'59.91" W elev 765 ft eye alt 1397 ft

PROJECT DESCRIPTION:

PORTIONS OF THE EXTERIOR RENOVATIONS HAVE BEEN STARTED WITHOUT HISTORIC REVIEW COMMISSION APPROVAL AND WITHOUT A CERTIFICATE OF APPROPRIATENESS. THESE DRAWINGS HAVE BEEN CREATED TO ALLOW FOR HRC REVIEW OF:

- A.** ORIGINAL EXISTING CONDITIONS OF THE BUILDING AS IT EXISTED IN 2012 (PRIOR TO THE CURRENT OWNERSHIP)
- B.** CURRENT EXISTING CONDITIONS OF THE BUILDING IN 2015 AFTER A PORTION OF THE EXTERIOR RENOVATIONS HAVE BEEN STARTED.
- C.** PROPOSED FINAL RENOVATIONS OF THE BUILDING TO BE COMPLETED IN 2016.

THE PROPOSED EXTERIOR RENOVATION OF 911 GALVESTON AVE CONSISTS OF THE FOLLOWING ITEMS:

EXTERIOR DEMOLITION

REMOVAL OF PORTIONS OF EXISTING FRONT AND SIDE FACADE (COMPLETED IN 2015.)

INCLUDING:

GLAZING

WOOD STOREFRONT FRAMING

WOOD AND GLASS TRANSOMS

WOOD AND GLASS HINGED PANELS AT THE LOWER STOREFRONT BULKHEAD

METAL FLAG BRACKETS AT ORIGINAL STOREFRONT SIGNBOARD

SELECT EXISTING WINDOWS

SELECT EXISTING MASONRY INFILL AT EXISTING SIDE OPENINGS

EXISTING WOOD SIDE DOOR AND TRANSOM

EXISTING WOOD PANEL GARAGE DOOR

EXISTING STONE AND CONCRETE SIDEWALK AND STEP ALONG ENTIRE SIDE FACADE

EXISTING WOOD FRAME AND DOOR AT REAR OF SIDE FACADE

EXTERIOR CONSTRUCTION COMPLETED IN 2015

INSTALLATION OF NEW CONSTRUCTION AT FRONT AND SIDE FACADE (COMPLETED IN 2015)

INCLUDING:

NEW WOOD STOREFRONT FRAMING TO APPROXIMATE PROPORTIONS OF ORIGINAL FACADE

NEW GLASS TRANSOMS

NEW WOOD PANELS AT THE LOWER STOREFRONT BULKHEAD TO APPROXIMATE THE PROPORTIONS OF THE ORIGINAL WOOD AND GLASS HINGED PANELS

NEW VINYL FIXED AND DOUBLE HUNG WINDOWS IN EXISTING ORIGINAL OPENINGS AT SIDE FACADE

NEW FLUSH METAL DOOR, FRAME AND TRANSOM AT ORIGINAL SIDE DOOR

NEW FLUSH METAL GARAGE DOOR AT ORIGINAL GARAGE DOOR

NEW LIGHT FIXTURES AT SIDE FACADE

NEW VENT THROUGH WALL AT SIDE FACADE

NEW FLUSH MOUNTED GARAGE DOOR OPERATOR AT SIDE FACADE

NEW CONCRETE SIDEWALK AND STEP ALONG ENTIRE SIDE FACADE

EXTERIOR CONSTRUCTION PROPOSED FOR 2016

INSTALLATION OF NEW CONSTRUCTION AT FRONT AND SIDE FACADE INCLUDING:

NEW WOOD TRIM FRAMING TO MORE ACCURATELY APPROXIMATE THE PROPORTIONS OF ORIGINAL FACADE

REMOVE EXISTING GLASS TRANSOMS AND INSTALL NEW FIXED WOOD TRANSOM SASHES TO MATCH EXISTING ORIGINAL TRANSOM SASHES

NEW WOOD TRIM AROUND PANELS AT THE LOWER STOREFRONT BULKHEAD TO MORE ACCURATELY APPROXIMATE THE PROPORTIONS OF THE ORIGINAL WOOD AND GLASS HINGED PANELS

REMOVE VINYL FIXED AND DOUBLE HUNG WINDOWS INSTALLED IN 2015 AND INSTALL NEW WOOD FIXED AND DOUBLE HUNG WINDOWS IN EXISTING ORIGINAL OPENINGS AT SIDE FACADE.

REMOVE EXISTING ALUMINUM AND GLASS ENTRANCE DOOR, FRAME, TRANSOM AND SIDELIGHTS AT FIRST FLOOR ENTRANCE.

INSTALL NEW WOOD AND GLASS ENTRANCE DOOR, FRAME SIDELIGHTS AND TRANSOM IN EXISTING ORIGINAL OPENING AT FIRST FLOOR ENTRANCE.

REPAIR ALL EXISTING WOOD STOREFRONT TRIM AS REQUIRED TO MATCH EXISTING ORIGINAL (2012) TRIM

PRIME AND PAINT ENTIRE EXISTING WOOD FACADE

PRIME AND PAINT ALL FIRST FLOOR WOOD WINDOWS AT SIDE FACADE

PRIME AND PAINT METAL DOOR(S) AT SIDE FACADE

INSTALL NEW ADA COMPLIANT RAMP AT FRONT SIDEWALK AS REQUIRED TO COMPLY WITH 2009 IBC

REVISION HISTORY			
REV	DESCRIPTION	DATE	APPROVED

PROJECT DESCRIPTION:

- PORTIONS OF THE EXTERIOR RENOVATIONS HAVE BEEN STARTED WITHOUT HISTORIC REVIEW COMMISSION APPROVAL AND WITHOUT A CERTIFICATE OF APPROPRIATENESS. THESE DRAWINGS HAVE BEEN CREATED TO ALLOW FOR HRC REVIEW OF:
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 - C. PROPOSED FINAL RENOVATIONS OF THE BUILDING TO BE COMPLETED IN 2016.

THE PROPOSED EXTERIOR RENOVATION OF 911 GALVESTON AVE CONSISTS OF THE FOLLOWING ITEMS:

EXTERIOR DEMOLITION
 REMOVAL OF PORTIONS OF EXISTING FRONT AND SIDE FACADE (COMPLETED IN 2015.) INCLUDING:
 GLAZING
 WOOD STOREFRONT FRAMING
 WOOD AND GLASS TRANSOMS
 WOOD AND GLASS HINGED PANELS AT THE LOWER STOREFRONT BULKHEAD
 METAL FLAG BRACKETS AT ORIGINAL STOREFRONT SIGNBOARD
 SELECT EXISTING WINDOWS
 SELECT EXISTING MASONRY INFILL AT EXISTING SIDE OPENINGS
 EXISTING WOOD SIDE DOOR AND TRANSOM
 EXISTING WOOD PANEL GARAGE DOOR
 EXISTING STONE AND CONCRETE SIDEWALK AND STEP ALONG ENTIRE SIDE FACADE
 EXISTING WOOD FRAME AND DOOR AT REAR OF SIDE FACADE

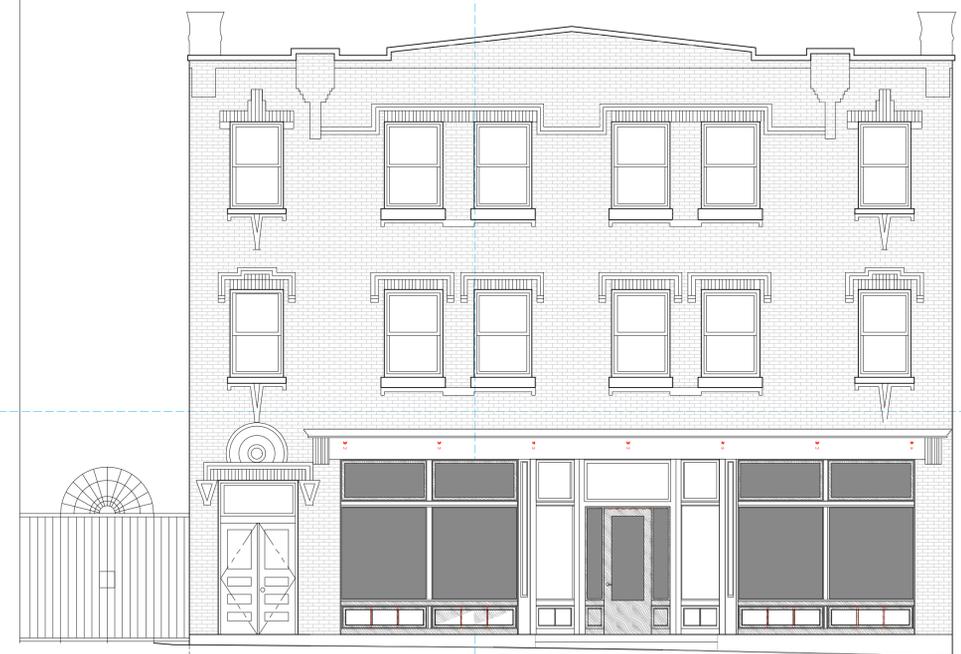
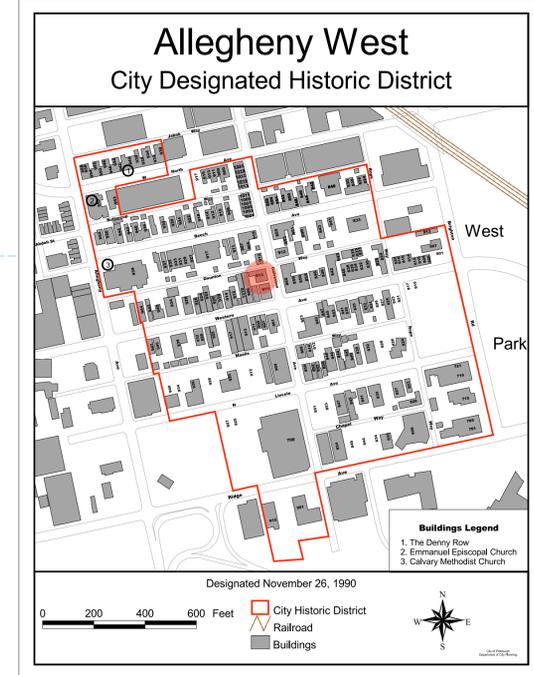
EXTERIOR CONSTRUCTION COMPLETED IN 2015
 INSTALLATION OF NEW CONSTRUCTION AT FRONT AND SIDE FACADE (COMPLETED IN 2015) INCLUDING:
 NEW WOOD STOREFRONT FRAMING TO APPROXIMATE PROPORTIONS OF ORIGINAL FACADE
 NEW GLASS TRANSOMS
 NEW WOOD PANELS AT THE LOWER STOREFRONT BULKHEAD TO APPROXIMATE THE PROPORTIONS OF THE ORIGINAL WOOD AND GLASS HINGED PANELS
 NEW VINYL FIXED AND DOUBLE HUNG WINDOWS IN EXISTING ORIGINAL OPENINGS AT SIDE FACADE
 NEW FLUSH METAL DOOR, FRAME AND TRANSOM AT ORIGINAL SIDE DOOR
 NEW FLUSH METAL GARAGE DOOR AT ORIGINAL GARAGE DOOR
 NEW LIGHT FIXTURES AT SIDE FACADE
 NEW VENT THROUGH WALL AT SIDE FACADE
 NEW FLUSH MOUNTED GARAGE DOOR OPERATOR AT SIDE FACADE
 NEW CONCRETE SIDEWALK AND STEP ALONG ENTIRE SIDE FACADE

EXTERIOR CONSTRUCTION PROPOSED FOR 2016
 INSTALLATION OF NEW CONSTRUCTION AT FRONT AND SIDE FACADE INCLUDING:
 NEW WOOD TRIM FRAMING TO MORE ACCURATELY APPROXIMATE THE PROPORTIONS OF ORIGINAL FACADE
 REMOVE EXISTING GLASS TRANSOMS AND INSTALL NEW FIXED WOOD TRANSOM SASHES TO MATCH EXISTING ORIGINAL TRANSOM SASHES
 NEW WOOD TRIM AROUND PANELS AT THE LOWER STOREFRONT BULKHEAD TO MORE ACCURATELY APPROXIMATE THE PROPORTIONS OF THE ORIGINAL WOOD AND GLASS HINGED PANELS
 REMOVE VINYL FIXED AND DOUBLE HUNG WINDOWS INSTALLED IN 2015 AND INSTALL NEW WOOD FIXED AND DOUBLE HUNG WINDOWS IN EXISTING ORIGINAL OPENINGS AT SIDE FACADE.
 REMOVE EXISTING ALUMINUM AND GLASS ENTRANCE DOOR, FRAME, TRANSOM AND SIDELIGHTS AT FIRST FLOOR ENTRANCE.
 INSTALL NEW WOOD AND GLASS ENTRANCE DOOR, FRAME SIDELIGHTS AND TRANSOM IN EXISTING ORIGINAL OPENING AT FIRST FLOOR ENTRANCE.
 REPAIR ALL EXISTING WOOD STOREFRONT TRIM AS REQUIRED TO MATCH EXISTING ORIGINAL (2012) TRIM
 PRIME AND PAINT ENTIRE EXISTING WOOD FACADE
 PRIME AND PAINT ALL FIRST FLOOR WOOD WINDOWS AT SIDE FACEADE
 PRIME AND PAINT METAL DOOR(S) AT SIDE FACADE

INSTALL NEW ADA COMPLIANT RAMP AT FRONT SIDEWALK AS REQUIRED TO COMPLY WITH 2009 IBC

PROJECT LOCATION:

911 GALVESTON IS LOCATED IN THE ALLEGHENY WEST HISTORIC DISTRICT OF THE CITY OF PITTSBURGH



GALVESTON AVENUE ELEVATION
 Scale: 3/16" = 1'-0"



DOUGHTON WAY ELEVATION
 Scale: 3/16" = 1'-0"

EXTERIOR RENOVATIONS TO EXISTING BUILDING
911 GALVESTON AVENUE
 ALLEGHENY WEST PITTSBURGH, PA 15233

MORGAN ARCHITECTURE + DESIGN
 1234 SARAH ST PITTSBURGH, PA 15203 412.901.7765 MORGAN412@GMAIL.COM

2/17/16 PRELIMINARY **COVER SHEET A-0**



PHOTO 1 (2012)



PHOTO 2 (2015)



GALVESTON AVENUE ELEVATION (2012)
Scale: 1/4" = 1'-0"



GALVESTON AVENUE ELEVATION (COMPLETED IN 2015 AND PROPOSED WORK)
Scale: 1/4" = 1'-0"

- EXISTING ORIGINAL (2012) DH WINDOWS REMAIN
- EXISTING ORIGINAL (2012) DH WINDOWS REMAIN
- EXISTING BRICK MASONRY REMAINS (TYPICAL)
- SEE SHEET A-2 FOR ENLARGED ELEVATIONS
- EXISTING WROUGHT IRON GATE REMAINS
- EXISTING DOORS AND FRAME REMAIN. (SEE PHOTO)

REVISION HISTORY			
REV	DESCRIPTION	DATE	APPROVED

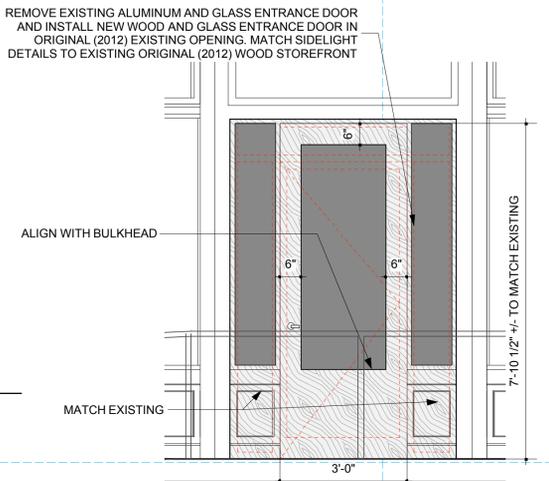
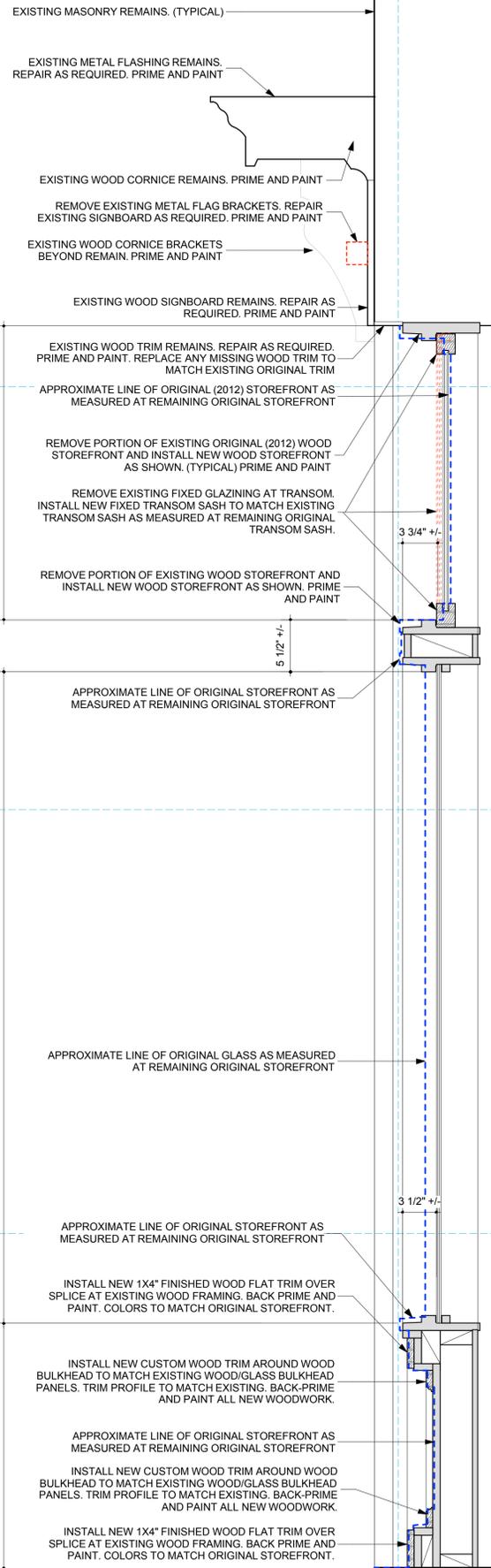


EXTERIOR RENOVATIONS TO EXISTING BUILDING
911 GALVESTON AVENUE
 ALLEGHENY WEST PITTSBURGH, PA 15233

MORGAN ARCHITECTURE + DESIGN
 1234 SARAH ST PITTSBURGH, PA 15203 412.901.7765 MORGAN412@GMAIL.COM

2/17/16 **FRONT ELEVATIONS**
 PRELIMINARY **A-1**

REVISION HISTORY			
REV	DESCRIPTION	DATE	APPROVED



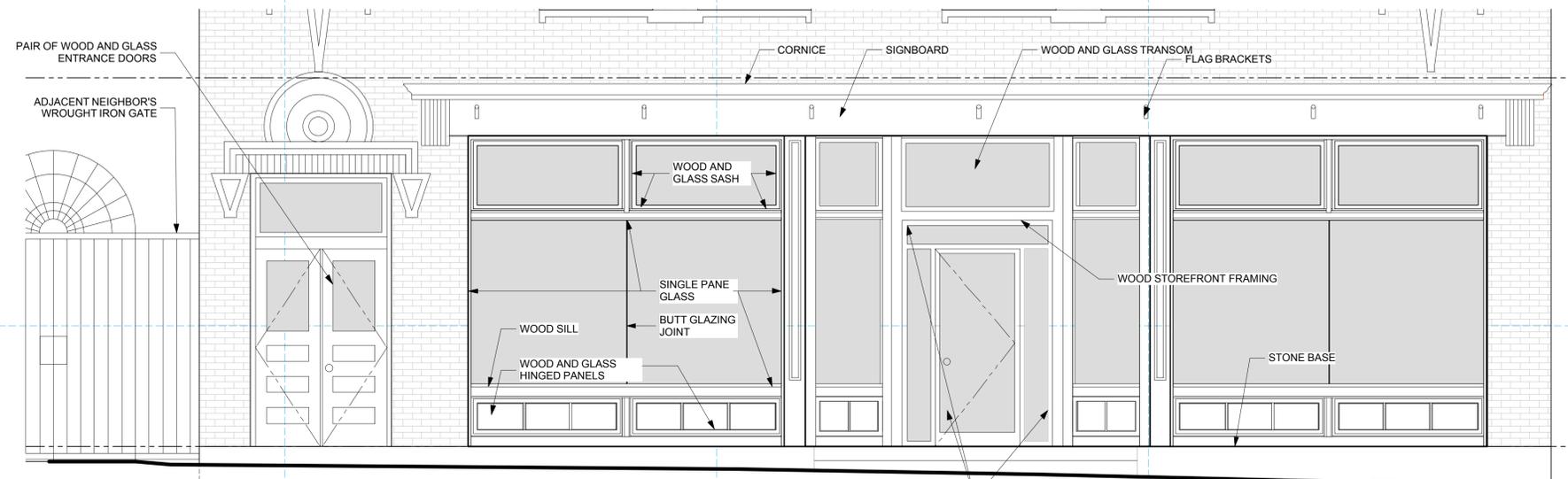
NEW ENTRANCE DOOR
Scale: 1/2" = 1'-0"



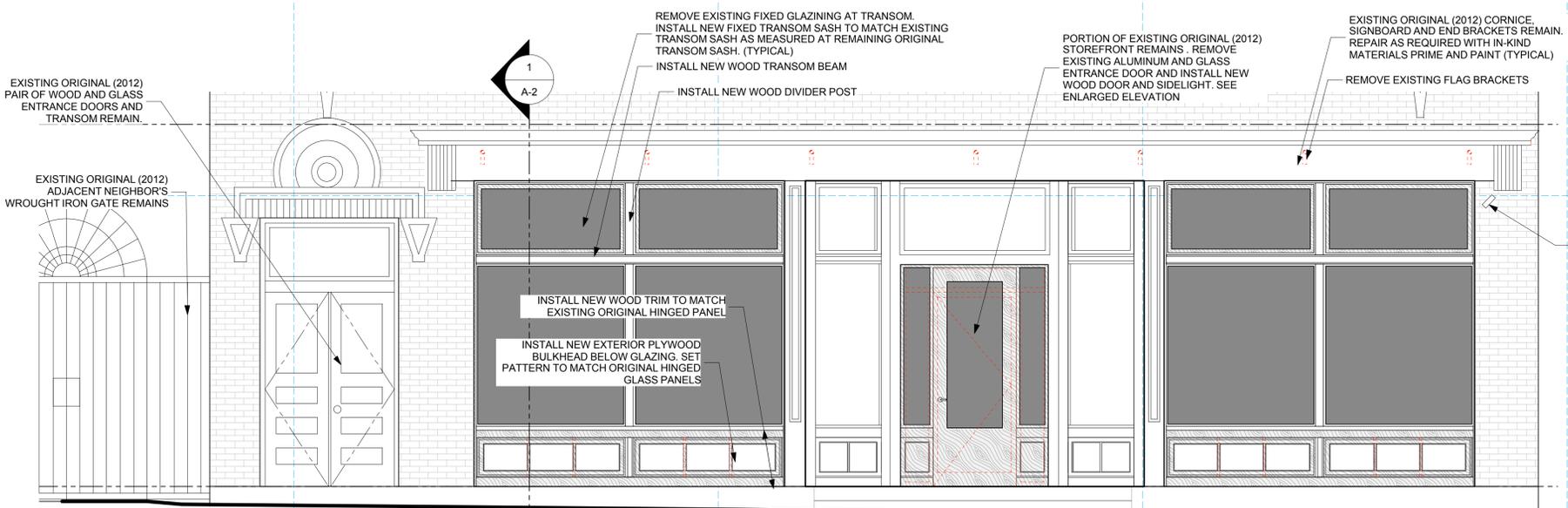
PHOTO 3 (2012)



PHOTO 4 (2015)



ENLARGED GALVESTON AVENUE ELEVATION (2012)
Scale: 3/8" = 1'-0"



ENLARGED GALVESTON AVENUE ELEVATION (COMPLETED AND PROPOSED)
Scale: 3/8" = 1'-0"

SECTION THROUGH EXISTING / PROPOSED STOREFRONT
Scale: 1 1/2" = 1'-0"



EXTERIOR RENOVATIONS TO EXISTING BUILDING
911 GALVESTON AVENUE
ALLEGHENY WEST PITTSBURGH, PA 15233

MORGAN ARCHITECTURE + DESIGN
1234 SARAH ST PITTSBURGH, PA 15203 412.901.7765 MORGAN412@GMAIL.COM

2/17/16 **ENLARGED ELEVATIONS**
PRELIMINARY **A-2**

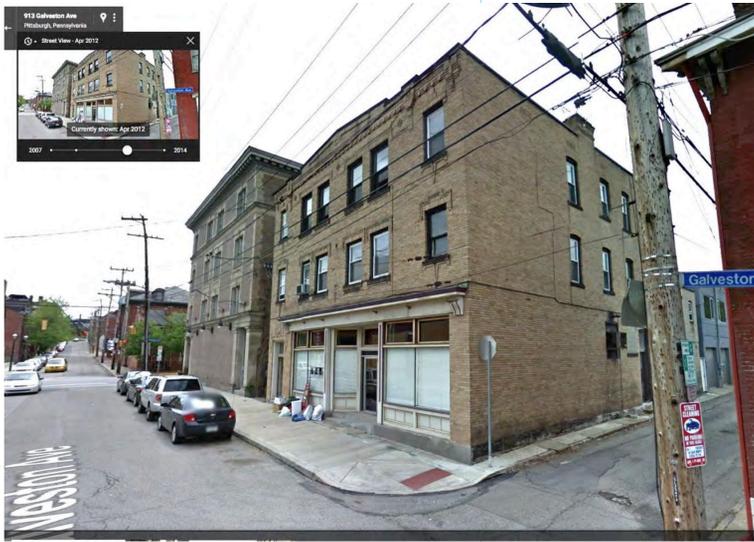


PHOTO 5 (2012)



PHOTO 6 (2012)

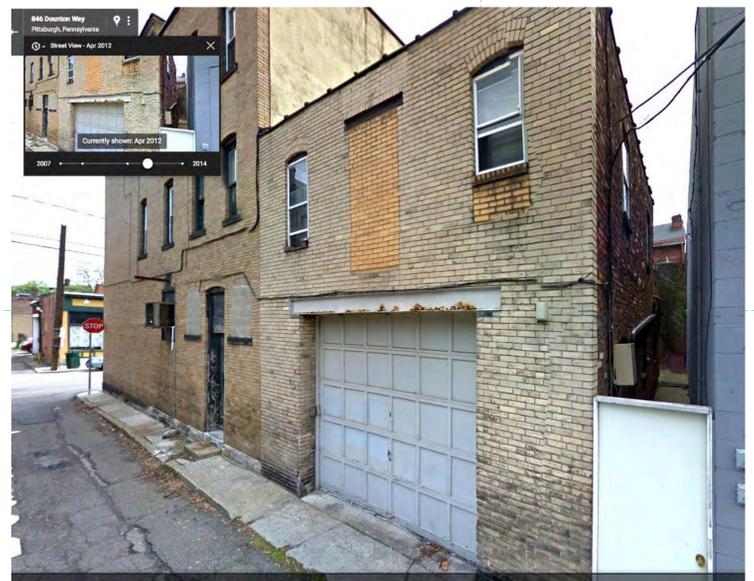
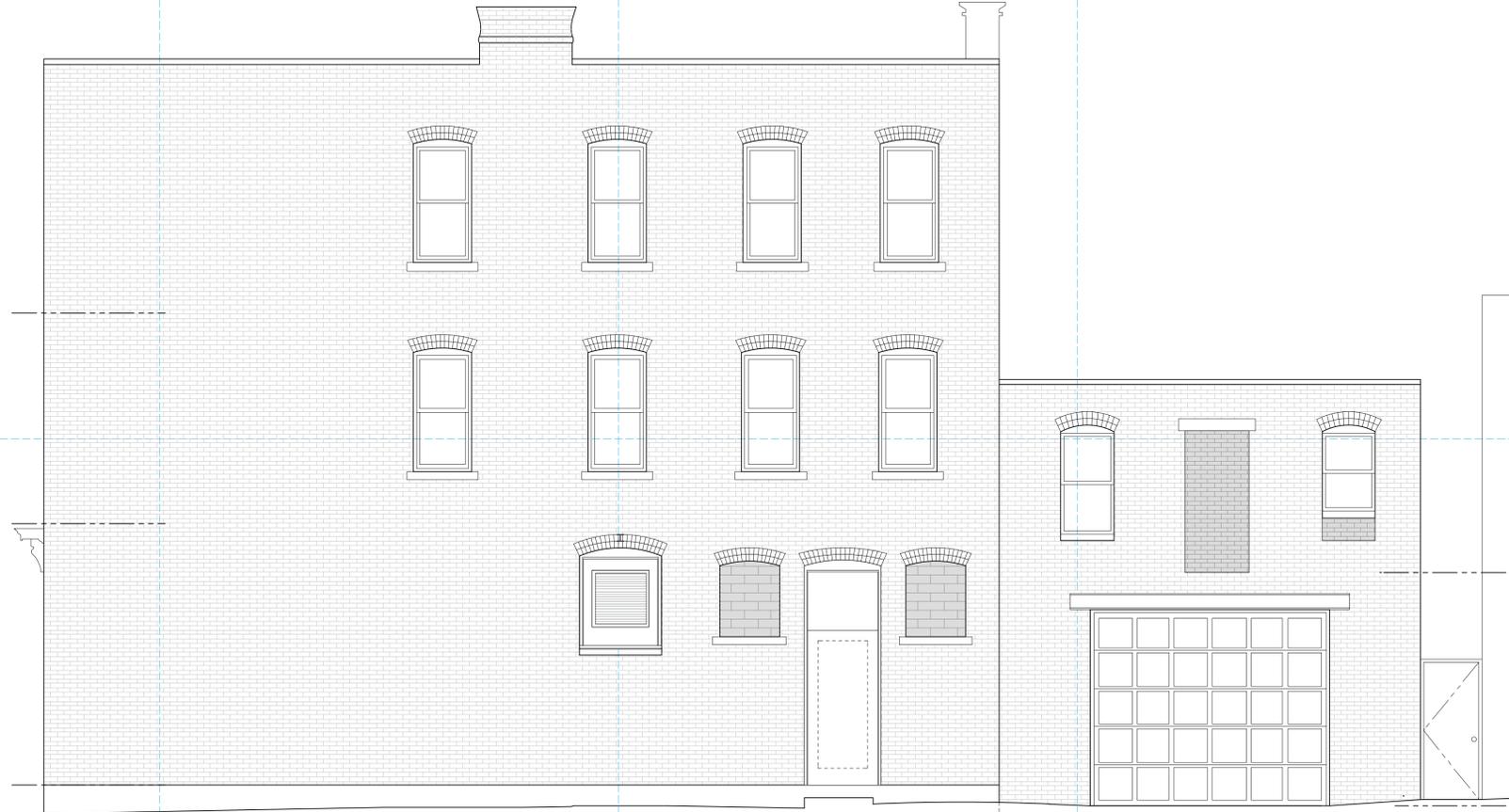


PHOTO 7 (2012)

PHOTOS - 2012



DOWNTON WAY ELEVATION (2012)

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



DOWNTON WAY ELEVATION (PROPOSED)

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

REVISION HISTORY			
REV	DESCRIPTION	DATE	APPROVED

KEYNOTES:



EXTERIOR RENOVATIONS TO EXISTING BUILDING
911 GALVESTON AVENUE
 ALLEGHENY WEST PITTSBURGH, PA 15233

MORGAN ARCHITECTURE + DESIGN
 1234 SARAH ST PITTSBURGH, PA 15203 412.901.7765 MORGAN412@GMAIL.COM

2/17/16

PRELIMINARY

SIDE ELEVATIONS

A-3

REVISION HISTORY			
REV	DESCRIPTION	DATE	APPROVED



PHOTO 8 (2015)

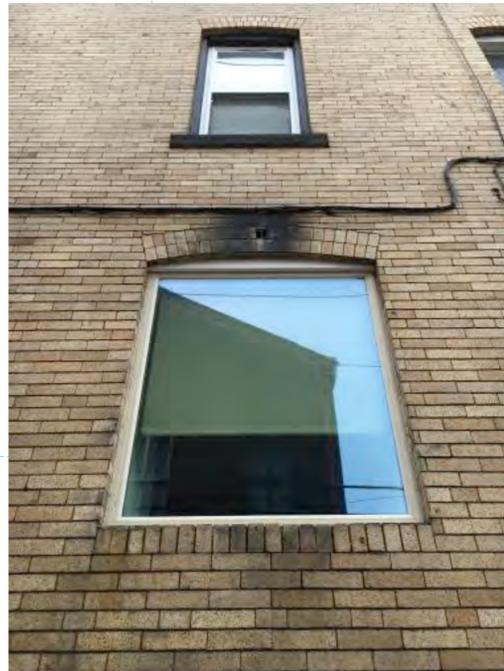


PHOTO 9 (2015)



PHOTO 10 (2015)



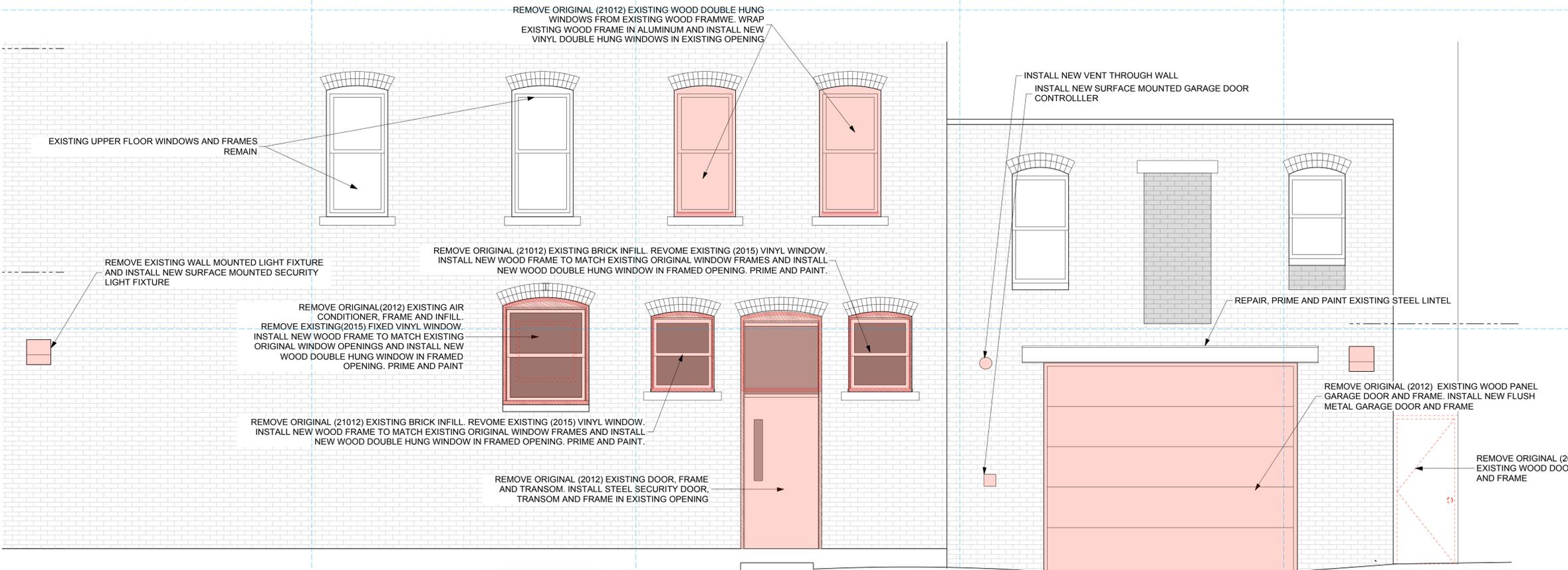
PHOTO 11 (2015)



PHOTO 12 (2015)



PHOTO 13 (2015)



ENLARGED DOUNTON WAY ELEVATION (PROPOSED)
Scale: 3/8" = 1'-0"



EXTERIOR RENOVATIONS TO EXISTING BUILDING
911 GALVESTON AVENUE
ALLEGHENY WEST PITTSBURGH, PA 15233

MORGAN ARCHITECTURE + DESIGN
1234 SARAH ST PITTSBURGH, PA 15203 412.901.7765 MORGAN412@GMAIL.COM

2/17/16 **ENLARGED ELEVATIONS**

PRELIMINARY

A-4

REVISION HISTORY			
REV	DESCRIPTION	DATE	APPROVED

KEYNOTES:



PHOTO 18 (2015)



PHOTO 19 (2015)



PHOTO 22 (2015)



PHOTO 21 (2015)



PHOTO 20 (2015)



PHOTO 14 (2015)



PHOTO 15 (2015)



PHOTO 16 (2015)



PHOTO 17 (2015)



EXTERIOR RENOVATIONS TO EXISTING BUILDING
911 GALVESTON AVENUE
 ALLEGHENY WEST PITTSBURGH, PA 15233

MORGAN ARCHITECTURE + DESIGN
 1234 SARAH ST PITTSBURGH, PA 15203 412.901.7765 MORGAN412@GMAIL.COM

2/17/16

2015 PHOTOS

PRELIMINARY

A-5

1

2

3

4

5

6

REVISION HISTORY			
REV	DESCRIPTION	DATE	APPROVED

KEYNOTES:



PHOTO 26 (2012)



PHOTO 25 (2008)



PHOTO 28 (2012)

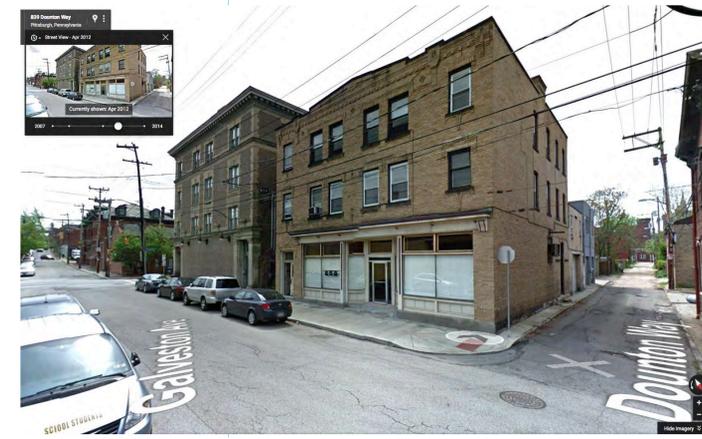


PHOTO 24 (2012)



PHOTO 27 (2012)



PHOTO 23 (2012)



EXTERIOR RENOVATIONS TO EXISTING BUILDING
911 GALVESTON AVENUE
 ALLEGHENY WEST PITTSBURGH, PA 15233

MORGAN ARCHITECTURE + DESIGN
 1234 SARAH ST PITTSBURGH, PA 15203 412.901.7765 MORGAN412@GMAIL.COM

2/17/16

2012 PHOTOS

PRELIMINARY

A-6



PHOTO 29

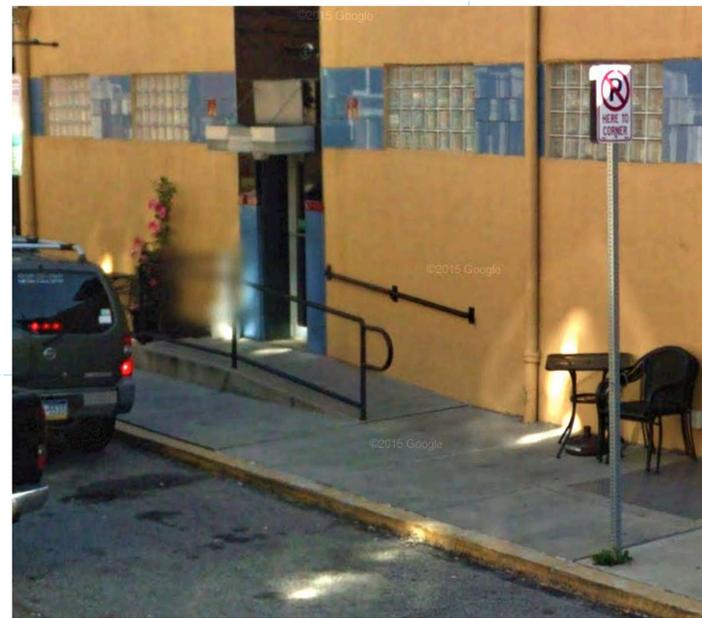
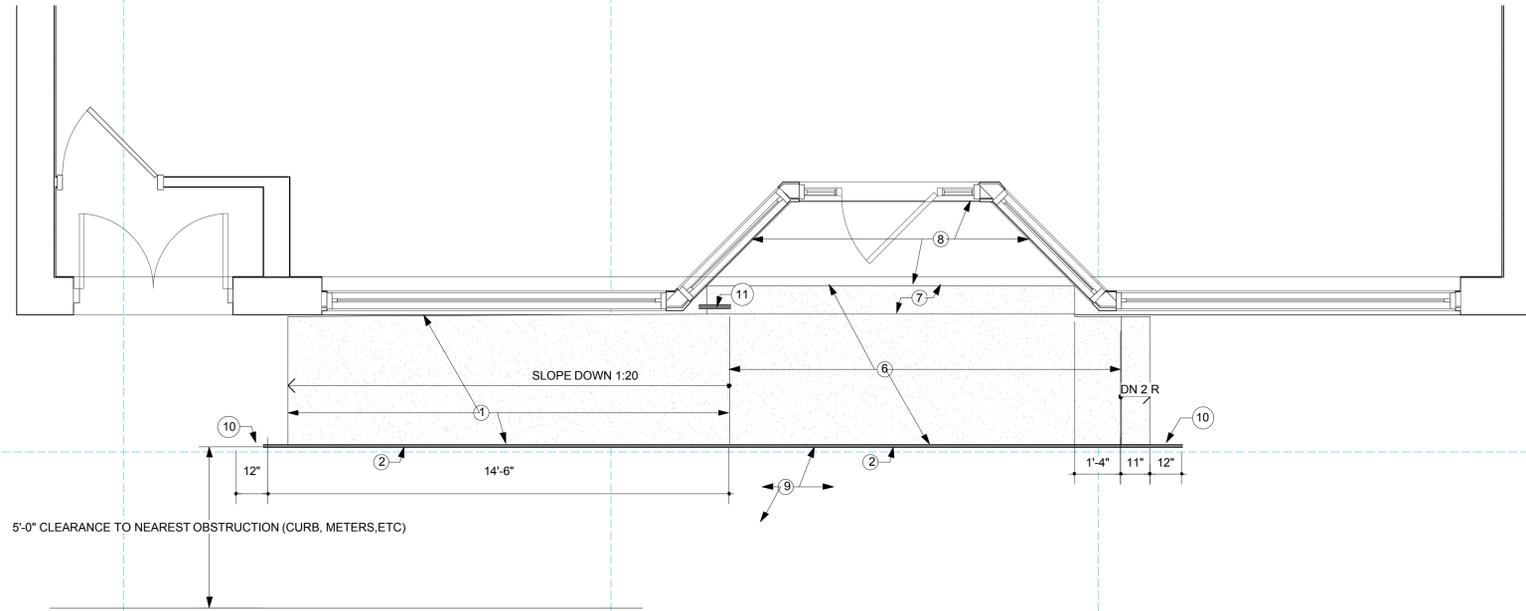
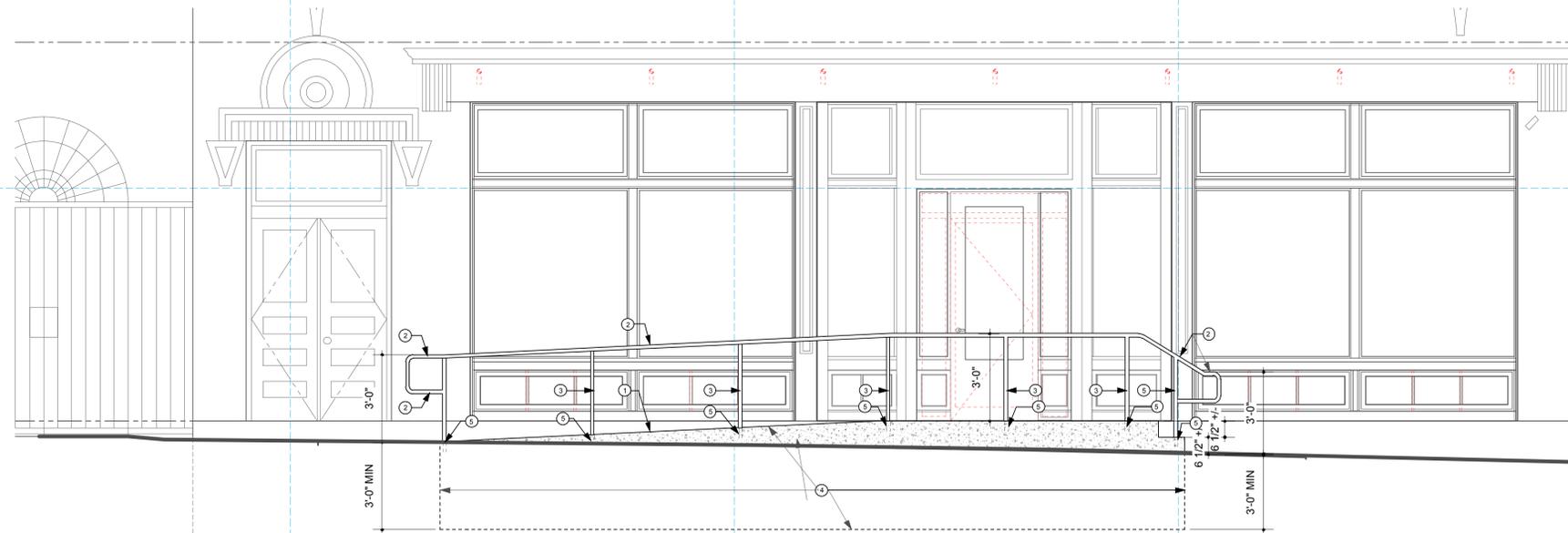


PHOTO 30



PARTIAL FIRST FLOOR PLAN AT RAMP
Scale: 3/8" = 1'-0"



ENLARGED ELEVATION AT RAILING
Scale: 3/8" = 1'-0"

REVISION HISTORY			
REV	DESCRIPTION	DATE	APPROVED

KEYNOTES:

- ① INSTALL NEW CONCRETE SLOPED SLAB
SLOPE = 1:20 MAX.
FINISH = BROOM FINISH
- ② 1 1/2" DIAMETER GALVANIZED STEEL PIPE RAILING, PRIME AND PAINT WITH 2 COATS. PIPE RAIL SHALL BE CONTINUOUS ALONG ENTIRE LENGTH OF RAIL
- ③ 1 1/2" DIAMETER GALVANIZED STEEL PIPE POST, PRIME AND PAINT WITH 2 COATS. SPACE EVENLY - NOT TO EXCEED 5'-0"
- ④ 12" THICK REINFORCED CONCRETE END WALL, EXTEND WALL TO 36" MINIMUM BELOW EXISTING GRADE
- ⑤ INSET NEW PIPE COLUMN 4" INTO CONCRETE SLAB, FILL AROUND COLUMN WITH N.S. GROUT, MAINTAIN 3" MINIMUM CLEARANCE TO CENTERLINE OF PIPE, (TYPICAL)
- ⑥ INSTALL NEW LEVEL CONCRETE SLAB (PITCH 1/4" PER FOOT TOWARDS STREET) ALIGN WITH EXISTING FIRST FLOOR LEVEL
- ⑦ REMOVE EXISTING STONE STEP AND INSTALL NEW CONCRETE SLAB OVER TOP
- ⑧ EXISTING TERRAZZO SLAB REMAINS
- ⑨ EXISTING CONCRETE SIDEWALK REMAINS, MAINTAIN 5'-0" MINIMUM CLEARANCE TO CURB
- ⑩ EXTEND PIPE RAIL 12" PAST CHANGE IN SLAB SLOPE
- ⑪ INSTALL PIPE RAIL BARRIER AT CHANGE OF SLOPE



EXTERIOR RENOVATIONS TO EXISTING BUILDING
911 GALVESTON AVENUE
ALLEGHENY WEST PITTSBURGH, PA 15233

MORGAN ARCHITECTURE + DESIGN
1234 SARAH ST PITTSBURGH, PA 15203 412.901.7765 MORGAN412@GMAIL.COM

2/17/16

PRELIMINARY

ADA RAMP
A-7



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:

1006 CEDAR AVENUE
 PITTSBURGH, PA 15212

OWNER:

NAME: PINNACLE REDEVELOPMENT
 ADDRESS: 145 27TH PH H ST
 NEW YORK, NY 10016-9039
 PHONE: 412.580.9619
 EMAIL:

STAFF USE ONLY:

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

DISTRICT:

DEUTSCHTOWN

APPLICANT:

NAME: BOB BAUMBACH
 ADDRESS: 900 MIDDLE ST
 PITTSBURGH PA 15212
 PHONE: 412.266.4425
 EMAIL: bob.baumbach@comcast.net

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

PROPOSED CONSTRUCTION OF 12'X20' ROOF DECK ABOVE 2ND FL
 REAR STRUCTURE; TO BE RECESSED IN ROOF W/ CEDAR 'PLYNTH'

SIGNATURES:

AND WOOD HAND RAILS

OWNER: _____ DATE: _____

APPLICANT: Robert Baumbach DATE: 11/13/2015



1006 Cedar Avenue

Cedar Ave

© 2015 Google

Google earth

1993

Imagery Date: 6/14/2014 40°27'21.44" N 80°00'07.52" W elev 786 ft eye alt 1192 ft

Scope of Work for back exterior renovations of 1004 & 1006 Cedar Avenue –

1. Installed new 30 year owens corning shingles on roof.
2. Installed new gutters on both units.
3. New brick on back and painted side wall brick. The existing wall was structurally unsound and existing brick proved too fragile to reuse.
4. New thermo twin aluminum clad windows.

Similar to the door – my GC managed all of the windows procurement. That said, I've reached out to the window sales rep and I am trying to get the invoice and also the specs on the windows. I have included a link to the Thermo Twin line of windows. <http://thermotwin.com/windows/wood-clad-windows>. Also note – as you know, we went through HRC for the front of the home and we are using the same windows for the front as we did in the back. The only exception is that the back is a clad window and the front is just a wood window. This was done to minimize maintenance on non-front facing windows.

5. Thermo Tru steel french doors.

My contractor purchased this door. All I know is that the doors are Jeld Wen 6' ft French Doors. I am trying to ascertain the model but I've not yet been successful in getting the information. I am working on it.

6. Pennsylvania blue stone patio and ipe wood fence

Attached is the invoicing for the IPE wood fence. I've also attached the IPE wood information from edeck.com – the supplier of the wood.

7. Cement driveway.

1061 Moravian Way
Pittsburgh, Pennsylvania



Street View - Apr 2012

Google Streetview, 2012



1059 Moravian Way
Pittsburgh, Pennsylvania

Street View - Jul 2014

Google Streetview, 2014







What is Ipe Wood?

Ipe (spelled ipe and pronounced “ee-pay”), also called Brazilian walnut, is a beautiful exotic wood from South America. Ipe Wood is used for Ipe decking, Ipe tiles, and other outdoor applications, Ipe wood structures are hard, strong, and naturally resistant to rot, abrasion and weather.

It is almost twice as dense as most woods and up to five times harder. It is dark brown in color, like a mahogany, so not only lasts a long time but has the beauty of a fine interior wood. Ipe wood will silver if it is allowed to age. The original dark color can be brought back to its original shade with the use of a deck cleaner/brightening system and application of a hardwood finish specifically formulated for Ipe and other exotic hardwoods, such as Messmer’s UV Plus. Ipe wood has become a very popular and inexpensive alternative to teak wood for usage in decking, furniture and more.

- OTHER NAMES: Brazilian Walnut, Lapacho, Pau Lope

- ORIGIN: Brazil, tropical South-America
- APPEARANCE: Heartwood ranges from olive brown to amber to near black, often with lighter and darker striping, sharply demarcated from the whitish or yellowish sapwood. Texture is fine to medium, low luster, with a straight to irregular wide grain pattern
- DENSITY: Janka scale hardness is 3684, making it extremely hard and durable
- WEIGHT: 71 lbs. / cu. ft., or approximately 5.9 lbs. per board foot
- DRYING: Ipe dries extremely well with little checking, twisting or bowing
- WORKABILITY: Ipe can be difficult to work with, without the proper tooling. It can have a blunting effect on cutting edges, so pre-drilling for screws is recommended. Carbide-tipped saw blades should be used, making it much easier to cut. Ipe comes in long lengths, but planks do not bend well. It sands very smoothly with little or no splintering. Boards can be straight-line ripped and the edges can be eased, or rounded, using carbide tooling. Biscuit joiners work well for grooving hidden fastener systems. Ipe is said to glue well with certain adhesives and it is advised to use caution if using a nail gun for fastening.
- DURABILITY: Ipe can be used without preservatives or additional treatments. Ipe is expected to last 25+ years with little to no degradation from rot, decay or termite infestation
- PRESERVATION: Ipe heartwood is extremely resistant to attack by decay, fungi and termites, but not as resistant to marine borers. Due to its density, it is very resistant to preservation treatments
- FINISHING: If left unfinished, like any other natural wood, Ipe will turn gray. Due to Ipe’s density, it is difficult for any finish treatment to penetrate the wood. Outside in the elements on a horizontal surface, caretakers can expect to regularly re-coat

S-6000

Wood windows with aluminum cladding on the outside.

Styles Available

- Double Hung
- Casement
- Awning
- Picture Windows
- Bays & Bows

Exterior Color

- White
- Clay
- Bronze
- Custom Colors Available

Frame

- 3/4" Thick Solid Pine on Double Hung & Picture windows
- 5/4" Thick Solid Pine on Casements & Awnings
- 5-13/16" Depth (Clad Window)
- Pre-finished Extruded Aluminum Exterior

Sash

- 1-3/8" Thick Solid Pine
- Color Matching Exterior Vinyl Glazing Bead
- Mortise & Tenon joinery at Corners
- Recessed Tilt Latches On Top & Bottom Sash
- Pre-Finished Roll Form Clad Exterior
- Clear Stain Grade Pine Interior
- Double Recessed Sash Locks on Double Hung windows 35" and wider

Hardware

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

Screen

- Full Screen
- Roll Form Aluminum Color Matching Screen Frame
- Fiberglass Screen Cloth

Options

- Oriel Styles
- Aluminum Brick mold
- Aluminum Flat Frame Expander (Flush Flange)
- Muntins / Colonial, Diamond, Single Prairie, Double Prairie, 2 Tone, V-Grooved,

Radius

- Removable Wood Full Surround Grids
- Simulated Divided Lite (SDL)
- Primed Interior
- Factory Muller Units
- Energy Star Glass Packages available
- Factory Applied Extension Jambs
- Factory Prefinished Interior – Painted or Stained
- Half Screen



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: _____

LOT AND BLOCK NUMBER: _____

WARD: _____

FEE PAID: _____

FEE SCHEDULE:

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

ADDRESS OF PROPERTY:

1809 EAST CARSON STREET

 PGH, PA 15203

DISTRICT:

EAST CARSON STREET

OWNER:

NAME: GLENN BENIGNI

ADDRESS: 543 BURKES DRIVE
CORAOPOLIS, PA 15108

PHONE: _____

EMAIL: GLENN@FATHEADS.COM

APPLICANT:

NAME: GERALD LEE MOROSCO, AIA

ADDRESS: 1016 EAST CARSON STREET
PITTSBURGH, PA 15203

PHONE: (412) 431-4347

EMAIL: glm@glm-architects.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

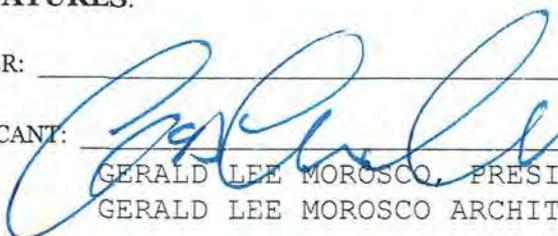
DETAILED DESCRIPTION OF PROPOSED PROJECT:

SEE ATTACHED

SIGNATURES:

OWNER: _____ DATE: _____

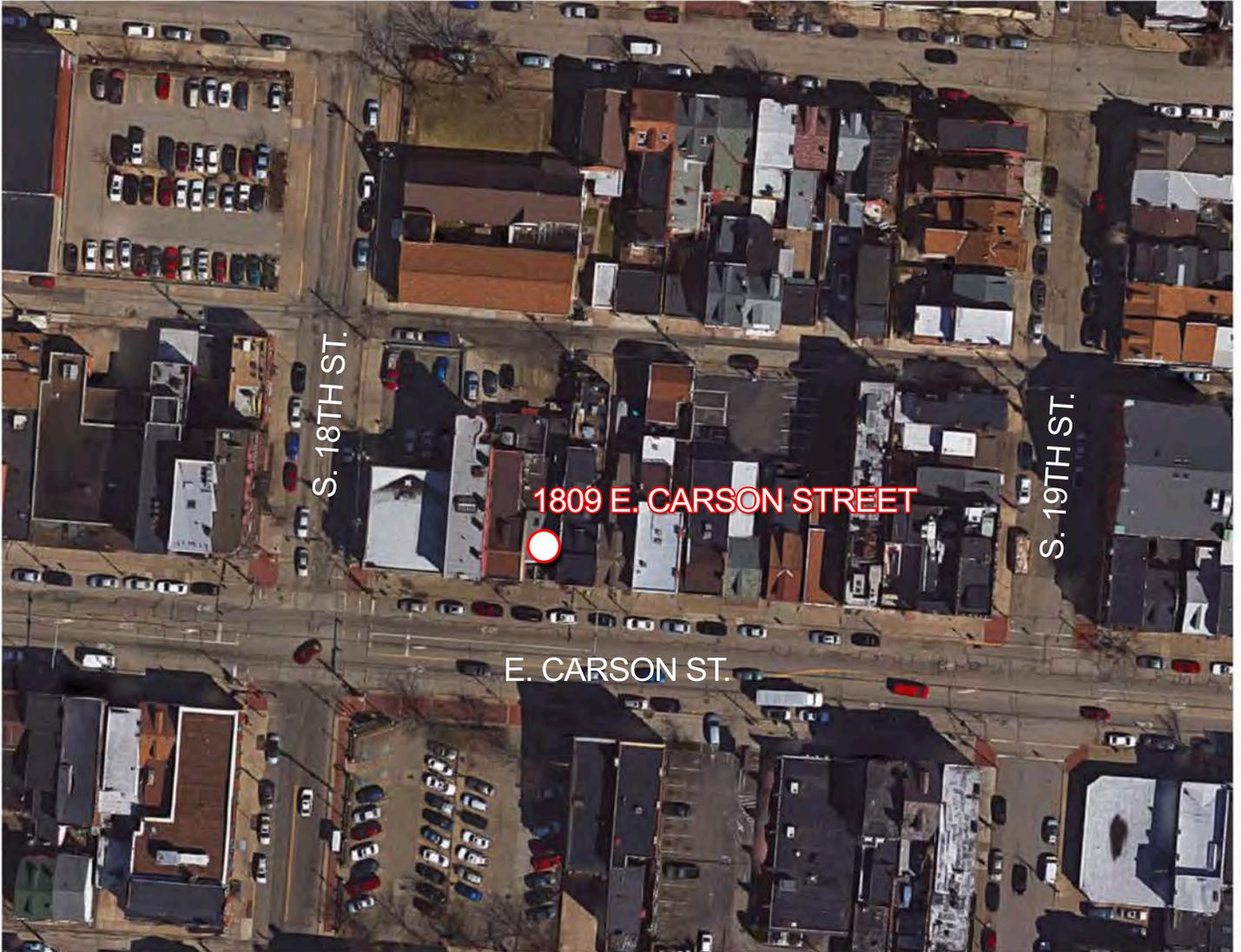
APPLICANT: _____ DATE: 02/12/11


 GERALD LEE MOROSCO, PRESIDENT
 GERALD LEE MOROSCO ARCHITECTS, P.C.

DESCRIPTION OF WORK

1809 East Carson Street
Pittsburgh, PA 15203
Lot and Block No: 0012-E-00323

1. Subject property is a previously approved outdoor patio with an open steel superstructure, partial shed roof with open web steel bar joists, brick piers and fencing
 - Upper portion of which is enclosed with a black tarpaulin imprinted with the Fat Head's logo face. Lower portion of which is seasonally enclosed with clear plastic tarpaulins.
 - At the public sidewalk, the open patio is flanked by two brick masonry piers which are connected with an open picket aluminum fence and gate. Above this open patio area exists a horizontal beam parallel to the street and four horizontal steel beams, perpendicular to the street, which cantilever out over the public right-of-way and are appended with decorative banners.
2. Proposed is the demolition of two (2) brick piers to reveal existing steel columns; removal of one (1) horizontal beam parallel to the street and the two (2) centermost horizontal steel beams, perpendicular to the street, inclusive of appended banners; removal of black tarpaulin imprinted with the Fat Head's logo face and seasonal clear plastic tarpaulins. Two (2) outermost horizontal steel beams to remain. At the easterly wall of the existing outdoor patio, removal of a brick wall of named imprinted bricks, approximately 65" high by 108" wide, to expose the brick wall of the adjacent structure.
3. Within the front property line, parallel to East Carson Street—construction of two (2) new aluminum or steel bi-fold gates with open pickets as shown on the drawings, black Kynar or painted finish, approximately 66" high between two extant painted steel columns to remain.
4. Within the framework of the existing steel superstructure—construction of two (2) aluminum framed tri-fold accordion doors, each door to be approximately 9'-6" high by 2'-10" wide, with 10" bottom rail, 4½" stiles and 4½" top rail, Kynar finish or equal, with clear glass insulated lites. Above the existing steel horizontal beam—construction of four (4) aluminum framed, clear glass insulated lites, approximately 48" square, above which six (6) aluminum framed, obscured glass insulated lites, approximately 27" high by 34" wide.
5. Enclosing the existing topmost steel horizontal beam and roof edge—construction of a new formed aluminum bracketed cornice with corbels as shown on the drawings with Kynar finish or equal of approximately 52" in height so as to conceal the roof edge and form a parapet.



S. 18TH ST.

1809 E. CARSON STREET

S. 19TH ST.

E. CARSON ST.

WRIGHTS WAY 24'

EX. CROSS

N 85 24' W 60.00'

20.00' 20.00' 20.00'

44.00'

CONCRETE PARKING AREA

SEE NOTES

BENIGN CONSOLIDATION PLAN

PARCEL "A"

CONTAINS 7200 S.F.
OR 0.165 ACRES

ASPHALT
PARKING
AREA

N 04 36' E
120.00'

N 04 36' E
120.00'

BLDG. COR.
0.07' WEST

12 - E - 321
N/F 1801 ASSOCIATES, INC.
D.B.V. 9723 PG 610

CONCRETE

DECK

12 - E - 323

12 - E - 324
APPROX.
LOCATION

1 STORY
CONC.
BLOCK
#1809

12-E-325

N 04 36' E
120.00'

2 STORY
BRICK
BLDG.

#1801 - #1803

d.b.a.
Bruegger's Bagels

4 STORY
BRICK
BLDG.

#1805

2 STORY
BRICK
BLDG.

#1807

COVERED
PATIO

CONC.
PATIO

44.00'

OVER-
HANG

BASE
ENTRY

BASE
ENTRY

CONC. RAMP

STEP

BLDG. COR.
0.14' WEST
0.30' SOUTH

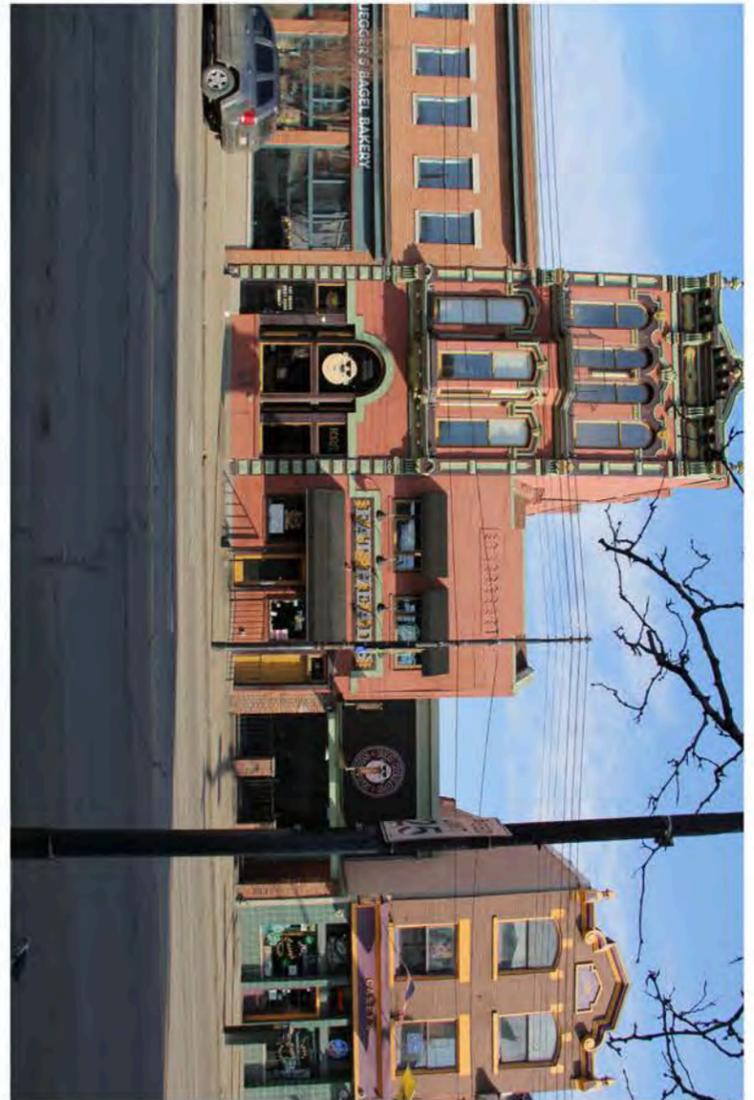
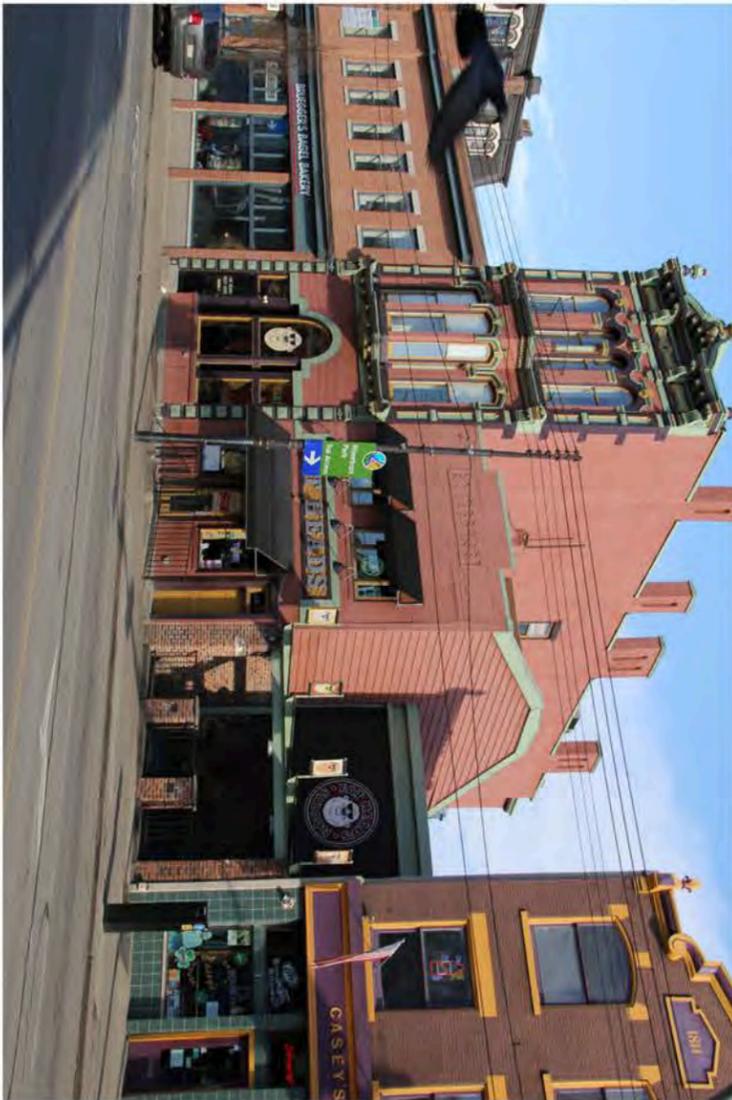
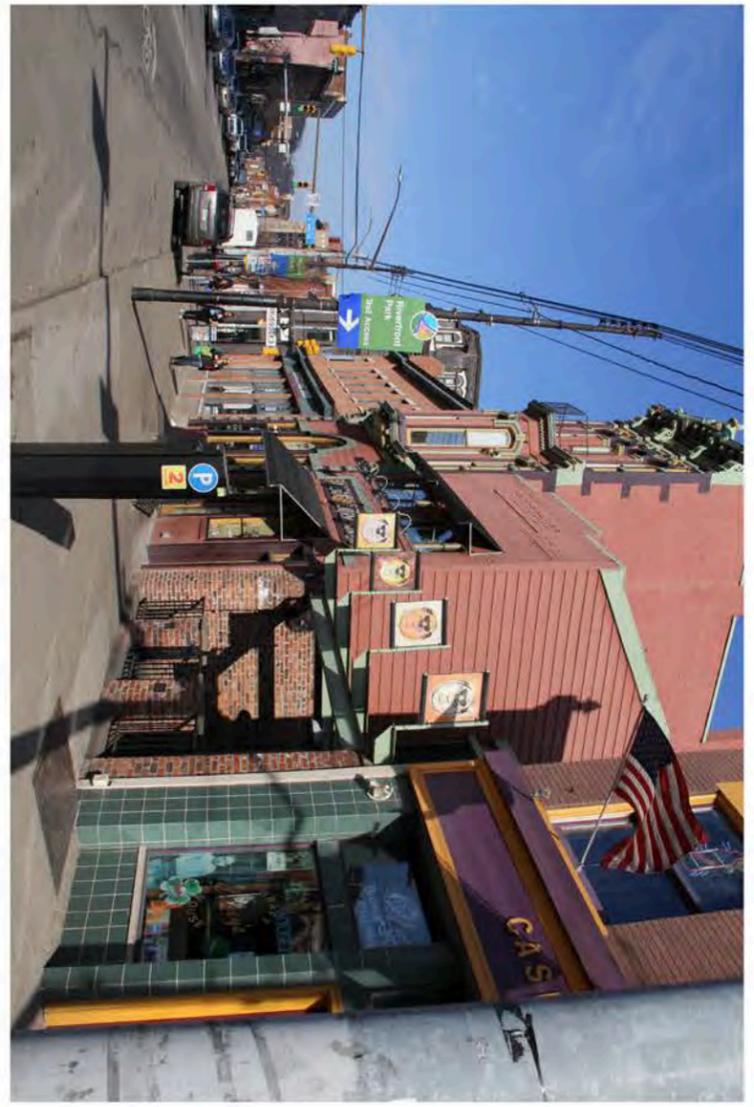
N 85 24' W 60.00'

SOUTH 18TH STREET 60'

(FORMERLY MEADOW STREET)
(FORMERLY 18TH STREET)

CARSON STREET 80'

(A.K.A. EAST CARSON STREET)



New Storefront at:
1809 EAST CARSON STREET
 Pittsburgh, PA 15203

PROJECT NO. 01411.00

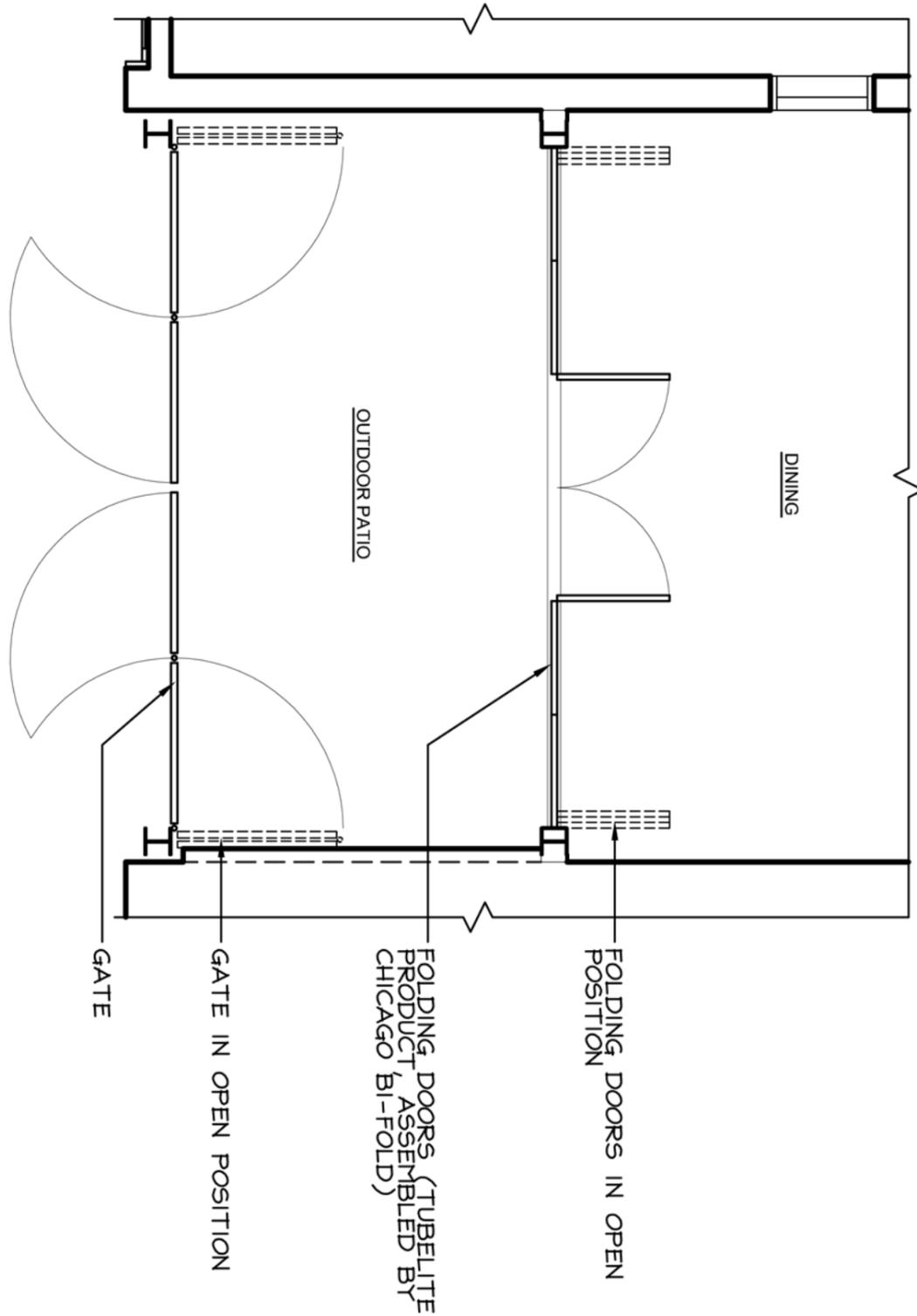
12 FEBRUARY 2016



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 1016 EAST CARSON STREET PITTSBURGH, PA 15203
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1
SKI
PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



1809 EAST CARSON STREET
Pittsburgh, PA 15203

PROJECT NO. 01411.00

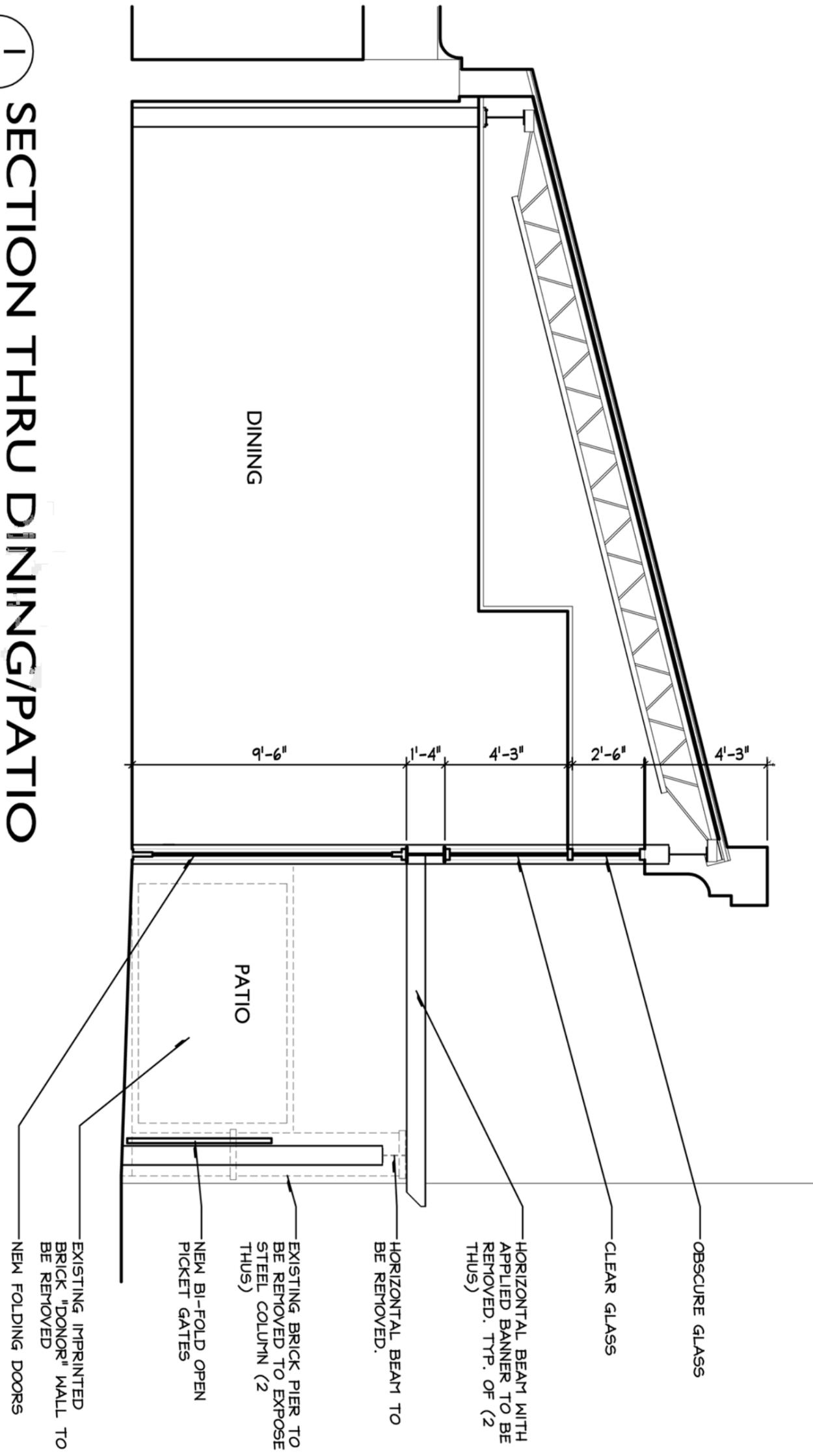
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1 SECTION THRU DINING/PATIO
 SK2 SCALE: 1/4" = 1'-0"



1809 EAST CARSON STREET
 Pittsburgh, PA 15203

PROJECT NO. 01411.00
 12 FEBRUARY 2016



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New Storefront With Gates Closed
1809 EAST CARSON STREET
 Pittsburgh, PA 15203

PROJECT NO. 01411.00

12 FEBRUARY 2016



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 1016 EAST CARSON STREET PITTSBURGH, PA 15203
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New Storefront With Gates Open
1809 EAST CARSON STREET
 Pittsburgh, PA 15203

PROJECT NO. 01411.00

12 FEBRUARY 2016



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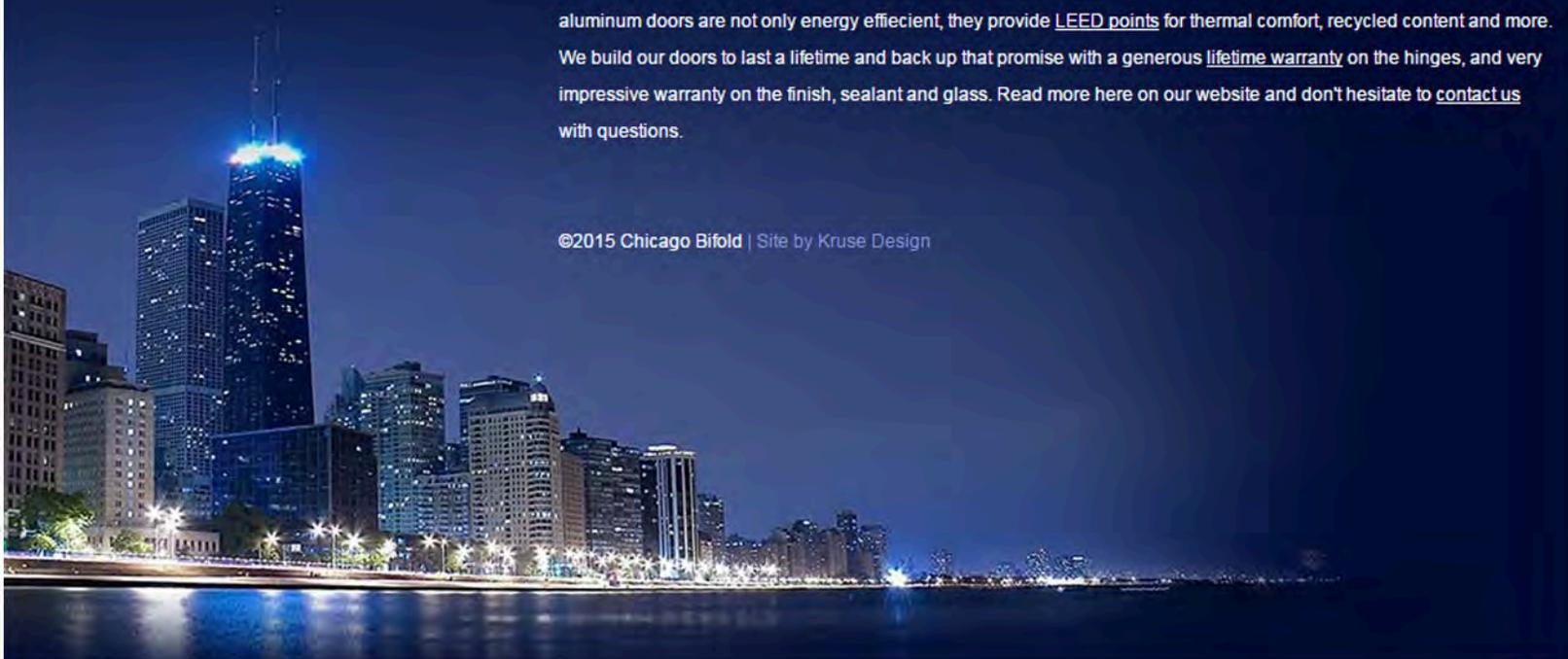
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STOREFRONTS AND ENTRANCES



041015



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TUBELITE®

DEPENDABLE

LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS

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Tubelite® has been in the business of fabricating and distributing architectural aluminum products for the glass and glazing industry since 1945. Storefront, entrance and curtainwall systems are available directly from Tubelite® and from a network of independent distributors. Tubelite's corporate office is located in Walker (Grand Rapids), Michigan, and our extrusion plant is in Reed City, Michigan. Fabrication, warehouse, and shipping operations are located in Walker, Michigan and Dallas, Texas. Tubelite's corporate office, fabrication, warehouse, and shipping operations are located in our Walker (Grand Rapids), Michigan facility, and the extrusion plant is in Reed City, Michigan.

Our promise to you is quality in everything we do; fast, reliable and consistent delivery; and responsible, courteous service with a personal touch.

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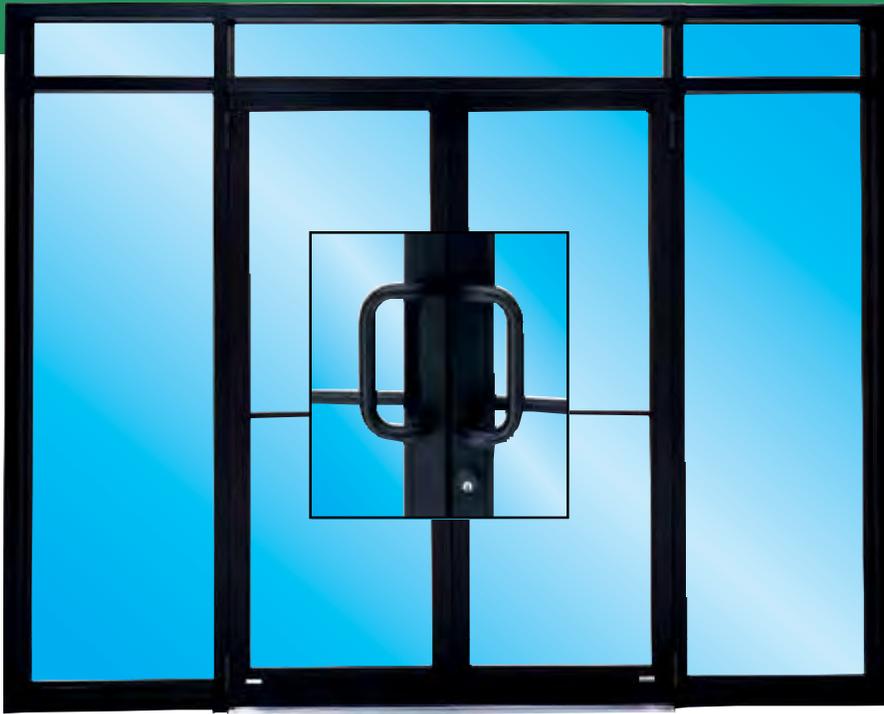
More recycled content, eco-efficient finishes

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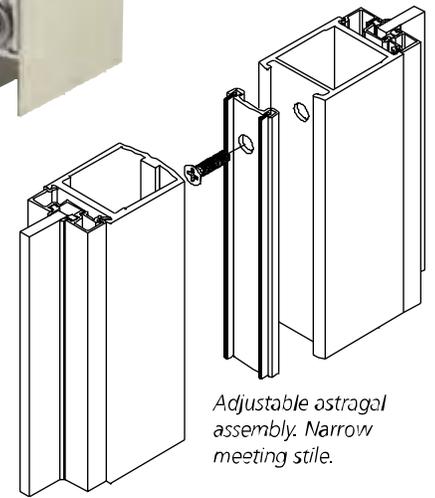
**LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS**



*14000 Series Center Glazed Storefront,
0A Clear Anodized; Owner: Nuway
Construction Headquarters, Elkhart, IN;
Tubelite Dealer: Quality Glass*



*Standard Narrow Stile
1-3/4" x 2-1/8" Door with
10" Bottom Rail; 0A Clear
Anodized Finish; 1/4" Glass*



*Adjustable astragal
assembly. Narrow
meeting stile.*

STANDARD ENTRANCES

Our Narrow Stile Doors are designed for light to medium use in commercial and retail applications. Standard doors have exterior installation of glass or panels, with 2-1/8" width stiles and top rails, and the option of 4", 7-1/2" or 10" bottom rails for ADA compliance. The smooth design of Tubelite's door hardware features a convenient pull handle and push bar with lock location 36" above the finished floor. Stock doors and frames are anodized with clear or dark bronze finishes, and readily available for quick delivery.

DURABLE TIE-ROD CONSTRUCTION

The strength and flexibility of steel tie-rod construction is what holds it all together and makes our doors endure. Tie-rod assembly is as durable as welded corner construction, but superior in many ways. Tubelite doors can be modified, disassembled or resized right in the field. No other door offers you this much strength and flexibility.



WE LISTEN

Members of our management staff personally visit our glazing contractor clients regularly. We learn what works and what doesn't — from their perspective, not ours. The result is solutions that work — solutions tailored for the field — so jobs get done right the first time.

STANDARD & MODIFIED DOORS (1/8" WALL)	NARROW STILE	MEDIUM STILE	WIDE STILE
Application	Average traffic, offices, strip centers	Moderate traffic, retail stores	Heavy traffic, public buildings
Vertical Stile 1-3/4" x	2-1/8"	4"	5"
Top Rail 1-3/4" x	2-1/8"	4"	5"
Bottom Rail 1-3/4" x	4", 7-1/2", 10"	6-1/2", 7-1/2", 10"	6-1/2", 7-1/2", 10"
Glass Sizes	3/16", 1/4", 3/8", 1"	3/16", 1/4", 3/8", 1"	3/16", 1/4", 3/8", 1"

Note: Dimensions do not include 1/2" glass stops.

MODIFIED ENTRANCES

Narrow, Medium and Wide Stile Doors can be anodized or painted in any of our standard finishes plus an infinite number of blendable standard and custom colors. A wide variety of specialized hardware can be applied, including butt hinges, offset or center pivots, push bars, pull handles, locks and cylinders. The simple addition of a snap-in glazing pocket in the doorframe allows you to easily incorporate sidelights. Horizontal or vertical mid-rails are available in widths from 1/2" to 10".



*Modified Narrow Stile
1-3/4" x 2-1/8" Door with
4" Bottom Rail; BP Beige
Painted Finish, 1/4" Glass*

*Modified Entrance, Military Blue
Painted Finish; Owner: RiverTown
Crossings Mall, Grandville, MI;
Tubelite Dealer: Storefronts Inc.*

THERMAL ENTRANCES

Thermi=Block™

Tubelite Thermal Entrances are designed using the same durable components as our Standard Entrances for outstanding craftsmanship and strength, with the additional benefit of maximum insulating properties. The Medium Stile 4" and Wide Stile 5" face dimensions are designed for typical commercial use with a greater variety of hardware options. Bottom rail height is 10" for accessibility requirements. Snap-in glass stops provide for 1" glazing thicknesses.

Thermal Entrances are furnished with mortised butt hinges, offset pivots or continuous hinges as specified. Standard deadbolt locks, and concealed vertical rod or rim panic exit devices may also be selected. Standard pull handles have been designed for ADA access and have matching push bars.

The Tubelite Thermal Door frame has snap-in door stops to conceal frame anchors and provide an excellent weatherseal. Open-back vertical door jambs allow easy, fast assembly with the screw-spline head member. Snap-in vertical frame closures easily accommodate addition of sidelights and incorporation with thermal storefront framing.



Thermi=Block provides superior insulation through increased air space, while also increasing strength and reducing stress.



*Thermi=Block Thermal Entrances,
Choice One Bank, Newaygo MI*

CUSTOM ENTRANCES



Custom Entrance, Clear Anodized; Owner: Karmann Manufacturing, Plymouth, MI; Architect: DeMattia Group; Tubelite Dealer: Calvin & Company



Custom Entrance, Green Painted Finish; Project: Andrews Student Recreation & Wellness Center; Youngstown State University, Youngstown, OH; Architects: Strollo & Associates; General Contractor: Hively Construction; Tubelite Dealer: Warren Glass

When you need to create a dramatic point of entry, or match the architectural detail of a great design. Tubelite craftsmen can produce Narrow, Medium or Wide Stile doors built and finished to your specifications.

MONUMENTAL DOORS



Custom Entrance, 3K Clear Anodized; Big Rapids High School, Big Rapids, Michigan; Architect: GMB Architects; Tubelite Dealer: Valley Glass

Designed to withstand heavy use in high-traffic areas, Tubelite Monumental Doors feature a section depth of 2" and minimum wall thickness of 3/16", increased at critical points to 1/4" for added strength. Doors stiles are available in 3", 4-1/2" and 6" widths; top rails in 3-1/2", 4-1/2" and 6" heights; and bottom rails in 6" or 10" heights. Sightlines complement the bold features of institutional applications and heavy-duty hardware. Framing may be reinforced with steel and used with a continuous hinge for maximum strength and dependability.

THE SOLUTION

Our goal is simple — to be the most dependable supplier in the architectural aluminum industry. This means quality products; fast, reliable delivery; and ease of fabrication and installation. Tubelite has built its business around this goal.



Monumental Door, 3K Bronze Anodized Finish, 5" Wide Stile with 10" Bottom Rail.

14000 SERIES STOREFRONT



14000 Series Storefront, Bronze Anodized; Project: Downtown Parking Garage, Traverse City, MI; General Contractor: Christman Co.; Tubelite Dealer: Northern Michigan Glass

For optimal strength and thermal performance, use Tubelite's 14000 Series Storefront, a flush glazed system for use on storefront and low-rise applications. Framing is available in standard thermally-improved or non-thermal members with 2" x 4-1/2" profiles, and a 1/2" bite for use with glass or panels up to 1" thick. Extra-heavy intermediate verticals are available for high performance against strong windloads.

Reduce project labor costs with the flexibility of inside or outside glazing. Members can be assembled using screw spline or clip joinery, and framing is compatible with Tubelite Narrow, Medium and Wide Stile Doors.

Our 14000 Series Storefront products are subjected to thorough testing by an independent laboratory, ensuring that you get the highest quality storefront framing products that the industry has to offer.



14000 Series Storefront, 1P White Painted Finish; Owner: Gates Rubber Inc., Jefferson City, NC; Architect: Fisher Architects, PA; Tubelite Dealer: Keller Glasco

DEPEND ON US

Comprehensive product information resources make specification easy. Integrated order/production systems ensure accuracy and enable us to provide delivery dates at the time of order. Synchronous manufacturing means that glaziers get their orders on time — complete — and correct.

DOOR SELECTION CHART		STANDARD DOORS: 1-3/4" STILES & RAILS			MONUMENTAL DOORS: 2" STILES & RAILS		
		NARROW 2-1/8"	MEDIUM 4"	WIDE 5"	NARROW 3"	MEDIUM 4-1/2"	WIDE 6"
Daily Traffic	Commercial	Light 0-500 Cycles	Moderate 500-1000 Cycles				
	Retail		Light 0-500 Cycles	Moderate 500-1000 Cycles	Heavy 1000-1500 Cycles		
	Institutional/ School			Light 0-500 Cycles	Moderate 500-1000 Cycles	Heavy 1000-1500 Cycles	Abusive 1500+ Cycles

Note: Dimensions do not include 1/2" glass stops.

T14000 SERIES I/O STOREFRONT

The I/O means more design options! Glass or panels can be positioned to the inboard (I) or outboard (O) side of the 4-1/2" depth frame to achieve the look you imagine. Typical glass thickness is 1", and can be installed from the outside or inside of the building. Special glazing pocket reducers allow the use of 1/4" infill thicknesses too.

14000 I/O Series thermal barrier insulates exterior surfaces from the interior to minimize temperature transfer. This provides industry accepted performance for CRF (condensation resistance) and Uc (conduction).

Using the same design, assembly, and accessories as the 14000 center glazed system allows combining inboard, outboard and center planes of glass in the same elevation, with the same great performance.



14000 I/O Series Storefront, 4K Champagne Anodized; Owner/Developer: Arlington Falls LLC, Columbus, OH; Architect: Collaborative Design Ltd.; General Contractor: The Bedrock Group; Tubelite Dealer: Advanced Glass Systems

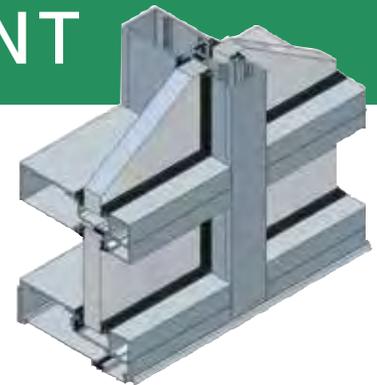
T14650 SERIES STOREFRONT



A new look for a timeless design. 14650 Series has the same design, assembly, and accessories as the 14000 center glazed system's 2" face with a 6-1/2" depth. This additional 2" depth on the interior side of the frame provides greater structural properties and allows taller first floor openings. The wider profile also cuts a distinctive image for a storefront that stands out from the crowd.

14650 Series provides industry accepted performance for CRF (condensation resistance) and Uc (conduction), using the same thermal barrier as the 14000 and 14000 I/O systems.

14650 Series Storefront, 0A Clear Anodized; Owner: HH Gregg/Fine Lines Appliances, Columbus, OH; Architect: Herschman; General Contractor: Corna Kokosing; Tubelite Dealer: Richardson Glass



STANDARD AND CUSTOM FINISHES



In addition to our standard Clear and Bronze anodized, and White painted colors, we offer five more anodized finishes and nineteen more standard painted colors. Blended standard and custom colors are also available, providing you with an infinite variety. More than a palette of pretty colors, our finishes are tough and backed by some of the best warranties in the industry.

See Tubelite's Standard Finish Color Guide for detailed information on the exceptional performance, integrity and weatherability of our durable anodized finishes. This guide also gives specifications for color retention, erosion resistance and gloss retention of our high-quality, painted finishes.

THE DIFFERENCE

We're confident that once you experience the benefits of doing business with Tubelite, you'll look to us for all of your storefront and entrance needs. Put us to the test! You'll find us to be the fastest, most DEPENDABLE supplier in the industry.

*Custom Entrance/400 Series Curtainwall,
Wild Grape 70% premium painted
finish; Sun Healthcare, Albuquerque, NM;
Architect: Flatow-Moore-Shaffer-McCabe
Inc.; Tubelite Dealer: Southwest Glass
& Glazing*



AAMA 2605 10 YEAR FINISH WARRANTY

70% Kynar premium painted finishes are guaranteed for 10 years against fading, chalking, and gloss reduction.

Hotline: [1-877-313-8901](tel:1-877-313-8901) (tel:1-877-313-8901)

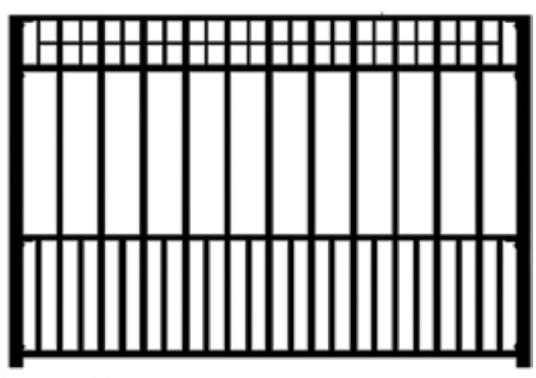


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ATHENA WROUGHT IRON FENCE PANEL



(</v/vspfiles/photos/11-FN-ATHENA-8-HDG-2.gif>)

List Price: \$470.00

Sale Price: \$292.00

Product Code: 11-FN-ATHENA-8-HDG

Add To Cart

 **LARGER PHOTO** (</v/vspfiles/photos/11-FN-ATHENA-8-HDG-2.gif>)

Like  0

Athena 7'-6" x 5' 5-1/2" wrought iron fence panel with hot dipped galvanized undercoat and powder coat finish.

About Our Product

The Athena Wrought Iron Fence Panel features a simple design with 4 horizontal frame members, and 3 dimensional spear point finials (not flat or punched) to match most of our driveway gate styles. The Athena Fence Panel also requires 8 universal mounting brackets (sold separately, straight or swivel available) and utilizes pre-

welded joints. Panel is 7.6 ft. by 5 ft. 2 in. Discounts available for large quantities. Call us for a quote for your



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: 1/22/16

LOT AND BLOCK NUMBER: 17th

WARD: 3-H-228

FEE PAID: yes

DISTRICT:

FEE SCHEDULE:

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

ADDRESS OF PROPERTY:

1200 Murray St
Pittsburgh PA 15203

E CARSON ST

OWNER:

NAME: GARY Olden

ADDRESS: 290 Colonial D
Pittsburgh PA 15216

PHONE: _____

EMAIL: _____

APPLICANT:

NAME: _____

ADDRESS: _____

PHONE: _____

EMAIL: _____

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

facade improvements incl door + window replacement,
back-lit signage

SIGNATURES:

OWNER: [Signature] DATE: 1/22/16

APPLICANT: [Signature] DATE: 1/22/16



1200 Muriel Street

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1995

Imagery Date: 9/23/2015 40°25'47.51" N 79°59'10.11" W elev 755 ft eye alt 1203 ft



FOR LEASE
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2



FOR LEASE
M.J. KELLY
HEALTHCARE
412-271-5580



Hitchhiker Brewing Co.

Renovations & Alterations to:

1200 Muriel St.

Pittsburgh, PA 15203

GENERAL NOTES

REGULATORY REQUIREMENTS
0-0. ALL WORK SHALL CONFORM TO:
 - CURRENT PENNSYLVANIA UNIFORM CONSTRUCTION CODE (2009 IBC EDITION AND CURRENT AMENDMENTS)
 - CURRENT RULES AND REGULATIONS OF THE CITY OF PITTSBURGH, PENNSYLVANIA
 - RULES AND REGULATIONS OF PUBLIC UTILITIES
 - AMERICANS WITH DISABILITIES ACT, 26 JULY 1991 AND ANSI 117.1 - 2003 WITH RESPECTIVE CURRENT AMENDMENTS
0-1. THE CODE COMPLIANCE SUMMARIES ARE GUIDES TO THE CONSTRUCTION CRITERIA DEVELOPED FOR THIS PROJECT. THEY ARE NOT INTENDED TO BE A COMPLETE LIST OF CODE REQUIREMENTS.
0-2. MAINTAIN INTEGRITY OF FIRE RESISTANCE RATING OF ALL RATED SHAFT ENCLOSURES, CEILINGS, AND RATED PARTITIONS BEHIND RECESSED WALL OR CEILING ACCESSORIES, INCLUDING FIRE EXTINGUISHER CABINETS, TOILET ACCESSORIES, ELECTRICAL JUNCTION BOXES, AND OTHER ITEMS WHERE THEY OCCUR.
0-3. PENETRATIONS OF PIPES, CONDUITS, SWITCHES, OUTLETS, AND OTHER ITEMS AT RATED ASSEMBLIES SHALL BE FIRE-STOPPED.

GENERAL REQUIREMENTS
1-0. REFER TO THE PROJECT MANUAL FOR COMPLETE GENERAL REQUIREMENTS AND CONDITIONS OF THE CONTRACT. IN THE EVENT OF A CONFLICT BETWEEN THE PROJECT MANUAL AND THESE GENERAL NOTES, THE MORE RESTRICTIVE PROVISION OR REQUIREMENTS SHALL APPLY.
1-1. THE GENERAL CONTRACTOR MUST COORDINATE ARCHITECTURAL DRAWINGS WITH STRUCTURAL AND MEP DRAWINGS AND ALL OWNER'S VENDORS INCLUDING, BUT NOT LIMITED TO, TELECOMMUNICATIONS, AUDIO/VISUAL, BREWING EQUIPMENT, AND SECURITY SYSTEMS. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
1-2. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR REVIEWING AND COORDINATING THEIR WORK WITH ALL OF THE DRAWINGS PRIOR TO INSTALLATION. OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE DRAWINGS, PROJECT MANUAL, NOTES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE GENERAL CONTRACTOR AND SHALL BE RESOLVED WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORK OR RELATED WORK.
1-3. ALL WORKMANSHIP, MATERIAL, AND EQUIPMENT SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF OWNER ACCEPTANCE. ANY FAILURE OR DETERIORATION WITHIN THIS PERIOD SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

DIMENSIONING REQUIREMENTS
2-0. DIMENSIONS ARE NOTED OR CAN BE DETERMINED FROM OTHER INFORMATION INCLUDED IN THE DRAWINGS. VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS. DO NOT PROCEED WITH AFFECTED WORK OR RELATED WORK UNTIL THE VARIATIONS OR OMISSIONS HAVE BEEN RESOLVED BY THE ARCHITECT. DO NOT SCALE DRAWINGS. DRAWING SHEETS LESS THAN 24X36" MAY HAVE BEEN REDUCED FROM THE ORIGINALS.
2-1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
2-2. WALLS SHOWN TO ALIGN ARE TO HAVE FINISH FACES ALIGN UNLESS OTHERWISE NOTED.
2-3. IF PROVIDED, REFER TO ENLARGED PLANS AND PLAN DETAILS FOR ADDITIONAL INFORMATION AND DIMENSIONS.
2-4. LOCATIONS OF ALL PLUMBING, MECHANICAL, ELECTRICAL, FIRE ALARM, SPRINKLER, AND TELECOMMUNICATIONS DEVICES, FIXTURES, AND ACCESSORIES DIMENSIONED, NOTED, OR OTHERWISE DESCRIBED, ARE EXACT. ALL NEW FRAMING MUST ACCOMMODATE THESE LOCATIONS.
2-5. ANY DIMENSIONS OF OR TYING INTO EXISTING BUILDING COMPONENTS ARE TO BE FIELD-VERIFIED BY GENERAL CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. VERIFY ANY DISCREPANCIES W/ ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

OTHER REQUIREMENTS
3-1. TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE INCORPORATED AT ALL APPROPRIATE LOCATIONS WHETHER OR NOT SPECIFICALLY REFERENCED AT EACH LOCATION.
3-2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY REQUIRED DEMOLITION, TEMPORARY SUPPORT OF, AND/OR DAMAGE TO NEW OR EXISTING STRUCTURE DURING CONSTRUCTION. ANY UTILITY LINES, PIPING, EQUIPMENT, FINISHES, OR ANY OTHER PORTIONS OF THE EXISTING BUILDING OR NEW CONSTRUCTION DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED AT THE ARCHITECT OR OWNERS DIRECTION AT THE EXPENSE OF THE RESPONSIBLE CONTRACTOR.
3-3. THE GENERAL CONTRACTOR IS TO COORDINATE, PROVIDE, AND INSTALL CONCEALED FIRE-RETARDANT WOOD OR 20ga METAL BLOCKING FOR ALL WALL- AND CEILING-MOUNTED ITEMS INCLUDING, BUT NOT LIMITED TO, HAND RAILS, GRAB BARS, CABINETS AND OTHER CASEWORK, EQUIPMENT, OWNER- AND/OR VENDOR-PROVIDED ITEMS, ETC. ALL BLOCKING SHALL HAVE A FLAME SPREAD AND SMOKE DEVELOPMENT RATING <25.
3-4. THE LAYOUT AND ROUTING OF ANY EXPOSED CONDUIT ON WALLS AND CEILINGS MUST BE REVIEWED AND COORDINATED W/ ARCHITECT PRIOR TO INSTALLATION. DUE TO THE OPEN CEILING CONDITIONS OF THIS PROJECT, THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING SYSTEMS COORDINATION BETWEEN THE TRADES. COORDINATION DRAWINGS SHALL BE PROVIDED FOR THE ARCHITECT'S REVIEW. ALL CONFLICTS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION.
3-5. IN AREAS OF HARD CEILING, BUILDING SYSTEMS SHALL BE CONFIGURED TO MINIMIZE REQUIRED ABOVE-CEILING ACCESS. THE LOCATION OF ALL ACCESS DOORS MUST BE COORDINATED WITH AND APPROVED BY THE ARCHITECT PRIOR TO THE INSTALLATION OF ANY ABOVE-CEILING EQUIPMENT, DAMPERS, VALVES, JUNCTION BOXES, ETC. ACCESS DOORS SHALL BE PROVIDED AND INSTALLED FOR ANY WORK THAT REQUIRES ABOVE-CEILING ACCESS. ADDITIONALLY, ANY ACCESS DOORS OR PANELS REQUIRED IN WALLS MUST BE COORDINATED WITH AND APPROVED BY THE ARCHITECT PRIOR TO THE INSTALLATION OF ANY EQUIPMENT REQUIRING ACCESS.
3-6. ALL FRAMING, SOUND ATTENUATION, AND GYP BOARD FOR NON-RATED SOUND-ATTENUATED WALLS SHALL CONTINUE TO THE UNDERSIDE OF DECK UNLESS SPECIFICALLY NOTED OTHERWISE. GYP BOARD SHALL BE SEALED TO DECK AT EACH FACE WITH JOINT COMPOUND, SEALANT, AND/OR EXPANDING FOAM (ACCEPTABLE ONLY IN CONCEALED CONDITIONS). ANY REQUIRED PIPE, DUCT, OR WIRING PENETRATIONS SHALL BE SEALED AS DESCRIBED ABOVE.
3-7. ALL DEBRIS SHALL BE TRANSPORTED FROM THE SITE AND LEGALLY DISPOSED OF BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.

EXISTING BUILDING FINISH REQUIREMENTS
4-1. ALL EXISTING CONCRETE AND TILE FLOORS ARE TO REMAIN AS THE FINISHED SURFACE UNLESS OTHERWISE NOTED. PROTECT FLOORS FROM DAMAGE DURING CONSTRUCTION DUE TO TRAFFIC, DEBRIS, AND OTHER CONTAMINANTS INCLUDING, BUT NOT LIMITED TO, CUTTING OIL, SEALERS, CLEANERS, ETC

PROJECT TEAM

Architect:
 Lab 8 Designs, Inc.
 55 South 17th St.
 Pittsburgh, PA 15203
 412-586-7081
 info@lab8designs.com

LOCATION MAP



PROJECT LOCATION
 PARCEL ID: #3-H-228

BUILDING / ZONING INFORMATION

PROJECT DESCRIPTION:
 - Renovations to an existing 2-Story building (approx 5,000gsf per floor) partially converting Use from Offices to a Taproom (Assembly). Existing Warehouse use to remain
 Ground Floor - Renovations & Alterations (4,277gsf)
 First Floor - Partial Change of Occupancy & Alterations (5,814 gsf)

Zoning Information
 Zoning District – NDI - Neighborhood Industrial
 *Property is undergoing Façade Restoration
 *Property is within the East Carson Street Historic District

Site Development Standards – NDIDistrict
 Min. Lot Size 0
 Max. Lot Coverage 90% (Existing Building is 100% coverage)
 Min. Front Setback 0ft.
 Min. Rear Setback 0 ft. (when adjacent to a way)
 Min. Exterior/Interior Sideyard Setback 0 ft.
 Max. Height 45 ft. (not to exceed 3 stories)

Parking and Loading Development Standards – Summary
 Reference existing Department of Zoning approvals/waivers for Parking and Loading requirements.

PA UCC - 403.42a
 Construction documents shall contain a site plan that is drawn to scale. The building code official may waive or modify the following site plan requirements if the permit application is for an alteration or repair or if waiver or modification is warranted.
Project consists of and alterations and repairs only. Owner requests a waiver of Site plan inclusion

ABBREVIATIONS

A.F.F. ABOVE FINISH FLOOR

BD. BOARD
 CAB. CABINETS
 CLG. CEILING
 CONT. CONTINUOUS
 COORD DRAWING COORDINATE
 GC GENERAL CONTRACTOR
 GWB GYPSUM WALL BOARD
 HM HOLLOW METAL
 HT. HEIGHT
 MFR MANUFACTURER
 NO. NUMBER
 N.I.C. NOT IN CONTRACT
 N.T.S. NOT TO SCALE
 O.C. ON CENTER
 REV. REVISION
 R.O. ROUGH OPENING
 SAN. SANITARY
 TLT. TOILET
 TYP. TYPICAL
 U.O.N. UNLESS OTHERWISE NOTED
 V.I.F. VERIFY IN FIELD
 W/ WITH
 WSCT. WAINSCOT

SYMBOL LEGEND

	GRID		ROOM NUMBER
			SCREEN / WINDOW NUMBER
	ELEVATION		REVISION DELTA
	INTERIOR ELEVATION		SMOKE DETECTOR
	BUILDING SECTION		FIRE EXTINGUISHER
	PARTIAL SECTION		FIRE ALARM PULL STATION
	ENLARGED PLAN / DETAIL MARKER		CEILING MOUNTED EXIT SIGNAGE
	NORTH ARROW		WALL MOUNTED EXIT SIGNAGE
	ELEVATION MARKER		WALL MOTION SENSOR
	WALL CONSTRUCTION TYPE		CEILING MOTION SENSOR
			CEILING MOUNTED STROBE
			POWER RECEPTACLE (S.E.D. FOR ADD'L INFO)
			TELE/DATA OUTLET (S.E.D. FOR ADD'L INFO)
			SWITCH (S.E.D. FOR ADD'L INFO)
			FLOOR DRAIN (FD)

DRAWING LIST

G - General

CS-1	Cover Sheet
CS-2	Code Summary
CS-3	Life Safety Plans and Chapter 34 Scoring Review

A - Architectural

A-100	Demolition Plans
A-200	Overall Floor Plans and Stair-B Details
A-201	Overall Ceiling plans
A-210	Toilet Room Plans and Elevations, Door Types
A-211	Stair-A Plans and Details, Wall Types
A-300	Exterior Elevations
A-301	Exterior Elevations

BP1 1/20/16 Building Permit Submission

No.	Date	Issue Notes

Design Firm
LAB 8 designs
 55 South 17th St.
 Pittsburgh, PA 15203
 p: 412-586-7081
 Consultant

Project Title
HITCHHIKER BREWING CO.
1200 MURIEL ST.
PITTSBURGH, PA 15203

Drawing Title
COVER SHEET

Project Manager JRS	Project ID 2015-071
Drawn By JRS	Scale AS SHOWN
Reviewed By	Drawing No. CS-1
Date JANUARY, 2016	
CAD File Name	

Hitchhiker Brewing - 1200 Muriel St.
BUILDING CODE SUMMARY
 2009 INTERNATIONAL BUILDING CODE

Name of Project: **Hitchhiker Brewing - Building Renovations**
 Address: **1200 Muriel St., Pittsburgh, PA 15203**
 Owner or Authorized Agent: **Mr. Jody Schurman** Phone: **412-586-7081**
 Email: **jschurman@lab3designs.com**
 Owned By: Privately City/County State
 Code Enforcement Jurisdiction: City County City/County
 Name of Jurisdiction: **City of Pittsburgh / Allegheny County**

PROJECT SUMMARY:

Building Description: The project is a renovation of a small, 2-story, vacant commercial building into a Brewing facility and Taproom.

Scope of Work: The project will include minor alterations to the interior of the original building to allow for creation of a Taproom area, public restrooms, and work rooms. Renovation to the Original Building will include: selective interior demolition, new plumbing as required for Toilet Room Upgrades, new interior framing, new plumbing, electrical systems, and minor HVAC reconfiguration for rerouting of ductwork.

Code Compliance Summary: The existing building renovation will be permitted under Chapter 34. The existing building will be classified as type 3B, un-separated, mixed-use building. The Ground Floor of the entire building will contain S-2 (Storage, Low Hazard) use. The First Floor of the building will contain A-2 (Assembly) and S-2 (Storage, Low Hazard) uses.

Building Code: 2009 Pennsylvania State Building Code (2009 IBC)
 2009 Chapter 34 (attach summary)

New Building: New Building Shell Building First Time Interior Completion
 Addition Alteration to Shell

Existing Building: Renovation Interior Completion Tenant Alteration
 Reconstruction Repair Alteration to Shell
 Change of Use Tenant Space Change of Occupancy

Note: Zoning Review May Be Required for Change of Use or Occupancy

Original Occupancy: Un-Separated, mixed use Offices (B), Warehouse (S-2)

Proposed Occupancy: **Un-Separated, mixed use Assembly (A-2) Warehouse (S-2)**

Revised 1-12-2016jrs

OCCUPANCY INFORMATION

Primary Occupancies: Assembly: A-1 A-2 A-3 A-4 A-5
 Business Educational Factory-Industrial: F-1 F-2
 High-Hazard: H-1 H-2 H-3 H-4 H-5
 Institutional: I-1 I-2 I-3 I-4
 I-3 USE CONDITION: 1 2 3 4 5
 Mercantile Residential: R-1 R-2 R-3 R-4
 Storage: S-1 S-2 High-piled
 S-1 SPECIAL CONDITION: Repair Garage (406.6)
 S-2 SPECIAL CONDITION - Parking Garage: Open (406.3) Enclosed (406.4)
 Utility and Miscellaneous

Other Uses:

Accessory Uses (%):
 - **Brewing Area - 275sf (4.70%)**
 Incidental Uses: Boiler Room

Special Occupancies: 402 403 404 405 406 407 408
 409 410 411 412 413 414 415
 416 417 418 419 420 421

Mixed Occupancy: No Yes Separation: None
 Exception: _____

Non-Separated Mixed Occupancy (508.3.2)

Separated Mixed Occupancy (508.3.3)

ALLOWABLE AREA

EXTERIOR WALL	ACTUAL LENGTH	OPEN LENGTH	WIDTH OF PUBLIC WAY OR OPEN SPACE
North	60-8	60-8	>30-0
South	60-8	60-8	>30-0
East	95-10	0	N/A
West	95-10	95-10	>30-0
Total	313-0	217-2	>30-0

INCREASE FRONTAGE **044.3%**

See Chapter 34 Code Summary for allowable area tabulation.

Revised 1-12-2016jrs

ALLOWABLE HEIGHT (A-2)

MOST RESTRICTIVE USE (GROUP)	ALLOWABLE HEIGHT (TABLE 503)	INCREASE FOR SPRINKLERS	SHOWN ON PLANS	CODE REFERENCE
Type of Construction	Type 3B	Type 3B	Table 601	
Building Height in Feet	H = 55	N/A	H = 38 ft	Table 503
Building Height in Stories	S = 2	N/A	S = 2	Table 503

BUILDING DATA

Construction: I-A I-B II-A II-B III-A II-B
 IV-HT V-A V-B

Mixed construction: No Yes Types _____

Sprinklers: N Y NFPA 13 NFPA 13R
 Partially Sprinklered Special Suppression

Standpipes: N Y Class: I II III Wet Dry

Building Height: **38 Feet, 2 Stories**

Basement: N Y

Mezzanine: N Y

High Rise: N Y

Gross Building Area:

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL
Ground Floor	4277.0	0.0	4277.0
First Floor	5814.0	0.0	5814.0
Total Building	10,091.0	0.0	10,091.0

Area of Project Tenant/Alteration/Renovation: **10,091 sf of renovation/alteration**

Area of Construction: **10,091 sf total area of construction**

FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING (403.2.1.1)	DESIGN # FOR RATED WALL ASSEMBLY	DESIGN # FOR RATED FLOOR/CEILING ASSEMBLY
Bearing walls Exterior				
North	>30ft.	0	0	N/A
East	0ft.	1	Exist.	Exist. > 8" CMU
West	>30ft.	0	0	
South	>30ft.	0	0	
Interior Non Bearing Walls				
Structural frame, including columns, girders, trusses	0	0		
Floor construction, including supporting beams and joists. List construction type.	0	0		
Columns Supporting Floors	0	0		
Roof construction, including supporting beams and joists **	0	0		
Roof/Ceiling Assembly	0	0		
Columns Supporting Roof	0	0		
Shafts - Exit Enclosures	1	1	U419	N/A
Shafts - Mechanical	2	2	U419	N/A
Corridor Separation	1	N/A	N/A	---
Occupancy Separation	0	0	N/A	---
Party/Fire Wall Separation	N/A	N/A	N/A	N/A
Incidental Use Separation	1	1	U419	
Dwelling Unit Separation	N/A	N/A	N/A	

* Indicate section number permitting reduction
 ** Indicated if using Table 601 Note C exception

PERCENTAGE OF WALL OPENING CALCULATIONS

Allowable openings per Table 705.8 (New Openings Only):
 North Elevation - 45% wall area (Fire separation distance is within 20-25 feet)
 South Elevation - 25% wall area (Fire separation distance is within 15-20 feet)
 West Elevation - 45% wall area (Fire separation distance is within 20-25 feet)
 East Elevation - No new openings are permitted (Fire separation distance is <3 feet)

WALL LEGENDS

CHECK IF THE FOLLOWING ARE PRESENT AND INDICATE BY A WALL LEGEND ON ALL PLANS
 Fire Partitions 709 Fire Walls 706 Fire Barriers 707 Smoke Partitions 711
 Smoke Barriers 710 Shaft Enclosure 708

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LIFE SAFETY SYSTEM REQUIREMENTS

Emergency Lighting: No Yes
 Exit Signs: No Yes
 Fire Alarm: No Yes
 Smoke Detection Systems: No Yes
 Panic Hardware: No Yes

EXIT REQUIREMENTS

FLOOR, ROOM AND/OR SPACE DESIGNATION	MINIMUM NUMBER OF EXITS		TRAVEL DISTANCE		ARRANGEMENT MEANS OF EGRESS	
	REQ'D	SHOWN ON PLANS	ALLOWABLE TRAVEL DISTANCE	ACTUAL TRAVEL DISTANCE SHOWN ON PLANS	REQUIRED DISTANCE BETWEEN EXIT DOORS	ACTUAL DISTANCE SHOWN ON PLANS
GROUND FLOOR	1	1	75-0	68-0	N/A	N/A
FIRST FLOOR	2	2	200-0	87-8	55-2	90-3

OCCUPANT LOAD AND EXIT WIDTH

USE GROUP AND/OR SPACE DESIGNATION	(a) AREA ¹ SQ. FT.	(b) AREA ¹ PER OCCUPANT	(c) NUMBER OF OCCUPANTS	EGRESS WIDTH PER OCCUPANT (TABLE 1005.1)					
				REQUIRED WIDTH (SECTION 1005.1) (a)(b) x c		ACTUAL WIDTH SHOWN ON PLANS		EXIT WIDTH (m) ^{2,3,4,5}	
				STAIR	LEVEL	STAIR	LEVEL	STAIR	LEVEL
GROUND FLOOR (S-2)	3809	500	8	0.3	0.2	2.4'	1.6'	N/A	36"/36" doors
FIRST FLOOR (A-2)	1220	15	82	0.3	0.2	24.6'	2.6'	N/A	36"/36" doors
FIRST FLOOR (S-2)	4286	500	9	0.3	0.2	2.7'	1.8'	N/A	36"/36" doors
Total # of Occupants			99						

¹ See Table 1004.1.1 to determine whether net or gross area is applicable.
² Minimum stairway width (Section 1009.1); min. corridor width (Section 1017.2); min. door width (Section 1008.1.1)
³ Minimum width of exit passageway (Section 1021.2)
⁴ The loss of 1 means of egress shall not reduce the available capacity to less than 50 percent of the total required (Section 1005.1)
⁵ Assembly occupancies (Section 1025)

ASSEMBLY OCCUPANCY INFORMATION

Space Description	Area - SF	Occupant Load Factor	Occupant Load	Exit Width	Exit Quantity
Taproom	1,220	15	82	36" + 36"	2

Revised 1-12-2016jrs

PLUMBING FIXTURE REQUIREMENTS

SPACE	OCCUPANTS	WATERCLOSETS		LAVATORIES		UNSEX WC + LAV	DRINKING FOUNTAINS
		MALE	FEMALE	MALE	FEMALE		
ASSEMBLY (A-2)	ACHD Plumbing Code Addendum						
FIXTURE COUNT	99 (50 MEN / 50 WOMEN)	2 per 1-50	2 per 25-50	1 per 75	1 per 75		0
MINIMUM # REQ'D		2	2	2	2		0
ACTUAL # PROVIDED		3	2	2	2		0
		1 WC / 2 WC					
		2 URINALS					

ENERGY SUMMARY

This project is designed to meet ComCheck requirements. ComCheck Summary report is included in Permit Submission

2009 IEBC Section 605.2 - Alterations affecting an area containing a primary function.

Where an alteration affects the accessibility to a, or contains an area of, primary function, the route to the primary function area shall be accessible. The accessible route to the primary function area shall include toilet facilities or drinking fountains serving the area of primary function.

Exceptions:

- The costs of providing the accessible route are not required to exceed 20 percent of the costs of the alterations affecting the area of primary function.
- This provision does not apply to alterations limited solely to windows, hardware, operating controls, electrical outlets and signs.
- This provision does not apply to alterations limited solely to mechanical systems, electrical systems, installation or alteration of fire protection systems and abatement of hazardous materials.
- This provision does not apply to alterations undertaken for the primary purpose of increasing the accessibility of an existing building, facility or element.

IBC CHAPTER 27 AND ICC ELECTRICAL CODE

Any new electrical system design components and installation shall comply with the above codes.

IBC CHAPTER 28 AND ICC MECHANICAL CODE

Any new mechanical system design components and installation shall comply with the above codes.

IBC CHAPTER 29 AND ICC PLUMBING CODE AND ACHD

Any new plumbing system design components and installation shall comply with the above codes.

Chapter 8 - Interior Finishes

803 - Wall & Ceiling Finishes - Occup. Type A-2, non-sprinklered

Interior wall and ceiling finishes shall be classified in accordance with ASTM E- 84 as follows:

Exit Enclosures & Passageways - **Class B**

Corridors - **Class B**

Rooms and Enclosed Spaces - **Class C**

804 - Interior Floor Finish - Occup. Type A-2, non-sprinklered

Interior floor finish and floor covering materials required by Section 804.4.1 to be of Class I or II materials shall be classified in accordance with NFPA253.

Exit Enclosures & Passageways - **Class II**

Corridors - **Class II**

Revised 1-12-2016jrs

BP1 1/20/16 Building Permit Submission

No.	Date	Issue Notes

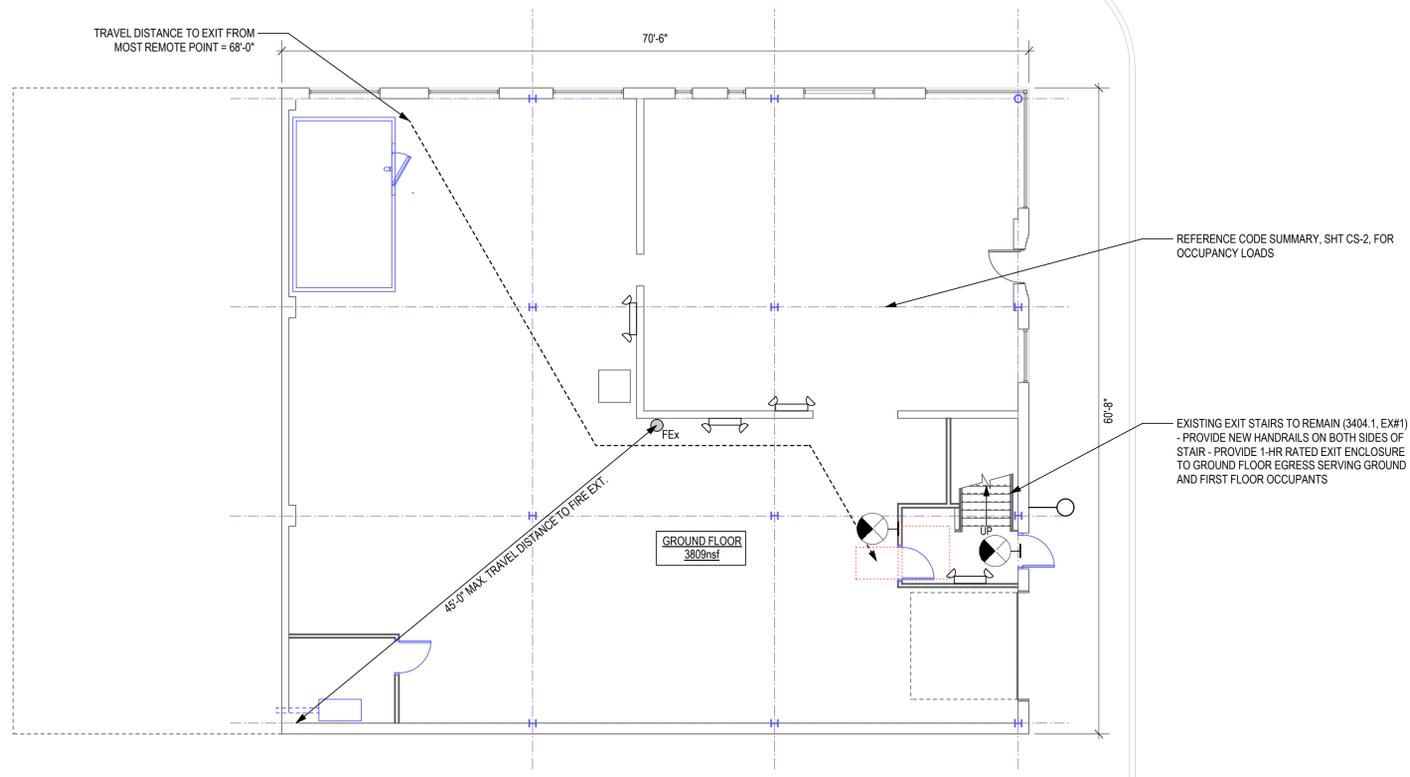
Design Firm: **LAB3 designs**
 55 South 17th St.
 Pittsburgh, PA 15203
 p: 412-586-7081

Consultant:

Project Title: **HITCHHIKER BREWING CO. 1200 MURIEL ST. PITTSBURGH, PA 15203**

Drawing Title: **CODE SUMMARY**

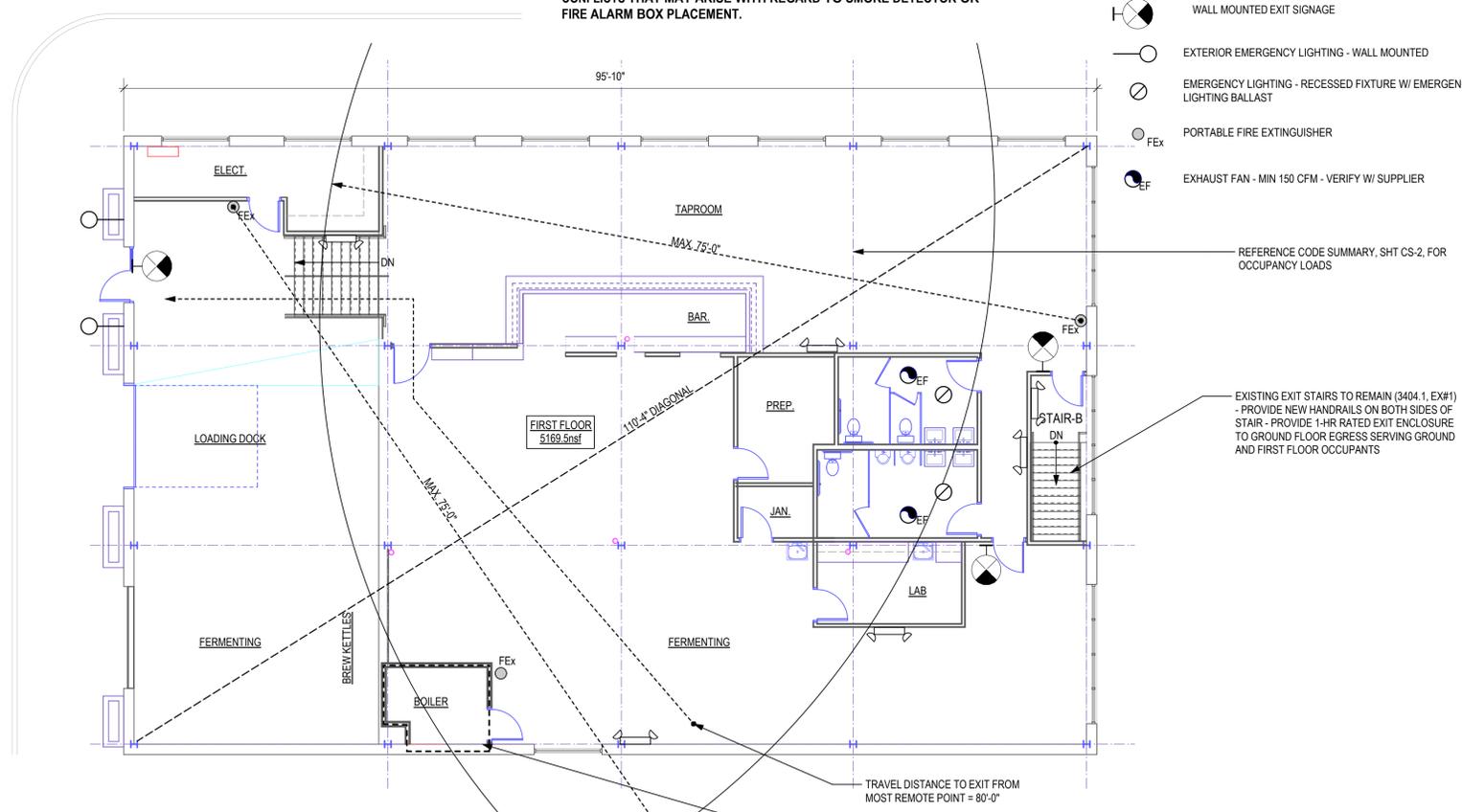
Project Manager	Project ID
JRS	2015-071
Drawn By	Scale
JRS	AS SHOWN
Reviewed By	Drawing No.
	CS-2
Date	CAD File Name
JANUARY, 2016	



1 OVERALL GROUND FLOOR PLAN
Scale: 1/8" = 1'-0"

GENERAL LIFE SAFETY NOTE
 1. PER IBC-2009 CHAPTER 34/3412.6.8 REQUIREMENTS, AUTOMATIC FIRE DETECTION MUST BE INSTALLED THROUGHOUT THE FIRE AREA. GC IS RESPONSIBLE FOR PROVIDING ALL REQUIRED DRAWINGS AND OBTAINING PERMIT APPROVALS FROM THE CITY OF PITTSBURGH FOR APPROVED INSTALLATION OF THIS SYSTEM.
 2. GC TO COORDINATE WITH ARCHITECT AND OWNER REGARDING ANY CONFLICTS THAT MAY ARISE WITH REGARD TO SMOKE DETECTOR OR FIRE ALARM BOX PLACEMENT.

- LEGEND:**
- EMERGENCY LIGHTING - WALL MTD.
 - CEILING MOUNTED EXIT SIGNAGE
 - WALL MOUNTED EXIT SIGNAGE
 - EXTERIOR EMERGENCY LIGHTING - WALL MOUNTED
 - EMERGENCY LIGHTING - RECESSED FIXTURE W/ EMERGENCY LIGHTING BALLAST
 - PORTABLE FIRE EXTINGUISHER
 - EXHAUST FAN - MIN 150 CFM - VERIFY W/ SUPPLIER



1 OVERALL FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

Chapter 34 Code Summary

This code summary reflects a non-separated mixed use A-2 and S-2 building with F-2 accessory use on the first floor. Calculations have been run for each occupancy type. The lowest score for each provision of 3412 has been used to compile the total score for the building. Provisions 3412.6.1 & 3412.6.2 have been calculated on the actual area of each occupancy type.

3412.6.1 Building Height	0.0
A-2 allowable height is 2 stories / 55 feet (Table 503 for A-2 / Type IIIB). A-2 occupancy exists only on the First Floor.	
[(55' - 20.3') / 12.5] x 3.5 = 2.78 x 3.5 = 9.73 Height Value Feet for A-2	
(2 - 2) x 3.5 = 0 Height Value Stories for A-2	
S-2 allowable height is 3 stories / 55 feet (Table 503 for S-2 / Type IIIB). S-2 occupancies exist on both floors.	
[(55' - 20.3') / 12.5] x 3.5 = 2.78 x 3.5 = 9.73 Height Value Feet for S-2	
(2 - 2) x 3.5 = 0 Height Value Stories for S-2	
3412.6.2 Building Area	9.5
Sprinkler increase is 0% and Frontage Increase is 44.3%	
[(217.17 / 313) - .25] x (30 / 30) = .694 x 1.0 = 44.3% Frontage Increase	
A-2 allowable area per floor is 9,500 sf (Table 503 for A-2 / Type IIIB)	
(1 + .443 + 0) x 9,500 = 1.443 x 9,500 = 13,708.5 Allowable Area per Floor for A-2	
13,708.5 x 2 = 27,417 Allowable Area per Building for A-2	
10,091 = Actual Area of Building	
(27,417 - 10,091) / 1,200 = 14.44	
Maximum allowable value is 50% of the Mandatory Fire Safety Score (FS) = 9.5 for A-2	
S-2 allowable area per floor is 26,000 sf (Table 503 for S-2 / Type IIIB)	
(1 + .443 + 0) x 26,000 = 1.443 x 26,000 = 37,518 Allowable Area per Floor for S-2	
37,518 x 2 = 75,036 Allowable Area per Building for S-2	
10,091 = Actual Area of Building	
(75036 - 10091) / 1,200 = 54.12	
Maximum allowable value is 50% of the Mandatory Fire Safety Score (FS) = 11.5 for S-2	
3412.6.3 Compartmentation	6.45
The building is a single compartment totaling 8,978.5nsf.	
The score for A-2 by linear interpolation is 6.45.	
The score for S-2 by linear interpolation is 7.04.	
3412.6.4 Tenant and Dwelling Unit Separation	0
The building complies with Category C. The score is 0 for A-2 and S-2.	
3412.6.5 Corridor Walls	0
The building complies with Category C. The score is 0 for A-2 and S-2.	
3412.6.6 Vertical Openings	2
All vertical shafts are 1-hr rated. VO=3.5 The maximum allowable score for this condition is 2 for all occupancies.	
3412.6.7 HVAC Systems	5
The building complies with Category E. The score is 5 for all occupancies.	
3412.6.8 Automatic Fire Detection	8
The building complies with Category E. The score 9 for A-2 and 8 for S-2.	
3412.6.9 Fire Alarm System	0
The building complies with Category C. The score 0 for A-2 and 10 for S-2.	
3412.6.10 Smoke Control	0
The building complies with Category A (No Smoke Control). The score is 0 for all occupancies.	
3412.6.11 Means of Egress	0
The building complies with Category B. The score is 0 for all occupancies.	
3412.6.12 Dead Ends	2
The building complies with Category C (LW<2.5). The score is 2 for all occupancies.	
3412.6.13 Max Travel Distance to an Exit	12.0
The max travel distance to an exit is 80' for A-2, and 68' for S-2. Per Table 1016.1, max travel distances are 200' for A-2, and 300' for S-2 for a non-sprinklered building.	
20 x [(200 - 80) / 200] = 20 x .6 = 12.0 for A-2	
20 x [(300 - 68) / 300] = 20 x .77 = 15.4 for S-2	
3412.6.14 Elevator Control	-2
The building complies with Category A. The score is -2 for all occupancies.	
3412.6.15 Emergency Egress Lighting	0
The building complies with Category B and has 2 or more exits. The score is 0 for all occupancies.	
3412.6.16 Mixed Occupancies	0
The building is non-separated mixed use. The score is 0 for all occupancies.	
3412.6.17 Sprinklers	-4
The building complies with Category A for A-2 Occupancy. The score is -4 for A-2	
The building complies with Category C for S-2 Occupancy. The score is 0 for S-2	
3412.6.18 Standpipes	0
The building complies with Category C. The score is 0 for all occupancies.	
3412.6.19 Incidental Use	0
The building includes one incidental use area (Boiler Room with equipment >400,000btu) requiring 1-hr protection or AFSS. 2-hr protection is provided. The score is 0 for all occupancies.	

SUMMARY SCORE SHEET (Table 3412.7)

This score sheet reflects the lowest score of A-2 and S-2 for each of the 19 categories.

	FS	ME	GS
3412.6.1 Building Height	0	0	0
3412.6.2 Building Area	9.5	9.5	9.5
3412.6.3 Compartmentation	6.45	6.45	6.45
3412.6.4 Tenant and Dwelling Unit Separation	0	0	0
3412.6.5 Corridor Walls	0	0	0
3412.6.6 Vertical Openings	2	2	2
3412.6.7 HVAC Systems	5	5	5
3412.6.8 Automatic Fire Detection	8	8	8
3412.6.9 Fire Alarm System	0	0	0
3412.6.10 Smoke Control	-	0	0
3412.6.11 Means of Egress	-	0	0
3412.6.12 Dead Ends	-	2	2
3412.6.13 Max Travel Distance to an Exit	-	12.0	12.0
3412.6.14 Elevator Control	-2	-2	-2
3412.6.15 Emergency Egress Lighting	-	0	0
3412.6.16 Mixed Occupancies	0	-	0
3412.6.17 Sprinklers	-4	-2	-4
3412.6.18 Standpipes	0	0	0
3412.6.19 Incidental Use	0	0	0
TOTAL	24.95	40.95	40.95

MANDATORY SAFETY SCORES (Table 3412.8)

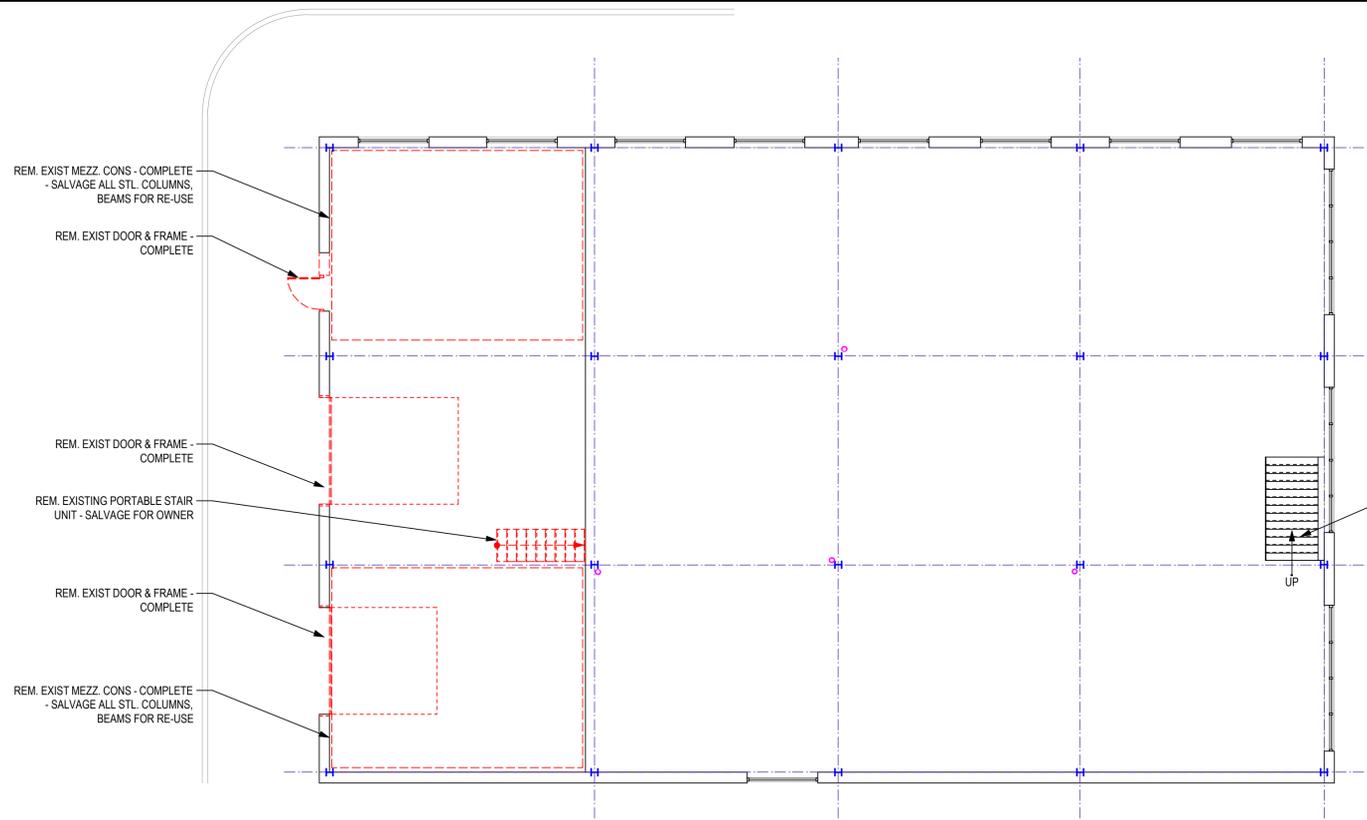
Per 3412.9.1 for a non-separated mixed use building, the mandatory safety scores for the occupancy with the lowest General Safety (GS) score shall be utilized. For this project, the mandatory safety scores reflect the A-2 occupancy.

	A-2	S-2	GS
A-2	19	30	30
S-2	23	33	33

EVALUATION FORMULAS (Table 3412.9)

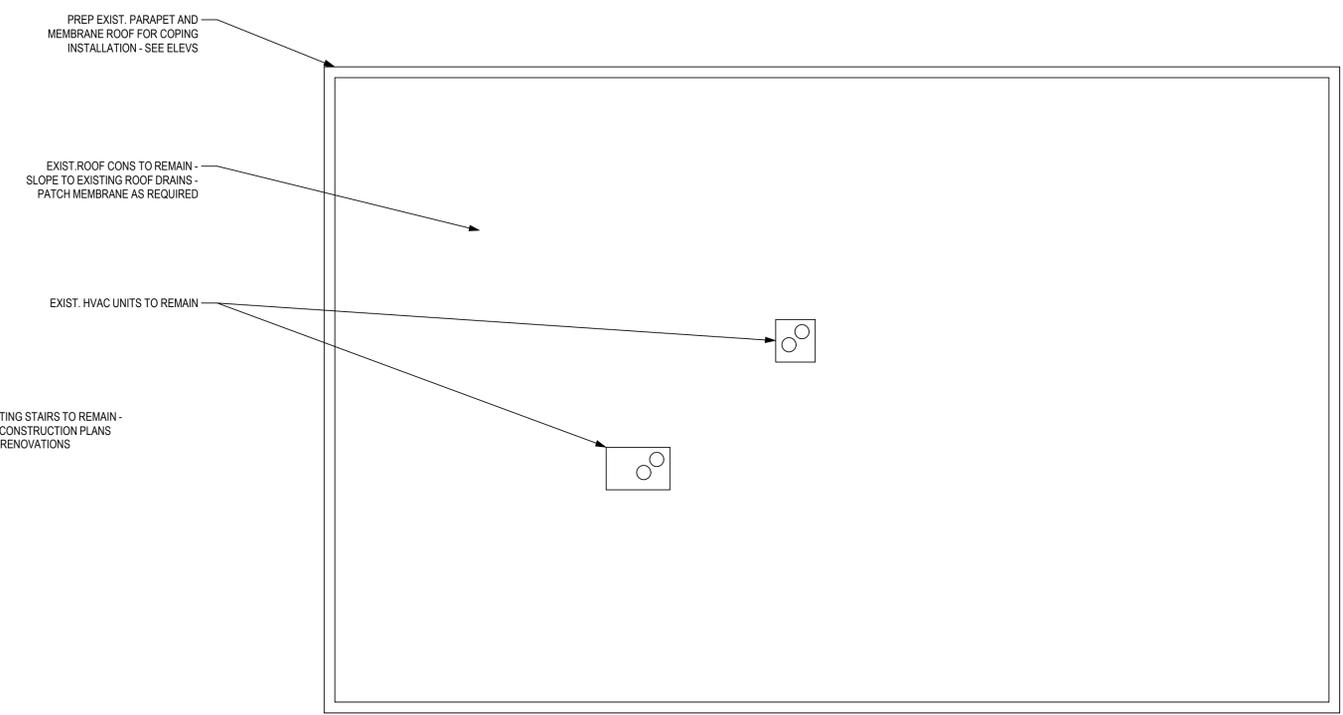
	24.95	40.95	40.95
Summary Score	24.95	40.95	40.95
Mandatory Safety Score	19	30	30
Project Score	5.95 PASS	10.95 PASS	10.95 PASS

BP1 1/20/16 Building Permit Submission		
No.	Date	Issue Notes
Design Firm LAB3 designs 55 South 17th St. Pittsburgh, PA 15203 p: 412-586-7081		
Consultant		
Project Title HITCHHIKER BREWING CO. 1200 MURIEL ST. PITTSBURGH, PA 15203		
Drawing Title LIFE SAFETY PLANS CHAPTER 34 SCORING		
Project Manager JRS	Project ID 2015-071	
Drawn By JRS	Scale AS SHOWN	
Reviewed By	Drawing No.	
Date JANUARY, 2016		CS-3
CAD File Name		



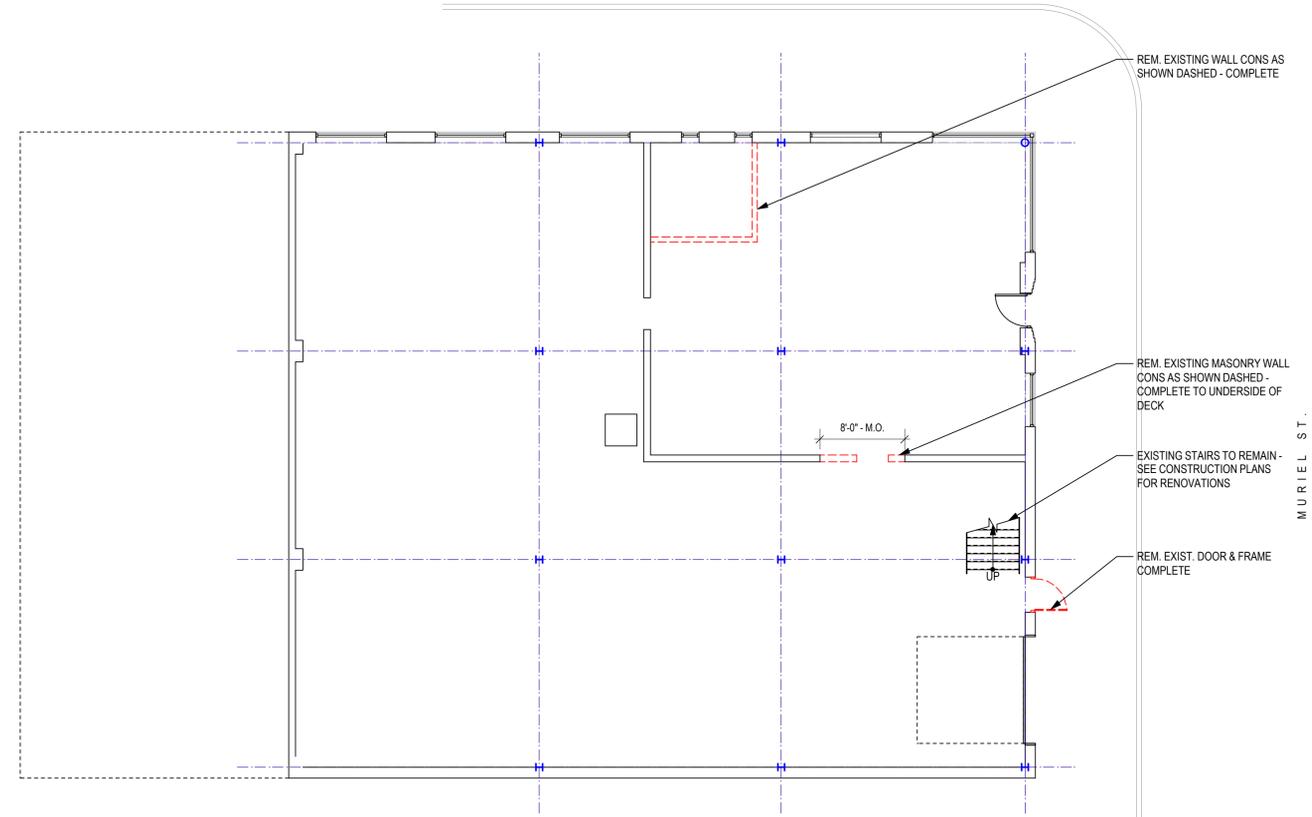
1 FIRST FLOOR ARCH. DEMOLITION PLAN
Scale: 1/8" = 1'-0"

GENERAL DRAWING NOTE
1. All MEP Demolition or rough-in drawings to be provided by MEP contractor(s) or other consultants and are not included in this submission - GC shall be responsible for MEP dwg coordination & required permits.



1 ROOF DEMOLITION PLAN
Scale: 1/8" = 1'-0"

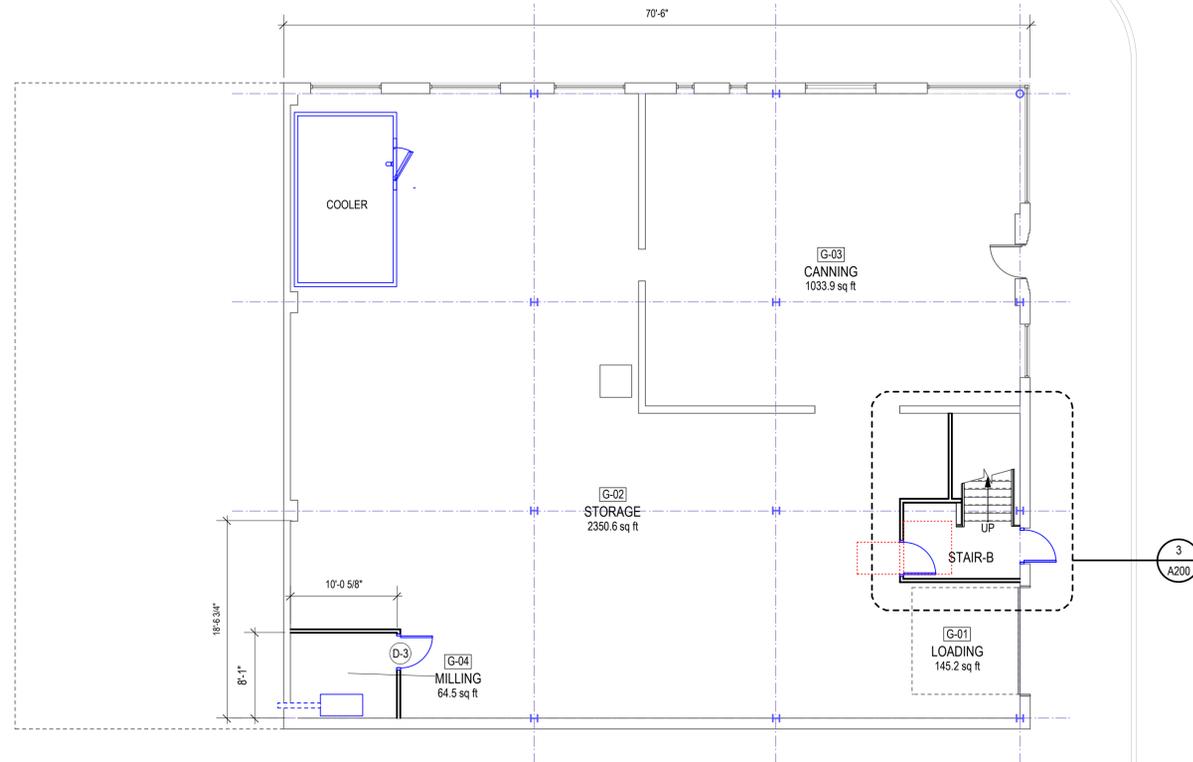
SOUTH 12TH ST.



2 GROUND FLOOR ARCH. DEMOLITION PLAN
Scale: 1/8" = 1'-0"

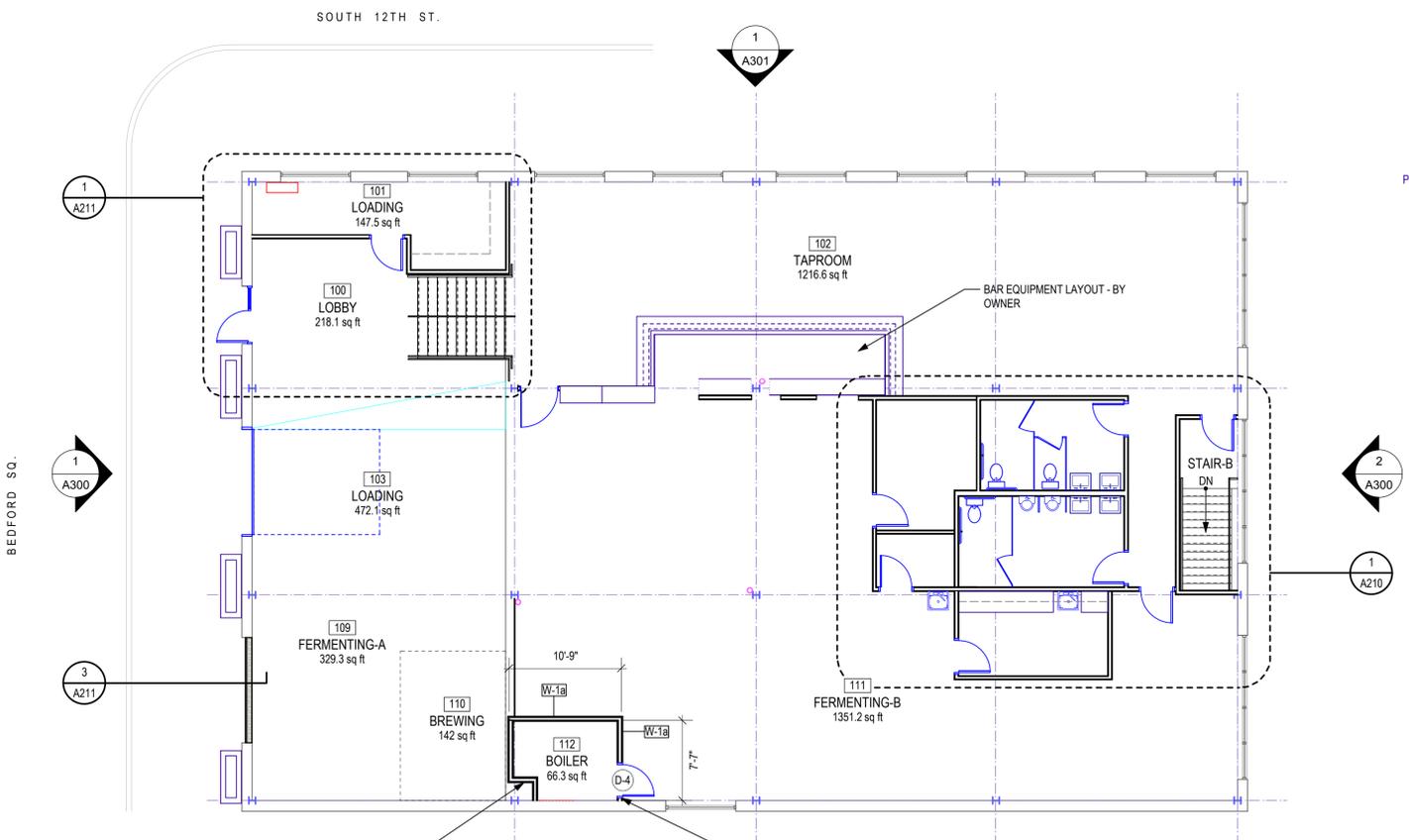
GENERAL DRAWING NOTE
1. All MEP Demolition or rough-in drawings to be provided by MEP contractor(s) or other consultants and are not included in this submission - GC shall be responsible for MEP dwg coordination & required permits.

BP1		1/20/16	Building Permit Submission
No.	Date	Issue Notes	
		55 South 17th St. Pittsburgh, PA 15203 p: 412-586-7081	
Project Title			
HITCHHIKER BREWING CO. 1200 MURIEL ST. PITTSBURGH, PA 15203			
Drawing Title			
DEMOLITION PLANS			
Project Manager	JRS	Project ID	2015-071
Drawn By	JRS	Scale	AS SHOWM
Reviewed By		Date	JANUARY, 2016
CAD File Name		A-100	



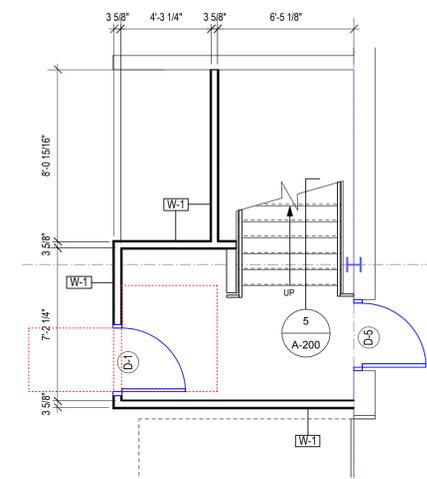
1 OVERALL GROUND FLOOR PLAN
Scale: 1/8" = 1'-0"

GENERAL DRAWING NOTE
1. All MEP Permit drawings to be provided by MEP contractor(s) or other consultants and are not included in this submission - GC shall be responsible for MEP dwg coordination & required permits.

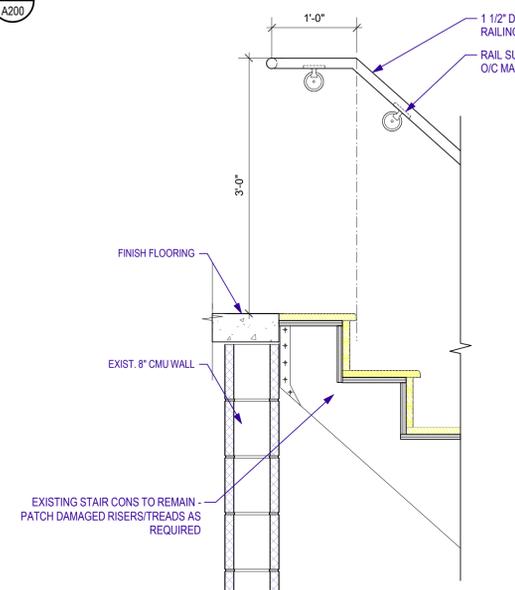


2 OVERALL FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

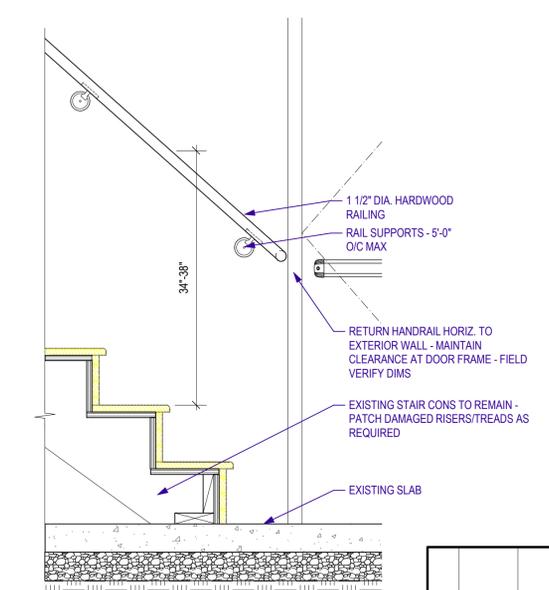
GENERAL DRAWING NOTE
1. All MEP Permit drawings to be provided by MEP contractor(s) or other consultants and are not included in this submission - GC shall be responsible for MEP dwg coordination & required permits.



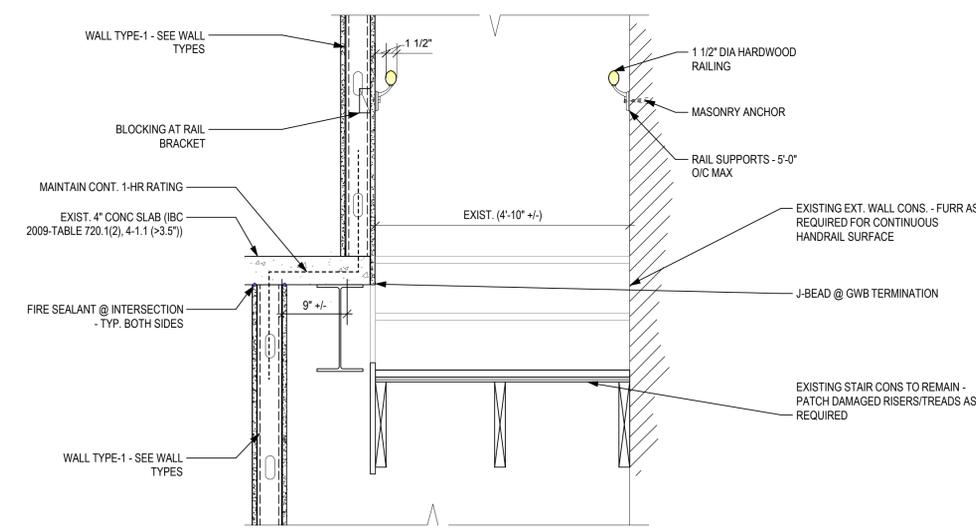
3 ENLARGED PLAN - GROUND FLOOR STAIR-B
Scale: 1/4" = 1'-0"



4 HANDRAIL DETAIL-A
Scale: 1" = 1'-0"

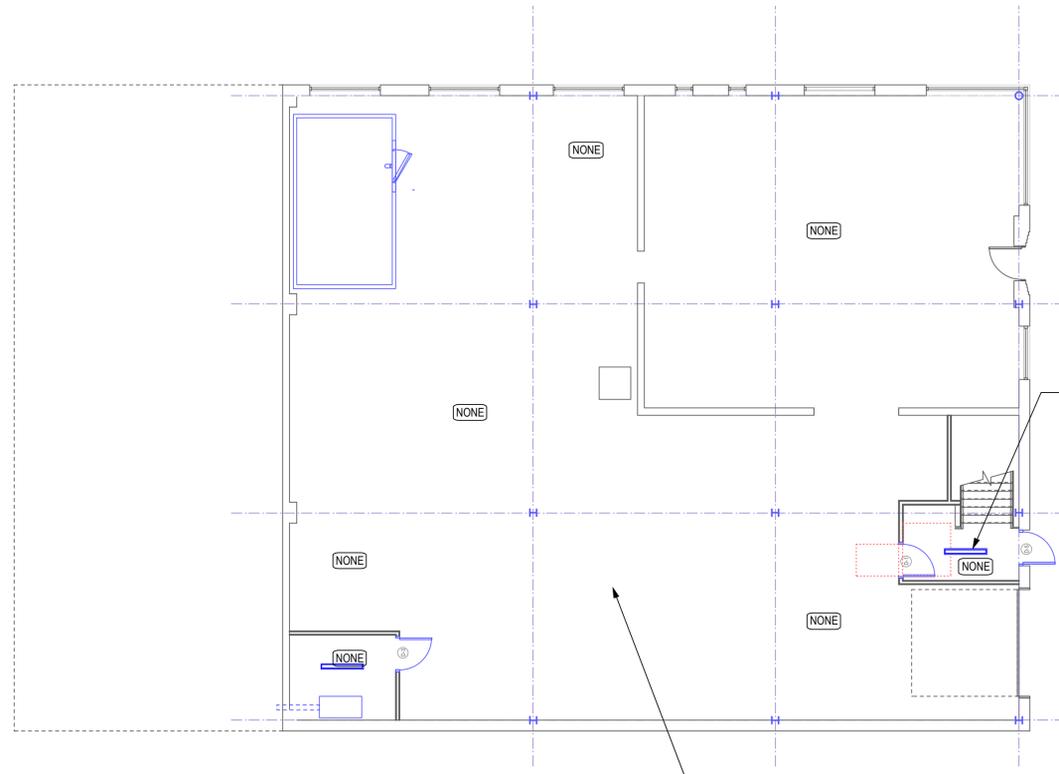


5 HANDRAIL DETAIL-B
Scale: 1" = 1'-0"



6 HANDRAIL DETAIL-C
Scale: 1" = 1'-0"

BP1 1/20/16 Building Permit Submission		
No.	Date	Issue Notes
Design Firm LAB3 designs 55 South 17th St. Pittsburgh, PA 15203 p: 412-586-7081 Consultant		
Project Title HITCHHIKER BREWING CO. 1200 MURIEL ST. PITTSBURGH, PA 15203		
Drawing Title FLOOR PLANS STAIR-B DETAILS		
Project Manager	JRS	Project ID: 2015-071
Drawn By	JRS	Scale: AS SHOWM
Reviewed By		Drawing No.
Date	JANUARY, 2016	A-200
CAD File Name		



1 OVERALL GROUND FLOOR PLAN
Scale: 1/8" = 1'-0"

SUSP. 1x4 FLOURESCENT FIXTURE - TYP.
- GC TO COORDINATE FINAL LOCATIONS/HEIGHTS

GENERAL DRAWING NOTE

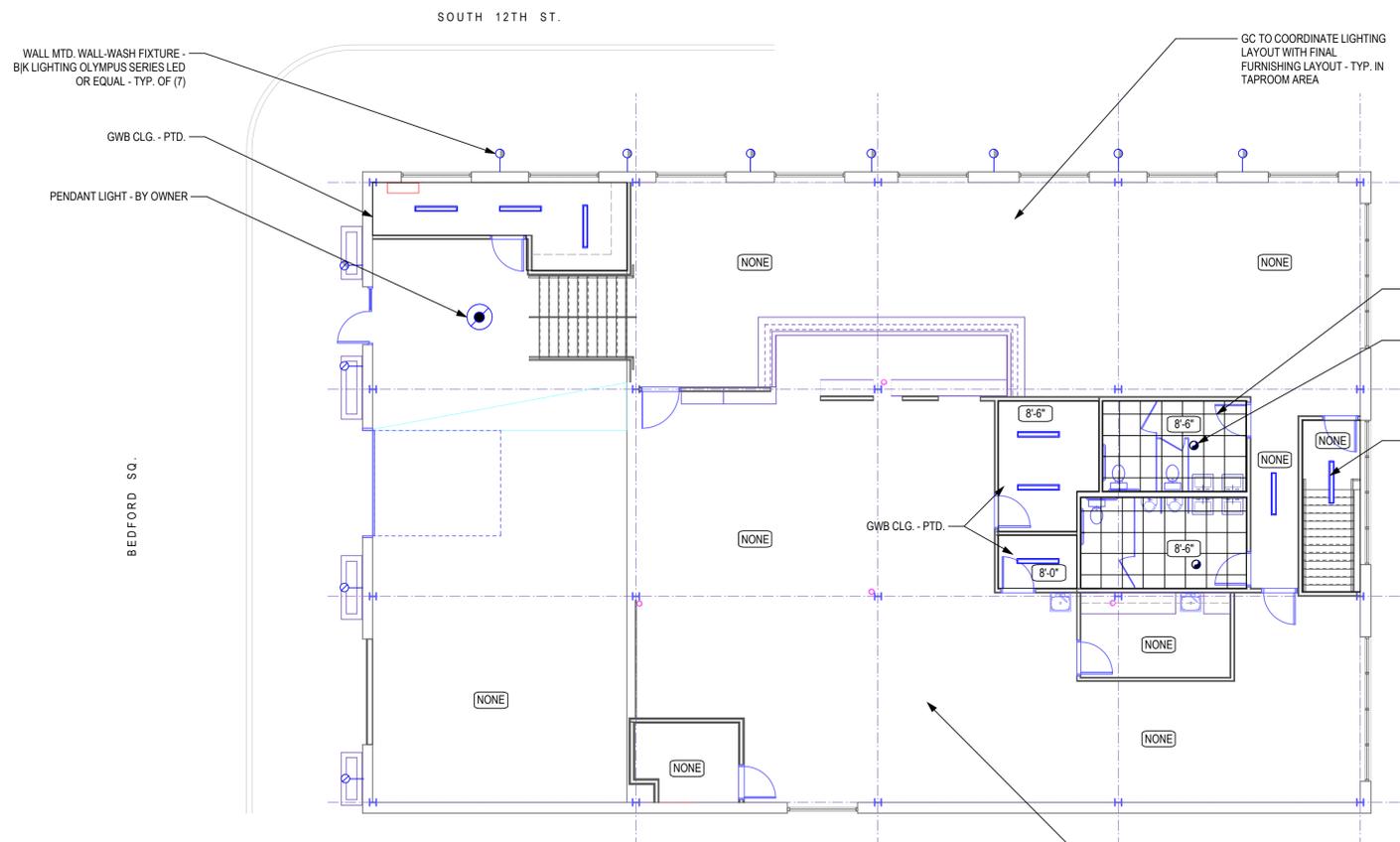
1. All MEP Permit drawings to be provided by MEP contractor(s) or other consultants and are not included in this submission - GC shall be responsible for MEP dwg coordination & required permits.
2. Lighting layouts are for coordination purposes only. GC shall coordinate final lighting and switching requirements with Owner.

GENERAL POWER NOTES

1. The electrical installation shall meet the standards prescribed by the National Electrical Code and all local amendments, all applicable National Fire Protection Association (NFPA) codes, ICC Electrical, and local and state building codes. Construction shall in general be in accordance with standards and requirements of utilities and authorities having jurisdiction.
2. Electrical panel to be located in Mechanical Room-verify exact location. Contractor shall verify that feeders serving the Building appear to be adequate for new lighting and power loads as required by Owner.
3. Center all receptacles 18" a.f.f. and switches 48" a.f.f. unless noted otherwise on plan.
4. Verify electrical requirements if any for any equipment or appliances shown on plans prior to commencement of work. Provide isolated ground wires as required by equipment manufacturers.
5. For each equipment connection, determine and provide the device, outlet or junction box required to connect the equipment. Verify exact locations with prior to installations.
6. Provide no more than 8 duplex convenience outlets on any one circuit.
7. All conduit shall be 1/2" minimum with copper conductors installed. Aluminum conductors will not be allowed.

GENERAL LIGHTING NOTES

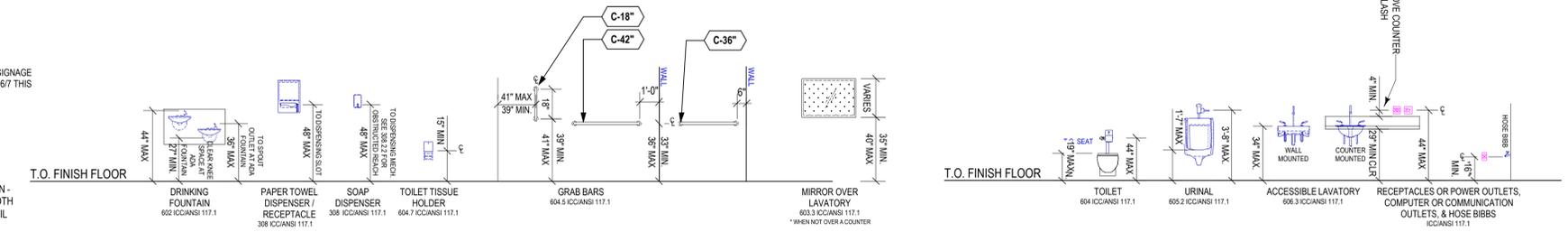
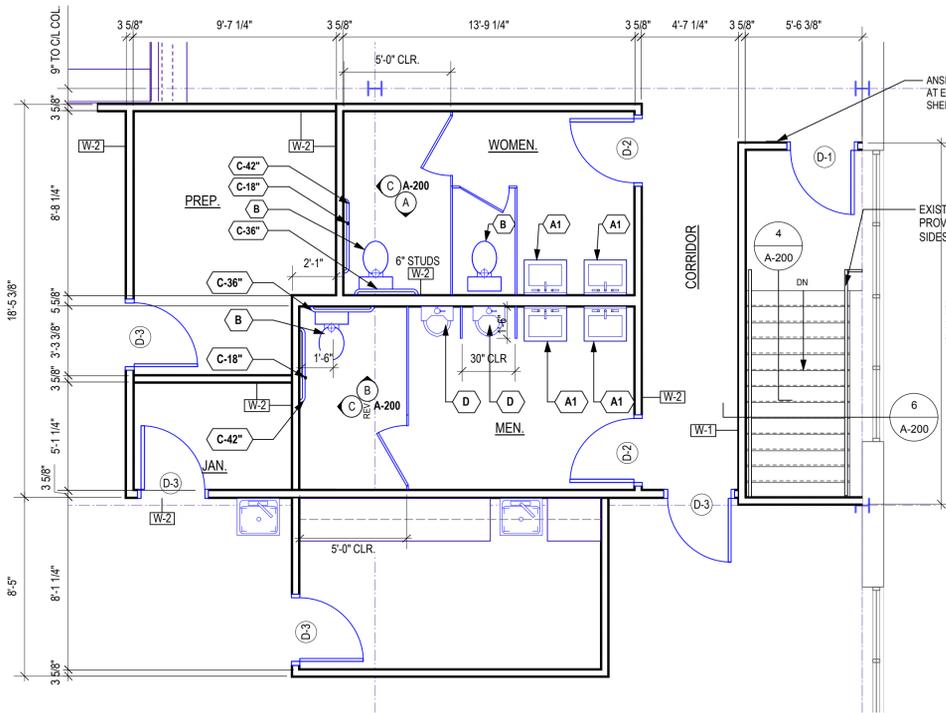
1. Lighting layouts shown are intended to indicate desired fixture locations and switching. Lighting installer shall make a thorough confirmation of all existing conditions before bidding work. Lighting shall be installed and circuited in full accordance with the NEC by a licensed electrician.
2. No more than (12)-4-lamp fixtures shall be on any one circuit.
3. Fixtures shown for location and function purposes only - All Fixture Types to be selected by GC



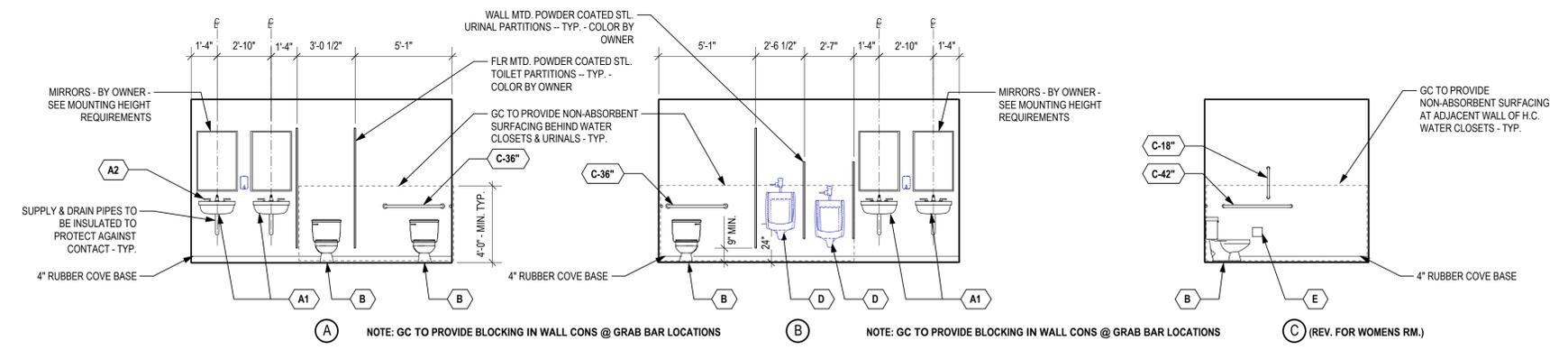
2 OVERALL FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

GC TO COORDINATE LIGHTING LAYOUT WITH FINAL EQUIPMENT LAYOUT - TYP. ALL PRODUCTION & STORAGE AREAS

BP1 1/20/16 Building Permit Submission	
No.	Date
Issue Notes	
LAB3 designs 55 South 17th St. Pittsburgh, PA 15203 p: 412-586-7081	
Project Title	
HITCHHIKER BREWING CO. 1200 MURIEL ST. PITTSBURGH, PA 15203	
Drawing Title	
CEILING PLANS	
Project Manager	Project ID
JRS	2015-071
Drawn By	Scale
JRS	AS SHOWN
Reviewed By	Drawing No.
Date	A-201
JANUARY, 2016	
CAD File Name	



1 MOUNTING HEIGHTS
N.T.S.

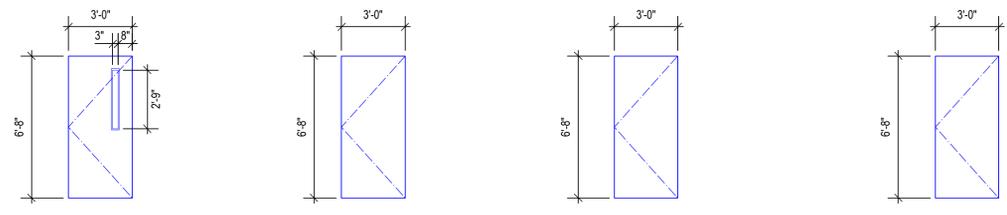


3 TOILET ROOM INTERIOR ELEVATIONS
SCALE: 1/4\"/>

2 ENLARGED PLAN - FIRST FLOOR RESTROOMS AND STAIR-WELL
Scale: 1/4\"/>

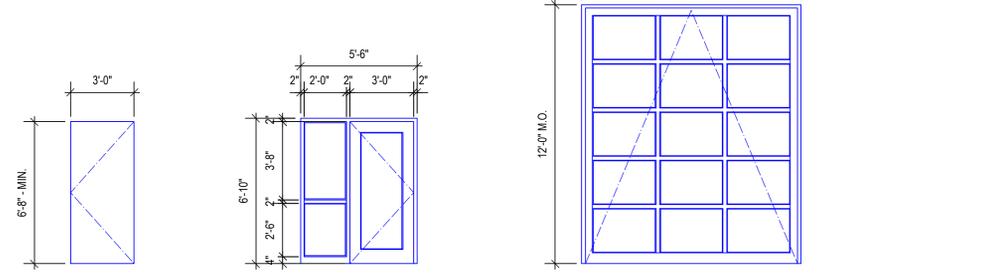
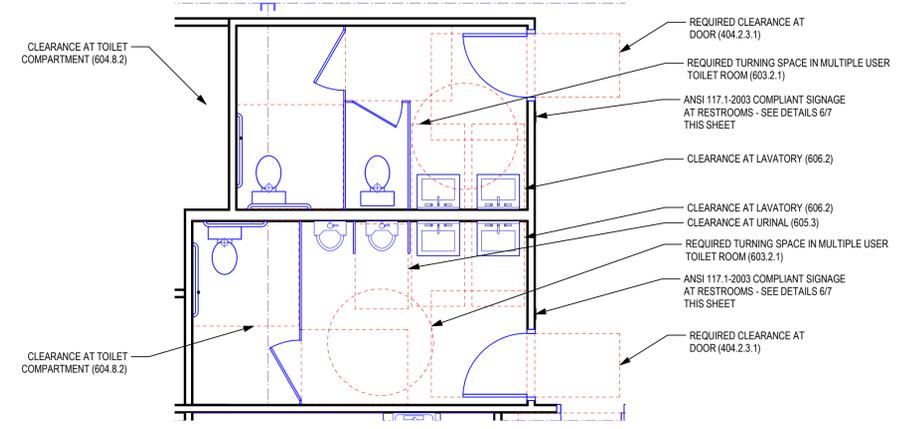
- TOILET ROOM ACCESSORIES LEGEND**
- A1 - LAVATORIES - KOHLER MORNINGSIDE SINGLE-HOLE FAUCET - K-12638-0 OR EQUAL
 - A2 - LAVATOR FAUCET - KOHLER JULY SINGLE HANDLED FAUCET W/O DRAIN- K-97282-4-CP OR EQUAL
 - B - WATER CLOSETS - KOHLER K-3810-0 OR EQUAL
 - C - GRAB BARS - BOBRICK OR EQUAL (SIZES NOTED ON DRAWINGS)
 - D - URINALS - KOHLER DEXTER K-5016-ET-0 W/ TOP SPUD OR EQUAL
 - E - TOILET TISSUE DISPENSERS - BOBRICK OR EQUAL MODEL #B-273, SINGLE ROLL DISPENSER
 - G - DRINKING FOUNTAINS - ELKAY OR EQUAL

4 TOILET ROOMS - ACCESSORIES LEGEND
N.T.S.



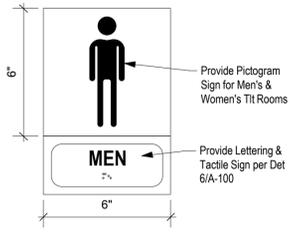
- D-1 TYP. OF (2)
60min FIRE RATED DOOR ASSEMBLY
DOOR - SOLID OR MINERAL CORE WD. - 1-3/4\"/>
- D-2 TOILET ROOM DOOR - TYP. OF (2)
NON-RATED DOOR ASSEMBLY
DOOR - SOLID OR MINERAL CORE WD. - 1-3/4\"/>
- D-3 STORAGE ROOM DOORS - TYP. OF (6)
NON-RATED DOOR ASSEMBLY
DOOR - SOLID OR MINERAL CORE WD. - 1-3/4\"/>
- D-4 TYP. OF (1)
90min FIRE RATED DOOR ASSEMBLY
DOOR - HOLLOW METAL
DOOR GLAZING - MAX. 100 SQ. IN.

5 ENLARGED PLAN - RESTROOM ACCESSIBILITY CLEARANCE REQUIREMENTS
Scale: 1/4\"/>

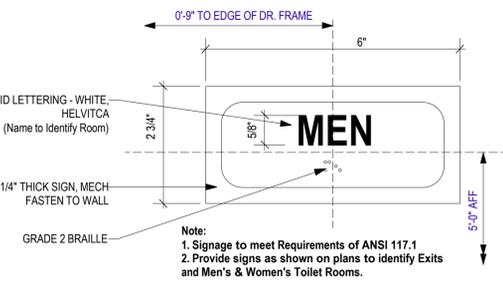


- D-5 TYP. OF (1)
NON-FIRE RATED DOOR ASSEMBLY
DOOR - INSULATED HOLLOW METAL
DOOR FINISH - NONE
DOOR FINISH - PTD.
- D-6 ENTRANCE DOOR - TYP. OF (1)
NON-FIRE RATED DOOR ASSEMBLY
DOOR & FRAME - KAWNEER 350 MED. STILE ENTRANCE FRAMING
DOOR FINISH - FACTORY FINISHED KYNAR
- D-7 GARAGE DOOR - TYP. OF (1)
NON-FIRE RATED DOOR ASSEMBLY
DOOR & FRAME - ALUM. FRAME W/ 1/2\"/>

6 TOILET ROOM SIGNAGE
Scale: 3\"/>

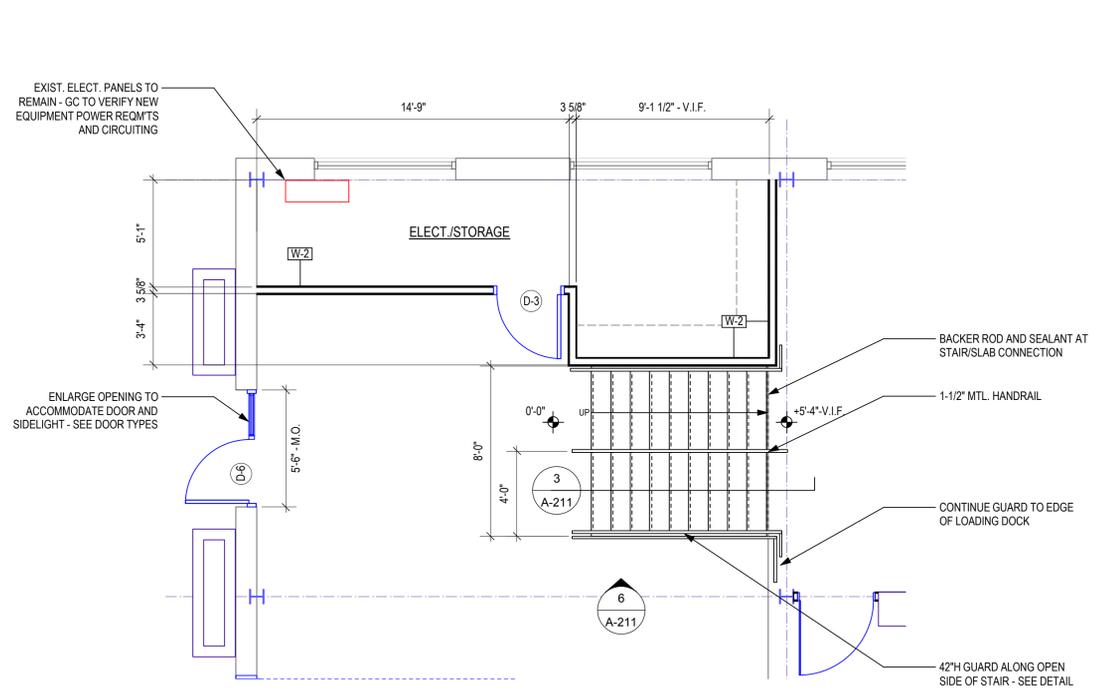


7 TACTILE SIGN
Scale: Half Actual Size

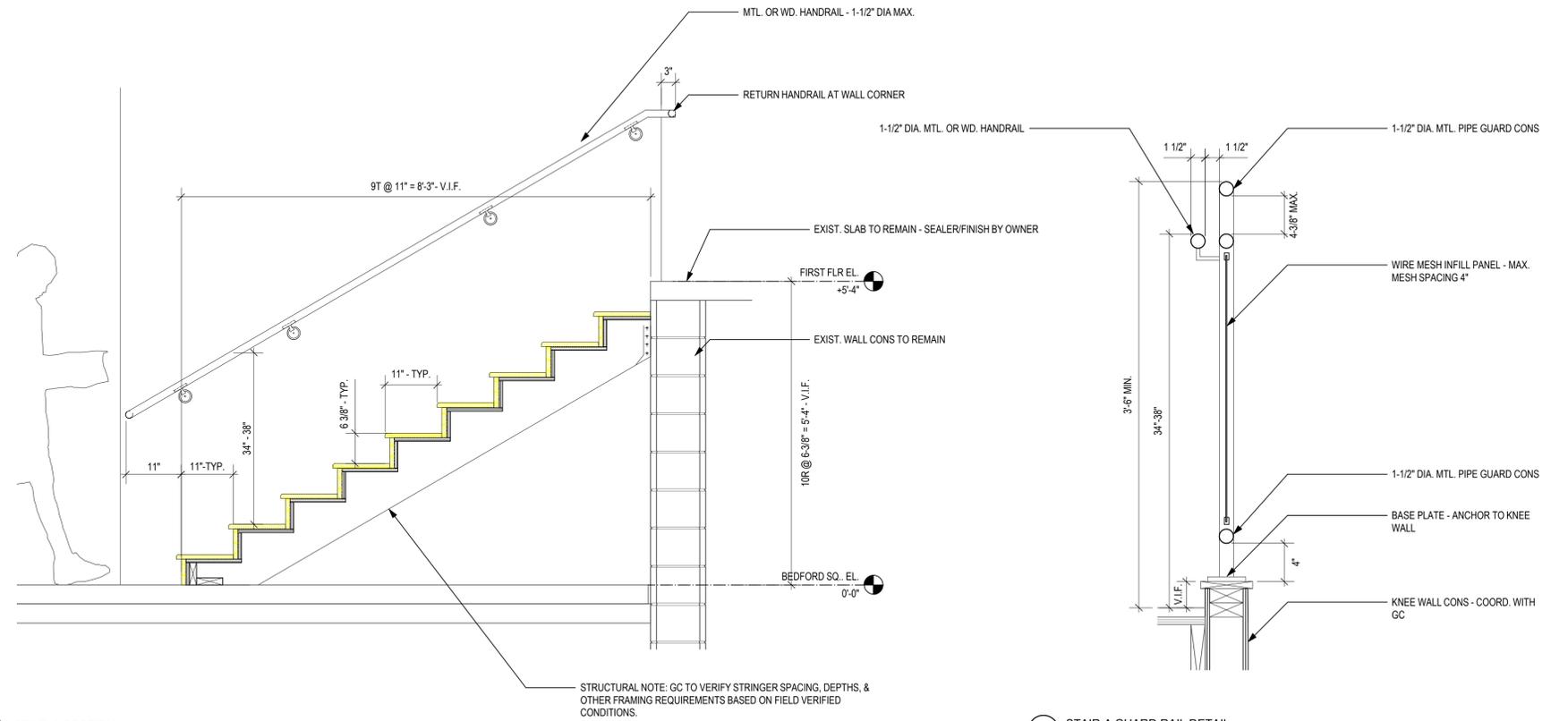


8 DOOR/HARDWARE TYPES
N.T.S.

BP1	1/20/16	Building Permit Submission
No.	Date	Issue Notes
Design Firm LAB3 designs 55 South 17th St. Pittsburgh, PA 15203 p: 412-586-7081		
Project Title HITCHHIKER BREWING CO. 1200 MURIEL ST. PITTSBURGH, PA 15203		
Drawing Title TOILET ROOM PLANS AND ELEVATIONS WALL/DOOR TYPES		
Project Manager	JRS	Project ID: 2015-071
Drawn By	JRS	Scale: AS SHOWN
Reviewed By		Drawing No.
Date	JANUARY, 2016	A-210
CAD File Name		

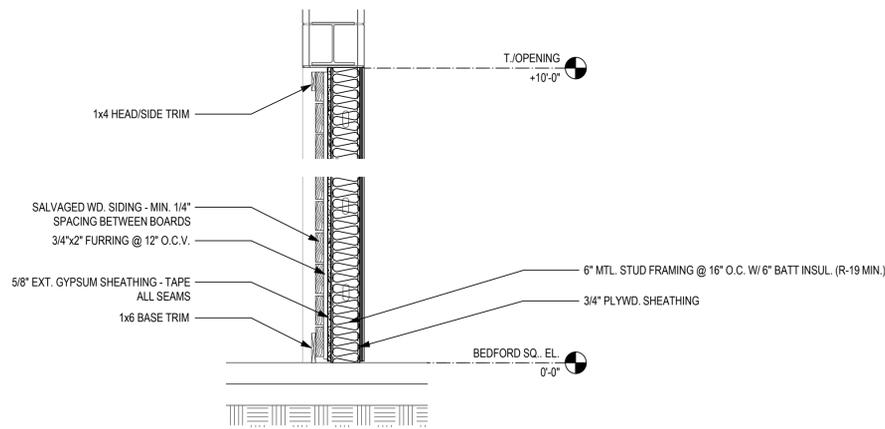


1 ENLARGED PLAN - STAIR-A
Scale: 1/4" = 1'-0"

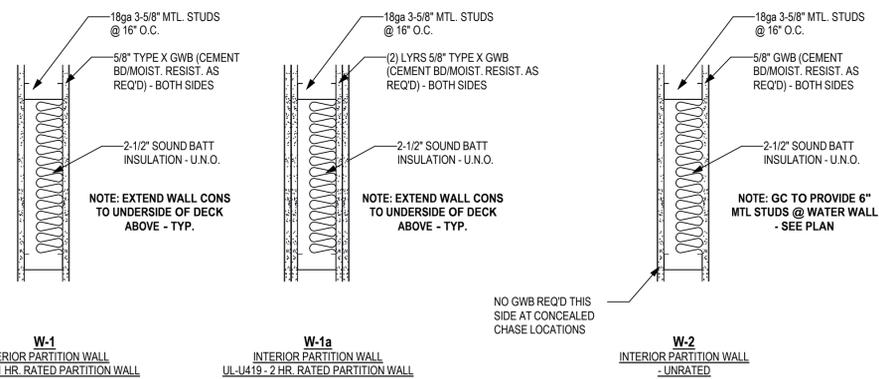


2 STAIR-A SECTION
Scale: 3/4" = 1'-0"

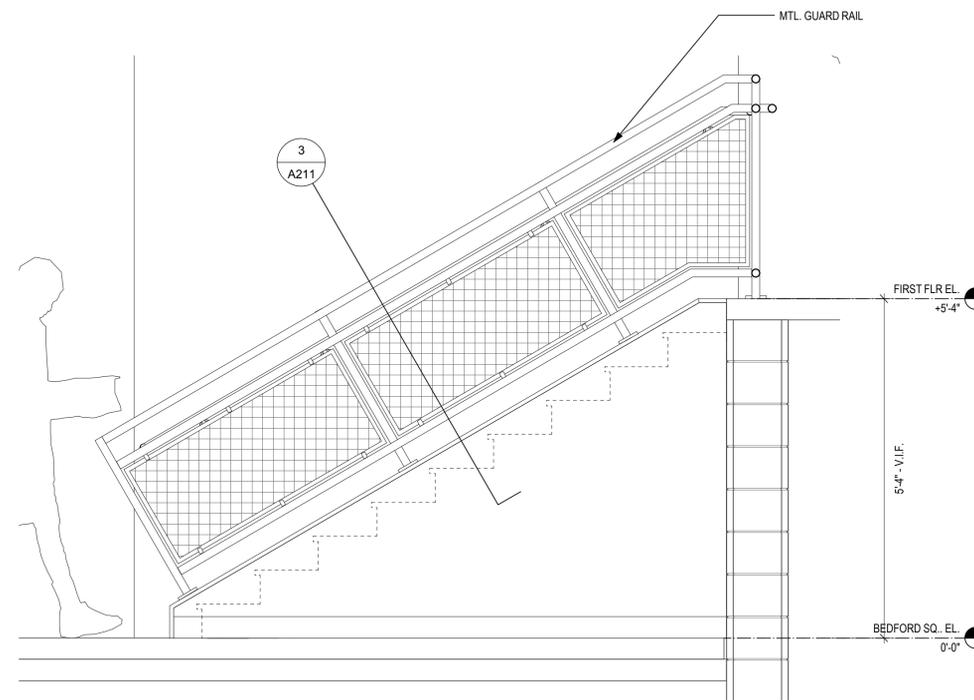
3 STAIR-A GUARD RAIL DETAIL
Scale: 1 1/2" = 1'-0"



4 WALL SECTION - WALL INFILL
Scale: 3/4" = 1'-0"

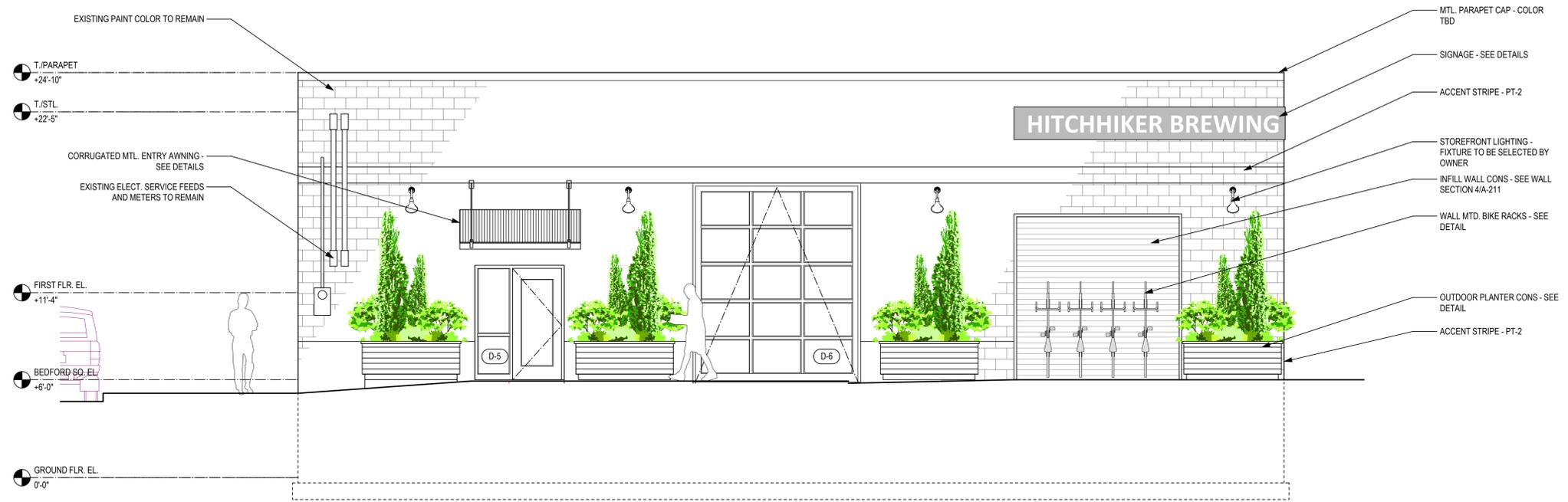


5 INTERIOR WALL TYPES
SCALE: 1 1/2" = 1'-0"

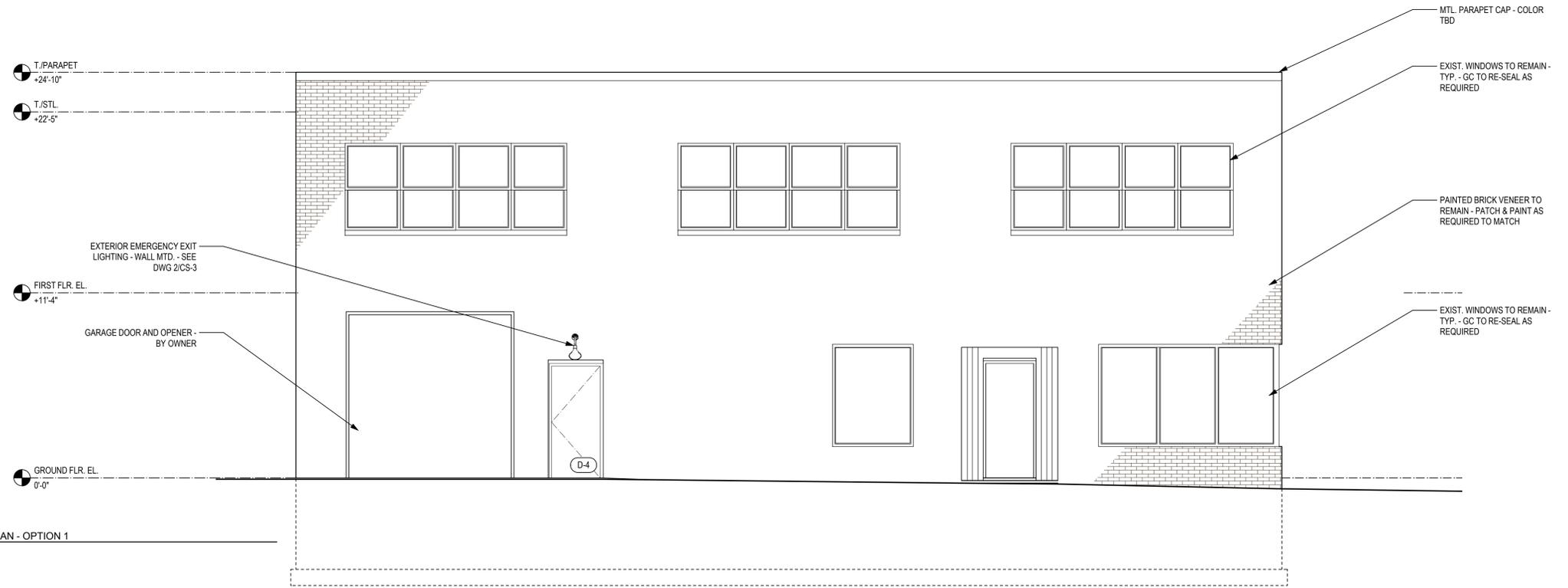


6 STAIR-A GUARD RAIL ELEVATION
Scale: 3/4" = 1'-0"

BP1 1/20/16 Building Permit Submission	
No.	Date
Issue Notes	
LAB3 designs 55 South 17th St. Pittsburgh, PA 15203 p: 412-586-7081 Consultant	
Project Title HITCHHIKER BREWING CO. 1200 MURIEL ST. PITTSBURGH, PA 15203	
Drawing Title ENLARGED PLANS AND ELEVATIONS	
Project Manager	Project ID
Drawn By	Scale
Reviewed By	Drawing No.
Date	A-211
CAD File Name	

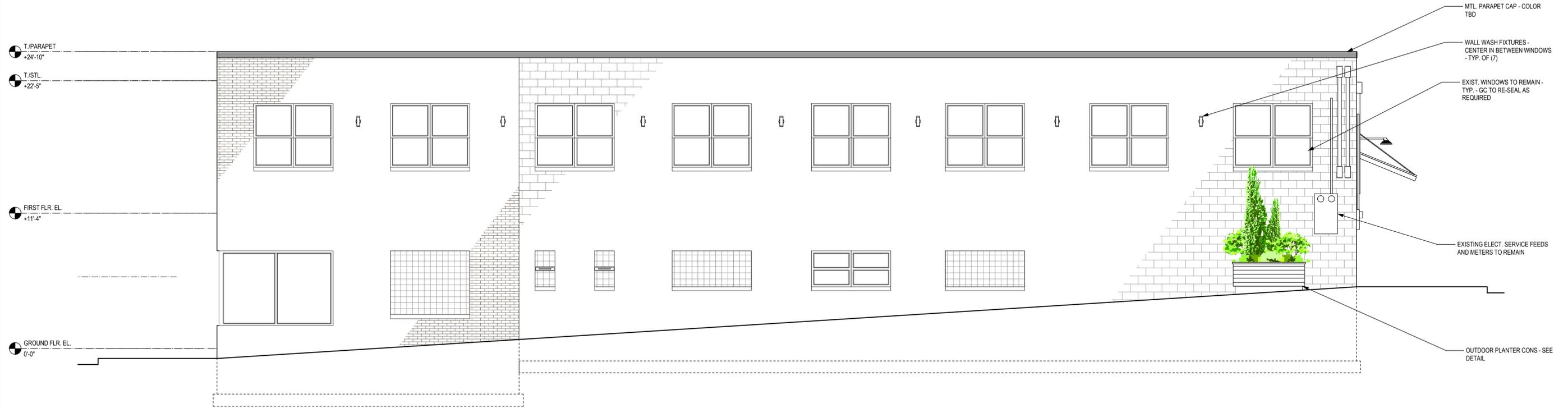


1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



1 FIRST FLOOR PLAN - OPTION 1
Scale: 1/4" = 1'-0"

BP1 1/20/16 Building Permit Submission	
No.	Date
Issue Notes	
LAB3 designs 55 South 17th St. Pittsburgh, PA 15203 p: 412-586-7081 <small>Consultant</small>	
Project Title HITCHHIKER BREWING CO. 1200 MURIEL ST. PITTSBURGH, PA 15203	
Drawing Title ELEVATIONS	
Project Manager	Project ID
Drawn By	Scale
Reviewed By	Drawing No.
Date	A-300
CAD File Name	



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

BP1 1/20/16 Building Permit Submission	
No.	Date
Issue Notes	
	
LAB3 designs 55 South 17th St. Pittsburgh, PA 15203 p: 412-586-7081	
Consultant	
Project Title HITCHHIKER BREWING CO. 1200 MURIEL ST. PITTSBURGH, PA 15203	
Drawing Title ELEVATIONS	
Project Manager	Project ID
JRS	2015-071
Drawn By	Scale
JRS	AS SHOWM
Reviewed By	Drawing No.
	A-301
Date	
JANUARY, 2016	
CAD File Name	



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: _____

LOT AND BLOCK NUMBER: _____

WARD: _____

FEE PAID: _____

DISTRICT: _____

FEE SCHEDULE:

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

ADDRESS OF PROPERTY:

836, 840, and 846 W. North Ave
Pittsburgh, PA 15233

Allegheny West

OWNER:

NAME: STABLES DEVELOPMENT, LP

ADDRESS: 322 N. Shore Dr., Ste. 200

Pittsburgh, PA 15212

PHONE: 412-608-4571

EMAIL: andrew@gorealtypgh.com

APPLICANT:

NAME: STABLES DEVELOPMENT, LLC

ADDRESS: 322 N. Shore Dr., Ste. 200

Pittsburgh, PA 15212

PHONE: 412-608-4571

EMAIL: andrew@gorealtypgh.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other (Material Specs)

DETAILED DESCRIPTION OF PROPOSED PROJECT:

Renovation of existing 3-story structure, and adjacent
new construction of 4-story structure, with compatible materials
and connected 4th story for 35 total residential units with
integral parking.

SIGNATURES:

OWNER: Dr: Stables Development, LLC
[Signature] DATE: 1/15/16

APPLICANT: [Signature] DATE: 1/15/16

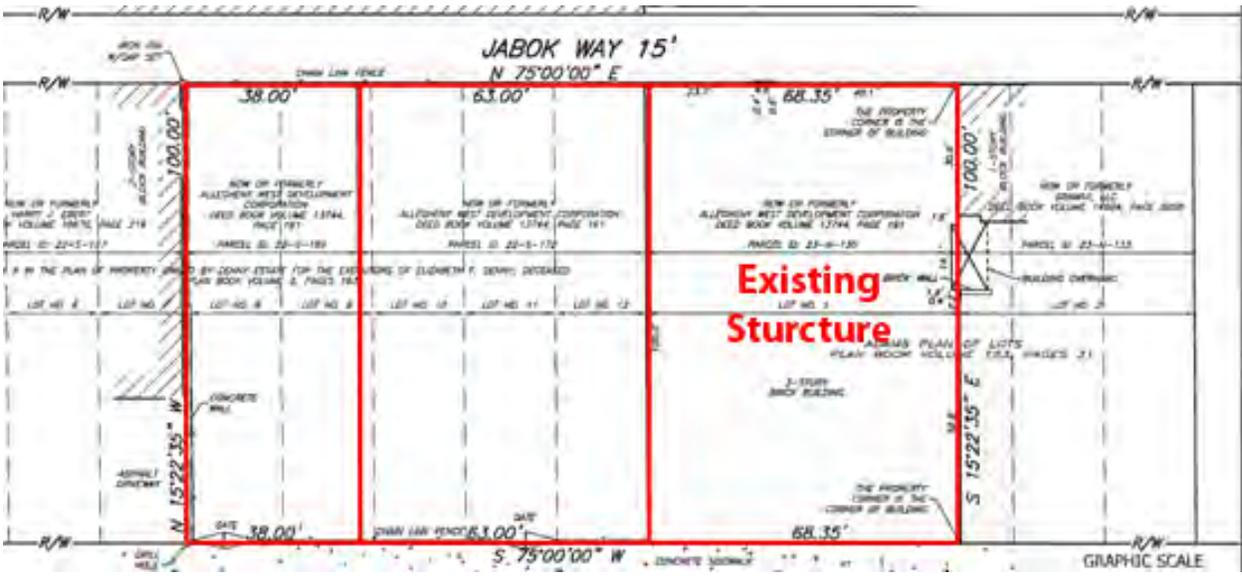
EXISTING CONDITIONS AND DEVELOPMENT OVERVIEW

SITE PLAN

The existing site consists of 3 parcels, one of which contains a 3-story brick structure (the “Stables Building”), and two parcels that are currently vacant land:



The survey indicates that the existing structure is on its own parcel, and the new construction will be on a separate parcel (see Appendix C for full survey and site plan):



STABLES BUILDING

The Stables Building was built in 1895, is designated as a city historic structure, and is located in the Allegheny West neighborhood:



View from West North Ave



View from West North Ave of West Wall



View from West North Ave of East Wall



View of East Wall of Building



View of Detail on Façade



View of Second Floor and Columns



View of Second Floor and Columns



View of Third Floor and Columns



View of Third Floor and Columns

ADJACENT VACANT LAND

The adjacent vacant land contains two parcels that will be the site of the 4-story new construction:



View from North West Corner of Adjacent Vacant Land



View from West Side of Vacant Land



View of Vacant Land from West North Ave

SCOPE OF WORK

The intended scope of work involves:

- Renovation of existing 3-story structure for parking and amenities on first floor, with residential units on the second and third floors.
- New construction on adjacent parcel of 4-story structure with compatible materials.
- Addition of fourth story on new construction and extending onto the existing structure.

The intent of the exterior design is to complement the existing structure by using historically appropriate materials and matching the fenestration of the Stables Building (see Appendix A for full drawings and elevations).



FOURTH STORY SETBACK

The intent of the fourth story, deck, and railings is to provide a setback that minimizes the impact of their visibility from West North Avenue (see drawings in Appendix A for additional detail):



View from Galveston Ave at West North Ave



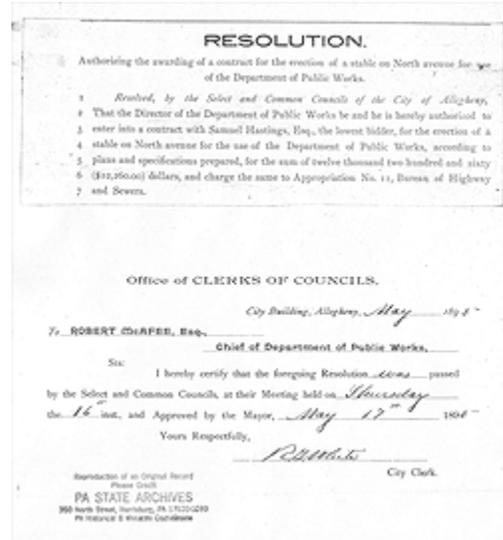
View from Brighton Rd at West North Ave

HISTORY

The Historic Stables Building is the last standing public works building from the City of Allegheny. A review of public records confirms that the Allegheny City Stables/Public Works Building was constructed in 1895. The building was designed by Robert Swan and constructed by Samuel Hastings.

On May 16, 1895, the Select and Common Councils of the City of Allegheny approved a resolution “authorizing the awarding of a contract for the erection of a stable on North Avenue for use of the Department of Public Works” Bureau of Highways and Sewers. The contract for the stables building was let to Samuel Hastings, Esq., the lowest bidder, for the sum of \$12,260. On October 25, 1895, a building permit was issued for a three-story brick stable, measuring 68 ft by 101 feet, with an estimated cost of \$12,000, to be occupied by the Allegheny City Department of Public Works. A 1901 plat map shows the Kramer & Redman building replaced with a brick structure identified as “City of Allegheny” confirming that the stables building had been built.

On December 7, 1907, the City of Pittsburgh annexed Allegheny City. All of the municipal offices of Allegheny City, including the Public Works Department, were merged with those of the City of Pittsburgh. Although the gasoline engine and automobiles were gaining in popularity at this time, horses remained a viable means of transport for both people and goods well into the twentieth century.



In 1928, the City of Pittsburgh utilized approximately 300 head of horses in its various departments, which was overseen by the Bureau of Horses within the Office of the Mayor. The four park divisions used from two to ten horses each, while the eight divisions of the Bureau of Highways and Sewers each used from eight to 42 head to maintain, what amounted to in 1928, nearly 1800 miles of public roadways, including over 800 miles of improved streets and alleys, and over 900 miles of unimproved streets and alleys.

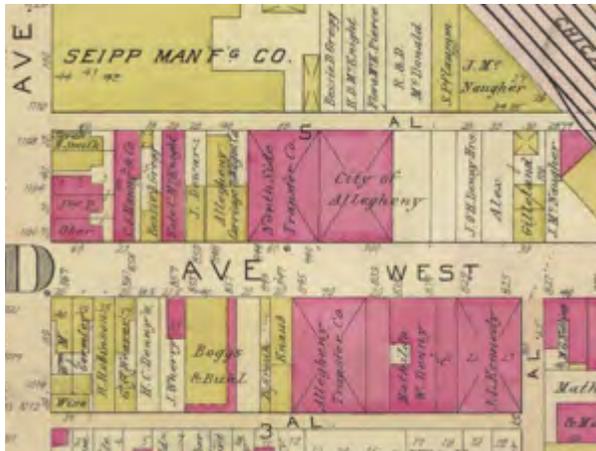
Draft horses, primarily Belgians, used by the Department of Public Works were of the show horse order, and consisted of mostly mated teams of dappled grays, chestnuts with white markings, blacks, roans, and bays (reddish-brown) that weighed 1500 to 1900 pounds, and measured from 15 to 16 ½ hands in height. Teams typically worked an eight-hour day, but sometimes up to fifteen hours per day, and had an average working age of 18 years, with some reaching over 22 years of service.

All of the city-owned stables were open to the public at all times, and “[s]table men, watchmen, and others connected with the horse department [were] required to be polite and accommodating to all visitors at all times.”

STABLES DEVELOPMENT – HISTORICAL REVIEW COMMISSION (HRC) SUBMISSION

The building continued to be used by the Department of Public Works well into the twentieth century, witnessing the conversion from horse-driven to motor-driven equipment. The DPW occupied the building as late as 1969, and served Allegheny City and City of Pittsburgh Departments of Public Works for approximately 75 years. On November 7, 1973, the Denny heirs sold the lot and building to David Stein.

The building is an excellent example of the Romanesque style of architecture adapted to utilitarian use. The building's arcaded south (façade), east (side), and north (rear) elevations all incorporate the use of round and segmental arched openings, radiating brick voussoirs, and projecting brick and stone belt courses. The north (façade) elevation incorporates two patterns of brick diapering as well as a corbelled brick cornice. As such, the building retains a high degree of historic integrity of design, materials, and workmanship. The building also retains its integrity of location and setting as it is situated prominently in the midst of an intact late nineteenth to early twentieth century industrial corridor along W. North Avenue. As such, the building continues to convey the feeling and association of a late nineteenth century Romanesque influenced stables/public works building.



The building is significant for its association with the former City of Allegheny, having served as a public works/stables building. Allegheny City enjoyed a widespread reputation for its excellent public works and its low public indebtedness. This building appears to be the only surviving edifice of Allegheny's Public Works Department and one of a very small number of remaining municipal buildings attributed to Allegheny City. The Allegheny City Stables/Public Works Building is also significant for its association with the City of Pittsburgh Division of Highways and Sewers and for its association with the City of Pittsburgh, Bureau of Horses. Of the facilities that quartered city-owned horses listed in the

History section of this nomination, a preliminary survey indicates that the Allegheny City Stables/Public Works Building is the only such building remaining. The building serves as possibly the last tangible reminder of these agencies during the pre-automobile era, when true horse power provided the bulk of hauling and towing needs. The building continued to serve the City of Pittsburgh well into the mid-twentieth century, witnessing the transformation of horse-drawn to motor-driven equipment.

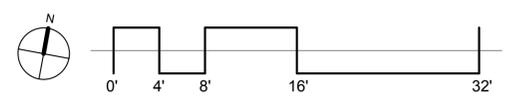
Source: Nomination of 836 West North Avenue (former Allegheny City Stables) to be a City Historic Structure.

APPENDIX A – DRAWINGS AND RENDERINGS



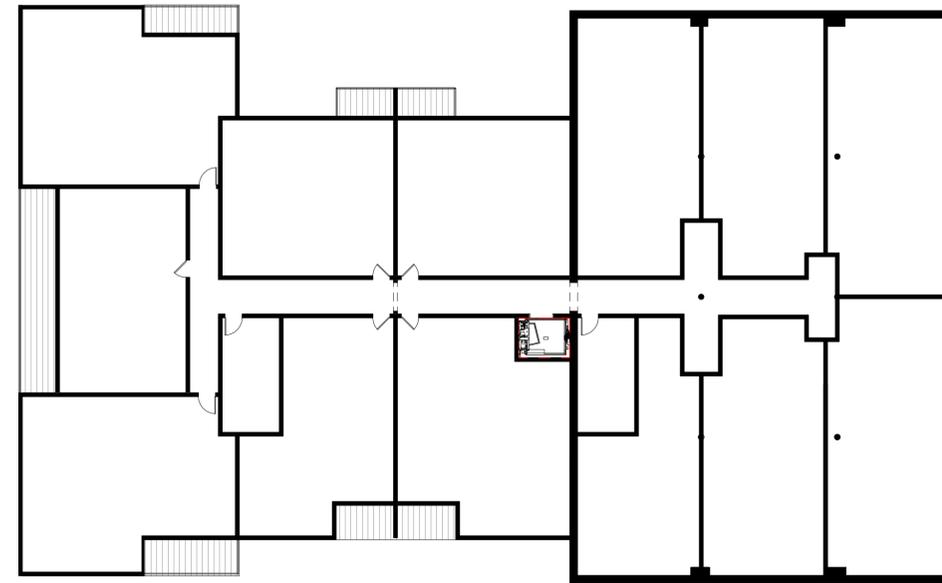
LOT COVERAGE	
LOT SIZE:	16,935 SF (= MAX. LOT COVERAGE OF 15,242 SF)
MAXIMUM LOT COVERAGE IN NDI ZONE:	90.0%
PROJECT LOT COVERAGE:	88.4%
REQUIRED SETBACKS:	N/A

PROJECT TOTAL UNIT COUNT	
UNIT TYPE	#
STUDIO	5
ONE BEDROOM	25
TWO BEDROOM	6
TOTAL	36

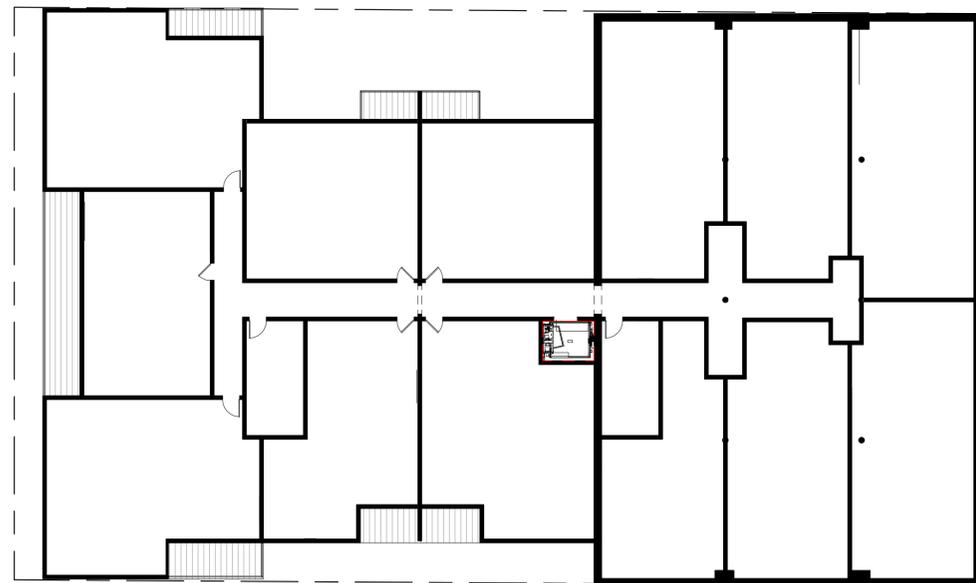




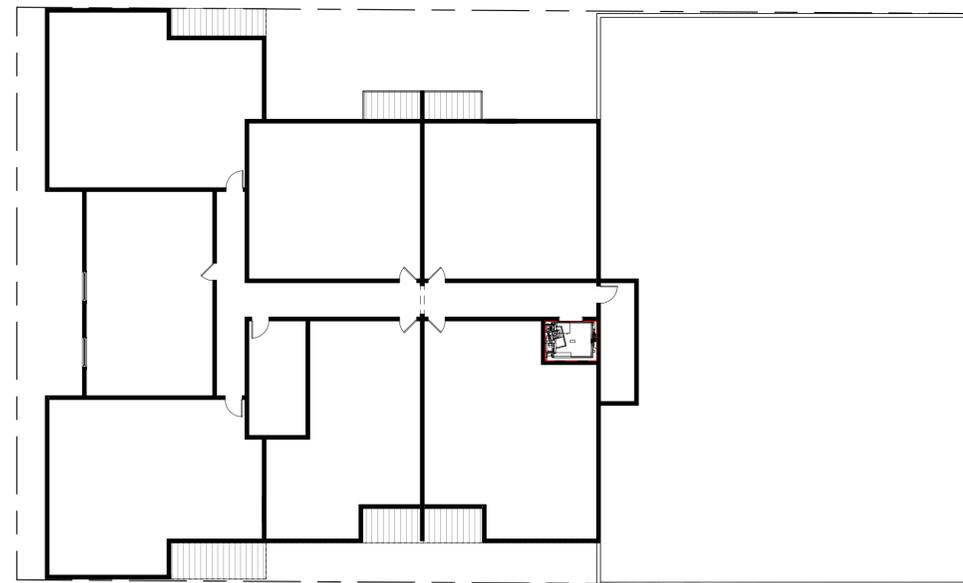
1ST FLOOR: 5,724 SF FLOOR AREA



2ND FLOOR: 14,413 SF FLOOR AREA



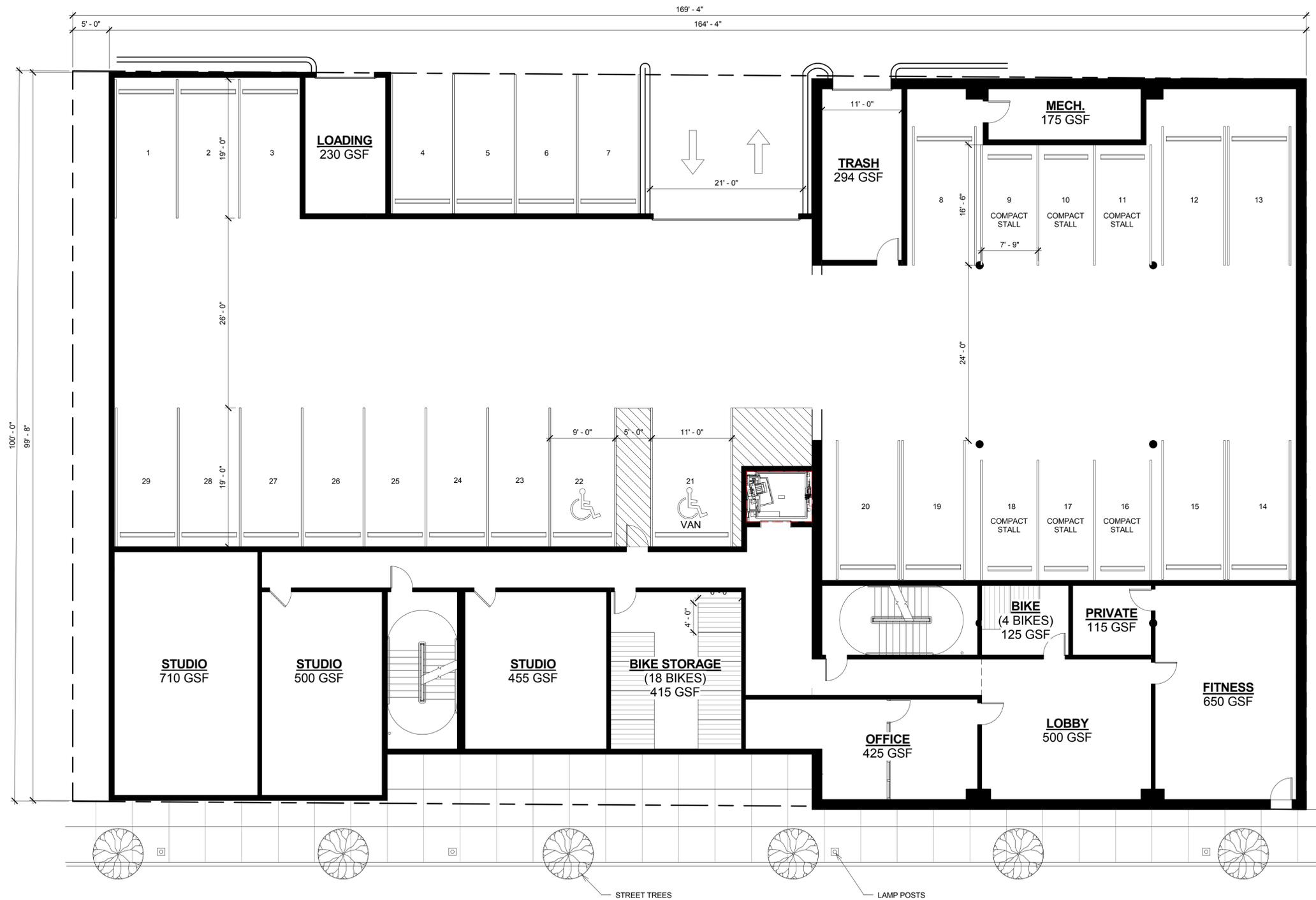
3RD FLOOR: 14,413 SF FLOOR AREA



4TH FLOOR: 7,788 SF FLOOR AREA

GROSS FLOOR AREA	
FLOOR	SF
1ST FLOOR	5,724
2ND FLOOR	14,413
3RD FLOOR	14,413
4TH FLOOR	7,788
TOTAL	42,338

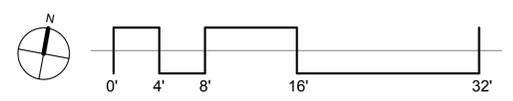
FLOOR AREA RATIO	
LOT SIZE: 16,935 SF (= MAX. FAR OF 33,870 SF)	
MAXIMUM FAR IN NDI ZONE:	2:1
PROJECT FAR:	2.5:1



PARKING	#
TOTAL AUTO PARKING	29
TOTAL BIKE PARKING	22

1ST FLOOR UNIT COUNT	
UNIT TYPE	#
STUDIO	3
TOTAL	3

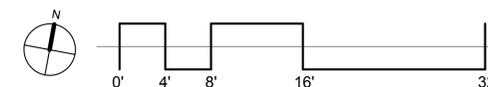
1ST FLOOR GROSS FLOOR PER BUILDING	
FLOOR	SF
OVERALL	5,724
OLD BUILDING	2,409
NEW BUILDING	3,315





2ND & 3RD FLOOR UNIT COUNT	
UNIT TYPE	#
ONE BEDROOM	20
TWO BEDROOM	4
STUDIO	2
TOTAL	26

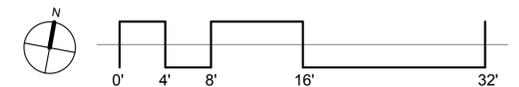
GROSS FLOOR AREA PER BUILDING	
FLOOR	SF
OVERALL	14,413
EXISTING BLDG	6,734
NEW BUILDING	7,679

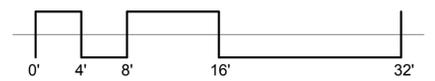




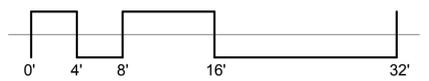
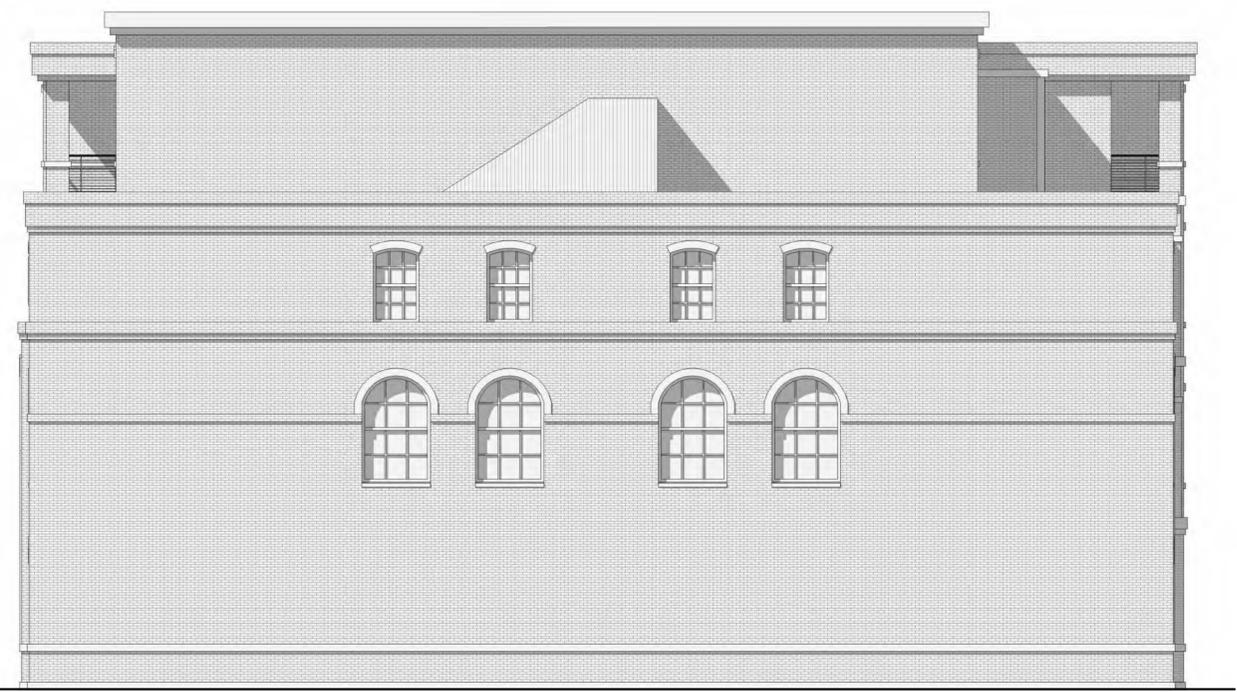
4TH FLOOR UNIT COUNT	
UNIT TYPE	#
ONE BEDROOM	6
TWO BEDROOM	1
TOTAL	7

GROSS FLOOR AREA PER BUILDING	
FLOOR	SF
OVERALL	7,788
OLD BUILDING	0
NEW BUILDING	7,788











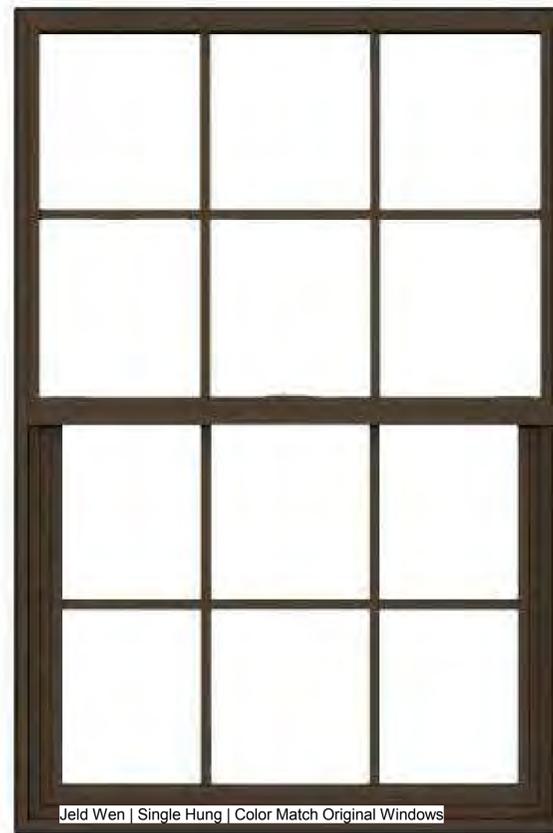
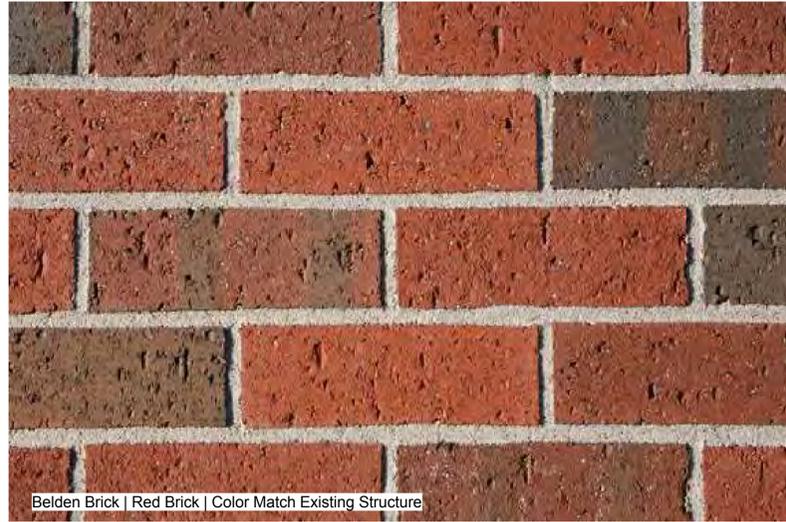
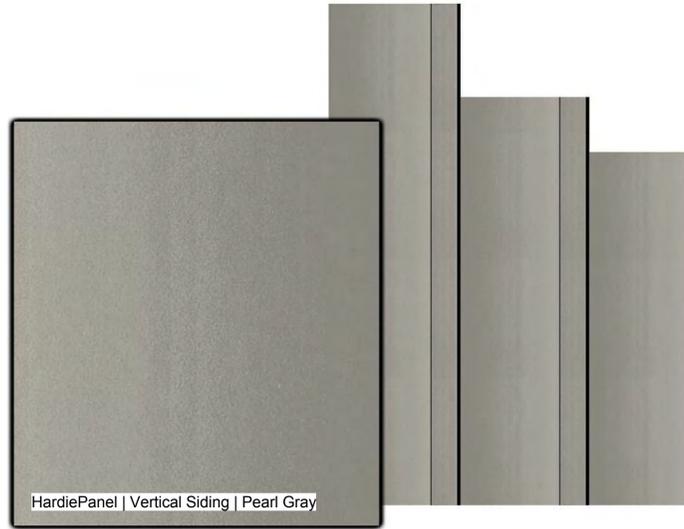












APPENDIX B – MATERIALS SPECIFICATIONS

PRODUCT SPECIFICATIONS**EXTERIOR FINISH**

All exterior surfaces are covered with a factory-applied latex primer.

AURALAST® WOOD

AuraLast® wood is fundamentally different from wood resulting from traditional millwork preservation processes in that it uses a proprietary vacuum/pressure process to provide protection throughout the wood parts used to make windows and doors. AuraLast® wood is distinguished from wood using the current preservation methods by its unique ability to achieve greater penetration of the active ingredients into the wood parts, with a penetration of the treatment being a minimum of 92%.

INTERIOR FINISH

All interior surfaces are unfinished clear pine ready for on site finishing. Primed and pre-finished interiors are available in paint: Pure White, Extra White, Natural Choice, Moderate White; in stain: Wheat, Cherry, Fruitwood, Cordovan, Cider and Clear Lacquer.

FRAME

Frame is assembled from select kiln dried pine using AuraLast® wood on all exterior parts. Frame corner joints are tightly secured with metal fasteners and adhesive. Frame thickness is 1 1/16" (17.5mm) at head, side jamb and sill. Basic jamb width is 4-9/16" (116mm) and may be extended for different wall depths. Finished frame has exterior casing, sill nosing, weather-stripping, hardware, and interior stops applied.

SASH

Sash is 1-7/16" (36.5mm) thick select kiln-dried pine using AuraLast® wood. Stiles and rails are mortise and tenoned, machine clamped for squareness and secured with metal fasteners. The glass is mounted into the sash using a silicone-glazing compound on the exterior and acrylic sealant on the interior, then secured with interior applied profiled wood stops. Sash operate in a non-compression ivory colored jamb liner that allows both top and bottom sash to tilt inside for easy cleaning and removal without the use of tools. No finger plow sash available on venting units.

GLAZING

3/4" (19mm) thick sealed insulating glass is constructed from two panes of glass, utilizing a continuous roll formed stainless steel spacer with dual seal sealant. The glass is mounted into the sash using a silicone-glazing compound and secured with interior applied profiled wood stops. All insulating glass units comply with the performance requirements of IGCC in accordance with either ASTM E774 or E2190.

GLAZING OPTIONS

3/4" insulating glass available in Low-E with Argon, Low-E, Low-E 366, Clear, Neat Glass, reflective, tinted, or obscure, tempered or other specialty glass as specified. Preserve® film is a 0.003" thick polyethylene film with a low tack acrylic adhesive applied to the glass for protection during shipping and installation. 4,000 foot elevations and higher require a capillary tube to equalize environmental stress (otherwise known as High Altitude glazing). High Altitude glazing does not allow the use of Argon as listed under glazing options.

WEATHER-STRIPPING

Engineered system combines PVC ivory jamb liner with dual bulb weather-stripping at head. Checkrail features thermoplastic rubber bulb and recessed cam action sash lock for secure closure. Rigid vinyl water stops at sill provide additional restraint against weather.

HARDWARE

Sash operate by means of a dual block and tackle balance system with nylon roller pulleys and high-tension coil springs. Balance system gauged to sash weight and uses pre-stretched dacron cords attached to clutch mechanisms to insure smooth, operation and compliance with operating force requirements. Jamb liners are Ivory (White is optional). Recessed cam action sash lock is available in White, Chestnut Bronze, Desert Sand or optional Bright Brass, Antique Brass, Polished Brass, Brushed Chrome or Imitation Oil Rubbed Bronze. 28" glass width and larger units have two sash locks. Optional Lexan sash lift available for no finger plow sash.

EXTERIOR INSECT SCREENS

Charcoal fiberglass screen cloth (18x16 mesh) set in painted roll formed aluminum frame with color to match cladding - choice of Brilliant White, Chestnut Bronze, Desert Sand, French Vanilla, Hartford Green, Mesa Red, Black, Arctic Silver or Dark Chocolate, installed in channel on frame extrusion and held in place with spring loaded plungers at the top and sides of screen. Aluminum mesh and Phantom screen also available. Insect screens are intended to allow air and light in and to keep insects out. They are not intended to keep anyone or anything from falling through an open window. For safety screens or other security devices contact your local building supply retailer.

GRILLES

SDL (Simulated Divided Lites) - wood muntins permanently applied to the exterior of the insulating glass unit (not available on textured glass) in 7/8" (22mm), 1-1/8" (28.5mm), or 1-3/8" (34.9mm) widths, and a putty profile in 5/8" (15.9mm), 7/8" (22mm) and 1-1/8" (28.5mm) widths only. SDL is standard with a light bronze internal shadow bar to give a true divided lite appearance. As an option, SDL may be ordered with a silver shadow bar. Clear wood interior muntin bars match the exterior muntin width and are permanently bonded to the interior of the glass. Also available is a 2-5/16" (59mm) SDL bar, which simulates a double-hung checkrail.

Full Surround Wood Grilles - Rectangular unfinished clear pine wood grilles in 7/8" (22mm), 1-1/8" (28.6mm) and 1-3/8" (35mm) are available in patterns selected by the owner.

GBG (Grilles between the Glass) - 5/8" (15.9mm) flat and 23/32" or 1" contour mounted between the glass panes suspended within the air cavity.

EXTERIOR TRIM

1-3/32" (27.8mm) x 2" (50.8mm) brickmould with 1-1/16" (27mm) x 1-3/4" (44.5mm) nosing is standard. Flat casing is available as 1-3/32" (27.8mm) x 2" (50.8mm), 1-3/32" (27.8mm) x 3-1/2" (89mm), 1-3/32" (27.8mm) x 4-1/2" (114.3mm), and 1-3/32" (27.8mm) x 5-1/2" (139.7mm). The following profiled casings are available: RB-3 and Adams as 1-1/16" x 3-1/2" (89mm), and Williamsburg 1-3/16" x 3-1/4". Historical wood sill nosing 1-3/4" (44.5mm) and 2-13/16" (71.4mm) is also available.

Continued on next page

PRODUCT SPECIFICATIONS

EXTENSION JAMBS

Extension jambs are factory applied to the interior on all four sides of the frame and are 4/4 standard thick pine to accommodate wall depths up to 9-5/16" with one piece, and up to 12" with two pieces. 9/16" (14.2mm) option also available.

INSTALLATION

Installation per JELD-WEN Installation Method for Wood Windows J11003 or J11012. See www.jeld-wen.com/resources for instructions.

PERFORMANCE

NFRC Certified - (Rated and labeled in accordance with NFRC)

WDMA Hallmark Certified -
In accordance with **AAMA/NWWDA/101/1.S.2-97**

QUICK SPEC GUIDE

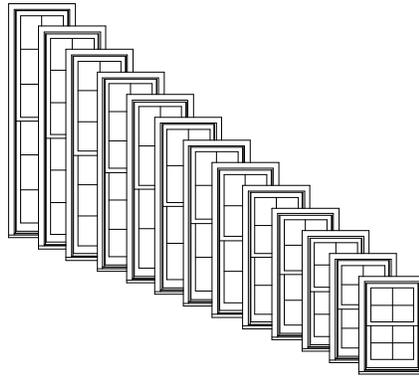
SPECIFICATION	STANDARD FEATURES	OPTIONAL FEATURES <i>Some options may require additional lead times. Consult your JELD-WEN Sales Representative.</i>				
FRAME	<ul style="list-style-type: none"> Fingerjoint Wood 					
EXTERIOR FINISH	<ul style="list-style-type: none"> Primed 	<ul style="list-style-type: none"> Natural 				
EXTERIOR TRIM	<ul style="list-style-type: none"> 1-3/32" Brickmould Wood Sill Nose Drip Cap 	<ul style="list-style-type: none"> Flat Casing: 1-3/32" x 2", 3-1/2", 4-1/2", and 5-1/2" Heritage Casing: 1-3/16" x 3-1/4" Adams Casing: 1-1/16" x 3-1/2" RB3 Casing: 1-1/16" x 3-1/12" 1-7/32" x 4-1/2" Backband No Brickmould Option Historical Sill Nose Clad Metal Drip Cap (White only) 				
INTERIOR FINISH	<ul style="list-style-type: none"> Natural 	<ul style="list-style-type: none"> Priming Available <p>Pre-finished Interior Options are:</p> <ul style="list-style-type: none"> Paint - Pure White, Extra White, Natural Choice, Moderate White Stain - Wheat, Fruitwood, Cherry, Cordovan, Cider Clear Lacquer 				
SIZE	<ul style="list-style-type: none"> Width: Venting Double-Hung: 21-3/8, 25-3/8, 29-3/8, 31-3/8, 33-3/8, 37-3/8, 41-3/8, 45-3/8 Picture Double-Hung: 21-3/8, 25-3/8, 29-3/8, 31-3/8, 33-3/8, 37-3/8, 41-3/8, 45-3/8, 49-3/8, 53-3/8, 61-3/8, 69-3/8, 77-3/8 Height: Venting Double-Hung: 32, 36, 40, 44, 48, 52, 56, 60, 64, 68, 72, 76, 80, 88, 92 Picture Double-Hung: 15, 18, 24, 32, 36, 40, 44, 48, 52, 56, 60, 64, 68, 72, 76, 80, 88, 92 For RO, add 3/4" 	<ul style="list-style-type: none"> Width: Venting Double-Hung: Minimum: 16" Maximum: 45-3/8" Picture Double-Hung: Minimum: 16" Maximum: 77-3/8" Fixed Units over 49-3/8" wide can be up to 80" high Fixed Units up to 49-3/8" wide can be up to 92" high Height: Venting Double-Hung: Minimum: 28" Maximum: 92" * * glass can't exceed 42" high Picture Double-Hung: Minimum: 15" Maximum: 92" Fixed Units over 49-3/8" wide can be up to 80" high Fixed Units up to 49-3/8" wide can be up to 92" high For RO, add 3/4" 				
GLAZING	<ul style="list-style-type: none"> Low-E Insulating Glass Preserve® Protective Film 	<table style="width: 100%; border: none;"> <tr> <td style="vertical-align: top;"> <ul style="list-style-type: none"> Clear Obscure Bronze Low-E 366 </td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> Neat Glass Dual Low-E Reflective Tempered </td> </tr> <tr> <td colspan="2" style="border: none;"> <ul style="list-style-type: none"> High Altitude </td> </tr> </table>	<ul style="list-style-type: none"> Clear Obscure Bronze Low-E 366 	<ul style="list-style-type: none"> Neat Glass Dual Low-E Reflective Tempered 	<ul style="list-style-type: none"> High Altitude 	
<ul style="list-style-type: none"> Clear Obscure Bronze Low-E 366 	<ul style="list-style-type: none"> Neat Glass Dual Low-E Reflective Tempered 					
<ul style="list-style-type: none"> High Altitude 						

Continued on next page

QUICK SPEC GUIDE

SPECIFICATION	STANDARD FEATURES	OPTIONAL FEATURES <i>Some options may require additional lead times. Consult your JELD-WEN Sales Representative.</i>
GRILLES		<ul style="list-style-type: none"> • 5/8" Flat, 23/32" or 1" Contour GBG • 7/8", 1-1/8", 1-3/8" Full Surround Wood Grilles SDL Bead Profile: <ul style="list-style-type: none"> • 7/8", 1-1/8", 1-3/8", 2-5/16" with Light Bronze Shadow Bar • 7/8", 1-1/8", 1-3/8", 2-5/16" with Silver Shadow Bar SDL Putty Profile: <ul style="list-style-type: none"> • 5/8", 7/8", 1-1/8" with Light Bronze Shadow Bar • 5/8", 7/8", 1-1/8" with Silver Shadow Bar
HARDWARE	<ul style="list-style-type: none"> • Balance: Dual Block and Tackle • Cam Locks • Ivory Jamb Liners (standard) 	<ul style="list-style-type: none"> • White
HARDWARE COLOR	<ul style="list-style-type: none"> • White • Desert Sand • Chestnut Bronze 	<ul style="list-style-type: none"> <li style="width: 50%;">• Antique Brass <li style="width: 50%;">• Brushed Chrome <li style="width: 50%;">• Polished Brass <li style="width: 50%;">• Oil Rubbed Bronze
JAMB	<ul style="list-style-type: none"> • 4-9/16" 	<ul style="list-style-type: none"> • Minimum: 4-9/16" • Maximum: 9-5/16" (one piece) • Maximum: 12" (two piece)
SCREENS	<ul style="list-style-type: none"> • BetterVue™ 	<ul style="list-style-type: none"> • Aluminum Mesh available • Phantom Screen - Limitations apply, factory-applied • UltraVue™
SCREEN FRAME COLOR	<ul style="list-style-type: none"> <li style="width: 50%;">• Brilliant White <li style="width: 50%;">• Hartford Green <li style="width: 50%;">• Chestnut Bronze <li style="width: 50%;">• Black <li style="width: 50%;">• Desert Sand <li style="width: 50%;">• Arctic Silver <li style="width: 50%;">• French Vanilla <li style="width: 50%;">• Dark Chocolate <li style="width: 50%;">• Mesa Red 	<ul style="list-style-type: none"> <li style="width: 50%;">• Bronze <li style="width: 50%;">• Hunter Green <li style="width: 50%;">• Heirloom White <li style="width: 50%;">• Sage Brown <li style="width: 50%;">• Bone White <li style="width: 50%;">• Redwood <li style="width: 50%;">• Dark Buckskin <li style="width: 50%;">• Sea Foam <li style="width: 50%;">• Smoke <li style="width: 50%;">• Ivory <li style="width: 50%;">• Mocha Cream <li style="width: 50%;">• Cascade

GENERAL INFORMATION
DOUBLE-HUNG



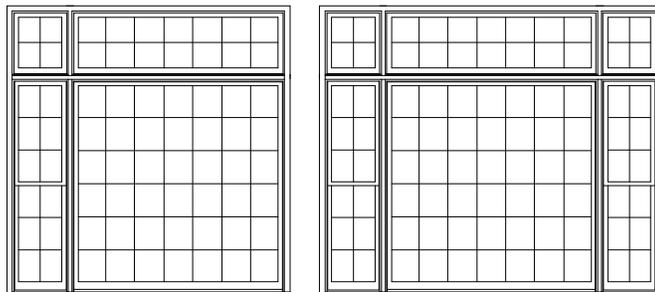
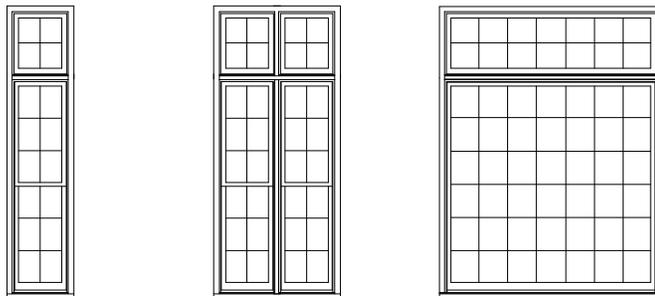
DIMENSIONAL WINDOWS

Wood double-hung windows may be specified as "dimensional " by adjusting the desired rough opening width or height in 1/4" increments from standard.

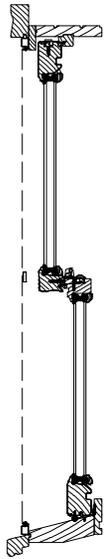
Wood double-hung windows feature fully operating upper and lower sash. Counterbalancing is achieved with block and tackle spring extension systems hidden in weatherable PVC jamb liners. Operating units are supplied with cam-type sash locks installed. Die-cast lower sash lifts supplied for field installation are an option. Recessed sash retainers provide simple sash installation and removal. There are several hardware finish options. Refer to the Specifications for available finish options.

MULTIPLE ASSEMBLIES

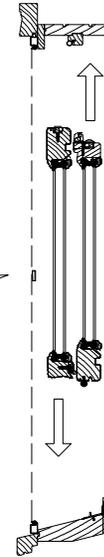
Wood double-hung windows may be mullied beside other wood double-hungs or wood picture windows, or below wood transom windows, to fulfill a wide variety of needs. Factory assembled mulls are limited in height (100"), width (114"), and a total area (75 square feet).



HANDING & OPERATION
DOUBLE-HUNG



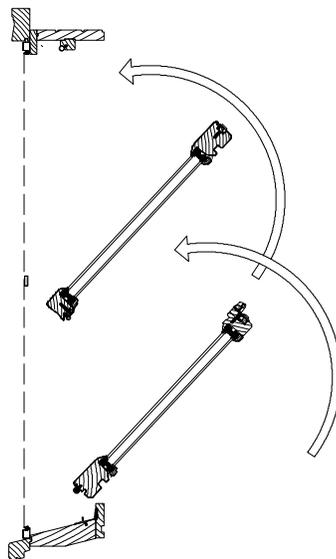
DOUBLE-HUNG OPERATION:
When the sash are locked at the check rails the sash are closed and sealed in the sash opening of the frame.



When the sash are unlocked the lower sash travels vertically to any position desired. The upper sash can also be positioned as desired.

SASH TILTING FOR WASHING

The Custom Double-Hung window will allow the sash to be tilted or removed for easy cleaning.



ELEVATION NOTES
DOUBLE-HUNG

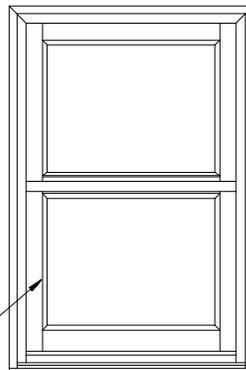
ELEVATION DRAWINGS UTILIZE A LIMITED NUMBER OF PROJECTED LINES TO PRODUCE A RUDIMENTARY DRAWING INTENDED TO BE USED IN A SMALL GRAPHICAL SCALE. ELEVATIONS ARE VIEWED PERPENDICULAR FROM THE EXTERIOR OF THE STRUCTURE. IF MORE DIMENSIONS ARE NEEDED, USE THE SECTION DRAWINGS FOR MORE COMPLETE DEPICTIONS.

M.O. Brickmould
M.O. Adams/Flat Casing
Rough Opening
Frame Size
Daylight Opening

24 1/2" (622)
27 1/2" (699)
22 1/8" (562)
21 3/8" (543)
14 13/16" (376)

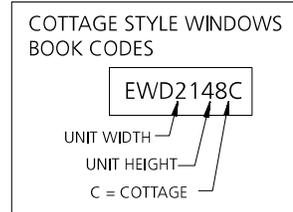
Masonry Openings for Brickmould, Flat & Adams Casing.
Vertical measurements include sillnose.
(Subtract 1/2" from Masonry Opening for Unit Size)

34 11/16" (881)
36 3/16" (919)
32 3/4" (832)
32" (813)
11 1/16" (281)[2]



OUTSIDE OF EXTERIOR TRIM

DAYLIGHT OPENING



EWD2132

'EWD' INDICATES SITELINE EX WOOD DOUBLE-HUNG

BOOK CODE

THE FIRST TWO NUMBERS INDICATE THE UNIT WIDTH

THE LAST TWO NUMBERS INDICATE THE UNIT HEIGHT

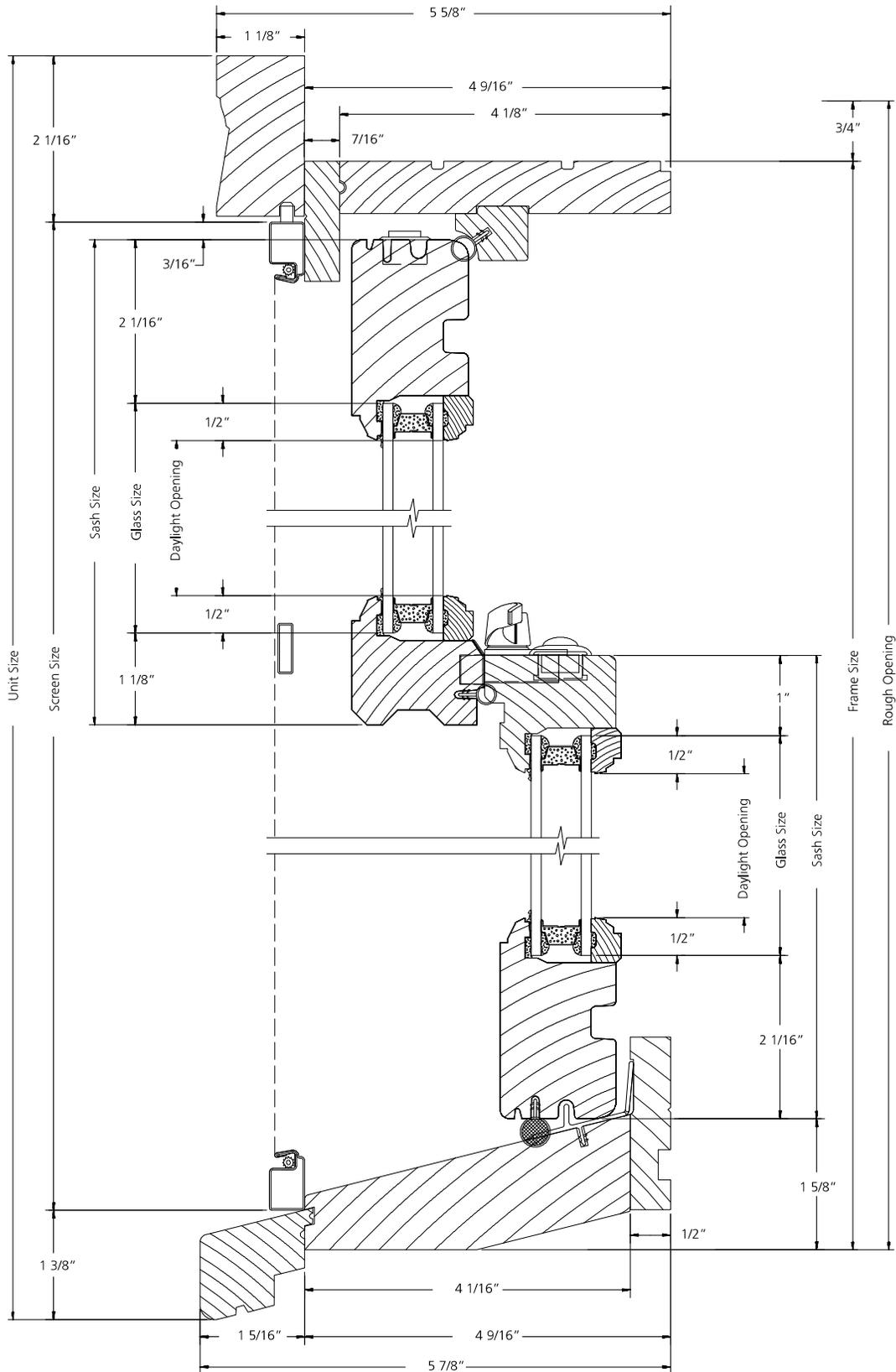
GENERAL WOOD DOUBLE-HUNG NOTES

1. ALL UNITS SHOWN ARE AVAILABLE AS OPERATORS ONLY.
2. UNIT ELEVATIONS ARE SHOWN WITH BRICKMOULD & SILL NOSE.
3. ALL OPERATING SASH ARE INSTALLED WITH VINYL JAMB LINERS AND OPERATED WITH AN INTERNAL BLOCK AND TACKLE SPRING SYSTEM.
4. DIMENSIONAL VALUES IN PARENTHESES ARE MILLIMETER CONVERSIONS.
5. VALUES IN BRACKETS ARE NUMBER OF DAYLIGHT OPENINGS.

ELEVATION SYMBOL LEGEND:

MO MASONRY OPENING

1-WIDE UNIT
DP35



VERTICAL SECTION

SCALE: 6" = 1'

HardiePanel®

HardiePanel® Vertical Siding Product Description

HardiePanel® vertical siding is factory-primed fiber-cement vertical siding available in a variety of sizes and textures. Examples of these are shown below. Textures include smooth, stucco, Cedarmill® and Sierra 8. HardiePanel vertical siding is $\frac{5}{16}$ -in. thick and is available in 4x8, 4x9 and 4x10 sizes. Please see your local James Hardie dealer for texture and size availability.

HardiePanel vertical siding is available as a prefinished James Hardie® product with ColorPlus® Technology. The ColorPlus coating is a factory applied, oven baked finish available on a variety of James Hardie siding and trim products. See your local dealer for availability of products, color and accessories.



Stucco



Cedarmill®



Sierra 8



Smooth



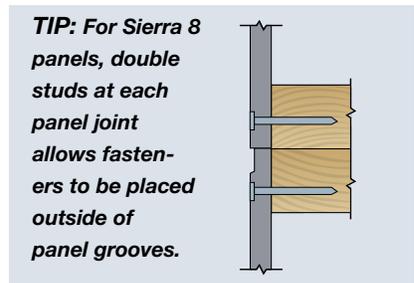
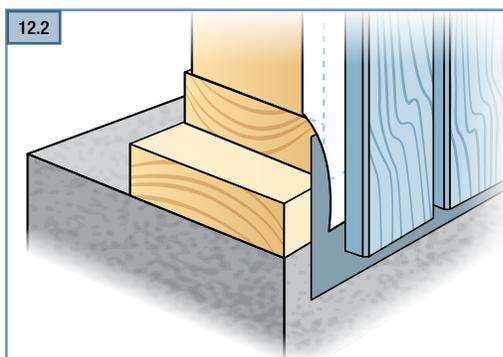
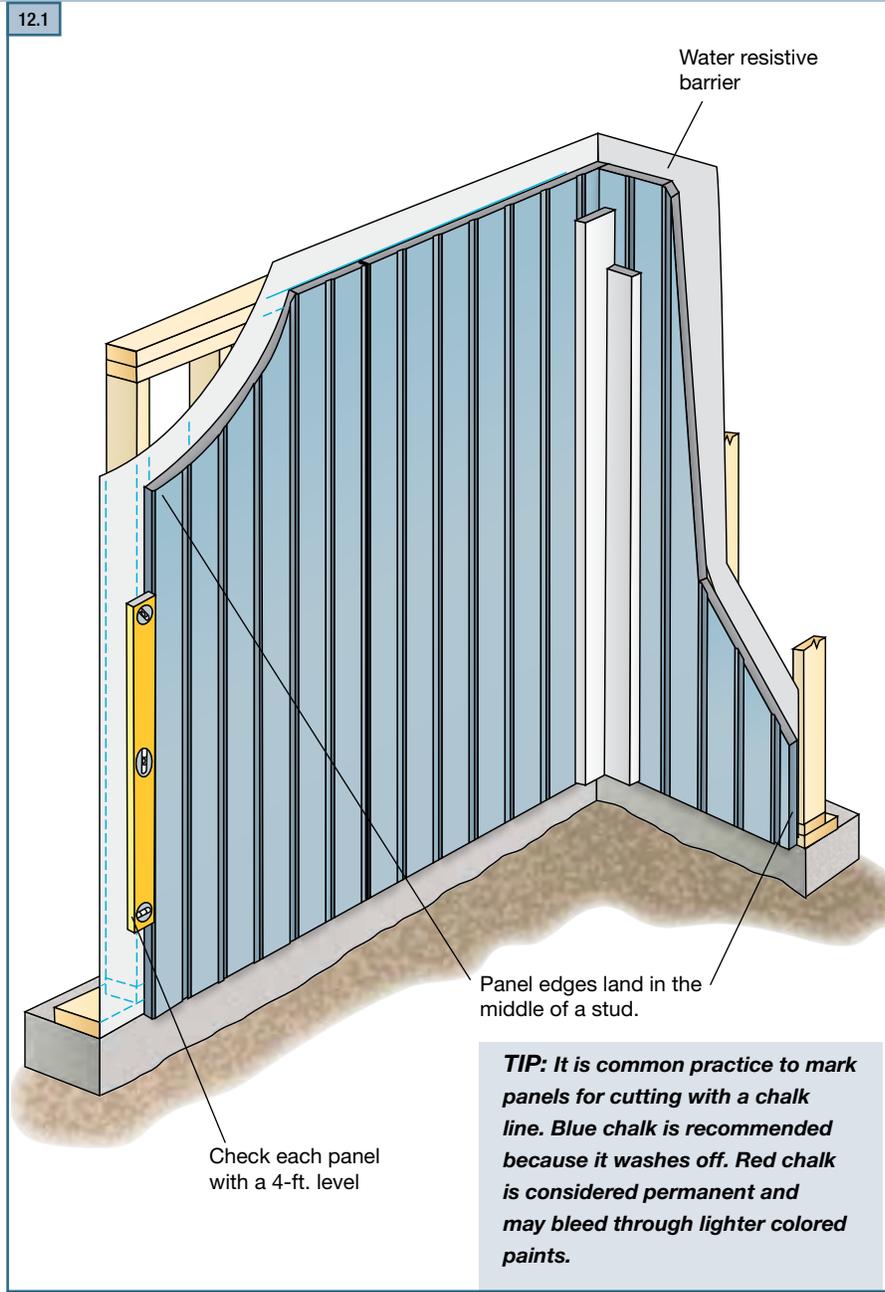
Installation of HardiePanel® Vertical Siding

Note: James Hardie has a capillary break requirement when installing HardiePanel on a Multi-Family/Commercial project. Please visit www.jameshardiecommercial.com for further information.

GETTING STARTED

First locate the lowest point of the sheathing or sill plate, and begin installation on that wall.

- 1) Measure up from the sill plate the height of the panels at either end of the wall and snap a straight, level chalk line between the marks as a reference line. That line is for guidance in positioning the top edge of the panels. Check the reference line with a 4-ft. level.
- 2) Starting on one end and working across the wall, measure and trim the first panel making sure that the edge falls in the middle of a stud.
- 3) Using the chalk line as a guide along the panel's top edge, carefully position the panel and secure it with suitable fasteners and fastener spacing for the particular application as noted in the ESR-1844 Report.
- 4) As installation continues, check the vertical edge of each panel with a 4-ft. level.



Installation of HardiePanel® Vertical Siding (continued)

VERTICAL JOINT TREATMENT

Treat vertical joints in HardiePanel® vertical siding by using one of the following four methods:

- 1) Install the panels in moderate contact with joint flashing.
- 2) Leave an appropriate gap between panels ($\frac{1}{8}$ in. is the most common), and caulk using a high-quality paintable caulk, that meets ASTM C-834 or C-920 requirements. (Not recommended for ColorPlus)

Panels may be installed first with caulk applied in the joints after installation; or as an option, after the first panel is installed, apply a bead of caulk along the panel edge. When the next panel is installed against the first, the edge embeds in the applied caulk creating a thorough seal between the edges of the panels.

WARNING

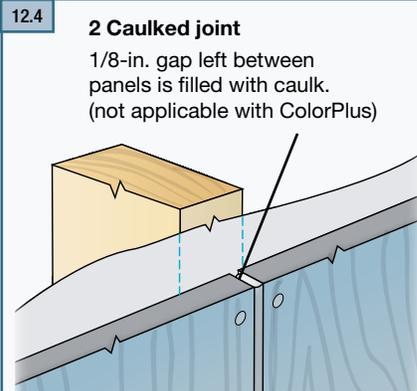
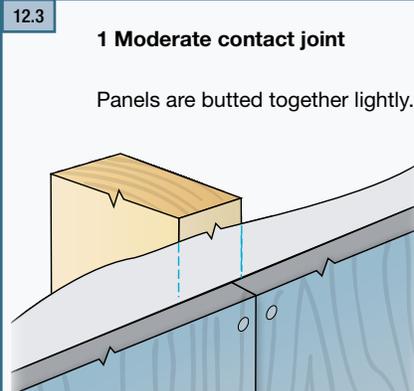
The caulk joint method is not recommended for the ColorPlus® products

DO NOT caulk nail head when installing ColorPlus products

- 3) Vertical joints may be covered with wood or fiber-cement batten strips. If James Hardie® siding or trim products are ripped and used as batten strips, paint or prime the cut edges. Batten strips should span the vertical joint by at least $\frac{3}{4}$ in. on each side.

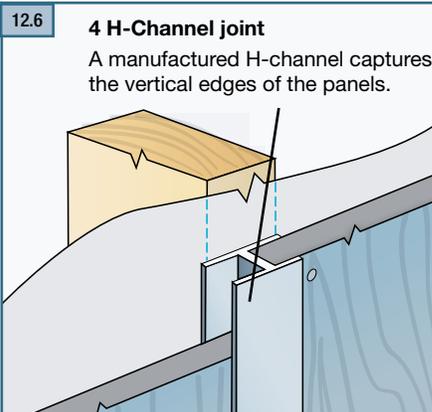
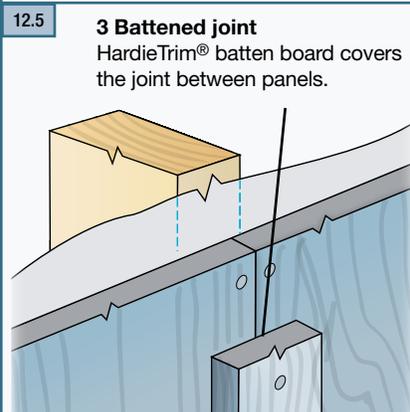
- 4) Metal or PVC "H" moldings can be used to join two sections of HardiePanel siding.

TIP: Stainless steel fasteners are recommended when installing James Hardie products.



Note: The following outlines the recommended applications for ColorPlus and Primed panels. Not all designs will be suitable for every application:

- Exposed fasteners or battens is the recommended application for ColorPlus products
- Do not use touch-up over fastener heads for smooth ColorPlus products - primed panel recommended
- For ColorPlus panel applications that require fasteners in the field, it is acceptable to use touch-up over fasteners for Cedarmill and Stucco panel only, but correct touch-up application is important. Some colors may show touch-up when applied over fasteners. Trim is recommended to cover joints when appropriate.



HARDIEPANEL SIDING FASTENER SPECIFICATIONS

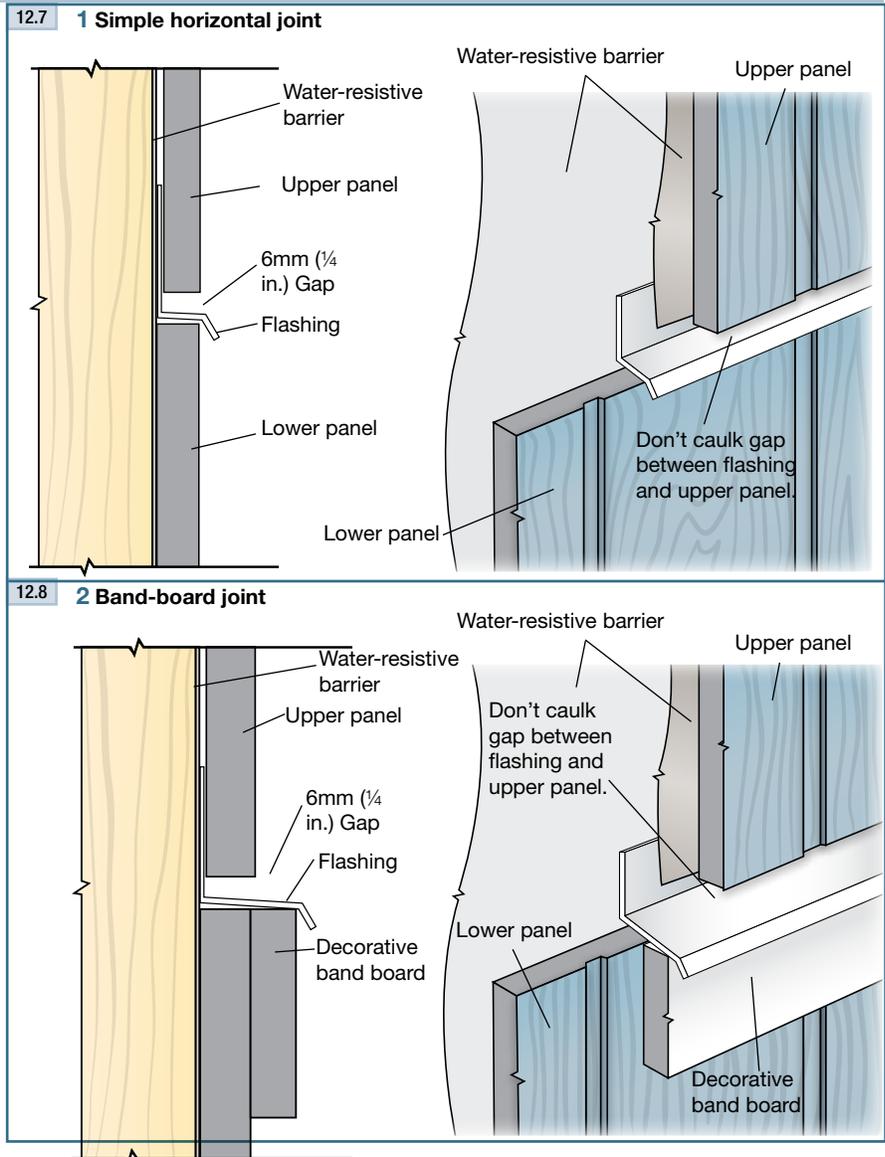
The Fastener Specifications table shows fastener options for a variety of different nailing substrates. Please refer to the applicable ESR report online (see back page) to determine which fastener meets your wind load

Fastening Substrate	Approved Fastener	Fastening Types
wood studs	16 in. o.c.	<p>① 4d common .113 in. x .267 in. x 1.5 in.</p> <p>② 6d common .113 in. x .267 in. x 2 in.</p>
	24" o.c.	<p>⑤ ring shank siding nail .091 in. x .225 in. x 1.5 in.</p> <p>⑨ roofing nail No. 11ga 1.25 in. long</p>
steel studs	16 in. o.c. or 24 in. o.c.	<p>⑦ screw Ribbed Bugle-Head No. 8 (.323 in. x 1 in.)</p> <p>⑬ ET&F [AKN100-0150NA] .100 in. x .25 in. x 1.5 in.</p>

HORIZONTAL JOINT TREATMENT

In some applications such as multi-story structures or at gable ends, it may be necessary to stack HardiePanel® siding. The horizontal joints created between panels must be flashed properly to minimize water penetration. Treat horizontal panel joints by using one of the following methods:

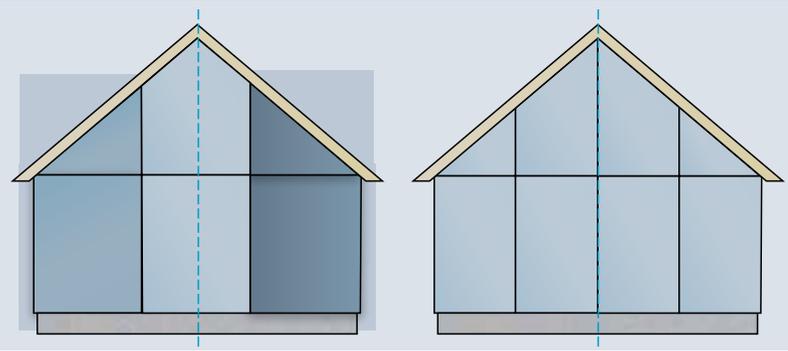
- 1) After installing the lower course of panel siding, install vinyl or coated aluminum “Z” flashing at the top edge of the panel. Make sure that the flashing is sloped away from the wall and does not rest flat on the top edge of the panel. Install the second level or gable panels leaving a 1/4-in. minimum gap between the bottom of the panel and the Z flashing. This gap should never be caulked.
- 2) As an alternative, if a horizontal band board is used at the horizontal joint, flashing must extend over the panel edge and trim attachment. Flashing for both treatments must slip behind the water-resistive barrier.



WARNING
 Do not bridge floors with panel siding. A horizontal joint should always be created between floors.

TIP: For best looking installation of HardiePanel Select Sierra 8 siding, carefully align vertical panel grooves at 1st to 2nd story or gable junctures.

TIP: For the most symmetrical looking wall, plan the installation so that a full panel is centered on the wall or gable with equal-size panels cut for each end. As an alternative, plan the installation so that a full panel is located on either side of the wall center, again leaving equal-size panels on each end. These strategies might entail a centered framing layout. Choose the strategy that looks the best and uses material most efficiently.



Installation of HardiePanel® Vertical Siding (continued)

WINDOWS, DOORS, AND OTHER WALL PENETRATIONS

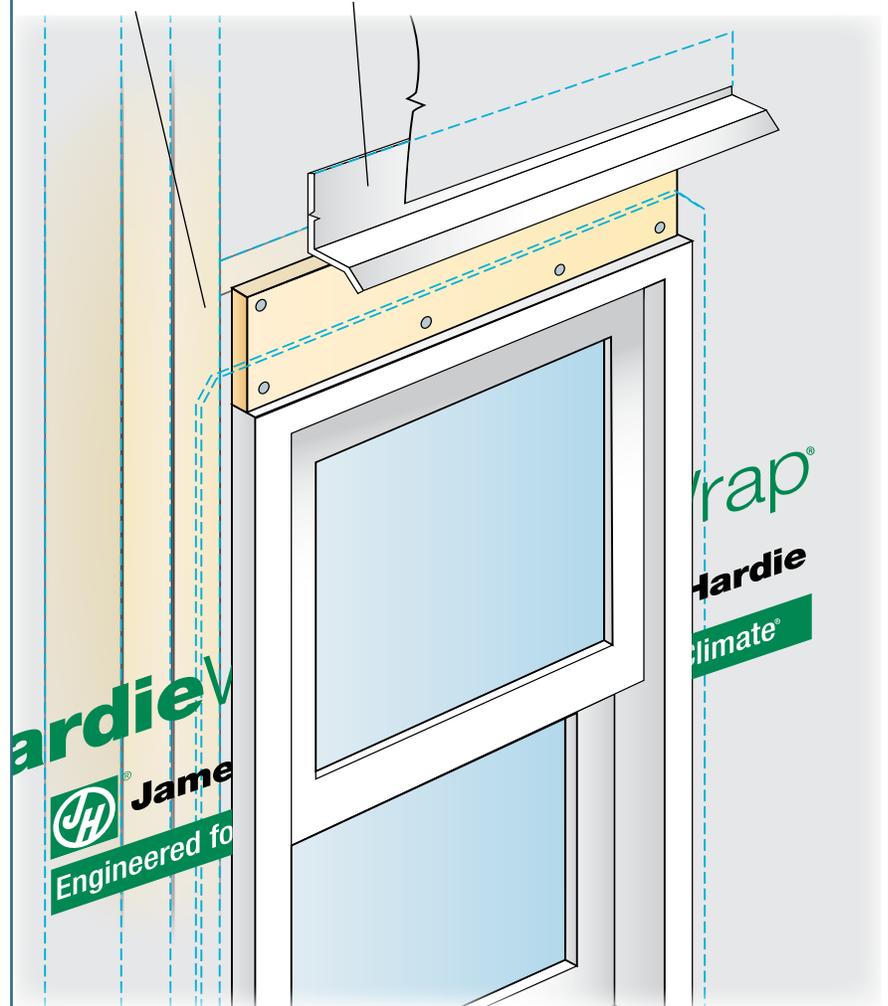
In panel installations, trim is typically overlaid on top of the panel. Special attention needs to be paid to trim flashing at the tops of openings. Below is one method for properly flashing trim in a panel application:

- 1) After installing the window, cut and install a 1/4-in. thick shim above the window. The shim should be the same width as the trim, and it should be as long as width of the window.
- 2) Over the shim install flashing wide enough to cover thickness of the trim and long enough to cover the trim head piece.
- 3) Install the panel to the window and around the shim taking care not to damage the flashing and leaving a 1/4-in. gap between the panel and the horizontal part of the flashing.
- 4) Install the trim around the window, slipping the head piece under the installed flashing.

12.9

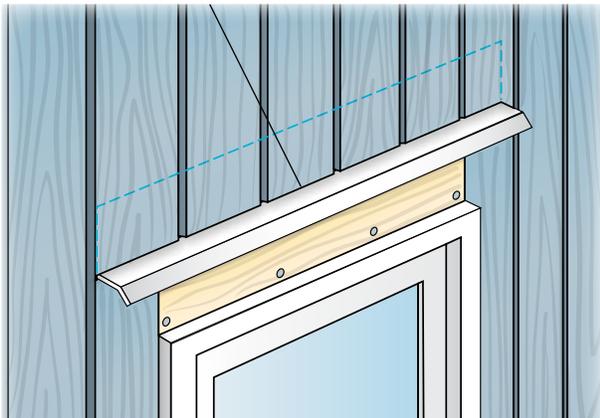
1 Install 1/4-in. thick shim over the window.

2 Install flashing over the shim and under the water-resistive barrier.



12.10

3 Cut and fit panel around the shim and flashing. Leave 1/4-in. gap between the flashing and the upper panel.



12.11

4 Install window trim under the flashing.



SMOOTH ▪ CEDARMILL® ▪ SELECT SIERRA 8 ▪ STUCCO

IMPORTANT: FAILURE TO INSTALL AND FINISH THIS PRODUCT IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND JAMES HARDIE WRITTEN APPLICATION INSTRUCTIONS MAY LEAD TO PERSONAL INJURY, AFFECT SYSTEM PERFORMANCE, VIOLATE LOCAL BUILDING CODES, AND VOID THE PRODUCT ONLY WARRANTY. BEFORE INSTALLATION, CONFIRM THAT YOU ARE USING THE CORRECT HARDIEZONE INSTRUCTIONS. TO DETERMINE WHICH HARDIEZONE APPLIES TO YOUR LOCATION, VISIT WWW.HARDIEZONE.COM OR CALL 1-866-942-7343 (866 9HARDIE)

STORAGE & HANDLING:

Store flat and keep dry and covered prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product.



CUTTING INSTRUCTIONS

OUTDOORS

- Position cutting station so that wind will blow dust away from user and others in working area.
- Use one of the following methods:
 - Best:
 - Score and snap
 - Shears (manual, electric or pneumatic)
 - Better:
 - Dust reducing circular saw equipped with a HardieBlade® saw blade and HEPA vacuum extraction
 - Good:
 - Dust reducing circular saw with a HardieBlade saw blade (only use for low to moderate cutting)

INDOORS

- Cut only using score and snap, or shears (manual, electric or pneumatic).
- Position cutting station in well-ventilated area

- NEVER use a power saw indoors
- NEVER use a circular saw blade that does not carry the HardieBlade saw blade trademark
- NEVER dry sweep – Use wet suppression or HEPA Vacuum

Important Note: For maximum protection (lowest respirable dust production), James Hardie recommends always using "Best"-level cutting methods where feasible.

NIOSH-approved respirators can be used in conjunction with above cutting practices to further reduce dust exposures. Additional exposure information is available at www.jameshardie.com to help you determine the most appropriate cutting method for your job requirements. If concern still exists about exposure levels or you do not comply with the above practices, you should always consult a qualified industrial hygienist or contact James Hardie for further information.

SD083105

GENERAL REQUIREMENTS:

- These instructions to be used for single family installations only. **For Commercial / Multi-Family installation requirements go to www.JamesHardieCommercial.com
- HardiePanel® vertical siding can be installed over braced wood or steel studs spaced a maximum of 24" o.c. See general fastening requirements. Irregularities in framing and sheathing can mirror through the finished application.
- Information on installing James Hardie products over foam can be located in **JH Tech Bulletin 19** at www.jamehardie.com
- A water-resistive barrier is required in accordance with local building code requirements. The water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements. James Hardie will assume no responsibility for water infiltration. James Hardie does manufacture HardieWrap™ Weather Barrier, a non-woven non-perforated housewrap¹, which complies with building code requirements.
- When installing James Hardie products all clearance details in figs. 3,5,6,7,8,9,10 & 11 must be followed.
- Adjacent finished grade must slope away from the building in accordance with local building codes - typically a minimum of 6" in the first 10'.
- Do not install James Hardie products, such that they may remain in contact with standing water.
- HardiePanel vertical siding may be installed on vertical wall applications only.
- DO NOT use HardiePanel vertical siding in Fascia or Trim applications.
- Some application are not suitable for ColorPlus. Refer to ColorPlus section page 3.
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.
- For larger projects, including commercial and multi-family projects, where the span of the wall is significant in length, the designer and/or architect should take into consideration the coefficient of thermal expansion and moisture movement of the product in their design. These values can be found in the Technical Bulletin #8 "Expansion Characteristics" at www.JamesHardie.com.

INSTALLATION:

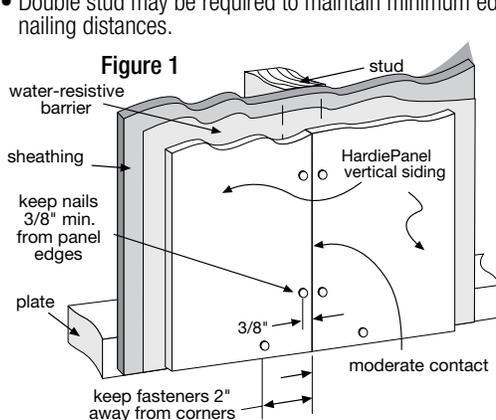
Fastener Requirements

Position fasteners 3/8" from panel edges and no closer than 2" away from corners. Do not nail into corners. HardiePanel Vertical Siding Installation

- Framing must be provided at horizontal and vertical edges for nailing.
- HardiePanel vertical siding must be joined on stud.
- Double stud may be required to maintain minimum edge nailing distances.

Joint Treatment

- Vertical Joints - Install panels in moderate contact (fig. 1), alternatively joints may also be covered with battens, PVC or metal jointers or caulked (Not applicable to ColorPlus® Finish) (fig. 2).
- Horizontal Joints - Provide Z-flashing at all horizontal joints (fig. 3).



(Not applicable to ColorPlus® Finish)

*Apply caulk in accordance with caulk manufacturer's written application instructions.

**James Hardie recommends installing a rainscreen (an air gap) between the HardiePanel siding and the water-resistive barrier as a best practice. James Hardie recommends that you consult your design professional if you have questions regarding the use of rainscreen on your single family project.

¹For additional information on HardieWrap™ Weather Barrier, consult James Hardie at 1-866-4Hardie or www.hardiewrap.com

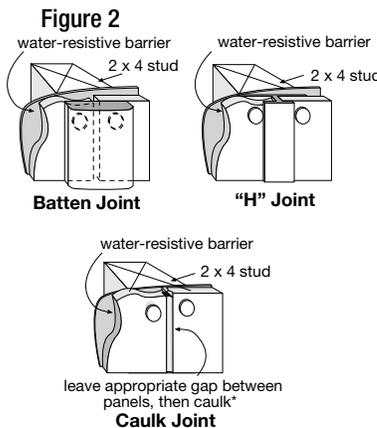


Figure 3

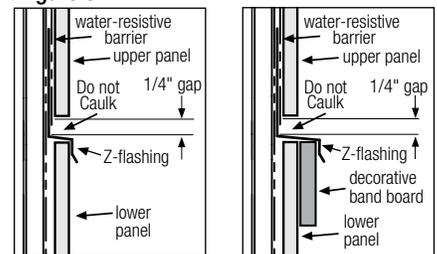
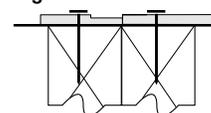


Figure 4



Recommendation: When installing Sierra 8, provide a double stud at panel joints to avoid nailing through grooves.

WARNING: AVOID BREATHING SILICA DUST

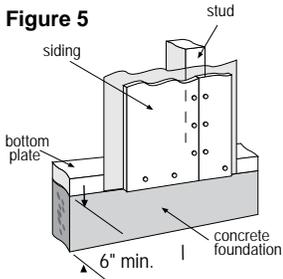
James Hardie® products contain respirable crystalline silica, which is known to the State of California to cause cancer and is considered by IARC and NIOSH to be a cause of cancer from some occupational sources. Breathing excessive amounts of respirable silica dust can also cause a disabling and potentially fatal lung disease called silicosis, and has been linked with other diseases. Some studies suggest smoking may increase these risks. During installation or handling: (1) work in outdoor areas with ample ventilation; (2) use fiber cement shears for cutting or, where not feasible, use a HardieBlade® saw blade and dust-reducing circular saw attached to a HEPA vacuum; (3) warn others in the immediate area; (4) wear a properly-fitted, NIOSH-approved dust mask or respirator (e.g. N-95) in accordance with applicable government regulations and manufacturer instructions to further limit respirable silica exposures. During clean-up, use HEPA vacuums or wet cleanup methods - never dry sweep. For further information, refer to our installation instructions and Material Safety Data Sheet available at www.jameshardie.com or by calling 1-800-9HARDIE (1-800-942-7343). FAILURE TO ADHERE TO OUR WARNINGS, MSDS, AND INSTALLATION INSTRUCTIONS MAY LEAD TO SERIOUS PERSONAL INJURY OR DEATH.

SD050905

CLEARANCES

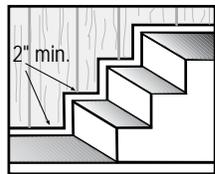
Install siding and trim products in compliance with local building code requirements for clearance between the bottom edge of the siding and the adjacent finished grade.

Figure 5



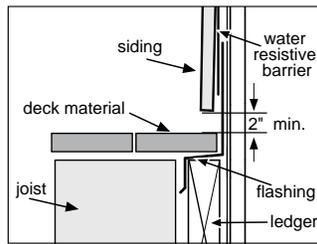
Maintain a minimum 2" clearance between James Hardie® products and paths, steps and driveways.

Figure 6



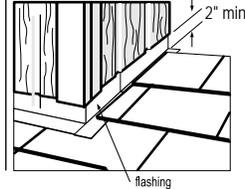
Maintain a minimum 2" clearance between James Hardie products and decking material.

Figure 7



At the juncture of the roof and vertical surfaces, flashing and counterflashing shall be installed per the roofing manufacturer's instructions. Provide a minimum 2" clearance between the roofing and the bottom edge of the siding and trim.

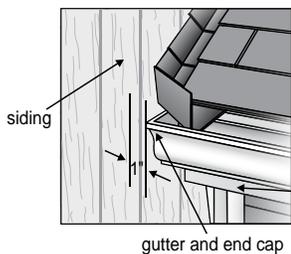
Figure 8



Maintain a 1/4" clearance between the bottom of James Hardie products and horizontal flashing. Do not caulk gap. Refer to fig. 3 on page 1.

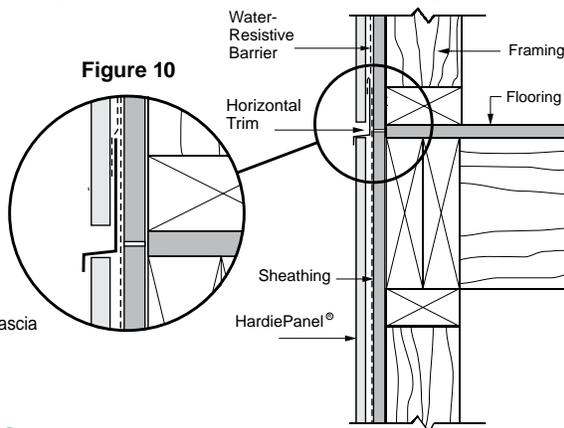
Maintain a minimum 1" gap between gutter end caps and siding & trim.

Figure 9



Do not bridge floors with HardiePanel® siding. Horizontal joints should always be created between floors (fig. 10).

Figure 10

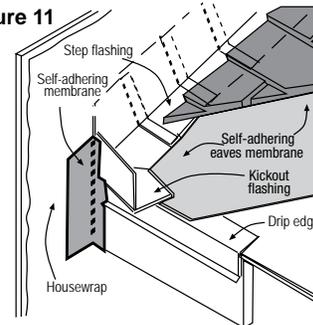


KICKOUT FLASHING

Because of the volume of water that can pour down a sloped roof, one of the most critical flashing details occurs where a roof intersects a sidewall. The roof must be flashed with step flashing. Where the roof terminates, install a kickout to deflect water away from the siding. It is best to install a self-adhering membrane on the wall before the subfascia and trim boards are nailed in place, and then come back to install the kickout.

Figure 11, Kickout Flashing To prevent water from dumping behind the siding and the end of the roof intersection, install a "kickout" as required by IRC code R905.2.8.3 : "...flashing shall be a min. of 4" high and 4" wide." James Hardie recommends the kickout be angled between 100° - 110° to maximize water deflection

Figure 11



BLOCKED PENETRATIONS

Penetrations such as hose bibs and holes 1 1/2" or larger such as dryer vents shall have a block of trim around point of penetration.

GENERAL FASTENING REQUIREMENTS

Fasteners must be corrosion resistant, galvanized, or stainless steel. Electro-galvanized are acceptable but may exhibit premature corrosion. James Hardie recommends the use of quality, hot-dipped galvanized nails. James Hardie is not responsible for the corrosion resistance of fasteners. Stainless steel fasteners are recommended when installing James Hardie products near the ocean, large bodies of water, or in very humid climates.

- Consult applicable product evaluation or listing for correct fastener type and placement to achieve specific design wind loads.
- NOTE: Published wind loads may not be applicable to all areas where Local Building Codes have specific jurisdiction. Consult James Hardie Technical Services if you are unsure of applicable compliance documentation.
- Drive fasteners perpendicular to siding and framing.
- Fastener heads should fit snug against siding (no air space). (fig. A)
- Do not over-drive nail heads or drive nails at an angle.
- If nail is countersunk, fill nail hole and add a nail. (fig. B)
- For wood framing, under driven nails should be hit flush to the plank with a hammer (for steel framing, remove and replace nail).
- NOTE: Whenever a structural member is present, HardiePlank should be fastened with even spacing to the structural member. The tables allowing direct to OSB oplywood should only be used when traditional framing is not available.
- **Do not use aluminum fasteners, staples, or clipped head nails.**

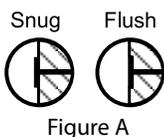


Figure A

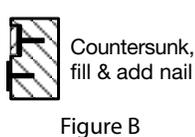


Figure B



do not under drive nails

DO NOT STAPLE

PNEUMATIC FASTENING

James Hardie products can be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the siding. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail is driven. If setting the nail depth proves difficult, choose a setting that under drives the nail. (Drive under driven nails snug with a smooth faced hammer - Does not apply for installation to steel framing).

CAULKING

For best results use an Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher or a Latex Joint Sealant complying with ASTM C834. Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions. **Note: OSI Quad as well as some other caulking manufacturers do not allow tooling.**

DO NOT caulk nail heads when using ColorPlus products, refer to the ColorPlus touch-up section

CUT EDGE TREATMENT

Caulk, paint or prime all field cut edges. James Hardie touch-up kits are required to touch-up ColorPlus products.

PAINTING

DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products. James Hardie products must be painted within 180 days for primed product and 90 days for unprimed. 100% acrylic topcoats are recommended. Do not paint when wet. For application rates refer to paint manufacturers specifications. Back-rolling is recommended if the siding is sprayed.

COLORPLUS® TECHNOLOGY CAULKING, TOUCH-UP & LAMINATE

- Care should be taken when handling and cutting James Hardie® ColorPlus® products. During installation use a wet soft cloth or soft brush to gently wipe off any residue or construction dust left on the product, then rinse with a garden hose.
- Touch up nicks, scrapes and nail heads using the ColorPlus® Technology touch-up applicator. Touch-up should be used sparingly. If large areas require touch-up, replace the damaged area with new HardiePanel® siding with ColorPlus Technology.
- Laminate sheet must be removed immediately after installation of each course.
- Terminate non-factory cut edges into trim where possible, and caulk. Color matched caulks are available from your ColorPlus® product dealer.
- Treat all other non-factory cut edges using the ColorPlus Technology edge coat, available from your ColorPlus product dealer.

Note: James Hardie does not warrant the usage of third party touch-up or paints used as touch-up on James Hardie ColorPlus products.

Problems with appearance or performance arising from use of third party touch-up paints or paints used as touch-up that are not James Hardie touch-up, will not be covered under the James Hardie ColorPlus Limited Finish Warranty.

The following outlines the recommended applications for ColorPlus and Primed panels. Not all designs will be suitable for every application:

- Exposed fasteners or battens is the recommended application for ColorPlus panel products
- Do not use touch-up over fastener heads for smooth ColorPlus products - primed panel recommended
- For ColorPlus panel applications that require fasteners in the field, it is acceptable to use touch-up over fasteners for Cedarmill and Stucco panel only, but correct touch-up application is important. Some colors may show touch-up when applied over fasteners. Trim is recommended to cover joints when appropriate.

PAINTING JAMES HARDIE® SIDING AND TRIM PRODUCTS WITH COLORPLUS® TECHNOLOGY

When repainting ColorPlus products, James Hardie recommends the following regarding surface preparation and topcoat application:

- Ensure the surface is clean, dry, and free of any dust, dirt, or mildew
- Repriming is normally not necessary
- 100% acrylic topcoats are recommended
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.
- Apply finish coat in accordance with paint manufacturers written instructions regarding coverage, application methods, and application temperature

RECOGNITION: In accordance with ICC-ES Evaluation Report ESR-1844, HardiePanel® vertical siding is recognized as a suitable alternate to that specified in: the 2006, 2009, & 2012 International Residential Code for One- and Two-Family Dwellings and the 2006, 2009, & 2012 International Building Code. HardiePanel vertical siding is also recognized for application in the following: City of Los Angeles Research Report No. 24862, State of Florida listing FL#889, Dade County, Florida NOA No. 02-0729.02, U.S. Dept. of HUD Materials Release 1263c, Texas Department of Insurance Product Evaluation EC-23, City of New York MEA 223-93-M, and California DSA PA-019. These documents should also be consulted for additional information concerning the suitability of this product for specific applications.

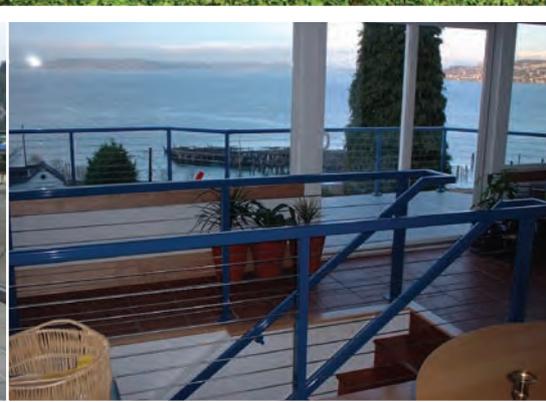
© 2013 James Hardie Building Products. All rights reserved. TM, SM, and ® denote trademarks or registered trademarks of James Hardie Technology Limited.  is a registered trademark of James Hardie Technology Limited.

Additional Installation Information, Warranties, and Warnings are available at www.jameshardie.com



CABLE RAIL

RailProTM **RP**
RAILING SOLUTIONS



RAILPRO'S UNIQUE CABLE RAIL SYSTEM

The minimalistic system designed by RailPro preserves your view and is virtually maintenance free.

Design Features - sleek, minimal obstruction of your view

- The framework is composed of only three components:
 - The top rail which has a thin 2" tall cross section
 - The line post which has a 1 5/8" cross section
 - The termination post which is usually hidden at the ends with a 3" cross section
- For a 25 foot run, nearly 90% of the view area is unobstructed, far exceeding other railing systems.
- The top rail of the system is assembled without oversleeves. All connections are made with hidden internal sleeves and the use of butt joints, providing the cleanest possible appearance of the top rail at the directional and elevation changes.
- The most unique feature of our system is that no cable hardware is visible. The termination and take up hardware are hidden inside the termination posts. Once installed, you only see the framework and cables, which disappear into the view with nothing to distract the eye.

Materials of Construction – virtually maintenance free

- The framework is made from high quality aluminum.
- The finish is a permanent durable powder coat that is available in a myriad of colors and textures.
- All the fasteners and cable components are stainless steel.
- Our system cannot rust, and the finish will never need repainting. It's a perfect complement to low maintenance composite decking.

You can be confident when selecting RailPro to install your product

- RailPro has serviced thousands of customers since being founded in 2000.
- We are members of the Master Builders Association.
- We are licensed in WA, OR, and CA.
- We are fully bonded and carry \$1,000,000 in liability insurance.
- We service individual homeowners, custom home builders, and general contractors.
- RailPro also provides many other types of aluminum products.
 - Picket railing: standard to fully custom
 - Glass railing: framed and topless
 - Fencing
 - Driveway gates
 - Custom fabricated projects: trellises, plant grids, balconies, and more

For quotes, questions, or more information, please contact us at cablerail@railpro.us.

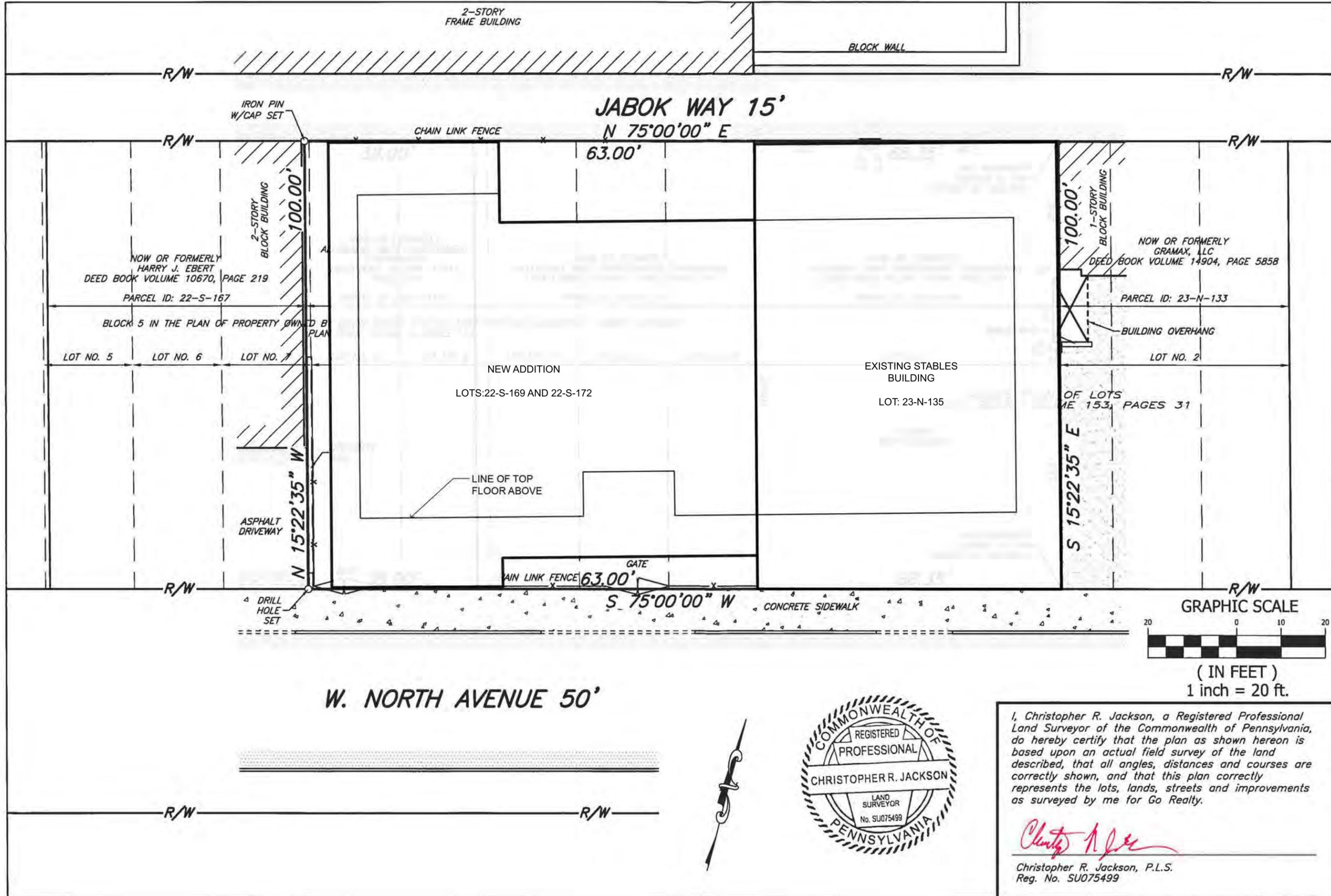
Washington
425.251.5958
18856 72nd Ave South
Kent, WA 98032

RailPro™ **RP**
RAILING SOLUTIONS
www.railpro.us

Oregon & S. WA
360.213.0958
2700 NE Andresen Rd, #G2B
Vancouver, WA 98661

APPENDIX C – SURVEY AND SITE PLAN

SITE PLAN - STABLES DEVELOPMENT



MDM
MCDILVRIED, DIDIANO, & MOX, LLC
Site Planners - Engineers - Surveyors
8851 Kind Drive
Pittsburgh, PA 15237
Ph: (724) 261-1111
mdmsurvey@mdmllc.com
www.mdmllc.com

Revisions		Date
No.	Description	
1		
2		
3		

Prepared for Go Realty
836-846 W. North Avenue
22nd Ward, City of Pittsburgh, County of Allegheny, Commonwealth of Pennsylvania
Plan of Survey

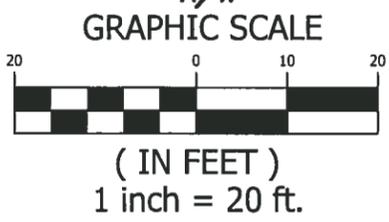
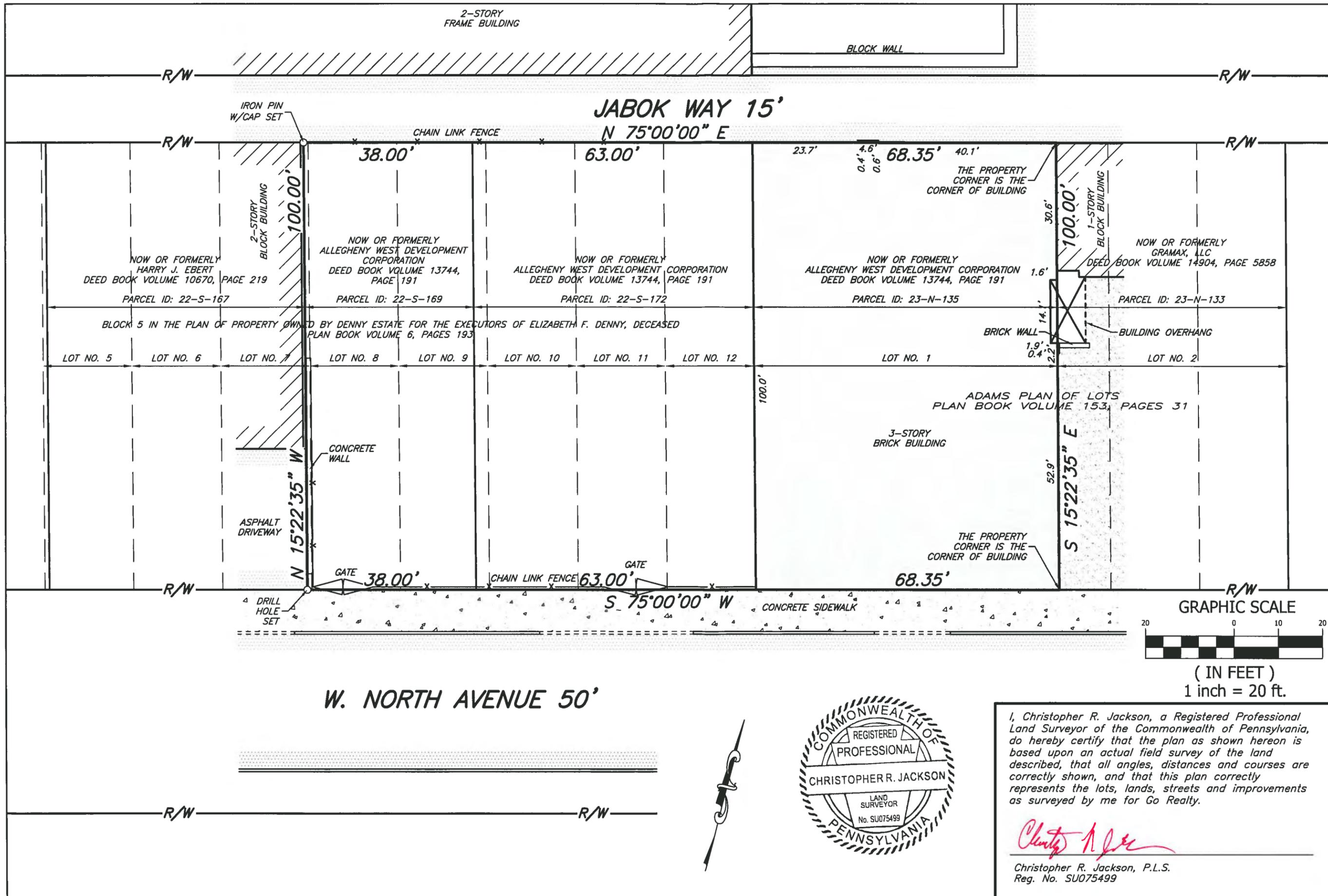
Scale: 1"=20'
Date: 1/14/16
Drawn: IMS
Checked: CRJ
Job No. 6632



I, Christopher R. Jackson, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that the plan as shown hereon is based upon an actual field survey of the land described, that all angles, distances and courses are correctly shown, and that this plan correctly represents the lots, lands, streets and improvements as surveyed by me for Go Realty.

Christopher R. Jackson
Christopher R. Jackson, P.L.S.
Reg. No. SU075499

SURVEY - STABLES DEVELOPMENT



I, Christopher R. Jackson, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that the plan as shown hereon is based upon an actual field survey of the land described, that all angles, distances and courses are correctly shown, and that this plan correctly represents the lots, lands, streets and improvements as surveyed by me for Go Realty.

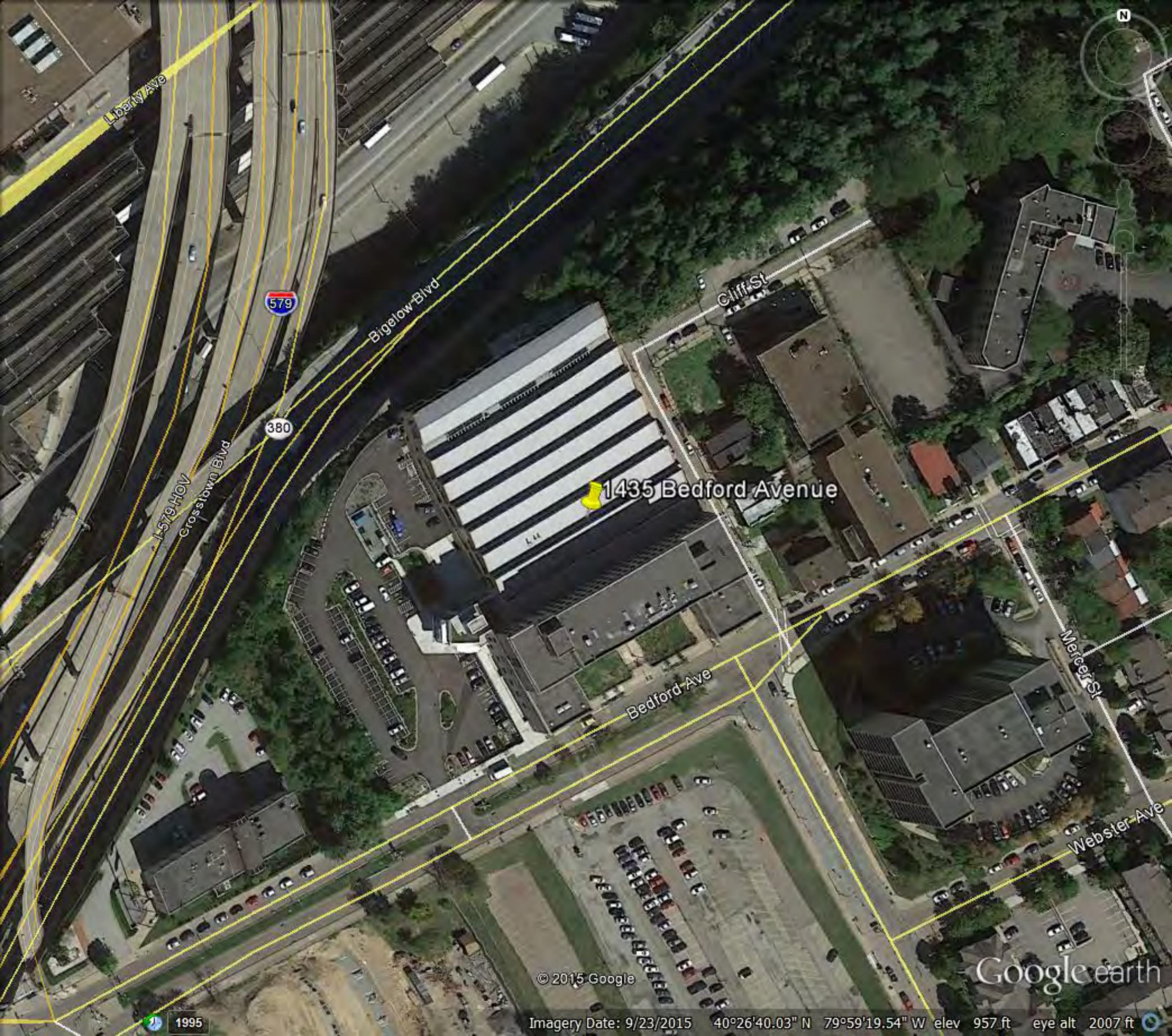
Christopher R. Jackson
Christopher R. Jackson, P.L.S.
Reg. No. SU075499

M D M
MCDIVRIED, DIDIANO, & MOX, LLC
Site Planners, Engineers, Surveyors
8851 Kind Drive
Pittsburgh, PA 15237
Ph: (724) 462-2811
mcdm@aol.com
www.mdmllc.com

Revisions		Date
No.	Description	
1		
2		
3		

Prepared for Go Realty
836-846 W. North Avenue
22nd Ward, City of Pittsburgh, County of Allegheny, Commonwealth of Pennsylvania
Plan of Survey

Scale:	1"=20'
Date:	1/14/16
Drawn:	IMS
Checked:	CRJ
Job No.	6632



Library Ave

579

380

I-579 HOV
Crosstown Blvd

Bigelow Blvd

Cliff St

1435 Bedford Avenue

Bedford Ave

Mercer St

Webster Ave

© 2015 Google

Google earth

1995

Imagery Date: 9/23/2015 40°26'40.03" N 79°59'19.54" W elev 957 ft eye alt 2007 ft



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:

1435 Bedford Ave

Pittsburgh, PA 15219

OWNER:

NAME: Pittsburgh Gateways

ADDRESS: 1435 Bedford Ave
Pittsburgh, PA 15219

PHONE: 412-802-0988

EMAIL: bmillier@pghgateways.org

STAFF USE ONLY:

DATE RECEIVED: _____

LOT AND BLOCK NUMBER: _____

WARD: _____

FEE PAID: _____

DISTRICT:

APPLICANT:

NAME: Renaissance 3 Architects

ADDRESS: 48 S. 14th St
Pittsburgh, PA 15203

PHONE: 412-431-2480

EMAIL: pr@r3a.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

Exterior and roof mounted exhaust stacks required for dilution and expulsion of gases from specialized research labs.

SIGNATURES:

OWNER: _____ DATE: _____

APPLICANT: *Pam Smith* _____ DATE: 1/14/2016



Renaissance 3 Architects, P.C.

48 South 14th Street
Pittsburgh, PA 15203
T: 412-431-2480
F: 412-431-2670

Meeting Report

Energy Innovation Center

City of Pittsburgh - Department of Public Works
15029.

HRC Application - Scope of Work

February 3, 2016

Brief:

The Energy Innovation Center is located at 1435 Bedford Avenue in the Hill District. The building was originally built to house the Connelley Trade School in 1930. The building has recently undergone a full core and shell renovation to become a center for sustainable energy research and is targeting LEED Platinum certification.

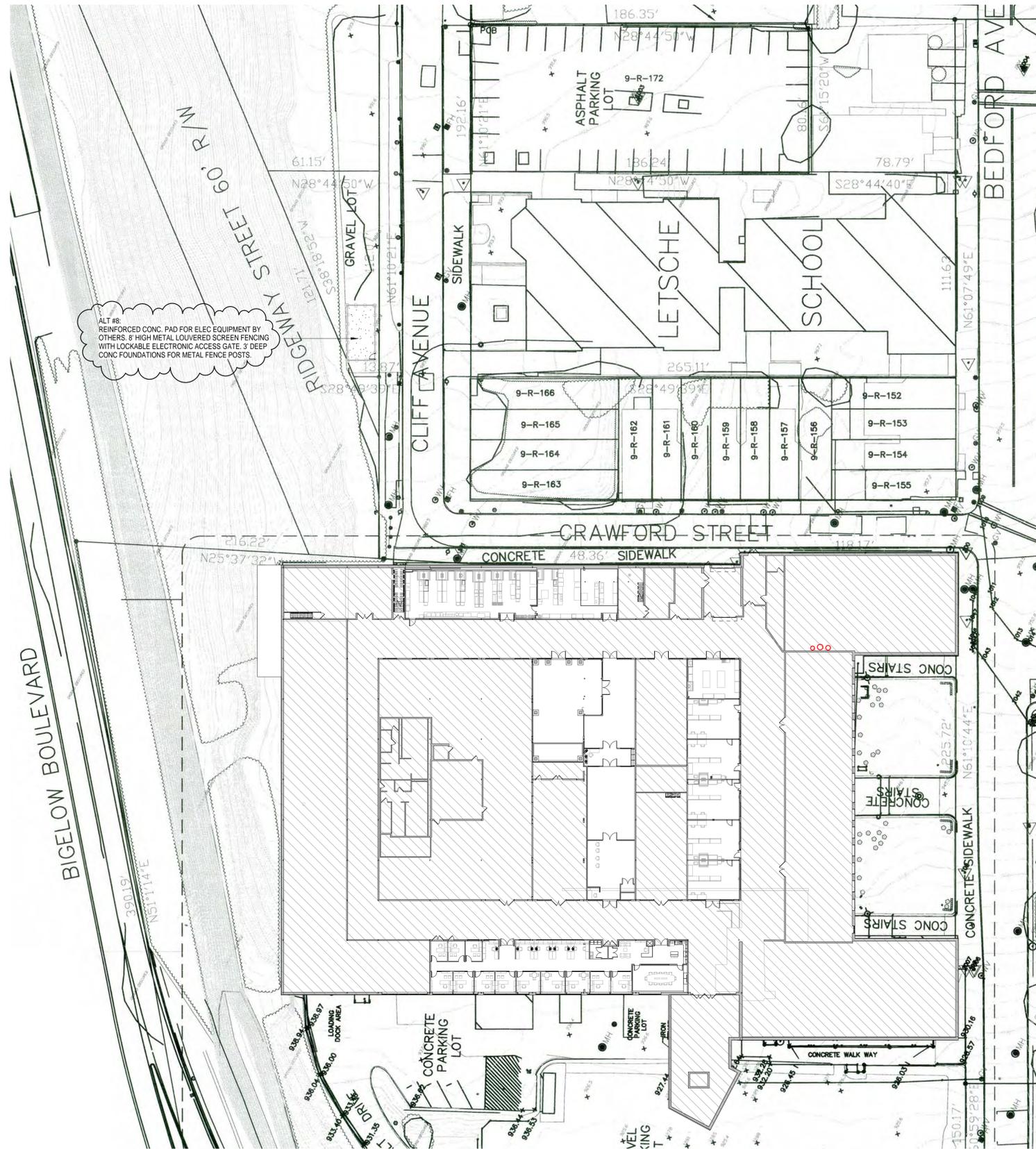
Scope of Work:

- 1) The scope of the project is the fit out of 15,000sf of research labs and administrative spaces on the first floor of the building.
- 2) The portion of the project requiring historic review is the construction of three exhaust stacks and their associated structure on the roof of the building in order to dispel gasses generated from the research labs. Wind wake analysis conducted by ____ determined that in order to properly vent the lab spaces and reduce the risk of gasses re-entering the building and surrounding buildings the exhaust stacks would need to be 31 feet above the roof plane. Three stacks are needed so mixing of exhaust does not occur inside the ducts. The height of the stacks requires stabilizing guy wires. The attached images are approximations of how the completed project would look from the street. Each stack is a different diameter -12", 18" and 34"- round, unpainted stainless steel.
- 3) The three exhaust ducts travel vertically from the first floor roof to the fourth floor roof on the exterior of the building in a group before transitioning back into an existing mechanical space on the fifth floor where the fans for the stacks are located. These ducts are on the back of the building and can only be seen from Crawford or Cliff St which dead-ends beyond the building.
- 4) The three stacks, while not original to the building, fit the with the historic use of the building as a trade school that housed many industrial trades. The simple form of the sleek, vertical stacks do not overpower the historic image of the building. They also add a physical marker of the new innovative education and research that now takes place in the adaptive re-use of the building. Much of the building's interior has been designed to showcase the mechanical systems that help make the building function.

Prepared by:

Renaissance 3 Architects, P.C.

Patrick Russell
Project Designer



1 First Floor Plan(1)
1/32" = 1'-0"



Renaissance 3 Architects, P.C.
48 South 14th Street
Pittsburgh, PA 15203
Phone: 412-431-2480
Fax: 412-431-2670
www.r3a.com
Architecture
Engineering
Interiors
Development Management

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Pittsburgh Gateways

Energy Innovation Center - University of Pittsburgh, Swanson School of Engineering

1435 Bedford Avenue
Pittsburgh, PA 15219

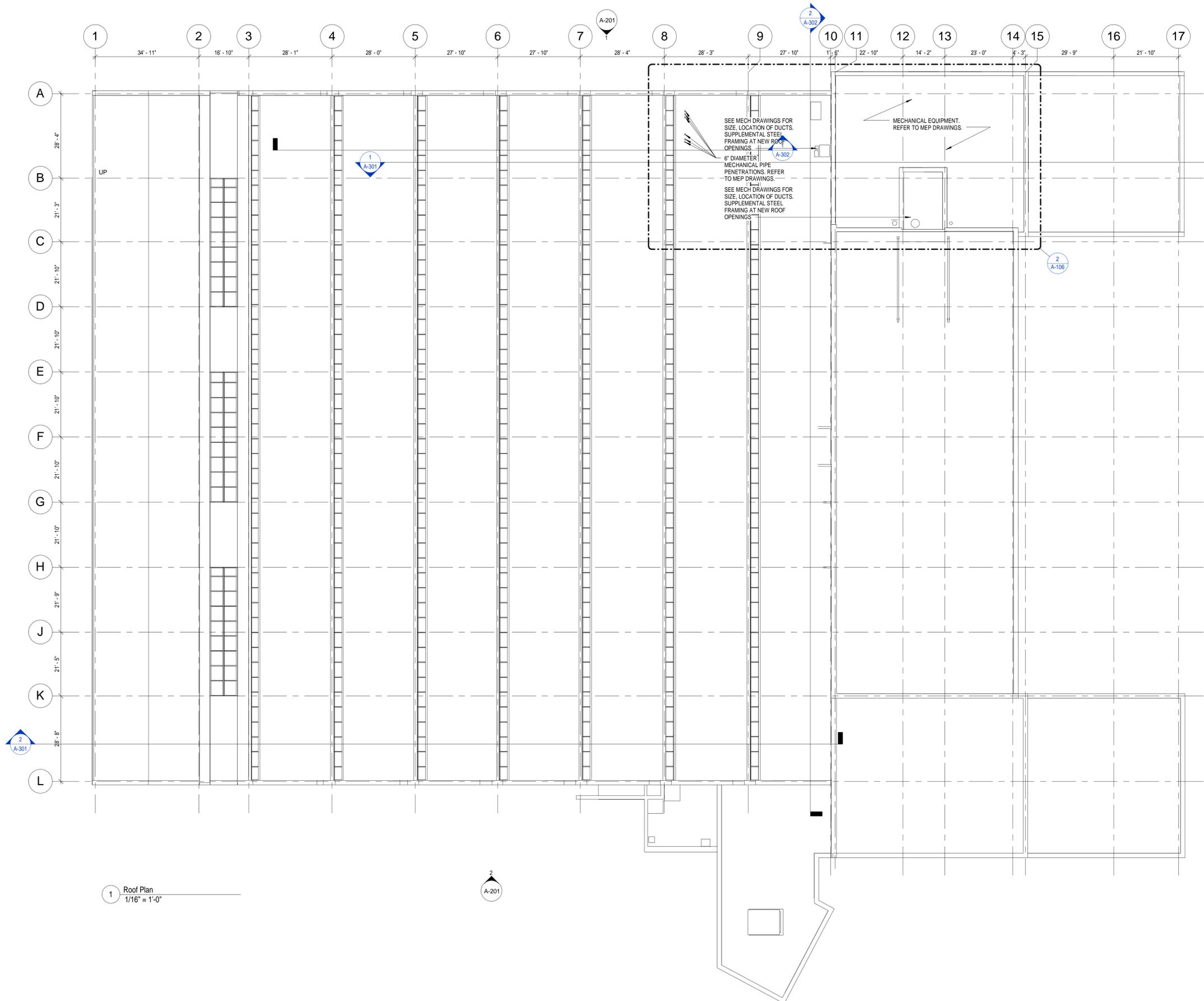
CONSTRUCTION DOCUMENTS

ISSUED: 1/18/2016

Site Plan

1	Date	Revision 1
R3A	PROJECT #	14065

A-100



1 Roof Plan
1/16" = 1'-0"

GENERAL NOTES

1. INTERIOR DIMENSION ARE FROM FACE OF FINISH WALL TO FACE OF FINISHED WALL, UNLESS NOTED OTHERWISE. DIMENSIONS CONNECT COLUMN LINES, FACE OF BRICK, FACE OF METAL SIDING. REFER TO WALL TYPES AND WALL SECTIONS FOR THICKNESS OF WALLS.
2. STOREFRONT WALL TO HAVE A MINIMUM OF 1" GAS FILLED INSULATED GLASS PANELS. ANY GLASS INSTALLED LESS THAN 36" ABOVE THE FINISHED FLOOR TO BE TEMPERED GLASS.
3. ALUMINUM CURTAIN WALL TO HAVE A MINIMUM OF 1" GAS FILLED INSULATED GLASS PANELS. REFER TO WINDOW TYPES FOR LOCATION OF CLEAR, TEXTURED AND TEMPERED GLASS.
4. CONTRACTOR SHALL PROVIDE APPROPRIATE AND LEVEL SUBSURFACE FOR FINISH MATERIAL.
5. CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES AND OTHER TEMPORARY FACILITIES TO PROTECT THE PUBLIC, STORED MATERIALS AND INSTALLED MATERIALS.
6. REFER TO LIFE SAFETY PLANS (G-101 SERIES OF SHEETS) FOR LOCATION AND EXTENT OF FIRE RATED ASSEMBLIES.
7. PROVIDE BLOCKING REQUIRED FOR CASEWORK AND TOILET ACCESSORIES AND FOR FUTURE FURNITURE INSTALLATION. COORDINATE LOCATION OF BLOCKING WITH OWNER'S FURNITURE INSTALLER.
8. COORDINATE ACCESS PANEL LOCATIONS & TYPE REQUIRED WITH M.P.E. DRAWINGS & CEILING TYPE INDICATED ON THE REFLECTED CEILING PLANS.
9. COLUMN LINE DESIGNATIONS ARE FOR CENTER LINES OF COLUMNS. REFER TO STRUCTURAL DRAWINGS FOR COLUMN SIZES.
10. FINISHED FIRST FLOOR ELEVATION IS 967.71'
11. ALTERNATE #1: NEW MICROTURBINE; MEP EQUIPMENT AND CONNECTIONS, ENCLOSURE, INSULATED GWB, FRAMING AND DOOR ASSEMBLY AT F LEVEL.
12. ALTERNATE #2: NEW TPO ROOF AND SHEATHING ASSEMBLY AT 4TH FLOOR ROOF
13. ALTERNATE #3: NEW TPO ROOF AND SHEATHING ASSEMBLY AT STACK FAN ENCLOSURE ROOF (INCLUDES DEMOLITION OF EXISTING BALLAST AND SUBSTRATE)
14. ALTERNATE #4: MOBILE LABORATORY CASEWORK PER SPECIFICATION SECTION 123553
15. ALTERNATE #5: DEDUCT ALTERNATE TO SHELL P.J. LABS (ELIMINATE FIXTURES AND FITTINGS, FUME HOODS, EQUIPMENTS, CEILINGS, AND FLOORING. GWB REMAINS.)
16. ALTERNATE #6: MECHOSHAD BOD. ALTERNATE FOR SHADING AUTOMATION CONTROLS TO DAYLIGHTING SENSORS ON ROOF INTEGRATED WITH LIGHT FIXTURES.
17. ALTERNATE #7: PIPE SYSTEM AND INFRASTRUCTURE PAINTING AT LABS AND OFFICES.
18. ALTERNATE #8: CLIFF STREET SUBSTATION SECURITY FENCE ENCLOSURE, DOOR AND LIGHTING. ALTERNATE PROVISION SHALL INCLUDE ALL DELEGATED DESIGN REQUIREMENTS BY TENANTS EQUIPMENT VENDOR FOR: EQUIPMENT, ACCESSORIES, INFRASTRUCTURE, SECURITY AND RELATED REQUIREMENTS. EATON TO SECURE ALL REQUIRED PERMITS AND APPROVALS.
19. ALTERNATE #9: CLIFF STREET SUBSTATION CONDUIT AND PATHWAY.
20. ALTERNATE #10: DEDUCT ALTERNATE: VCT FLOORING AT ALL LABS, SUPPORT SPACES.
20. ALTERNATE #11: DEDUCT ALTERNATE: EXISTING DOOR FRAMES AT CORRIDOR TO REMAIN.
21. DOOR ACCESS TO LAB 109 MECHANICAL EQUIPMENT MEZZININE AND SUPPOR TO BE PROVIDED BY OWNER.
22. REMOVE ALL EXISTING BRACKET FASTENERS AND PLATES WHERE LAMINATED GWB OCCURS.
23. COORDINATE LOCATION OF CEILING SERVICE PANELS TO MATCH BENCH ENDCAPS FOR SERVICES.



Renaissance 3 Architects, P.C.
48 South 14th Street
Pittsburgh, PA 15203
Phone: 412-431-2480
Fax: 412-431-2670
www.r3a.com
Architecture
Engineering
Interiors
Development Management

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NOT FOR CONSTRUCTION

Pittsburgh Gateways

Energy Innovation Center - University of Pittsburgh, Swanson School of Engineering

1435 Bedford Avenue
Pittsburgh, PA 15219

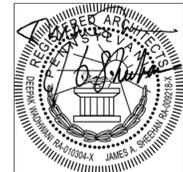
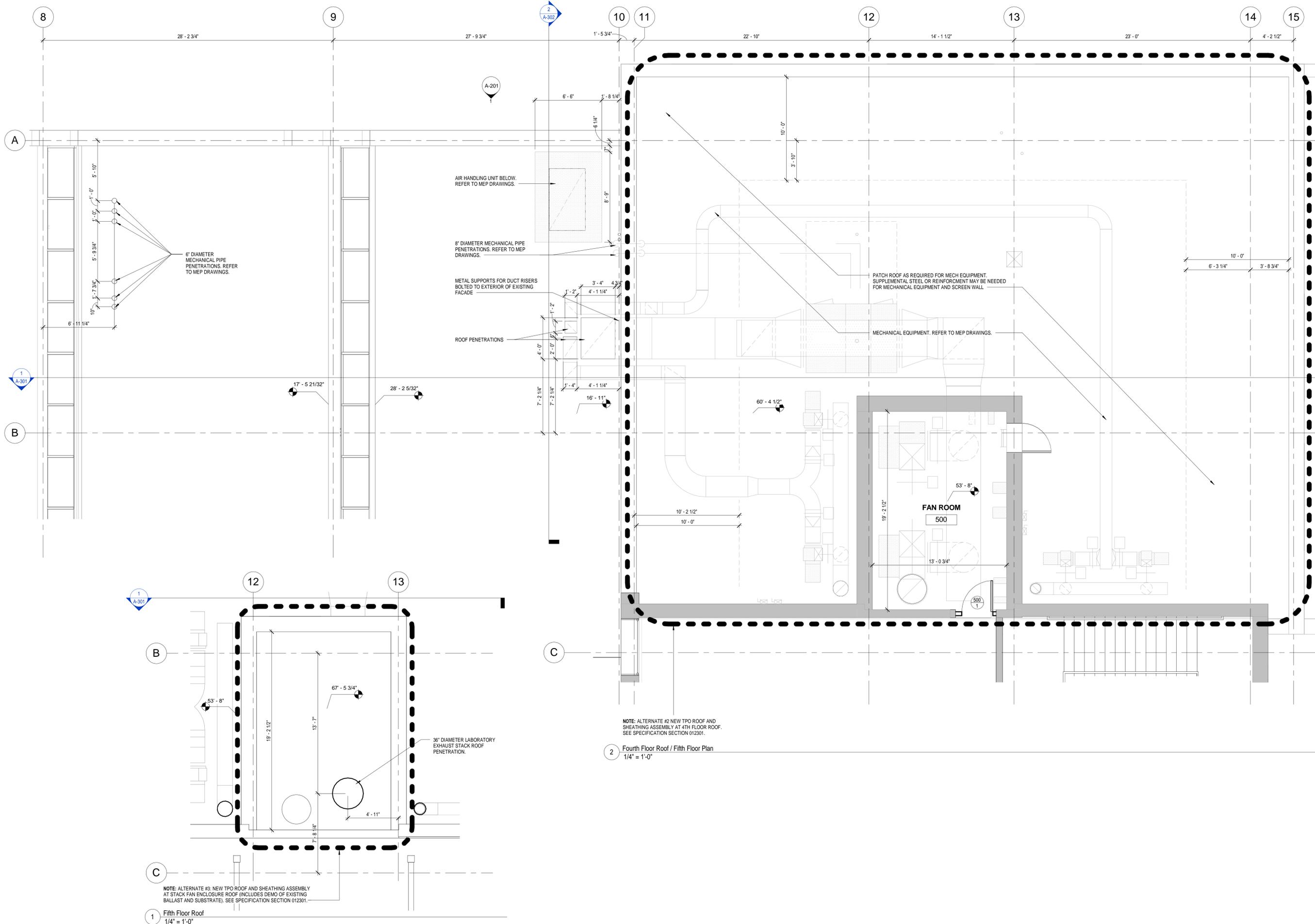
GMP CD Set, Permit Set

ISSUED: 9/18/2015

Roof Plan

R3A PROJECT # 14065

A-105



Renaissance 3 Architects, P.C.
48 South 14th Street
Pittsburgh, PA 15203
Phone: 412-431-2480
Fax: 412-431-2670
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Pittsburgh Gateways

Energy Innovation Center - University of Pittsburgh, Swanson School of Engineering

1435 Bedford Avenue
Pittsburgh, PA 15219

GMP CD Set, Permit Set

ISSUED: 9/18/2015

Enlarged Roof Plans

R3A PROJECT # 14065

A-106



CLIFF B. COUNNER

NO PARKING

Handicap Accessible Sign

Handicap Accessible Sign



ONE WAY

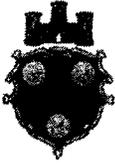


Thomson St









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: 2/11/16

LOT AND BLOCK NUMBER: 1-D-125

WARD: 1st

FEE PAID: 400

DISTRICT: Market Square

FEE SCHEDULE:

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

ADDRESS OF PROPERTY:

100 Fifth Avenue

OWNER:

NAME: Pittsburgh Properties

ADDRESS: 33 N 3rd St
 Columbus Ohio 43215

PHONE: 412-471-6868

EMAIL: dbushoff@ccvbc.com

APPLICANT:

NAME: The Yard

ADDRESS: 100 Fifth Avenue, 2nd Floor

PHONE: 412-291-8162

EMAIL: theyardgastropub@gmail.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

Replacing windows that look out into Market Square. New windows will open and be more efficient. There will be an internal 42" barrier.

SIGNATURES:

OWNER: [Signature] DATE: 2-8-16

APPLICANT: [Signature] DATE: 1/25/2016



100 Fifth Avenue

© 2016 Google

Google earth

1993

Imagery Date: 9/23/2015 40°26'28.77" N 80°00'09.01" W elev 735 ft eye alt 1368 ft



[Report a problem](#)

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Google earth

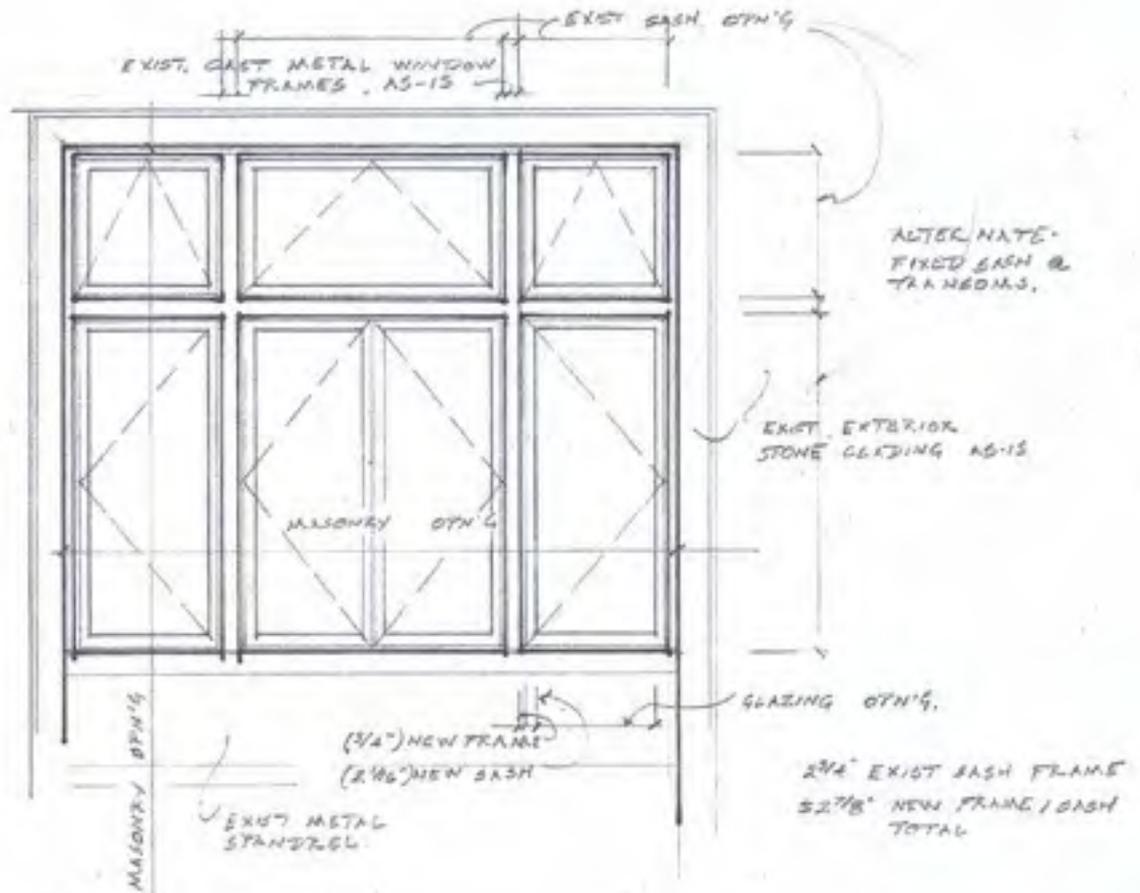


2076 Google



PROPOSED WINDOW SASH
REPLACEMENT THESE WINDOWS.
NEW OPERABLE WINDOWS
MATCH EXIST. EXTERIOR COLOR (BLACK)



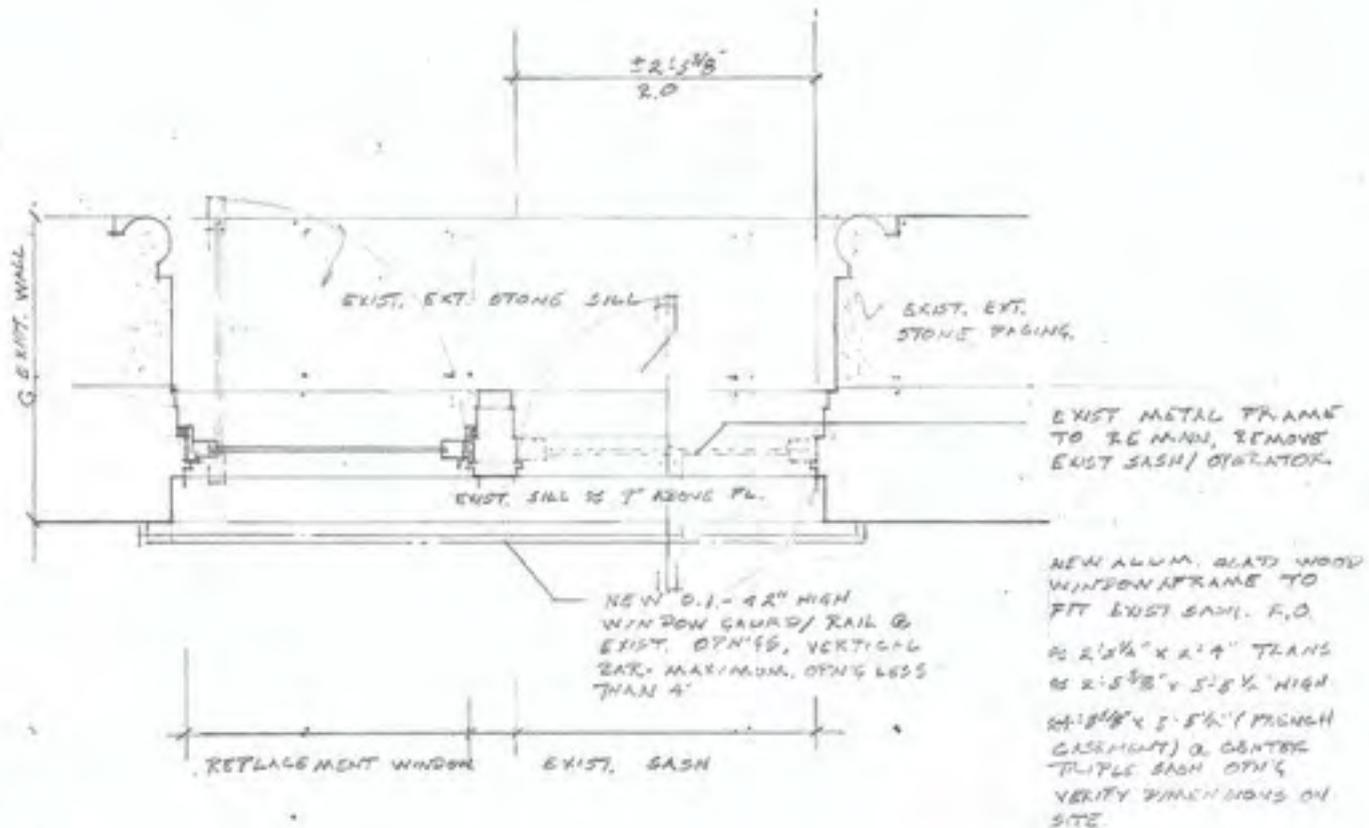


WINDOW SASH REPLACEMENT
 THE YARD
 100 6TH AVE
 GRAEME ST ENTRY



DONALD J. SNAVEC ARCHITECT
 615 WASHINGTON RD-300
 PITTSBURGH PA 15228
 (412) 343-4181

Donald J. Snavec



MARVIN WINDOWS
 R.O. - 2'5" x 5' 3/8" SINGLE CASEMENT
 4 1/4" x 5' 3/8" FRENCH CASEMENT

VERIFY DIMENSIONS ON SITE W/ MANUFACTURERS SIZES

OTHER MANUFACTURER AS CHOSEN BY OWNERS. ALTERNATE CUSTOM SIZE TO SUIT EXIST SASH. R.O.

1" = 10"



Dall Gm



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:

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STAFF USE ONLY:

DATE RECEIVED: _____

LOT AND BLOCK NUMBER: _____

WARD: _____

FEE PAID: _____

FEE SCHEDULE:

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

ADDRESS OF PROPERTY:

1237 MONTEREY STREET
 PITTSBURGH, PA 15212

DISTRICT:

MEXICAN WAR STREETS

OWNER:

NAME: GORDAN ERIC FRENCH

ADDRESS: 1237 MONTEREY STREET
 PITTSBURGH, PA 15212

PHONE: 724-321-1195

EMAIL: eric@eislerlandscapes.com

APPLICANT:

NAME: JOHN D FRANCONA

ADDRESS: 1234 RESACA PLACE
 PITTSBURGH, PA 15212

PHONE: 412-596-3477

EMAIL: john.d.francona@gmail.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

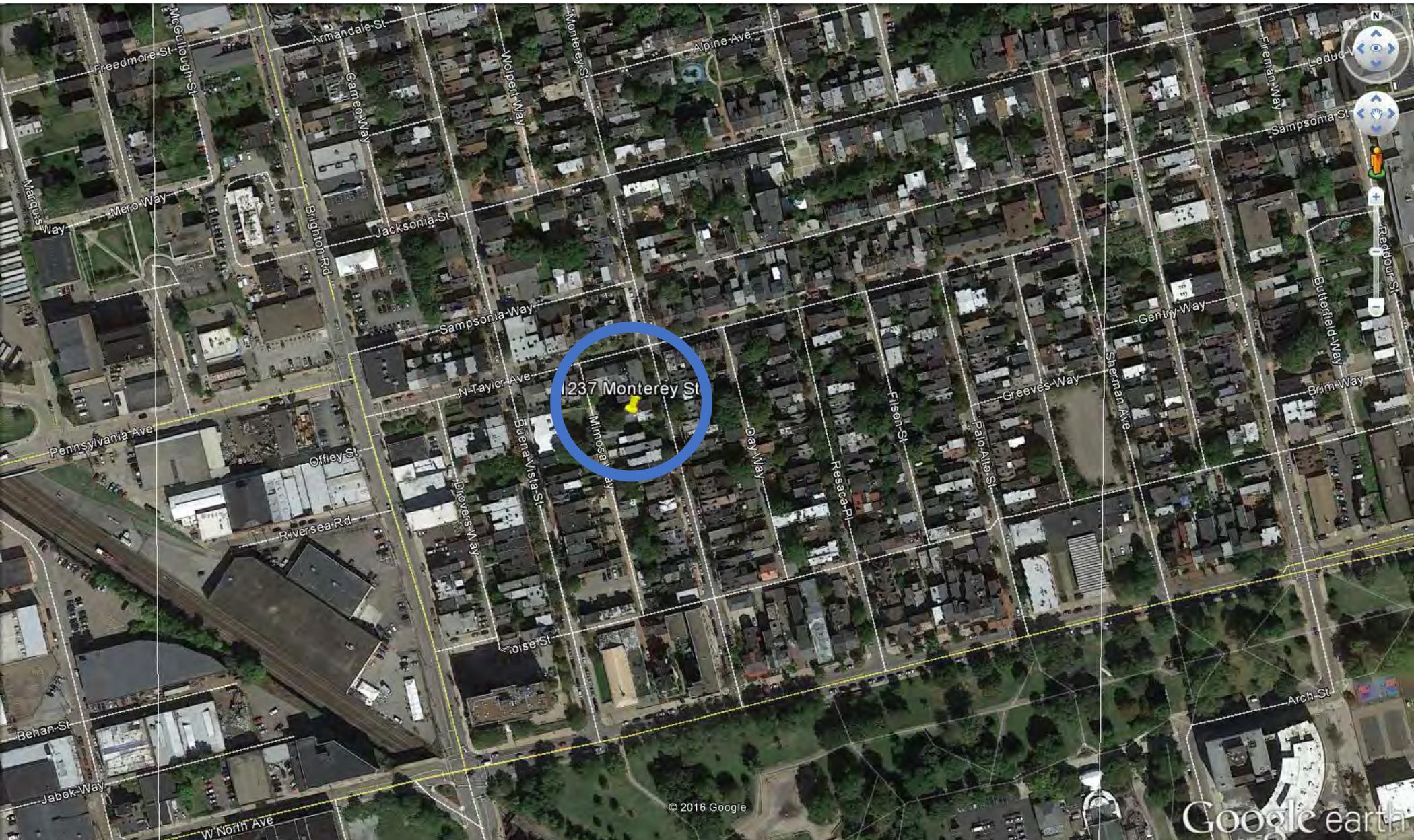
TWO STORY ADDITION AT THE REAR OF THE EXISTING HOUSE WITH ROOF DECK

SIGNATURES:

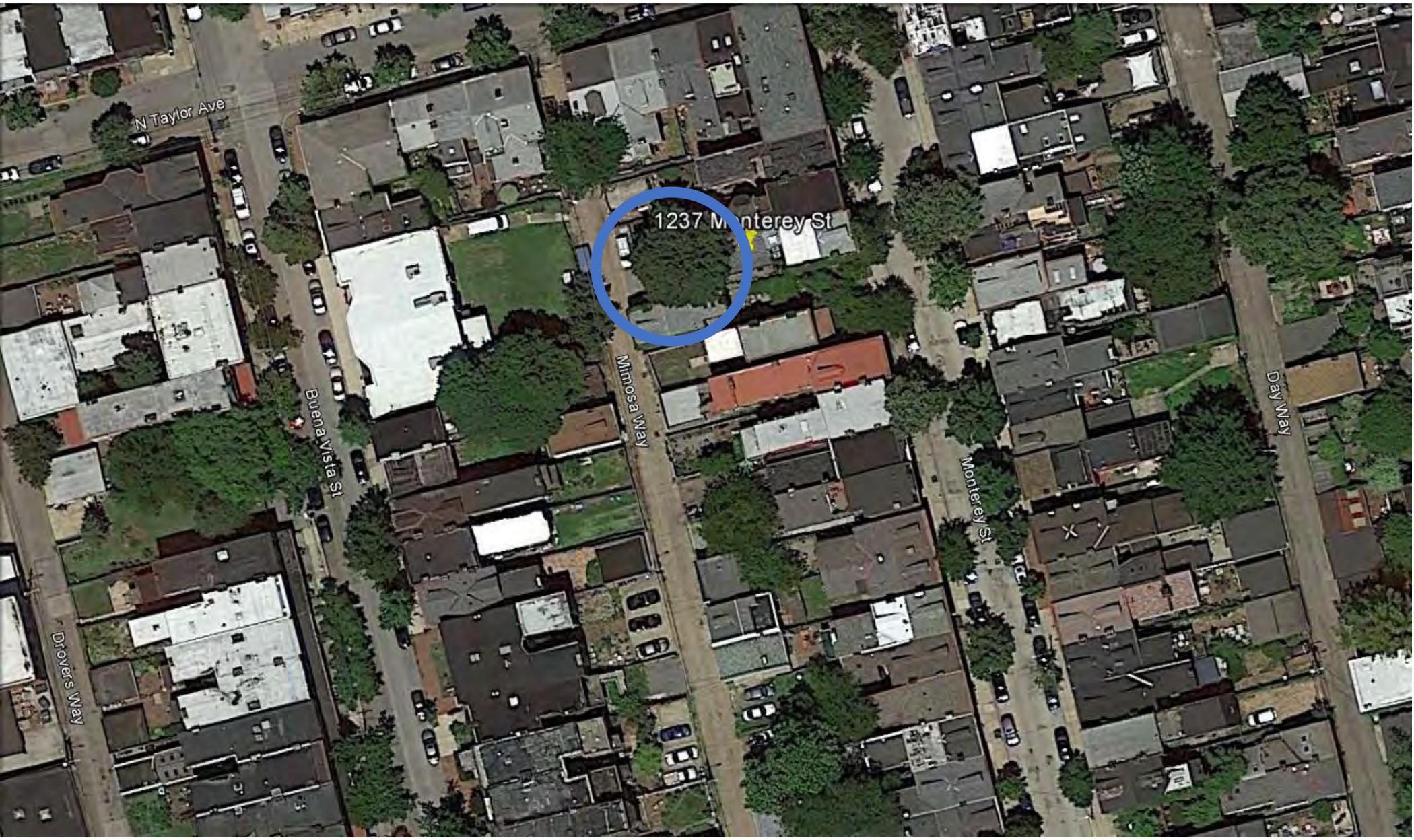
OWNER: _____ DATE: _____

APPLICANT: John D Francona DATE: 2.12.2016

1237 MONTEREY STREET

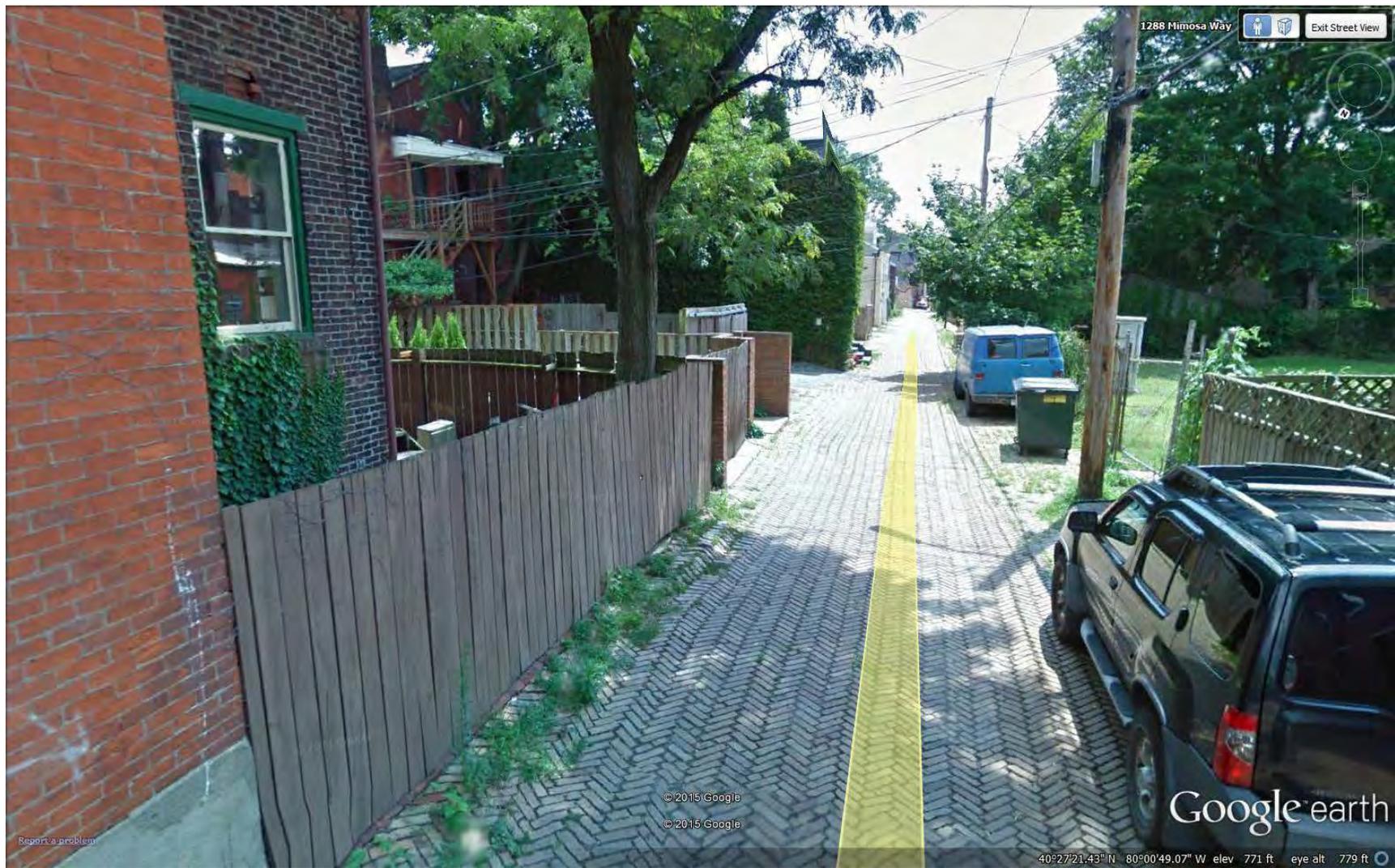


1237 MONTEREY STREET

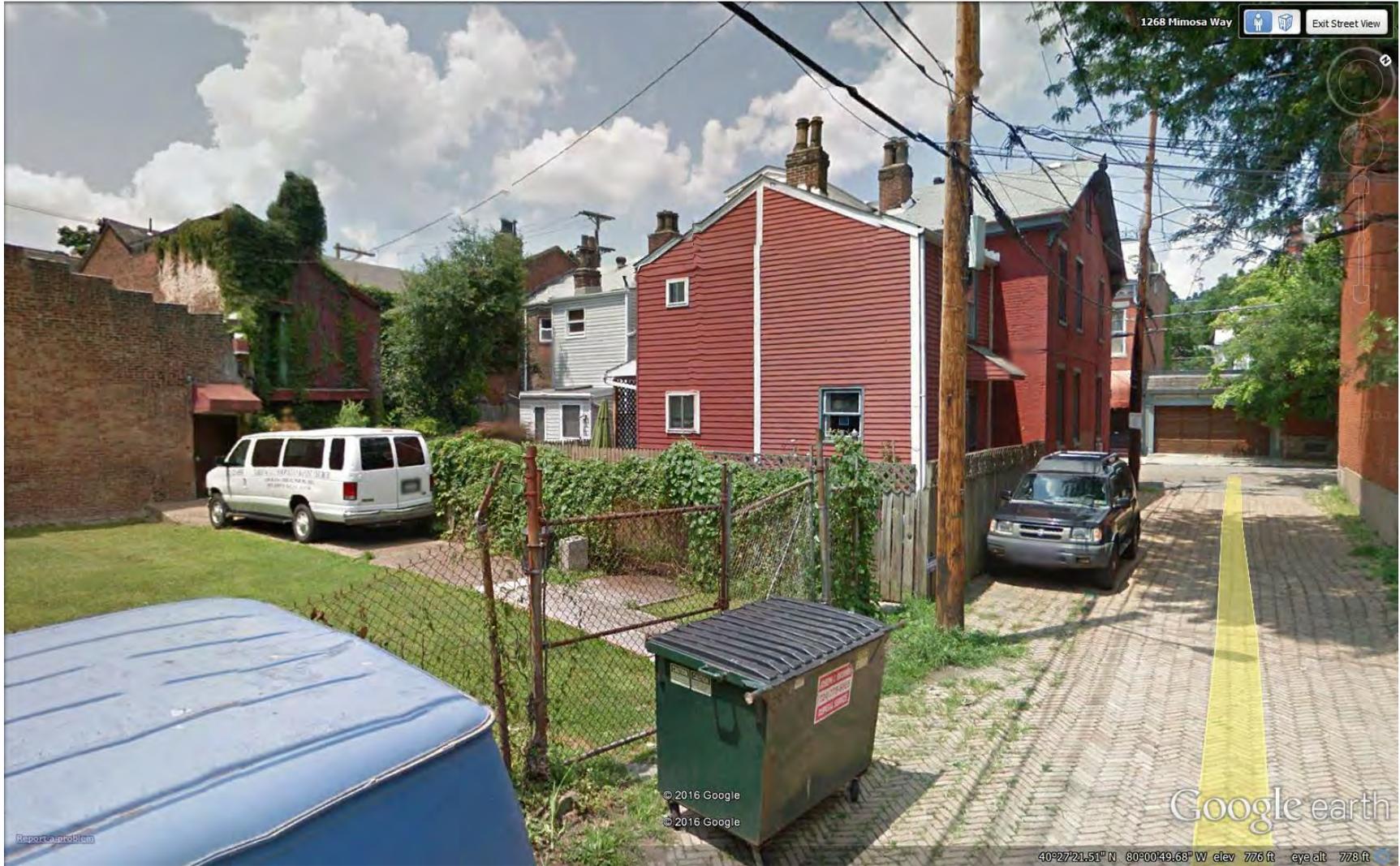




MIMOSA WAY FROM NORTH



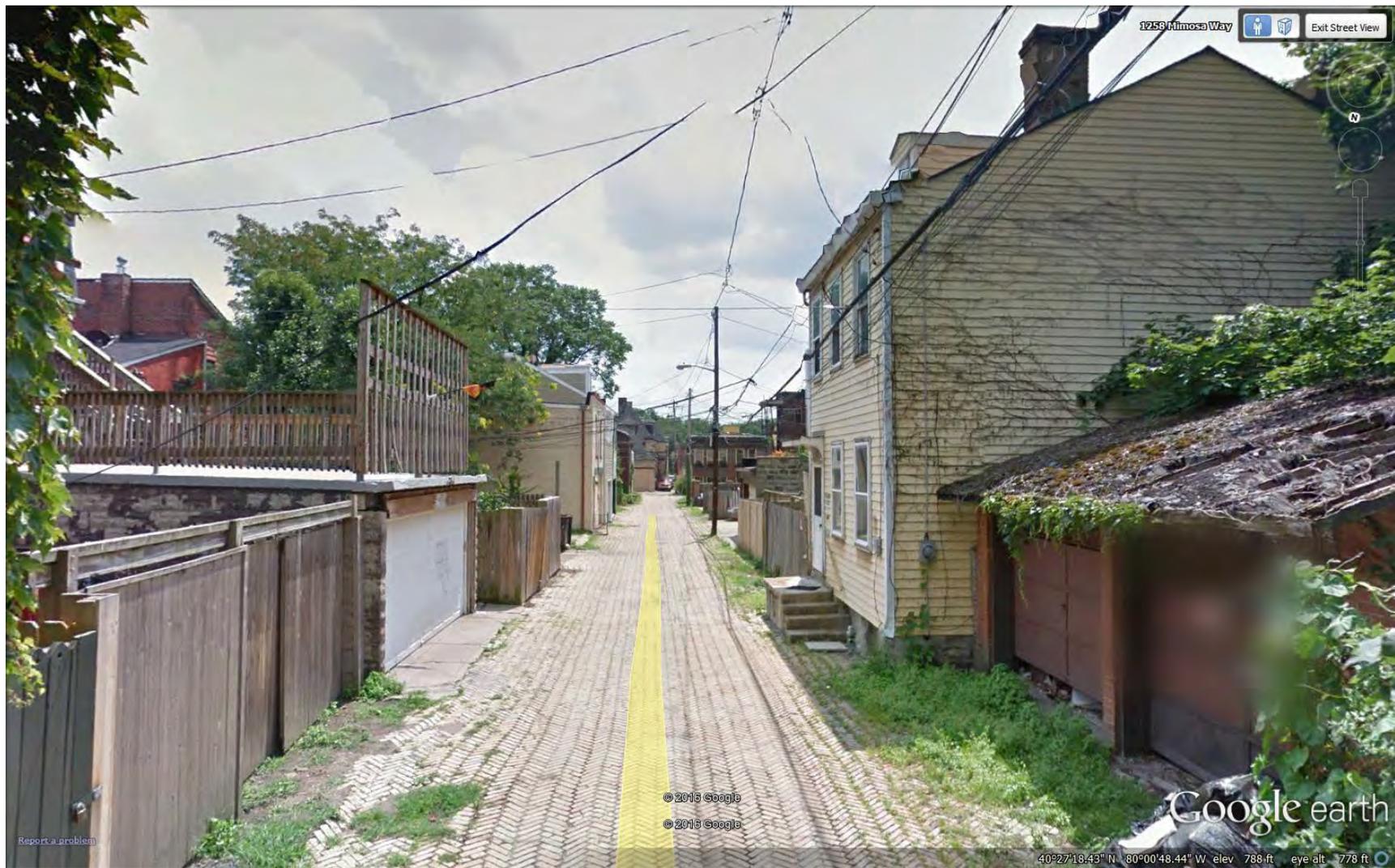
MIMOSA WAY FROM NORTH



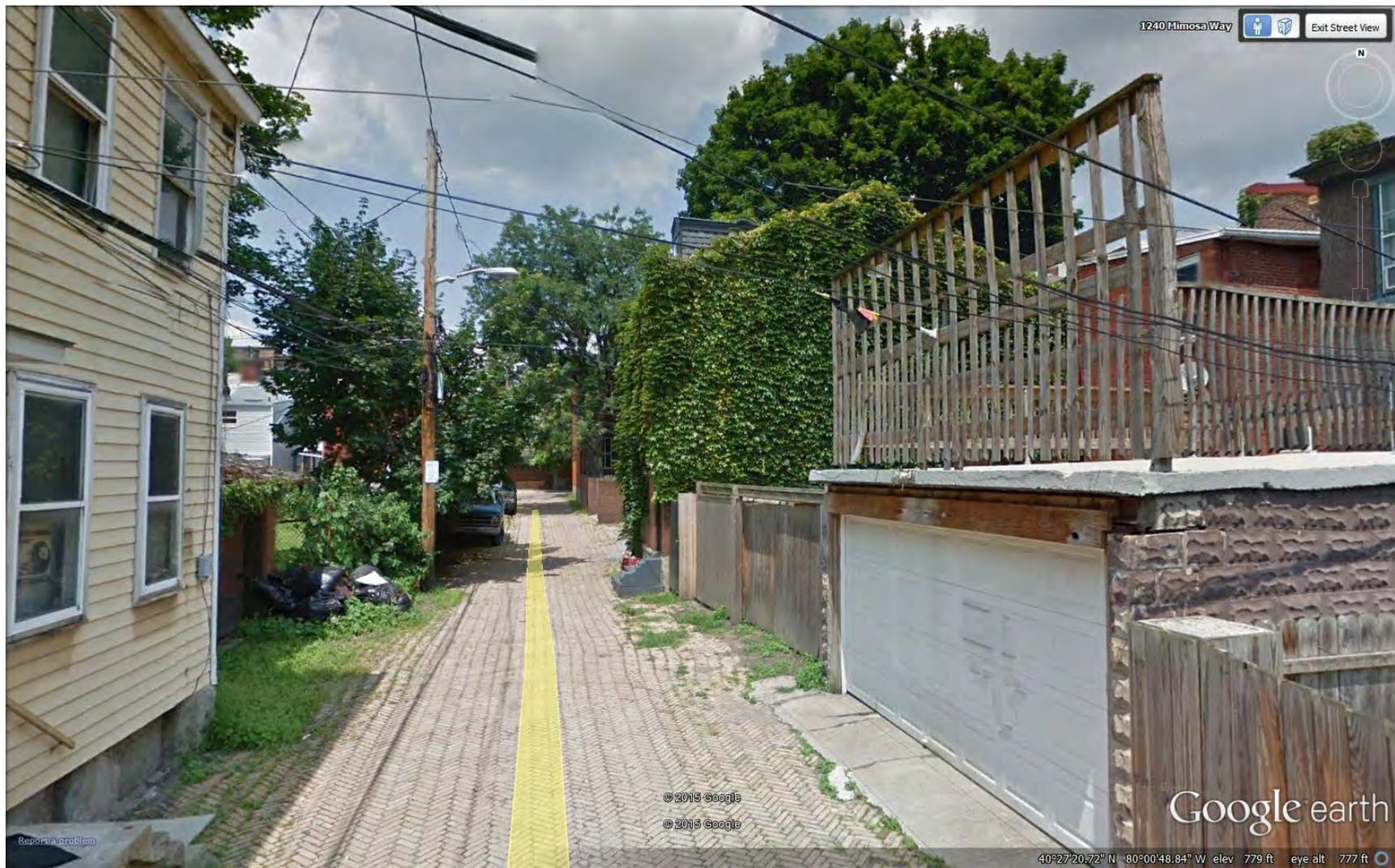
MIMOSA WAY LOOKING NORTH



MIMOSA WAY DIRECTLY ACROSS



MIMOSA WAY LOOKING SOUTH



MIMOSA WAY FROM SOUTH

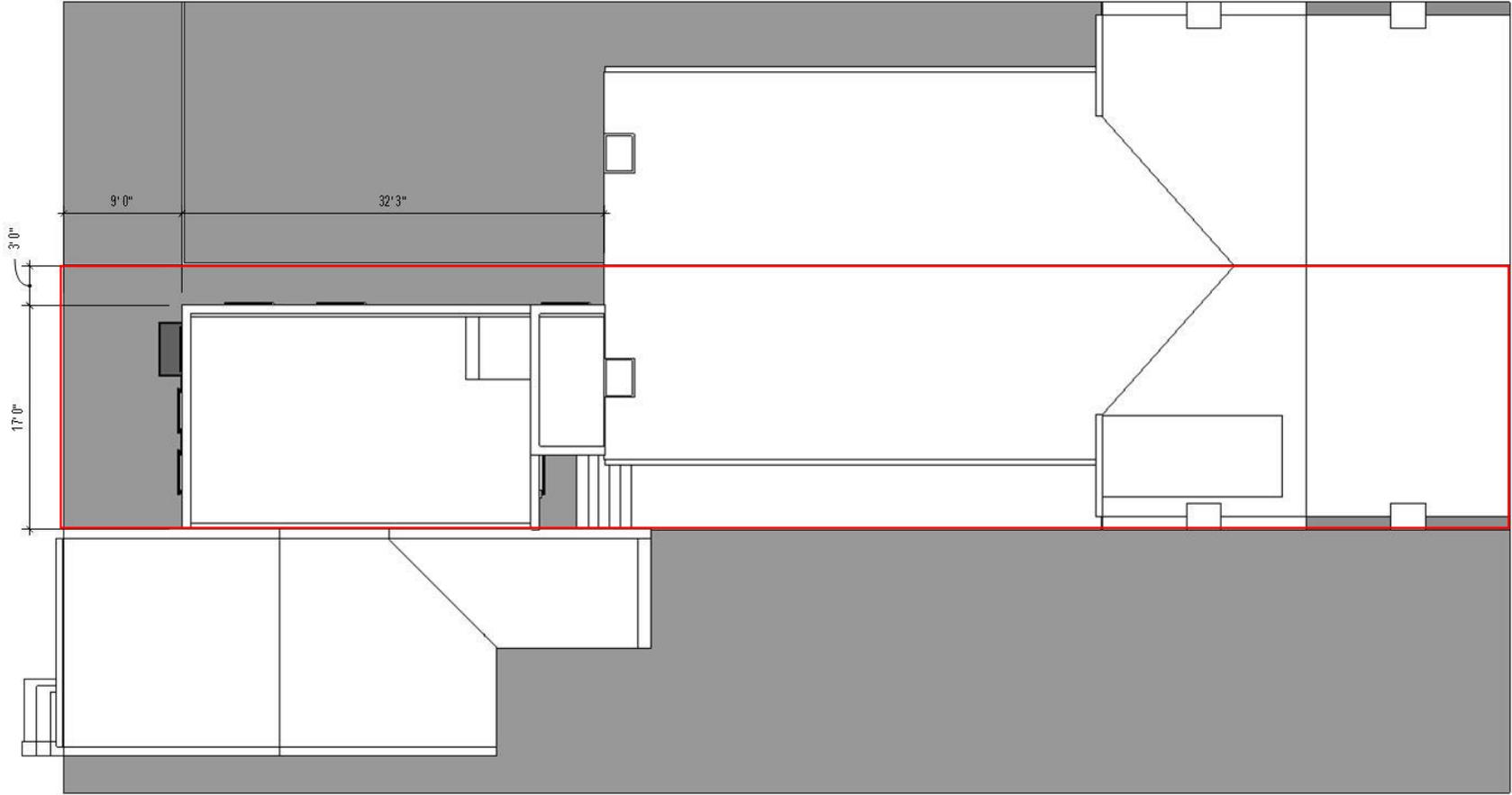


MIMOSA WAY FROM SOUTH



EXISTING JULIET BALCONY

MIMOSA WAY

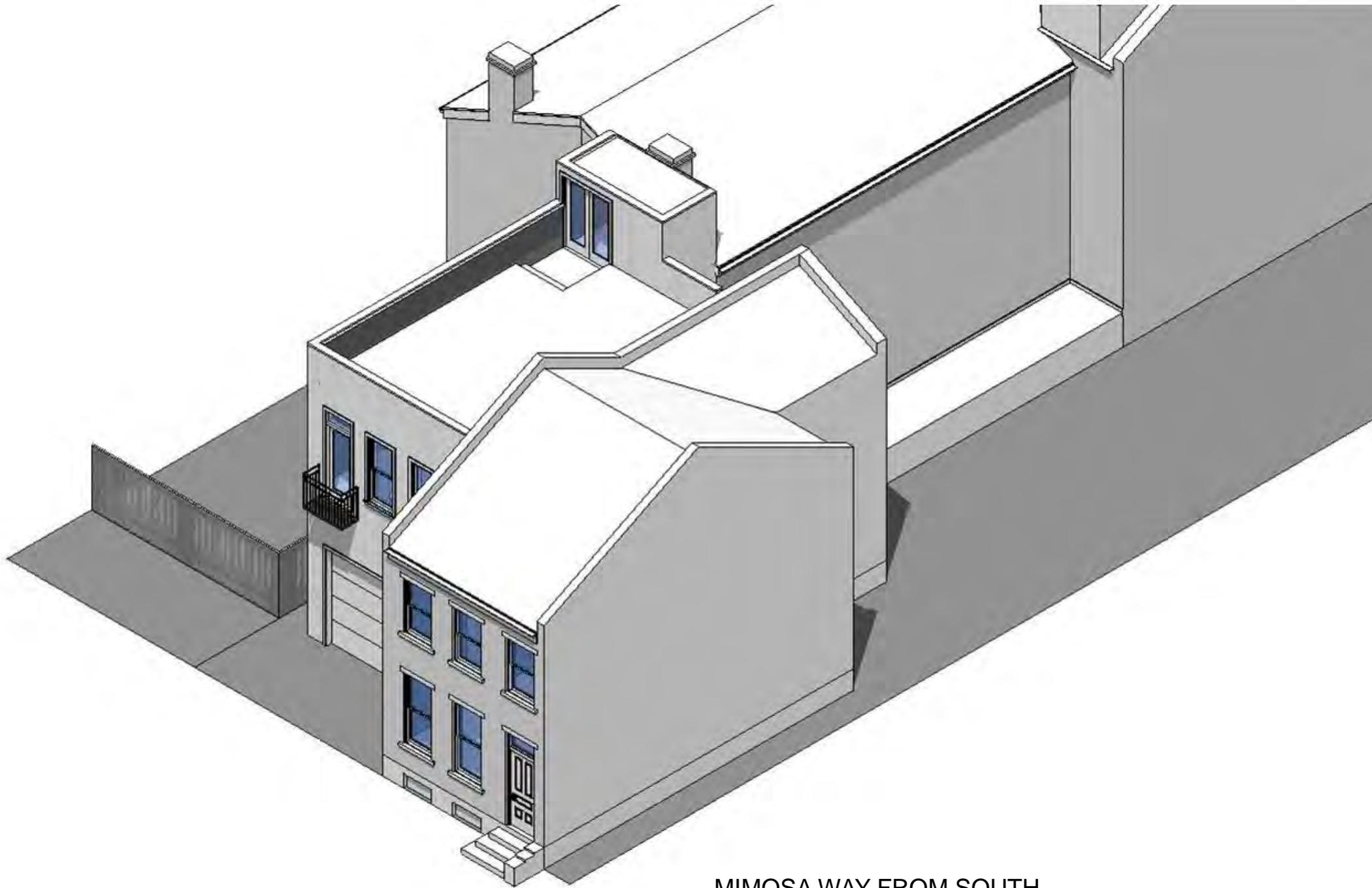


MONTEREY STREET

SITE PLAN



MIMOSA WAY FROM NORTH



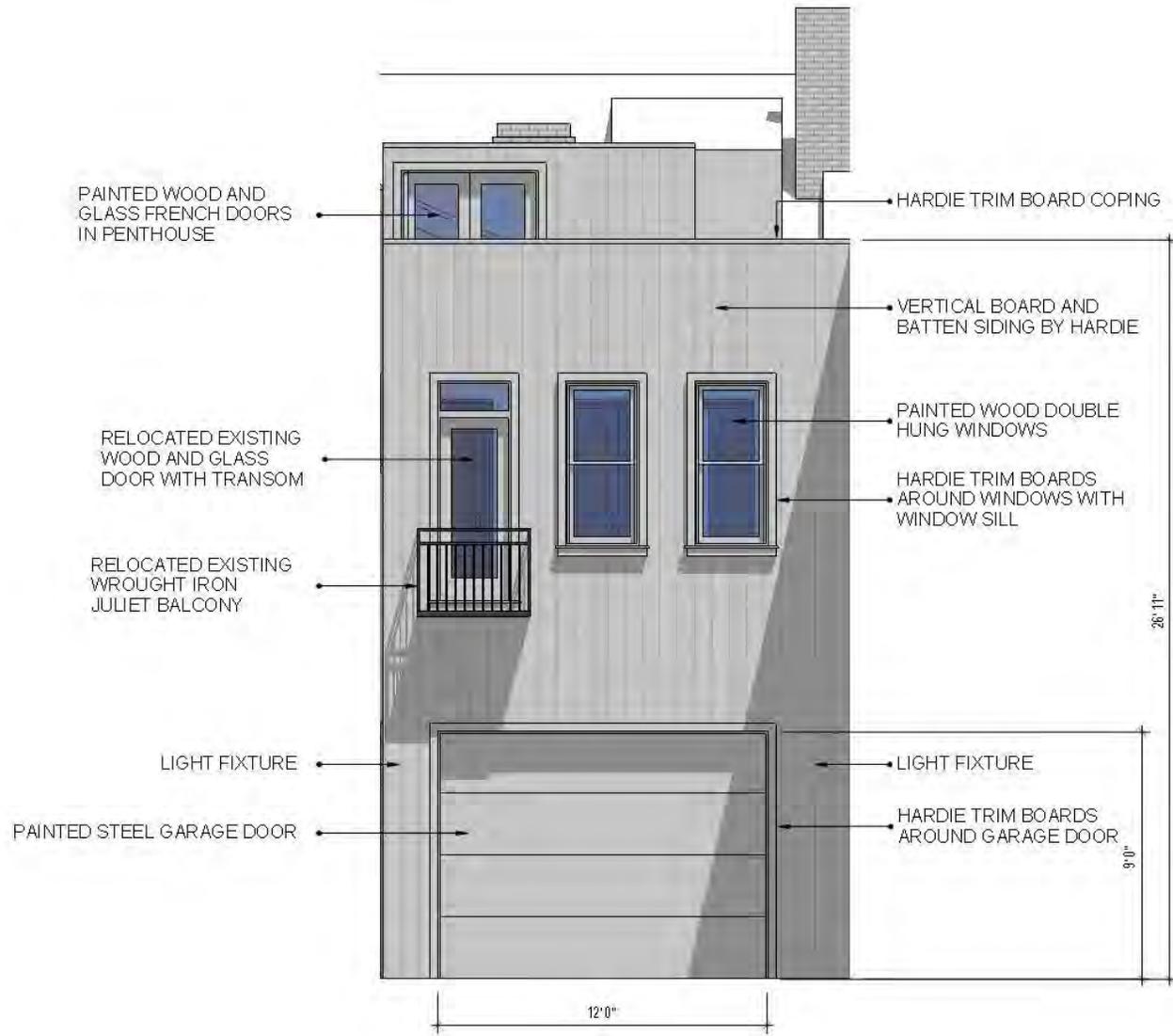
MIMOSA WAY FROM SOUTH



MIMOSA WAY ELEVATION



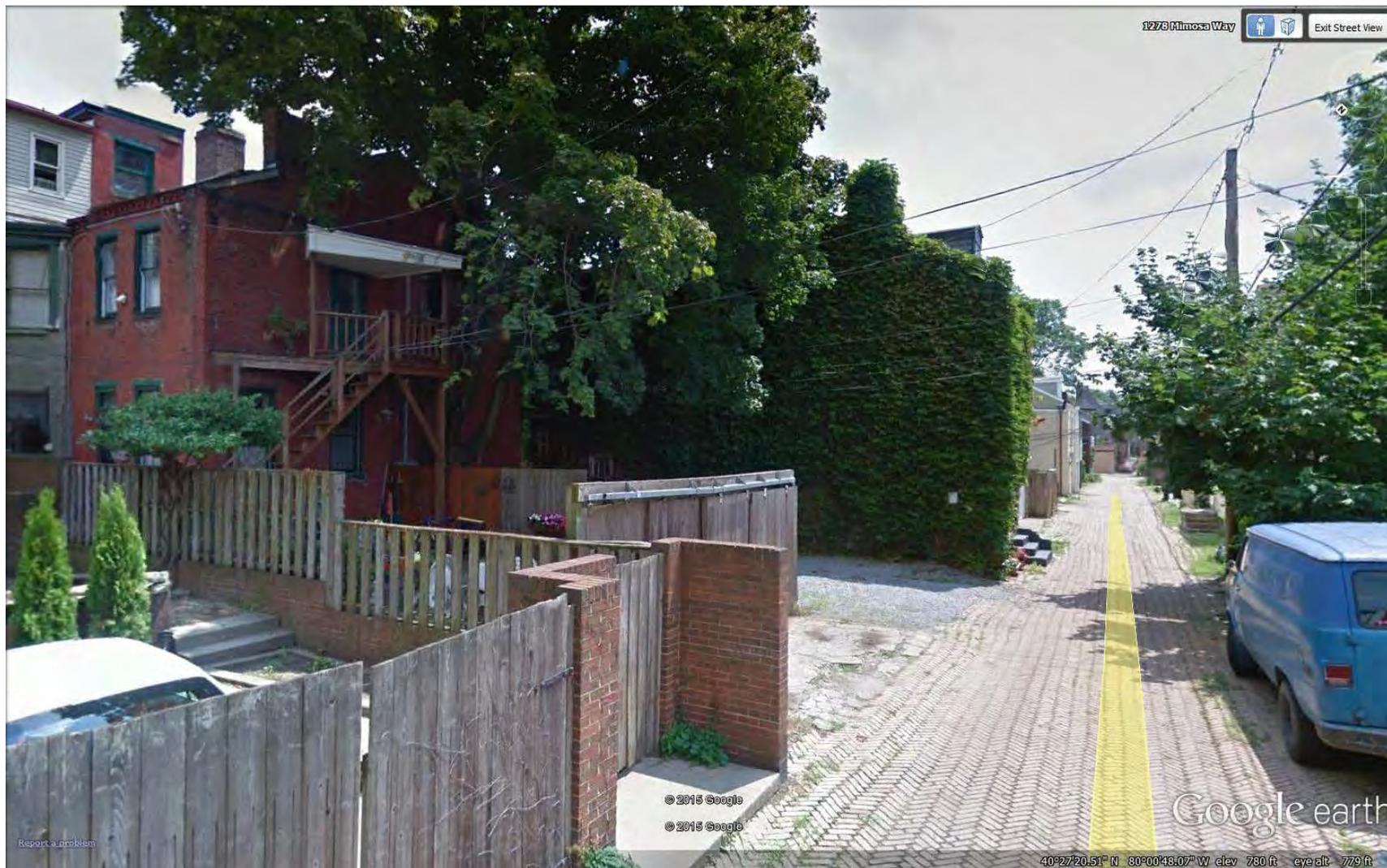
MIMOSA WAY



MIMOSA WAY ELEVATION



NORTH ELEVATION



MIMOSA WAY FROM NORTH

