



Historic Review Commission of Pittsburgh

200 Ross Street, First Floor Hearing Room
June 3, 2015

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

New Business

- Approval of the minutes from the May 2015 hearing
- Certificates of Appropriateness Report – May 2015
- Applications for a Certificate of Economic Hardship – None
- Design Guidelines Review and Adoption

➤ **1:00 PM HEARING & ACTION**

1. Allegheny West Historic District
851 Beech Avenue
Eugene Wilson & Catherine Serventi, owners
and applicants
Replacement of door on garage

2. Allegheny West Historic District
954 Beech Avenue
Gary Otto, owner
Lenco Building, LLC, applicant
**Construction of rear addition for
stairwell**

3. Allegheny West Historic District
909 Western Avenue
Sally C Graubarth Trust, owner
John D. Francona, applicant
Building renovations

4. Deutschtown Historic District
601 Avery Street
Jane Harter, owner
Bob Baumbach, applicant
**Construction of new residence on vacant
lot**

5. Deutschtown Historic District
406-408 Foreland Street
Sarah Sims Erwin & Dominic DeGennaro,
owners and applicants
Construction of rear addition

6. East Carson Street Historic District
1221 E. Carson Street
Kevin Evancic, owner
Nathan Hart, applicant
Façade renovations

7. **East Carson Street Historic District**
2529 E. Carson Street
South Pittsburgh LLC, owner
Kolano Design, applicant
Installation of new awnings and signage

8. **Phipps Conservatory—
Individual Landmark**
One Schenley Drive
City of Pittsburgh, owner
Phipps Conservatory, applicant
Rehabilitation of glazing system

9. **Taylor Allderdice High School—
Individual Landmark**
2409 Shady Avenue
Pittsburgh Public Schools, owner
Graves Design Group LLC, applicant
**Replacement of a first-floor window with
a door**

10. **Market Square Historic District**
221 Fourth Avenue
William Benter, owner
Stephen Casey, applicant
**Renovations including extension of
parapet wall**

11. **Mexican War Streets Historic District**
410 W. North Avenue
Mary Anne Murphy, owner and applicant
Alterations to garage

12. **Oakland Civic Center Historic District**
4215 Fifth Avenue
Oakland Fifth Ave Hotel Associates, owner and
applicant
Construction of an 11-story hotel

13. **Penn-Liberty Historic District**
810-814 Penn Avenue
PBH2 LLC, owner
Katie LaForest, applicant
**Changes to previously approved HVAC
scheme**

➤ **DEMOLITIONS**

Mexican War Streets Historic District
1224 Monterey Street
Richard Craig Worl, owner and applicant
**After-the-fact demolition and proposed new
construction**

➤ **HISTORIC NOMINATIONS**

➤ **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:

851 Beech Ave.

STAFF USE ONLY:

DATE RECEIVED: 5/15/15

LOT AND BLOCK NUMBER: 7-D-29

WARD: 2nd

FEE PAID: 0

DISTRICT:

Allegheny West

OWNER:

Catherine Servant
 NAME: Eugene Wilson
 ADDRESS: 851 Beech Ave.
Pgh, PA 15233
 PHONE: 412-310-3728
 EMAIL: etwilson@gmail.com

APPLICANT:

NAME: Eugene Wilson
 ADDRESS: 851 Beech Ave.
Pittsburgh, PA 15233
 PHONE: 412 310 3728
 EMAIL: etwilson@gmail.com

REQUIRED ATTACHMENTS:

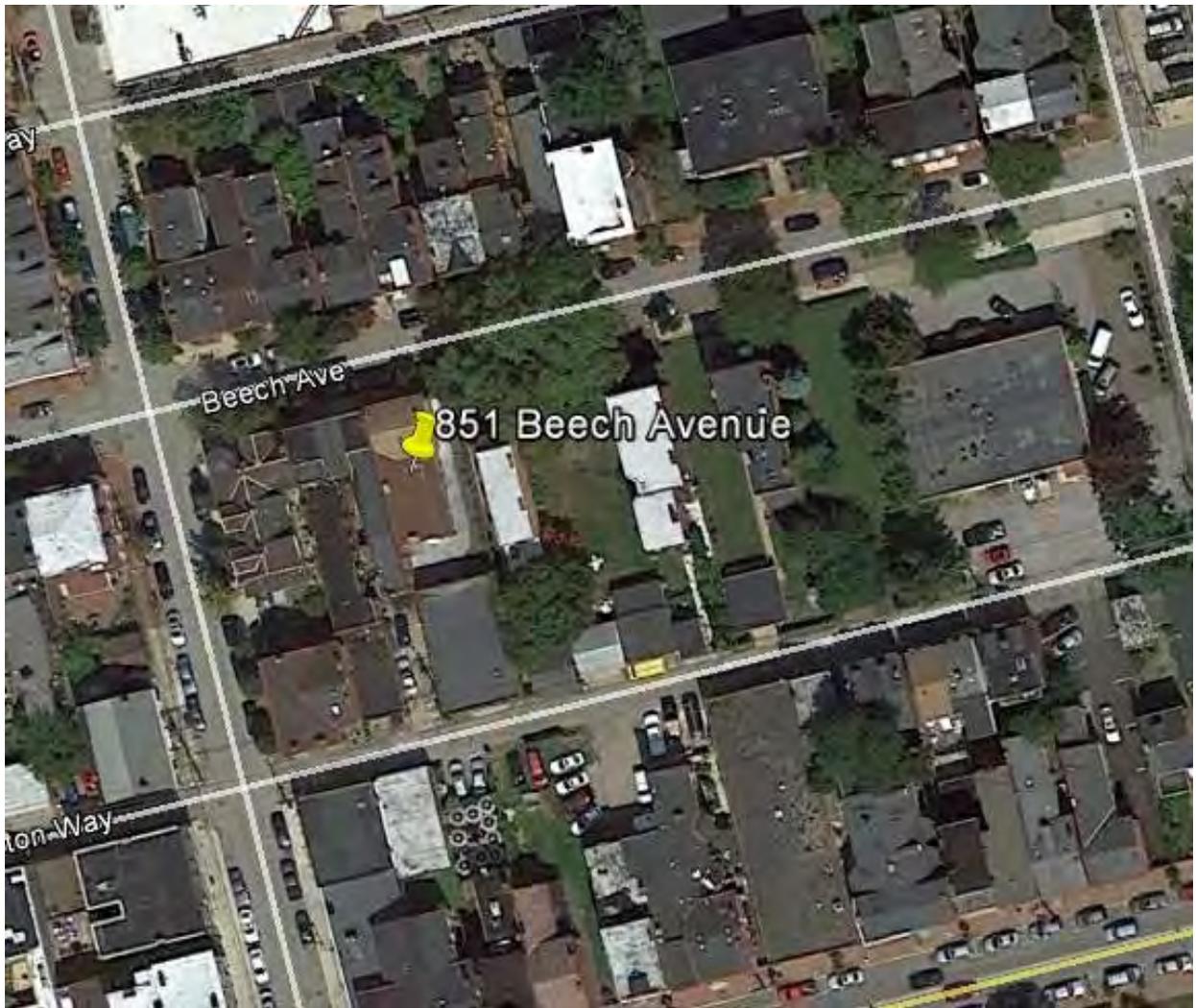
- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

see attached

SIGNATURES:

OWNER: *E. T. Wilson* DATE: 5-14-2015
 APPLICANT: *E. T. Wilson* DATE: 5-15-2015



Beech Ave

851 Beech Avenue

ton-Way

851 Beech Avenue
Eugene Wilson
Catherine Serventi

Description of Project at 851 Beech Avenue to Replace a Garden Door

Summary:

Replacement of a recent vintage hardware store steel door with an antique door that is closer age to the age of the garage.

Description of building:

The garage behind 851 Beech is a large brick one-story building of approximately 2000 square feet in size and 18 feet in height. It is not original to the property and was added by a previous owner sometime in the early 20th century, probably between 1912 and 1926. It was originally designed for storage and repair of motor-busses for the owner's private transit company.

Description of work:

There is currently a very modern steel door very roughly inserted into the hole in the front facing brick wall of the structure. It was never actually installed and is only held in place by a few drywall screws and no finishing trim was ever installed and was never painted remaining the factory primer color.

Our original plan was to just add some finishing casement trim to the door frame and paint both the door and trim to match the house colors. I recently found a vintage wood and glass door via Craig's List that was from an early 20th century garage and to my eye does a much better job of matching the style of the garage. We plan on installing the older door and frame and then installing trim around the door to match the window trim as closely as we can.

The door to be added is solid wood with two panels on the lower half and six fully divided lights on the top half.

Photograph addendum



851 Beech: View of the door from the sidewalk, the door is at the rear of the garden behind the house.



851 Beech: Current door on the left, replacement on the right.



851 Beech: Closeup of the vintage replacement door



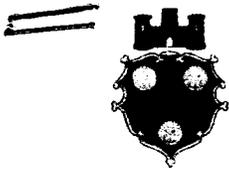
851 Beech: Replacement door placed in front of existing door



851 Beech: Details of garage window trim to be matched by the door trim as best as possible



851 Beech: Location of door in question at the back of the garden



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

ADDRESS OF PROPERTY:

954 BEECH AVE.
 PITTSBURGH PA. 15233

OWNER:

NAME: GARY OTTO
 ADDRESS: 954 BEECH AVE.
 PITTSBURGH PA 15233
 PHONE: 412-418-4054
 EMAIL:

STAFF USE ONLY:

DATE RECEIVED: 7/4/15
 LOT AND BLOCK NUMBER: 7-D-17
 WARD: 22nd.
 FEE PAID: 400

DISTRICT:

Allegheny West

APPLICANT:

NAME: Lenco Building LLC
 ADDRESS: 541 Christy Road
 Eighty-four Pa 15330
 PHONE: 724 222 3200
 EMAIL: Lenco@live.com

REQUIRED ATTACHMENTS:

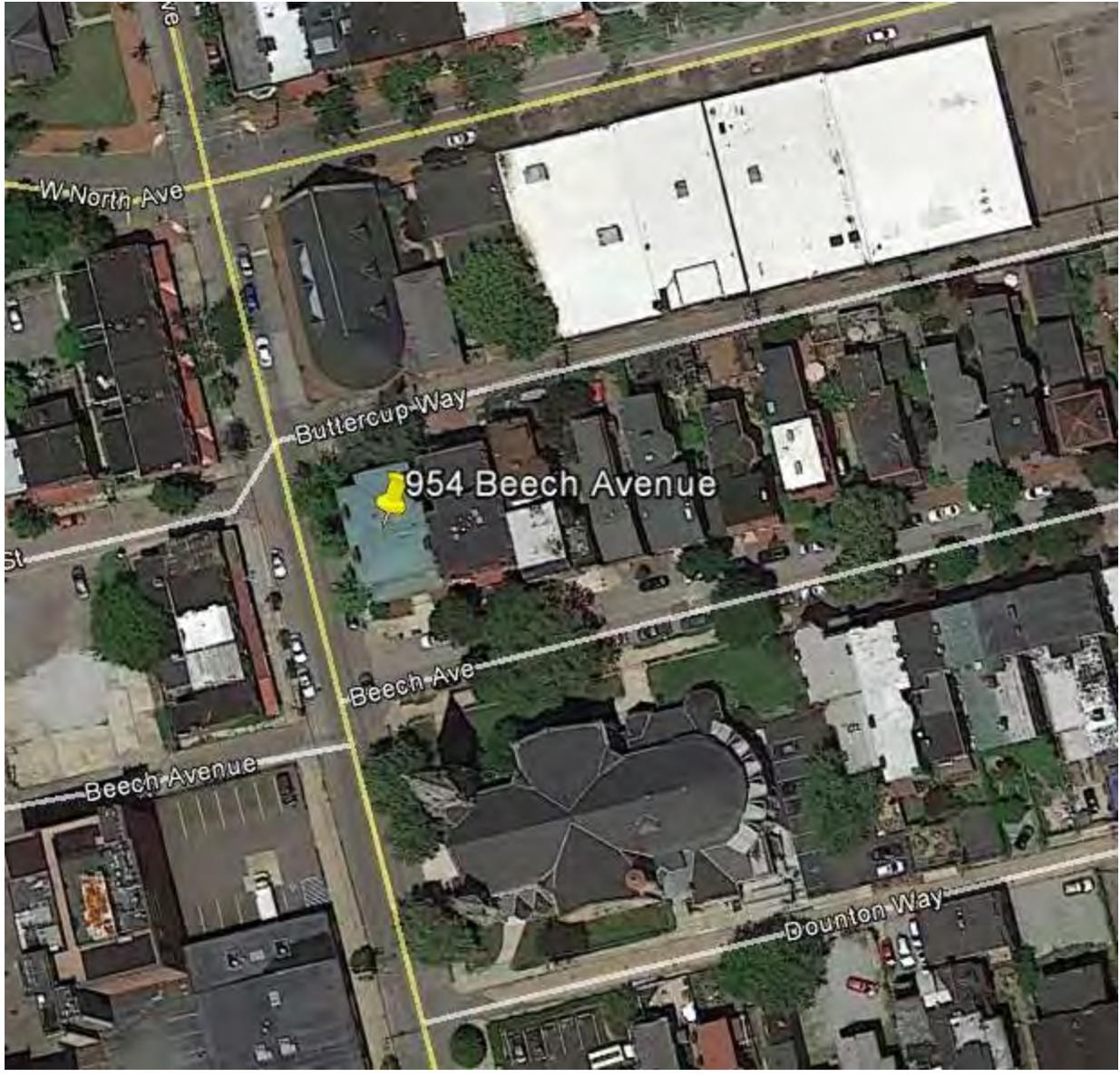
- Drawings Photographs Renderings Site Plan Other

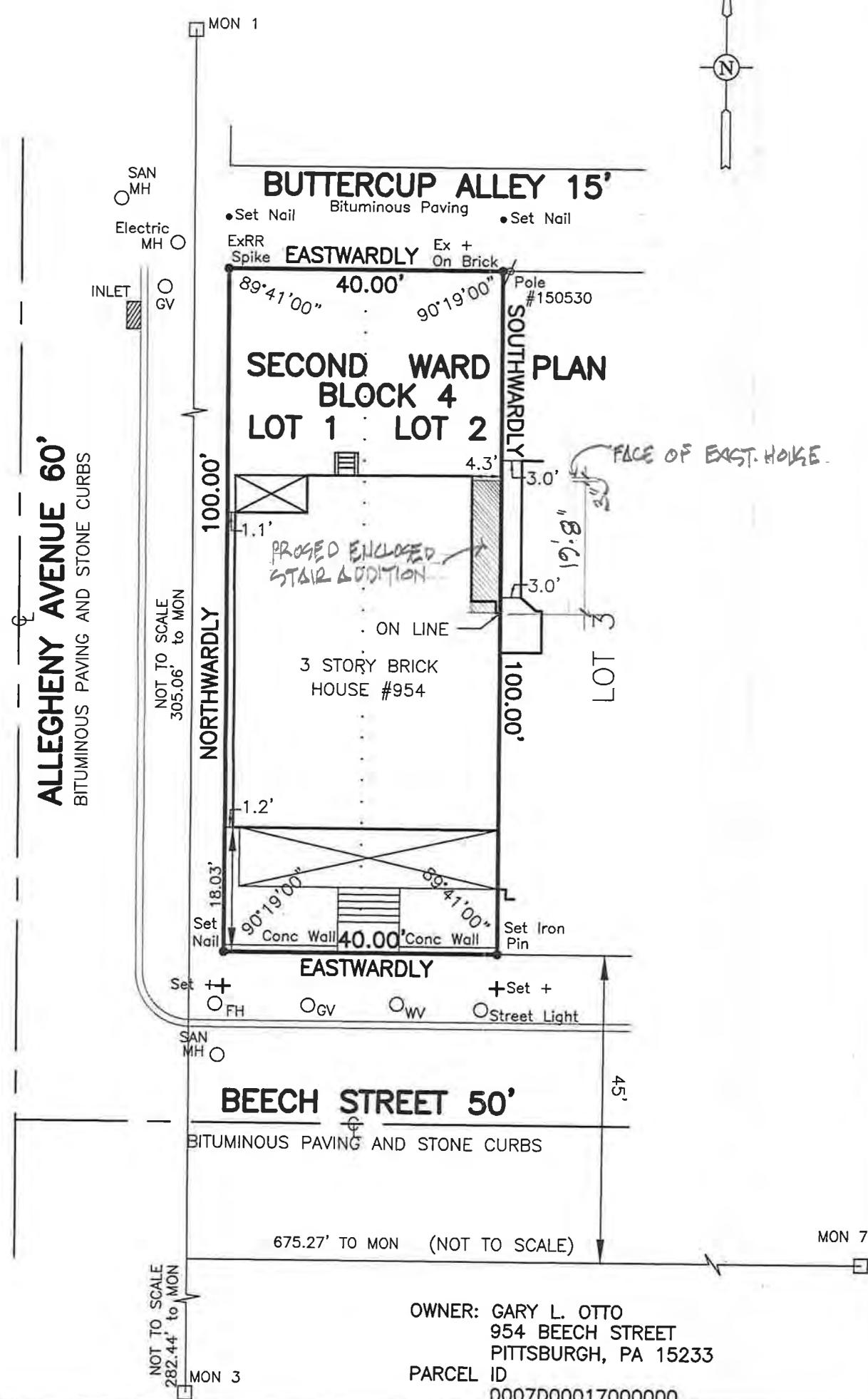
DETAILED DESCRIPTION OF PROPOSED PROJECT:

REAR ADDITION: ADDITION IS USABLE FROM
 REAR & SIDE ADJACENT TO NEIGHBOR (ENCLOSED STAIR ADDITION)

SIGNATURES:

OWNER: _____ DATE: _____
 APPLICANT: *[Signature]* DATE: 5/3/2015





OWNER: GARY L. OTTO
 954 BEECH STREET
 PITTSBURGH, PA 15233
 PARCEL ID
 0007D00017000000

PLAN OF PROPERTY

<p>FOR GARY L. OTTO</p>	<p>SITUATE IN TWENTY-SECOND WARD, CITY OF PITTSBURGH ALLEGHENY COUNTY, PA</p>	
<p>Lawrence R. Elliott Surveying Inc. <i>Land Surveyors & Development Design</i> 608 E. McMurray Rd., Suite 104 McMurray, PA 15317 (724) 942 3144 Fax (724) 942 3430</p>	<p>SCALE: 1"=20'</p>	<p>PBV 6 PGS 196-199</p>
	<p>DATE: MARCH, 2015 F- 3/31/15</p>	<p>630 P 38,39,44 - 6249</p>





SIDE ELEVATION (RUSCHENY AVE - NO WORK) 1/4" = 1'-0"

HISTORIC REVIEW COMMISSION SET (2 of 2) 5/1/16

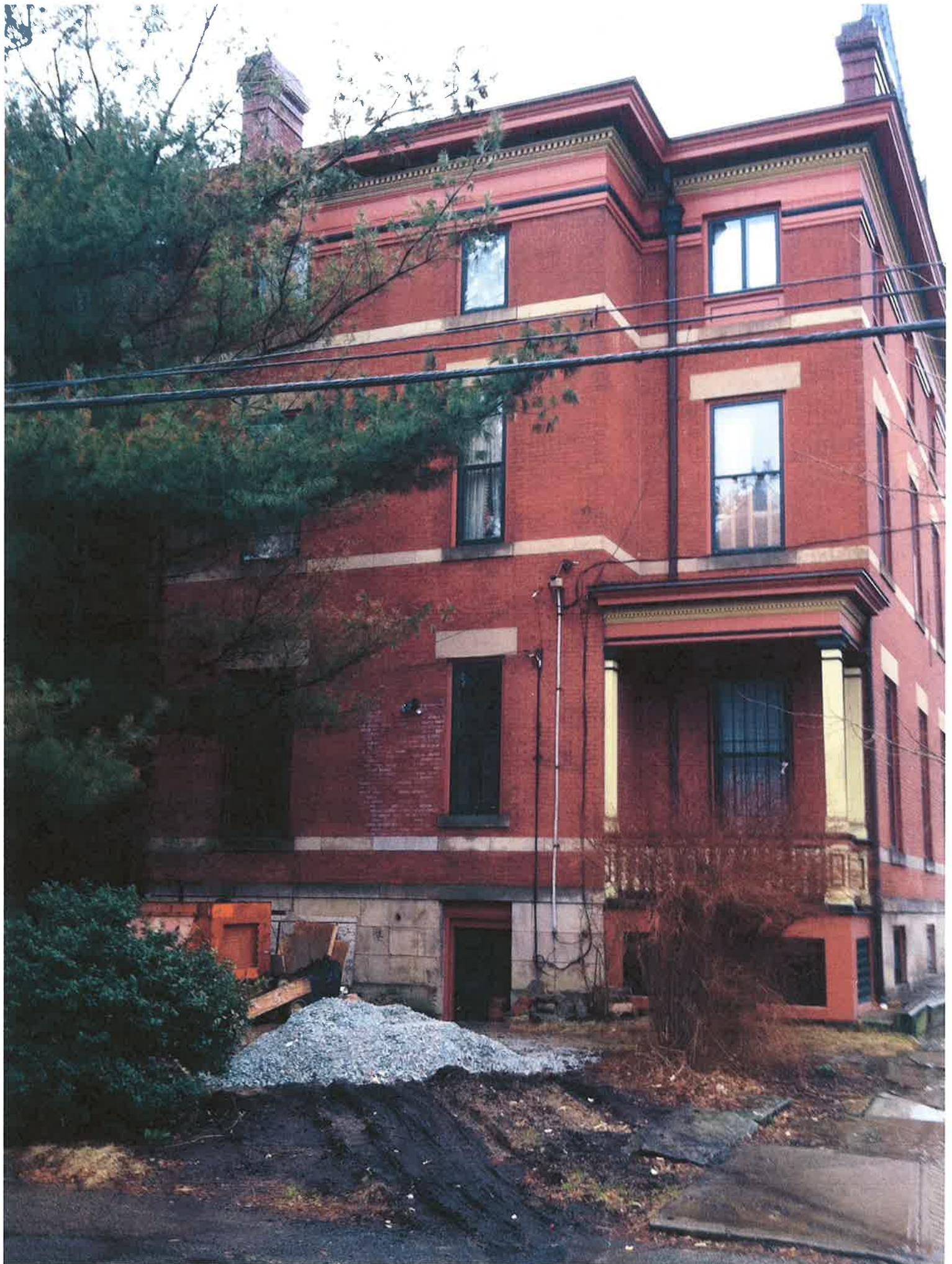
Sheet	EXTERIOR ELEVATION	Project No.	115	Date	
Project	ADDITION TO: 954 BEECH AVE PITTSBURGH - PA 15223				
KENNETH J. KRUKOWSKI ARCHITECT LLC 810 California Avenue Pittsburgh, PA 15202 412-761-8756			Revision	Sheet No. 2	



FRONT- BEECH AVE. (NO WORK)



SIDE - ALLEGHENY AVE. (NO WORK)



REAR - BUTTERCUP AVE Y



REAR - BUTTERCUP ALLEY



REFR- BUTTERCUP ALLEY - CLOSE UP

Quote #79726

B&B Wood Products Inc.
Gib Oberg
gib@bbwood.com
216-292-6555

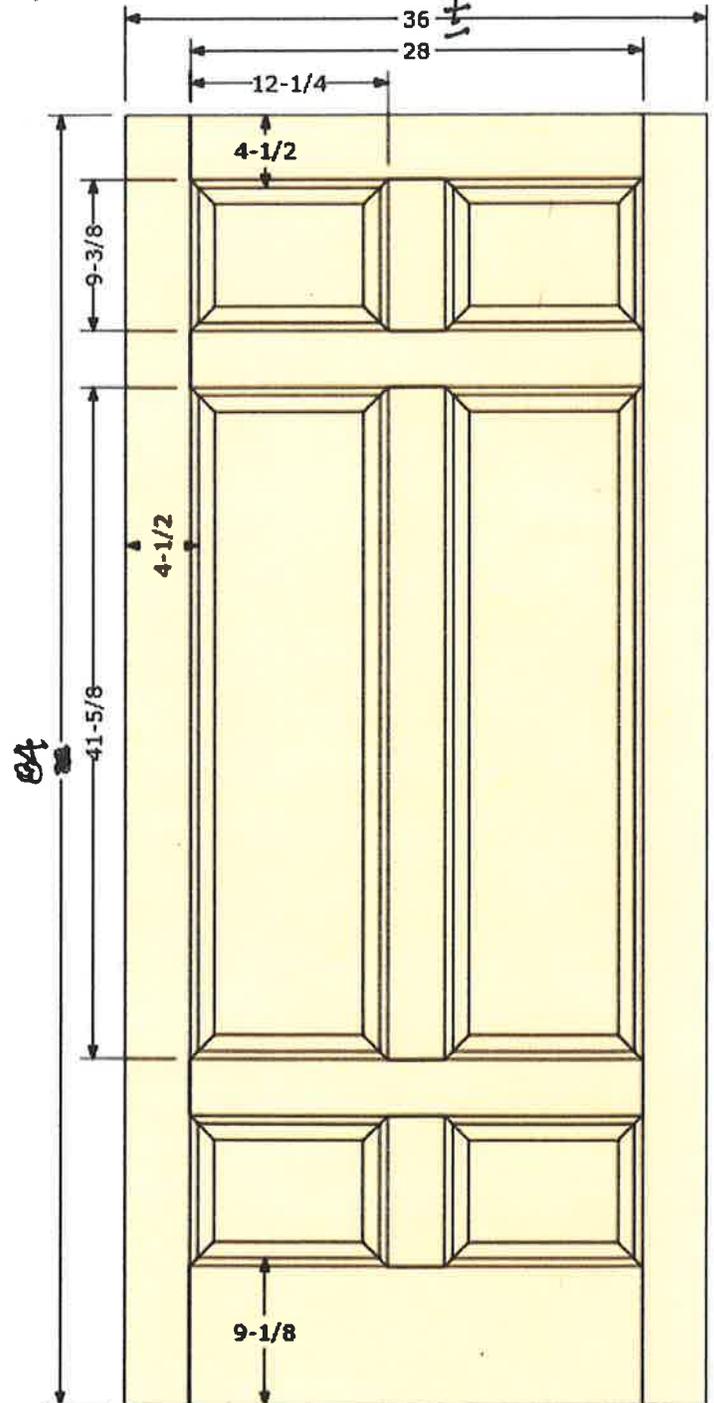


OR EQUAL

Drawings are for general reference only and may not be built to the exact detail shown.

Door Info

Thickness	1-3/4
Pattern	4096
Species	MAKOGANY
Width	218 - 3/0
Height	710
Stile	4-1/2
Sticking	Modified Ovolo
Top Rail	4-1/2
Bottom Rail	9-1/8
Panel Type	1-3/8 HRP
Rogue Premium	Standard 1/16 Veneer



WOOD DOOR



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

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STAFF USE ONLY:

DATE RECEIVED: 5/12/15
 LOT AND BLOCK NUMBER: 7-0-168
 WARD: 22nd
 FEE PAID: 40

FEE SCHEDULE:

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

ADDRESS OF PROPERTY:

909 Western Avenue Allegheny West Historic District
Pittsburgh, PA 15233

OWNER:

NAME: Sally C Graubarth Trust
 ADDRESS: 1667 N Shawdownview Path
Hernando, FL 34442
 PHONE: _____
 EMAIL: _____

APPLICANT:

NAME: John D Francona
 ADDRESS: 1234 Resaca Place
Pittsburgh, PA 15212
 PHONE: 412-596-3477
 EMAIL: john.d.francona@gmail.com

REQUIRED ATTACHMENTS:

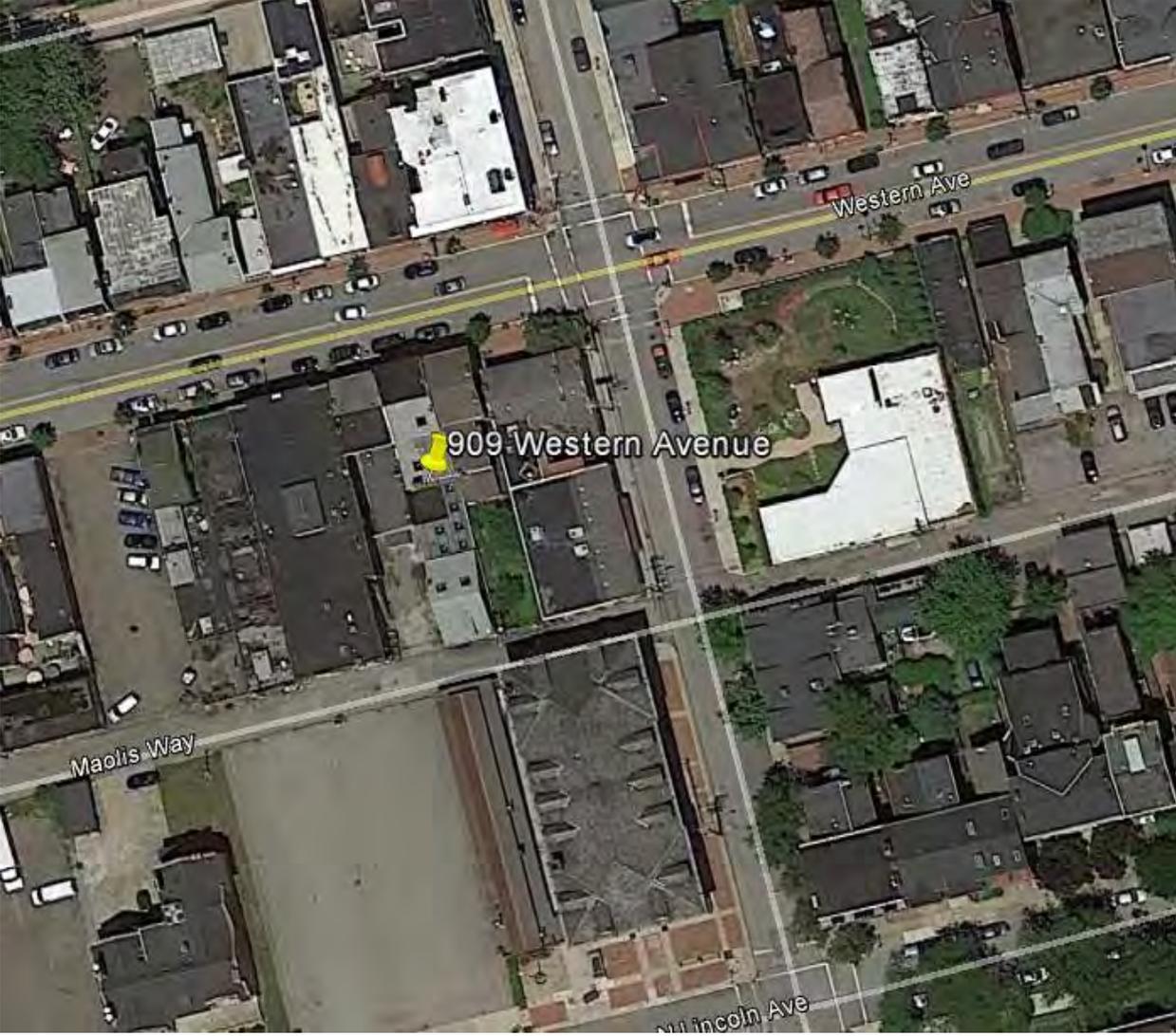
Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

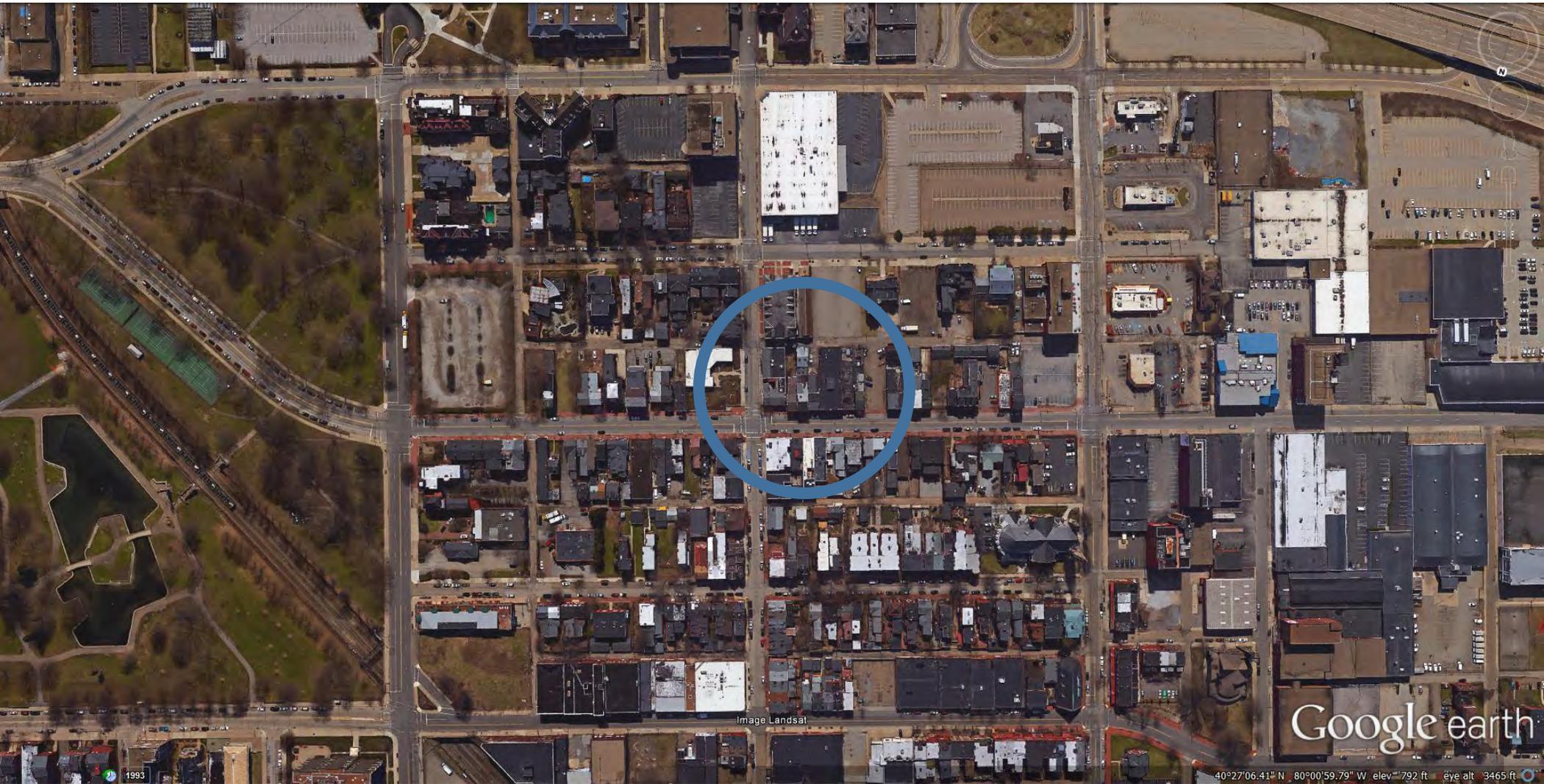
Exterior renovation of front façade to replace existing windows and storefront. Existing stone on front façade will be cleaned to remove paint. Existing painted brick will be repainted. New storefront will be stained oak. The rear garage will be repaired and restored. The existing dormer will be repaired and restored and will include retention of hay loft doors and hoist. The garage will be reroofed with asphalt shingles.

SIGNATURES:

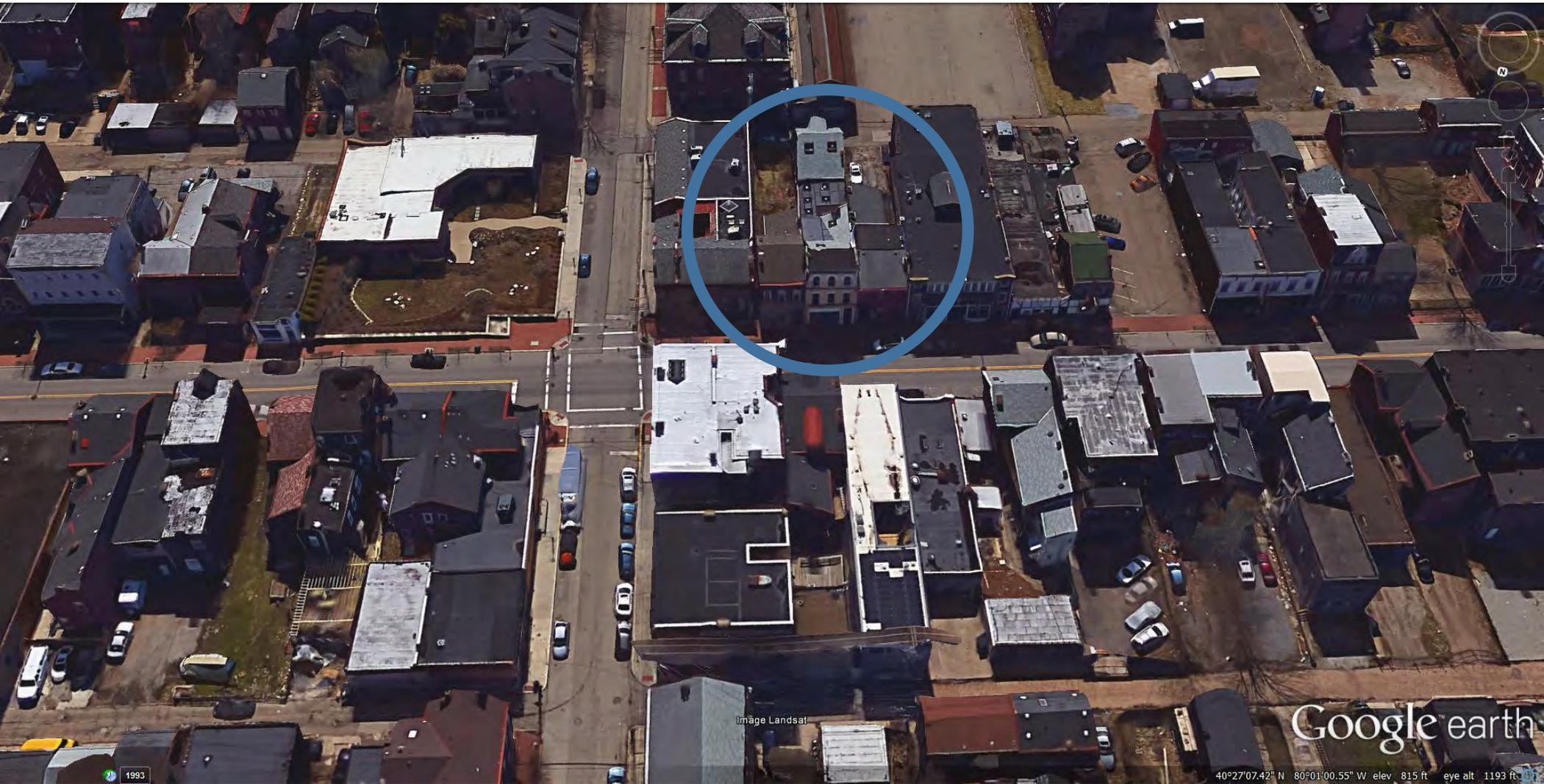
OWNER: _____ DATE: _____
 APPLICANT: John D. Francona DATE: 5-11-2015



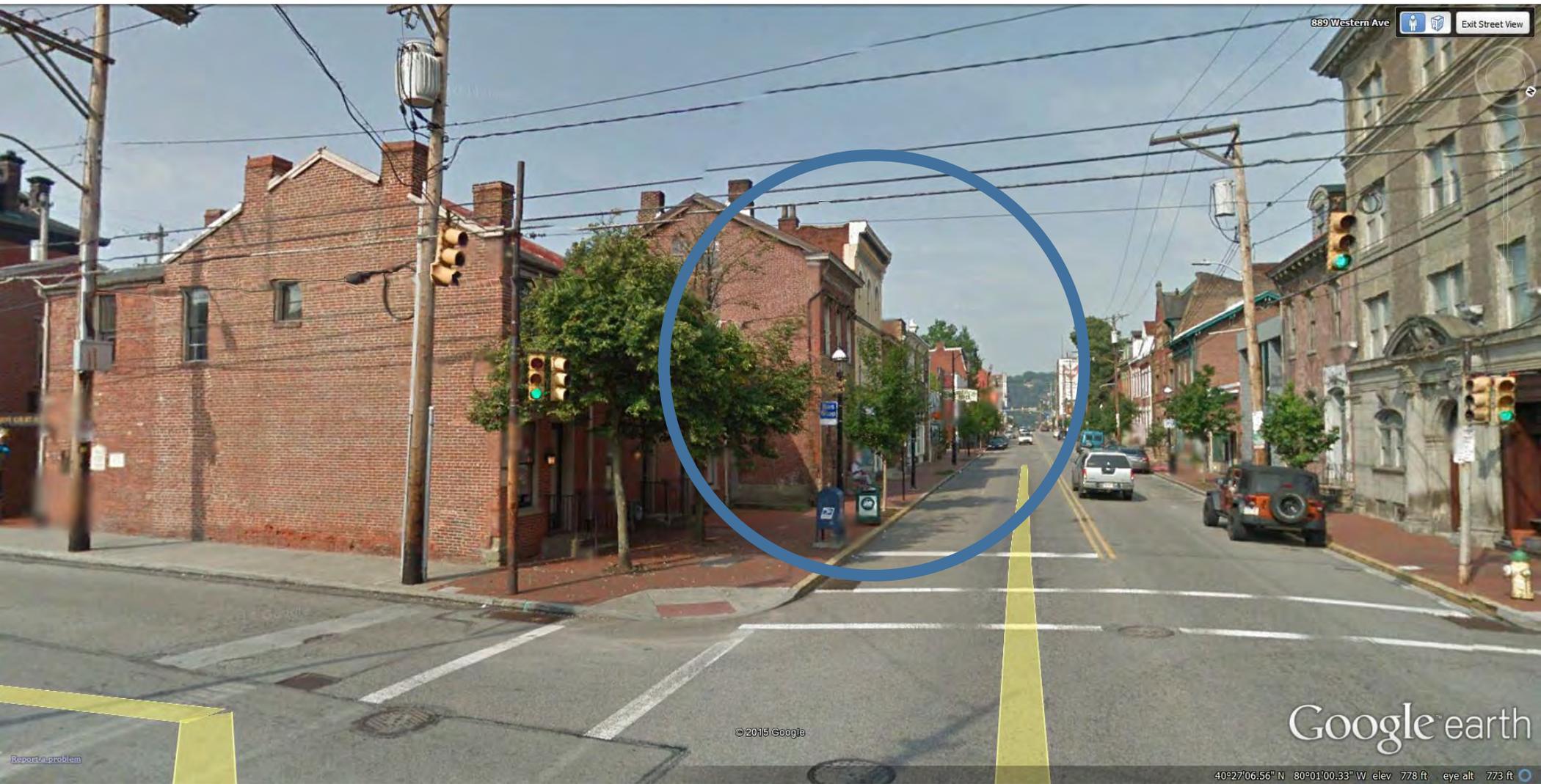
909 WESTERN AVENUE



ALLEGHENY WEST



BIRDSEYE FROM NORTH



STREET CONTEXT FROM EAST



STREET CONTEXT FROM WEST



EXISTING WESTERN AVENUE ELEVATION



HISTORIC PHOTOS (1920s)



PROPOSED WESTERN AVENUE ELEVATION



PROPOSED WESTERN AVENUE ELEVATION



PROPOSED WESTERN AVENUE ELEVATION



EXISTING STOREFRONT



PROPOSED STOREFRONT



EXISTING MAOLIS WAY ELEVATION



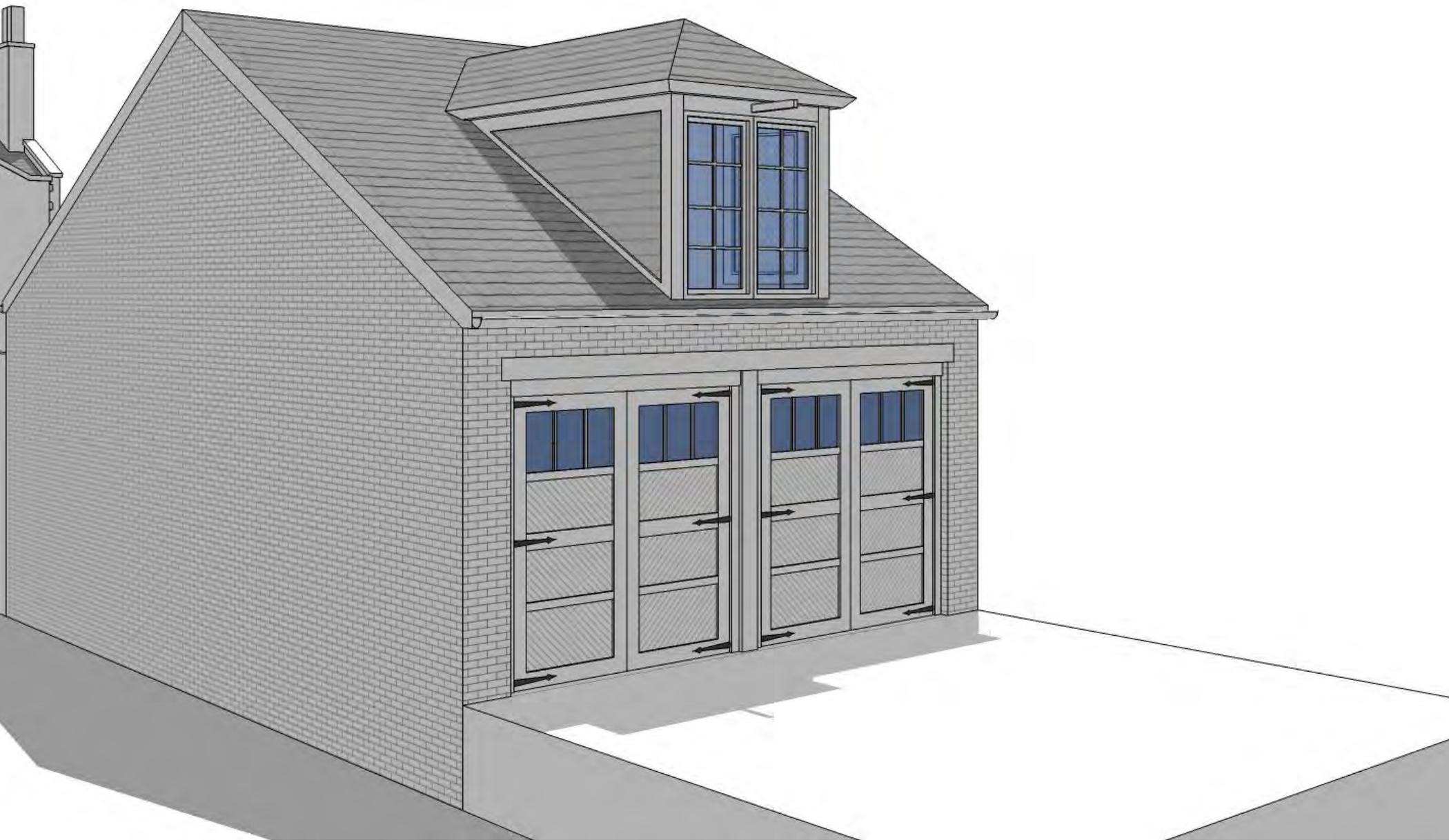
MAOLIS WAY FROM SOUTHEAST



PROPOSED MAOLIS WAY ELEVATION



PROPOSED MAOLIS WAY FROM SOUTHEAST



PROPOSED MAOLIS WAY FROM SOUTHWEST



NORTH ELEVATION



SOUTH ELEVATION

JOHN D FRANCONA
ARCHITECT

1234 Resaca Place | Pittsburgh PA 15212 | 412 596 3477

909 WESTERN AVENUE

SCHEMATIC DESIGN PROGRESS DOCUMENTS

ELEVATIONS

MAY 11, 2015

A 3 0 1



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

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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:

601 AVERY STREET
PITTSBURGH PA 15212

DISTRICT:

DEUPTSTOWN

OWNER:

NAME: JANE HARTER

ADDRESS: 605 MIDDLE ST.
PITTSBURGH PA 15212

PHONE: _____

EMAIL: _____

APPLICANT:

NAME: BOB BAUMBACH

ADDRESS: 900 MIDDLE ST.
PZH PA 15212

PHONE: 412.266.4425

EMAIL: bob.baumbach@comcast.net

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

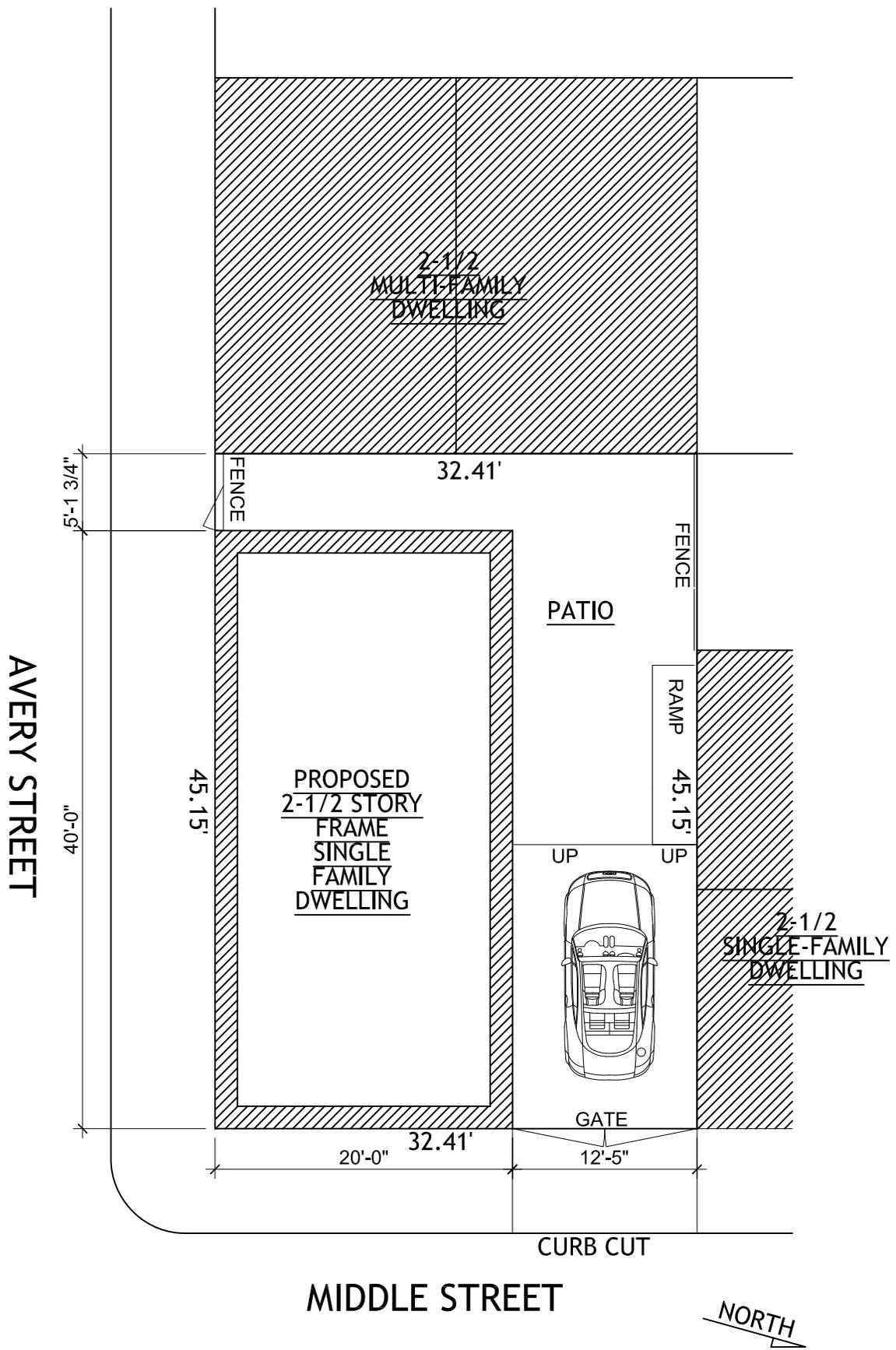
PROPOSED CONSTRUCTION OF NEW RESIDENCE, 20'x40', 2 1/2 STORY
FRAME WITH DECORATIVE IRON FENCE AND GATES.

SIGNATURES:

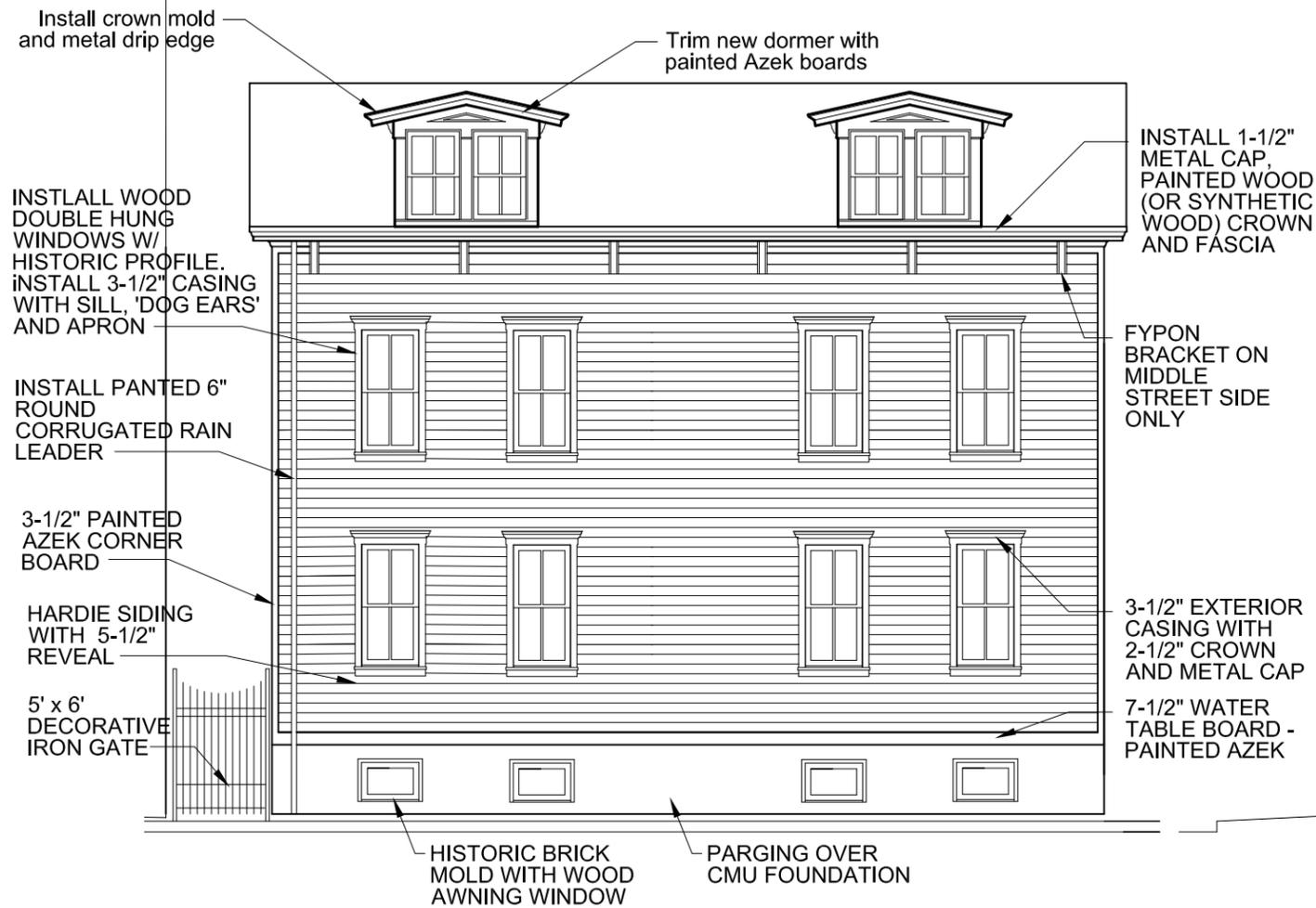
OWNER: _____ DATE: _____

APPLICANT: [Signature] DATE: 4/24/2015

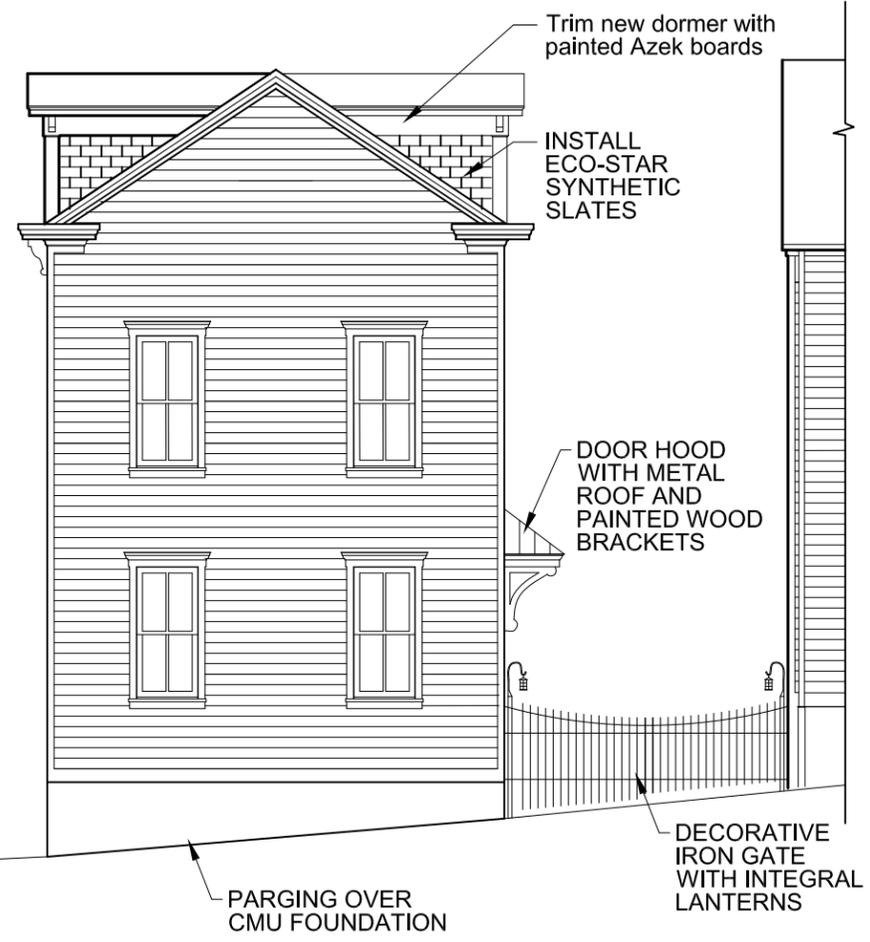




PLAN OF PROPERTY
 JANE HARTER
 601 MIDDLE STREET
 LOT AND BLOCK 24-N-222
 PITTSBURGH PA 15212
 APRIL 10, 2015
 SCALE: 1" = 10'



1 AVERY STREET ELEVATION
SCALE: 1/8"=1'-0"



2 MIDDLE STREET ELEVATION
SCALE: 1/8"=1'-0"

PROPOSED NEW RESIDENCE
JANE HARTER
601 MIDDLE STREET
Pittsburgh, PA 15212



PROPOSED NEW RESIDENCE
AT AVERY AND MIDDLE STREETS
JANE HARTER
601 MIDDLE STREET
Pittsburgh, PA 15212



406-408 Foreland Street

Cedar Ave

James St

Shawan

E Ohio S

406 FORELAND STREET, PITTSBURGH, PA, 15212
DEUTSCHTOWN HISTORIC DISTRICT



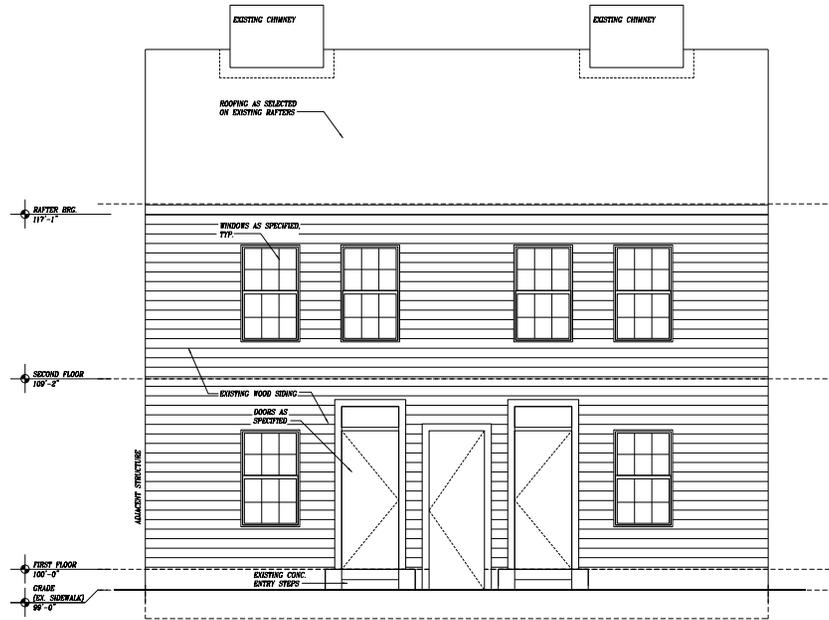
PROPOSED REAR ADDITION:
VIEW FROM NEIGHBOR'S PROPERTY



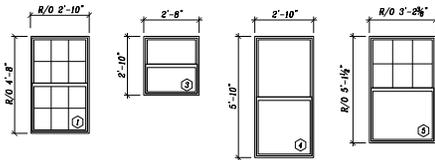
PROPOSED REAR ADDITION:
VIEW FROM MORAVIAN STREET (LOOKING WEST)



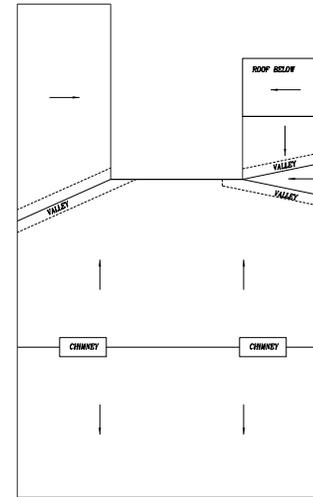
PROPOSED REAR ADDITION:



1 FRONT ELEVATION
A.2 SCALE: 3/8" = 1'-0"



VERIFY WINDOW CALLOUTS PER OWNER



FORELAND STREET

2 ROOF PLAN
A.2 SCALE: 3/16" = 1'-0"

REVISIONS	BY
1	

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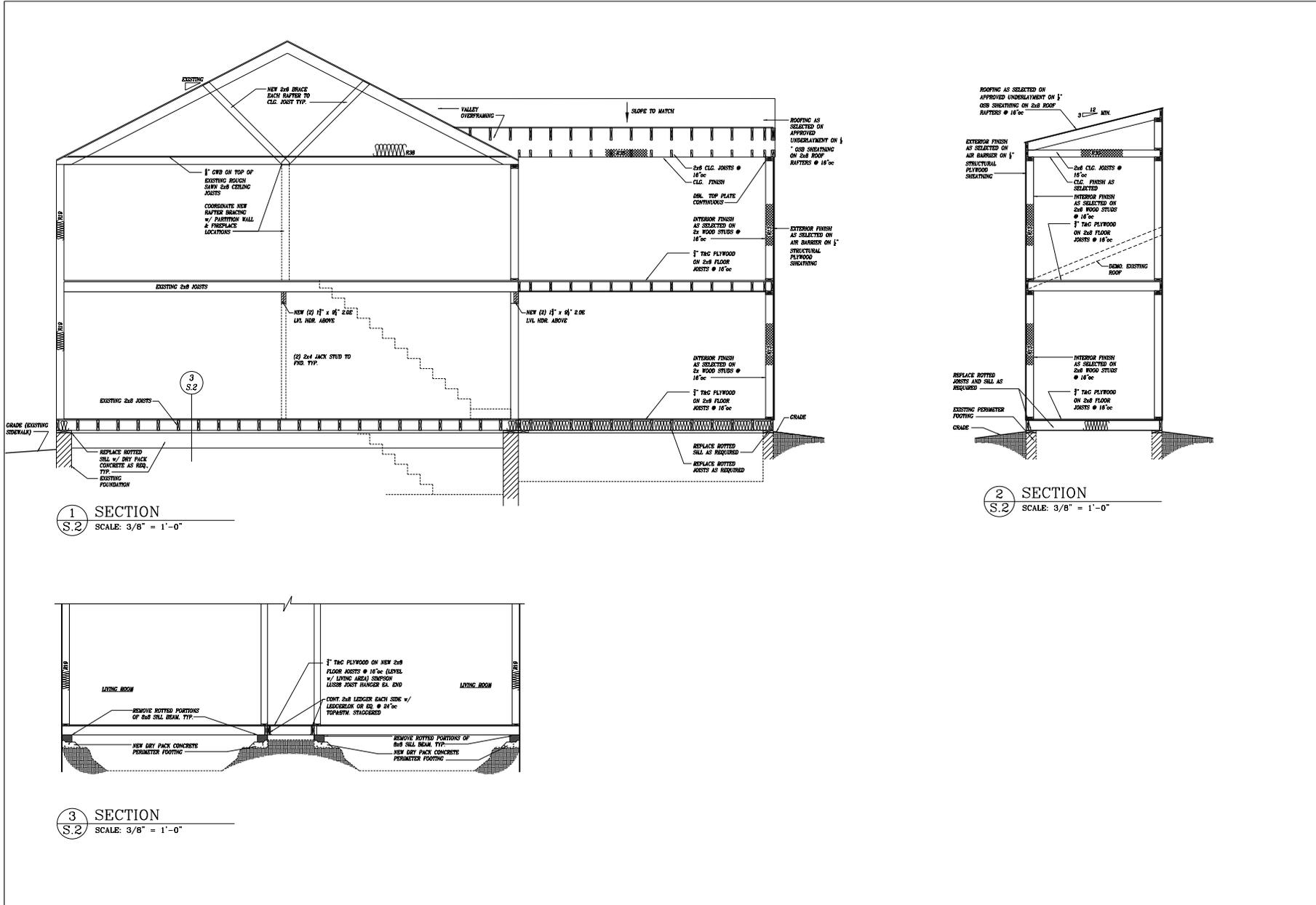
TITLE: ADDITION & RENOVATION PROJECT
CLIENT: ERWIN RESIDENCE
ADDRESS: 406 FORELAND STREET
PITTSBURGH, PA 15212

1152 GREENFIELD AVE
PITTSBURGH, PA 15217
PHONE: 412-310-5464
E-MAIL: JLS@SUHRIE.COM



DATE: 08.30.14
SCALE: AS NOTED
PROJECT: 14117
REVISION: 0
SHEET
A-2
SHEET OF

PROPOSED REAR ADDITION:



REVISIONS	BY
1	

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TITLE: ADDITION & RENOVATION PROJECT
 CLIENT: ERWIN RESIDENCE
 ADDRESS: 406 FORELAND STREET
 PITTSBURGH, PA 15212

1152 GREENFIELD AVE
 PITTSBURGH, PA 15217
 PHONE: 412-310-5464
 E-MAIL: JLS@SUHRIE.COM



DATE: 08.30.14
 SCALE: AS NOTED
 PROJECT: 14117
 REVISION: 0
 SHEET
 S-2
 SHEET OF

PROPOSED REAR ADDITION:
 SIDING / MATERIAL
 HARDIE PLANK FIBER CEMENT LAP SIDING (.0312 THICKNESS)
 PLANK WIDTH: 7.25" / SMOOTH

Siding	Trim	Soffit	HardieWrap*	Finishing Touches
● HardiePlank® Lap Siding		HardiePanel® Vertical Siding		HardieShingle® Siding



SMOOTH

Countrylane Red

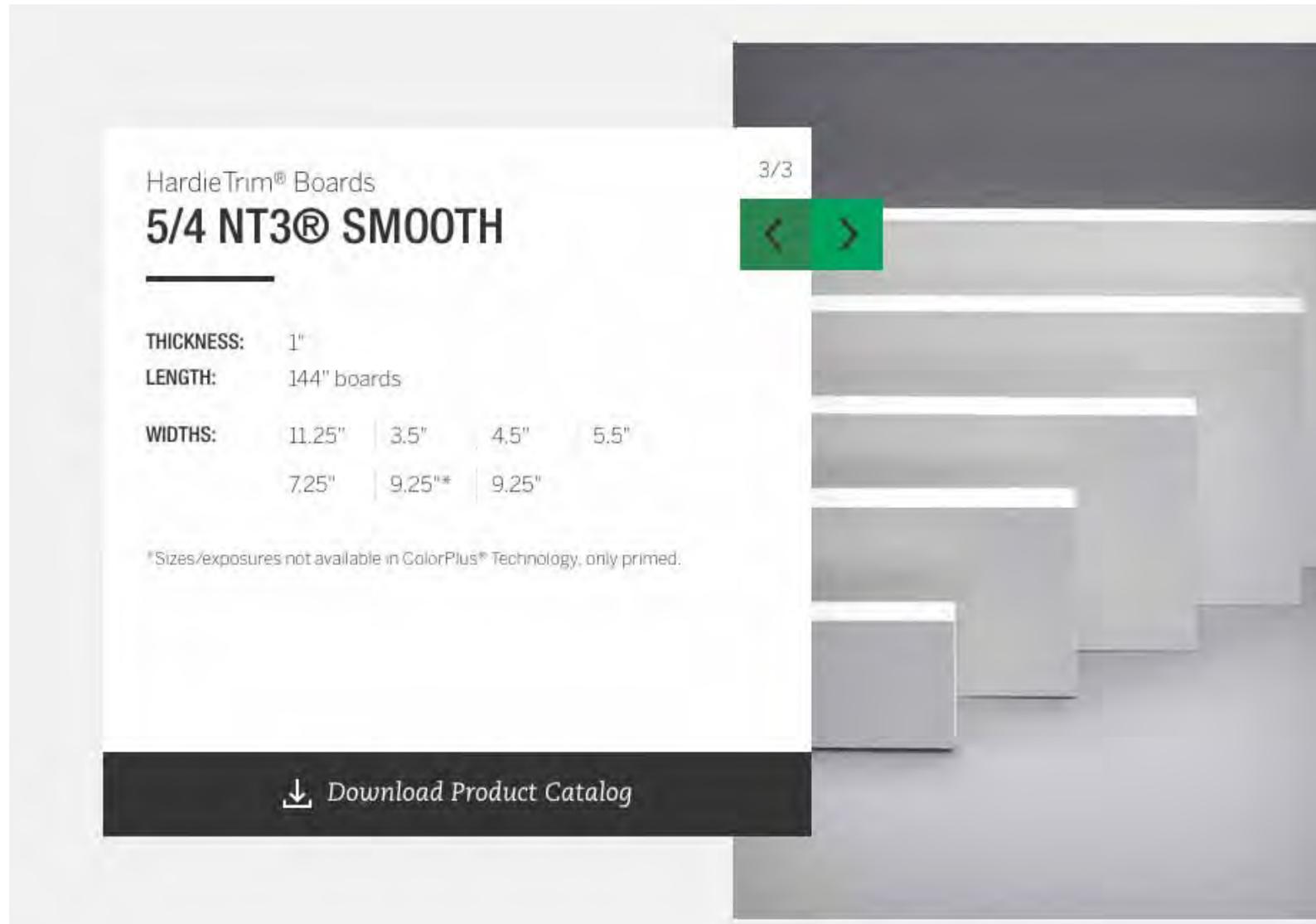
Thickness	5/16 in.			
Length	12 ft. planks			
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.
Exposure	4 in.	5 in.	6 in.	7 in.
ColorPlus Pcs./Pallet	324	280	252	210
Prime Pcs./Pallet	360	308	252	230
Pcs./Sq.	25.0	20.0	16.7	14.3

Available Colors



[View all HardiePlank Lap Siding Products](#)

PROPOSED REAR ADDITION:
TRIM / MATERIAL
HARDIE PLANK FIBER CEMENT TRIM (1" THICKNESS)
TRIM WIDTH: 3.5" / SMOOTH



HardieTrim® Boards

5/4 NT3® SMOOTH

THICKNESS: 1"

LENGTH: 144" boards

WIDTHS: 11.25" | 3.5" | 4.5" | 5.5"
7.25" | 9.25"** | 9.25"

* Sizes/exposures not available in ColorPlus® Technology, only primed.

[Download Product Catalog](#)

3/3

< >

PROPOSED REAR ADDITION:
ROOF
ADVANTAGE LOK-II 1" STANDING SEAM ROOF SYSTEM
UNION CORRUGATING COMPANY
COLOR: CHARCOAL GREY



Standing seam roof systems have been used on traditional and contemporary homes for more than a century. Standing seam metal roof systems' are clean, graceful lines have been an enduring roofing favorite on a wide range of architecture. Advantage-Lok II standing seam roof system features shorter, 1" high ribs as compared to our original Advantage-Lok standing seam metal roofing system. The 1" rib design gives the standing seam metal roof system slightly better wind uplift performance, although both standing seam roof system designs do an outstanding job in severe weather. The Advantage-Lok II standing seam roof system is popular in up-scale residential and commercial roofing applications. Advantage-Lok II standing seam metal roof system snap securely together with completely concealed fasteners for maximum wind and weather resistance.

Standing Seam Roof System Gauge Options:
26, 24

Standing Seam Roof System Finish Options:
Painted Grades:

LIFETIME 40 YEAR KYNAR®

Standing Seam Roof System Warranties:
40 Year Paint Warranty
25 Year Galvalume Warranty

Unpainted Grades: Acrylic coated Galvalume



Advantage-LokII



PROPOSED REAR ADDITION:
WINDOW TRIM STYLE



PROPOSED REAR ADDITION:
WINDOWS
6 OVER 1, MARVIN, WOOD, DOUBLE-HUNG



PROPOSED REAR ADDITION:
BODY AND TRIM COLOR



PROPOSED REAR ADDITION:
STREET VISIBILITY
JAMES STREET BETWEEN FORELAND AND SUISMON STREETS (AT SHAWANO STREET)

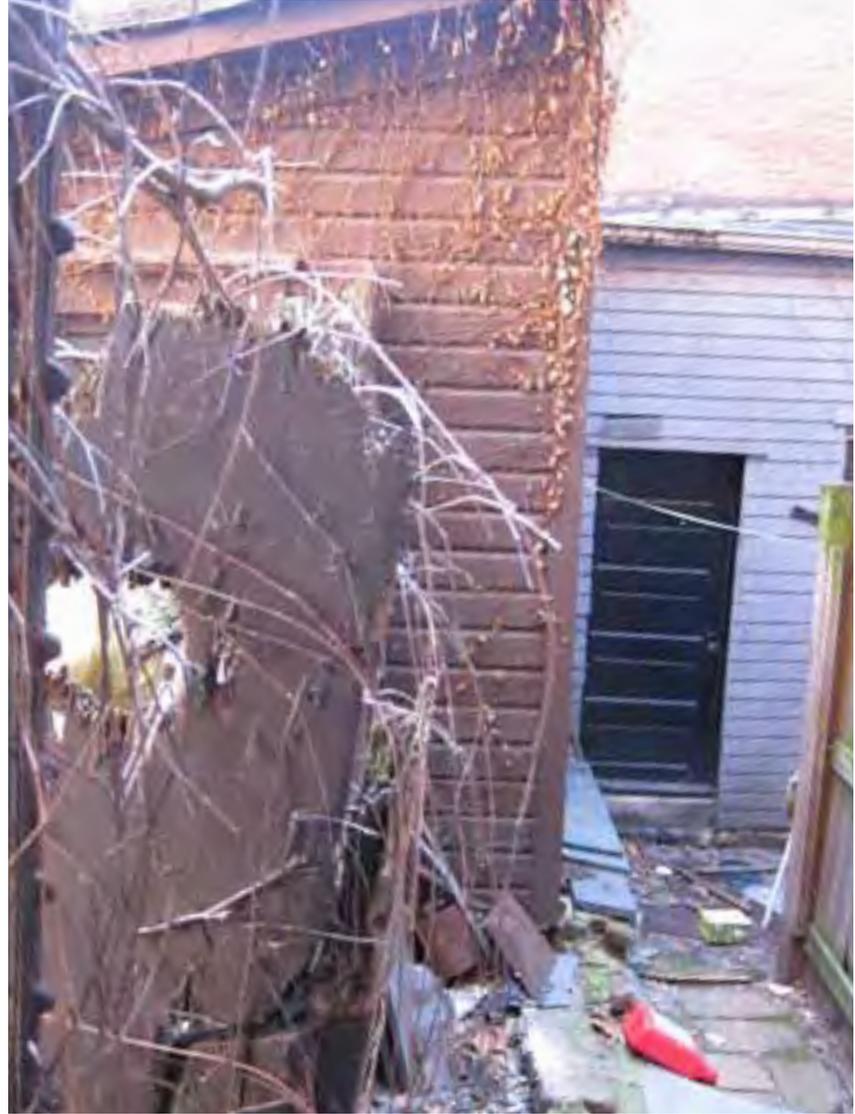


PROPOSED REAR ADDITION:
PRIVATE PROPERTY VISIBILITY
JAMES STREET GASTROPUB LOADING DOCK (FACING MORAVIAN STREET)



PROPOSED REAR ADDITION:
SECONDARY STREET VISIBILITY
MORAVIAN STREET





PROPOSED REAR GATE:
DOUBLE-DOOR GATE
USING REPURPOSED SHED DOORS FROM HOUSE
HEIGHT: 6'4"





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

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

ADDRESS OF PROPERTY:

1221 East Carson Street

Pittsburgh, PA 15203

OWNER:

NAME: Kevin Evancic

ADDRESS: 799 Castle Shannon Blvd

Pittsburgh, PA 15234

PHONE: 412-561-2417

EMAIL: kev2229@hotmail.com

STAFF USE ONLY:

DATE RECEIVED: _____

LOT AND BLOCK NUMBER: _____

WARD: _____

FEE PAID: _____

DISTRICT:

APPLICANT:

NAME: Nathan Hart, R.A.

ADDRESS: 3729 Parkview Avenue

Pittsburgh, PA 15213

PHONE: 412-726-1941

EMAIL: nhart@hartarc.com

REQUIRED ATTACHMENTS:

Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

Remove existing first floor stone cladding, door and windows and associated trim, and storefront cornice. Install new insulated storefront and transom windows, glazed storefront door, wood panel door to upstairs apartments, sign panel cornice, and roof cornice near the top of the building.

SIGNATURES:

OWNER: 

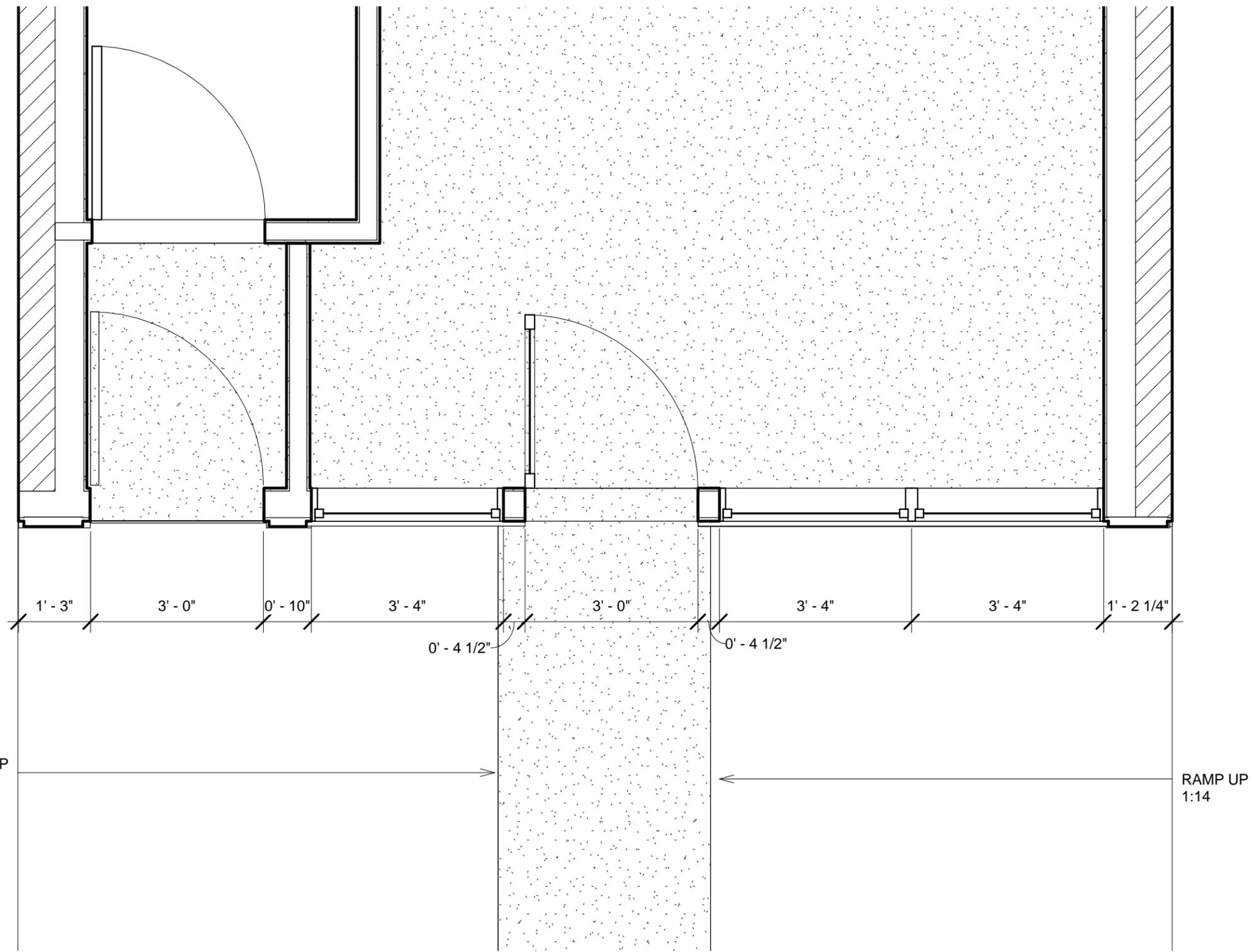
DATE: 4/21/15

APPLICANT: 

DATE: 04/21/2015







① Level 1 Plan
1/2" = 1'-0"

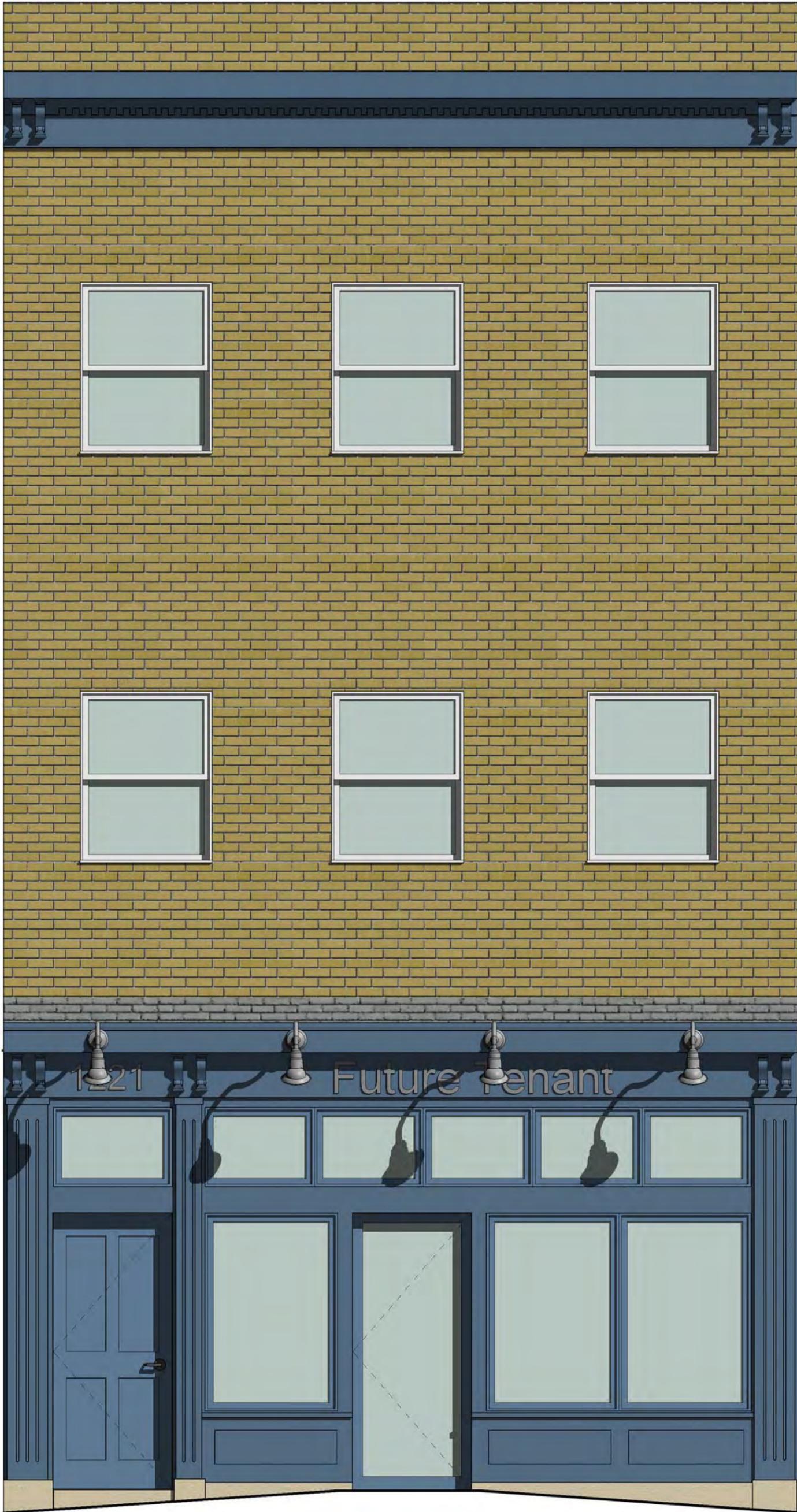


Facade Restoration
1221 East Carson Street
Pittsburgh, PA 15203

Client	Bear & Beetle
Project No.	1504.144
Date	04.20.2015
Scale	1/2" = 1'-0"

Floor Plan

A1.1



Facade Restoration

1221 East Carson Street
Pittsburgh, PA 15203

Exterior Elevation

Client	Bear & Beetle	A2.1
Project No.	1504.144	
Date	04.20.2015	

Scale 3/8" = 1'-0"

4/21/2015 11:42:18 PM



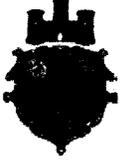
Facade Restoration

1221 East Carson Street
Pittsburgh, PA 15203

Client	Bear & Beetle
Project No.	1504.144
Date	04.20.2015
Scale	

Ext. Perspective

A2.2



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:

2529 East Carson Street, Pittsburgh, PA 15203

STAFF USE ONLY:

DATE RECEIVED: 4/24/15

LOT AND BLOCK NUMBER: 12-M-304

WARD: 16th

FEE PAID: 400

DISTRICT:

East Carson Street Historic District

OWNER:

NAME: South Pittsburgh LLC

ADDRESS: 10 Allegheny Center
Pittsburgh, PA 15212

PHONE: 412-231-3400

EMAIL: Egould@farosproperties.com

APPLICANT:

NAME: Kolano Design

ADDRESS: 6026 Centre Avenue
Pittsburgh, PA 15206

PHONE: 412-661-9000

EMAIL: lauren@kolano.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

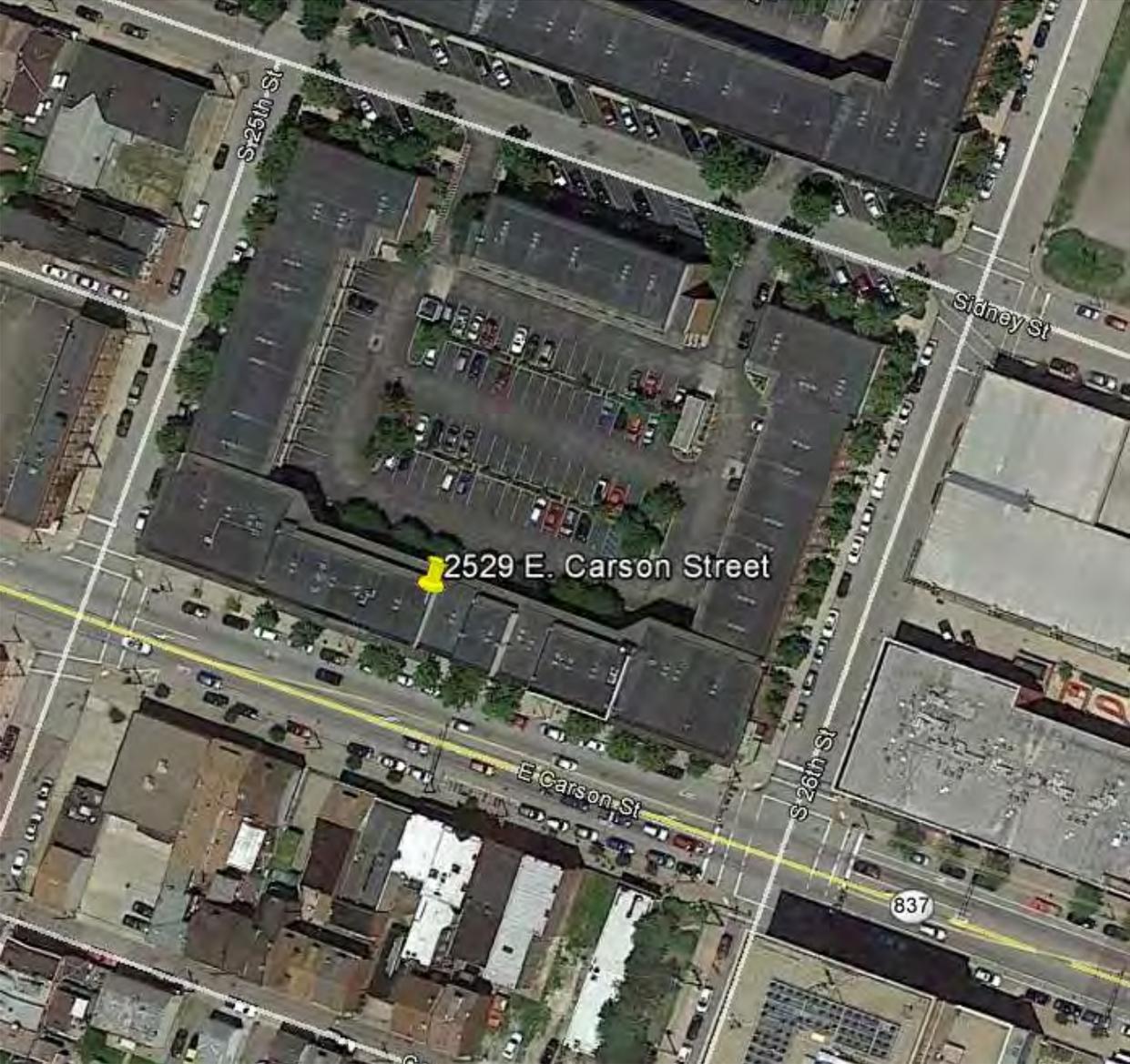
DETAILED DESCRIPTION OF PROPOSED PROJECT:

New awnings and illuminated signage

SIGNATURES:

OWNER:  DATE: 4/23/15

APPLICANT:  DATE: 4/23/15



FAROS
PROPERTIES



EXTERIOR IDENTITY & WAYFINDING SIGNS

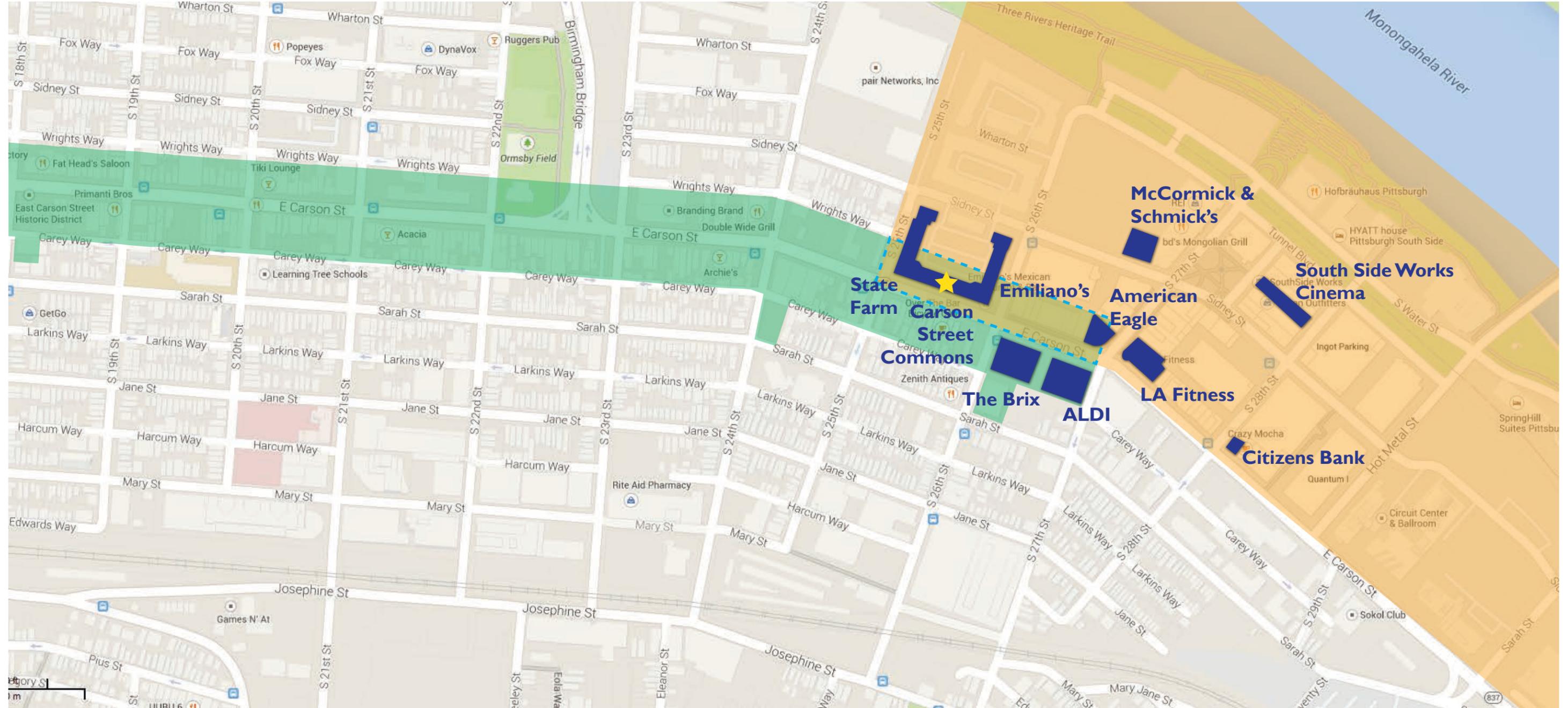
Historic Review Package

Issued: April 21, 2015

Client: Faros Properties
Location: Pittsburgh, PA

KOLANO design
6026 Centre Ave.
Pittsburgh, Pennsylvania 15206-3921
p. 412.661.9000
www.kolano.com

Site Map
Design Intent Drawing



CARSON STREET COMMONS - Site Map

KEY

- SP-5 (Specially Planned District: South Side Works)
- CHD (City Historic District: East Carson Street)
- District Overlap
- Reference images of properties on page 2.0

Signage Examples
Design Intent Drawing

CHD (City Historic District: East Carson Street) & SP-5 (Specially Planned District: South Side Works)



American Eagle 2655 East Carson Street



Emiliano's Mexican Grill & Bar 2557 East Carson Street



State Farm 2513 East Carson Street

CHD (City Historic District: East Carson Street)



Skybar 1605 East Carson Street



ALDI 2628 East Carson Street

SP-5 (Specially Planned District: South Side Works)



LA Fitness 2701 East Carson Street



Citizens Bank 2801 East Carson Street



The Brix 2612 East Carson Street



South Side Works Cinema
425 Cinema Drive



McCormick & Schmick's
2667 Sidney Street

Existing Conditions
Design Intent Drawing

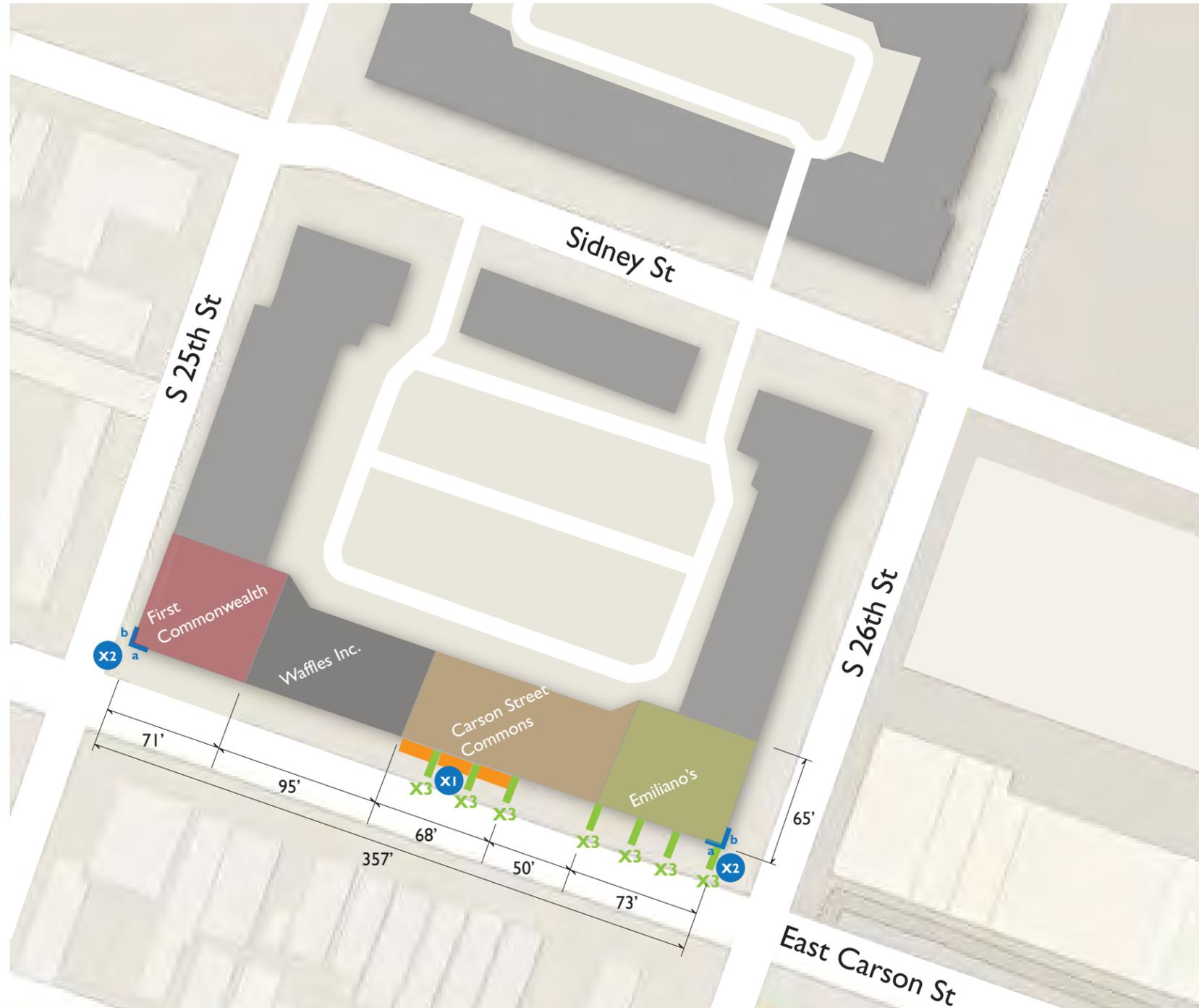


KEY

- 1 Sign to be removed
- 2 Banners to be replaced with new
See page 8.0
- 3 Lighting to be replaced with new
See page 6.1
- 4 Awning to be replaced with new
See page 5.0

CARSON STREET COMMONS
Existing Conditions - Not to Scale

Sign Location Plan
Design Intent Drawing



CARSON STREET COMMONS
Sign Location Plan
Not to Scale

Site Address:
2529 East Carson Street
Pittsburgh, PA 15203
Code: City of Pittsburgh
Zoning District: SP-5 (Specially Planned District: South Side Works)
Zoning Overlay: CHD (City Historic District: East Carson Street)

SIGN KEY

- X1 Identity Sign**
X1.a Property Identity
X1.b Business Identity
- X2 Cornerstone**
X2.a Property Identity
X2.b Directional
- X3 Banner**
Replacing existing banners with new
- New Awning**

Note: Sign placement is approximate. Final sign locations to be determined on site with Client and sign vendor.

EAST CARSON STREET HISTORIC DISTRICT

(1) Number of Signs

A. For each street level business, a max of (1) wall sign, two (2) window signs, and either (1) awning sign or one (1) projecting sign or one (1) ground sign shall be permitted for each facade of a structure facing a street
C. The maximum area of all signs, including ground signs, shall be fifteen percent (15%) of the area of the face of the building on which the signs are proposed.

(2) Size of Signs

A. Wall signs shall be a maximum of two (2) square feet in area for every lineal foot of the building frontage, up to a maximum of forty (40) square feet. Maximum lettering size shall be eighteen (18) inches.

	SF	Qty.	Total SF
Sign Type X1.a	12.5 SF	1	12.5 SF
Sign Type X1.b	7 SF	1	7 SF
Sign Type X2.a	5 SF	2	10 SF
Sign Type X2.b	5 SF	2	10 SF

Grand Total 39.5 SF

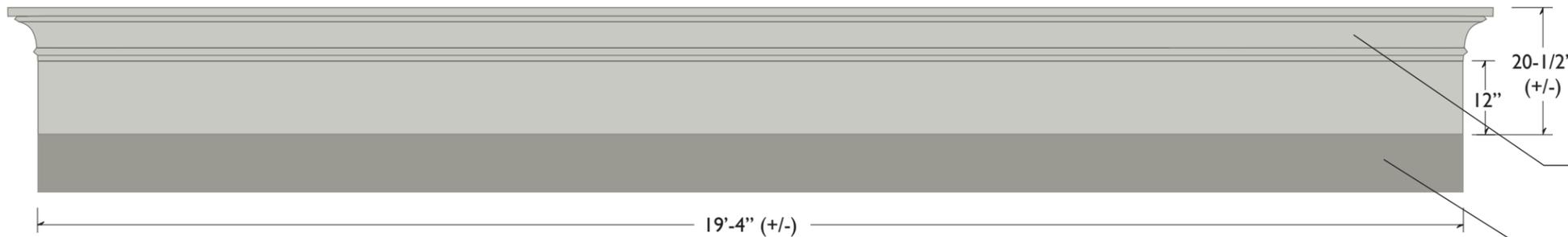
Awnings
Design Intent Drawing



Carson Street Commons Facade - Not to scale

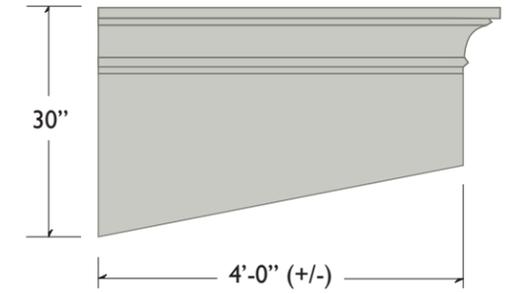


Carson Street Commons Apartment Entrances - Reference Images



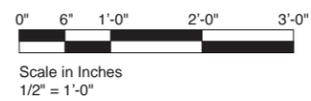
Moulding
Detail to coordinate with apartment entrances

Underside of Awning
Angled (See Side View)



Side View

Front View



Awnings

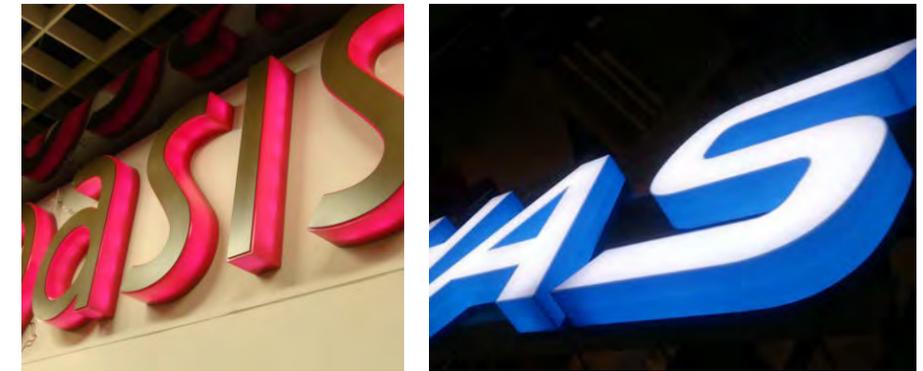
Qty. 3

Aluminum Construction with prefabricated moulding product
Surfaces to be flat, smooth, and free from waviness; Construction to be as weather tight as possible
Paint: To be determined

Notes:

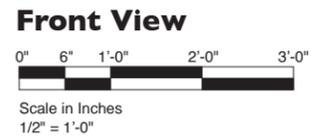
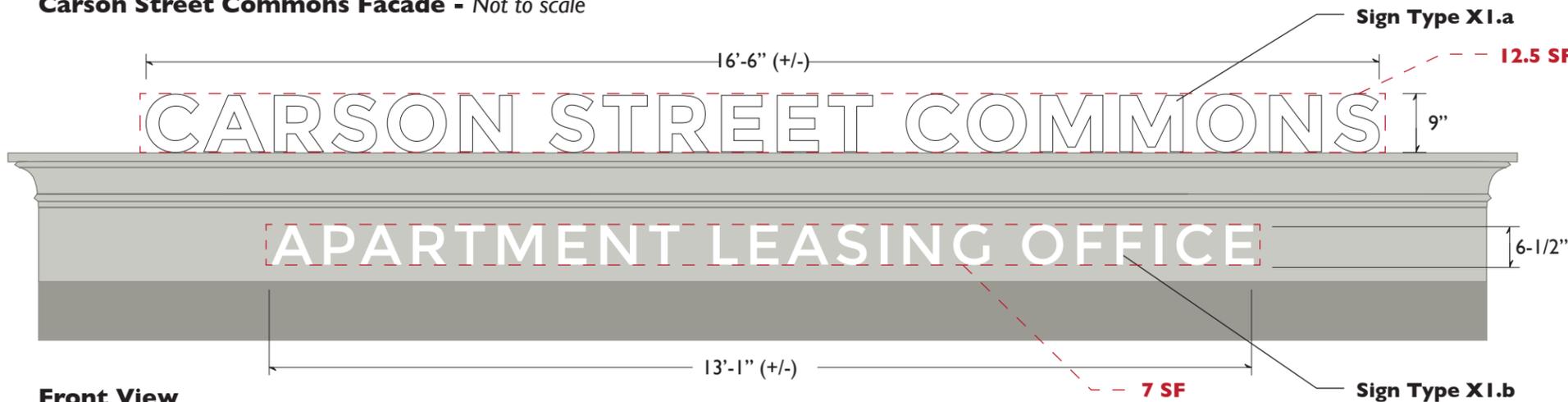
1. Sign vendor to be responsible for all awning details and final dimensions
2. Sign vendor responsible for determining mounting method and all necessary engineering

Sign Type XI - Identity Sign
Design Intent Drawing



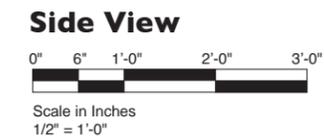
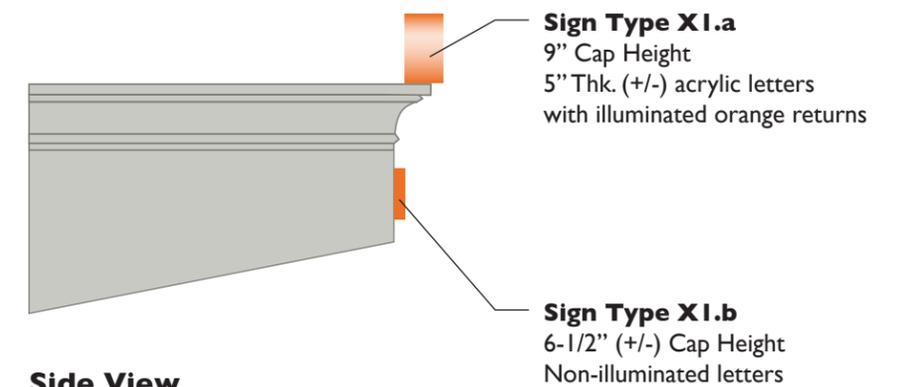
Reference Images

Carson Street Commons Facade - Not to scale



XI.a Property Identity
Qty. 1
9" H x 5" D Fabricated acrylic letters
Opaque white letter faces
Illuminated returns with White GE LED and orange translucent vinyl
3M orange translucent vinyl: to be determined
Letters to be mounted on top of the aluminum awning with approximately 1-1/2" to 2" extending beyond the front of the awning (Side View)

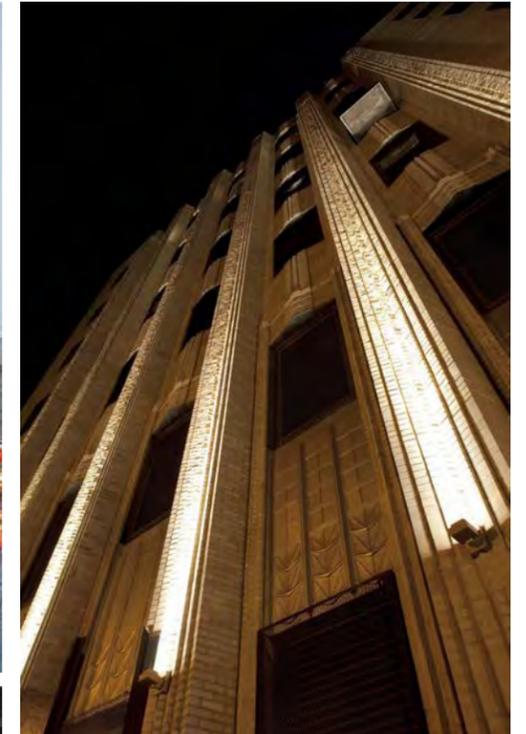
XI.b Business Identity
Qty. 1
6-1/2" H x 2" D Non-illuminated acrylic letters
Opaque white letter faces with orange returns
3M orange vinyl: to be determined
Note:
Sign vendor to be responsible for all mounting details and final dimensions



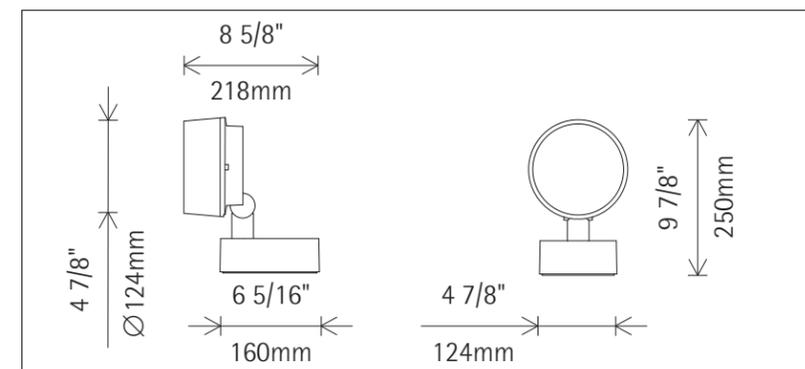
Carson Street Commons - Night Time
Design Intent Drawing



Carson Street Commons Facade
Night Time View



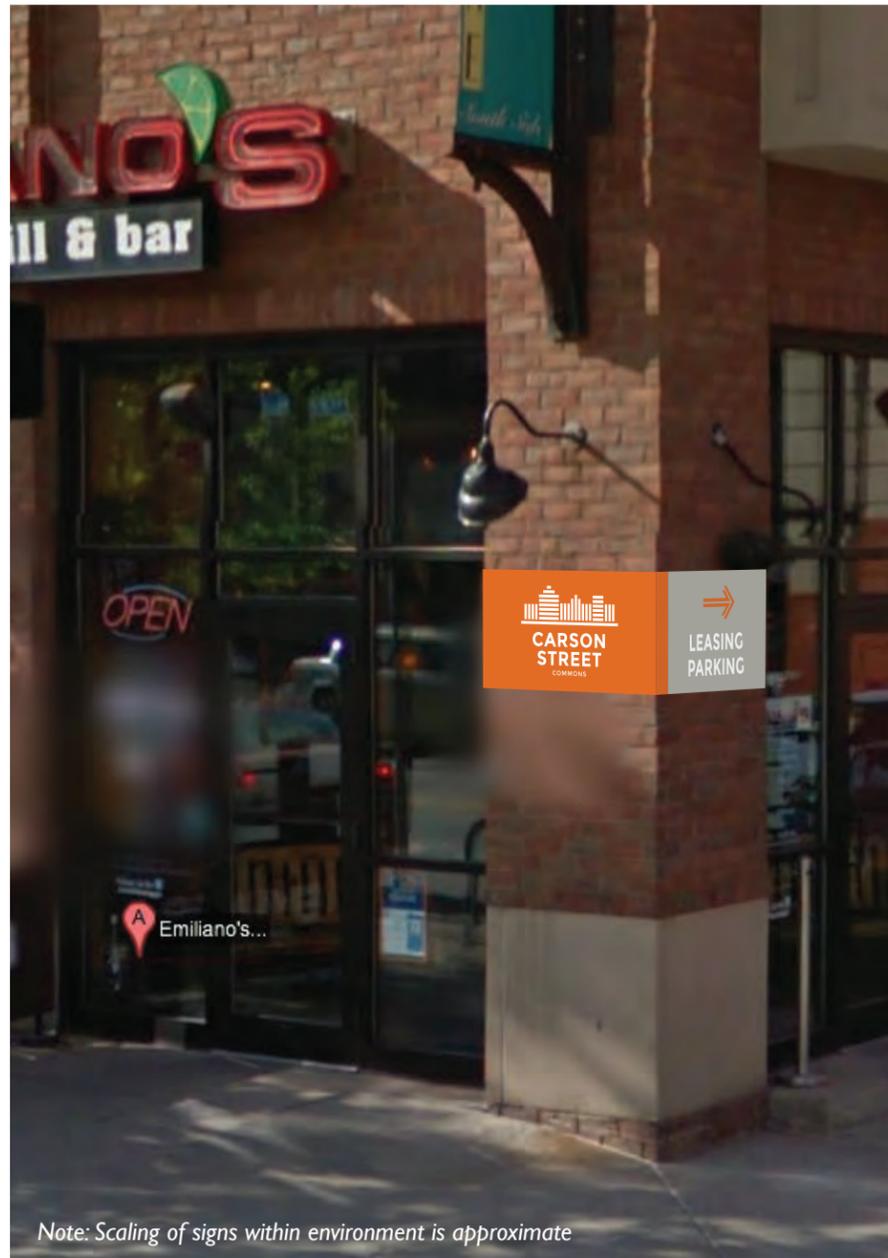
Manufacturer Installation Shots



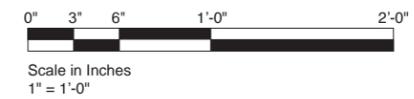
Erco Gecko Projector

8w LED Fixture
6° beam spread
4000K (neutral white)
Dimmable

Sign Type X2 - Cornerstone
Design Intent Drawing



Sign Type X2 - Front Elevation



Cornerstone

- Qty. 2
- 20" H x 6'-0" W x 1/8" thk. Painted Aluminum Panel
- All paint colors: to be determined
- Panel to wrap corner; Panels to be welded together for crisp outer corner
- No seams on sign face
- Stud mount at masonry joints; Final method of attachment to be confirmed

Sign Type X2 - Environmental View

Sign Type X2 - Environmental View

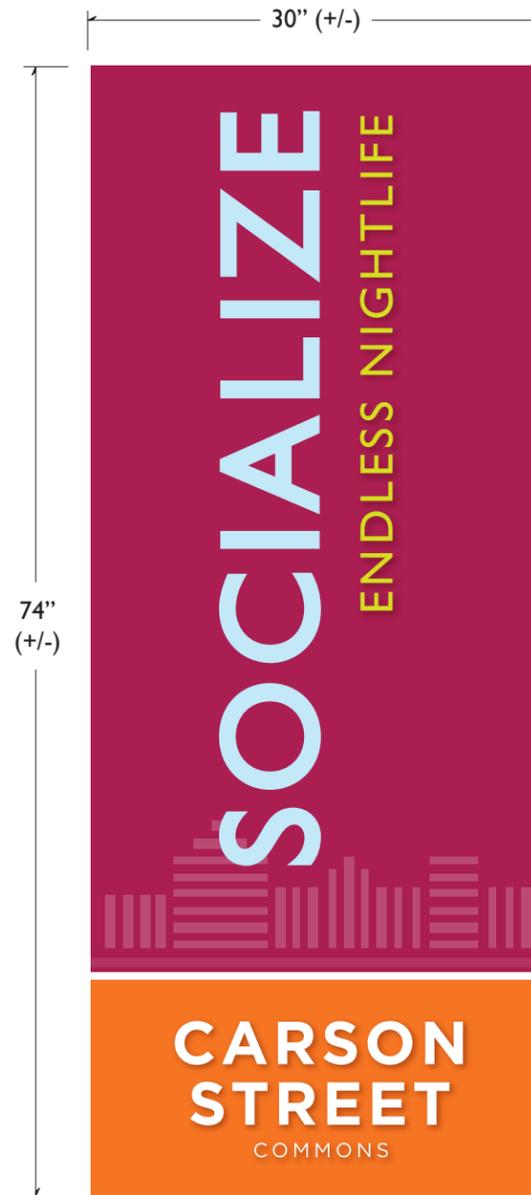
Sign Type X3 - Banners
Design Intent Drawing



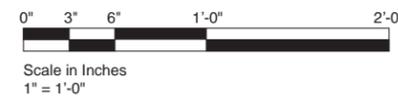
Existing Conditions



New banners to replace existing banners



Sign Type X3 - Front Elevation



Sign Type X3 - Banners

Qty. 7 (To be finalized)

Banners to be double sided exterior grade vinyl
White opaque blackout vinyl to be used so that graphics from one side do NOT show through to the other side

Graphics

Graphics to be direct full color print. All inks to be UV stable and weather proof.
Kolano Design to provide digital art

Installation

Install banners in existing banner frames



Banner Graphics



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:

One Schenley Park
Pittsburgh PA 15213

OWNER:

NAME: City of Pittsburgh (Phipps Tenant)

ADDRESS: _____

PHONE: _____

EMAIL: _____

STAFF USE ONLY:

DATE RECEIVED: _____

LOT AND BLOCK NUMBER: _____

WARD: _____

FEE PAID: _____

DISTRICT:

APPLICANT:

NAME: Phipps Conservatory and Botanical Gardens

ADDRESS: One Schenley Park

Pittsburgh PA 15212

PHONE: 412-477-1222 - Jason Wirick

EMAIL: jwirick@phipp.s.conservatory.org

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

Rehabilitation of the South Conservatory Roof Glazing System.

Change mullion spacing back to original dimensions, steel coatings, reglaze with safety glass.

SIGNATURES:

OWNER: _____ DATE: _____

APPLICANT: [Signature] Phipps Conservatory DATE: 5/12/2015



PHIPPS CONSERVATORY AND BOTANICAL GARDEN
ONE SCHENLEY PARK DRIVE, PITTSBURGH, PENNSYLVANIA

Invitation to Bid – Renovations to South Conservatory

Phipps Conservatory is accepting bids for the restoration and replacement of the roof glazing system in the **South Conservatory**.

Scope of Work:

The project is “The South Conservatory”, one of thirteen glasshouse exhibition halls at Phipps Conservatory’s historical structures. The project involves removal of the existing wood and glass glazing, re-glazing of the roof structure, cleaning and painting of the structural steel framework, repairs to the cast iron gutter system and some minor interior removals. The new glazing system will consist of new replicated aluminum glazing rafters with new lapped glass glazing. The glazing material will be clear laminated safety glass of a minimum allowable thickness installed with 3/8” laps using stamped aluminum bar caps. All sheet metal trim, flashings condensation drip leaders and all miscellaneous metal components will be replaced with aluminum or stainless steel material to match the originals as closely as possible.

Project Location: One Schenley Park Drive

Owner: City of Pittsburgh

Owner Contact: Jason Wirick, Phipps Conservatory & Botanical Gardens

Designer/ Consultant – Montgomery Smith Incorporated,
Structural Engineer – Liam O’Hanlon Engineering, PC,

Alternate No. (1) Replacement of the vertical sidewall glazing system.

Please provide a letter or email of intent to bid this project by May 8th, 2015. Electronic copies of bid package can be obtained by requesting Phipps’s DropBox link or during site walk through from Jason Wirick, Director of Facilities and Sustainability at Phipps Conservatory, (412) 477-1222. Any questions about the information contained in the bid package are to be directed to Conservatory Consultant: James Smith of Montgomery Smith Inc. (859) 586-6508

Those wanting to submit a bid proposal are required to visit the site and inspect the areas that are involved in this project. The client contact at Phipps Conservatory is: Jason Wirick, Director of Facilities and Sustainability (412) 477-1222; (jwirick@phipps.conservatory.org)

Contractor is required to follow LEED Green Building principles including solid waste management, indoor air quality best management practices, and will be responsible for a weather tight building during the renovation.

Bid proposals are due on or before 5:00 PM, Friday May 15th, 2015 to Jason Wirick, Director of Facilities and Sustainability at Phipps Conservatory. Bid proposals must include all material and labor required for a complete project – material only proposals will not be accepted. Any alternate materials or equipment that differ from the specifications are to be submitted at least one week before the bid due date for review and response. We hope to award the project by ay 29th to start immediately after award and release.



























ROOF TRUSS CONFIGURATION
SHOWING EXISTING ROOF VENTS



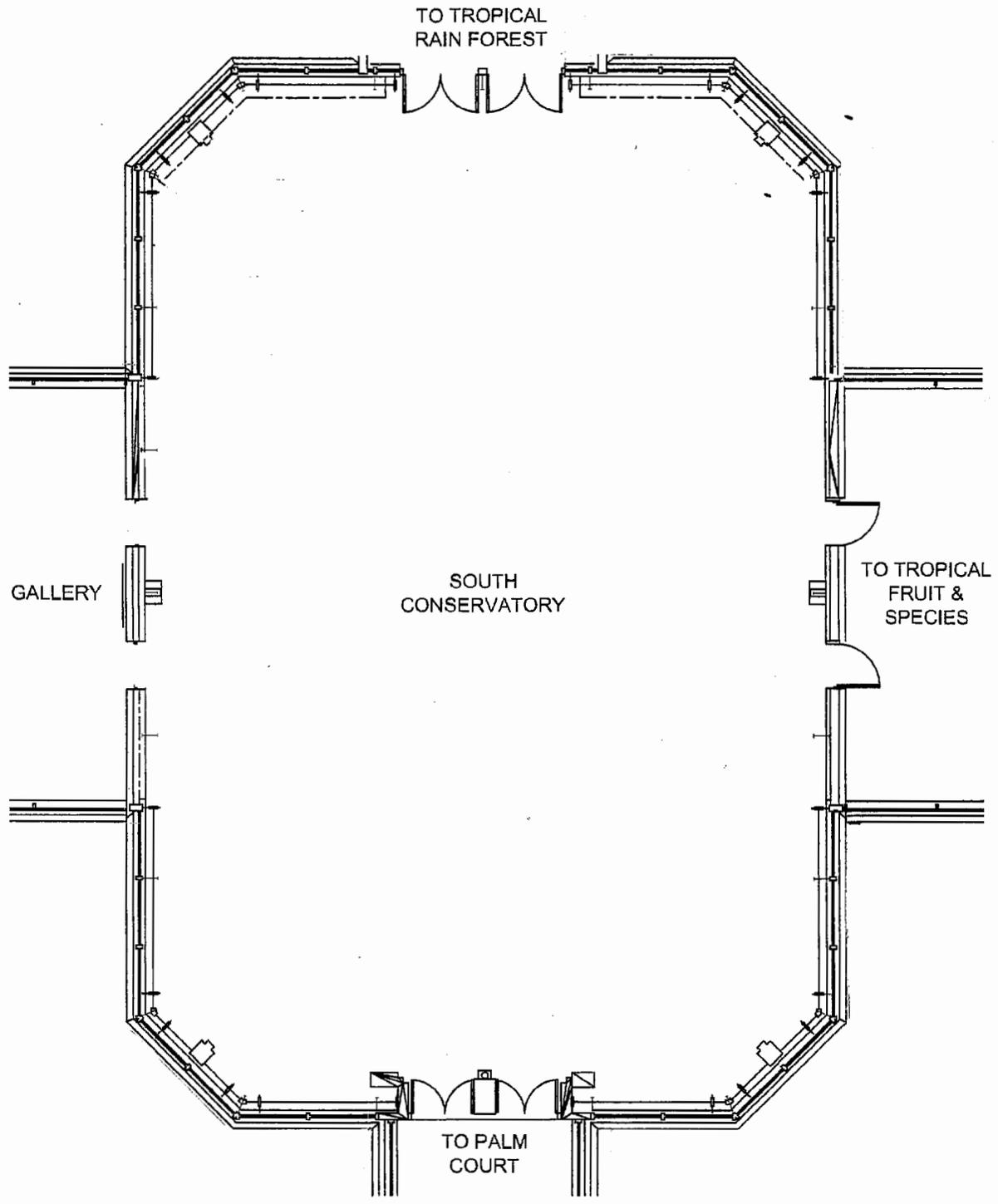
ROOF GABLETTE FRAMING & GLAZING



FRAMING AND GLAZING FOR FACETED CORNER



EXISTING WOOD FIXED LOWER SASH
TO BE REPLICATED IN ALUMINUM
(ALTERNATE # 1)



SOUTH CONSERVATORY

1/16" = 1.0 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:

2409 Shady Avenue

Pittsburgh, PA 15217

OWNER:

NAME: Pittsburgh Public Schools
Attn: Vidya Patil

ADDRESS: Facilities Division 1305 Muriel Street
Pittsburgh, PA 15203

PHONE: 412-488-4300

EMAIL: vpatil1@pghboe.net

STAFF USE ONLY:

DATE RECEIVED: _____

LOT AND BLOCK NUMBER: _____

WARD: _____

FEE PAID: _____

DISTRICT:

APPLICANT:

Graves Design Group LLC.
NAME: Attn: Robert Daniels

ADDRESS: 223 4th Ave.
Pittsburgh, PA 15222

PHONE: 412-338-1976

EMAIL: rdaniels@gravesdesigngroup.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

Along Tilbury Avenue Elevation - Replacing a first floor window with a new FRP door in aluminum frame.

SIGNATURES:

OWNER: _____ **DATE:** 05/14/2015

APPLICANT: _____ **DATE:** 05/14/2015



Google earth

feet
meters





Google earth





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: 5/15/15

LOT AND BLOCK NUMBER: 1-H-181

WARD: 1st

FEE PAID: yes

FEE SCHEDULE:

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

ADDRESS OF PROPERTY:

221 FOURTH AVE

DISTRICT:

MARKET SQUARE

(THE BENERON-TREES BUILDING)

OWNER:

NAME: WILLIAM BELTZER

APPLICANT:

NAME: STEPHEN CASEY

ADDRESS: 2901 SMALLMAN ST.

ADDRESS: 40 24TH ST.

PITTSBURGH, PA. 15201 (APT 5D)

PITTSBURGH, PA 15222

PHONE: 412-576-4590 (-)

PHONE: 412-434-6446

EMAIL: BILL@BELTZER.NET

EMAIL: SCASEYARCH@AOL.COM

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

SEE ATTACHED NARRATIVE

SIGNATURES:

OWNER: _____ DATE: _____

APPLICANT: [Signature] DATE: 05.15.15





HISTORIC REVIEW COMMISSION OF PITTSBURGH
CITY OF PITTSBURGH

CERTIFICATE OF APPROPRIATENESS #14-054

Owner:	William Benter	Issue Date:	May 7, 2014
Applicant:	Stephen Mrdjnovich	Historic District:	Market Square
Building Inspector:	Bob Molyneaux	Ward:	1st
Address of Property:	221 Fourth Avenue	Block and Lot:	1-H-181-0018, 0019

In accordance with Section 1.8 of Title Eleven – Historic Code of Ordinances of the City of Pittsburgh, the Historic Review Commission has reviewed the application for new construction, demolition, or exterior alterations submitted by the applicant, and has approved the following:

- Construction of new roof deck and upgrades to 19th floor of the Benedum Trees building, as submitted to the HRC on May 7, 2014, to include:
 - Installation of anti-reflective glass railings on roof deck.
 - Installation of dark brown GFRC panels to cover existing plaster.
 - This Certificate does not include installation of any awnings.

- This certificate shall be publically visible at the job site.
- All work items must meet zoning and building inspection codes, and all other applicable laws and regulations.

This certificate must be presented to the Zoning Office and the Bureau of Building Inspection in order to obtain a permit.

This Certificate EXPIRES six (6) months after Issue Date

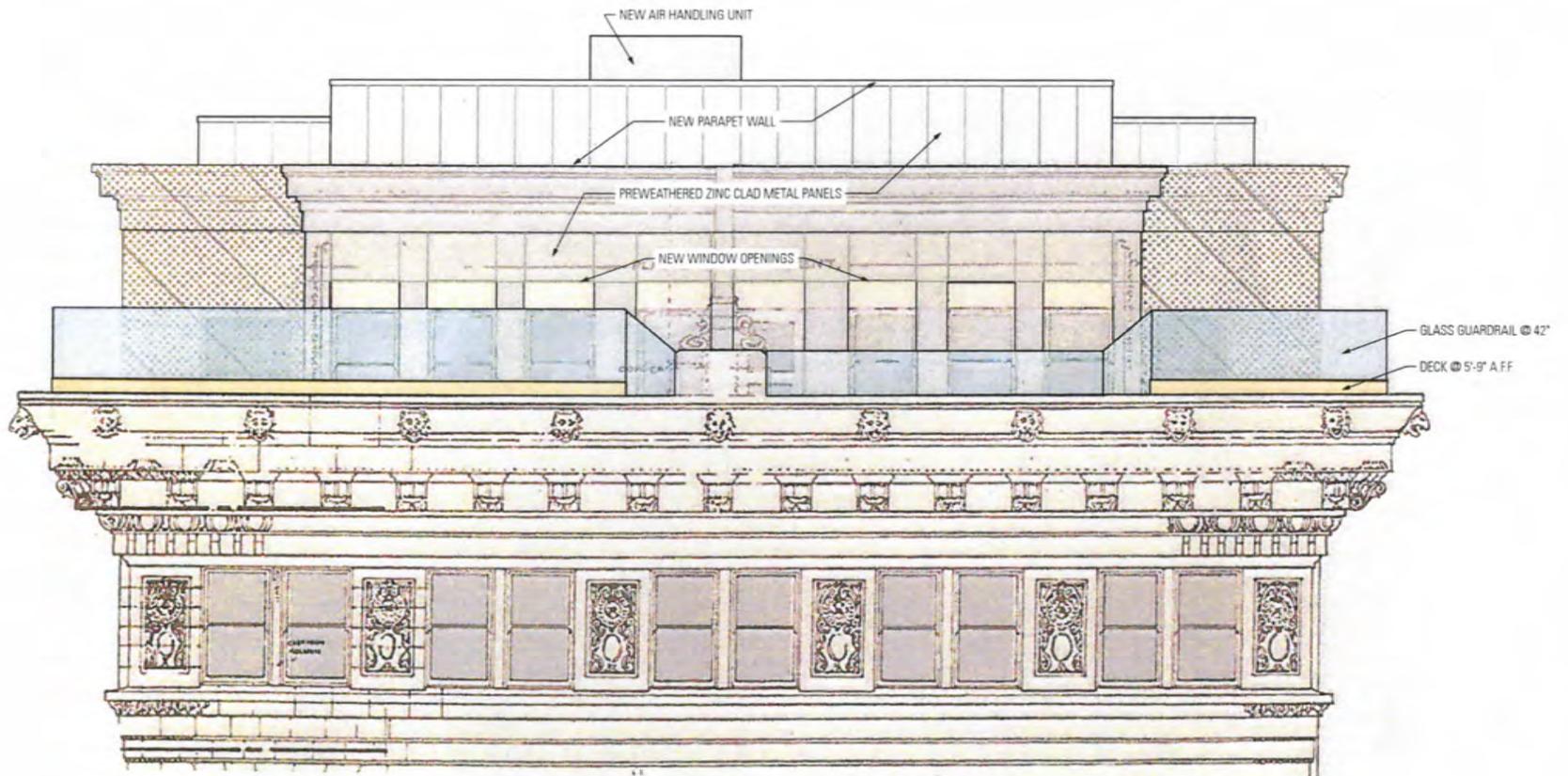
PLEASE DISPLAY THIS CARD PROMINENTLY


Staff of the Historic Review Commission


Administrative Approval

HRC - CERTIFICATE OF APPROPRIATENESS

BENTER OFFICES | BENEDUM TREES BUILDING



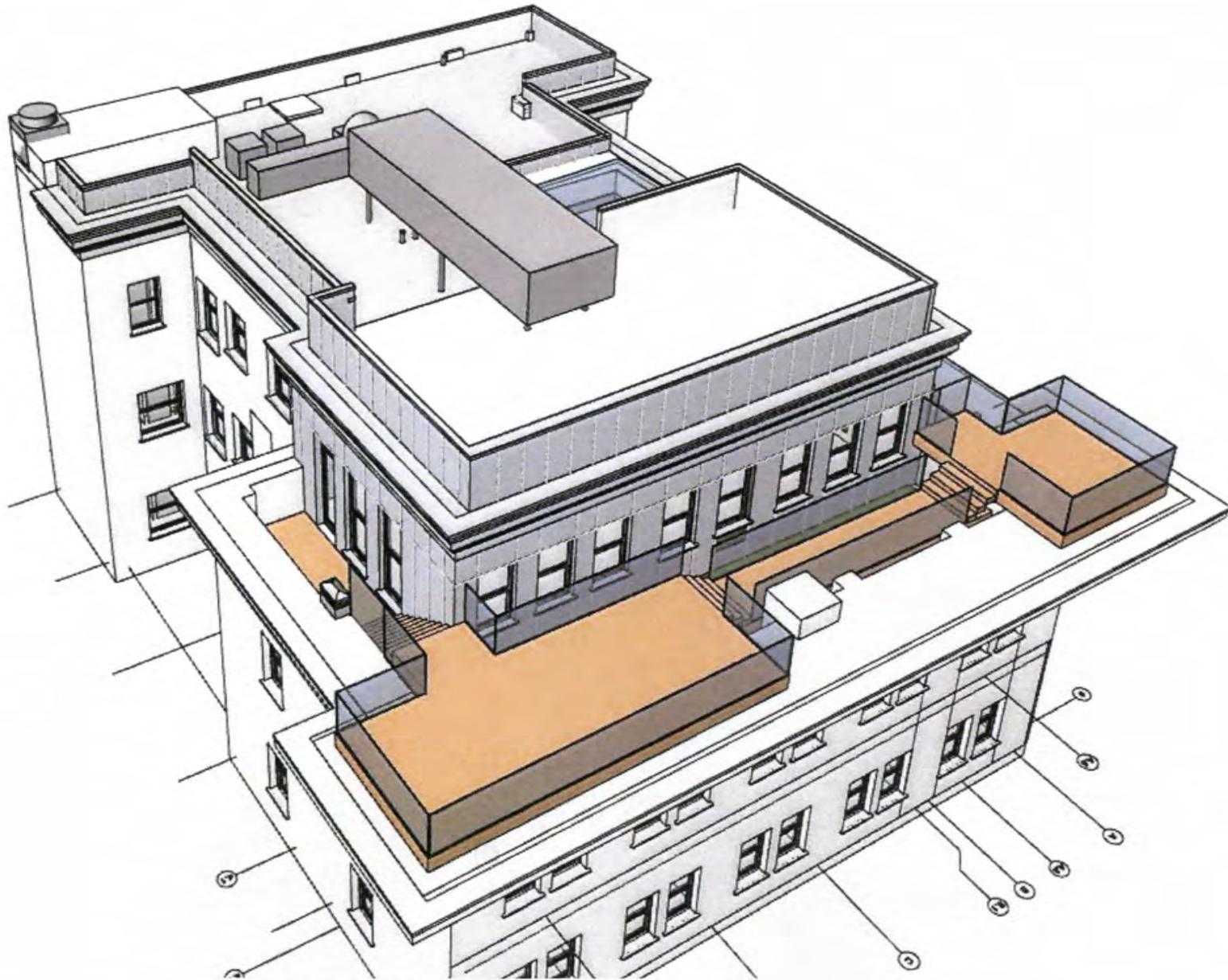
SOUTH ELEVATION - PROPOSED

MAY 15, 2015

STEPHEN CASEY
ARCHITECTS

The Crane Building • 40 24th Street • 4th Floor
Pittsburgh, PA 15222 (412)434.6446 (fax)434.6447

BENTER OFFICES
BENEDUM TREES BUILDING
223 FOURTH AVE



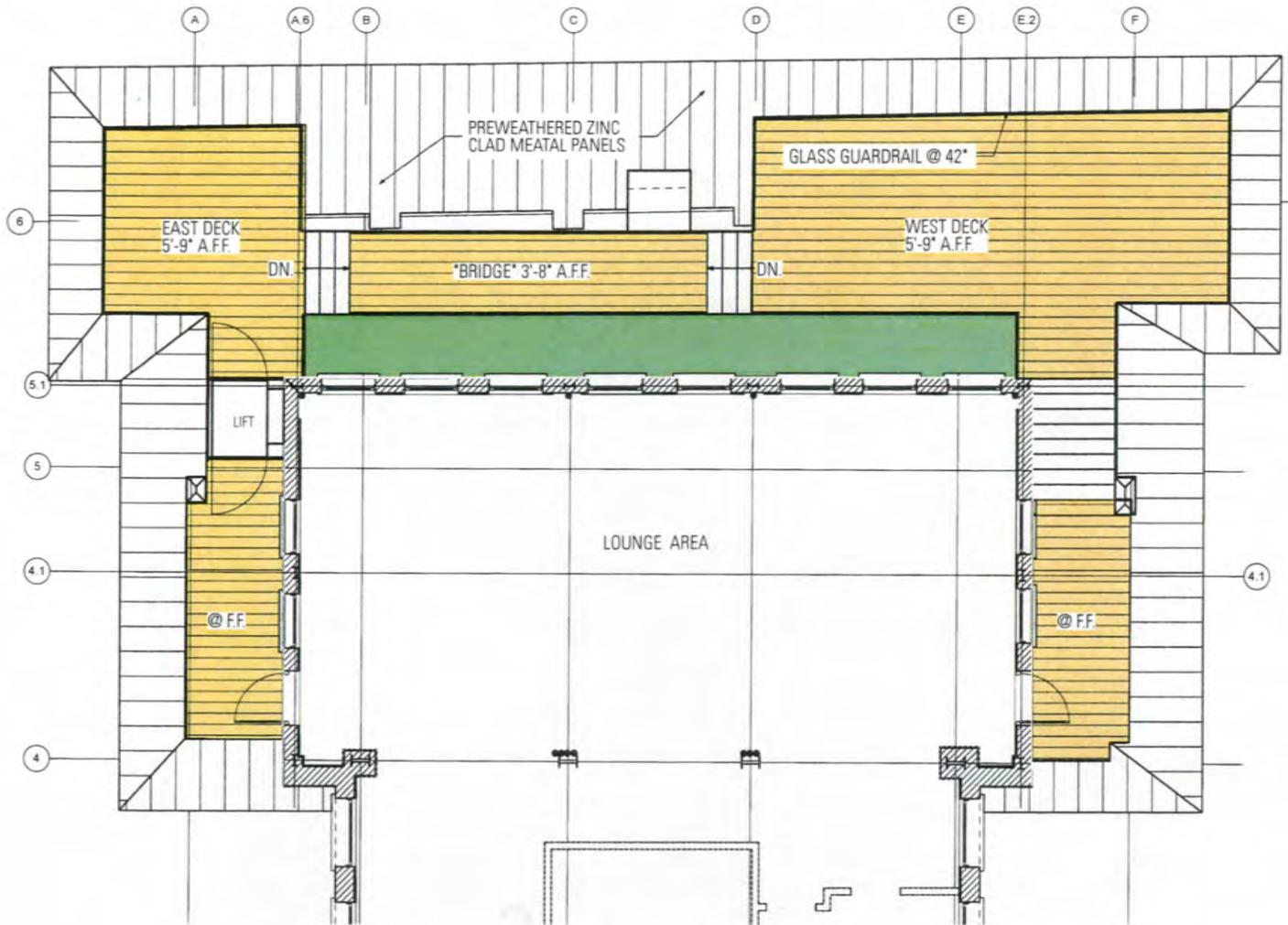
① SOUTH-WEST VIEW

MAY 15, 2015

STEPHEN CASEY
ARCHITECTS

The Crane Building • 40 24th Street • 4th Floor
Pittsburgh, PA 15222 (412)434.6446 (fax)434.6447

BENTER OFFICES
BENEDUM TREES BUILDING
223 FOURTH AVE



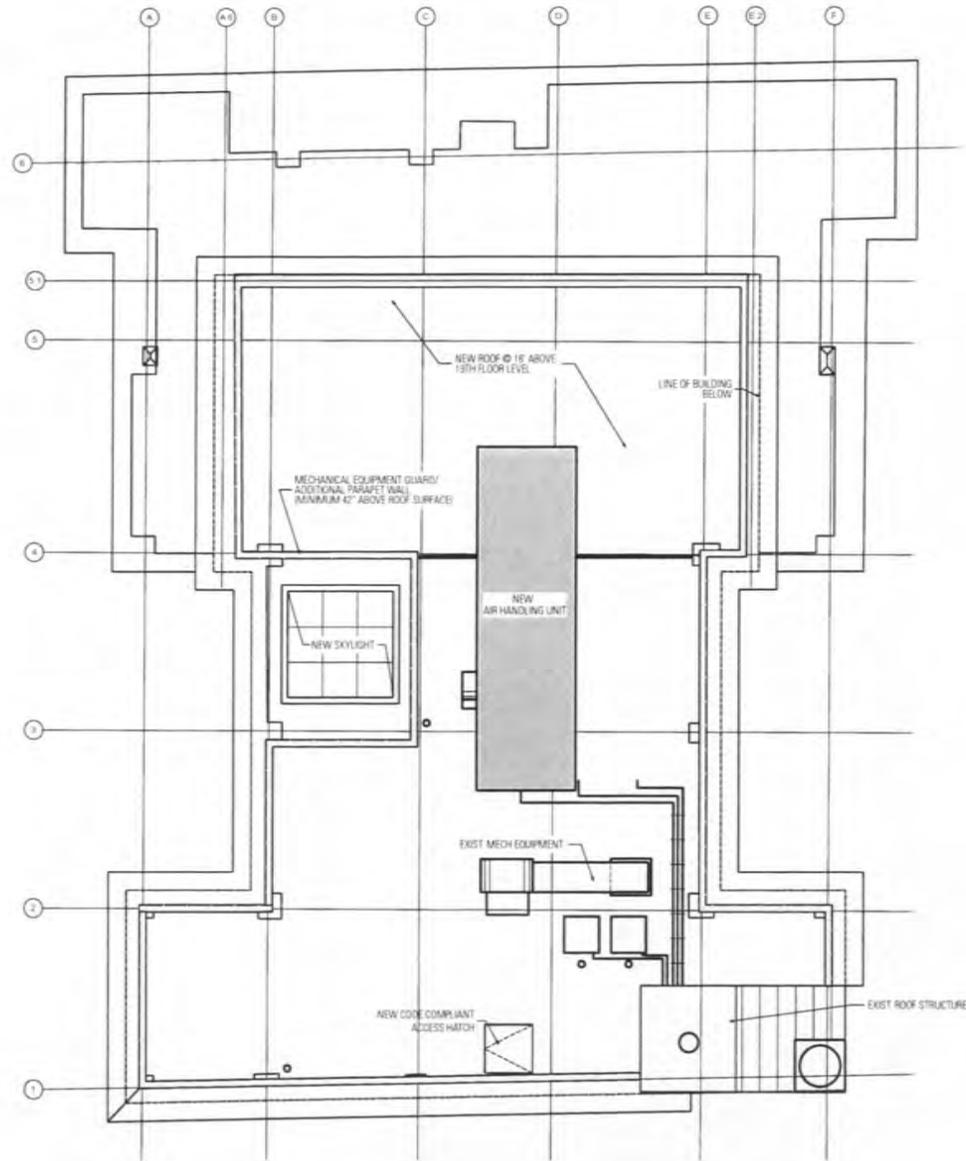
ROOF DECK PLAN - PROPOSED

MAY 15, 2015

STEPHEN CASEY
ARCHITECTS.

The Crane Building • 40 24th Street • 4th Floor
Pittsburgh, PA 15222 (412)434.6446 (fax)434.6447

BENTER OFFICES
BENEDUM TREES BUILDING
223 FOURTH AVE



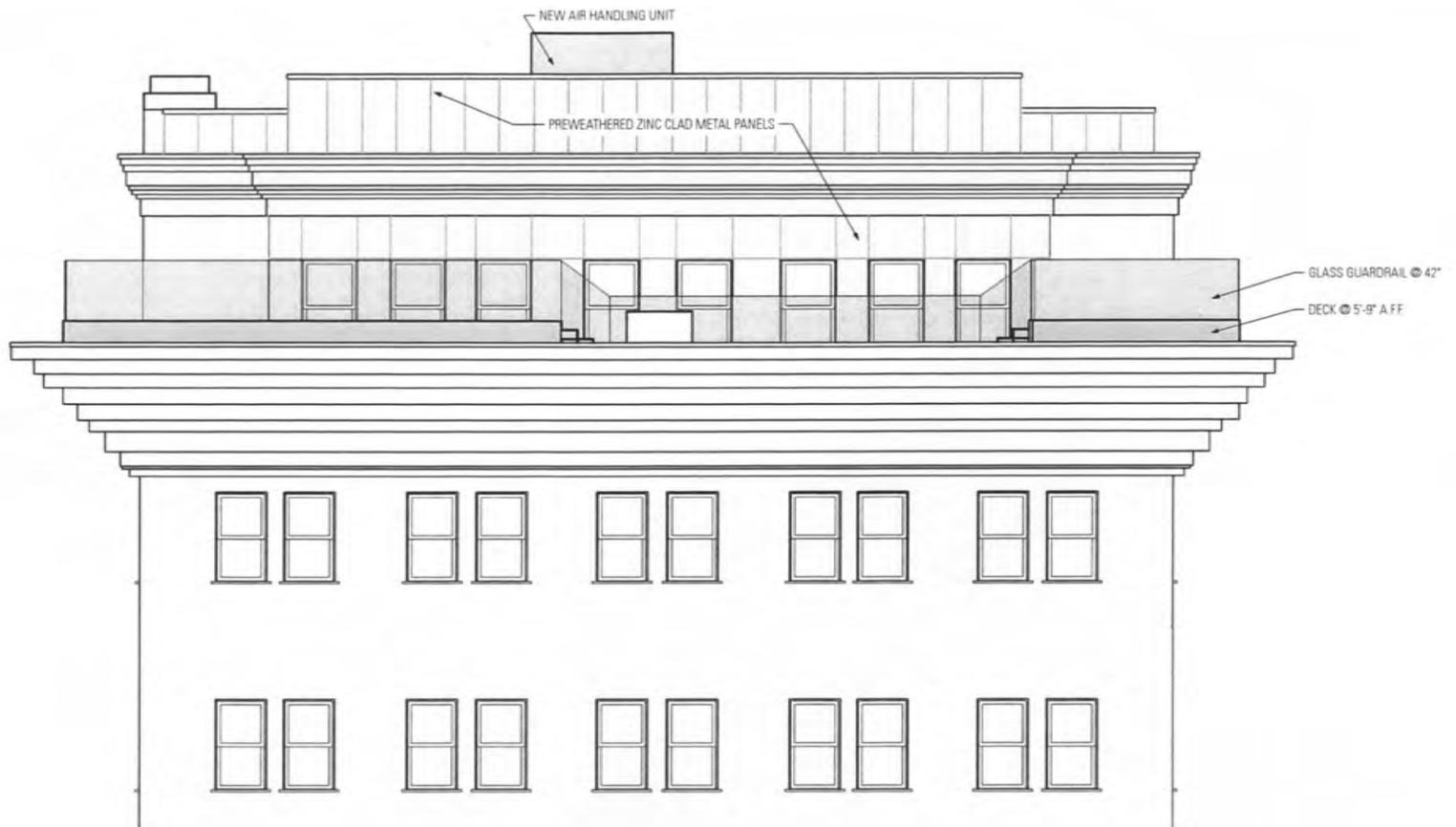
PENTHOUSE ROOF PLAN - PROPOSED

MAY 15, 2015

STEPHEN CASEY
ARCHITECTS.

The Crane Building • 40 24th Street • 4th Floor
Pittsburgh, PA 15222 (412)434.6446 (fax)434.6447

BENTER OFFICES
BENEDUM TREES BUILDING
223 FOURTH AVE



SOUTH ELEVATION

MAY 15, 2015

STEPHEN CASEY
ARCHITECTS

The Crane Building • 40 24th Street • 4th Floor
Pittsburgh, PA 15222 (412)434.6446 (fax)434.6447

BENTER OFFICES
BENEDUM TREES BUILDING
223 FOURTH AVE



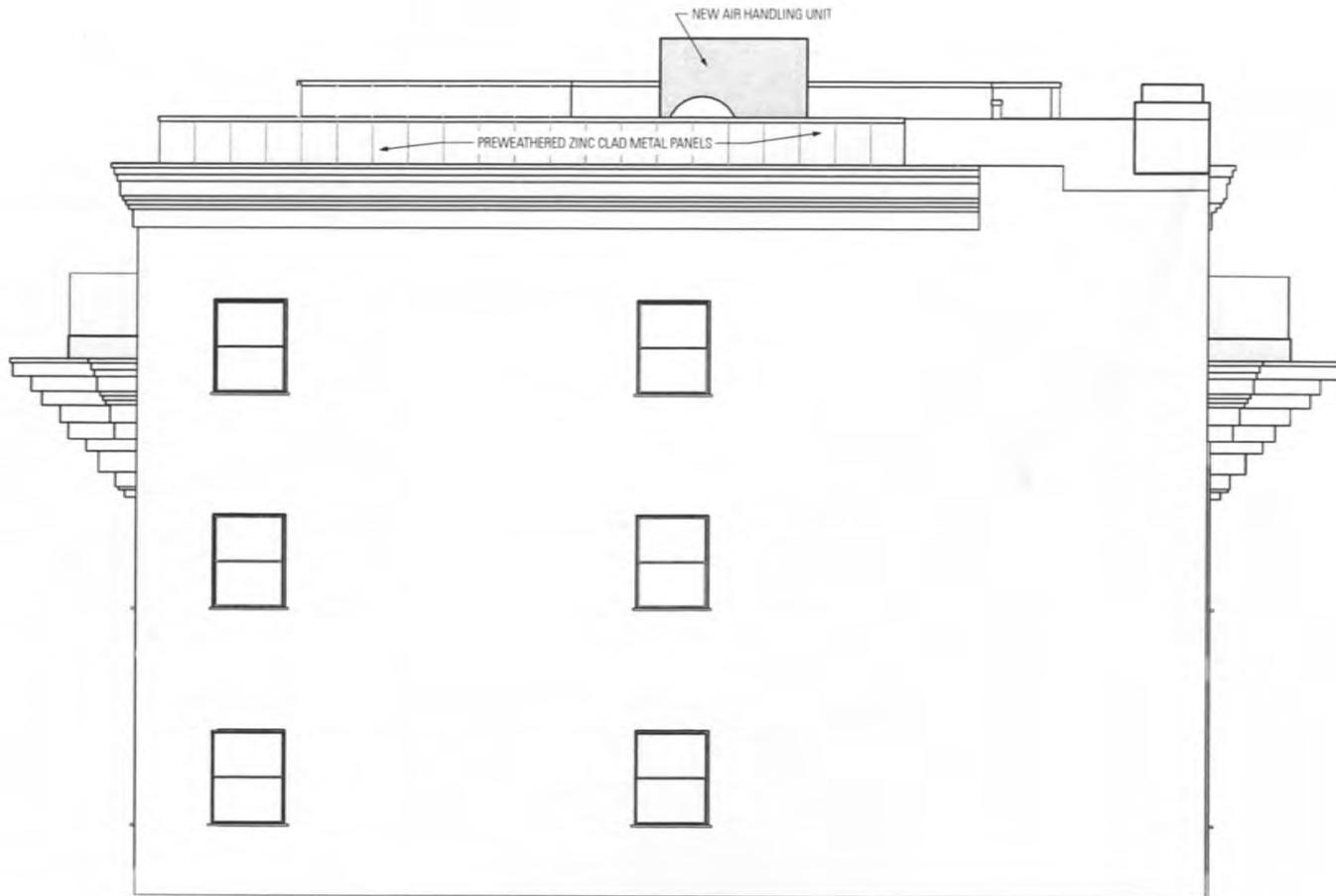
WEST ELEVATION

MAY 15, 2015

STEPHEN CASEY
ARCHITECTS

The Crane Building • 40 24th Street • 4th Floor
Pittsburgh, PA 15222 (412)434.6446 (fax)434.6447

BENTER OFFICES
BENEDUM TREES BUILDING
223 FOURTH AVE



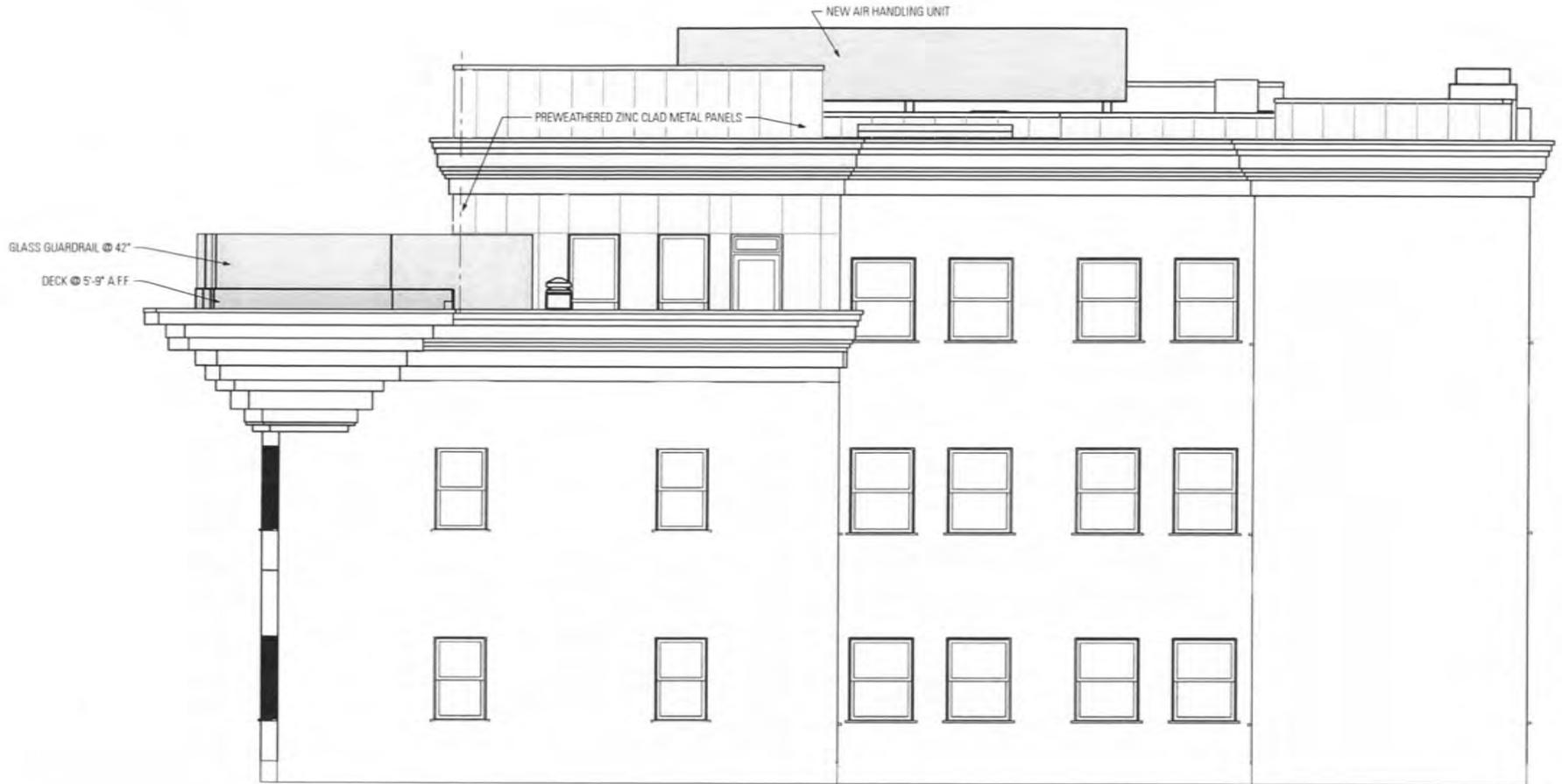
NORTH ELEVATION

MAY 15, 2015

STEPHEN CASEY
ARCHITECTS

The Crane Building • 40 24th Street • 4th Floor
Pittsburgh, PA 15222 (412)434.6446 (fax)434.6447

BENTER OFFICES
BENEDUM TREES BUILDING
223 FOURTH AVE



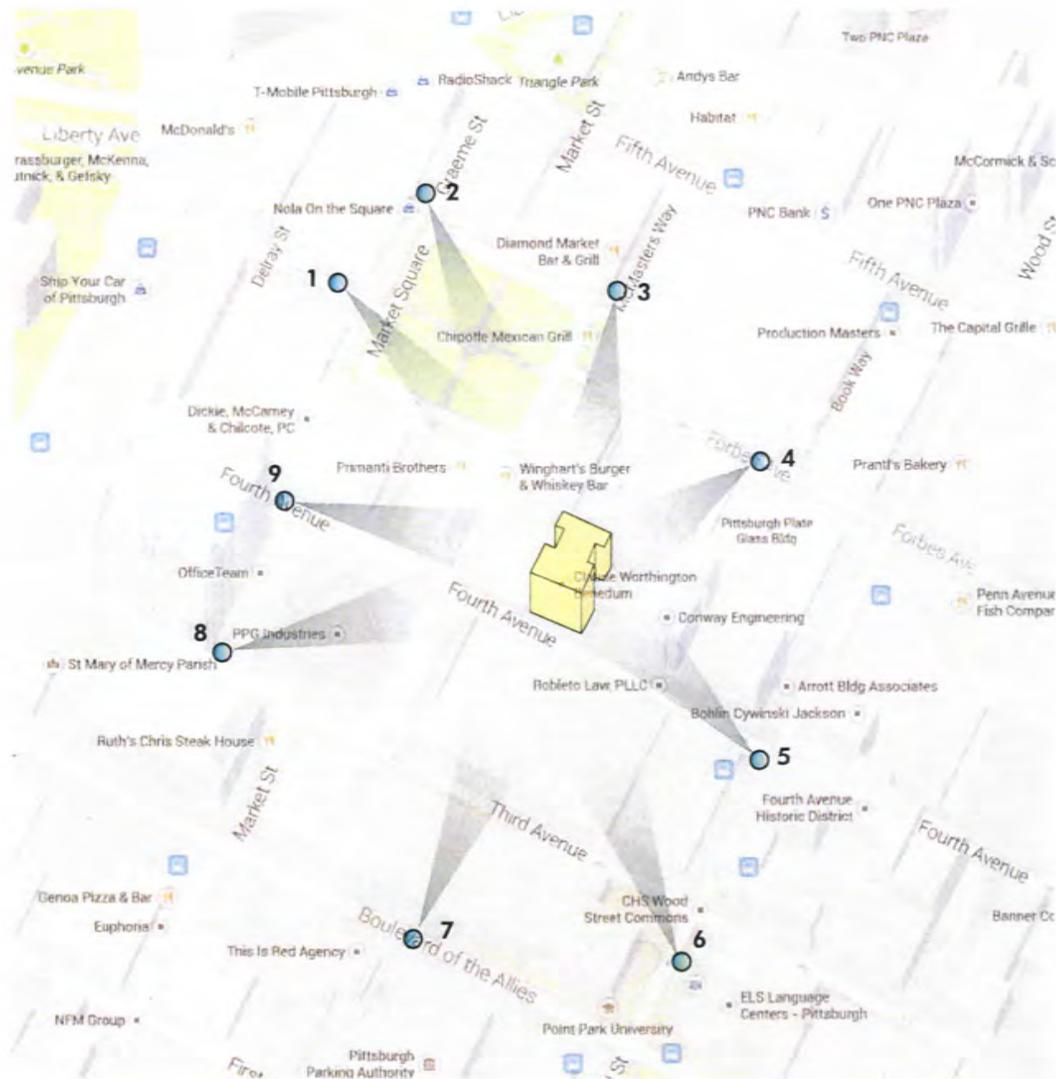
EAST ELEVATION

MAY 15, 2015

STEPHEN CASEY
ARCHITECTS

The Crane Building • 40 24th Street • 4th Floor
Pittsburgh, PA 15222 (412)434.6446 (fax)434.6447

BENTER OFFICES
BENEDUM TREES BUILDING
223 FOURTH AVE



VIEWPOINT KEY

1. FORBES AVE WEST OF MARKET SQUARE
2. GRAEME ST AND MARKET SQUARE
3. MCMASTER WAY AND MARKET SQUARE
4. FORBES AVE EAST OF MARKET SQUARE
5. FOURTH AVE AND WOOD ST
6. THIRD AVE AND WOOD ST
7. BOULEVARD OF THE ALLIES
8. PPG PLAZA AND THIRD AVE
9. PPG PLAZA AND FOURTH AVE

VIEW LOCATOR SITE PLAN

BENTER OFFICES | BENEDUM TREES BUILDING

Proposed PMTA extension



PROPOSED

1. FORBES AVE WEST OF MARKET SQUARE

BENTER OFFICES | BENEDUM TREES BUILDING

PROPOSED PROJECT EXTENSION



WOOD STREET

PROPOSED

2. GRAEME ST AND MARKET SQUARE

BENTER OFFICES | BENEDUM TREES BUILDING

Proposed project expansion
+3' +/-



TEWAY STATION WOOD STREET STATION

PROPOSED

3. MCMASTER WAY AND MARKET SQUARE

BENTER OFFICES | BENEDUM TREES BUILDING

Proposed program
EXTENSION



PROPOSED

4. FORBES AVE EAST OF MARKET SQUARE
BENTER OFFICES | BENEDUM TREES BUILDING

NO CHANGE



PROPOSED

5. FOURTH AVE AND WOOD ST
BENTER OFFICES | BENEDUM TREES BUILDING

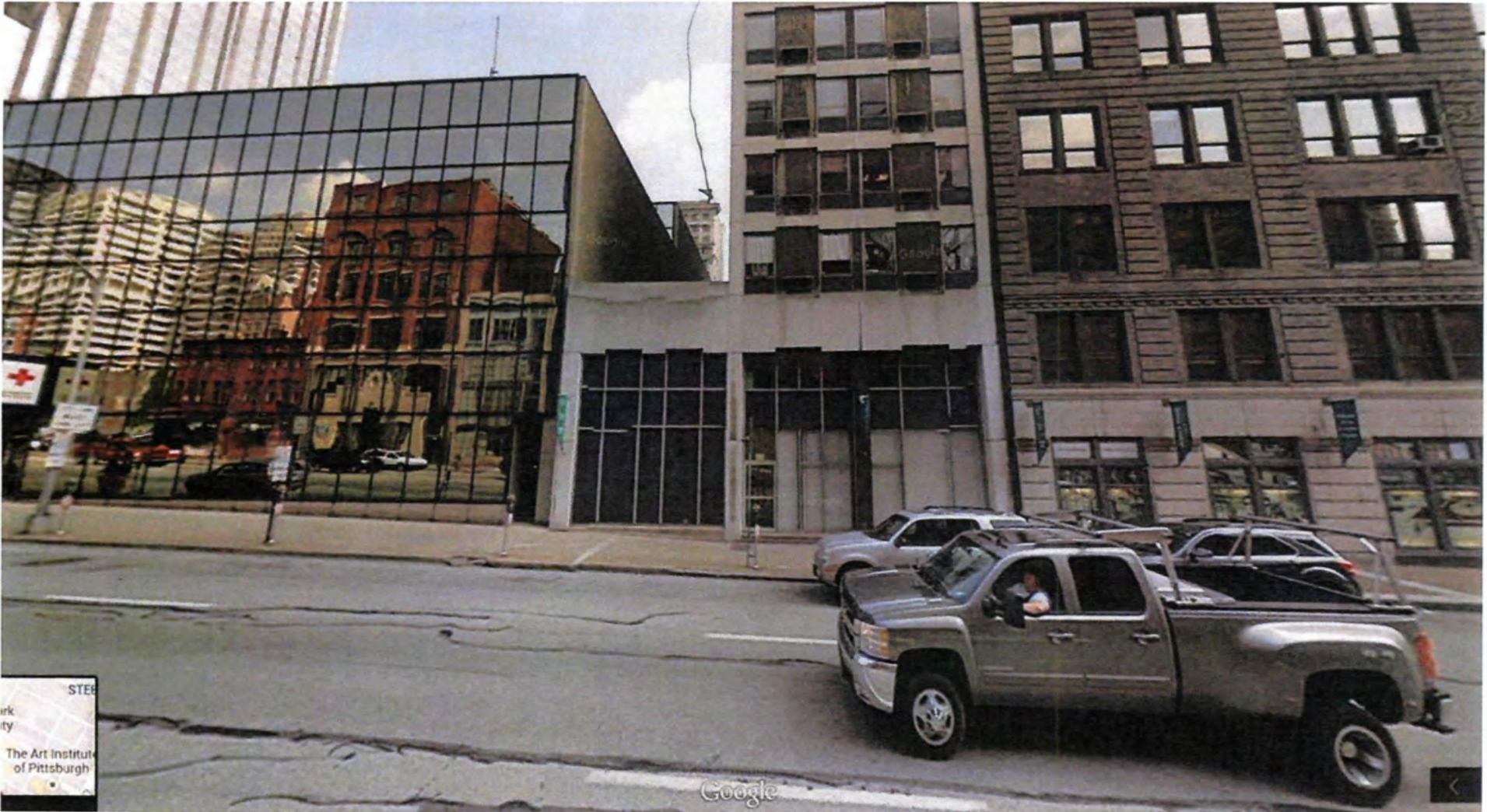
Proposed Project #2285 in



PROPOSED

6. THIRD AVE AND WOOD ST
BENTER OFFICES | BENEDUM TREES BUILDING

No change



7. BOULEVARD OF THE ALLIES
BENTER OFFICES | BENEDUM TREES BUILDING

PROPOSED

Proposed present expansion



8. PPG PLAZA AND THIRD AVE
BENTER OFFICES | BENEDUM TREES BUILDING

PROPOSED

PROPOSED PARKING EXTENSION



EXISTING

9. PPG PLAZA AND FOURTH AVE
BENTER OFFICES | BENEDUM TREES BUILDING



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: 5/15/15

LOT AND BLOCK NUMBER: 23-P-20

WARD: 2nd

FEE PAID: yo

FEE SCHEDULE:

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

ADDRESS OF PROPERTY:

410 WEST NORTH AVE
PITTSBURGH PA 15212
GARAGE IN REAR ON ELOISE

DISTRICT:

MEXICAN WAR STREETS

OWNER:

NAME: MARY ANNE MURPHY

ADDRESS: 721 BRIGHTON RD

PITTSBURGH PA 15233

PHONE: 412-321-5947

EMAIL: MAMURPH 721@AOL.COM

APPLICANT:

NAME: SAME

ADDRESS: _____

PHONE: _____

EMAIL: _____

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

REMOVE RUSTED STEEL LINTELS +
ROTTEN WOOD IN SIDE WINDOW OPENINGS, INFILL + STUCCO TO MATCH
EXISTING STUCCO, REMOVE RUSTED LINTEL OVER GARAGE DOOR, REBUILD
TOP OF WALL, STUCCO TO MATCH + REPLACE TOP CAPS.

SIGNATURES:

OWNER: Mary Anne Murphy

DATE: 5/10/15

APPLICANT: _____

DATE: _____







AY

NO
LEFT
TURN





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:

4215 Fifth Avenue
 Pittsburgh, PA 15213

OWNER:

Oakland Fifth Avenue Hotel
 NAME: Associates LP
 c/o Concord Hospitality
 ADDRESS: Enterprises Company
 Attn: Keith McGraw
 409 Broad Street, Suite 203
 Sewickley, PA 15153
 PHONE: (412) 749-1114
 EMAIL: sierrakm@aol.com

STAFF USE ONLY:

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

DISTRICT:

Oakland Civic Center

APPLICANT:

NAME: (Same)
 ADDRESS: _____
 PHONE: _____
 EMAIL: _____

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

Development of an 11-story building currently planned to contain approximately 200,000 SF for a 190-room hotel, with associated parking, restaurant and other facilities.

SIGNATURES:

OWNER: *Julian J. [Signature]*, Authorized Agent DATE: 2/13/2015
 APPLICANT: _____ DATE: _____

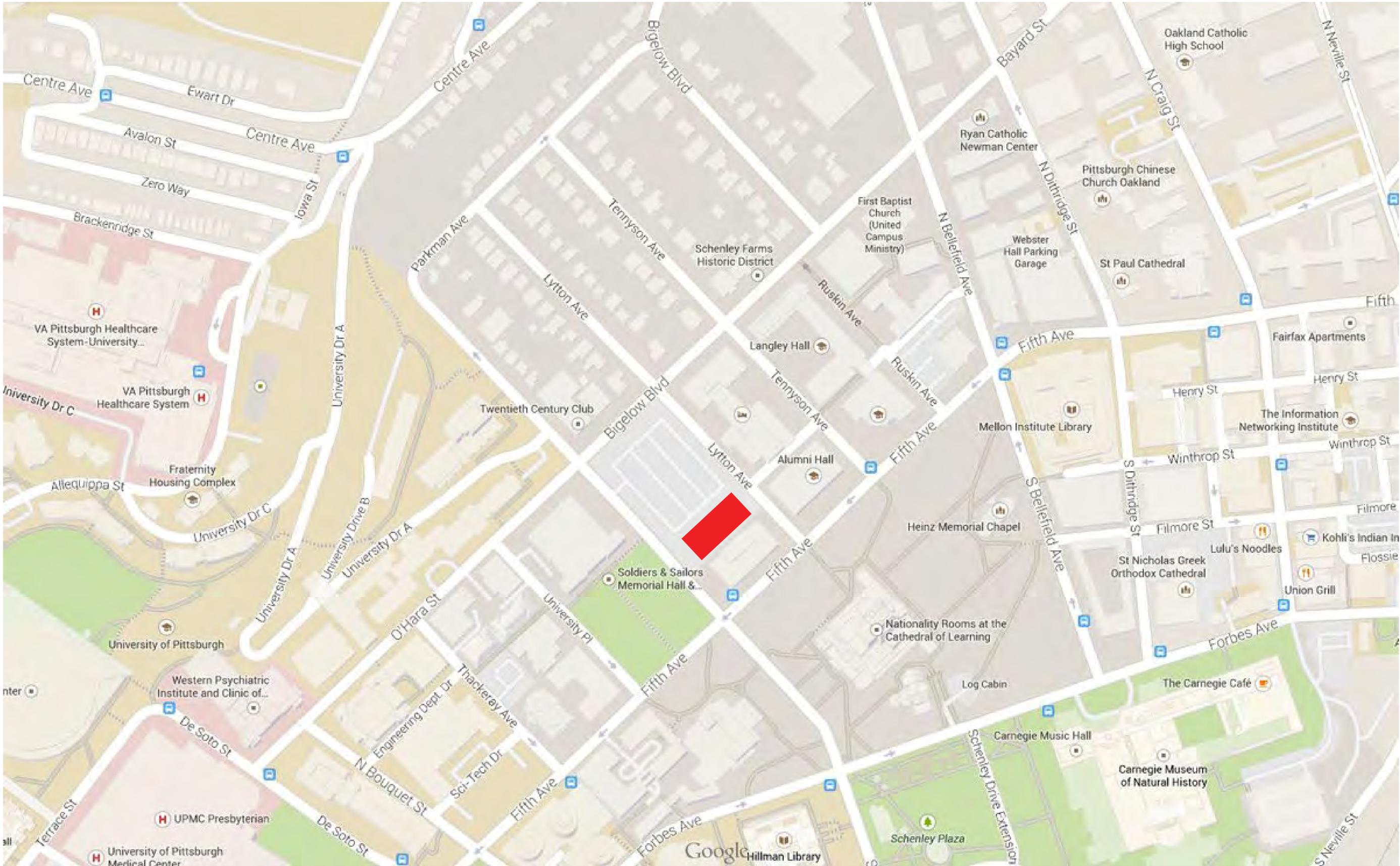




PAA - Hotel Proposed

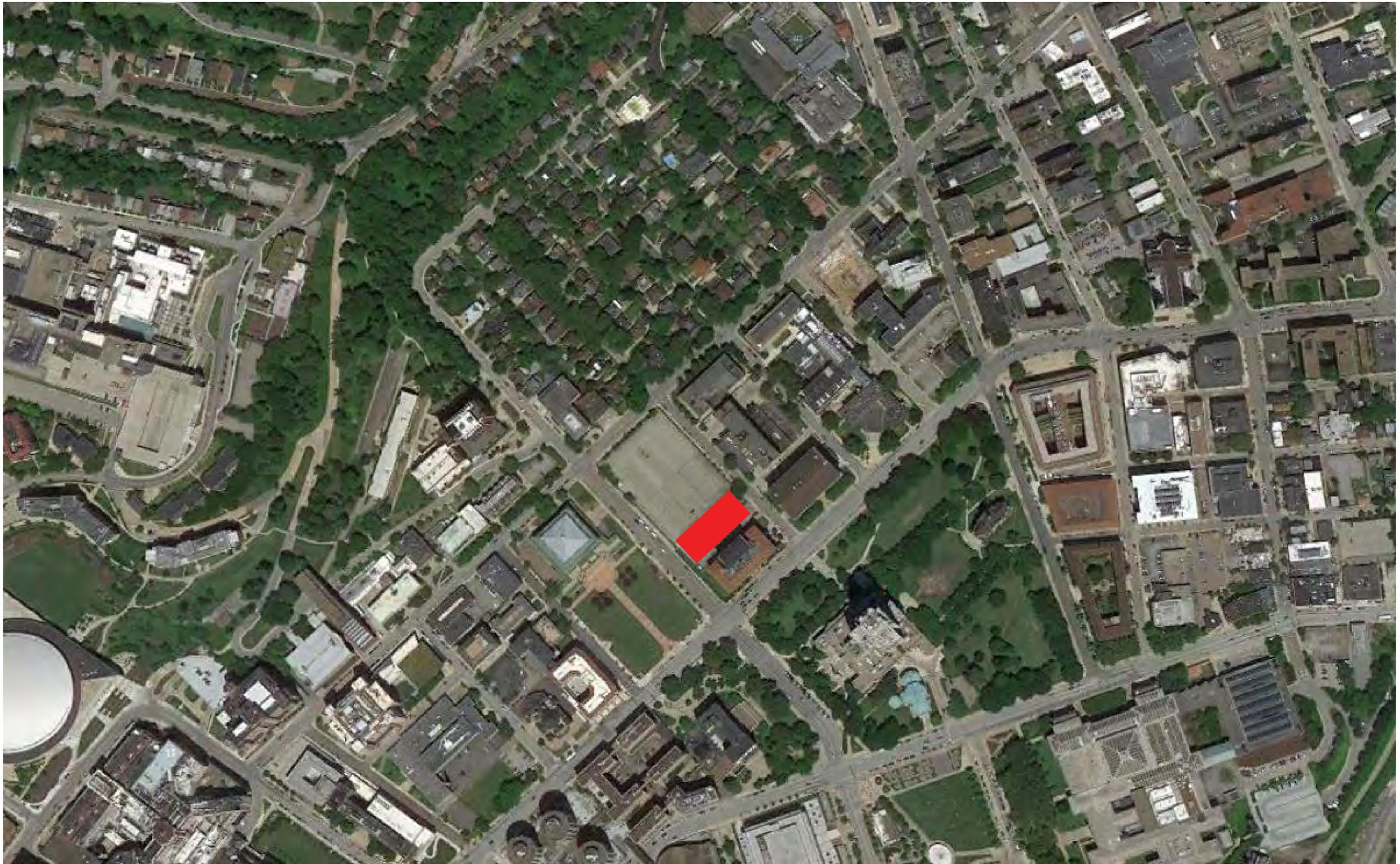
Pittsburgh, PA

Historical Review Submission
May 15, 2015

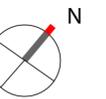


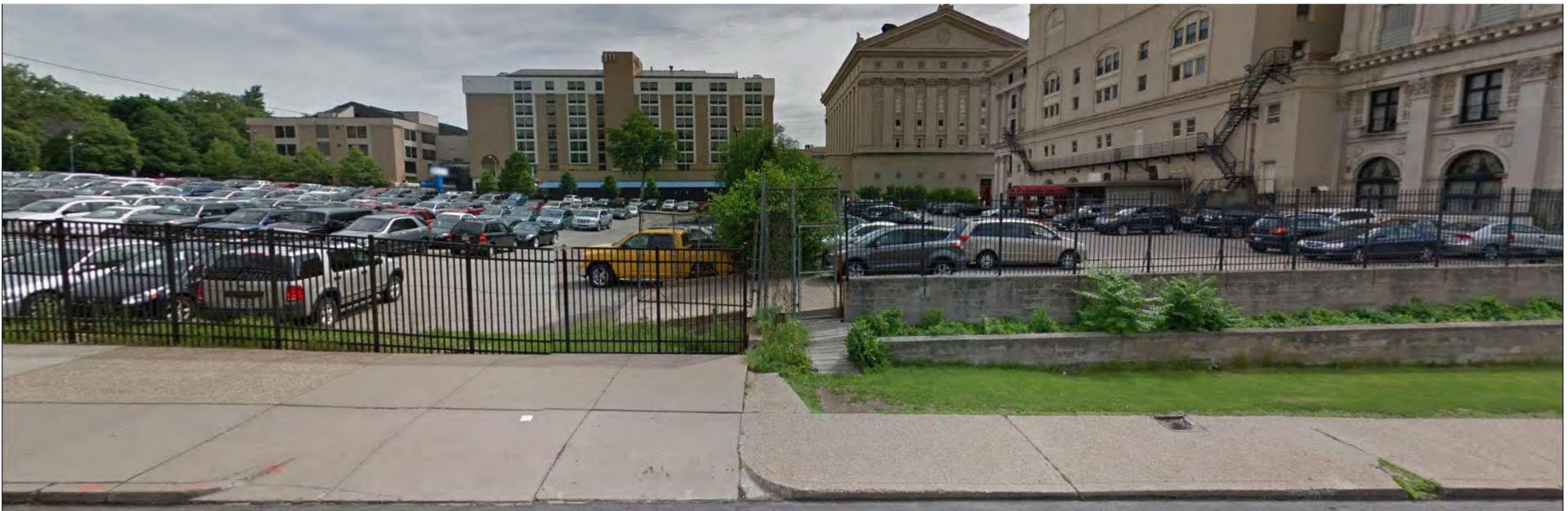
Site Map



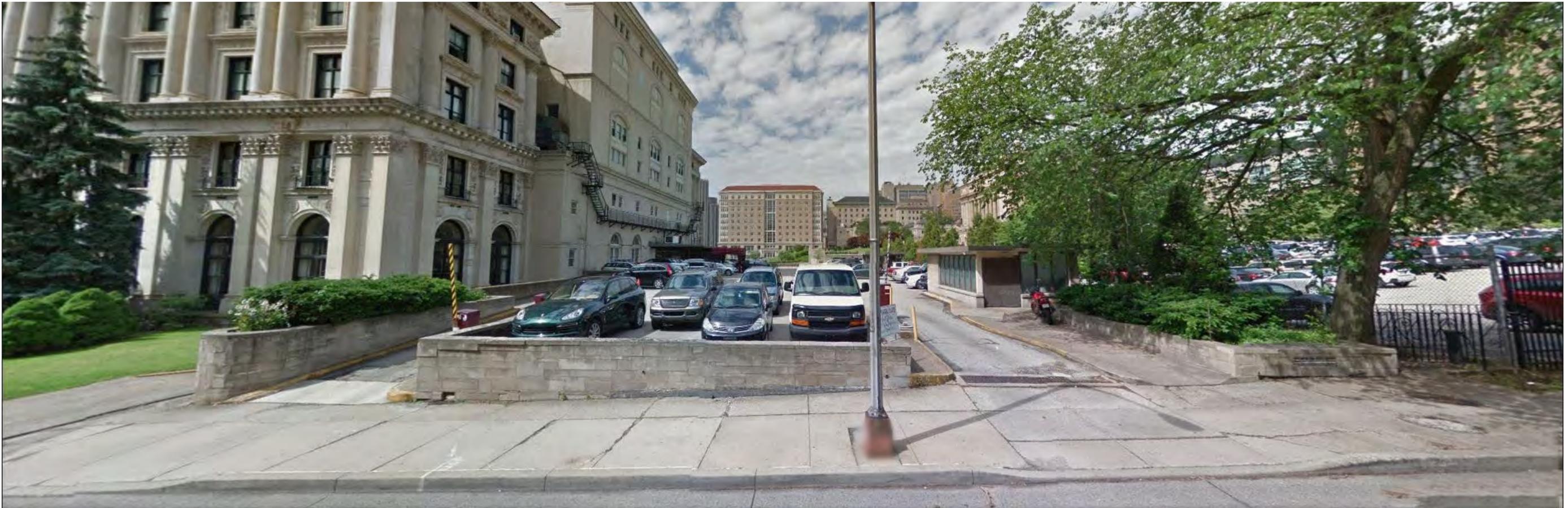
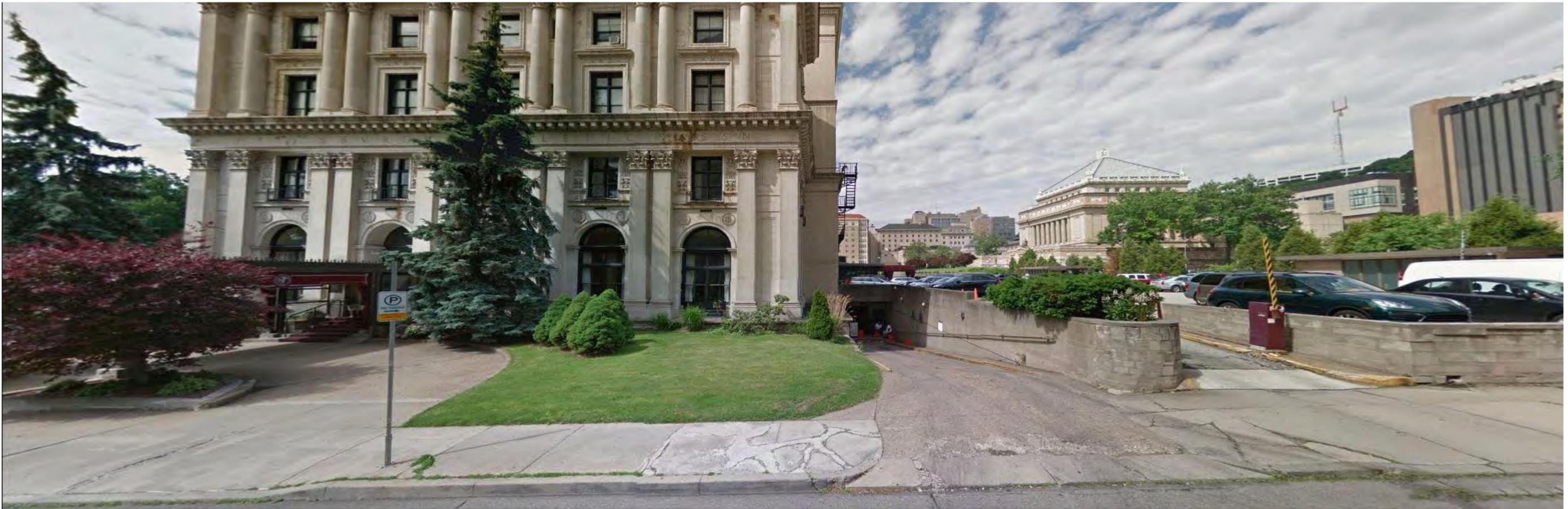


Site Aerial





Existing Site Photographs From Bigelow Blvd.



Existing Site Photographs From Lytton St.



Site View



Bigelow Blvd. Perspective



Lytton St. Perspective



Existing View from Bigelow Blvd.



Proposed View from Bigelow Blvd.



Existing View from Cathedral of Learning.



Proposed View from Cathedral of Learning.



Existing View from Bigelow Blvd.



Proposed View from Bigelow Blvd.



Existing View from Lytton Ave.



Proposed View from Lytton Ave.



Existing View from Lytton Ave.



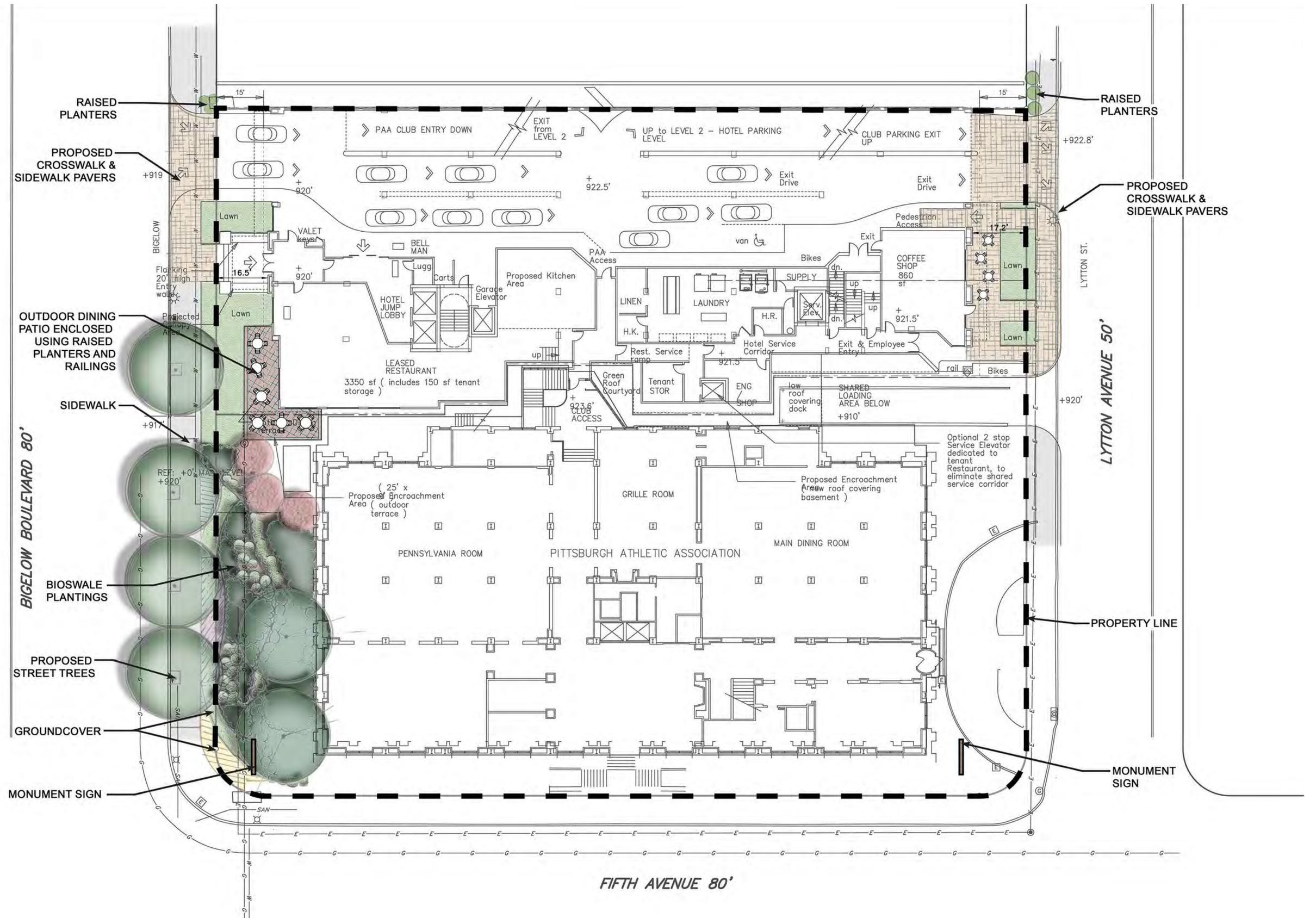
Proposed View from Lytton Ave.



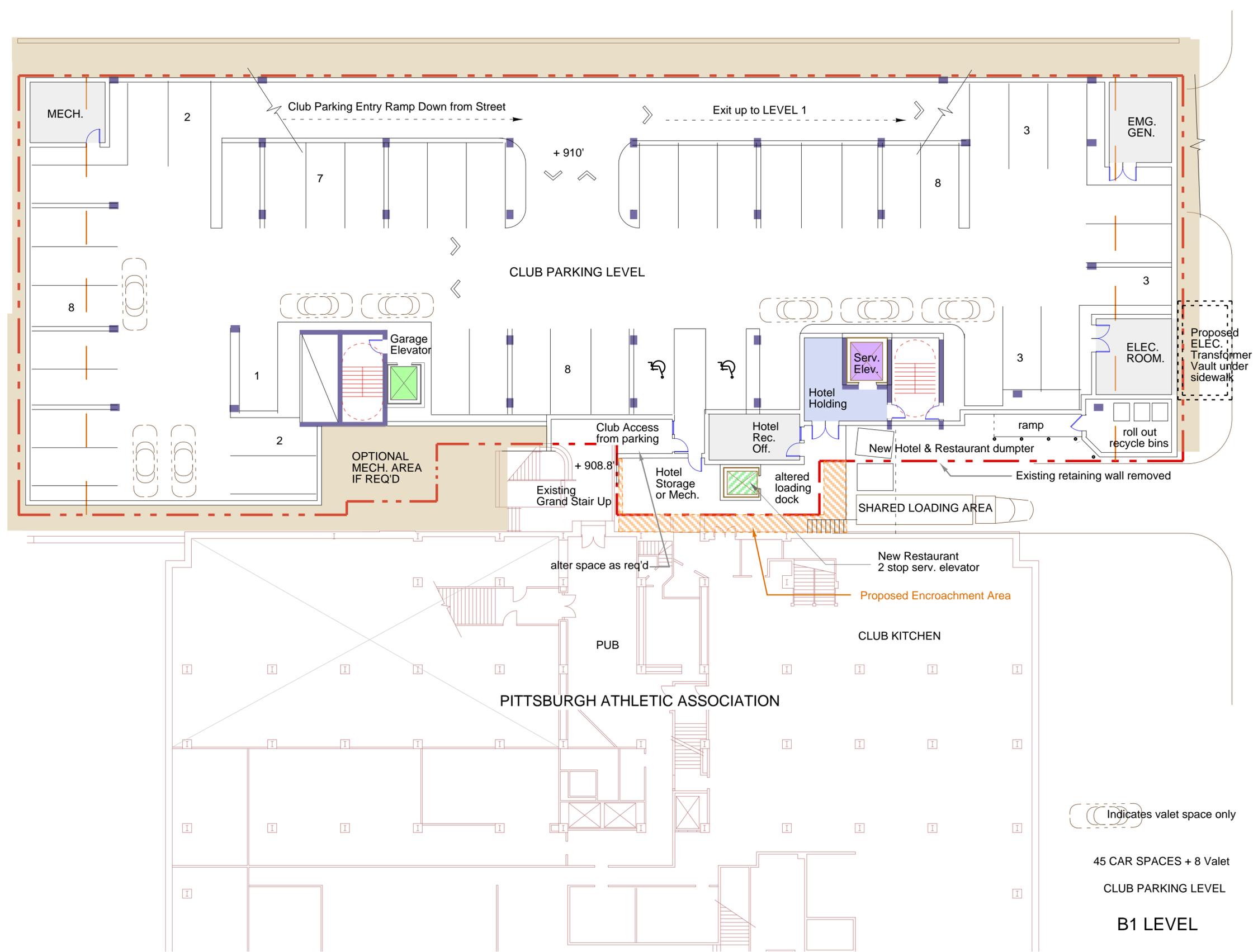
Existing View from Lytton Ave.



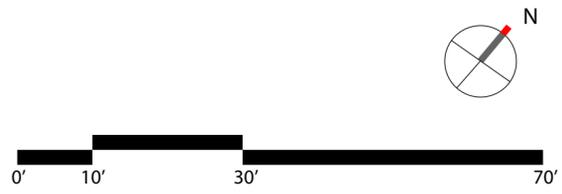
Proposed View from Lytton Ave.

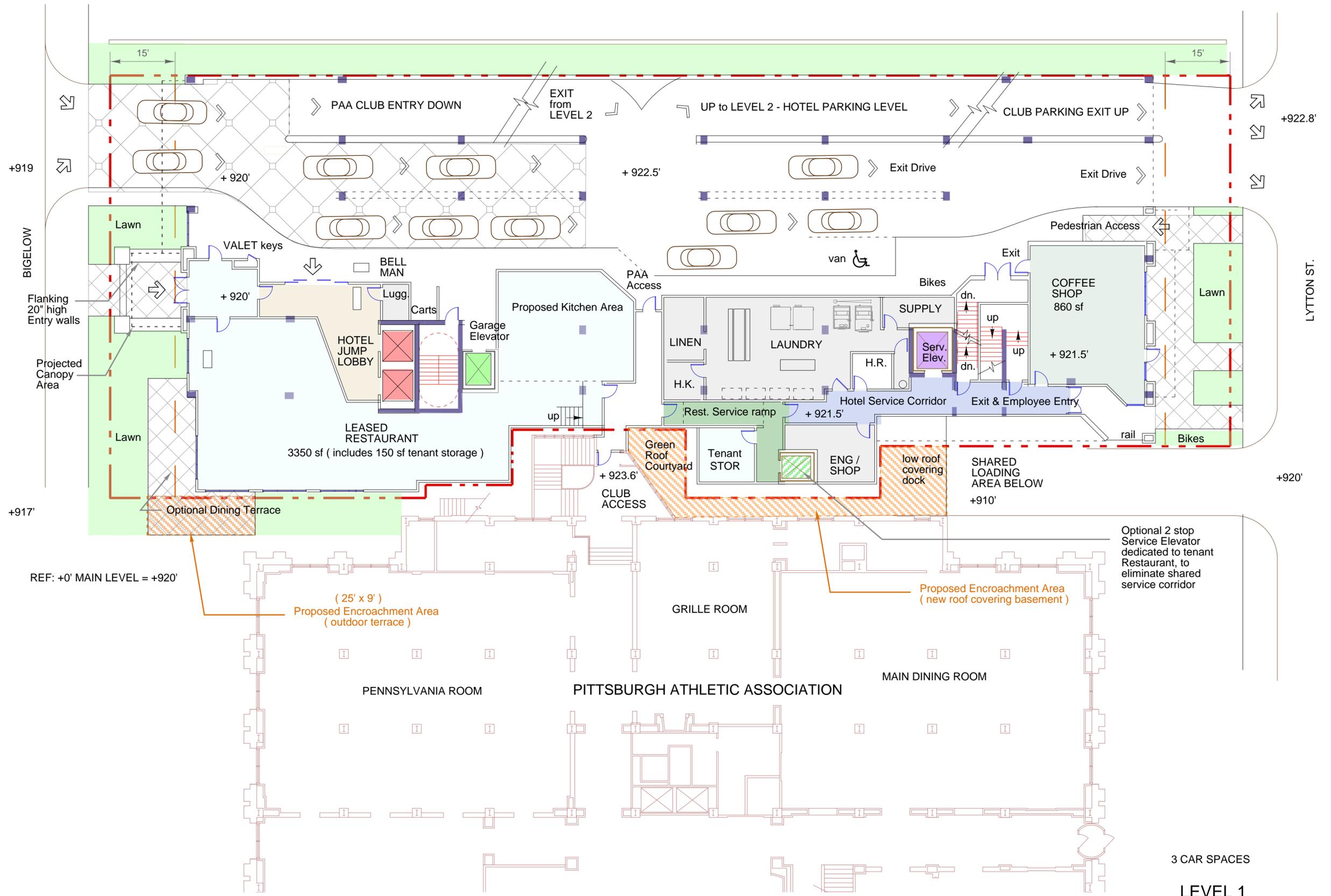


Conceptual Streetscape Design



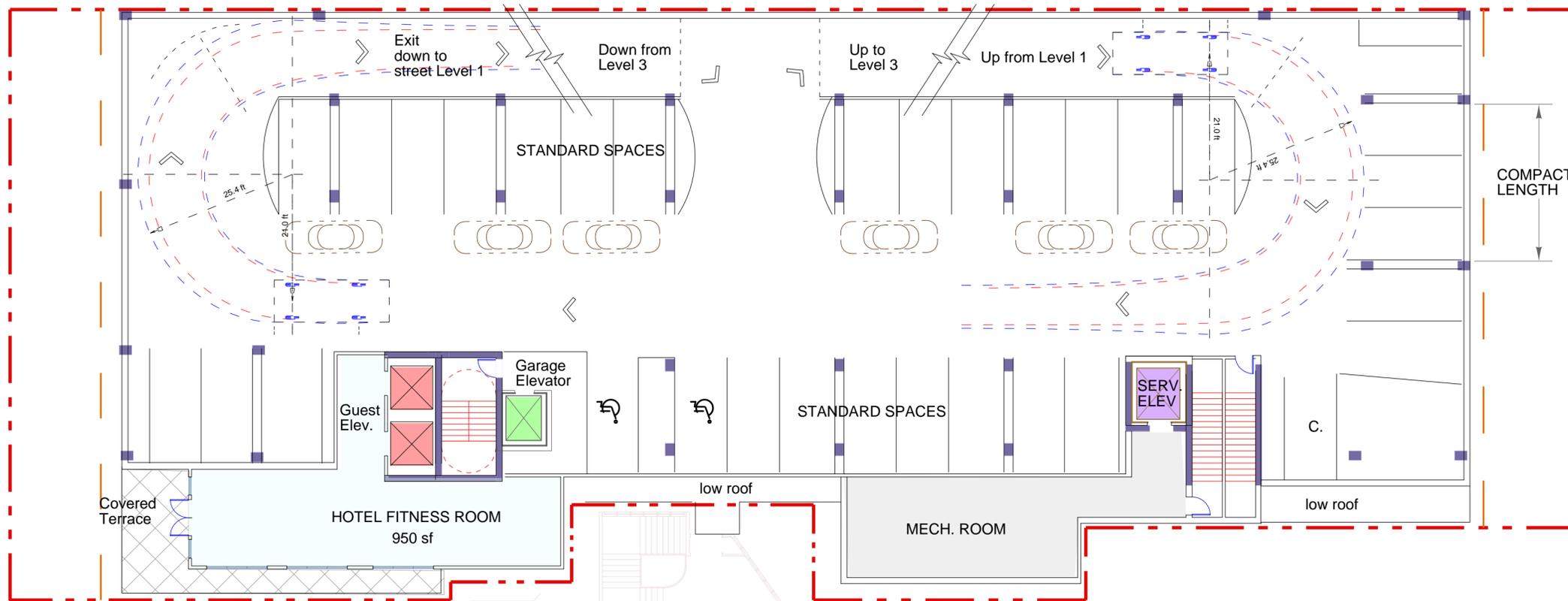
Basement Level





Level 1

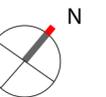
3 CAR SPACES
LEVEL 1

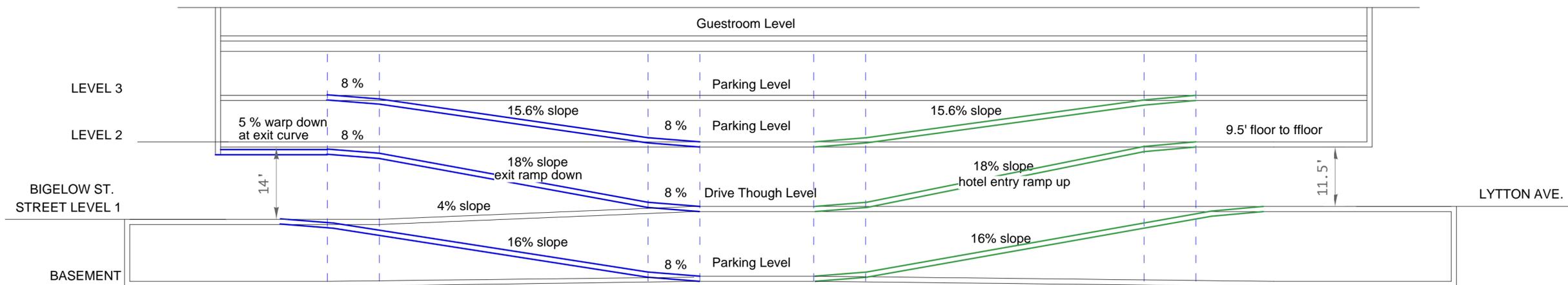
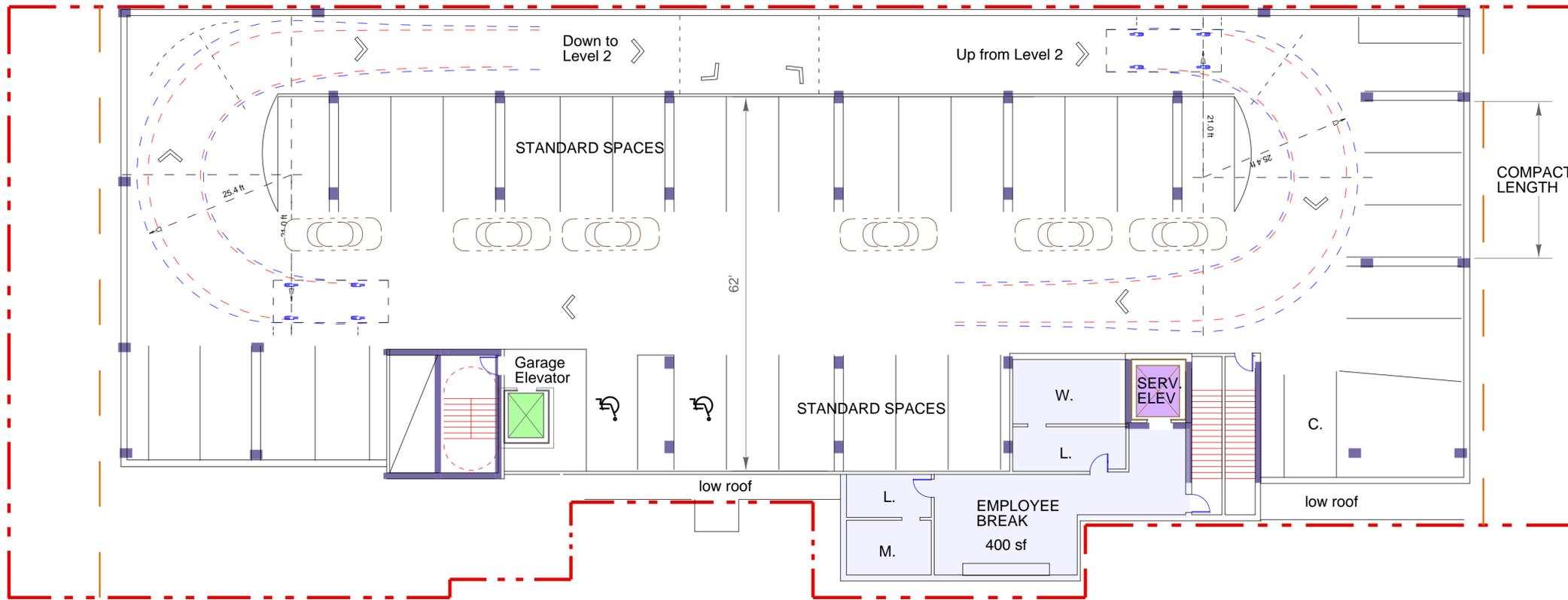


Ramps 13' wide - typical
 Indicates valet space only
 33 CAR SPACES
 + 6 valet

LEVEL 2

Level 2

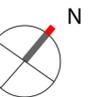




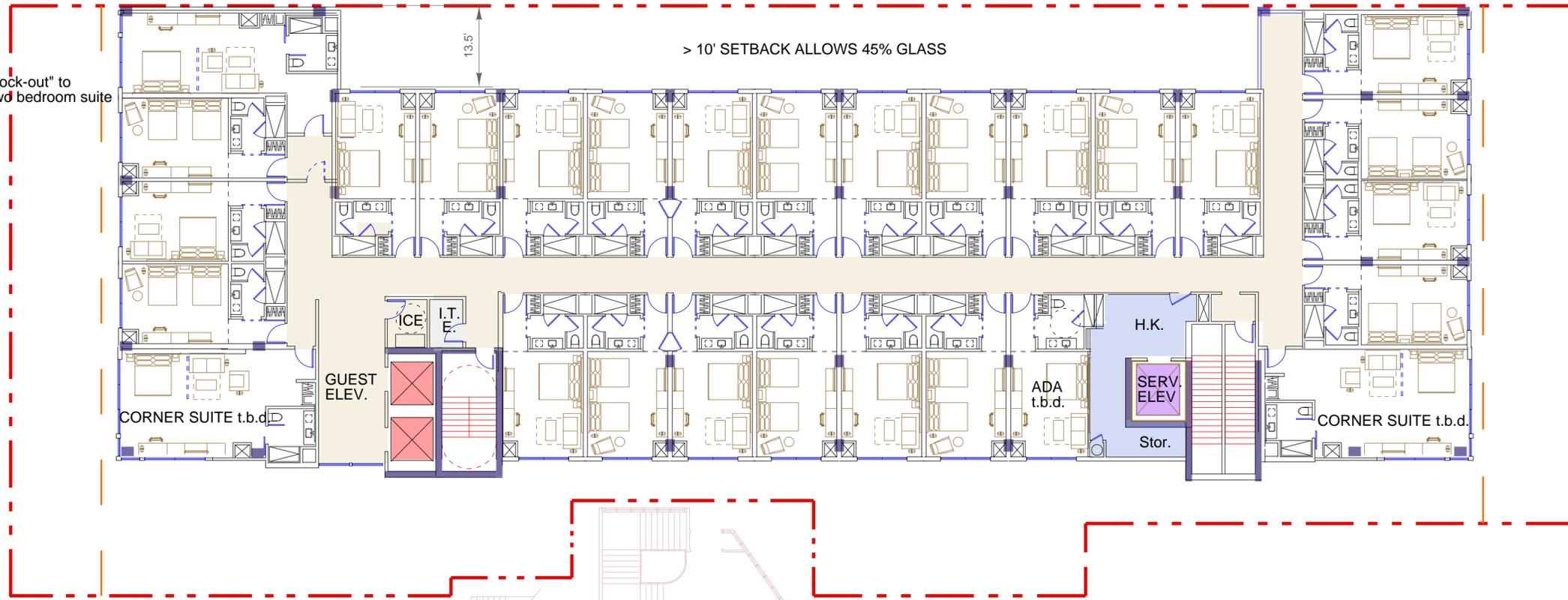
SECTION AT PARKING RAMPS

Indicates valet space only
35 CAR SPACES

Level 3



Optional "lock-out" to create a two bedroom suite



BUILDING DATA:

Level	SF Hotel	Keys	SF Garage	# of cars	+ # of valet only
B1	2,400	-	*** 16,200	45	8 ramp sf excluded this level
1	* 4,400	-	Δ 10,600	1	Δ Includes all drive under areas
2	3,400	stair / elev.	16,000	32	6
3	2,300	stair / elev.	15,800	35	6
4	14,800	28	-	-	
5	14,800	28	-	-	
6	14,800	28	-	-	
7	14,800	28	-	-	
8	14,800	28	-	-	
9	14,800	28	-	-	
10	** 13,400				
Totals	114,700	168	58,600	113	20

683 sf / Key Total h/c gross building + garage = 173,300

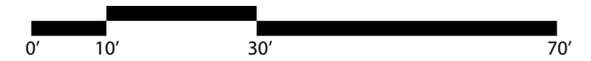
- * Does not include Restaurant or Coffee Shop sf areas
- ** Does not include 1,500 sf exterior upper terraces / balconies
- *** Does not includes ramps, which are included in Level 1 above

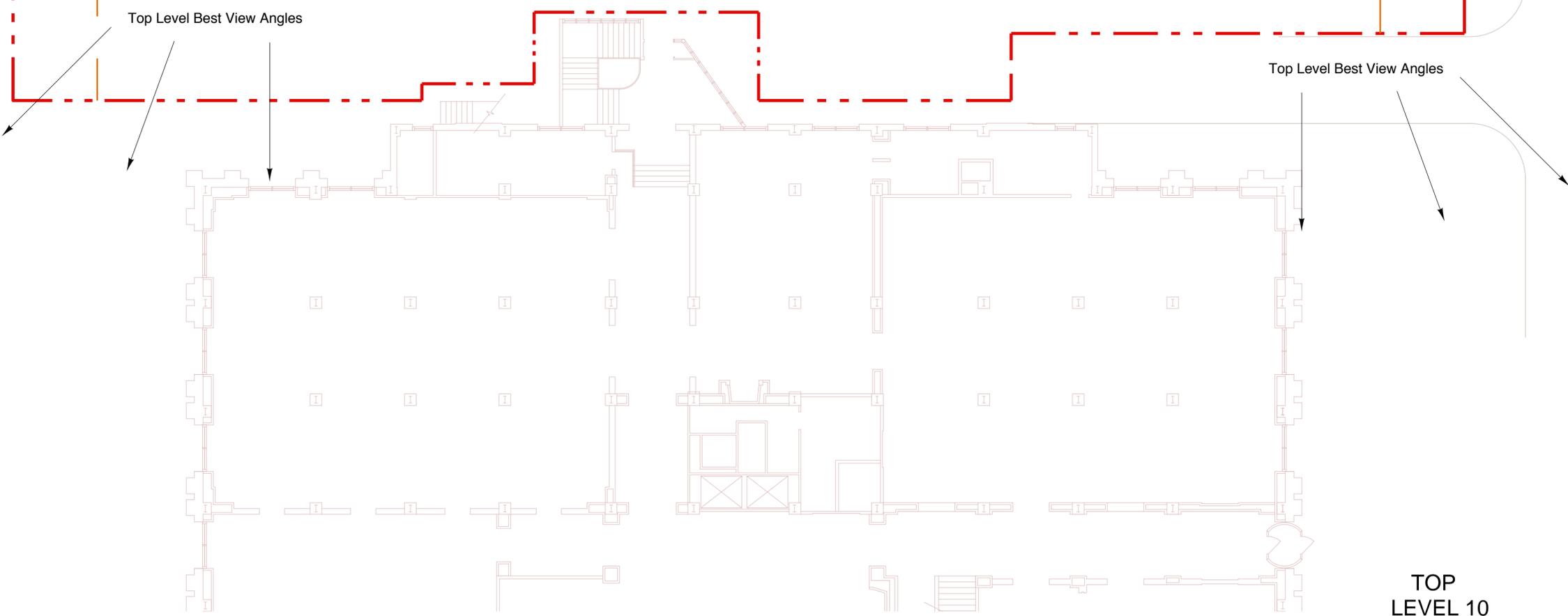
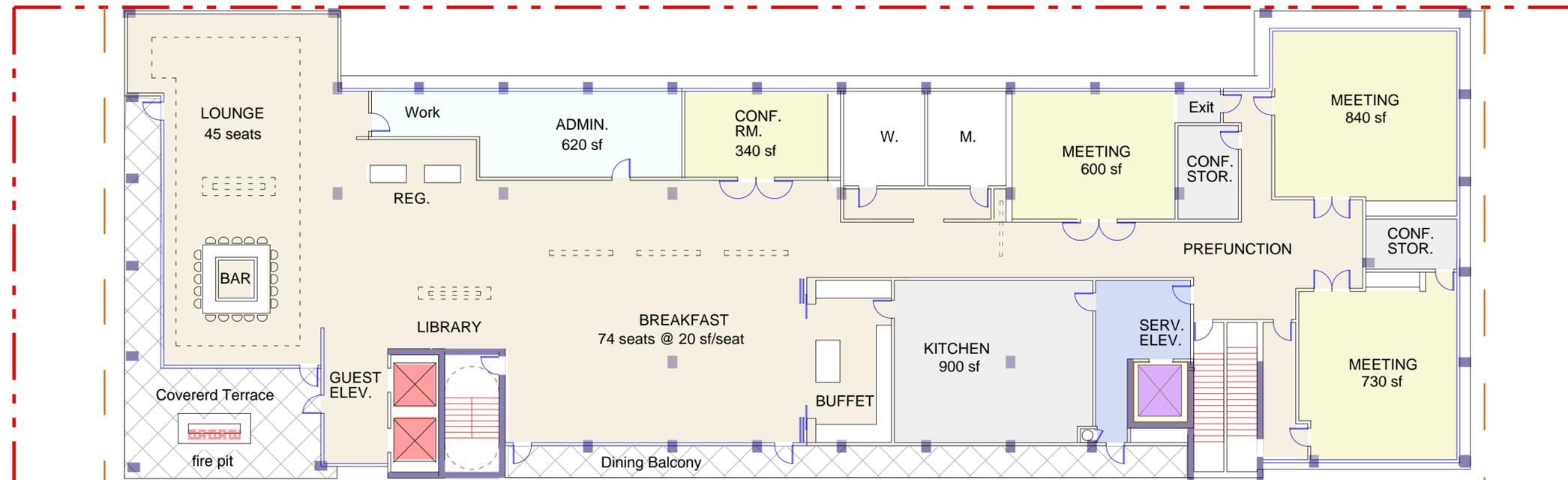
GUESTROOM DATA:

2 CORNER SUITES / level
 12 DQ'S / level
 14 KINGS / level

TYPICAL LEVELS 4 - 9

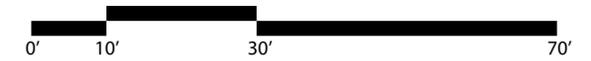
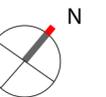
Typical Levels (4-9)



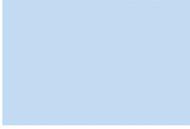


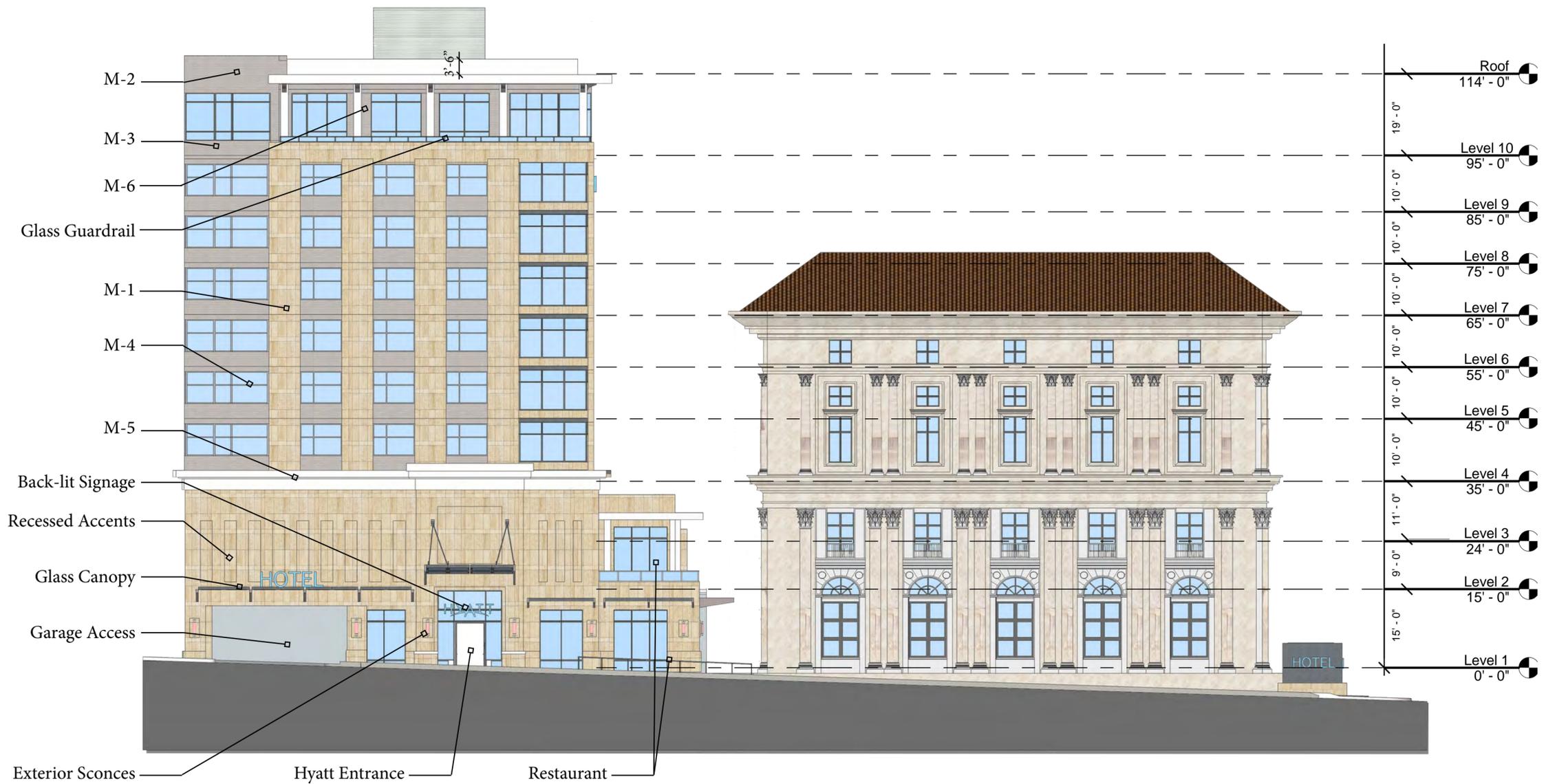
Terrace Level

TOP LEVEL 10



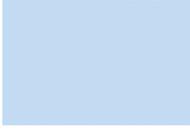
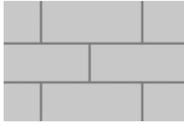
Material Legend

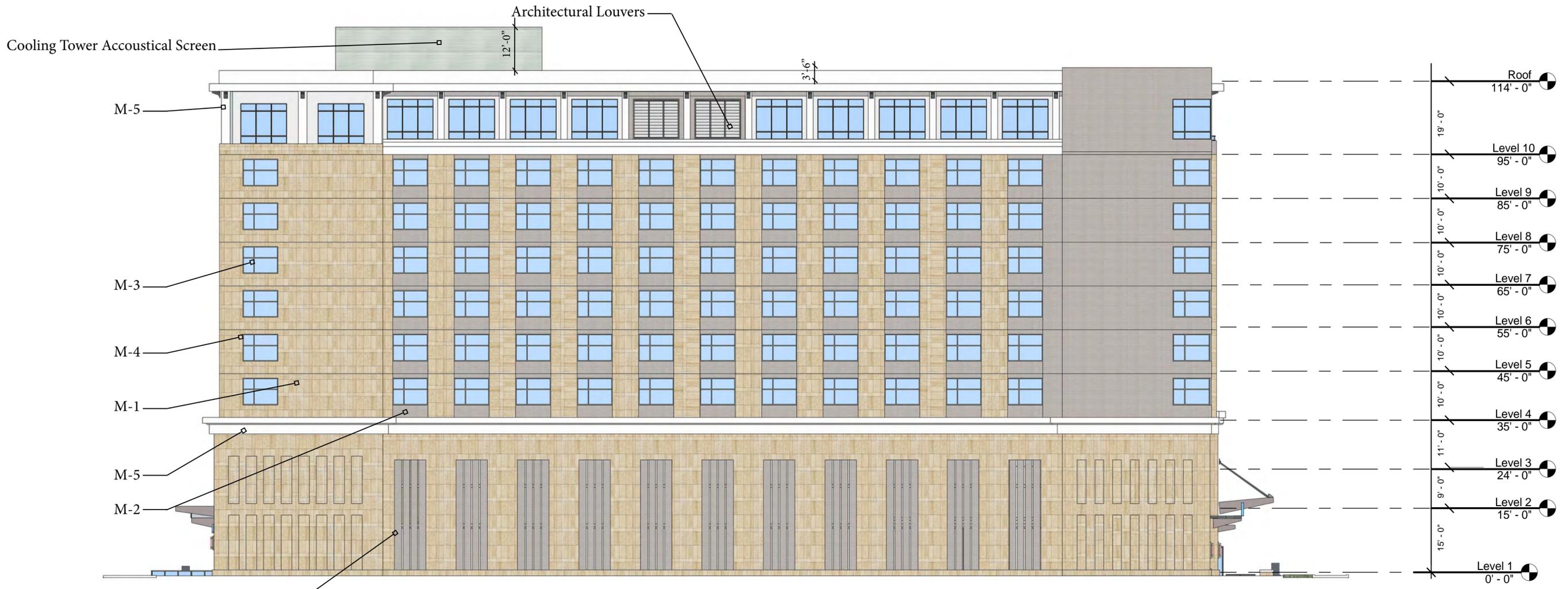
M-1	M-2	M-3	M-4	M-5	M-6
					
Product: Arriscraft Color: Sandrift Finish: Sandblasted & Rocked	Product: Endicott Brick Color: Light Grey Blend Finish: Smooth	Product: Double Glazing Finish: Low -E coating	Product : Aluminum Framing Color: Dark Bronze	Product : Arriscraft ARRIS. cast Color: Limestone Finish: Smooth Note: Exterior Columns & Profiles	Product : Arriscraft Color: Montecito Finish: Smooth Note: Terrace Level Facade



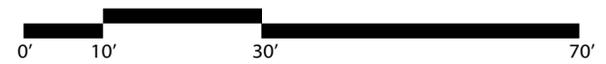
Bigelow Blvd. Elevation



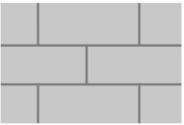
Material Legend					
M-1	M-2	M-3	M-4	M-5	M-6
					
Product: Arriscraft Color: Sandrift Finish: Sandblasted & Rocked	Product: Endicott Brick Color: Light Grey Blend Finish: Smooth	Product: Double Glazing Finish: Low -E coating	Product : Aluminum Framing Color: Dark Bronze	Product : Arriscraft ARRIS. cast Color: Limestone Finish: Smooth Note: Exterior Columns & Profiles	Product : Arriscraft Color: Montecito Finish: Smooth Note: Terrace Level Facade



Architectural Louvers Parking Lot Elevation



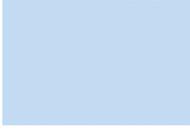
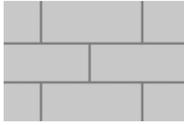
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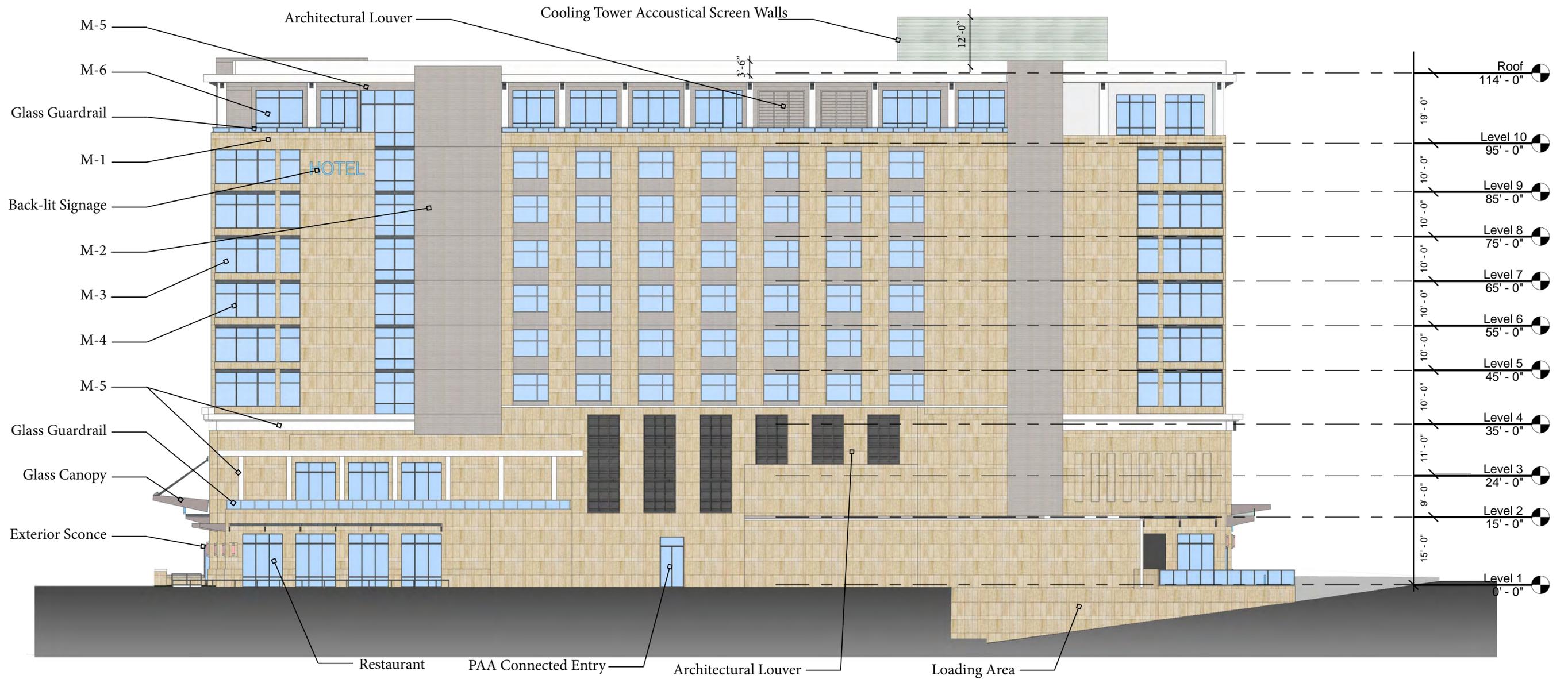
M-1	M-2	M-3	M-4	M-5	M-6
					
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Lytton Ave. Elevation



Material Legend					
M-1	M-2	M-3	M-4	M-5	M-6
					
Product: Arriscraft Color: Sandrift Finish: Sandblasted & Rocked	Product: Endicott Brick Color: Light Grey Blend Finish: Smooth	Product: Double Glazing Finish: Low -E coating	Product : Aluminum Framing Color: Dark Bronze	Product : Arriscraft ARRIS. cast Color: Limestone Finish: Smooth Note: Exterior Columns & Profiles	Product : Arriscraft Color: Montecito Finish: Smooth Note: Terrace Level Facade



PAA Elevation



Proposed Material Photographs & Patterns

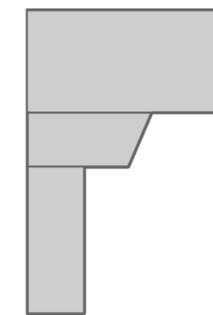
Proposed Pattern

Arriscraft

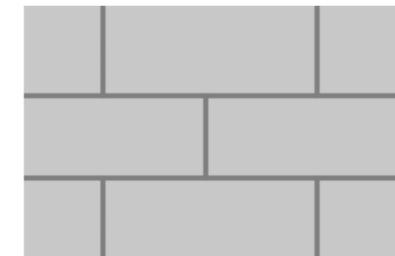
M-1



M-5



M-6



Endicott Brick

M-2

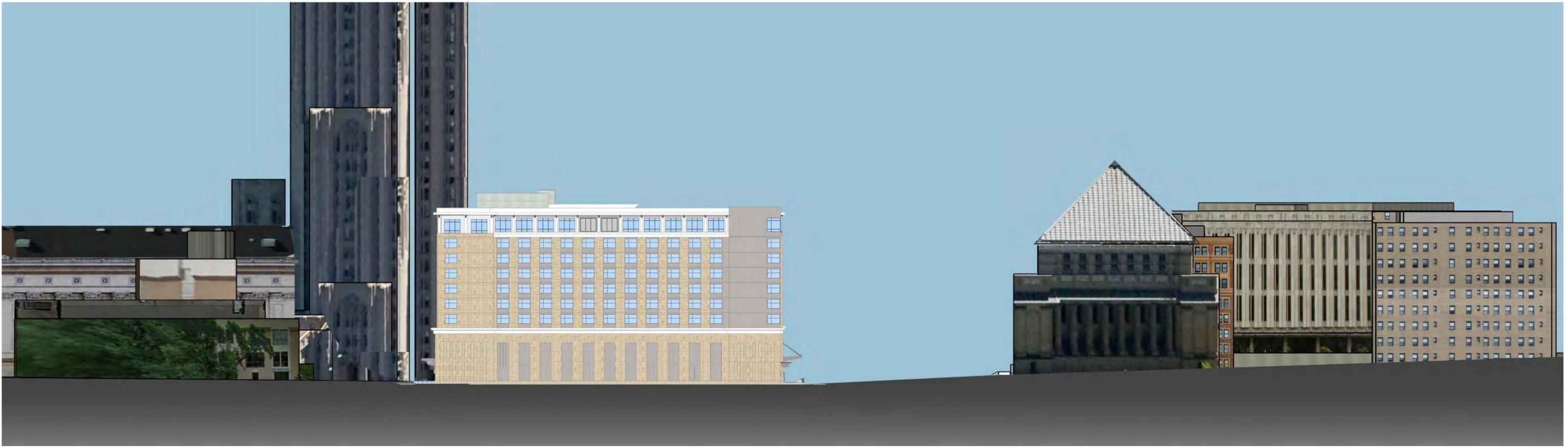




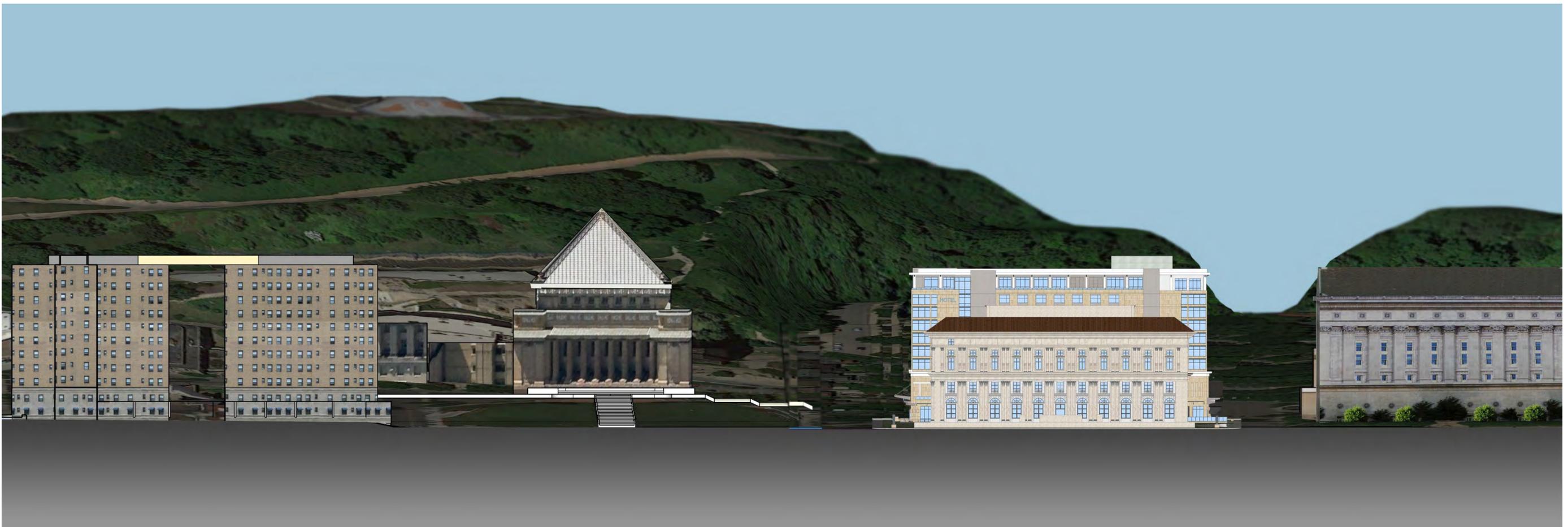
Context Elevation Looking West



Context Elevation Looking East



Context Elevation Looking South



Context Elevation Looking North



Bigelow Blvd towards Fifth St.



Lytton St. Towards Fifth



Restaurant View



Coffee Shop View



Sidewalk view of Restaurant on Bigelow Blvd.



Aerial view of Restaurant on Bigelow Blvd.



Sidewalk view of Coffee House on Lytton Ave.



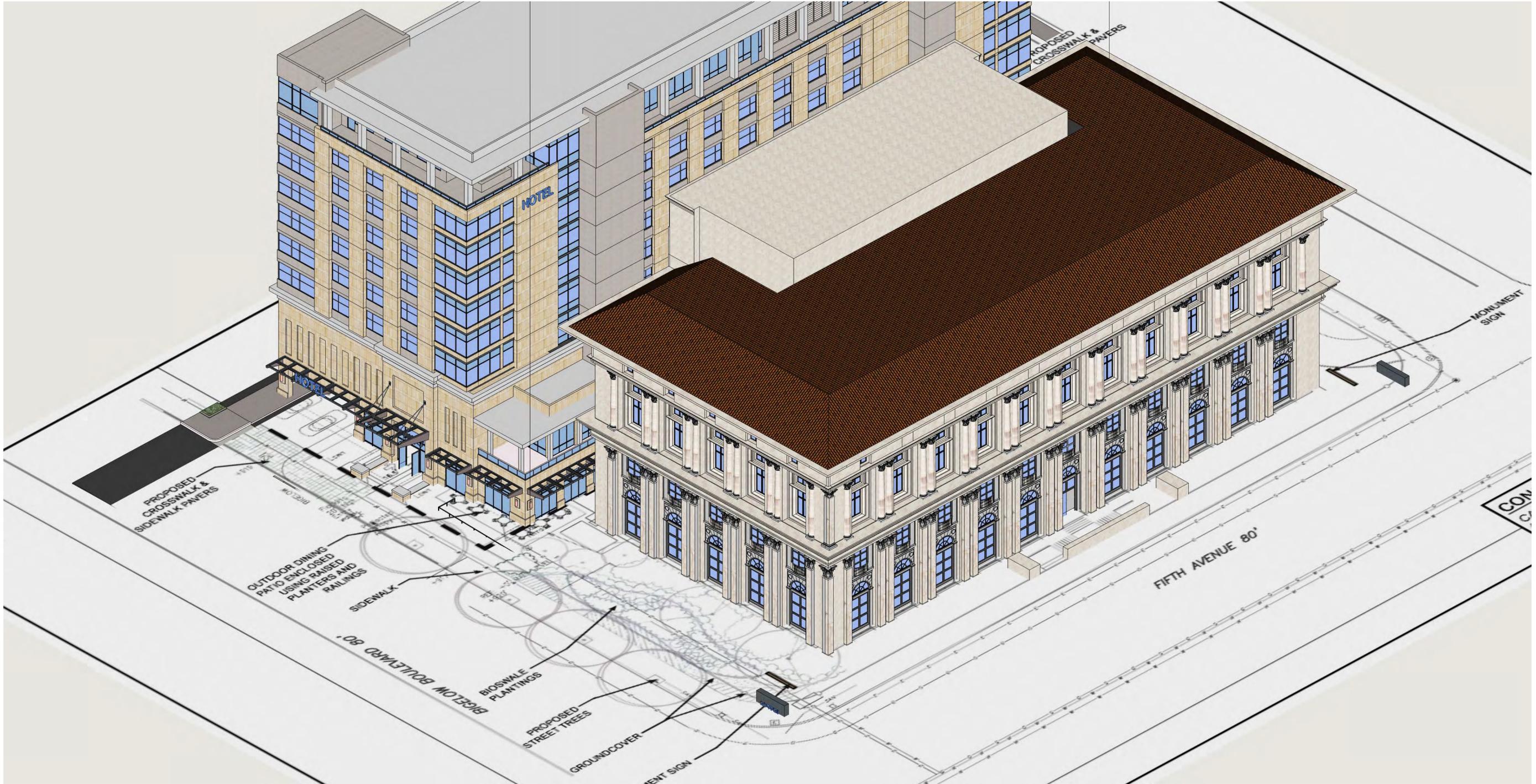
Aerial view of Coffee House on Lytton Ave.



Dimensioned Sidewalk on Bigelow Blvd.



Dimensioned Sidewalk on Lytton Ave.





PITTSBURGH HISTORY & LANDMARKS FOUNDATION

100 West Station Square Drive, STE 450
Pittsburgh, PA 15219-1134
(412) 471-5808 • Fax (412) 471-1633 • www.phlf.org

March 25, 2015

John A. Freyvogel III
President
Board of Directors
Pittsburgh Athletic Association
4215 Fifth Avenue
Pittsburgh, PA 15213

Dear Mr. Freyvogel:

I am writing you regarding the plans for the proposed construction for an 11-story hotel building by Concord Hospitality Enterprises Company, to be located behind the Pittsburgh Athletic Association (PAA). As you are aware, this proposed construction is within the Oakland Civic Center Historic District and the Schenley Farms National Register Historic District. I understand this project is slated for review by the City of Pittsburgh's Historic Review Commission at its April 1, 2015 meeting.

Our organization, along with your neighbors in the Schenley Farms City Historic District, is concerned about the size and the scale of the proposed hotel building as it is currently conveyed in the rendering submitted to the Historic Review Commission. We think the building does not honor the guidelines of new construction in an historic district, particularly with regards to massing, setback requirements, and the overall size and look of the building and how it affects the historic and grand expanse that is the PAA building. We particularly want to see if a setback can be achieved by adding height, providing that the hotel does not overwhelm the PAA building.

As you know, the PAA building is as impressive in architecture as it is rich in history, and is one of the most significant structures in Oakland's Civic Center, created in the early 1900s in accordance with City Beautiful principles. In *Landmark Architecture of Allegheny County*, James D. Van Trump, a co-founder of our organization, wrote:

A fine, smart, sophisticated version of the Italianate manner, then [1911] very much in vogue, the Pittsburgh Athletic Association is a quite grand exercise in the Venetian high renaissance. ...the form is effulgently "palatial" and it was intended to be. ... Montgomery Schuyler, the architectural critic, writing in 1911 called the Pittsburgh Athletic Association Clubhouse the architectural lion of its day in Pittsburgh, and it is still possibly the finest Classical building in this city.

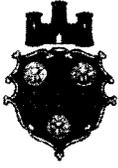
We are concerned the size and scale of the proposed hotel building will greatly diminish the grandeur of the PAA building. Indeed, we are not opposed to the idea of a hotel on the site if it can be accomplished in a manner that still maintains the context of the architectural style and significance of the PAA building.

We believe it can be done. As such, we stand ready to consult with you and others to help achieve that goal. Please feel free to contact me at your convenience to discuss this important project.

Yours truly,


Arthur Ziegler
President

CC: William Peduto, Mayor, City of Pittsburgh
Raymond Gastil, Director, City Planning
Ernie Hogan, Acting Chair, Historic Review Commission
Mark G. Laport, President, Concord Hospitality Enterprises Company
Norman Cleary, President, Schenley Farms Civic Association



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: 5/15/15

LOT AND BLOCK NUMBER: 9-N-81

WARD: 2nd

FEE PAID: yes

FEE SCHEDULE:

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

ADDRESS OF PROPERTY:

810-814 Penn Avenue
Pittsburgh, PA 15222

DISTRICT:

PENN. LIBERTY

OWNER:

NAME: PBHZ LLC.

ADDRESS: 761 OSAGE RD.

Pittsburgh, PA 15243

PHONE: 412. 901. 7233

EMAIL: Jgenstein@aol.com

APPLICANT:

NAME: Katie LaForest, Moss Architects

ADDRESS: 101 42nd st.

Pittsburgh, PA 15201

PHONE: 412. 441. 6400

EMAIL: Klaforest@mossarc.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

Installation of 2 mechanical condenser units and their support platforms on the rear facade as required as part of the interior office renovation on the 1st & 2nd Floors.

SIGNATURES:

OWNER: [Signature] DATE: 5/14/2014

APPLICANT: [Signature] DATE: 5/6/2015





existing penn avenue elevation

Proposed Renovation Work : 814 Penn Avenue

14 February 2014



existing side elevation (zero lot line)

Proposed Renovation Work : 814 Penn Avenue

14 February 2014



existing exchange way elevation (whole building)

Proposed Renovation Work : 814 Penn Avenue

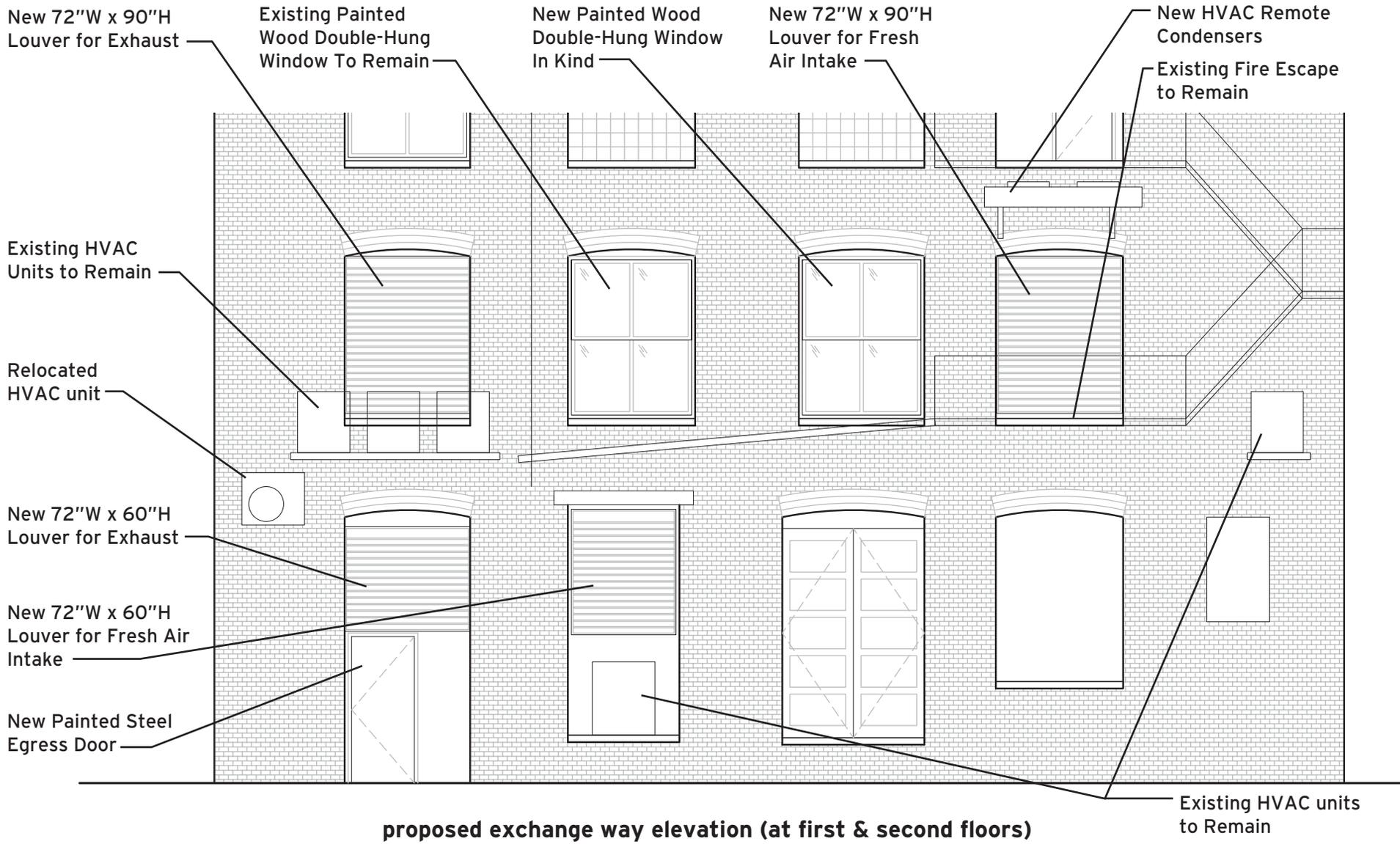
14 February 2014

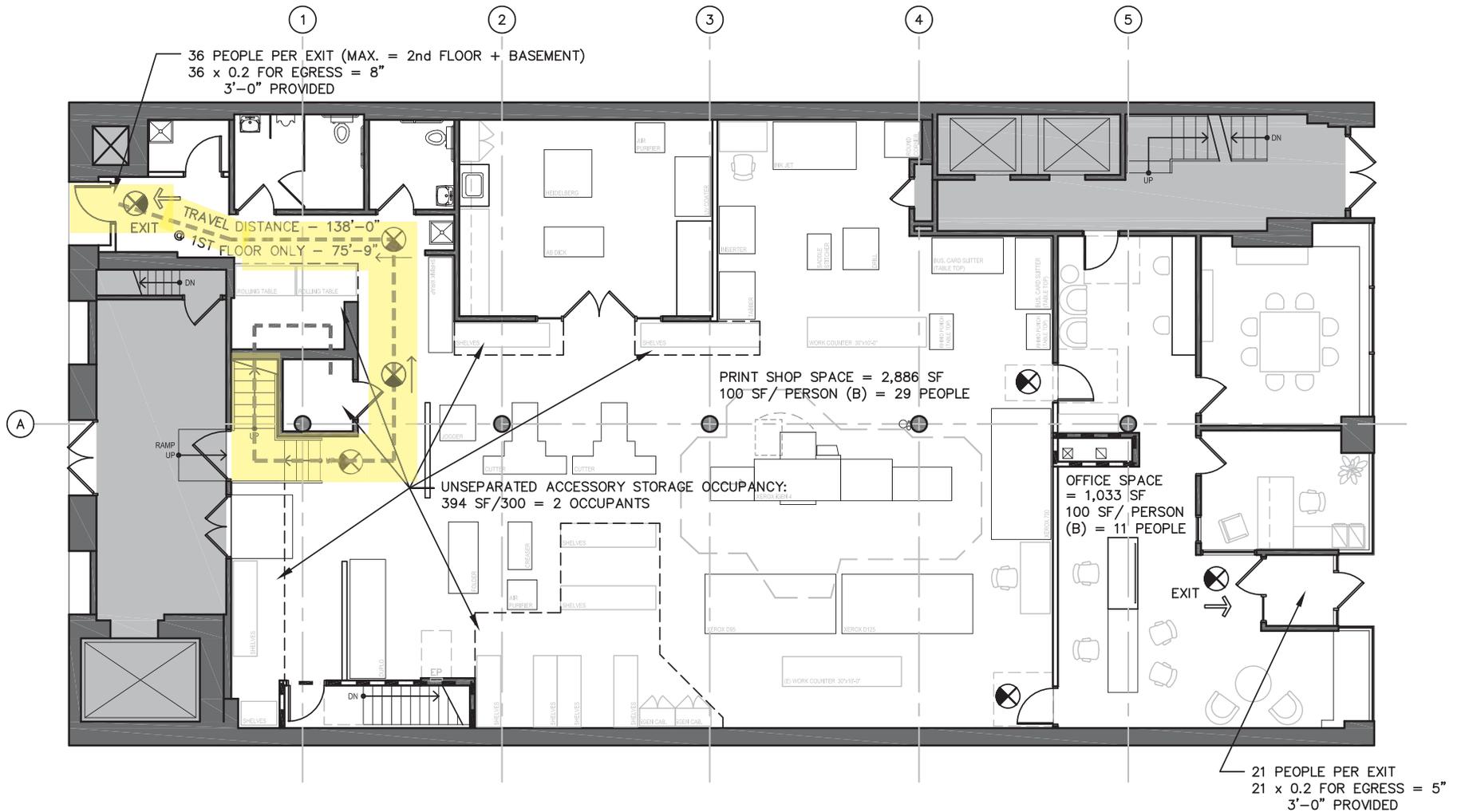


existing exchange way elevation (first & second floors)

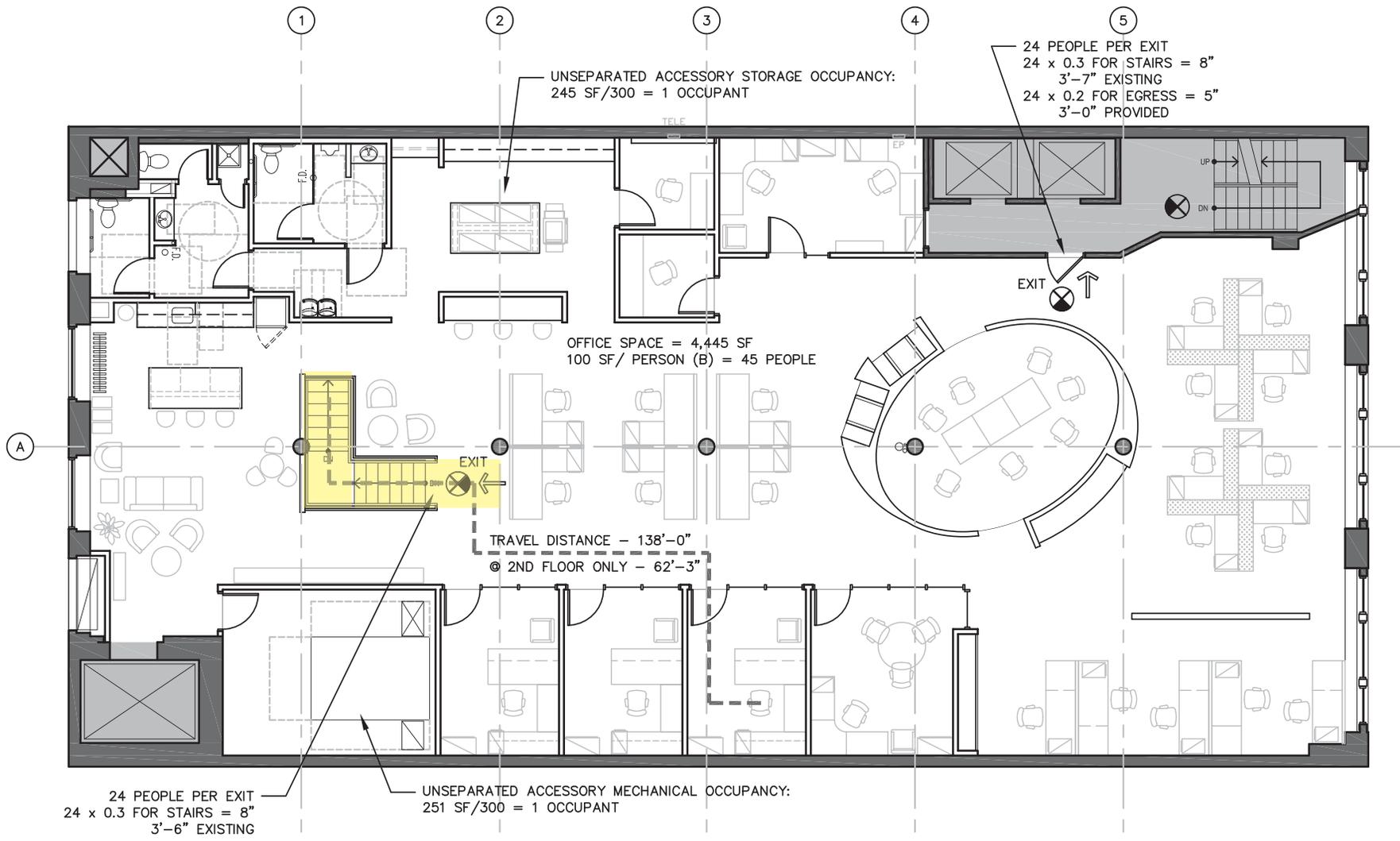
Proposed Renovation Work : 814 Penn Avenue

14 February 2014





first floor life safety plan



second floor life safety plan

'American Warming and Ventilating'
Painted Extruded Aluminum
LE-31 Stationary Louver



'Desert Aire' RC5-063
Remote Condenser
90.5"W x 33"H x 28"D

Standard Finishes



STANDARD COLORS					proposed color				
Coal Black	Hartford Green	Dark Bronze	Santa Fe Red	Dove Gray					
Charcoal Black	Aged Copper	Medium Bronze	Brick Red	Sandstone					
IBM Blue	Parchment Yellow	Buckskin	Terra Cotta	Alamo Tan					
Slate Gray	Citation Gold	Squirrel Brown	Sierra White	Bone White					
STANDARD MICA COLORS									
Clear Mica	Champagne Mica	Light Bronze Mica	Medium Bronze Mica	Dark Bronze Mica					

These are color reproductions and approximate the actual colors as closely as possible. Although perfect color uniformity is practically impossible, you should expect only minor color variations.

mechanical equipment & louver specifications

Proposed Renovation Work : 814 Penn Avenue

14 February 2014

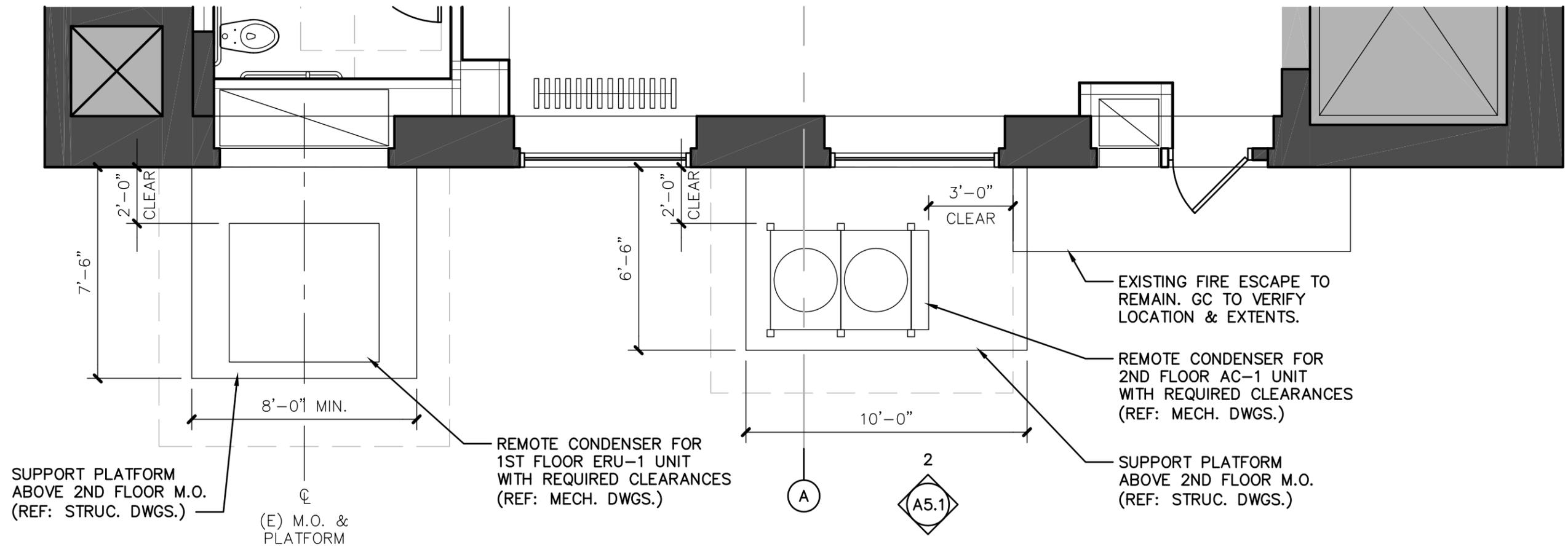




mossArchitects
 181 42nd Street
 Pittsburgh, PA 15201
 412.441.6400 ph
 412.441.0723 fx
 www.mossarc.com

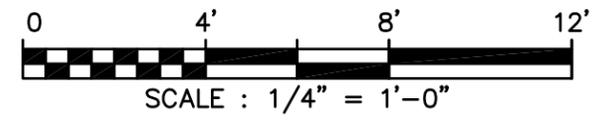
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 MOSS ARCHITECTS LLC

alphagraphics
 814 penn avenue
 pittsburgh pennsylvania 15222



PARTIAL SECOND FLOOR PLAN

P: \130680.alp\alp-FP-2.dwg



DATE 4/30/15

ISSUED FOR ADDENDUM #7

PROJECT NO. 130680 DATE 4/30/2015
 DRAWN KL CHECKED AM

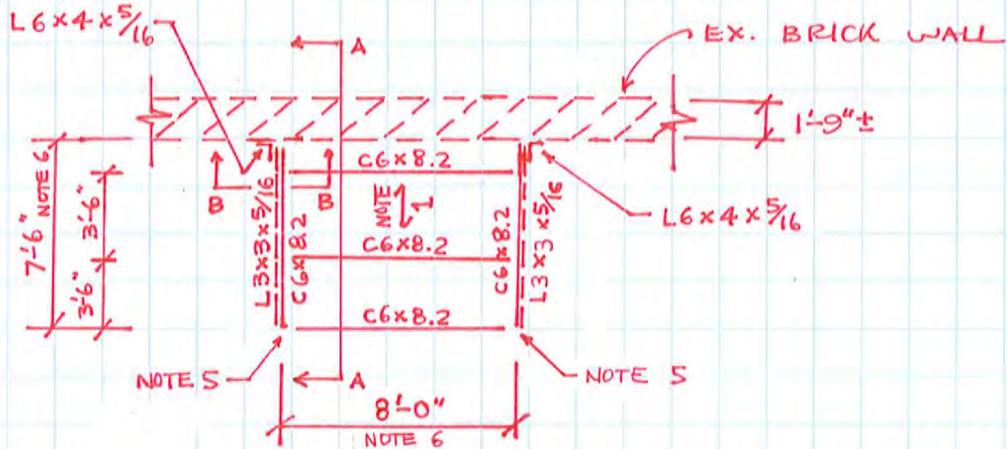
SHEET TITLE
 CONDENSER PLATFORMS
 SHEET NO.

SK-9



**ATLANTIC
ENGINEERING
SERVICES**

JOB 15-009 ALPHAGRAPHS
 SHEET NO. _____ OF _____
 CALCULATED BY _____ DATE 04.29.15
 CHECKED BY _____ DATE _____
 SCALE _____



1ST FLOOR CONDENSER SUPPORT FRAMING PLAN

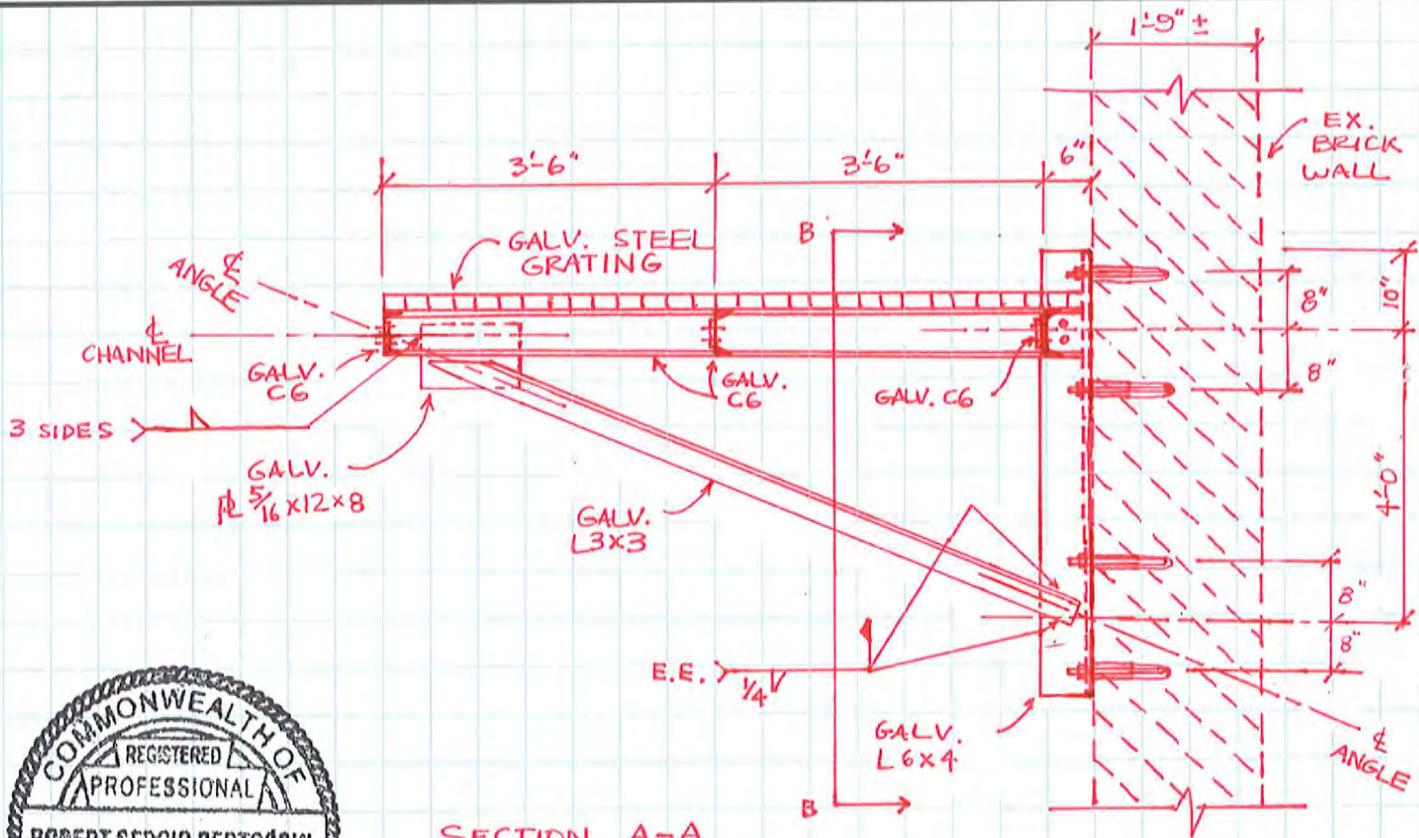
- NOTES:
1. 19W4 HOT-DIPPED GALV. STEEL BAR GRATING WITH $1\frac{1}{2} \times \frac{3}{16}$ " BEARING BARS.
 2. COORD. T/STEEL ELEVATION w/ ARCH. DWGS & FIELD CONDITIONS.
 3. ALL STEEL TO BE HOT-DIPPED GALV.
 4. MECH. UNIT PER MECH. DWGS. MAX. OPER. WEIGHT = 950#. COORD. LOCATION OF UNIT w/ ARCH. DWGS & MECH. UNIT'S REQ'D CLEARANCES.
 5. MITER CHANNELS AT PLATFORM CORNERS.
 6. COORD. PLATFORM DIMENSIONS w/ MECH. UNIT REQ'TS & FIELD CONDITIONS PRIOR TO FABRICATION.

COMMONWEALTH OF
 REGISTERED
 PROFESSIONAL
 ROBERT SERGIO BERTOCCHI
 ENGINEER
 PENN. REG. NO. 2507
 PHILLY
[Signature]
 4-30-15



**ATLANTIC
ENGINEERING
SERVICES**

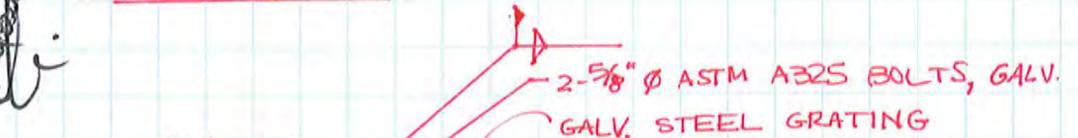
JOB 15-009
 SHEET NO. 2 OF _____
 CALCULATED BY _____ DATE 04.29.15
 CHECKED BY _____ DATE _____
 SCALE _____



SECTION A-A



2-5/8" ϕ ASTM A325 BOLTS, GALV.



SECTION B-B

GALV. ϕ 3/16 x 4 3/8 x 4 3/8 (6 TOT.) w/ HORIZ. LONG SLOTTED HOLES @ 1 END.

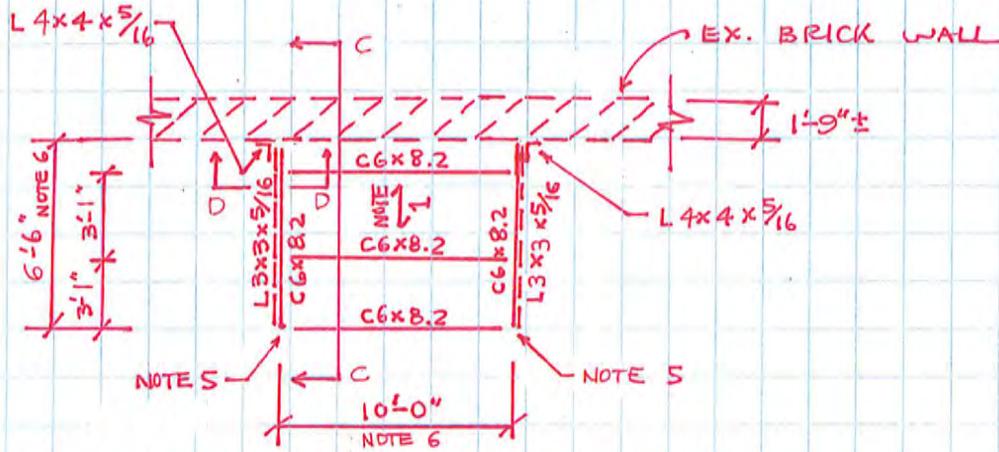
1/2" ϕ HAS ROD (8 TOTAL). DRILL & INSTALL INTO EX. BRICK WALL w/ HILTI HIT-HY TO ADHESIVE, OR APPROVED EQUIV. EMBED = 10". LOCATE ANCHORS AS CLOSE TO CENTER OF EX. BRICKS AS POSSIBLE. (NOTE 1)

NOTE 1. WHERE LOCATIONS PERMIT, IT IS THE CONTRACTOR'S OPTION TO PROVIDE 1/2" ϕ ASTM A307 THRU-BOLTS w/ 1/2" x 6" x 6" PL WASHERS ON THE INSIDE FACE OF WALL INSTEAD OF ADHESIVE ANCHOR SYSTEM.



**ATLANTIC
ENGINEERING
SERVICES**

JOB 15-009 ALPHAGRAPHS
 SHEET NO. _____ OF _____
 CALCULATED BY _____ DATE 04.29.15
 CHECKED BY _____ DATE _____
 SCALE _____



2ND FLOOR CONDENSER SUPPORT FRAMING PLAN

- NOTES:
1. 19W4 HOT-DIPPED GALV. STEEL BAR GRATING WITH $1\frac{1}{2} \times \frac{3}{16}$ " BEARING BARS.
 2. COORD. T/STEEL ELEVATION w/ ARCH. DWGS & FIELD CONDITIONS.
 3. ALL STEEL TO BE HOT-DIPPED GALV.
 4. MECH. UNIT PER MECH. DWGS. MAX. OPER. WEIGHT = 350#. COORD. LOCATION OF UNIT w/ ARCH. DWGS & MECH. UNIT'S REQ'D CLEARANCES.
 5. MITER CHANNELS AT PLATFORM CORNERS.
 6. COORD. PLATFORM DIMENSIONS w/ MECH. UNIT REQ'TS & FIELD CONDITIONS PRIOR TO FABRICATION.

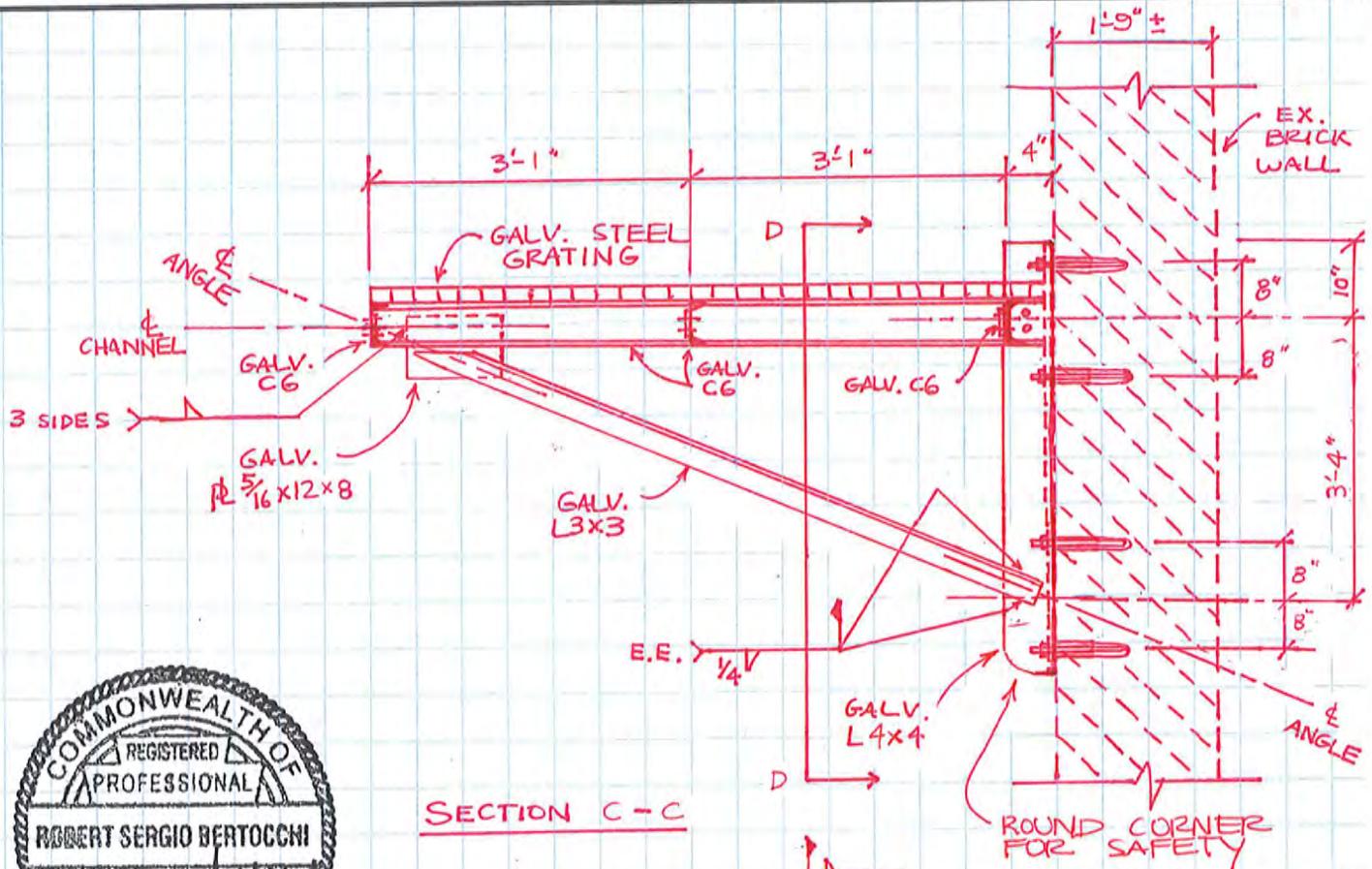


4.30.15



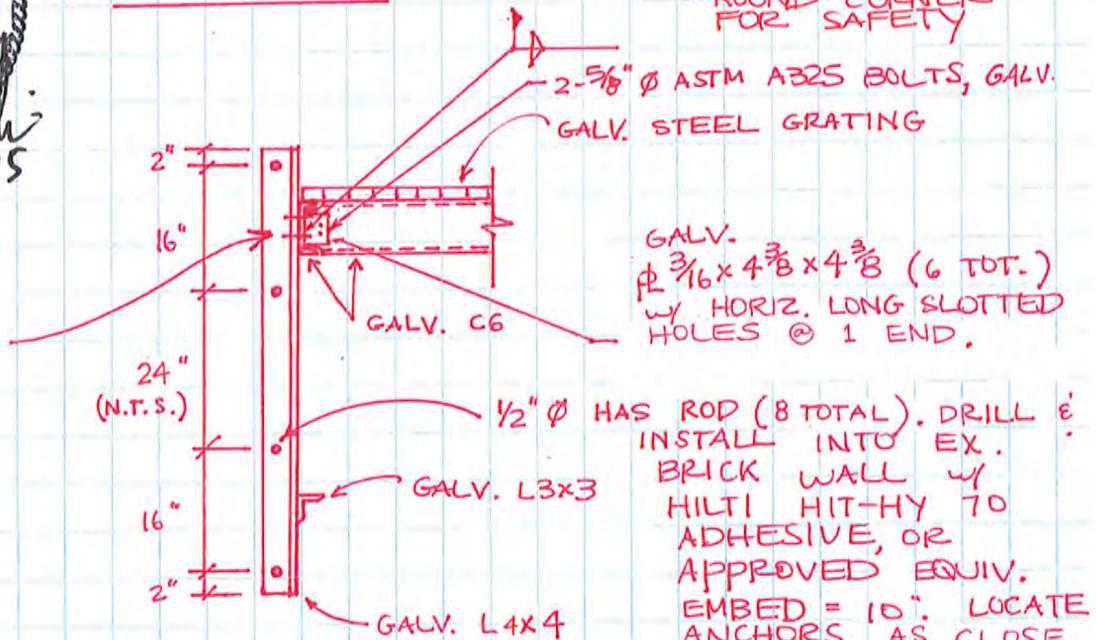
**ATLANTIC
ENGINEERING
SERVICES**

JOB 15-009
 SHEET NO. 2 OF _____
 CALCULATED BY _____ DATE 04.29.15
 CHECKED BY _____ DATE _____
 SCALE _____



SECTION C-C

2- $\frac{5}{8}$ " ϕ ASTM A325 BOLTS, GALV.



GALV. $\phi \frac{3}{16} \times 4 \frac{3}{8} \times 4 \frac{3}{8}$ (6 TOT.) w/ HORIZ. LONG SLOTTED HOLES @ 1 END.

$\frac{1}{2}$ " ϕ HAS ROD (8 TOTAL). DRILL & INSTALL INTO EX. BRICK WALL w/ HILTI HIT-HY TO ADHESIVE, OR APPROVED EQUIV. EMBED = 10". LOCATE ANCHORS AS CLOSE TO CENTER OF EX. BRICKS AS POSSIBLE. (NOTE 1)

SECTION D-D

NOTE 1. WHERE LOCATIONS PERMIT, IT IS THE CONTRACTOR'S OPTION TO PROVIDE $\frac{1}{2}$ " ϕ ASTM A307 THRU-BOLTS w/ $\frac{1}{2}$ " x 6" x 6" ϕ WASHERS ON THE INSIDE FACE OF WALL INSTEAD OF ADHESIVE ANCHOR SYSTEM.



HISTORIC REVIEW COMMISSION OF PITTSBURGH
CITY OF PITTSBURGH

CERTIFICATE OF APPROPRIATENESS

#14-024

Owner: PBH2 LLC
Applicant: Katie LaForest, Moss Architects
Building Inspector: Bob Molyneaux
Address of Property: 810-814 Penn Avenue

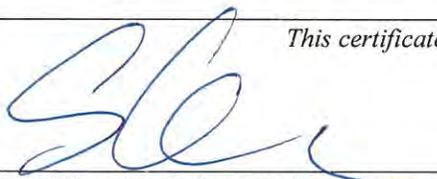
Issue Date: March 6, 2014
Historic District: Penn-Liberty
Ward: 2nd
Block and Lot: 9-N-81

In accordance with Section 1.8 of Title Eleven – Historic Code of Ordinances of the City of Pittsburgh, the Historic Review Commission has reviewed the application for new construction, demolition, or exterior alterations submitted by the applicant, and has approved the following:

- Alterations to rear of building to accommodate interior work and HVAC, including installation of louvers, new steel egress door in existing masonry opening, and new painted double hung window in existing window opening.
- This certificate shall be publically visible at the job site.
- All work items must meet zoning and building inspection codes, and all other applicable laws and regulations.

This certificate must be presented to the Zoning Office and the Bureau of Building Inspection in order to obtain a permit.

This Certificate EXPIRES six (6) months after Issue Date
PLEASE DISPLAY THIS CARD PROMINENTLY


Staff of the Historic Review Commission


Administrative Approval

building was in structural failure, due to missing roof (over 20 years)
Demolition continued with the demo inspector approving.

I wish to continue building the structure that was
Approved by the HRC on 3/4/15. The plans have
been approved by the city engineer. Let this
statement represent my language needed to continue on the
project at 1224 Monterey St.

I want to build the house approved by HRC and the city
engineer ASAP!



1224 Monterey Street

Mimosa Way

Monterey St



1226

1224

1222

1226

1224

1222





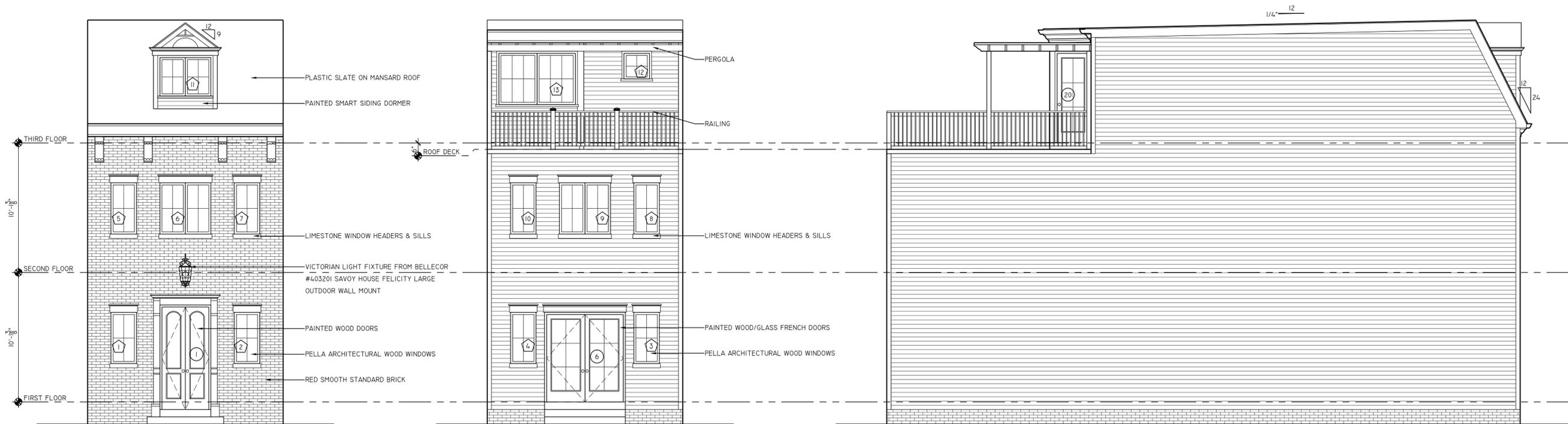












1 FRONT ELEVATION
A-2 SCALE: 1/4" = 1'-0"

2 REAR ELEVATION
A-2 SCALE: 1/4" = 1'-0"

3 SIDE ELEVATION
A-2 SCALE: 1/4" = 1'-0"

PAIN T COLOR PALETTE SELECTION:
VALSPAR'S VICTORIAN HISTORICAL COLLECTION.
ANTE MERIDIAN 5005-IB, SPRING SPIRITS 5003-IC,
WOODLAWN JUNIPER 5001-4B, WAVES CREST 5005-IA.

SUSAN WARNER
A r c h i t e c t
431 MAPLE AVENUE, PH. 412-979-4450
PITTSBURGH, PA 15218 FAX 412-247-7669



DATE: APRIL 1, 2015

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

CHECKED BY: ARC

R. CRAIG WORL
1224 MONTEREY STREET PITTSBURGH, PA 15212

EXTERIOR ELEVATIONS

A-2

ROOM FINISH SCHEDULE							
NAME	NO.	WALLS	CEILING	FLOOR	BASE	CASING	REMARKS
BASEMENT	001						
ENTRY	100			WOOD	WOOD	WOOD-1	
DINING ROOM	101			WOOD	WOOD	WOOD-1	
COAT CLOSET	102			WOOD	WOOD	WOOD-1	
POWDER ROOM	103			WOOD	WOOD	WOOD-1	
KITCHEN	104			WOOD	WOOD	WOOD-1	
LIVING ROOM	105			WOOD	WOOD	WOOD-1	
HALL	200			WOOD	WOOD	WOOD-2	
BEDROOM	201			WOOD	WOOD	WOOD-2	
CLOSET	202			WOOD	WOOD	WOOD-2	
CLOSET	203			WOOD	WOOD	WOOD-2	
BATHROOM	204			TILE	WOOD	WOOD-2	
LAUNDRY	205			TILE	WOOD	WOOD-2	
BATHROOM	206			TILE	WOOD	WOOD-2	
CLOSET	207			WOOD	WOOD	WOOD-2	
BEDROOM	208			WOOD	WOOD	WOOD-2	
CLOSET	209			WOOD	WOOD	WOOD-2	
HALL	300			WOOD	WOOD	WOOD-2	
MASTER BEDROOM	301			WOOD	WOOD	WOOD-2	
CLOSET	302			WOOD	WOOD	WOOD-2	
CLOSET	303			WOOD	WOOD	WOOD-2	
BATHROOM	304			TILE	WOOD	WOOD-2	

WOOD = WOOD FLOORING, SELECTED BY OWNER
WOOD = WOOD BASE, PROFILE TO BE SELECTED
TILE = TILE FLOORING, TO BE SELECTED BY OWNER
WOOD-1 = WOOD CASING, PROFILE 7"
WOOD-2 = WOOD CASING, PROFILE 5"

DOOR SCHEDULE							
No.	SIZE	TYPE	DOOR		FRAME		REMARKS
			MAT'L	MAT'L	TYPE	HARDWARE	
1	PR 1'-10"x8'-0"	A	-	-	-	-	LOCKING
2	3'-0"x7'-0"	B	-	-	-	-	PASSAGE
3	PR 1'-3"x6'-8"	C	-	-	-	-	DUMMY
4	2'-6"x6'-8"	D	-	-	-	-	PRIVACY
5	2'-0"x6'-8"	D	-	-	-	-	PASSAGE
6	PR 3'-0"x7'-0"	E	-	-	-	-	LOCKING
7	2'-6"x6'-8"	D	-	-	-	-	PRIVACY
8	PR 2'-6"x6'-8"	F	-	-	-	-	DUMMY BI-FOLD
9	PR 2'-0"x6'-8"	F	-	-	-	-	DUMMY BI-FOLD
10	2'-4"x6'-8"	G	-	-	-	-	PRIVACY POCKET
11	PR 2'-0"x6'-8"	F	-	-	-	-	DUMMY BI-FOLD
12	2'-6"x6'-8"	D	-	-	-	-	PRIVACY
13	2'-4"x6'-8"	G	-	-	-	-	PRIVACY POCKET
14	PR 2'-0"x6'-8"	F	-	-	-	-	DUMMY BI-FOLD
15	PR 2'-6"x6'-8"	F	-	-	-	-	DUMMY BI-FOLD
16	2'-6"x6'-8"	D	-	-	-	-	PRIVACY
17	2'-4"x6'-8"	G	-	-	-	-	PRIVACY POCKET
18	PR 2'-6"x6'-8"	F	-	-	-	-	DUMMY BI-FOLD
19	PR 2'-6"x6'-8"	F	-	-	-	-	DUMMY BI-FOLD
20	2'-8"x7'-0"	H	-	-	-	-	LOCKING

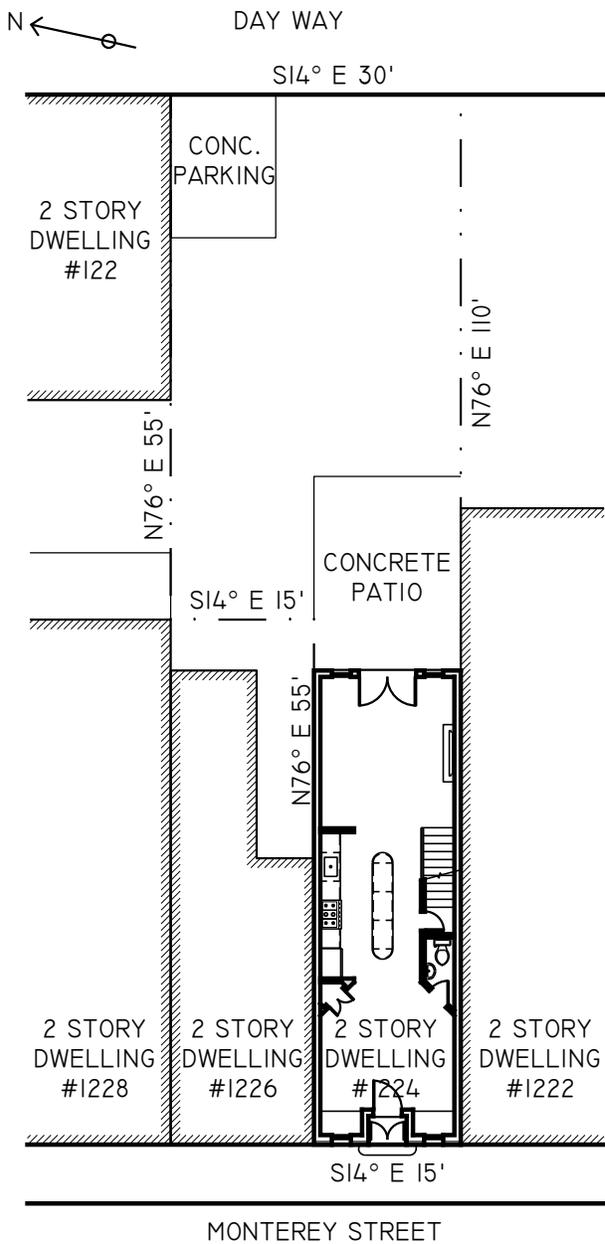
WINDOW SCHEDULE		
1	2'-0" W x 4'-0" HIGH	-
2	2'-0" W x 4'-0" HIGH	-
3	2'-0" W x 4'-0" HIGH	-
4	2'-0" W x 4'-0" HIGH	-
5	2'-0" W x 4'-0" HIGH	-
6	PR 2'-0" W x 4'-0" HIGH	-
7	2'-0" W x 4'-0" HIGH	-
8	2'-0" W x 4'-0" HIGH	-
9	PR 2'-0" W x 4'-0" HIGH	-
10	2'-0" W x 4'-0" HIGH	-
11	PR 2'-0" W x 3'-0" HIGH	-
12	2'-0" W x 2'-0" HIGH	-
13	PR 3'-0" W x 4'-0" HIGH	-

SUSAN WARNER
A r c h i t e c t
431 MAPLE AVENUE, PH. 412-979-4450
PITTSBURGH, PA 15218 FAX 412-247-7669



DATE: APRIL 1, 2015
SCALE: N/A
CHECKED BY: ARC

R. CRAIG WORL
1224 MONTEREY STREET PITTSBURGH, PA 15212
DOOR, WINDOW &
FINISH SCHEDULES



I
S-I
SITE PLAN
 SCALE: 1" = 20'-0"

SUSAN WARNER
 A r c h i t e c t
 431 MAPLE AVENUE PH. 412-979-4450
 PITTSBURGH, PA 15218 FAX 412-247-7669

DATE: FEBRUARY 11, 2015

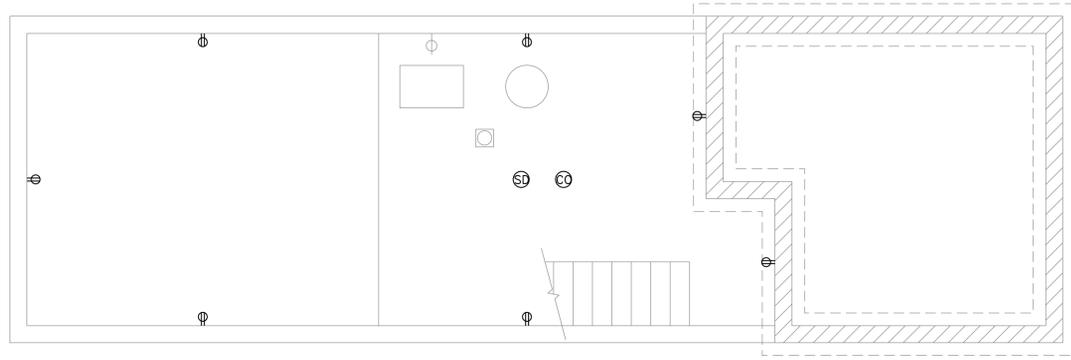
SCALE: 1" = 20'-0"

CHECKED BY: ARC

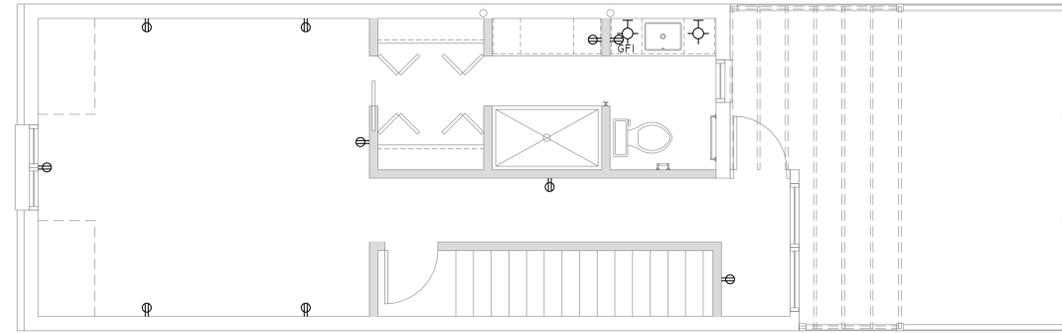
CRAIG WORL
 1224 MONTEREY STREET PITTSBURGH, PA 15212

SITE PLAN

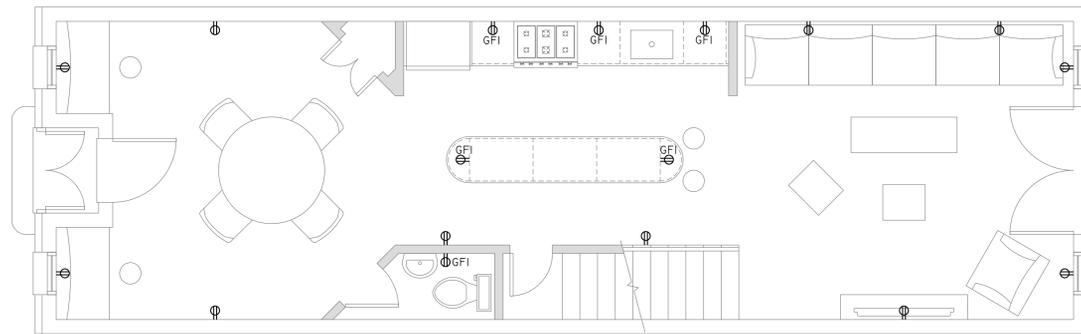
S-I



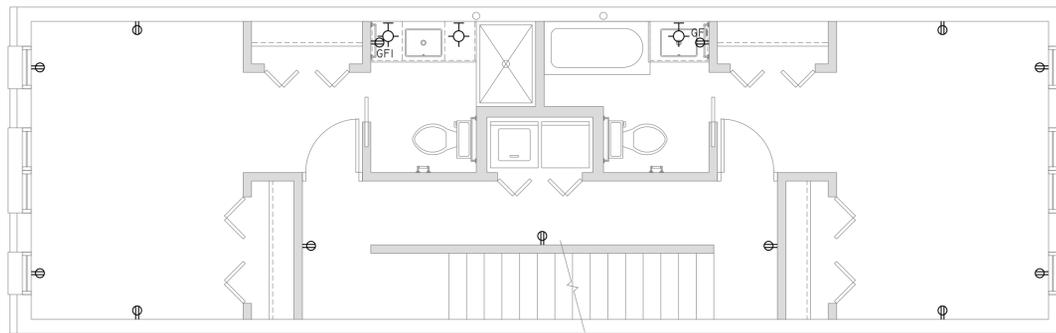
1 BASEMENT ELECTRICAL PLAN
E-1 SCALE: 1/4" = 1'-0"



4 THIRD FLOOR ELECTRICAL PLAN
E-1 SCALE: 1/4" = 1'-0"



2 FIRST FLOOR ELECTRICAL PLAN
E-1 SCALE: 1/4" = 1'-0"



3 SECOND FLOOR ELECTRICAL PLAN
E-1 SCALE: 1/4" = 1'-0"

ELECTRICAL FIXTURE SYMBOLS:
(NOT ALL SYMBOLS ARE USED)

- HARDWIRED SMOKE DETECTOR
- HARDWIRED CO DETECTOR
- 3 WAY SWITCH
- SWITCH WITH DIMMER
- SWITCH
- 3 WAY SWITCH WITH DIMMER
- G.F.I. OUTLET
- DUPLEX OUTLET
- QUAD OUTLET
- SPRINKLER HEAD
- DUEL HEAD EXTERIOR FLOOD LIGHT FIXTURE
- RECESSED DOWNLIGHT
- WALL SURFACE MOUNTED LIGHT FIXTURE
- WALL WASHER RECESSED DOWNLIGHT
- DATA
- PENDANT FIXTURE
- UNDER CABINET LIGHT FIXTURE
- SURFACE MOUNTED FLUORESCENT CLOSET LIGHT
- 2x4 FLUORESCENT FIXTURE (3 TUBE)
- SURFACE MOUNTED CEILING FIXTURE

SUSAN WARNER
A r c h i t e c t
431 MAPLE AVENUE, PH. 412-979-4450
PITTSBURGH, PA 15218 FAX 412-247-7669



DATE: APRIL 1, 2015
SCALE: 1/4" = 1'-0"
CHECKED BY: ARC

R. CRAIG WORL
1224 MONTEREY STREET PITTSBURGH, PA 15212

ELECTRICAL PLANS

E-1

SHIPS IN 1-2 BUSINESS DAYS



? HAVE A QUESTION?
CLICK TO LIVE CHAT

Hide Product Banner

PRODUCT DESCRIPTION

- Pale Cream Textured Glass
- Designer: Pierce Paxton

PRODUCT SPECS

Bellacor Number: 403201
Dimensions: 12"W x 31 3/8"H x 14.25"Ext
Voltage: 110 to 120 Volt
Weight: 23.0 Lbs
Usage: Exterior Dry
Brand SKU: 5-422-56
Collection: [Felicity](#)

Finish: [New Tortoise Shell](#)
Style: [Victorian](#)
Bulb/Watt: [3 - 60 watt Candelabra bulbs](#)
Certification: [UL Damp](#)
UPC: [822920197154](#)
Brand: [Savoy House](#)

*MORE INFO





1224 Monterey Street, Pittsburgh, PA 15212

Lots 123 and 124 of William Robinson plan of Buena Vista extension.

R1A-H Residential single family, high density

Minimum lot size	1800 s.ft.
Minimum Lot size per unit	750 s.ft.
Minimum front setback	15 ft.
Minimum rear set back	15 ft.
Minimum exterior side yard setback	15 ft.
Minimum interior side yard	5' ft.
Maximum height	40 ft. (3 stories max.)

Sites in the High-Density Subdistrict shall be developed in accordance with the following site development standards, provided that:

- (a) New development shall be allowed to use Contextual Setbacks and Contextual Building Heights in accordance with the provisions of [Sec. 925.06](#) and [Sec. 925.07](#);
- (b) Residential Compatibility Standards of Chapter 916 shall impose additional height and setback standards on new High-Density and Very High-Density residential and nonresidential development located near residential and H Districts; and
- (c) The Environmental Performance Standards of Chapter 915 shall impose additional regulations on site development if such conditions exist.

Article VI and Chapter 925 contain a complete description of site development standards and a listing of exemptions to various standards.

- (d) When a dwelling is "attached" to one (1) or more separate dwelling units on separate lots by a party wall or separate abutting wall the required interior sideyard setback shall be zero on the abutting or party wall side.

