



Historic Review Commission of Pittsburgh

200 Ross Street, First Floor Hearing Room
September 7, 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 August 2016 hearing
- Certificates of Appropriateness Report – August 2016
- Applications for a Certificate of Economic Hardship – None

➤ 1:00 PM HEARING & ACTION

- | | |
|---|--|
| 1. <i>Deushtown Historic District</i>
501 Avery Street
N. Davis Enterprises, LLC, owners
William G. West, applicant
Alterations to entrance for ADA access | 4. <i>Manchester Historic District</i>
1304 Manhattan Street
Manchester Church Lofts LLC, owner
Jason M. Roth, applicant
Building renovations including partial replacement of stained glass |
| 2. <i>Immanuel Church—Individual Landmark</i>
810 Tripoli Street
Homestead Property Ventures, owner
Jason M. Roth, applicant
Construction of new entrance and ramp for ADA access | 5. <i>Market Square Historic District</i>
219 Fourth Avenue
Kosar Enterprises LLC, owner
The G Corp, applicant
Replacement of storefront door system |
| 3. <i>Taylor Allderdice—Individual Landmark</i>
2409 Shady Avenue
Pittsburgh Public Schools, owner
Gary J. Cirrincione, applicant
Alterations to smokestack | 6. <i>Mexican War Streets Historic District</i>
1224 Monterey Street
Monterey Street Project, owner
Richard Craig Worl, applicants
Construction of rear garage |

-
7. *Mexican War Streets Historic District*
1209 Palo Alto Street
Rob & Heather Fletcher, owner and applicant
Construction of deck on rear garage

➤ DEMOLITIONS

➤ HISTORIC NOMINATIONS

Voegtly Spring
Damas Street near the intersection
with Homer Street
City of Pittsburgh, owner
Matthew Falcone, nominator
Historic Designation

Howe Spring
South side of Fifth Avenue between
S. Highland and College
Arnheim & Neely, Inc., owner
Matthew Falcone, nominator
Historic Designation

Snyder Spring/Catahecassa Fountain
East Circuit Road, Schenley Park
City of Pittsburgh, owner
Matthew Falcone, nominator
Historic Designation

Bayard School
4830 Hatfield Street
Wylie Holdings, LP, owner
Carol Peterson, applicant
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

STAFF USE ONLY:

DATE RECEIVED: 8/19/16

LOT AND BLOCK NUMBER: 8-D-172

WARD: 23rd

FEE PAID: 400

FEE SCHEDULE:

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

ADDRESS OF PROPERTY:

501 Avery Street
Pittsburgh PA 15212

DISTRICT:

Deutschtown Historic District

OWNER:

NAME: N. Davis Enterprises LLC

ADDRESS: 400 Island Ave

Mckees Rocks PA 15136

PHONE: 412-787-0720

EMAIL: morgan@mpcci.net

APPLICANT:

NAME: William G. West Jr

ADDRESS: 406 10th Street

Oakmont PA 15139

PHONE: 412-979-3035

EMAIL: wwest@oakmontdevelopment.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

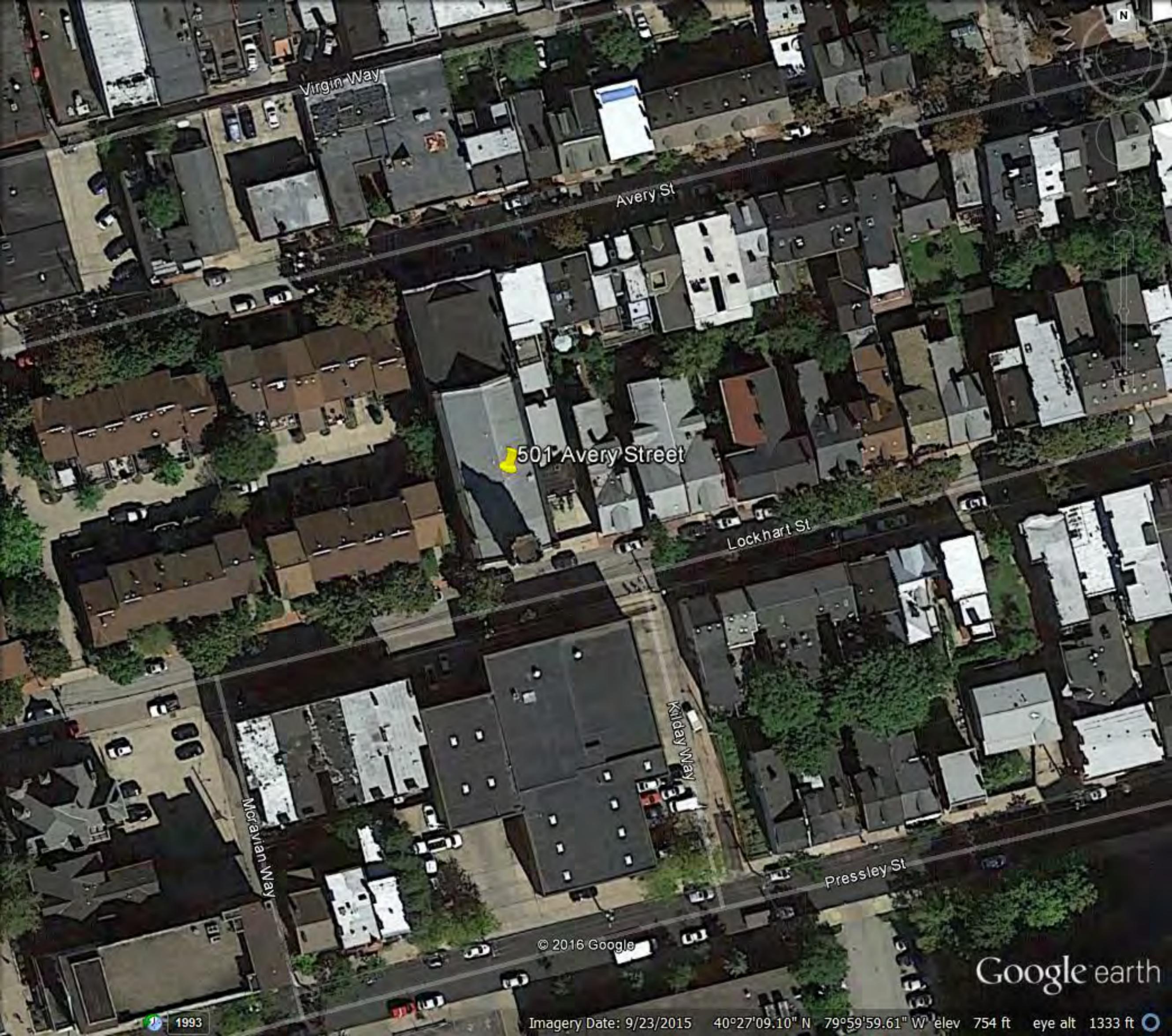
DETAILED DESCRIPTION OF PROPOSED PROJECT:

Construct an accessible entrance in the
Avery Street entrance of the building.

SIGNATURES:

OWNER:  DATE: 8-19-2016

APPLICANT:  DATE: 8/19/16



Virgin Way

Avery St

501 Avery Street

Lockhart St

Moravian Way

Kilday Way

Pressley St

© 2016 Google

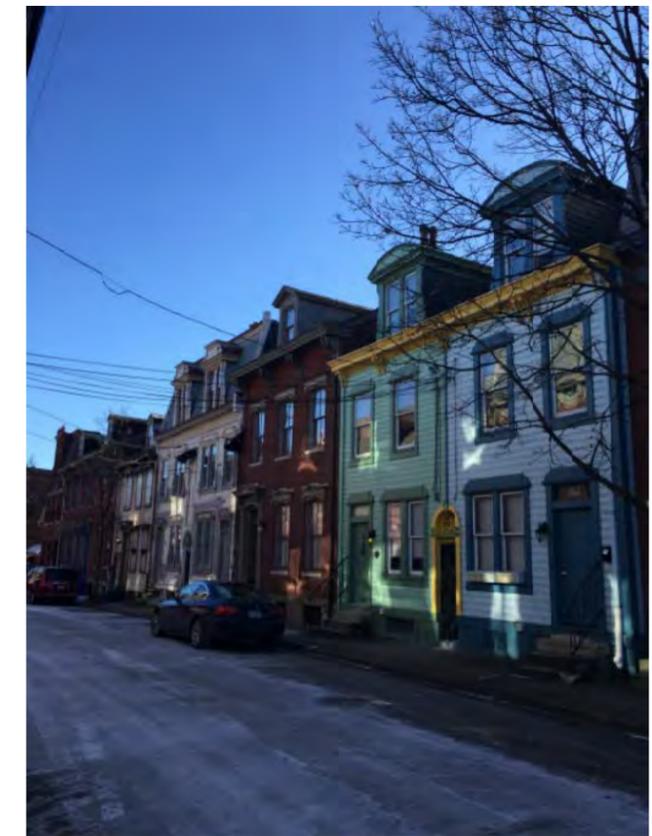
Google earth

1993

Imagery Date: 9/23/2015 40°27'09.10" N 79°59'59.61" W elev 754 ft eye alt 1333 ft



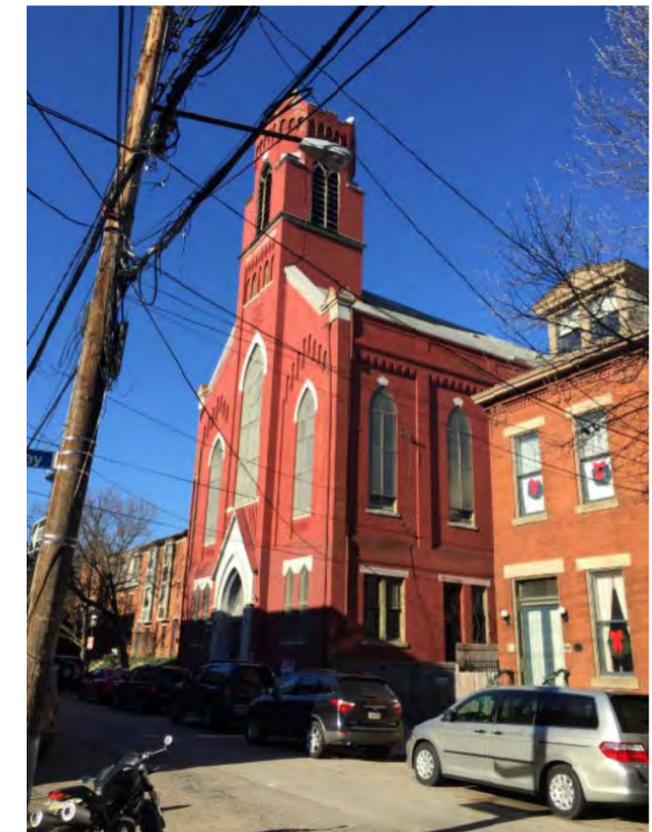
View looking East on Avery Street



View looking East on Avery Street



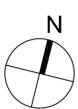
Existing Church Facade - Avery Street



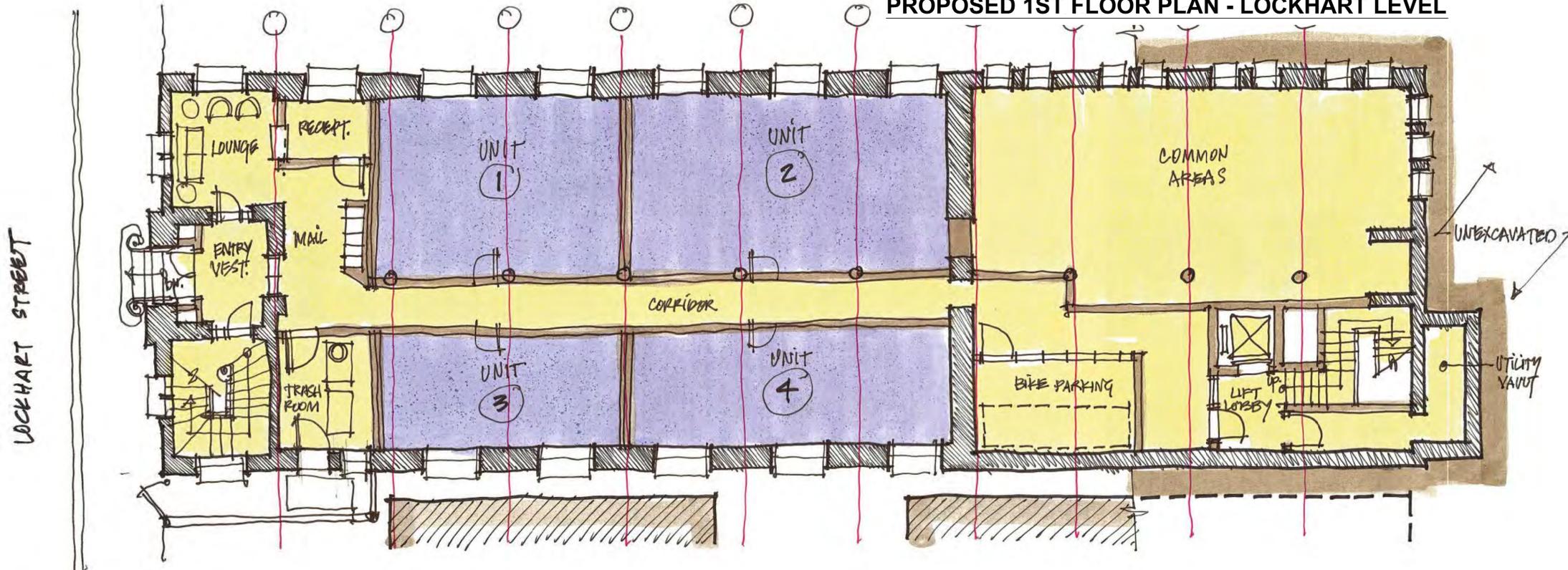
Existing Church Facade - Lockhart Street



View looking East on Lockhart Street



PROPOSED 1ST FLOOR PLAN - LOCKHART LEVEL



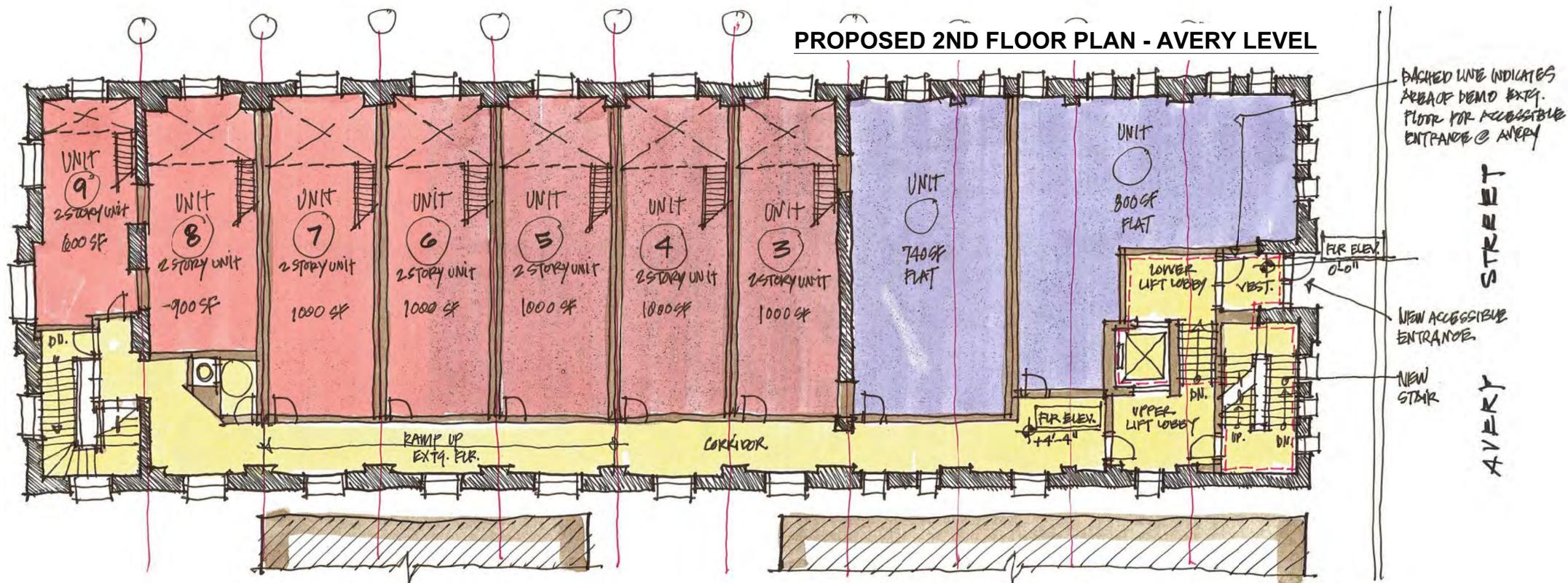
PROPOSED DEVELOPMENT STATISTICS

1st Floor (Lockhart):	4 units (Flats)
2nd Floor (Avery):	2 units (Flats) 7 units (2-story walk-ups)
3rd Floor:	3 units (Flats)
	16 units Total

Parking Requirements:

1 Parking Space/unit = 16 Spaces Required (cars)	
- 30% Bicycle Reduction	
12 Spaces Required (cars)	
12 Spaces Provided (cars)	OK
4 Spaces Required (bicycle)	
4 Spaces Provided (bicycle)	OK

PROPOSED 2ND FLOOR PLAN - AVERY LEVEL



These drawings are instruments of the Architect's service and are the property of LGA Partners, LP. They shall not be reproduced or used in any way, whatsoever, without the written permission of LGA Partners, LP. © 2015

Sheet No.

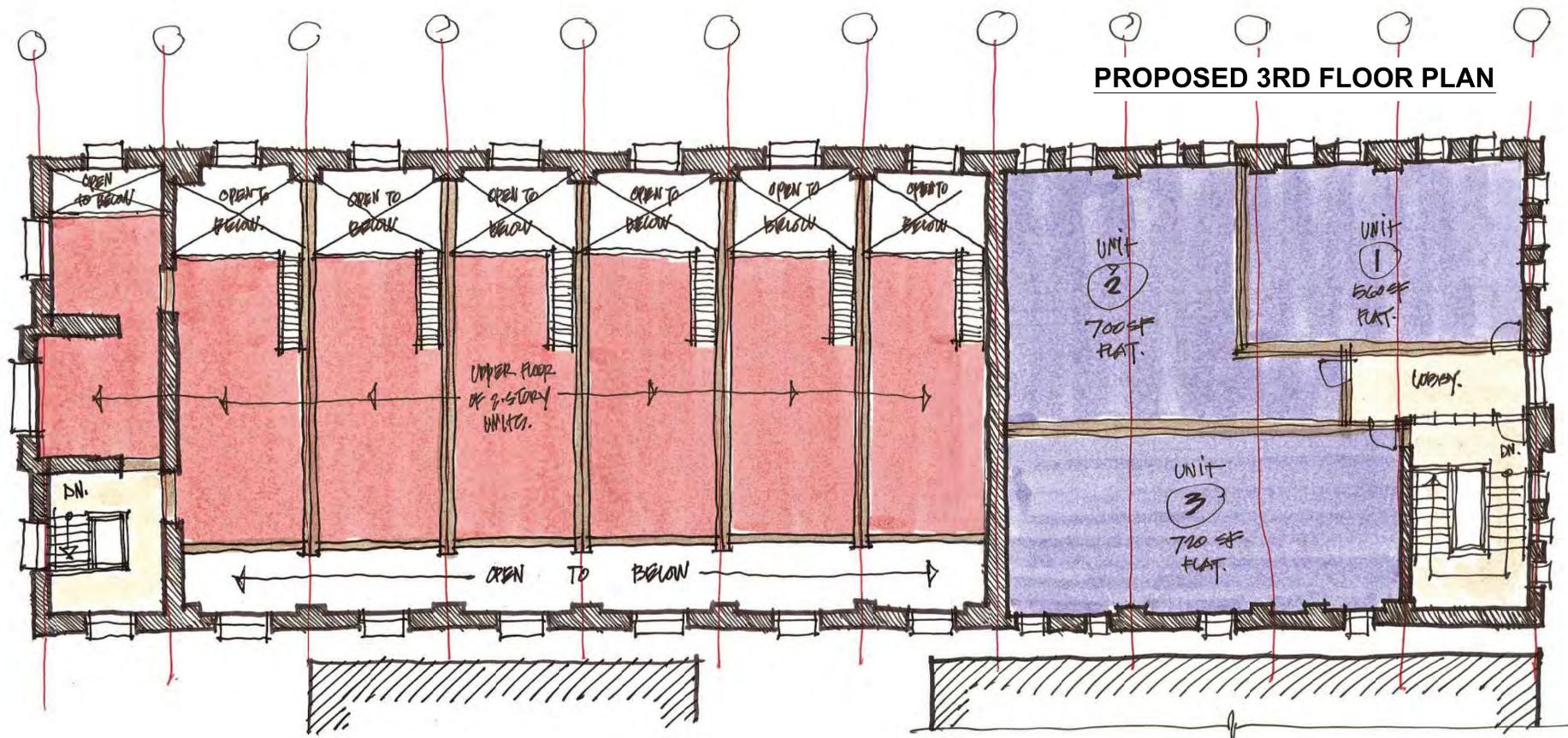
A1



Project # 16007
Date AUGUST 17, 2016

St. Peter's Evangelical & Reform Church - Adaptive Reuse
501 Avery Street Pittsburgh, PA

lga PARTNERS
1425 Forbes Ave. Suite 400 Pittsburgh, PA 15219
P 412.243.3430 F 412.224.4747



PROPOSED 3RD FLOOR PLAN

These drawings are instruments of the Architect's service and are the property of LGA Partners, LP. They shall not be reproduced or used in any way, whatsoever, without the written permission of LGA Partners, LP. © 2015

Sheet No.

A2

GRAPHIC SCALE: 1/8" = 1'-0"



Project # 16007
Date AUGUST 17, 2016

St. Peter's Evangelical & Reform Church - Adaptive Reuse
501 Avery Street Pittsburgh, PA

lga PARTNERS

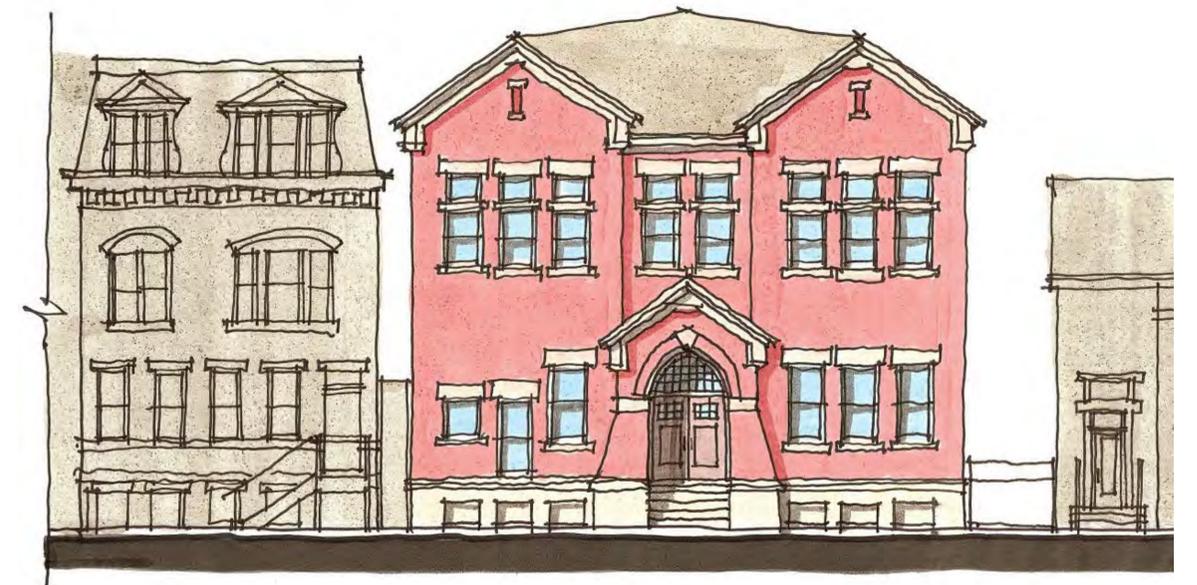
1425 Forbes Ave. Suite 400 Pittsburgh, PA 15219
P 412.243.3430 F 412.224.4747



EXISTING LOCKHART STREET ELEVATION



PROPOSED AVERY STREET ELEVATION



EXISTING AVERY STREET ELEVATION

These drawings are instruments of the Architect's service and are the property of LGA Partners, LP. They shall not be reproduced or used in any way, whatsoever, without the written permission of LGA Partners, LP. © 2015

Sheet No.

A3



Project # 16007
Date AUGUST 17, 2016

St. Peter's Evangelical & Reform Church - Adaptive Reuse
501 Avery Street Pittsburgh, PA

lga PARTNERS
1425 Forbes Ave. Suite 400 Pittsburgh, PA 15219
P 412.243.3430 F 412.224.4747



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:

810 Tripoli St/1008 Madison Ave.

Pittsburgh, PA 15212

OWNER:

NAME: Homestead Property Ventures

ADDRESS: 5889 Aylesboro Ave

Pittsburgh, PA 15217

PHONE: 412-427-7589

EMAIL: lee@neukirche.com

STAFF USE ONLY:

DATE RECEIVED: 8/19/16

LOT AND BLOCK NUMBER: 24-J-229

WARD: 23rd

FEE PAID: yes

DISTRICT:

City Historic Structure

APPLICANT:

NAME: Jason M Roth, Architect

ADDRESS: 233 Amber St

Pittsburgh, PA 15206

PHONE: 412-951-7495

EMAIL: jasonmroth@mac.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

New exterior opening and ramp on side of building for emergency egress and accessibility.

SIGNATURES:

OWNER: _____ DATE: _____

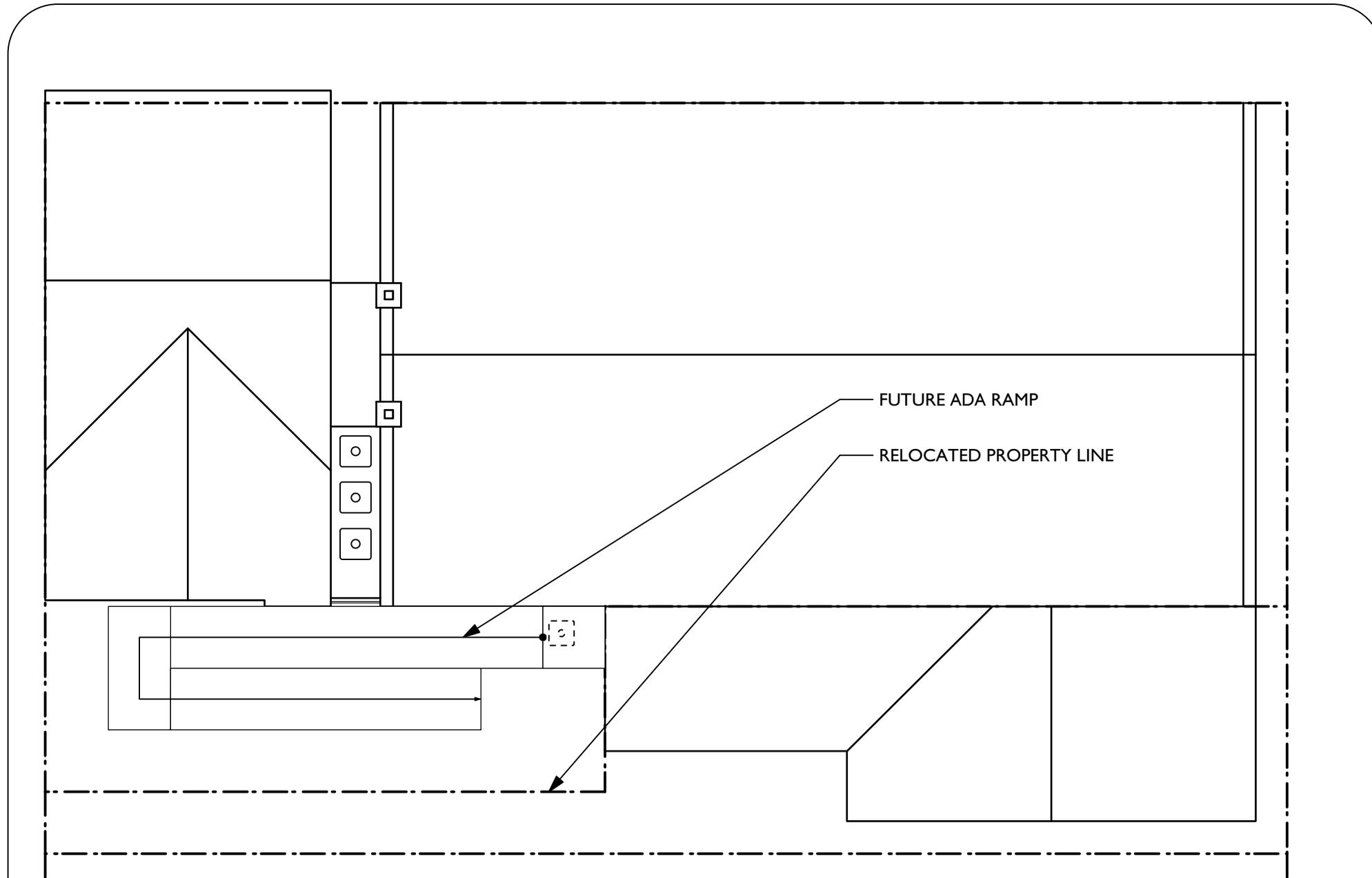
APPLICANT: _____ DATE: 8/18/16



TRIPOLI STREET

TURTLE WAY

MADISON STREET



FUTURE ADA RAMP

RELOCATED PROPERTY LINE

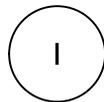
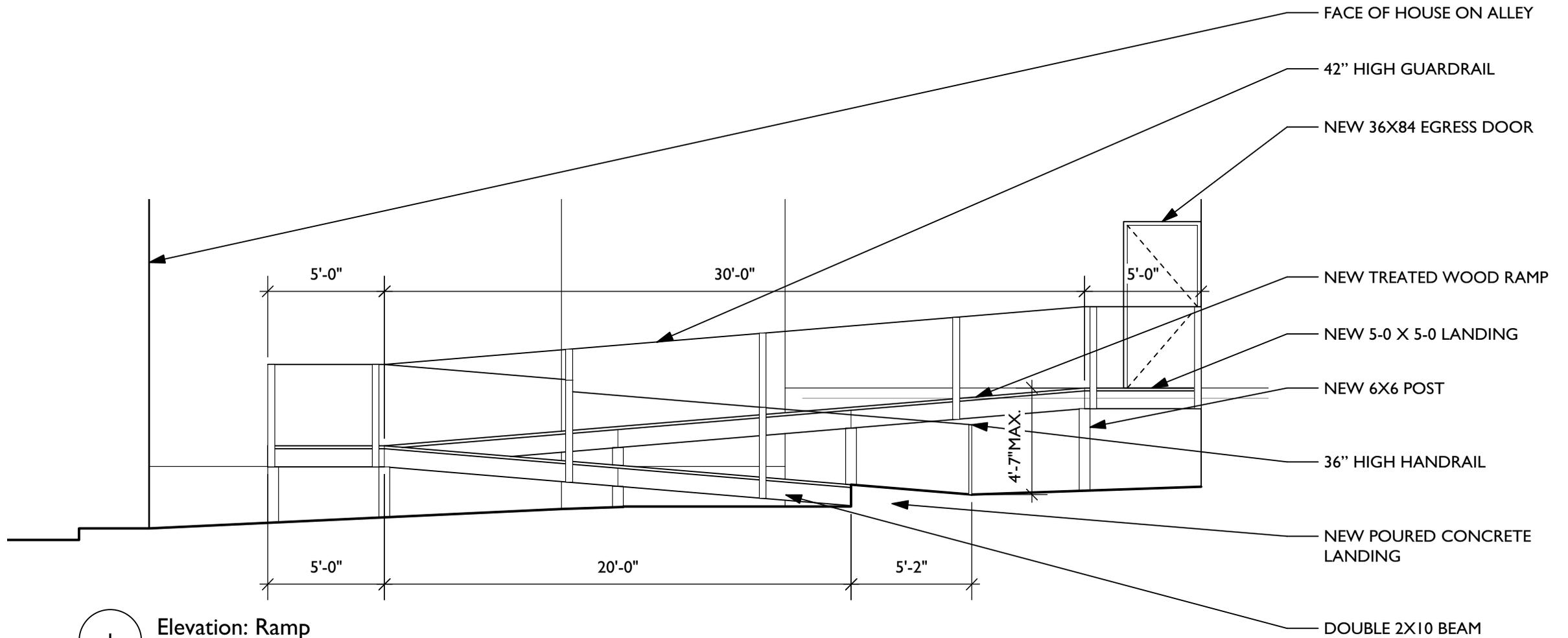
1

Plan: Ramp

Scale: 3/32" = 1'-0"

Green Design
Historic Preservation
Urban Living
Jason M. Roth ARCHITECT
233 Amber Street
Pittsburgh, PA 15206
412-951-7495
jasonmroth@mac.com

Neu Kirche
Exterior Improvements
810 Tripoli Street
Pittsburgh, PA 15201
August 18, 2016 1612



Elevation: Ramp
 Scale: 3/16" = 1'-0"

Green Design
 Historic Preservation
 Urban Living
Jason M. Roth ARCHITECT
 233 Amber Street
 Pittsburgh, PA 15206
 412-951-7495
 jasonmroth@mac.com

Neu Kirche
 Exterior Improvements
 810 Tripoli Street
 Pittsburgh, PA 15201
 August 18, 2016 1612



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
 ADDRESS: 1305 Muriel ST
Pittsburgh, PA 15203
 PHONE: 412-529-4300
 EMAIL: vpatil1@pghboe.net

STAFF USE ONLY:

DATE RECEIVED: _____
 LOT AND BLOCK NUMBER: _____
 WARD: _____
 FEE PAID: _____
 DISTRICT:
N/A

APPLICANT:

NAME: Gary J Cirrincione, Architect
 ADDRESS: 5507 Hays ST
Pittsburgh, PA 15206
 PHONE: 412-661-2782
 EMAIL: cirrinc@verizon.net

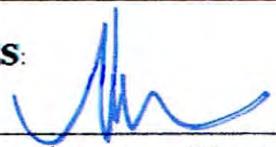
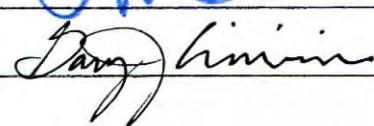
REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

Safety repairs to the masonry smokestack, located in the northeast rear yard, adjacent to the Pittsburgh Allderdice High School building.

SIGNATURES:

OWNER:  DATE: 8-10-16
 APPLICANT:  DATE: 8-15-16



Pitlock-St

Shady Ave

Nicholson-St

2409 Shady Avenue

Tribury Ave

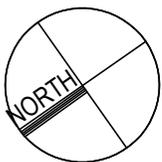
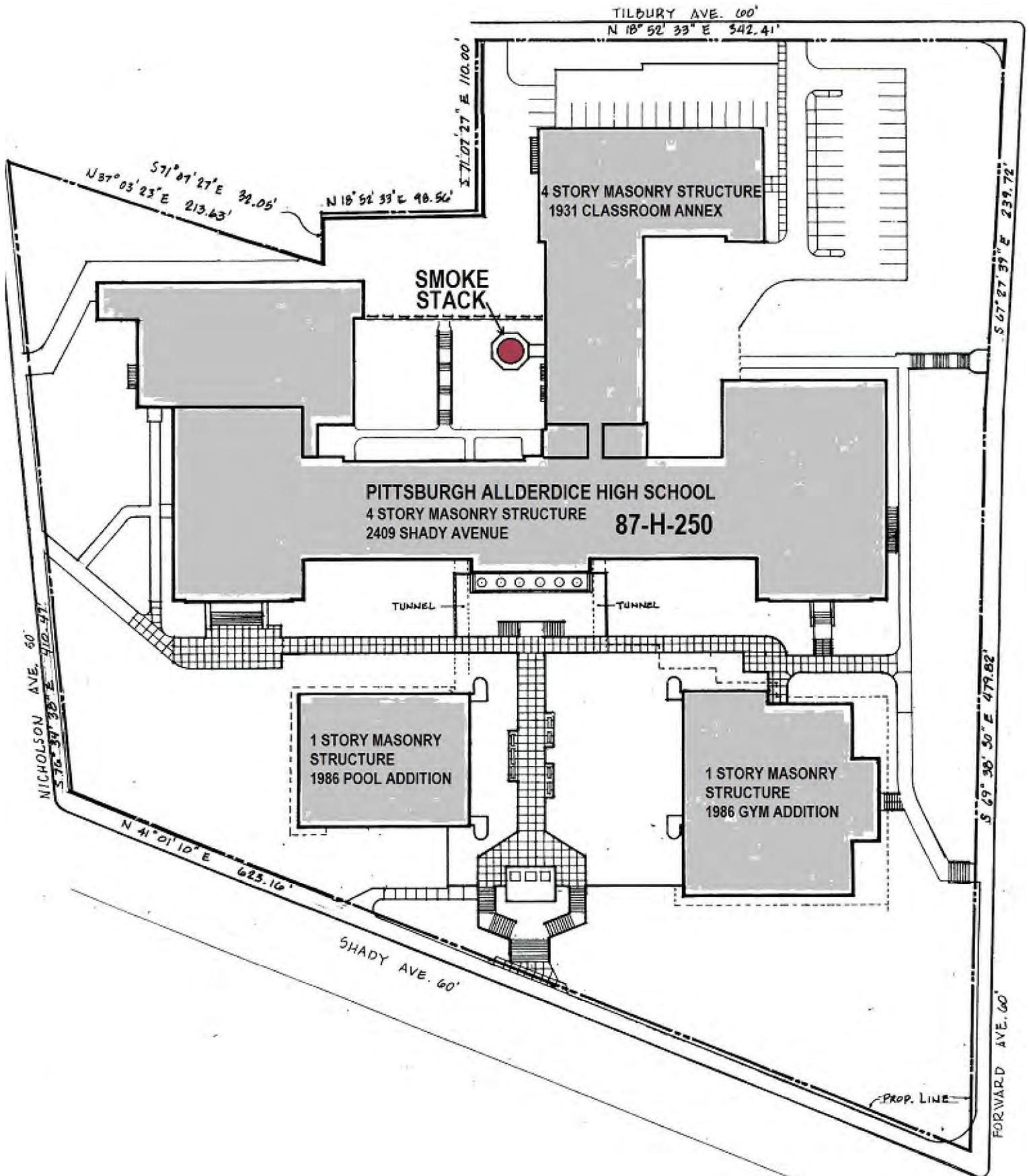
Forward Ave

© 2016 Google

Google earth

1995

Imagery Date: 4/17/2016 40°25'46.47" N 79°55'09.17" W elev 1075 ft eye alt 1900 ft



SMOKESTACK SAFETY REPAIRS SITE PLAN

PITTSBURGH ALDERDICE HIGH SCHOOL
2409 SHADY AVENUE, PITTSBURGH, PA 15217
PITTSBURGH PUBLIC SCHOOLS

GARY J. CIRRIKIONE, ARCHITECT 8-15-16



CERTIFICATE OF OCCUPANCY
CITY OF PITTSBURGH

FILE
COPY

Location 2400 Brady Ave. (Alderdice High School) Ward 14

Permitted Occupancy 4 story School and 1 story Motor House

Owner Board of Public Education Address 341 S. Bellefield Ave., Pgha

Lessee _____ Address _____

Permission is hereby granted for the occupancy above described.

December 19, 1972

No. 26096

Paul J. [Signature]
Department of Building Ins

4 story school and 1 story frame? house



AERIAL VIEW

2016

Smokestack Safety Repairs, Pittsburgh Allderdice High School, 2409 Shady Avenue, Pittsburgh 15217



Tilbury Avenue
near Nicholson



Forward Avenue
near Tilbury



Shady Avenue
near Nicholson



Forward Avenue
near Shady

Proposed Smokestack Safety Repairs, Pittsburgh Allderdice High School, 2409 Shady Avenue, Pittsburgh 15217, August 2016



650 Smithfield Street
Suite 1200
Pittsburgh, PA 15222
PH: 412.338.9000
FX: 412.338.0051
pgh@aespj.com
www.aespj.com

July 14, 2016

Mr. Michael J. McNamara
Pittsburgh Public Schools
Operations Office / Facilities Division
1305 Muriel Street
Pittsburgh, PA 15203-1515

Re: Pittsburgh Public Schools – Allderdice Smokestack Review

AES Project: #16-191.02

Dear Mr. McNamara:

The purpose of this letter is to present the observations and conclusions of our investigation of the smokestack at Taylor Allderdice High School. Taylor Allderdice High School is located in the Squirrel Hill section of Pittsburgh, Pennsylvania, and the original construction dates to 1927. Atlantic Engineering Services of Pittsburgh (AES) was contacted to review the smokestack after a section of terra-cotta cornice reportedly fell from the top of the smokestack. AES was told that this had occurred in late May of 2016. On July 6, 2016, AES conducted a visual survey of the exterior of the smokestack via a JLG Ultra Boom Mobile Lift.

BACKGROUND

The smokestack at Taylor Allderdice High School is constructed of load-bearing brick masonry and includes a decorative terra-cotta cornice. The smokestack stands approximately 110 feet tall and is approximately ten feet in diameter at the top. See Photo 1. The terra-cotta cornice and the upper third of the smokestack has been reinforced with steel bands. The steel bands along the brick chimney are welded in place, and the steel band sections around the cornice are bolted together.



Photo 1 - Allderdice High School Smokestack

STRUCTURAL OBSERVATIONS

The brick and mortar on the exterior of the smokestack exhibited a few minor cracks and open mortar joints below the lowest steel band. Above that lowest band, the mortar joint deterioration becomes more severe as you move upward. This deterioration was evident via open step cracks in the mortar joints and missing mortar. See Photo 2. The mortar above the terra-cotta cornice is severely deteriorated, and approximately 50 percent of the mortar at this location is missing. See Photo 3.



Photo 2 - Step Cracks and Missing Mortar in Brick



Photo 3 - Deteriorated Brick above Cornice

The terra-cotta joints in the ring along the top of the smokestack are cracked and deteriorated in many locations. See Photo 4. These joints are intended to prevent moisture from entering the brickwork and terra-cotta below. The open joints at this level allow water into the masonry stack structure, contributing to the deterioration of the brickwork, as mentioned above. The terra-cotta cornice consists of two levels. The upper level of the terra-cotta cornice is a hexagon shape, and the lower portion is circular. The upper portion of the cornice has severely deteriorated joints. See Photo 5. This deterioration has allowed the corner blocks of the terra-cotta to shift and settle. See Photo 6. The upper portion of the cornice was previously banded to prevent further shifting and destabilization of the corner blocks. The lower portion of the cornice appears to support the upper portion via direct bearing, along with an internal steel band that was visible at the terra-cotta piece that had fallen. Both the terra-cotta and the internal steel band are severely deteriorated. See Photo 7 and 8.

The terra-cotta at the lower level of the cornice had numerous open joints and areas of missing mortar. The terra-cotta block that fell in May appears to have sheared from the point of masonry bearing below to the interior steel band location above. The outboard section of the cracked block was no longer supported and fell away from the smokestack. See Photo 7.



Photo 4 - Deteriorated Terra-Cotta Joints at Top



Photo 5 - Cornice (Upper Portion) Vertical Face Joints

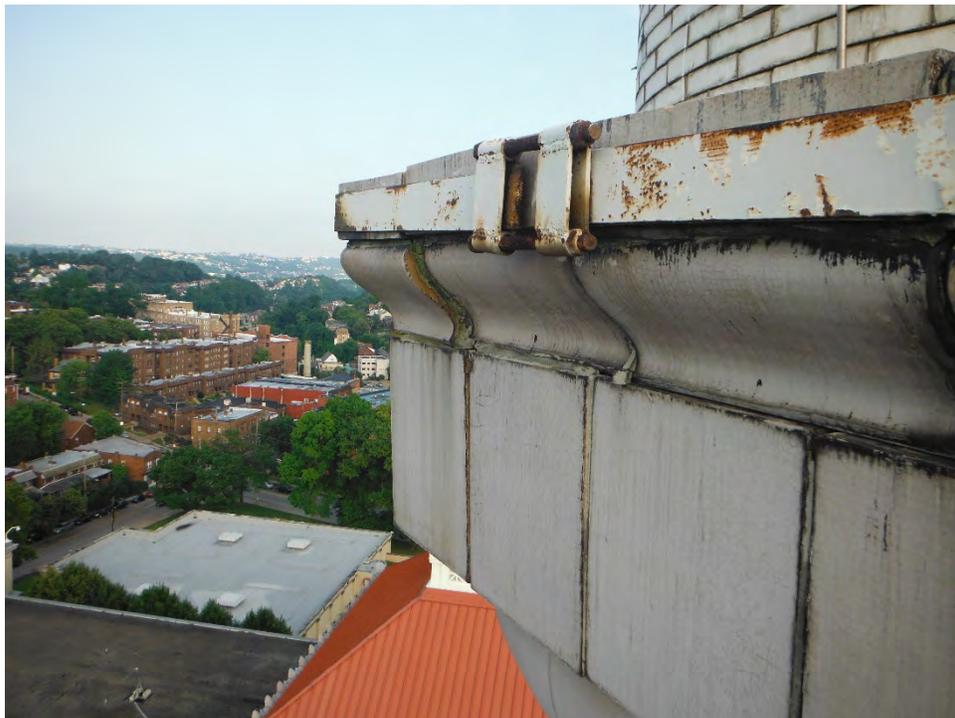


Photo 6 - Cornice (Upper Portion) Corner Blocks



Photo 7 - Terra-Cotta Block Shear Failure and Steel Band



Photo 8 - Deteriorated Internal Steel Band Piece

The external steel bands located along the height of the tower are experiencing minor paint peeling and surface rust where the paint is peeling. See Photo 9. The steel bands also have caulking along the top edge to prevent water intrusion behind the band. This caulking is deteriorated and missing in spots.



Photo 9 - External Steel Band Rusting

RECOMMENDATIONS

Based on our observations during our site visit, as a minimum, AES offers the following recommendations:

- 1) The exterior brick masonry should be spot repointed or rebuilt above the lowest steel band.
- 2) The exterior brick masonry should be entirely rebuilt above the cornice.
- 3) The horizontal joints of the terra-cotta at the uppermost portion of the smokestack should be cleaned and caulked with a non-sag silicone joint sealant, and capped with lead-based tee caps embedded into the caulking.
- 4) The horizontal joints of the terra-cotta at the upper portion of the cornice should be cleaned and caulked with a non-sag silicone joint sealant, and capped with lead-based tee caps embedded into the caulking.
- 5) The vertical joints on the face of the terra-cotta at the uppermost portion of the smokestack should be repointed or rebuilt as required.
- 6) The vertical joints of the terra-cotta at the upper portion of the cornice should be reconstructed per item 3) above with the lead-based caps installed in the vertical face joints of the terra-cotta elements.
- 7) Steel banding should be designed and installed for the lower portion of the terra-cotta to ensure that future terra-cotta pieces do not fall from this portion of the structure. The terra-cotta elements at this level should be checked for ongoing instability due to fracturing of the elements.
- 8) Steel banding should be cleaned and repainted.



- 9) Steel banding should be cleaned and caulked along the top edge to prevent water intrusion behind the strap.

It is worth considering the removal of a portion of the upper stack to eliminate the need for further evaluation and future repair. The exposed and remote nature of this structure, and the level of distress already present combined with the difficulty of access, will make future repairs more difficult and costly. The level of removal needs to consider and account for stack height required for efficient operation.

CONCLUSIONS

Based on our visual observations, AES believes that completing the above recommendations and preventative maintenance, along with continual annual inspections, will allow the smokestack to remain operational.

Please contact our office if there are any questions regarding this correspondence, or if you need any additional information or assistance.

Very truly yours,
ATLANTIC ENGINEERING SERVICES OF PITTSBURGH

Justin L. Kovach, E.I.T.
Structural Designer

J. Gilbert Kaufman
Principal & CEO

JLK/JGK/kmh

SCOPE of WORK

August 17, 2016

Proposed Smokestack Safety Repairs

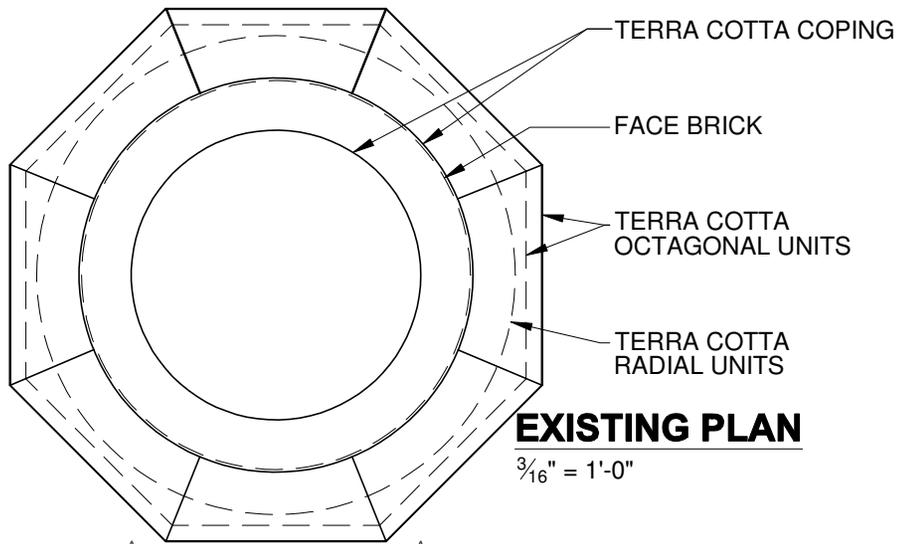
Pittsburgh Allderdice High School, 2409 Shady Avenue, Pittsburgh 15217

Pittsburgh Public Schools

Gary J. Cirrincione, Architect

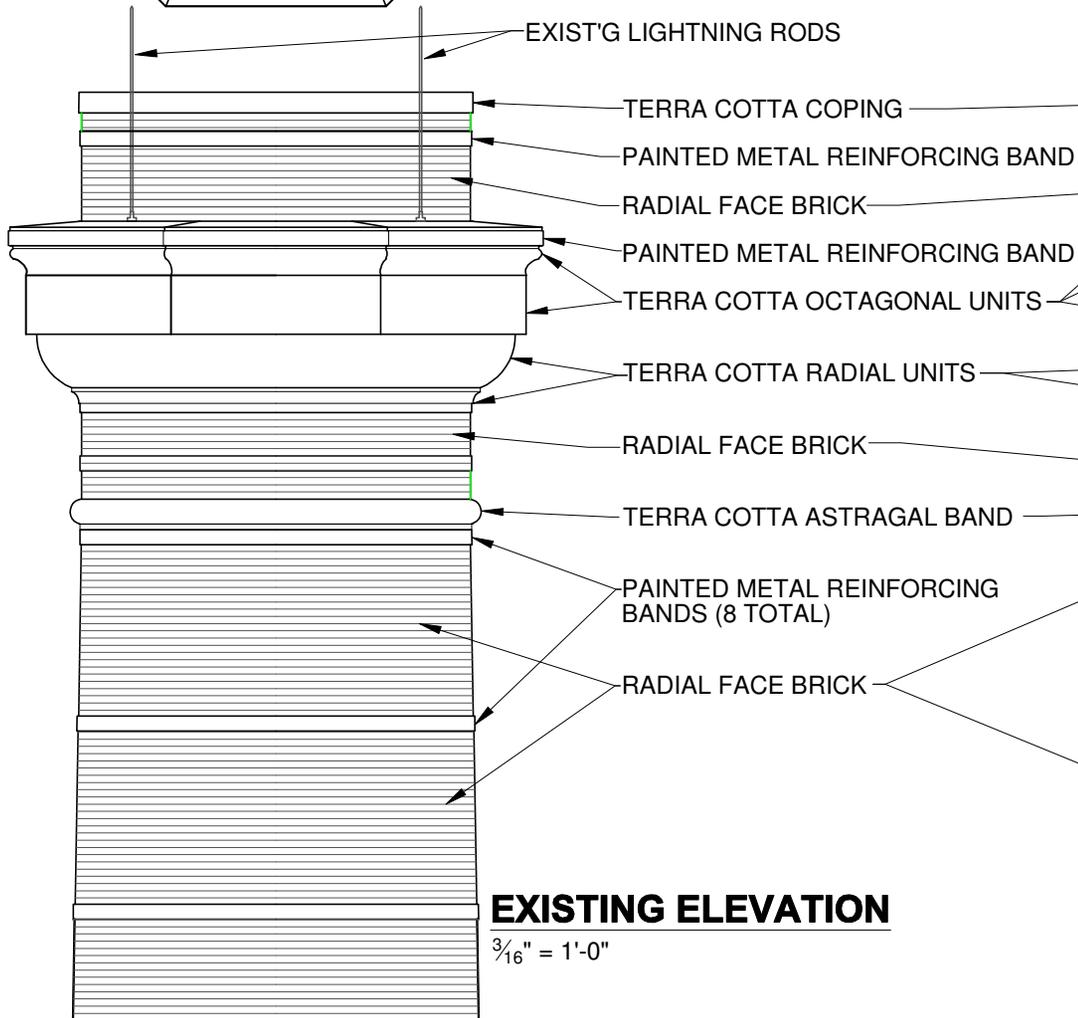
To avoid further deterioration and ultimately the potential loss of this smokestack, the Pittsburgh Public Schools seeks approval from the Historic Review Commission to make the following repairs.

1. Dismantle upper 15'-0 of masonry, salvaging face brick for re-use and terra cotta components to use to make glass-fiber reinforced concrete (GFRC) replacements.
2. Using hand-tools, remove all loose mortar at face brick and install matching color and texture mortar.
3. Cast and install new matching astragal band, radial and octagonal profile capital moldings at top of smokestack.
4. Install salvage face brick with matching mortar joints between astragal and capital moldings and above the capital moldings to the coping at top of smokestack.
5. Install cast-in place concrete coping at top of smokestack masonry wall.
6. Reinstall lightning rods and braided grounding cable around top of smokestack.



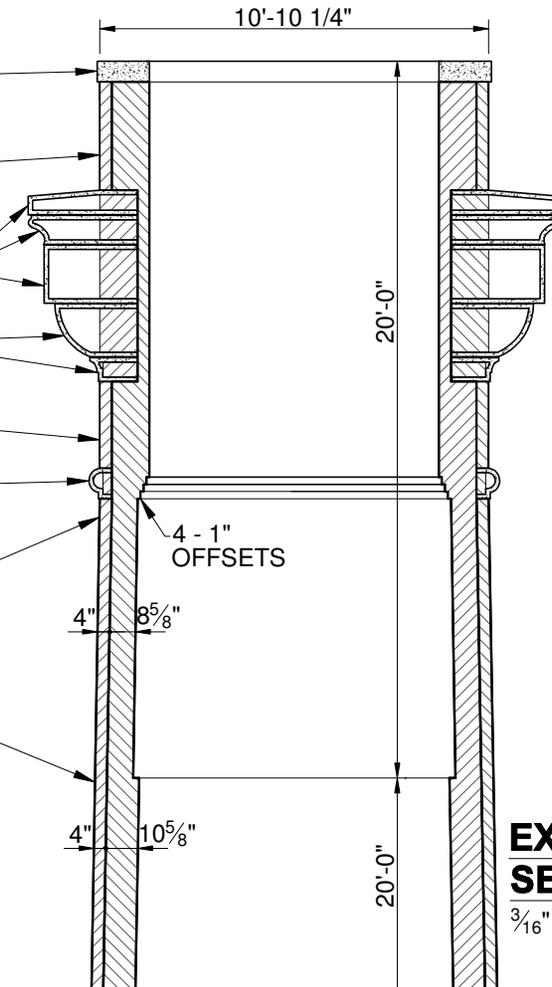
EXISTING PLAN

$\frac{3}{16}'' = 1'-0''$



EXISTING ELEVATION

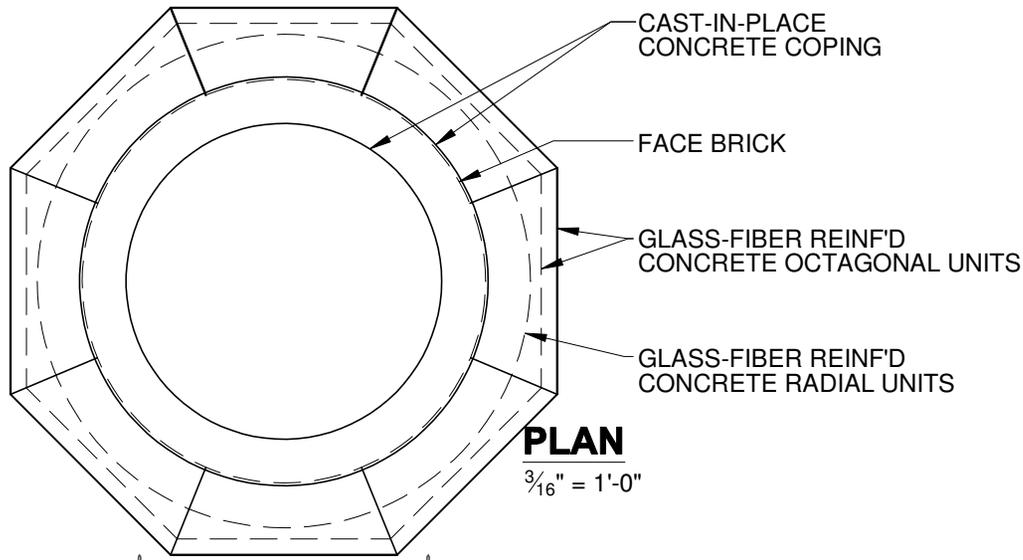
$\frac{3}{16}'' = 1'-0''$



EXISTING SECTION

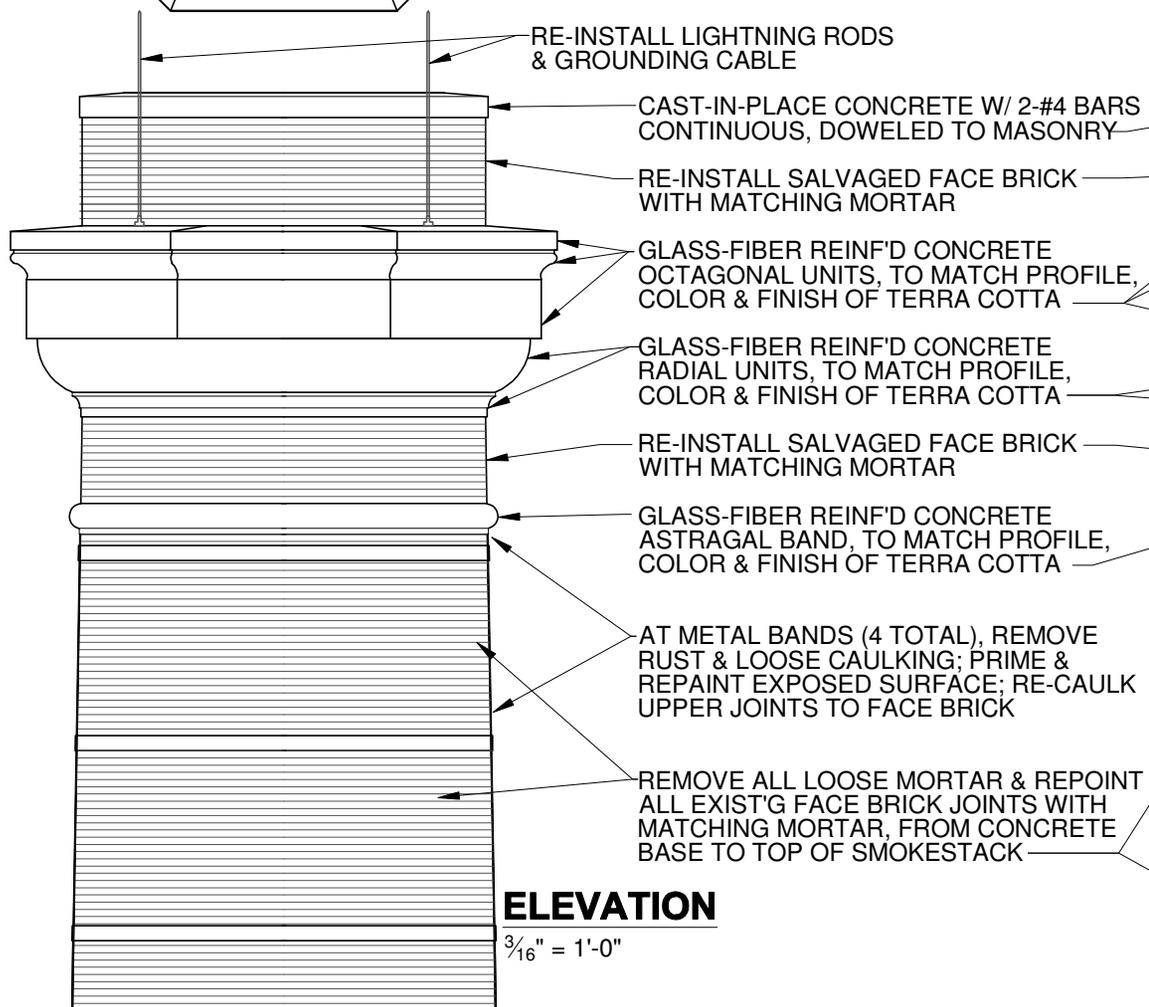
$\frac{3}{16}'' = 1'-0''$

PROPOSED SMOKESTACK SAFETY REPAIRS
 PITTSBURGH ALLDERDICE HIGH SCHOOL, 2409 SHADY AVENUE, PITTSBURGH 15217
 PITTSBURGH PUBLIC SCHOOLS GARY J CIRRINCIONE, ARCHITECT 8-17-16



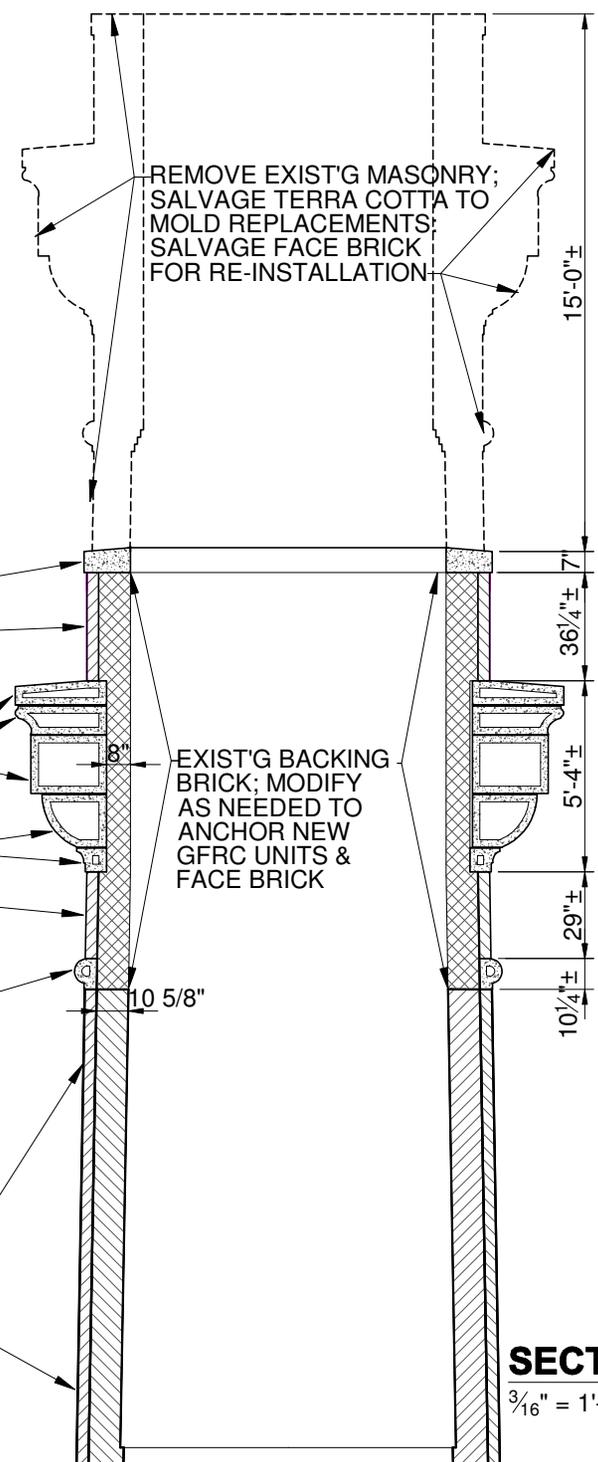
PLAN

$\frac{3}{16}'' = 1'-0''$



ELEVATION

$\frac{3}{16}'' = 1'-0''$



SECTION

$\frac{3}{16}'' = 1'-0''$

PROPOSED SMOKESTACK SAFETY REPAIRS
 PITTSBURGH ALLDERDICE HIGH SCHOOL, 2409 SHADY AVENUE, PITTSBURGH 15217
 PITTSBURGH PUBLIC SCHOOLS
 GARY J CIRRINCIONE, ARCHITECT 8-17-16

Existing View
Shady Avenue near Nicholson



Proposed View
Shady Avenue near Nicholson



Proposed Smokestack Safety Repairs, Pittsburgh Allderdice High School, 2409 Shady Avenue, Pittsburgh 15217, August 2016

Division 3 – Concrete

SECTION 03455 - GLASS FIBER REINFORCED CONCRETE (GFRC)

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

1.1.1 Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification sections, apply to work specified in this section.

1.2 SCOPE

1.2.1 The Contractor shall furnish all labor, equipment, material, tools and appliances necessary to provide glass-fiber reinforced concrete (GFRC) units as indicated on the drawings, and normally and reasonably required.

1.3 QUALITY ASSURANCE & SUBMITTALS

1.3.1 Manufacturer shall have a minimum of five years successful experience in the fabrication of GFRC units of the application and type specified. Fabricator must demonstrate that it has sufficient production capacity to produce the units specified within the time required, so as not to delay other work.

1.3.2 Erector shall have been engaged for at least five years in erection of GFRC, terra cotta, or architectural precast concrete panels similar to those required on this project, and the present erection management and staffing capability sufficient to erect the required units without causing delay of project schedules.

1.3.3 Submit copies of the manufacturer's specifications, recommendations and installation instructions for each type of sealant, caulking compound and associated materials proposed to be used, for review. Submit color samples, if required by the Owner and Architect, of exposed GFRC surfaces.

1.5 DELIVERY, STORAGE & HANDLING

1.5.1 GFRC panels are to be shrink wrapped or protected with Visqueen to minimize soiling. Erector shall be responsible for transportation and storage of the GFRC units. Non-staining resilient spacers shall be provided by the fabricator for use to separate units during shipment and storage. All material must be protected on the job-site to keep them clean and prevent damage.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

2.1.1 Manufacturers' products complying with the requirements of this section include: Arc LTD, Avenue B, Bldg #6, Leetsdale, PA 15056, 412.749.1225

2.2 MATERIALS

2.2.1 Portland Cement, ASTM C 150 Type I

2.2.2 Aggregate, ASTM C 33 manufactured sand unless otherwise specified.

2.2.3 Alkali-resistant (AR) fiberglass filaments shall be continuously introduced by a premix process into the GFRC mix for all backing coats in a manner to produce a continuously dispersed fiberglass mat reinforcement. Insertion of fiberglass mats or scrims shall not be acceptable.

2.2.4 All water used in mixing shall be potable quality, free from harmful minerals or foreign materials in amounts harmful to concrete.

2.2.5 Polymer compounds shall be added in accordance with the Polymer manufacturer's specifications to increase the strength and durability of the GFRC units. Polymer compounds shall be proven by independent laboratory test analyses to eliminate the need for wet curing of the GFRC castings.

2.2.6 Mold release compounds shall not interfere with the adhesion of sealants or finishes specified under normal preparation requirements.

2.2.7 All cast GFRC components shall be cured in a controlled environment after release from the mold for a minimum of five days before finishing.

2.2.8 Patching materials of like composition and appearance shall be supplied by the manufacturer to permit field repair of any areas damaged in shipment or handling.

2.3 CASTINGS

2.3.1 Castings shall be produced in accordance with the standards set by the Prestressed Concrete Institute (PCI) as published in the manual "Recommended Practice for GFRC Panels", and shall conform to the color and surface appearance of the samples provided. All anchorage attachments shall be supplied by the GFRC fabricator. Castings produced by the alternate pre-mix method using approved AR-Glass fibers shall also be deemed acceptable.

2.3.2 Castings may be produced by the premix process, as outlined in PCI Standard Practices Manual or GFRC (Appendix J). The pre-mix material typically has flexural 28-day strength and yield of 700 to 1200 (psi), but Arc's panel design is based on a 900 (psi) yield strength for added safety factor.

2.3.3 Forms: Metal, plastic, wood, or other material that is non-reactive with concrete and will produce smooth surface finishes shall be used for form construction. Forms shall be constructed of sufficient strength to withstand pressures of molding operations without deformation. Form work shall be maintained during production to provide completed GFRC units of shapes, lines, and dimensions indicated, within specified fabrication tolerances.

2.4 FABRICATION

2.4.1 Fabrication of GFRC shall be done to achieve the following characteristics when aged 28 days:

- A. Shell Thickness: 5/8" +1/8" – 0" (Panels); 1" +1/2" – 0" (Terra Cotta Replacement Stones)
- B. Glass Fiber: 5—6% by weight (Roving Alkali-Resistant fiber); 3—4% by weight (Premix Alkali-Resistant fiber)
- C. Compressive Strength: 6,000 psi (cube sample)
- D. Flexural Yield Strength: 900—1500 psi (roving method); 700—1200 psi (test average pre-mix method)
- E. Flexural Ult. Strength: 2000—3500 psi (roving method); 1400—1800 psi (test average pre-mix method)
- F. Weight: 6 – 7 lbs/sq. ft.

2.4.2 Units shall be fabricated to provide a smooth surface, free of pockets, sand streaks, honeycomb, finished by blast cleaning and/or acid washing to achieve the specified surface finish.

2.4.3 Piece Identification: Each unit shall be marked with an identifying mark corresponding with shop and/or erection drawings and date cast.

2.4.4 Support Frames and Embedded Support Anchors:

- A. Support frames shall be designed by the manufacturer and fabricated of track and stud or steel tubing sections, of sufficient strength and rigidity to support the GFRC units and prevent overstressing of the skin during de-molding and handling, with flexible connections to permit relative movement of the GFRC and the attachment frame.
- B. Galvanized steel support track and stud frames shall be of minimum 16 gauge, steel tubing minimum 11 gauge, steel attachment plates minimum 16 gauge and embedded anchors 3/8" diameter.
- C. Material specifications shall conform to those listed in PCI MNL-117. Carbon steel tubular frames shall be shop painted one coat of zinc oxide primer and one coat of alkyd enamel.
- D. As an alternate to galvanized construction, steel tubing members may be painted with inorganic zinc-rich one-step primer with a minimum zinc content of 80% dry film, with a finish coat of compatible enamel.
- E. Flexible anchors shall be made of carbon steel bar stock, with corrosion protection by cadmium or zinc electro-plating.
- F. Where through-bolt attachments are used for suspended pieces, stainless steel washers shall be embedded in the GFRC mix, and a countersunk area shall be provided for the attachment nut, including wrench clearance. Any exposed fasteners shall be recessed and designed to be field patched smooth. Manufacturer must provide test data showing that the proposed attachment has a minimum safety factor of ten. Welded joints shall be protected by a rust-inhibitive coating.
- G. Anchors and fasteners for attachment to the structure shall be provided by the GFRC manufacturer unless otherwise specified.
- H. Fabricator shall design units with adequate control joints for sealing with backer-rod and caulk joints (by the General Contractor) in the field.

2.5 QUALITY CONTROL

2.5.1 Fabricator shall submit a sample of his quality assurance procedures to architect before beginning fabrication. A test sample from each day's mix shall be retained by manufacturer for a period of one (1) year after fabrication. GFRC units shall closely match the color and finish specified and samples provided.

2.5.2 Samples shall be analyzed daily for material mix weight, spray rate, and fiberglass content using the washout method. Panel thickness shall be tested with pin gauges during production at a spacing of not more than 24 inches, to verify skin thickness at 5/8" or heavier. Mechanical strength tests and anchor pull-off tests, if required, shall be approved as to type, frequency, and cost by agreement with the Architect/Engineer. In the absence of a specific additional testing requirement, Fabricator's standard quality control procedures shall be deemed acceptable.

2.5.3 Dimensional Control: Fabricator shall be responsible for the shop inspection of each unit to insure that it conforms with the dimensions and tolerances of the existing terra cotta being replaced. Fabrication dimensions shall be held to permit installation within the following tolerances:

- A. Face width of joints: 1/8"
- B. Out of plane (unit to unit) 1/8"
- C. Variation in plumb 1/4" in 10'
- D. Variation in level 1/4" in 10'

2.5.4 Fabricator shall remove all surface contamination prior to shipment, to provide a clean, uniform appearance

PART 3 - EXECUTION

3.1 GENERAL

3.1.1 The erector shall include all labor, materials, equipment, and related services necessary for the erection of the panels as indicated and described by the contract documents. The placement of the connection hardware on the building masonry will be the responsibility of the masonry contractor.

3.1.2 The General Contractor shall provide building lines, center and grades in sufficient detail to allow installation of the GFRC units, true, level bearing surfaces, and shall provide for the accurate placement and alignment of anchor bolts, plates or dowels on the structure.

3.1.3 The erector shall check the jobsite dimensions affecting the work under his contract. Any discrepancies between design dimensions and field dimensions which could adversely affect installation in accordance with the contract documents shall be brought to the attention of the General Contractor and Architect. If discrepancies do exist, installation shall not proceed until they are corrected or until installation requirements are modified and reviewed by the Architect and Engineer.

3.1.4 The General contractor shall provide clear, well-drained unloading areas and road access around the building shall be provided and maintained by the General Contractor to a degree that the hauling and erection equipment for the GFRC units are able to operate under their own power

3.2 INSTALLATION

3.2.1 GFRC units shall be lifted with suitable lifting devices at points provided by the manufacturer, and set level, plumb, square and true within the allowable tolerances. The erector shall provide temporary supports and bracing as required to maintain position, stability and alignment as units are being permanently connected

3.2.2 Remove all foreign material from joint substrates which could interfere with adhesion of joint sealer, including dust, paints, except for permanent, protective coatings tested and approved for sealant adhesion and compatibility by sealant manufacturer, old joint sealers, oil, grease, waterproofing, water repellents, water, surface dirt and frost.

3.2.3 GFRC units shall be fastened in place by bolting or welding or both as shown on approved erection drawings. Field welding shall be done by qualified welders using equipment and materials compatible to the base material. GFRC surfaces shall be protected during field welding, and welds shall be field painted to provide corrosion protection with inorganic zinc-rich primer and enamel.

3.2.4 Tolerances for location of GFRC units shall be non-cumulative. Erection tolerances shall comply with PCI MNL 117, "Manual for Quality Control for Plants and Production of Architectural Precast Concrete Products."

3.2.5 All field patching shall be performed by the erector using materials provided by the GFRC Manufacturer to match color and texture of surrounding materials.

3.2.6 Cleaning of the GFRC panels after erection is the sole responsibility of Erector. Cleaning methods shall be approved by fabricator. After installation, Erector shall clean soiled or effloresced area of GFRC surfaces with detergent and water, using fiber brush and sponge, and rinse thoroughly with clean water. Use extreme care to prevent damage to GFRC surfaces and to adjacent materials. Soiled surface must be thoroughly rinsed with clean water immediately after using cleaner.

3.2.7 The erector shall be responsible for any chipping, spalling, cracking or other damage to the units after delivery manufacturer, unless such damage is caused by others during transportation or site storage. After installation is completed, any further damage shall be the responsibility of General Contractor.

3.2.3 Install sealants by techniques that result in sealants directly contacting and fully wetting joint substrates, completely filling recesses provided for each joint configuration and providing uniform, cross-sectional shapes and depths relative to joint widths which allow optimum sealant movement capability.

3.2.4 Immediately after sealant application and prior to time skinning or curing begins, tool sealants to form smooth, uniform beads of configuration indicated, to eliminate air pockets, and ensure contact and adhesion of sealant with sides of joint. Remove excess sealants from surfaces adjacent to joint. Do not use tooling agents which discolor sealants, adjacent surfaces or are not approved by the manufacturer.

3.3 INSPECTION & ACCEPTANCE

3.3.1 Final inspection and acceptance of erected GFRC panels shall be made by the Architect or Engineer to verify conformance with plans and specifications.

3.3.2 The finished construction in place shall present a uniform, pleasing appearance when viewed with the naked eye under typical lighting conditions at a distance of 10 feet and shall show no imperfections at a distance of 20 feet.

END OF SECTION 03455

Division 4 – Masonry

SECTION 04500 – MASONRY REPOINTING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

1.1.1 Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification sections, apply to work specified in this section.

1.2 SCOPE

1.2.1 The Contractor shall furnish all labor, equipment, material, tools and appliances necessary to repoint all open masonry joints on the smokestack face brick as indicated on the drawings and engineering report. The contractor shall review the Drawings, Photographs and make a Pre-bid field visit to verify all repointing work to prevent moisture penetration, whether shown or not shown on the Drawings.

1.3 QUALITY ASSURANCE & SUBMITTALS

1.3.1 Work must be performed by a firm having not less than 5 years successful experience in comparable masonry restoration projects and employing personnel skilled in the restoration processes and operations indicated. Only skilled journeymen masons who are familiar and experienced with the materials and methods specified and are familiar with the design requirements shall be used for masonry restoration.

1.3.2 Prepare 2 separate sample areas of approximately 2 feet high by 2 feet wide for each type of repointing required, one for demonstrating methods and quality of workmanship expected in removal of mortar from joints and the other for demonstrating quality of materials and workmanship expected in pointing mortar joints appearance to adjacent existing joints. The intent of the new pointing work is to match cleaned existing mortar. Newly pointed areas shall be consistent with existing adjacent mortar joints for color and texture. The samples of each type of repair work shall be done in an area that will be exposed to the same weathering conditions as the building. Allow samples to cure at least three days before obtaining acceptance of color, texture and detailing match. Samples shall be viewed from an approved distance.

1.3.3 Submit manufacturer's technical data for each product indicated including recommendations for their application and use. Include test reports and certifications substantiating that products comply with requirements. Submit color samples, if required by the Owner and Architect, of exposed finishes.

1.3.4 Source of Materials: Obtain materials for patching, crack repair and repointing from a single manufacturer source to ensure match quality, color, texture and detailing.

1.3.5 Substitutions: If alternative methods and materials to those indicated are proposed, provide written description, including evidence of at least 10 years' successful use on other, comparable projects, and program of testing to demonstrate effectiveness for use on this project. Provide documentation showing compliance with the requirements for substitutions and the following information:

- A. Coordination information, including a list of changes needed to other work that will be necessary to accommodate the substitution.
- B. A comparison of the substitution with the specified products and methods, including performance, durability, and visual effect.
- C. Product data, including specifications for products and installation procedures.
- D. Samples, where applicable, or as requested.
- E. A statement indicating the effect on the Contractor's Construction Schedule compared to the schedule without approval of the substitution. Indicate the effect of the substitution on Contract completion time.
- F. Cost information, including a proposal of the net change, if any, in the contract sum.
- G. Certification that the substitution conforms to the contract documents and is appropriate for the applications indicated. Material substitution requests must be accompanied by independent laboratory test reports from a lab designated by the architect to establish equivalent performance levels and specification compliance. Testing shall be paid for by the submitting party.
- H. The Contractor's waiver of rights to additional payment or time that may become necessary because of the failure of the substitution to perform adequately.

1.4 DELIVERY, STORAGE & HANDLING

1.4.1 Deliver materials to site in manufacturer's original and unopened containers and packaging, bearing labels as to type and names of products and manufacturers.

1.4.2 Protect masonry restoration materials during storage and construction from wetting by rain, snow or ground water, and from staining or intermixture with earth or other types of materials.

1.4.3 Protect grout, mortar and other materials from deterioration by moisture and temperature. Store in a dry location or in waterproof containers. Keep containers tightly closed and away from open flames. Protect liquid components from freezing. Comply with manufacturer's recommendations for minimum and maximum temperature requirements for storage.

1.5 PROJECT CONDITIONS

1.5.1 Do not repoint mortar joints or repair masonry unless air temperatures are between 40 deg.F (4 deg.C) and 80 deg.F (27 deg.C) and will remain so for at least 48 hours after completion of work.

1.5.2 Prevent grout or mortar used in repointing and repair work from staining face of surrounding masonry and other surfaces. Remove immediately grout and mortar in contact with exposed masonry and other surfaces. Protect sills, ledges and projections from mortar droppings.

PART 2 - PRODUCTS

2.1 MASONRY MATERIALS

2.1.1 Portland Cement: ASTM C 150, Type I.

2.1.2 Hydrated Lime: ASTM C 207, Type S.

2.1.3 Colored Mortar Aggregate: Natural or manufactured sand selected to produce mortar color to match adjacent existing mortar color.

2.1.4 For pointing mortar provide sand with rounded edges.

2.1.5 Match size, texture and gradation of existing mortar as closely as possible.

2.1.6 Colored Mortar Pigment: Natural and synthetic iron oxides and chromium oxides, compounded for use in mortar mixes. Use only pigments with record of satisfactory performance in masonry mortars.

2.1.7 Water: Clean, free of oils, acids, alkalis and organic matter.

2.2 POINT MORTAR MIXES

2.2.1 Measurement and Mixing: Measure cementitious and aggregate material in a dry condition by volume or equivalent weight. Do not measure by shovel, use known measure. Mix materials in a clean mechanical batch mixer.

2.2.2 Mixing Pointing Mortar: Thoroughly mix cementitious and aggregate materials together before adding any water. Then mix again adding only enough water to produce a damp, unworkable mix, which will retain its form when, pressed into a ball. Maintain mortar in this dampened condition for 1-to-2 hours. Add remaining water in small portions until mortar of desired consistency is reached. Use mortar within 30 minutes of final mixing; do not retemper or use partially hardened material.

2.2.3 Colored Mortar: Produce mortar of color required by use of selected ingredients. Do not adjust proportions without Architect's approval.

2.3 CRACK INJECTION MATERIALS

2.3.1 Cementitious crack filler shall be an ultra-fine, superplasticized, polymer- modified injection grout. Cementitious grout shall be suitable for application in wet or dry cracks, shall develop direct tensile bond strength of 200 psi minimum, shall exhibit less than 0.06% drying shrinkage, and shall have a linear coefficient of thermal expansion of 0.000004 to 0.000008 inches/inch per degree Fahrenheit.

2.3.2 Products: The following shall be assumed to meet the quality and performance requirements specified: PUMP-X 53i, as manufactured by Edison Coatings, Inc., Plainville, CT, Phone (800) 697-8055.

PART 3 - EXECUTION

3.1 JOINT RAKING

3.1.1 Rake out mortar from joints to depths equal to 2-1/2 times their widths but not less than 3/4" nor less than that required to expose sound, unweathered mortar.

3.1.2 Remove mortar from masonry surfaces within raked-out joints to provide reveals with square backs and to expose masonry for contact with pointing mortar. Brush, vacuum or flush joints to remove dirt and loose debris.

3.1.3 Do not spall edges of masonry units or widen joints. Replace any masonry units, which become damaged.

3.1.4 Cut out old mortar by hand with chisel and mallet, unless otherwise indicated.

3.1.5 Power operated rotary hand saws and grinders will be permitted but only on specific written approval of Architect based on submission by Contractor of a satisfactory quality control program and demonstrated ability of operators to use tools without damage to masonry. Quality control program shall include provisions for supervising performance and preventing damage due to worker fatigue.

3.2 JOINT POINTING

3.2.1 Rinse masonry joint surfaces with water to remove any dust and mortar particles. Time application of rinsing so that, at time of pointing, excess water has evaporated or run off, and joint surfaces are damp but free of standing water.

3.2.2 Apply first layer of pointing mortar to areas where existing mortar was removed to depths greater than surrounding areas. Apply in layers not greater than 3/8" until a uniform depth is formed. Compact each layer thoroughly and allow to become thumbprint-hard before applying next layer.

3.2.3 After joints have been filled to a uniform depth, place remaining pointing mortar in 3 layers with each of first and second layers filling approximately 2/5 of joint depth and third layer the remaining 1/5. Fully compact each layer and allow to become thumbprint hard before applying next layer. Where existing bricks have rounded edges recess tool final layer slightly back from face of brick. Take care not to spread mortar over edges onto exposed masonry surfaces, or to featheredge mortar.

3.2.4 When mortar is thumbprint hard, tool joints to match original appearance of joints, unless otherwise indicated. Remove excess mortar from edge of joint by brushing.

3.2.5 Cure mortar by maintaining in a damp condition for not less than 72 hours.

3.2.6 Where repointing work precedes cleaning of existing masonry allow mortar to harden not less than 30 days before beginning cleaning work.

3.2.7 Owner shall have the right to perform periodic tests to verify depth of repointing. Contractor shall repair with like materials area where mortar has been removed to ascertain depth of repointing.

3.3 REPAIRING CRACKS & VOIDS

3.3.1 Prepare cracked area in accordance to manufacturer's written instructions. Typical procedures are outlined in this section and shall be modified according to approved materials manufacturer.

3.3.2 Crack repair for hairline and microscopic cracks: Inject cementitious crack repair material into designated cracks, using syringes, grouting pumps, or other types of injection apparatus suitable for size of crack, distance crack injection material must travel and viscosity of material used. Seal surfaces as required to prevent crack injection material from leaking out and to facilitate pumping. Take caution not to strain the face of adjacent surfaces. Immediately wipe spills off surfaces with clean, wet rag and allow injection material to cure as required.

3.3.3 Crack repair for cracks larger than 1/16" and voids larger than 1/8" mm:

A. Remove loose and spalling materials, cut into crack to a minimum depth of 3/8 inches and a width of 3/16 inch. If embedded reinforcements are rusted then cut-material deep enough to expose the rusting reinforcements and remove material around reinforcement to provide a minimum of 3/4 inch clearance for patch material.

B. Clean and coat exposed reinforcements at patch work with an approved rust-preventative agent.

C. Fill enlarged areas of crack repair with patching material following repair procedures outlined in this section under Part 3.4, "Patching for deep or overhanging repair."

3.3.4 Unacceptable patches are defined as those with hairline cracks or showing separation from repair edges, or on which "hollow spots" can be detected by light impact. Remove unsound patches and refill to provide patches free of those defects.

3.4 PATCHING FOR DEEP OR OVERHANGING REPAIR:

3.4.1 At areas of large, deep and overhanging repairs the installation of mechanical keying or anchoring is required. The decision whether to anchor and how frequently to provide anchors shall be based on structural requirements, the conditions of the substrate, patch dimensions and weight, and the extent to which patch integrity will rely on self adhesion alone. Typical procedures are outlined in this section and shall be modified as required.

3.4.2 Drill 1/4" to 1/2" diameter holes at various angles, spaced 4 to 6 inches apart in staggered rows. Clean holes using compressed, oil-free air.

3.4.3 Insert stainless steel rods into drilled holes. Set depth and projection of rods so that at least 3/4" of patching material is placed over the rods, which are secured into the holes with the specified adhesive.

3.4.4 Prepare and mix patching material in accordance with manufacturer's directions. Comply with all safety precautions, environmental limitations and work time limitations.

3.4.5 Dampen patch area immediately prior to application of patching material and apply bond coat to create a good bond. Using a masonry brush, apply bondcoat to patch area, working into corners, edges and profile. Apply bond coat only to area of patch that can be covered with patch material mix before bond coat dries. Work bond coat into pieces of the substrate and under and around mechanical anchors. Do not apply excess bond coat; do not leave standing in puddles on the substrate. Do not allow bond coat material to run down onto surfaces which will not be repaired.

3.4.6 Apply patching material to deep sections by building up in a series of multiple lifts. Comply with manufacturer's instructions for thickness of each layer, setting-up time for each layer, and surface preparation between layers to ensure sound restoration. Work patching material into all corners of patch area and under and around mechanical anchors; including the existing coated reinforcements.

3.4.7 To re-create original ornamentation, apply an extra-thick patch. Then after the patch is partially cured the patching material shall be carved, using molding profiles and/or straight edges to restore original ornamentation. In all cases, finish patch so that it is as indistinguishable as possible from adjacent surfaces.

3.4.8 Clean any patching material residue from area surrounding the patch by sponging as many times as necessary with clean water. This should be done before patching material sets.

3.4.9 Moisten, cover and cure repaired areas in accordance with manufacturer's directions.

3.4 FINAL CLEANING

3.5.1 After mortar has fully hardened thoroughly clean exposed masonry surfaces of excess mortar and foreign matter using stiff nylon or bristle brushes and clean water, spray applied at low pressure.

3.5.2 Use of metal scrapers or brushes will not be permitted.

3.5.3 Use of acid or alkali cleaning agents will not be permitted.

3.5.4 Final Cleaning: No steam cleaning or additional pressure cleaning shall be performed within 28 days of patch installation. No acid or alkali cleaning agents shall be used except as recommended and/or approved by patch manufacturer.

3.5.5 The finished construction in place shall present a uniform, pleasing appearance when viewed with the naked eye under typical lighting conditions at a distance of 10 feet and shall show no imperfections at a distance of 20 feet.

END OF SECTION 04500

Division 7 – Thermal & Moisture Protection
SECTION 07921 – CAULKING & SEALANTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

1.1.1 Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification sections, apply to work specified in this section.

1.2 SCOPE

1.2.1 The Contractor shall furnish all labor, equipment, material, tools and appliances necessary to provide each type of sealant and caulking work as appropriate to the extent indicated on the drawings, and normally and reasonably required.

1.2.2 The required application of sealants and caulking include, but are not necessarily limited to, the following general locations, including joints between new and existing wall surfaces and where indicated.

1.3 QUALITY ASSURANCE, SUBMITTALS & WARRANTY

1.3.1 Engage an installer who has successfully completed within the last three years at least three joint sealer applications similar in type and size to that of this project. The installer shall employ for the work trades-people with comparable level of experience installing sealants.

1.3.2 Submit copies of the manufacturer's specifications, recommendations and installation instructions for each type of sealant, caulking compound and associated materials proposed to be used, for review. Submit samples, if required by the Owner and Architect, for each type of sealant and caulking compound proposed to be used for the work. Provide color samples of exposed joints for selection.

1.3.3 Submit copies of a written 10 year warranty to repair or replace sealants which fail to perform as air-tight joints or in joint adhesion, cohesion, abrasion resistance, weather resistance, stain resistance, extrusion resistance, migration resistance, or general durability; or appear to deteriorate in any other manner not clearly specified by manufacturer's data, as an inherent quality of the material used.

1.5 DELIVERY, STORAGE & HANDLING

1.5.1 Deliver materials to project site in original, unopened containers or bundles with labels informing about manufacturer, product name and designation, color, expiration period for use, pot life, curing time and mixing instructions for multi-component materials.

1.5.2 Store and handle materials in compliance with the manufacturer's recommendations to prevent their deterioration or damage due to moisture, high or low temperatures, contaminants or other causes.

PART 2 - PRODUCTS

2.1 MATERIALS

2.1.1 Provide joint sealers, joint fillers and other related materials that are compatible with one another and with joint substrates under conditions for services and application as demonstrated by the sealant manufacturer based on testing and field experience.

2.1.2 Manufacturer's standard one part, non-sag, mildew-resistant, silicone – emulsion sealant complying with ASTM C 834 and ASTM C 920, formulated to be paintable and recommended for exposed applications on interior and on protected exterior locations involving joint movement of not more than plus or minus 12-1/2 percent. Compliant products include: Performance Plus Silicone, manufactured by Dow Corning Corp. and AC-20 + Silicone, manufactured by Pecora Corp.

2.2 FIRESTOPPING

2.2.1 Firestopping at fire-rated wall penetrations and intersection with existing materials: 3M Fire Barrier CP25WB+ Caulk (one-part, elastomeric latex) or approved equal. Apply to a minimum joint depth of 1" with backer material required to comply with manufacturer's installation methods.

2.3 MISCELLANEOUS MATERIALS

2.3.1 Provide the manufacturer's recommended joint cleaner and primer, for the surface to be sealed.

2.3.2 Polyethylene tape or other plastic tape, as manufactured by sealant manufacturer, to be applied to sealant contact surfaces where bond to the substrate or joint filler must be avoided for proper performance of sealant. Provide self-adhesive tape wherever applicable.

2.3.3 Compressible rod stock polyethylene foam, polyethylene jacketed polyurethane foam, butyl rubber foam, neoprene foam or other flexible, permanent, durable, non-absorptive material, as recommended for compatibility with sealant by the sealant manufacturer. Provide size and shape of rod which will control the joint depth for sealant placement, break bond of sealant at bottom joint, form optimum shape of sealant bead on back side, and provide a highly compressible backer to minimize the possibility of sealant extrusion when joint is compressed.

PART 3 - EXECUTION

3.1 PREPARATION

3.1.1 Examine joints indicated to receive sealers, with Installer present, for compliance with requirements for joint configuration, installation tolerances and other conditions affecting joint sealer performance. Do not proceed with installation of joint sealers until unsatisfactory conditions have been corrected.

3.1.2 Clean out joints immediately before installing joint sealers to comply with recommendations of joint sealer manufacturer and the following requirements:

A. Remove all foreign material from joint substrates which could interfere with adhesion of joint sealer, including dust, paints, except for permanent, protective coatings tested and approved for sealant adhesion and compatibility by sealant manufacturer, old joint sealers, oil, grease, waterproofing, water repellents, water, surface dirt and frost.

B. Clean concrete, masonry, unglazed surfaces of ceramic tile and similar porous joint substrate surfaces, by brushing, grinding, blast cleaning, mechanical abrading or a combination of these methods to produce a clean, sound substrate capable of developing optimum bond with joint sealers.

C. Clean metal, glass, porcelain enamel, glazed surfaces of ceramic tile and other non-porous surfaces by chemical cleaners, or other means which are not harmful to substrates or leave residues capable of interfering with adhesion of joint sealers.

3.1.3 Use masking tape where required to prevent contact of sealant with adjoining surfaces which otherwise would be permanently stained or damaged by such contact or by cleaning methods required to remove sealant smears. Remove tape immediately after tooling without disturbing joint seal.

3.2 INSTALLATION OF JOINT SEALERS

3.2.1 Comply with joint sealer manufacturer's printed installation instructions applicable to products and applications indicated, except where more stringent requirements apply.

3.2.2 Comply with requirements of ASTM C 790 for use of latex sealants.

3.2.3 Install sealants by techniques that result in sealants directly contacting and fully wetting joint substrates, completely filling recesses provided for each joint configuration and providing uniform, cross-sectional shapes and depths relative to joint widths which allow optimum sealant movement capability.

3.2.4 Immediately after sealant application and prior to time skinning or curing begins, tool sealants to form smooth, uniform beads of configuration indicated, to eliminate air pockets, and ensure contact and adhesion of sealant with sides of joint. Remove excess sealants from surfaces adjacent to joint. Do not use tooling agents which discolor sealants, adjacent surfaces or are not approved by the manufacturer.

3.3 CLEANING & PROTECTION

3.3.1 Remove excess sealants or sealant smears adjacent to joints as work progresses by methods and with cleaning materials approved by the joint sealers manufacturer.

3.3.2 Protect joint sealers during and after curing period from contact with contaminating substances or from damage resulting from construction operations or other causes to that they are without deterioration or damage at the time of Substantial Completion. If, despite such protection, damage or deteriorated joint sealers occur, immediately re-seal joints with new materials to produce joint sealer installations with repaired areas indistinguishable from the original.

END OF SECTION 07921

Division 9 - Finishes

SECTION 09910 - PAINTING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

1.1.1 Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division-1 Specification sections, apply to work specified in this section.

1.2 SCOPE

1.2.1 The Contractor shall furnish all labor, equipment, materials, tools and appliances necessary to provide a finished and complete job in place. The items described herein, the painting of all exposed ferrous metal surfaces, shown on the drawings, normally and reasonably required.

A. Paint all structural metal banding straps. Paint all previously painted surfaces.

1.3 RELATED WORK

1.3.1 Work Not Included:

A. Unless otherwise indicated, painting is not required on surfaces in concealed areas and inaccessible areas such as furred spaces and plenums.

B. Metal surfaces of anodized aluminum, stainless steel, chromium plate, galvanized steel, copper, bronze and similar finished materials will not require painting under this section, except as may be specified herein or as noted on the drawings.

C. Do not paint any moving parts of operating units, mechanical or electrical parts such as valve operators, linkages, sensing devices and motor shafts, unless otherwise indicated.

D. Do not paint over any required labels or equipment identification, performance rating, name or nomenclature plates.

1.3.2 Definitions: The term "Paint" as used herein, means all coating systems materials including primers, emulsions, epoxy, enamels, sealers, fillers and other applied materials whether used as prime, intermediate or finish coats.

1.4 QUALITY ASSURANCE

1.4.1 Paint Coordination:

A. Provide finish coats which are compatible with the prime coats used.

B. Review other sections of these specifications as required, verifying the prime coats to be used and assuring compatibility of the total coating system for the various substrata.

C. Upon request, furnish information on the characteristics of the specific finish materials to ensure that compatible prime coats are used.

D. Provide barrier coats over non-compatible primers or remove primer and reprime.

E. Notify the Owner in writing of anticipated problems in using the specified coating systems over prime coating supplied under other sections.

1.5 SUBMITTALS

1.5.1 Submit to the Owner, manufacturer's data, application instructions, label analysis for each coating material and the following:

A. Complete materials list of all items proposed to be furnished and installed under this section.

B. Manufacturers' specifications and other data required to demonstrate compliance with the specified requirements.

1.5.2 Submit samples during progress of the work of this section in the form of actual application of the approved materials on actual surfaces to be painted. Revise and resubmit each sample as required until the Owner's approval of gloss, color and texture is achieved. Submit samples for the Owner and Architect's review of color and texture only, as follows:

A. On 12" x 12" hardboard, provide two samples of each color and material with texture to simulate finish conditions.

B. On actual surfaces and other building components, duplicate painted finishes of accepted samples.

1.6 PRODUCT HANDLING & JOB CONDITIONS

1.6.1 Deliver all materials to the job site in original, new and unopened containers bearing the manufacturer's name, trade name and label analysis.

1.6.2 Provide proper storage to prevent damage and deterioration of paint materials, in accordance with manufacturer's instructions.

1.6.3 Use all means necessary to protect the materials of this section before, during and after installation and to protect the work and materials of all other trades.

1.6.4 In the event of damage, immediately make all repairs and replacements necessary to the approval of the Owner and at no additional cost to the Board of Education.

1.6.5 Do not apply solvent thinned paints when the temperature of surfaces to be painted and the surrounding air temperatures are below 45°F, unless otherwise permitted by the Owner. Applications may be continued during inclement weather within the temperature limits specified by the paint manufacturer during application and drying periods.

PART 2 - PRODUCTS

2.1 PAINT MATERIALS

2.1.1 Design is based on the use of paint products manufactured by Pittsburgh Paints (PPG) and the currently-available materials of that manufacturer are named in the Paint Schedule. Equal products of Pratt & Lambert, Sherwin-Williams, Devco & Reynolds, Benjamin Moore, Duron Paint Company or other manufacturers approved in advance may be substituted.

2.1.2 Provide undercoat paint produced by the same manufacturer as finish coat. Use only the thinners recommended by the paint manufacturer and use only to the recommended limits. Insofar as practicable, use undercoat, finish coat and thinner material as parts of a unified system of paint finish.

2.2 PAINT SCHEDULE

2.2.1 Ferrous Metal Surfaces at Interior and Exterior:

One coat PPG Speedhide Int/Ext Rust Inhibitive Steel Primer 6-208 Series, MWF 3.0 to 4.1 mils.

Two coats PPG Int/Ext Gloss Alkyd Enamel 7-282 Series, MWF 3.2 – 4.0 mils per coat.

(Note: First coat not required if previously primed; spot prime abraded areas only with Primer.)

2.2.2 Exterior Metal (Galvanized):

Thoroughly remove all foreign contamination by wiping with a suitable solvent.

One (1) coat PPG Speedhide Int/Ext Galvanized Steel Primer 6-209, MWF 3.5 – 3.8 mils.

Two (2) coats PPG Int/Ext Gloss Alkyd Enamel, 7-282 Series, MWF 3.2 – 4.0 mils per coat.

2.3 OTHER MATERIALS

2.3.1 All other materials, not specifically described but required for a complete and proper installation of the work of this section, shall be new, first-quality of their respective kinds and as selected by the Contractor, subject to the review of the Owner and Architect.

PART 3 - EXECUTION

3.1 PREPARATION

3.1.1 Prior to installation of the work of this section, carefully inspect the installed work of all other trades and verify that all such work is complete to the point where this installation may properly commence.

Verify that painting may be completed in strict accordance with the original design and with the manufacturer's recommendations as approved. Notify the Owner of any surfaces which are unsatisfactory and do not proceed with the work until such surfaces have been corrected.

3.1.2 Mix and prepare painting materials in strict accordance with the manufacturer's recommendations.

3.1.3 Stir all materials before application to produce a mixture of uniform density and as required during the application of materials. Do not stir into the material any film which may form on the surface. Remove the film and if necessary, strain the material before using.

3.2 SURFACE PREPARATION

3.2.1 General:

- A. Remove all removable items which are in place and are not scheduled to receive paint finish or provide surface-applied protection prior to surface preparation and painting operations.
- B. Cover or protect all door hardware; do not paint any factory finished door hardware. Immediately remove all over-painting, paint spills and splatters from all in-place finished materials at no additional cost to the Owner.
- C. Following completion of painting in each space or area, reinstall the removed items by using workmen skilled in the necessary trades.
- D. Clean each surface to be painted prior to applying paint or surface treatment.
- E. Remove all oil and grease with clean cloths and cleaning solvents of low toxicity and a flash point in excess of 100° F., prior to start of mechanical cleaning.
- F. Schedule the cleaning and painting so that dust and other contaminants from the cleaning process will not fall onto wet, newly painted surfaces.

3.3 PAINT APPLICATION

3.3.1 Slightly vary the color of succeeding coats. Do not apply additional coats until the complete coat has been inspected and approved. Only the inspected and approved coats of paint will be considered in determining the number of coats applied.

3.3.2 Sand and dust between enamel coats to remove all defects visible to the unaided eye from a distance of five feet.

3.3.3 Drying:

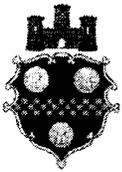
- A. Allow sufficient drying time between coats. Modify the period as recommended by the material manufacturer to suit adverse weather conditions.
- B. Oil-base and oleo-resinous solvent type paints shall be considered dry for re-coating when the paint feels firm, does not deform or feel sticky under moderate pressure of the thumb and the application of another coat of paint does not cause lifting or loss of adhesion of the undercoat.
- C. Brush out and work all brush coats onto the surface in an even film. Cloudiness, spotting, laps, brush marks, runs, sags, ropiness and other surface imperfections will not be acceptable.

3.3.4 Completed Work shall match the approved samples for color, texture and coverage. Remove, refinish or repaint all work not in compliance with specified requirements.

3.3.5 Color Coding for accident prevention shall be used for marking of physical hazards, location of safety equipment, identification of fire and other protective equipment in accordance with American Standard Requirements, "Safety Color Code for Marking and Identification of Certain Equipment." Color coding shall be in accordance with ANSI A13.1 and OSHA Standard 1910.144. Paints for color coding shall correspond to paints specified above for surface upon which coding is to be applied.

3.3.6 At the end of each day, the Contractor shall place in covered metal containers or destroy all cloths, waste and refuse, that have been used in the applying flammable paint materials. At completion of work, all staging, scaffolding, containers and debris shall be removed from the premises, leaving all painting in perfect and clean condition. Touch-up and finish any part of the work requiring same after all other trades have finished repairing any damage to the work. Upon completion, leave the work clean and free from blemishes. Hardware and similar materials shall be thoroughly cleaned of all paint.

END OF SECTION 09910



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: 8/19/16

LOT AND BLOCK NUMBER: 22-P-172

WARD: 21st

FEE PAID: 40

FEE SCHEDULE:

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

DISTRICT:

Manchester

ADDRESS OF PROPERTY:

1304 Manhattan St

Pittsburgh, PA 15233

OWNER:

NAME: Manchester Church Lofts LLC

ADDRESS: 461 Melwood Ave

Pittsburgh, PA 15213

PHONE: _____

EMAIL: ctrom11@comcast.net

APPLICANT:

NAME: Jason M Roth, Architect

ADDRESS: 233 Amber St

Pittsburgh, PA 15206

PHONE: 412-951-7495

EMAIL: jasonmroth@mac.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

Conversion of vacant church into apartments/condos; partial replacement of stained glass with operable & vision glass.

SIGNATURES:

OWNER: _____ DATE: _____

APPLICANT: _____ DATE: 8/18/16



Manhattan St

Pennsylvania Ave

1304 Manhattan Street

Stedman St

© 2016 Google

Google earth

1993

Imagery Date: 4/17/2016 40°27'13.86" N 80°01'33.61" W elev 758 ft eye alt 1270 ft



UPPER FLOOR
WINDOWS TO REMAIN

LOWER FLOOR
WINDOWS TO REMAIN

POSSIBLE PARTIAL
GLAZING CHANGE
(THIS WINDOW ONLY)

VIEW FROM MANHATTAN ST. & PENNSYLVANIA AVE.



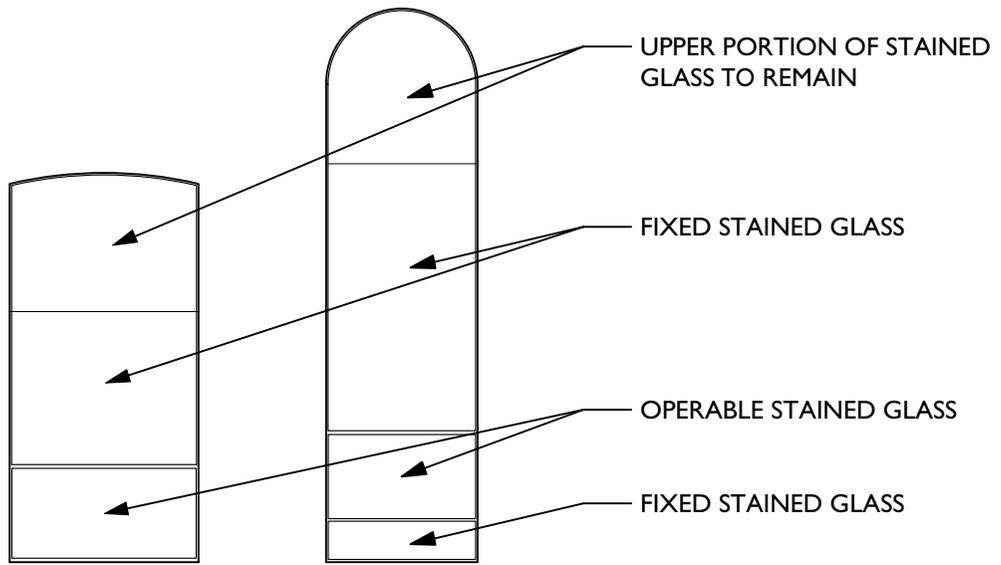
PARTIAL REMOVAL OF
STAINED GLASS (SEE
WINDOW TYPES)

NEW CLEAR GLAZING
IN BLIND OPENING

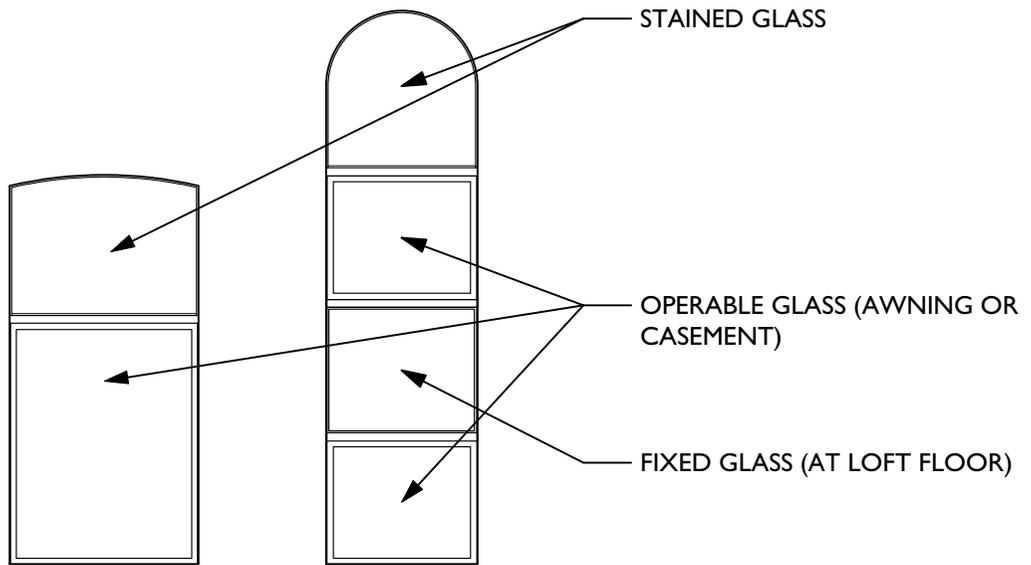
NONHISTORIC SHED
ADDITION TO BE
REMOVED

PARTIAL REMOVAL OF
STAINED GLASS (SEE
WINDOW TYPES)

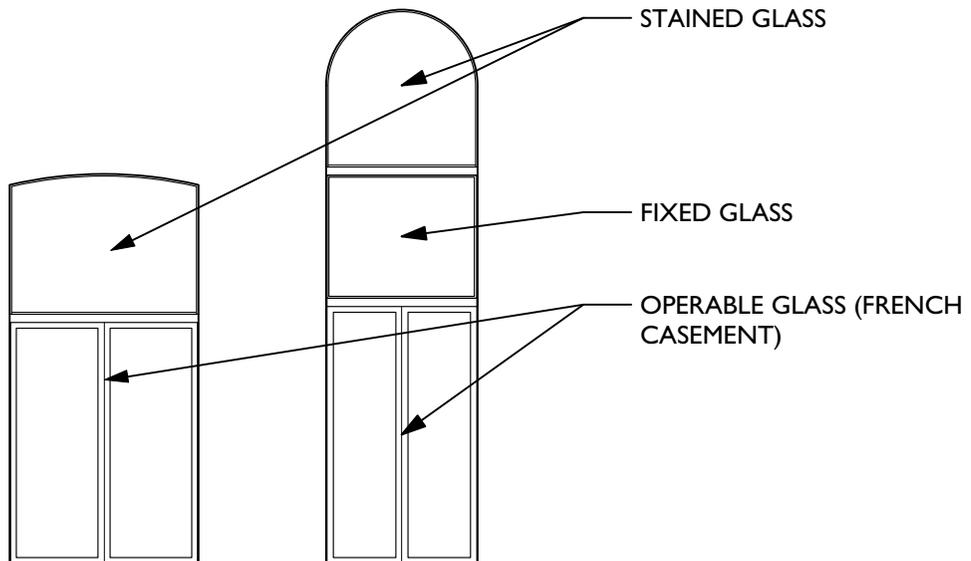
VIEW FROM STEDMAN ST. (ALLEY)



EXISTING WINDOWS



TYPE A



TYPE B



Cost of Front Phot. Before A/C w/ Plans

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: 7/22/16

LOT AND BLOCK NUMBER: 1-H-180

WARD: 1st

FEE PAID: yes

DISTRICT:

Market Square

FEE SCHEDULE:

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

ADDRESS OF PROPERTY:

219 Fourth Ave
Pittsburgh 15222

OWNER:

NAME: Kosar Enterprises LLC

ADDRESS: _____

PHONE: _____

EMAIL: _____

APPLICANT:

NAME: The G Corp.

ADDRESS: 5905 Elgin St

Pittsburgh Pa 15206

PHONE: 412 387-2424

EMAIL: Life in Harmony @ HotMail.Com

REQUIRED ATTACHMENTS:

- Drawings
- Photographs
- Renderings
- Site Plan
- Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

Replace Store front Door System w/ New
to allow for Additional Entry Door "Dark Bronze"

SIGNATURES:

OWNER: _____ DATE: _____

APPLICANT: [Signature] DATE: 7/22/16



N

4th Ave

219 Fourth Avenue

© 2016 Google

Google earth

1993

Imagery Date: 4/17/2016 40°26'23.58" N 80°00'08.26" W elev 742 ft eye alt 1196 ft



V&V
Vitti & Vitti
& Associates, P.C.
COUNSELLORS AT LAW

CASE

LEASING

CASS

219
EJESON
312-552-8020

CASS REAL ESTATE SERVICE

100



V&V
Vitti & Vitti
& Associates, P.C.
COUNSELLORS AT LAW

CASS

EVER-BENDING ADAPT
100

EVER
102-382-4000



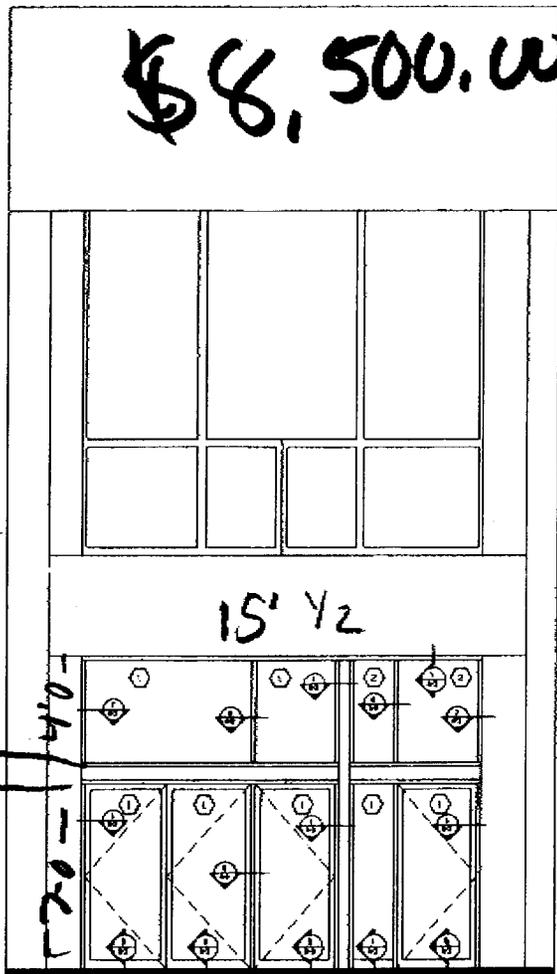
Yellow Lc
Metal

INSULATION

\$8,500.00

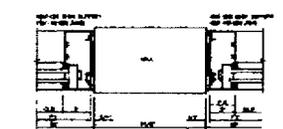
Dark
Metal
C140

15' 1/2

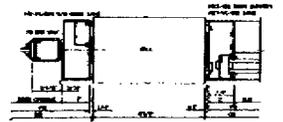


1 FRONT ELEVATION
1/4\"/>

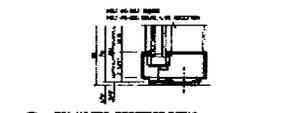
GLAZING KEY	
SYMBOL	ITEM
①	RENOLITZ TINTED GLASS
②	TINTED GLASS



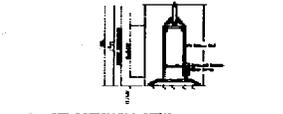
1 WALL/WALL/LAND DETAIL
2 1/4\"/>



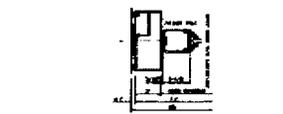
2 DOOR JAMB/WALL/LAND DETAIL
2 1/4\"/>



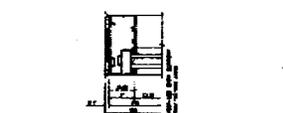
3 STD. NO. STD. RECEPTION DETAIL
2 1/4\"/>



4 STD. BOTTOM RAIL DETAIL
2 1/4\"/>



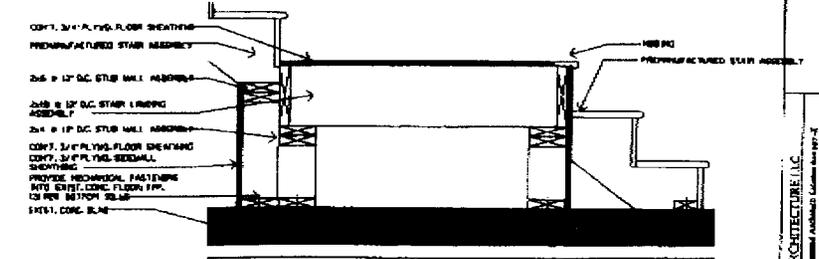
5 ENTRANCE DETAIL (DOUBLE ACTING)
2 1/4\"/>



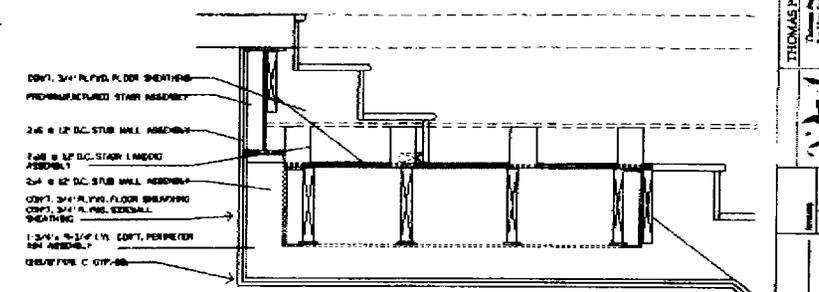
6 WALL JAMB DOOR
2 1/4\"/>



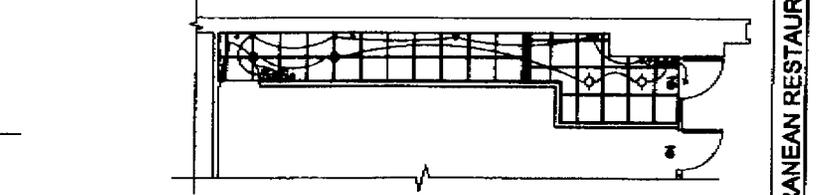
7 TRANSOM HEAD
2 1/4\"/>



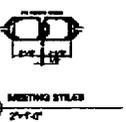
8 DETAIL SECTION STAIR LOWER LANDING
1/2\"/>



9 DETAIL SECTION STAIR UPPER LANDING
1/2\"/>



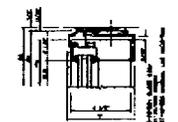
10 ELECTRICAL LAYOUT PLAN
1/2\"/>



11 MEETING STAIR
2 1/4\"/>



12 STD. VERTICAL WALL/JAMB
2 1/4\"/>



13 STD. HEAD DETAIL
2 1/4\"/>

KEY TO ELECTRICAL SYMBOLS	
SYMBOL	ITEM
⊕	DUPLEX RECEPTACLE OUTLET
⊖	EXIT SIGN, SINGLE FACE WITH PHOTOGRAPHIC SIGN (AS INDICATED)
S	SINGLE POLE SWITCH
S ₁	3 WAY SWITCH
⊙	SURFACE MOUNTED LIGHT FIXTURE-WALL
◇	SURFACE MOUNTED LIGHT FIXTURE-CILING

THOMAS HUBBARD ARCHITECTURE, L.L.C.
1000 Liberty Ave.
Pittsburgh, PA 15222
Tel: 412.391.1111
Fax: 412.391.1112
www.thomas-hubbard.com

EPHEUS MEDITERRANEAN RESTAURANT
219 FOURTH AVE
PITTSBURGH, PA 15222
STAIR & STONEFRONT DETAILS

A5

② TINT

MAC GRANT



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: 8/19/16

LOT AND BLOCK NUMBER: 23-J-265

WARD: 22nd

FEE PAID: no

DISTRICT: Mexican War Streets

FEE SCHEDULE:

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

ADDRESS OF PROPERTY:

1224 Monterey Street
Pittsburgh, PA 15212

OWNER:

NAME: Monterey Street Project LLC
 ADDRESS: 1228 Monterey Street
Pittsburgh, PA 15212
 PHONE: 412-992-0009
 EMAIL: rcworle@aol.com

APPLICANT:

NAME: Richard Craig Worl
 ADDRESS: 1228 Murray Street
Pittsburgh, PA 15212
 PHONE: 412-992-0009
 EMAIL: rcworle@aol.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

2-car GARAGE

SIGNATURES:

OWNER: [Signature] DATE: 8/18/16

APPLICANT: [Signature] DATE: 8/18/16



1224 Monterey Street

Mimosa Way

Monterey St

Day Way

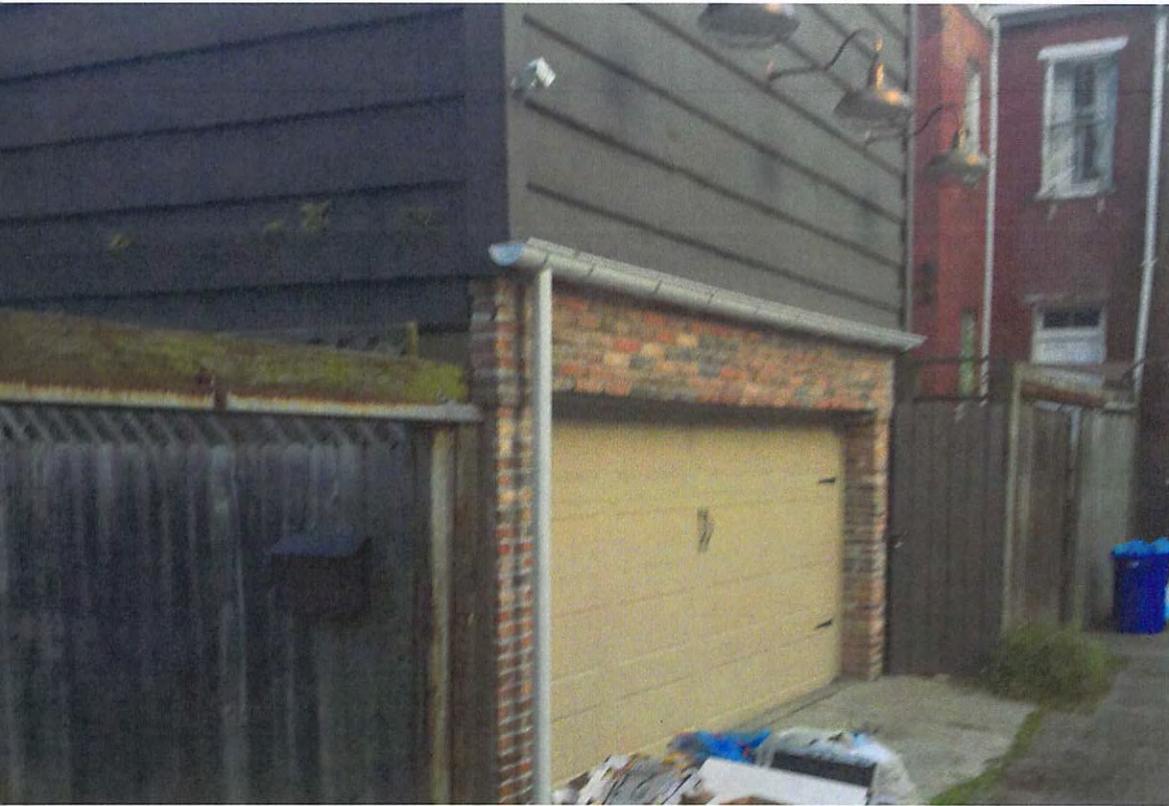
Cip

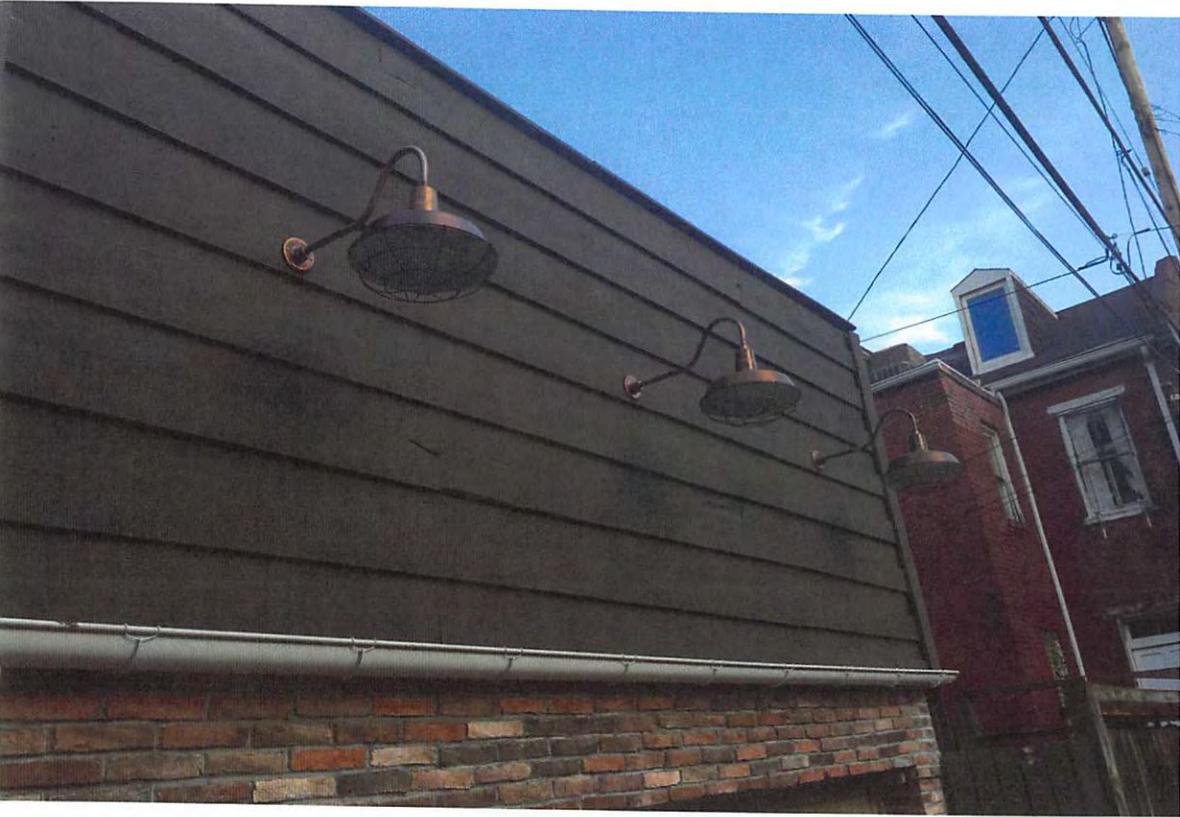
© 2016 Google

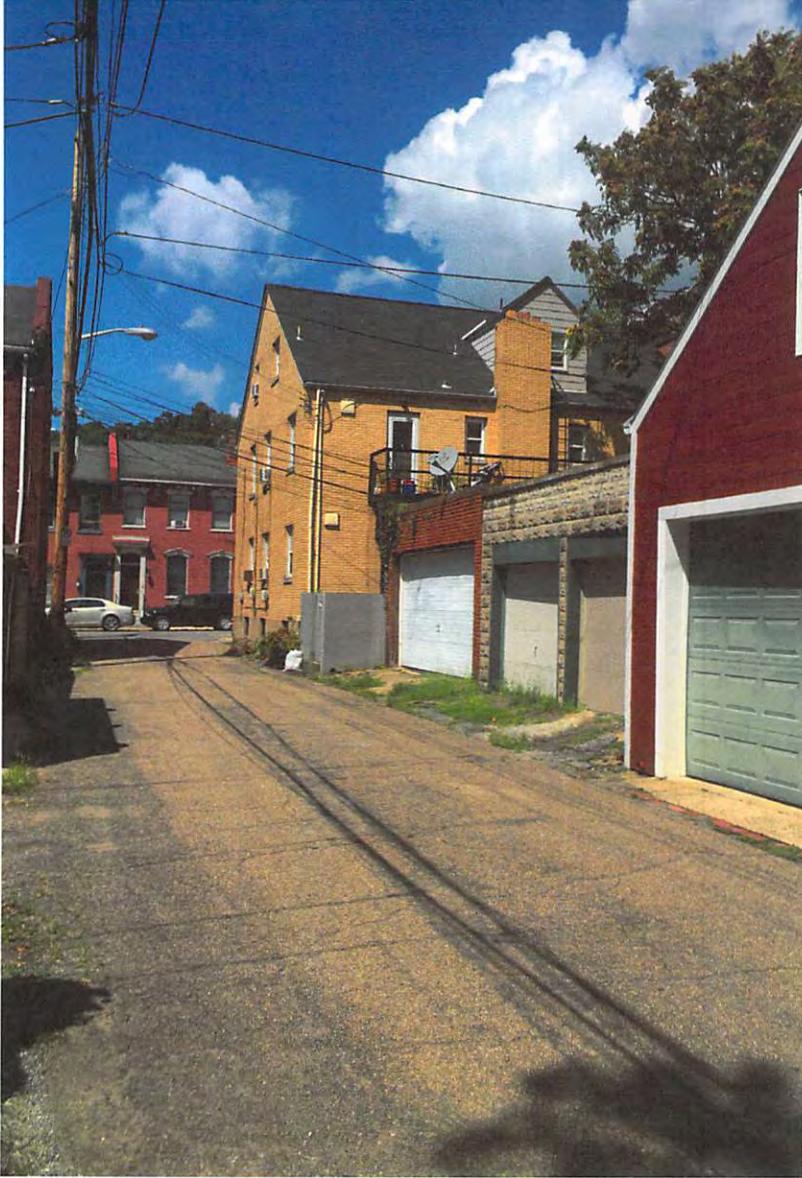
Google earth

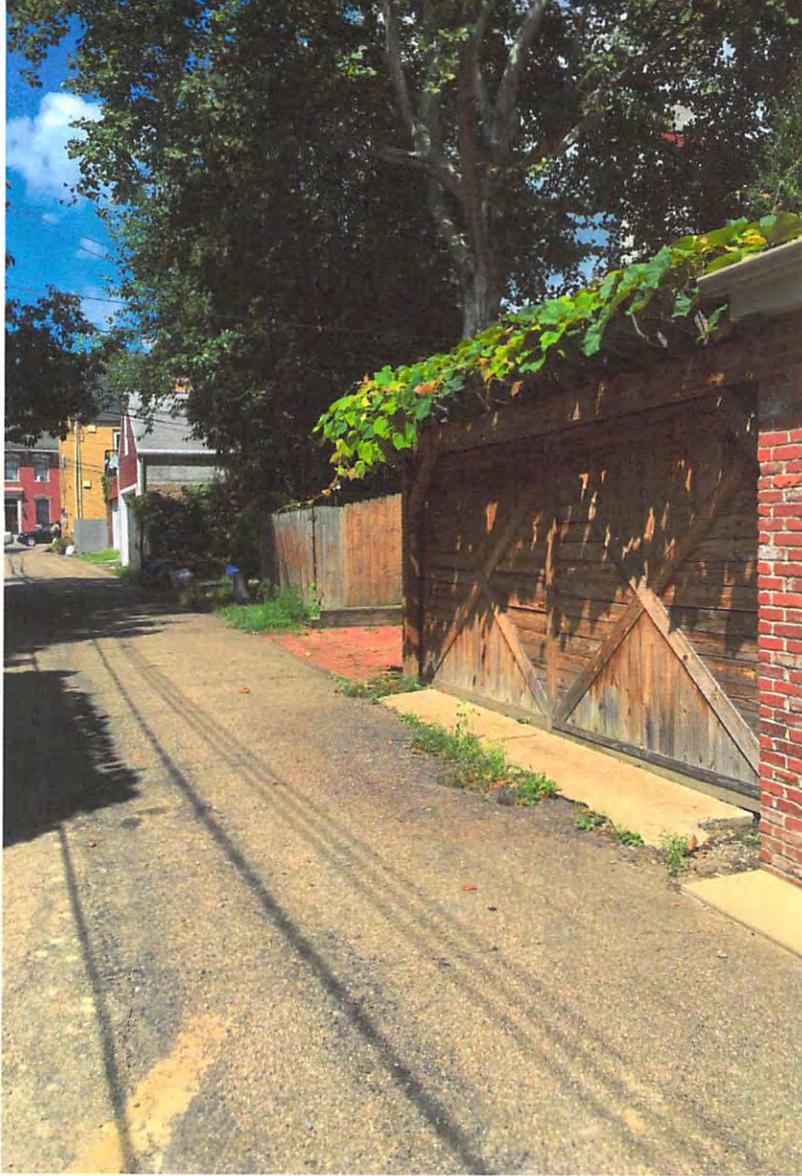
1993

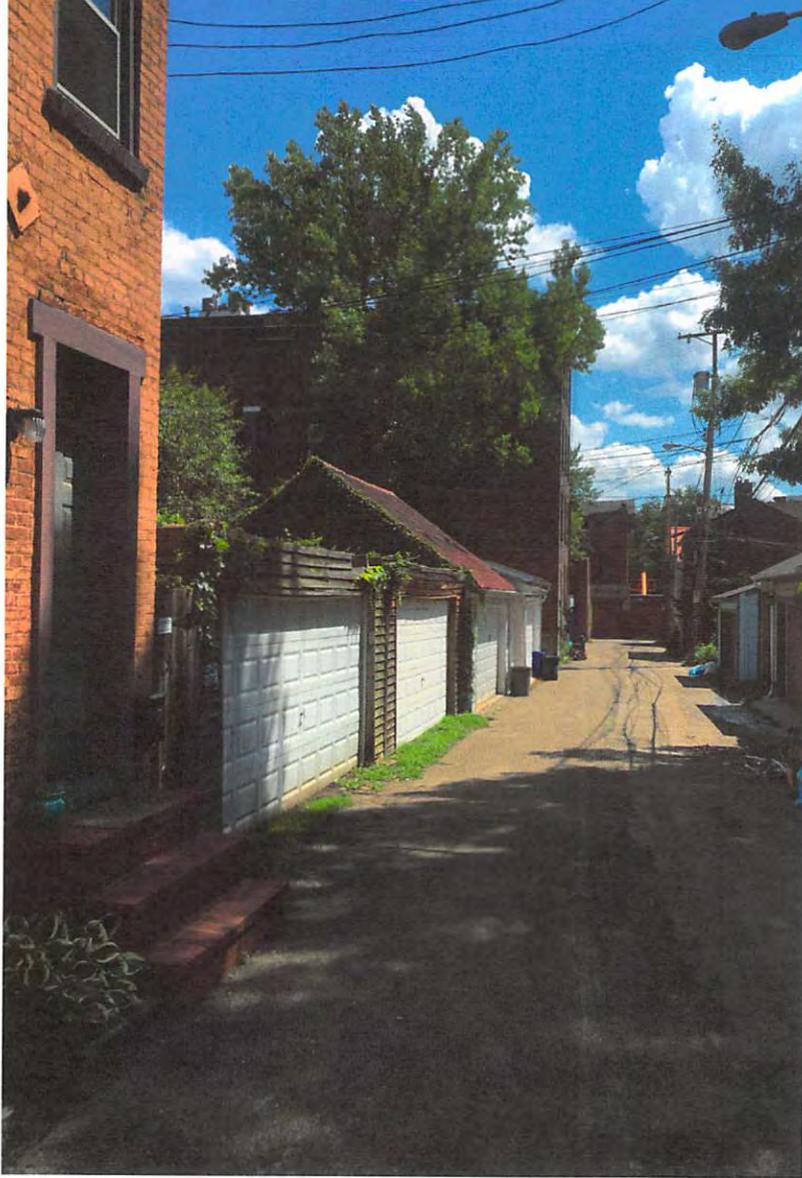
Imagery Date: 4/17/2016 40°27'20.40" N 80°00'46.02" W elev 772 ft eye alt 1193 ft

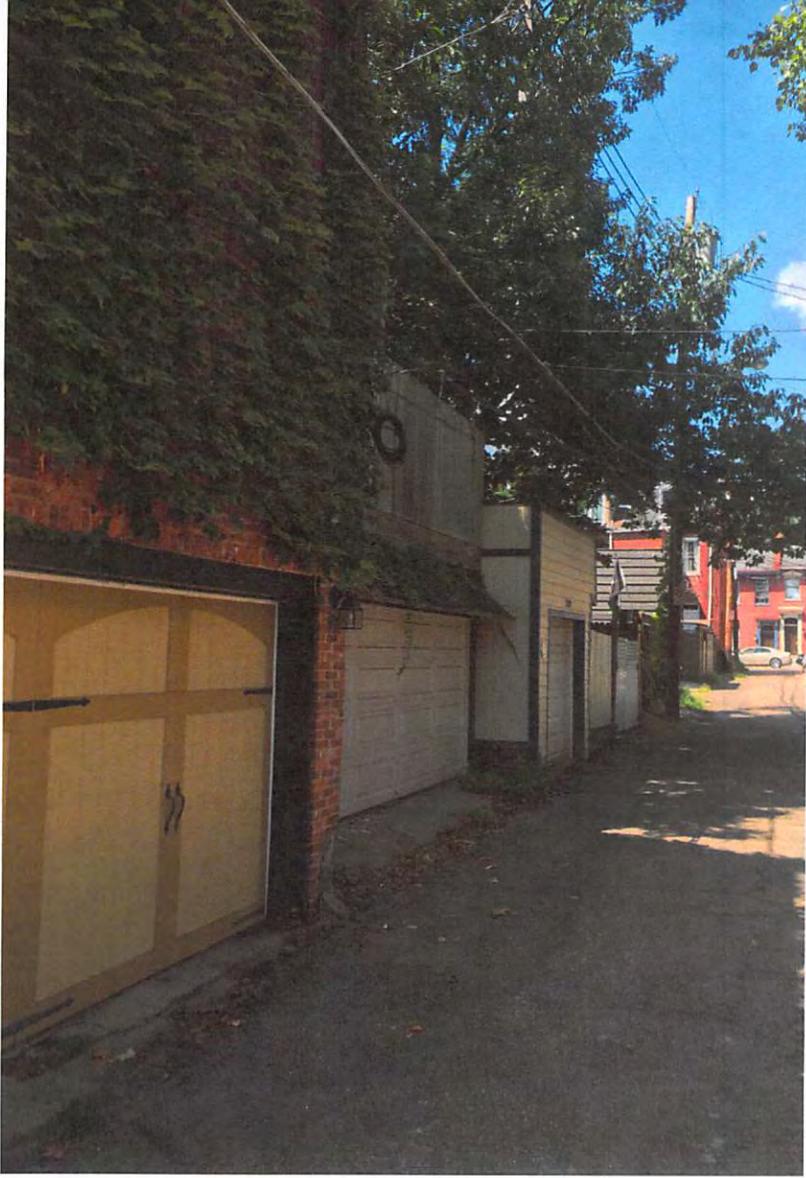














- SPECIFICATIONS -

Bellacor Number: 541437
Finish: Black
Dimensions: 18"W x 19"H x 35"Ext
Style: Retro
Bulb/Watt: 1 - 200 watt Medium
Base bulbs

Compare Brightness: [View Chart](#)

Certification: [UL](#)

Usage: Exterior Wet

Brand SKU: W518-41-E6-41

Brand: [ANP Lighting](#)

Collection: [Warehouse](#)

 **Resources:** [Outdoor Lighting](#)
[Buying Guide](#)

[*MORE INFO](#)



ADD TO CART

ANP Lighting Warehouse Black 18-Inch Outdoor Wall Light

Bellacor Number: 541437



[Ask a question](#)



Sale Price:

\$208.00*

WOOD SPECIFICATIONS

	AMARR® BY DESIGN AD4000
PANEL DESIGNS	
Carriage House	Unlimited Designs
CONSTRUCTION*	
Wood + Insulation + Wood	•
DOOR THICKNESS	
	3" (7.6cm)
WOOD BASEPLY OPTIONS	
5/8" MDO Plywood (paint grade only)	•
1/2" Marine Grade Plywood	•
5/8" Incense Cedar	•
5/8" Clear Vertical Grain Cedar	•
5/8" Red Grandis	•
5/8" Mahogany	•
Other materials available upon request	•
TRIM OVERLAY OPTIONS	
5/8" Moisture-and Rot-resistant	•
Extra Exterior Panel (paint grade only)	•
5/8" Incense Cedar	•
5/8" Clear Vertical Grain Cedar	•
5/8" Red Grandis	•
5/8" Mahogany	•
Other materials available upon request	•
OPTIONAL WOOD DISTRESSING	
	•
SECTION HEIGHT OPTIONS	
	18", 21", 28" or 32"
POLYSTYRENE INSULATION (1-3/8" thick)	
	•
R-VALUE	
	8.0
BOTTOM WEATHERSEAL	
	•
DECORATIVE WINDOW OPTIONS	
1/8" [0.32cm] Double Strength	•
Insulated	•
OPTIONAL DECORATIVE HARDWARE	
	•
WIND LOAD¹ AVAILABLE*	
	•
FIRE RATED DOORS AVAILABLE²	
	•
SECTION WARRANTY³	
	1 Year

¹ It is your responsibility to make sure your garage door meets local building codes.

² Optional: Special-designed doors meet guidelines for CA Building Codes for use in Wildlife Urban Interface (WUI). Fire-rated doors with insulated and tempered glass windows available.

³ For complete warranty details, visit amarr.com or contact your local Amarr dealer.

* Optional: Wood-on-steel section construction is available. Some wind load pressures may require wood-on-steel section construction.

Doors are shipped natural. Priming is available for paint grade doors. All doors require finishing on all six (6) sides of each section within two days of receipt of doors) and prior to installation. Visit amarr.com for finishing recommendations.

HARDWARE SPECIFICATIONS

TRACK: 2" industrial grade galvanized .063 horizontal and vertical track. Standard lift 25C-15" radius or 2LC-6" low headroom clearance. For doors over 650 lbs, 3" track.

HINGES: Up to 12': Single-end 11ga graduated galvanized. 12' and over: Double-end 11ga graduated galvanized.

ROLLERS: 2" nylon 10-ball bearing commercial rollers (short stem for up to 12'; long stem for 12' and over).

STRUTS: 3" galvanized struts

COUNTER BALANCE: 10,000 cycle torsion springs, cast aluminum cable drums, 1" diameter 11ga torsion tube. For doors over 650 lbs, solid core steel shaft and coupler if exceeding 151" in length.

FASTENERS: Cadmium plated fasteners (standard) for on-door hardware and securing tracks to jambs. All hinge fasteners are factory installed with concealed bolt heads (under the trim overlay).

OPERATION: Manual push-up. No lock assembly is supplied. Electric openers with 3/4 hp recommended for best possible operation.

Doors available in various heights and widths. Hardware specifications are consistent with doors not exceeding 18' wide and 10' high. Requirements escalate with door size and weight and have limitations. Contact your local Amarr dealer for specific details.

SPECIALTY SPECIFICATIONS

ALUMINUM	AMARR VISTA VI1000
FRAME CONSTRUCTION	2" thick aluminum
SECTION HEIGHTS	21" and 24"; 18" for odd height doors
GLASS OPTIONS	
Transparent	Clear, Obscure, ThermoPro Low-E
Opaque	Frost, Snow, Whiteout
Tint	Gray, Bronze, Green
PANEL OPTIONS	Full View, Aluminum, Insulated Aluminum, Louvered, Perforated
FINISH OPTIONS	
Anodize	Clear, Champagne, Copper, Medium Bronze, Dark Bronze, Black
Paint ⁴	26 standard PVDF colors, 21 standard Powder Coat colors, RAL and custom colors in both PVDF and Powder Coat
Mill	Perforated panel only
WIND LOAD¹ AVAILABLE	•
FINISH WARRANTY²	5 Years
WORKMANSHIP/HARDWARE WARRANTY²	5 Years

VINYL	AMARR COASTAL CO3000
CONSTRUCTION	Vinyl + Insulation + ABS
DOOR THICKNESS	1-7/16"
R-VALUE	8.16
WINDOW OPTIONS	
	•
GLASS OPTIONS	
	1/8" Clear DSB (Standard), Clear Tempered, Insulated Tempered, Obscure, Insulated Obscure, Insulated
WIND LOAD¹ AVAILABLE	
	•
WIDTHS AVAILABLE³	8', 9', 10', 16', 18'
HEIGHTS AVAILABLE³	6' 6", 7', 7' 6", 8'
SECTION WARRANTY²	1 Year
FINISH WARRANTY²	Lifetime
HARDWARE WARRANTY²	3 Years

¹ It is your responsibility to make sure your garage door meets local building codes.

² For complete warranty details, visit amarr.com or contact your local Amarr dealer.

³ Custom widths and heights available. Upcharge applies.

⁴ For complete color availability visit amarr.com

ENTREMATIC

Entrematic

165 Carriage Court
Winston-Salem, NC 27105
800.503.DOOR
www.amarr.com



MADE IN USA



RECYCLED STEEL

Amarr, Classica, Stratford and Oak Summit as words and logos are registered trademarks owned by Entrematic Group AB or companies within the Entrematic Group.

Technical data subject to change without notice.

Sectional door products from Entrematic may be the subject of one or more U.S. and/or foreign, issued and/or pending, design and/or utility patents.

© Entrematic Group AB 2016. All rights reserved.
Form #6170 616/ENT





	CARRIAGE HOUSE DESIGN											TRADITIONAL DESIGN										
	AMARR CARRIAGE COURT CC4000	AMARR CLASSICA CL1000	AMARR CLASSICA CL2000	AMARR CLASSICA CL3000	AMARR OAK SUMMIT OS1000	AMARR OAK SUMMIT OS2000	AMARR OAK SUMMIT OS3000	AMARR HILLCREST HI1000	AMARR HILLCREST HI2000	AMARR HILLCREST HI3000	AMARR DESIGNER'S CHOICE DC3200	AMARR HERITAGE HR1000	AMARR HERITAGE HR2000	AMARR HERITAGE HR3000	AMARR STRATFORD ST1000	AMARR STRATFORD ST2000	AMARR STRATFORD ST3000	AMARR LINCOLN LI1000	AMARR LINCOLN LI2000	AMARR LINCOLN LI3000	AMARR OLYMPUS OL3200	
PANEL DESIGNS (Safe Guard)		✓	✓	✓		✓	✓					✓	✓	✓	✓	✓	✓					
Short																						
Long																						
Flush																						
Ribbed																						
Carriage House	18 Designs	7 Designs	7 Designs	7 Designs	4 Designs	4 Designs	4 Designs	4 Designs	4 Designs	4 Designs	4 Designs											
CONSTRUCTION LAYERS	4	1	2	3	1	2	3	1	2	3	3	1	2	3	1	2	3	1	2	3	3	
Steel		•										•						•				
Steel + Insulation			•				•			•				•					•			
Steel + Insulation + Steel				•						•										•		
Overlay + Steel + Insulation + Steel	•																				•	
DOOR THICKNESS	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	1-3/8" (3.5cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	1-3/8" (3.5cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	
INSULATION	Polystyrene ¹		Polystyrene ¹	Polyurethane		Polystyrene ¹	Polystyrene ¹		Polystyrene ¹	Polystyrene ¹	Polyurethane		Polystyrene ¹	Polystyrene ¹		Polystyrene ¹	Polystyrene ¹		Polystyrene ¹	Polystyrene ¹	Polyurethane	
R-VALUE²	6.48		6.64	13.35		6.64	6.48		6.64	9.05	19.40**/13.35**		6.64	9.05		6.64	6.48		6.64	9.05	19.40**/13.35**†	
STEEL THICKNESS																						
Gauge (ga)	27/27 ga	24 ga	24 ga	25/27 ga	25 ga	25 ga	27/27 ga	25 ga	25 ga	27/27 ga	27/27 ga	24 ga	24 ga	24/27 ga	25 ga	25 ga	27/27 ga	25 ga	25 ga	27/27 ga	27/27 ga	
Gauge (mm)	0.42/0.42mm	0.61mm	0.61mm	0.53/0.42mm	0.53mm	0.53mm	0.42/0.42mm	0.53mm	0.53mm	0.42/0.42mm	0.42/0.42mm	0.61mm	0.61mm	0.61/0.42mm	0.53mm	0.53mm	0.42/0.42mm	0.53mm	0.53mm	0.42/0.42mm	0.42/0.42mm	
WOODGRAIN EXTERIOR TEXTURE	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
END STILES																						
Galvanized		•	•	•	•	•		•	•					•	•			•	•			
Painted	•			•				•	•	•	•	•	•	•	•	•	•	•	•	•	•	
THERMAL SEAL	•										•										•†	
BOTTOM WEATHER SEAL																						
Steel Retainer		•	•	•	•	•		•	•		•**	•	•	•	•	•	•	•	•	•	•‡	
Aluminum Retainer	•							•													•‡	
Extruded Vinyl										•	•										•‡	
DECORATIVE WINDOW OPTIONS	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
WINDOW GLASS OPTIONS																						
3/32" (0.24cm) Single Strength																						
1/8" (0.32cm) Tempered 2X Strength	•	•	•	•	•	•		•	•					•	•			•	•		•	
Insulated Glass	•									•	•			•	•						•	
Obscure	•									•	•			•	•						•	
DECORATIVE HARDWARE OPTIONS	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
EXTERIOR COLOR OPTIONS																						
True White	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Almond	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Wicker Tan	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Sandtone	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Terratone	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Dark Brown	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Hunter Green																					•	
Gray																					•	
Black																					•	
Golden Oak	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Walnut	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Mahogany	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
WIND LOAD⁴ AVAILABLE	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•†	
WARRANTY																						
Paint Finish ⁵	Lifetime	Lifetime	Lifetime	Lifetime	15 Years	25 Years	Lifetime	15 Years	25 Years	Lifetime	Lifetime	Lifetime	Lifetime	Lifetime	Lifetime	15 Years	25 Years	Lifetime	15 Years	25 Years	Lifetime	Lifetime
Workmanship/Hardware ⁵	5 Years	3 Years	5 Years	Lifetime	1 Year	2 Years	3 Years	1 Year	2 Years	3 Years	Lifetime	3 Years	5 Years	Lifetime	1 Year	2 Years	3 Years	1 Year	2 Years	3 Years	Lifetime	Lifetime



1 Insulation on Amarr brand doors has passed self-ignition, flamespread, and smoke developed index fire testing.

2 Calculated door section R-value is in accordance with DASMA TDS-163.

3 Based on independent laboratory test results.

4 True White Bead Board only.

5 All panels and colors except True White Bead Board.

† True White Short Panel only.

‡ All panels and colors except True White Short Panel.

3 With White Overlay.

4 It is your responsibility to make sure your garage door meets local building codes.

5 For complete warranty details, visit amarr.com or contact your local Amarr dealer.

NOTE: Optional door locks and various heights and widths are available thru your local garage door dealer.

SPECIFICATIONS

	Classica CL1000	Classica CL2000	Classica CL3000
R-Value	-	6.64*	13.35*
Maintenance	Low	Low	Low
Safety	High	High	High
Section Warranty† (PDF)	Lifetime	Lifetime	Lifetime
Hardware Warranty† (PDF)	3 year	5 year	Lifetime
Price	\$\$	\$\$\$	\$\$\$\$

Click to download complete specifications for this garage door (PDF)

†For complete Limited Warranty details, download Warranty pdf. Don't forget to register your warranty [here](#).

*Calculated door section R-value is in accordance with DASMA TDS-163.

BROCHURES

Select a brochure to download (PDF)

Select...

OWNER'S MANUAL & WARRANTY

Select a warranty to download (PDF)

Select...

TECHNICAL

Select a technical document to download (PDF)

Select...

For elevation drawings of door sizes not listed, contact EngineeringDept@amarr.com

GARAGE DOORS

- Carriage Style Doors
- Traditional Style Doors
- Specialty Style Doors
- Steel Doors
- Wood Doors
- All Garage Doors
- Product Reviews

OPENERS & ACCESSORIES

- Liftmaster Garage Door
- Openers
- Linear Garage Door Openers
- All Accessories
- All Opener Accessories
- All Garage Accessories

BEFORE YOU BUY

- Amarr Advantage
- Choosing a Garage Door
- Energy Efficiency
- Garage Door Construction
- Product Brochures
- Wind Load Garage Doors
- CE Approved Garage Doors
- Choosing a Dealer

SERVICE & SUPPORT

- Garage Door Repair
- Garage Door Safety
- Common Issues
- Care & Maintenance
- Glossary
- FAQs
- Owner's Manuals
- Register a Warranty
- Find a Warranty
- File a Warranty Claim

FIND A DEALER

BECOME A DEALER

DOOR DESIGNER

MY FAVORITES

ABOUT US

- Press Room
- Blog
- Videos
- Careers
- Contact Us

ENTRE/MATIC brands

Loading Dock Solutions - Kelley

Loading Dock Solutions - Serco

High Performance Doors - Dynaco

Pedestrian Doors - Ditec



Amarr® Classica®

Construction



CL1000

Single-Layer:
Steel



CL2000

Double-Layer:
Steel + Insulation



CL3000

Triple-Layer:
Steel + Insulation + Steel



Specifications



PANEL DESIGNS

	AMARR CLASSICA CL1000	AMARR CLASSICA CL2000	AMARR CLASSICA CL3000
Carriage House	7 Designs	7 Designs	7 Designs
INSULATION		Polystyrene ¹	Polyurethane
R-VALUE²		6.64	13.35
ENERGY EFFICIENCY		Better	Best
QUIET OPERATION		Better	Best
DOOR THICKNESS	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)
WINDOW GLASS OPTIONS			
1/8" (0.32cm) Tempered Double Strength	•	•	•
Insulated Glass	•	•	•
Obscure	•	•	•
WIND LOAD³ AVAILABLE	•	•	•
PAINT FINISH WARRANTY⁴	Lifetime	Lifetime	Lifetime
WORKMANSHIP/HARDWARE WARRANTY⁴	3 Years	5 Years	Lifetime

¹ Insulation has passed self-ignition, flamespread and smoke developed index fire testing.

² Calculated door section R-value is in accordance with DASMA TDS-163.

³ It is your responsibility to make sure your garage door meets local building codes.

⁴ For complete warranty details, visit amarr.com or contact your local Amarr dealer.

Colors



Amarr steel doors are pre-painted; for custom colors, exterior latex paint must be used. Visit amarr.com for instructions on painting. Actual paint colors may vary from samples shown.

* Price upcharge applies.

Decorative Hardware



Aluminum decorative strap hinges with clavos not recommended for arch openings.

YOUR LOCAL AMARR DEALER:

Amarr Classica Top Sections

CLOSED ARCH (1)
Available for T1, S1, L1, V1, C1



CLOSED SQUARE (2)
Available for T2, S2, L2, V2



CLOSED DOUBLE ARCH (1D) Available for T1D, S1D, L1D, V1D, C1D



CLOSED ARCH (1) • NORTHAMPTON



CLOSED SQUARE (2) • NORTHAMPTON



CLOSED ARCH (1) • BORDEAUX



CLOSED SQUARE (2) • BORDEAUX



CLOSED SQUARE (2) • CORTONA



DANUBE (4)*



MADEIRA (5)*



NILE (6)*



RHINE (7)*



SEINE (8)*



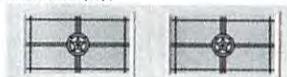
THAMES (10)*



OBSCURE (0)



AMERICANA (57)†



JARDIN (75)†



TRELLIS (76)†



* Designs available with Obscure glass.

† Tempered obscure glass with baked-on ceramic designs. Window design visibility varies due to lighting.

TWO-TONE PAINT OPTIONS*

PANEL	BASE DOOR					
	TRUE WHITE	ALMOND	WICKER TAN	SANDTONE	TERRATONE	DARK BROWN
TRUE WHITE						
ALMOND						
WICKER TAN						
SANDTONE						
TERRATONE						
DARK BROWN						
HUNTER GREEN						
GRAY						

ENTREMATIC

Entrematic
165 Carriage Court
Winston-Salem, NC 27105
800.503.DOOR
www.amarr.com



Entrematic reserves the right to change specifications and designs without notice and without incurring obligations.

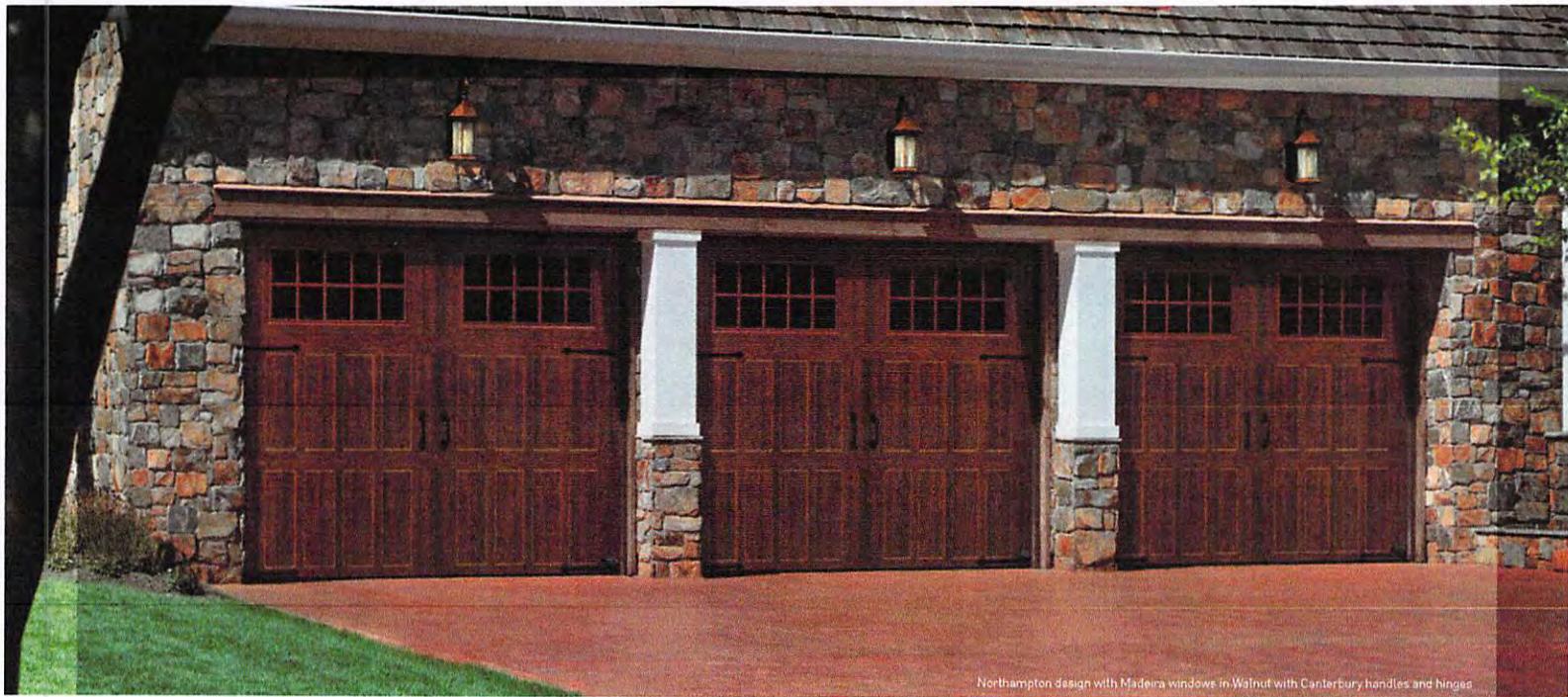
Sectional door products from Entrematic may be the subject of one or more U.S. and/or foreign, issued and/or pending, design and/or utility patents.

Amarr and Classica as words and logos are registered trademarks belonging to Entrematic Group AB or other companies controlled by the same organization. All rights reserved.

©Entrematic Group AB 2015. All rights reserved. Printed in USA Form #6030715/60M/GVS

Amarr® Classica®

Premium Steel Carriage House Garage Doors



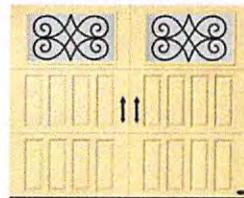
Northampton design with Madeira windows in Walnut with Canterbury handles and hinges

Looks can be deceiving. From a distance, you see wood. Up close, it's sturdy, durable, low-maintenance steel. The Amarr Classica collection of carriage house doors. Precision-shaped doors in fresh, clean, classic carriage house styles that go up and down like traditional garage doors. Three-section tall designs, instead of four, help deliver a more authentic carriage house look. Deception never looked so good.

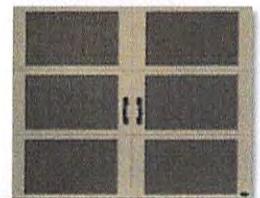


Santiago design with Madeira windows in True White/Gray with Blue Ridge handles and hinges

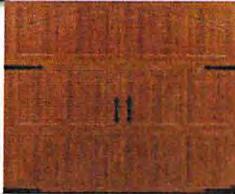
Bordeaux with Jardin Windows (B75)



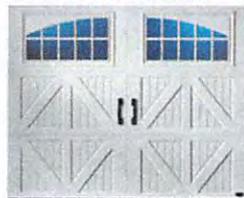
Cortona with Closed Square (C2)



Tuscany with Closed Arch (T1)



Valencia with Seine Windows (V8)

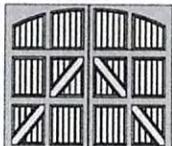


Lucern with Thames Windows (L10)



PANEL DESIGNS

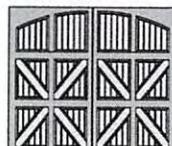
L1 • LUCERN CLOSED ARCH



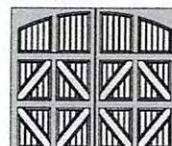
T1 • TUSCANY CLOSED ARCH



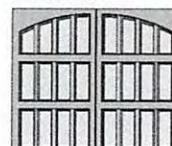
S1 • SANTIAGO CLOSED ARCH



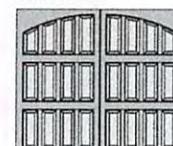
V1 • VALENCIA CLOSED ARCH



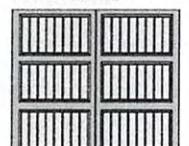
N1 • NORTHAMPTON CLOSED ARCH



B1 • BORDEAUX CLOSED ARCH



C2 • CORTONA CLOSED SQUARE



Illustrations shown are for standard door sizes of 8', 9', 16', and 18' wide and 7' and 8' tall. Check amarr.com for odd width and height door illustrations.



Materials List - Garage [1224 Monterey Street](#)

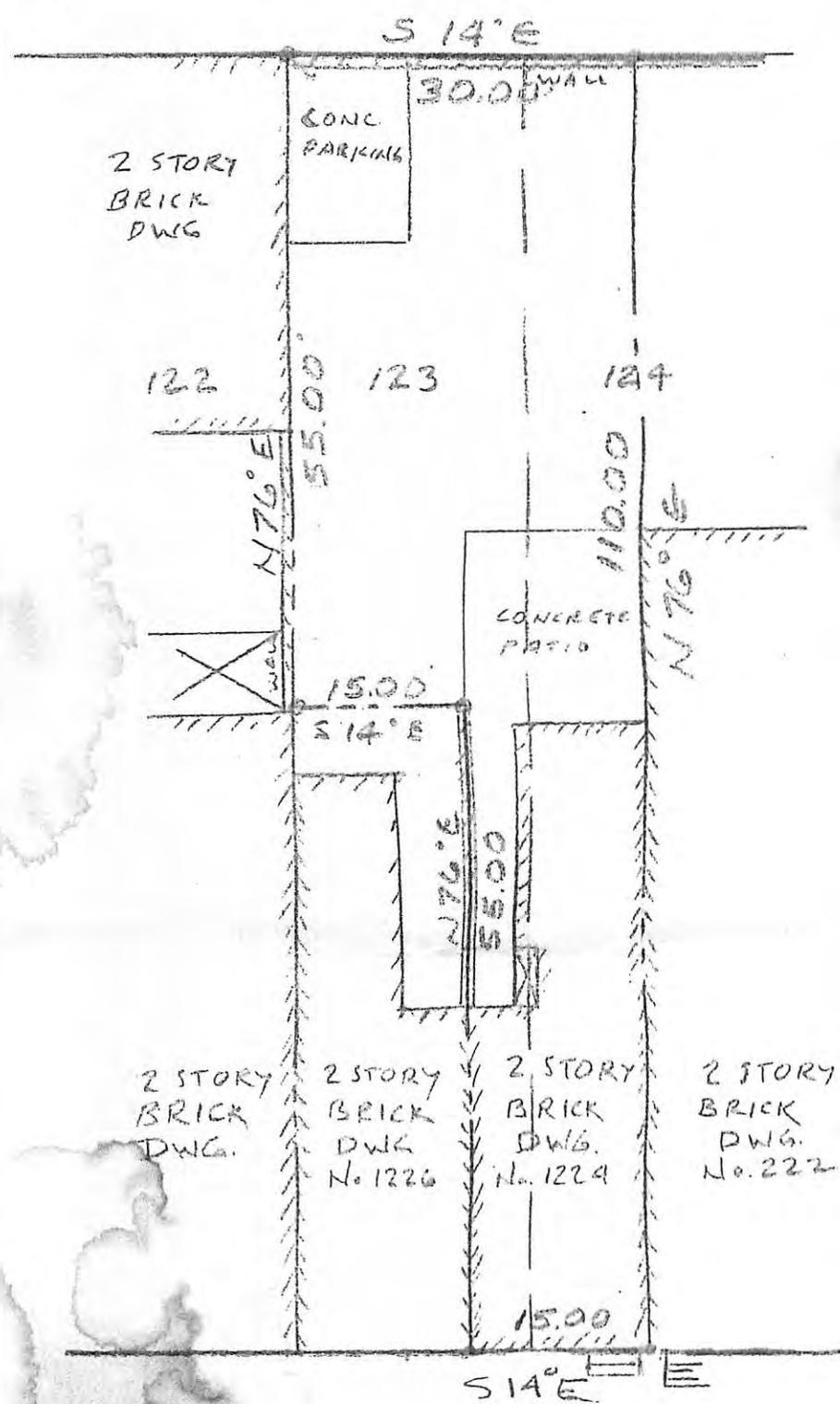
Hardie Siding - color to match house

Warehouse Outdoor Wall Light - Black

Amarr Classica Carriage House Doors - Tuscany Closed Arch



DAY WAY 19



2 STORY BRICK DWG.
2 STORY BRICK DWG No. 1226
2 STORY BRICK DWG No. 1224
2 STORY BRICK DWG No. 222

MONTEREY ST. 50'

PLAN OF SURVEY

SITUATE IN

22ND WARD, CITY OF PITTSBURGH, ALLEG. CO., PA.

BEING PARTS OF LOTS 122, 123 AND 124
IN THE WILLIAM ROBINSON JR. PLAN OF
BUENA VISTA EXTENSION
P.B. VOL. 2, P. 61

SURVEYED FOR

MONTEREY STREET PROJECT

OCT. 12, 2010

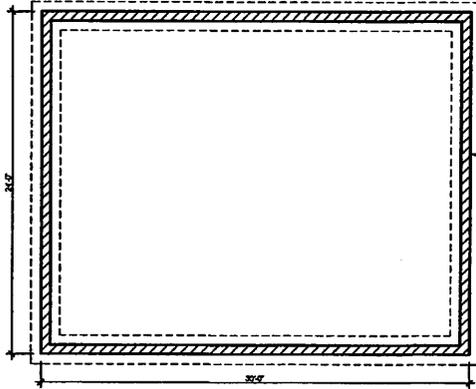
SCALE: 1"=15'

JOSEPH M. PUSKAR REGISTERED SURVEYOR
PITTSBURGH, PENNSYLVANIA

I hereby certify to and solely for the benefit of the persons named on this plan that this plan was prepared from a survey made upon the premises on the date shown hereon, showing the location of all buildings and easements appurtenant from the location of the premises. This survey is based on the current field and/or plan of record without the benefit of a title search which may reveal conflicting conveyances, easements, rights-of-way or building lines. This plan may not be relied upon by anyone other than the person(s) for whom it has been prepared. Copies of this plan without an embossed signature and seal are for reference only. This plan may not be recorded or referenced to a deed, survey, plan or plat book unless signed and stamped as appears on this plan making it a part thereof for such purpose.

Joseph M. Puskar
Joseph M. Puskar
Registered Land Surveyor

A reproduction of this original
survey may be made for reference
purposes only. It is not
to be used for any other purpose.

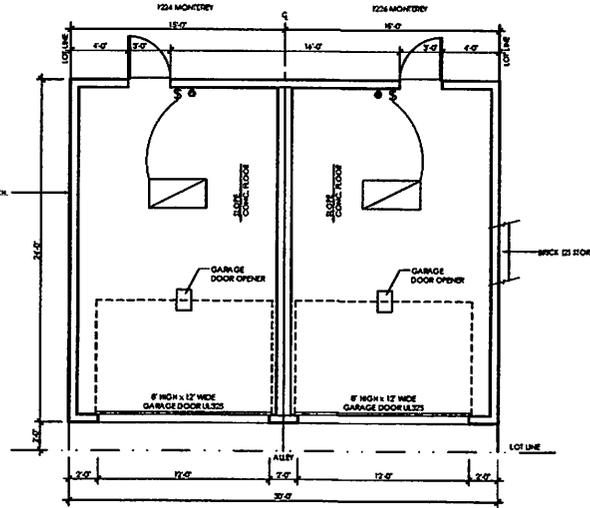


1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

TYPICAL WALL:
 8" CMU BLDG ON TYVEK BLDG WRAP
 ON 7/8" OSB SHEATHING ON 2x4 STUDS
 @ 16" O.C. W/ 1/2" GYPSUM BOARD FACED
 BATT INSULATION & 6/8" GVB INTERIOR FINISH.

TYPICAL EXTERIOR WALL:
 8" CMU W/ 1/2" OSB SHEATHING
 REINFORCEMENT EVERY OTHER COURSE
 W/ #4 REBAR 24" O.C. VERTICALLY.
 THESE WALL TO BE GROUTED SOLID.

TYPICAL FOOTING:
 200 PLS CONCRETE W/ 12 #4 REBAR
 CONTINUOUS #4 REBAR @ 48" O.C.
 #4 REBAR VERTICAL @ 48" O.C.



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

SUSAN WARNER
 A r c h i t e c t
 431 MAPLE AVENUE PH. 412-978-4490
 PITTSBURGH, PA 15218 FAX 412-247-7669



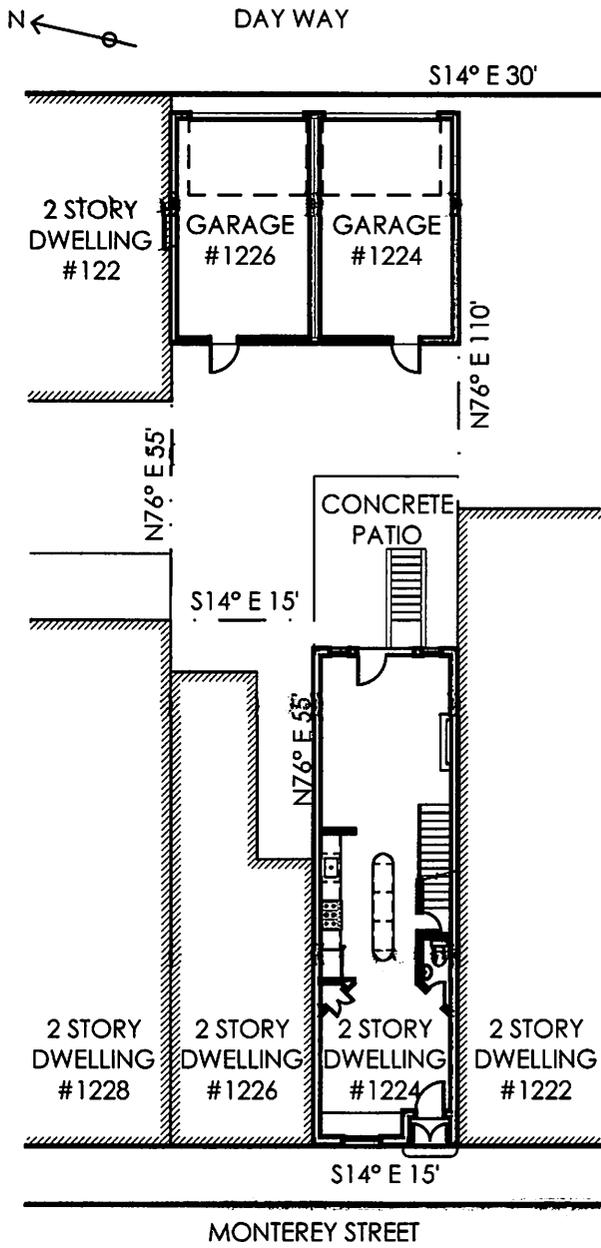
DATE: JUNE 10, 2016

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

CHECKED BY: ARC

R. CRAIG WORL
 1224 MONTEREY STREET PITTSBURGH, PA 15212
 GARAGE FOUNDATION &
 FIRST FLOOR PLANS

A-1



1 SITE PLAN
S-1 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: JUNE 15, 2016

SCALE: 1" = 20'-0"

CHECKED BY: ARC

CRAIG WORL
1224 MONTEREY STREET PITTSBURGH, PA 15212

SITE PLAN

S-1



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: _____

FEE SCHEDULE:

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

DISTRICT:

ADDRESS OF PROPERTY:

1224 Monterey Street
Pittsburgh, PA 15212

OWNER:

NAME: Monterey Street Project LLC

ADDRESS: 1228 Monterey Street
Pittsburgh, PA 15212

PHONE: 412-992-0009

EMAIL: rcworl@aol.com

APPLICANT:

NAME: Richard Craig Worl

ADDRESS: 1228 Monbray Street
Pittsburgh, PA 15212

PHONE: 412-992-0009

EMAIL: rcworl@aol.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

2-car garage

SIGNATURES:

OWNER: [Signature] DATE: 8/18/16

APPLICANT: [Signature] DATE: 8/18/16



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:

1209 Palo Alto St.
Pittsburgh PA 15212

OWNER:

NAME: Rob & Heather Fletcher
 ADDRESS: 1209 Palo Alto St.
Pittsburgh PA 15212
 PHONE: 814-673-3148
 EMAIL: heather.r.stone@gmail.com

STAFF USE ONLY:

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

DISTRICT:

Mexican War Streets

APPLICANT:

NAME: Same
 ADDRESS: same
 PHONE: same
 EMAIL: same

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

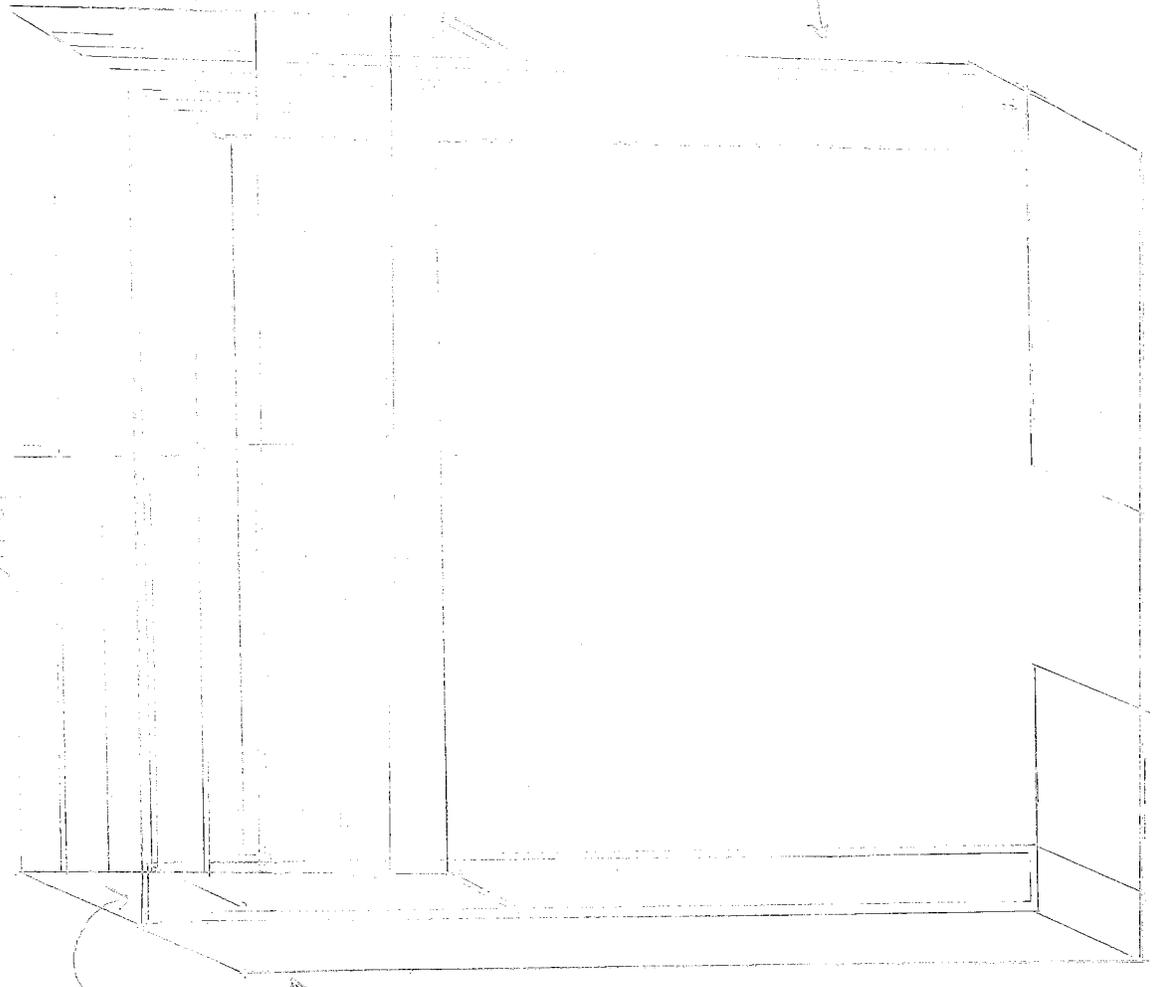
DETAILED DESCRIPTION OF PROPOSED PROJECT:

See attachment

SIGNATURES:

OWNER: Heather S Fletcher DATE: May 6, 2016
 APPLICANT: Heather S Fletcher DATE: May 6, 2016

After



• Wood or cast iron railings
along back of front
facing wall

• Floor joist placed to
run length of wall

• Height will be
same as roof to
along floor
• Mod. of iron
sticks will be
framed with
notched corner

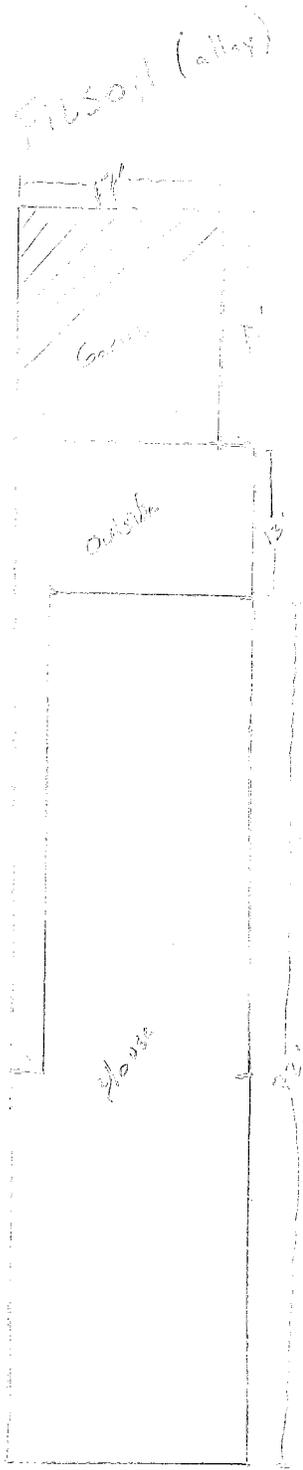
• Length will cover parts
of ground sloping to
front
• Approx. 10 ft from back
of deck to wall
• Wood will be built into

• Same framing used (L-10) as in
length of deck
• Instead of interior corner

• Cast iron railings (black)
will be used on front
facing railing house

House

Proposed Deck
on top of
garage



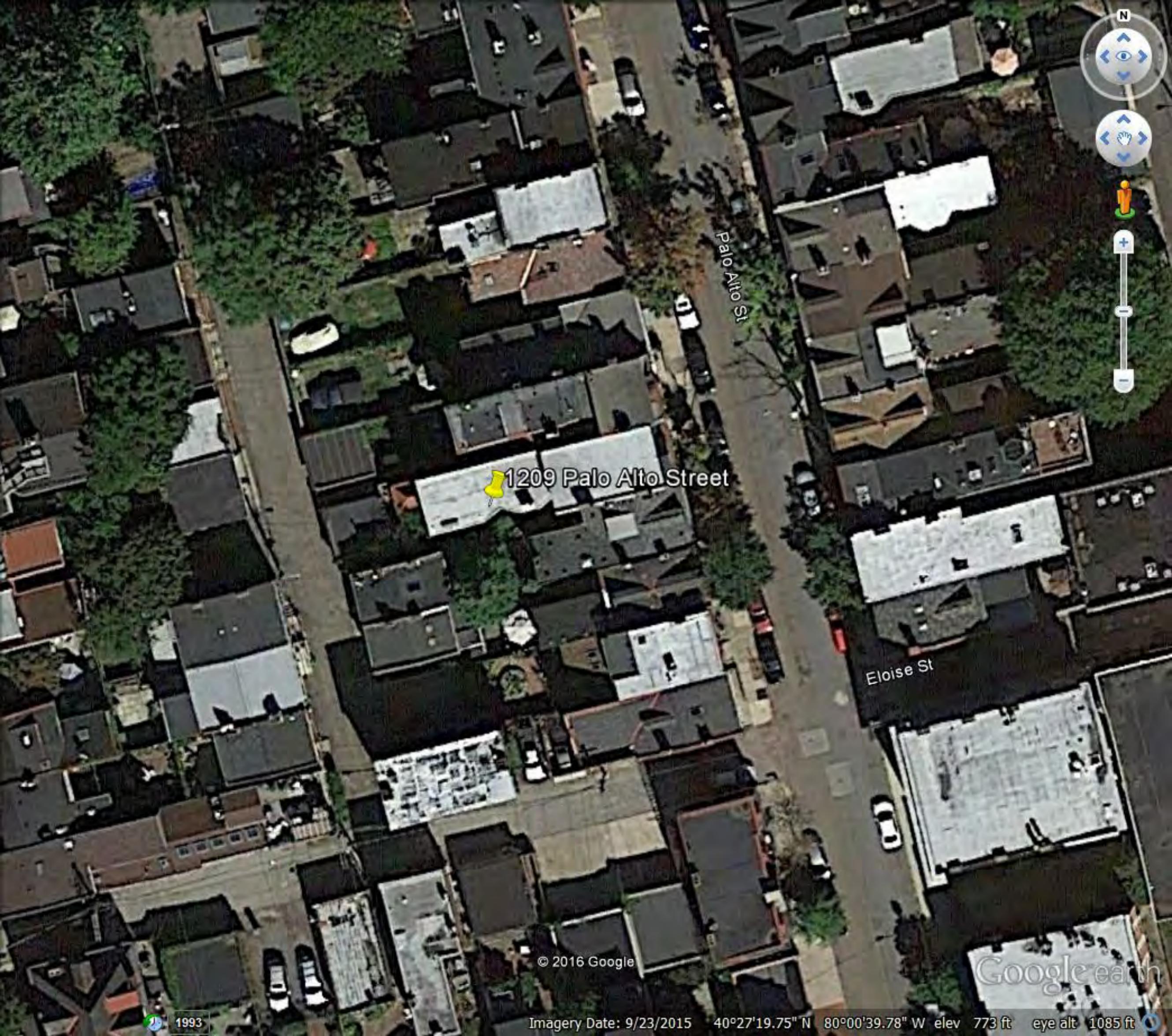
20' 10' 14' 10'

Attachment to Application for a Certificate of Appropriateness
1209 Palo Alto Street
Pittsburgh, PA 15212
May 10, 2016

The owners and applicants, Heather and Rob Fletcher, propose to expand their current deck to the top of the adjacent one-story garage.

The property currently includes a small deck which sits in the 13 feet between the house and the garage. The current deck is composed of wood and beadboard, with wrought iron railings and canvas awnings. The owners propose to add a small set of stairs to the current deck and add an expansion of the deck which will sit on top of the garage. As shown in the attached drawing, the expansion will reflect the style and details of the current deck and will be composed of the same materials (i.e., wood, beadboard and wrought iron). The deck will be stained a natural color and any painted elements will be tan or black to match the current exterior of the home.

Through the use of the previously-listed materials and paint colors, the deck will be visually compatible with the surrounding properties. As evidenced from the attached pictures, the property does not contain character defining elements which would be obscured or destroyed by the expanded deck. It is the opinion of the owners that the deck will improve the aesthetics of the view from the alley through the use of the character-appropriate materials and visible vegetation.



1209 Palo Alto Street

Palo Alto St

Eloise St

© 2016 Google

Google earth

1993

Imagery Date: 9/23/2015 40°27'19.75" N 80°00'39.78" W elev 773 ft eye alt 1085 ft

Attachment to Application for a Certificate of Appropriateness
1209 Palo Alto Street
Pittsburgh, PA 15212
May 10, 2016

The owners and applicants, Heather and Rob Fletcher, propose to expand their current deck to the top of the adjacent one-story garage.

The property currently includes a small deck which sits in the 13 feet between the house and the garage. The current deck is composed of wood and beadboard, with wrought iron railings and canvas awnings. The owners propose to add a small set of stairs to the current deck and add an expansion of the deck which will sit on top of the garage. As shown in the attached drawing, the expansion will reflect the style and details of the current deck and will be composed of the same materials (i.e., wood, beadboard and wrought iron). The deck will be stained a natural color and any painted elements will be tan or black to match the current exterior of the home.

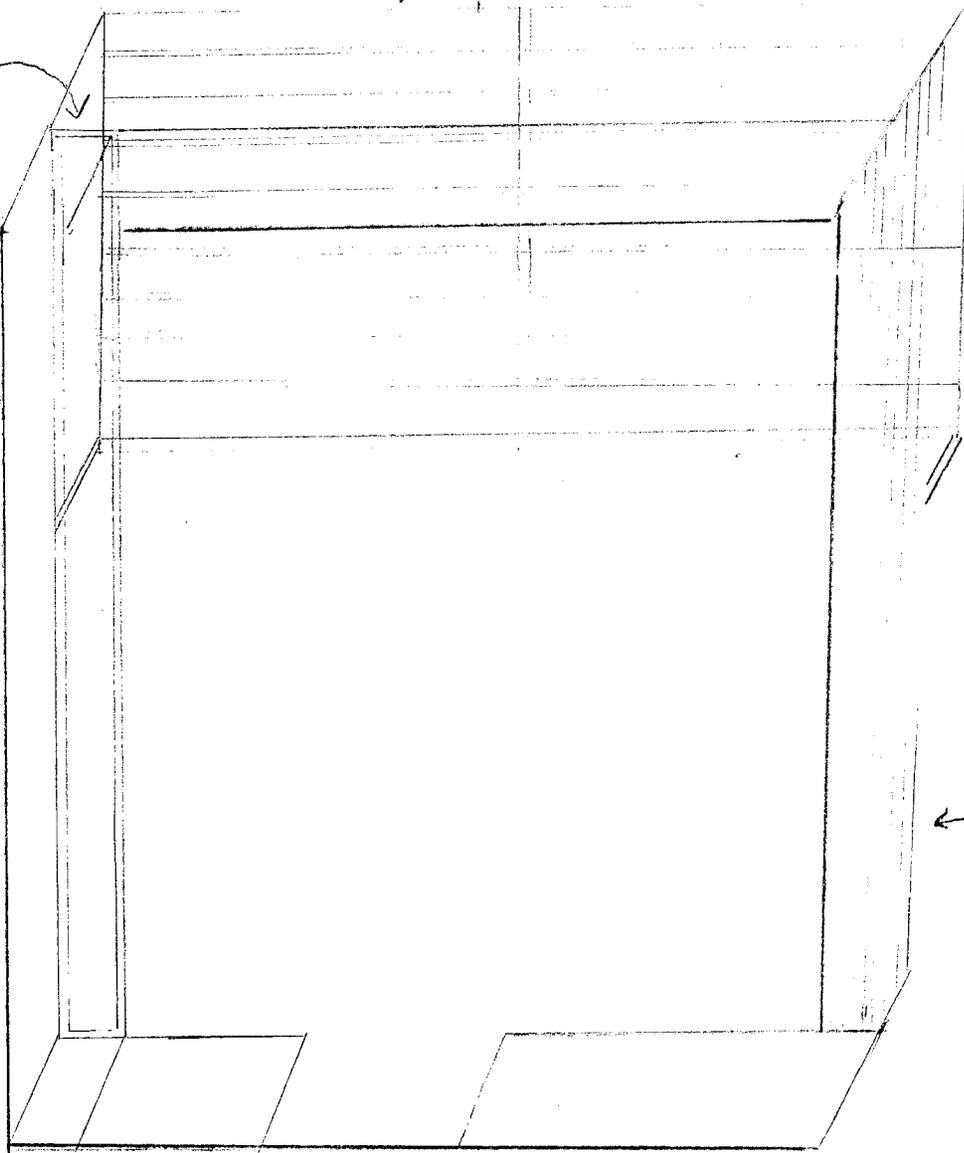
Through the use of the previously-listed materials and paint colors, the deck will be visually compatible with the surrounding properties. As evidenced from the attached pictures, the property does not contain character defining elements which would be obscured or destroyed by the expanded deck. It is the opinion of the owners that the deck will improve the aesthetics of the view from the alley through the use of the character-appropriate materials and visible vegetation.

- Wood or cast iron railings along back of deck facing alley

- Flower box planned to run length of side wall

- Height will be same as railings along front

- Made of wood which will be treated with natural color



- Pergola will cover part of planned deck to provide shade

- Approx 9 ft from back of deck to middle

- Wood w/ natural color

- Privacy wall (~6 ft) will run length of side wall.

- Wood w/ natural color

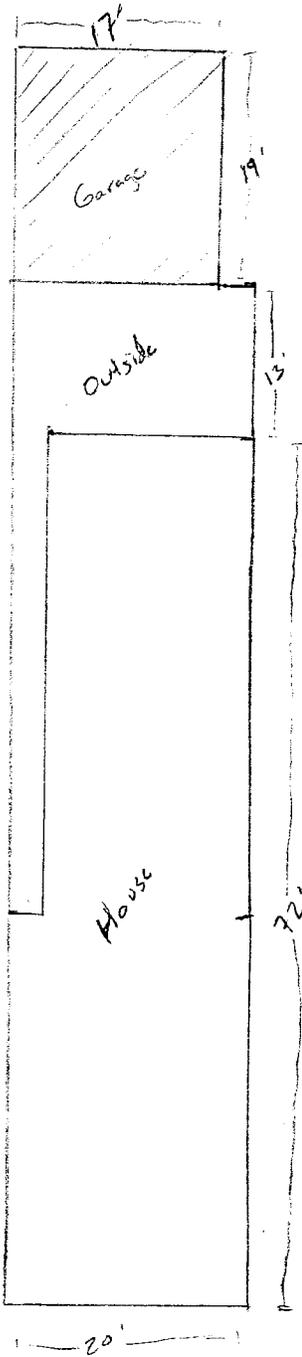
- Cast iron railings (black) will be used for front railing facing house

House

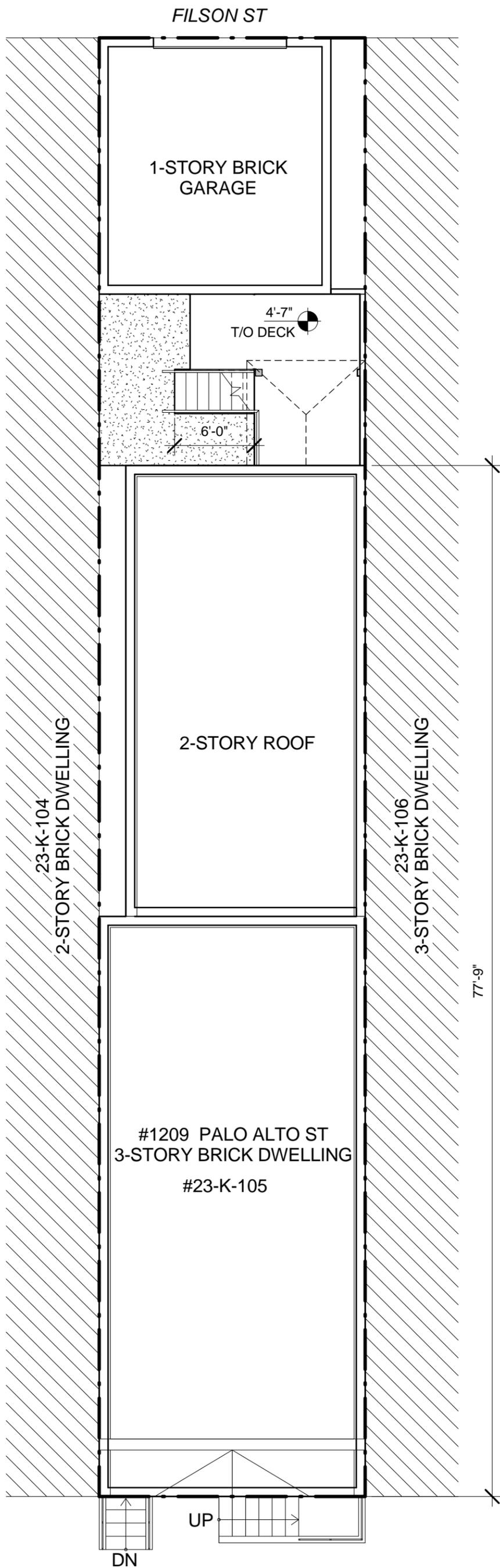
1 inch = 16 feet

Proposed Deck
on top of
garage

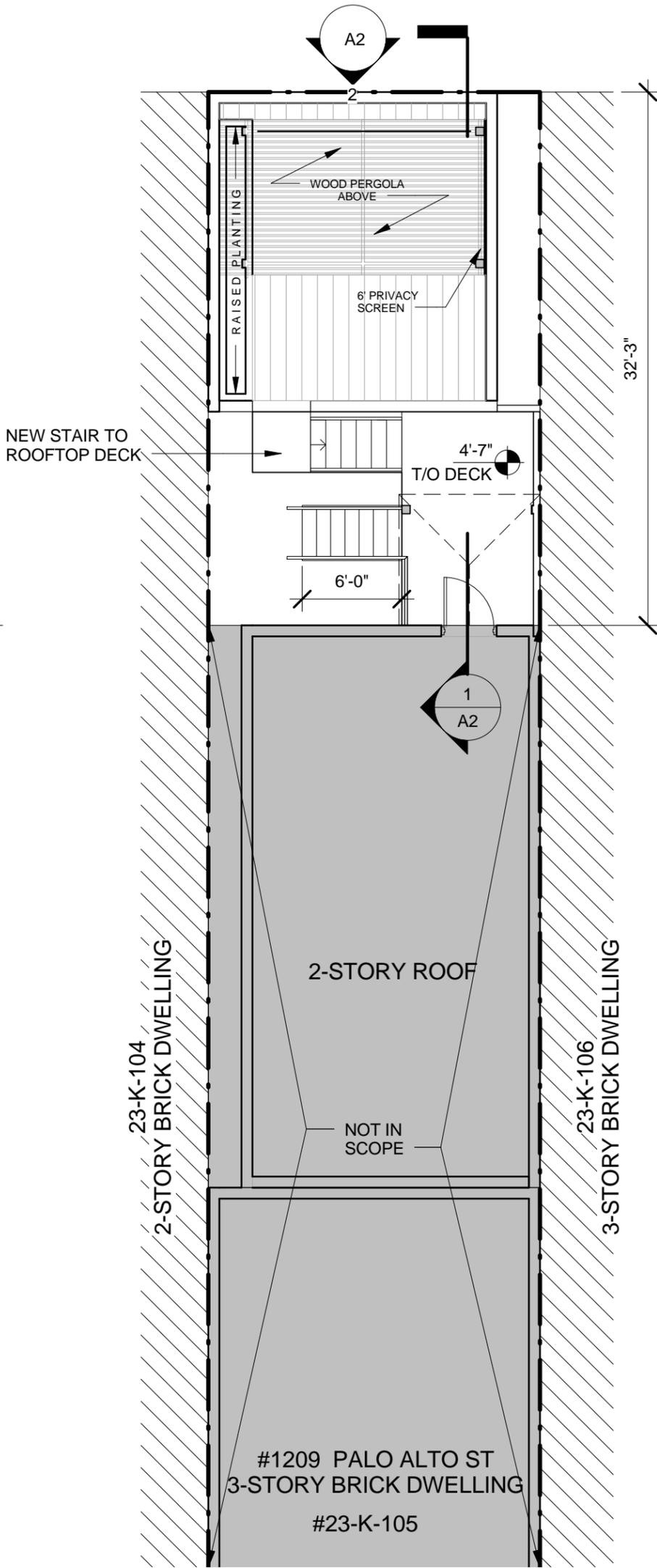
FILSON (alley)



PALO ALTO ST

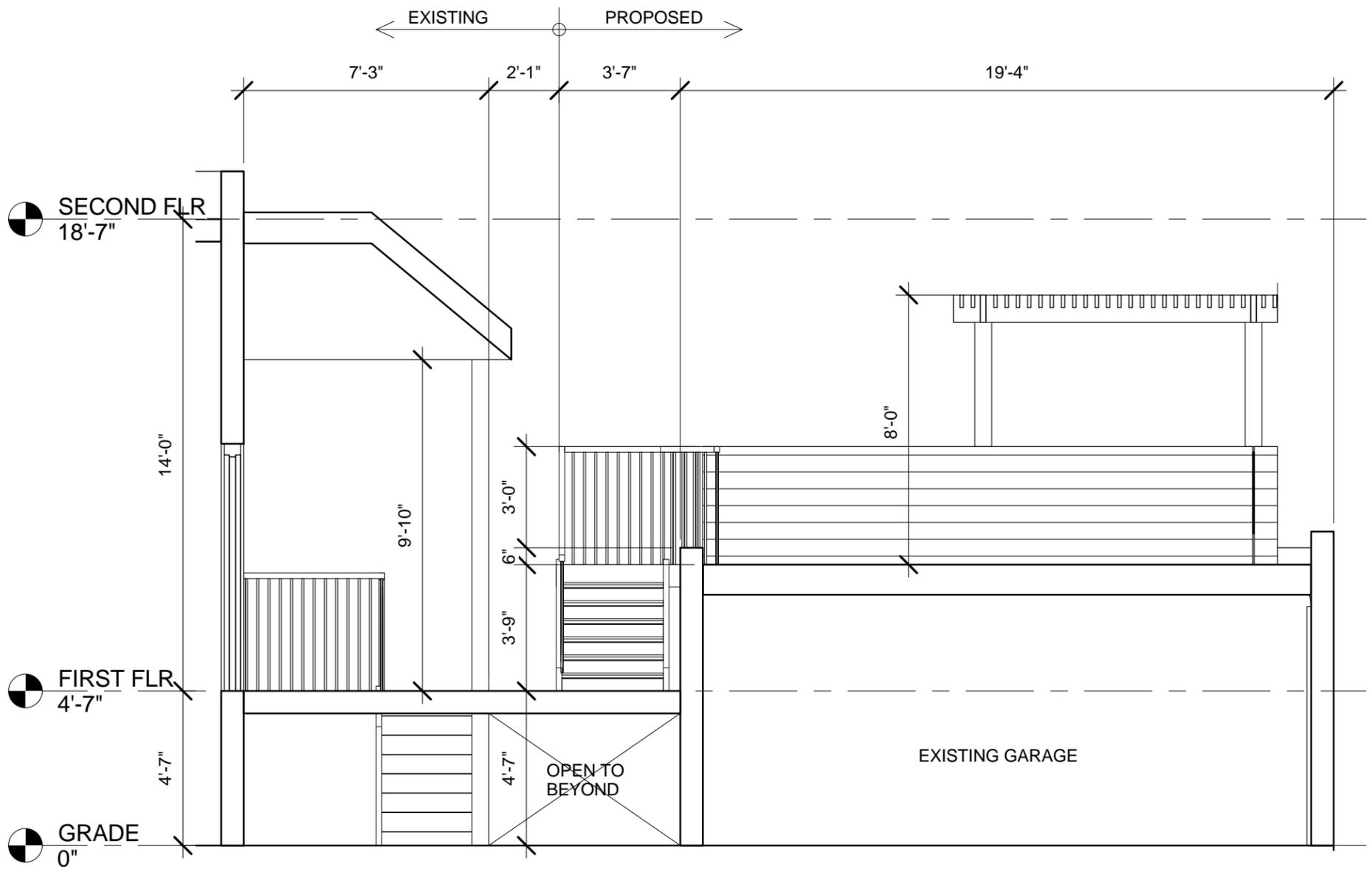


1
A1
EXISTING FLOOR PLAN
1/8" = 1'-0"

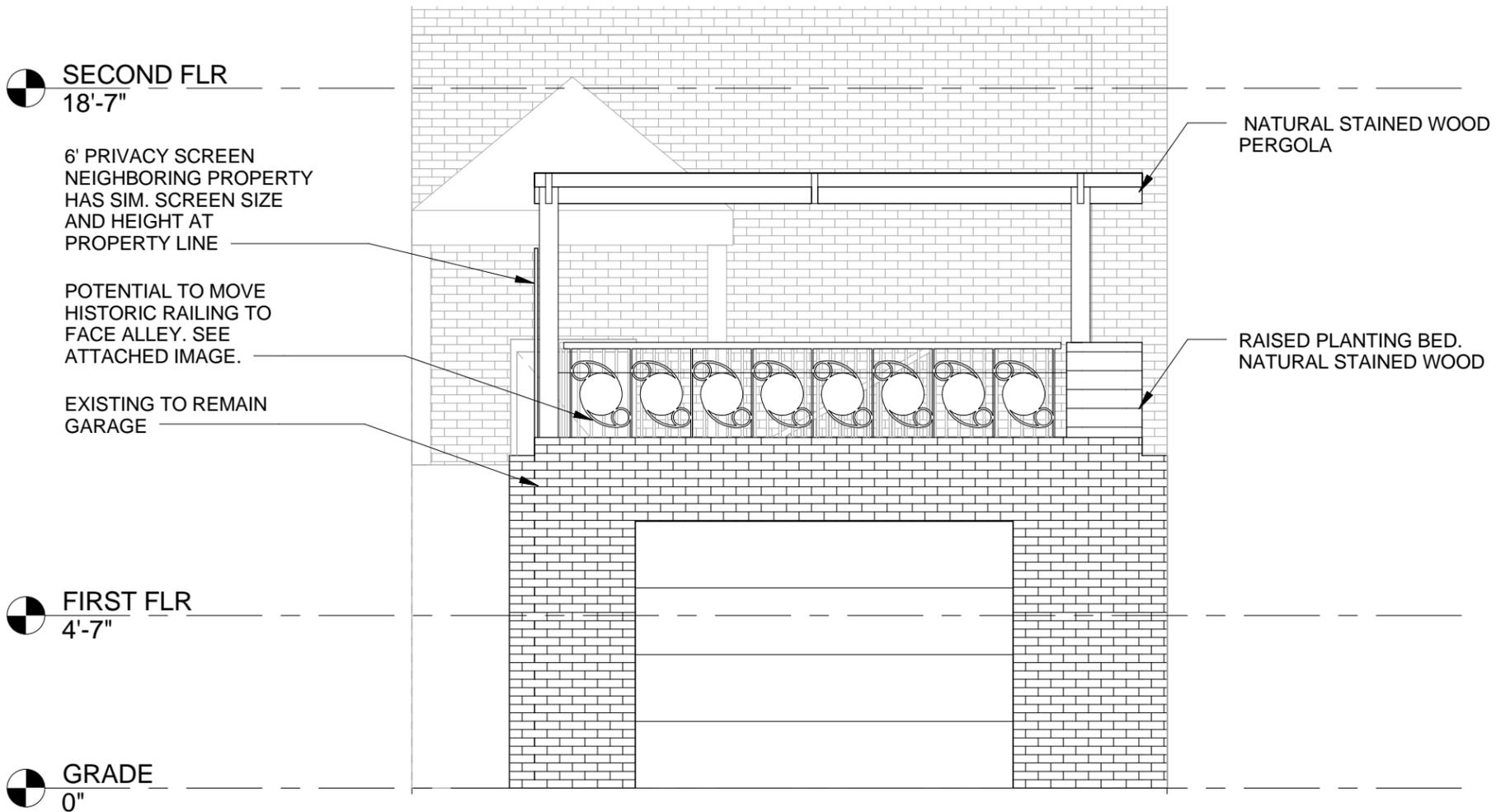


2
A1
PROPOSED SITE PLAN
1/8" = 1'-0"

1209 PALO ALTO STREET FLETCHER DECK RENOVATION		
A1	SCALE 1/8" = 1'-0"	DATE 08/19/2016



1 DECK SECTION
A2 1/4" = 1'-0"



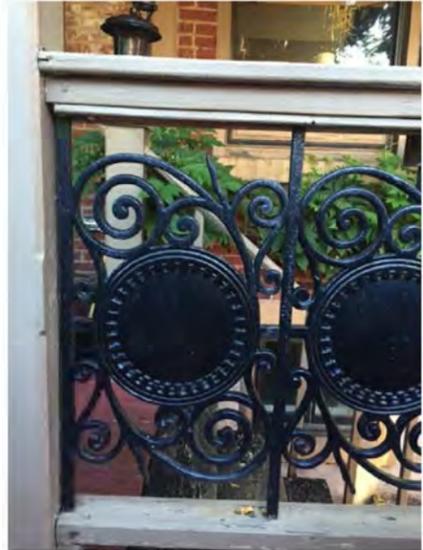
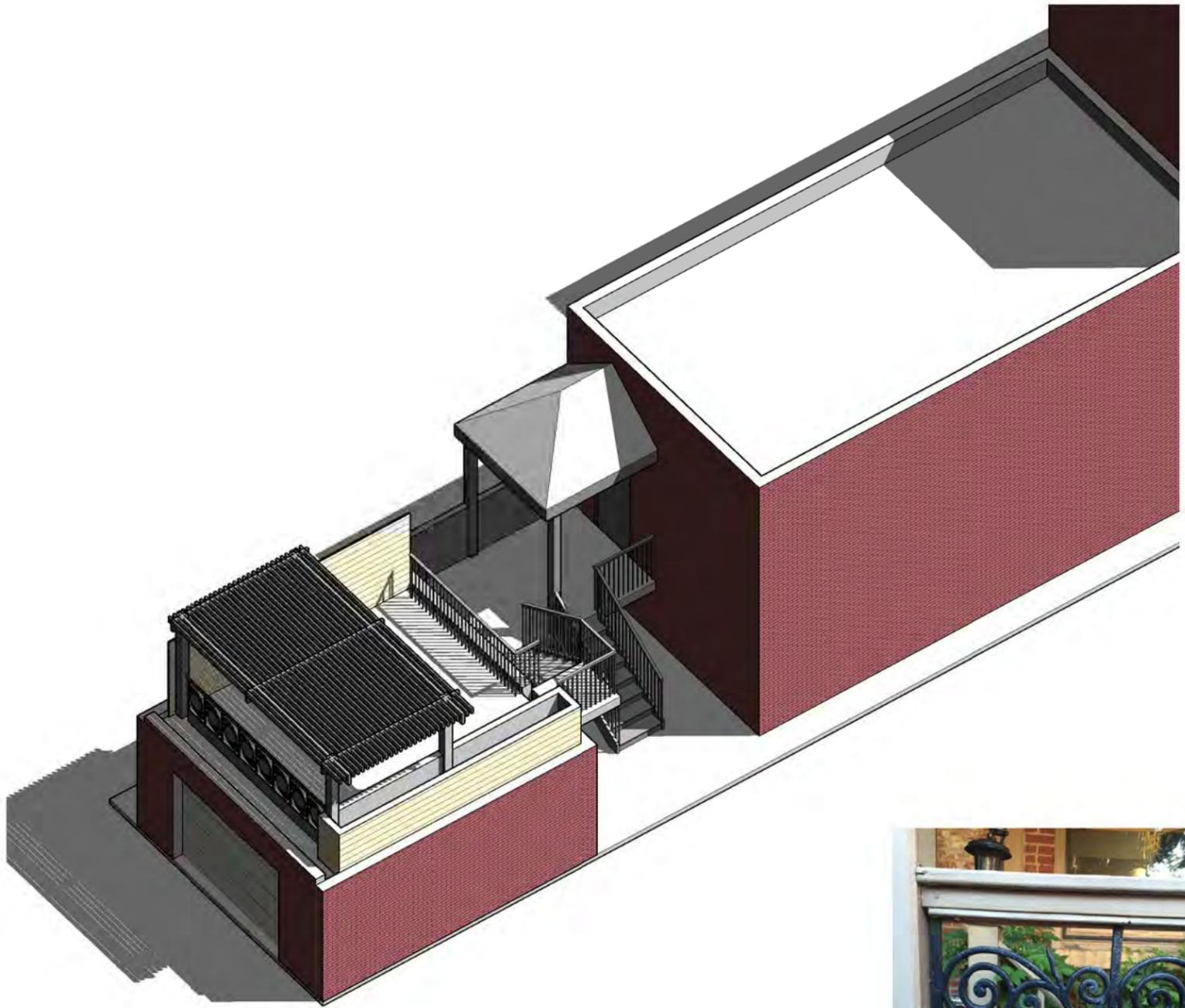
2 REAR ELEVATION
A2 1/4" = 1'-0"

1209 PALO ALTO STREET
FLETCHER DECK RENOVATION

A2

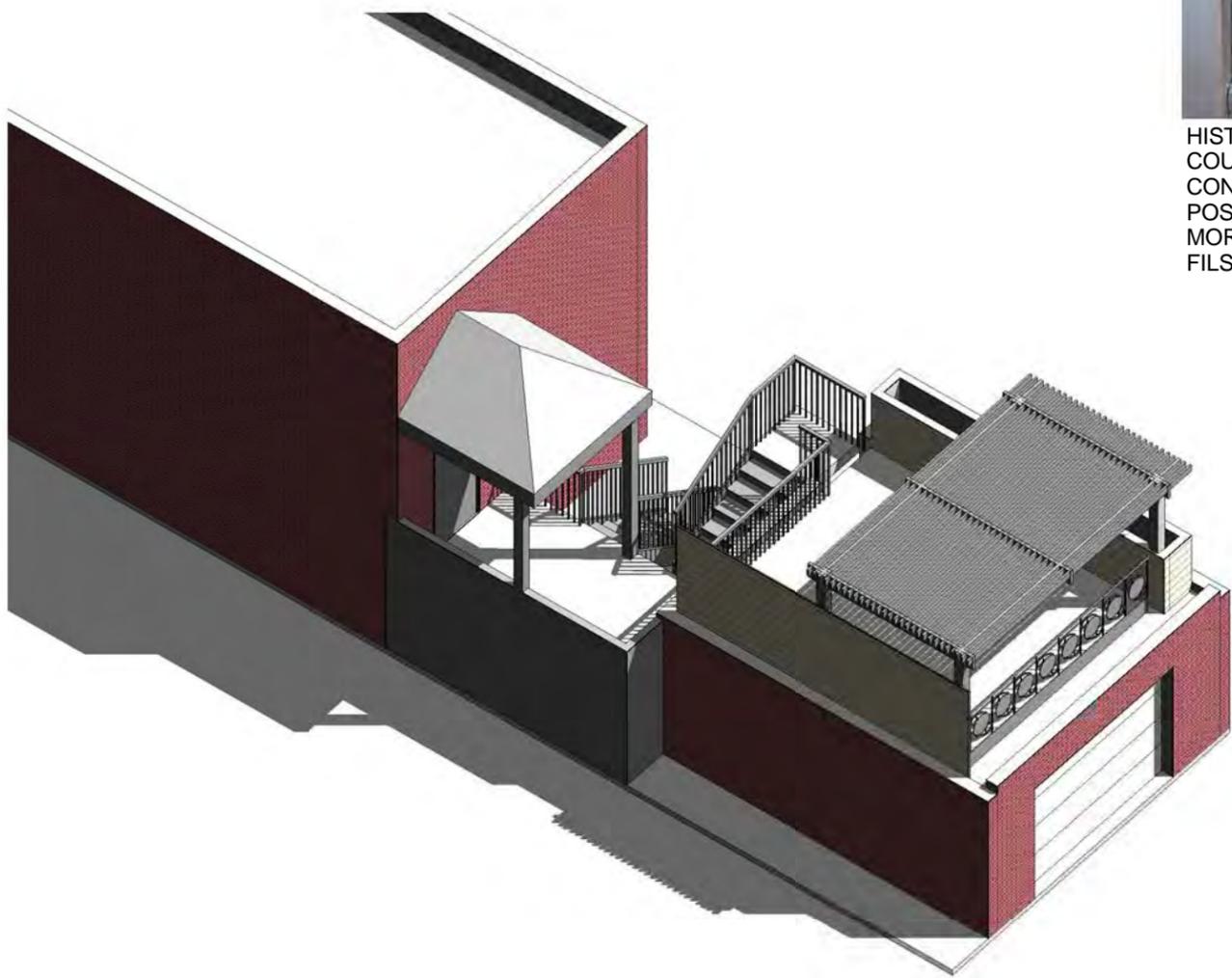
SCALE
1/4" = 1'-0"

DATE
08/19/2016



HISTORIC RAILING AT INTERIOR COURTYARD. CONTRACTOR WILL REVIEW POSSIBILITY OF RELOCATING TO THE MORE VISIBLE LOCATION ALONG FILSON STREET.

1 AERIAL VIEW
A3



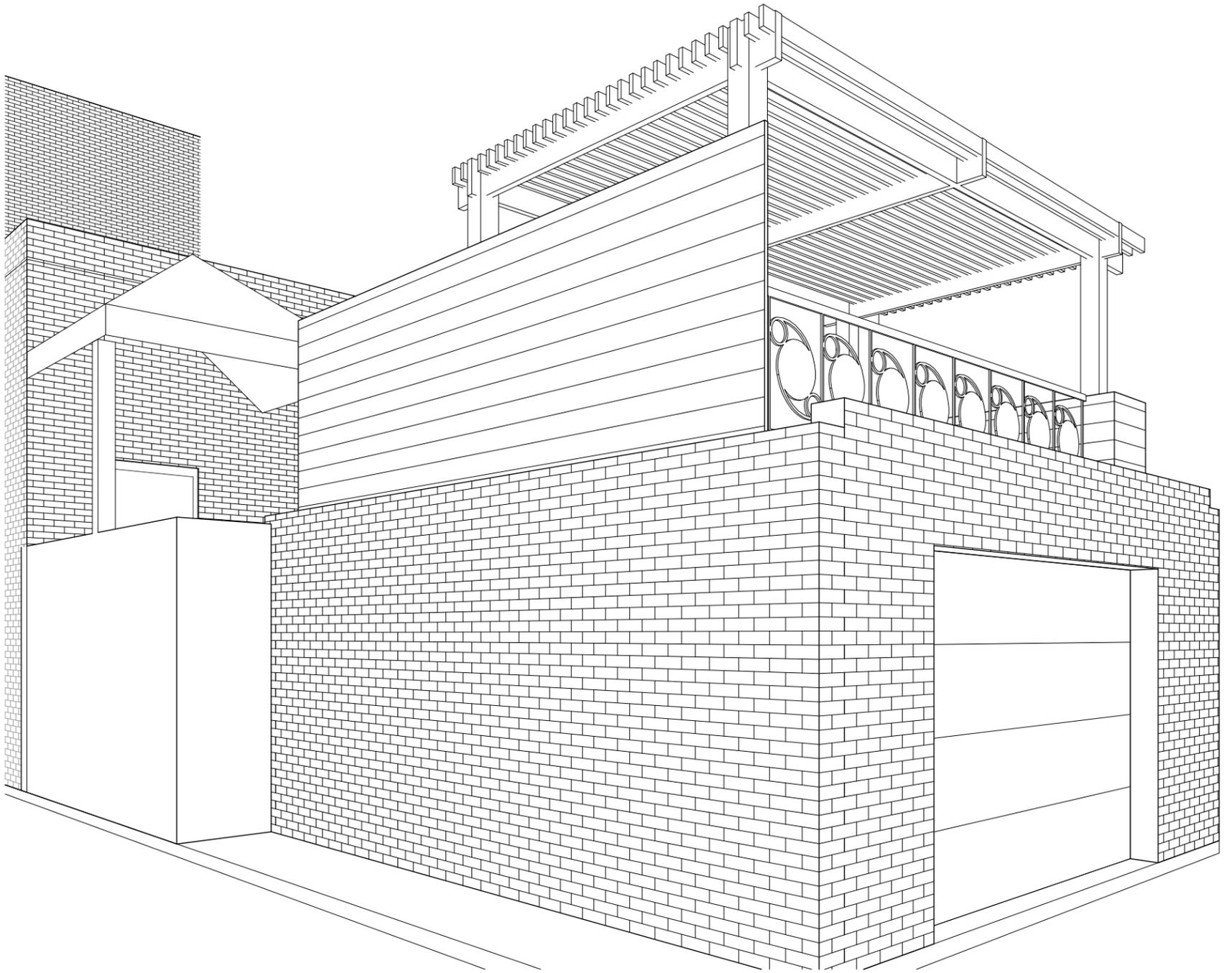
2 AERIAL VIEW
A3

1209 PALO ALTO STREET
FLETCHER DECK RENOVATION

A3

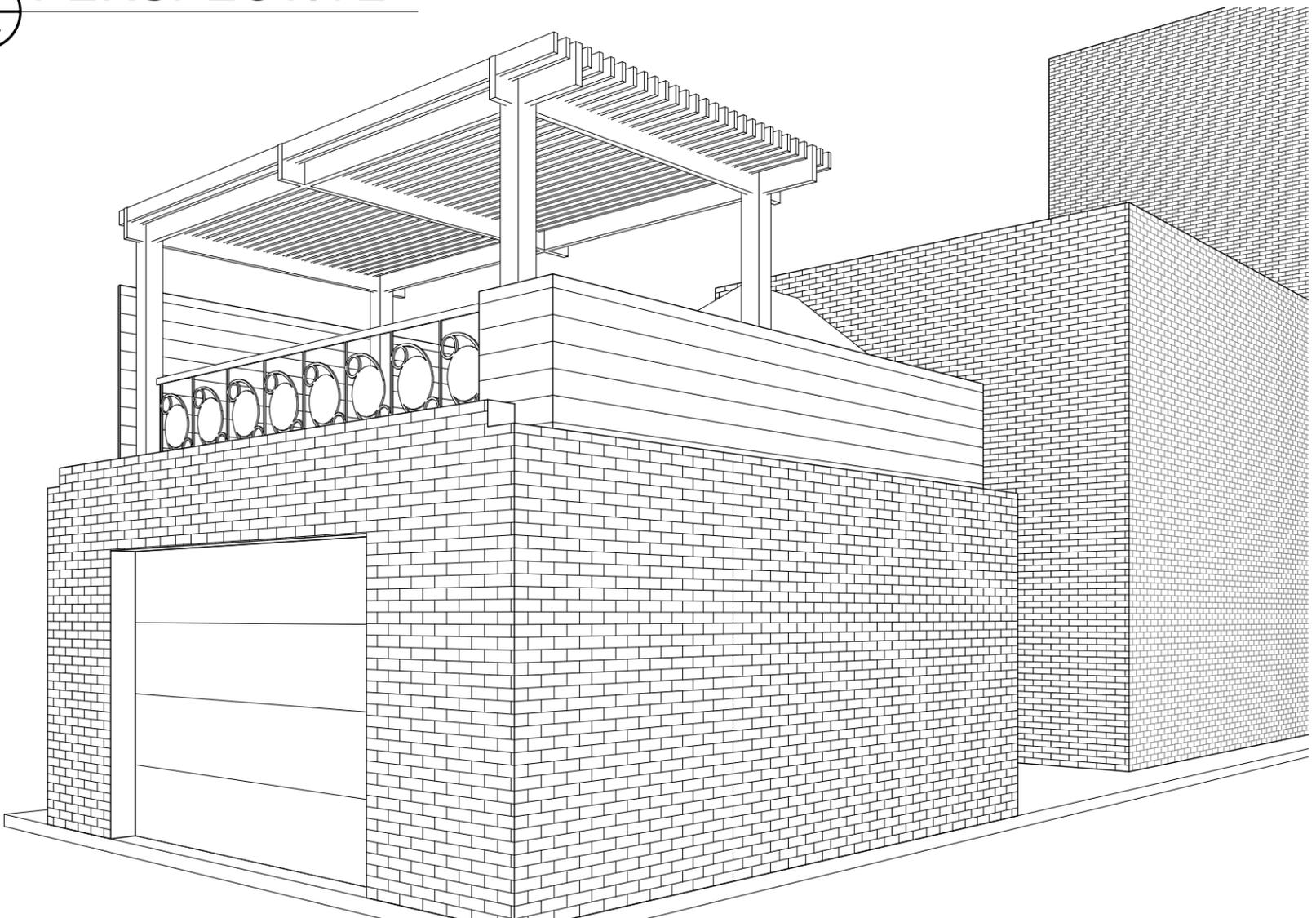
SCALE
NTS

DATE
08/19/2016



1
A4

PERSPECTIVE



2
A4

PERSPECTIVE

1209 PALO ALTO STREET
FLETCHER DECK RENOVATION

A4

SCALE
NTS

DATE
08/19/2016













NO PARKING
FIRE LANE
← →

Filson St

Eloise St



WATCH CHILDREN

P



