CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

ZONING & DEVELOPMENT REVIEW
ZBA REQUESTS SUPPLEMENT
Posse #DCP-ZDR-2021-01042

A. PROJECT INFORMATION

1. APPLICATION IS: ☒ Development Project □ Protest Appeal

2. STAFF REVIEW DATE: 11/1/2021

3. SITE INFORMATION

Development Address: 2119 Rose Street
Parcel ID(s)/Lot-and-Block Number(s): 10-P-186
Project Description: New construction of six single unit (attached) residences

3. CONTACT INFORMATION

Applicant Name: Steffan Johnson
Applicant Contact (phone and email): sjohnson@rkyndalldevgroup.com

B. ZBA HEARING INFORMATION

Zone Case #: Click here to enter text. of Click here to enter text.
Date of Hearing: Click here to enter a date. Time of Hearing: Click here to enter text.
Zoning Designation: RM-M
Neighborhood: Middle Hill
Zoning Specialist: William Gregory

C. ZBA REQUESTS

Type of Request Variance: Code Section: 903.03.C
Description: Minimum lot size is 3,200 SF; 1,734 SF requested

Type of Request Variance: Code Section: 903.03.C
Description: Minimum lot size per unit is 1,800 SF; 1,734 SF requested

Type of Request Variance: Code Section: 903.03.C
Description: Minimum interior side setback is 10’; 0’ requested

Type of Request Variance: Code Section: 912.04.A
Description: Minimum front setback for accessory parking is 25’; 0’ requested

Type of Request Variance: Code Section: 912.04.C
Description: Minimum side setback for accessory decks is 10’; 0’ requested
Type of Request Variance: Code Section: 914.09.J.1(a)

Description: Parking spaces for single unit attached residences must be accessed from the rear yard if available; access from front requested
ALL CONSTRUCTION EQUIPMENT REQUIRED TO PERFORM THE WORK TO BE FURNISHED BY THE GENERAL CONTRACTOR.

1. **Section 5: Temporary Facilities and Controls**
   - **Work**: In the event of damage, promptly make repairs or replacements and be responsible for costs incurred and time required for repairs or replacements.
   - **Materials and Items**: Graphical representation of materials and items as well as their locations.
   - **Drawings and Details**: Notes and details on drawings shall take precedence over these general notes and typical details. Written specifications take precedence over drawings and details, and shall not be considered as supervision of construction.
   - **Support Services**: Support services performed by the architect and/or structural engineer, whether of material or work, and architect and/or structural engineer during the construction shall be distinguished from continuous and detailed inspection services as protective measures or the construction procedures, and these visits shall not be construed as such.
   - **Clarification and Revisions**: Any support services performed by the architect. All work affected shall not proceed until any clarification or revision has been completed or permission to continue is given.
   - **Drawings and Specifications**: In the drawings, the general contractor will report any and all discrepancies or omissions found in the drawings and specifications to the general manager.

2. **Section 23: Fasteners**
   - **Concrete Masonry Units**: To be ASTM C 90-70 Grade M Type 1, 1000 psi, ASTM C331 and C33, moisture content 30% maximum of total absorption.
   - **Concretes**: Must meet design criteria. Provide web stiffeners as necessary.
   - **Roof Decking**: 10D at 6” O.C. at edges, 10D at 10” O.C. field.
   - **Reinforcing Steel**: Shall be deformed bars in accordance with ASTM A-615; grade 40 for reinforced sizes #4 and smaller, grade 60 for reinforced sizes #5 and larger.

3. **Section 1: General Contract Work**
   - **Concrete Masonry Units**: To be ASTM C 90-70 Grade M Type 1, 1000 psi, ASTM C331 and C33, moisture content 30% maximum of total absorption.
   - **Concrete**: Portland cement and 2 1/4 to 3 parts sand. Coarse grout shall be one part Portland cement and 2 1/4 to 3 parts sand, and 2 parts (max) pea gravel or crushed rock as necessary.
   - **Concrete Masonry**: Masonry work shall be a mixture of 1 part Portland cement and 2 1/4 to 3 parts sand. Coarse grout shall be one part Portland cement and 2 1/4 to 3 parts sand, and the maximum of pea gravel or crushed rock is 2 parts.
   - **Concrete Block**: To be ASTM C 90-70 Grade M Type 1, 1000 psi, ASTM C331 and C33, moisture content 30% maximum of total absorption.
   - **Concrete Work**: To conform with all applicable codes and standards. All work affected shall not proceed until any clarification or revision has been completed or permission to continue is given.

4. **Section 4: General Notes**
   - **Protection of Work**: Provide 1/2” expansion joint material between all concrete slabs (1” rigid foam at insulated and radiant slabs) and abutting concrete or masonry walls.
   - **Concrete Work**: To achieve a minimum of 3,000 psi compression strength at 28 days, unless noted otherwise in the architectural or structural drawings.
   - **Concrete Masonry Units**: To be ASTM C 90-70 Grade M Type 1, 1000 psi, ASTM C331 and C33, moisture content 30% maximum of total absorption.

5. **Section 11: General Concrete Work**
   - **Removing**: Remove all mortar stains as a result of new masonry work.
   - **Cleaning**: Clean all concrete surfaces as required.
   - **Concrete Work**: To conform with all applicable codes and standards. All work affected shall not proceed until any clarification or revision has been completed or permission to continue is given.

6. **Section 8: General Notes**
   - **Concrete Work**: To achieve a minimum of 3,000 psi compression strength at 28 days, unless noted otherwise in the architectural or structural drawings.
   - **Concrete Masonry Units**: To be ASTM C 90-70 Grade M Type 1, 1000 psi, ASTM C331 and C33, moisture content 30% maximum of total absorption.
   - **Concrete Work**: To conform with all applicable codes and standards. All work affected shall not proceed until any clarification or revision has been completed or permission to continue is given.

7. **Section 7: General Notes**
   - **Concrete Work**: To achieve a minimum of 3,000 psi compression strength at 28 days, unless noted otherwise in the architectural or structural drawings.
   - **Concrete Masonry Units**: To be ASTM C 90-70 Grade M Type 1, 1000 psi, ASTM C331 and C33, moisture content 30% maximum of total absorption.
   - **Concrete Work**: To conform with all applicable codes and standards. All work affected shall not proceed until any clarification or revision has been completed or permission to continue is given.

8. **Section 6: General Notes**
   - **Concrete Work**: To achieve a minimum of 3,000 psi compression strength at 28 days, unless noted otherwise in the architectural or structural drawings.
   - **Concrete Masonry Units**: To be ASTM C 90-70 Grade M Type 1, 1000 psi, ASTM C331 and C33, moisture content 30% maximum of total absorption.
   - **Concrete Work**: To conform with all applicable codes and standards. All work affected shall not proceed until any clarification or revision has been completed or permission to continue is given.
ADHESION AND APPLICATION OF DAMP PROOFING.

A. MAINTAIN AMBIENT AND SURFACE TEMPERATURES ABOVE 40° FOR 24 HOURS BEFORE APPLICATION, AND

E. SAND WORK SMOOTH AND SET EXPOSED NAILS. APPLY WOOD FILLER IN EXPOSED NAIL INDENTATIONS. ON ITEMS TO RECEIVE TRANSPARENT FINISHES, USE

D. PROVIDE CUTOUTS FOR PLUMBING FIXTURES, INSERTS, APPLIANCES, OUTLET BOXES, AND OTHER FIXTURES AND

1. INTERIOR TRIM MATERIAL SHALL BE INSTALLED AS PER THE HIGHEST STANDARDS OF CRAFTSMANSHIP READY FOR FINISHES AS SPECIFIED.

3. INSTALL 2X DECKING WITH 3/16" SPACING BETWEEN MEMBERS.

C. WARM ALL CAULKING AND SEALANTS PRIOR TO USE, PER THE MANUFACTURERS RECOMMENDATIONS.

A. CAULK ALL EXTERIOR JOINTS AROUND SIDING JOINTS, WINDOWS AND DOORS.

SECTION 24: FRAMING CARPENTRY AND MATERIALS - CONTINUED

SECTION 44: WOOD WINDOWS

A. PROVIDE AND INSTALL ALL WINDOWS, DOORS, AND HARDWARE AND THEIR ACCESSORIES AS SHOWN AND REQUIRED TO PROVIDE A WEATHER-TIGHT SEAL, STRAIGHT AND TRUE, AND WITH FASTENERS SET.

C. PROVIDE SOLID CORE, 1HR. RATED DOOR WITH CLOSER FOR SEPARATION BETWEEN GARAGE AND LIVING AREAS.

B. PROVIDE CONTINUOUS SOLID BRIDGING AT 8'-0" O.C. (MAX.) BETWEEN ALL FLOOR JOISTS AND RAFTERS, UNLESS INDICATED OTHERWISE.

13. DOUBLE JOISTS AND RAFTERS AT ALL OPENINGS UNLESS SHOWN OTHERWISE.

SECTION 36: SIDING

A. INSTALL NEW FELT PAPER UNDERLAYMENT AS SHOWN. LAP A MINIMUM OF 2" AND THOROUGHLY STAPLE WHILE AVOIDING WRINKLES IN THE SHEETING. AVOID

PROVIDE ADEQUATE INSULATION AND TO PREVENT THE FREEZING OF WATER PIPING IN UNHEATED AREAS.

SECTION 34: INSULATION

C. LOOSELY INSTALL FIBERGLASS OR OTHER INSULATION BETWEEN DOOR, WINDOW, AND SKYLIGHT JAMBS AND FRAMING TO AVOID BENDING OF JAMBS.

SECTION 39: SHEET METAL FLASHING AND TRIM

A. INSULATE ALL EXTERIOR FRAMING CAVITIES THAT WILL BECOME INACCESSIBLE WHILE FRAMING (IE. HEADERS, PARTITION NAILERS, ETC.) WITH FIBERGLASS.

CORNERS.

J. PROVIDE AND INSTALL A MINIMUM OF ONE SWITCHED LIGHT IN EACH ATTIC SPACE AND THREE SWITCHED LIGHTS IN THE UNDER FLOOR CRAWL SPACE; UNO.

G. PROVIDE AND INSTALL BATHROOM EXHAUST FANS VENTED TO THE OUTSIDE.

I. COORDINATE ALL OPENINGS REQUIRED THROUGH ROOFS OR WALLS WITH THE GENERAL CONTRACTOR. PROVIDE THESE OPENINGS AND WEATHER-TIGHT SEALS

SECTION 45: DOOR HARDWARE

A. PACKAGE HARDWARE ITEMS INDIVIDUALLY; LABEL AND IDENTIFY PACKAGE WITH DOOR OPENING CODE TO MATCH HARDWARE SCHEDULE.

D. PROVIDE AND INSTALL ALL FIXTURES, PIPING, AND FITTINGS FOR TIE-IN TO NEW PLUMBING FIXTURES FOR COMPLETE MECHANICAL SYSTEM.

SECTION 47: PLUMBING FIXTURES

I. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.

K. INSPECT WATER SUPPLY MAIN TO DETERMINE WATER PRESSURE LEVEL AND SYSTEM BEST SUITED FOR INCREASING PRESSURE LEVEL TO SATISFACTION OF THE OWNER.

A. ALL PLUMBING FIXTURES TO BE PROVIDED AND INSTALLED BY THE PLUMBING CONTRACTOR; UNLESS OTHER ARRANGEMENTS ARE MADE WITH THE OWNER.

SECTION 46: ELECTRICAL SYSTEM

A. PROVIDE AND INSTALL 2 X BLOCKING, FURRING, NAILERS, SHIMS, ETC REQUIRED FOR INSTALLATION OF WALL FINISH MATERIALS, CABINETS, CLOSET SHELVING AND

SECTION 12: EXTERIOR STUCCO, PLASTER, AND MASONRY

B. INSTALL ROOFING, RIDGE VENTILATION, AND FLASHING, ETC. AND THEIR ACCESSORIES AS SHOWN AND REQUIRED TO PROVIDE A WEATHER-TIGHT SEAL, STRAIGHT

I. PROVIDE CONTINUOUS BLOCKING BETWEEN JOISTS AND RAFTERS AT ALL BEARING POINTS.

SECTION 15: POSTS

H. PROVIDE AND INSTALL A MINIMUM OF ONE SWITCHED LIGHT IN EACH ATTIC SPACE AND THREE SWITCHED LIGHTS IN THE UNDER FLOOR CRAWL SPACE; UNO.

G. COORDINATE THE INSTALLATION OF THE HEATING SYSTEM AND HOT WATER SYSTEM WITH THE GENERAL CONTRACTOR TO INSURE ALL COMPONENTS OF EQUIPMENT

E. PROVIDE AND INSTALL ALL FIXTURES, PIPING, AND FITTINGS FOR TIE-IN TO NEW PLUMBING FIXTURES FOR COMPLETE MECHANICAL SYSTEM.

SECTION 13: INSTALLATION

SECTION 14: INSTALLATION

SECTION 42: RECIPE HARDWARE

SECTION 38: PLASTER

SECTION 25: INTERIOR TRIM AND DETAILS

SECTION 2: INSTALLATION

SECTION 5: PLASTER FINDINGS

SECTION 19: SHEET METAL FLASHING

SECTION 10: INSTALLATION

SECTION 11: INSTALLATION

SECTION 23: CABINETS, CLOSETS, AND KEYS

SECTION 31: INTERIOR FINISHES

SECTION 26: INSTALLATION

SECTION 27: INSTALLATION

SECTION 17: PROVIDE 2X BLOCKING, FURRING, NAILERS, SHIMS, ETC REQUIRED FOR INSTALLATION OF WALL FINISH MATERIALS, CABINETS, CLOSET SHELVING AND

SECTION 20: INSTALLATION

SECTION 16: INSTALLATION

GENERAL NOTES

SECTION 21: INSTALLATION

SECTION 28: INSTALLATION

SECTION 29: INSTALLATION

SECTION 30: INSTALLATION

SECTION 32: INSTALLATION

SECTION 33: INSTALLATION

SECTION 35: INSTALLATION

SECTION 37: INSTALLATION

SECTION 3: INSTALLATION

SECTION 4: INSTALLATION

SECTION 9: INSTALLATION

SECTION 8: INSTALLATION

SECTION 7: INSTALLATION

SECTION 6: INSTALLATION

SECTION 4: INSTALLATION

SECTION 3: INSTALLATION

SECTION 2: INSTALLATION

SECTION 1: INSTALLATION

SECTION 6: INSTALLATION

SECTION 5: INSTALLATION

SECTION 4: INSTALLATION

SECTION 3: INSTALLATION

SECTION 2: INSTALLATION

SECTION 1: INSTALLATION
GENERAL CONTRACTORS, SUB CONTRACTORS, AND ALL TRADESMEN ARE TO USE INSTALLATION REQUIREMENTS AS ISSUED BY THE MANUFACTURES OF THE PRODUCTS INSTALLED, AS WELL AS ALL APPLICABLE BUILDING CODES. THESE DRAWINGS ARE GENERAL DESIGN INTENT AND DO NOT REPLACE TECHNICAL REQUIREMENTS OF WARRANTED INSTALLATIONS BY MANUFACTURES OR BUILDING CODES.

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ZONING SET
12.29.2020

CIPRIANI STUDIOS

ISSUE DATE

 SCALE SHEET NAME

GENERAL CONTRACTORS, SUB CONTRACTORS, AND ALL TRADESMEN ARE TO USE INSTALLATION REQUIREMENTS AS ISSUED BY THE MANUFACTURES OF THE PRODUCTS INSTALLED, AS WELL AS ALL APPLICABLE BUILDING CODES. THESE DRAWINGS ARE GENERAL DESIGN INTENT AND DO NOT REPLACE TECHNICAL REQUIREMENTS OF WARRANTED INSTALLATIONS BY MANUFACTURES OR BUILDING CODES.

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* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

1. Wood Studs — Double row of nominal 2 x 4 in. studs, spaced 16 in. O.C. and cross-braced at mid-height. Opposite row spaced 1 in. apart, staggered 8 in. O.C. and joined at the top and bottom with bearing plates.

2. Beaming Plates — (Not Shown) — Nominal 2 x 4 in. Two layers on top and one layer on bottom for each row of studs.

3. Wallboard, gypsum — One layer of 4 in. wide, 5/8 in. thick gypsum wallboard applied vertically and nailed to studs and bearing plates 7 in. O.C. with 6 in. cement coated nails, 1-1/8 in. long, 0.0615 in. shank diameter and 1-1/4 in. diameter head. Gypsum wallboard joints covered with strapping.

AMERICAN GYPSUM CO — Type AG-C

GEORGIA-PACIFIC GYPSUM L.L.C — Type TG-C

UNITED STATES GYPSUM CO — Type C

USG BORAL DRYWALL SF2 LLC — Type C

4. Joints and Screwholes — (Not shown) — Wallboard joints taped and all joints and nailheads covered with joint compound.

5. Fiber, Spray-A — Green Colored Spray applied cellulose material. The fiber is applied with water to complexity. The covered 0.6 in. cavity in accordance with the application instructions supplied with the product. The minimum dry density is 4.0 lb/ft³.

NU-WOOL CO INC — Wallache Fire and Sound Insulation

6. Mesh Netting — (Not shown) — Any thin, woven or non-woven fibrous netting material attached to the outer face of one row of studs to facilitate the installation of the sprayed fiber from the opposite side.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Last Updated on 2017-03-17

Design/System/Construction/Assembly Usage Disclaimer

* Authorizers Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, systems, devices, and materials.

* Authorizers Having Jurisdiction should be consulted before construction.
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SCALE

WALL TYPE LEGEND

1 HR RATED EXTERIOR (U303): 2" X 6" 16" O.C. EXTERIOR FRAMED WOOD WALLS WITH 1/2" MIN. CEMENTITIOUS BACKER COMPLIANT WITH U303 DESIGN CRITERIA, 1/2" EXTERIOR SHEATING COMPLIANT WITH U303 DESIGN CRITERIA; 5/8" DRY WALL TYPE C OR EQ. COMPLIANT WITH U303 DESIGN CRITERIA INTERIOR SIDE, R-22 INSULATION PER UL U303 SPECS @ EXTERIOR LOCATIONS; SEE CONSTRUCTION DETAILS FOR EXTERIOR WALL ASSEMBLIES; SEE A-0. 4 FOR ADDITIONAL INFO.

2 HR RATED EXTERIOR (U382): (2X) 2" X 6" 16" O.C. EXTERIOR FRAMED WOOD WALLS 1" APART, STAGGER 8" APART; PROVIDE DRY WALL 5/8" COMPLIANT WITH U382 DESIGN CRITERIA; PROVIDE INSULATION COMPLIANT WITH U382 DESIGN CRITERIA. SEE A-0. 5 FOR ADDITIONAL INFO.

NON-RATED NON LOAD BEARING INTERIOR: 2" X 4" 16" O.C. INTERIOR FRAMED WOOD WALL; 5/8" DRY WALL INTERIOR SIDES, WET LOCATION DRY WALL IN BATH AREAS.
2. PROVIDE A WALL SWITCH FOR OUTDOOR LIGHTING BY EA. EXTERIOR DOOR.

7. A SMOKE DETECTOR SHALL BE INSTALLED IN EA. SLEEPING ROOM & AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OUTSIDE EA.  SMOKE + R315 CARBON MONOXIDE DETECTOR SHALL BE HARDWIRED & INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN UNIT.

5. REQUIREMENTS FOR KITCHEN OUTLETS: PROVIDE W/I 2'-0" OF EA. END OF EA. COUNTER & 4'-0" O.C. THEREAFTER. G.F.I. PROTECT WHERE WITHIN 6'-0" OF SINKS.

4. LIGHT SWITCHES AND OTHER ELECTRICAL SWITCHES IN THE SAME VICINITY OF THE WALL SHALL BE PLACED IN THE SAME BOX WITHIN A SINGLE COVER PLATE.

2. ALL SWITCHES TO BE +42" A.F.F. U.O.N.

1. ALL OUTLETS TO BE +15" A.F.F. TO C.L. U.O.N.

**ALL LIGHTING AND ELECTRICAL WORK TO BE VERIFIED WITH OWNER AND SHALL CONFORM TO LOCAL ENERGY AND BUILDING CODES**
PATIO SLAB

4" CLEARANCE TO GRADE

FIBER CEMENT PANEL
COLOR TO MATCH WINDOW
INSTALL PER MANUFACTURE DETAILS

ROOF:
ASPHALT SHINGLE, 3:12 PITCH

GUTTER
FIBER CEMENT PANEL
INSTALL PER MANUFACTURE DETAILS

LEVEL 1 FFE
-9'-0"

LEVEL 2 FFE
+0'-0"

LEVEL 3 FEE
+10'-0"

9'-0" FLR TO CLG
8'-0" FLR TO CLG
8'-0" FLR TO CLG

T.O. ROOF
+23'-5"

B.O. ROOF
+19'-0"

APPROX. GRADE

FRIEZE BOARD
FIBER CEMENT SIDING
COLOR PER OWNER
INSTALL PER MANUFACTURE DETAILS

FIBER CEMENT SIDING
COLOR PER OWNER
INSTALL PER MANUFACTURE DETAILS

ROOF COPOING
INSTALL PER MANUFACTURE DETAILS

GENERAL CONTRACTORS, SUB CONTRACTORS, AND ALL TRADESMEN ARE TO USE INSTALLATION REQUIREMENTS AS ISSUED BY THE MANUFACTURES OF THE PRODUCTS INSTALLED, AS WELL AS ALL APPLICABLE BUILDING CODES. THESE DRAWINGS ARE GENERAL DESIGN INTENT AND DO NOT REPLACE TECHNICAL REQUIREMENTS OF WARRANTED INSTALLATIONS BY MANUFACTURES OR BUILDING CODES.

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LEVEL 1 FFE
-9'-0"

LEVEL 2 FFE
+0'-0"

LEVEL 3 FEE
+10'-0"

9'-0" FLR TO CLG

8'-0" FLR TO CLG

T.O. ROOF
+23'-5"

B.O. ROOF
+19'-9"

ROOF:
ASPHALT SHINGLE, 3:12 PITCH

GUTTER
FRIEZE BOARD
FIBER CEMENT PANEL
INSTALL PER MANUFACTURE DETAILS

VINYL SIDING
INSTALL PER MANUFACTURE DETAILS

4" CLEARANCE TO GRADE
APPROX. GRADE

STAIR TO GRADE

GENERAL CONTRACTORS, SUB CONTRACTORS, AND ALL TRADESMEN ARE TO USE INSTALLATION REQUIREMENTS AS ISSUED BY THE MANUFACTURES OF THE PRODUCTS INSTALLED, AS WELL AS ALL APPLICABLE BUILDING CODES. THESE DRAWINGS ARE GENERAL DESIGN INTENT AND DO NOT REPLACE TECHNICAL REQUIREMENTS OF WARRANTED INSTALLATIONS BY MANUFACTURES OR BUILDING CODES. CIPRIANI STUDIOS EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGNS & INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF CIPRIANI STUDIOS.
ROOF:
ASPHALT SHINGLE, 3: 12 PITCH

GUTTER:

CANOPY:
4" CLEARANCE TO GRADE

VINYL SIDING:
INSTALL PER MANUFACTURE DETAILS

FIBER CEMENT PANEL:
INSTALL PER MANUFACTURE DETAILS

FRIEZE BOARD:

LEVEL 1 FFE
-9'-0"

LEVEL 2 FFE
+0'-0"

LEVEL 3 FFE
+10'-0"

9'-0" FLR TO CLG
8'-0" FLR TO CLG
8'-0" FLR TO CLG

T.O. ROOF
+23'-5"

B.O. ROOF
+1'-9"

ZONING SET
12.29.2020

CIPRIANI STUDIOS

ISSUE

D E S I G N  + D E V E L O P M E N T

ROSE RESIDENCES
19 ROSE STREET
PITTSBURGH, PA  15219

GENERAL

CONTRACTORS, SUB CONTRACTORS, AND ALL TRADSMEN ARE TO USE INSTALLATION REQUIREMENTS AS ISSUED BY THE MANUFACTURES OF THE PRODUCTS INSTALLED, AS WELL AS ALL APPLICABLE BUILDING CODES. THESE DRAWINGS ARE GENERAL DESIGN INTENT AND DO NOT REPLACE TECHNICAL REQUIREMENTS OF WARRANTED INSTALLATIONS BY MANUFACTURES OR BUILDING CODES.

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ROOF:
- ASPHALT SHINGLE, 3:12 PITCH
- GUTTER
- CANOPY
  - 4" CLEARANCE TO GRADE
- VINYL SIDING
  - INSTALL PER MANUFACTURE DETAILS
- FIBER CEMENT PANEL
  - INSTALL PER MANUFACTURE DETAILS
- FRIEZE BOARD

LEVEL 1 FFE
- 9'-0" FLR TO CLG
- 8'-0" FLR TO CLG

LEVEL 2 FFE
- 8'-0" FLR TO CLG

LEVEL 3 FFE
- 8'-0" FLR TO CLG

T.O. ROOF
- +23'-5"

B.O. ROOF
- +1'-9"

GENERAL CONTRACTORS, SUB CONTRACTORS, AND ALL TRADESMEN ARE TO USE INSTALLATION REQUIREMENTS AS ISSUED BY THE MANUFACTURES OF THE PRODUCTS INSTALLED, AS WELL AS ALL APPLICABLE BUILDING CODES. THESE DRAWINGS ARE GENERAL DESIGN INTENT AND DO NOT REPLACE TECHNICAL REQUIREMENTS OF WARRANTED INSTALLATIONS BY MANUFACTURES OR BUILDING CODES.

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LEVEL 1 FFE
-9'-0"

LEVEL 2 FFE
+0'-0"

LEVEL 3 FFE
+10'-0"

9'-0" FLR TO CLG

8'-0" FLR TO CLG

8'-0" FLR TO CLG

T.O. ROOF
+23'-5"

B.O. ROOF
+1'-9"

PATIO SLAB
4" CLEARANCE TO GRADE

FIBER CEMENT PANEL
COLOR TO MATCH WINDOW
INSTALL PER MANUFACTURE DETAILS

ROOF:
ASPHALT SHINGLE, 3:12 PITCH
GUTTER

FIBER CEMENT PANEL
INSTALL PER MANUFACTURE DETAILS

FIBER CEMENT SIDING
COLOR PER OWNER
INSTALL PER MANUFACTURE DETAILS

FIBER CEMENT SIDING
COLOR PER OWNER
INSTALL PER MANUFACTURE DETAILS

ROOF COPOING
INSTALL PER MANUFACTURE DETAILS

APPROX. STREET GRADE
BEHIND

APPROX. PARKING GRADE
BEHIND

GRADE @ BUILDING

CONCRETE STEP TO PATIO

ZONING SET
12.29.2020

CIPRIANI STUDIOS
ISSUE

GENERAL CONTRACTORS, SUB CONTRACTORS, AND ALL TRADESMEN ARE TO USE INSTALLATION REQUIREMENTS AS ISSUED BY THE MANUFACTURES OF THE PRODUCTS INSTALLED, AS WELL AS ALL APPLICABLE BUILDING CODES. THESE DRAWINGS ARE GENERAL DESIGN INTENT AND DO NOT REPLACE TECHNICAL REQUIREMENTS OF WARRANTED INSTALLATIONS BY MANUFACTURES OR BUILDING CODES.

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A 4.5

FULL ROSE STREET ELEVATION
### Door Schedule

<table>
<thead>
<tr>
<th>Mark</th>
<th>O.A. wide</th>
<th>O.A. height</th>
<th>Sash Style</th>
<th>O.A. hinge</th>
<th>Mfr.</th>
<th>Model No.</th>
<th>Finish</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>D-1</td>
<td>0' 0&quot;</td>
<td>0' 0&quot;</td>
<td>Pocket Simple</td>
<td>Solid</td>
<td>Pella</td>
<td>350 Series</td>
<td>Black</td>
<td>Paint grade prime</td>
</tr>
<tr>
<td>D-2</td>
<td>0' 0&quot;</td>
<td>0' 0&quot;</td>
<td>Pocket Simple</td>
<td>Solid</td>
<td>Pella</td>
<td>350 Series</td>
<td>Black</td>
<td>Paint grade prime</td>
</tr>
<tr>
<td>D-3</td>
<td>0' 0&quot;</td>
<td>0' 0&quot;</td>
<td>Pocket Simple</td>
<td>Solid</td>
<td>Pella</td>
<td>350 Series</td>
<td>Black</td>
<td>Paint grade prime</td>
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<tr>
<td>D-4</td>
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<td>Pocket Simple</td>
<td>Solid</td>
<td>Pella</td>
<td>350 Series</td>
<td>Black</td>
<td>Paint grade prime</td>
</tr>
<tr>
<td>D-5</td>
<td>0' 0&quot;</td>
<td>0' 0&quot;</td>
<td>Pocket Simple</td>
<td>Solid</td>
<td>Pella</td>
<td>350 Series</td>
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<td>Paint grade prime</td>
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<tr>
<td>D-6</td>
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<td>Pocket Simple</td>
<td>Solid</td>
<td>Pella</td>
<td>350 Series</td>
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<td>Solid</td>
<td>Pella</td>
<td>350 Series</td>
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<td>Pella</td>
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<td>350 Series</td>
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<td>Pocket Simple</td>
<td>Solid</td>
<td>Pella</td>
<td>350 Series</td>
<td>Black</td>
<td>Paint grade prime</td>
</tr>
</tbody>
</table>

### Window Schedule

<table>
<thead>
<tr>
<th>Mark</th>
<th>O.A. wide</th>
<th>O.A. height</th>
<th>Sash Style</th>
<th>O.A. hinge</th>
<th>Mfr.</th>
<th>Model No.</th>
<th>Finish</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-1</td>
<td>0' 0&quot;</td>
<td>0' 0&quot;</td>
<td>Fixed Glass</td>
<td>Flat</td>
<td>Pella</td>
<td>350 Series</td>
<td>Black</td>
<td>-</td>
</tr>
<tr>
<td>W-2</td>
<td>0' 0&quot;</td>
<td>0' 0&quot;</td>
<td>Fixed Glass</td>
<td>Flat</td>
<td>Pella</td>
<td>350 Series</td>
<td>Black</td>
<td>-</td>
</tr>
<tr>
<td>W-3</td>
<td>0' 0&quot;</td>
<td>0' 0&quot;</td>
<td>Fixed Glass</td>
<td>Flat</td>
<td>Pella</td>
<td>350 Series</td>
<td>Black</td>
<td>-</td>
</tr>
<tr>
<td>W-4</td>
<td>0' 0&quot;</td>
<td>0' 0&quot;</td>
<td>Fixed Glass</td>
<td>Flat</td>
<td>Pella</td>
<td>350 Series</td>
<td>Black</td>
<td>-</td>
</tr>
<tr>
<td>W-5</td>
<td>0' 0&quot;</td>
<td>0' 0&quot;</td>
<td>Fixed Glass</td>
<td>Flat</td>
<td>Pella</td>
<td>350 Series</td>
<td>Black</td>
<td>-</td>
</tr>
</tbody>
</table>

**Notes:**
- Door and window schedules are provided for reference.
- Specific details and notes regarding installation and material specifications should be consulted for precise application and compliance with building codes.
- The schedules reflect general design intent and do not replace technical details provided by manufacturers.
- Hardware, finish, and other requirements should be confirmed with respective suppliers.
- Copyright and other proprietary rights are reserved for Cipriani Studios.

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ATTACHED NEW THREE STORY, SINGLE FAMILY HOME WITH THREE BED, THREE BATH, AND ONE ON-SITE PARKING SPACE.

APPLICABLE BUILDING CODES:
2015 IRC
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL ELECTRICAL CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2015 INTERNATIONAL PLUMBING CODE

CLASSIFICATION:
USE GROUP: R-3
CONSTRUCTION TYPE: 5

BUILDING CODE SUMMARY
ZONING DESCRIPTION
OWNERS:
E: ROY STREET AVES, LP
CONTACT: ROY STREET AVES, LP
PITTSBURGH, PA 15201
186 42ND STREET, STE. 402
ROSE STREET VENTURE, LP

DESIGNER:
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CONTACT: STEFFAN JOHNSON
PITTSBURGH, PA 15228
650 WASHINGTON ROAD, STE. 400
CIPRIANI STUDIOS

SURVEY:
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CONTACT: TYSEN MILLER
DUQUESNE, PENNSYLVANIA 15110
22 SOUTH LINDEN STREET
KU RESOURCES

STRUCTURAL:
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CONTACT: JUSTIN CIPRIANI
PITTSBURGH, PA 15228
650 WASHINGTON ROAD, STE. 400
CIPRIANI STUDIOS

LANDSCAPE ARCHITECT:
E: BMAY.BS3@GMAIL.COM
CONTACT: BRIAN MAY
BOZEMAN, MONTANA 59715
2387 RUGBY COURT
BIG SKY STRUCTURAL SOLUTIONS

General notes: These drawings are general design and construction drawings and do not include all typical details. No part of these drawings and information contained herein are to be used for the purpose of reproduction, distribution, or installation of products or materials. These drawings are not to be complete or final and may require additional labor, materials, and equipment. The City, City Engineer, the Building Official, and all public utilities are to be consulted prior to construction. The building official’s approval is required for any modifications to these drawings.

Table of Contents:
- Site Plan
- Building Elevation
- Floor Plans
- Lighting + Power Plans
- WINDOW + DOOR SCHEDULES
- CONSTRUCTION DETAILS
- CONSTRUCTION NOTES
- GENERAL NOTES
- ZONING INFO
- FIRE RATING
- FIRE RATING 1 HR
- STRUCTURAL NOTES
- LANDSCAPE NOTES
- PROJECT INFO

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- FIRE RATING 1 HR
- STRUCTURAL NOTES
- LANDSCAPE NOTES
- PROJECT INFO
3. Subcontractors and their employees shall be provided and allowed use of sanitary facilities on the premises.

2. The general contractor shall provide and pay for power, light, water, and heat as required during construction.

3. The general contractor and subcontractors shall comply with all covenants and requirements of the subdivision (if any) as if included in the contract.

1. Each subcontractor shall furnish a certificate of insurance to the general contractor indicating policy conditions and limits of liability.

2. Provide 1/2" expansion joint material between all concrete slabs (1" rigid foam at insulated and radiant slabs) and abutting concrete or masonry walls.

7. Chamfer all exposed edges of concrete 3/4" (min), U.O.N.

4. Individually prints or partial sets of prints shall be considered part of the whole set of these drawings and specifications for this project.

5. The general contractor shall be responsible for locating and laying out the work (including grades and elevations). The general contractor will exercise proper precaution to verify figures shown on the drawings while laying out the work, and be responsible for all errors.

6. The general contractor shall complete familiarize himself/herself with the existing conditions and the design as illustrated and specified in the drawings and specifications for this project.

12. Relative reference elevations shall be established at the site. Protect and maintain benchmarks for the duration of the project, as determined and agreed to with the owner.

10. Details not usually shown or specified but necessary for the proper installation and execution of this work shall be determined and agreed to with the architect before proceeding with additional work.

11. The general contractor shall inform the owner of any costs of materials, labor, overhead and profit which are caused by any changes or additions made by the owner, and shall request the owner's approval of additional work.

14. The general contractor shall exercise proper precaution to verify figures shown on the drawings while laying out the work, and be responsible for all errors.
INSTRUCTIONS. PERMIT PRIMER TO DRY.
B. DO NOT APPLY DAMP PROOFING TO DAMP, FROZEN, DIRTY, DUSTY, OR DECK SURFACES UNACCEPTABLE TO APPLICATOR. CLEAN AND PREPARE SURFACES CONTINUOUSLY UNTIL DAMP PROOFING HAS CURED.

SECTION 31: DAMP PROOFING & MEMBRANE WATERPROOFING
B. PROVIDE AND INSTALL ALL INSULATIONS, CAULKING, SEALANTS, VAPOR BARRIERS, ROOFING, VENTILATION, SIDINGS AND TRIMS, AND FLASHING, ETC.
G. ADJUST DOORS, DRAWERS, HARDWARE, FIXTURES AND OTHER MOVING OR OPERATING PARTS TO FUNCTION SMOOTHLY AND CORRECTLY. CLEAN DEVICES AT EXPOSED LOCATIONS USED TO WALL MOUNT COMPONENTS, AND CONCEAL WITH SOLID PLUGS OF SPECIES TO MATCH SURROUNDING WOOD.

WOOD FILLER WHICH MATCHES SURROUNDING SURFACES AND OF TYPES RECOMMENDED FOR APPLIED FINISHES. STAIN AND FINISH ALL EXPOSED EXTERIOR DEVICES.

SCREW AND PLUG BALUSTERS, RAILS, AND CAP WITH DECK SCREWS AND CONTRASTING PLUGS AS REQUIRED.
3. PROVIDE BLOCKING AS REQUIRED FOR RIGID AND SOLID BEARING FOR STAIR TREADS.
2. INSTALL SHEET METAL FLASHING BEHIND WALL AND UNDER DECKING.

C. PROVIDE AND INSTALL SHUT-OFF VALVE ON COLD WATER LINE AT THE WATER HEATER.

D. INSTALL ALL INSULATION TO MAINTAIN A CONTINUOUS THERMAL LAYER BETWEEN THE INTERIOR AND EXTERIOR.

E. PROVIDE AND INSTALL 26 GAUGE GALVANIZED SHEET METAL FLASHING AS SHOWN AND REQUIRED AT CONCEALED AND EXPOSED AREAS. COLOR AT EXPOSED AREAS BE OF THE SAME FINISH AS THE FLASHINGS. APPLY PLASTIC CEMENT COMPOUND BETWEEN METAL FLASHINGS AND FELT FLASHINGS.

A. PROVIDE PROPER ROUGH OPENINGS FOR ALL WINDOWS AND DOORS. PREPARE OPENING TO PERMIT CORRECT INSTALLATION.

C. PROVIDE SPECIAL WRENCHES AND TOOLS APPLICABLE TO EACH DIFFERENT OR SPECIAL HARDWARE COMPONENTS. PROVIDE MAINTENANCE TOOLS AND ACCESSORIES.

SECTION 36: ELECTRICAL, PLUMBING AND MECHANICAL
A. PROVIDE CONTINUOUS 2" VENTILATION SPACE ABOVE ROOF INSULATION AND BELOW ROOF DECKING, FROM CONTINUOUS SOFFIT VENTS TO RIDGE VENTS, AS SHOWN.

F. THE ELECTRICAL CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY IN THE FORM OF PAYMENT TO THE GENERAL CONTRACTOR FOR COSTS INCURRED TO REPAIR, TO THE MECHANICAL CONTRACTOR.

B. THE ELECTRICAL CONTRACTOR SHALL GUARANTEE MATERIALS AND WORKMANSHIP AGAINST DEFECTS WHICH MAY OCCUR UNDER NORMAL USAGE FOR A PERIOD OF ONE YEAR FROM COMPLETION.

A. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.

K. INSPECT WATER SUPPLY MAIN TO DETERMINE WATER PRESSURE LEVEL AND SYSTEM BEST SUITED FOR INCREASING PRESSURE LEVEL TO SATISFACTION OF THE OWNER.

B. PROVIDE AND INSTALL ALL LIGHTS, RECESSED AND TRIMMABLE FIXTURES AS REQUIRED. PROVIDE FIXTURES AND TRIM AS REQUIRED.

C. PROVIDE SPECIAL WRENCHES AND TOOLS APPLICABLE TO EACH DIFFERENT OR SPECIAL HARDWARE COMPONENTS. PROVIDE MAINTENANCE TOOLS AND ACCESSORIES.

SECTION 39: WINDOW AND DOOR SCHEDULE AND INSTALLATION
A. PROVIDE AND INSTALL SHUT-OFF VALVE ON COLD WATER LINE AT THE WATER HEATER.

D. PROVIDE AND INSTALL 26 GAUGE GALVANIZED SHEET METAL FLASHING AS SHOWN AND REQUIRED AT CONCEALED AND EXPOSED AREAS. COLOR AT EXPOSED AREAS BE OF THE SAME FINISH AS THE FLASHINGS. APPLY PLASTIC CEMENT COMPOUND BETWEEN METAL FLASHINGS AND FELT FLASHINGS.

A. PROVIDE PROPER ROUGH OPENINGS FOR ALL WINDOWS AND DOORS. PREPARE OPENING TO PERMIT CORRECT INSTALLATION.

C. PROVIDE SPECIAL WRENCHES AND TOOLS APPLICABLE TO EACH DIFFERENT OR SPECIAL HARDWARE COMPONENTS. PROVIDE MAINTENANCE TOOLS AND ACCESSORIES.

SECTION 40: GENERAL PLUMBING AND MECHANICAL
A. PROVIDE CONTINUOUS 2" VENTILATION SPACE ABOVE ROOF INSULATION AND BELOW ROOF DECKING, FROM CONTINUOUS SOFFIT VENTS TO RIDGE VENTS, AS SHOWN.

F. THE ELECTRICAL CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY IN THE FORM OF PAYMENT TO THE GENERAL CONTRACTOR FOR COSTS INCURRED TO REPAIR, TO THE MECHANICAL CONTRACTOR.

B. THE ELECTRICAL CONTRACTOR SHALL GUARANTEE MATERIALS AND WORKMANSHIP AGAINST DEFECTS WHICH MAY OCCUR UNDER NORMAL USAGE FOR A PERIOD OF ONE YEAR FROM COMPLETION.

A. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.

K. INSPECT WATER SUPPLY MAIN TO DETERMINE WATER PRESSURE LEVEL AND SYSTEM BEST SUITED FOR INCREASING PRESSURE LEVEL TO SATISFACTION OF THE OWNER.

B. PROVIDE AND INSTALL ALL LIGHTS, RECESSED AND TRIMMABLE FIXTURES AS REQUIRED. PROVIDE FIXTURES AND TRIM AS REQUIRED.

C. PROVIDE SPECIAL WRENCHES AND TOOLS APPLICABLE TO EACH DIFFERENT OR SPECIAL HARDWARE COMPONENTS. PROVIDE MAINTENANCE TOOLS AND ACCESSORIES.
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A 0.6 RATED ASSEMBLIES: NA
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A 2.1

LOWER LEVEL FLOOR PLAN

WALL TYPE LEGEND
- NON-RATED NON LOAD BEARING INTERIOR: 2" X 4" 16" O.C. INTERIOR FRAMED WOOD WALL
- 5/8" DRY WALL INTERIOR SIDES
- 1 HR RATED EXTERIOR (U303): 2" X 6" 16" O.C. EXTERIOR FRAMED WOOD WALLS WITH 1/2" MIN. CEMENTITIOUS BACKER; 5/8" DRY WALL TYPE C OR EQ. COMPLIANT WITH U303 DESIGN CRITERIA, R-22 INSULATION PER UL U303 SPECS @ EXTERIOR LOCATIONS; SEE CONSTRUCTION DETAILS FOR EXTERIOR WALL ASSEMBLIES; SEE A-0. FOR ADDITIONAL INFO.
- 2 HR RATED EXTERIOR (U382): (2X) 2" X 6" 16" O.C. EXTRIOR FRAMED WOOD WALLS 1" APART, STAGGER 8" APART; PROVIDE DRY WALL 5/8" COMPLIANT WITH U382 DESIGN CRITERIA; PROVIDE INSULATION COMPLIANT WITH U382 DESIGN CRITERIA. SEE A-0. FOR ADDITIONAL INFO.

SCALE
1/4" = 1'-0"
ROSE STREET RESIDENCES
PITTSBURGH, PA 15219

GENERAL CONTRACTORS, SUB CONTRACTORS, AND ALL TRADESMEN ARE TO USE INSTALLATION REQUIREMENTS AS ISSUED BY THE MANUFACTURES OF THE PRODUCTS INSTALLED, AS WELL AS ALL APPLICABLE BUILDING CODES. THESE DRAWINGS ARE GENERAL DESIGN INTENT AND DO NOT REPLACE TECHNICAL REQUIREMENTS OF WARRANTED INSTALLATIONS BY MANUFACTURES OR BUILDING CODES.

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PATIO SLAB
4" CLEARANCE TO GRADE
FIBER CEMENT PANEL
COLOR TO MATCH WINDOW
INSTALL PER MANUFACTURE DETAILS

ROOF:
ASPHALT SHINGLE, 3:12 PITCH

LEVEL 1 FFE
-9'-0"
LEVEL 2 FFE
+0'-0"
LEVEL 3 FFE
+10'-0"

9'-0" FLR TO CLG
8'-0" FLR TO CLG

T.O. ROOF
+23'-5"
B.O. ROOF
+19'-0"

APPROX. GRADE
FRIEZE BOARD
WOOD EMBOSSED FIBER CEMENT SIDING
COLOR PER OWNER
INSTALL PER MANUFACTURE DETAILS

ROOF COPING
FIBER CEMENT PANEL
INSTALL PER MANUFACTURE DETAILS

WOOD EMBOSSED FIBER CEMENT SIDING
COLOR PER OWNER
INSTALL PER MANUFACTURE DETAILS

GENERAL CONTRACTORS, SUB CONTRACTORS, AND ALL TRADESMEN ARE TO USE INSTALLATION REQUIREMENTS AS ISSUED BY THE MANUFACTURES OF THE PRODUCTS INSTALLED, AS WELL AS ALL APPLICABLE BUILDING CODES. THESE DRAWINGS ARE GENERAL DESIGN INTENT AND DO NOT REPLACE TECHNICAL REQUIREMENTS OF WARRANTED INSTALLATIONS BY MANUFACTURES OR BUILDING CODES.

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NAME: EXTERIOR ELEVATIONS
SCALE: 1/4"=1'-0"

A 4.1
SHEET
RIGHT ELEVATION

ROOF:
ASPHALT SHINGLE, 3: 12 PITCH

GUTTER
CANOPY
4" CLEARANCE TO GRADE

CORRUGATED METAL SIDING
INSTALL PER MANUFACTURE DETAILS

FIBER CEMENT PANEL
INSTALL PER MANUFACTURE DETAILS

FRIEZE BOARD
LEVEL 1 FFE
-9'-0"
LEVEL 2 FFE
+0'-0"
LEVEL 3 FEE
+10'-0"
9'-0" FLR TO CLG
8'-0" FLR TO CLG
8'-0" FLR TO CLG

T.O. ROOF
+23'-5"
B.O. ROOF
+19'-0"

LEVEL 1 FFE
LEVEL 2 FFE
LEVEL 3 FEE

P.T. WOOD OR EQ. DECK + FRAMING
6' PRIVACY SCREEN

GENERAL CONTRACTORS, SUB CONTRACTORS, AND ALL TRADESMEN ARE TO USE INSTALLATION REQUIREMENTS AS ISSUED BY THE MANUFACTURES OF THE PRODUCTS INSTALLED, AS WELL AS ALL APPLICABLE BUILDING CODES. THESE DRAWINGS ARE GENERAL DESIGN INTENT AND DO NOT REPLACE TECHNICAL REQUIREMENTS OF WARRANTED INSTALLATIONS BY MANUFACTURES OR BUILDING CODES. CIPRIANI STUDIOS EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGNS & INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF CIPRIANI STUDIOS.
**ROOF:**
- ASPHALT SHINGLE, 3:12 PITCH

**GUTTER:**
- 4" CLEARANCE TO GRADE

**CORRUGATED METAL SIDING:**
- INSTALL PER MANUFACTURER DETAILS

**FIBER CEMENT PANEL:**
- INSTALL PER MANUFACTURER DETAILS

**FRIEZE BOARD:**
- LEVEL 1 FFE -9'-0"
- LEVEL 2 FFE +0'-0"
- LEVEL 3 FFE +10'-0"
- 9'-0" FLR TO CLG
- 8'-0" FLR TO CLG

**T.O. ROOF:**
- +23'-5"

**B.O. ROOF:**
- +19'-0"

**36" GUARDRAIL:**
- P.T. WOOD OR EQ.

**P.T. WOOD OR EQ. DECK + FRAMING:**

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**ZONING SET 3.16.2021**

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**DESIGN + DEVELOPMENT**
**ROSE STREET RESIDENCES**
**PITTSBURGH, PA 15219**

**GENERAL CONTRACTORS, SUB CONTRACTORS, AND ALL TRADESMEN ARE TO USE INSTALLATION REQUIREMENTS AS ISSUED BY THE MANUFACTURES OF THE PRODUCTS INSTALLED, AS WELL AS ALL APPLICABLE BUILDING CODES. THESE DRAWINGS ARE GENERAL DESIGN INTENT AND DO NOT REPLACE TECHNICAL REQUIREMENTS OF WARRANTED INSTALLATIONS BY MANUFACTURES OR BUILDING CODES. CIPRIANI STUDIOS EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGNS & INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF CIPRIANI STUDIOS.**
### Window Schedule

<table>
<thead>
<tr>
<th>Work</th>
<th>Nominal Size</th>
<th>O. A. Width</th>
<th>O. A. Height</th>
<th>Sash Operation</th>
<th>Mark</th>
<th>Model No.</th>
<th>Finish</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-30</td>
<td>6'0&quot; x 6'0&quot;</td>
<td>6'0&quot;</td>
<td>6'0&quot;</td>
<td>Fixed Glass</td>
<td>-</td>
<td>-</td>
<td>Black</td>
<td>-</td>
</tr>
<tr>
<td>W-31</td>
<td>6'0&quot; x 6'0&quot;</td>
<td>5'0&quot;</td>
<td>5'0&quot;</td>
<td>Fixed Glass</td>
<td>-</td>
<td>-</td>
<td>Black</td>
<td>-</td>
</tr>
<tr>
<td>W-32</td>
<td>1'6&quot;</td>
<td>5'0&quot;</td>
<td>5'0&quot;</td>
<td>Fixed Glass</td>
<td>-</td>
<td>-</td>
<td>Black</td>
<td>-</td>
</tr>
<tr>
<td>W-33</td>
<td>2'6&quot;</td>
<td>5'0&quot;</td>
<td>5'0&quot;</td>
<td>Casement</td>
<td>-</td>
<td>-</td>
<td>Black</td>
<td>-</td>
</tr>
</tbody>
</table>

### Door Schedule

<table>
<thead>
<tr>
<th>Work</th>
<th>Nominal Size</th>
<th>Door Data</th>
</tr>
</thead>
<tbody>
<tr>
<td>D-1</td>
<td>7'0&quot; x 6'8&quot;</td>
<td>1 3/4&quot;</td>
</tr>
<tr>
<td>D-2</td>
<td>2'8&quot; x 6'8&quot;</td>
<td>1 3/4&quot;</td>
</tr>
<tr>
<td>D-3</td>
<td>2'8&quot; x 8'0&quot;</td>
<td>1 3/4&quot;</td>
</tr>
<tr>
<td>D-4</td>
<td>2'6&quot; x 6'8&quot;</td>
<td>1 3/4&quot;</td>
</tr>
<tr>
<td>D-5</td>
<td>5'6&quot; x 6'8&quot;</td>
<td>1 3/4&quot;</td>
</tr>
</tbody>
</table>

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