### A. PROJECT INFORMATION

1. **APPLICATION IS:** ☒ Development Project  ☐ Protest Appeal

2. **STAFF REVIEW DATE:** April 28, 2022

3. **SITE INFORMATION**

   **Development Address:** 5322 Kent Way

   **Parcel ID(s)/Lot-and-Block Number(s):** 80-D-331

   **Project Description:** New construction of three-story single-family detached dwelling with ground floor integral garage and rooftop deck.

4. **CONTACT INFORMATION**

   **Applicant Name:** Justin Cipriani

   **Applicant Contact (phone and email):** (412)-254-3261; justin@ciprianistudios.com

### B. ZBA HEARING INFORMATION

**Zone Case #** Click here to enter text. of 2022

**Date of Hearing:** Click here to enter a date.  **Time of Hearing:** Click here to enter text.

**Zoning Designation:** Single-Unit Attached Residential – Very High Density (R1A-VH)

**Neighborhood:** Upper Lawrenceville

**Zoning Specialist:** Svetlana Ipatova

### C. ZBA REQUESTS

**Type of Request:** Variance  **Code Section:** 903.03.E.2

**Description:** Less than 5’ interior side yard setback in R1A-VH district (0’ requested)
SECTION 5: TEMPORARY FACILITIES AND CONTROLS

3. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL COMPLY WITH ALL COVENANTS AND REQUIREMENTS OF THE SUBDIVISION (IF ANY) AS IF INCLUDED IN REGULATIONS, BUILDING INSPECTORS, CITY OR COUNTY ENGINEERS, ETC.

1. PERMITS AND LICENSES NECESSARY TO PERFORM THE WORK SHALL BE SECURED BY THE GENERAL CONTRACTOR.

3. DURING PROGRESS OF WORK MAINTAIN PREMISES FREE OF UNNECESSARY ACCUMULATION OF TOOLS, EQUIPMENT, SURPLUS MATERIALS, AND DEBRIS. EACH INSURANCE PRIOR TO STARTING THE WORK. EACH SUBCONTRACTOR SHALL PROVIDE THE GENERAL CONTRACTOR WITH PROOF OF WORKMAN'S COMPENSATION FOR ADDITIONS IN THE WORK INTENDED BY THESE PLANS AND SPECIFICATIONS PRIOR TO ORDERING MATERIALS AND PROCEEDING WITH THE WORK.

4. DIMENSIONS TO SIDE OR CENTER OF DOORS OR WINDOWS ARE TO ROUGH OPENINGS. LOCATE ROUGH OPENINGS NOT DIMENSIONED FRAMING DISTANCE (KING AND OR CROWN) FROM CENTER LINE. CONSTRUCT ALL DOORS AND WINDOWS TRUE TO PLUMB, LEVEL, SQUARE, AND LINE.

SECTION 12: CONCRETE REINFORCEMENT

7. SILLS SHALL BE BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS WITH 7" MIN. EMBEDMENT AT 4'-0" O.C., UNO. BOLTS SHALL OCCUR NOT MORE THAN 12", NOR LESS THAN 6" FROM EACH END OF ANY PIECE WITH A MINIMUM OF 2 BOLTS TO ANY PIECE. SHOP PINS MAY BE USED AT INTERIOR LOCATIONS AND AS SHOWN, UNLESS OTHERWISE NOTED.

SECTION 11: GENERAL CONCRETE WORK

2. GRADE TO SMOOTH, UNIFORM SURFACE TO ELEVATIONS, SHOWN OR REQUIRED FOR POSITIVE DRAINAGE, FROST PROTECTION, AND CLEARANCES.

SECTION 6: GENERAL SITE WORK

9. THE GENERAL CONTRACTOR SHALL BE EXPECTED TO INSPECT THE SITE FOR CONDITIONS AFFECTING WORK AND FOR ANTICIPATING THE EFFECTS OF THOSE CONDITIONS. THE SITE INSPECTION WILL TAKE PLACE AT A TIME TO BE DETERMINED BY THE ARCHITECT. UNLESS A SCHEDULED INITIAL SCHEDULED INSPECTIONS ARE SHOWN TO BE COMPLETE, THE CONTRACTOR WILL RUN ANY DISCREPANCIES OR OMISSIONS FOUND IN THE DRAWINGS AND SPECIFICATIONS TO THE OWNER FOR CLARIFICATION AND/OR ADDITIONAL INFORMATION REGARDING THIS ISSUE.

SECTION 24: FRAMING CARPENTRY AND MATERIALS

2. ALL MANUFACTURED 'I-JOIST' (LPI, BCI, TJI, ETC) MEMBERS TO BE INSTALLED PER MANUFACTURER REQUIREMENTS. PROVIDE WEB STIFFENERS AS NECESSARY.

SECTION 23: FASTENERS

1. PROVIDE AND INSTALL ALL STRUCTURAL STEEL, CONNECTORS, FASTENERS AND ACCESSORIES AS SHOWN ON THE DRAWINGS. MATERIALS, STANDARDS, AND DETAILS SHALL CONFORM TO APPLICABLE AISC STANDARDS.

SECTION 20: STONE/BRICK VENEER

2. ALL CONCRETE SHALL BE PROTECTED FROM INJURIOUS ACTION OF THE ELEMENTS AND DEFACEMENT OF ANY NATURE DURING CONSTRUCTION OPERATIONS.

SECTION 9: UNIT MASONRY AND STONE/BRICK VENEER

1. CONCRETE SHALL ACHIEVE A MINIMUM OF 3,000 PSI COMPRESSION STRENGTH AT 28 DAYS, UNLESS NOTED OTHERWISE IN THE ARCHITECTURAL OR STRUCTURAL DRAWINGS.

SECTION 8: CONCRETE SLAB REINFORCEMENT

2. CONCRETE SLAB REINFORCEMENT SHALL BE 6 X 6 10/10 WELDED WIRE FABRIC OR FIBER MESH REINFORCING; U.O.N. LAP WWF 12" AT SPLICES.
**SECTION 30: GENERAL THERMAL AND MOISTURE PROTECTION**

C. PROVIDE AND SECURELY INSTALL 3/4" CDX, EXTERIOR GRADE PLYWOOD TOPS FOR THINSET COUNTER TOPS.

D. CONTRACTOR SHALL PROVIDE A COPY OF THE WINDOW ORDER TO THE ARCHITECTS PRIOR TO PLACING ORDERS FOR THE WINDOWS. THE MAXIMUM FINISHED SILL HEIGHT MUST BE NO GREATER THAN 44" ABOVE THE FINISHED FLOOR.

E. SAND, STAIN, AND FINISH INTERIOR TRIM PRIOR TO INSTALLATION.

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

G. COORDINATE THE INSTALLATION OF THE HEATING SYSTEM AND HOT WATER SYSTEM WITH THE GENERAL CONTRACTOR TO ENSURE ALL COMPONENTS OF EQUIPMENT ARE PERFORMING AS INTENDED.

H. ALL GUARANTEE TIME PERIODS PROVIDED BY EQUIPMENT MANUFACTURER'S SHALL CONTINUE TO BE IN EFFECT.

I. A TRUE, AND WITH FASTENERS SET.

J. THE DRAWINGS ARE CONSIDERED SCHEMATIC AND ARE SHOWN AS A GUIDE FOR THE PLUMBING AND HEATING SYSTEMS. SUBMIT A PLUMBING AND HEATING DRAWING ON SHEET 101 FOR APPROVAL.

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

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

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P. PROVIDE PROGRESSIVE DEVELOPMENT FIRST FOOD WASTE DISPOSAL AND FOOD WASTE DISPOSAL, PRE CONTINUOUS DISPOSAL WEE.

Q. PROVIDE PROGRESSIVE DEVELOPMENT FIRST FOOD WASTE DISPOSAL AND FOOD WASTE DISPOSAL, PRE CONTINUOUS DISPOSAL WEE.

R. PROVIDE PROGRESSIVE DEVELOPMENT FIRST FOOD WASTE DISPOSAL AND FOOD WASTE DISPOSAL, PRE CONTINUOUS DISPOSAL WEE.

S. PROVIDE PROGRESSIVE DEVELOPMENT FIRST FOOD WASTE DISPOSAL AND FOOD WASTE DISPOSAL, PRE CONTINUOUS DISPOSAL WEE.

T. PROVIDE PROGRESSIVE DEVELOPMENT FIRST FOOD WASTE DISPOSAL AND FOOD WASTE DISPOSAL, PRE CONTINUOUS DISPOSAL WEE.

U. PROVIDE PROGRESSIVE DEVELOPMENT FIRST FOOD WASTE DISPOSAL AND FOOD WASTE DISPOSAL, PRE CONTINUOUS DISPOSAL WEE.

V. PROVIDE PROGRESSIVE DEVELOPMENT FIRST FOOD WASTE DISPOSAL AND FOOD WASTE DISPOSAL, PRE CONTINUOUS DISPOSAL WEE.

W. PROVIDE PROGRESSIVE DEVELOPMENT FIRST FOOD WASTE DISPOSAL AND FOOD WASTE DISPOSAL, PRE CONTINUOUS DISPOSAL WEE.

X. PROVIDE PROGRESSIVE DEVELOPMENT FIRST FOOD WASTE DISPOSAL AND FOOD WASTE DISPOSAL, PRE CONTINUOUS DISPOSAL WEE.

Y. PROVIDE PROGRESSIVE DEVELOPMENT FIRST FOOD WASTE DISPOSAL AND FOOD WASTE DISPOSAL, PRE CONTINUOUS DISPOSAL WEE.

Z. PROVIDE PROGRESSIVE DEVELOPMENT FIRST FOOD WASTE DISPOSAL AND FOOD WASTE DISPOSAL, PRE CONTINUOUS DISPOSAL WEE.
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.
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SCALE

WALL TYPE LEGEND

SCALE

2'-0"=1'-0". INTERIOR WOOD WALLS

2'-0"=1'-0". EXTERIOR FRAMED WOOD WALLS

1'-0"=1'-0". INTERIOR FRAMED WOOD walls

1'-0"=1'-0". EXTERIOR FRAMED WOOD WALLS

PERMIT SET 4.23.2022
LEVEL 1 FFE
+0'-0"

LEVEL 2 FFE
+9'-0"

LEVEL 3 FEE
+19'-0"

B.O. ROOF
+28'-0"

T.O. ROOF
+38'-0"

FLR TO CLG
8'-0"

ROOF DEPTH
9'-0"

4" CLEARANCE TO GRADE
OR PER SIDING MIN.

VINYL SIDING
COLOR TBD
INSTALL PER MANUFACTURES DETAILS

HARDIE PANEL
COLOR TO MATCH WINDOWS, SMOOTH FINISH
INSTALL PER MANUFACTURES DETAILS

4" CLEARANCE TO GRADE
OR PER SIDING MIN.

APPROX. PROFILE OF GRADE

OPEN
TO BEYOND

NAME: EXTERIOR ELEVATIONS

CIPRIANI STUDIOS

EXPERIMENTAL FORMS

ISSUE
DATE

PERMIT SET
4.23.2022

SCALE
A 4.1

HOLMES STREET RESIDENCE
5321 HOLMES STREET
PITTSBURGH, PA  15201

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 WARRANTIED INSTALLATIONS BY MANUFACTURES OR BUILDING CODES.

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EGRESS STAIRS TO PUBLIC WAY.
36" WIDE EXTERIOR STAIR TO COMPLY PER
WITH IRC.
15 RISERS @ 7.8", TREADS @ 10.5".
(3X) P.T. 3.5" X 15" STRINGERS W/ 2X6
TREAD AND RISERS IF WOOD FRAMED;
C10X15.3 STRINGER W/ 1" I-BAR GRATING
TREADS WITH FULL KICK PLATE.

4" CLEARANCE TO GRADE
APPROX. PROFILE OF GRADE

EXISTING CITY RETAINING WALL

CIPRIANI STUDIOS
EXPRESSLY RESERVES COMMON LAW
COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL
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### Door Schedule

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<thead>
<tr>
<th>Type</th>
<th>Width</th>
<th>Height</th>
<th>Finish</th>
<th>Side Lights</th>
<th>Stile</th>
<th>Model No</th>
<th>Finish</th>
<th>Comments</th>
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<td>01</td>
<td>3'-0&quot;</td>
<td>Paint Grade Prime</td>
<td>Solid</td>
<td>3'-0&quot;</td>
<td>100 Series</td>
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<tr>
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<td>6'-0&quot;</td>
<td>Paint Grade Prime</td>
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<td>6'-8&quot;</td>
<td>100 Series</td>
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<td>0&quot;</td>
<td>2'-8&quot;</td>
<td>3'-0&quot;</td>
<td>6'-8&quot;</td>
<td>Solid-core masonite</td>
<td>7'-0&quot;</td>
<td>Solid-core masonite</td>
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<td>05</td>
<td>1 3/4&quot;</td>
<td>0&quot;</td>
<td>Black Interior and Exterior</td>
<td>Solid-core masonite</td>
<td>0&quot;</td>
<td>3'-0&quot;</td>
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### Window Schedule

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<th>Type</th>
<th>O.A. Height</th>
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<th>Lite</th>
<th>Model No</th>
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<tbody>
<tr>
<td>01</td>
<td>3'-0&quot;</td>
<td>Fixed Glass</td>
<td>Andersen</td>
<td>100 Series</td>
<td>Black interior and exterior</td>
<td></td>
<td></td>
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<tr>
<td>02</td>
<td>3'-0&quot;</td>
<td>Fixed Glass</td>
<td>Andersen</td>
<td>100 Series</td>
<td>Black interior and exterior</td>
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<tr>
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<td>Fixed Glass</td>
<td>Andersen</td>
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<tr>
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