



Historic Review Commission of Pittsburgh

200 Ross Street, First Floor Hearing Room
June 3, 2020

AGENDA

Lucia M. Aguirre, *Chairperson*
David Green, *PLI, Secretary*
TBD, *City Planning*
Matthew Falcone
James Hill
Karen Loysen
Richard Snipe

➤ **12:30 PM CALL TO ORDER**

➤ **12:30 PM INTERNAL BUSINESS**

Old Business-None

New Business

- Approval of the minutes from the March 2020 hearing
- Certificates of Appropriateness Report – March, April, & May 2020
- Applications for a Certificate of Economic Hardship – None

➤ **1:00 PM HEARING & ACTION**

- 1. Allegheny West Historic District**
911 Beech Avenue
Joseph Froetschel & Marla Presley, owners
Pella Window & Door, applicant
Window replacement
- 2. Allegheny West Historic District**
915 Ridge Avenue
CCAC, owner
Hayes Design Group, applicant
Façade renovations
- 3. Deutschtown Historic District**
600 Pressley Street
Modern Touch Properties LLC, owner
Hart Architectural Services LLC, applicant
Installation of Hardie siding
- 4. East Carson Street Historic District**
2124 E. Carson Street
Louie Popock, owner and applicant
After-the-fact painting of storefront tile

- 5. Manchester Historic District**
1300 Liverpool Street
Reid & Chris Cservak, owner s and applicants
After-the-fact porch renovations
- 6. Manchester Historic District**
1302 Liverpool Street
Reid & Chris Cservak, owner s and applicants
After-the-fact porch renovations
- 7. Manchester Historic District**
1325 Sheffield Street
Manchester Citizens Corporation, owner
Christopher A. Kim, applicant
Façade renovations
- 8. Mexican War Streets Historic District**
1201 Resaca Place
Marilyn Detwiler, owner
John D. Francona, applicant
Renovations to rear carriage house

9. Schenley Farms Historic District

4040 Bigelow Boulevard
The Pittsburgh Oratory, owner
Stephen Casey Architects, applicant
Construction of a rear addition

➤ **DEMOLITIONS**

➤ **HISTORIC NOMINATIONS**

Spring Hill Elementary School

1351 Damas Street
Pittsburgh Public Schools, Owner
Matthew Falcone, Nominator

Determination of nomination viability

➤ **DIRECTOR'S REPORT**

➤ **ADJOURNMENT**

Virtual meeting information can be found on our webpage:

<https://pittsburghpa.gov/dcp/virtual-hrc>

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 LISA RAY AT 412-255-2200.

Please contact Sarah Quinn with questions and comments: 412-255-2243
sarah.quinn@pittsburghpa.gov



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

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

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

ADDRESS OF PROPERTY:

911 Beech Ave
Pgh PA 15233

OWNER:

NAME: Joseph Froetschel
 ADDRESS: 911 Beech Ave
Pgh PA 15233
 PHONE: _____
 EMAIL: _____

STAFF USE ONLY:

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

APPLICANT:

NAME: Gunton-Pella Window+Door
 ADDRESS: 230 Thorn Hill Rd
Warrendale PA 15086
 PHONE: 724-935-2050 x 1
 EMAIL: Susan-DeSimone@Gunton.com

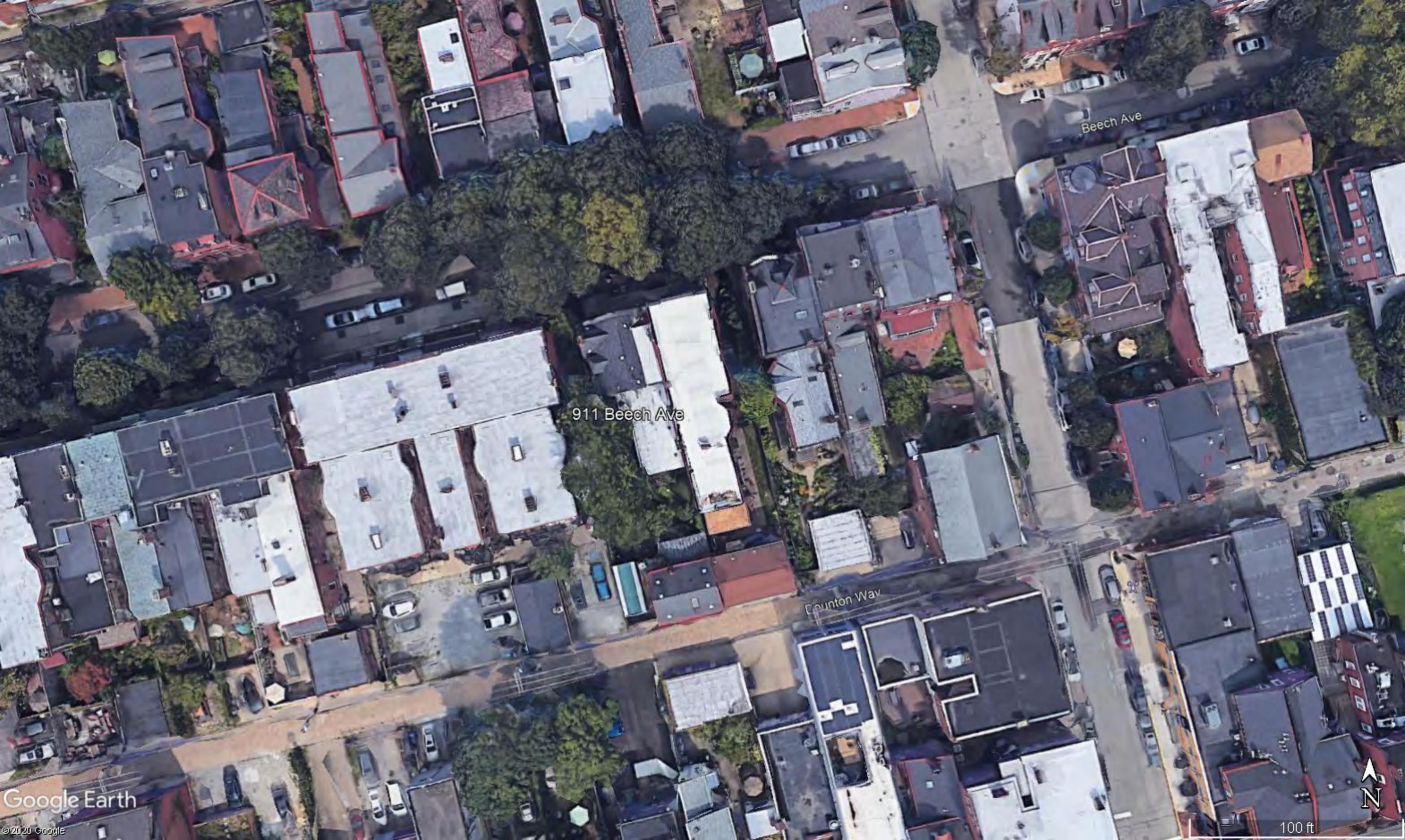
REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

SIGNATURES:

OWNER: _____ DATE: _____
 APPLICANT: Susan DeSimone _____ DATE: _____



Beech Ave

911 Beech Ave

Eounton Way





WINDOW DETAILS FOR 911 BEECH AVE. PITTSBURGH

HOMEOWNER: JOE FROETSCHER

PELLA REPRESENTATIVE: PAUL ST.JEAN

PICTURES AND WINDOW LOCATIONS:



View from alley directly behind house. You cannot see any of the back windows because of the garage/apartment.



View from alley diagonal to house. Back and side 2nd and 3rd story windows are minimally visible.



3rd story front. Center double hung. Major deterioration in the frame and sash. Blocks are screwed into the frame to keep the top sash from falling. To be replaced with Architect Series wood interior/exterior window painted black exterior. Brickmould will stay in place.



3rd story front, center double hung interior. You can clearly see the sash deterioration.



Front first floor porch window. Decorative transom will stay in place. To be replaced with Architect Series wood interior/exterior window painted black exterior. Brickmould will stay in place.



3rd story front. Three double hungs. Major deterioration in the frames and sashes. Blocks are screwed into the frame to keep the top sash from falling. To be replaced with Architect Series wood interior/exterior window painted black exterior. Brickmould will stay in place.



3rd story front interior. Three double hungs. Major deterioration in the frames and sashes. Blocks are screwed into the frames to keep the top sash from falling. To be replaced with Architect Series wood interior/exterior window painted black exterior. Brickmould will stay in place



Second floor side windows are minimally visible from the street as you approach the house around the corner of the adjoining home. They are ALL covered with aluminum storm windows currently and many

are shielded behind the existing fire escape. Proposing they will be replaced with ARCHITECT SERIES wood/aluminum clad windows with black exterior.



Third floor side windows are minimally visible from the street as you approach the house around the corner of the adjoining home. They are ALL covered with aluminum storm windows currently and many are shielded behind the existing fire escape. Proposing they will be replaced with ARCHITECT SERIES wood/aluminum clad windows with black exterior. **Note the upper transom in the left hand picture is decorative and will not be replaced**



Third floor side windows are minimally visible from the street as you approach the house around the corner of the adjoining home. They are ALL covered with aluminum storm windows currently and many

are shielded behind the existing fire escape. Proposing they will be replaced with ARCHITECT SERIES wood/aluminum clad windows with black exterior. **Note the upper transom in the left hand picture is decorative and will not be replaced**



Second floor side windows are minimally visible from the street as you approach the house around the corner of the adjoining home. They are ALL covered with aluminum storm windows currently and many are shielded behind the existing fire escape. Proposing they will be replaced with ARCHITECT SERIES wood/aluminum clad windows with black exterior.



Second and third floor side windows are minimally visible from the street as you approach the house around the corner of the adjoining home. The above in particular are behind a bump out and are barely visible from the street. They are ALL covered with aluminum storm windows currently and many are shielded behind the existing fire escape. Proposing they will be replaced with ARCHITECT SERIES wood/aluminum clad windows with black exterior.



Second and third floor side windows are minimally visible from the street as you approach the house around the corner of the adjoining home. The above in particular are behind a bump out and are barely visible from the street. They are ALL covered with aluminum storm windows currently and many are shielded behind the existing fire escape. Proposing they will be replaced with ARCHITECT SERIES wood/aluminum clad windows with black exterior



Second and third floor side windows are minimally visible from the street as you approach the house around the corner of the adjoining home. The above in particular are behind a bump out and are barely visible from the street. They are ALL covered with aluminum storm windows currently and many are shielded behind the existing fire escape. Proposing they will be replaced with ARCHITECT SERIES wood/aluminum clad windows with black exterior



First and second floor side windows are minimally visible from the street as you approach the house around the corner of the adjoining home. The above in particular are behind a bump out and are barely visible from the street. They are ALL covered with aluminum storm windows currently and many are shielded behind the existing fire escape. Proposing they will be replaced with ARCHITECT SERIES wood/aluminum clad windows with black exterior



First and second floor side windows are minimally visible from the street as you approach the house around the corner of the adjoining home. The above in particular are behind a bump out and are barely visible from the street. They are ALL covered with aluminum storm windows currently and many are shielded behind the existing fire escape. Proposing they will be replaced with ARCHITECT SERIES wood/aluminum clad windows with black exterior

Please let me know if you have any questions or concerns about the proposed changes at 911 Beech Ave.

Thank you,

Paul St.Jean
724.766.9137 (C)
paul_stjean@gunton.com



Division of Zoning and Development 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:

915 Ridge Avenue

Pittsburgh, PA 15212

OWNER:

James Messer

NAME: Community College of Allegheny County

ADDRESS: 800 Allegheny Ave.

Pittsburgh, PA 15233

PHONE: 412-237-3108

EMAIL: jmesser@ccac.edu

STAFF USE ONLY:

DATE RECEIVED: _____

LOT AND BLOCK NUMBER: _____

WARD: _____

FEE PAID: _____

DISTRICT:

Allegheny West

APPLICANT:

NAME: Hayes Design Group - Architects

ADDRESS: 100 Ryan Court Suite 11

Pittsburgh, PA 15205

PHONE: 412-206-0410

EMAIL: kcostanzo@hayesdesign.com

REQUIRED ATTACHMENTS:

Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

See attached.

SIGNATURES:

OWNER: James Messer DATE: 5/14/2020

APPLICANT: Krusty Costanzo DATE: 05/15/2020



Detailed Description of Proposed Work

May 15, 2020

Attachment to: Historic Review Commission of Pittsburgh
Application for Certificate of Appropriateness

Project: CCAC – Center for Faculty Innovation at Chalfant Hall
915 Ridge Avenue, Pittsburgh, PA 15212

In-Kind Repairs/Restoration

- **Restoration of existing Stained and Leaded glass windows:** The existing stained glass and leaded windows will be removed, repaired/restored and reinstalled. A temporary, tinted acrylic will be inserted into the vacated openings during the restoration process. The reinstallation will include an exterior protective coating in an aluminum frame. The scope of this work can be found on drawings P1-A005, A006 AND A800.
- **Replacement of existing windows with wood windows:** The existing fixed, double hung, and casement windows will be removed and replaced with wood windows of the same size and configuration of glass panes. The scope of this work can be found on drawings P3-A003, A004, A201, A202, and A803.
- **Cleaning and repointing of the exterior façade:** The existing façade is heavily soiled and will be cleaned using the gentlest means possible. Cleaning tests will be performed on each façade material to ensure that damage to the historic building materials does not occur. Where necessary the masonry will be repointed with a mortar that matches the existing mortar in strength, color, and texture. Mortar testing is being performed to ensure the appropriate mortar will be utilized. The scope of this work can be found on drawings P3-A201, A202.
- **Repair/Reinstallation of Cornice and fascia:** The existing copper cornice/fascia is missing in several locations around the perimeter of the building. Where exposed, the existing substrate will be replaced and repaired as necessary and the cornice will be rehung. Some of the missing cornice is currently being stored for reinstallation. Where the cornice pieces have been damaged beyond repair, or are missing, the cornice will be replicated and installed. The scope of this work can be found on drawings P3-A004, A202.
- **Railing Replacement:** The existing railings at the front and rear of the building are heavily damaged and contain lead-based paint. They will be removed and replaced with railing matching the existing material, finish, and style of the existing retaining wall railing which is to remain. The scope of this work can be found on drawings P3- A003, A004, A201, A202.
- **Exterior door replacement:** All exterior doors are in poor conditions and will be replaced. The door at the front of the building be replaced with new stained wood doors of similar style. The surrounding wood trim will be cleaned and repainted. The rear balcony double doors will be replaced with painted wood doors of a similar style to the existing. The scope of this work can be found on drawings P3-A003, A004, A201, A202 and A802.

Demolition

- **Removal of existing metal shed:** The existing metal shed at the rear of the building will be removed in its entirety.
- **Removal of existing fire escape:** The existing fire escape and its associated awning will be removed in its entirety. The scope of this work can be found on drawings P3-A003, A004.

New Construction

- **New Egress door and stair on East side of Building:** A new stair well will be created at the east side of the building to provide necessary egress from the upper floors directly outside at the lower level. To accommodate the new egress door an existing window on the east elevation of the building at the basement level will be removed. A new fire rated steel door will be installed in a style that matches other doors on the façade. The door will be painted a neutral color to blend with the façade of the building. The head of this door will align with the head of the existing basement level windows and will be access via a new sub-terranean stair with a perimeter guardrail that will match the style and material of the other railings around the building. The scope of this work can be found on P3-A003, A201 and A802. The site work associated with this scope can be found on the Site Plan.
- **New door at rear of building:** A new opening and door will be provided at the rear of the building for additional access to the existing balcony. This door will be painted wood and match adjacent existing wood doors also on the balcony. The scope of this work can be found on drawings P3-A004, A202 and A802.
- **Masonry wall construction at rear of the building:** A new stair well will be created inside at the rear of the building to provide necessary egress from the upper floors to the lower level. To accommodate this new stair a portion of the existing balcony will be enclosed. The new wall, and wall infill will be comprised of a brick that will match the color, size, shape, and pattern of the existing brick masonry. The scope of this work can be found on drawings P3-A004, A202.
- **New railing at rear of building:** A new railing will be installed at the rear of the building where the existing fire escape has been removed. This railing will match the adjacent replacement railing being installed in material, finish, and style. The scope of this work can be found on drawings P3-A202.
- **Relocation of existing ADA parking and restriping of parking lot:** The dedicated accessible entrance for the building will be located at the rear. The existing ADA parking will be relocated to the rear to be adjacent to this entrance. The scope of this work can be found on the Site Plan drawing.
- **Removal of existing Dumpsters for new Bicycle Parking:** The existing dumpsters located at the front of the parking lot along Ridge Avenue will be removed to create space for new bicycle parking. The scope of this work can be found on the site plan drawing.
- **New Emergency Generator:** A new emergency generator will be provided at the rear of the building and screened appropriately. The scope of this work can be found on the site plan drawing.
- **New HVAC units:** Three new outdoor HVAC units will be located at the rear of the building. The scope of this work can be found on the site plan drawing.



915 Ridge Ave

Ridge Ave

5 Ridge Ave

EXISTING CONDITIONS PHOTOS - EXTERIOR



Ridge Avenue Side



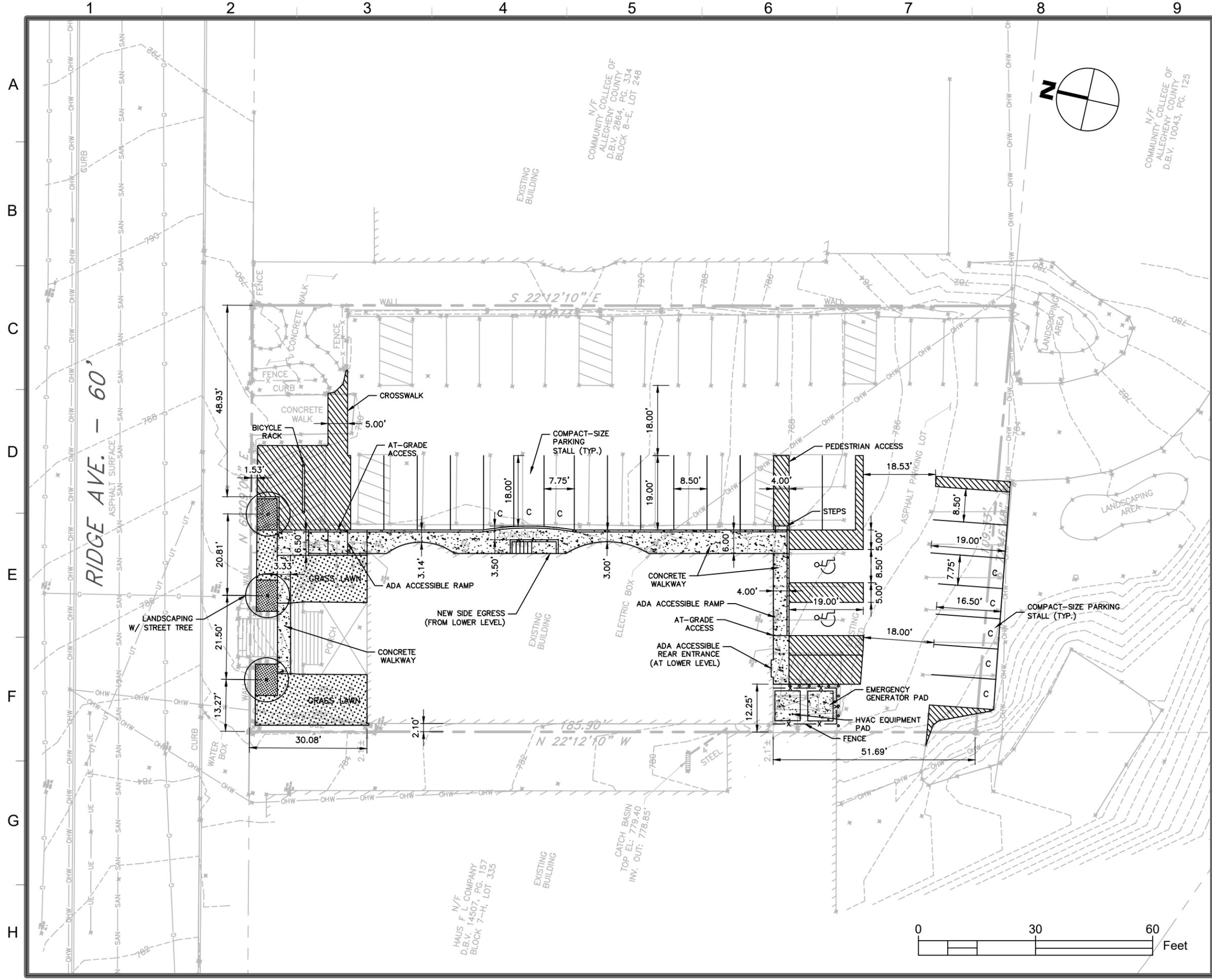
Parking Lot Side



Heinz Field Side



Zero Lot Line Side



CONSULTANT'S LOGO:



CONSULTANT'S SEAL:



PROJECT TYPE:

CCAC CENTER FOR FACULTY INNOVATION

915 RIDGE AVENUE
 PITTSBURGH, PA 15233
 CITY OF PITTSBURGH
 ALLEGHENY COUNTY

OWNER:

COMMUNITY COLLEGE OF ALLEGHENY COUNTY

800 ALLEGHENY AVENUE
 PITTSBURGH, PA 15233

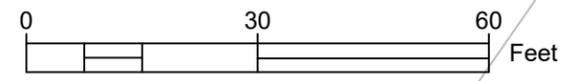
ZDR SITE PLAN

C100

N/F
 COMMUNITY COLLEGE OF ALLEGHENY COUNTY
 D.B.V. 2564, PG. 334
 BLOCK 8-E, LOT 248

N/F
 COMMUNITY COLLEGE OF ALLEGHENY COUNTY
 D.B.V. 10043, PG. 125

N/F
 HAUS F L COMPANY
 D.B.V. 14507, PG. 157
 BLOCK 7-H, LOT 335





EXTERIOR RENDERING

MAY 15, 2020

CCAC CENTER FOR FACULTY INNOVATION



CCAC - ALLEGHENY CAMPUS



EXTERIOR RENDERING

MAY 15, 2020

CCAC CENTER FOR FACULTY INNOVATION

CCAC - ALLEGHENY CAMPUS



GENERAL EXTERIOR ELEVATION RESTORATION NOTES

- A. PRIOR TO REMOVAL OF STAINED GLASS WINDOWS, EACH WINDOW SHALL BE PHOTOGRAPHED, SIZES AND LOCATIONS WILL BE DOCUMENTED FOR REINSTALLATION PURPOSES. CONTRACTOR TO DEVELOP IDENTIFICATION SYSTEM FOR EACH WINDOW AND OPENING LOCATION, AS WELL AS, DIAGRAM EACH PANEL LOCATION WITHIN THE WINDOW OPENING.
- B. EACH WINDOW SHALL BE INDIVIDUALLY STABILIZED PRIOR TO REMOVAL AND CAREFULLY PACKED FOR TRANSPORTATION.
- C. PRIOR TO RESTORATION WORK, EACH PANEL IS TO BE PHOTOGRAPHED TO DOCUMENT ITS PRE-RESTORATION CONDITION AND A RUBBING IS TO BE CREATED TO ASSIST REASSEMBLY. THE RUBBING SHOULD INDICATE THE SIZE, SHAPE, AND EXACT LOCATION OF EACH OF THE INDIVIDUAL GLASSES AND LEAD LINES. DOCUMENTATION PROCESS MUST NOTATE EXACT SIZE, SHAPE, AND LOCATION OF ALL INDIVIDUAL GLASS UNITS AND LEAD UNITS SO AS TO SERVE AS REASSEMBLY CARTOONS.
- D. HISTORIC RESTORATION OF THE WINDOWS MUST INCLUDE, BUT IS NOT LIMITED TO: CAREFUL DISASSEMBLE EACH PANEL, THOROUGHLY CLEANING OF EACH PANEL, AND REGLAZED USING LEADS OF THE SAME PROFILE AS THE ORIGINAL. GLASS PIECES THAT CAN BE RETAINED SHOULD BE REPAIRED. BADLY DAMAGED GLASS WILL BE REPLACED WITH SUITABLE REPLACEMENT. UTILIZING THE DOCUMENTATION OF THE ORIGINALS, THE WINDOWS SHALL BE REASSEMBLED USING THE SAME SIZE AS PROFILE AS THE ORIGINAL LEAD UTILIZING A RESTORATION ALLOW TO OFFER LONG TERM SUPPORT. EACH PANEL IS TO BE RECEMENTED AND TIE WIRES SUNK INTO THE LEAD JOINTS.
- E. THE STAINED GLASS PANELS SHALL BE PROPERLY REINSTALLED INTO THE EXISTING FRAMES. THE CONTRACTOR SHALL PROPERLY SECURE THE STAINED GLASS INTO THE EXISTING OPENING AND SEAL AS NEEDED WITH FLEXIBLE SEALANT.
- F. FLEXIBLE SEALANT MAY BE APPLIED DURING REINSTALLATION TO ALLOW FOR EXPANSION AND CONTRACTION.
- G. WORK TO INCLUDE REPAIR OF ANY ADJACENT SURFACES IMPACTED BY THE REMOVAL PROCESS OR TEMPORARY OPENING PROTECTION.
- H. CONTRACTOR TO PROVIDE ANY PHOTOGRAPHS REQUESTED OF THE DOCUMENTATION PROCESS TAKEN EITHER AT THE BUILDING OR OFF-SITE RESTORATION LOCATION BY THE OWNER, CONSTRUCTION MANAGER, OR ARCHITECT.
- I. THE CONTRACTOR SHALL SCRAPE LOOSE PAINT, PUTTY WHERE NECESSARY, AND APPLY PAINT, COLOR TO BE SELECTED BY THE ARCHITECT. SEALING OF MINOR WOOD CRACKS AND BASIC WOOD INFILL SHOULD BE INCLUDED IN THE PAINTING PROCESS.



100 Ryan Court, Suite 11
Pittsburgh, PA 15205
Phone: 412.206.0410
www.HayesDesign.com

ARCHITECT'S SEAL:
NOT FOR CONSTRUCTION

CONSULTANT'S LOGO:

CONSULTANT'S SEAL:

PROGRESS PRINT:
5/15/2020 4:23:20 PM

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EXTERIOR ELEVATION KEYNOTES

NOT ALL KEYNOTES USED ON THIS SHEET

- ① - REMOVE EXISTING STAINED GLASS WINDOW AND INSTALL TEMPORARY TINTED ACRYLIC IN THE VACATED WINDOW OPENING. RESTORE STAINED GLASS AND REINSTALL. REMOVE LOOSE PAINT ON THE OUTER SURFACE OF THE MILLWORK AND APPLY A PRIMER AND FINISH COAT. INSTALL PROTECTIVE COVERING SYSTEM ON EXTERIOR OF WINDOW UTILIZING SPECIAL ALUMINUM PERIMETER FRAME AND 5/8" INSULATED GLASS.
- ② - REMOVE EXISTING PROTECTIVE COVERING. REMOVE LOOSE PAINT ON THE OUTER SURFACE OF THE MILLWORK AND APPLY A PRIMER AND FINISH COAT. INSTALL PROTECTIVE COVERING SYSTEM ON EXTERIOR OF WINDOW UTILIZING SPECIAL ALUMINUM PERIMETER FRAME AND 1/4" ACRYLIC.
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LEGEND



MARK	DATE	DESCRIPTION

ISSUED: TBD
PROJECT NO: 2004

RENOVATIONS TO:
CCAC CENTER FOR FACULTY INNOVATION

915 RIDGE AVENUE
PITTSBURGH, PA 15212

OWNER:
CCAC - ALLEGHENY CAMPUS

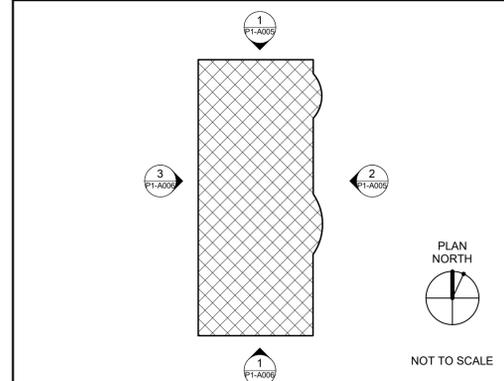
800 ALLEGHENY AVENUE
PITTSBURGH, PA 15233

WINDOW RESTORATION EXT. ELEVATIONS

P1-A005

DESIGN DEVELOPMENT

BUILDING KEYPLAN



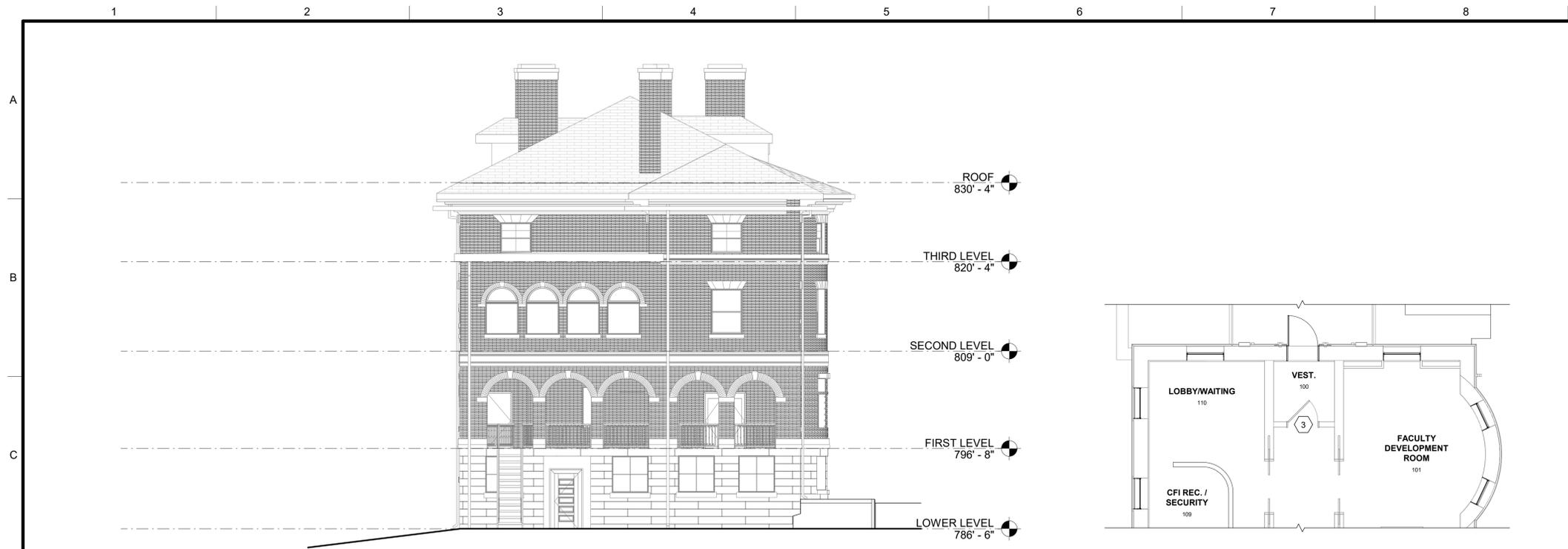
1 WINDOW RESTORATION - NORTH ELEVATION

SCALE: 1/8" = 1'-0" 0 4' 8' 16'



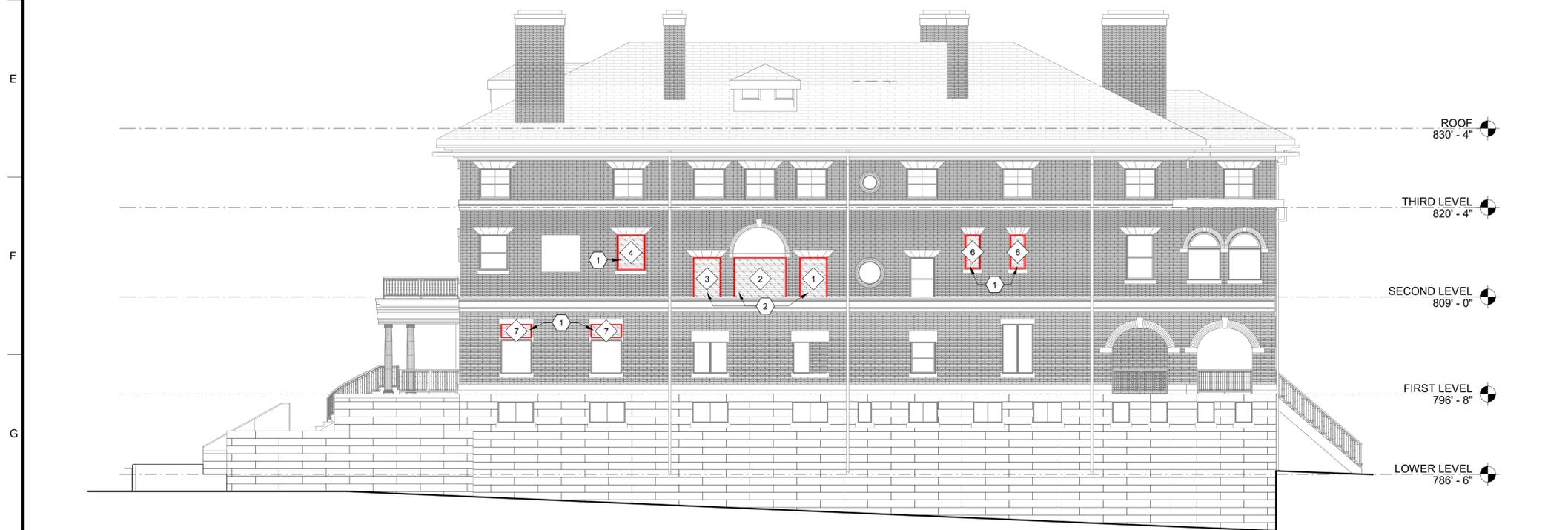
2 WINDOW RESTORATION - EAST ELEVATION

SCALE: 1/8" = 1'-0" 0 4' 8' 16'



1 WINDOW RESTORATION - SOUTH ELEVATION
SCALE: 1/8" = 1'-0" 0 4' 8' 16'

2 FIRST LEVEL - PARTIAL PLAN
SCALE: 1/8" = 1'-0" 0 4' 8' 16'



3 WINDOW RESTORATION - WEST ELEVATION
SCALE: 1/8" = 1'-0" 0 4' 8' 16'

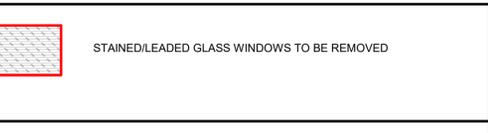
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EXTERIOR ELEVATION KEYNOTES

- NOT ALL KEYNOTES USED ON THIS SHEET
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LEGEND

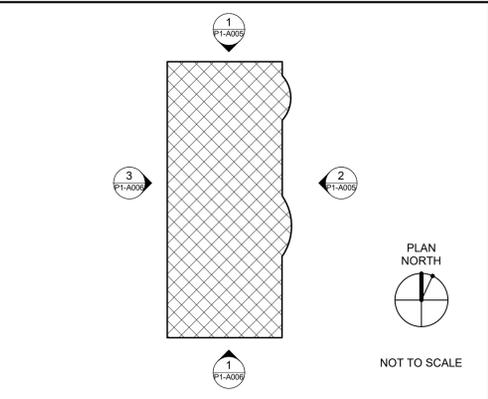


ISSUED: TBD
PROJECT NO: 2004

RENOVATIONS TO:
CCAC CENTER FOR FACULTY INNOVATION

915 RIDGE AVENUE
PITTSBURGH, PA 15212

BUILDING KEYPLAN



OWNER:
CCAC - ALLEGHENY CAMPUS

800 ALLEGHENY AVENUE
PITTSBURGH, PA 15233

WINDOW RESTORATION EXT. ELEVATIONS
P1-A006
DESIGN DEVELOPMENT

100 Ryan Court, Suite 11
Pittsburgh, PA 15205
Phone: 412.206.0410
www.HayesDesign.com

ARCHITECT'S SEAL:
NOT FOR CONSTRUCTION

CONSULTANT'S LOGO:

CONSULTANT'S SEAL:

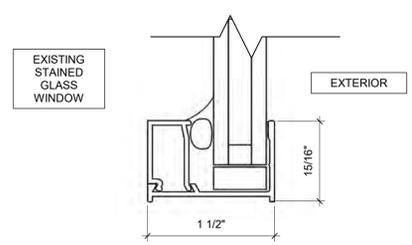
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1 WINDOW TYPES

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



2 PROTECTIVE COVERING DETAIL

SCALE: 1/2" = 1'-0"



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MARK	DATE	DESCRIPTION

ISSUED: TBD
PROJECT NO: 2004

RENOVATIONS TO:
CCAC CENTER FOR FACULTY INNOVATION

915 RIDGE AVENUE
PITTSBURGH, PA 15212

OWNER:
CCAC - ALLEGHENY CAMPUS

800 ALLEGHENY AVENUE
PITTSBURGH, PA 15233

WINDOW TYPES

P1-A800
DESIGN DEVELOPMENT

GENERAL DEMOLITION NOTES

- A. NOTES ARE TYPICAL FOR SIMILAR AND LIKE CONDITIONS.
- B. DASHED LINES GENERALLY INDICATE EXTENT OF WALL, WINDOW, AND DOOR DEMOLITION THROUGHOUT BUILDING, BUT ARE NOT INTENDED TO BE INCLUSIVE OF EVERY DEMOLITION INSTANCE.
- C. REVIEW DOCUMENTS INCLUDING MECHANICAL, HVAC, PLUMBING, AND ELECTRICAL FOR EXTENT OF DEMOLITION.
- D. EACH CONTRACTOR IS RESPONSIBLE FOR DEMOLITION NECESSARY TO COMPLETE THEIR WORK.
- E. VERIFY POSSIBLE LOCATIONS OF BEARING MEMBERS AND WALLS BEFORE DEMOLITION. NOTIFY ARCHITECT IMMEDIATELY IF POTENTIAL QUESTION IS EVIDENT.
- F. PROVIDE SHORING, BRACING, AND/OR SUPPORT AS REQUIRED.
- G. ARRANGE DEMOLITION TO AGREE WITH ACCOMPLISHMENT OF WORK IN COORDINATION WITH OTHER TRADES AND OWNER'S OPERATIONS.
- H. PROVIDE DUST PROTECTION AND TEMPORARY PARTITIONS BETWEEN CONSTRUCTION AREAS AND NON-CONSTRUCTION AREAS.
- I. PERFORM DEMOLITION SO THAT MINIMAL DAMAGE TO EXISTING AND ADJACENT CONSTRUCTION IS INCURRED.
- J. REMOVE DEMOLITION DEBRIS TO AN OFF-SITE DISPOSAL LOCATION UNLESS NOTED OTHERWISE.
- K. OWNER RESERVES OPTION TO CLAIM REMOVED AND DEMOLISHED ITEM(S) AS OWNER'S PROPERTY AT ANY TIME.
- L. REMOVE EXISTING FINISHES AND ITEMS NECESSARY TO INSTALL NEW CONSTRUCTION AS INDICATED.
- M. REMOVE WALL-MOUNTED SIGNAGE INCLUDING FASTENERS, ADHESIVES, ETC. PATCH SURFACES TO MATCH EXISTING.
- N. PATCH AREAS DISTURBED THROUGH DEMOLITION TO MATCH SURROUNDING FINISHES.
- O. REMOVE EXISTING DOOR HARDWARE THROUGHOUT THE BUILDING. PREPARE EXISTING DOORS TO REMAIN FOR NEW HARDWARE INSTALLATION. SEE SPECIFICATIONS FOR NEW HARDWARE SETS.

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DEMOLITION EXTERIOR ELEVATIONS

P3-A003
DESIGN DEVELOPMENT

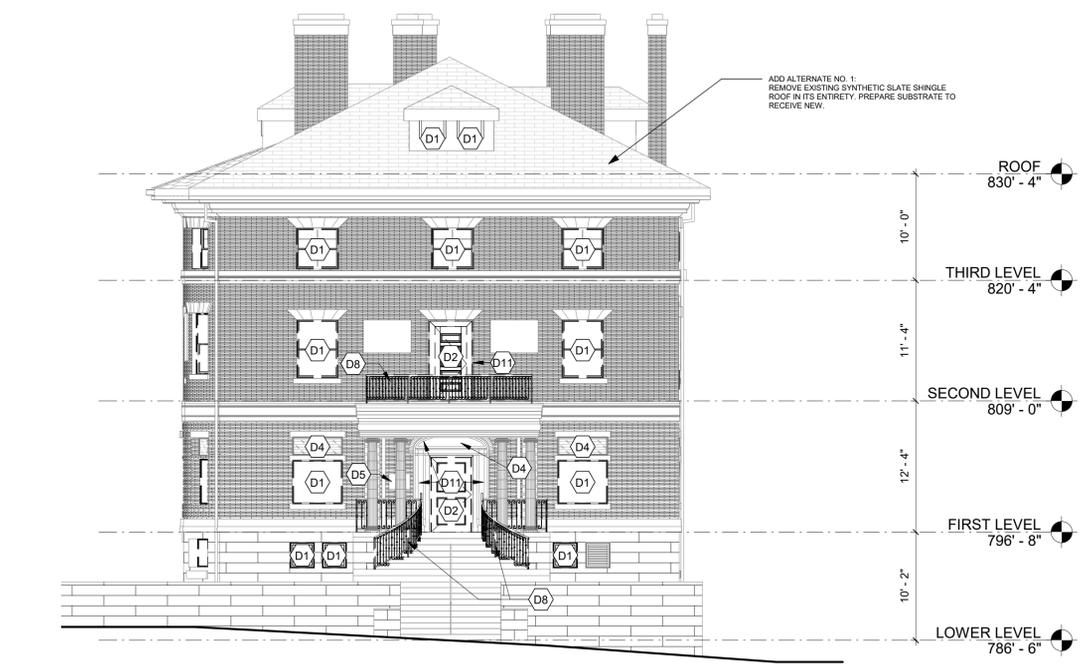
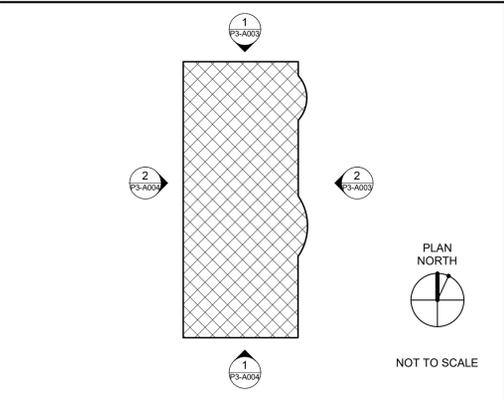
DEMOLITION ELEVATION KEYNOTES

- NOT ALL KEYNOTES USED ON THIS SHEET
- (D1) - REMOVE EXISTING WINDOW IN ITS ENTIRETY. PREPARE OPENING TO RECEIVE NEW.
 - (D2) - REMOVE EXISTING DOOR IN ITS ENTIRETY. PREPARE OPENING TO RECEIVE NEW.
 - (D3) - REMOVE PORTION OF EXISTING EXTERIOR WALL TO ACCOMMODATE NEW DOOR OPENING. PROVIDE SHORING FOR INSTALLATION OF NEW LINTEL SUPPORT. REFER TO STRUCTURAL DRAWINGS.
 - (D4) - STAINED & LEADED GLASS REMOVAL, RESTORATION, AND REINSTALLATION PERFORMED BY OTHERS
 - (D5) - REMOVE EXISTING HISTORIC LANDMARK PLAQUE AND STORE IN GOOD CONDITION FOR REINSTALLATION.
 - (D6) - REMOVE EXISTING WINDOW TO ACCOMMODATE NEW OPENING.
 - (D7) - REMOVE EXISTING DOOR AND FRAME IN ITS ENTIRETY.
 - (D8) - REMOVE EXISTING WROUGHT IRON RAILING. TAKING CARE NOT TO DAMAGE EXISTING PORCH OR ADJACENT MASONRY. PREPARE SURFACE TO RECEIVE NEW RAILING.
 - (D9) - REMOVE EXISTING FIRE ESCAPE IN ITS ENTIRETY
 - (D10) - REMOVE EXISTING WOOD CANOPY, TAKING CARE NOT TO DAMAGE EXISTING MASONRY TO REMAIN
 - (D11) - AT EXISTING WOOD DOOR FRAME STRIP OFF CRACKING, FLAKING, OR CHIPPING PAINT. SAND THE SURFACE AND REMOVE DUST IN PREPARATION FOR NEW PAINT.
 - (D12) - REFER TO CIVIL DRAWINGS FOR MORE INFORMATION REGARDING SITE EXCAVATION FOR NEW SUB-TERRAINEAN DOOR OPENING.
 - (D13) - NOT USED
 - (D14) - EXISTING LIGHT FIXTURE TO BE REMOVED AND REFURBISHED. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION.
 - (D15) - PREPARE EXISTING SURFACE TO RECEIVE NEW CORNICE. REPAIR ANY DAMAGED SUBSTRATE.
 - (D16) - REMOVE EXISTING WALL MOUNTED LIGHT FIXTURE, TAKING CARE NOT TO DAMAGE EXISTING MASONRY.

DEMOLITION ELEVATION LEGEND

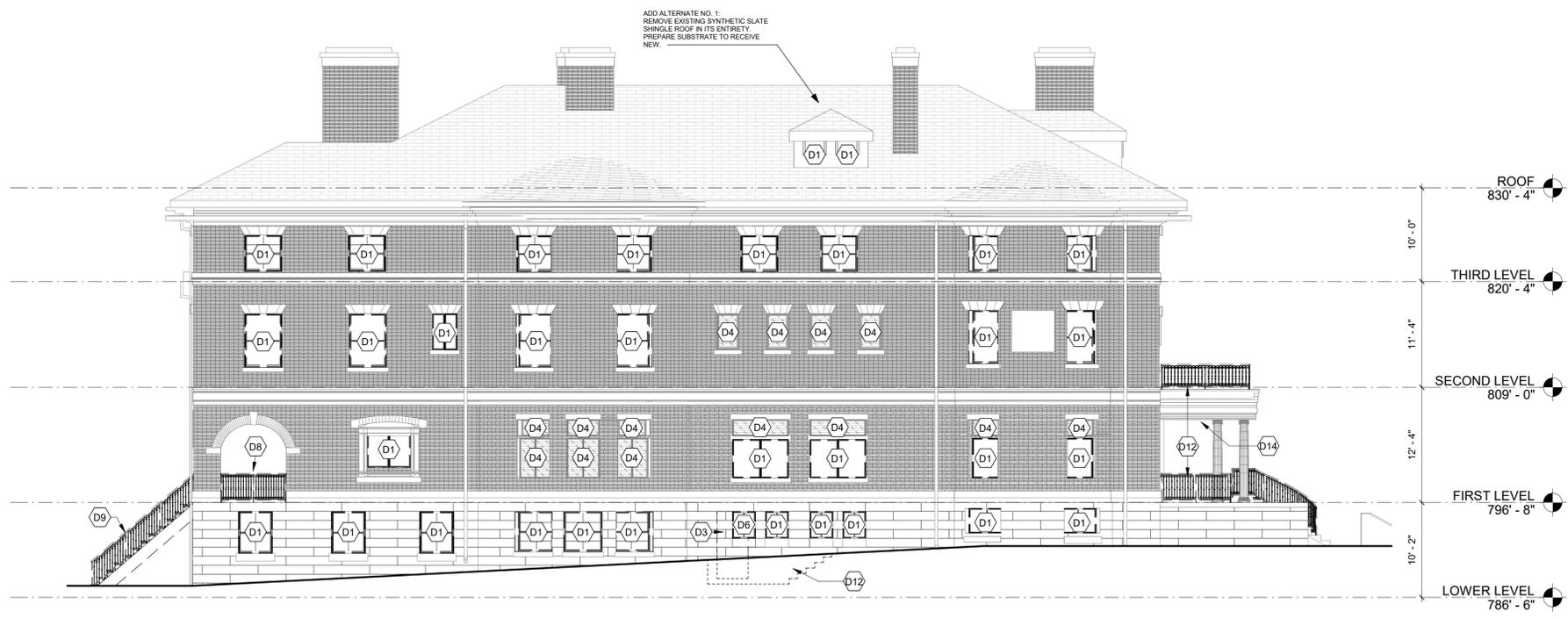
--- INDICATES ITEMS TO BE REMOVED

BUILDING KEYPLAN



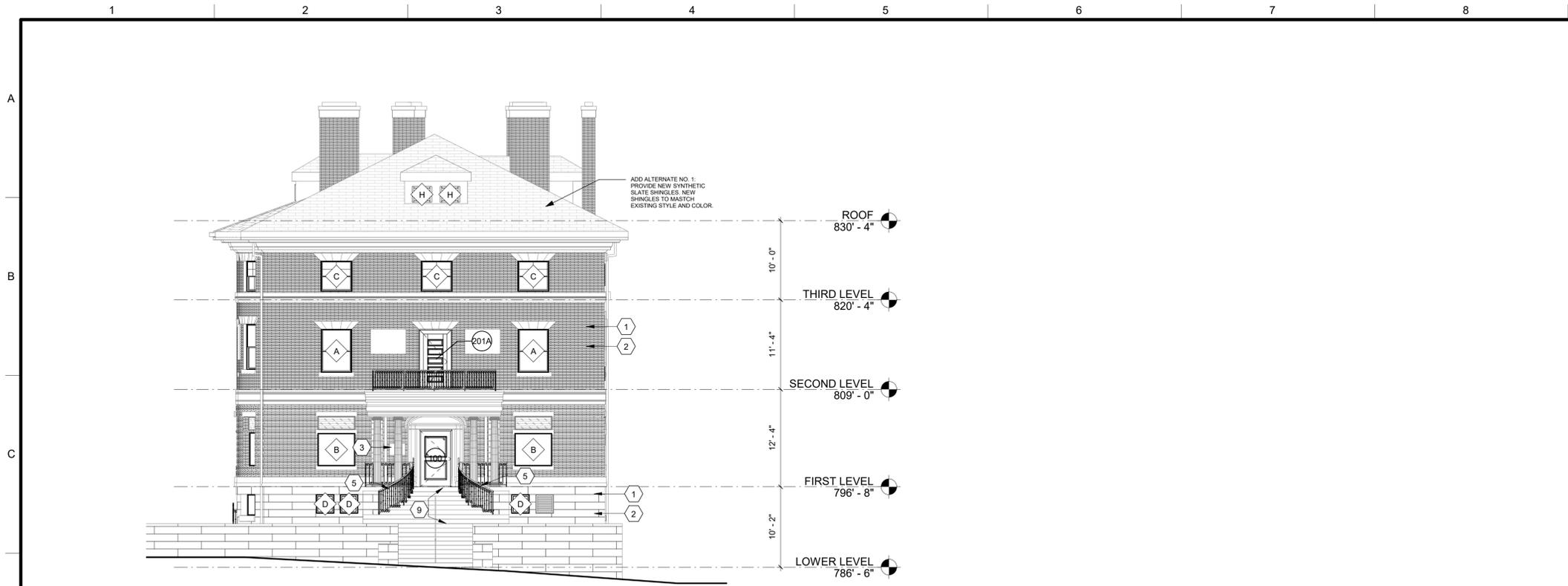
1 DEMOLITION NORTH ELEVATION

SCALE: 1/8" = 1'-0"
0 4' 8' 16'

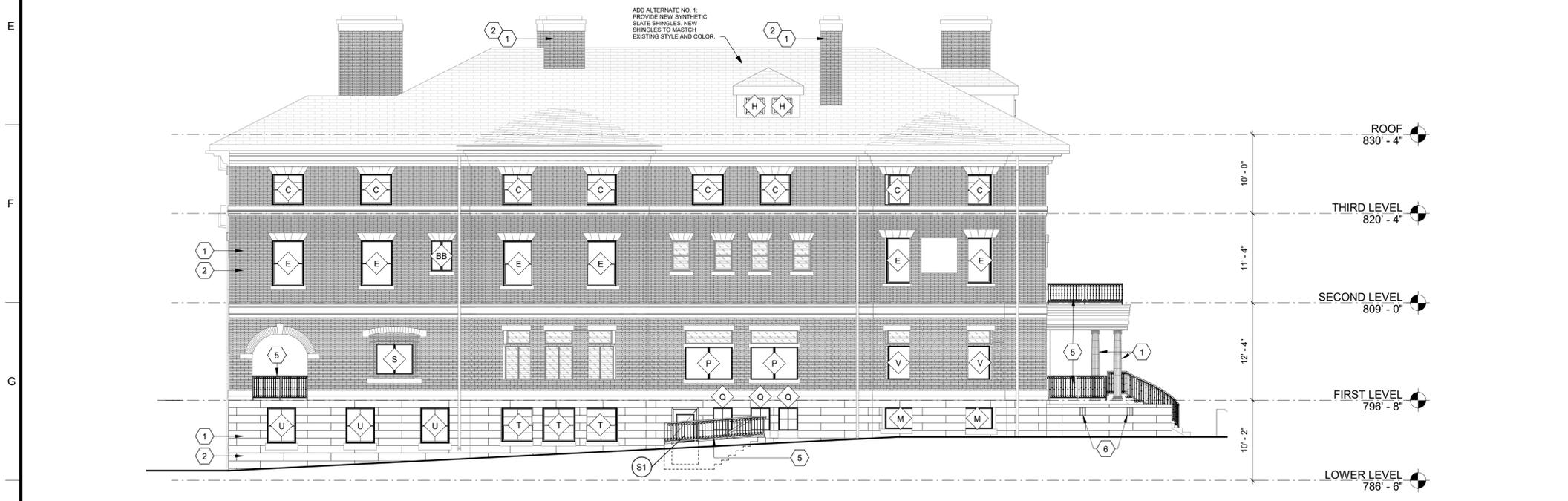


2 DEMOLITION EAST ELEVATION

SCALE: 1/8" = 1'-0"
0 4' 8' 16'



1 PROPOSED NORTH ELEVATION
 SCALE: 1/8" = 1'-0"
 0 4' 8' 16'



2 PROPOSED EAST ELEVATION
 SCALE: 1/8" = 1'-0"
 0 4' 8' 16'

GENERAL EXTERIOR ELEVATION NOTES

- A. NOTES ARE TYPICAL FOR SIMILAR & LIKE CONDITIONS.
- B. FIRST FLOOR ELEVATION OF NEW BUILDING IS TO ALIGN WITH FIRST FLOOR ELEVATION OF EXISTING BUILDING.
- C. CENTER EGRESS LIGHTING ABOVE DOORS. MOUNT BOTTOM OF LIGHT FIXTURE 8" ABOVE THE TOP OF THE SOLDIER COURSE. TYPICAL UNLESS NOTED OTHERWISE.
- D. CAULK ALL PENETRATIONS, WINDOWS, DOORS, CONTROL JOINTS, AND EXPANSION JOINTS IN THE ADDITION AND EXISTING BUILDING.

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EXTERIOR ELEVATION KEYNOTES

- NOT ALL KEYNOTES USED ON THIS SHEET
- 1 - CLEAN ALL EXTERIOR MASONRY AND STONE WITH LOW PRESSURE WATER WASH (NOT EXCEEDING 600 PSI) WITH MILD DETERGENTS, CHEMICAL AGENTS AS NECESSARY FOR HEAVILY SOILED AREAS. TEST AREAS PRIOR TO BEGINNING TO ENSURE THAT CLEANING WILL NOT DAMAGE THE MASONRY.
 - 2 - REPOINT MASONRY AS NEEDED WITH MORTAR MATCHING STRENGTH AND COLOR OF EXISTING
 - 3 - REHANG EXISTING HISTORIC LANDMARK PLAQUE, TAKING CARE NOT TO DAMAGE ADJACENT EXISTING MASONRY
 - 4 - NEW MASONRY INFILL. MASONRY AND MORTAR TO MATCH EXISTING IN COLOR SHAPE, SIZE AND PATTERN.
 - 5 - NEW WROUGHT IRON RAILING TO MATCH EXISTING RETAINING WALL RAILING IN DESIGN AND FINISH.
 - 6 - PROVIDE NEW PEST SCREEN AT EXISTING OPENINGS.
 - 7 - NEW MASONRY WALL. MASONRY AND MORTAR TO MATCH EXISTING IN COLOR, SHAPE, SIZE AND PATTERN. REFER TO ARCHITECTURAL FLOOR PLANS FOR MORE INFORMATION.
 - 8 - PAINT EXISTING WOOD DOOR FRAME.
 - 9 - REPAIR OR REPLACE EXISTING STONE PORCH STEPS. CLEAN STAIRS TO REMAIN.

LEGEND



MARK	DATE	DESCRIPTION

ISSUED: TBD
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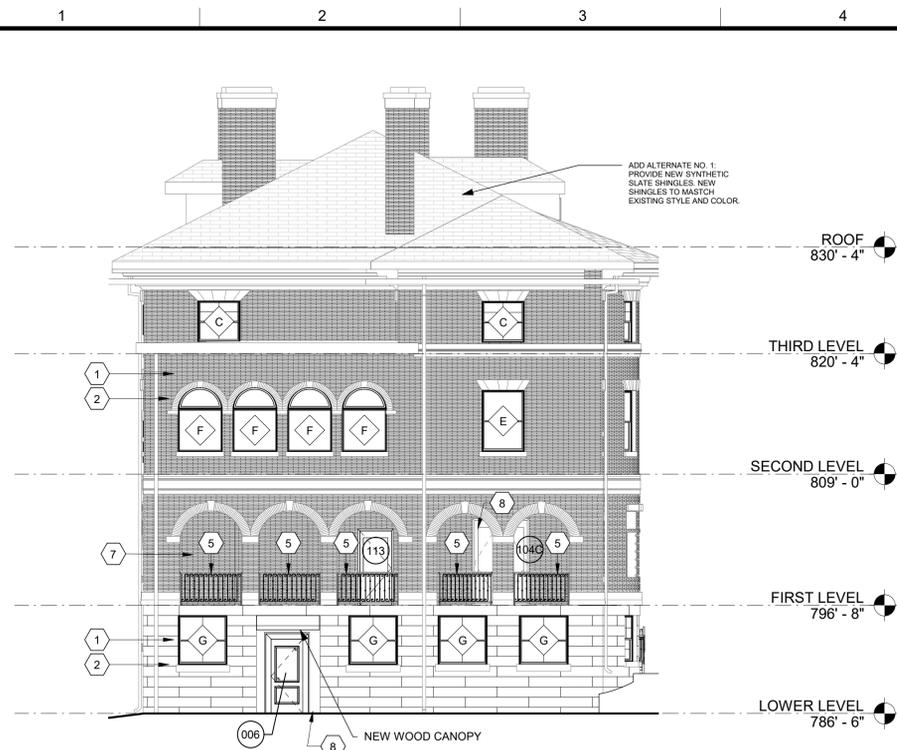
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 PITTSBURGH, PA 15233

EXTERIOR ELEVATIONS

P3-A201
 DESIGN DEVELOPMENT



1 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



GENERAL EXTERIOR ELEVATION NOTES

- A. NOTES ARE TYPICAL FOR SIMILAR & LIKE CONDITIONS.
- B. FIRST FLOOR ELEVATION OF NEW BUILDING IS TO ALIGN WITH FIRST FLOOR ELEVATION OF EXISTING BUILDING.
- C. CENTER EGRESS LIGHTING ABOVE DOORS. MOUNT BOTTOM OF LIGHT FIXTURE 8" ABOVE THE TOP OF THE SOLDIER COURSE. TYPICAL UNLESS NOTED OTHERWISE.
- D. CAULK ALL PENETRATIONS, WINDOWS, DOORS, CONTROL JOINTS, AND EXPANSION JOINTS IN THE ADDITION AND EXISTING BUILDING.

EXTERIOR ELEVATION KEYNOTES

- NOT ALL KEYNOTES USED ON THIS SHEET
- 1 - CLEAN ALL EXTERIOR MASONRY AND STONE WITH LOW PRESSURE WATER WASH (NOT EXCEEDING 600 PSI) WITH MILD DETERGENTS, CHEMICAL AGENTS AS NECESSARY FOR HEAVILY SOILED AREAS. TEST AREAS PRIOR TO BEGINNING TO ENSURE THAT CLEANING WILL NOT DAMAGE THE MASONRY.
 - 2 - REPOINT MASONRY AS NEEDED WITH MORTAR MATCHING STRENGTH AND COLOR OF EXISTING
 - 3 - REHANG EXISTING HISTORIC LANDMARK PLAQUE, TAKING CARE NOT TO DAMAGE ADJACENT EXISTING MASONRY
 - 4 - NEW MASONRY INFILL. MASONRY AND MORTAR TO MATCH EXISTING IN COLOR SHAPE, SIZE AND PATTERN.
 - 5 - NEW WROUGHT IRON RAILING TO MATCH EXISTING RETAINING WALL RAILING IN DESIGN AND FINISH.
 - 6 - PROVIDE NEW PEST SCREEN AT EXISTING OPENINGS.
 - 7 - NEW MASONRY WALL. MASONRY AND MORTAR TO MATCH EXISTING IN COLOR, SHAPE, SIZE AND PATTERN. REFER TO ARCHITECTURAL FLOOR PLANS FOR MORE INFORMATION.
 - 8 - PAINT EXISTING WOOD DOOR FRAME.
 - 9 - REPAIR OR REPLACE EXISTING STONE PORCH STEPS. CLEAN STAIRS TO REMAIN.

LEGEND

STAINED GLASS/LEADED WINDOWS TO BE REMOVED AND REPAIRED UNDER SEPARATE CONTRACT.



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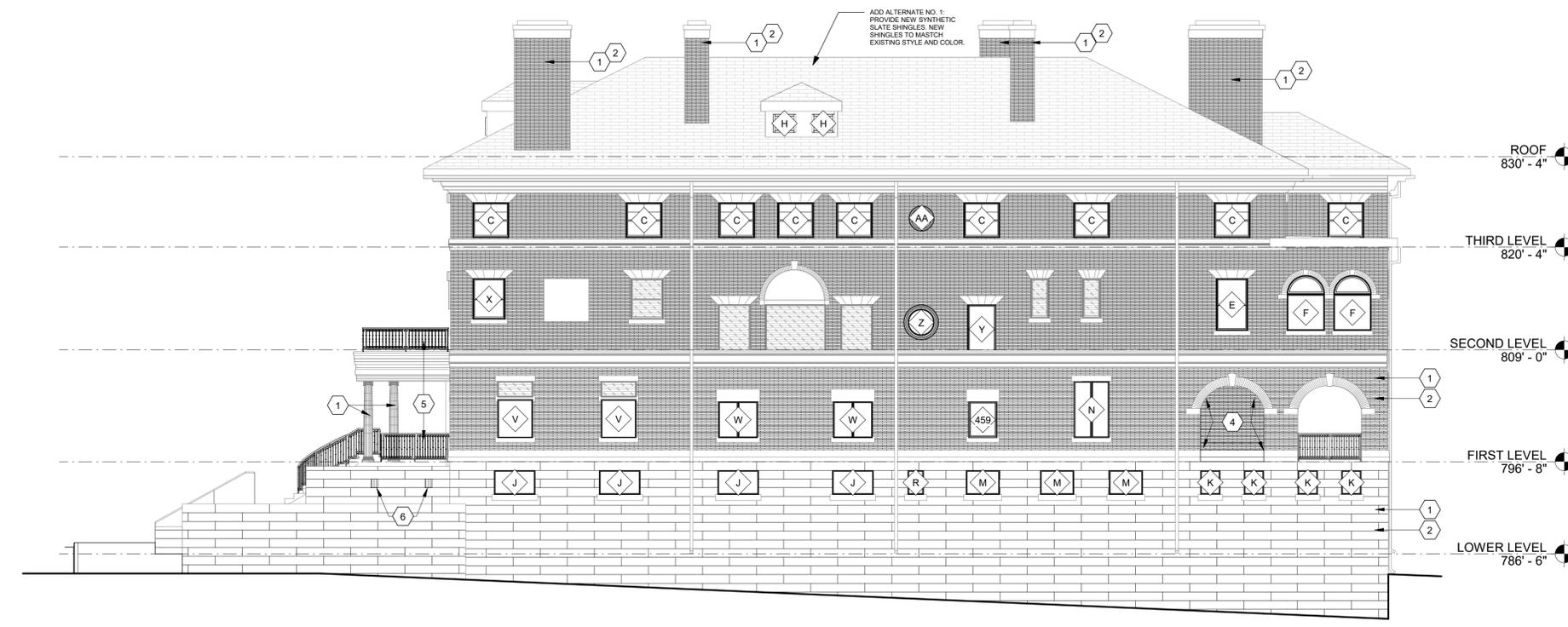
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OWNER:
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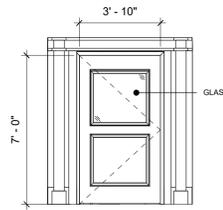
800 ALLEGHENY AVENUE
PITTSBURGH, PA 15233

EXTERIOR ELEVATIONS

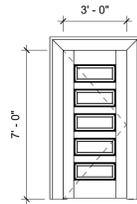
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DESIGN DEVELOPMENT



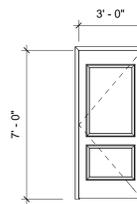
2 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



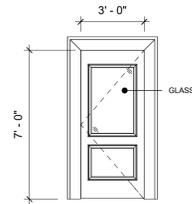
DOOR 100
WOOD
HALF GLASS



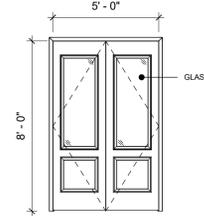
DOOR 201A
WOOD
5 PANEL



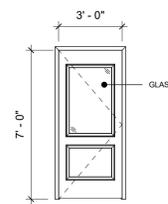
DOOR 81
STEEL, FIRE RATED
2 PANEL



DOOR 006
STEEL, FIRE RATED
HALF GLASS



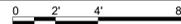
DOOR 144C
WOOD
HALF GLASS



DOOR 113
WOOD
HALF GLASS

1 EXTERIOR DOOR TYPES

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



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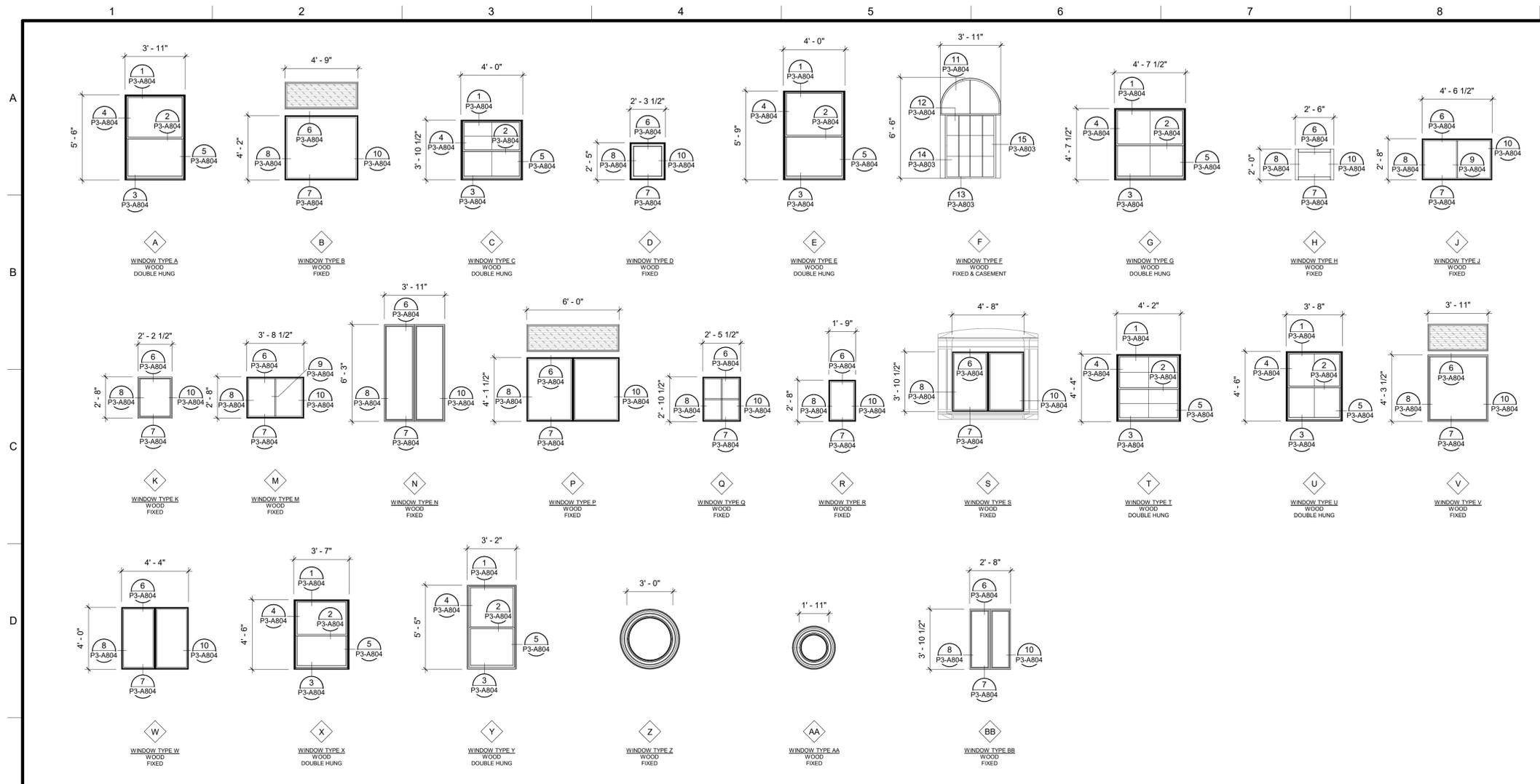
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EXTERIOR DOOR TYPES

P3-A802
DESIGN DEVELOPMENT



GLAZING TYPES LEGEND

GLAZING SCHEDULE	
G1	1" INSULATED GLAZING
G2	1/4" TEMPERED
G3	1/2" SAFETY GLAZING
G4	20 MIN. RATED GLAZING
G5	60 MIN. RATED GLAZING
G6	90 MIN. RATED GLAZING

LEGEND

	STAINED GLASS/LEADED WINDOWS TO BE REMOVED AND REPAIRED UNDER SEPARATE CONTRACT.
--	--

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CAMPUS**

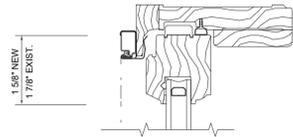
800 ALLEGHENY AVENUE
PITTSBURGH, PA 15233

WINDOW TYPES &
DETAILS

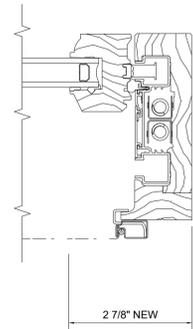
P3-A803

DESIGN DEVELOPMENT

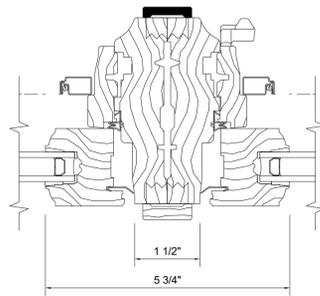




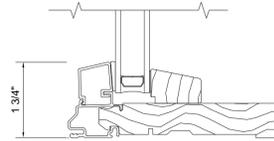
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SCALE: 6" = 1'-0" 0 1" 2" 3" 4"



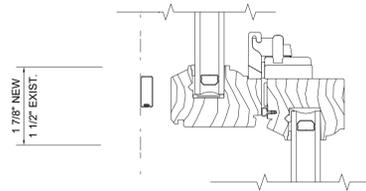
5 LOWER JAMB DETAIL 1
SCALE: 6" = 1'-0" 0 1" 2" 3" 4"



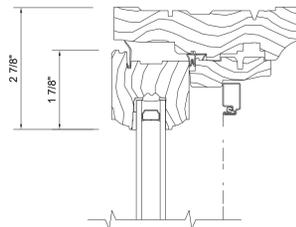
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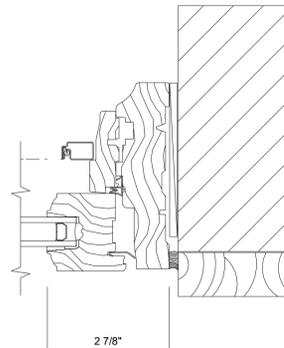
13 SILL DETAIL 3
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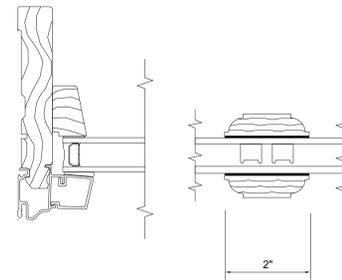
2 MEETING RAIL DETAIL 1
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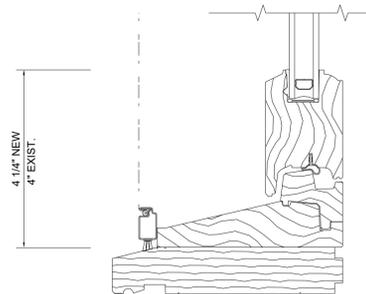
6 HEAD DETAIL 2
SCALE: 6" = 1'-0" 0 1" 2" 3" 4"



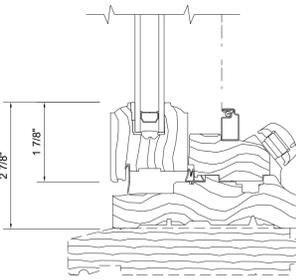
10 HINGED JAMB DETAIL 2
SCALE: 6" = 1'-0" 0 1" 2" 3" 4"



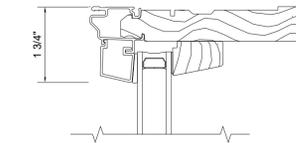
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SCALE: 6" = 1'-0" 0 1" 2" 3" 4"



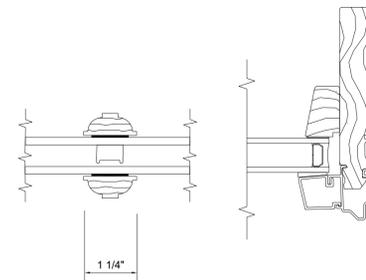
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SCALE: 6" = 1'-0" 0 1" 2" 3" 4"



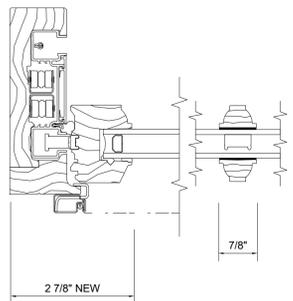
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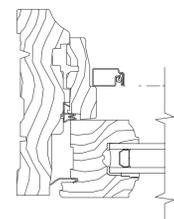
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SCALE: 6" = 1'-0" 0 1" 2" 3" 4"



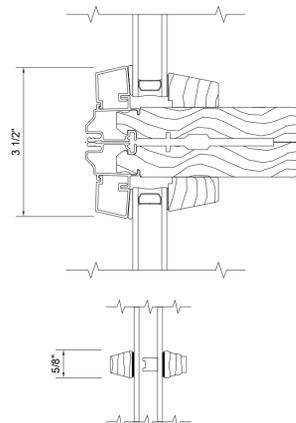
15 JAMB DETAIL 2
SCALE: 6" = 1'-0" 0 1" 2" 3" 4"



4 UPPER JAMB DETAIL 1
SCALE: 6" = 1'-0" 0 1" 2" 3" 4"



8 HINGED JAMB DETAIL 1
SCALE: 6" = 1'-0" 0 1" 2" 3" 4"



12 HORIZONTAL MUNTIN DETAIL 1
SCALE: 6" = 1'-0" 0 1" 2" 3" 4"



100 Ryan Court, Suite 11
Pittsburgh, PA 15205
Phone: 412.206.0410
www.HayesDesign.com

ARCHITECT'S SEAL:
NOT FOR CONSTRUCTION

CONSULTANT'S LOGO:

CONSULTANT'S SEAL:
PROGRESS PRINT:
5/15/2020 4:18:15 PM

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MARK	DATE	DESCRIPTION

ISSUED: TBD
PROJECT NO: 2004

RENOVATIONS TO:
CCAC CENTER FOR FACULTY INNOVATION

915 RIDGE AVENUE
PITTSBURGH, PA 15212

OWNER:
CCAC - ALLEGHENY CAMPUS

800 ALLEGHENY AVENUE
PITTSBURGH, PA 15233

WINDOW DETAILS

P3-A804
DESIGN DEVELOPMENT



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:

600 Pressley Street, Pittsburgh, PA 15212

OWNER:

NAME: Modern Touch Properties, LLC

ADDRESS: 600 Pressley Street
Pittsburgh, PA 15212

PHONE: _____

EMAIL: info@moderntouchproperties.com

STAFF USE ONLY:

DATE RECEIVED: _____

LOT AND BLOCK NUMBER: _____

WARD: _____

FEE PAID: _____

DISTRICT:

Deuschtown Historic District

APPLICANT:

NAME: Hart Architectural Services, LLC

ADDRESS: 984 Greenfield Ave
Pittsburgh, PA 15217

PHONE: 412.214.7550

EMAIL: nhart@hartarc.com

REQUIRED ATTACHMENTS:

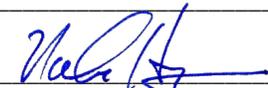
- Drawings Photographs Renderings Site Plan Other

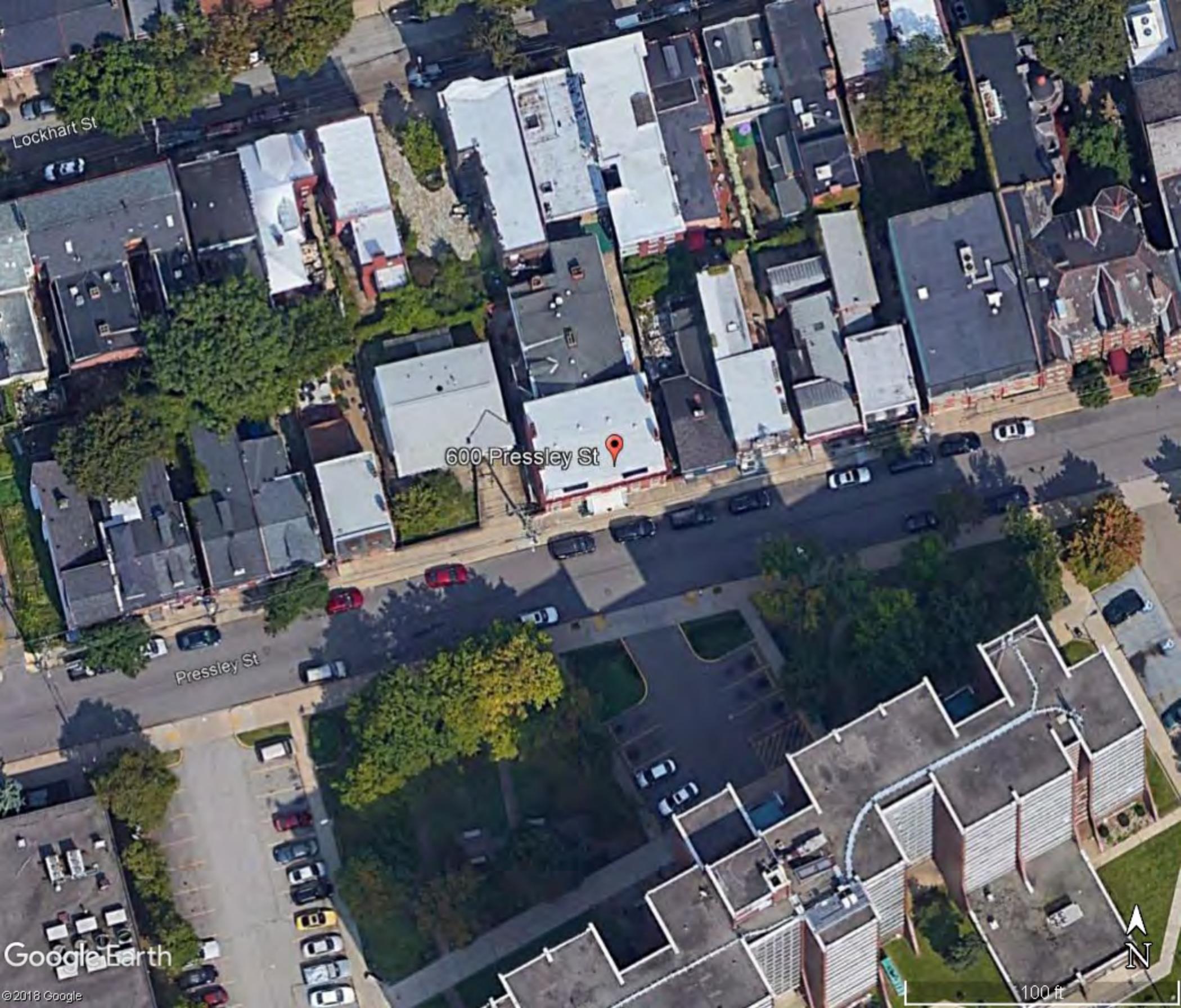
DETAILED DESCRIPTION OF PROPOSED PROJECT:

Proposed dutch lap wood siding to replace original wood dutch lap siding to accommodate the restoration of original openings. Siding paint color proposed to be SW2848 Roycroft Pewter, from Sherwin Williams' Exterior Historic Paint color palate.

SIGNATURES:

OWNER: _____ DATE: _____

APPLICANT:  DATE: 05.27.2020



Lockhart St

600 Pressley St

Pressley St

Google Earth

©2018 Google

100 ft





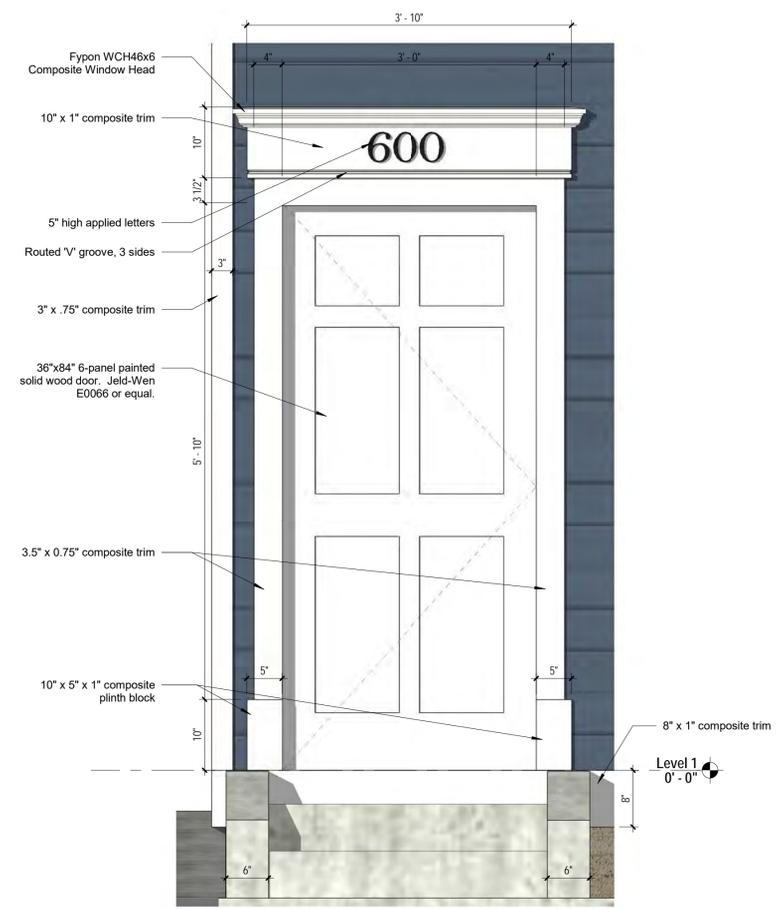




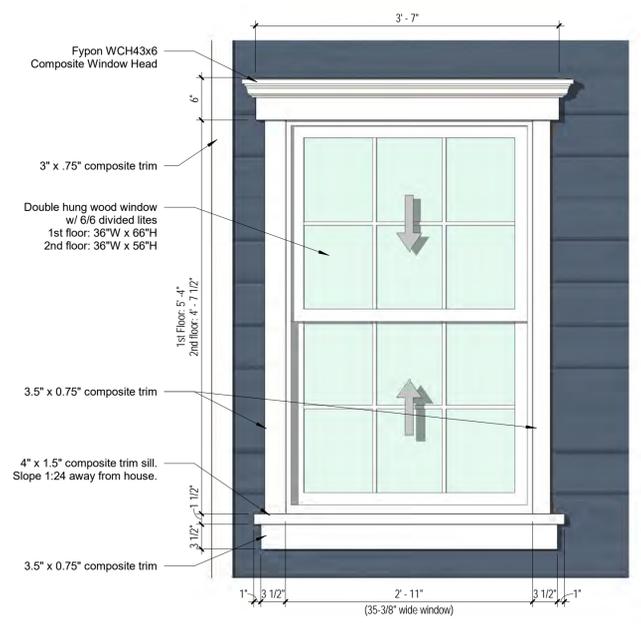




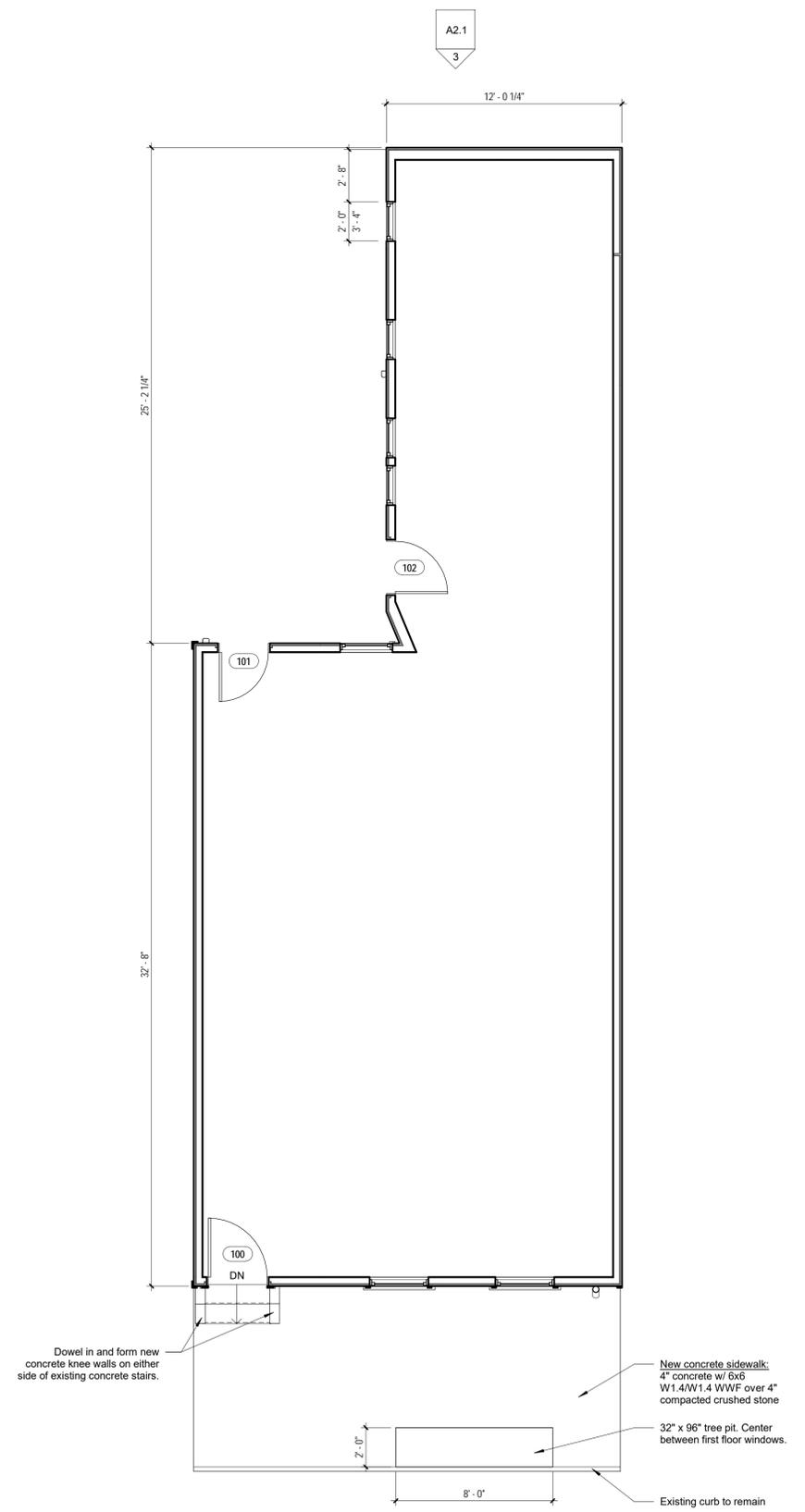
Door Schedule											
Door #	Type	Door Size			Material	Door	Finish	Hardware			Comments
		Height	Width	Thickness				Lockset	Gaskets	Accessories	
100		6'-8"	3'-0"	0'-1 3/8"	Wood	Paint	Entry + deadbolt	Weatherseal			Jeld-Wen E0066 6-panel door or approved equal
101		6'-8"	2'-6"	0'-1 3/8"	Fiberglass	Factory	Entry + deadbolt	Weatherseal			Jeld-Wen Smooth-Pro 6-panel Fiberglass door
102		6'-8"	2'-8"	0'-1 3/8"	Fiberglass	Factory	Entry + deadbolt	Weatherseal			Jeld-Wen Smooth-Pro 6-panel Fiberglass door



3 Door Trim detail
1" = 1'-0"



2 Window Trim Detail
1" = 1'-0"



1 Level 1 Floor Plan
1/4" = 1'-0"

Client: Modern Touch Properties
Facade Renovation
 600 Pressley Street
 Pittsburgh, PA 15212

Design Development

Description	No.	Date

Date: 12.06.2019
 Hart Arch Project No.: 1908.874

Floor Plan and Elevation Details



5 Rear Side Perspective



4 Front Perspective



3 Building Elevation - North
1/4" = 1'-0"



2 Building Elevation - West
1/4" = 1'-0"



1 Building Elevation - South
1/4" = 1'-0"

NOT FOR CONSTRUCTION



984 Greenfield Ave Pittsburgh, PA 15217
www.hartarc.com p: 412.214.7550
© Hart Architectural Services, LLC

Client: Modern Touch Properties
Facade Renovation

600 Pressley Street
Pittsburgh, PA 15212

Design Development

Description	No.	Date

Date 12.06.2019
Hart Arch Project No. 1908.874

Exterior Elevations and Perspectives

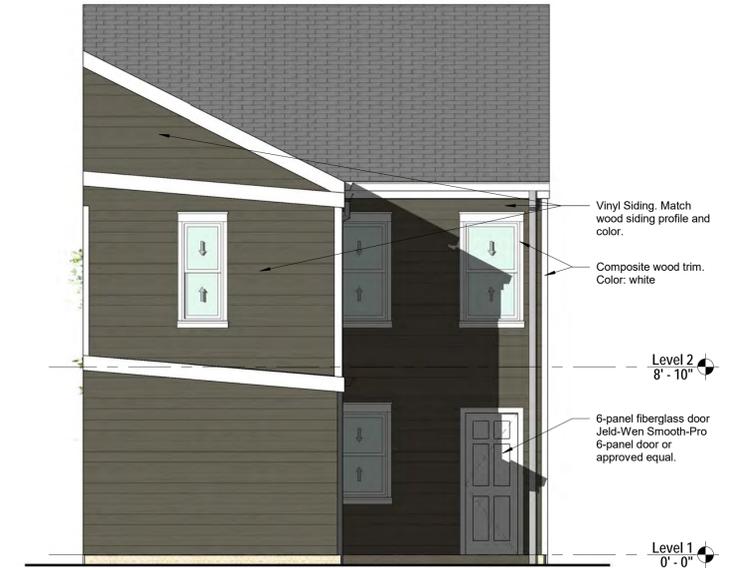
A2.1



5 Rear Side Perspective



4 Front Perspective



3 Building Elevation - North
1/4" = 1'-0"



2 Building Elevation - West
1/4" = 1'-0"



1 Building Elevation - South
1/4" = 1'-0"

NOT FOR CONSTRUCTION



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www.hartarc.com p: 412.214.7550
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Client: Modern Touch Properties

Facade Renovation

600 Pressley Street
Pittsburgh, PA 15212

Design Development

Description	No.	Date

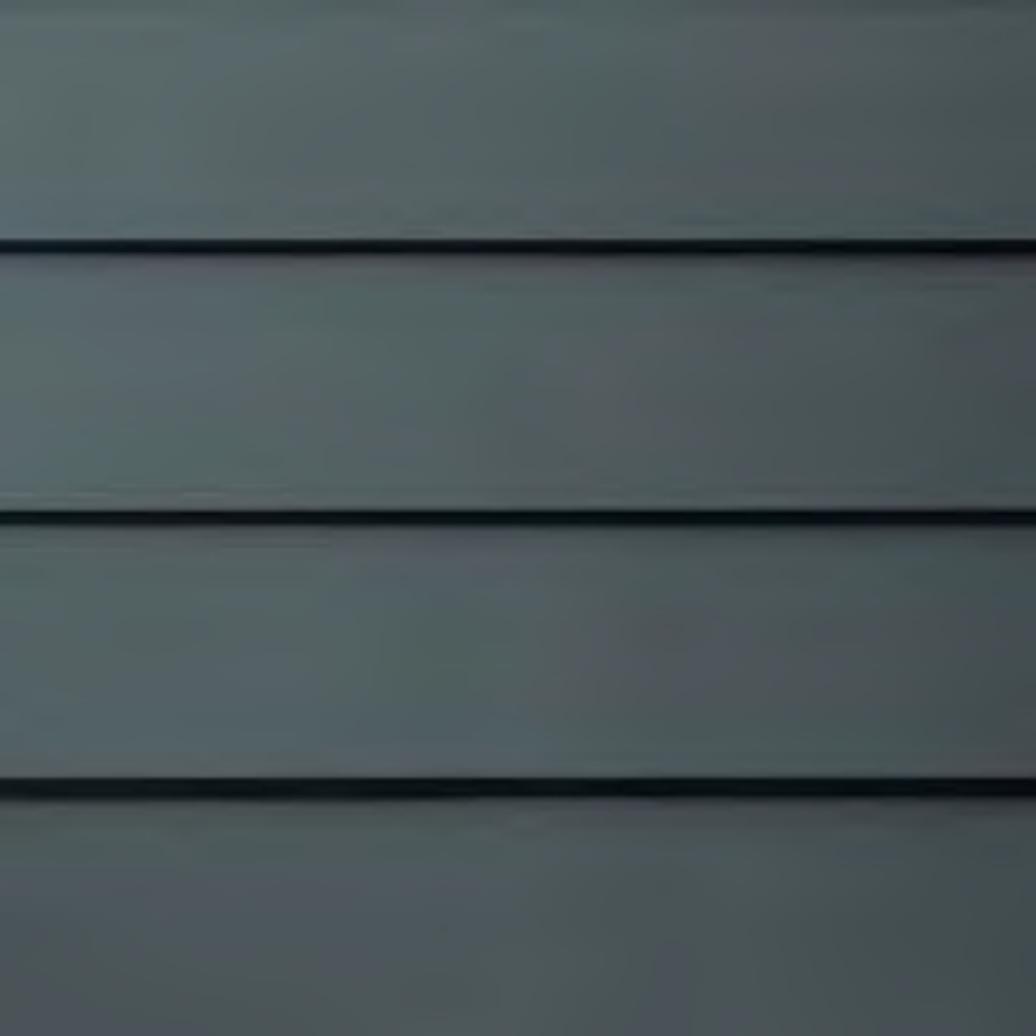
Date 12.06.2019
Hart Arch Project No. 1908.874

Exterior Elevations and Perspectives

A2.1

5/22/2020 9:26:43 AM







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:

2124 E Carson Street
Pittsburg PA 15203

OWNER:

NAME: *Lavie Popack*
 ADDRESS: *24 Hillel Place*
Brooklyn NY 11210
 PHONE: *347-420-3065*
 EMAIL: _____

STAFF USE ONLY:

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

APPLICANT:

NAME: *Lavie Popack*
 ADDRESS: *24 Hillel Place*
Brooklyn NY 11210
 PHONE: *347-420-3065*
 EMAIL: _____

REQUIRED ATTACHMENTS:

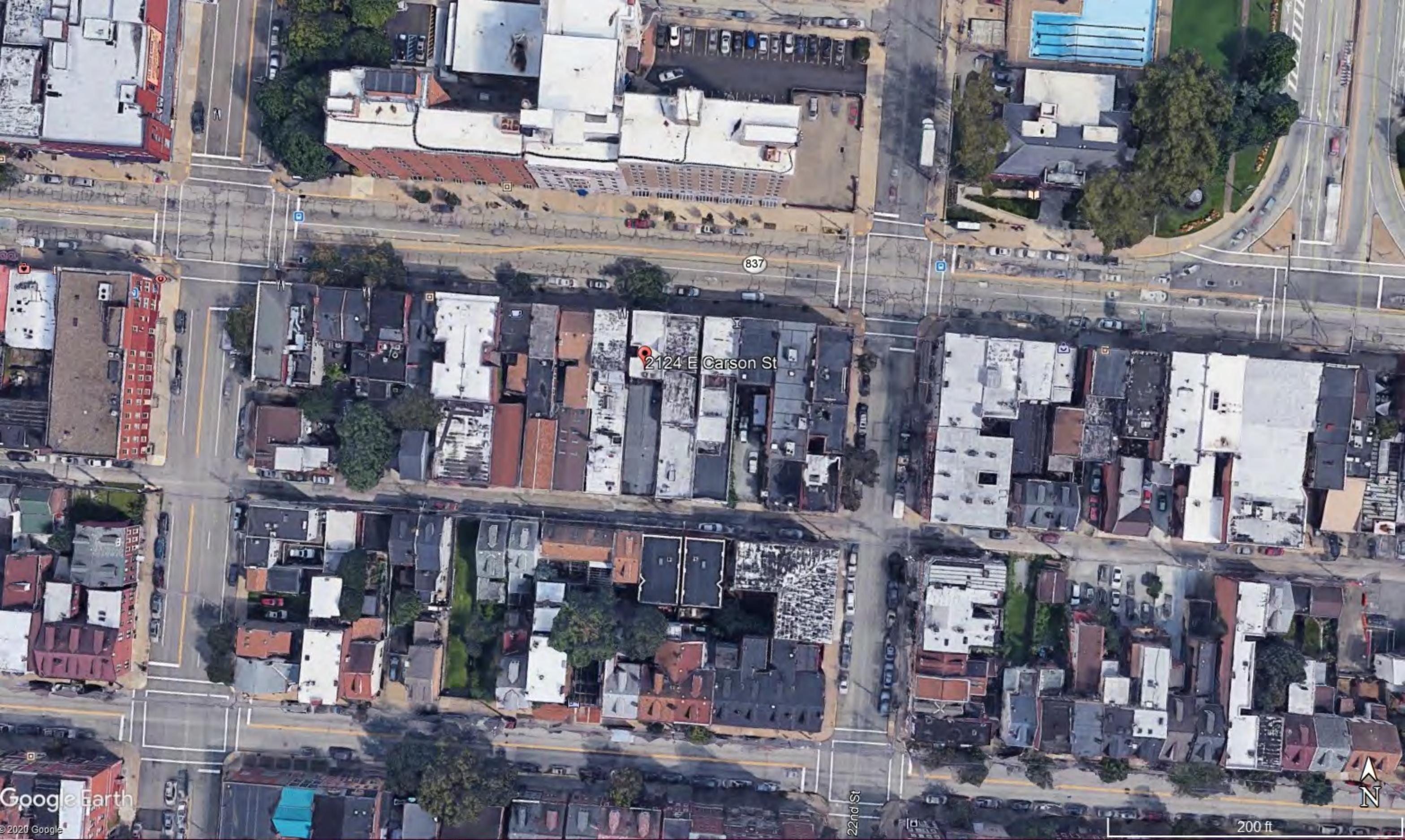
- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

See attachment.

SIGNATURES:

OWNER: *Lavie Popack* DATE: *11/27/19*
 APPLICANT: *Lavie Popack* DATE: *11/27/19*



2124 E Carson St

837

22nd St





DoneWright Custom Painting
622 Florence Avenue; Pittsburgh, PA 15202
DoneWrightCustomPainting@Gmail.com
(412) 689-8756

MPower
24 Hillel Place
Brooklyn, NY 11210
Site: www.mpowerenergy.com

Work Performed at: 2124 East Carson Street
Pittsburgh, PA

The following pricing is submitted to furnish necessary equipment, labor and materials to perform exterior work as outlined below for painting of the front of the building located at 2124 East Carson Street Pittsburgh, PA **The sides and back of the building will not be painted.**

The project will include the following work scope:

Power Washing of Building Exterior

- Remove all mildew off brick.
- Remove the mildew with chlorine.
- Power wash only the exterior front of the building.
- Rinse with water.

Prep work to be completed

- Hand scrape, caulk and hand sand specific areas as needed as necessary in preparation.
- I will dig out the old existing caulk around windows and recaulk around the windows.

Yogurt decal

- I will remove the Yogurt decal from the building.

Prep Exterior brick of Building

- Please note, I will apply a bonding primer on the top half of the building.
- Please note, the bottom half of the building will not need to be primed.



DoneWright Custom Painting
622 Florence Avenue; Pittsburgh, PA 15202
DoneWrightCustomPainting@Gmail.com
(412) 689-8756

- I will mask off all brick located on the exterior of the building with plastic and drop cloths as necessary to protect from our work and drop plastic and drop cloths below on ground surface to protect from paint splatters.
- I will apply masonry primer on the bricks (on the top half) to ensure the paint sticks and there is no peeling.
- It is imperative that the weather be at least 50 degrees for at least 3 days so that the paint can cure and bond.

Front of the building only will be painted

- Hand scrape and hand sand to ensure a smooth finish, and caulk as necessary in preparation.
- I will prime and paint the front top half of the building only with Benjamin Moore exterior paint on the brick area of the building by painting blue.
- The bottom half of the building does not need to be primed. I will paint the brick area of the bottom half of the building by painting multicolored boxes, blue (dark blue, light blue, and navy blue), white, and purple squares and rectangles on this specific area as notated in the diagram from Elizabeth.
- I will remove the stickers off the building.
- I will paint in white lettering "M POWER DIRECT with the symbol listed on diagram.
- The exterior doors will be painted a dark blue. Customers choice of blue paint color.
- I will paint the windows, the trim will be painted white, and the exterior surrounding the windows will be painted a dark blue.
- The customers will choose the paint colors.
- Furnish and supply a high-quality exterior paint from Benjamin Moore
- All proposed coatings will be applied per manufacturer's currently published data and industry standard "Good Painting Practice."
- Mask all adjacent surfaces as necessary to protect from our work and drop plastic to protect from paint splatters.
- Clean work area daily.

Payments: ½ down at start of the job. The balance is due upon the completion of the job.

All checks are to be made payable to James Wright or Wright Enterprises.



DoneWright Custom Painting
622 Florence Avenue; Pittsburgh, PA 15202
DoneWrightCustomPainting@Gmail.com
(412) 689-8756

Total: \$4950.00

This estimate is valid for up to six months after date of submittal. Work started after six months subject to cost revision and approval by all parties.

Very truly yours,

James J. Wright

ACCEPTANCE OF PROPOSAL: The above prices and specifications are satisfactory and hear by accepted. Acceptance of this job proposal is seven days of the submission date.

Signature _____

Date _____




yogurt

2124





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:

1300/1302 Liverpool Street

Pittsburgh, PA 15233

OWNER:

NAME: Reid & Chris Cservak

ADDRESS: 1300/1302 Liverpool Street

Pittsburgh, PA 15233

PHONE: 412-874-7876

EMAIL: rcservak@ryconinc.com

STAFF USE ONLY:

DATE RECEIVED: _____

LOT AND BLOCK NUMBER: _____

WARD: _____

FEE PAID: _____

DISTRICT:

Manchester

APPLICANT:

NAME: Reid & Chris Cservak

ADDRESS: 1300/1302 Liverpool Street

Pittsburgh, PA 15233

PHONE: 412-874-7876

EMAIL: rcservak@ryconinc.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

Due to deteriorating concrete front porch, non-structural front porch decking and railings

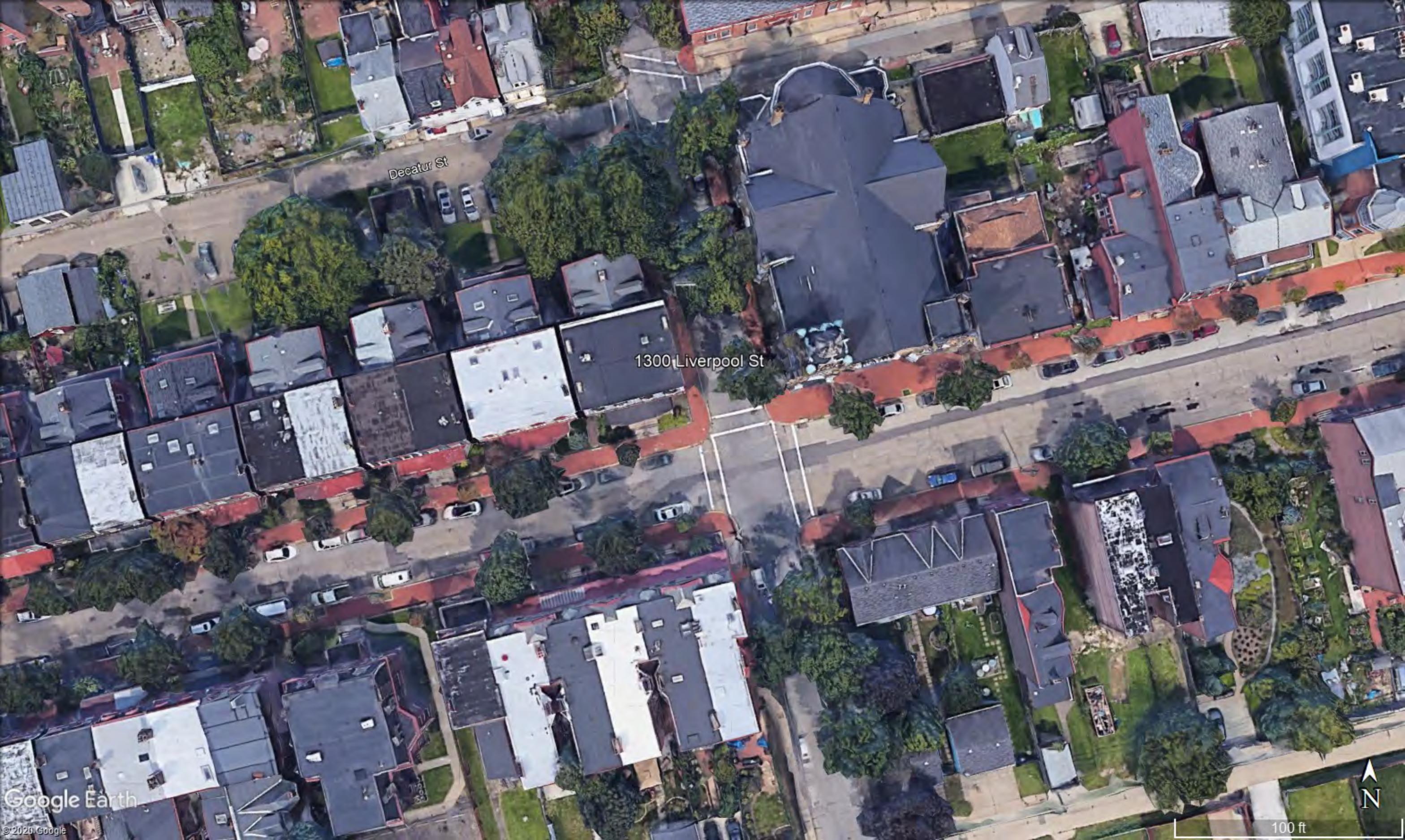
were installed to alleviate tenant complaints, tripping hazards and safety concerns.

Covering of brick mold on side and rear windows.

SIGNATURES:

OWNER: _____ DATE: _____

APPLICANT: _____ DATE: _____

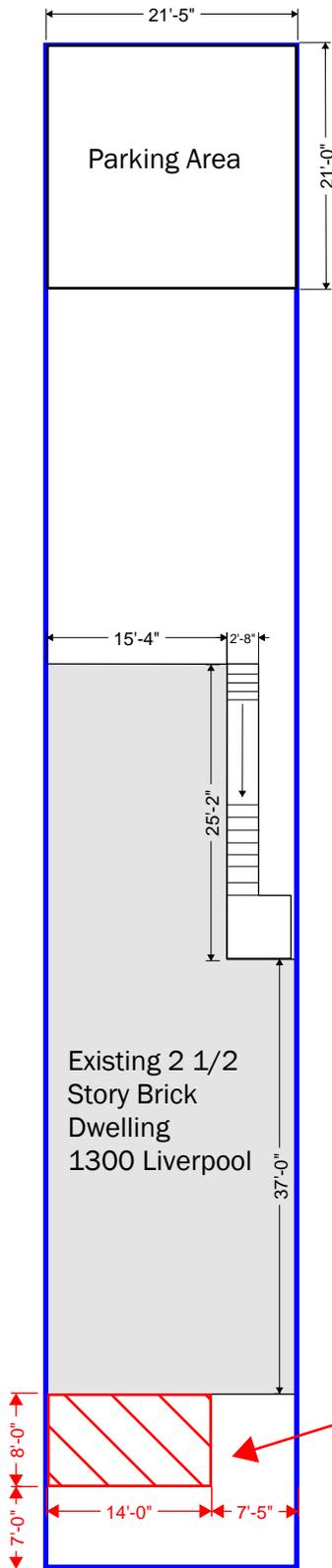


Decatur St

1300 Liverpool St



DECATUR ST 24'



Owner: Reid Cservak
Property: 1300 Liverpool Street
Pittsburgh, PA 15233
Date: 01/21/2020



Scale: 1" = 16'

FULTON ST 40'

LIVERPOOL ST 50'

Existing Front Porch
Which Was Overlaid
With Wood Deck Boards







END
SCHOOL
ZONE

STREET
CLEANING
NO PARKING
IN THIS BLOCK
1ST WEDNESDAY
OF EACH MONTH
8:30AM TO 2PM
APR. 1 TO NOV. 30

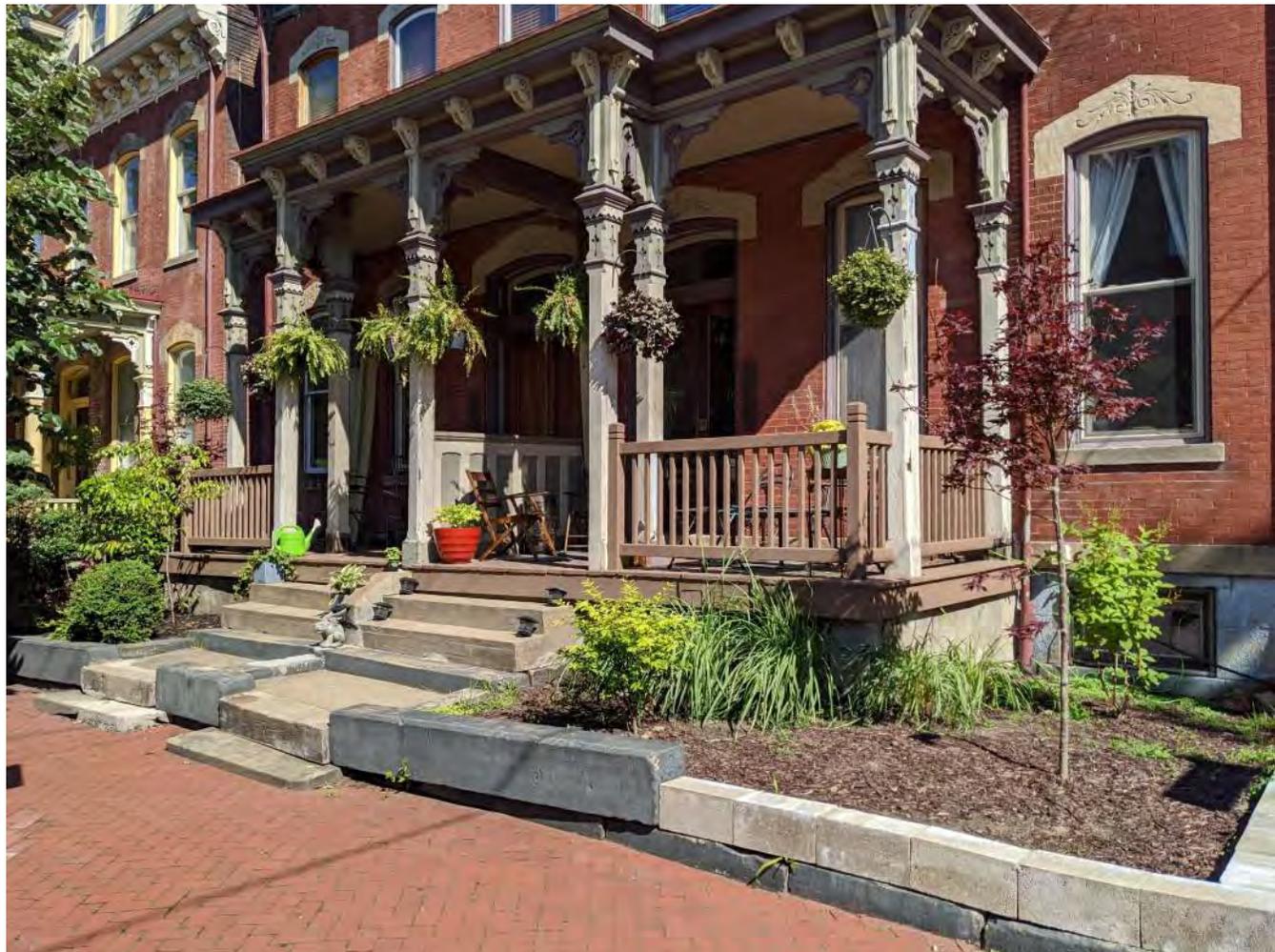




BEFORE



AFTER



BEFORE



AFTER





SW 6991

Black Magic

Interior / Exterior

Location Number: 251-C3

SW 6152

Superior Bronze

Interior / Exterior

Location Number: 207-C6

SW 9117

Urban Jungle

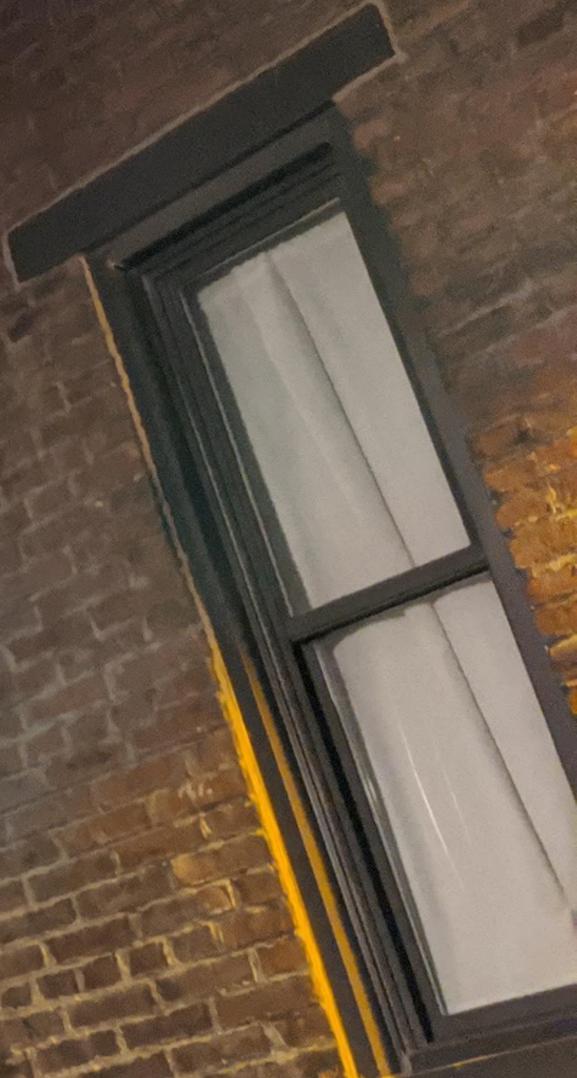
Interior / Exterior

Location Number: 207-C4

1302 Liverpool



1304 Liverpool



1304 Liverpool



1300 Liverpool

1302 Liverpool





1302 Liverpool - Aluminum
Wrapped Lintels

1304 Liverpool

1306 Liverpool





1326 Liverpool

1330 Liverpool

KIA



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:

1325 Sheffield St.

Pittsburgh, PA 15233

OWNER:

NAME: Manchester Citizens Group

ADDRESS: 1319 Allegheny Ave.
Pittsburgh, PA 15233

PHONE: _____

EMAIL: _____

STAFF USE ONLY:

DATE RECEIVED: _____

LOT AND BLOCK NUMBER: _____

WARD: _____

FEE PAID: _____

DISTRICT:

APPLICANT:

NAME: Christopher A. Kim, P.E.

ADDRESS: 2000 Creekview Circle, Unit 2314
Cranberry Twp., PA, 16066

PHONE: (412)818-3312

EMAIL: chrisakim213@gmail.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

General renovations, including the following exterior upgrades/changes:

-Change front siding from aluminum to Hardie,

-Change side faux-brick asphalt siding to vinyl siding,

-At front elevation, modify existing picture window to become two double-hung windows (similar to adjacent properties),

-At side elevation, eliminate existing windows facing adjacent property in close proximity.

SIGNATURES:

OWNER: _____ DATE: _____

APPLICANT:  DATE: 3/5/20



1325 Sheffield St



PROPOSED RENOVATION OF
1325 SHEFFIELD ST.

PITTSBURGH, PA 15233

PROJECT DATA:

PROJECT LOCATION: 1325 SHEFFIELD ST.
PITTSBURGH, PA 15233

BOROUGH: CITY OF PITTSBURGH

BOROUGH 3RD PARTY: BIU PLAN REVIEWERS & INSPECTIONS

COUNTY: ALLEGHENY COUNTY
ALLEGHENY COUNTY PLUMBING DEPARTMENT:
CONTACT: TEAM LEACH - 412-578-8385,
JEFF SAHARA - 412-578-7934

JOB DESCRIPTION: GENERAL RENOVATION OF EXISTING 2-STORY
(PLUS ATTIC) RESIDENCE

ZONING: RESIDENTIAL

PARCEL #: 022-P-00314

OCCUPANCY: RESIDENTIAL (SAME AS EXISTING OCCUPANCY)

CODE INFORMATION: 2015 IRC. SEE MECHANICAL, PLUMBING & ELECTRICAL
GENERAL SPECIFICATIONS
NOTE: MECHANICAL, ELECTRICAL & PLUMBING
SUBCONTRACTORS WILL FILE
SEPARATELY FOR PERMITS.

BUILDING AREA: FIRST FLOOR - 750 S.F.
SECOND FLOOR - 750 S.F.
THIRD FLOOR - 480 S.F.

RENOVATION AREA: FIRST FLOOR - 750 S.F.
SECOND FLOOR - 750 S.F.
THIRD FLOOR - 480 S.F.

FIRE PROTECTION: RESIDENCE IS CURRENTLY NON-SPRINKLERED



EXISTING FRONT

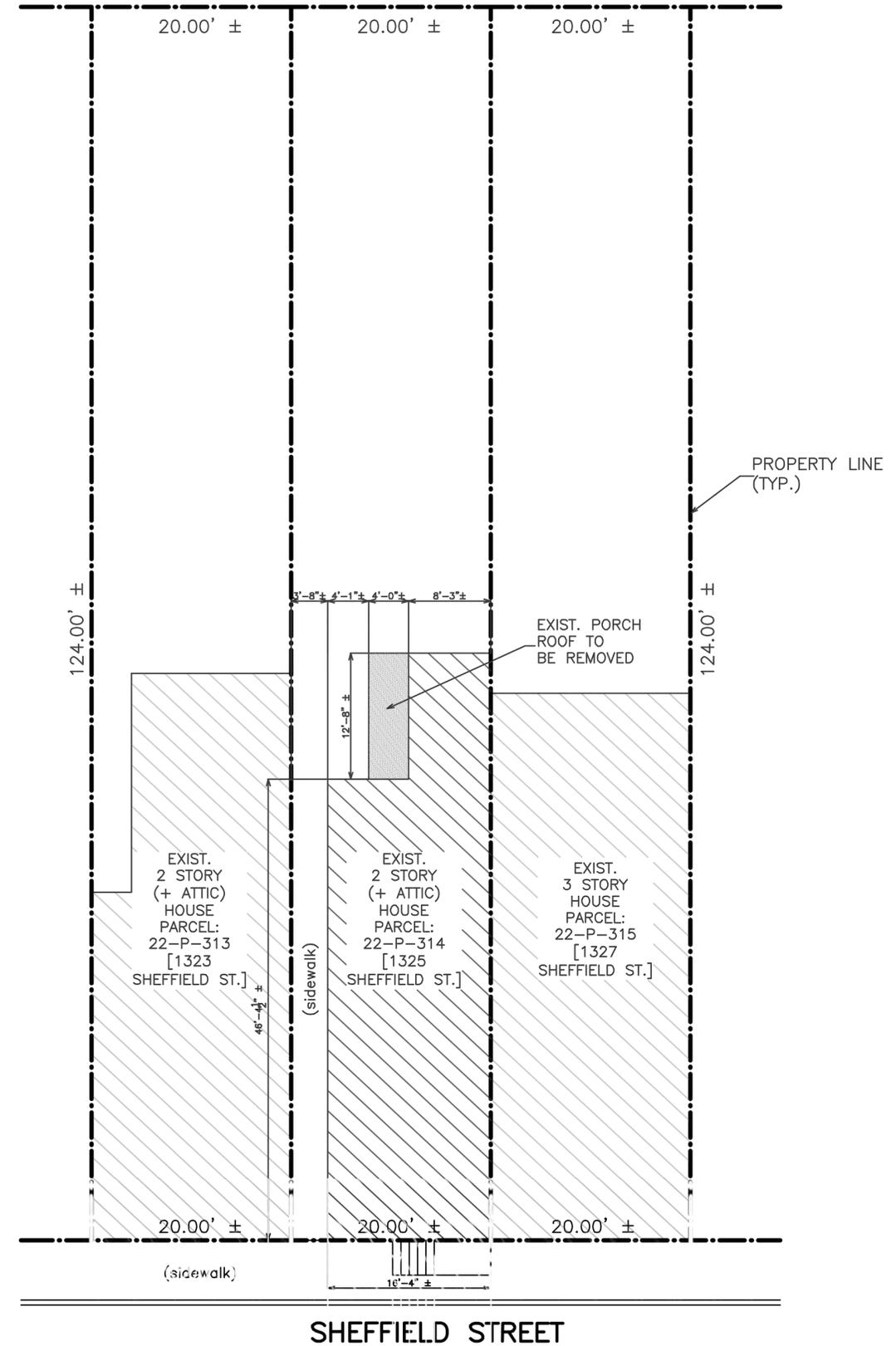
LOCATION PLAN

LOCATION PLAN

TABLE OF CONTENTS:

- A-1: COVER SHEET
- A-2: GENERAL NOTES
- A-3: FIRST FLOOR PLANS
- A-4: SECOND FLOOR PLANS
- A-5: THIRD FLOOR PLANS
- A-6: EXTERIOR ELEVATIONS

HAMLIN ST.



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
COVER SHEET

PROJECT DESCRIPTION:
1325 Sheffield St.
Pittsburgh, PA 15233

DRAWINGS PROVIDED BY:
HOUSE & BUILDING ENGINEERING
2020 Creekside Circle, Unit #225-14
Charmery Township, PA 16066
(412) 216-3312

DATE:
2/3/20

SCALE:
AS INDICATED

SHEET:
A-1

GENERAL NOTES:

The builder shall verify that site conditions are consistent with these plans before starting work. Work not specifically detailed shall be constructed to the same quality as similar work that is detailed. All work shall be done in accordance with international building codes and local codes.

Written dimensions and specific notes shall take precedence over scaled dimensions and general notes. The engineer/designer shall be consulted for clarification if site conditions are encountered that are different than shown, if discrepancies are found in the plans or notes, or if a question arises over the intent of the plans or notes. Contractor shall verify and is responsible for all dimensions (including rough openings).

The general contractor shall fully comply with the 2015 IBC and all additional state and local code requirements.

The contractor shall assume full responsibility for any work knowingly performed contrary to such laws, ordinances, or regulations. The contractor shall also perform coordination with all utilities and state service authorities.

Written dimensions on these drawings shall have precedence over scaled dimensions. The general contractor shall verify and is responsible for all dimensions (including rough openings) and conditions on the job and must notify this office of any variations from these drawings.

The general contractor is responsible for the design and proper function of plumbing, HVAC and electrical systems. The general contractor shall notify this office with any plan changes required for design and function of plumbing, HVAC and electrical systems.

This office shall not be responsible for construction means and methods, acts or omissions of the contractor or subcontractor, or failure of any of them to carry out work in accordance with the construction documents and defect discovered in the construction documents shall be brought to the attention of this office by written notice before proceeding with work. Reasonable time not allowed this office to correct the defect shall place the burden of cost and liability from such defect upon the contractor.

STRUCTURAL SPECIFICATIONS

Information taken from International Building Code, 2015 IRC

Floor structure: wood floors on existing floor joist to remain.
 Ceiling structure: wood ceiling on existing ceiling joists to remain.
 Wall structure: solid masonry walls to remain @ exterior walls.

MECHANICAL SPECIFICATIONS

Information taken from International Building Code, IBC 2015
 IBC CHAPTER 28 & ICC MECHANICAL CODE.

Subcontractors will file separately for permits.

PLUMBING SPECIFICATIONS

Information taken from International Building Code, IBC 2015
 IBC CHAPTER 29 & ICC PLUMBING CODE.

Subcontractors will file separately for permits.

ELECTRICAL SPECIFICATIONS:

IBC CHAPTER 27 & ICC ELECTRICAL CODE.

Subcontractors will file separately for permits.

NOTE: Unless noted otherwise on plan, provide the following headers above door and window openings in load-bearing walls:

For 2x4 Walls: (2)2x10 Header Supported Each End w/ (2)2x4 Jack Studs + (1) King Stud

For 2x6 Walls: (3)2x10 Header Supported Each End w/ (2)2x6 Jack Studs + (1) King Stud

***NOTE: ENERGY EFFICIENT REQUIREMENTS PERTAINING TO NEW CONSTRUCTION ARE ONLY APPLICABLE TO NEW/REPLACEMENT DOORS & WINDOWS. PER INTERNATIONAL ENERGY CONSERVATION CODE, 2015. EXCEPTIONS PERTAINING TO THE BUILDING ENVELOPE SHALL APPLY, AS THE BUILDING ENVELOPE WILL REMAIN MOSTLY UNALTERED, WITH ONLY REPAIRS MADE AS NECESSARY.**

THERMAL SPECIFICATIONS

Information taken from International Building Code, 2015 IRC
 Climate Zone: 5 and 5a

SAFETY SPECIFICATIONS

Information taken from International Building Code, IBC 2015
 Add smoke detectors and CO detectors per applicable code requirements, hardwired together with battery back-up. Detectors to be included in scope of electrical permit and documentation.

Add illuminated exist signs and emergency lighting (as applicable) per applicable code requirements. Exit signage and hard-wired emergency lighting to be included in scope of electrical permit and documentation.

**ENERGY EFFICIENCY REQUIREMENTS *
 IRC 2015**

TABLE R402.1.2
 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT*

CLIMATE ZONE	FENESTRATION U-FACTOR ^b	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{b, c}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE ^e	FLOOR R-VALUE	BASEMENT ^c WALL R-VALUE	SLAB ^d R-VALUE & DEPTH	CRAWL SPACE ^e WALL R-VALUE
5 and Marine 4	0.32	0.55	NR	49	20 or 13+5 ^f	13/17	30 ^g	15/19	10, 2 ft	15/19

For SI: 1 foot = 304.8 mm.

- a. R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
- b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: Skylights may be excluded from glazed fenestration SHGC requirements in climate zones 1 through 3 where the SHGC for such skylights does not exceed 0.30.
- c. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the exterior of the home. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.
- d. R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Climate Zones 1 through 3 for heated slabs.
- e. There are no SHGC requirements in the Marine Zone.
- f. Basement wall insulation is not required in warm-humid locations as defined by Figure R301.1 and Table R301.1.
- g. Or insulation sufficient to fill the framing cavity, R-19 minimum.
- h. The first value is cavity insulation, the second value is continuous insulation, so "13+5" means R-13 cavity insulation plus R-5 continuous insulation.
- i. The second R-value applies when more than half the insulation is on the interior of the mass wall.

SECTION R503 ALTERATIONS

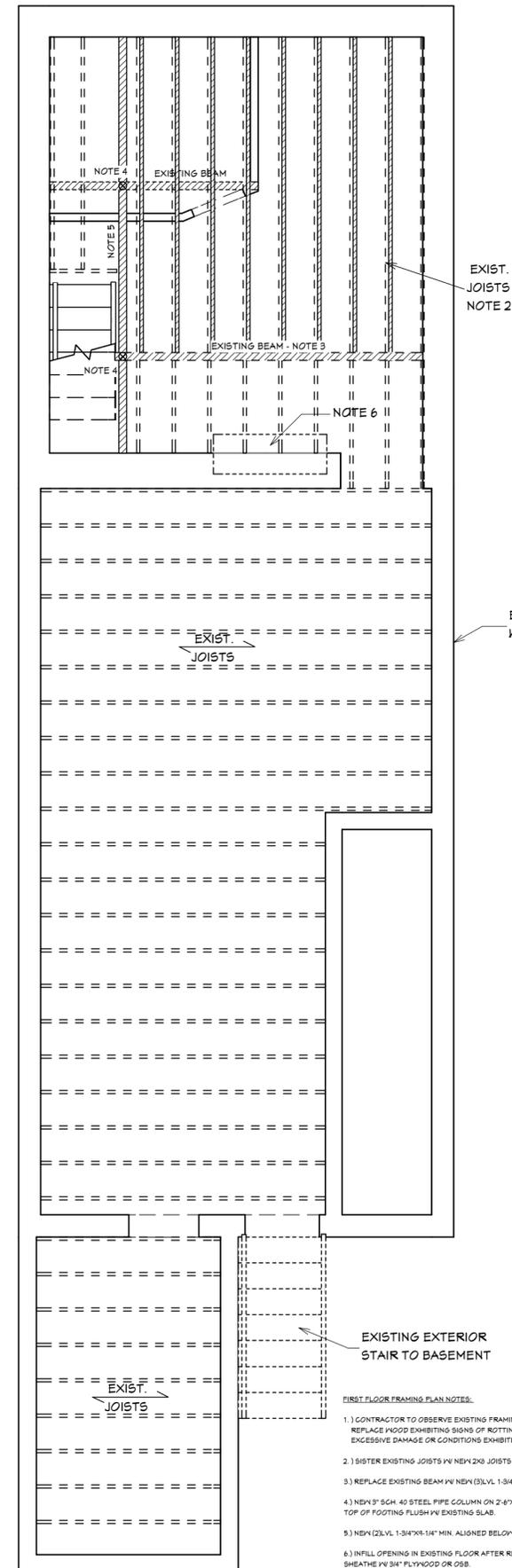
R503.1 General. Alterations to any building or structure shall comply with the requirements of the code for new construction. Alterations shall be such that the existing building or structure is no less conforming to the provisions of this code than the existing building or structure was prior to the alteration.

Alterations to an existing building, building system or portion thereof shall conform to the provisions of this code as they relate to new construction without requiring the unaltered portions of the existing building or building system to comply with this code. Alterations shall not create an unsafe or hazardous condition or overload existing building systems. Alterations shall be such that the existing building or structure uses no more energy than the existing building or structure prior to the alteration. Alterations to existing buildings shall comply with Sections R503.1.1 through R503.2.

R503.1.1 Building envelope. Building envelope assemblies that are part of the alteration shall comply with Section R402.1.2 or R402.1.4, Sections R402.2.1 through R402.2.12, R402.3.1, R402.3.2, R402.4.3 and R402.4.4.

Exception: The following alterations need not comply with the requirements for new construction provided the energy use of the building is not increased:

1. Storm windows installed over existing fenestration.
2. Existing ceiling, wall or floor cavities exposed during construction provided that these cavities are filled with insulation.
3. Construction where the existing roof, wall or floor cavity is not exposed.
4. Roof recover.
5. Roofs without insulation in the cavity and where the sheathing or insulation is exposed during reroofing shall be insulated either above or below the sheathing.
6. Surface-applied window film installed on existing single pane fenestration assemblies to reduce solar heat gain provided the code does not require the glazing or fenestration assembly to be replaced.



BASEMENT/ FIRST FLOOR FRAMING PLAN

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

ISSUED FOR PERMITTING 2-3-20

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PROJECT GENERAL NOTES

PROJECT DESCRIPTION:
 1325 Sheffield St.
 Pittsburg, PA 15233

DRAWINGS PROVIDED BY:
 HOUSE & BUILDING ENGINEERING
 2020 Greenview Circle, Unit B025-14
 Chambersburg, PA 17066
 (412) 215-3312

DATE:

2/3/20

SCALE:

AS INDICATED

SHEET:

A-2



Division of Zoning and Development 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:

1201 RESACA PLACE

PITTSBURGH, PA 15212

OWNER:

NAME: MARILYN DETWILER

ADDRESS: 1201 RESACA PLACE

PITTSBURGH, PA 15212

PHONE: 412-27706936

EMAIL: marilyndetwiler@gmail.com

STAFF USE ONLY:

DATE RECEIVED: _____

LOT AND BLOCK NUMBER: _____

WARD: _____

FEE PAID: _____

DISTRICT:

MEXICAN WAR STREETS

APPLICANT:

NAME: JOHN D FRANCONA

ADDRESS: 1234 RESACA PLACE

PITTSBURGH, PA 15212

PHONE: 412-596-3477

EMAIL: john@johnfrancona.com

REQUIRED ATTACHMENTS:

All to follow:

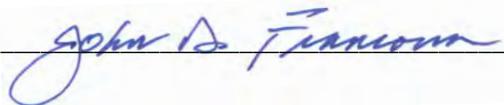
- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

On carriage house, open up existing bricked-up opening to create space for HVAC equipment.

Install iron gate to shield equipment.

SIGNATURES:

OWNER:  DATE: 18 February 2020

APPLICANT: _____ DATE: _____



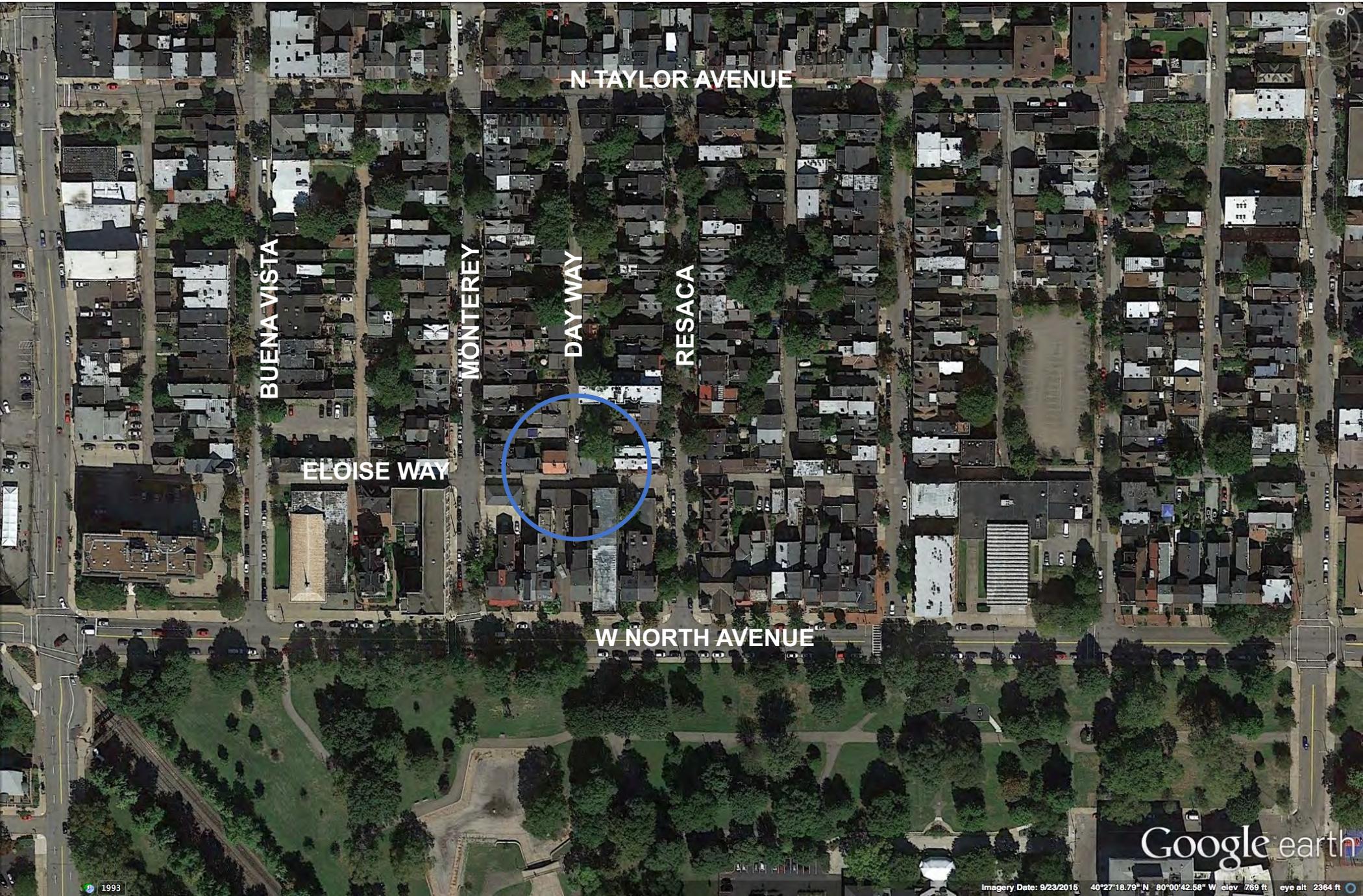
1201 Resaca Pl





1203

1201 RESACA PLACE



N TAYLOR AVENUE

BUENA VISTA

MONTEREY

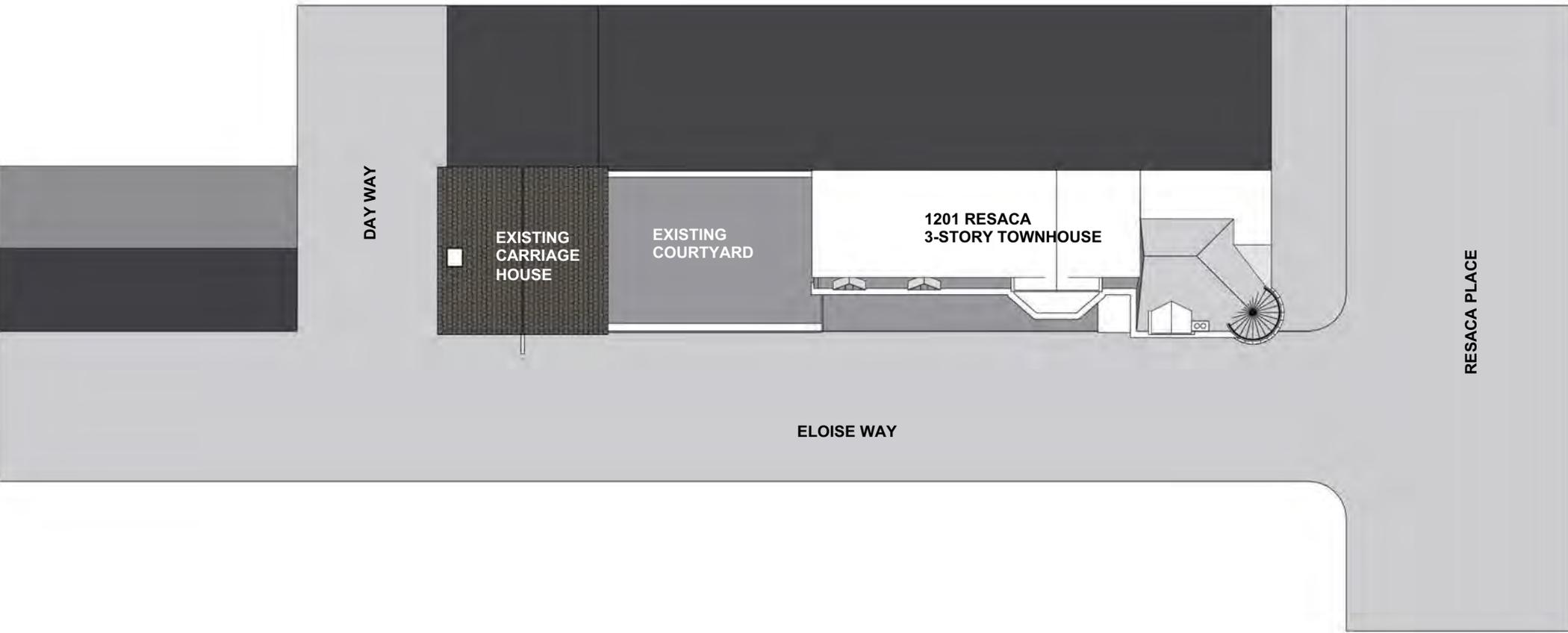
DAY WAY

RESACA

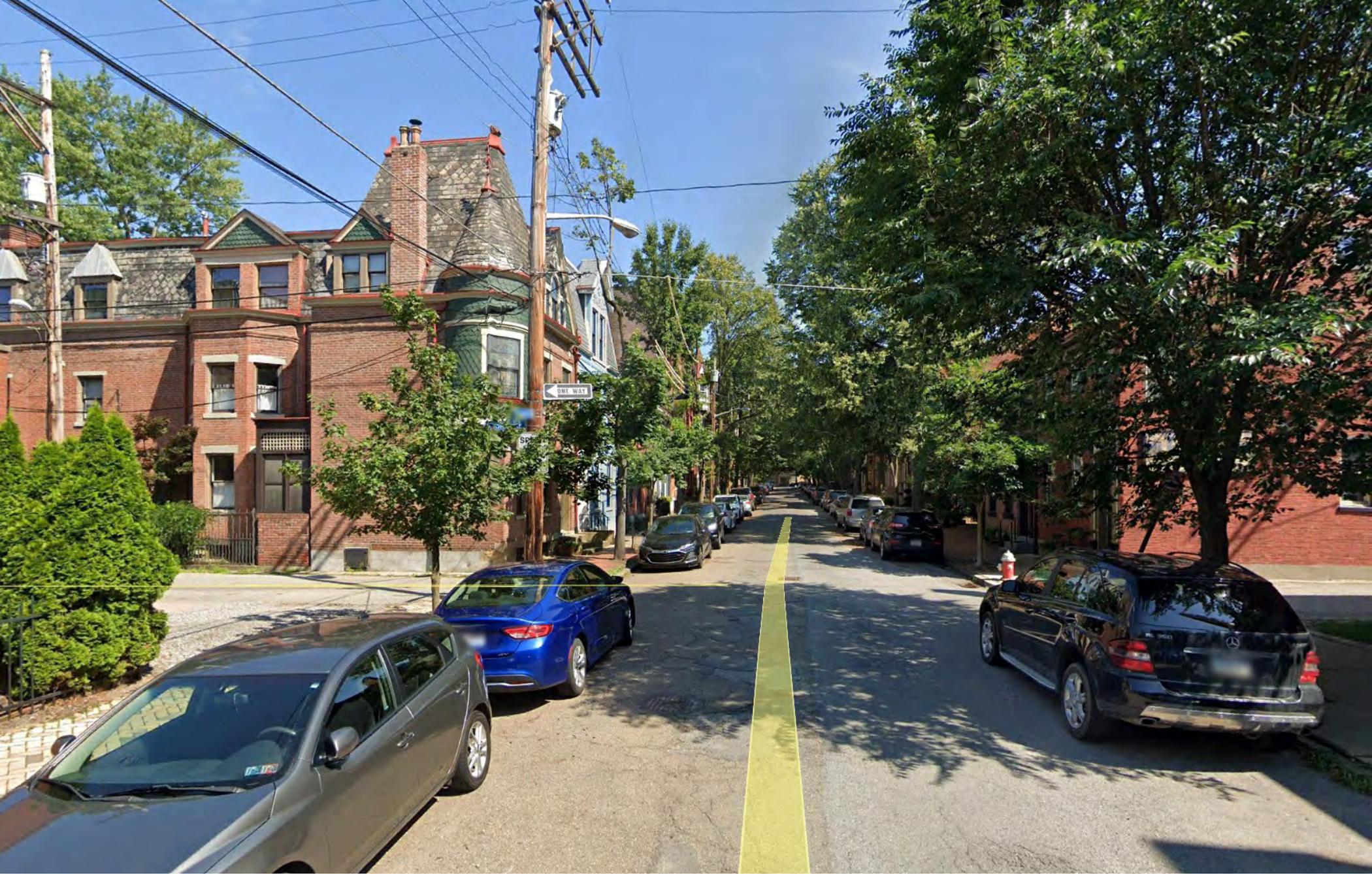
ELOISE WAY

W NORTH AVENUE

Google earth



SITE PLAN



RESACA PLACE LOOKING NORTH



ELOISE VIEW LOOKING WEST



DAY WAY LOOKING SOUTH



CORNER OF DAY WAY AND ELOISE



DAY WAY ELEVATION (WEST)



ELOISE WAY ELEVATION (SOUTH)



REMOVE EXISTING
BRICKWORK FROM
ARCHED OPENING

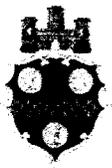
NEW IRON GATE WITH
1" X 1/2" FRAME AND
INTERMEDIATE HORIZONTALS;
1/2" X 1/2" VERTICAL BARS AT C" O.C

← REPAINT EXISTING
CONCRETE PARGING

WEST ELEVATION



CORNER – DAY WAY AND ELOISE



HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

STAFF USE ONLY:

DATE RECEIVED: 5/13/20

LOT AND BLOCK NUMBER: 27-(-)-167

WARD: 4th

FEE PAID: _____

FEE SCHEDULE:

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

ADDRESS OF PROPERTY:

4040 BIGELOW BLVD. SCHEMLEY FARMS
PITTSBURGH, PA 15213 DCP-20R-2019-07582

DISTRICT:

OWNER:

NAME: THE PITTSBURGH OBSERVATORY

APPLICANT: STEPHEN CASEY

NAME: STEPHEN CASEY ARCHITECTS

ADDRESS: 4406 BAYARD ST.

ADDRESS: 40-24TH STREET

PITTSBURGH, PA 15213 (ATTN: FR. M. D'AMICO)

PITTSBURGH, PA 15222

PHONE: 412-303-9718 (C)

PHONE: 412-855-5002 (C)

EMAIL: NJDARLEY@GMAIL.COM

EMAIL: KCASEYARCH@AOL.COM

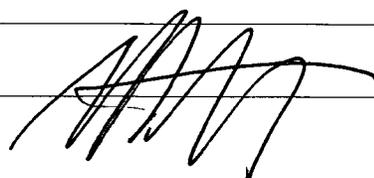
REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

THE REPLACEMENT OF AN EXISTING, "NON-ORIGINAL" SLEEPING PORCH,
ON THE REAR OF THE MAIN STRUCTURE WITH A NEW ADDITION,
THE SAME FOOTPRINT, WITH A PROPER FOUNDATION, NEW WINDOWS,
* NEW SLATE ROOF. PREVIOUSLY APPROVED CERTIFICATE OF APP. #13-17A.
SIGNATURES:

OWNER: _____ DATE: _____

APPLICANT:  _____ DATE: 03.03.2020



4040 Bigelow Blvd

Bigelow Blvd



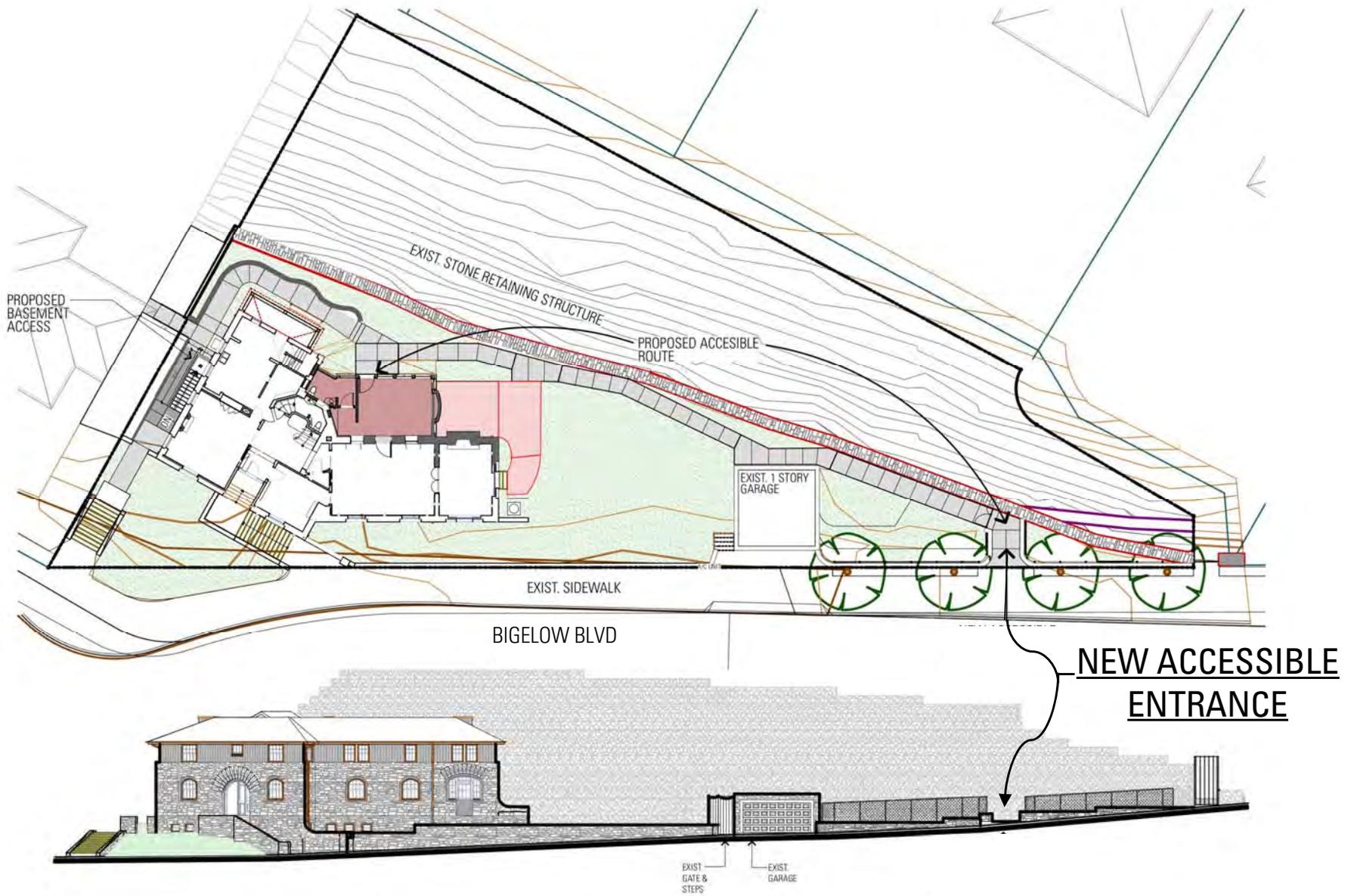


LEDGE HOUSE
4040 BIGELOW BOULEVARD

MARCH 13 2020

STEPHEN CASEY
ARCHITECTS

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



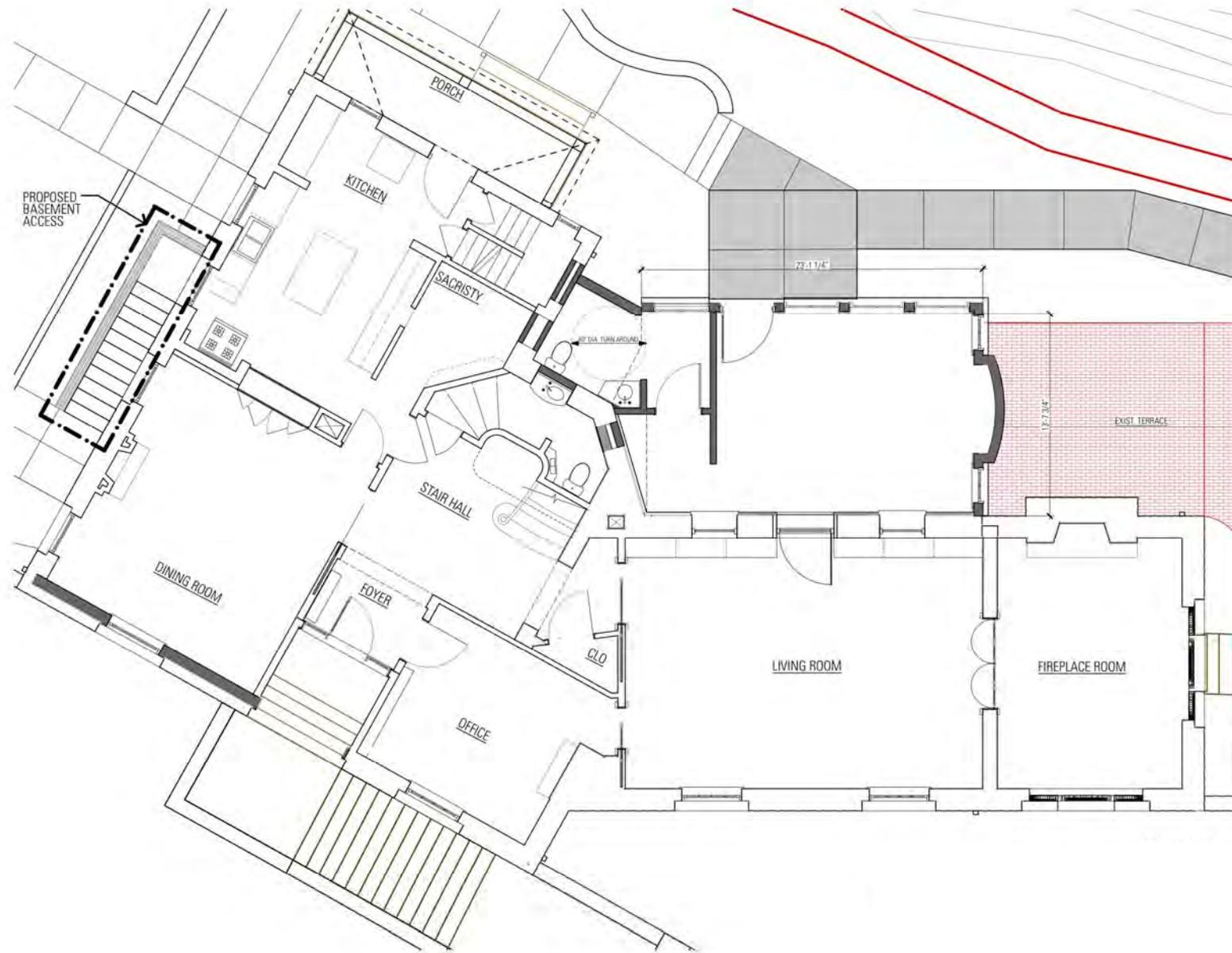
SITE PLAN

MARCH 13 2020

LEDGE HOUSE
4040 BIGELOW BOULEVARD

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GROUND FLOOR PLAN

LEDGE HOUSE
4040 BIGELOW BOULEVARD

MARCH 13 2020

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EXISTING

NORTH ELEVATION

MARCH 13 2020

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PREVIOUSLY APPROVED

NORTH ELEVATION

MARCH 13 2020

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PROPOSED

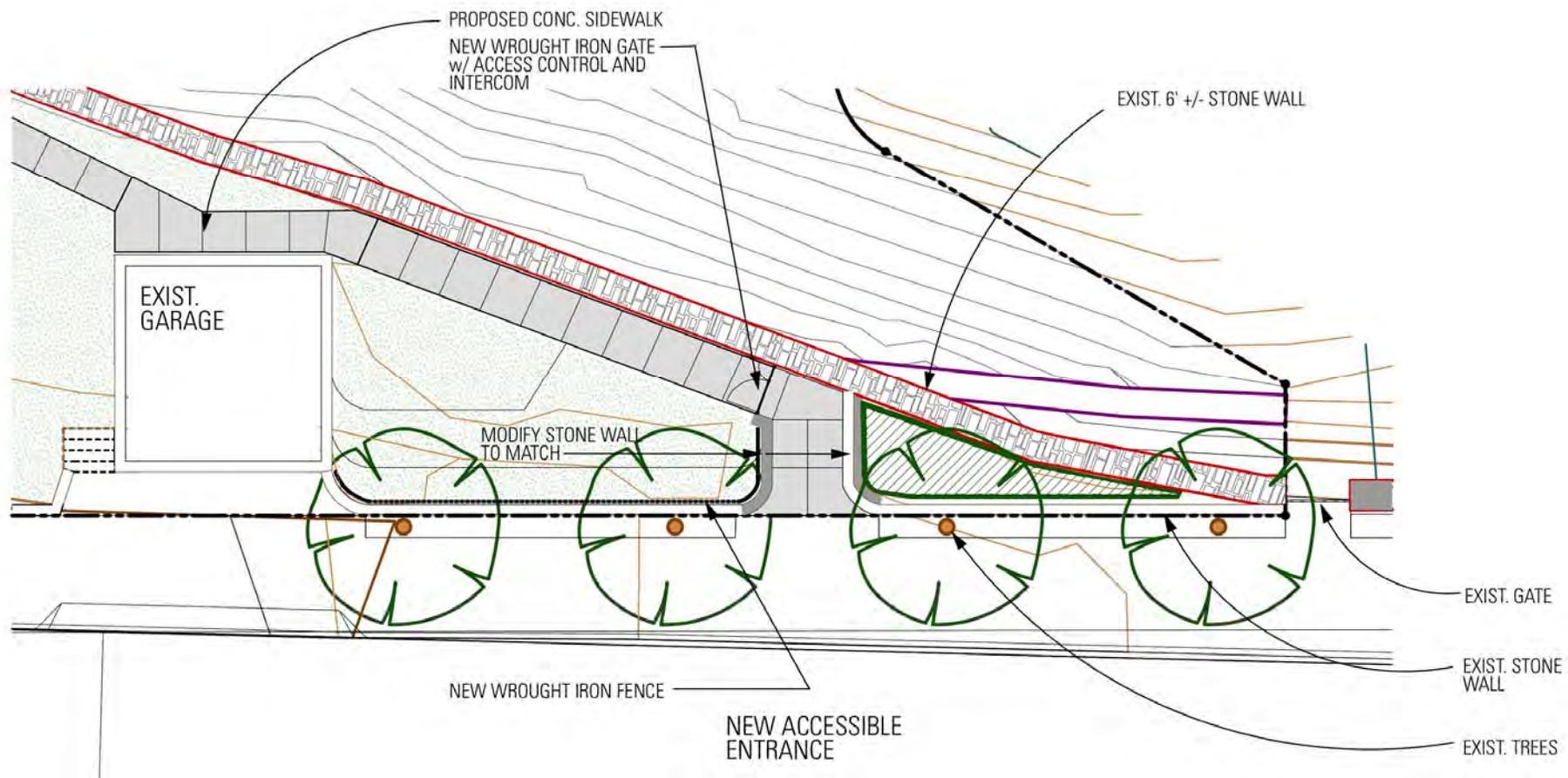
NORTH ELEVATION

LEDGE HOUSE
4040 BIGELOW BOULEVARD

MARCH 13 2020

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NEW ACCESSIBLE
ENTRANCE

LEDGE HOUSE
4040 BIGELOW BOULEVARD

MARCH 13 2020

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EXISTING STREET ELEVATION



PROPOSED ACCESSIBLE PATH ELEVATION

NEW ACCESSIBLE
ENTRANCE

MARCH 13 2020

LEDGE HOUSE
4040 BIGELOW BOULEVARD

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ACCESSIBLE PATH

NEW ACCESSIBLE
ENTRANCE

MARCH 13 2020

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PROPOSED
WEST ELEVATION

LEDGE HOUSE
 4040 BIGELOW BOULEVARD

MARCH 13 2020

STEPHEN CASEY
 ARCHITECTS

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 Pittsburgh, PA 15222 (412)434.6446 (fax)434.6447



SIDEYARD PLAN

MARCH 13 2020

LEDGE HOUSE
4040 BIGELOW BOULEVARD

STEPHEN CASEY
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Pittsburgh, PA 15222 (412)434.6446 (fax)434.6447



SIDEYARD VIEW

MARCH 13 2020

LEDGE HOUSE
4040 BIGELOW BOULEVARD

STEPHEN CASEY
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