

SCOPE OF WORK

1. GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION
- 1.1.

The project is located in Deutschtown City Designated Historic District. Compliance with the requirement must be adhered to for all associated work.
- 1.2.

The permit will be submitted by the architect and portion will be paid for. Once approved, the City licensed contractor will obtain the permit and pay for the remainder of fee.
- 1.3.

The roof replacement should occur for three contiguous townhouses, 522, 524 and 526 Avery Street, at the same time by one Contractor under individual contract per address. Coordinate with all Owners of each address for the installation timing, permitting and have contracts ready.
2. WORK DESCRIPTION
- 2.1.

Roof replacement to be coordinated with adjacent roofing work and should occur at the same time. The roofing to be similar for adjacent new roofing being installed.
- 2.2.

Any work affecting existing exterior finish to remain will be required to be replicated in profile, material and color to meet the HRC requirement. Should any material such as gutter and trims need to be replaced, the finish color to match the original installation.
3. DEMOLITION
- 3.1.

Exterior: 522, 524 & 526 Avery - Removal of existing roof and any accessories affected by the re-roofing which may include but not limited to ridge vent, drip edge, compromised gutter, fascia and rake as required. Remove roofing down to the wood sheathing.
4. ROOF
- 4.1.

Remove all existing roofing materials down to sheathing. Repair wood members as required with similar material.
- 4.2.

Roof:

4.2.1.

Roofing: GAF 3-Tab Roofing (25 yr. warranty).

4.2.2.

Roof Sheathing: 15 lb. underlayment

4.2.3.

Ice Shield: Self-adhesive ice shield membrane from eave to 2' beyond wall face.

4.2.4.

Ridge vent: aluminum bronze. Install 2 feet away from the demising wall.

4.2.5.

Accessories: Aluminum drip edge, Flashings (all aluminum to be Terra Bronze Mastic color), Galvanized roofing nails.
5. GUTTERS AND DOWNSPOUTS
- 5.1.

Should the gutters and downspouts are deemed necessary to be replaced, provide matching profile and paint to match existing color (at front) White 5" OG gutter and 2 x 3 downspout at rear.

APPLICABLE CODES & REGULATIONS

ZONING: DEUTSCTOWN CITY DESIGNATED HISTORIC IDSTRIC
INTERNATIONAL RESIDENTIAL CODE (IRC) 2021
INTERNATIONAL EXISTING BUILDING CODE

CODE REQUIREMENT SUMMARY:

ZONING: DEUTSCTOWN CITY DESIGNATED HISTORIC IDSTRIC
REPLACEMENT OF EXISTING IN KIND IS ALLOWED
INTERNATIONAL RESIDENTIAL CODE
OCCUPANCY TYPE: GROUP R-3
CONSTRUCTION TYPE : VB 3 STORIES
FIRE SEPARATION BETWEEN FAMILY DWELLINGS: 1HR
INTERNATIONAL EXISTING BUILDING CODE
ALTERATION LEVEL 1
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA
CLIMATE ZONE 5
GROUND SNOW LOAD: 30PSF
WIND LOAD: 90MPH
SEISMIC DESIGN CATEGORY: CATEGORY A
WEATHERING: SEVERE
LIVELAD REQUIREMENT:
ROOF: 30PSF
SLEEPING ROOM: 30PSF
OTHER RESIDENTIAL ROOMS: 40PSF

PROJECT DESCRIPTION

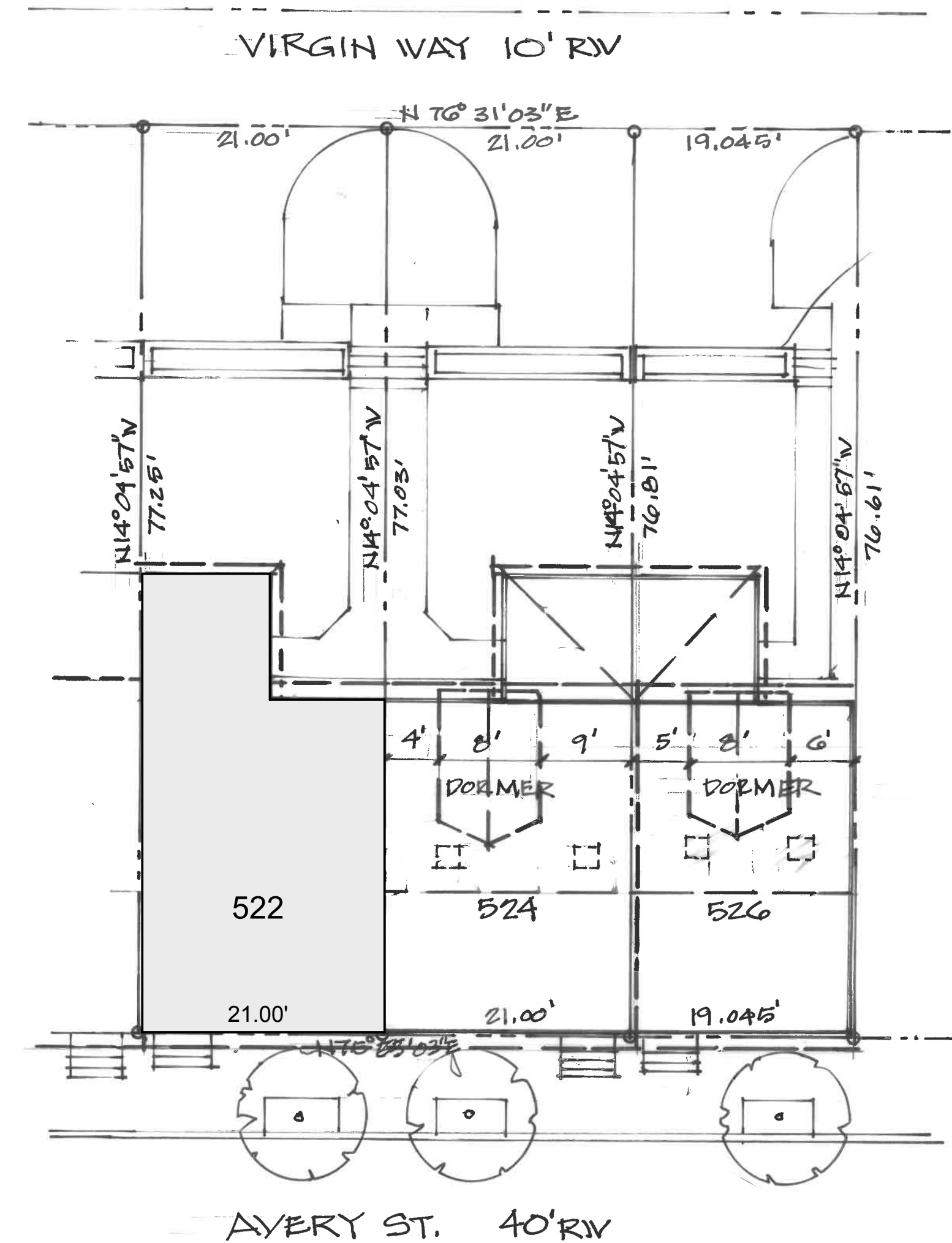
522 AVERY STREET PITTSBURGH PA 15212
REPAIR OF EXISTING BUILDING

BUILDING INFORMATION:

2 1/2 STORY W/ BASEMENT ATTACHED SINGLE RESIDENTIAL UNIT
CONSTRUCTION TYPE: TYPE VB WOOD/PARTIAL BRICK VENEER
BUILDING HEIGHT: 32 FT
TOP FLOOR FROM GRADE 22 FT
BASEMENT: 675.27 SF
1ST FLOOR: 675.27 SF
2ND FLOOR: 601.86 SF
ATTIC 3RD FLOOR: 601.86 SF
TOTAL 2554.3 SF

PROJECT DESCRIPTION:

TOTAL ROOF REPLACEMENT AND REQUIRED REPAIR TO EXISTING
ROOF IN-KIND



SITE PLAN | SCALE: 1" = 10'

TAI+LEE architects PC
3106 Brereton St
Pittsburgh, PA 15219-3708
v: (412) 880-4020
e: mail@taipluslee.com



PERMITTING DOCUMENTS

OWNER:
FRANK MOONE
522 AVERY ST
PITTSBURGH PA
15212

522 AVERY STREET
DEUTSCTOWN
NEIGHBORHOOD
PITTSBURGH, PA 15212

Contractors shall verify and be responsible for all dimensions and conditions on the job, and the architect shall be notified immediately of any discrepancies between this drawing, the actual job conditions, and dimensions.

This drawing and ideas/designs represented thereby are and shall remain the property of the architect and no part thereof shall be copied, issued, or used, without the express written consent of the architect.

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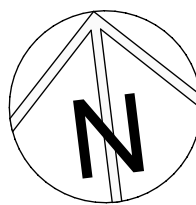
Project Number: 26103

Drawn By: YT

PERMIT SET DATE: 08/07/26

No.	Description	Date
1	Rev Site Plan	08/18/26

SITE PLAN,
PROJECT
DESCRIPTION &
SCOPE OF WORK



Dwg No:

CS

ROOFING
3 TAB SHINGLES TO REPLACE THE EXIST. IN-KIND
GAF 3-TAB ROOF SHINGLES
COLOR: WEATHERED GRAY



EXTERIOR MATERIALS



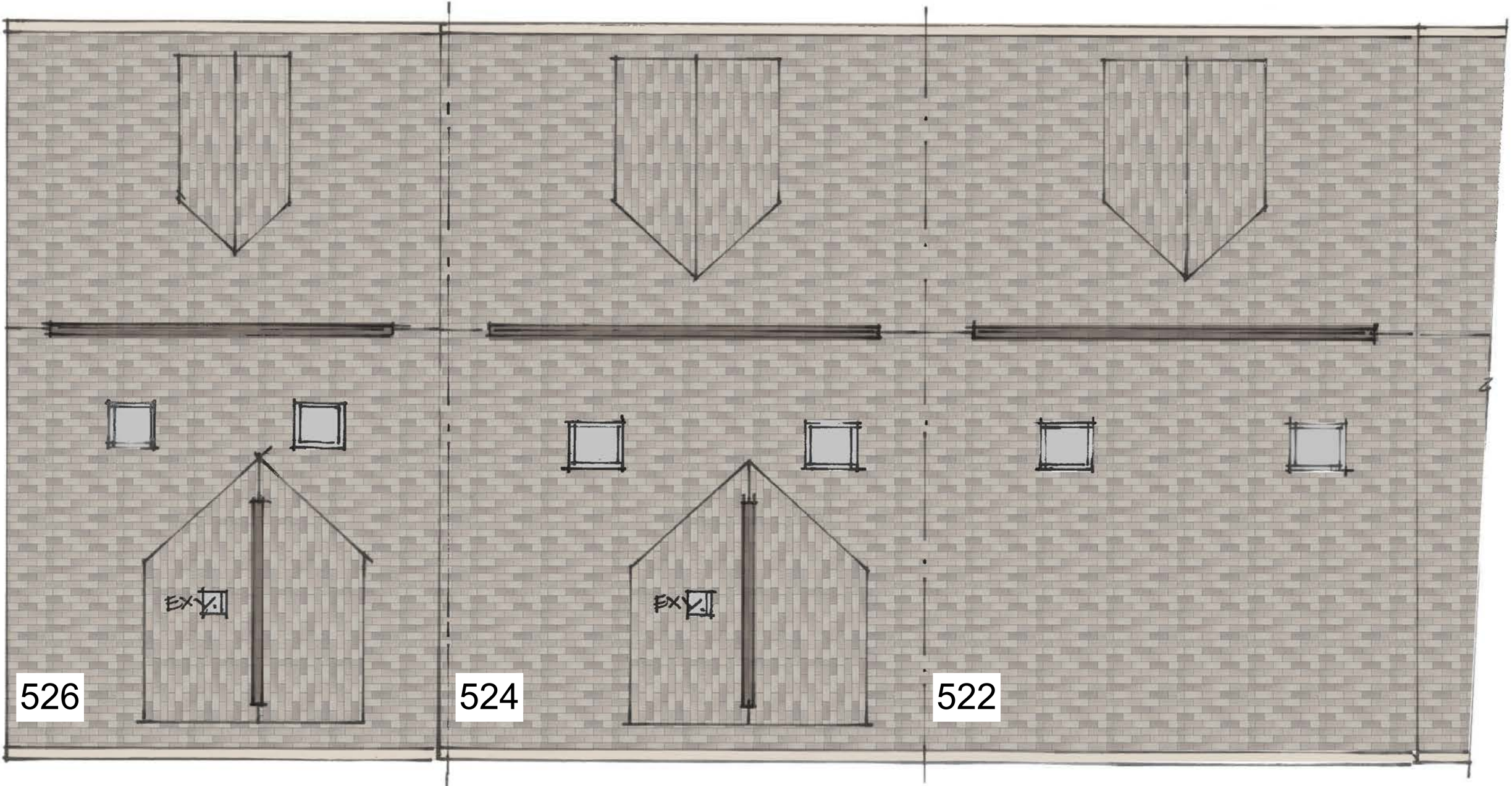
EXISTING CONDITIONS - FRONT



EXISTING CONDITIONS - REAR

PROJECT DESCRIPTION

- PROJECT DATE: BUILT IN 1994
- 522 AVERY STREET**
- REPLACEMENT OF EXISTING 3-TAB ROOF SHINGLES IN-KIND
- 524 AVERY STREET**
- REPLACEMENT OF EXISTING 3-TAB ROOF SHINGLES IN-KIND
 - INSTALLATION OF AN 8 FT WIDE DORMER AND WINDOWS AT THE REAR ROOF TO RAISE THE CEILING TO CREATE MORE USABLE SPACE ON THE 3RD FLOOR
- 526 AVERY STREET**
- REPLACEMENT OF EXISTING 3-TAB ROOF SHINGLES IN-KIND
 - INSTALLATION OF AN 8 FT WIDE DORMER AND WINDOWS AT THE REAR ROOF TO RAISE THE CEILING TO CREATE MORE USABLE SPACE ON THE 3RD FLOOR



PROPOSED ROOF PLAN - NEW ROOFING AND NEW DORMERS @ 524 AND 526



PROPOSED REAR ELEVATION - NEW ROOFING AND NEW REAR DORMERS @ 524 AND 526

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Project Number: **26103**

Drawn By: YT

PERMIT SET DATE: 08/07/26

No.	Description	Date

EXISTING & PROPOSED ELEVATIONS, EXTERIOR MATERIALS

Dwg No:

HRC1