



A. PROJECT INFORMATION

1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

ZDR Case Number: BDA-2025-02803

Project Description: USE OF THREE (3) STORY STRUCTURE AS TWO UNIT RESIDENTIAL

Case Review Date: April 2025

2. SITE INFORMATION

Development Address: 4747 HATFIELD ST

Parcel (s): 80-K-52

Zoning Designation: R1A-VH

Neighborhood: Central Lawrenceville

Registered Community Organization:

Date of Development Activities Meeting:

B. ZBA REQUESTS

Type of Request: Special Exception

Code Sections: § 921.02.A

Description: Renovation work on First Floor to convert a photography studio into a one-bedroom residential unit. Existing apartment on 2nd and 3rd floors would re-classify building as a Two Unit Residential, which is not permitted in R1 district.

PERMIT DRAWINGS

Renovations to: 4747 Hatfield St. Pittsburgh, PA 15201

Issued for Permit: 04-9-2025

Drawing List:

- CS-1 Cover Sheet
A-1 Demolition Plan
A-2 First Floor Plan
A-3 Exterior Elevation, Section & Details

PROJECT SUMMARY

RENOVATION OF THE FIRST FLOOR INTO AN ACCESSIBLE ONE BEDROOM APARTMENT IN AN EXISTING 3 STORY BRICK BUILDING. THE SPACE IS 1,581 S.F. CURRENTLY THE OCCUPANCY FOR THE FIRST FLOOR IS FOR A PHOTOGRAPHER'S STUDIO. THE SECOND & THIRD FLOORS ARE ONE RESIDENTIAL UNIT. WORK INCLUDES: A NEW KITCHEN, 1 NEW BATHROOM, UPDATED ELECTRICAL AND MECHANICAL SYSTEMS, NEW PORCH ROOF AND INTERIOR FINISHES.

CODE SUMMARY

2018 IRC, PA UCC
2018 IEBC
2018 IECC

GENERAL NOTES:

- ALL WORK IS TO MEET APPLICABLE CODES.
- VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE THE DRAWINGS. NOTIFY THE ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES.
- GENERAL CONTRACTOR (G.C.) IS RESPONSIBLE FOR COORDINATING ALL TRADES.

CONSTRUCTION NOTES:

- EXTERIOR SIDING IS BY JAMES HARDIE HORIZONTAL SIDING. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- EXTERIOR TRIM IS TO BE HARDIE TRIM SMOOTH, $\frac{5}{4}$ " THICK.
- NEW ROOF OVER THE PORCH IS TO BE CORRUGATED TRANSLUCENT FIBERGLASS PANELS.
- THE DRYER & BATHROOM VENTS ARE TO BE VENTED DIRECTLY TO THE OUTSIDE.
- THE STOVE WILL HAVE A VENTLESS MICROWAVE ABOVE IT.
- MECHANICAL & ELECTRICAL CONTRACTORS ARE RESPONSIBLE FOR UPGRADING THE SYSTEMS AS REQUIRED. THE EXISTING BOILER IN THE BASEMENT WILL REMAIN AND SERVICE THE UPPER FLOOR APARTMENT
- THE PLUMBER IS TO INSTALL A WATER LINE FOR THE NEW REFRIGERATOR.
- PROVIDE BLOCKING IN THE WALLS FOR THE GRAB BARS IN THE BATHROOM.

FINISH NOTES

- REFINISH THE WOOD FLOOR IN THE LIVING/DINING AREA. SAND, PATCH, & REPAIR AS REQUIRED.
- INSTALL NEW WOOD FLOORING IN THE BEDROOM AND DRESSING ROOM. FLOORING IS TO MATCH THE FLOORING IN THE LIVING/DINING AREA.
- THE BATHROOM FLOOR IS TO BE CERAMIC TILE, INSTALL ON CEMENT BOARD. TILE THE WALLS AROUND THE SHOWER, INSTALL ON CEMENT BOARD. USE GREEN BOARD ON THE CEILING IN THE SHOWER AREA.
- LAMINATE NEW $\frac{1}{2}$ " DRYWALL TO THE CEILING IN THE BEDROOM.
- THE CEILINGS IN THE LAUNDRY & MUD ROOM ARE TO HAVE A CHICAGO GRID W/1/2" DRYWALL ATTACHED.
- INSTALL LUXURY VINYL FLOORING IN THE MUD ROOM & LAUNDRY ROOM.
- ALL ROOMS ARE TO BE PAINTED. ASSUME 2 COLORS.

STRUCTURAL NOTES:

- ALL EXTERIOR STRUCTURAL WOOD FOR THE PORCH IS TO BE WOLMANIZED LUMBER.
- ALL ATTACHMENTS TO POSTS AND BEAMS ARE BY SIMPSON.

DESIGN LOADS

SNOW: Pg = 30 psf

WIND: WIND VELOCITY = 90 mph, EXPOSURE C

DEAD LOADS

ROOF = 15 psf
FLOOR = 20 psf

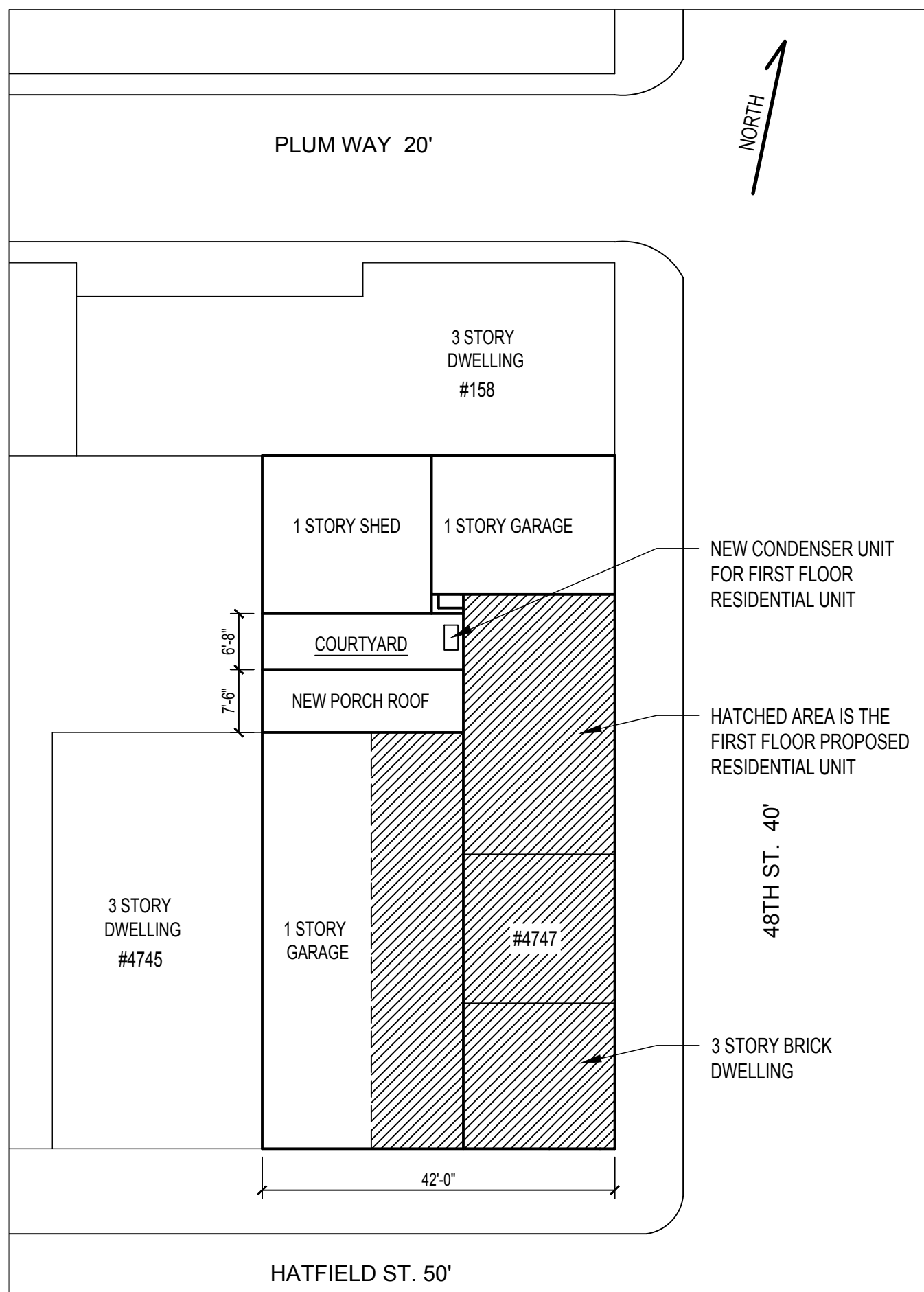
LIVE LOADS

ROOF = 25 psf
FLOOR = 40 psf

ENERGY CODE

CLIMATE ZONE: ZONE 5

R VALUE FOR THE ROOF IN THE DRESSING ROOM: R 30. 2018 IECC, R402.2.2 CEILINGS W/O ATTIC SPACES. THE REDUCTION OF INSULATION IS PERMITTED WHEN THE CEILING SPACE IS LIMITED TO 500 S.F. CEILING SPACE IS 168 S.F. R VALUE FOR THE WALLS: R- 20 or R-15 +3
WINDOWS IN THE SLIDING GLASS DOOR :TEMPERED, INSULATED LOW E GLASS, U VALUE OF 0.26, SHGC .34



1 SITE PLAN
1/16" = 1'-0"

RENOVATIONS to:
4747 Hatfield St.
Pittsburgh PA 15201

Joyce Design Group
Architects
171 44th Street
Pittsburgh, PA 15201
412.216.3255



COVER SHEET

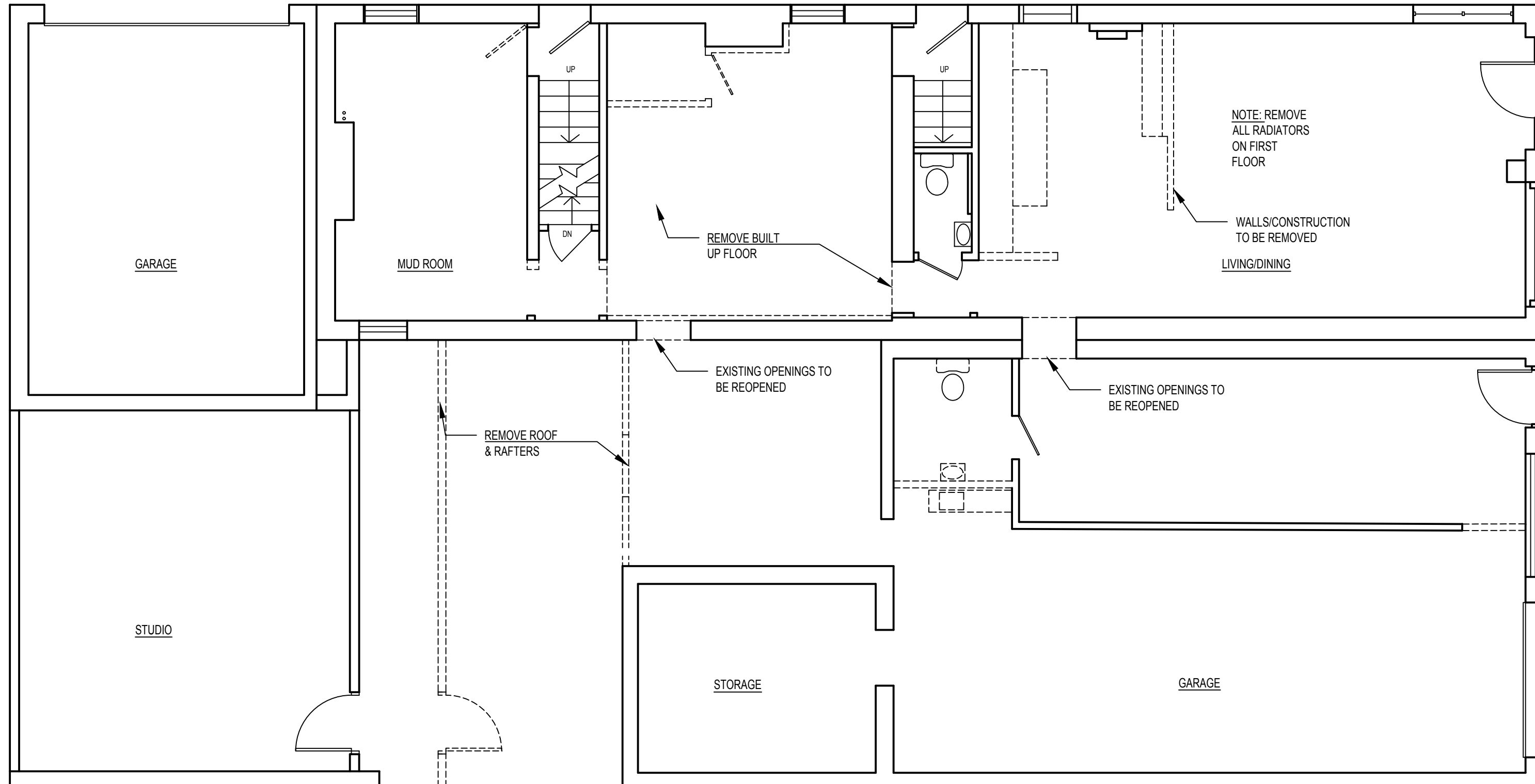
ISSUED FOR PERMIT

4-9-2025

DATE

CS-1

SHEET NO.



1 DEMOLITION PLAN
3/16" = 1'-0"

LEGEND	
	EXISTING CONSTRUCTION
	CONSTRUCTION TO BE REMOVED

- DEMOLITION NOTES
1. THE GENERAL CONTRACTOR (G.C.) IS RESPONSIBLE FOR THE DEMOLITION & DUMPSTER PERMIT.
 2. REMOVE KITCHEN CABINETS.
 3. CAP OFF ALL UNUSED PLUMBING & ELECTRICAL LINES.
 4. CARE IS TO BE TAKEN TO NOT DAMAGE THE TIN CEILING IN THE LIVING/DINING AREA.
 5. REMOVE LAY-IN CEILING IN MUD ROOM.
 6. REMOVE WALL PANELING IN MUD ROOM AND BEDROOM.

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DEMOLITION PLAN

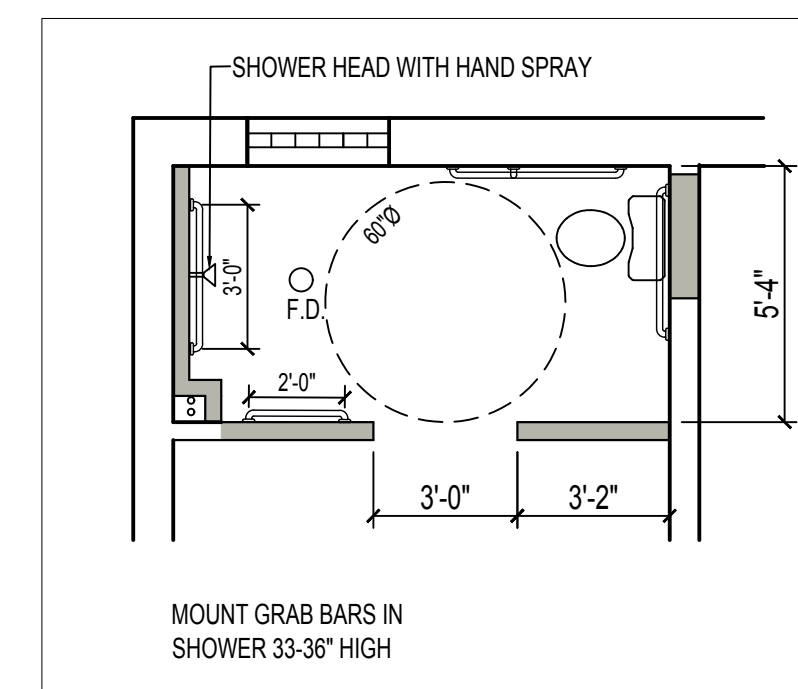
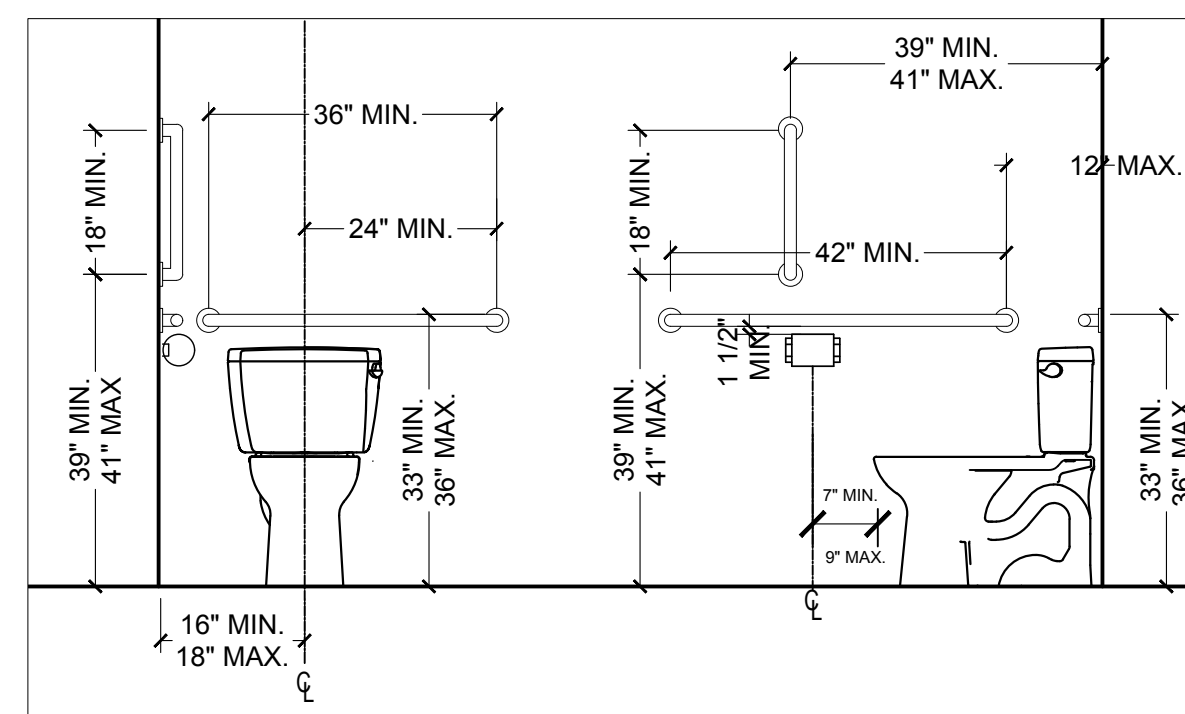
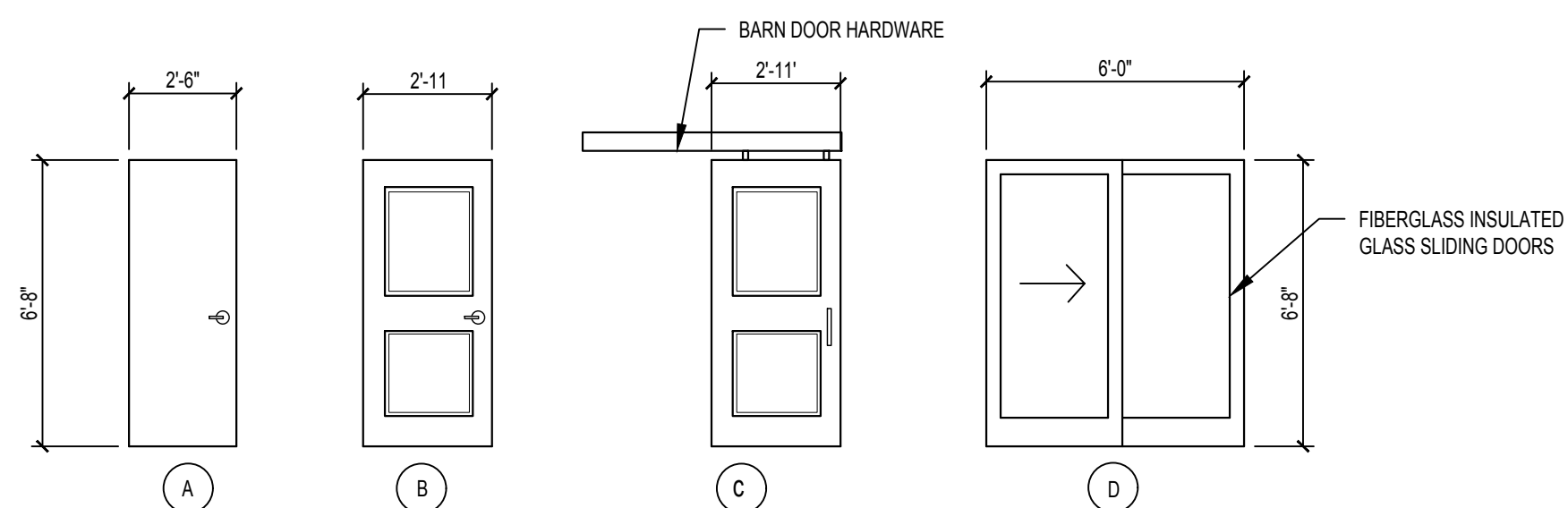
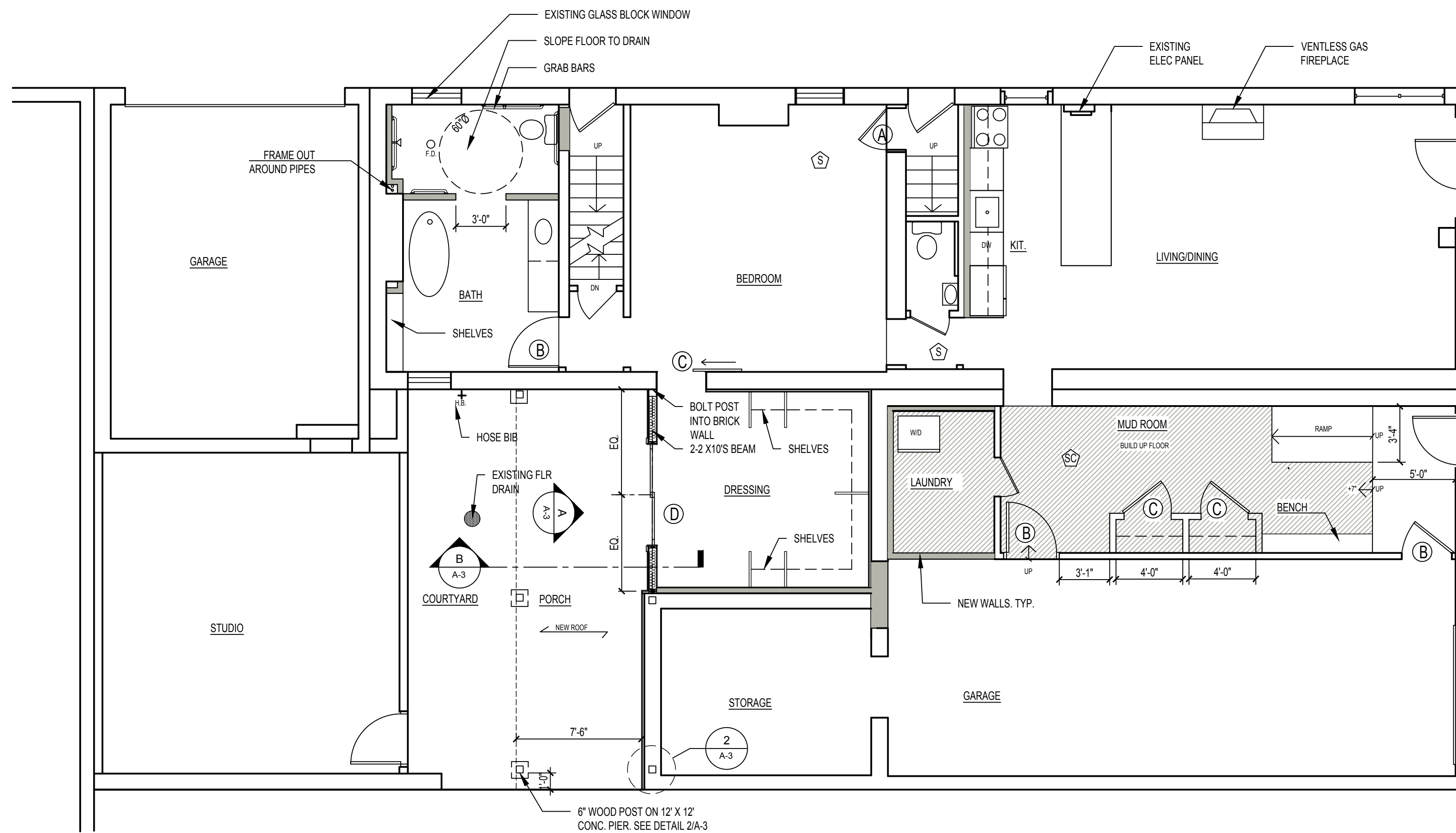
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FIRST FLOOR PLAN

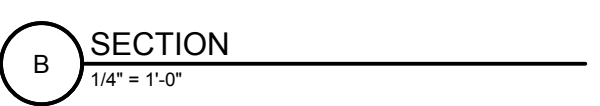
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A-2

SHEET NO.



REGISTERED ARCHITECT
PENNSYLVANIA
JUL FLANNER VOYCE RA-012498-X

SHEET NO.