



A. PROJECT INFORMATION

1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

BDA Case Number: BDA-2026-05389

Project Description: Install two wall signs and projecting sign for nonconforming coffee shop

Case Review Date: July 2026

2. SITE INFORMATION

Development Address: 5743 WALNUT ST

Parcel (s): 84-N-282

Zoning Designation: R2-M

Neighborhood: Shadyside

Registered Community Organization: N/A

Date of Development Activities Meeting: N/A

B. ZBA REQUESTS

Type of Request: Review

Code Section: 919.01.F

Description: Signage identifying nonconformity requires review by the Zoning Board of Adjustment

COMMONPLACE
• COFFEE •
HOUSE *AND* ROASTERS

5743 WALNUT STREET - SHADYSIDE
PITTSBURGH, PA



50 HALSTEAD BLVD.
SUITE 17
ZELIENOPLE, PA 16063

TEL 724.452.8699
FAX 724.452.8629
WWW.ROCCONIC.COM

PROJECT



COMMONPLACE
• COFFEE •
HOUSE *AND* ROASTERS

5743 WALNUT STREET
PITTSBURGH, PA 15232

PROJECT MANAGER

MARK TRITT
MARKT@SIGNINNOVATION.COM

DRAWING DETAILS

TITLE: COVER PAGE

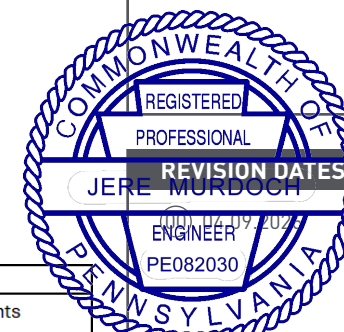
DATE: 04.09.2026

REVISION: 00

DRAWN BY: MT

REVISED BY:

NOTES:



REVISION DATES

JERE MURDOCH

04.09.2026

ENGINEER

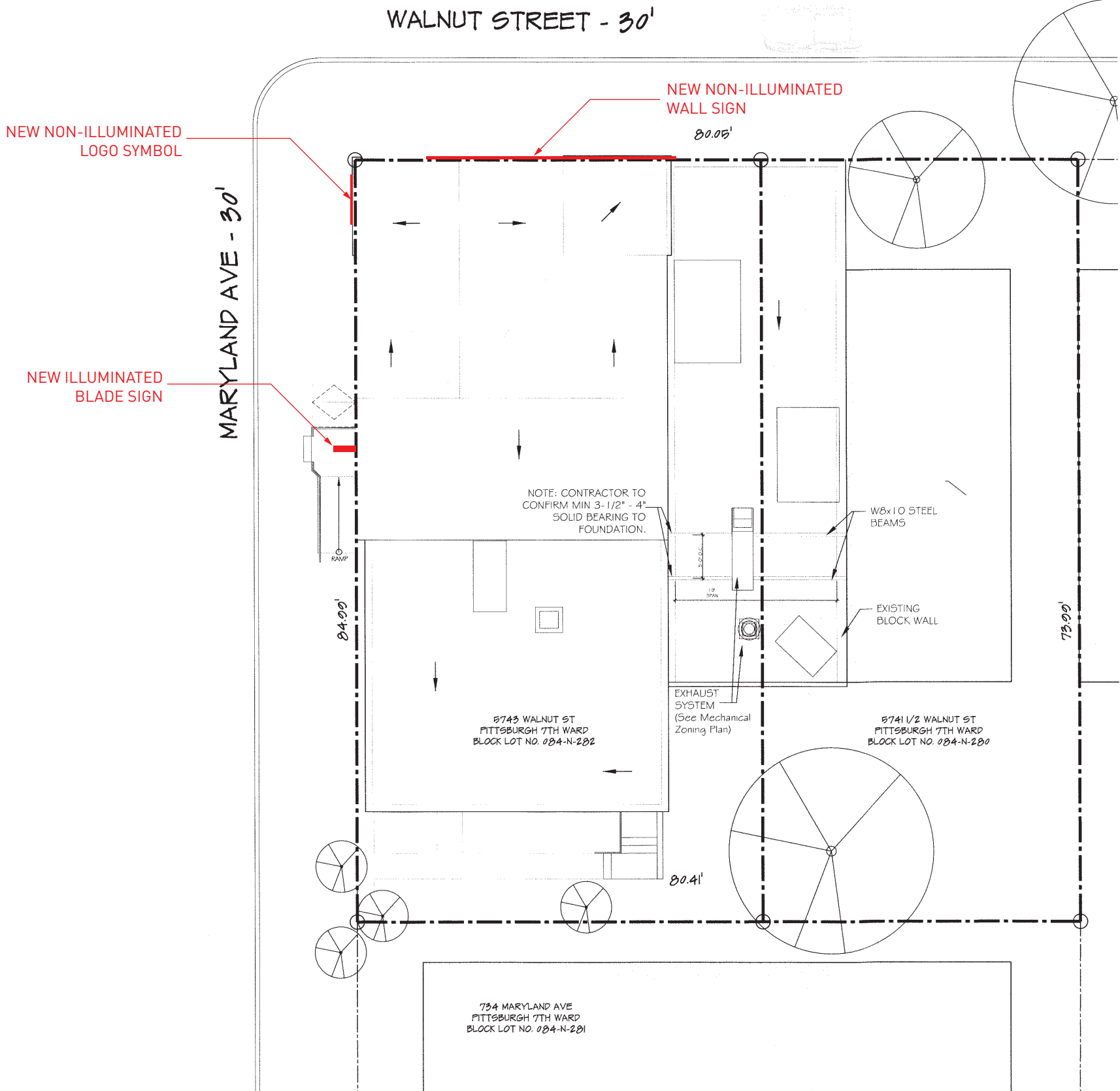
PE082030

DESIGN SPECIFICATIONS				
IBC	2021	with	PA	amendments
ASCE	7-16	Minimum Design Loads for Buildings & Other Structures		
ACI	318-19	Building Code Requirements for Structural Concrete		
AISC	360-16	Specification for Stuctural Steel Buildings		
DESIGN LOADS				
Wind V =	115	mph	Exposure	C
			Risk Cat.	II

2399 N. 5th Ave.
MANASQUAN, NJ 08736
(973) 570-8215 x0

Jere Murdoch, PE
Professional Engineer
PA PE Lic. #PE082030
Exp. 9/30/2027





2 SITE PLAN
SCALE: 1/8" = 1'-0"

HEGNES DESIGN LLC.
ARCHITECT

17 BRILLIANT AVE.
SUITE 301 B
PITTSBURGH, PA 15215
T: 412.784.8500
F: 412.784.8501
info@hedgesdesign.com

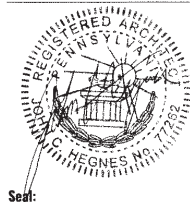
CONSULTANTS
PEDICONE ENGINEERING
4257 Gibsonia Rd.
Gibsonia, PA 15044
(724)-443-5400
CURRAN TAYLOR
300 Houston Square,
Canonsburg, PA 15317
www.CurranTaylor.com
(724)-743-2100

PROJECT:
**GEORGIE'S
CORNER CAFE**

5743 WALNUT ST
PITTSBURGH, PA 15232
DATE: 03-30-2021
PROJECT NO.

REVISION	DATE
1	
2	
3	
4	
5	

NOTES:



SITE PLAN
VICINITY MAP

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



50 HALSTEAD BLVD.
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PROJECT



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PITTSBURGH, PA 15232

PROJECT MANAGER

MARK TRITT
MARKT@SIGNINNOVATION.COM

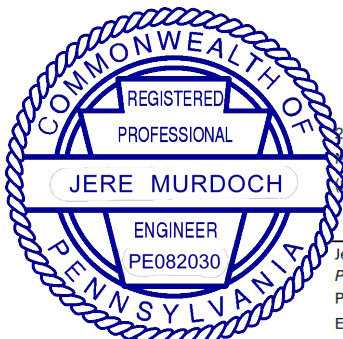
DRAWING DETAILS

TITLE: SITE PLAN
DATE: 04.09.2026
REVISION: 00
DRAWN BY: MT
REVISED BY:
NOTES:

REVISION DATES

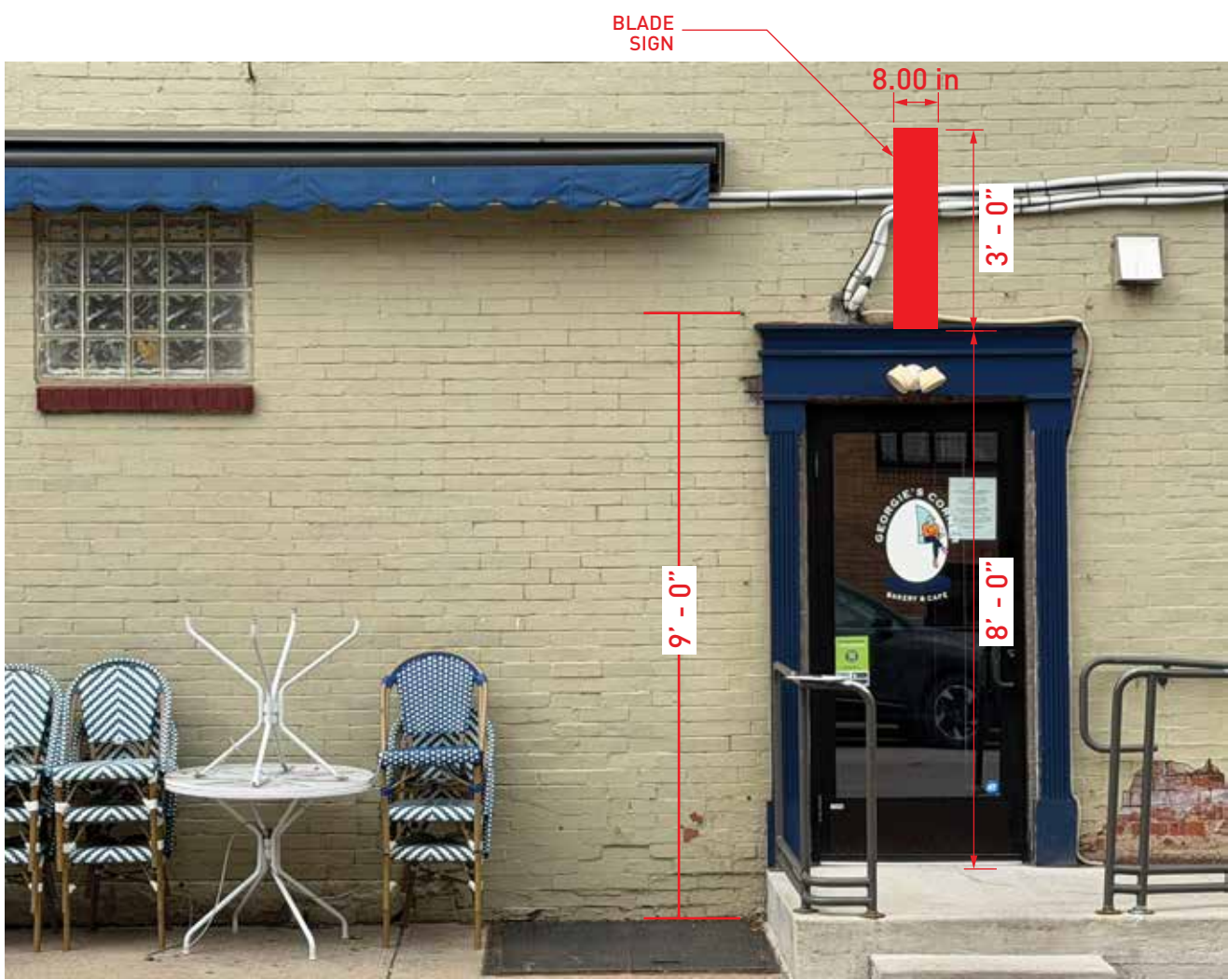
00 04.09.2026

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IBC	2021	with	PA	amendments
ASCE	7-16	Minimum Design Loads for Buildings & Other Structures		
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DESIGN LOADS				
Wind V =	115	mph	Exposure	C
			Risk Cat.	II



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PARTIAL MARYLAND AVE ELEVATION



RIGHT-SIDE BLADE ELEVATION



LEFT-SIDE BLADE ELEVATION

BLADE SIGN = 9.00 SQ FT

ILLUMINATED

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DESIGN LOADS				
Wind V =	115	mph	Exposure	C
			Risk Cat.	II

PROJECT

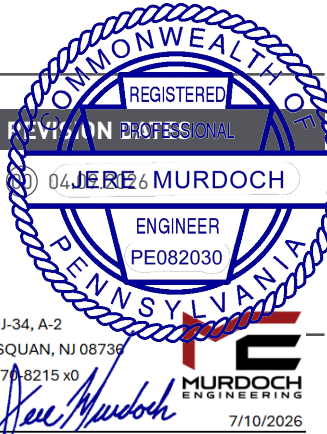
COMMONPLACE
• COFFEE •
HOUSE AND ROASTERS
5743 WALNUT STREET
PITTSBURGH, PA 15232

PROJECT MANAGER

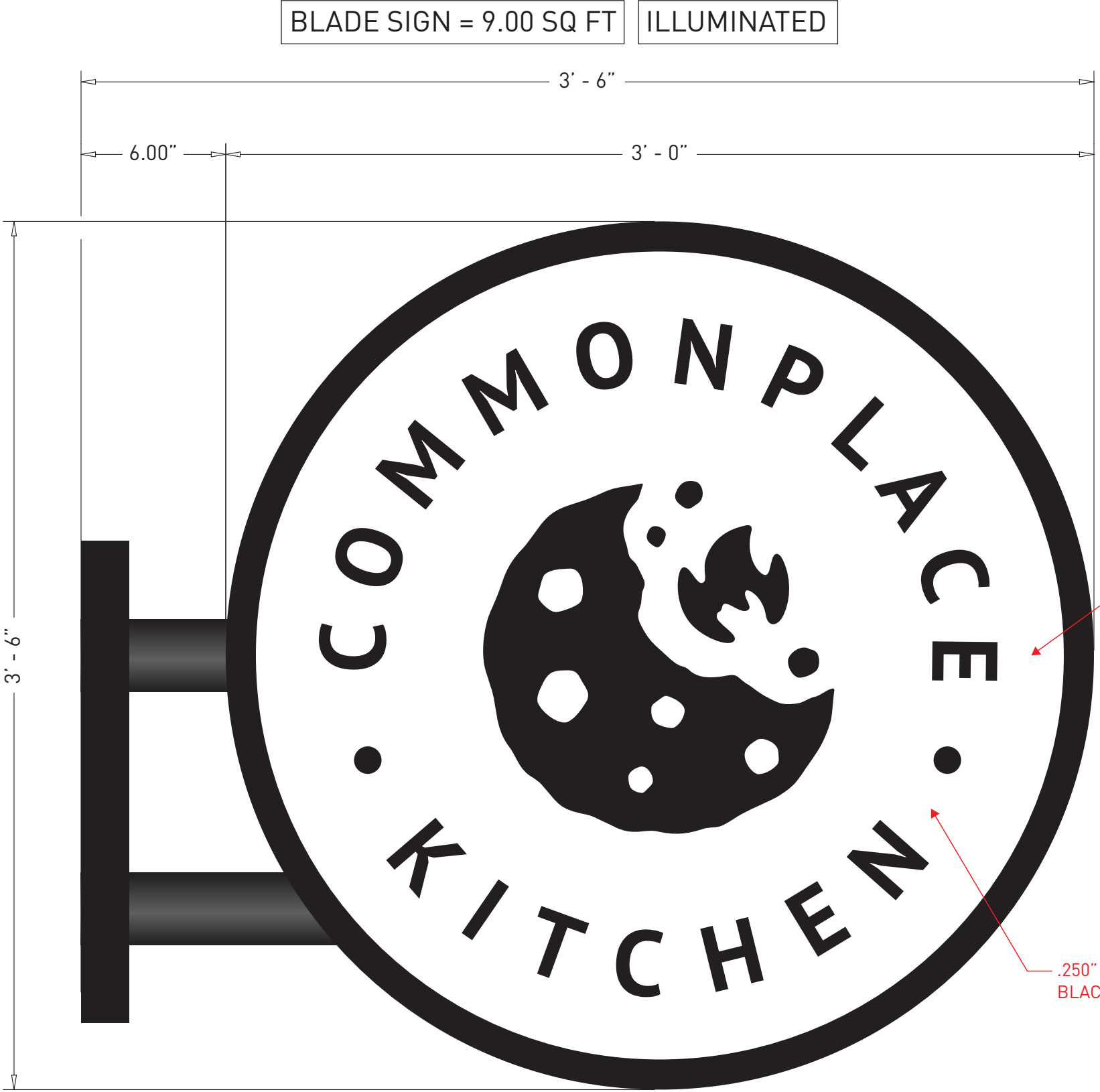
MARK TRITT
MARKT@SIGNINNOVATION.COM

DRAWING DETAILS

TITLE: BLADE SIGN POSITION
DATE: 02.25.2026
REVISION: 00
DRAWN BY: MT
REVISED BY:
NOTES:



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7/10/2026



BLADE SIGN ELEVATION
SCALE: 3/16" = 1"

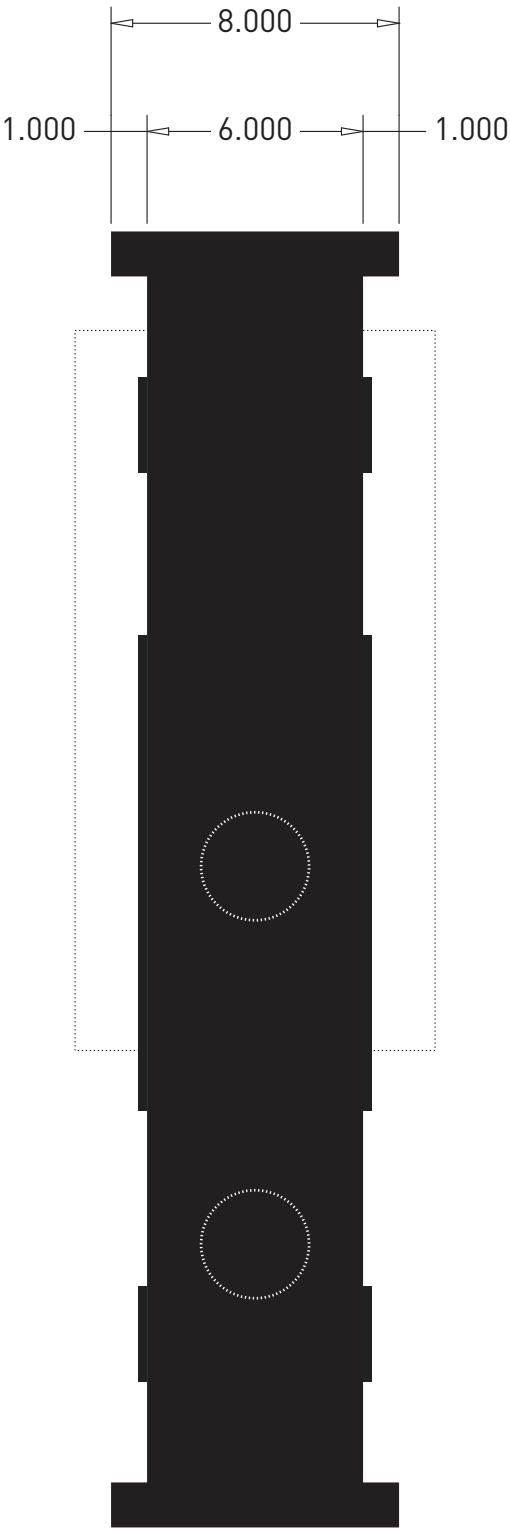
DESIGN SPECIFICATIONS				
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DESIGN LOADS				
Wind V =	115	mph	Exposure	C
			Risk Cat.	II

COLORS

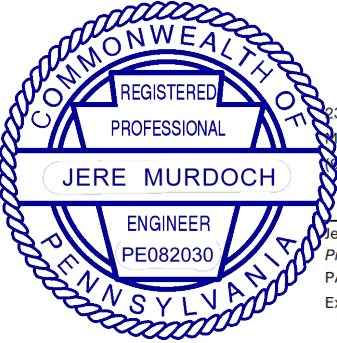
- MAPS BLACK (SATIN FINISH)
- WHITE ACRYLIC FACE

RECESSED
ILLUMINATED
FACE

.250" THICK
BLACK ACRYLIC



BLADE SIGN
END VIEW
SCALE: 3/16" = 1"





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DRAWING DETAILS

TITLE: BLADE SIGN DETAILS
DATE: 04.09.2026
REVISION: 00
DRAWN BY: MT
REVISED BY:
NOTES:

REVISION DATES

00 04.09.2026
01 05.29.2026

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Exp. 9/30/2027
7/10/2026

PROJECT: COMMONPLACE COFFEE

SCOPE: BLADE SIGN

LOCATION: 5743 WALNUT STREET, SHADYSIDE, PA 15232

CLIENT: COMMONPLACE COFFEE

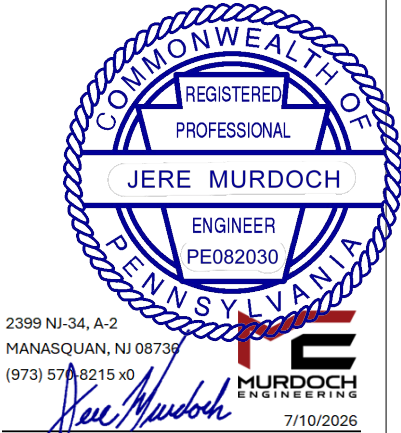
PROJECT #: 21227-06

LIST OF PAGES:

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- COVER SHEET and GENERAL NOTES
- CONSTRUCTION ELEVATION and END VIEW DETAIL
- CABINET ASSEMBLY DETAILS
- SECTION DETAILS
- CNC CUT PART DETAILS
- CNC CUT PART DETAILS
- BILL OF MATERIAL

GENERAL NOTES:

- A QUANTITY OF ONE(1) BLADE SIGN REQUIRED.
- THE BLADE SIGN IS TO BE AN EXTERIOR INSTALLATION.
- THE BLADE SIGN IS TO BE ILLUMINATED.
- COORDINATE THIS DRAWING SET WITH THE DESIGN INTENT DRAWINGS.
- ALL DIMENSIONS SHOWN ARE IN INCHES, U.N.O.



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DESIGN LOADS				
Wind V =	115	mph	Exposure	C
			Risk Cat.	II

FIELD DRILL 7/8"
DIAMETER MOUNTING
HOLES

A
3

42.000
6.000
36.000

SIGN WEIGHT $\approx$ 80 LB

EXISTING BRICK
OVER STUD
FRAMING AND DWB

05 06 07

SEE
NOTE #1 (26)

SECONDARY
ELECTRIC
FEED TO
REMOTE
POWER
SUPPLY

04

01 02 03

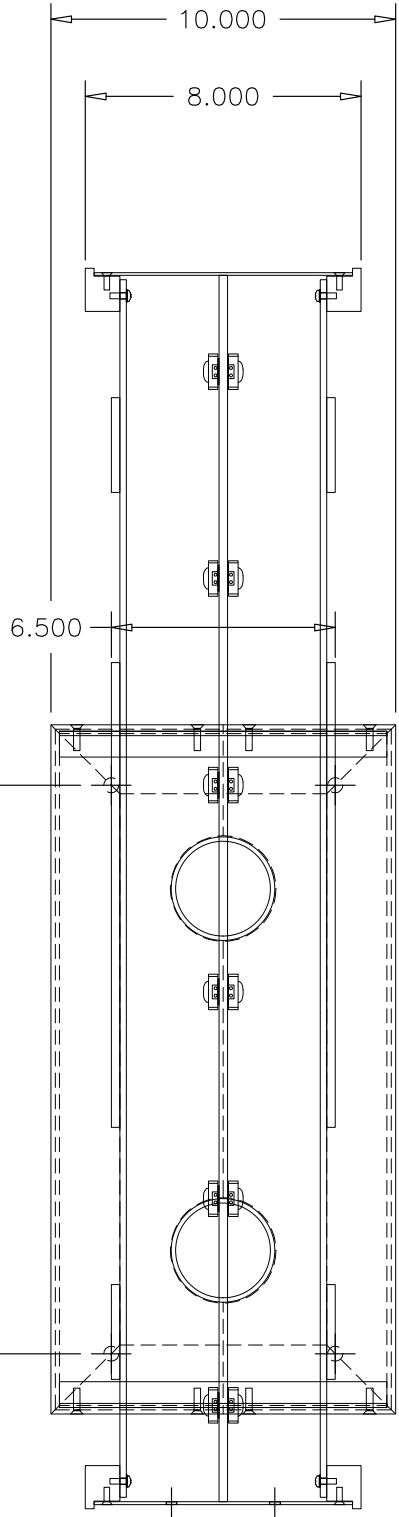
SIGN ELEVATION
(REF: SHT 1)

DESIGN SPECIFICATIONS				
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DESIGN LOADS				
Wind V =	115	mph	Exposure	C
			Risk Cat.	II

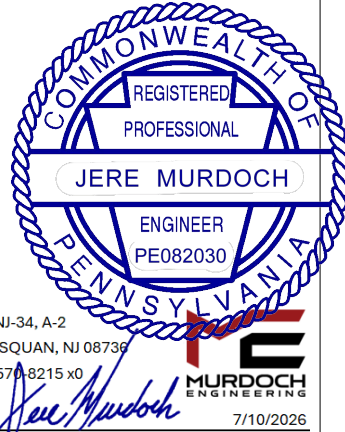
NOTE #1 - EXACT BEARING PIPE LENGTH TO BE CUT IN THE FIELD.

Engineers Note:
#4 match plate over solid masonry wall or solid lumber blocking.

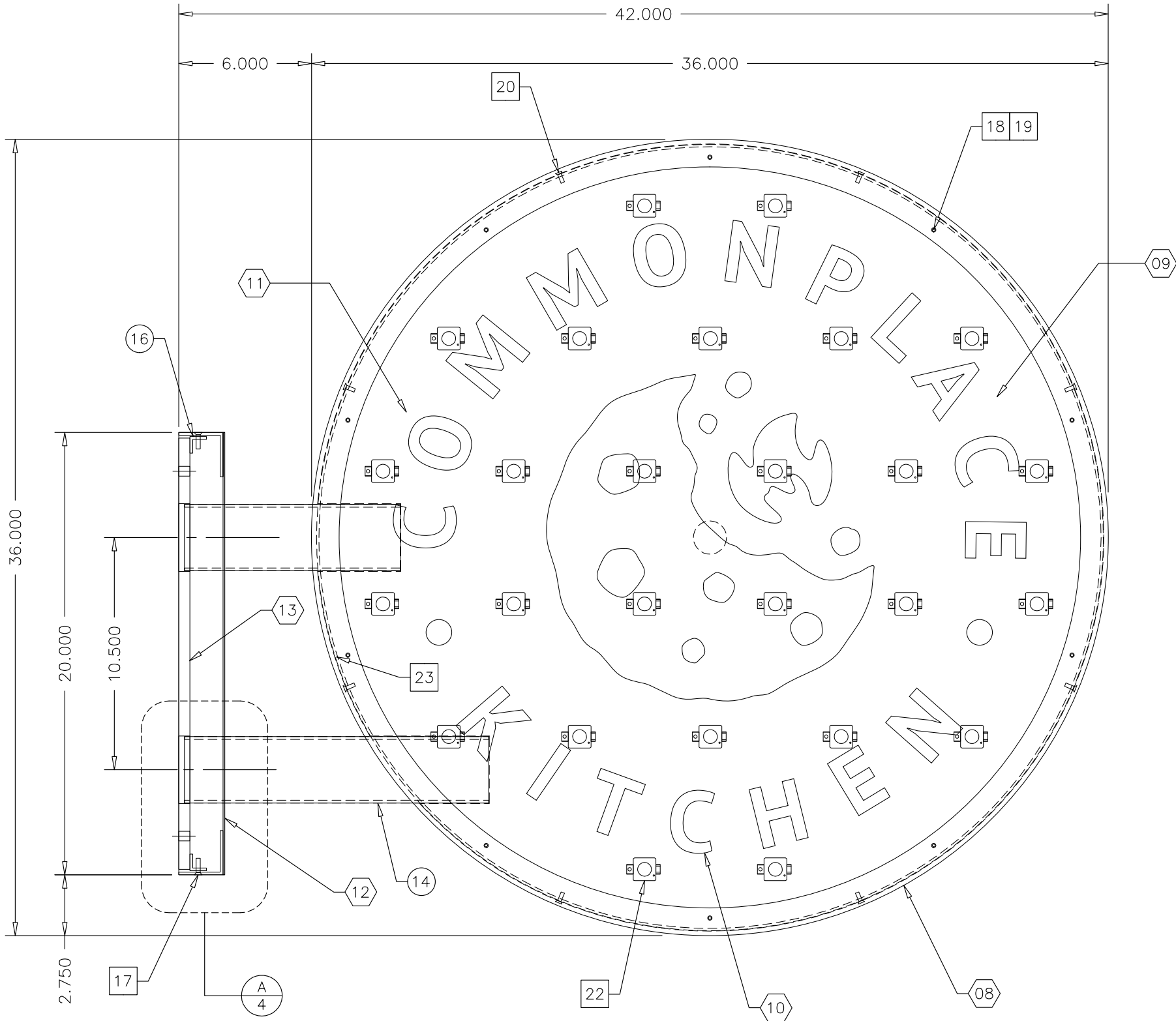
SHOP VINYL ROUTER PURCH PAINT INSTALL



SIGN END VIEW
(REF: SHT 2 ELV)

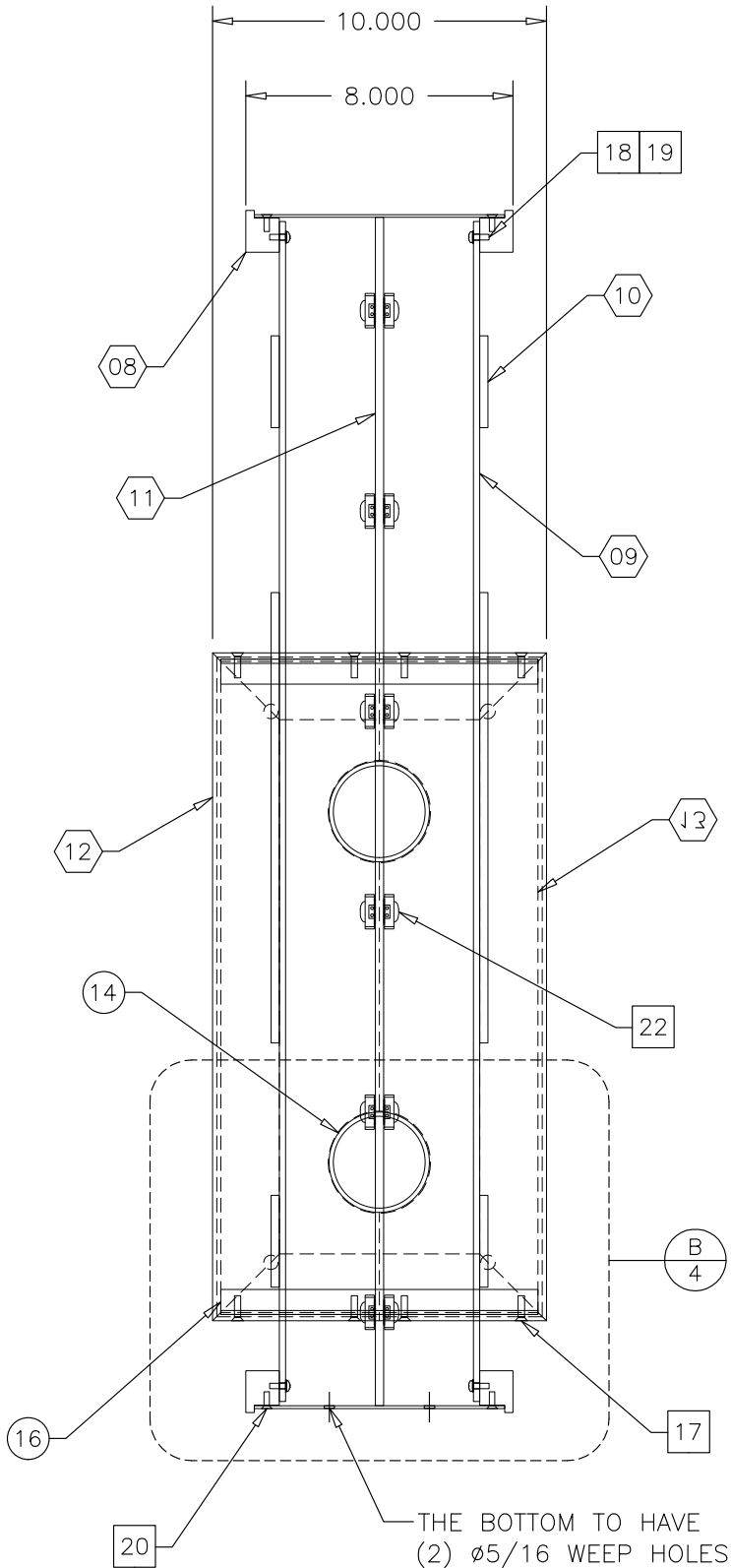


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Exp. 9/30/2027
MURDOCH
ENGINEERING
7/10/2026

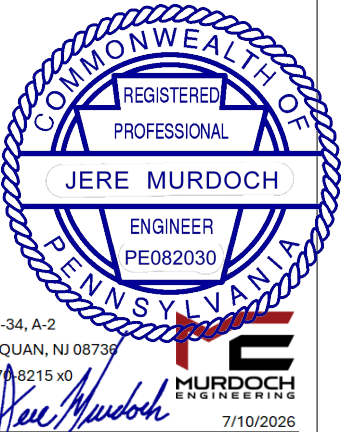


SIGN ELEVATION DETAIL A-3
(REF: SHT 2 ELV)

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DESIGN LOADS				
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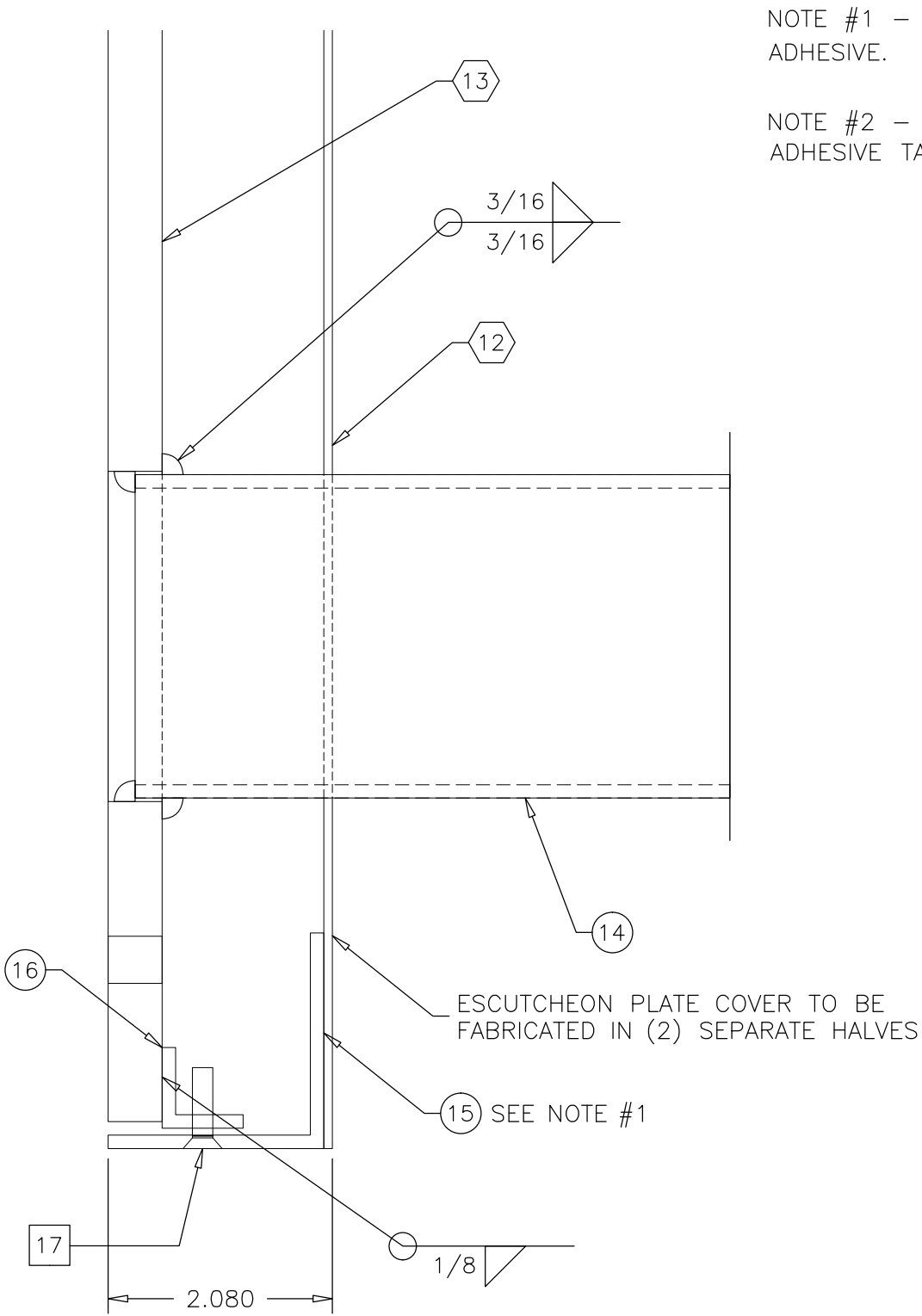


SIGN END VIEW
(REF: SHT 2 ELV)



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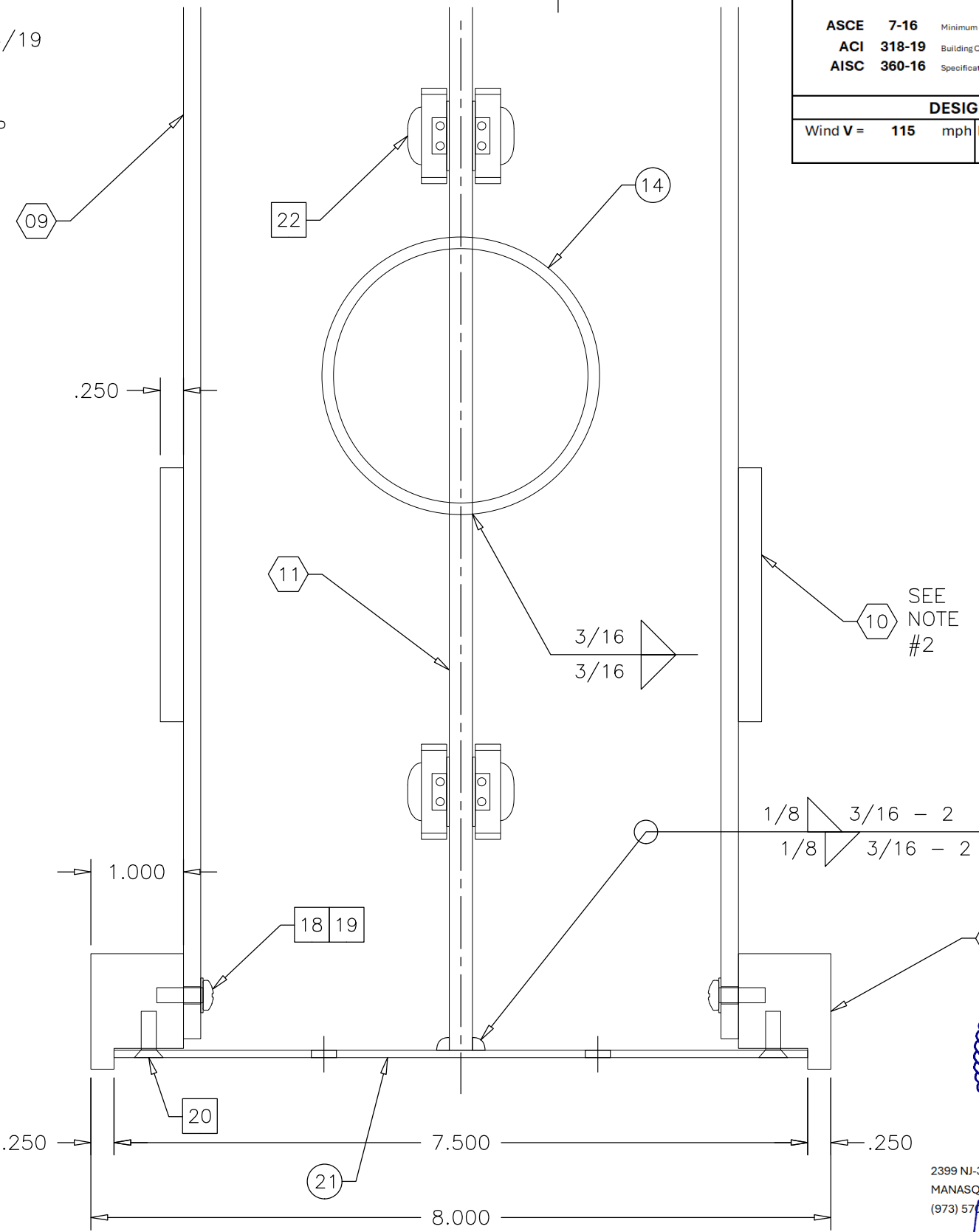
DESIGN SPECIFICATIONS				
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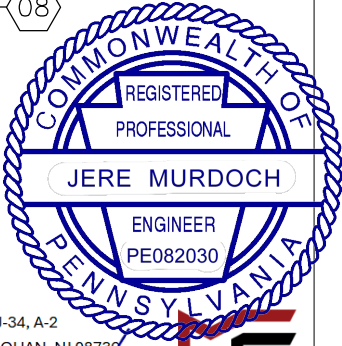
NOTE #1 – AFFIX WITH LORD 406/19 ADHESIVE.

NOTE #2 – AFFIX WITH 3M 468MP ADHESIVE TAPE.

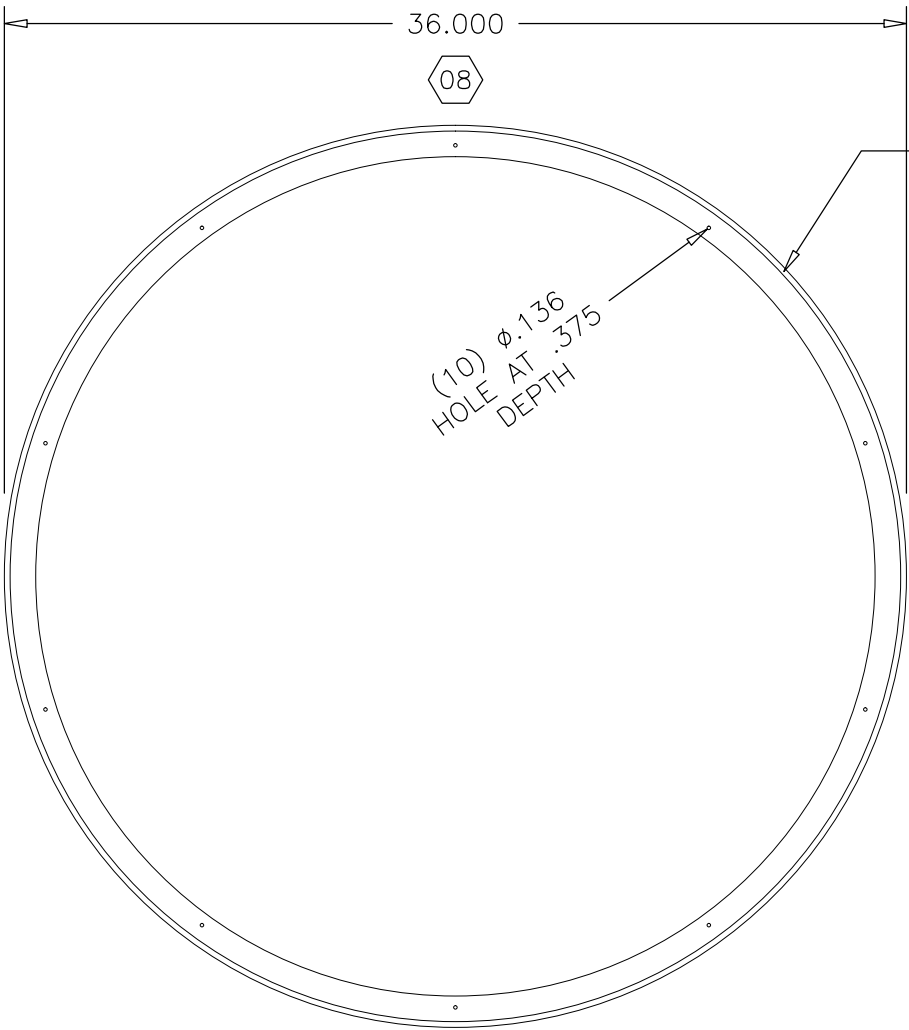
SECTION DETAIL A-4
(REF: SHT 3 ELEV)



SECTION DETAIL B-4
(REF: SHT 3 ELEV)



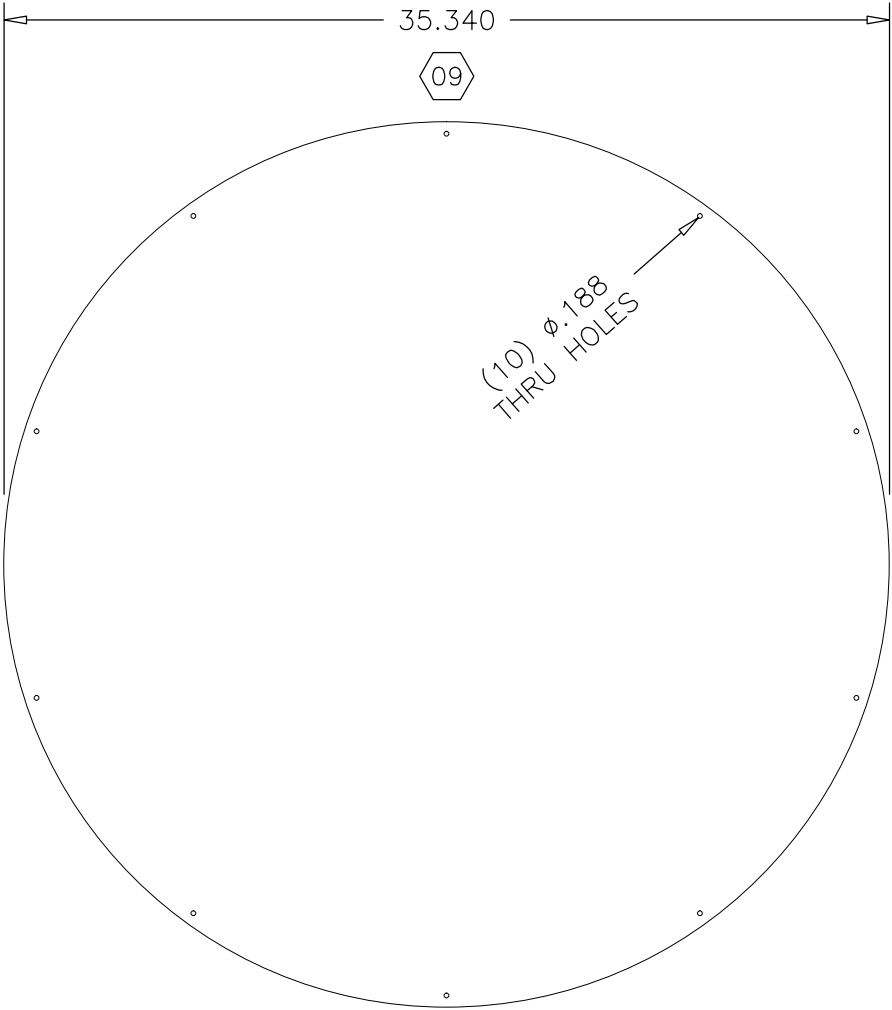
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Exp. 9/30/2027



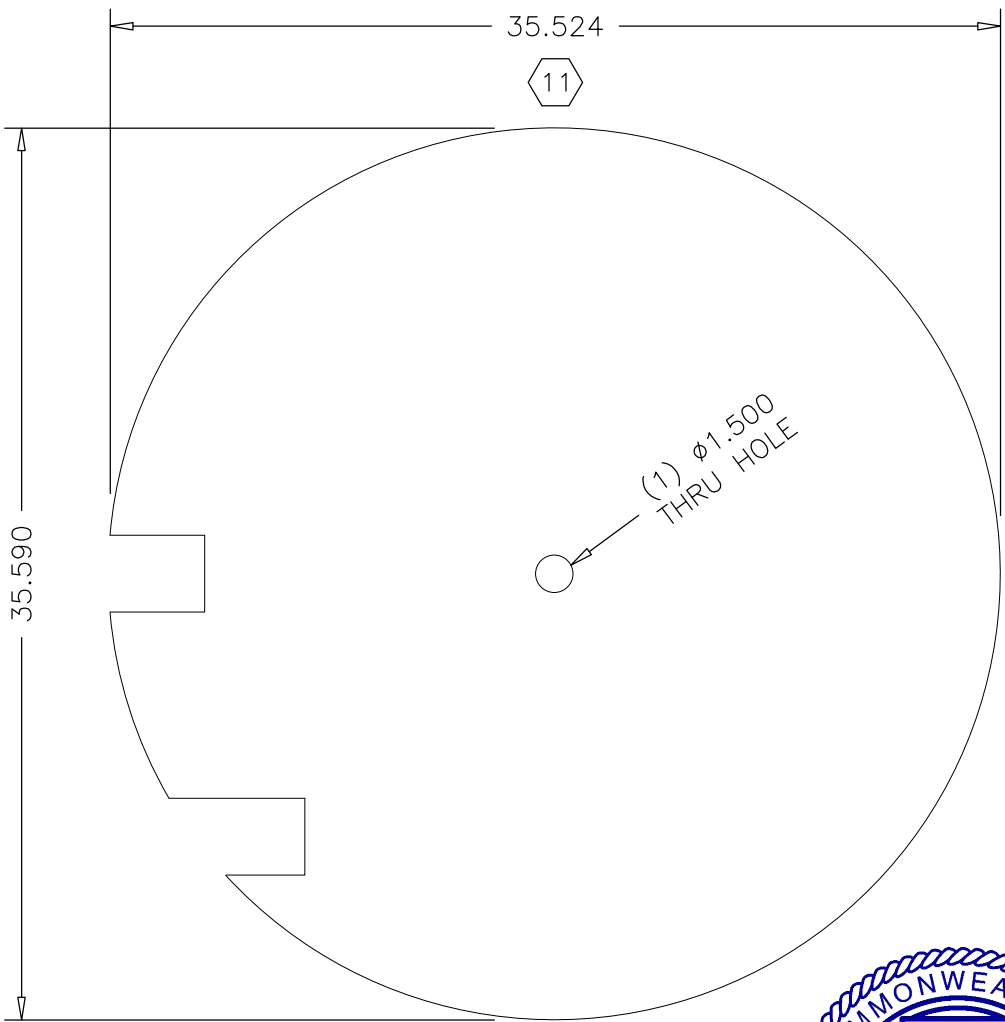
FRONT RETAINER CUTTING DETAIL

OUTSIDE EDGE MILLED DOWN
.225 WIDE X .750 DEPTH

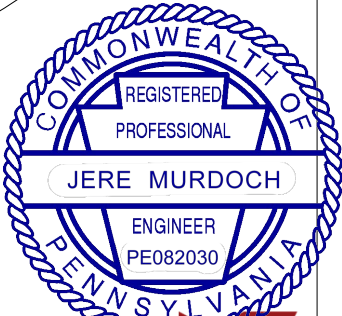
(10) Ø.136
HOLE AT .375
DEPTH



FACE CUTTING DETAIL



CENTER CUTTING DETAIL



DESIGN SPECIFICATIONS				
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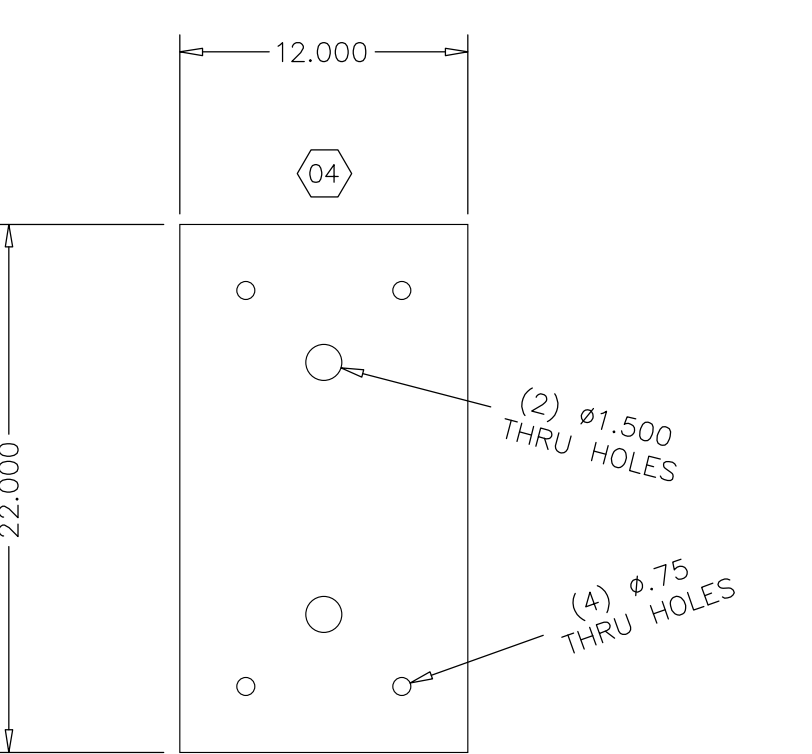
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PG: 09 of 20

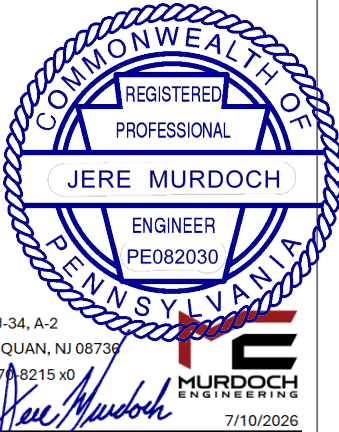
CNC PART CUT LIST

ITEM	QUANTITY	MATERIAL
08	2 PCS	ACR 1.00 CLEAR ACRYLIC SHEET
09	2 PCS	ACR 0.188 WHITE 2447 ACRYLIC SHEET
11	1 PC	PL 0.25 ALLOY 5052-H32 ALUMINUM PLATE

SHOP	VINYL	ROUTER	PURCH	PAINT	INSTALL
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BEARING PLATE CUTTING DETAIL



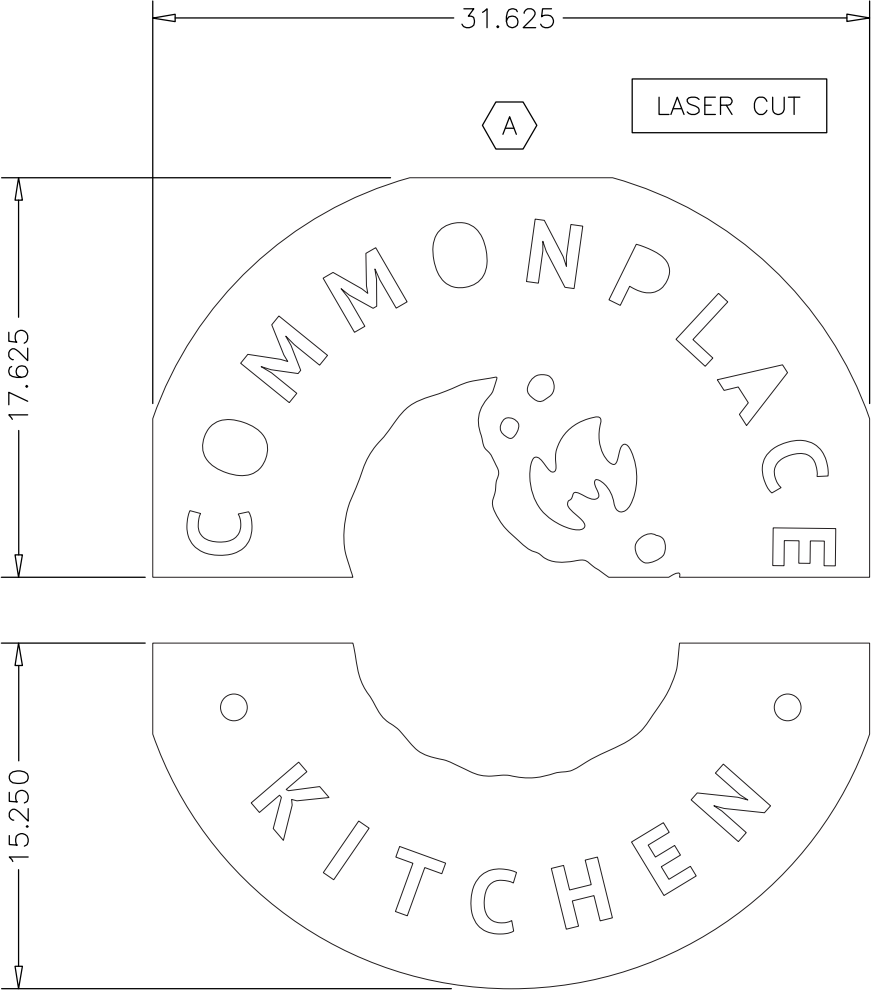
2399 NJ-34, A-2
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PG: 10 of 20

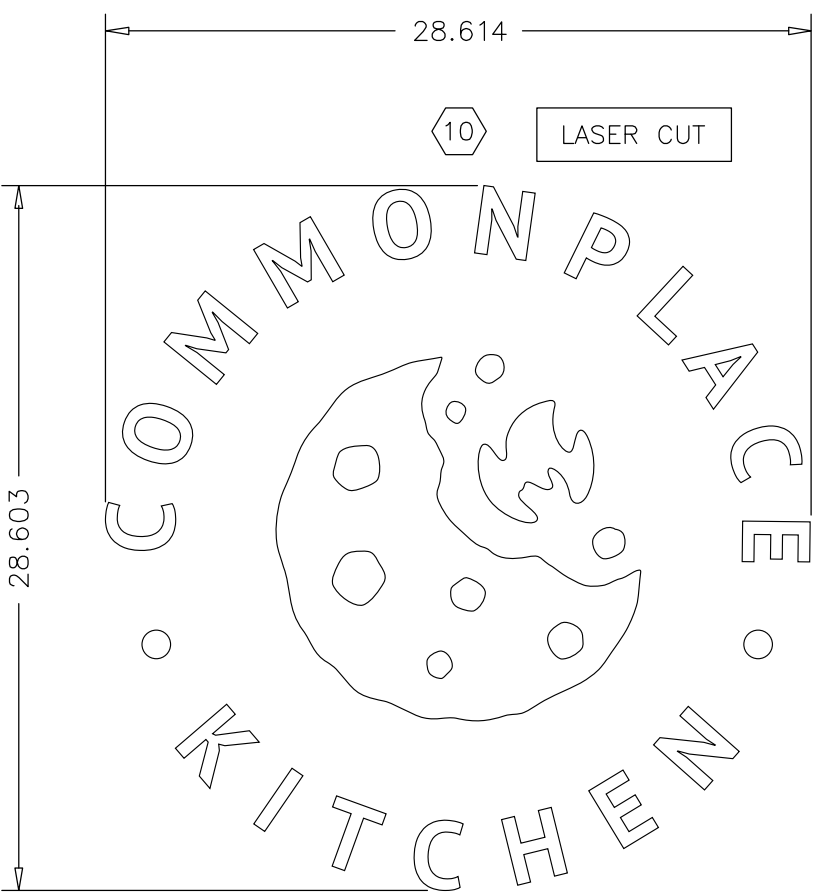
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CNC PART CUT LIST

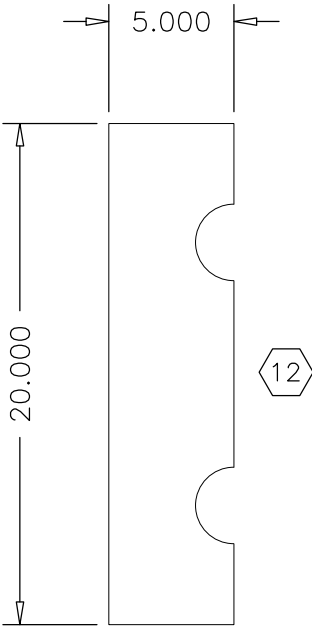
ITEM	QUANTITY	MATERIAL
04	1 PC	PL 0.25 ALLOY 5052-H32 ALUMINUM PLATE
10	2 SETS	ACR 0.25 BLACK ACRYLIC SHEET WITH 3M 468MP ADHESIVE TAPE ON THE BACK
12	2 PCS	SH 0.080 ALLOY 5052-H32 ALUMINUM SHEET
13	1 PC	PL 0.50 ALLOY 6061-T6 ALUMINUM PLATE
A	1 SET	CARD STOCK
B	1 PC	PLWD 0.50 PLYWOOD SHEET



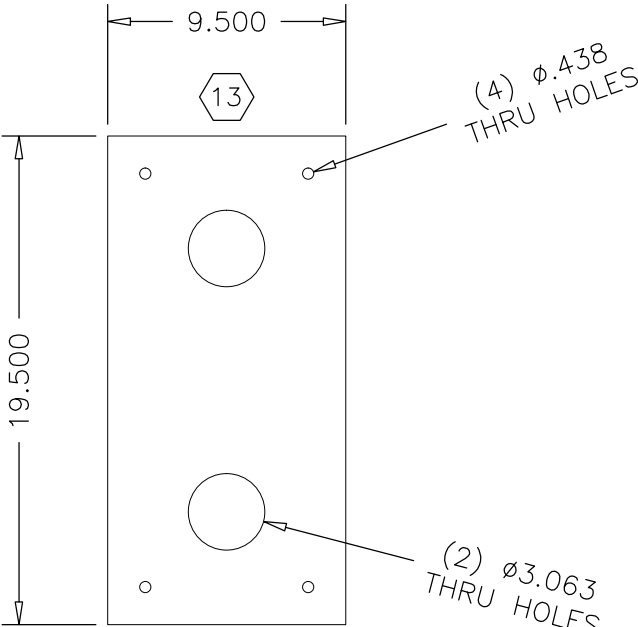
TEMPLATE CUTTING DETAIL



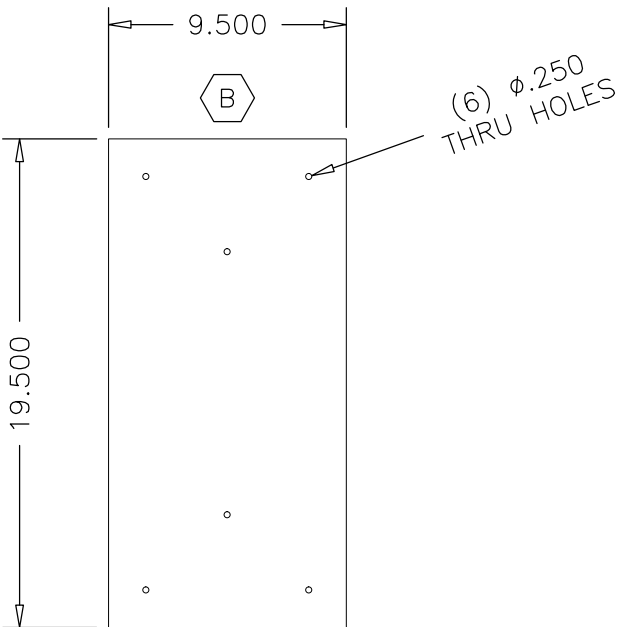
LETTER CUTTING DETAIL



ESCUTCHEON CUTTING DETAIL



MOUNTING PLATE CUTTING DETAIL

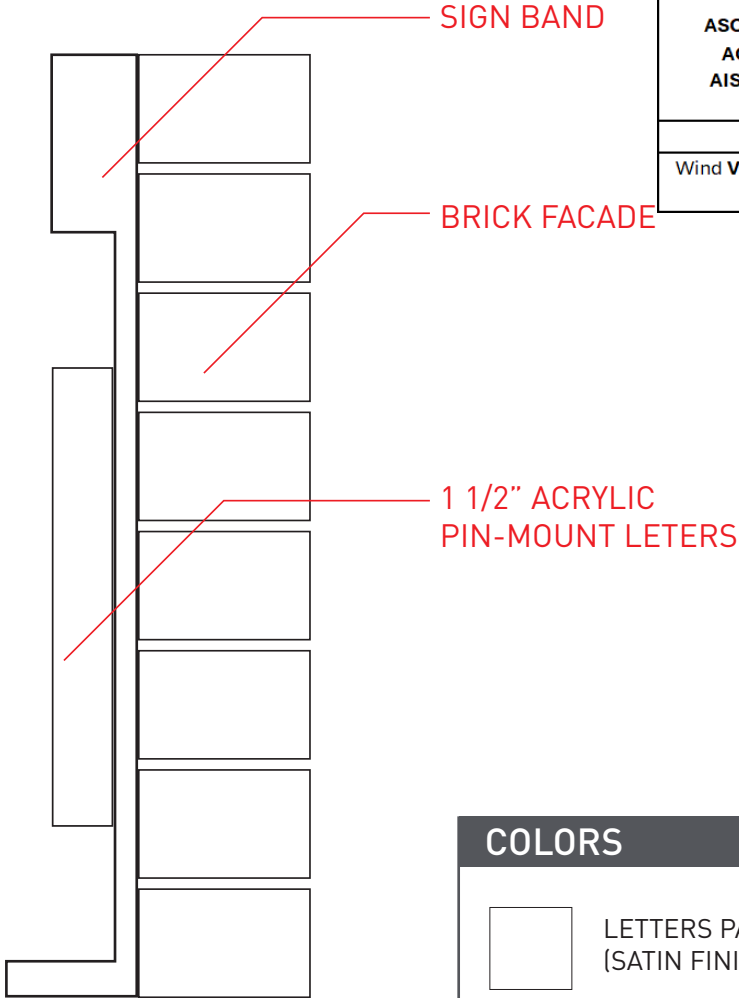


MOUNTING TEMPLATE CUTTING DETAIL

									SHOP	VINYL	ROUTER	PURCH	PAINT	INSTALL
BILL OF MATERIAL														
ITEM	QUANTITY	TYPE	DESCRIPTION	MAT'L	SPECIFICATION	SIZE	WEIGHT	PROCESS	FINISH	NOTES				
01	4 PCS	HDW	3/8-16 FULLY THREADED ROD	SST	TYPE S304 (18-8)	18.00 LONG	-	FIELD INSTALL	MILL	SEE SHEET 2 S.I. STOCK #HDWD009				
02	8 PCS	HDW	3/8-16 (FULL) HEX NUT	SST	TYPE S304 (18-8)	AS NOTED	-	FIELD INSTALL	MILL	SEE SHEET 2 S.I. STOCK #HDWD002				
03	8 PCS	HDW	3/8 FLAT WASHER	SST	TYPE S304 (18-8)	0.75 O.D.	-	FIELD INSTALL	MILL	SEE SHEET 2 S.I. STOCK #HDWD003				
04	1 PC	PL	0.25 PLATE	ALUM	ALLOY 5052-H32	22.00 X 12.00	-	CNC CUT	MILL	SEE SHEET 2, 6				
05	1 PC	TBX	WESTRIM SMALL METAL POWER SUPPLY HOUSING	STEEL	GALVANIZED	-	-	FIELD INSTALL	MILL	SEE SHEET 2 S.I. STOCK #LEDA002				
06	1 PC	TSW	20 AMP 2 HP TOGGLE SWITCH	ELECTRIC	-	-	-	SHOP INSTALL	MILL	SEE SHEET 2 S.I. STOCK #LEDJ005				
07	1 PC	PS	PRINCIPAL UNIVERSAL 60W-12V POWER SUPPLY	ELECTRIC	-	-	-	SHOP INSTALL	MILL	SEE SHEET 2 S.I. STOCK #TRANSFORMER_60W_12V				
08	2 PCS	ACR	1.00 SHEET	ACRYLIC	CLEAR CAST	SEE DRAWINGS	5.76 LB/SQ FT	CNC CUT	PAINT*	SEE SHEET 5				
09	2 PCS	ACR	0.188 WHITE 2447 SHEET	ACRYLIC	-	SEE DRAWINGS	1.09 LB/SQ FT	CNC CUT	MILL	SEE SHEET 5				
10	2 SETS	ACR	0.25 BLACK SHEET	ACRYLIC	-	SEE DRAWINGS	1.46 LB/SQ FT	CNC CUT	MILL	SEE SHEET 6				
11	1 PC	PL	0.25 PLATE	ALUM	ALLOY 5052-H32	SEE DRAWINGS	3.60 LB/SQ FT	CNC CUT	PAINT*	SEE SHEET 5				
12	2 PCS	SH	0.080 SHEET	ALUM	ALLOY 5052-H32	SEE DRAWINGS	1.127 LB/SQ FT	CNC CUT	PAINT*	SEE SHEET 6				
13	1 PC	PL	0.50 PLATE	ALUM	ALLOY 6061-T6	SEE DRAWINGS	7.20 LB/SQ FT	CNC CUT	MILL	SEE SHEET 6				
14	2 PCS	P	3.00 O.D. X 0.125 WALL ROUND PIPE	ALUM	ALLOY 6063-T52	(1) 13.75 LONG (1) 9.75 LONG	1.355 LB/FT	SAW CUT	PAINT*	SEE SHEET 3, 4				
15	5.00 LIN FT	LS	2.00 X 2.00 X 0.125 ARCHITECTURAL ANGLE	ALUM	ALLOY 6063-T52	SEE DRAWINGS	0.570 LB/FT	SAW CUT	PAINT*	SEE SHEET 3, 4				
16	2 PCS	LS	0.75 X 0.75 X 0.125 ARCHITECTURAL ANGLE	ALUM	ALLOY 6063-T52	9.50 LONG	0.206 LB/FT	SAW CUT	MILL	SEE SHEET 3, 4				
17	8 PCS	HDW	#10-24 FLAT HEAD PHILLIPS MACHINE SCREW	SST	TYPE S304 (18-8)	0.75 LONG	-	SHOP FIT AND FILED INSTALL	PAINT*	SEE SHEET 3, 4 S.I. STOCK #HDWB006				
18	20 PCS	HDW	#8-32 PAN HEAD PHILLIPS MACHINE SCREW	SST	TYPE S304 (18-8)	0.50 LONG	-	SHOP INSTALL	MILL	SEE SHEET 3, 4 S.I. STOCK #HDWA004				
19	20 PCS	HDW	#8 FLAT WASHER	SST	TYPE S304 (18-8)	0.375 O.D.	-	SHOP INSTALL	MILL	SEE SHEET 3, 4 S.I. STOCK #HDWA003				
20	16 PCS	HDW	#8-32 FLAT HEAD PHILLIPS MACHINE SCREW	SST	TYPE S304 (18-8)	0.50 LONG	-	SHOP INSTALL	PAINT*	SEE SHEET 3, 4 S.I. STOCK #HDWA006				
21	9.25 LIN FT	SH	0.080 SHEET	ALUM	ALLOY 5052-H32	7.50 WIDE	1.127 LB/SQ FT	SHEAR CUT AND ROLL-FORM	PAINT*	SEE SHEET 3, 4				
22	52 MODS	LED	AGILIGHT ULTRA 430 6500K (BRIGHT WHITE) L.E.D. MODULES	ELECTRIC	-	SEE DRAWINGS	-	SHOP INSTALL	MILL	SEE SHEET 3, 4 S.I. STOCK #LED_AGILIGHT_6500K_12V_1M				
23	2 PCS	LV	2.00 DIAMETER LOUVER	ALUM	-	AS NOTED	-	SHOP INSTALL	PAINT*	SEE SHEET 3 S.I. STOCK #HDWJ002				
24	-	-	NOT USED	-	-	-	-	-	-	-				
25	-	-	NOT USED	-	-	-	-	-	-	-				
26	1 PC	P	1/2 SCHEDULE 40 PIPE	ALUM	ALLOY 6063-T52	96.00 LONG	0.294 LB/FT	FIELD CUT AND FIELD INSTALL	MILL	SEE SHEET 2 EXACT LENGTH CUT IN FIELD				
* SEE THE DESIGN INTENT DRAWINGS DESIGN SPECIFICATIONS IBC2021withPAamendments ASCE7-16Minimum Design Loads for Buildings & Other Structures ACI318-19Building Code Requirements for Structural Concrete AISC360-16Specification for Structural Steel Buildings DESIGN LOADS Wind V = 115 mphExposure C Risk Cat. II COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JERE MURDOCH ENGINEER PE082030 2399 NJ-34, A-2 MANASQUAN, NJ 08736 (973) 570-8215 x0 7/10/2026 Jere Murdoch, PE Professional Engineer PA PE Lic. #PE082030 Exp. 9/30/2027 PG: 11 of 20														
TITLE: COMMONPLACE COFFEE BLADE SIGN			REV: 00	PATH: O:\Jobs\C\COMMONPLACE COFFEE			DWG: SJ			DRN: RV			B	SHEET 7 OF 7



WALNUT STREET - BUILDING ELEVATION
NTS



END VIEW
NTS

COLORS

LETTERS PAINTED MAPS WHITE
(SATIN FINISH)

DESIGN SPECIFICATIONS				
IBC	2021	with	PA	amendments
ASCE	7-16	Minimum Design Loads for Buildings & Other Structures		
ACI	318-19	Building Code Requirements for Structural Concrete		
AISC	360-16	Specification for Structural Steel Buildings		

DESIGN LOADS				
Wind V =	115	mph	Exposure	C
			Risk Cat.	II



50 HALSTEAD BLVD.
SUITE 17
ZELIENOPLE, PA 16063
TEL 724.452.8699
FAX 724.452.8629
WWW.ROCCONIC.COM

PROJECT


COMMONPLACE
• COFFEE •
HOUSE AND ROASTERS
5743 WALNUT STREET
PITTSBURGH, PA 15232

PROJECT MANAGER

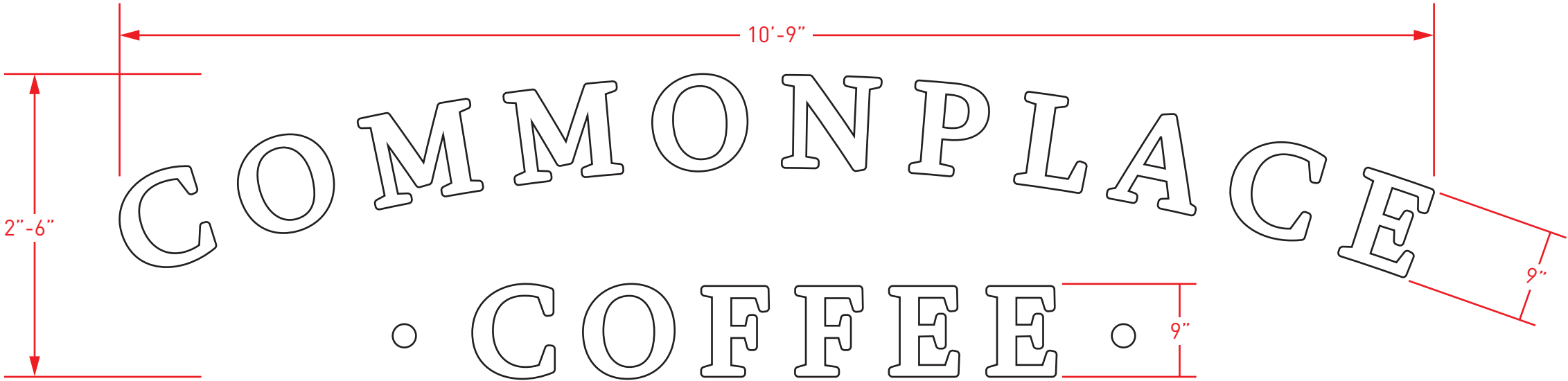
MARK TRITT
MARKT@SIGNINNOVATION.COM

DRAWING DETAILS

TITLE: STOREFRONT
PIN-MOUNT SIGN
DATE: 04.09.2026
REVISION: 00
DRAWN BY: MT
REVISED BY:
NOTES:

REVISION DATES

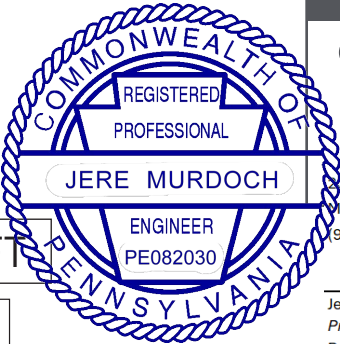
00 04.09.2026



1 1/2" THICK ACRYLIC PIN-MOUNT LETTER SET
NTS

LETTERS = 29.88 SQ FT

NON-ILLUMINATED



999 NJ-34, A-2
MANASQUAN, NJ 08736
(973) 570-8215 x0
Jere Murdoch, PE
Professional Engineer
PA PE Lic. #PE082030
Exp. 9/30/2027



PROJECT: COMMONPLACE COFFEE

SCOPE: STOREFRONT LETTERS

LOCATION: 5743 WALNUT STREET, SHADYSIDE, PA 15232

CLIENT: COMMONPLACE COFFEE

PROJECT #: 21227-04

LIST OF PAGES:

- 1
- 2
- 3
- COVER SHEET and GENERAL NOTES
- LETTER CONSTRUCTION and INSTALLATION DETAILS
- CNC CUT PARTS, INSTALL PATTERN and BILL OF MATL

GENERAL NOTES:

- A QUANTITY OF ONE(1) SET OF STOREFRONT LETTERS REQUIRED.
- THE LETTERS ARE TO BE AN EXTERIOR INSTALLATION.
- THE LETTERS ARE TO BE NON-ILLUMINATED.
- COORDINATE THIS DRAWING SET WITH THE DESIGN INTENT DRAWINGS.
- ALL DIMENSIONS SHOWN ARE IN INCHES, U.N.O.

DESIGN SPECIFICATIONS			
IBC	2021	with PA	amendments
ASCE	7-16	Minimum Design Loads for Buildings & Other Structures	
ACI	318-19	Building Code Requirements for Structural Concrete	
AISC	360-16	Specification for Structural Steel Buildings	
DESIGN LOADS			
Wind V =	115	mph	Exposure C
		Risk Cat.	II

COMMONWEALTH OF PENNSYLVANIA

REGISTERED PROFESSIONAL

JERE MURDOCH

ENGINEER

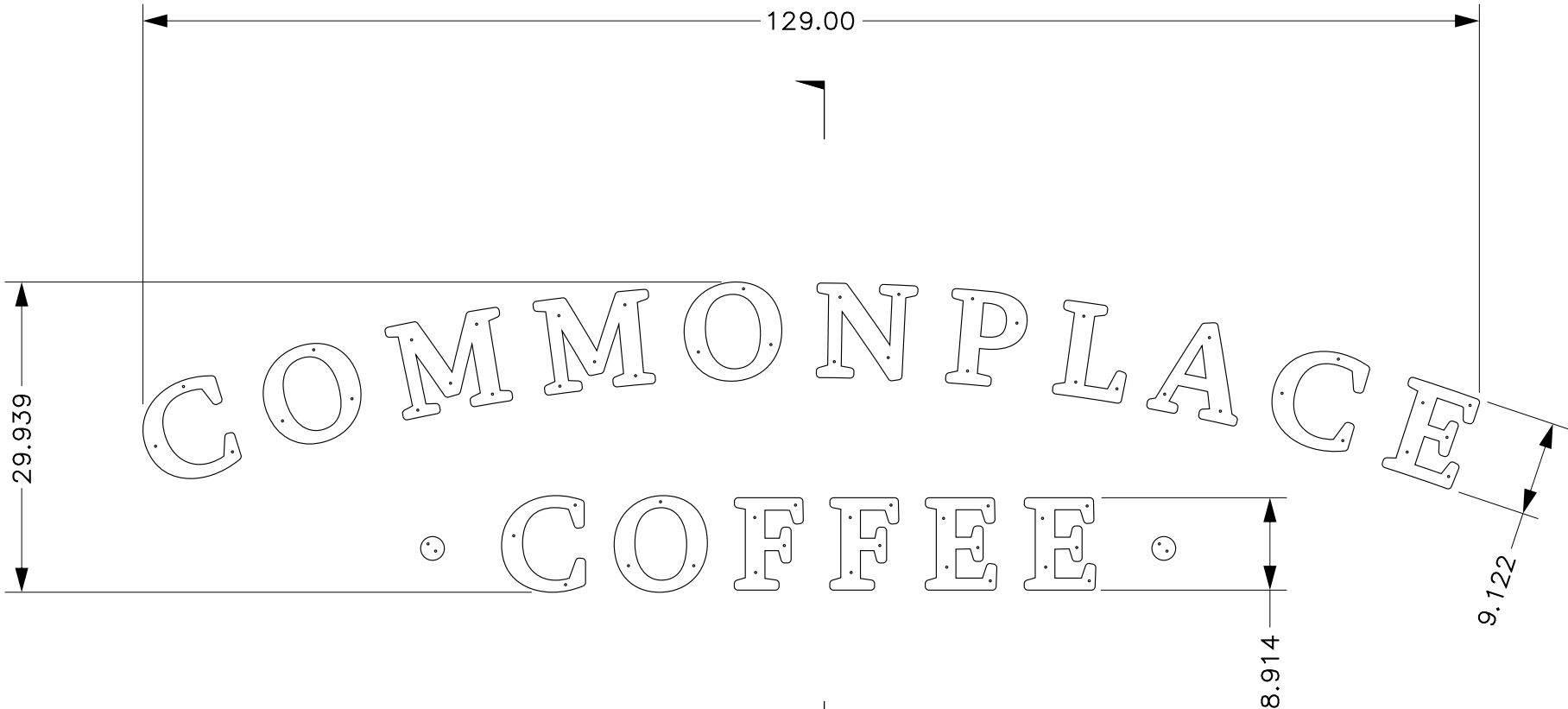
PE082030

2399 NJ-34, A-2
MANASQUAN, NJ 08736
(973) 570-8215 x0

MURDOCH ENGINEERING

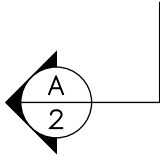
7/10/2026

Jere Murdoch, PE
Professional Engineer
PA PE Lic. #PE082030
Exp. 9/30/2027



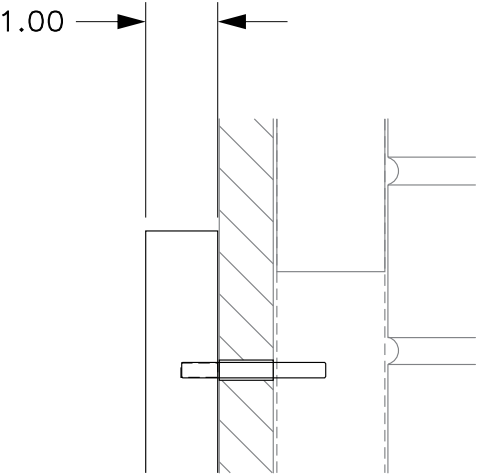
DESIGN SPECIFICATIONS				
IBC	2021	with	PA	amendments
ASCE	7-16	Minimum Design Loads for Buildings & Other Structures		
ACI	318-19	Building Code Requirements for Structural Concrete		
AISC	360-16	Specification for Structural Steel Buildings		
DESIGN LOADS				
Wind V =	115	mph	Exposure	C
			Risk Cat.	II

STOREFRONT LETTER ELEVATION
SCALE ≈ : 3/4" = 1' - 0"

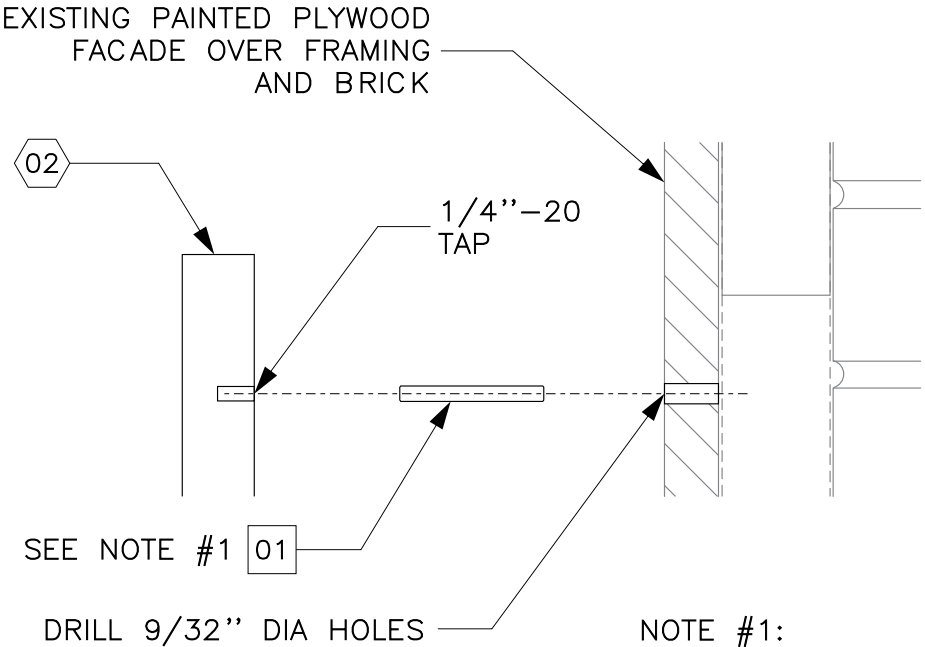


Engineers connection note:
* Provide 1/4"Ø All-Threaded studs where shown above, drilled, tapped and bonded into backs.
Install studs through 1/2 Plywood Sheathing or 3/4" Plywood backer or 3/4" masonry emb. with
Liquid Nails, LN-3000 Fuze*It adhesive or equivalent.
Generously coat rods and pre-fill drill holes with adhesive just prior to installation.

EXISTING PAINTED
PLYWOOD FACADE
OVER FRAMING
AND BRICK



ENLARGED DETAIL B-2
SCALE ≈ : 3/8" = 1"



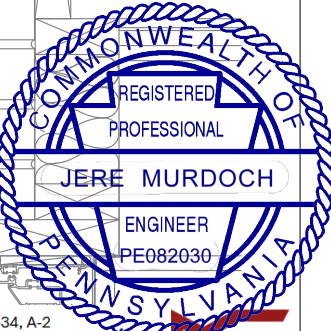
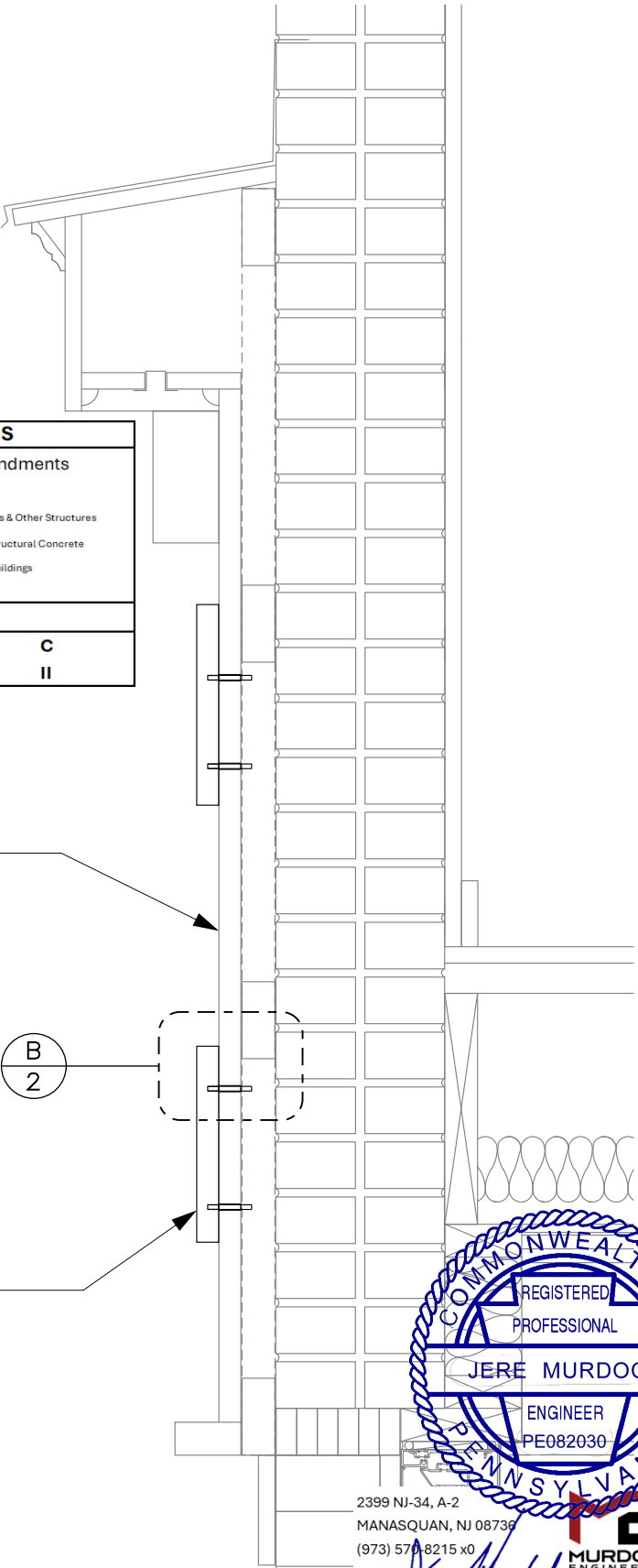
EXPLODED DETAIL B-2
SCALE ≈ : 3/8" = 1"

NOTE #1:
EMBED THE MOUNTING STUDS,
ITEM 01, IN THE WALL WITH
LIQUID NAILS LN-2000 FUZE*IT
ADHESIVE.



NEW
STOREFRONT
LETTERS

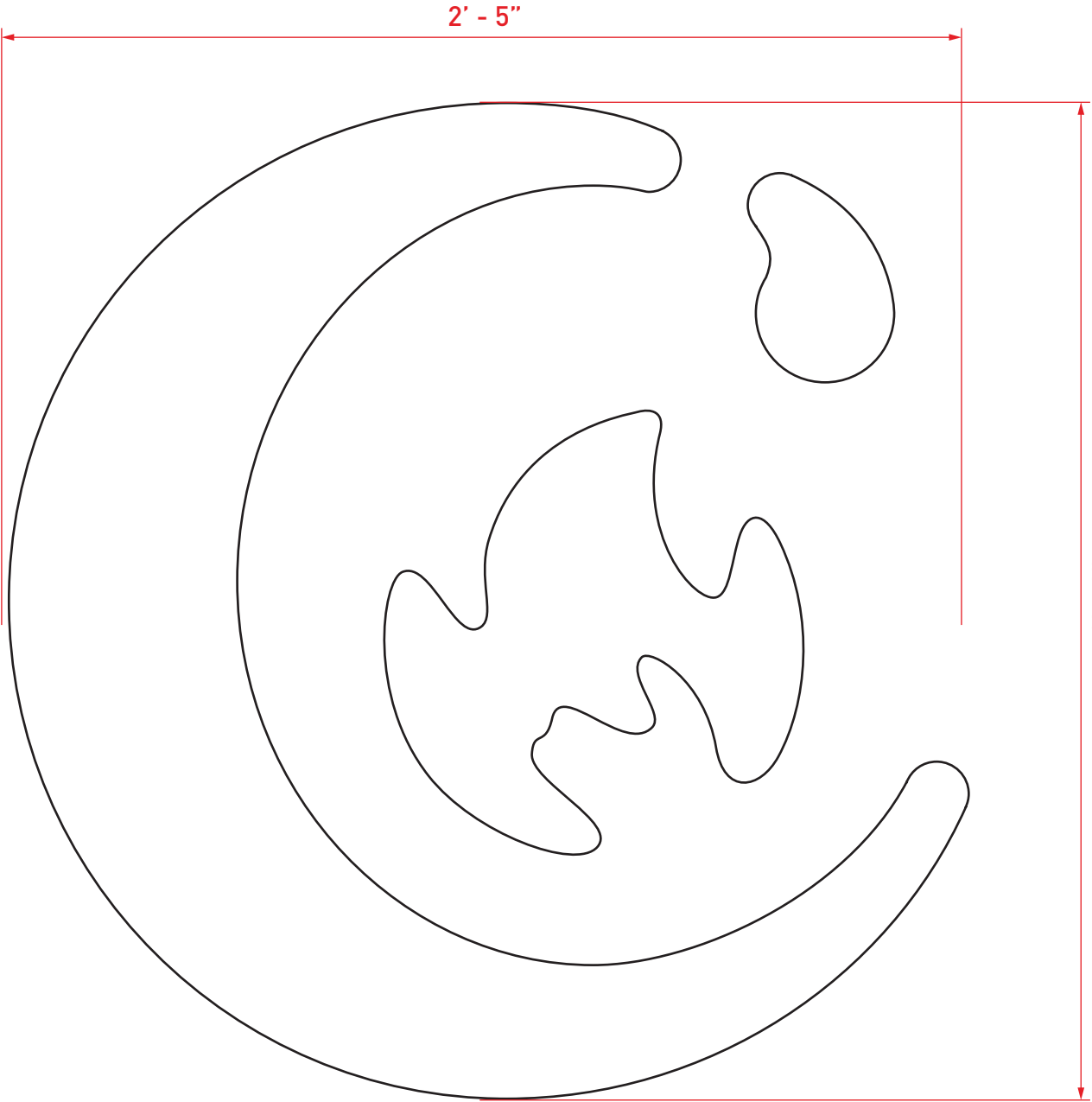
SECTION DETAIL A-2
SCALE ≈ : 1/8" = 1"



2399 NJ-34, A-2
MANASQUAN, NJ 08736
(973) 570-8215 x0
Jere Murdoch, PE
Professional Engineer
PA PE Lic. #PE082030
Exp. 9/30/2027
7/10/2026
MURDOCH
ENGINEERING



PARTIAL MARYLAND AVE ELEVATION
(CORNER) BUILDING ELEVATION
SCALE = NTS



1 1/2" THICK ACRYLIC PIN-MOUNT LOGO
SCALE = 1:5

LOGO = 6.04 SQ FT

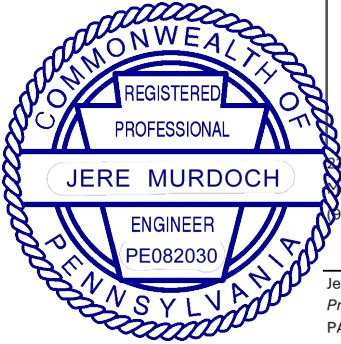
NON-ILLUMINATED

DESIGN SPECIFICATIONS				
IBC	2021	with	PA	amendments
ASCE	7-16	Minimum Design Loads for Buildings & Other Structures		
ACI	318-19	Building Code Requirements for Structural Concrete		
AISC	360-16	Specification for Structural Steel Buildings		
DESIGN LOADS				
Wind V =	115	mph	Exposure	C
			Risk Cat.	II

COLORS



LOGO PAINTED MAPS WHITE
(SATIN FINISH)





50 HALSTEAD BLVD.
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ZELIENOPLE, PA 16063

TEL 724.452.8699
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PROJECT


COMMONPLACE
• COFFEE •
HOUSE AND ROASTERS

NORTHLAND LIBRARY
300 CUMBERLAND ROAD
PITTSBURGH, PA 15237

PROJECT MANAGER

MARK TRITT
MARKT@SIGNINNOVATION.COM

DRAWING DETAILS

TITLE: PIN-MOUNT LOGO

DATE: 04.09.2026

REVISION: 00

DRAWN BY: MT

REVISED BY:

NOTES:

REVISION DATES

00 04.09.2026


Jere Murdoch, PE
Professional Engineer
PA/PE Lic. #PE082030
Exp. 9/30/2027

PG: 16 of 20

PROJECT: COMMONPLACE COFFEE

SCOPE: STOREFRONT LOGO

LOCATION: 5743 WALNUT STREET, SHADYSIDE, PA 15232

CLIENT: COMMONPLACE COFFEE

PROJECT #: 21227-05

LIST OF PAGES:

- 1
- 2
- 3
- COVER SHEET and GENERAL NOTES
- LETTER CONSTRUCTION and INSTALLATION DETAILS
- CNC CUT PARTS, INSTALL PATTERN and BILL OF MATL

GENERAL NOTES:

- A QUANTITY OF ONE(1) STOREFRONT LOGO REQUIRED.
- THE LOGO IS TO BE AN EXTERIOR INSTALLATION.
- THE LOGO IS TO BE NON-ILLUMINATED.
- COORDINATE THIS DRAWING SET WITH THE DESIGN INTENT DRAWINGS.
- ALL DIMENSIONS SHOWN ARE IN INCHES, U.N.O.

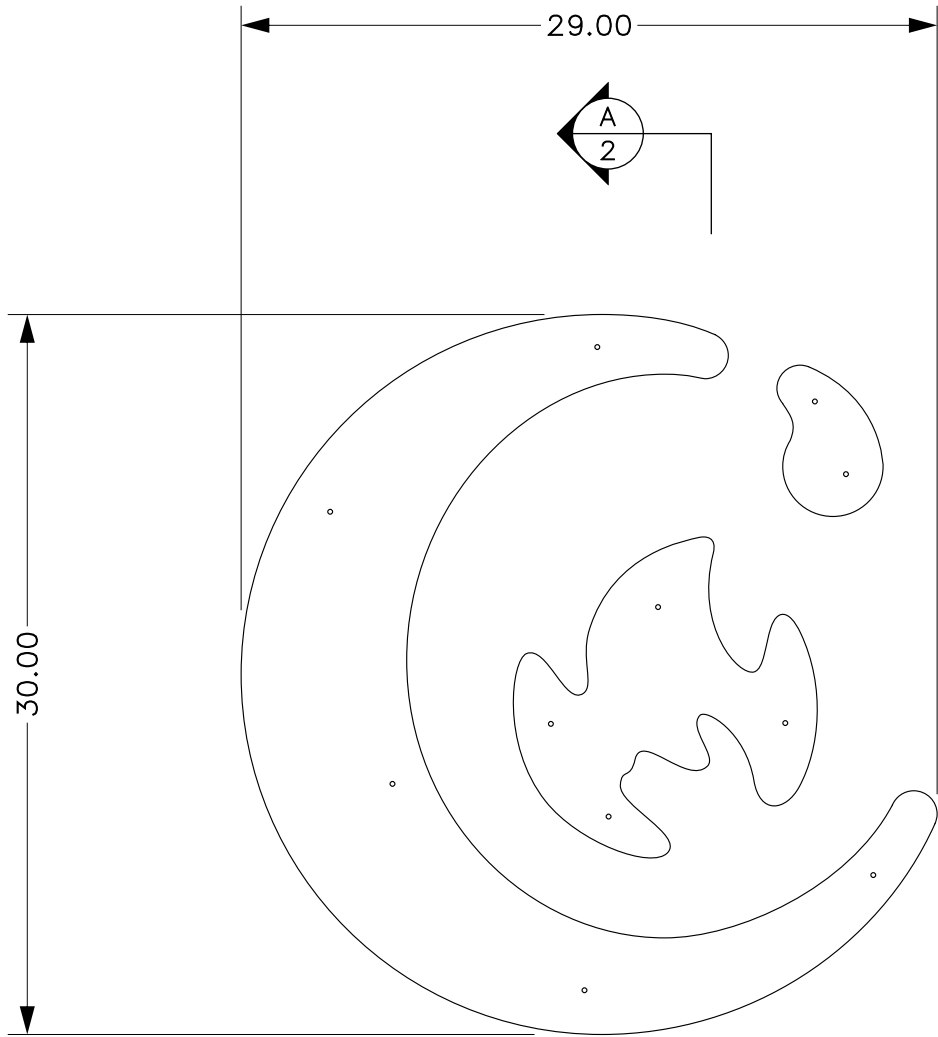
DESIGN SPECIFICATIONS			
IBC	2021	with PA	amendments
ASCE	7-16	Minimum Design Loads for Buildings & Other Structures	
ACI	318-19	Building Code Requirements for Structural Concrete	
AISC	360-16	Specification for Structural Steel Buildings	
DESIGN LOADS			
Wind V =	115	mph	Exposure C
		Risk Cat.	II



2399 NJ-34, A-2
MANASQUAN, NJ 08736
(973) 570-8215 x0


7/10/2026

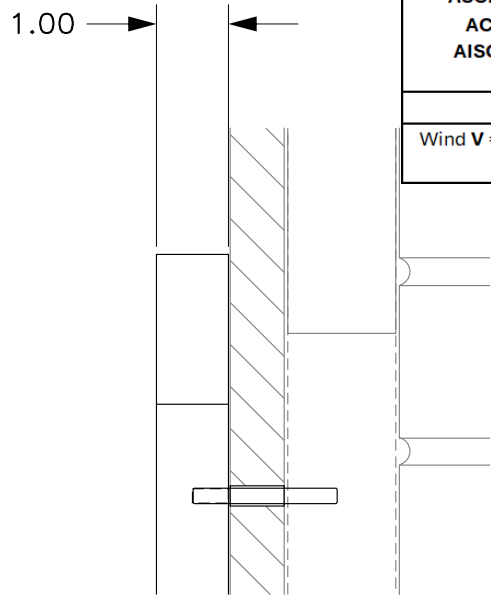
Jere Murdoch, PE
Professional Engineer
PA PE Lic. #PE082030
Exp. 9/30/2027



STOREFRONT LOGO ELEVATION
SCALE ≈ : 1/8" = 1"

NOTE #1:
EMBED THE MOUNTING STUDS,
ITEM 01, IN THE WALL WITH
LIQUID NAILS LN-2000 FUZE*IT
ADHESIVE.

Engineers connection note:
* Provide 1/4"Ø All-Threaded studs where shown above, drilled, tapped and bonded into backs.
Install studs through 1/2 Plywood Sheathing or 3/4" Plywood backer or 3/4" masonry emb. with
Liquid Nails, LN-3000 Fuze*It adhesive or equivalent.
Generously coat rods and pre-fill drill holes with adhesive just prior to installation.



ENLARGED DETAIL B-2
SCALE ≈ : 3/8" = 1"

EXISTING PAINTED PLYWOOD
FACADE OVER FRAMING
AND BRICK

02

1/4"-20
TAP

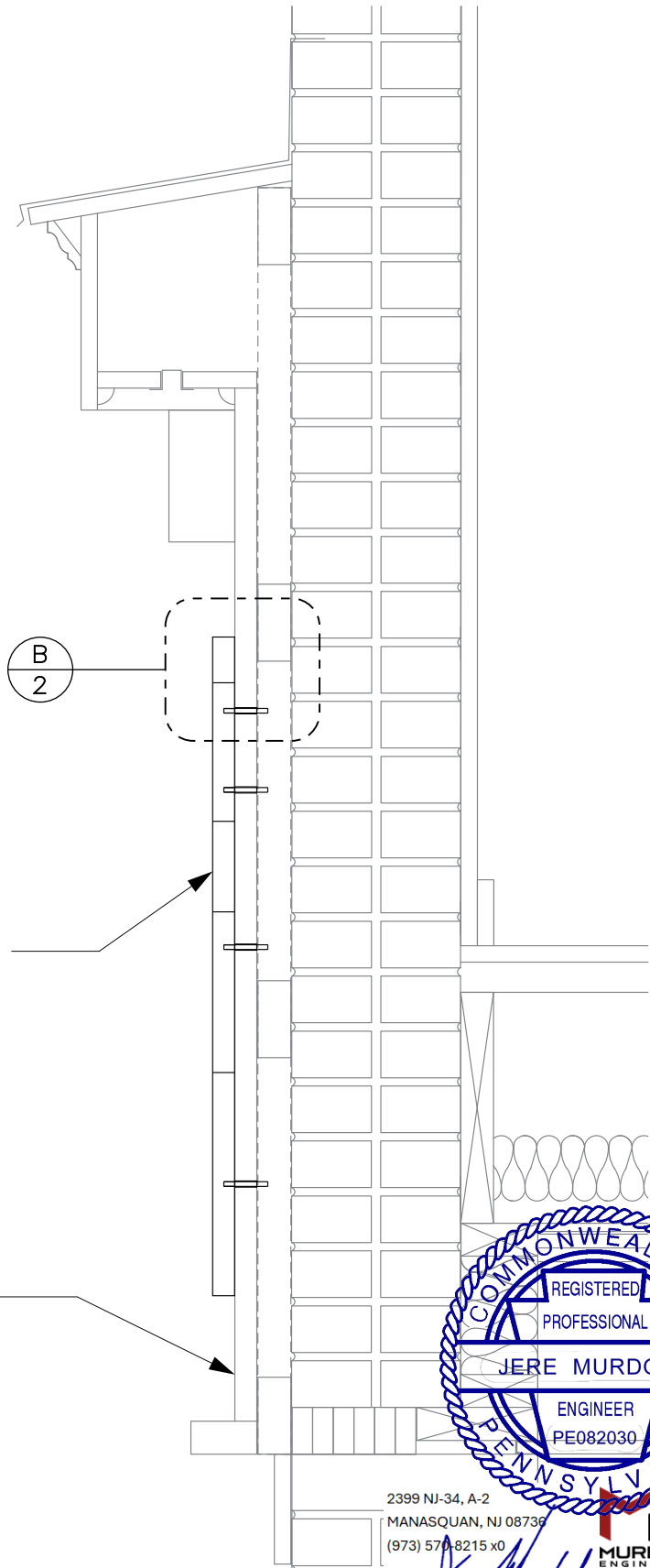
SEE NOTE #1 01

DRILL 9/32" DIA HOLES

EXPLODED DETAIL B-2
SCALE ≈ : 3/8" = 1"

DESIGN SPECIFICATIONS			
IBC	2021	with PA	amendments
ASCE	7-16	Minimum Design Loads for Buildings & Other Structures	
ACI	318-19	Building Code Requirements for Structural Concrete	
AISC	360-16	Specification for Structural Steel Buildings	
DESIGN LOADS			
Wind V =	115	mph	Exposure C
		Risk Cat.	II

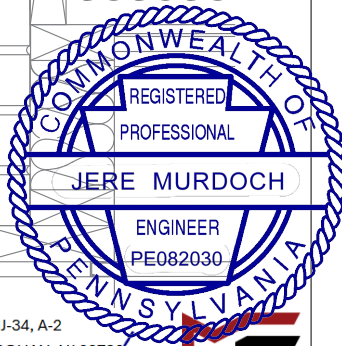
SHOP	VINYL	ROUTER	PURCH	PAINT	INSTALL
------	-------	--------	-------	-------	---------



NEW
STOREFRONT
LOGO

EXISTING PAINTED
PLYWOOD FACADE
OVER FRAMING
AND BRICK

SECTION DETAIL A-2
SCALE ≈ : 1/8" = 1"



2399 NJ-34, A-2
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(973) 570-8215 x0
Jere Murdoch, PE
Professional Engineer
PA PE Lic. #PE082030
Exp. 9/30/2027
7/10/2026
MURDOCH
ENGINEERING

SHOPVINYLROUTERPURCHPAINTINSTALL

BILL OF MATERIAL

ITEM	QUANTITY	TYPE	DESCRIPTION	MAT'L	SPECIFICATION	SIZE	WEIGHT	PROCESS	FINISH	NOTES
01	11 PCS	HDW	1/4"—20 FULLY—THREADED STUD LOGO MOUNTING HARDWARE	ALUM	ALLOY 6061—T6	2.00 LONG, SEE NOTES	—	SHOP FIT & FIELD INSTALL	MILL	SEE SHEET 2, CUT DOWN FROM EXISTING STOCK MATERIAL.
02	1 SET	ACR	1.00 SHEET LOGO	ACRYLIC	CLEAR OR WHITE CAST	30.00 X 29.00	5.76 LB/SQ FT	CNC CUT	PAINT*	SEE SHEET 2 & 3.
03	1 PC	PAPER	FIELD INSTALLATION PATTERN	AS NOTED	AS NOTED	36.00 X 36.00	—	PEN PLOT	MILL	SEE SHEET 3.

29.00

02

30.00

(11) 0.2010 X 0.50 DEEP HOLES, 1/4"—20 TAP

LOGO (BACK VIEW) CUTTING DETAIL

SCALE≈ : 1/8" = 1"

36.00

03

36.00

DRILL 9/32" DIA HOLES

COMMONPLACE COFFEE SHADYSIDE, PA W021227-05

2399 NJ-34, A-2 MANASQUAN, NJ 08736 (973) 570-8215 x0

JERE MURDOCH, PE Professional Engineer PA Lic. #PE082030 exp. 9/30/2027

ME MURDOCH ENGINEERING 7/10/2026

THE ART DEPT IS TO TRIM THE PATTERN TO SIZE AS SHOWN

DESIGN SPECIFICATIONS			
IBC	2021	with	PA amendments
ASCE	7-16	Minimum Design Loads for Buildings & Other Structures	
ACI	318-19	Building Code Requirements for Structural Concrete	
AISC	360-16	Specification for Structural Steel Buildings	

DESIGN LOADS			
Wind V =	115	mph Exposure	C
		Risk Cat.	II

FIELD INSTALLATION PATTERN PLOT DETAIL

SCALE≈ : 1" = 1' - 0"

FILE PATH - O:\Jobs\C\COMMONPLACE COFFEE\SHADYSIDE, PA\2026\ENGINEERING

CNC PART CUT LIST

ITEM	QUANTITY	MATERIAL
02	1 SET	ACR 1.00 CLEAR OR WHITE CAST ACRYLIC SHEET
03	1 PC	PAPER PEN PLOT

TITLE: COMMONPLACE COFFEE STOREFRONT LOGO

REV: 00

PATH: O:\Jobs\C\COMMONPLACE COFFEE\SHADYSIDE, PA\2026\ENGINEERING

DSG: RV

DRN: RV

CKD: MT

B

SHEET 3 OF 3

GENERAL:

- ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE LOCAL BUILDING CODE.
- CONSTRUCTION METHODS AND PROJECT SAFETY: DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. THE EOR WILL NOT ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES THAT ARE FOUND. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
- ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND FIELD INSPECTOR. THE ENGINEER SHALL PROVIDE A SOLUTION PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.
- WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, CONSTRUCT IN ACCORDANCE WITH THE STEEL CONSTRUCTION MANUAL, 14TH EDITION OR 2010 ALUMINUM DESIGN MANUAL .
- WHEN A DETAIL IS IDENTIFIED AS TYPICAL, THE CONTRACTOR IS TO APPLY THIS DETAIL IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE.
- ANY CHANGE TO THE DESIGN AS SHOWN ON THE DRAWINGS REQUIRES PRIOR WRITTEN APPROVAL FROM DESIGN ENGINEER OF RECORD BEFORE CONSTRUCTION.
- WORK PERFORMED IN CONFLICT WITH THE STRUCTURAL DRAWINGS OR APPLICABLE BUILDING CODE REQUIREMENTS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.
- VERIFICATION: VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK. NOTIFY THE EOR IMMEDIATELY OF ANY DISCREPANCIES.

EXISTING CONDITIONS:

- IF EXISTING CONDITIONS ARE NOT AS DETAILED IN THIS DESIGN, THE INSTALLER SHALL CEASE WORK AND NOTIFY MURDOCH ENGINEERING IMMEDIATELY.
- MURDOCH ENGINEERING WILL NOT BE PERFORMING ON-SITE INSPECTIONS OR VERIFICATIONS. IT IS THE RESPONSIBILITY OF THE INSTALLER, STRUCTURE OWNER, AND PROPERTY OWNER TO IDENTIFY EXISTING CONDITIONS AND CONTACT MURDOCH ENGINEERING WITH ANY DISCREPANCIES OR CONCERNS.
- INSTALLER SHALL CONFIRM THE DIAMETER AND THICKNESS OF EXISTING MEMBERS AND NOTIFY MURDOCH ENGINEERING OF ANY DISCREPANCIES.
- INSTALLER SHALL INSPECT AND CONFIRM THE QUALITY OF EXISTING STRUCTURE AS "IN GOOD REPAIR". IF THERE ARE ANY INDICATIONS THAT THIS IS NOT THE CASE, INSTALLER SHALL CEASE WORK IMMEDIATELY AND NOTIFY MURDOCH ENGINEERING.
- ANY EXISTING INFORMATION SHOWN HAS BEEN FURNISHED BY THE PERSON(S) OR COMPANY THIS DOCUMENT WAS PREPARED FOR (SEE TITLE BLOCK). MURDOCH ENGINEERING IN NO WAY CERTIFIES THIS INFORMATION AS "AS-BUILT". IF THERE IS ANY REASON TO BELIEVE THE EXISTING CONDITIONS DETAILED HEREIN ARE NOT ACCURATE, MURDOCH ENGINEERING SHALL BE NOTIFIED IMMEDIATELY.

The designs, details and specifications contained in this drawing are confidential. The recipients of this drawing hereby acknowledge and agree that it is the sole property of Murdoch Engineering and that they shall neither use nor reveal any of the designs, details and specifications contained in this drawing, outside of the contractual agreement expressed written permission from Murdoch Engineering.

Deviations from this drawing shall not be made without consulting Murdoch Engineering. In case of incongruities between drawings, specifications, and details included in contract documents, Murdoch Engineering shall decide which indication must be followed and their decision shall be final.

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STEEL

1. STEEL SHAPES SHALL CONFORM TO THE FOLLOWING:

ROUND HSS	ASTM A500, GR B	Fy=42 KSI MIN.
SQUARE/RECT HSS	ASTM A500, GR B	Fy=46 KSI MIN.
THREADED ROD	F1554 GR 55	Fy=55 KSI MIN.
STEEL PLATE STD.	ASTM A36 ASTM	Fy=36 KSI MIN.
PIPE	A53, GR B	Fy=35 KSI MIN.

- BOLTS SHALL CONFORM TO ASTM A325 UNO.
- BOLTS AND THREADED ROD SHALL BE HOT-DIP GALVANIZED PER ASTM F2329 UNO.
- ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 UNO.
- NUTS SHALL CONFORM TO ASTM A563.
- WASHERS SHALL CONFORM TO ASTM F844.
- STEEL HARDWARE SHALL BE HOT-DIP GALVANIZED PER ASTM A153 UNO
- WELDING:
 - WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI/AWS D1.1 AND AISC SPECIFICATION, CHAPTER J. WELDERS SHALL BE CERTIFIED AS REQUIRED BY GOVERNING CODE AUTHORITY. WELDING SHALL BE DONE BY ELECTRIC ARC PROCESS USING LOW-HYDROGEN ELECTRODES WITH SPECIFIED TENSILE STRENGTH NOT LESS THAN 70 KSI UNLESS NOTED OTHERWISE.
 - ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH ACTIVE STATUS AT TIME OF WELDING
 - UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELDS PER AISC SPECIFICATION, SECTION J2, TABLE J2.4
 - BASE PLATES SHALL BE WELDED ON TOP AND BOTTOM WITH CONTINUOUS WELDS OF AT LEAST 1/4" (IF PLATE IS CUT TO FIT TUBE INTO PLATE)

ALUMINUM:

- FABRICATE AND ERECT ALUMINUM IN COMPLIANCE WITH THE ALUMINUM ASSOCIATION (AA) 2010 ALUMINUM DESIGN MANUAL (ADM) 1, THE SPECIFICATIONS FOR ALUMINUM SHEET METAL WORK (ASM35), AND IBC CHAPTER 20.
- PIPE AND TUBE SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH Ft_u=38 KSI MIN, F_{ty}=35 KSI MIN, Ft_w=24 KSI MIN, F_{tyw}=15 KSI MIN.
- STD STRUCTURAL PROFILES SHALL BE 6061-T6 PER B308 WITH Ft_u=38 KSI MIN, F_{ty}=35 KSI MIN, Ft_w=24 KSI MIN, F_{tyw}=15 KSI MIN.
- SHEET AND PLATE SHALL BE 6061-T6 PER ASTM B209 WITH Ft_u=42 KSI MIN, F_{ty}=35 KSI MIN, Ft_w=24 KSI MIN, F_{tyw}=15 KSI MIN.
- EXTRUSIONS SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH Ft_u=38 KSI MIN, F_{ty}=35 KSI MIN, Ft_w=24 KSI MIN, F_{tyw}=15 KSI MIN.
- ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH CURRENT STATUS AT TIME OF WELDING
- UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER ADM. ALL ALUMINUM WELDED JOINTS SHALL HAVE WELD SIZES OF AT LEAST 1/4 INCH
- FILLET WELDS SHALL NOT EXCEED THINNEST MEMBER WALL THICKNESS JOINED.
- ALUMINUM WELD FILLER SHALL BE 5356 ALLOY
- WELDING PROCESS GMAW OR GTAW SHALL BE IN ACCORDANCE WITH AWS D1.2
- ALUMINUM CHANNEL LETTERS SHALL BE CONSTRUCTED OF 0.090" RETURNS AND 0.125" BACKS MINIMUM, UNLESS A LARGER SIZE IS INDICATED ON DRAWINGS. THIS NOTE SHALL SUPERCEDE DRAWING DETAILS.
- PROVIDE NEOPRENE GASKET BETWEEN DISSIMILAR METALS TO PREVENT GALVANIC CORROSION
- ALUMINUM DIRECTLY EMBEDDED INTO CONCRETE SHALL BE CAPPED AT BOTTOM AND COATED WITH BITUMINOUS COATING OR POLYURETHANE WHERE IN CONTACT WITH CONCRETE.
- FASTENERS BETWEEN DISSIMILAR METALS SHALL BE STAINLESS STEEL 316.

SCOPE OF WORK:

- LIMITS OF LIABILITY TO EXTEND ONLY TO THE QUANTITY INDICATED. ATTEMPTS IN PART OR IN WHOLE TO INSTALL GREATER QUANTITIES THAN THOSE SPECIFIED WITHOUT CONSULTING MURDOCH ENGINEERING SHALL VOID ALL PROFESSIONAL LIABILITY AND COVERAGE. ENGINEERING LIABILITY IS LIMITED TO BUILDING CONNECTIONS. BLOCKING DESIGNED BY OTHERS.

2399 NJ-34 A-2
Manasquan, NJ 08736
(973) 570-8215



murdochengineering.com
projects@murdochengineering.com

PREPARED FOR:



[O] 724. 452. 8699

PROJECT TITLE:

COMMONPLACE COFFEE

PROJECT ADDRESS:

5743 WALNUT STREET,
SHADYSIDE, PA

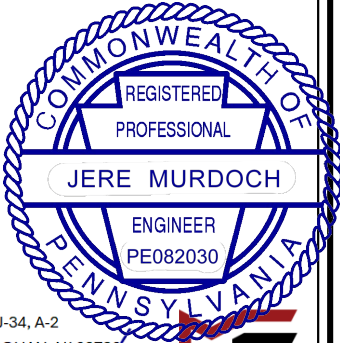
DESIGN SPECIFICATIONS

IBC 2021 with PA amendments

ASCE	7-16	Minimum Design Loads for Buildings & Other Structures
ACI	318-19	Building Code Requirements for Structural Concrete
AISC	360-16	Specification for Structural Steel Buildings

DESIGN LOADS

Wind V =	115	mph	Exposure	C
			Risk Cat.	II



2399 NJ-34, A-2
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Jere Murdoch, PE
Professional Engineer
PA Lic. #PE082030
Exp. 9/30/2027

PG: 20 of 20

DWG TITLE:

GENERAL NOTES

SHEET:

S.1

SIZE:

B