

4. BDA-2024-02988 & 03146

1216 & 1200 Rush Street

Manchester Historic District

Manchester Neighborhood

Construction of new residences

1216 & 1220 RUSH ST.

HRC SUBMISSION

Client:

North Shore Investments LLC
Pittsburgh, PA 15233

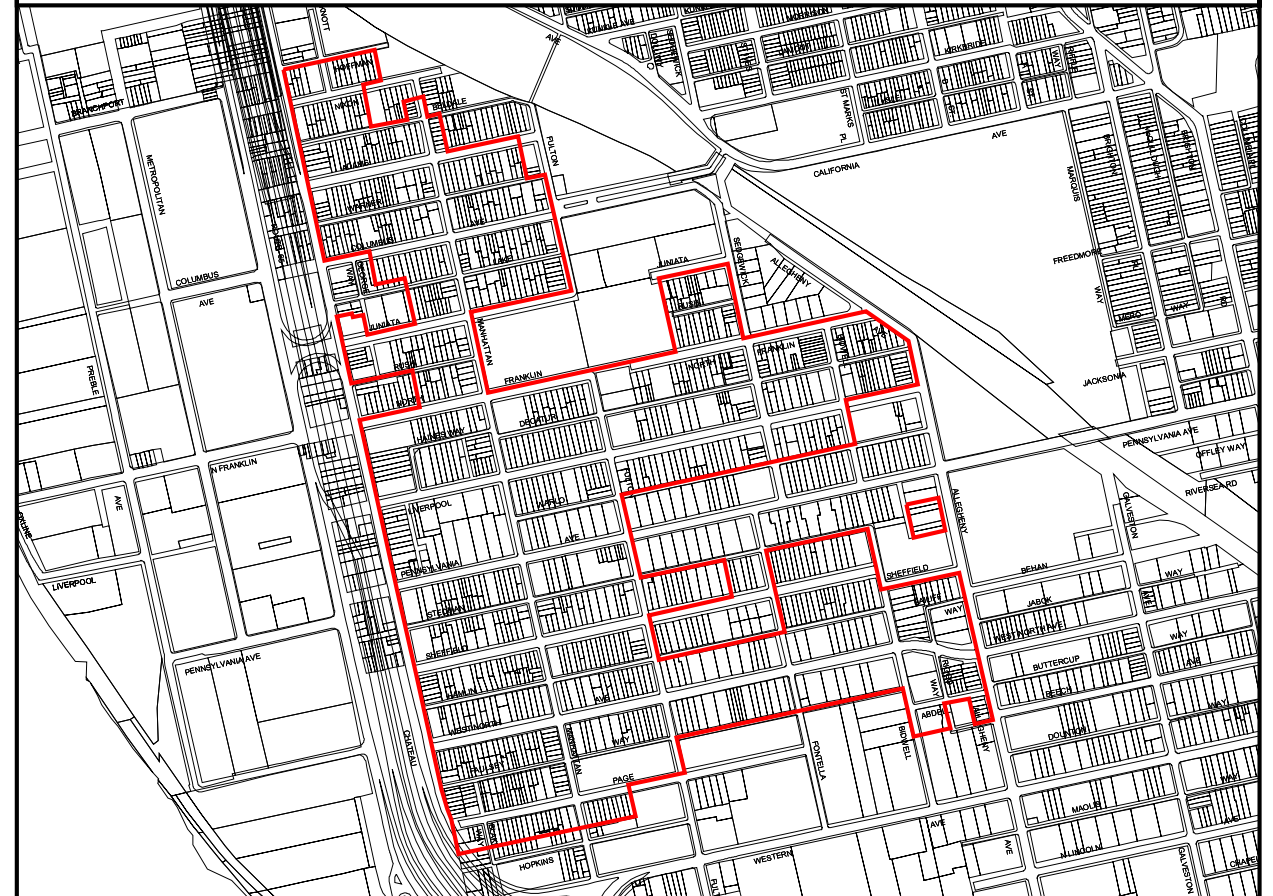
Project Location:

1216 & 1220 Rush St.
Pittsburgh, PA 15233

Project Description:



3-Story Duplex

Manchester City Designated Historic District



- Abdell Street - 1006-1014 (even)
- Adams Street - 1015-1513 (odd), 1400-1438 (even)
- Allegheny Avenue - 1015-1207 (odd), 1305-1315 (odd), 1501-1513 (odd)
- Bailiff Way - All
- Beldale Street - 1409-1445 (odd), 1428-1452 (even)
- Bidwell Street - 1109-1127 (odd) 1417-1533 (odd) 1000-1114 (even) 1500-1524 (even)
- Chateau Street - 1000-1522 (even) 1616-1626 (even) 1800-2010 (even)
- Columbus Avenue - 1301-1429 (odd), 1300-1450 (even)
- Decatur Street - All
- Divine Street - All
- Faulsey Way - 1301-1445 (odd), 1100-1444 (even)
- Fontella Street - 1100-1118 (even)
- North Franklin Street - 1001-1427 (odd) 1200-1224 (even) 1400-1424 (even)
- Fulton Street - 1001-1519 (odd) 1701-1803 (odd) 1100-1106 (even) 1210, 1416-1530 (even)
- George Alley - All
- Haines Way - All
- Hamlin Street - 1101-1455 (odd) 1100-1130 (even) 1300-1442 (even)
- Hoffman Street - 1415-1443 (odd)
- Juniata Street - 1201-1225 (odd) 1401-1439 (odd) 1300-1414 (even) 1440
- Lake Street - 1301-1415 (odd) 1300-1414 (even)
- Liverpool Street - 1101-1437 (odd) 1000-1428 (even)
- Manhattan Street - 1919-1921 (odd) 1000-1550 (even), 1700-1912 (even)
- Nixon Street - 1421-1445 (odd), 1414-1446 (even)
- West North Avenue - 1001-1453 (odd), 1000-1444 (even)
- Page Street - 1321-1437 (odd), 1300-1440 (even)
- Pennsylvania Avenue - 1301-1441 (odd), 1300-1442 (even)
- Riggs Way - All
- Rush Street - 1201-1225 (odd) 1401-1427 (odd) 1200-1234 (even) 1400-1434
- Sedgwick Street - 1415-1627 (odd), 1416-1522 (even)
- Sheffield Street - 1003-1137 (odd) 1301-1441 (odd) 1100-1134 (even) 1220-1440 (even)
- Sigsbee Way - All
- Sledman Street - 101-1135 (odd) 1209-1447 (odd) 1300-1448 (even)
- Warlo Street - 1100-1320 (even)
- Warner Street - 1301-1453 (odd) 1306-1442 (even)

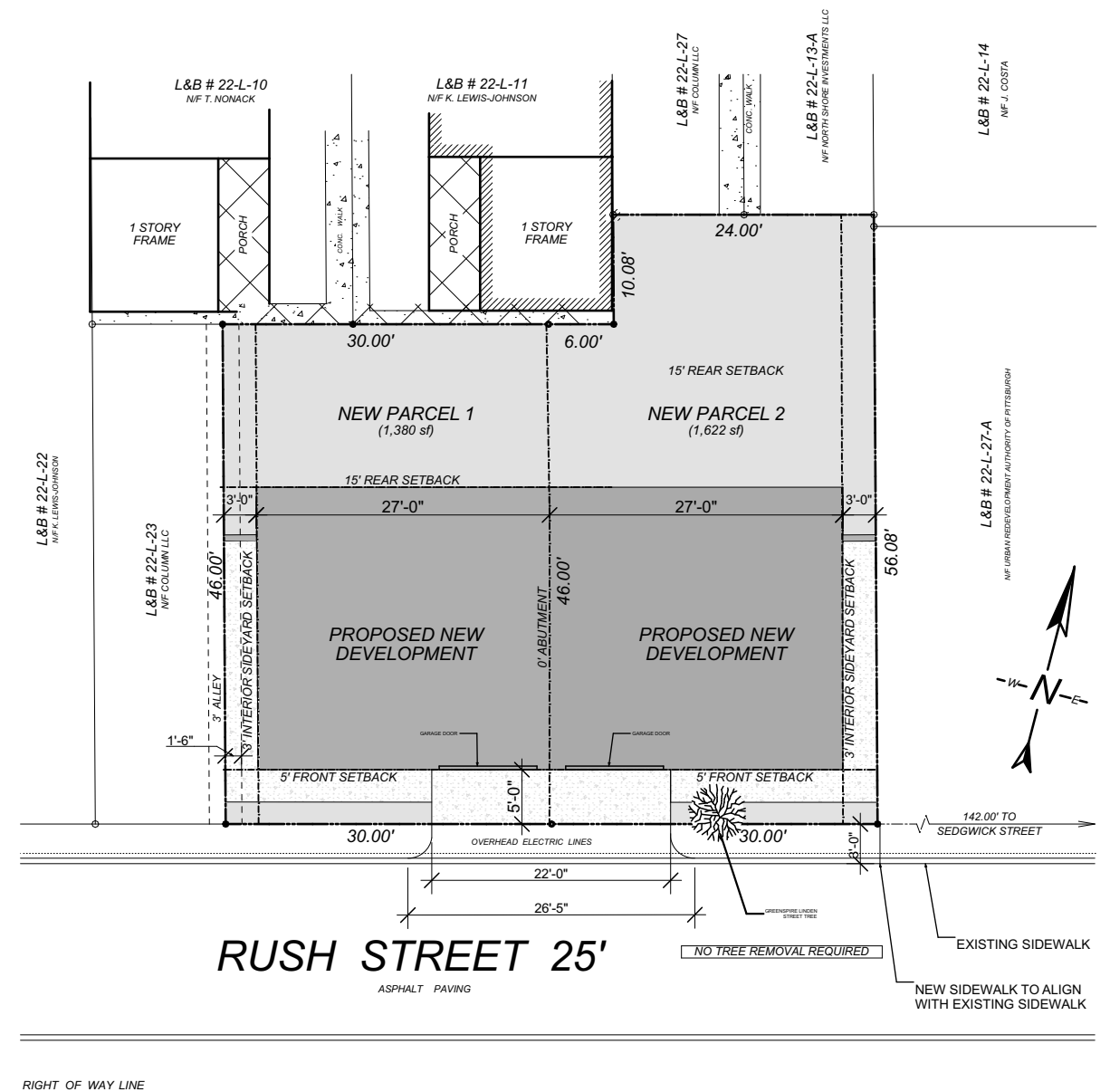
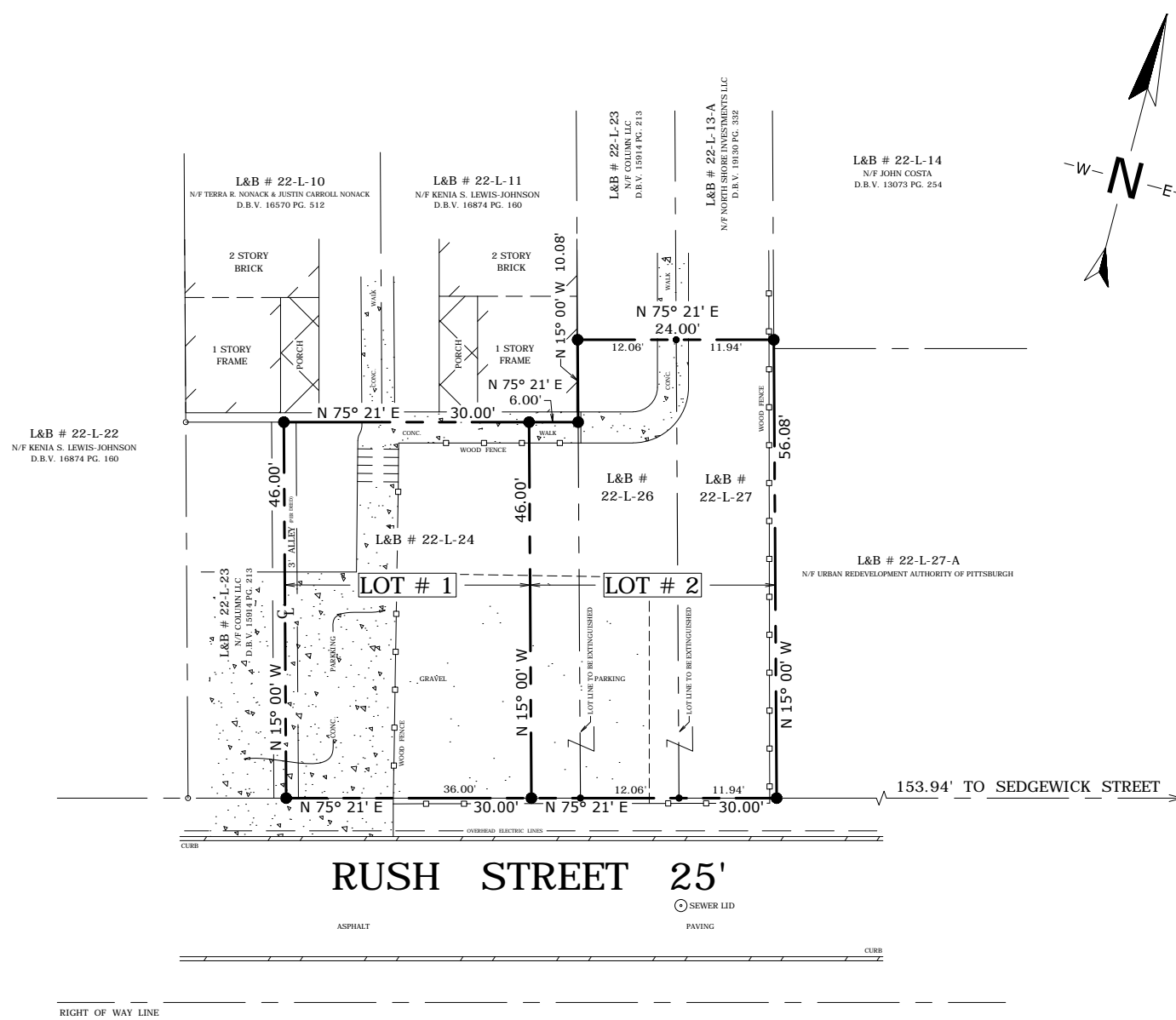
Designated July 30th, 1979

-  City Historic District
-  Parcels

0 200 400 Feet



1216 & 1220 Rush St.
HRC.1: Cover Sheet



1216 & 1220 Rush St.
HRC.3: Lot Survey & Site Plan



APPROACHING THE SITE ON RUSH ST.

1216 & 1220 Rush St.
HRC.4: Site Approach

FAR PROJECT #2424



NORTH EXISTING VIEW



WEST EXISTING VIEW

1216 & 1220 Rush St.
HRC.5: Existing Site Photos



VIEWS AWAY FROM SITE

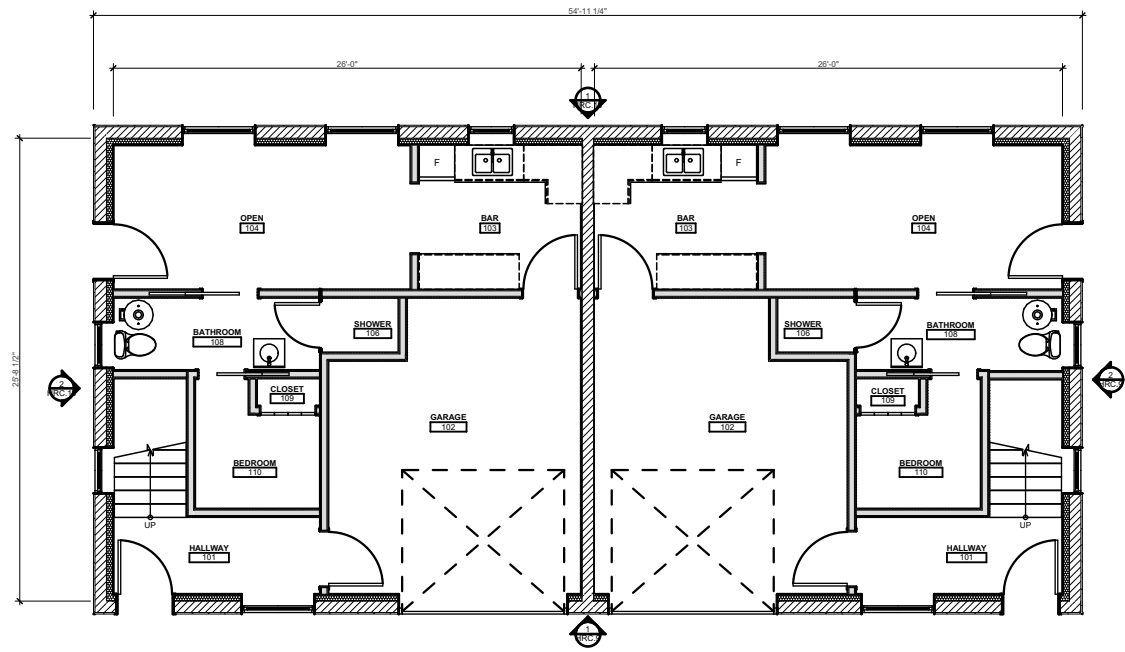
Material Palette

- BLACK COPING
- GREY GROOVED STUCCO
- BLACK-FRAMED WINDOWS
- WOOD-LOOK GARAGE DOORS

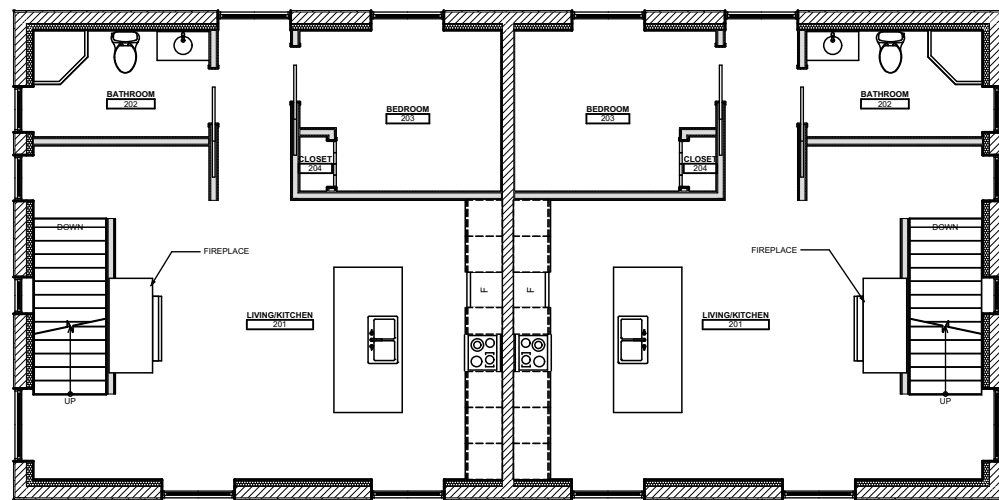


1216 & 1220 Rush St.
HRC.7: Exterior Rendering

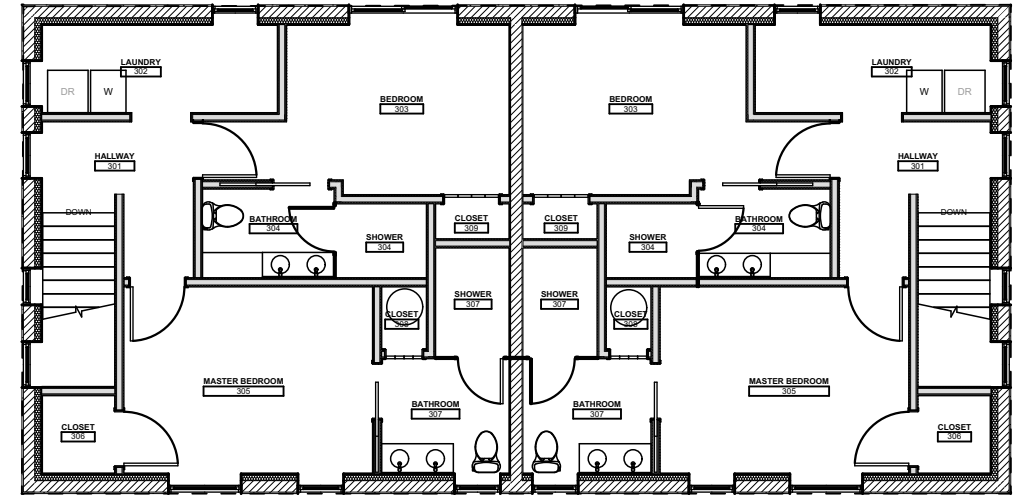
FAR PROJECT #2424



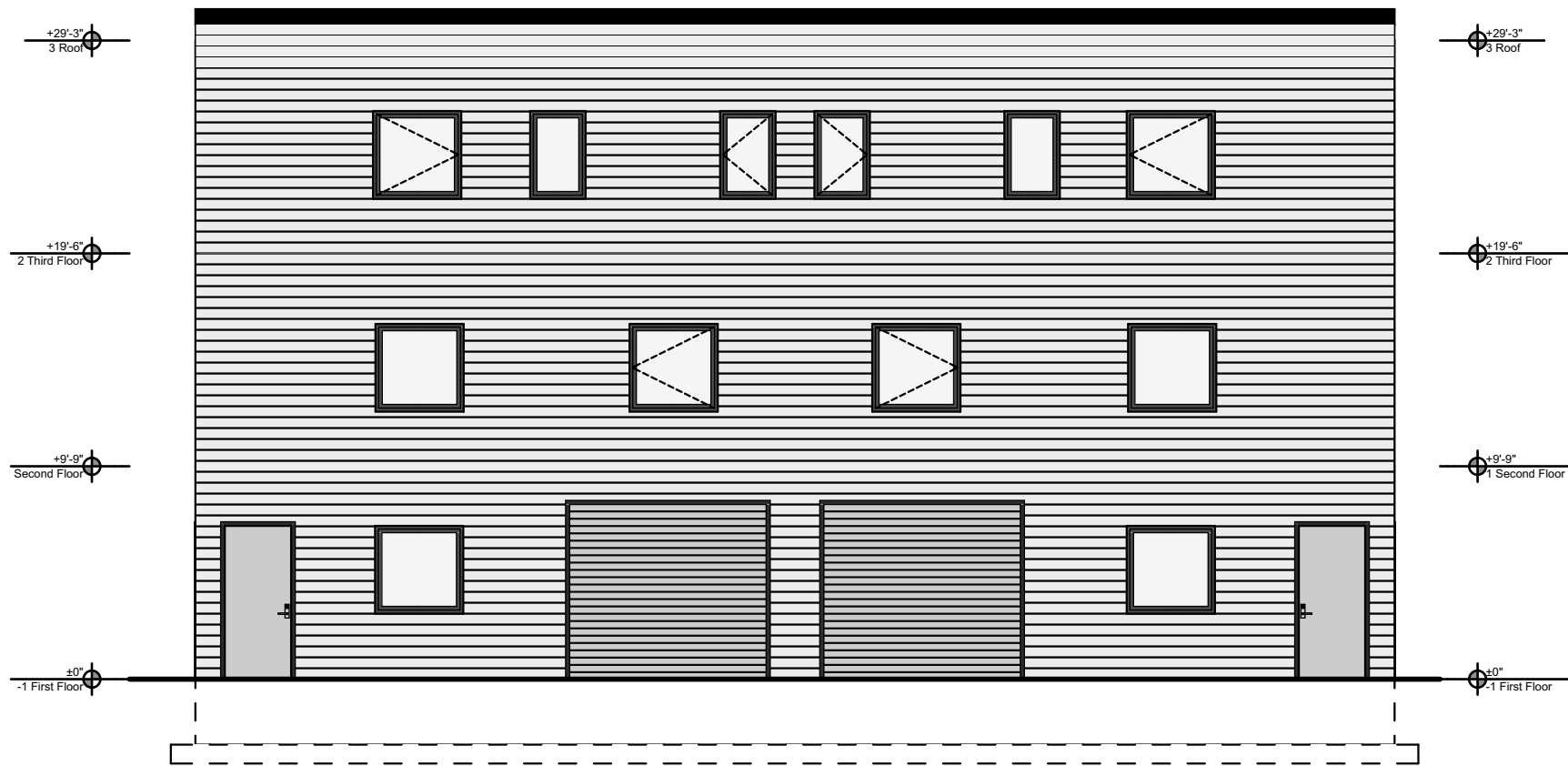
1 First Floor Plan
SCALE: 3/32" = 1'-0"



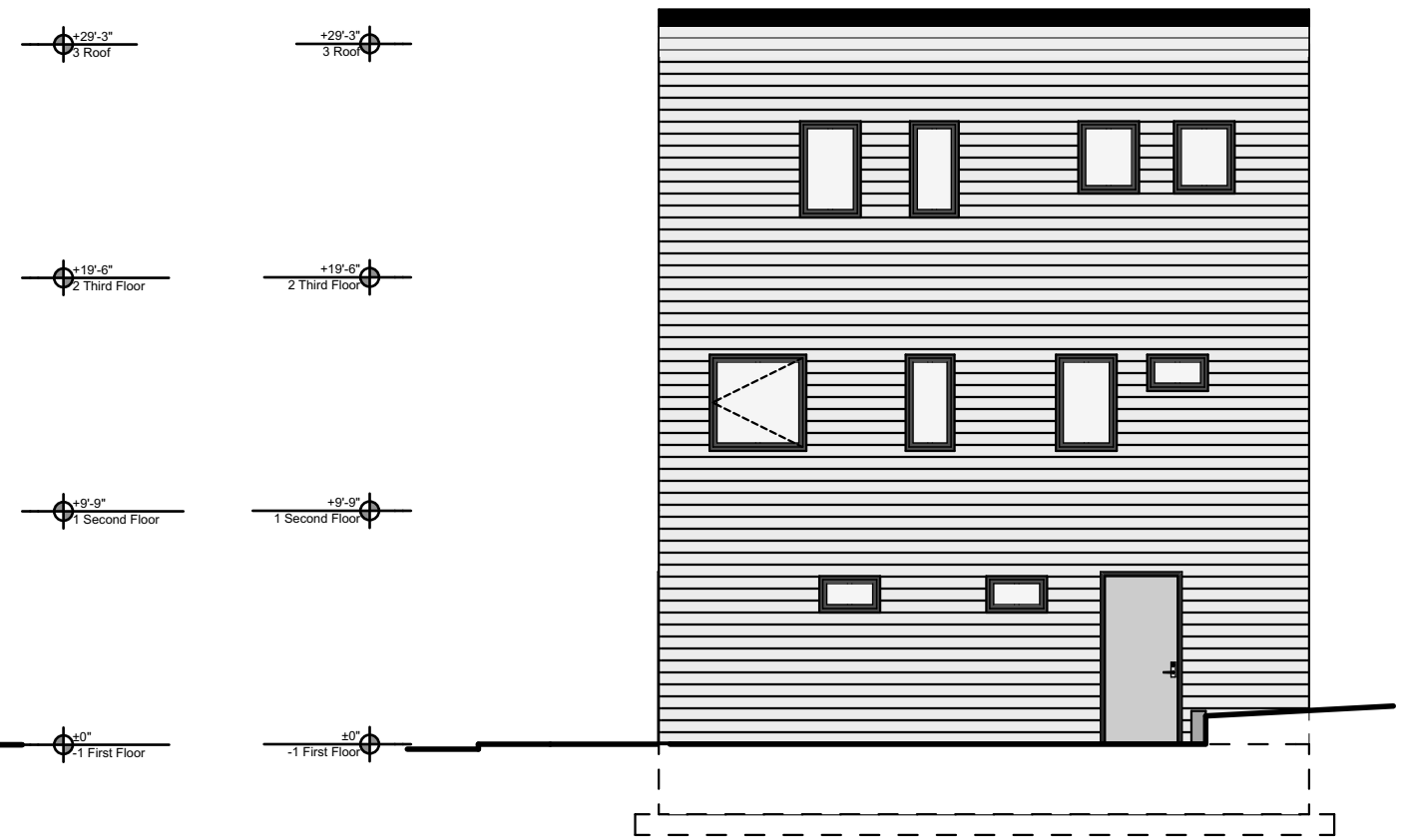
2 Second Floor Plan
SCALE: 3/32" = 1'-0"



3 Third Floor Plan
SCALE: 3/32" = 1'-0"



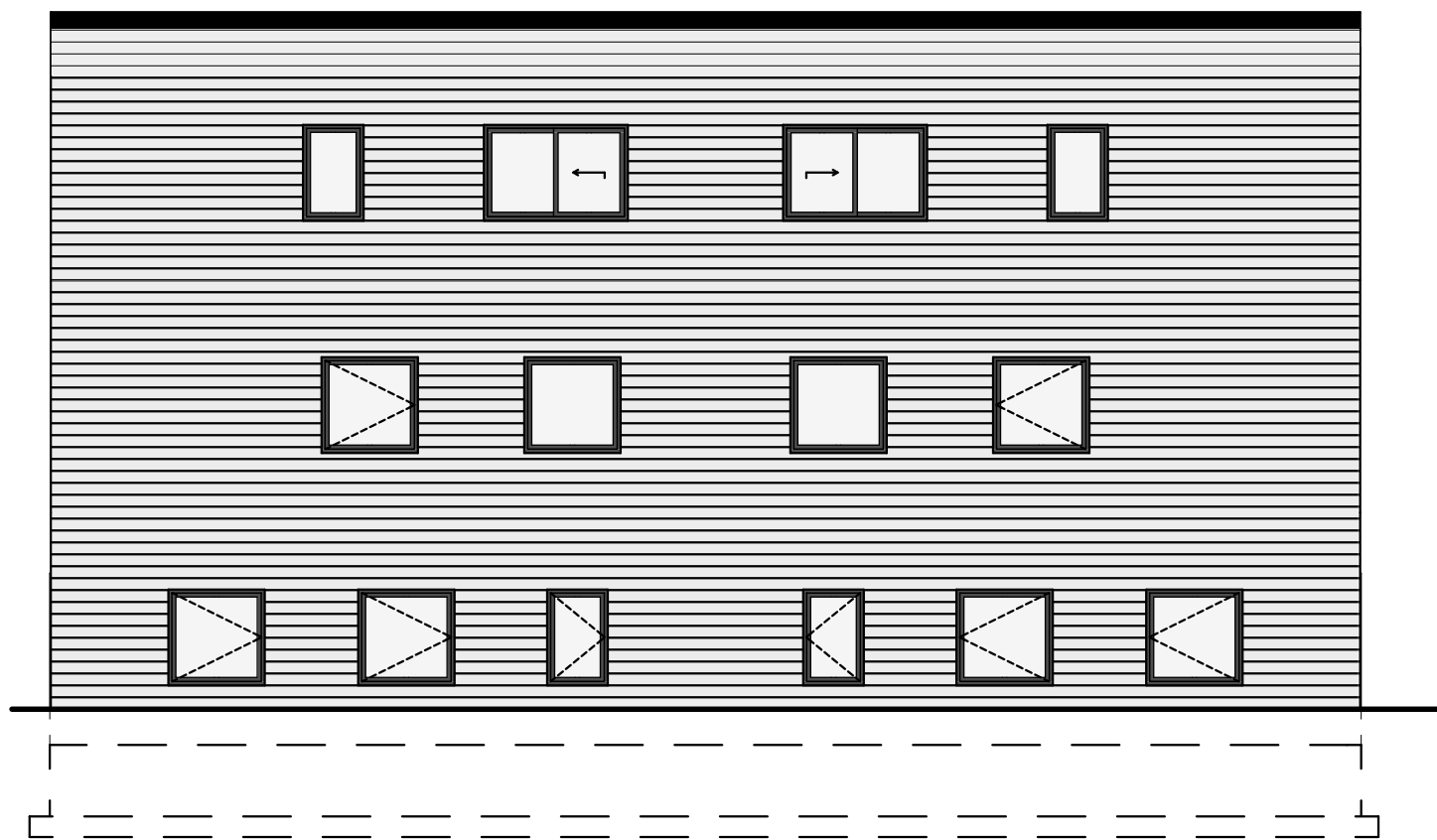
1 North Elevation
SCALE: 1/8" = 1'-0"



2 East Elevation
SCALE: 1/8" = 1'-0"

1216 & 1220 Rush St.
HRC.9: Elevations

FAR PROJECT #2424



+29'-3"
 3 Roof
 +19'-6"
 2 Third Floor
 +9'-9"
 1 Second Floor
 ±0"
 1 First Floor

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



+29'-3"
 3 Roof
 +19'-6"
 2 Third Floor
 +9'-9"
 1 Second Floor
 ±0"
 1 First Floor

2 West Elevation
 SCALE: 1/8" = 1'-0"

1 FINISH OPTIONS

Stucco remains the most popular exterior cladding in the United States because of its natural beauty, durability, low maintenance requirements, and wide variety of design possibilities. With all these design possibilities, it can feel overwhelming to choose a stucco product, texture, and color for a building or home. As the leading stucco manufacturer, Omega Products International designed this color chart to help with the selection process. There are three basic steps that need to be considered when selecting a stucco finish:

- Select the type of finish.
- Select the desired texture.
- Select the color(s).

These steps can be generally worked on in this order but are often interdependent. For example, the desired texture may not be available in an acrylic-based finish, or a dark color may not be available in a cement-based finish.

The information in this chart is intended to help determine which product may be the best option for a project. However, it is recommended that a professional painter or applicator be involved in the final selection of the product, texture, and color.

Step 1. Choosing the Finish Type

Omega's finishes can be divided into two general product types: cement-based stucco finishes or acrylic-based textured finishes. Both types of finishes can achieve similar, though not identical, appearances, but they have distinct advantages and limitations that should be considered when making a selection.

Cement-based Finishes
ColorTek is a premium, factory-blended family of cement-based finishes that are very similar to the traditional stucco finishes that have been used for hundreds of years. These economical finishes are one of the longest-lasting, most durable, lowest maintenance exterior cladding options. In addition, they are naturally fire, impact, and mold resistant. ColorTek is manufactured using cement, hydrated lime, graded aggregates, and proprietary performance-enhancing additives. It comes in five aggregate combinations, shown on the textures page, that allow design flexibility and a variety of finish textures.

ColorTek stucco is available in Base 2 (grey), Base 10 (white), Base 1 (beige), and Base 3 (dark grey), which may be colored in the field using the Omega ColorTek System. Alternatively, ColorTek is offered as a factory mixed colored stucco, minimum quantities may apply when ordering factory-blended products.

TransFlex is a cement-based interior/exterior finish designed to achieve a variety of sedimentary stone appearances, such as travertine, limestone, and sandstone. Its texture can range from distressed to smooth and can be carved or cast into shapes. TransFlex is an excellent choice to create a beautiful, warm stone appearance with a lower cost, lower weight, and shorter lead time than real stone.

AlkoFlex is a cement-based interior/exterior finish designed to achieve a variety of sedimentary stone appearances, such as travertine, limestone, and sandstone. Its texture can range from distressed to smooth and can be carved or cast into shapes. TransFlex is an excellent choice to create a beautiful, warm stone appearance with a lower cost, lower weight, and shorter lead time than real stone.

Finish Comparison Chart. This chart compares relative performance of the finish options.

FINISH PROPERTY:	COLORTEK	OMEGAFLX	AKROFLEX	AKROSLATE	PROPLUS
Crack Resistance	**	***	***	****	*****
Dist and Stain Resistance	**	***	***	****	*****
Color Fading and Reflection Resistance	**	***	***	****	*****
Vapor Permeability	*****	***	***	***	**
Durability	*****	***	***	***	***
Color Options	***	****	****	****	****
Cost of Material	\$	\$\$\$	\$\$\$	\$\$\$	\$\$\$

COLOR & TEXTURE COLLECTION



MANUFACTURING A COMPLETE LINE OF WALL SYSTEMS & FINISHES

Omega Products International is the leading stucco manufacturer in the United States. All products are manufactured in the USA at our high-tech facilities, to our exacting quality standards. We use only the finest quality materials to ensure consistent and vibrant colors. Our products are backed by Omega's industry-leading technical support and system warranties, which have helped make Omega the professional's choice since 1974.



- ColorTek Stucco Finishes
- 100% Acrylic-Based Stucco Finishes
- Crack Isolation Systems
- Diamond Wall One Coat Stucco Systems
- Super Cement Three Coat Systems
- Akroflex Exterior Insulation & Finish Systems (EIFS)
- Masonry Adhered Veneer Systems (MAVS)
- Water & Air Barrier Coatings
- EPS Foam Shear Coatings
- Performance Enhancing Admixtures
- Primers & Coatings
- Bonders, Cleaners & Sealers



Omega Products International - Corporate
 1681 California Ave., Corona, CA 92881
 Phone: (951) 737-7447 • Fax: (951) 520-2394
 info@omega-products.com

3 COLORS

Step 1. Choosing the Color(s).

CUSTOM COLORS AVAILABLE

The standard colors on this chart have the shortest lead time and are the most economical color options that Omega offers. However, if one of these standard colors does not work for your project, Omega specializes in matching a wide spectrum of custom colors utilizing our state-of-the-art color lab. Provide a color sample or color number from most paint manufacturers, and we can match it. Additional fees may apply.

To request a custom color match or a sample, use Omega's Sample Request System on our website.



GREY COLOR SELECTION

Below are Omega's 45 standard colors that are available in any of our cement-based or acrylic-based finishes. These colors utilize Omega's UV-stable powder pigments or liquid colorants that add long-lasting beauty to any project.

1C000 OMEGA WHITE BASE 10	1C100 COOL GREY BASE 2	1C300 ROCK GREEN BASE 2	1C400 BROWN HAZEL BASE 2	1C400 SONOMA BASE 2
1C010 CHENILLE BASE 10	1C110 CLOUD COVER BASE 2	1C310 SIERRA LEDNE BASE 2	1C400 CAPPAICORRO BASE 2	1C400 WESTMINSTER GOLD BASE 2
1C015 FLORAL WHITE BASE 10	1C115 TUMBLE BASE 2	1C315 FEATHERLY BASE 2	1C400 PRARIE DOG BASE 2	1C010 LIGHT TOST BASE 10
1C020 SNOW BASE 10	1C120 SHARK GREY BASE 2	1C400 SWAIN DUNNLOW BASE 2	1C400 BROOKS BASE 2	1C015 HARVEST GOLD BASE 2
1C025 COCONUT BASE 10	1C125 CHOCOLLA BASE 2	1C410 BRON BUDGE BASE 2	1C405 SURREY BUDGE BASE 2	1C020 BRUSHED PEACH BASE 10
1C030 MILKY QUARTZ BASE 10	1C130 CLOUD BASE 2	1C415 BUSHSHINE BASE 2	1C400 TUCCA BASE 2	1C025 CHESSCABE BASE 10
1C035 OAKS BASE 10	1C135 PURPLE MOON BASE 2	1C420 SWAIN TULIPS BASE 2	1C405 SAFARI TAN BASE 2	1C030 CREAM ROSE BASE 2
1C040 BONE BASE 2	1C140 TRUE GREY BASE 2	1C425 VANILLA CREAM BASE 2	1C410 ONION SKIN BASE 2	1C035 WILLOWHIRE BASE 2
1C045 BACTIC ICE BASE 10	1C145 STONE AGE BASE 2	1C430 BIRCH BASE 2	1C415 DOWNY PLAINS BASE 2	1C040 ENVY BASE 10

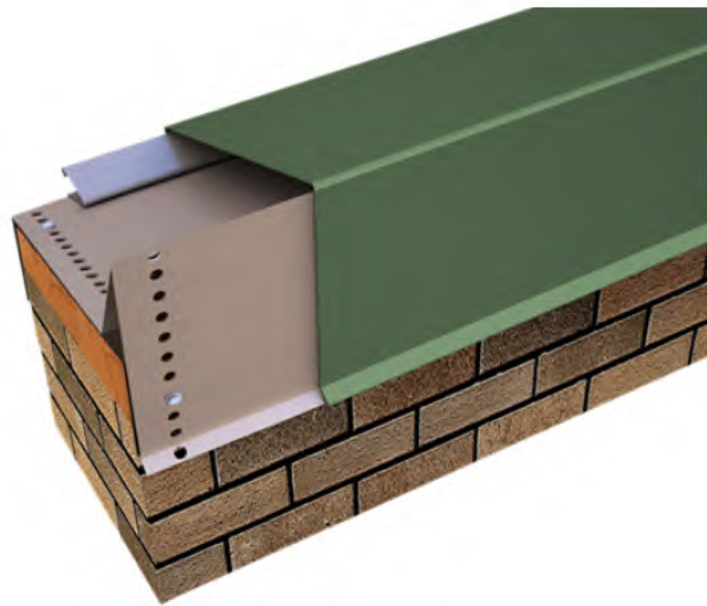
The correct finish base must be used in order to create the colors shown on this chart. For ColorTek, the base is listed below each color. For the acrylic-based finishes, all standard colors use the standard (grey) base.

IMPORTANT NOTE: The colors represented by these samples are approximate color only. Actual color will vary due to climatic conditions, job conditions, method of application, finish material, mixing techniques, and other factors that are beyond the control of Omega Products International. Final color must be made from actual product applied by the applicator under actual job conditions to ensure color accuracy.



STUCCO PRODUCT AND EXAMPLES

1216 & 1220 Rush St.
 HRC.11: Product Examples



Perma-Tite Coping

Tapered, Flat, Existing Slope

Perma-Tite Coping provides an excellent solution for parapet conditions. Key features include:

- o Full snap-on design with no exposed fasteners.
- o 20-gauge galvanized steel anchor clips with factory-applied stainless-steel spring.
- o Industry-tested for long-term performance against high wind events.
- o Fast and easy installation.
- o Backed by a 20-year, 120 MPH Wind Warranty.
- o Custom-fabricated sizes to meet specific job requirements.

PERMA-TITE
20-YEAR, 120 MPH
WIND WARRANTY

 Request A Quote

ROOF COPING FINISH

BLACK COLOR SELECTION

COLOR CHART

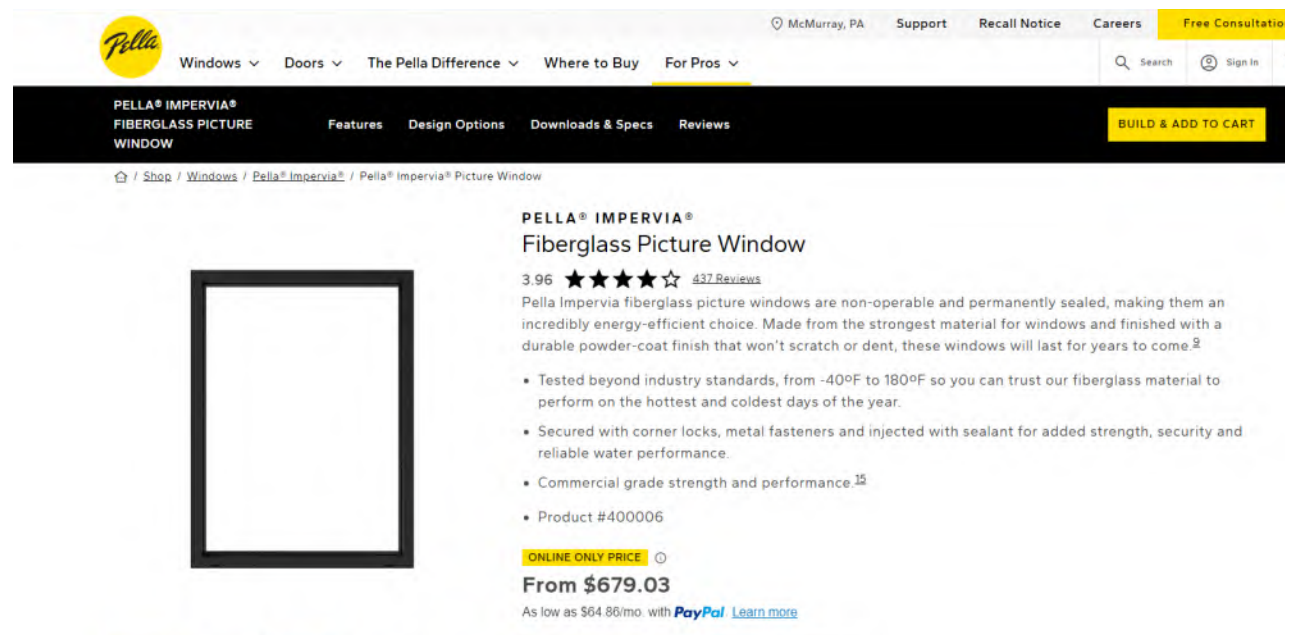
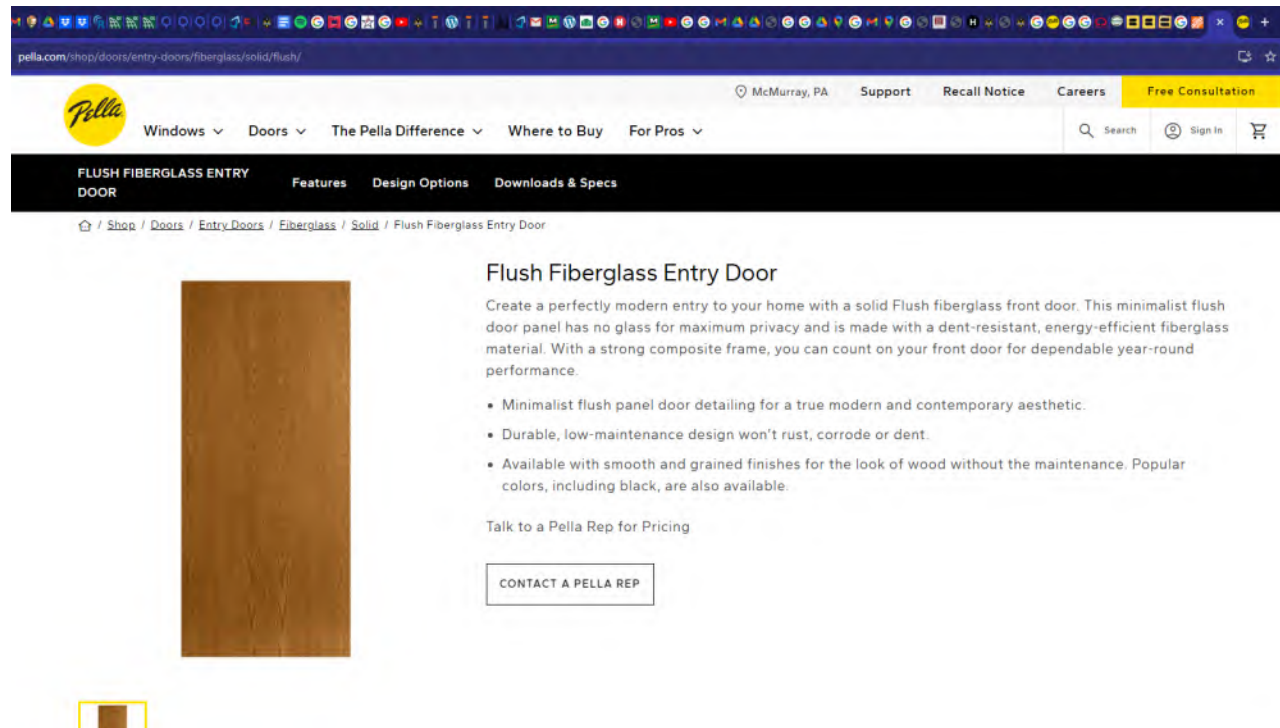


Express Colors*	 Almond	 Bone White	 Cityscape	 Clear Anodized	 Dark Bronze	
	 Medium Bronze	 Sandstone	 Sierra Tan	 Slate Gray	 Stone White	
Standard Colors	 Aged Bronze	 Antique Bronze	 Black ▲	 Buckskin	 Cardinal (Regal) Red	
	 Charcoal (Charcoal Gray)	 Classic Bronze	 Colonial Red	 Evergreen	 Forest (Sherwood) Green	
	 Granite	 Hartford Green	 Hemlock Green	 Inkwell	 Interstate (Regal) Blue	
	 Iron Ore	 Mansard Brown	 Midnight (Extra Dark) Bronze	 Musket Gray	 Onyx (Matte Black) ▲	
	 Pacific Blue	 Patina Green ▲	 Regal White	 Sky (Military) Blue	 Terra Cotta	
	Premium Colors	 Award Blue	 Champagne (Metallic)	 (Classic) Copper Penny	 Sand Stone ■★	 Silver (Metallic)
		 Siversmith	 Weathered Zinc	 Zinc		

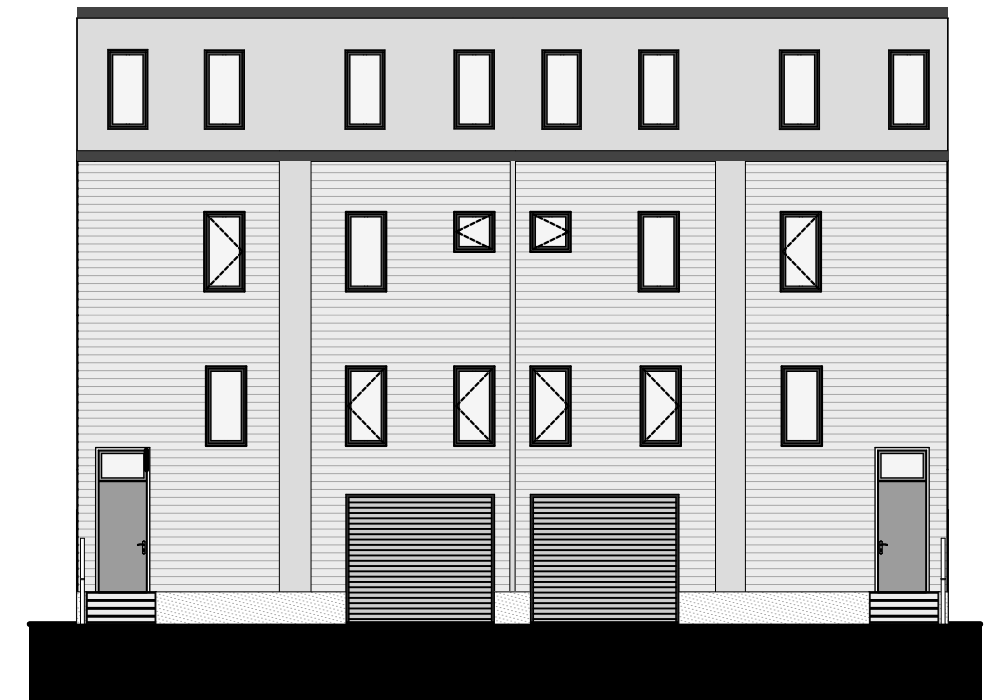
* = Also in Mill Finish
■ = Post-Painted
▲ = Must Specify Supplier
★ = Available in 3 Other Stone Colors

Our colors are deep, rich and true. Made of Valspar's Fluorpon® High Performance Hylar 5000®/Kynar 500® finish, they offer the ultimate in resistance against fading and weathering. Custom colors also available. METL-0008

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EXTERIOR DOOR AND WINDOW LOOK



1216 & 1220 Rush St.
HRC.7: Existing Compared to New