Inspections Division

Date: 08/23/13

Description of Intent for 500 Washington Ave Emergency Exterior Repairs and Alterations

During a recent survey of the 500 Washington Ave Exterior, it was determined that the brick façade on the 3rd floors as well as the stair towers on the East and West ends of the building connecting the 2nd and 3rd floors was failing. We had noticed failures in specific locations over the past year, but the total survey revealed the extent of siding needing repair.

Although this is being treated as an emergency repair, the owners of the building have decided to use this opportunity to update the buildings appearance. We have mobilized Archetype PA to develop renderings and important details for the project, but due to time constraints, we are treating this repair as a design-build project. Another factor to this approach is that the 3rd floor will be vacant during an already permitted TI buildout and the impact to the current tenant will be mitigated during this time.

The proposed finish for the 3rd floor and stairwells will replace the brick façade with a metal corrugated siding using concealed fasteners and pre-made corners giving a very finished look. The final manufacturer has not been determined, but we will use a system equivalent to Berridge HR wall panel. The windows will be replaced with a system 400 aluminum window system with non-operational panes.

Along the North face of the building, as well as the east and west returns into the stairwells, the existing 2x6 wood siding will be added to, as shown in the attached wall section. This will allow spandrel sections to link the new windows which will be installed in the same location as existing (see attached photos of North Side of Building as-is).

Along the South face of the building, no spandrel detail will be used, and new windows will simply be installed in the locations of the existing windows. Because of this, the existing wall will not need to be added to and the siding will be attached directly over the existing sheathing.

There is a light-gauge architectural detail which will be installed over the 500 Washington Entrance and along the roofline of the East and West stair wells. Details of the construction and attachment of this feature will be included in the field notes of the design professionals involved.

We appreciate your help in processing this application so we can mitigate any safety issues that this failure may present.

Stefan Scarks

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