



SHADYSIDE FOUR-SQUARE (UNDER CONSTRUCTION)

Schematic Design & Permit/Construction Documents for a Gut Rehab in Shadyside / Pittsburgh, PA / 2024
AFTERHOURS Design Collaborative

A classic Pittsburgh tale. This 5 bedroom, 3-story, 2000 SF home in Shadyside built in 1904 is a relic of the Progressive Era affluence in the city around the turn of the 20th century. Evidenced by its many remaining original details including the ornate wood staircase, heavy oak pocket doors, boarded 2-1/4" white oak flooring, decorative fire place surrounds, stone sills, butter-jointed masonry, brick quoins, and sandstone foundation, the home was built at a time when buildings were made to last, with care and with quality materials. Unfortunately, the home has suffered the same fate as many others in the city following years of population loss, disinvestment, and economic decline throughout the mid- to late-20th century, falling into a state of disrepair after years of neglect and poor maintenance.

The new owners of the property sought to revive and update the home, opting for a full gut rehab while attempting to retain as much of the original character and detail as possible. AFTERHOURS was asked to assist with the space planning/reconfiguration of the new kitchen, powder room, primary suite, secondary bedrooms, bathrooms, storage, rear deck, and new 2-car garage in the basement with ramped driveway, and prepare Permit and Construction Documents for the proposed work.

Prior to beginning the design work, the existing conditions of the home were documented using 3D LiDAR scanning. The 3D building model was then used to draft detailed existing floor plans to serve as the basis for developing schematic floor plans, demolition plans, and new construction plans.

AFTERHOURS coordinated with a structural engineer to provide recommendations for all manipulations of the load-bearing structure; provided all documents required for permitting/construction, including demolition plans, new construction plans, site plan, and building sections; and coordinated with the city zoning department and permitting office to facilitate zoning/permit approval and facilitate project conformance to all municipal requirements.

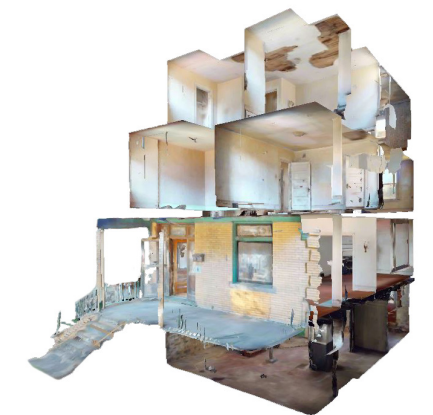
The project is currently under construction.

Years
Design 2024

Design
AFTERHOURS: Garrett Rauck, Candace Ju

Design Consultants
Structural Engineer: House and Building Engineering

Construction
Dale Hummel Construction



(Above) 3D LiDAR scan of existing building—first, second, and third floor plans and 3D view—used as the basis for drafting accurate existing building plans.
(Opposite) Exterior view of existing house from Walnut Street, looking north.



First Floor: existing foyer and staircase



First Floor: existing living room and dining



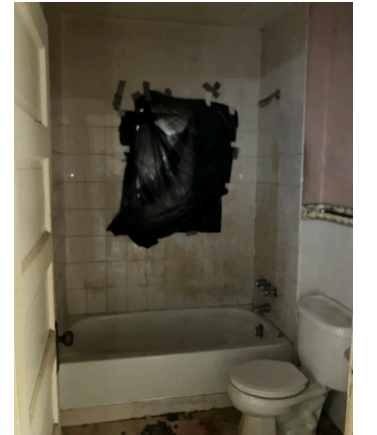
First Floor: existing kitchen



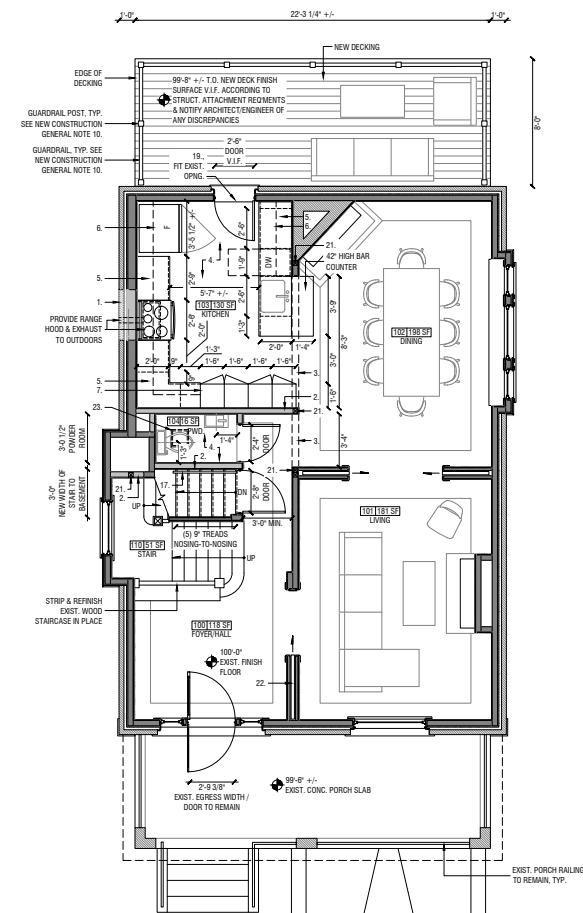
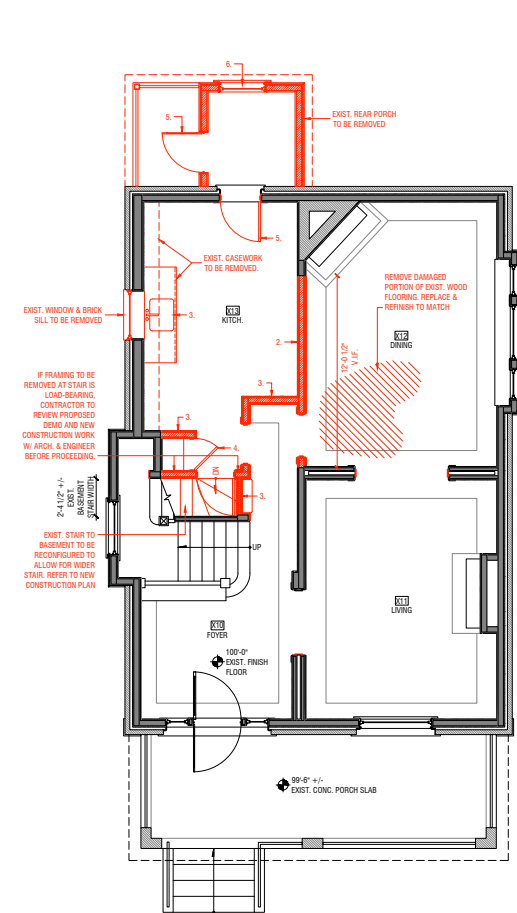
Second Floor: existing southeast bedroom



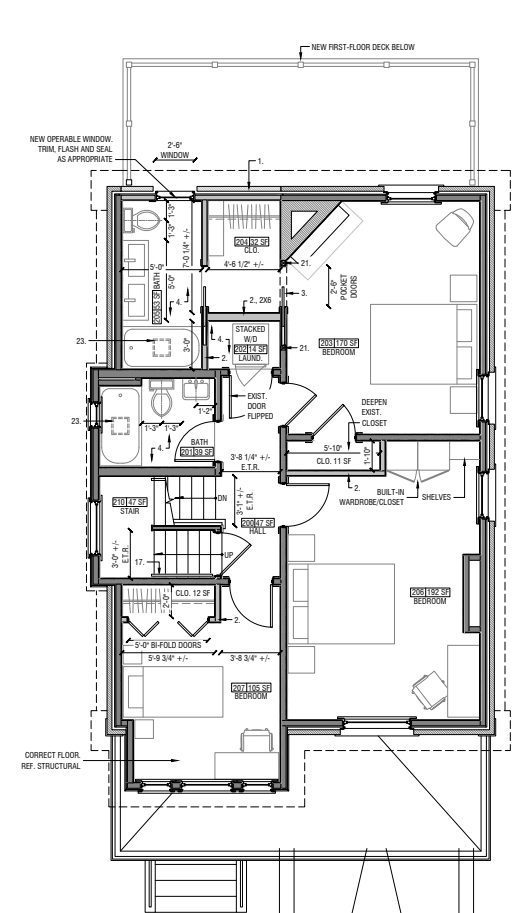
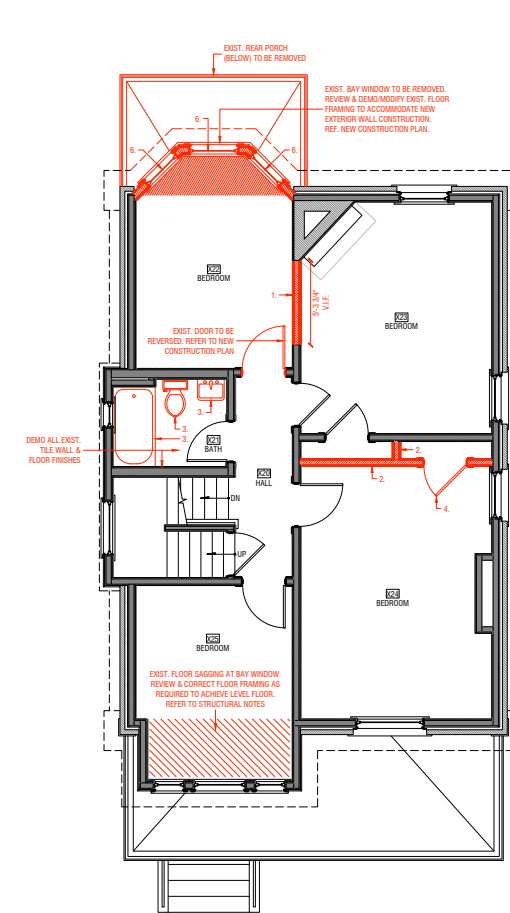
Second Floor: existing hall



Second Floor: existing full bath



(Left) First Floor Demo Plan. (Right) First Floor New Construction Plan.



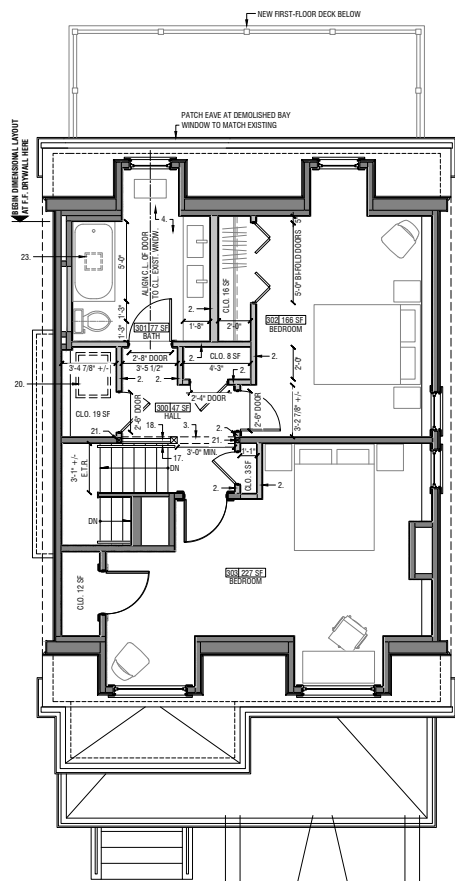
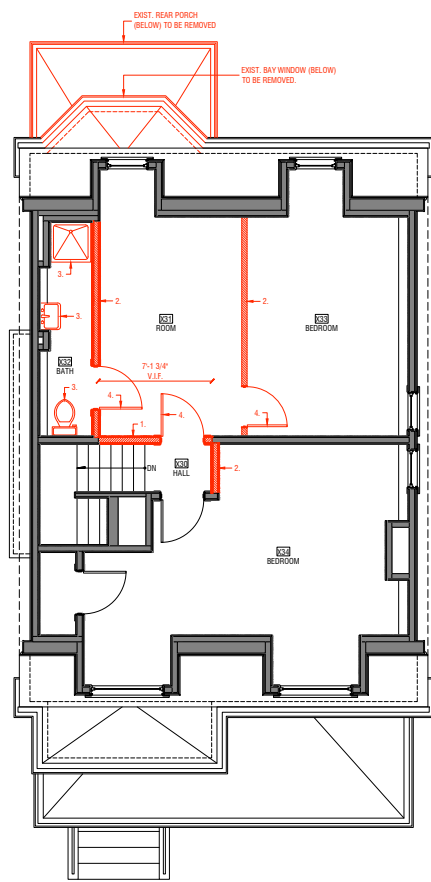
(Left) Second Floor Demo Plan. (Right) Second Floor New Construction Plan.



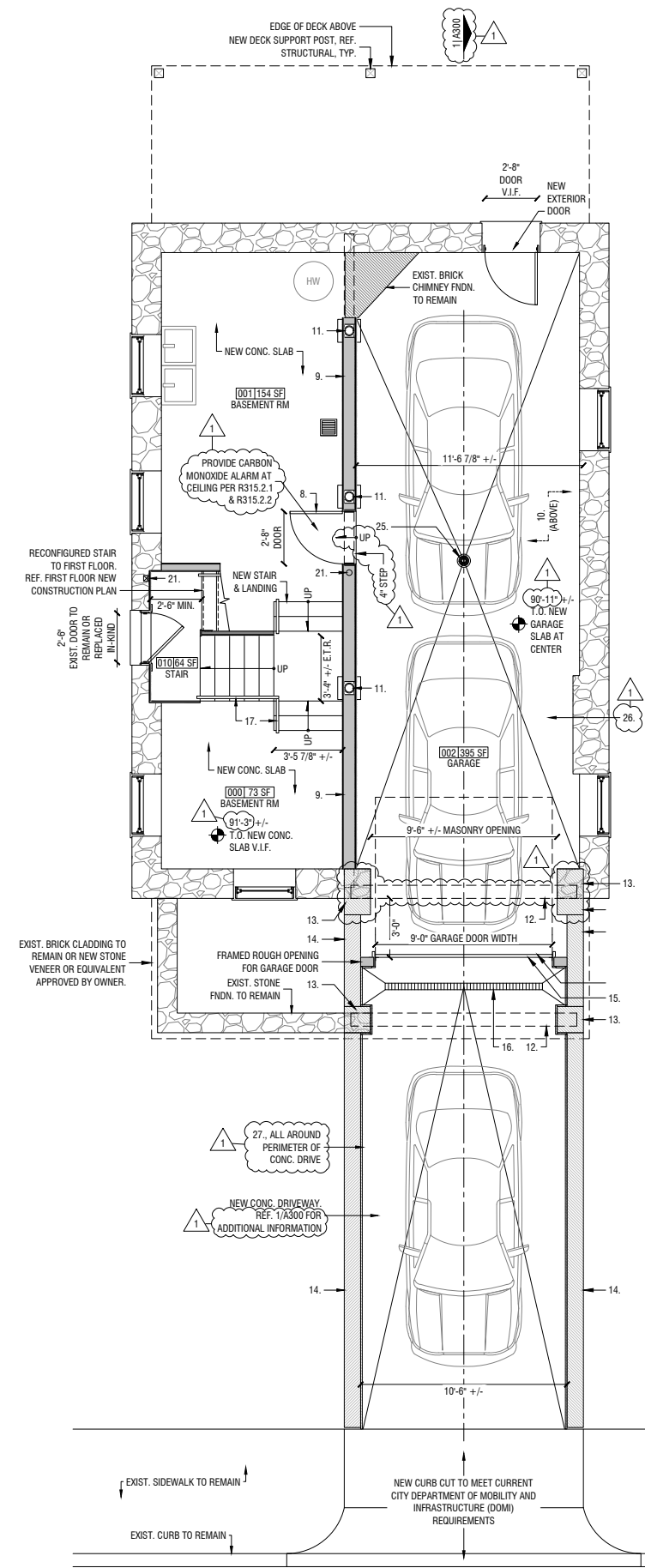
Third Floor: existing south bedroom



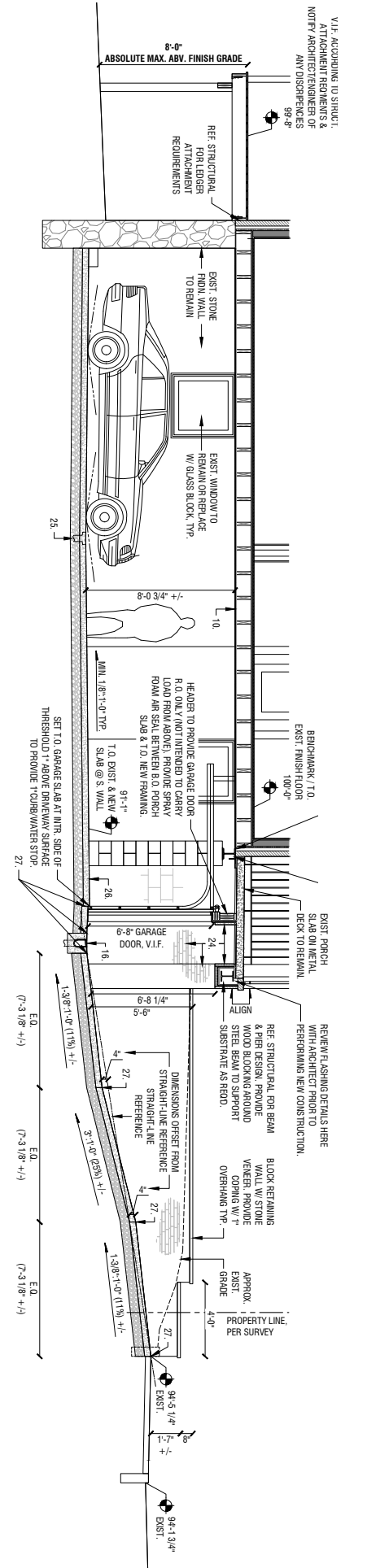
Third Floor: existing north bedroom



(Left) Third Floor Demo Plan. (Right) Third Floor New Construction Plan.



Basement New Construction Plan & Partial Building Section showing proposed basement garage and ramped driveway.



V.I.F. ACCORDING TO STRUCT. ATTACHMENT REQUIREMENTS & NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES



(Above) Construction photos following plaster and lath demolition. (Opposite) Third floor following plaster and lath demolition.