

Grandview Townhomes

511 - 525 Grandview Avenue

Zoning District: Grandview Public Realm 'A'



Eight new single family townhomes:

- Open plan gourmet kitchen, living room/dining room
- 2-car garage and bonus room on lower level
- Master bedroom suite with master bath, walk-in closet, and balcony
- 3 additional bedrooms with private baths and ample closet space
- Front patios, and roof decks with panoramic city views
- Optional elevator connecting all four floors plus roof deck

TITLE Cover Sheet



984 Greenfield Ave
Pittsburgh, PA 15217
v. 412.726.1941
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Hart Project No.
Client Project No.

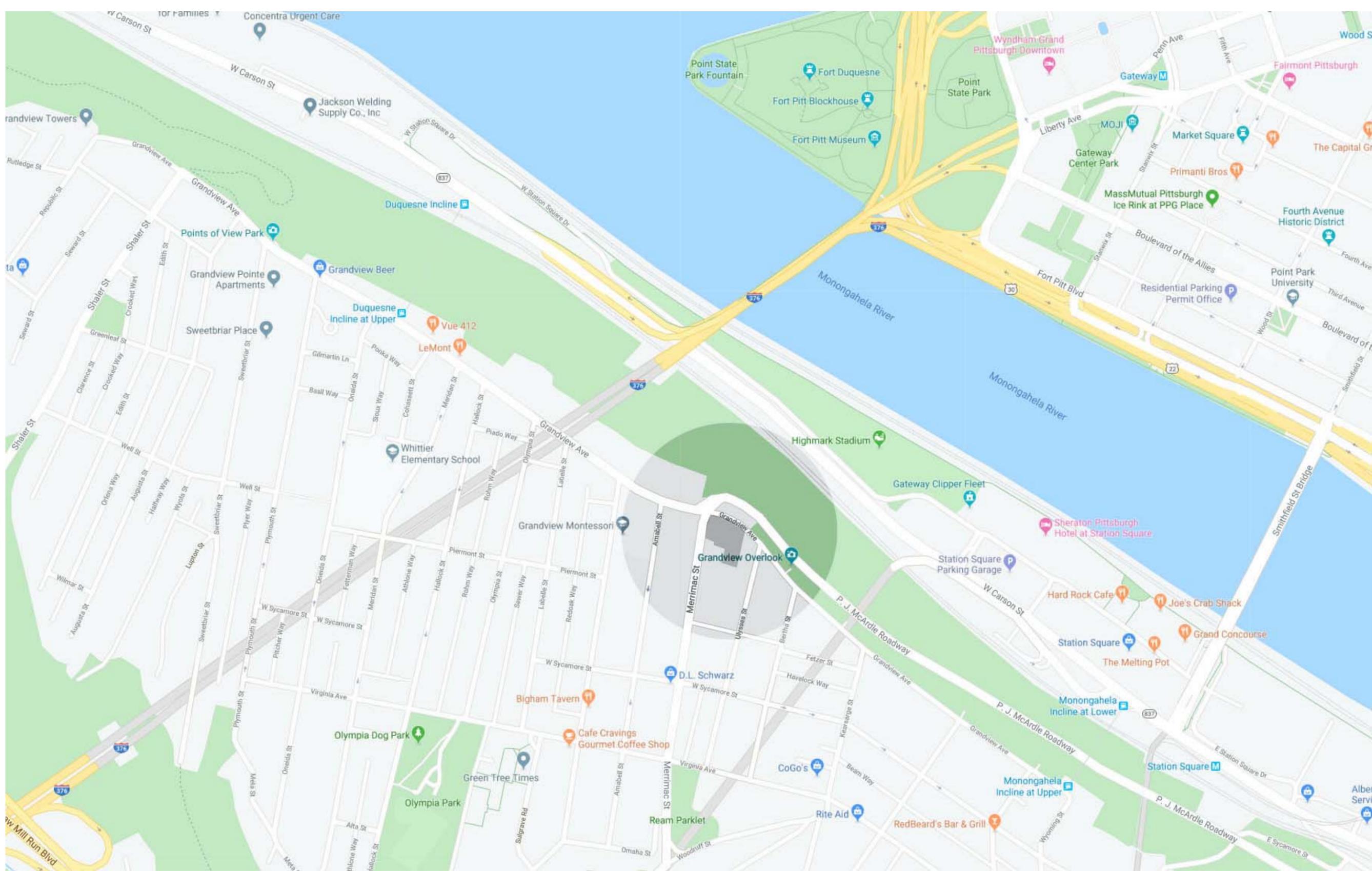
1807.576

RFI Reference
Submittal Reference
Detail Reference
Date Issued
Scale

Client: Senko Construction
Grandview Avenue
Pittsburgh, PA 15211

08/03/20

NUMBER
SK00



TITLE Location - Map



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 Pittsburgh, PA 15217
 v. 412.726.1941
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Hart Project No.
 Client Project No.

RFI Reference
 Submittal Reference
 Detail Reference
 Date Issued
 Scale

1807.576

08/03/20

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 Pittsburgh, PA 15211

NUMBER
SK01



TITLE Location - Aerial 2



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Detail Reference

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Scale

1807.576

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Grandview Avenue
Pittsburgh, PA 15211

08/03/20

NUMBER
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TITLE Location - Aerial



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NUMBER
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TITLE Street View - looking east



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Detail Reference
Date Issued
Scale

1807.576

Client: Senko Construction
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Pittsburgh, PA 15211

08/03/20

NUMBER
SK04



TITLE Street View - looking west



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Detail Reference
Date Issued
Scale

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Client: Senko Construction
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Pittsburgh, PA 15211

08/03/20

NUMBER
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TITLE Street View - Looking North



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Detail Reference
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Scale

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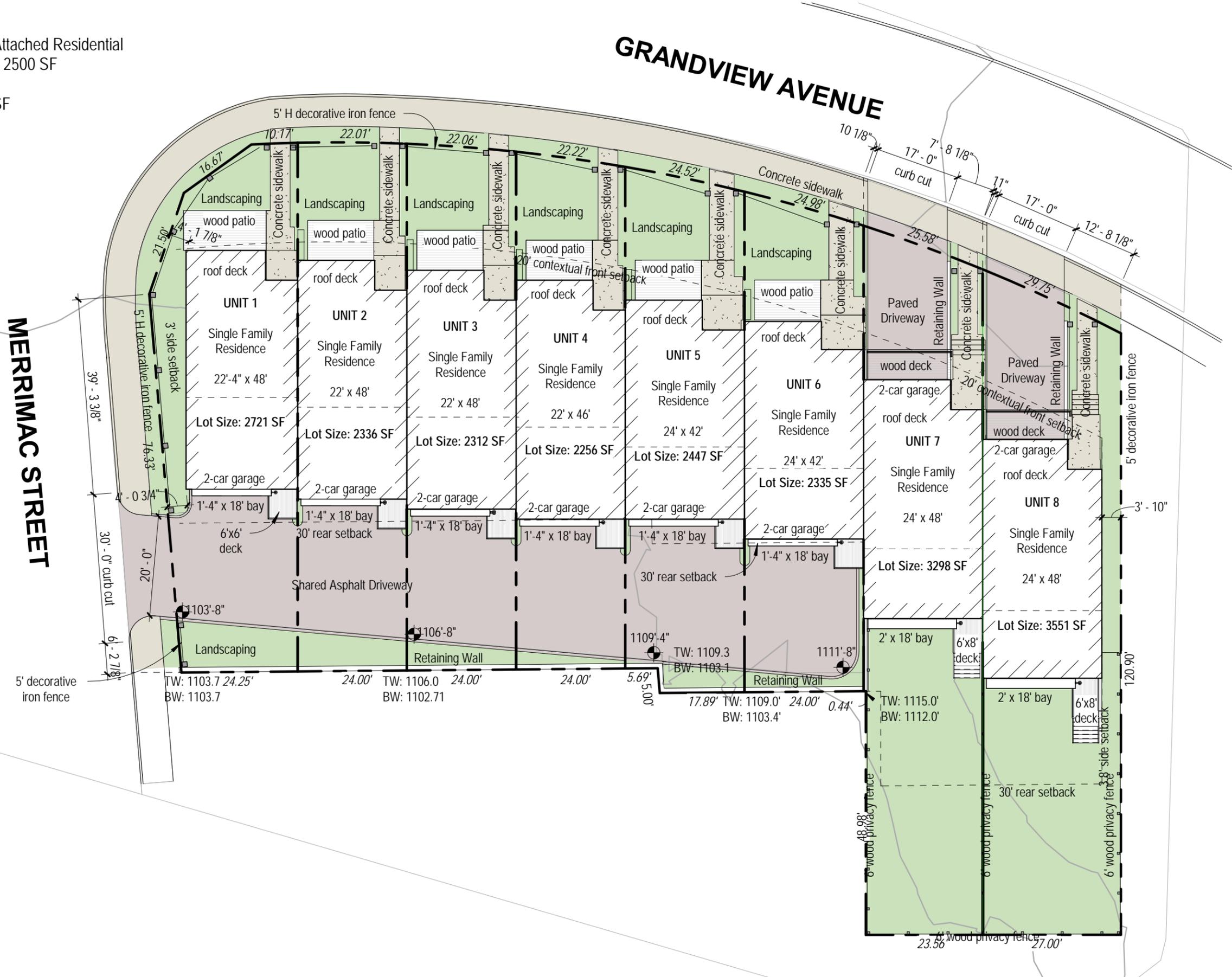
Client: Senko Construction
Grandview Avenue
Pittsburgh, PA 15211

08/03/20

NUMBER
SK06

Grandview Public Realm A
 908.02.D.1 (c) 1 Single-Unit Attached Residential
 Min Lot size per dwelling unit: 2500 SF

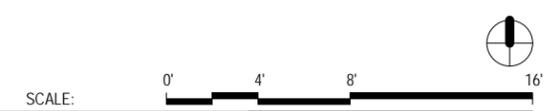
Aggregate Lot Area: 21,256 SF
 Average Lot Size: 2657 SF





Street View from the East
Grandview Avenue Townhomes

8/3/2020 11:27:05 PM







View at Rear Drive
Grandview Avenue Townhomes

SCALE: 0' 4' 8' 16'



View at Front Gate
Grandview Avenue Townhomes

8/3/2020 5:30:55 PM





984 Greenfield Ave Pittsburgh, PA 15217
 www.hartarc.com p: 412.214.7550
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2 South Building Elevation
 1/8" = 1'-0"



1 North Building Elevation
 1/8" = 1'-0"

Client: Senko Construction
Grandview Avenue Townhomes

Grandview Avenue
 Pittsburgh, PA 15211

Construction Documents

Description	No.	Date

Date: 11.08.2019
 Hart Arch Project No.: 1807.576

Exterior Elevations



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Client: Senko Construction
Grandview Avenue Townhomes
Grandview Avenue
Pittsburgh, PA 15211

Construction Documents

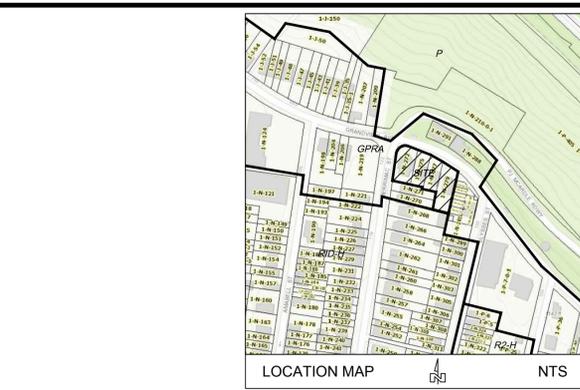
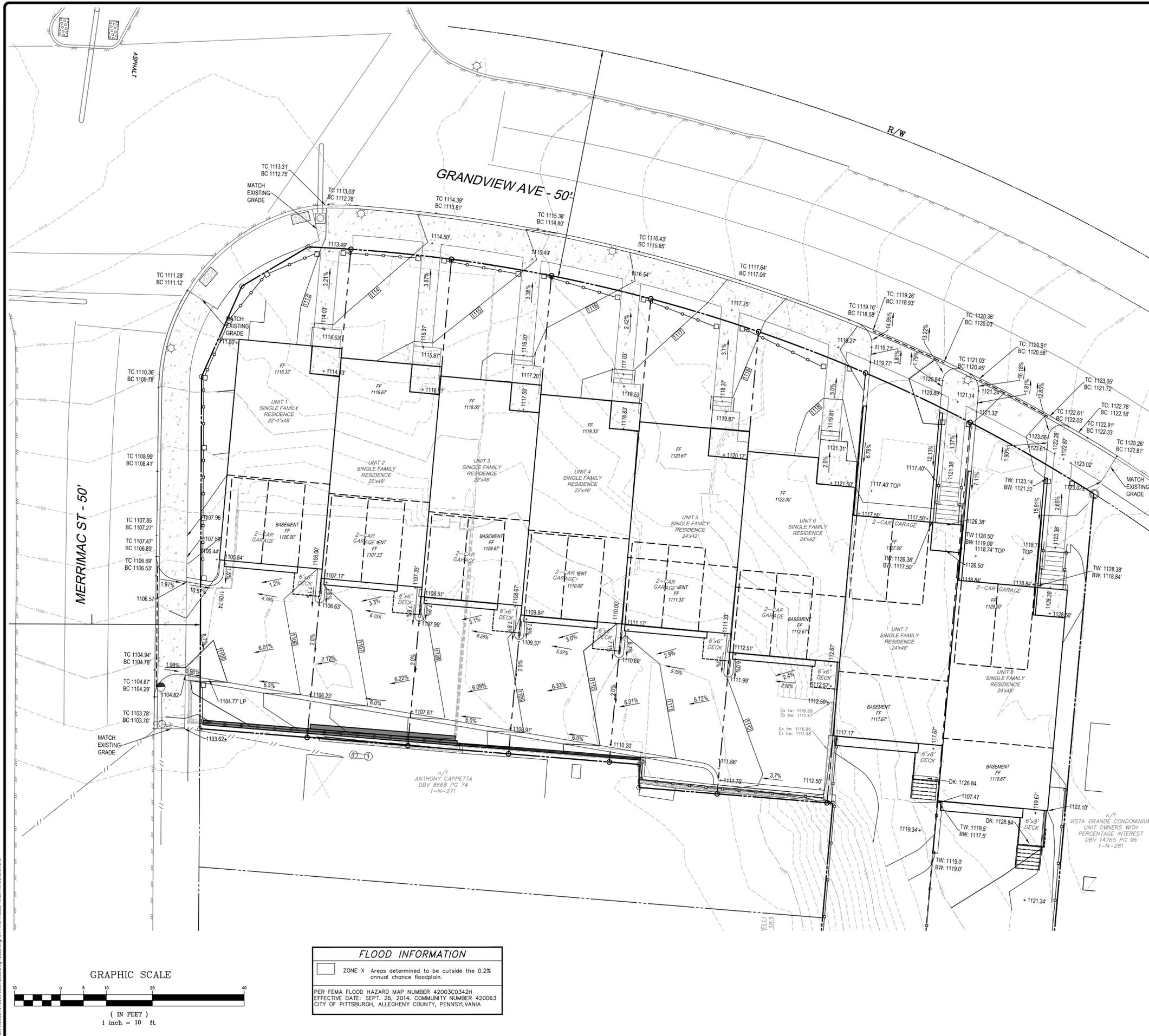
Description	No.	Date

Date 11.08.2019
Hart Arch Project No. 1807.576

Exterior Elevations

A2.2





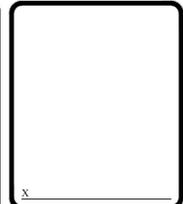
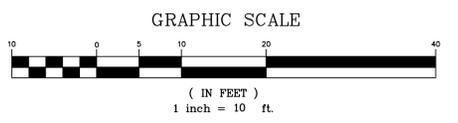
GRADING NOTES

1. EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING AND STOCKPILING TOPSOIL, MASS GRADING, EXCAVATION, FILLING, UNDER CUT AND REPLACEMENT, IF REQUIRED, AND COMPACTION.
2. THE CONTRACTOR SHALL UNDERCUT AND REMOVE POOR, UNSUITABLE, OR DELETERIOUS MATERIALS PRESENT THE SITE AND REPLACED WITH SUITABLE MATERIAL AND COMPACT AS RECOMMENDED BY THE GEOTECHNICAL REPORT.
3. ALL AREAS NOT PAVED SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION AND SEDIMENTATION CONTROL PLAN, UNLESS NOTED OTHERWISE.
4. ALL EXCESS SOIL MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
5. BUILDING FOUNDATION DESIGN WAS PREPARED BY OTHERS. INSTALL IN ACCORDANCE WITH PLANS AND DETAILS PREPARED BY OTHERS.
6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS OF ACT 287, NOTIFICATION OF PUBLIC UTILITIES PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITY LINES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
7. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS. ALL AREAS OF THE SITE MUST BE GRADED TO MAINTAIN POSITIVE DRAINAGE TO A STORMWATER COLLECTION FACILITY. ANY LOCALIZED DEPRESSIONS WITHIN PAVED AREAS MUST BE ELIMINATED.
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13. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EARTHWORK VOLUMES PRIOR TO CONSTRUCTION.

Existing Legend	
Ex tw: XXXX.XX	Top of Wall
Ex bw: XXXX.XX	Bottom of Wall
Ex: XXXX.XX	Spot Grade
PROPOSED LEGEND	
PR TW: XXXX.XX	TOP OF WALL
PR BW: XXXX.XX	BOTTOM OF WALL
DK: XXXX.XX	DECK

LEGEND			
—//—	OVERHEAD ELECTRIC LINE	CS	COMBINATION SEWER
—E—	UNDERGROUND ELECTRIC	SMH	SANITARY MANHOLE
UP	UTILITY POLE	CO	CLEANOUT
GP	GUIDE POLE	MH	MANHOLE
EM	ELECTRIC METER	ST	STORM SEWER
LP	LIGHT POLE	SMH	STORM MANHOLE
G	GAS LINE	CB	CATCH BASIN
GV	GAS VALVE	EW	END WALL
GM	GAS MARKER	TMH	COMMUNICATION MANHOLE
GM	GAS METER	TELE	COMMUNICATION BOX
W	WATER LINE	TV	COMMUNICATION VAULT
WV	WATER VALVE	///	EDGE OF PAVEMENT
FH	HYDRANT	STP	STEPS
WB	WATER BOX	○	SURVEY MARKERS
		△	SURVEY WORK POINT NAIL

FLOOD INFORMATION	
	ZONE X Areas determined to be outside the 0.2% annual chance floodplain.
PER FEMA FLOOD HAZARD MAP NUMBER 42003C0342H EFFECTIVE DATE: SEPT. 26, 2014. COMMUNITY NUMBER 420063 CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA	

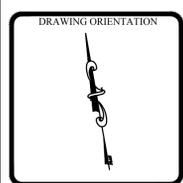


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FAX: (724) 625-4549

DATE ISSUED:	PROJECT STATUS:
REVISIONS:	NO.
DESCRIPTION:	DATE:
NO.	DATE:
NO.	DATE:



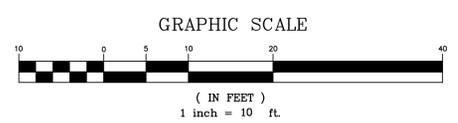
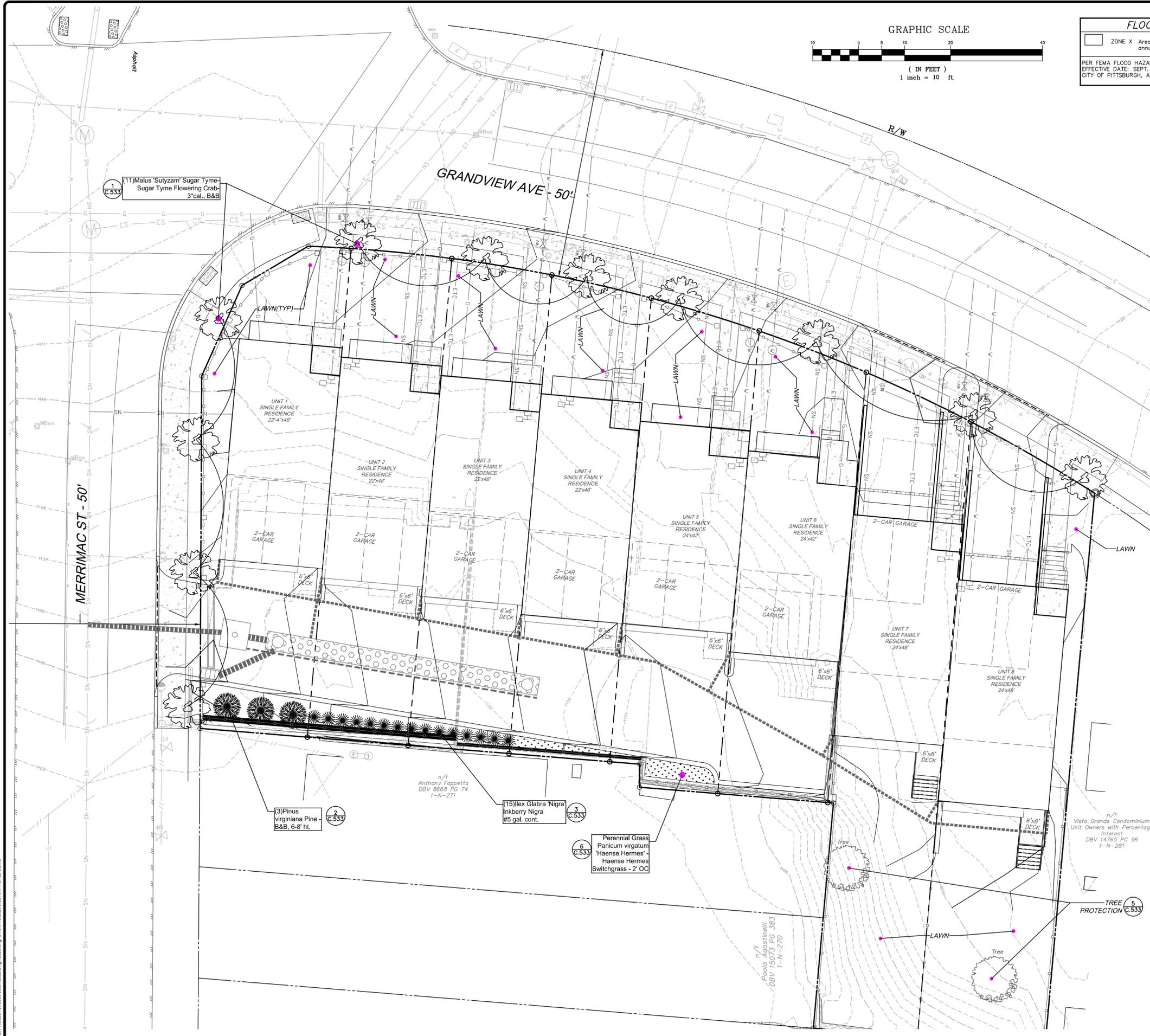
Grandview Avenue Townhomes
Site Grading Plan
19th Ward, City of Pittsburgh, Allegheny County, PA

CLIENT ADDRESS:
NESBY LLC
4605 Irvine Street, Pittsburgh, PA 15207

PROJECT LOCATION:
515, 519, 523, 525 Grandview Avenue
Pittsburgh, Pa 15211

DRAWN BY:	CHECKED BY:
DKL	CMS
CAD FILE:	18-129298.dwg
HORIZ. SCALE:	VERT. SCALE:
1" = 10'	
SHEET:	OF
C.141	
PROJECT #:	
19-12928	

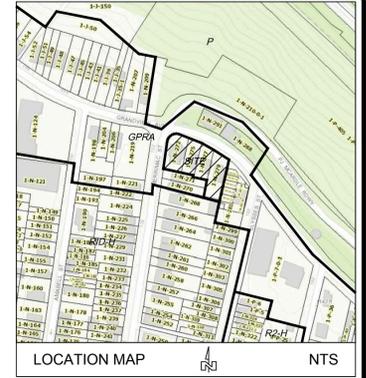
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FLOOD INFORMATION

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

PER FEMA FLOOD HAZARD MAP NUMBER 4200300342H
EFFECTIVE DATE: SEPT. 26, 2014, COMMUNITY NUMBER 420063
CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA



GRADING NOTES

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- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EARTHWORK VOLUMES PRIOR TO CONSTRUCTION.

PROPOSED SYMBOL LEGEND

CONCRETE CURB	=====
ASPHALT CURB	-----
DEPRESSED CURB	-----
CONCRETE WALK	-----
SANITARY SEWER	SN
STORM SEWER	ST
STORM SEWER	-----
GAS LATERAL	G
WATER LATERAL	W
ELECTRIC SERVICE	ETC
BUSH	⊗
EVERGREEN	⊗
TREE	⊗

LEGEND

—//—	OVERHEAD ELECTRIC LINE	CS	COMBINATION SEWER
—E—	UNDERGROUND ELECTRIC	SMH ⊗	SANITARY MANHOLE
UP ⊗	UTILITY POLE	CO ⊗	CLEANOUT
GP ⊗	GUIDE POLE	MH ⊗	MANHOLE
EBOX ⊗	ELECTRIC METER	ST	STORM SEWER
LP ⊗	ELECTRIC METER	SMH ⊗	STORM MANHOLE
G	LIGHT POLE	CB	CATCH BASIN
—	GAS LINE	EW ⊗	END WALL
GV ⊗	GAS VALVE	TMH ⊗	COMMUNICATION MANHOLE
GM ⊗	GAS MARKER	TELE ⊗	COMMUNICATION BOX
GM ⊗	GAS METER	TV ⊗	COMMUNICATION VAULT
W	WATER LINE	—/—/—	EDGE OF PAVEMENT
WV ⊗	WATER VALVE	STP	STEPS
FH ⊗	HYDRANT	⊗	SURVEY MARKERS
WBX ⊗	WATER BOX	△	SURVEY WORK POINT NAIL

PROJECT #:
DATE:
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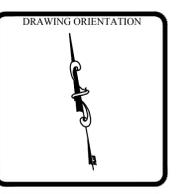
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PHONE: (724) 625-4544
FAX: (724) 625-4549

REVISIONS

NO.	DESCRIPTION	DATE
1	Revised per City comments	5-11-2020



Grandview Avenue Townhomes
Site Landscape Plan
19th Ward, City of Pittsburgh, Allegheny County, PA

CLIENT ADDRESS:
NESBY LLC
4605 Irvine Street, Pittsburgh, PA 15207

PROJECT LOCATION:
515, 519, 523, 525 Grandview Avenue
Pittsburgh, Pa 15211

DRAWN BY: DKL
CHECKED BY: CMS

CAD FILE: 18-129298.dwg

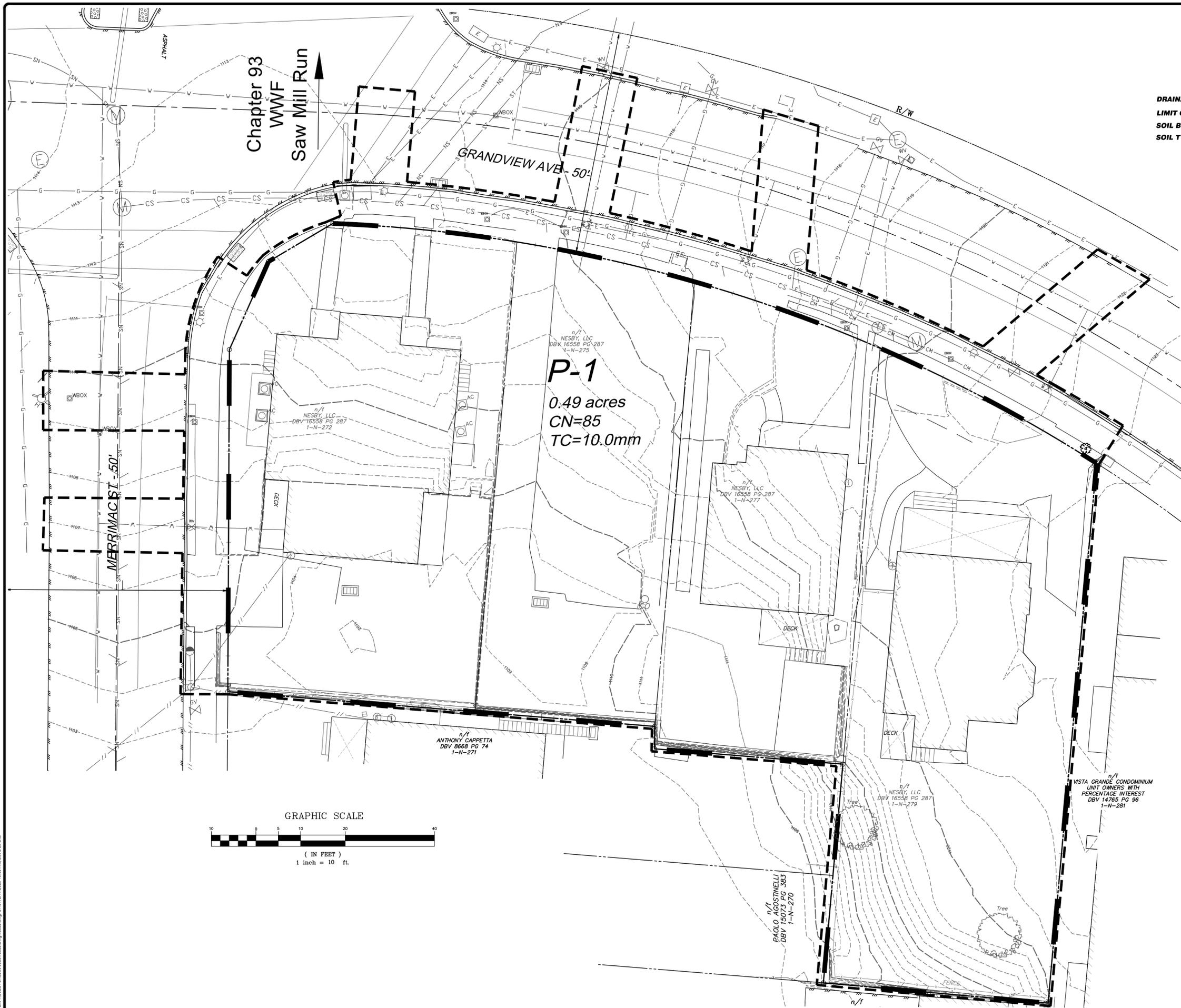
HORIZ. SCALE: 1" = 10'
VERT. SCALE: 1" = 10'

SHEET: 1 OF 1

C.161

PROJECT #: 19-12928

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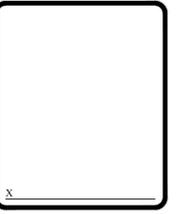
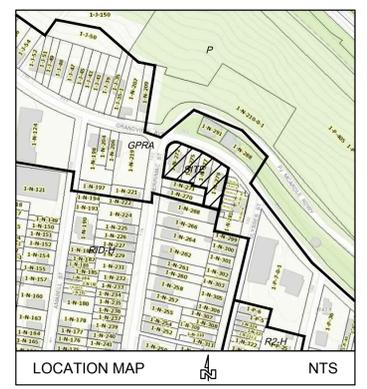
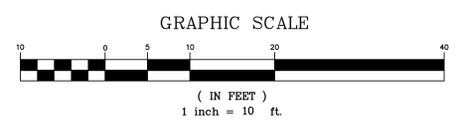
Total Site Area	Total Disturbance
0.49 Acres	0.49 Acres

PCSM LEGEND

- DRAINAGE AREA**
- LIMIT OF DISTURBANCE**
- SOIL BOUNDARY**
- SOIL TYPE**

SURVEY NOTES

- THE INFORMATION REFLECTED ON THE EXISTING CONDITIONS BASE MAPING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THE PROPERTY SHOWN IS SUBJECT TO ANY EASEMENTS, UNOBSERVABLE UTILITIES, COVENANTS AND RESTRICTIONS STATED IN PRIOR RECORDINGS OR DEEDS OF HE PREMISE.
- ALL DEEDS OR PLAN BEARINGS AND COORDINATES HAVE BEEN ROTATED AND CONVERTED TO PA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NORTH AMERICAN DATUM OF 1983. BEARINGS HAVE BEEN ROTATED -108°55' CLOCKWISE FROM THE BEARINGS PROVIDED IN DEED BOOK VOLUME 16558 PG 287P RECORDED IN ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE.
- TOPOGRAPHIC MAPPING IS BASED ON FIELD MEASUREMENTS. THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDB8). SURVEY DATA WAS GATHERED ON AUGUST 9, 2018.
- PENNSYLVANIA ONE CALL SYSTEM. PENNSYLVANIA ACT 38 (1991) REQUIRES NO LESS THAN 3 WORKING DAYS NOTICE NOR MORE THAN 10 WORKING DAYS NOTICE FORM EXCAVATORS WHO ARE ABOUT TO: DIG, DRILL, BLAST, AUGER, BORE, GRADE, TRENCH, OR DEMOLISH WHEN IN THE CONSTRUCTION PHASE. FOR LOCATION REQUESTS IN THE STATE OF PENNSYLVANIA, CALL TOLL FREE 1-800-242-1776.
- UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THE LOCATION MUST BE CONSIDERED APPROXIMATE. OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN ALL PHYSICAL LOCATIONS OF UTILITY LINES PRIOR TO THE TIME OF CONSTRUCTION. IN NO WAY SHALL THE CONTRACTOR HOLD THE SURVEYOR RESPONSIBLE FOR ANY UTILITY LOCATION SHOWN ON THIS PLAN.
- BASED ON FEDERAL MAPPING GRAPHICS, ALL OR PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN THE FOLLOWING IDENTIFIED FLOOD HAZARD AREAS AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE ZONE(S) IS ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 42003C0169E WITH AN EFFECTIVE/REVISED DATE OF 10/04/1995.

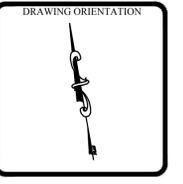


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DATE ISSUED:	PROJECT STATUS:
REVISIONS:	
NO.	DESCRIPTION
	DATE
	BY
	APP. BY
	DATE
	BY
	APP. BY
	DATE



PROJECT TITLE:
Grandview Avenue Townhomes
PCSM - Pre-Development Drainage Map
19th Ward, City of Pittsburgh, Allegheny County, PA

CLIENT ADDRESS:
NESBY, LLC
525 Grandview Avenue
Pittsburgh, PA 15211

DRAWN BY: DKL	CHECKED BY: CMS
CAD FILE: 12928.dwg	
HORIZ. SCALE: 1"=10'	VERT. SCALE: OF
SHEET: C.451	PROJECT #:

Z:\PROJECTS\12900_0001\12928.dwg, C:\451, 2/11/2020 10:06 AM, David Lindner

Grandview Townhomes

511 - 525 Grandview Avenue

Universal Design:

- Entrance at or near sidewalk elevation enable ramps rather than stairs in some units
- Clearances in the first floor half bath to be designed to visitability standards
- Hallways and door widths designed to visitability standards
- Optional elevator can provide full access to all floors

Community Process:

- Multiple meetings with the Mount Washington Community Development Corp.
- Public presentation before the Mount Washington community at a Community Forum.
- Community endorsement gained prior to presentation before the Zoning Board of Adjustment
- Zoning Board of Adjustment approval for required variances.

TITLE Universal Design / Community Process



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v. 412.726.1941
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