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
Street View - Looking North
NOTES:
1. NO MICRO CEMENT OR EXPOSED AGGREGATE PERFORMANCE REQUIREMENT IS NECESSARY.
2. CONCRETE STAIRS AND PAVEMENT ARE TO BE PLACED AT A 10:1 SLOPE.
3. ALL CONCRETE CURB SHALL BE PLACED AT A 10:1 SLOPE.

CONCRETE DRIVEWAY DETAIL

CONCRETE SIDEWALK DETAIL

CONCRETE DEEP CURB DETAIL

CONCRETE SIDEWALK (4" THICK)

SCALE: N.T.S.

CONCRETE DRIVEWAY DETAIL

BITUMINOUS PAVEMENT DETAIL

SCALE: N.T.S.

CONCRETE CURB DETAIL

SCALE: N.T.S.

POPPED CURB DETAIL

SCALE: N.T.S.

CONCRETE SIDEWALK DETAIL

SCALE: N.T.S.

ASPHALT CURB DETAIL

SCALE: N.T.S.

ASPHALT WEDGE CURB

SCALE: N.T.S.

ASPHALT WEAR CURB

SCALE: N.T.S.

ASPHALT CURB DETAIL

SCALE: N.T.S.

ASPHALT WEDGE CURB

SCALE: N.T.S.

BITUMINOUS COURSES

SCALE: N.T.S.

AGGREGATE BASE

SCALE: N.T.S.

AMERISTAR MONTAGE 4'HT. WROUGHT-IRON FENCE

SCALE: N.T.S.

BITUMINOUS COURSES

SCALE: N.T.S.

AMERISTAR STALWART 28" HT. POST AND RAIL FENCE

SCALE: N.T.S.

CONCRETE DEEP CURB (7" REVEAL) DETAIL

SCALE: N.T.S.

CONCRETE STEPS DETAIL

SCALE: N.T.S.

FLEXIBLE PAVEMENT DETAIL

SCALE: N.T.S.

TYPICAL SECTION-REINFORCED RETAINING WALL

SCALE: N.T.S.

NOTES:
1. NO MICRO CEMENT OR EXPOSED AGGREGATE PERFORMANCE REQUIREMENT IS NECESSARY.
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3. ALL CONCRETE CURB SHALL BE PLACED AT A 10:1 SLOPE.

BITUMINOUS COURSES

SCALE: N.T.S.

AGGREGATE BASE

SCALE: N.T.S.

AMERISTAR MONTAGE 4'HT. WROUGHT-IRON FENCE

SCALE: N.T.S.

BITUMINOUS PAVEMENT FOR SECONDARY (LOCAL) STREETS

SCALE: N.T.S.

CONCRETE SIDEWALK DETAIL

SCALE: N.T.S.

CONCRETE SIDEWALK DETAIL

SCALE: N.T.S.

ASPHALT CURB DETAIL

SCALE: N.T.S.

ASPHALT WEDGE CURB

SCALE: N.T.S.

ASPHALT WEAR CURB

SCALE: N.T.S.

AMERISTAR STALWART 28" HT. POST AND RAIL FENCE

SCALE: N.T.S.

CONCRETE DEEP CURB DETAIL

SCALE: N.T.S.

CONCRETE STEPS DETAIL

SCALE: N.T.S.

FLEXIBLE PAVEMENT DETAIL

SCALE: N.T.S.

TYPICAL SECTION-REINFORCED RETAINING WALL

SCALE: N.T.S.

NOTES:
1. NO MICRO CEMENT OR EXPOSED AGGREGATE PERFORMANCE REQUIREMENT IS NECESSARY.
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3. ALL CONCRETE CURB SHALL BE PLACED AT A 10:1 SLOPE.

BITUMINOUS COURSES

SCALE: N.T.S.

AGGREGATE BASE

SCALE: N.T.S.

AMERISTAR MONTAGE 4'HT. WROUGHT-IRON FENCE

SCALE: N.T.S.

BITUMINOUS PAVEMENT FOR SECONDARY (LOCAL) STREETS

SCALE: N.T.S.

CONCRETE SIDEWALK DETAIL

SCALE: N.T.S.

CONCRETE SIDEWALK DETAIL

SCALE: N.T.S.

ASPHALT CURB DETAIL

SCALE: N.T.S.

ASPHALT WEDGE CURB

SCALE: N.T.S.

ASPHALT WEAR CURB

SCALE: N.T.S.

AMERISTAR STALWART 28" HT. POST AND RAIL FENCE

SCALE: N.T.S.

CONCRETE DEEP CURB DETAIL

SCALE: N.T.S.

CONCRETE STEPS DETAIL

SCALE: N.T.S.

FLEXIBLE PAVEMENT DETAIL

SCALE: N.T.S.

TYPICAL SECTION-REINFORCED RETAINING WALL

SCALE: N.T.S.

NOTES:
1. NO MICRO CEMENT OR EXPOSED AGGREGATE PERFORMANCE REQUIREMENT IS NECESSARY.
2. CONCRETE STAIRS AND PAVEMENT ARE TO BE PLACED AT A 10:1 SLOPE.
3. ALL CONCRETE CURB SHALL BE PLACED AT A 10:1 SLOPE.

BITUMINOUS COURSES

SCALE: N.T.S.

AGGREGATE BASE

SCALE: N.T.S.

AMERISTAR MONTAGE 4'HT. WROUGHT-IRON FENCE

SCALE: N.T.S.

BITUMINOUS PAVEMENT FOR SECONDARY (LOCAL) STREETS

SCALE: N.T.S.
Grandview Ave - 50'
Merrimac St - 50'

0.49 acres
CN=85
TC=10.0mm

Chapter 93
WWF
Saw Mill Run

DATE ISSUED:

HORZ. SCALE:

ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
www.hampton-technical.com
Mars Office
123 Ridge Road, Suite B
Valencia, PA 16059
PHONE: (724) 625-4544
FAX: (724) 625-4549

PROJECT #:
SHEET:

PROJECT TITLE:
CLIENT ADDRESS:

CHECKED BY:
DRAWN BY:

CAD FILE:

Z:\PROJECTS\12900 Jobs\12928\Dwg\12928.dwg

PROJECT LOCATION:
PROJECT STATUS:
REVISIONS:

SOIL TYPE
SOIL BOUNDARY

PCSM LEGEND
DRAINAGE AREA
LIMIT OF DISTURBANCE
SOIL CLASSIFICATION
SOIL TYPE

0.49 Acres
Total Disturbance
Total Site Area
0.49 Acres

LOCATION MAP

nt

R2-H
GPRA

RID-H

BESBY LLC
4605 Irvine Street, Pittsburgh, PA 15207

P-1
0.49 acres
CN=85
TC=10.0mm

2-12-2020
One Stop City Submission

Pittsburgh, PA 15211

PCSM - Pre-Development Drainage Map

19th Ward, City of Pittsburgh, Allegheny County, PA

Scale: 1"=10'

SITE
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.