MT. WASHINGTON PC MEETING
1204 Grandview Ave, Pittsburgh, PA 15211

SEPTEMBER 15, 2020
Vicinity Map
1204 Grandview Ave, Pittsburgh, PA 15211
Undermined Area Map
SITE LOCATED OVER AN ABANDONED MINE
Landslide Prone Map
NOT IN LANDSLIDE PRONE REGION
Slope Map
ENTIRE SITE LOCATED WITHIN REGION
Grading Plans

EXISTING

AVG. GRADE SLOPE - 21.79%

PROPOSED

GRANDVIEW AVENUE

EXISTING AND PROPOSED GRADING PLAN

GRANDVIEW PROPERTY
ALLENSPUGH COUNTY, PENNSYLVANIA

7/22/2020

Sheet 1
Demolition Plan

- DEMO EXISTING MASONRY TWO STORY BUILDING WITH BASEMENT
- LOT# 6-M-10
- LOT# 6-M-6
- 129 GRANDVIEW AVENUE
- FOOTPRINT - 7,751 SF
- 44' - 0"
- 18' - 6"
- 20' - 6 1/2"
- 0' - 5 1/2"
- 30' - 6"
Proposed Site Plan
EXISTING GROUND NOT TO BE DISTURBED

ZONING CODE - SEC. 925.06.A.7: ARCHITECTURAL DESIGN EMBELLISHMENTS AND CANTILEVERED FLOOR AREAS OF DWELLINGS ARE ALLOWED TO ENCROACH UP TO 2' INTO A REQUIRED SETBACK.

CANTILEVERED GRADE BEAM; 2'-0" WITHIN SETBACK PER SEC. 925.06.A.7 OF THE ZONING CODE.

PROPOSED DECK WITH CANTILEVERED BEAM BELOW (ACCESSORY STRUCTURE), SETBACK 3'-0" REQUIRED, REQUESTING 6'.

EXISTING GROUND IS NOT TO BE DISTURBED

PROPOSED CANTILEVERED PORTION ON NEW STRUCTURE

PROPERTY LINE

SLOPE IN EXISTING COND. • 21.5%-30%

36" CAISSON, TYP.

OUTLINE OF EXISTING BUILDING

1206 GRANDVIEW AVENUE
LOT# 6 M-10

1204 GRANDVIEW AVENUE
LOT# M-8
PROPOSED SINGLE FAMILY 3 STORY BRICK BLDG W/ BASEMENT

1236 GRANDVIEW AVENUE
LOT# 6 M-6
Enlarged Site Plan
EXISTING GROUND NOT TO BE DISTURBED

PROVIDE TEMPORARY SHORING AT EXISTING DECKS AND TWO ADJACENT STRUCTURES PRIOR TO EXCAVATION, SEE STRUCTURAL NOTES FOR REQUIREMENTS.
Contextual Height Study
Front Elevation
Contextual Height Study
Rear Elevation

1200 Grandview

Glass Facade at 45 degree angle. See Z for reference.

Brick Facade

Nanawall

Glass Railing

Property Line

Infinity Edge Hot Tub

Building Height: 38'-6"

Roof: 34'-6"

Third Floor: 24'-6"

Second Floor: 12'-0"

First Floor: 0'-0"

Existing Base: 4'-11"

Basement: 11'-0"

Zoning Code: Sec. 925.06.A.7. Architectural design embellishments and cantilevered floor areas of dwellings are allowed to encroach up to 2' into a required setback.

Angled portion to allow for view from 1200 Grandview Ave.

Cantilevered Grade Beam

1'-0" to Property Line @ Sect., Typ.
Existing Conditions
Rendering of Proposed Grandview Facade
Rear Massing Diagrams
QUESTIONS?

WILDMAN CHALMERS DESIGN
ARCHITECTURE & INTERIORS

1600 Lowrie St.,
Pittsburgh PA 15212
www.wildmanchalmers.com
412-436-9303
chad@wildmanchalmers.com