

1 SITE PLAN
1/32" = 1'-0"



- SITE:**
414-420 GROVE STREET (EXISTING ADDRESS)
PITTSBURGH, PA 15219
- LOT & BLOCK:** 10-N-326
- ZONE:** RM-M
MULTI-UNIT RESIDENTIAL MODERATE DENSITY
- TOTAL LOT AREA = 9,072 SF**
- PROPOSED 3 STORY 11,000 SF BUILDING**
- OWNER:**
GAUDENZIA FOUNDATION, INC
106 WEST MAIN ST
NORRISTOWN, PA 19401
- USE:**
Community Home Use Type
Special Exception
- PARKING:**
Community Home Use Type requires
1 parking space per 3 staff, (15 STAFF)
5 SPACES REQUIRED / 6 SPACES PROPOSED
40% ALLOWED TO BE COMPACT / 2 COMPACT
ALLOWED / 2 PROPOSED
- BIKE PARKING:**
1 REQUIRED / 1 PROVIDED
- LANDSCAPING:**
25 SF / SPACE
150 SF REQUIRED / 875 SF PROPOSED
- STREET TREES:**
1 TREE / 5 SPACES
1.2 REQUIRED / 5 TREES PROPOSED
- SETBACKS:**
GROVE ST. (40')
25' REQUIRED / 0' PROPOSED
UNNAMED ALLEY (15')
25' REQUIRED / 0' PROPOSED
CALLIOPE WAY (10')
25' REQUIRED / 5' PROPOSED
NEIGHBORING SOUTHERN PARCEL
10' REQUIRED / 5' PROPOSED
- HEIGHT:**
55' ALLOWED / 50' PROPOSED
FOUR STORIES ALLOWED
THREE STORIES PROPOSED
- REQUESTED VARIANCES:**
LOADING AREA (10'x25')
1 REQUIRED / 0 PROPOSED
- 96 FT TOTAL = 3.2 TREES REQUIRED / 4 TREES PROPOSED**



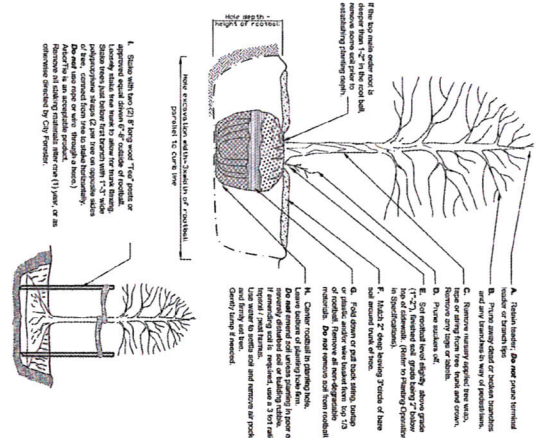
gaudenzia treatment
414-420 grove street
pittsburgh, pa 15219

mossArchitects
1100 10th Ave
Pittsburgh, PA 15222
www.mossarchitects.com

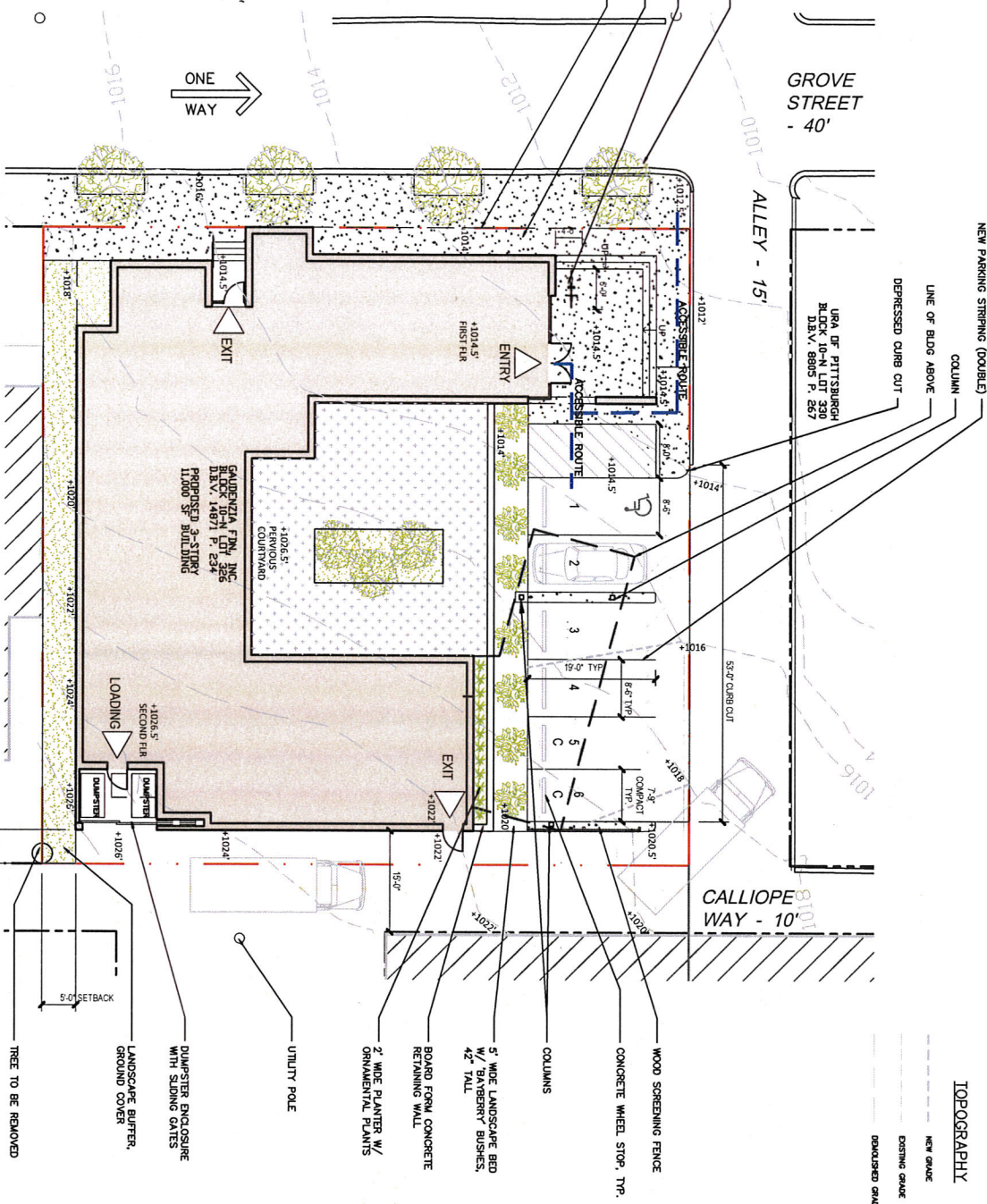
DATE	06.22.2017
ISSUED FOR	ZONING SITE PLAN SUBMISSION
SCALE	1/32" = 1'-0"
PROJECT	170340
DATE	06.03.2017
BY	AMM
DATE	
BY	

A10

2 TREE PLANTING DETAIL



1 LANDSCAPE/GRADING PLAN



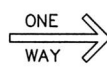
ISSUED FOR	DATE
ZONING SITE PLAN SUBMISSION	06.22.2017
TITLE	DATE
LANDSCAPE/GRADING PLAN	06.03.2017
DR	AD

gaudenzia treatment
414-420 grove street
pittsburgh, pa 15219

MOSS Architects
Pittsburgh, PA 15201
412-448-8300
www.mossarchitects.com



TOPOGRAPHY
NEW GRADE
EXISTING GRADE
DRAINED GRADE



1 LANDSCAPE/GRADING PLAN



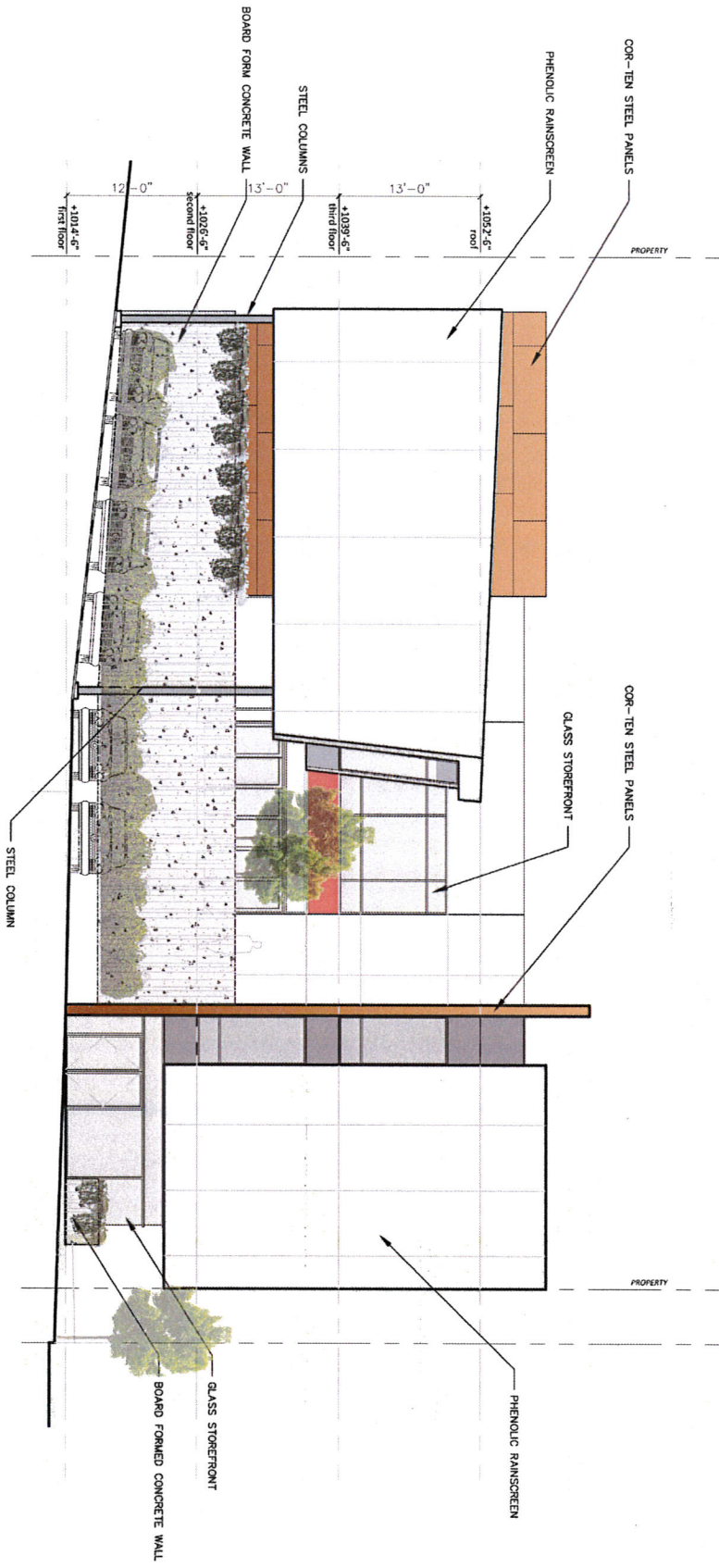
ISSUED FOR	DATE
ZONING SITE PLAN SUBMISSION	06.22.2017
TITLE	DATE
LANDSCAPE/GRADING PLAN	06.03.2017
DR	AD

gaudenzia treatment
414-420 grove street
pittsburgh, pa 15219

MOSS Architects
Pittsburgh, PA 15201
412-448-8300
www.mossarchitects.com



TOPOGRAPHY
NEW GRADE
EXISTING GRADE
DRAINED GRADE



1 NORTH ELEVATION
3/32" = 1'-0"



Moss Architects
100 Third Street
Pittsburgh, PA 15203
412-261-1000
412-440-0733
www.mossarchitects.com

gaudenzia treatment
414-420 grove street
pittsburgh, pa 15219

DATE
06.22.2017

ISSUED FOR
PROGRESS

PROJECT
TYNDAL
DATE
08.03.2017
SCALE
AS SHOWN

ISSUED FOR
PROGRESS

DATE
06.22.2017

PROJECT
TYNDAL
DATE
08.03.2017
SCALE
AS SHOWN

ISSUED FOR
PROGRESS

DATE
06.22.2017

PROJECT
TYNDAL
DATE
08.03.2017
SCALE
AS SHOWN

A3.1



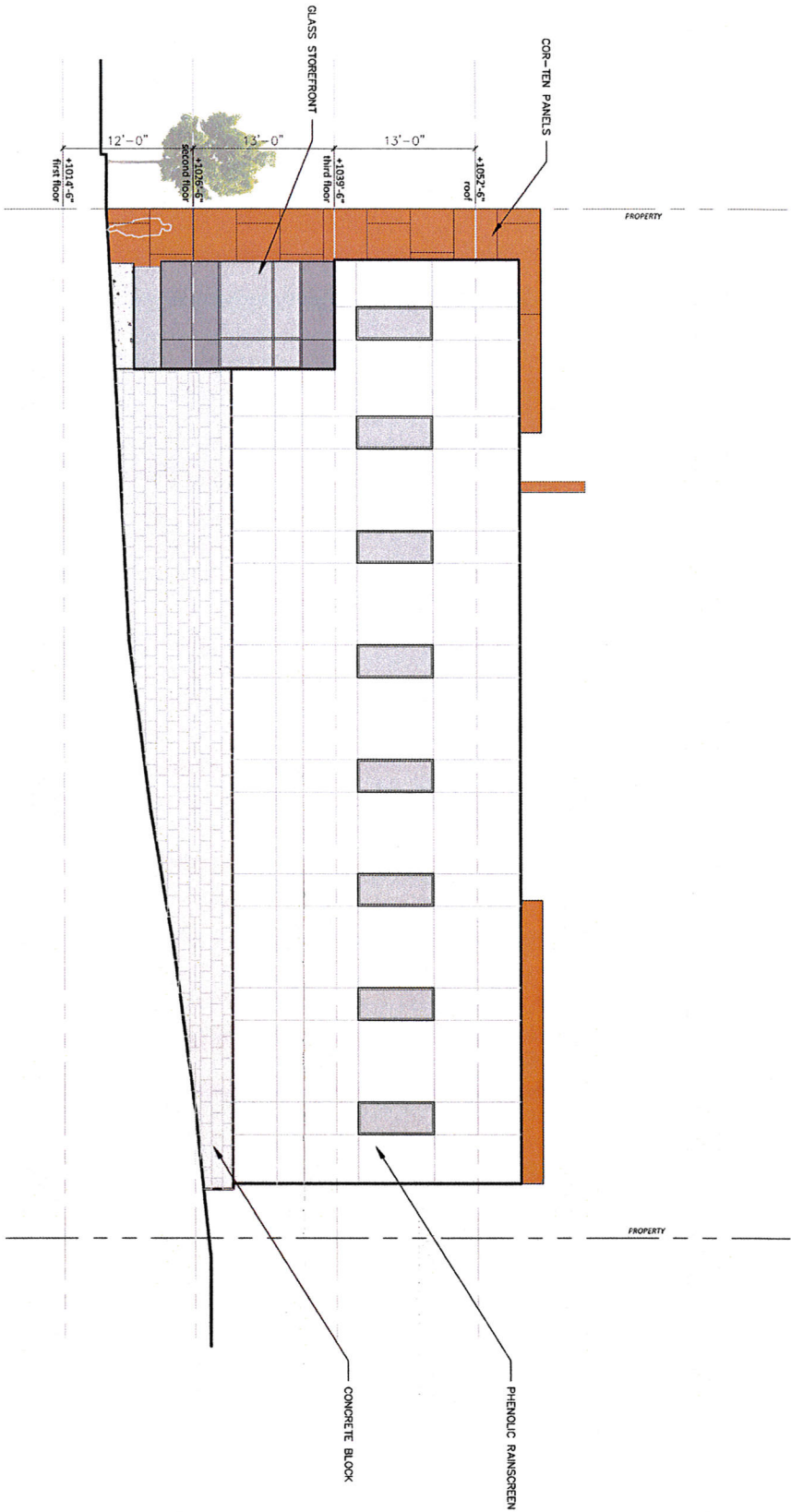
1 WEST ELEVATION
 1/2" = 1'-0"

ISSUED FOR	DATE
PROGRESS	06.22.2017
PROJECT	
NO. 170240	DATE 06.03.2017
BY	APP.
DATE	
SCALE	
WEST ELEVATION	
A3.2	

gaudenzia treatment
 414-420 grove street
 pittsburgh, pa 15219

MossArchitects
 Pittsburgh, PA 15201
 412-446-6200
 www.mossarchitects.com





1 SOUTH ELEVATION
3/8" = 1'-0"

A3.3

ISSUED FOR
PROGRESS

DATE
06.21.2017

PROJECT
170240

DATE
06.03.2017

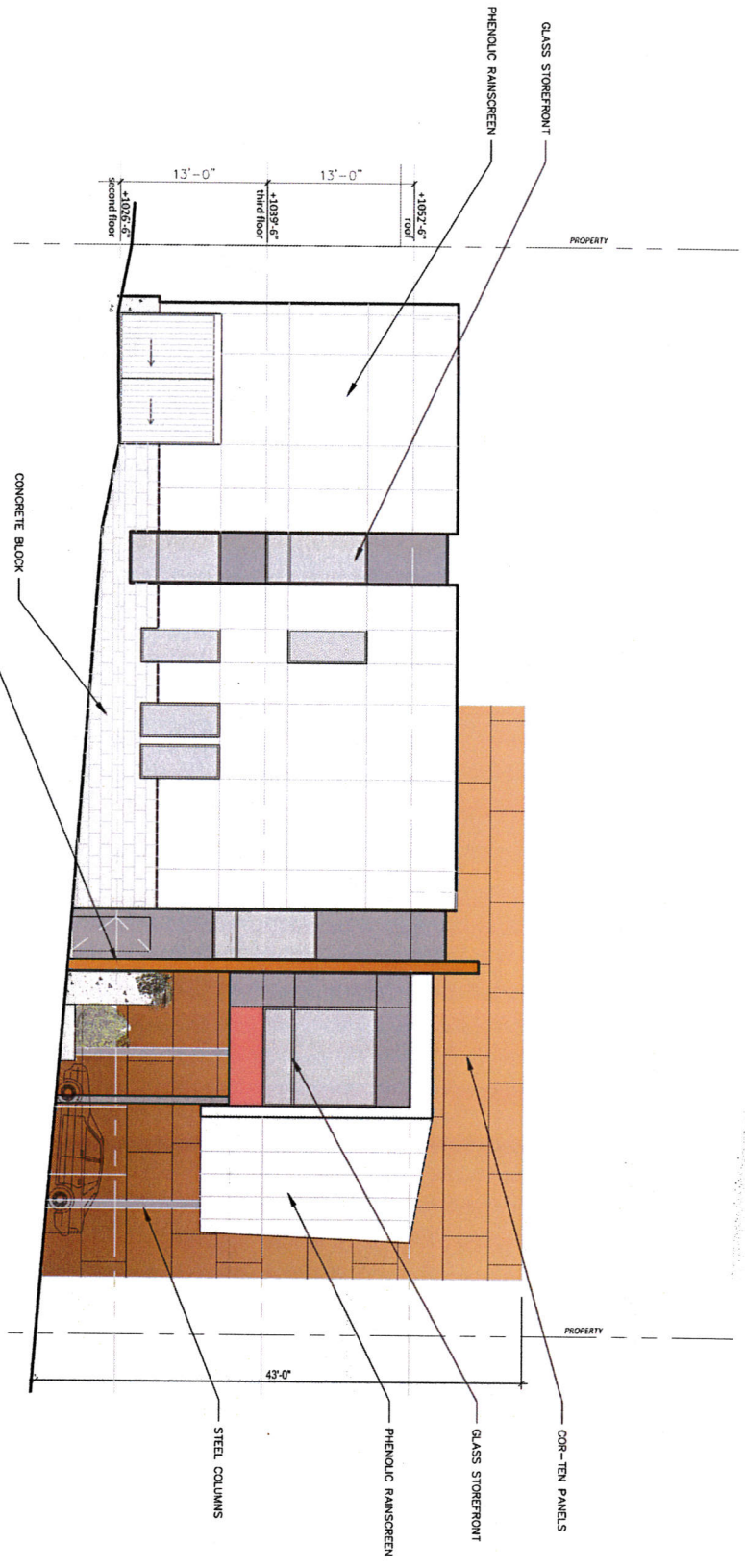
BY
JAM

SCALE
3/8" = 1'-0"

gaudenzia treatment
414-420 grove street
pittsburgh, pa 15219

MossArchitects
PITTSBURGH, PA 15201
412-241-6300
www.mossarchitects.com





1 EAST ELEVATION
3/25'-1'-0"



MossArchitects
301 East 12th Street
Pittsburgh, PA 15219
412.441.4000
www.mossarchitects.com

gaudenzia treatment
414-420 grove street
pittsburgh, pa 15219

DATE
06.12.2017

ISSUED FOR
PROGRESS

REVISIONS
DATE
BY
REASON
1
06.01.2017
AM
ASB

A3.4