

# PARAMOUNT CONSTRUCTION

**PROPERTY:** 346 Joncaire Street

Owner: John Crawford LLC

28-H-226 Property Area – 10.534 SQFT

## PROPOSED FOUR LOT SUBDIVISION

**PROPOSED LOT SIZES:**

- UNIT A - 2,629 SQFT
- UNIT B – 3,310 SQFT
- UNIT C – 2,310 SQFT
- UNIT D – 2,285 SQFT

## PROPOSED TO ERECT A DUPLEX ON EACH LOT

### PROPOSED BUILDINGS TO BE THREE STORIES:

- Basement – Two Car Integral Garage, Storage and Refuse Containers
- First Floor – Two Bedroom Market Rate Apartment
- Second Floor – Two Bedroom Market Rate Apartment

**ZONING:** R2-H High Density Residential District


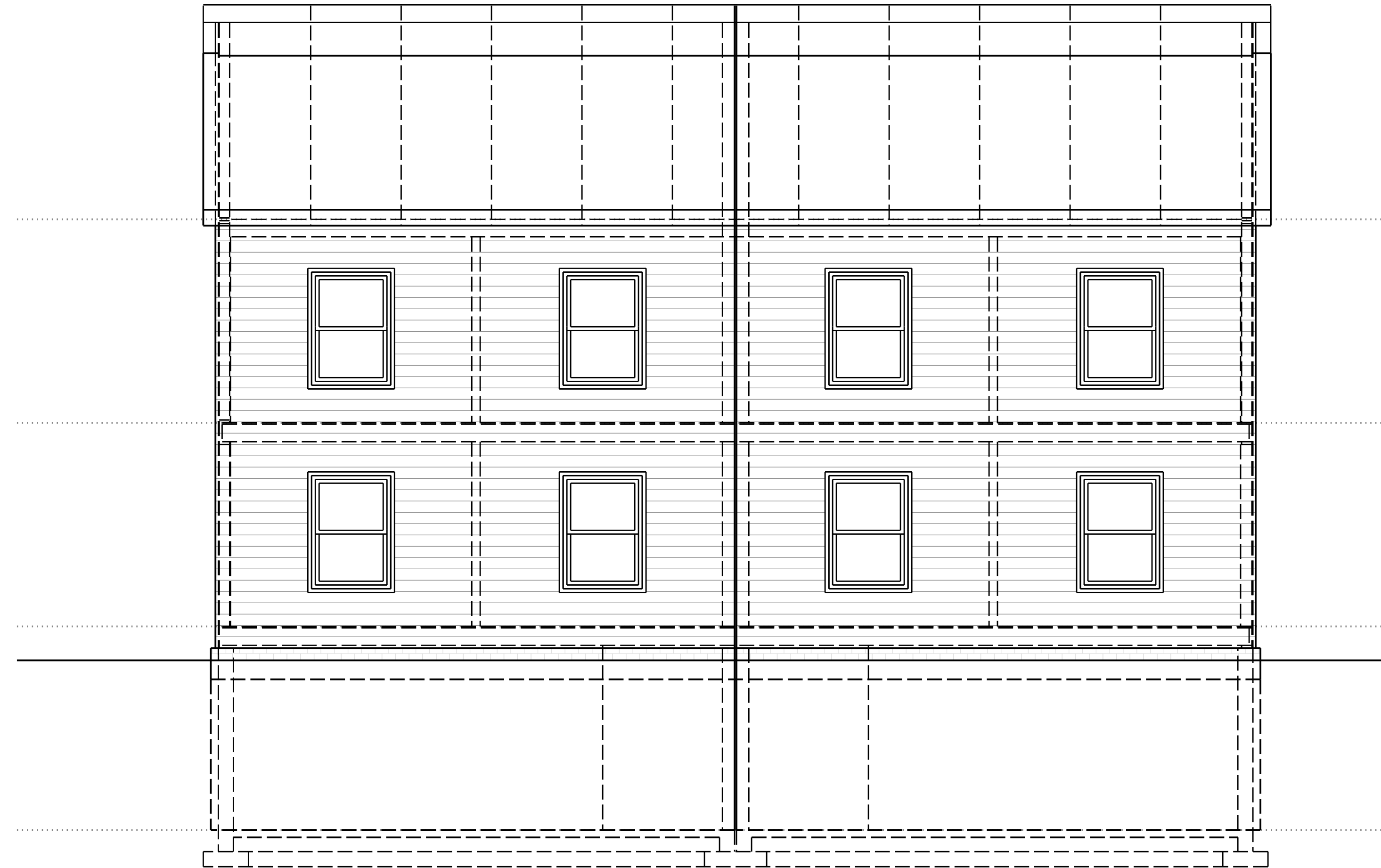
### SITE DEVELOPMENT STANDARDS:

- Minimum Lot Size 1,800 SQFT
- Minimum Lot Size Per Unit: 750 SQFT
- Minimum Front Setback: 15 Feet
- Minimum Back Setback: 15 Feet
- Minimum Interior Sideyard Setback: 5 Feet
- Minimum Exterior Sideyard Setback: 15 Feet
- Maximum Height: 40 Feet (Not to Exceed 3 Stories)


**VARIANCES REQUESTED:** NONE

TOM CHUNCHICK  
724-980-8854  
tchunchick@pcspgh.com

1 South Elevation  
 A202 Scale: 1/4" = 1'-0"

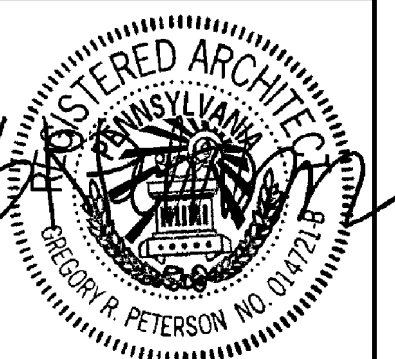



2 East Elevation  
 A202 Scale: 1/4" = 1'-0"



DRAWN BY:  
 CHECKED BY:  
 DATE ISSUED:  
 REVISION:

Elevations

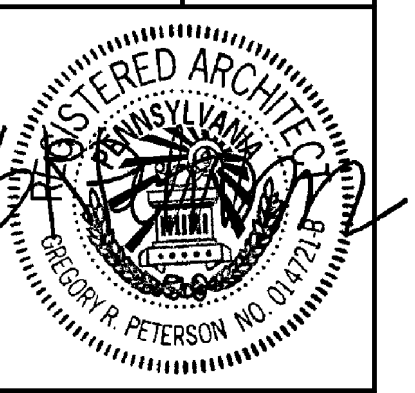


PROJECT NUMBER

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A202

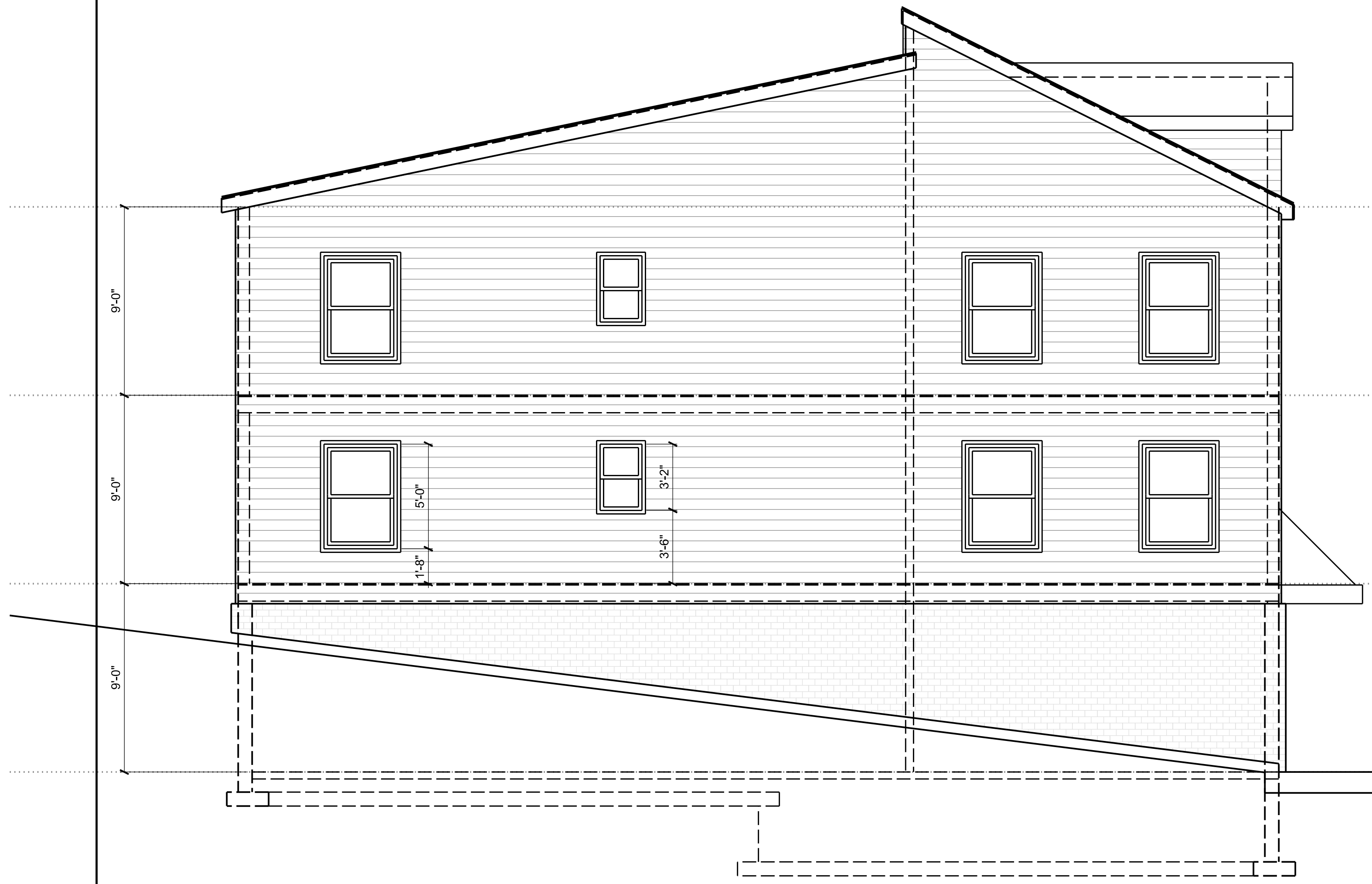
Elevations



PROJECT NUMBER

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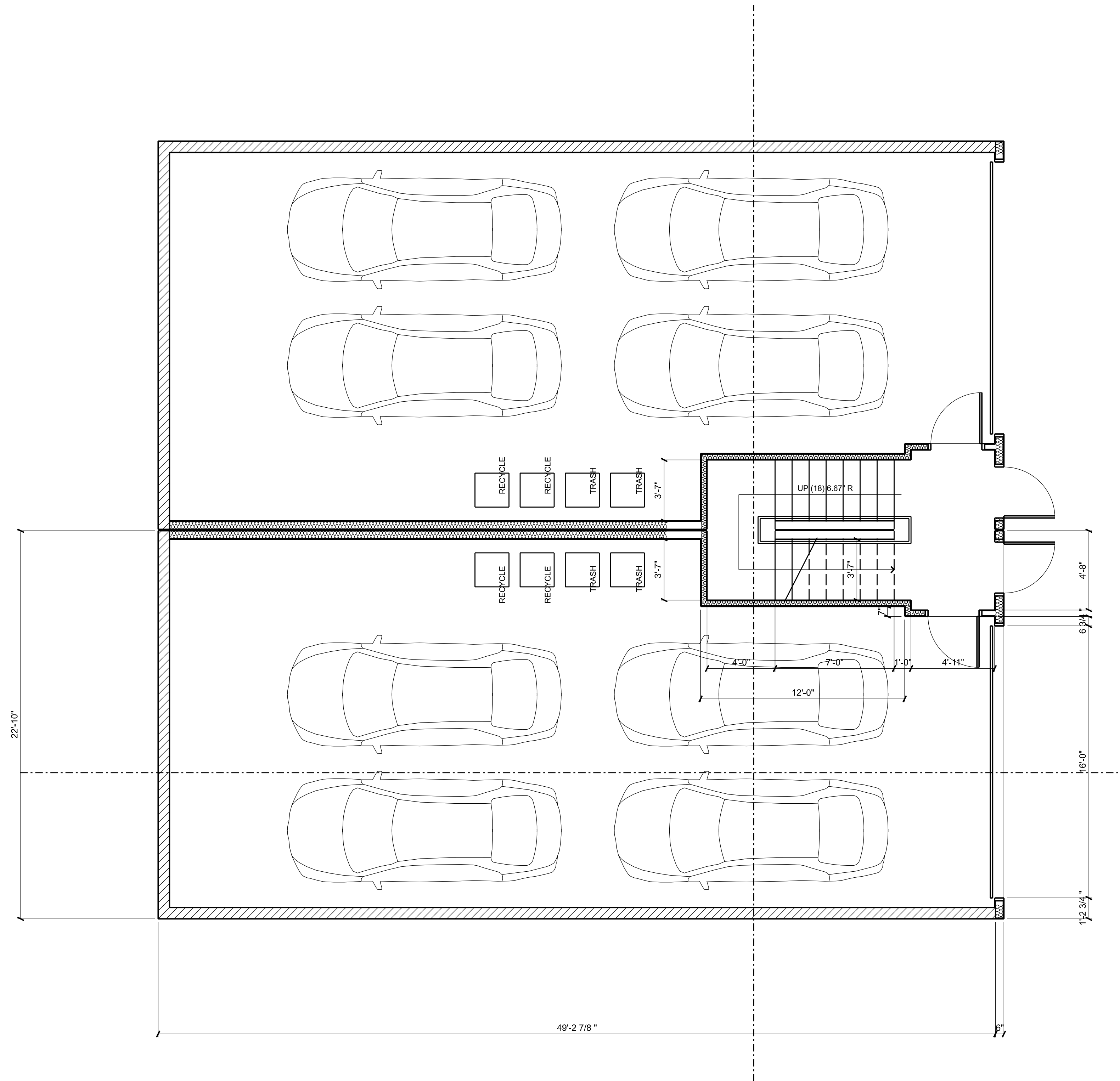
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1 North Elevation  
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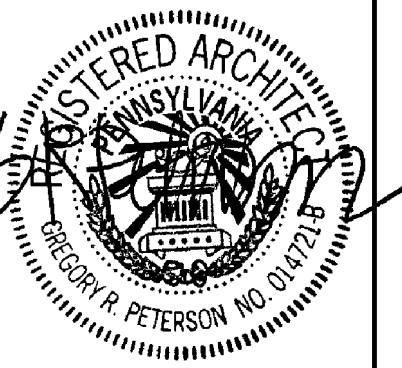
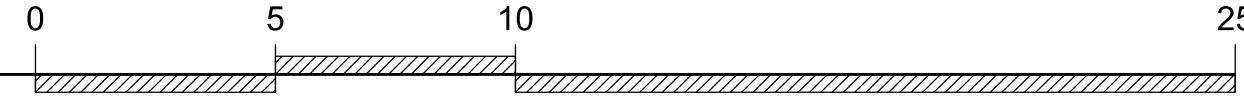


2 West Elevation  
Scale: 1/4" = 1'-0"



1  
A100

**BASEMENT**  
Scale: 1/4" = 1'-0"



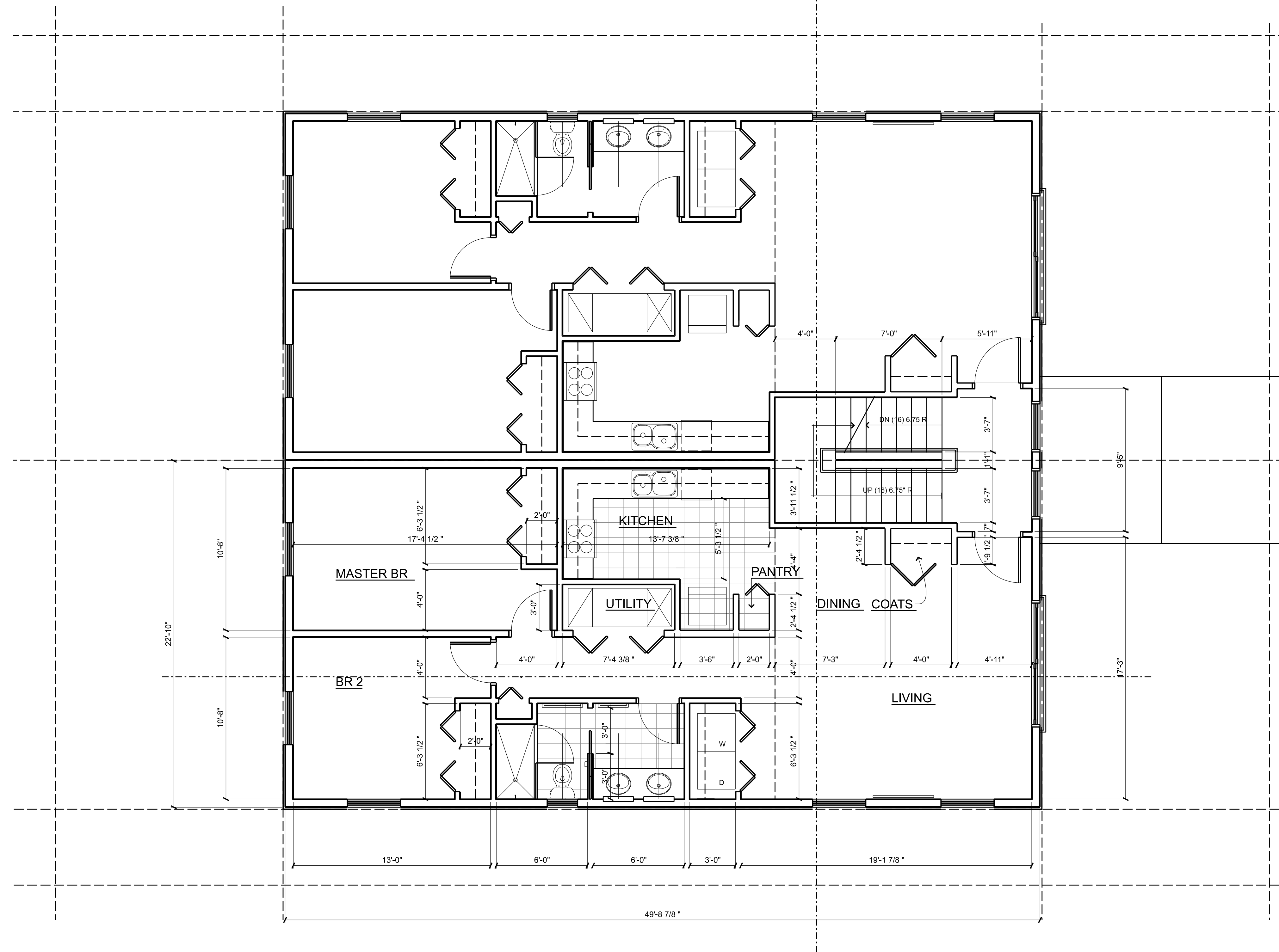
PROJECT NUMBER

DRAWING NUMBER

A100

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REVISION:

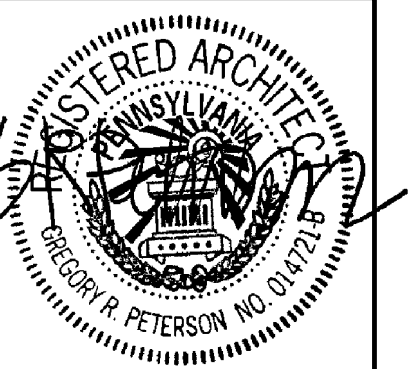
# Basement Plan



1 FIRST FLOOR  
 A101 Scale: 1/4" = 1'-0"

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# First Floor Plan



PROJECT NUMBER

DRAWING NUMBER

A101



JONCAIRE STREET (50' R/W)

Sanitary Manhole

Curb Inlet

WV

S88°08'20"E

74.70' (TOTAL)

35.025'

39.675'

N/F  
City of Pittsburgh  
Block & Lot  
27-S-150-3

Lot 23  
John Crawford LLC.  
Block & Lot 28-H-226  
D.B.V. 16168 PG. 488  
10,534 Sq.Ft. or  
0.2418 Acres

2 1/2 Story  
Vinyl Dwelling

UNIT A

UNIT B

UNIT D

UNIT C

Lot 22  
N/F  
Nancy L. Spoltore  
Block & Lot 28-H-230  
D.B.V. 17225 PG. 390

1 Story  
Vinyl Dwelling

1 Story  
Vinyl Dwelling

1 Story  
Vinyl Dwelling

SITUATED IN THE  
PLAN OF THE LINDEN LAND COMPANY  
P.B.V. 6, PG. 164 - 166

GRAPHIC SCALE



( IN FEET )  
1 inch = 10 ft.



LOCATION MAP NOT-TO-SCALE

ZONING = PITTSBURGH R2-H  
(HIGH DENSITY RESIDENTIAL ZONING DISTRICT)

SITE DEVELOPMENT STANDARDS

- MINIMUM LOT SIZE: 1,800 SQ. FT.
- MINIMUM LOT SIZE PER UNIT: 750 SQ. FT.
- MINIMUM FRONT SETBACK: 15 FT.
- MINIMUM REAR SETBACK: 15 FT.
- MINIMUM EXTERIOR SIDEYARD SETBACK: 15 FT.
- MINIMUM INTERIOR SIDEYARD SETBACK: 5 FT.
- MAXIMUM HEIGHT: 40 FT. (NOT TO EXCEED 3 STORIES)

AREA TABULATION CHART

EXISTING	
BLOCK & LOT 28-H-226	= 10,534 SQ. FT. OR 0.2418 ACRES
TOTAL PROPERTY AREA	= 10,534 SQ. FT. OR 0.2418 ACRES
PROPOSED	
UNIT A	= 2,629 SQ.FT. OR 0.0603 ACRES
UNIT B	= 3,310 SQ.FT. OR 0.0760 ACRES
UNIT C	= 2,310 SQ.FT. OR 0.0530 ACRES
UNIT D	= 2,285 SQ.FT. OR 0.0525 ACRES
TOTAL PROPERTY AREA	= 10,534 SQ.FT. OR 0.2418 ACRES



ENGINEERING LAND SURVEYORS  
ESTABLISHED 1960  
www.hampton-technical.com

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35 Wilson Street, Suite 201  
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PHONE: (412) 781-9660  
FAX: (412) 781-5904

Mars Office  
123 Ridge Road, Suite B  
Valencia, PA 16059  
PHONE: (724) 625-4544  
FAX: (724) 625-4549

CITY OF PITTSBURGH  
DEPARTMENT OF CITY PLANNING

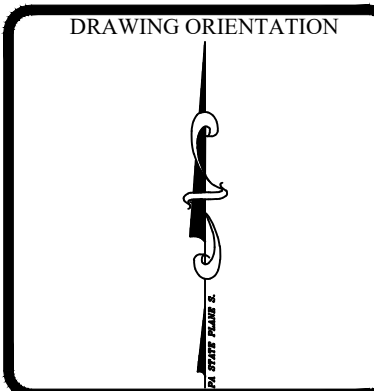
APPROVED: \_\_\_\_\_  
CITY PLANNING COMMISSION

CHAIRMAN

ATTEST: \_\_\_\_\_

SECRETARY

REVISIONS		DATE
NO.	DESCRIPTION	



PROJECT TITLE:  
**JONCAIRE CRAWFORD PLAN OF LOTS**  
being a Subdivision of Lot 23 in the Plan of the LindenLand Company  
as recorded in PBV 6 Pages 164-166

CLIENT ADDRESS:  
JOHN CRAWFORD LLC  
586 LIBERTY AVENUE (SUITE 201) PITTSBURGH, PA 15222

PROJECT LOCATION:  
346 JONCAIRE STREET, 4TH WARD  
CITY OF PITTSBURGH, ALLEGHENY COUNTY, PA 15213

DRAWN BY: CM	CHECKED BY: CMS
CAD FILE: 12057-2.dwg	
HORIZ. SCALE: 1" = 20'	VERT. SCALE: 1" = 20'
SHEET: 1 OF 1	
<b>C.131</b>	
PROJECT #: 12057-2	

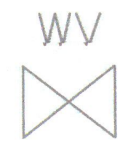
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JONCAIRE STREET (50' R/W)



Curb Inlet



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LOCATION MAP NOT-TO-SCALE

AREA TABULATION CHART

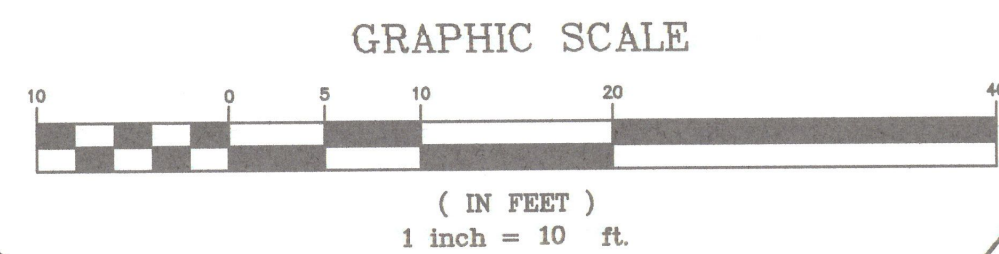
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CITY OF PITTSBURGH  
DEPARTMENT OF CITY PLANNING

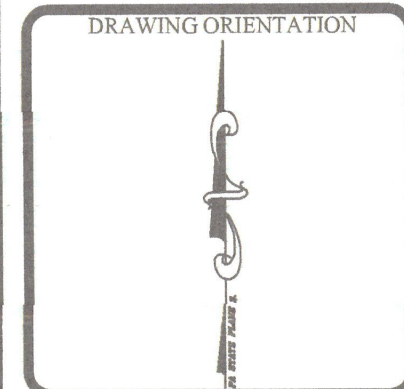
APPROVED: \_\_\_\_\_  
CITY PLANNING COMMISSION

CHAIRMAN

ATTEST: \_\_\_\_\_

SECRETARY

PROJECT STATUS:	
PRELIMINARY	FOR REVIEW ONLY
DATE ISSUED:	DATE
03-27-2020	.....
REVISIONS:	DESCRIPTION
NO.	
.....	.....



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