



A. PROJECT INFORMATION

1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

ZDR Case Number: BDA-2026-00053

Project Description: Install residential accessory parking pad in front yard

Case Review Date: January 2026

2. SITE INFORMATION

Development Address: 119 KEARSARGE ST

Parcel (s): 4-B-209

Zoning Designation: R2-H

Neighborhood: Mount Washington

Registered Community Organization: Mount Washington Community Development Corporation

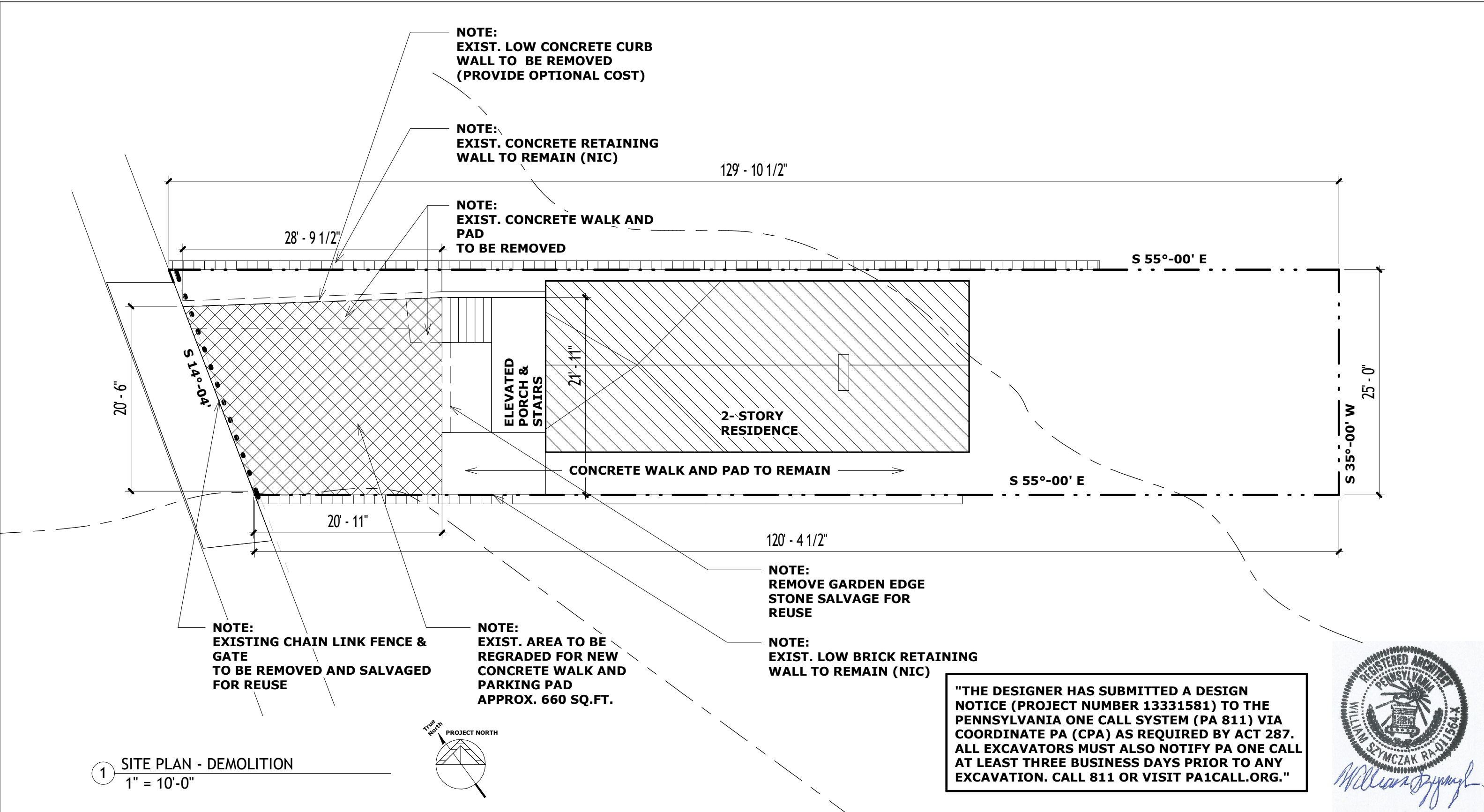
Date of Development Activities Meeting: -

B. ZBA REQUESTS

Type of Request: Variance

Code Sections: § 912.04.L.3

Description: Front yard parking prohibited; front yard parking pad for two vehicles requested

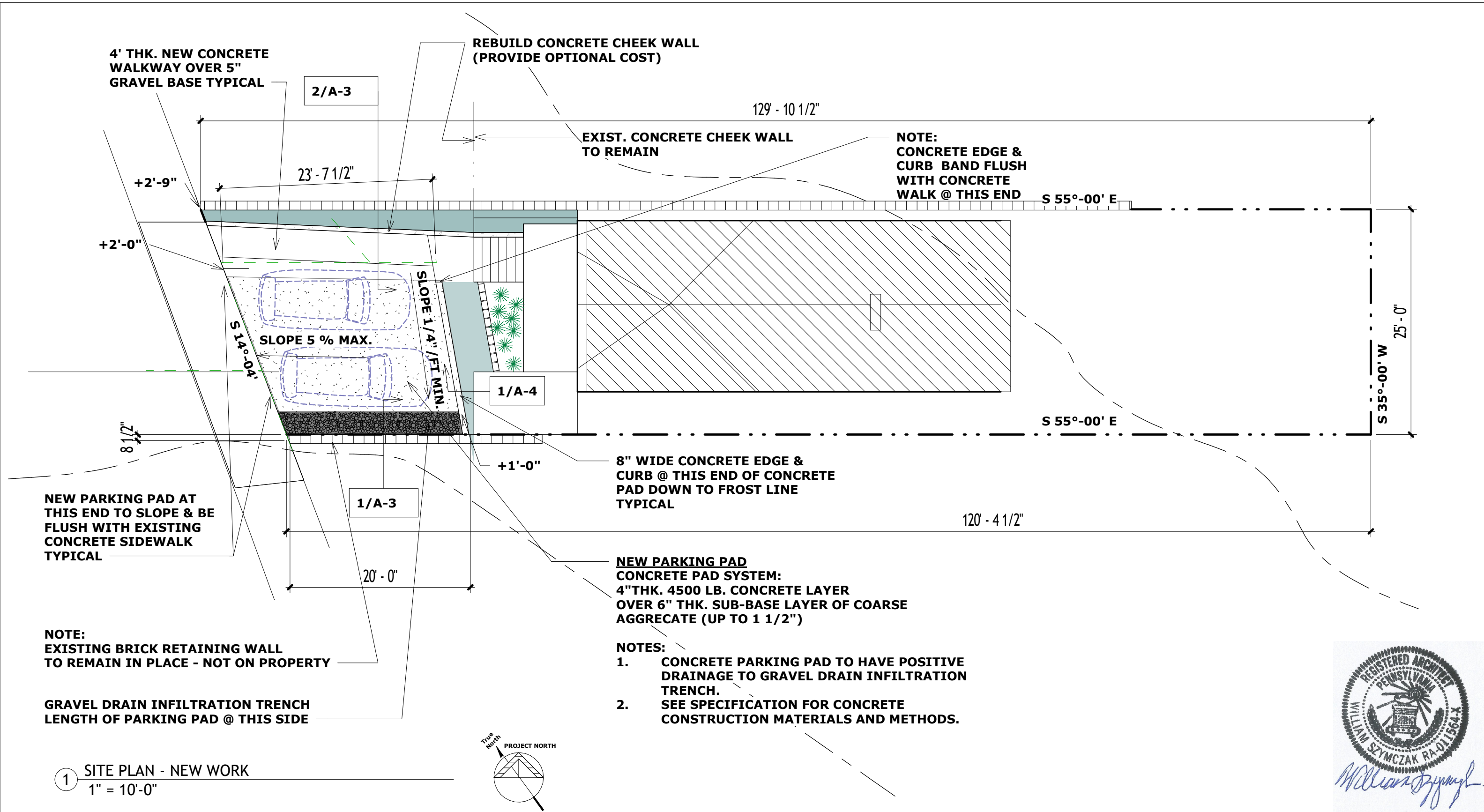


RESIDENCE: 119 Kearsarge Street
PITTSBURGH, PA 15211

Owner: Michael Whitelock

No.	Description	Date

SITE PLAN - DEMOLITION		
Project number	001	A-1
Date	12-19-2025	
Drawn by	WS	
Checked by	WS	
Scale		1" = 10'-0"



RESIDENCE: 119 Kearsarge Street
PITTSBURGH, PA 15211

Owner: Michael Whitelock

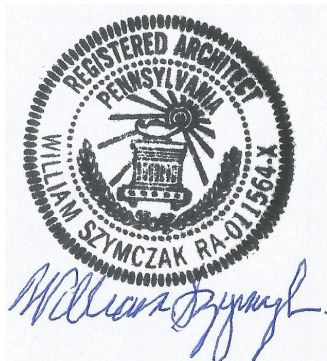
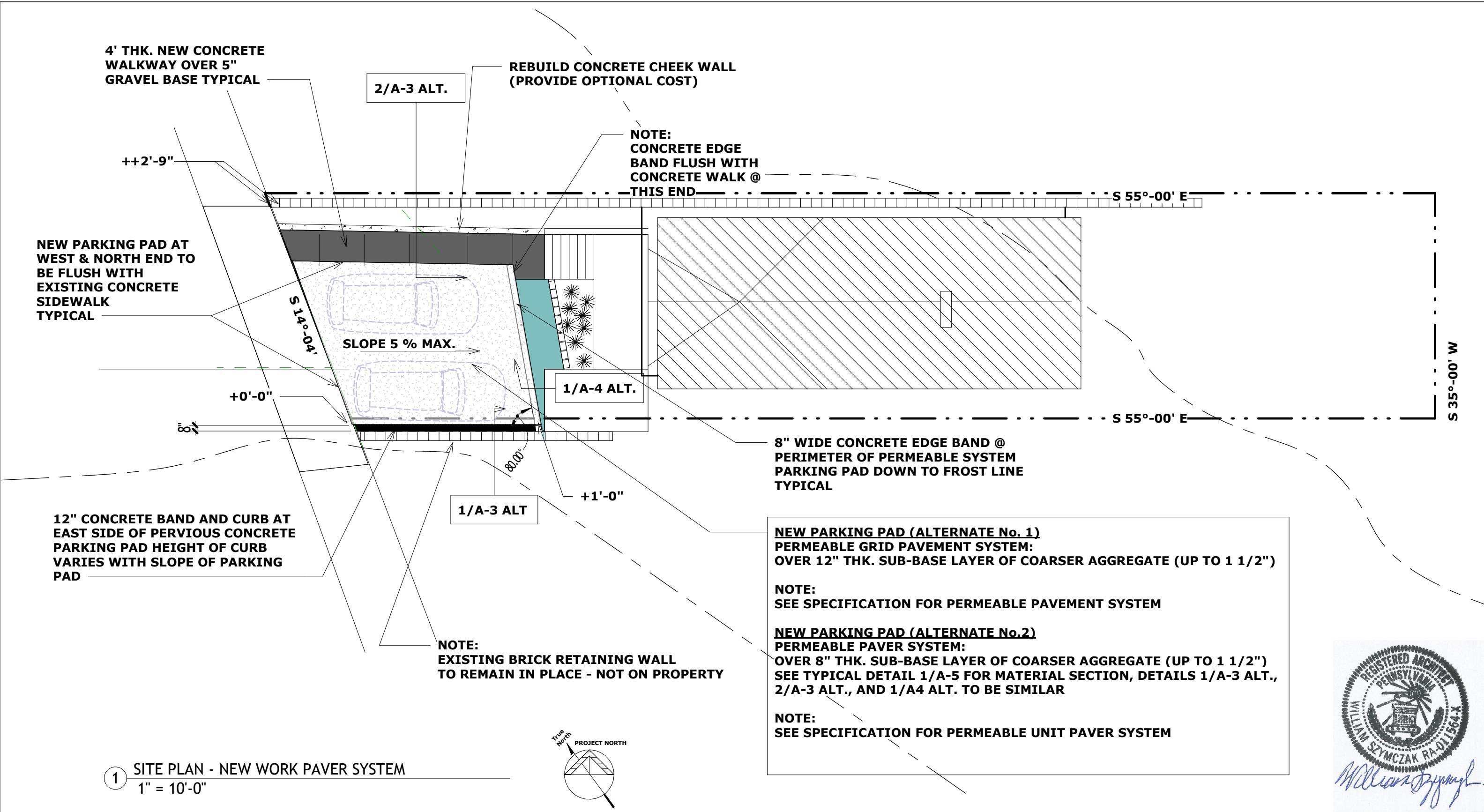
No.	Description	Date

SITE PLAN - NEW WORK

Project number 001
Date 12-19-2025
Drawn by WS
Checked by WS

A-2

Scale 1" = 10'-0"

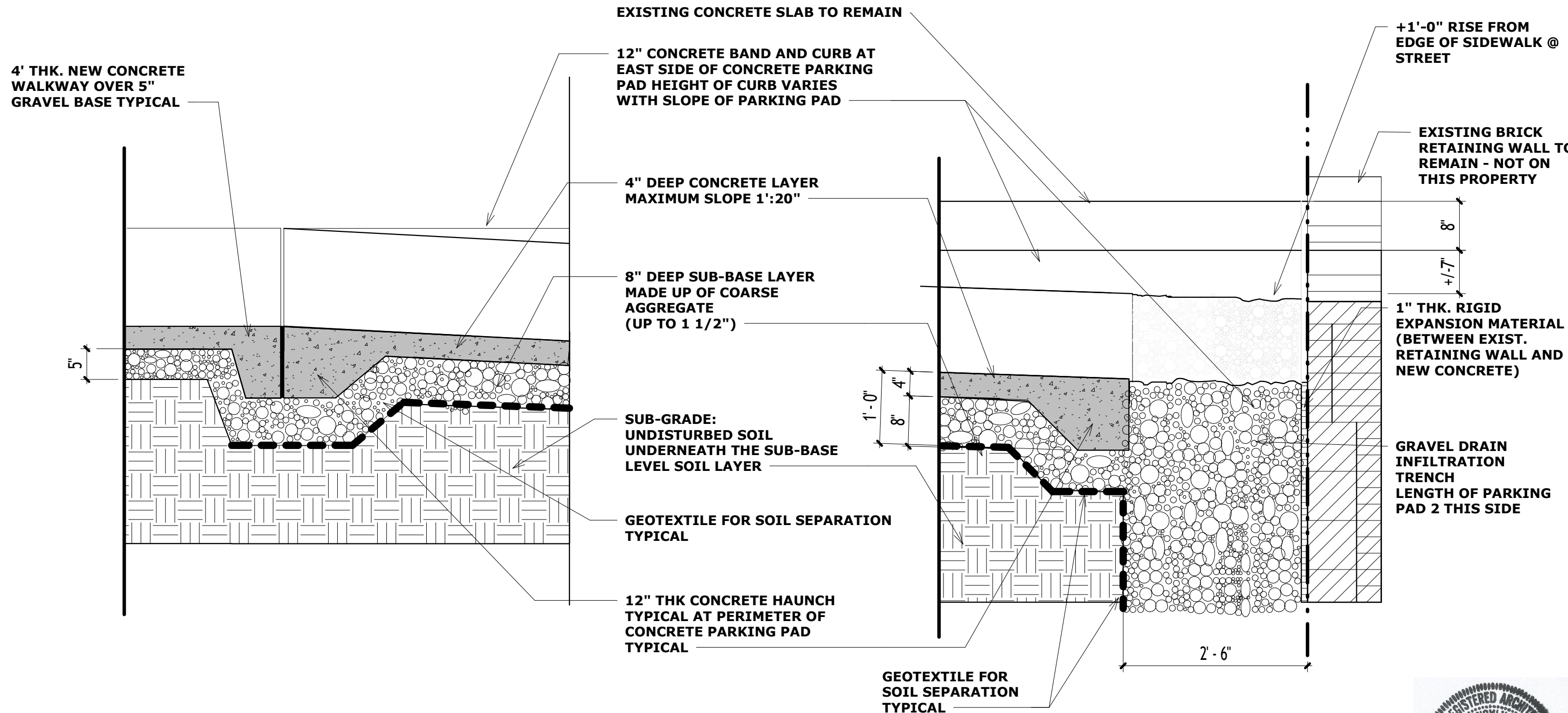


RESIDENCE: 119 Kearsarge Street
PITTSBURGH, PA 15211

Owner: Michael Whitelock

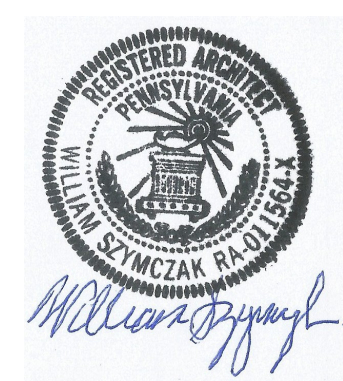
No.	Description	Date

SITE PLAN - NEW WORK		
Project number	001	A-2 ALT.
Date	12-19-2025	
Drawn by	WS	
Checked by	WS	
		Scale 1" = 10'-0"



2 TYP. PERIMETER DETAIL @ CONCRETE PAD
3/4" = 1'-0"
DETAIL AT PARKING PAD:
POURED CONCRETE SYSTEM W/
GRAVEL DRAINAGE TRENCH

1 TYP. PERIMETER DETAIL @ CONCRETE PAD
3/4" = 1'-0"
DETAIL AT PARKING PAD:
POURED CONCRETE SYSTEM W/
GRAVEL DRAINAGE TRENCH



RESIDENCE: 119 Kearsarge Street
PITTSBURGH, PA 15211

Owner: Michael Whitelock

No.	Description	Date

DETAILS - SECTION DETAILS		
Project number	001	A-3
Date	12-19-2025	
Drawn by	WS	
Checked by	WS	
		Scale 3/4" = 1'-0"

4' THK. NEW CONCRETE
WALKWAY OVER 5"
GRAVEL BASE TYPICAL

EXISTING CONCRETE SLAB TO REMAIN

12" CONCRETE BAND AND CURB AT
EAST SIDE OF PERVIOUS CONCRETE
PARKING PAD HEIGHT OF CURB
VARIES WITH SLOPE OF PARKING
PAD

1" +/- THK. PERMEABLE
GEOGRID PAVEMENT SYSTEM
FOR VEHICLE PARKING

NOTE:
WEST-EAST SLOPE TO BE
1"/20" MAX. & NORTH-SOUTH
SLOPE AS REQUIRED TO ALIGN
WITH SLOPE OF PUBLIC
STREET

8" DEEP SUB-BASE LAYER
MADE UP OF COARSE AGGREGATE
(UP TO 1 1/2")
TYPICAL

SUB-GRADE:
UNDISTURBED SOIL
UNDERNEATH THE SUB-BASE
LEVEL SOIL LAYER

GEOTEXTILE FOR SOIL SEPARATION
TYPICAL

8" CONCRETE BAND AT NORTH SIDE
OF PERVIOUS CONCRETE PARKING
PAD HEIGHT OF BAND AT UNDERSIDE
OF CONCRETE SIDEWALK

EXISTING BRICK
RETAINING WALL TO
REMAIN - NOT ON
THIS PROPERTY

+1'-0" RISE FROM
EDGE OF SIDEWALK @
STREET

1" THK. RIGID
EXPANSION MATERIAL
(BETWEEN EXIST.
RETAINING WALL AND
NEW CONCRETE)

GEOTEXTILE FOR
SOIL SEPARATION
TYPICAL

2 NORTH PERIMETER DETAIL
3/4" = 1'-0"

DETAIL AT PARKING PAD:
PERMEABLE GRID PAVEMENT SYSTEM

1 SOUTH PERIMETER DETAIL
3/4" = 1'-0"

DETAIL AT PARKING PAD:
PERMEABLE GRID PAVEMENT SYSTEM



Owner: Michael Whitelock

RESIDENCE: 119 Kearsarge Street

No.	Description	Date

DETAILS - SECTION DETAILS

Project number	001	A-3 ALT.
Date	12-19-2025	
Drawn by	Author	
Checked by	Checker	
Scale		3/4" = 1'-0"

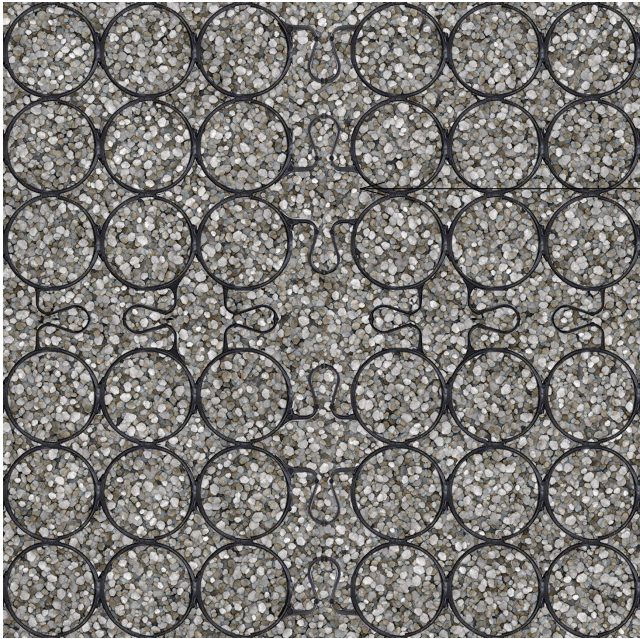


IMAGE OF TRUEGRID PAVEMENT SYSTEM W/ GRAVEL

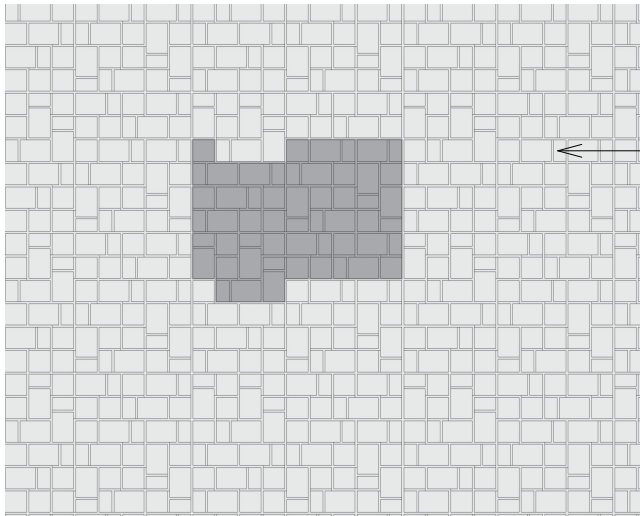


IMAGE OF PROPOSED PATTERN FOR PERMEABLE UNIT PAVER SYSTEM

PERMEABLE GEOGRID PAVEMENT SYSTEM AS MANUFACTURED BY TRUEGRID OR EQUAL FOR VEHICLE PARKING

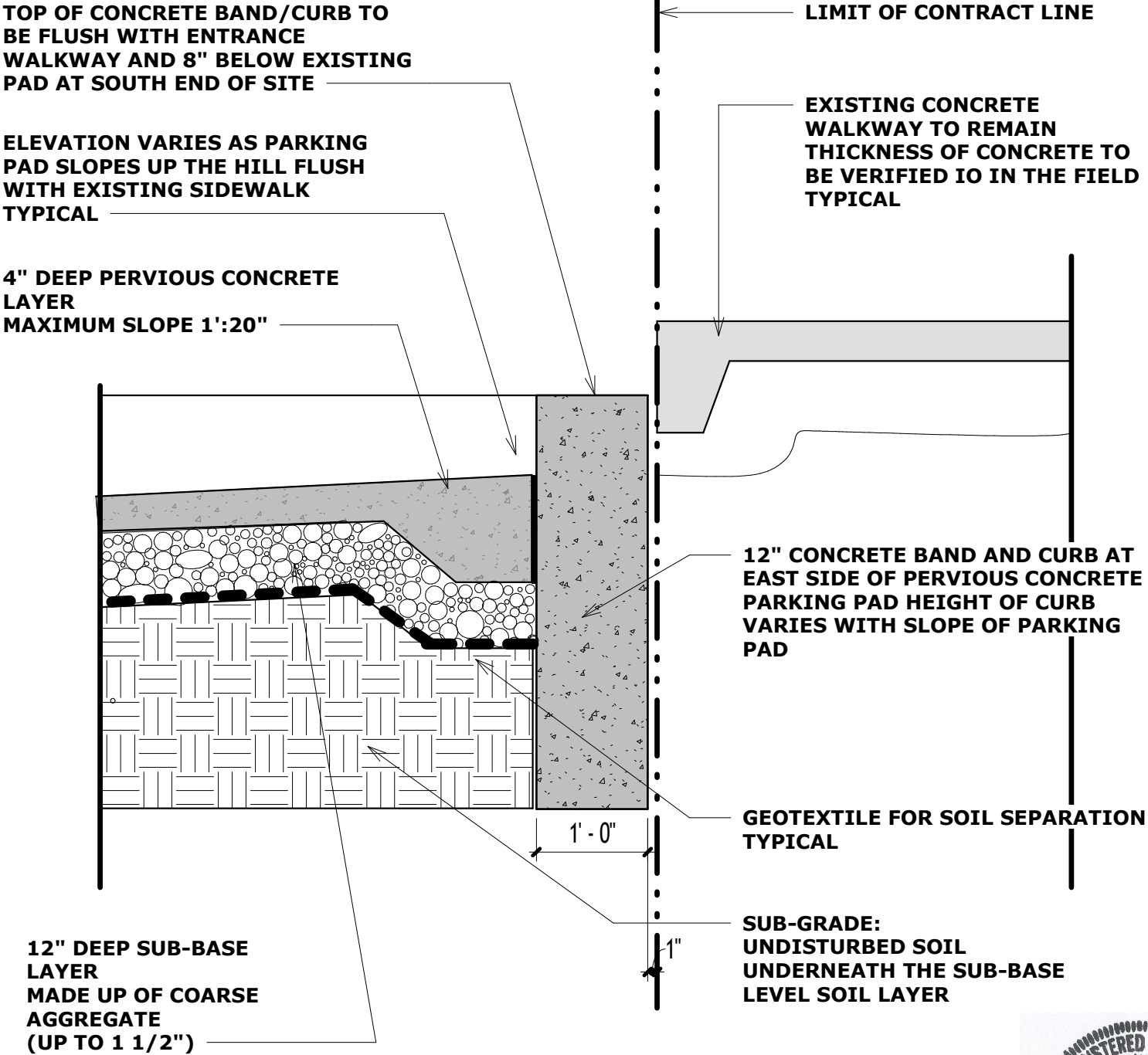
BASIS OF DESIGN:
TRUEGRID ECO-OPTILOC

NOTE:
WEST-EAST SLOPE TO BE 1"/20" MAX. & NORTH-SOUTH SLOPE AS REQUIRED TO ALIGN WITH SLOPE OF PUBLIC STREET

3 1/8" PERMEABLE PAVER AS MANUFACTURED BY UNILOCK PAVERS & WALLS OR EQUAL.

BASIS OF DESIGN:
ECO-OPTILOC PATTERN "A"

NOTE:
WEST-EAST SLOPE TO BE 1"/20" MAX. & NORTH-SOUTH SLOPE AS REQUIRED TO ALIGN WITH SLOPE OF PUBLIC STREET



1 TYP. DETAIL PERIMETER @ CONCRETE PAD
3/4" = 1'-0"



RESIDENCE: 119 Kearsarge Street
PITTSBURGH, PA 15211

Owner: Michael Whitelock

No.	Description	Date

DETAILS - SECTION & NOTES		
Project number	001	A-4
Date	12-19-2025	
Drawn by	WS	
Checked by	WS	
		Scale 3/4" = 1'-0"

SECTION 32000 – POROUS FLEXIBLE PAVING

1.1 Description of Work

- A. Work included
- 1. Provide and install sub-base material as shown on drawings or per recommended sub-base
 - 2. Provide all TrueGrid Permeable Paver products and installation per the manufacturer’s instructions provided on this specification sheet and other available specification material.
 - a. Contractor can submit an equal to TrueGrid for approval by Owner/Architect.
 - 3. Provide and install specified fill material for TrueGrid gravel fill option.

2.1 Materials

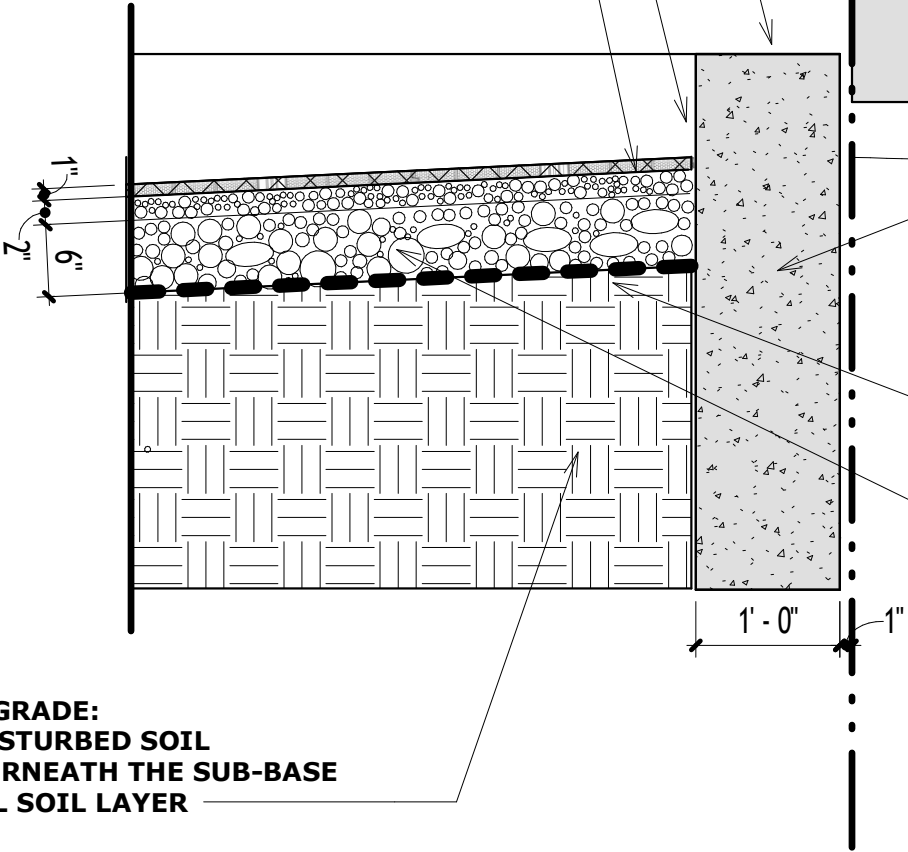
- A. Base Course: TrueGrid was developed for multiple acceptable base materials. Locally sourced angular #57 stone/clean, sandy gravel material, crushed concrete, crushed shale, limerock, and crushed lava are acceptable materials. Variations in permeability of aggregates should be considered.
- B. TrueGrid Permeable Pavers: Injection molded, highly durable, plastic grid structure with unique design components for high load capacity, high traffic applications. Produced from 100% Post Consumer Plastic. 1.8” cell height. Pre-assembled in 4’ x 4’ sheets for quick installation. Sheets can be reconfigured if needed. (See TrueGrid Specifications Sheet for more specifications and information.)
- C. Gravel Fill: Obtain clean, washed angular rock to fill the 1.8” tall TrueGrid cells and spaces between. TrueGrid can be filled to top of cells and exposed or overfilled to hide cells. Maximum rock should be 1” in diameter and below.

TOP OF CONCRETE BAND/CURB TO BE FLUSH WITH ENTRANCE WALKWAY AND 8" BELOW EXISTING PAD AT SOUTH END OF SITE

ELEVATION VARIES AS PARKING PAD SLOPES UP THE HILL FLUSH WITH EXISTING SIDEWALK TYPICAL

1" +/- THK. PERMEABLE GEOGRID PAVEMENT SYSTEM FOR VEHICLE PARKING

NOTE: WEST-EAST SLOPE TO BE 1"/20" MAX. & NORTH-SOUTH SLOPE AS REQUIRED TO ALIGN WITH SLOPE OF PUBLIC STREET



1 TYPICAL SECTION DETAIL
3/4" = 1'-0"

DETAIL AT:
PERMEABLE GRID PAVEMENT SYSTEM



RESIDENCE: 119 Kearsarge Street

Owner: Michael Whitelock

No.	Description	Date

DETAILS - SECTION & NOTES

Project number	001	A-4 ALT.
Date	12-19-2025	
Drawn by	WS	
Checked by	WS	
Scale		As indicated

SECTION 32000 PERMEABLE CONCRETE PAVER MATERIALS

PART 1 GENERAL

DESCRIPTION

Permeable Unit Pavers are manufactured in a variety of shapes and colors for residential, applications. They offer design professionals several engineered pavement systems that are efficient, durable, economical and aesthetically attractive.

Permeable Unit Pavers are manufactured to tight dimensional tolerances. This, in combination with their permeable and interlocking capabilities, allows the surface to be completely porous with a high resistance to compressive loads and lateral forces..

1.01 SUMMARY

- A. This section Includes:
1. Permeable/Porous Unit Pavers

2. Joint Filter Aggregate

3. Pavement Base

4. Edge Restraints & Accessories

5. Geotextile for Soil Separation

PART 2 PRODUCTS

2.01 PERMEABLE/POROUS UNIT PAVERS

- A. Manufacturer: Basis of design is Unilock or equal.
- B. Permeable/Porous Unit Paver Type:
1. Basis-of-Design Product: The permeable concrete paver shapes are based on.

a. Eco-Optiloc: Eco-Optiloc is a rectilinear shaped paver which is typically installed mechanically for commercial permeable applications. Eco-Optiloc can be customized for your particular design requirements.

2. Material Standard: Comply with ASTM C 936.

3. Color and finish as selected by Owner.

4. Color Pigment Material Standard: Comply with ASTM C979.

5. Size: 10 1/4" x 10 1/4" x 3 1/8".

6. Joint Gap Size: 12 mm.

7. Joint Gap Mechanism: integral pre-cast interlocking spacer type.
- C. CRUSHED STONE FILLER, BEDDING, BASE
1. Crushed stone with 90% fractured faces, LA Abrasion < 40 per ASTM C131.

2. Do not use rounded river gravel.

3. All stone materials shall be washed with less than 2% passing the No. 200 sieve.

4. Base and subbase materials shall have a minimum 0.32 porosity per ASTM C29.

5. Joint/opening filler, bedding, base and subbase: conforming to ASTM D448 gradation.

a. Bedding and Joint/Opening Filler: ASTM No. 8 Grading Requirements Bedding and Joint/Opening Filler.

Note:
No. 89 or No. 9 stone may be used to fill pavers with narrow joints

b. Base: ASTM No. 57 Base Grading Requirements
- 12" CONCRETE BAND AND CURB AT EAST SIDE OF PERVIOUS CONCRETE PARKING PAD HEIGHT OF CURB VARIES WITH SLOPE OF PARKING PAD

3 1/8" PERMEABLE PAVER WEST-EAST SLOPE TO BE 1"/20" MAX. & NORTH-SOUTH SLOPE AS REQUIRED TO ALIGN WITH SLOPE OF PUBLIC STREET - MIN. 1/4"/FT

8" DEEP SUB-BASE LAYER CONSTRUCTED OF:
2" LEVELING COURSE ASTM No. 8 &
6" BASE COURSE ASTM 57

3" +/-

6"

2"

GEOTEXTILE FOR SOIL SEPARATION TYPICAL

SUB-GRADE: UNDISTURBED SOIL UNDERNEATH THE SUB-BASE LEVEL SOIL LAYER

8" CONCRETE BAND AT NORTH SIDE OF PERVIOUS CONCRETE PARKING PAD HEIGHT OF BAND AT UNDERSIDE OF CONCRETE SIDEWALK
- 1 TYP. DETAIL @ PERMEABLE PAVER SYSTEM
3/4" = 1'-0"
-
- | |
|--|
| |
| |
- Owner: Michael Whitelock

RESIDENCE: 119 Kearsarge Street
- | No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
- DETAILS - SECTION & NOTES
- | | | |
|----------------|------------|--------------------|
| Project number | 001 | A-5 |
| Date | 12-19-2025 | |
| Drawn by | Author | |
| Checked by | Checker | Scale As indicated |
- 12/19/2025 1:12:31 PM

SECTION 04200 GENERAL EXCAVATION

GENERAL

DESCRIPTION

CONTRACTOR shall provide all labor, materials, equipment and incidentals required to perform all excavating, backfilling, filling and grading, and disposing of earth materials as shown, specified, and required for construction of structures, manholes, vaults, conduits, pipelines, roads, and other facilities required to complete the Work in every respect.

EXCAVATION AND BACKFILL

- A. SCOPE OF EXCAVATION
1. All necessary preparation of subgrade for slabs and pavements is included.

2. All temporary means needed to prevent discharge of sediment to water courses from dewatering systems or erosion are included.

3. No classification of excavated materials will be made. Excavation includes all materials regardless of type, character, composition, moisture, or condition thereof.
- B. PERMITS AND REGULATIONS
1. CONTRACTOR shall obtain permits as required by local, state and federal agencies for discharging water from excavations.

2. CONTRACTOR shall perform excavation work in compliance with applicable requirements of governing authorities having jurisdiction.

SECTION 03000 GENERAL CONCRETE CONSTRUCTION

GENERAL

DESCRIPTION

This section includes materials, installation, and testing of formwork, reinforcing steel, joints, concrete, and finishing and curing for general concrete construction.

GENERAL CONCRETE MIX DESIGN

- A. Conform to ASTM C 94, except as modified by these Standard Specifications.
- B. Air content as determined by ASTM C 231 shall be 4% ±1%.
- C. Maximum water-cement ratio for Class A concrete = 0.45 by weight.
- D. Use classes of concrete as described in the following table:
1. Class A:

2. Type of Work:
Concrete for all structures and concrete not otherwise specified. Concrete fill at structure foundations, curbs and cheek walls, Paving, supports across pipe trenches.

3. 28-Day Compressive Strength (in psi):
4500 PSI

4. Minimum Cement Content (in lbs per C.Y.):
500
- E. CONCRETE REINFORCING
1. Parking Pad: #4 (1/2 inch) rebar or welded wire mesh in a grid pattern, typically spaced about 12 inches on center, within a 4-6 inch thick slab, placed on a solid base, using chairs to keep it centered for adequate strength against vehicle loads.

a. Placement: Use rebar chairs or blocks to elevate the reinforcement, ensuring it sits in the middle (or top third) of the concrete slab for maximum effectiveness.

b. Soil/Base: A well-compacted, solid base (subgrade) is crucial to prevent settling and cracking.

2. Concrete sidewalk: #3 (3/8") rebar, spaced 12-24 inches apart (on center), often of Grade 40 or Grade 60, to provide reinforcement against cracking from soil movement or light loads.

3. Concrete edge borders and curbs: #3 (3/8") rebar or wire mesh, placed carefully to avoid corrosion, with proper jointing critical for longevity.

GENERAL GRAVEL DESIGN

- A. Type: Washed, crushed stone/gravel (e.g., granite chips, river rock).
- B. Size: Primarily 3/4 inch to 1.5 inches (or 19mm to 38mm). Avoid fine gravel (< 1/4 inch) and oversized rocks (> 2 inches).
- C. Cleanliness: Must be washed to remove silt, clay, and fine particles (fines), which reduce drainage.
- D. Gradation: Look for material with high void space (e.g., AASTO No. 3 stone has ~40% void ratio)
- E. Geotextile: Essential non-woven fabric (like Mirafi 140N) to line the pit, preventing soil migration into the clean stone
- E. Installation Guidelines:
1. Fabric: Use landscape fabric to line the trench to prevent soil intrusion, keeping the stone clean and functional.

2. Local Codes: Check local storm-water regulations for specific size requirements or engineered designs.



RESIDENCE: 119 Kearsarge Street
PITTSBURGH, PA 15211

Owner: Michael Whitelock

No.	Description	Date

SPECIFICATIONS AND NOTES

Project number	001	A-6
Date	12-19-2025	
Drawn by	WS	
Checked by	WS	Scale 1/4" = 1'-0"