PROJECT INFORMATION

Zoning District: Baum Centre Corridor Overlay

Address: 121 N. Beatty Street

Project Description:
• 42 apartment units
• 9 two bedroom units, 33 one bedroom units
• Amenities and loft style units on level 1
• Square footage: 38,592 NSF, 42,367 GSF
ACCESSIBILITY AND UNIVERSAL DESIGN SUMMARY

1. Fully Accessible Units:
   - 6 total units to be ANSI Type A accessible and equipped for the hearing and vision impaired
     - 3 1BR units on levels 1-4
     - 3 2BR units on levels 2-4

2. Hearing and Vision impaired + Visitable unit:
   - (1) 1BR unit to be equipped for the hearing and vision impaired

3. Visitability
   - All units to follow federal Visitability Standards

4. Fully Accessible Common and Amenity Areas:
   - Lobby, laundry, office, balcony, and fitness rooms fully accessible
   - Commons Room fully accessible
Trek Development’s Community Outreach/Input Process

The Community outreach process grew out of the need for affordable housing in the East Liberty neighborhood, especially in light of the closure of Penn Plaza Apartments. Trek Development Group, with PWWG architects, has held meetings and received feedback and support from the following community groups and stakeholders:

1. Outreach dates:
   2016 – Ongoing

2. Outreach groups:
   Baum-Center Initiative;
   East Liberty Development, Inc.;
   Penn Plaza Tenant Council;
   Penn Plaza Support and Action Group;
   Village Collaborative

3. Letter of Support
   East Liberty Development, Inc.
LANDSCAPE PLAN

- 13 STREET TREES
- EXISTING TREES AT WEST PROPERTY LINE TO REMAIN
STORMWATER MANAGEMENT AND SUSTAINABILITY SUMMARY

1. Land cover:
   A. Site is currently a paved asphalt parking lot
   B. Proposed development minimizes impervious area

2. Enterprise Green Communities Certified

3. Zero Energy Ready and Energy Star Certified

4. Subsurface Stormwater Detention Tank utilized

5. Management Requirements:
   Project to meet DEP NPDES and City of Pittsburgh stormwater management requirements.
CONSTRUCTION MANAGEMENT PLAN

PROPOSED CONSTRUCTION MANAGEMENT SUMMARY:

1. Site Safety:
   - Site will be fenced off for the safety of the public and construction workers.
   - Measures will be taken to ensure the safety of the public, this will be done with signage and/or live personnel as needed and/or required.
   - Contractor signage with all pertinent information will be in plain sight showing contact information and a number to call in case of emergency.

2. Site Soil/Sediment plan:
   - Mistick will employ BMP procedures as it relates to stormwater control, erosion, and sedimentation measures.

3. Compliance:
   - All work will comply with local and federal requirements

4. Compliance:
   - Any work will be done in compliance with all associated utility companies such as Duquesne light, PWSA, Comcast, and/or Verizon, and People’s Gas

5. Trailer location:
   - Construction Trailer is located to minimize street traffic interference.
BIKE PARKING

Resident Interior Bike Parking
- 14 spaces in secure bike storage room
- Specified product: Dero Duplex (above)

Exterior Bike Parking
- 2 U bars outside building front entry
FIBER CEMENT SIDING;
BOARD AND BATTEN
FIBER CEMENT PANEL
VINYL WINDOW
FIBER CEMENT LAP SIDING;
VARIED EXPOSURE PATTERN

ROOF TRUSS BEARING
149' - 7 5/6" 111' - 3 0"

FOURTH FLOOR
140' - 6 1/2"

THIRD FLOOR
129' - 6 5/6"

SECOND FLOOR
118' - 6 3/4"

1ST FLR T/SLAB, COMMON AREAS
99' - 11 1/2"

BRICK MASONRY
ALUMINUM CURTAINWALL
SYNTHETIC WOOD SIDING;
NICKEL GAP
COMMON BALCONY
BOARD AND BATTEN SIDING
(Fiber-cement panel & synthetic wood, painted)

FLUSH NICKEL-GAP SIDING
(Synthetic wood, painted)

VARIED EXPOSURE LAP SIDING (right), AND SPANDREL PANELS (left)
(Fiber-cement boards, painted)

ADAIR LIMESTONE BLOCK,
Blue vein, smooth finish

BRICK
Bowerston Pioneer blend, Burgundy

Note: Images are an approximation: actual material color and scale vary
SOUTH-EAST BUILDING VIEW AT CORNER OF N. BEATTY AND ANSLEY STREET
CORNER OF N. BEATTY ANSLEY/BROAD STREET, FACING NORTH (SITE AT LEFT)