

BEACON DEVELOPMENT
Owner

PWWG ARCHITECTS
Architect

FAHRINGER, McCARTY, GREY, INC.
Civil Engineer

TSE ENGINEERS
Structural

ALLEN + SHARIFF
Mechanical, Electrical, Plumbing, Fire Protection

SAFER PLACES, INC.
Security

SOL DESIGN + CONSULTING
Sustainability

PWWG + | BEACON communities |

The Apartments at 120 Cecil

BEACON communities | DOWNTOWN PITTSBURGH



BEACON PROPERTIES

1. **120 Cecil** - *98 Units, Family*
2. **May Building** - *86 Units, Family*
3. **901 / 903 Liberty** - *50 Units, Family*
4. **Letsche Apartments** - *46 Units, Family*
5. **First and Market** - *93 Units, Senior*
6. **The Standard** - *51 Units, Family*

From a shared community vision to vibrant developments, Beacon Communities is a pivotal part of Pittsburgh's affordable housing resurgence and defines the long-awaited Downtown Renaissance.

LIVING WELL BY DESIGN

WE DO DIFFICULT

Some avoid complexity. We embrace it.

MAKE A DIFFERENCE

Great housing changes lives and nurtures dreams.

GREEN AND WE MEAN IT

Buildings should protect and restore the environment.

EVERYONE'S HOME

Community pride - avalible to all.

HOUSING IS OUR PASSION

Because everyone deserves a home they love.

WE HELP COMMUNITIES THRIVE

Housing is the root from which people and neighborhoods flourish

ADDRESSING CHALLENGES CREATING VALUE

We have the tools to succeed where others cannot

A TRUSTED PARTNER

PITTSBURGH SCHOLAR HOUSE
TRANSFORMED BY EDUCATION







Wayfinders Plus Housing

Pittsburgh Scholor House partners with highly motivated parents and their children to ignite a positive cycle of generational prosperity.

We invest in families and their futures to create economic mobility, through equitable access to higher education opportunities, economic empowerment, and social and emotional learning.

PSH helps families to thrive by addressing the barriers to degree completion such as the lack of stable and affordable housing, limited access to transportation, childcare assistance, strong community capital.

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A KNOWLEDGEABLE TEAM

PWWG ARCHITECTS
Architect

FAHRINGER, McCARTY, GREY, INC.
Civil Engineer

TSE ENGINEERS
Structural

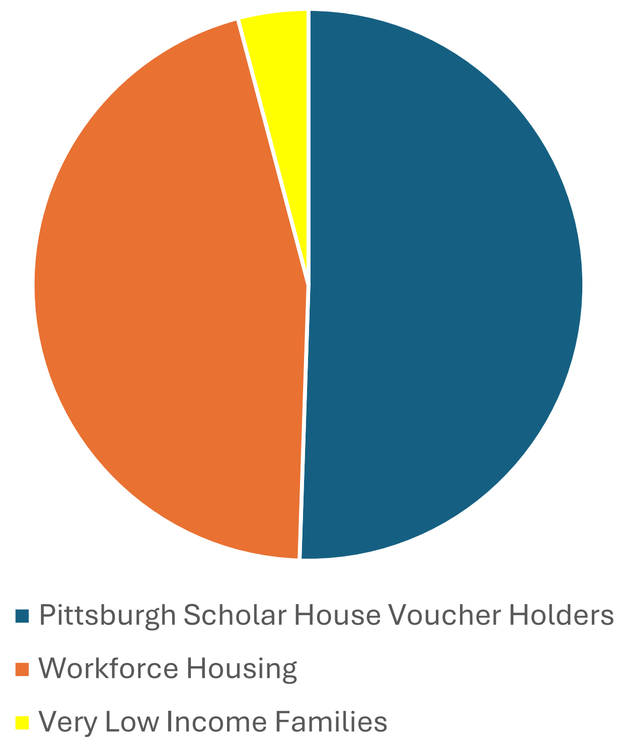
ALLEN + SHARIFF
Mechanical, Electrical, Plumbing, Fire Protection

BUILDING TECHNOLOGY CONSULTING
Technology

SAFER PLACES, INC.
Security

SOL DESIGN + CONSULTING
Sustainablity

120 Cecil Place Resident Population



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Income Level	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5 Person Household	6 Person Household
Bedroom Sizes	Studio, 1 BR	1 BR, 2 BR	2 BR, 3 BR	2 BR, 3 BR	3 BR	3 BR
Very Low Income (50% AMI)	$37,600	$42,950	$48,300	$53,650	$57,950	$62,250
Workforce (60% AMI)	$45,120	$51,540	$57,960	$64,380	$69,540	$74,700
Workforce (80% AMI)	$60,100	$68,700	$77,300	$85,850	$92,750	$99,600

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THE SITE





PARCELS
8-R-1 / 8-R-7-0-1

ZONING DISTRICT
GT-C

PROPOSED USE
Multi-Unit Residential
97 units

SITE & DEVELOPMENT DATA
Lot Area: 24,314 SF
Area of Disturbance 6,908 SF
Building Area: v SF
FAR: 7.2
Urban Open Space: 2,431SF
Height: 170' - 7" (<180')

PARKING & LOADING
Parking Spaces: Not Required
2 drop-off spaces provided
1 ADA / 1 Standard

Loading Spaces: 2 required
Use of shared easement tandem temporary loading.

Bicycle Parking: 33 required / 20 protected
Provided at interior and exterior
Street Trees: Frontage ~111'-0"
4 Required / 5 Proposed
Located within property - not in sidewalk ROW

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PHIPPS POWER PLANT

CONSTRUCTED
- 1904 (WAREHOUSE & OFFICE BLDG.)
- 1924 (BOILER PLANT)

RENOVATION TO COMPLY WITH THE NATIONAL PARKS SERVICE STANDARDS FOR HISTORIC STRUCTURES.

ADAPTIVE RE-USE OF A VACANT UTILITY BUILDING ALONG THE RIVER FRONT.

PROVIDES INCLUSIVE & EQUITABLE HOUSING

SUSTAINABLE DEVELOPMENT: ENERGY EFFICIENT, NEW GREEN SPACE, INDOOR BIKE PARKING, URBAN REDEVELOPMENT



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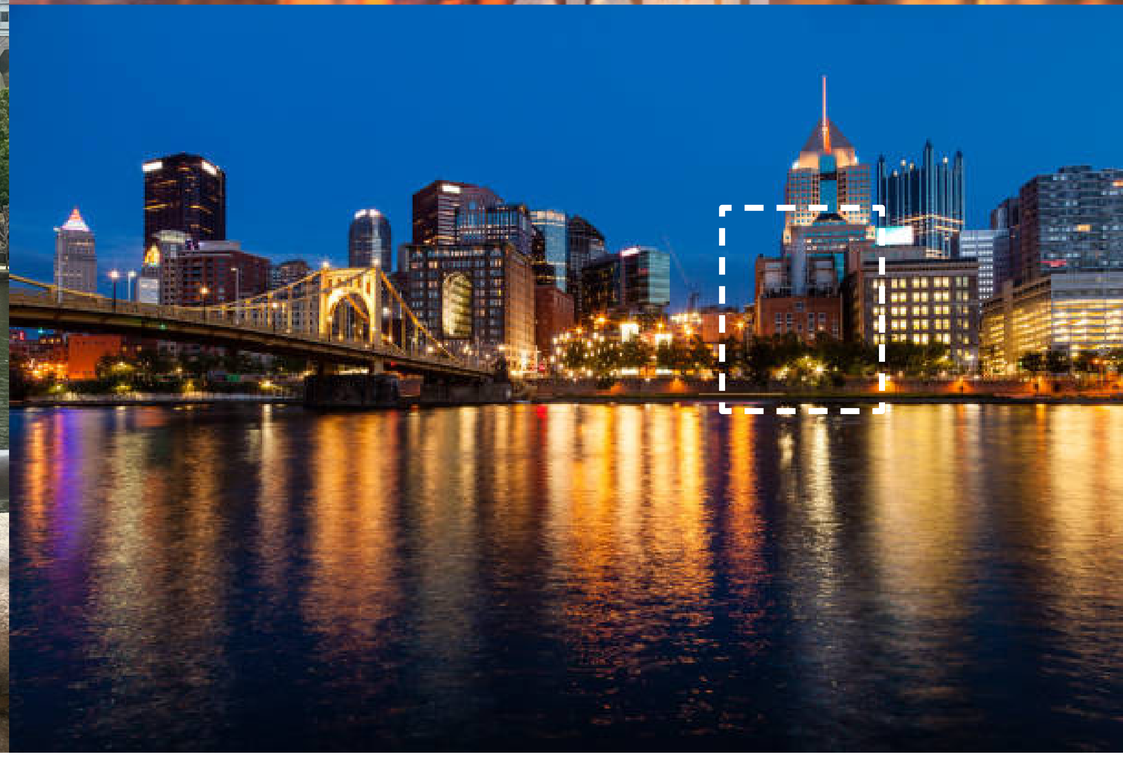

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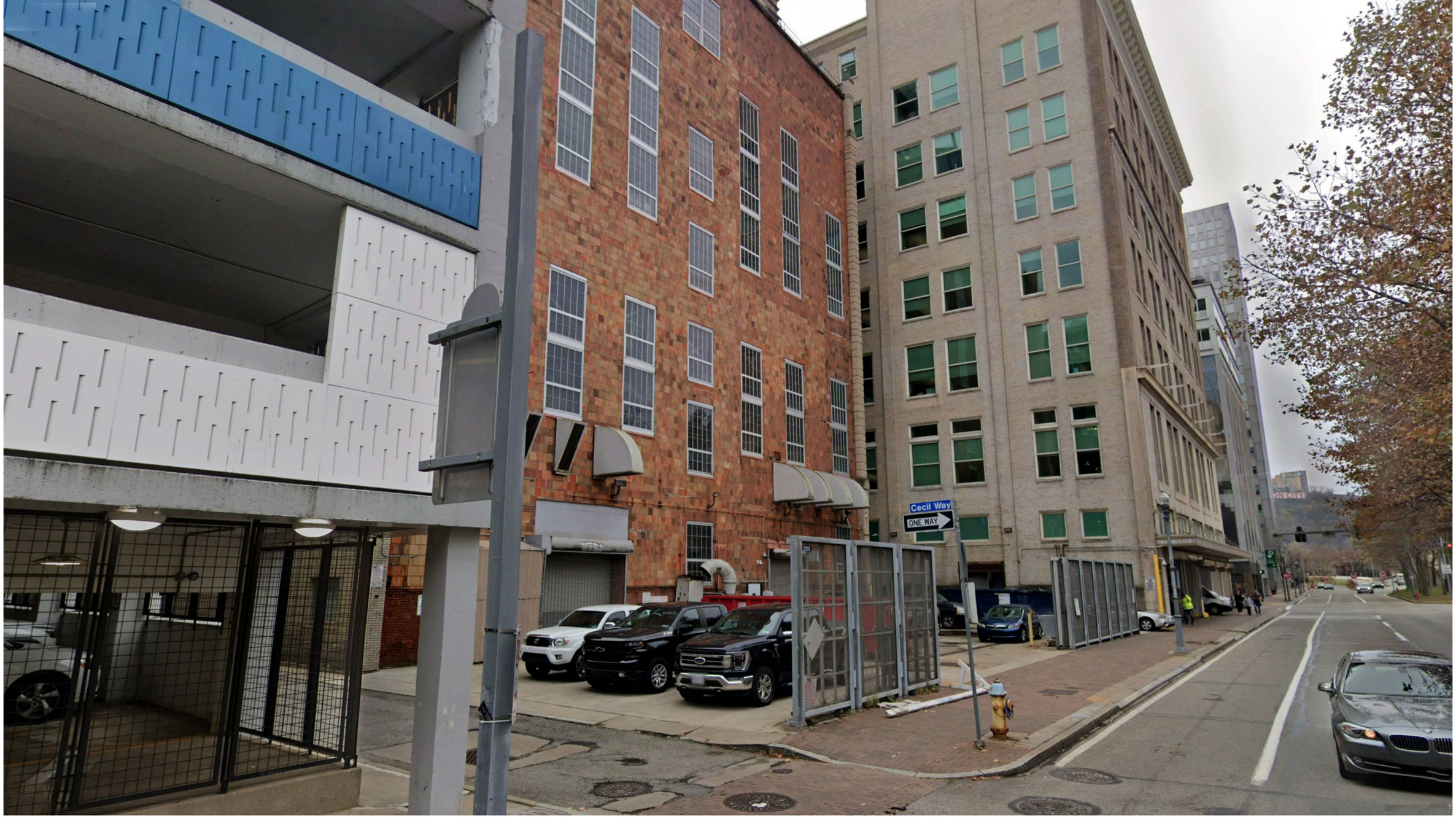
Cecil Way
ONE WAY


PACT
PRIVATE
PROPERTY


TO THE FT. DUQUESNE
& SIXTH STREET GARAGE





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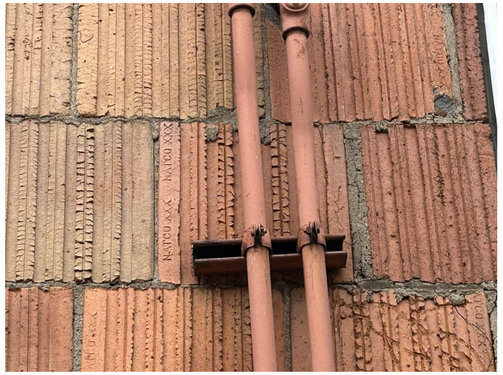
ALLEGHENY
421-4141 FENCE











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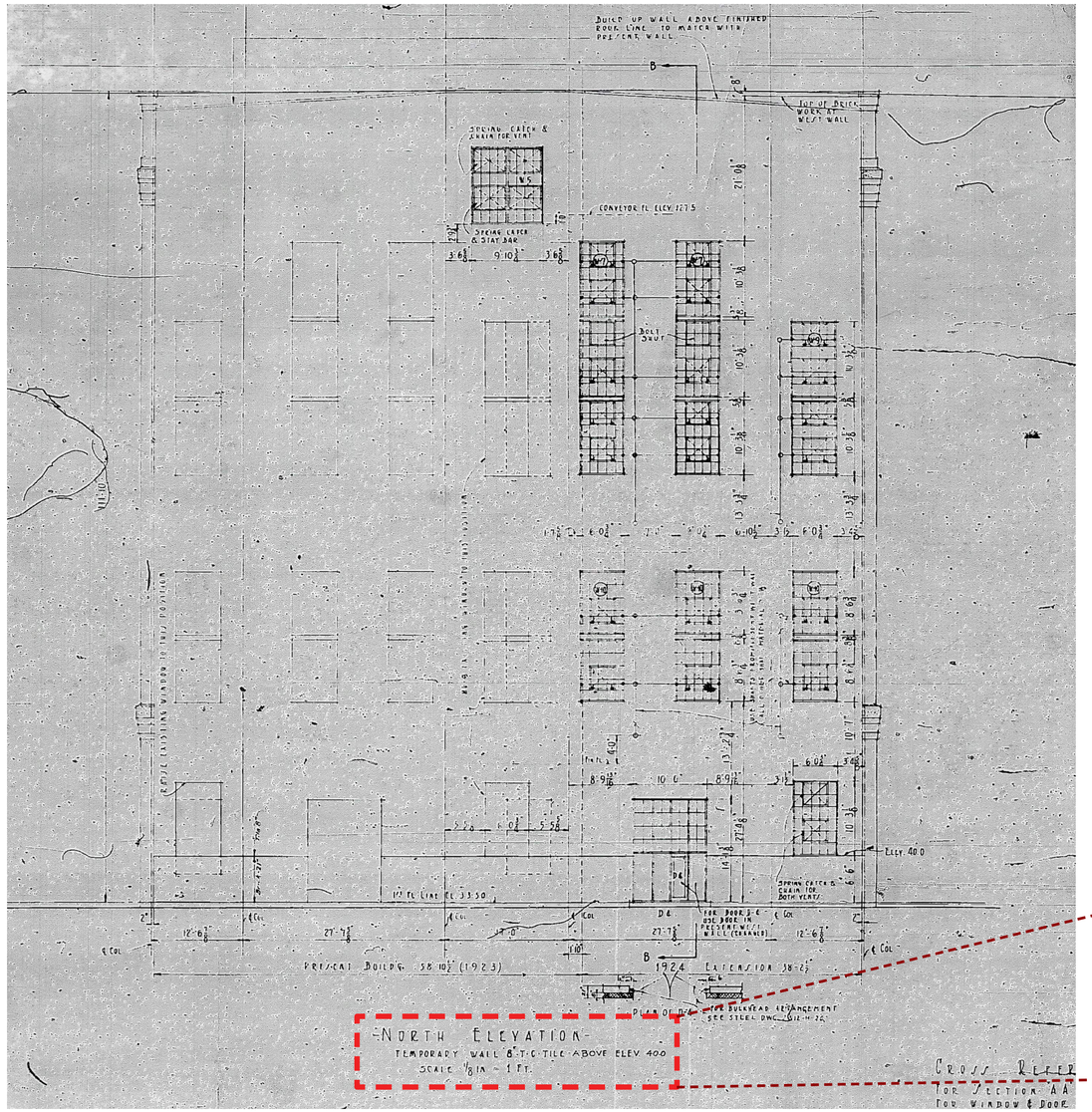



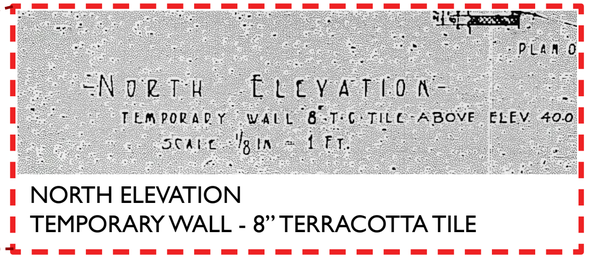

NORTH ELEVATION
TEMPORARY WALL - 8" TERRACOTTA TILE

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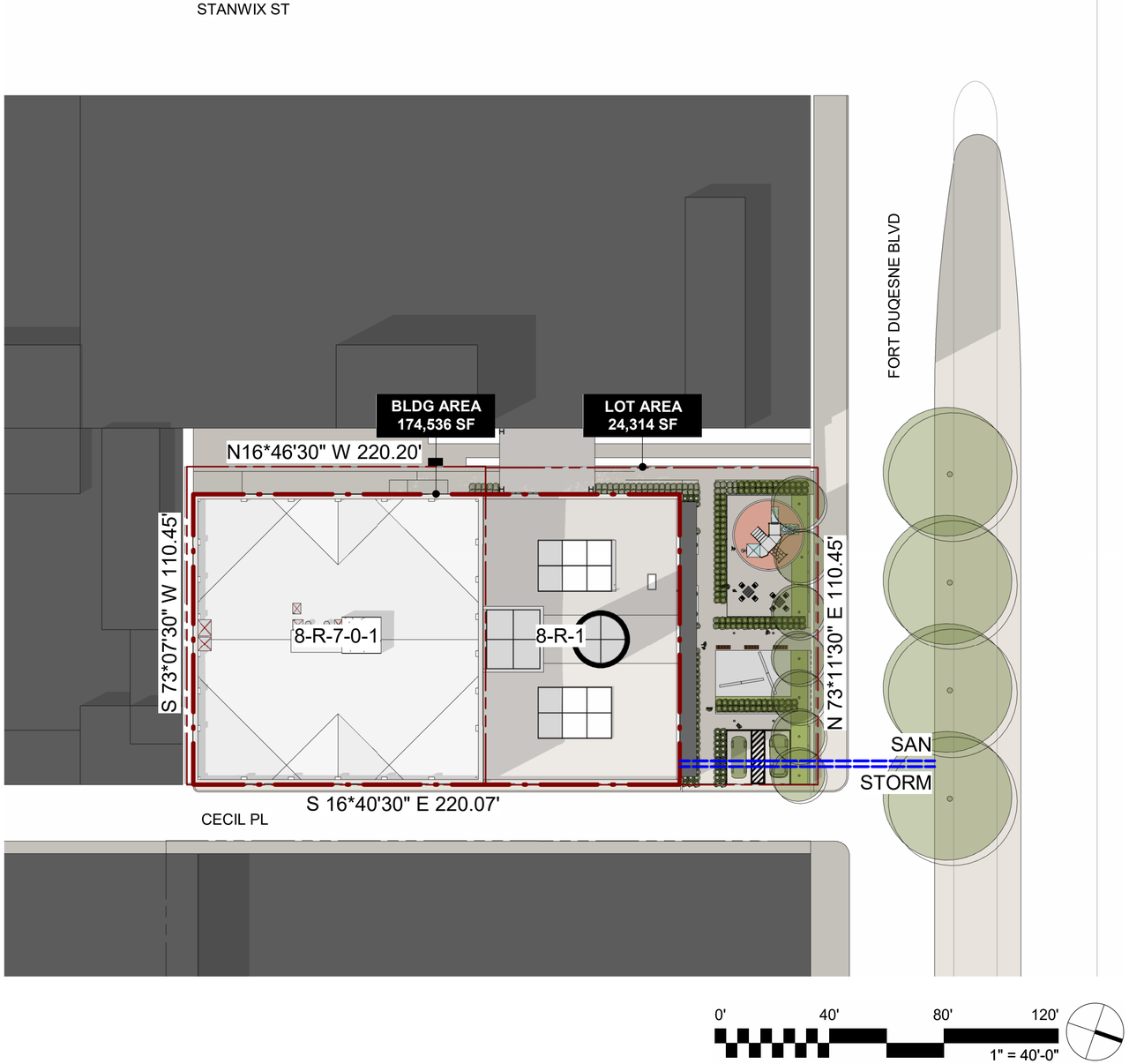
PROPOSED PROJECT

SCHEMATIC COLOR	UNIT TYPE	COMMENTS	COUNT
STUDIO			
	STUDIO (0.1) ACC, H/V	ACCESSIBLE	1
	STUDIO (0.2)		6
			7
1 BEDROOM			
	1BR (1.1)	VISITABLE	4
	1BR (1.2)	VISITABLE	4
	1BR (1.3)	VISITABLE	1
	1BR (1.4) ACC, H/V	ACCESSIBLE	1
			10
1 BEDROOM LOFT			
	1BR LOFT (1L.1)	VISITABLE	2
			2
2 BEDROOM			
	2BR (2.1)	VISITABLE	25
	2BR (2.2)	VISITABLE	4
	2BR (2.3)	VISITABLE	1
	2BR (2.3) H/V	VISITABLE, HEARING/VISION	1
	2BR (2.4)		2
	2BR (2.5) ACC, H/V	ACCESSIBLE	7
	2BR (2.6)	VISITABLE	1
			41

SCHEMATIC COLOR	UNIT TYPE	COMMENTS	COUNT
2 BEDROOM LOFT			
	2BR LOFT (2L.1)		6
			6
3 BEDROOM			
	3BR (3.1)	VISITABLE	2
	3BR (3.2) ACC, H/V	ACCESSIBLE	2
	3BR (3.3)		2
			6
3 BEDROOM LOFT			
	3BR LOFT (3L.1)		8
	3BR LOFT (3L.2)		4
	3BR LOFT (3L.3)		4
	3BR LOFT (3L.4)		2
	3BR LOFT (3L.5)		1
	3BR LOFT (3L.6)		6
			25
TOTAL			97



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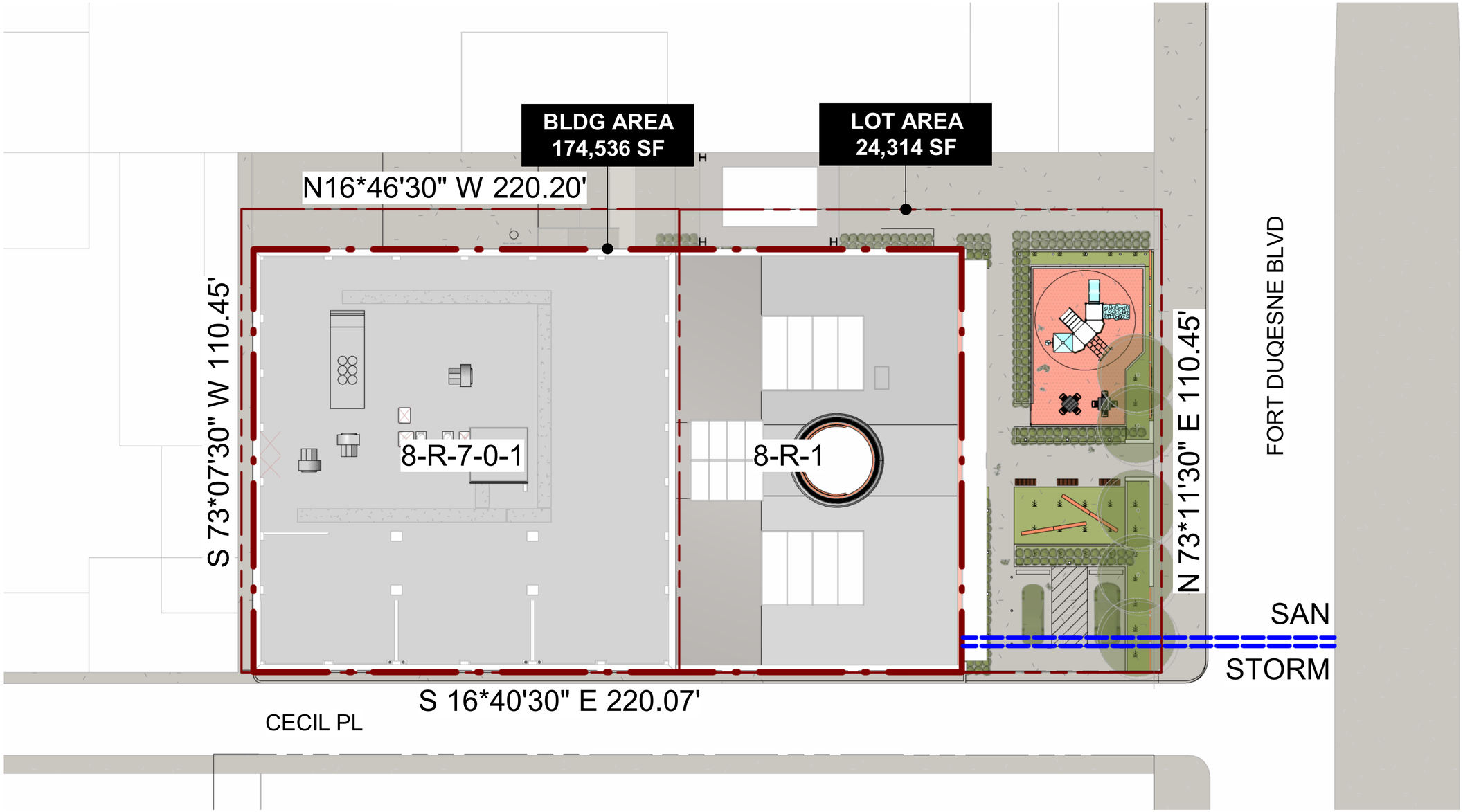
Site Plan



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Site Plan



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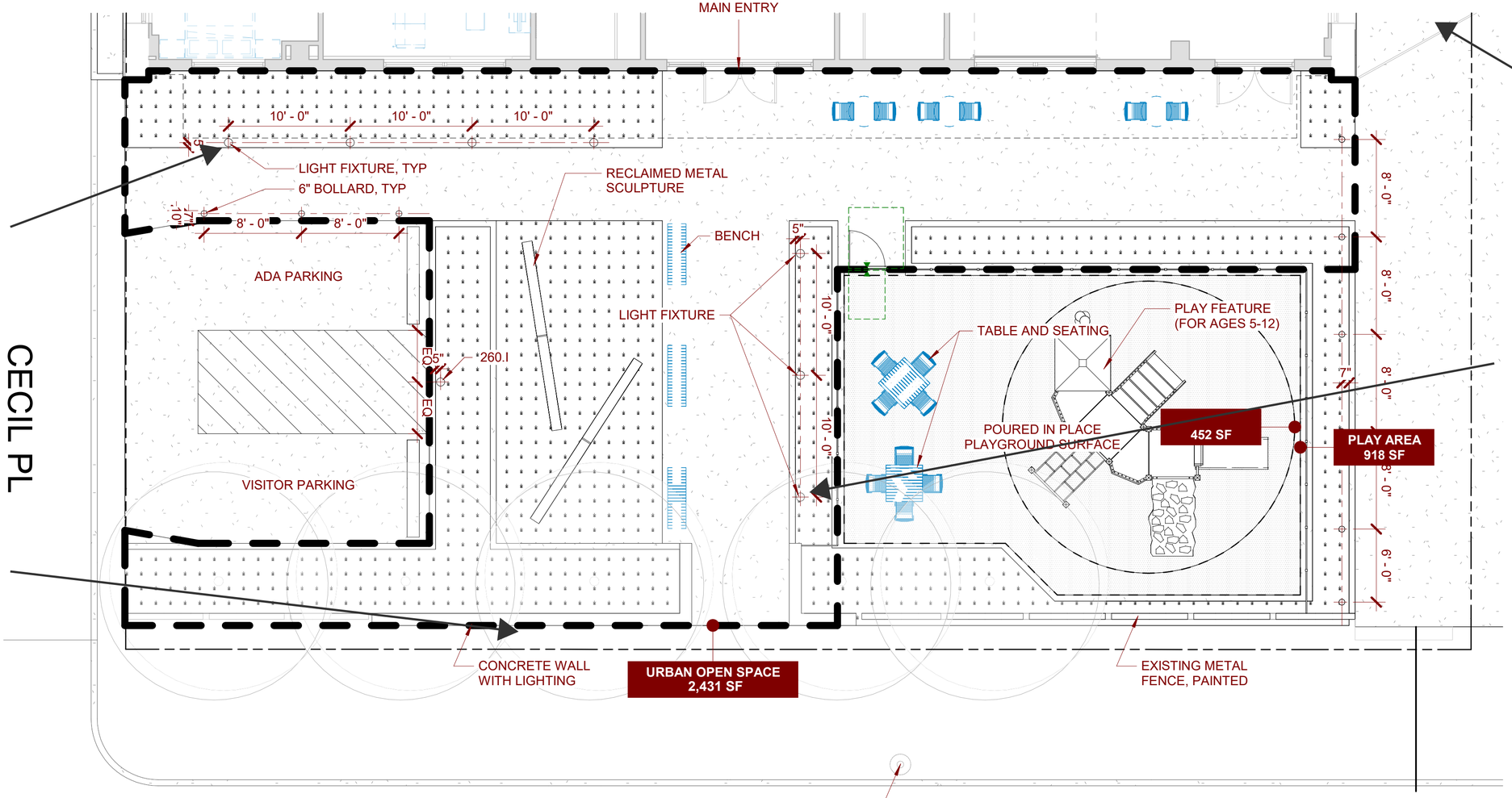
Material Board











0' 4' 8' 12' 16'
1/4" = 1'-0"

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Enlarged Site Plan



TREES
Honey Locust Thornless
"Street Keeper"



SHRUBS
Hummingbird Clethra
Blue Wild Indigo



PERENNIALS
Foam Flower
Pardon Me Reblooming Daylily
Fragrant Sumac "Gro-low"
Echinacea Purpurea



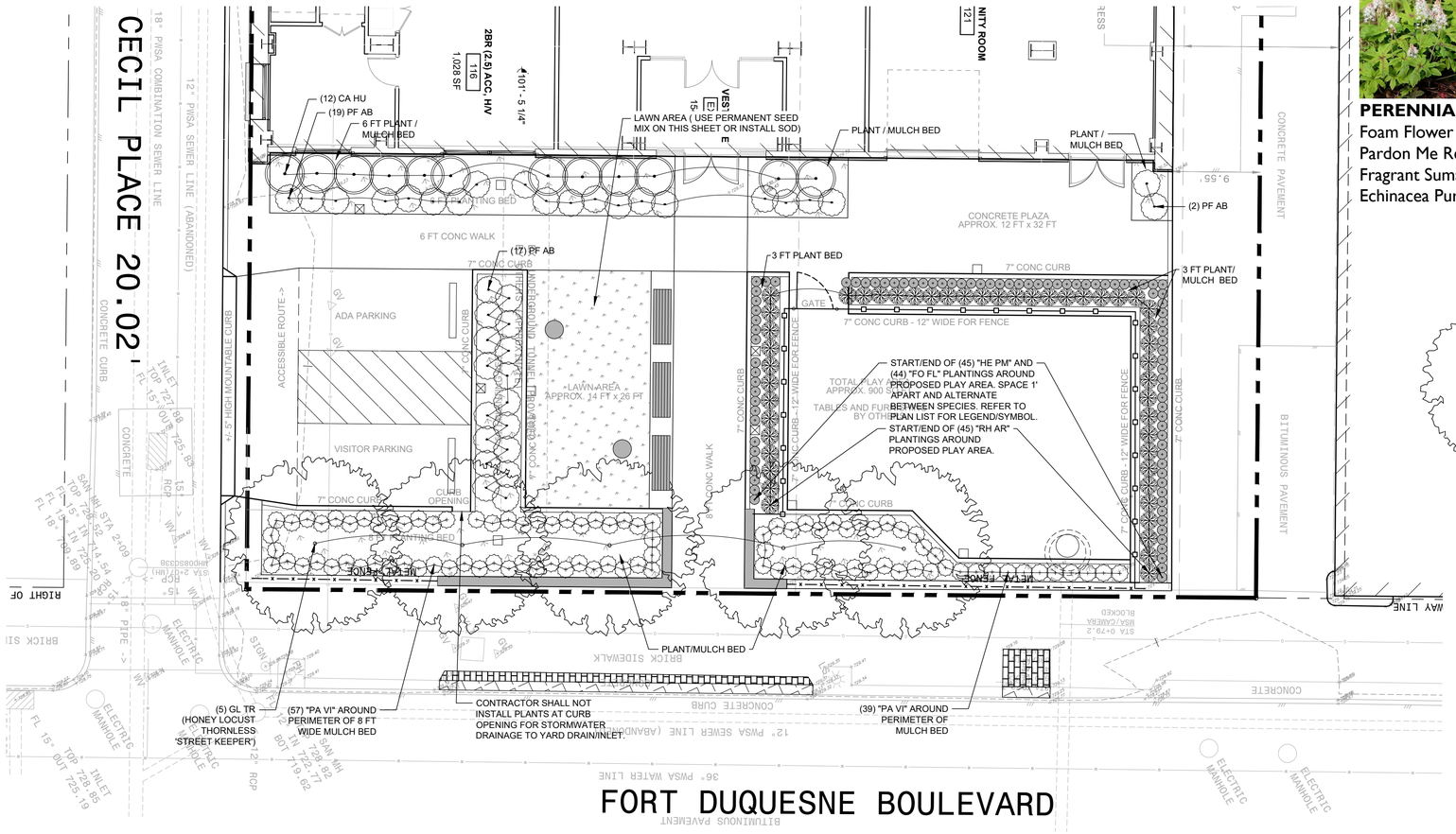
GRSASSES
Switchgrass

EXISTING SITE IMPROVEMENTS LEGEND:

- PROPERTY BOUNDARY LINE
- EDGE OF BUILDING
- 1' CONTOUR
- 5' CONTOUR
- TRENCH DRAIN
- 12" PWSA SEWER LINE & MANHOLE
- 18" PWSA SEWER LINE & MANHOLE
- FEMA SECTION LINE
- METAL/CHAIN LINK FENCE
- STEAM SUPPLY AND RETURN LINES
- GAS LINE
- PWSA WATER LINE
- EDGE OF ASPHALT
- GRATE
- COLUMN
- MISCELLANEOUS VALVE
- GAS VALVE
- FIRE HYDRANT
- INLET
- SIGN
- VAULT
- ELECTRICAL BOX
- VENT
- LIGHT STRUCTURE
- BOLLARD
- ELECTRIC MANHOLE

PROPOSED SITE IMPROVEMENTS LEGEND:

- CONCRETE CURB
- PROPOSED FENCE (HEIGHT AND STYLE TBD)
- MULCH/PLANTING BED AREA
- LAWN AREA (INSTALL SOD)



PLANT LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
TREES				
GL TR	Gleditsia triacanthos inermis 'Draves'	Honey Locust Thornless 'Street Keeper'	2" CAL.	5
SHRUBS				
CA HU	Clethra alnifolia 'Hummingbird'	Hummingbird Clethra	18" HT.	12
PF AB	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	15" HT.	38
PERENNIALS				
FO FL	Tiarella cordifolia	Foam Flower	NO. 1 CONT.	44
HE PM	Hemerocallis 'Pardon Me'	Pardon Me Reblooming Daylily	NO. 1 CONT.	45
RH AR	Rhus aromatica 'Gro-low'	Fragrant Sumac 'Gro-low'	NO. 1 CONT.	47
GRASSES				
PA VI	Panicum virgatum	Switchgrass	NO. 2 CONT.	96

***NOTE: SEE SITE DETAIL SHEET C-8.0 FOR SHRUB, DECIDUOUS TREE, AND GROUNDCOVER/PERENNIAL PLANTING DETAILS AND SPECIFICATIONS.**

LANDSCAPING NOTES:

PLANTS:
PLANTS SHALL CONFORM TO VARIETIES SPECIFIED IN THE PLANT LIST. PLANTS SHALL BE TRUE TO BOTANICAL NAMES, STANDARDS OF SIZE, CULTURE, QUALITY FOR HIGHEST GRADES AND STANDARDS AS ADOPTED IN AMERICAN STANDARD FOR NURSERY STOCK. PLANTS SHALL HAVE NORMAL GROWTH, BE FRESHLY DUG, NURSERY-GROWN, SOUND, HEALTHY AND FREE OF DISEASE, INSECTS AND LARVA. DELIVER WITH FEDERAL AND STATE CERTIFICATES OF INSPECTION ATTACHED. SHRUBS SHALL MEET REQUIREMENTS FOR SPREAD OR HEIGHT AS STATED IN THE PLANT LIST. MEASUREMENT FOR HEIGHT SHALL BE TAKEN FROM GROUND LEVEL TO AVERAGE HEIGHT OF TOP OF SHRUB, NOT LONGEST BRANCH. SIDE BRANCHES SHALL BE GENEROUS AND WELL-TWIGGED. THE PLANT AS A WHOLE SHALL BE WELL-BUSHED TO THE GROUND.

TOPSOIL MIX:
FOR BACKFILLING DECIDUOUS PLANT PITS, MIX 4 PARTS BY VOLUME OF TOPSOIL AND 1 PART OF DECOMPOSED MUSHROOM, CATTLE OR STABLE MANURE. FOR BACKFILLING EVERGREEN PLANT PITS, MIX 4 PARTS BY VOLUME OF TOPSOIL AND 1 PART PEAT HUMUS. FOR AREAS REQUIRING SOIL REMEDIATION, SEE SOIL AMENDMENT DETAIL ON THIS SHEET FOR SOIL/COMPOST RATIO. TOPSOIL/COMPOST SHALL NOT CONTAIN ADMIXTURES OF SUBSOIL AND SHALL BE CLEAN AND REASONABLY FREE FROM CLAY LUMPS WHICH MIGHT BE HINDRANCES TO PLANTING OPERATION.

FERTILIZERS:
FOR TREES AND SHRUBS, INCORPORATE FIVE (5) LBS. OF 6-10-4 FOR EACH CUBIC YARD OF BACKFILL. COMMERCIAL FERTILIZER SHALL BE STANDARD PRODUCTS COMPLYING WITH APPLICABLE LAWS.

GUARANTEE:
THE LIFE AND SATISFACTORY CONDITION OF ALL TREES AND SHRUBS, EXCEPT THOSE AFFECTED BY VANDALISM, DESTRUCTION BY WILDLIFE OR NATURAL ELEMENTS, SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OR SUBSTANTIAL COMPLETION. ALL DEAD AND DYING VEGETATION SHALL BE REPLACED BY THE SUBSEQUENT PLANTING SEASON BY THE CONTRACTOR.

MAINTENANCE:
LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR KEEPING PLANTING BEDS FREE FROM WEEDS FOR A MINIMUM OF ONE (1) YEAR OR UNTIL ACCEPTED BY THE OWNER OR OWNER'S REPRESENTATIVE. ALL TREES AND SHRUBS ARE TO BE MAINTAINED FOR THE SAME PERIOD OF TIME.

PLANTED AREAS:
ALL PLANTED AREAS SHALL RECEIVE A MIN. 2" LAYER OF SHREDDED BARK MULCH. MULCH SHALL BE UNPAINTED, CLEAN, DOUBLE SHREDDED BARK, FREE OF SAWDUST, STONES, WEEDS, DEBRIS AND HARMFUL CHEMICALS, AND BE AGED FOR AT LEAST 2 YEARS.

SEEDED AREAS:
ALL DISTURBED AREAS NOT RECEIVING PLANTINGS SHALL BE SEEDED WITH THE SPECIFIED SEED MIX, SEE SEEDING SPECIFICATION ON THIS SHEET.

MISCELLANEOUS:
1. PRIOR TO PLANTING, IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO DETERMINE THE LOCATIONS OF ALL UTILITIES. REFER TO THE SITE/UTILITIES PLAN.
2. PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL DEBRIS, ROCK, MORTAR, ETC. FROM ISLANDS AND LAWN AREAS.
3. ALL PLANTING ISLANDS TO RECEIVE A MINIMUM OF 12" OF TOPSOIL (AFTER SETTLEMENT). ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 6" OF TOPSOIL (AFTER SETTLEMENT).
4. PROJECT AREA SHALL BE CLEANED OF ALL FOREIGN MATTER AND PLACED IN A FIRST-CLASS CONDITION IMMEDIATELY BEFORE FINAL ACCEPTANCE OF WORK.

NOTE: SEE OVERALL EXISTING CONDITIONS PLAN SHEET C-1.0 FOR ALL EXISTING UNDERGROUND SITE UTILITIES, AS SURVEYED BY OTHERS AND PROVIDED TO THIS OFFICE. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES TO REMAIN PRIOR TO CONSTRUCTION.

GRAPHIC SCALE
0 2.5 5 10 20
(IN FEET)
1 inch = 5 ft.

NORTH

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Landscaping Plan



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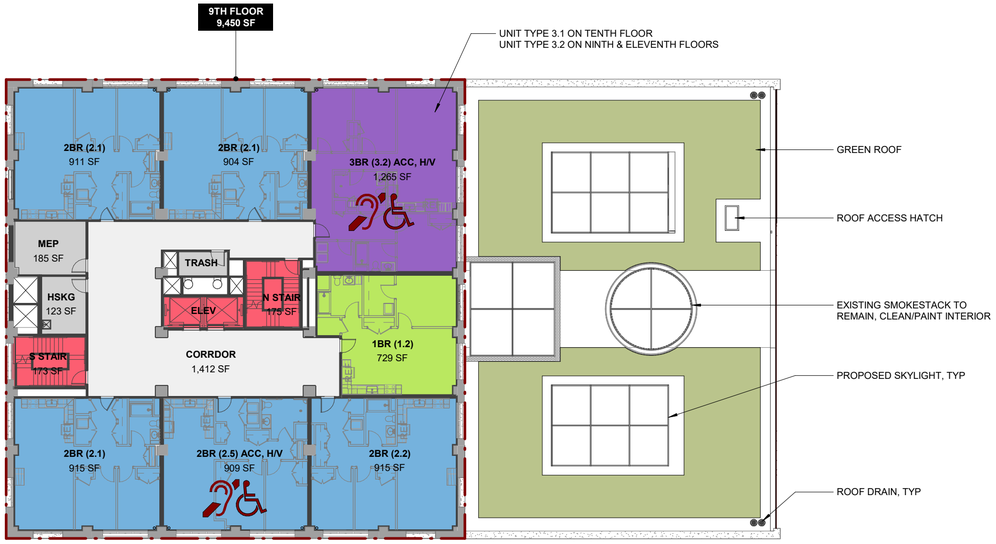
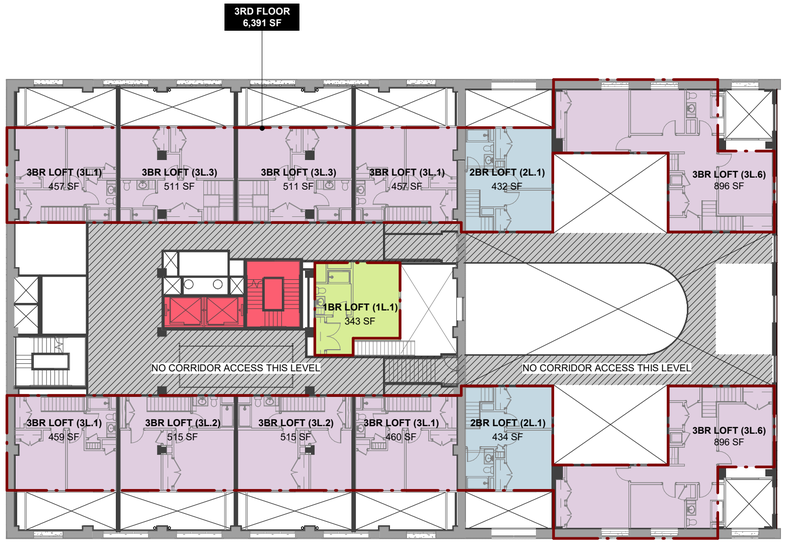
First Floor Plan



9TH FLOOR



THIRD FLOOR



6TH FLOOR



SECOND FLOOR

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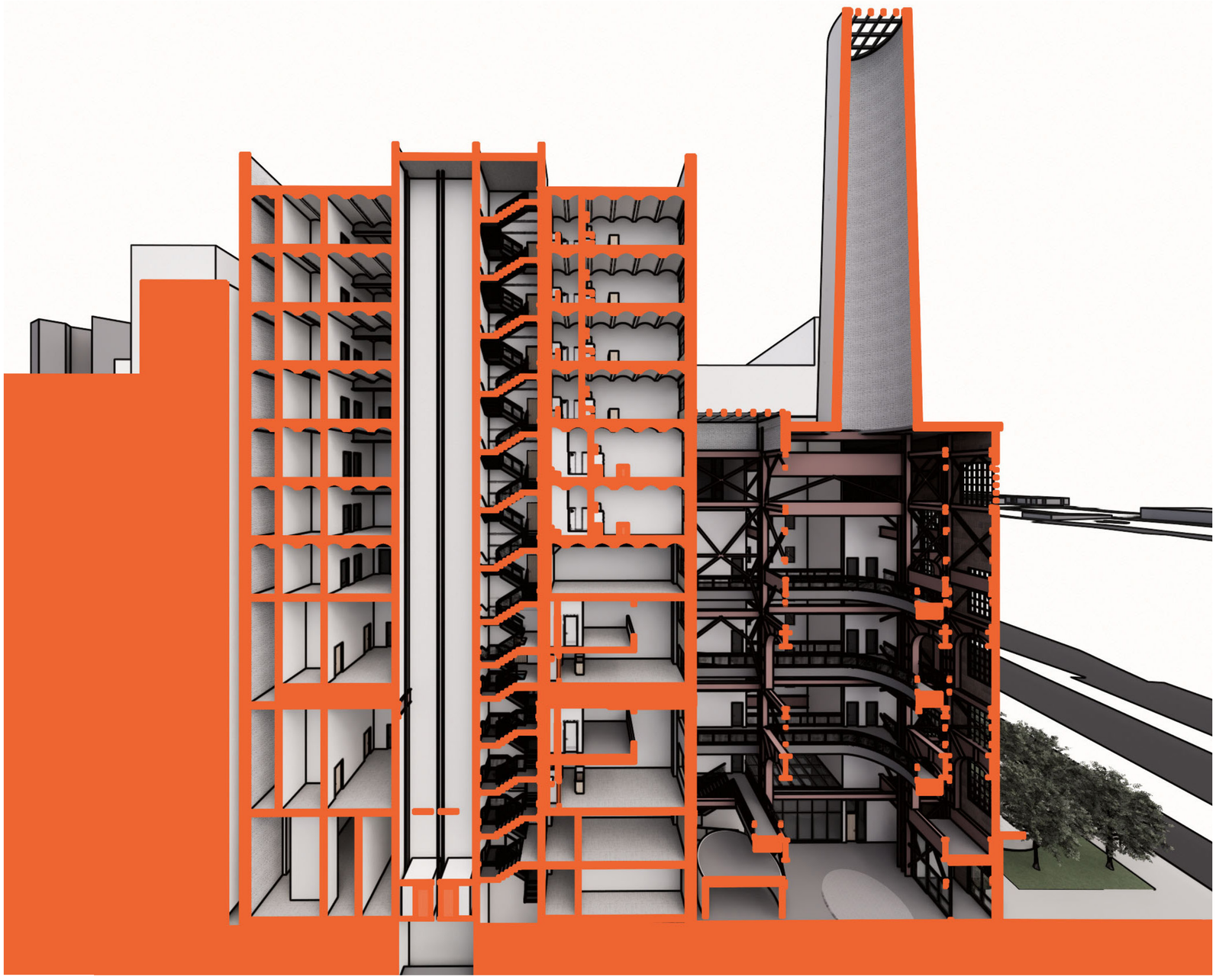
Typical Floor Plans





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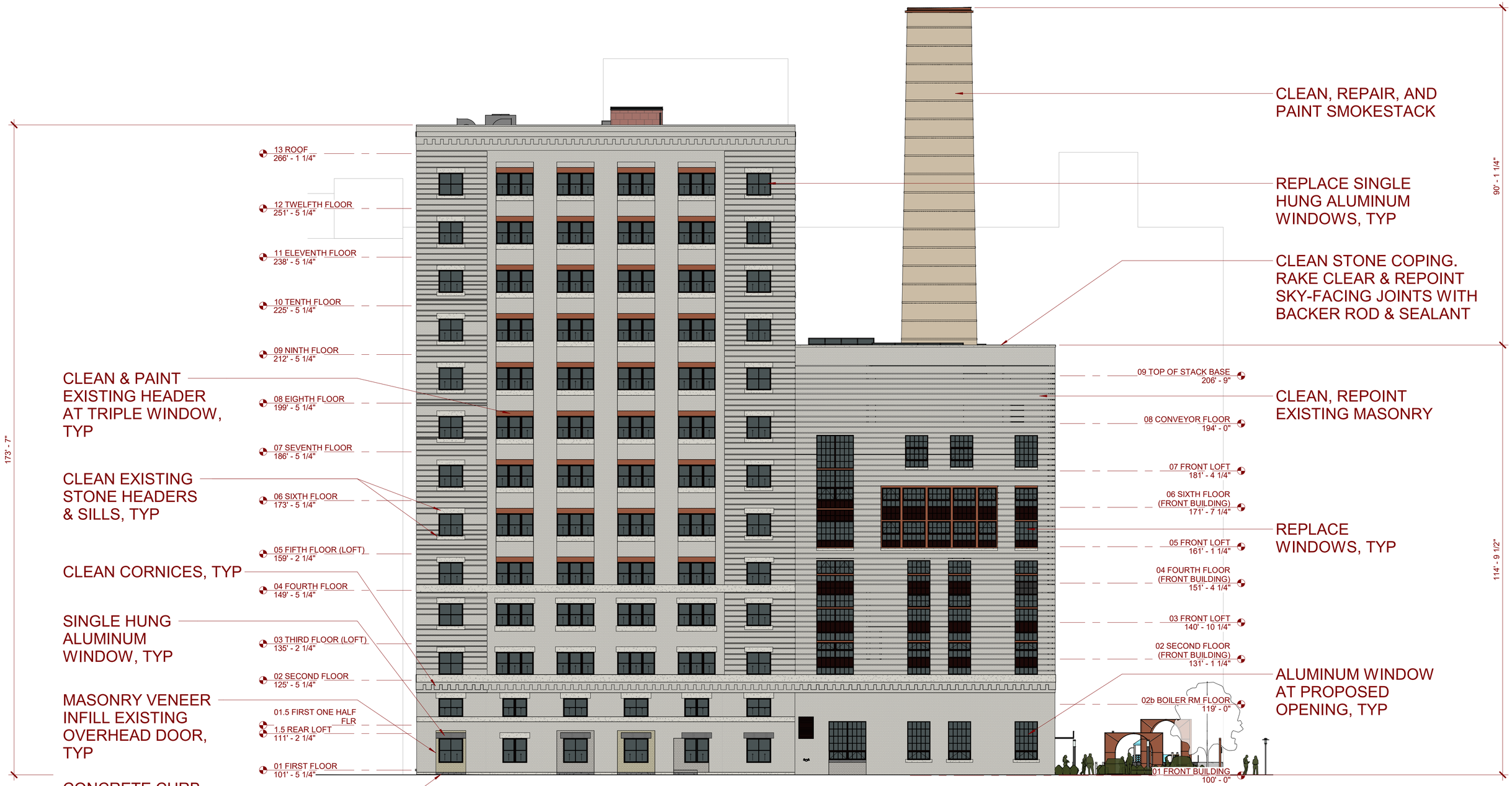

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East Elevation



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West Elevation



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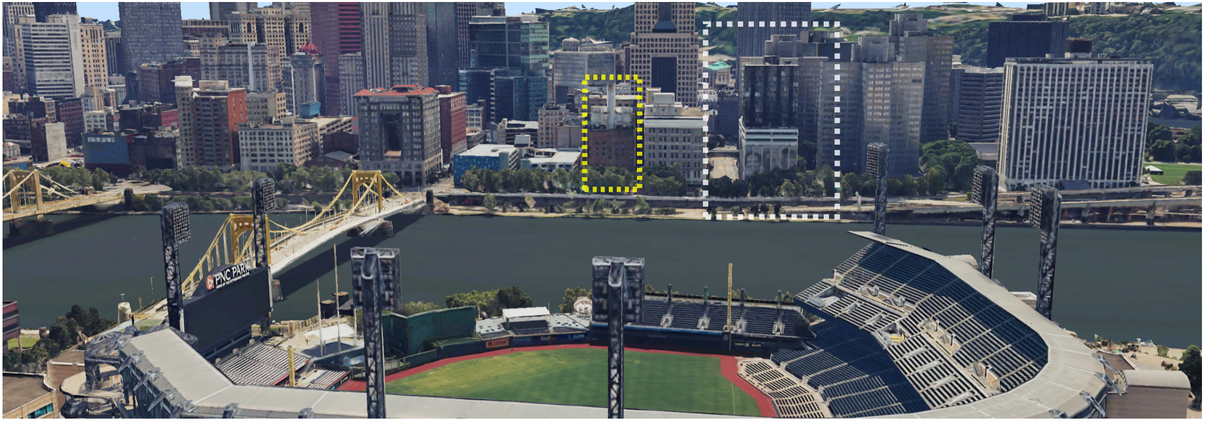

THE VENUE APARTMENTS





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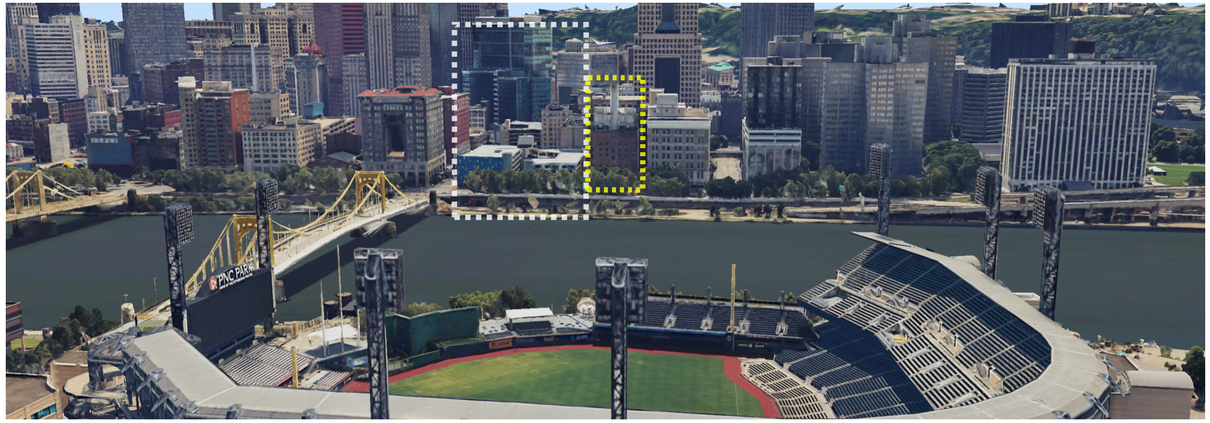









FT. DUQUESNE & SIXTH STREET PARKING GARAGE

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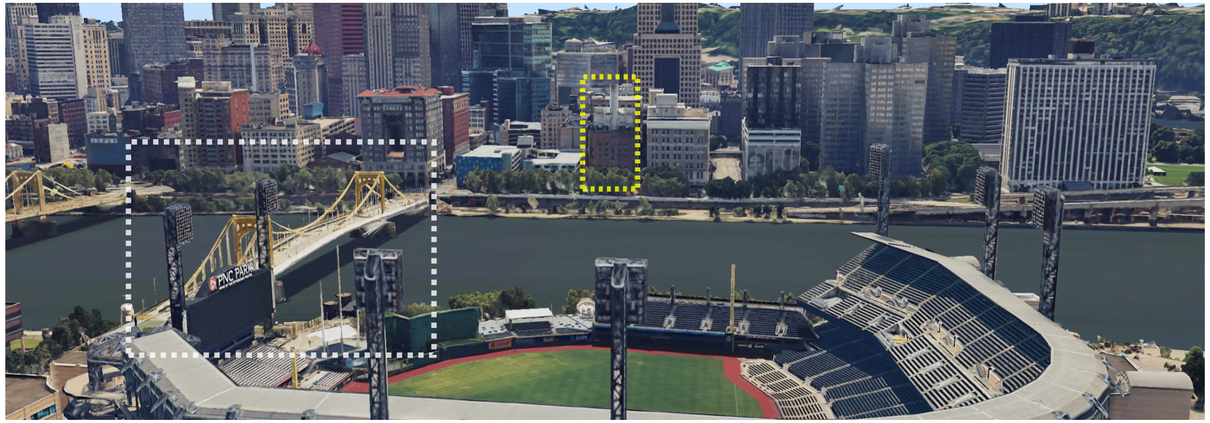

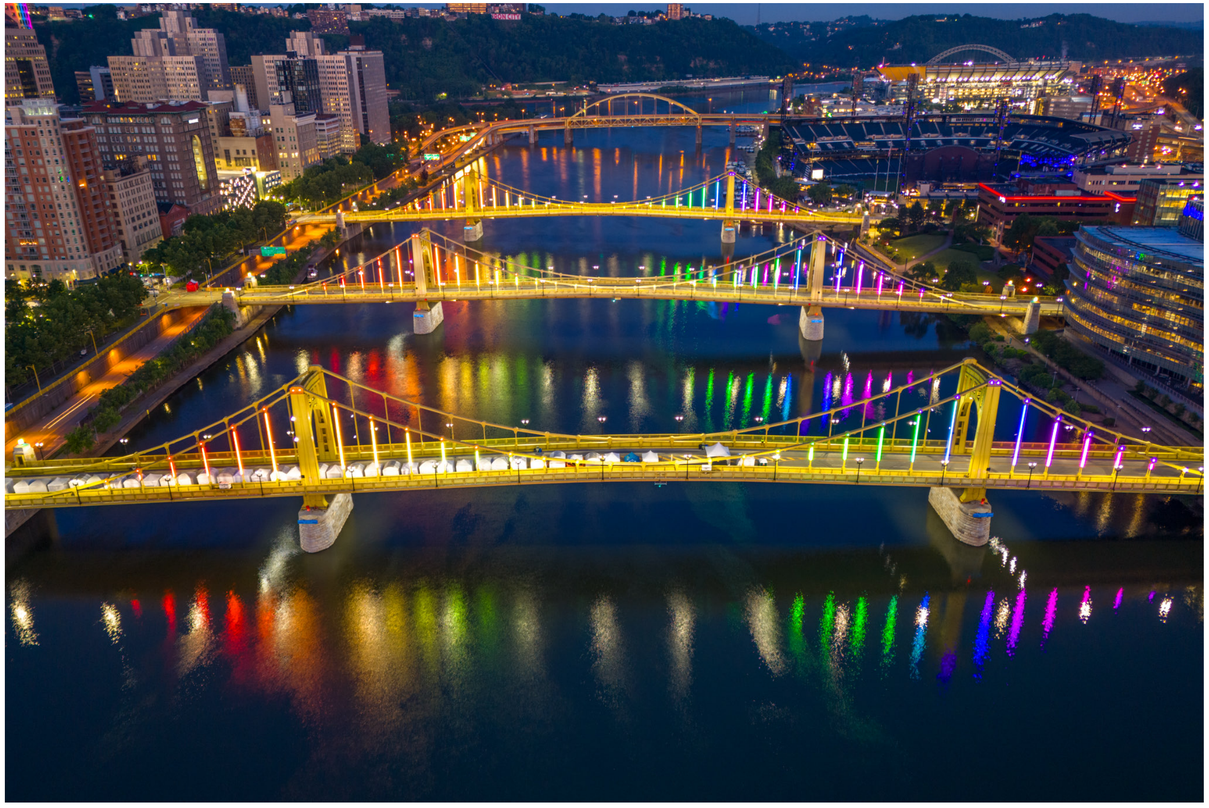

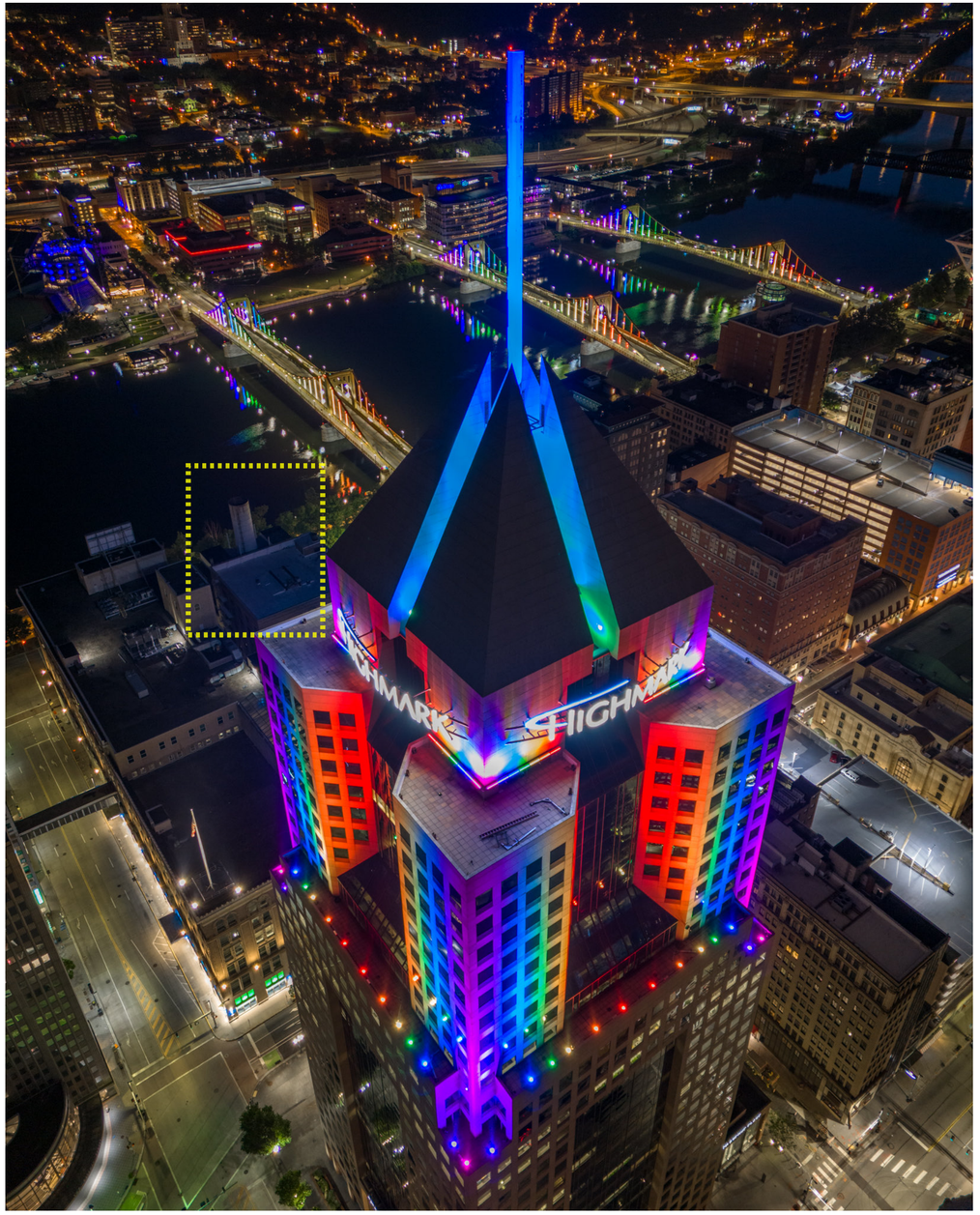

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SISTER BRIDGES / HIGHMARK TOWER

















ARTS LANDING

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PNC PARK



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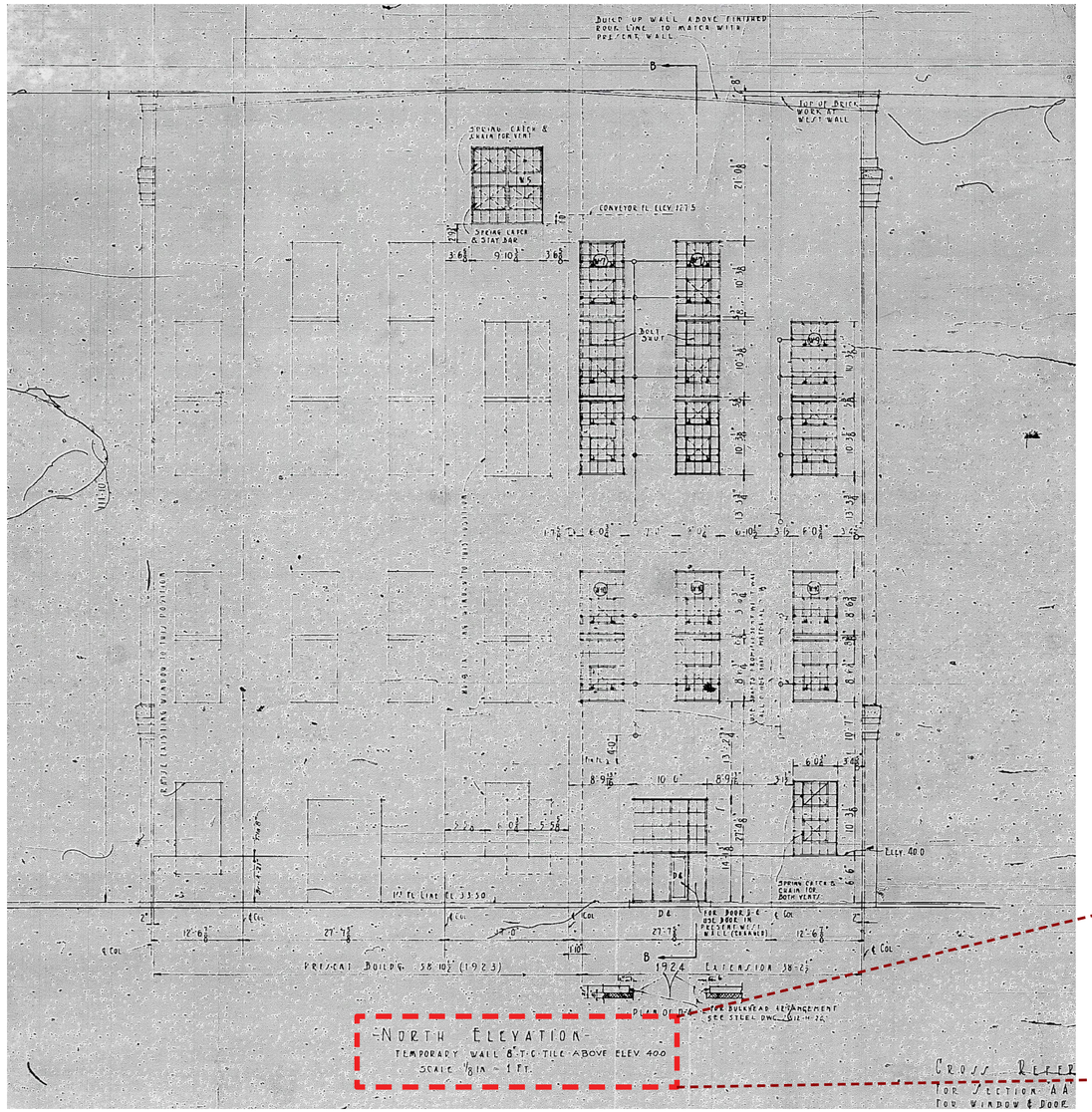



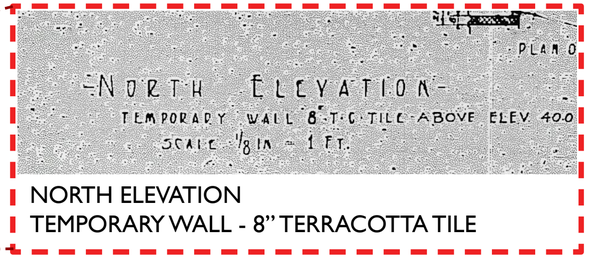

NORTH ELEVATION
TEMPORARY WALL - 8" TERRACOTTA TILE

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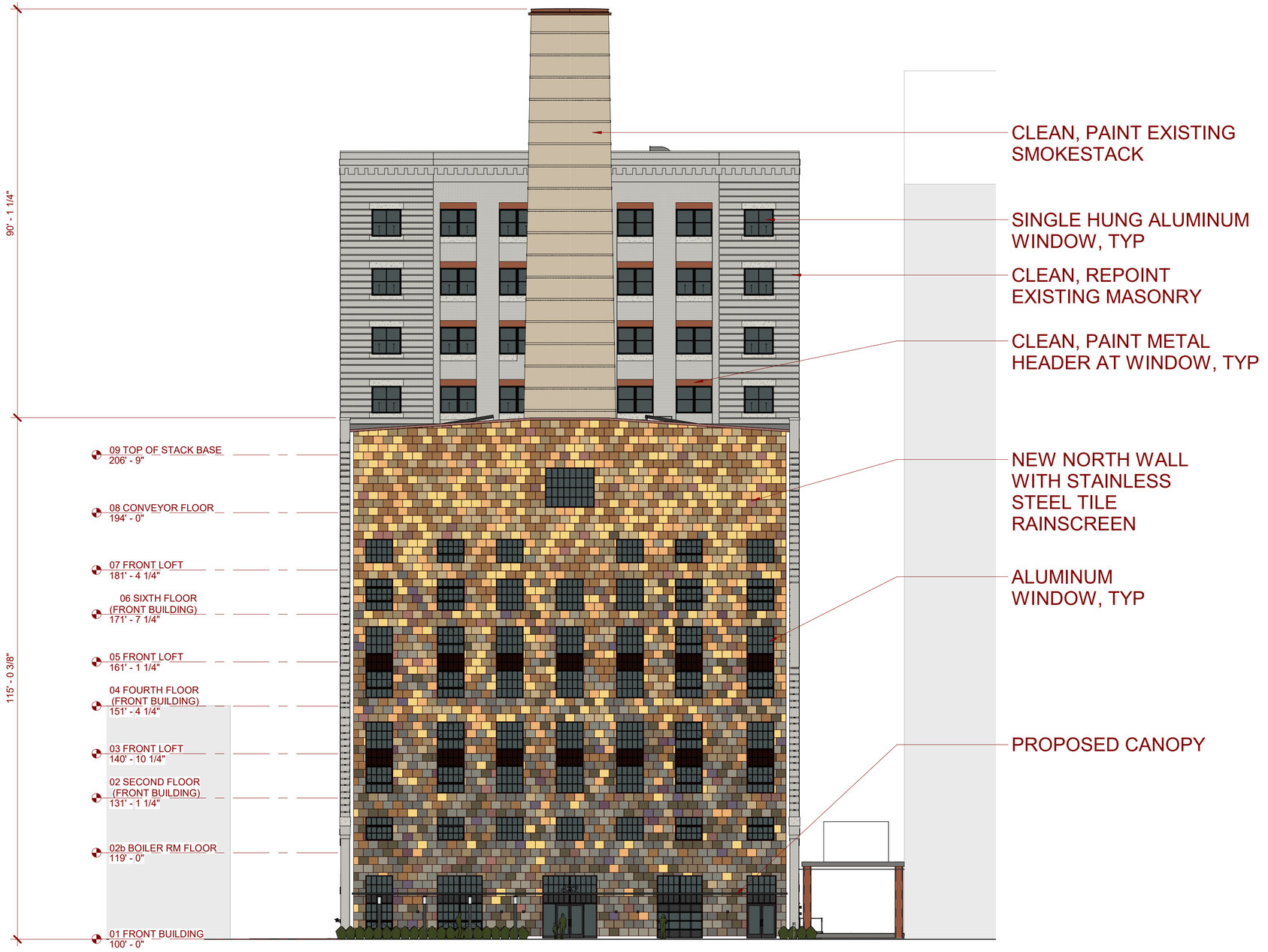

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North Elevation







Y

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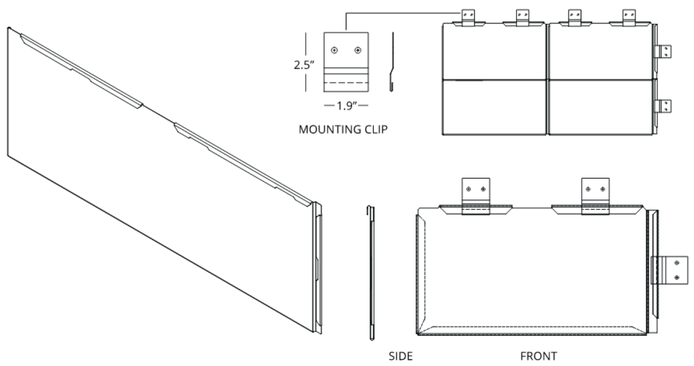
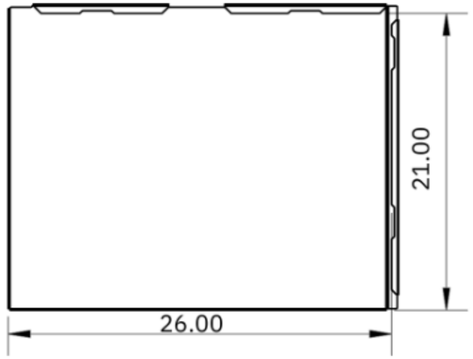
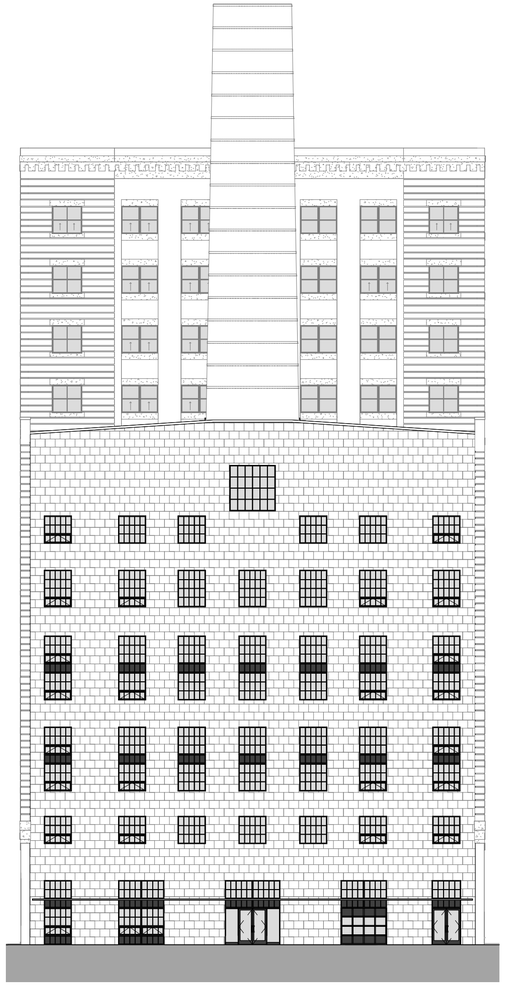
LAY - FLAT PANEL

Unlike traditional Flat-Lock Panels, the Lay-Flat panels feature an offset on the right hem creating a relief joint in the panel. The result is a true lay flat installation unlike any other panel on the market.







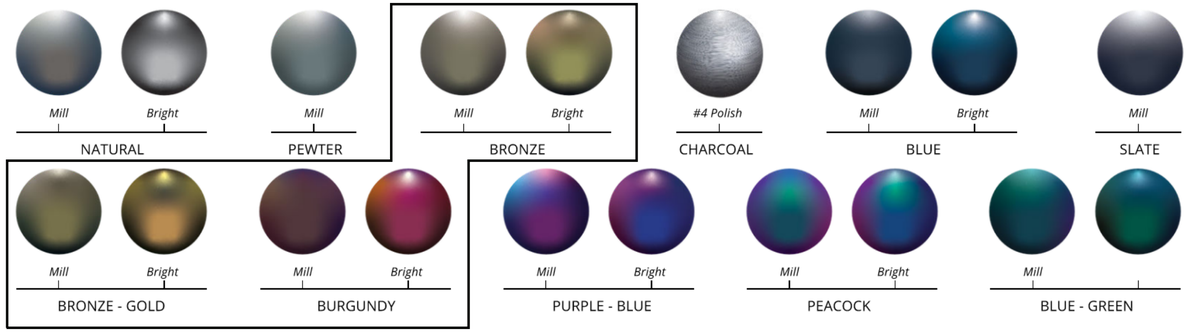
COLORING PROCESS

Our Light Interference Color (LIC) process produces variations in color on natural material, EVERY TIME. Each one of our colors is produced in a range, light through dark.

With every color we produce on stainless steel tiles and panels, the appearance will differ due to the base material, finish, even the light available, height, and angle you observe it from. The color you experience is altered by environmental factors and all surrounding materials. Later, when your Submittals are sent for approval, you will see the hue your project-specific material will exhibit.

BRILLIANT ADVANTAGES OF LIC

One brilliant advantage of LIC is that the surface of the material is not affected by UV rays. Nor will it fade, whereas painted, pigmented, or dyed products tend to. The boldest advantage of LIC is the artistic styles that our colors and finishes provide, unlike painted or anodized products. Due to the nature of the LIC process, our products will always have natural variants in color to provide you with an exuberant design.



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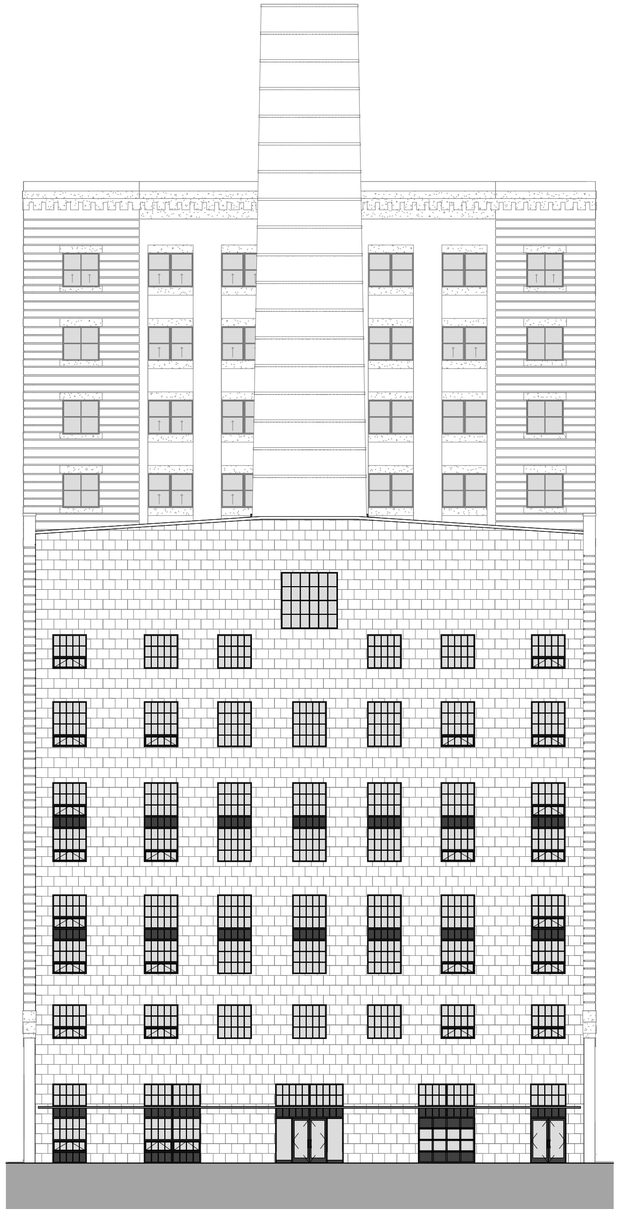
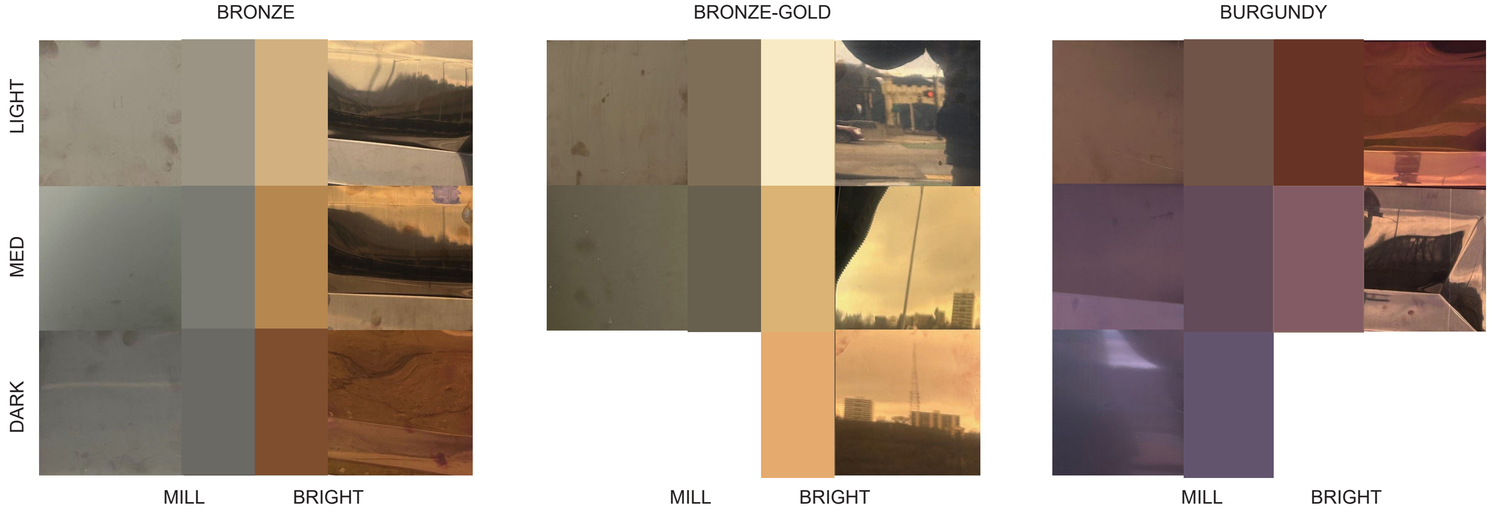
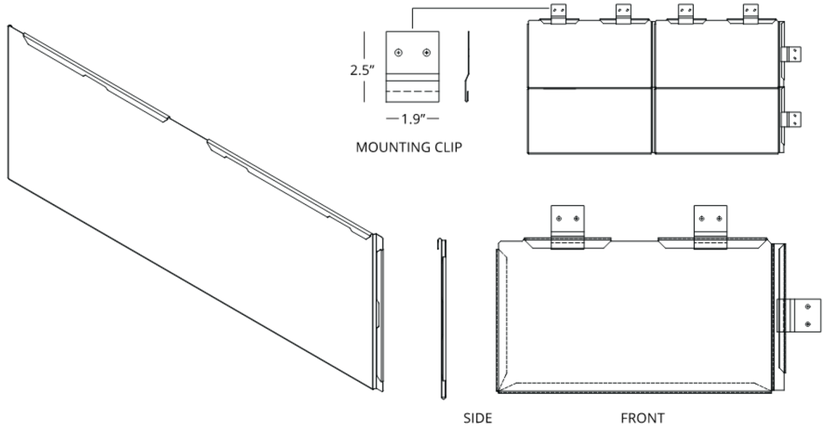
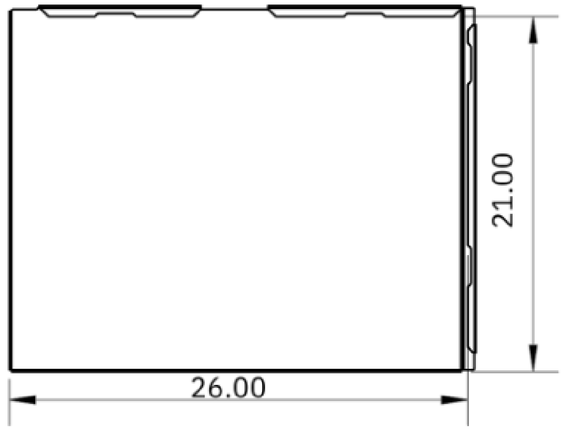




LAY - FLAT PANEL

Unlike traditional Flat-Lock Panels, the Lay-Flat panels feature an offset on the right hem creating a relief joint in the panel. The result is a true lay flat installation unlike any other panel on the market.





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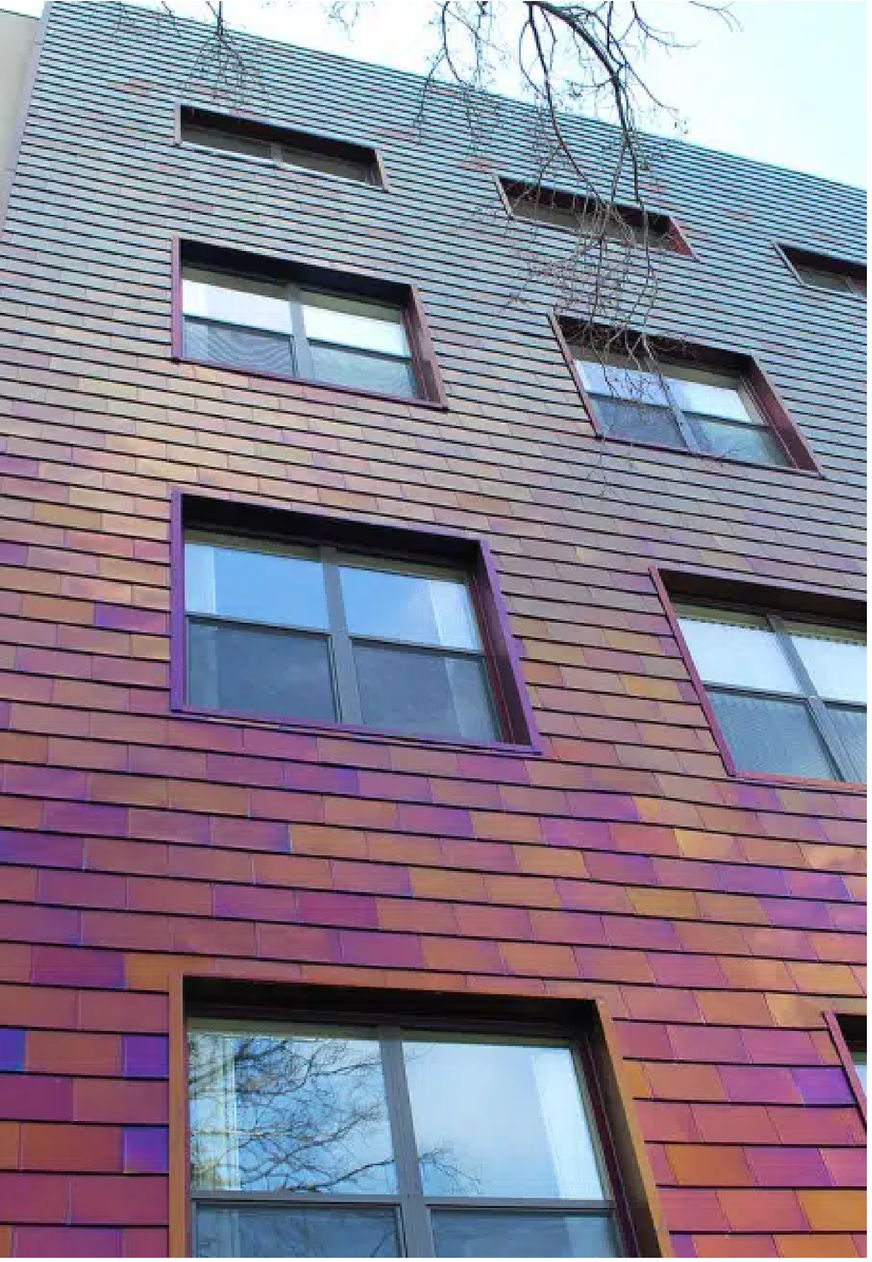
Material Board







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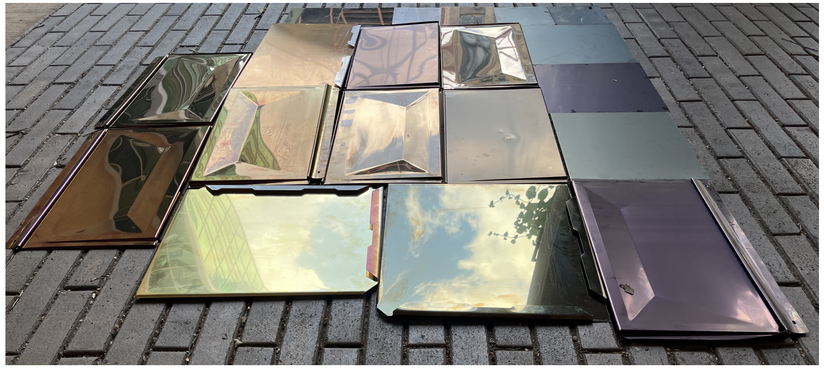

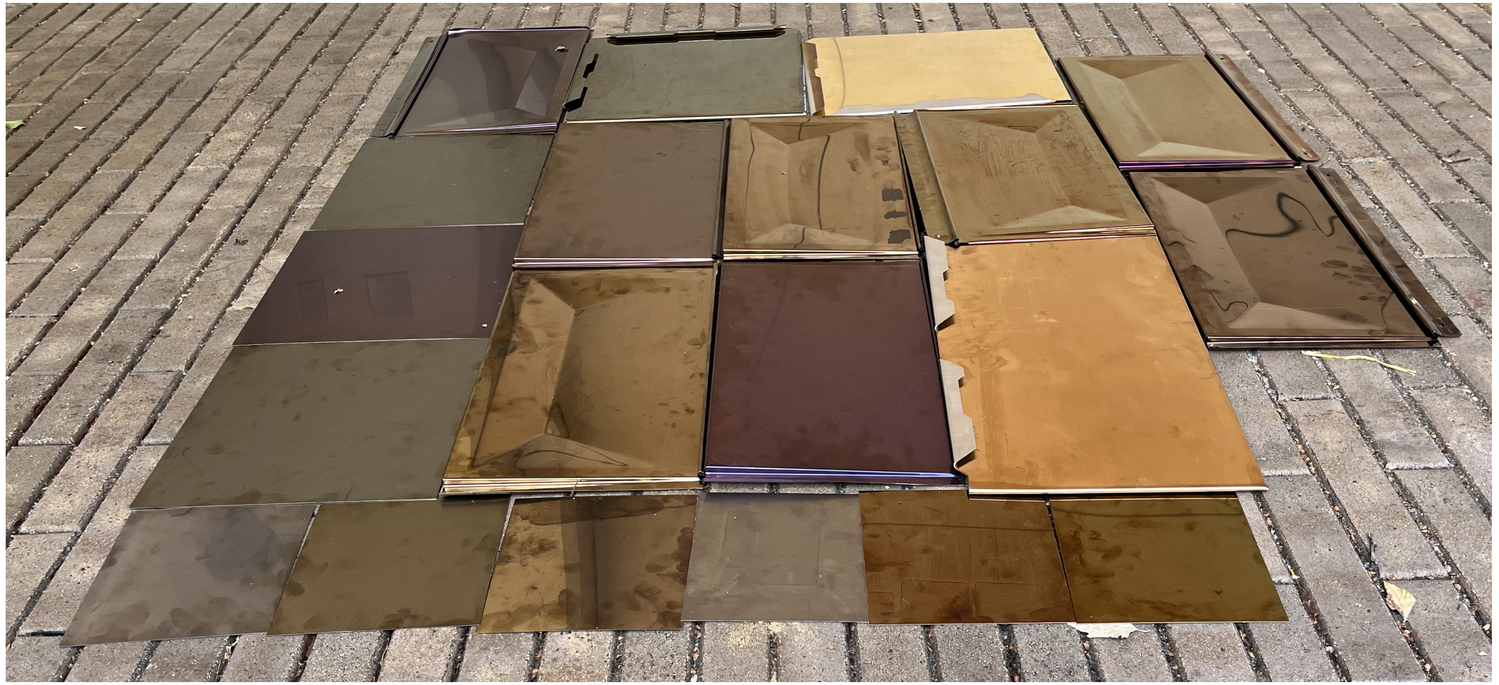



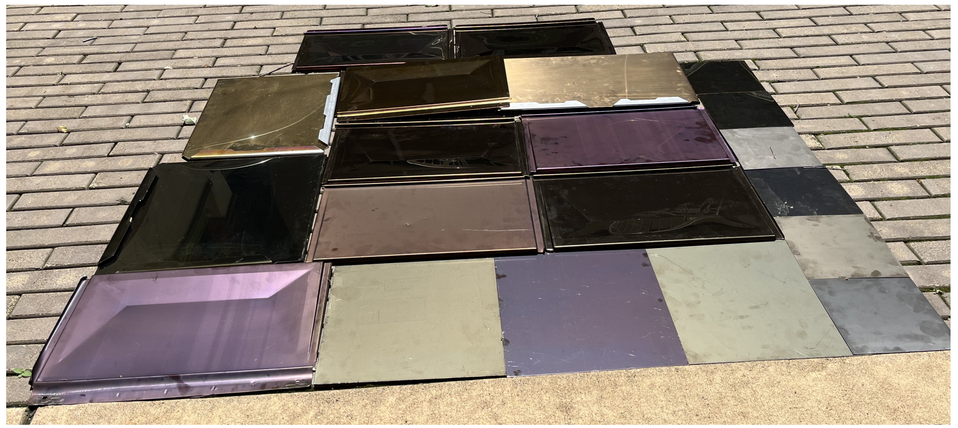



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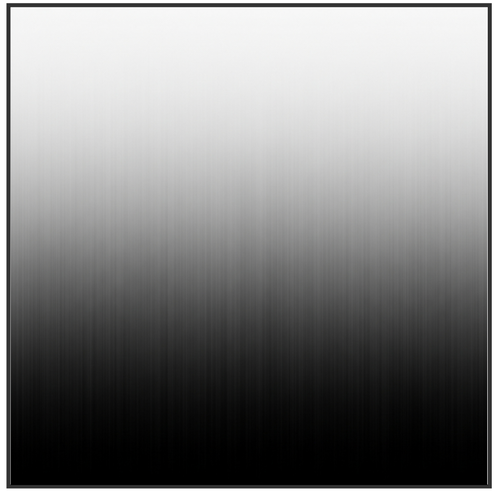
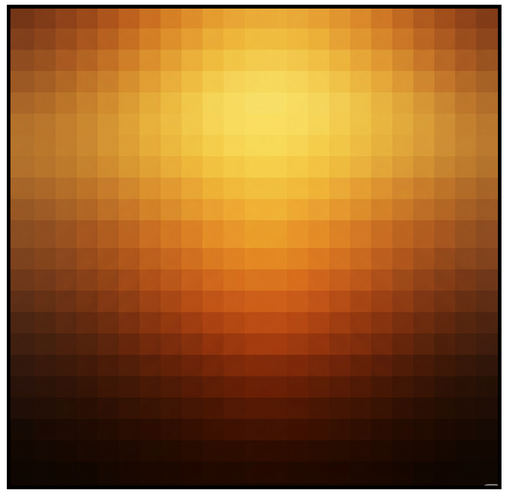
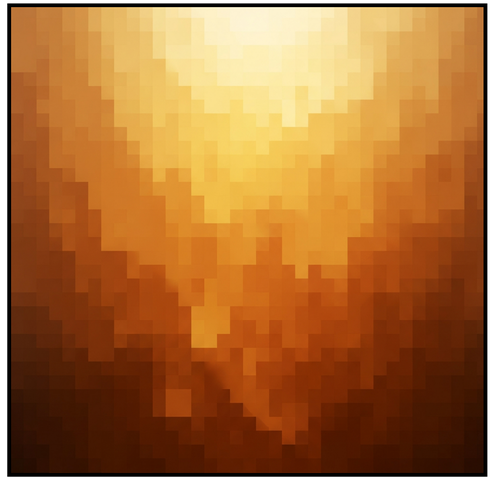
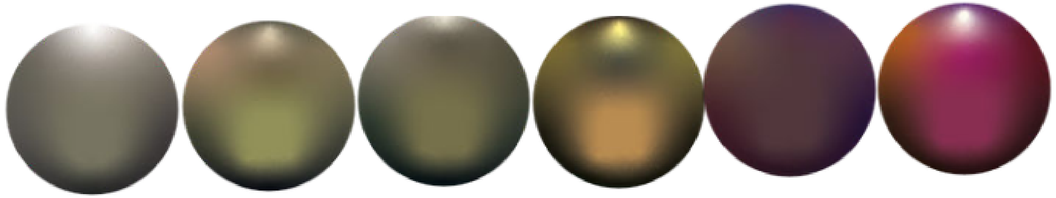








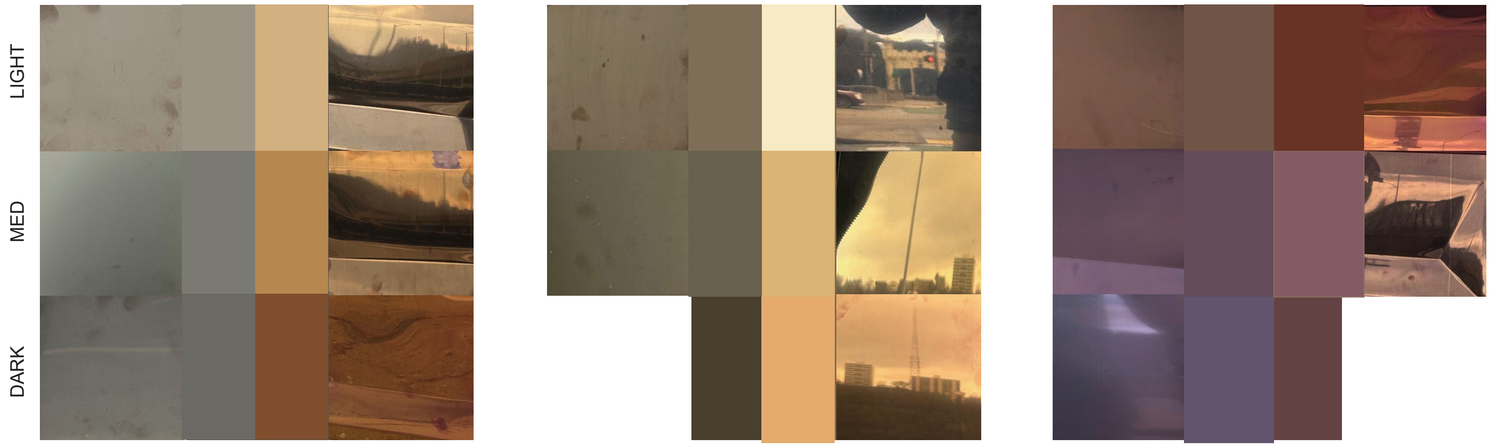


Y

BRONZE

BRONZE-GOLD

BURGUNDY



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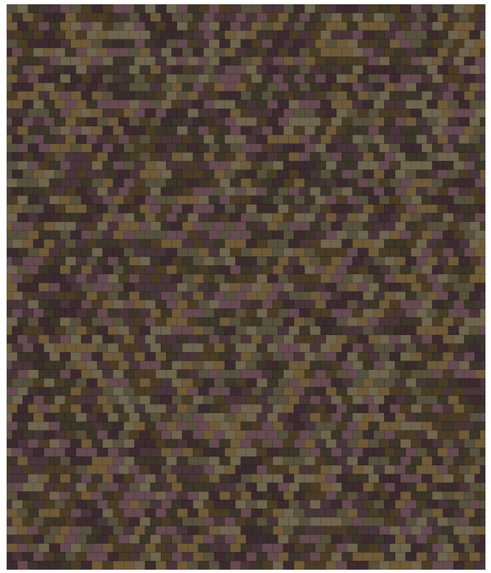

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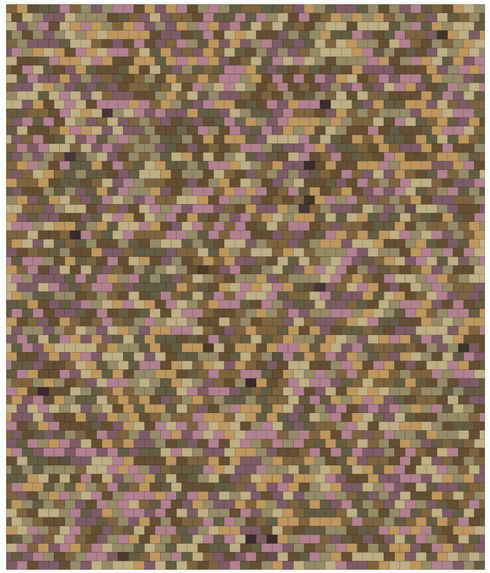

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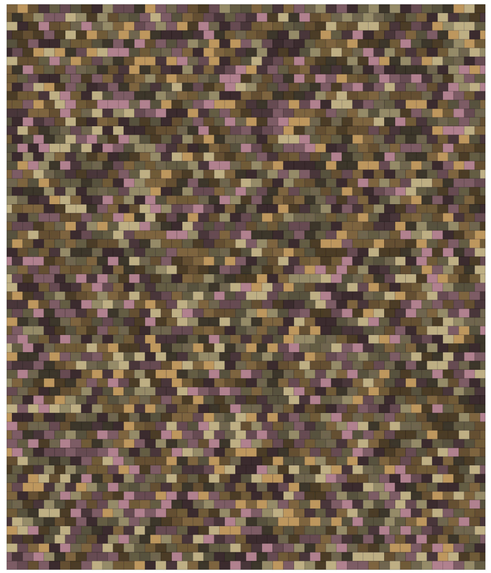
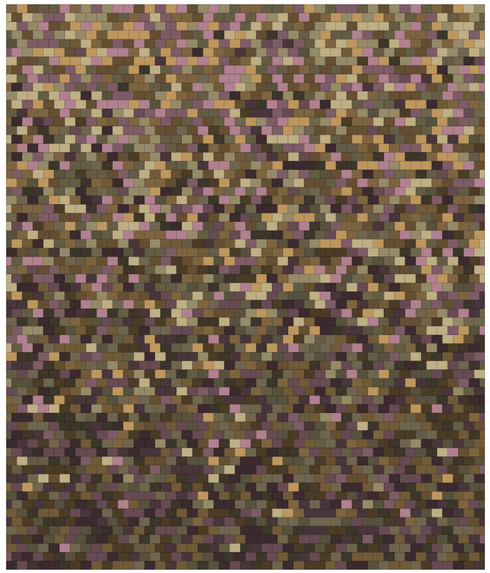


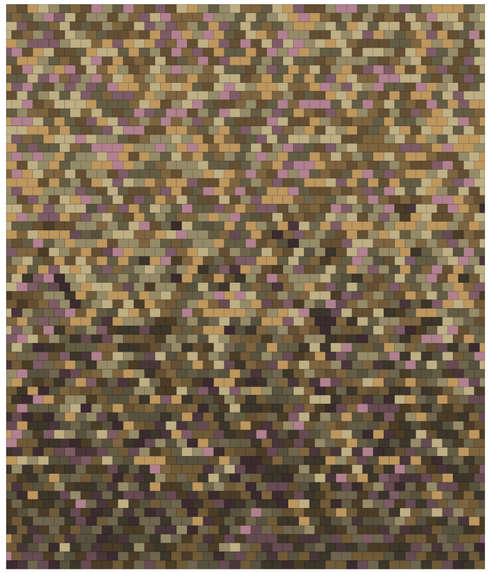
1C



2A



2B



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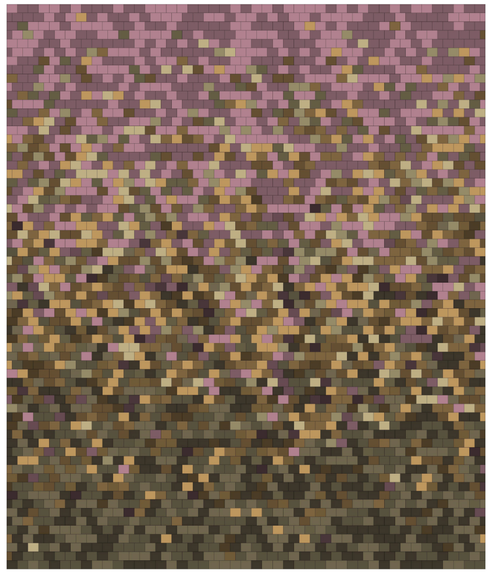
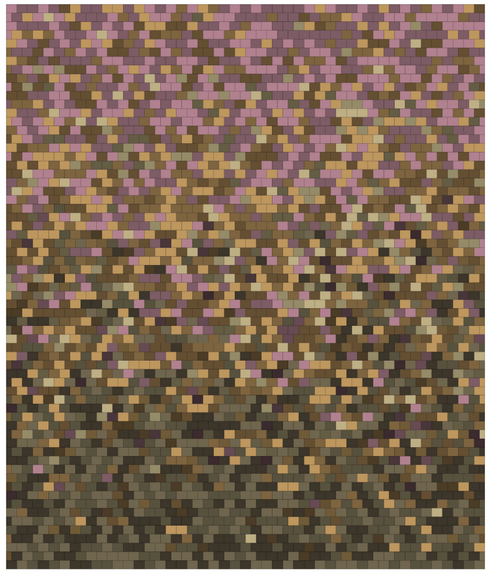


3A



3B

Y

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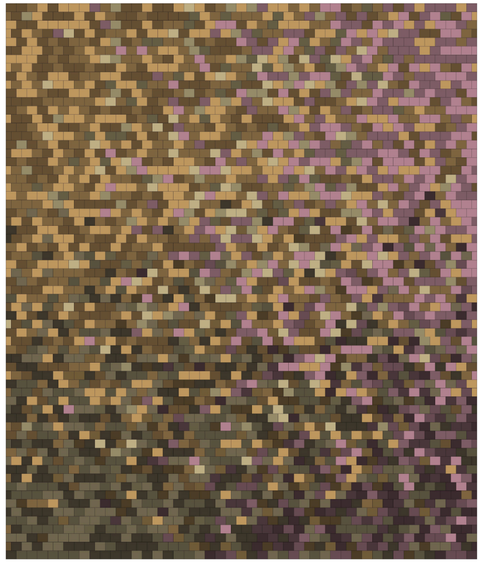

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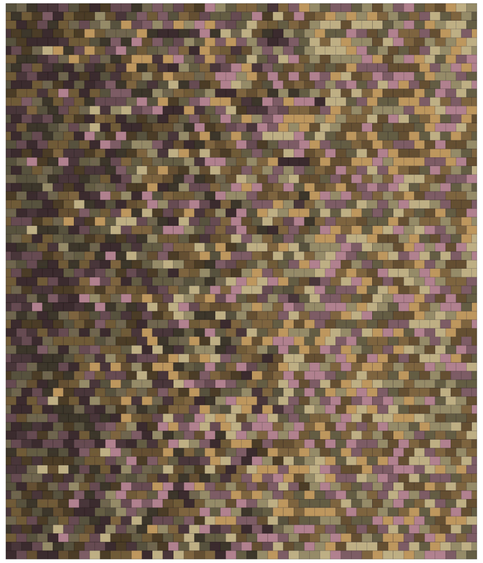
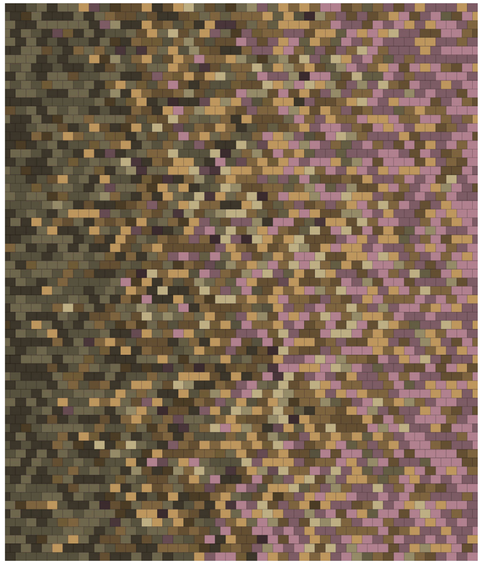


4A



4B



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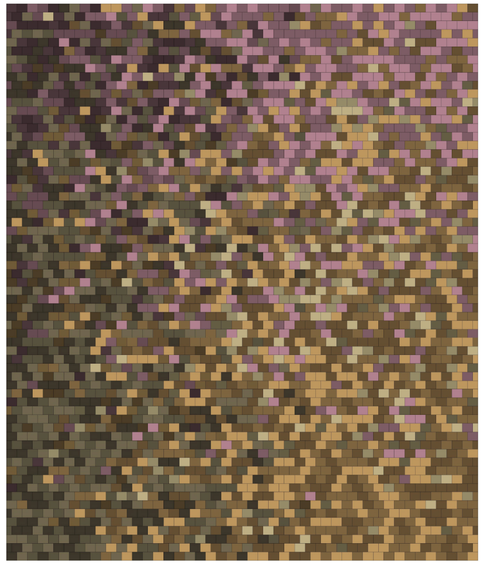





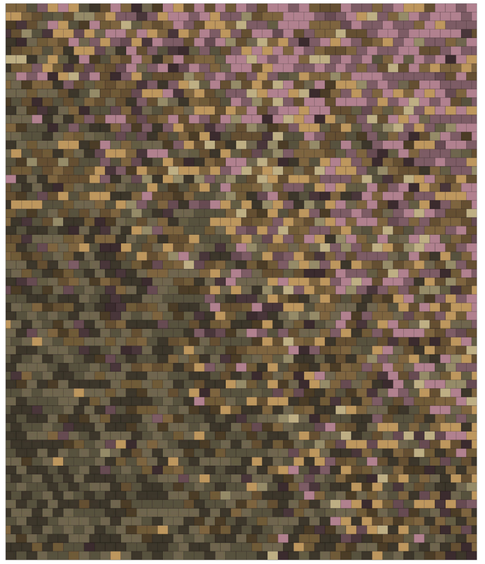

Y

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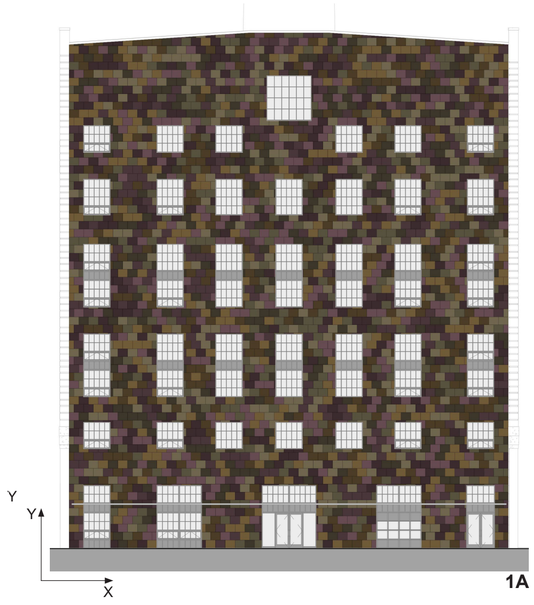


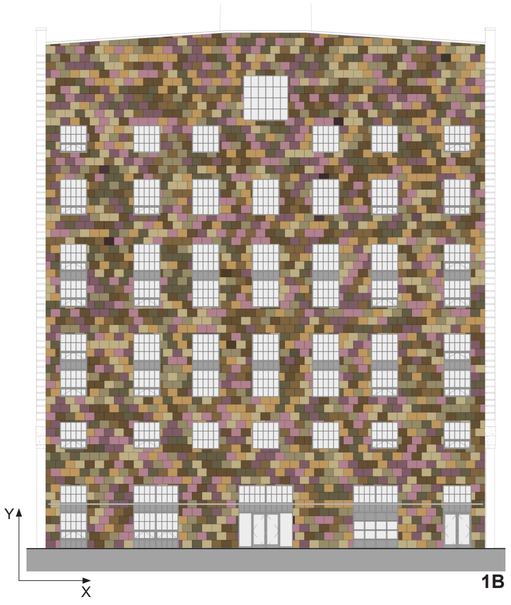
1A

TILE FINISH

100% MILL

TILE COLOR

COLOR WEIGHT
BRONZE: 1
BRONZE-GOLD: 1
BURGUNDY: 1



1B

TILE FINISH

100% BRIGHT

TILE COLOR

COLOR WEIGHT
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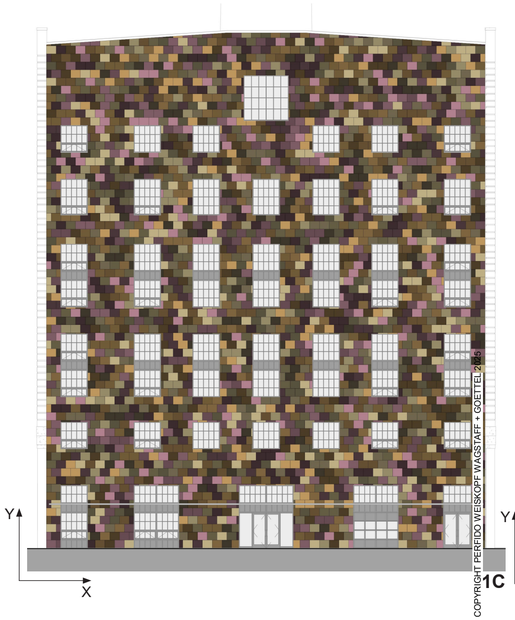
BRONZE-GOLD: 1
BURGUNDY: 1



1C

TILE FINISH

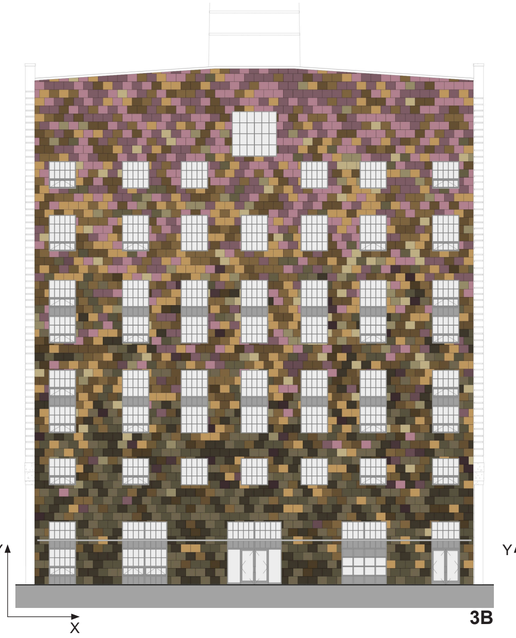
50% MILL
50% BRIGHT

TILE COLOR

COLOR WEIGHT
BRONZE: 1
BRONZE-GOLD: 1
BURGUNDY: 1



3A



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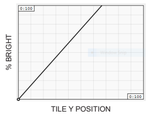

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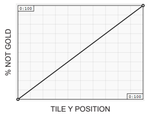

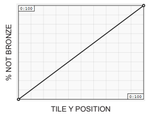

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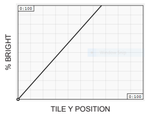

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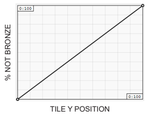

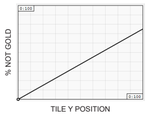

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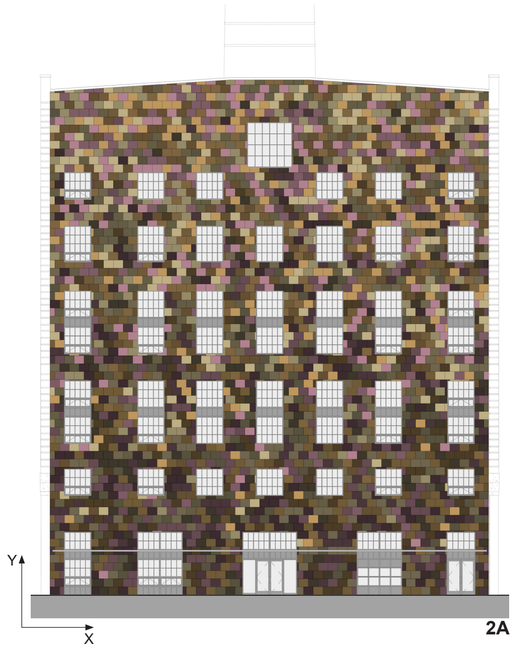

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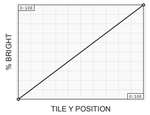

TILE COLOR

COLOR WEIGHT
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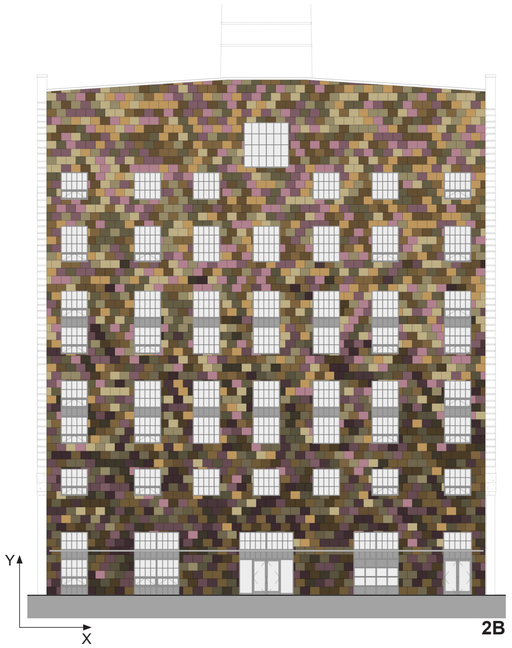
BRONZE-GOLD: 1
BURGUNDY: 1



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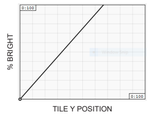

TILE COLOR

COLOR WEIGHT
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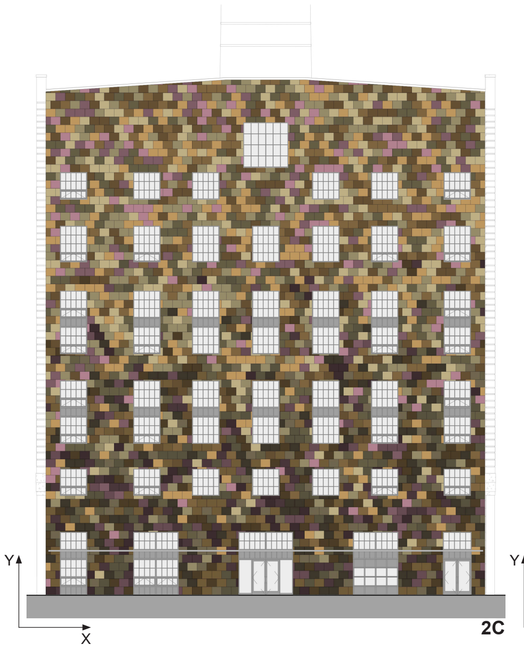
BRONZE-GOLD: 1
BURGUNDY: 1



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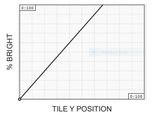

TILE COLOR

COLOR WEIGHT
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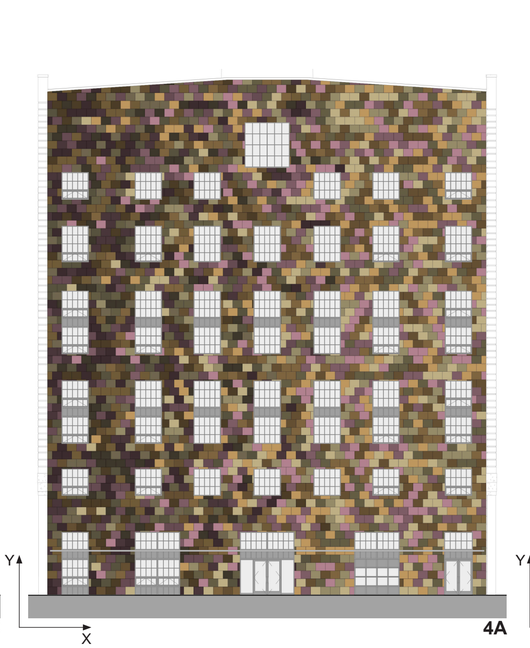
BRONZE-GOLD: 2
BURGUNDY: 1



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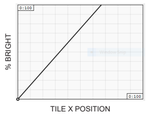
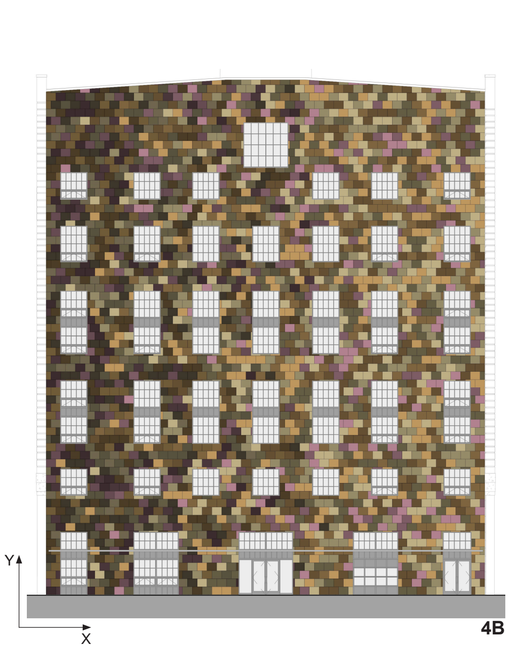


TILE COLOR

COLOR WEIGHT
BRONZE: 1
BRONZE-GOLD: 1
BURGUNDY: 1



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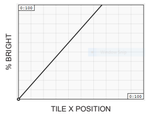

TILE COLOR

COLOR WEIGHT
BRONZE: 2
BRONZE-GOLD: 2
BURGUNDY: 1

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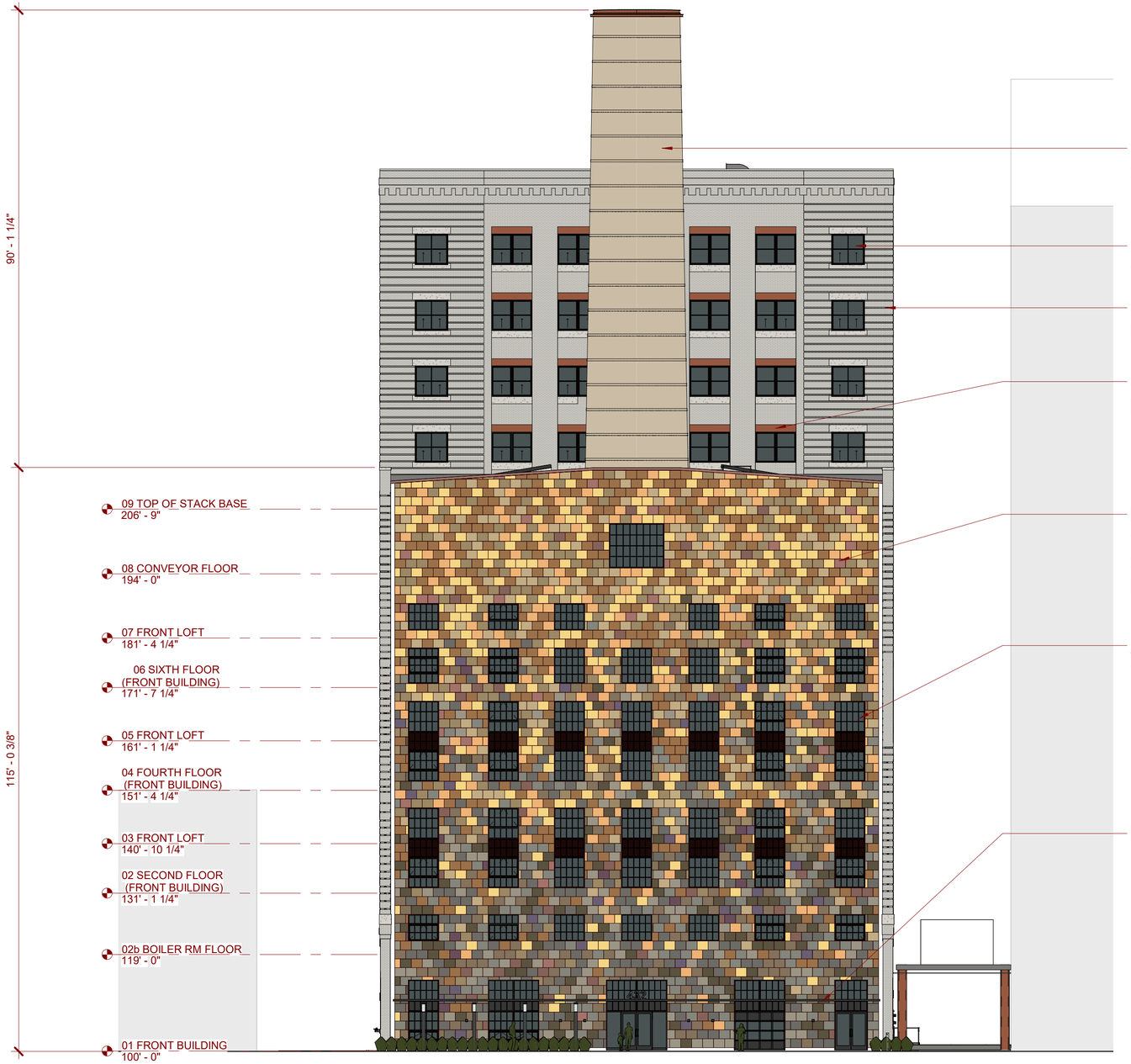


CLEAN, PAINT EXISTING SMOKESTACK

SINGLE HUNG ALUMINUM WINDOW, TYP

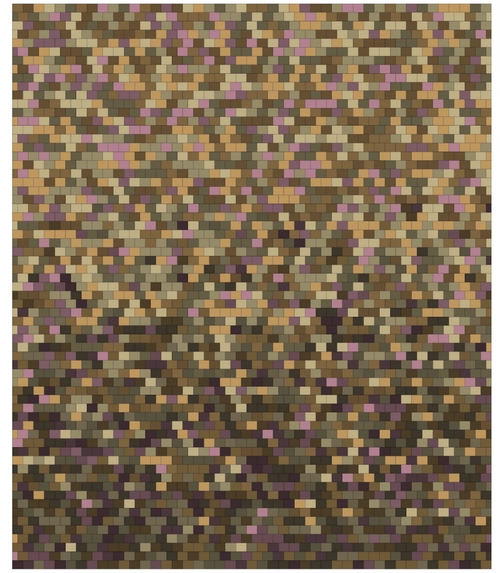
CLEAN, REPOINT EXISTING MASONRY

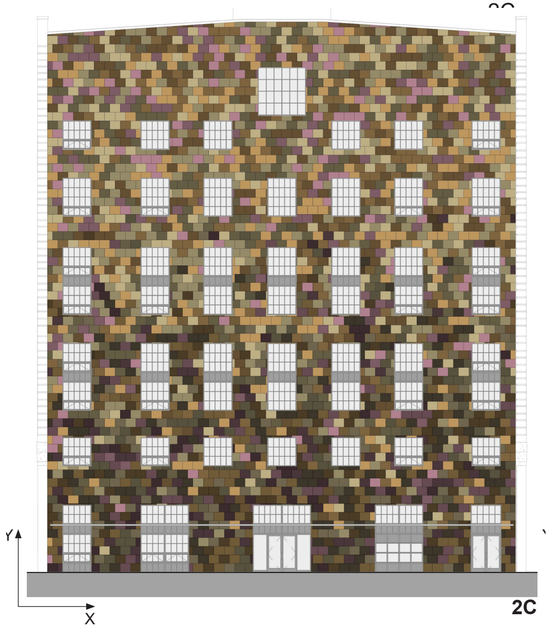
CLEAN, PAINT METAL HEADER AT WINDOW, TYP

NEW NORTH WALL WITH STAINLESS STEEL TILE RAINSCREEN

ALUMINUM WINDOW, TYP

PROPOSED CANOPY





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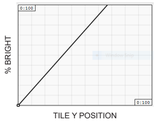
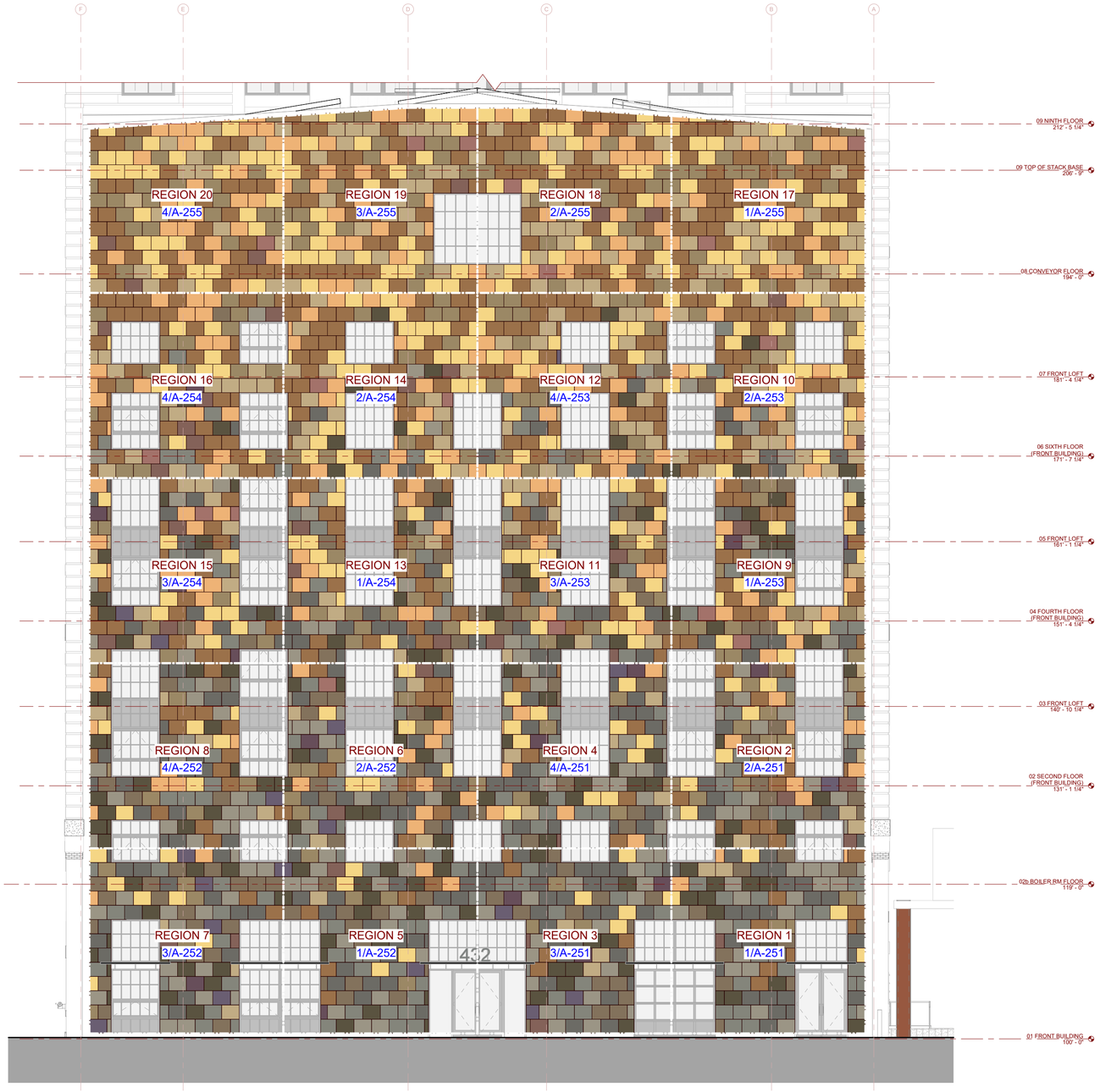


TILE COLOR

COLOR WEIGHT
BRONZE: 2
BRONZE-GOLD: 2
BURGUNDY: 1

PWWG | BEACON communities



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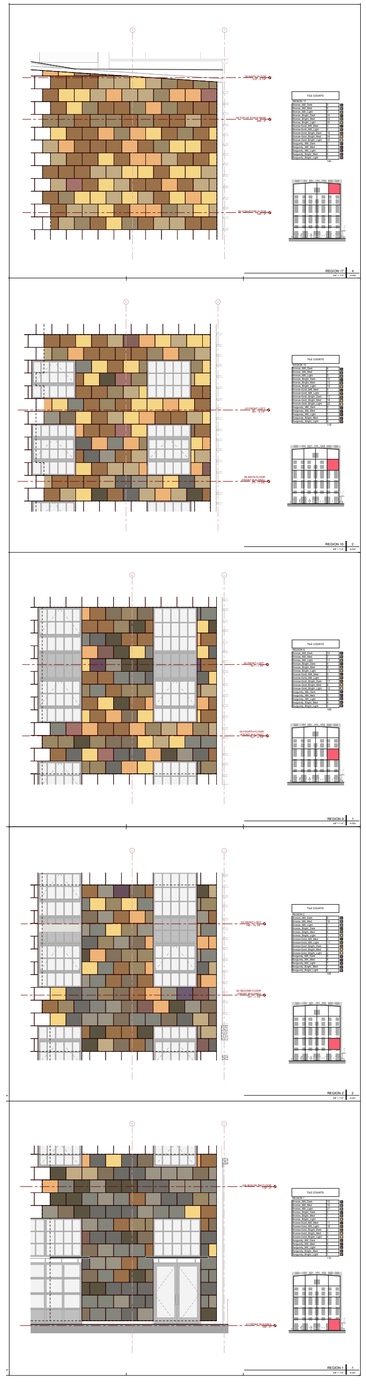

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Bronze_Mill_Med	0
Bronze_Mill_Light	0
Bronze_Bright_Dark	10
Bronze_Bright_Med	20
Bronze_Bright_Light	15
Bronze-Gold_Mill_Med	0
Bronze-Gold_Mill_Light	0
Bronze-Gold_Bright_Dark	17
Bronze-Gold_Bright_Med	27
Bronze-Gold_Bright_Light	31
Burgundy_Mill_Dark	0
Burgundy_Mill_Med	0
Burgundy_Mill_Light	0
Burgundy_Bright_Med	4
Burgundy_Bright_Light	7
	131

TILE COUNTS	
REGION 10	
Bronze_Mill_Dark	4
Bronze_Mill_Med	1
Bronze_Mill_Light	3
Bronze_Bright_Dark	15
Bronze_Bright_Med	12
Bronze_Bright_Light	12
Bronze-Gold_Mill_Med	4
Bronze-Gold_Mill_Light	2
Bronze-Gold_Bright_Dark	17
Bronze-Gold_Bright_Med	18
Bronze-Gold_Bright_Light	22
Burgundy_Mill_Dark	0
Burgundy_Mill_Med	1
Burgundy_Mill_Light	1
Burgundy_Bright_Med	2
Burgundy_Bright_Light	4
	118

TILE COUNTS	
REGION 1	
Bronze_Mill_Dark	15
Bronze_Mill_Med	19
Bronze_Mill_Light	21
Bronze_Bright_Dark	2
Bronze_Bright_Med	1
Bronze_Bright_Light	1
Bronze-Gold_Mill_Med	11
Bronze-Gold_Mill_Light	18
Bronze-Gold_Bright_Dark	2
Bronze-Gold_Bright_Med	3
Bronze-Gold_Bright_Light	4
Burgundy_Mill_Dark	3
Burgundy_Mill_Med	6
Burgundy_Mill_Light	3
Burgundy_Bright_Med	0
Burgundy_Bright_Light	1
	110

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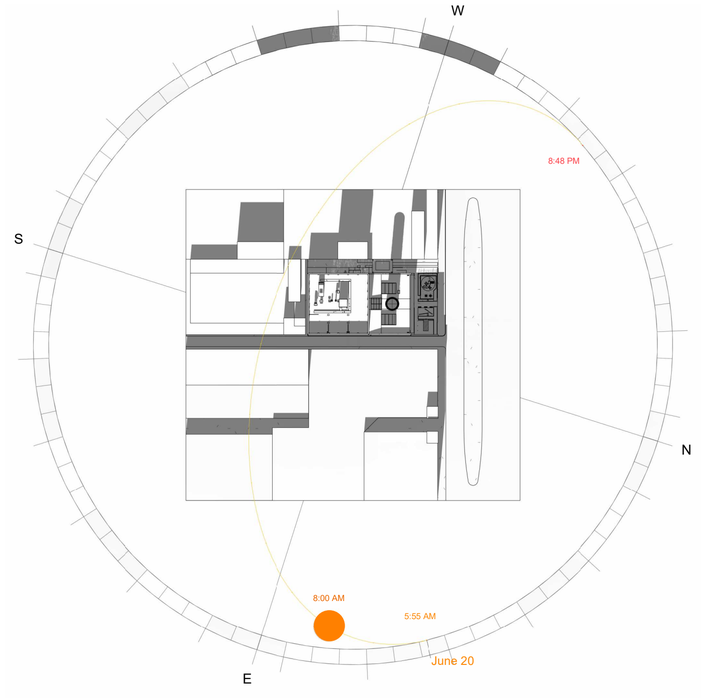
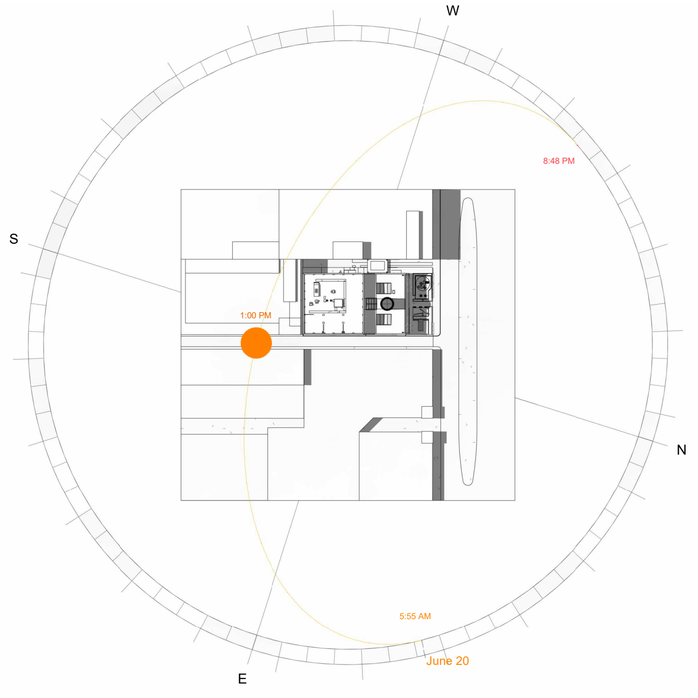
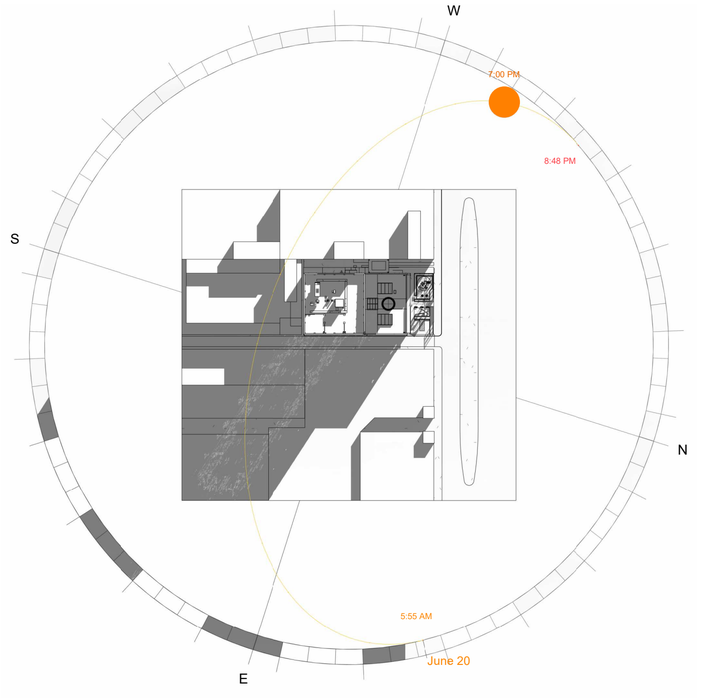


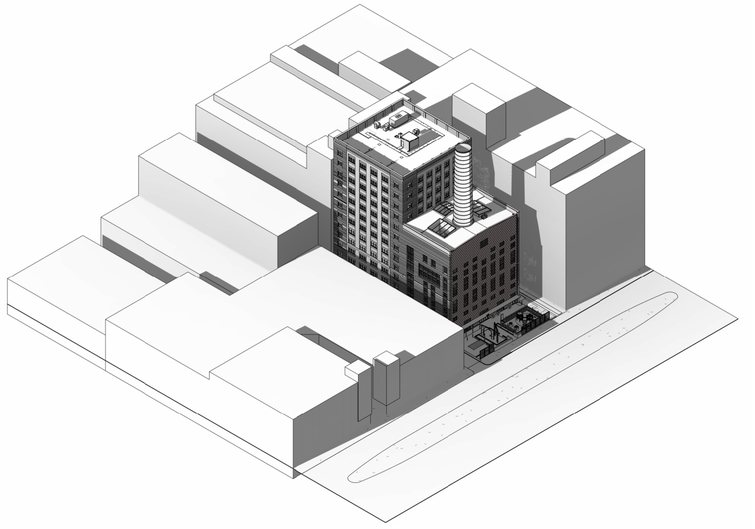
JUNE 20 - 8:00 AM

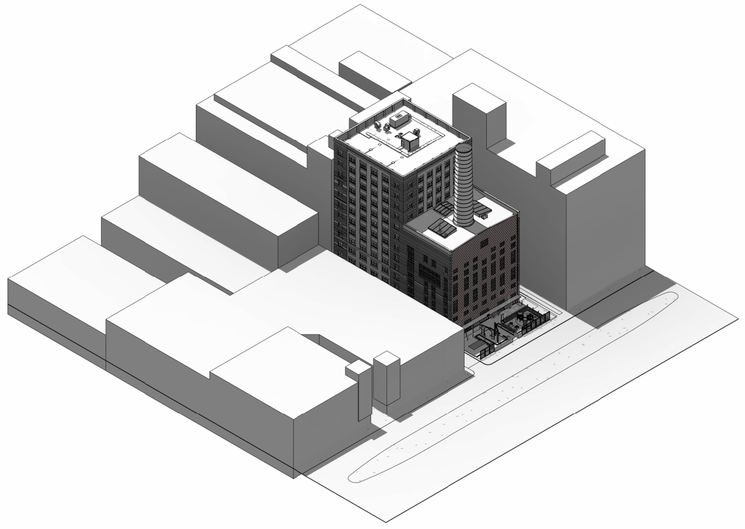


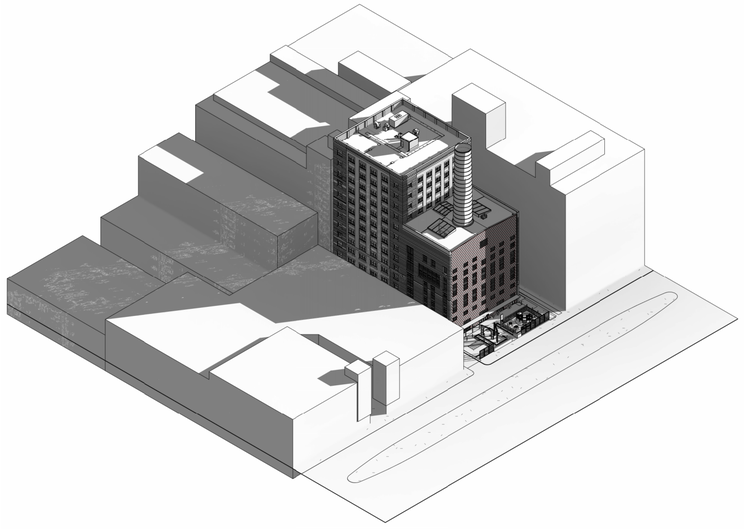
JUNE 20 - 1:00 PM



JUNE 20 - 7:00 PM







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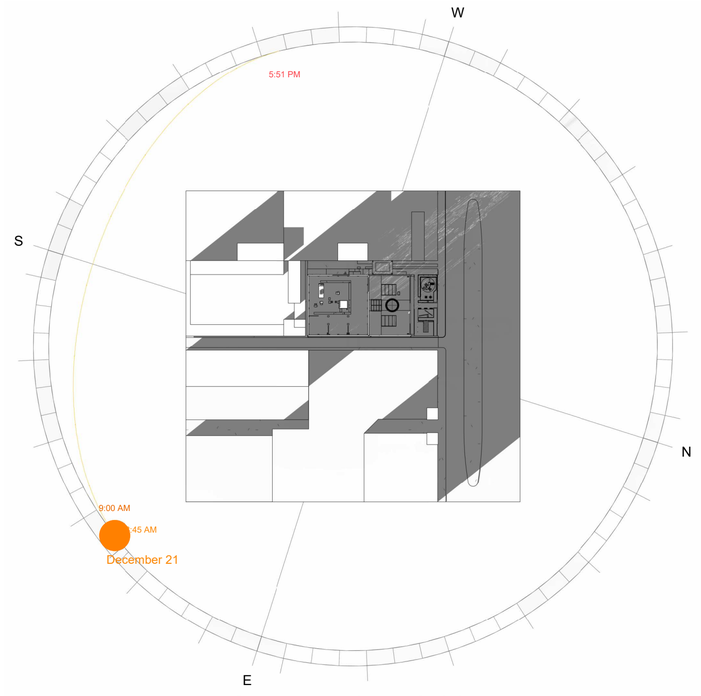
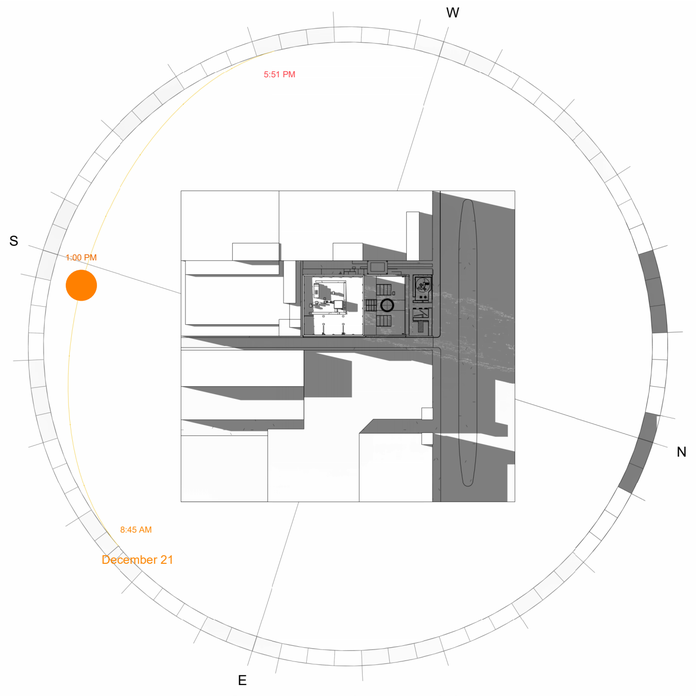
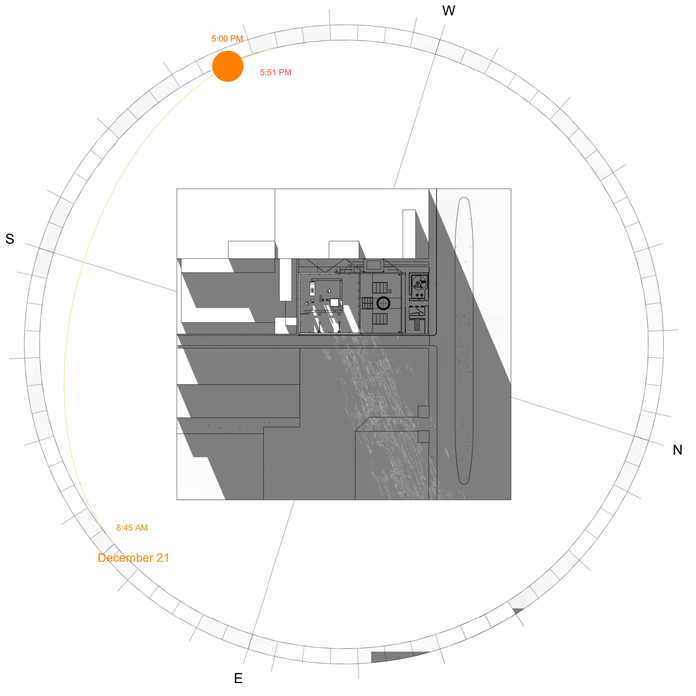
Solar Study (June 20)



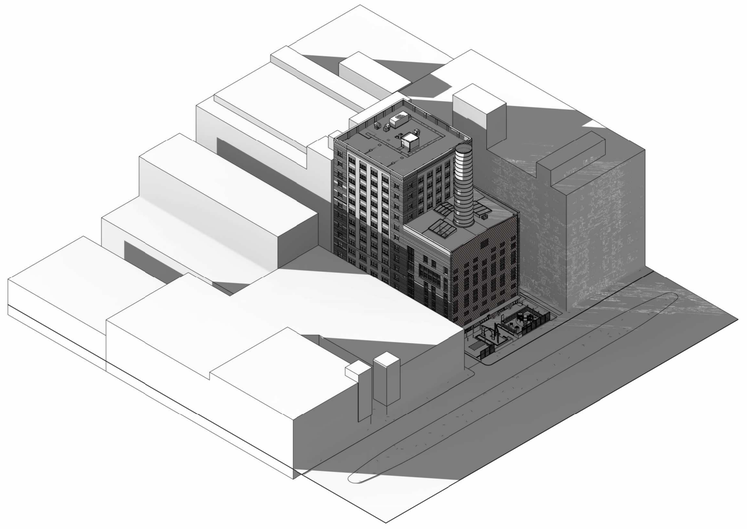
DECEMBER 21 - 9:00 AM

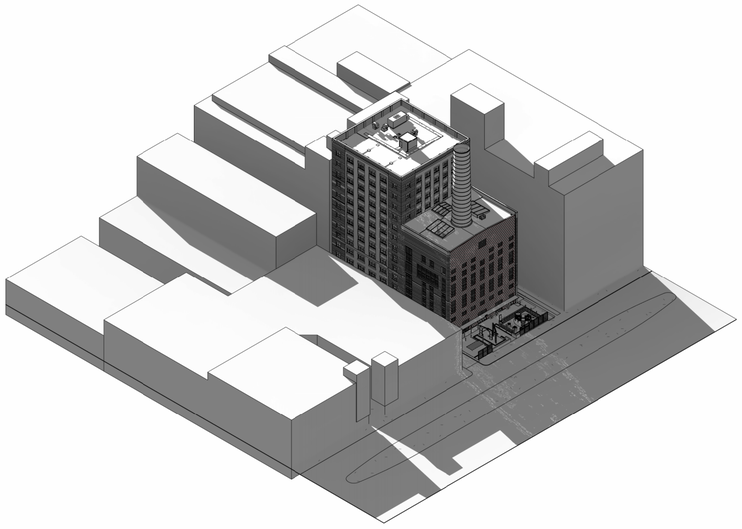


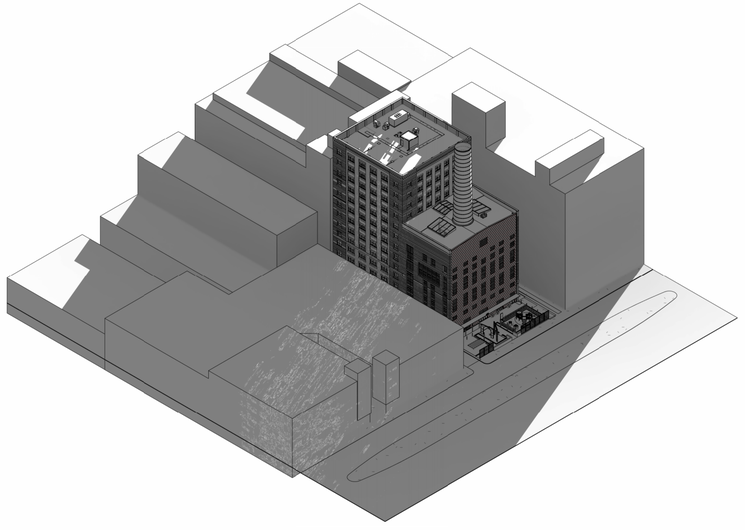
DECEMBER 21 - 1:00 PM



DECEMBER 21 - 5:00 PM







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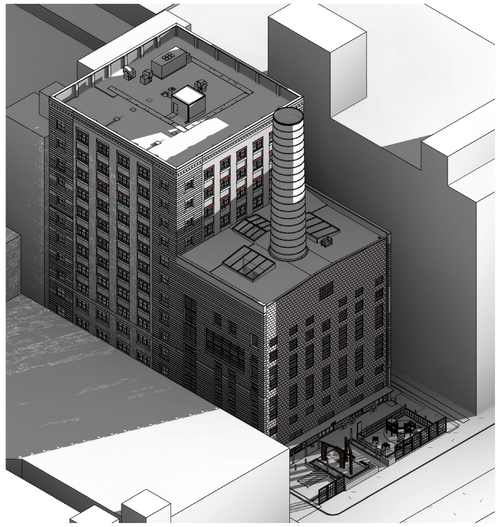
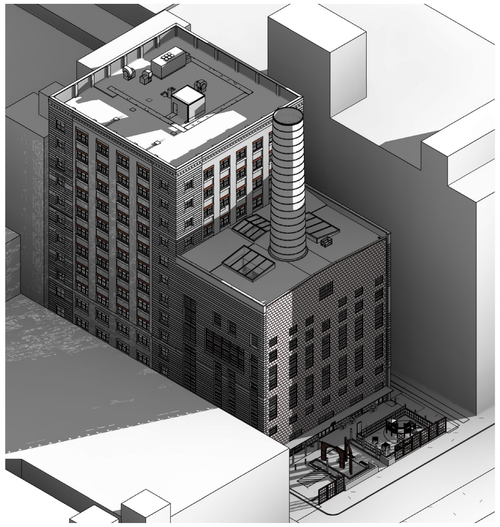
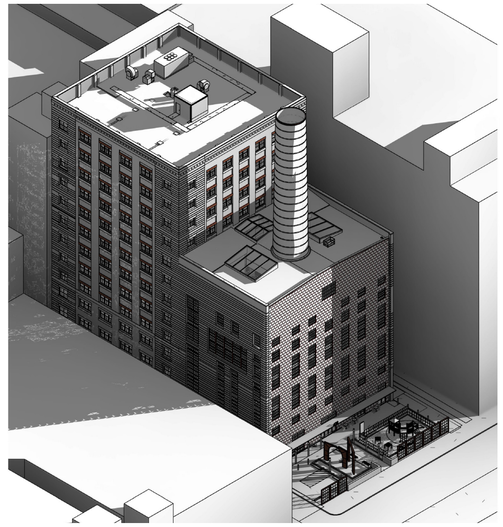
Solar Study (December 21)



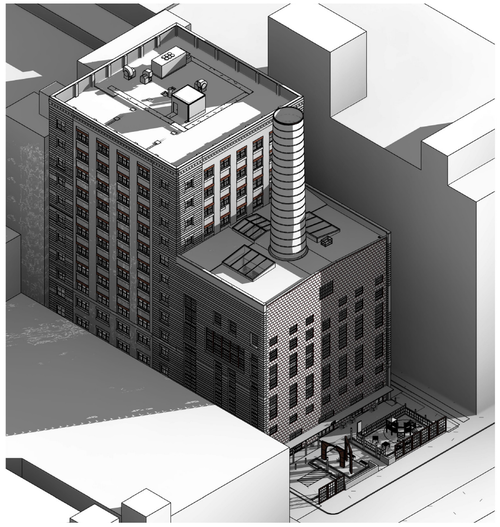
6:00 PM APRIL 8:05 PM (Sunset)



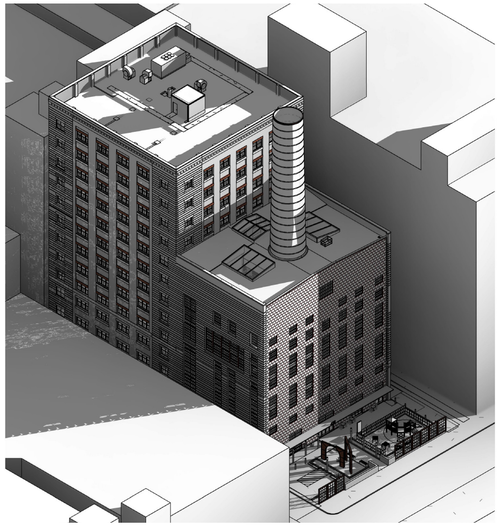
6:00 PM MAY 8:35 PM (Sunset)



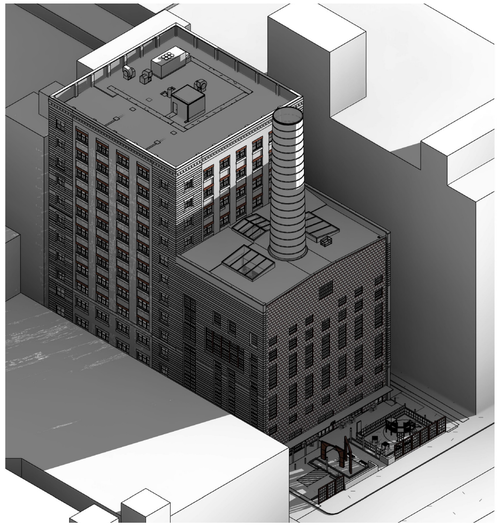
6:00 PM JUNE 8:54 PM (Sunset)



6:00 PM JULY 8:45 PM (Sunset)



6:00 PM AUGUST 8:08 PM (Sunset)



6:00 PM SEPTEMBER 7:18 PM (Sunset)

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Solar Study (April - September 7:00 PM)



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The
Boiler Plant



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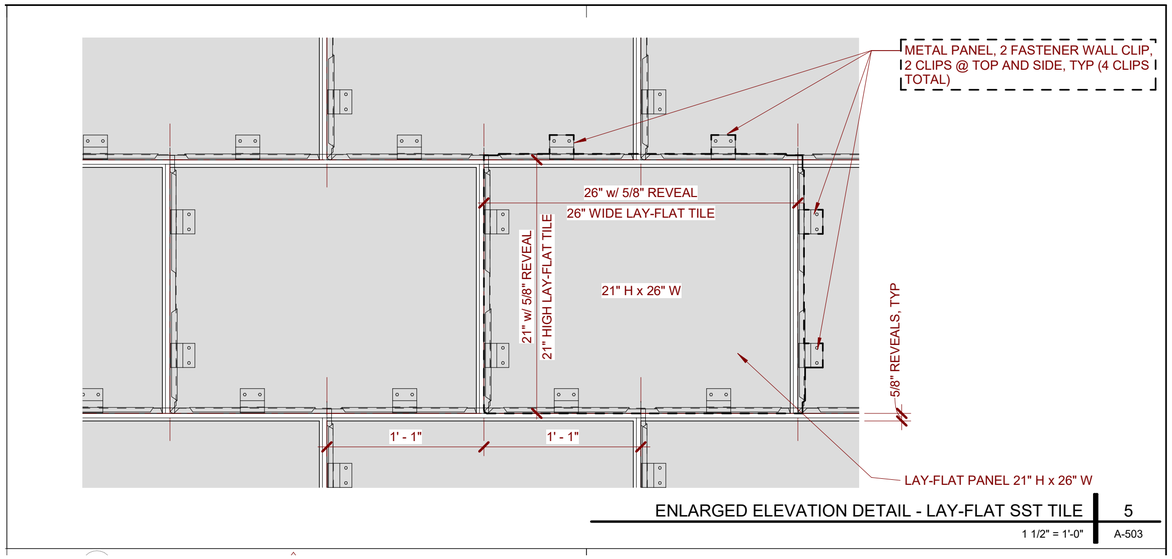
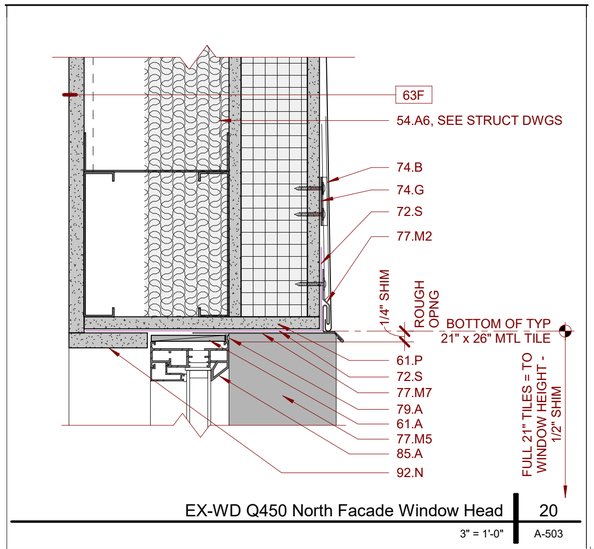

METAL PANEL, 2 FASTENER WALL CLIP, 2 CLIPS @ TOP AND SIDE, TYP (4 CLIPS TOTAL)
26" w/ 5/8" REVEAL
26" WIDE LAY-FLAT TILE
21" w/ 5/8" REVEAL
21" HIGH LAY-FLAT TILE
21" H x 26" W
5/8" REVEALS, TYP
1' - 1"
1' - 1"
LAY-FLAT PANEL 21" H x 26" W
ENLARGED ELEVATION DETAIL - LAY-FLAT SST TILE
5
1 1/2" = 1'-0"
A-503

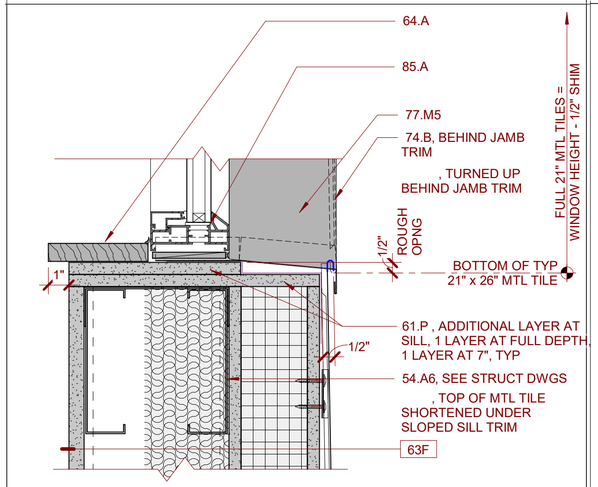


Y



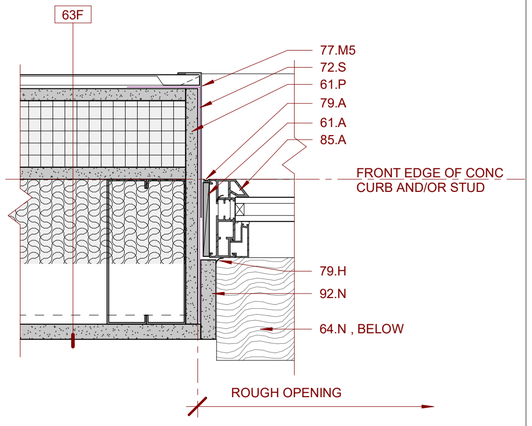
EX-WD Q450 North Facade Window Head 20

3" = 1'-0" A-503



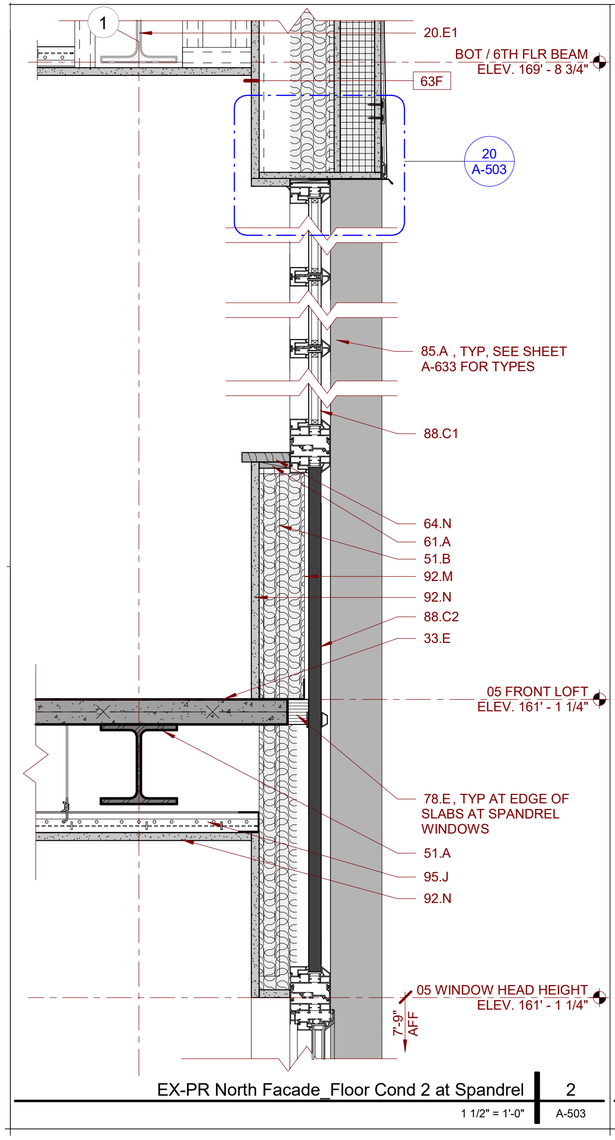
EX-WD Q450 North Facade Window Sill Above 1st Flr 18

3" = 1'-0" A-503



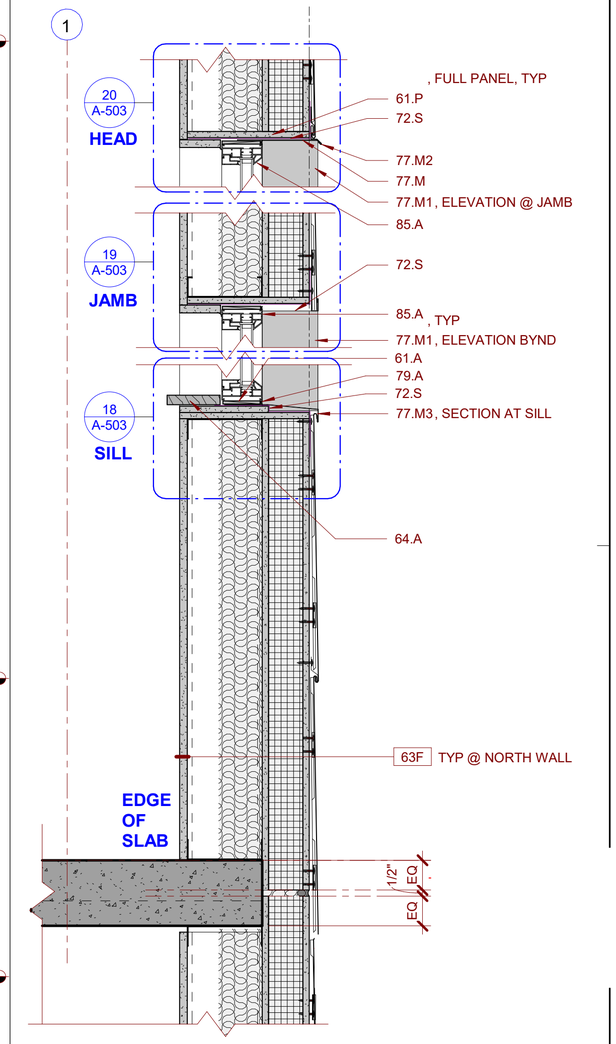
EX-PR North Facade Window Jamb 19

3" = 1'-0" A-503



EX-PR North Facade_Floor Cond 2 at Spandrel 2

1 1/2" = 1'-0" A-503



EX-PR North Facade_Floor Cond 1 SIS 3

1 1/2" = 1'-0" A-503

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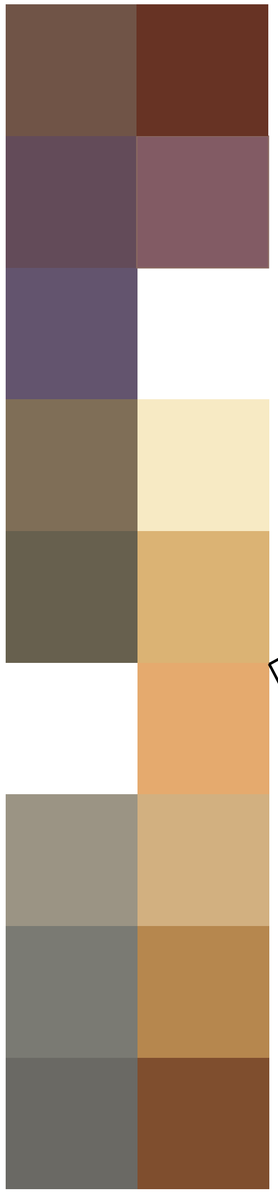
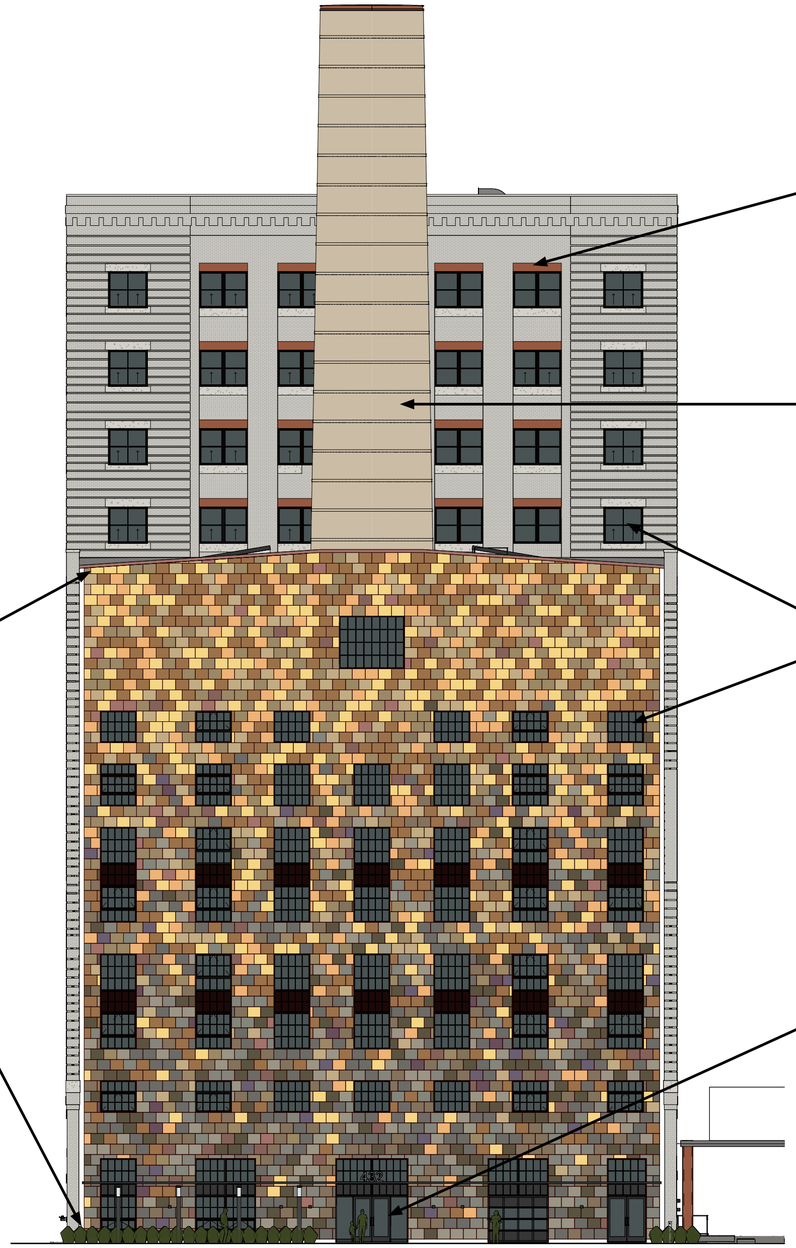
MILLENNIUM FORMS - METAL PANEL





SHERWIN WILLIAMS
ROOKWOOD TERRA COTTA - SW 2803

SHERWIN WILLIAMS
DOWNING SAND - SW 2822

QUAKER ALUMINUM
DARK BRONZE

KAWNEER STORE FRONT
DARK BRONZE



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Material Board

MILLENNIUM FORMS - METAL PANEL
v BRIGHT - LIGHT

SHERWIN WILLIAMS
ROOKWOOD TERRA COTTA - SW 2803

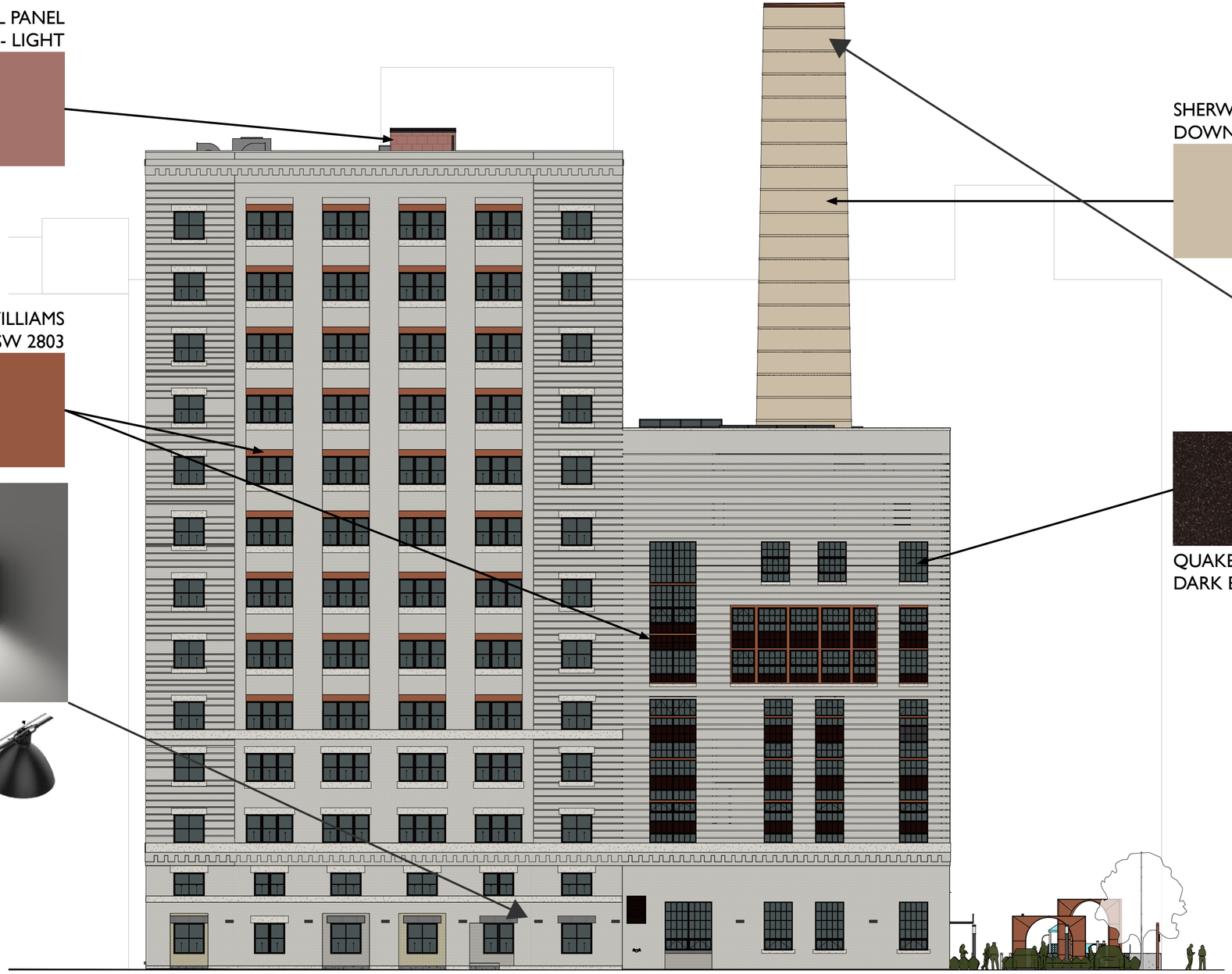




SHERWIN WILLIAMS
DOWNING SAND - SW 2822



QUAKER ALUMINUM
DARK BRONZE



PWWG | BEACON communities

Material Board

AIA Pittsburgh

June 3, 2025

Jennifer Szczesniak, RA LEED AP BD+C, WELL AP
Perfido, Weiskopf, Wagstaff + Goettel
408 Boulevard of the Allies
Pittsburgh, PA 15219

RE: 120 Cecil Way

Dear Jennifer,

Thank you for the important work that you do to further the built environment in Pittsburgh through thoughtful, intentional reuse and re-innovation especially when it comes to our many historical buildings and properties in greater Pittsburgh, PA. I am happy today to write in support of your proposed artistic interpretation of the existing façade through the metal tile's scale and proportion as it is much more aligned to its location along the riverfront.

I agree that this solution preserves the building and highlights its industrial use. Most importantly it preserves the smokestack, while rethinking the building and provide a solution that befits its prominent location. As someone who has worked in the arts and understands the importance of historic preservation routinely liaising with the American Institute of Architects national office knowledge community for historical preservation, this solution goes well beyond most other approaches in similar projects across our state and country. I applaud your efforts as replicating the existing wall, considering it was always meant to be temporary, would seem to be a step in the wrong direction.

With Kind Regards,

Endy Reindl
Executive Director

The American Institute of Architects

AIA Pittsburgh
925 Liberty Avenue
Suite 700
Pittsburgh, PA 15222

T (412) 471-9548
E info@aiapgh.org
www.aiapgh.org

Riverlife

Riverlife design committee attendees:
Andrew Moss, (Moss)
Nickie Cheung (Cannon),
Ling Almoubayyed (SmithGroup),
Eric Osth (UDA),
Steve Quick (Civic Design and Planning LLC),
Ray Gastil (Gastilworks LLC),
Gavin White (Riverlife)

Michael Polite
Senior Vice President, Development
Beacon Communities
429 Fourth Avenue, Suite 2010,
Pittsburgh, PA 15219

Michael,

Riverlife and its Design Committee enthusiastically supports Beacon Communities' plan for adaptive reuse of 120 Cecil, a decommissioned steam plant with impressive character and formidable existing features. As an organization dedicated to Pittsburgh's riverfronts, we recognize the importance of this project and its potential to contribute positively to the golden triangle as well as views of its skyline from across the Allegheny.

First, our committee would like to commend Beacon for seeking to develop affordable housing in Pittsburgh's downtown core. The project both addresses the urgent need for more affordable units across the region and advances a key strategy for repositioning downtown as a comprehensive neighborhood. The project at 120 Cecil, in partnership with Pittsburgh Scholar house, tackles these issues and will benefit a segment of the population most in need by prioritizing housing for single mothers seeking post-secondary degrees.

Beyond its valuable function, the building's proposed redevelopment enhances the appeal of this riverfront corridor and respects the building's history, seeking to utilize the Secretary of the Interior's standards for adaptive reuse. The conversion of the enormous steam stack atop the roof to a lightwell and skylight creatively preserves this essential building feature and promises to be an impressive sight. Upon discovering that the beautiful terracotta façade facing the river was meant to be temporary and has accordingly deteriorated to the degree that it must be replaced wholesale, the team devised a cladding that would be reminiscent of the tile but in a modern, resilient, metal sheeting. We understand they are still working to fine-tune the final palette and finish for these new metal tiles, which will evoke the diversity of reflectivity and hue in the original terracotta. These approaches, along with appropriate fenestration and other details, make for a handsome building that, while adapted and modernized, reflects and honors the building's past. In addition, the more active use of this structure will bring liveliness to an important riverfront thoroughfare. We continue to encourage the team to explore options to ensure the building frontage actively engages with the streetscape and entices its new residents to and from the river below.

Beacon has clearly invested considerable resources into ensuring that this project meets the highest standards. Riverlife's Design Committee wholeheartedly supports this redevelopment of 120 Cecil Way and applauds the team's thoughtful approach to both design and function. Our committee believes this project will serve as an exceptional model for adaptive reuse of a unique structure and a lasting asset to downtown Pittsburgh.

Sincerely,

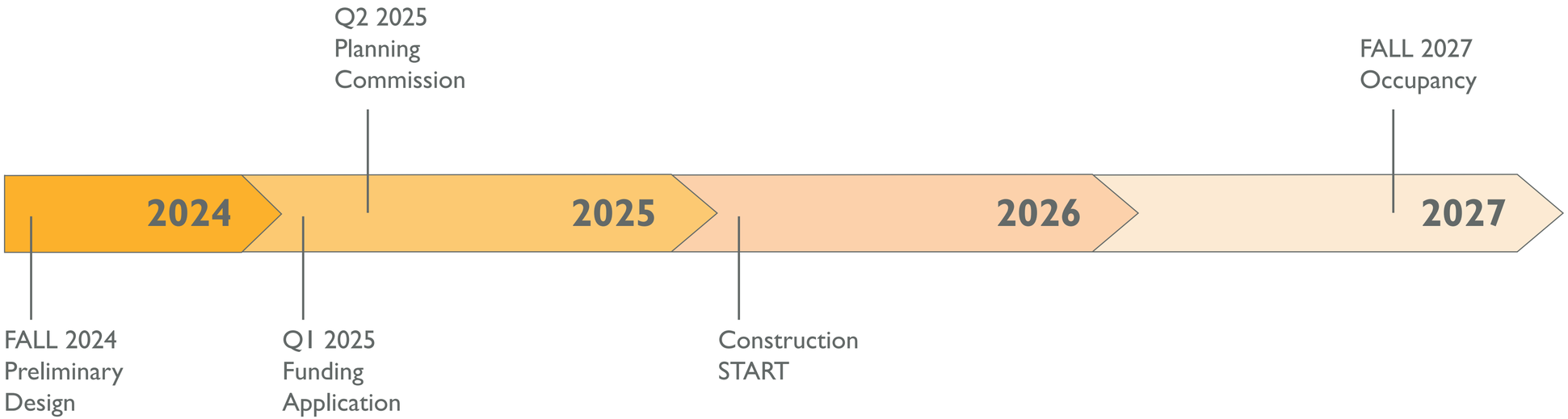
Matt Galluzzo
President and CEO

Variances/Approvals Required

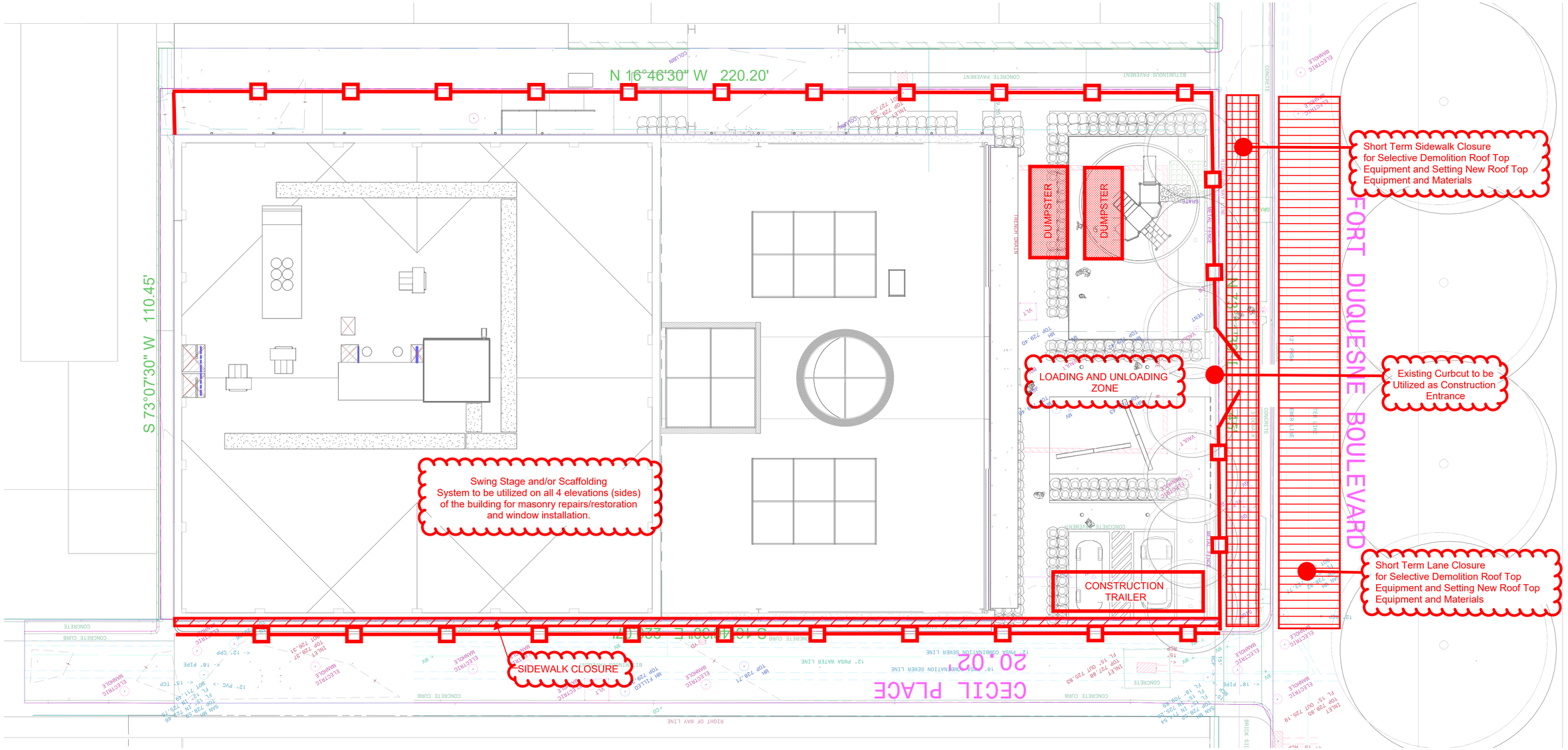
FAR
- UPTO: 7.5:1 ALLOWED
- PROPOSED: 7.2

OFF STREET LOADING
- USE OF EXISTING EASEMENT

CITY OF PITTSBURGH PLANNING COMMISSION
- APPROVAL OF LOT CONSOLIDATION (2 PARCELS)
- PROJECT REVIEW GT-C ZONE



PWWG | BEACON communities



LEGEND

- Temporary Construction Fencing
- Short Term Sidewalk Closure
- Long Term Sidewalk Closure
- Short Term Lane Closure

PWWG + | BEACON communities |

Construction Management Plan

Accessibility & Universal Design

12 ACCESSIBLE UNITS

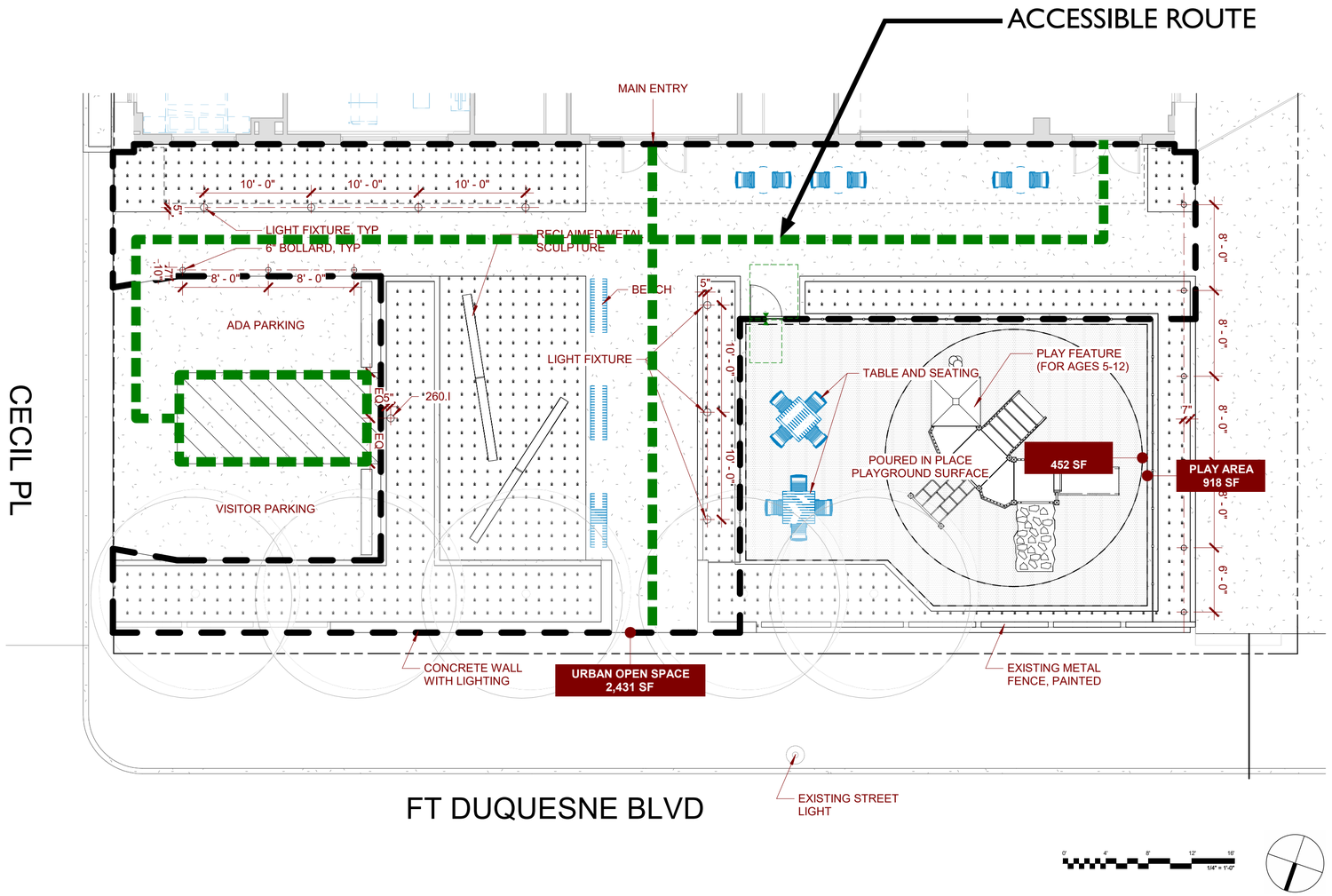
ELEVATOR TO ACCESS ALL LEVELS

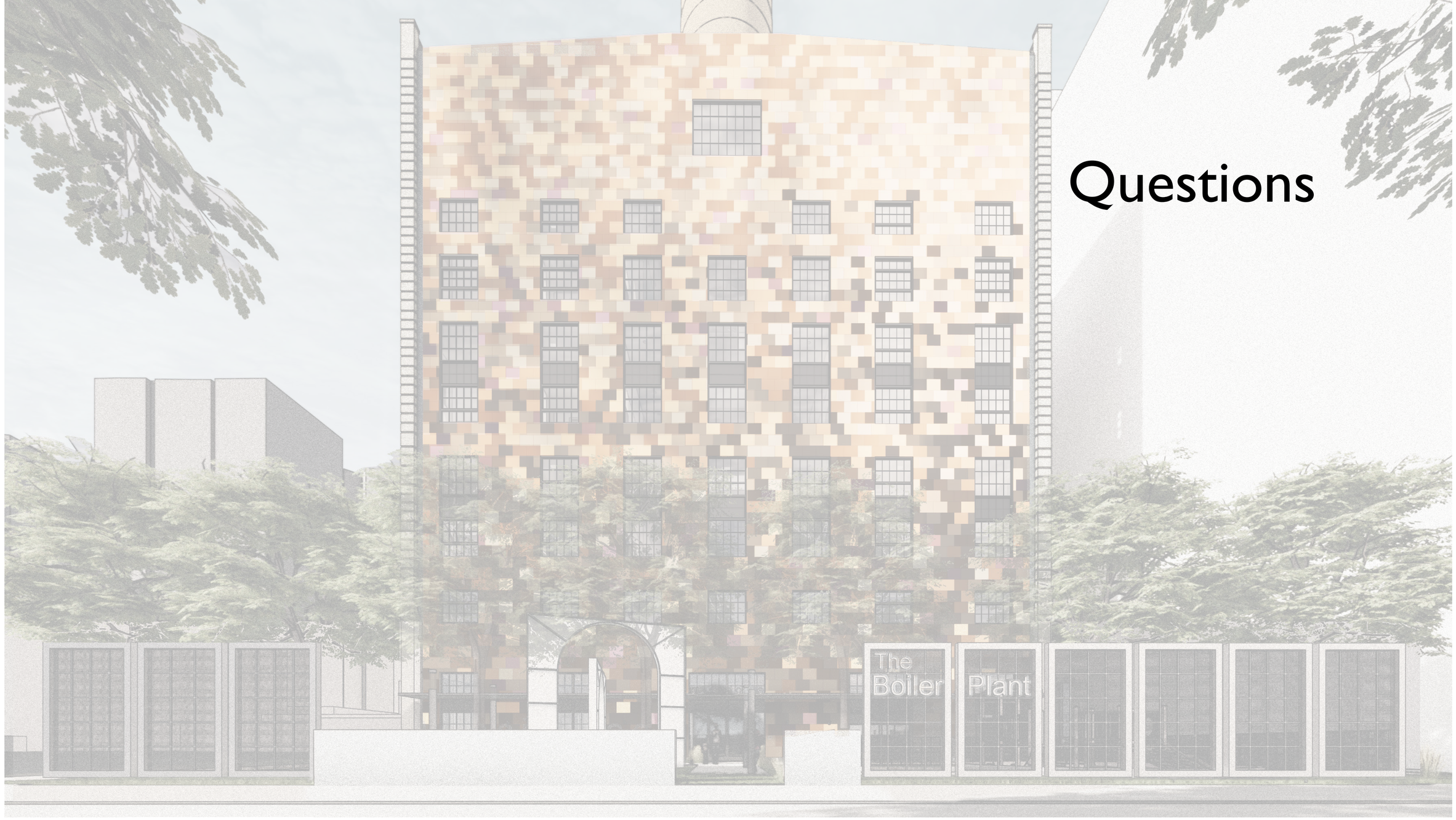
ACCESSIBLE
- COMMUNITY ROOM
- MANAGEMENT SUITE
- FITNESS ROOM
- BUSINESS CENTER

Community Process

2025.03.14 - DDAM_Downtown Development Activities Meeting

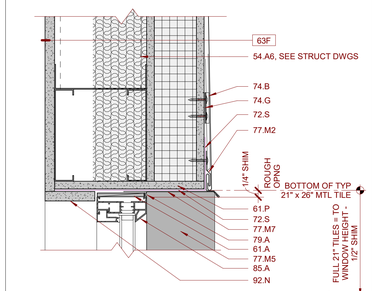
2025.04.30 - RiverLife Meeting



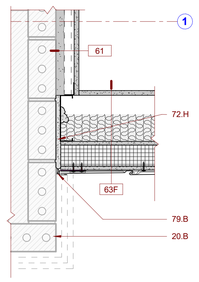


Questions

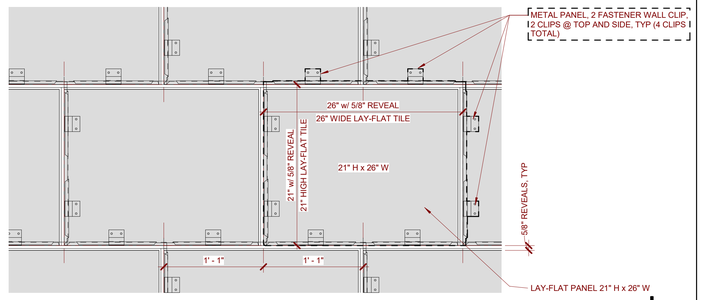
PWWG | BEACON communities



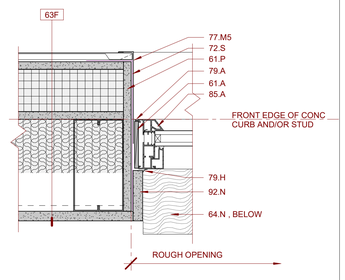
EX-WD Q450 North Facade Window Head | 20 | 3" = 1'-0" | A-503



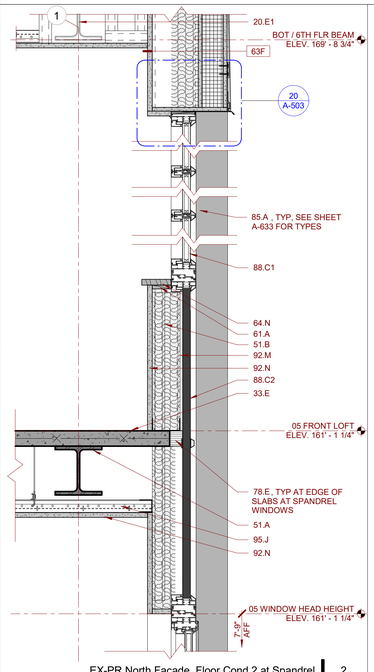
NORTH FACADE - PLAN DETAIL - END OF WALL | 15 | 1 1/2" = 1'-0" | A-503



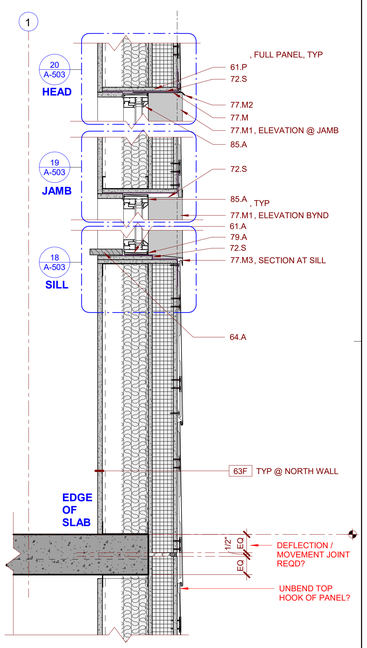
ENLARGED ELEVATION DETAIL - LAY-FLAT SST TILE | 5 | 1 1/2" = 1'-0" | A-503



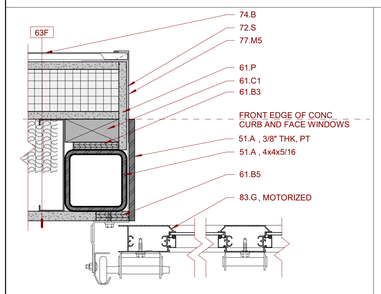
EX-PR North Facade Window Jamb | 19 | 3" = 1'-0" | A-503



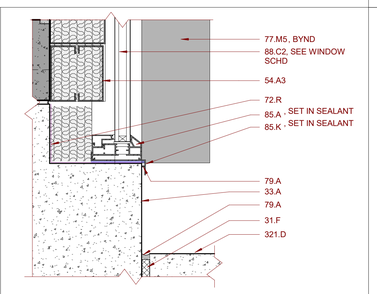
EX-PR North Facade_Floor Cond 2 at Spandrel | 2 | 1 1/2" = 1'-0" | A-503



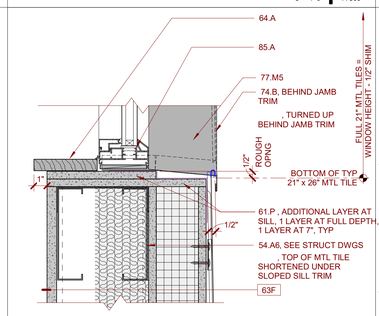
EX-PR North Facade_Floor Cond 1 SIS | 3 | 1 1/2" = 1'-0" | A-503



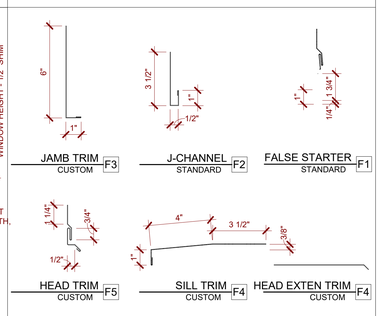
EX-DR Overhead Door-Jamb-North Wall | 28 | 3" = 1'-0" | A-503



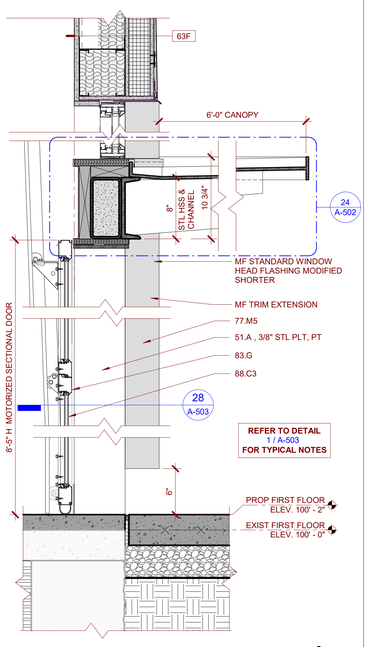
EX-WD Q450 North Facade Window Sill 1st Flr | 23 | 3" = 1'-0" | A-503



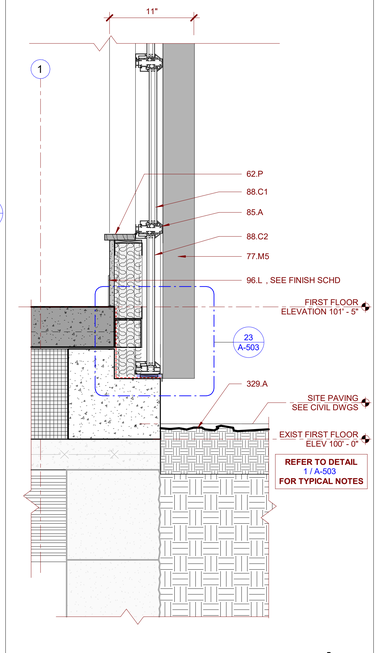
EX-WD Q450 North Facade Window Sill Above 1st Flr | 18 | 3" = 1'-0" | A-503



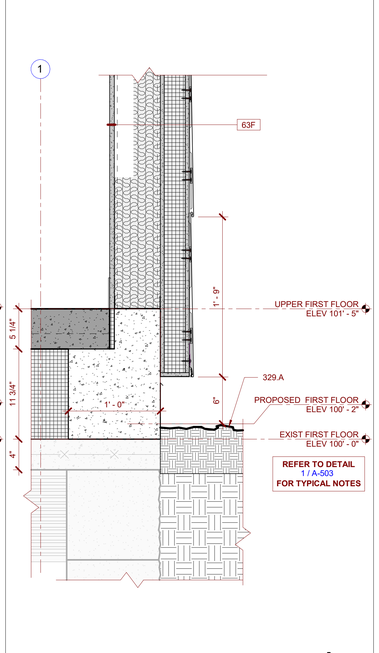
FLASHING TRIM FOR METAL TILE PANELS | 13 | 3" = 1'-0" | A-503



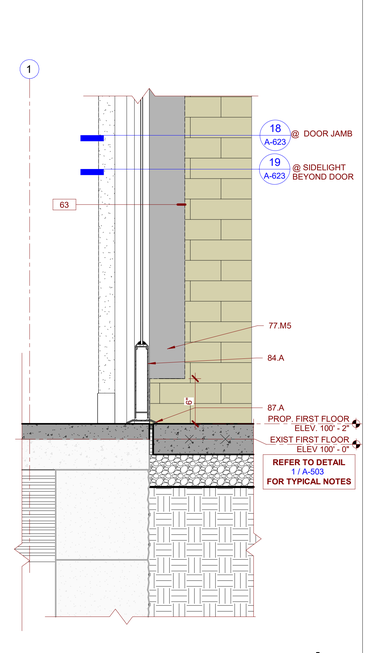
EX-DR Overhead Dr North Facade 1st Flr | 21 | 1 1/2" = 1'-0" | A-503



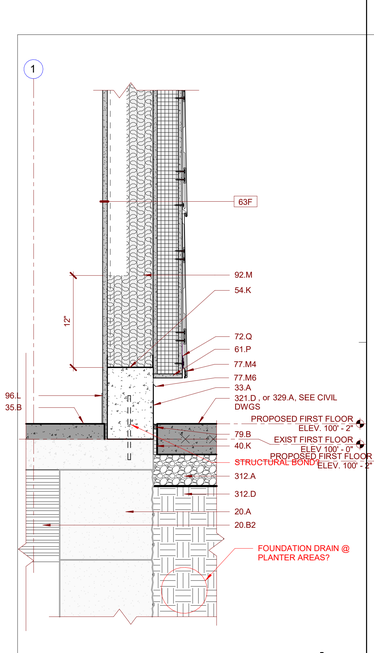
EX-PR North Facade_Raised Slab Window | 16 | 1 1/2" = 1'-0" | A-503



EX-PR North Facade_Raised Slab | 11 | 1 1/2" = 1'-0" | A-503



EX-PR North Facade_Slab @ Entry SIS | 6 | 1 1/2" = 1'-0" | A-503



EX-PR North Facade_Slab Typical SIS | 1 | 1 1/2" = 1'-0" | A-503

PERFIDO WEISKOPF WAGSTAFF + GOETTEL
408 BOULEVARD OF THE ALLIES
PITTSBURGH, PA 15219-1301
412.391.2884 PH
412.391.1657 FX
WWW.PWWGARCH.COM

NOT FOR CONSTRUCTION

KEYNOTE LEGEND

20.A	Existing Concrete
20.B	Existing Masonry
20.B2	Existing Structural Clay Tile (SCT) Masonry
20.E1	Existing Steel Beam
31.F	Concrete Expansion Joint
33.A	CIP Concrete
33.E	Concrete Floor on Metal Deck
35.B	Concrete Topping
40.K	Compressible Filler (Masonry)
51.A	Structural Steel Framing
51.B	Architecturally Exposed Structural Steel Framing
54.A3	Cold-Formed Steel C Stud Framing, 3-5/8"
54.A6	Cold-Formed Steel C Stud Framing, 6"
54.K	Cold-Formed Track
61.A	Wood Blocking, Cant, Nailer, Shim or Furring
61.B3	Plywood Backing Panel, 1/2"
61.B5	Plywood Backing Panel, 5/8"
61.C1	Dimensional Lumber Wall/Partition Framing, 2x4
61.P	Structural Sheathing (SS) for Returns
62.P	Pre-Manufactured Wood Window Stool
64.A	Interior Wood Trim, Transparent Finish
64.N	Architectural Wood Stool
72.H	Spray Polyurethane Foam (SPF)
72.Q	Self-Adhered Flashing Tape
72.R	Liquid Flashing, Extend Up Jambs 8", Typical
72.S	Flexible Flashing, Continuous Around Window Opening
74.B	Metal Wall Panel (Manufactured)
74.G	Metal Wall Panel Clip
77.M	Manufactured Trim
77.M1	Manuf. Trim - J-Channel
77.M2	Manuf. Trim - Window Head
77.M3	Manuf. Trim - Sill
77.M4	Manuf. Trim - False Starter
77.M5	Manuf. Trim - 6" Jamb
77.M6	Manuf. Trim - Base Trim
77.M7	Manuf. Trim - Head Extension Trim
78.E	Perimeter Fire-Resistive Joint System (FRJS)
79.A	Joint Sealant
79.B	Joint Sealant and Backer Rod
79.H	Interior Sealant (Latex)
83.G	Aluminum and Glass Sectional Overhead Door
84.A	Glazed Aluminum Storefront System
85.A	Aluminum Window
85.K	Extruded Sill Extention From Window Manuf.
87.A	Aluminum Threshold
88.C1	1" Insulated Low-E Glazing, Type GL-C1
88.C2	1" Insulated Spandrel Glazing, Type GL-C2
88.C3	1/2" Insulated Low-E Glazing, Type GL-C3
92.M	Sound Attenuation Blankets
92.N	Gypsum Board (Interior)
95.J	Suspended Ceiling System Assembly
96.L	Resilient Wall Base
312.A	Gravel Base
312.D	Engineered Fill
321.D	Concrete Paving
329.A	Topsoil

TC 2025-149

PWWG PROJECT NUMBER	22327.00
CONSTRUCTION DOCS	06/06/2025

REVISIONS

NO.	DESCRIPTION	DATE

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120 CECIL PLACE APARTMENTS

120 CECIL PLACE
PITTSBURGH PA 15222
BEACON COMMUNITIES SERVICES LLC

EXTERIOR DETAILS

A-503

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PWWG | BEACON communities