

Eastside III

East Liberty, Pittsburgh, PA

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Advisor | Kevin Houser

Building Statistics | Part 1

October 3, 2016



All images in this document are courtesy of PJ Dick, Inc.

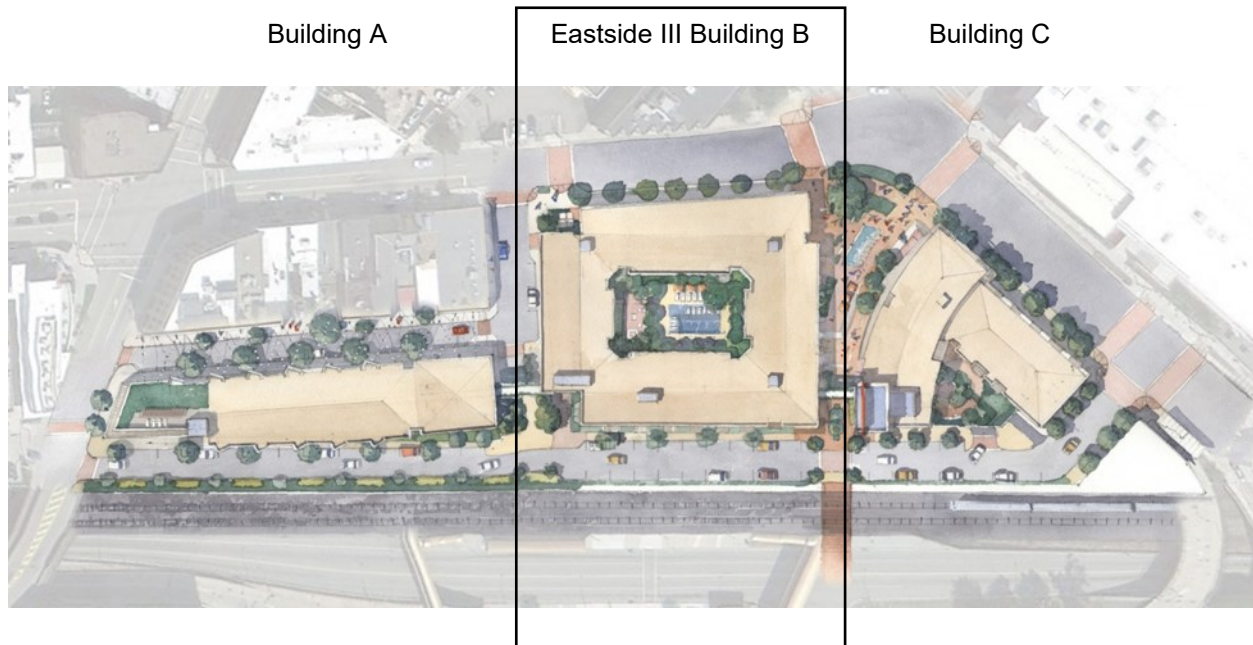
| General Building Data

- Building Name | Eastside III Building B
- Location + Site | East Liberty, Pittsburgh, PA
- Building Occupant Name | Eastside Bond
- Occupancy or Function Type | Mixed Use Development
 - Mixed Commercial Spaces
 - 360 Apartments
 - Parking Facility
- Size | 221,000 total sf
- Number of Stories | 6 stories above grade
- Primary Project Team
 - Owner | The Mosites Company <http://mosites.net/>
 - General Contractor | PJ Dick, Inc. <http://www.pjdick.com/>
 - Architect | The Design Collective <http://www.designcollective.com/>
 - MEP + FP | Allen & Shariff Engineering <http://www.allenshariff.com/>
 - Structural | Structural Consultants Associates, Inc. <http://www.scaengineers.com/>
 - Interior Designer | RD Jones <http://www.rdjones.com/>
- Dates of Construction | June 2014 - June 2016
- Total Contract Price | \$42 Million
- Project Delivery Method | Design-Bid-Build



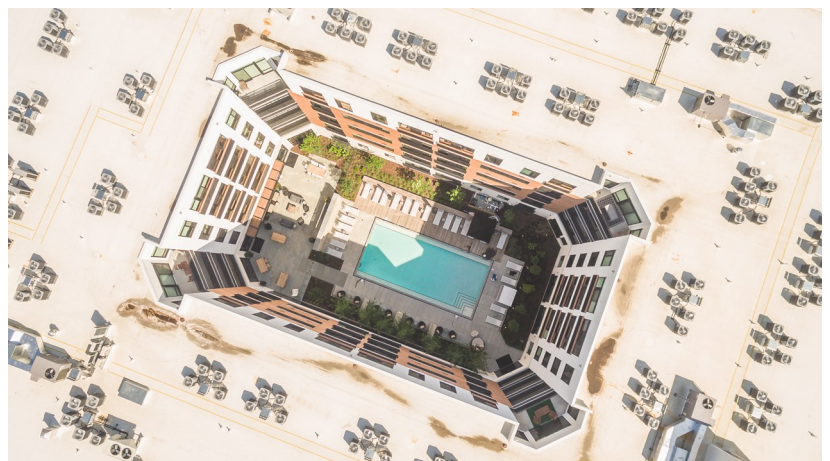
| Architecture

Eastside III is the final phase of a revitalization project in the heart of the East Liberty neighborhood of Pittsburgh, PA. The 221,000 sf building is a mixed-use development comprised of 43,000 sf of mixed-commercial spaces, 360 luxury apartments, and 550 parking spaces. The new market-rate housing and host of amenities to the area includes a new pool and fitness center within the building and contributes the final portion of the 15-acre development that began in 2001. Eastside III was developed jointly with a multi-modal transit hub to reconnect East Liberty to its surrounding neighborhoods and to redefine the residential experience in this trendy Pittsburgh community.



| National Codes

- [International Building Code | 2009](#)
- [International Fire Code | 2009](#)
- [International Mechanical Code | 2009](#)
- [National Electric Code | 2008](#)
- [ASHRAE 90.1 | 2007](#)
- [LEED for Homes | 2009](#)
- [Zoning | no restrictions known to date](#)
- [Historical Requirements | n/a](#)

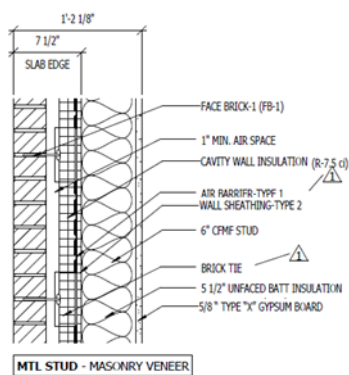


| Building Enclosure

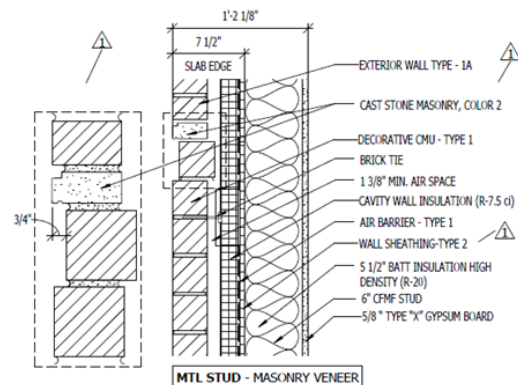
According to the Building Enclosure Consultant, Building Science Corporation, Eastside III Building B along with the two other mixed-use development buildings (Buildings A & C) consist of 5 stories with terraces, decks and multiple cladding types including storefront, brick, fiber cement siding, stucco, and metal panels. Building Science Corporation worked with the design team to mitigate the risk of moisture related failures in the building enclosure.



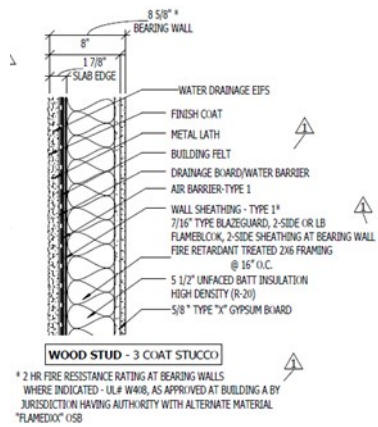
| Building Facades



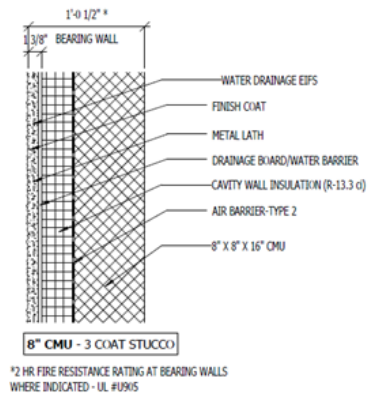
Type 1A | Face Brick



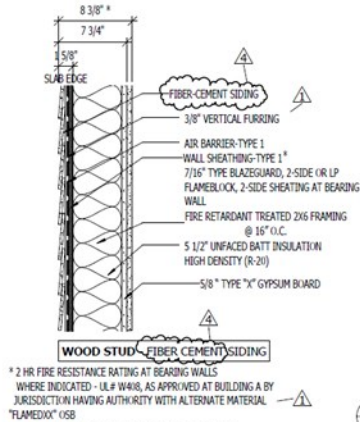
Type 2A | Decorative CMU



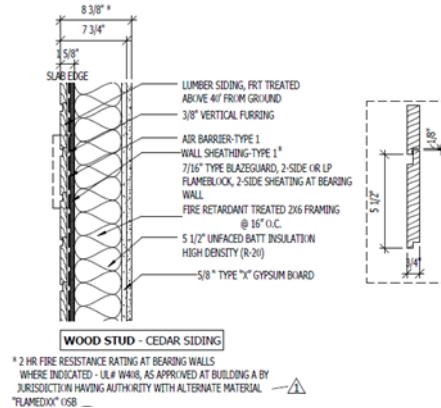
Type 3 | Water Drainage EIFS



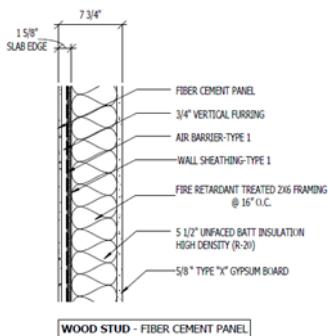
Type 3B | Water Drainage EIFS



Type 4 | Fiber Cement Siding

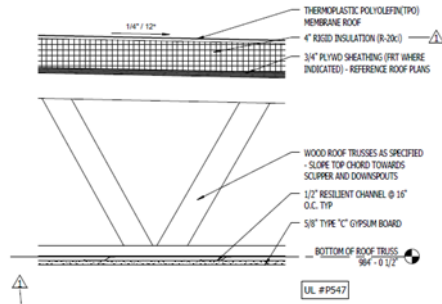


Type 4B | Wood Siding

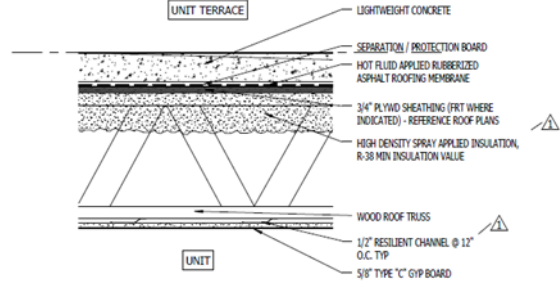


Type 6 | Fiber Cement Panels

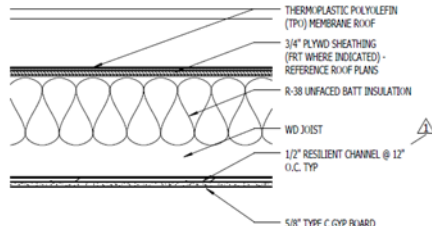
| Roofing



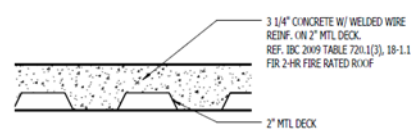
Type 1 | Thermoplastic Polyolefin (TPO) Membrane Roof



Type 2 | Lightweight Concrete



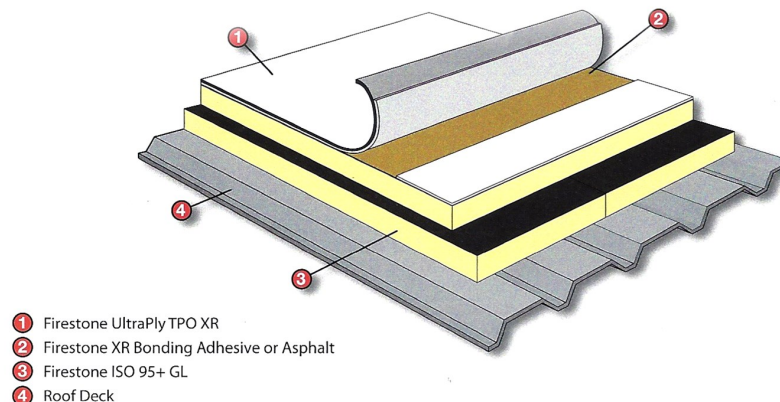
Type 3 | Thermoplastic Polyolefin (TPO) Membrane Roof



Type 4 | Concrete

Thermoplastic Polyolefin (TPO) Membrane Roof

- Fabric-Reinforced TPO Sheet: ASTM D 6878, internally fabric- or scrim-reinforced, uniform, flexible fabric-backed TPO sheet.
- The roofing system will consist of a white-colored thermoplastic polyolefin (TPO) membrane used to decrease the amount of heat absorbed by the material



- ① Firestone UltraPly TPO XR
- ② Firestone XR Bonding Adhesive or Asphalt
- ③ Firestone ISO 95+ GL
- ④ Roof Deck

| Sustainability Features

Eastside III's project goal is to achieve a LEED gold rating under LEED for Homes 2009. Design features that contribute to the LEED certification goal are listed below.



- **Low-absorbing Roofing Material** | The roofing system will consist of a white-colored thermoplastic polyolefin (TPO) membrane used to decrease the amount of heat absorbed by the material
- **Thermally Insulating Glazing** | The thermally insulated glazing for the new window system will reduce the amount of heat gain within the building from natural daylighting
- **Reduced Envelope Air Leakage** | This requires specific air sealing guidelines to be met including proper sealing of all penetrations in ceilings, walls, and floors
- **LED Lighting** | most energy-efficient lighting technologies
- **High Efficiency Appliances** | Used high efficiency appliance to reduce water and energy usage
- **Low-emitting Materials** | used materials with low VOC levels
- **Efficient Hot Water Distribution** | used efficient hot water tanks in all apartment units & common spaces
- **Water Efficient Fixtures** | used efficient hot water tanks in all apartment units & common spaces