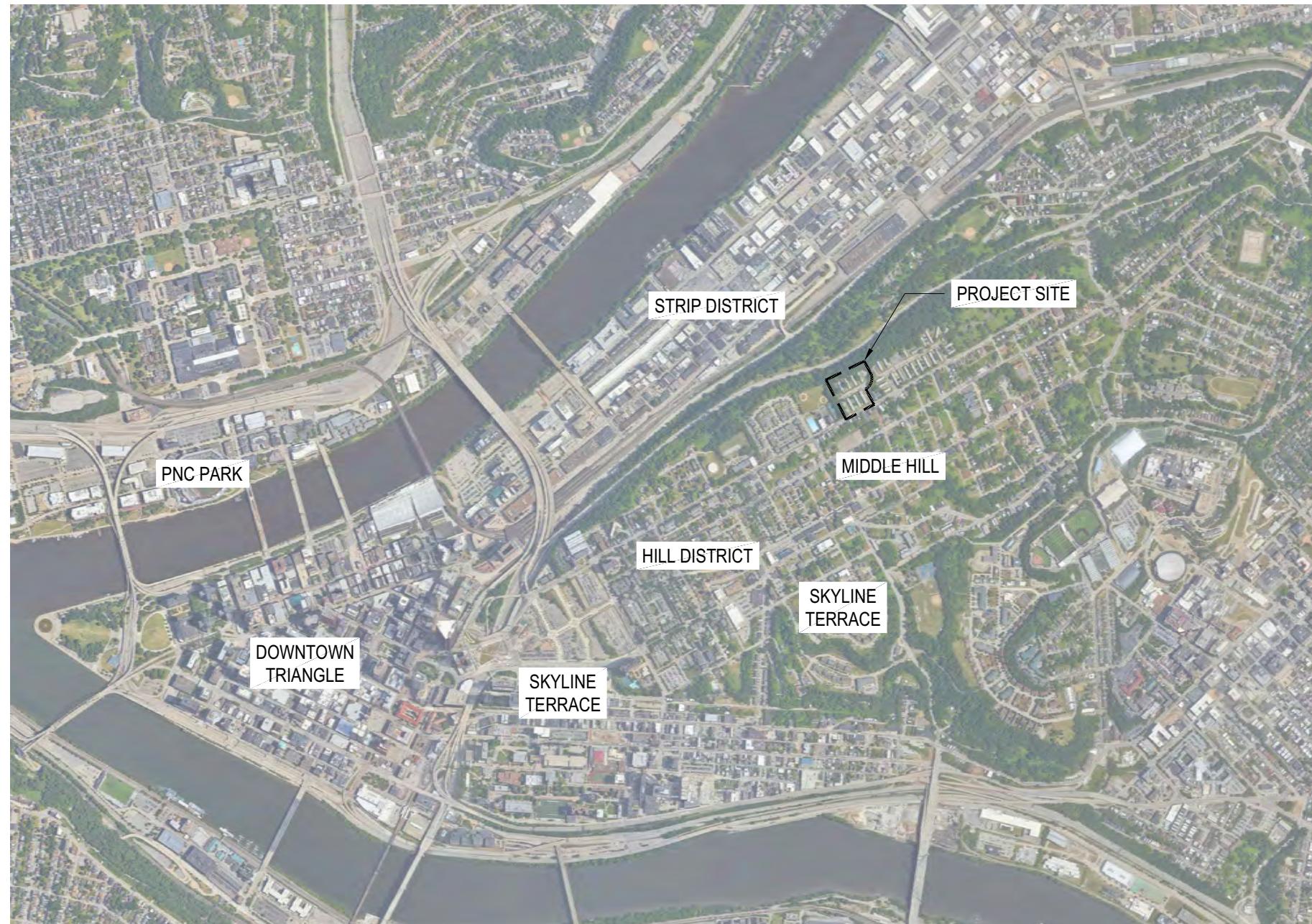


Bedford Dwellings Phase III

Pittsburgh, Allegheny County, Pennsylvania

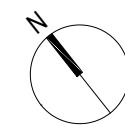
Site / Landscape Drawings ISSUE FOR PERMIT SET

FEBRUARY 13, 2026



KEY MAP

Scale: 1" = 100'-0"



SHEET INDEX

SHEET NO.	TITLE
CS000	Cover Sheet
L001	General Notes & Zoning Matrix
L002	Tree Removal Plan
L101	Site Furnishing Plan
L102	Site Furnishing Plan
L103	Site Fencing Plan
L301	Site Details
L302	Site Details
L303	Site Details
L304	Site Details
L305	Site Details
L401	Landscape Plan
L402	Landscape Plan
L403	Landscape Details
L501	Wall Elevations
L502	Wall Elevations
L503	Wall Elevations

BEDFORD DWELLINGS
PHASE 3
PITTSBURGH, PA



Project Number:
24041.0
Drawn by:
ML / AM
Checked by:
JH
Date:
FEBRUARY 13, 2026

Revisions:

Scale:

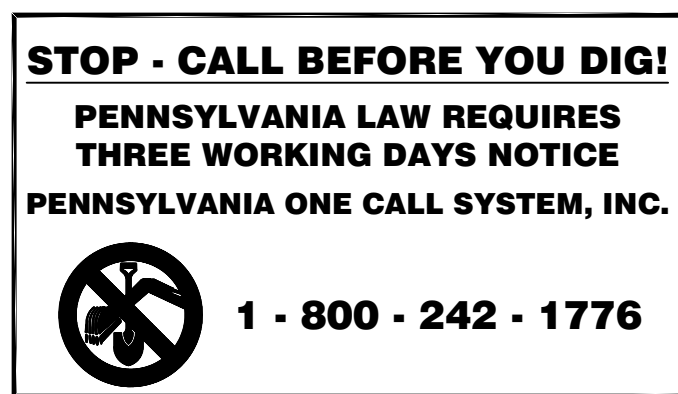
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Sheet Name:
COVER SHEET

Submission:
ISSUE FOR PERMIT

Sheet Number:
CS000

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SURVEY/PRECONSTRUCTION NOTES:

1. EXISTING BOUNDARY LINE, TOPOGRAPHIC AND SITE UTILITY INFORMATION IS BASED UPON CLIENT-PROVIDED SURVEY. ACTUAL CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PERFORMED. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
2. CONTRACTOR SHALL OBTAIN AND REVIEW ALL RELEVANT DRAWINGS, DETAILS AND SPECIFICATIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL COORDINATE WITH PENNSYLVANIA ONE CALL SYSTEM, INC. TO VERIFY LOCATION OF ALL UTILITIES.
4. CONTRACTOR IS RESPONSIBLE FOR COORDINATING PEDESTRIAN SAFETY AND CIRCULATION DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO ALL SIGNAGE, BARRIERS, TEMPORARY WORK, LOCATIONS, AND TEMPORARY WALKS AND ACCESS POINTS FOR PUBLIC.
5. CONTRACTOR IS RESPONSIBLE FOR COORDINATING EMPLOYEE PARKING.
6. ALL FUEL STORAGE TANKS NEED TO BE DOUBLE WALLED AND IN A CONTAINMENT BED.

SITE PLAN NOTES:

1. THE EXISTENCE AND LOCATIONS OF UNDERGROUND UTILITIES INDICATED ON THE DRAWINGS ARE NOT GUARANTEED. LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD SERVICES AND UTILITIES WITHIN CONTRACT LIMIT OF WORK AREAS. NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY OF ANY CONFLICT WITH UTILITIES OR EXISTING SITE ELEMENTS INCLUDING THOSE SHOWN AND NOT SHOWN ON SURVEY. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
2. CONTROL DUST CAUSED BY THE WORK. DAMPEN SURFACES WITH WATER AS REQUIRED. COMPLY WITH POLLUTION CONTROL REGULATIONS OF GOVERNING AUTHORITIES.
3. PROTECT EXISTING PAVING, AND OTHER SERVICES OR FACILITIES ON SITE AND ADJACENT TO THE SITE FROM DAMAGE CAUSED BY SITE WORK OPERATIONS. REPAIR AND RESTORE DAMAGED ITEMS AT CONTRACTOR'S EXPENSE.
4. ALL PROPOSED SITE IMPROVEMENTS ARE TO BE STAKED IN FIELD FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR CONFLICTS WITH EXISTING CONDITIONS OR OTHER DRAWINGS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY FOR PROPER CLARIFICATION OR ADJUSTMENT.
5. VERIFY ALL DIMENSIONS AND ELEVATIONS IN FIELD PRIOR TO INSTALLATION.
6. NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY OF ANY CONFLICT WITH UTILITIES OR EXISTING SITE ELEMENTS INCLUDING THOSE SHOWN AND NOT SHOWN ON SURVEY.
7. ALL DISTURBED AREAS TO BE GRADED TO ENSURE POSITIVE DRAINAGE AND SEEDED IF NOT WITHIN A PROPOSED PLANTING AREA.
8. COORDINATE ALL UTILITIES WITH ENGINEERING AND LANDSCAPE ARCHITECTURAL DRAWINGS.
9. CONTRACTOR IS RESPONSIBLE FOR REPLACING/RESETTING ELEVATIONS OF REMAINING/EXISTING WATER VALVES, MANHOLES, DRAINAGE GRATES, PIPING, ETC. COORDINATE WITH THE OWNER AND LANDSCAPE ARCHITECT.

SITE GRADING PLAN NOTES:

1. HOLD CRITICAL ELEVATIONS AT EXISTING TREES AND ROOT ZONES TO ENSURE MINIMUM DISTURBANCE TO EXISTING ROOTS.
2. CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL STAKE ALL ELEVATIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE CONSTRUCTION.
3. PROPOSED SPOT ELEVATIONS SHALL GOVERN OVER PROPOSED CONTOURS.
4. CONTRACTOR SHALL ENSURE CONSISTENT SLOPE BETWEEN SPOT ELEVATIONS.
5. AT RIDGE LINES, HIGH POINTS AND LOW POINTS, OR WHERE PROPOSED GRADES MEET EXISTING ELEVATIONS, CONTRACTOR SHALL TRANSITION GRADE TO AVOID A POINT OR SHARP EDGE.
6. CROSS SLOPE ON BITUMINOUS WALKS ARE TO BE A MAXIMUM OF 1.5%, ENSURING PROPER DRAINAGE ACROSS ALL WALKS.
9. CONTRACTOR SHALL NOT PERFORM WORK OUTSIDE THE DESIGNATED SITE BOUNDARY. IF FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION SHALL BE OBTAINED BY CONTRACTOR FROM THE AFFECTED PROPERTY OWNERS.
10. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING REQUIRED TOPSOIL AND SOIL REMOVAL. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND AMENDING THE SOIL AS REQUIRED TO MEET THE SPECIFICATION.

SITE PLANTING PLAN NOTES:

1. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN IN THE DRAWINGS.
2. CONTRACTOR SHALL REMOVE ALL HARD LUMPS OF CLAY, STONES OVER 1" IN DIAMETER, AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROOTS, LIMBS, AND OTHER DELETERIOUS MATTER WHICH WOULD BE HARMFUL OR PREVENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF LAWN AND PLANTING AREAS.
3. CONTRACTOR SHALL INSTALL ALL PLANT MATERIALS IN LOCATIONS APPROVED BY LANDSCAPE ARCHITECT TO DEPTHS AS SHOWN ON PLANTING PLANS AND DETAILS.
4. STRIP, STOCKPILE AND REPLACE TOPSOIL ON EXISTING LAWN AREAS THAT WILL BE DISTURBED AND REGRADED.
5. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING LAWN AREA AND PROVIDING MAINTENANCE AS NOTED IN SPECIFICATIONS.
6. IN ALL DISTURBED AREAS AND DESIGNATED "NEW LAWN" AREAS, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING 6" TOPSOIL AND SEED.
7. IN DESIGNATED "REINFORCED LAWN" AREAS, CONTRACTOR IS RESPONSIBLE FOR INSTALLATION, PLASTIC FABRIC, TOPSOIL AND SEED. WHEN INSTALLING THE REINFORCED LAWN, THE CONTRACTOR SHALL ALLOW FOR GAPS WHERE EXCESSIVE TREE ROOTS ARE PRESENT TO AVOID EXCESSIVE ROOT DAMAGE.
8. CONTRACTOR IS RESPONSIBLE FOR FURNISHING, INSTALLING, AND MAINTAINING GROUNDCOVER IN THE ARCH STREET MEDIAN AND AROUND THE GEORGE WASHINGTON MONUMENT.

			South Block (38 Units / 20 parking spaces)				North Block (27 units / 18 parking spaces)		
			Building A 7 Units 11,256 GSF	Building B 10 Units 10,550 GSF	Building C 12 Units 11,026 GSF	Building D 9 Units 12,641 GSF	Building E1 9 Units 12,058 GSF	Building E2 9 Units 12,058 GSF	Building E3 9 Units 12,058 GSF
Required									
Chapter 903: Residential Zoning Districts									
§03.03.C.2	Minimum Lot Size	2,400 SF	61,531 SF				74,080 SF		
	Minimum Lot Size per Unit	1,800 SF	1,619 SF				2,743 SF		
	Minimum Front Setback	25 FT	20 FT	20 FT	15FT	15FT	15 FT	15 FT	15 FT
	Minimum Rear Setback	25 FT	170 FT	140 FT	145 FT	160 FT	125 FT	125 FT	320 FT
	Minimum Exterior Sideyard Setback	25 FT	15 FT	10 FT	10 FT	8 FT	28 FT	NA	8 FT
	Minimum Interior Sideyard Setback	25 FT	NA	NA	NA	NA	NA	NA	NA
	Maximum Height	55 FT / 4 stories	42 FT / 3 stories	42 FT / 3 stories	42 FT / 3 stories	42 FT / 3 stories	42 FT / 3 stories	42 FT / 3 stories	42 FT / 3 stories
Chapter 914: Parking, Loading and Access									
§14.02.A	Multi-unit Residential Vehicle Parking (1 for 1)	65 = 1 for 1							
§14.05.E.2	with 30% bike parking reduction	46 required	38						
§14.05.D	Required Bicycle Parking (12 or more units)	1 per 3 units = 22	22						
§14.05.D.2.a	At least 60% of bike parking must be protected/covered	14 of 22	0						
§14.06.A	Accessible Parking (51-75 spaces = 3 required)	3	7 (4 VAN ACCESSIBLE)						
§14.10.A	Off-Street Loading (greater than 80,000 SF floor area)	2	1						
Chapter 915: Environmental Performance Standards									
§15.02.D	Removed trees, greater than 12-inch caliper, must be replaced with equal combined total caliper	310	316.60						
Chapter 916: Residential Compatibility Standards									
§16.04.B	Dumpsters must be 30 FT from residential property	30 FT	65 FT				55 FT		
§16.04.C	Parking must be 15 FT from residential property	15 FT	40 FT				70 FT		
Chapter 925: Measurements									
§25.06.G.1.e	Dumpsters not permitted within setback	25 FT	15-FT				NA		



BEDFORD DWELLINGS
PHASE 3
PITTSBURGH, PA



Project Number:
240410
Drawn by:
ML / AM
Checked by:
JH
Date:
FEBRUARY 13, 2026
Revisions:

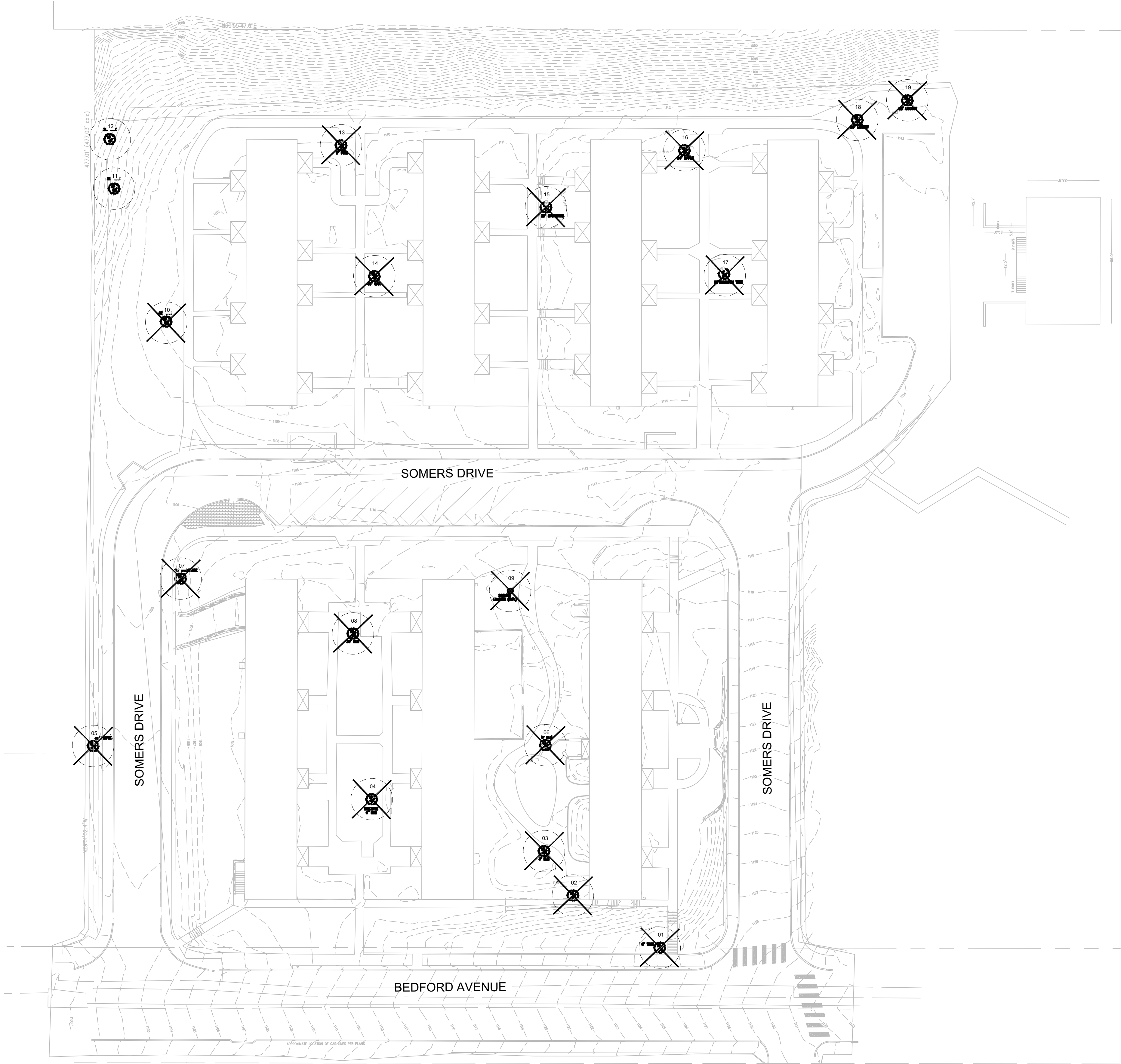
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Sheet Name:
GENERAL NOTES &
ZONING MATRIX
Submission:
ISSUE FOR PERMIT

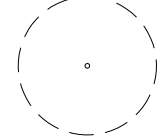
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Revised.dwg



LEGEND

-  EXISTING TREE TO BE REMOVED
-  EXISTING TREE TO REMAIN

NO.	TO REMAIN	TO BE REMOVED	TYPE
5		30	30" MAPLE
7		23	23" SYCAMORE
8		30	30" ELM
9			SAPLING CLUSTER
10		42	42" OAK
11	30		30" OAK
12	28		28" OAK
14		46	46" OAK
15		36	36" SYCAMORE
16		24	24" MAPLE
17		35	35" UNKNOWN
18		24	24" LOCUST
19		20	20" LOCUST
58		310	
2		10	

NOTE: TREES 1-4, 6 & 13 ARE LESS THAN 12" CAL.
AND ARE TO BE REMOVED BUT NOT INCLUDED IN
CALCULATIONS

* SEE L401-L403 FOR LANDSCAPE PLAN

BEDFORD DWELLINGS
PHASE 3
PITTSBURGH, PA



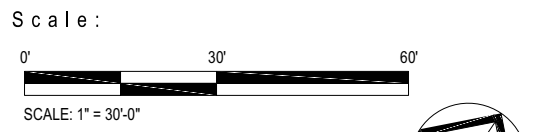
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24041.0

Drawn by:
ML / AM

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JH

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FEBRUARY 13, 2026

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Sheet Name:
TREE REMOVAL PLAN

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Sheet Number:

L002



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Architecture

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Pittsburgh, Pennsylvania 15203
www.landscapearch.com
412.488.8822

BEDFORD DWELLINGS
PHASE 3
PITTSBURGH, PA



Project Number:

24041.0

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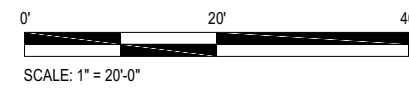
JH

Date:

FEBRUARY 13, 2026

Revisions:

Scale:



Sheet Name:

SITE FURNISHING
PLAN

Submission:

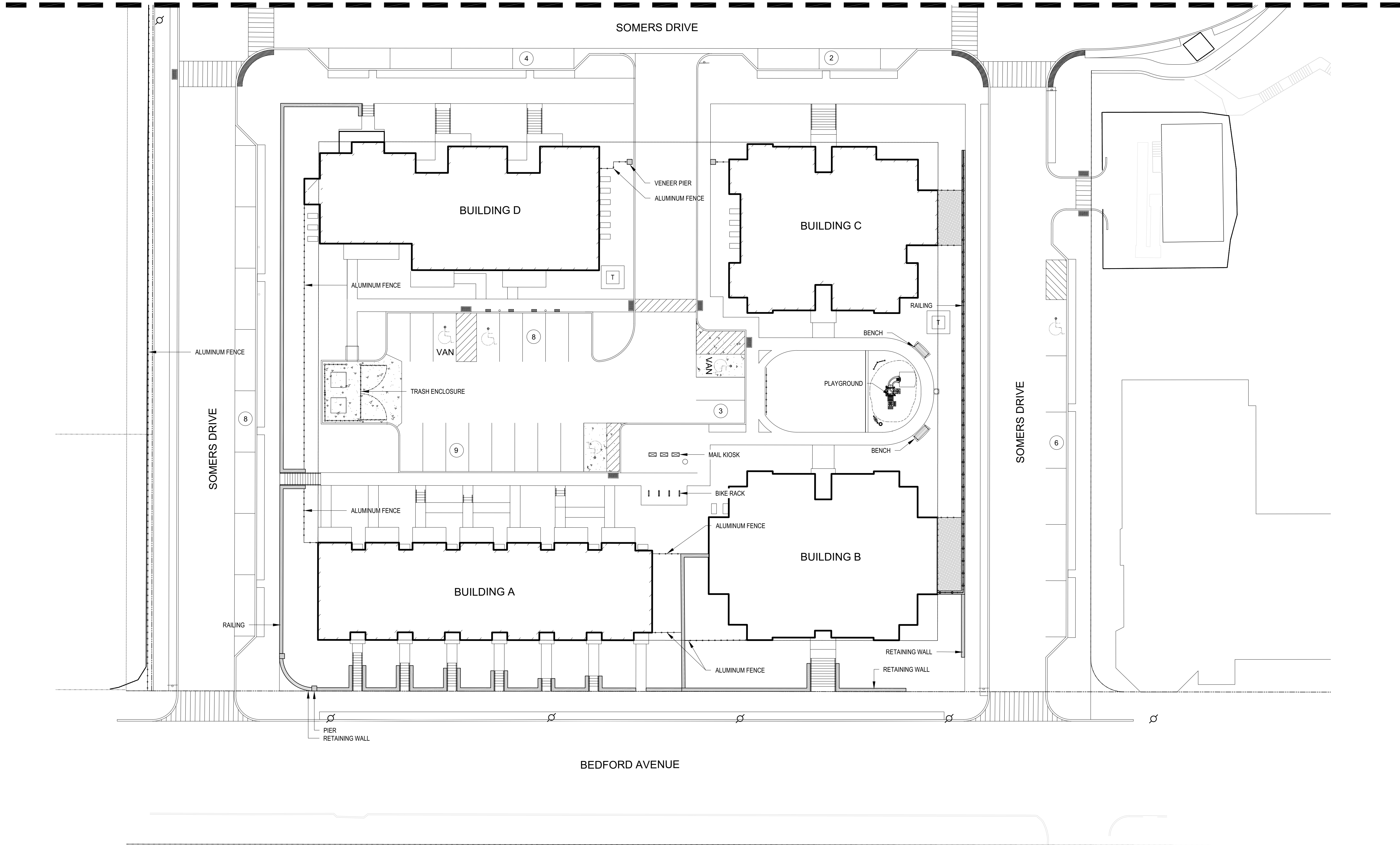
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L101

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MATCHLINE



LEGEND

- MAIL KIOSKS
- BIKE RACK
- BENCH
- TRASH RECEPTACLE
- RETAINING WALL
- RAILING ON WALL
- DECORATIVE FENCE
- PIER WITH FENCE



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BEDFORD DWELLINGS
PHASE 3
PITTSBURGH, PA



Project Number:

240410

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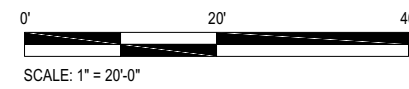
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Date:

FEBRUARY 13, 2026

Revisions:

Scale:



Sheet Name:

SITE FURNISHING
PLAN

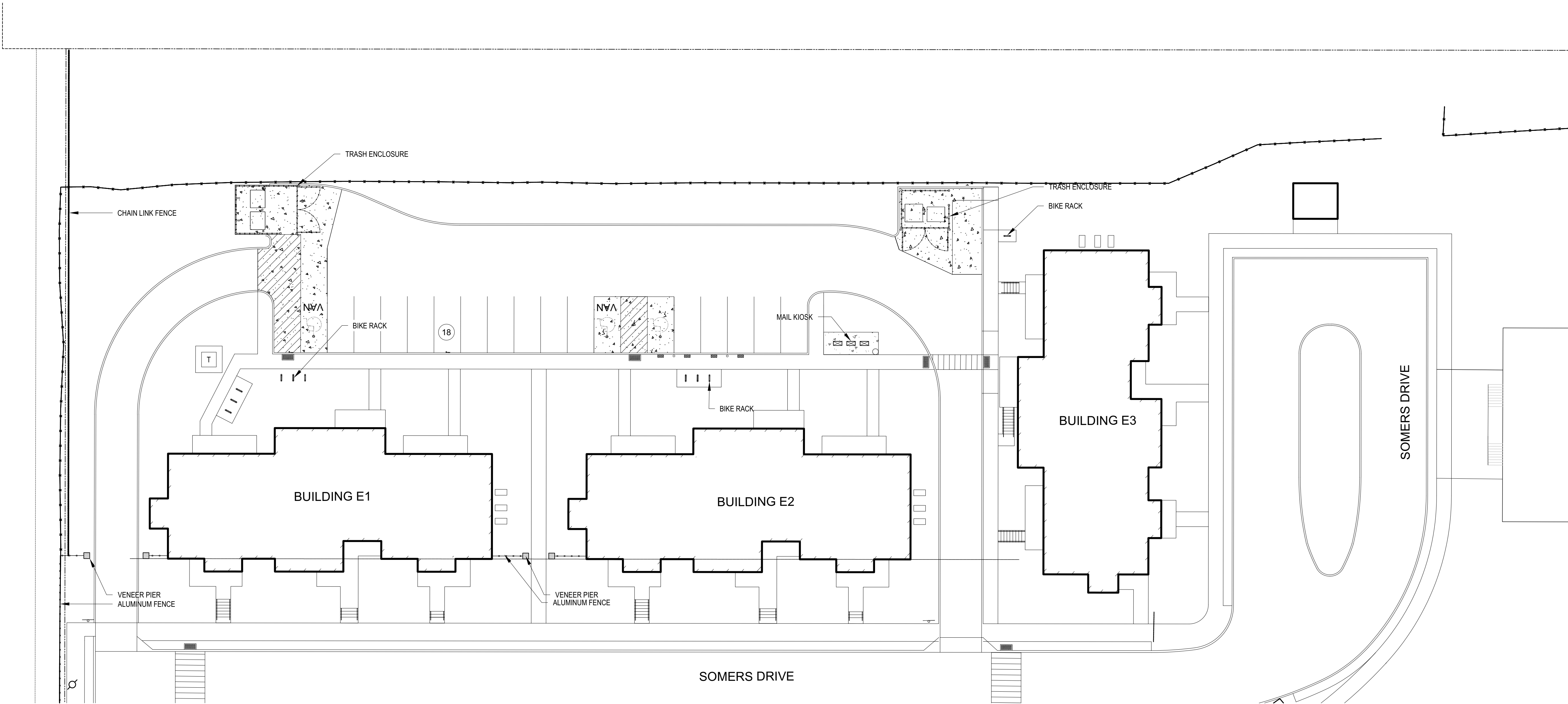
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L102

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LEGEND

- MAIL KIOSKS
- BIKE RACK
- BENCH
- TRASH RECEPTACLE
- RETAINING WALL
- RAILING ON WALL
- DECORATIVE FENCE
- PIER WITH FENCE



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BEDFORD DWELLINGS
PHASE 3
PITTSBURGH, PA



Project Number:

240410

Drawn by:

ML / AM

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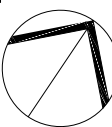
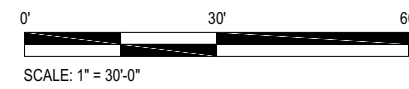
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Date:

FEBRUARY 13, 2026

Revisions:

Scale:



Sheet Name:

SITE FENCING PLAN

Submission:

ISSUE FOR PERMIT

Sheet Number:

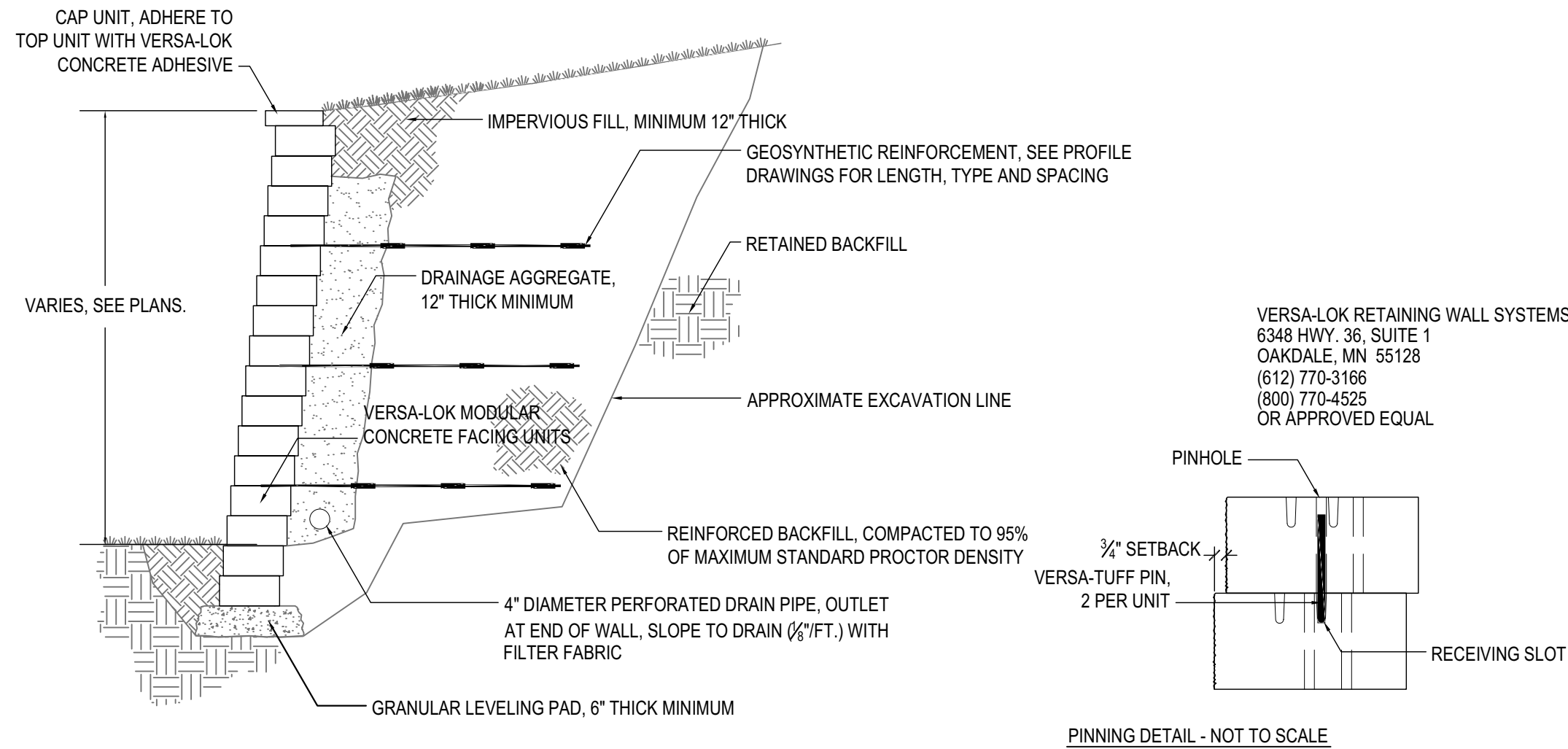
L103

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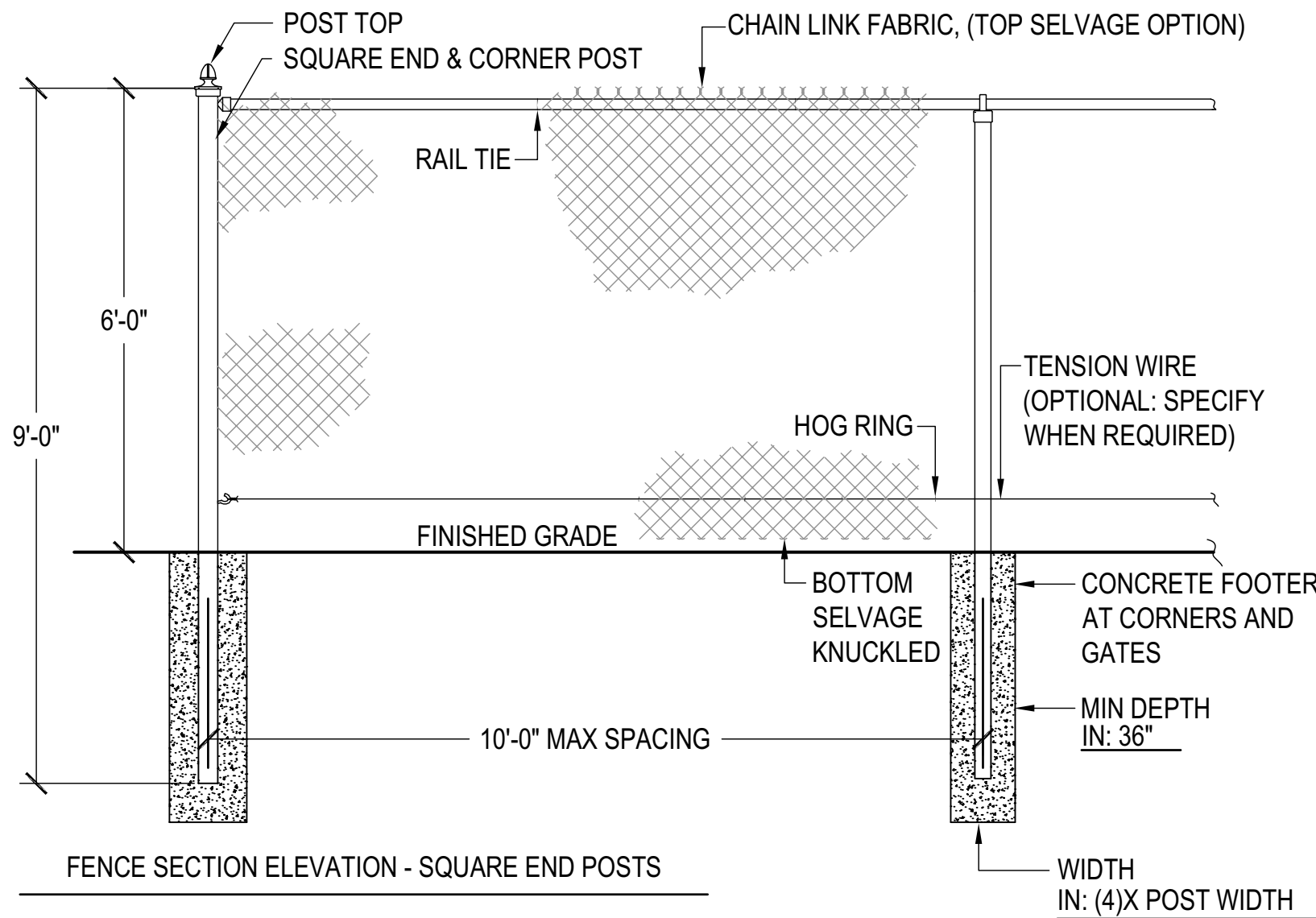
LEGEND

- EXISTING CHAIN LINK FENCE ————
- NEW ALUMINUM FENCING ————
- NEW WALL-MOUNTED STEEL RAILING ————

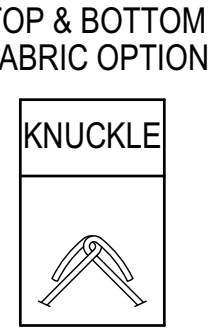
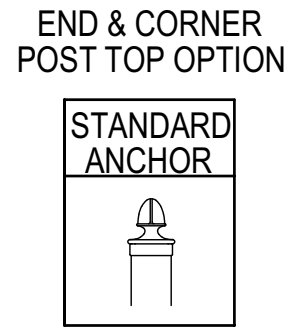


1 SEGMENTAL RETAINING WALL

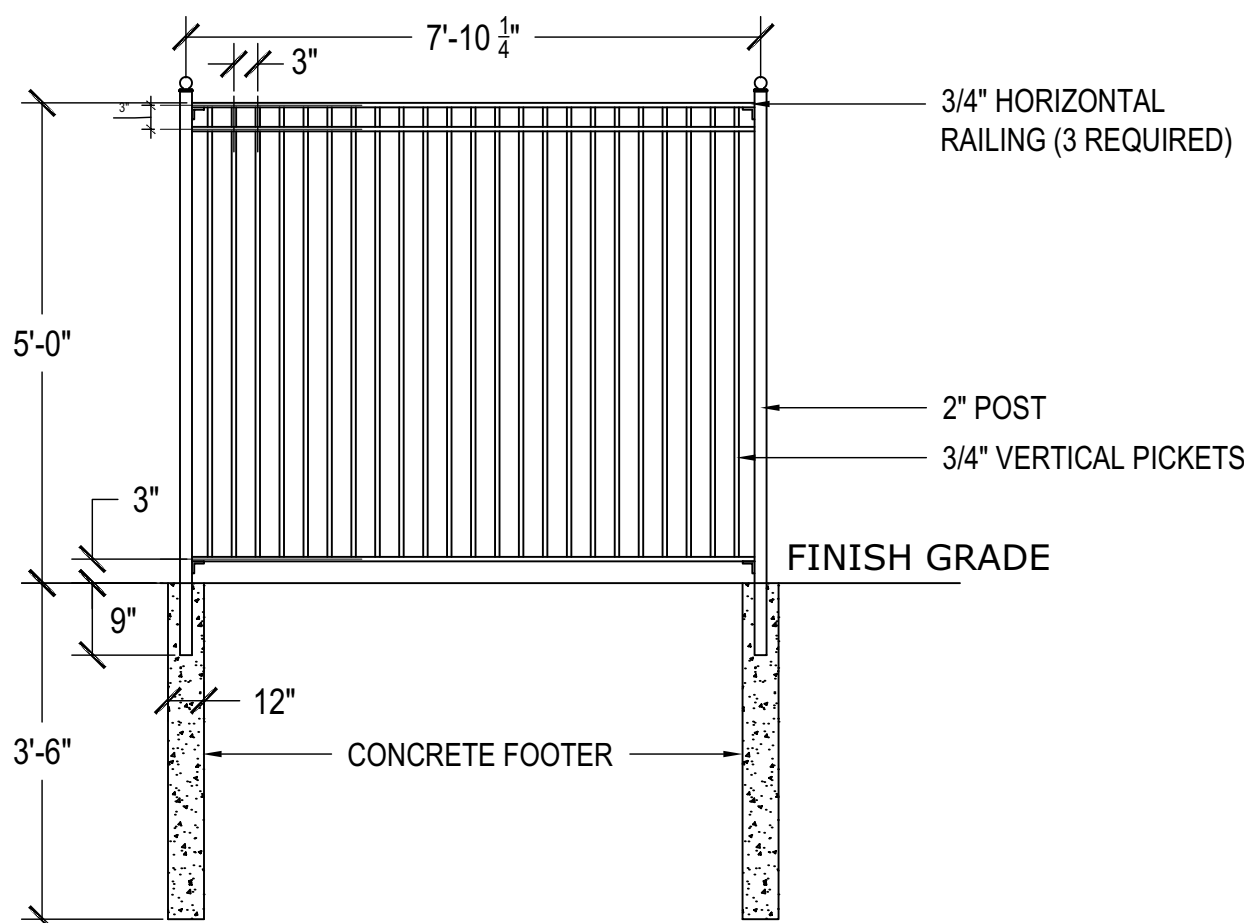
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- NOTES:
- SPECIFICATIONS SHOWN CAN BE CHANGED BY MASTER-HALCO ONLY.
 - FOOTING WIDTH TO BE (4)X POST WIDTH.



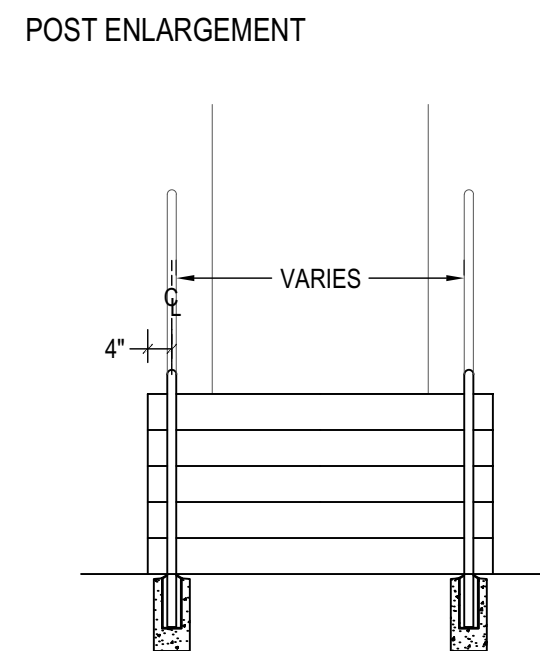
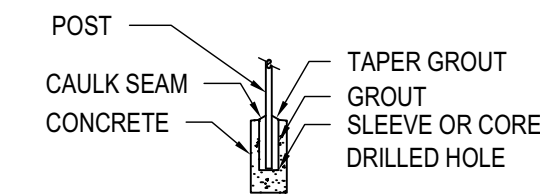
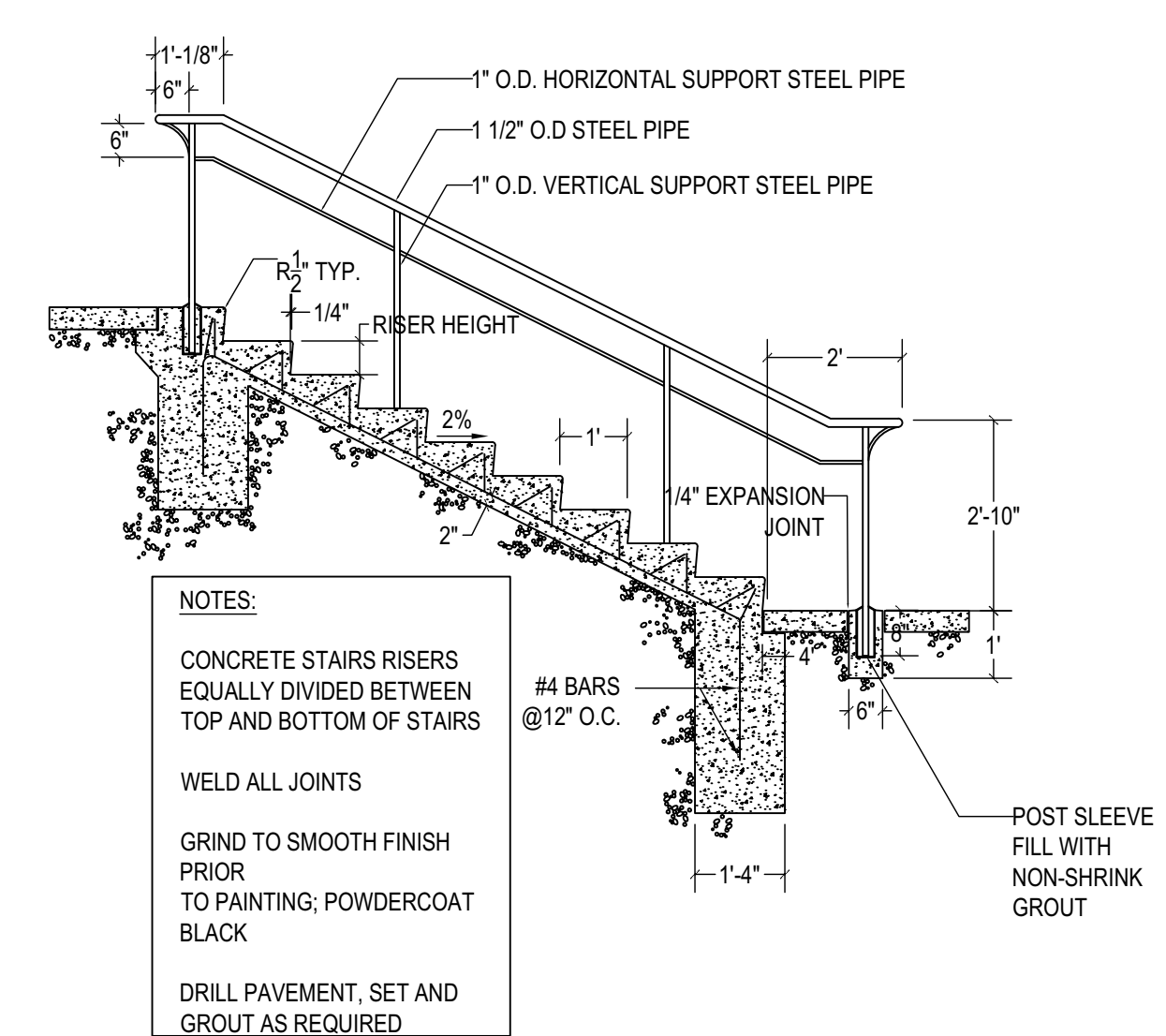
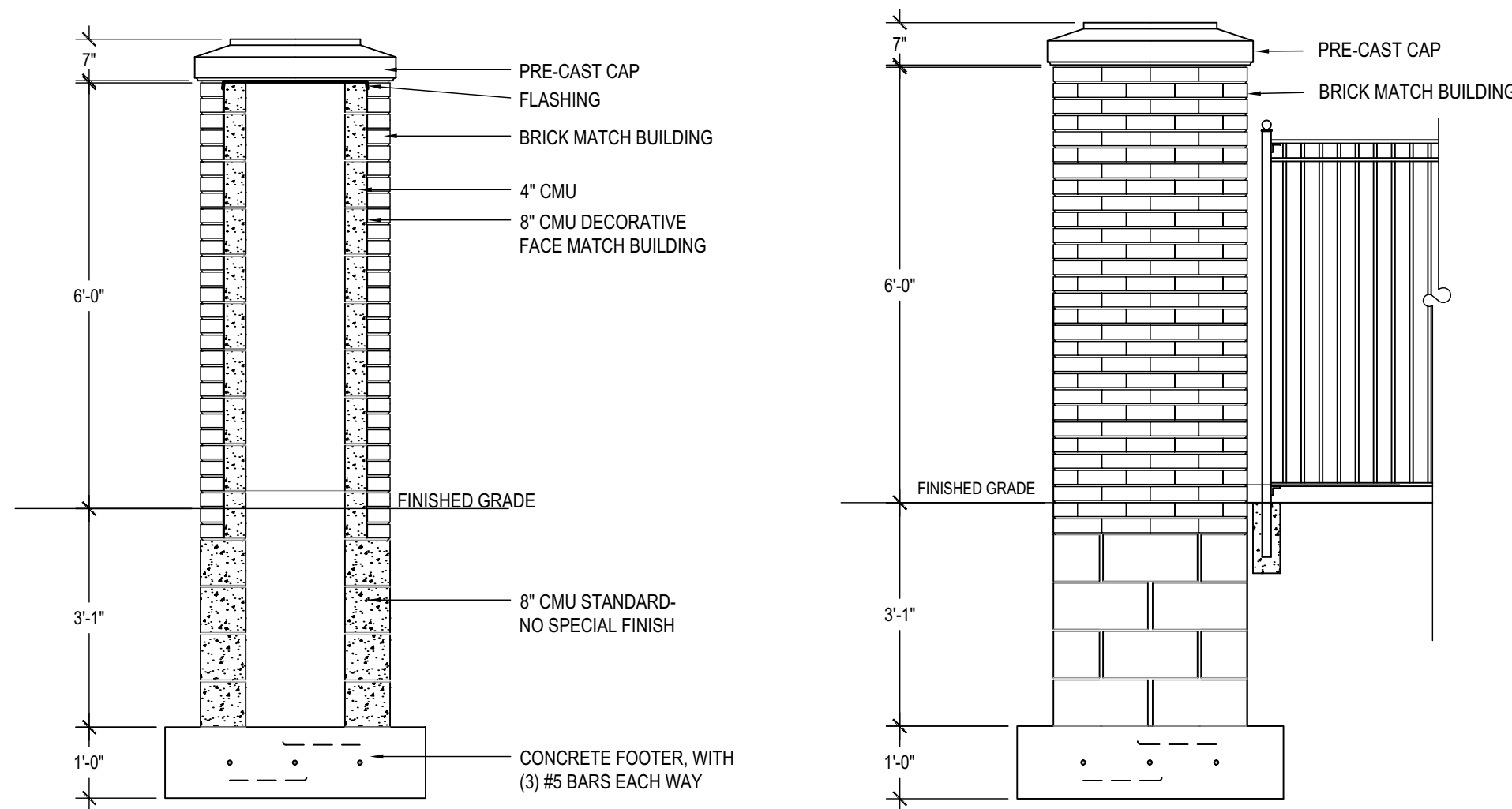
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6500 Eastern Avenue
Baltimore, Maryland 21224
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- NOTES:
- INSTALL PER MANUFACTURES RECOMMENDATIONS.
 - COLOR IS TO BE DETERMINED BY OWNER, ARCHITECT, AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
 - SEE SPECIFICATIONS FOR MANUFACTURE AND MODEL.

2 6'-0" CHAINLINK FENCE - PERIMETER OF PROPERTY

SCALE: 1/2" = 1'-0"



4 PIER WITH ALUMINUM FENCING

SCALE: 1/2" = 1'-0"

5 CONCRETE STAIR WITH HANDRAIL

SCALE: 3/8" = 1'-0"

BEDFORD DWELLINGS PHASE 3 PITTSBURGH, PA



Project Number:
24041.0

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ML / AM

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Date:
FEBRUARY 13, 2026

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Scale:
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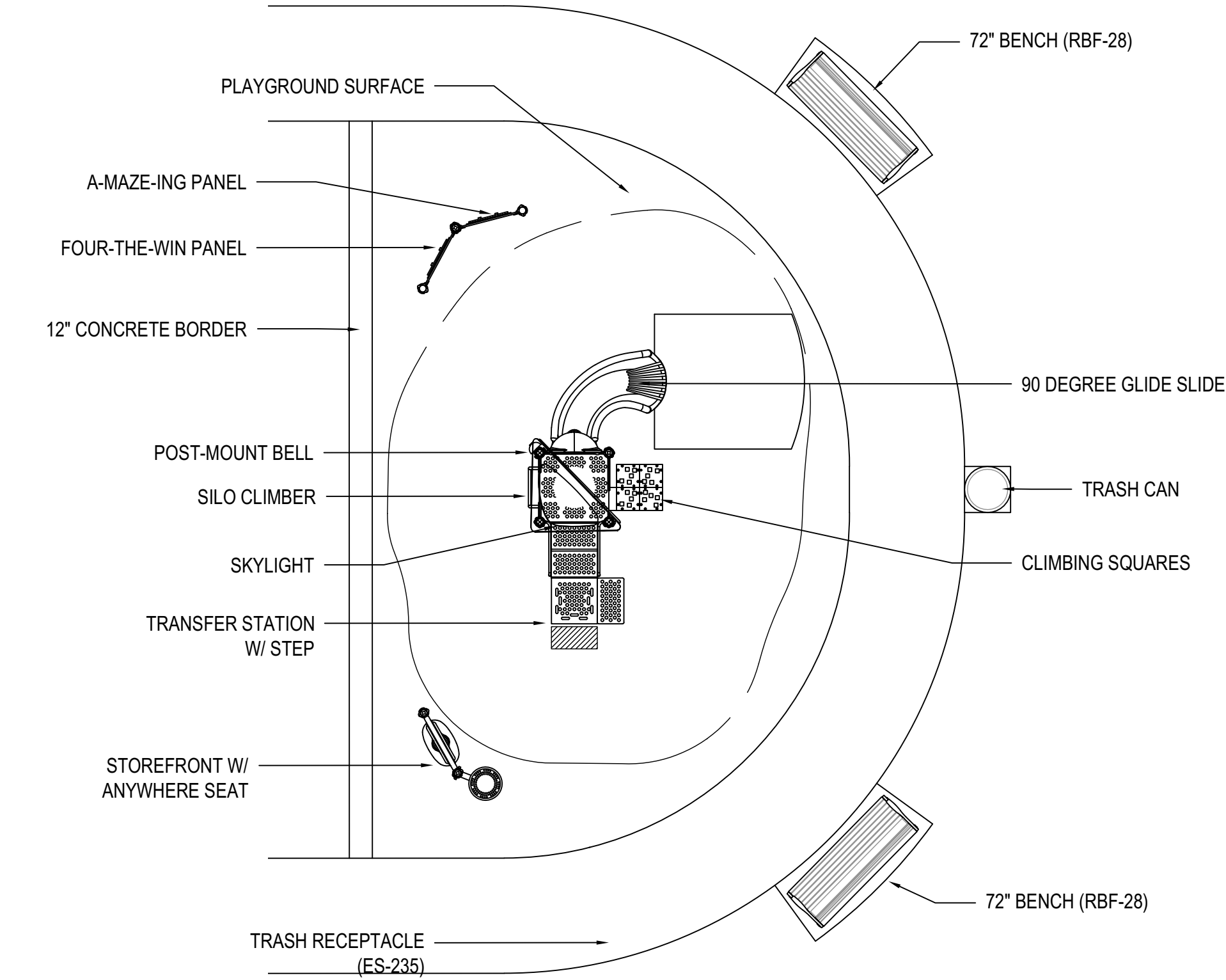
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SITE DETAILS

Submission:
ISSUE FOR PERMIT

Sheet Number:

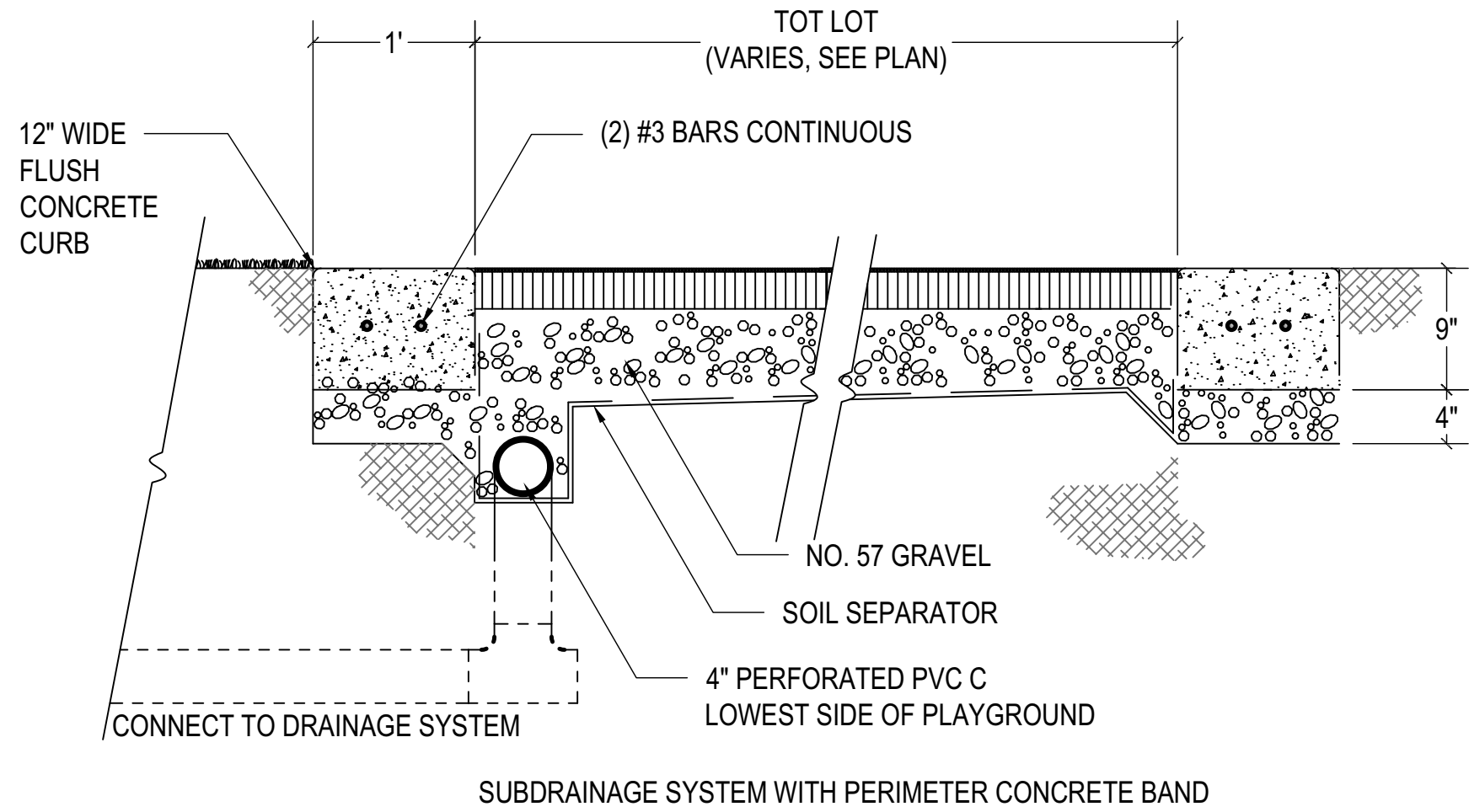
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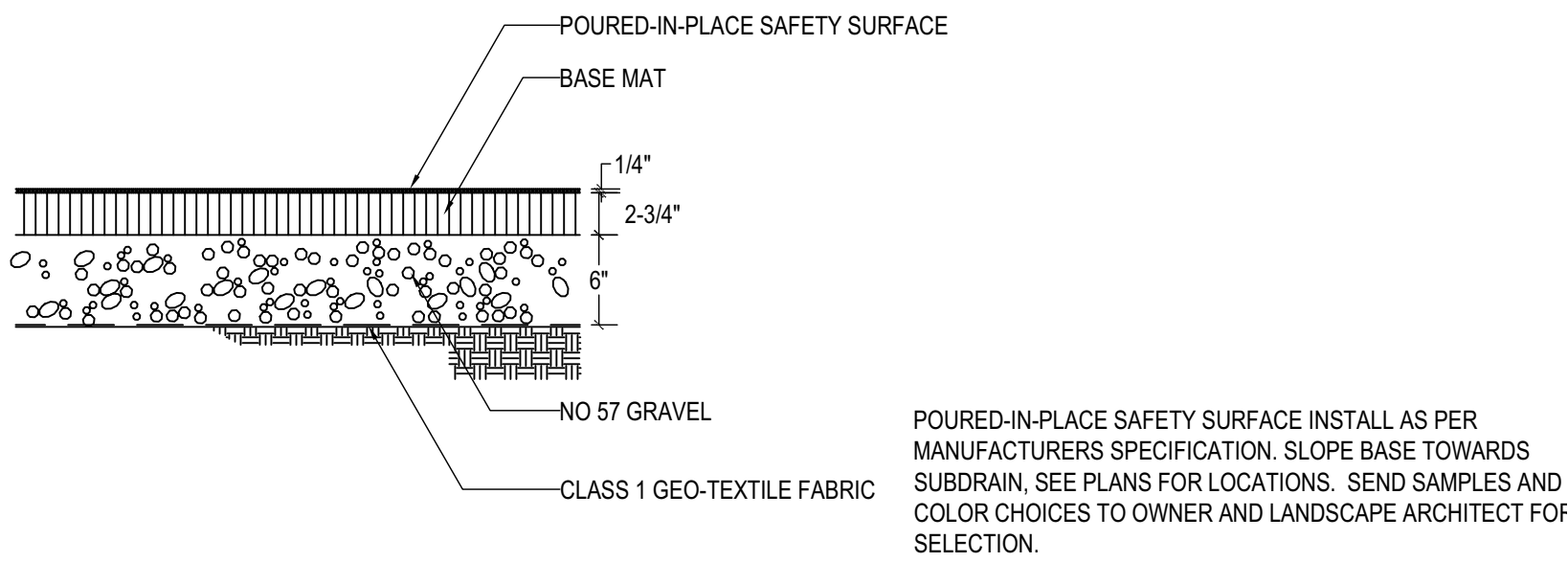


1
L302
SCALE: 3/16"=1'-0"

LIST OF PLAY EQUIPMENT:		
QUANTITY	MODEL #	COMPONENT
POSTS		
(1)	ZZCH0018	3.5" OD X 124" STEEL POST W/ RIVETED CAP
(3)	ZZCH0216	3.5" OD X 144" SWAGED STEEL POST
(5)	ZZCH0356	3.5" X 88" STEEL POST W/ CAP
DECKS & KICK PLATES		
(1)	ZZCH0616	SQUARE COATED DECK ASSEMBLY
ADA ITEMS		
(1)	ZZCH2006	TRANSFER STATION (36" DECK)
(1)	ZZUN2019	APPROACH STEP FOR TRANSFER STATION
SLIDES		
(1)	ZZCH3129	90 DEGREE GLIDE SLIDE (36" DECK)
AUDIBLE ACTIVITIES		
(1)	ZZCH4556	7" BELL (POST MOUNT)
ACTIVITY PANELS		
(1)	ZZCH4578	ANYWHERE SEAT
(1)	ZZCH4846	STORE FRONT PANEL
(2)	ZZCH4672	CH PANEL FRAME - GROUND LEVEL
(1)	ZZUN4673	A-MAZE-ING INSERT
(1)	ZZUN4676	FOUR-THE-WIN INSERT
ROOFS & ARCHES		
(1)	ZZCH4687	SKYLIGHT
CLIMBERS		
(1)	ZZCH7087	CLIMBING SQUARES BLOCK CLIMBER (36")
(1)	ZZCH7949	SILO CLIMBER (36" DECK)
ADDITIONAL TOOL & MAINTENANCE KITS		
(1)	ZZUN1471	INSTALLER HARDWARE KIT
(2)	ZZUN9910	SURFACING WARNING LABEL KIT
(1)	ZZUN9930	PIPE SYSTEMS MAINTENANCE KIT W/ AEROSOL
(1)	ZZUN9936	MAINTENANCE BOOK
(2)	ZZXXGNGUID	GENERAL INSTALLERS GUIDE



2
L302
SCALE: 1"=1'-0"



3
L302
SCALE: 1"=1'-0"



Project Number:
24041.0
Drawn by:
ML / AM
Checked by:
JH
Date:
FEBRUARY 13, 2026

Revisions:

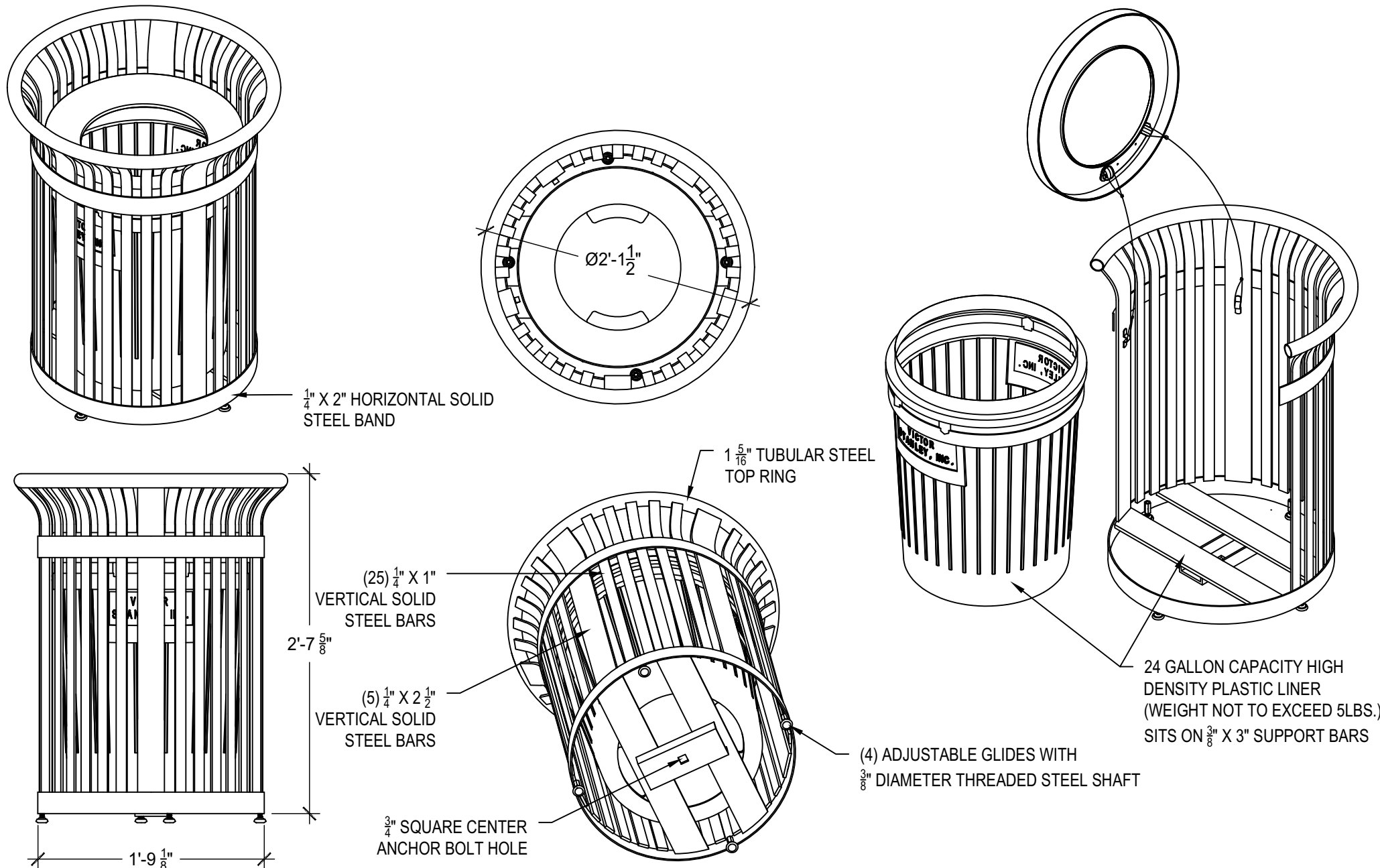
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Sheet Name:
SITE DETAILS

Submission:
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Sheet Number:

L302



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P.O. DRAWER 330
DUNKIRK, MD 20754
1-800-368-2573
WWW.VICTORSTANLEY.COM

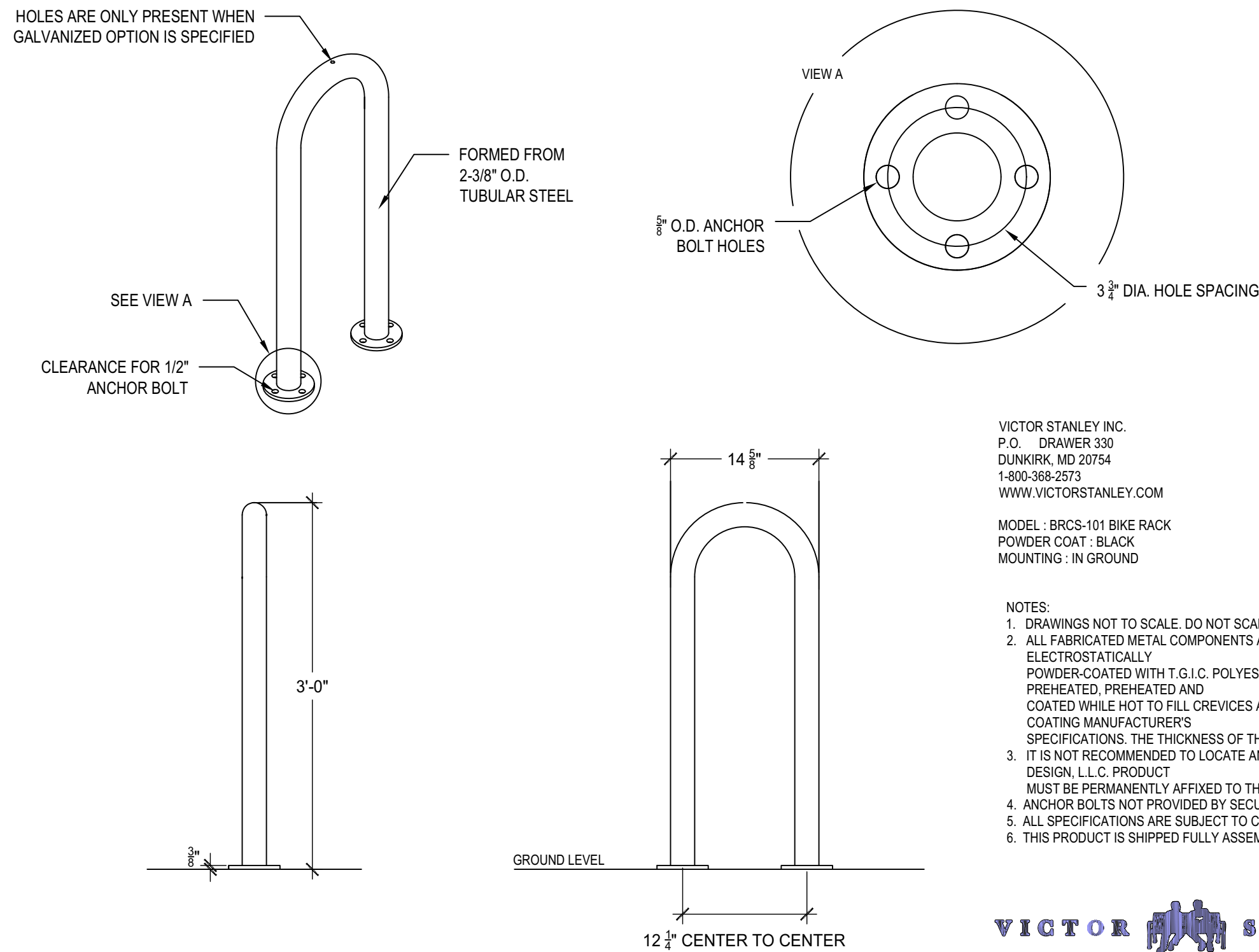
MODEL : ES-235 ECONOMY SERIES 24 GALLON LITTER RECEPTACLE
POWDER COAT : BLACK
MOUNTING : SURFACE MOUNT



- NOTES:
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
 2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD FILM COATING. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
 3. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
 4. VICTOR STANLEY, INC., PLASTIC INNER LINERS ARE MOLDED ON TOOLING DESIGNED FOR AND OWNED BY VICTOR STANLEY, INC. THEY OFFER MAXIMUM CAPACITY AND STRENGTH WITH LIGHTWEIGHT CONSTRUCTION USING CRITICAL MOLDED RISBS, INTEGRAL HANDHOLDS, AND HIGH-STRENGTH MATERIALS. THIS MINIMIZES HANDLING DIFFICULTY AND FACILITATES EASY EMPTYING AND STORAGE WHILE AFFORDING LONG SERVICE LIFE.
 5. ANCHOR BOLT(S) NOT PROVIDED BY VICTOR STANLEY, INC.
 6. FOR HIGH SALT ABUSIVE CLIMATES: HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
 7. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
 8. HIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

1 TRASH RECEPTACLE - ES-235 (QUANTITY: 3)

L303 SCALE: 1"=1'-0"



VICTOR STANLEY INC.
P.O. DRAWER 330
DUNKIRK, MD 20754
1-800-368-2573
WWW.VICTORSTANLEY.COM

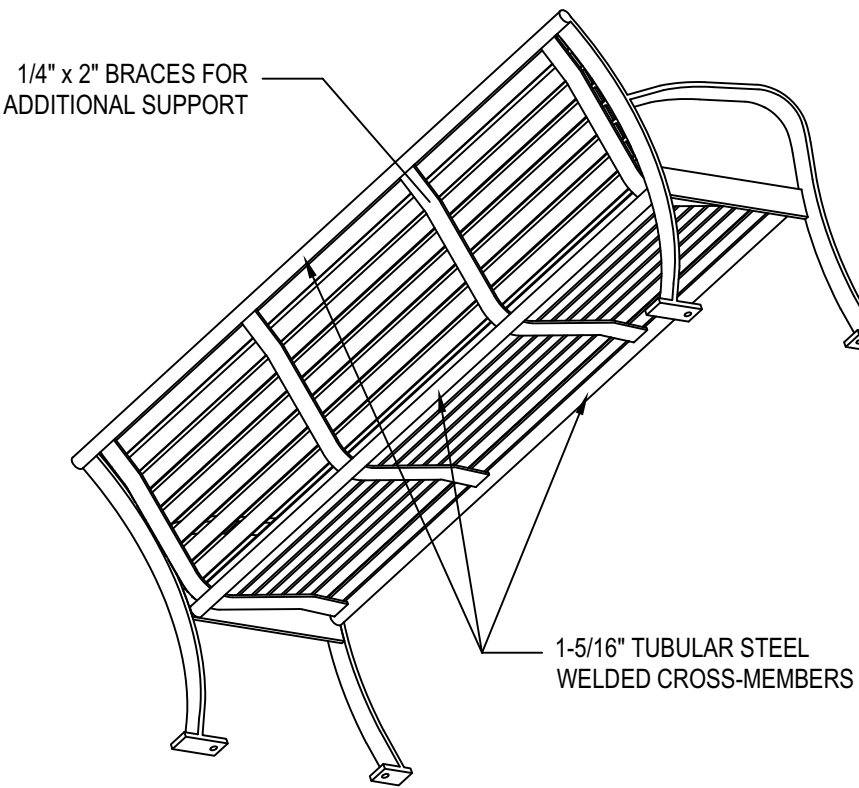
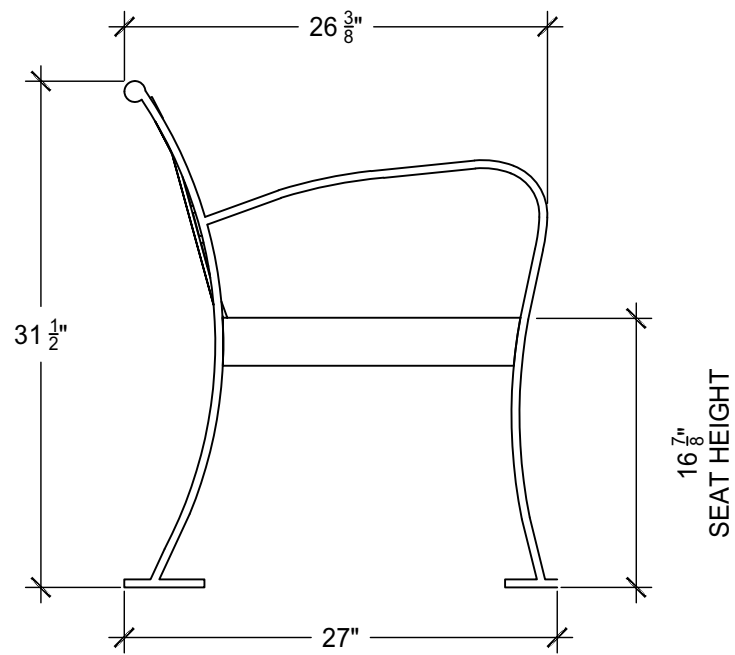
MODEL : BRCS-101 BIKE RACK
POWDER COAT : BLACK
MOUNTING : IN GROUND

- NOTES:
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
 2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PREHEATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
 3. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL THE BIKE RACK IS IN PLACE. THIS SECURE SITE DESIGN L.L.C. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
 4. ANCHOR BOLTS NOT PROVIDED BY SECURE SITE DESIGN L.L.C.
 5. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
 6. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.



2 BIKE RACK CYCLE SENTRY - BRCS-101 (QUANTITY: 11)

L303 SCALE: 1"=1'-0"

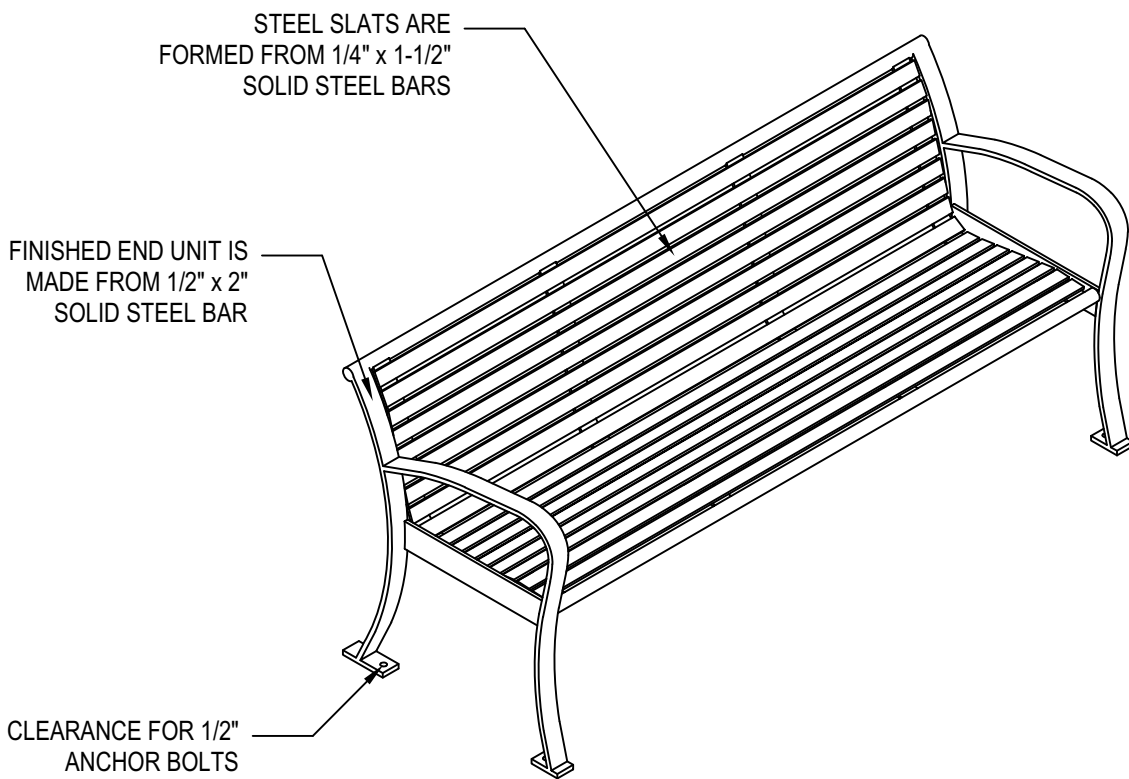


1/4" x 2" BRACES FOR
ADDITIONAL SUPPORT

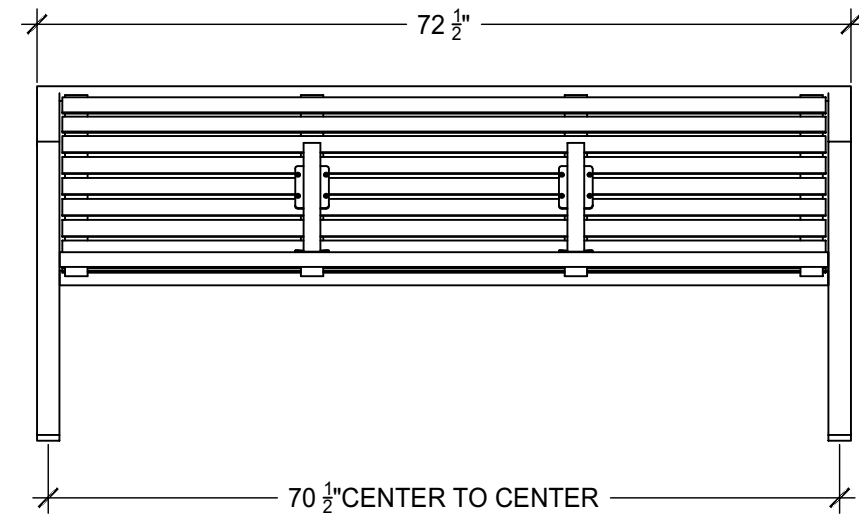
1-5/16" TUBULAR STEEL
WELDED CROSS-MEMBERS

3 72" METAL BENCH - RBF-28 (QUANTITY: 2)

L303 SCALE: 1"=1'-0"

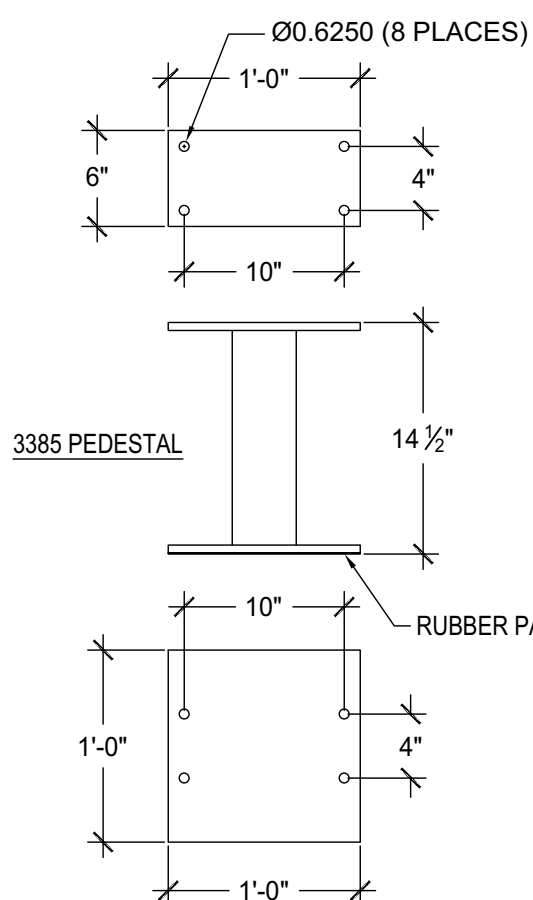


CLEARANCE FOR 1/2\"/>



P.O. DRAWER 330 - DUNKIRK, MD 20754 USA
TOLL FREE: (800) 368-2573 (USA & CANADA)
TEL (301) 855-8300 - FAX (410) 257-7579
WEB SITE: HTTP://WWW.VICTORSTANLEY.COM

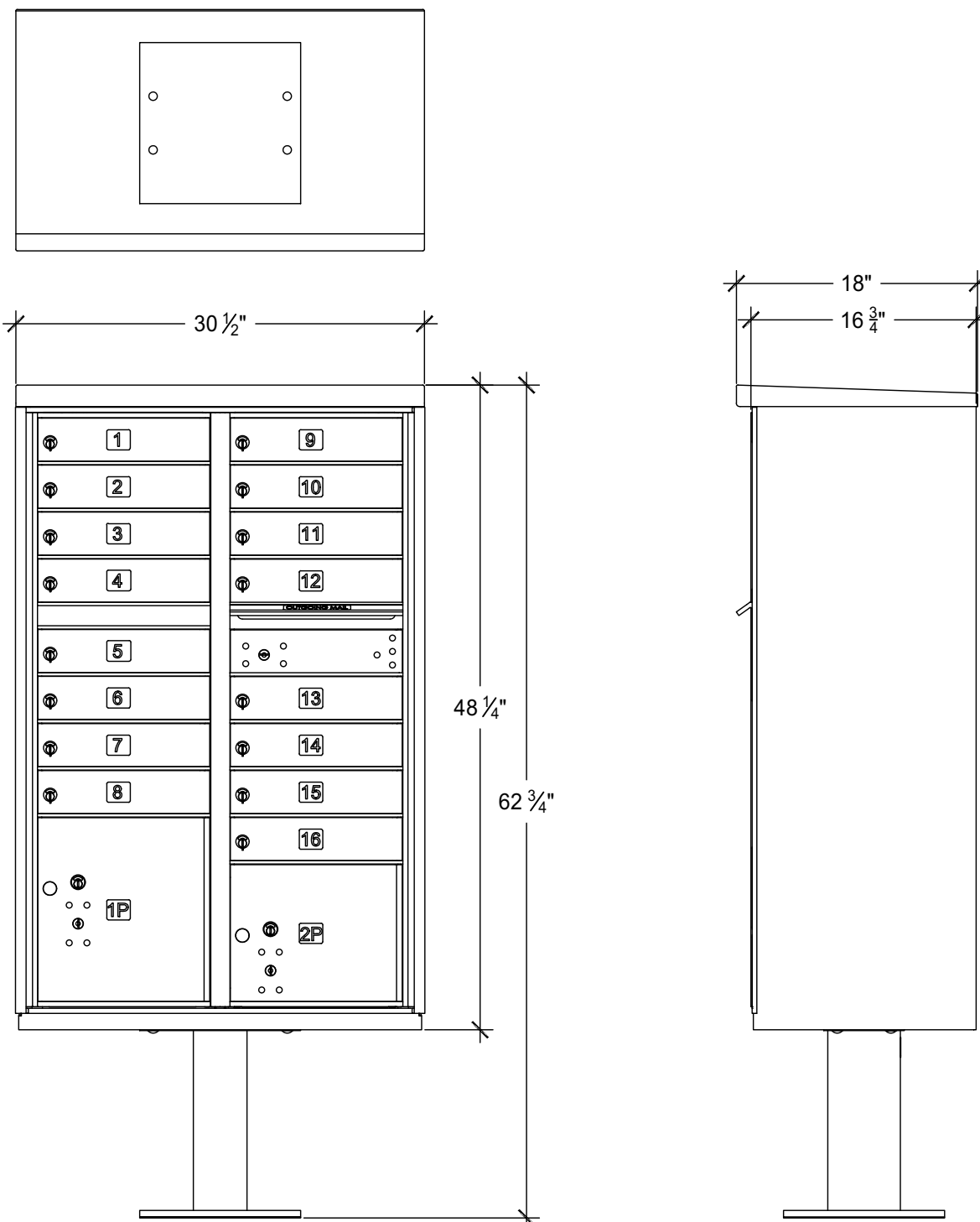
- NOTES:
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
 2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
 3. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL BENCH IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
 4. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
 5. FOR HIGH SALT ABUSIVE CLIMATES: HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT-DIP GALVANIZING IS PERFORMED FOR VICTOR STANLEY, INC. BY AN EXPERIENCED QUALIFIED FIRM TO WHICH PRODUCTS ARE SHIPPED FOR GALVANIZING. HOT-DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATMENT AND IMMERSION IN A TANK OF CHARGED LIQUID ZINC AT OR AROUND 860°F (460°C). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE BONDING OF THE ZINC TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FINISH OVER THAT GALVANIZED SURFACE MAY EXHIBIT BUMPS, UNEVENNESS, AND MAY NOT BE AS SMOOTH AS THE STANDARD FINISH. THIS UNEVEN AND INCONSISTENT FINISH IS NORMAL FOR GALVANIZING. CONTACT MANUFACTURER FOR DETAILS.
 6. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
 7. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.



- NOTE:
1. DETAIL IS TYPICAL AND REPRESENTATIVE OF USPS APPROVED MAILBOXES. CONTRACTOR SHALL SUBMIT MANUFACTURER'S LITERATURE.
 2. ACCESSIBLE UNITS MUST HAVE MAIL BOX AT BOTTOM OF MAILBOX CLUSTER, SET AT OR BELOW UFAS MINIMUM HT.
 3. PROVIDE SHOP DRAWING ILLUSTRATING THE CORRECT NUMBER OF DRAWERS IN EACH UNIT, BOX NUMBERING AND MOUNTING INFORMATION FOR REVIEW AND APPROVAL BY OWNER.

4 MAILBOX UNIT (2 LOCATIONS - ONE LOCATION EACH BLOCK)

L303 SCALE: 1"=1'-0"



BEDFORD DWELLINGS PHASE 3 PITTSBURGH, PA



Project Number:

24041.0

Drawn by:

ML / AM

Checked by:

JH

Date:

FEBRUARY 13, 2026

Revisions:

Scale:

AS SHOWN

Sheet Name:

SITE DETAILS

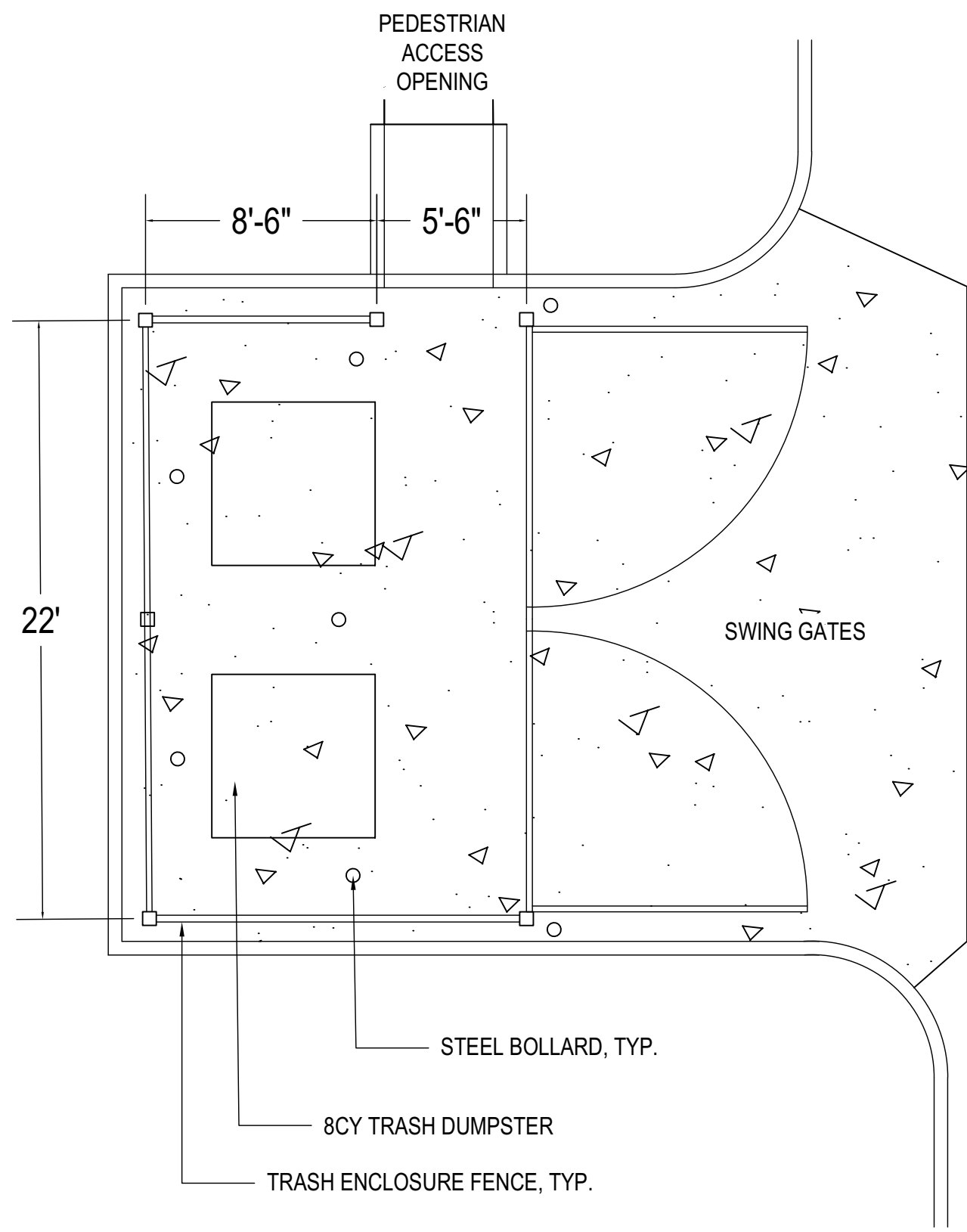
Submission:

ISSUE FOR PERMIT

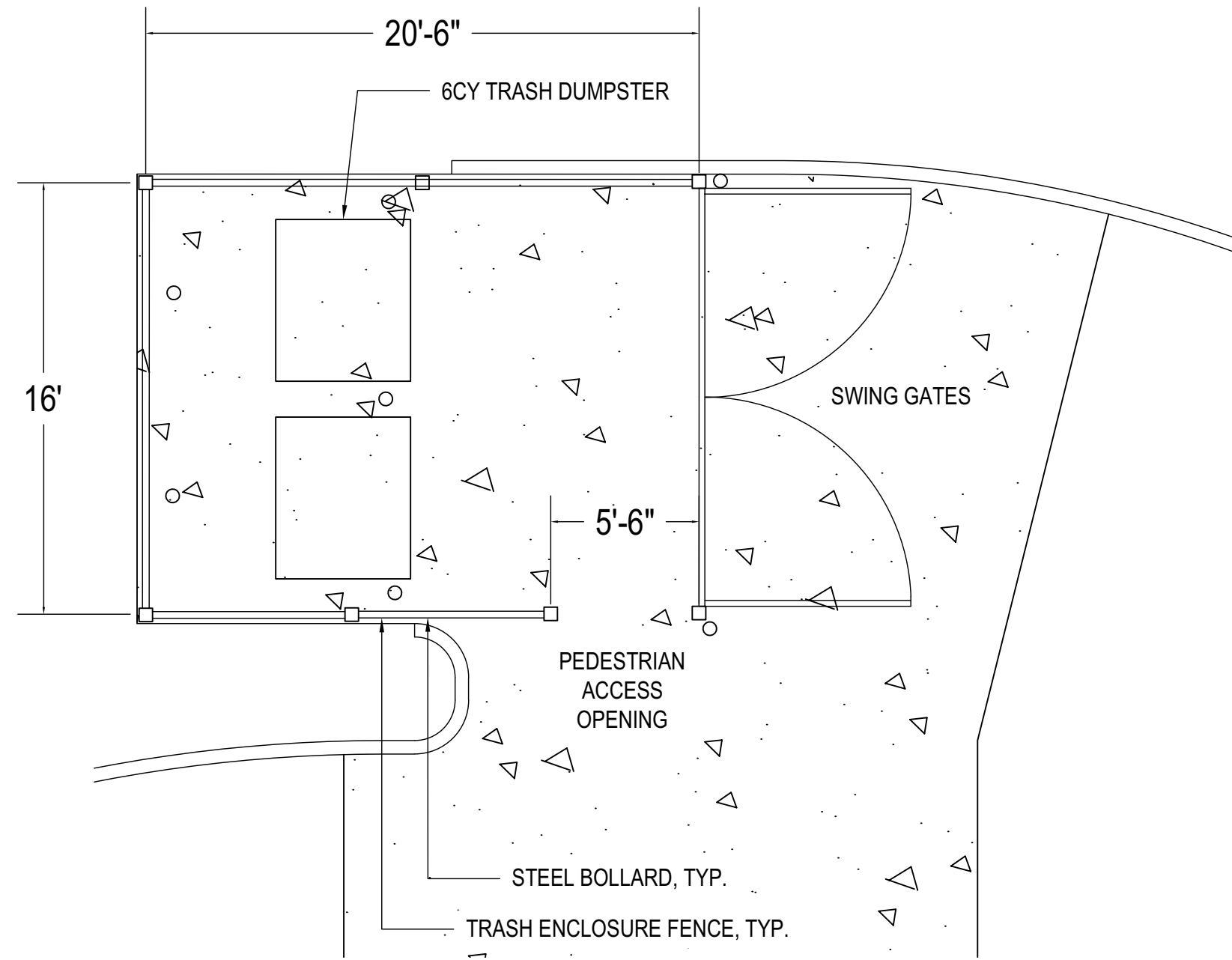
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L303

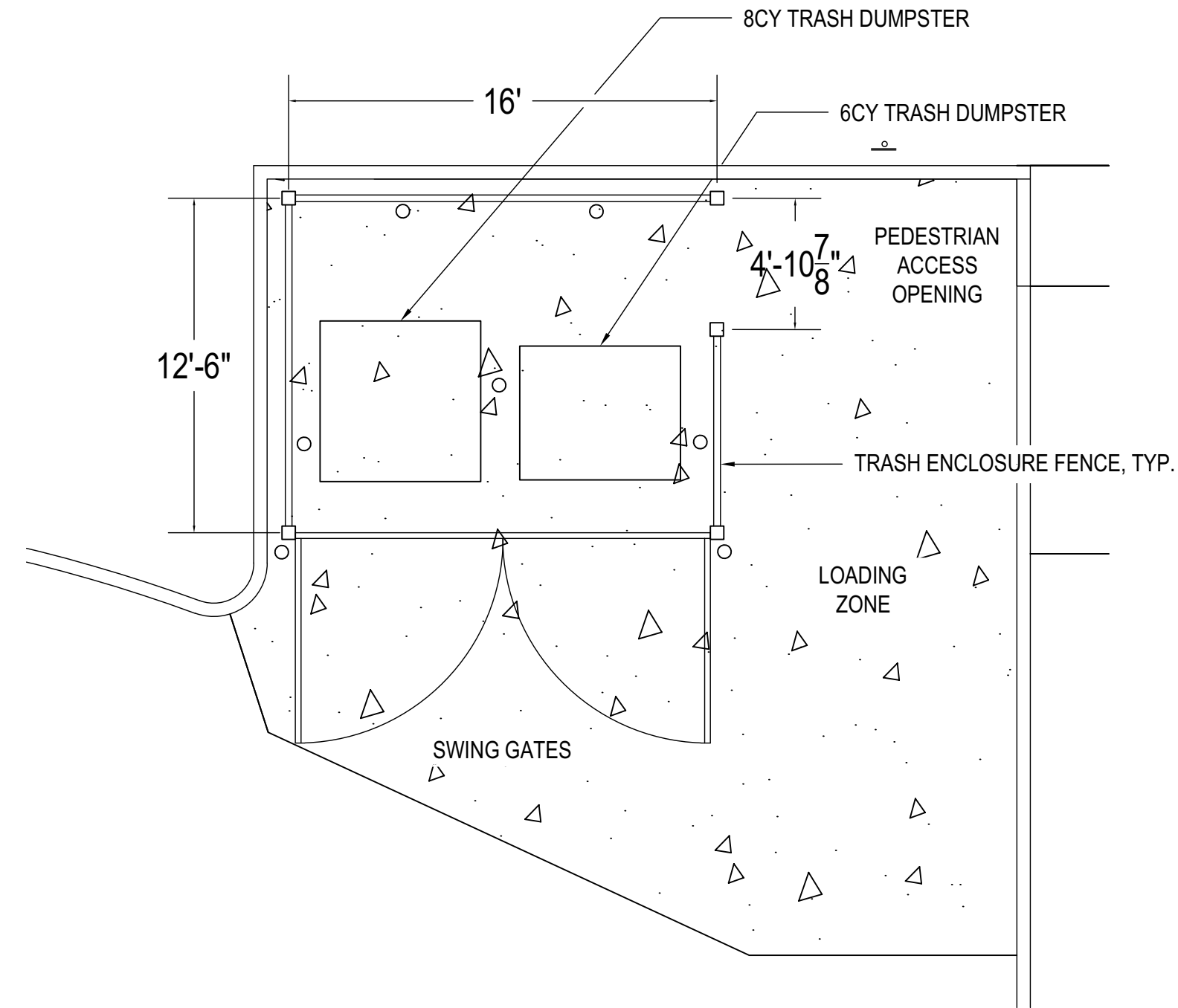
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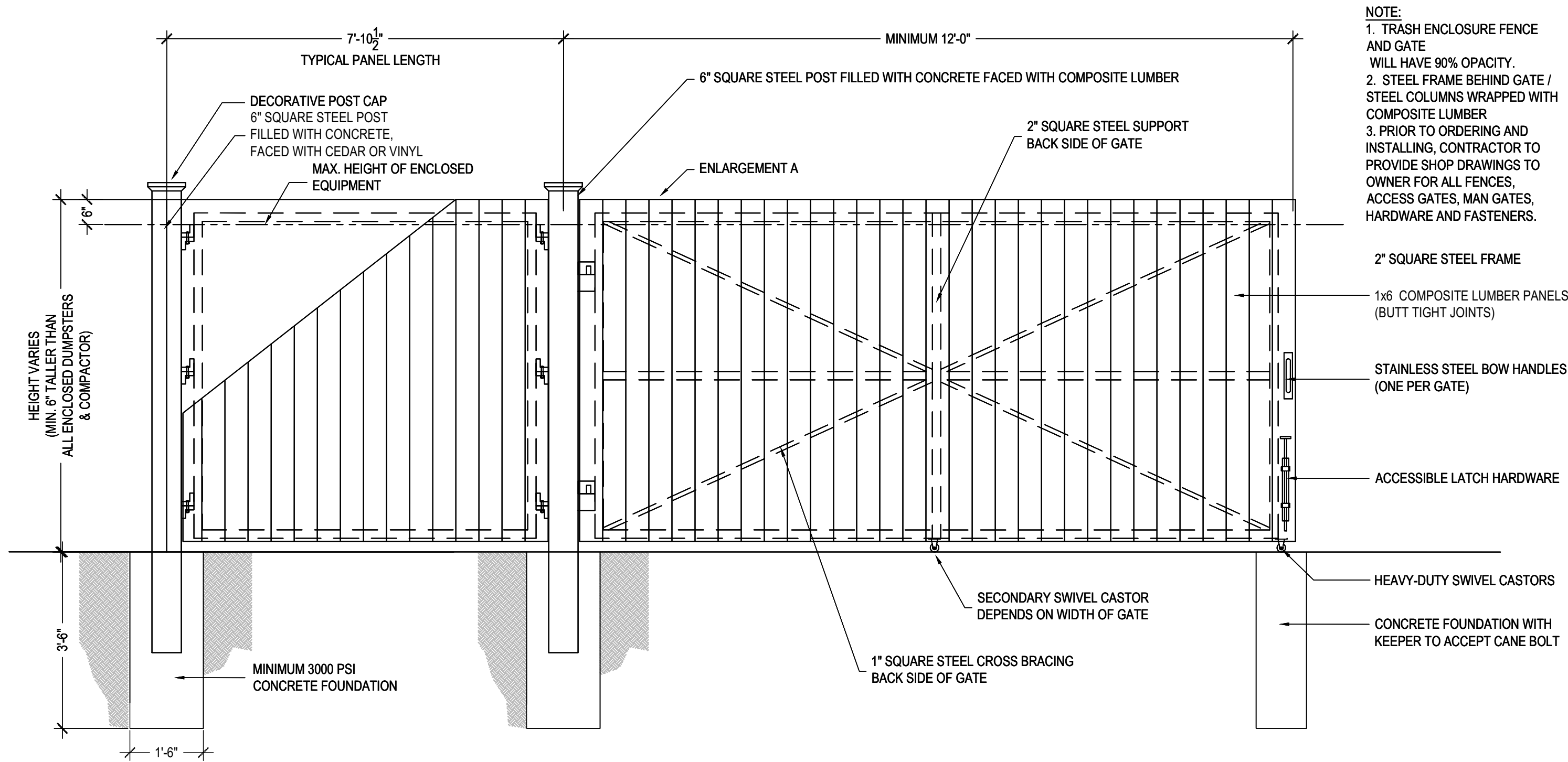
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L304 SCALE: 3/16"=1'-0"



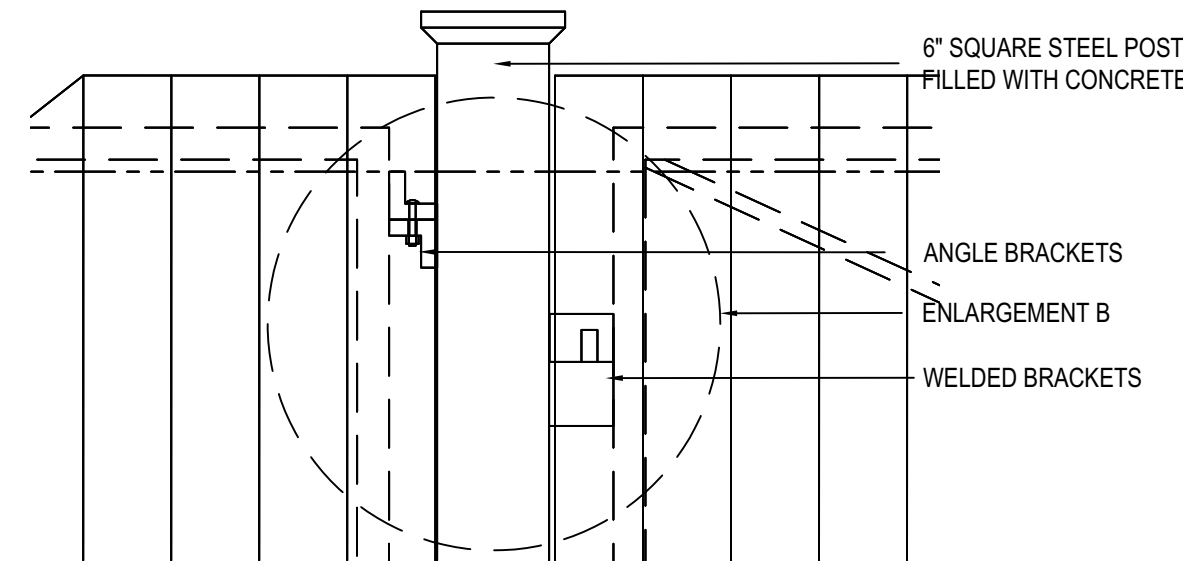
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L304 SCALE: 3/16"=1'-0"



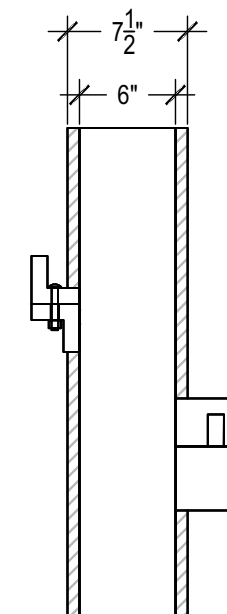
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L304 SCALE: 3/16"=1'-0"



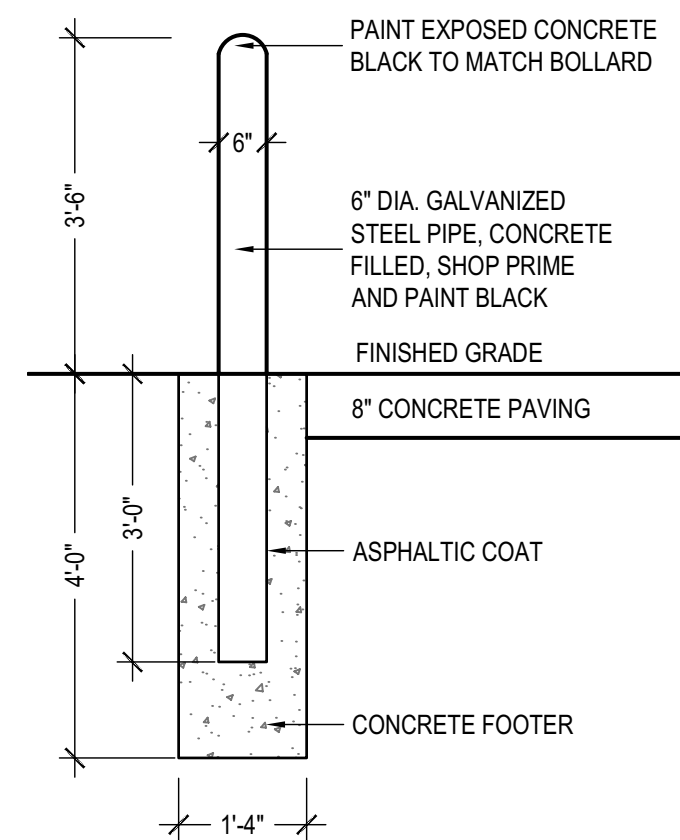
4 TRASH ENCLOSURE FENCE / GATE - TYPICAL
L304 SCALE: 1/2"=1'-0"



5 ENLARGEMENT A
L304 SCALE: 1"=1'-0"

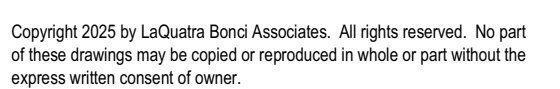
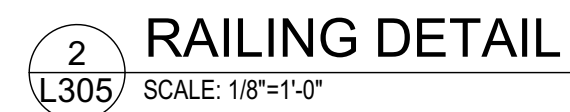


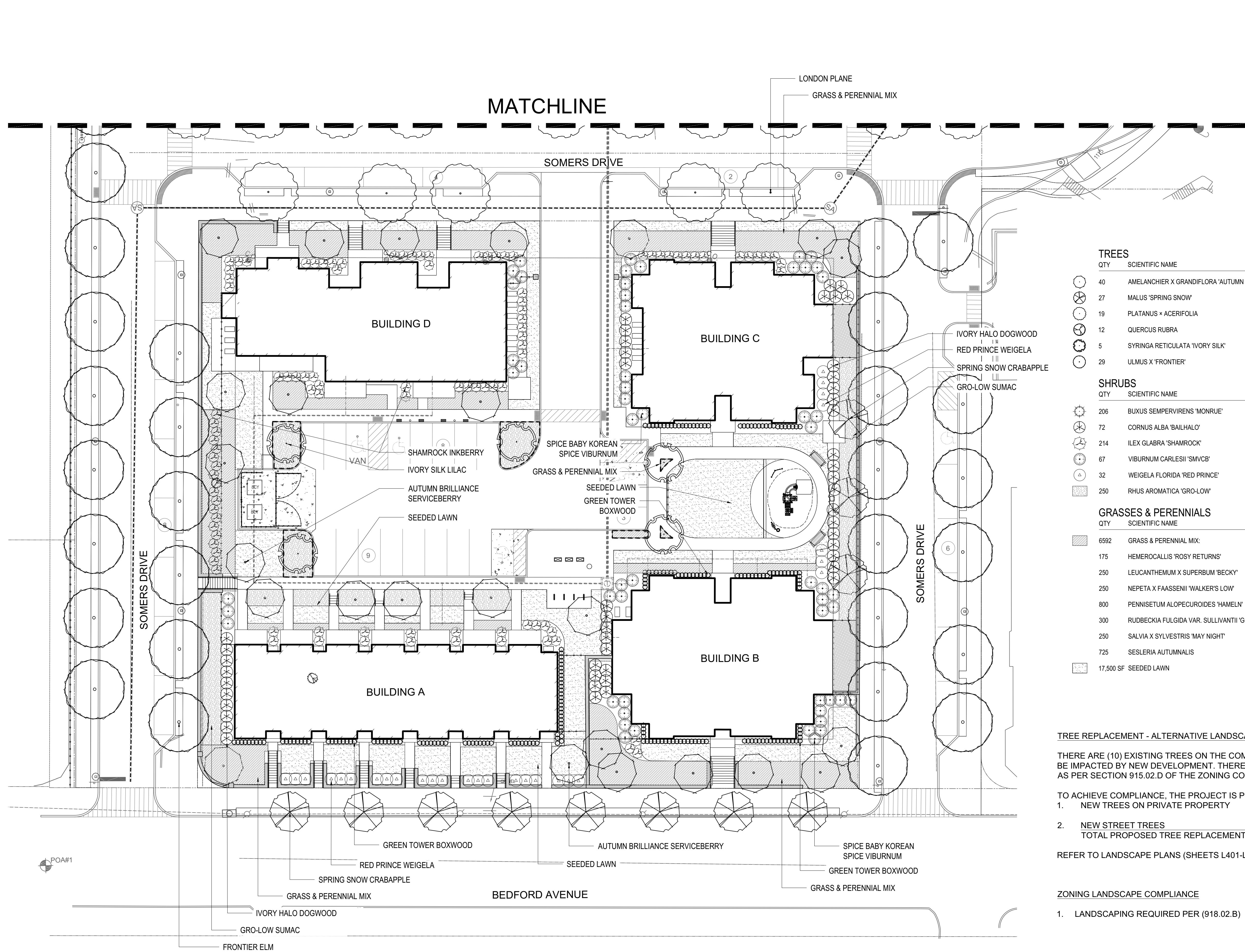
6 ENLARGEMENT B
L304 SCALE: 1"=1'-0"



7 STEEL BOLLARD
L304 SCALE: 1/2"=1'-0"







TREES				
QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION
40	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	10-12' HT.	B&B/CLUMP
27	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	10-12' HT.	B&B/CLUMP
19	PLATANUS X ACERIFOLIA	LONDON PLANE	10-12' HT.	B&B/CLUMP
12	QUERCUS RUBRA	NORTHERN RED OAK	10-12' HT.	B&B/CLUMP
5	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE LILAC	10-12' HT.	B&B/CLUMP
29	ULMUS X 'FRONTIER'	FRONTIER ELM	10-12' HT.	B&B/CLUMP

SHRUBS				
QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION
206	BUXUS SEMPERVIRENS 'MONRUE'	GREEN TOWER BOXWOOD	18" HT.	#2 CONT.
72	CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	18" HT.	#3 CONT.
214	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	18" HT.	#2 CONT.
67	VIBURNUM CARLESII 'SMVCB'	SPICE BABY KOREAN SPICE VIBURNUM	18" HT.	#3 CONT.
32	WEIGELA FLORIDA 'RED PRINCE'	RED PRINCE WEIGELA	18" HT.	#3 CONT.
250	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	24" HT.	#5 CONT.

GRASSES & PERENNIALS				
QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION
6592	GRASS & PERENNIAL MIX:			
175	HEMEROCALLIS 'ROSY RETURNS'	ROSY RETURNS DAYLILY	12" HT.	#1 CONT.
250	LEUCANTHEMUM X SUPERBUM 'BECKY'	BECKY SHASTA DAISY	12" HT.	#1 CONT.
250	NEPETA X FAASSENII 'WALKER'S LOW'	WALKERS LOW CATMINT	12" HT.	#1 CONT.
800	PENNISETUM ALOPECUROIDES 'HADELN'	DWARF FOUNTAIN GRASS	12" HT.	#1 CONT.
300	RUDBECKIA FULGIDA VAR. SULLIVANTII 'GOLDSTURM'	BLACK-EYED SUSAN	12" HT.	#1 CONT.
250	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SALVIA	12" HT.	#1 CONT.
725	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	12" HT.	#1 CONT.
17,500 SF	SEEDED LAWN			SEED

TREE REPLACEMENT - ALTERNATIVE LANDSCAPE COMPLIANCE

THERE ARE (10) EXISTING TREES ON THE COMBINED PROPERTY GREATER THAN 12-INCHES IN DIAMETER WHICH WILL BE IMPACTED BY NEW DEVELOPMENT. THEREFORE, A TOTAL OF 310 INCHES OF TREE CALIPER MUST BE REPLACED AS PER SECTION 915.02.D OF THE ZONING CODE.

TO ACHIEVE COMPLIANCE, THE PROJECT IS PROPOSING THE FOLLOWING:			
1.	NEW TREES ON PRIVATE PROPERTY	(33 TREES @ 3-INCH CALIPER)	VALUE = 99-INCHES
		(36 TREES @ 1.5-INCH CALIPER)	VALUE = 54-INCHES
2.	NEW STREET TREES	(63 TREES @ 2.5-INCH CALIPER)	VALUE = 157.5-INCHES
	TOTAL PROPOSED TREE REPLACEMENT VALUE		310.5-INCHES PROVIDED

REFER TO LANDSCAPE PLANS (SHEETS L401-L403) FOR SPECIFIC TREE SPECIES AND LOCATIONS

ZONING LANDSCAPE COMPLIANCE

1. LANDSCAPING REQUIRED PER (918.02.B) IS 500 SF (25 SF X 20 PARKING SPACES). 750 SF PROVIDED AS OUTLINED.

BEDFORD DWELLINGS
PHASE 3
PITTSBURGH, PA



Project Number:
24041.0
Drawn by:
ML / AM
Checked by:
JH
Date:
FEBRUARY 13, 2026
Revisions:

Scale:
0' 20' 40'
SCALE: 1" = 20'-0"

Sheet Name:
LANDSCAPE PLAN

Submission:
ISSUE FOR PERMIT

Sheet Number:
L401



Landscape
Architecture

95 South Tenth Street
Pittsburgh, Pennsylvania 15203
www.landscapebnci.com
412.488.8822

BEDFORD DWELLINGS
PHASE 3
PITTSBURGH, PA



Project Number:
240410

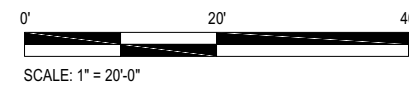
Drawn by:
ML / AM

Checked by:
JH

Date:
FEBRUARY 13, 2026

Revisions:

Scale:



Sheet Name:

LANDSCAPE PLAN

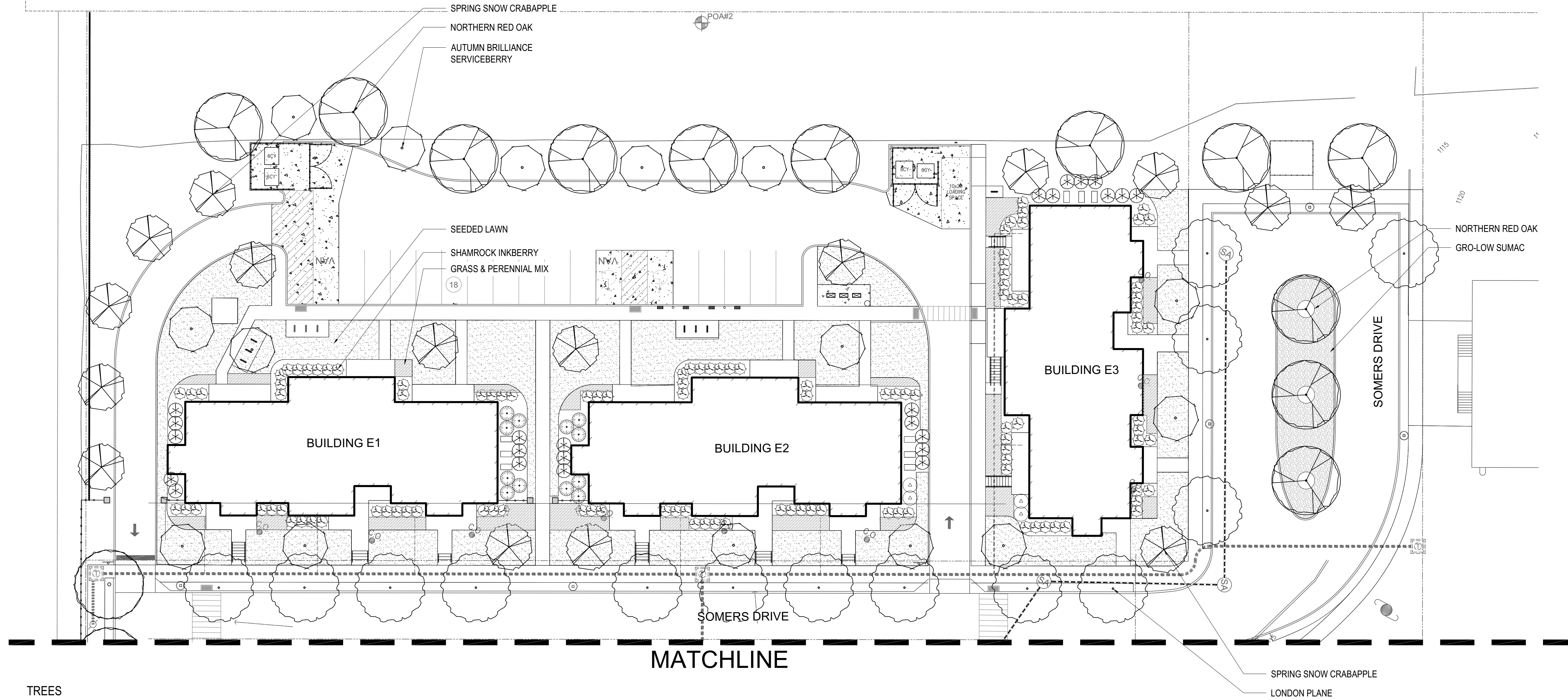
Submission:

ISSUE FOR PERMIT

Sheet Number:

L402

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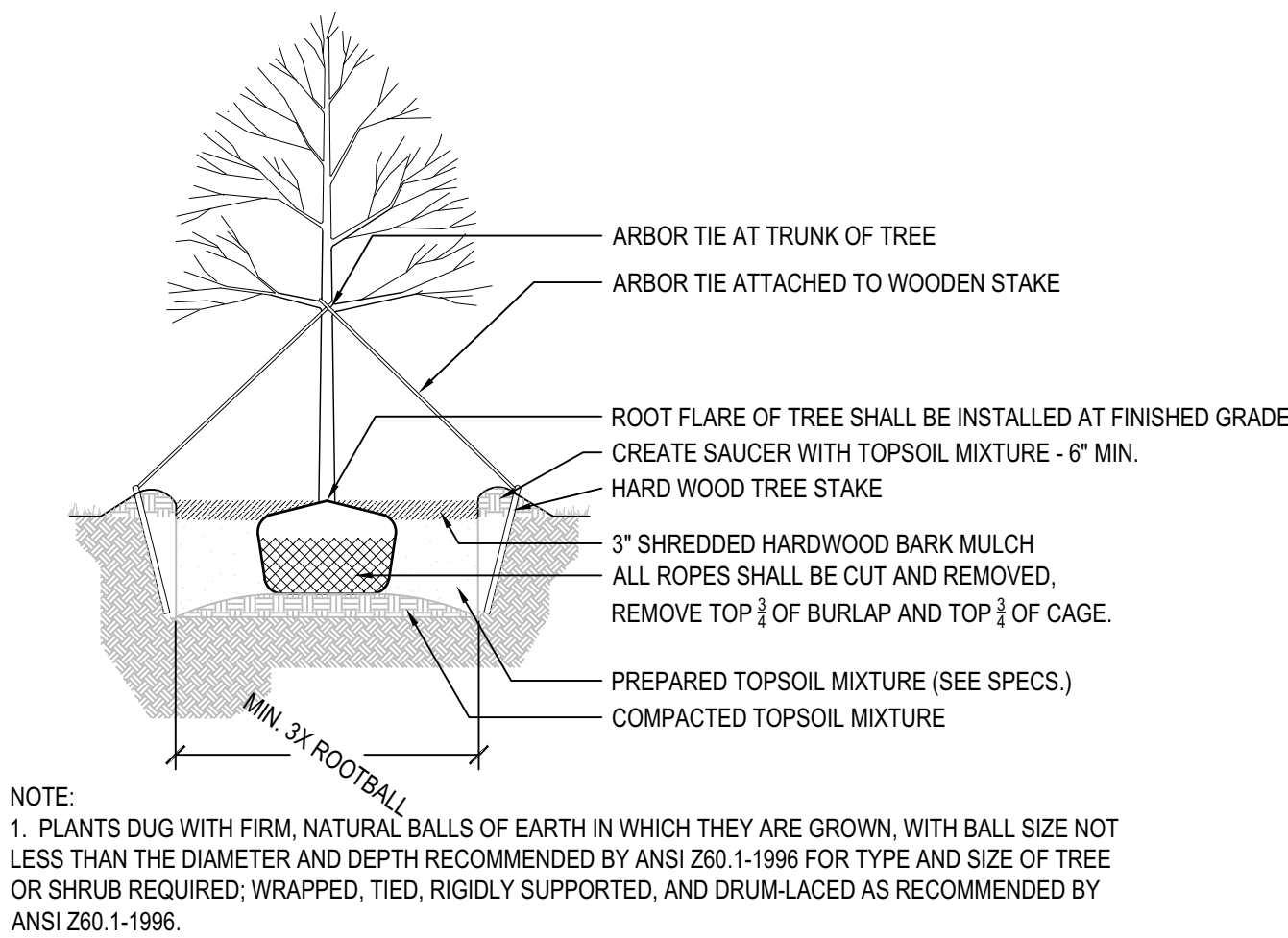
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QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION
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TREE REPLACEMENT - ALTERNATIVE LANDSCAPE COMPLIANCE

THERE ARE (10) EXISTING TREES ON THE COMBINED PROPERTY GREATER THAN 12-INCHES IN DIAMETER WHICH WILL BE IMPACTED BY NEW DEVELOPMENT. THEREFORE, A TOTAL OF 310 INCHES OF TREE CALIPER MUST BE REPLACED AS PER SECTION 915.02.D OF THE ZONING CODE.

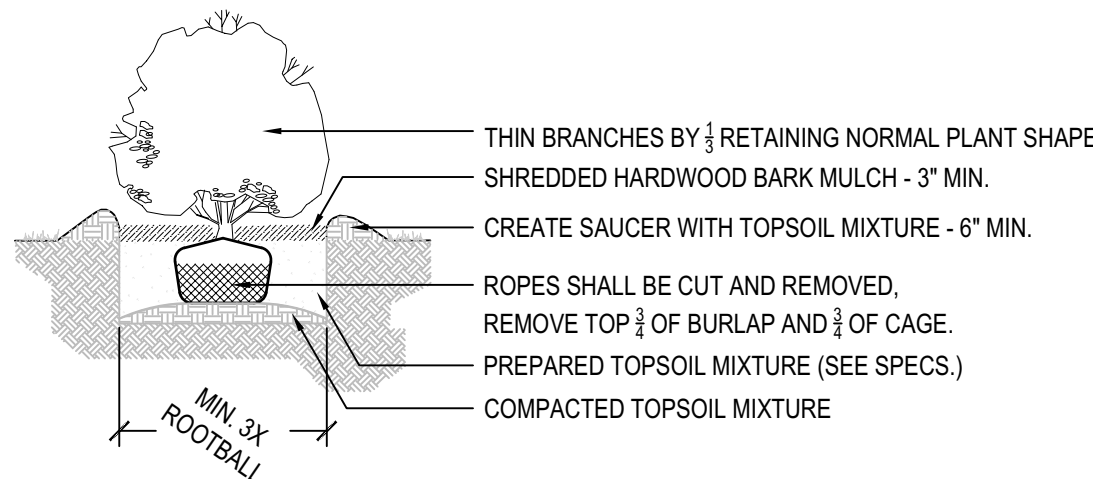
TO ACHIEVE COMPLIANCE, THE PROJECT IS PROPOSING THE FOLLOWING:		
1.	NEW TREES ON PRIVATE PROPERTY	(33 TREES @ 3-INCH CALIPER)
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		VALUE = 54-INCHES
2.	NEW STREET TREES	(36 TREES @ 1.5-INCH CALIPER)
		VALUE = 157.5-INCHES
	TOTAL PROPOSED TREE REPLACEMENT VALUE	310.5-INCHES PROVIDED

REFER TO LANDSCAPE PLANS (SHEETS L401-L403) FOR SPECIFIC TREE SPECIES AND LOCATIONS



1 TYPICAL DECIDUOUS TREE PLANTING

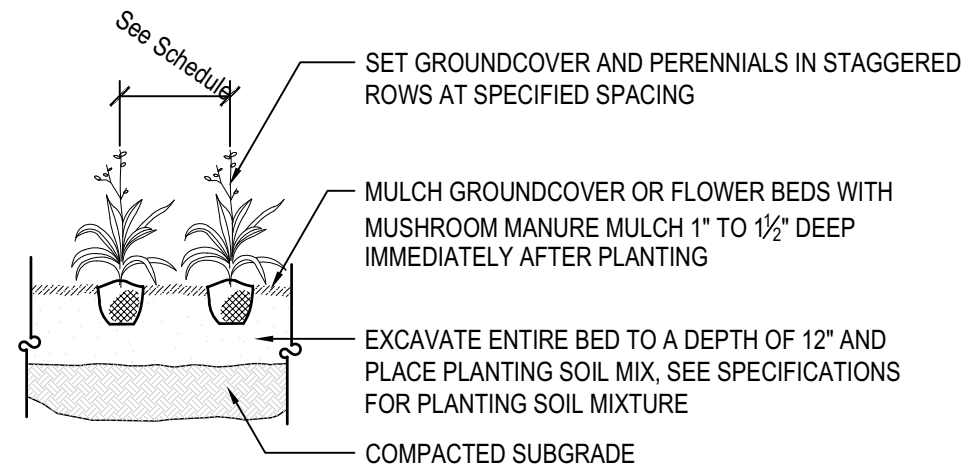
NOT TO SCALE



NOTE:
1. BALLED AND BURLAPPED PLANTS DUG WITH FIRM, NATURAL BALLS OF EARTH IN WHICH THEY ARE GROWN, WITH BALL SIZE NOT LESS THAN THE DIAMETER AND DEPTH RECOMMENDED BY ANSI Z60.1-1996 FOR TYPE AND SIZE OF TREE OR SHRUB REQUIRED; WRAPPED, TIED, RIGIDLY SUPPORTED, AND DRUM-LACED AS RECOMMENDED BY ANSI Z60.1-1996.
2. ALL CONTAINER GROWN PLANTS SHALL BE HEALTHY, VIGOROUS, WELL ROOTED, AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE GROWING. A CONTAINER GROWN PLANT SHALL HAVE A WELL-ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM ROOT BALL. CONTAINER SHALL BE RIGID ENOUGH TO HOLD BALL SHAPE AND PROTECT ROOT MASS DURING SHIPPING AND BE SIZED ACCORDING TO ANSI Z60.1-1996 FOR KIND, TYPE, AND SIZE OF PLANT REQUIRED.

2 TYPICAL SHRUB PLANTING

NOT TO SCALE



NOTE:
1. ALL CONTAINER GROWN GROUNDCOVER AND PERENNIAL PLANTS SHALL BE HEALTHY, VIGOROUS, WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE GROWING. A CONTAINER GROWN GROUNDCOVER AND PERENNIAL PLANT SHALL HAVE A WELL-ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM ROOTBALL. CONTAINER SHALL BE RIGID ENOUGH TO HOLD BALL SHAPE AND PROTECT ROOT MASS DURING SHIPPING AND SIZED ACCORDING TO ANSI Z60.1-1996 FOR KIND, TYPE AND SIZE OF PLANT REQUIRED.

3 TYPICAL PERENNIAL/GROUNDCOVER PLANTING

NOT TO SCALE

- GENERAL NOTES**
Prior to Construction
1. Contractor shall obtain all relevant drawings, details and specifications prior to beginning construction.
2. All trees within the City R.O.W. will require Tree Planting Permit. Contact City Forester for Permit.
3. Contractor shall verify existing field conditions, review drawings and proposed work prior to construction. Any discrepancies shall be brought to the attention of the Landscape Architect immediately.
4. Contractor shall protect all existing utilities and site improvements that are noted to remain and shall coordinate with Pennsylvania One Call System, Inc. to verify location of all utilities.
- Planting Mixtures
5. Planting mixture Type 1 for deciduous trees and shrubs shall be in the proportion of four parts by volume of topsoil and one part by volume of peat moss plus one pound of 10-6-4 fertilizer per cubic yard, all thoroughly mixed by hand or rotary mixer on site.
6. Planting mixture Type 2, for backfilling plants pits of needed evergreen plants, shall be two part by volume of topsoil and one part by volume peat moss plus one pound of 10-6-4 fertilizer per cubic yard all thoroughly mixed by hand or rotary mixer on site.
7. All landscape/planting areas are to receive new topsoil. Remove existing soil and dispose of off site.
- Planting Notes
8. All plants indicated on plans shall be grown in climates similar to project area.
9. A 3" thick shredded hardwood mulch shall be provided in all planting beds containing trees, shrubs, and under building overhangs. Provide a 3" thick mulch ring for each tree (mulch volcanoes are not permitted).
10. Refer to site plan for limits of work. All disturbed areas shall be landscape graded and sodded.
11. Verify depth to bedrock in each planting bed and/or tree ring. Notify owners representative if proper drainage will not be achieved.
12. All disturbed areas less than 3:1 shall be landscape graded and seeded unless otherwise noted on plans.
13. In the event that a proposed plant species cannot be acquired, the proposed plant species shall only be substituted with an equivalent native species approved by the project Landscape Architect & City Forester in advance of planting.
14. All plants to be staked in the field by contractor for approval of Landscape Architect prior to planting installation.
15. Contractor shall install all plant materials in locations and to depths as shown on plan or on details. (See specifications for planting mix, if required).
16. All plant material shall be guaranteed for a period of two calendar year after written notice of acceptance of all planting work. A Final Acceptance Inspection required by City Forester or representative.



Project Number:
24041.0

Drawn by:
ML / AM

Checked by:
JH

Date:
FEBRUARY 13, 2026

Revisions:

Scale:

N/A

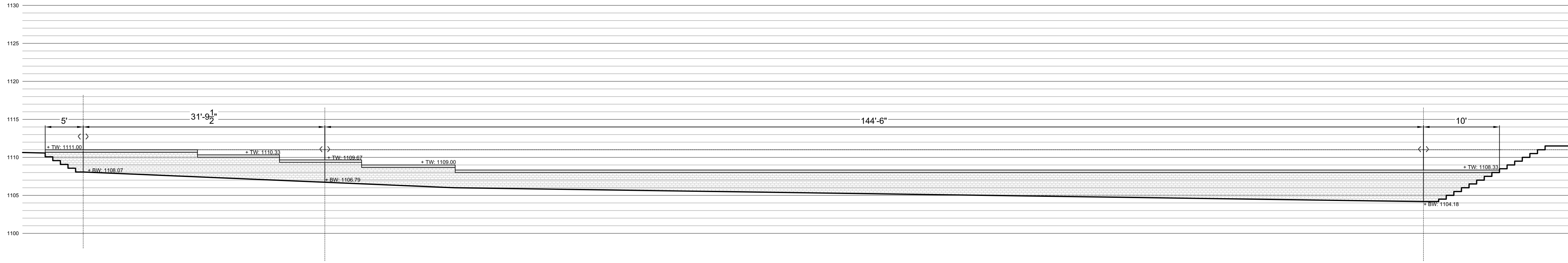
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LANDSCAPE DETAILS

Submission:
ISSUE FOR PERMIT

Sheet Number:

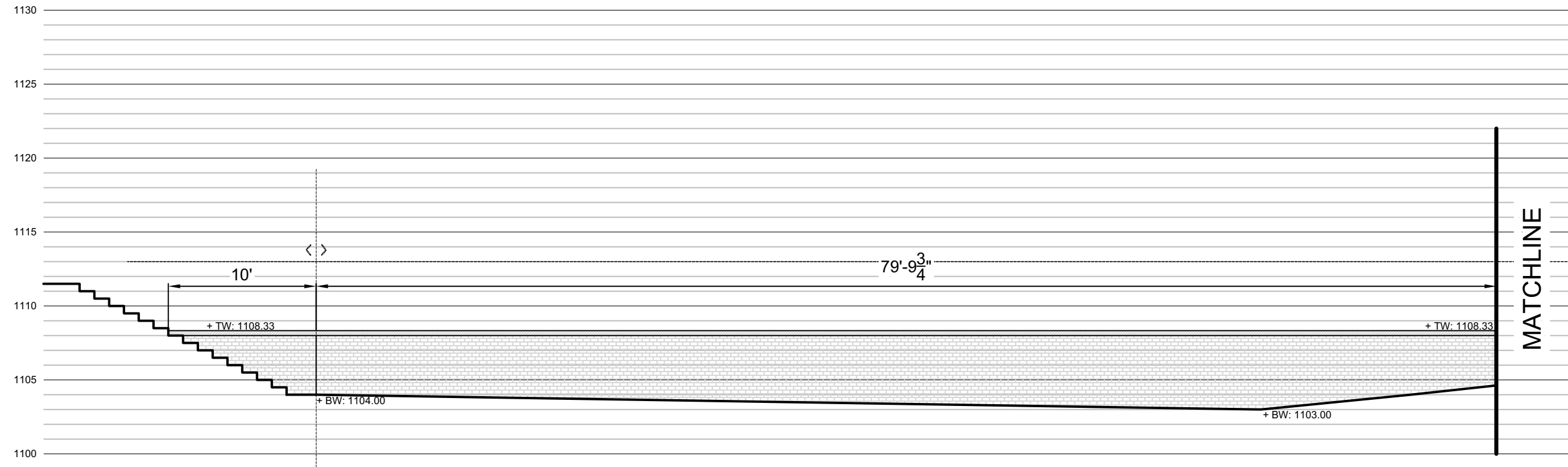
L403

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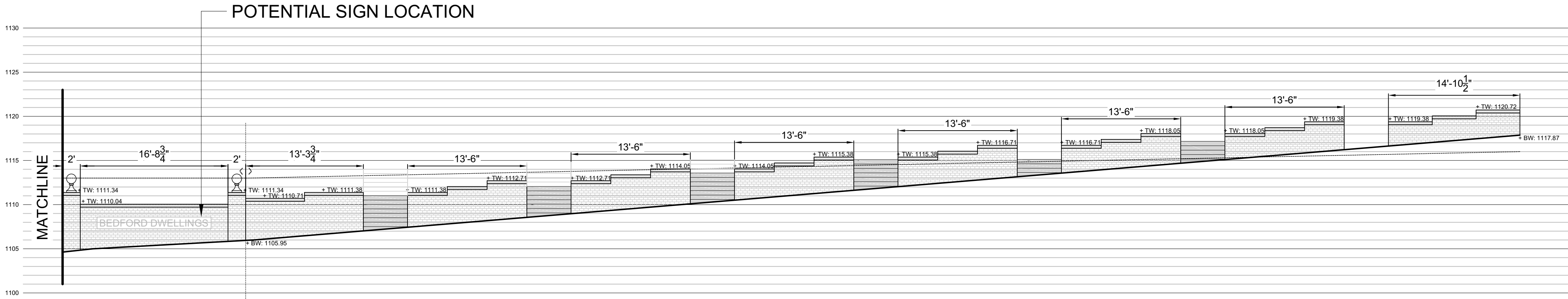
SEGMENTAL BLOCK

1 WALL A - WEST FACE
L501 SCALE: 1" = 8'-0"



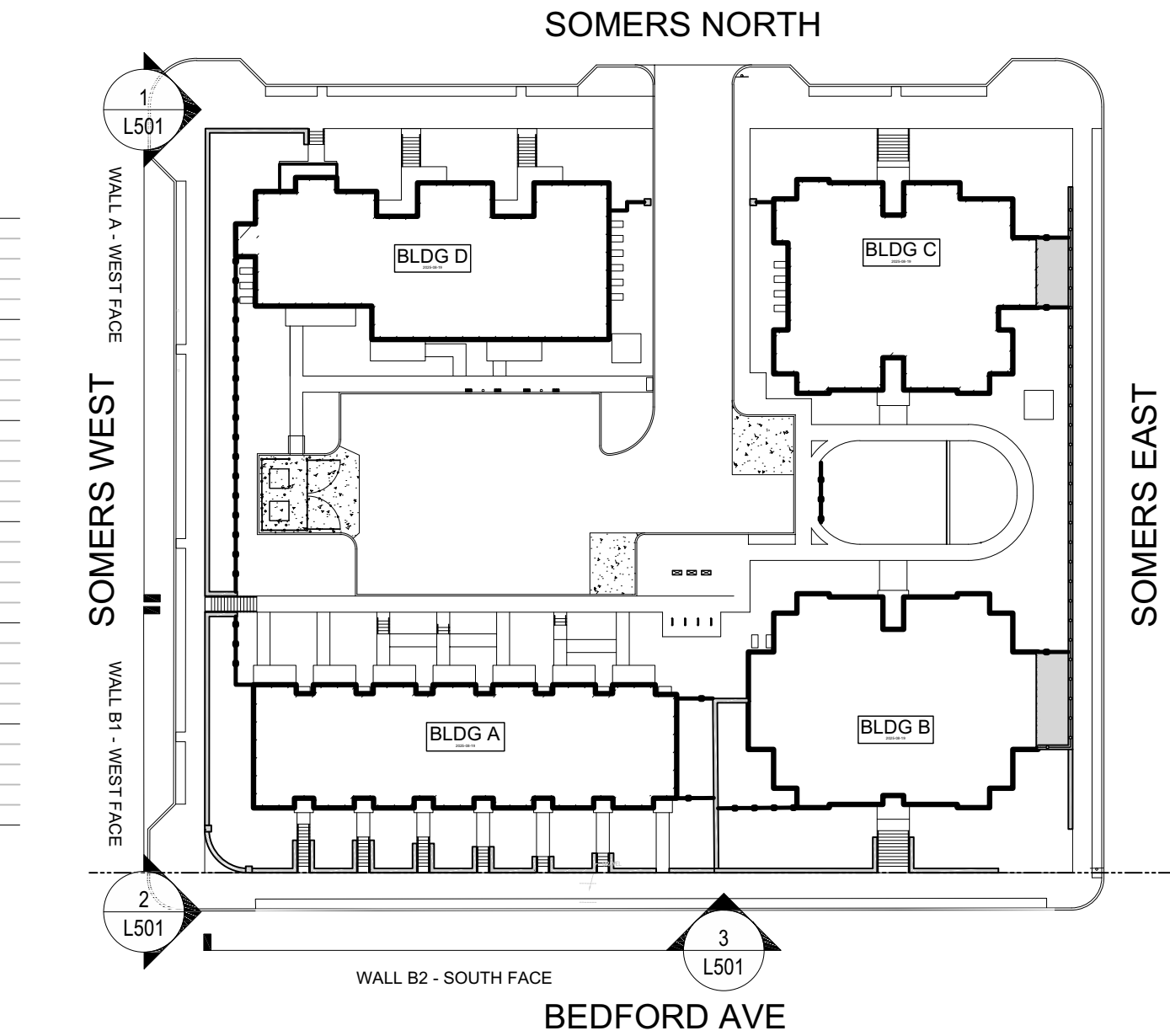
SEGMENTAL BLOCK

2 WALL B1 - WEST FACE
L501 SCALE: 1" = 8'-0"



SEGMENTAL BLOCK

3 WALL B2 - SOUTH FACE
L501 SCALE: 1" = 8'-0"



KEY SITE WALL - KEY PLAN
L501 SCALE: 1" = 50'-0"

BEDFORD DWELLINGS
PHASE 3
PITTSBURGH, PA



Project Number:
240410
Drawn by:
ML / AM
Checked by:
JH
Date:
FEBRUARY 13, 2026

Revisions:

Scale:
AS SHOWN

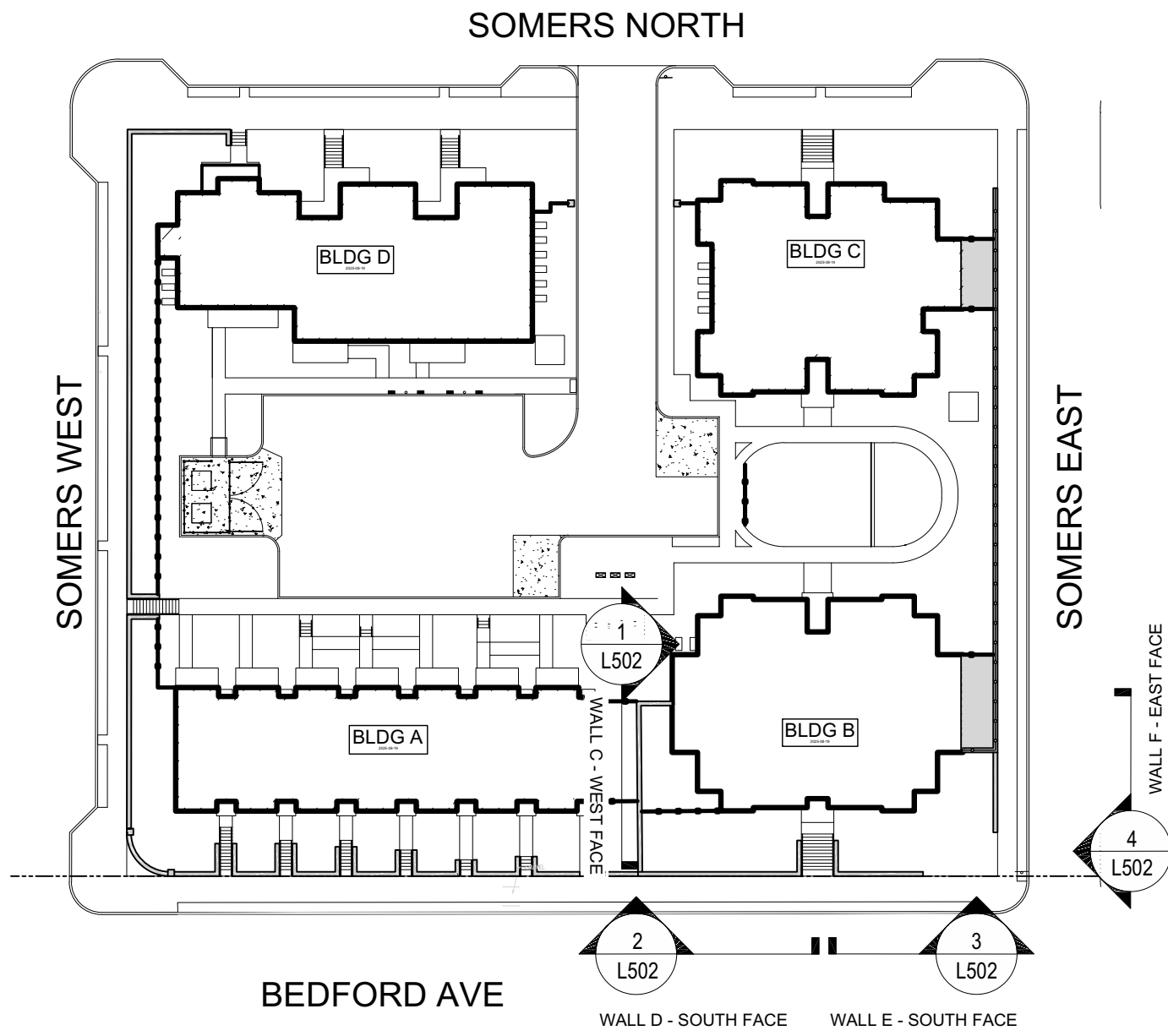
Sheet Name:
WALL ELEVATIONS

Submission:
ISSUE FOR PERMIT

Sheet Number:

L501

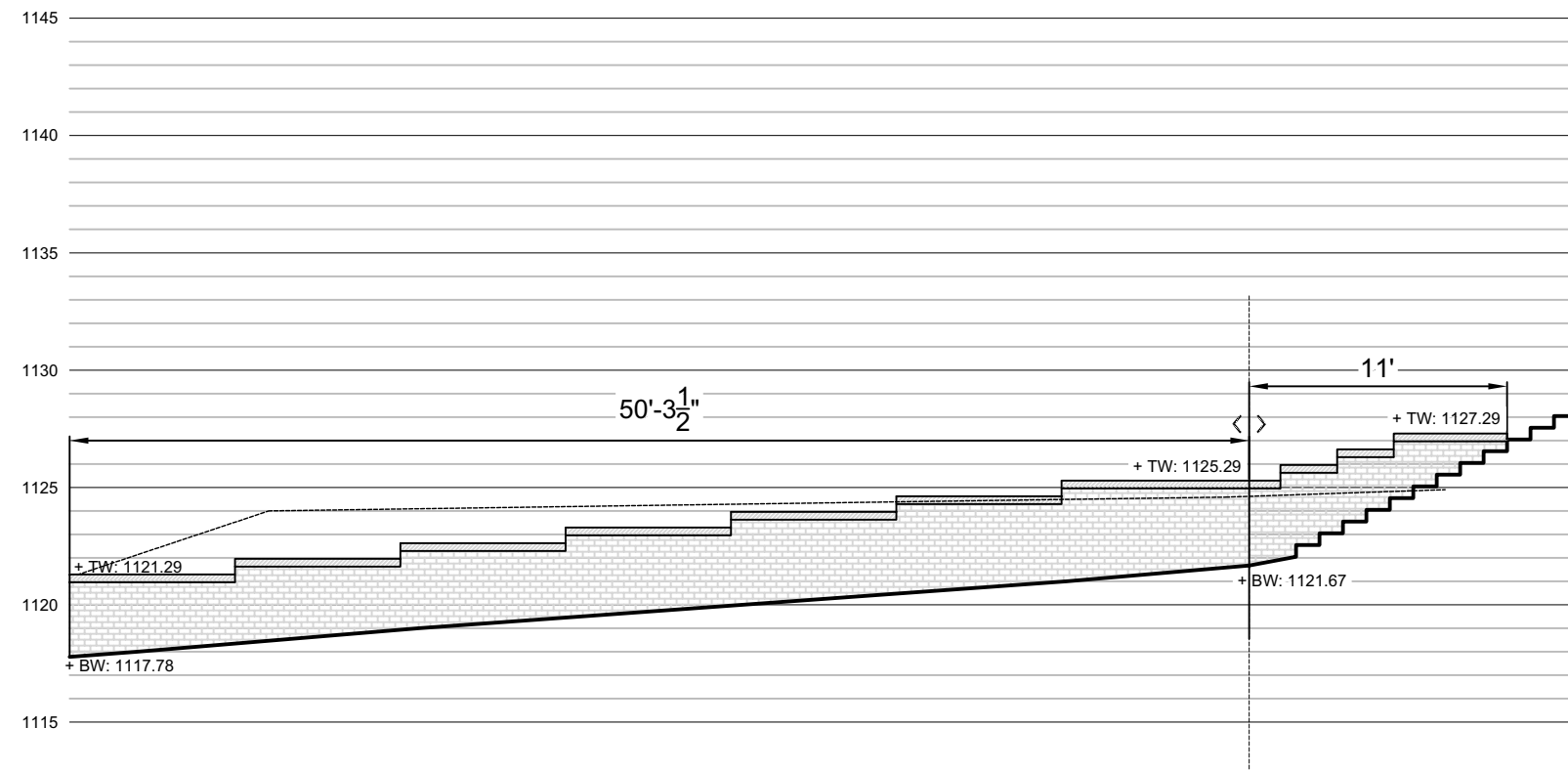
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KEY
L502

SITE WALL - KEY PLAN

SCALE: 1" = 50'-0"

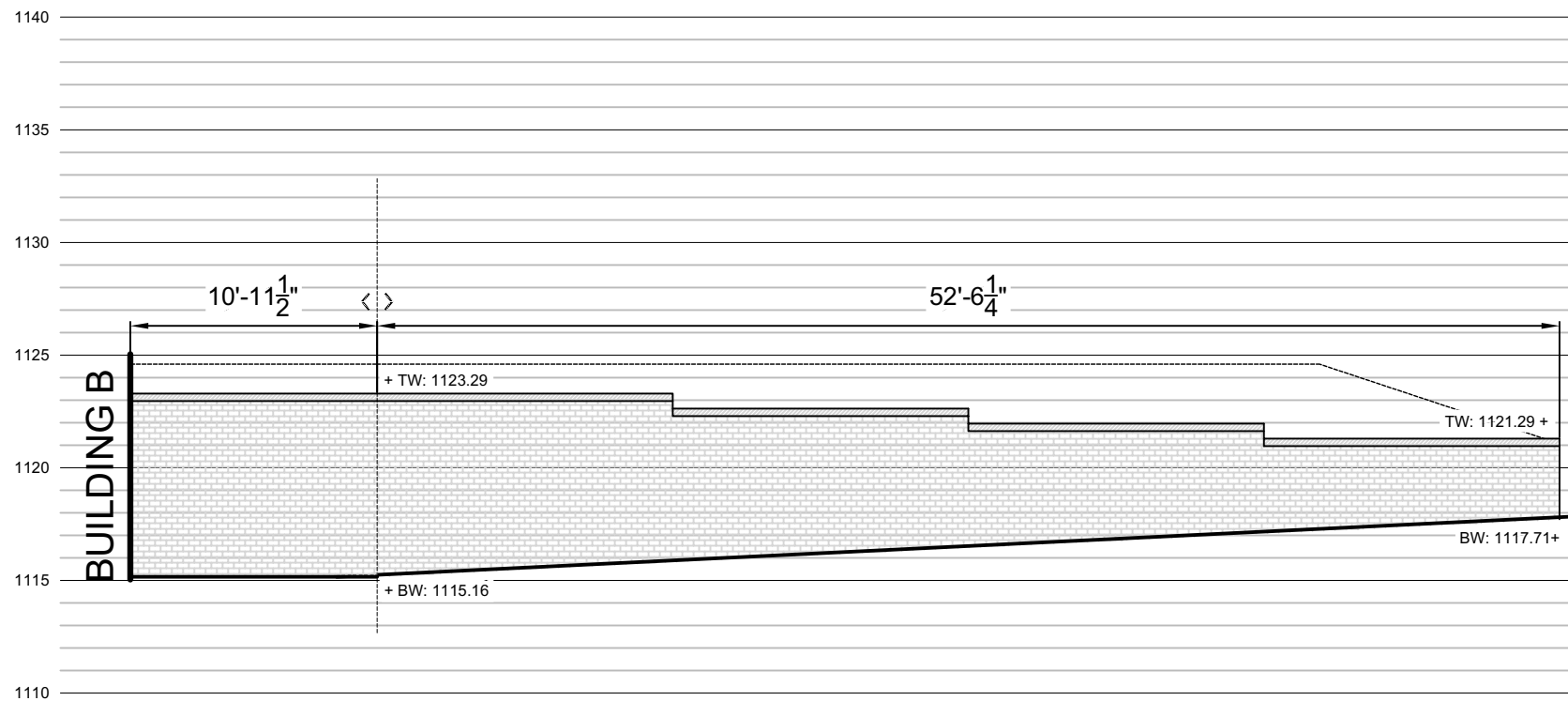


SEGMENTAL BLOCK

2
L502

WALL D - SOUTH FACE

SCALE: 1" = 8'-0"

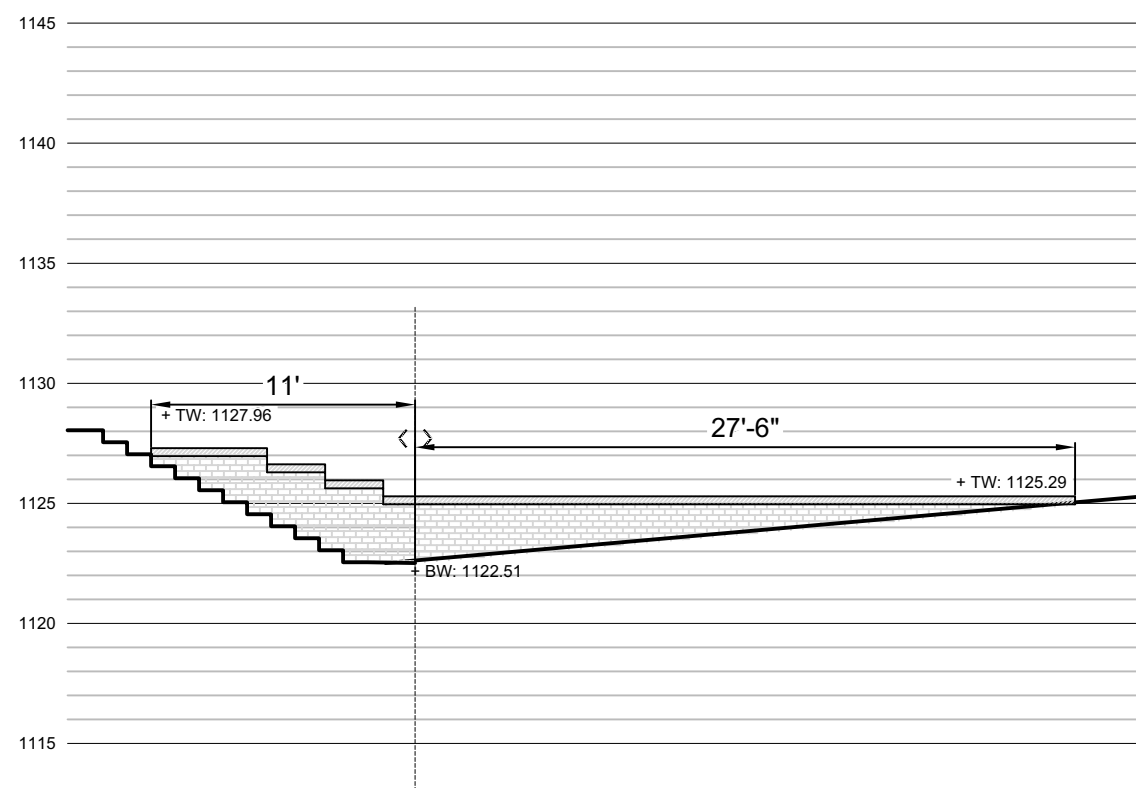


SEGMENTAL BLOCK

1
L502

WALL C - WEST FACE

SCALE: 1" = 8'-0"

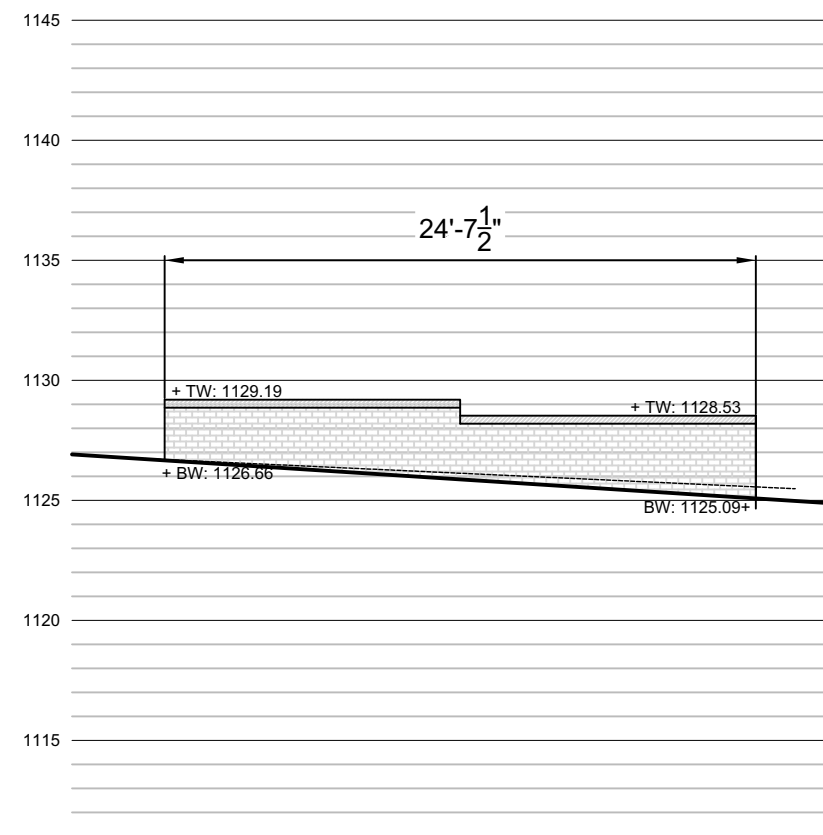


SEGMENTAL BLOCK

3
L502

WALL E - SOUTH FACE

SCALE: 1" = 8'-0"



SEGMENTAL BLOCK

4
L502

WALL F - EAST FACE

SCALE: 1" = 8'-0"



BEDFORD DWELLINGS
PHASE 3
PITTSBURGH, PA



Project Number:
24041.0

Drawn by:
ML / AM

Checked by:
JH

Date:
FEBRUARY 13, 2026

Revisions:

Scale:

AS SHOWN

Sheet Name:

WALL ELEVATIONS

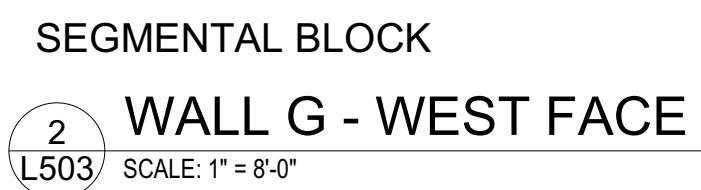
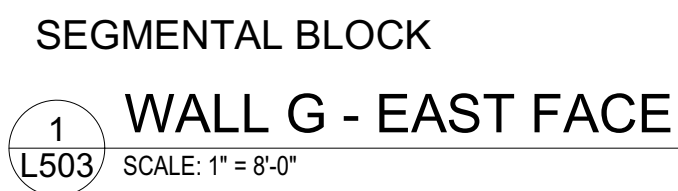
Submission:

ISSUE FOR PERMIT

Sheet Number:

L502

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