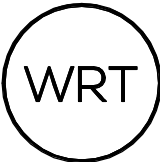


SHEET NUMBER	SHEET NAME
TC - 000	COVER SHEET
TC - 001	AREA TABULATION
TC - 002	AMENITY MAP
TC - 003	SITE PLAN
TC - 101	BUILDING A 1ST FLOOR PLAN
TC - 102	BUILDING A 2ND & 3RD FLOOR PLANS
TC - 103	BUILDING B FLOOR PLANS
TC - 104	BUILDING C FLOOR PLANS
TC - 105	BUILDING D 1ST FLOOR PLAN
TC - 106	BUILDING D 2ND FLOOR PLAN
TC - 107	BUILDING D 3RD FLOOR PLAN
TC - 108	BUILDINGS E & F 1ST FLOOR PLAN
TC - 109	BUILDINGS E & F 2ND FLOOR PLAN
TC - 110	BUILDINGS E & F 3RD FLOOR PLAN
TC - 111	BUILDING G 1ST FLOOR PLAN
TC - 112	BUILDING G 2ND FLOOR PLAN
TC - 113	BUILDING G 3RD FLOOR PLAN
TC - 201	BUILDING A ELEVATIONS
TC - 202	BUILDING B ELEVATIONS
TC - 203	BUILDING C ELEVATIONS
TC - 204	BUILDING D ELEVATIONS
TC - 205	BUILDINGS E & F ELEVATIONS
TC - 206	BUILDING G ELEVATIONS
TC - 401	TOWNHOME UNIT PLANS
TC - 402	GARDEN APARTMENT UNIT PLANS
TC - 403	STACKED FLAT UNIT PLANS - 3-BEDROOM
TC - 404	STACKED FLAT UNIT PLANS - 2-BEDROOM
TC - 501	WALL SECTION



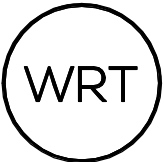
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COVER SHEET  
TC - 000  
01/31/2025



AREA TABULATIONS											
BUILDING	UNITS						ACCESSIBILITY TYPE		TOTAL AREA		
	TYPE	DESCRIPTION	QUANTITY OF UNITS				NSF	A	HVI	NSF	GSF
			TOTAL	1-BED	2-BED	3-BED					
A	3T	3-BEDROOM TOWNHOME	7			7	1,537			10,759	
		TOTAL BUILDING A	7			7		0	0	10,759	12,362
B	2A	2-BEDROOM GARDEN APARTMENT	9		9		1,006			9,054	
	2A-A	2-BEDROOM GARDEN APARTMENT - TYPE A	1		1		1,006	1		1,006	
		TOTAL BUILDING B	10		10			1	0	10,060	12,661
C	1A	1-BEDROOM GARDEN APARTMENT	7	7			832			5,824	
	1A-A	1-BEDROOM GARDEN APARTMENT - TYPE A	2	2			832	2		1,664	
	2A	2-BEDROOM GARDEN APARTMENT	2		2		1,006			2,012	
	2A-A	2-BEDROOM GARDEN APARTMENT - TYPE A	1		1		1,006	1		1,006	
		TOTAL BUILDING C	12	9	3	0		3	0	10,506	13,930
D	3A	3-BEDROOM FLAT	3			3	1,320		1	3,960	
	3B	3-BEDROOM STACKED FLAT	6			6	1,370			8,220	
		TOTAL BUILDING D	9			9		0	1	12,180	13,454
E	2B	2-BEDROOM FLAT	2		2		1,085		1	2,170	
	2C	2-BEDROOM STACKED FLAT	4		4		1,210			4,840	
	3A-A	3-BEDROOM FLAT - TYPE A	1			1	1,320	1		1,320	
	3B	3-BEDROOM STACKED FLAT	2			2	1,370			2,740	
		TOTAL BUILDING E	9	0	6	3		1	1	11,070	12,210
F	2B	2-BEDROOM FLAT	2		2		1,085			2,170	
	2C	2-BEDROOM STACKED FLAT	4		4		1,210			4,840	
	3A-A	3-BEDROOM FLAT - TYPE A	1			1	1,320	1		1,320	
	3B	3-BEDROOM STACKED FLAT	2			2	1,370			2,740	
		TOTAL BUILDING F	9	0	6	3		1	0	11,070	11,999
G	2B	2-BEDROOM FLAT	1		1		1,085			1,085	
	2B-A	2-BEDROOM FLAT - TYPE A	2		2		1,085	2		2,170	
	2C	2-BEDROOM STACKED FLAT	6		6		1,210			7,260	
		TOTAL BUILDING G	9		9			2	0	10,515	11,781
TOTAL			65	9	34	22		8	2	76,160	88,397
AREA CALCULATION NOTES:											
1. NSF - NET SQUARE AREA MEASURED TO THE INTERIOR FACE OF THE DRYWALL AT PERIMETER WALLS.											
2. GSF - GROSS SQUARE AREA MEASURED TO THE EXTERIOR FACE OF THE SHEATHING AND CENTERLINES OF DEMISING WALLS.											
3. STAIRS ARE MEASURED AT ALL BUT THE TOP LEVEL.											
ACCESSIBILITY NOTES:											
1. TYPE A UNITS ARE ANSI A117.1 AND FHA COMPLIANT.											
2. TYPE B UNITS ARE ANSI A117.1, PHFA "VISITABLE" AND FHA COMPLIANT. IN ADDITION, 1 TYPE B 2-BEDROOM UNIT AND 1 TYPE B 3-BEDROOM UNIT ARE HVI TO MEET THE 2% HVI REQUIREMENT.											
3. PER ALL APPLICABLE CODES AND GUIDELINES, 5% OF UNITS ARE REQUIRED TO BE TYPE A; 10% OF UNITS PROVIDED ARE DESIGNED AS TYPE											
*DEVELOPMENT INCLUDES: (7)TYPE A UNITS; (15)VISITABLE UNITS; (7)VISUALLY INPAIRED UNITS & (2)HEARING AND VISUALLY INPAIRED UNITS											





- Bedford Dwellings Phase III Site
- Park
- School
- To/From Major Cities
- Bus Route
- Bus stop within 1/2 mile of site

**Key Institutional & Commercial Assets**

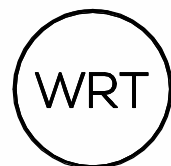
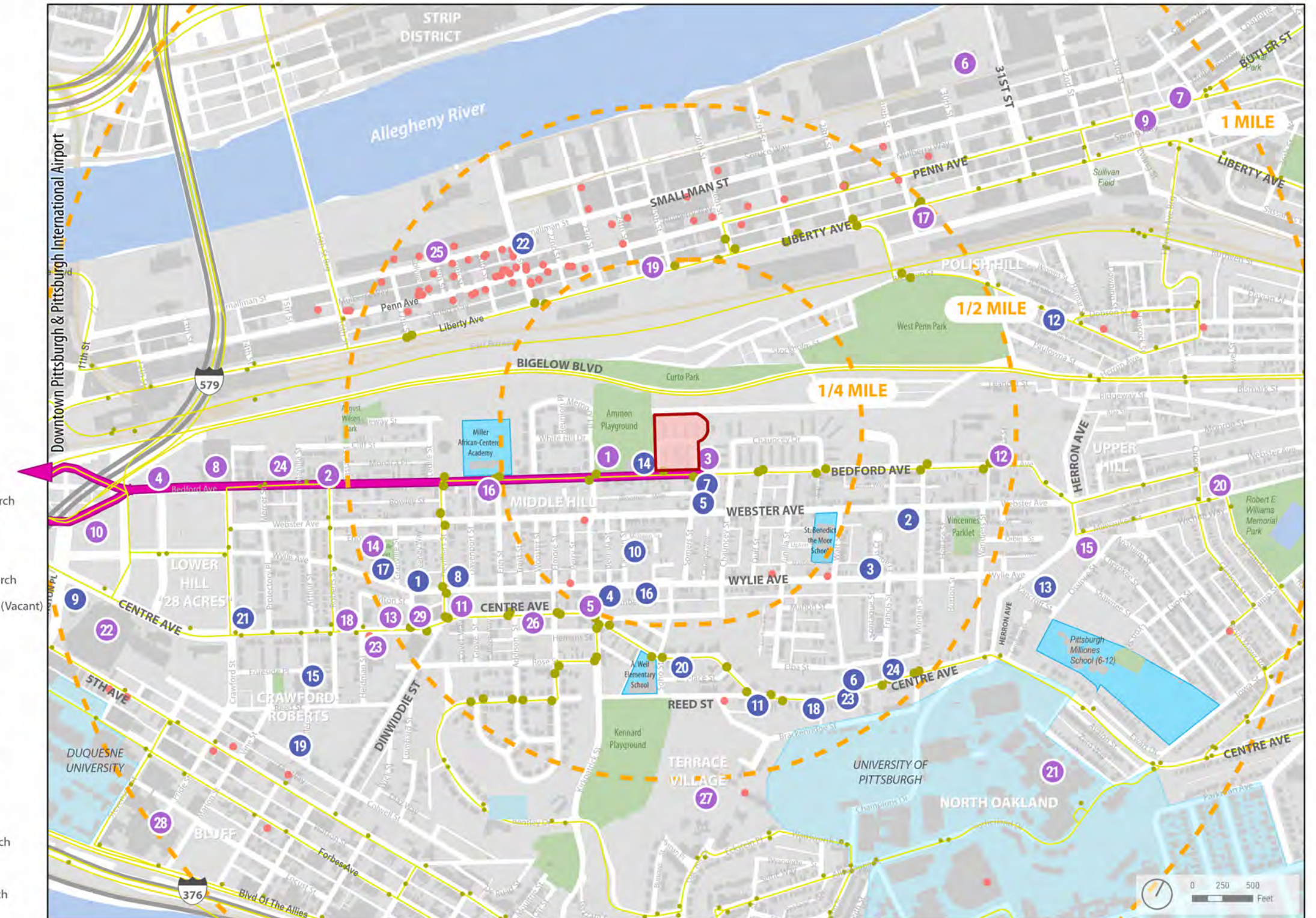
- Ammon Community Rec. Center
- August Wilson House
- Bedford EnVision Center
- Boy Scouts of America, Laurel Highlands Council
- Carnegie Library of Pittsburgh-Hill District
- City of Pittsburgh Offices
- The Clemente Museum
- Energy Innovation Center (EIC)
- Family Dollar
- FNB Financial Center
- Hill CDC
- Hill Dance Academy Theatre (HDAT)
- Hill House Association
- Jerom X. Grayson Community Center
- MLK Reading & Cultural Center
- Neighborhood Resilience Project
- Pittsburgh Ballet Theatre
- Pittsburgh Community Center
- Pittsburgh Opera
- Pittsburgh Playwrights Theatre Company
- Pittsburgh VA Medical Center
- PPG Paints Arena
- Salem's Market
- St. Joseph House of Hospitality
- Strip District Terminal
- Thelma Lovette YMCA
- UPMC Matilda Theiss Health Center

**Key Faith-Based Institutions**

- al-Masjid al-Awwal
- Bethel AME Church
- Calvary Baptist Church
- Central Baptist Church
- Christian Missionary Alliance
- Christian Tabernacle Church
- Church of Lord Jesus
- Ebenezer Baptist Church
- Epiphany Roman Catholic Church
- First Church of God and Saints
- First Church of God in Christ
- Immaculate Heart of Mary Church
- John Wesley AME Zion Church (Vacant)
- Macedonia Baptist Church
- Miller Street Baptist Church
- Monumental Baptist Church
- Nazareth Baptist Church
- New Light Temple Baptist
- New Pilgrim Baptist Church
- Olivet Baptist Church
- St. Benedict the Moor Church
- St. Stanislaus Kostka R. C. Church
- Warren United Methodist
- Wesley Center AME Zion Church

**Other Asset**

- Restaurant



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**BEDFORD DWELLINGS PHASE III: SOMERS DRIVE**

PITTSBURGH, PA

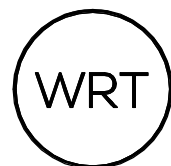
**AMENITY MAP**  
**TC - 002**

01/31/2025





SITE PLAN PREPARED BY LBA



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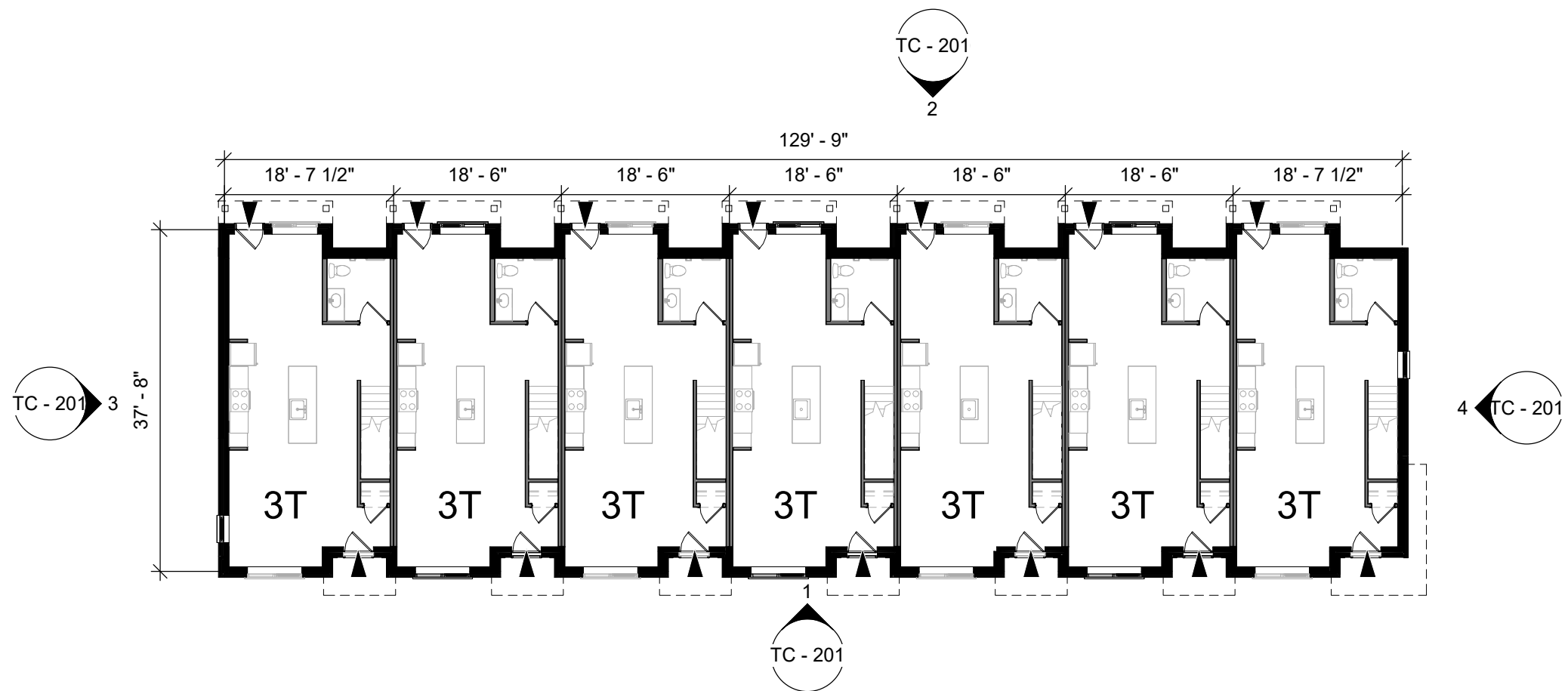
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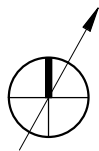
SITE PLAN  
TC - 003

01/31/2025

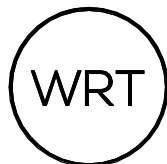




**1 BUILDING A - 1ST FLOOR PLAN**  
 1/16" = 1'-0"



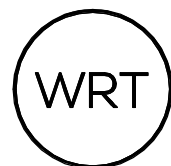
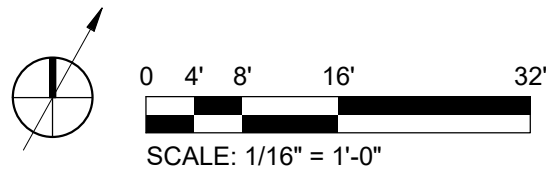
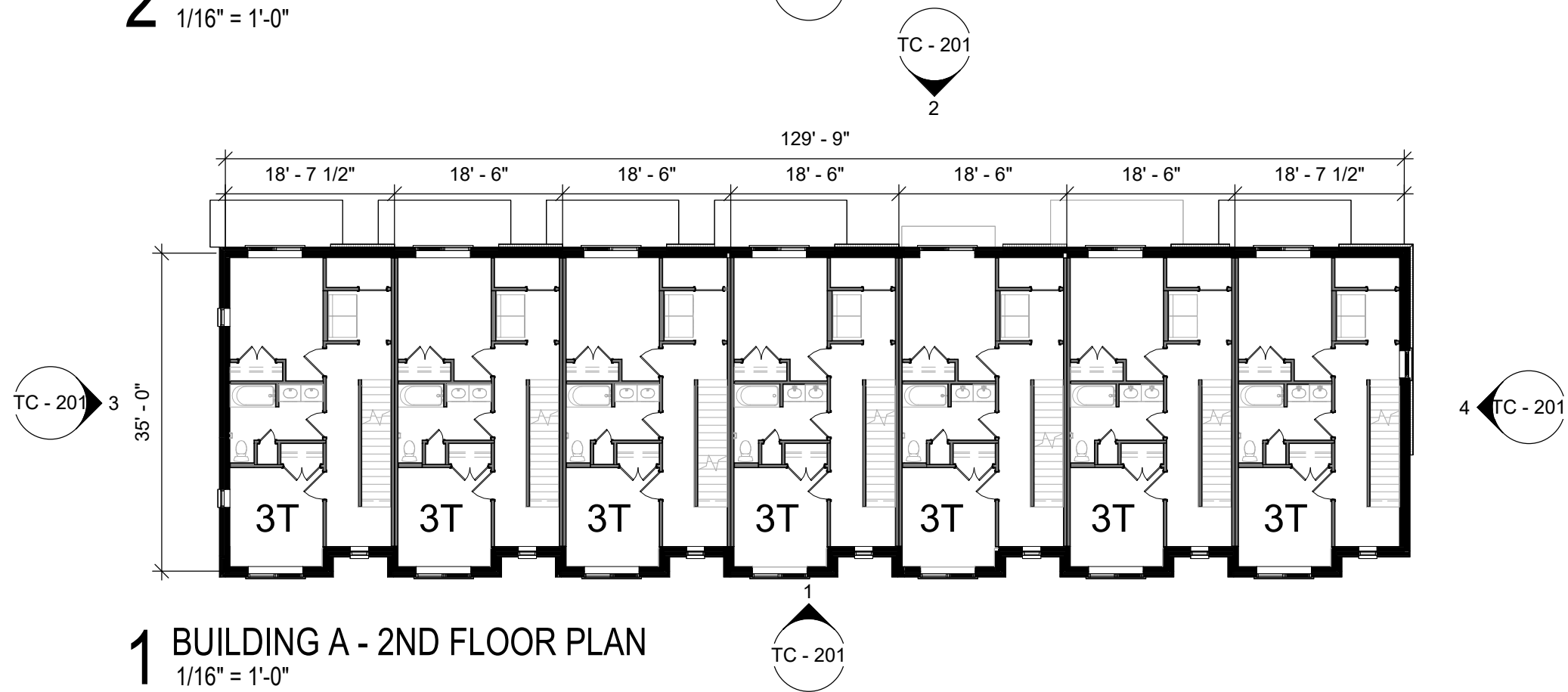
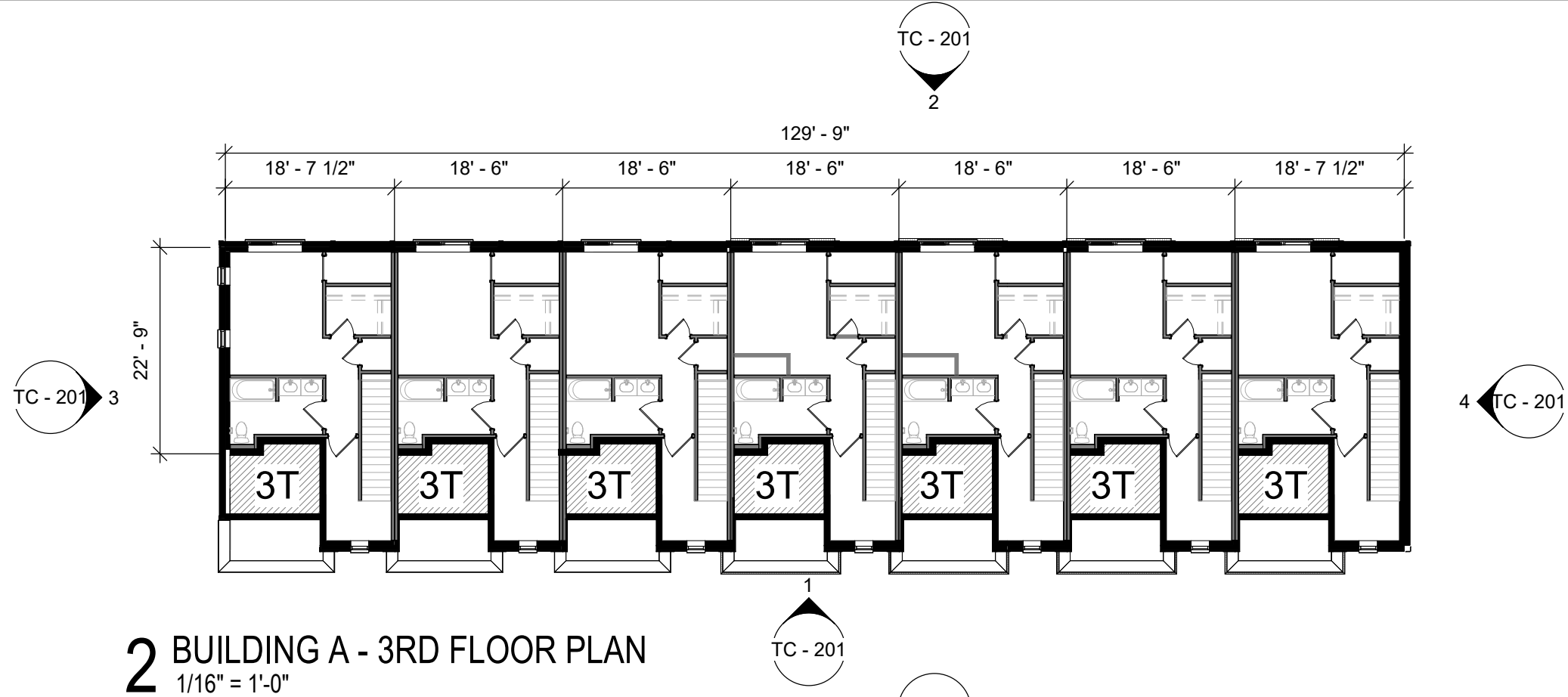
0 4' 8' 16' 32'  
 SCALE: 1/16" = 1'-0"



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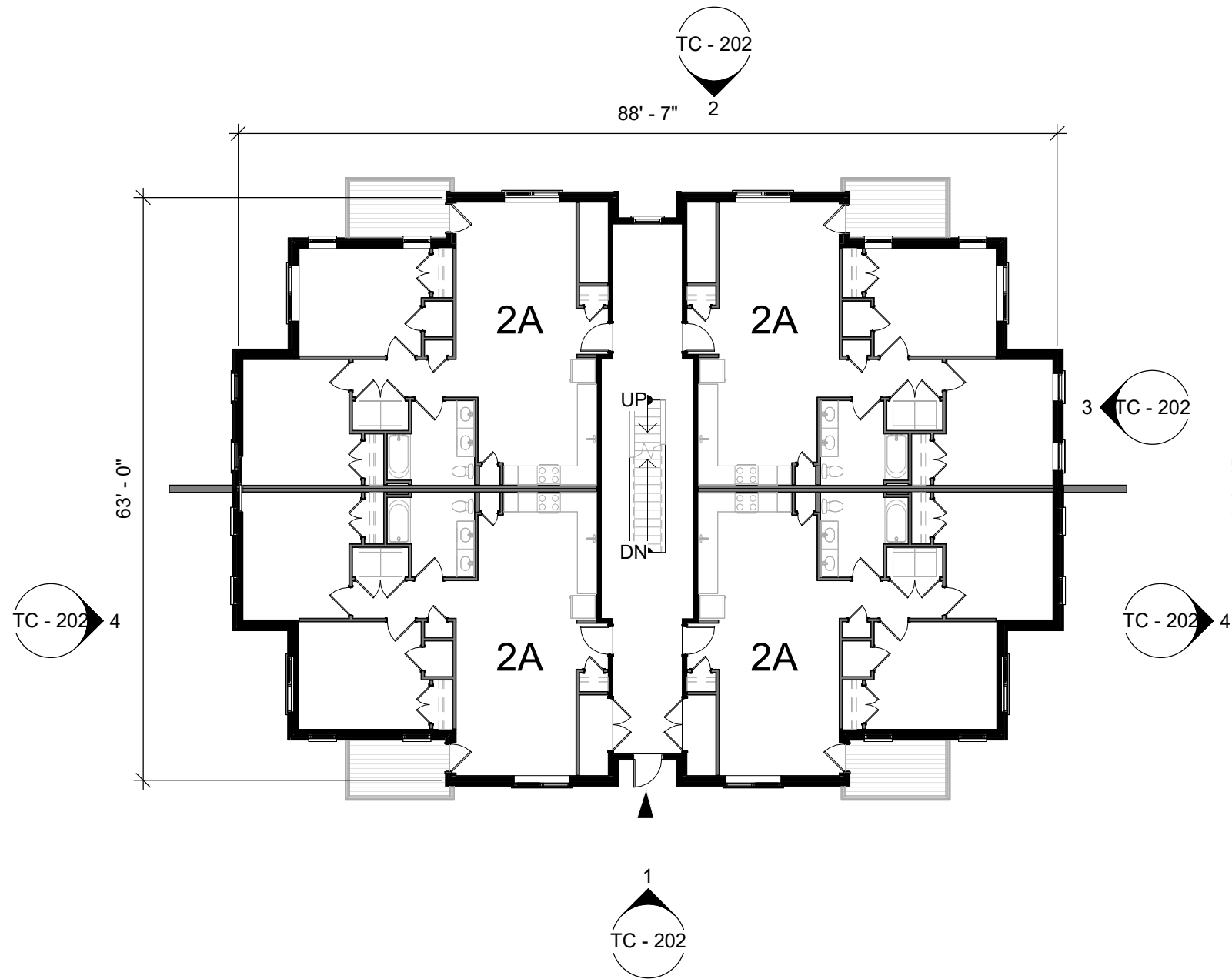
**BUILDING A 1ST FLOOR PLAN**  
**TC - 101**  
 1/16" = 1'-0"  
 01/31/2025



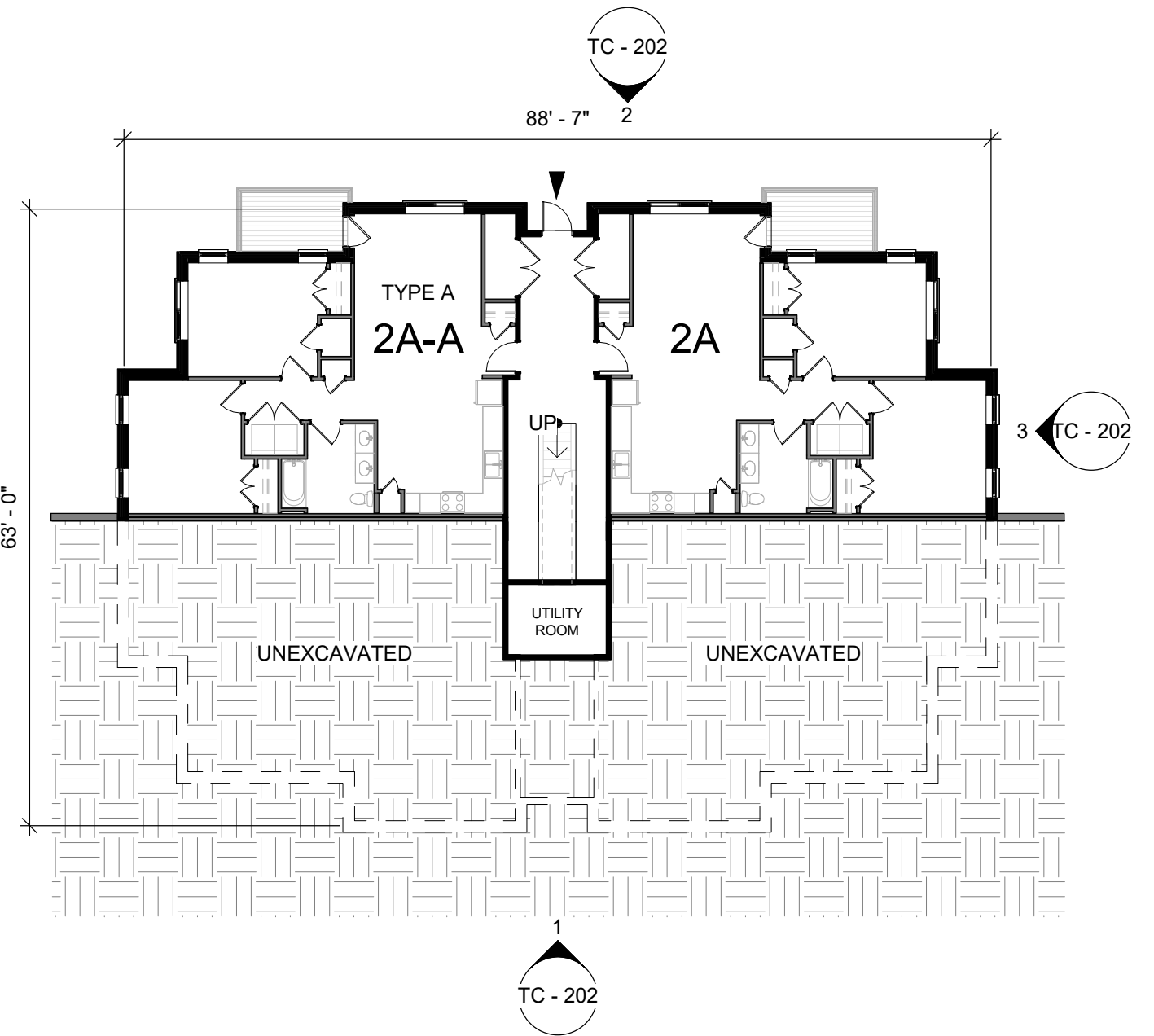
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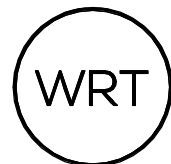
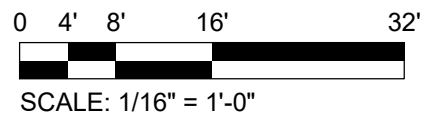
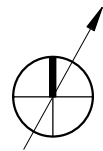
**BUILDING A 2ND & 3RD FLOOR PLANS**  
**TC - 102**  
1/16" = 1'-0"  
01/31/2025



**2 BUILDING B - 2ND FLOOR PLAN**  
 1/16" = 1'-0"  
 3RD FLOOR SIMILAR



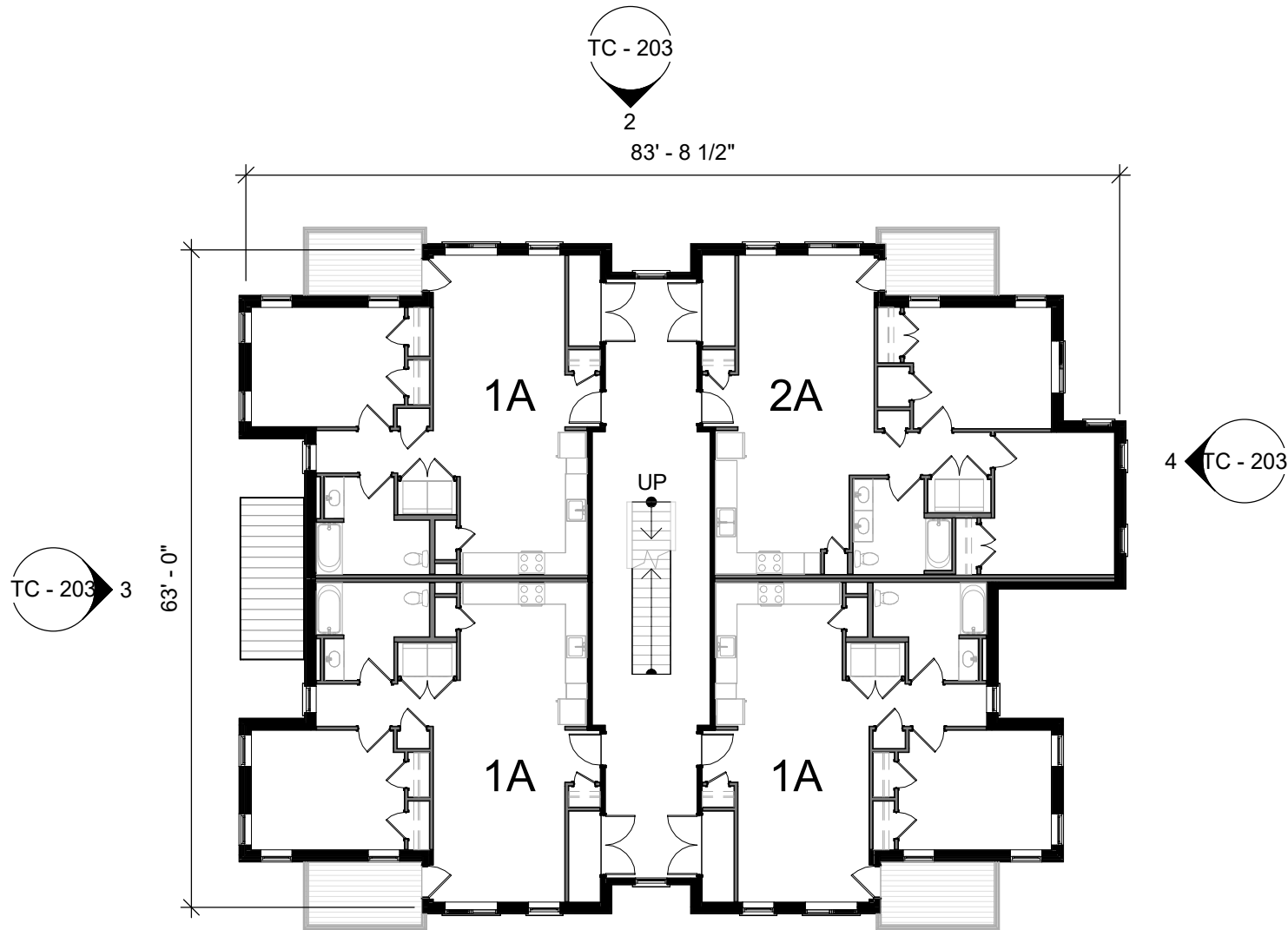
**1 BUILDING B - 1ST FLOOR PLAN**  
 1/16" = 1'-0"



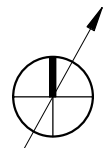
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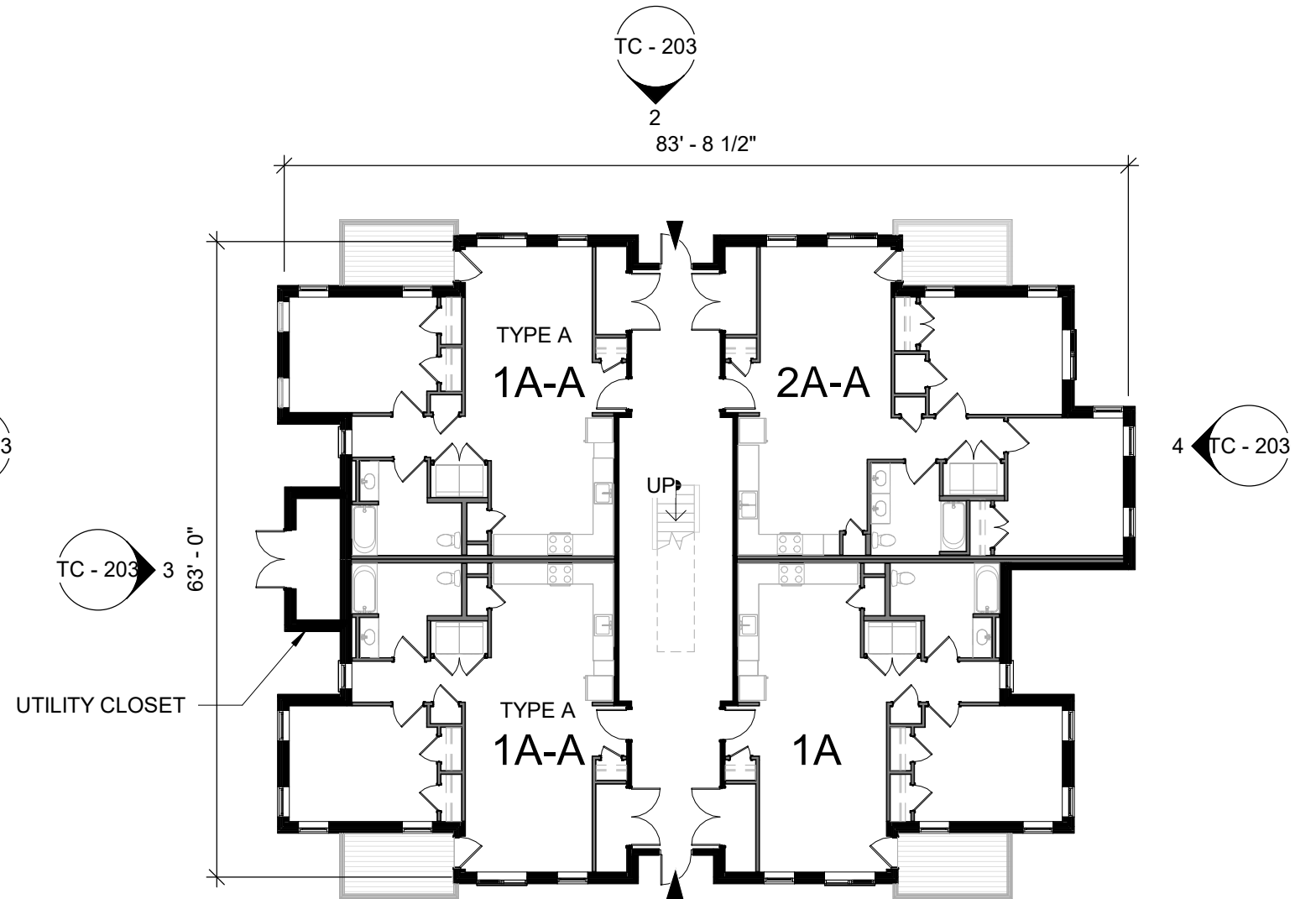
**BUILDING B FLOOR PLANS**  
**TC - 103**  
 1/16" = 1'-0"  
 01/31/2025



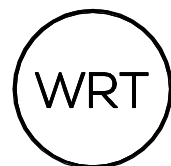
**2 BUILDING C - 2ND FLOOR PLAN**  
 1/16" = 1'-0"  
 3RD FLOOR SIMILAR



0 4' 8' 16' 32'  
 SCALE: 1/16" = 1'-0"



**1 BUILDING C - 1ST FLOOR PLAN**  
 1/16" = 1'-0"

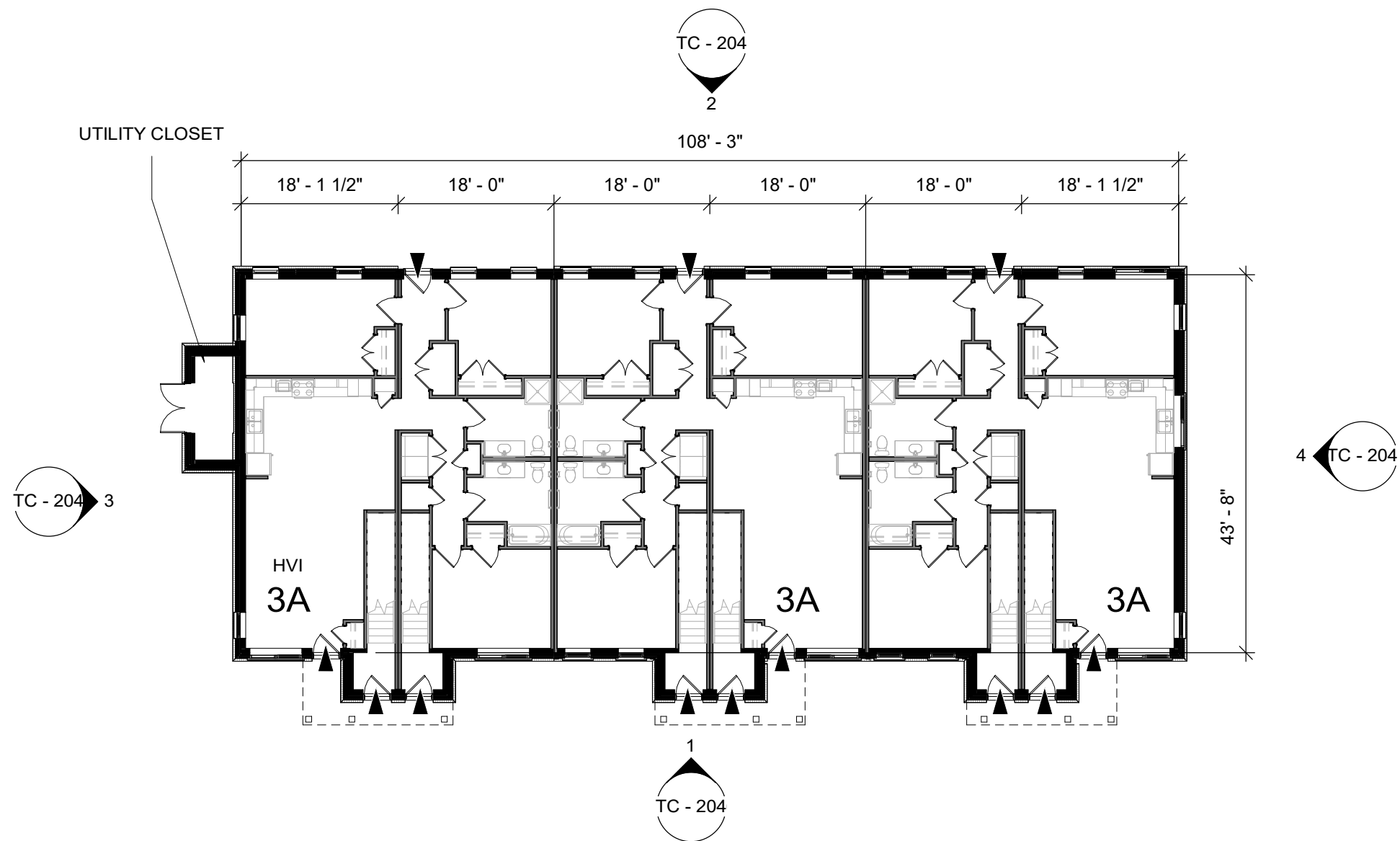


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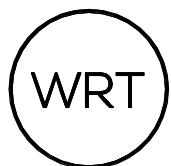
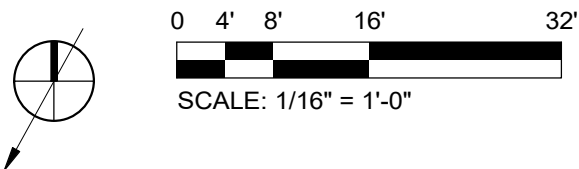
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**BUILDING C FLOOR PLANS**  
**TC - 104**  
 1/16" = 1'-0"  
 01/31/2025





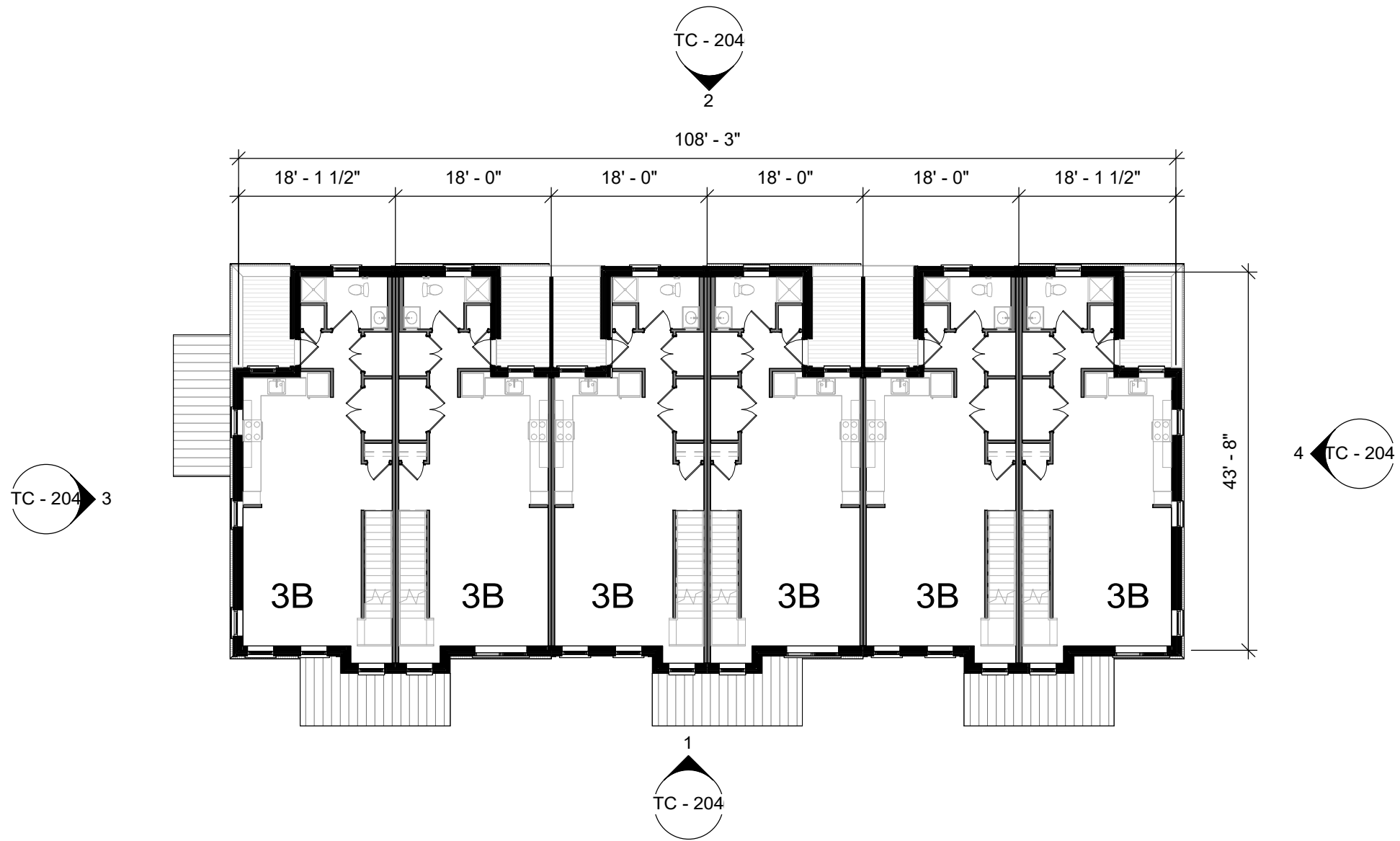
**1 BUILDING D - 1ST FLOOR PLAN**  
1/16" = 1'-0"



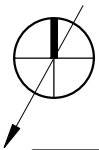
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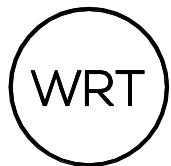
**BUILDING D 1ST FLOOR PLANS**  
**TC - 105**  
1/16" = 1'-0"  
01/31/2025



**1 BUILDING D - 2ND FLOOR PLAN**  
1/16" = 1'-0"



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

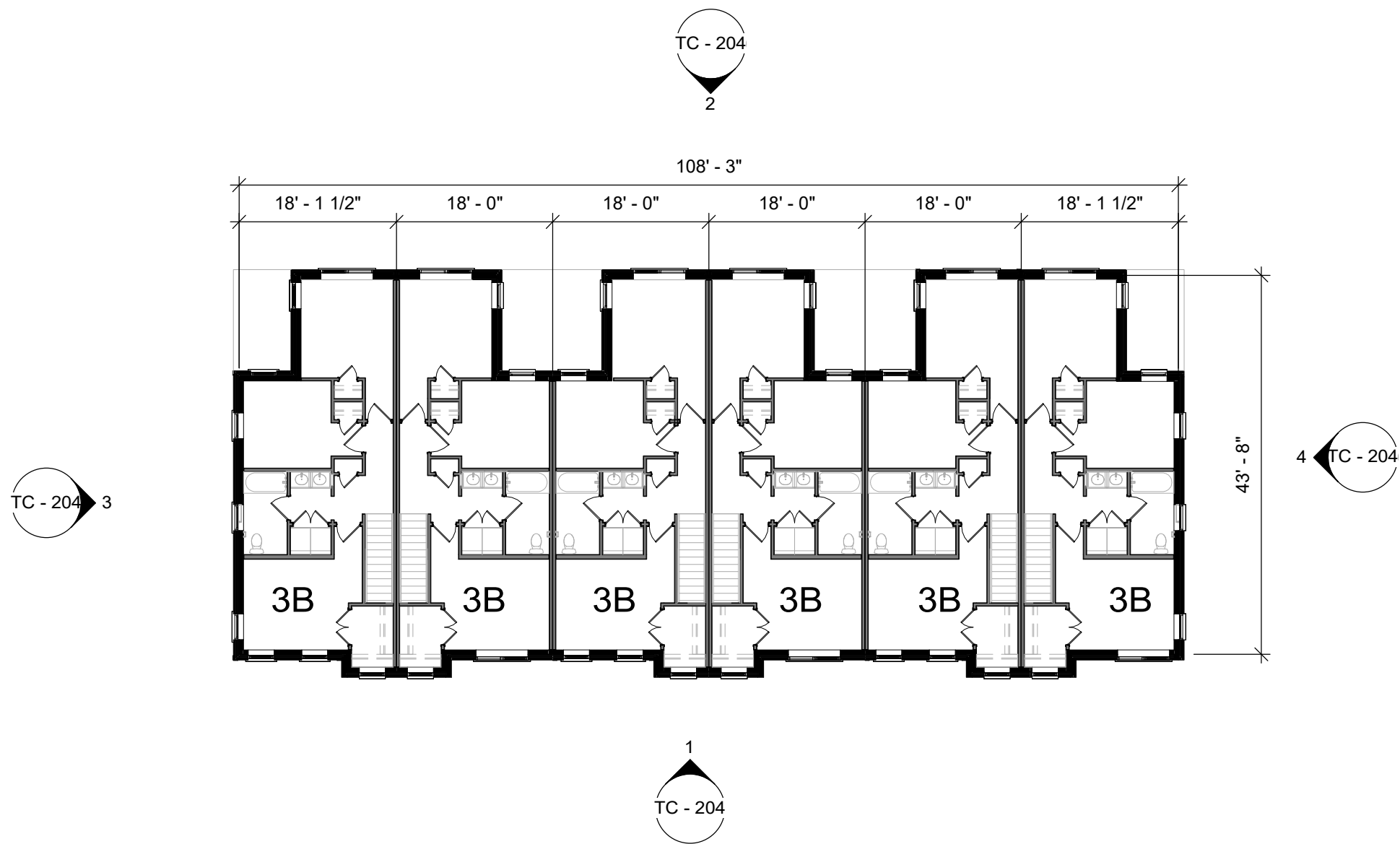


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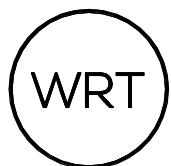
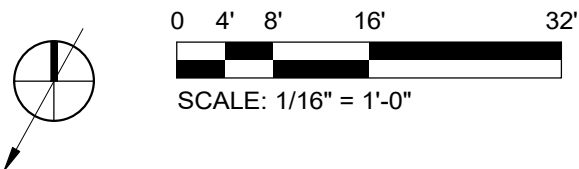
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PITTSBURGH, PA

**BUILDING D 2ND FLOOR PLAN**  
**TC - 106**  
1/16" = 1'-0"  
01/31/2025





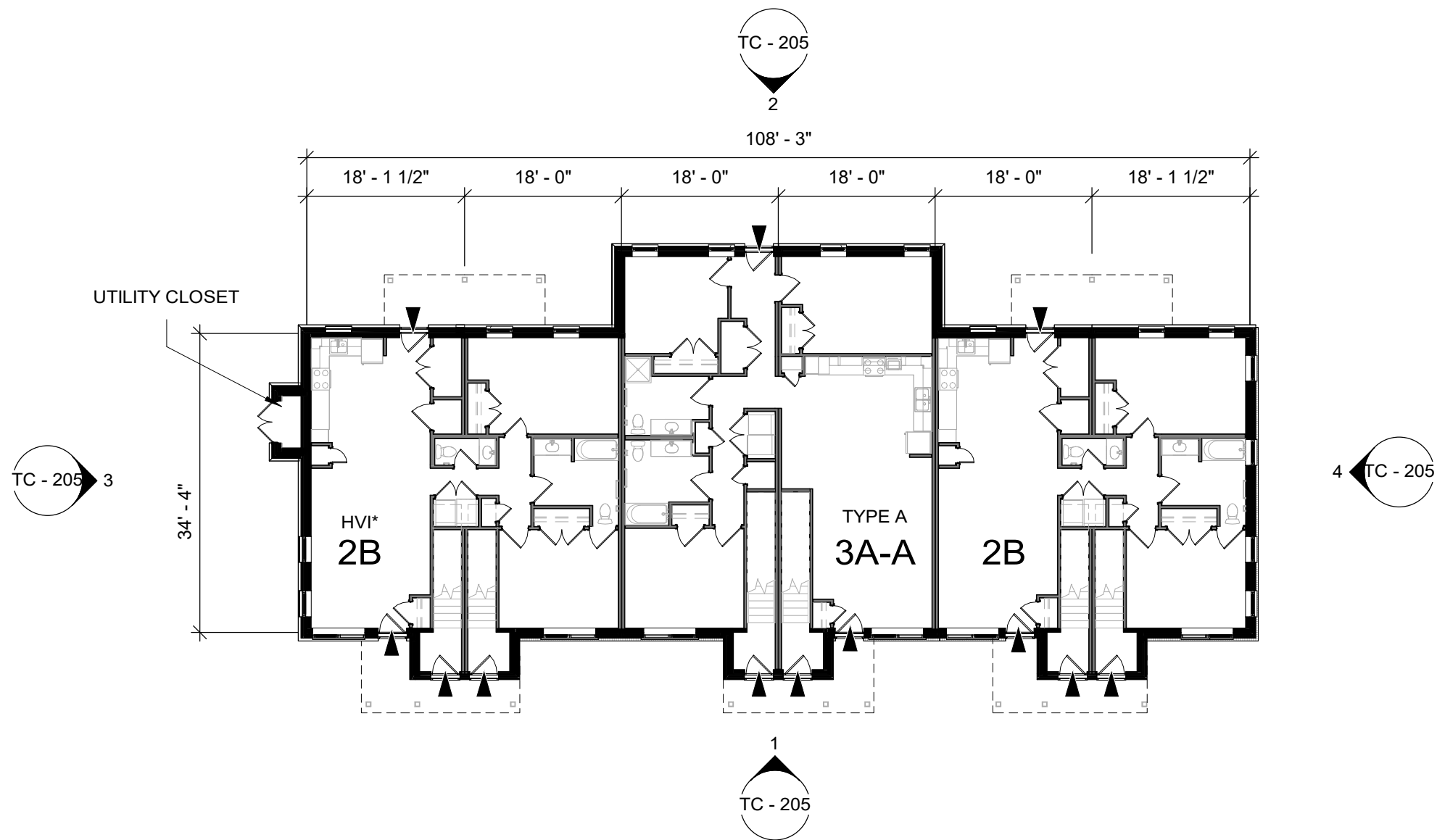
**1 BUILDING D - 3RD FLOOR PLAN**  
 1/16" = 1'-0"



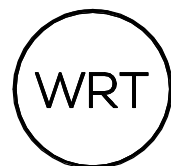
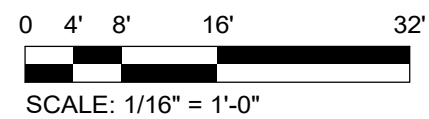
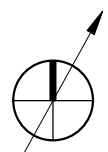
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 PITTSBURGH, PA

**BUILDING D 3RD FLOOR PLAN**  
**TC - 107**  
 1/16" = 1'-0"  
 01/31/25



**1 BUILDINGS E & F - 1ST FLOOR PLAN**  
 1/16" = 1'-0"  
 \* HVI AT BUILDING E ONLY

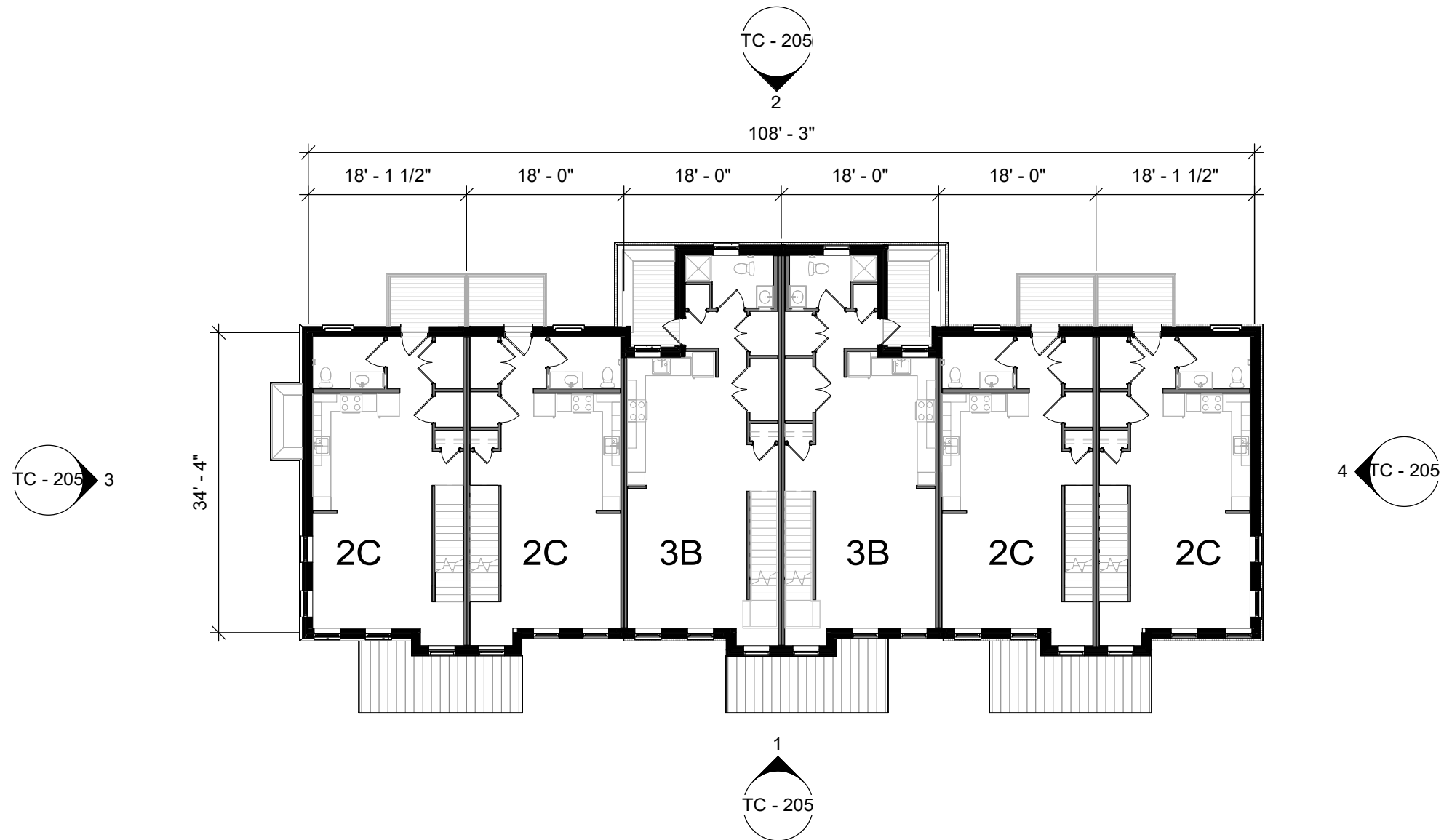


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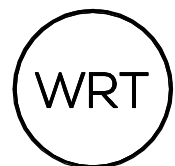
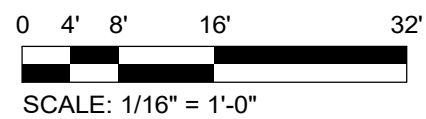
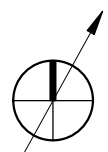
**TAX CREDIT APPLICATION**  
 BEDFORD DWELLINGS PHASE III: SOMERS DRIVE  
 PITTSBURGH, PA

**BUILDINGS E & F 1ST FLOOR PLANS**  
**TC - 108**  
 1/16" = 1'-0"  
 01/31/2025





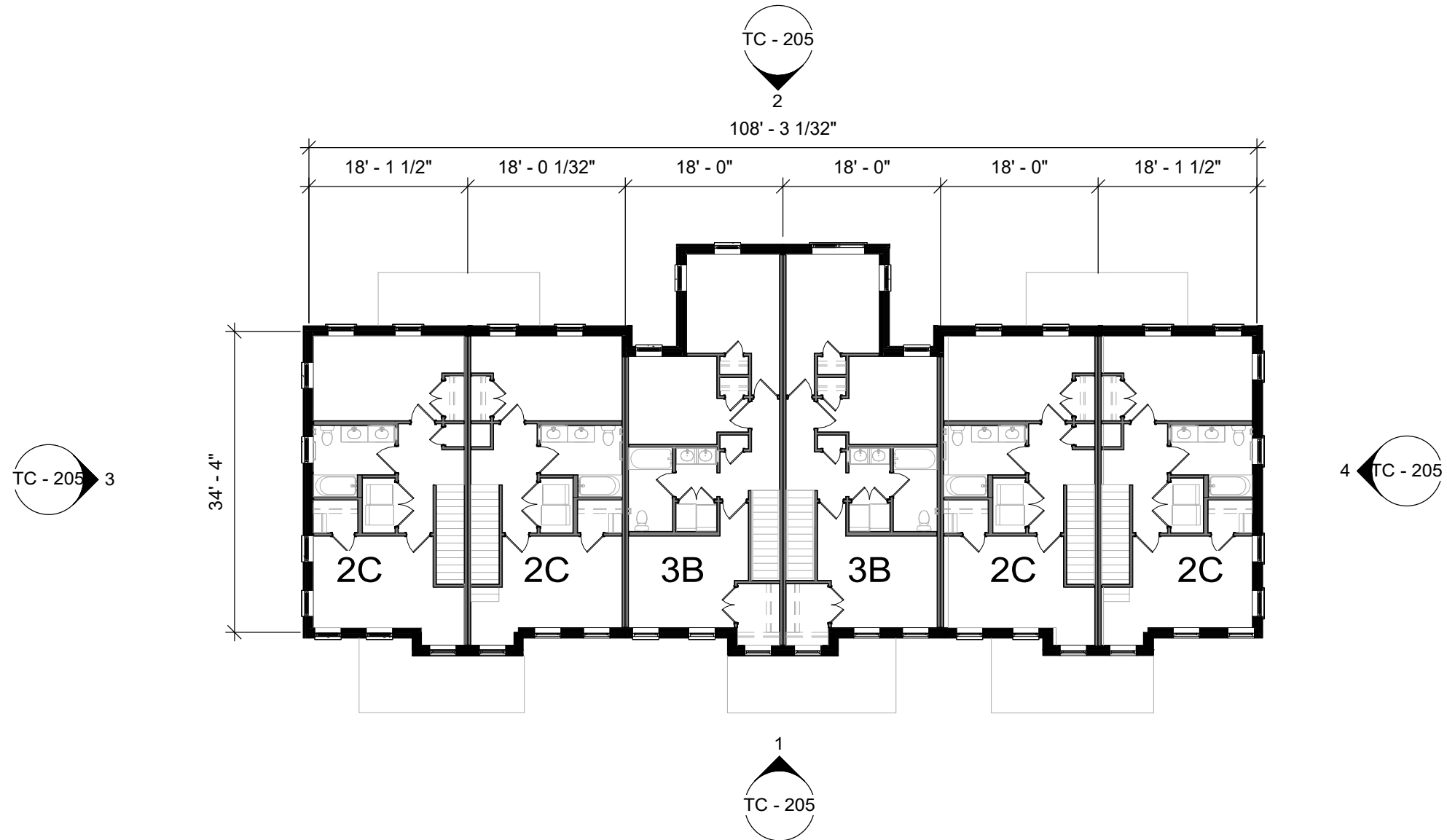
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1/16" = 1'-0"



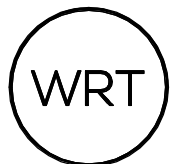
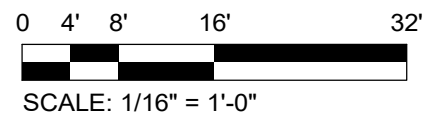
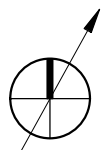
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**PITTSBURGH, PA**

**BUILDINGS E & F 2ND FLOOR PLAN**  
**TC - 109**  
1/16" = 1'-0"  
01/31/2025



**1 BUILDING E & F - 3RD FLOOR PLAN**  
1/16" = 1'-0"

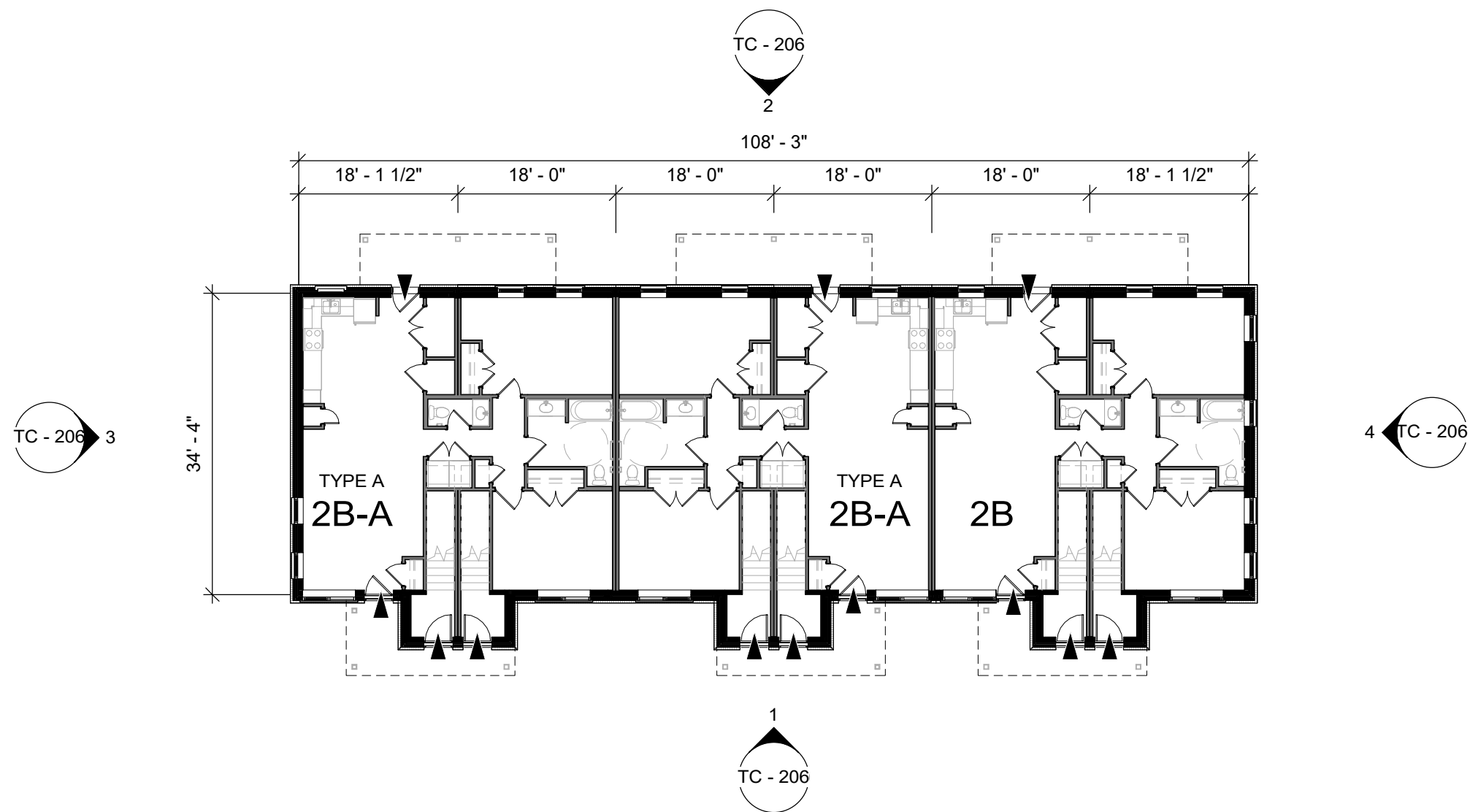


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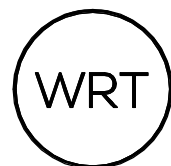
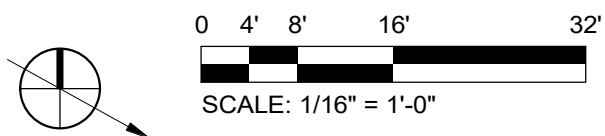
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**BUILDINGS E & F 3RD FLOOR PLAN**  
**TC - 110**  
1/16" = 1'-0"  
01/31/2025





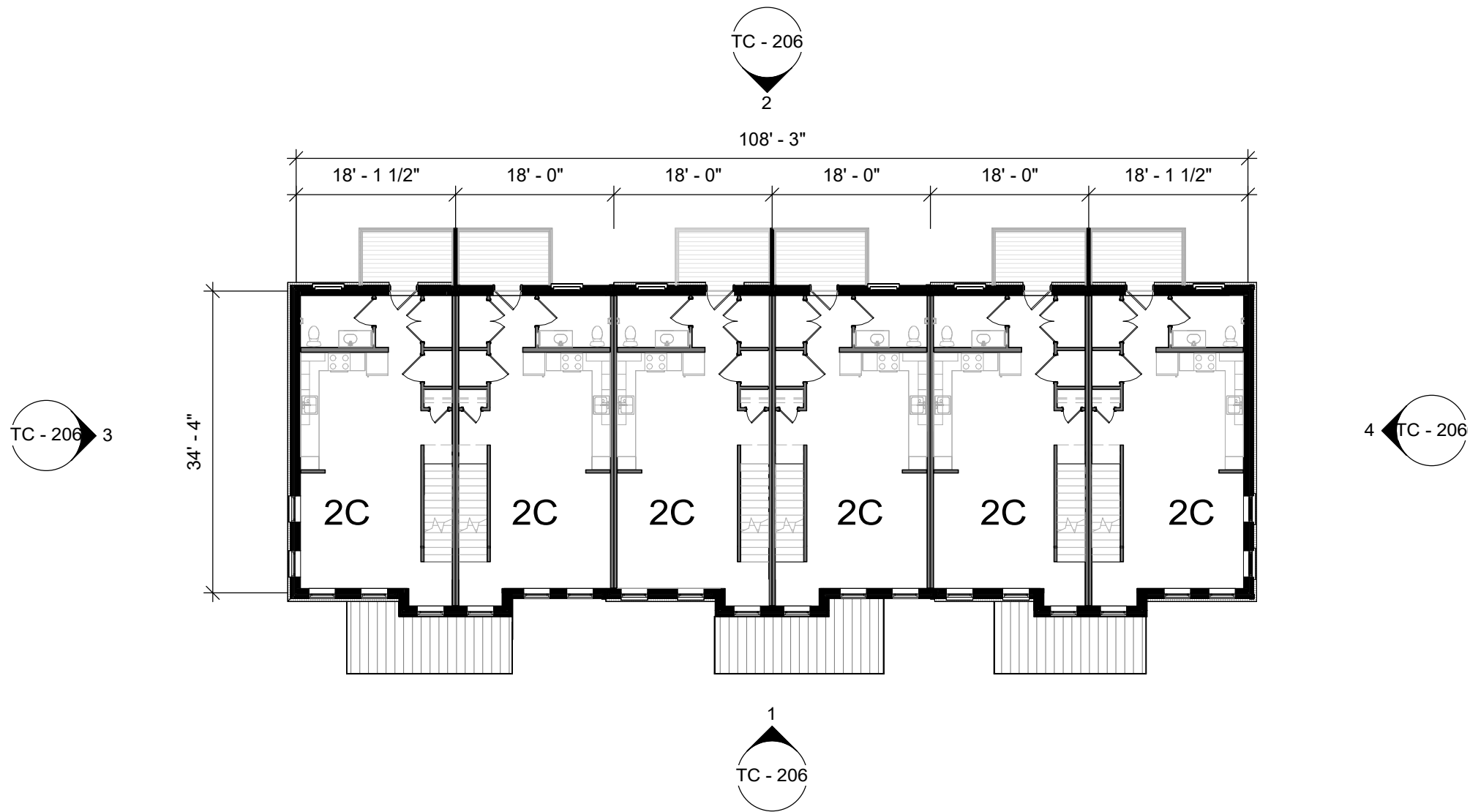
**1 BUILDING G - 1ST FLOOR PLAN**  
1/16" = 1'-0"



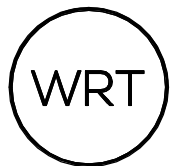
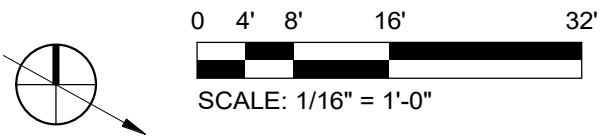
**WALLACE ROBERTS & TODD, LLC**  
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PHILADELPHIA, PA 19109  
215.732.5215  
WRTDESIGN.COM

**TAX CREDIT APPLICATION**  
**BEDFORD DWELLINGS PHASE III: SOMERS DRIVE**  
**PITTSBURGH, PA**

**BUILDING G 1ST FLOOR PLAN**  
**TC - 111**  
1/16" = 1'-0"  
01/31/2025



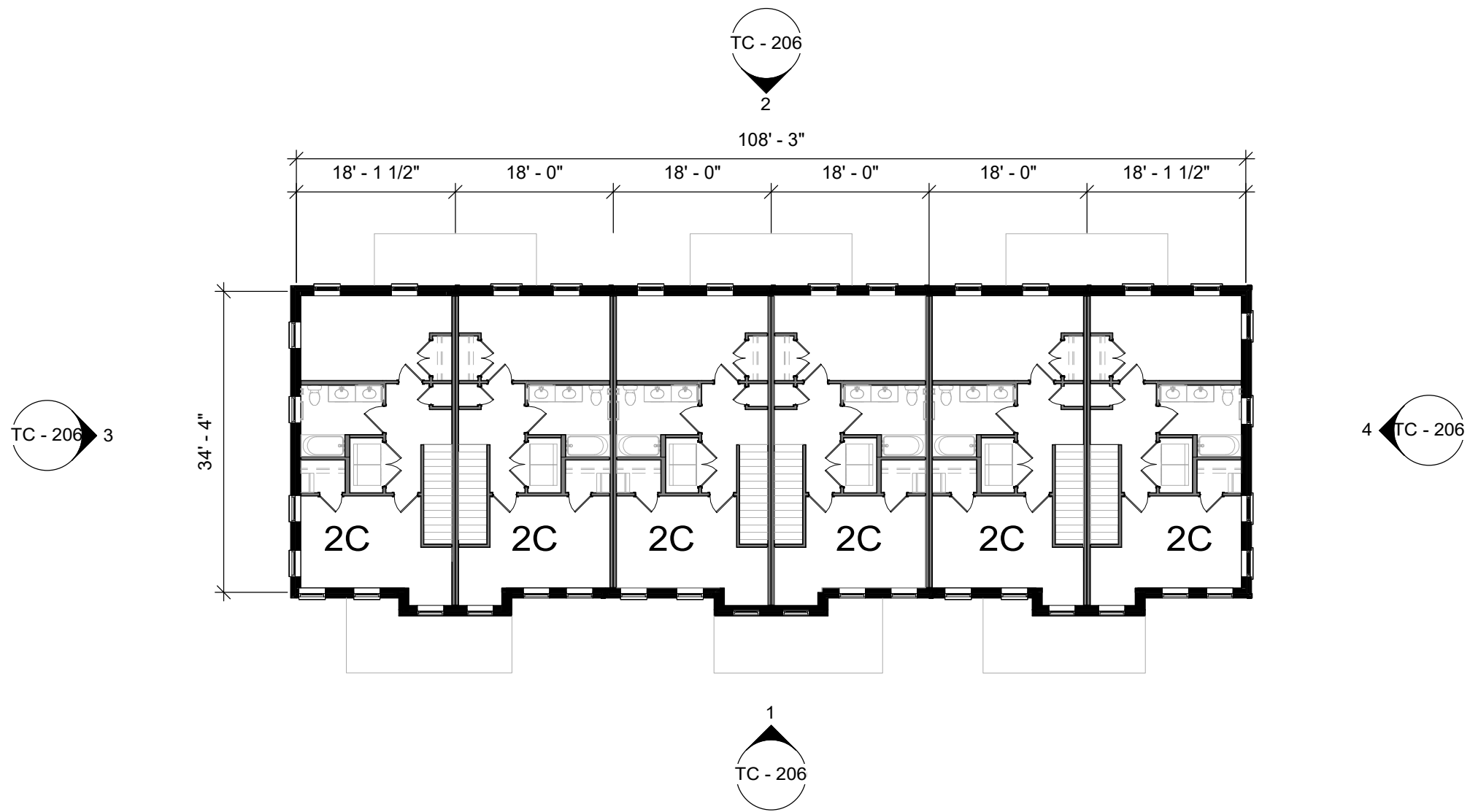
**1 BUILDING G - 2ND FLOOR PLAN**  
1/16" = 1'-0"



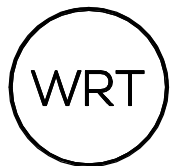
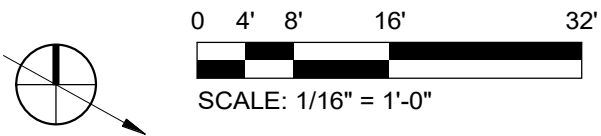
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PITTSBURGH, PA

**BUILDING G 2ND FLOOR PLAN**  
**TC - 112**  
1/16" = 1'-0"  
01/31/2025



**1 BUILDING G - 3RD FLOOR PLAN**  
1/16" = 1'-0"

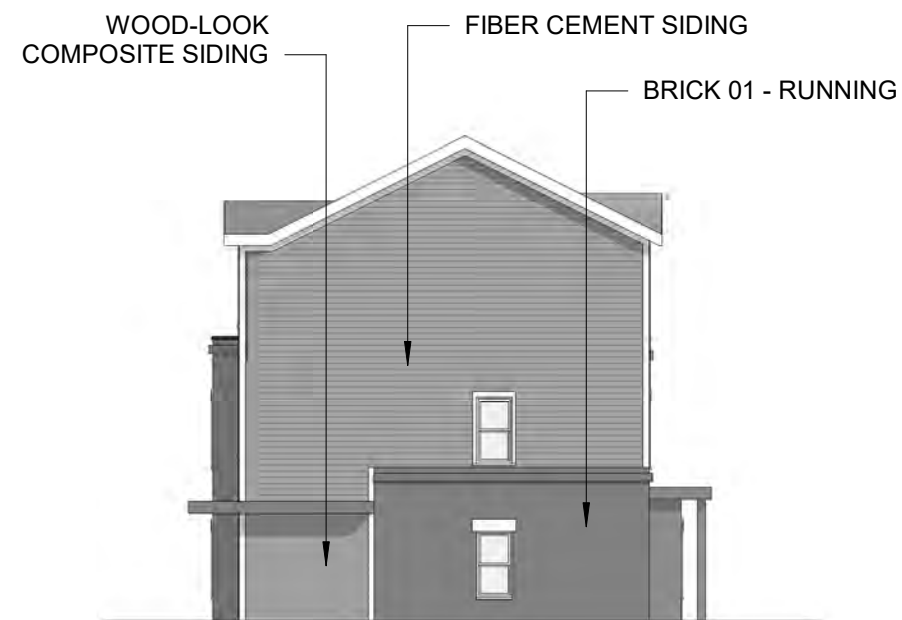


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**BUILDING G 3RD FLOOR PLAN**  
**TC - 113**  
1/16" = 1'-0"  
01/31/2025

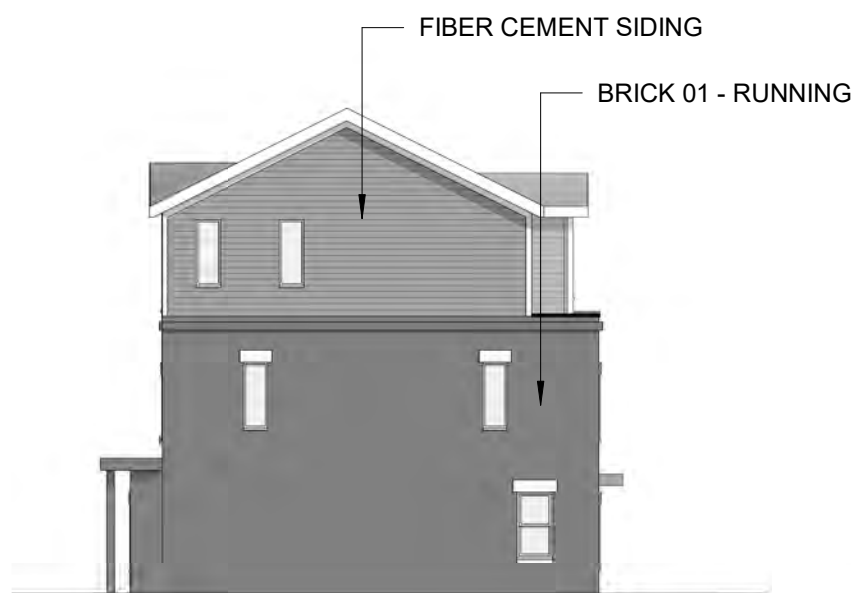




**4 BUILDING A EAST ELEVATION**  
1/16" = 1'-0"



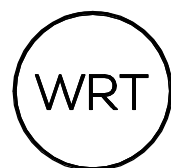
**2 BUILDING A NORTH ELEVATION**  
1/16" = 1'-0"



**3 BUILDING A WEST ELEVATION**  
1/16" = 1'-0"



**1 BUILDING A SOUTH ELEVATION - BEDFORD AVE**  
1/16" = 1'-0"



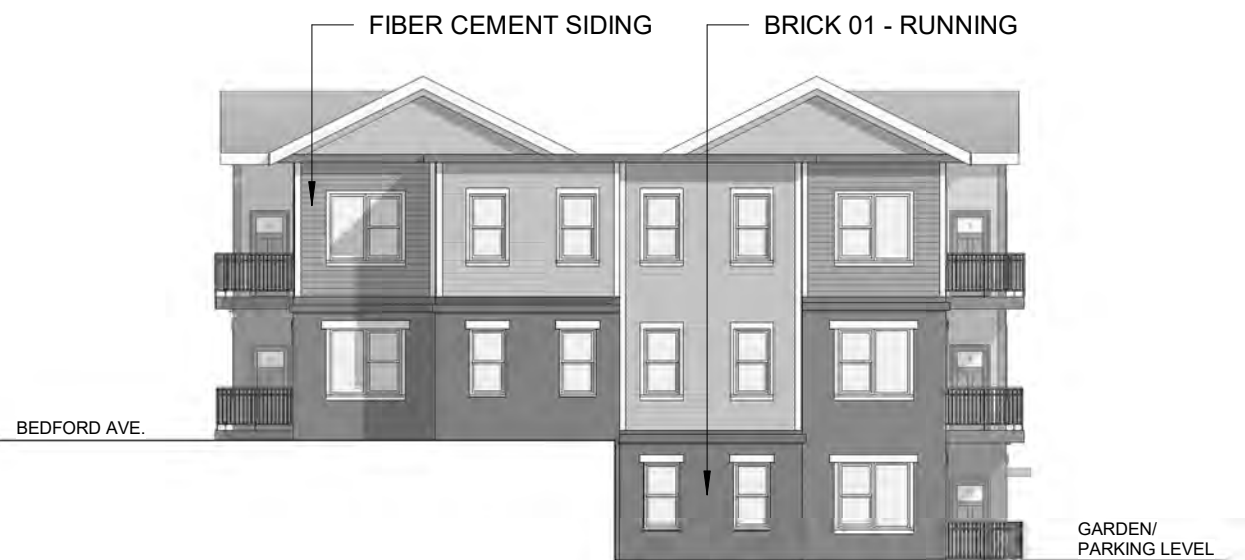
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BEDFORD DWELLINGS PHASE III: SOMERS DRIVE  
PITTSBURGH, PA

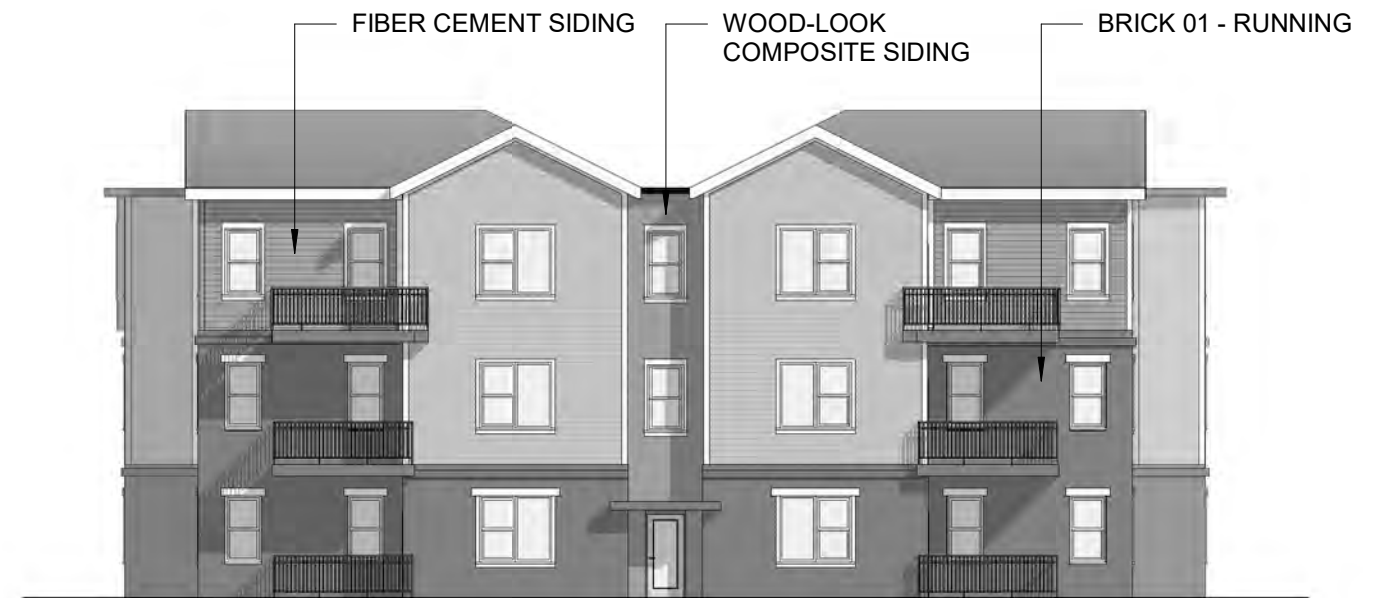
BUILDING A ELEVATIONS  
**TC - 201**  
1/16" = 1'-0"  
01/31/2025



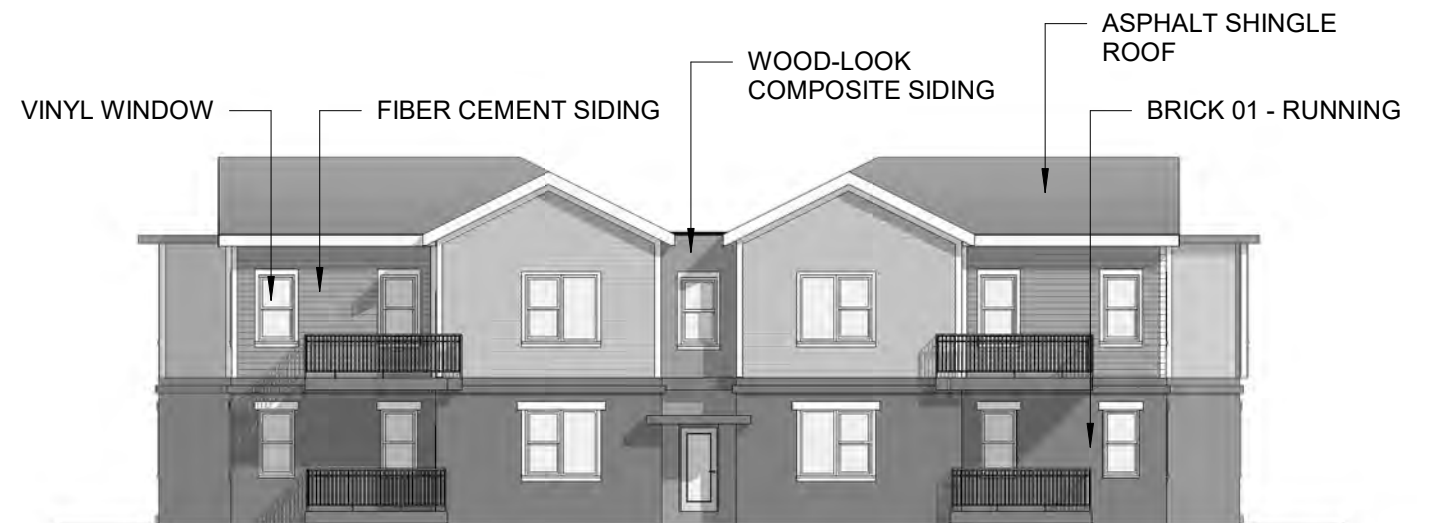
**4 BUILDING B WEST ELEVATION**  
1/16" = 1'-0"



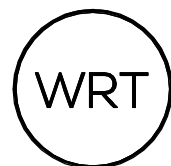
**3 BUILDING B EAST ELEVATION**  
1/16" = 1'-0"



**2 BUILDING B NORTH ELEVATION**  
1/16" = 1'-0"



**1 BUILDING B SOUTH ELEVATION - BEDFORD AVE**  
1/16" = 1'-0"



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PITTSBURGH, PA

BUILDING B ELEVATIONS  
**TC - 202**  
1/16" = 1'-0"  
01/31/2025



**4 BUILDING C EAST ELEVATION**  
1/16" = 1'-0"



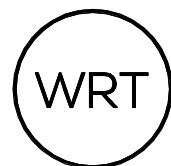
**2 BUILDING C NORTH ELEVATION - SOMERS DRIVE**  
1/16" = 1'-0"



**3 BUILDING C WEST ELEVATION**  
1/16" = 1'-0"



**1 BUILDING C SOUTH ELEVATION**  
1/16" = 1'-0"

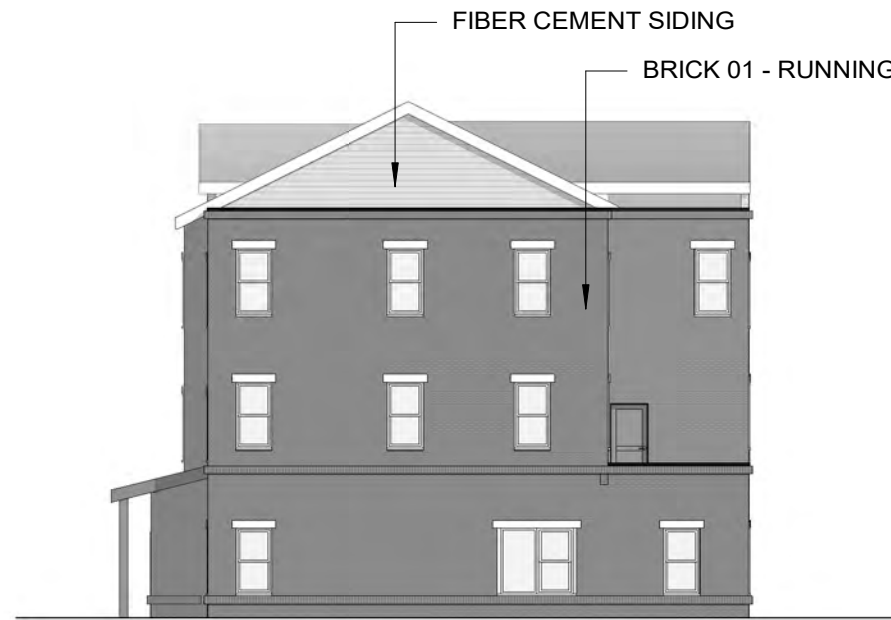


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BUILDING C ELEVATIONS  
**TC - 203**  
1/16" = 1'-0"  
01/31/2025

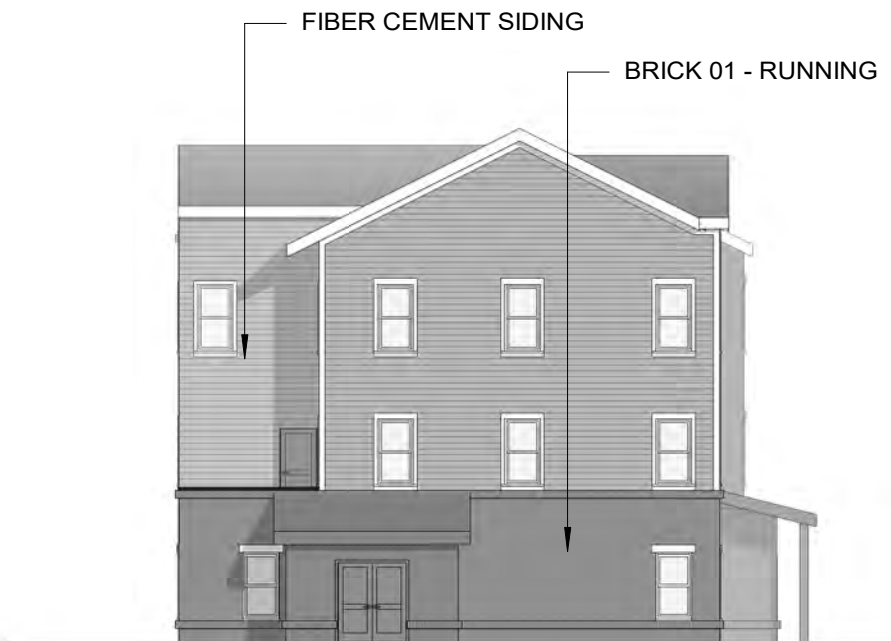




**4 BUILDING D WEST ELEVATION**  
1/16" = 1'-0"



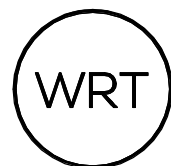
**2 BUILDING D SOUTH ELEVATION**  
1/16" = 1'-0"



**3 BUILDING D EAST ELEVATION**  
1/16" = 1'-0"



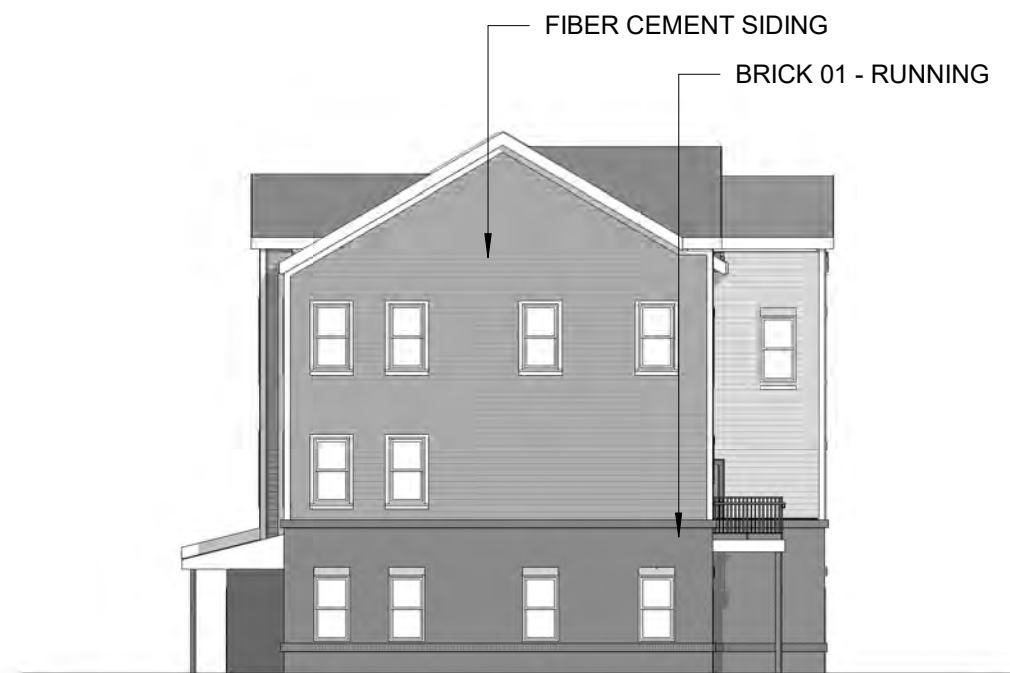
**1 BUILDING D NORTH ELEVATION - SOMERS DRIVE**  
1/16" = 1'-0"



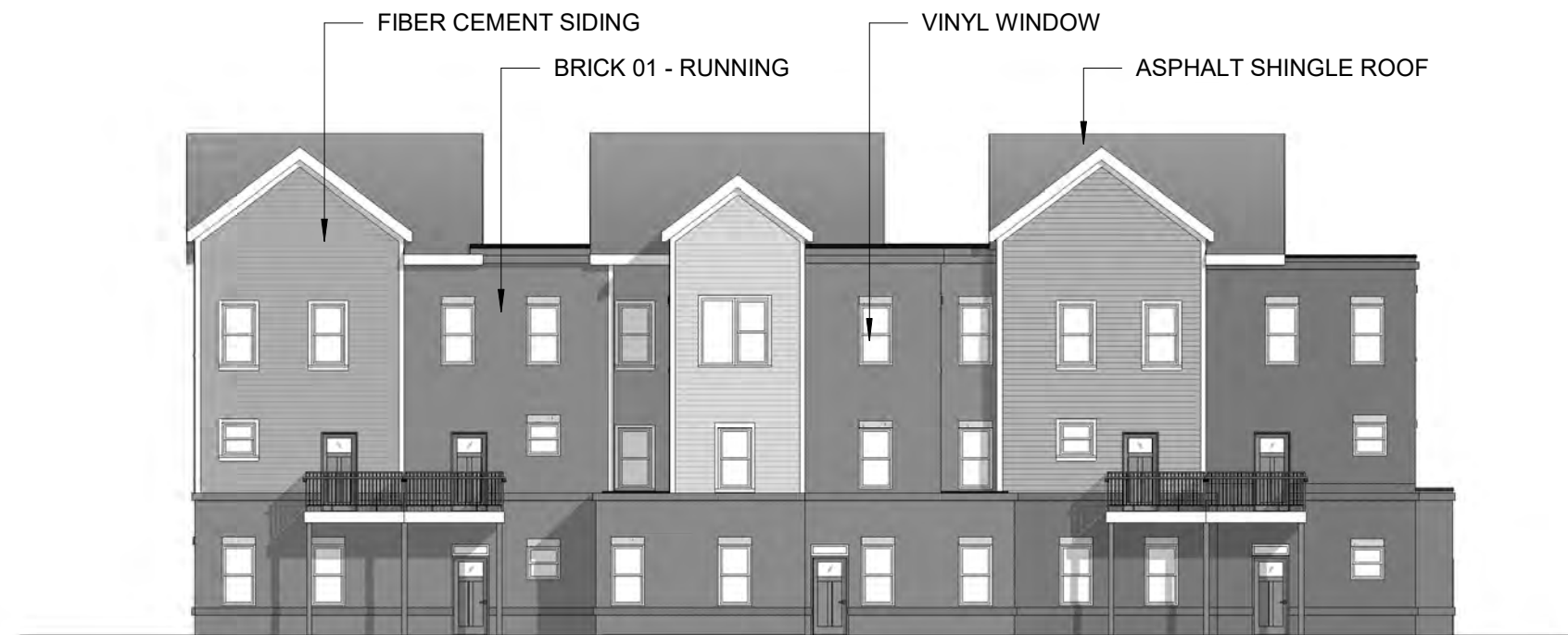
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TAX CREDIT APPLICATION  
BEDFORD DWELLINGS PHASE III: SOMERS DRIVE  
PITTSBURGH, PA

BUILDING D ELEVATIONS  
**TC - 204**  
1/16" = 1'-0"  
01/31/2025



**4** BUILDING E & F EAST ELEVATION  
1/16" = 1'-0"



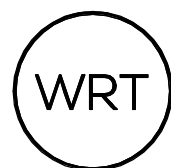
**2** BUILDING E & F NORTH ELEVATION  
1/16" = 1'-0"



**3** BUILDING E & F WEST ELEVATION  
1/16" = 1'-0"



**1** BUILDING E & F SOUTH ELEVATION - SOMERS DRIVE  
1/16" = 1'-0"



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BEDFORD DWELLINGS PHASE III: SOMERS DRIVE  
PITTSBURGH, PA

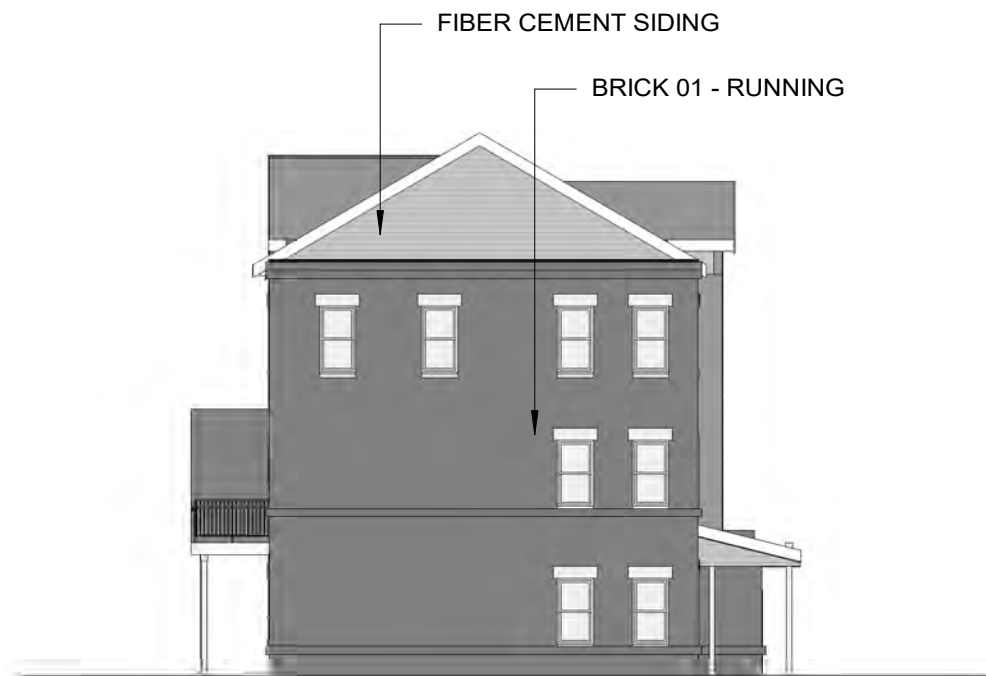
BUILDINGS E & F ELEVATIONS  
**TC - 205**  
1/16" = 1'-0"  
01/31/2025



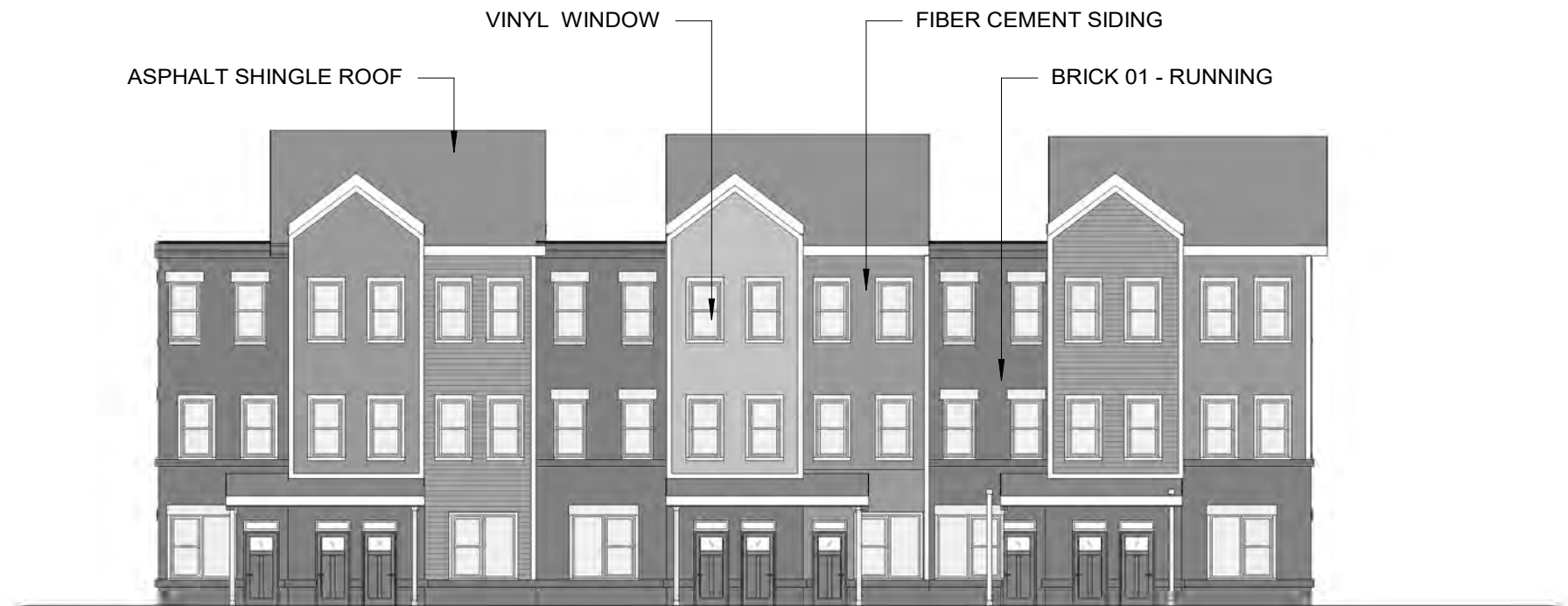
**4 BUILDING G EAST ELEVATION**  
1/16" = 1'-0"



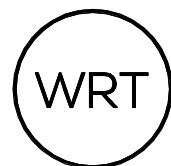
**2 BUILDING G NORTH ELEVATION**  
1/16" = 1'-0"



**3 BUILDING G WEST ELEVATION**  
1/16" = 1'-0"



**1 BUILDING G SOUTH ELEVATION**  
1/16" = 1'-0"

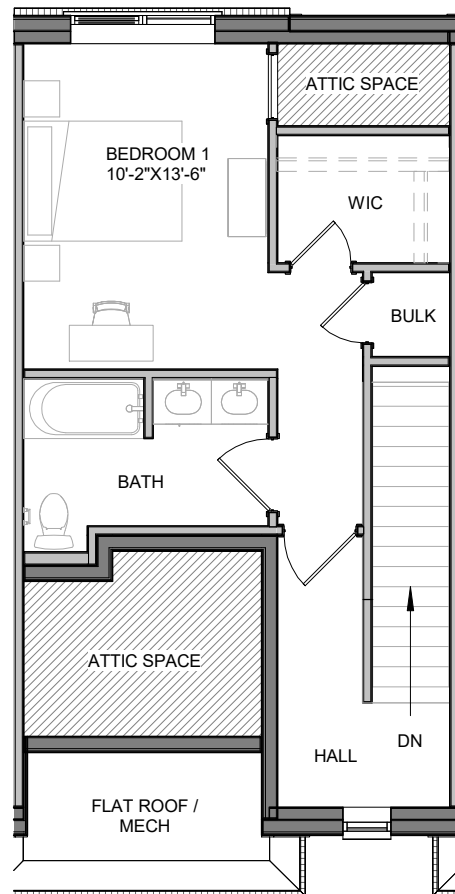


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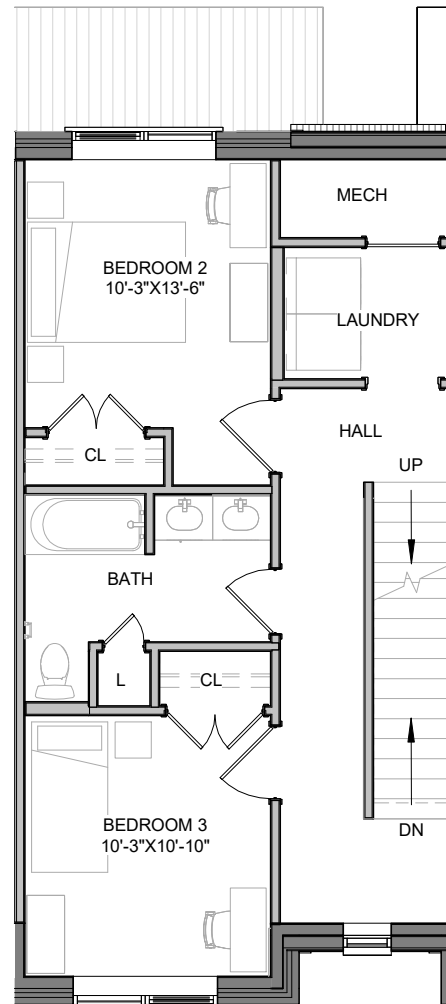
TAX CREDIT APPLICATION  
BEDFORD DWELLINGS PHASE III: SOMERS DRIVE  
PITTSBURGH, PA

BUILDING G ELEVATIONS  
**TC - 206**  
1/16" = 1'-0"  
01/31/2025

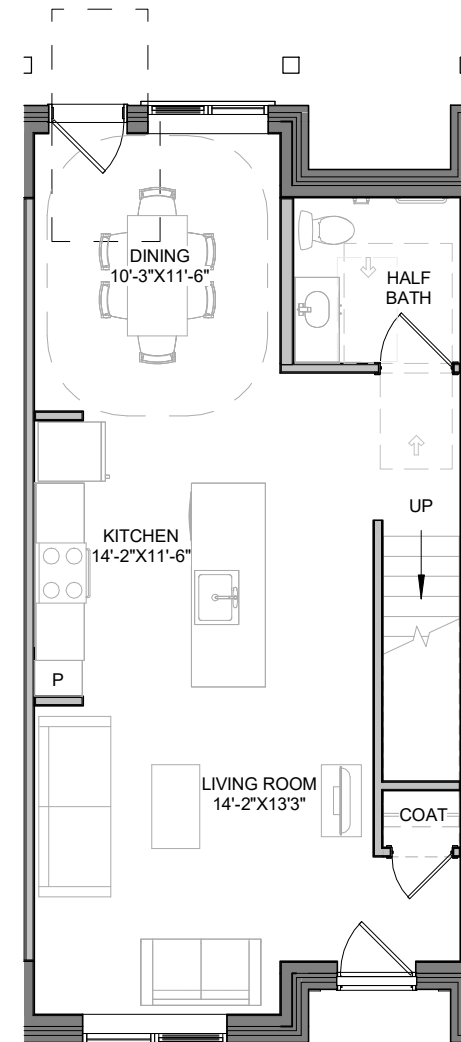




**3 3T - 3RD FLOOR PLAN**  
1/8" = 1'-0"

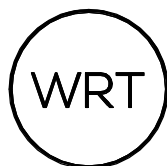


**2 3T - 2ND FLOOR PLAN**  
1/8" = 1'-0"



**1 3T - 1ST FLOOR PLAN**  
1/8" = 1'-0"

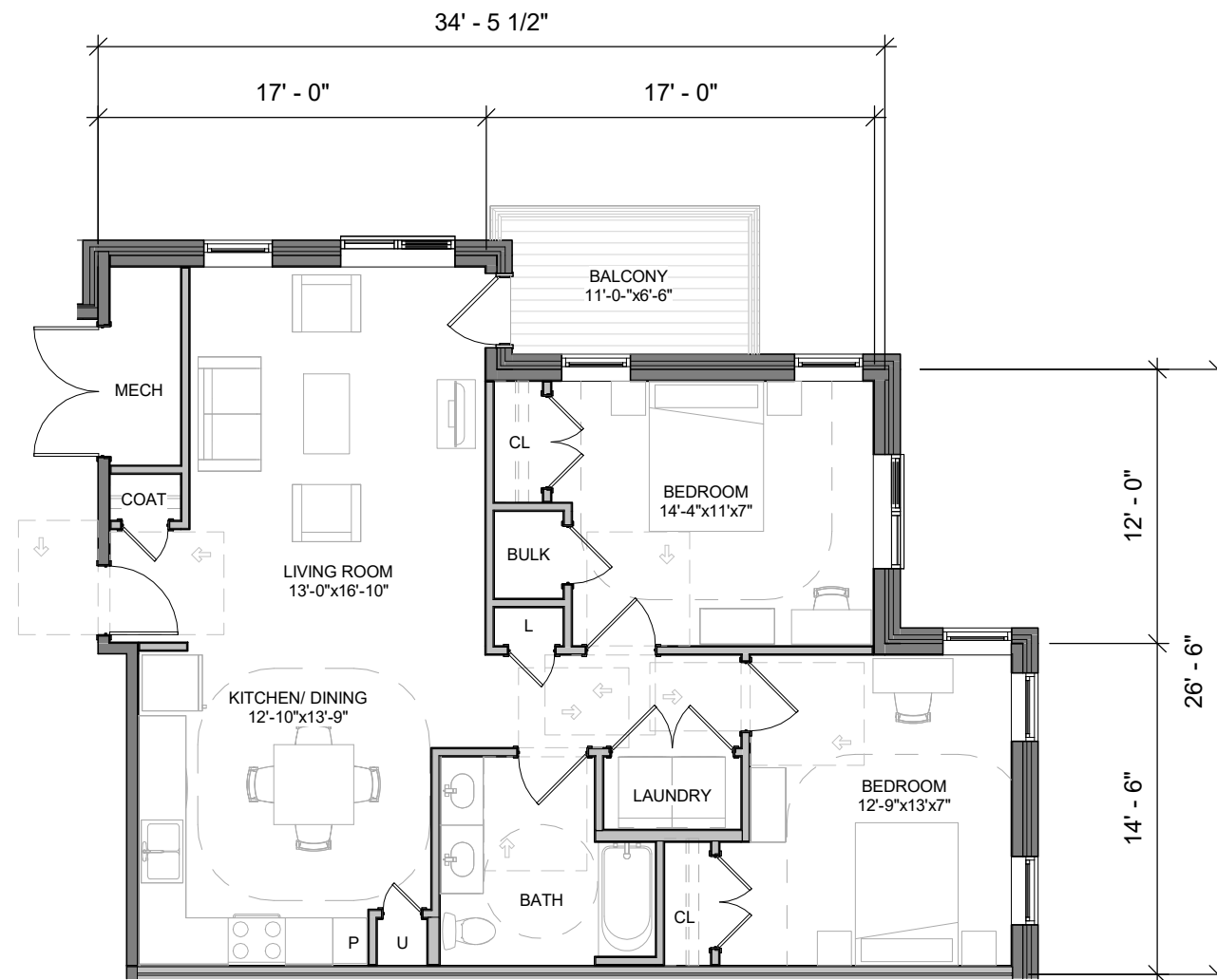
**UNIT NSF: 1,537**  
**UNIT GSF: 1,745**



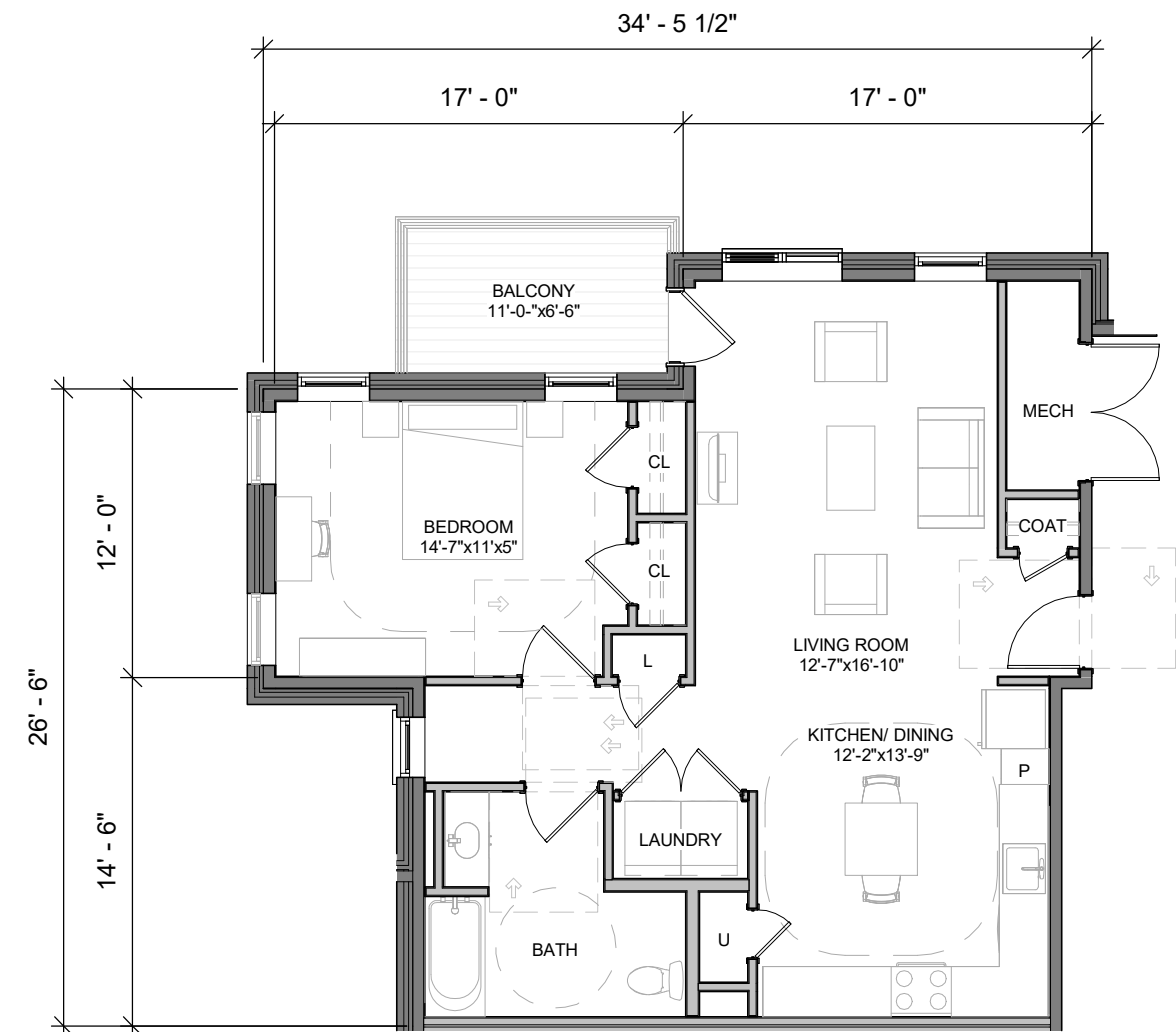
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**TAX CREDIT APPLICATION**  
**BEDFORD DWELLINGS PHASE III: SOMERS DRIVE**  
**PITTSBURGH, PA**

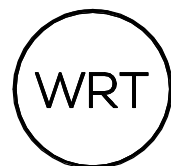
**TOWNHOME UNIT PLANS**  
**TC - 401**  
1/8" = 1'-0"  
01/31/2025



**2** 2A - 2-BEDROOM UNIT FLOOR PLAN  
 1/8" = 1'-0"  
 2A-A (TYPE A) SIMILAR  
**NSF: 1,006**  
**GSF: 1,092**



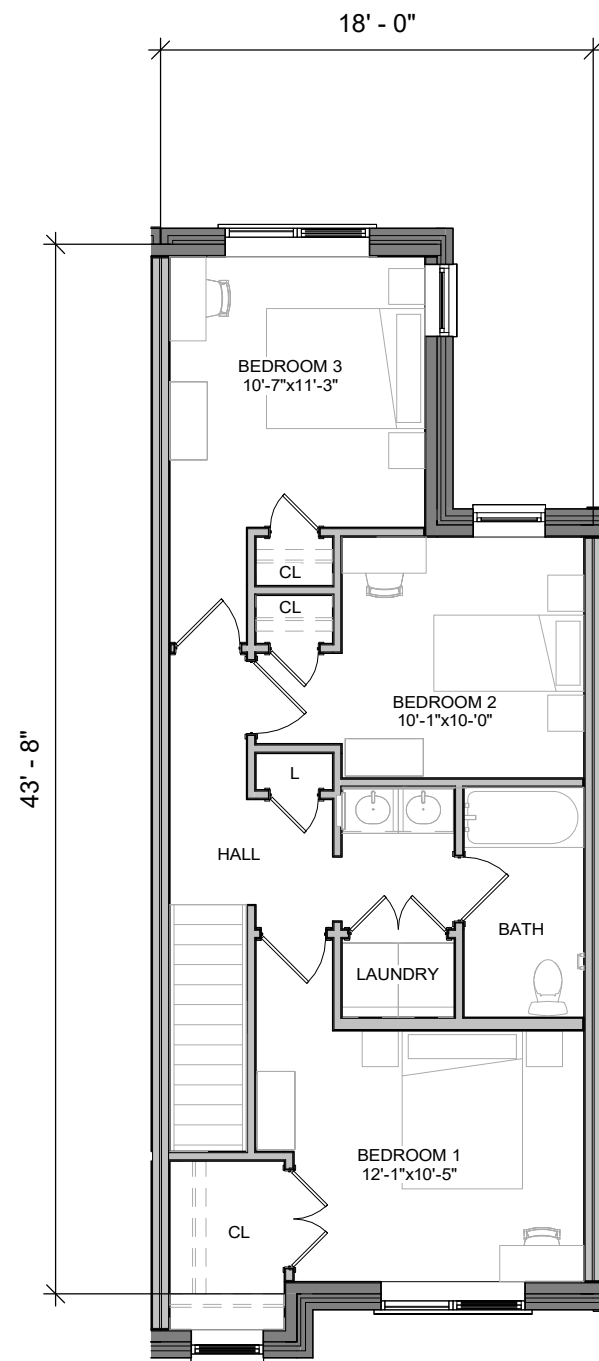
**1** 1A - 1-BEDROOM UNIT FLOOR PLAN  
 1/8" = 1'-0"  
 1A-A (TYPE A) SIMILAR  
**NSF: 832**  
**GSF: 916**



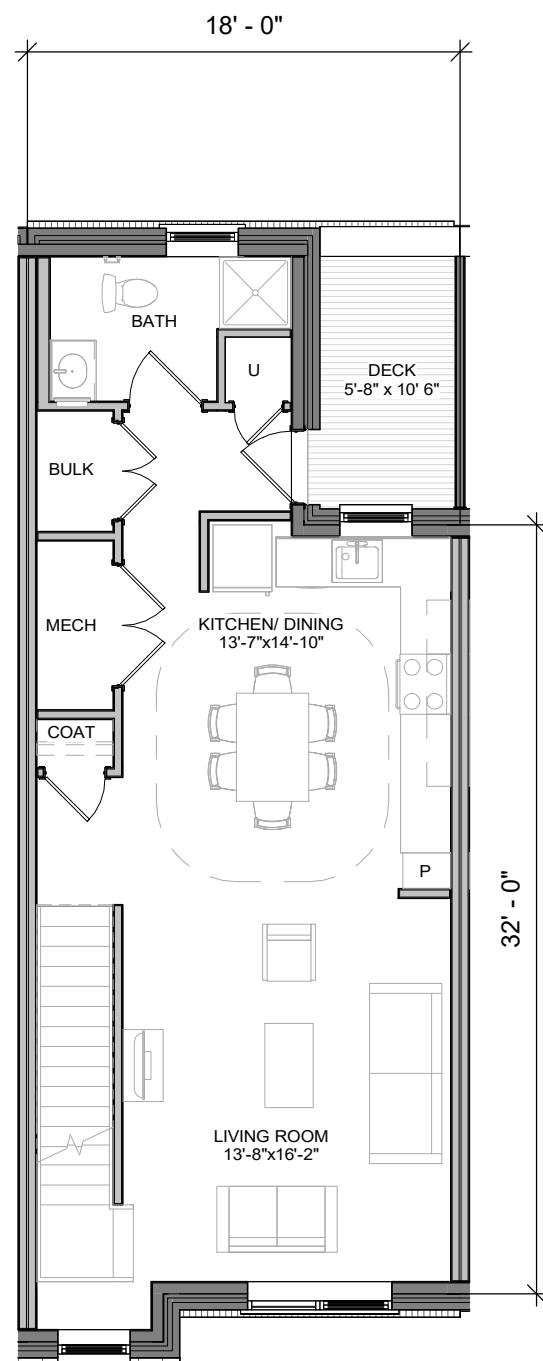
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 BEDFORD DWELLINGS PHASE III: SOMERS DRIVE  
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GARDEN APARTMENT UNIT PLANS  
**TC - 402**  
 1/8" = 1'-0"  
 01/31/2025

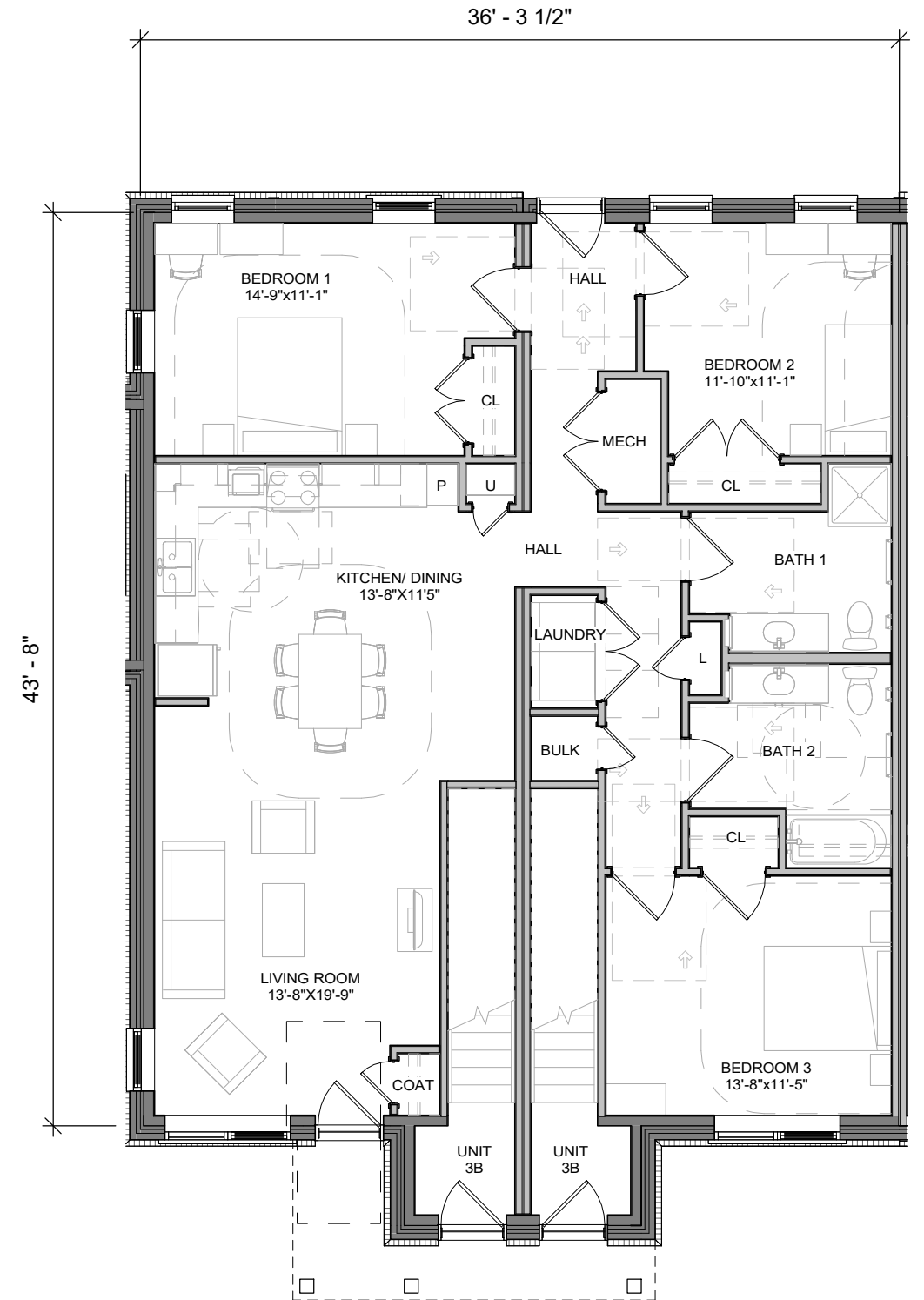


**3 3B - 3RD FLOOR PLAN**  
1/8" = 1'-0"



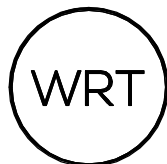
**2 3B - 2ND FLOOR PLAN**  
1/8" = 1'-0"

**NSF: 1,370**  
**GSF: 1,545**



**1 3A - 1ST FLOOR PLAN**  
1/8" = 1'-0"

3A-A (TYPE A) SIMILAR  
**NSF: 1,320**  
**GSF: 1,525**

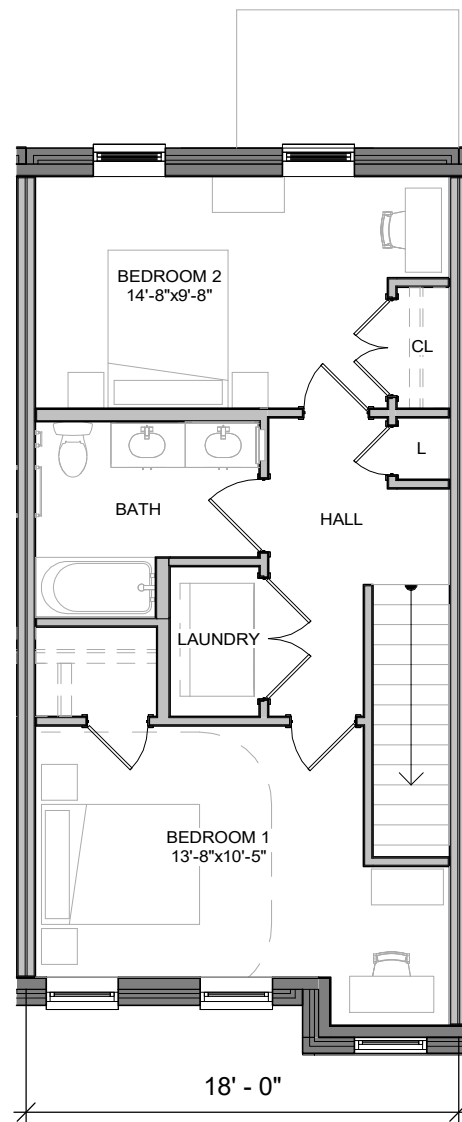


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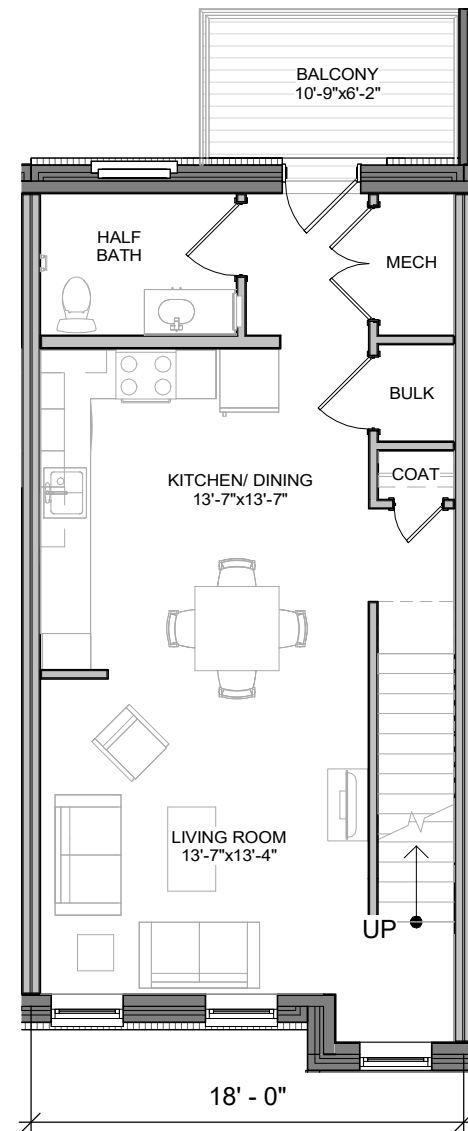
**TAX CREDIT APPLICATION**  
**BEDFORD DWELLINGS PHASE III: SOMERS DRIVE**  
**PITTSBURGH, PA**

**STACKED FLAT UNIT PLANS - 3-BEDROOM**  
**TC - 403**  
1/8" = 1'-0"  
01/31/2025



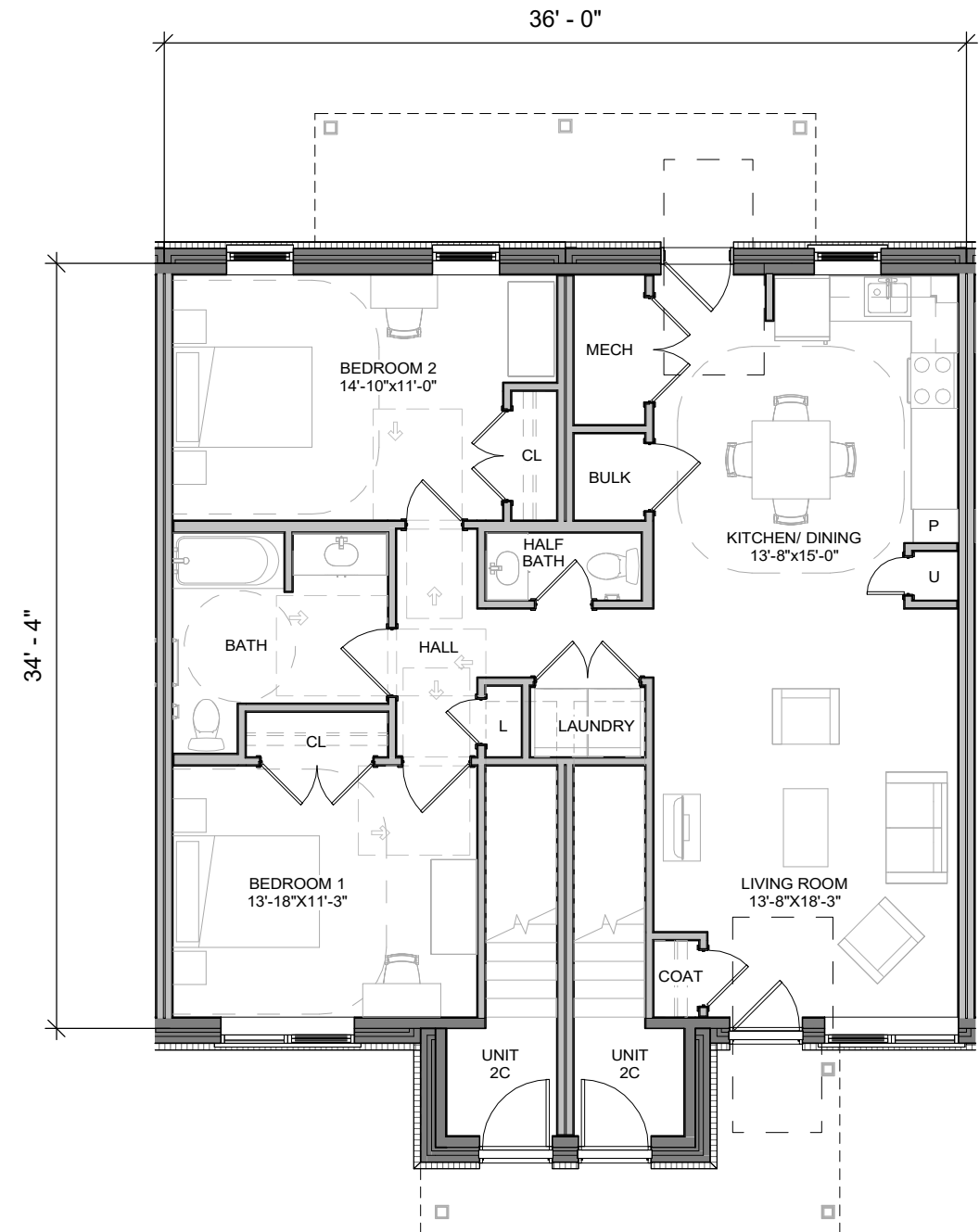


**3 2C - 3RD FLOOR PLAN**  
1/8" = 1'-0"



**2 2C - 2ND FLOOR PLAN**  
1/8" = 1'-0"

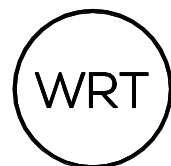
**NSF: 1,210**  
**GSF: 1,330**



**1 2B - 1ST FLOOR PLAN**  
1/8" = 1'-0"

2B-A (TYPE A) SIMILAR

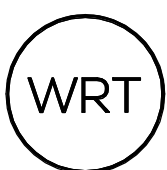
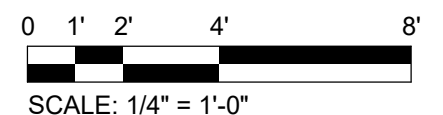
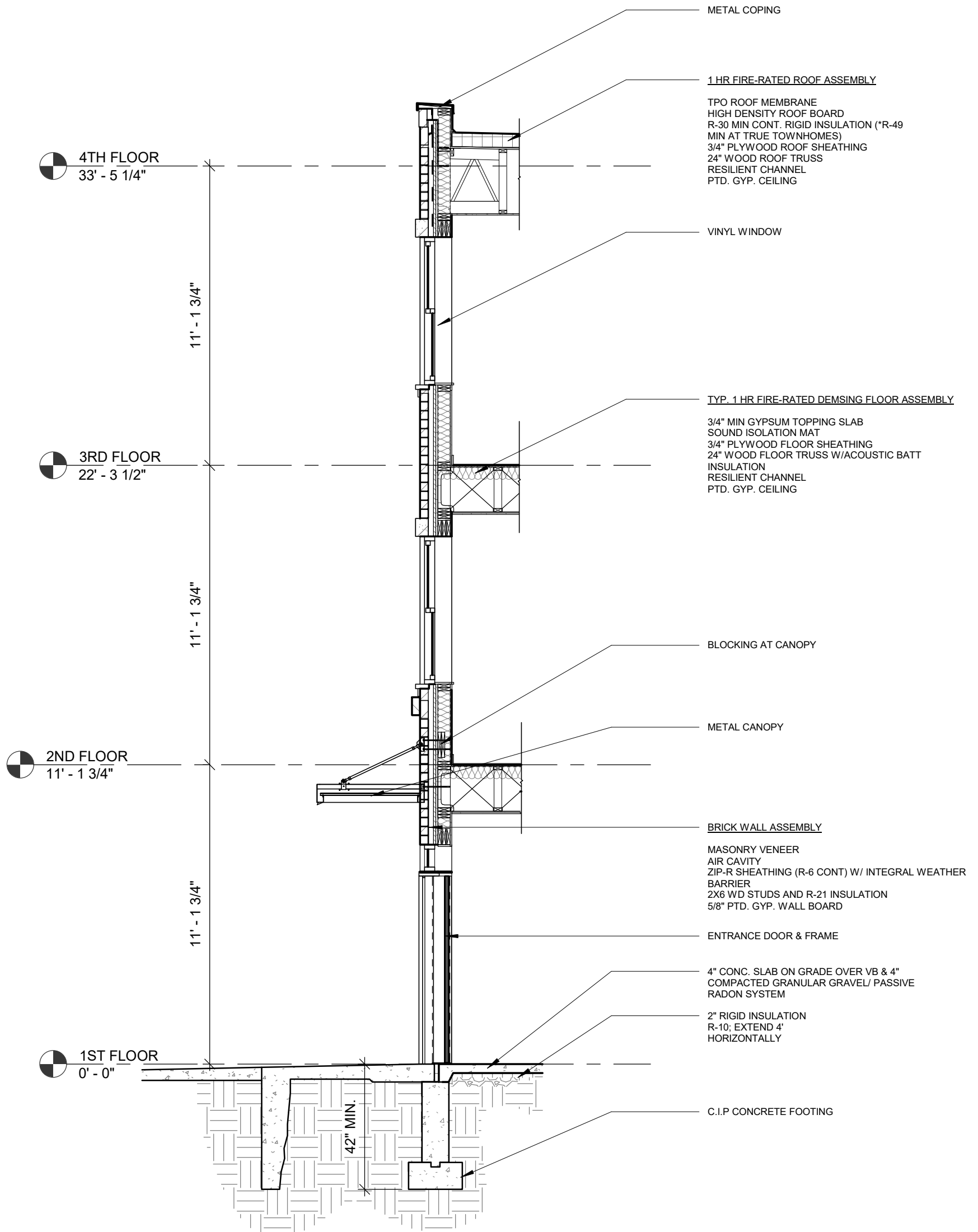
**NSF: 1,085**  
**GSF: 1,216**



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**TAX CREDIT APPLICATION**  
**BEDFORD DWELLINGS PHASE III: SOMERS DRIVE**  
**PITTSBURGH, PA**

**STACKED FLAT UNIT PLANS - 2 BEDROOM**  
**TC - 404**  
1/8" = 1'-0"  
01/31/2025



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TAX CREDIT APPLICATION  
BEDFORD DWELLINGS PHASE III: SOMERS  
DRIVE  
PITTSBURGH, PA

WALL SECTION  
TC - 501  
1/4" = 1'-0"  
01/31/2025