Excerpt from 2012 Institutional Master Plan:

19. Doherty Apartments Site

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<tr>
<th>DESCRIPTION</th>
<th>Up to 3 new buildings and up to 100 additional surface parking spaces</th>
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<td>USES</td>
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<tr>
<td>SQUARE FEET</td>
<td>120,000 gsf (in 3 buildings)</td>
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<tr>
<td>HEIGHT</td>
<td>4 stories (60 ft) on Forbes; 2 stories (25 ft) on uphill side</td>
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<tr>
<td>SETBACK</td>
<td>North: 45 ft from adjacent properties</td>
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<td>South: 15 ft from property line</td>
</tr>
<tr>
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<td>East, West: 40 ft from adjacent properties</td>
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Rendered Site Plan

Forbes/Beeler Residence

PROPERTY BOUNDARY

ZONING BOUNDARY

Existing Forest

Proposed Building

Pull-off

Compactor & Generator

Parking (20 spaces)

East Campus Garage
Forbes/Beeler Residence

Zoning & Grading

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View into the Plaza
View of Entry

Forbes/Beeler Residence
North Façade

Forbes/Beeler Residence
Exterior Elevation Development

Forbes/Beeler Residence

South Elevation
Exterior Elevation Development

- Forbes/Beeler Residence

- Precast Concrete
- Soldier Course
- Soldier Course

- Running Bond
- Running Bond
- Darker colored brick
- Banded Bond
- Projected every 3rd course
- Banded Bond
- Recessed every 3rd course

- Carnegie Mellon University
Exterior Materials Precedents: Brick

Forbes/Beeler Residence
Exterior Materials Precedents: Precast Concrete
Exterior Materials Precedents:
Metal Roof

Forbes/Beeler Residence
Forbes/Beeler Residence

Market Space
Site Plantings Streetscape

Forbes/Beeler Residence

1. Platanus x acerifolia 'Bloodgood'
   Bloodgood London Planetree

2. Panicum virgatum 'Shenandoah'
   Shenandoah Switchgrass
Site Plantings Angled Walk

Forbes/Beeler Residence

1. Calamagrostis x acutiflora ‘Karl Forester’
   Feather Reed Grass

2. Panicum virgatum ‘Shenandoah’
   Shenandoah Switchgrass

3. Rhus aromatica ‘Gro-low’
   Grow-low Fragrant Sumac

4. Prunus sargentii ‘Columnaris’
   Columnar Sargent Cherry
Site Plantings Meadow

Forbes/Beeler Residence
Site Plantings Screening

Forbes/Beeler Residence

Pinus strobus
White Pine

Picea glauca
White Spruce

Gleditsia triacanthos inermis ‘Skycole’
Skyline Honeylocust
### Permitting
- **Design Review**: Complete
- **Planning Commission**: Feb 2020
- **Foundations and Excavation**: Early Spring 2020
- **Superstructure and Enclosure**: Filing late Spring 2020

### Construction
- **Site Mobilization**: Mar 2020
- **Demolition of Doherty Apts**: Apr – Jun 2020
- **Excavation**: Apr – Sep 2020
- **Foundations**: Jun – Sep 2020
- **Steel Erection**: Sep 2020 – Feb 2021
- **Enclosure**: Jan 2021 – Sep 2021
- **Interior Work**: Mar 2021 – Apr 2022
- **Final Site Work**: Jan 2022 – Jun 2022
- **Occupancy**: Jul 2022