



## Riverside Mews

48 distinctively designed  
Town Homes located in  
Pittsburgh's South Side



Riverside Mews is a new 48 unit town home development on Pittsburgh's South Side on the south shore of the Monongahela River and 3 blocks from the Carson Street commercial corridor. It is just a 20 minute walk to downtown and close to Oakland, the educational and medical core of the area. Riverside Mews are among the first "green" homes in Western Pennsylvania and is the largest green housing development in Pittsburgh. Through the commitment of the developer and the experience of the construction and architectural firms, Riverside Mews has been designed with some of the best, environmentally-sound systems and materials available. Some of the factors that contribute to this efficiency are

### **Providing Good Indoor Air Quality (IAQ):**

The lack of a "new" construction smell typically associated with new buildings is because the builder has chosen materials that minimize off-gassing Volatile Organic Compounds (VOC). By using adhesives, caulk, paints, sub-floors and other interior materials that have no or minimal VOC, the IAQ is much higher and the home healthier. Additionally, an Energy Recovery Ventilator (ERV) make-up air system with HEPA filters is available as an option to ensure the IAQ remains high.

### **Conserving Natural Resources:**

Wherever possible recycled-content materials are used, including

- Trex lumber used in the decks. (Trex Wood-Polymer® lumber is made from reclaimed plastic and wood waste in approximately equal proportions. The reclaimed plastic comes primarily from grocery sacks and stretch film.)
- Aluminum panels used on the exteriors.
- Metal studs and engineered wood used in the framing.
- Drywall.

Additionally, rapidly renewable materials such as bamboo and linoleum or sustainably-harvested FSC wood are used. Belgian block that were unearthed during excavation are used in the driveways and walkways. Over 80% of the waste produced during construction is being recycled.

### **Impact on the Homeowner:**

- House uses less energy and, therefore, contributes less to smog, acid rain, and global warming
- Energy bills will be less than what they would have been if the home had been built to standard residential specifications, an estimated \$200 to \$400 in annual savings.
- Home buyer may qualify for an Energy Efficient Mortgage (EEM).
- Structure has not been contaminated by construction materials that off-gas, especially important to people who are chemically-sensitive or have allergies.

### **Impact on the Community:**

- This development has been designed to compliment the rich architectural heritage of the South Side while creating a modern design and day-lit living spaces.
- Riverside Mews demonstrates that it is possible to blend sustainable, environmentally-friendly materials and systems with good design to create houses that are energy efficient and healthier for their occupants.

[www.RiversideMews.com](http://www.RiversideMews.com)

<http://www.sotaconstruction.com/>

[www.energystar.gov](http://www.energystar.gov)

### Riverside Mews homes are built green:

1. *Minimizing their impact on the environment by*
  - o making efficient use of resources
  - o recycling construction waste
  - o sourcing materials locally whenever possible
  - o using materials with recycled content
  - o being located close to shopping, work and entertainment, thus making cars unnecessary
  - o using existing infrastructure and amenities of the City of Pittsburgh
  
2. *Using fewer natural resources by*
  - o installing efficient HVAC systems that use less fossil fuels for heating and cooling
  - o installing low-flow plumbing fixtures to lessen water consumption
  - o using efficient appliances, water heaters, and lighting fixtures
  
3. *Providing healthier indoor environments by*
  - o being designed with abundant natural light
  - o providing fresh air delivery through outside air intakes or the optional energy recovery ventilator
  - o making outdoor living areas integral to the homes
  - o using materials that do not off-gas
  - o using natural materials, such as wood, bamboo and cork that are sustainably harvested and are beautiful materials to live with
  
4. *Designing them to meet ENERGY STAR for Homes standards means Riverside Mews homes are significantly more efficient than standard homes by*
  - o use of ENERGY STAR® appliances and fixtures
  - o installation of high efficiency HVAC equipment with programmable thermostats
  - o providing significant air sealing through advanced caulking at all penetrations and at the top and bottom of all exterior walls, windows and door frames
  - o installation of high performance, energy efficient windows with argon-filled low-E glass
  - o use of high efficiency insulation in the roof and exterior walls
  - o waterproofing and insulation at the below grade foundation walls

### TEAM

- o **Riverside Development Group**, Inc. has provided the vision and development expertise for this project with a focus on creating homes that respect the historic character of the South Side neighborhood, while being healthier and environmentally responsible with attention to quality, craft, and detail.
- o **Perkins Eastman**, an international architecture, urban design, and interior design firm, offers programming, planning, design, strategic planning and consulting, real estate and economic analysis, and program management services
- o **Strada Architecture's** multi-disciplined design firm brings together architects, interior designers, urban designers and landscape architects with a shared goal of designing innovative spaces.
- o **Sota Construction Services, Inc.**, built Blackbird Condominiums and Artist Studios and other energy efficient projects, all using the LEED standards developed by the U.S. Green Building Council.
- o **Prudential Preferred Realty** handles the selling of homes.