

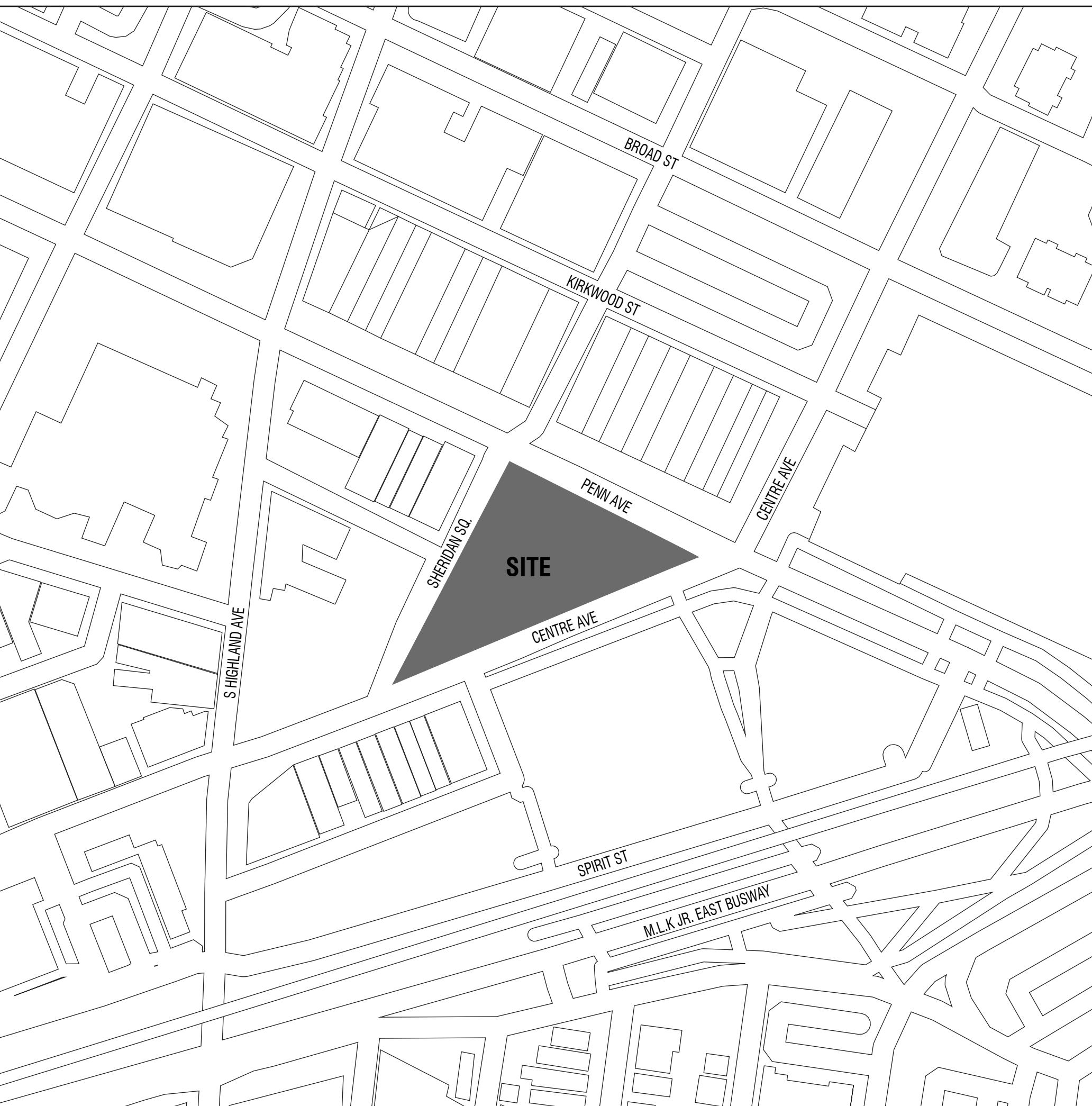
KALEIDOSCOPE

5112 PENN AVE PITTSBURGH, PA 15206

OWNER: PRIVATE CLIENT

PROJECT MANAGER: AKHIL BADJATIA

ARCHITECT: STUDIO DENSE



FUTURE DENSE: AFFORDABLE HOUSING HIGH-RISE

5112 PENN AVE
PITTSBURGH, PA 15206

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STUDIO DENSE

COVER SHEET

Project Number	
Date	04 December, 2019
Drawn By	Studio Dense
Checked By	

G-000

SHEET #	SHEET NAME	SCALE	OWNER: PRIVATE CLIENT
G-000	COVER SHEET		
G-001	SHEET LIST		
G-002	CODE SUMMARY		
G-003	CODE SUMMARY		
G-004	SUSTAINABILITY TARGETS		
A-001	SITE PLAN	1" = 20' - 0"	
A-002	SITE DETAILS	VARIABLES	GENERAL NOTES 1. THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECTS FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. REPRODUCTION IS PROHIBITED. COPYRIGHT 2019 STUDIO DENSE. 2. CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL FIGURED DIMENSIONS AND CONDITIONS AT THE JOBSITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATION OF ANY WORK. DO NOT SCALE THESE DRAWINGS.
A-101	FIRST FLOOR PLAN	1/8" = 1' - 0"	
A-102	SECOND FLOOR PLAN	1/8" = 1' - 0"	
A-103	THIRD FLOOR PLAN	1/8" = 1' - 0"	
A-104	TYPICAL RESIDENTIAL FLOOR A <i>(FOURTH FLOOR SHOWN)</i>	1/8" = 1' - 0"	
A-105	TYPICAL RESIDENTIAL FLOOR B <i>(FIFTH FLOOR SHOWN)</i>	1/8" = 1' - 0"	
A-151	ENLARGED UNIT PLAN 1 BED	1/4" = 1' - 0"	
A-152	ENLARGED UNIT PLAN 2 BED	1/4" = 1' - 0"	
A-153	ENLARGED UNIT PLAN 3 BED	1/4" = 1' - 0"	No. Description Date
A-161	ENLARGED BATHROOM / KITCHEN PLANS	1/2" = 1' - 0"	
A-201	NORTH ELEVATION	1/8" = 1' - 0"	
A-202	WEST ELEVATION	1/8" = 1' - 0"	
A-203	EAST ELEVATION	1/8" = 1' - 0"	
A-204	SOUTH ELEVATION	1/8" = 1' - 0"	
A-301	NORTH SECTION	1/8" = 1' - 0"	
A-302	WEST SECTION	1/8" = 1' - 0"	STUDIO DENSE
A-401	LANDSCAPE DETAIL	VARIABLES	
A-402	BALCONY DETAIL	VARIABLES	
A-403	PODIUM DETAIL	VARIABLES	
A-404	PLANTER BOX DETAIL	VARIABLES	

ITEM	ISSUE	CHAPTER/ARTICLE	ORDINANCE/CODE REQUIRED	ACTUAL	DOES NOT APPLY	LOCATION	AGENCY	TESTS	REMARKS
Part 1 - Zoning Requirements			PENNSYLVANIA CODE OF ORDINANCES						
1.01	ZONING DISTRICT	902.01.D.2	PD Approved for Mixed use-Residential/Commercial/Retail						
1.02	LOT AREA	902.03.B.2	28,346 SF						
1.03	MAXIMUM FLOOR AREA RATIO		5.4 Max						
1.04	TOTAL BUILDING AREA		153,069 SF						
1.05	BUILDING HEIGHT-NUMBER OF STORIES		175'-0" MAX to undersize top of habitable floor 199'-0" MAX overall height with reference from public way						
1.06	SETBACKS	909.02.F3	Sheridan Square 12'-0" required setback at cornice elevation of 100 Sheridan Sq bldg 10'-0" required setback at top floor elevation of Baum Sq parking garage						
		909.02.F3	Penn Ave 15'-0" required setback at cornice elevation of 6101 Penn Ave bldg 25'-0" required setback at +150'-0" elevation						
1.07	GRADE ELEVATION (CCD)	909.02.F3	Centre Ave 5'-0" required setback at grade 15'-0" required setback at roof elevation of East End Bond 20'" required setback at +180'-0" elevation						
1.08	OFF STREET LOADING	914.10 914.10.C.5	Min. off-street loading zones required for multi-unit residential above 250 SF is 4 Each required off-street loading space shall be a min. of ten (10) feet in width and twenty-five (25) feet in length						
1.09	OFF STREET PARKING	914.02	Each required off-street parking space shall be a min. of ten (10) feet in width and twenty-five (25) feet in length						
ITEM	ISSUE	CHAPTER/ARTICLE	ORDINANCE/CODE REQUIRED	ACTU./DOES NOT	LOCATION	AGENCY	TESTS	REMARKS	
Part 2 - Building Requirements			2018 IBC						
2.01	OCCUPANCY CLASSIFICATIONS MIXED USE B= Business M= Mercantile R-2= Residential U= Utility and Miscellaneous (Garage)	302 304 309 310.1 312						ACCESSION STORAGE AREA=300 SF/PERSON WAITING AREA=15 SF/PERSON DAY CARE=35 SF/PERSON SHOPS AND VOCATIONAL RM AREAS=50 SF/PERSON MERCANTILE= 60 SF/PERSON PARKING GARAGES=200 SF/PERSON RESIDENTIAL=200 SF/PERSON BUSINESS AREA= 100 SF/PERSON	
	HEIGHT AND AREA LIMITATIONS a) Stories b) Feet c) Area	504.4 504.4 504.4	U.L U.L U.L						
2.02	TYPES OF CONTRUCTION	601	TYPE I-A						
2.03	BUILDING SEPARATION ALLOWANCES a) Horizontal Separation Space b) Shaft, Stairway, Ramp, & Escalator Enclosures	508.1 508.2 508.4.4.1	Fire Resistance Rating of >3 Hours Fire Resistance Rating of >2 Hours					"Required separation shall be fire barriers constructed in accordance with 707 or horizontal assemblies construct in accordance with Section 711, or noth, so as to completely seperate adjacent occupancies."	
2.05	FIRE RESISTANCE RATINGS a) Bearing Walls Exterior Interior b) Non-bearing Walls Exterior Interior	601 601 602 602	>3 HR >3 HR >1 HR 0 HRS						
2.06	FLOOR CONSTRUCTION	601	2HR W/SPRINKLER						
2.07	ROOF CONSTRUCTION	601	1.5HR/1HR W/SPRINKLER						
2.08	ROOF COVERINGS	1505.1	CLASS B						
2.09	ELEVATOR ENCLOSURE	713.4	>2HR FOR OVER 4 STORIES >1HR FOR UNDER 4 STORIES.						
2.10	ESCALATOR ENCLOSURE	712.1.3	Vertical opening allowed with an automatic sprinkler system						
2.11	PIPE & DUCT ENCLOSURES	722.5.1(6)	1 HR FOR THICKNESS > 1.26 INCHES						
2.12	ENCLOSURE FOR WELLS & CHUTES	713.13	>2HR FOR OVER 4 STORIES >1HR FOR UNDER 4 STORIES.						
2.13	OPENING INTO SHAFT & STAIRWAY ENCLOSURES	716.5.5	Fire door assemblies in interior exit stairways and ramps and exit passageways shall have a maximum transmitted temperature rise of not more than 450°F (250°C) above ambient at the end of 30 minutes of standard fire test exposure.						
2.14	HEATING PLANT & BOILER ENCLOSURES	414.5.1	100 POUNDS PER REACTOR W/SPRINKLER; Explosion (deflagration) venting or explosion (deflagration) prevention required.						
2.15	PUBLIC CORRIDORS a) walls b) doors c) Corridor walls permitted to have a 1/2-hour fire-resistance rating	716.5	1 HR 20 MIN						
2.16	STORAGE ROOM	418.6	Storage rooms for finished products that are flammable or combustible liquids shall be separated from the processing area by not less than 2-hour fire barriers						
2.17	INTERIOR FINISHES - WALL&CEILINGS (R-2) a) Interior exit stairways and ramps and exit passageways b) Corridors and enclosure for exit access stairways and ramps c) Rooms and enclosed spaces	803.11	CLASS C W/SPRINKLER CLASS C W/SPRINKLER CLASS C W/SPRINKLER						
2.18	INTERIOR FLOOR FINISHES	804.2	CLASS I or II ACCORDING TO NFPA 253						

FUTURE DENSE: AFFORDABLE HOUSING HIGH-RISE

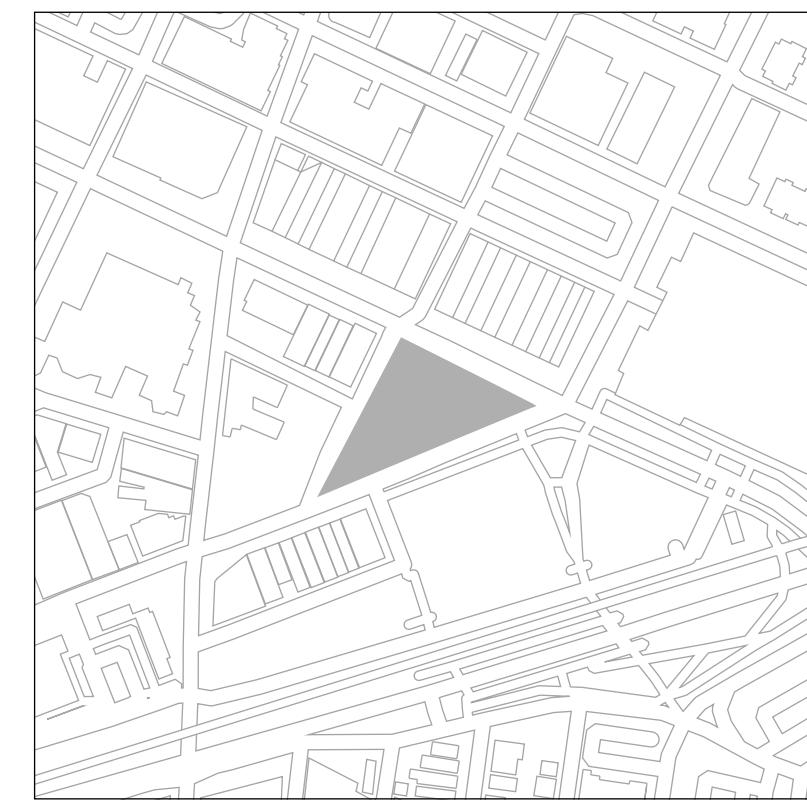
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STUDIO DENSE

CODE MATRIX

Project Number	G-002
Date	04 December, 2019
Drawn By	Studio Dense
Checked By	

ITEM	ISSUE	CHAPTER/ARTICLE	ORDINANCE/CODE REQUIRED	ACTUAL	DOES NOT APPL Y	LOCATION	AGENCY TEST	REMARKS
Part 3 - High Rise Requirements								
3.01	COMPARTMENTATION	405.4.1 - 403.4.3 709.4.1 709.4.2	A building having a floor level more than 60 feet (18288 mm) below the finished floor of the lowest level of exit discharge shall be divided into no fewer than two compartments of approximately equal size.					
3.02	FIRE COMMAND PANEL LOCATION	911.1.1 - 911.1.6 NFPA 72	The location and accessibility of the fire command center shall be approved by the fire chief.					
3.03	COMBUSTION DETECTOR, SOUND DEVICE & HEAT DETECTOR SYSTEM	403.4.1 - 403.4.8 907.2.13.1 - 907.2.13.2 907.2.9 (for Group R-2)	The activation of any detector required by this section shall activate the emergency voice/alarm communication system in accordance with Section 907.5.2.2.					
3.04	VOICE COMMUNICATION SYSTEM	907.5.2.2 NFPA 72	The system shall operate on at least the alarming floor, the floor above and the floor below. Speakers shall be provided throughout the building by paging zones.					
3.06	MECHANICAL VENTILATION		910 NOT REQUIRED W/ HIGH RISE SPRINKLER SYSTEM					
3.07	STAIRWELL IDENTIFICATION		A STAIRWAY IDENTIFICATION SIGN INDICATING EACH STAIR BY ALPHABETIC LETTER SHALL BE POSTED ON BOTH SIDES OF EACH STAIR DOOR.					
3.08	AREA OF RESCUE ASSISTANCE	1009.9 SIGNAGE	EACH DOOR PROVIDING ACCESS TO AN EXTERIOR AREA FOR ASSISTED RESCUE SHALL BE IDENTIFIED BY A SIGN STATING: EXTERIOR AREA FOR ASSISTED RESCUE.					
3.09	ROOF ACCESS	420.5	NOT REQUIRED W/ HIGH RISE SPRINKLER SYSTEM					
Part 4 - Exit Requirements								
ITEM	ISSUE	CHAPTER/ARTICLE	ORDINANCE/CODE REQUIRED	ACTUAL	DOES NOT APPL Y	LOCATION	AGENCY TEST	REMARKS
4.01	TYPES OF EXITS	1028.1	TO EXTERIOR					
4.02	MINIMUM NUMBER OF EXITS a) BUSINESS, MERC, INDUS b) ALL OCCUPANCIES c) MULTIPLE DWELLING		TWO ONE ONE ONE					
4.03	ARRANGEMENT & LOCATION OF EXITS	1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS	TWO OR MORE EXITS SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN THEM.					
4.04	TRAVEL DISTANCE TO EXITS	TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE	TRAVEL DISTANCE TO AN EXIT DOOR SHALL BE NOT MORE THAN 250 FEET IN SPRINKLERED BUILDINGS.					
4.05	DEAD END CORRIDORS a) RESIDENTIAL b) ASSEMBLY, MERCANTILE & BUSINESS	1020.4	a) 50' b) 50'					
4.06	EXIT WIDTH (RELATIVE TO LARGEST OCCUPANCY)	1020.2	a) 36"					
4.07	STAIR CAPACITY	1005.3, 1005.3.1, 1005.3.2	1 OCCUPANCY LOAD UNIT = 0.3" 1 OCCUPANCY LOAD UNIT = 0.2" WITH AUTOMATIC SPRINKLER SYSTEM IN PLACE					
4.08	DOOR CAPACITY	1010.1.1	THE REQUIRED CAPACITY FOR THE DOORS MUST BE SUFFICIENT FOR THE OCCUPANCY LOAD					
4.09	MINIMUM DOOR WIDTH	1010.1	32" FOR EGRESS DOORS NONE FOR NON-ACCESSIBILITY REQUIRED NON-EGRESS DWELLING UNIT DOORS					
4.10	DOOR DESIGN GEN. REQ'S		EGRESS DOORS MUST BE PIVOTED OR SIDE HINGED SWINGING THERE SHALL NOT BE PROJECTIONS INTO THE REQUIRED CLEAR WIDTH LOWER THAN 34 INCHES (864 MM) ABOVE THE FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES (864 MM) AND 80 INCHES (2032 MM) ABOVE THE FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES (102 MM).					
4.11	LANDINGS a) MIN. WIDTH b) MIN. LANDING LENGTH c) MAX. LANDING REDUCTION DUE TO DOOR SWING d) AREA OF RESCUE e) MAX. VERT. DIST. BETWEEN LANDINGS	1011.6	Landings must be provided on either end of each stairway The width of landing shall not be less than stairway width The depth of the landing shall not exceed 48" Door shall not project more than 7" inside of landing, and cannot swing into wheelchair spaces If wheelchair space is required, it cannot be located inside the required landing width The maximum vertical distance between two landings cannot exceed 12'					
4.12	STAIR HEADROOM	1011.3	Stairways need a clearance of no less than 80" at all times (even on landings)					
4.13	TREADS	1011.5	Tread depth must be a minimum of 11" (measured horizontally between vert. planes)					
4.14	RISERS	1011.5	Risers must be between 4" and 7" in height (measured between nosings)					

FUTURE DENSE: AFFORDABLE HOUSING HIGH-RISE

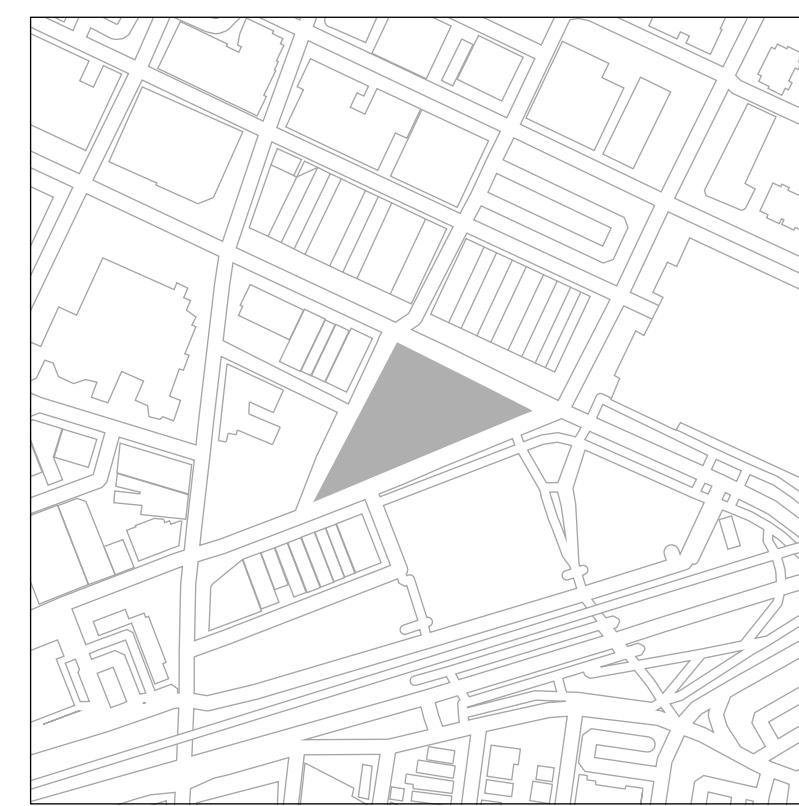
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STUDIO DENSE

CODE MATRIX

project Number
ate 04 December, 2019
rawn By Studio Dense
checked By

G-003

FUTURE DENSE: AFFORDABLE HOUSING HIGH-RISE

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STUDIO DENSE

SUSTAINABILITY TARGETS

Project Number	
Date	04 December, 2019
Drawn By	Studio Dense
Checked By	
G-004	

SUSTAINABILITY TARGETS:

Create a communal outdoor ground floor space for the residential and visiting community, which will allow pedestrians to connect with the site.

Implement native vegetation as a buffer from the road to the entrance of the building. This will help lessen traffic noise, help filter polluted air to a certain extent, and act as an additive safety measure.

Optimize views and daylight access for all units through the access of balconies and operable windows, allowing natural ventilation and sunlight to enter.

G-004



FUTURE DENSE: AFFORDABLE HOUSING HIGH-RISE

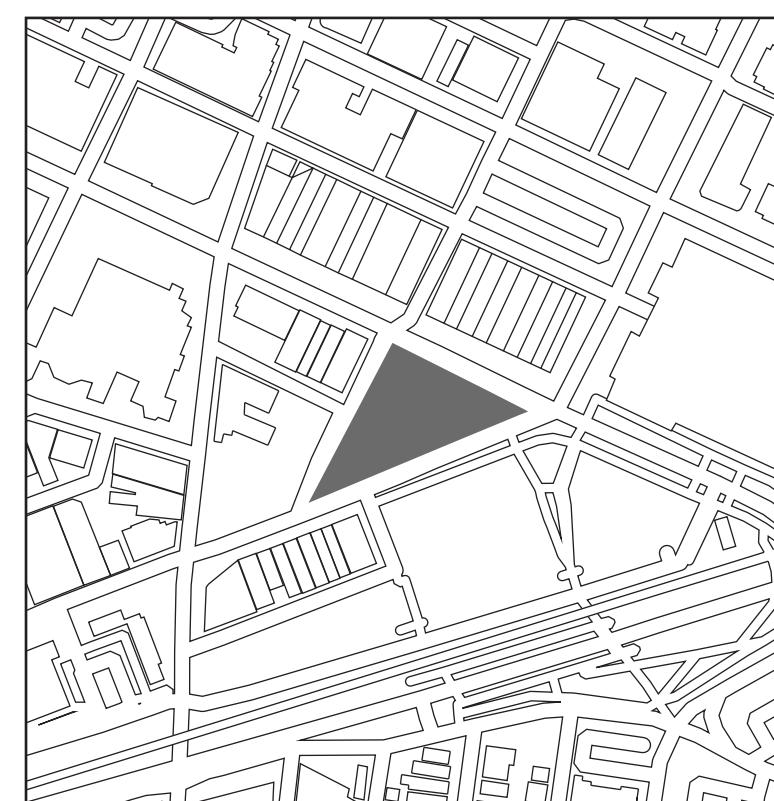
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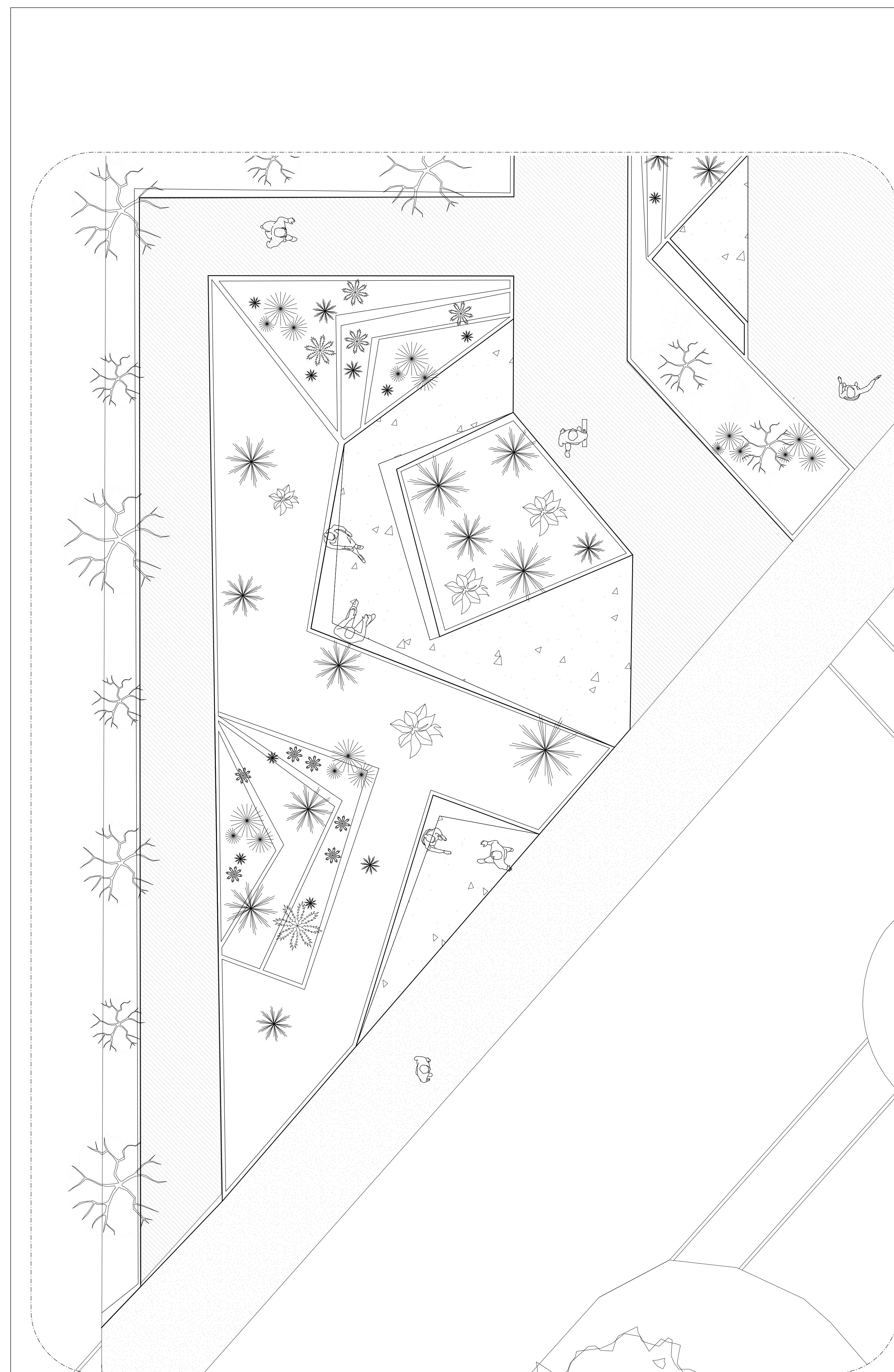
STUDIO DENSE

SITE PLAN

Project Number	
Date	04 December, 2019
Drawn By	Studio Dense
Checked By	

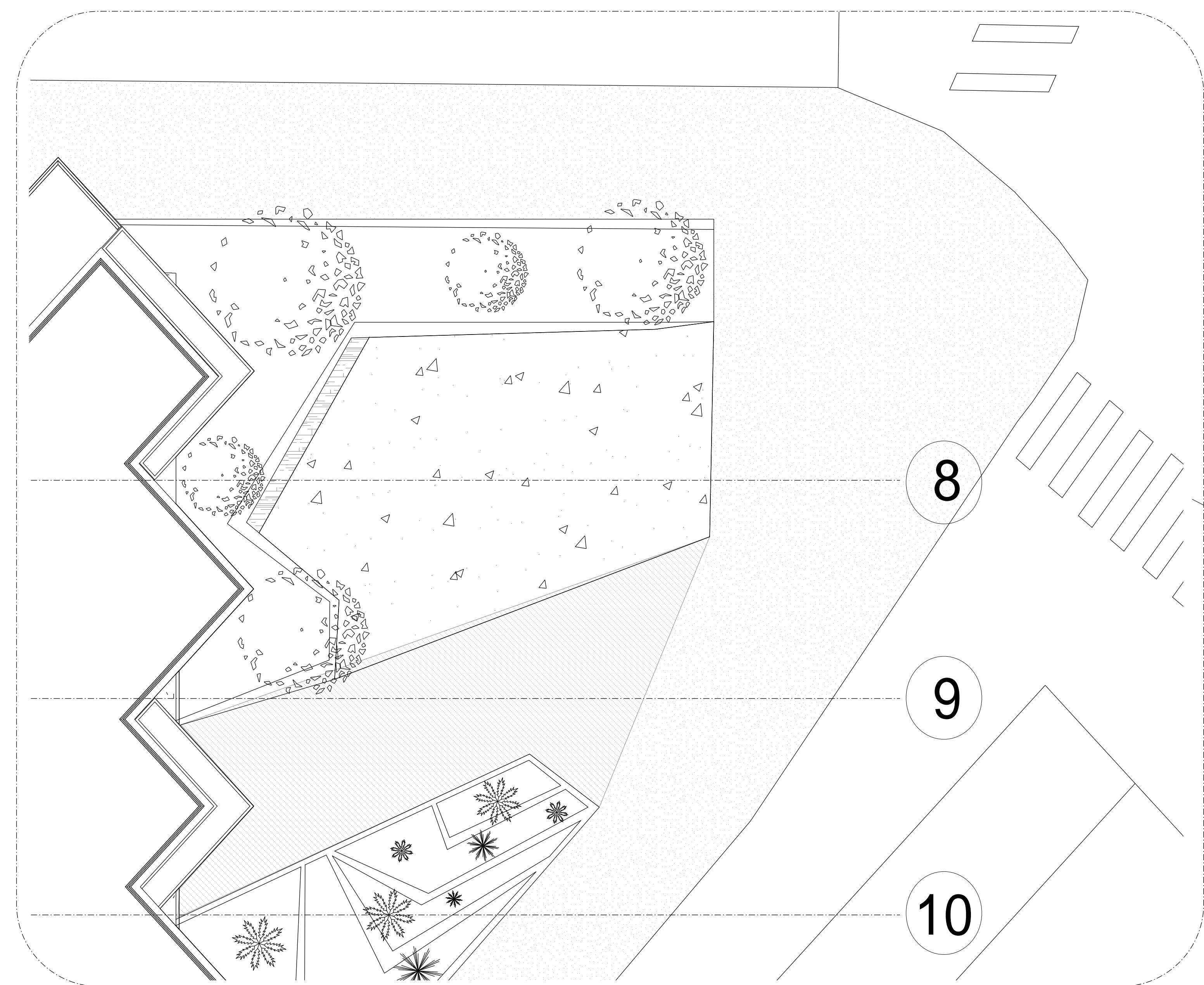
A-001

Scale $1'' = 20'-0''$



2
A-002

ENLARGED SITE PLAN B
1" = 10' - 0"



1
A-001 ENLARGED SITE PLAN A
1" = 10' - 0"

STUDIO DENSE

SITE DETAILS

Project Number	
Date	04 December, 2019
Drawn By	Studio Dense
Checked By	

A-002

Scale $1'' = 10'-0''$

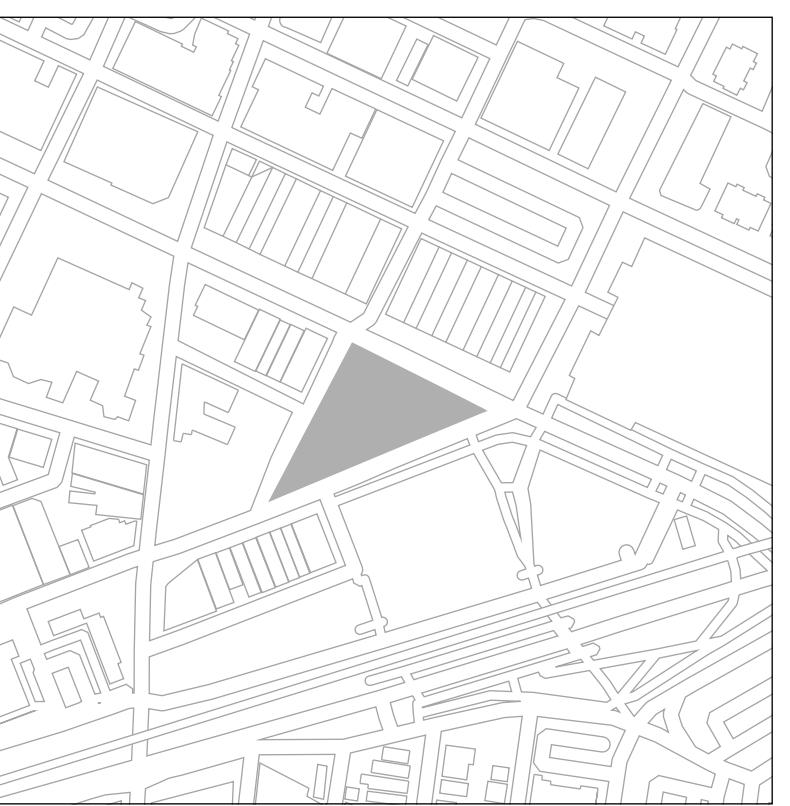
FUTURE DENSE: AFFORDABLE HOUSING HIGH-RISE

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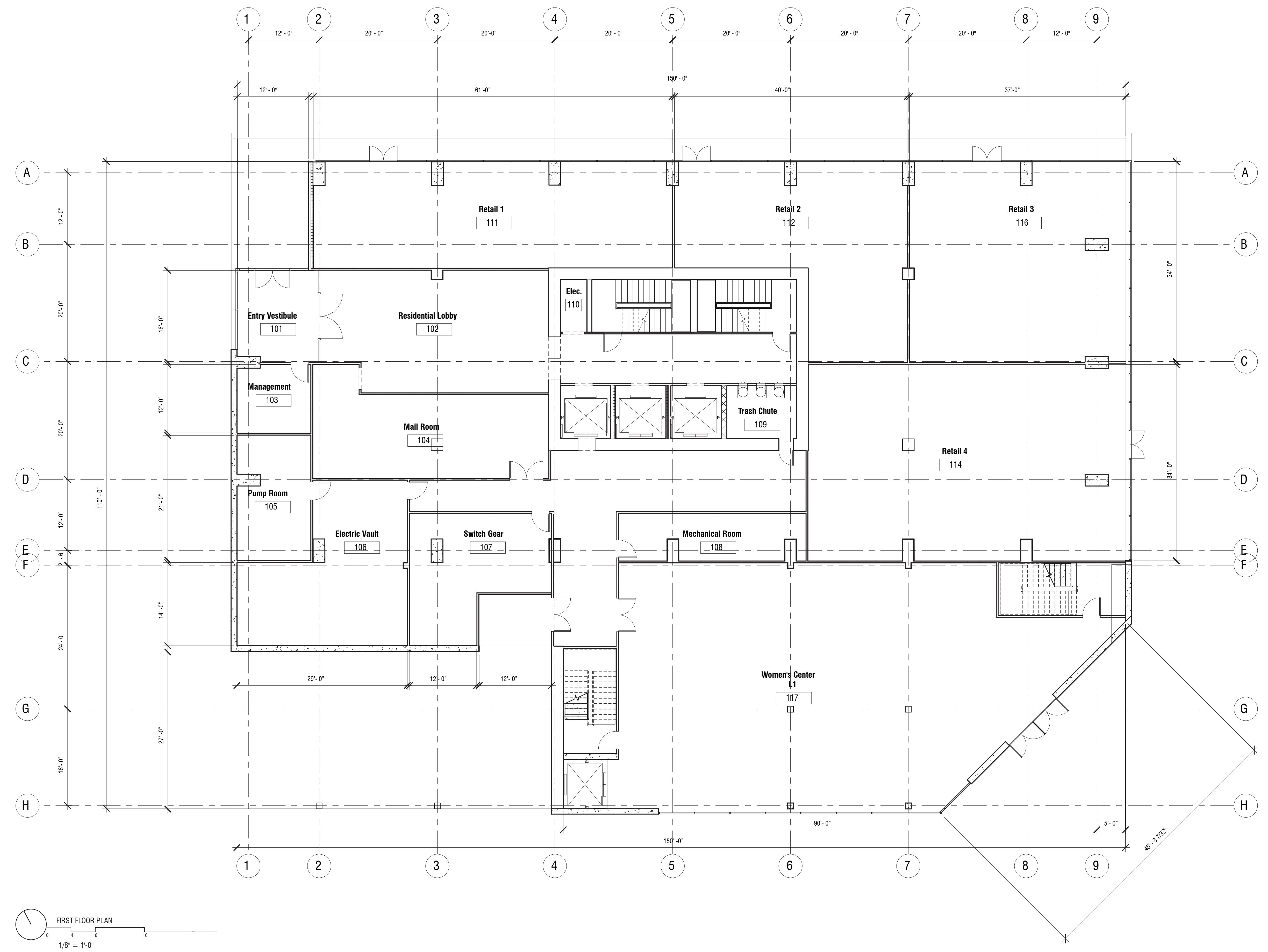
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STUDIO DENSE

FIRST FLOOR PLAN

Project Number	
Date	04 December, 2019
Drawn By	Studio Dense
Checked By	
A-101	
Scale	1/8" = 1'-0"



FUTURE DENSE: AFFORDABLE HOUSING HIGH-RISE

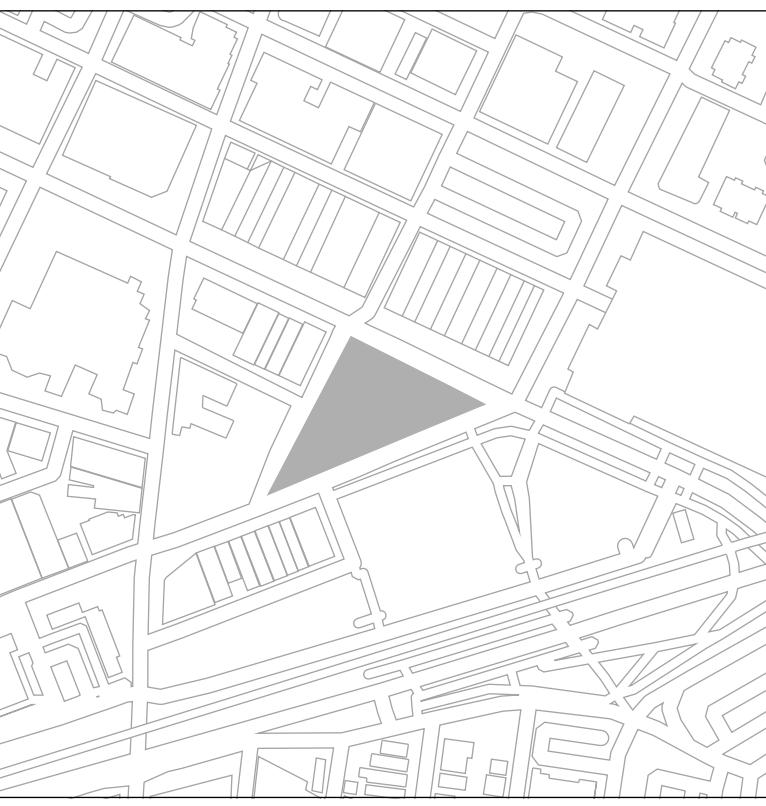
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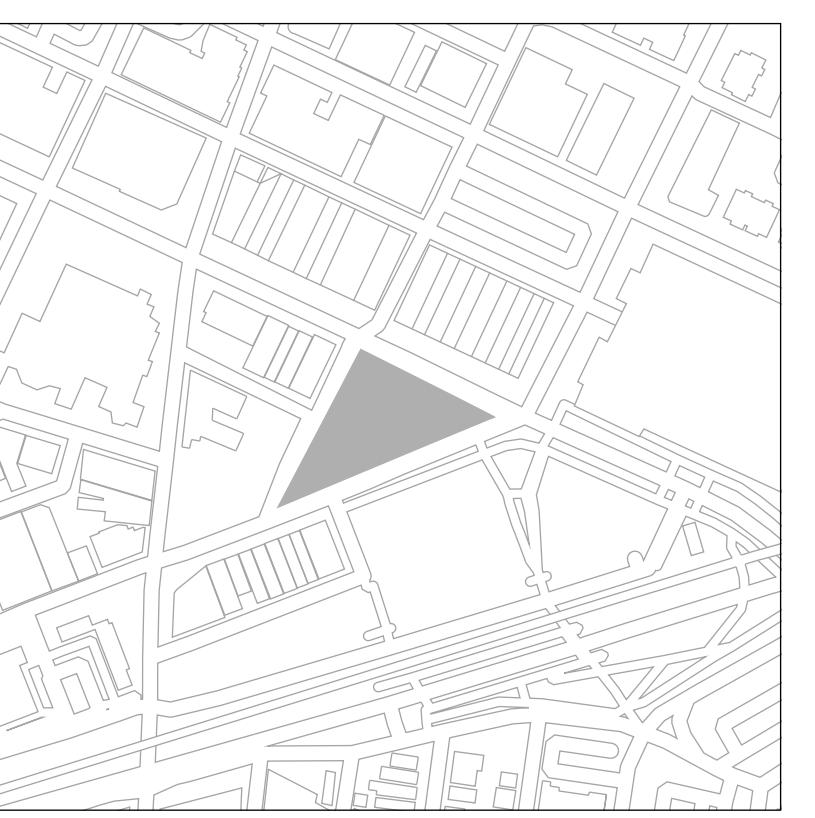
SECOND FLOOR PLAN

Project Number	
Date	04 December, 2019
Drawn By	Studio Dense
Checked By	
A-102	
Scale	1/8" = 1'-0"

FUTURE DENSE:
AFFORDABLE HOUSING HIGH-RISE
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PITTSBURGH, PA 15206
OWNER:
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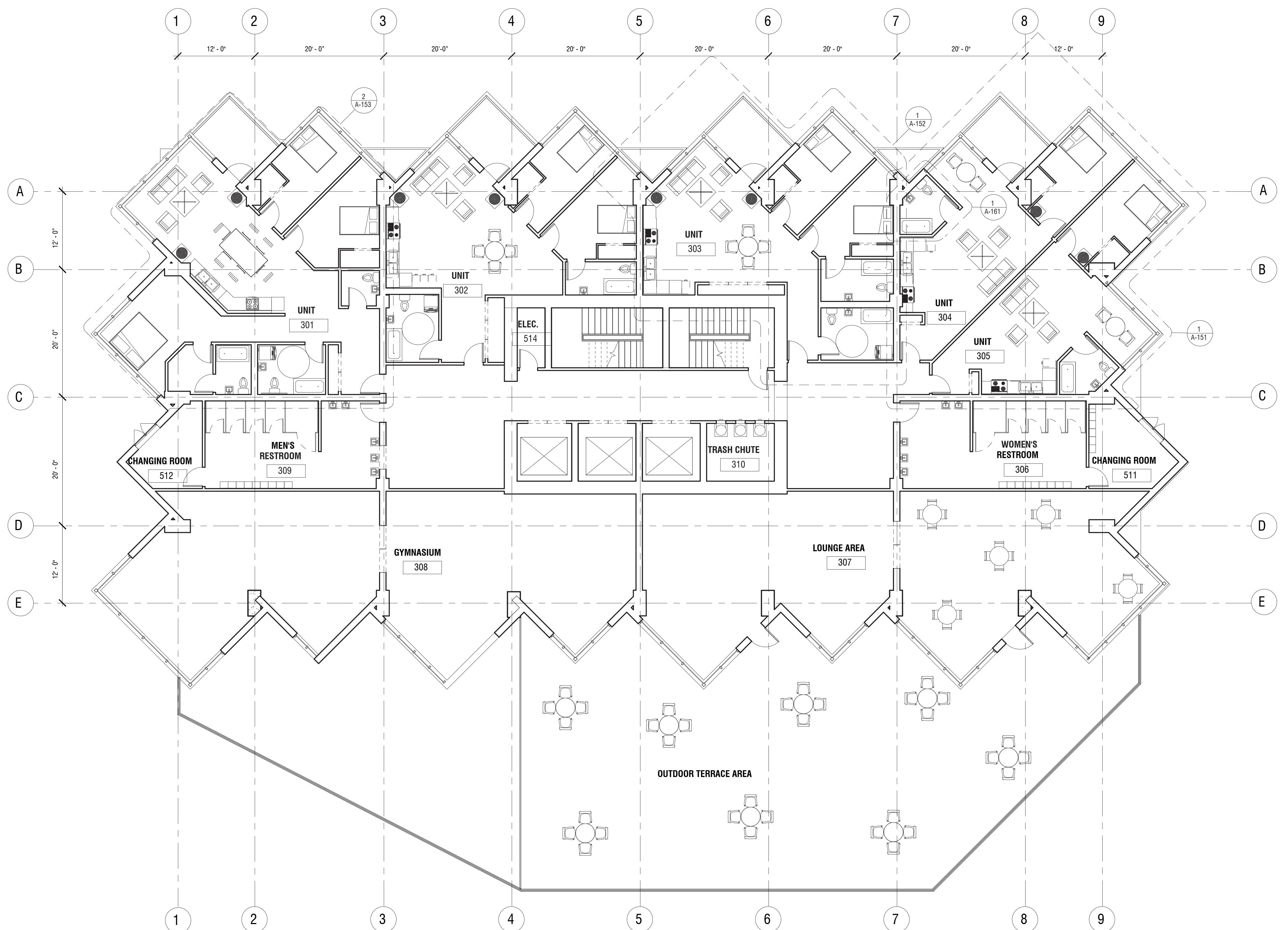


No.	Description	Date

STUDIO DENSE

THIRD FLOOR PLAN

Project Number	
Date	04 December, 2019
Drawn By	Studio Dense
Checked By	
A-103	
Scale	1/8" = 1'-0"



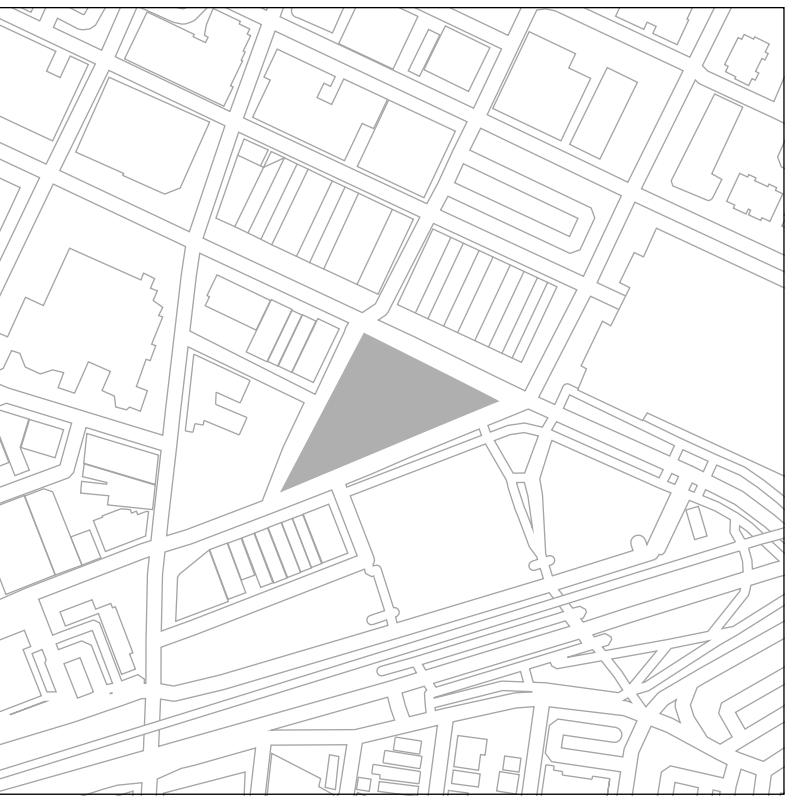
THIRD FLOOR PLAN (ROOF OF PODIUM)
1/8" = 1'-0"

FUTURE DENSE: AFFORDABLE HOUSING HIGH-RISE

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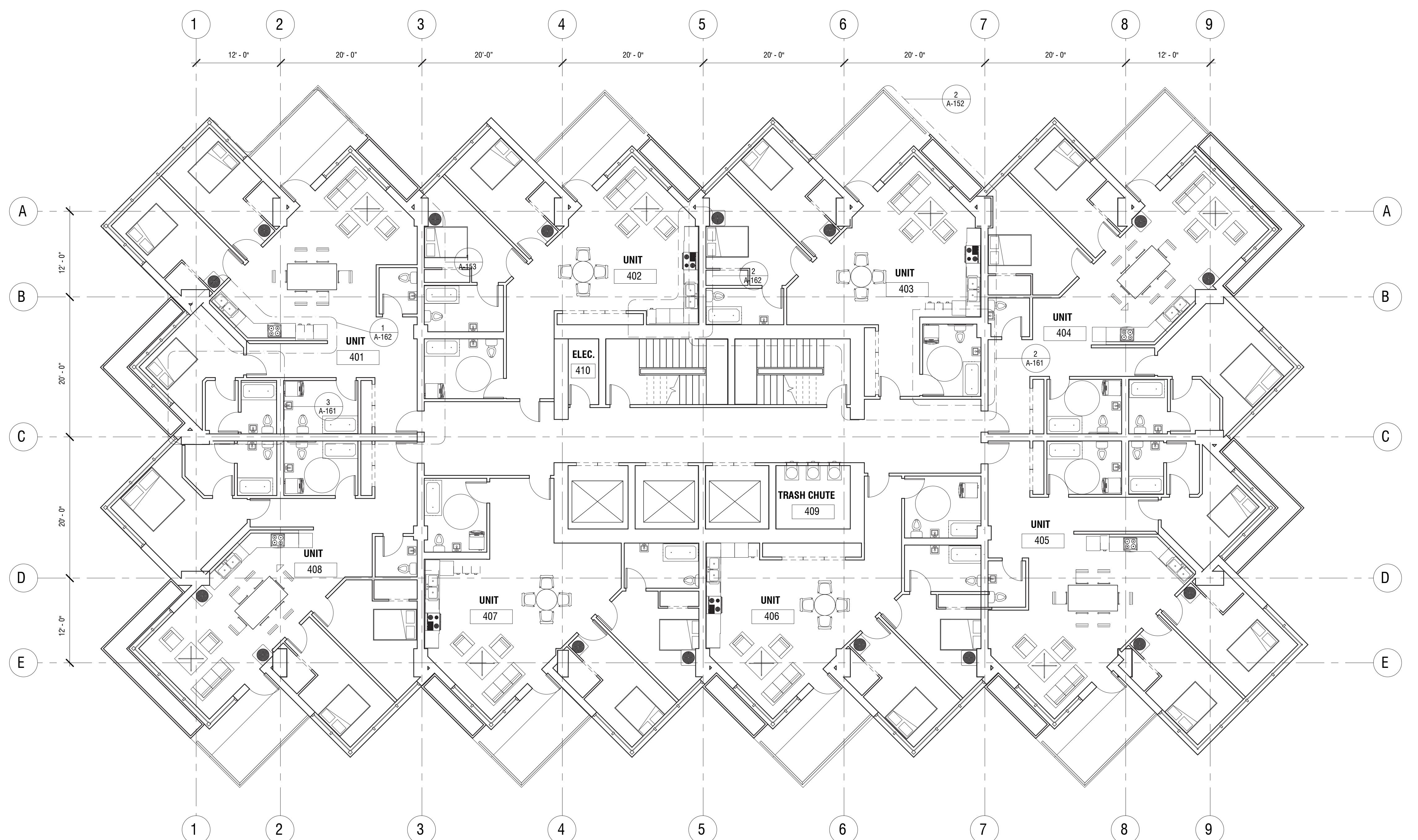
RESIDENTIAL FLOOR

TYP. A

Project Number	
Date	04 December, 2019
Drawn By	Studio Dense
Checked By	

A-104

Scale 1/8" = 1'-0"



RESIDENTIAL FLOOR TYP. A (FOURTH FLOOR SHOWN)

0 4 8 16

$1/8"$ = $1'-0"$

FUTURE DENSE: AFFORDABLE HOUSING HIGH-RISE

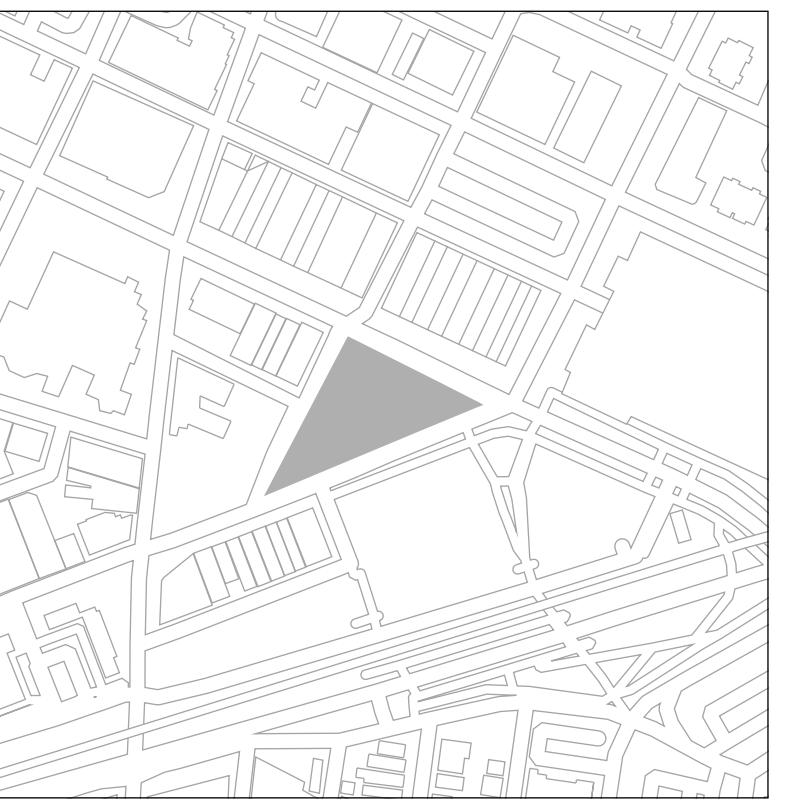
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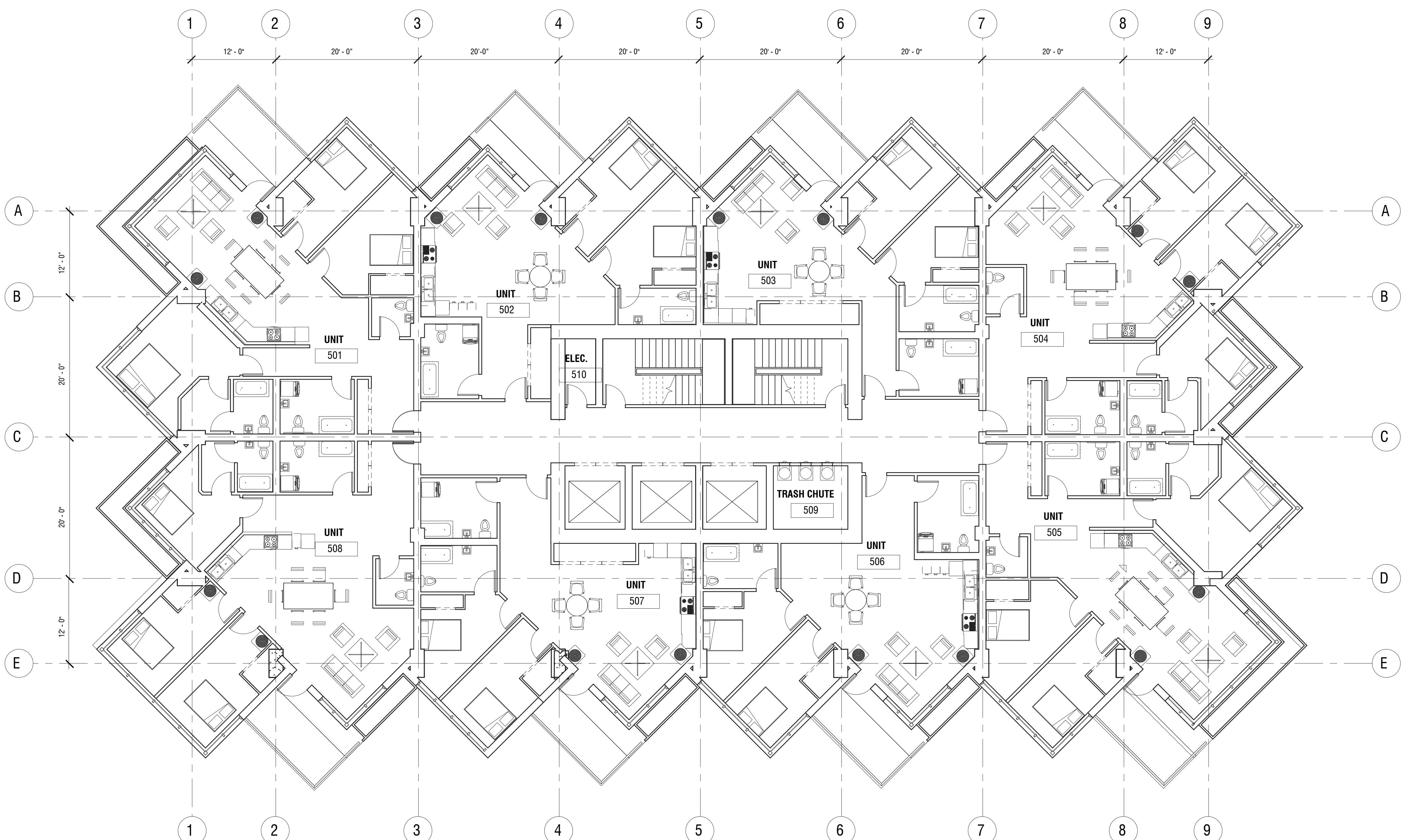
RESIDENTIAL FLOOR

TYP. B

Project Number	
Date	04 December, 2019
Drawn By	Studio Dense
Checked By	

A-105

scale $1/8" = 1'-0"$



RESIDENTIAL FLOOR TYP. B (FIFTH FLOOR SHOWN)

0 4 8 16

1/8" = 1'-0"

FUTURE DENSE: AFFORDABLE HOUSING HIGH-RISE

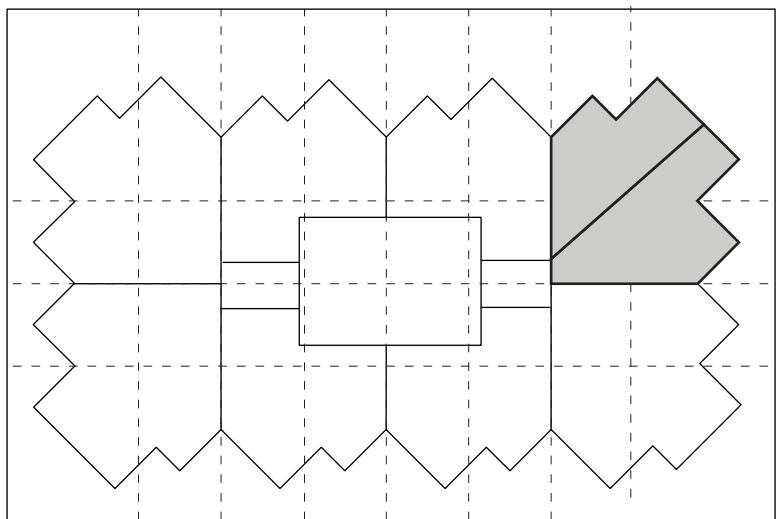
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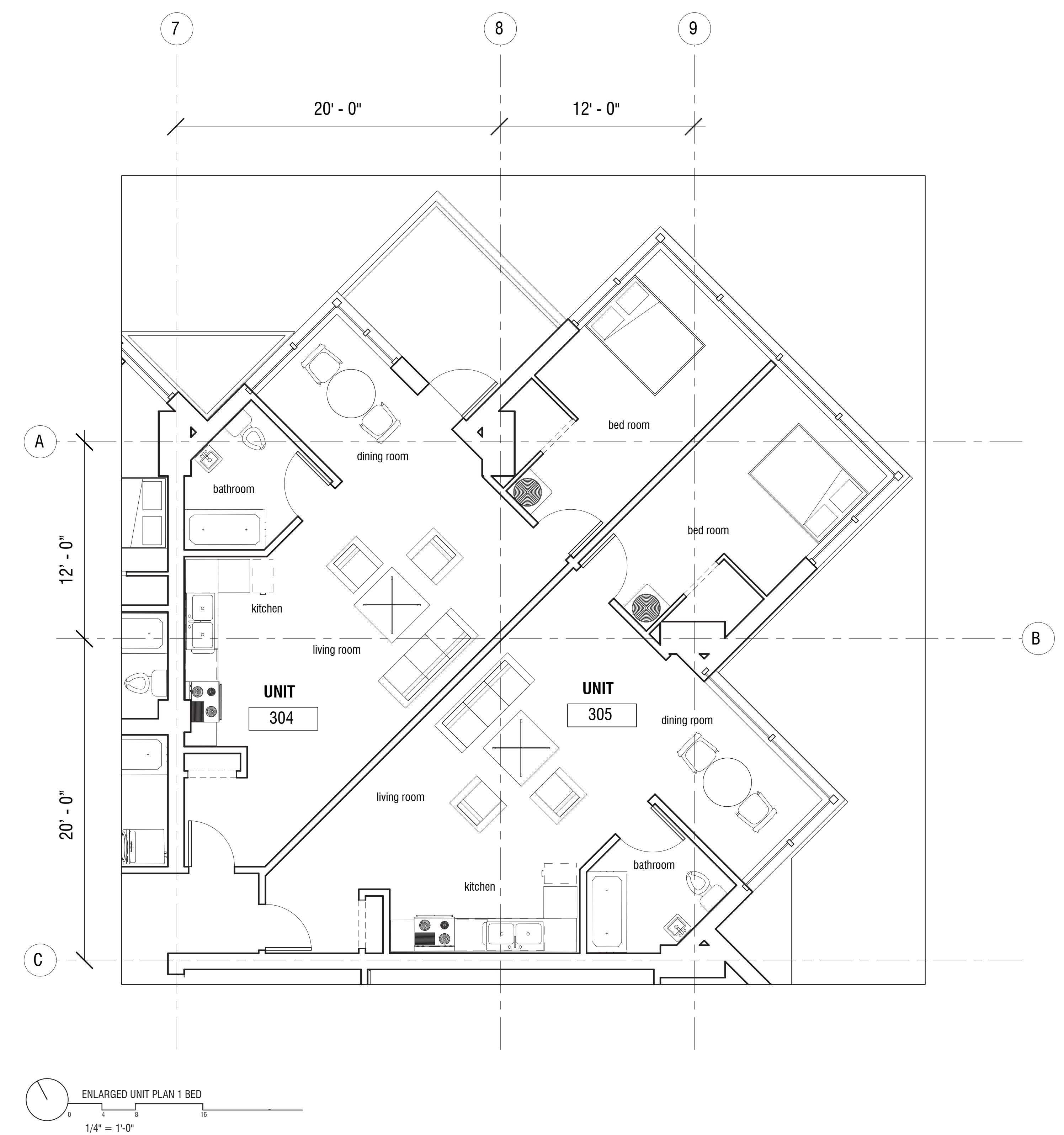
ENLARGED UNIT PLAN

1 BED

Project Number	
Date	04 December, 2019
Drawn By	Studio Dense
Checked By	

A-151

Scale 1/4" = 1'-0"



**FUTURE DENSE:
AFFORDABLE HOUSING HIGH-RISE**

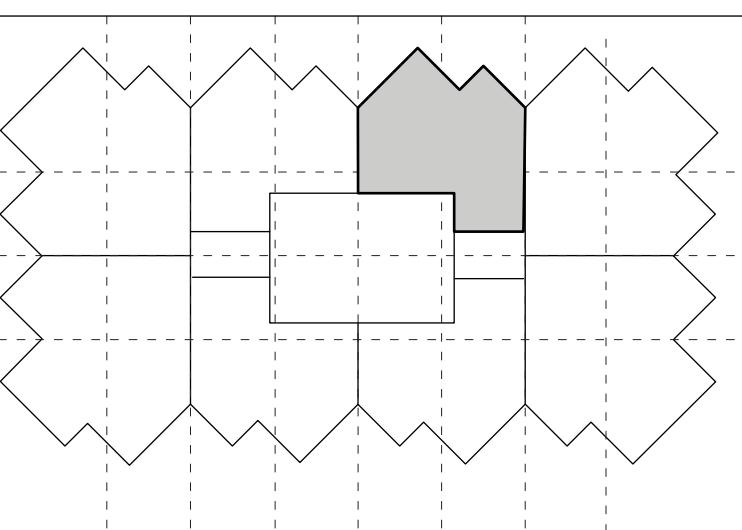
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SHOWN ON FLOORS THREE AND FOUR

STUDIO DENSE

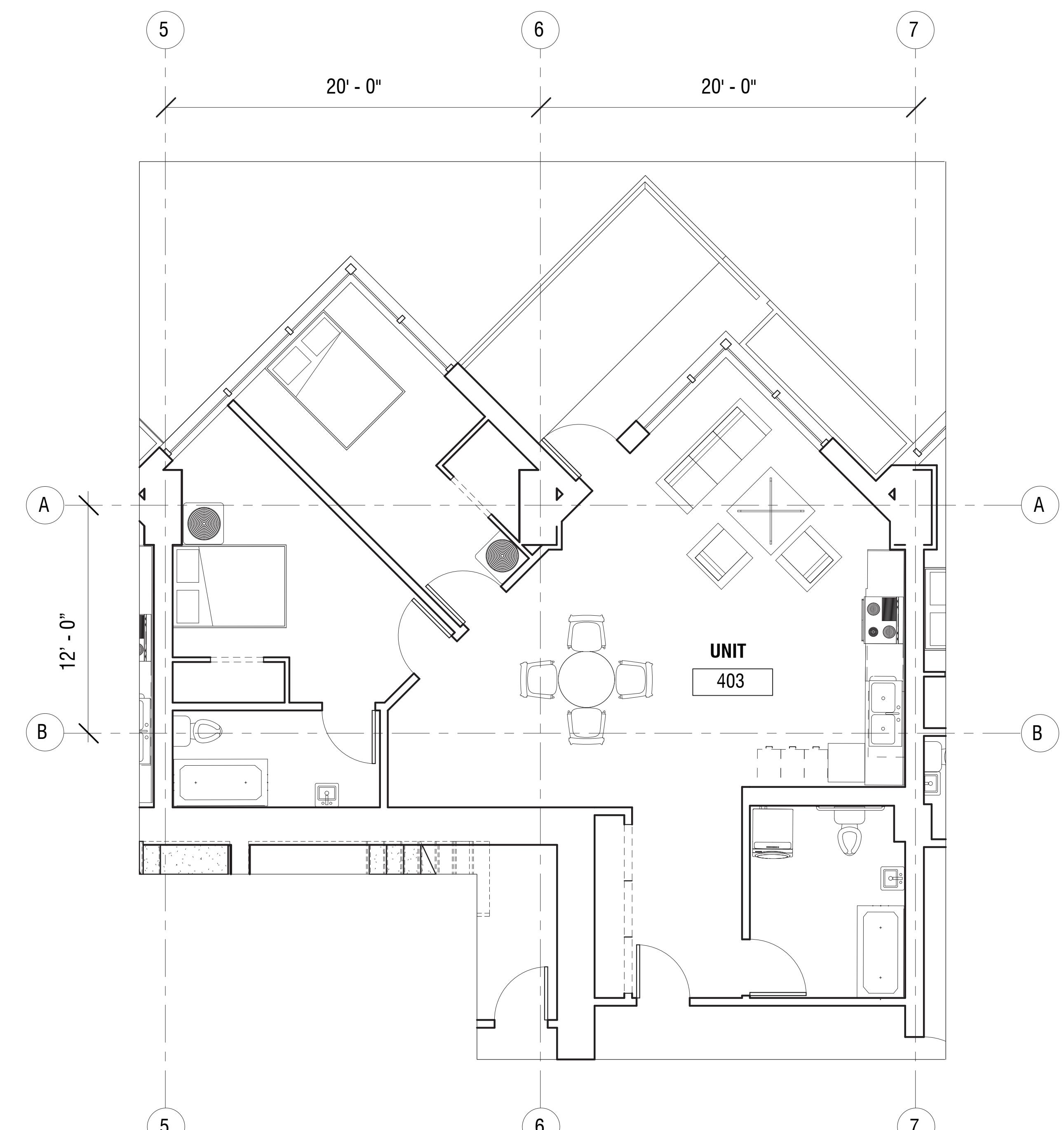
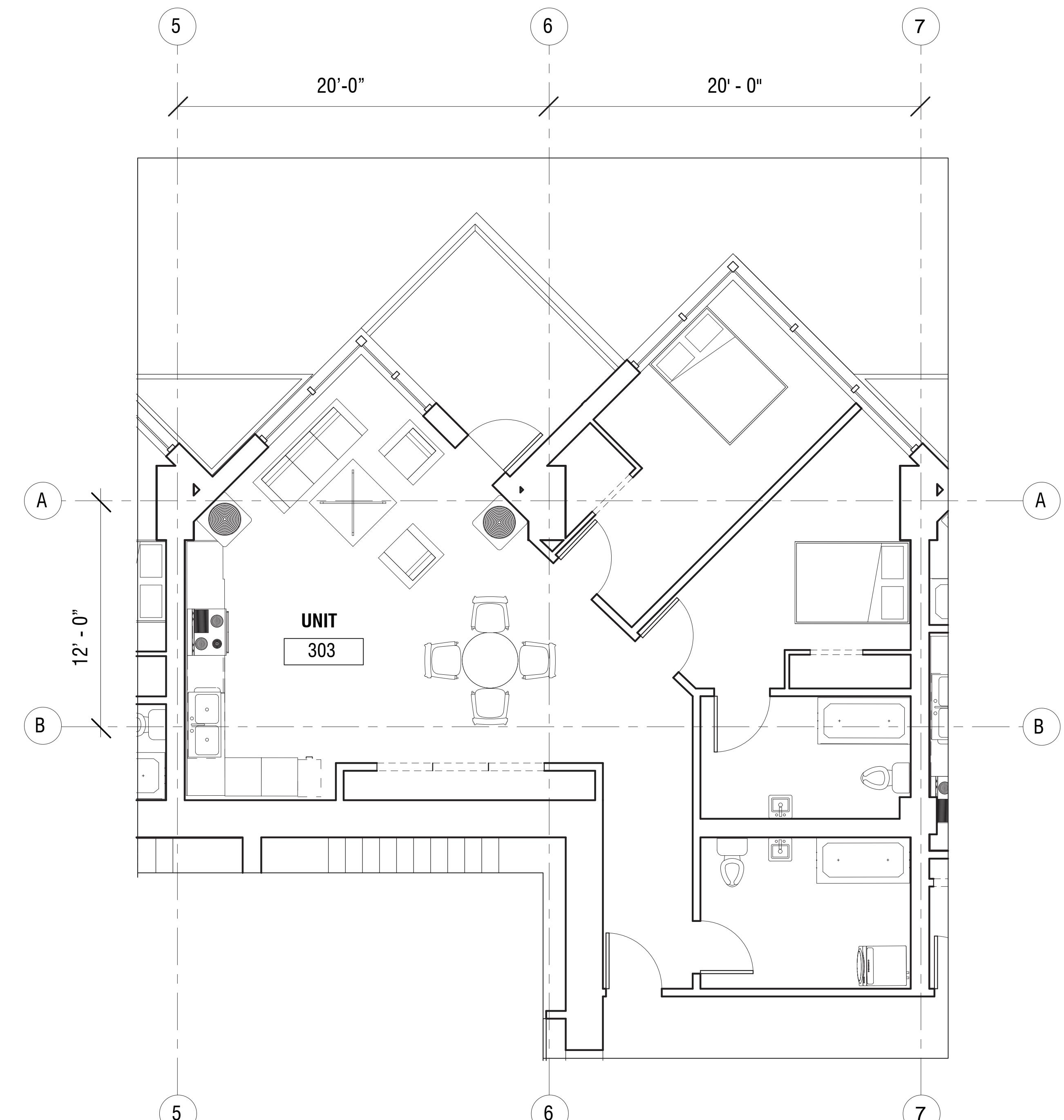
ENLARGED UNIT PLANS

2 BED

Project Number	
	04 December, 2019
Drawn By	Studio Dense
Checked By	

A-152

Scale $\frac{1}{4}'' = 1'-0''$



FUTURE DENSE: AFFORDABLE HOUSING HIGH-RISE

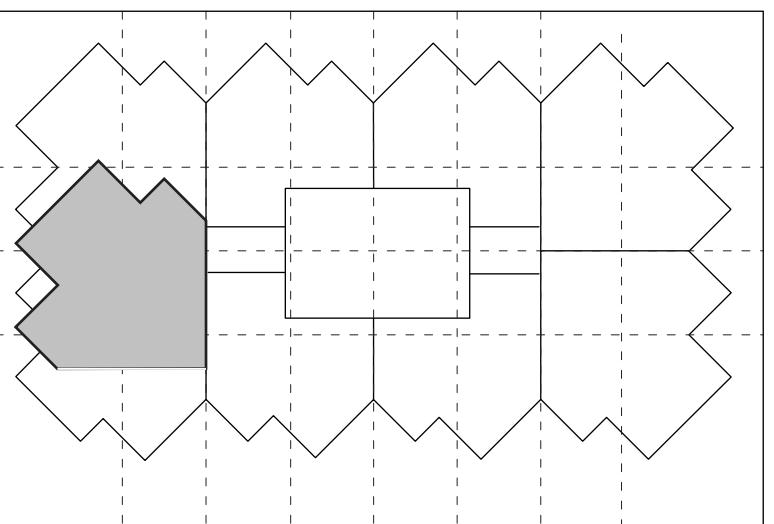
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SHOWN ON FLOORS THREE AND FOUR

No.	Description	Date

STUDIO DENSE

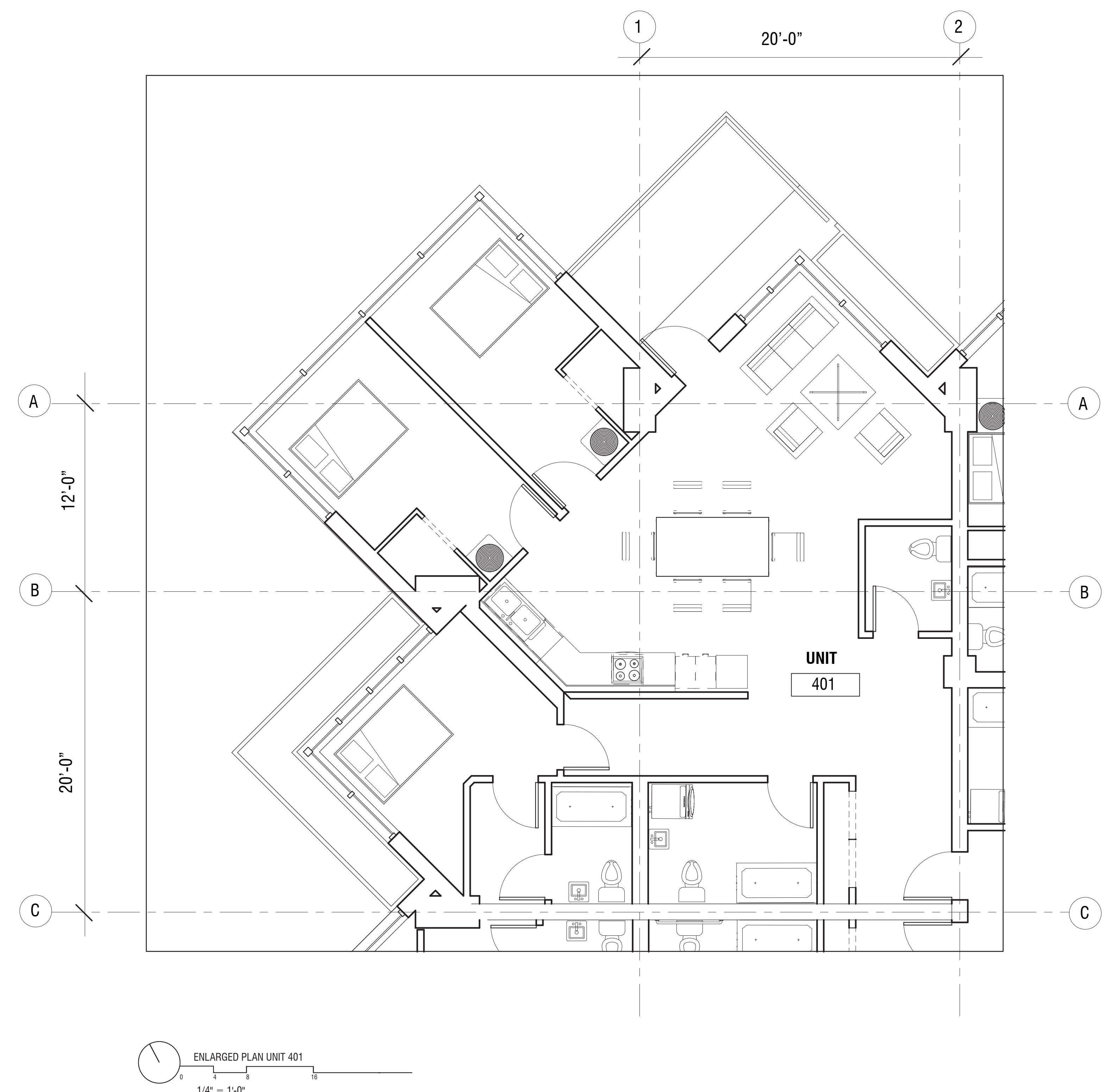
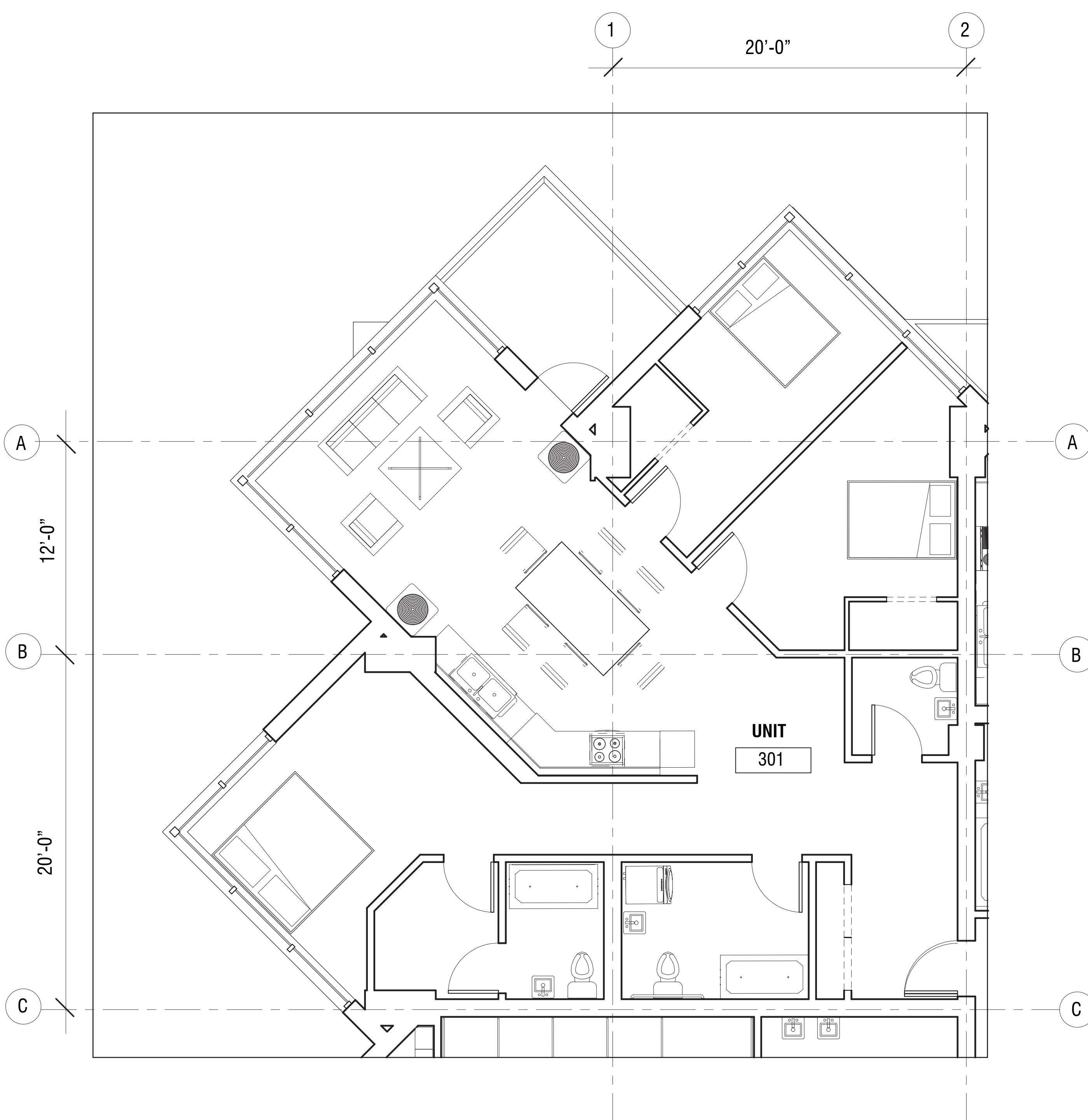
ENLARGED UNIT PLANS

3 BED

Project Number	
Date	04 December, 2019
Drawn By	Studio Dense
Checked By	

A-153

Scale $\frac{1}{4}'' = 1'-0''$



FUTURE DENSE: AFFORDABLE HOUSING HIGH-RISE

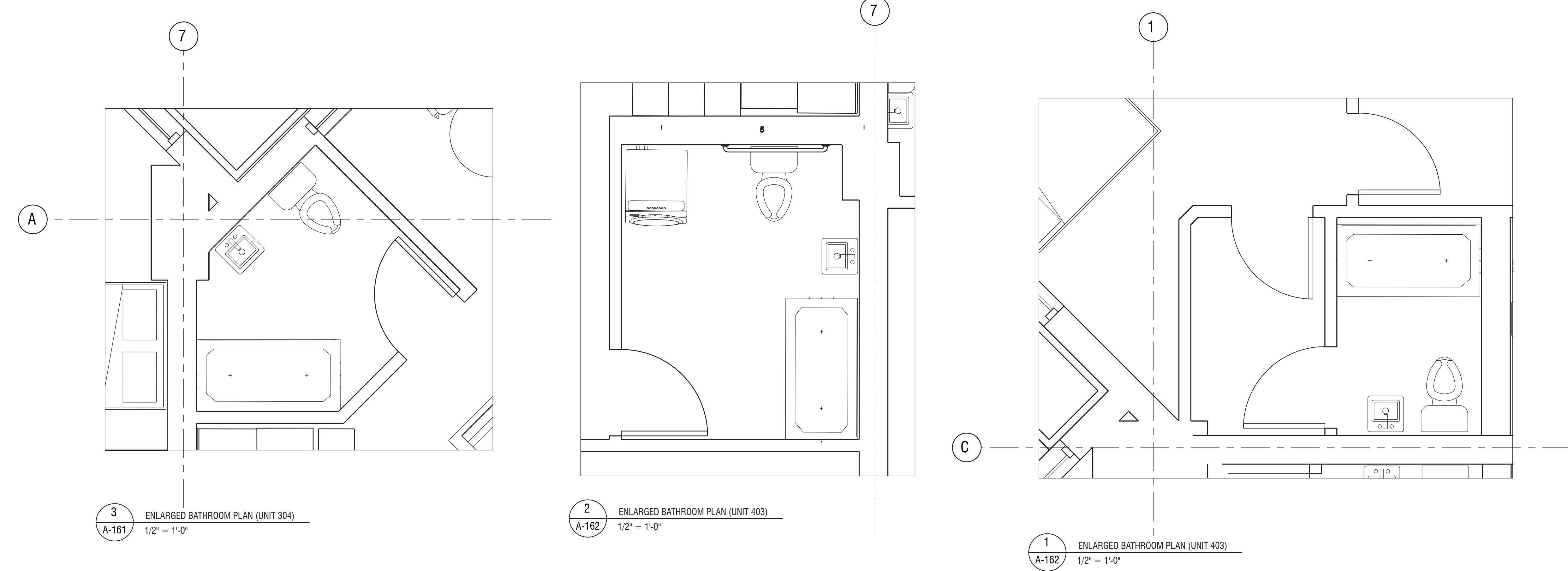
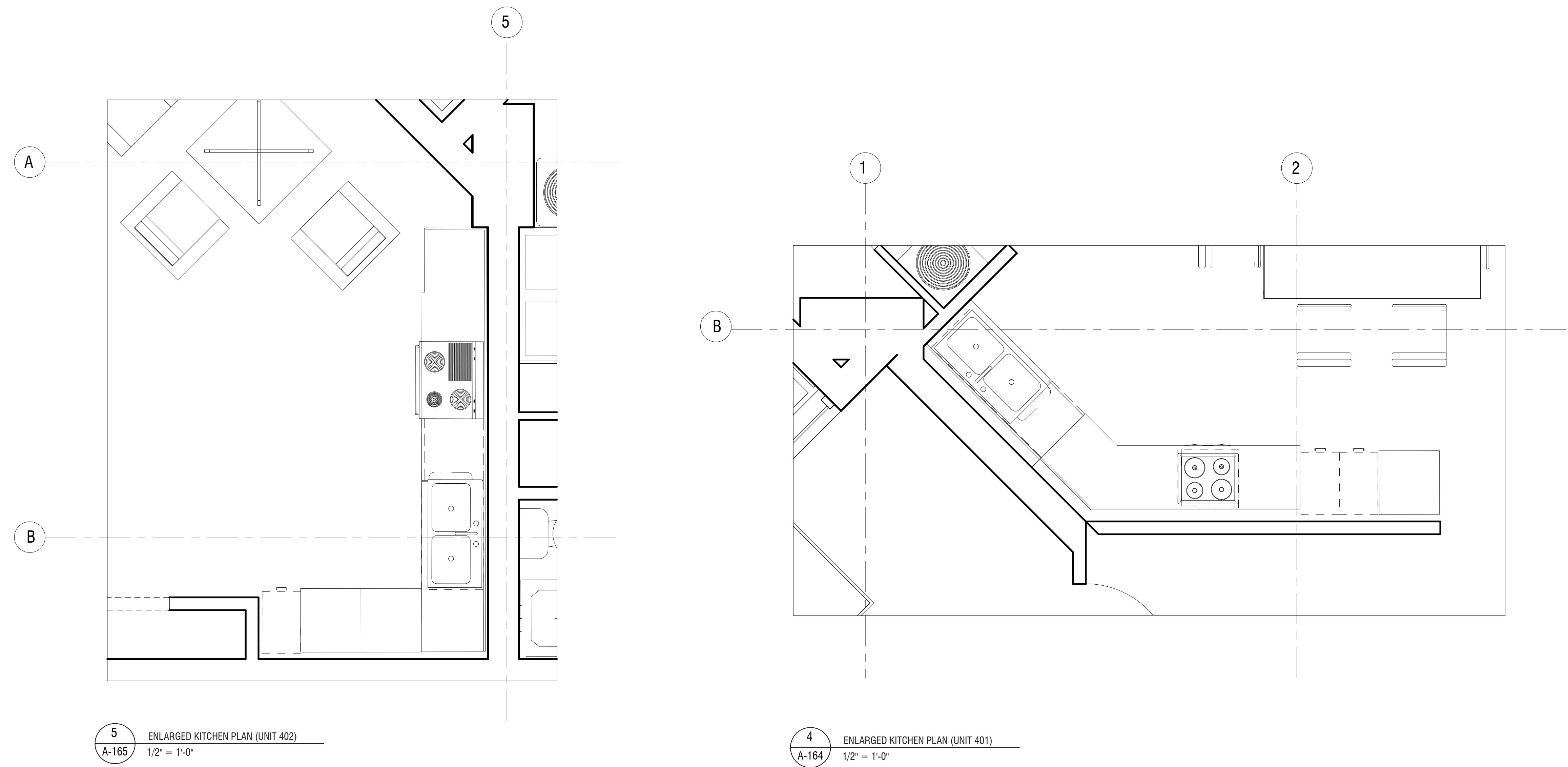
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STUDIO DENSE

ENLARGED BATHROOM AND KITCHEN PLANS

Project Number	04 December, 2019
Signed By	Studio Dense
Checked By	

A-161

scale $1/2'' = 1'-0''$

FUTURE DENSE: AFFORDABLE HOUSING HIGH-RISE

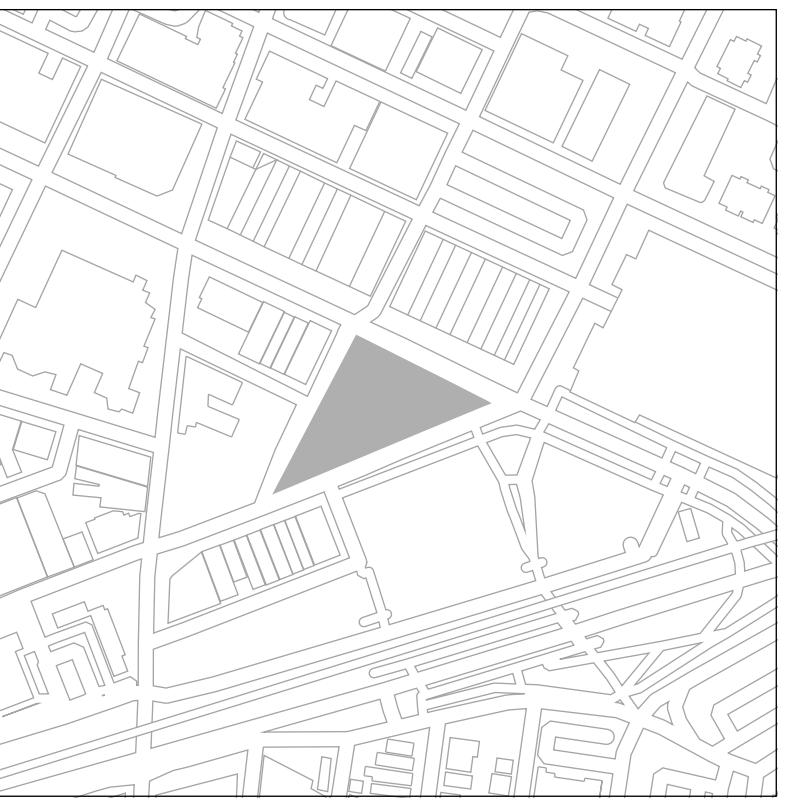
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STUDIO DENSE

NORTH ELEVATION

Project Number

04 December, 2019

Studio Dense

For more information about the study, please contact the study team at 1-800-258-4929 or visit www.cancer.gov.

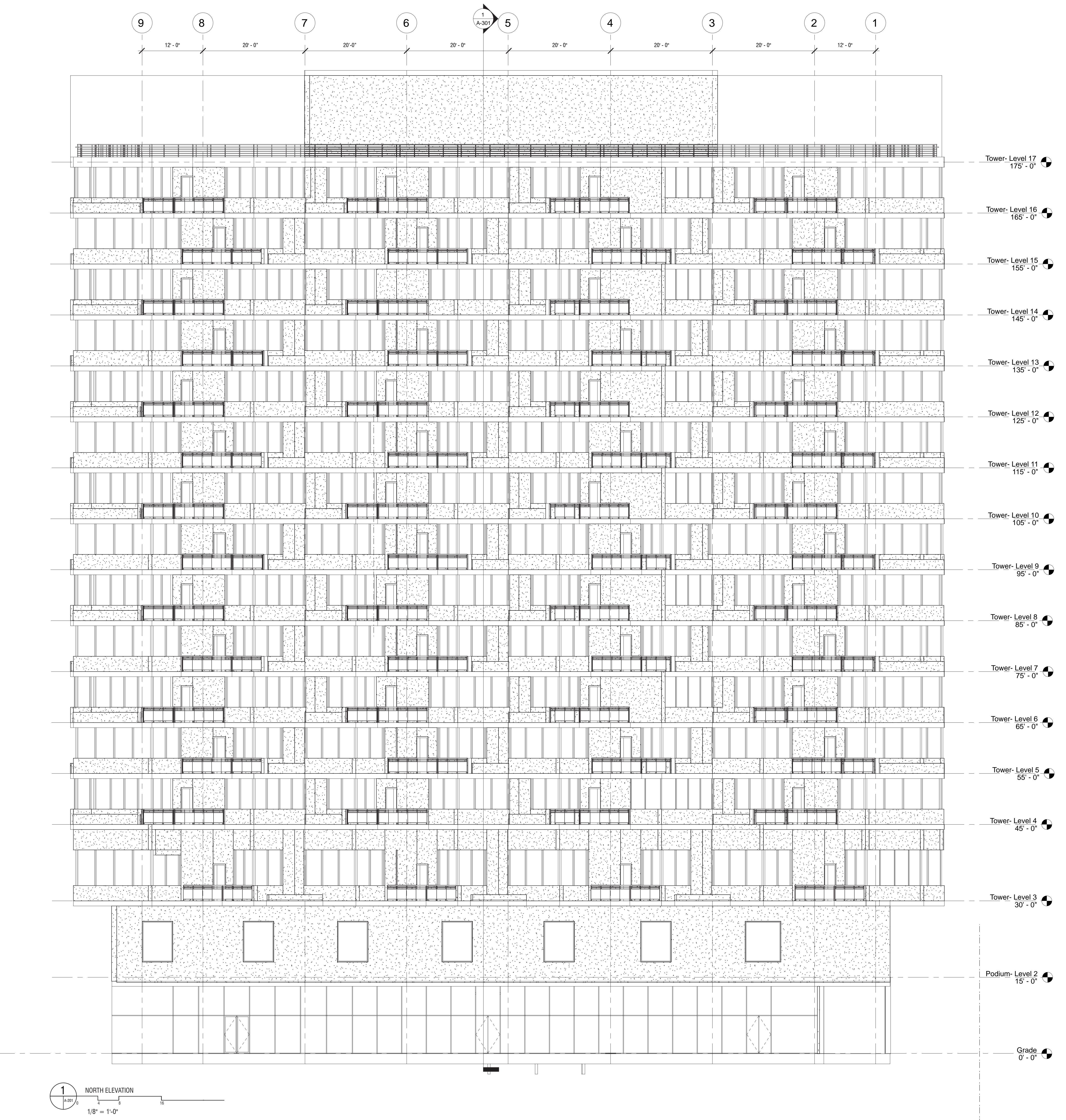
A 201

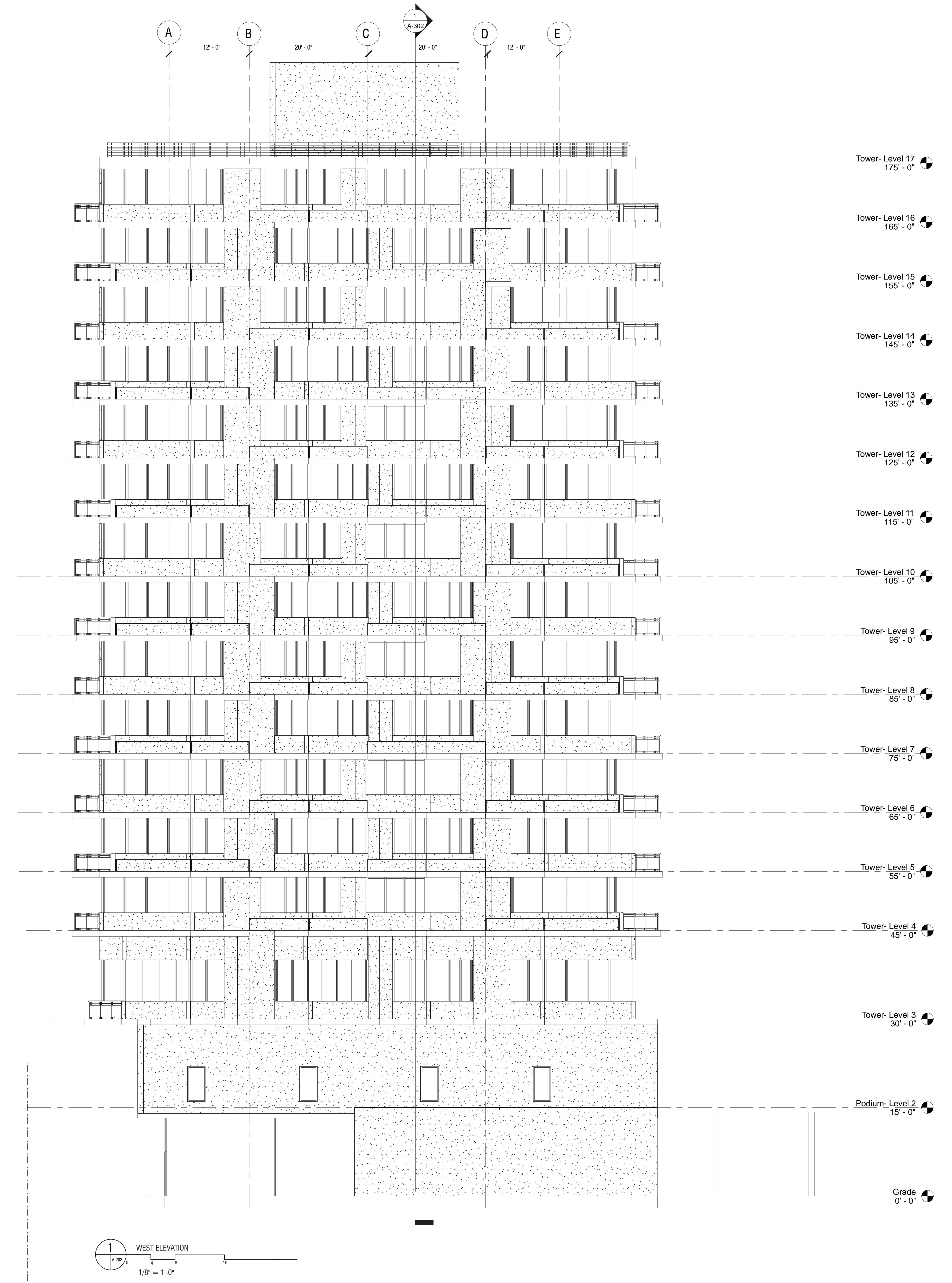
201

1/8" = 1'-0"

A-201

$$1/8" = 1'-0"$$





FUTURE DENSE: AFFORDABLE HOUSING HIGH-RISE

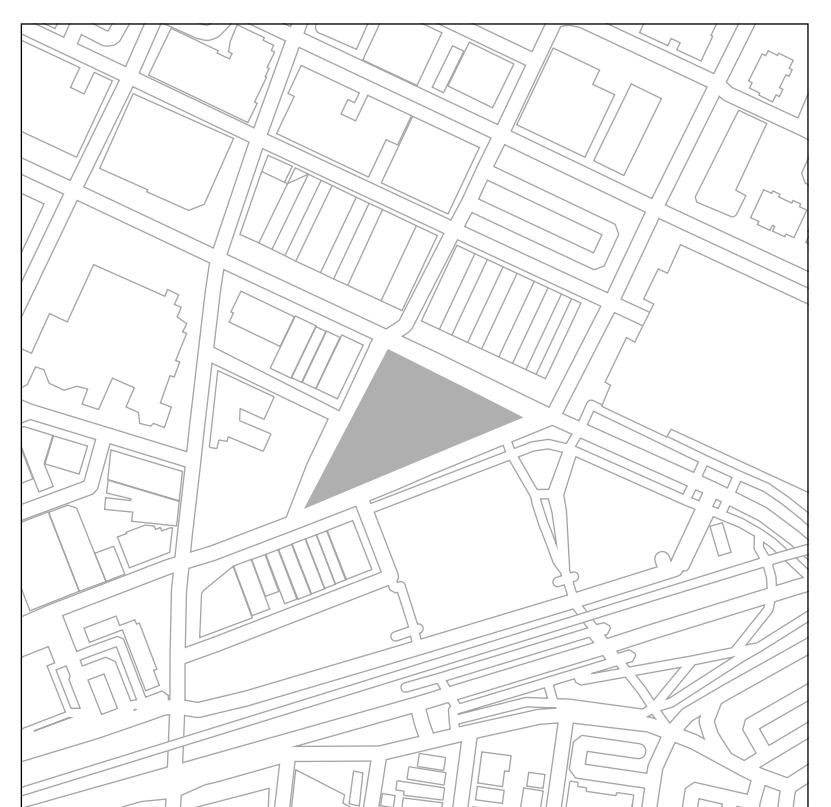
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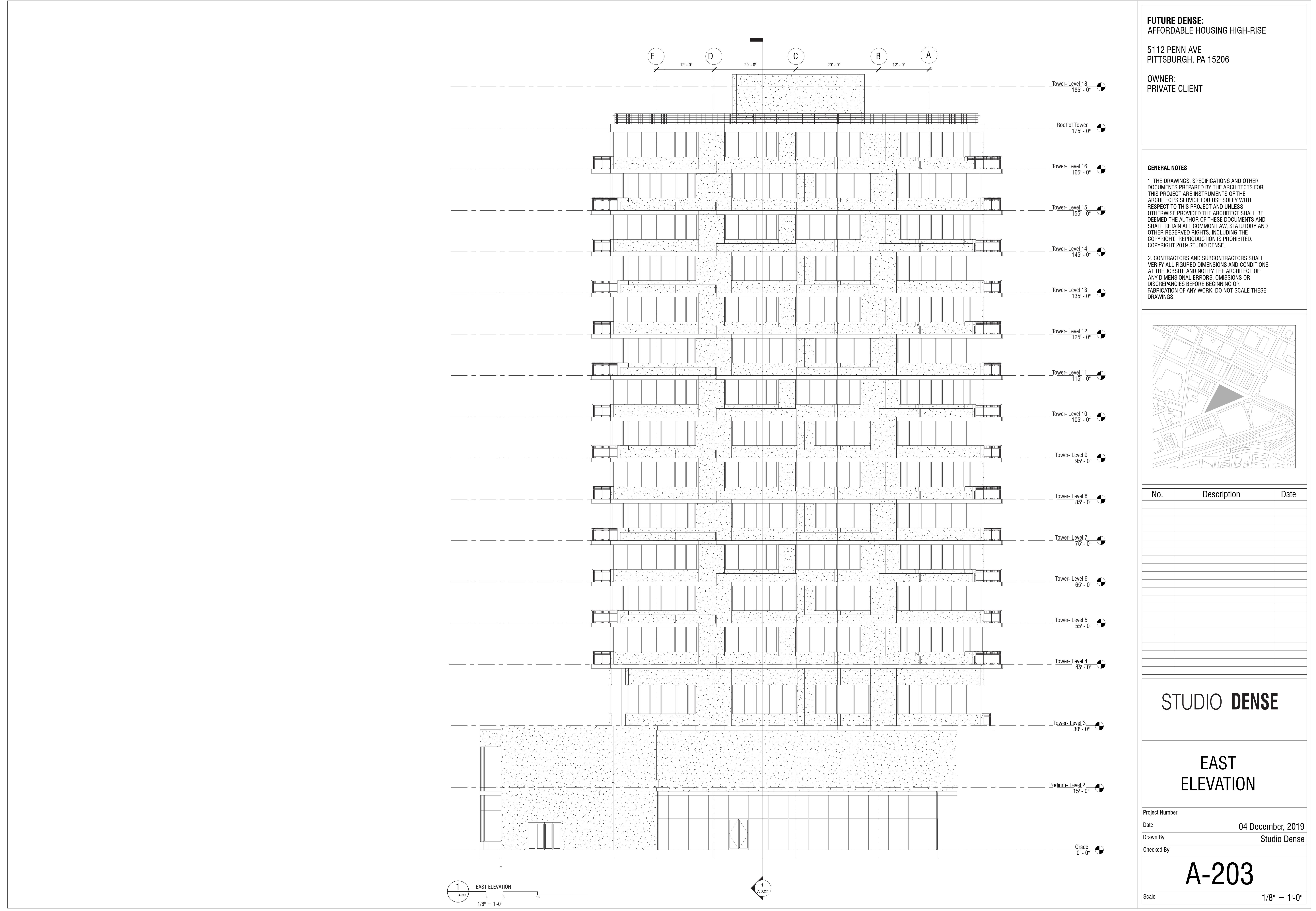
STUDIO DENSE

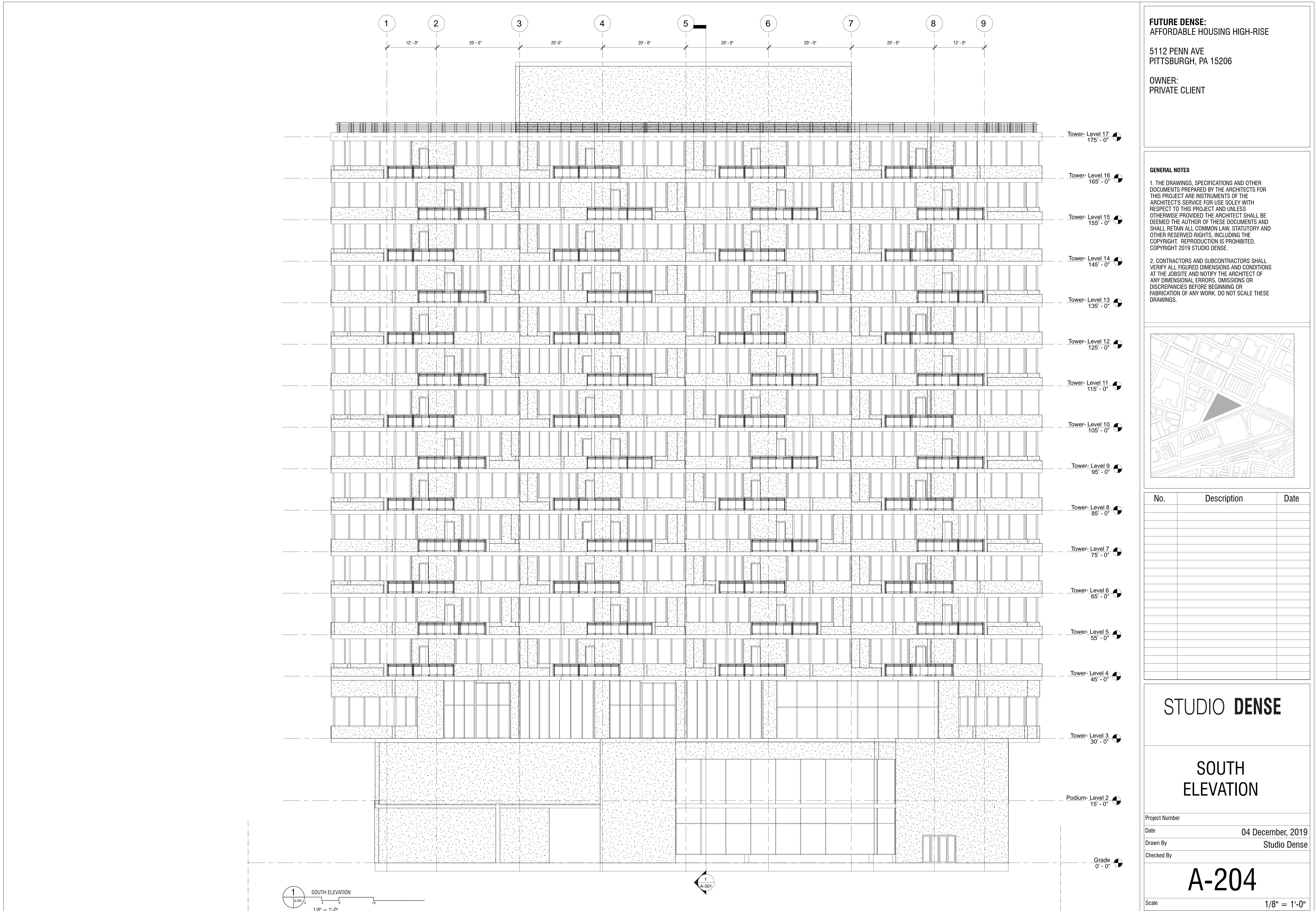
WEST ELEVATION

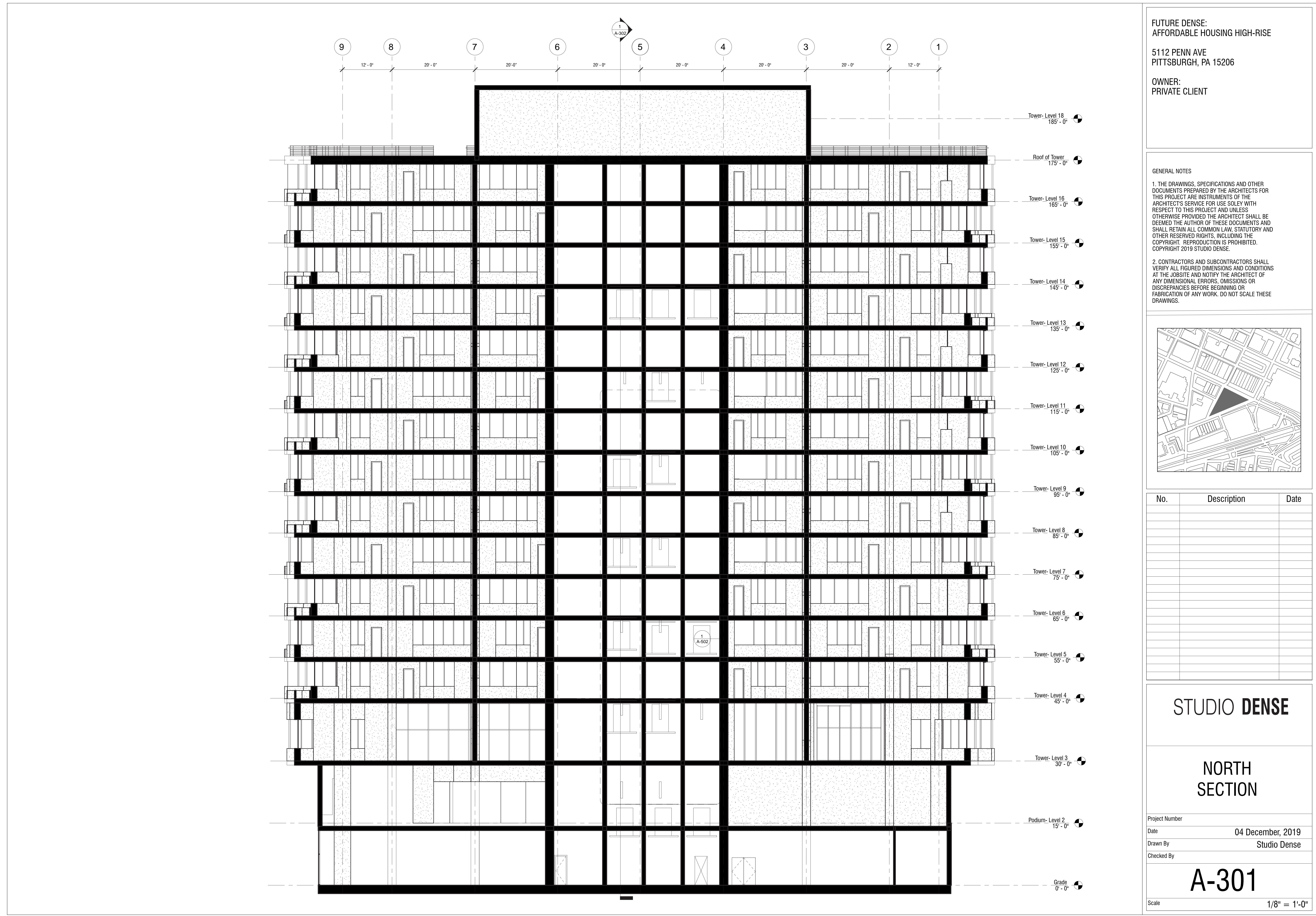
Project Number	
Date	04 December, 2019
Drawn By	Studio Dense
Checked By	

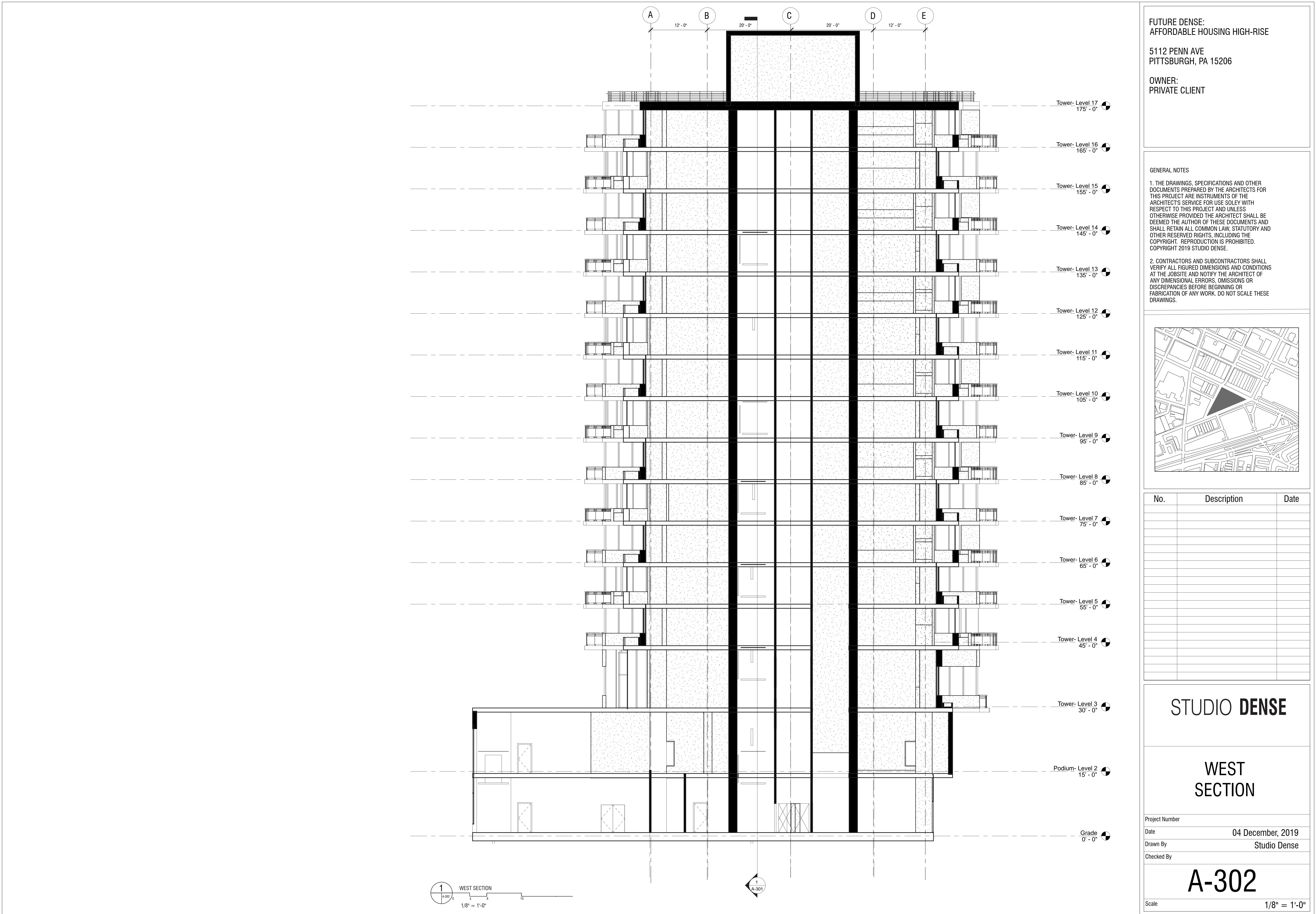
A-202

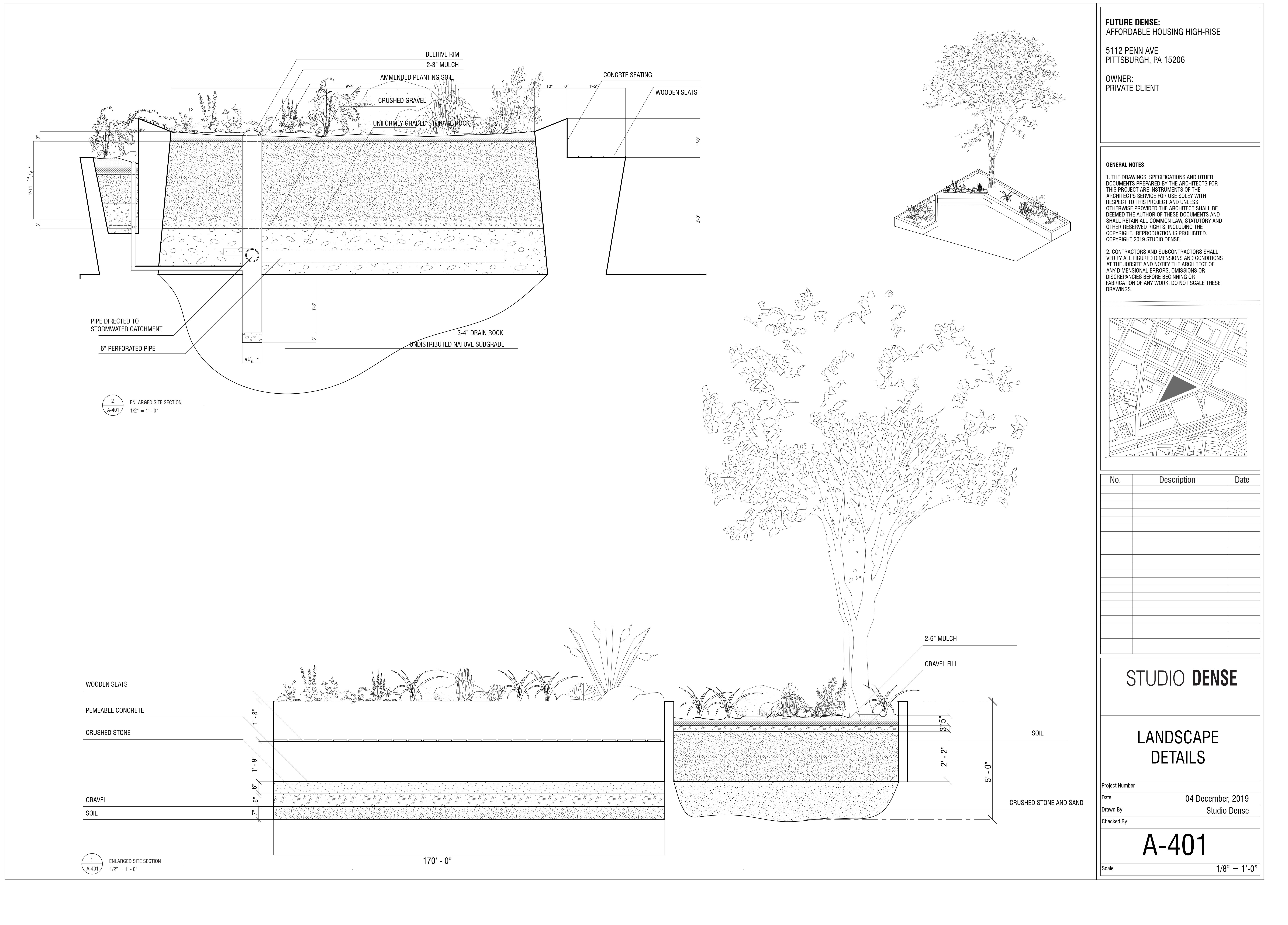
Scale $1/8"$ = $1'-0"$

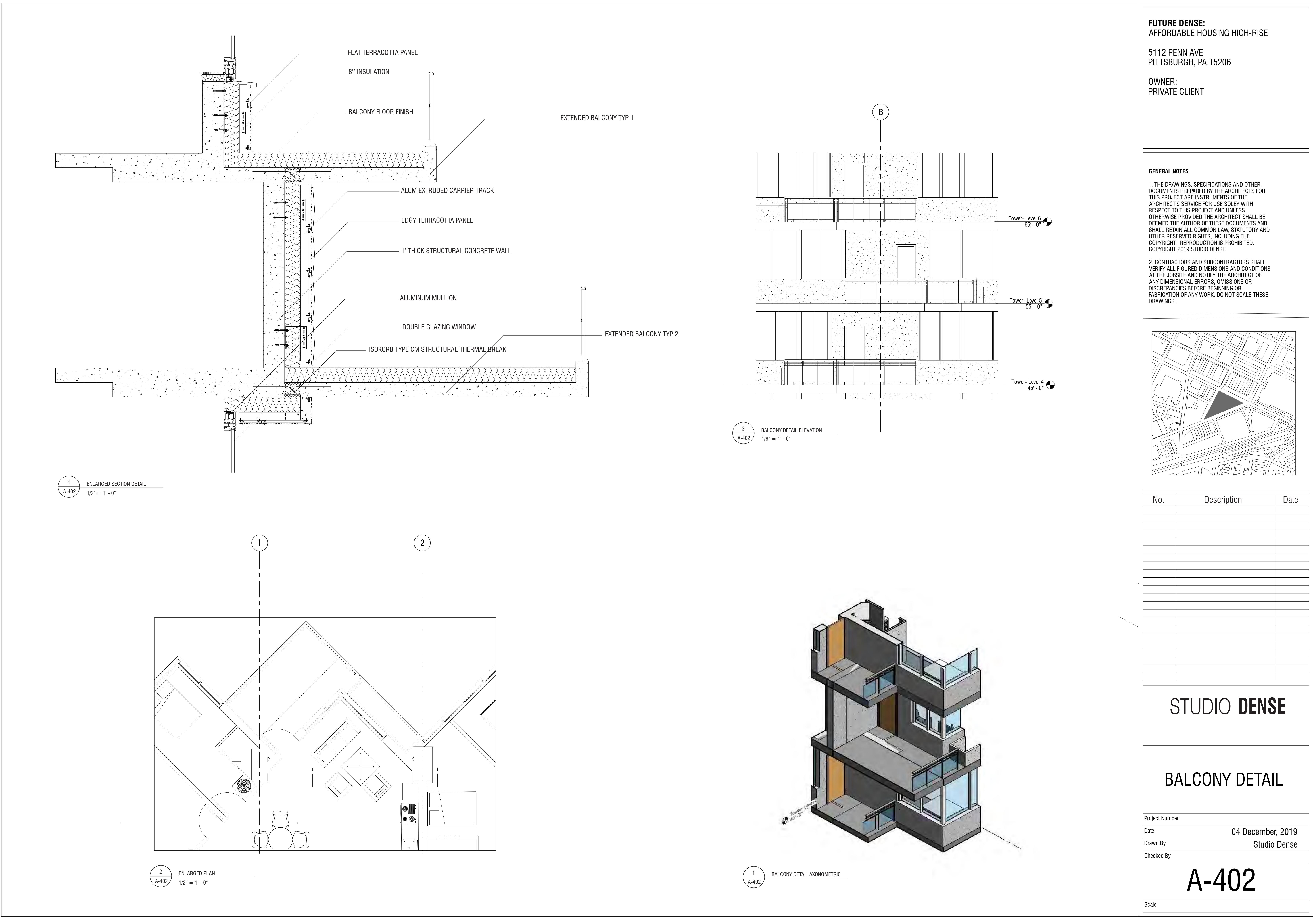


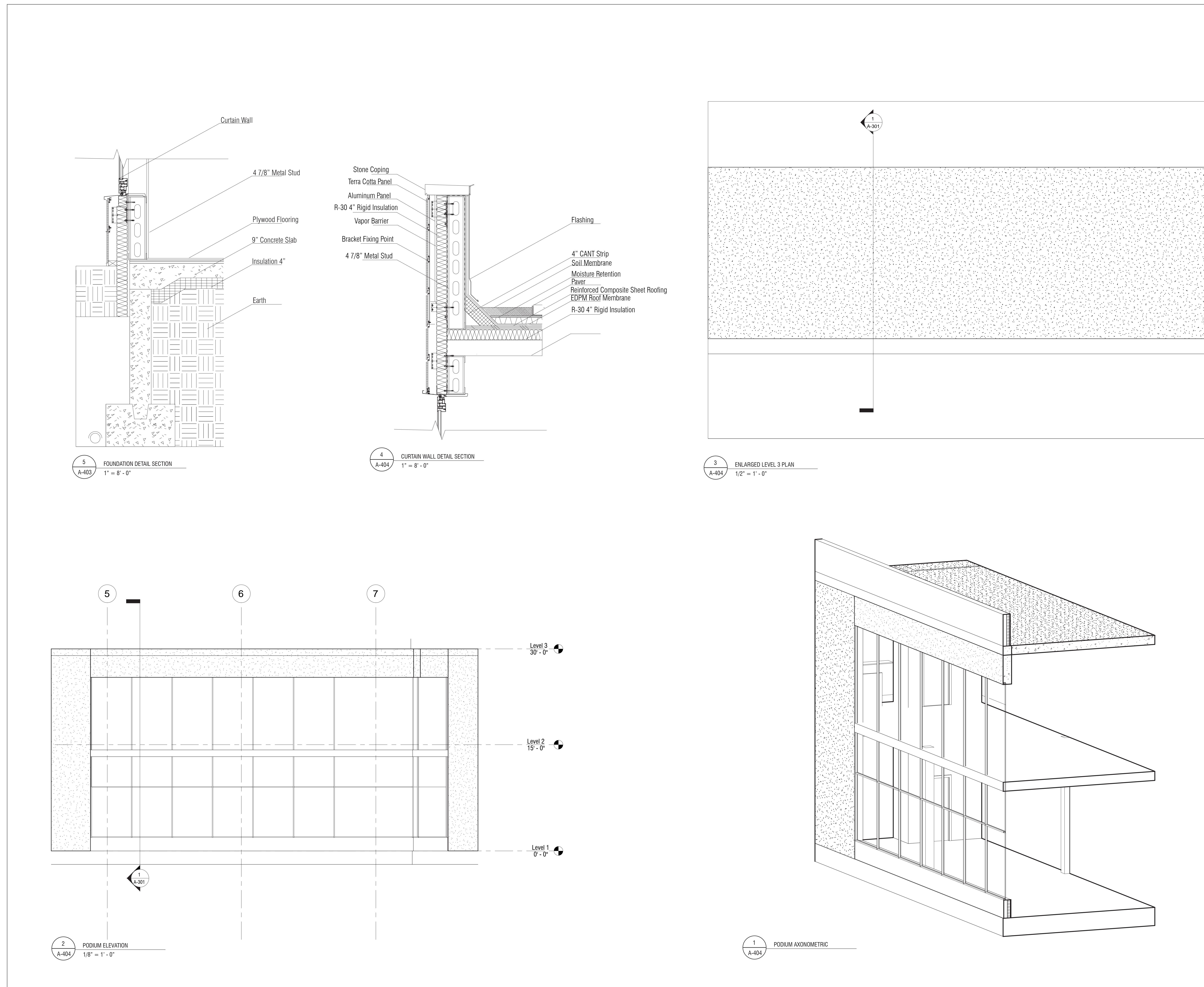












FUTURE DENSE: AFFORDABLE HOUSING HIGH-RISE

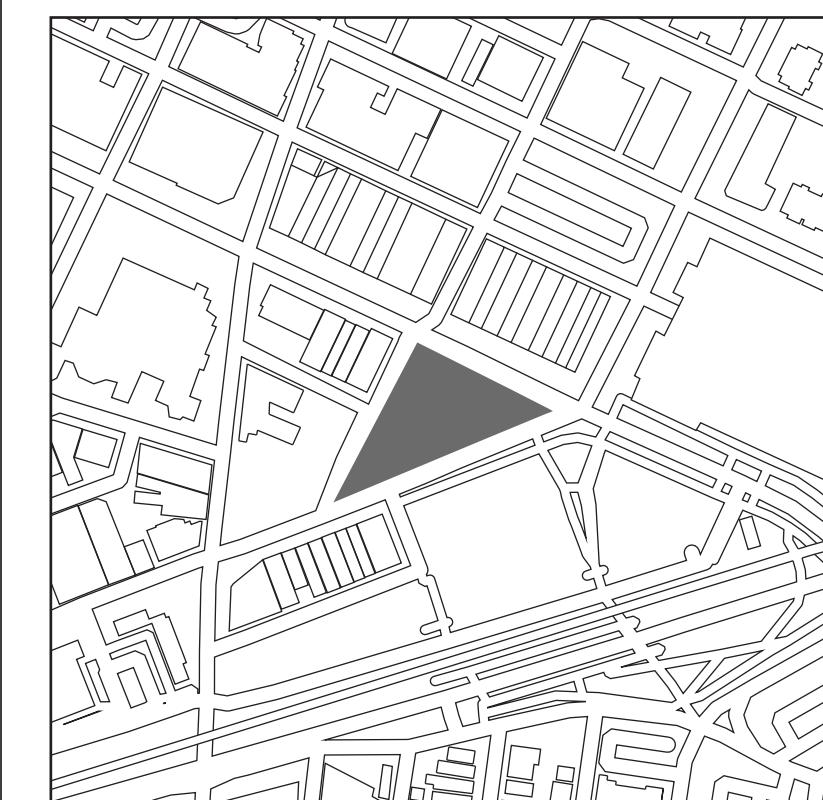
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STUDIO DENSE

PODIUM DETAILS

Project Number	A-403
Date	04 December, 2019
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Scale	