

THE STANDARD ON FIFTH

PHFA
SUBMITTAL
SET

**THE STANDARD
ON FIFTH**
PITTSBURGH, PA



Building Information

51 Units
5 Stories
Type IIIB Construction
Sprinklered Per NFPA
13R Use Group R-2

DEVELOPER

Beacon Community Services LLC
429 Fourth Ave, Suite 2010
Pittsburgh, PA 15219

PROPERTY MANAGER

Beacon Residential Management
Limited Partnership
2 Center Plaza, Suite 700
Boston, MA 02108

ARCHITECT

Rothschild Doyno Collaborative
2847 Penn Avenue
Pittsburgh, PA 15222

**CIVIL
ENGINEER**

Fahringer, McCarty, Grey, Inc.
1610 Golden Mile Highway
Monroeville, PA 15146

**MEP
ENGINEER**

Iams Consulting, LLC
807 James St, Suite 301
Pittsburgh, PA 15212

DEVELOPMENT TABLE

Residential Spaces (per Floor)	Unit 1A	Unit 1B	Unit 2A	Unit 2B	Unit 3A	Unit 3b	Units per Floor	Building Gross Area	Building Net Area	
Ground Floor	0	1	0	0	0	1	2	5,747	5,474	
First Floor	1	3	0	1	1	2	8	10,435	10,115	
Second Floor	1	5	1	1	0	2	10	10,084	9,778	
Third Floor	1	5	0	2	1	1	10	10,084	9,778	
Fourth Floor	2	4	0	2	0	2	10	10,084	9,778	
Fifth Floor	1	7	1	1	0	1	11	10,084	9,778	
Totals	6	25	2	7	2	9	51	56,518	54,701	
Unit Net SF	578	578	864	864	1,186	1,186				
Unit Gross SF	626	626	929	929	1,257	1,257				
Residential Net SF	38,740									
Residential Gross SF	41,594									

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Doyno**
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JUNE 17, 2022

TITLE
COVER SHEET

DRAWING
CS

BIRDS EYE VIEW

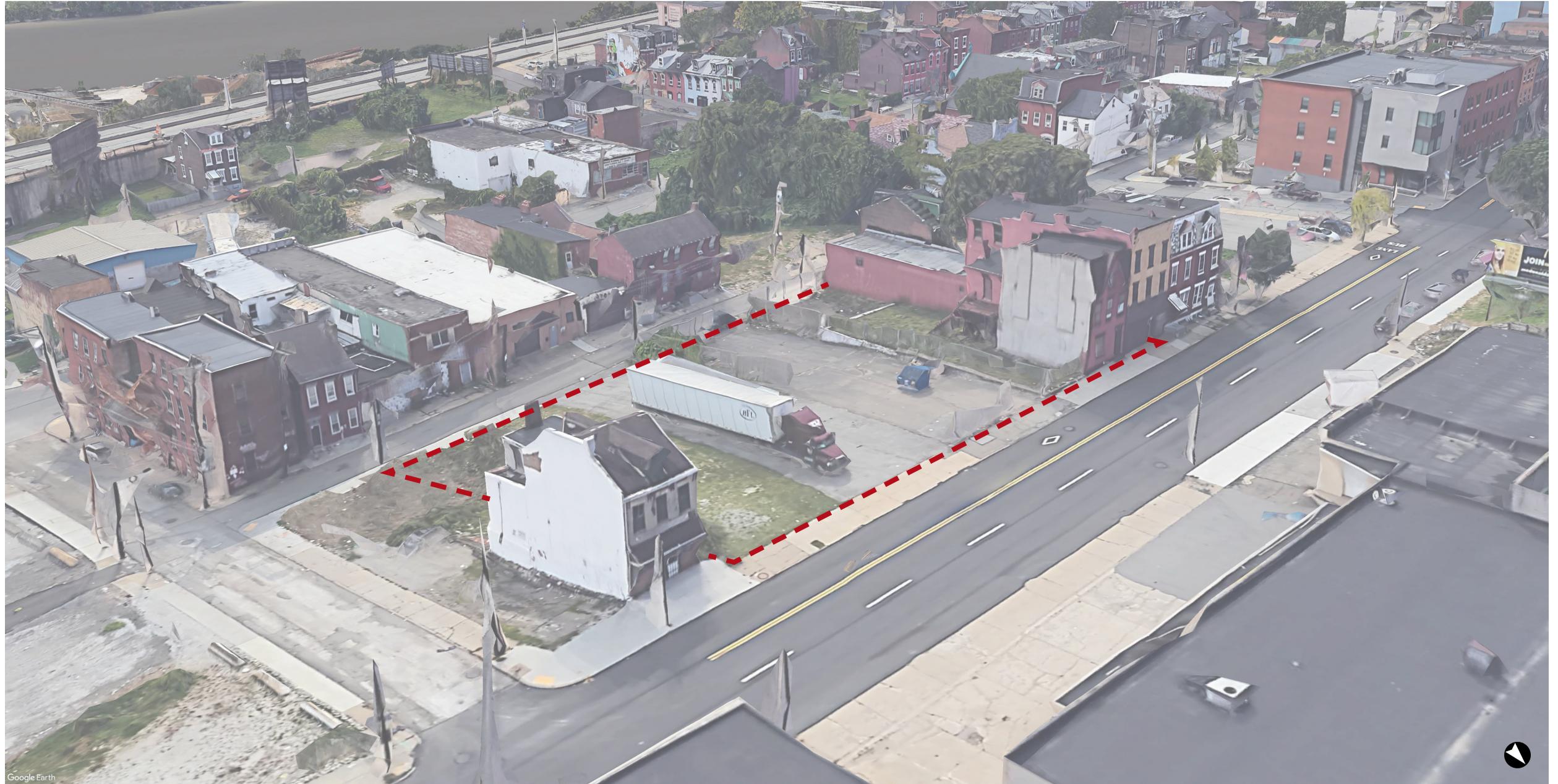
Aerial Image by Google Earth



FRONTING ON FIFTH

BIRDS EYE VIEW

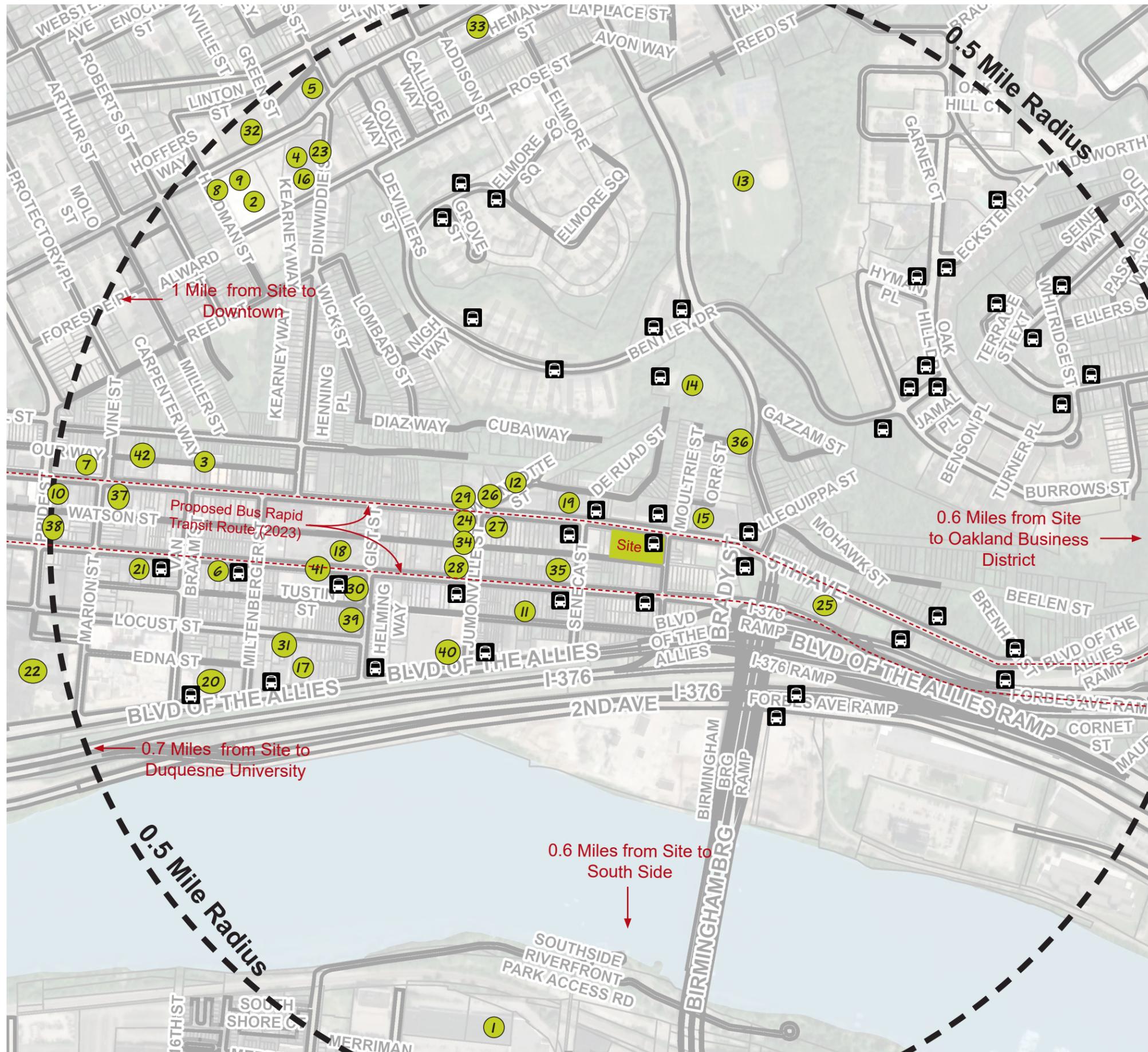
Aerial Image by Google Earth



SITE PLAN

WITH GOOGLE OVERLAY





SITE AMENITIES

- Grocery Store**
- 1. Giant Eagle
- 2. Salem's Market (Estimated 2023 Opening)
- 3. 5th Ave Food Market
- 4. Abes's Market
- 5. Family Dollar
- Restaurant**
- 6. Uptown Kitchen
- 7. Pizza Care
- 8. Crazy Mocha
- 9. Subway
- 10. The Original Giovanni's Pizza
- Park**
- 11. Tustin Tot Lot
- 12. Wyandotte Street Garden
- 13. Kennard Playground
- 14. Warren Branch Park
- 15. Moultire Street Gardens
- Bank**
- 16. PNC Bank
- Medical**
- 17. UPMC Children's Community Pediatrics
- 18. Everett & Hurite-Ophthalmic Association
- 19. AHRCO-Rehabilitation
- 20. Uptown Pediatrics Associates
- 21. Shangri-La Health Spa
- 22. UPMC Mercy Campus
- Post Office**
- 23. US Postal Service
- Salon**
- 24. Moxie Chop Studio
- Daycare**
- 25. Oakland Sunshine Daycare
- 26. John Heinz Child Development Center
- Community Space**
- 27. Womanspace East
- 28. Hack PGH
- 29. Center for Hearing and Deaf Services
- 30. Pittsburgh association of the Deaf
- 31. Blind & Vision Rehabilitation Services
- 32. Hill House Association
- 33. YMCA
- Coworking Space**
- 34. 5th Avenue Studio
- Church**
- 35. Corinthian Baptist Church
- 36. Lily Baptist Church
- 37. Amplify Church
- 38. Shepard's Heart
- Auto**
- 39. Forbes Auto Body
- 40. PLS Transportation
- 41. Kendall Service LLC
- Gas Station**
- 42. Shell

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SITE AMENITIES

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ASP1

**THE STANDARD
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Zoning Regulation

City of Pittsburgh Zoning Code
Zoning District: UPR-B
Uptown Public Realm
Subdistrict B: Residential Core

Acreage: 0.478 Acres (20,820 sf)

Dimensional Standard (908.4)
Multi-Unit Residential - Permitted by right (via LNC)

Lot Area Minimum: None

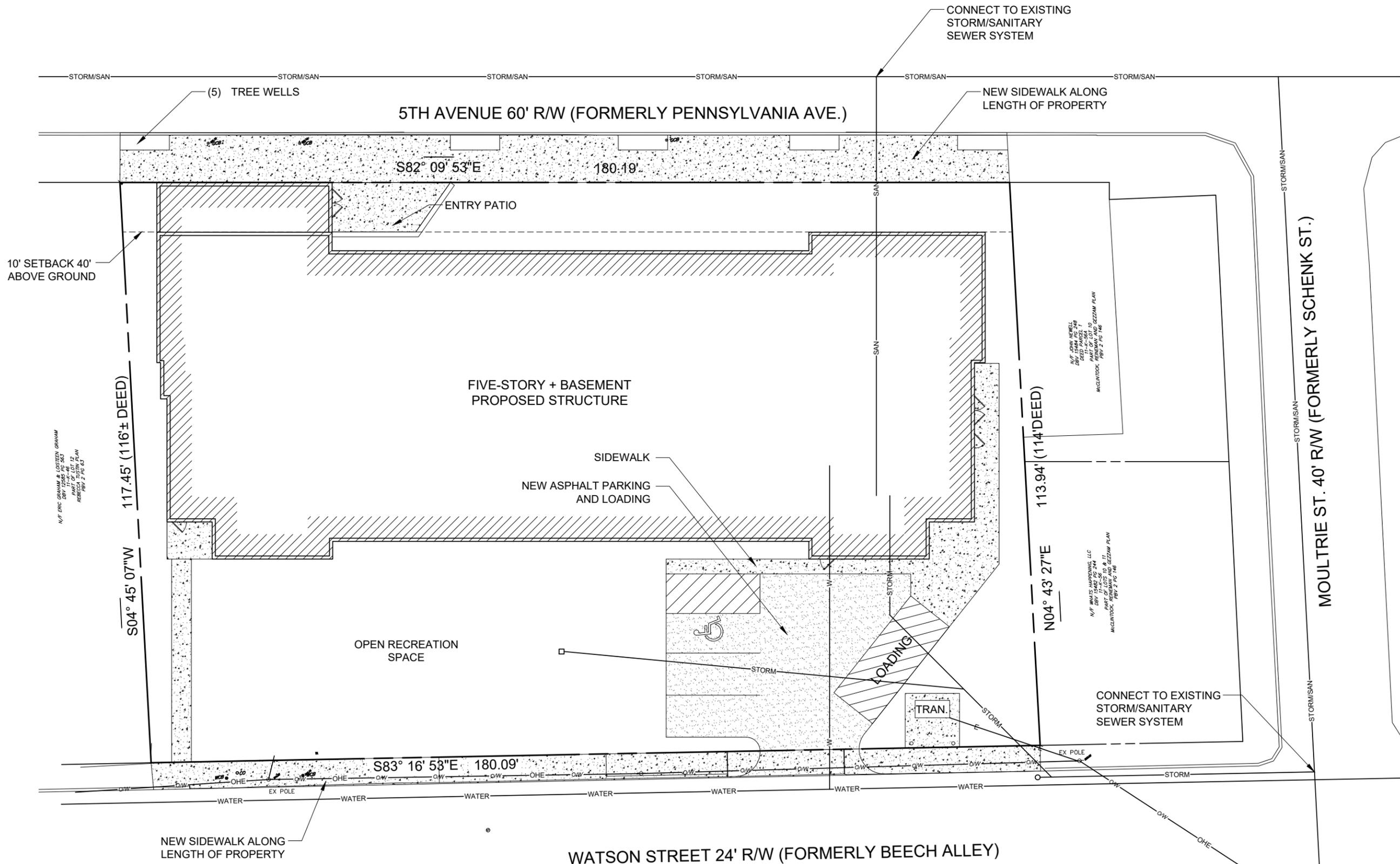
Height with Bonus: 20'-70'
(Affordable Housing accounts for 6 performance points, 2 performance points required for height bonus)

Minimum Setbacks

Front: 0'
Front (Above 40'): 10'
Interior Sideyards: 0'
Rear: 0'

Off-street Parking Requirements

Residential Use (min): none
(Section 914.04)
Residential Use (max): 0.9 spaces per unit.

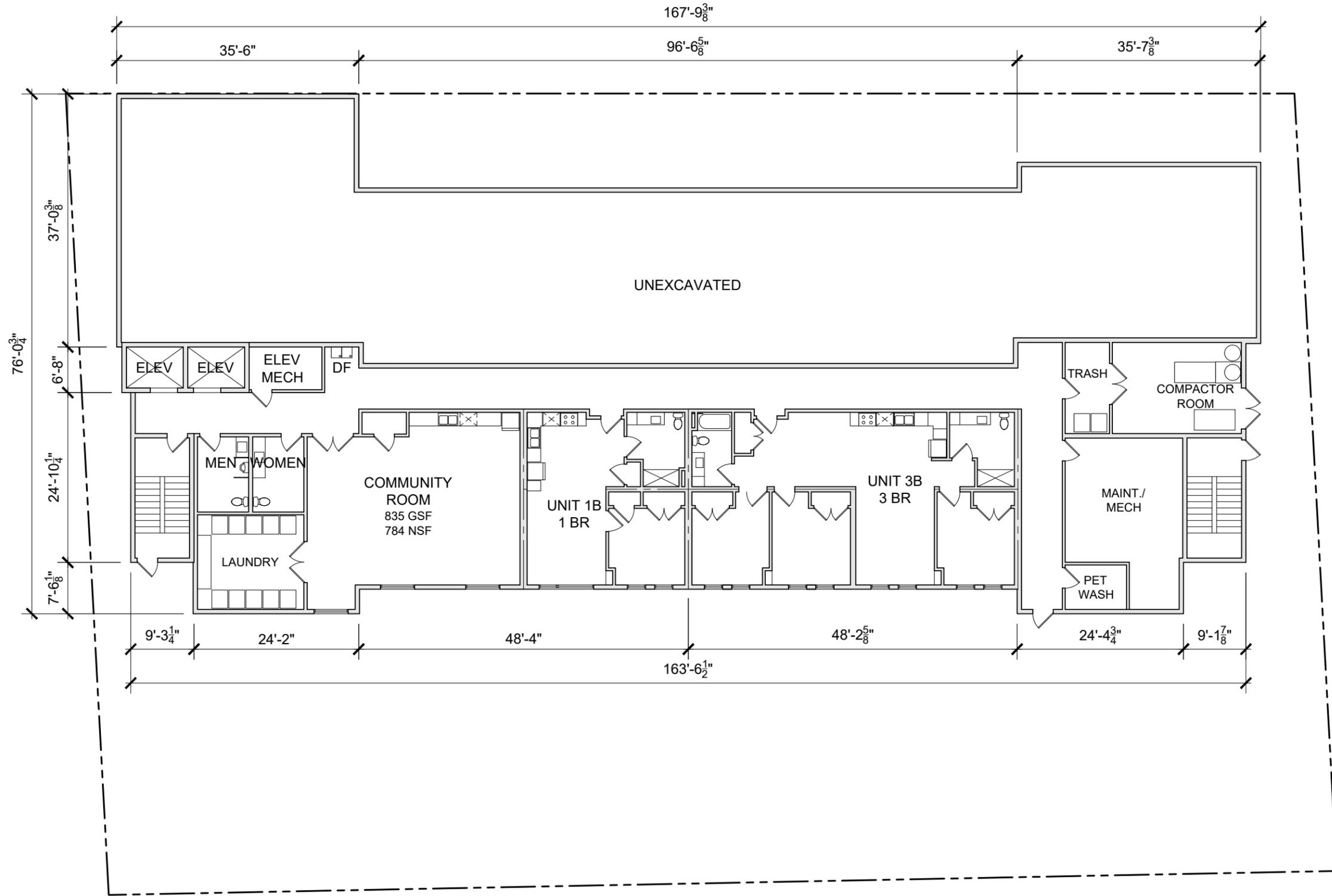


1 ARCHITECTURAL SITE PLAN
ASP2 1" = 20'



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PLAN
DRAWING
ASP2

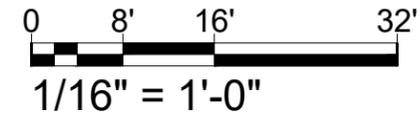


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A100

GROUND FLOOR PLAN

GROSS AREA : 5,747 SF
NET AREA: 5,474 SF

1/16" = 1'-0"



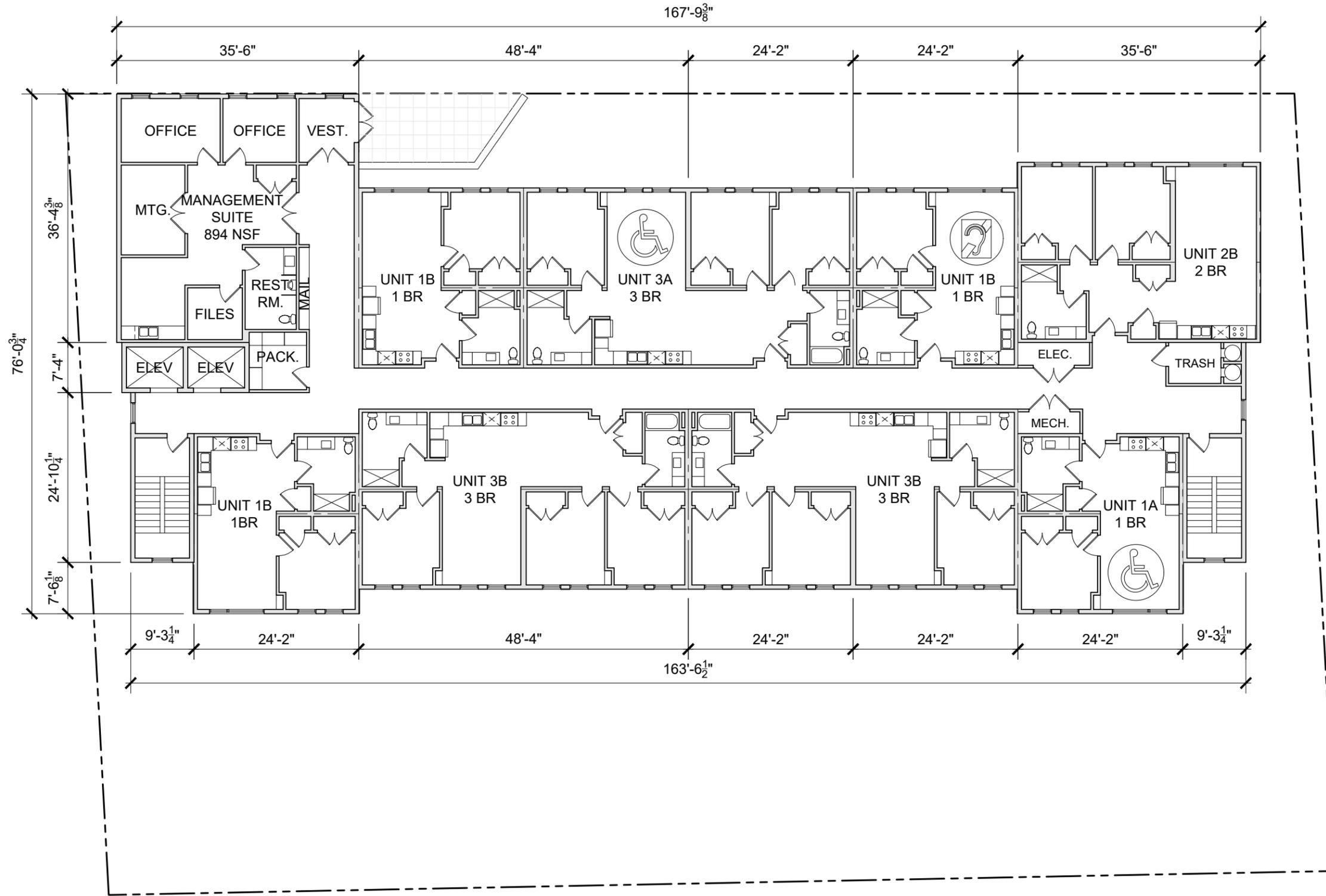
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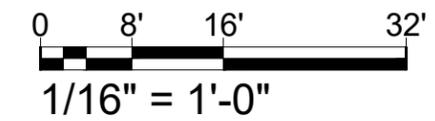


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A101

FIRST FLOOR PLAN

GROSS AREA : 10,435 SF
NET AREA: 10,115 SF

1/16" = 1'-0"



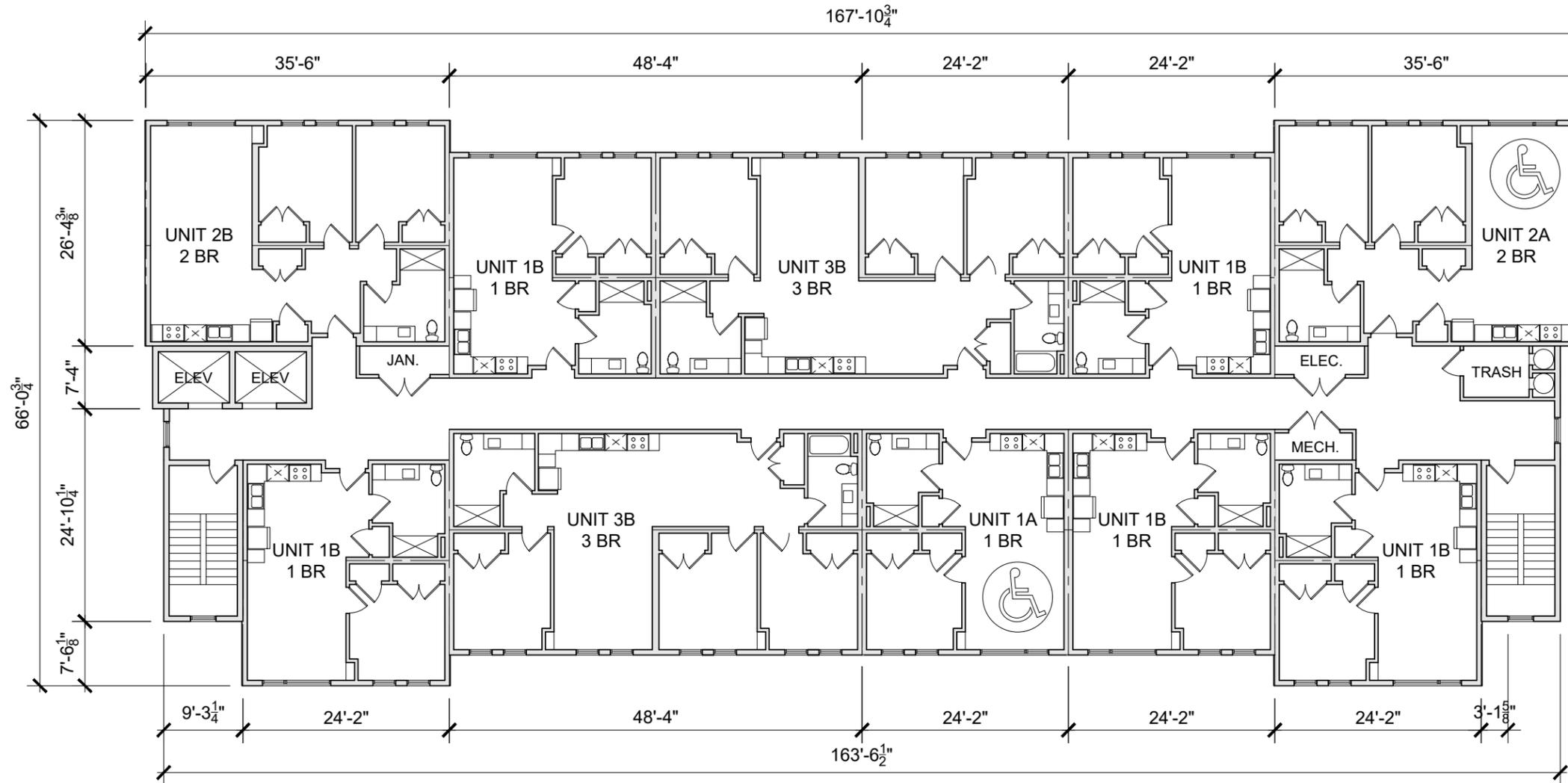
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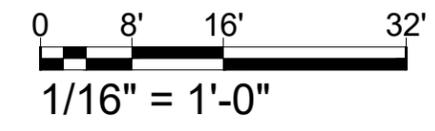


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A102

SECOND FLOOR PLAN

GROSS AREA : 10,084 SF
NET AREA: 9,778 SF

1/16" = 1'-0"



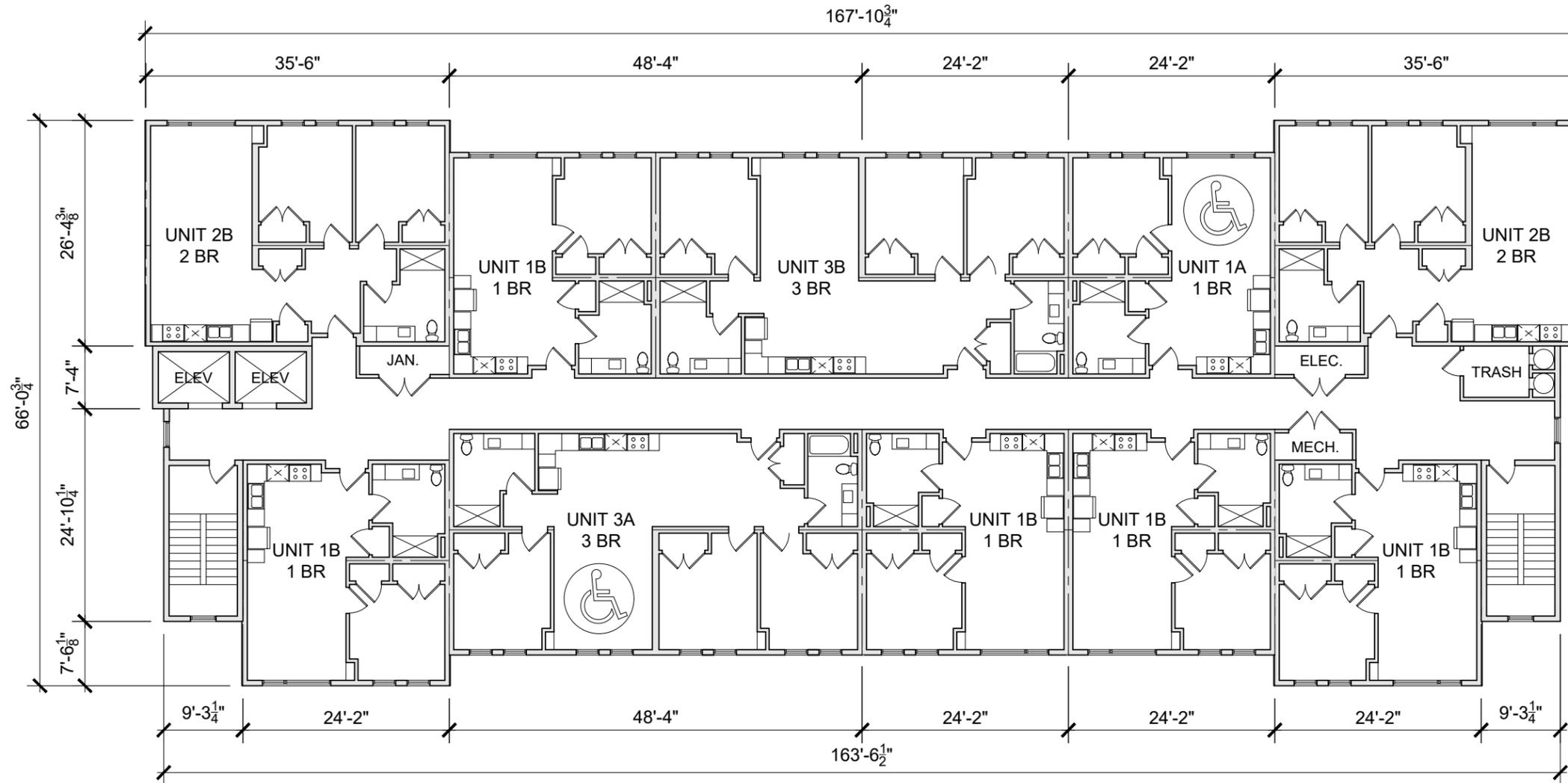
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SECOND FLOOR PLAN

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A102

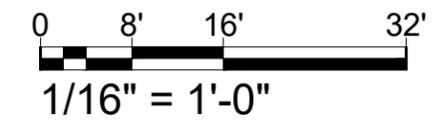


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A103

THIRD FLOOR PLAN

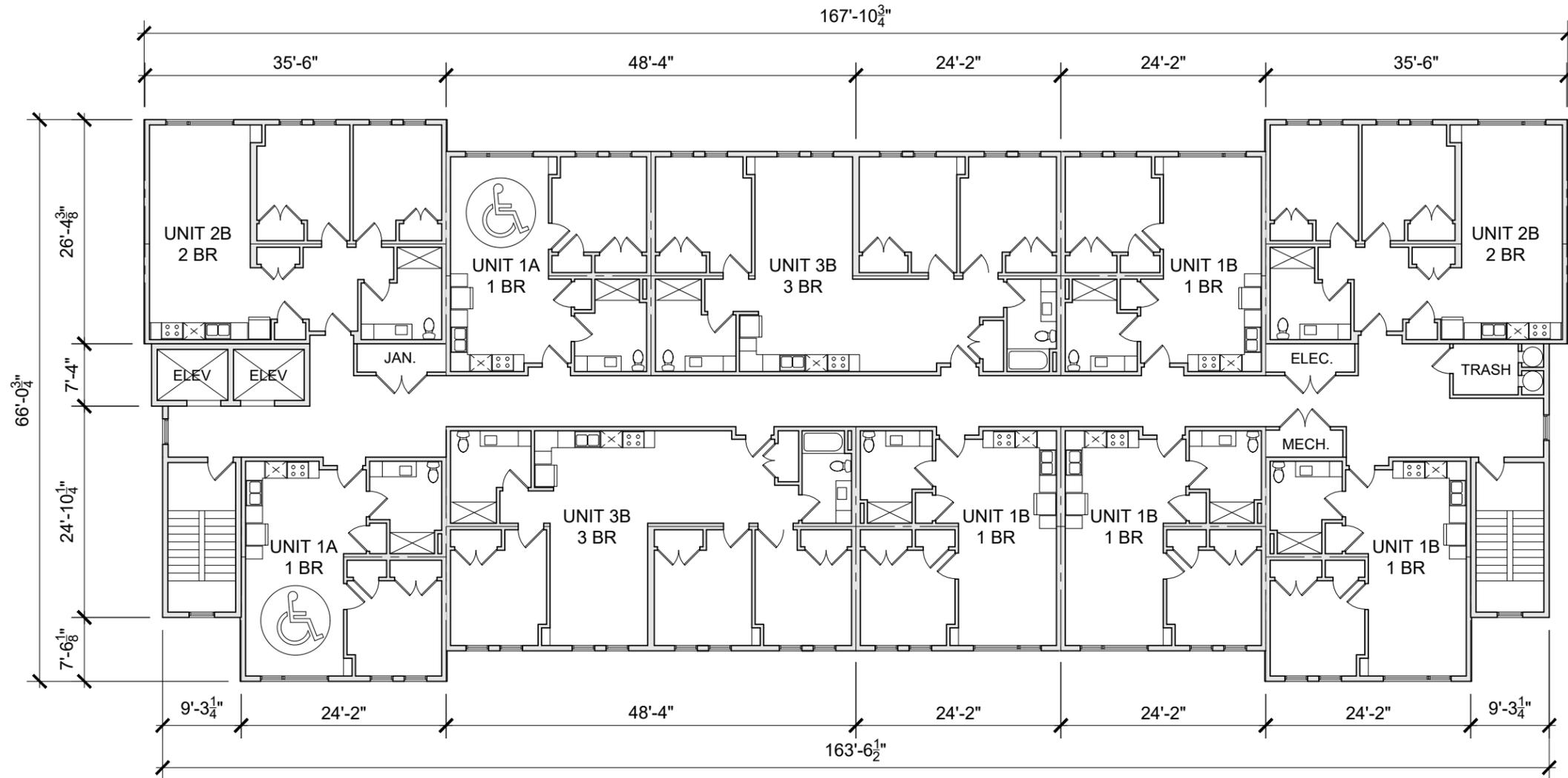
1/16" = 1'-0"

GROSS AREA : 10,084 SF
NET AREA: 9,778 SF



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THIRD FLOOR PLAN
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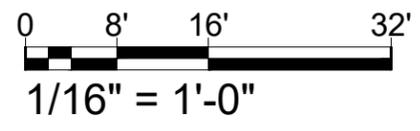


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A104

FOURTH FLOOR PLAN

1/16" = 1'-0"

GROSS AREA : 10,084 SF
NET AREA: 9,778 SF



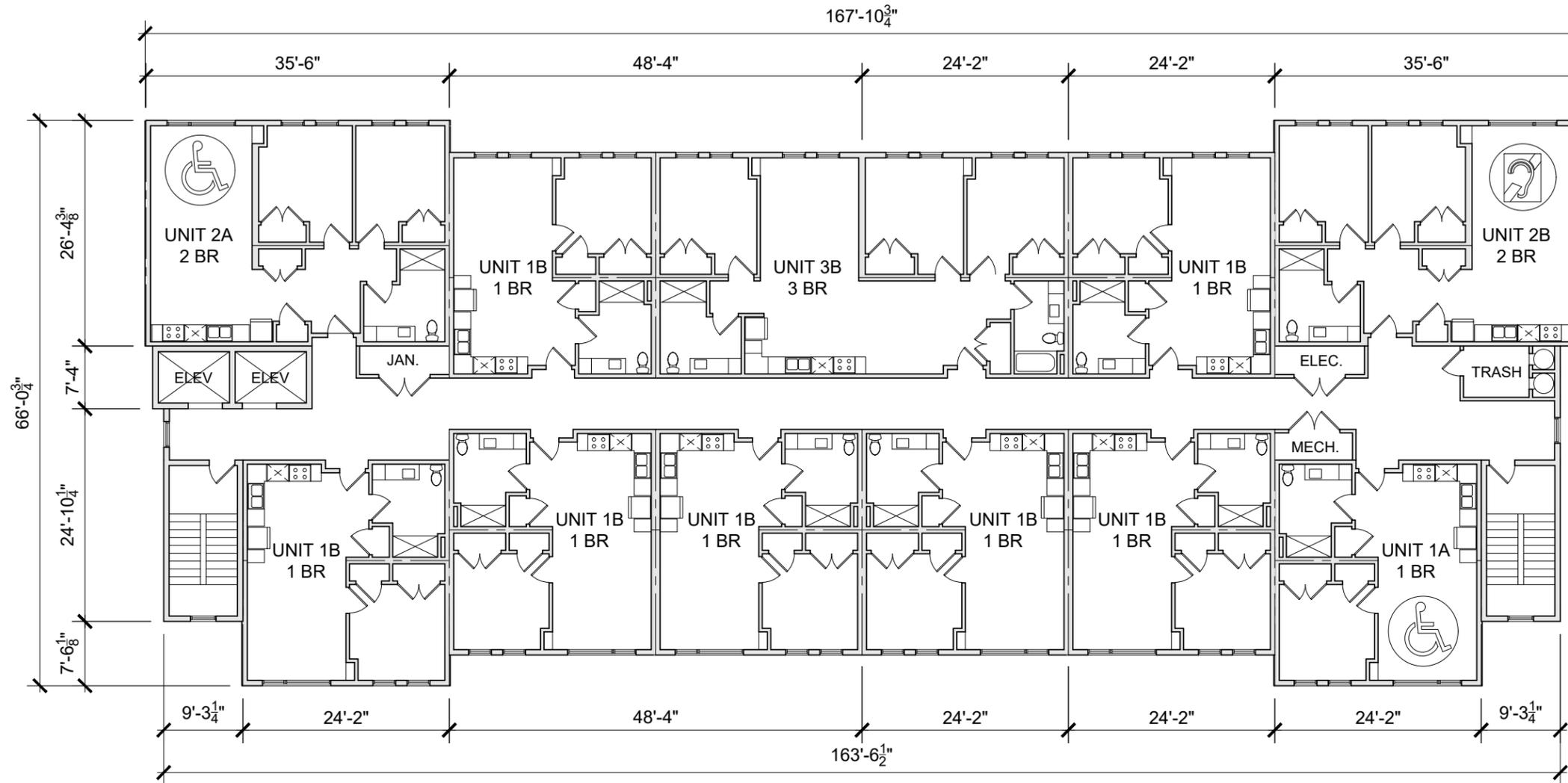
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FOURTH FLOOR PLAN

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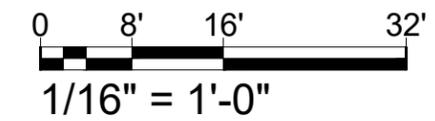


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A105

FIFTH FLOOR PLAN

1/16" = 1'-0"

GROSS AREA : 10,084 SF
NET AREA: 9,778 SF



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**THE STANDARD
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BR1	Brick, Color 1
C	Concrete
CMS	Corrugated Metal Siding, Color 1
FCP1	Fiber Cement Panels, Color 1
FCP2	Fiber Cement Panels, Color 2
FCP3	Fiber Cement Panels, Color 3



1
A200 FRONT ELEVATION (5TH AVENUE)
1/16" = 1'-0"

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ELEVATION
DRAWING
A200