



BARBER & HOFFMAN, INC.
Consulting Engineers

PROJECT

UPMC Cumberland Woods Village



Pittsburgh, PA
\$40.0M



PROJECT DESCRIPTION:

A senior residential community featuring one- and two-bedroom apartments, including 30 units housed in a Commons Building, and 69 villa units, dining venues, a theater, conference centers, and a billiard room. The villas are connected to the Commons Building by a concrete-framed plaza, which also serves as a 105-car parking garage.

ADDITIONAL PROJECT FACTS:

- Villas are four levels and wood framed.
- The plaza is a two-way reinforced concrete slab with drop panels and concrete columns.
- The lodge is a reinforced masonry bearing wall structure with a combination of steel and prefabricated wood roof structure.
- The Commons Building is four stories and utilizes a combination of wood-, steel-, and concrete-framed structural systems.

UPMC is the largest provider of health care services in the Pittsburgh region. In 20 locations all around the city, UPMC Senior Communities also offers the kind of home where life is lived well. Each facility offers residents numerous on-site amenities and services, including a fitness center, library, underground parking, and healthcare. The Cumberland Woods project includes a Commons Building, the Lodge, five Villa Buildings and an elevated plaza for underground parking.

The 63,000-square-foot five-level Commons Building utilizes a combination of structural systems. A reinforced one-way concrete slab and beam framing is used at the first level. Steel and wood framing is utilized at the second level to accommodate the framing difference between commons areas and the units above. Levels 3, 4 and the roof are wood-framed utilizing a combination of prefabricated roof trusses and engineered wood (TJI) floor framing.

The Lodge is a 13,500-square-foot two-story reinforced masonry bearing wall structure with a combination of steel and wood roof framing to accommodate the large meeting rooms and auditorium. Composite steel beams and a concrete slab are utilized at the partial basement area.

The five 6,000-square-foot four-level villas are mainly constructed of pre-fabricated wood roof trusses, floor joists and bearing walls. Supplemental steel beams and posts were required at some locations. The bearing walls at the lowest level were constructed of reinforced masonry.

