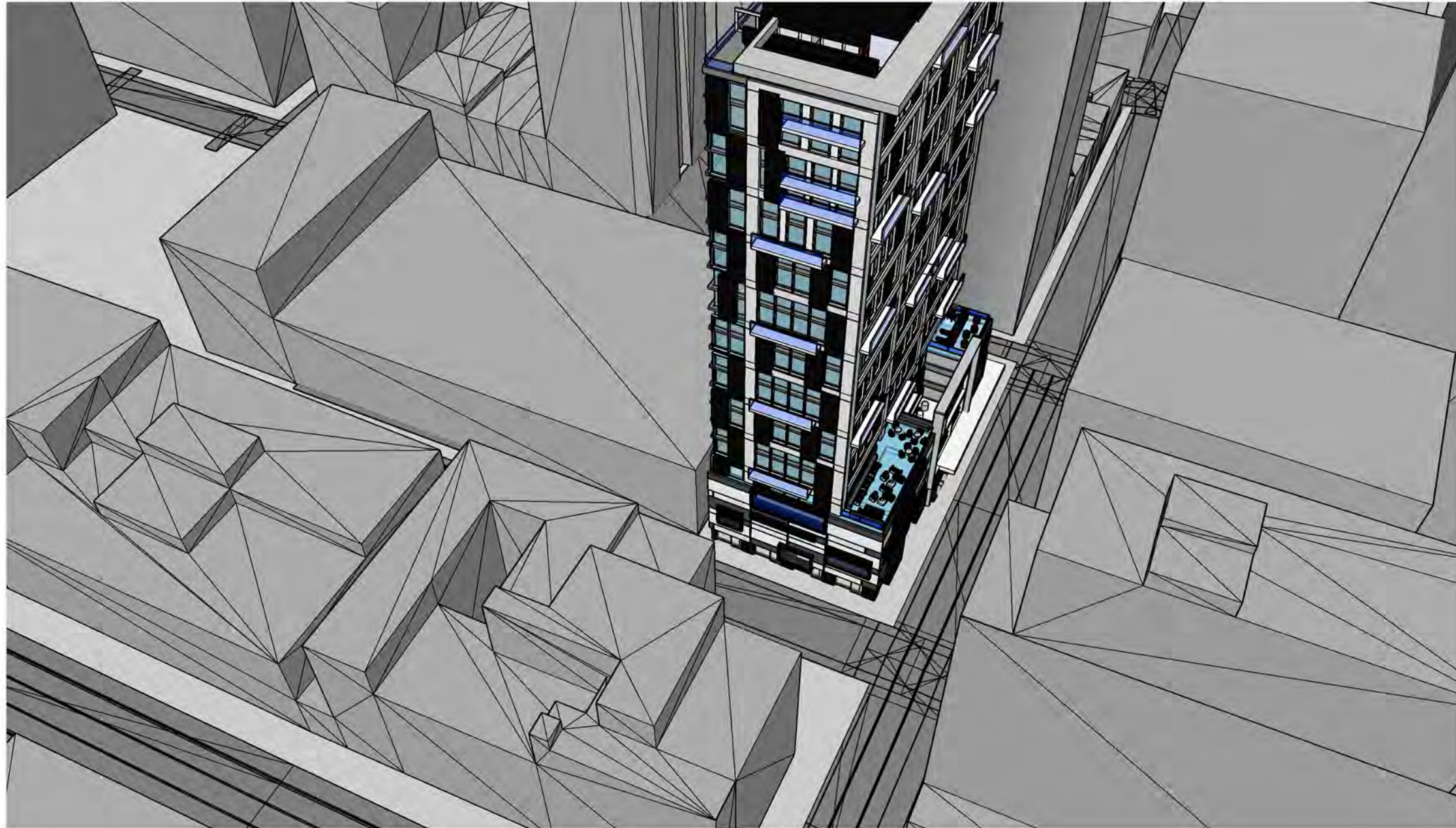




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ealevin@comcast.net

215.287.5652

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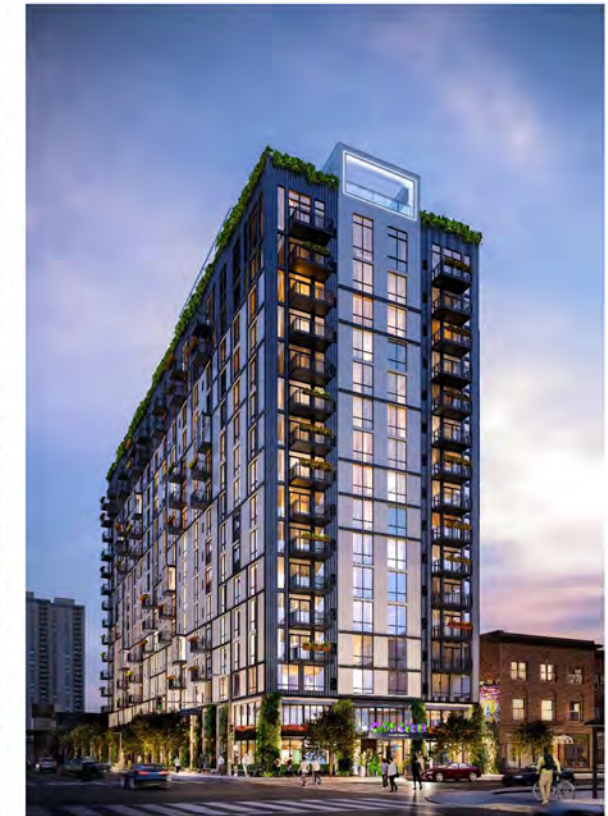


Morrow Park, South Side Works



CCA Commitment
Pittsburgh Projects

305 Wood Street, Pittsburgh, PA 15222



CCA Communities
Under Development

305 Wood Street, Pittsburgh, PA 15222





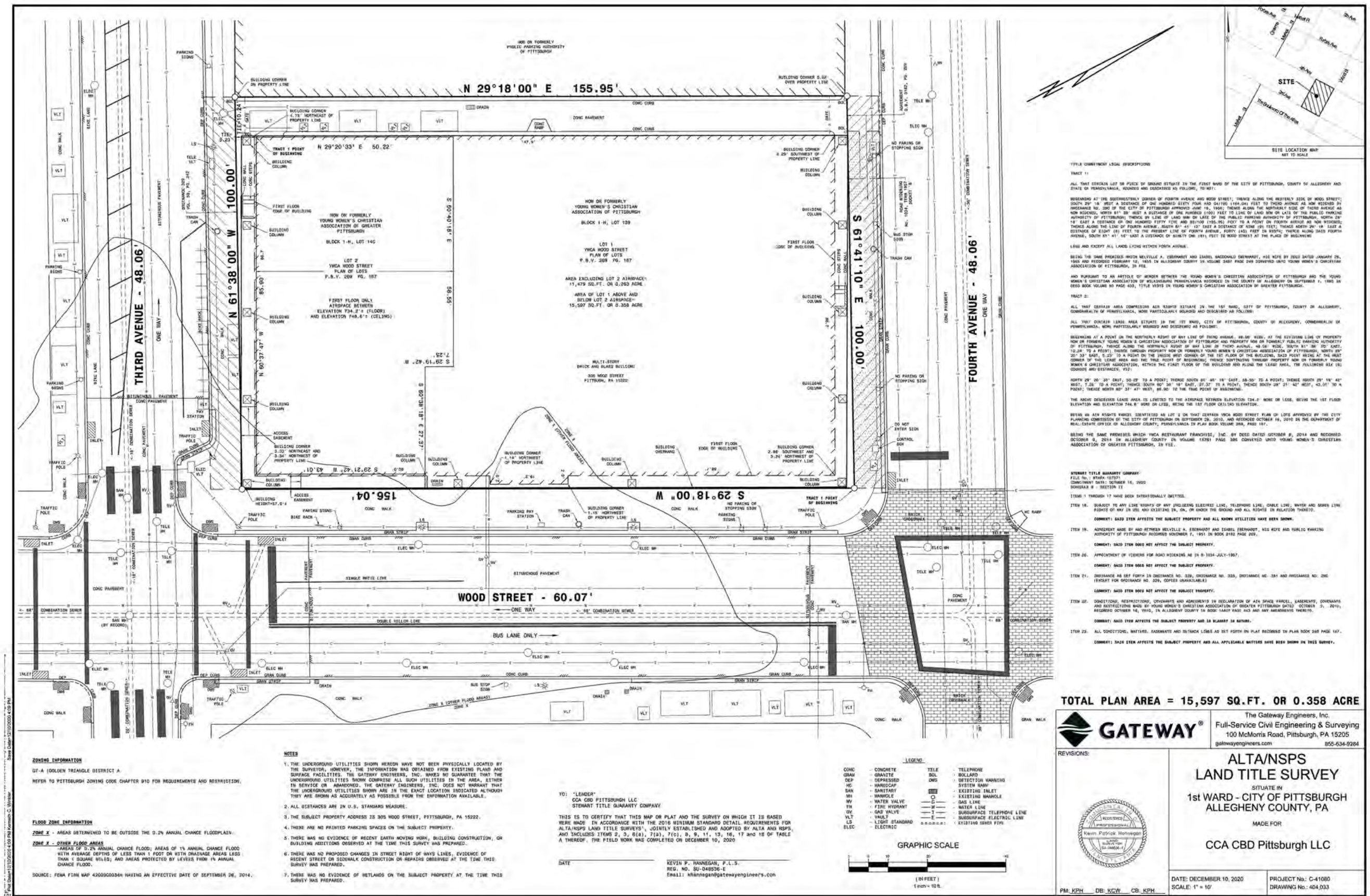
Zoning Map
Existing

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Survey/Site Plan
Existing

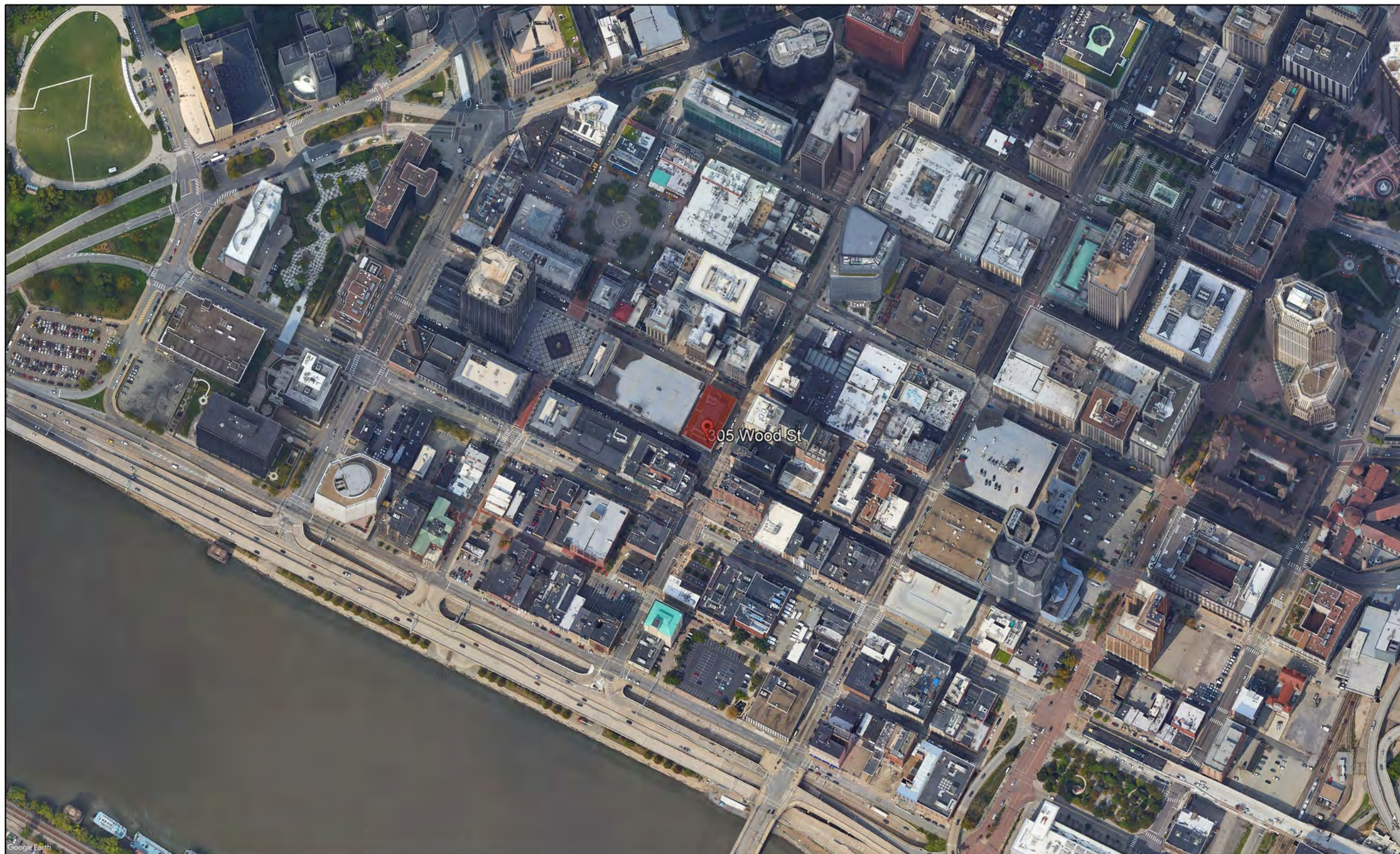
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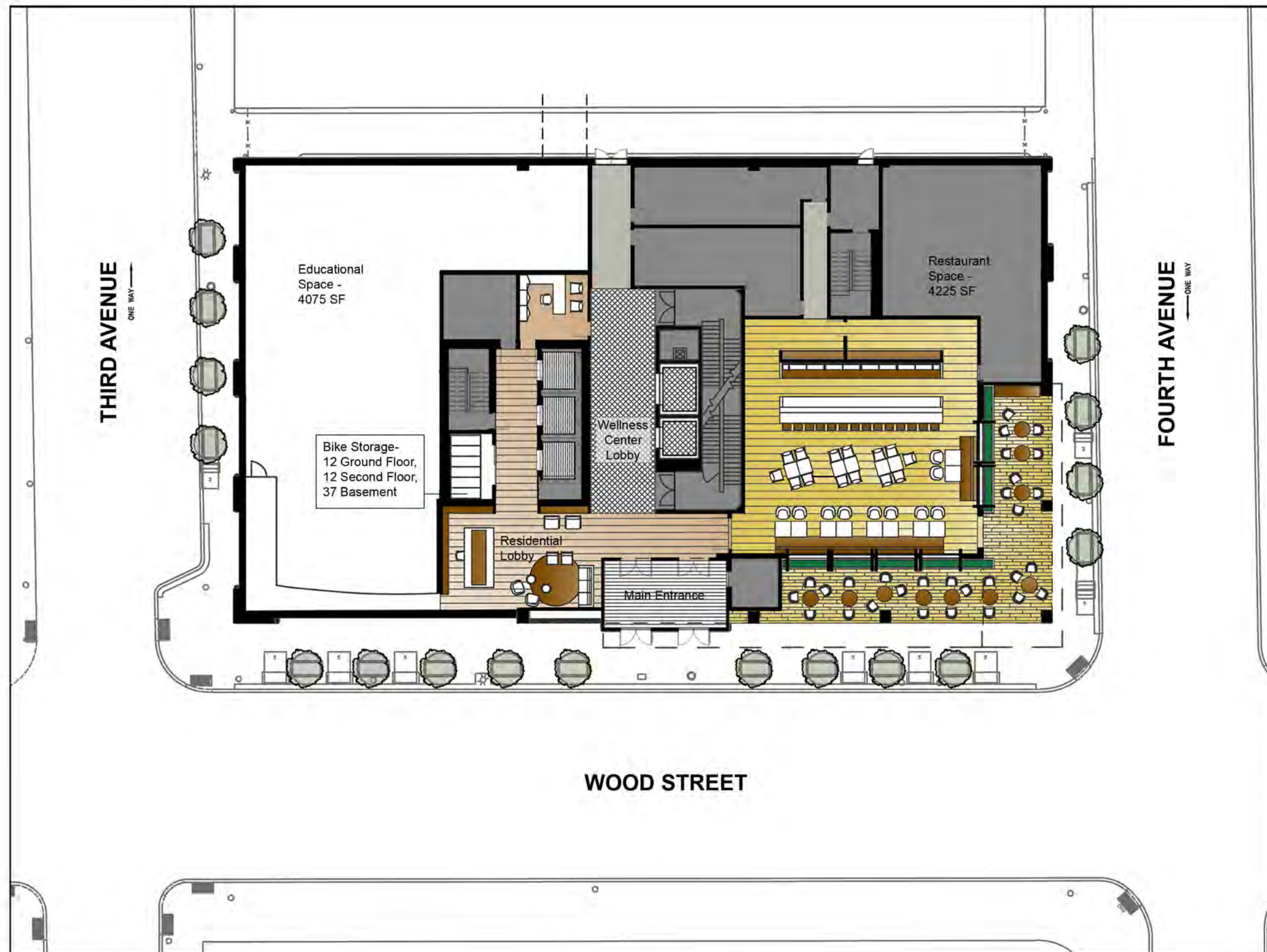
Satellite View
Existing

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Zoning Classification: GT-A,
Golden Triangle Subdistrict A

910.01.F.2 Use Restrictions

Retail Sales and Service and Restaurant uses will be located with direct access from the street at the pedestrian level.

**910.01.F.3
Site Development Standards**

a. Minimum Lot Area Per Dwelling Unit

Unit Density - One Unit or Suite per 110 sf of lot area

Lot Area = 15,597 sf

Permitted Dwelling units =
15,597 sf / 110 = 141 units
(variance required for proposed 300 units)

b. Floor Area

FAR-13 + 20% Sustainability Bonus = 15.6

Permitted Floor Area =
243,313 gsf

Proposed Floor Area =
243,300 gsf

c. Urban Open Space

None required for existing lot area of 15,597 sf

Site Plan
Proposed

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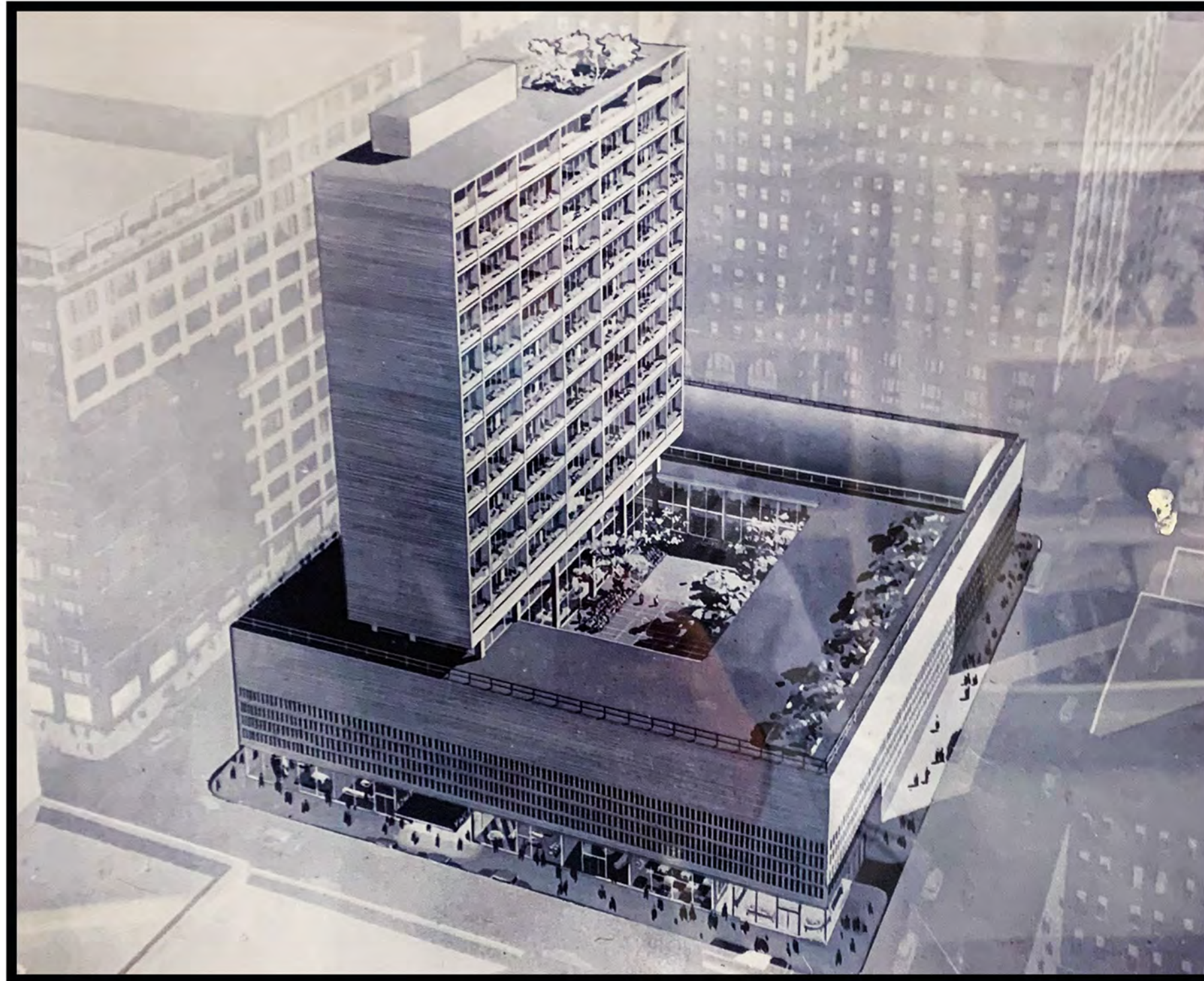


Roof Plan
Proposed

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Original Concept Drawing for 305 Wood Street - Headquarters

Origin Image
Concept

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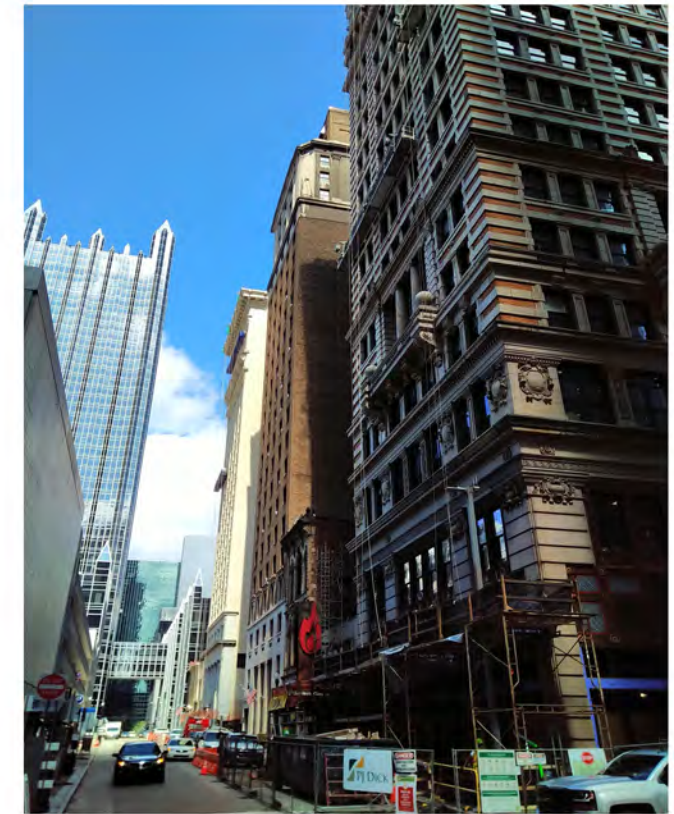
View 1



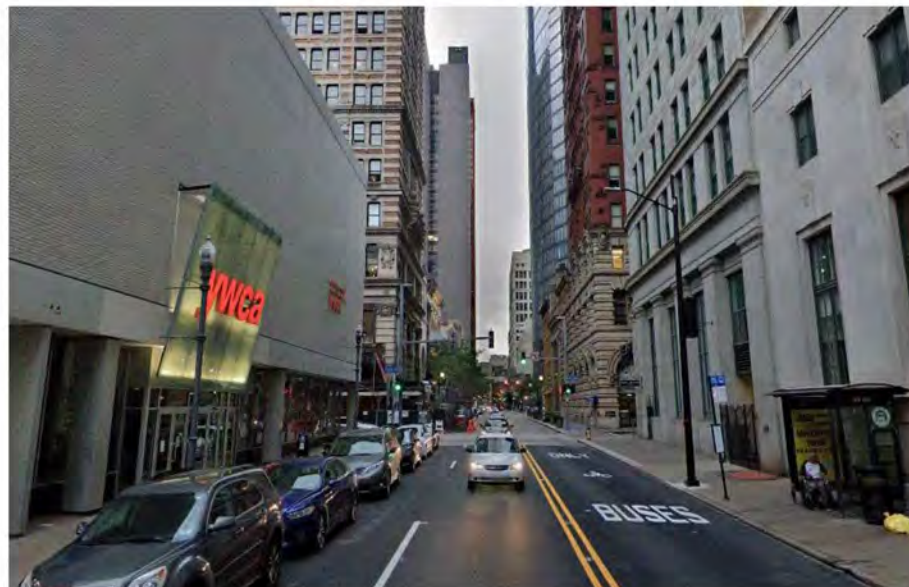
View 2



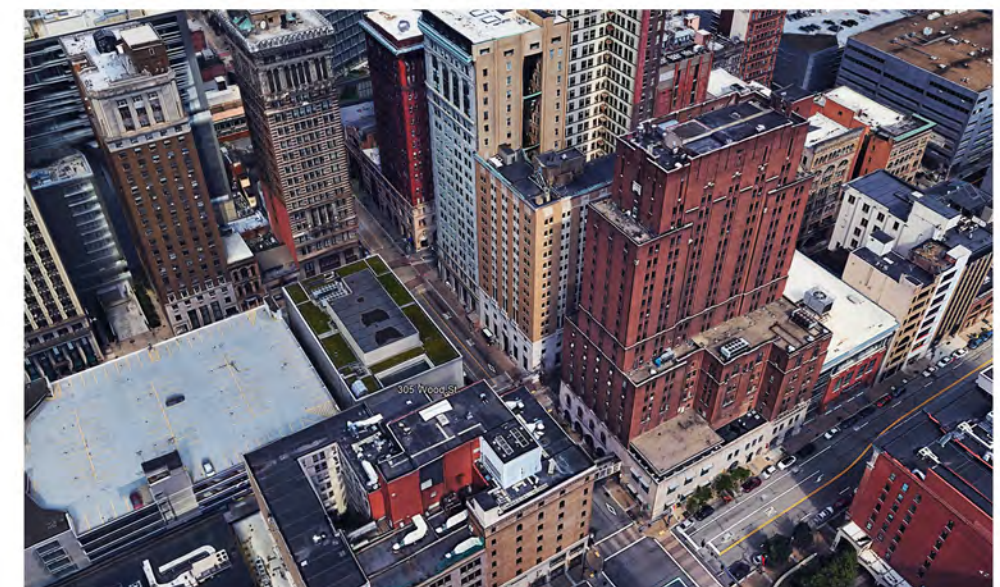
View 3



View 4



View 5



Aerial View

Context Site Images Existing

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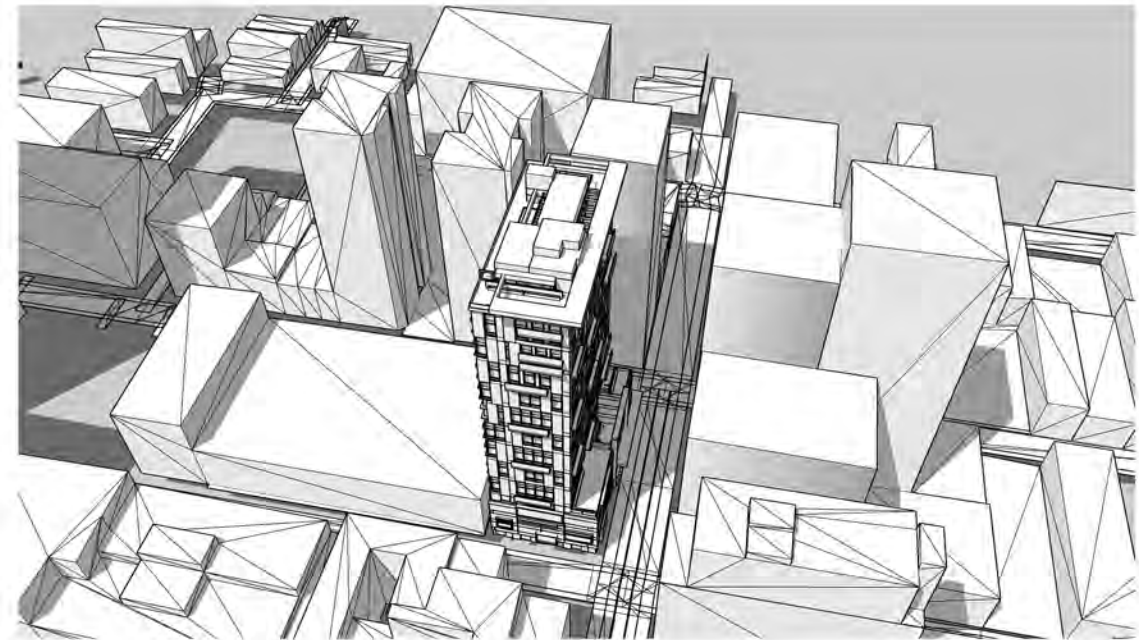
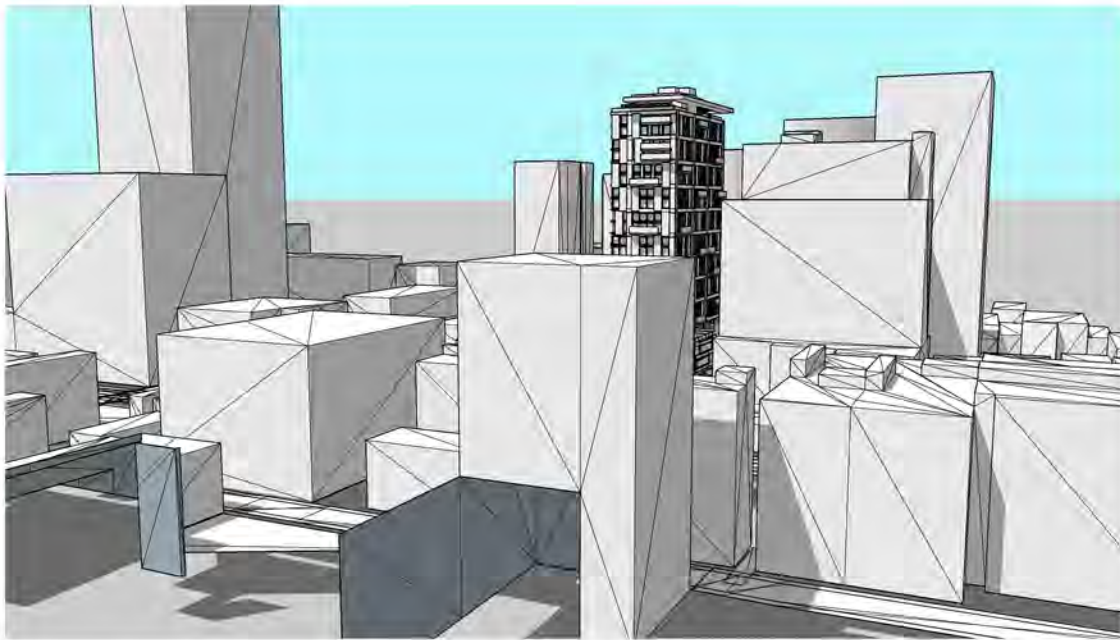
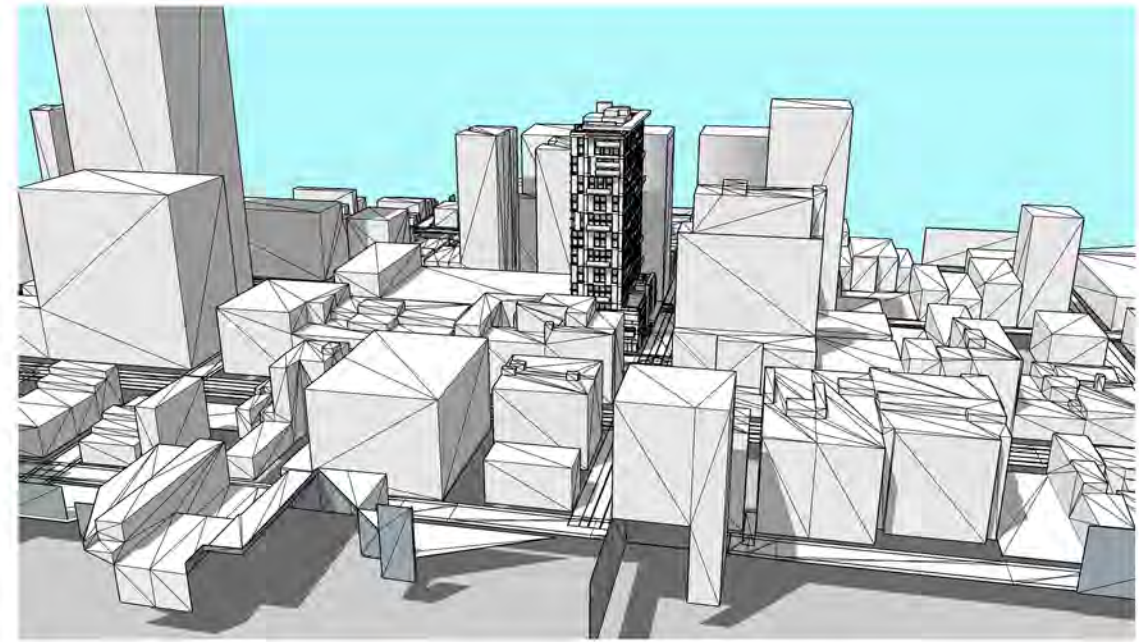
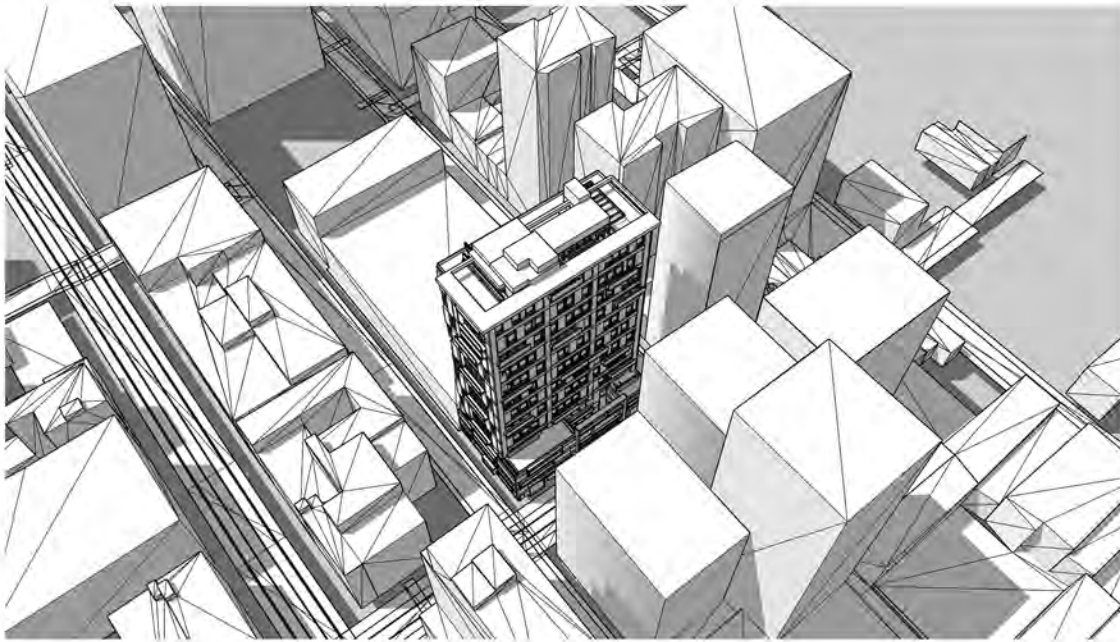
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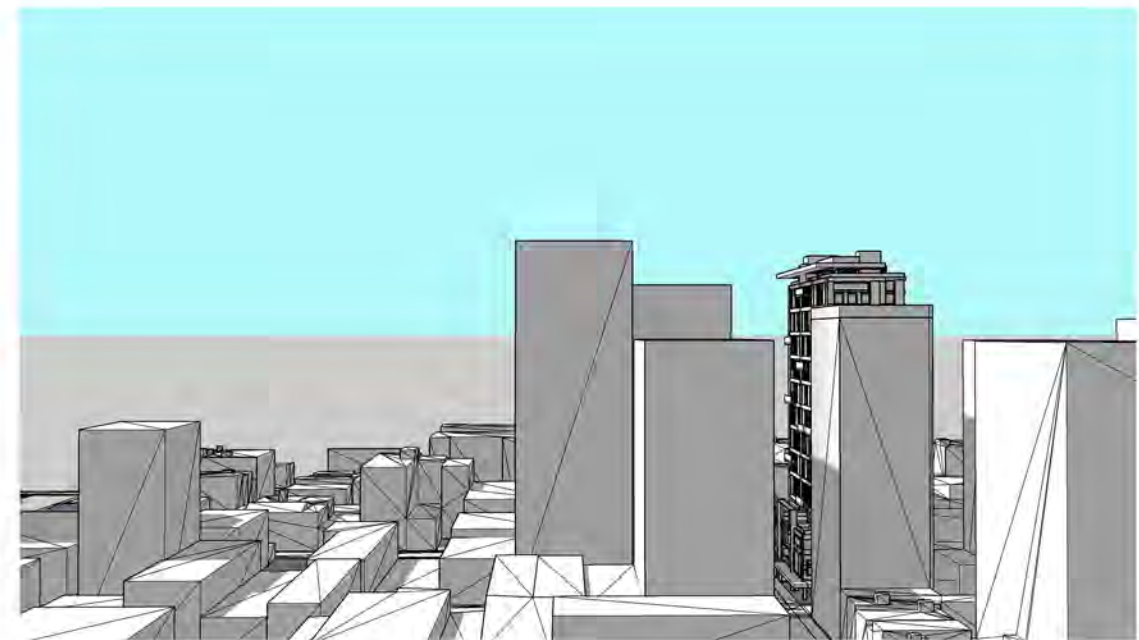
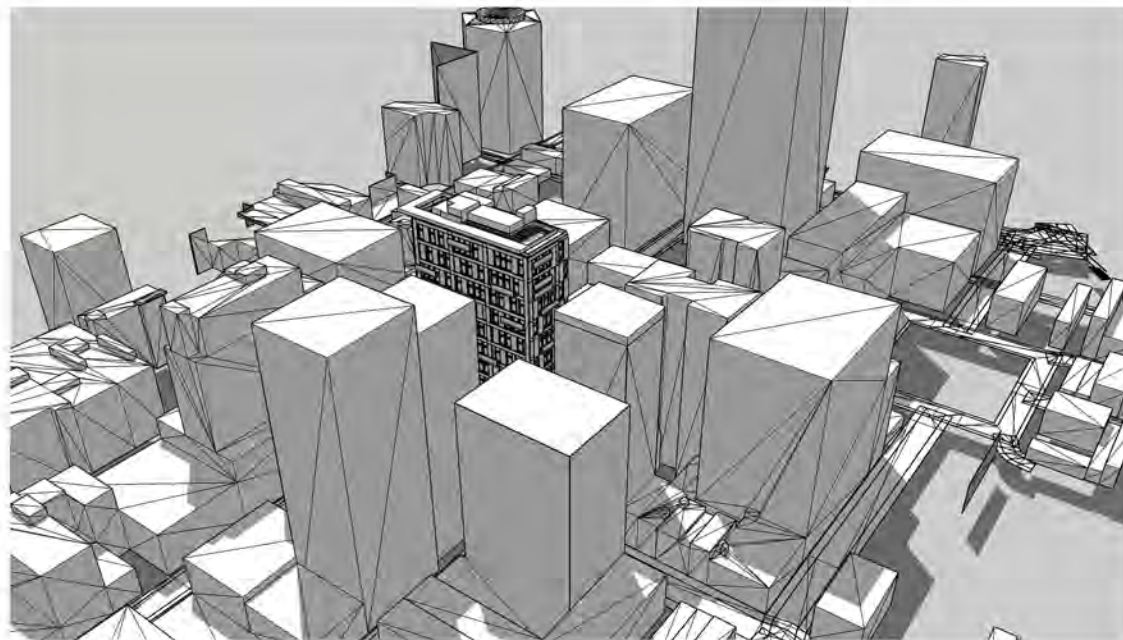
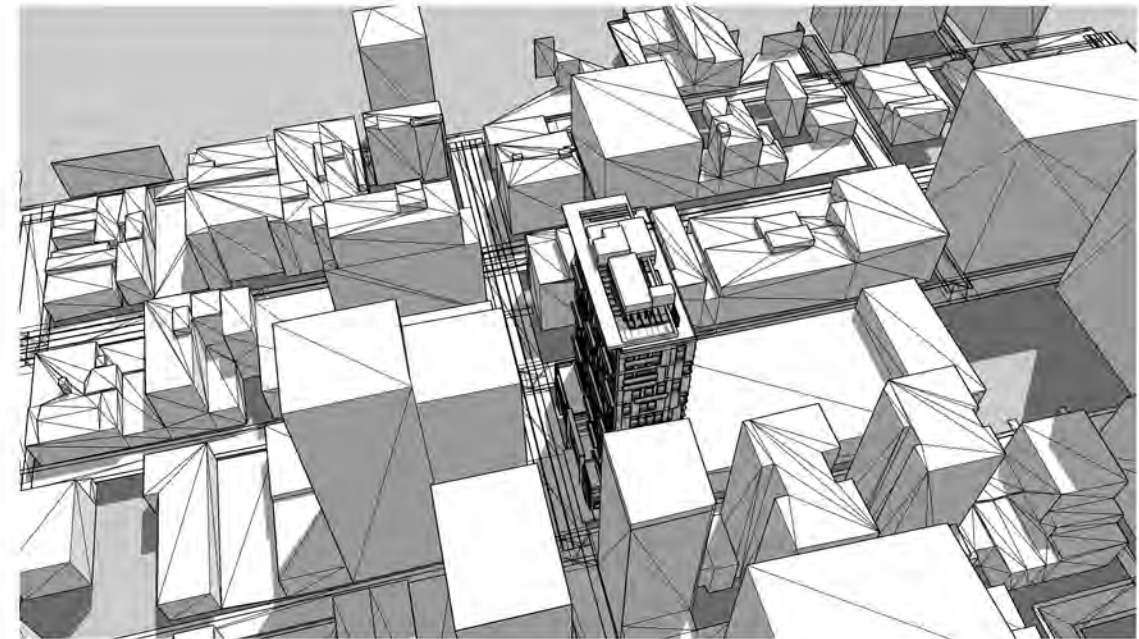
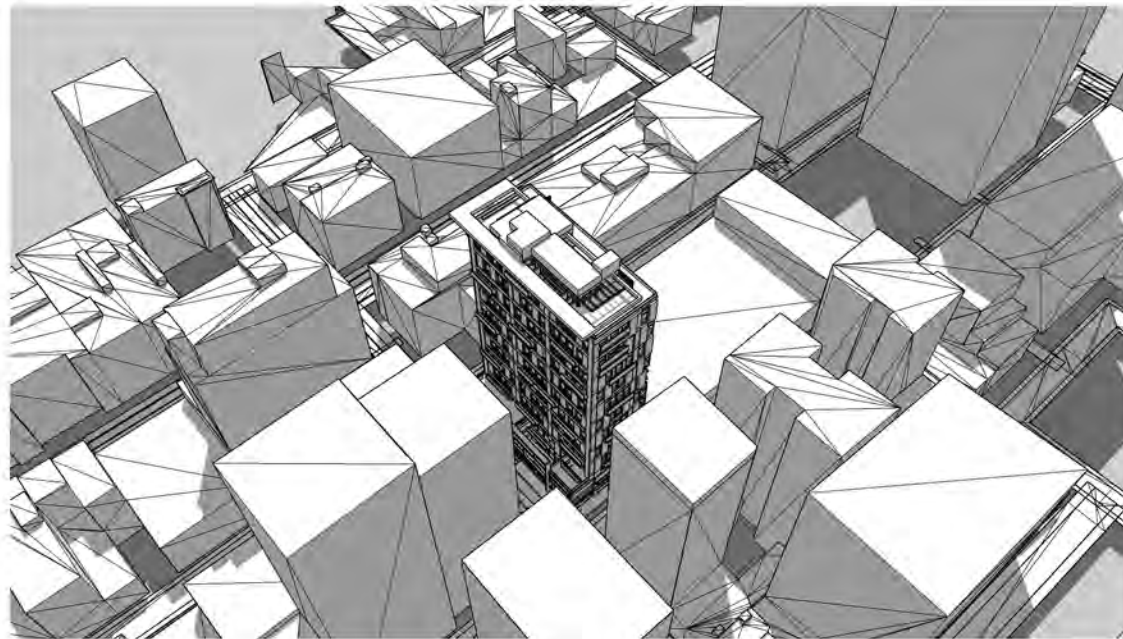
Axonometric Views
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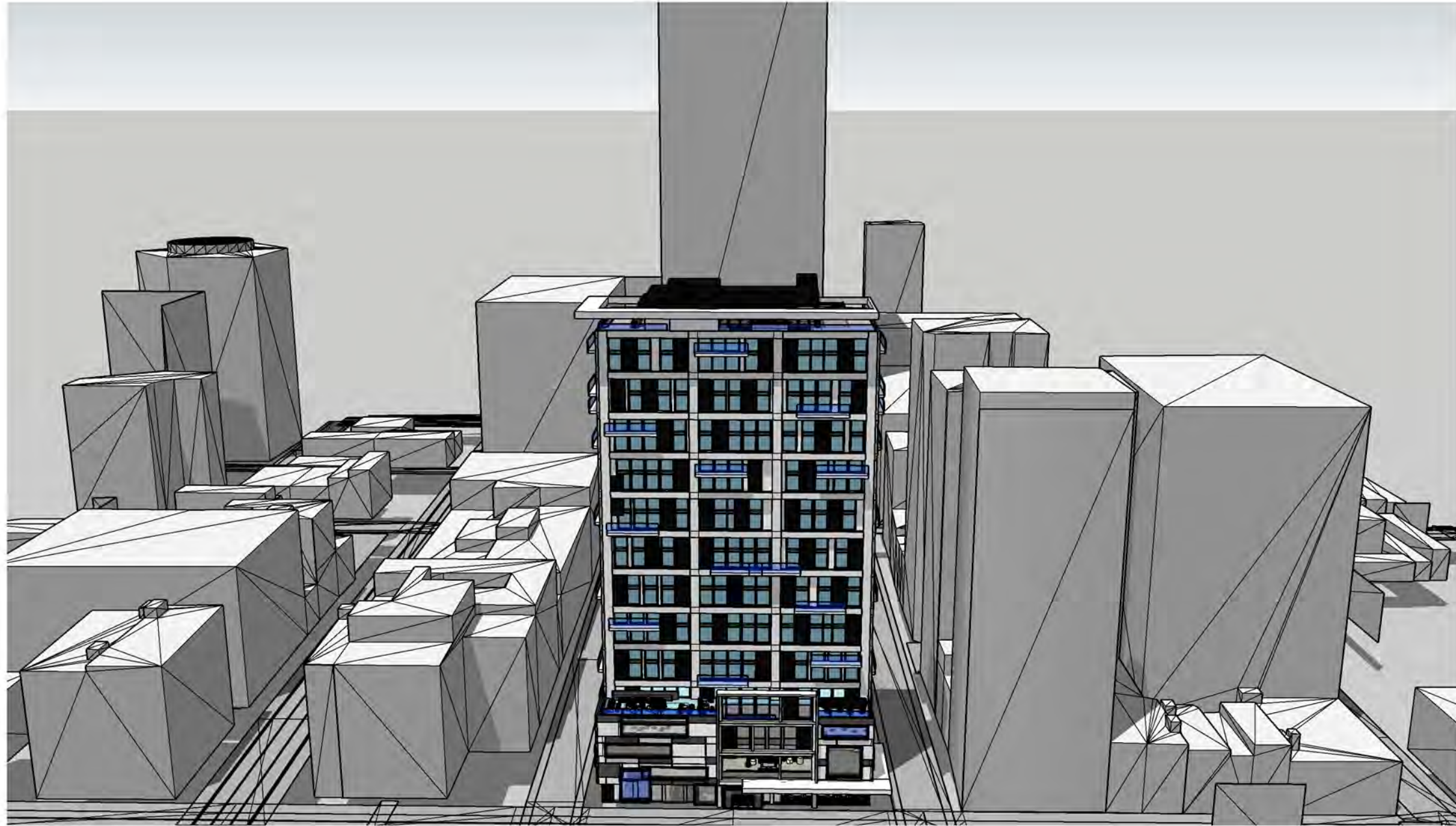
Perspective Views
Proposed

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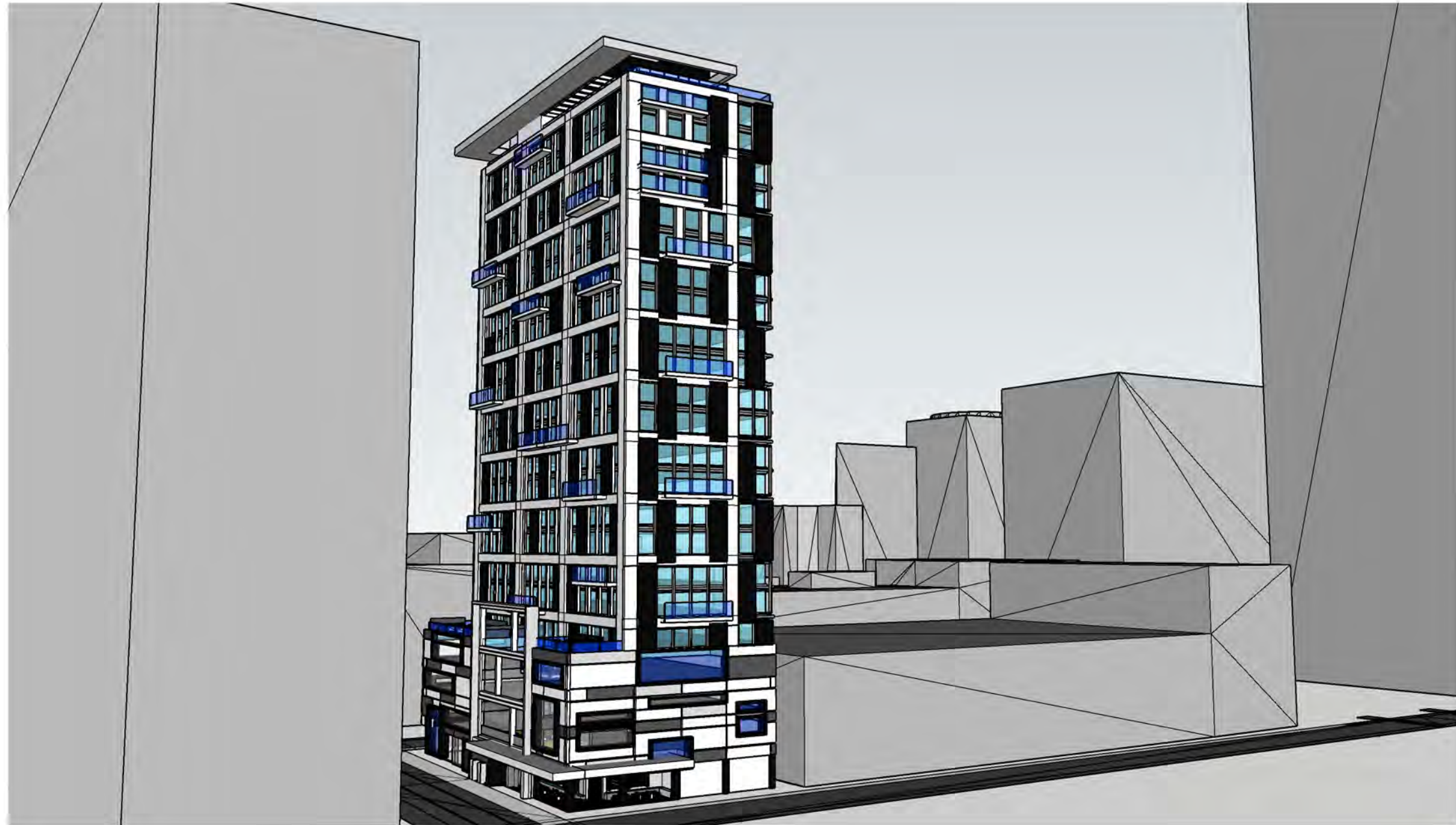
Perspective Views
Proposed

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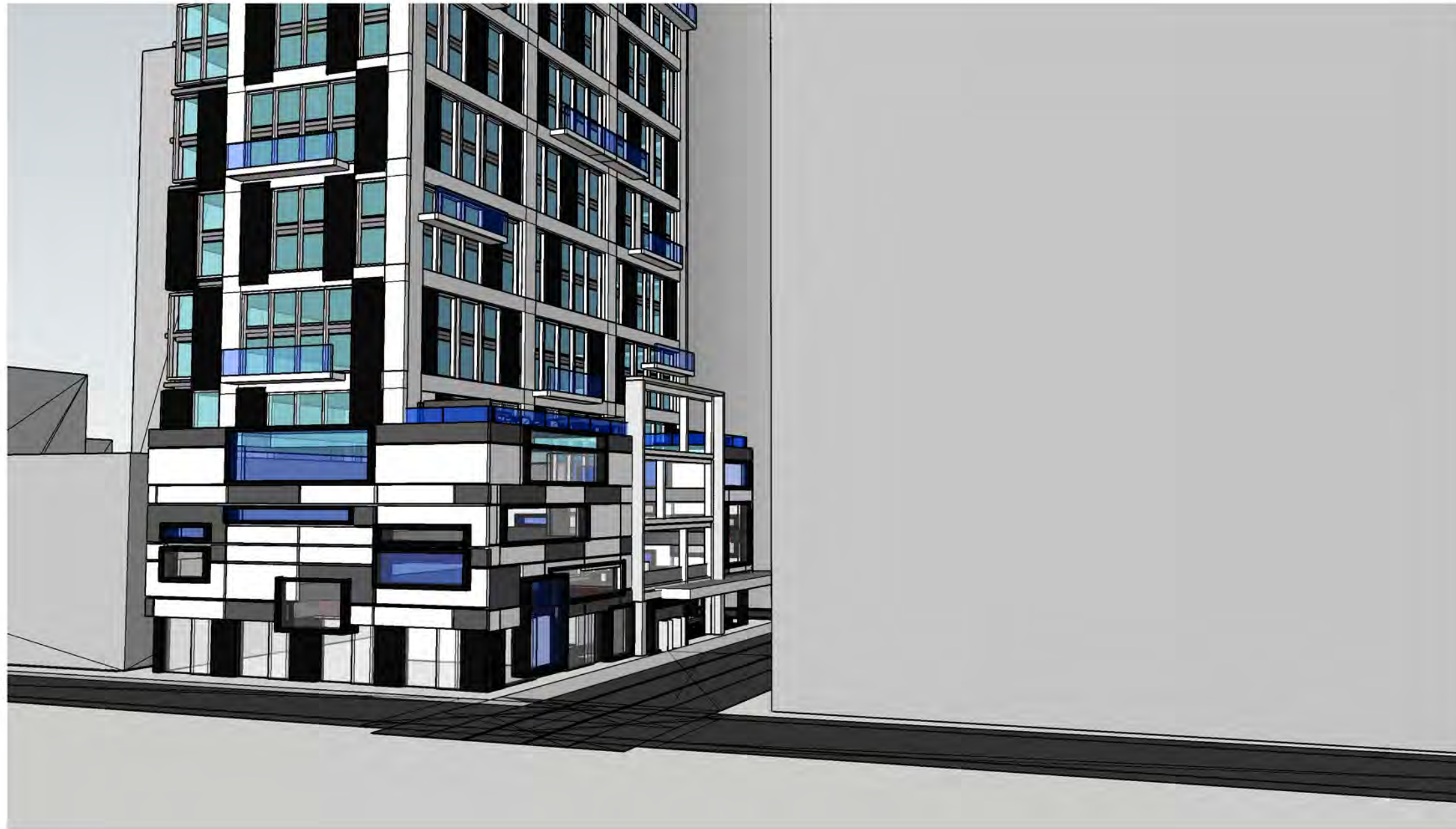
Perspective Views
Proposed

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Perspective Views
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Perspective Views
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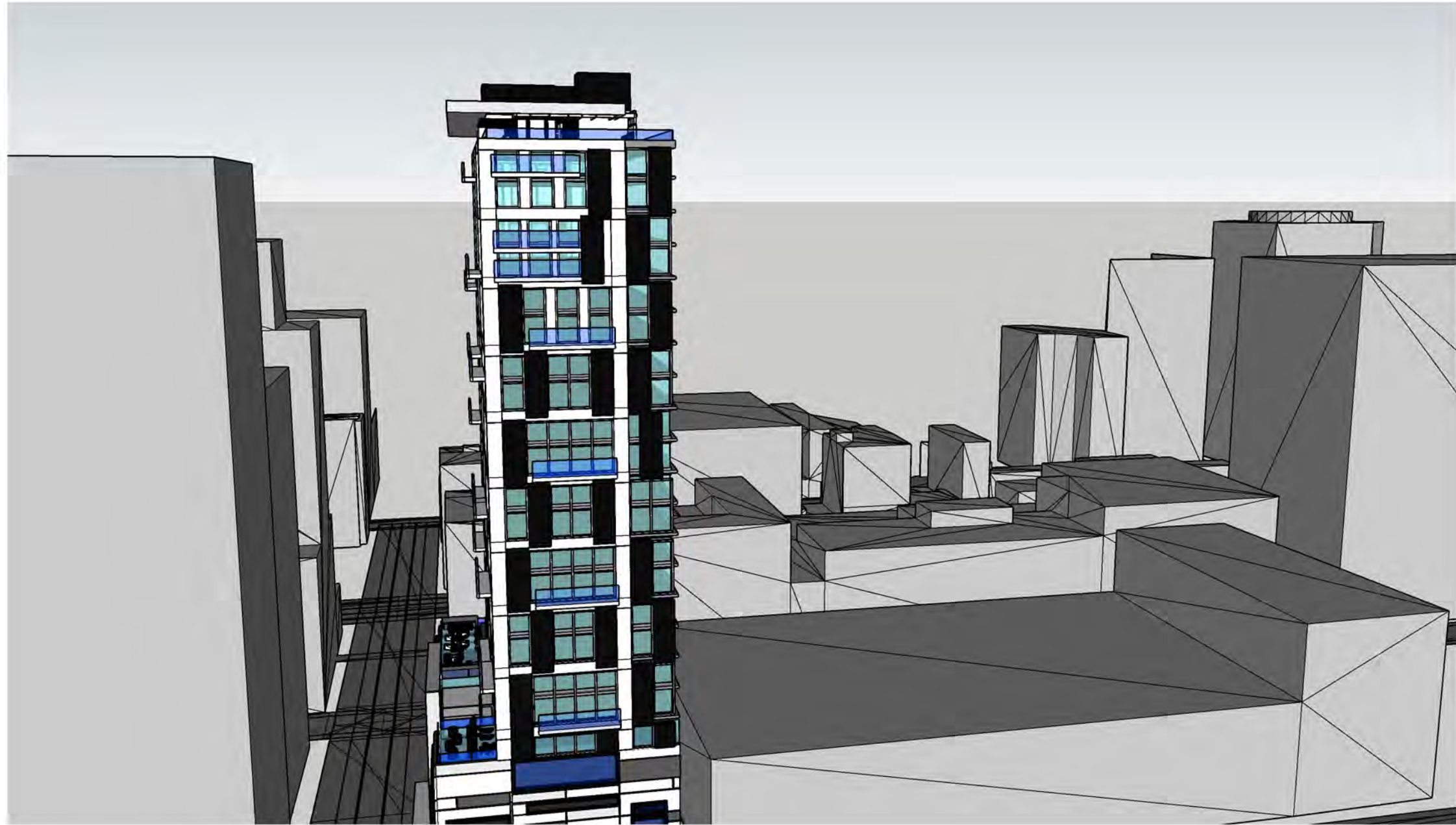
Perspective Views
Proposed

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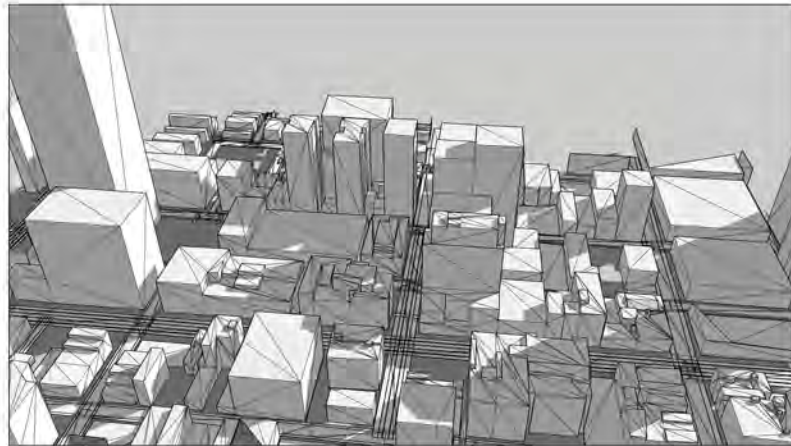
Perspective Views
Proposed

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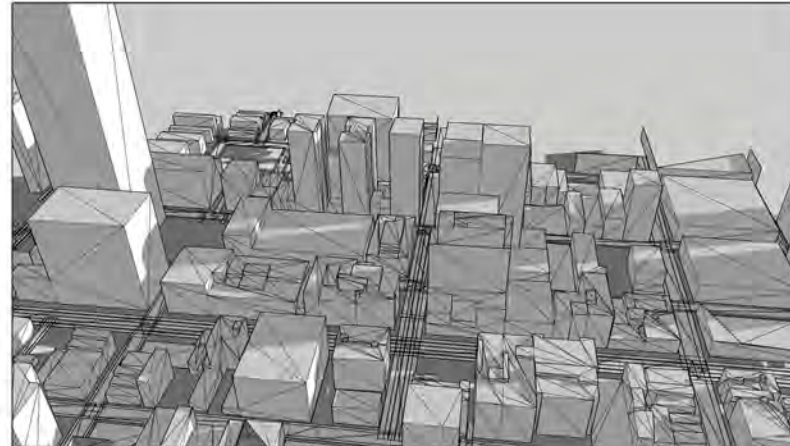
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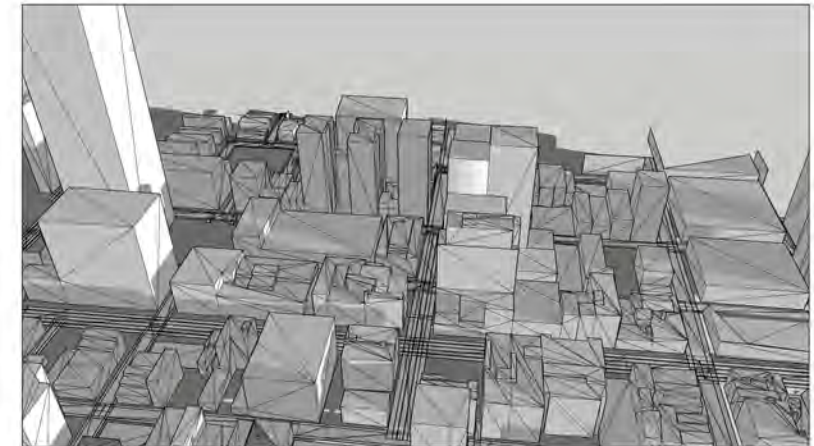




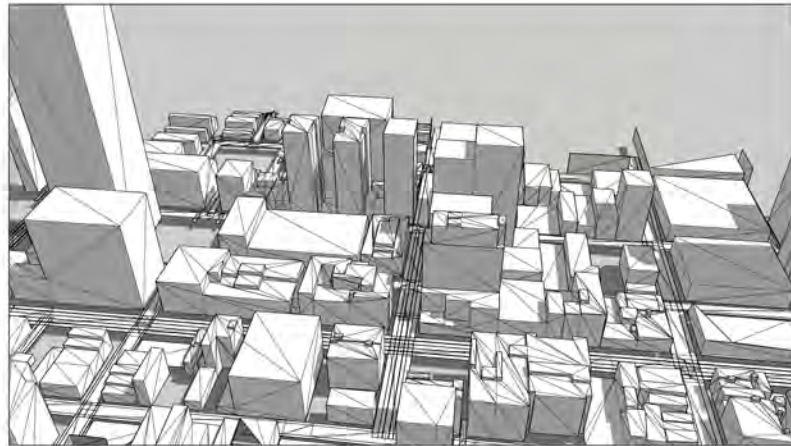
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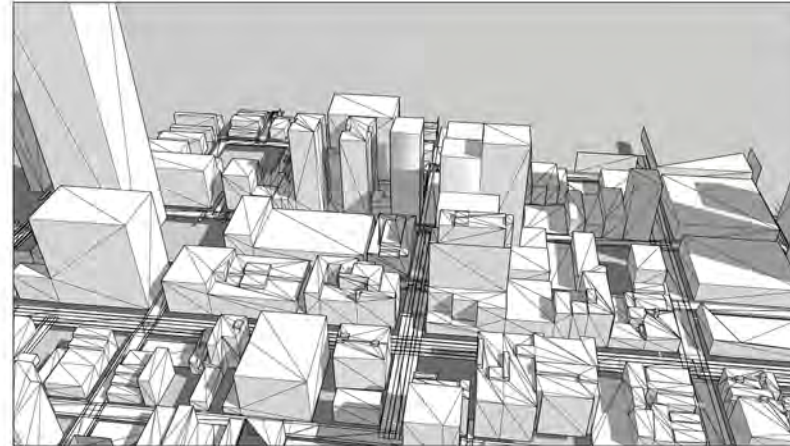
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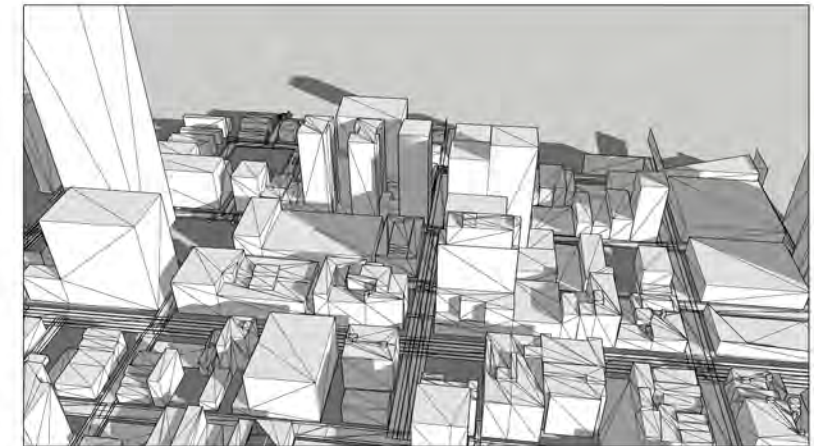
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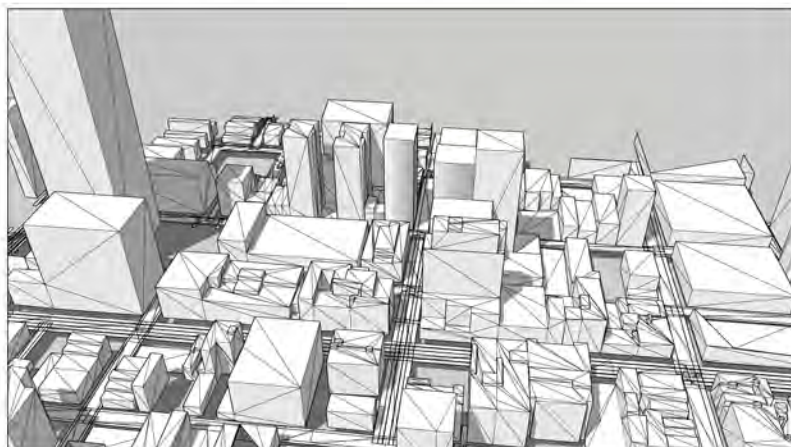
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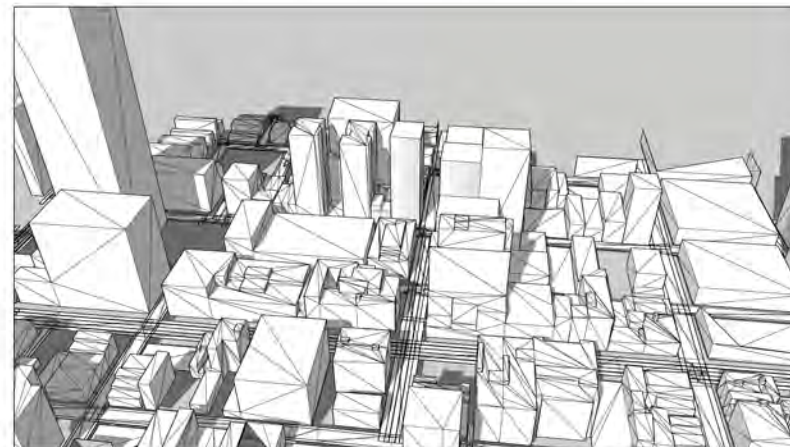
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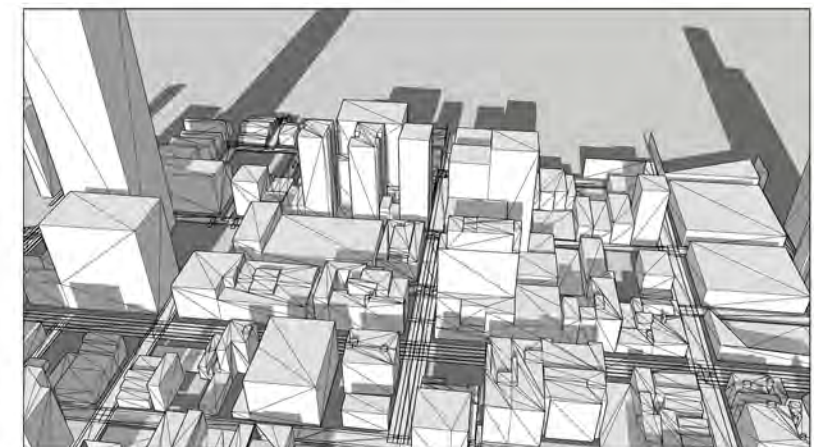
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06.21 4PM



09.21 4PM



12.21 4PM

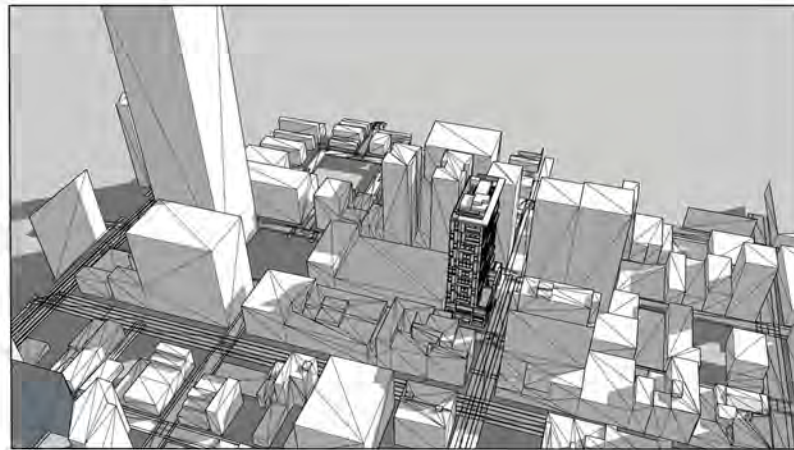
Sun Shading Studies Existing

305 Wood Street, Pittsburgh, PA 15222

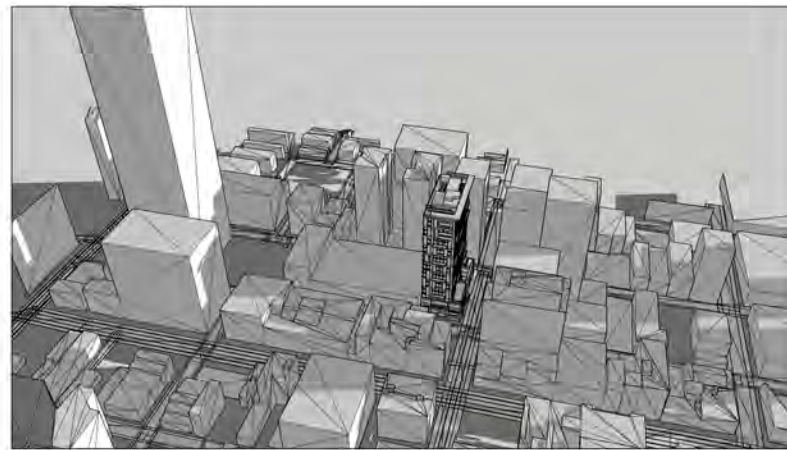
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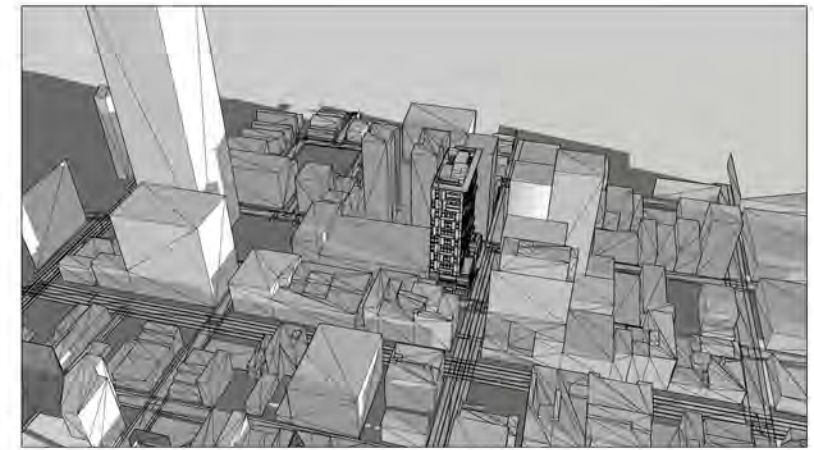




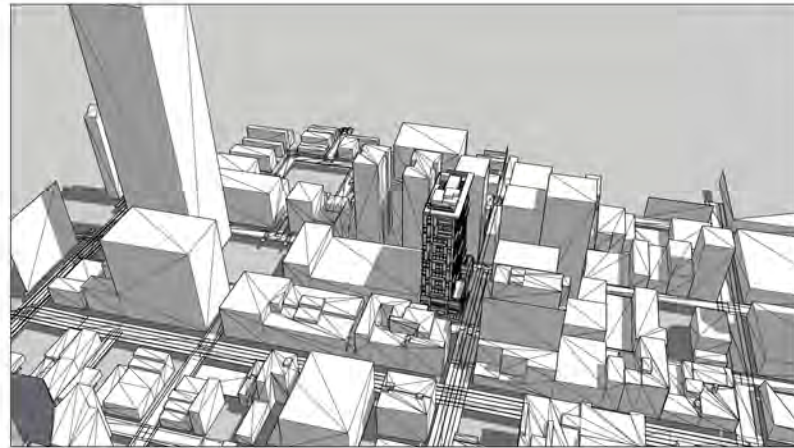
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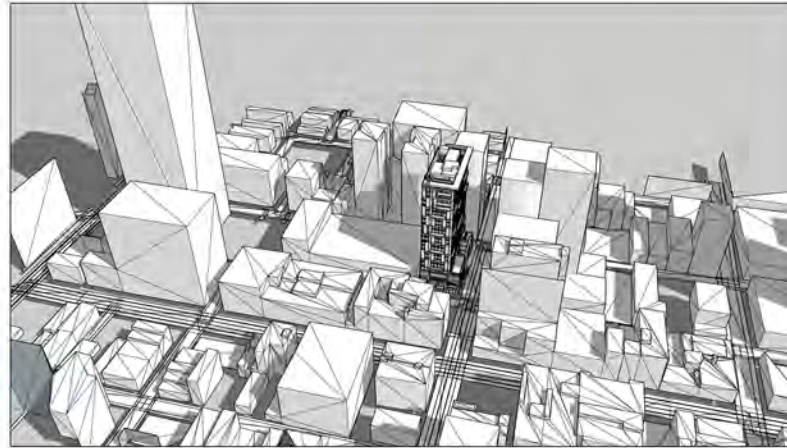
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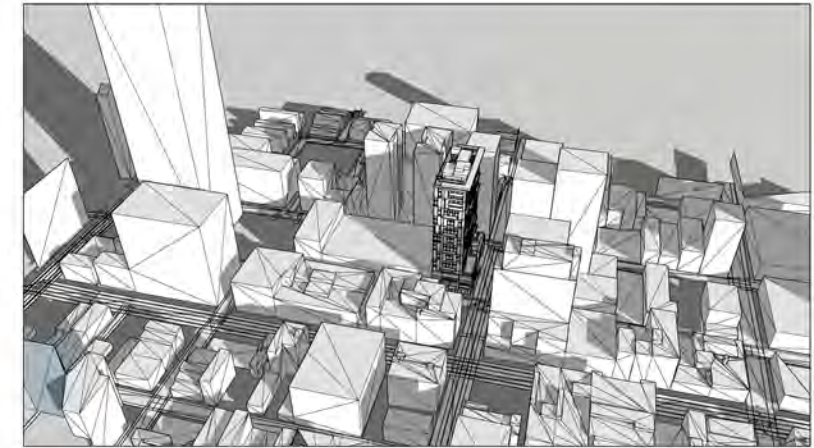
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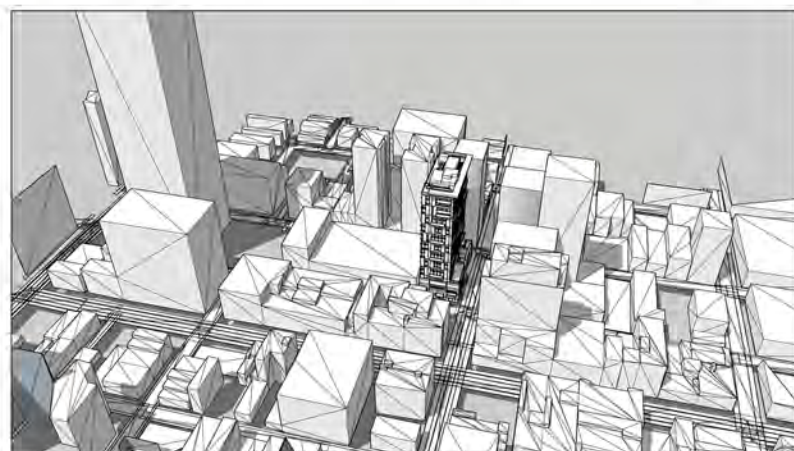
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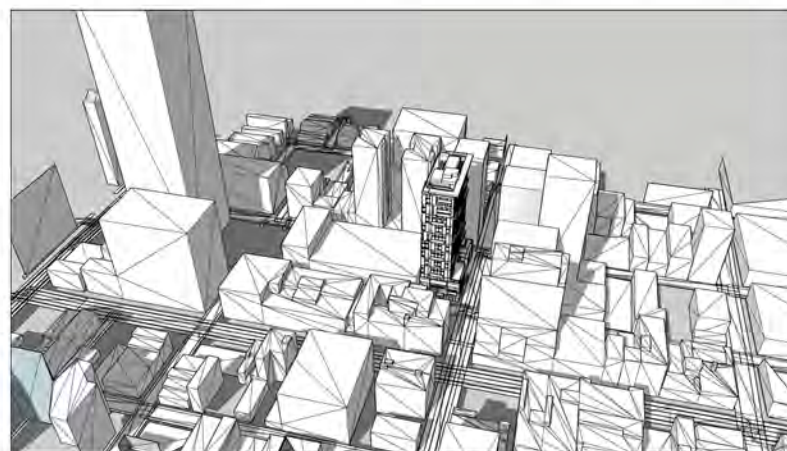
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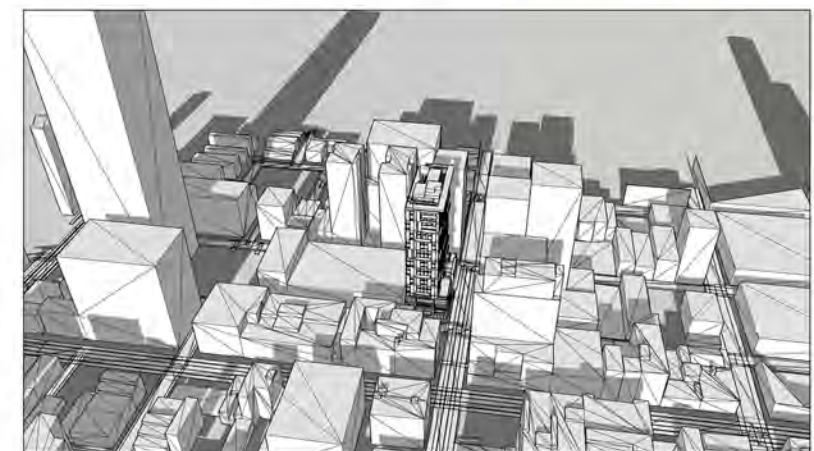
12.21 12PM



06.21 4PM



09.21 4PM



12.21 4PM

Sun Shading Studies
Proposed

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