

Ellen A Levin, RA

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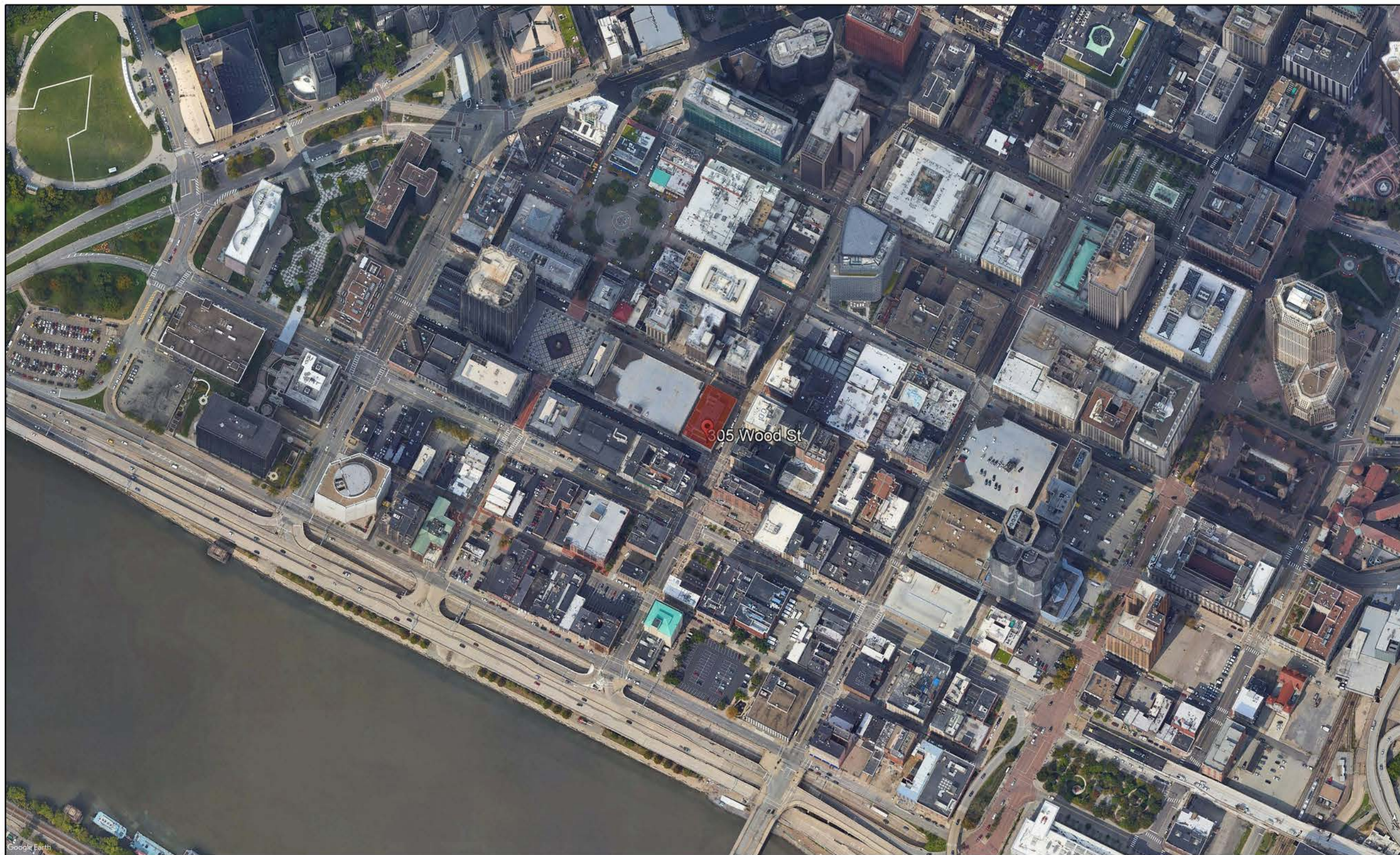
215.287.5652

City Club Apartments
305 Wood Street, Pittsburgh, PA 15222

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Satellite View
Existing

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View 1



View 2



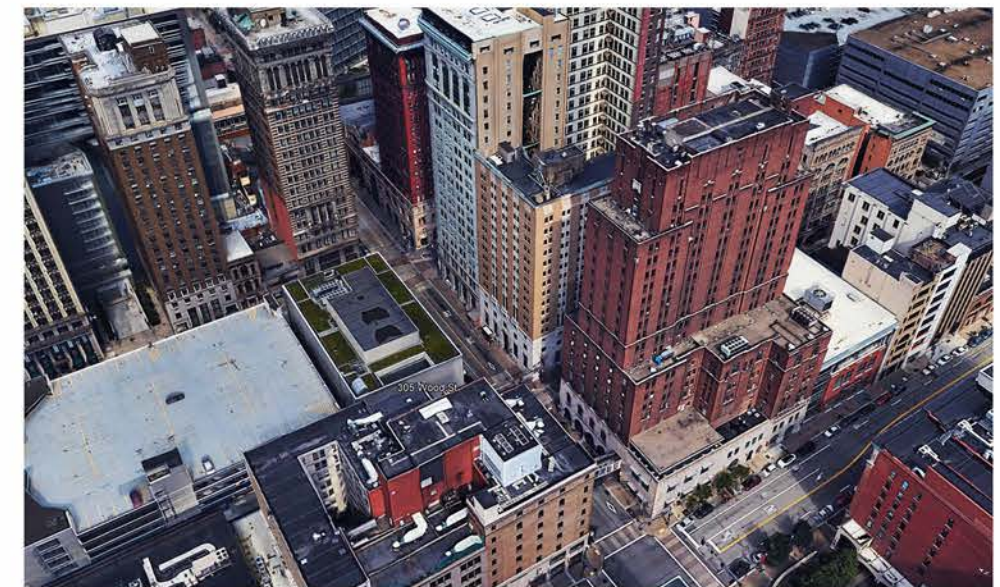
View 3



View 4



View 5



Aerial View

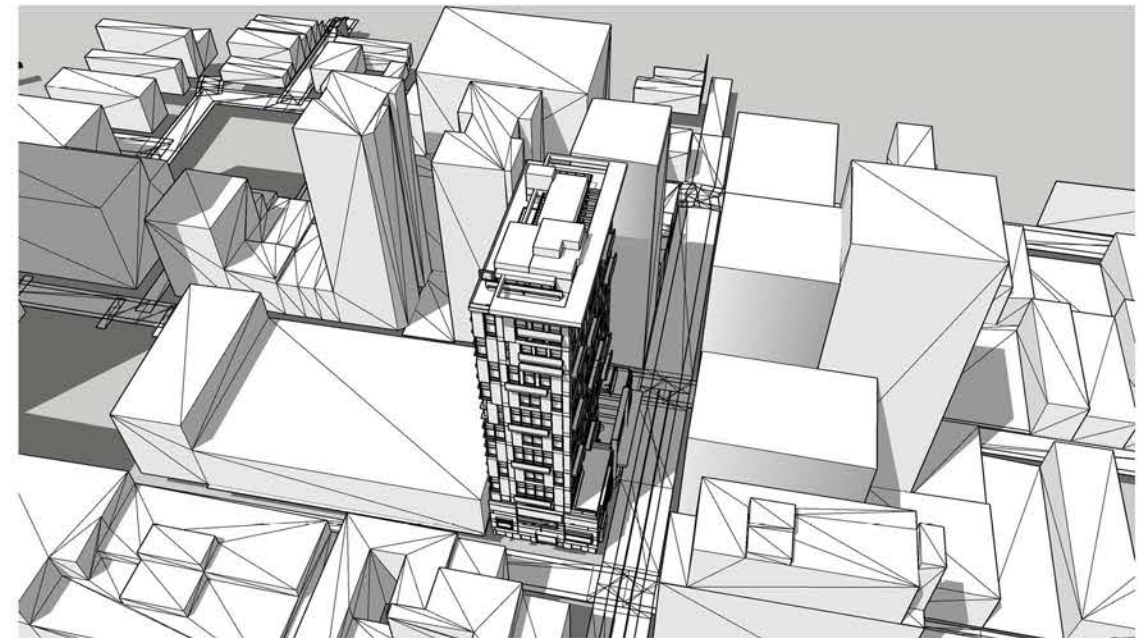
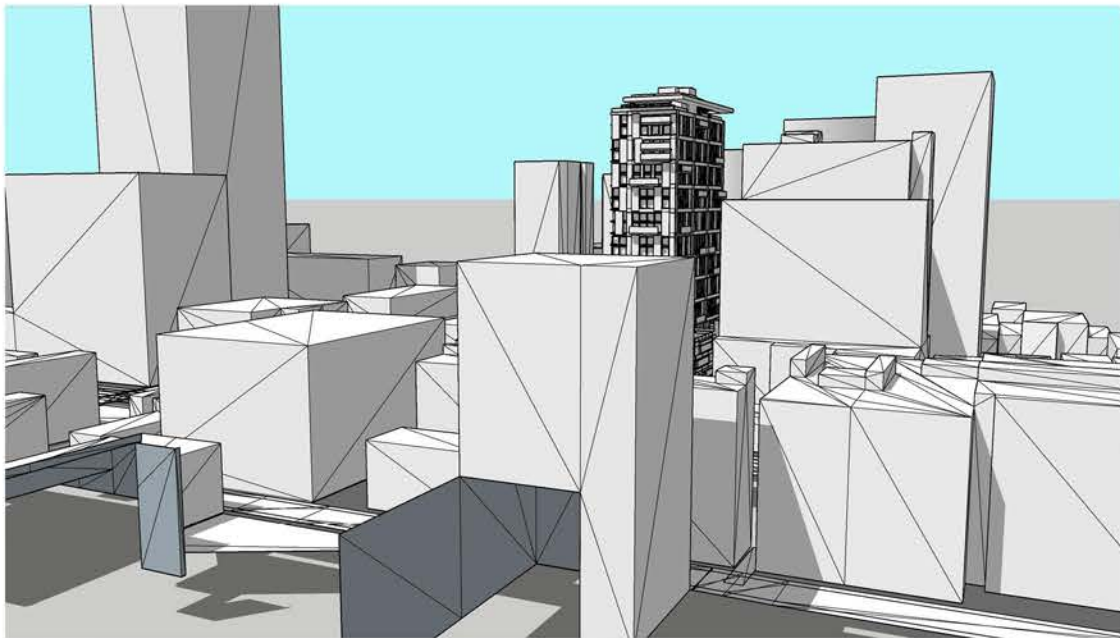
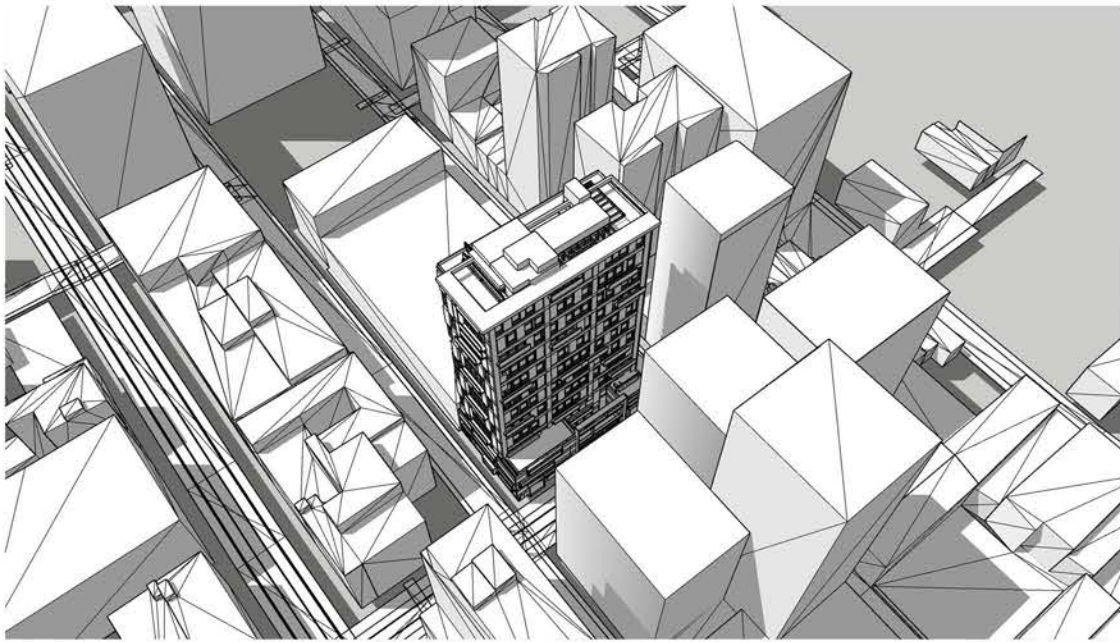
Context Site Images Existing

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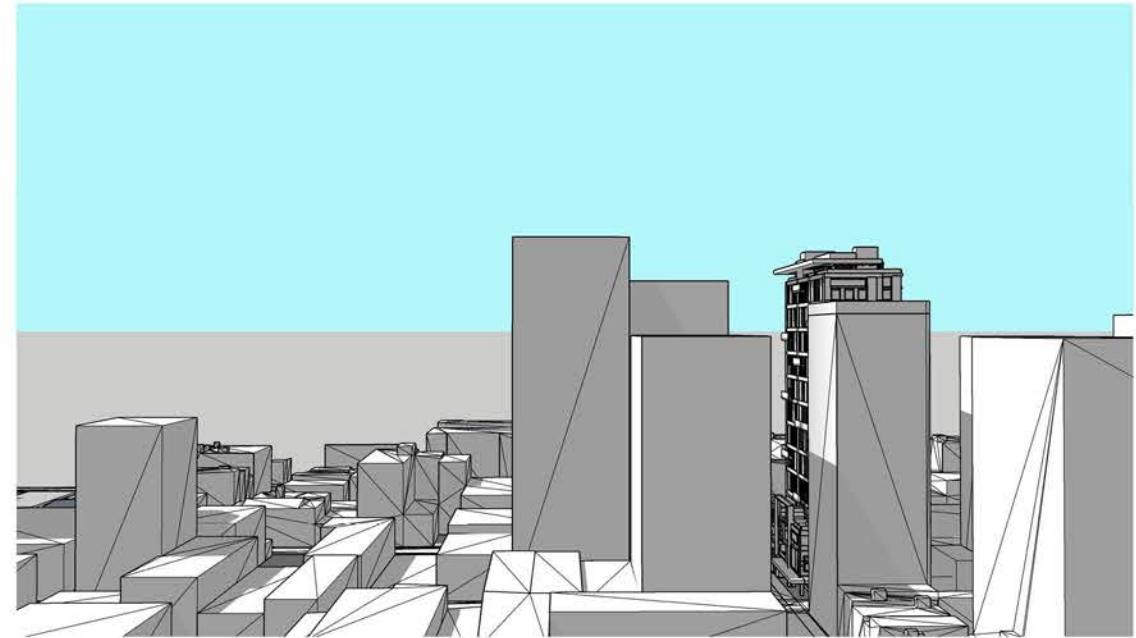
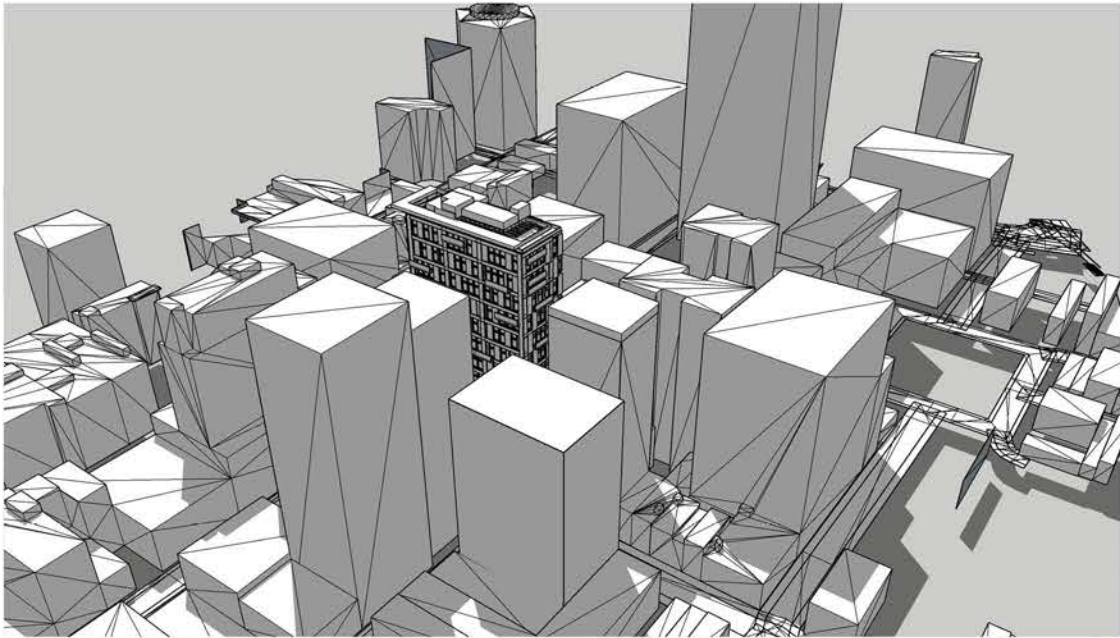
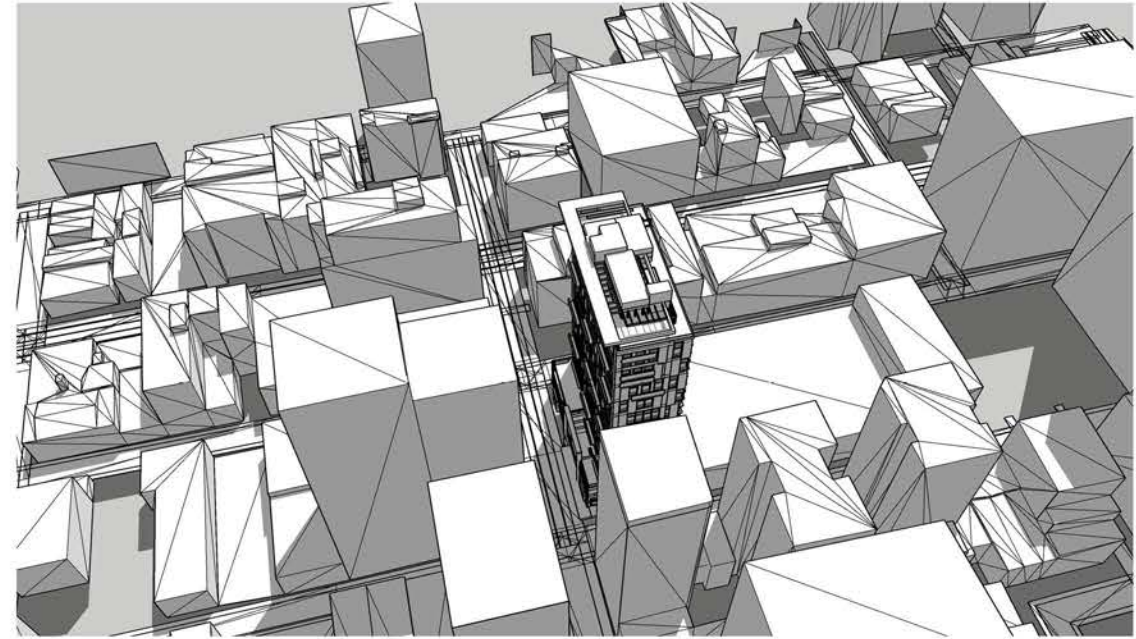
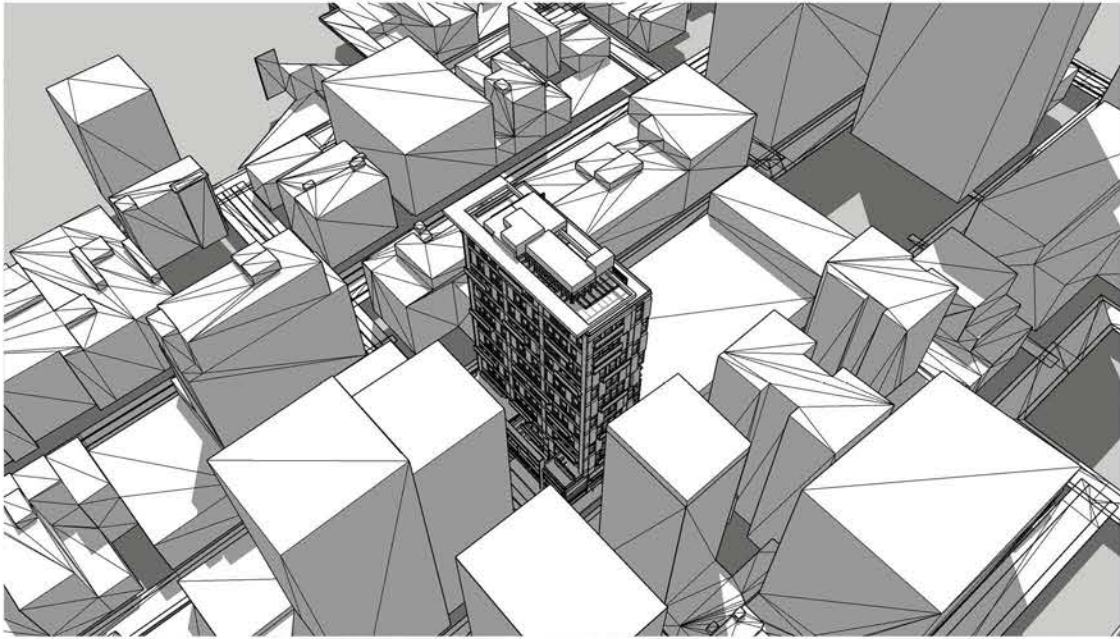
Axonometric Views
Proposed

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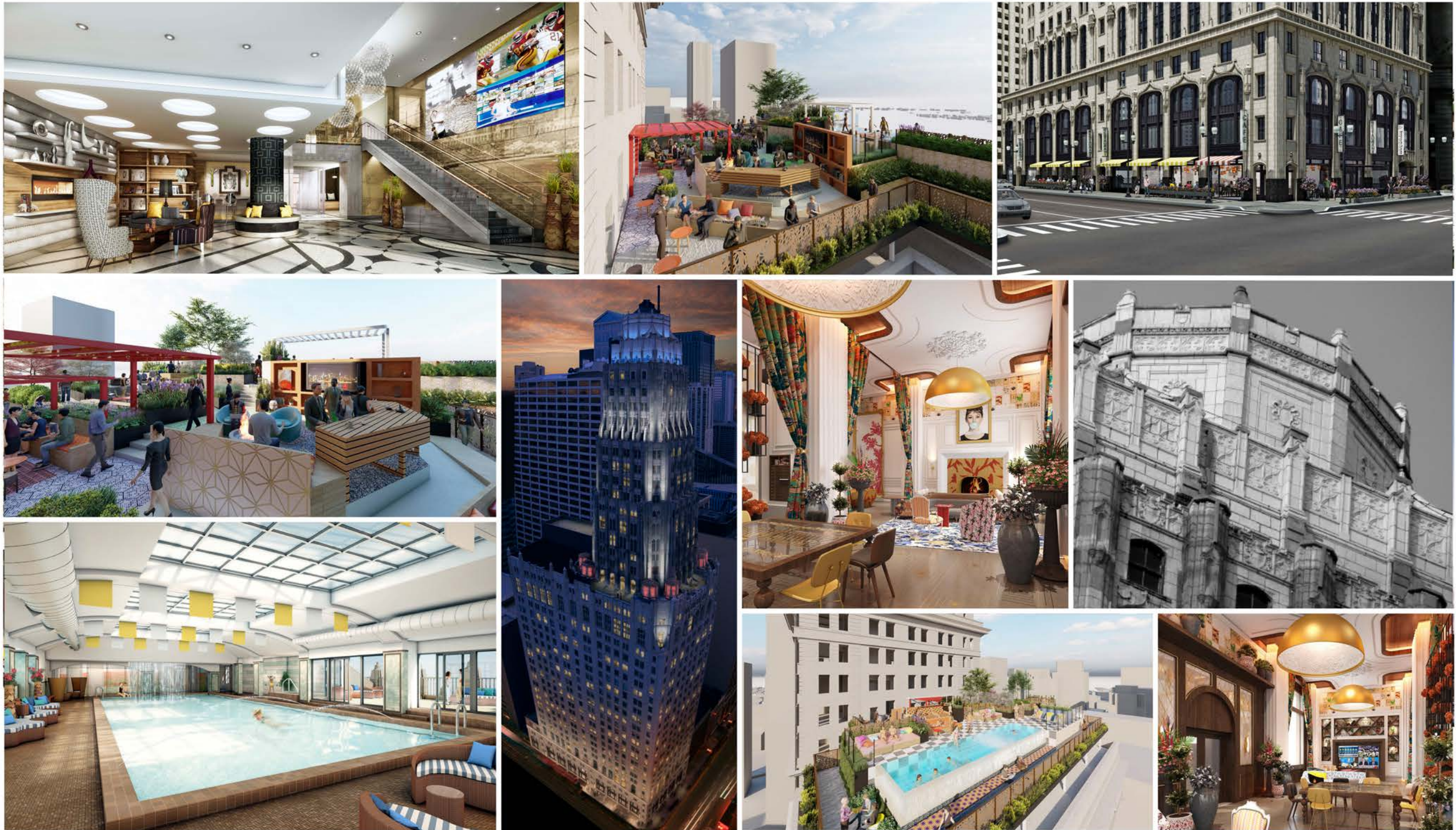
Axonometric Views
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CCA Communities
Development

305 Wood Street, Pittsburgh, PA 15222

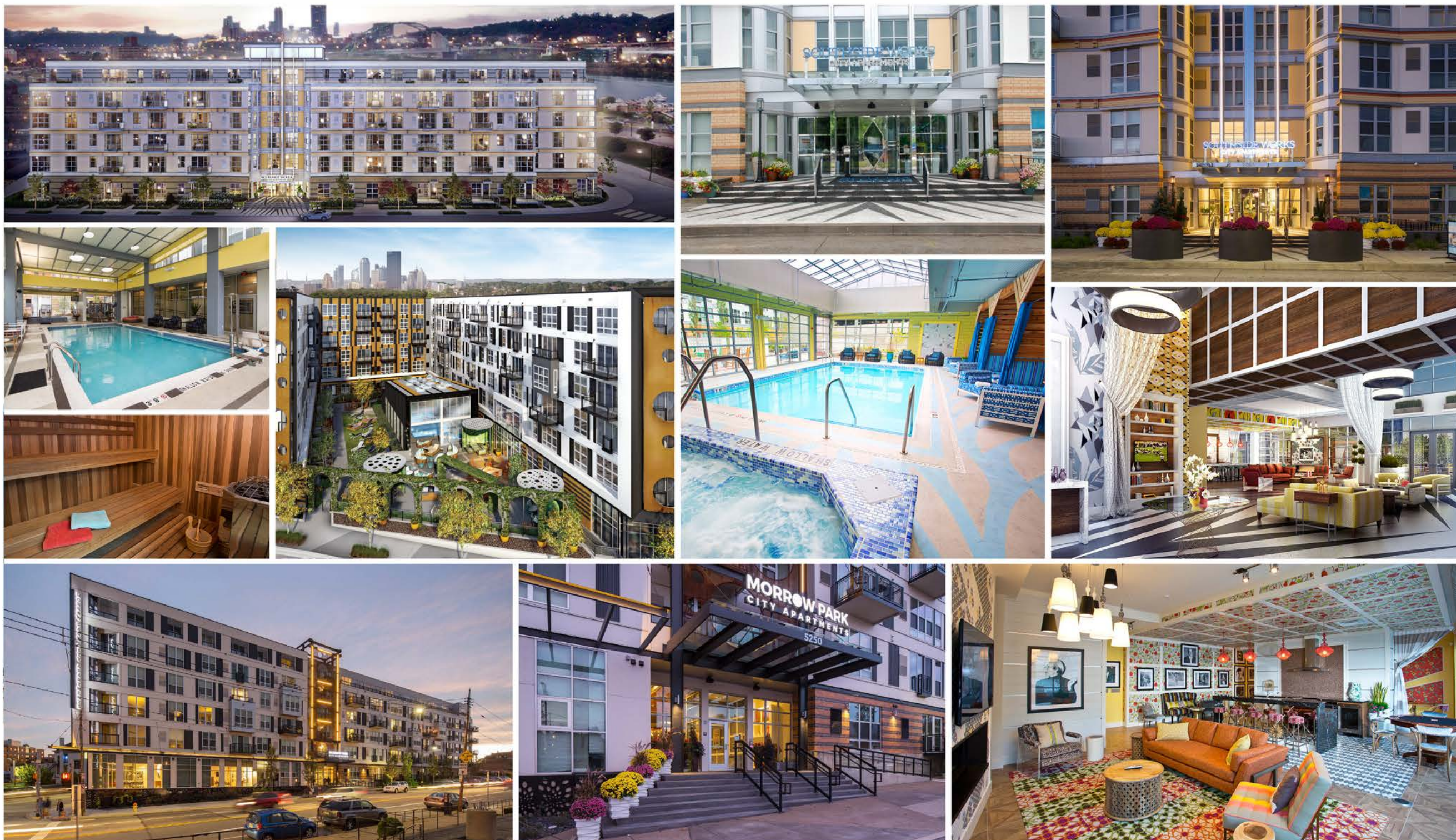




CCA Communities
Under Development

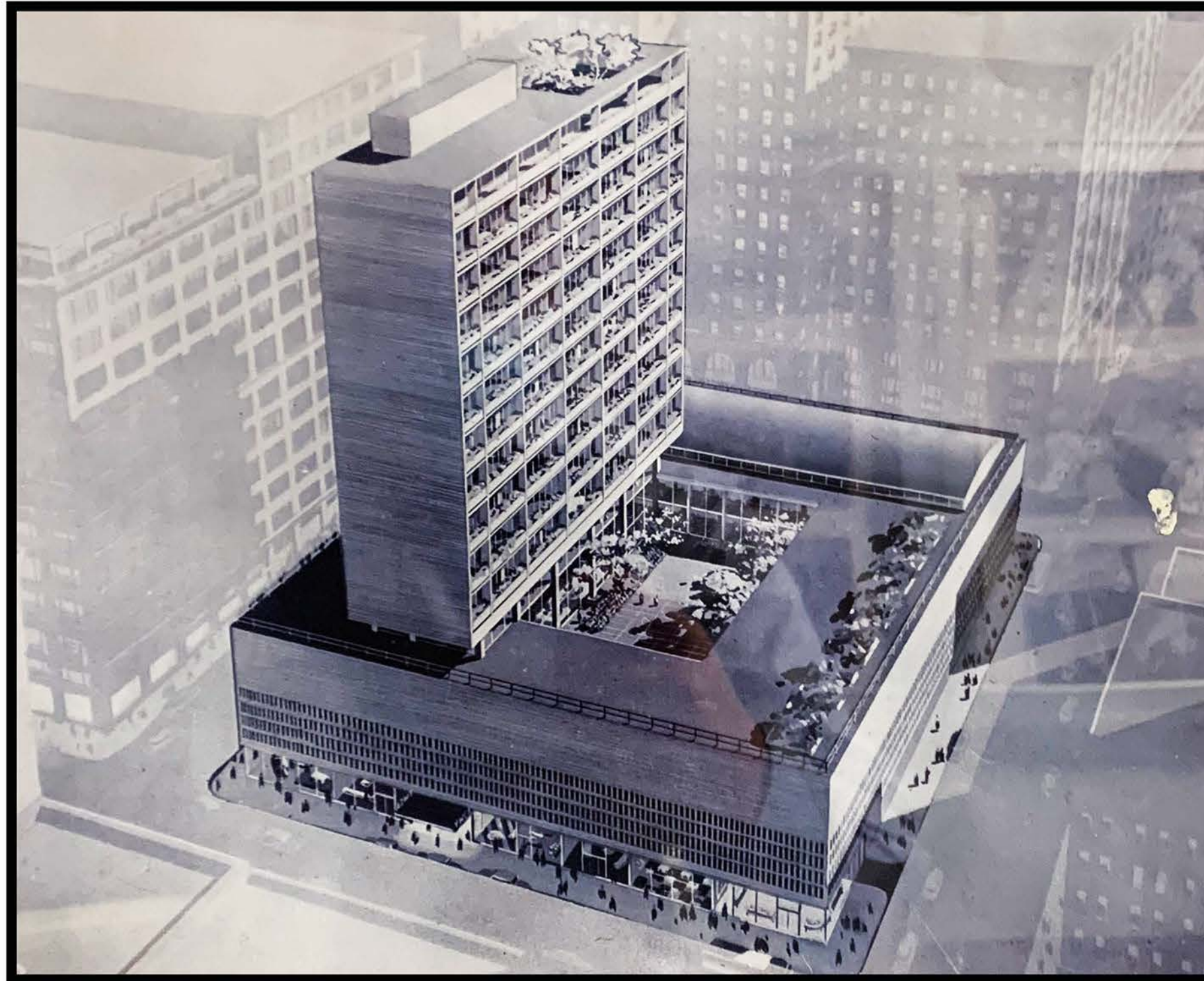
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CCA Commitment
Pittsburgh Projects

305 Wood Street, Pittsburgh, PA 15222



Original Concept Drawing for 305 Wood Street - Headquarters

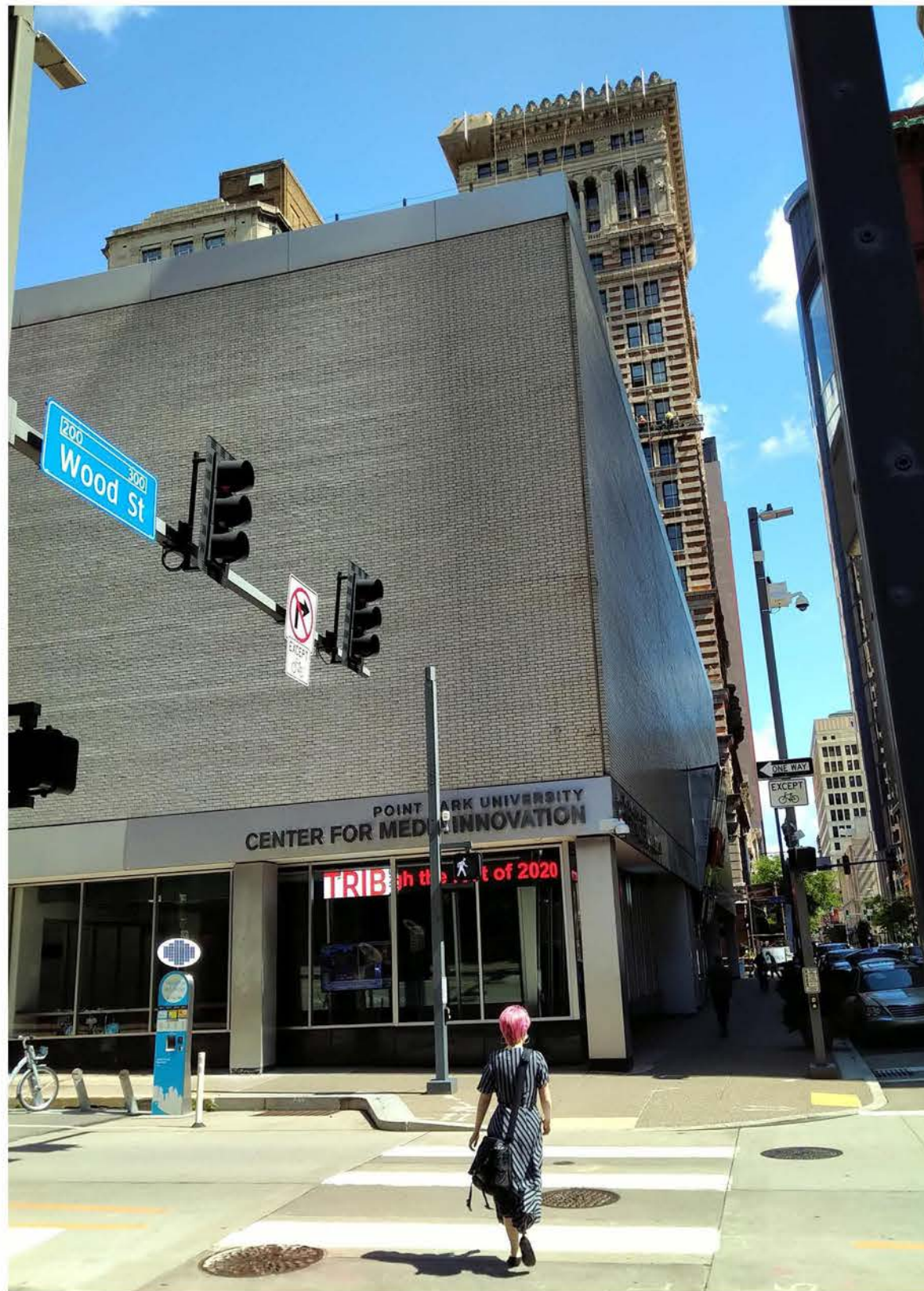
Origin Image
Concept Proposed

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As Built
Existing

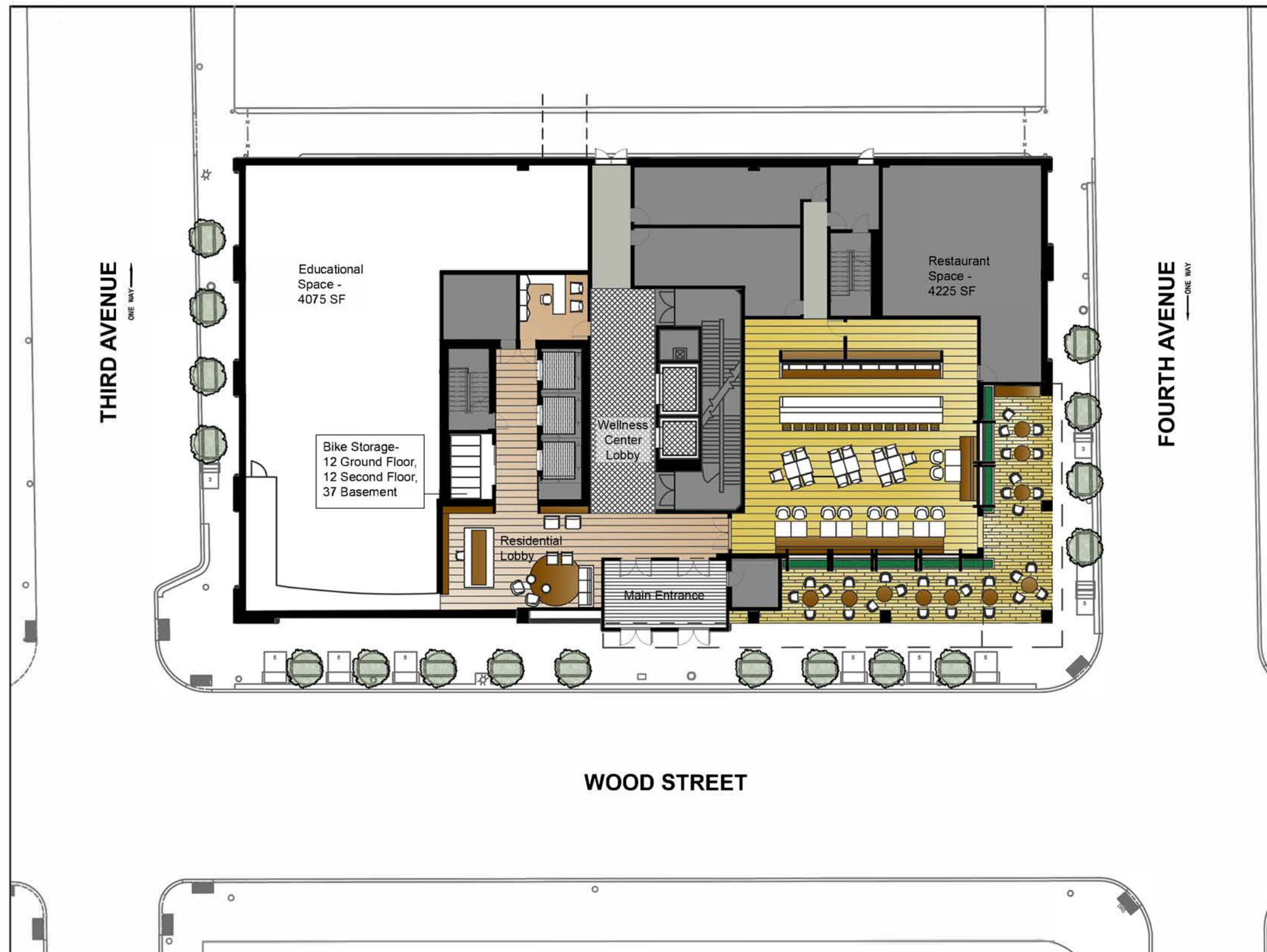
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1919
100
YEARS
2019

02.11.21

P9



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 =
 $15,597 \text{ sf} / 110 = 141 \text{ units}$
(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

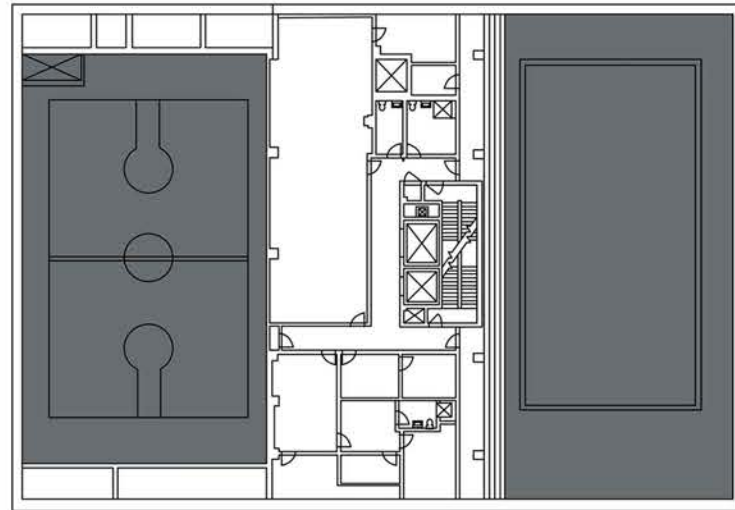
Site Plan
Proposed

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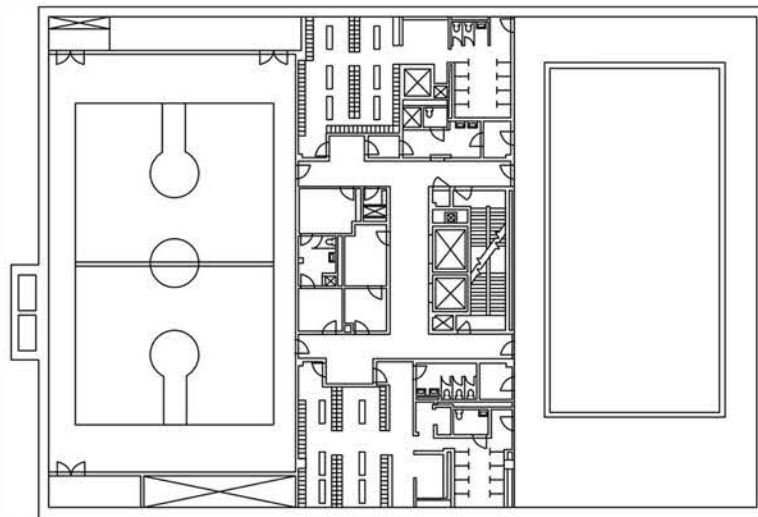
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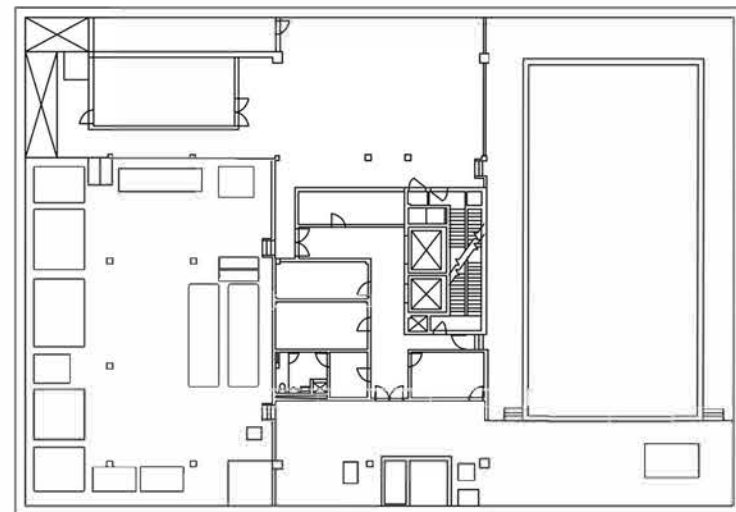
Basement -1 Plan

Fitness Mezzanine



Basement -2 Plan

Health and Wellness Floor- Court and Pool



Basement -3 Plan

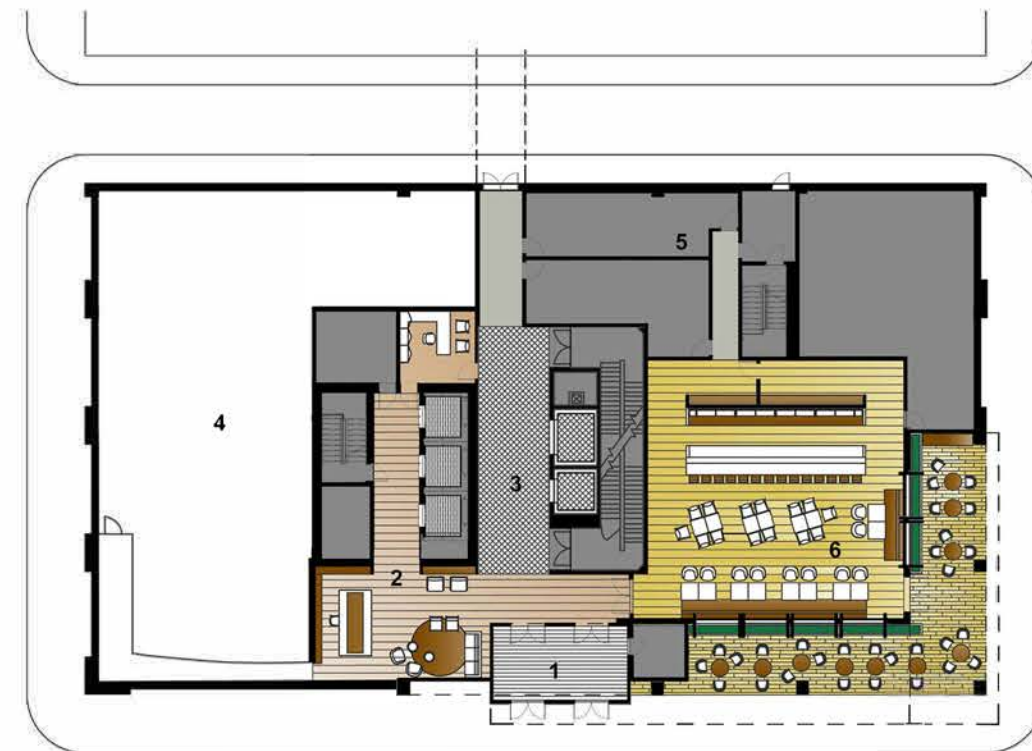
Floor Plans
Proposed

305 Wood Street, Pittsburgh, PA 15222



Second Level Plan

1. Residential Core, 2. Open Courtyard, 3. Business Center
4. Back of House, 5. Bridge to Garage, 6. Residential Units



Ground Level Plan

1. Main Entrance, 2. Residential Lobby, 3. Fitness Center Core,
4. Point Park Tenant Space, 5. Back of House, 6. Cafe/Bar

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Level 5 Plan

1. Residential Core, 2. Residential Terrace,
3. Open Courtyard Below, 4. Residential Units



Levels 3-4 Plan

1. Residential Core, 2. Open Courtyard Below,
3. Residential Units



Roof Plan



Level 24 Roof Plan

1. City Club Core, 2. Terrace Below, 3. Open Courtyard Below



Levels 6-23 Plan

1. Residential Core, 2. Residential Terrace Below, 3. Open Courtyard Below
4. Residential Units

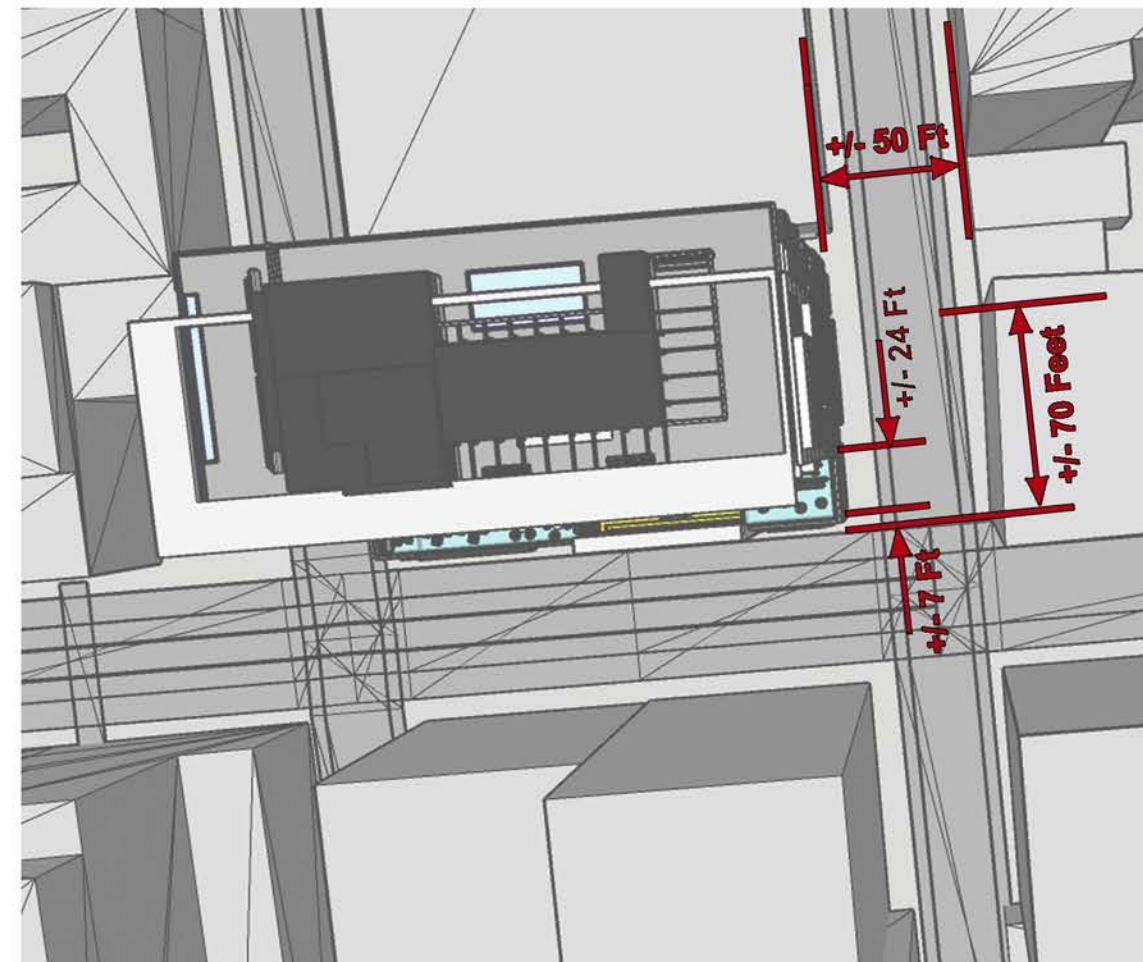
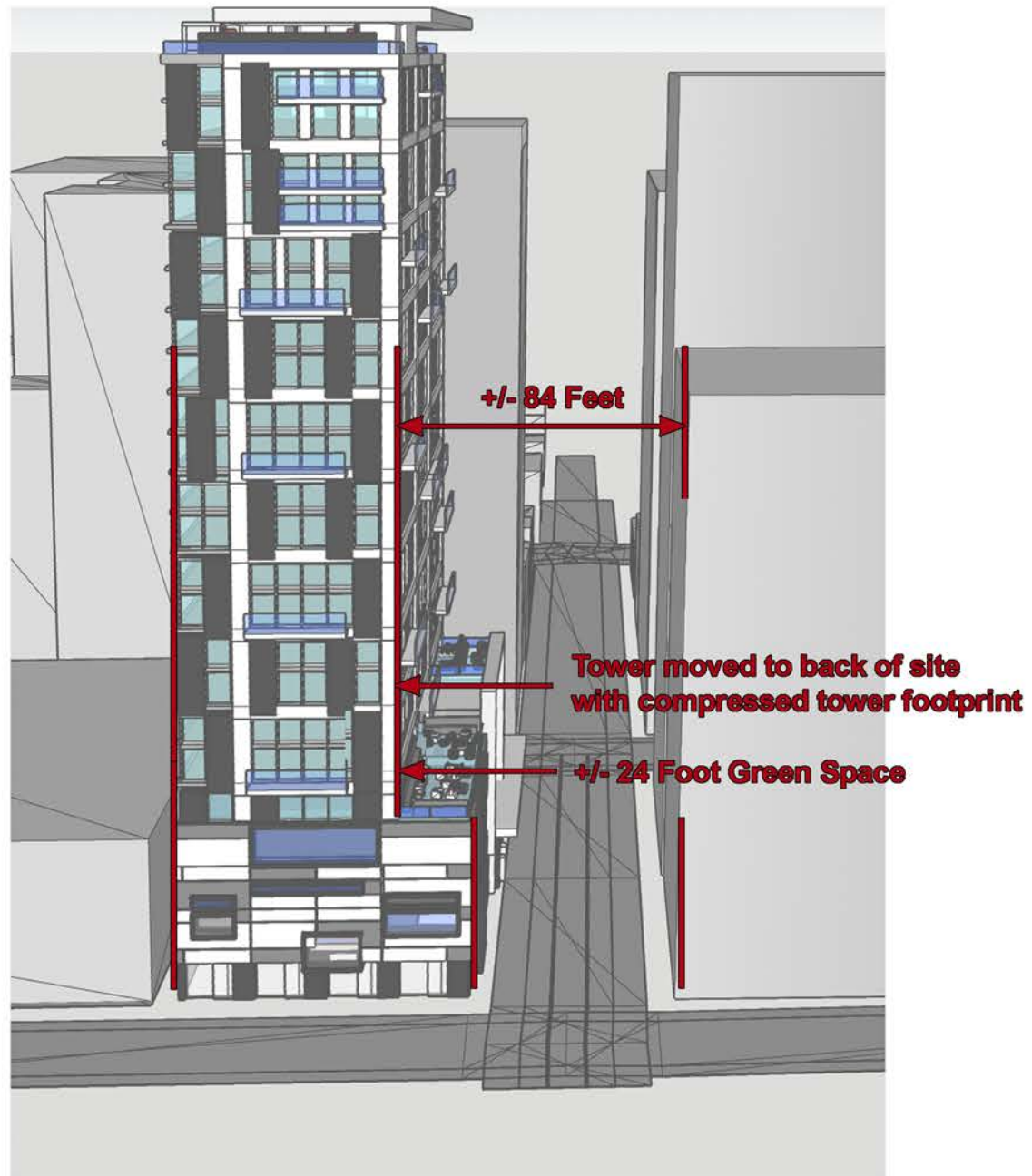
Floor Plans
Proposed

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Diagrams
Proposed

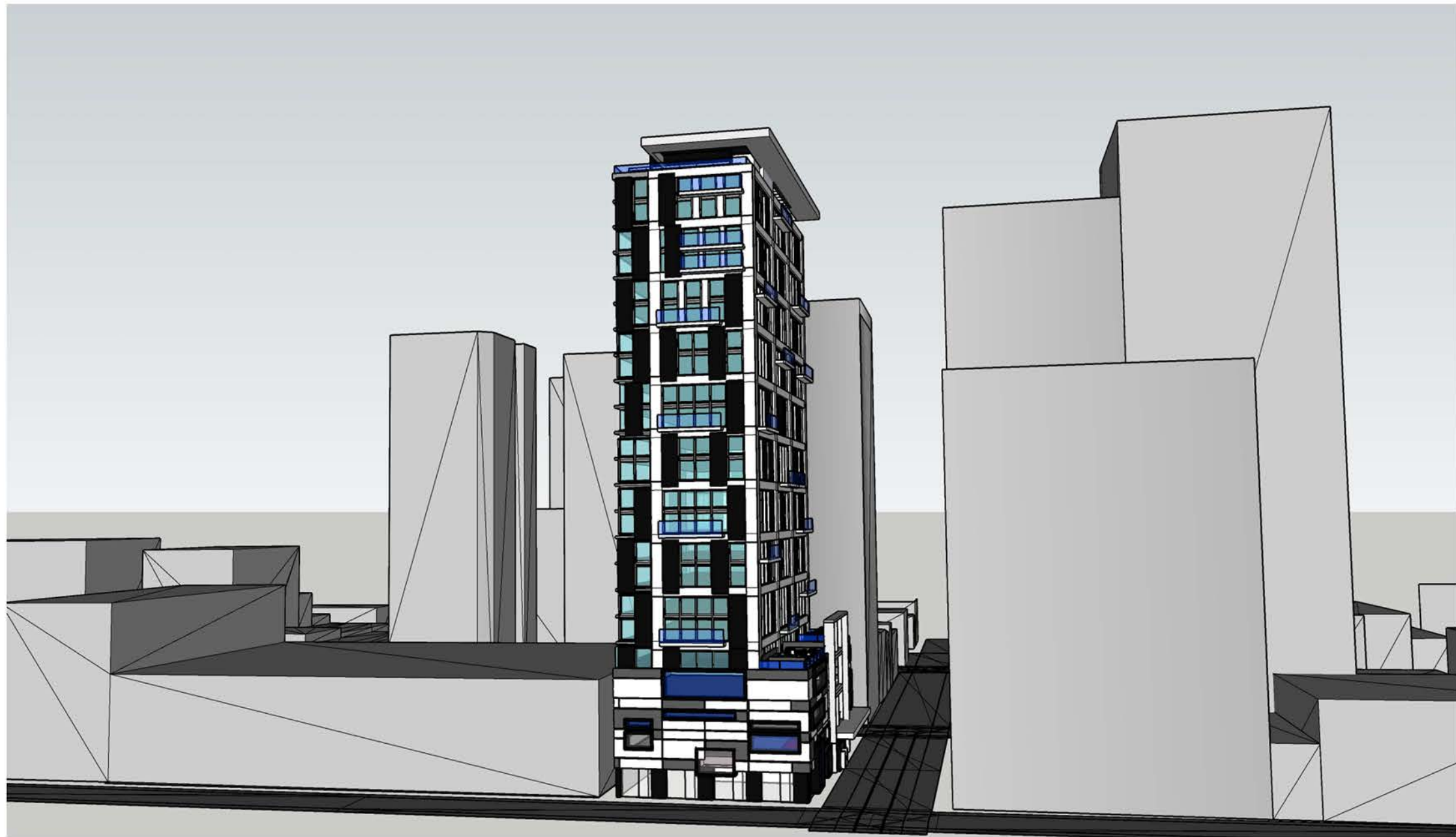
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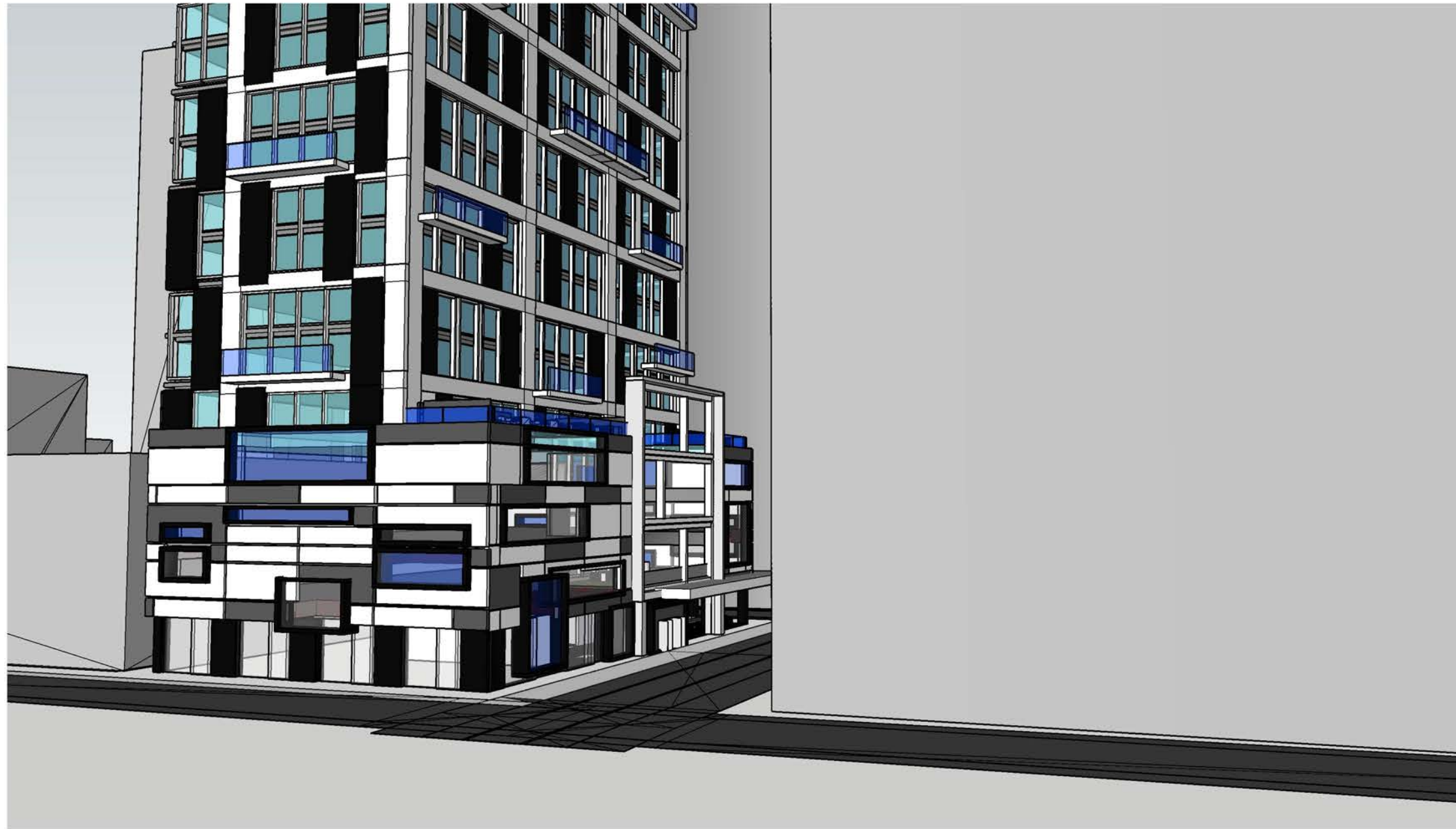
Perspective Views
Proposed

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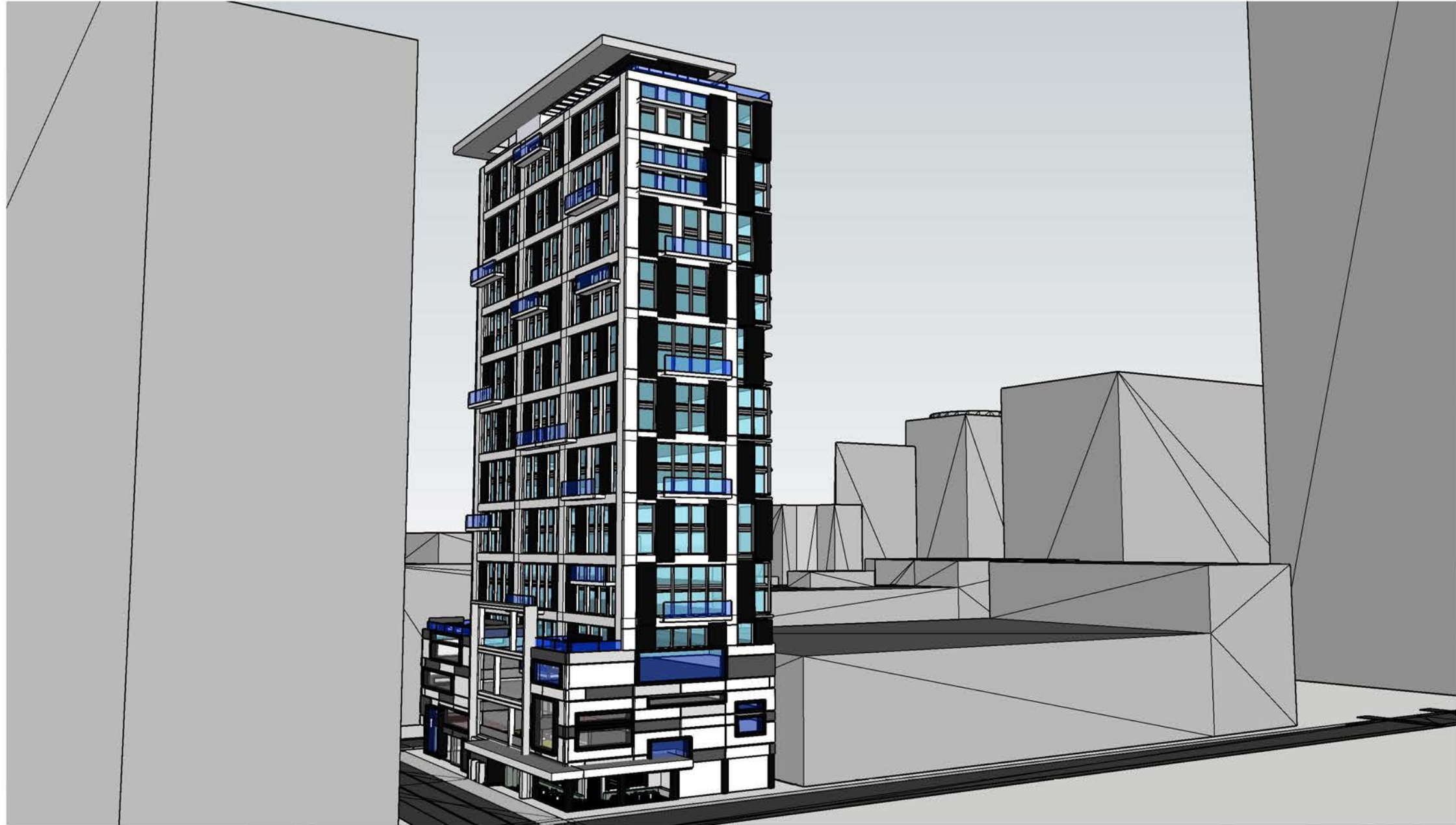
Perspective Views
Proposed

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Perspective Views
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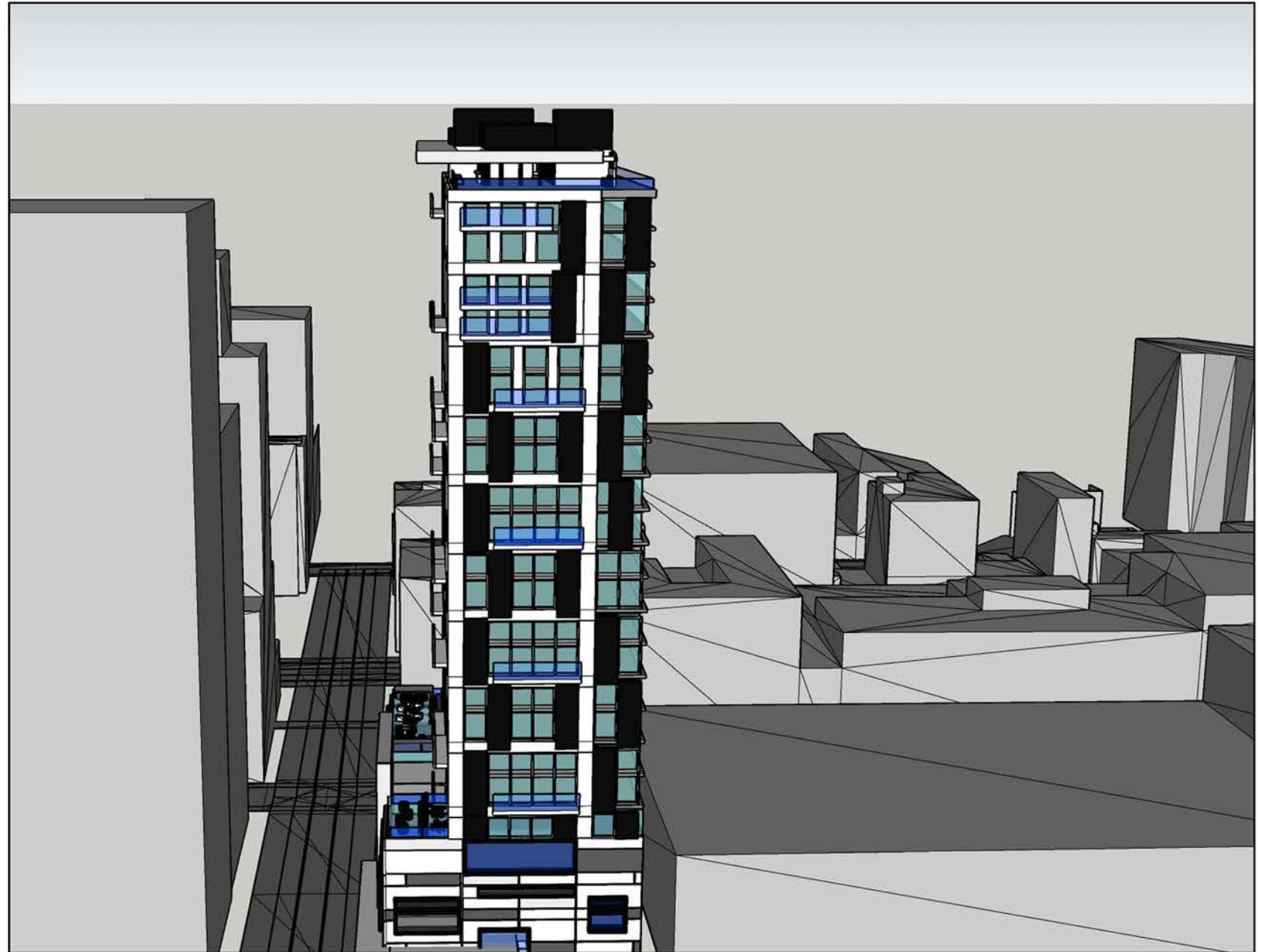
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Perspective Views
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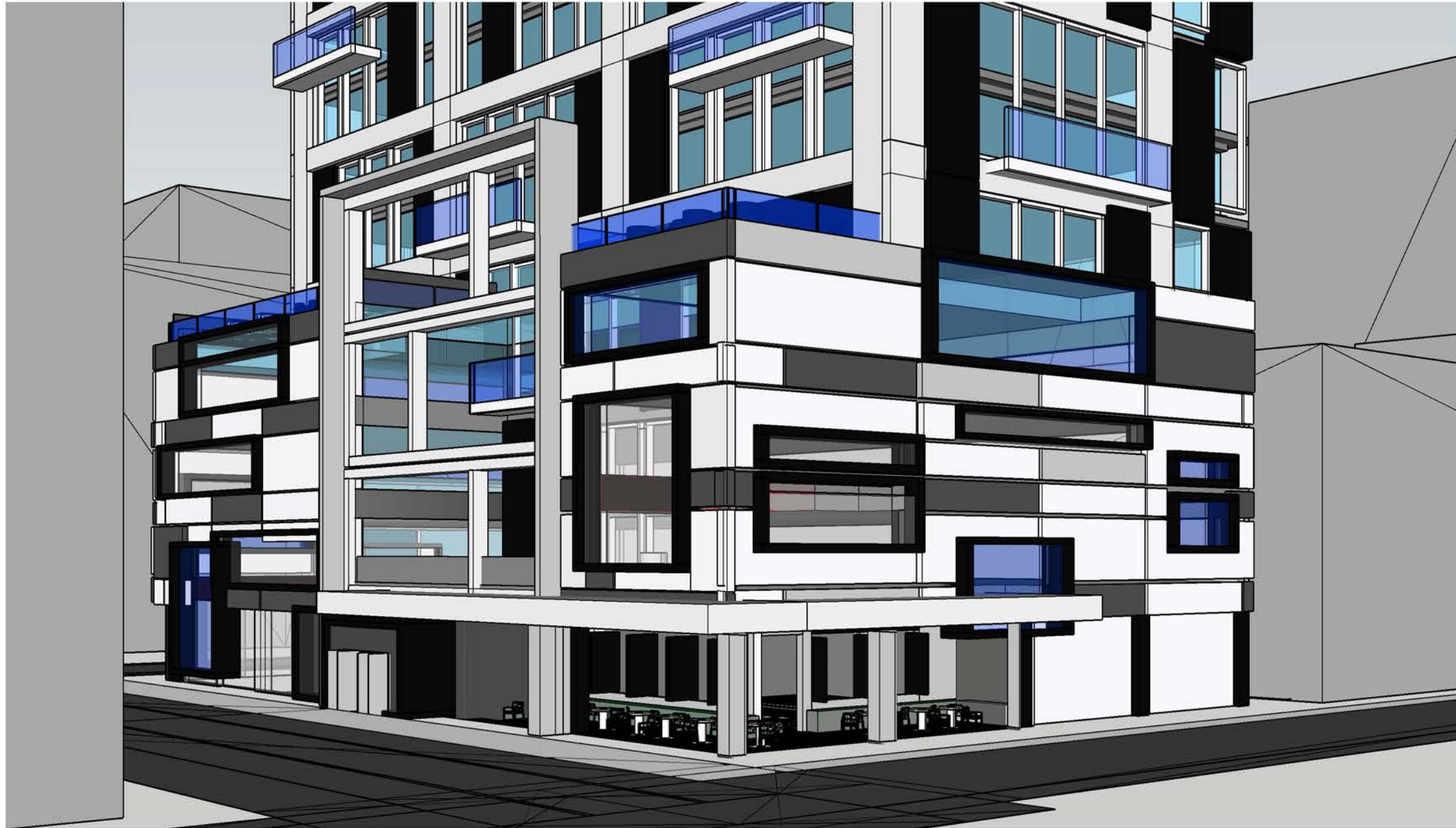
Perspective Views
Proposed

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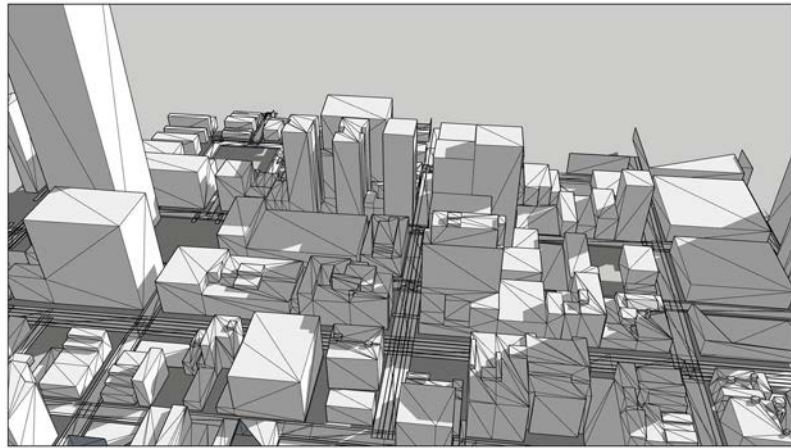
Perspective Views
Proposed

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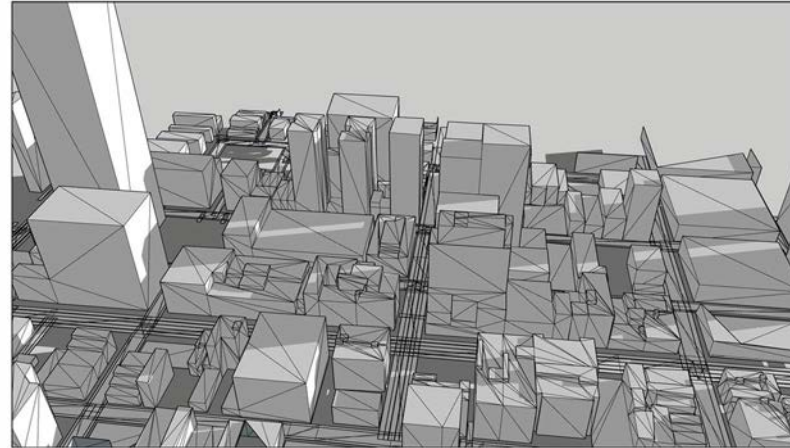
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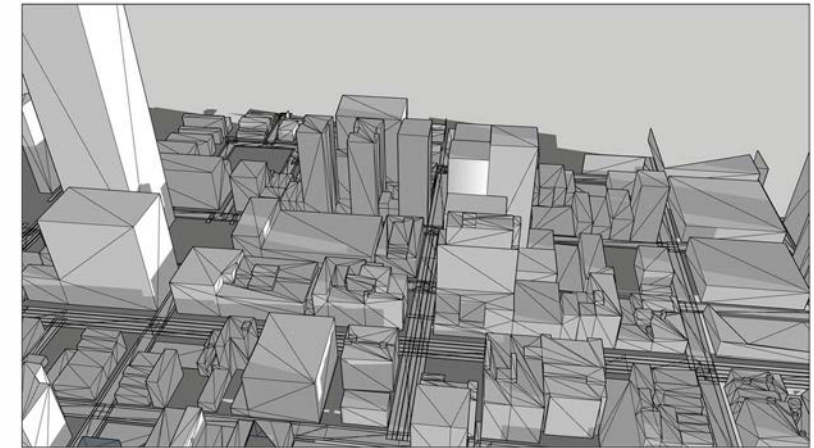




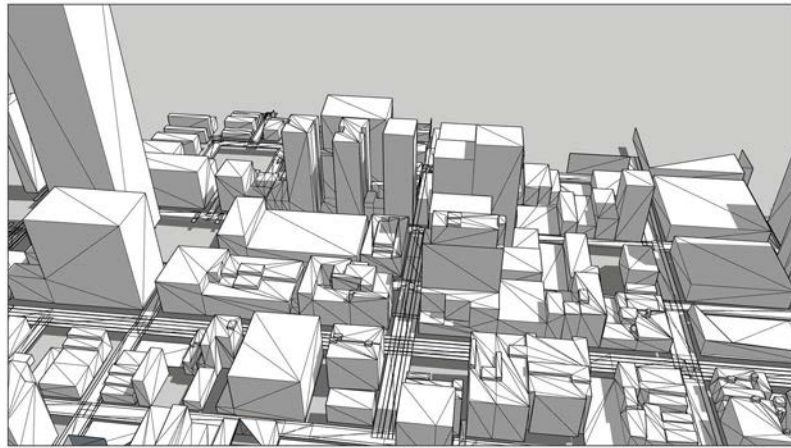
06.21 9AM



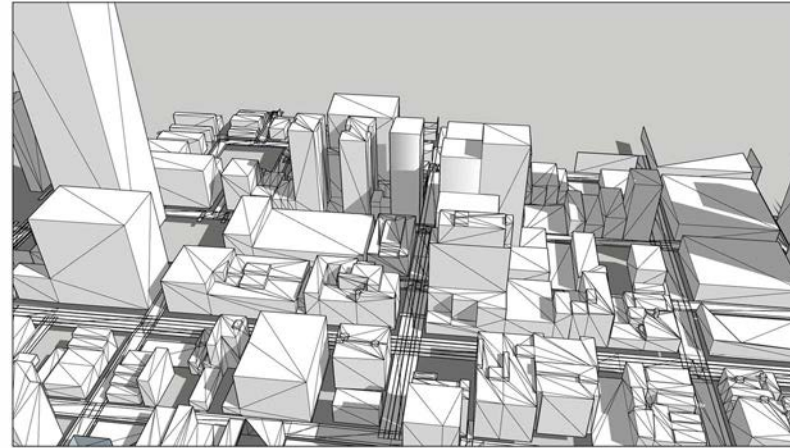
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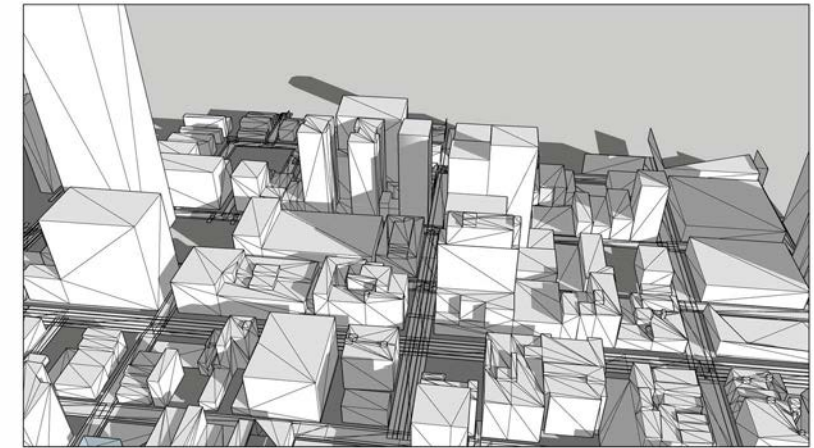
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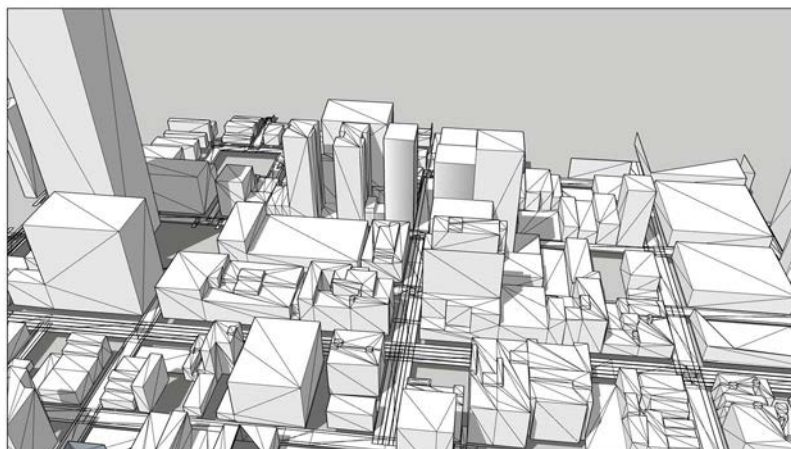
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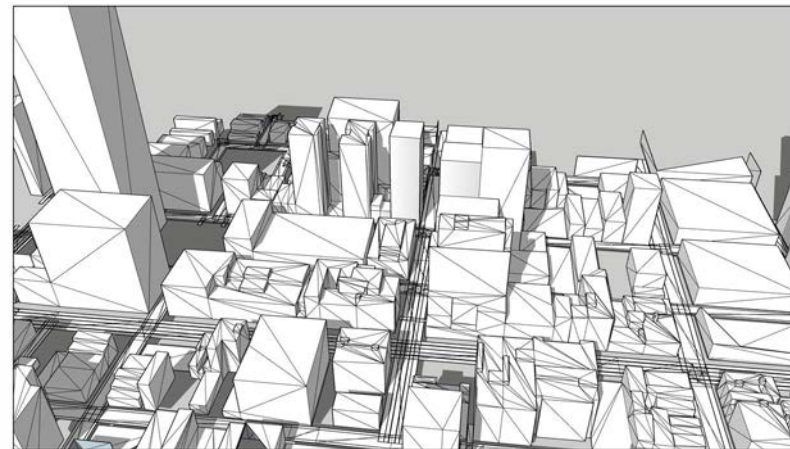
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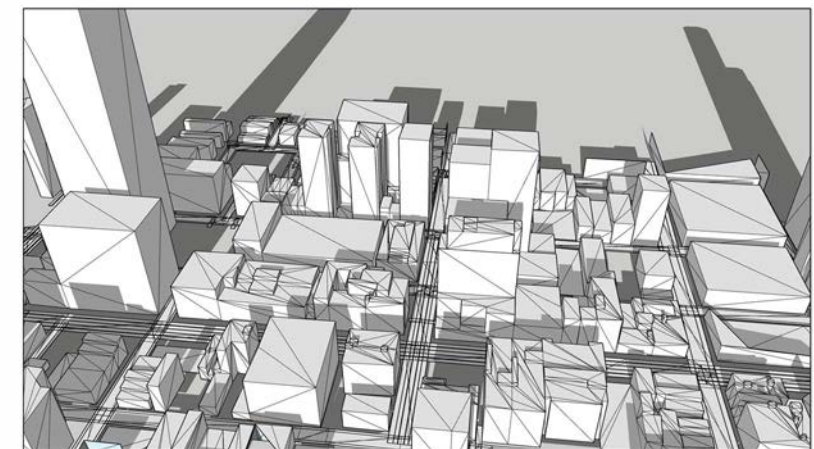
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06.21 4PM



09.21 4PM



12.21 4PM

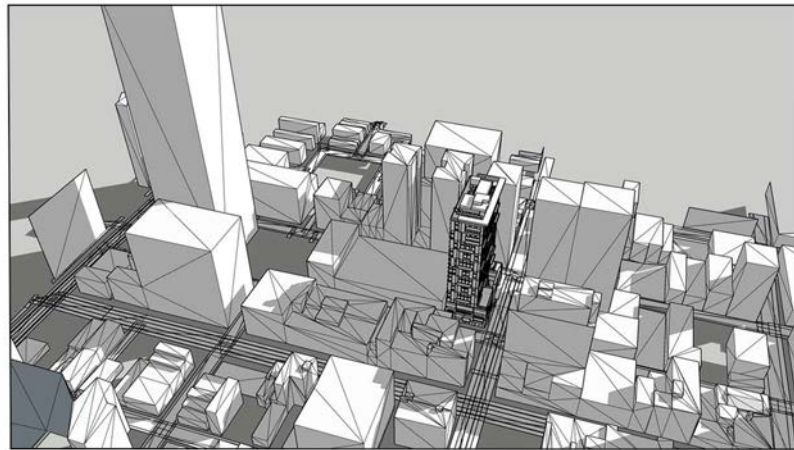
Sun Shading Studies Existing

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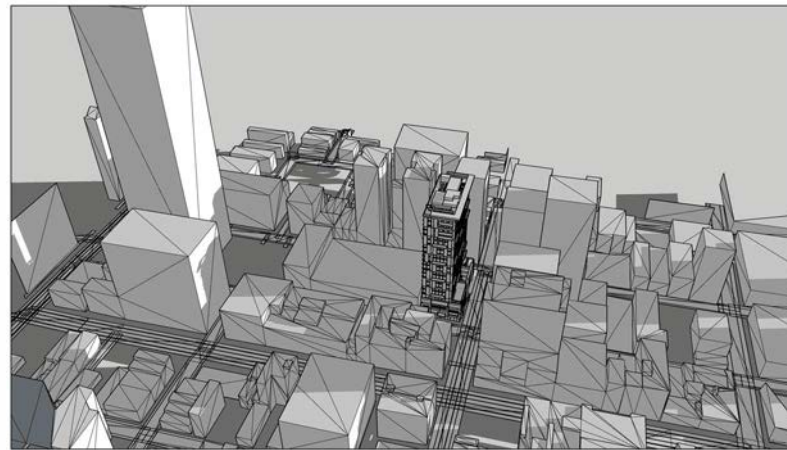
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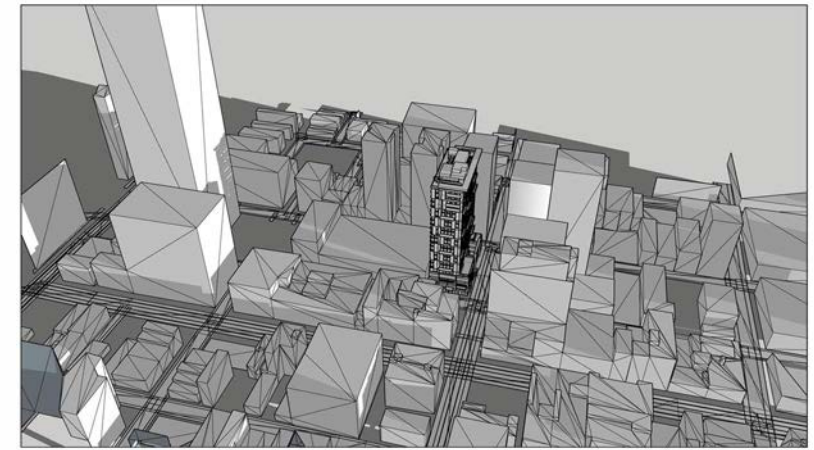




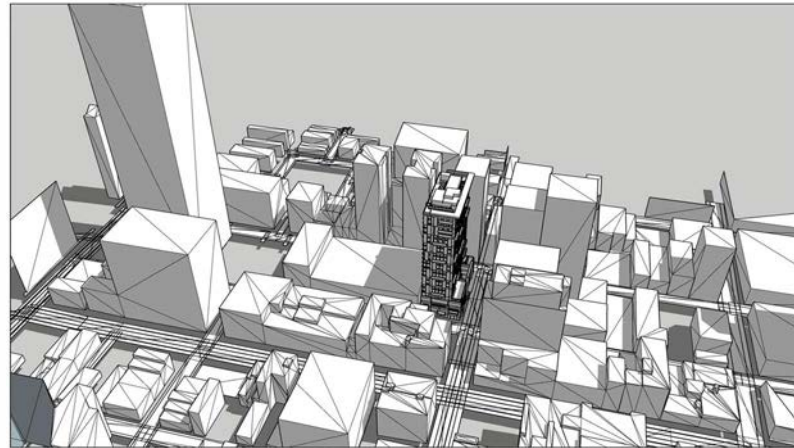
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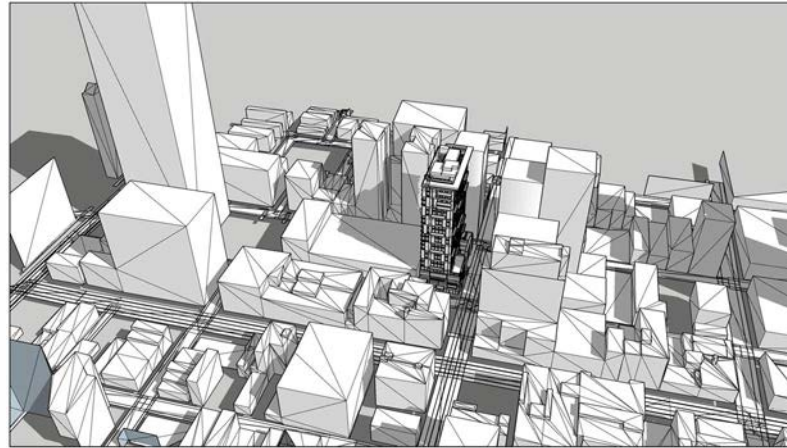
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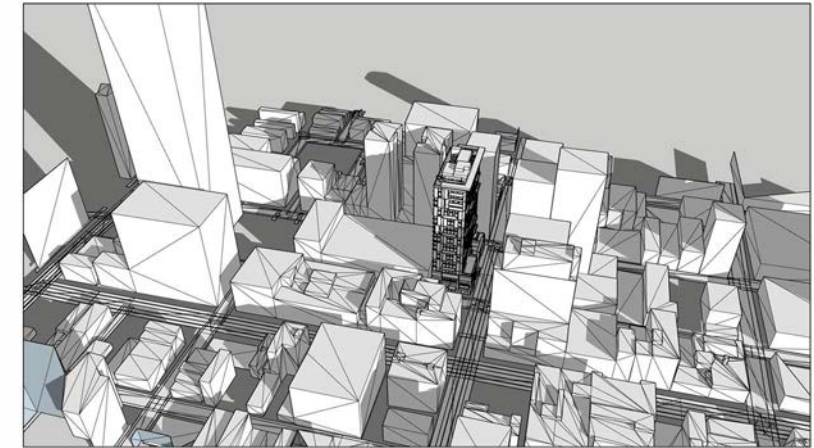
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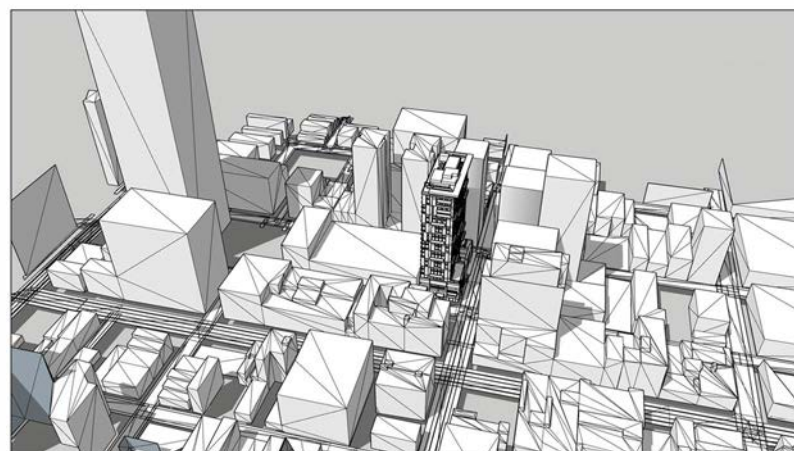
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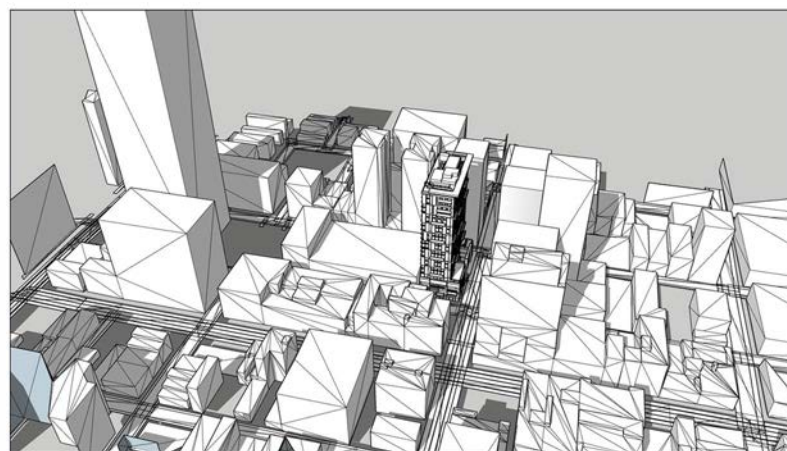
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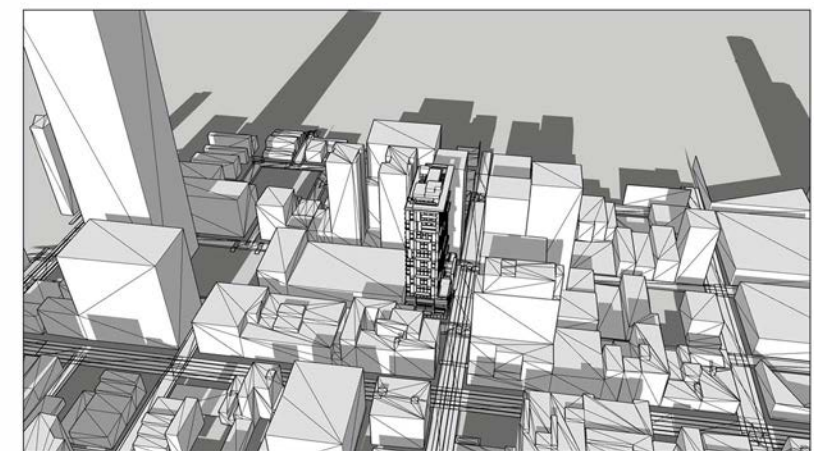
12.21.12PM



06.21.04PM



09.21.04PM



12.21.04PM

Sun Shading Studies
Proposed

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