

GROUP

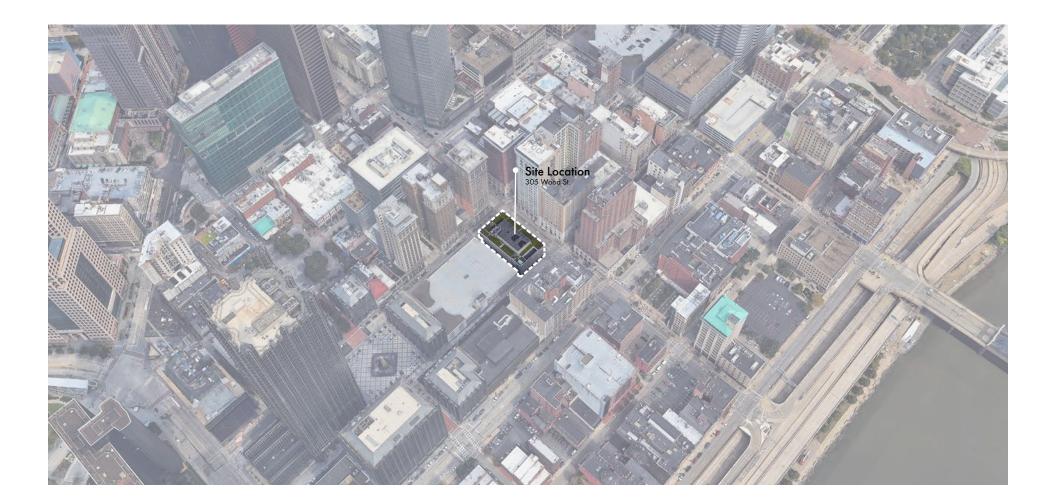
CDAP Presentation City Club Apartments - Downtown Pittsburgh Feburary 15, 2022

CDAP Presentation City of Pittsburgh Department of City Planning

#### Site Location

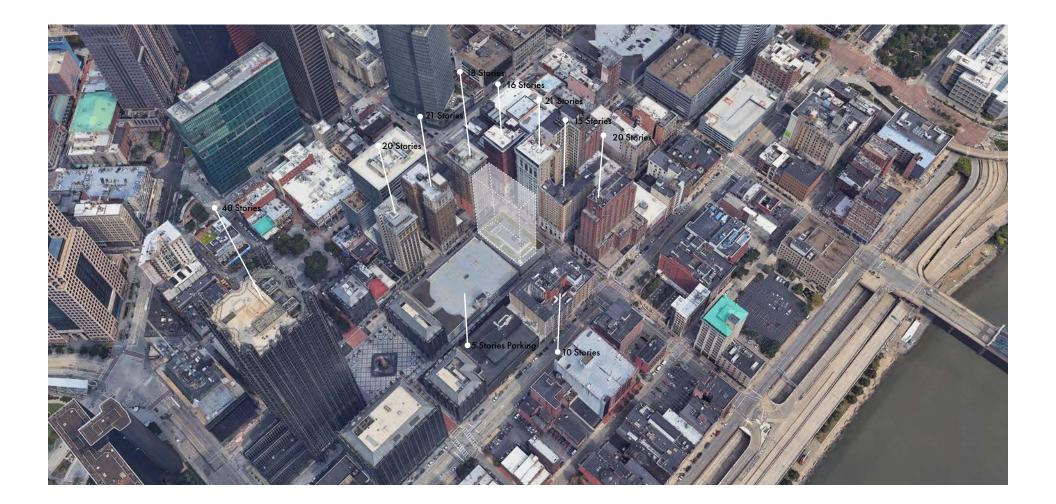


Site Location





Contextual Aerial View - Surrounding Buildings



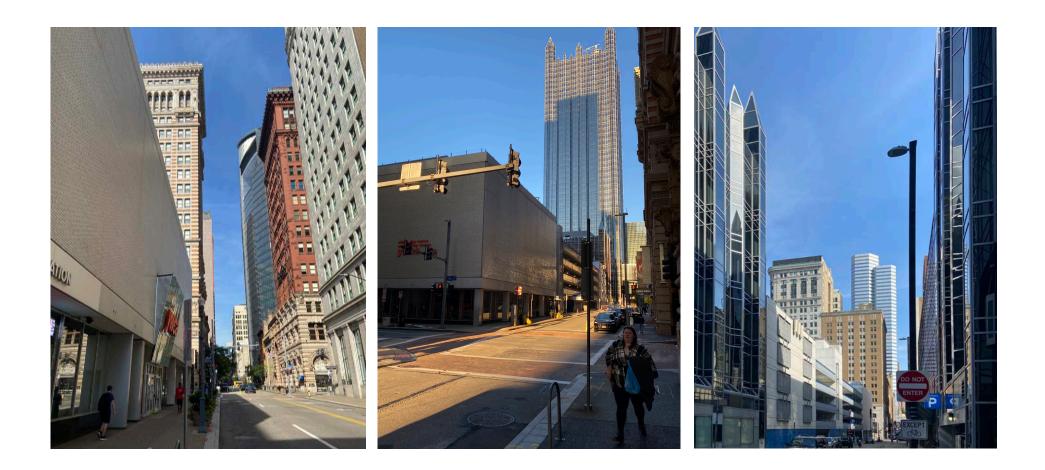


Contextual Imagery





Contextual Imagery





#### Zoning Summary

Zoning District – GT-A

#### Primary Uses

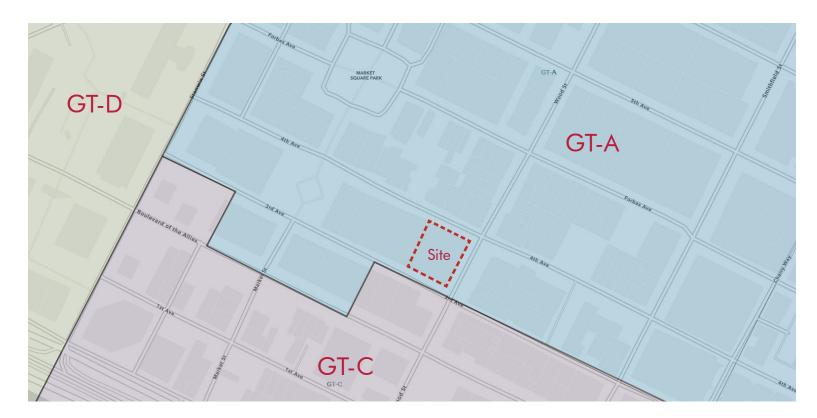
- Multi-unit Residential (permitted)
- Recreation and Entertainment, Indoor (Limited) (permitted)
- Restaurant (General) (permitted)
- Sidewalk Café serving food on public sidewalk space (Administrator exception)

Floor Area Ratio

Permitted 13.0 + 20% LEED = 15.6:1 Actual 15.50:1

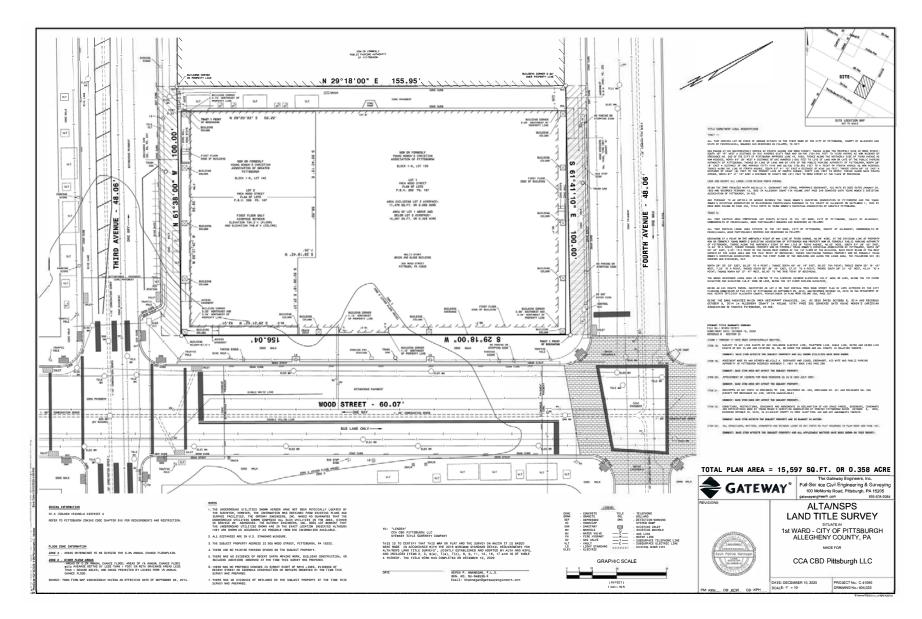
Bike Parking10Loading5 SStormwaterNoParking10Urban Open AreaNo

103 Required 5 Spaces Required Not Required <10,000 sf disturbance 100% Reduction Not required < 20,000 sf (15,597 sf actual)





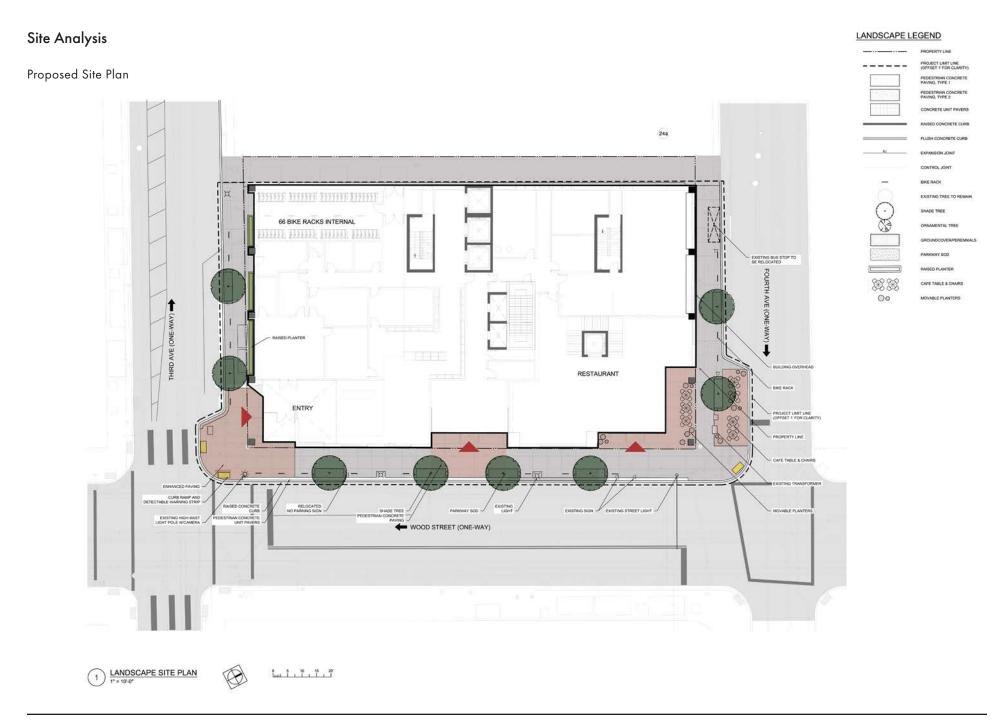
Existing Site Survey



8

Indovina Associates Architects City Club Apartments Pittsburgh

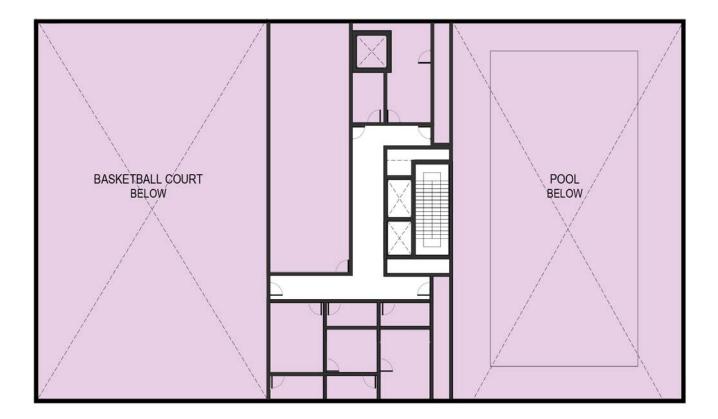
Feburary 15, 2022





Proposed Floor Plan - Basement 1

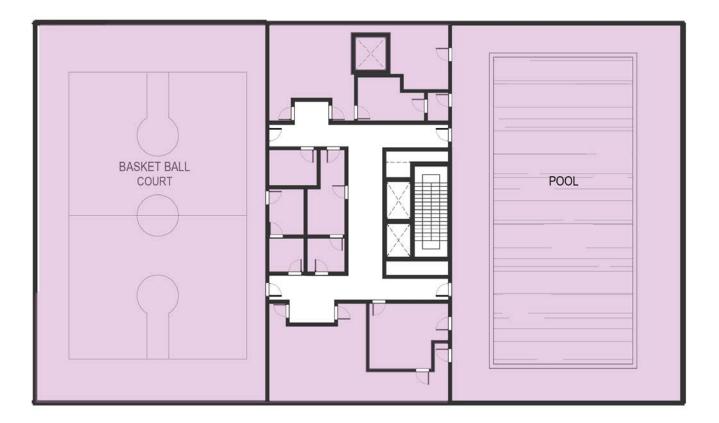






Proposed Floor Plan - Basement 2



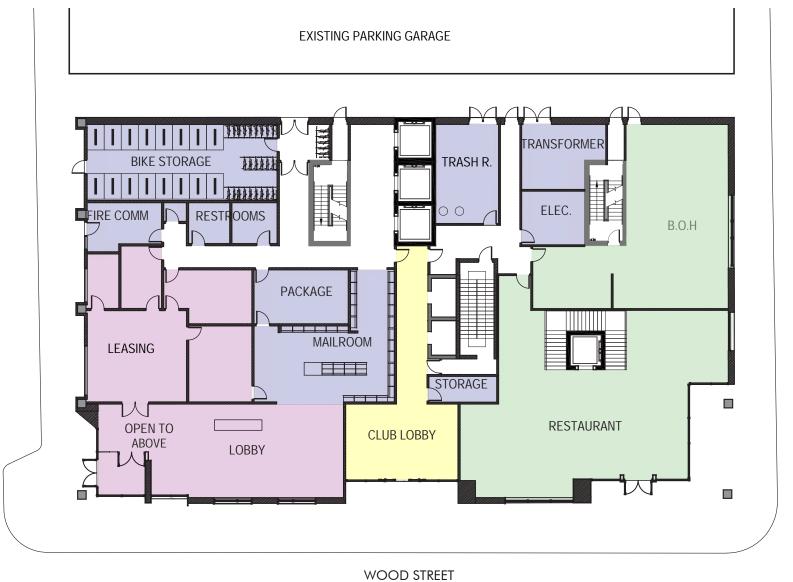




Proposed Floor Plan - Level 1

BUILDING AREA: RESTAURANT: AMENITY: LOBBY/LEASING: MEP/STORAGE: LOADING & TRASH: SERVICES:

4TH AVENUE





Proposed Floor Plan - Level 2





Proposed Floor Plan - Level 3-4





Proposed Floor Plan - Level 5



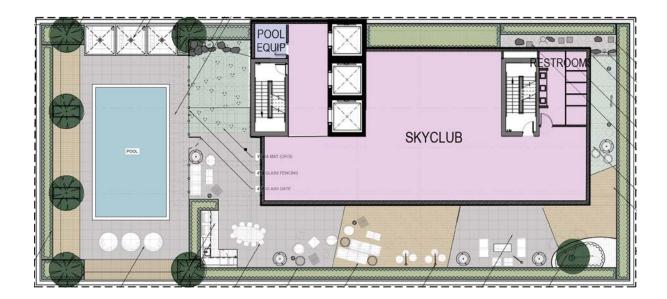


Proposed Floor Plan - Level 6-21





Proposed Floor Plan - Level 24 'Sky Club' Rooftop Amenity



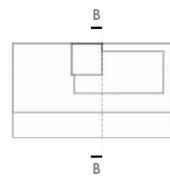


Building Section A

	<u>ROOF</u>						
	L <u>EVEL 24</u>			AME	NITY	<b></b>	
	L <u>EVEL 23</u>		RES. UNIT	RES. UNIT			
	L <u>EVEL 22</u>		RES. UNIT	RES. UNIT			
	L <u>EVEL 21 </u>		RES. UNIT	RES. UNIT			
	L <u>EVEL 20 </u>		RES. UNIT	RES. UNIT			
	LEVEL 19		RES. UNIT	RES. UNIT			
	L <u>EVEL 18</u>		RES. UNIT	RES. UNIT			
	LEVEL 17		RES. UNIT	RES. UNIT			
	L <u>EVEL 16</u>		RES. UNIT	RES. UNIT			
	L <u>EVEL 15</u>		RES. UNIT	RES. UNIT			
	LEVEL 14	=	RES. UNIT	RES. UNIT		 	
	LEVEL 13		RES. UNIT	RES. UNIT		PROPER]	
	LEVEL 12		RES. UNIT	RES. UNIT			
	L <u>EVEL 11</u>		RES. UNIT	RES. UNIT			
	LEVEL 10		RES. UNIT	RES. UNIT			
	L <u>EVEL 9</u>		RES. UNIT	RES. UNIT			
	L <u>EVEL 8</u>		RES. UNIT	RES. UNIT		<b></b>	
	L <u>EVEL 7, </u>		RES. UNIT	RES. UNIT			
	L <u>EVEL 6</u>		RES. UNIT	RES. UNIT		<b>.</b>	
	L <u>EVEL 5</u>		RES. UNIT	RES. UNIT		<b>_</b>	
	L <u>EVEL 4</u>		RES. UNIT	RES. UNIT			
	L <u>EVEL 3</u>		RES. UNIT	RES. UNIT			
	L <u>EVEL 2, </u>		RES. UNIT	RES. UNIT			
		 THIRD AVE	BIKE STORAGE	TRASH	B.O.H.	FOURTH AVE	
	GROUND LEVEL						
	BASEMENT 1		LOCKER ROOM				XXXX
			BASKETBALL COURT LO	CKER ROOM	POOL		
	BASEMENT 2						*******
	BASEMENT 3			× × × × ×	× >>> >>> >>>	┛╨╨╨	

Building Section B

				1
ROOF				- <u>I</u>
LEVEL 24			AMENITY	
LEVEL 23		RES. UNIT	RES. UNIT	I
LEVEL 22		RES. UNIT	RES. UNIT	
LEVEL 21	i i	RES. UNIT	RES. UNIT	
LEVEL 20	1	RES. UNIT	RES. UNIT	L
LEVEL 19	1	RES. UNIT	RES. UNIT	
LEVEL 18	1	RES. UNIT	RES. UNIT	
LEVEL 17	i i	RES. UNIT	RES. UNIT	
LEVEL 16	1	RES. UNIT	RES. UNIT	- I
LEVEL 15	Ш.	RES. UNIT	RES. UNIT	
LEVEL 14		RES. UNIT	RES. UNIT	
LEVEL 13	PERT	RES. UNIT	RES. UNIT	PROPERITY
LEVEL 12	PRO	RES. UNIT	RES. UNIT	O. A.
LEVEL 11	1	RES. UNIT	RES. UNIT	1
LEVEL 10		RES. UNIT	RES. UNIT	
LEVEL 9		RES. UNIT	RES. UNIT	
LEVEL 8	i i	RES. UNIT	RES. UNIT	
LEVEL 7	1	RES. UNIT	RES. UNIT	1
LEVEL 6	1	RES. UNIT	RES. UNIT	1
LEVEL 5		RES. UNIT	RES. UNIT	
LEVEL 4		RES. UNIT	RES. UNIT	
LEVEL 3		RES. UNIT	RES. UNIT	
LEVEL 2		RES. UNIT	RES. UNIT	
	WOOD ST.	CLUB LOBBY	TRASH	
GROUNDLEVEL		LOCKER RC		
BASEMENT 1		LUGNER RU		
BASEMENT 2	i.	LOCKER RC	1	
	F			I
BASEMENT 3				





Proposed Elevation - SouthEast





Proposed Elevation - NorthWest





Proposed Elevation - SouthWest





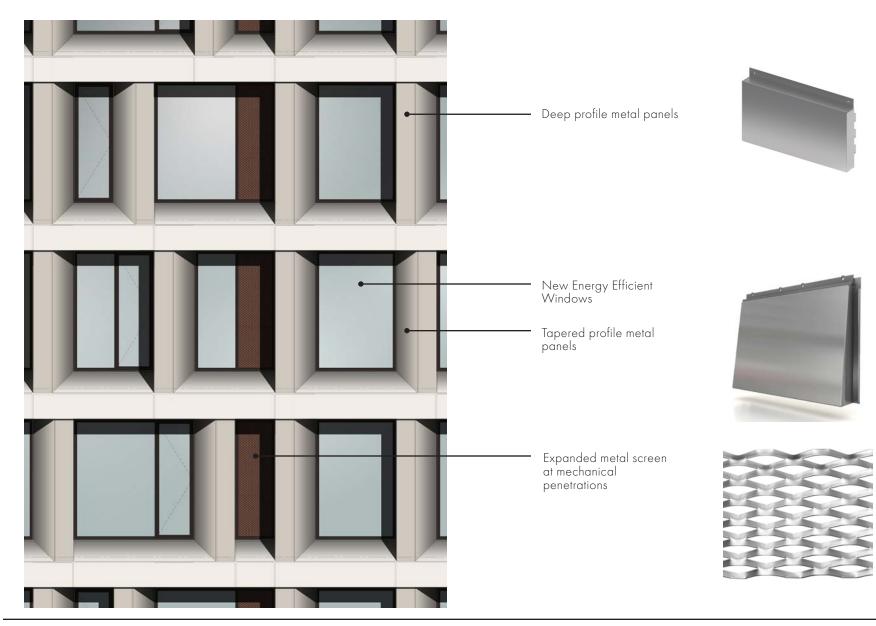
Proposed Elevation - NorthEast





#### Facade Materials

Enlarged facade renderings to represent where the new addition and the existing facade meet and illustrate the contrasting material aesthethics.

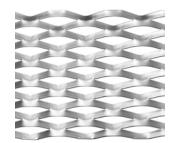




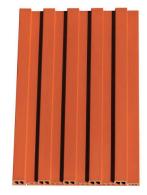
#### Facade Materials

Enlarged facade renderings to represent where the new addition and the existing facade meet and illustrate the contrasting material aesthethics.







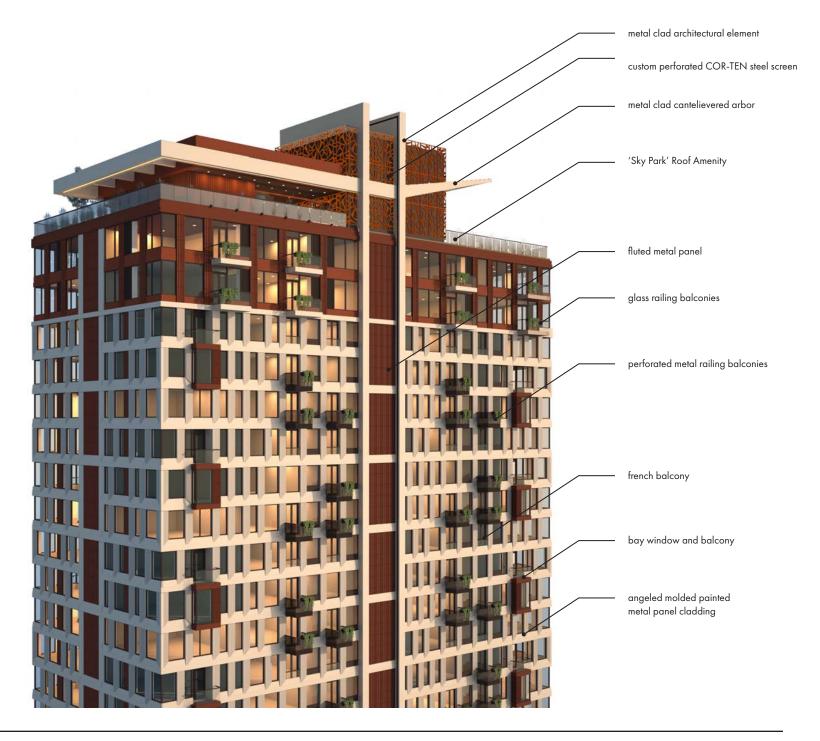






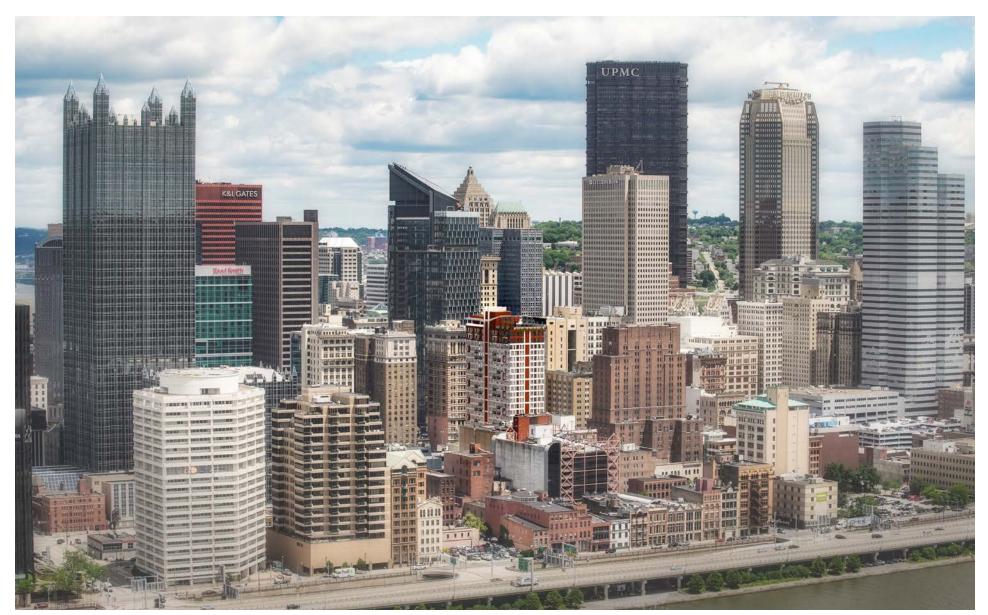


Penthouse Levels and 'Sky Club'



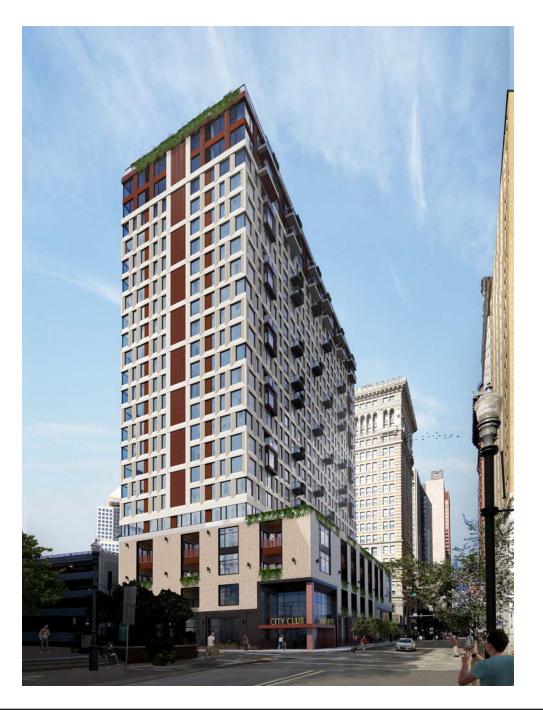


Aerial View





View from corner of Third Avenue and Wood Street - Day



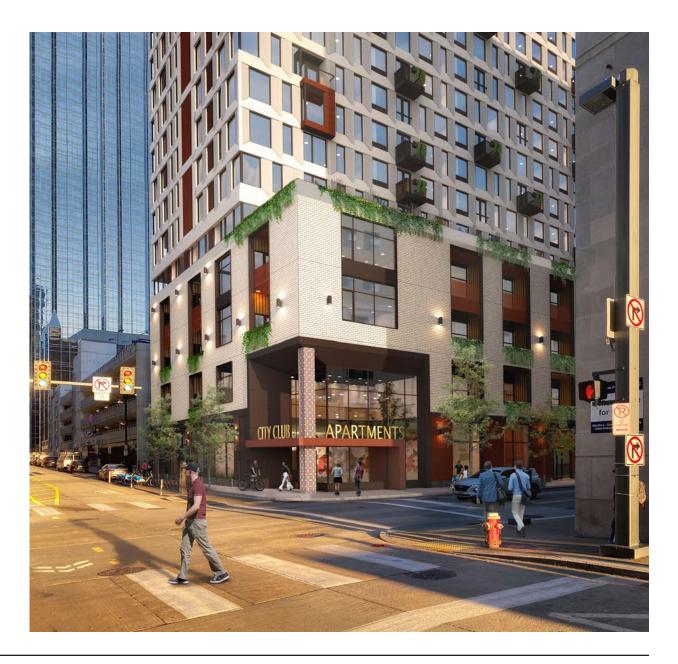


View from corner of Third Avenue and Wood Street - Night





Residential Entry at corner of Third Ave. and Wood St.





Retail at corner of Fourth Ave. and Wood St.



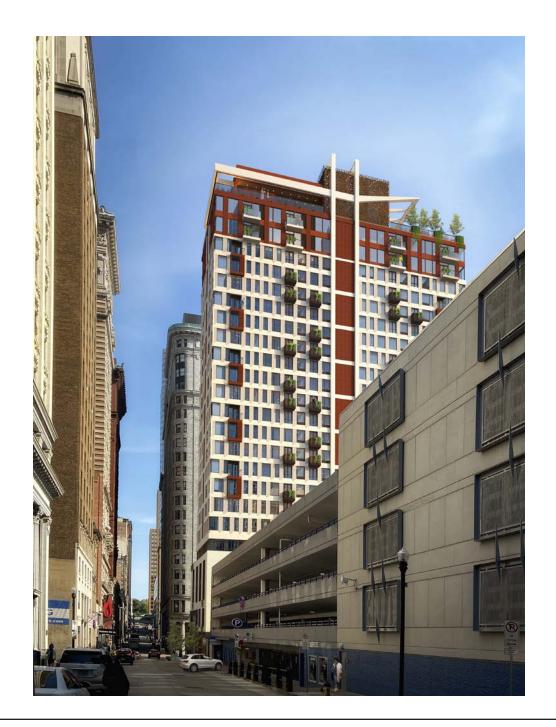


Health Club / Fitness Center Entrance on Wood Street





View from Fourth Avenue - Day





View from Fourth Avenue - Night



