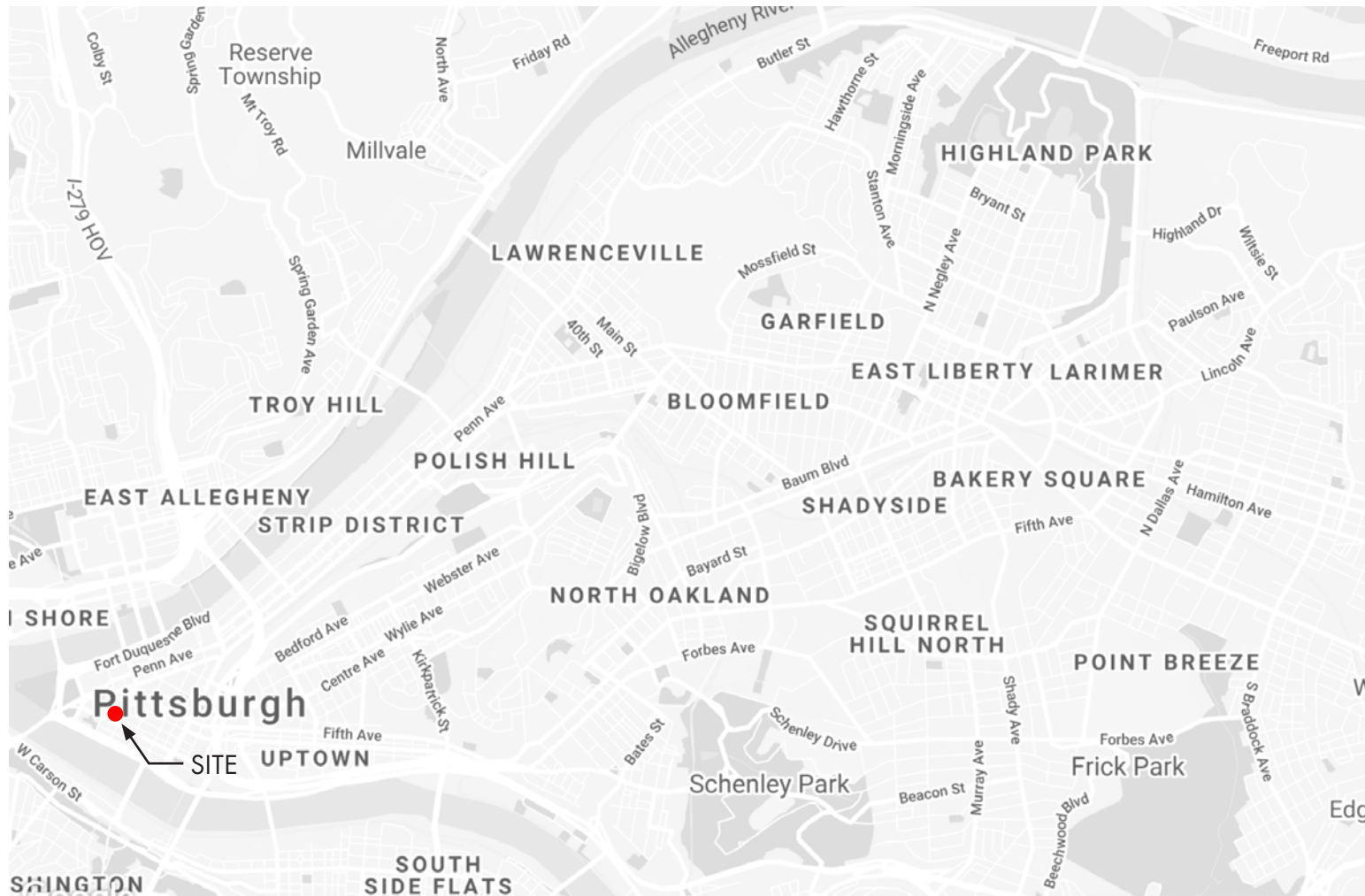


CDAP Presentation
City Club Apartments - Downtown Pittsburgh
February 15, 2022



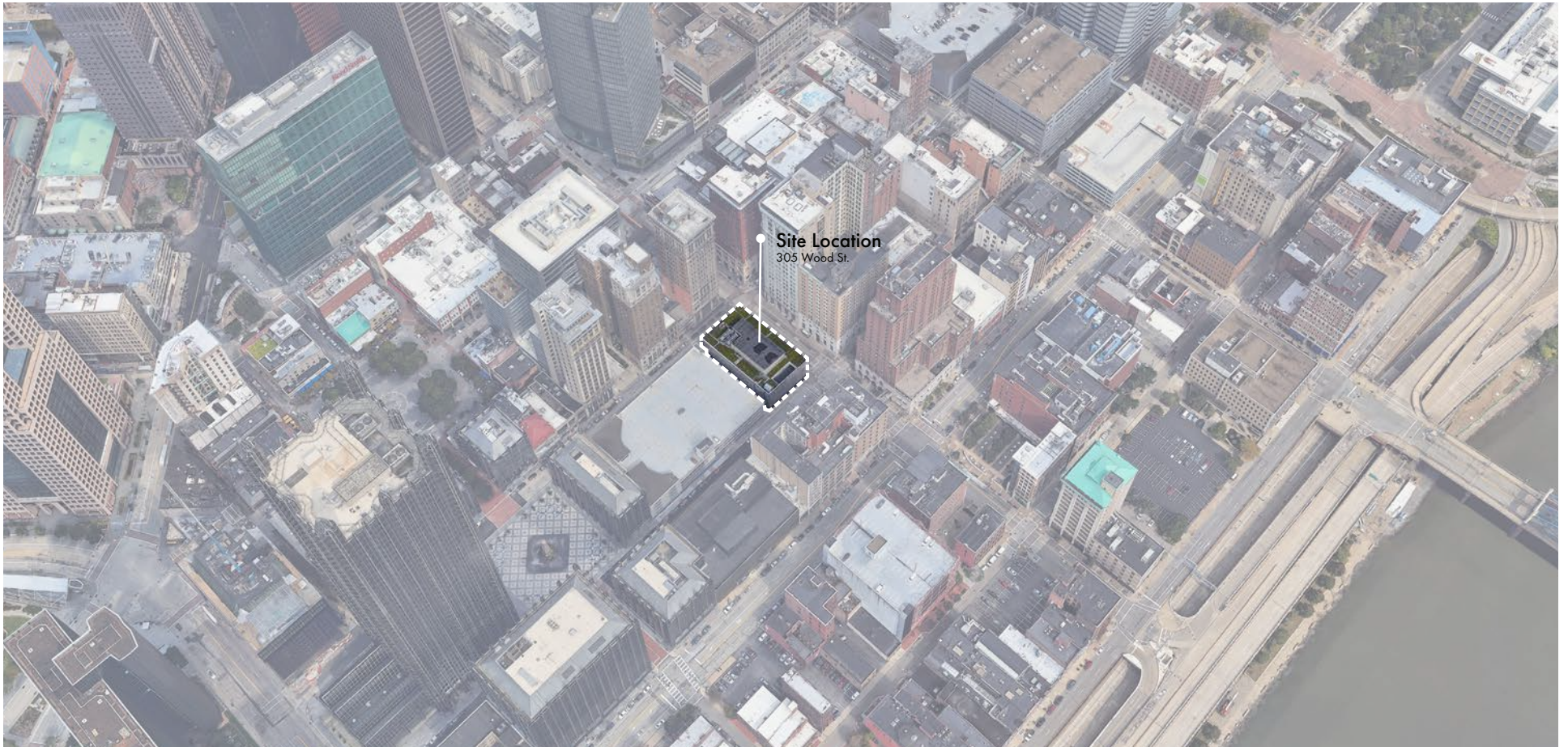
Site Analysis

Site Location



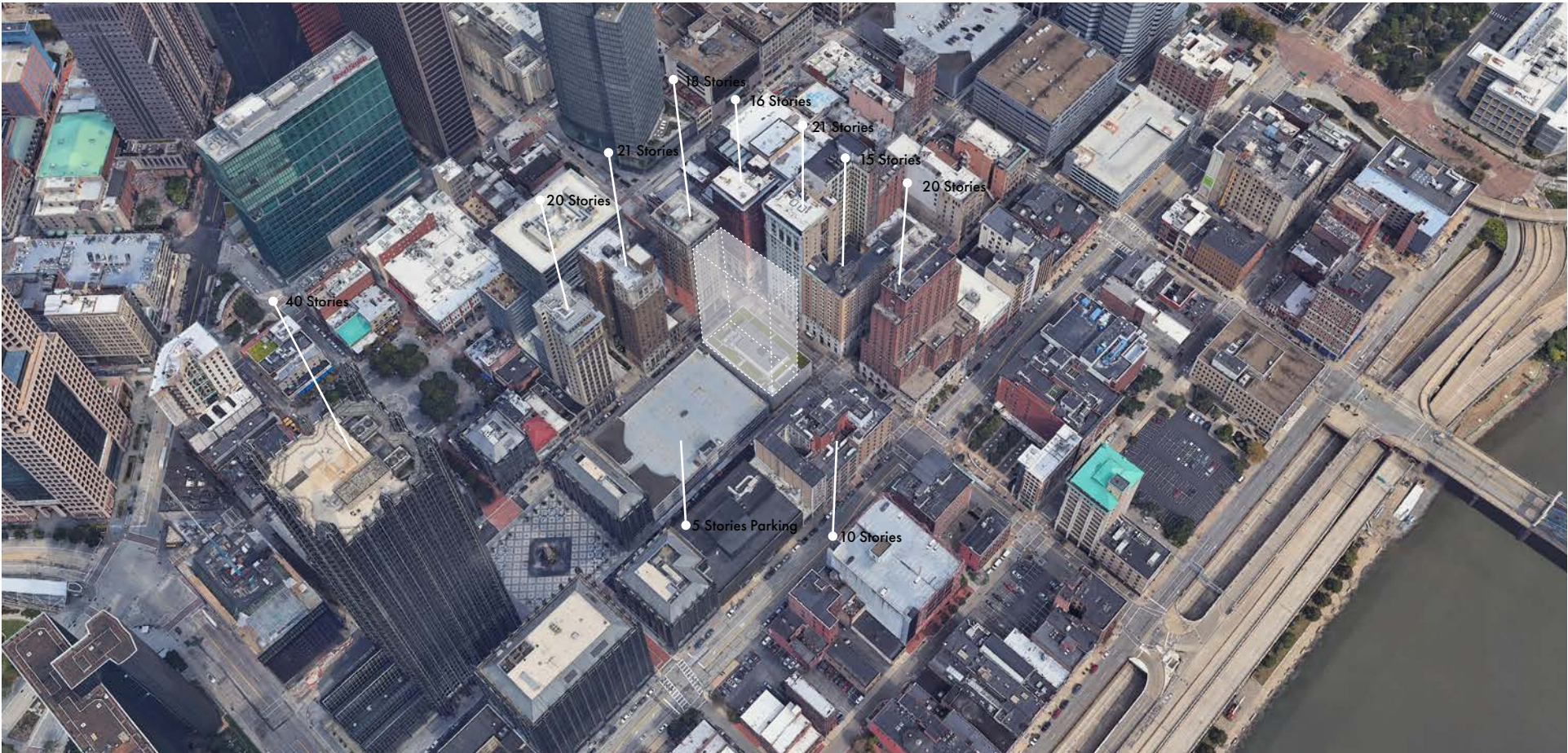
Site Analysis

Site Location



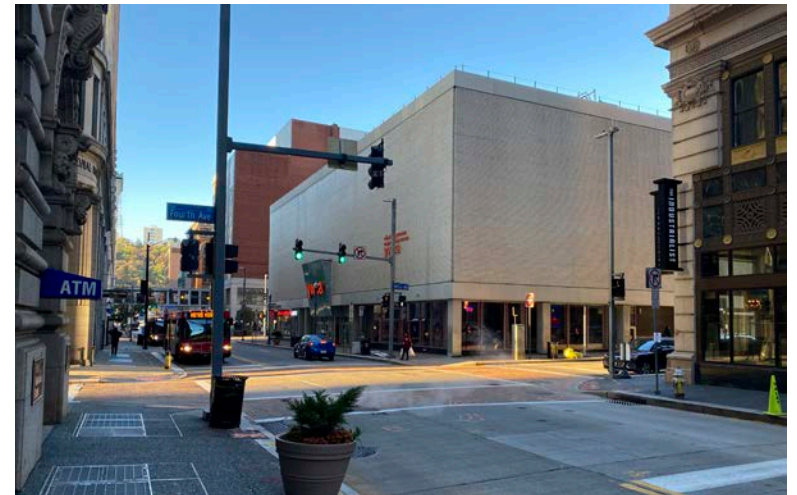
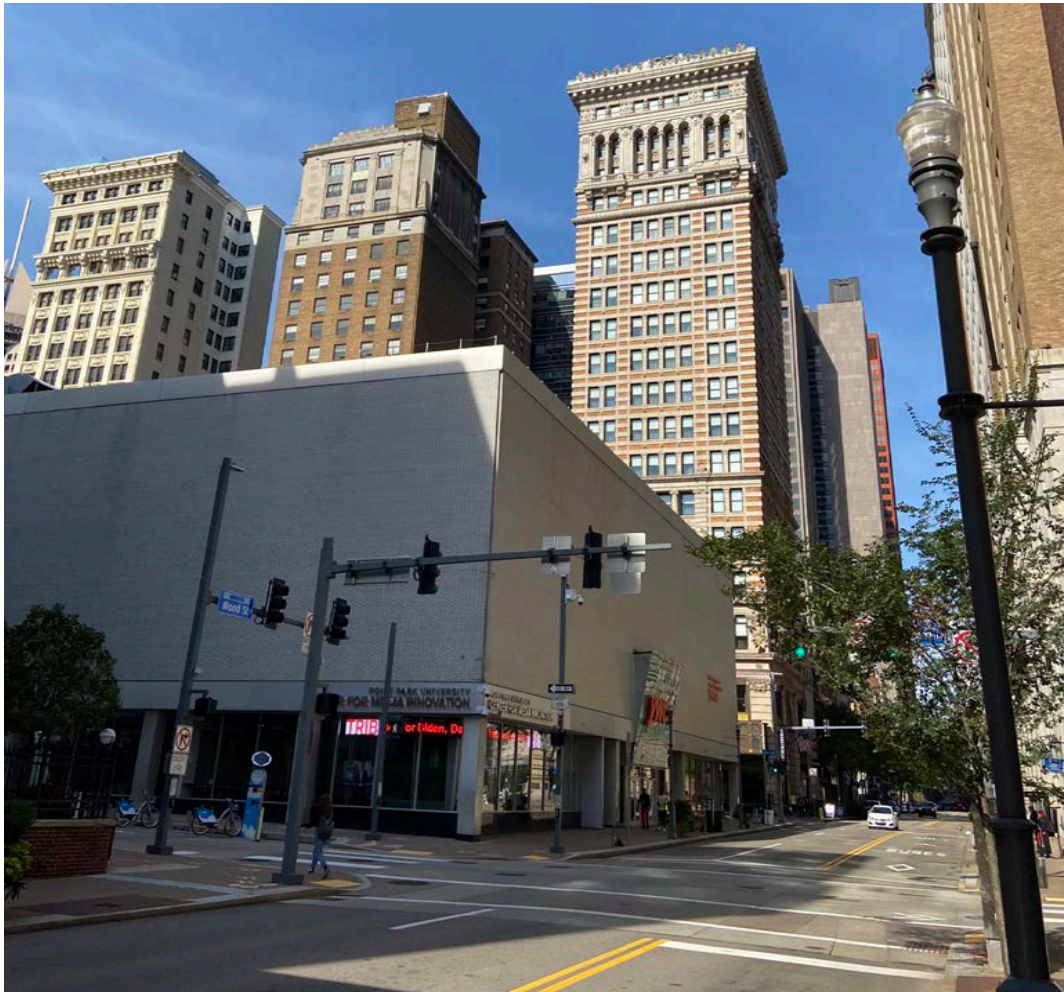
Site Analysis

Contextual Aerial View - Surrounding Buildings



Site Analysis

Contextual Imagery



Site Analysis

Contextual Imagery



Site Analysis

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 Parking

103 Required

Loading

5 Spaces Required

Stormwater

Not Required <10,000 sf disturbance

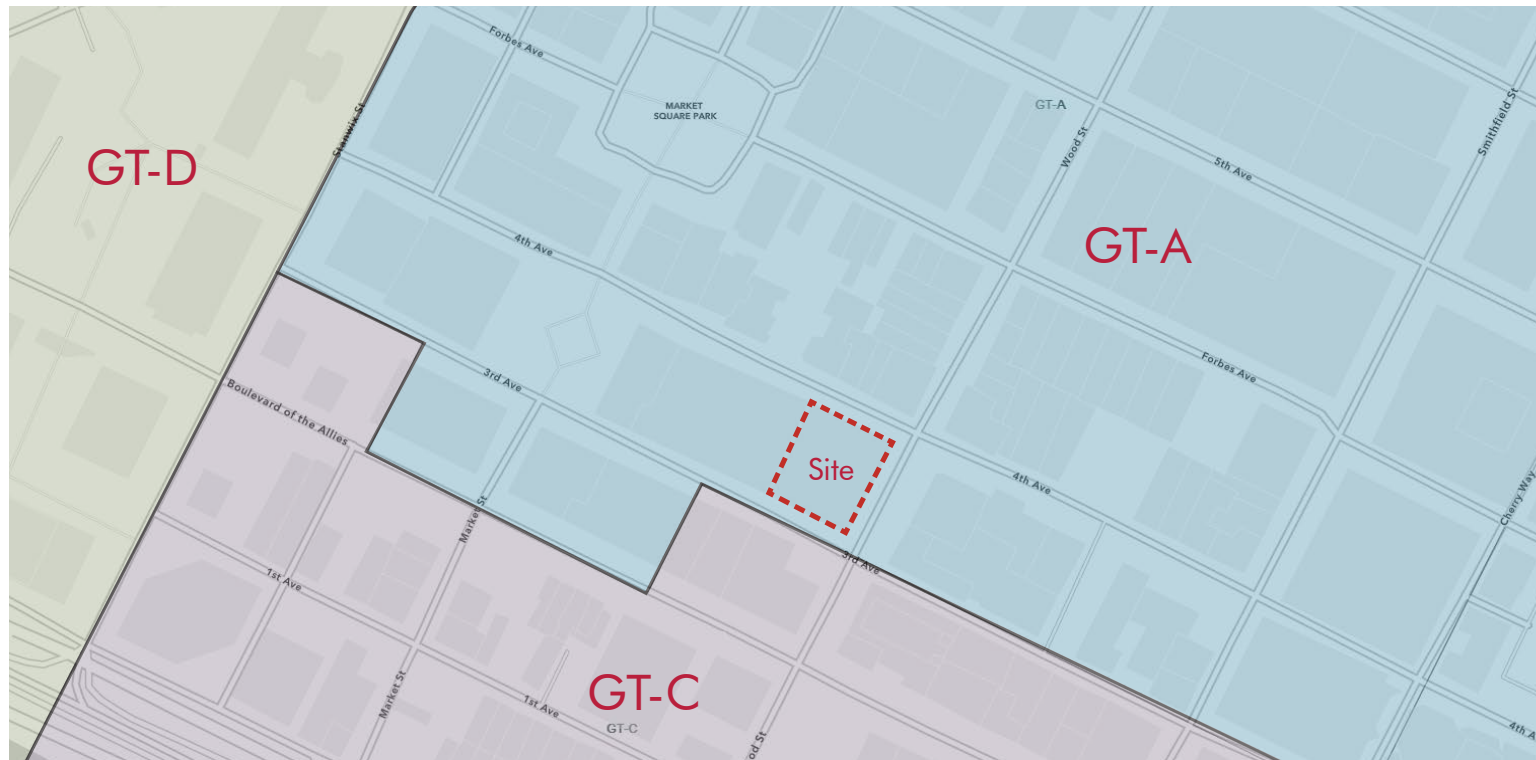
Parking

100% Reduction

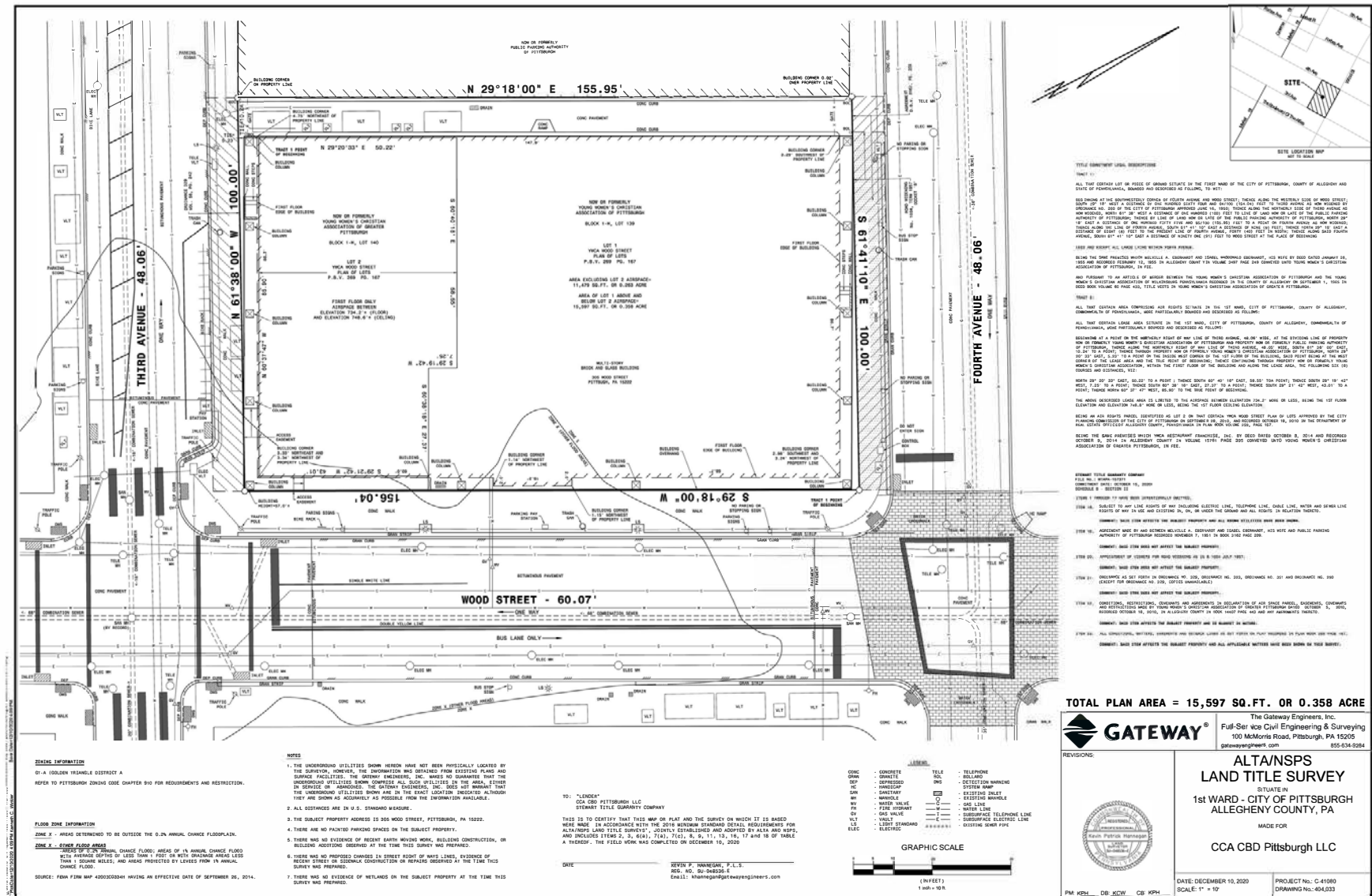
Urban Open Area

Not required

< 20,000 sf (15,597 sf actual)



Existing Site Survey



Site Analysis

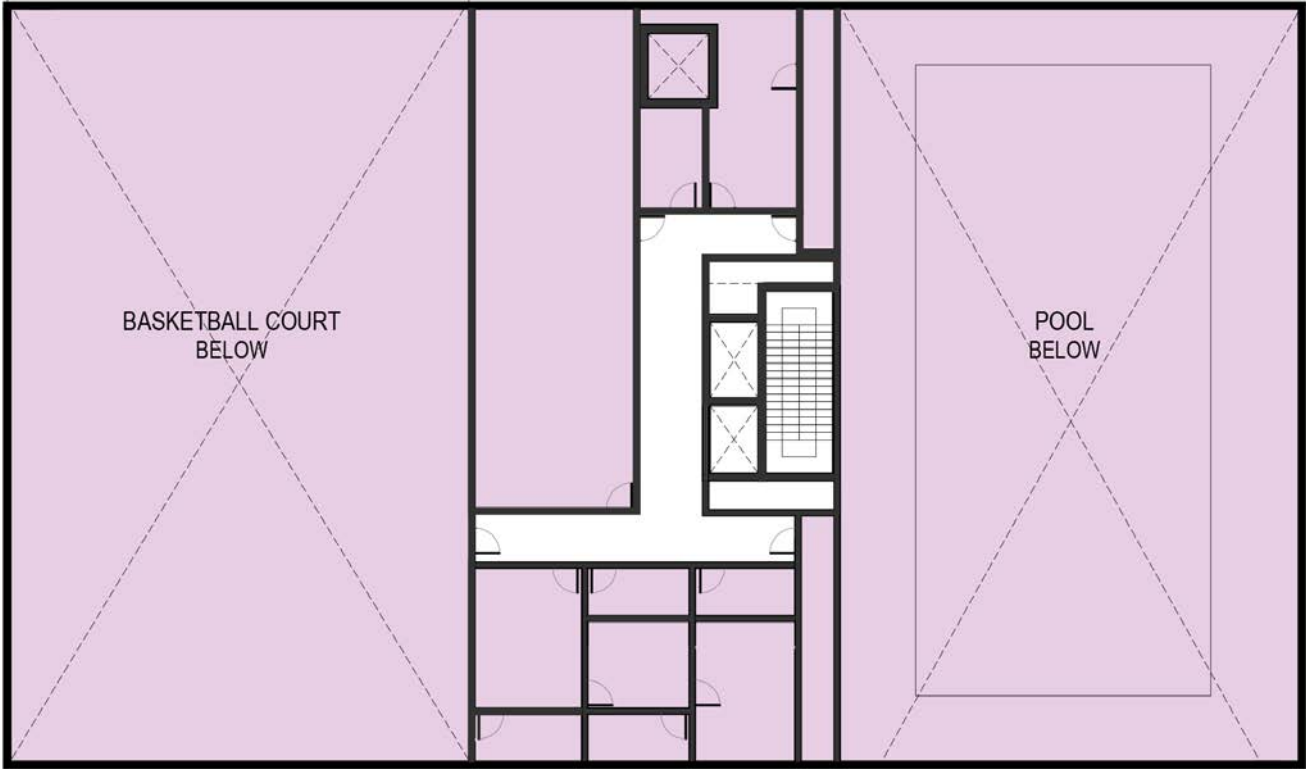
Proposed Site Plan



Site Analysis

Proposed Floor Plan - Basement 1

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



Site Analysis

Proposed Floor Plan - Basement 2

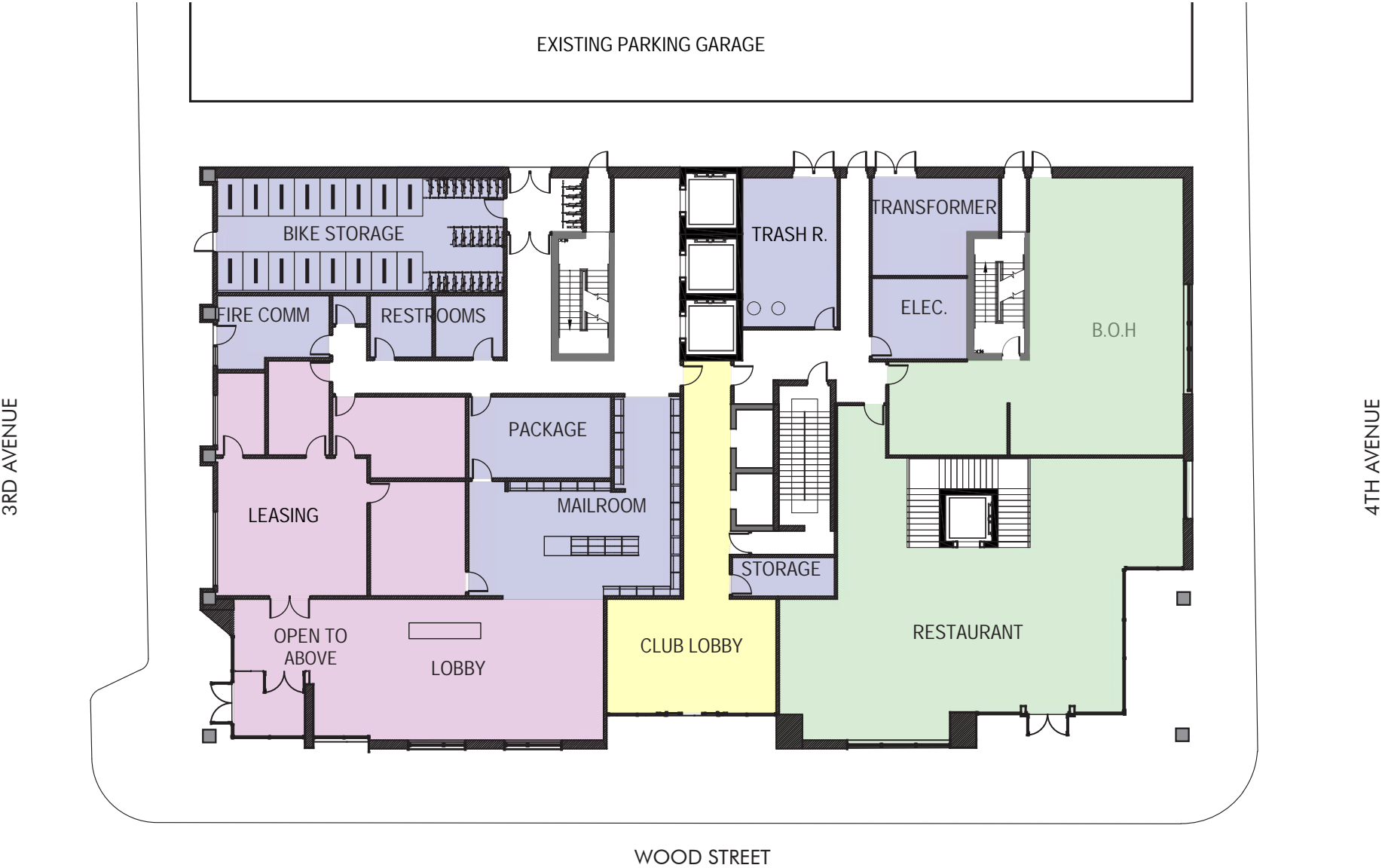
BUILDING AREA:
RESTAURANT:
AMENITY:
LOBBY/LEASING:
MEP/STORAGE:
LOADING & TRASH:
SERVICES:



Site Analysis

Proposed Floor Plan - Level 1

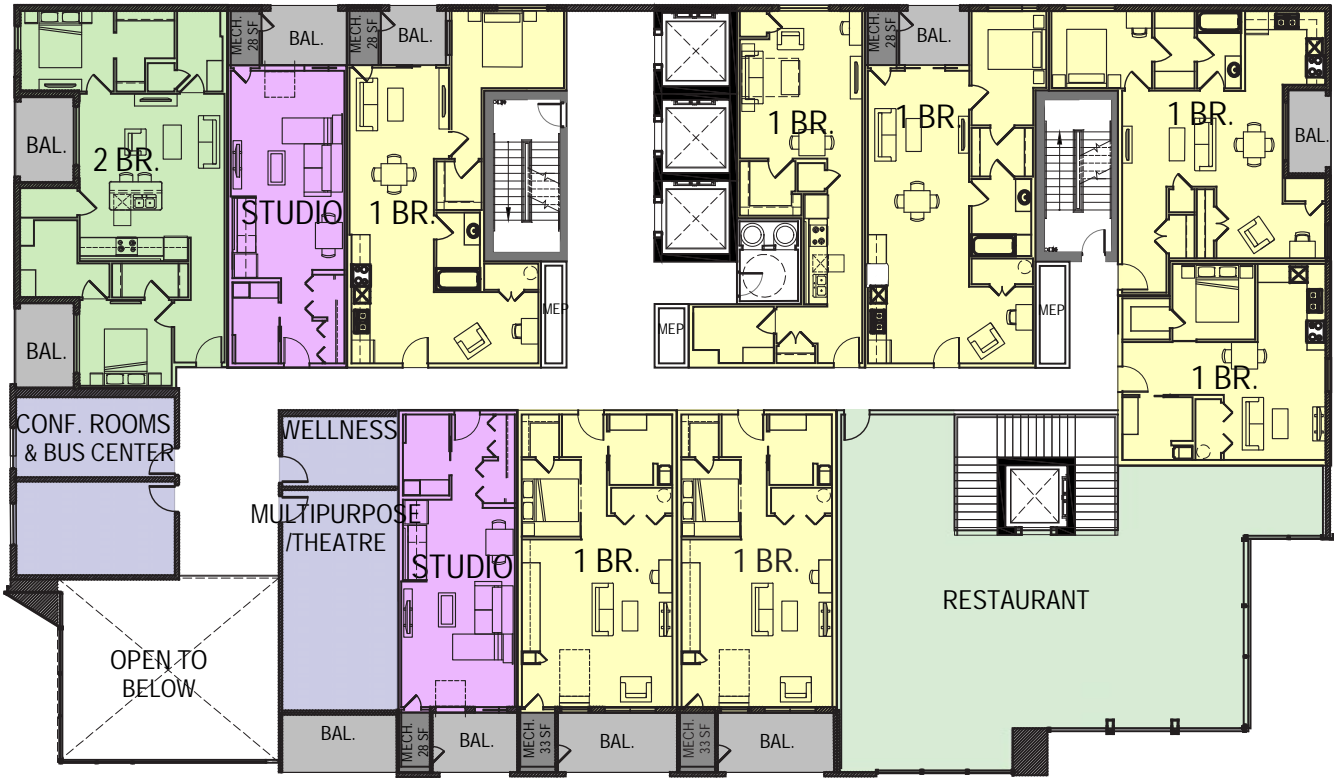
BUILDING AREA:
RESTAURANT:
AMENITY:
LOBBY/LEASING:
MEP/STORAGE:
LOADING & TRASH:
SERVICES:



Site Analysis

Proposed Floor Plan - Level 2

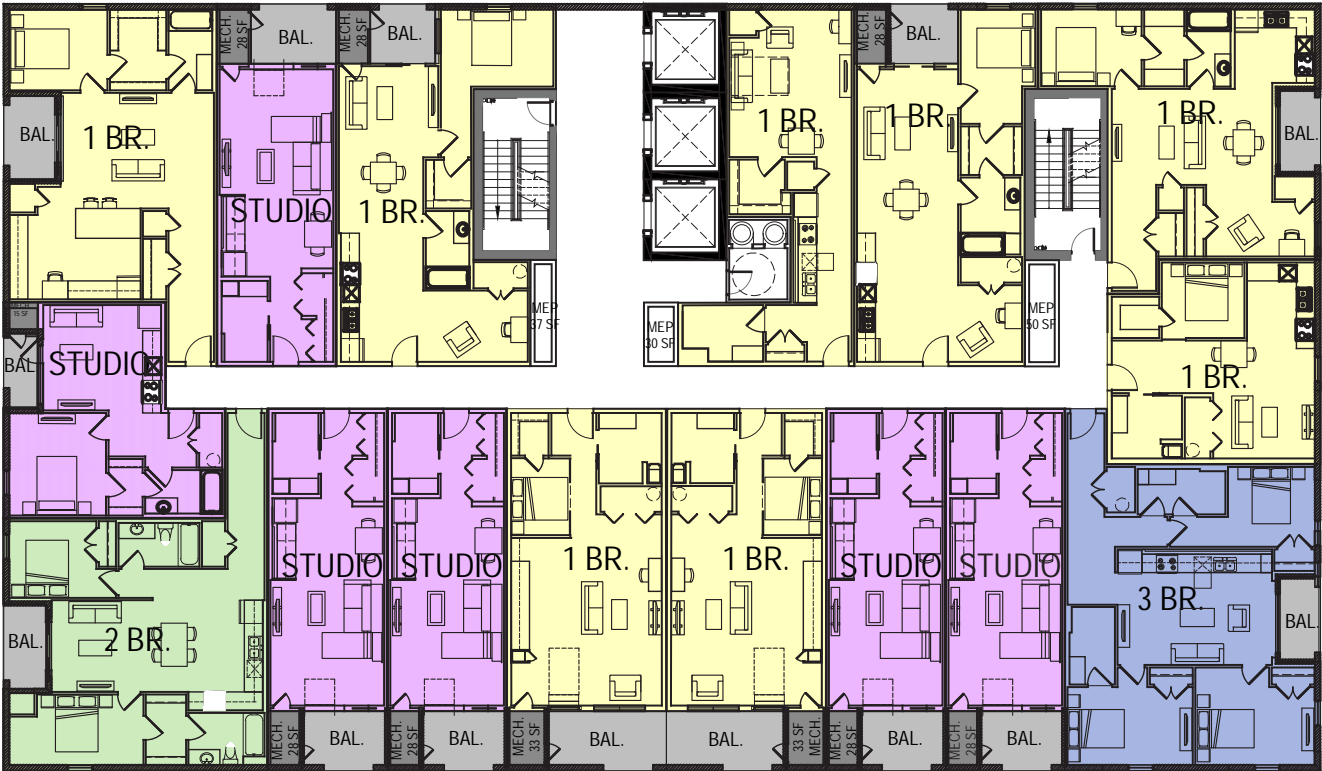
BUILDING AREA:
RESTAURANT:
AMENITY:
LOBBY/LEASING:
MEP/STORAGE:
LOADING & TRASH:
SERVICES:



Site Analysis

Proposed Floor Plan - Level 3-4

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



Site Analysis

Proposed Floor Plan - Level 5

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



Site Analysis

Proposed Floor Plan - Level 6-21

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



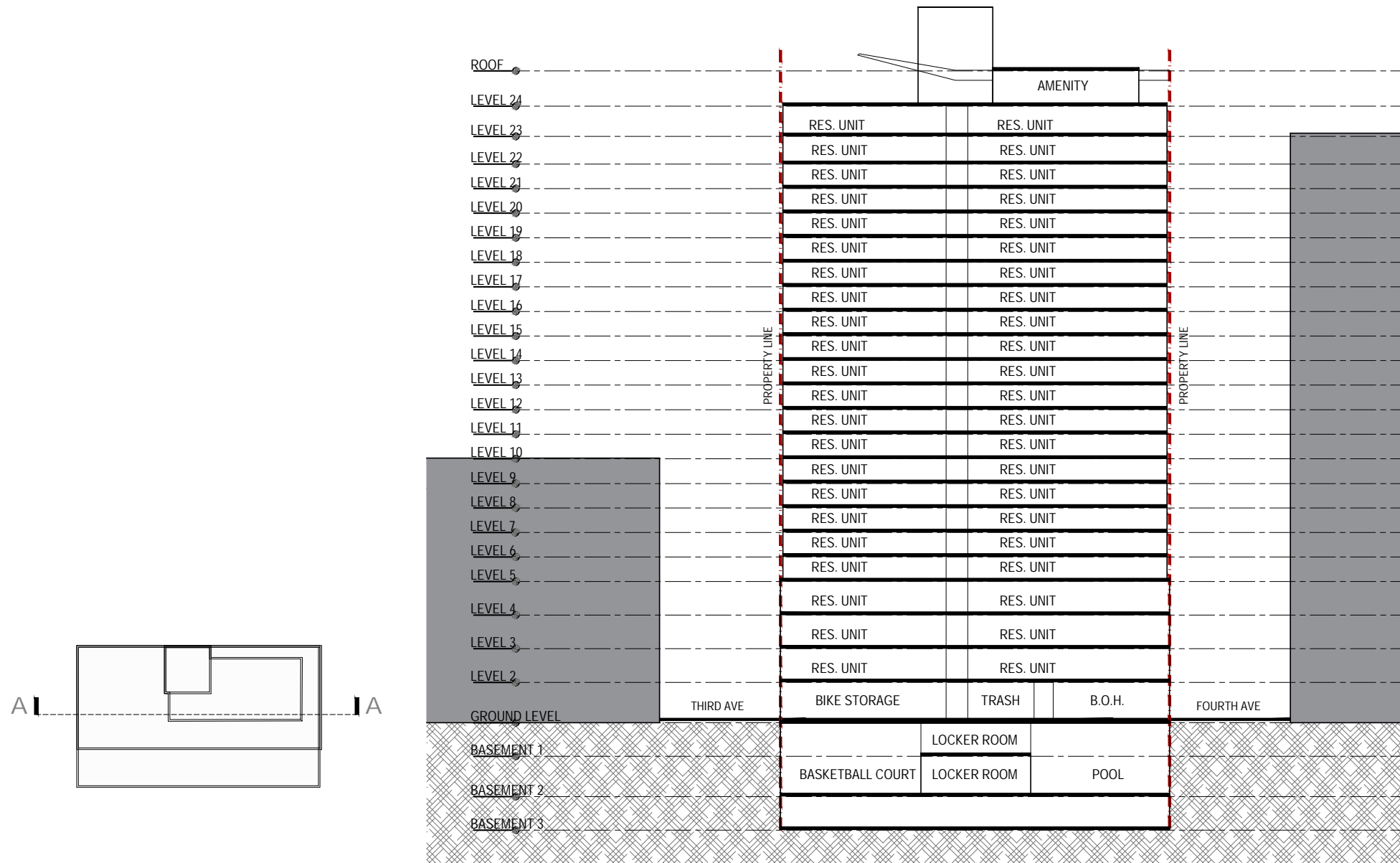
Site Analysis

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



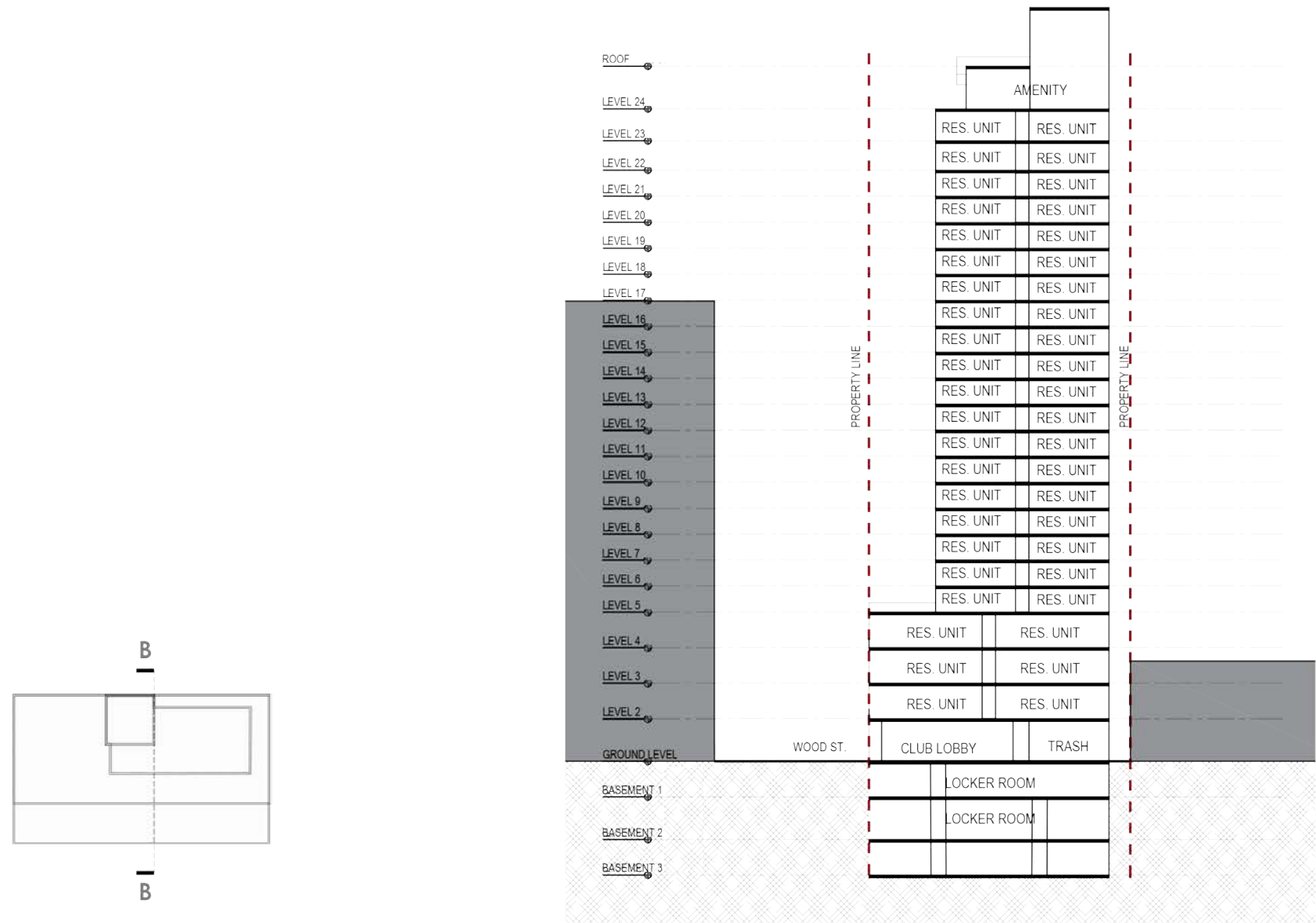
Site Analysis

Building Section A



Site Analysis

Building Section B



Building Design

Proposed Elevation - SouthEast



Building Design

Proposed Elevation - NorthWest



Building Design

Proposed Elevation - SouthWest



Building Design

Proposed Elevation - NorthEast



Building Design

Facade Materials

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



Deep profile metal panels

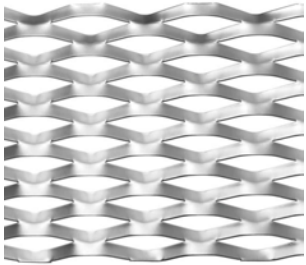


New Energy Efficient Windows

Tapered profile metal panels



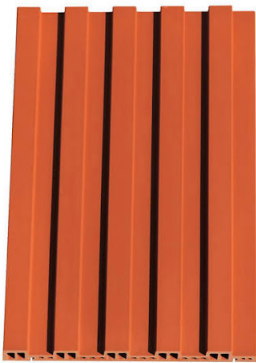
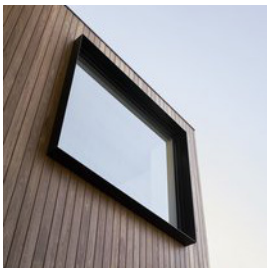
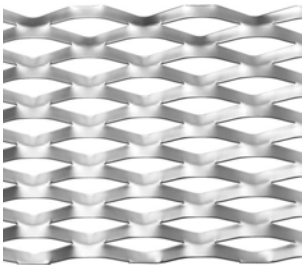
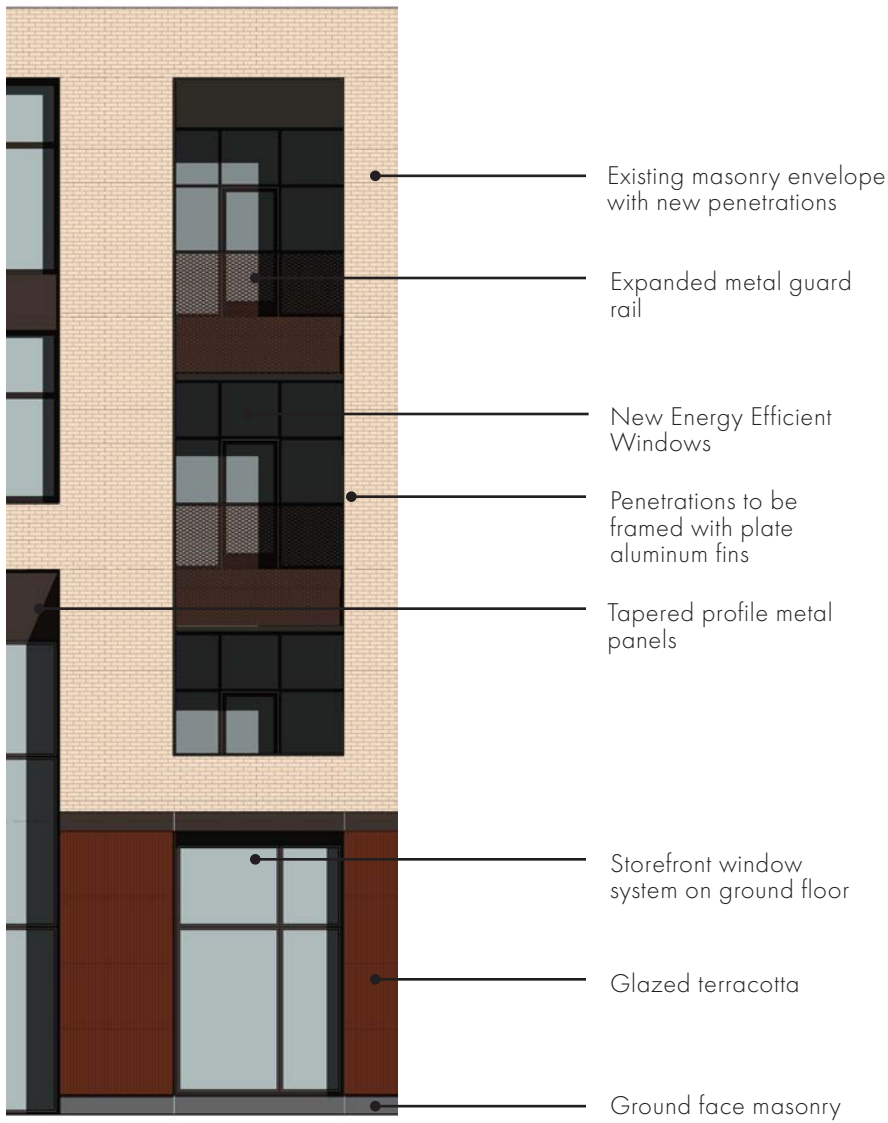
Expanded metal screen at mechanical penetrations



Building Design

Facade Materials

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



Building Design

Penthouse Levels and 'Sky Club'



Building Design

Aerial View



Building Design

View from corner of Third Avenue and Wood Street - Day



Building Design

View from corner of Third Avenue and Wood Street - Night



Building Design

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



Building Design

Retail at corner of Fourth Ave. and Wood St.



Building Design

Health Club / Fitness Center Entrance on Wood Street



Building Design

View from Fourth Avenue - Day



Building Design

View from Fourth Avenue - Night

