

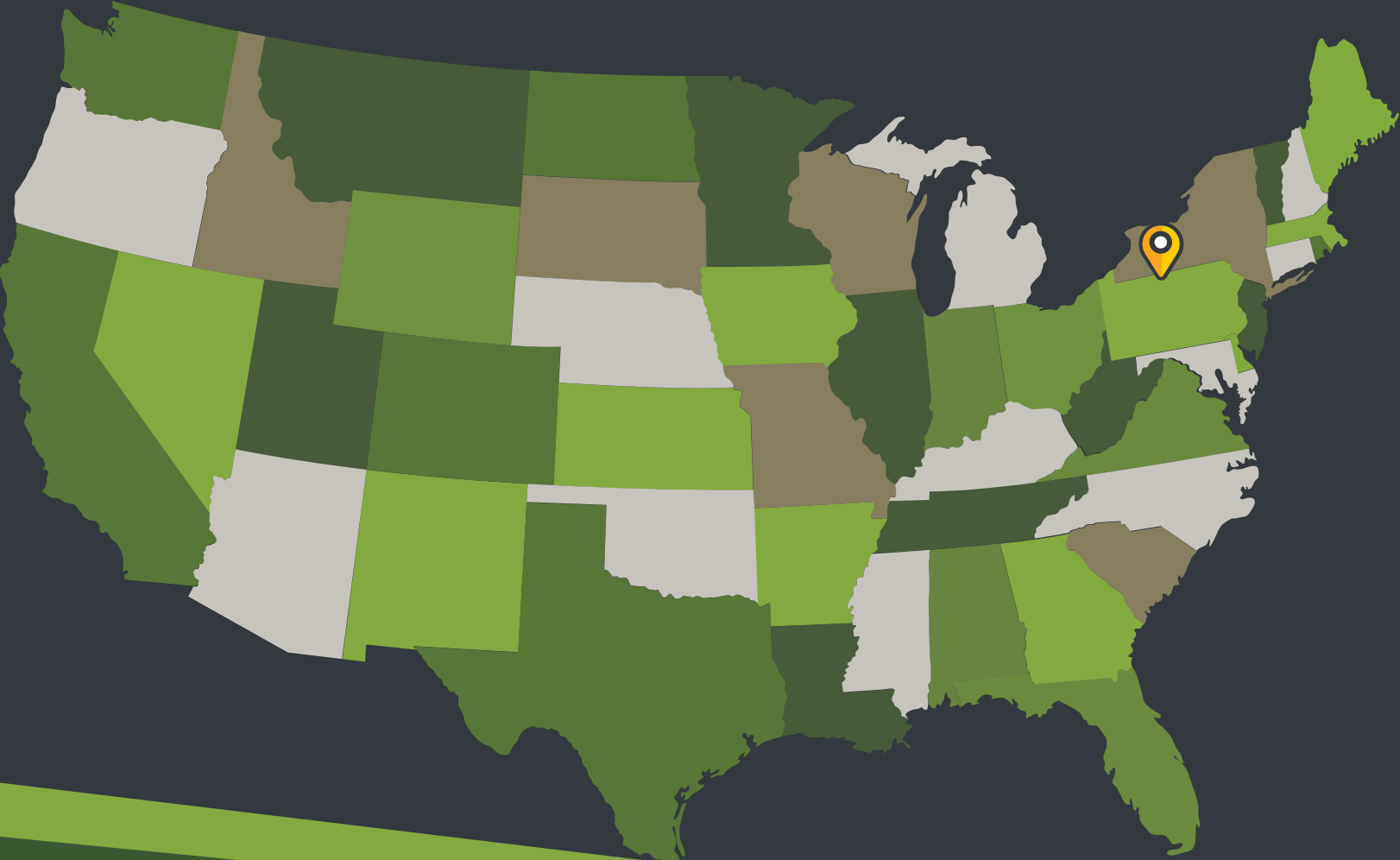


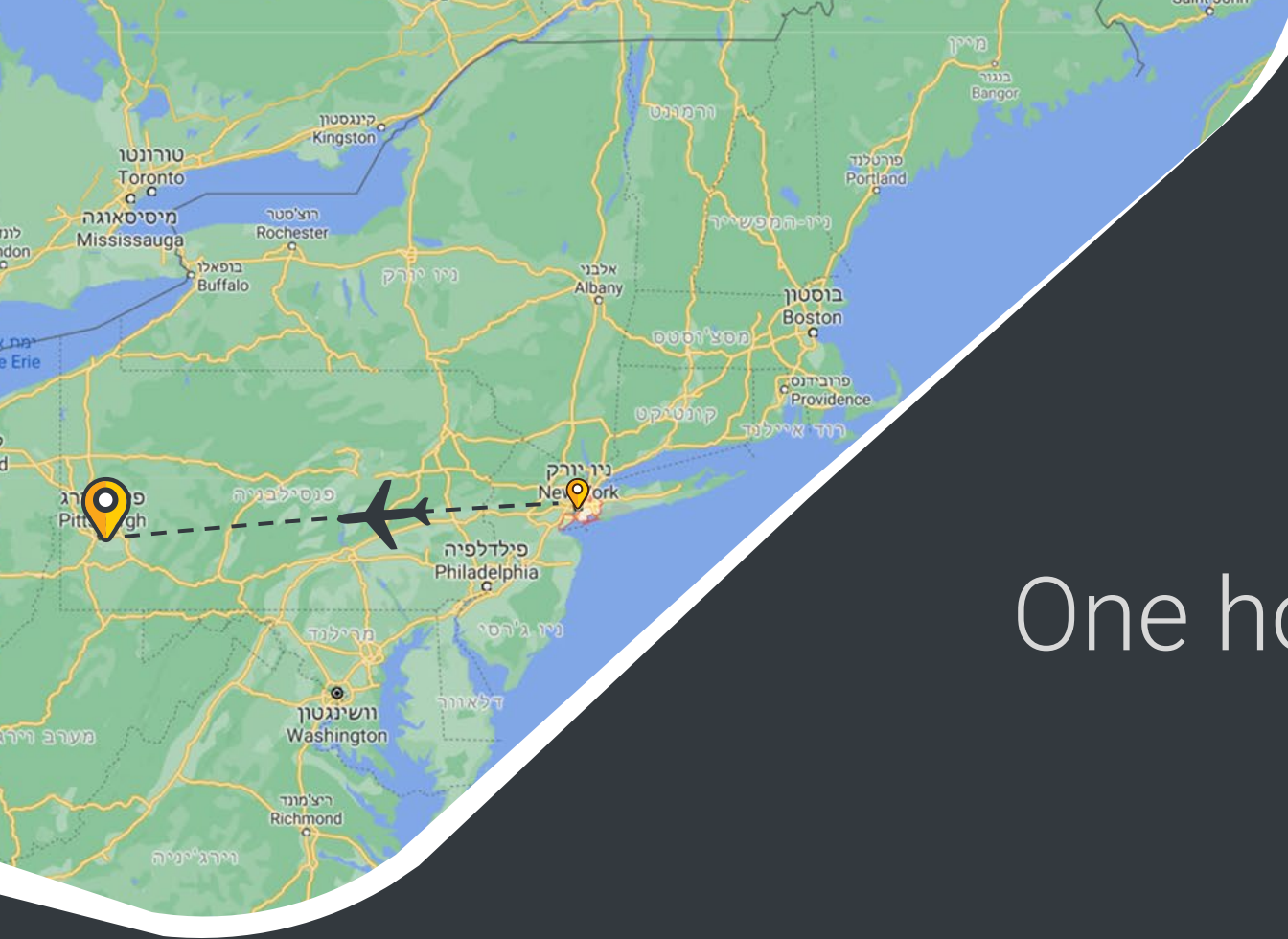


Investment Projects

Pittsburgh, PA

Pittsburgh, Pennsylvania





One hour flight
from **NYC**

Federal St. Project

Located in Northside neighborhood, north of Downtown Pittsburgh. Surrounded by many of Pittsburgh's entertainment and cultural facilities. Residents enjoy breathtaking city views with walking distance to Heinz field, PNC park, Children's Museum, Andy Warhol Museum and AGH Hospital



4 Newly built Townhomes
2100-2300 sqft





Street view

ZONING SUMMARY

- Zoning District: R1A-VH
- Front Setback: 5'
- Rear Setback: 15'
- Sideyard: 5' (if attached, then 0' at abutting walls)
- Max. Height: 40'
- Max. Stories: 3

PROJECT SUMMARY

- (4) Attached Single Family Residences (Townhomes)
- 3 Stories (1 unit w/basement) + Roof Deck
- (4) Parking Spaces accessed off Charlick Way
- (5) new street trees





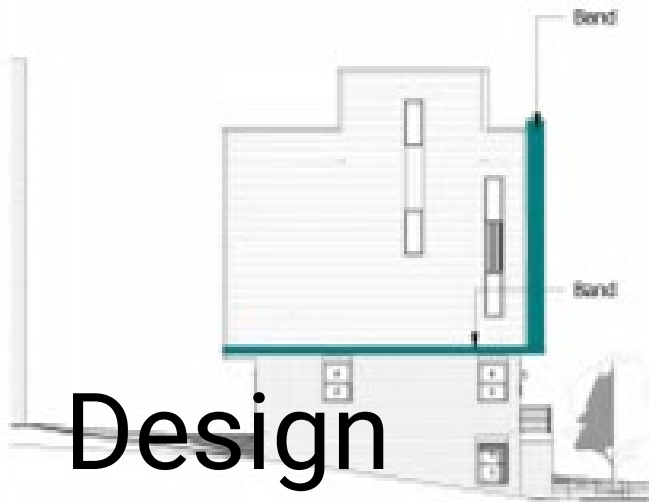
Band - A demarcation from the field condition, creates massing at the scale of Mexican War Streets context (lintels/cornices/etc.), multiple conditions form eaves, entry canopy, walls, etc.



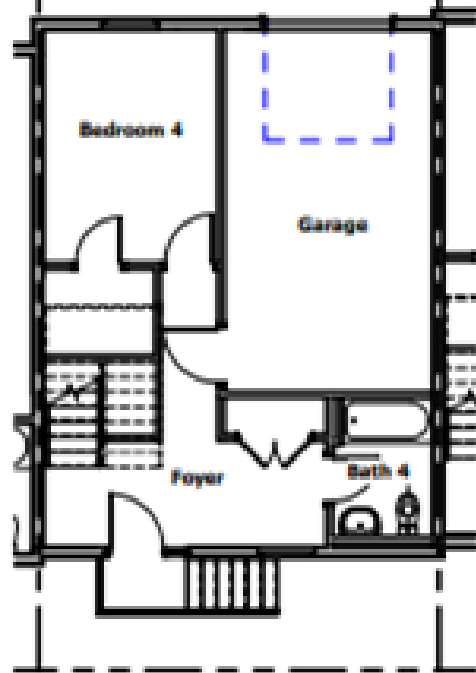
Portal - Resultant of the band, projecting elements celebrate the most active portions of the interior program, reflecting outward to Federal and Alpine. Wrapping creates a cohesive visual experience along Federal and activates the pedestrian experience along Alpine.



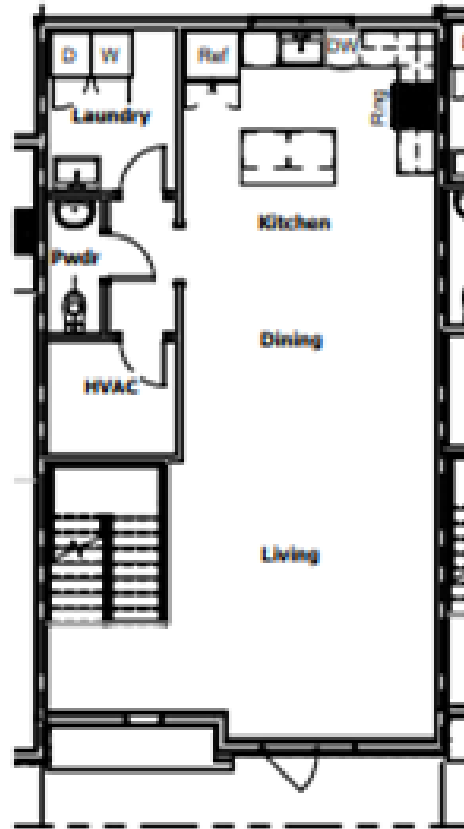
Entry - Portal and Band rise with existing topography to create a new urban edge along Alpine. Corner unit projects up to mirror adjacent property to create a landmark identity at the end of the Federal Street "boulevard."



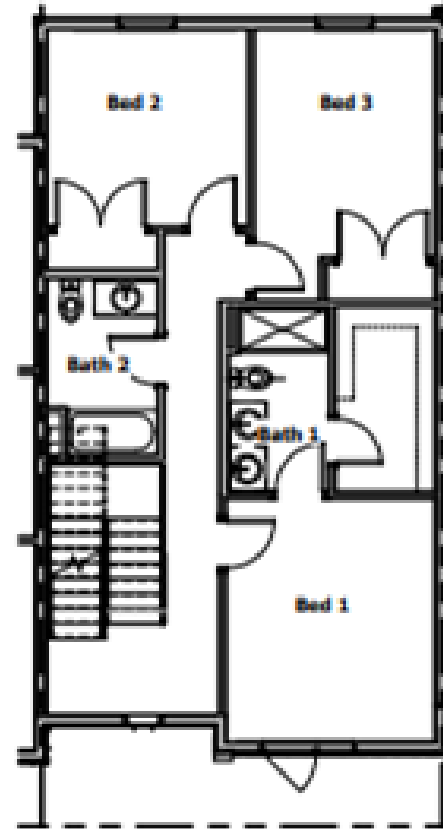
Design



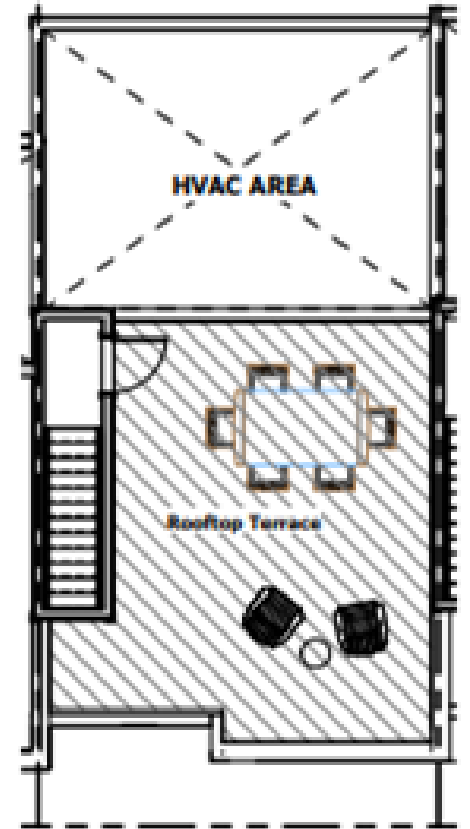
① Typ. First Floor Unit
1/8" = 1'-0"



② Typ. Second Floor Unit
1/8" = 1'-0"



③ Typ. Third Floor Unit
1/8" = 1'-0"



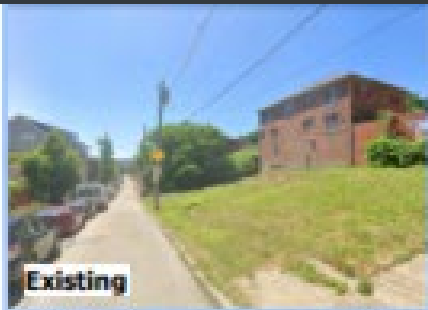
④ Typ. Roof Plan
1/8" = 1'-0"



CDAP Presentation For

Alpine Townhomes

Typical Floor Plans



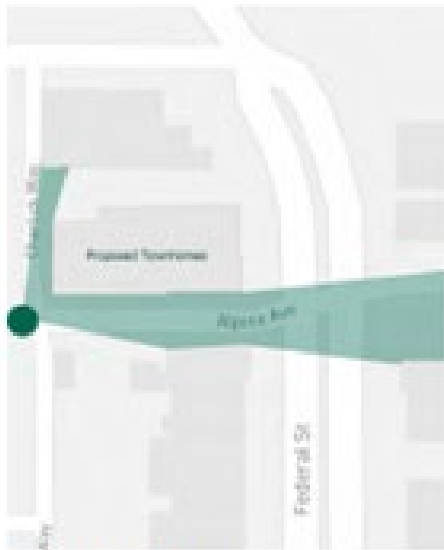
Existing



Proposed



Existing



Key Map (NTS)



Proposed



CDAP Presentation For
Alpine Townhomes

View Up Alpine