

3407 FORBES AVENUE APARTMENTS

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ZONING AREA: OPR-C OAKLAND PUBLIC REALM DISTRICT C

RESIDENTIAL UNITS: 138

RETAIL: 3500 SF

OFF STREET PARKING: 108 SPACES

BIKE PARKING: 75 SPACES (46 REQUIRED + 29)

PROPOSED FAR: 7.5

LOT AREA: 18,648 SF

BUILDING FOOTPRINT: 16,783 (90% LOT COVERAGE)

BUILDING AREA (WITHOUT PARKING): 150,230

TOTAL BUILDING AREA: 201,000

**PROPOSED HEIGHT: 140' + 3' @ VERTICAL CIRCULATION
(MAX HEIGHT 102')**

LEED SILVER CERTIFICATION

Oakland 2025 Plan

MOBILITY

- Transit: Fifth/Forbes BRT line
- Transit: BRT stations
- Transit: consolidated shuttle loops (3)
- Transit: Downtown circulator loop
- Transit: mobility hubs
- Bicycles: proposed on-street markings or dedicated lanes
- Bicycles: proposed off-street trail
- Bicycles: existing on-street markings or dedicated lanes
- Bicycles: existing off-street trail
- Bicycles: existing on-street route

HOUSING

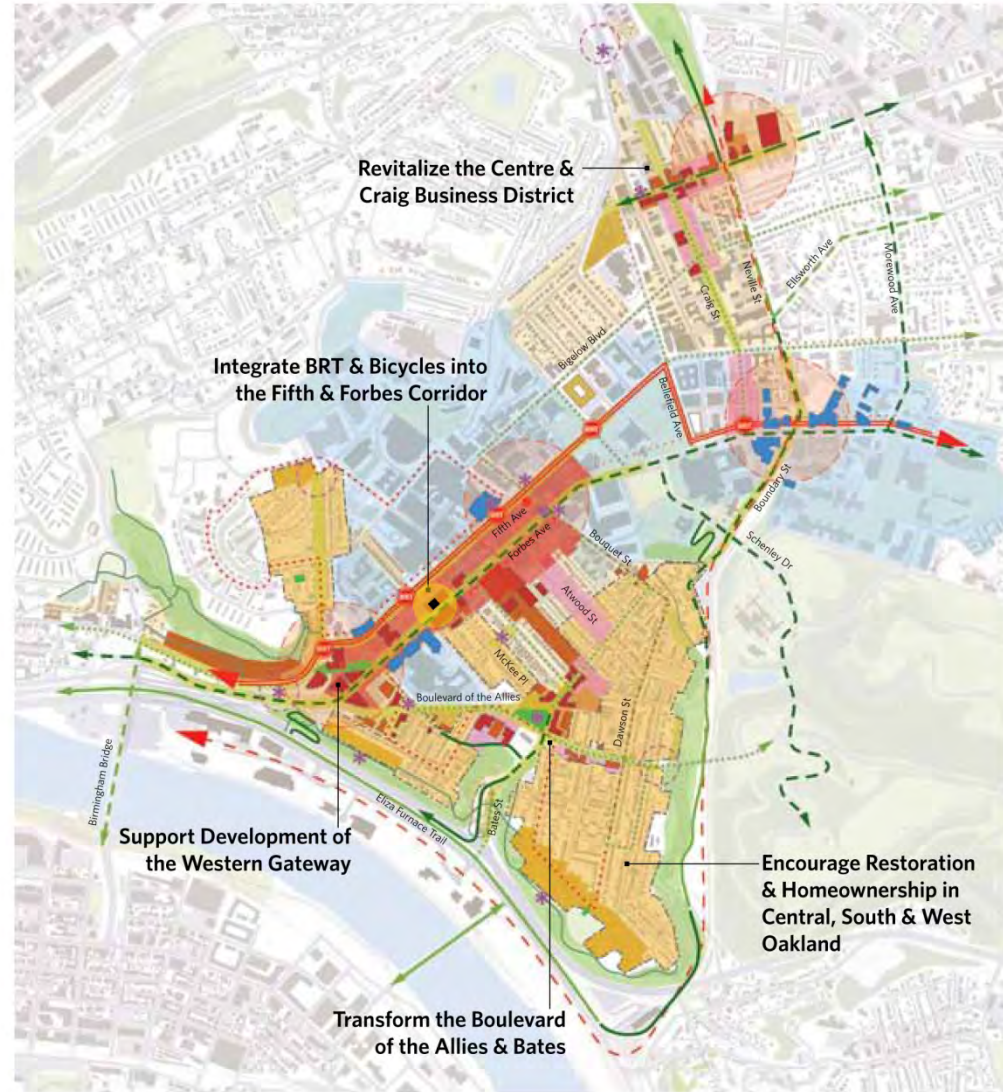
- Existing residential areas
- Homeowner preservation priority
- New market-rate housing development
- Corridors for apartments & student housing development

BUSINESS + DEVELOPMENT

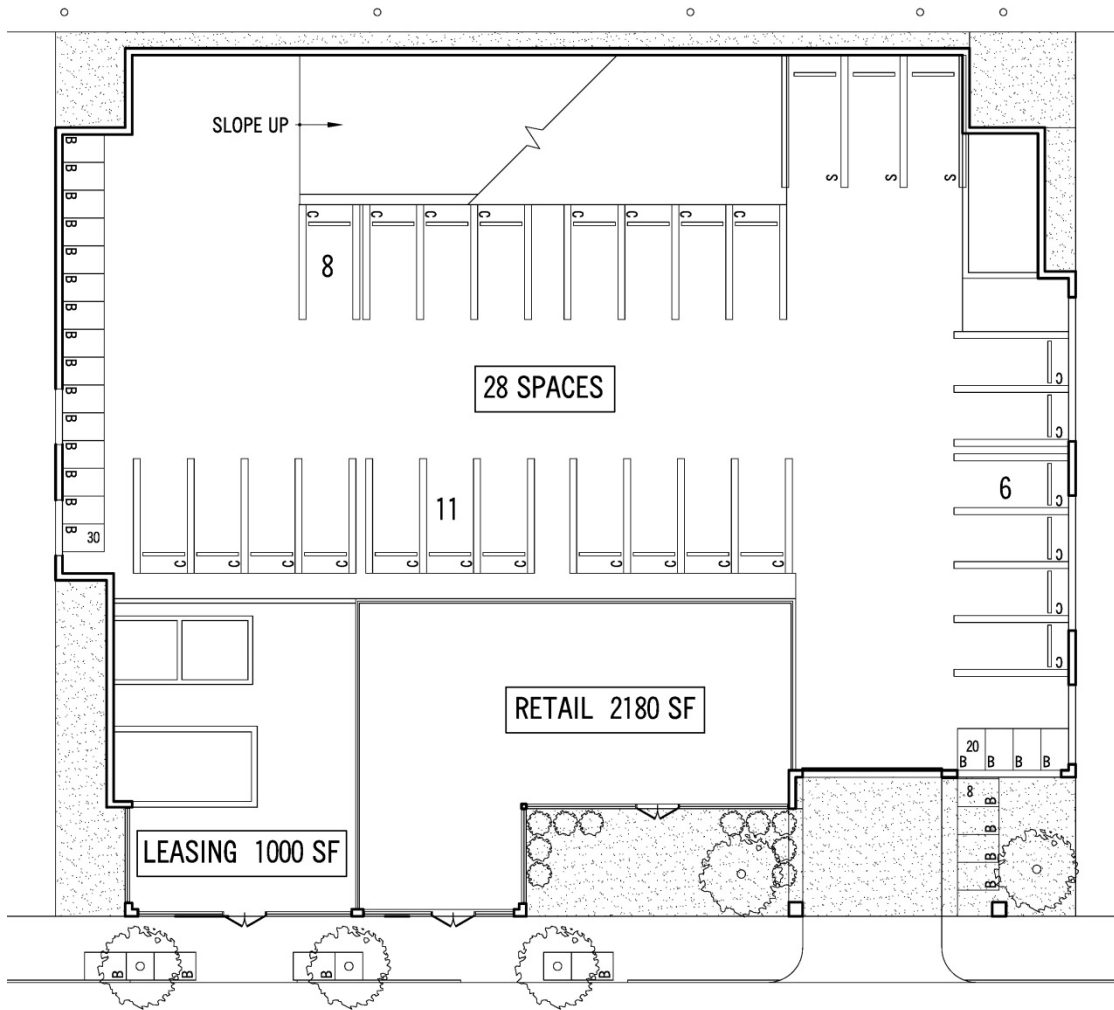
- Oakland Business Improvement District
- Neighborhood business district
- Existing institutions
- Proposed mixed-use development
- Proposed building renovation
- Proposed institutional development

OPEN SPACE + ART

- Renovated and expanded parks
- Hillside restoration
- Streetscape improvements
- Trailhead neighborhoods
- Public art
- Gateway beautification
- Walking trails



Key Recommendations: Oakland 2025



DESMONE ARCHITECTS
 ONE DOUGHBOY SQUARE
 3409 BUTLER STREET
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FORBES AVENUE APARTMENTS
 3407, 3409, 3415 Forbes Avenue
 Pittsburgh, PA

For
 Matilly Development

Date: 04.23.15

Project #:
 P2957-3-15

Drawing Title:

**1st Floor
 Plan**

Scale: $\frac{1}{16}'' = 1'-0''$

Drawing Number:

A-100



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SITE PLAN



TYPICAL APT FLOOR:
 (5TH-13TH FLRS)
 (10) 2 BR
 (3) 3 BR
 (1) STUDIO

4TH FLOOR:
 (SINGLE HEIGHT
 1700 SF+ CLUBHOUSE)
 (9) 2 BR
 (2) 3 BR
 (1) STUDIO

TOTAL UNITS:
 (99) 2BR
 (29) 3 BR
 (10) STUDIO
 138 TOTAL UNITS

TOTAL BEDS:
 295 BEDS



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For
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Date: 05.04.15

Project #:
 P2957-3-15

Drawing Title:
**Typical Apt
 Floor Plan**

Scale: $\frac{1}{16}'' = 1'-0''$

Drawing Number:

A-100



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APARTMENTS



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AVE ELEVATION**



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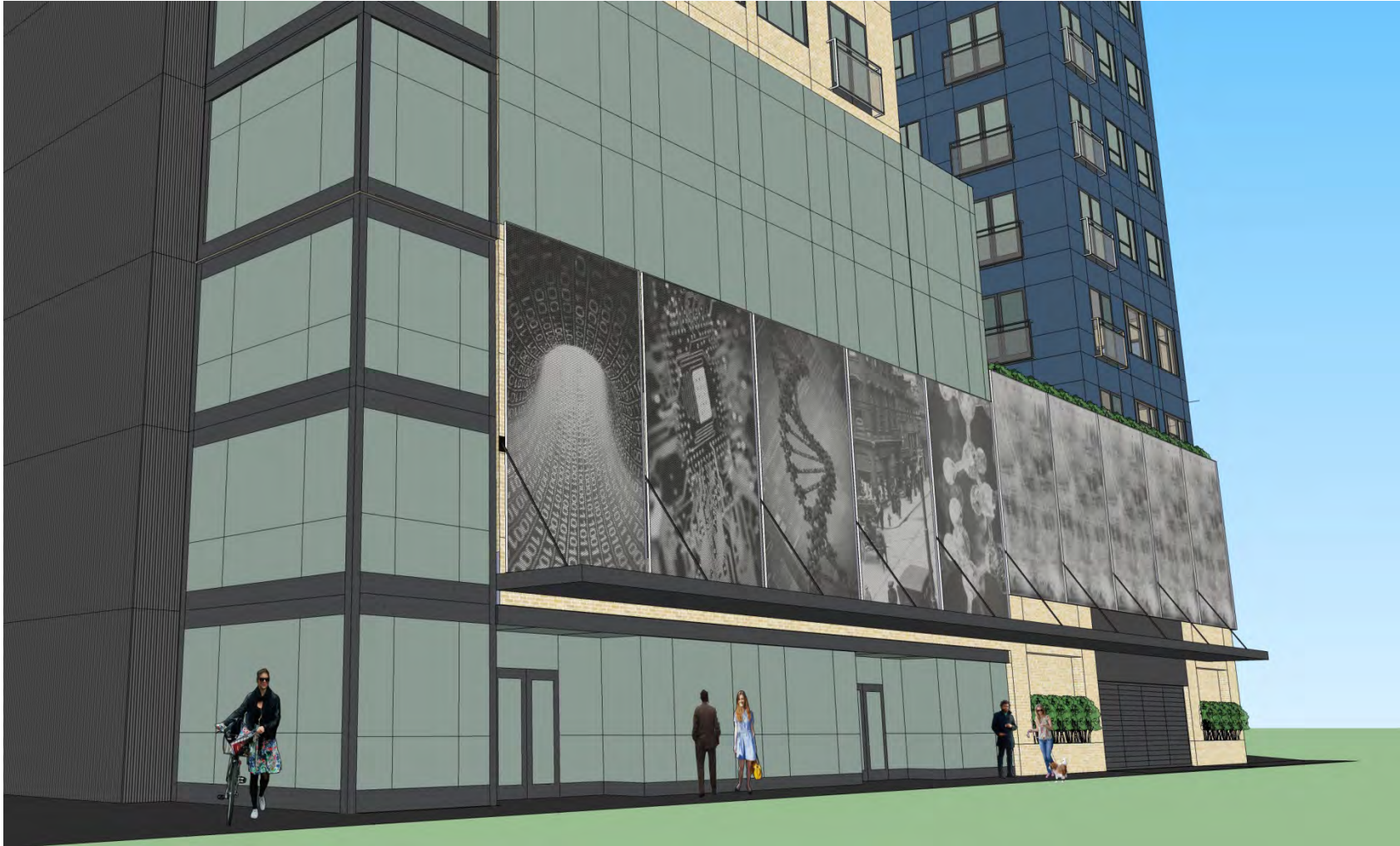
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PEDESTRIAN VIEW



