

R.E. Development LLC

( Owner / Developer)

3339 Ward Street Development  
Residential Development

South Oakland, Pittsburgh

Architect



Civil Engineer





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## Bird's-Eye View

Source: Google Earth



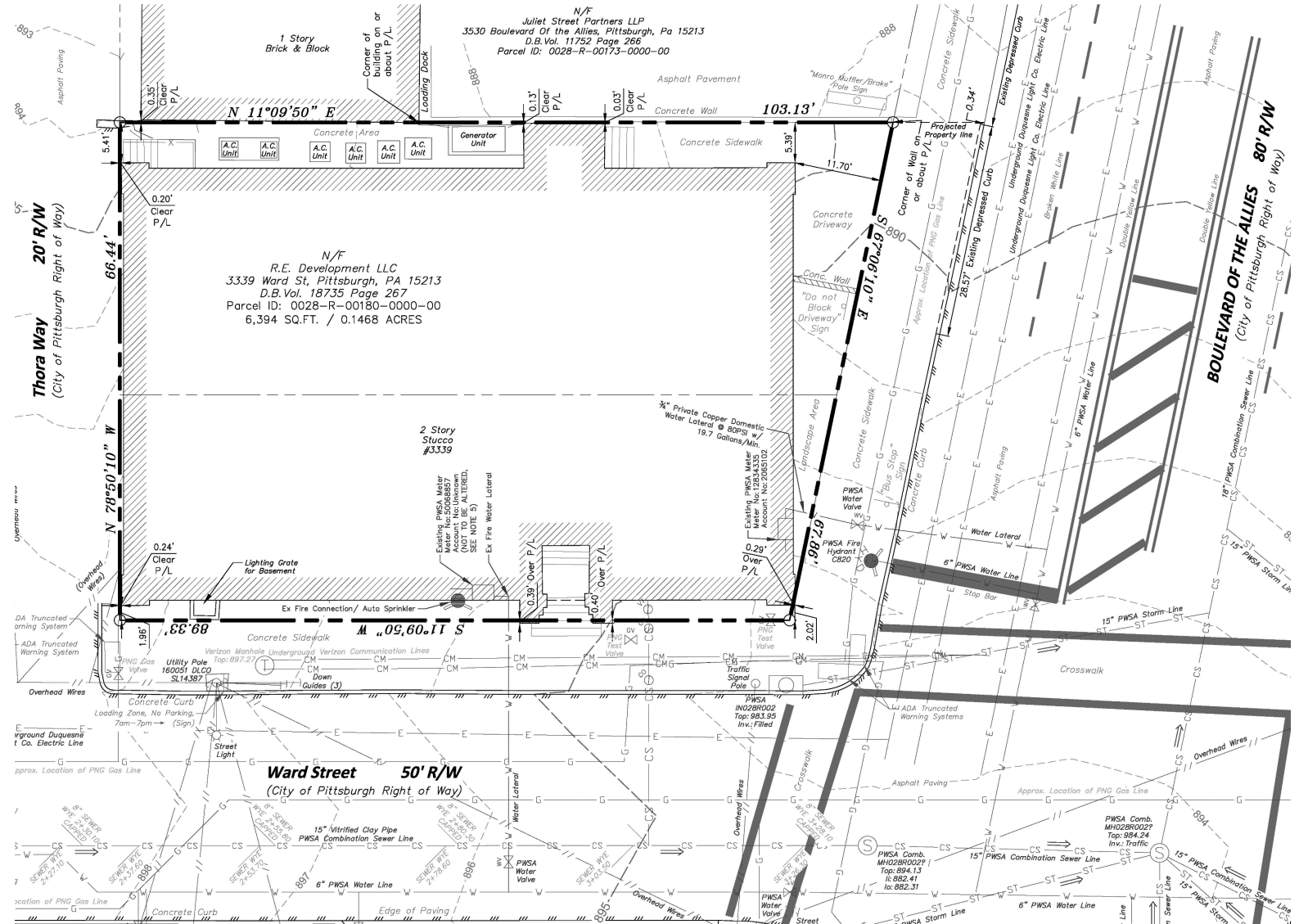


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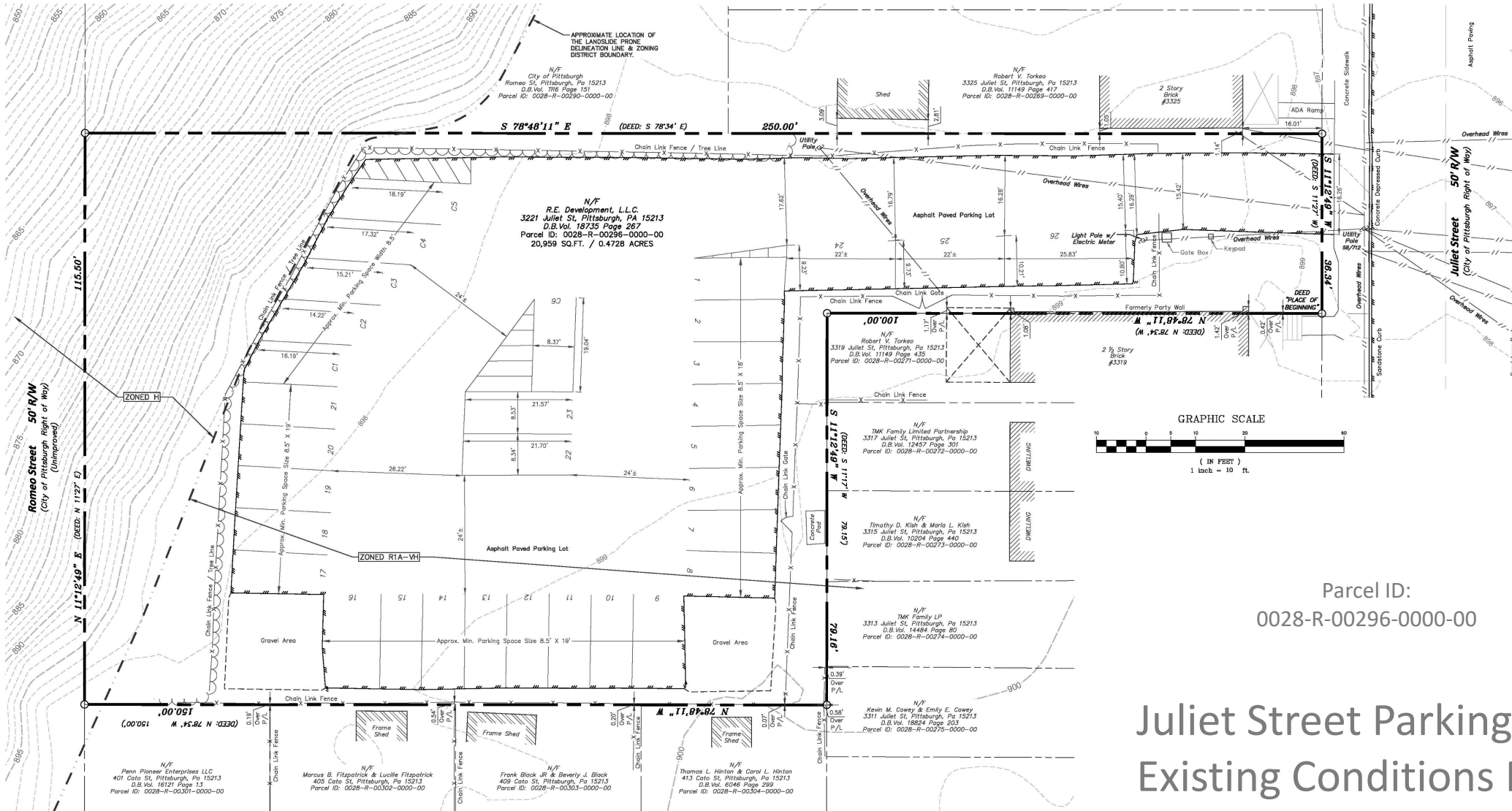
## 3339 Ward Street Property Existing Conditions Plan

Parcel ID:  
0028-R-00180-0000-00



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## Juliet Street Parking Lot Existing Conditions Plan



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## Existing Site Conditions



Looking Southwesterly at the Intersection of Boulevard of the Allies and Ward Street



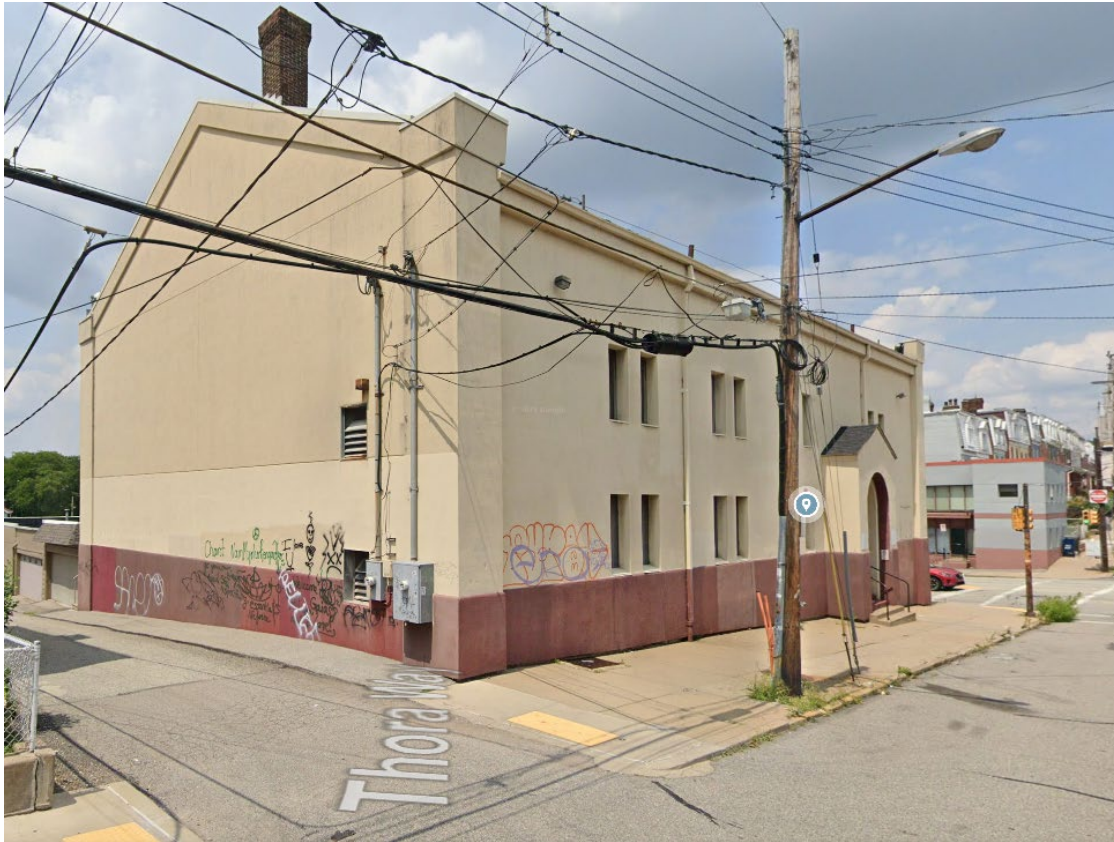
Looking Southeasterly Along Boulevard of the Allies



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## Existing Site Conditions



Looking Northwesterly at the Intersection of Ward Street and Thora Way

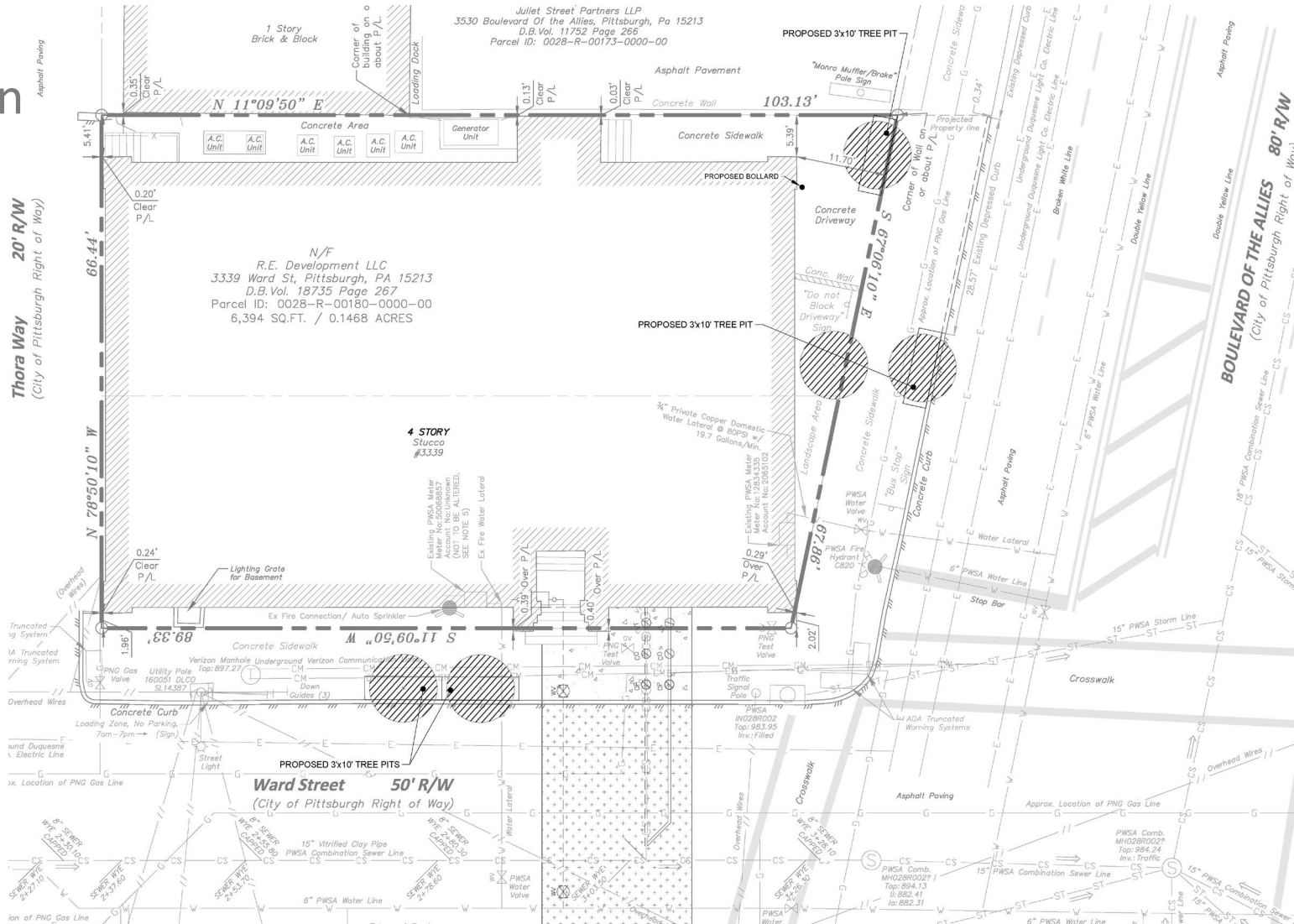


Looking Southwesterly Along Juliet St (Parking Lot Entrance)

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## Site Plan



### Location:

-3339 Ward St, Pittsburgh, PA. 15213  
-Parcel ID's: 0028-R-00180-0000-00 &  
0028-R-00296-0000-00

- Converting two story office use into a four story multi-unit housing
- 19 Unit Residential building
- 39 Total Parking Spaces. Seven Integral garage spaces with Two of the seven being ADA. 32 Parking spaces located at the Juliet Street parking lot.
- Main Residence Entrance face Ward St
- Integral garage entrance face Boulevard of the Allies
- Building is being redesigned to consistent with the neighborhood character.
- Zoning District: UC-MU, Urban Center Mixed Use
- Overlay Zoning District: OPR-D, Oakland Public Realm District

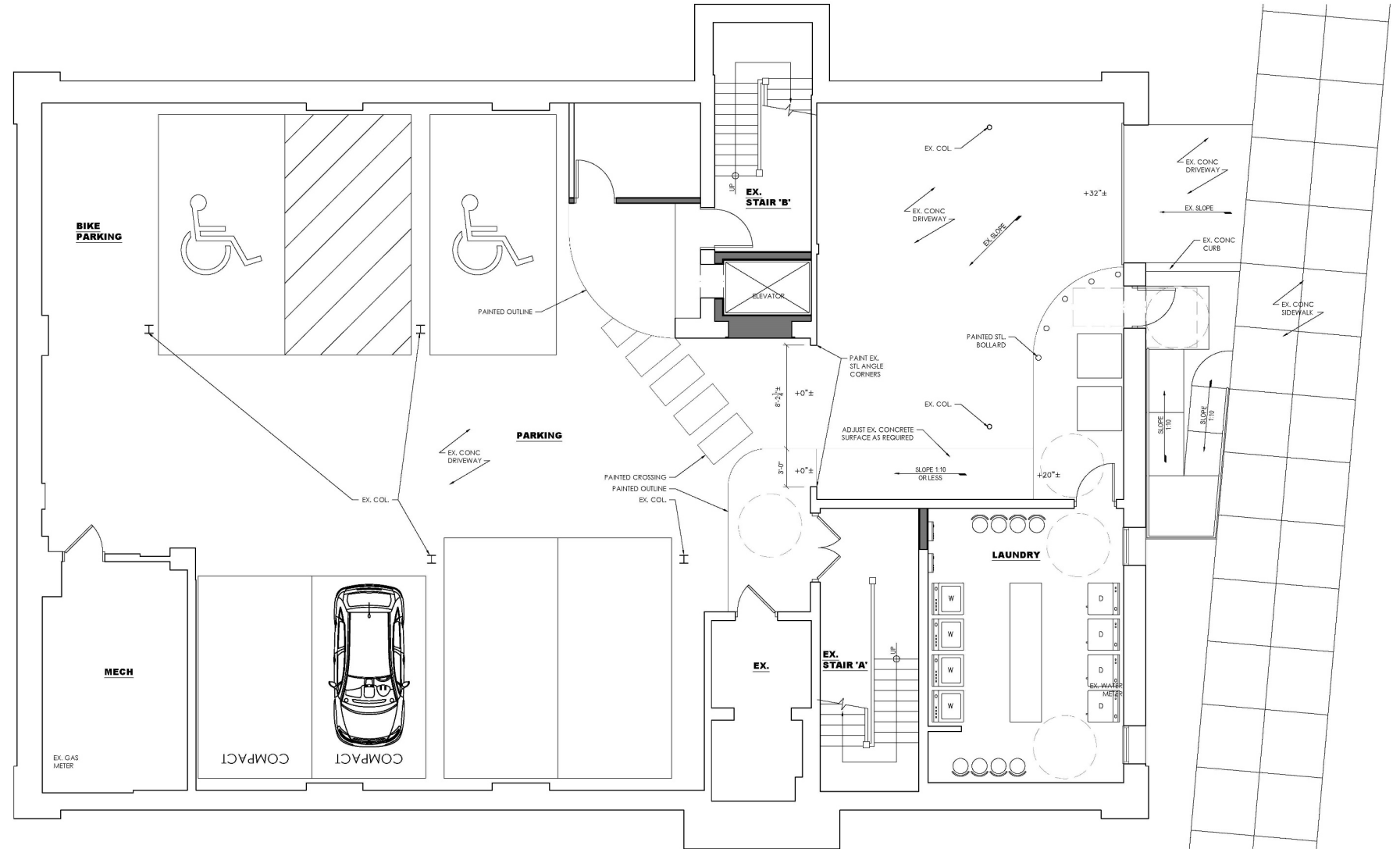
"Site Plan is illustrative. It will be further developed through the design process."



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## Proposed Basement Floor Plan

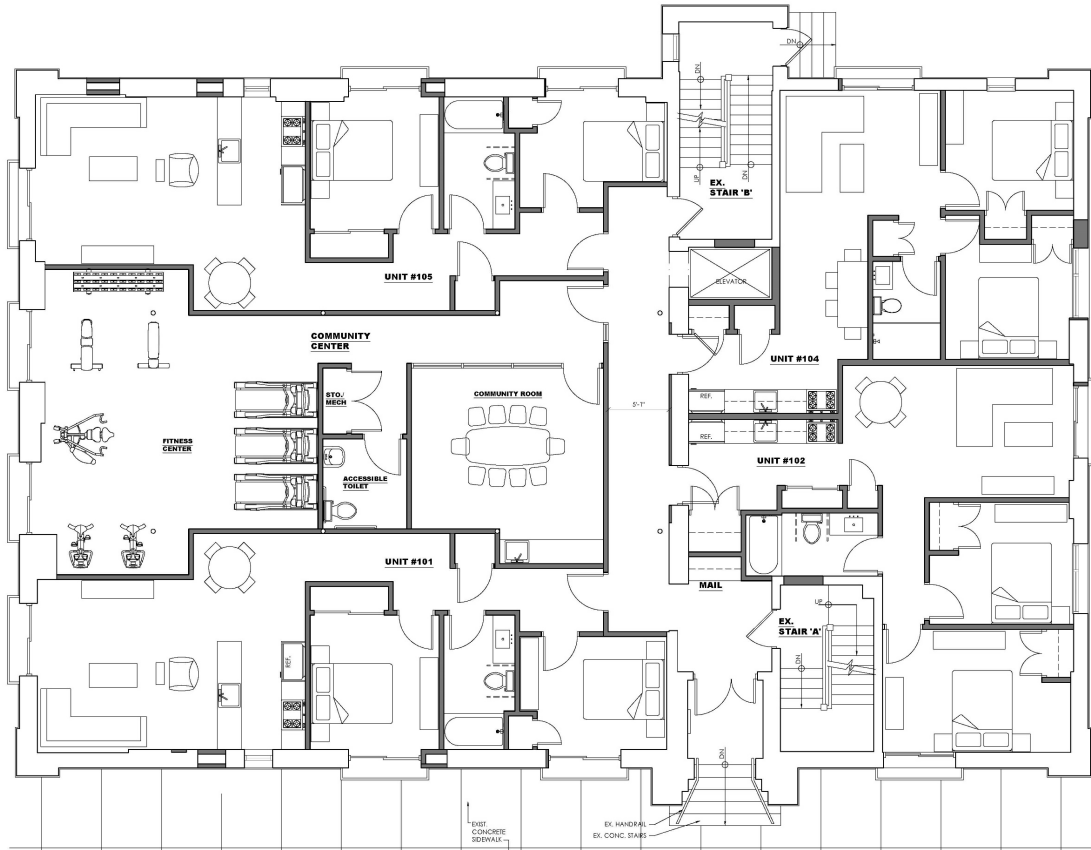




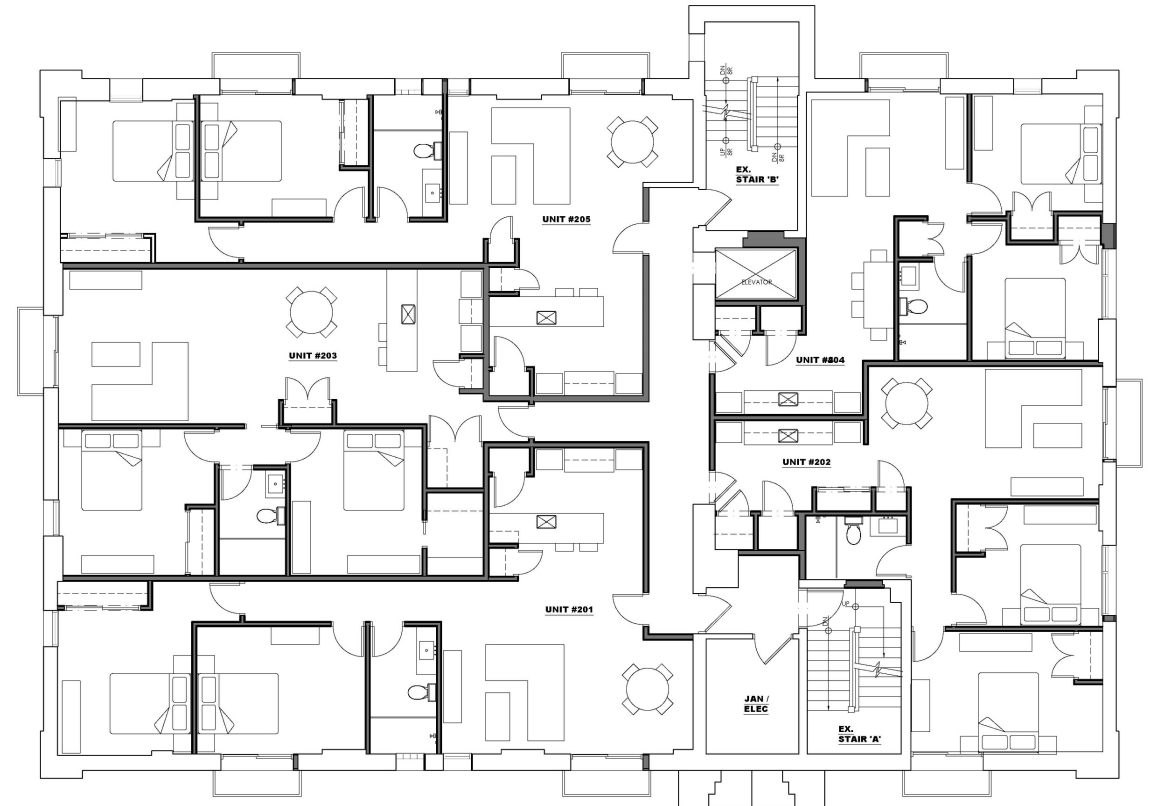
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## Proposed Floor Plans



First Floor



Second Floor

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## Proposed Floor Plans



Third Floor



Fourth Floor



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## Proposed Residence Rendering

Facing the Intersection  
of Boulevard of the  
Allies & Ward Street

