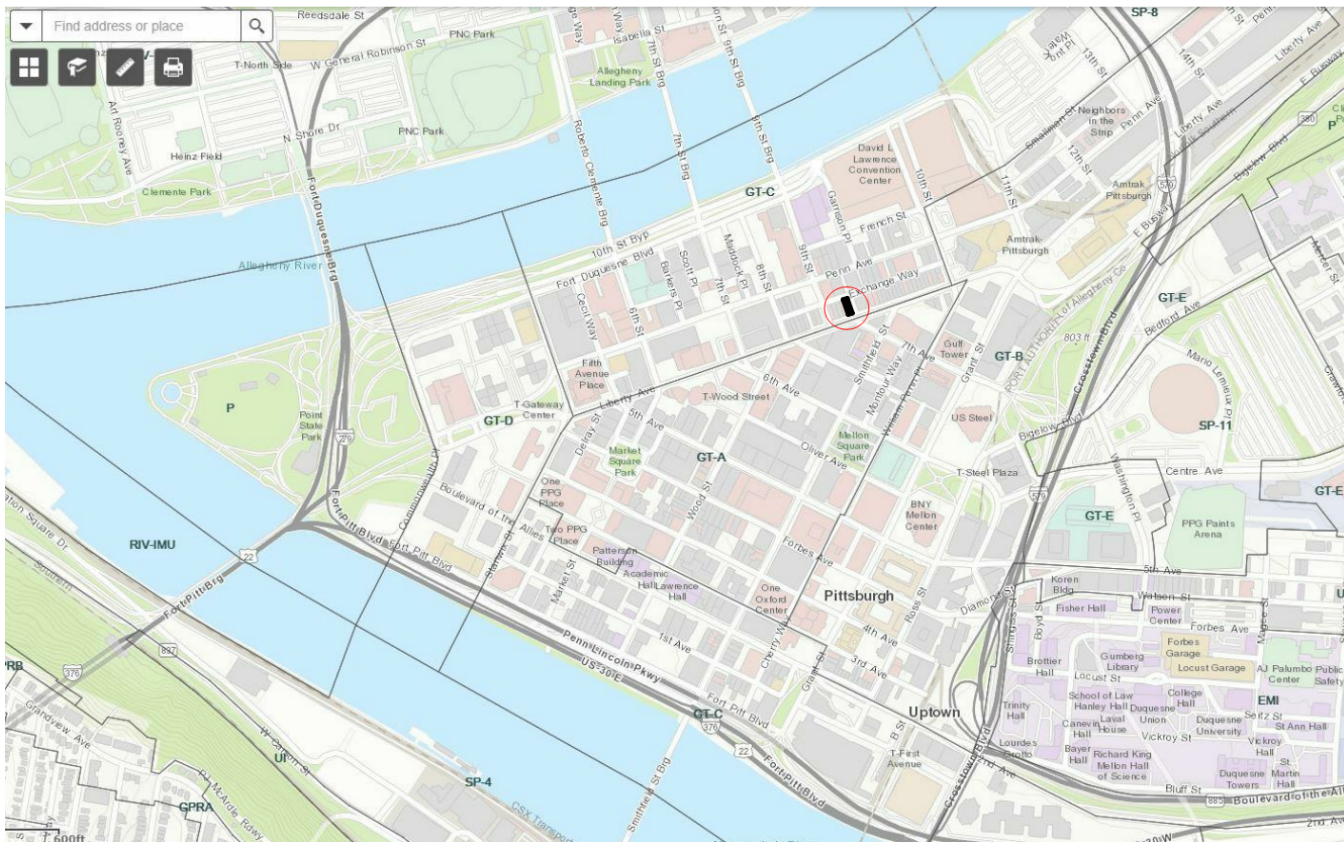




MAGINN BUILDING
915 LIBERTY AVENUE
PITTSBURGH, PA 15222

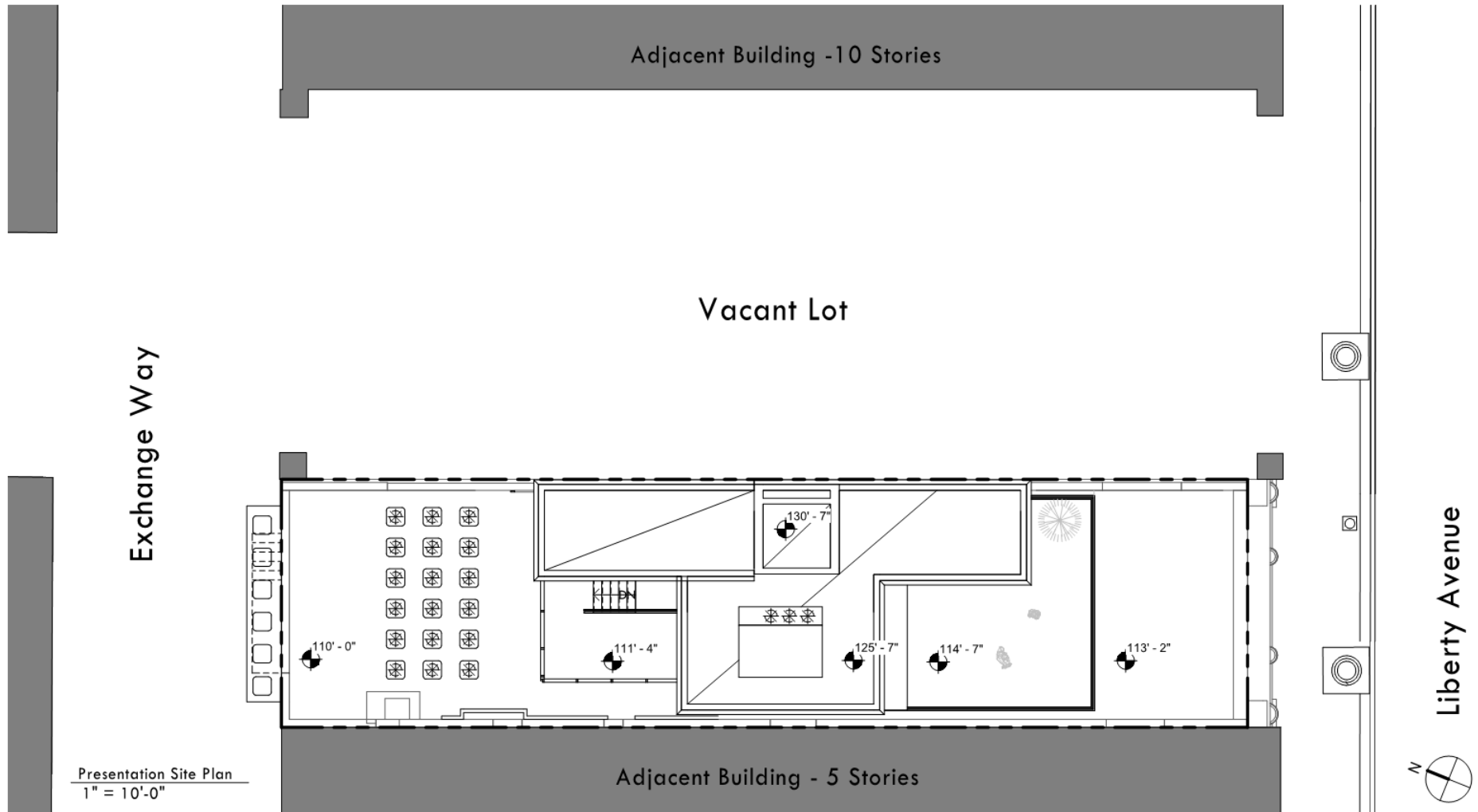
ADAPTIVE REUSE:
LEVEL 1 COMMERICAL
LEVEL 2 – 8: CONDOMINIUMS



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Urban Map

4727 9.20.2019 A-902



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 Maginn Building Lofts

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Site Plan

4727

9.20.2019

A-903



EXISTING CONDITIONS



LIBERTY AVE ELEVATION SOUTH EXISTING

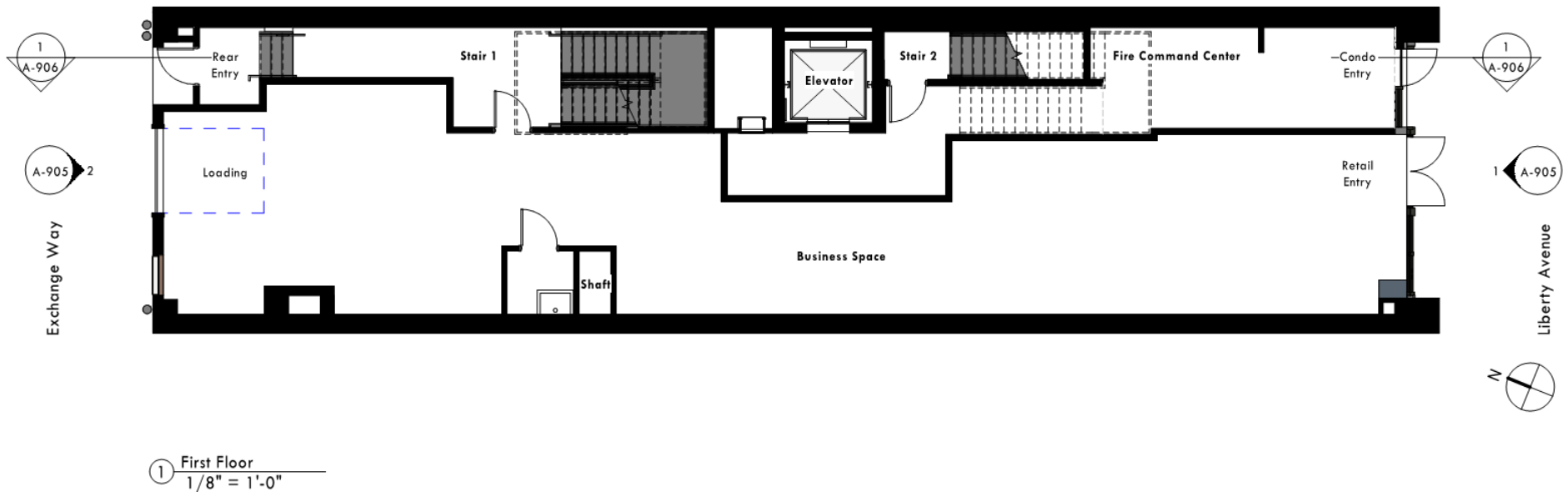


EXCHANGE WAY ELEVATION NORTH EXISTING



ADAPTIVE RE-USE:

- LEVEL 1 MERCANTILE



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First Floor Plan

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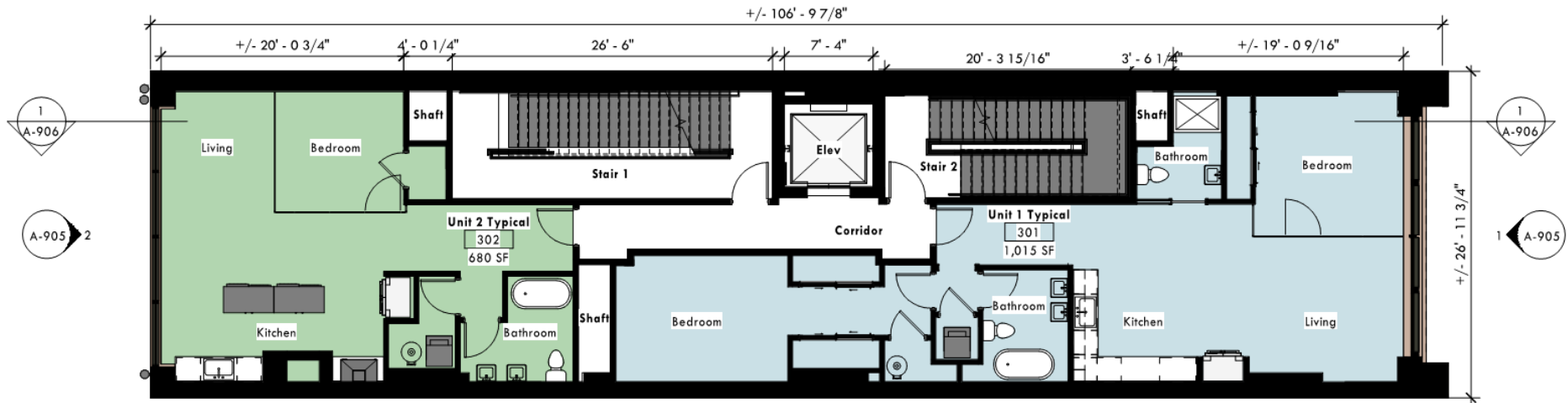
9.20.2019

A-904



ADAPTIVE RE-USE:

- LEVEL 2 – LEVEL 5 RESIDENTIAL



① Typical 2-Unit Floor
1/8" = 1'-0"



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Typical 2-Unit Plan

4727

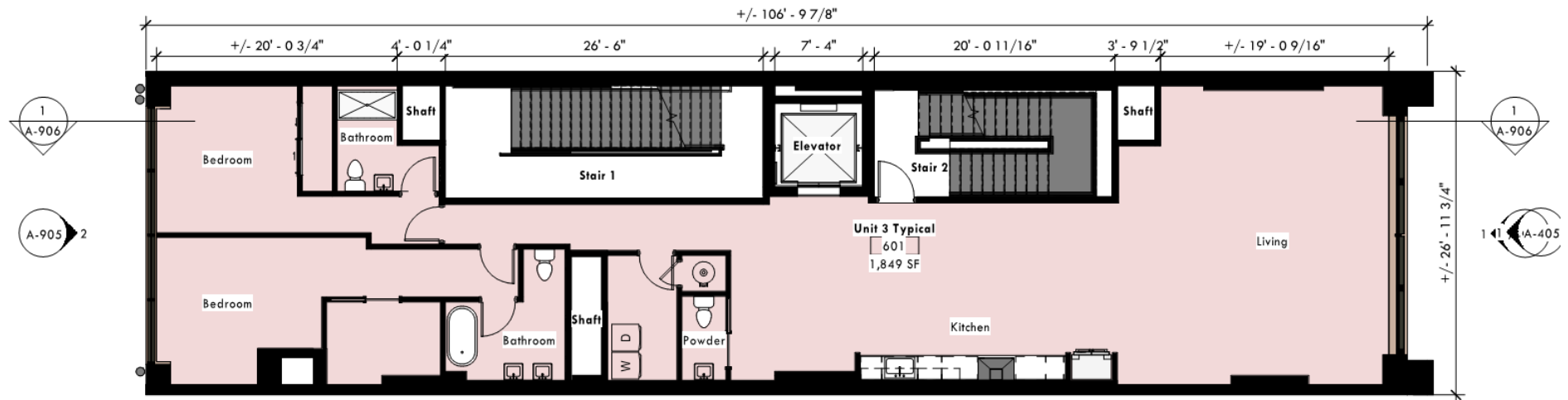
9.20.2019

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ADAPTIVE RE-USE:

- LEVEL 6 – LEVEL 8 RESIDENTIAL



① Typical 1-Unit Floor
 $\frac{1}{8}'' = 1'-0''$



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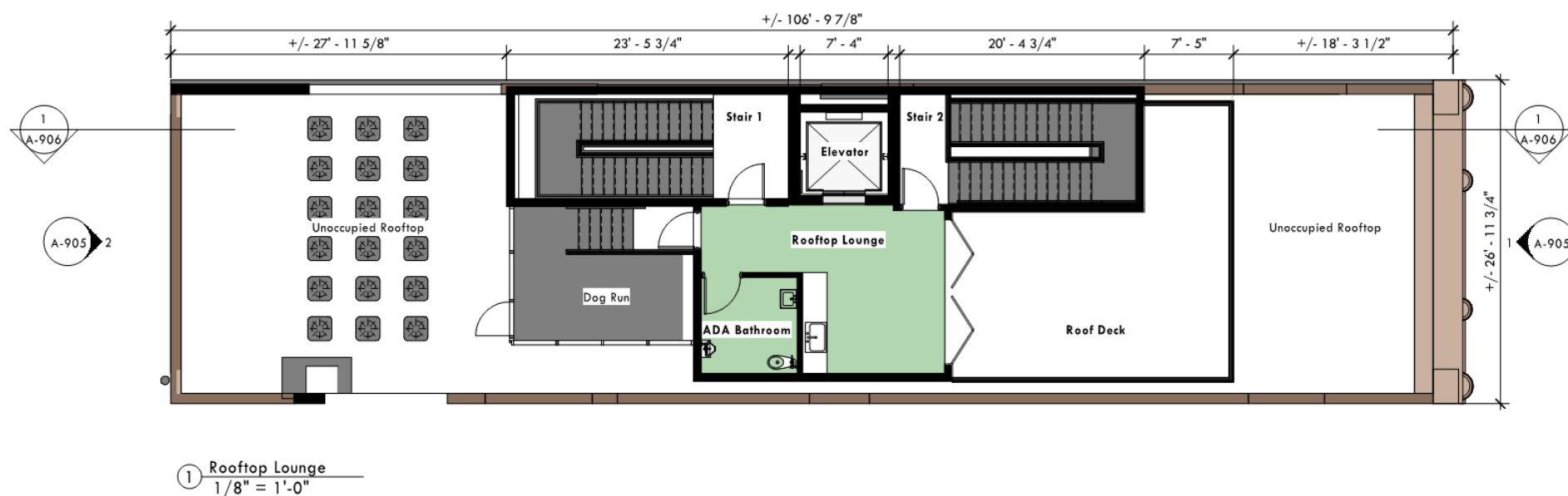
Typical 1-Unit Plan

4727

9.20.2019

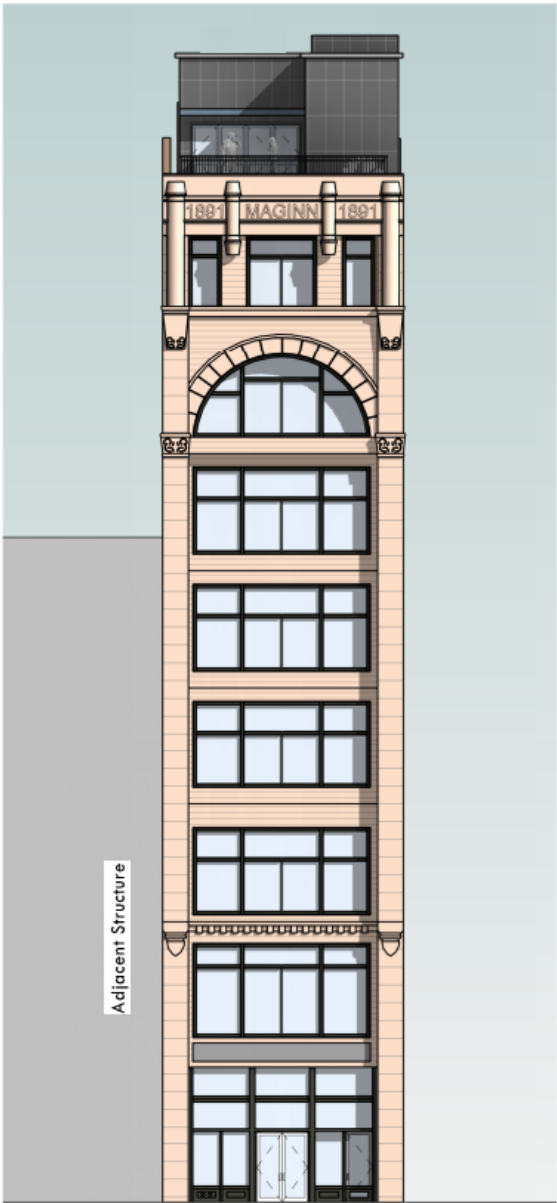
A-908

- NEW LEVEL 9 ROOFTOP LOUNGE AND DECK
- Insulated Core Metal Wall Panels (not in competition)
- Bi-fold Doors
- Powder coated railings in black
- Per relief area piped to the sanitary drainage system



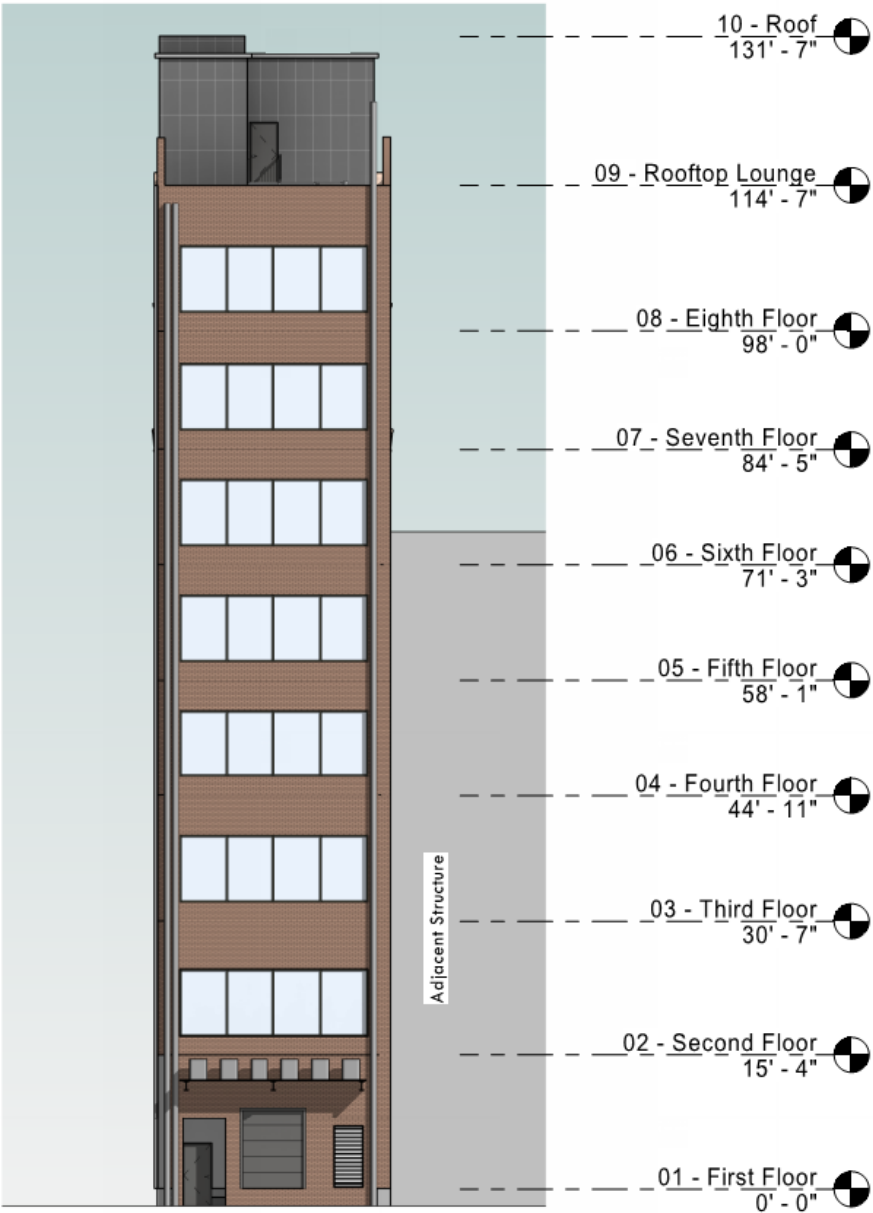


ADAPTIVE RE-USE:



LIBERTY AVE ELEVATION

THE MAGINN BUILDING 915 LIBERTY AVENUE



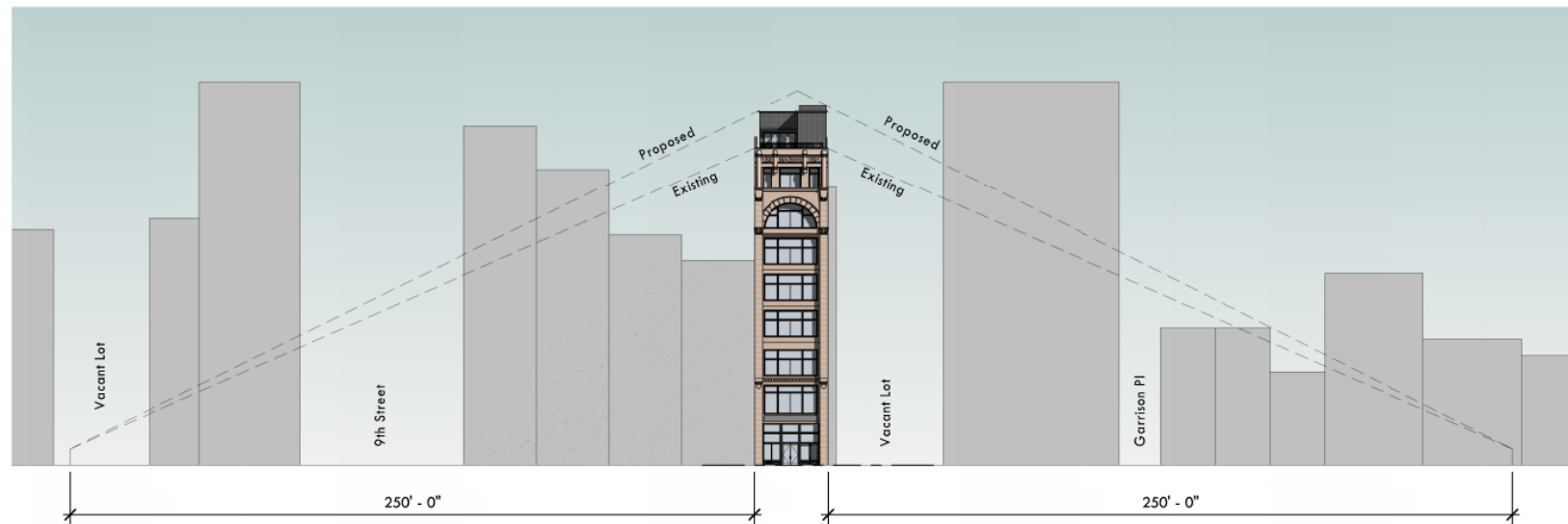
EXCHANGE WAY ELEVATION

DAY3DESIGN – DESMONE ARCHITECTS



ADAPTIVE RE-USE:

- LEVEL 9 LINE-OF-SIGHT



① Contextual Elevation
1" = 40'-0"



Design Development
Maginn Building Lofts
915 Liberty Avenue, Pittsburgh, PA 15222

Contextual Elevation

4727

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A-405



ADAPTIVE RE-USE:

- NEW LEVEL 9 ROOFTOP LOUNGE AND DECK

PRECEDENCE:



ROOFTOP OCCUPANCY, NEW YORK



PENN GARRISON LOFTS, 915 PENN AVE



EIGHTH & PENN



THE ENCORE ON 7TH



HRC DESIGN GUIDELINES FOR THE PENN LIBERTY HISTORIC DISTRICT, SECTION H.: Color and Exterior Features

- Exterior Color Scheme Changes



LIBERTY AVENUE SOUTH ELEVATION

COLOR KEY, SOUTH:

- Window Mainframes (Jambs, sills, mullions & Transoms):
GREENER PASTURES
- mullions & Transoms Fluting
EAT YOUR PEAS
- Window sashes:
STANFORD GREEN
- Lintels:
GOLDEN RETRIEVER
- Lintels Rosettes:
GREENER PASTURES

Precedence for color selections:

<https://www.thisoldhouse.com/ideas/best-paint-colors-historic-houses>

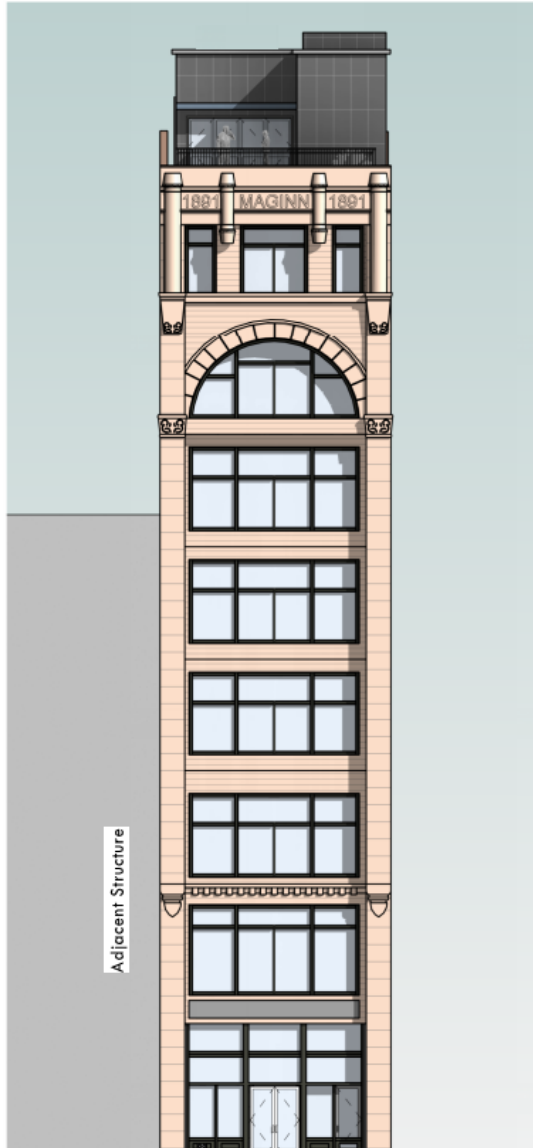


EXAMPLE OF COLOR USE:

Final color scheme TBD



HRC DESIGN GUIDELINES FOR THE PENN LIBERTY HISTORIC DISTRICT, SECTION J.: Windows & Doors



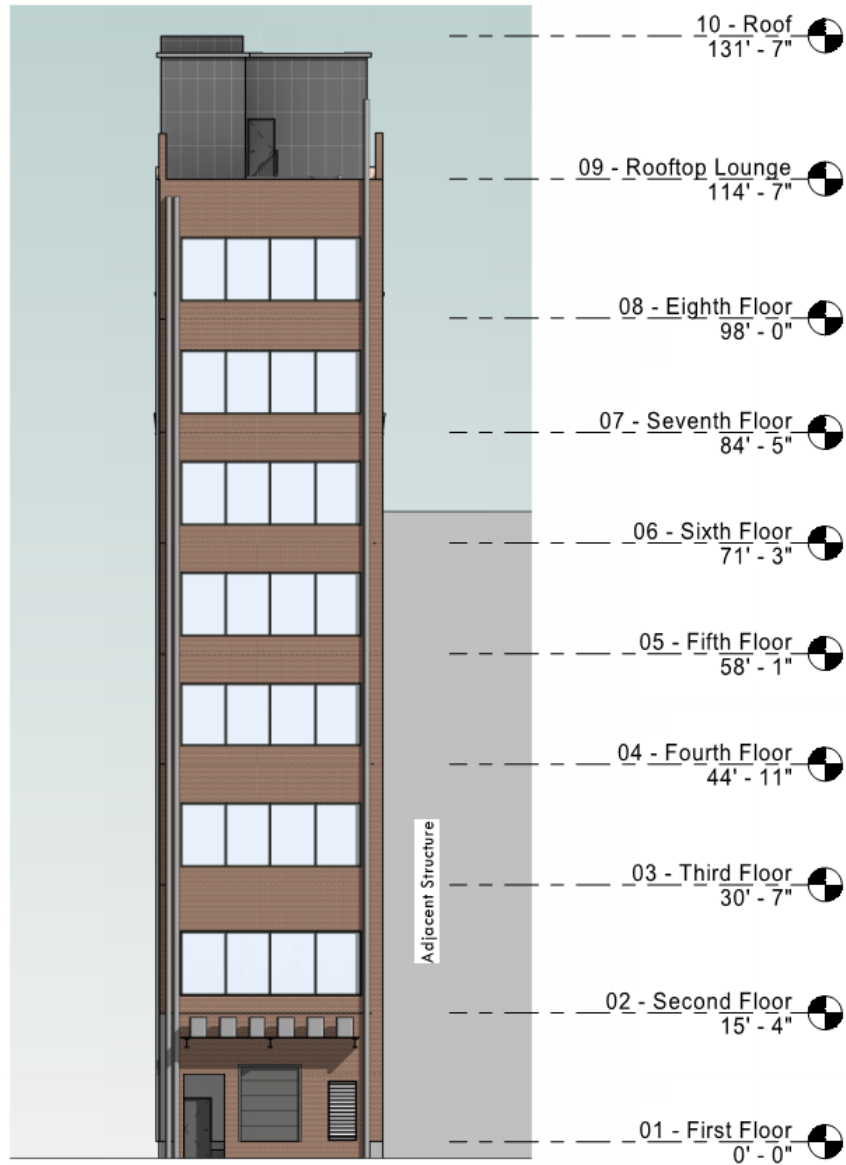
SOUTH ELEVATION LIBERTY AVE

NEW WINDOW SASHES, SOUTH ELEVATION, LIBERTY AVE:

- Existing Window Mainframes to remain (Jambs, sills, mullions & Transoms)
- New Spanish Cedar sash windows to exactly match existing ex. profiles
 - Remove the existing frames and replicate them in the shop
 - Sash match performed by Allied Millwork, The Strip District
 - Transom windows will continue to be operable
- Main windows: hinged awning type to match existing function



HRC DESIGN GUIDELINES FOR THE PENN LIBERTY HISTORIC DISTRICT, SECTION J.: Windows & Doors



NORTH ELEVATION

NEW WINDOW SASHES, NORTH ELEVATION, EXCHANGE WAY:

- Existing Window Mainframes to remain (Jambs, sills & mullions)
- New extruded aluminum windows to match existing, bottom sliding sash
- Extruded mullion covers to encase ex. Mullions
- Break metal sill covers



HRC DESIGN GUIDELINES FOR THE PENN LIBERTY HISTORIC DISTRICT, SECTION K.: Storefront



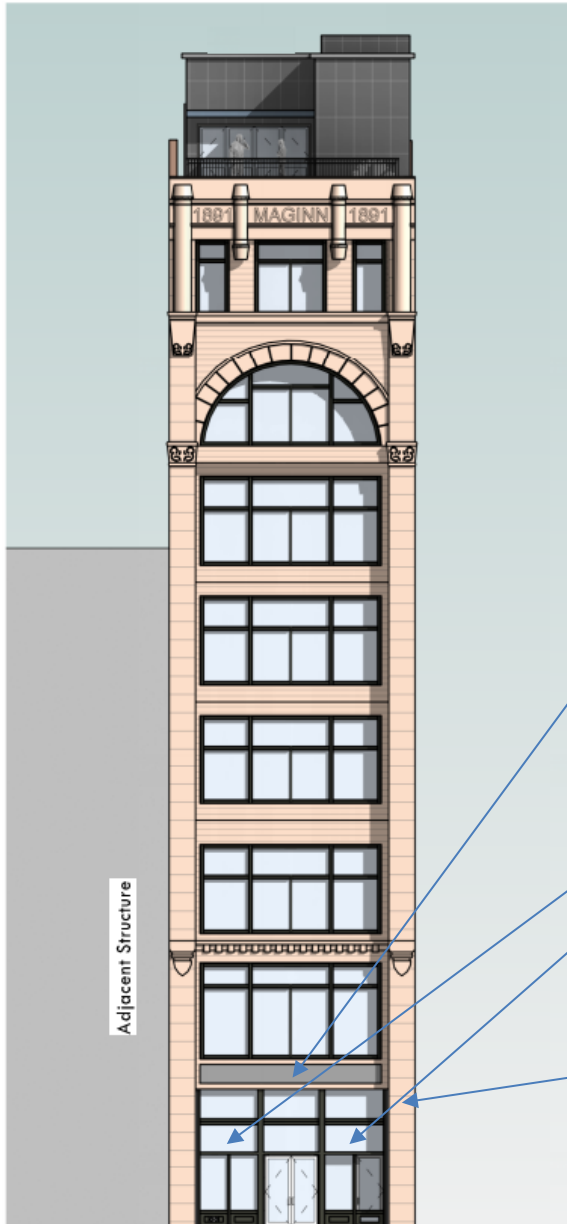
SOUTH ELEVATION LIBERTY AVE

EX. STOREFRONT MODIFICATIONS, SOUTH ELEVATION, LIBERTY AVENUE:

- Modify the ex. Storefront to accommodate the Apt. Entry Vestibule
- Provide symmetry by coordinating the ex. Storefront west assembly with the new east Apt. Entry Vestibule door assembly
- New east Apt. Entry Vestibule Door to match ex. Storefront assembly



HRC DESIGN GUIDELINES FOR THE PENN LIBERTY HISTORIC DISTRICT, SECTION K.: Signage



THE MAGINN BUILDING 915 LIBERTY AVENUE



PERIOD STYLE RETAIL SIGNAGE



GOLD LEAF TRANSOM ADDRESS



CAST IRON MAGINN SILHOUETTE APARTMENT SIGNAGE



ILLUMINATION: Façade Lighting

1. Architectural up lighting-highlighting the unique features of the building
 - windows
 - columns
 - stone detail work
 - 8th floor columns X4 and the MAGINN lettering and 1891 numbering
2. Simple LED bar light to illuminate retail signage
3. Spot lighting for hanging iron signage

PRECEDENCES:



ARCHITECTURAL UP LIGHTING

THE MAGINN BUILDING 915 LIBERTY AVENUE



SIMPLE LED BAR LIGHT TO ILLUMINATE RETAIL SIGNAGE



SPOT LIGHTING FOR HANGING IRON SIGNAGE

DAY3DESIGN – DESMONE ARCHITECTS