

A PORTFOLIO OF CHANGE

0

REPLACE+RESTORE
ROOF

1

SANCTUARY

6,708 SF
(THEATER / PERFORMANCE SPACE)

2

ORIGINAL SANCTUARY

2,467 SF
(PERFORMANCE SPACE / MULTIPURPOSE SPACE)

3

LOWER LEVEL

8,140 SF
(COMMERCIAL KITCHEN / FOOD PANTRY / MULTIPURPOSE SPACE)

6

EDUCATION WING + GYMNASIUM

(ARTIST RESIDENCY / MULTIPURPOSE SPACE / OFFICE SPACES)

5

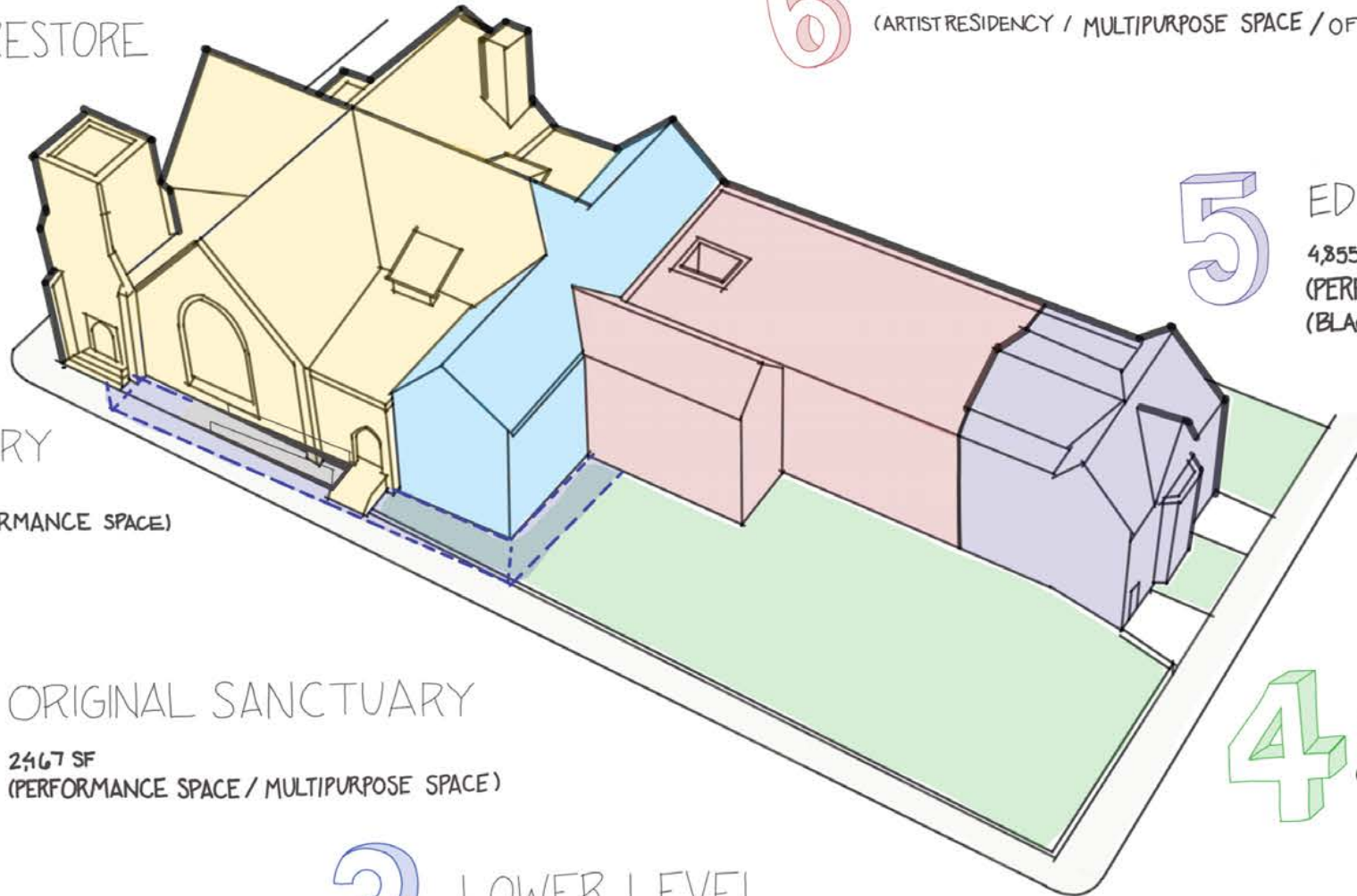
EDUCATION WING 'HEAD'

4,855 SF
(PERFORMANCE / GATHERING SPACE)
(BLACKBOX)

4

SITE

(OUTDOOR COMMUNITY GATHERING SPACE)



1

SERVING THE SANCTUARY

PROVIDING A MULTI-PURPOSE ASSEMBLY SPACE FOR THE COMMUNITY

SPACES:	SF PER OCCUPANT:	PEOPLE:
	(per IBC 2009_ Table 1004.1.1)	
PERFORM. SPACE	5,625 SF (FIXED SEATS)	420 SEATS
OFFICE	300 SF	
OFFICE	75 SF	
GREEN ROOM	345 SF	
OFFICE	230 SF	
	/100 GROSS=	10 PEOPLE
STUDIO	480 SF/100 GROSS=	5 PEOPLE
STORAGE	170 SF/300 GROSS=	1 PERSON
STAGE	440 SF/ 15 NET=	30 PEOPLE
TOTAL:		468 PEOPLE

BATHROOM COUNT FOR 468 PEOPLE:
(per ACHD-Section 403_ Table 403.1)

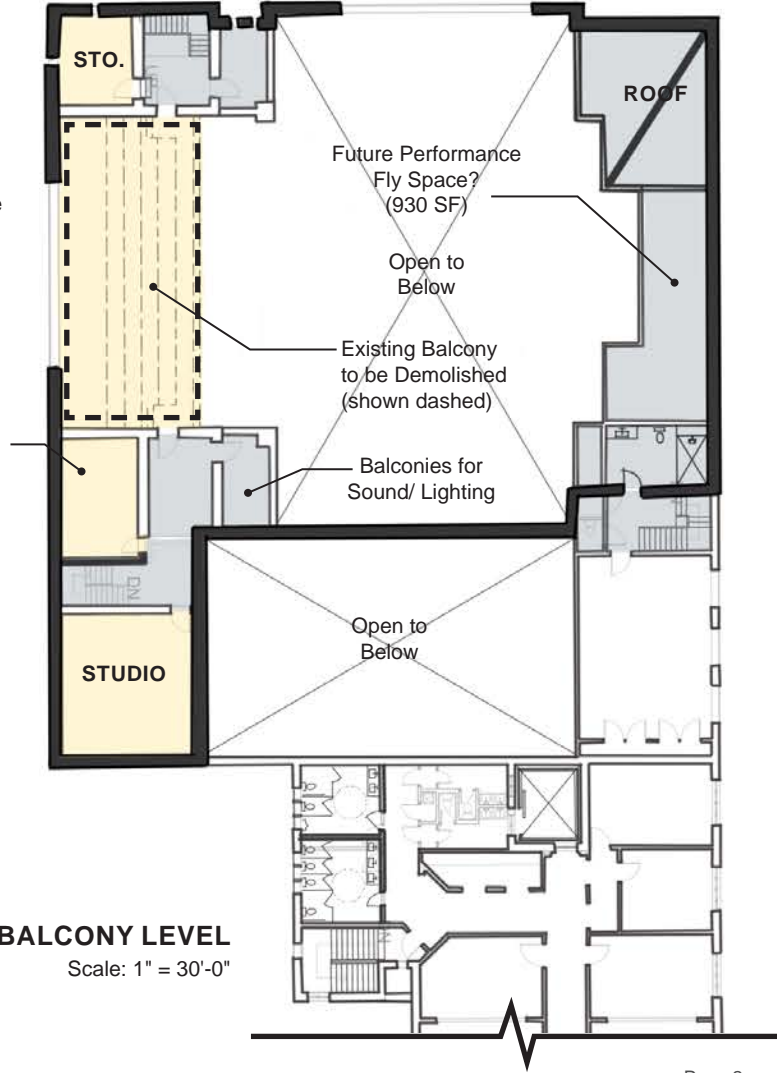
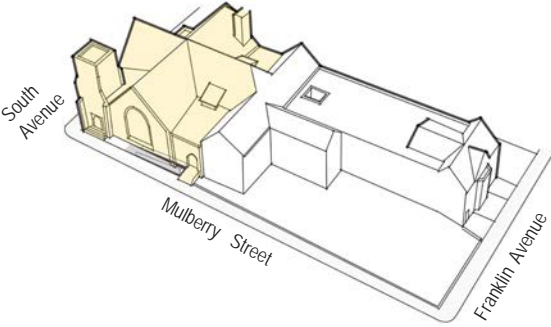
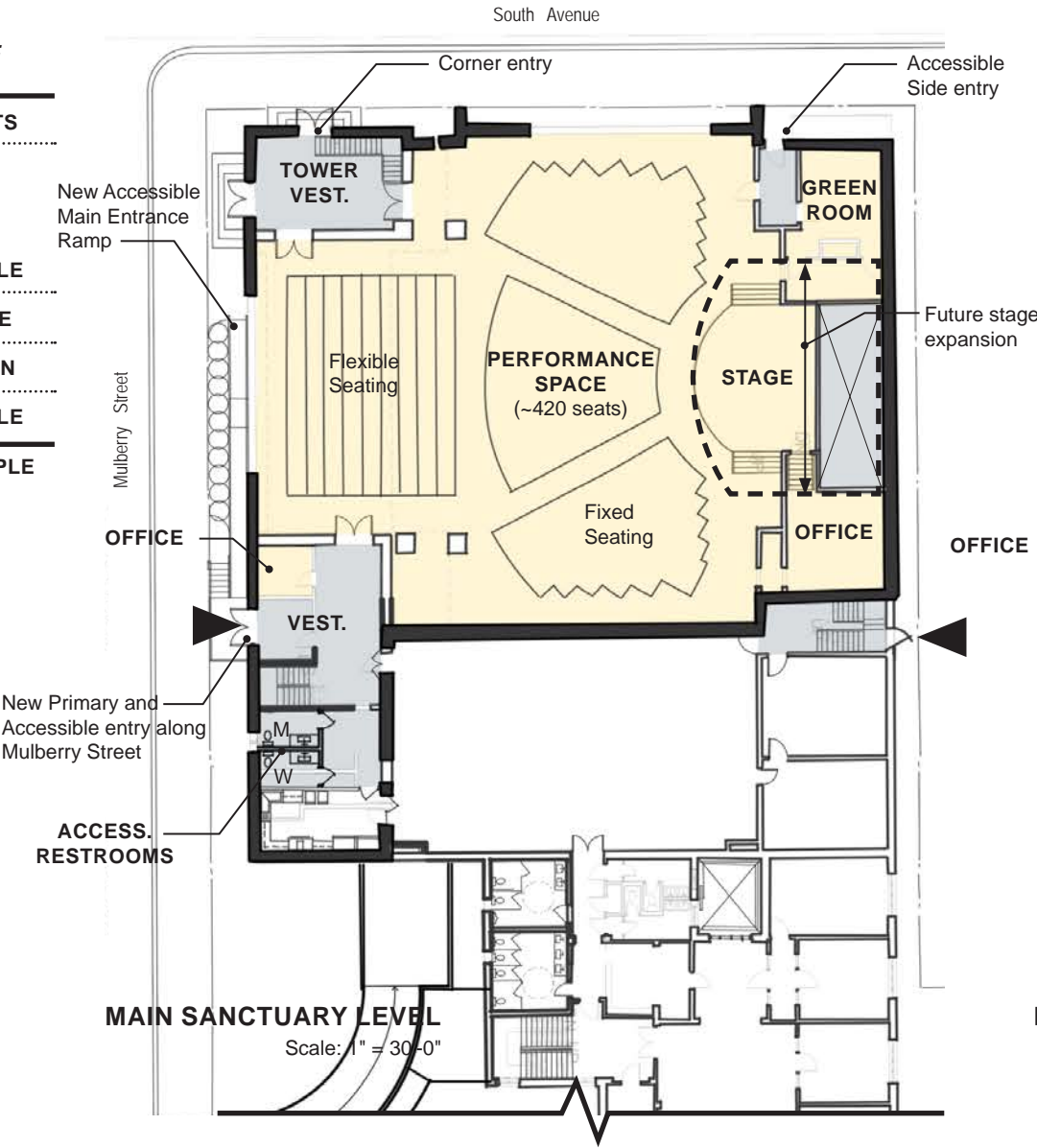
REQUIRED: (per A-1 Assembly)

234 MEN: (W.C.'s)
(2 per 100, up to 400)
= 6 W.C.
= 3 W.C./ 3 Urinals

234 MEN: (Vanity)
(1 per 200)
= 2 Vanities

234 WOMEN: (W.C.'s)
(1 per 25, up to 100)
(over 100, 1 per 65)
= 6 W.C.

234 WOMEN: (Vanity)
(1 per 200)
= 2 Vanities



THE CENTER OF ATTENTION

The New Home for the Center for Civic Arts

SIGN LANGUAGE

Large areas for banners and signage to promote events and activities to the neighborhood and visitors.

LET THERE BE LIGHTS!

Salvage and repair the existing stained glass windows. Missing sections can become beautiful donor projects.



Existing conditions of facades at corner of Mulberry Street and South Avenue

MAKING AN ENTRANCE

Making a new covered, accessible main entrance along Mulberry Street. Marquee canopy can provide lighting as an entry beacon for visitors.

SNACKS IN THE BACK

New accessible driveway and curb cut give partnership food trucks and vendors access to the newly renovated commercial kitchen in the basement.

MAKING AN ENTRANCE FOR ALL



Existing Conditions



Ramp Plan and Elevation
Scale 1" = 20'-0"
* Updated survey needed to verify fitout

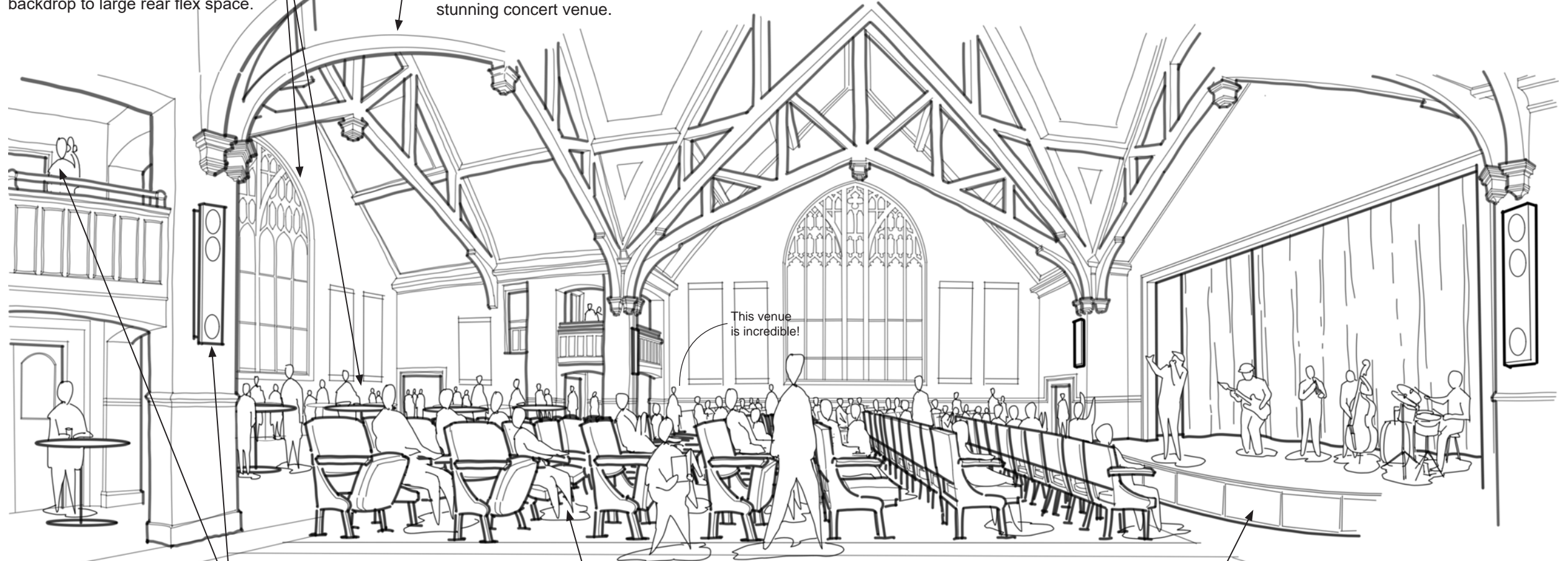
SANCTUARY FOR SOUND

LET THERE BE LIGHTS!

Large stained glass window is made whole again with demolition of choir loft. Provides beautiful backdrop to large rear flex space.

SALVAGING THE SOARING STRUCTURE

Saving the beautiful roof structure of the sanctuary to create a stunning concert venue.



MAKE SOME NOISE!

Creating an acoustically sound space, ideal for all types of performances. The balconies overlooking the space will be for sound, projector, and lighting control.

BEST SEATS IN THE HOUSE

New curved seating on existing sloped floor makes every seat the 'best seat in the house' aimed at the stage.

STAGE PRESENCE

Expanding the stage in width and depth opens the venue to performances of various sizes and needs.

2 REPURPOSING THE ORIGINAL SANCTUARY

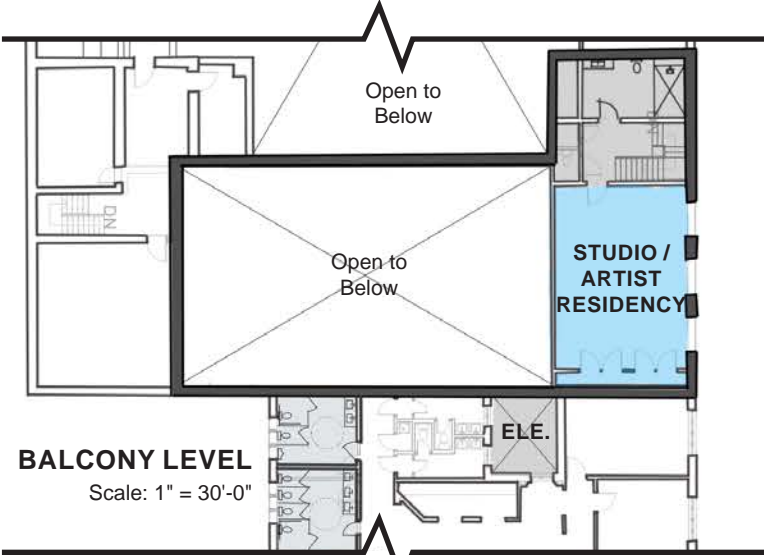
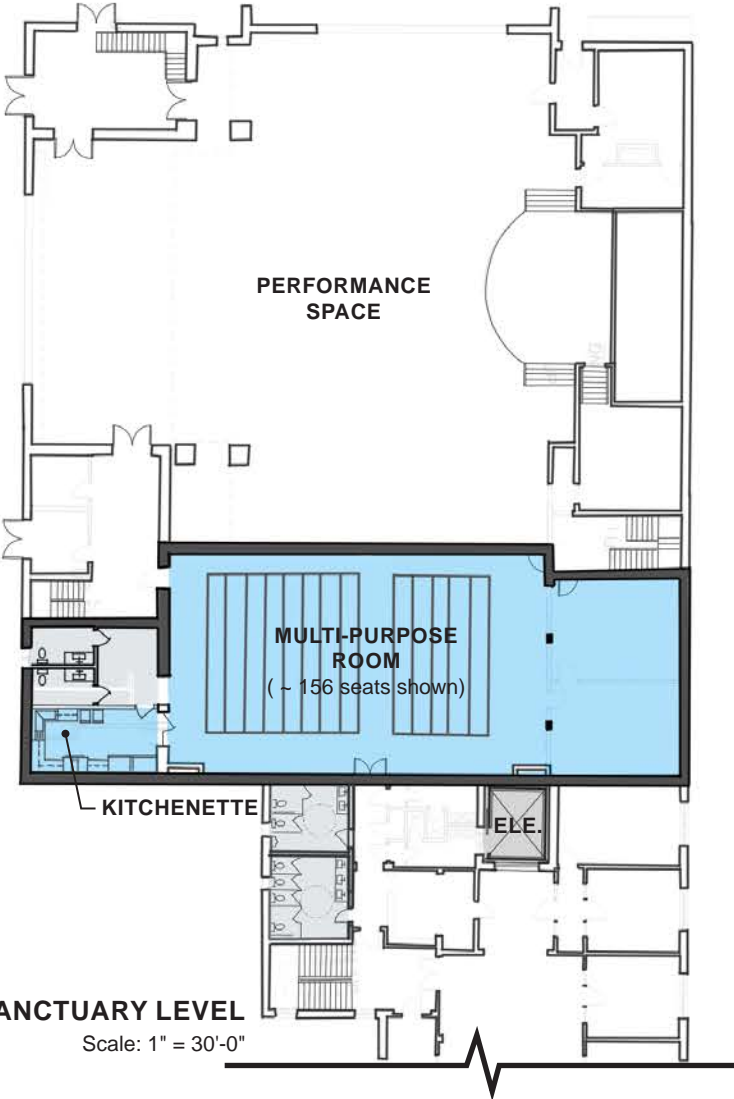
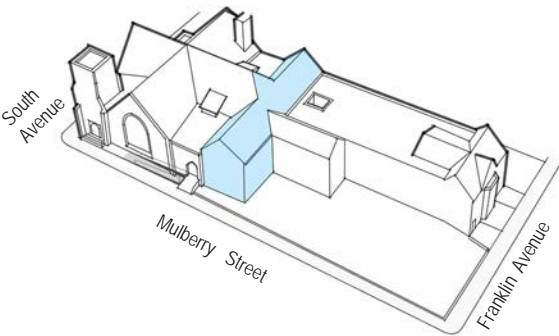
SPACES:	SF PER OCCUPANT: (per IBC 2009_ Table 1004.1.1)	PEOPLE:
MULTIPURPOSE ROOM	2,725 SF	156 SEATS
ARTIST RESIDENCY	660 SF/100 GROSS=	7 PEOPLE
KITCHENETTE	200 SF/200 GROSS=	1 PERSON
TOTAL:		164 PEOPLE

BATHROOM COUNT FOR 164 PEOPLE:
(per ACHD-Section 403_ Table 403.1)

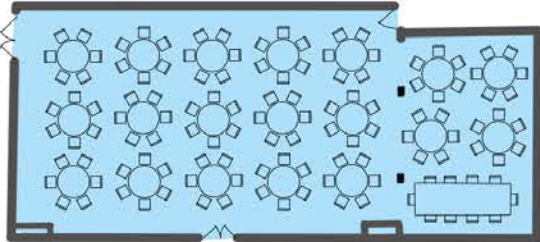
REQUIRED:	(per A-1 Assembly)
82 MEN: (W.C.'s) (2 per 100, up to 400) = 2 W.C. = 1 W.C./ 1 Urinals	82 WOMEN: (W.C.'s) (1 per 25, up to 100) (over 100, 1 per 65) = 4 W.C.
82 MEN: (Vanity) (1 per 200) = 1 Vanities	82 WOMEN: (Vanity) (1 per 200) = 1 Vanities



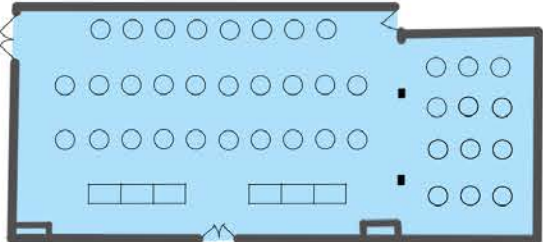
Existing Conditions



MULTI-PURPOSE TABLE LAYOUTS:
18-5' TABLES WITH 6 SEATS
(~ 124 seats)



40 STANDING HIGH TOP TABLES
(~ 80 seats)



MULTI-PURPOSE PARTY TIME



OPENING THE ALTAR

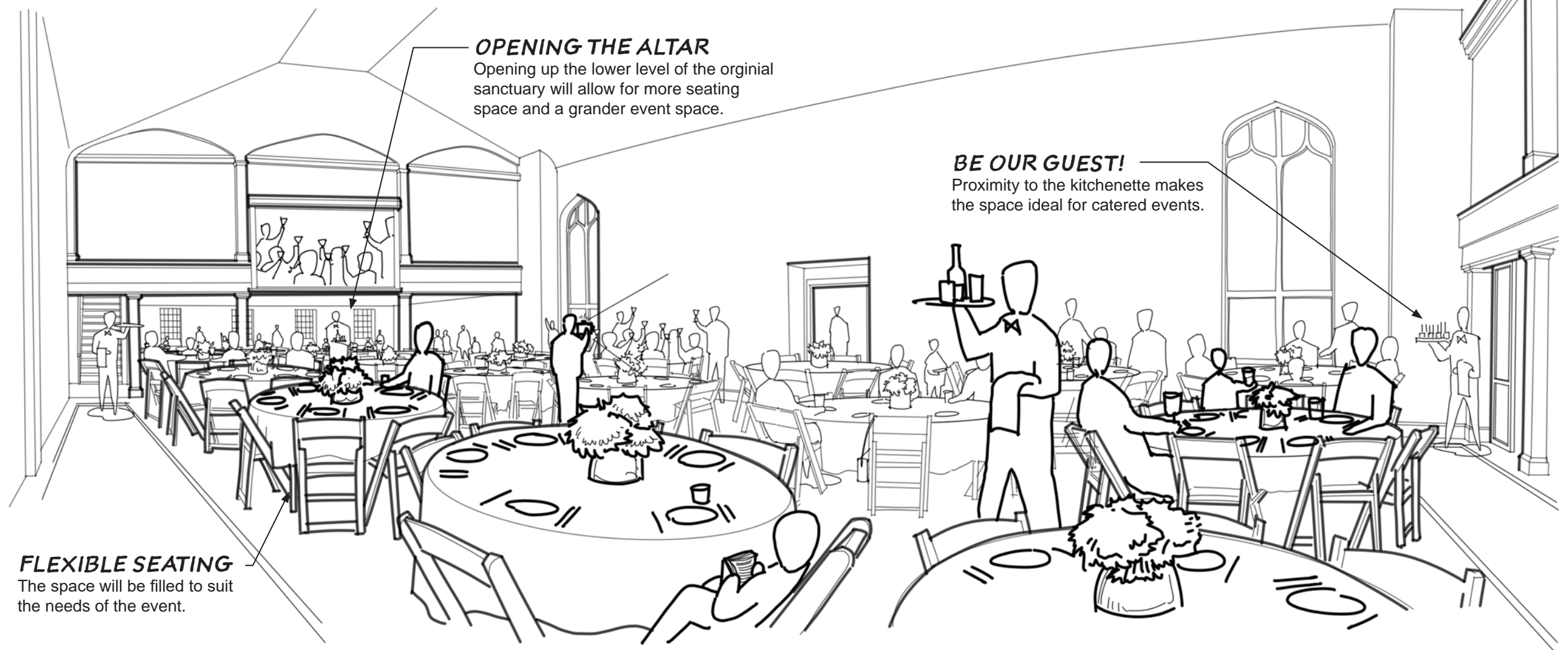
Opening up the lower level of the original sanctuary will allow for more seating space and a grander event space.

BE OUR GUEST!

Proximity to the kitchenette makes the space ideal for catered events.

FLEXIBLE SEATING

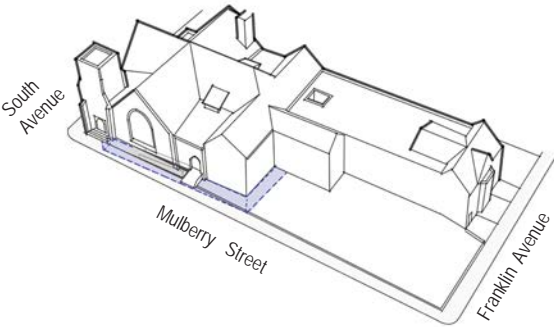
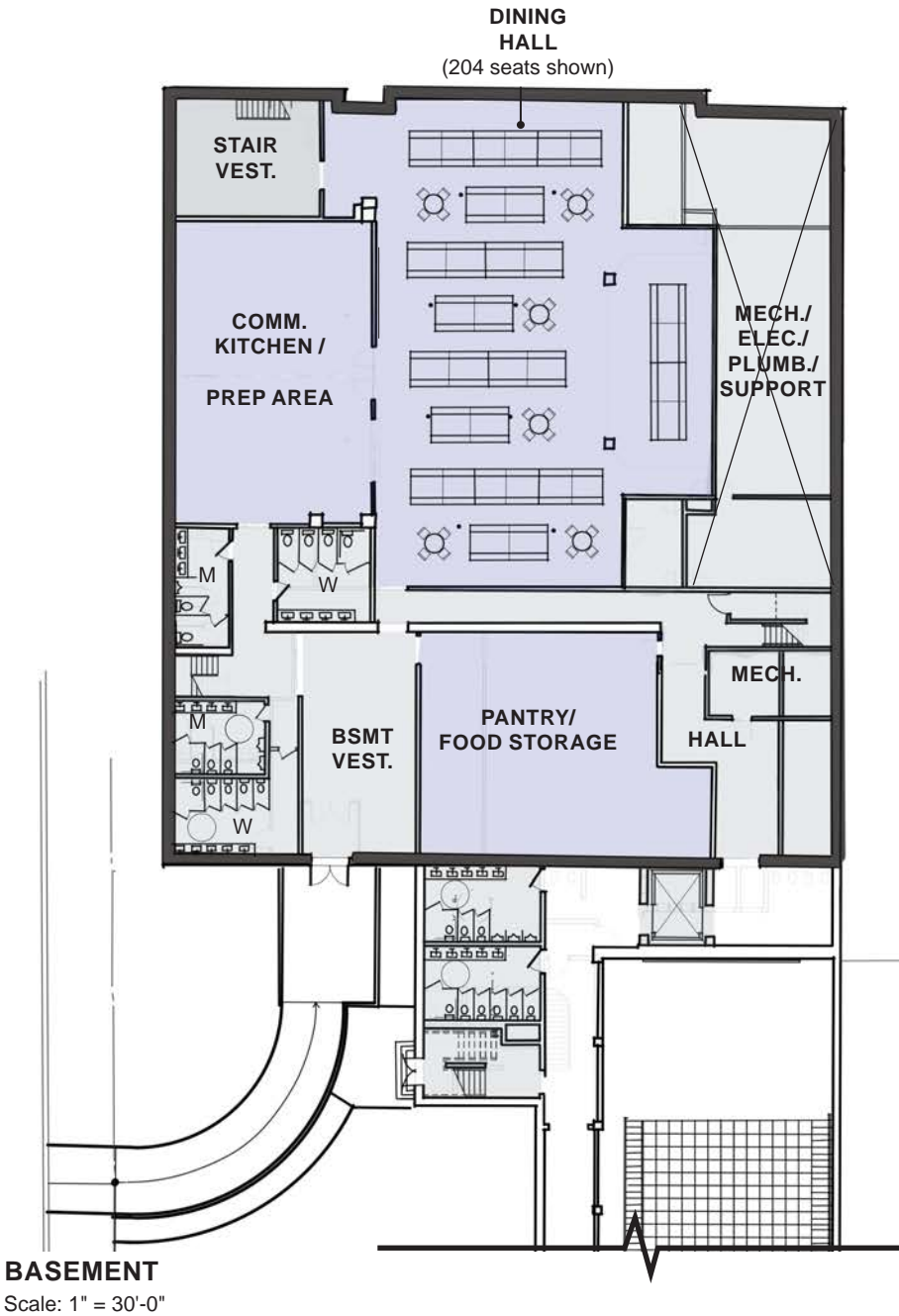
The space will be filled to suit the needs of the event.



3 LOWER LEVEL RENOVATIONS

SPACES: (per IBC 2009_ Table 1004.1.1)	SF PER OCCUPANT:	PEOPLE:
DINING HALL (UNCONC. TABLES)	3,600 SF / 15 NET=	240 PEOPLE
COMM. KITCHEN	1,460 SF/ 200 GROSS=	8 PEOPLE
MECH./ ELEC./ PLUMB.	1,800 SF/ 300 GROSS=	10 PEOPLE
TOTAL:		258 PEOPLE
PANTRY (BUS.)	1,830 SF/ 100 GROSS=	19 PEOPLE

BATHROOM COUNT FOR 260 PEOPLE: (per ACHD-Section 403_ Table 403.1)	
REQUIRED FOR DINING AND KITCHEN: (per A-2, Assembly)	
130 MEN: (W.C.'s) (4 per 101 - 160) = 4 W.C. = 2 W.C./ 2 Urinals	130 WOMEN: (W.C.'s) (4 per 101 - 160) = 4 W.C. = 2 W.C./ 2 Urinals
130 MEN: (Vanity) (1 per 75) = 2 Vanities	130 WOMEN: (Vanity) (1 per 75) = 2 Vanities
BATHROOM COUNT FOR 10 PEOPLE: (per ACHD-Section 403_ Table 403.1)	
REQUIRED FOR PANTRY/ FOOD STORAGE: (per B, Business)	
10 MEN: (W.C.'s) (1 per 15) = 1 W.C. = 1 W.C./ 1 Urinals	10 WOMEN: (W.C.'s) (1 per 15) = 1 W.C. = 1 W.C./ 1 Urinals
10 MEN: (Vanity) (1 per 15) = 1 Vanities	10 WOMEN: (Vanity) (1 per 15) = 1 Vanities



Existing kitchen



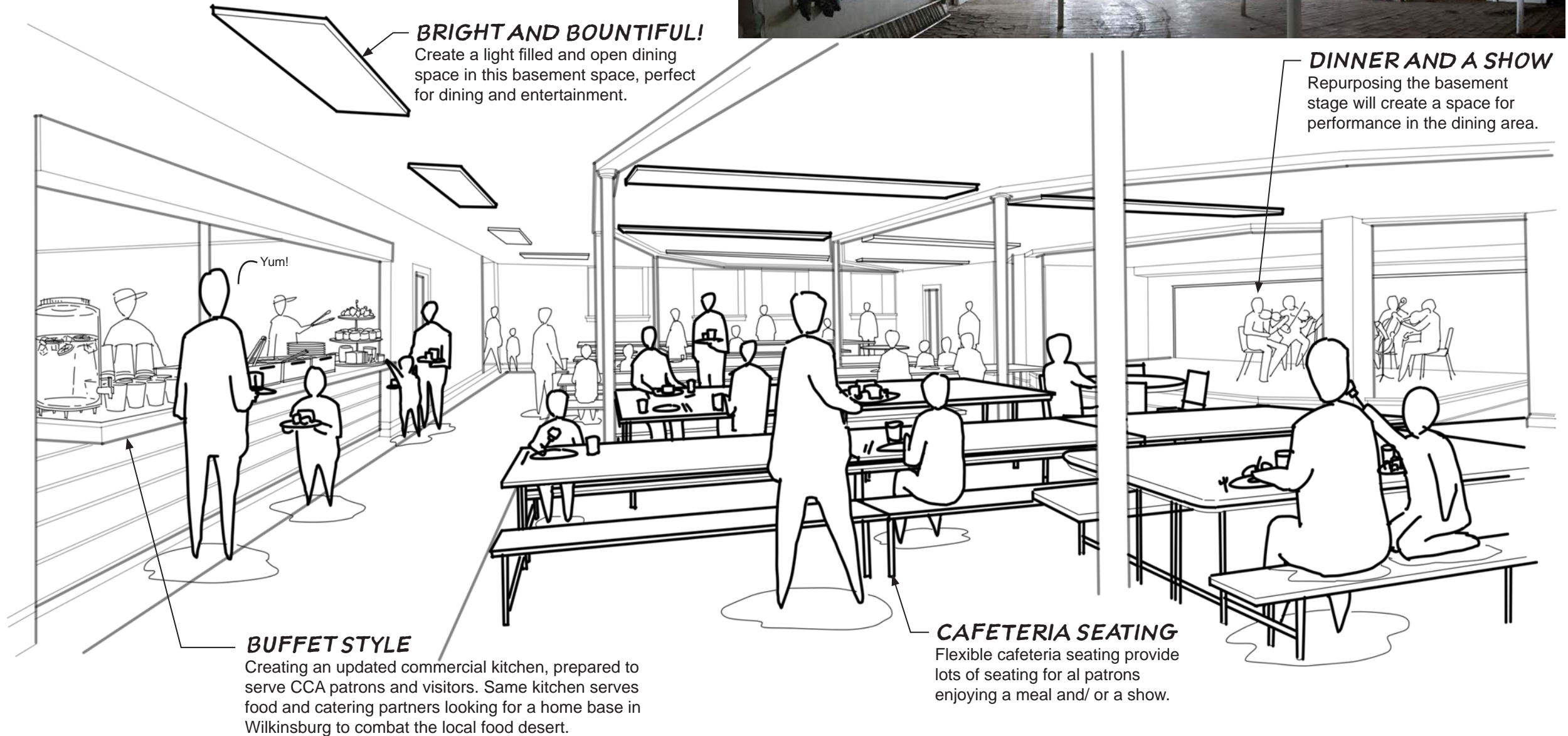
Existing dining room

BOUNTIFUL BASEMENT BREAD BASKET



BRIGHT AND BOUNTIFUL!

Create a light filled and open dining space in this basement space, perfect for dining and entertainment.



DINNER AND A SHOW

Repurposing the basement stage will create a space for performance in the dining area.

BUFFET STYLE

Creating an updated commercial kitchen, prepared to serve CCA patrons and visitors. Same kitchen serves food and catering partners looking for a home base in Wilkinsburg to combat the local food desert.

CAFETERIA SEATING

Flexible cafeteria seating provide lots of seating for all patrons enjoying a meal and/ or a show.

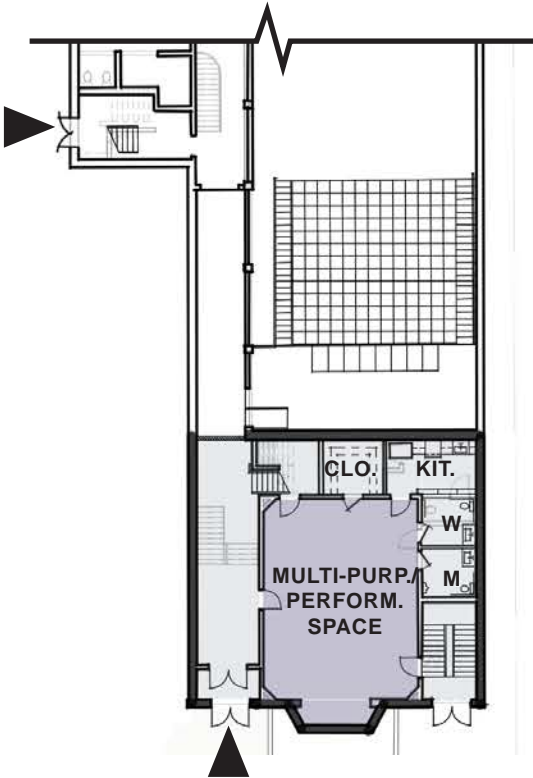
5 TOWER OF LEARNING

SPACES:	SF PER OCCUPANT:	PEOPLE:
(per IBC 2009_ Table 1004.1.1)		
MULTI-PURPOSE PERFORM. SPACE:		
GROUND LEVEL	830 SF	
SANCT. LEVEL	710 SF	
SECOND FLOOR	1,675 SF	
	/100 GROSS=	33 PEOPLE
KITCHENETTE	125 SF/200 GROSS=	1 PERSON
CLOSET/ STORAGE	350 SF/300 GROSS=	2 PERSON
OFFICES	505 SF/ 100 NET=	6 PEOPLE
TOTAL:		42 PEOPLE

BATHROOM COUNT FOR 463 PEOPLE: (per ACHD-Section 403_ Table 403.1)	
REQUIRED: (per B, Business)	
21 MEN: (W.C.'s) (2 per 16-35) = 2 W.C. = 1 W.C./ 1 Urinals	21 WOMEN: (W.C.'s) (2 per 16-35) = 2 W.C.
21 MEN: (Vanity) (2 per 16-35) = 2 Vanities	21 WOMEN: (Vanity) (2 per 16-35) = 2 Vanities



Existing Conditions First Floor

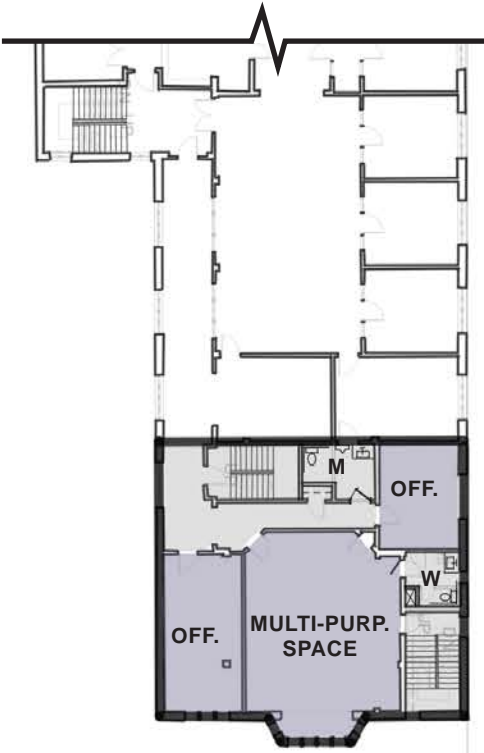


EDU. WING GROUND LEVEL

Scale: 1" = 30'-0"

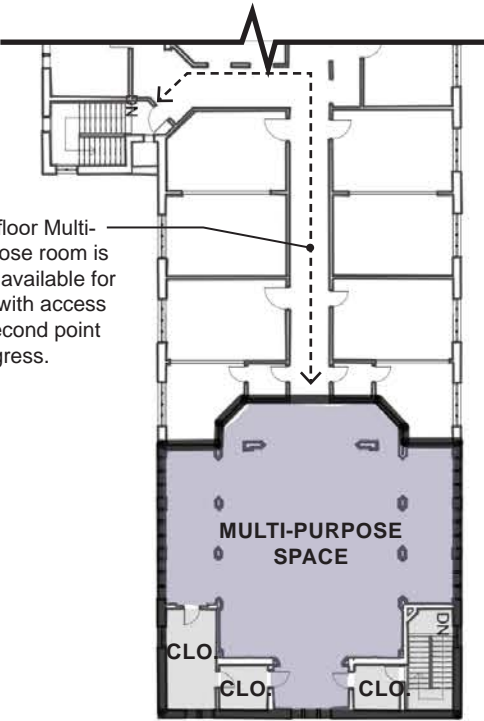
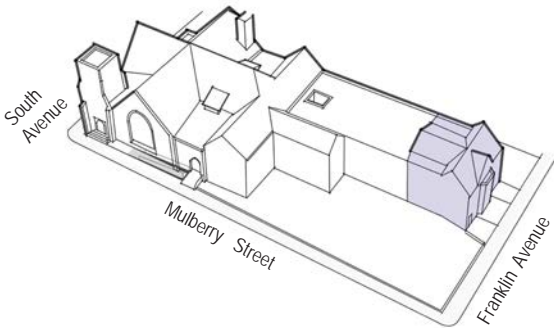


Existing Conditions First Floor



MAIN SANCTUARY LEVEL

Scale: 1" = 30'-0"



SECOND FLOOR LEVEL

Scale: 1" = 30'-0"

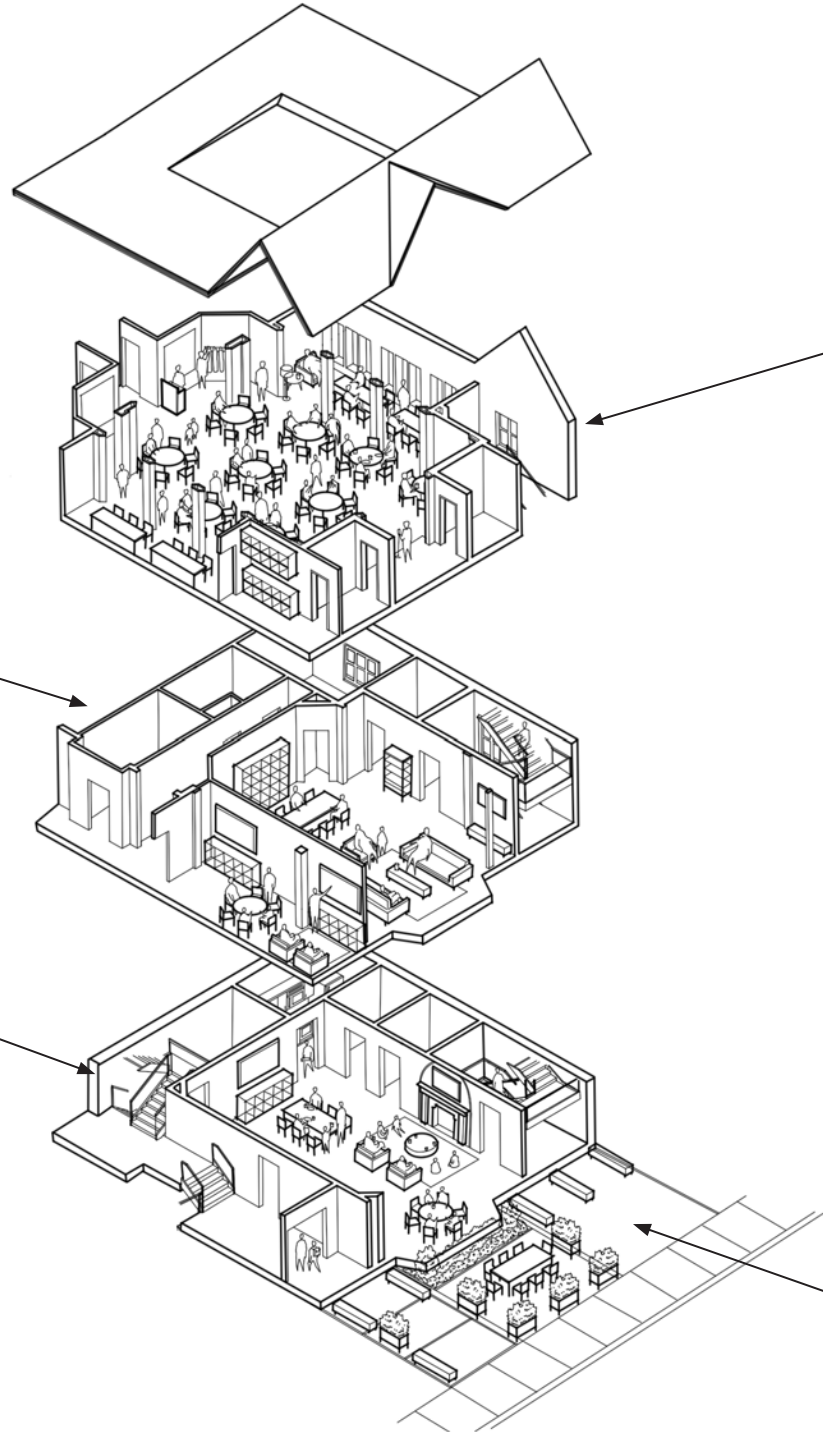
_RENDERING OF EDUCATION HEAD

WORKING SPACE

First floor communal space will create a warm space for those working in the surrounding offices.

GATHERING SPACE

Ground floor communal space will create a warm welcome for those moving through the space. Offices and studios will surround the space.



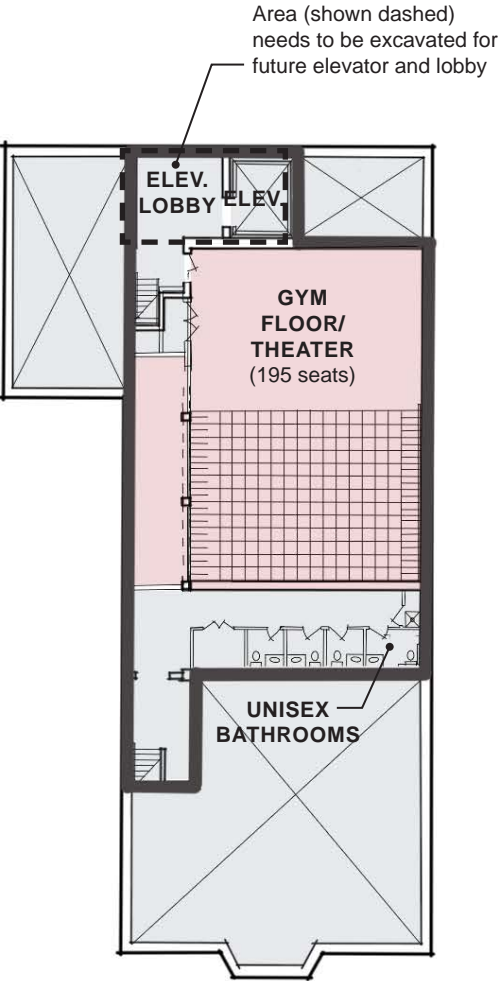
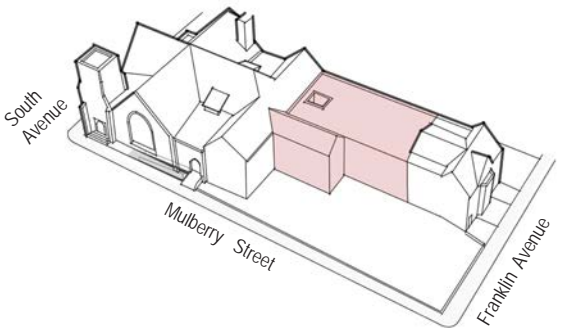
MULTIPURPOSE

Opening the upper chapel will provide a multipurpose performance and gathering space.

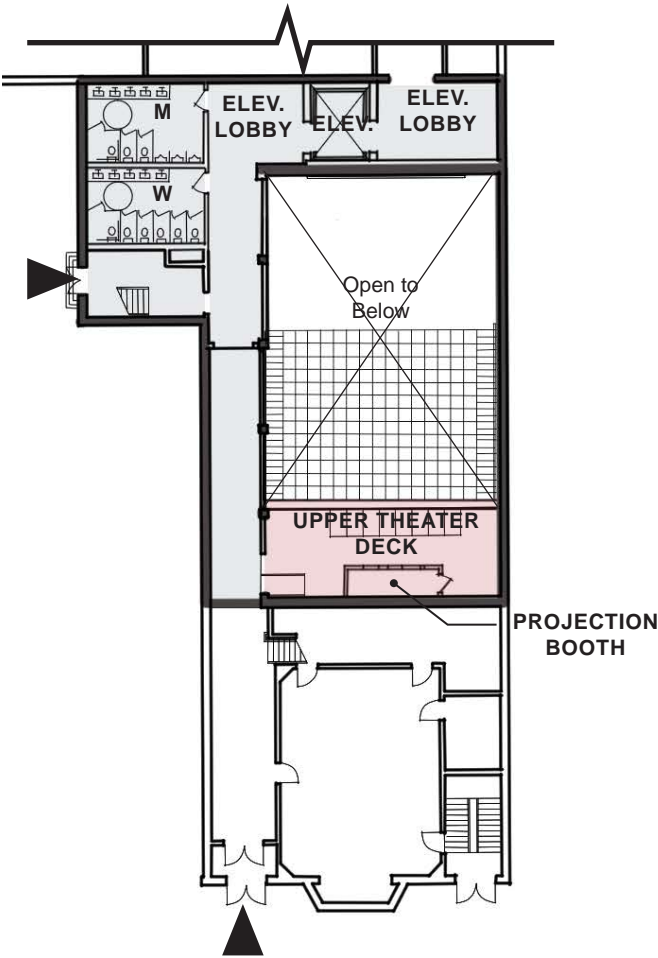
EN PLEIN AIR

Enlivening the exterior entrance space on Franklin Avenue will create a welcoming environment.

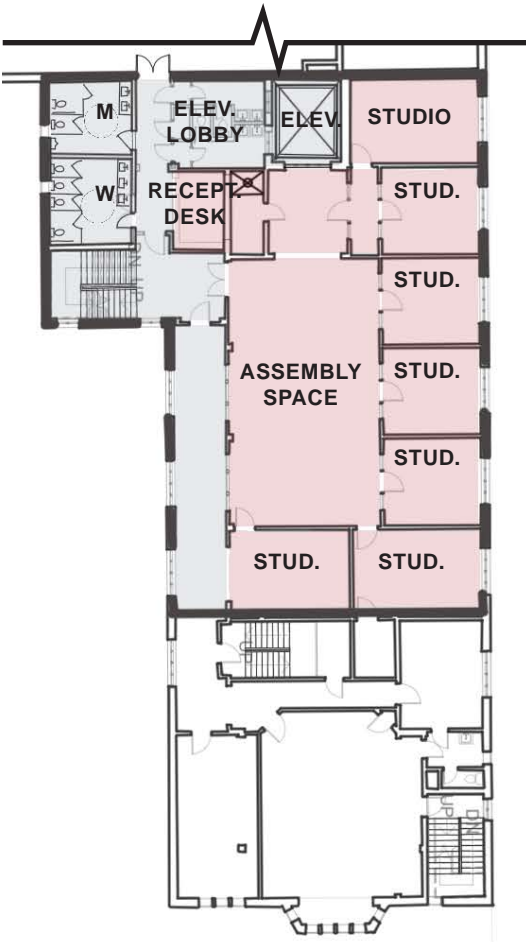
6 EDUCATION CORE WORKOUT



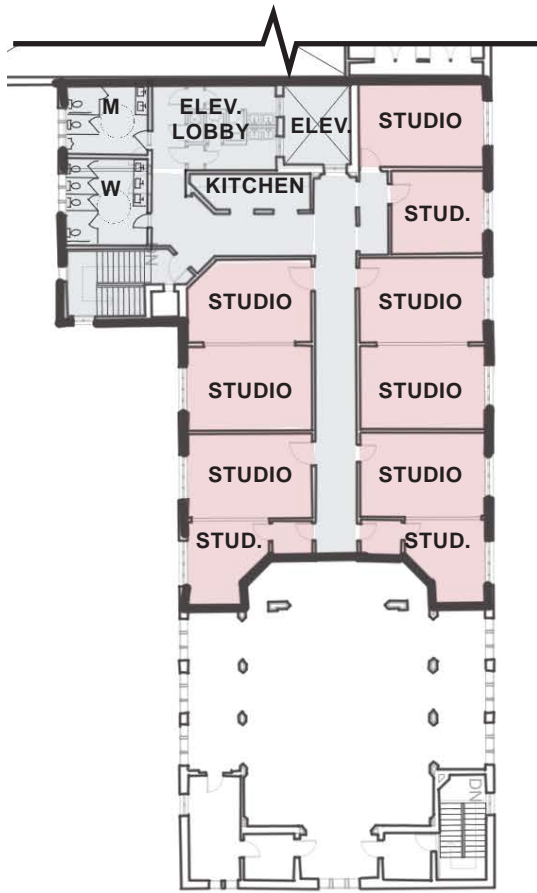
GYM LEVEL
Scale: 1" = 30'-0"



EDU. WING GROUND LEVEL
Scale: 1" = 30'-0"

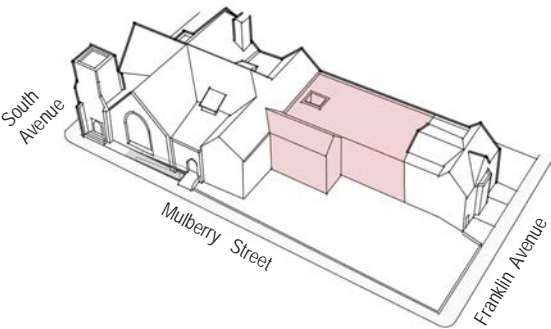


MAIN SANCTUARY LEVEL
Scale: 1" = 30'-0"



SECOND FLOOR LEVEL
Scale: 1" = 30'-0"

6 EDUCATION CORE WORKOUT



SPACES:	SF PER OCCUPANT:	PEOPLE:
GYM THEATER	(per IBC 2009_ Table 1004.1.1)	
GYM THEATER		195 SEATS
STORAGE	370 SF/ 300 GROSS	2 PEOPLE
<hr/>		
UPPER THEATER DECK	480 SF	8 SEATS
<hr/>		
TOTAL:		205 PEOPLE

BATHROOM COUNT FOR 205 PEOPLE:	
(per ACHD-Section 403_ Table 403.1)	
<hr/>	
REQUIRED:	(per A-1 Assembly)
103 MEN: (W.C.'s)	103 WOMEN: (W.C.'s)
(2 per 100, up to 400)	(1 per 25, up to 100)
= 4 W.C.	= 5 W.C.
= 2 W.C./ 2 Urinals	
103 MEN: (Vanity)	103 WOMEN: (Vanity)
(1 per 200)	(1 per 200)
= 1 Vanity	= 1 Vanity



Existing Gym

SPACES:	SF PER OCCUPANT:	PEOPLE:
1ST/ 2ND FLOOR STUDIOS	(per IBC 2009_ Table 1004.1.1)	
STUDIOS/ ASSEMBLY	3,260 SF/ 100 GROSS	33 PEOPLE
<hr/>		
STUDIOS	2,370 SF/ 100 GROSS	24 PEOPLE
<hr/>		
TOTAL:		57 PEOPLE

BATHROOM COUNT FOR 57 PEOPLE:	
(per ACHD-Section 403_ Table 403.1)	
<hr/>	
REQUIRED FOR STUDIOS: (per B, Business)	
29 MEN: (W.C.'s)	29 WOMEN: (W.C.'s)
(2 per 16-35)	(2 per 16-35)
= 2 W.C.	= 2 W.C.
= 1 W.C./ 1 Urinals	
29 MEN: (Vanity)	29 WOMEN: (Vanity)
(2 per 16-35)	(2 per 16-35)
= 2 Vanities	= 2 Vanities

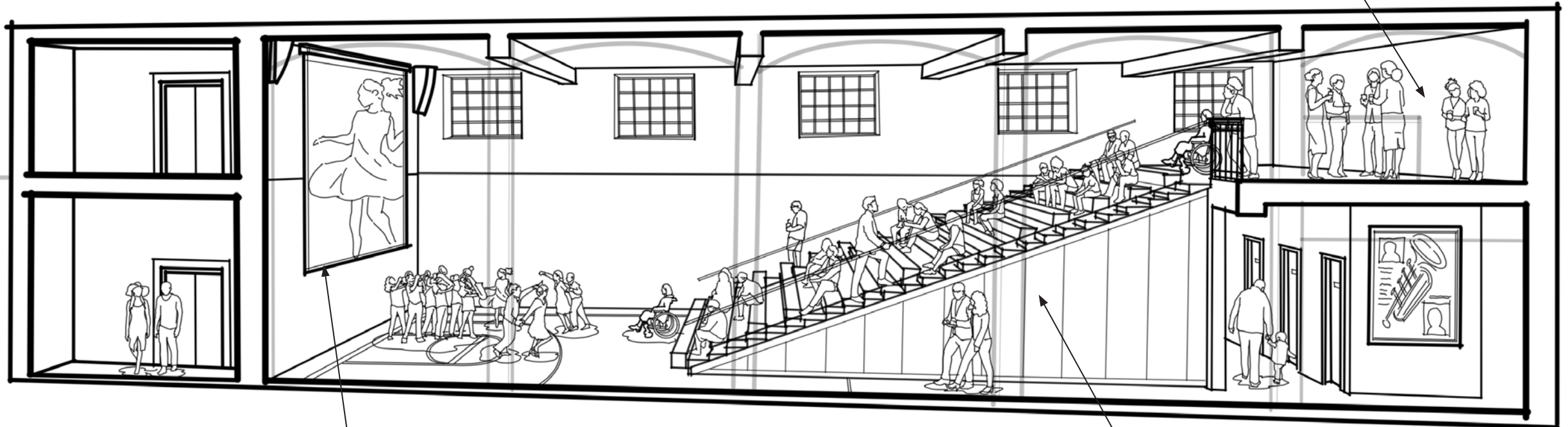


Existing Classrooms to be converted into Artisan/ Maker Studios

RENDERING OF GYM / THEATER

ACCESSIBILITY

The Mezzanine level will provide an accessible space for attendees and a projector room for performances.



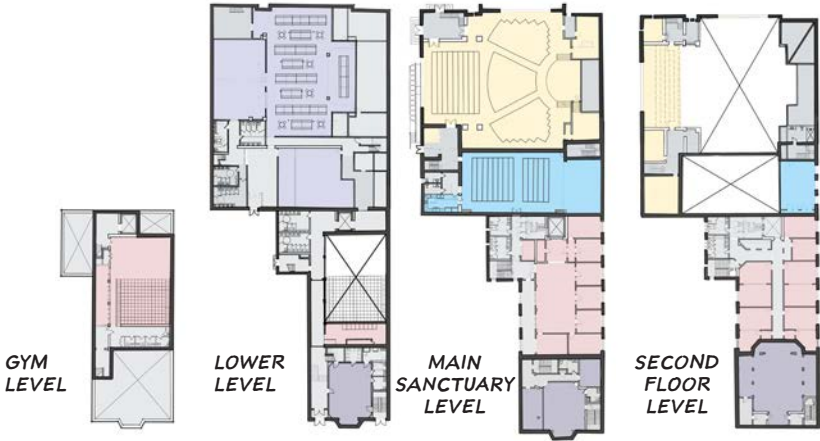
PROJECTION

Creating a projector screen to use for performances and viewings. When the screen is unused, the basketball hoop can lower to turn the space into a gymnasium.

TELESCOPIC SEATING

Bleacher type seating will provide ease of transition for the space from performance to gymnasium.

IN SUMMARY



SQUARE FOOTAGE SUMMARY OF RENTABLE AREAS ACROSS PHASES:

SERVING THE SANCTUARY	
PERFORM. SPACE	5,625 SF
OFFICE	300 SF
OFFICE	75 SF
GREEN ROOM	345 SF
OFFICE	230 SF
STUDIO	480 SF
STORAGE	170 SF
STAGE	440 SF
TOTAL NET SF:	7,665 SF

REPURPOSING THE ORIGINAL SANCTUARY	
MULTI-PURP. SPACE	2,725 SF
ARTIST RESID./ STUDIO	660 SF
KITCHENETTE	200 SF
TOTAL NET SF:	3,585 SF

LOWER LEVEL RENOVATIONS	
DINING HALL	3,600 SF
COMM. KITCHEN	1,460 SF
MECH/ ELEC/ PLUMB	1,800 SF
PANTRY	1,830 SF
TOTAL NET SF:	8,690 SF

EDUCATION CORE WORKOUT	
GYM/ THEATER	3,600 SF
UPPER THEATER DECK	480 SF
STORAGE	370 SF
STUDIOS	5,630 SF
TOTAL NET SF:	10,080 SF

TOWER OF LEARNING	
MULTI-PURPOSE SPACES:	
FIRST FLOOR	830 SF
SECOND FLOOR	710 SF
THIRD FLOOR	1,675 SF
KITCHENETTE	125 SF
CLOSET/ STORAGE	350 SF
OFFICES	505 SF
TOTAL NET SF:	4,195 SF

GRAND TOTAL:
34,215 SF

REQUIRED WATER CLOSET COUNT PER PHASE:

SERVING THE SANCTUARY	
MENS:	3 W.C./ 3 URINAL
	2 VANITIES
WOMENS:	6 W.C.
	2 VANITIES

REPURPOSING THE ORIGINAL SANCTUARY	
MENS:	3 W.C./ 3 URINAL
	2 VANITIES
WOMENS:	6 W.C.
	2 VANITIES

LOWER LEVEL RENOVATIONS	
MENS:	3 W.C./ 3 URINAL
	3 VANITIES
WOMENS:	5 W.C.
	3 VANITIES

EDUCATION CORE WORKOUT	
MENS:	3 W.C./ 3 URINAL
	3 VANITIES
WOMENS:	7 W.C.
	3 VANITIES

TOWER OF LEARNING	
MENS:	1 W.C./ 1 URINAL
	2 VANITIES
WOMENS:	2 W.C.
	2 VANITIES

TOTAL REQUIRED:
MENS: 13 W.C./ 13 UR
12 VANITIES
WOMENS: 26 W.C.
12 VANITIES

TOTAL PROVIDED:
MENS: 14 W.C./ 13 UR
21 VANITIES
WOMENS: 28 W.C.
25 VANITIES