Pittsburgh Department of City Planning
Planning Commission Presentation for

GRANDVIEW LOFTS
115 Bigham Street Mount Washington, PA

owner: Mindful Grandview, llc
architect: WAY architecture + design partners, llc
civil: Redswing Group
The proposed project entails the conversion of the defunct Saint Mary's on the Mount Catholic School that has been abandoned for the past eight years into a new 34-unit loft apartment building. The existing building consist of 4 floors with a ground level gymnasium, mechanical areas and 3 floors of classroom spaces. Project has been presented and approved by the local Mount Washington Community Development Corporation.

Proposed interior alterations include the following:

- **GROUND LEVEL** - new entry & lobby, business and fitness centers, ADA tenant apartment, building manager office, tenant storage, bike storage, mech space level. Existing classrooms will be converted to a mix of studio lofts and
- **FLOOR 1 THRU 3** – mix of studio and 2-bedroom lofts, lounge space and laundry rooms
- **ROOF DECK LEVEL** – stair and elevator structures lead to a new roof deck with 360-degree view of downtown Pittsburgh, Mon River, North Side, Grandview Boulevard & beyond.

Most of the exterior scope is restorative in nature with cleaning of existing brick and stone trim. New alterations are limited to the new entry vestibule on the east side of the building within screened parking lot and the new roof deck structures which enclose fire stair extensions and elevator for accessibility to the new roof deck itself. Glass railing guards are proposed for its transparency to minimize impact to surrounding views. The exterior high-pressure laminate rainscreen cladding will be a two-tone pattern with colors compatible with the existing pallet of the existing brick and stone. Roof design of the stair towers relates to the sloped roofs of the neighboring homes.
context – existing aerial images
context – proposed renovations
context renderings

MCCARDLE / GRANDVIEW INTERSECTION LOOKING WEST

AMABEL STREET LOOKING WEST

PARKING LOT SCREEN FENCE PATTERN – BOK MODERN
context renderings

BIGHAM STREET LOOKING NORTH -EXISTING

BIGHAM STREET LOOKING NORTH -PROPOSED

BIGHAM STREET LOOKING SOUTH -EXISTING

BIGHAM STREET LOOKING SOUTH
MAIN ENTRY / PARKING
elements

- Rain screen cladding
- Tréspa – Santiago Blanco
- Glass railing @ deck
- Viewrail
- Pergola concept
- Deck lighting concept