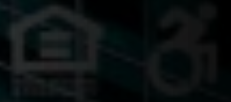


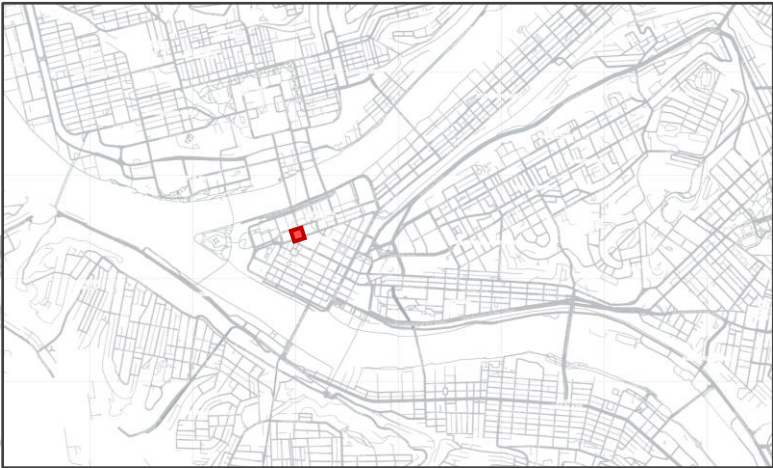


THE MAY BUILDING RENOVATIONS

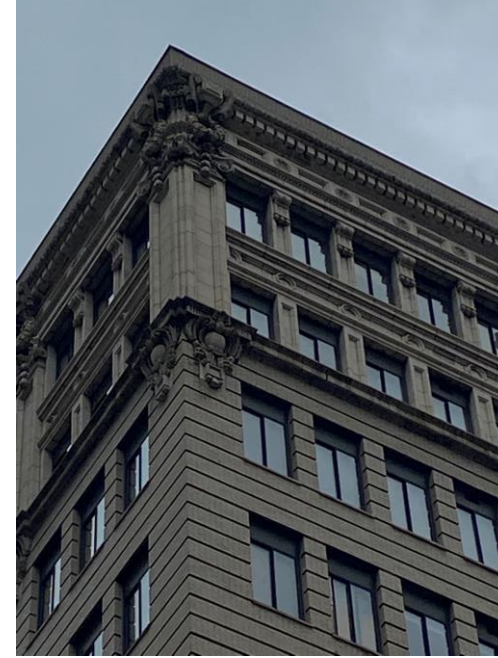
CITY OF PITTSBURGH
PLANNING COMMISSION
OCTOBER 15, 2024



Neighborhood Map



Existing Conditions



ORIGINAL MAY BUILDING: Built-in 1907 12 story, steel frame, brick and terra cotta Classical Revival building for May Drug company.

PRIOR RENOVATION + ADDITION: In 1974 the building went through a major renovation with an addition converting from office building to an 88-unit apartment building. The 1st and 2nd floor exterior façade of the original building was reconfigured with curtain wall system to match addition façade.

Proposed Renovation Goals

Sustainability:

Target National Green Building Standard (NGBS) Gold certification.

25% or better energy savings.

Key Improvements:

Residential entry: Relocated on Fifth Ave.

New windows, façade + roof.

New community room + fitness center.

Modernized elevators.

Improved management offices.

New fully accessible apartments (10 units).

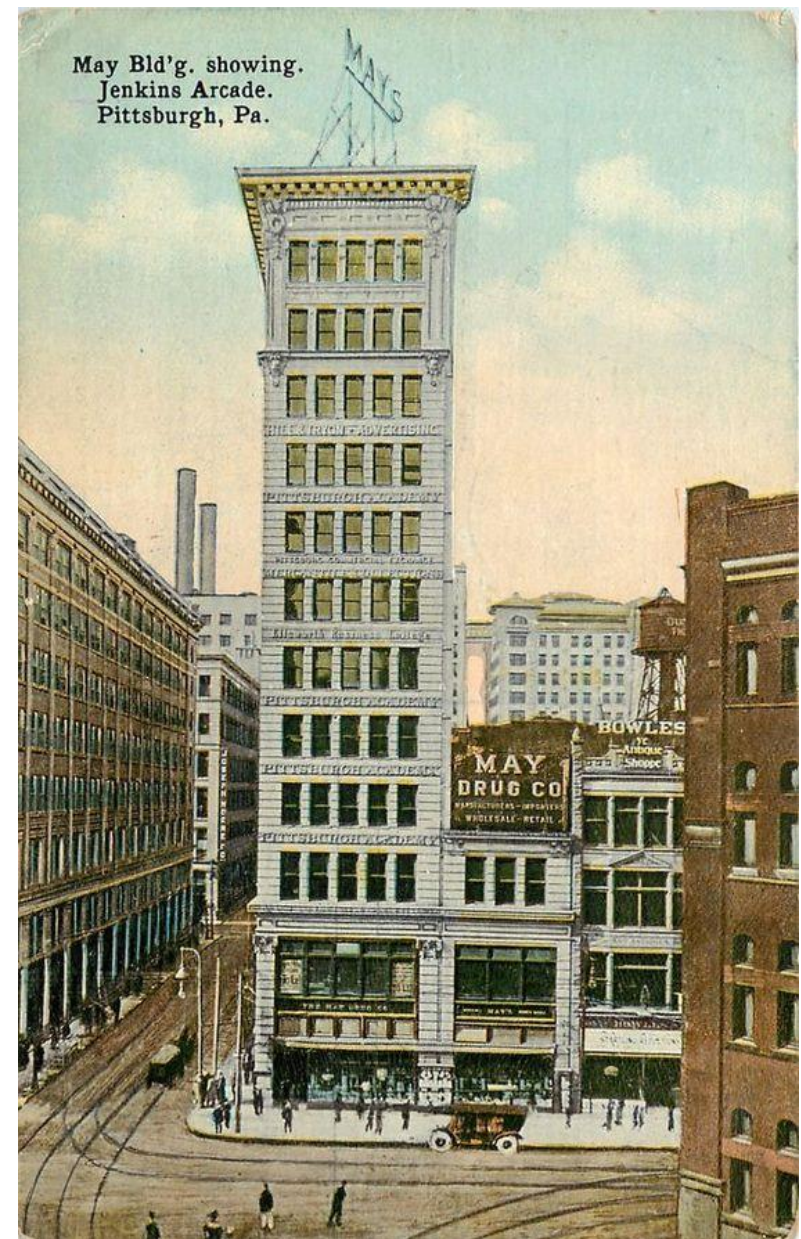
Historic Preservation:

The renovation scope of work will adhere to state and federal historic standards.

Exterior Scope

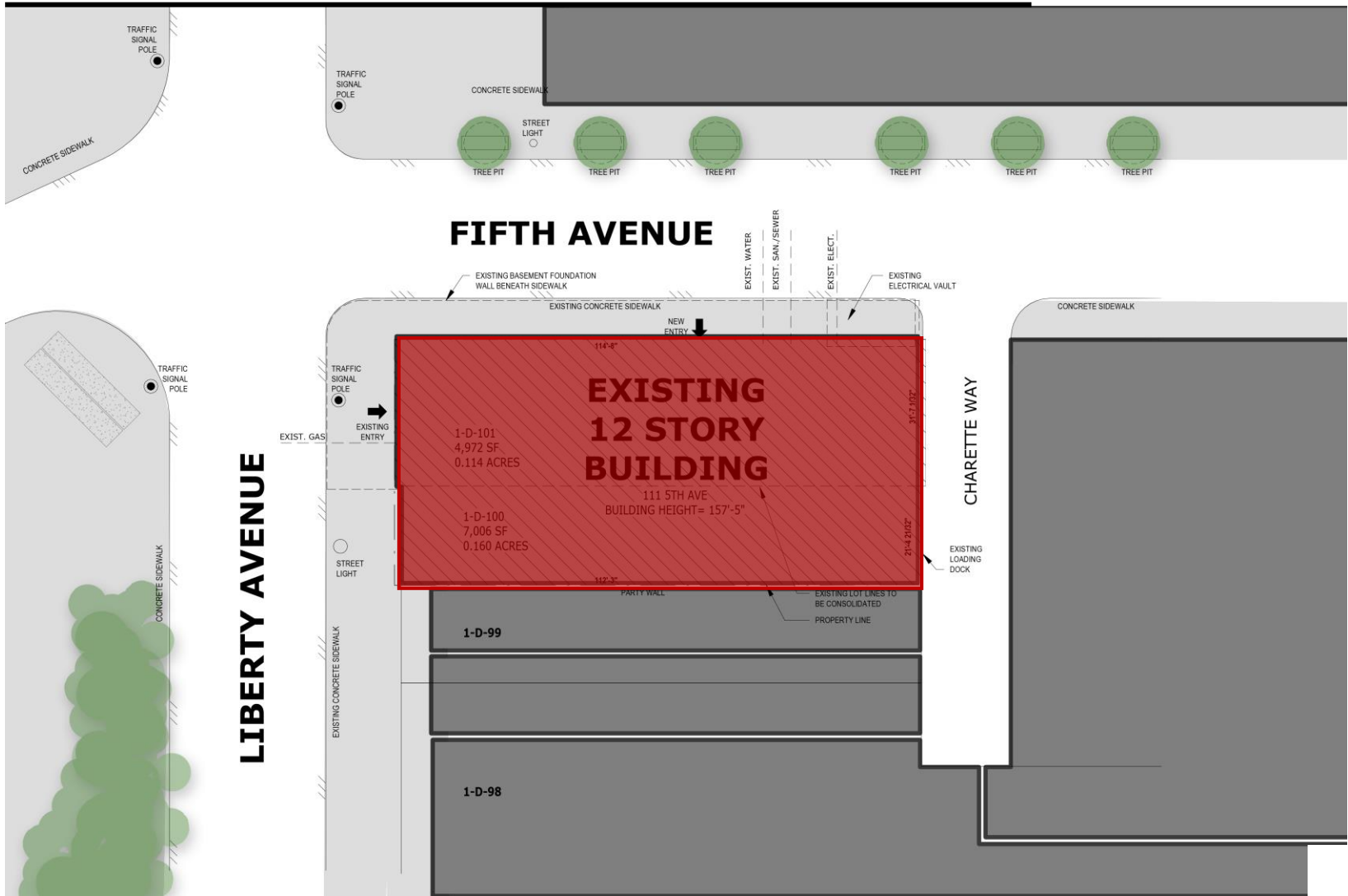


EXISTING BUILDING



PRECEDENT HISTORIC IMAGE

Site Plan



GT District PROJECT DEVELOPMENT PLAN REVIEW: EXTERIOR ALTERATIONS EXCEED \$250,000.

GENERAL ZONING INFORMATION

ZONING DISTRICT: GT-C

PARCEL ID: 1-D-100
PARCEL AREA: 0.160 ACRES
7,006 SF

1-D-101
0.114 ACRES
4,972 SF

EXST. FOOTPRINT: 5,769.23 SF
EXST. HEIGHT: 12 STORIES
+ BSMT.
GROSS AREA: ~76,662 GSF

EXISTING USE: MULTI-UNIT RESIDENTIAL (W/RETAIL ON 1ST FLOOR)

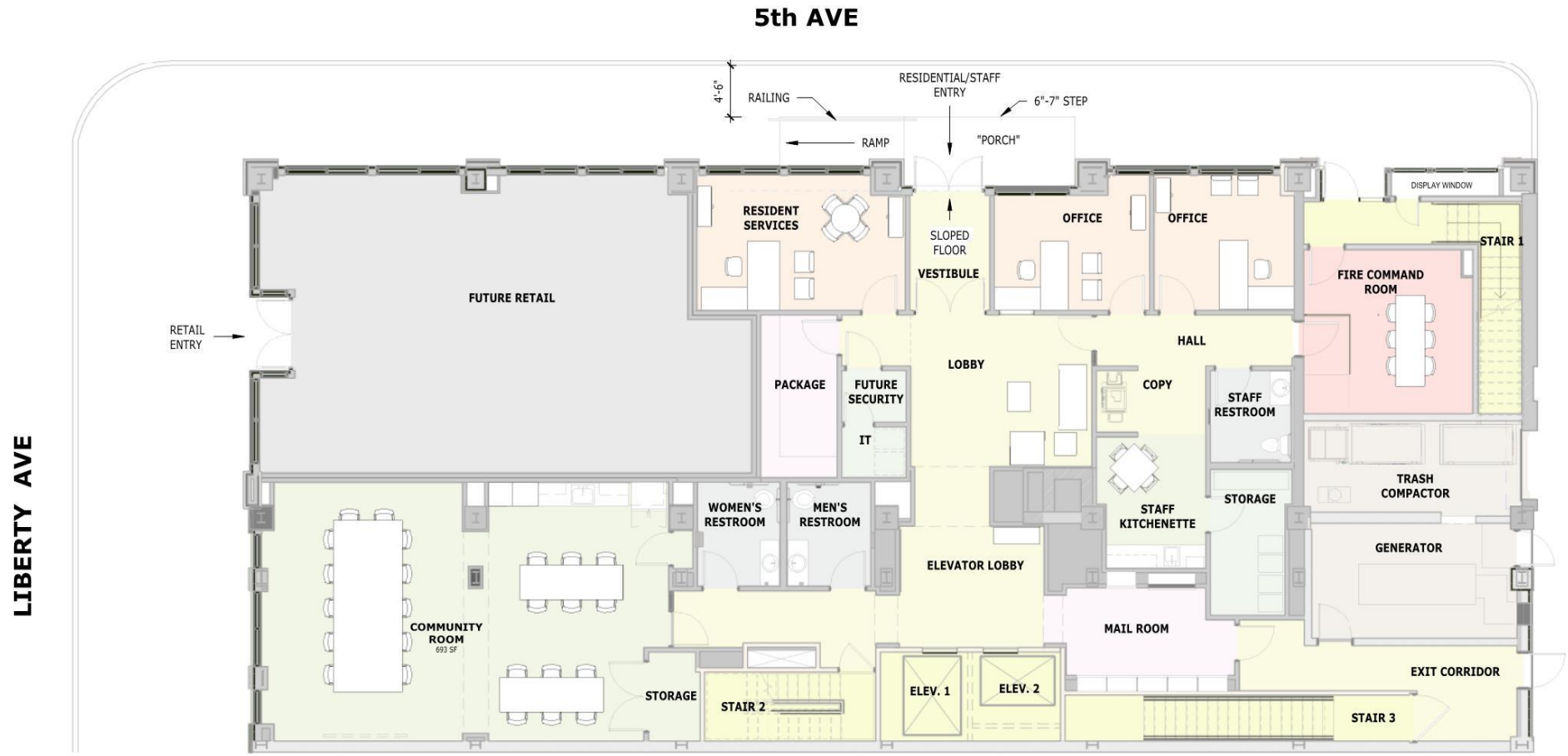
PROPOSED USE: MULTI-UNIT RESIDENTIAL (W/RETAIL ON 1ST FLOOR)

NUMBER OF APT'S: 86 UNITS

CAR PARKING: NOT REQUIRED

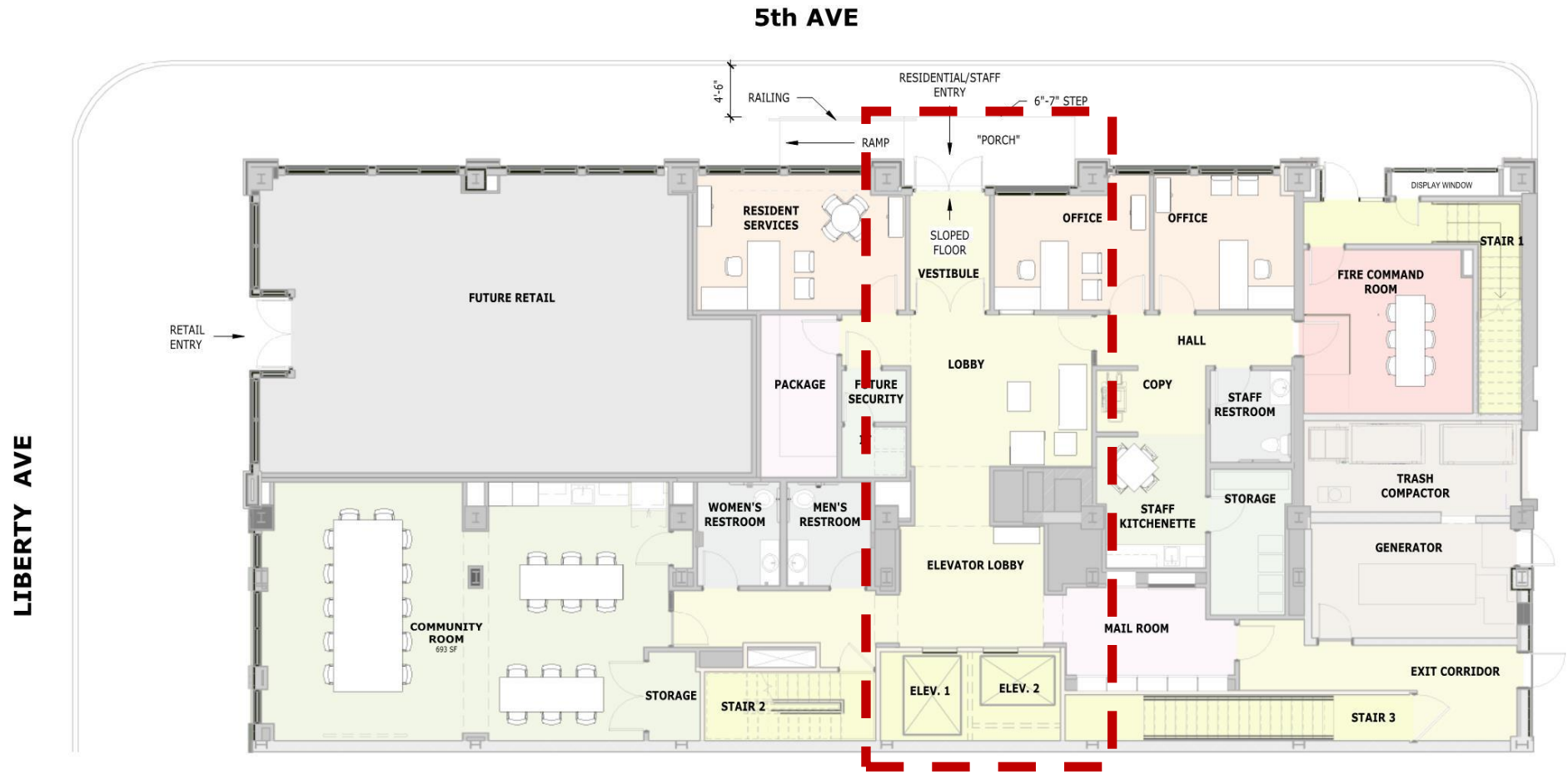
BIKE PARKING: NOT REQUIRED

First Floor



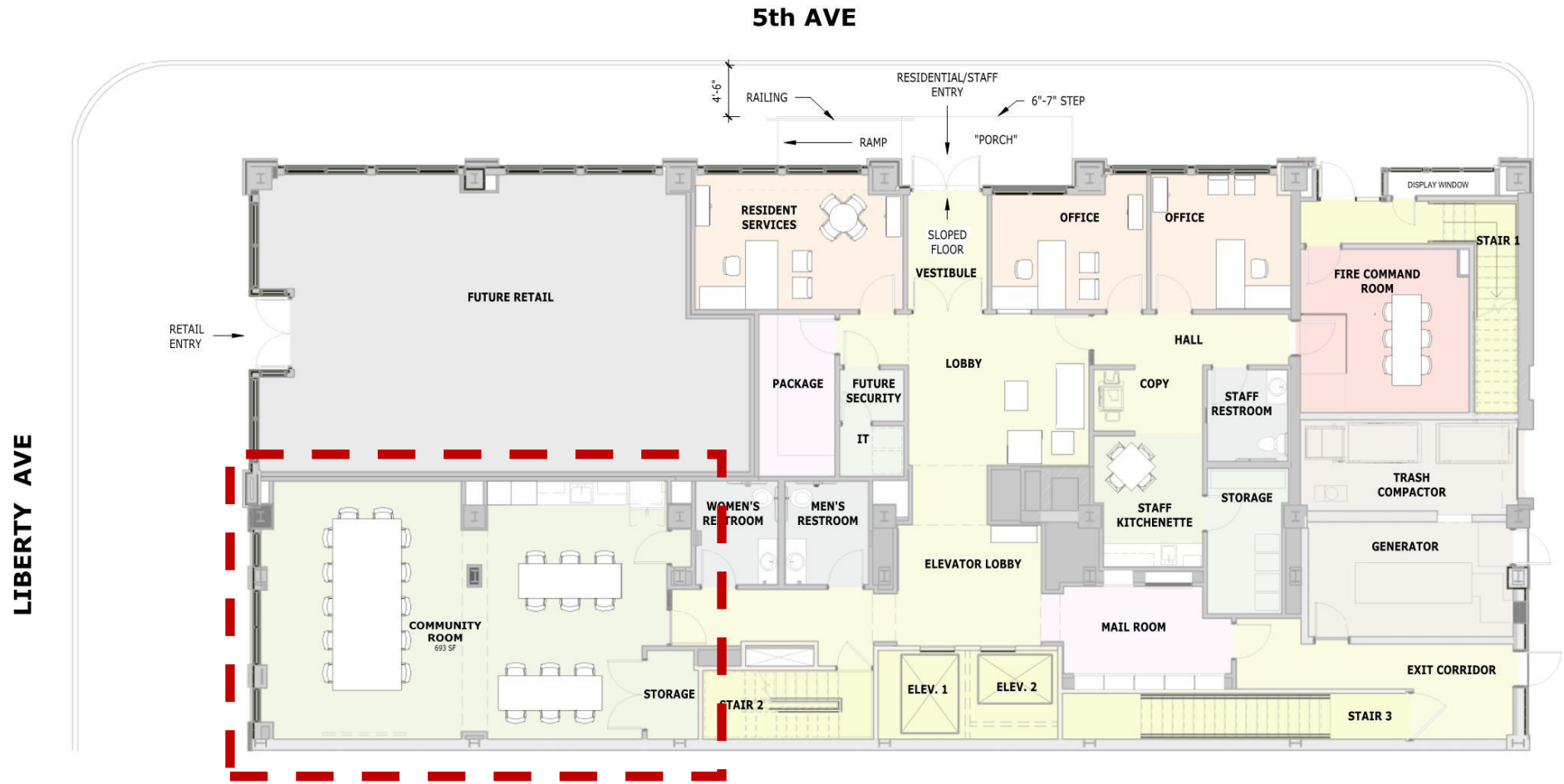
First Floor

NEW RESIDENT / STAFF ENTRY AT FIFTH AVE.



First Floor

NEW COMMUNITY ROOM



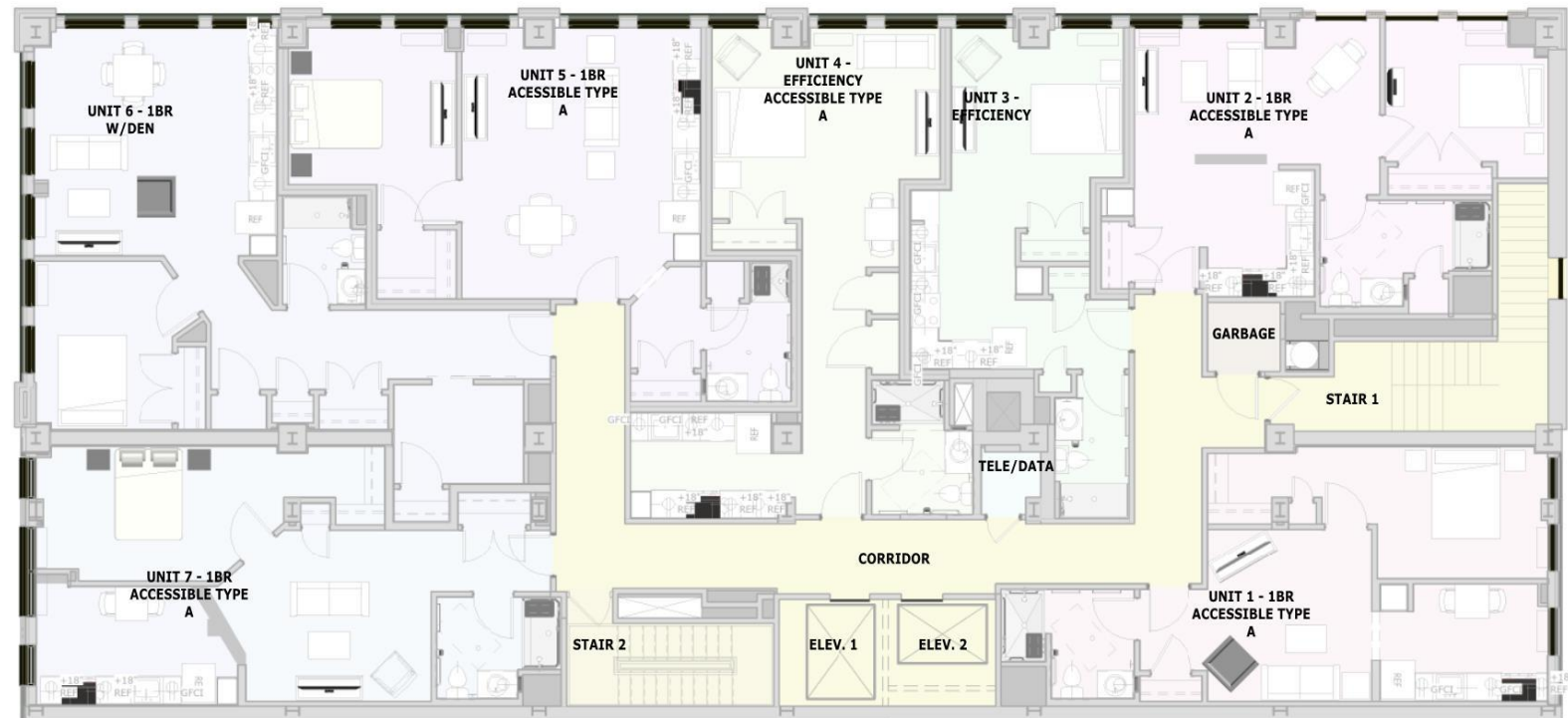
First Floor

FUTURE RETAIL SPACE



Second Floor

THIRD FLOOR IS SIMILAR



Exterior Scope

EXISTING CONDITION



Exterior Scope

01. REPLACE 1ST AND 2ND FLOOR
FAÇADE OF HISTORIC BUILDING
IN SAME CHARACTER AS
ORIGINAL DESIGN



Exterior Scope

01. REPLACE 1ST AND 2ND FLOOR
FACADE OF HISTORIC BUILDING
IN SAME CHARACTER AS
ORIGINAL DESIGN
02. REPLACE FACADE OF 1974
ADDITION (FRONT & REAR)



Exterior Scope

01. REPLACE 1ST AND 2ND FLOOR
FACADE OF HISTORIC BUILDING
IN SAME CHARACTER AS
ORIGINAL DESIGN
02. REPLACE FACADE OF 1974
ADDITION (FRONT & REAR)
03. REPLACE WINDOWS WITH FULL
HEIGHT SINGLE HUNG IN THE
ORIGINAL OPENING



Exterior Scope



EXISTING BUILDING



PROPOSED

Exterior Scope

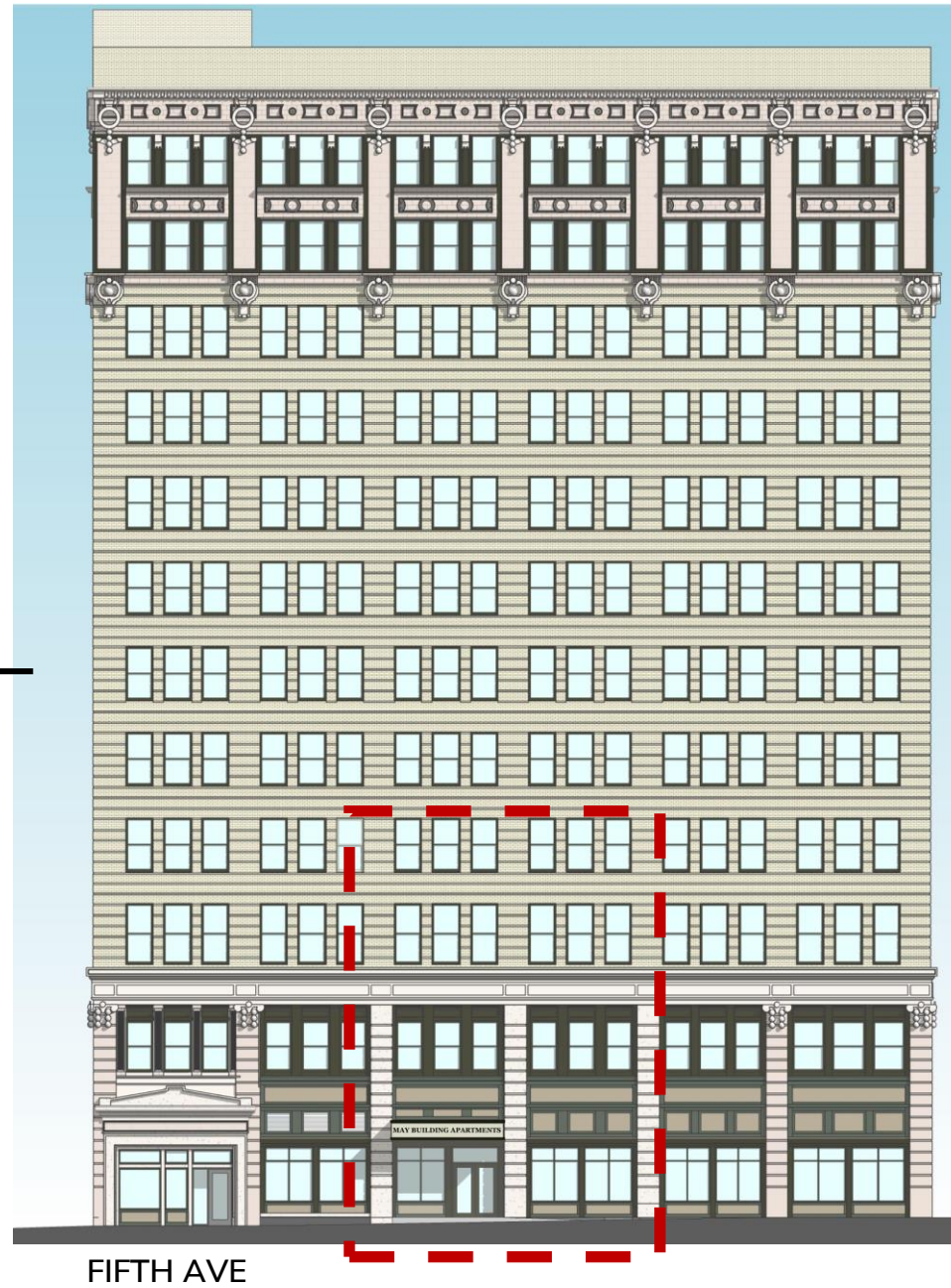


FIFTH AVE



LIBERTY

Exterior Scope



West Elevation + Materials

EXTERIOR MATERIALS @ HISTORIC ELEVATION

- FIBER CEMENT PANEL (PAINTED)
- COMPOSITE WOOD TRIM (PAINTED)
- EXTERIOR COMPOSITE MOLDINGS (PAINTED)- SEE PROFILES ABOVE
- PVC TRIM- SEE PROFILE ABOVE
- ALUMINUM TRIM (PREFINISHED)

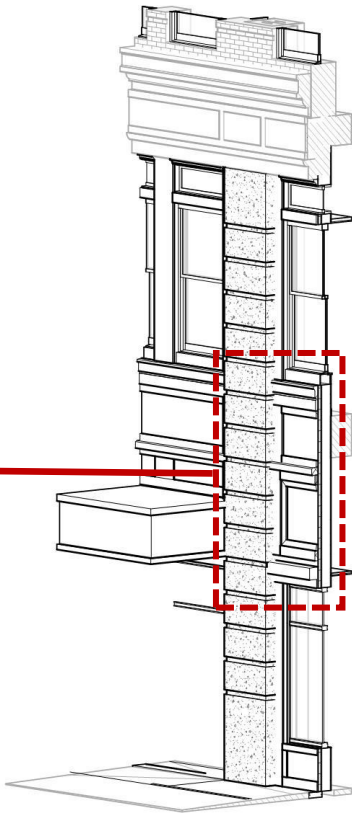
EXTERIOR COMPOSITE MOLDINGS



PVC MOLDING



ALUMINUM STOREFRONT
(HISTORIC PROFILE)



ALUMINUM WRAPPED
CANOPY WITH SIGNAGE



EXISTING BRICK (TO BE REPAIRED
WHERE REQUIRED AND CLEANED)

ALUMINUM SINGLE HUNG WINDOW
WITH HISTORIC PROFILE

EXISTING TERRA COTTA CORNICE (TO BE
REPOINTED AND REPAIRED WHERE REQUIRED)

ALUMINUM TRANSOM
WITH ALUMINUM PANEL

ALUMINUM TRIM

ALUMINUM SINGLE HUNG WINDOW
WITH HISTORIC PROFILE

EXTERIOR COMPOSITE MOLDING

COMPOSITE WOOD TRIM

FIBER CEMENT PANEL

EXTERIOR COMPOSITE MOLDING

PVC TRIM

COMPOSITE WOOD TRIM

FIBER CEMENT PANEL

ALUMINUM WRAPPED
"EYEBROW"

ALUMINUM TRIM

ALUMINUM STOREFRONT
WITH HISTORIC PROFILE

GFRP BLOCK VENEER
WITH ACRYLIC COATING
TO MATCH EXISTING
PILASTERS

FIBER CEMENT PANEL
WITH COMPOSITE WOOD
TRIM

MAY BUILDING APARTMENTS

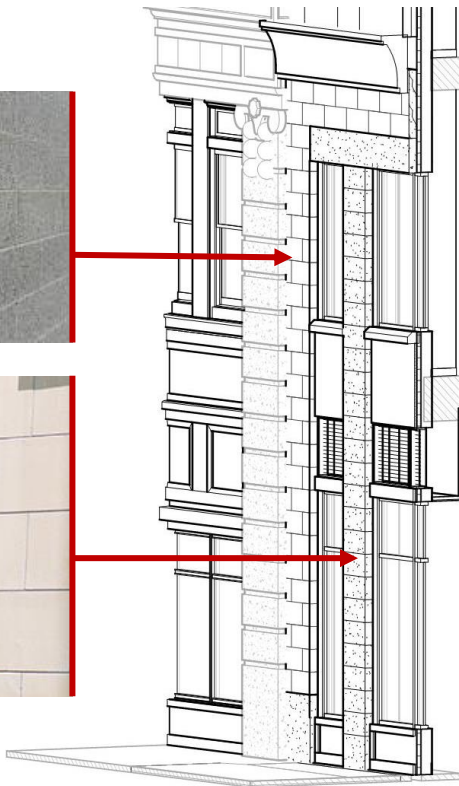
Elevation Scope



South Elevation + Materials

EXTERIOR MATERIALS @ ADDITION

- CAST STONE VENEER
- GROUND FACE CMU
- CAST STONE CORNICE
- ALUMINUM OR CONCRETE PANELS



EXISTING BRICK (TO BE REPAIRED WHERE REQUIRED AND CLEANED)

ALUMINUM SINGLE HUNG WINDOW WITH HISTORIC PROFILE

EXISTING TERRA COTTA CORNICE (TO BE REPOINTED AND REPAIRED WHERE REQUIRED)

ALUMINUM TRANSOM WITH ALUMINUM PANEL

ALUMINUM TRIM

ALUMINUM SINGLE HUNG WINDOW WITH HISTORIC PROFILE

EXTERIOR COMPOSITE MOLDING

COMPOSITE WOOD TRIM

FIBER CEMENT PANEL

EXTERIOR COMPOSITE MOLDING

PVC TRIM

COMPOSITE WOOD TRIM

FIBER CEMENT PANEL

ALUMINUM WRAPPED "EYEBROW"

ALUMINUM TRIM

ALUMINUM STOREFRONT WITH HISTORIC PROFILE

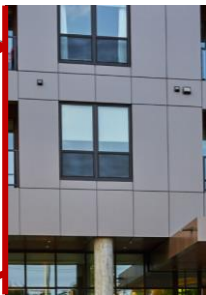
EXISTING MASONRY PILASTERS

FIBER CEMENT PANEL WITH COMPOSITE WOOD TRIM



HISTORIC BUILDING

"ADDITION"



ALUMINUM OR CONCRETE PANELS

ALUMINUM SINGLE HUNG WINDOW WITH STANDARD PROFILE

PRECAST STONE CORNICE

ALUMINUM TRANSOM WITH ALUMINUM PANEL

PRECAST STONE HEADER

ALUMINUM SINGLE HUNG WINDOW WITH STANDARD PROFILE

ALUMINUM SILL

ACM PANEL (ACCENT COLOR)

PREFABRICATED LOUVER TO MATCH ALUMINUM PANEL COLOR

ALUMINUM TRIM

ALUMINUM STOREFRONT WITH STANDARD PROFILE

GROUND FACE CMU

PRECAST STONE VENEER

FIBER CEMENT PANEL WITH COMPOSITE WOOD BASE

PRECAST STONE BASE



THANK YOU.

LGA
PARTNERS

BEACON
communities

