KING'S COURT Adaptive Reuse Tech Office Space / Pittsburgh, PA / 2017-2020 F o I A N

King's Court is a 4,800 SF adaptive reuse of an ex-police station along a central business corridor in Pittsburgh's Oakland neighborhood. The business corridor, located directly adjacent to the University of Pittsburgh (Pitt) campus, is heavily trafficked and densely populated with restaurants and retail. Like many of the structures along this corridor, the first floor of the King's Court building has maintained low vacancy due to high demand from Pitt faculty and students, while the upper floors of the building have remained vacant for decades following the decline of the steel industry in Pittsburgh. With the tech boom that has been growing in Pittsburgh over the last two decades, many of the long-vacant upper floor spaces along the Oakland strip are being converted into office space for tech startups emerging from Pitt and Carnegie Mellon University. The King's Court building is the latest of a series of spec-office renovations by FoIAN architects in Oakland and is the first to engage/restructure the shell of the existing building.

Due to years of vacancy, the upper floors of the building were heavily deteriorated and, prior to construction, much was unknown about the condition of the structural masonry and wood framing. Thus, the project was fast-tracked, allowing the design and detailing of the project to be adapted as discoveries and challenges arose with each phase of construction.

The overall strategy for the project was to introduce program and improve the interior spatial qualities through a series of careful and strategic surgical moves into the existing structure, the primary of which is a 30-foot-tall rectangular volume and curtain wall emerging from the north-facing facade/roof. This intervention greatly expands the interior volume of the third floor and allows offices on the second and third floors to be flooded with natural daylight. At night, the box glows like a beacon, an explicitly modern intervention into an otherwise traditional building and urban context. **Years** 2017-2020

Client Oakland Realty, Inc.

Design John Folan, Garrett Rauck, J. William Gott

Construction P2 Construction



(Above) Photograph of King's Court building from across Forbes Avenue, northeastern corner of new addition visible in rear; (Opposite) Photograph of new north-facing curtain wall emerging from the roof of the existing building.



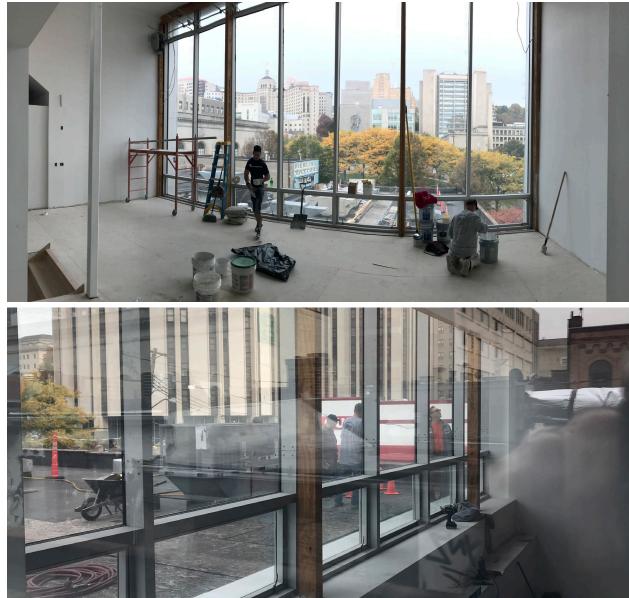






Photographs of existing structure before and during selective deconstruction.







Photographs of nearly completed building. All new interior surfaces were left pure and white, celebrating the textures and tones of existing masonry, new LVL structural members, and view out the new north-facing curtain wall. (Photos by John Folan)







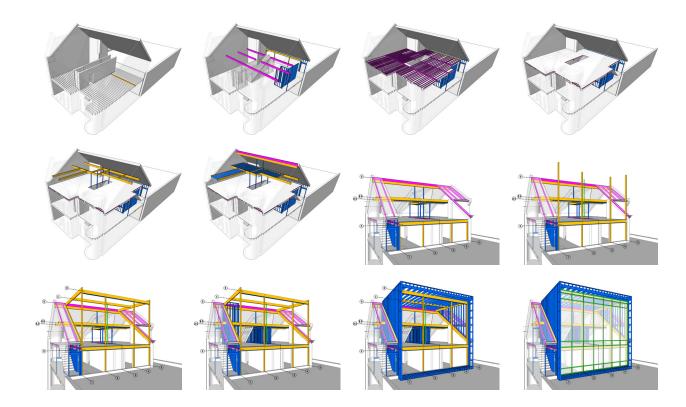
The new interior is a collage of new and old, pure white and textured. Photos by John Folan.

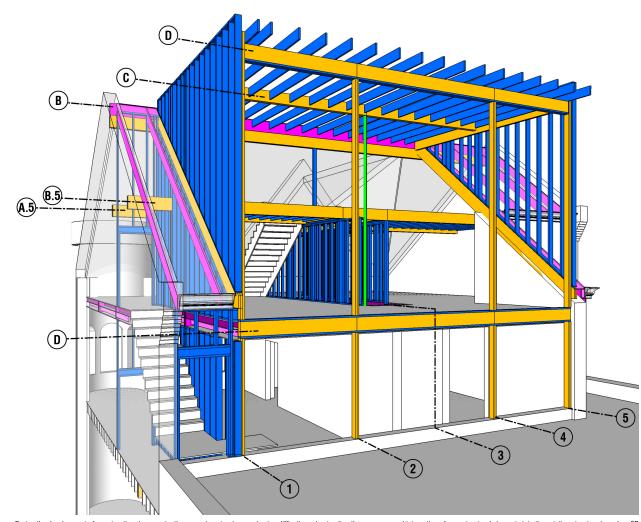












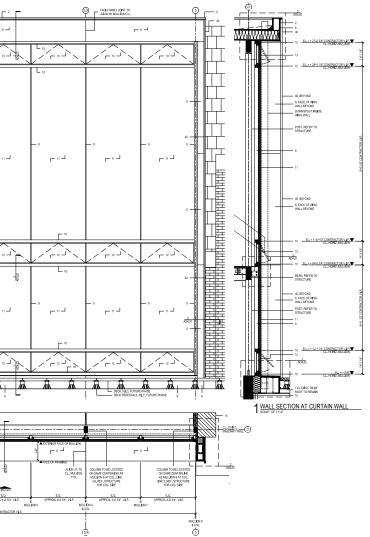
During the development of construction documents, the general contractor was having difficulty understanding the sequence and integration of new structural elements into the existing structure based on 2D representation. This series of drawings, was developed to coordinate decisions between the architect and structural engineer and to illustrate these decisions to the general contractor in a way that could be easily understood and result in a better product.

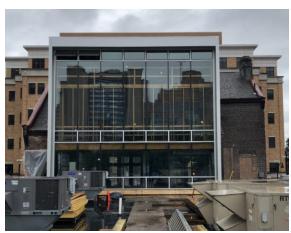
2	19	
	ب، م	- e
	e	
	40 	- 8 - 8
		۲. ۲. ۲. ۲. ۲. ۲. ۲. ۲. ۲. ۲. ۲. ۲. ۲. ۲
┡┰┸┰┸┰┸┰┸┰		
	40	
	nk <mark>i kak kak k</mark> ak kak	
EXIET. PARAPET		
	COLUMN TO BE LOCATED NEW INTERIOR AL ON SAVE CENTERLINE PARTITION TO BE CO AS MULLION 11 TO L. LINE 1, FRES STRUCTURE SAME CENTERLINE FOR COL: \$22E AS MULLION 2	JAN JT. TO VIULIEN, ON SAME CENTERLINE TYP AS VUIL TO A COLUMN AT COL UNE 2 REF. STREATORE FOR COL. SDE
4-0.10	10" H E.O. E.O.	3 PL
	S S S S S S S S S S S S S S	4 COL 31-3 34* COM
	ම් () <u>NIL PLAN</u>	ġ

Curtain wall plan, elevation, and section drawings from Construction Document set utilized to coordinate alignment with new structural elements, determine and illustrate tolerances for integration into existing structure, facilitate manufacture of glazing components.

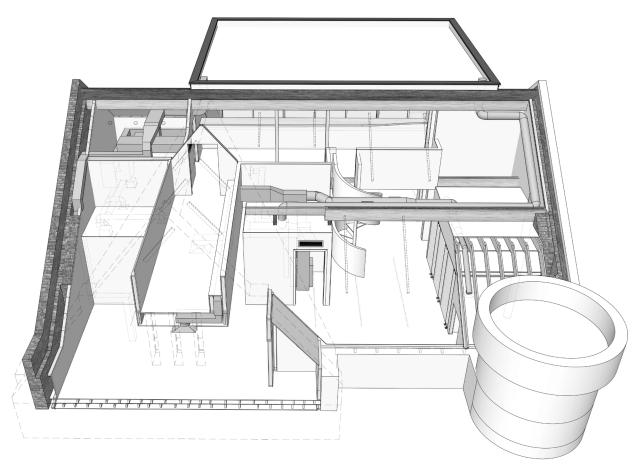


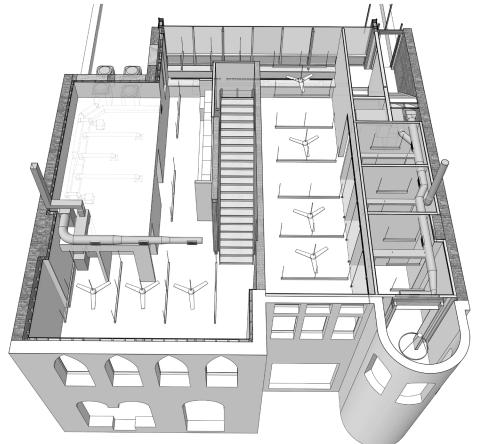
Original north facade and roof.



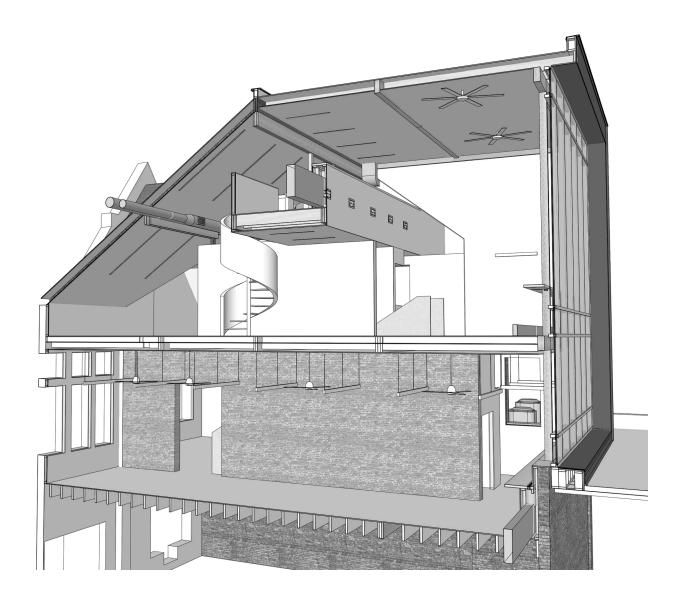


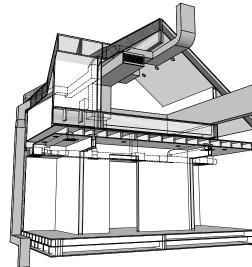
View from existing north roof toward new curtain wall during glazing installation.





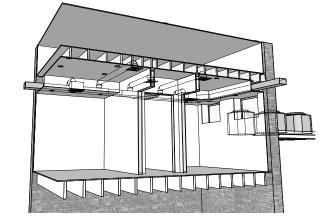
Due to the spatial complexity of the building, particularly the third floor and mezzanine (top), perspective cut-away views were used to coordinate and illustrate to the general contractor locations of light fixtures and mechanical system routing throughout the new spaces.

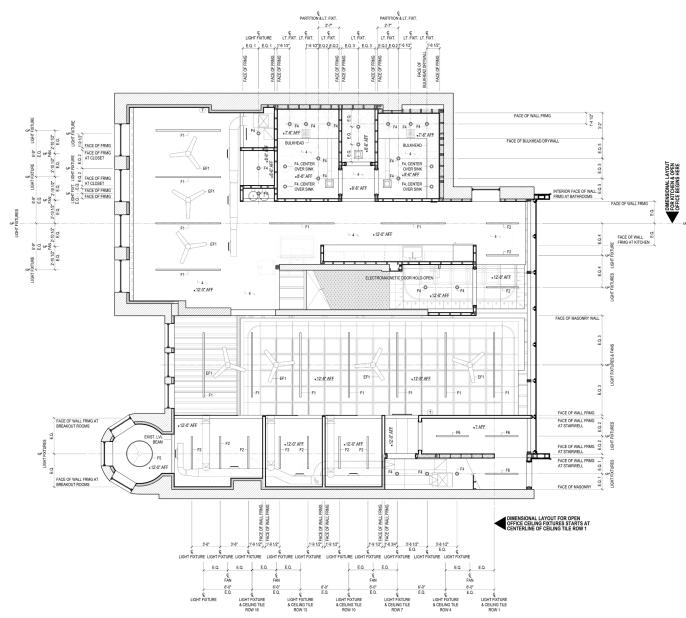




Section perspectives and cut-aways used to coordinate new and existing conditions, including routing of mechanical systems.



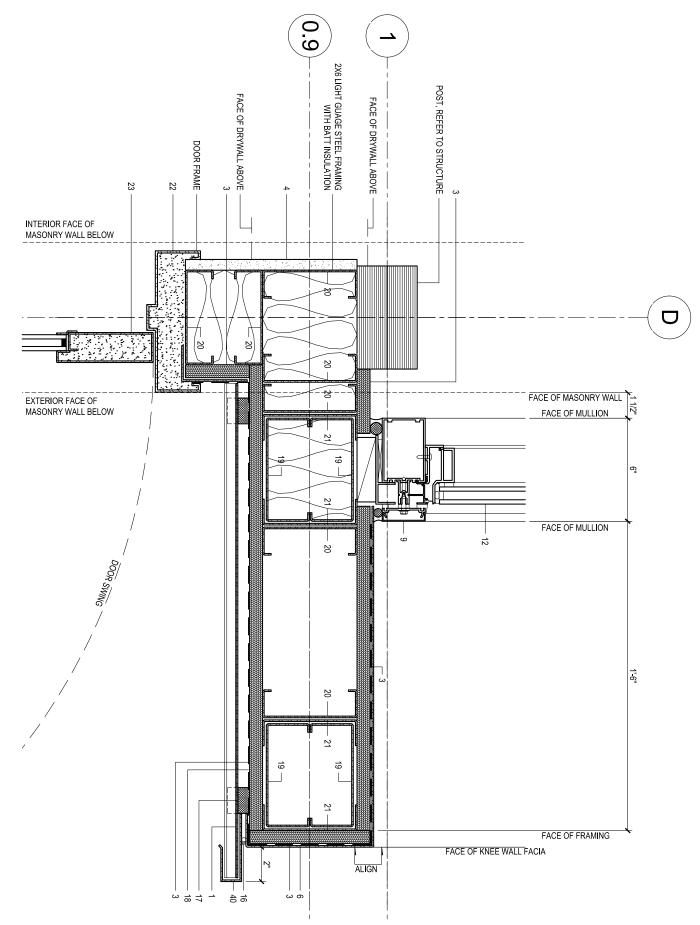


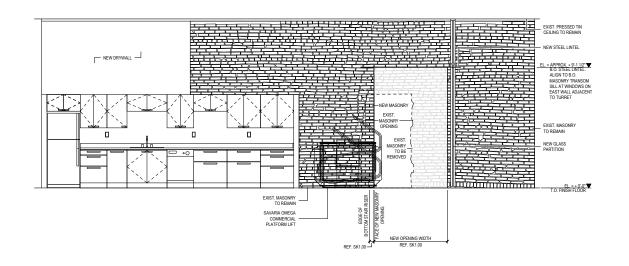


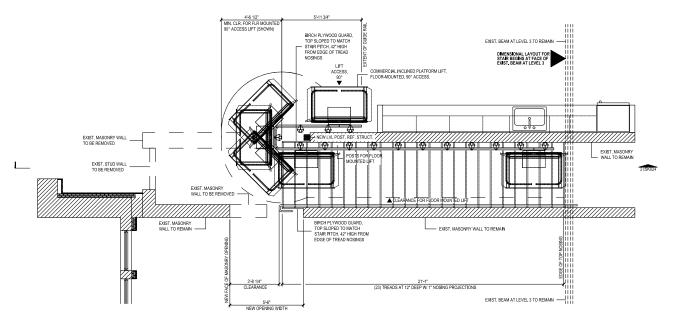
The ceiling plane of Level 2 is a collage of new and existing conditions. The reflected ceiling plan was utilized to coordinate and communicate locations of lighting fixtures and routing of mechanical systems in relation to these varied conditions.

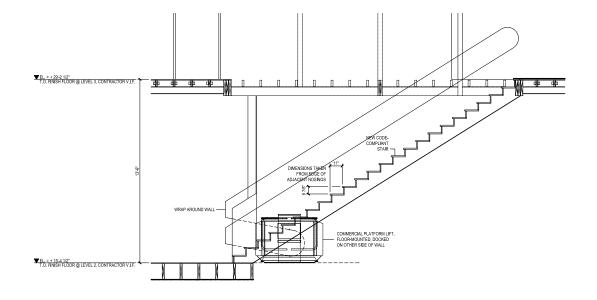


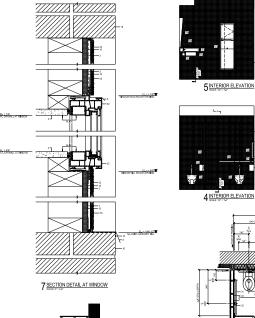
In-progress construction photographs illustrating routing of ductwork.



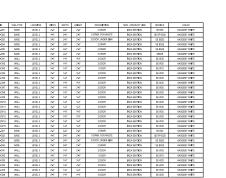




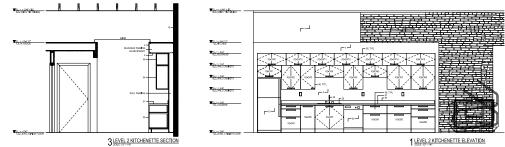








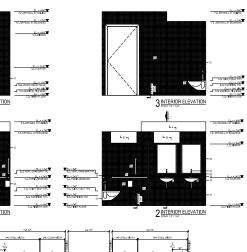
4 KITCHEN CABINET SCHEDULE

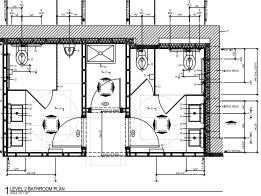


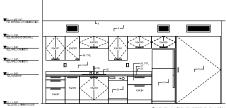
Ø

Ð

Drawings developed to coordinate positioning of code-required stair lift.







2 LEVEL 3 KITCHENETTE ELEVATION

1 LEVEL 2 KITCHENETTE ELEVATION

NLL SYSTEM 2 ONE GLAZED (SSG) L VENT VENDOW, KANNEER 1808 WALL SYSTEM 2 GLASSVENT IT MINUM. OPERATED VENDORS, KANNEER CLEAR AND/CEED VALL SYSTEM 2 GLASSVEN

40 515,100 SMRL FLOW HER FLUX-FE ETERMINED BY OWNER VARIED STATUS STEEL MEDIA LENAL 7 JO BY OWNER 11211 THE GARDON ASS COLOR, WITH 11211 THE GARDON COMPACED INCOMENT

ACT CHARGE WE CAN ADDREAM CARL AS STEEL FROM LESS MORE AND MARKE EXTERIOR CARCING MARKE EXTERIOR CARCING MARKE EXTERIOR CARCING MARKED THE STORE CARCING AND THE MARKED AND ADDREAM CARCING MA

E. 2" XYY X VF HER BEAM, QALVAN LED FAMEH H, I'Y XYY X VF STEEL ANGLE, CALVANEED FAMEH H, I'Y XYY X VF STEEL ANGLE, CALVANEED FAMEH K, KARP AGOC HYLER ROOT (NATCH Y, XYY X VF YF STANLESS STEEL, CIP. J' LONG N, I'Y XYY X VF STANLESS STEEL, CIP. J' LONG N, I'Y XYY X VF STANLESS STEEL, CIP. J' LONG N, I'Y XYX X VF STANLESS STEEL, CIP. J' LONG N, I'Y XYX X VF STANLESS STEEL, CIP. J' LONG N, I'Y XYX X VF STANLESS STEEL, CIP. J' LONG

NUTUN ING RUBBER SETTING BLOOK SID SERIES WHITE WHIT, PICTURE WHIT OVED EQUAL IS DRANDCHITED SCAP DEPENSER, OF

C X 12" HEH-GENELY COMPOS APPROVED EQUAL 8. HARDEPAREL FEEL CEMENT WERTCAL BEAM, BAGLE CONTRUCUS FAMEL BACOTH FINER (PRINCIPCINES) AND BY HIM, PTO BY COMPACTOR TO MARCH END ENTERINE WERKING Y

Laboration of the second secon ACCHINESS, TECHNER HTP. 157 - WRAN, HS. MAN, FTE-HINF) SP. CELING FAN, FLAT WHITE FINEH 157 - MENOLUTION OF STOLETING CELING FAN

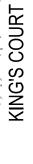
- иновноти по на составание и по
- ° LL
- 2 CAPTURE
- CURTAN INLL MULLEN, KANNEER YOU WALL SPOTEN 2 40 W WESSURE PLATE AND SWARDN CONSTL KANNEER CLEAR NV VALL FLED GLAZING, KAVINEEN HIGO INILI SYSTEM 2 1° NILL NJ, SILOME GLAZIN (SSG) NV VALL VIDIT INICON, KAVINEEN HIGOVILL SYSTEM 2 GLASSVENT 1° INICOLUL NIMAR, ORIGINAL WINDOWS, KAVINEEN CLAVA ANDELED
- IE LINET INNOUL KANNEER HIM ANLESNITEN 3 GLASSVENT I T INNOUS IN GRONZEGANT MOTORIED ACTUATOR, NOCED INVENTION RAME 1 TO LE 2XX FRAMEN WINTINGULATION AND 1 UNTER 65"
- YY WALL TO REBURN TO-HANGE SEALANT ATH BACKER HOD ALI MEDINIWARATURED FORM CLOSURE STRP MYRE RETERED RULENS AND OR DOLLAL ATRONED A MYRE TREETER DELENS AND OR DOLLAL ATRONED A MYRETIRES SECURICATIONS IT GAUGE STREETER DOLLAL STLD
- FLOWER 1.1 GPF FLUSHOMETER TO

AT DURKER. IT THE CHARCON, AD COLOR, WITH T'X T BULT UP CONE IF YOU SHADED NO SHE IN SECUT

- CENG GRUNNEED FINEH GRUNNEED FINEH GRUNNEED FINEH GLE GRUNNEED FINEH YXT X 107 STELL ANGLE, DALVANCED THEM SAIN THEOR SOLVER, THERMOORING, SUPER SEPERY AND ASSOCIATES FROM HARON YXT X 144 STANLESS STELL CL.P., 71 LING YXT Y 147 STANLESS STELL CL.P., 71 LING
- AND SOURCE PANEL FREE CEMENT VERTICAL SIDING, SPACE CONTRUCUS PANEL IN FINISH ORDERS FOR PANET BY JURY STORY CONTRUCTOR TO MARCH FURST

HTS, REFER TO DRIVET SCHEDULE FOR SPECIFICATIONS UNREFER TO DRIVET SCHEDULE FOR SPECIFICATIONS UNREFER TO DRIVET SCHEDULE FOR SPECIFICATION UNDER SPECIFICATION OF A STATUS STEEL UDDRT TRO

 In the second seco MICHANDRAL FEITURE KEY EFT - VINNA AREE ANALYTIS ANAF, SZ. CELEND FAN, FULT WHITE RATEH EFZ - ANACOUNTERIO STORT ELECTRIC CELEND FAN





SK025

01 OF 01

2 0 1 9 AUGUST 26 FOR REVIEW

AVE PA 1

FORBES

3807 PITT