

# Eastside III

East Liberty, Pittsburgh, PA

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## Tech 1 Report 1 | Lighting Proposal Memo

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## | Building Description

Eastside III is the final phase of a revitalization project in the heart of the East Liberty neighborhood of Pittsburgh, PA. The 221,000 sf building is a mixed-use development comprised of 43,000 sf of mixed-commercial spaces, 360 luxury apartments, and 550 parking spaces. The new market-rate housing and host of amenities to the area includes a new pool and fitness center within the building and contributes the final portion of the 15-acre development that began in 2001. Eastside III was developed jointly with a multi-modal transit hub to reconnect East Liberty to its surrounding neighborhoods and to redefine the residential experience in this trendy Pittsburgh community.

## | Purpose

This lighting memo outlines the areas of study for my lighting redesign of Eastside III. I will be focusing my design on the common areas within the residential portion of the mixed-use space, on the ground and first levels. These spaces include the following:

- **Circulation space** - Lower Level Lobby + Entertainment Lounge
- **Circulation space** - Main Lobby + Concierge Desk
- **Special purpose space** - Display Kitchen + Entertainment Lounge + Billiard Room
- **Large work space** - Fitness Center + Yoga/Stretching Room
- **Outdoor space** - Pool Courtyard

I will study three design concepts for the double-height Lower Level Lobby, which will be presented in detail in future deliverables. The special purpose space, which includes a display kitchen, entertainment lounge, and billiard room, will be redesigned to provide a psychological impression within the space. Since the special purpose area is comprised of three spaces within itself, I will produce a lighting solution that fuses both a public and private psychological impression in this open common area of the building.

## | Proposal + Building Integration

Within the spaces mentioned previously, I am proposing to change some of the dark, non-reflective materials to light-colored, reflective surfaces, where deemed appropriate for the design intentions. These changes will be described in detail in later deliverables. This interior design change will allow for light to evenly distribute throughout the spaces, eliminate harsh and unwanted shadows, and essentially reduce fixture amounts and energy usage.

I will look at these interior changes along with the effect of daylight within the Fitness Center to create a spacious, naturally lit space to promote health and wellness. Allowing for more daylight into the fitness area will effect the mechanical loads of the space as well; these effects will also be studied in unison with the lighting and electrical changes.

For the overall building system, specifically looking at the apartments themselves, I will be looking into the positive benefits of sub-metering the individual units to measure water, gas and electric usage. The cost benefits of reducing utility usage through sub-metering can positively benefit the owner and tenants of the building in the long run.

## | Circulation Space - Lower Level Lobby

The Lower Level Lobby is located on the ground floor of the building, one floor below what is considered the Main Lobby to the residential area (which will also be analyzed and redesigned). The Lower Level Lobby is adjacent to retail spaces on the North and an underground parking garage on the South. As mentioned previously, this space, along with its adjacent Entertainment Lounge (E-Lounge), will be redesigned using three separate lighting design concepts. These concepts will create a variety of options for such a prominent space in the building, complimenting the lobby's double-height ceiling, unique aesthetics features, and functionality of the space itself.

### Dimensions:

#### *Lower Level Lobby*

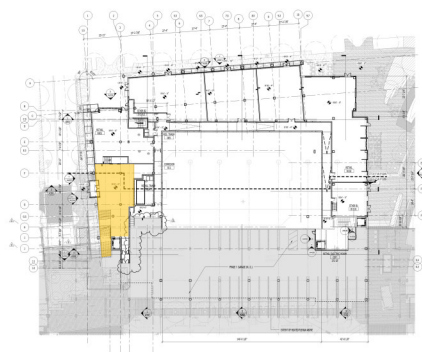
- Area - 1,250 sf
- Height - 29'-6"

#### *E-Lounge*

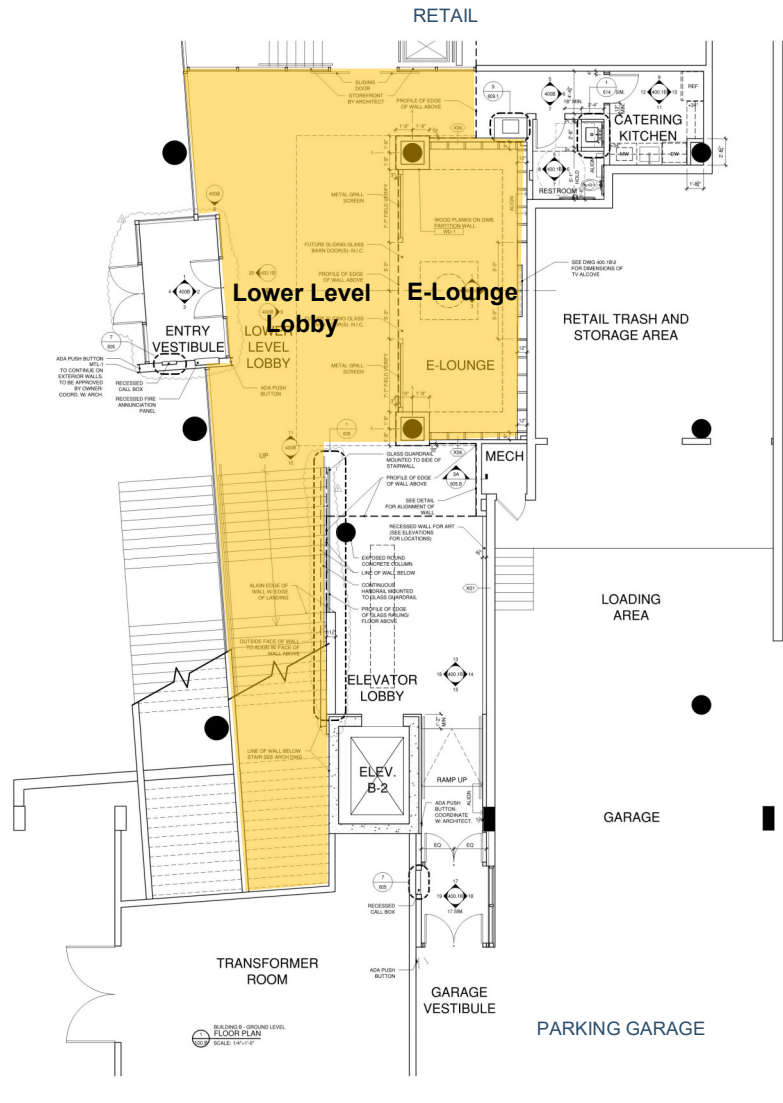
- Area - 416 sf
- Length - 32'-0"
- Width - 14'-0"
- Height - 10'-6"

### Tasks + Activities:

The primary function of the lobby space is for transition. The entertainment lounge acts as a circulation space with a digital display TV along with feature displays on wall mounted shelves.



Ground Floor Key Plan



Ground Floor Plan - Lower Level Lobby + E-Lounge



## | Circulation Space - Lower Level Lobby

### Materials:

#### *Lower Level Lobby*

- Floor - Ceramic Tile (Matte Black)
- Exposed Ceiling - GWB, Paint (Black)
- Suspended Ceiling with Wood Plank Finish
- Walls - Concrete (Light Grey + Black), Wood Finish, Grey Metal, and black painted GWB, Curtainwall

#### *E-Lounge*

- Floor - Carpet (Tan)
- Ceiling - GWB, Paint (Tan)
- Ceiling above Sculpture - GWB, Paint (Black)
- Walls - Metal shelves, Wallcovering Patter, and painted GWB



Ground Floor Lower Level Lobby + E-Lounge



## | Circulation Space - Main Lobby + Concierge Desk

The Main Lobby is located on the first level of the building. Due to a elevation grade change from North to South, this lobby acts as the primary entry from the South facing street level into the residential area. The Main Lobby connects the Lower Level Lobby from the ground floor to the remainder of the residential public spaces on the first level. As one circulates through the first floor, a lobby lounge, leasing area and concierge desk can be found branching from the main lobby. The Concierge Desk will also be redesigned to ensure proper task lighting and aesthetics.

### Dimensions:

#### Main Lobby

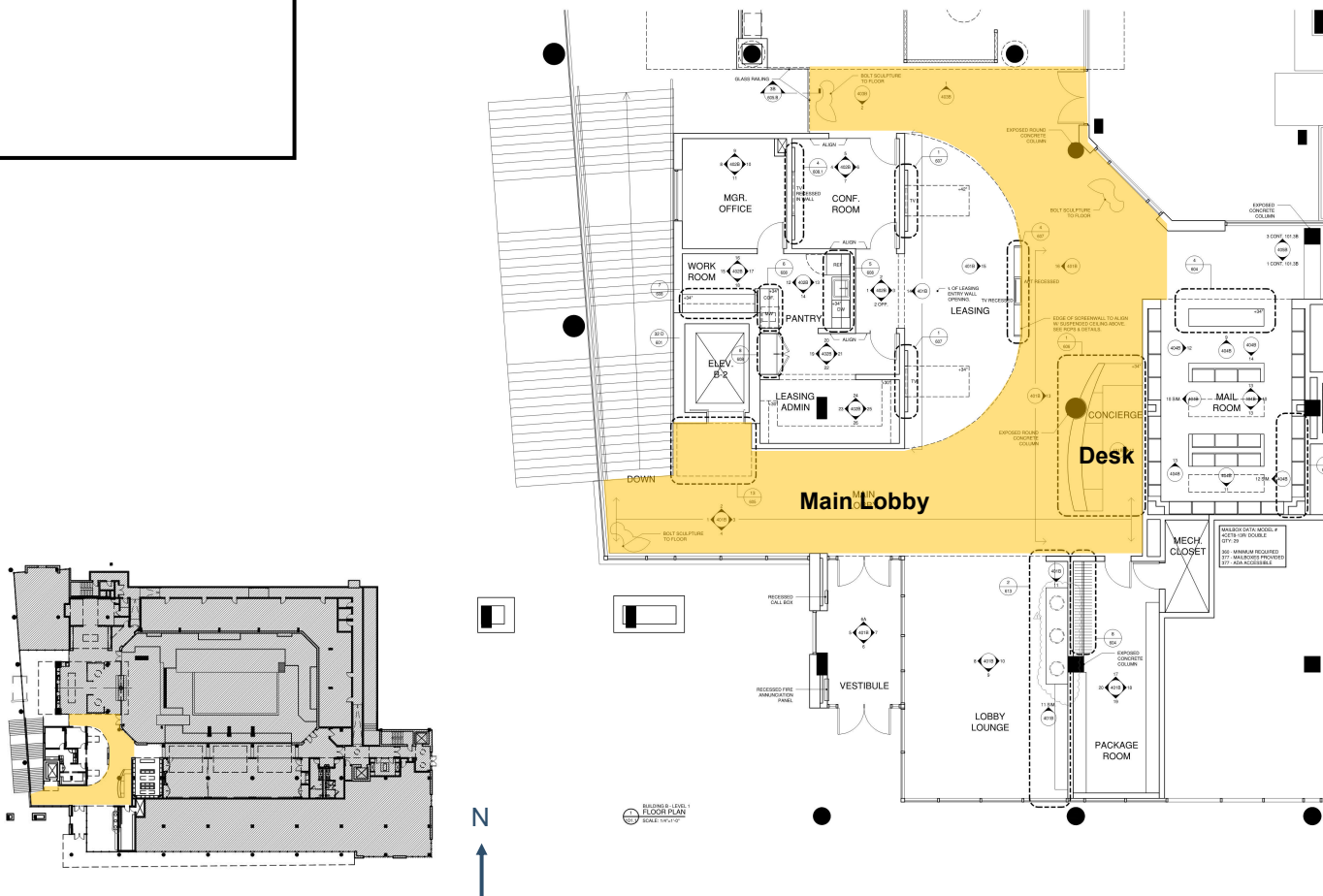
- Area - 1,550 sf
- Height - 13'-0"

#### Concierge Desk

- Length - 8'-5"
- Height - 4'-0"

### Tasks + Activities:

The primary function of the lobby space is for transition. The concierge desk will have reading, writing, and computer tasks performed.



Level 1 Key Plan

Level 1 Floor Plan - Main Lobby + Concierge Desk

## | Circulation Space - Main Lobby + Concierge Desk

### Materials:

#### *Main Lobby*

- Floor - Ceramic Tile (Matte Black)
- Exposed Ceiling - GWB, Paint (Black)
- Walls - Brick, Painted GWB (Black), Metal Finish, Wood Planks on doors, Curtainwall

#### *Concierge Desk*

- Walls - Mural Wall, Painted GWB (Red)
- Front Desk - Wood Slats
- Desktop - Concrete Top
- Concrete Columns



First Floor Concierge Desk

## | Special Purpose Space - Kitchen + Lounge + Billiard Room

Within the first level of Eastside III, there are multiple amenities offered for the residences of the apartments above. Some of these amenities include an Entertainment Kitchen, Entertainment Lounge, and Billiard Room, which will be analyzed together as a special purpose space. Though these three spaces in and of themselves have separate purposes, their overall lighting concept will compliment one another and provide a psychological impression of a public + private space. Since these spaces are *public* areas within the building, yet their functions hint at providing a *private* feel, the lighting concept will use a combination of both impressions, with the help of lighting controls. Having lighting control capabilities will provide flexibility within the space in order to host a variety of events and activities.

### Dimensions:

#### Kitchen

- Area - 607 sf
- Height - 10'-6"

#### E-Lounge

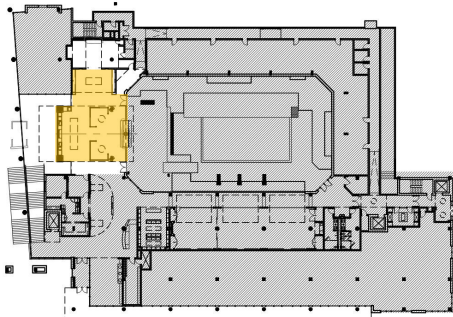
- Area - 664 sf
- Height - 10'-6"

#### Billiard Room

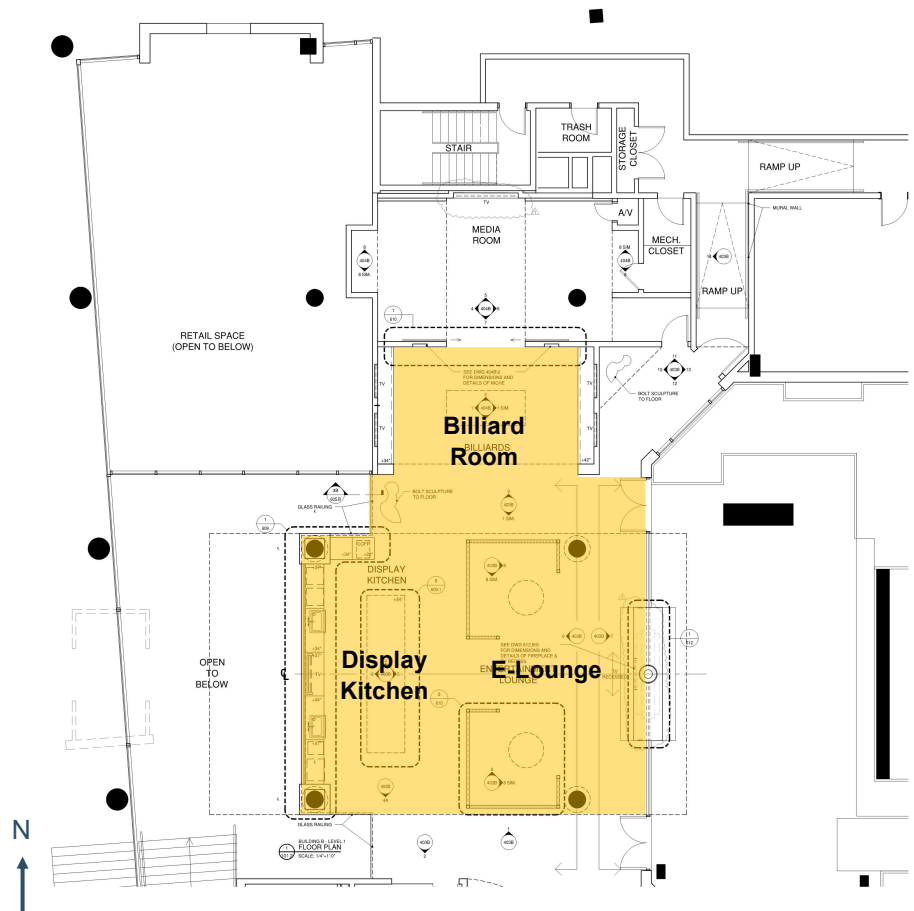
- Area - 540 sf
- Height - 10'-6"

### Tasks + Activities:

The primary function of the kitchen is to perform the serving of food, specifically a display kitchen. The entertainment space will act primarily as a lounge with a wall mounted TV. The billiard room will have the task of a club and game room along with perimeter standing bar areas and wall mounted TVs on either side.



Level 1 Key Plan



Level 1 Floor Plan - Kitchen + Lounge + Billiard Room



## | Special Purpose Space - Kitchen + Lounge + Billiard Room

### Materials:

#### *Kitchen*

- Floor - Ceramic Tile (Matte Black)
- Ceiling - Wood Plank
- Walls - Combination of Wood Finish, Interior Glass, Concrete (Light Grey)



Level 1 Display Kitchen

#### *E-Lounge*

- Floor - Carpet (Tan)
- Ceiling - Wood Plank
- Walls - Wood Finish, Brick, Exterior Glass, Painted GWB
- Concrete Columns



Level 1 Entertainment Lounge

#### *Billiard Room*

- Floor - Wood Flooring
- Ceiling - Wood Plank
- Exposed Ceiling between Billiard Room and Kitchen - Painted GWB (Black)
- Walls - Wood Finish, Brick, Painted GWB with Wall Art



Level 1 Billiard Room

## I Large Work Space - Fitness Center + Yoga/Stretching Room

The Fitness Center and Yoga/Stretching Room branch off from the public residential spaces mentioned previously as one walks through the first level. These spaces are adjacent to a daylight-exposed corridor to the exterior center courtyard, which will be analyzed as part of the outdoor lighting redesign. The existing materials and feel of the fitness center are very dark and confined. I am proposing to create a psychological impression of spaciousness with the electrical lighting, along with the use of natural daylight to open up the space. Creating a well daylit space will contribute to the health and wellness of the residents occupying this fitness area.

### Dimensions:

#### *Fitness Center*

- Area - 1,350 sf
- Height - 13'-0"

#### *Yoga Room*

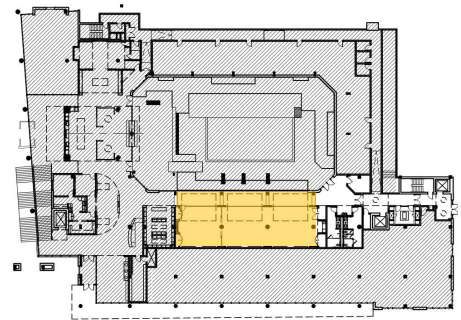
- Area - 590 sf
- Height - 13'-0"

#### *Courtyard Corridor*

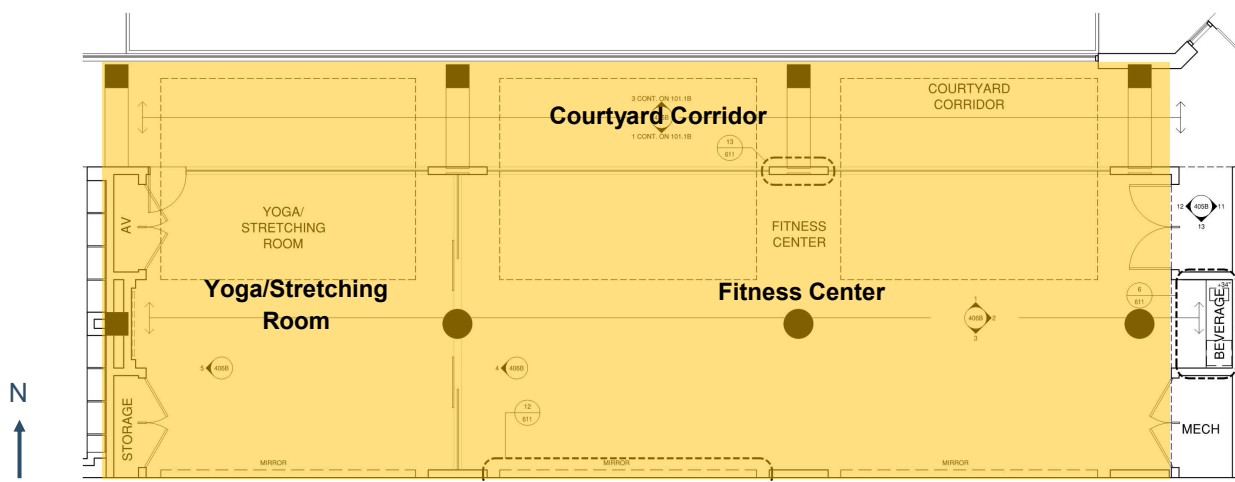
- Area - 630 sf
- Height - 10'-6"

### Tasks + Activities:

The primary functions of the fitness center and yoga room are to perform general exercise tasks along with serving circulation purposes.



Level 1 Key Plan



Level 1 Floor Plan - Kitchen + Lounge + Billiard Room



## | Large Work Space - Fitness Center + Yoga/Stretching Room

### Materials:

#### *Fitness Center*

- Floor - Vinyl Flooring
- Suspended Ceiling - Painted GWB (Tan)
- Exposed Ceiling - GWB, Paint (Black)
- Walls - Frameless Butt Joint Glass
- Walls - Mirrored Covered
- Concrete Columns



Level 1 Fitness Center

#### *Yoga/Stretching Room*

- Floor - Light Wood Flooring
- Suspended Ceiling - Painted GWB (Tan)
- Exposed Ceiling - GWB, Paint (Black)
- Walls - Frameless Butt Joint Glass
- Walls - Mirrored Covered
- Concrete Columns



Level 1 Yoga/Stretching Room

#### *Courtyard Corridor (left of Mail Room)*

- Floor - Ceramic Tile (Matte Black)
- Suspended Ceiling - Painted GWB (Tan)
- Walls - Butt Glass Glazing System



Level 1 Courtyard Corridor + Mail Room (shown on right)



## I Outdoor Space - Pool Courtyard

The outdoor Pool Courtyard space is accessible to all residents who live in the Eastside III building. Along with the pool itself, there are a variety of lounge areas which include outdoor fire pits, table and seating areas, and poolside lounging areas. The center courtyard space is broken up to give the feel of a private yet public space for the building's occupants.

### Dimensions:

#### *Pool Courtyard*

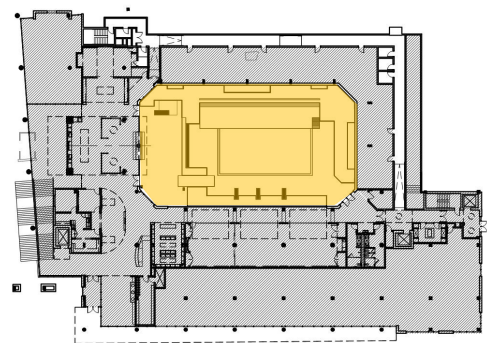
- Area - 6,350 sf

#### *Pool*

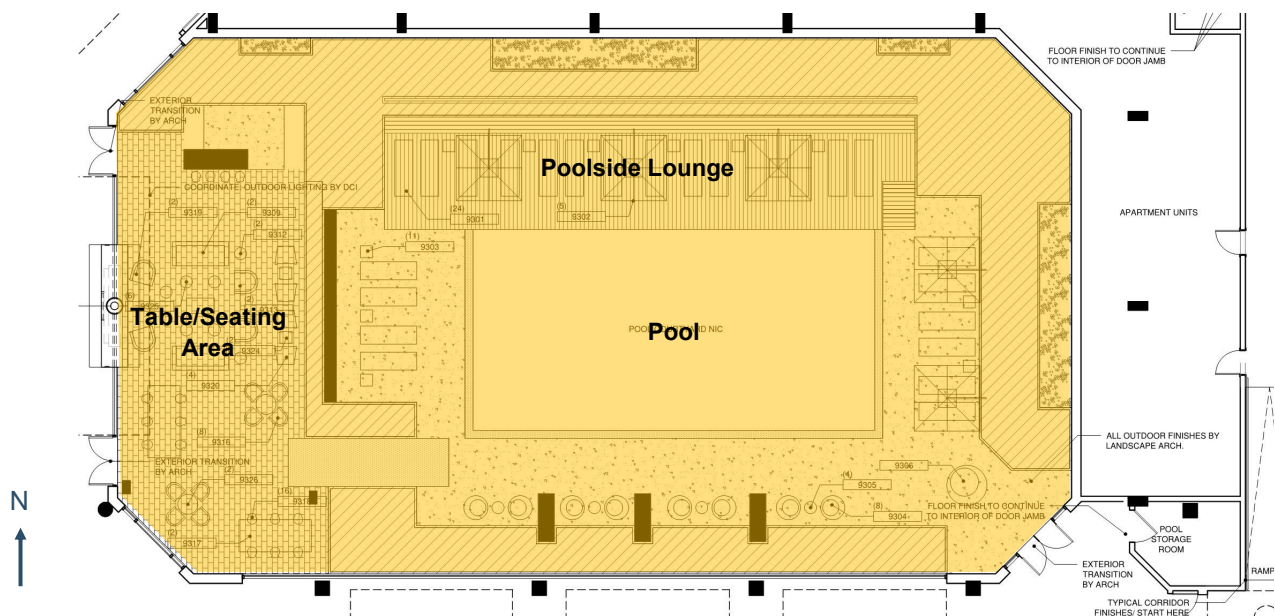
- Area - 1,300 sf

### Tasks + Activities:

The tasks within the courtyard are mainly circulation and lounging. The pool itself has the tasks of swimming for day and night occupancy.



Level 1 Key Plan



Level 1 Floor Plan - Pool Courtyard

## | Outdoor Space - Pool Courtyard

### Materials:

#### *Poolside*

- Floor - Polished Concrete, Wood Flooring



Level 1 Pool Courtyard - Poolside Lounge

#### *Outdoor Seating Area*

- Floor - Multi Colored Concrete Block
- Wall Divider - Tan Brick
- Glass Dividers to Pool Entrance



Level 1 Pool Courtyard - Outdoor Seating Area

#### *Furniture*

- Dark Wood Cabana Chairs
- White Lounge Chairs
- Light Grey Couches
- Wood Top Tables



Level 1 Pool Courtyard - Outdoor Fire Pit