



respironics 801 presque isle drive

EDGEstudio



view of southwest corner from drive

respiroⁿics 201 presque isle drive

Overview

Sampson Morris Group's transformation of a 33,000 sf building from a bowling alley into an office building for Respiroⁿics, an internationally known biotechnology company, takes advantage of three critical features of the existing property. The location of the site, the existing availability of parking, and the large, clear spans within the building all contributed to the decision to investigate the feasibility of the project. Ultimately, these features, along with the developer's improvements to the building, and the careful balancing of the project costs, all contribute to a highly successful project.

Location

Situated on a hill overlooking Golden Mile Highway, the site is easily accessible from the Parkway and the Turnpike. Convenient services, including restaurants, banking and retail opportunities are located nearby. For Respiroⁿics, already headquartered in Murrysville, the site is ideally located near their other facilities. The site's visibility from Golden Mile Highway generates an opportunity to create a highly recognizable project.

Parking

Although the existing site already had a large parking lot, the developer saw an opportunity to extend it, increasing the site's parking capacity by 75 spaces and the parking ratio from 6:1 to 8.25:1. The availability of parking also anticipates the potential for a life beyond Respiroⁿics, and the conversion of the building to support multiple tenants.

Clear Span

Because it was designed to house bowling lanes, the building is structured with long, open spans. With only one row of columns and a long span of 100 feet, the interior can support multiple arrangements and maximum flexibility. Respiroⁿics, a rapidly growing company, required the ability to expand within the space and rearrange systems furniture clusters. Reconfiguration of the furniture arrangement within the facility is not limited by existing column placement.

Building Improvements

The existing building had several features, including a stepped floor slab, low ceilings and blank, windowless masonry walls that were ideal to its use as a bowling

alley, but inhospitable to an office environment. As part of the renovation, the raised areas of the floor were removed and a new slab was poured providing a single, level floor surface. Site improvements facilitated an accessible entrance to the building. The removal of the dropped ceiling allowed the tenant fit out design to maximize ceiling height. New vestibules were created at entrances to better control the thermal environment. New windows were carefully sized and arranged to accommodate multiple office tenant possibilities. Respiroⁿics' mix of open office area and private offices are well served by the windows which are appropriate to both the scale of a large open office and an intimate private office. The arrangement of the windows allows for the potential to locate private offices at the perimeter of the building and ensure that natural daylight is a feature of each office.

Interior Environment- Tenant Fit Out

Working with the tenant, the Sampson Morris Group and architect EDGE studio created an interior environment for Respiroⁿics that capitalizes on the renovated building's access to daylight and

view. Conference rooms and 'quiet' spaces are located at the interior of the building placing open office areas, and the maximum number of employees, adjacent to the windows. Enclosed spaces at the interior of the building are provided with windows and enjoy borrowed light. Bulkheads and variation in the ceiling height provide spatial interest and differentiate circulation areas from workspace.

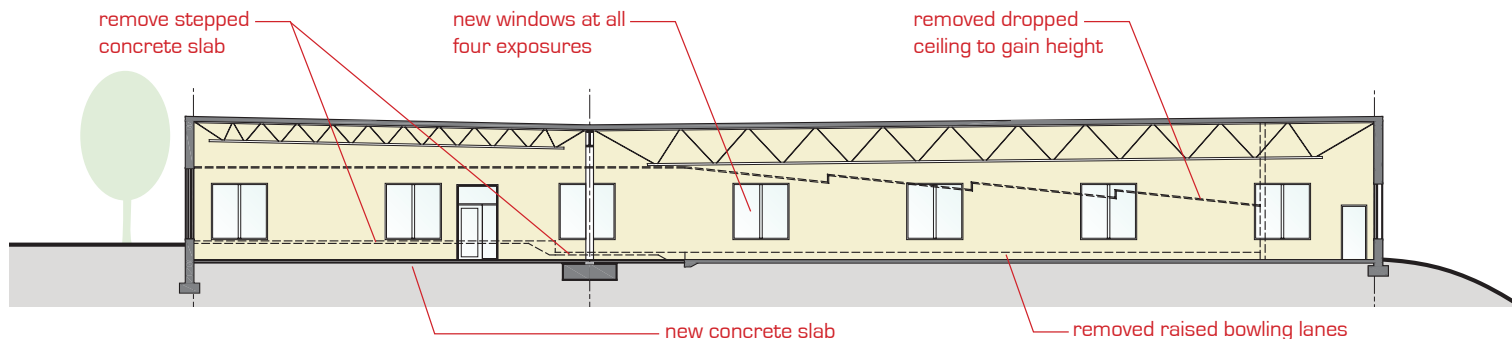
Exterior Features

Improvements to the exterior of the building included the addition of corrugated metal panel and linear light fixtures integrated with and concealed by the metal panel. Anchoring the two most visible corners of the building, the metal panel identifies the building from the highway, marks the main entrance to the building and provides a backdrop for tenant signage. At night, the light fixtures- invisible during the day- are seen only as random strips of light, responding to the speed of the traffic below. This project successfully renews a tired property in a prime location, improving its value and increasing the presence in Western Pennsylvania of an internationally known technology company.



site development added 75 parking spaces, increasing the parking ratio from 6:1 to 8.25:1 by adding lot space to the south of the building

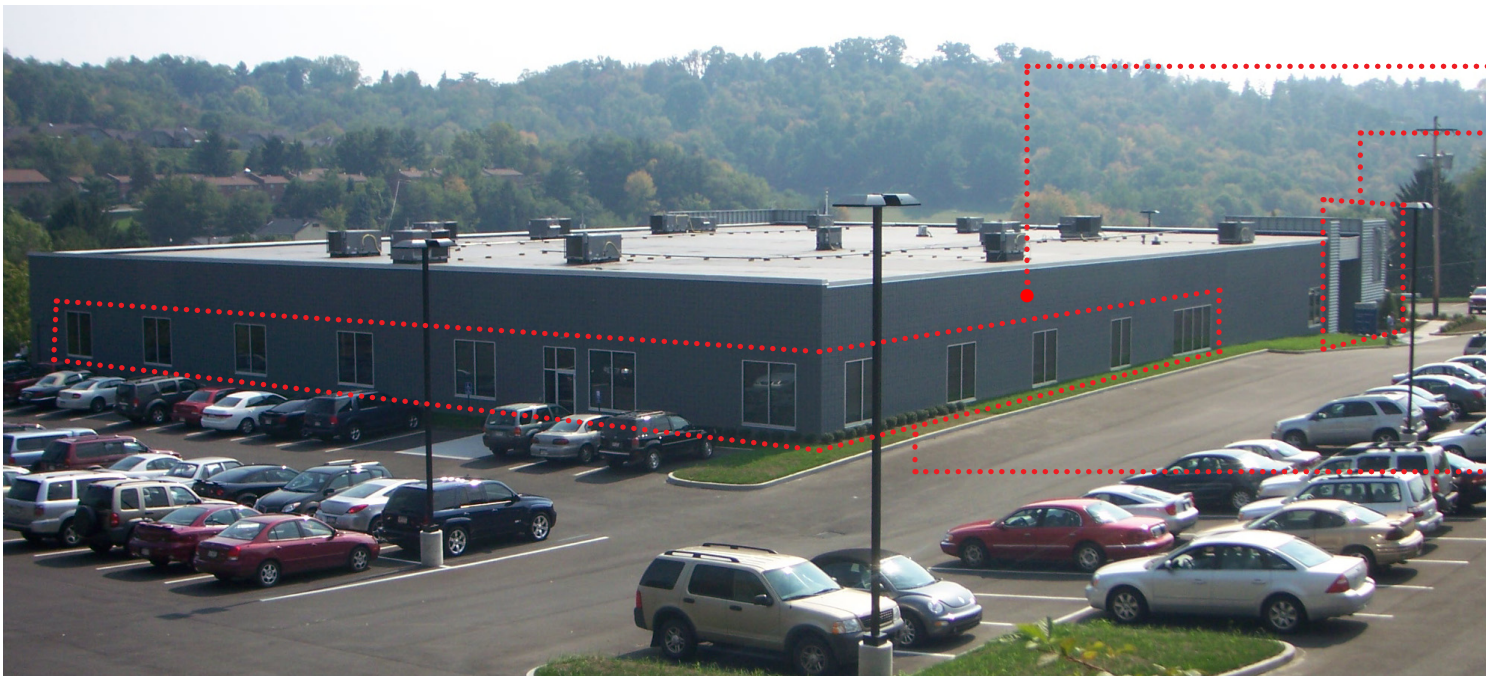
new site development plan



building section



view from northwest prior to renovation



..... painted block

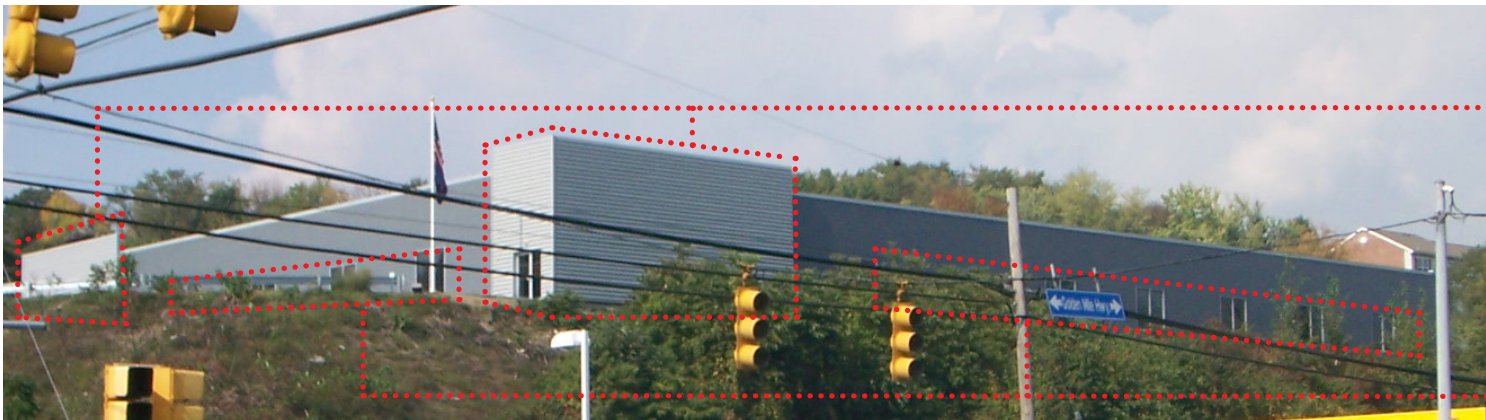
..... corner entrance accentuated with corrugated material and interesting lighting

..... windows open interior to light and views

view from northwest after renovation



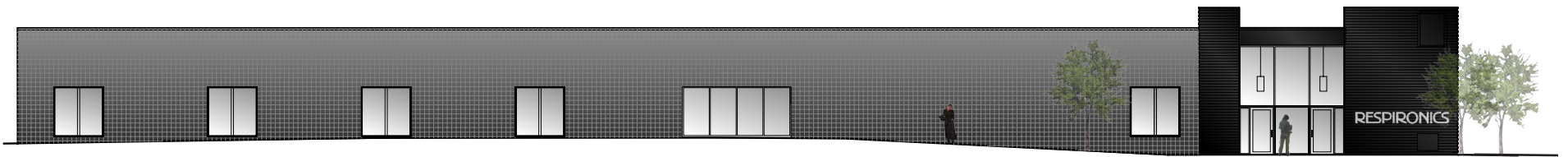
view from southeast prior to renovation



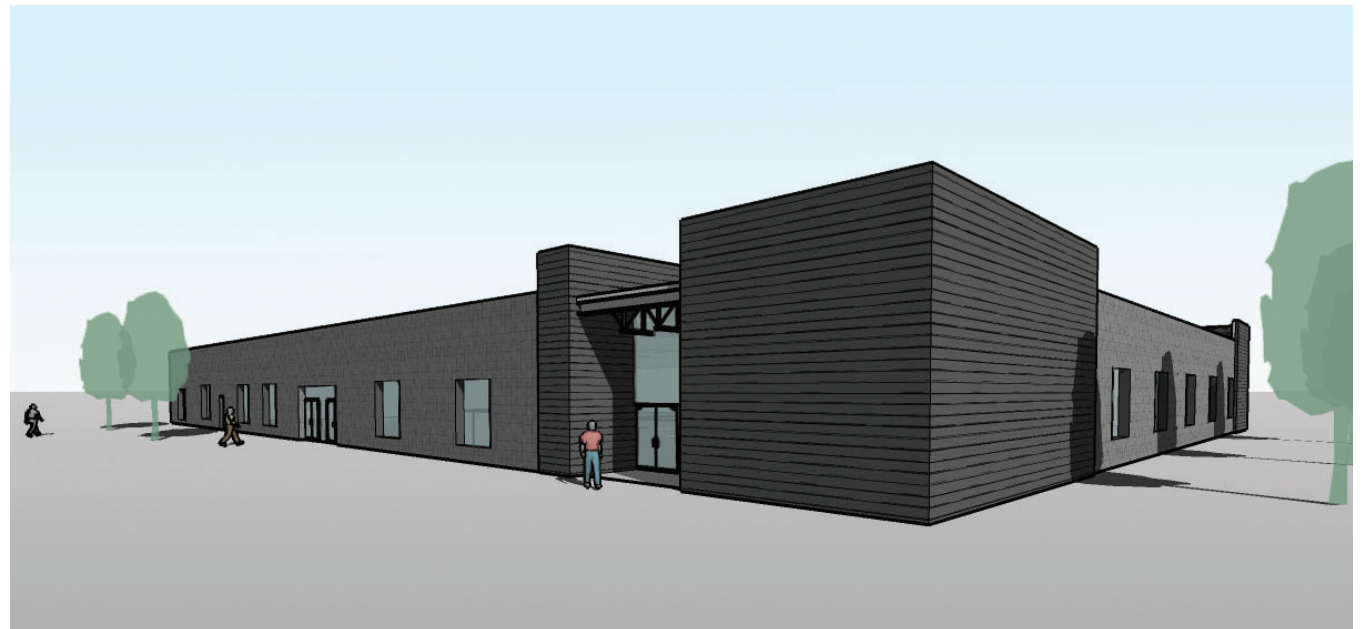
••••• corrugated metal towers with concealed LED rope lights glow at night and provide anchors for the building corners

••••• windows added to bring light and views into building

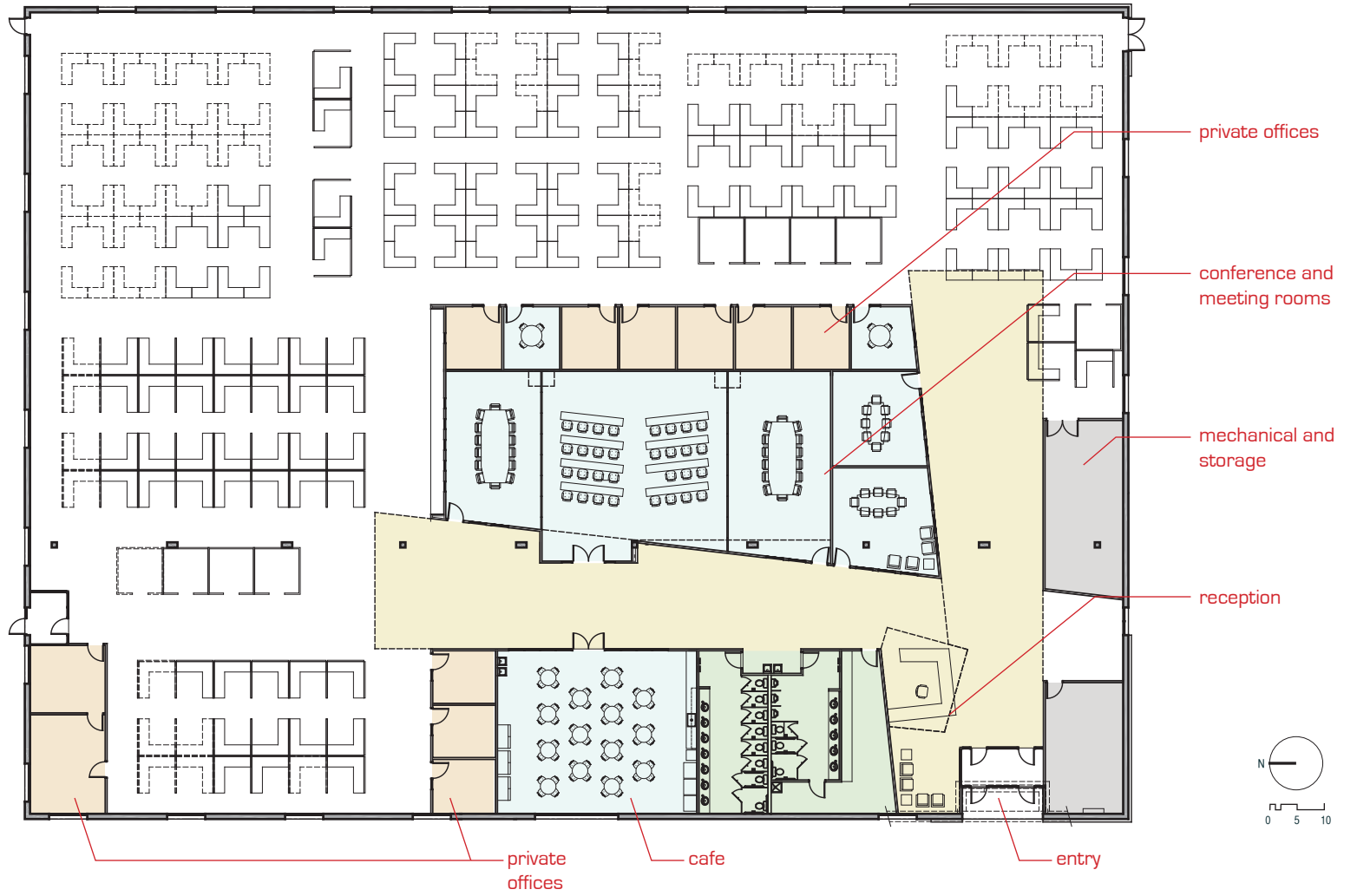
view from southeast after renovation



western elevation



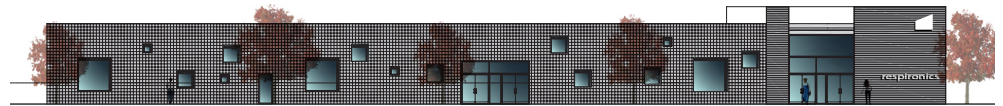
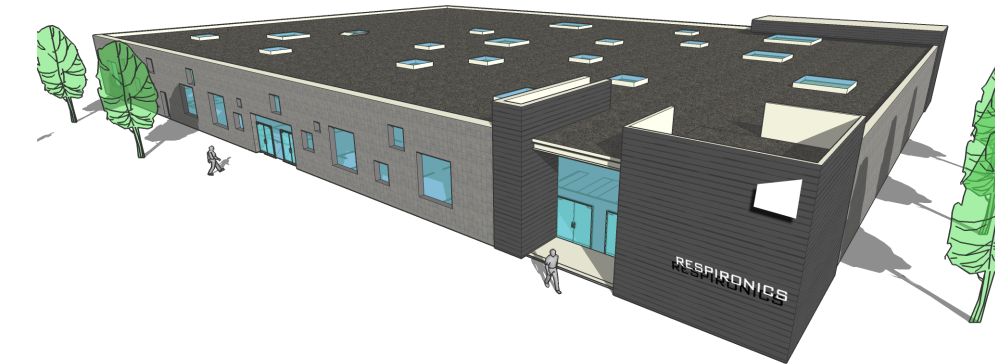
rendering of southwest corner



plan



mock-up of facade lighting



process renderings

early designs investigated a more playful arrangement of windows

integration of metal panels and LED rope lighting was mocked up prior to construction



entrance at night

design rendering ensured that client expectations were realized



interiors prior to renovation



interior rendering



reception lobby



cafe lobby



interior corridor and reception area



view towards conference room and open office

SAMPSON • MORRIS GROUP

EDGEstudio
Architecture • Experience • Identity • Design



main entrance