

**ROBERTO CLEMENTE
HOUSING**

*5TH and Luzerne Streets
Philadelphia, PA*

June 14, 2013

BUILDING NARRATIVE

GENERAL DESCRIPTION:

Located on Fifth Street and Luzerne Street, the 1.5 acre site for the Roberto Clemente Homes contains an existing outbuilding which will wholly demolished and a multistory former industrial building which will be selective demolished to create the framework for a 3 story, 54,000 sf mixed-use building, which will include 38 apartment units and 5,500 square feet of retail. There will be 31 two-bedroom units ranging from 770 to 870 square feet, and 7 three-bedroom units ranging from 1040 to 1300 sf. A rental office and community room for residents is provided on the first floor.

SITE DESCRIPTION:

The trapezoidal shaped site is open to Luzerne Street to the north and Rising Sun Avenue to the west. The mixed-use building forms an edge along the western boundary with Fifth Street and existing neighboring residences form the southern boundary. A parking area with 62 spaces for both residents of the building and patrons of the retail space is screened from the street with landscaping and is organized around a central green space. Access is provided along Rising Sun Avenue and Luzerne Street. Storm water for the site is managed with an underground basin. A secure playground is provided for the residents' children.

DESCRIPTION OF BUILDING ENVELOPE:

The exterior of the building will consist of existing brick veneer, aluminum storefront and metal panels. The metal panels will be installed over existing concrete frame, existing brick and new wood stud wall and within existing openings The windows will be aluminum frame with 2 coat kynar finish, and insulated low E coated glass. The entire exterior envelope will be clad in a combination of batt insulation installed in 6" stud walls and rigid insulation

A membrane roof with rigid insulation will be installed on a newly sloped topping slab over the existing concrete deck.

The existing concrete building slab will support two by four studs for demising walls. All interior demising walls will meet or exceed sound transmission and fire rating requirements by federal, state and local codes. The roof will utilize wood truss construction and will be draft-stopped according to building code requirements.

DESCRIPTION OF BUILDING INTERIOR:

The First Floor contains the retail space with entrances from the street at the northwest corner and from the parking area. A loading area for the retail space is also provided. A separate ground floor

residential lobby entrance accessible from both the parking area and Fifth Street includes a mail area, rental office and community room.

Each apartment will be visitable and include a larger bedroom, smaller bedroom, each with a closet, a full bathroom, a living room, dining area, kitchen and washer/dryer and coat closet. Three bedroom apartments will include an additional bedroom, closet, powder room and side-by-side large capacity laundry. The entry, kitchen and bath will include resilient vinyl floor covering and bedrooms, living room, dining, will include carpet. All appliances will meet Energy Star Standards. Kitchen cabinets and counter tops are to be plastic laminate and closets are to contain a hanging rod and shelf. The ceilings are to be painted gypsum board.

Mini-blinds will be provided at every window.

Amenities:

Cable television, internet outlets and telephone entry system will be provided in each apartment unit as well as a telephone entry system. Each apartment unit will be equipped with an independent thermostat system to allow for personalized temperature control.

Community Spaces:

A 550 square foot community room will be located just inside the main entrance on the first floor level. A kitchen and pantry will connect to the community room that can be used for resident gatherings, cooking events, etc. The community room is sized to allow for several types of seating arrangements, from tables and chairs for crafts or cards games to cushioned seating for television and movie viewing.

Floor finishes in the common areas will include patterned vinyl composite tile, sheet rubber and commercial grade carpeting for ease of maintenance and durability. The walls will be painted. Ceilings will be ACT in Community Room and Rental Office and gypsum board in lobby, corridors and stairwells

BUILDING SYSTEMS DESIGN

Heating and Cooling for all residential units and common spaces will be done via Electric Heat Pumps. Electric Cabinet Heaters will be provided in, vestibule, stairs and utility rooms. The bathroom exhaust at each unit shall be vented directly outdoors and the kitchen will have a re-circulating exhaust.

Plumbing Systems will include a 4" cold water service, a duplex constant pressure booster system, a 40 gallon hot water heater suspended above the ceiling for providing domestic hot water, sanitary and storm water systems.

Electrical service will include a 120v/208v – 3PH-4W "Building Service". The building's electrical service shall extend via a utility furnished outdoor pad mounted transformer to maintain electrical room. **Telephone and cable** risers shall be provided to each tenant unit. **Interior lighting** will include two and three lamp, compact fluorescent fixtures, exit signs, and compact fluorescent down-lights and wall sconces. **Exterior Lighting** shall be provided at entrances, exits, parking and pathways.

Additional lighting shall be provided for walkways and landscape planting as required. A new **fire alarm system** will be provided, including audio/visual horn/strobes and smoke detectors with manual pull at every exit; one smoke detector at every elevator lobby, and smoke alarm stations (single) in each apartment.. A **telephone entry system** will be installed in the lobby to communicate with each apartment. Security cameras will be installed throughout common interior and exterior areas.

Fire Protection will include piping and automatic sprinkler heads throughout with standpipe systems in stair towers that meet local codes.

SUSTAINABILITY

The building will meet Energy Star Standards by achieving a Home Energy Rating System (HERS) index necessary to achieve an Energy Star rating.

ACCESSIBILITY HOUSING COMPLIANCE

Building will conform with FHA 1998, ANSI A117.1, PUEC, ADAAG, IBC 2009 as well as all applicable Philadelphia and Pennsylvania codes & regulations. All of the units will use VisitAbility design features and will be Type B. 1 Type A, and 2 fully accessible units shall be provided, as well as 1 unit equipped for hearing and mobility impaired.