

K I M M E L B O G R E T T E

A r c h i t e c t u r e + S i t e



## Scope of Work Synopsis

In accordance with the requirements for applying to the PHFA regarding the Witherspoon Senior Apartments at 2050 S. 58th Street in Philadelphia, we offer the following Scope of Work Synopsis for your use.

The design of the project expands the existing one story nursing home facility on the site to create a 60 apartment unit age-restricted residential community. The total building square footage is 76,586 and floor 1 will be 28,816 square feet, while floors 2 and 3 will each have 20,577 square feet. The adaptive reuse and expansion utilizes all of the existing one story residential building with basement and will have two residential stories added above by means of a steel superstructure with concrete floors on metal deck, stud exterior walls and metal deck roof with rigid installation and a membrane roofing system. The exterior wall veneer will be a combination of brick and synthetic stucco, both with rigid insulation installed on the perimeter of the stud wall construction in order to attain a continuous thermal barrier and associated drainage system to weep moisture to the exterior. A large portion of the existing roof structure and asphalt roofing system will be removed to allow for the construction of the vertical expansion. Some of that roof structure to remain will be reworked in order to keep the attractive appearance of the gable roof and shingles for the portions of the first floor structure that will remain as one story in areas such as the entry lobby, offices, and community use areas. The mechanical system will be individual split systems with air handlers in each individual unit with condensing units mounted on the roof of the building. This will give the individualized control that residents require with a system that is energy efficient and easy to maintain. Two elevators will serve floors 1-3, while a service elevator will provide access from the first floor to the basement.

All apartments will be one-bedroom; have a kitchen, bath, and combination living room/dining room; and be visitAble. Six units will be fully accessible. All units will include Energy Star appliances, and more than 5% of the build's hot water needs will be provided by solar thermal panels to be placed upon the building's roof. Each floor will have shared laundry facilities. Other common amenities—to be provided on the first floor—include exercise room, community room, and dining room. A landscaped patio will be accessible from the community room, and will add to the options from which residents can choose to gather depending on weather, type of event, and other considerations. Each resident will have access to storage space in the building's basement.

The most remarkable aspect of this design is that creates a modern, aesthetically appealing facility while keeping the existing facility intact. One of the highest forms of sustainability is redevelopment that breathes new life into an existing facility instead of demolishing it. Sustainability will also factor heavily into the construction process, as no less than 5% of the materials will be made from post-consumer or post-industrial recycled materials, and at least

15% of all non-hazardous construction waste and debris will be recycled. In reality, this percentage is expected to be much higher. Finally, low VOC paints, primers, sealants, and adhesives will be used throughout, and special attention will be paid to the indoor environment to ensure healthy living accommodations for Witherspoon's senior residents.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Bob Reid', with a large, sweeping flourish extending to the right.

Respectfully submitted,  
Bob Reid, AIA, LEED AP  
Kimmel Bogrette Architecture + Site