

# ***Pearl Condominiums***

9th and Arch Street

Philadelphia, PA



## The Project Team:

Owner - Parkway Corporation

Architect – Blackney Hayes Architects

Construction Manager – JJ Deluca Company Inc.

Structural Engineer – Pennoni Associates Inc.

Civil Engineer – Valimer Associates, LLP

Mechanical Engineer – M.P. Hershman, PE, Inc.

Electrical Engineer – DGW Electrical Engineers, Inc.

Geotechnical Engineer – David Blackmore and Associates

## The Building:

Size: 111,570 S.F.

Stories Above Grade: 6

Cost : \$21.5 Million Dollars

Building Completion: October 2007

Occupancy: The Building Is A

Mixed Use Development

Containing Retail and

Housing

Delivery Method: Design-Bid -Build



## Architecture:

“Modern” and “Sophisticated” Design

Combines the uses of Metal, Glass,

Stucco And Masonry

## Lighting\Electrical:

Primary Fluorescent Lighting

208/120 3 Phase, 4 Wire Main Sytem

Emergency Power: Diesel Generator

120/208V, 24hrs Capacity

## Structural:

Foundation: 6” SOG With WWR Reinfrocing,  
Drilled Piers

SuperStructure: Structural Steel With Masonry  
And Steel Stud Load Bearing Walls

Floor System: 10” Precast Planks

Roof System: Steel Joists Supporting Steel Deck,  
Ruber Membrane And Rigid Insulation



## Mechanical:

Main Components:

Engineered Air Make-Up Air RoofTop Units

3500 CFM, Cooling - 293,000 BTU

Heating - 341,000 BTU

GC Zoneline Terminal AC Units

310CFM, Cooling - 14,300 BTU

Heating 13,200 BTU

Design Consideration: Site Location Existing Above SEPTA Commuter Rail Tunnel

Joseph G. Lichman Jr. - Structural Option

<http://www.engr.psu.edu/ae/thesis/portfolios/2008/jgl138/>