



# ANDREW SIMONE

The Pennsylvania State University  
AE Structural Option



## PHILADELPHIA, PA

### Project Overview

Nine Levels (Above-Grade)

110 Apartment Units

3 Levels of Retail

68,000 SF (Residential)

30,000 SF (Commercial)

\$22.3 Million

Design-Build Delivery

June 2005 - December 2006

### Structural

Caisson Foundation Support System

Post-Tensioned Concrete Floor Slabs

Steel Framed Stair/Elevator Shafts

Cast-in-Place Concrete

5,000 PSI Columns/Slabs

3,000 PSI Caissons/Foundation

Structural Metal Stud Wall Partitions

### Project Team

Owner: Teres Holdings, LLC

Architects: Piatt Associates

Brawer & Hauptman

CM/GC Agent: Domus, Inc.

Structural: O'Donnel & Naccarato

Civil: Vollmer Associates

MEP: AKF Engineers, LLC

### Architecture

Mixed-Use Occupancy

Studio/Multi-Room Style Units

Double Height Retail Areas

Exposed Concrete Finishes

Aluminum Rainscreen System

with Corrugated Metal and

Wood Veneer Panels

EPDM Roof System

### Mechanical

Individual Heat Pumps

with Fan Coils (208V/1PH)

Roof-Mounted Cooling Tower

with Two Boilers

Water Source Heat Pump

### Lighting/Electrical

Main System:

277/480 Volt, 3 Phase, 4W

3,000 AMP Bus

Tenant System:

120/208 Volt, 3 Phase, 4W

4,000 AMP Bus

1000 KVA Transformer

