



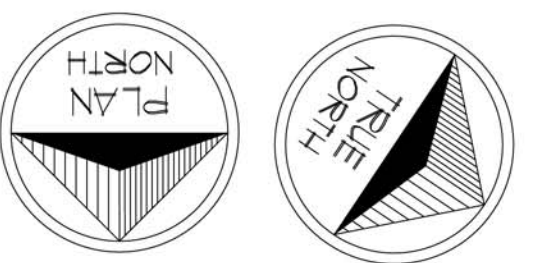
2 SOUTH ELEVATION  
SCALE: N.T.S.



3 NORTH ELEVATION  
SCALE: N.T.S.



1 SITE PLAN  
SCALE: 1/32" = 1'-0"



**BUILDING A BEACON: FEASIBILITY STUDY FOR SPACE SHARING** 2364 E. Cumberland St. Philadelphia, PA 19125

**EXISTING SITE PLAN**

Project number:  
2017-03  
Date:  
24 MAY 2017  
Scale:  
AS NOTED

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1



This recently installed 212 MBH oil fired steam boiler supplies steam to the cast iron radiators located throughout the building. Condensate is returned to the new boiler through condensate pipes, but not much is received by the boiler. Adjacent to this is the old boiler abandoned in place. There is no cooling that currently services the building.

2



Domestic hot water is provided by a 40 gallon natural gas fired water heater located next to the abandoned boiler and run through the mechanical chase. It lacks a recirculation line. Cold water is supplied to the building plan NE through a 3/4" line. Sanitary leaves the building through a 4" line plan NW.

3

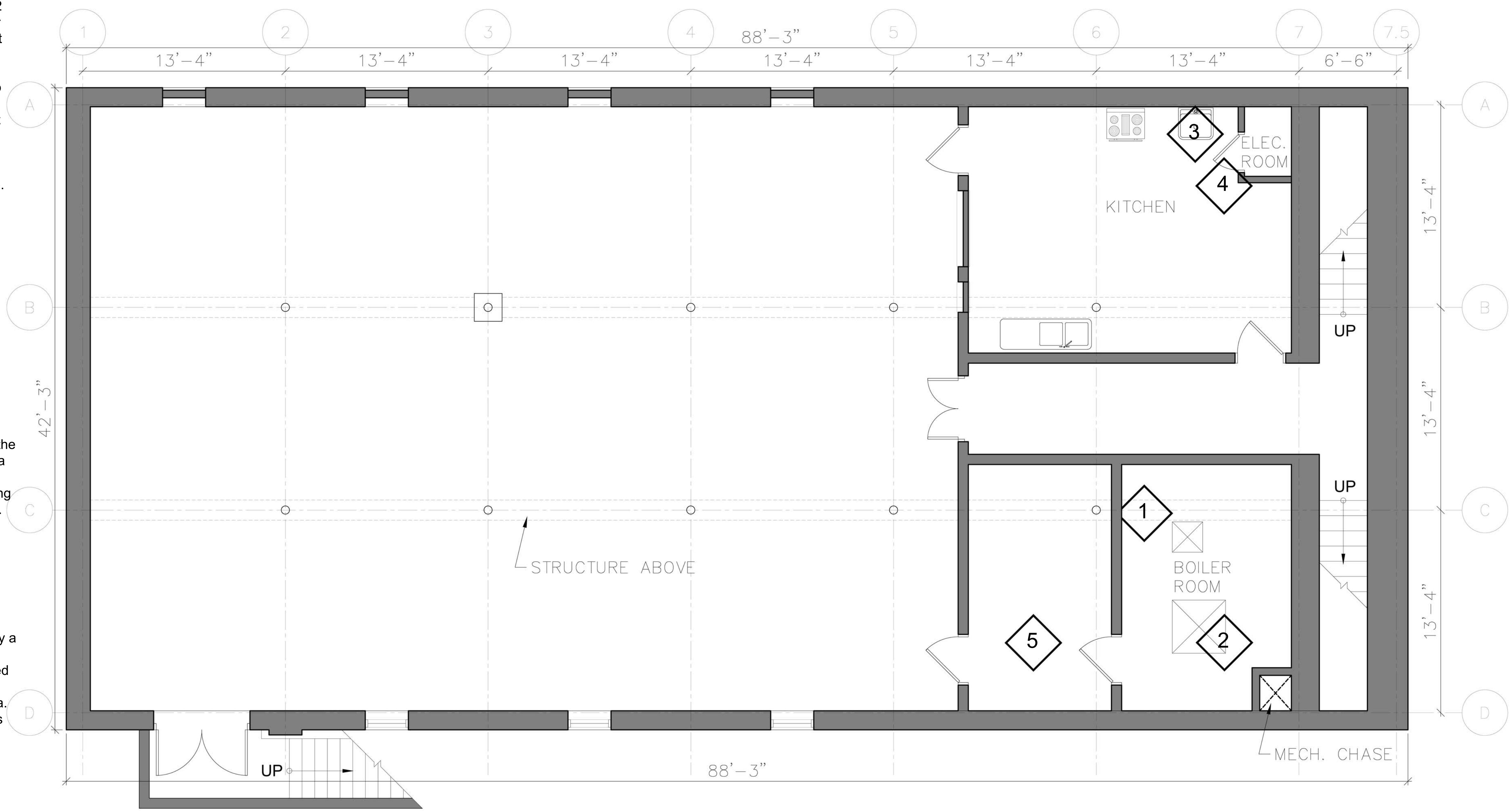


The building is serviced by a 200A 240V service. The main circuit board is located in the electrical closet located in the kitchen area. The distribution panel was recently installed and appears to be in good working order with ample capacity. The distribution wiring is from a previous renovation, although it is in servicable condition.

4



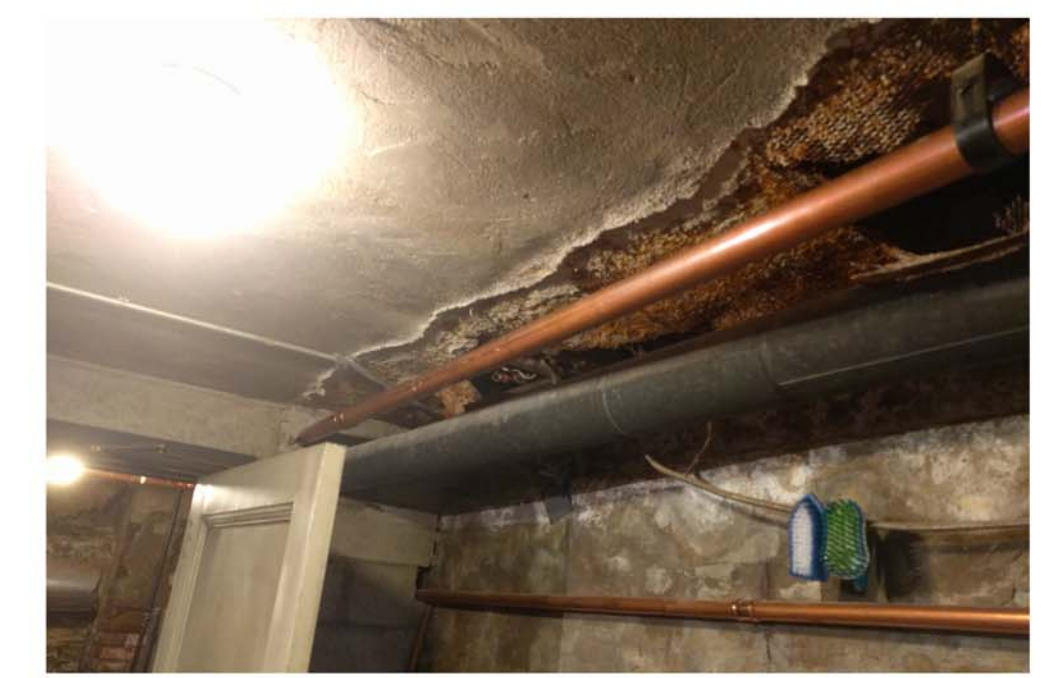
Much like the water and electric supply, natural gas is fed into the building through the mechanical closet in the NE corner of the kitchen. It is being supplied through a 1" line to the water heater, the boiler, and gas fired stove.



1 BASEMENT – EXISTING CONDITIONS  
SCALE: 1/4"=1'-0"



5



Extensive water damage has occurred in this area just outside the boiler room, to the point that it has eaten away much of the plaster on lath ceiling to reveal the timber floor joists above. This is again located along the plan north facade where it is presumably penetrating through the old masonry envelope.

|  |                 |
|--|-----------------|
| <b>BUILDING A BEACON: FEASIBILITY STUDY FOR SPACE SHARING</b><br>2364 E. Cumberland St. Philadelphia, PA 19125<br><br>EXISTING BASEMENT PLAN | Project number: |
|  | 2017-03         |
|  | Date:           |
|  | 24 MAY 2017     |
|  | Scale:          |
|  | 1/4"=1'-0"      |

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6



Extensive water damage has occurred at this area underneath the existing window. Presumably the water is penetrating the masonry wall and effecting the finished wood flooring. This picture also an example of the cast-iron radiators that occur throughout the building to heat the space. These include a condensate pipe that returns to the boiler in the basement, though it appears little of the condensate is received by the boiler.

7

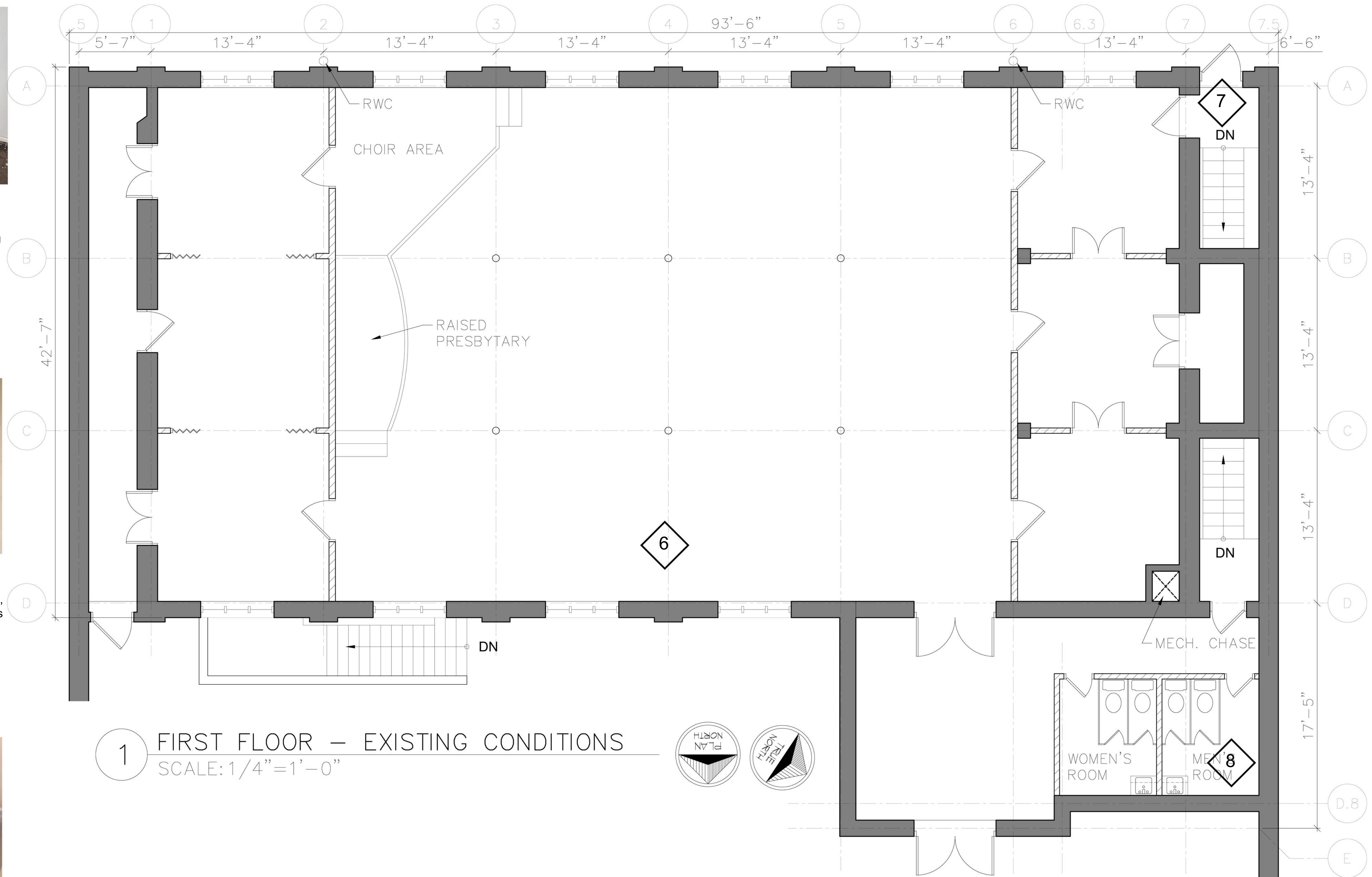


Extensive water damage has also occurred at this corner of the ceiling in the stair enclosure. Moisture, presumably, is penetrating through the cementitious masonry and ruining the dywall finish on its interior. A similar condition exists at floor level at this location. Remediation should be done earlier on to prevent further damage and growth of mold.

8



The restrooms are in working order and are without water damage. The fixtures seems to flush well and are in good shape. The restrooms themselves are out of compliance with accessibility guidelines and would need to be redone depending on the scope of renovation or reconstruction, but have adequate plumbing and hot water.



1 FIRST FLOOR — EXISTING CONDITIONS  
SCALE: 1/4"=1'-0"

### General Structural Notes:

The building is comprised of masonry, load bearing exterior walls are primarily of brick, but some may consist of concrete. Interior walls are either load bearing masonry or plaster walls. 8 columns are rising from the basement while 6 of them are continuing through the ground floor all the way to the roof while the additional 2 are passing through adjacent interior walls. The roof ground floor is believed to be comprised of a wooden frame, while the basement floor is a concrete slab. Overall, the structure appears to be stable with no visible damage or compromise to the constructive elements. In fair condition. The columns appear to be reasonably intact and with no visible damage nor cracks. The Masonry has taken water damage over the years and many of these instances are photographed and keyed to the plans.

### BUILDING A BEACON: FEASIBILITY STUDY FOR SPACE SHARING

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### EXISTING FIRST FLOOR PLAN

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2017-03  
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24 MAY 2017  
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1/4"=1'-0"

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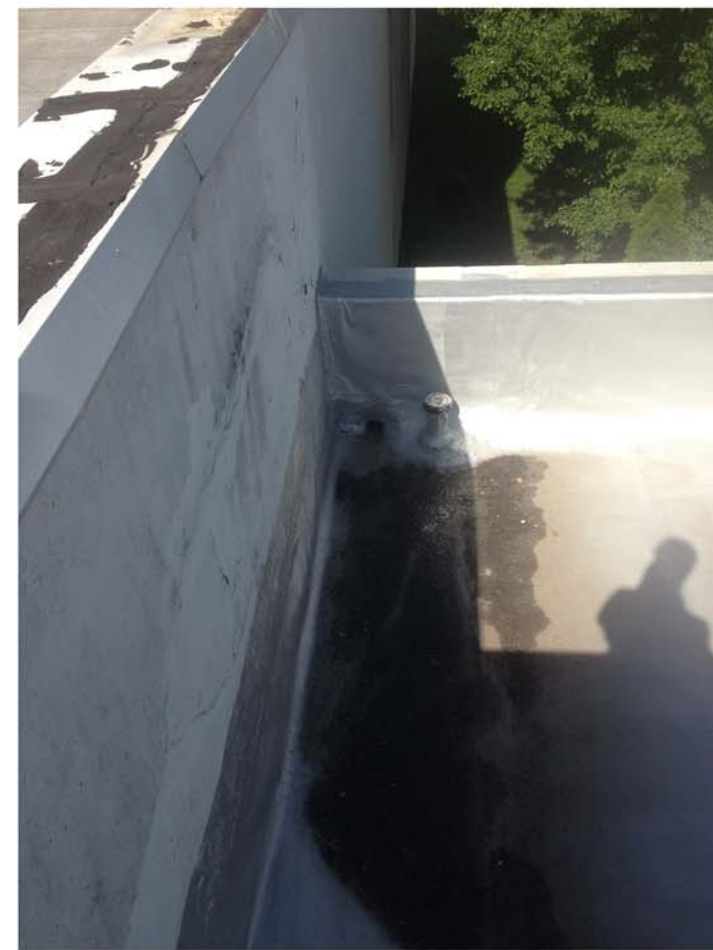


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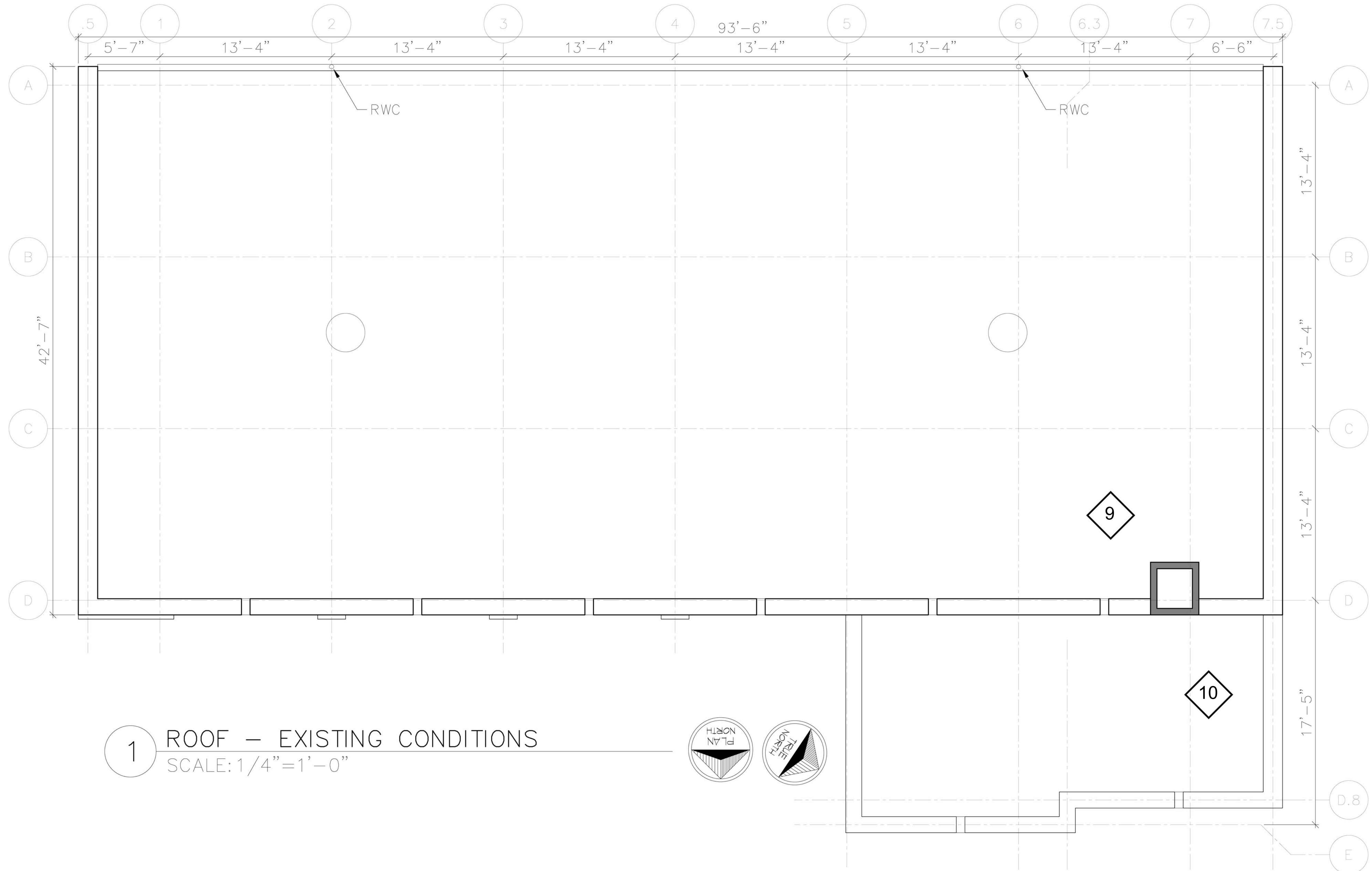


Pictured here is the chase that houses the water lines that service the bathroom below, and vents the boiler through the roof.

10



The lower roof plan has insufficient incline and is causing rainwater to accumulate without being drained properly through the existing drainage system, which may be partially responsible for some of the water penetration within the building. To fix this, a new layer of tapered insulation would be added to create a 1.5% incline towards the appropriate roof drain.



1 ROOF — EXISTING CONDITIONS  
SCALE: 1/4"=1'-0"



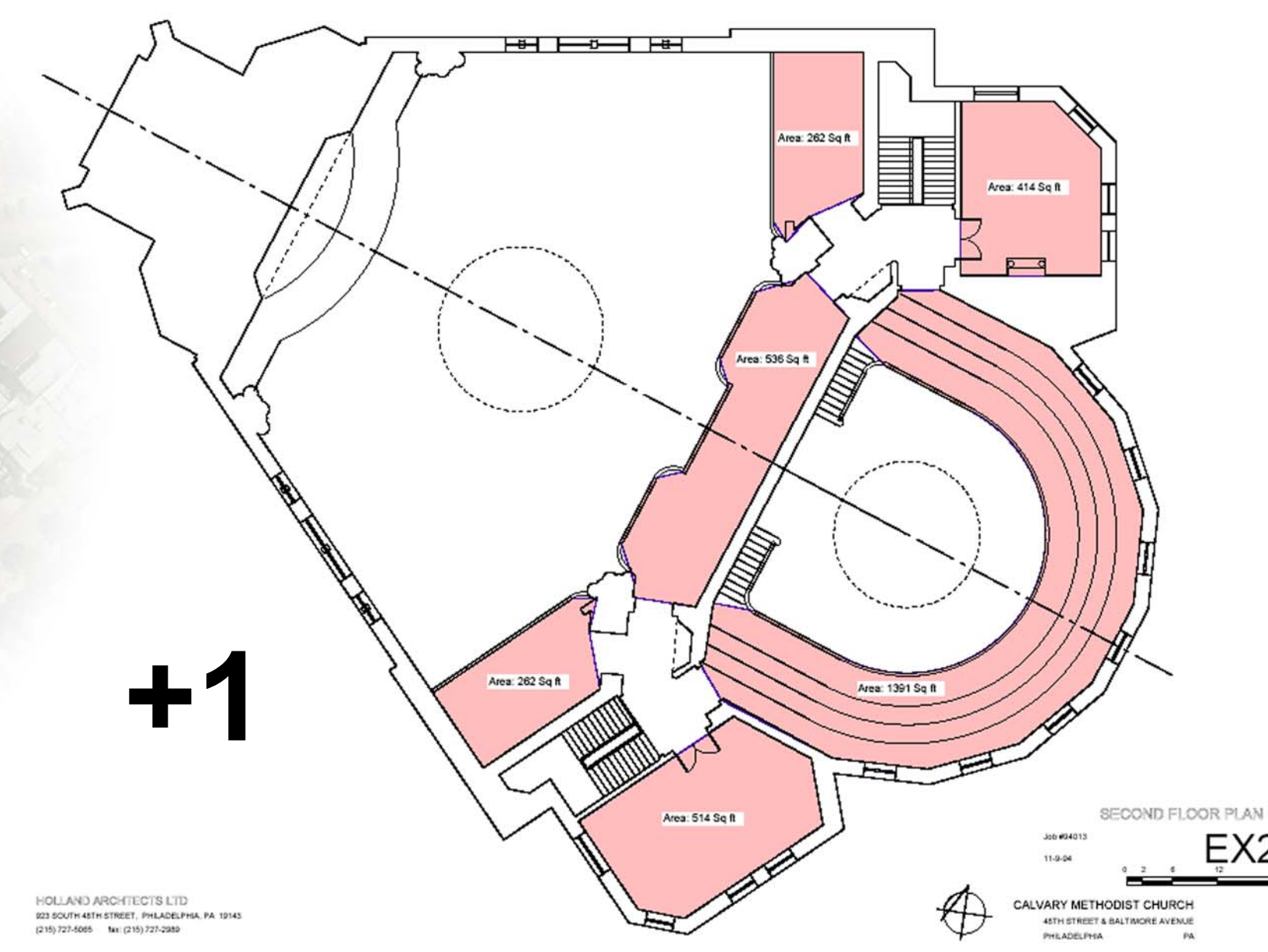
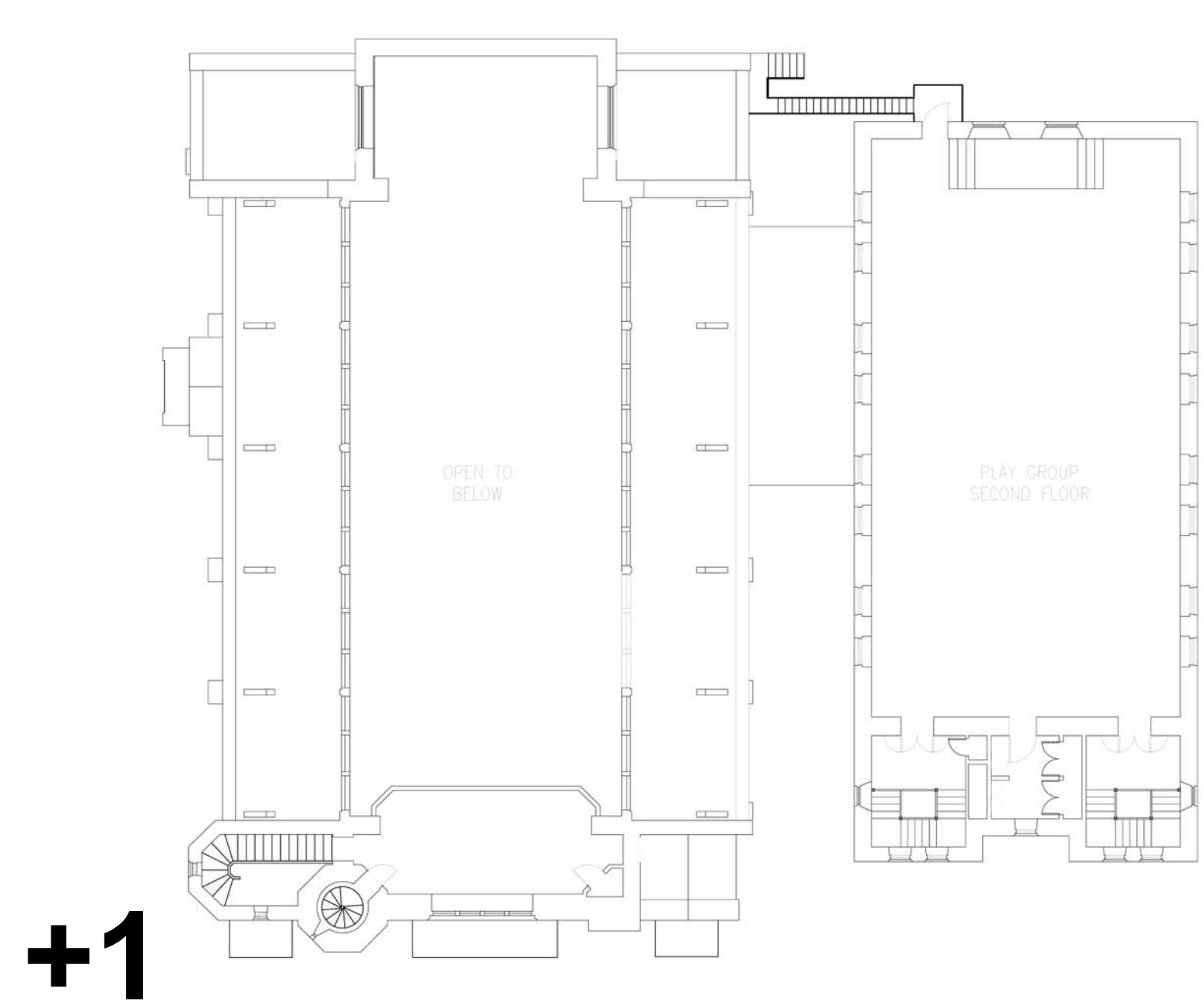
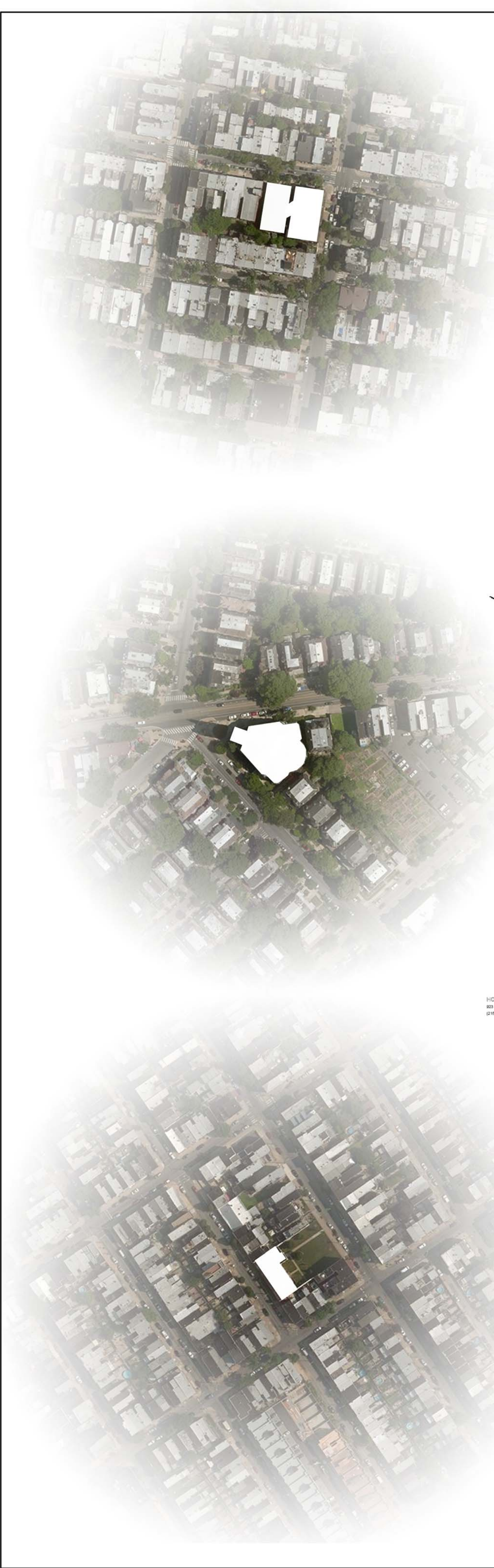
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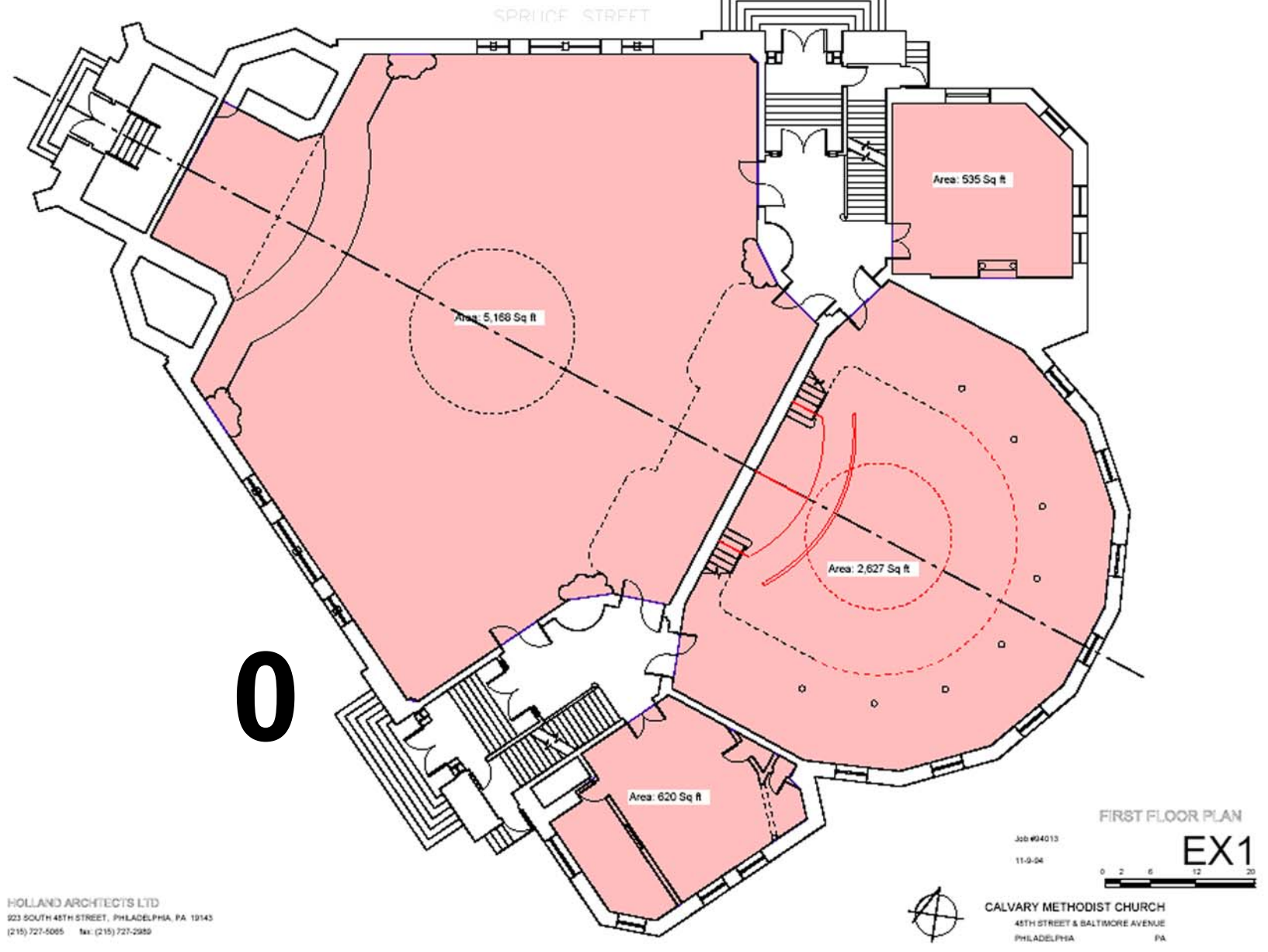
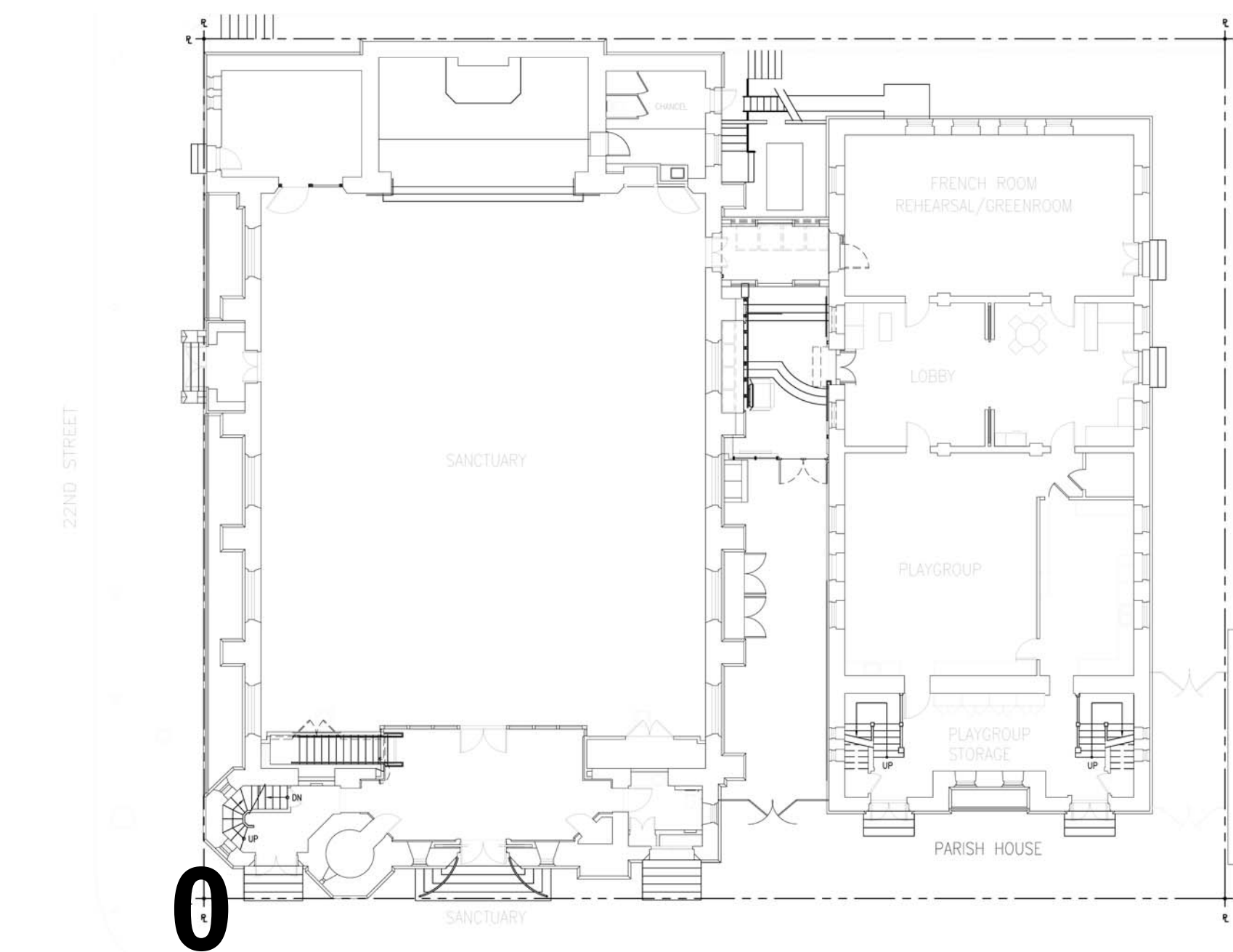
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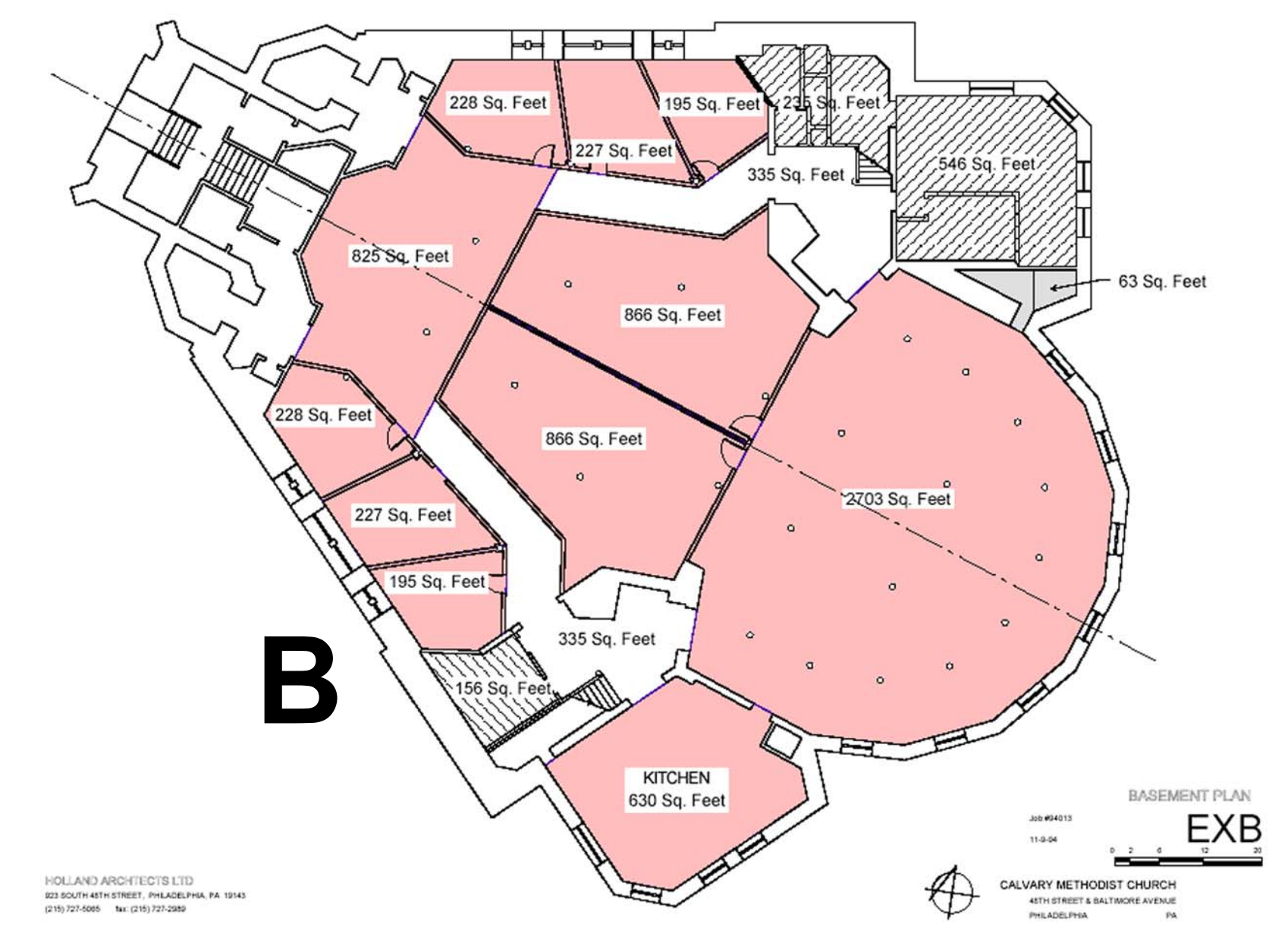
**Calvary Center for Culture and Community**

- Multi-purpose Sanctuary Assembly Space
- Rentable venue for performing arts
- Community Meeting Space
- Place of Worship
- Meeting Rooms
- Available to host larger Community gatherings
- Polling locations for voting
- Classrooms
- Services for the homeless and needy
- Child Care Center
- Nursery for Children
- Classrooms serving the younger generation



**Trinity Memorial Church and PlayGroup**

- Multi-purpose Sanctuary Assembly Space
- Rentable venue for performing arts
- Community Meeting Space
- Place of Worship
- Meeting Rooms
- Available to host larger Community gatherings
- Polling locations for voting
- Classrooms
- Services for the homeless and needy
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- Classrooms serving the younger generation



**BUILDING A BEACON: FEASIBILITY STUDY FOR SPACE SHARING**

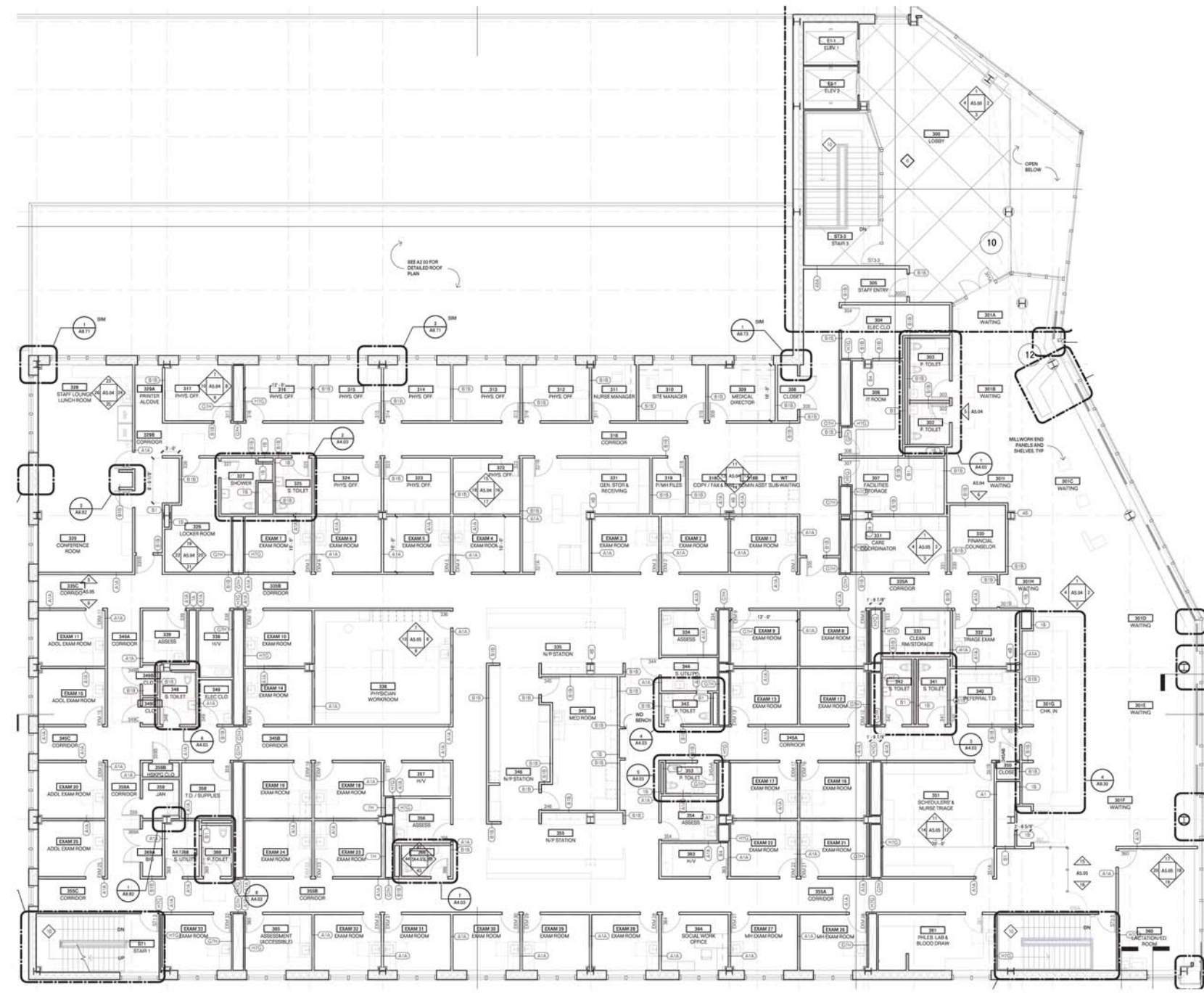
CASE STUDIES: Calvary Center for Culture and Community & Trinity Memorial Church and PlayGroup

Project number:  
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N.T.S

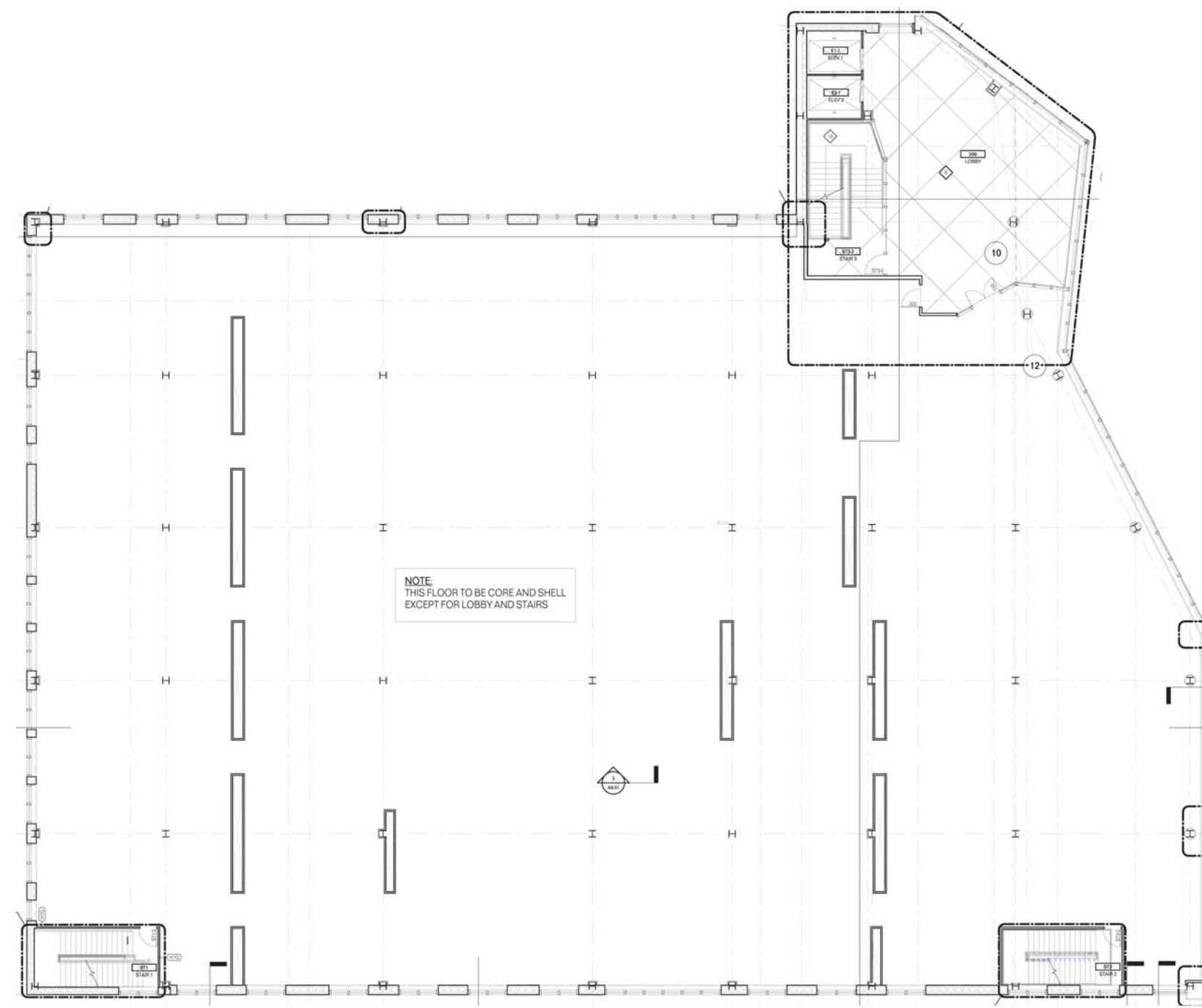
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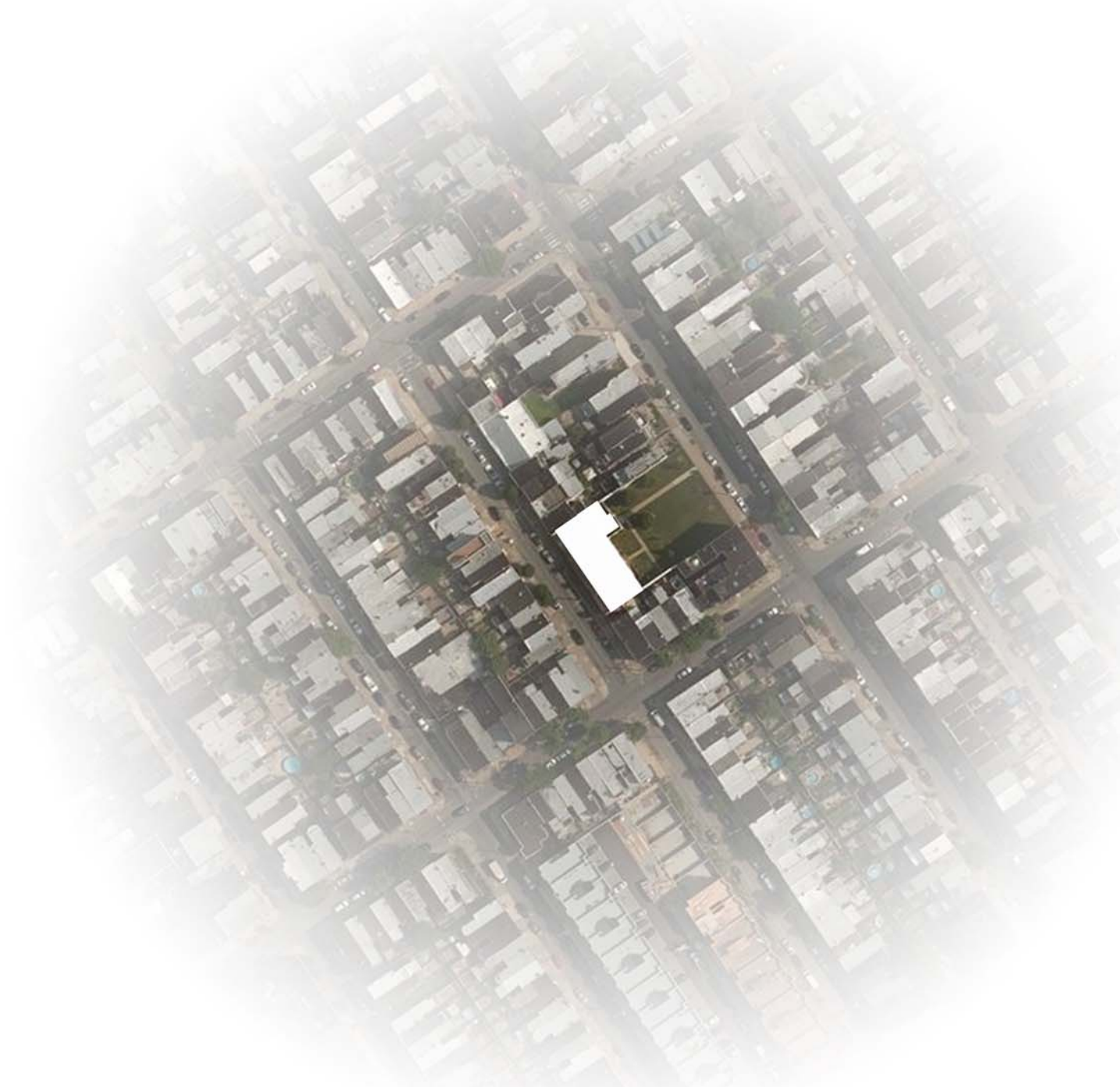
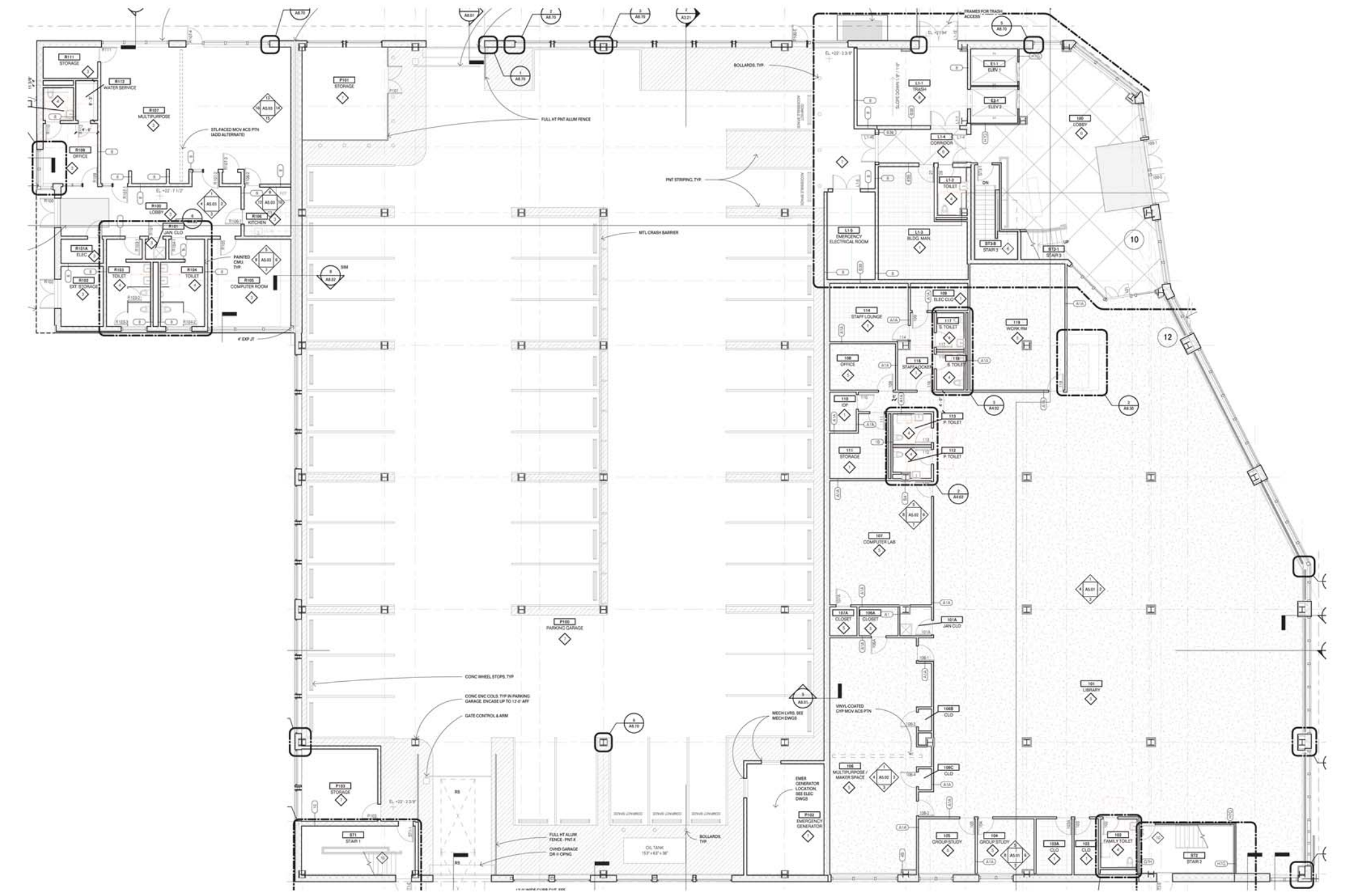
**+2**



**+1**



**0**



### **DiSilvestro Philadelphia Community Health and Literacy Center**

CHOP Primary Care Center  
22,000 Square Feet  
35,000 Expected patient visits per year

Philadelphia Department of Health Community Health Center  
29,500 Square Feet  
50,000+ Expected patient visits per year  
Health and Nutrition classes  
Clinical recommendations for physical activity at the Playground

Free Library of Philadelphia  
12,000 Square Feet  
150,000+ Customers annually  
Child and Adult Literacy classes  
Free WiFi, public computers, and computer literacy classes

DiSilvestro Playground and Recreation Center  
Indoor and Outdoor Recreation space  
Includes Basketball courts, playground, green space, and rain garden.

### **BUILDING A BEACON: FEASIBILITY STUDY FOR SPACE SHARING**

CASE STUDIES: DiSilvestro Community Health and Literacy Center

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