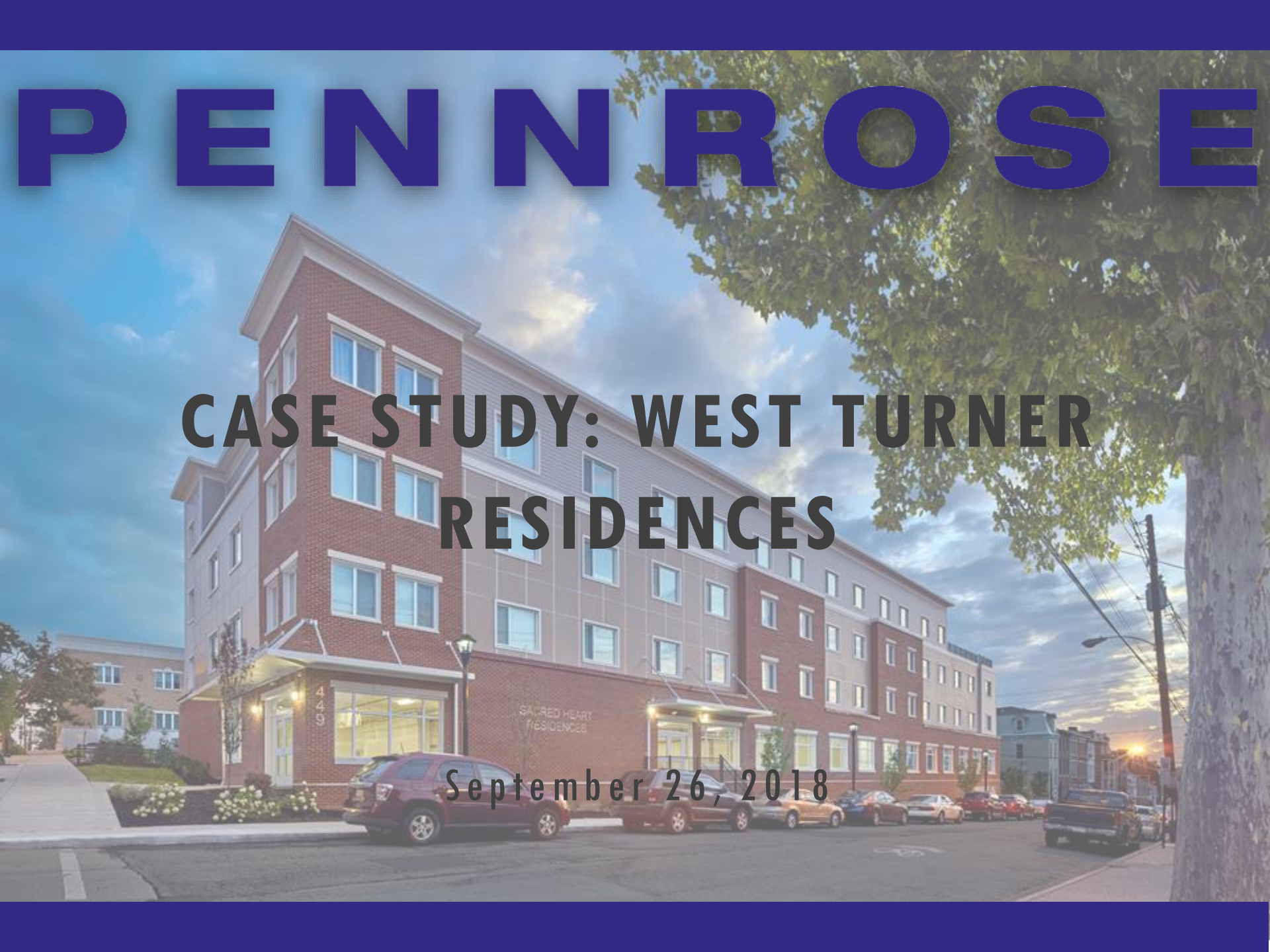


PENNR OSE

CASE STUDY: WEST TURNER RESIDENCES

September 26, 2018



Overview

- Senior affordable
- 61 units
- Allentown, PA
- Developed in partnership with Sacred Heart Hospital (now St. Luke's Hospital)
- Original name: Sacred Heart Residences
- New name: West Turner Residences

Timeline

- Closed: December 8, 2015
- Construction Start: December 9, 2015
- Construction Completion: March 2017
- Lease-Up: May 2017







Special Features

- On-site healthcare services
- Amenities including:
 - Large community room
 - Roof deck
 - Fitness center
 - Library
 - Laundry rooms on each residential floor
 - Parking









Passive House Construction

Passive House is a rigorous standard for energy efficiency that incorporates the following principles:

- Continuous insulation
- Airtight construction
- High performance windows/doors
- Balanced ventilation with heat/moisture recovery
- Minimized mechanical systems

Passive House Construction Challenges





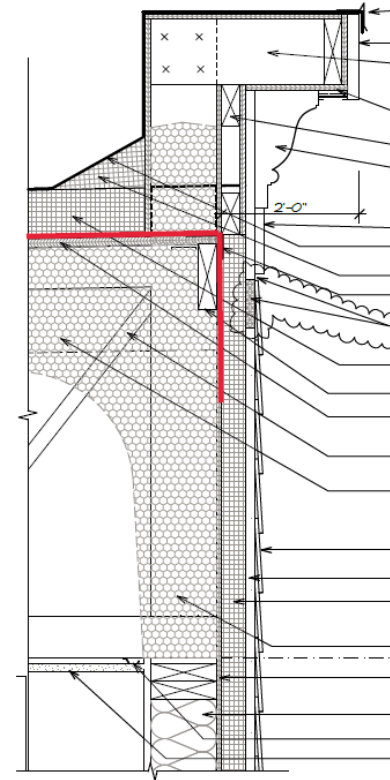
1. Integrity of air control layer



2a. Continuity of air control layer at slab/wall seam



2b. Continuity of air control layer at roof/wall seam



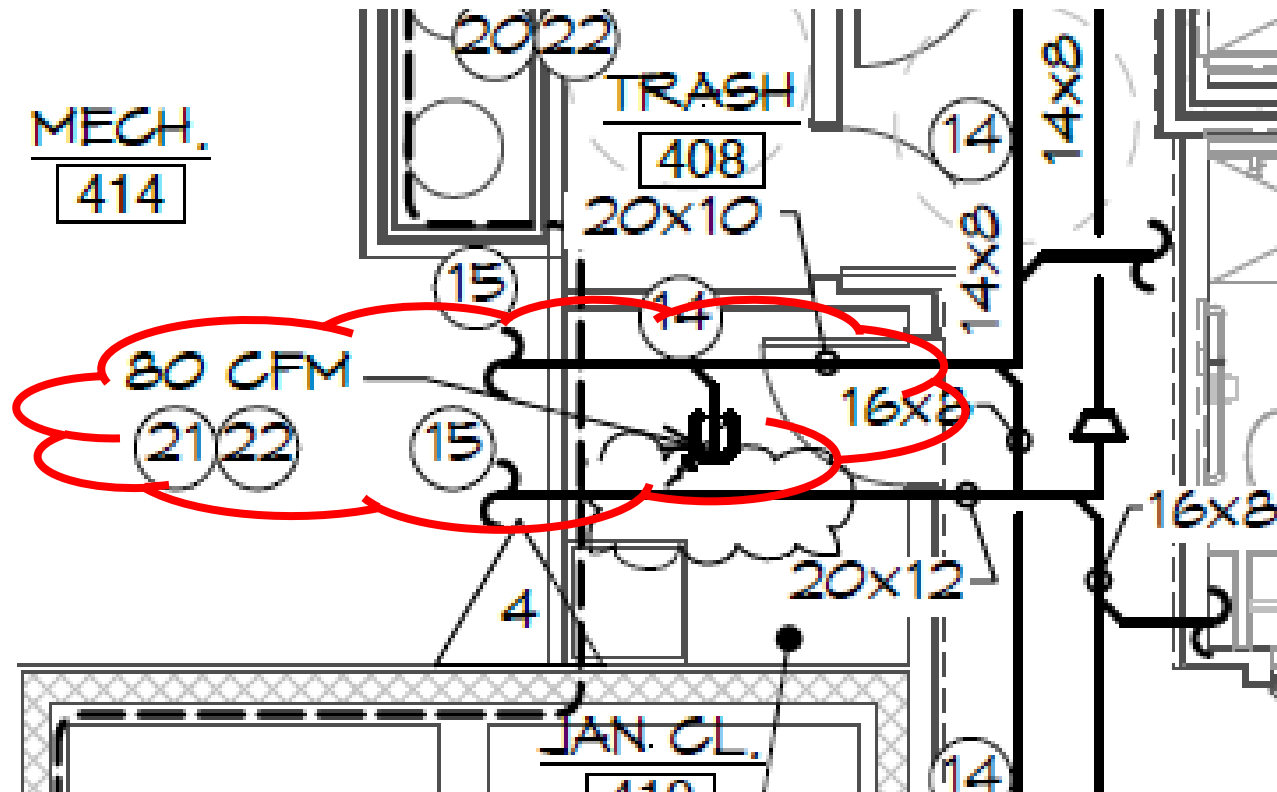
3. Continuity of thermal control layer (insulation) at wall transition



4. Exterior rigid insulation



5. Concealed exhaust inlet





6. Unit heat pump access





7. Stair tower and trash room doors



8. Window sealant system – expanding foam tape



Sitework

- Unforeseen site work expenses – karst formations





BRICKS & MORTAR

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HEART & SOUL



THANK YOU