

ENERGY STAR Multifamily High Rise Building Profile

Pleasantville Senior Urban Renewal

Building Developer:

RPM Development Group

Licensed Professional:

Doug McCleery, MaGrann Associates

Year Certified:

2015

Construction Type:

New Construction

Sector:

Mixed use

49 South Main Street
Pleasantville, NJ 08232

Technologies Used:

- 96% efficient gas-fired furnaces
- SEER 16 split system AC
- 97% efficient central gas-fired DHW

**Building Description:**

Milan & Main at City Center provides two four-story, new construction buildings in downtown Pleasantville. Pleasantville Mixed-Use is located at 49 South Main Street and is a mixed use building with 68 certified units: 12 one-bedroom units, 52 two-bedroom units, and 4 three-bedroom units.

The above grade wood-framed walls are insulated with R-21 fiberglass batts in the 2x6 stud cavity and 1" of continuous XPS (R-5) on the exterior. The attic is insulated with R-60 fiberglass batts and an additional 2" of polyisocyanurate is installed at the roof deck. High performance vinyl framed double pane windows (U-0.30/SHGC-0.31) and excellent air-sealing complete the envelope.

In-unit heating and cooling is provided by efficient individual gas-fired furnaces and split system AC, with ductwork tested at less than 8% duct leakage. Central gas-fired water heaters provide hot water to all the units, and hot water demand is reduced through low flow faucets and WaterSense certified showerheads. ENERGY STAR certified refrigerators, dishwashers, and common area clothes washers are used throughout the building, along with CFL and LED lighting. Ventilation is provided with ENERGY STAR certified exhaust fans and measured air flow confirms that rates meet the ASHRAE 62.2-2007 Standard.

This building is projected to have 19% lower energy costs than the ASHRAE Standard 90.1-2007 Baseline Building, for approximately \$22,000 per year in savings.