

ENERGY STAR Multifamily High Rise Building Profile



Anthony Wayne Senior Housing, Phase II

South 27th & Morris Street
Philadelphia, Pennsylvania 19145

Building Developer:

Elon Group, LTD

Licensed Professional:

Doug McCleery, MaGrann Associates

Year Certified:

2015

Construction Type:

New Construction

Sector:

Affordable Senior Housing

Technologies Used:

- Non-ducted in-unit packaged heat pumps
- Mini-split heat pumps in common areas
- Central gas DHW, 98% efficiency

**Building Description:**

Anthony Wayne Senior Housing Phase II in downtown Philadelphia provides 46 affordable and ENERGY STAR certified units, 30 one-bedroom and 16 two-bedroom, in a new construction, four story, wood-framed building.

The above grade 2x6 wood-framed walls are insulated with R-19 fiberglass batts and the flat roof is insulated with 4" of polyisocyanurate (R-26). High performance vinyl framed double pane windows (U-0.28/SHGC-0.32) and excellent air-sealing complete the envelope.

In-unit heating and cooling is provided by efficient individual packaged terminal heat pumps (COP 3.5). Central gas-fired water heaters (98% efficient) 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 20% lower energy costs than the ASHRAE Standard 90.1-2007 Baseline Building, for approximately \$14,000 per year in savings.