



PHASE 3: THE BATTERY

## Philadelphia, PA

**DEVELOPER** | Onion Flats

**ARCHITECT** | Onion Flats Architecture

**CONTRACTOR** | JIG Inc

**STRUCTURAL ENGINEER** | Larsen & Landis

**HVAC ENGINEER** | Steve Finkleman, Kitchen and Associates

**CPHC** | Tim McDonald

**BUILDING ENVELOPE** | Build SMART

### Zero energy multifamily comes to Philly

The solar pv array canopy shades the landscaped roof for the community. This extremely energy efficient market-rate multifamily project has broken through the cost barrier with practically airtight Build SMART E-Wall Exterior Envelope Assemblies and the J-Form Insulating Foundation System. Very tight urban jobsite. Accelerated construction. Affordable 1-bedroom micro-unit apartments with utilities included in the rent. The project is designed to use 80% less energy than a similar code compliant building. Super comfortable, quiet interior environment. The project was majority leased before construction was complete.

**“With the Build SMART System, everybody is an expert, everybody can build high performance buildings. That’s how we change the scale, that’s how we change the industry.”**

*-Tim McDonald, Onion Flats, President & CEO*

# BUILD BETTER. BUILD FASTER. BUILD SMART.

**AWARDS** | 2018 PHIUS Passive House Projects Competition, Groundbreaker Award: Green Building United, ULI Philadelphia Willard Rouse Award of Excellence, PHIUS Multifamily Project of the Year Award, Design Philadelphia 2018

**PERFORMANCE TARGET** | Passive House, Zero-Energy

**COST/SF** | \$169

**SIZE** | 25 units, 16,782 square feet

**COMPLETION DATE** | July 2017

**CERTIFICATIONS** | Passive House U.S. PHIUS+2015

**AIR TIGHTNESS** | 0.46 cfm50 /ft<sup>2</sup>

**EXTERIOR WALLS** | E-Wall: R-31, 2x6 3 1/2" Exterior Insulation

**WINDOWS AND DOORS** | Klearwall

**VENTILATION** | Ventacity

**HEATING & COOLING** | Geothermal water-to-refrigerant LG VRF System

**PHOTOVOLTAICS** | Celantano Solar, 77 kW PV canopy array

3701 Greenway Circle Lawrence, KS 66046 | 888-376-3424 | [buildsmartna.com](http://buildsmartna.com)



# CAPITAL FLATS