SUSTAINABLE COMFORT

Stonely Brookley
Jamaica Plain, MA

Developer & Developer Partner: **JPNDC & Traggorth Companies LLC** | Completion Date: **Ongoing**

Project Description

The proposed Stonley Brookley project in Jamaica Plain, MA is a sustainably focused affordable housing development that will provide 45 new affordable apartments. A covered ground level parking garage will be provided within the building. The proposed four-story building contains approximately 37,500 square feet of conditioned space. To support the developer's goals and State of Massachusetts green goals and climate commitments, the project is committing to a low carbon footprint and eliminating fossil fuels and being designed to Passive House (Phius) Standards, as well as Energy Star Multifamily New Construction, DOE Zero Energy Ready, and EPA Indoor AirPLUS requirements.

Project Information

Square Footage	38,009 sf
Number of Units	45
Stories	4
Certifications	Phius 2021, EPA Energy Star and Indoor AirPlus, DOE Zero Energy Ready Homes, Mass Save, Residential New Construction Passive House
SCI Role	Phius CPHC & Verifier, HERS Rater, Energy and Green Building Consultant

Technical Details

Walls	2" Rigid Polyiso, min R-12, 2X6 wood studs with R-21 fiberglass batt insulation.
Windows	Amberline Windows 76 MM. Triple pane U-0.14
Air Barrier	Continuous fluid applied air barrier on primary sheathing layer protected by the exterior rigid insulation.
Roof	Flat roof with 4" min polyiso (R-24) and R-25 open cell spray foam cavity insulation.
Slab	R-16 slab insulation with 4" EPS. R-8 at perimeter with 2" EPS.
Heating/ Cooling	Ducted split air source heat pump systems per apartment, Daikin Systems with 19 SEER, 11 HSPF
Ventilation	One Panasonic FV ERV with 84% sensible recovery efficiency per dwelling. Zehnder ERVs with ~ 80% sensible recovery efficiency used for common areas. Zehnder units selected for summer bypass feature.
Hot Water	Unitary electric resistance for hot water.
Solar Electric	Roof-mounted Solar Photovoltaic system will produce an estimated 46,604 kWh/yr.
Additional Features	Structural thermal break details at columns in the garage where they connect to steel beams, as well as at balcony connections.