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## Green News

### NJ's 1st Silver LEED Rated Luxury Residential Project: Del-Sano Contracting Completes Garden Street Lofts in Hoboken

By Betsy Kraat

HOBOKEN, NJ-- Del-Sano Contracting Corp. has completed construction of Garden Street Lofts, a luxury residential building in Hoboken, New Jersey, with pending LEED Certification.

As such, the development will be New Jersey's first luxury residential project to earn the Silver LEED (Leadership in Energy and Environmental Design) rating. The \$16.8-million redevelopment project will also be Hoboken's only LEED-certified residential building upon certification. The project took 25 months to complete and is already 50% sold.

Garden Street Lofts was redeveloped from an existing 42,888-sf, structural steel, concrete and masonry, former coconut processing and storage warehouse that was erected in 1919. Del-Sano built a new 35,054-sf, seven-story structural steel and concrete addition with gauged metal-perimeter wall framing and a zinc rain screen façade. The addition rises above and is linked to the restored cast-in-place concrete building at the original fifth floor roof level. The mixed-use complex includes 30 one-, two-, and three-bedroom, loft-style condominiums. Also, at ground level there is a total 7,500 sf of open floor plan that is suited for prime retail space facing 14th and

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## Garden Streets.

Garden Street Lofts also features structured cable for high-speed data and communications, as well as individually-controlled, multi-zone HVAC and audio/video entry security systems, Italian kitchens, and high-end appliances. Select units also offer double-height ceilings, fireplaces, hot tubs and IPE wood terraces.

The many sustainable development highlights of the project include:

\* A sedum-covered green roof designed to prevent flooding, as well as absorb rainfall and outside sound, making for a safer, cleaner, and quieter environment. Comprised of greenery and soils specially selected to prevent storm-water runoff, the green roof provides insulation, produces oxygen and reduces heat pollution. The foliage-covered roof creates significantly lower heat emissions compared to black asphalt, which will ultimately decrease energy use and residents' energy bills.

\* Free access for residents to public transportation such as the PATH and the Hoboken Ferry.

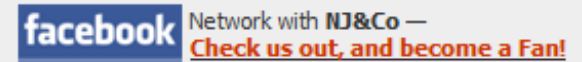
\* Optimized energy performance using special window glass and Viracon Low E VE 1-42 glazing to help maintain optimal indoor temperatures.

\* The use of low emitting, recycled, locally manufactured, and rapidly renewable materials such as structural steel and zinc facade, bamboo flooring, cotton insulation, FSC certified wood, FSC IPE Decking and Siding, No VOC Paint and Low VOC coatings. (IPE is a hardwood from Brazilian growers that harvest under the guidelines and techniques of sustainable yield forestry management. It contains no toxins or chemicals.)

\* Separate HVAC systems for the apartments and for the corridor and lobby spaces, which provide fresh, filtered cool and warm air to those spaces via 100% outside air rooftop air handling units.

## o [Tax Laws & Tax Breaks](#) (3)

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- [April 2009](#) (39)
- [March 2009](#) (66)
- [February 2009](#) (60)
- [January 2009](#) (60)
- [December 2008](#) (66)
- [November 2008](#) (54)
- [October 2008](#) (71)
- [September 2008](#) (63)
- [August 2008](#) (62)
- [July 2008](#) (66)
- [June 2008](#) (64)
- [May 2008](#) (63)
- [More...](#)

\* The building's design will utilize 24% less energy in heating, cooling and lighting, as well as 20% less water than a standard building, which, in turn, will afford lower utility bills.

\* The building was constructed utilizing criteria from the LEED New Construction Guidelines version 2.1. During each stage of construction, the onsite team met to review/implement the guidelines, with an emphasis on construction waste management, diversion from landfill material, and adherence to an indoor air quality management plan.

\* Construction waste management initiatives allowed 88% of building construction waste materials to be recycled during the construction process. These materials included, wood, metals, concrete, masonry, drywall, cartons/crates, and glass.

\* 100% of the electrical power will be purchased from wind and other alternative energy sources.

\* The site positioning maximizes the use of daylight and views.

\* A green housekeeping program for the building management company.

\* Sustainable education offered through building tours, web site links and information, and a case study.

### **Del-Sano Contracting Corp.**

[www.delsano.com](http://www.delsano.com)

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