

Byers Place
Denver, Colorado



Single-Family Homes Combine a Sense of Community with Good-Sense Design

TANKLESS WATER HEATERS • HYDRONIC FURNACES • INTELLIGENT FIREPLACES • DIRECT VENT WALL FURNACES

Harvard-educated developer Mark Bethel doesn't subscribe to the axiom that "bigger is better." And one look at Byers Place by Arcadia Properties, Inc., a new residential development in Denver's West Washington Park, will convince even a skeptic that smart urban living comes in delightful packages.

Byers Place single-family homes combine Bethel's vision of livability with his strong sense of sustainability – a thoughtful fusion of form and function.

That's why Bethel's company, Arcadia Properties, incorporated Rinnai appliances throughout all the homes, creating efficient, functional designs which also provide an unsurpassed level of comfort and convenience.

Why Rinnai?

"I live with Rinnai in my own home," said Bethel, "and I love it!"

After several years of enjoying the comfortable heat and energy efficiency of his Rinnai Direct Vent Wall Furnace, Bethel began using Rinnai units in

the basements of the homes he built. The Rinnai Wall Furnaces were a success – both for Arcadia and for the homeowners.

Given Bethel's long-standing interest in building LEED-certified homes, his next step was to consider an all-Rinnai heated home. Early in the process, he sat down with MJM Associates, the local Rinnai representative, as well as with his Byers Place HVAC contractor, Ken Sacry, and Rinnai's applications engineers.



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The Planning Process

Arcadia Properties, Inc., also called on award-winning Denver architect Charles Downing to design the Byers Place homes. “Charles designed settings that let homeowners use and enjoy their entire homes every single day,” said Bethel. “He did this by opting out of an oversized design to create a smaller carbon footprint, less space for accumulating useless items, and ultimately a richer lifestyle.”

All this fit in nicely with Bethel’s own passion for urban redevelopment and green building, while also giving him an ideal venue for his all-Rinnai concept. “We wanted to show that smaller size and high finish are perfectly compatible,” Bethel added.

With home sizes ranging from 1,100 to 2,000 square feet, plus additional finished basement space and storage, Byers Place homes were designed to fit in with the “neighborhood” feel of this premier Denver urban village, while providing a more sophisticated way of life than neighboring homes.





Example only. Not Actual Installation.

Rinnai Heating

In Byers Place homes, Arcadia chose to heat exclusively with Rinnai products, including Rinnai's Direct Vent Wall Furnace, Hydronic Furnace and Intelligent Indoor Fireplace. With zone heating, homeowners are able to control the temperature in each area to match their individual lifestyle.

In a typical two-story Byers Place home, Arcadia specified:

- a Rinnai RHFE556 Direct Vent Heater for the basement level;
- a Rinnai RHFE750 Fireplace and RHFE556 Heater on the main level; and
- a Rinnai Hydronic Furnace and R94LS Tankless Water Heater on the upper level.

Rinnai Direct Vent Wall Furnaces

Ideal for new residential construction, home remodeling, or multi-family properties, Rinnai's Direct Vent Furnaces deliver consistent, energy-efficient heating all winter long. Rinnai's innovative, fully modulating gas valve helps ensure these furnaces maintain comfortable, even temperatures. What's more, these units require minimal space and are easy to install, without the need for inefficient, leaky ductwork. So, compared to traditional gas furnaces, energy usage is reduced, heating costs are lower, and natural resources are conserved.

Rinnai Intelligent Fireplaces

With up to 83% thermal efficiency, Rinnai gas fireplaces offer not just the ambiance of a natural-looking gas flame

but also unparalleled energy efficiency. Advanced seven-stage modulating gas valve technology uses only the energy necessary to maintain the set room temperature. Automatic adjustment of heat output, a three-speed blower control, and bottom air discharge maintain a stable room temperature throughout the entire room. And the direct vent combustion system minimizes indoor heat loss.

Rinnai Tankless Water Heaters

Rinnai Tankless Water Heaters use natural gas or propane to heat water only when needed, delivering a continuous stream of hot water for multiple demands simultaneously. Rinnai models R75LSi and R94LSi Tankless Water Heaters are ENERGY STAR® qualified, which means they're the energy-efficient choice. Compared to traditional tank-style water heaters, it will save money on energy bills, without sacrificing comfort or convenience. Rinnai offers interior or exterior wall mounted units that allow virtually unlimited installation flexibility.

Rinnai Hydronic Furnace

Rinnai's tankless heating system pairs a Rinnai Tankless Water Heater with a Rinnai Hydronic Furnace to deliver cozy, energy-efficient heat to an entire home. Because the hot-water coil is used to heat the air, it's less dry – and more comfortable – than the air in homes heated with traditional gas furnaces. Thanks to the air handler's custom-designed pump, the system maintains a constant flow through the coil, for optimum heat output – and optimum energy savings – throughout operation.

Return on Investment

"At Byers Place, we're striving to create thoughtful, gracious design of enduring value," said developer Bethel. "We want residents to feel that a home here is an investment in their quality of living – one that not only enriches their lifestyles, but also meets their desire for sustainability."

By incorporating Rinnai gas appliances, Arcadia has taken the first step in helping homeowners reduce energy consumption, saving money each month on their utility bills. Arcadia also helps homeowners at Byers Place experience the satisfaction of knowing they're doing what's right for the environment, without ever sacrificing comfort or convenience.

"With Byers Place, we're proving that smaller homes – some might say sensibly sized homes – can actually be more livable and comfortable than their suburban counterparts," said Bethel, "and Rinnai appliances have been integral to helping us create this distinctive community."

Rinnai Energy-Efficient Appliances for Whole-House Heating Solutions

Rinnai LS Series Tankless Water Heaters



Benefits at a glance:

- Sleek, modern design
- Commercial-grade heat exchanger for residential and commercial applications
- EZConnect™ (connects two units together)*
- Integrated condensate collector for interior models
- Backed by a 12-year heat exchanger limited warranty, 5 years parts and 1 year labor installed in residential applications; 5 years for heat exchanger in commercial applications.

* Feature not available for the R63LSe.

Tankless Water Heater Specifications

	R75LSi	R94LSi
Dimensions	14" W x 23" H x 10" D	14" W x 23" H x 10" D
Weight	50 lbs	50 lbs
Maximum/Minimum Gas Rate (Input BTU's)	180,000 / 15,000	199,000/15,000 (NG) 190,000/15,000 (LP)
Hot Water Capacity Range	0.6 to 7.5 GPM	0.6 to 9.4 GPM
Energy Factor (NG and LP)	.82	.82
Thermal Efficiency % (NG and LP)	84	84
Gas Type	Models available in Natural Gas (NG) or Propane (LP) Units	
Temperature Range (Min - Max)		
Residential	98° F - 140° F	98° F - 140° F
Commercial*	98° F - 160° F*	98° F - 185° F*
Standard Digital Controller	MC-91-1	
Optional Digital Controller	MC-100V-1, BC100V-1, MC-502RC, MCC-91-1**	



Rinnai Hydronic Heating System

Benefits at a glance:

- Matched components designed specifically for use with a Rinnai Tankless Water Heater
- Easy, flexible installation saves you money & hassles, no additional venting required
- Hydronic heating retains moisture, less dry than with a typical gas heater
- Heat your air as efficiently as your water
- Senses when hot water flow is a priority
- Side return air
- Programmable thermostat

Hydronic Furnace Specifications

Model	BTU	Dimensions W x H x D	Wt. (lbs.)
AH45 37AHA04508KA5	45,000	14" x 34" x 22"	92
AH60 37AHA06012KA5	60,000	17.5" x 34" x 22"	109
AH75 37AHA07514KA5	75,000	21" x 34" x 22"	118
AH90 37AHA09016KA5	90,000	24.5" x 34" x 22"	136

Rinnai Direct Vent Wall Furnaces



Benefits at a glance:

- Significant energy savings
- Modulation gas valve and variable speed blower maintains consistent room temperature – no more highs and lows
- Unique cool-to-the-touch cabinet
- Electronic ignition – no pilot light
- Sealed combustion
- Safe for any room
- Zero clearance from the intake air
- Minimal space requirements
- Flexible installation options

Direct Vent Wall Furnace Specifications

Model Number	Gas Type	Input Range (BTU) (Low/High)	AFUE Rating	Fan CFM Output	Dimensions	Wt. (lbs.)
X17 (RHFE433RWTA) Beige only	NG	8,200 / 16,700	80.8%	Low 110.5 High 141.3	W 29 1/2" H 21 13/16" D 9 7/8"	51
	LP	8,200 / 16,700	81.0%			
ES22 (RHFE558RFA) Beige only	NG	8,200 / 21,500	80.6%	Low 110.5 High 162.7		51
	LP	8,200 / 20,700	81.0%			
ES38 (RHFE1004RFA) Beige	NG	10,500 / 38,400	80.6%	Low 203.4 High 360.5	W 36 5/8" H 26 3/8" D 13"	91
	LP	10,500 / 36,500	82.0%			

Rinnai Intelligent Fireplaces



Benefits at a glance:

- Significant energy savings
- Flexible installation options
- Sealed combustion
- Individual meter and temperature control
- Lower installation costs
- Full flame ambiance with controllable heat output
- Maintains consistent room temperature
- Electronic push button ignition or remote/keypad control
- 33,000 BTU to 10,000 BTU output, 50% more turn down
- 2-Year Warranty

Intelligent Fireplace Specifications

RHFE-750ETRA	
Framed-in Dimensions	31.49" W x 26.18" H x 17.72" D
Actual Dimensions (including surround)	36" W x 26.75" H x 15" D
Weight	154 lbs.
Maximum/Minimum Gas Rate (Input BTU's)	NG: 29,000 BTU / 11,000 BTU LP: 28,000 BTU / 11,000 BTU
AFUE Efficiency Rating	Up to 80%*
Vent System	The vent must be terminated to atmosphere or "outside" in accordance with local, state, provincial and federal codes. Only vent components listed with the appliance's certification can be used. Warranty will be voided if nonlisted components are installed.
Logs	Ceramic

*AFUE efficiency rating of 83% can be achieved with propane model and maximum vent length of 7.2 ft. with no elbows.

Rinnai is continually updating and improving products; therefore, specifications are subject to change without prior notice. Local, state, provincial and federal codes must be adhered to prior to and upon installation.

CONTACT YOUR LOCAL AUTHORIZED DEALER

FOR MORE INFORMATION ON RINNAI PRODUCTS

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