

Unit E – Features and Specifications:

Unit E interior finishes:

- **Flooring:** Solid hardwood flooring in living room , kitchen, dining and bedroom areas. Beautiful custom tile flooring in the bathrooms. In–floor radiant heating throughout.
- **Walls and ceilings:** smooth finish 5/8" drywall throughout.
- **Counter tops and backsplash:** Caesarstone countertops in kitchen. Custom tile details in kitchen and bathrooms.
- **Rough–in wiring:** Pre–wired with \$4,000 worth of wiring. Many of options for customized uses including, audio, media, data, security, wireless/computer control.
- **Plumbing fixtures:** Franke kitchen sink, Duravit tub, Jado faucets, Geberit in wall toilet mechanism (very cool), Thermasol steam shower. Washer and Dryer included.
- **Interior doors and trim:** Most of the doors are 9 foot high pocket doors which not only maximize the space but also provide a clean modern look. The rolling hardware is super high quality rolling the large heavy doors with minimal effort.
- **Mirrors and shower enclosures:** ¼" mirrors, custom fitted between Alenia lights at bathrooms, European frameless 3/8" clear glass enclosures at master bath shower and guest bath shower. Multiple shower heads at master shower.
- **Cabinets:** Custom, self–finishing, European style cabinetry with stainless steel handles. Large integrated island and built–in Subzero refrigerator.
- **Appliances:** Built in Subzero refrigerator, stainless steel Thermador Professional range/oven, dishwasher and hood.
- **Miscellaneous:** Exterior gas line for grill, NW terrace is roughed in for irrigation and has drains to allow for lush landscaping. Spark modern fireplace in living room.



Parking/Lobby/Storage:

- Ground level, dedicated parking spaces in a 3–hour post–tensioned parking structure with sprinkler system and 24–hour high–efficiency

fluorescent lighting with one enclosed 440 CF. secure, private storage unit at parking level (to be built).

- Parking with direct, secure access to 195 square-foot elevator lobby to include future seating area with tech-lighting artwork walls, and Mail center with direct access to 20th Street sidewalk.
- Full-size *Thyssen Krups* commercial elevator with direct service to 2nd floor secure lobby serving two (2) units only, with direct access to the secured courtyard.



Private Courtyard:

- 2nd level European style secure courtyard with irrigated, landscaped areas and out door cooking area which is accessed by units D, E, and G only.
- Automatically heated snow-melt path leads directly to the 20th street sidewalk and parking entrance.
- Large 28-foot wide courtyard serves as a visual separation from the North three units giving the Blacksmith building the feeling of two separate quaint residential buildings.
- Secure entry gate to be installed.



Mechanical/Solar/Energy:

- State-of-the-art two-stage *Viesman*(German) 95% efficiency hydronic heating system
 - Provides in-floor radiant heat to lobbies, interior living spaces, and the exterior snow-melt path at the courtyard exit.
- Hot water provided by stainless steel twin heat exchanger tanks with hook-up for thermal solar panels at roof.
- The entire heating system is operated by a state-of-the-art *Techmar* computer controller which is directly linked to all thermostats and outdoor sensors, thus providing maximum system efficiency.
- Stand-alone, high efficiency rooftop air conditioning unit (*Techmar*-controlled)
- 2 x 6 exterior, insulated walls with maintenance free masonry exteriors.



- 10" post-tensioned solid concrete elevated slabs at the floors and ceilings providing superior sound and fire separation from above and below.
- Separate gas/electric meter is provided for each unit.
- Heat, domestic hot water, high-efficiency exterior LED / fluorescent lighting, and hazard Insurance all included in the monthly HOA dues.
- Building is provided with the infrastructure for a Photo-voltaic solar panel system for all residential units. This system is optional per unit and estimated to provide one half or more of all the annual electrical needs of each unit, (depending on usage/demand of electricity of each unit).

