

Washington

TOWNES

901 Washington Street Denver, CO 80203

Green Features

Site Selection

- Redeveloping an Urban Area: Our site has existing infrastructure, protecting greenfields and preserving habitat and natural resources.

Alternative Transportation:

- We're helping to reduce pollution and land development impacts from car use by locating our building near transit. It's easy to walk, bike or use public transportation while keeping your car parked.

Smart Water Use:

- We're managing our storm water by eliminating storm water runoff and minimizing impervious surfaces so groundwater can recharge.
- We're reducing heat islands by eliminating blacktop paving and our rooftop decks will have light reflective synthetic pavers.
- Our project will use water efficient landscaping. Minimizing potable water for irrigation by using xeriscaping and high efficiency irrigation technologies.
- We'll also maximize water efficiency within the buildings by specifying water-efficient fixtures and equipment. As an example, we're using Toto 0.9/1.6 gpf dual flush toilets.

Green Energy and Atmosphere:

- Optimize energy performance through siting, orientation, building form, insulation, glazing and daylighting. Design included all parties of the project team from inception.
- Our refrigerator and dishwasher are designated as Energy Star, which means they are more efficient than standard appliances.
- Furnace is a high efficiency sealed combustion forced air unit. Air conditioner has a 14 SEER rating (3 story units) and a 15 SEER rating in the 4 story units. The water heater is a high efficiency sealed combustion unit with a .62 energy factor.
- Lighting features include; lighting fixtures that use compact and linear fluorescents, MR 37W IR bulbs and, metal halide light fixtures. These fixtures produce comparable light levels with considerable energy savings.
- Promote renewable energy and minimize reliance on limited fossil fuels by making our units solar ready. Available on 6 interior units only.

Green Indoor Environment

- We've assured ventilation effectiveness by employing architectural and HVAC design strategies to increase ventilation effectiveness and prevent short-circuiting of airflow delivery.
- By installing Vantage® pre-wiring in all units you have the advantage of system controllability which will provide a high level of individual control of thermal, ventilation and lighting systems. (Vantage systems are an upgrade)
- Our design provides a connection between indoor spaces and outdoor environment through the introduction of sunlight and views in a glare-free way. Consider our courtyard, clearstory windows, skylights (corner units only) and light shelves.

Construction Efficiency

- Framing with 2x6 studs provide extra space for insulation to R-19. Floors are

constructed with open web floor joists which allow for duct placement without the need for interior soffits.

- Insulation: Walls are insulated to R19, roof to R-50.6 and foundation to R-10. Homes are also foam insulated to further reduce heat loss.
- Windows are double glazed aluminum with wood clad and Low-e glass. This provides a reflective surface to keep warming sun out during the summer and during winter, reflects heat generated by the furnace back into the home. This provides additional heating and cooling energy savings.

SOLAR READY

- The six 4 story units have infrastructure to accommodate a 2.10 kW solar photo voltaic system that can be easily added at the owners discretion. This system priced at \$5,300.00 after tax credits will add value to your home while reducing your monthly electric bill. For more information, contact David Henry, co-owner of Namaste Solar at 303-447-0300. Tax incentives are in flux. The final price paid may be more or less than the amount mentioned above.

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A Sustainable & Green Residential Project