



**BLACK MOUNTAIN**  
ARCHITECTURE



**bruns realty group, LLC**

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EcoFlats at Log City  
Phase 1 Exterior

## Passive House Efficiency

Roof: 18" cellulose attic insulation (R-64) with ceiling air barrier sheathing  
Walls: 2X10 dense-pack cellulose (R-28)  
Sealed-sheathing air barrier, tested for compliance  
Windows: high-performance i89 + argon glazing + exterior shading  
Slab: fully insulated with foundation thermal break (R-10)  
Energy recovery ventilation, balanced and distributed  
Heat pump efficiency: heating, cooling, hot-water + clothes dryers  
Compartmentalized dwelling air-tightness, tested

## Carbon Cutting Design

Carbon-sequestering wood + cellulose construction  
Sloped-roof replaces foam with carbon-sequestering cellulose  
Carbon-smart gypsum board  
Reduced concrete volume + fly ash = 50% cement reduction

## Climate Resilient Homes

Passive solar heating for all apartments  
On-site solar panels with emergency battery backup  
Passive survivability during extended power outage  
Filtered indoor air supply  
Located above flood plain



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Phase 1 Wall Section





Roof insulated with 18" loose fill cellulose

Walls insulated with 12" dense pack cellulose

Cladding selected for durability and resilience

Balcony Design Provides Dual Purpose of Balcony Amenity and Sun Shading Function

Exterior Solar Shades Prevent Overheating

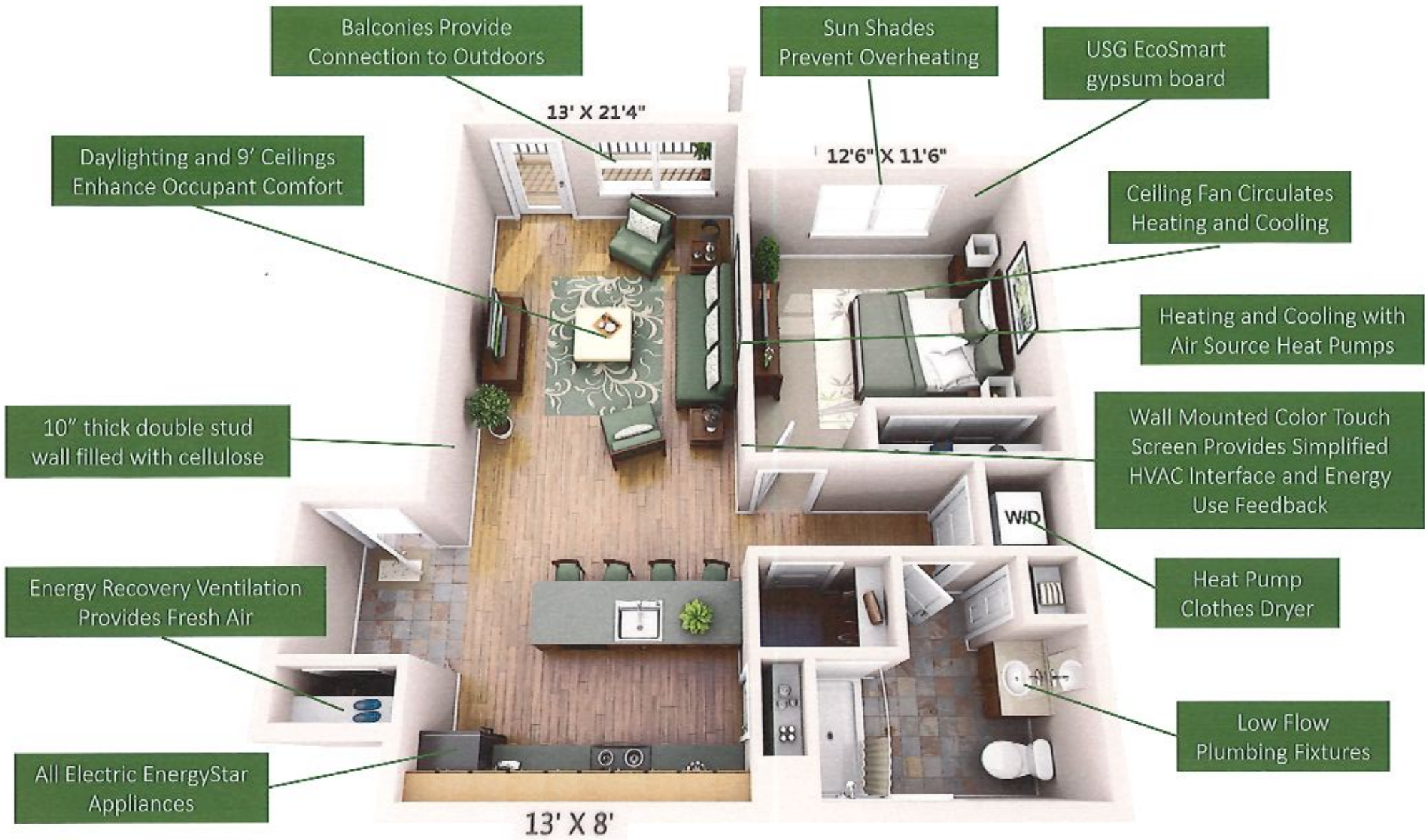
Double pane 180 LoE 189 Argon Windows

Concrete for footings, stem walls and slab uses 30% fly ash

Solar Carport with Photovoltaic Panels

EV Charging Stations





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Phase 1 Interior Features