



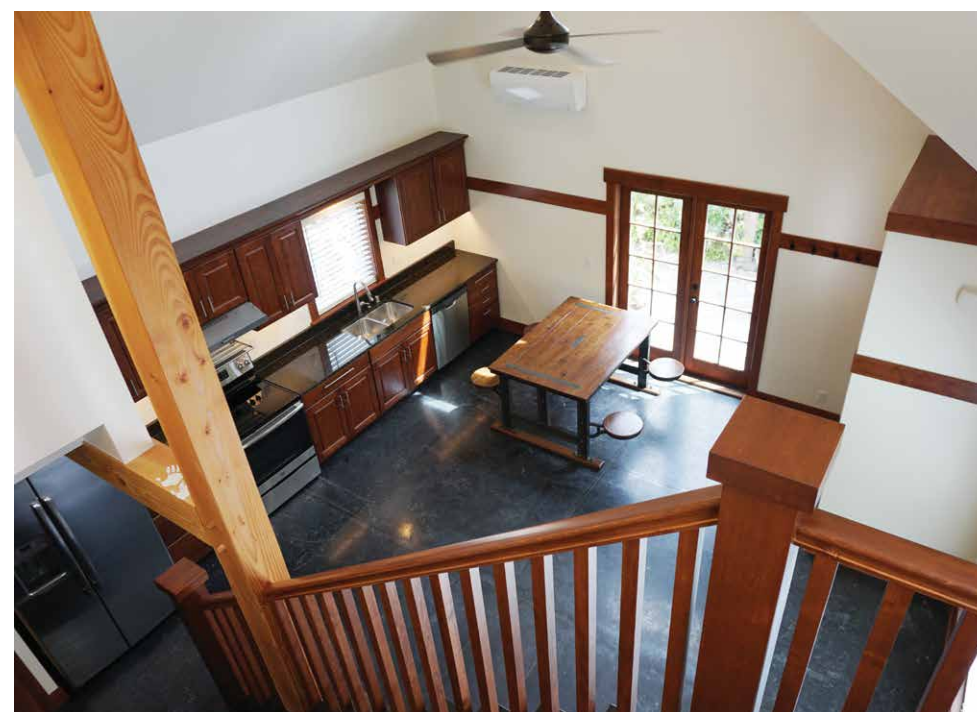
# Bellingham Bay Builders

Greenlake Cottage | Seattle, WA | BellinghamBayBuilders.com



Photos courtesy of Bellingham Bay Builders

"This house is so comfortable! The temperature is never hot or cold" Home owner



## PROJECT DATA

- **Layout:** 2 bdrm, 2 bath, 2 fls, 752 ft<sup>2</sup>
- **Climate:** IECC 4C, marine
- **Completed:** June 2019
- **Category:** custom for buyer

### MODELED PERFORMANCE DATA

- **HERS Index:** without PV 44
- **Annual Energy Costs:** without PV \$600
- **Annual Energy Cost Savings:** (vs typical new homes) without PV \$550
- **Annual Energy Savings:** without PV 5,100 kWh
- **Savings in the First 30 Years:** \$23,800

## KEY FEATURES

- **Walls:** 2x6 16" o.c. advanced framing, R-27 total: 1/2" drywall; in cavity - 5.5" blown fiberglass; on exterior - 7/16" coated OSB sheathing with liquid-applied flashing at seams, 2" cork exterior insulation, 1x4 battens, fiber cement siding.
- **Roof:** Gable roof; 5/8" drywall, 2x12 16" o.c. rafters, 5/8" coated OSB sheathing with liquid-applied membrane at seams and penetrations, 3" R-12 cork insulation, 2x6 battens, 7/16" OSB sheathing, roofing underlayment, black asphalt shingles.
- **Attic:** Unvented attic; 11.25" R-38 fiberglass batts.
- **Foundation:** Slab on grade; gravel base, 6-mil vapor barrier, 4" R-20 XPS, 4" colored concrete as finished floor; 2" R-10 XPS on slab edge with stainless steel subgrade flashing.
- **Windows:** Double-pane, argon-filled, low-e, casement frames, U=0.25, SHGC=0.3.
- **Air Sealing:** 0.62 ACH 50.
- **Ventilation:** HRV, continuous, MERV 5 filters; timers on bath fans; 300 cfm range hood.
- **HVAC:** Ductless mini-split heat pump, single head; 13.5 HSPF, 30.5 SEER; back-up electric heaters in bedrooms; south-facing windows and concrete floors for passive heat.
- **Hot Water:** Electric tank, .92 EF, 50-gal.; centrally located.
- **Lighting:** 100% LED, daylighting.
- **Appliances:** ENERGY STAR refrigerator, dishwasher, ceiling fan, and exhaust fans.
- **Solar:** Solar ready.
- **Water Conservation:** EPA WaterSense fixtures and toilets.
- **Energy Management System:** Programmable thermostat.
- **Other:** Zero-VOC paint, main floor master; carbon-negative cork insulation; all electric.

## CONTACT

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