



Bellingham Bay Builders

La Pedrera Net Zero Residence | Anacortes, WA | bellingshambaybuilders.com



Photos courtesy of Bellingham Bay Builders

"We couldn't be happier with our new home and expect to spend many happy years here." Homeowner



PROJECT DATA

- **Layout:** 2 bdrm, 2 bath, 1 fl, 1,592 ft²
- **Climate:** IECC 4C, cold
- **Completed:** January 2020
- **Category:** Custom for Buyer <3,000 ft²

MODELED PERFORMANCE DATA

- **HERS Index:** without PV 42; with PV -8
- **Annual Energy Costs:** (vs typical new homes) without PV \$1,200; with PV \$350
- **Annual Energy Cost Savings:** without PV \$1,200; with PV \$2,000
- **Annual Energy Savings:** without PV 7,100 kWh; with PV 16,500 kWh
- **Savings in the First 30 Years:** without PV \$50,300; with PV \$84,000

CONTACT

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KEY FEATURES

- **Walls:** 2x6, 24" o.c., advanced framed, R-32.6 total: R-24 fiberglass, 2-stud corners, coated OSB, liquid flashing, 2" R-8.6 mineral wool, 1x4 furring, cedar and metal siding.
- **Roof:** Shed roof, 24-gauge standing-seam metal roof, ENERGY STAR Cool Roof certified.
- **Attic:** Unvented attic R-66 total: 14" TJI rafters, with R-51 fiberglass batt, no overhang, topped with 1/2" coated OSB, sealed at roof-wall seam, topped with 2x6 rafters with 24" overhang, with 3.5" R-15 fiberglass batts then 2" air gap and 1/2" plywood sheathing.
- **Foundation:** Insulated crawlspace, 6 mil. vapor barrier to sill plate, 3" concrete slab. 2" EPS exterior insulation with 1/2" fiber cement protection board.
- **Windows:** Double-pane, argon-filled, low-e2, fiberglass composite or aluminum-clad wood casement, awning, and fixed frames. U=0.24, SHGC=0.27 to 0.32, tuned to direction.
- **Air Sealing:** 0.78 ACH 50. Roof-to-wall coated sheathing, liquid flashing at all seams.
- **Ventilation:** HRV continuous.
- **HVAC:** Ductless and ducted mini-split heat pumps, 12.2 HSPF, 36.0 SEER. Passive solar.
- **Hot Water:** Heat pump water heater, 2.90 EF, 50-gal., exhaust ducted outside, to Smart recirc.
- **Lighting:** 100% LED, motion sensors, daylighting.
- **Appliances:** ENERGY STAR dishwasher, clothes washer, heat pump ventless clothes dryer.
- **Solar:** 8.51-kW PV system; 23 370-W panels.
- **Water Conservation:** Low-flow fixtures. drought-resistant landscaping, rain barrels.
- **Energy Management System:** Programmable thermostats, PV tracking.
- **Other:** Electric vehicle charging station, Accessibility features, High-recycled-content metal siding & roofing. Recycled fir timbers in porch roofs. No-VOC paints & finishes.

