



Targa Homes

Crown Hill Detached Accessory Dwelling Unit | Seattle, WA | TargaHomes.com



Photos courtesy of Targa Homes

"Elements like triple pane windows and balanced ventilation systems—these are simply included as standard." *Builder*



PROJECT DATA

- **Layout:** 1 bdrm, 1 bath, 2 fls, 500 ft²
- **Climate:** IECC 4C, marine
- **Completed:** November 2020
- **Category:** Attached Housing

MODELED PERFORMANCE DATA

- **HERS Index:** without PV 55; with PV -20
- **Annual Energy Costs:** without PV \$550; with PV -\$100
- **Annual Energy Cost Savings:** (vs typical new homes) without PV \$400; with PV \$1,150
- **Annual Energy Savings:** without PV 3,300 kWh; with PV 9,700 kWh
- **Savings in the First 30 Years:** without PV \$16,000; with PV \$47,400

CONTACT

Sean Conta
206-251-8569
sean@targahomes.com

KEY FEATURES

- **Walls:** 2x6, 16" o.c., R-23: 5.5" R-23 blown fiberglass, 1/2" plywood sheathing, heavy membrane with taped seams, 1/2" furring strips, fiber cement lap siding.
- **Roof:** Truss gable roof: scissor truss, 5/8" plywood sheathing with taped seams, 4" R-20 graphite EPS rigid foam in two layers with staggered seams, 1/2" plywood, asphalt shingles.
- **Attic:** Unvented (hot roof): 5.5" R-23 blown-in fiberglass in truss top chord.
- **Foundation:** Uninsulated above-grade garage on pre-existing slab foundation. Floor above garage is 11-7/8" truss I joist with R-48 blown-in fiberglass.
- **Windows:** Triple-pane, argon-filled, low-e, vinyl frame, U=0.16-0.20, SHGC=0.22-0.27.
- **Air Sealing:** 0.94 ACH50, house wrap seams taped, roof deck seams taped, unvented attic, subfloor seams caulked; whole-house aerosol sealant before insulating.
- **Ventilation:** ERV, bath fan boost, MERV 15 filter, 116 SRE, 119 ASRE.
- **HVAC:** Heat pump, AC variable speed compressor, 14.1 SEER, compact duct design.
- **Hot Water:** Heat pump water heater, 50-gal, 3.75 UEF.
- **Lighting:** 100% LED, dimmers, clerestory window.
- **Appliances:** ENERGY STAR clothes washer, dishwasher, refrigerator.
- **Solar:** 5.85 kW, 18 325-W rooftop panels.
- **Water Conservation:** Low-flow fixtures; compact PEX plumbing, stormwater management.
- **Energy Management System:** Web-based PV monitoring; ERV has temp/humidity sensors.
- **Other:** Electric vehicle charging station, CARB 2 cabinetry, low-VOC paints, formaldehyde-free insulation, pre-finished GreenGuard Gold certified cork flooring, FSC-certified lumber.

