



# Targa Homes

Low-Carbon Detached ADU | Seattle, WA | TargaHomes.com



Photos courtesy of Targa Homes and Chuan Xia, Chuan Photography.

“It has been an unusually warm month and we have yet to turn on any AC to cool the house.” Homeowner



## PROJECT DATA

- **Layout:** 2 bdrm, 2 bath, 2 fls, 1,000 ft<sup>2</sup>
- **Climate:** IECC 4C, marine
- **Completed:** April 2023
- **Category:** Custom for Buyer

### MODELED PERFORMANCE DATA

- **HERS Index:** without PV 39; with PV 6
- **Annual Energy Costs:** without PV \$600; with PV \$150
- **Annual Energy Cost Savings:** (vs typical new homes) without PV \$750 with PV \$1,250
- **Annual Energy Savings:** without PV 6,400 kWh; with PV 10,250 kWh
- **Savings in the First 30 Years:** without PV \$32,050; with PV \$51,500

## KEY FEATURES

- **Walls:** 2x6, 16" o.c., R-25 total: 7/16" coated OSB sheathing with taped seams, 1" R-4 cork, 3/4" ventilated rainscreen, siding.
- **Roof:** Gable rafter roof and flat TPO roof. 5/8" coated OSB taped to wall sheathing, then topped with 2x4 overhangs, 3.5" R-14 EPS, 1/2" plywood, and roofing.
- **Attic:** Unvented, vaulted attic, R-28 total: dense-pack cellulose.
- **Foundation:** Slab on grade, 4" R-16 EPS foam under full slab and at slab edge. Vapor barrier.
- **Windows:** Triple-pane windows, U=0.16, SHGC=0.37. Interior cellular blinds, low-e, argon-fill. Wood and aluminum framed, European.
- **Air Sealing:** 0.35 ACH50: coated OSB with taped seams. Sill plate 2 beads of caulk. Bottom of wall taped to concrete stem wall. Window rough openings foamed and taped.
- **Ventilation:** ERV, ducted throughout home, continuous operation, MERV 13 filter. Range hood exhausts to outside, has passive makeup air damper.
- **HVAC:** Ductless minisplit air source heat pumps. Variable speed compressors. Two units, each with 1 indoor head and 1 outdoor compressor, 10.0 & 13.5 HSPF, 20.2 & 30.5 SEER. Operable skylights for night flush passive cooling.
- **Hot Water:** 43 gallon, 4.5 COP. Split-system CO<sub>2</sub> heat pump water heater.
- **Lighting and Appliances:** LED lighting, ENERGY STAR appliances.
- **Solar:** 3.65 kWh, no battery. PV connected to monitoring app.
- **Energy Management System:** Electrical panel app tracks energy usage on each breaker.
- **Other:** Above-grade walls 2x6 studs are reclaimed lumber. Sheathing temperature/humidity/wood moisture sensors buried in walls and roof for tracking. Cork insulation.

## CONTACT

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

