



Targa Homes

Seattle Modern ADU | Seattle, WA | TargaHomes.com



Photos courtesy of Targa Homes

“Never having to worry about the home being too hot/too cold or too dry/too humid.” Homeowners



PROJECT DATA

- **Layout:** 2 bdrm, 2.5 bath, 2 fl, 1,382 ft²
- **Climate:** IECC 4C, marine
- **Completed:** November 2023
- **Category:** Custom

MODELED PERFORMANCE DATA

- **ERI:** without PV 49
- **Annual Energy Costs:** without PV \$950
- **Annual Energy Cost Savings:** (versus typical new homes) without PV \$800
- **Annual Energy Savings:** without PV 6,120 kWh
- **Savings in the First 30 Years:** without PV \$33,300

KEY FEATURES

- **Walls:** 2x6 16" o.c., R-26.5 total: 7/16" coated OSB sheathing, blown-in cellulose, 1.58" wood fiber insulation board, 3/4" furring strips, siding.
- **Roof:** Flat truss roof, drywall, R-30 fiberglass batt in cavity, 3/4" T&G sheathing, roof underlayment, 5" EPS, roofing coverboard, TPO membrane.
- **Attic:** No attic, flat roof.
- **Foundation:** Slab on grade with ICF stem wall. 4" R-16 EPS under slab.
- **Windows:** Triple-pane windows, U=0.19, SHGC=0.25. Interior cellular shades.
- **Air Sealing:** 0.56 ACH50; 15-mil vapor barrier under bottom plate to wall sheathing, coated and taped OSB, all penetrations sealed with tape or EPDM gaskets.
- **Ventilation:** ERV-heat pump combo, supplies to bedrooms and common rooms, returns in bathrooms. Dehumidifies based on a smart controller. Humidity monitors.
- **HVAC:** Air source heat pump-ERV combination unit with backup electric resistance. Compact duct design. Heated tile floors in bathroom.
- **Hot Water:** Heat pump water heater, 50-gal, 3.88 UEF. Core plumbing design.
- **Lighting and Appliances:** ENERGY STAR appliances, LED lighting.
- **Solar:** None.
- **Energy Management System:** Smart electrical panel monitors energy consumption for each circuit.
- **Other:** All-electric home. Used BEAM calculator to show 26% lower embodied carbon than typical.

CONTACT

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