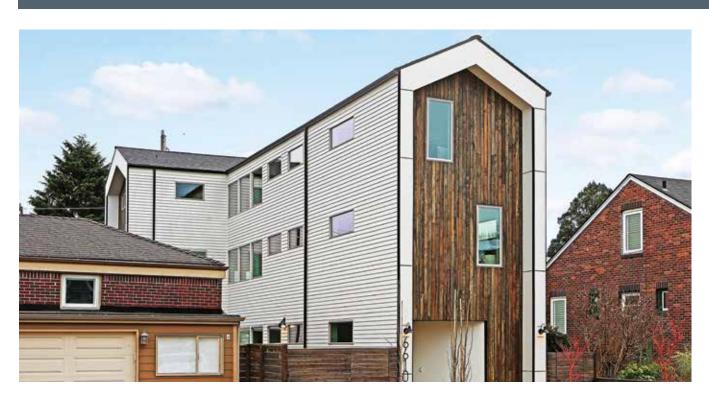


Dwell Development

Flora Farmhouse | Seattle, WA | DwellDevelopment.com













PROJECT DATA

• Layout: 4 bdrm, 2.5 bath, 3 fls, 2,854 ft²

Climate: IECC 4C, marine
Completed: March 2020
Category: Custom Spec

MODELED PERFORMANCE DATA

• **HERS Index:** without PV 51

- Annual Energy Costs: without PV \$1,500
- Annual Energy Cost Savings: (vs typical new homes) without PV \$1,300
- Annual Energy Savings: without PV 10,900 kWh
- Savings in the First 30 Years: without PV \$55,000

CONTACT

Anthony Maschmedt 206-683-7595 www.dwelldevelopment.com

KEY FEATURES

- Walls: R-30 avg: double-2x4 walls with 10" blown cellulose and 2x6 24" o.c. walls with R-5.5" cellulose; ½" OSB, fluid-applied WRB. Rainscreen. Fiber cement & reclaimed wood siding.
- Roof: Flat roof: Non-vented R-60 to R-80 avg: 2x12 rafters, R-40 cellulose; ½" OSB, 3" to 6" R-20 to R-40 tapered polyiso, ¼" board, TPO membrane. Pitched roof: Non-vented R-70 to R-90 avg: 16" to 36" open-web trusses, R-50-70 blown cellulose, ½" OSB, 3" R-20 polyiso, ¼" hard board, asphalt shingles.
- Attic: No attic.
- Foundation: Slab on grade: 4" R-16 EPS under slab.
- Windows: Triple-pane, argon-filled, low-e, fiberglass tilt-and-turn frames, U=0.160, SHGC=0.270.
- Air Sealing: 1.76 ACH 50; whole-house aerosol sealant.
- Ventilation: HRV, continuous, MERV 13 filters.
- HVAC: Ductless mini-split heat pump, 10.3 HSPF, 19.7 SEER.
- Hot Water: Heat pump water heater, 3.55 EF, 50-gal.
- Lighting: 100% LED. Daylighting. Controls integrated with home automation.
- Appliances: ENERGY STAR refrigerator, dishwasher; induction cooktop.
- Solar: Solar ready.
- Water Conservation: EPA WaterSense fixtures; smart recirculation pump.
- Energy Management System: Wired for smart home automation.
- Other: Electric vehicle charging station, reclaimed recycled wood.





