



Clifton View Homes

Above-Garage ADU | Coupeville, WA | CliftonViewHomes.com



Photos courtesy of Clifton View Homes

“One of our homeowners sent us an e-mail bragging about their indoor air quality index of just 19, while the air quality outside was at 63.” Ted Clifton Sr., builder of this home



PROJECT DATA

- **Layout:** 1 bdrm, 1 bath, 2 fls, 694 ft²
- **Climate:** IECC 4C, marine
- **Completed:** July 2020
- **Category:** Attached Housing

MODELED PERFORMANCE DATA

- **HERS Index:** without PV 41
- **Annual Energy Costs:** without PV \$400
- **Annual Energy Cost Savings:** (vs typical new homes) without PV \$600
- **Annual Energy Savings:** without PV 7,500 kWh
- **Savings in the First 30 Years:** without PV \$25,000

KEY FEATURES

- **Walls:** SIPs, R-29 total: 6.5" SIPs, draining house wrap, fiber cement siding.
- **Roof:** SIPs, R-44 total: fiber cement 10.25" GPS SIPs over trusses; synthetic underlayment; composition shingles and standing seam metal roofing.
- **Attic:** No attic, vaulted ceilings.
- **Foundation:** Slab on grade, R-20 under slab. R-38 fiberglass batts in joists over garage.
- **Windows:** Triple-pane, argon-filled, low-e3, vinyl frame, U=0.16-0.18, SHGC=0.34-0.44.
- **Air Sealing:** 2.88 ACH50, continuous SIP envelope with all joints sealed.
- **Ventilation:** Range fan timered with fresh air intake thru MERV 19 HEPA filter for balanced ventilation and night-time cooling. Timered bath fans.
- **HVAC:** Ducted mini-split heat pump, 10.3 HSPF, 17 SEER, passive solar design.
- **Hot Water:** Heat pump, 80-gal, 2.33 EF.
- **Lighting:** 100% LED, dimmers, daylighting.
- **Appliances:** ENERGY STAR dishwasher, clothes washer, refrigerator.
- **Solar:** Solar ready; conduit in place from roof to electrical panel.
- **Water Conservation:** Low-flow fixtures; compact plumbing; PEX piping; storm-water management.
- **Energy Management System:** N/A
- **Other:** EV charging; zero-VOC finishes; recycled content roofing, siding, trim.

CONTACT

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