

# TROONPACIFIC

## PASSIVE HOUSE FACT SHEET Residence 2680

Troon Pacific homes are built for healthy living, combining leading-edge design, sustainability and superior quality – all with the utmost integrity while maintaining minimal impact on the environment. The company's newest project at 2680 Green Street (referred to as Residence 2680), is planning to be a PHIUS+ certified "passive home," a term that refers to a rigorous and voluntary standard for energy efficiency in buildings. Passive homes reduce their ecological footprint and result in an ultra-low energy structure that requires little energy for space heating or cooling. Passive buildings represent today's highest energy standard with the potential of reducing the home's heating energy consumption by 90 percent.

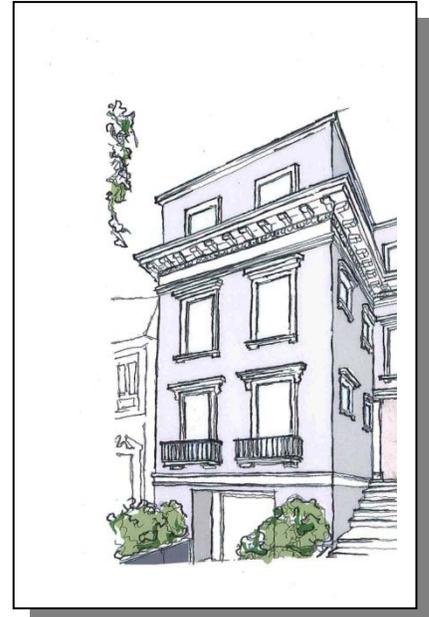
Residence 2680 is Troon Pacific's first passive house development and San Francisco's first ultra-luxury passive home.

To qualify as a passive home, construction must meet the following strict building criteria:

- Peak space heating demand/loads (for the San Francisco climate) of 3.17 Btu/hr.ft<sup>2</sup> (or approx. 10 watts per square meter) / Space Cooling Demand maximum of 4.75 kBTU/ft<sup>2</sup>yr.
- Air tightness threshold/Pressurization Test Results for remodeled homes of 1 air change per hour at 50 pascals (1 ACH<sub>50</sub> @ 50 Pascal)
- Primary Energy Demand per year Maximum of 38 kBTU/ft<sup>2</sup>yr (approximately 11.1 kWh/ft<sup>2</sup>yr.)

Project features include:

- Triple-paned windows from Germany
- Exceptional energy performance, rated to be 67% above California's already stringent energy codes
- Engineered for seismic performance
- Solar panels projected to provide more than 16% of the energy needs (expandable to 33%) assuming 14,218 demand
- Rainwater harvesting tank
- Conduit for future electric car-charging station
- Excellent air quality with MERV 13 filtration and house ventilation with Energy Recovery (both heat and humidity recovery)
- Dornbracht, Cea, Blue and Boffi plumbing fixtures and cabinetry
- Biometric entry system with video surveillance cameras
- Multiple paneled sliding doors for unobstructed indoor / outdoor spaces
- Hydraulic elevator



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- Feature main staircase engineered with floating glass cantilevered stair treads
- Roof deck with nearly 100 percent clear glazing on all side for unparalleled views
- Oversized, custom-designed entry door
- Abundant natural light utilizing interior lights wells, windows, skylights and thoughtful use of glass

## Benefits & Economics of Passive House

- **Low Energy Use:** Up to 90 percent less heating and cooling energy use, and 60 to 80 percent overall energy savings
- **High-Quality Indoor Air:** Controlled ventilation for a continuous, consistent supply of fresh air
- **Comfortable Indoor Temperatures:** 20°C/68°F (with no thermostat setbacks) in winter, night cooling in summer
- **Operational and Construction Savings:** Vastly reduced utility bills; elimination of conventional HVAC systems; much smaller solar systems required to reach zero energy; durable, tight building shell for lower maintenance, etc.
- **Proven Sustainability:** Thousands of buildings worldwide, some zero and even positive energy

## Passive House Concept & Design Approach

*(information courtesy of [Passive House California](#))*

- The passive house concept is a building standard that relies on a combination of energy efficiency with passive solar and internal heat gains to dramatically reduce space heating demands and allow for simplified methods of providing needed heat.
- The concept is implemented through stringent performance standards for air tightness and energy consumption, then verified with a field tested energy modeling program.
- The energy consumption limits are developed through extensive research of climate change imperatives, economic feasibility, building durability, occupant comfort and indoor air quality.
- A passive house is a very well insulated, virtually airtight building that is primarily heated by passive solar gains and internal heat gains from occupants, cooking, bathing, electrical equipment, etc.
- Control of summer heat through shading, window orientation and passive ventilation helps to limit the cooling load. The remaining minimized heating or cooling demand can then be provided by a small source instead of a larger conventional HVAC system.

## About Troon Pacific

Founded in 2000 by Gregory and Charlot Malin, Troon Pacific is a boutique development company specializing in luxury residential development and is one of the only developers that incorporate healthy living and wellness into every detail. A Troon Pacific home combines forward design, sustainability and quality with utmost integrity while maintaining minimal impact on the environment. For more information, visit [www.troonpacific.com](http://www.troonpacific.com).

## MEDIA PLEASE NOTE:

Photos and interviews are available by contacting David Cumpston at (415) 561-0888 x 2316 / [troon@landispr.com](mailto:troon@landispr.com).

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