

# BROOKLYN HEIGHTS TOWNHOUSE

**SOON TO BE COMPLETED PASSIVE HOUSE  
IN A LANDMARKED DISTRICT**

*TAFFERA FINE BUILDING & FINISHES, INC.*



**BEFORE**



**AFTER**



**BEFORE**



**AFTER**

**THE REAR BAY ADDITION WAS EXTENDED TO GRADE AND THE  
INTERIOR PARLOR FLOOR WAS REMOVED AT THE BAY AREA FOR  
A DOUBLE HEIGHT ADDITION AT THE GARDEN FLOOR.**

# INSULATION AND AIR BARRIER INSTALLATION AT REAR BAY



**ALL FRAMING WAS WRAPPED WITH RIGID INSULATION,  
PLYWOOD, AND THEN COATED WITH STO GOLD.**

# .....▶ WHY DO OUR CLIENTS CHOOSE TO DO A PASSIVE HOUSE?



# BETTER AMENITIES THROUGH PASSIVE HOUSE



- ✓ **COMFORTABLE HOUSES THAT ARE EASY TO OPERATE**
- ✓ **QUIETER INTERIOR ENVIRONMENT**
- ✓ **PEST CONTROL VIA SEALED ENVELOPE**
- ✓ **FILTERED FRESH AIR 24/7**
- ✓ **DRY CELLARS**
- ✓ **MINIMIZES MECHANICALS**
- ✓ **EVEN TEMPERATURES THROUGHOUT HOME**
- ✓ **SAVE 70-80% OF HEATING + COOLING EXPENSES**

**PASSIVE HOUSE CAN BE THE PATH TO NET ZERO!**

# .....▶ PASSIVE HOUSE PROVIDES MORE DESIGN FLEXIBILITY



PHOTO: PETER PEIRCE

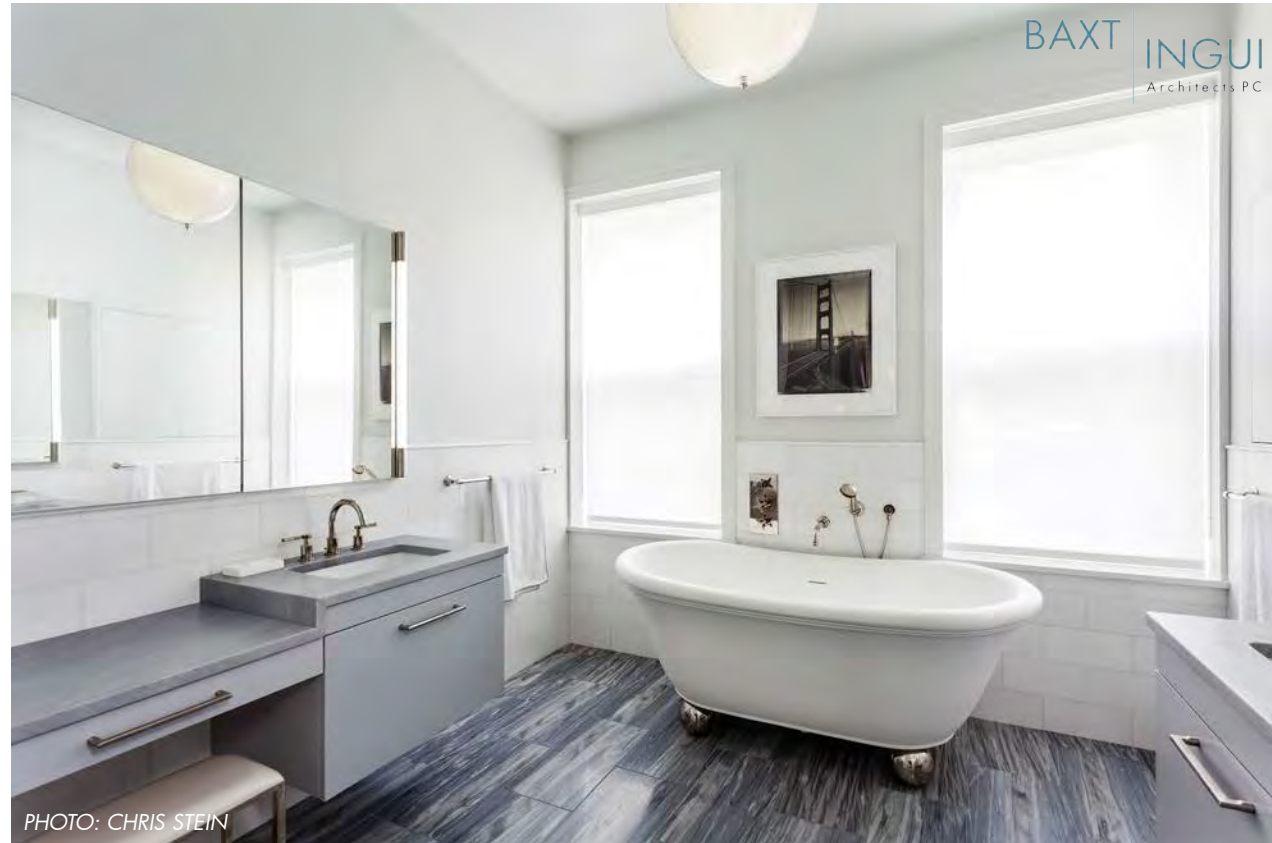
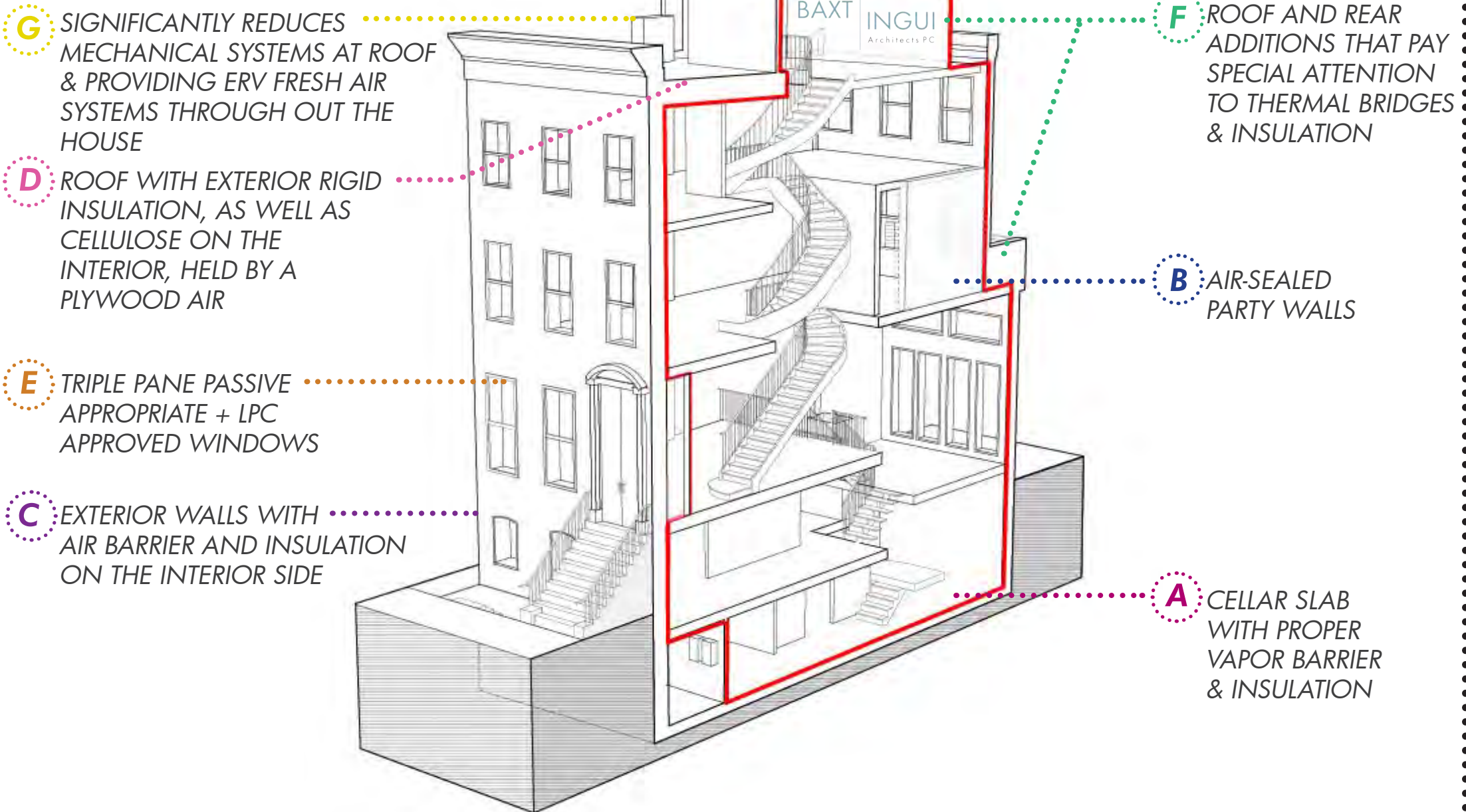


PHOTO: CHRIS STEIN

- **EXTERIOR WALLS & WINDOWS ARE NO LONGER THE COLDEST SPOTS IN THE HOUSE.**
- **BETTER AIR SEALING + INSULATION = MECHANICAL DUCTWORK CENTRALLY LOCATED AT THE CORE.**

# PASSIVE HOUSE: TOWNHOUSE

**DESIGN ENVELOPE FIRST,  
MECHANICAL SYSTEMS SECOND**



**G** SIGNIFICANTLY REDUCES MECHANICAL SYSTEMS AT ROOF & PROVIDING ERV FRESH AIR SYSTEMS THROUGH OUT THE HOUSE

**D** ROOF WITH EXTERIOR RIGID INSULATION, AS WELL AS CELLULOSE ON THE INTERIOR, HELD BY A PLYWOOD AIR

**E** TRIPLE PANE PASSIVE APPROPRIATE + LPC APPROVED WINDOWS

**C** EXTERIOR WALLS WITH AIR BARRIER AND INSULATION ON THE INTERIOR SIDE

**F** ROOF AND REAR ADDITIONS THAT PAY SPECIAL ATTENTION TO THERMAL BRIDGES & INSULATION

**B** AIR-SEALED PARTY WALLS

**A** CELLAR SLAB WITH PROPER VAPOR BARRIER & INSULATION

# COLLABORATING MAKES PASSIVE HOUSE



# SUCCESSFUL