

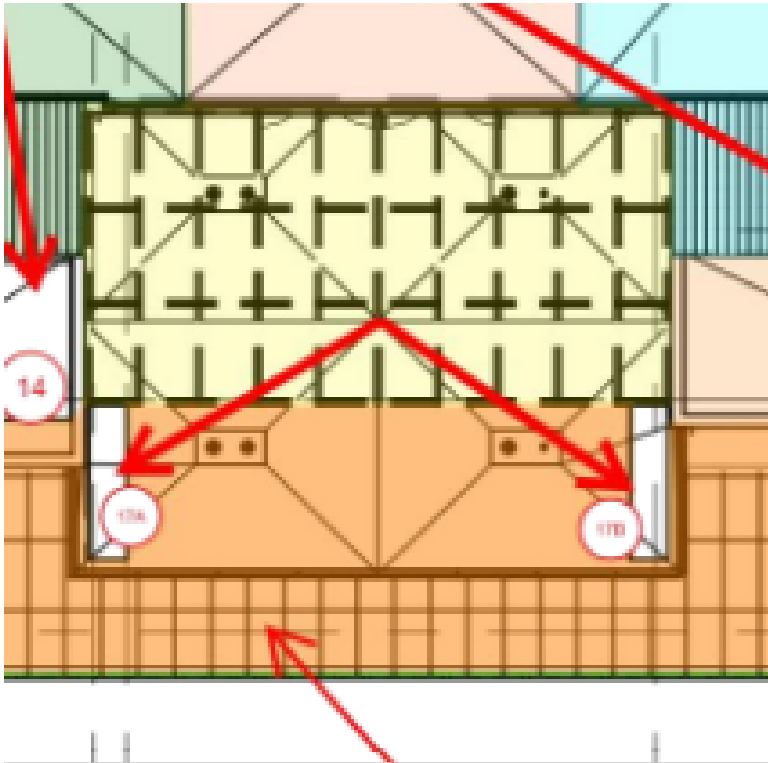
Jodi Patterson-O'Hare

From: Jacob Hinch <Jacob.Hinch@aegisliving.com>
Sent: Wednesday, June 28, 2023 11:38 AM
To: Jodi Patterson-O'Hare
Cc: pantea.khoshnevis@dahlingroup.com; Matt Van Lieshout; Brian Palmore; Nico Castello
Subject: RE: [External] Aegis Ballard - Bio-Planters

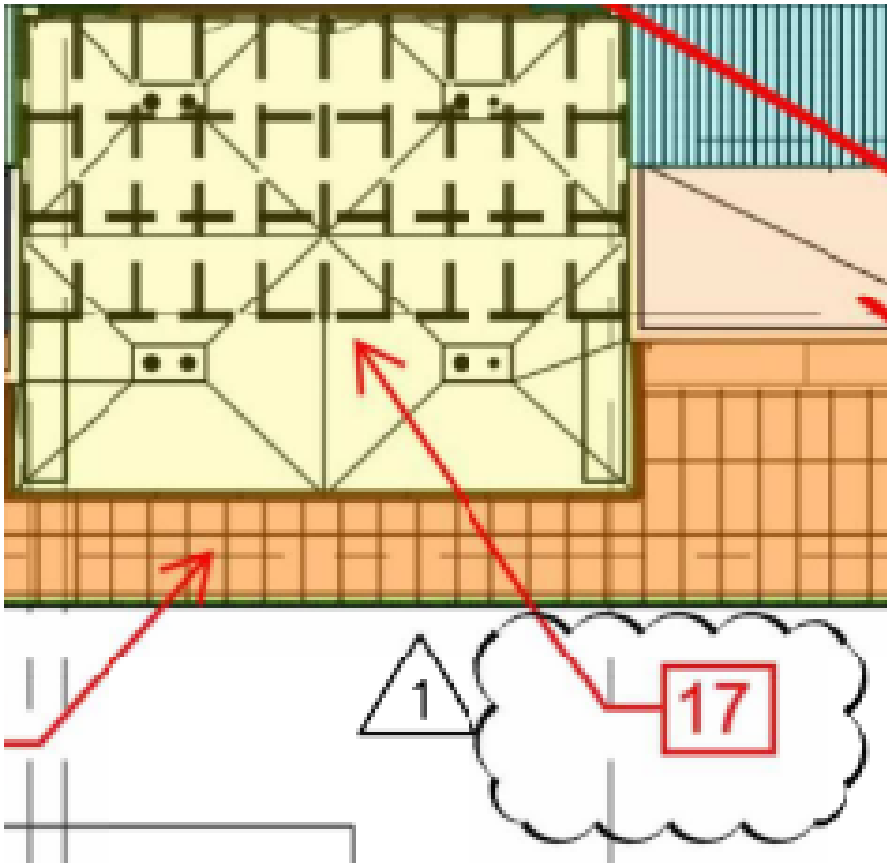
Good morning Jodi,
Here is a narrative for the change:

The purpose of this revision is to remove two bioretention planters previously required on the L2 Terrace. The two planters on the terrace were placed to pick up the collected rainwater on what was presumed to be glass structure covering a portion of the terrace. However, that structure is a decorative exterior frame without a hard barrier between frameworks, so rain falls to the terrace floor. The terrace floor is drained via four roof drains and cannot feasibly gravity collect into the planters. Consequently, the requirement for bioretention planters on the L2 Terrace is being removed.

Presumed condition:



Revised condition:



Bio Planter Capacity (per SF
of planter) **17.857**

ID	Bio Planter ID	Bio Planter Area Provided (SF)	Bio Planter Roof Area Capacity (SF)	Roof Area (SF)	Bio Planter Area Required (SF)	Delta Planter area SF	Additional Roof Capacity (SF)	Pass/Fail	Refer Roof L
1	7F	30	534	530	29.68	0	6	PASS	L3
2	7G	74	1317.2	1317	73.75	0	4	PASS	L3
3	7H	74	1317.2	1318	73.81	0	3	PASS	L3
4	7J	52	925.6	901	50.46	2	28	PASS	L3
5	7K	60	1068	816	45.70	14	257	PASS	L3
6	7L	37	658.6	660	36.96	0	1	PASS	L3
7	7L1-N	37	658.6	660	36.96	0	1	PASS	L3
8	7N	45	801	790	44.24	1	14	PASS	L3
9	7N-P1	37	658.6	655	36.68	0	6	PASS	L3
10	7P1-R	14	249.2	130	7.28	7	121	PASS	L3
11	7R	37	658.6	623	34.89	2	38	PASS	L3
12	2.3G	30	534	470	26.32	4	66	PASS	L3
13	2.3H	60	1068	1070	59.92	0	1	PASS	L3
14	2.3I	30	534	493	27.61	2	43	PASS	L3
15	2.3L1-N	22	391.6	388	21.73	0	5	PASS	L3
16	2.1L1-N	22	391.6	270	15.12	7	124	PASS	L2
17				432	Terrace roof unable to collect and gravity to planters.				
18	2.1N	74	1317.2	1295	72.52	1	27	PASS	L2
19	2.1N-P1	52	925.6	900	50.40	2	29	PASS	L2
20	2.1N-P1	45	801	705	39.48	6	99	PASS	L2
21	2.1R	22	391.6	360	20.16	2	33	PASS	L2
22				2317	Roof Over Structure and ROW infeasible to route to Bio - Planter				
23				3413	Loading dock, Terrace, roof around Bio-Planters active pedestrian area				

854 15201 804 50 906 Non Treated Area
Non Treated area = Those areas below Bio-Plater location and/or areas which due to routing constraints it is infeasible to convey roof runoff to a Bio-Planter.

Parcel Area = 19,999 SF
Total Roof Area (Site & over ROW) = 20,513 SF

Roof Area Draining to Bio Planter = 14,351 SF
Bio-Planter Area to Sky = SF
Total Roof Area Captured = 14,351 SF

Roof Area Infeasible to route to Bio-Planter = 6,162

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BIOPLANTER AREAS

SEE DRAINAGE REPORT FOR ADDITIONAL INFORMATION

Thanks!

Jacob Hinch

Development Manager

Áegis Living | Home Office

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