



SOLIS

occupancy Spring 2020

Description:

At SOLIS, architects, visionaries and artisans converged to create a one-of-a-kind six-story development targeting Passive House certification – sculpting a new era in residential living in Seattle which aims to achieve better indoor air quality, lower heating and cooling bills, and have a significantly smaller energy footprint.

Though Solis will be equipped with air conditioning, residents aren't likely to need it very often given the enhanced building envelope. Heat recovery ventilators (HRVs) act as the lungs of the building to deliver fresh, filtered air to each residence and create a healthy indoor environment. Combined with airtight construction that keeps pollutants out, this creates the cleanest interior environment possible, setting a precedent for healthier homes in a region now prone to wildfire smoke during summer months.

Certification



SOLIS

SW Corner Retail Entry

Special Feature:

Prosoco R-Guard Air & Water barrier forms the Weather Resistive Barrier (WRB) acting much like human skin – waterproof but vapor open so moisture can readily escape and keep walls durably free of mold. Air control paired with balanced ventilation and heat recovery provides 100% fresh filtered air to residents 24/7. The result is healthy indoor environment, dramatically reduced energy consumption and a durable building envelope.

Project Information:

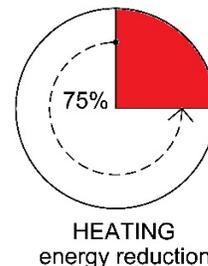
Location	1300 East Pike Street, Seattle		
Number of dwelling units	45		
Total residential SF enclosed	35,888		
Average SF size of each unit	590		
Parking for	Autos	13	Bicycles 25

Construction Features:

- 2x6 and 2x8 Framed Walls
- EUROtek triple-pane UPVC windows
- Balance ventilation with Central Heat Recovery
- 100% of domestic hot water served by gas-fired boiler
- Targeting PHIUS+2015 Certification

Modeled Energy Performance:

EUI Energy Use Index 27 kBTU/sf/year
 note that small unit sizes generate a higher EUI number





SOLIS

west entry

Project Team:

Developer - Marc Coluccio, **SOL TERRA**

Architect **WEBER THOMPSON**

Principal-in-Charge
 Jeff Reibman, AIA
 Project Architects
 Kirsten Clemens, AIA
 Emily Doe, AIA, CPHC

PHIUS Energy Modeler – ArchEcology
 Nancy Henderson, AIA, LEED
 Dan Luddy, CPHC

PHIUS+ Verifier – Evergreen Certified

General Contractor – Cascade Built

Structural Engineer – Quantum Consulting Engineers

Mechanical Engineer & Contractor – Emerald Aire Inc.

Building System Information:

Wall system	R - 26
Windows – EUROtek UPVC triple-pane	R - 0.18
Heat Recovery Ventilation	efficiency 65%
Domestic Hot Water	Gas Boiler efficiency 95%
Weather Resistive Barrier	Prosoco R-Guard



SOLIS

roof deck with view to downtown



Cost Premium:

Because the developer was committed to achieving PHIUS+ certification, the project team employed an Integrated Design Process (IDP) from project inception.

As the general contractor, Cascade Built estimates the added incremental cost of construction compared to a 2015 WSEC energy code compliant building to be 5%-7%.

The result is 40% better energy performance plus better health and comfort. The project will comply with the projected 2031 energy code and, with the addition of Renewable Energy Credits (RECS), will be a Net Zero site.