

607 26th Ave East, Seattle, WA

Pickens/Hedeen Residence – Owner Provided Feature List

Home Area	2415 SF
Lot Area	5000 SF 50' x 100'
Property Type	SF Residential Steep Slope 35% slope Considered an ECA by the City of Seattle
Year Built	1988-9 Major Addition 2001-2 Improvements 2015-7
Neighborhood	Madison Valley, East Side of Capitol Hill 3 blocks from the Arboretum
Views	To the East territorial - the Madison Valley and hill beyond To the South - the Cap of Mt Rainer on a clear day To the North, - an occasional view of Mt Baker The Full Moon once a month
Bedrooms	3
Master Bath	5 fixtures
Bathroom	1¾
Kitchen	Bar Counter, open to Dining Room

Foundation System Site Stabilization

The-home's foundation, detached garage, and drainage system was designed to completely stabilize the site.

The-house foundation itself has a substantial concrete foundation with reinforced concrete retaining walls that step up the hillside. The Vestibule, the furthest east room of the house, is supported by a pin-pile system as part of the foundation design.

The detached concrete garage at the base of the slope, with its retaining wall foundation, provides further stabilization. The roof of the garage is constructed with pre-tensioned reinforced concrete planks, which not only increases the strength and lateral resistance of the garage, but provides for a roof deck garden.

The subsurface drainage system is extensive and provides a drained slope and a perfectly dry crawl space and garage. To the west of the garage, below the east side of the wood deck, there is a French drain system that is approximately 11 vertical feet deep by 3 feet wide constructed of pea gravel with a ridged perforated pipe at the bottom of the drain. That pipe is connected to a drainage pipe system that exits into a catch basin just north of the garage pedestrian door. That catch basin has a rigid pipe outfall that is routed under the sidewalk to the southeast and has an exit through the curb and onto 26th Ave E. outfall through

Heating System

The boiler system is a Bodearus Boiler, a German boiler installed in 2001 and updated in 2014. The boiler system provides domestic hot water with a 35 gallon tank as well as house heating. There is an outdoor temperature sensor as an early warning to start the boiler

The Kitchen, Powder/Bath, and Jungle Room Bedroom have radiant in-slab floor heat. Hydronic wall radiators, fin type in the lower floors and Runtal units on the upper floor addition, provide heat for the rest of the house. The house heating system is zoned and controlled by four thermostats located throughout the home.

Electrical

200 amp panel located in the house in the wine cellar/tool room located below the main floor staircase.

The mast head is located on the Garden Fence at the SE corner of the lot. The power feed from the mast is buried to the South of the garage, under the deck and then into the home.

Audio System

There are speakers in the following rooms: the Living Room, the Kitchen, the Master Bedroom, the Master Bath, the upper floor Bedroom, the Family Room, and the upper Deck. Other than the living room, there are volume controls in every location. The speaker distribution panel for these rooms is conveniently located in the living room.

The master Bedroom has a dual input feed. One input is from the main feed in the living room the other is from a dedicated feed located in the master bedroom.

The upper Bedroom and the Family Room also has a dual input system. One input is from the main feed in the living room the other is from a distribution panel located in the family room.

Wi-Fi

There is a WIFI system throughout the home. In addition the upper Bedroom and the Family Room are hard wired with Cat 5e cables.

Fireplace	Wood burning Fireplace Extraordinaire unit located in the Family Room. The unit contains a clean burning catalytic converter in the flue system, which allows burning in most “wood burning ban” conditions. The unit also has a built-in invariable speed switch controlled fan system, for heat distribution.
Floor Finishes	Oak Hardwood, Marble Tile, Ceramic Tile, Carpet, concrete slab
Building Style	3 stories, contemporary Farm Style
Exterior Materials	Maintenance free Custom Metal Shingles, Drivit finish over a stucco substrate
Windows	Top floor - Pella metal clad wood windows and door Aluminum double pane windows – all thermally broken glass was replaced in in 2015
Roof Deck	Pedestal Pavers, <i>stainless</i> steel handrail, power and water at this level, plus great views. Foundation system provided for future bridge from the roof deck to the backyard.
Roof	Standing Seam Metal roof over family room sloped roof. Same metal roof over the entry foyer. Torch down roofing, redone in 2015, at the South side of the top floor which is located under the roof deck pavers. The gutters are half-round with round down spots.
Garage	1.5 Car detached, full concrete walls with drainage channel to the west side of the garage. The garage roof is constructed of concrete pre-tensioned roof planks to support the roof garden. That surface below the garden has two waterproof systems; a 20 mil reservoir liner, over a mopped Thoroseal waterproof system.
Roof Garden	10 inches of dirt mounded to 14” over the waterproof membranes There is a stub out for a seasonal watering system, this hose goes from the center of the garden on the west side of the patch to the hose bib outside of the kitchen window.
Tomato Patch	The best area for tomatoes in the garden patch in front of the Dining Room window, this patch is facing south and east. This area is also serviced by the seasonal water system.
Yards	Three dimensional Garden from the curb plantings through the Vegetables Garden to the rear terraced and onto the potential putting green in the West yard. Garden Shed outside the Kitchen Door

Neighborhood Amenities

Nine restaurants within 3 to 6 blocks, 4 more less restaurants within an additional mile

Small Shopping area at Madison and Martin Luther King Way

Arboretum 3 blocks away with playfields, walking and running trails and beautiful gardens. Walk under 520 freeway to the water across from UW.

Two and half miles to the University of Washington Campus, 2 bus lines on 23rd.

Two Major bus routes on Madison #8 from the Mt Baker light rail station to Key Area. #11 on Madison over Capitol Hill to downtown Seattle.

Two mile walk to 520 and numerous buses to the East side.

Five grocery stores within 2 to 5 miles, including a Trader Joes

New PCC to start construction in 2018.

Easy walk or drive to the Madison Park shopping area and beach