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DEVELOPER:
Old-Dor, LLC

PROJECT TEAM
ARCHITECT:
chadbourne + doss architects
SURVEYOR:
Dobbs/Fox Associates, Emmett Dobbs
LANDSCAPE:
Karen Keist
GEOTECH:
PanGEO Inc, Jon Rehkopf
ARBORIST:
Tree Solutions Inc, Katie Hogan

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DEVELOPMENT OBJECTIVES

RESIDENTIAL UNITS: 8
COMMERCIAL SPACE: None
PARKING STALLS: 4, one of which is handicapped

OBJECTIVES:
- Provide needed housing for the neighborhood
- Replace existing dilapidated triplex that has a failing foundation
- Relocate unsafe non-conforming existing parking to safer enclosed parking garage
- Stabilize the hill with pile supported development
- Utilize green building strategies such as:
  - High performance envelope
  - Green roof
  - Storm water management
  - Efficient fixtures
  - Sustainable Materials

AERIAL PHOTOGRAPH

Project Site
Proposed Massing

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Multi-Family Housing Along Fuhrman Avenue E

Existing Duplex on Site

View of Site and Neighboring Property with Parking Backing on to Fuhrman
Enclosed Parking Along Portage Bay Pl E

View of Portage Bay Pl E Directly Behind Site Facing NW

Covered Parking Backing Directly on to Portage Bay Pl E

PORTAGE BAY PLACE EAST SIDE

ACROSS FROM SITE
EXISTING SITE PLAN

LEGAL DESCRIPTION: LOT 9, BLOCK 42, DENNY FUHRMAN ADD

The 5,500 square foot lot currently has a 2.5 story triplex on the western half. This through lot slopes from Fuhrman Avenue East down to Portage Bay Place by about 40 vertical feet, with the eastern half classified as Environmentally Critical Area due to Steep Slope and Potential Slide. The toe of the slope is unsupported, and the foundation of the existing building shows signs of settlement. The site is within 100’ of Portage Bay shoreline. It is zoned Urban Residential Zone (UR) and is within the Shoreline Habitat buffer. There are currently four off-street parking spaces accessed directly off of Fuhrman Avenue. Two are in a garage, and two are on a very steep driveway directly in front of the garage. The existing parking is non-conforming as it is necessary to back out onto the arterial to exit the spaces. There are no significant or exceptional trees on the property. There is an existing 2 story 6-plex to the south and an existing large 6 story condominium building to the north.

EXISTING SITE PLAN

Slope > 40° (E.C.A.)

3/32” = 1’
5'-0" Setback for Portions of Facade > 71'-6" Long
7'-0" Avg. Side Setback Bldg. > 45'+ Long

Underground Portions of Bldg. Not Counted in Length

15'-0" Garage Door Setback Per SMC 32.45.536.E
Underground Portions of Building Can Extend to Side Lot Lines
15'-0" Alley R.O.W.
22'-0" Minimum Back Up Distance Required
5'-0" Setback for Through Lot Per SMC 23.45.518.D
Street Improvement Exception Granted By Naomi Heney

ENVIRONMENTAL DIAGRAM

AMENITY DIAGRAM

ZONING SUMMARY

FACADE LENGTH DIAGRAM

SETBACK DIAGRAM

AMENITY AREAS

25% of Lot Area
Total Req’d = 1,375 SF
888 SF Req’d @ Grade
Amenity Area 1 = 600 SF
Amenity Area 2 = 570 SF
Amenity Area 3 = 840 SF
2,070 SF Total
1,230 SF @ Grade

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CONCEPT COMPARISON

CONCEPT 1
REMODEL EXISTING TRIPLEX

CONCEPT 2
16 UNIT APARTMENT WITH 8-CAR PARKING GARAGE

CONCEPT 3
8 UNIT APARTMENT WITH ENCLOSED PARKING FOR 4 CARS (PREFERRED)
CONCEPT 1
REMODEL EXISTING TRIplex

PROGRAM:
3 units, approximately 3,800 sf total, with maintained 2 off-street parking spaces (non-conforming)

ADVANTAGES:
- Shoring and excavation for an underground garage is avoided

CHALLENGES:
- Does not rectify non-conforming parking along Fuhrman Avenue, and may not be allowed if building is demolished and replaced with new triplex
- Does not increase density
- May not stabilize steep slope

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CONCEPT 2
16 UNIT APARTMENT WITH 8 CAR PARKING GARAGE

PROGRAM:
16 micro apartments with fully enclosed subterranean garage

ADVANTAGES:
- Maximum density
- Fully enclosed parking relocated away from Fuhrman
- Driveway access to single door conforms to zoning code

CHALLENGES:
- Garage and Driveway access may not fit character of neighborhood
- Unit size may not fit character of neighborhood
- Exceeds allowable facade length
- Little amenity area at grade
CONCEPT 3
8 UNIT APARTMENT WITH ENCLOSED PARKING FOR 4 CARS (PREFERRED)

PROGRAM:
- Typical sized 8-units with enclosed parking for 4 cars

ADVANTAGES:
- Project is in scale with context of existing neighborhood
- Parking access is relocated from non-conforming condition on Fuhrman to Portage Bay Place
- Main Entry access is from Fuhrman Avenue East
- Scheme complies with most zoning regulations

CHALLENGES:
- Departures from required driveway width, curb cut width, and sight triangles necessary to accommodate parking in steep slope development

PROGRAM:
- Typical sized 8-units with enclosed parking for 4 cars

ADVANTAGES:
- Project is in scale with context of existing neighborhood
- Parking access is relocated from non-conforming condition on Fuhrman to Portage Bay Place
- Main Entry access is from Fuhrman Avenue East
- Scheme complies with most zoning regulations

CHALLENGES:
- Departures from required driveway width, curb cut width, and sight triangles necessary to accommodate parking in steep slope development
SOLAR DIAGRAM
Concept 3 - Preferred Concept

9:00 AM 12:00 PM 3:00 PM
Summer Solstice
Equinox
Winter Solstice
FLOOR PLANS
Concept 3 - Preferred Concept

SITE AREAS:
5,000 SF Total Site

FAR
1.3 (7,150 SF Allowed)
1.6 (8,800 SF Allowed) if Built
Green & Enclosed Parking
6,240 SF Proposed Above Ground

AREA CALCS:
ENCLOSED
Floor 6  1,480 SF
Floor 5  1,330 SF
Floor 4  1,720 SF
Floor 3  1,355 SF
Floor 2  1,550 SF
Floor 1  1,435 SF
8,870 SF TOTAL

UNITS
(1) Studio
(2) 1-Bedroom
(3) 2-Bedroom

2,640 SF Proposed Above Ground
5,240 SF Total Site

For Departure Summary, See Page 19
45'4" Curb Cut Requested Departure From SMC 23.54.030.F
Requested Departure From Sight Triangles Per SMC 23.54.030.G
Full Driveaway Width Proposed, Requested Departure From SMC 23.54.030.D
(4) Garage Doors Total
Each Door to be < 75 S.F. (Per SMC 23.45.536.D3)
Street Improvement Granted, No Dedication or Improvements Required
4 Parking Spaces Provided for 8 Units, 50% Reduction Allowed for Frequent Transit Per SMC 32.54.020.F2
45'-0" Sight Triangle
Building Facade Above Shown Dashed
SOUTH ELEVATION

CONCEPT 3 - PREFERRED CONCEPT

3/32" = 1'