



3220 fuhrman avenue e apartments

chadbourn + doss architects

3220 Fuhrman Avenue E Apartments | early design guidance | SDCI #3019308 | July 13, 2016 |

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PROJECT TEAM

DEVELOPER: Old-Dor, LLC
ARCHITECT: chadbourne + doss architects
LANDSCAPE: Karen Keist
SURVEYOR: Dobbs/Fox Associates, Emmett Dobbs
GEOTECH: PanGEO Inc, Jon Rehkopf
ARBORIST: Tree Solutions Inc, Katie Hogan



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AERIAL PHOTOGRAPH



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

VICINITY MAP



A Existing Mixed Use Building



B Adjacent Multi-Family Parking



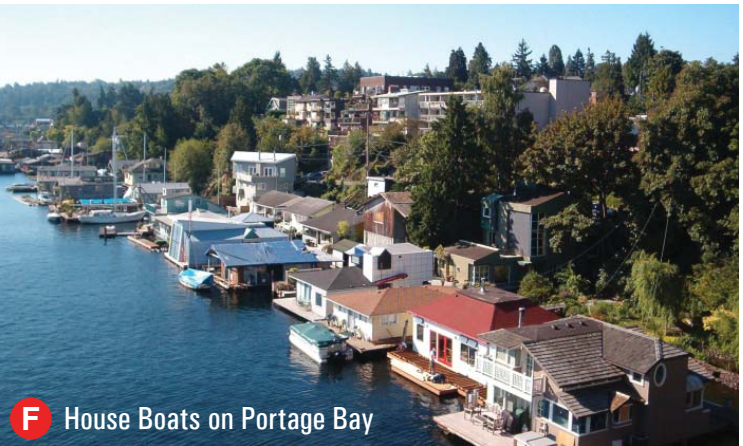
C Existing Parking Condition Along Portage Bay Place



D Nearby Intersection



E Nearby Single Family Residence



F House Boats on Portage Bay



USE DIAGRAM



ZONING DIAGRAM



ACCESS MAP DIAGRAM



PHOTO MONTAGE KEY





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 Backing Out to Fuhrman Avenue E



View Down Fuhrman Avenue E Looking SE



Intersection of Fuhrman Avenue E and Eastlake Avenue E Looking NW from Fuhrman



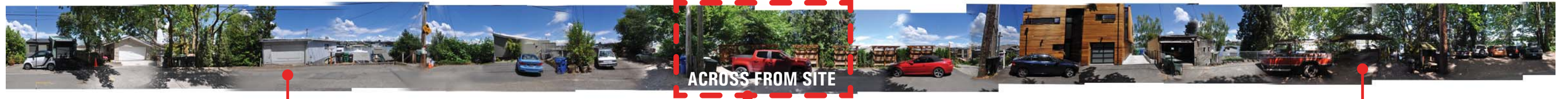
Pedestrian Access to Fuhrman Avenue E



View Down Portage Bay Place E Looking SE



Unenclosed Parking of Adjacent Property Backing on to Portage Bay Pl E



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

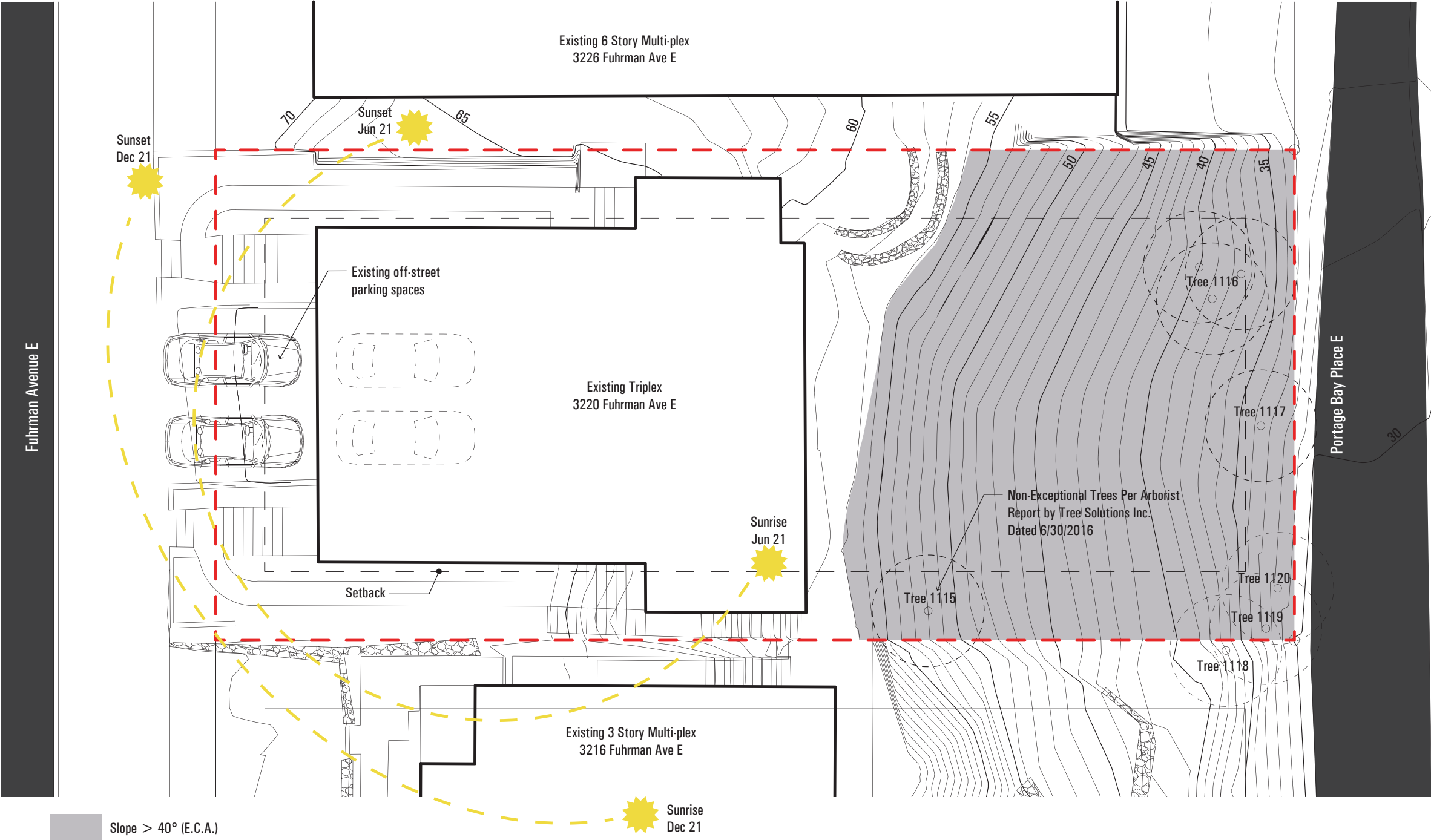
CONTEXT ANALYSIS DIAGRAM - PARKING AND ACCESS



EXISTING SITE PLAN

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

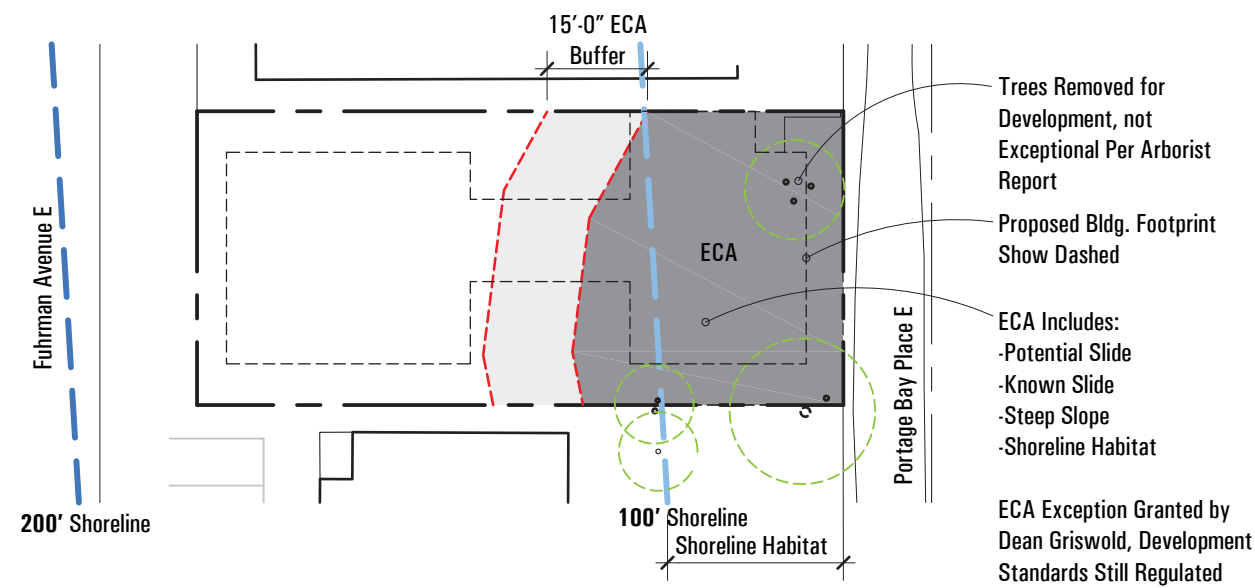
The 5,500 square foot lot currently has a 2.5 story triplex on the western half. This through lot slopes from Fuhrman Avenue East down to Portage Bay Place by about 40 vertical feet, with the eastern half classified as Environmentally Critical Area due to Steep Slope and Potential Slide. The toe of the 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.



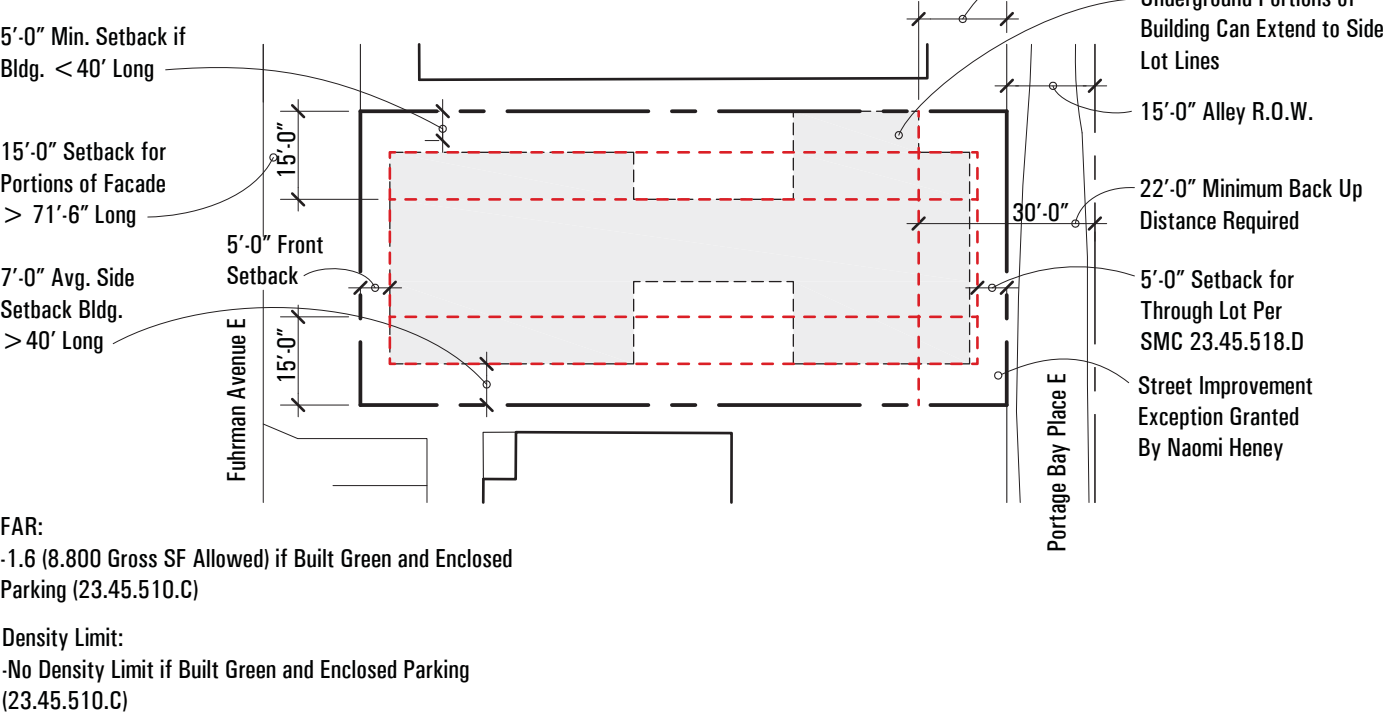
EXISTING SITE PLAN

3/32" = 1"

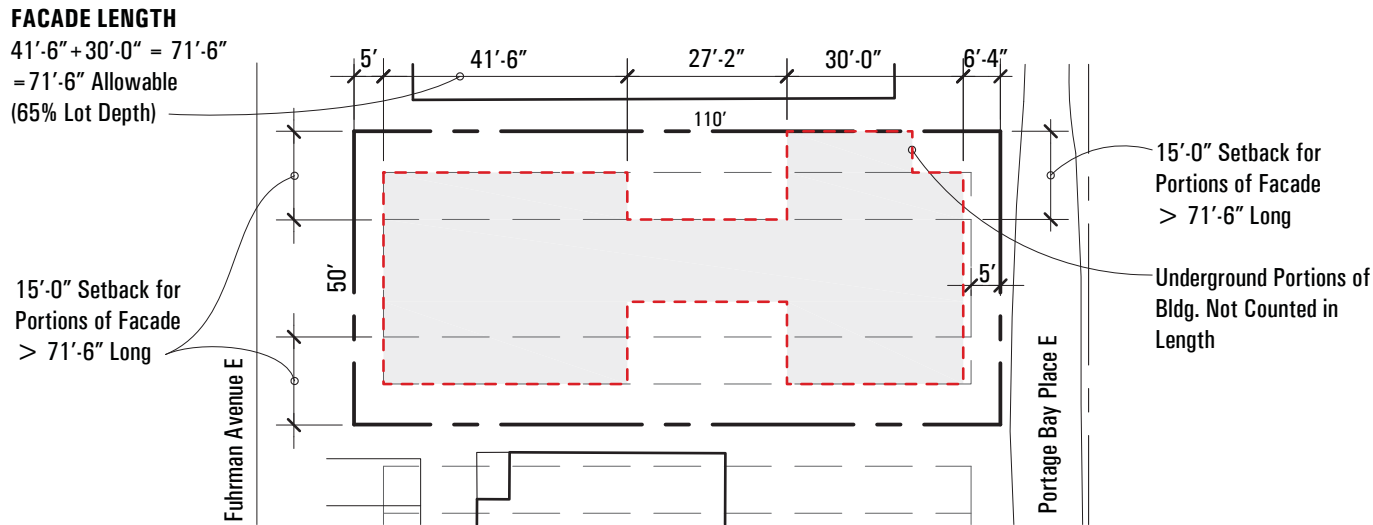
ZONING SUMMARY
ENVIRONMENTAL DIAGRAM



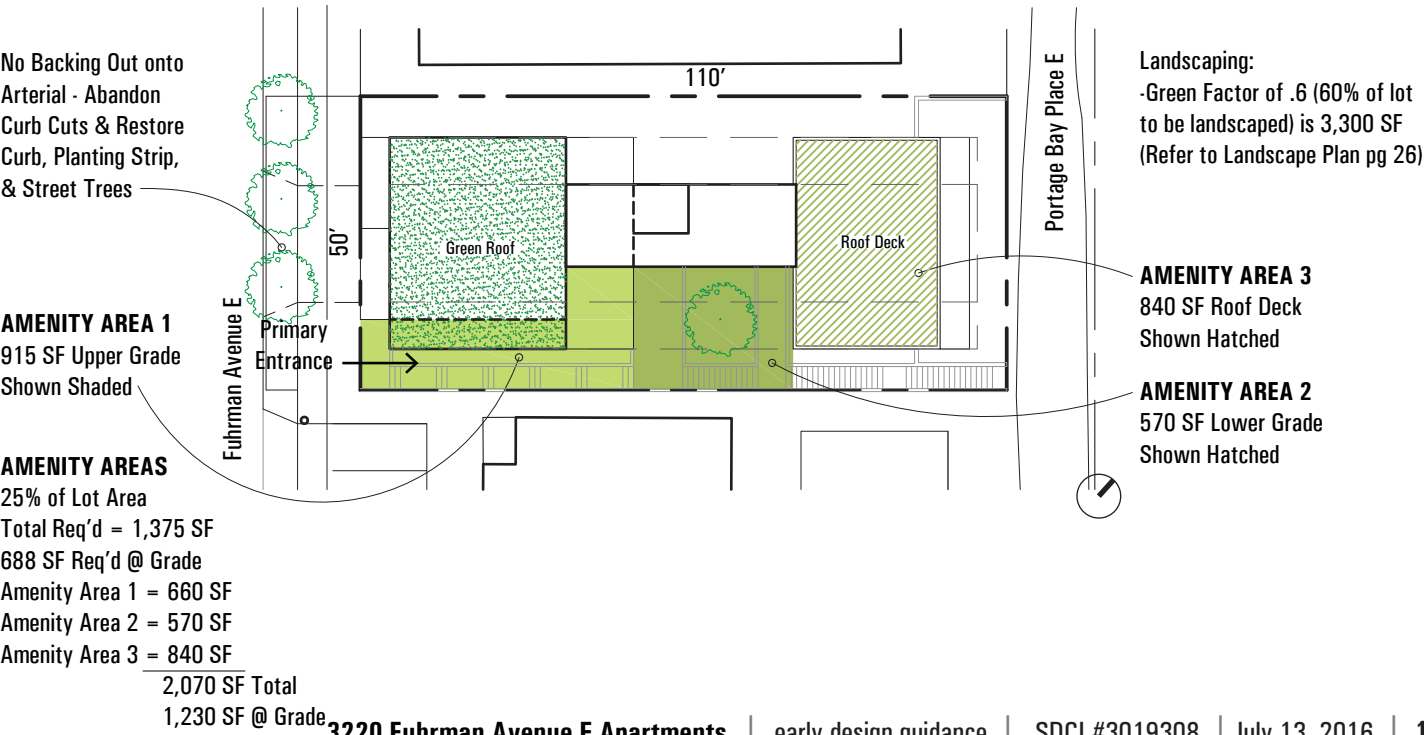
SETBACK DIAGRAM



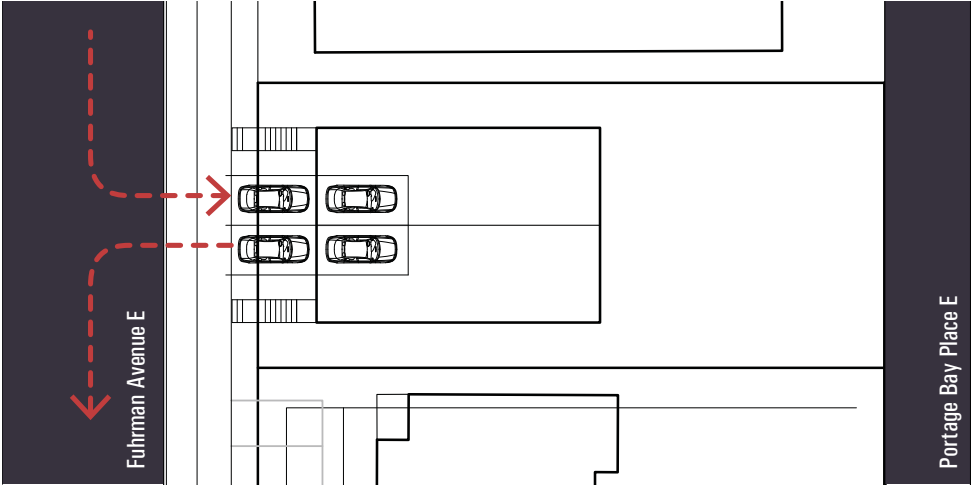
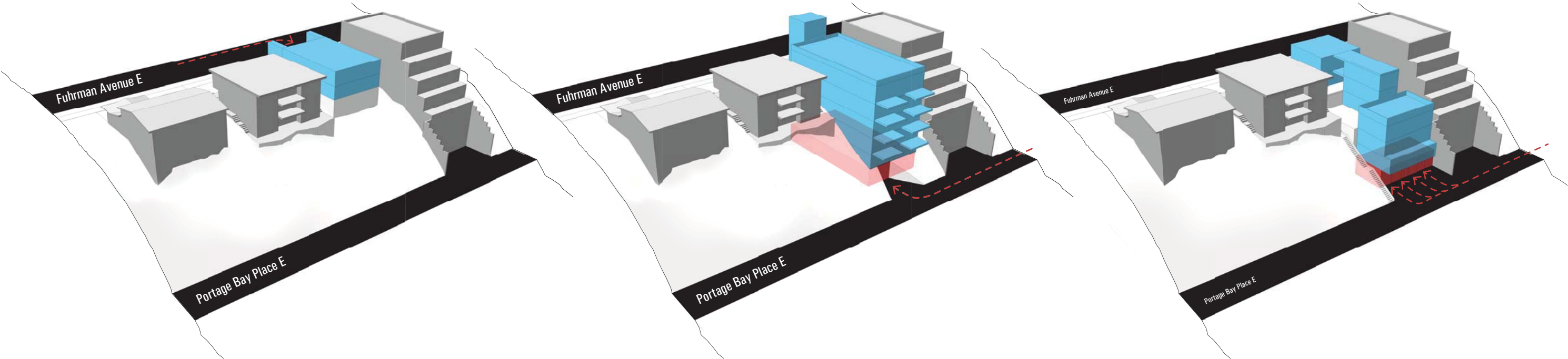
FACADE LENGTH DIAGRAM



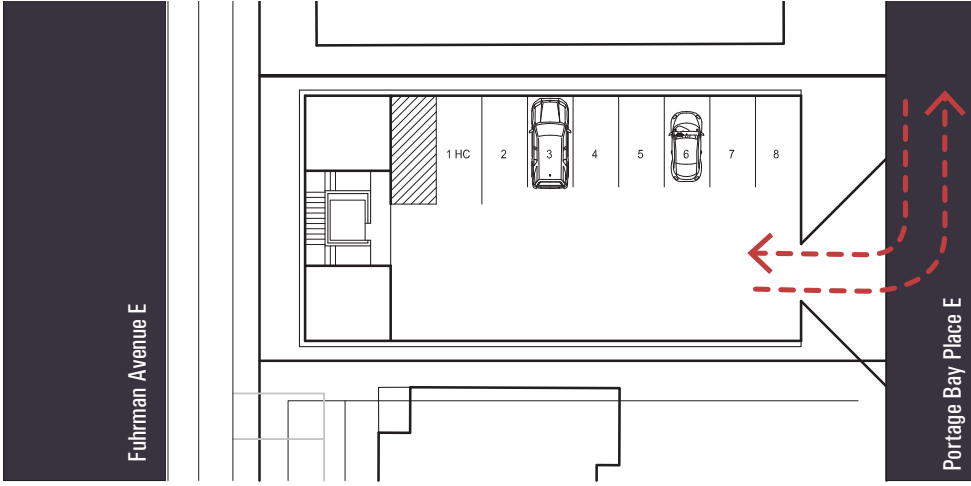
AMENITY DIAGRAM
(REFER TO LANDSCAPE PLAN)



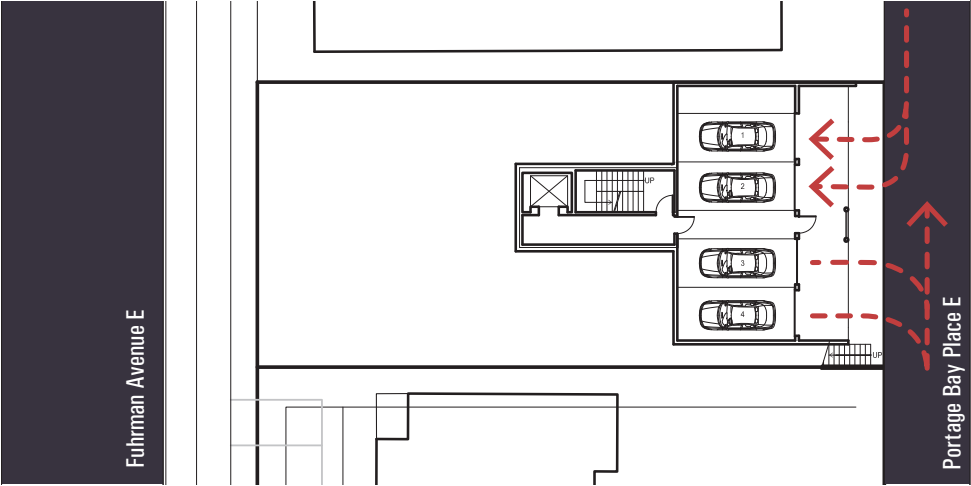
CONCEPT COMPARISON



CONCEPT 1
REMODEL EXISTING TRIPLEX

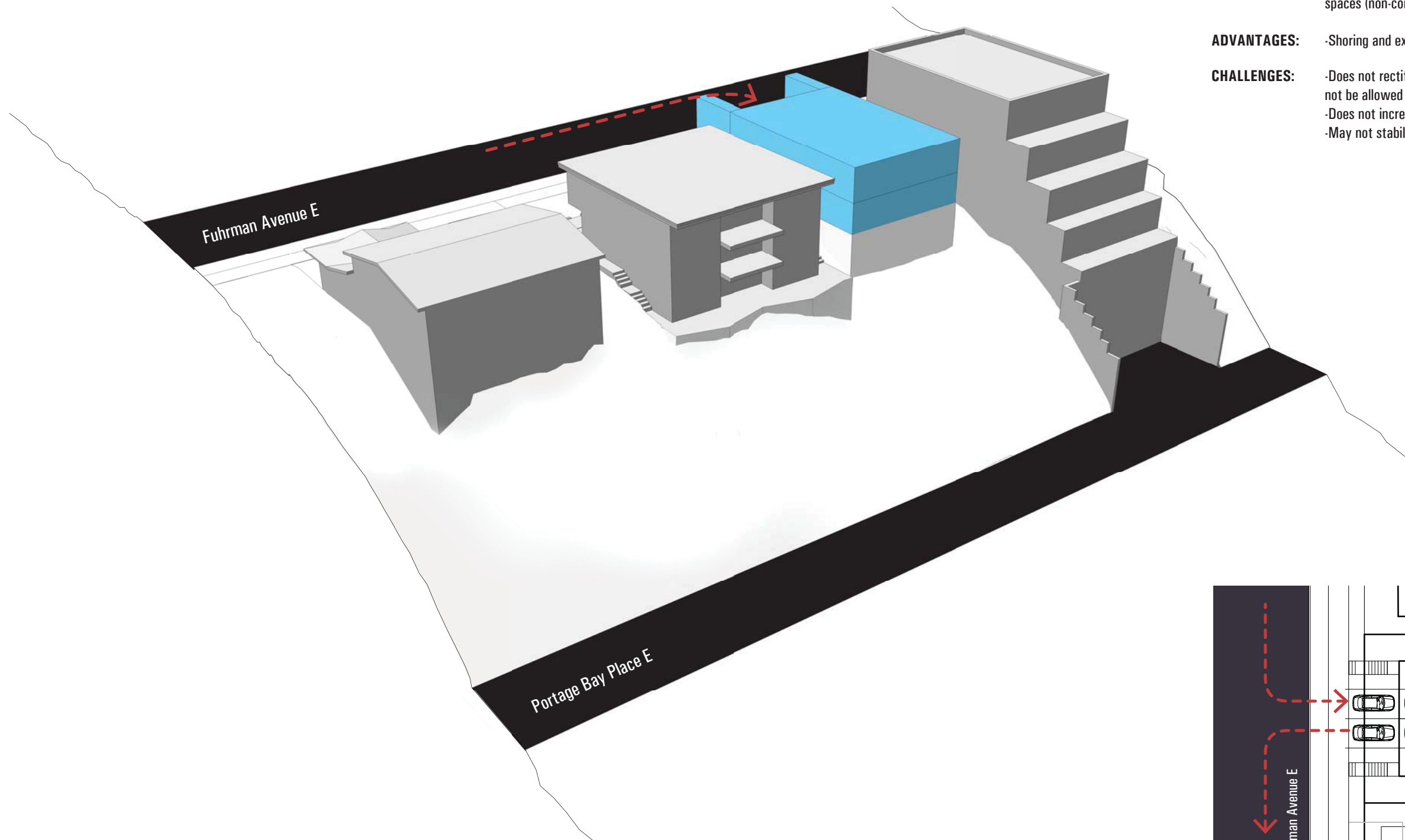


CONCEPT 2
16 UNIT APARTMENT WITH 8-CAR PARKING GARAGE



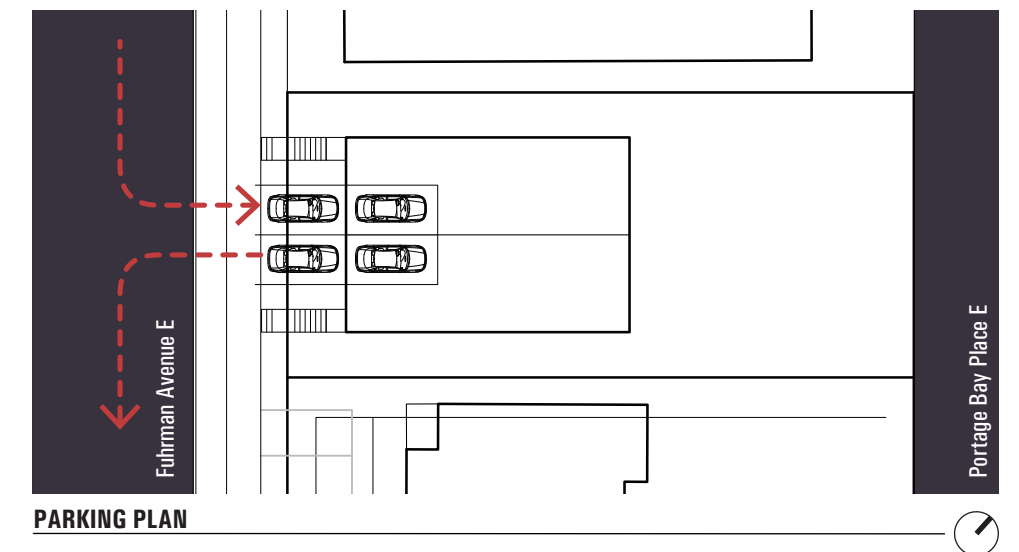
CONCEPT 3
8 UNIT APARTMENT WITH ENCLOSED PARKING FOR 4 CARS (PREFERRED)

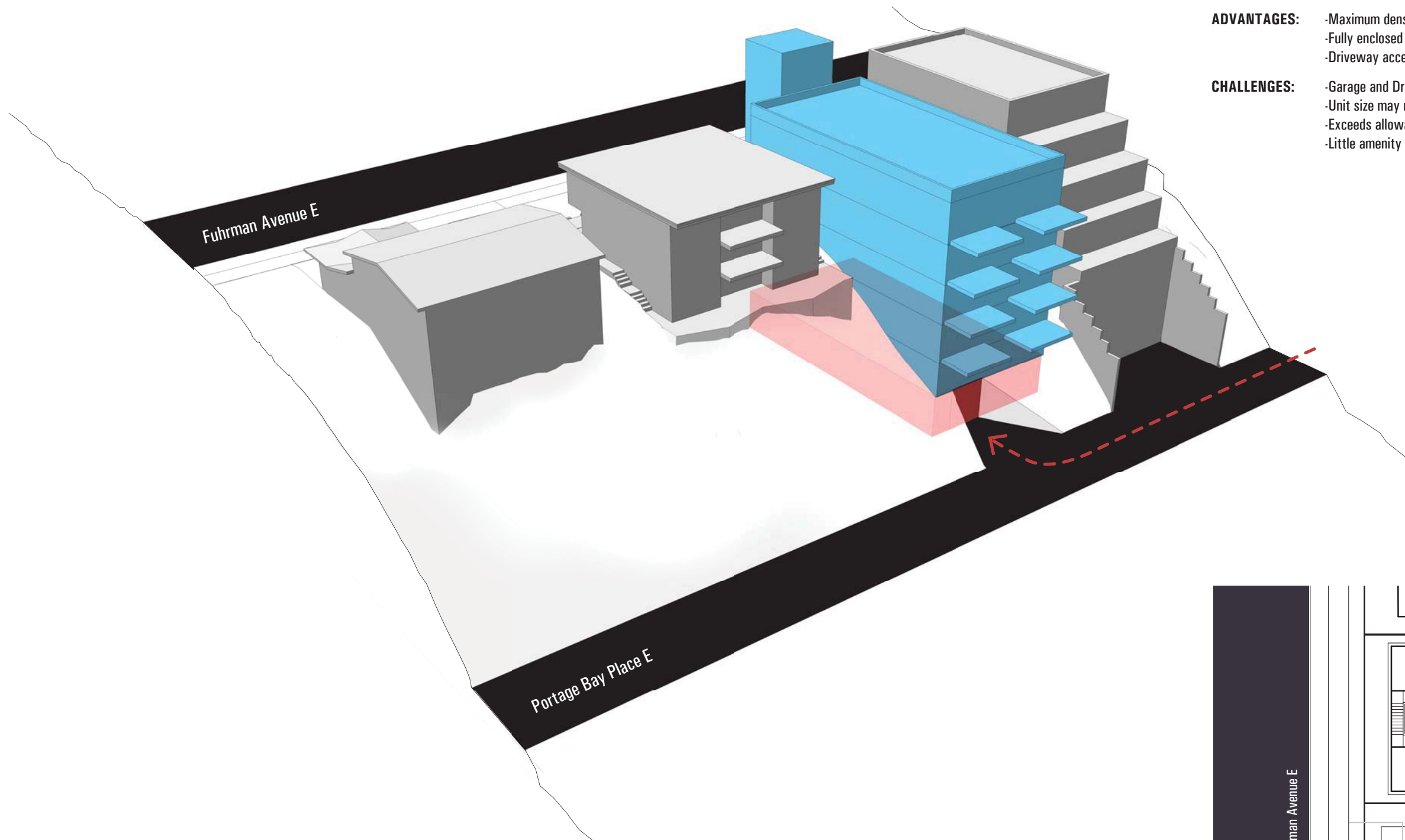




CONCEPT 1 REMODEL EXISTING TRIPLEX

- 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





CONCEPT 2

16 UNIT APARTMENT WITH 8-CAR PARKING GARAGE

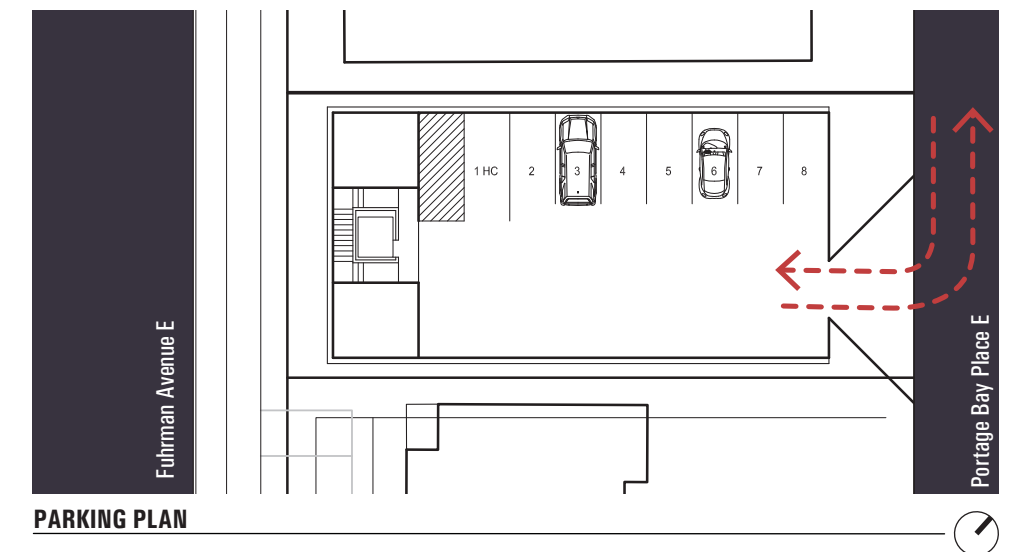
PROGRAM: 16 micro apartments with fully enclosed subterranean garage

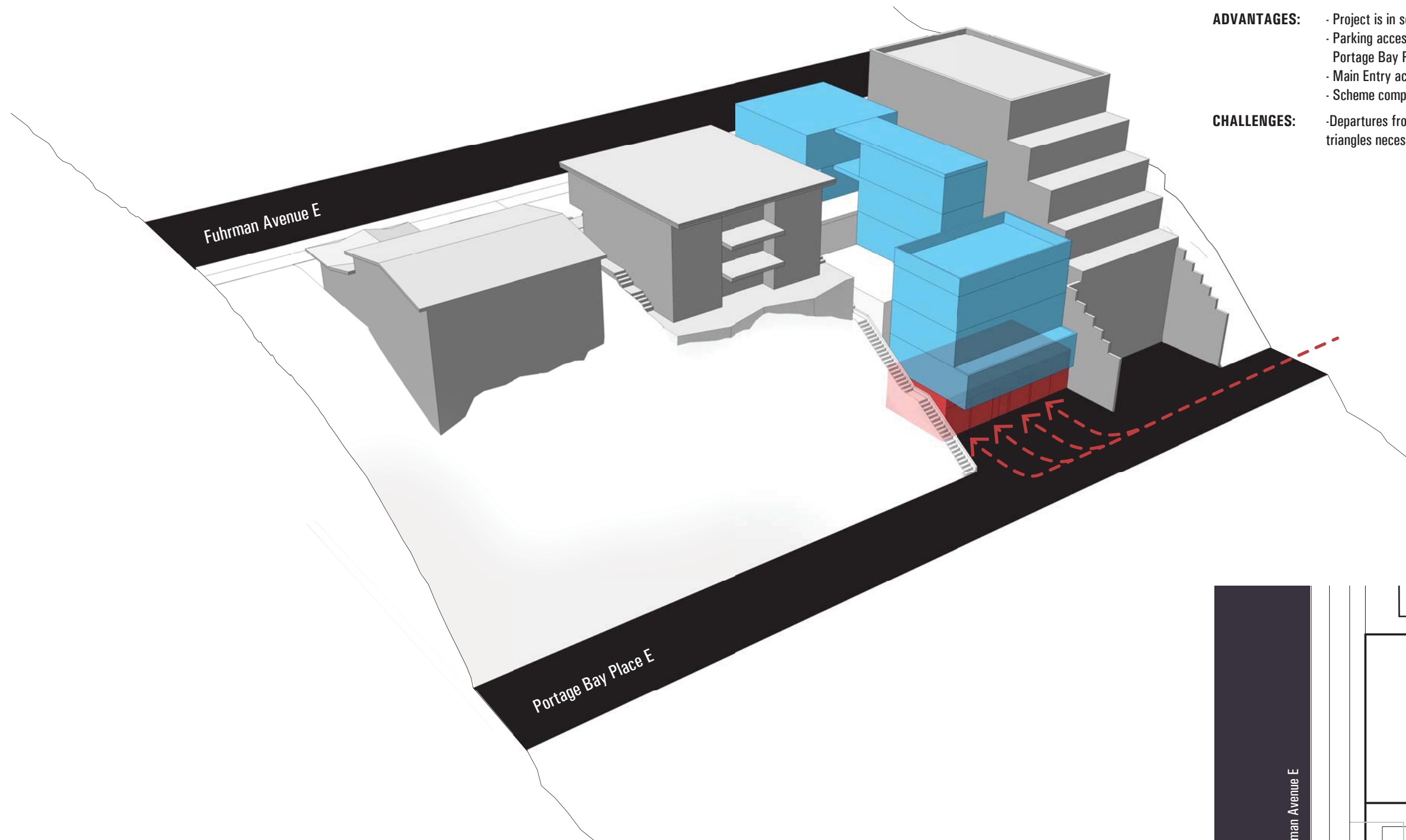
ADVANTAGES:

- 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)

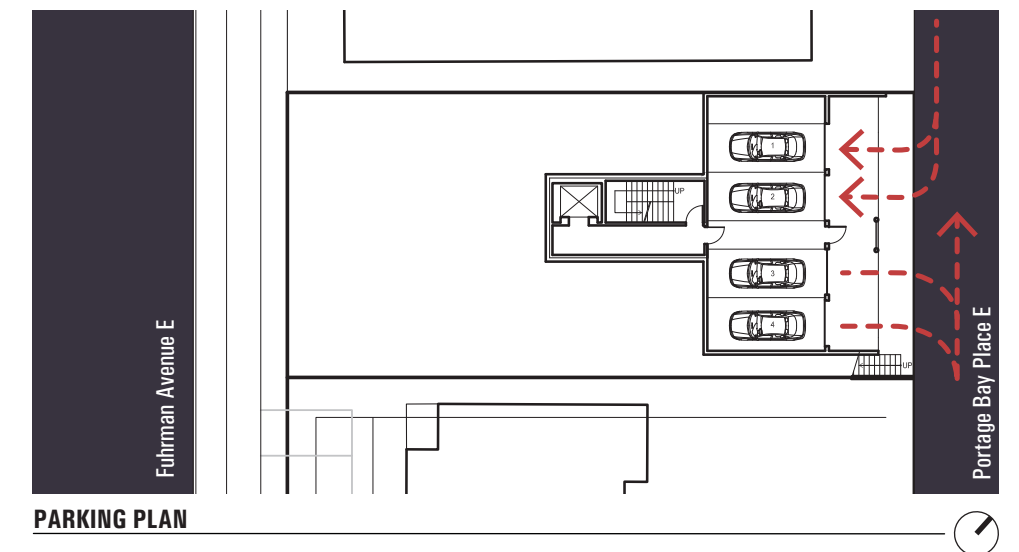
PROGRAM: Typical sized 8-units with enclosed parking for 4 cars

ADVANTAGES:

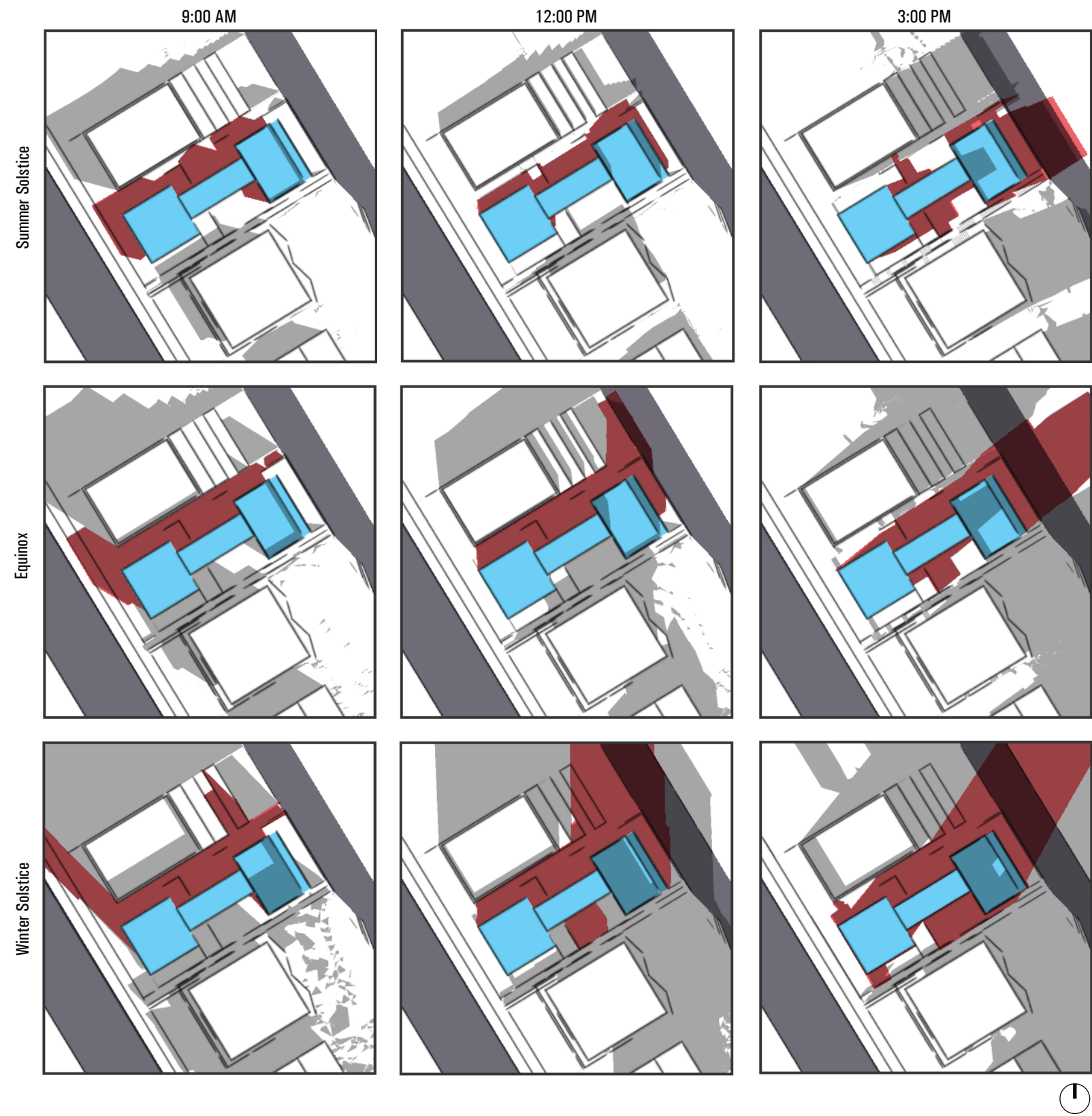
- Project is in scale with context of existing neighborhood
- Parking access is relocated from non-conforming condition on Fuhrman to Portage Bay Place
- Main Entry access is from Fuhrman Avenue East
- Scheme complies with most zoning regulations

CHALLENGES:

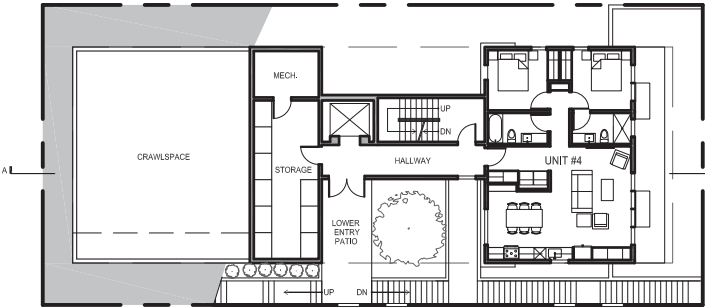
- Departures from required driveway width, curb cut width, and sight triangles necessary to accommodate parking in steep slope development



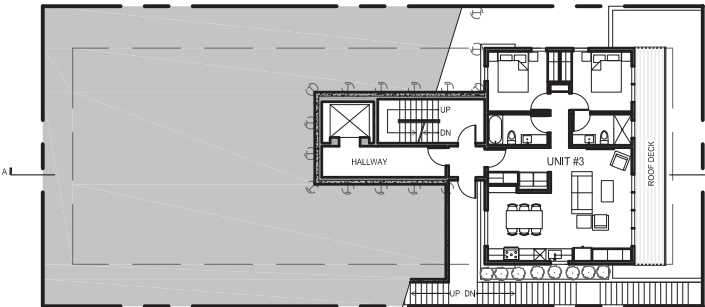
SOLAR DIAGRAM
Concept 3 - Preferred Concept



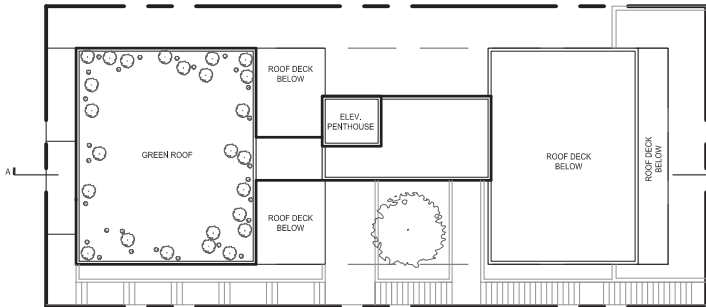
FLOOR PLANS
 Concept 3 - Preferred Concept



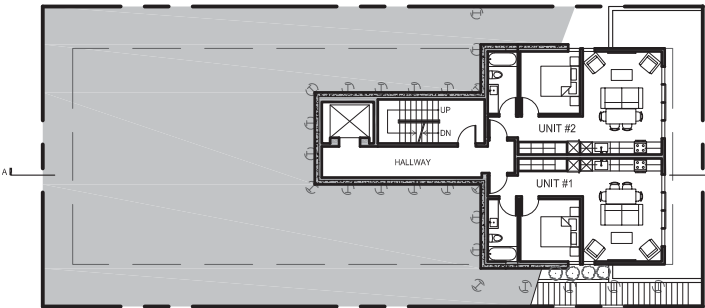
Level 4



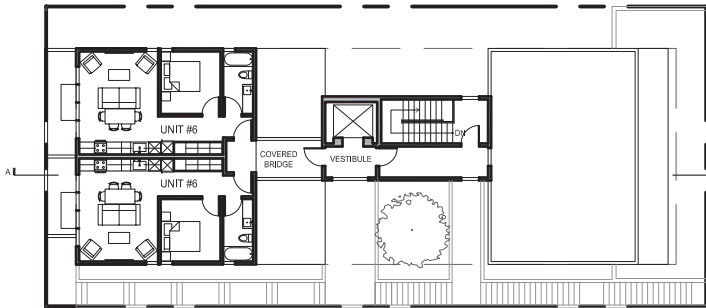
Level 3



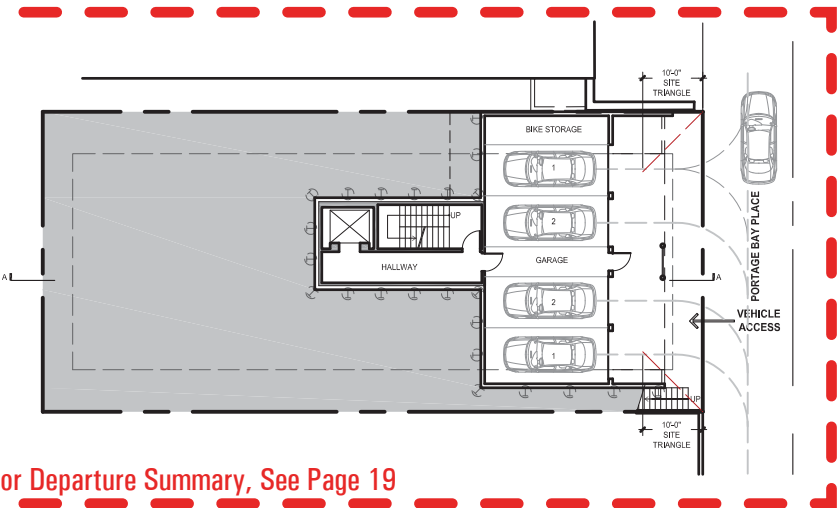
Level 7 (Roof)



Level 2



Level 6



Level 1 (Garage)

For Departure Summary, See Page 19

SITE AREAS:
5,000 SF Total Site

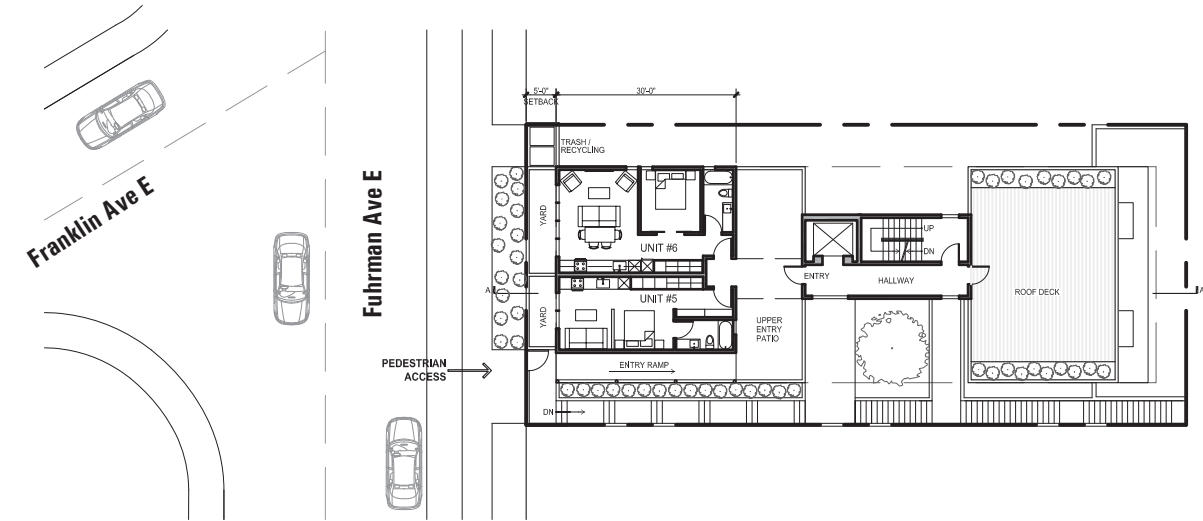
FAR
1.3 (7,150 SF Allowed)
1.6 (8,800 SF Allowed) if Built
Green & Enclosed Parking

6,240 SF Proposed Above Ground

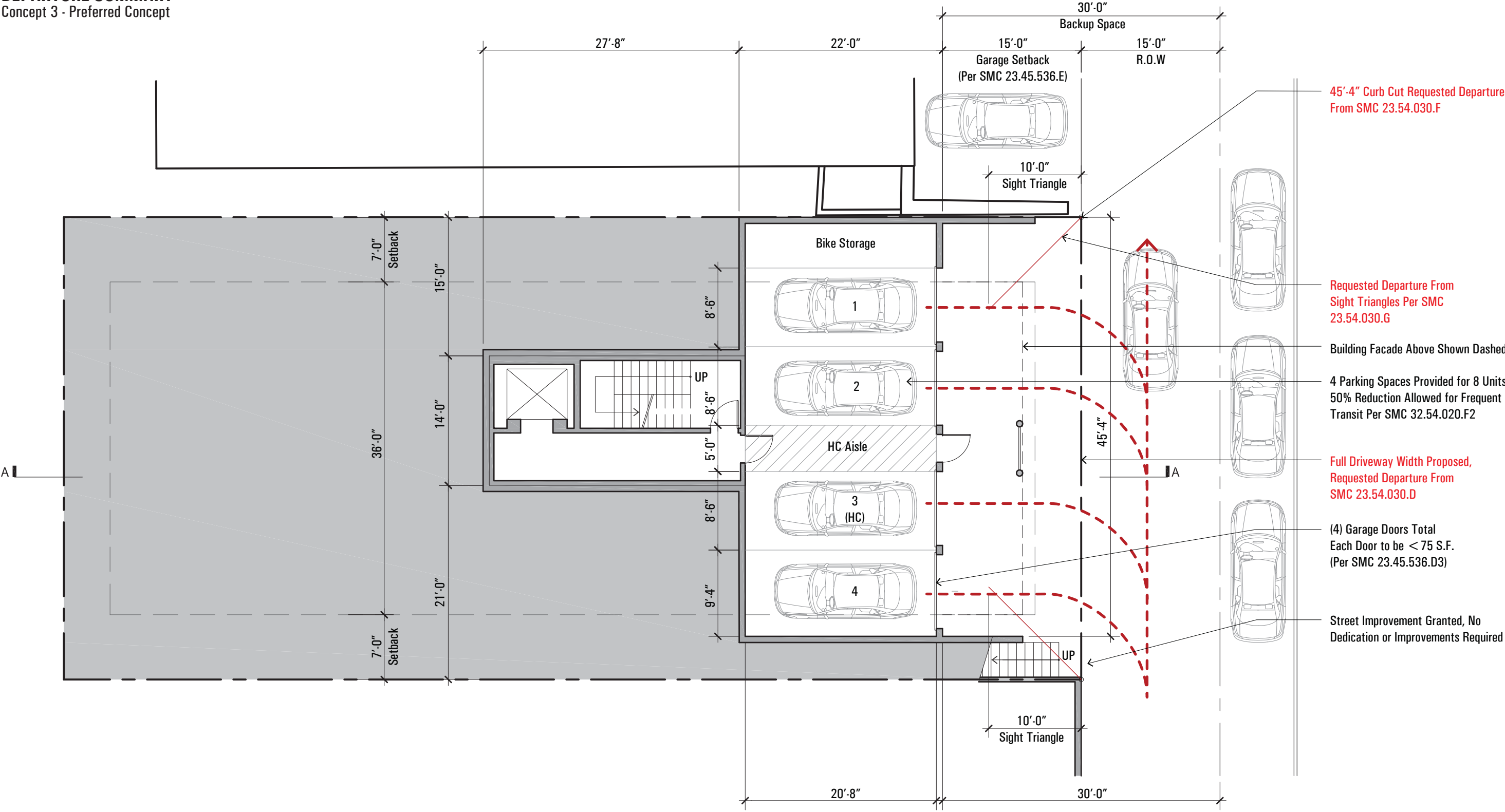
AREA CALCS:

	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
TOTAL	8,870 SF

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



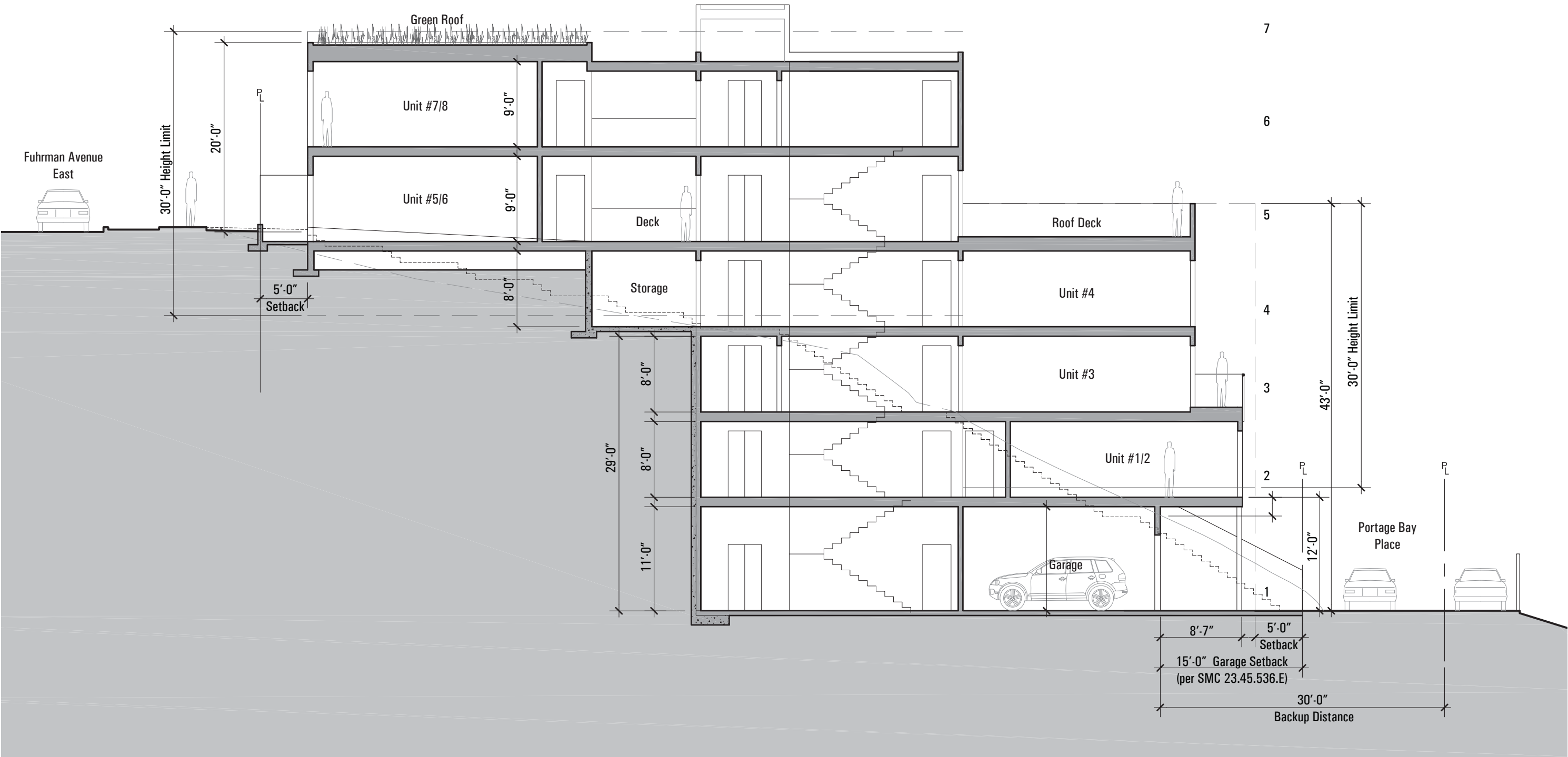
DEPARTURE SUMMARY
Concept 3 - Preferred Concept



GARAGE FLOOR PLAN

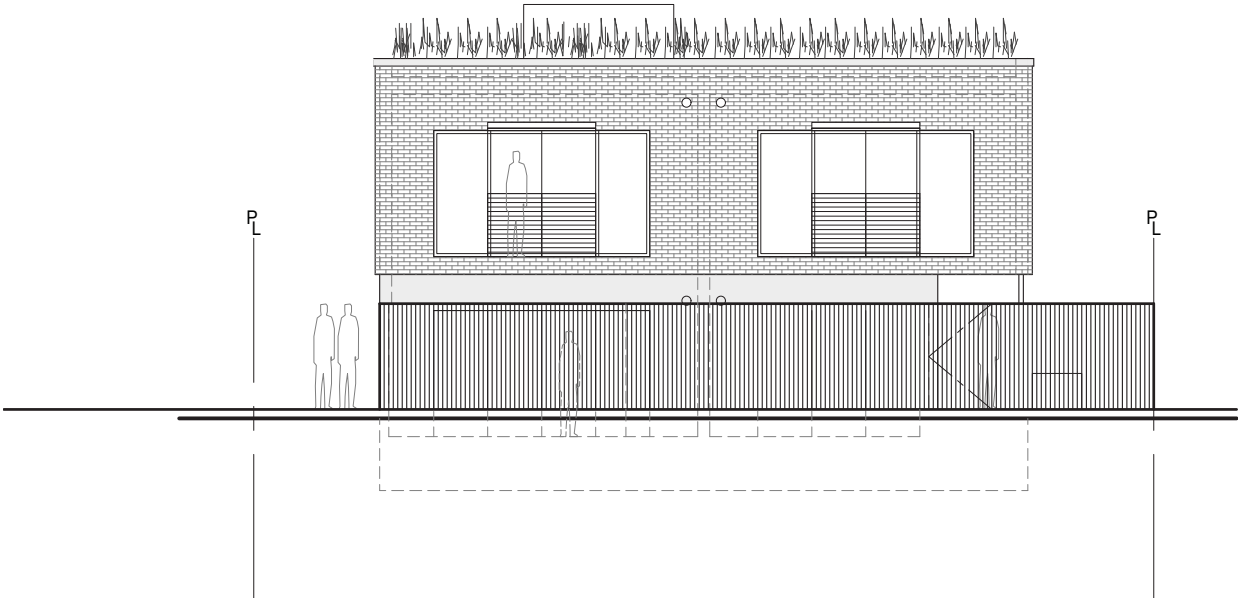
3/32" = 1"

SECTION
Concept 3 - Preferred Concept



SECTION
3/32" = 1"

ELEVATIONS
Concept 3 - Preferred Concept

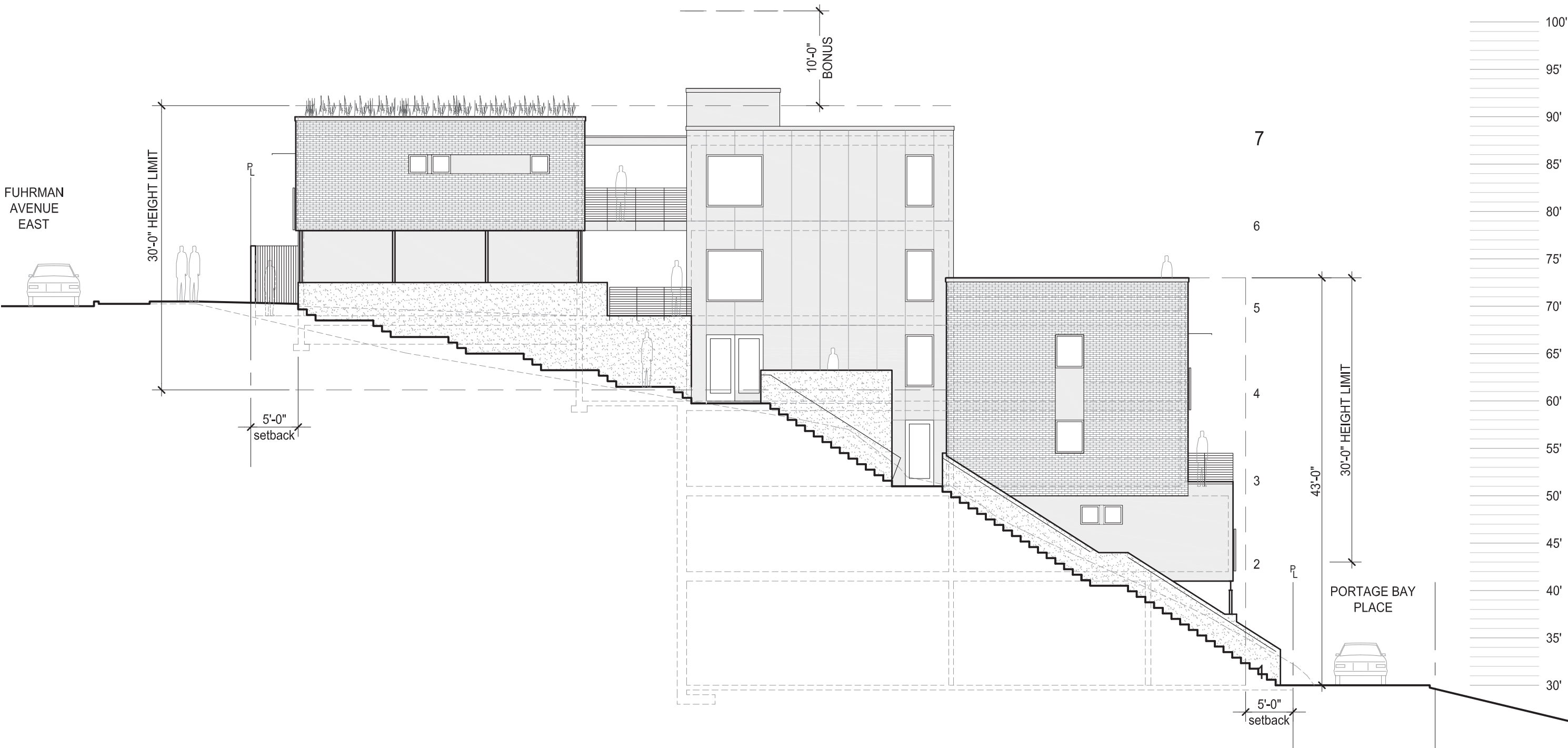


WEST ELEVATION
3/32" = 1"



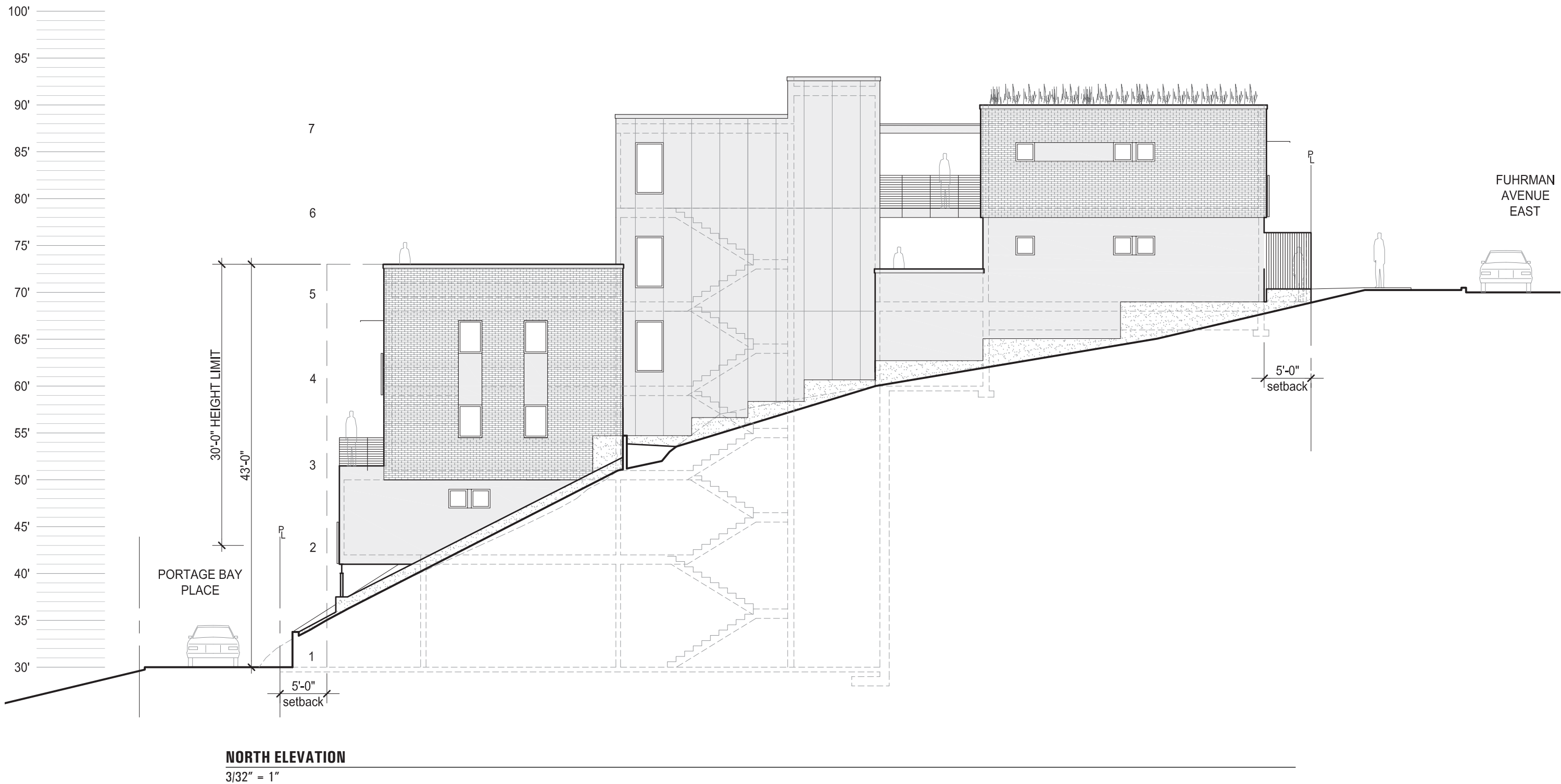
EAST ELEVATION
3/32" = 1"

ELEVATIONS
Concept 3 - Preferred Concept



SOUTH ELEVATION
3/32" = 1"

ELEVATIONS
Concept 3 - Preferred Concept



RENDERING - FUHRMAN AVENUE E
Concept 3 - Preferred Concept



RENDERING - PORTAGE BAY PLACE
Concept 3 - Preferred Concept



PRELIMINARY LANDSCAPE PLAN - GROUND LEVEL
Concept 3 - Preferred Concept



sidewalk trees and strip w/trees back of curb



native mix at courtyard, hillside

PRELIMINARY LANDSCAPE PLAN - ROOF LEVEL
Concept 3 - Preferred Concept



greenroof



bbq



bench and decking



fire and view