

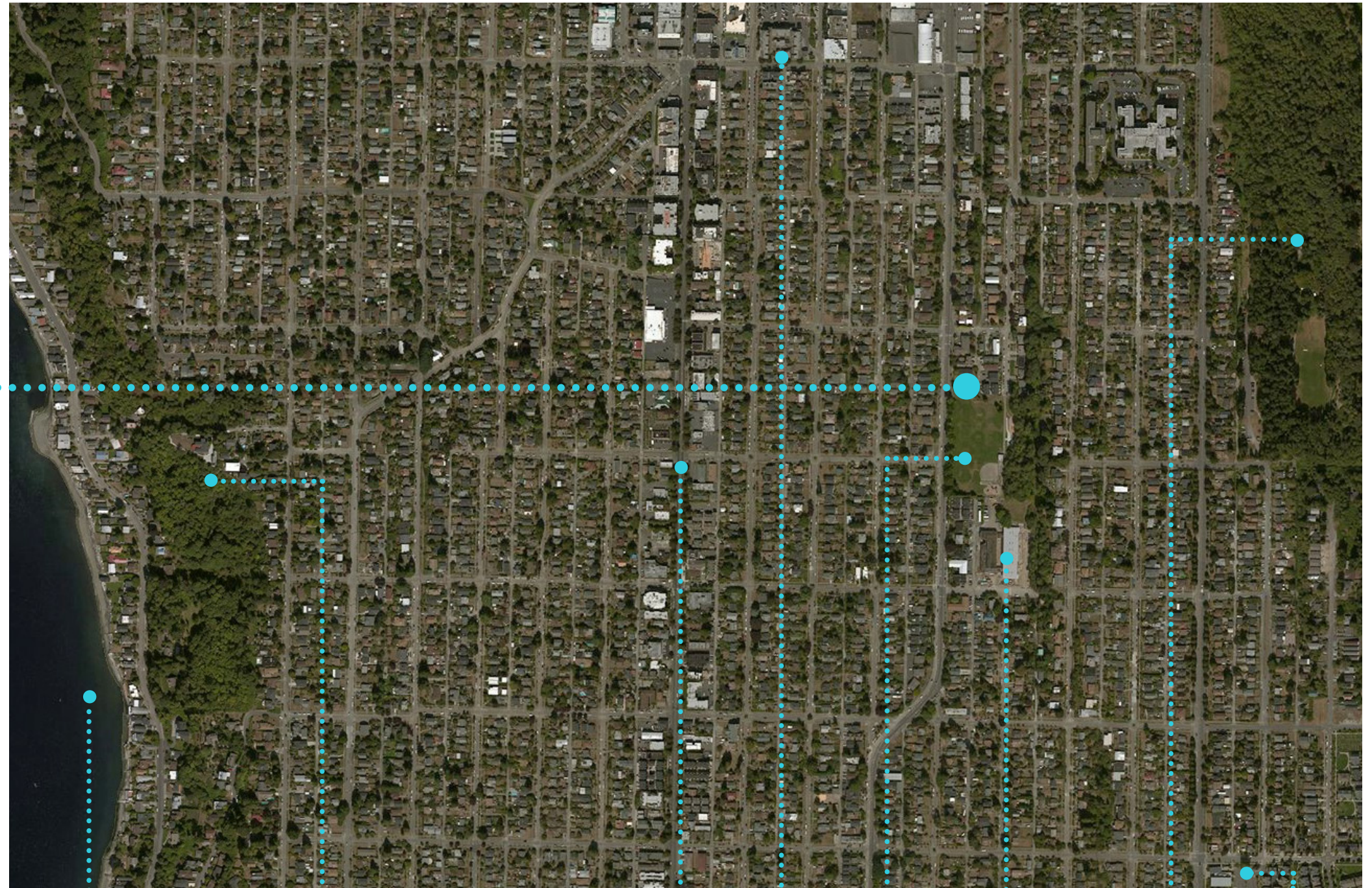
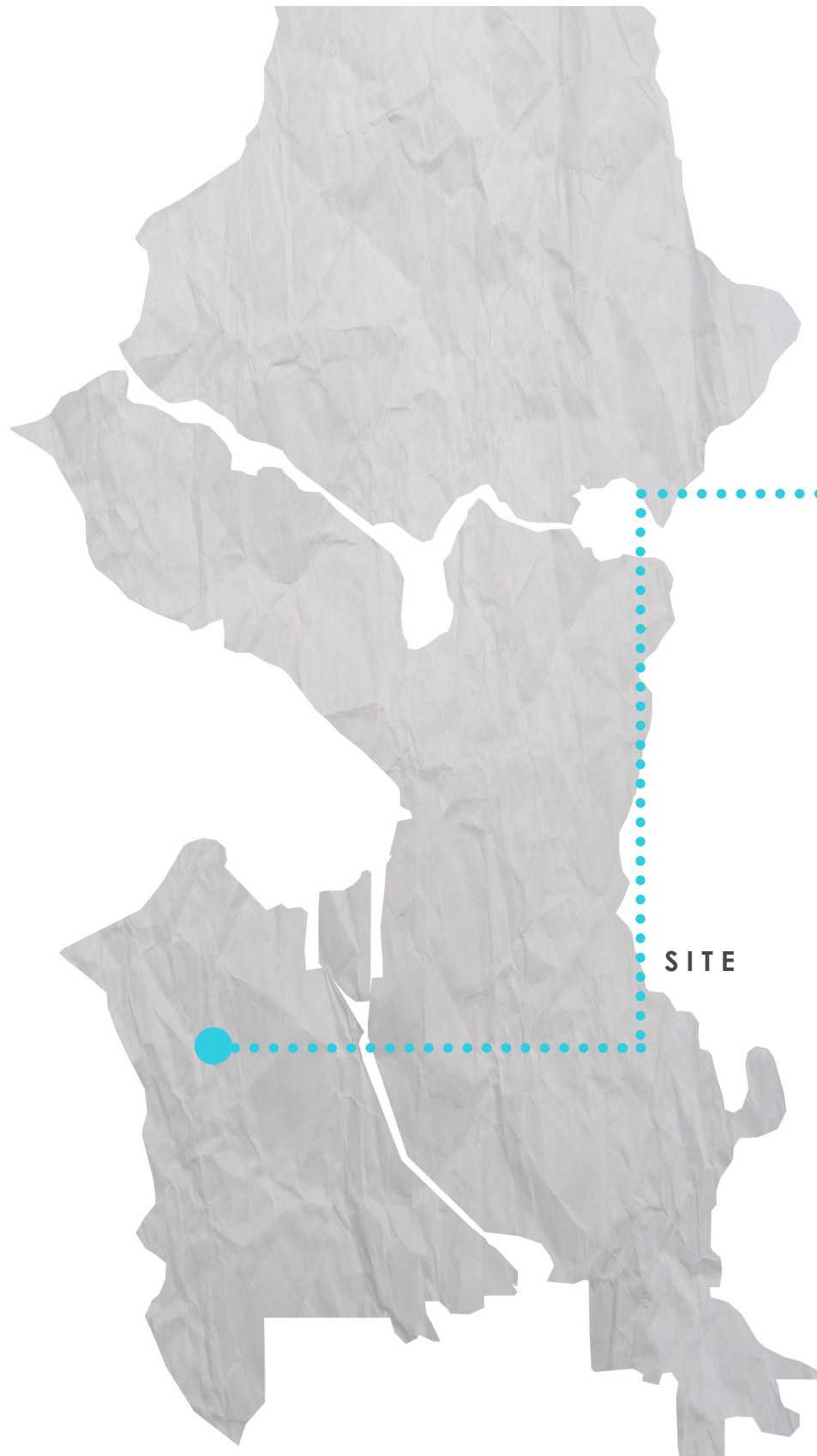


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PROJECT INFORMATION

ADDRESS	5224 FAUNTLEROY WAY SW SEATTLE, WA 98136
TAX ID NUMBER	3259400010
SDCI PROJECT #	SDR: 3024015
	BUILDING: 6534562
LOT SIZE	5,279 SF
ARCHITECT/PROJECT CONTACT	JULIAN WEBER ARCHITECTS, LTD. 1257 S KING ST, SEATTLE, WA 98144
OWNER/APPLICANT	TAMMY PHAM WASHINGTON NW HOMES, LLC PO BOX 3407 RENTON, WA 98056



pudget
sound



me-kwa-mooks
park



california ave
business district



safeway



fairmount
park



fairmount park
elementary



west seattle
golf course



seattle public
library



VICINITY ANALYSIS

ZONE: LR2

ADJACENT ZONES: SF 5000
LR1
LR2
NC2-40

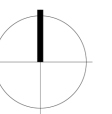
BUS ROUTES: 21 - Westwood Village
22 - Arbor Heights, Gatewood
116 - Fauntleroy
118 - Vashon Island
119 - Vason Island
128 - Southcenter, Whitecenter
773 - Alaska Junction, Seacrest Marina
C Line - Alaska Junction



22, 128, 773, C Line

116, 118, 119, 773

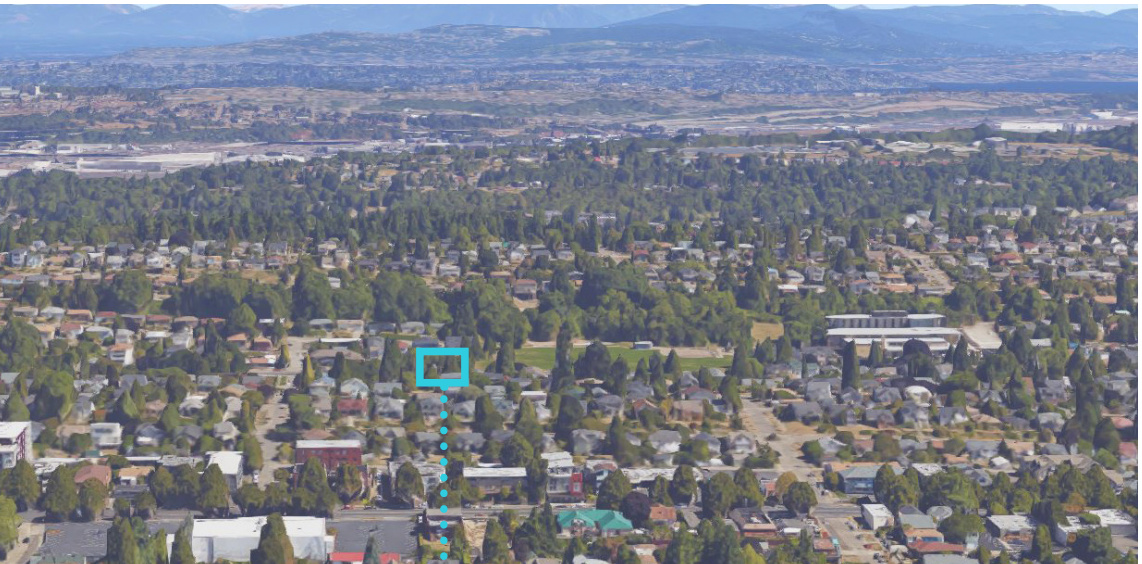
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ZONING ANALYSIS

PROPOSAL Demolish the current single family residence, and construct five townhouses with five open parking stalls.

KEY METRICS	Zone:	LR3
	Lot size:	5,279 SF
	FAR:	5,279 sf x 1.2 = 6,335 sf allowed (th/s + built green)
	Structure Height:	30' + 4' parapet allowance & 10' penthouse
	Units:	(5)
	Parking:	(5) open residential stalls



5224 AERIAL VIEW WEST



..... 5224 AERIAL VIEW EAST

- ANALYSIS OF CONTEXT

Our Site is located in the lower central area of West Seattle, along one of the main streets, Fauntleroy Way SW. The main busy street of Fauntleroy Way SW borders the site to the west, and Fairmount Park borders to the south. Many of the adjacent properties are three story multifamily and two story single family residences. The neighborhood also encompasses contemporary developments scattered throughout. The adjacency of the site to the Park allows the buildings to have access to views as well as amenities in the park.
- EXISTING SITE CONDITIONS

A drawing of existing site conditions, indicating topography and other physical features, location of structures, and prominent landscape elements on the site can be found on page 7.
- SITE PLAN

A preliminary site plan including proposed structures and open spaces can be found on page 10.
- ARCHITECTURAL CONCEPT

See page 8 for concept statement, diagrams, and images.
- DESIGN GUIDELINES

See page 9 for Design Guideline Responses.

ACROSS FROM SITE



SW BRANDON STREET

SW DAWSON STREET

SITE



SW DAWSON STREET

FAIRMOUNT PARK

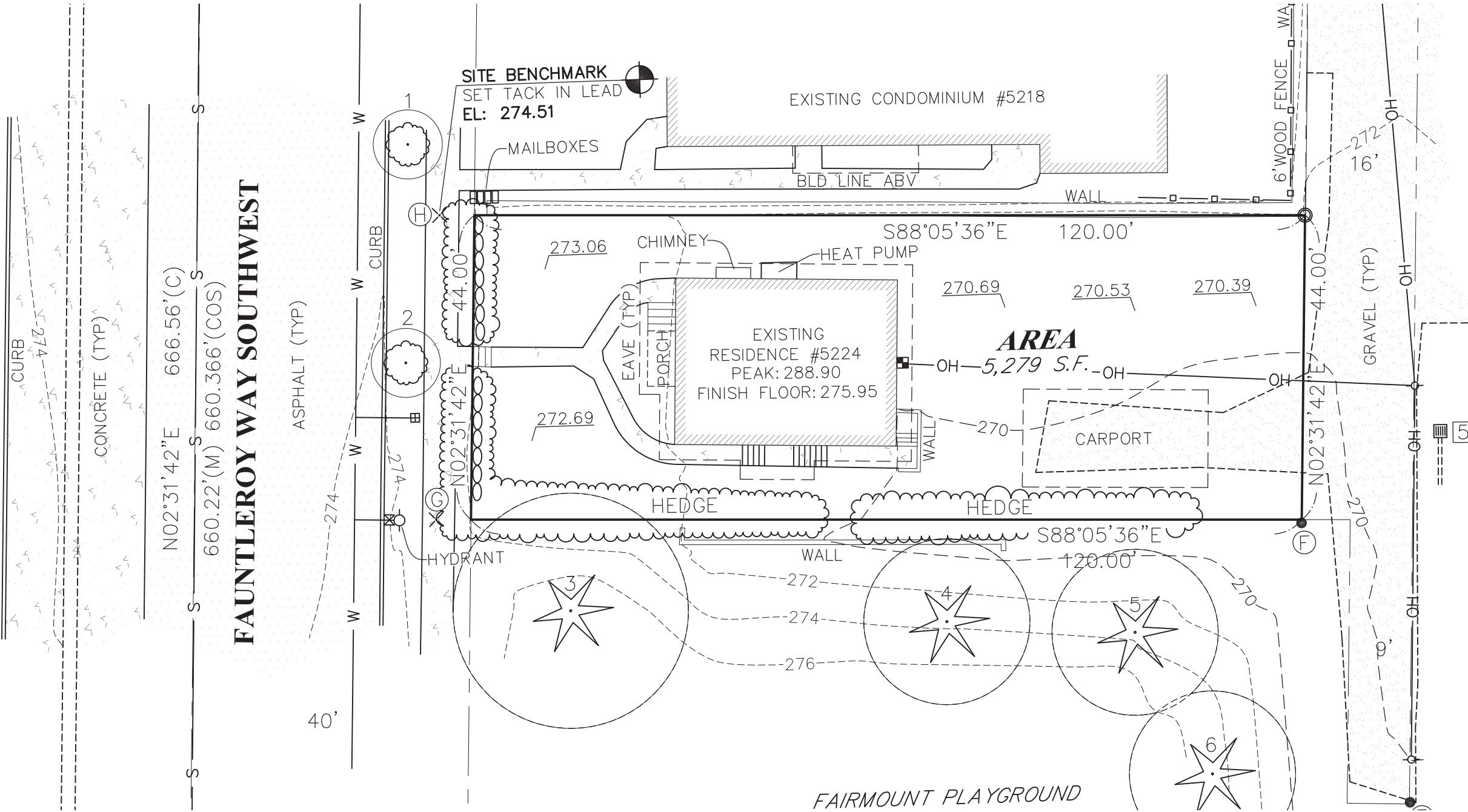
STREET LEVEL

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 24 NORTH, RANGE 3 EAST, WILLAMETE MERIDIDAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF FAUNTLEROY AVENUE AS NOW ESTABLISHED 216 FEET SOUTH OF THE SOUTH LINE OF WEST DAWSON STREET AS ESTABLISHED BY ORDINANCE NO 51529 OF THE CITY OF SEATTLE; THENCE SOUTH ALONG SAID FAUNTLEROY AVENUE 44 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID WEST DAWSON STREET 120 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID FAUNTLEROY AVE 44 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID WEST DAWSON STREET 120 FEET TO THE POINT OF BEGINNING; BEING KNON AS LOT 2 AND THE SOUTH 4 FEET OF LOT 3, OF HERBERT'S ACCORDING TO THE UNRECORDED PLAT THEREOF)

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.



survey

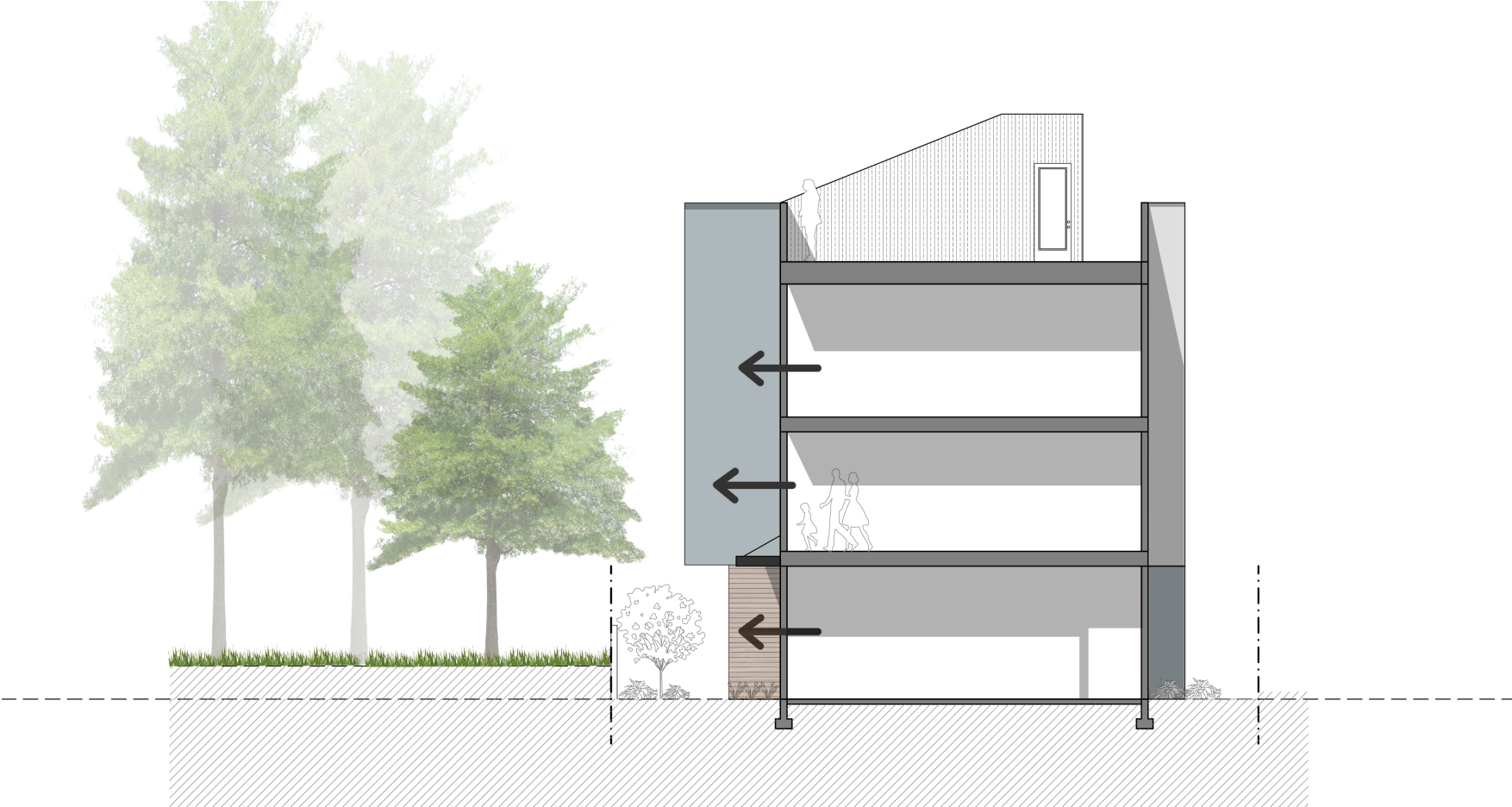
SCALE: 1/8" = 1'-0"

EXISTING CONDITIONS

The primary objective of this concept is to create as much flexible, usable space on the ground plane. Taking advantage of the park bordering the site to the south, large glazing moves were determined to be visually prominent and emphasize opportunity for the views and natural light. Each unit has its own private yard, that looks out to the park on the south. The large open space is lined with planting and hardscape to create opportunity for the users to enjoy a large indoor outdoor connection.

The front unit has a street facing entry. The unit enters at a split level, reducing the mass and height at the street edge by half a story. It has a front porch and pedestrian access of the street.

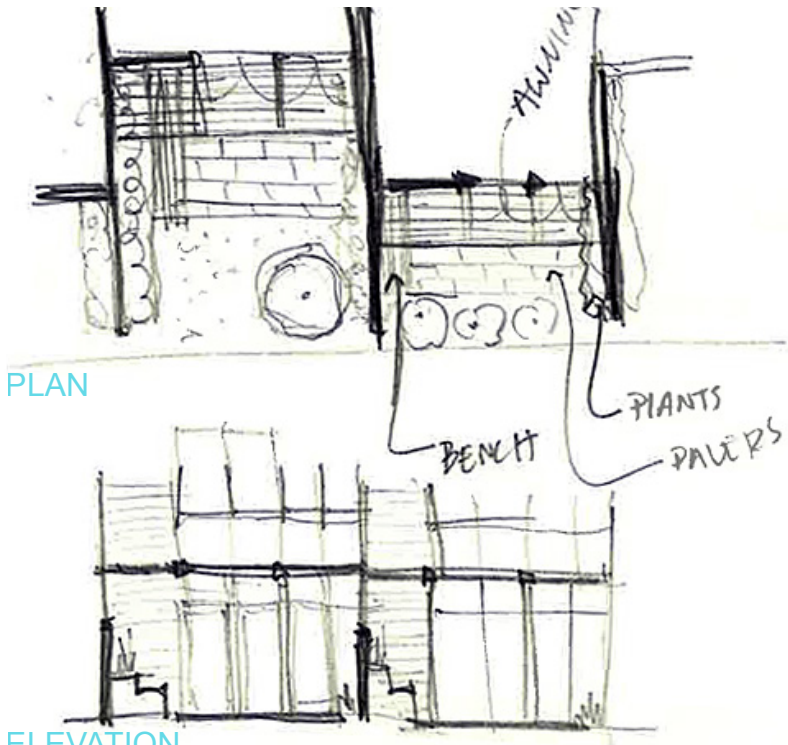
The rest of the units are accessed through the north entry pathway, with an emphasis on access through the shared courtyard. The staggering of the units north and south, creates an entry sequence and pathway throughout the site and provides building modulation.



CONCEPTUAL SECTION



PRECEDENTS



PLAN

ELEVATION

CONCEPT SKETCH-SOUTH YARDS

CONCEPT

CS1. Natural Systems and Site Features

C Topography

It is crucial to make use of the existing topography on site. We took the existing grade change to our advantage. The entry of the street facing unit on the west property line has been raised to meet the street level. Access to the front street facing unit is created by providing a front entrance a few steps up from the street to the mid-second floor along the west property line. A front porch has been provided to create a soft buffer and protection from the street to the building.

The shared entry courtyard is also a great resource to create a hub for interaction among residents, or possible visitors to the site. This open space is along the street side to the west which provides an opportunity to create a dynamic landscaping and paving feature in the front of our building. The steps that have been provided are based on the change in topography.

The height of the buildings all match each other. All units tie directly at grade to private south yards linking them to the park.

CS2. Urban Pattern and Form

Identify opportunities to make a strong connection to the street- front units should be oriented to street, visual connections/questions for back units.

- B Adjacent Sites, Streets, and Open Space
- C Relationship to the Block
- D Height, Bulk, and Scale

The five units on the site are arranged West to East, staggering North and South per unit. This undulation gives character and modulation to the building, It helps break the uniform scale and bulk of the building. Four out of the five townhouses have penthouses for access to the roof decks; the street facing unit has an open stair. The open stair reduces the massing at the corner of the street and creates an articulation to the street facade. The entry courtyard provides an opportunity to create a dynamic landscaping and paving feature in the front of our building. It creates a soft and welcoming edge from the site to the street.

The context of the neighborhood is mixed two story multifamily and single family residences. By lowering the units, to be 3' below the sidewalk the height of the units are similar to the neighboring buildings.

PL1. Connectivity

Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

A Network of Open Spaces

The entry courtyard creates a shared open amenity space. This is made by widening the landscape area and jogging the path to create a sitting area in front of the site. Benches and landscaping will provide a welcoming visual approach. This area could be used by residents as an outdoor area to wait, lounge, eat, and interact.

PL3. Street-Level Interaction

PL3.A.1.d - Entries should be obvious, identifiable, with a strong connection to the street. Individual entries should be scaled and detailed to provide a more intimate type of entry.
PL3.B.2 - Include transitional elements and spaces to transform the public sidewalk to the shared onsite walkway to the individual units.

- A Entries
- C Residential Edges

The entry to the front street facing unit is beautifully outlined with cedar siding, a well articulated facade and an expansive awning, which reduces the scale. The entry along Fauntleroy Way SW is marked with white and blue panels and a small cedar porch; this gives great presence to the unit from the street as well as creating an detailed type of entry.

Entries to the other four town-homes are defined by private and shared pathways, entry nooks and landscaping. The addresses are placed on the west entries of the units, they can be seen clearly from the entry courtyard and street. The entries to the middle units have been setback by 3'0" and are clad in cedar. The overhead soffit gives shelter and provides opportunities for lighting.

DC2. Architectural Concept

Use secondary architectural features to add visual depth and interest.

- A Massing
- C Secondary Architectural Features

The primary objective of the concept is to create quality experience and connection to the outdoors. The most prominent of these elements is the south facade. The facade was designed to take advantage of views and capture natural sunlight from south, adjacent to Fairmount Park. The large glazing is visually prominent and emphasizes opportunity for the views. The facade is broken up by modulating volumes and alternating materials, the units have the same material palette. They alternate to provide an individuality and character to the units, but the similar materials ties them together.

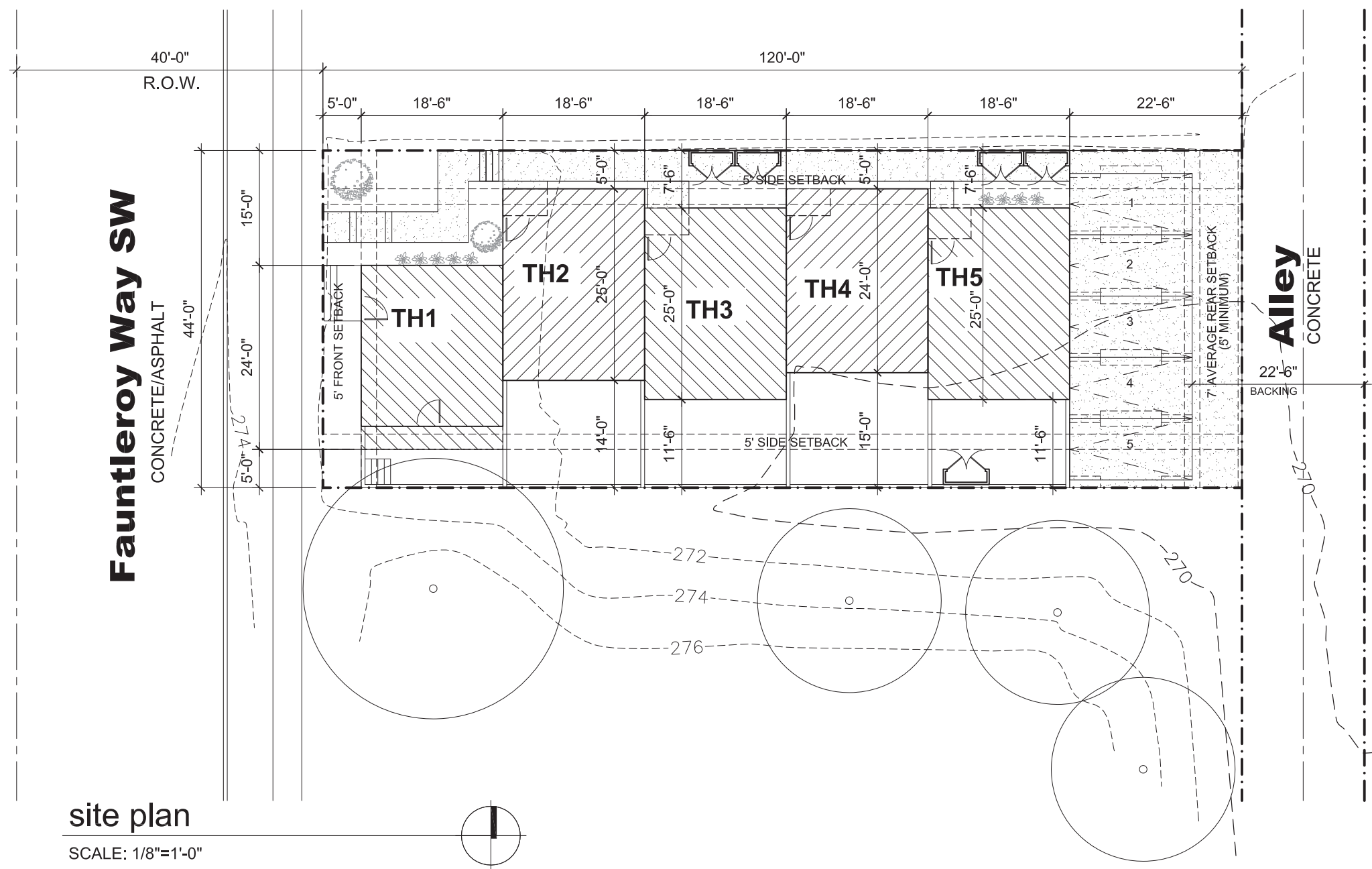
Also, the modulation and material selection of the front unit creates a more dynamic facade to the street. The front composition is also influenced by the pedestrian access.

DC4. Exterior Elements and Finishes

Exterior Finish Materials should be constructed of durable materials with high quality detailing.

B Exterior Elements and Finishes

Simple, clean, durable materials have been selected to maintain the high quality of this project and endure Seattle's climate. Large address numerals on the front of the street facing unit to allow for easy recognition from the street. The materials selected provide a warmth at the pedestrian level. The clean lines of the panels create a clear indication where the entries and division of town-homes are located. The alternating white, gray and blue siding helps give the building character as units modulate back and forth along the site. There is a continuous pathway all along the entire site, north of the building which will be lined with lighting and vegetation. In the front of the site, the landscaping creates an interesting pathway to and from the building. Hardscaping will be used in the rear of the lot to create small and large gathering spaces, as well as landscaping to soften the buffer between this zone and the main street to the west.



	Required	Provided	% Difference
Front:	7' average, 5' minimum	5, 7.6' Average	Compliant
Side (east):	5'	5'	Compliant
Side (west):	5'	5'	Compliant
Rear:	7' average, 5' minimum	22.5'	Compliant

SITE PLAN

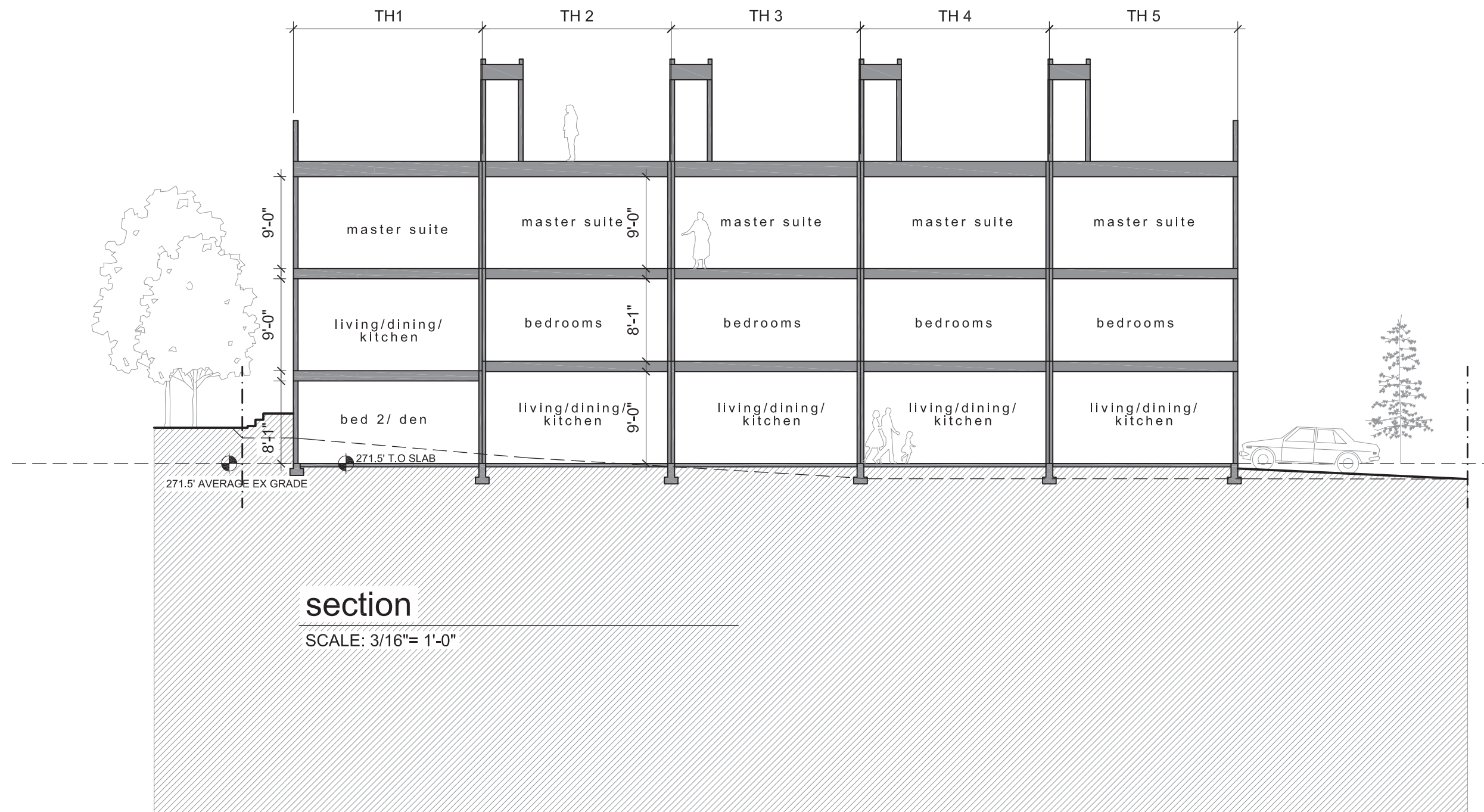


LANDSCAPE PLAN

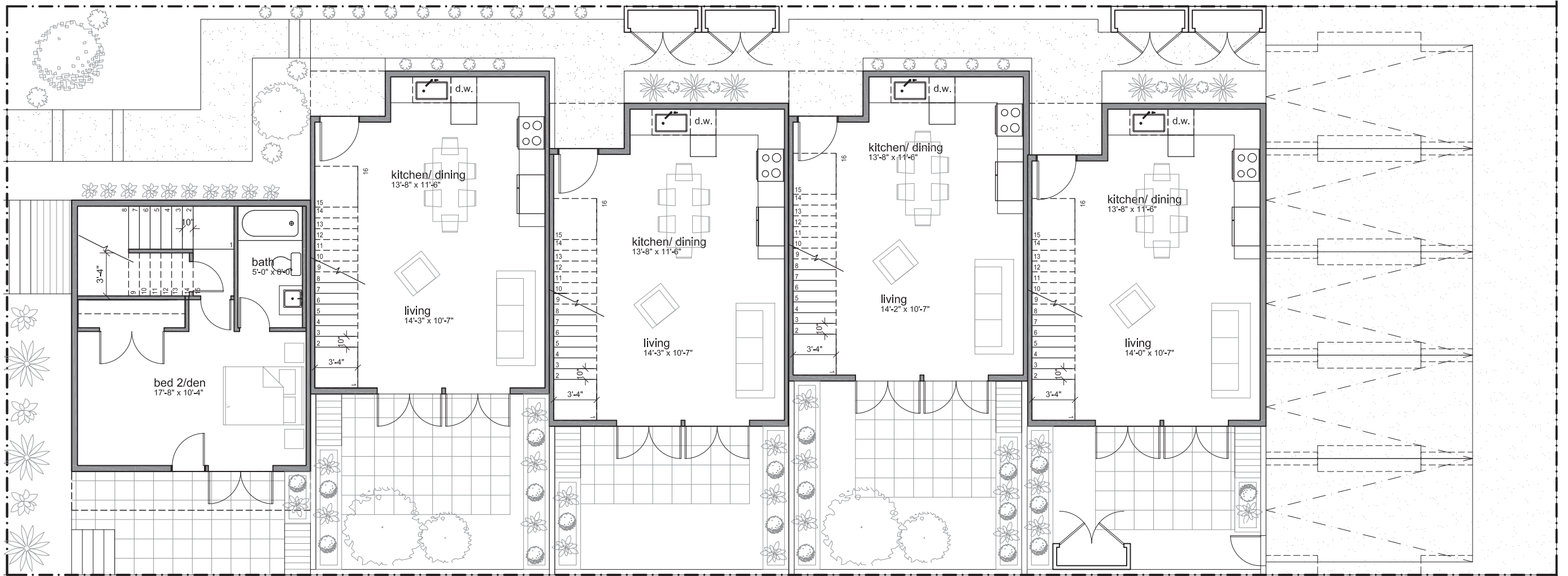
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LANDSCAPE PLAN



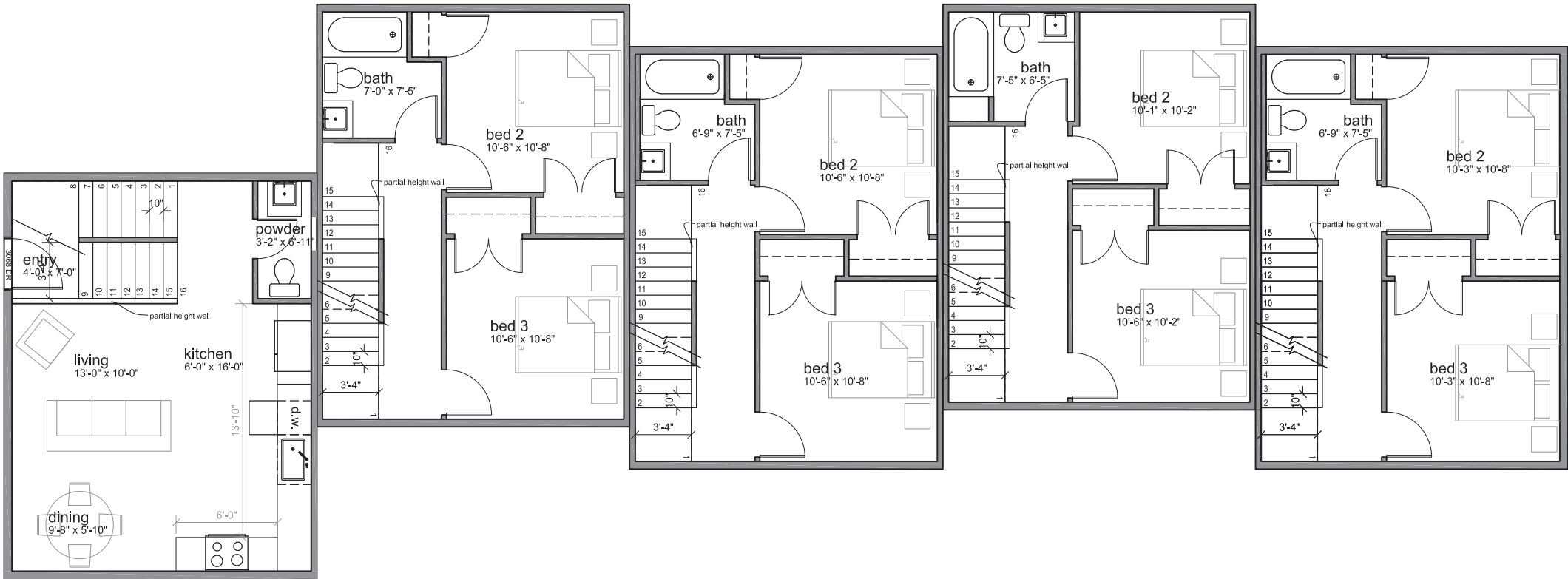
SITE SECTION



first floor plans

SCALE: 1/4"=1'-0"





second floor plans

SCALE: 1/4"=1'-0"



AREA SUMMARY - TH 1	
FIRST FLOOR	388 SF
SECOND FLOOR	444 SF
THIRD FLOOR	444 SF
<hr/>	
TOTAL	1,276 SF
	319 SF DECK

AREA SUMMARY - TH 2	
FIRST FLOOR	442 SF
SECOND FLOOR	462.5 SF
THIRD FLOOR	462.5 SF
PENTHOUSE	85 SF
<hr/>	
TOTAL	1,452 SF
	338 SF DECK

AREA SUMMARY - TH 3	
FIRST FLOOR	444 SF
SECOND FLOOR	463 SF
THIRD FLOOR	463 SF
PENTHOUSE	85 SF
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TOTAL	1,455 SF
	330 SF DECK

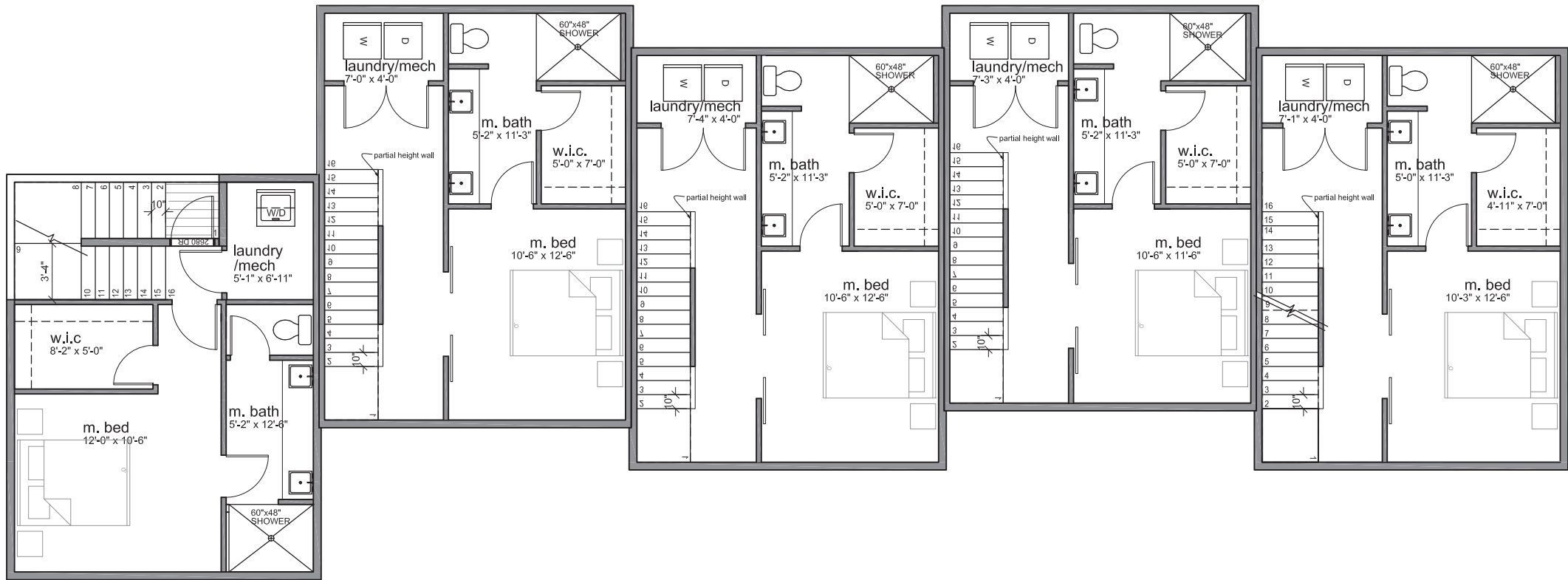
AREA SUMMARY - TH 4	
FIRST FLOOR	424 SF
SECOND FLOOR	444 SF
THIRD FLOOR	444 SF
PENTHOUSE	85 SF
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TOTAL	1,397 SF
	319 SF DECK

AREA SUMMARY - TH 5	
FIRST FLOOR	438 SF
SECOND FLOOR	461 SF
THIRD FLOOR	461 SF
PENTHOUSE	85 SF
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TOTAL	1,445 SF
	340 SF DECK

floor area ratio (FAR):

6,336 SF Allowed
6,336 SF Proposed

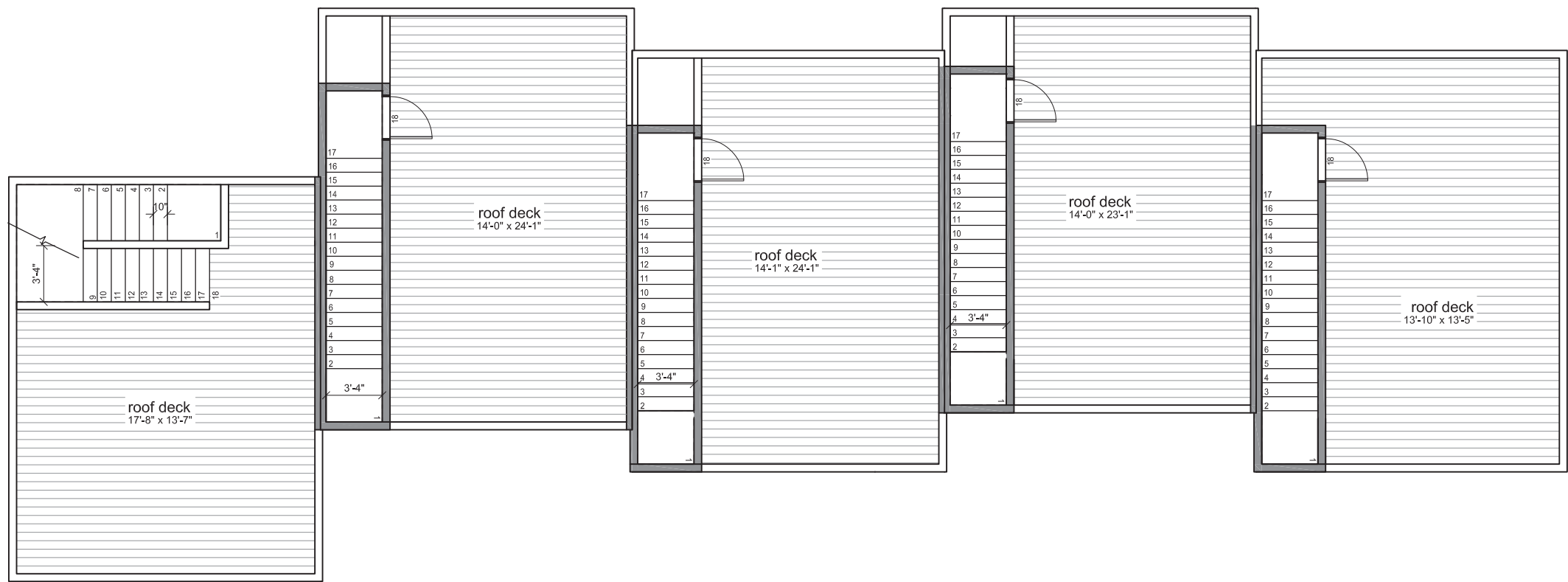
5,280 sf x 1.2 = 6,336 sf allowed
(ths + green building + paved alley)



third floor plans

SCALE: 1/4"=1'-0"





roof plans

SCALE: 1/4"=1'-0"



