

Building setback exemptions:
 Site/landscape walls allowed
 3' protrusion for roof overhang
 40 SF arbor allowed
 See Seattle Municipal Code:
 23.44.010C, 23.44.014D16a

GROUND FLOOR PLAN

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



SECOND FLOOR PLAN

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



EAST ELEVATION

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



STREETSIDE PERSPECTIVE

PROJECT NARRATIVE

The perFORM house attempts to resolve the design problem by reconciling two intrinsically differing environmental strategies. It is at once a thermally resistive, highly-insulated, thick-walled box, while also being a highly-transparent glass house to ensure pleasant views and daylighting. On the surface these two strategies seem diametrically opposed, but by blending both strategies, the strengths of each are realized.

Consideration was given to balancing construction cost with thermal performance and beauty. The entire residence is composed on a 4'x4' grid, minimizing material waste in construction and providing an versatile framework on which spaces are composed.

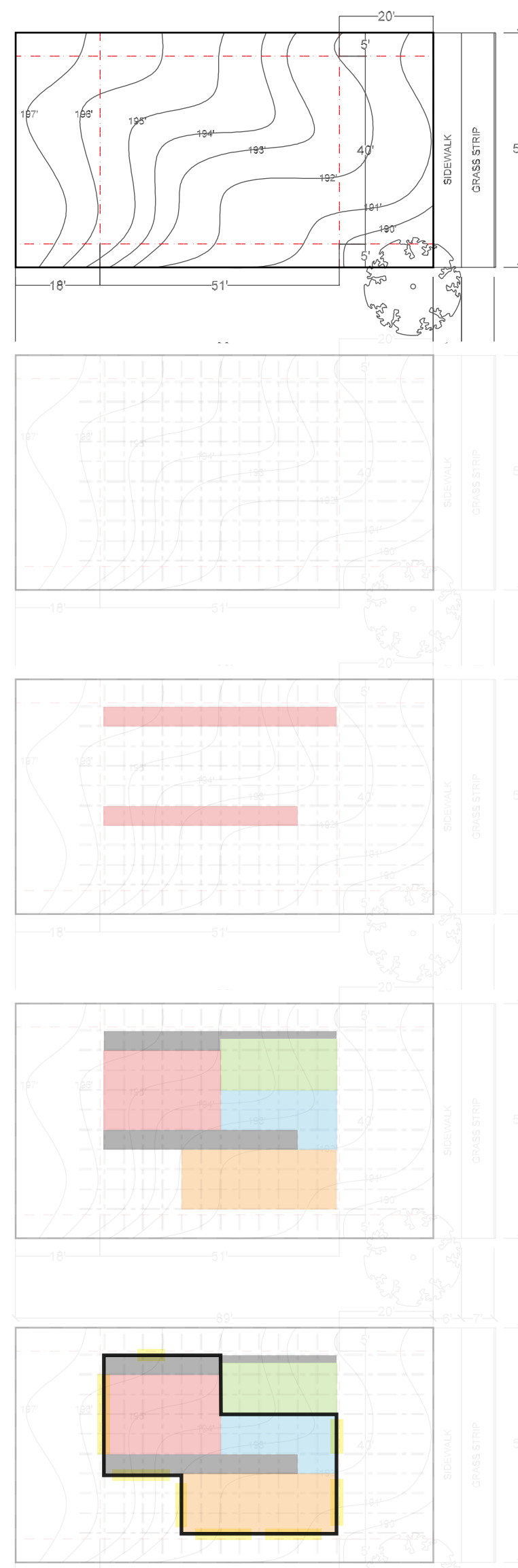
Thick double walls create integral shading for deeply set-back windows in summer, while contributing to controlling solar glare from the east and west.

High windows with operable clerestories on the south facade maximize daylighting deep into the spaces while minimizing intense summer sunlight. Their high positions, particularly in the entry hall, facilitate the utilization of the stack effect to ventilate the house naturally, drawing cool, fresh air through lower perimeter windows in the surrounding spaces.

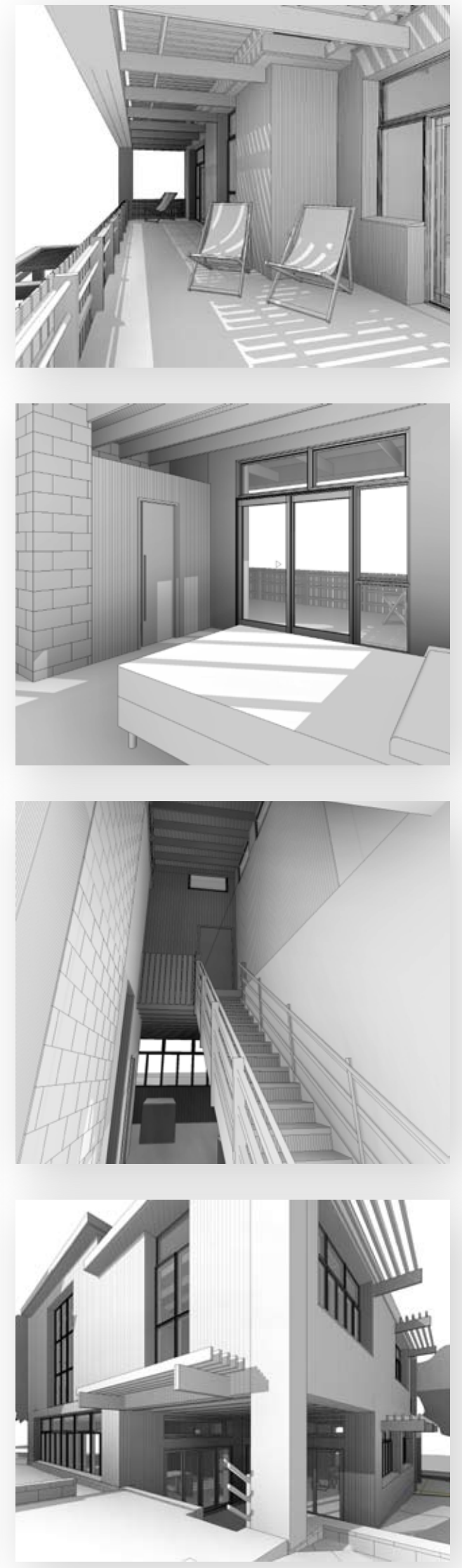
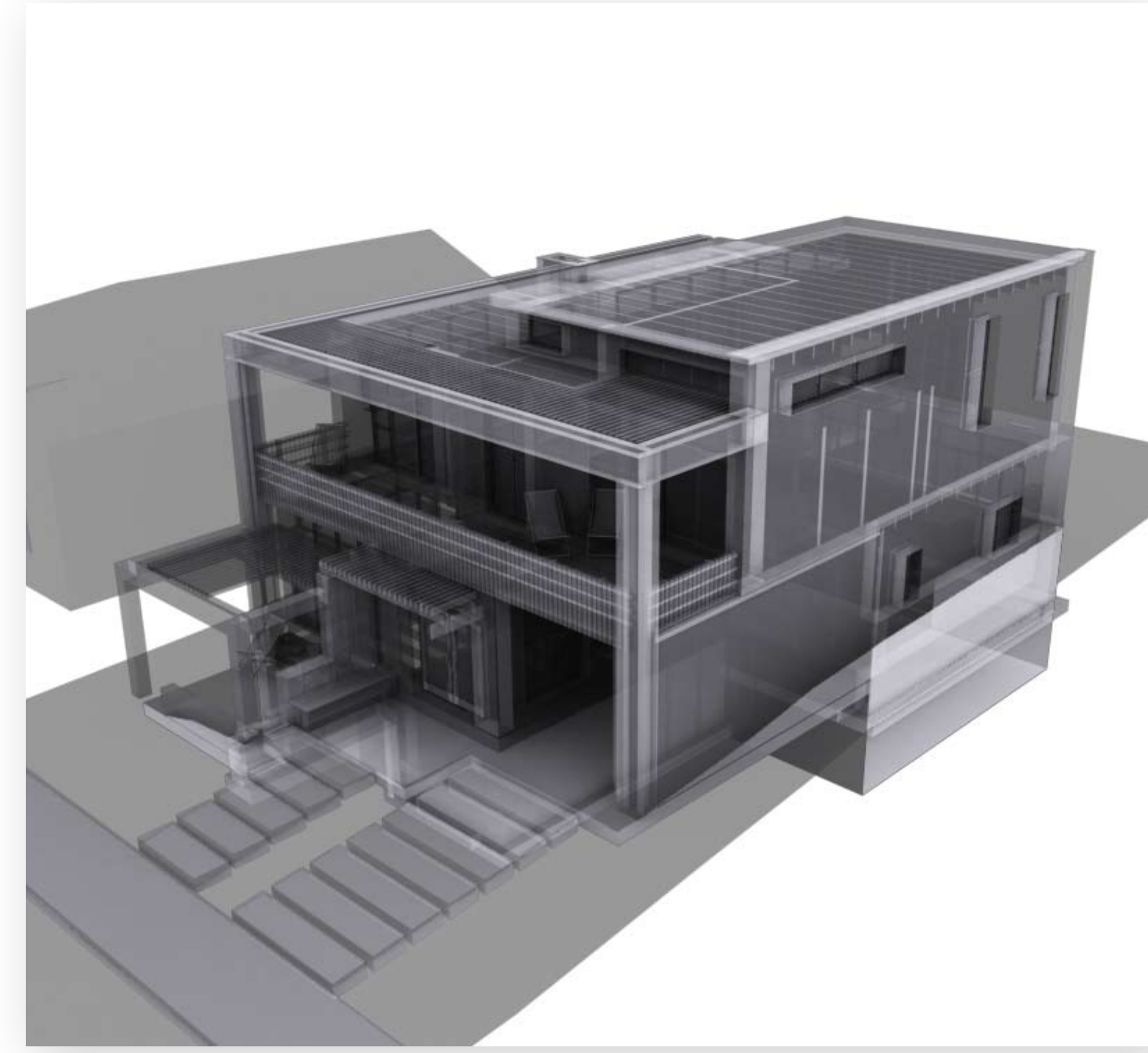
Two on-grid 'fat walls' act as service spaces for the residence, gathering toilets, showers, kitchen utilities, and storage into these two central cores, minimizing plumbing runs while providing order and datum to the house. Furthermore, the fireplace flue is located in the fat wall, maximizing the use of fireplace heat by radiating to the hall and bedrooms. Lastly, the central fatwall acts as the drain point for the rainwater collection system, corralling a potential 7,200 gal. of water annually into the tanks and filter system in the crawlspace.

In addition to rainwater collection, an estimated 31,000 kWh of solar electricity could be produced with the installation of a basic, non-tracking PV array on the flat roof.

Essential activities of daily life are also considered and pleasantly facilitated. For example, the two-sided pantry allows access to either side, facilitating easy grocery storage directly into the 'back' of the cabinet. Storage in the carport is arranged in a 'wide and shallow' configuration, meaning everything is easily accessible by simply sliding a panel. Direct access to personal bathrooms is provided. There are open-air seating areas at the front and rear of the house as well as a private study area in the master suite.



MATERIAL STUDIES

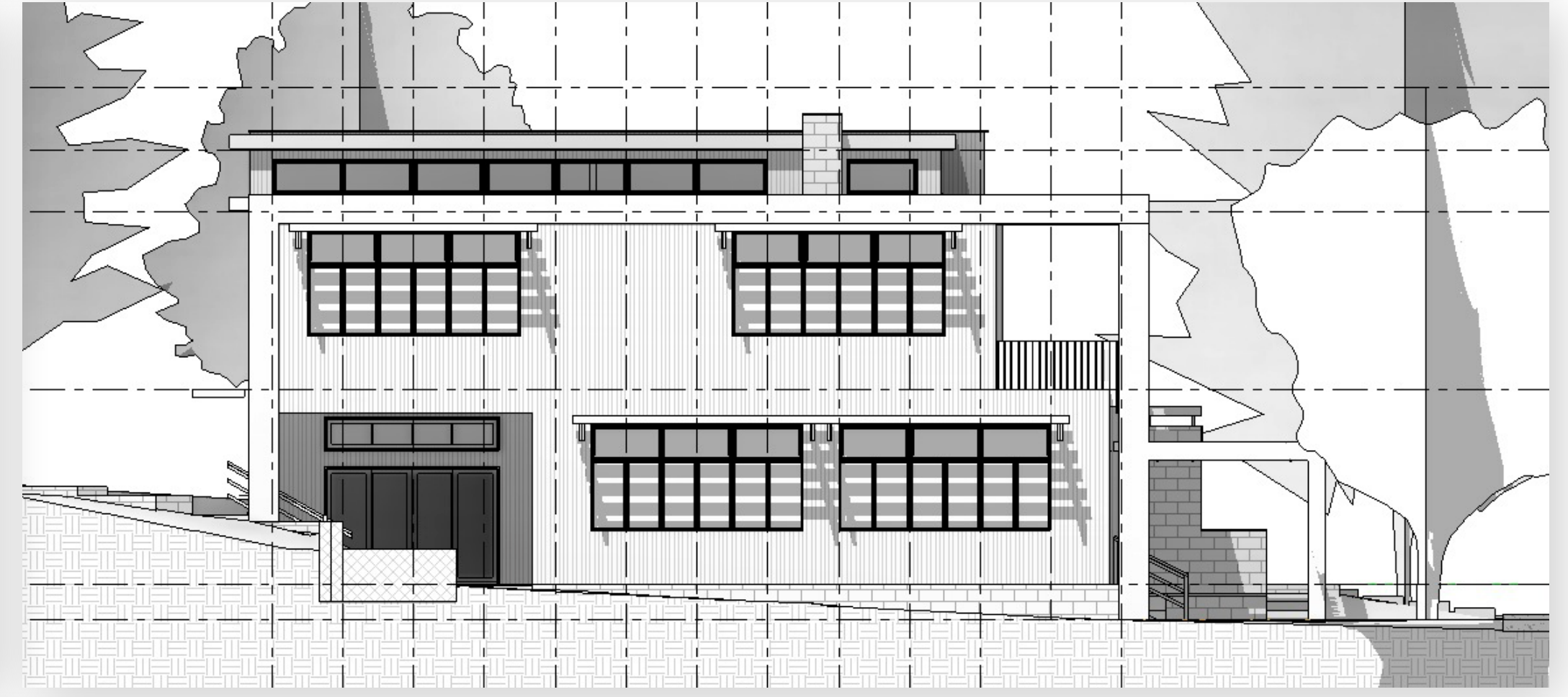
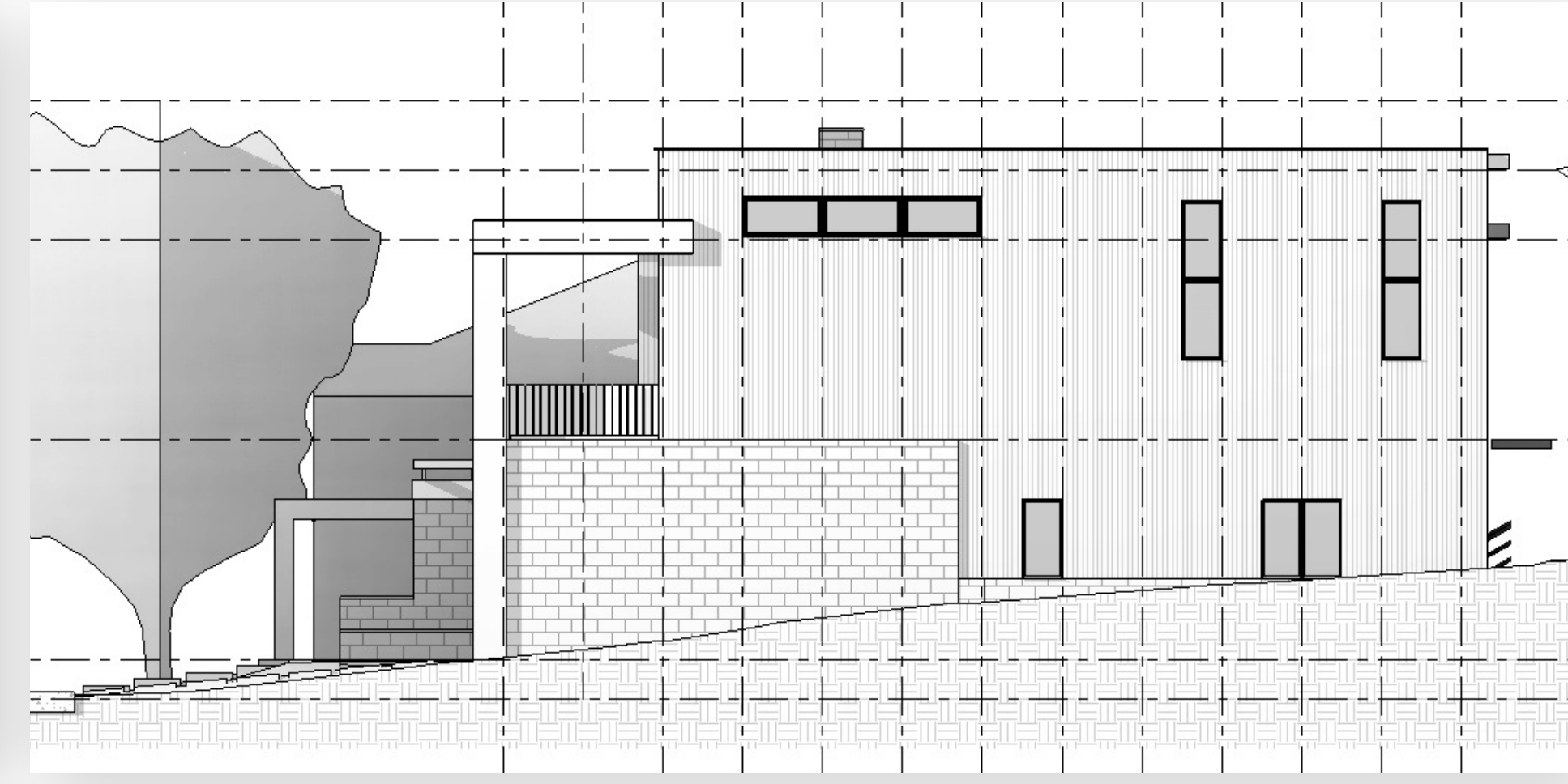


PARTI DEVELOPMENT

BIM MODEL

PERSPECTIVES

FRONT PATIO



EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

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