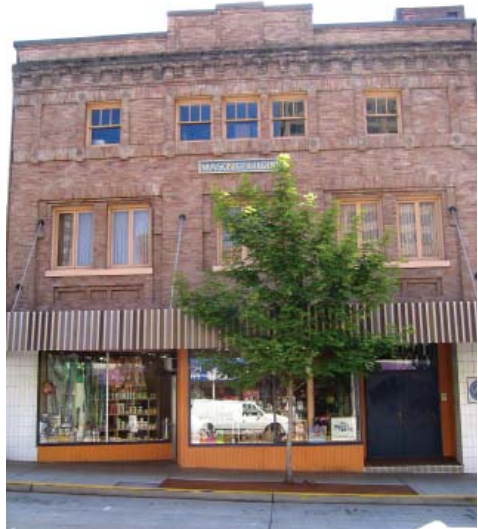


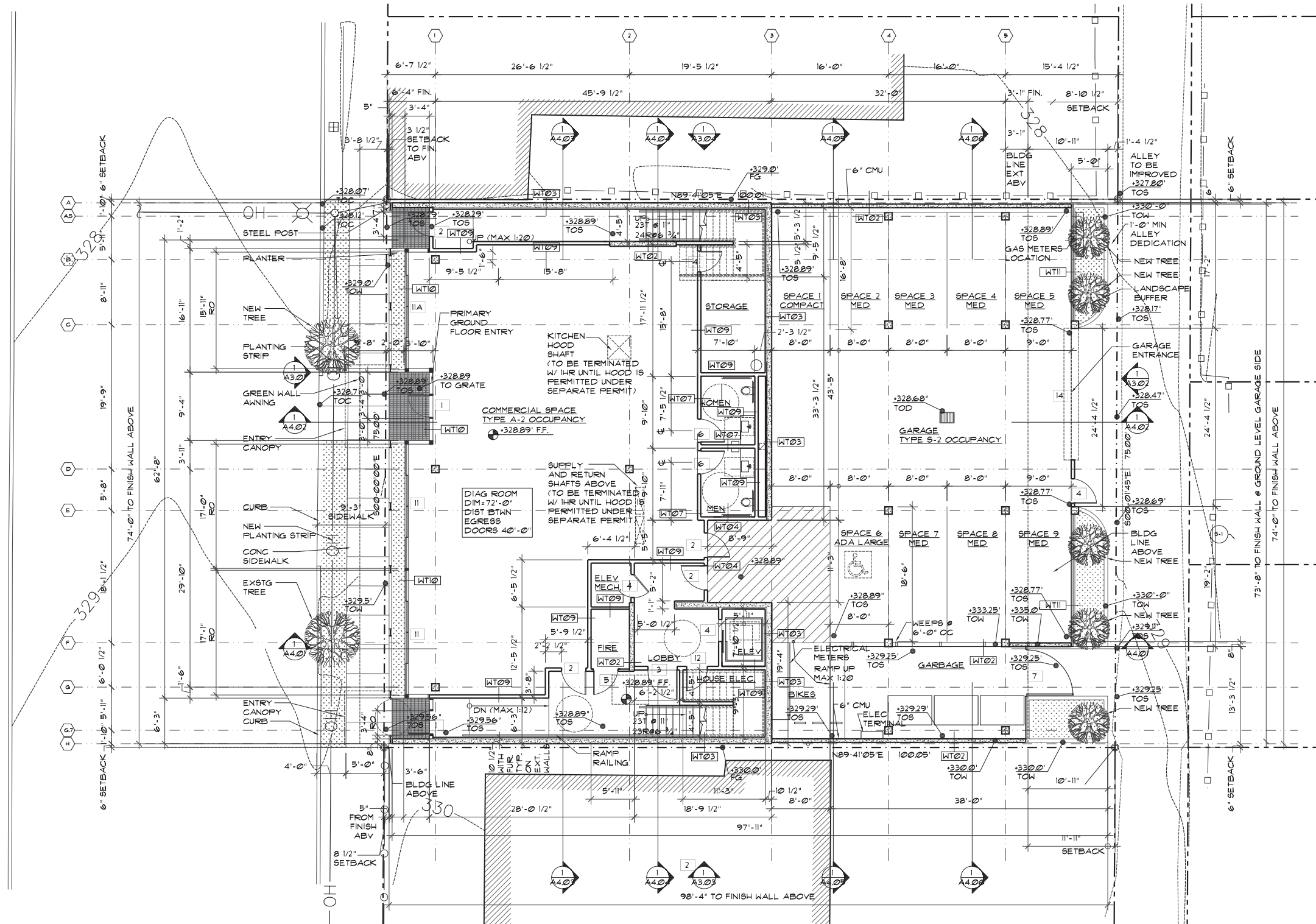




Surroundings



Concepts



GROUND FLOOR PLAN (1/8" SCALE @ 1/2 SIZE: 1/4" @ FULL SCALE)

Design Recommendation (Design Review)- 1126 34th Avenue (#3005396) April 2nd, 2008

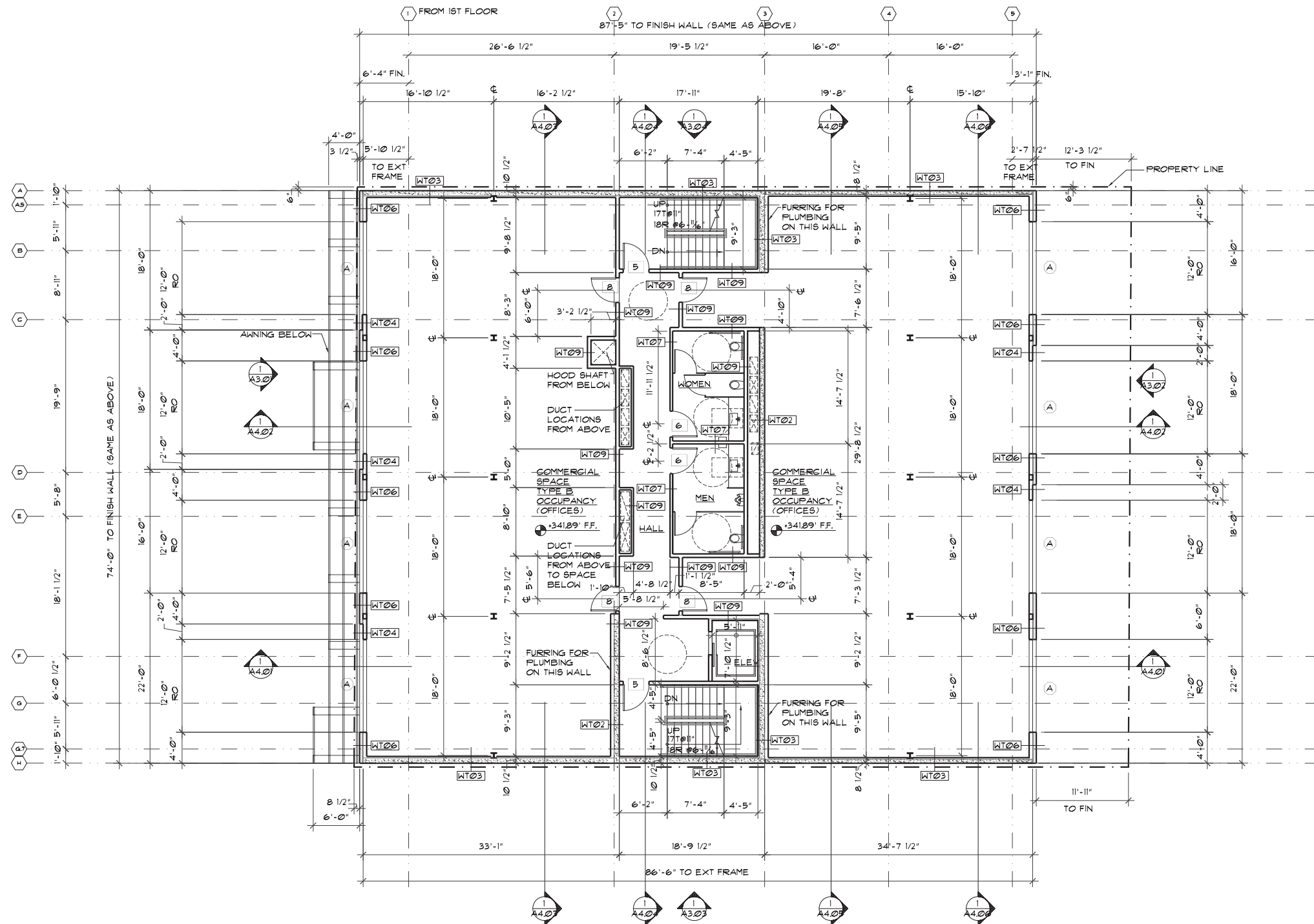
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2nd FLOOR PLAN (1/8" SCALE @ 1/2 SIZE: 1/4" @ FULL SCALE)

Design Recommendation (Design Review)- 1126 34th Avenue (#3005396) April 2nd, 2008

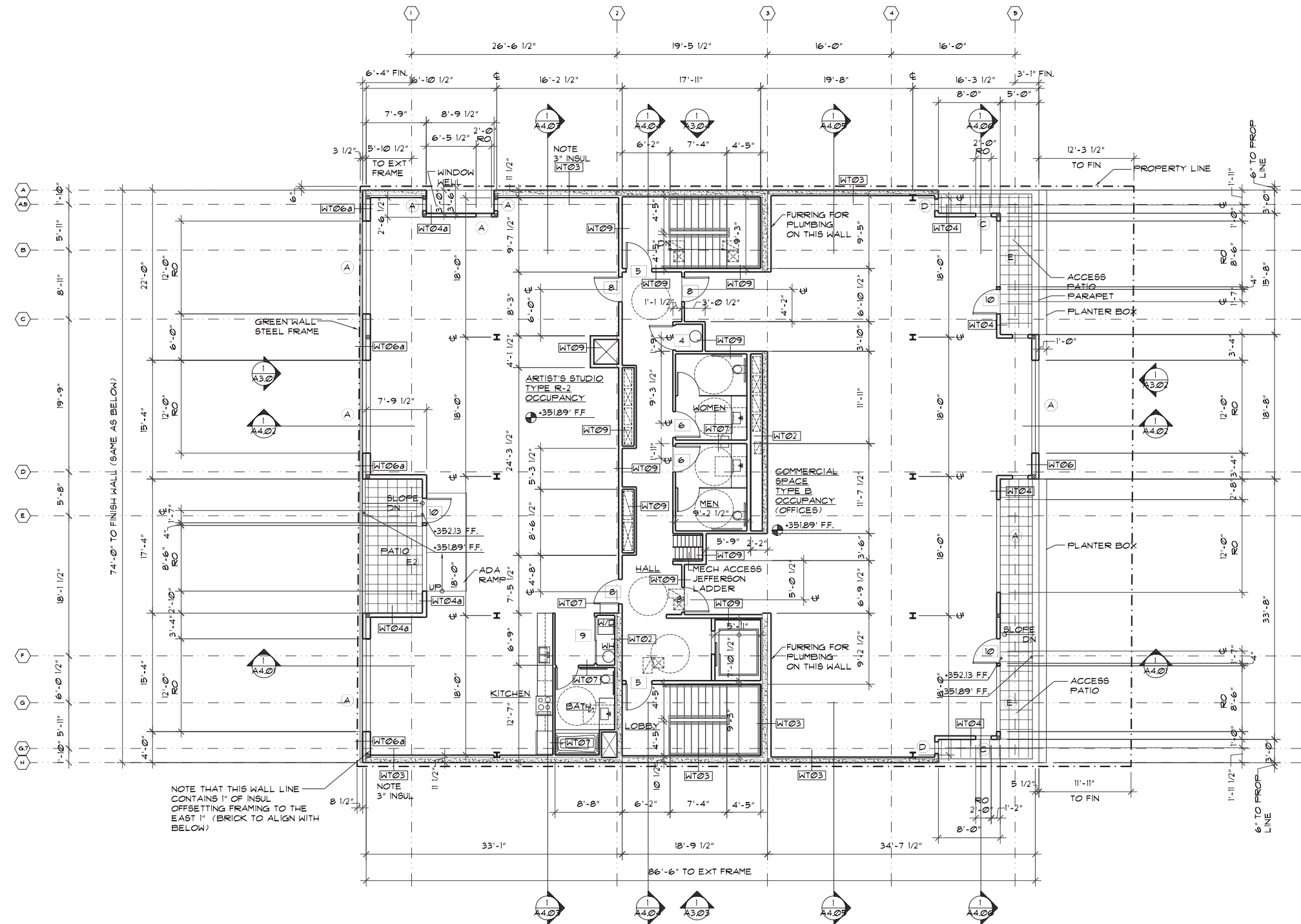
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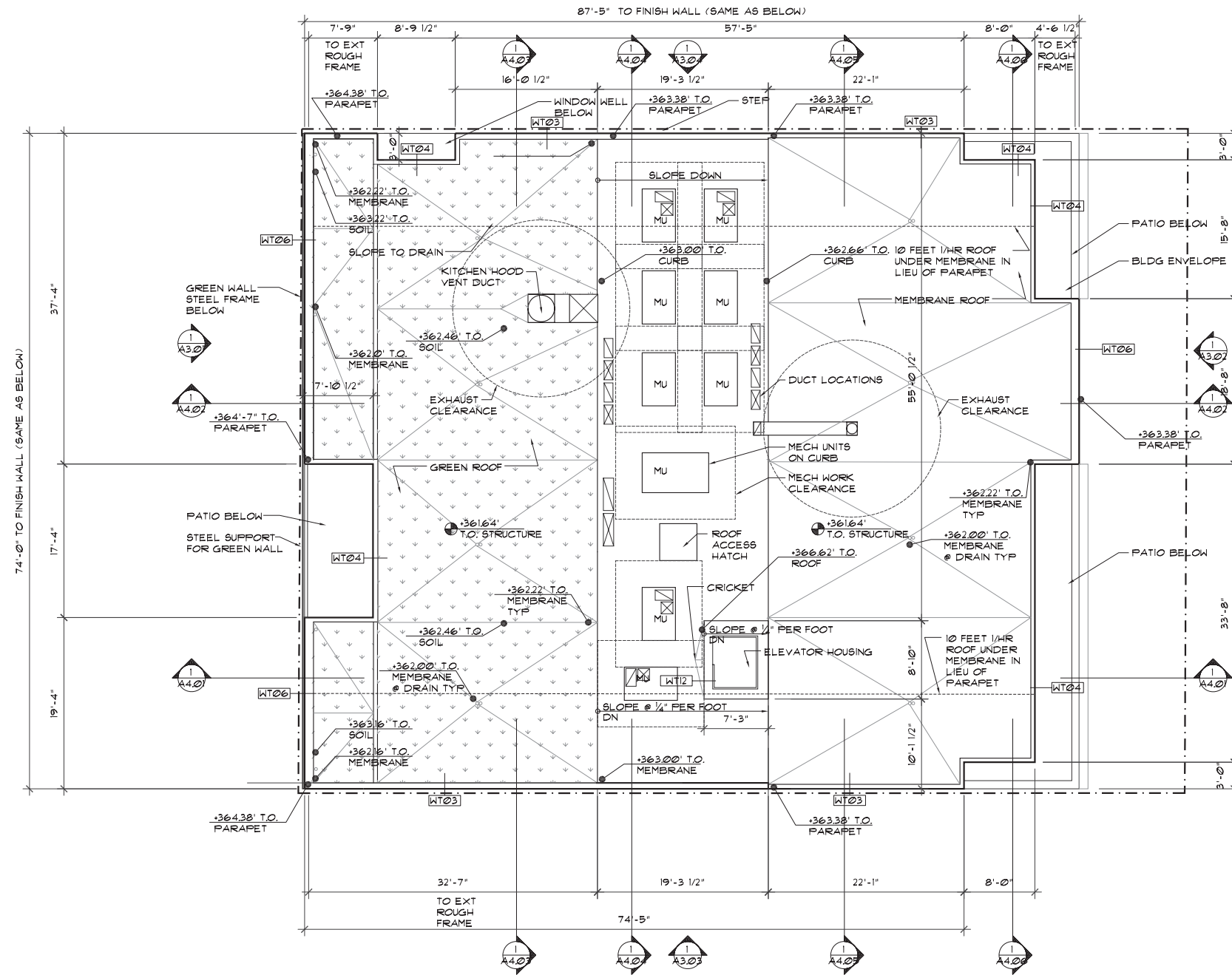
3RD FLOOR PLAN (1/8" SCALE @ 1/2 SIZE: 1/4" @ FULL SCALE)

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ROOF PLAN (1/8" SCALE @ 1/2 SIZE: 1/4" @ FULL SCALE)

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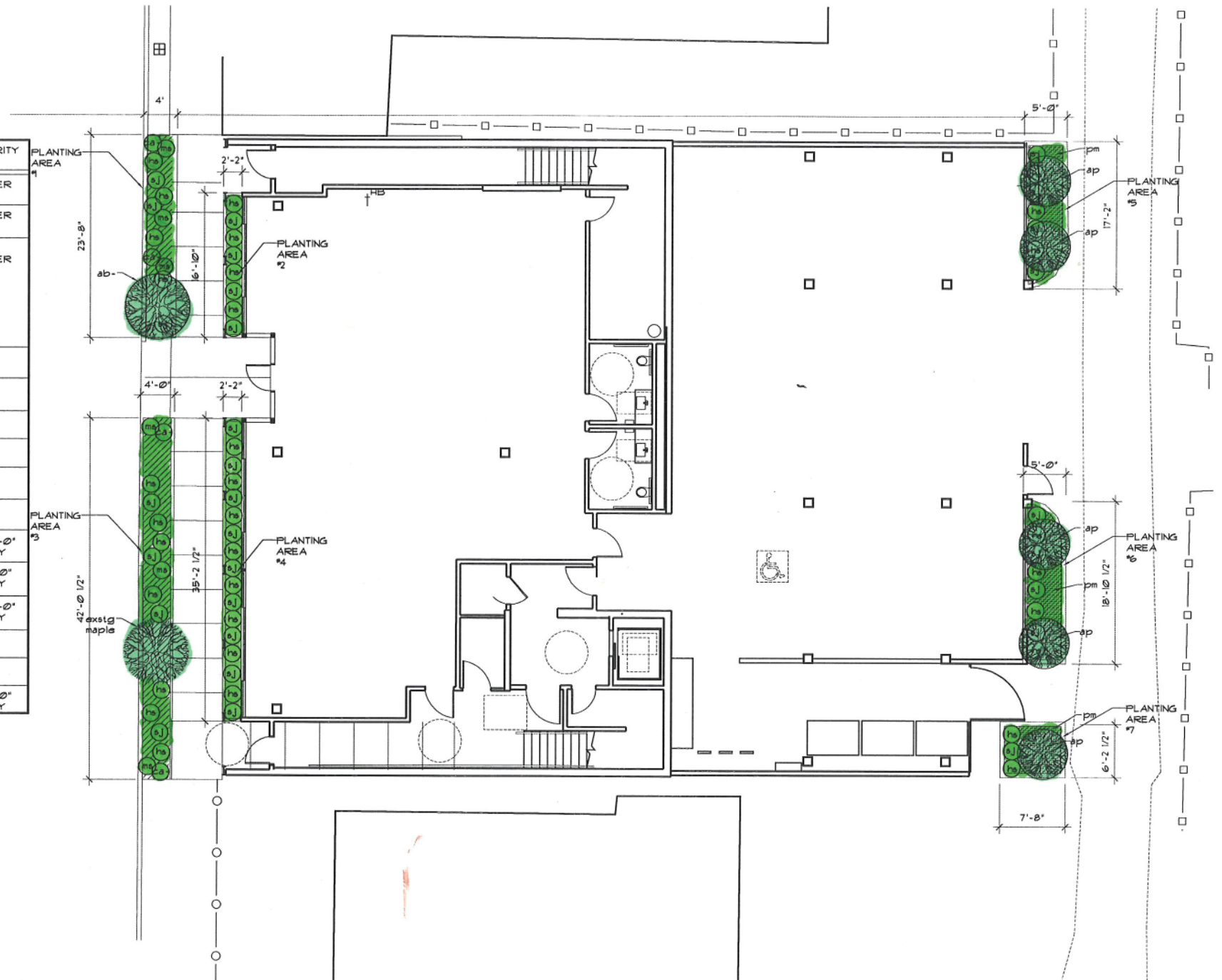
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PLANT LIST

PLANT TYPE	SYMBOL	LATIN	COMMON	QUAN.	PLANTING SIZE	SIZE AT MATURITY
GROUND COVER		OPHIPOGON JAPONICUS	MONDO GRASS	199 SF	6"	GROUND COVER
		POLYSTICHUM MINUTUM	SWORD FERN	138 SF	1 GALLON	GROUND COVER
GREEN ROOF		-THYMUS SERPILLUM	CREeping THYME	2600 SF	SEEDED MIX	GREEN ROOF GROUND COVER
		-LOBULARIA MARITIMA	ALYSSUM			
		-OPHIPOGON JAPONICUS	MONDO GRASS			
		-DELOSPERMA COOPERII	HARDY ICE PLANT			
		-FESTUCA MAIREI	ATLAS FESCUE			
VINES	ca	CLEMATIS ARMANDII	EVERGREEN CLEMATIS	10	3 GALLON	PORTION OF GREEN WALL
	hf	HOLBOELLIA FARGESII	HOLBOELLIA	7	3 GALLON	PORTION OF GREEN WALL
	aq	AKEBIA QUINATA	AKEBIA	6	3 GALLON	PORTION OF GREEN WALL
	ab	AMPELOPSIS BREVIPEDUNCULATA	BLUEBERRY CLIMBER	4	3 GALLON	PORTION OF GREEN WALL
	cd	CLEMATIS DISCOREIFOLIA	SWEET AUTUMN CLEMATIS	8	3 GALLON	PORTION OF GREEN WALL
	pc	PASSIFLORA CAERULEA	BLUE CROWN PASSION FLOWER	3	3 GALLON	PORTION OF GREEN WALL
GRASSES	ca-	CALAMAGROSTIS ACUTIFLORA	FEATHER REED GRASS	22	1 GALLON	MORE THAN 3'-0" UPON MATURITY
	hs	HELIOTRICHON SEMPER VIRENS	BLUE OAT GRASS	31	1 GALLON	LESS THAN 3'-0" UPON MATURITY
	ms	MISCANTHUS SINENSIS	MAIDEN GRASS	6	1 GALLON	MORE THAN 3'-0" UPON MATURITY
TREES	ap	ACER PALMATUM	JAPANESE MAPLE	5	3" CALIPER	SMALL TREE
	ab-	ACER BUERGERANUM	TRIDENT MAPLE	1	3" CALIPER	MEDIUM TREE
SHRUBS	sj	SPIREA JAPONICA	JAPANESE SPIREA	29	2 GALLON	LESS THAN 3'-0" UPON MATURITY

ALL PLANTING SOIL TO BE LIGHTWEIGHT NORTHWEST MIX TBD AT PLANTING, VIA CITY OF SEATTLE REQUIREMENTS



GROUND FLOOR LANDSCAPE PLAN (1/8" SCALE @ 1/2 SIZE: 1/4" @ FULL SCALE)

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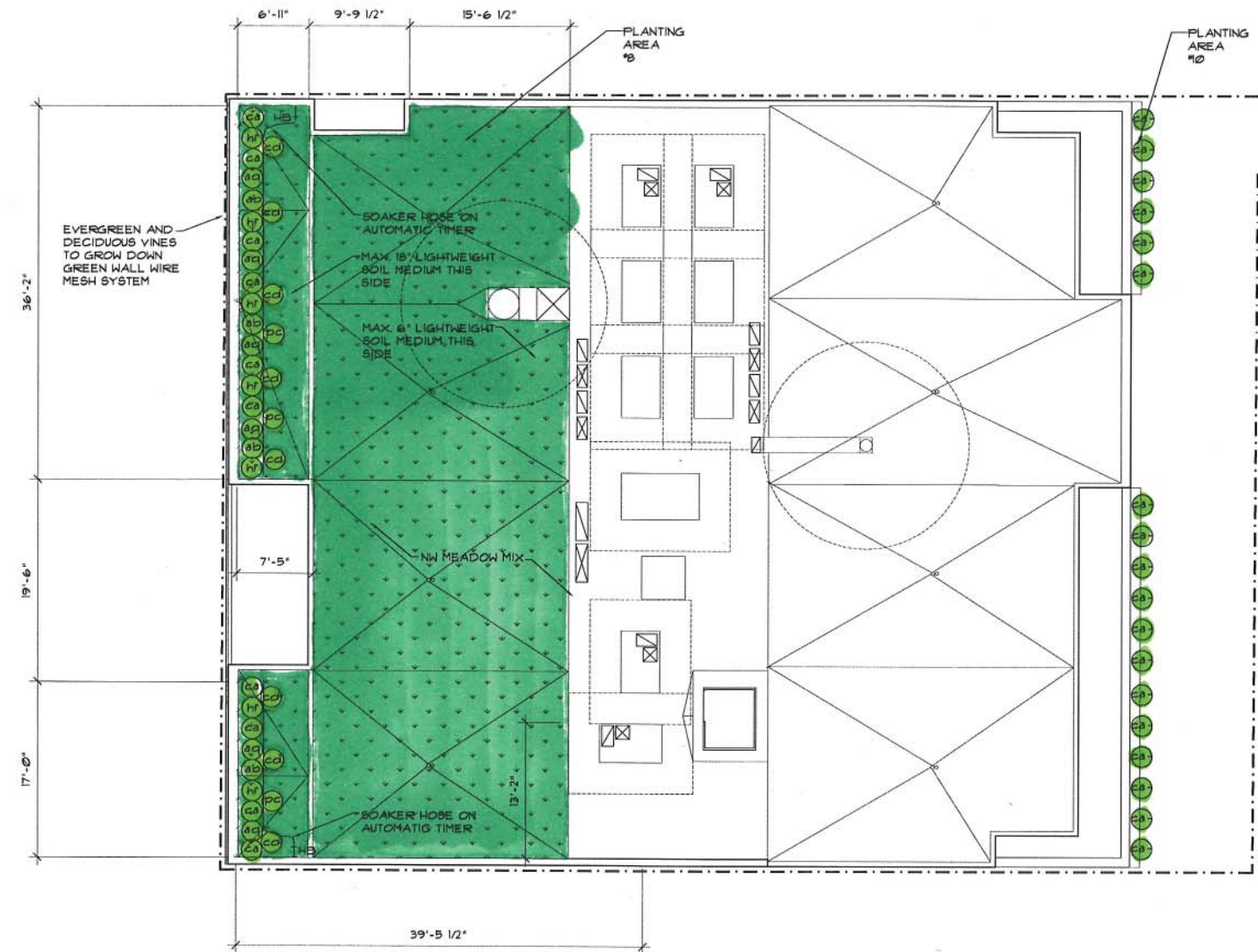
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GENERAL NOTES

1. SEE L201 FOR PLANT LIST, GENERAL NOTES AND GREEN FACTOR CALCULATIONS.
2. ROOF SURFACE WILL BE SEALED AND APPLIED WITH WATERPROOF MEMBRANE APPROVED AND WARRANTED TO PROVIDE AMPLE PROTECTION AGAINST PLANT GROWTH AND PLANT GROWTH MEDIUM. MEMBRANE WILL BE TOPPED WITH APPROVED ROOT BARRIER AND FILTRATION MEMBRANE.
3. DRAINS WILL BE OUTFITTED WITH FILTERS FOR PARTICULATES AND CHECKED REGULARLY AGAINST BLOCKAGE.
4. PLANTER BOXES WILL BE DIRECTED TO DRAIN TO SUBSURFACE DRAINS.
6. SEE L201 FOR GROUND FLOOR LANDSCAPING PLAN.



ROOF & ELEVATIONS LANDSCAPE PLAN (1/8" SCALE @ 1/2 SIZE: 1/4" @ FULL SCALE)

Design Recommendation (Design Review)- 1126 34th Avenue (#3005396) April 2nd, 2008

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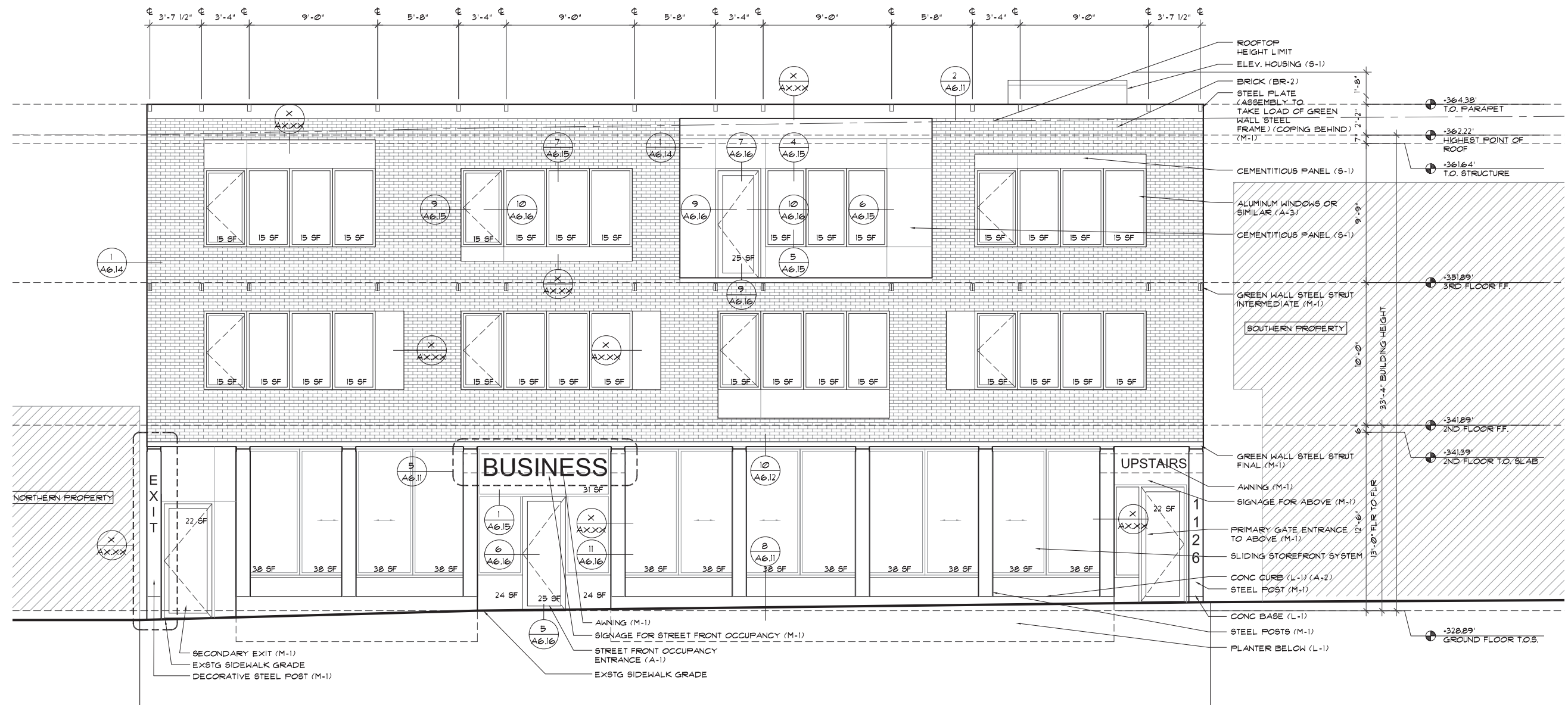


WEST RENDERED ELEVATION (1/8" SCALE @ 1/2 SIZE: 1/4" @ FULL SCALE)

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WEST BASE ELEVATION (1/8" SCALE @ 1/2 SIZE: 1/4" @ FULL SCALE)

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EAST RENDERED ELEVATION (ALLEY) (1/8" SCALE @ 1/2 SIZE: 1/4" @ FULL SCALE)

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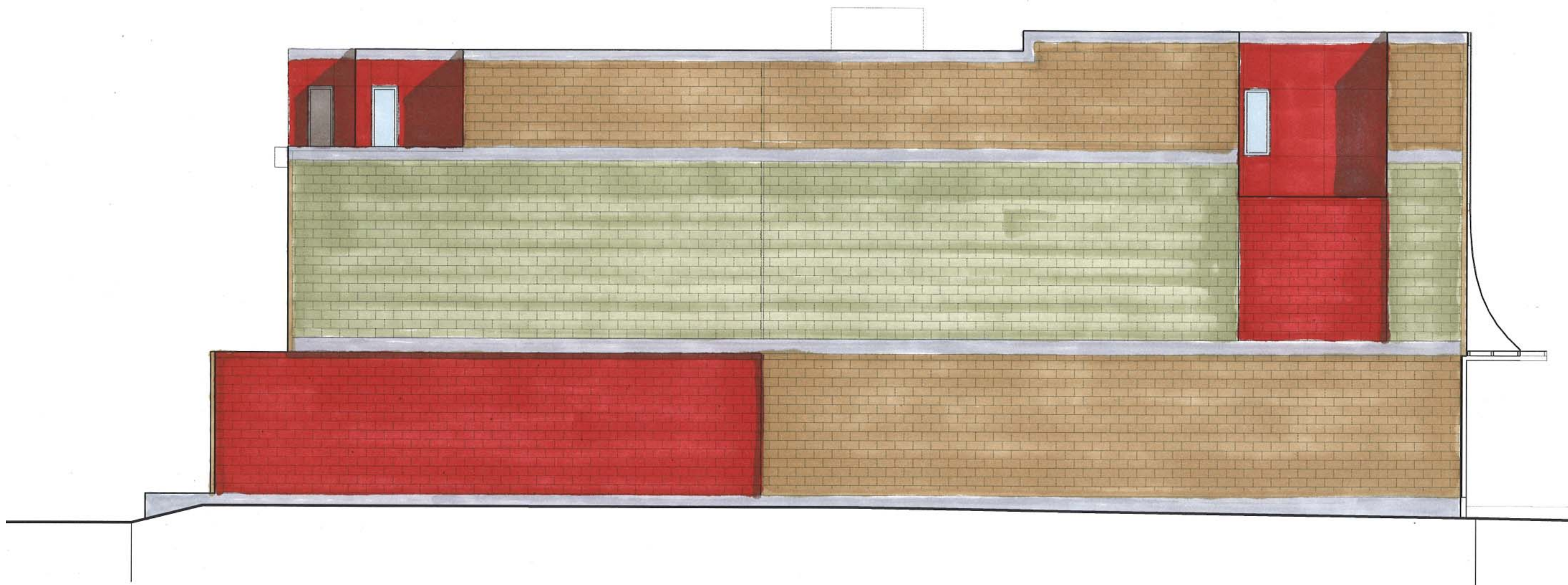
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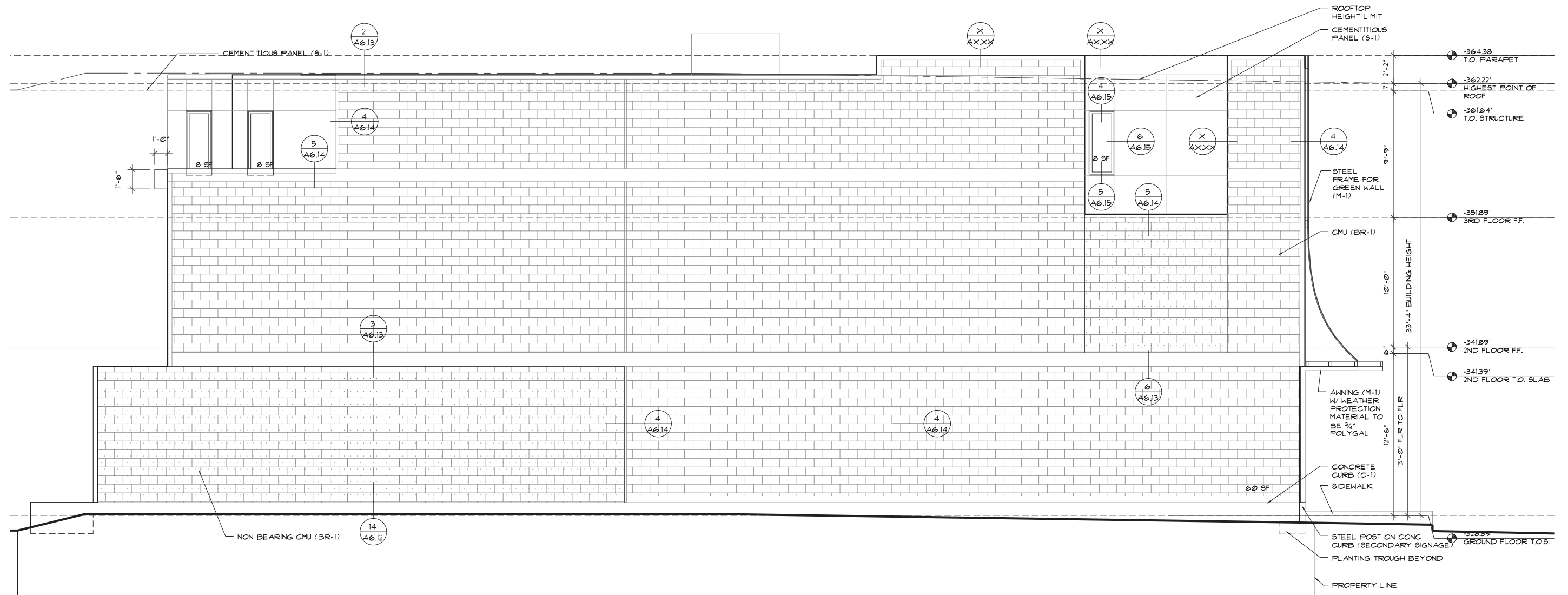


NORTH RENDERED ELEVATION (1/8" SCALE @ 1/2 SIZE: 1/4" @ FULL SCALE)

2008
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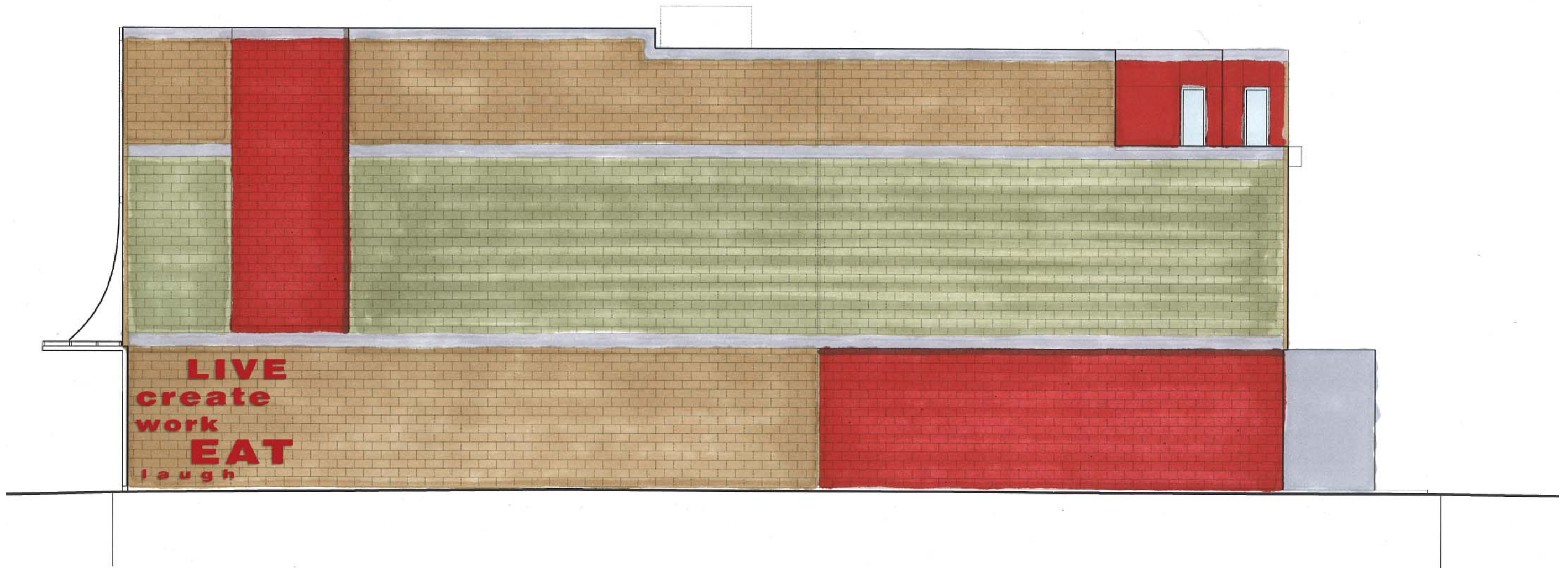
NORTH BASE ELEVATION (1/8" SCALE @ 1/2 SIZE: 1/4" @ FULL SCALE)

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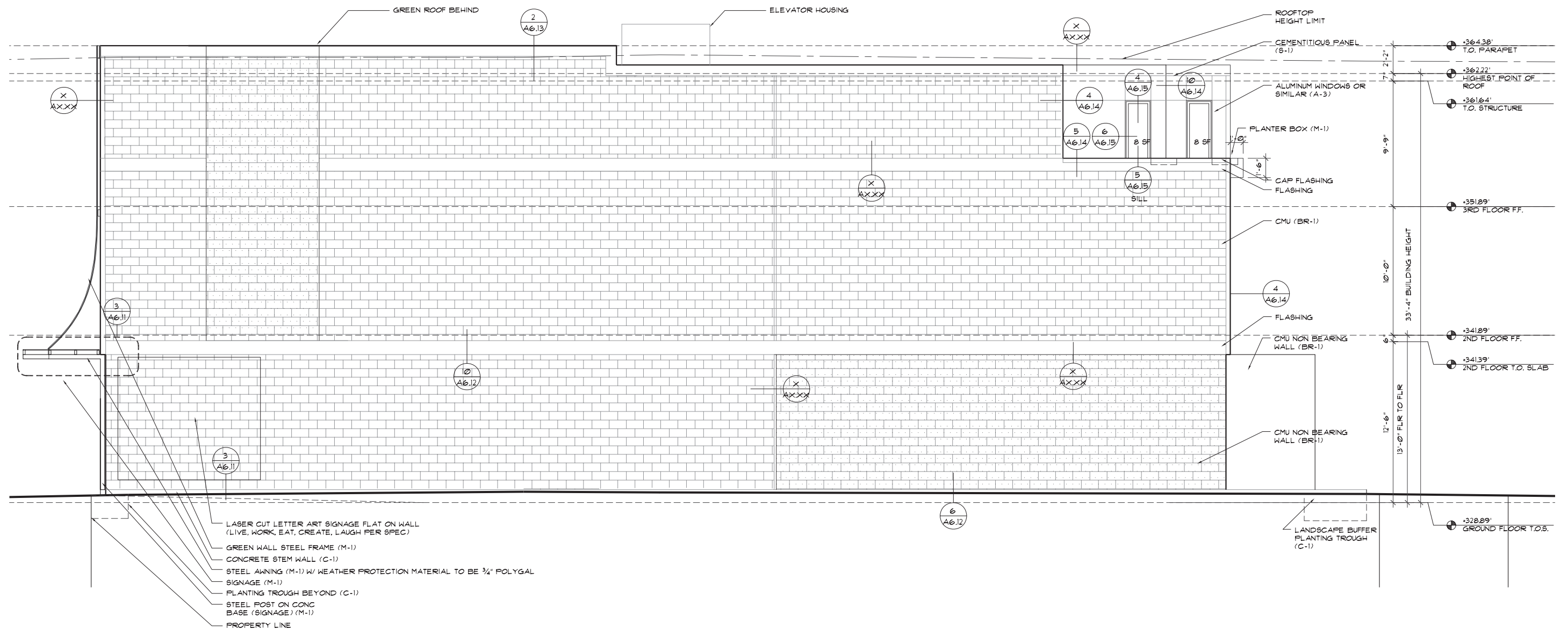


SOUTH ELEVATION (1/8" SCALE @ 1/2 SIZE: 1/4" @ FULL SCALE)

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STREET ELEVATION

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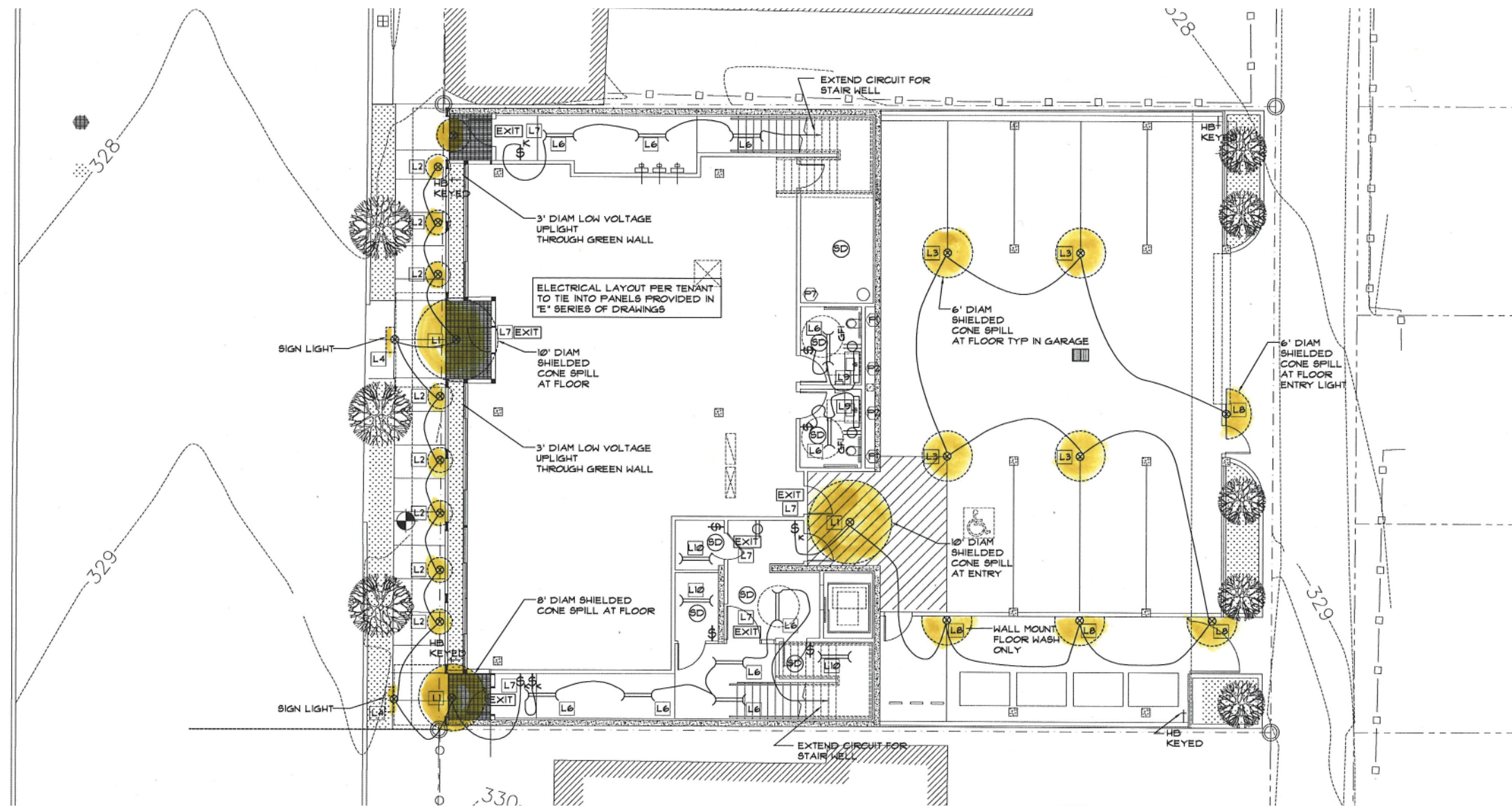
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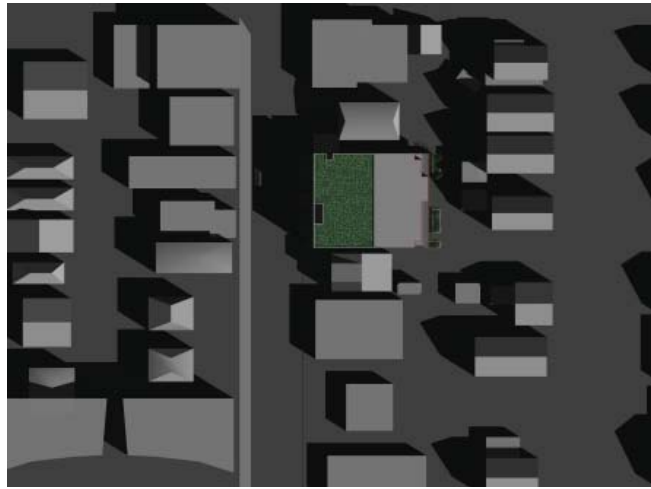
CONCEPTUAL LIGHTING PLAN (STUDY) (1/8" SCALE @ 1/2 SIZE: 1/4" @ FULL SCALE)

Design Recommendation (Design Review)- 1126 34th Avenue (#3005396) April 2nd, 2008

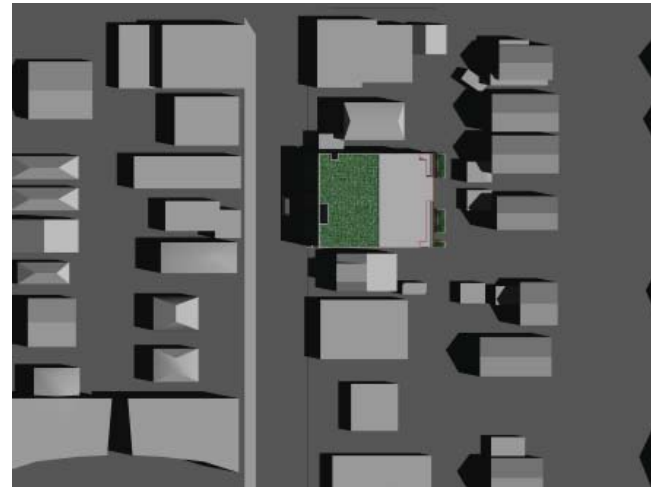
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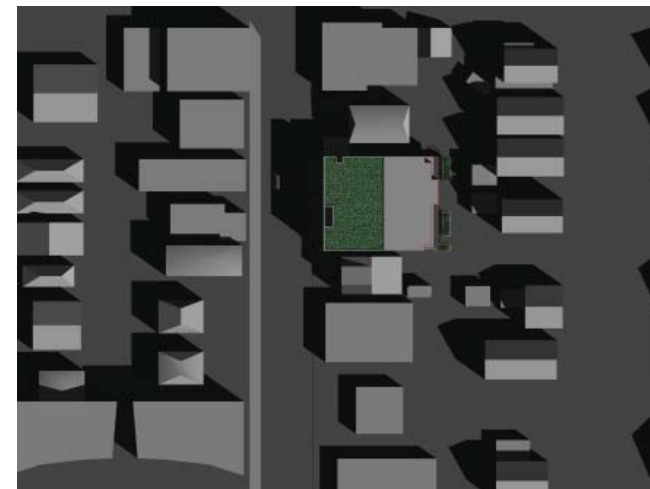




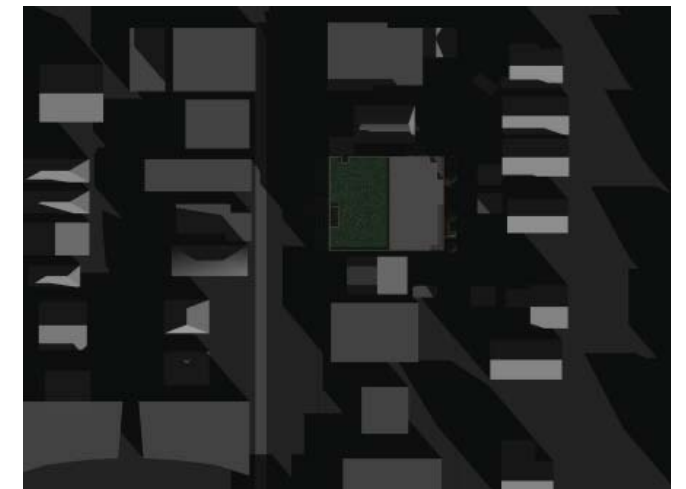
March 21 @ 9:00 am



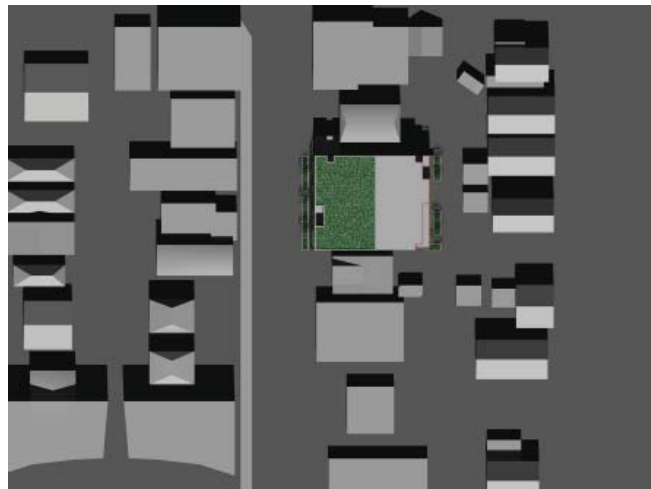
June 21 @ 9:00 am



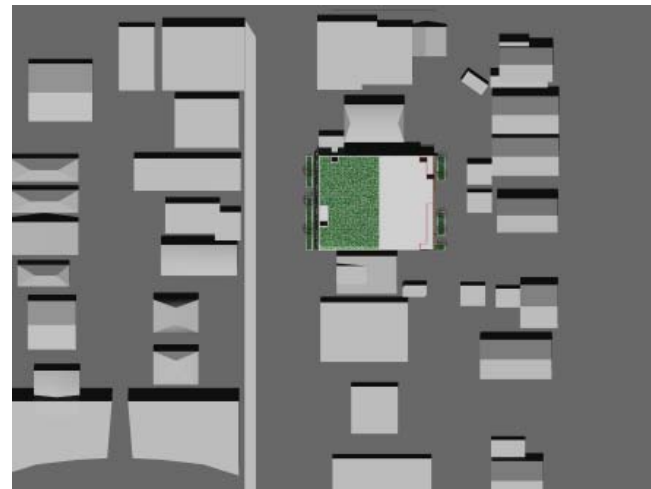
September 21 @ 9:00 am



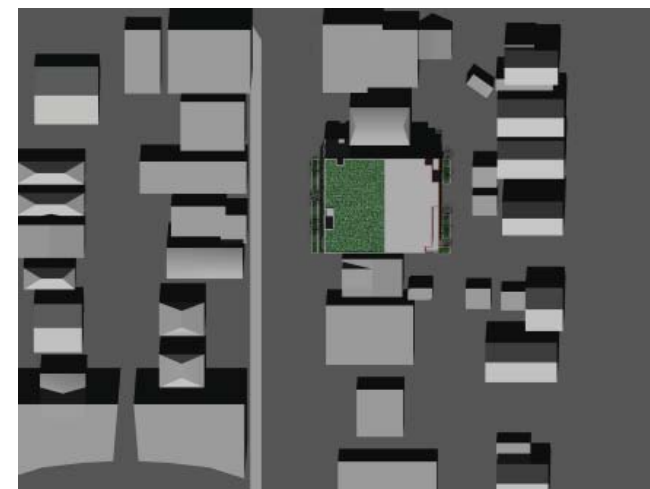
December 21 @ 9:00 am



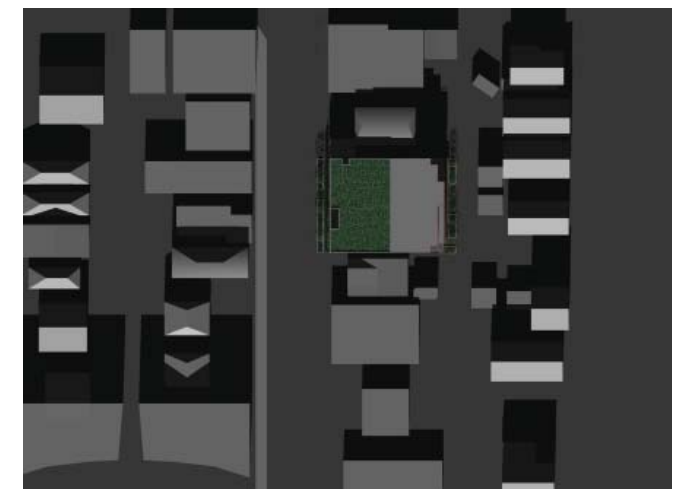
March 21 @ 12:00 pm



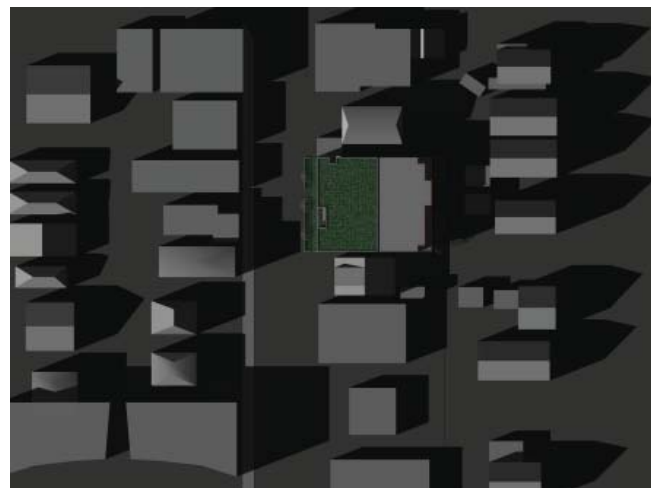
June 21 @ 12:00 pm



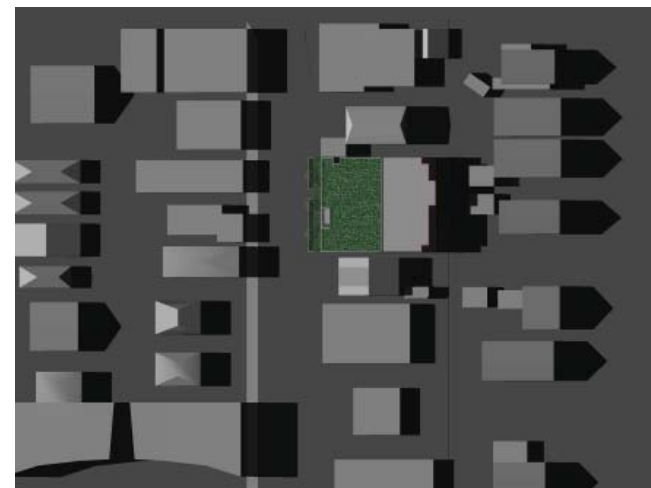
September 21 @ 12:00 pm



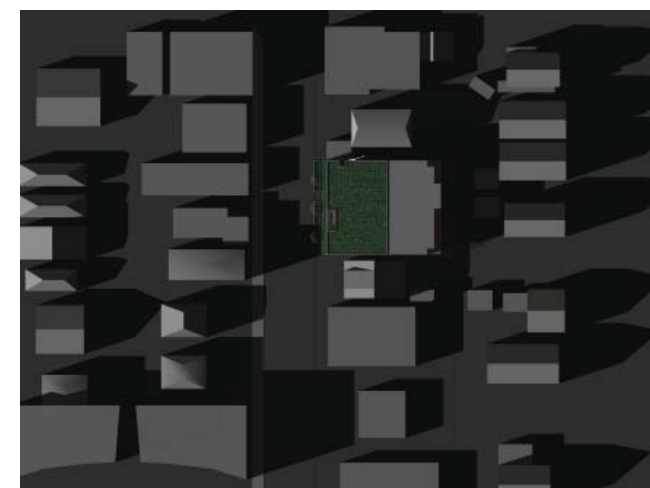
December 21 @ 12:00 pm



March 21 @ 4:00 pm
March 21



June 21 @ 4:00 pm
June 21



September 21 @ 4:00pm
September 21



December 21 @ 4:00 pm
December 21

SHADOW STUDIES

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STREET FRONT PERSPECTIVE

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PROPOSED



PROPOSED



EXISTING



EXISTING

SOUTH END PERSPECTIVES

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SIDEWALK PERSPECTIVE

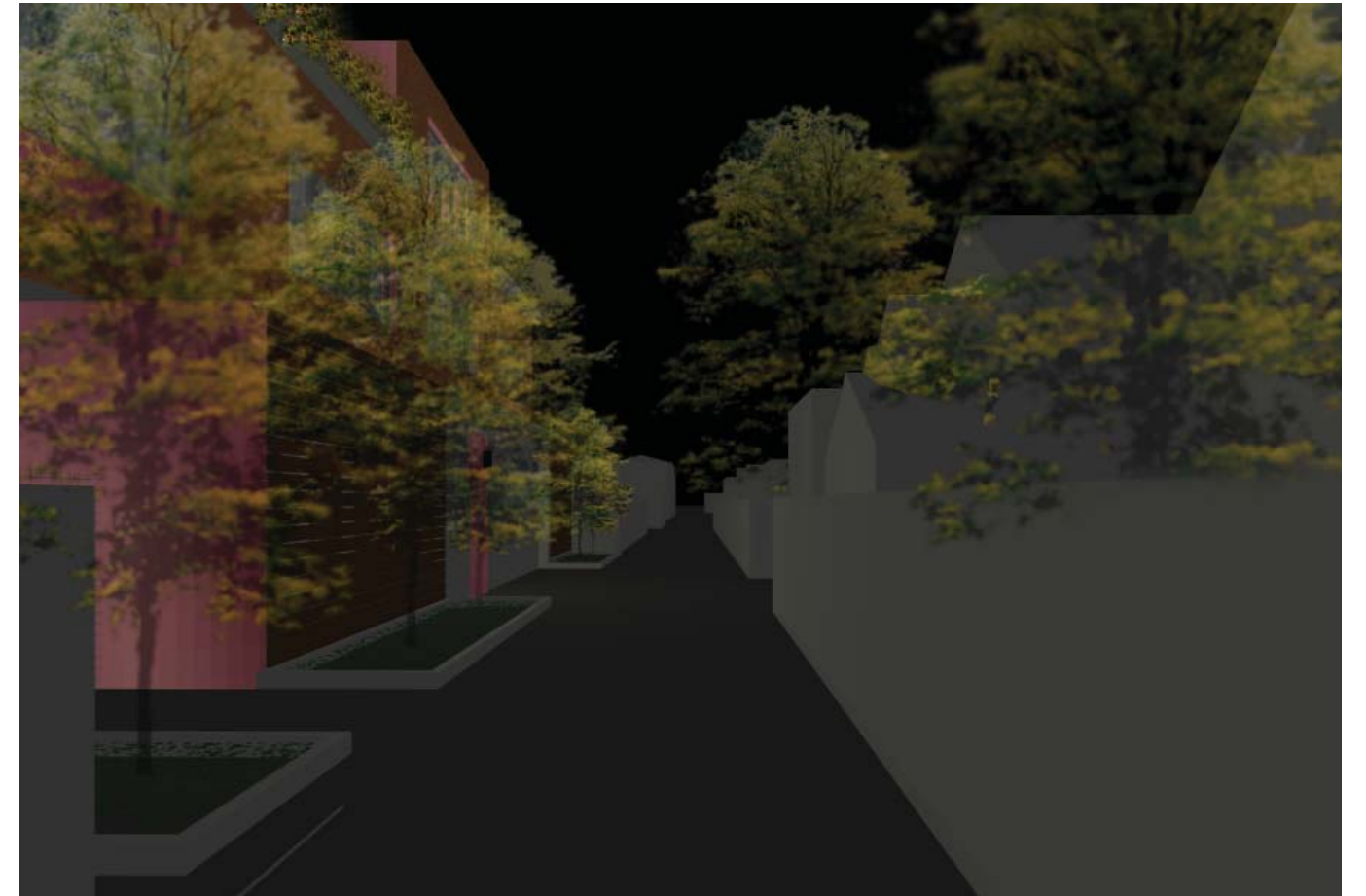
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PROPOSED



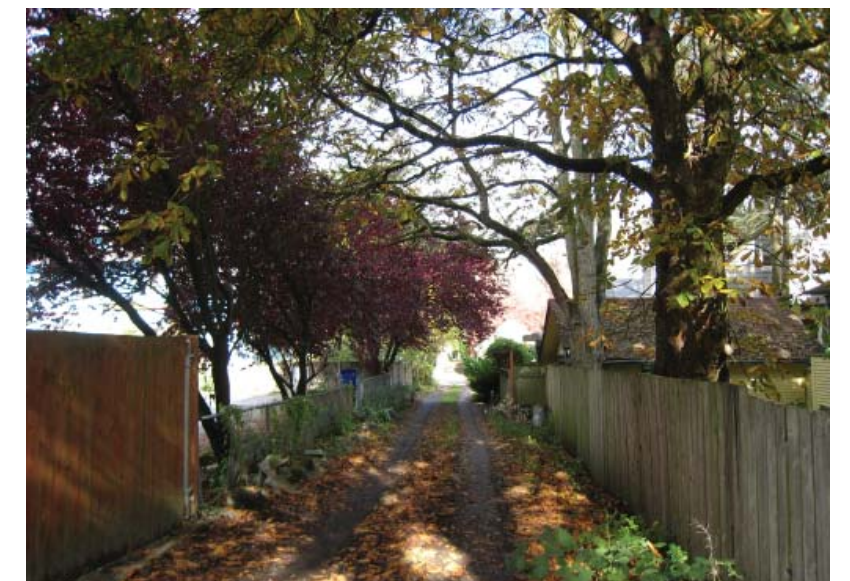
PROPOSED



EXISTING



GARAGE OPEN @ NIGHT (NO FOLIAGE)



EXISTING

ALLEY PERSPECTIVE

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Comments Regarding Board Priorities

We have reduced the height of the building to the top of the parapet by 3 feet to an average of 35’ along the property line. Originally the top of the parapet was resting at 38’ from finish grade. We have reduced the bulk & scale of the building by adding window wells, breaks in facades and upper floor side lot line recesses. We have increased the rear setback of the building to the single family zone to ease the transition and scale, giving more light, air and privacy to the adjacent zone. We have revised the front lot line indentation to include a collonade, planters, lighting, signage and glazing to activate the street front. Please see further explanations.

A-2 (Streetscape Compatibility)

The setback & character of the building relates to adjacent uses along 34th Ave by incorporating lively elements such as a col-lonade, landscaping, lighting and signage similar to other commercial buildings along the block. The windows reflect the vertical orientation of adjacent building windows. The base is shown with stout supports in the form of a collonade with an energetic rhythm indicative of typical storefronts. The middle and majority of the top of the building is differentiated from the base with the use of brick, vines and occasional splashes of accent color for a fun take on traditional brick detailing. The third floor has a recessed deck to break up the top and to give special open space to the artist’s studio differentiating it from the rest of the build-ing. (Please see elevations on pages 10-17 and perspectives on pages and 22 for visual support.)

A-3 (Entrances visible from the Street)

The entrances are now very clearly identifiable through the use of lighting, signage and landscaping. The canopies are mount-ed with signs signaling entry locations. Landscaping lines the sidewalks on each side and breaks at each entrance. (Please see the perspective on page 20 for visual representation)

A-5 (Respect for adjacent sites)

The alley facade is designed to address the change from NC1-30 to SF5000. The majority of houses abutting the alley are set-back from the alley a miniumum of 20 feet. Some garages lie within 2 to 1 feet to the eastern edge of the alley. The alley is 10 feet wide. The entry facade of the proposed building is set back to 6’ from the alley up to a height of 11’-6”. It then steps back 6 additional feet to the second story. The third story then steps back another 5 feet along 75% of it’s face. Further privacy on the third floor is provided via planters along the parapet width which will house planting providing screening for interior occupations. The ground level of the alley facade is planted with an ample landscape buffer softening the transition. The garage screen-ing provides ample privacy for adjacent neighbors and provides plenty of security. Interior garage lighting is reduced to avoid impacting adjacent neighbors. The entry door to the garage is provided with a single light that spills downward, not outward. The garbage collection area is provided with foot downlights that will not spill upward to avoid polluting neighboring properties. The effects of the NC1-30 zone abutting the SF5000 zone are mitigated by the above design efforts. Along with the alley, land-scaping buffer, and step back of rear facade and portions of the side, the impacts are minimized to the extent that it provides a friendly, secure and safe enhancement to a dark alley. (Please see alley nighttime perspectives on page 23)

A-8 (Parking and Vehicle Access)

The entrance to the garage is designed in a manner providing ample visual access and spatial separation from the adjoining properties. A stout concrete archway provides the armature for the garage door. The proposed design provides a break in exist-ing continuous 6 foot fences along the alley way. It also addresses the necessity to provide alley access to parking as opposed to disrupting the street front. Cars entering and exiting the garage will be provided with plenty of visual contact so as to provide safe entry and exit. The proposed design establishes significant alley improvement from the Union Street side. (Please see response to A-5 regarding the reasoning and reference page 23 for more information.)

B-1 (Height, bulk and scale Compatibility)

The height, bulk and Scale of the proposed project is designed to be compatible with the intent of the NC1-30 zoning require-ments along the street front and anticipated development of the side properties. The design also recognizes the abrupt change from NC-1-30 to SF-5000 across the alley as referenced in sections A-5 and A-8. The first level is now compatible with city de-sired street front characteristics. The face of the two upper stories of the building is now aligned with the base through the use of exposed steel columns and a glass storefront composed of sliding windows. The side entrance and exit are now pulled to the street front indicative of surrounding building entrances. (Please see perspectives on pages 20 through 23 for more informa-tion.)

C-2 (Architectural Concept and Consistency)

The architectural concept is now reflected in the design of the building. It is enlivened not only by material and color but also through the use of vines growing down from planters on the roof. Layers of plants, steel, brick, glass and splashes of red panels compose a lively building that is compatible with the existing eclectic characteristics of the neighborhood. It also reflects the desired characteristics of the NC1-30 zoning. The upper two thirds of the street front facade is approximately 35% brick faced w/ another 20% interspersed with red painted cementitious panel and the rest glazed. Over this facade, a steel mesh armature for growing vines is placed so as not to allow vines to grow directly on the building face. The lower third is primarily operable glazing divided in a regular pattern by a steel colonnade supporting the awning. This lower third is also interspersed with red painted cementitious panels and low curbed planters. The side elevations are primarily CMU block due to the intent of the zon-ing and to provide fire protection from adjacent properties. At particular locations in these elevations, sections of the CMU are recessed and painted red to create variation and excitement in the elevations. The primary CMU color will not be a typical grey but a color to soften the elevations. The alley elevation is roughly 35% brick faced, w/ 25% red painted cementitious panel on the upper two thirds and the rest glazing. The lower one third is primarily an lpe slatted fence, concrete arch, plantings, and garage door inset into the concrete arch, all obscuring the ground floor garage.

Responses to DRB Comments

D-1 (Pedestrian Open Spaces and Entrances)

The building’s main entrance is provided in a convenient and attractive way. Canopies announce the main ground floor en-trance and the secondary entrance to the upstairs. The awning/greenwall provides ample overhead weather protection by means of translucent polygal panels placed over the top of the awning. Differentiation at the entry ways from the storefront are created by an extension of the awning. Lighting will be provided along the length of this awning, washing the green wall and highlighting the entrances. The front facade is indicative of a pedestrian oriented facade. (Please See page 20, 21 and 22.)

D-6 (Screening of Dumpsters, Utilities and Service Areas)

Early contact has been made with service providers regarding garbage collection in the alley. Larger service trucks will not be used. The means in which garbage will be collected is by a private service managed by building management. This will insure smaller trucks and totes indicative of smaller collection services. The garbage area will be screened from view. Odor and noise will be mitigated by it’s proximity away from the street and access to the alley. Noise will be mitigated to a greater degree by the use of smaller totes as opposed to dumpsters that have larger noise potential. This will also reduce smell and congestion of garbage. (Please see ground floor plan on page 4 and alley perspective on page 23.)

D-7 (Personal Safety and Security)

The issue of safety in the alley is of great concern. The proposed project will establish enough light to cast a uniform glow ac-cross the alley face but not into adjacent properties. A single light cutting off glare will address the pedestrian entrance to the garage and garage door. A subtle glow from the minimum amount of lighting on the interior of the garage may seep through garage screening slats. Landscaping in the form of sword ferns, trees and grasses will line the alley way will filter the light. The garage will be secure after business hours and monitored during the day. The garage door is intended to be open during the day and closed after the ground floor business hours are closed. The door is intended to be quiet in operation with sound muffling casing for the roll and nylon rub strips on the vertical guides. Actual operation will be minimal throughout the day. After hours entry into the garage will be limited to a single space for the residence. The street front facade will also be lit in a manner conducive to personal safety, eliminating places for people to hide. Street front entrances will be amply lit to indicate a safe and friendly place to be. Similarly, landscaping will be limited to levels allowing view of all portions of the building facade to promote a safe street front facade. (Please See page 18 for lighting plan and page 20 and 23 for views of the street front and alley.)

D-10 (Commercial Lighting)

Please see comments for D-7 regarding safety, lighting levels and lights shielded from view. Detail has been provided along the street front and alley suggesting a friendly and lively environment. Please see pages 20 through 23 for more information. Also see page 18 for conceptual lighting plan.

E-1 (Landscaping to reinforce design continuity with adjacent sites)

Please see the landscaping plans on pages 8 and 9 for information regarding planting plans. The green factor is requiring ample landscaping and we are exceeding the code requirement by more than 25%. The green roof will supply planting that will not only replace but add to the quantity of landscaping on the lot. Street trees will be provided leaving an existing large maple on the site. A planting strip will be provided planted with grasses, ground cover and low covering bushes. Trees removed in the alley for construction will be replaced with a greater quantity in addition to ground cover and grasses. See perspectives on sheets 20 through 23 for more information. Also, please see plans on pages 8 and 9 for landscaping intent.

Conclusion

We feel as though the proposed design has incorporated all of the design guidelines requested by the Design Review Board. The design addresses the concerns of the community to the fullest of our ability. We are administering the intent of the land use code while not disrupting the current flavor of the neighborhood. We are also proposing a design indicative of a neighborhood commercial district, providing mixed use room for businesses, offices and living. The size, scale and compatibility of the building is indicative of past development in the neighborhood and sets up future development towards enlivening the street even more. Adjacencies to the single family zone are mitigated, not only by distance but also by stepping back the scale of the building significantly so as not to not create a looming presence. The building has familiar elements of the neighborhood such as brick, vertically oriented windows, steel, and plenty of greenery composed in what we feel is a manner indicative of the eclectic nature of the neighborhood. The building is intended to be a lively presence with lasting integrity for generations to come. While the building is unique it contains elements that are familiar and comfortable as well as indicative of the region.

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