



Golden Crest, LLC
4532 42nd Avenue S.W.
Seattle, Washington

DESIGN RECOMMENDATION #2 - 04/09/09



ROGER H. NEWELL A.I.A.
ARCHITECT (206) 322-1192
FACSIMILE (206) 322-5161
1102 NINETEENTH AVENUE EAST
SEATTLE, WASHINGTON 98112

0

Zoning Notes

ZONING:	NC3-65 & NC3-85 WEST SEATTLE HU1
ENVIRONMENTALLY SENSITIVE:	NO
G1S MAP:	PAGE 137
TOTAL LOT AREA:	125' X (114.9' - 2.0) = 14,112 SF
BUILDING HEIGHT:	65'± 85' BASE HEIGHT (SPLIT ZONE) SLOPED LOT HT. INCREASE 1.17' SEE A100 5'-0" PITCHED ROOF BONUS 4'-0" CLEARSTORY BONUS
MAXIMUM FAR:	NOTE: FOR FAR CALCULATIONS, 11,833 SF OF BELOW GRADE BASEMENT PARKING IS EXEMPT FROM FAR LIMITS. 13,546 TOTAL SF OF BUILDING - 11,833 = 6,113 SF, PER 23.47A.013 A.4, WHEN A LOT IS IN MORE THAN ONE ZONE, THE FAR LIMIT FOR EACH ZONE APPLIES TO THE PORTION OF THE LOT LOCATED IN THAT ZONE. SEE THE "FAR AREA CALC'S" ON A000. PROPOSED: NC3-65 FAR=4.2 (4.15 MAX.) PROPOSED: NC3-85 FAR=5.0 (6 MAX.)
PROPOSED COMMERCIAL USE:	OFFICE
SETBACKS:	FRONT: 0' REQUIRED
	REAR: 0' FOR STRUCTURE 0'-13' IN HEIGHT 15' FROM ALLEY CENTERLINE FOR PORTIONS OF A STRUCTURE BETWEEN 13' AND 40' IN HEIGHT. ABOVE 40' IN HEIGHT, ADDITIONAL 2' H. IN 10' V.
	SIDE: 0' REQUIRED 10'-0" MIN PROPOSED @ NORTH 1'-1" MIN PROPOSED @ SOUTH
COMMERCIAL SIZE REQUIREMENTS:	MIN. DEPTH: 15' REQUIRED, 24' PROVIDED AVE. DEPTH: 30'-0" REQUIRED, 32.3' ± 30.3' PROVIDED FLOOR TO FLOOR: 13' REQUIRED, 13' PROVIDED 80% FACADE: 0.80 x 113.42' = 90.14' REQ'D 40' (RETAIL A) + 58'-11" (RETAIL B) = 98.032 PROV'D.
RESIDENTIAL AMENITY AREA CALCULATIONS (SEE PLANS A2.01-A2.06):	REQUIRED: 5% OF GROSS RESIDENTIAL FLOOR AREA REQUIRED = 45,443x0.05 = 2272 SF
	PROVIDED: 1ST (@ NORTH) = 1130 SF + 2ND = 2590 SF 3RD = 400 SF 4TH = 676 SF 5TH = 400 SF 6TH = 676 SF TOTAL = 5872 SF RESIDENTIAL AMENITY AREA PROVIDED
	*AREA AT 1ST IS COMMON RESIDENTIAL AMENITY AREA

Zoning Notes (cont.)

LANDSCAPE REQUIREMENTS:	LANDSCAPING PER THE ATTACHED LANDSCAPE PLAN, L100, THAT ACHIEVES A GREEN FACTOR SCORE OF 0.30 OR GREATER.
	PROVIDE 3-1/2' HIGH LANDSCAPE ALONG BUILDING PERIMETER WHERE PARKING GARAGE IS 8' OR MORE ABOVE GRADE.
SOLID WASTE / RECYCLING:	26-50 UNITS 150 SF REQ'D FRONT LOADING CONTAINER
PARKING CALCULATIONS:	RESIDENTIAL CALCULATION: 1 STALL / UNIT x 35 UNITS = 35 STALLS REQ'D COMMERCIAL CALCULATION: 1500 SF EXEMPT PER EA. BUSINESS PER 23.45.015 D.2 OFFICE A:1612-1500 = 112 /1000 = 0 PARKING REQ'D OFFICE B: 1903-1500 = 403/1000 = 0 PARKING REQ'D TOTAL PARKING REQUIRED: RESIDENTIAL 35 COMMERCIAL 0 TOTAL 35
	*55 STALLS PROVIDED, SEE A200 AND A201
BICYCLE STALLS:	1/4000 SF x 3085 SF OFFICE = COMMERCIAL / OFFICE: 1 BICYCLE STALL REQUIRED RESIDENTIAL: 1 / 4 UNITS x 35 UNITS = 9 STALLS 10 BICYCLE STALLS REQUIRED, SEE A200 TOTAL:

Design Departures

NO DEPARTURES REQUESTED AT MUP APPLICATION.

Legal Description:

LOTS 12-16, BLK 51, BOSTON CO.'S PLAT OF WEST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDS IN VOL. 3 OF PLATS, PAGE 19, RECORDS OF KING COUNTY, WA.

Alley Dedication:

THAT PORTION OF LOT 12-16, BLOCK 51, BOSTON CO.'S PLAT OF WEST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 3 OF PLATS, PAGE 19, RECORDS OF KING COUNTY, WA. DESCRIBED AS BELOW

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 16: THENCE NORTH 01 11'58" EAST 20.00 FEET ALONG THE EAST LINE THEREOF, THENCE NORTH 88 48'16" WEST 2.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET (A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 88 49'11" EAST); THENCE SOUTHERLY AND SOUTHWESTERLY 23.18 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53 07'14" TO THE SOUTH LINE OF SAID LOT 16: THENCE SOUTH 88 48'16" EAST 11.99 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. TOGETHER WITH THE EAST 2.00 FEET OF LOTS 12 THROUGH 15, AND THE EAST 2.00 FEET OF THE NORTH 5.00 FEET OF LOT 16: ALL IN SAID BLOCK 51.

THE PARCEL DESCRIBED ABOVE CONTAINS 310 SQUARE FEET, MORE OR LESS

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

Building Code

BUILDING CODE:2003 SEATTLE BUILDING CODE

TYPE OF CONSTRUCTION:	V-A (APARTMENTS) I-A (RETAIL OFFICES, PARKING GARAGE)
OCCUPANCY:	R-2 APARTMENTS B OFFICES S-2 PARKING GARAGE
HEIGHT:	50' ALLOWED FOR V-A CONSTRUCTION PER SBC TABLE 503. 20' INCREASE PER SBC 504.2. 10' TOTAL ALLOWED FROM AVE. GRADE PLANE. HEIGHT OF BLDG = 401.0-332.0 = 69'-0" (SEE EAST AND WEST ELEVATIONS, A300, 301)
AVE. GRADE PLANE:	EL. 332.0, SEE CALCULATION ON A100
STORIES:	6-STORIES OVER BASEMENT PARKING. 5-STORIES OVER 3 HOUR FIRE ASSEMBLY PER SBC 508.2 REFERENCE DATUM 2ND FLOOR - SEE EAST ELEVATION A301. 5 STORIES OF V-A CONSTRUCTION ALLOWED PER SBC TABLE 503.
ALLOWABLE FLOOR AREA:	TYPE I = UNLIMITED AREA (TABLE 5-B) TYPE V-A = 12,000 SF FRONTAGE INCREASE, IS 100 (113.42/436.84 - 0.25) =1 SPRINKLER INCREASE IS 200% ALLOWABLE AREA PER FLOOR =12,000 + (12,000/100) + (12,000x200/100) =12,000 + 120 + 24,000 =36,120 MAXIMUM V-A BUILDING AREA (SEC. 506.4) =36,120 x 3 = 108,360 SF

Unit Area Totals

UNIT TYPE	*	SF	SUB-TOTAL	TYPE
A	5	1350/1383	6832	3BR/2-1/2BA
B	5	941	4705	1BR/STUDY/1-1/2BA
B.1	5	1083	5415	1BR/STUDY/2BA
C	5	1082/1106	5506	2BR/2BA
D	5	1369/1408	6942	3BR/STUDY/2BA
E	5	1026/1047	5214	2BR/2BA
F	5	1091/1110/1143	5573	2BR/2BA
TOTAL	35	1158 (AVG)	40,187	

Unit Types

TYPE	*
1BR / STUDY/ 1-½BA (B)	5
1BR / STUDY / 2BA (B.1)	5
2BR / 2BA (C, E, F)	15
3BR / STUDY / 2BA (D)	5
3BR / STUDY / 2-½BA (A)	5
TOTAL	- 35 UNITS

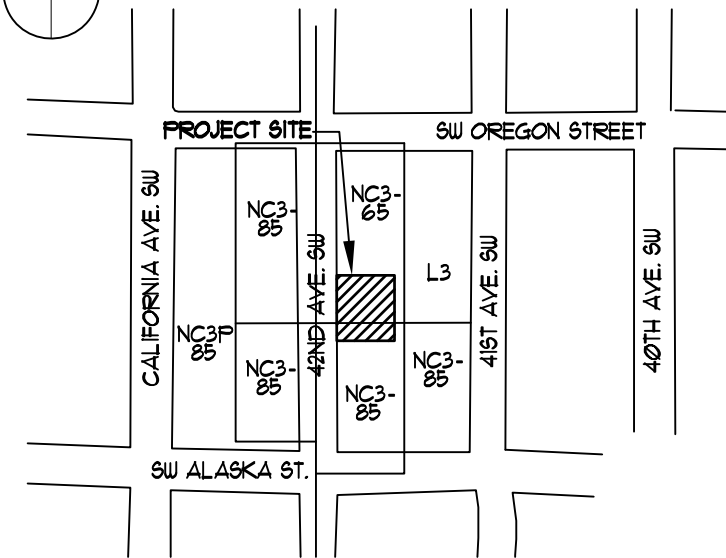
Building Area Totals

FLOOR	S-2	B	B	R2	R2	R2	SUB-
	PARK'G	COMM	COMM	UNITS	+ COMM	= TOTAL DECKS	TOTAL
PARK'G LVL 11620	-	-	-	+	-	=	-
1ST FLR	6,811	867	3,515	0	+	671	= 671 0 11,476
2ND FLR	-	-	-	7,987	+	806	= 8,793 2,860 11,653
3RD FLR	-	-	-	8,090	+	806	= 8,896 596 9,542
4TH FLR	-	-	-	8,154	+	806	= 8,960 526 9,536
5TH FLR	-	-	-	8,154	+	806	= 8,960 508 9,518
6TH FLR	-	-	-	8,154	+	806	= 8,960 626 9,636
ROOF	-	-	-	-	+	203	= 203 0 203
TOTALS	18,431	867	3,515	40,539	+ 4,304	= 45,443	5,316 13,184

Project Data

ASSESSOR'S PARCEL #S:	0952006565, 0952006580
PROPERTY ADDRESS:	4532 42ND AVENUE SW SEATTLE, WA 98116 (4532-4536)
DPD NUMBER:	3004482
OWNER:	DAVID LAU - GOLDEN CREST LLC 14573 CARNELIAN GLEN CT. SARATOGA, CA 95070 (206)650-3715
ARCHITECT:	ROGER H. NEWELL, AIA 1102 19TH AVENUE EAST SEATTLE, WA 98112 (206) 322-1192, FAX (206) 322-5161
LANDSCAPE ARCHITECT:	BRUCE JOHNSON, ASLA 2923 E. THOMAS ST. SEATTLE, WA 98112 (206) 254-2570
SURVEYOR:	CHADWICK & WINTERS, INC. 1422 NW 85TH SEATTLE, WA 98117 (206)297.0996 (206)297.0997(FAX)

Vicinity Map



Golden Crest, LLC
4532 42nd Avenue S.W.
Seattle, Washington

DESIGN RECOMMENDATION #2 - 04/09/09



ROGER H. NEWELL A.I.A.
ARCHITECT (206) 322-1192

FACSIMILE (206) 322-5161
1102 NINETEENTH AVENUE EAST
SEATTLE, WASHINGTON 98112

Design Guidelines

A-1 Responding to Site Characteristics

A-2 Streetscape Compatibility

A-5 Respect for Adjacent Sites

Guidance from EDG: The street wall of the building should meet the property line on 42nd Ave SW in context with the development proposed to the south. The upper massing of the building should be moved to the south side of the podium to create an improved massing relationship with the property to the north.

The existing spatial characteristics of properties and right-of-way in this area reflect the potential for views to the west and east. Pushing the massing to the south side of the podium will reinforce those existing spatial characteristics.

Recommendation response: The Board noted that the applicant has responded somewhat to the guidance from EDG by pushing the upper building mass to the southwest area of the podium. The Board noted that there is a large setback proposed for the west façade, which doesn't reflect the new street wall that will be created by the mixed-use development to the south. The proposed retail would be located approximately 16' from the back of the sidewalk and located under an arcade and behind a planter, further separating it from sidewalk activity. The setback also means that the structure is closer to the townhouses across the alley than is necessary, which may create additional shadows on those structures.

The applicant should modify the design to push the entire building mass as close to the west property line as possible. The street level retail spaces should be as close to the sidewalk as possible and not divided from the sidewalk by planters. The retail and building entry should include continuous overhead weather protection which may extend into the public right of way. The proposed garage entries and trash/services area at the alley should also be designed to minimize impacts to the townhouse residents to the east. The trash area should be reconfigured so the doors open to the south. The applicant should examine the potential for locating one of the garage entries at the south façade instead of both facing the townhouses to the east. The proposed metal siding was of some concern regarding noise impacts to adjacent residential development. The Board requested that the applicant provide information about acoustics and noise transmission of rain on metal siding.

A-3 Entrances Visible from the Street

Guidance from EDG: The proposed residential and retail entries at 42nd Ave SW should reflect attention to detail in the fenestration, doorways, and any other openings in the façade. The West Seattle Junction Guidelines discuss architectural context and provide good examples of streetscape façade on nearby California Ave SW and SW Alaska St. (See Junction guidelines for examples and a discussion of these examples.) The applicant should work to incorporate these guidelines in the façade, especially at the street level elevation on 42nd Ave SW.

42nd Ave SW is currently underdeveloped, but is a commercially zoned street and will be likely experience increased development in the near future. This project has the opportunity to take contextual cues from the development to the south and Junction commercial storefronts, and set the tone for the new commercial character of 42nd Ave SW.

Recommendation response: Since this proposal last came before the Board, a new mixed-use project has been approved on the lot to the south. That project includes a grocery store at the street level, with an entrance on 42nd Ave SW. The context of new development in this area now includes strong street walls with commercial entries that actively engage the sidewalk level.

The applicant should modify the street level design to bring the retail spaces as close to the sidewalk as possible and include overhead weather protection, as noted in the comments for guidelines A-1, A-2, and A-5. The commercial spaces should be designed to increase the appearance of height and provide strong visual and physical connections between the interior spaces and the sidewalk.

Each commercial space and the residential entry should have an individual doorway directly accessing the sidewalk. The Board noted that grade change can make this challenging, but it has been achieved with the development immediately to the south that includes a greater grade change along 42nd Ave SW.

A-4 Human Activity

Guidance from EDG: The applicant should provide street level perspective sketches demonstrating the pedestrian experience of this development in context with the proposed mixed-use development to the south.

Recommendation response: The Board noted that it is very difficult to review the visual effect of the street level development without street level perspective sketches. The applicant should include these sketches in the packets for the second Recommendation meeting.

A-7 Residential Open Space

Guidance from EDG: The applicant has noted that the requirements for open space would likely be met through a combination of the first story podium roof, decks for each unit, and potentially a roof deck. The first story podium level should have a positive impact on both the streetscape and the residents of the building. This area should function as usable, attractive open space that is integrated with the proposed development, the streetscape, and adjacent properties.

Recommendation response: The Board responded positively to the proposed open space on balconies and decks, with the integration of landscaping at the terraced planters and decks to reduce scale and mass of the building. The Board recommended that the 'podium' and upper levels of the building should be more visually integrated while still including the terraced planters and landscaping at the edges of these spaces.

A-8 Parking and Vehicle Access

A-9 Parking on Commercial Street Fronts

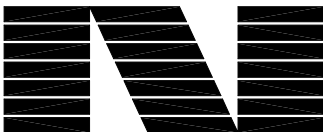
Guidance from EDG: The applicant should explore other options for providing vehicular access that don't include a curb cut on 42nd Ave SW. The elevation changes in the east alley and the south vehicular access easement provide opportunities to allow for adequate ramping to proposed parking.

A curb cut on 42nd Ave SW would be undesirable due to the presence of two other adjacent vehicular access routes (alley and easement), creation of a disruption of the pedestrian environment on 42nd Ave SW, and potential future conflict for adjacent properties. The applicant would need to provide compelling evidence that there are no options aside from a curb cut on 42nd Ave SW.

Recommendation response: The Board responded positively to the applicant placing both vehicular access points at the alley. Given the presence of the townhouses across the alley to the east, the applicant should work to reduce visual and noise impacts to the adjacent residents.

Development Standard Departures

No development standard departures are proposed



Design Guidelines

B-1 Height, Bulk, and Scale Compatibility

Guidance from EDG: In addition to the guidance for sections A-1, A-2, A-3, and A-7, the development is located across the alley from a Lowrise zone, which includes newer townhouses and older single family development. The applicant should consider appropriate setbacks, modulation, and façade treatment at this building elevation when developing the design in order to create a desirable transition in height, bulk, and scale to the east.

Recommendation response: Comments reflect those found in response to guidelines A-1, A-2, A-5, and A-7.

C-1 Architectural Context

C-2 Architectural Concept and Consistency

Guidance from EDG: In addition to the guidance comments found in A-3, the applicant should consider the overall façade design of the building in context with proposed nearby development, good examples of commercial storefronts in the Junction area, and the cohesive whole of the proposed development. The massing of the building should complement the proposed mixed-use development immediately to the south and existing lowrise structures to the east.

The podium level should be brought to the west property line, as discussed in A-1 and recommended in the Junction supplement to guideline C-2.

Recommendation response: In addition to the comments found in response to guidelines A-1, A-2, A-3, and A-5, the applicant should modify the proposed design to better integrate the 'podium' and upper levels of the building. The Board expressed appreciation for the 'playfulness' of the upper balconies and the vertical glazing expression at the upper floors. The Board recommended carrying the façade expression of the upper stories down to the street level development.

The street level commercial spaces and entry should be modified to increase the visual height of these spaces, create better visual and physical connections to the street, and create a consistent architectural expression for the overall structure.

The Board also noted some concern with the use of wood grain hardi plank siding at upper building levels. The applicant should consider the use of a façade treatment more appropriate to the scale of the building at the upper levels.

C-3 Human Scale

Guidance from EDG: Due to the existing grade of the site, the alley, and the proposed grade of the vehicular access easement on the south side of the subject property, the proposed podium wall would range from 10 feet high at the north property line to 22 feet in height at the southeast corner. The applicant should meet required setbacks above 13' height at the east and south elevations. The applicant should also include good detailing and other façade treatments in order to avoid blank walls and create human scale at these elevations.

Recommendation response: The applicant should provide graphics clearly indicating the proposed use of vegetation and detailing on the north, east, and south facades to reduce the scale of the walls of the parking structure.

C-5 Structured Parking Entrances

Guidance from EDG: The guidance for this section reflects the comments in A-8 and A-9.

Recommendation response: Comments reflect the responses found in A-5, A-8, and C-3.

D-2 Blank Walls

D-3 Retaining Walls

Guidance from EDG: In addition to the comments in C-1, the applicant should provide details of the proposed modulation, fenestration, and façade treatment of the upper stories of the south and east façade and demonstrate conformance with this guideline.

Recommendation response: Comments reflect the responses found in A-5, A-8, and C-3.

D-5 Visual Impacts of Parking Structures

Guidance from EDG: The guidance for this section reflects the comments in C-3.

Recommendation response: Comments reflect the responses found in A-5, A-8, and C-3.

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites

E-2 Landscaping to Enhance the Building and/or Site

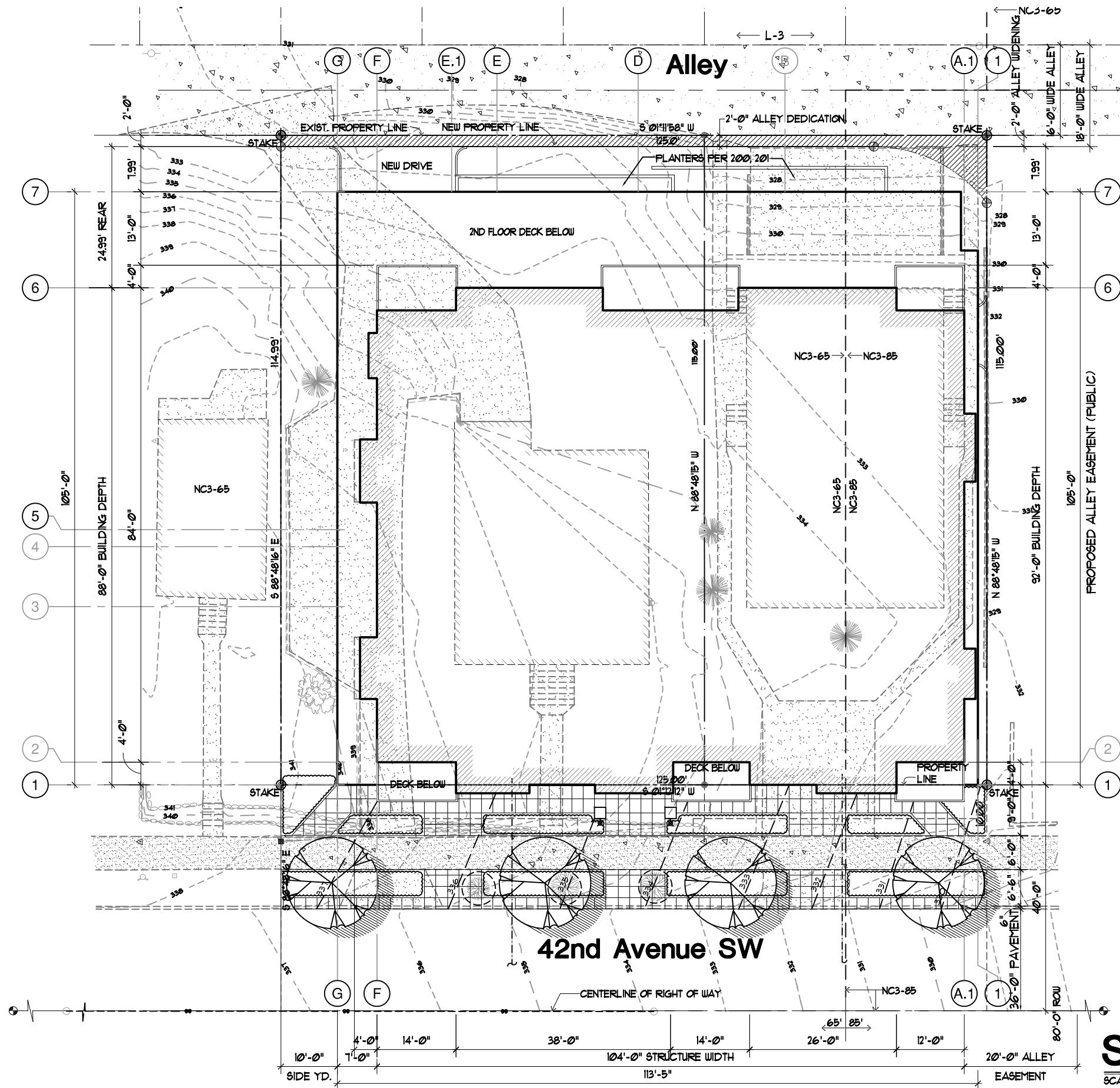
Guidance from EDG: The guidance for these sections reflects the comments regarding the podium level in A-7.

Recommendation response: In addition to the comments in A-7 and C-3, the Board noted that the applicant has currently proposed several landscaped areas between the sidewalk and the retail spaces. Given the Board's direction to move the retail spaces directly adjacent to the sidewalk, the applicant should make full use of landscaping in the public right of way. The Board recommended that the applicant increase landscaping in the planting strip between the sidewalk and the curb to include a variety of trees, shrubs and groundcover.

Development Standard Departures

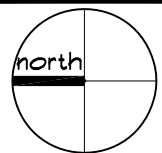
No development standard departures are proposed





Site Plan

SCALE: 1"=20'-0" x 11x17 / NOT TO SCALE x 8 1/2 x 11



Golden Crest, LLC
4532 42nd Avenue S.W.
Seattle, Washington

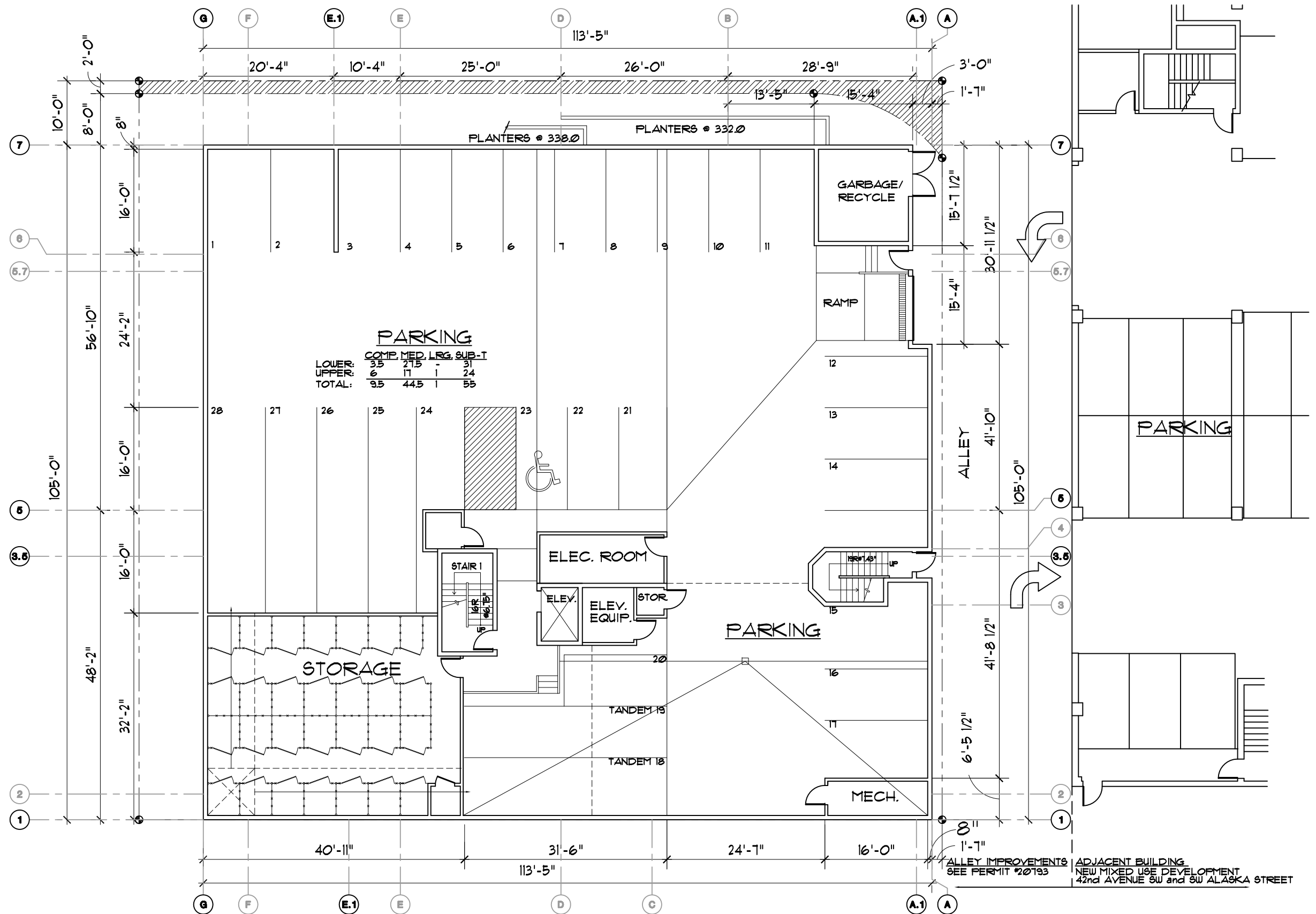
DESIGN RECOMMENDATION #2 - 04/09/09



ROGER H. NEWELL A.I.A.
ARCHITECT (206) 322-1192

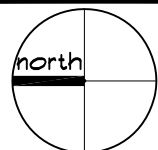
FACSIMILE (206) 322-5161
1102 NINETEENTH AVENUE EAST
SEATTLE, WASHINGTON 98112

4



Basement Floor Plan

SCALE: 1/16" = 1'-0" • 11x17 / NOT TO SCALE • 8 1/2 x 11



Golden Crest, LLC
4532 42nd Avenue S.W.
Seattle, Washington

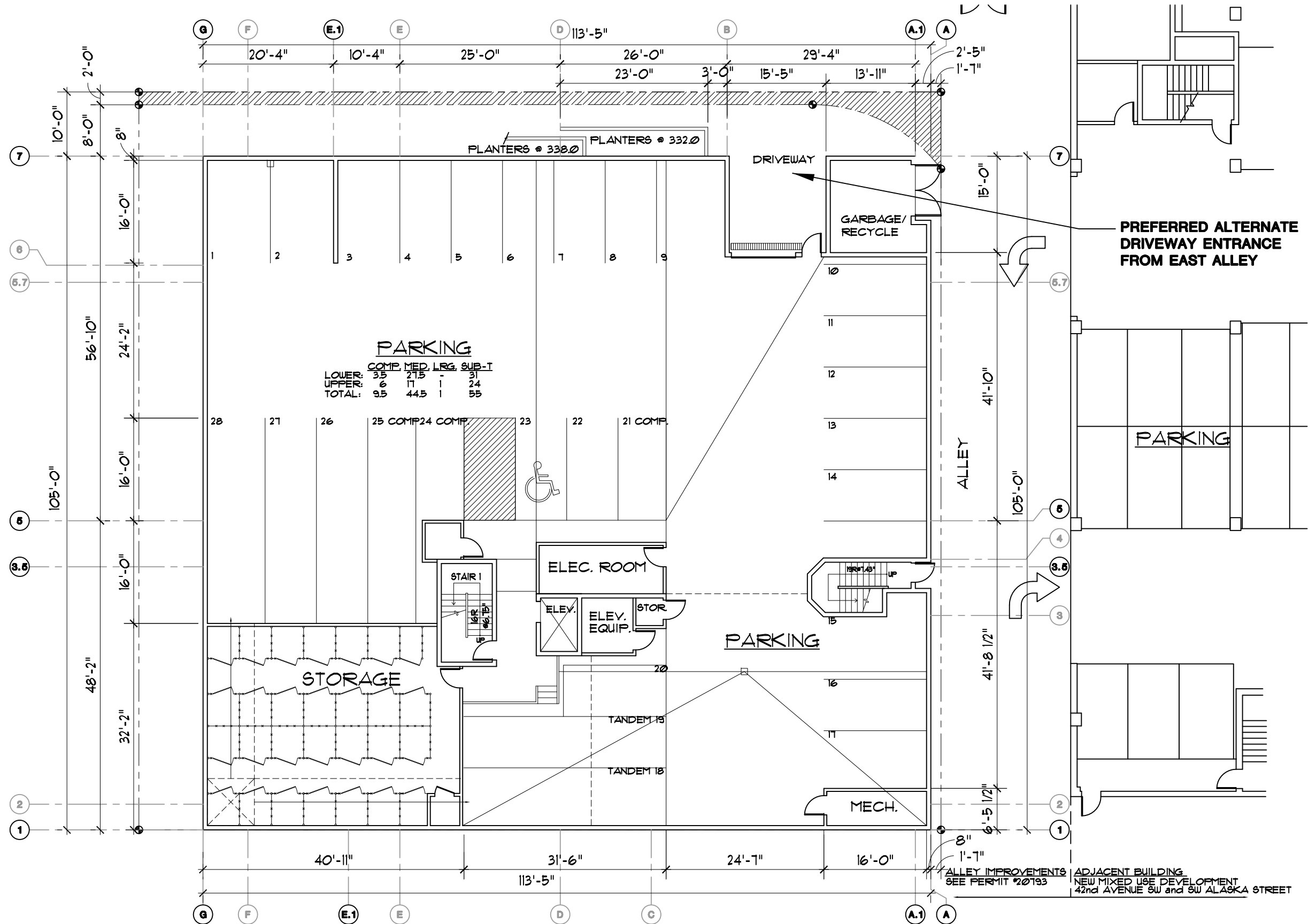
DESIGN RECOMMENDATION #2 - 04/09/09



ROGER H. NEWELL A.I.A.
ARCHITECT (206) 322-1192

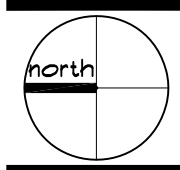
FACSIMILE (206) 322-5161
1102 NINETEENTH AVENUE EAST
SEATTLE, WASHINGTON 98112

5



Alternate Basement Floor Plan

SCALE: 1/16" = 1'-0" • 11x17 / NOT TO SCALE • 8 1/2 x 11



Golden Crest, LLC
4532 42nd Avenue S.W.
Seattle, Washington

DESIGN RECOMMENDATION #2 - 04/09/09

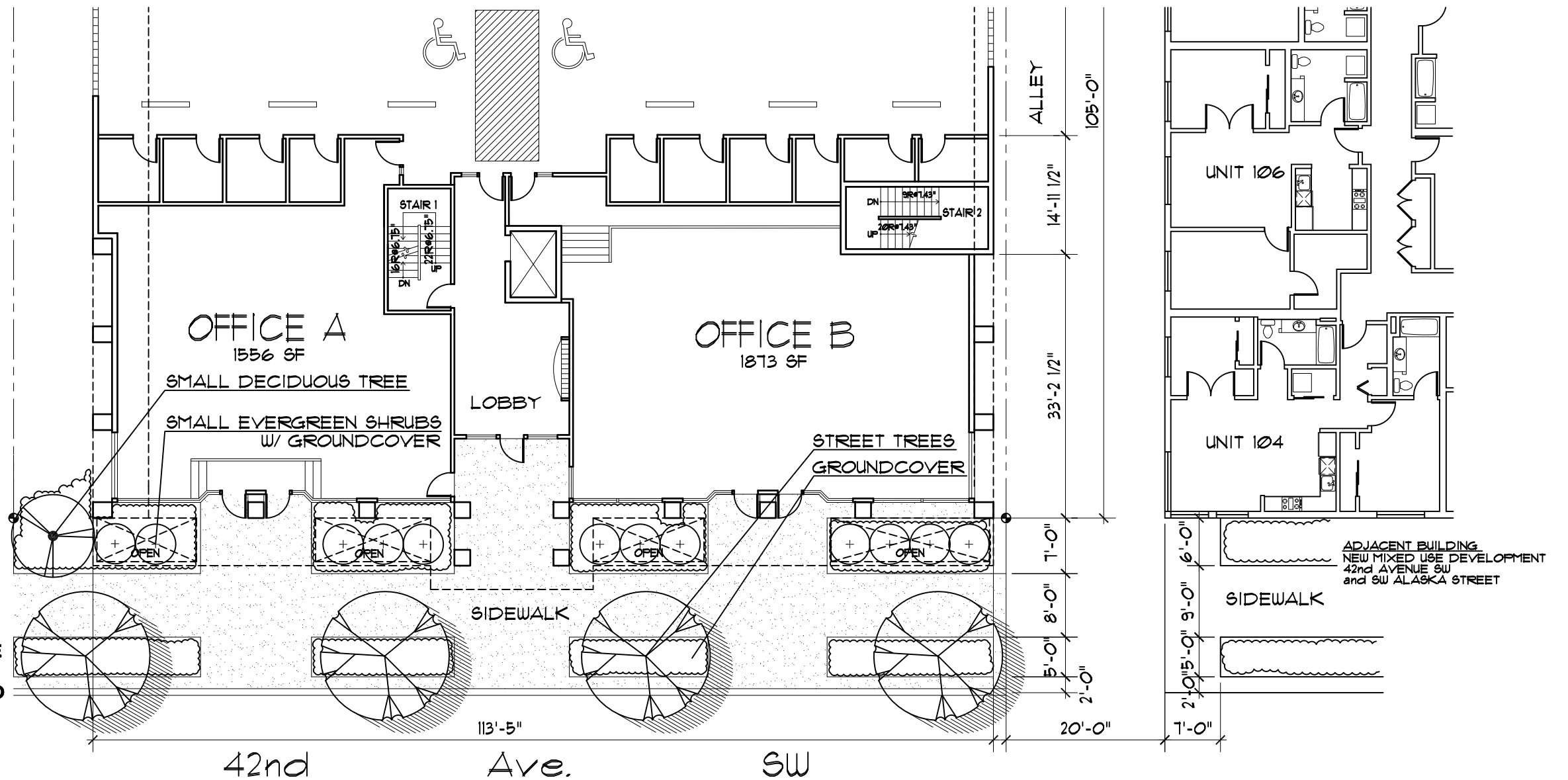


ROGER H. NEWELL ARCHITECT
A.I.A. (206) 322-1192
FACSIMILE (206) 322-5161
1102 NINETEENTH AVENUE EAST
SEATTLE, WASHINGTON 98112

6

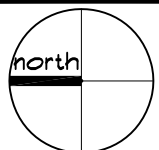


"PREFERRED ALTERNATE
SIDEWALK PLAN.
THIS PLAN IS SIMILAR TO
THE DEVELOPMENTS AT
42nd/ALASKA AND
42nd/OREGON"



Alternate Sidewalk Plan #1

SCALE: 1/16" = 1'-0" • 11x17 / NOT TO SCALE • 8 1/2 x 11



Golden Crest, LLC
4532 42nd Avenue S.W.
Seattle, Washington

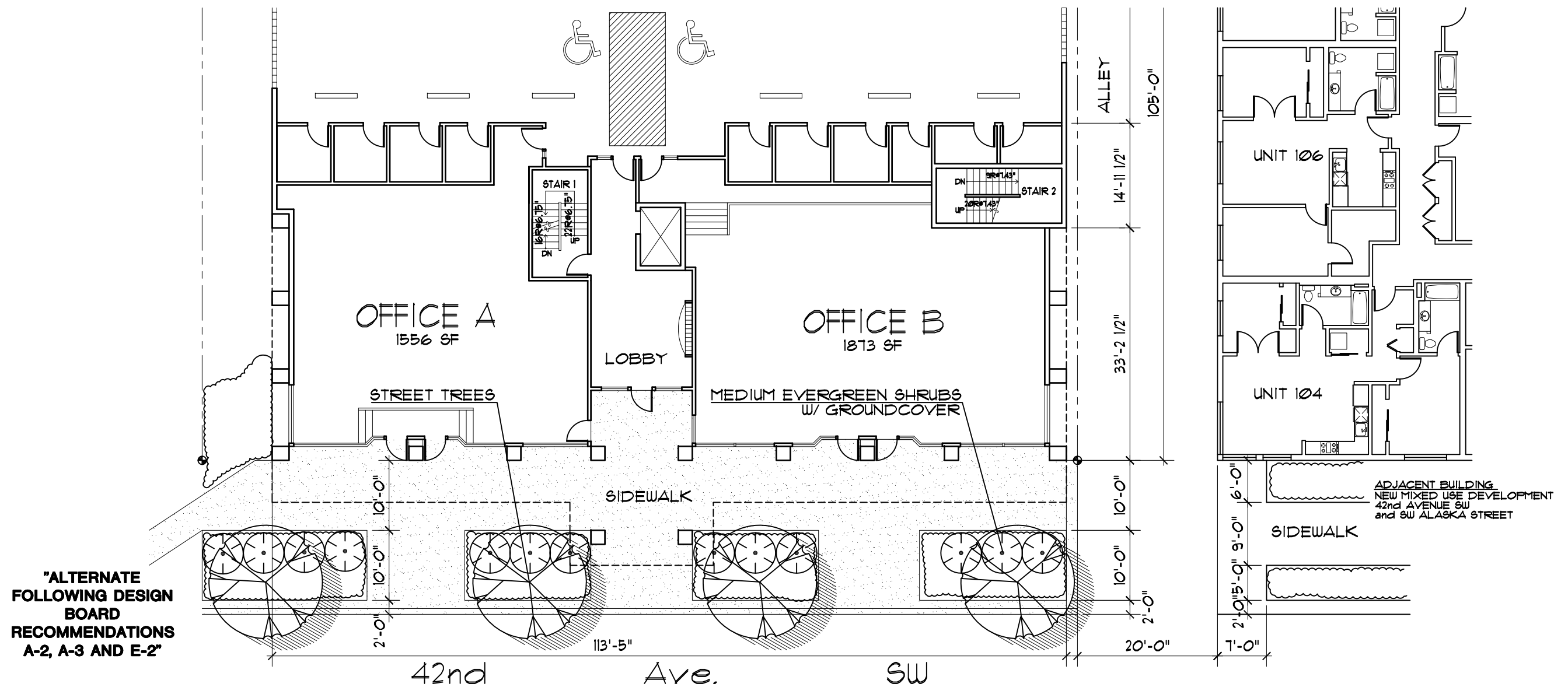
DESIGN RECOMMENDATION #2 - 04/09/09



ROGER H. NEWELL A.I.A.
ARCHITECT (206) 322-1192

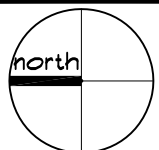
FACSIMILE (206) 322-5161
1102 NINETEENTH AVENUE EAST
SEATTLE, WASHINGTON 98112

8



Alternate Sidewalk Plan #2

SCALE: 1/16" = 1'-0" • 11x17 / NOT TO SCALE • 8 1/2 x 11



Golden Crest, LLC
4532 42nd Avenue S.W.
Seattle, Washington

DESIGN RECOMMENDATION #2 - 04/09/09



ROGER H. NEWELL A.I.A.
ARCHITECT (206) 322-1192

FACSIMILE (206) 322-5161
1102 NINETEENTH AVENUE EAST
SEATTLE, WASHINGTON 98112

9



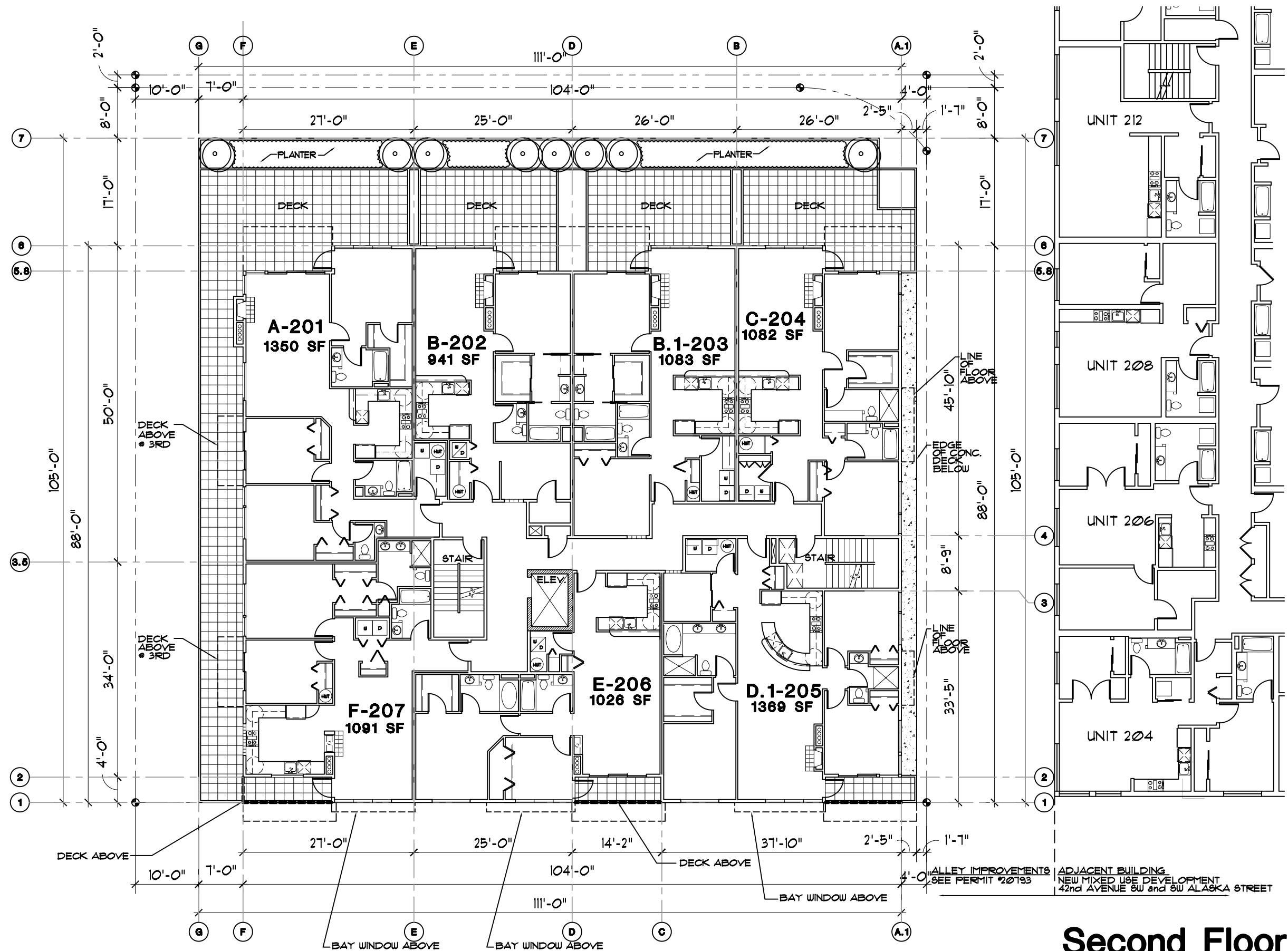
Golden Crest, LLC
4532 42nd Avenue S.W.
Seattle, Washington

DESIGN RECOMMENDATION #2 - 04/09/09



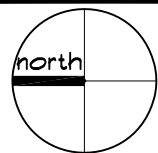
ROGER H. NEWELL A.I.A.
ARCHITECT (206) 322-1192
FACSIMILE (206) 322-5161
1102 NINETEENTH AVENUE EAST
SEATTLE, WASHINGTON 98112

10



Second Floor Plan

SCALE: 1/16" = 1'-0" • 1/8" = 1'-0" / NOT TO SCALE • 3/4" x 11"



Golden Crest, LLC
4532 42nd Avenue S.W.
Seattle, Washington

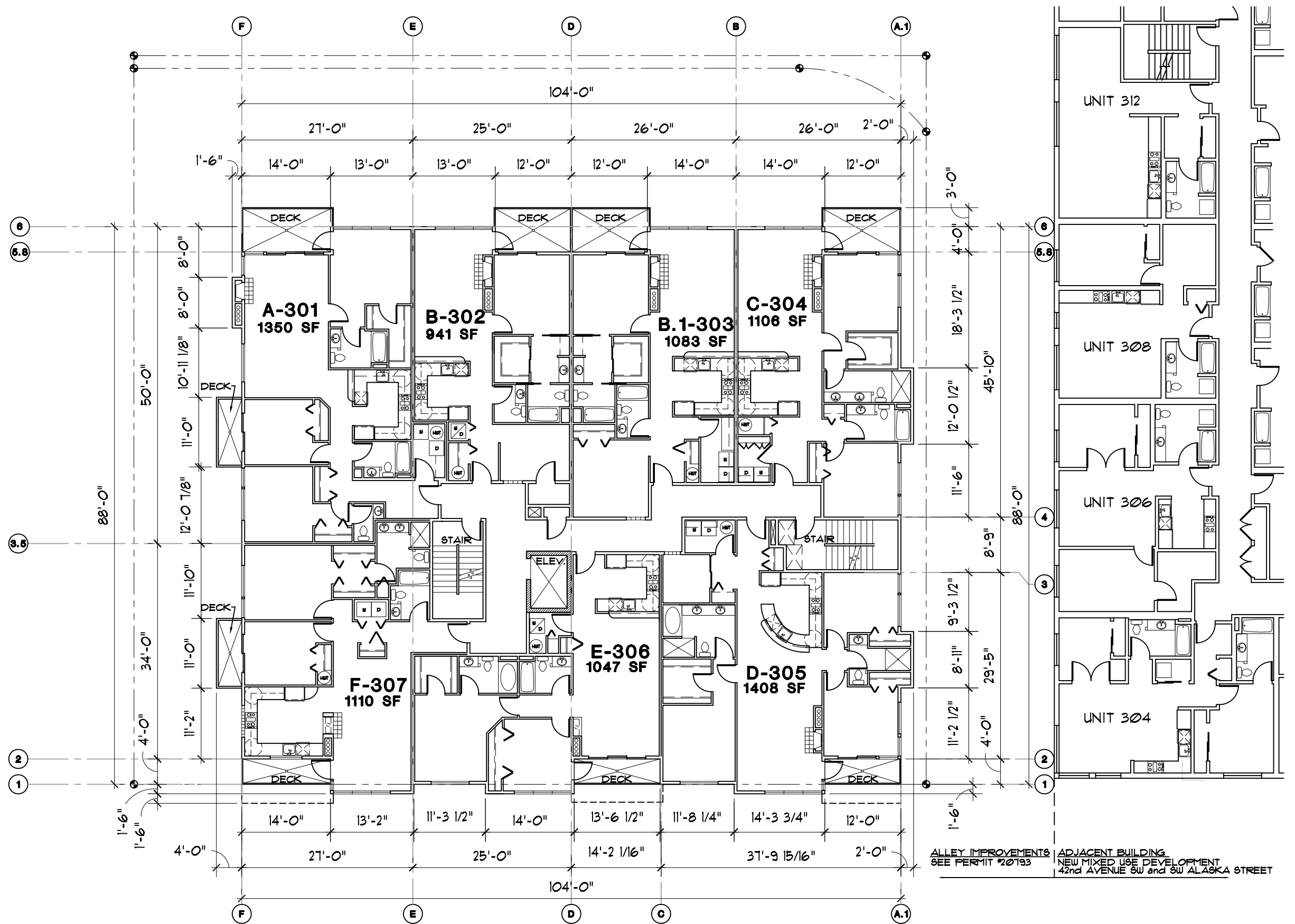
DESIGN RECOMMENDATION #2 - 04/09/09



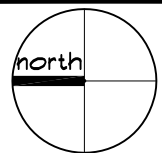
ROGER H. NEWELL ARCHITECT A.I.A.
(206) 322-1192

FACSIMILE (206) 322-5161
1102 NINETEENTH AVENUE EAST
SEATTLE, WASHINGTON 98112

11



Third Floor Plan Fifth Floor Similar
 SCALE: 1/16" = 1'-0" • 11x17 / NOT TO SCALE • 8 1/2 x 11

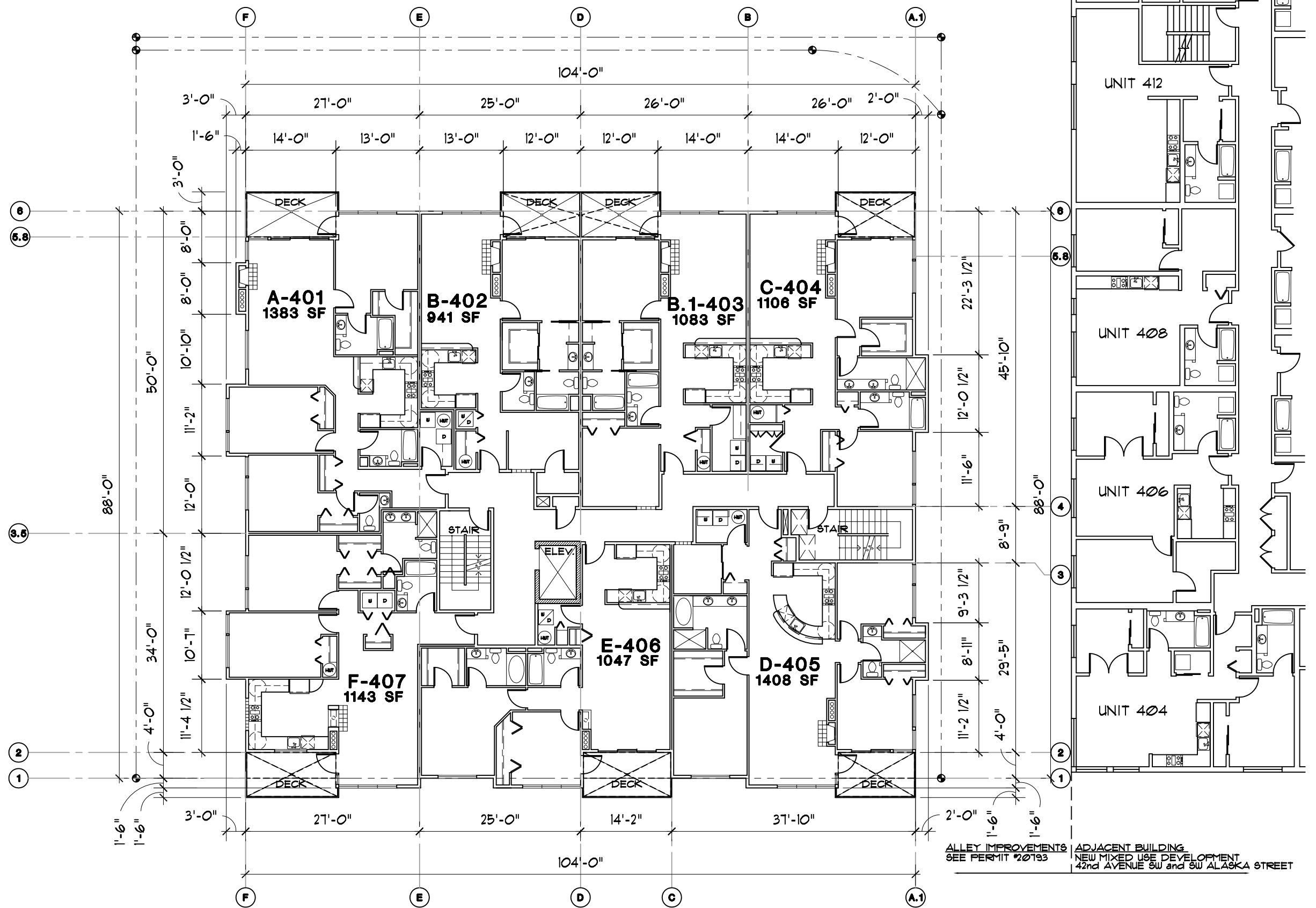


Golden Crest, LLC
 4532 42nd Avenue S.W.
 Seattle, Washington

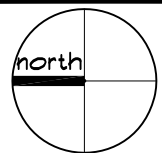
DESIGN RECOMMENDATION #2 - 04/09/09



ROGER H. NEWELL A.I.A.
 ARCHITECT (206) 322-1192
 FACSIMILE (206) 322-5161
 1102 NINETEENTH AVENUE EAST
 SEATTLE, WASHINGTON 98112



Fourth Floor Plan Sixth Floor Similar
 SCALE: 1/16" = 1'-0" • 11x17 / NOT TO SCALE • 8 1/2 x 11



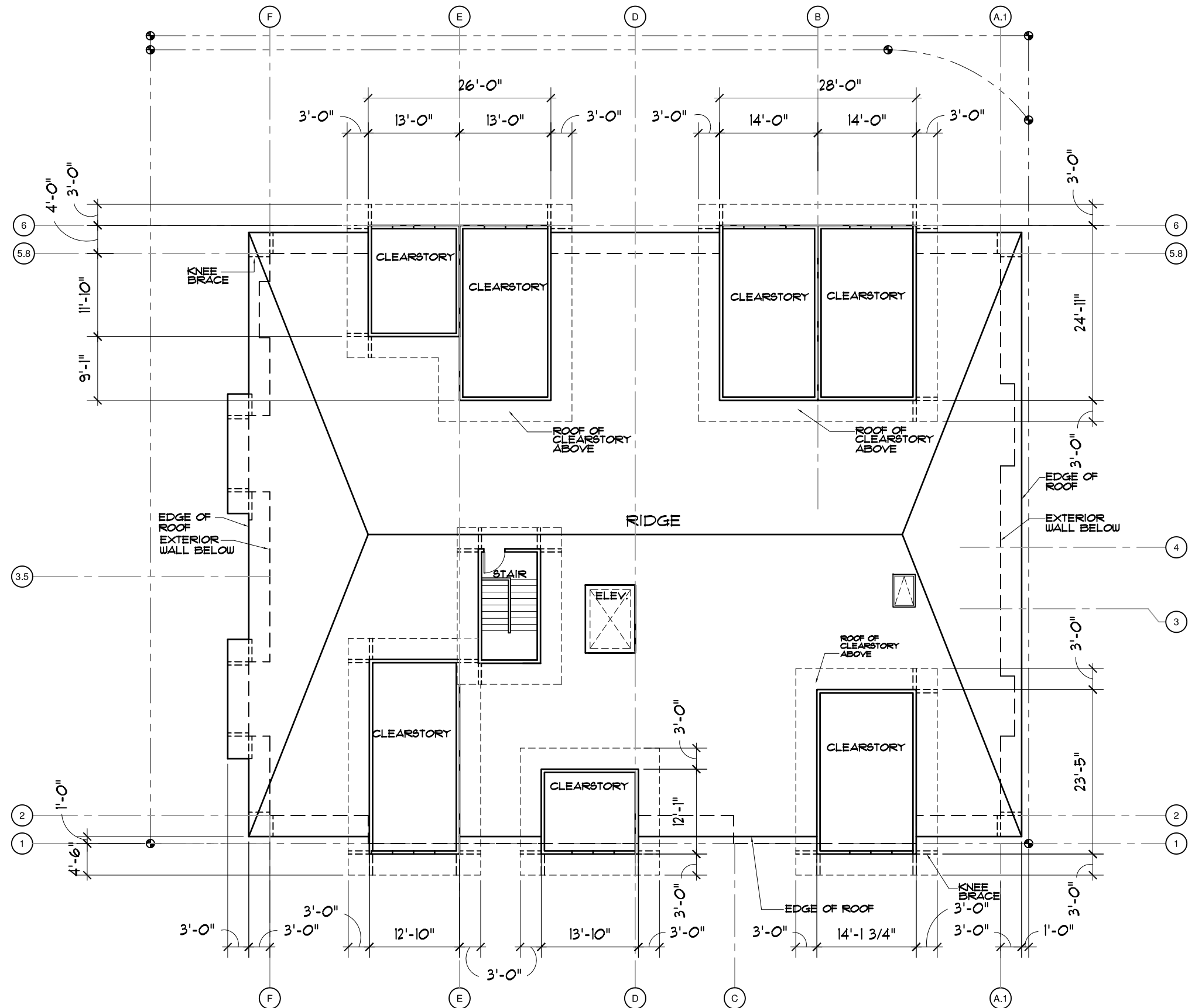
Golden Crest, LLC
 4532 42nd Avenue S.W.
 Seattle, Washington

DESIGN RECOMMENDATION #2 - 04/09/09



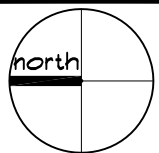
ROGER H. NEWELL ARCHITECT
 A.I.A. (206) 322-1192
 FACSIMILE (206) 322-5161
 1102 NINETEENTH AVENUE EAST
 SEATTLE, WASHINGTON 98112

13



Roof Plan

SCALE: 1/16" = 1'-0" • 11x17 / NOT TO SCALE • 8 1/2 x 11



Golden Crest, LLC
4532 42nd Avenue S.W.
Seattle, Washington

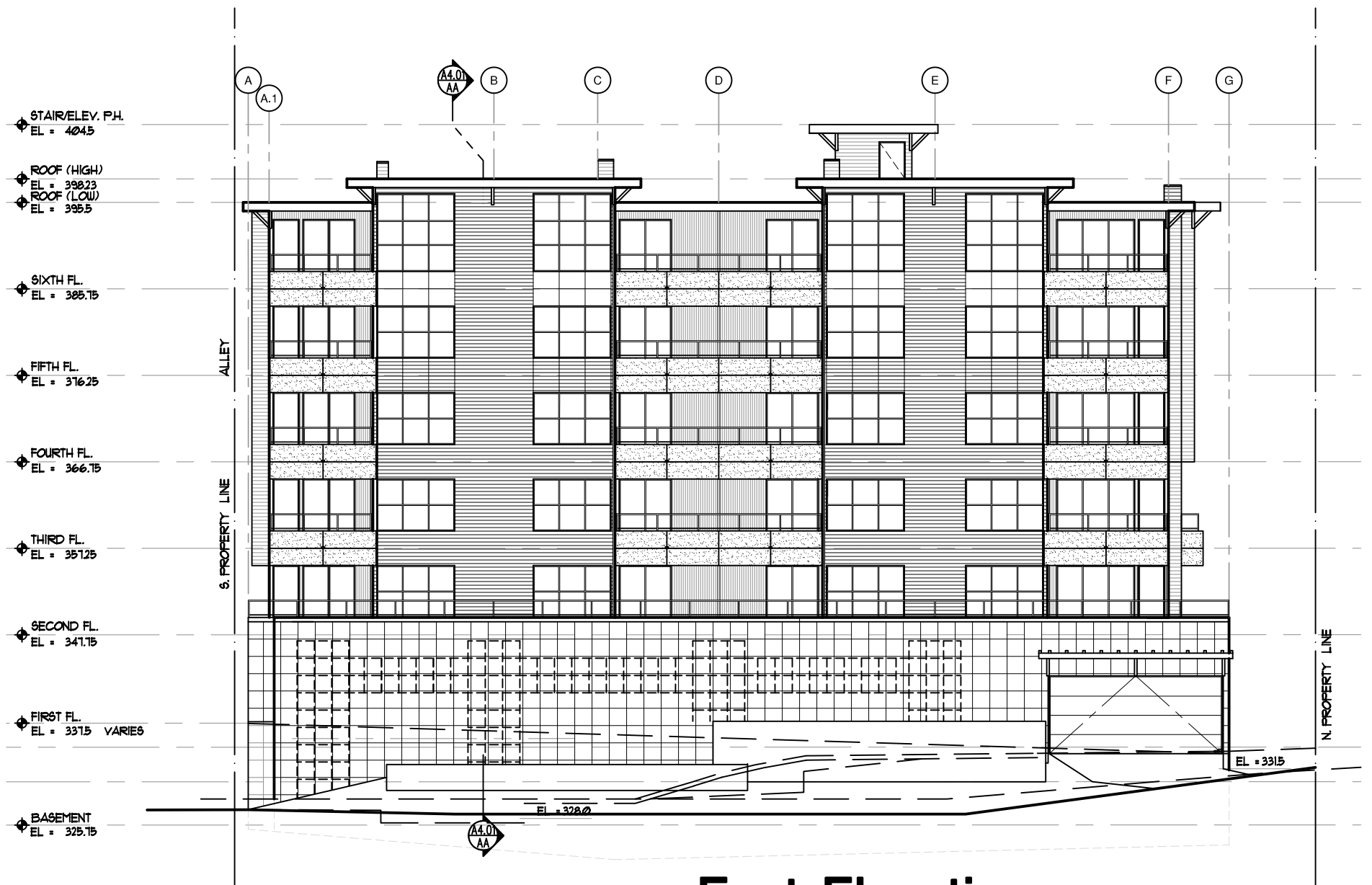
DESIGN RECOMMENDATION #2 - 04/09/09



ROGER H. NEWELL ARCHITECT A.I.A.
(206) 322-1192

FACSIMILE (206) 322-5161
1102 NINETEENTH AVENUE EAST
SEATTLE, WASHINGTON 98112

14



Golden Crest, LLC
4532 42nd Avenue S.W.
Seattle, Washington

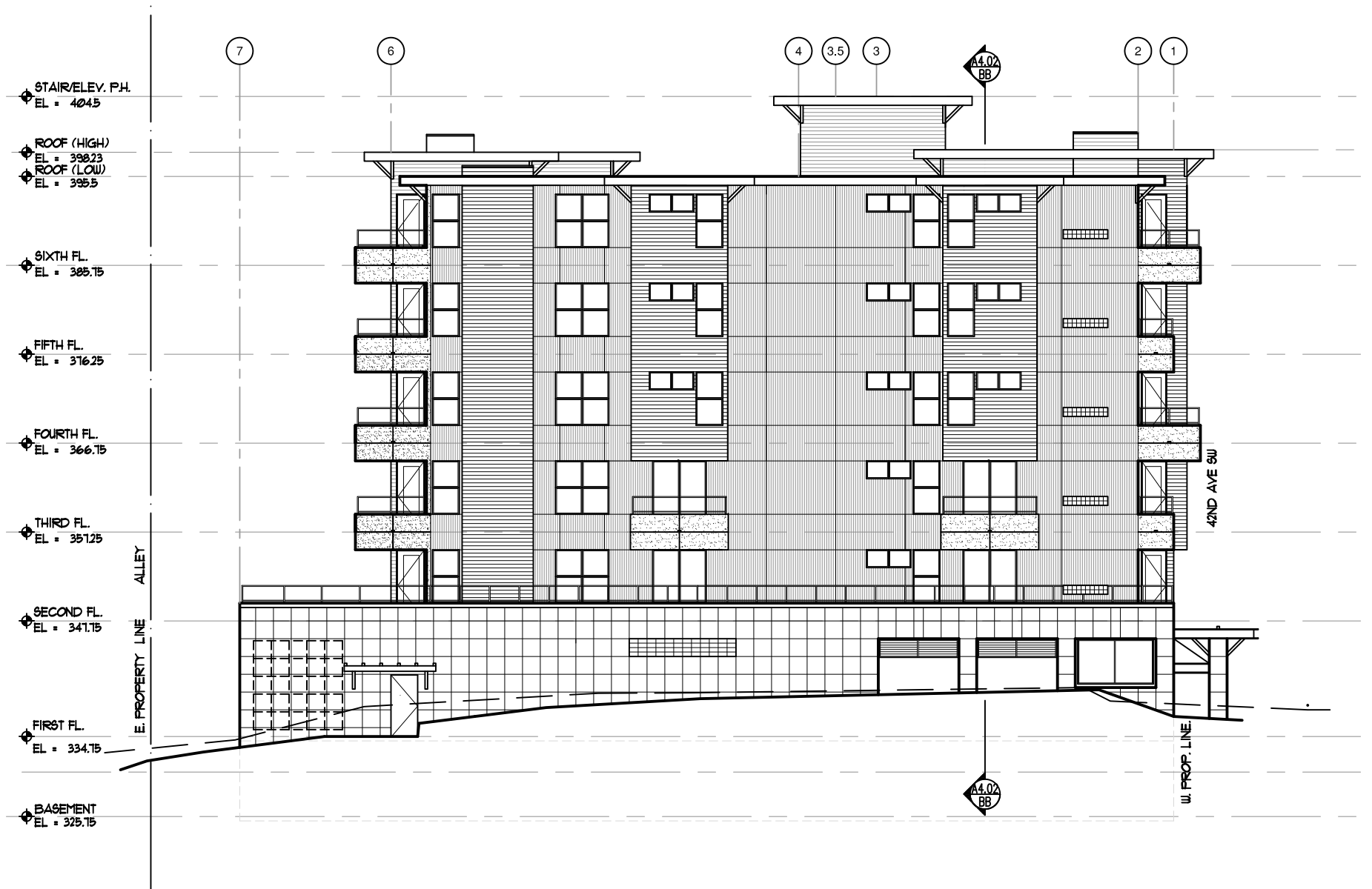
DESIGN RECOMMENDATION #2 - 04/09/09



ROGER H. NEWELL A.I.A.
ARCHITECT (206) 322-1192

FACSIMILE (206) 322-5161
1102 NINETEENTH AVENUE EAST
SEATTLE, WASHINGTON 98112

15



North Elevation

SCALE: 1/16" = 1'-0" • 11x17 / NOT TO SCALE • 8 1/2 x 11

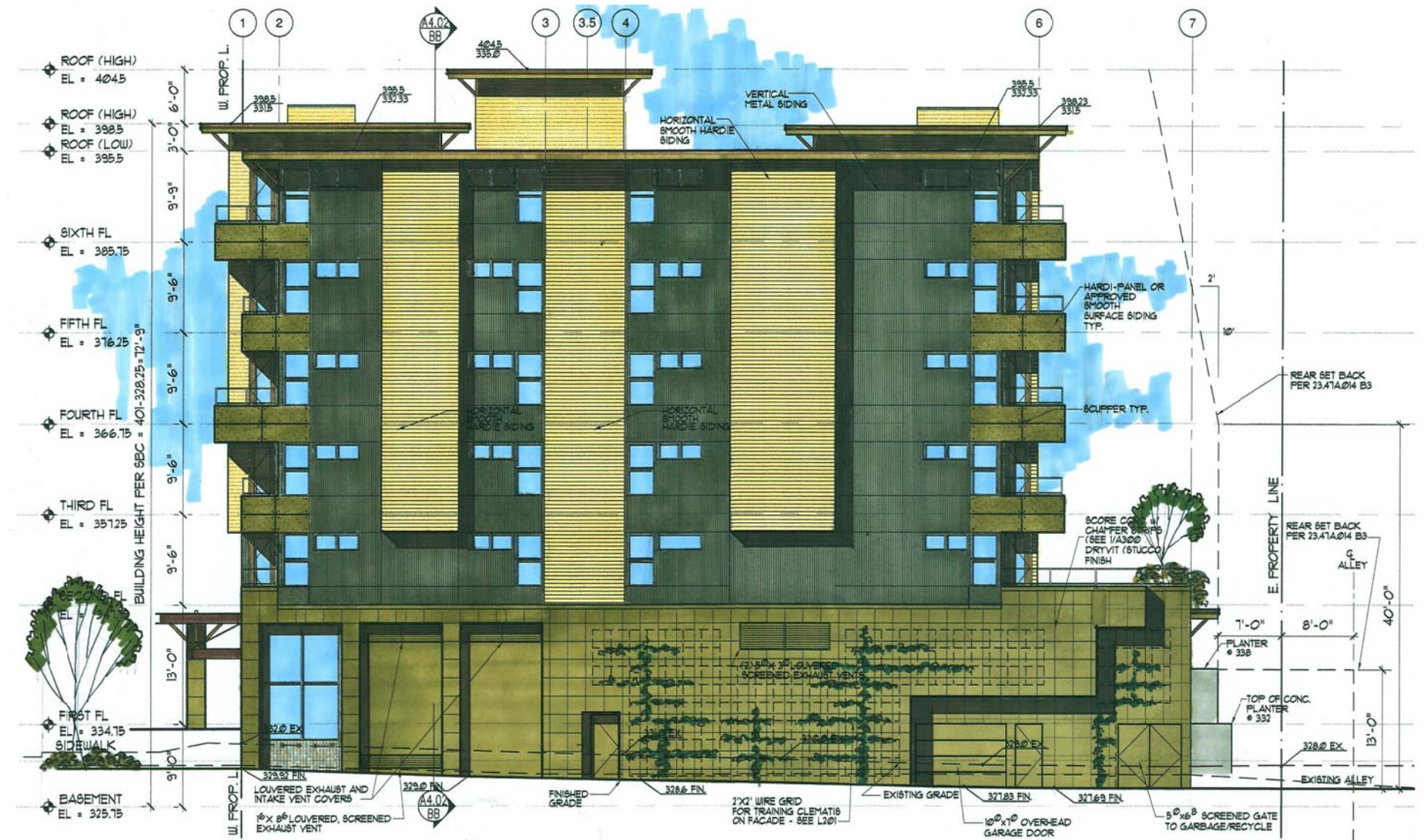
Golden Crest, LLC
4532 42nd Avenue S.W.
Seattle, Washington

DESIGN RECOMMENDATION #2 - 04/09/09



ROGER H. NEWELL A.I.A.
ARCHITECT (206) 322-1192
FACSIMILE (206) 322-5161
1102 NINETEENTH AVENUE EAST
SEATTLE, WASHINGTON 98112

16



South Elevation

SCALE: 1/16" = 1'-0" • 11x17 / NOT TO SCALE • 8 1/2 x 11

Golden Crest, LLC
4532 42nd Avenue S.W.
Seattle, Washington

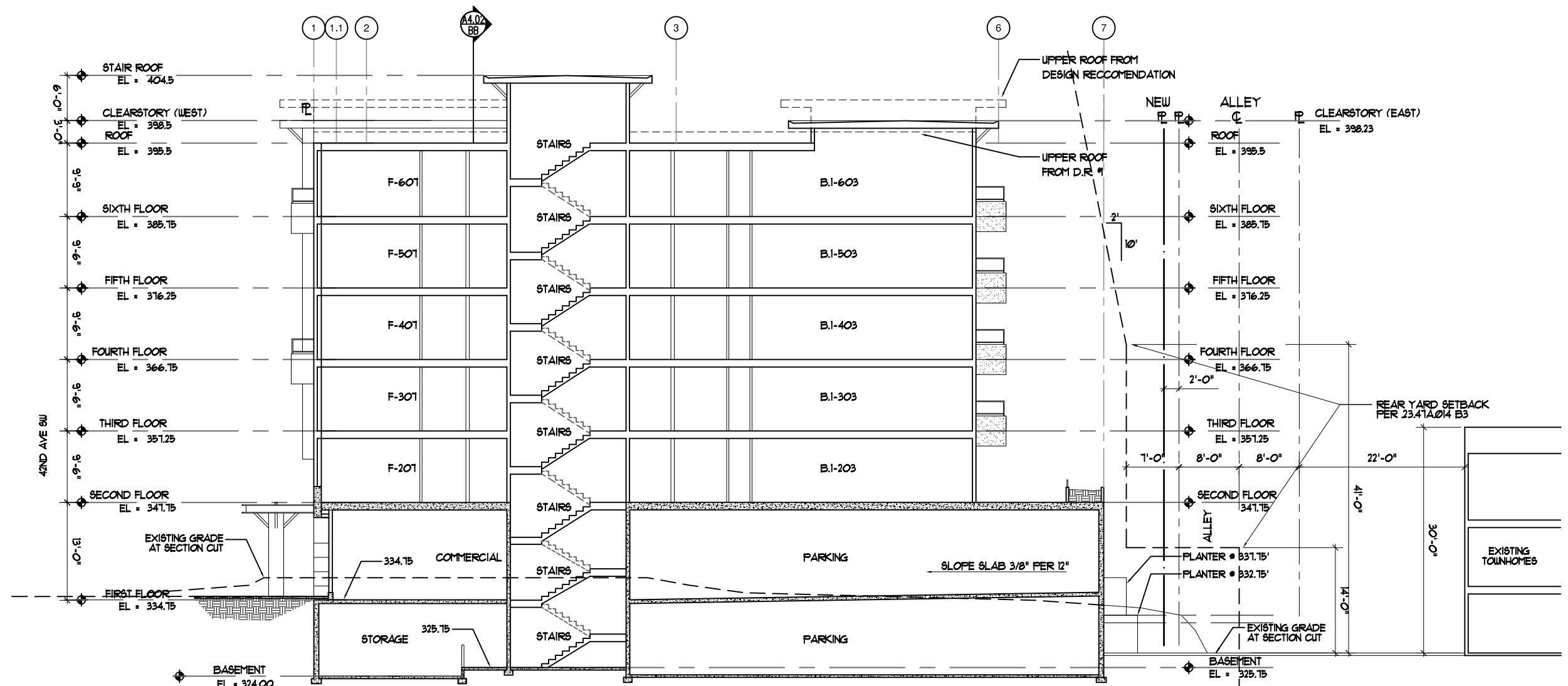
DESIGN RECOMMENDATION #2 - 04/09/09



ROGER H. NEWELL ARCHITECT A.I.A.
(206) 322-1192

FACSIMILE (206) 322-5161
1102 NINETEENTH AVENUE EAST
SEATTLE, WASHINGTON 98112

17



Building Section AA

SCALE: 1/16" = 1'-0" • 11x17 / NOT TO SCALE • 8 1/2 x 11

Golden Crest, LLC
4532 42nd Avenue S.W.
Seattle, Washington

DESIGN RECOMMENDATION #2 - 04/09/09



ROGER H. NEWELL
ARCHITECT
A.I.A.
(206) 322-1192

FACSIMILE
(206) 322-5161
1102 NINETEENTH AVENUE EAST
SEATTLE, WASHINGTON 98112

19

42nd Ave SW: West Elevation - Buildings to the North



Proposed Mixed Use Project at 42nd Ave.
SW and SW Oregon

Existing Medical
Office Building

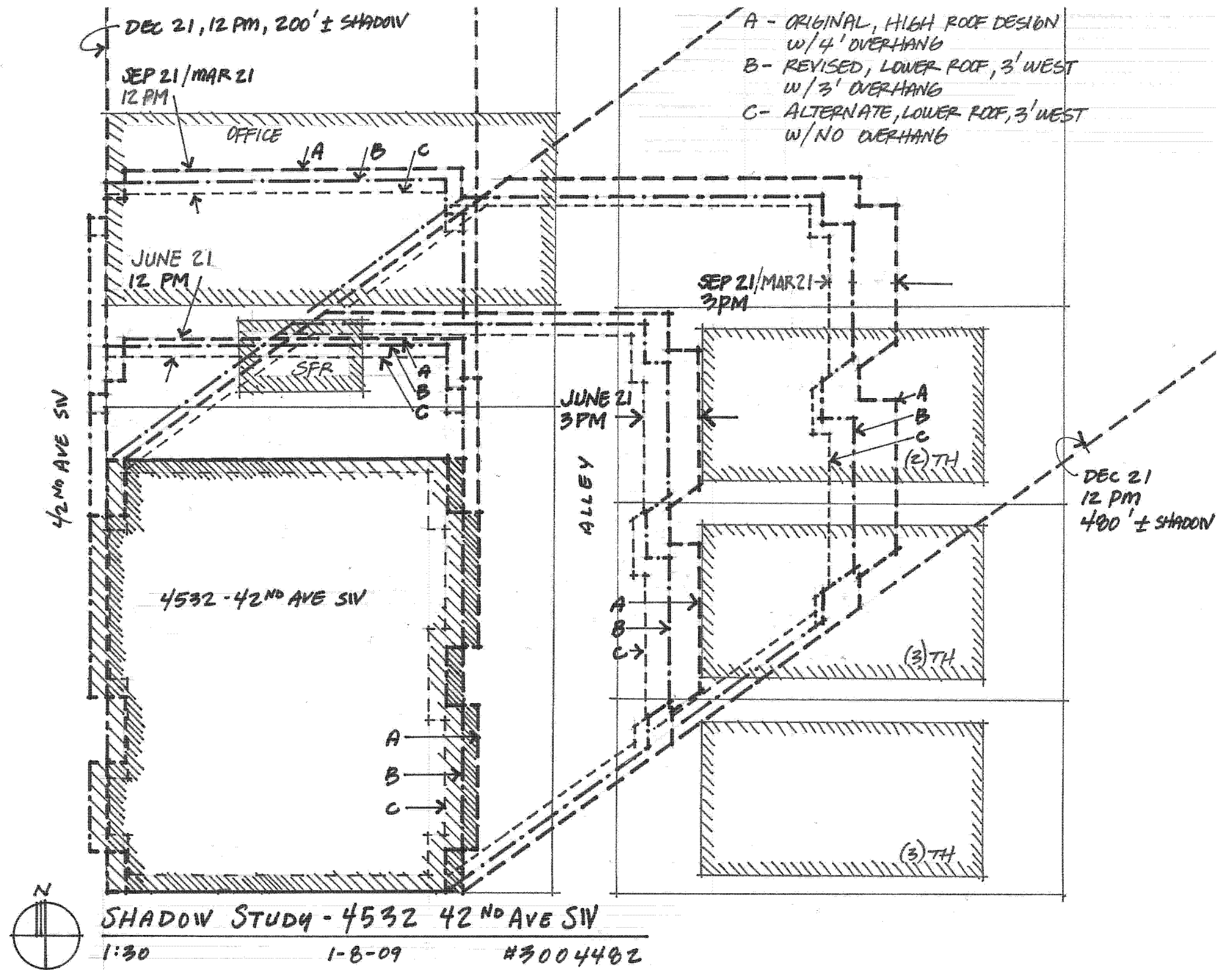
Existing
Single
Family

42nd Ave. SW: West Elevation - Site and Building to the South



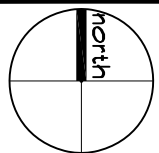
**Proposed Mixed Use Building
at 4532 42nd Ave. SW**

**Mixed Use Building under Construction
at 42nd Ave. SW and SW Alaska**



Shadow Study

SCALE: 1" = 30'-0"



Golden Crest, LLC
4532 42nd Avenue S.W.
Seattle, Washington

DESIGN RECOMMENDATION #2 - 04/09/09



ROGER H. NEWELL A.I.A.
ARCHITECT (206) 322-1192

FACSIMILE (206) 322-5161
1102 NINETEENTH AVENUE EAST
SEATTLE, WASHINGTON 98112

22