



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

DESIGN RECOMMENDATION #3 - 07/23/09



ROGER H. NEWELL, AIA
ARCHITECT (206) 322-1192

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

Zoning Notes

ZONING:	NC3-65 & NC3-85 WEST SEATTLE HUV
ENVIRONMENTALLY SENSITIVE:	NO
GIS MAP:	PAGE 131
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 (4.75 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'-7" 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' = 90.74' REQ'D 40' (RETAIL A) + 58'-11" (RETAIL B) = 98.092' 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:	
COMMERCIAL / OFFICE:	1/4000 SF x 3085 SF OFFICE = 1 BICYCLE STALL REQUIRED
RESIDENTIAL:	1 / 4 UNITS x 35 UNITS = 9 STALLS
TOTAL:	10 BICYCLE STALLS REQUIRED, SEE A200
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. 70' 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

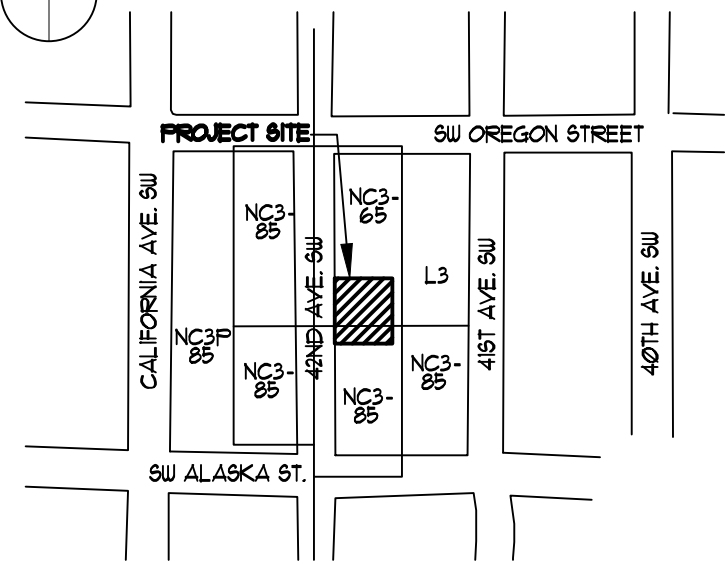
Building Area Totals

FLOOR	S-2	B	B	R2	R2	R2	SUB-
	PARK'G	COMM	COMM'L	UNITS	+ COMM	=	TOTAL
PARK'G LVL	11,620	-	-	-	-	=	-
1ST FLR	6,811	867	3,515	0	+ 671	=	671
2ND FLR	-	-	-	1,981	+ 806	=	8,793
3RD FLR	-	-	-	8,090	+ 806	=	8,896
4TH FLR	-	-	-	8,154	+ 806	=	8,960
5TH FLR	-	-	-	8,154	+ 806	=	8,960
6TH FLR	-	-	-	8,154	+ 806	=	8,960
ROOF	-	-	-	-	+ 203	=	203
TOTALS	18,431	867	3,515	40,539	+ 4,904	=	45,443

Project Data

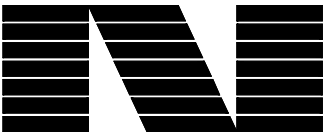
ASSESSOR'S PARCEL #6:	09520006565, 09520006580
PROPERTY ADDRESS:	4532 42ND AVENUE SW SEATTLE, WA 98116 (4532-4536)
DPD NUMBER:	3004482
OWNER:	DAVID LAU - GOLDEN CREST LLC 14573 CARNELIAN GLEN CT. SARATOGA, CA 95070 (206) 650-3715
ARCHITECT:	ROGER H. NEWELL, AIA 1102 19TH AVENUE EAST SEATTLE, WA 98112 (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



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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.

4/9/09 Recommendation response: The Board noted that the applicant has moved the mass of the building west, which is an improvement. The proposed metal siding was appropriately analyzed and does not appear to result in noise impacts.

The proposed design should be further modified to address the following issues:

- The proposed sidewalk/planting design at the street level should be consistent with proposed projects to the north and south along 42nd Ave SW
- At least one of the garage entries, and the access to trash/services should be located at the south façade, adjacent to the east-west alley at the south facade
- The commercial spaces should be emphasized by changing the 'heavy' appearance of the opaque overhead weather protection, providing maximum glazed storefront windows, providing articulation of the façade at the street level, and through the use of material and color to emphasize the storefront and visually integrate the upper and lower levels of the building
- The residential entry should be modified to provide an inviting and distinct entry, visually separate from the appearance of the commercial entries.

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.

4/9/09 Recommendation response: The Board recommended that the applicant modify the commercial entries to provide direct access at grade from the sidewalk to the commercial space, and the commercial spaces and entries should be modified to maximize the transparent areas, as noted in the response to A-2 above. The Board noted that the commercial entries do not necessarily need to be symmetrical or physically separated from the residential entry± it is more important that they are at grade with the sidewalk.

In addition, the residential entry is currently proposed as recessed and includes a heavy opaque awning. The residential entry should be modified through a change in awning material, lighting, and materials to provide a more obvious distinct and welcoming entry for residents. The residential entry should be visually treated as separate from the commercial entries (through use of color, material, awning, lighting, etc), even if the residential and commercial entry are adjacent in the west façade.

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.

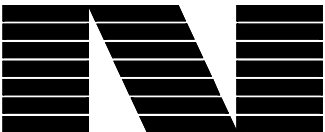
A curb cut on 42nd Ave SW would be undesirable due to the presence of two other adjacent vehicular access routes (alley and easement), creation of a disruption of the pedestrian environment on 42nd Ave SW, and potential future conflict for adjacent properties. The applicant would need to provide compelling 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.

4/9/09 Recommendation response: The Board noted that the option to provide one garage entry at the south alley and one garage entry at the east alley is the preferred option.

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.

4/9/09 Recommendation response: The Board noted that the applicant has moved the mass of the building west, which is an improvement. The reduction in building height and reduction of building overhang to 3' has reduced the shadow impacts on adjacent properties. Additional reduction of the roof overhang would result in minimal shadow reduction to adjacent properties and would increase the visual mass of the building and detract from the overall building design. The current proposed combination of massing, building height, and roof overhang meets this guideline (as shown on option B on page 22 of the design recommendation packet).

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.

4/9/09 Recommendation response: The applicant has modified the upper materials to include smooth hardi plank rather than wood grain hardi plank siding.

The Board recommended that the design should be modified to provide better visual integration of the upper floors and the street level façade. The Board noted that a "hierarchy" of materials is needed, with use of materials to create a clear base, middle and top of the building, and to tie the three elements together. Possible solutions include additional use of color to emphasize massing changes, additional glazing at the street level, a cornice cap above the storefront level, lighting at the building columns and vertical elements, emphasis of the cast in place concrete base material with a stone or other durable material application, and an increase in the mass of the brackets at the upper floor soffits.

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.

4/9/09 Recommendation response: Comments reflect the responses found in A-8.

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.

4/9/09 Recommendation response: Comments reflect those found in response to A-2.

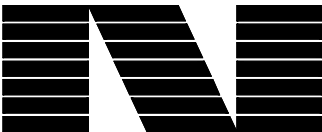
Recommendation and Conditions

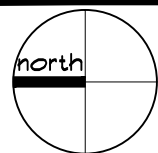
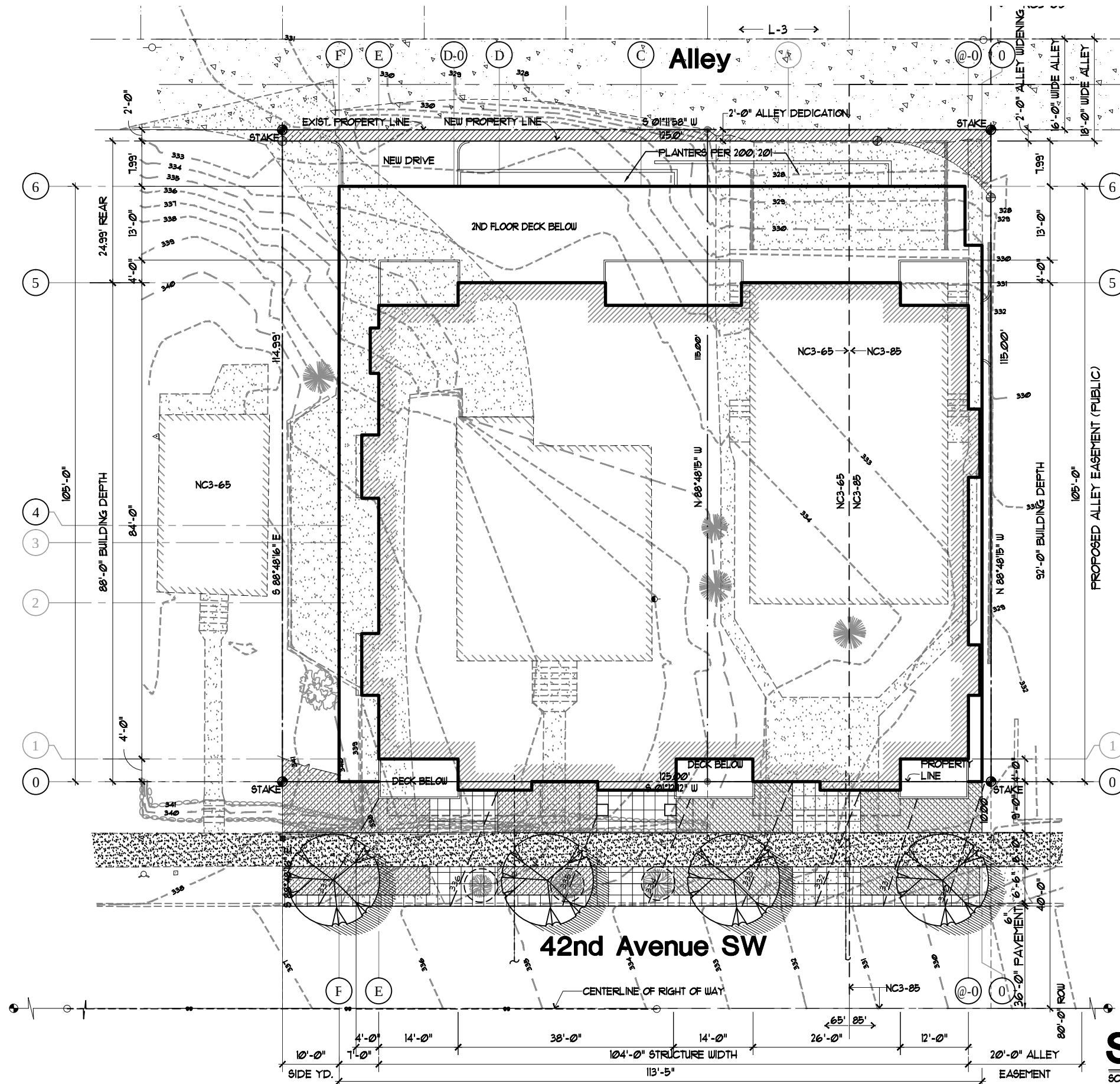
The recommendations summarized below were based on the information shown and discussed at the April 9, 2009 meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities, and reviewing the plans and renderings, the Design Review Board members recommended that the applicant modify the proposal to meet the recommendations above and return to the Design Review Board for a third recommendation meeting.

- Modify the proposed design (these items to be reviewed by the Design Review Board at the next Design Recommendation meeting):
 - Modify the appearance of the retail spaces to emphasize the commercial spaces through use of material, glazing, transparent awnings, etc.
 - Provide direct individual entries from the retail spaces and residential entry to the sidewalk, with continuous overhead weather protection
 - Revise the design of the residential entry to enhance the entry in a method visually distinct from the commercial spaces
 - Modify the design of the west façade to visually unite the upper and lower portions of the building and enhance the proposed massing with materials, colors, lighting, etc.
- Modify the proposed design (these items to be reviewed by DPD):
 - Revise the sidewalk/landscape planter design to be consistent with other proposed right of way improvements along 42nd Ave SW and provide adequate sight lines from the alley
 - At least one of the vehicular entries and the trash/service entry should be located at the south façade

Development Standard Departures

No development standard departures are proposed





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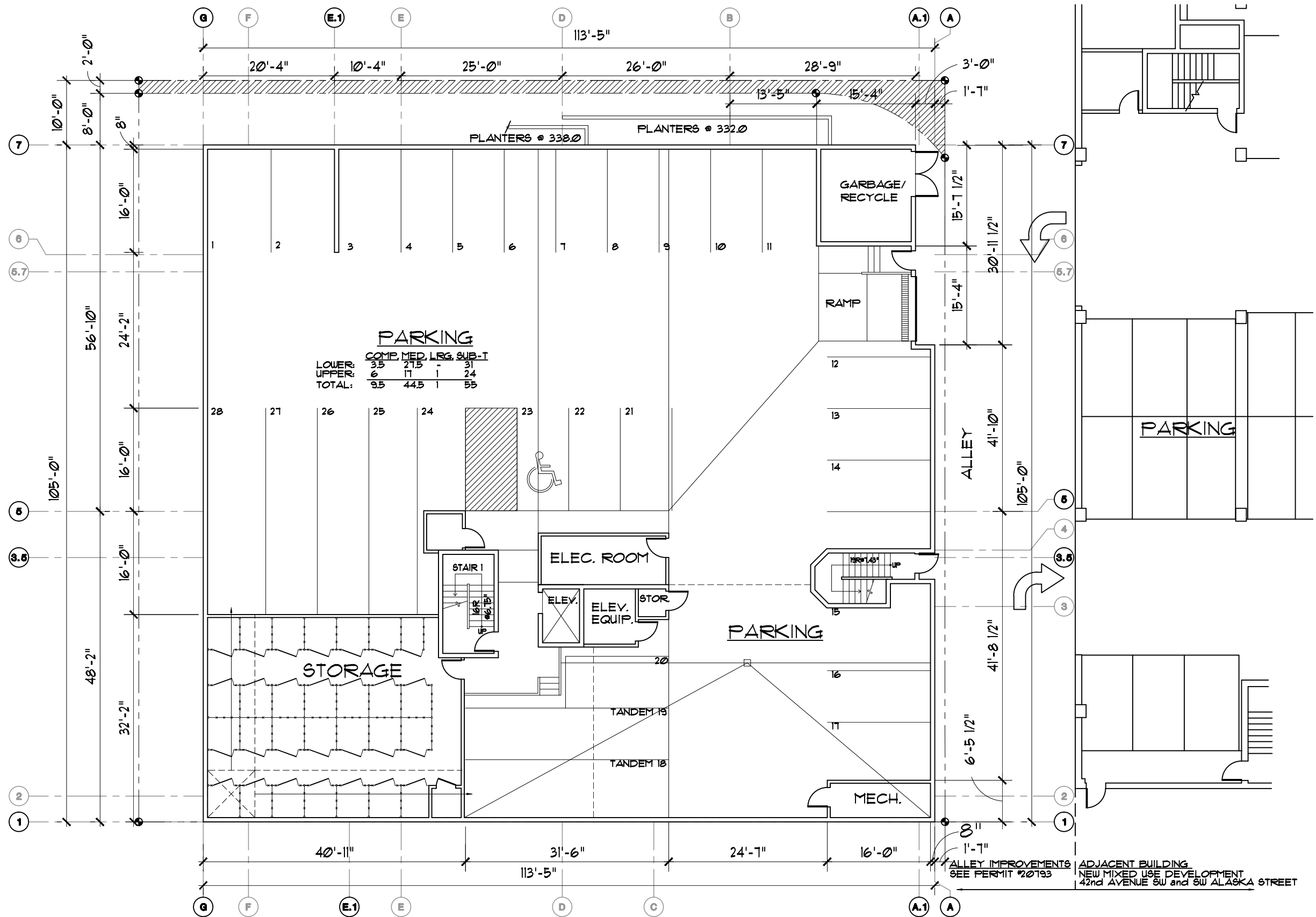
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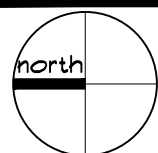
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Basement Floor Plan

SCALE: 1/16" = 1'-0" • 11x17 / NOT TO SCALE • 8 1/2"x11



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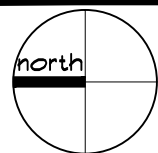
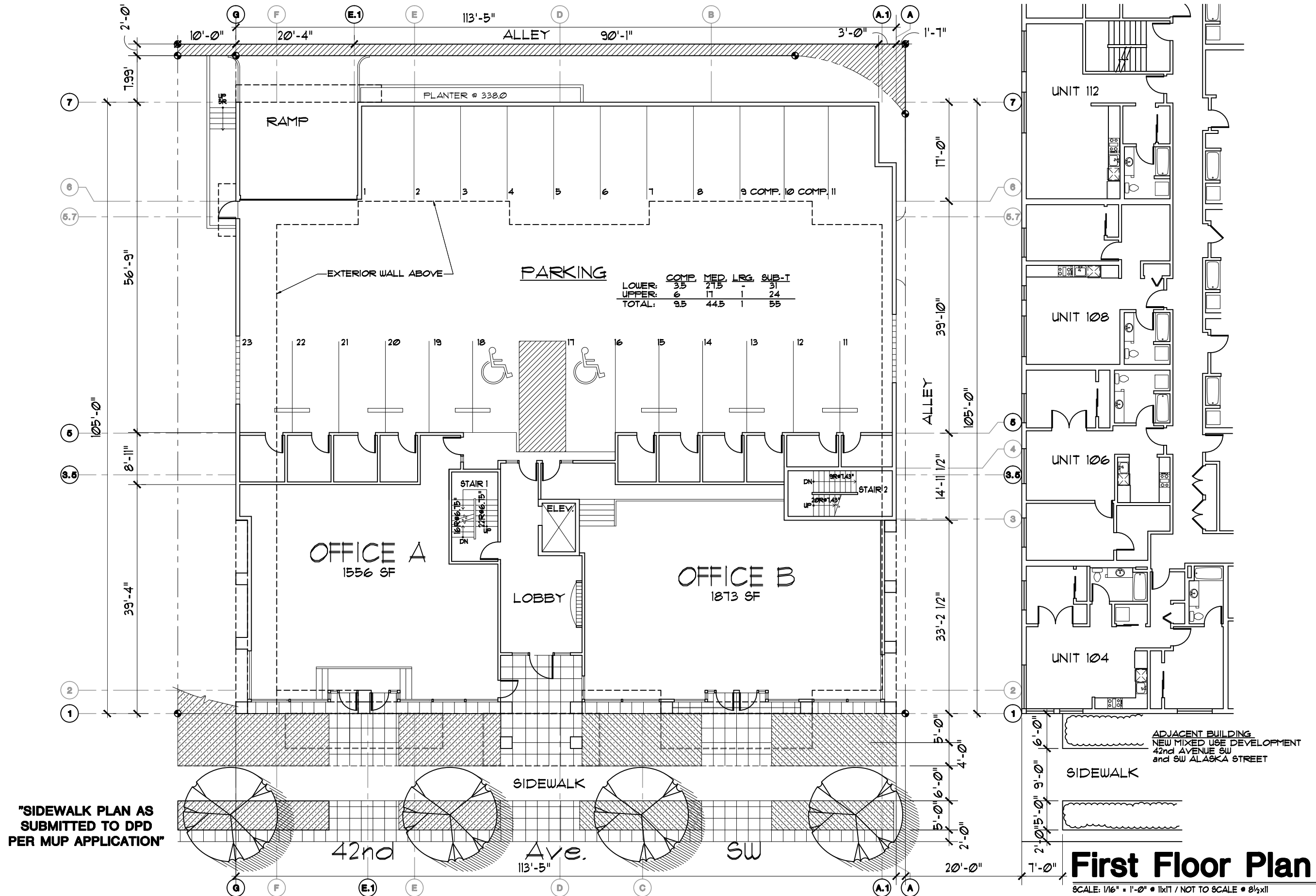
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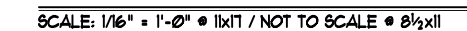


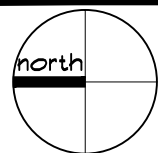
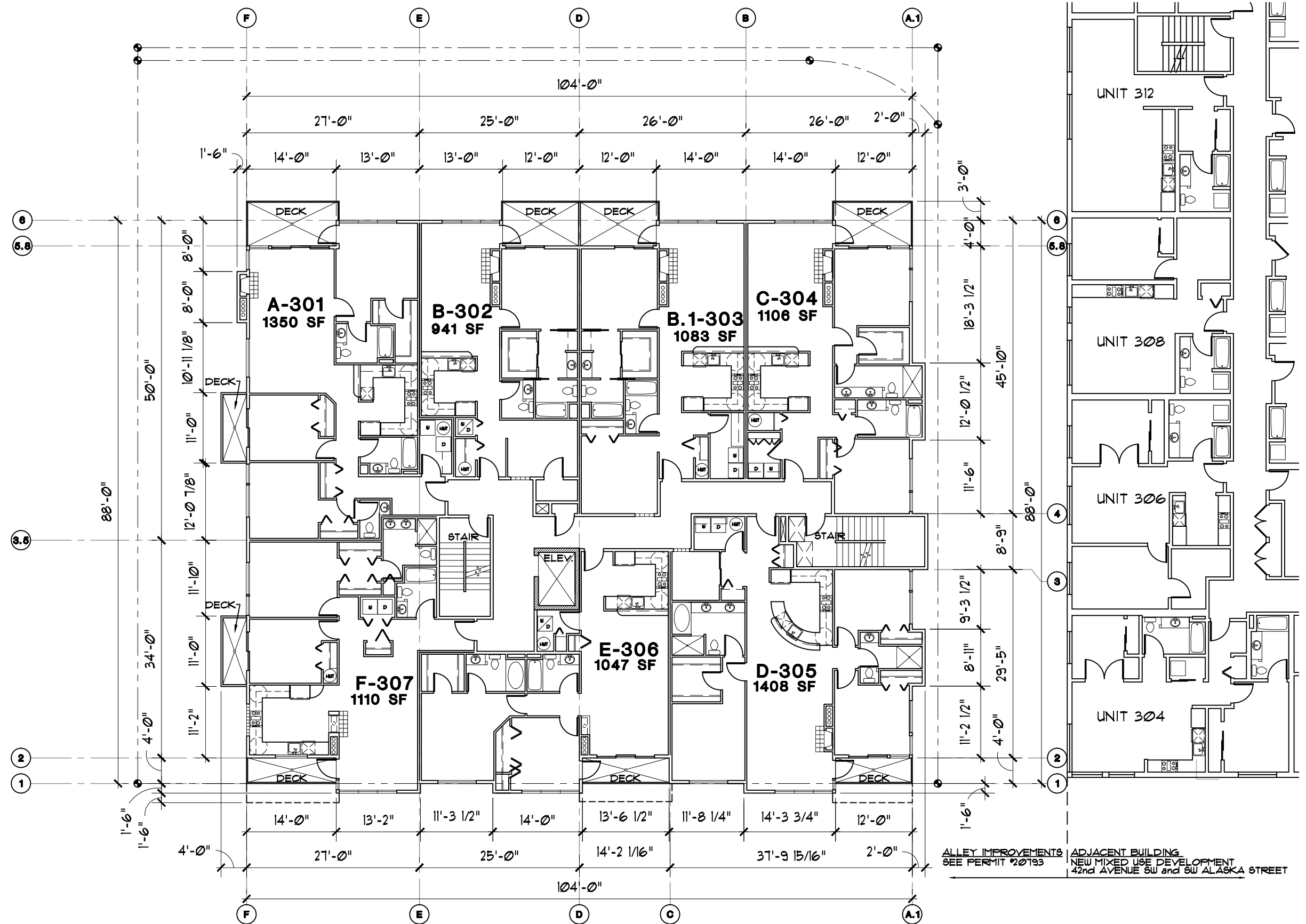
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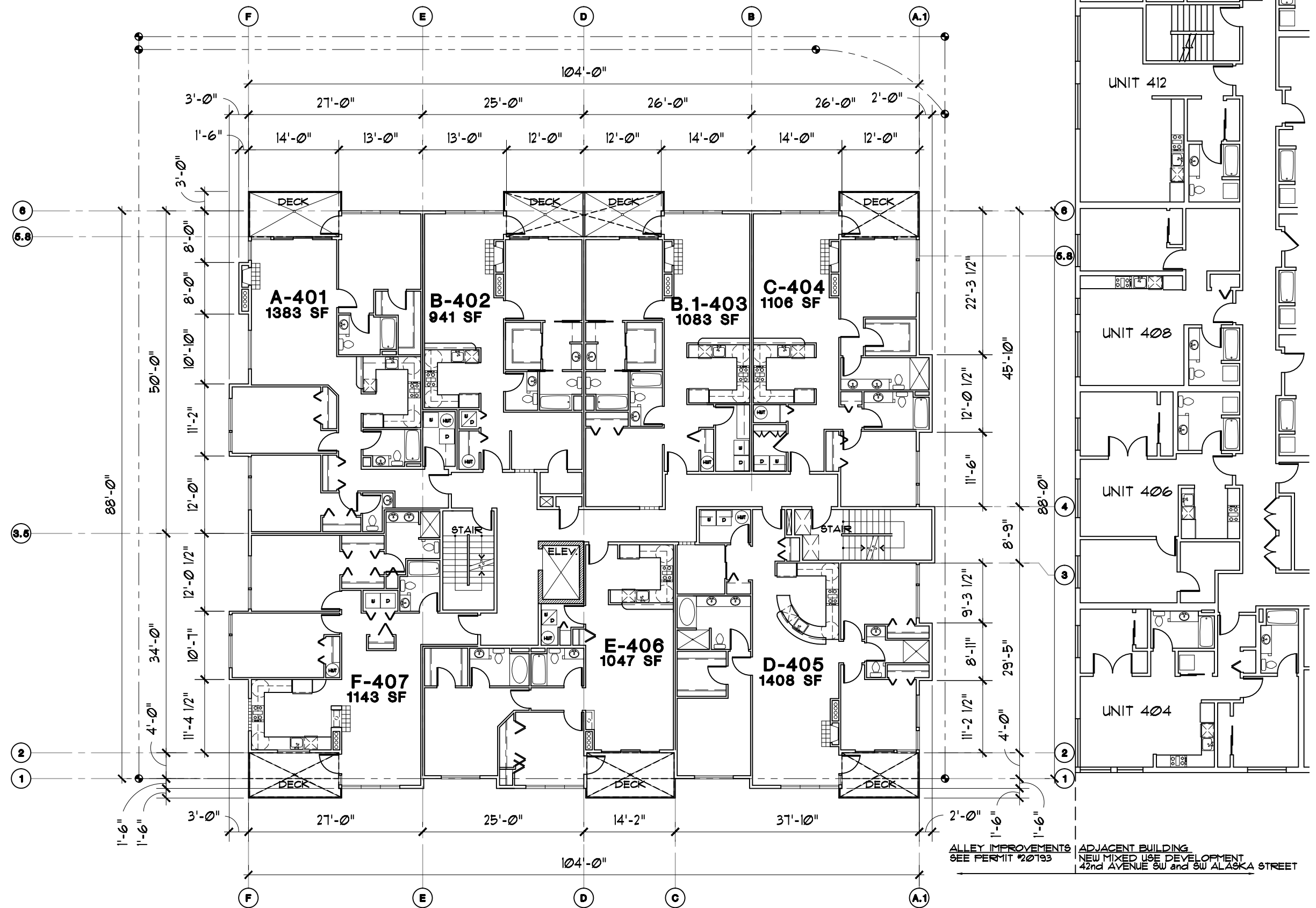
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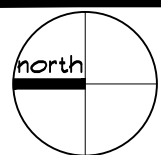
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(206) 322-1192

FACSIMILE (206) 322-5161
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SEATTLE, WASHINGTON 98112

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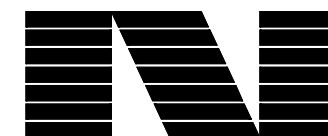


Fourth Floor Plan Sixth Floor Similar
 SCALE: 1/16" = 1'-0" • 11x17 / NOT TO SCALE • 8 1/2 x 11



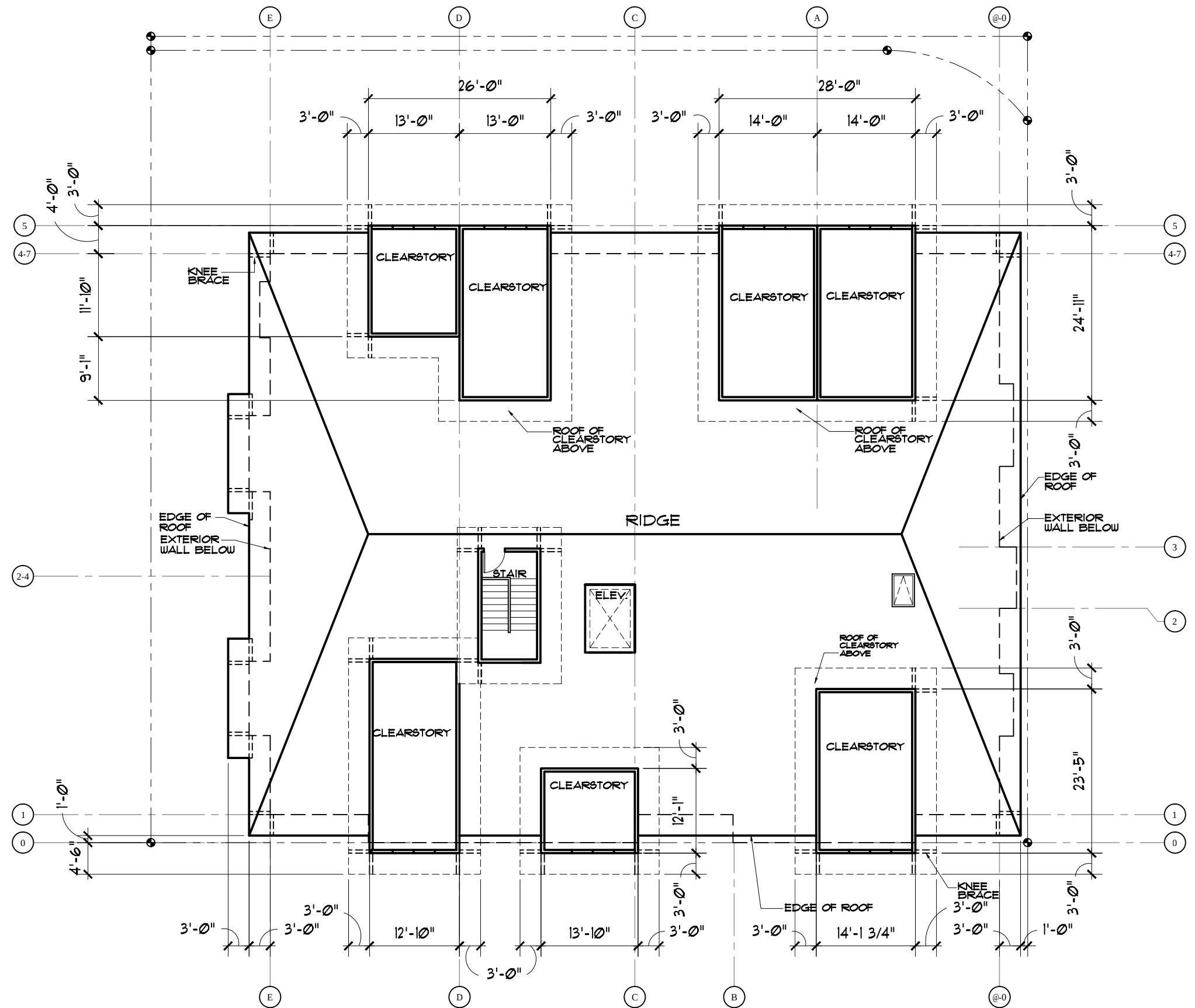
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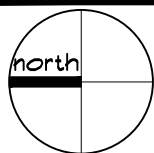
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Roof Plan

SCALE: 1/16" = 1'-0" • 1/16" / NOT TO SCALE • 3/2" = 1/2"



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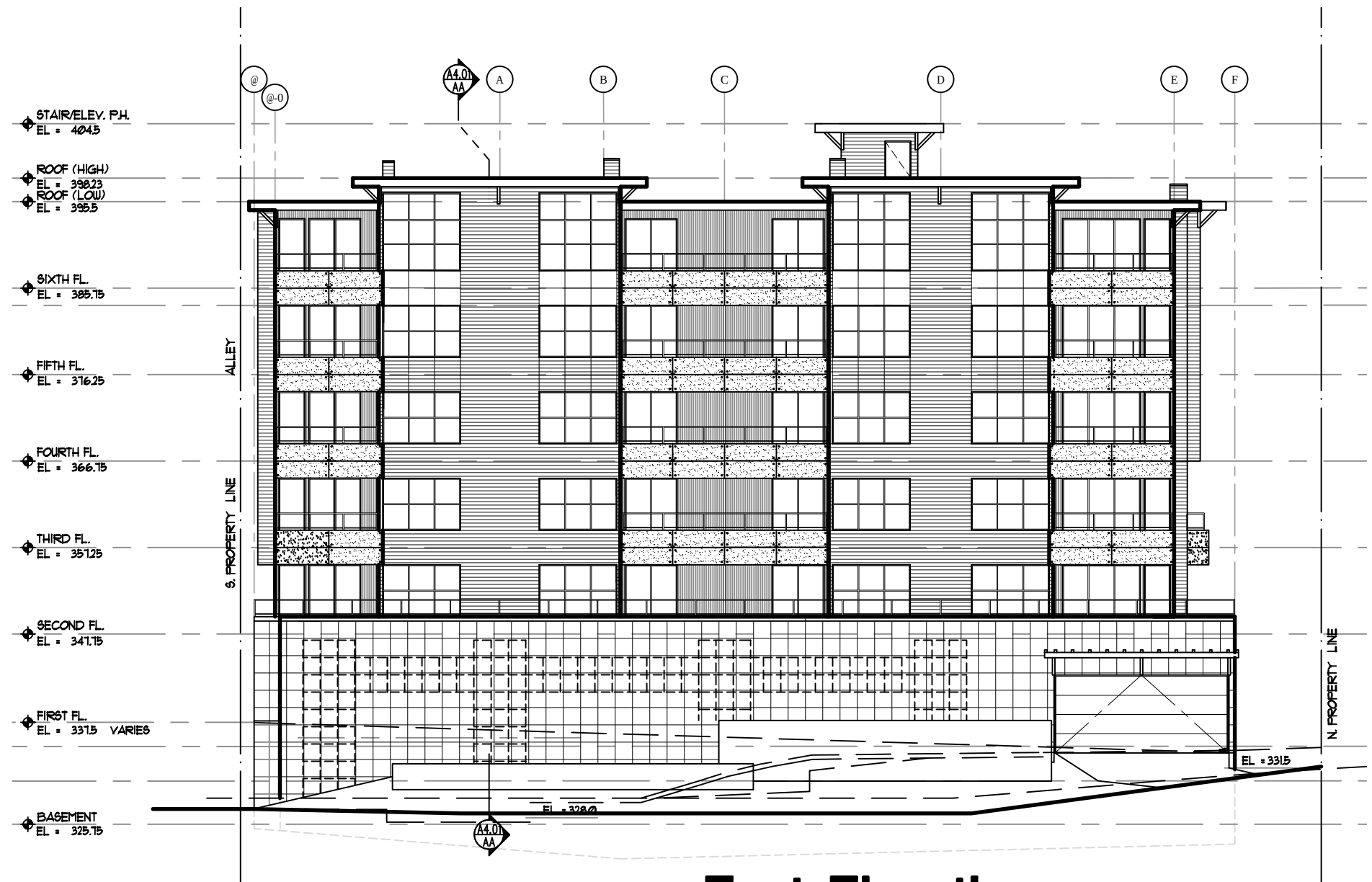
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East Elevation

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

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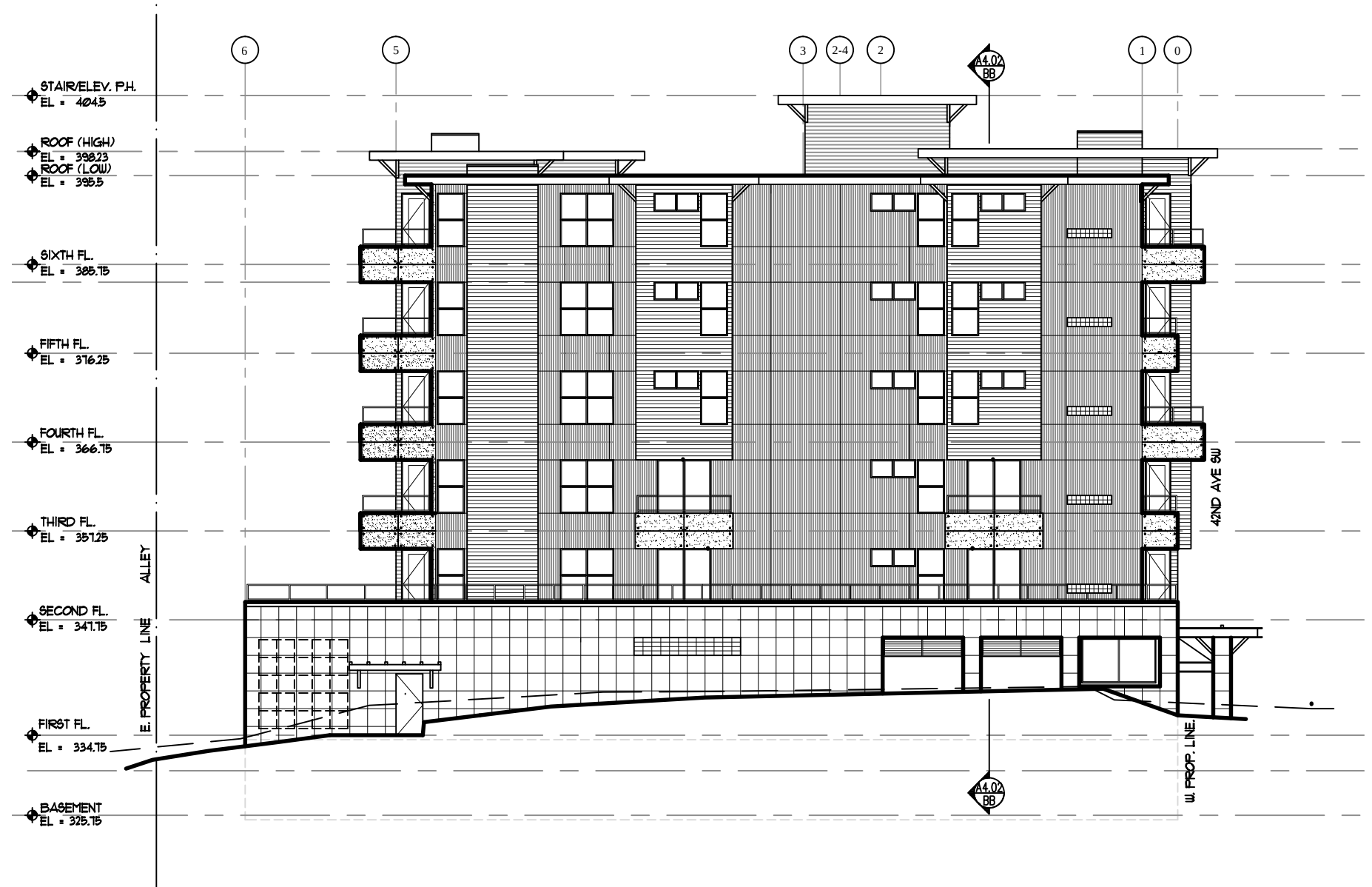
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North Elevation

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

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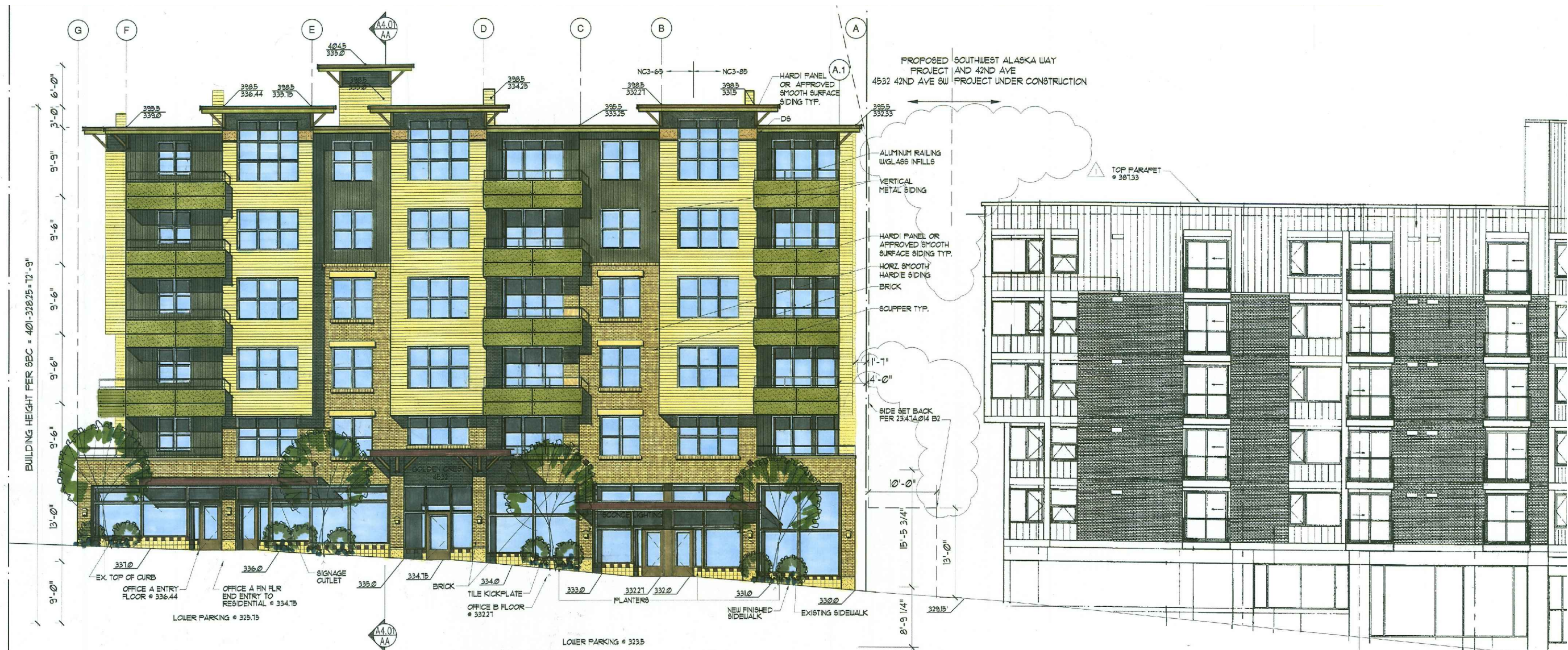
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West Elevation

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

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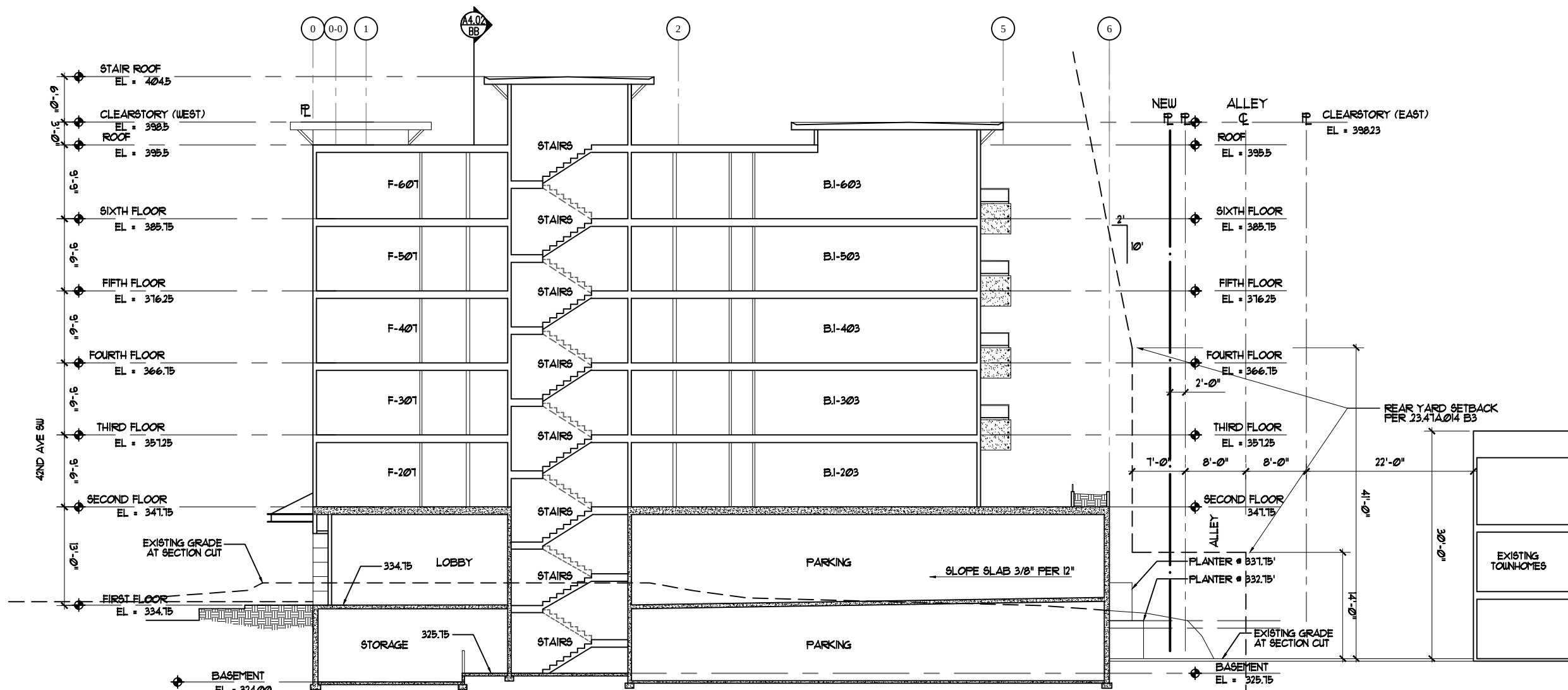
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Building Section AA

SCALE: 1/16" = 1'-0" • 1/4" = 1'-0" / NOT TO SCALE • 3/4" x 1/2"

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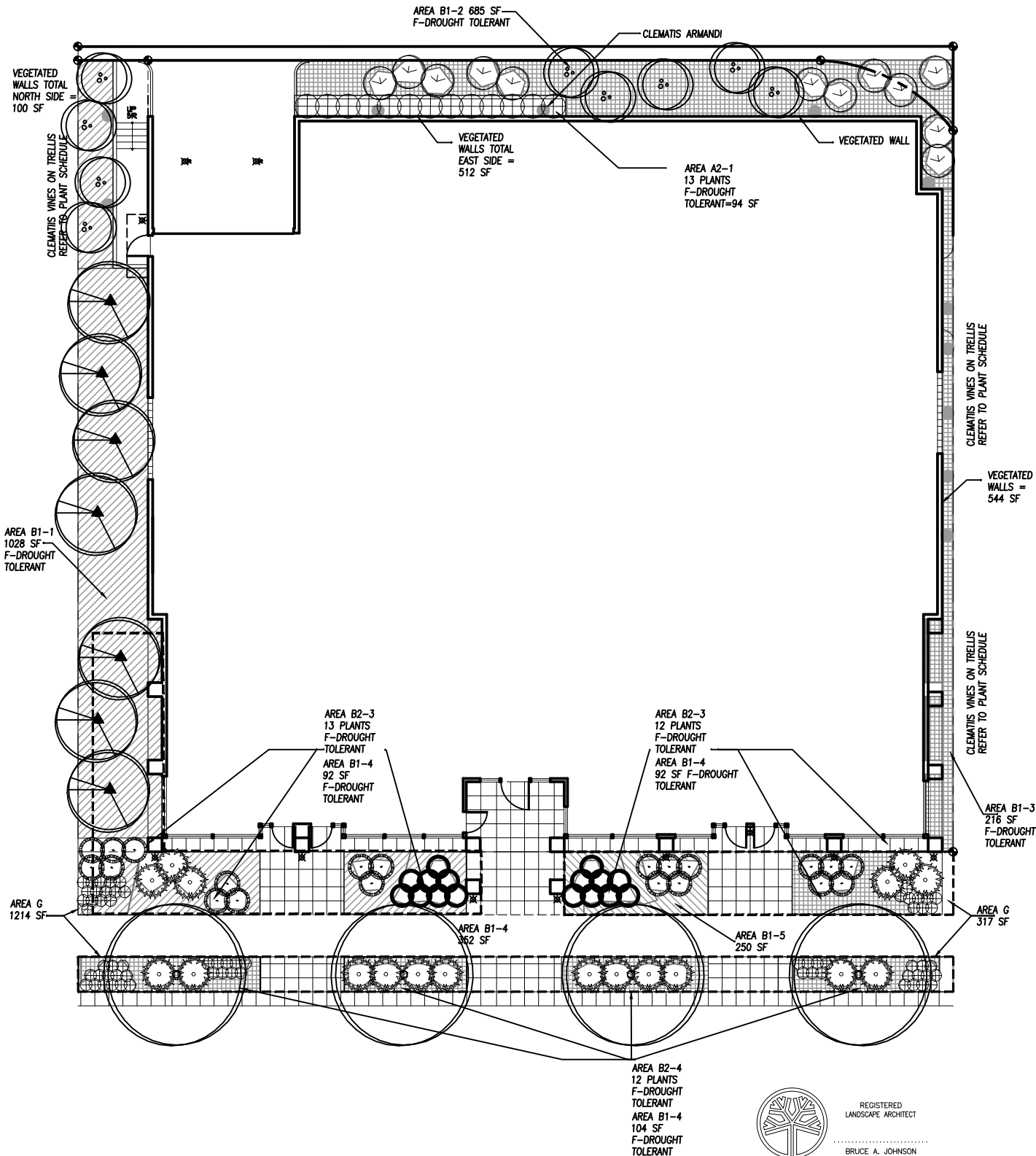
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PLANT SCHEDULE							
SYM.	BOTANIC NAME / COMMON NAME	SIZE	HEIGHT / CONDITION	PLANTING NOTES	REMARKS GREEN FACTOR	QUANTITY	GREEN FACTOR DESIGNATION
⊙	ACER CIRCINATUM VINE MAPLE		8-10 FT. B & B	FULL BRANCHED	GF-SMALL TREE	17	B-3
	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	2 TO 2-1/2" CAL	12-14 FT. CONT.	MATCHED / FULL BRANCHED	GF-MED. SMALL TREE	4	B-4
	PINUS NIGRA AUSTRIAN PINE		8-10 FT. B & B	FULL BRANCHED	GF-MED. LARGE TREE	7	B-5
⊕	ARBUTUS UNEDO 'COMPACTA' COMPACT STRAWBERRY TREE	21-24"	5 GAL.	COMPACT & BUSHY PLNTD. ● 4'-0" O.C.	DROUGHT TOL. 3' PLUS ● MAT	15	B-2 F
⊕	CISTUS HYBRIDIS WHITE ROCK ROSE	12-15"	1 GAL.	COMPACT & BUSHY	DROUGHT TOL.	13	A-2 F
⊙	NANDINA DOMESTICA 'GULF STREAM' GULF STREAM NANDINA	18-21"	5 GAL.	COMPACT & BUSHY	DROUGHT TOL. 3' PLUS ● MAT	8	B-2 F
⊕	ARCTOSTAPHYLOS UVA URSI KINNIKINNICK	4" POT	MIN. 3 RUNNERS	DROUGHT TOL.	●18" OC	B-1 F	
●	CLEMATIS ARMANDII ARMAND CLEMATIS	5 GAL.	MIN. 3 BRANCHLETS	DROUGHT TOL.		7	D F
⊕	FRAGARIA CHILOENSIS BEACH STRAWBERRY	4" POT	COMPACT & BUSHY	DROUGHT TOL.	●18" OC	B-1 F	
⊕	VINCA MINOR 'GERTRUDE JEKYLLE' WHITE PERIWINKLE	4" POT	MIN. 3 RUNNERS	DROUGHT TOL.	●18" OC	B-1 F	
⊕	LAVANDULA STOECHAS SPANISH LAVENDER	12-15"	1 GAL.	COMPACT & BUSHY	DROUGHT TOL.	101	B-2 F
⊕	MISCANTHUS SINENSIS 'ZEBRINUS' ZEBRA GRASS	15-18"	5 GAL.	COMPACT & BUSHY	DROUGHT TOL. 3' PLUS ● MAT	12	A-2 B-2 F
⊕	PHORMIUM TENAX 'RUBRUM' BRONZE NEW ZEALAND FLAX	10-12"	5 GAL.	COMPACT & BUSHY	DROUGHT TOL. 3' PLUS ● MAT	17	B-2 F

NOTE:
 LOT AREA = 14,136 SF
 TREES REQUIRED = 1/1100 SF = 13 TREES / TREES PLANNED = 28
 SHRUBS REQUIRED = MIN 26 SHRUBS / SHRUBS PLANNED = 166
 ALL PLANTERS TO RECEIVE 18" OF PACIFIC TOPSOILS WINTER MIX EXCEPT WHERE NOTED FOR 24" DEPTH. ALL OTHER PLANTING AREAS TO RECEIVE MINIMUM 12" WINTER MIX. TURF AREAS (IN R.O.W.) TO RECEIVE MIN 6" OF WINTER MIX. ALL SUBGRADE AREAS EXCEPT FOR PLANTERS AREAS SHALL BE ROTOTILLED TO 6" DEPTH. INTIAL 4" LIFT OF SOIL TO BE ROTOTILLED INTO SUBGRADE.

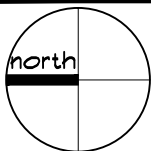
----- LANDSCAPE AREAS IN PUBLIC VIEW



REGISTERED
 LANDSCAPE ARCHITECT
 BRUCE A. JOHNSON
 CERTIFICATE No. 241
 STATE OF WASHINGTON

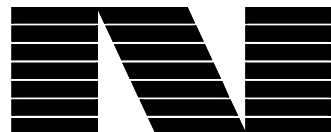
Landscape Plan

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