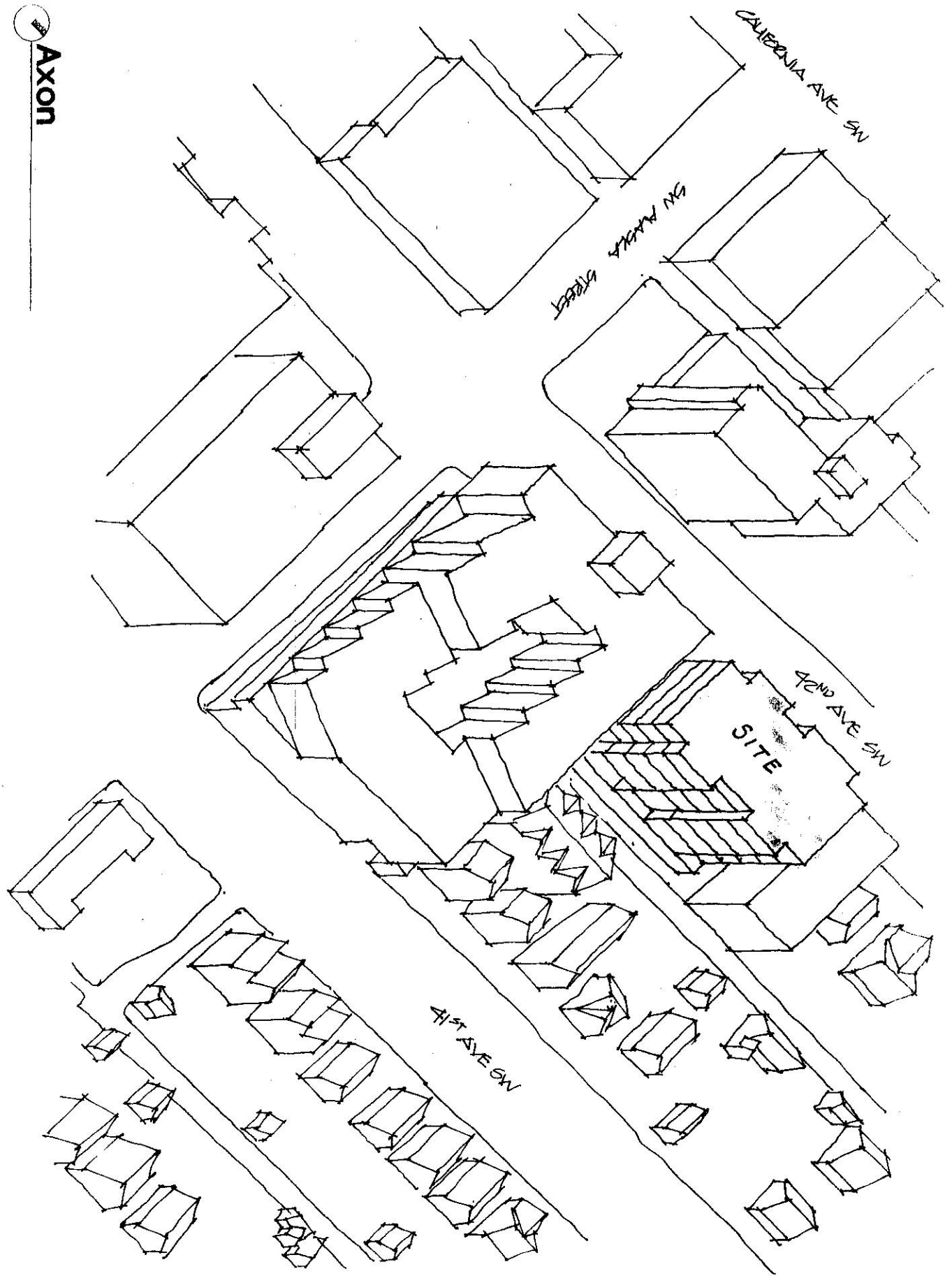
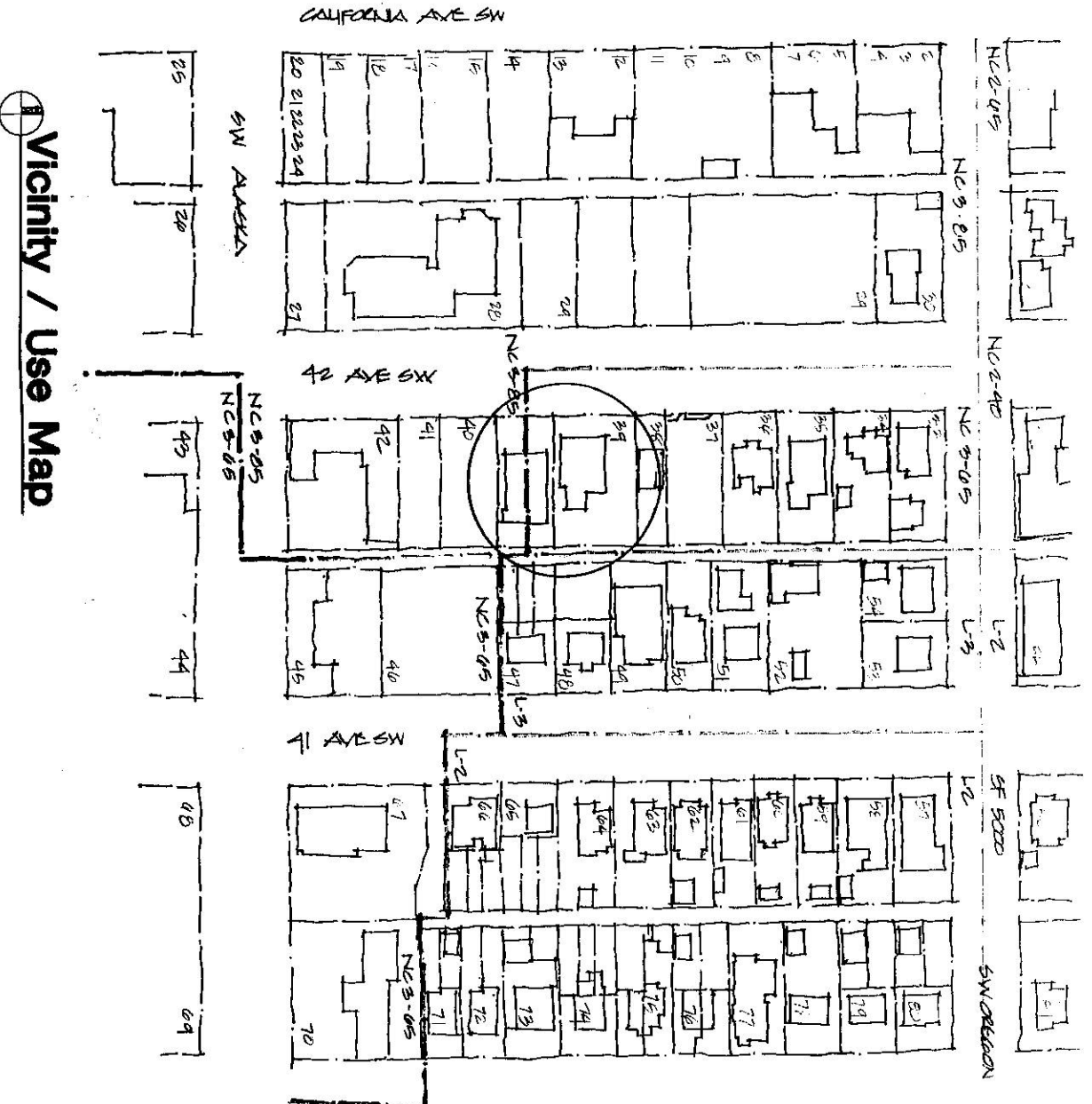




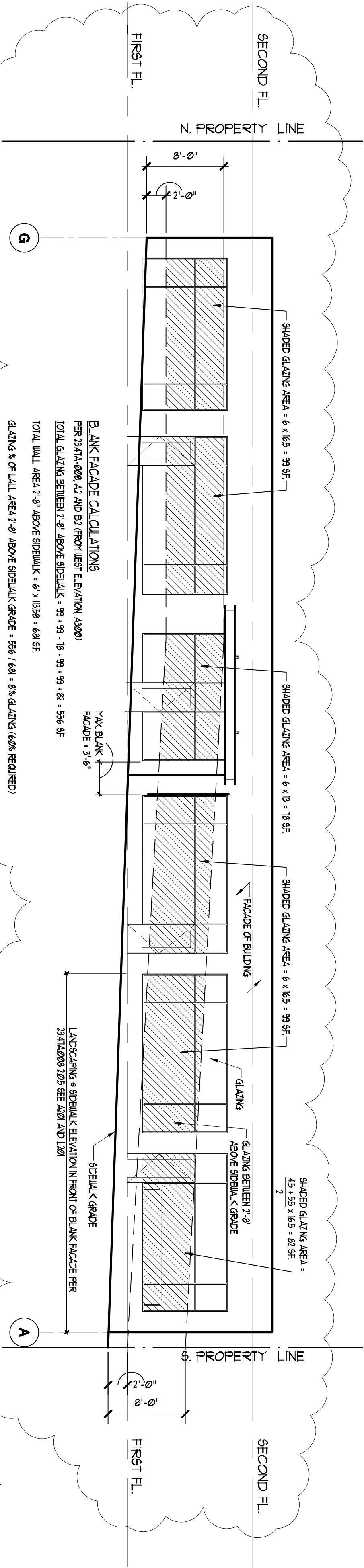


Legend

- | | |
|---|-------------------------|
| 1. VACANT SHOP (OFFICE ABOVE) | 50. RESIDENCE |
| 2. CON. SHOP | 51. RESIDENCE |
| 3. THREET STORE | 52. VACANT LOT W/GRASS |
| 4. WOMEN'S CLOTHING | 53. RESIDENCE |
| 5. RESTAURANT | 54. RESIDENCE |
| 6. RESTAURANT | 55. CHURCH PLAYGROUND |
| 7. ANTIQUE MALL | 56. RESIDENCE |
| 8. BANK | 57. DUPLEX |
| 9. COMPUTER STORE | 58. DUPLEX |
| 10. REAL ESTATE OFFICE | 59. RESIDENCE |
| 11. WOMEN'S CLOTHING STORE | 60. DUPLEX |
| 12. JEWELER | 61. RESIDENCE |
| 13. CLEANERS | 62. RESIDENCE |
| 14. FURNITURE STORE | 63. RESIDENCE |
| 15. CARD STAMP STORE | 64. RESIDENCE |
| 16. RESTAURANT (MAHARAJA) | 65. TOWNHOUSE COMPLEX 4 |
| 17. RESTAURANT (MATADOR) | 66. TOWNHOUSE COMPLEX 4 |
| 18. RESTAURANT (JACKS GRILL) | 67. VACANT STOREFRONT |
| 19. LAUNDRY | 68. PARKING LOT |
| 20. ICE CREAM SHOP | 69. BANK |
| 21. BUILDING ENTRY (CAMPBELL BLD) | 70. AUTO SERVICE |
| 22. BOOKSTORE | 71. RESIDENCE |
| 23. BARBER | 72. TOWNHOUSE COMPLEX 3 |
| 24. JEWELER | 73. RESIDENCE |
| 25. VACANT STOREFRONT | 74. TOWNHOUSE COMPLEX 4 |
| 26. TRAVEL AGENCY | 75. TOWNHOUSE COMPLEX 4 |
| 27. VACANT LOT | 76. TOWNHOUSE COMPLEX 4 |
| 28. FARMER'S OUTDOOR MARKET | 77. TOWNHOUSE COMPLEX 3 |
| 29. RETIREMENT HOME | 78. TOWNHOUSE COMPLEX 3 |
| 30. PARKING LOT | 79. TOWNHOUSE COMPLEX 3 |
| 31. BOOK SHOP | 80. TOWNHOUSE COMPLEX 3 |
| 32. CHURCH | 81. RESIDENCE |
| 33. RESIDENCE | |
| 34. RESIDENCE | |
| 35. RESIDENCE | |
| 36. RESIDENCE | |
| 37. MEDICAL DENTAL BLD | |
| 38. RESIDENCE | |
| 39. SUBJECT SITE | |
| 40. VACANT LOT (PROPOSED 1/1 UNIT MIXED USE) | |
| 41. VACANT LOT (PROPOSED 1/1 UNIT MIXED USE) | |
| 42. VACANT STOREFRONT (PROPOSED 1/1 UNIT MIXED USE) | |
| 43. JEFFERSON SQUARE | |
| 44. BANK | |
| 45. VIDEO STORE (PROPOSED 1/1 UNIT MIXED USE) | |
| 46. VACANT LOT (PROPOSED 1/1 UNIT MIXED USE) | |
| 47. TOWNHOUSE COMPLEX 4 | |
| 48. TOWNHOUSE COMPLEX 2 | |
| 49. APARTMENT | |



Vicinity / Use Map



Blank Facade Calculation
Scale: 1/8" = 1'-0"



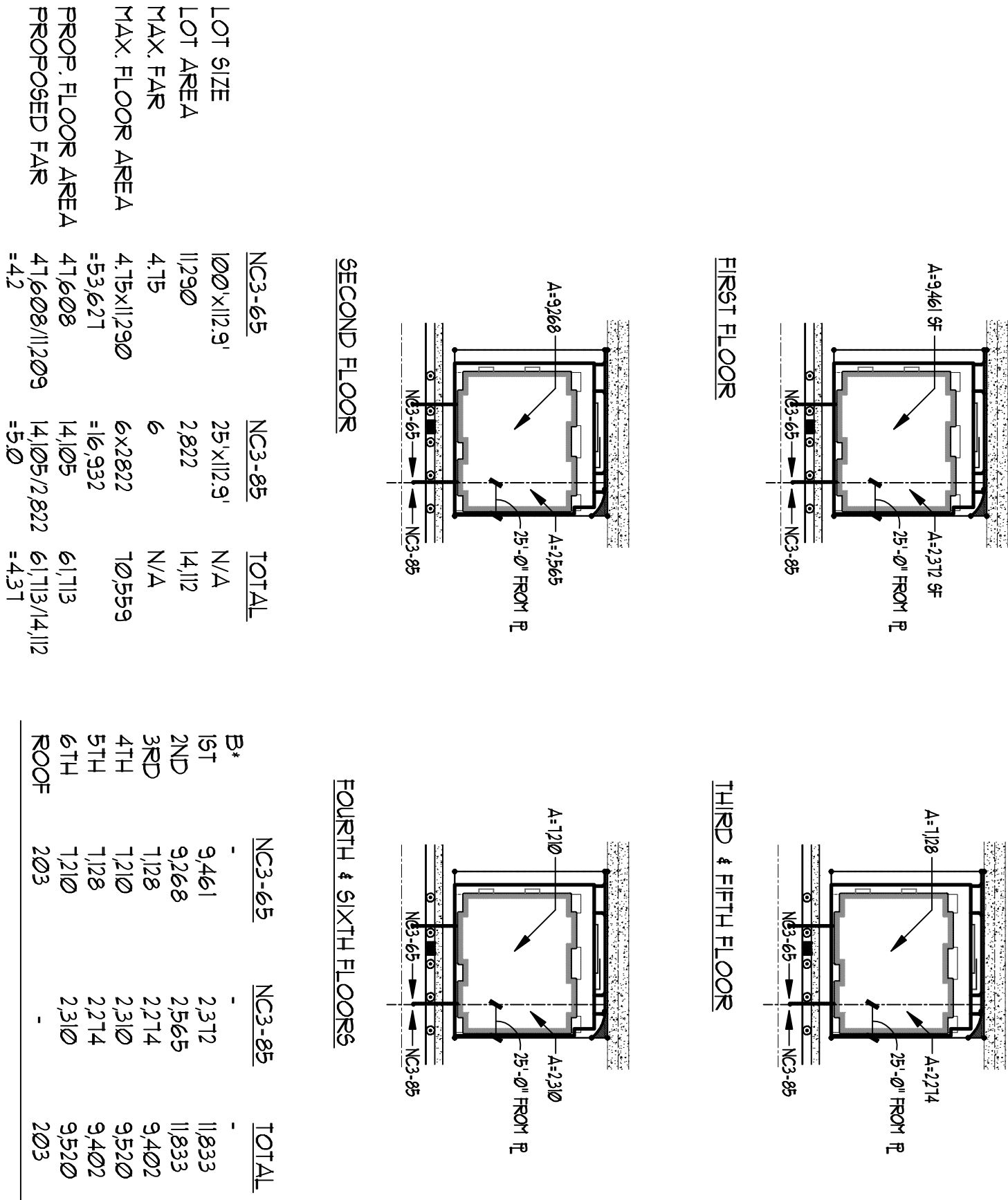
Legal Description:

LOT 3 12-16, BLK 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.

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°15'00" EAST 120.00 FEET ALONG THE EAST LINE THENCE NORTH 88°49'16" WEST 120.00 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°49'16" EAST); THENCE SOUTHERLY AND SOUTHEASTERLY 231.6 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53.0714° TO THE SOUTH LINE OF SAID LOT 16; THENCE SOUTH 88°49'16" EAST 119.9 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, TOGETHER WITH THE EAST 120.0 FEET OF LOT 12 THROUGH 15, AND THE EAST 120.0 FEET OF THE NORTH 50.0 FEET OF LOT 16, ALL IN SAID BLOCK 51.

Maximum FAR Calculation



Zoning Notes (cont.)

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

1'-1" MIN PROPOSED @ NORTH

COMMERCIAL SIZE REQUIREMENTS:

MIN. DEPTH: 13' 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) + 50'-11" (RETAIL B) = 90'02" PROVID.

RESIDENTIAL ANENITY AREA CALCULATIONS

(SEE PLANS A201-A202)

REQUIRED: 5% OF GROSS RESIDENTIAL FLOOR AREA

REQUIRED: = 45,443x0.05 = 2,272 SF

PROVIDED: 1ST (# NORTH) = 1130 SF +

2ND = 2590 SF

3RD = 400 SF

4TH = 616 SF

5TH = 400 SF

6TH = 616 SF

TOTAL = 5812 SF RESIDENTIAL

AREA AT 1ST IS COMMON RESIDENTIAL ANENITY AREA

LANDSCAPE REQUIREMENTS:

LANDSCAPING PER THE ATTACHED LANDSCAPE PLAN, 100% THAT ACHIEVES A GREEN FACTOR SCORE OF 0.50 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 100 SF REQ'D FRONT LOADING CONTAINER

PARKING CALCULATIONS:

RESIDENTIAL CALCULATION:

1 STALL / UNIT x 35 UNITS = 35 STALLS REQ'D

COMMERCIAL CALCULATION:

500 SF EXCEPT PER EA. BUSINESS PER 23,450 SF D-2 OFFICE A1123-1500 = 0 NO PARKING REQ'D

OFFICE B, 1185-1500 = 285/1000 = 0 PARKING REQ'D

TOTAL PARKING REQUIRED:

RESIDENTIAL 35

COMMERCIAL 0

TOTAL 35

54 STALLS PROVIDED, SEE A200 AND A201

NOTE: FOR FAR CALCULATIONS, 11833 SF

OF BELOW GRADE BASEMENT PARKING IS

EXCEPT FROM FAR LIMITS. 13,546 TOTAL

SF OF BUILDING - 11833 + 6,113 SF PER

23,41,003 A4 WHEN A LOT IS IN MORE

THAN ONE ZONE, THE FAR LIMIT FOR EACH

ZONE APPLIED TO THE PORTION OF THE

LOT LOCATED IN THAT ZONE. SEE THE

"FAR AREA CALCUS" ON A2000.

PROPOSED: NC3-65 FAR=42 (4.75 MAX)

PROPOSED: NC3-85 FAR=50 (6 MAX)

TOTAL: 10 BICYCLE STALLS REQUIRED,

SEE A200

Project Data

ASSESSOR'S PARCEL #: 09510006565, 09510006580

PROPERTY ADDRESS: 4532 42ND AVENUE SW

SEATTLE, WA 98106

(4532-4536)

DPD NUMBER: 3004482

OWNER: DAVID LAU - GOLDEN CREST, LLC

14513 CARNELIAN GLEN CT,

SARATOGA, CA 95070

(206) 650-3115

ARCHITECT:

ROGER H. NEWELL, AIA

1102 19TH AVENUE EAST

SEATTLE, WA 98102

(206) 322-1182

(206) 322-5161 FAX

LANDSCAPE

BRUCE JOHNSON, ASLA

2923 E. THOMAS ST.

SEATTLE, WA 98112

(206) 254-2510

SURVEYOR:

CHADWICK & WINTERS, INC.

1422 NW 85TH

SEATTLE, WA 98111

(206) 291-0936 (206) 291-0937(FAX)

GEOTECHNICAL

ENGINEER: GEO GROUP NW

13240 NE 20TH ST, #0

BELLEVUE, WA 98005

(425) 649-8151

STRUCTURAL

ENGINEER:

CIVIL

ENGINEER:

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ARCHITECTURAL A 1000 PROJECT INFORMATION AND CALCULATIONS

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FOURTH FLOOR - UNITS A207

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DETAILS - A233

Building Code

BUILDING CODE: 2003 SEATTLE BUILDING CODE

TYPE OF CONSTRUCTION: V-A (APARTMENTS)

1-A (RETAIL OFFICES, PARKING GARAGE)

OCCUPANCY: R-2 APARTMENTS

B. OFFICES

5-2 PARKING GARAGE

HEIGHT:

50' ALLOWED FOR V-A CONSTRUCTION PER

SEC. TABLE 503.

20' INCREASE PER SEC. 504.2.

10' TOTAL ALLOWED FROM AVE. GRADE

PLANE:

HEIGHT OF BLDG. = 40'0"-33'0" = 6'3'-0"

(SEE EAST AND WEST ELEVATIONS, A300,

300)

AVE. GRADE

PLANE:

STORIES:

6-STORIES OVER BASEMENT PARKING,

5-STORIES OVER 3 HOUR FIRE ASSEMBLY

PER SEC. 502. REFERENCE DATUM 2ND

FLOOR - SEE EAST ELEVATION A301.

5 STORIES OF V-A CONSTRUCTION ALLOWED

PER SEC. TABLE 503.

ALLOWABLE FLOOR AREA:

TYPE I - UNLIMITED AREA (TABLE 5-B)

TYPE V-A = 12,000 SF

FRONTAGE INCREASE: 15' 100'

(13'42"/456'84" - 0.25)

SPRINKLER INCREASE 15' 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	1351/1364	6854	3BR/2-1/2BA
B	5	941	4705	1BR/STUDY/1-1/2BA
B1	5	1083	5415	1BR/STUDY/2BA
C	5	1082/1086	5506	2BR/2BA
D	5	1354/1432	1122	3BR/STUDY/2BA
E	5	1026/1041	514	2BR/2BA
F	5	1110/1130/1161	5713	2BR/2BA
TOTAL	35	1158 (AVG)	40539	

Unit Types

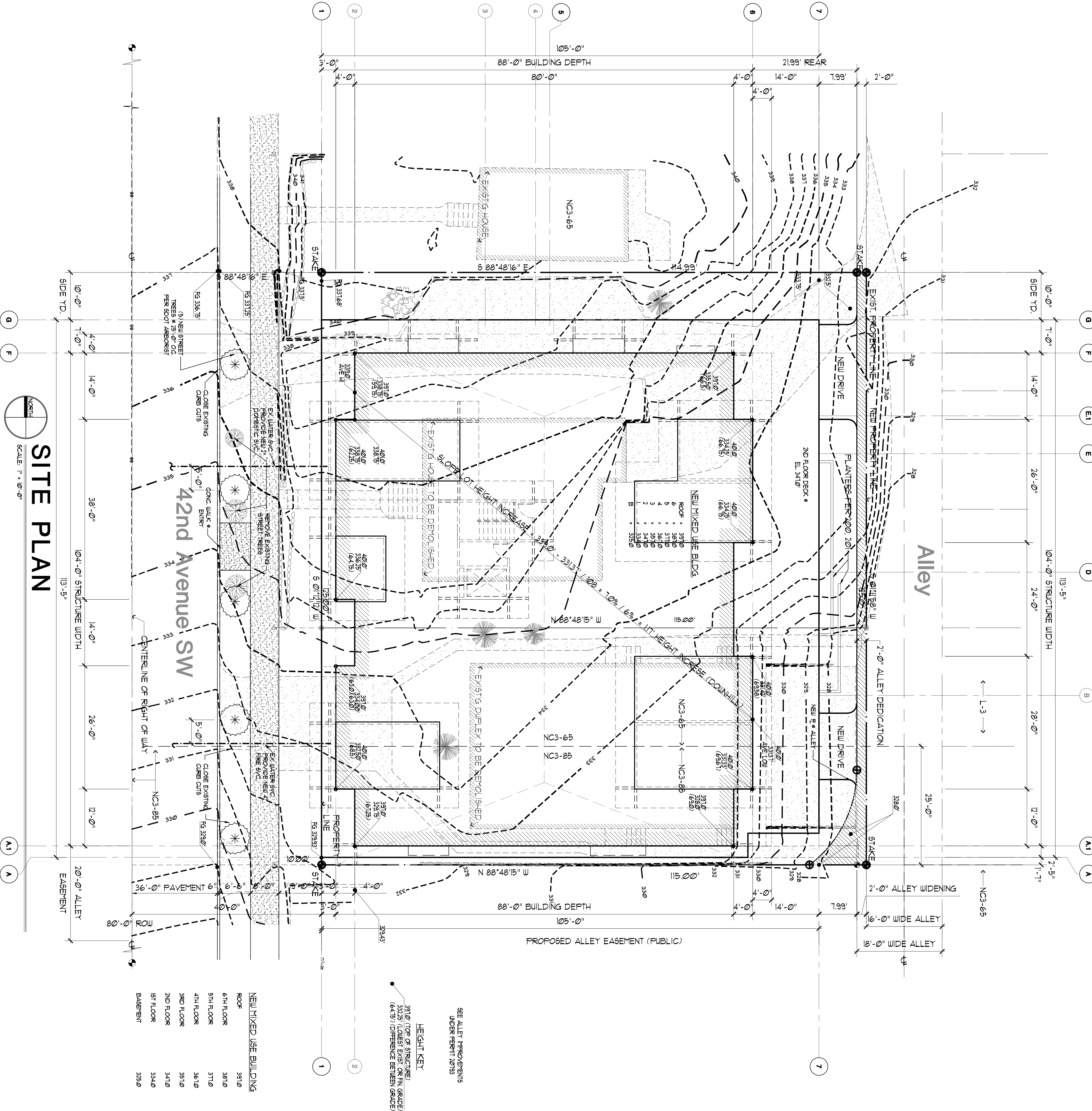
TYPE	#
1BR / STUDY / 1-1/2BA (B)	5
1BR / STUDY / 2BA (B1)	5
2BR / 2BA (C, E, F)	15
3BR / STUDY / 2BA (D)	5
3BR / STUDY / 2-1/2BA (A)	5
TOTAL	- 35 UNITS

Building Area Totals

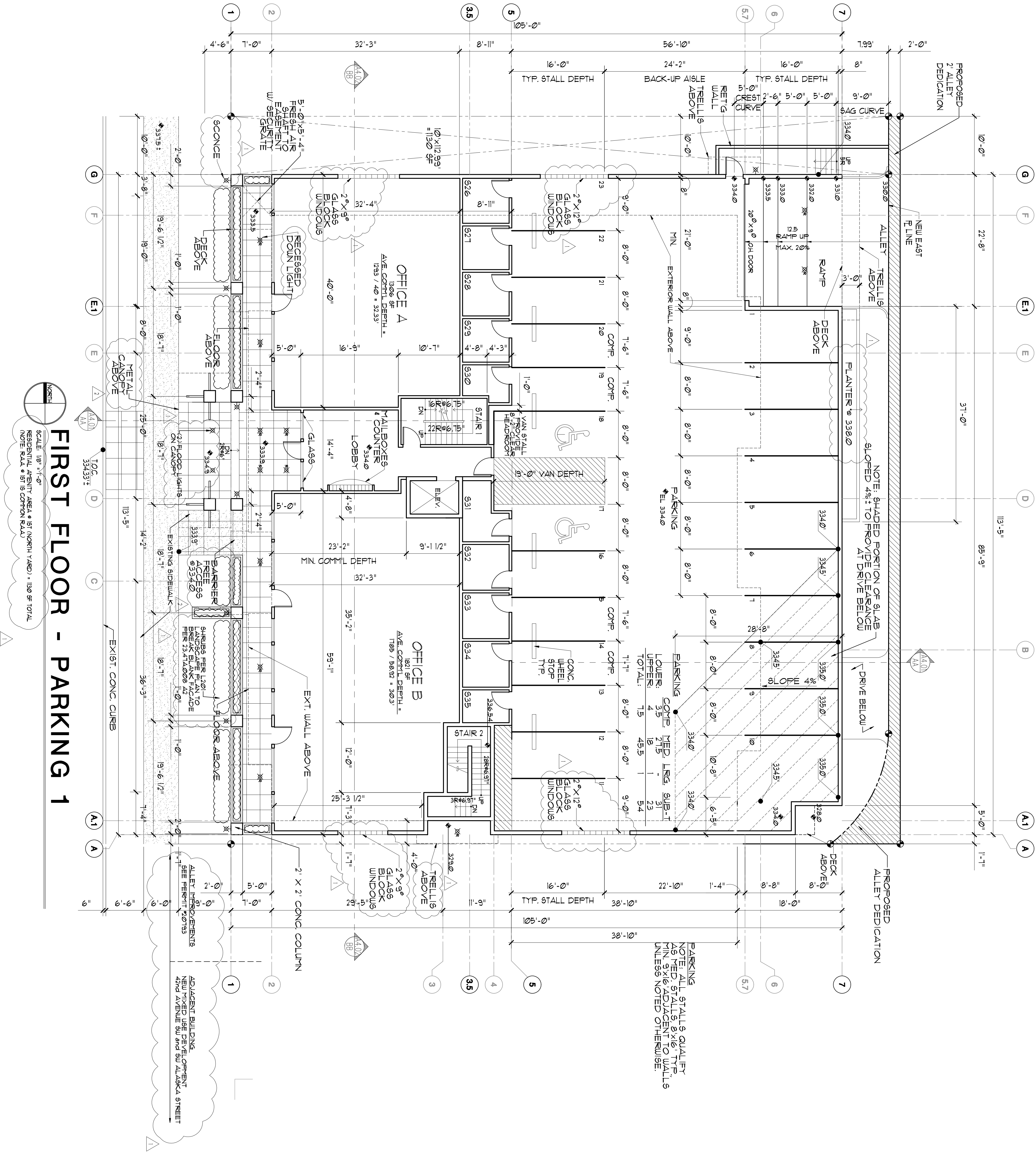
FLOOR	5-2	B	B	R	R	R	SUB-TOTAL
PARKING	1620	-	-	-	-	-	1620
1ST FLR	601	327	0	61	61	0	1146
2ND FLR	-	-	1381	806	813	1260	1165
3RD FLR	-	-	8020	806	8286	536	9342
4TH FLR	-	-	8154	806	8360	516	9536
5TH FLR	-	-	8154	806	8360	508	9518
6TH FLR	-	-	8154	806	8360	616	9636
ROOF	-	-	-	203	203	0	203
TOTALS	1631	861	3171	40539	4304	45443	13164

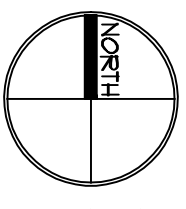
AVERAGE GRADE PLANE CALCULATION

NORTH AVE.	=	333.75	331.68	=	335.1		
		2					
WEST AVE.	=	331.43	329.92	=	333.68		
		2					
SOUTH AVE.	=	329.43	328.0	=	328.72		
		2					
EAST AVE.	=	328.0	332.5	=	330.25		
		2					
AVE. GRADE PLANE	=	333.1	333.68	328.72	330.25	=	332.0

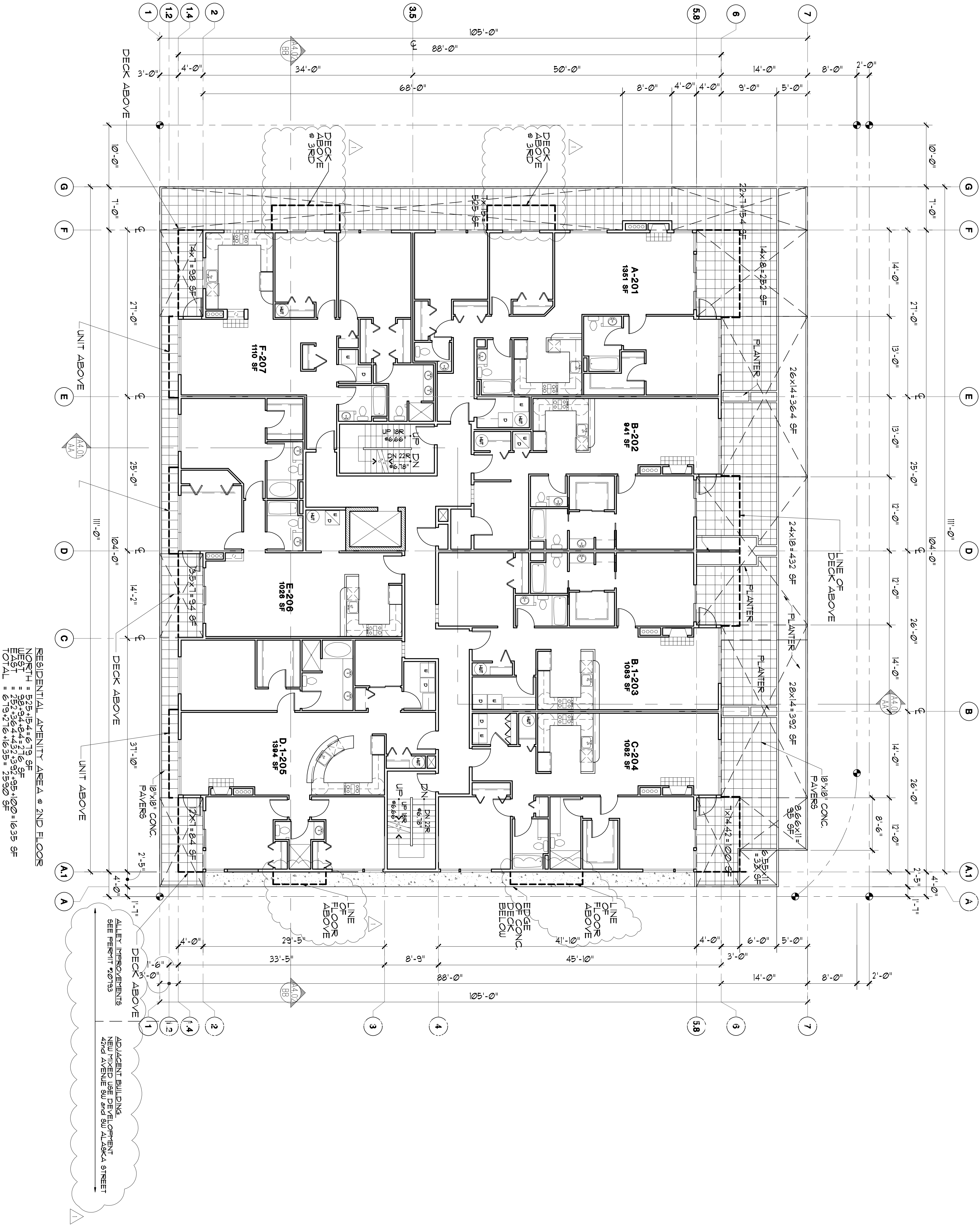








SECOND FLOOR PLAN



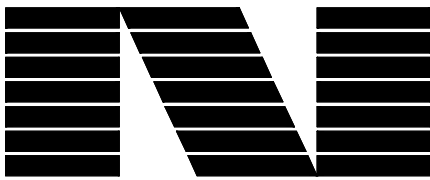
PERMIT SUBMITTAL

PROJECT NO.
0611

A202

GOLDEN CREST, LLC
4532 42ND AVENUE SW
SEATTLE, WASHINGTON

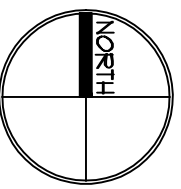
1822



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

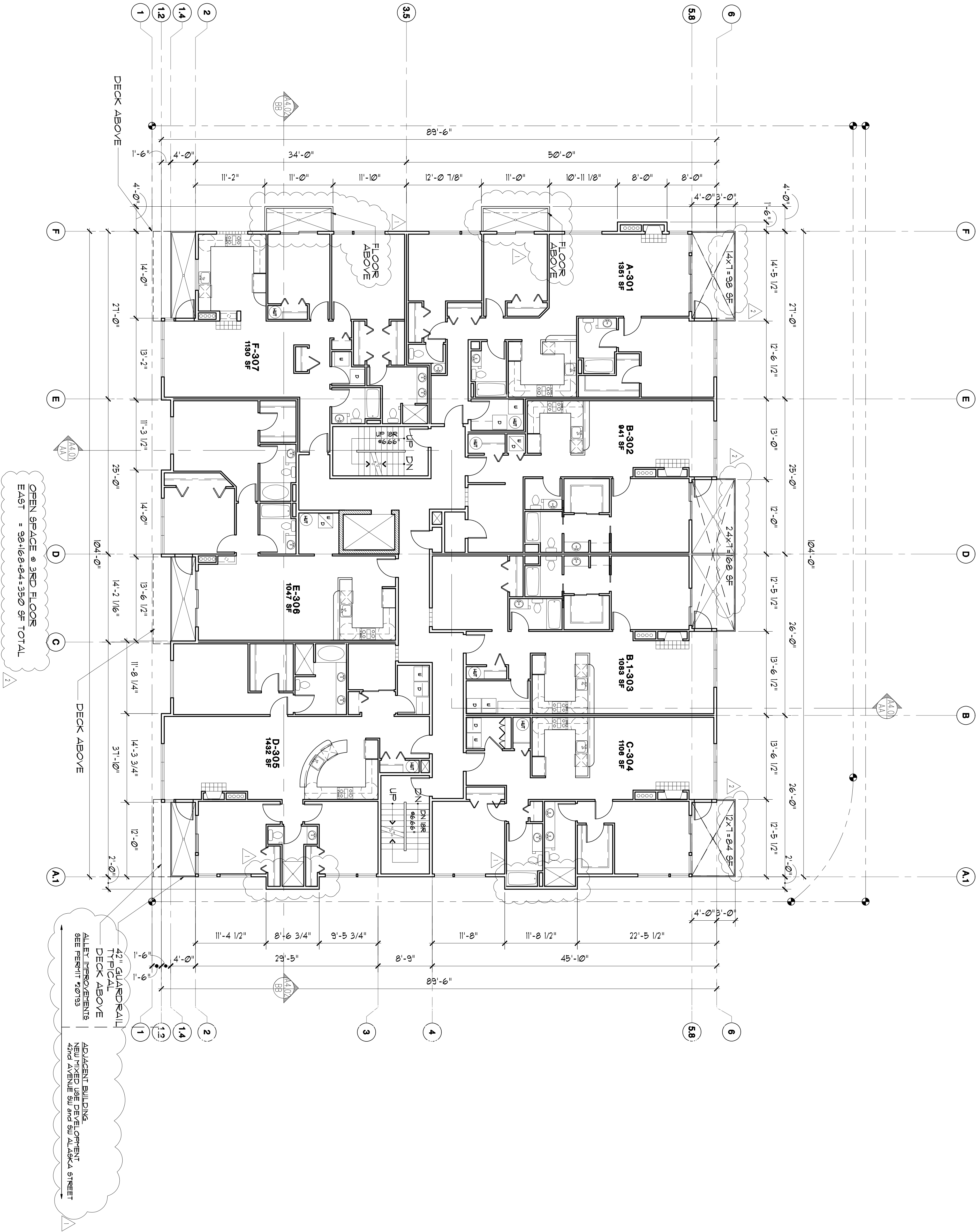
04/12/2001 MUP INTAKE
11/03/2001 LAND USE/ZONING CORRECTIONS
01/03/2008 LAND USE/ZONING REVIEW RESPONSE

DATE: 04/09/01
DRAWN: ST
CHECKED: RN



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

THIRD FLOOR PLAN



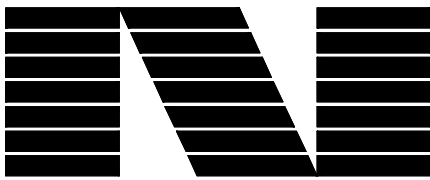
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PROJECT NO.
0611

A203

GOLDEN CREST, LLC
4532 42ND AVENUE SW
SEATTLE, WASHINGTON

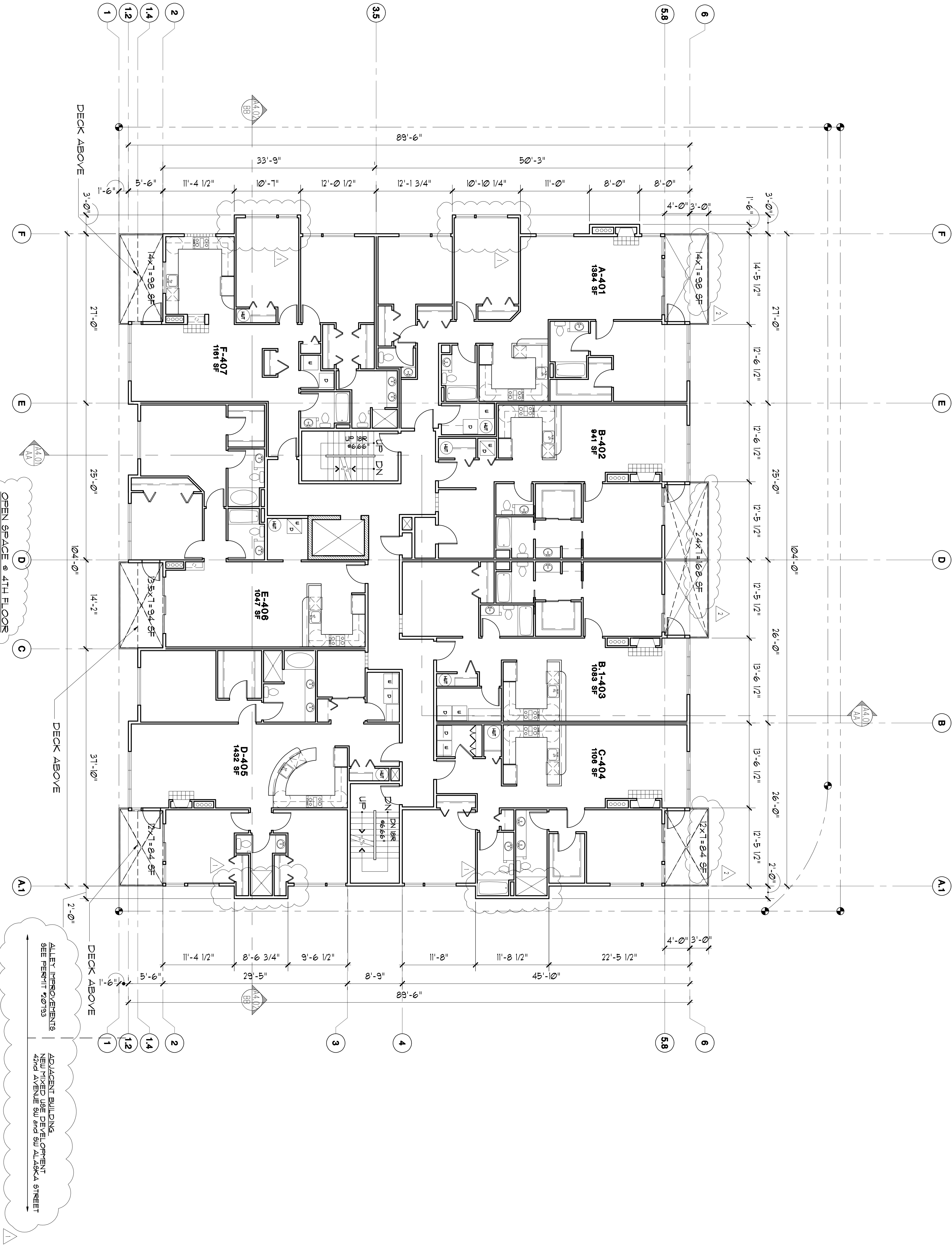
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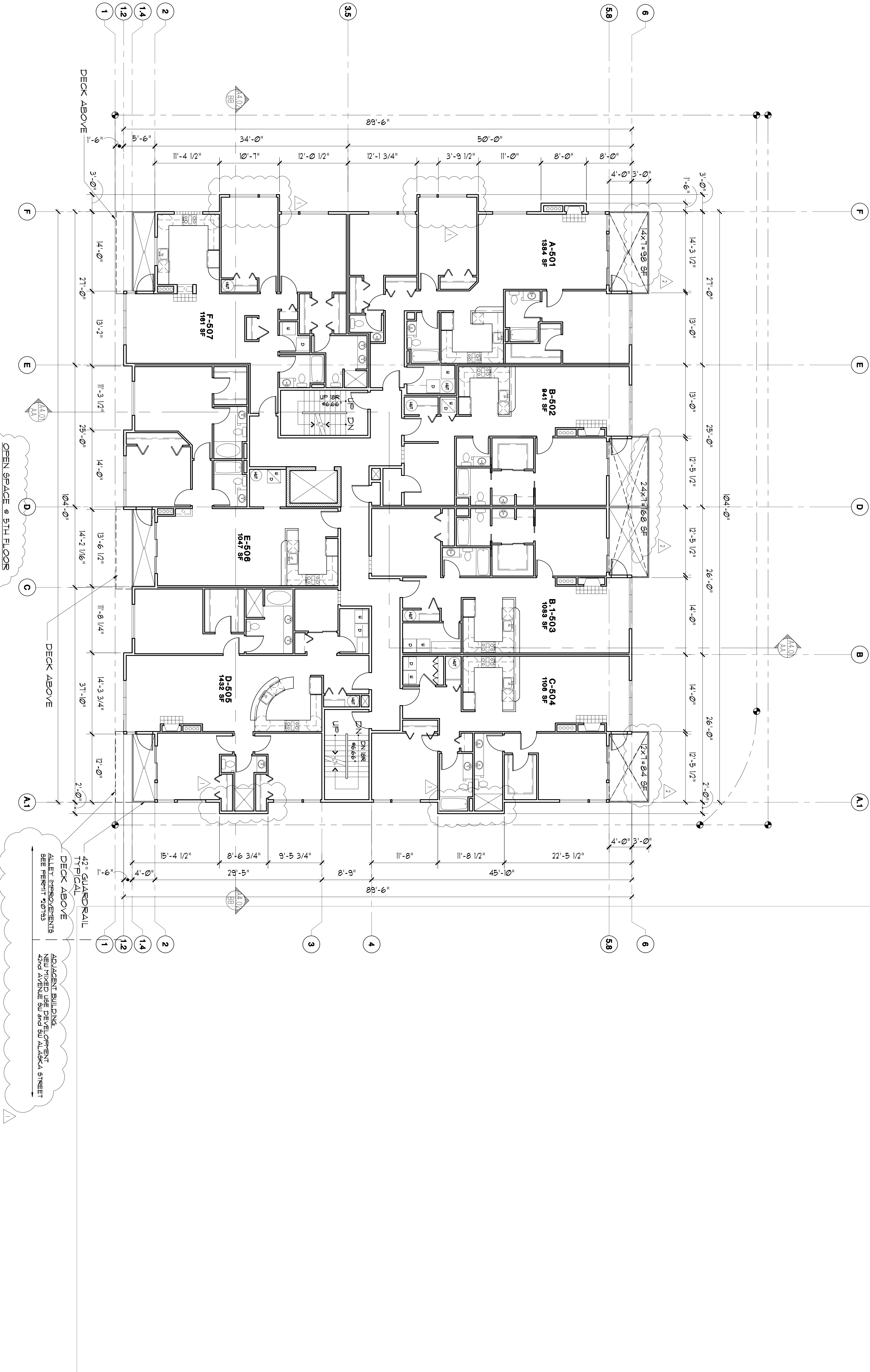
ROGER H. NEWELL
ARCHITECT (206) 322-1192
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1102 NINETEENTH AVENUE, EAST
SEATTLE, WASHINGTON 98112

04/12/2001 MUP INTAKE
01/03/2001 LAND USE/ZONING CORRECTIONS
01/03/2002 LAND USE/ZONING REVIEW RESPONSE

DATE: 04/09/01
DRAWN: ST
CHECKED: RN



FOURTH FLOOR PLAN



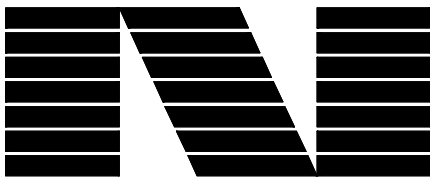
FIFTH FLOOR PLAN

PERMIT SUBMITTAL

PROJECT NO.
0611

GOLDEN CREST, LLC
4532 42ND AVENUE SW
SEATTLE, WASHINGTON

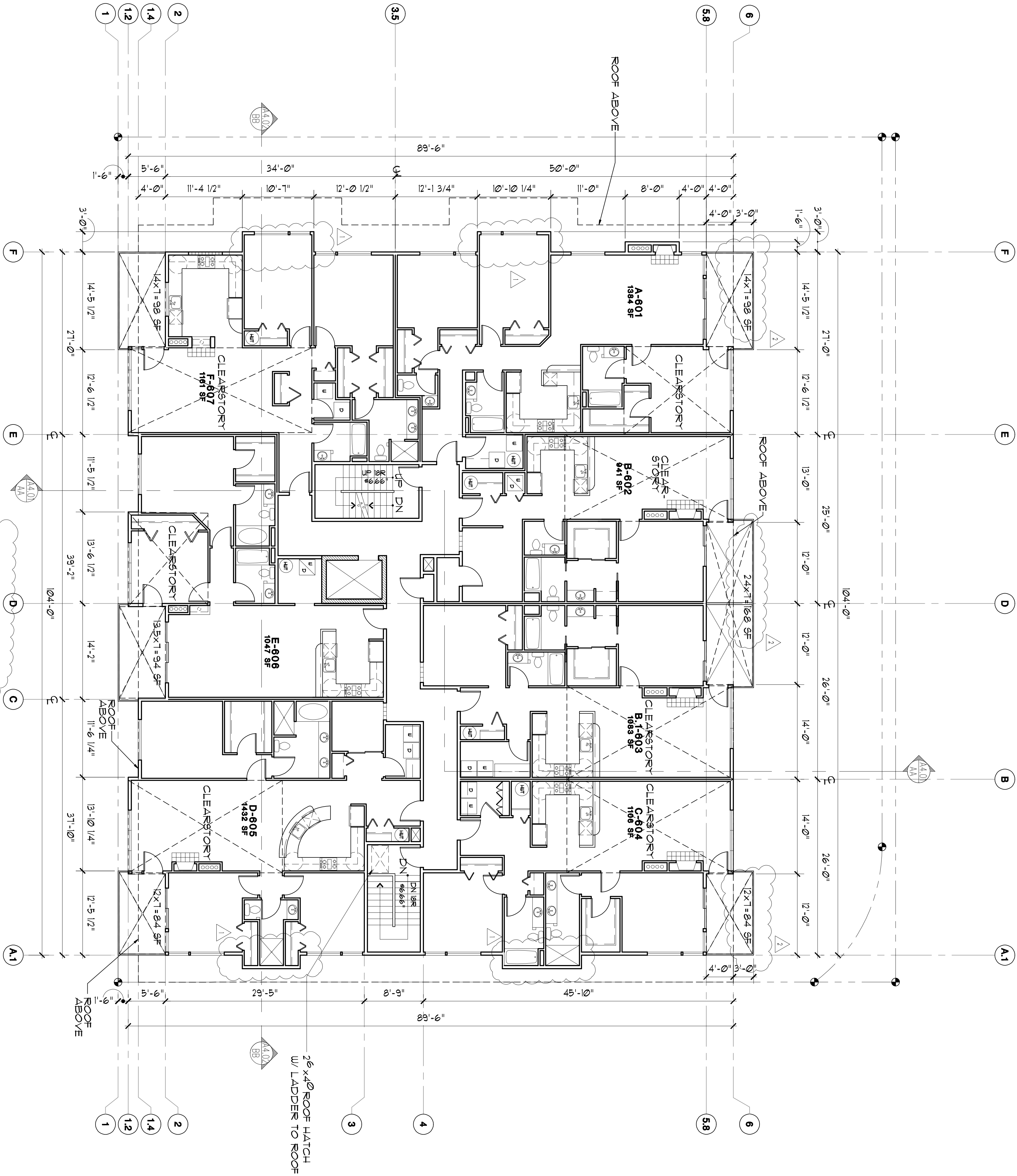
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ARCHITECT (206) 322-1192
FACSIMILE (206) 322-5161
1102 NINETEENTH AVENUE, EAST
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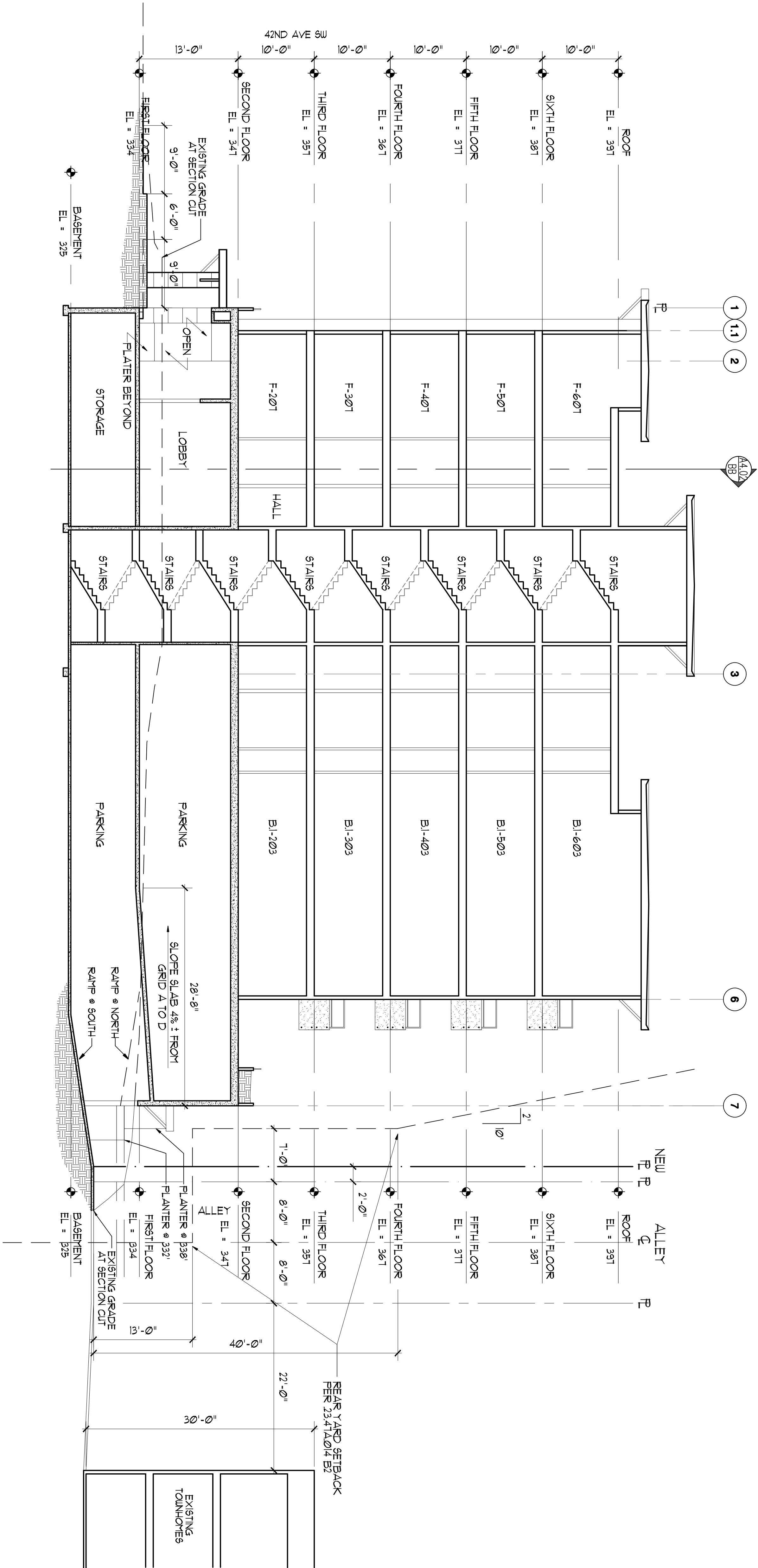
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11/03/2001 LAND USE/ZONING CORRECTIONS
01/09/2002 LAND USE/ZONING REVIEW RESPONSE

DATE: 04/09/01
DRAWN: ST
CHECKED: RN



SIXTH FLOOR PLAN





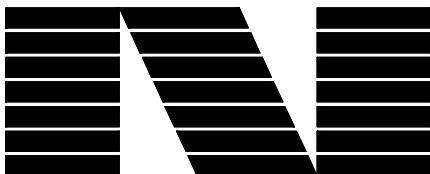
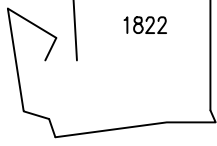
SECTION AA (Looking North)

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

PERMIT SUBMITTAL

A401
PROJECT NO. 0611

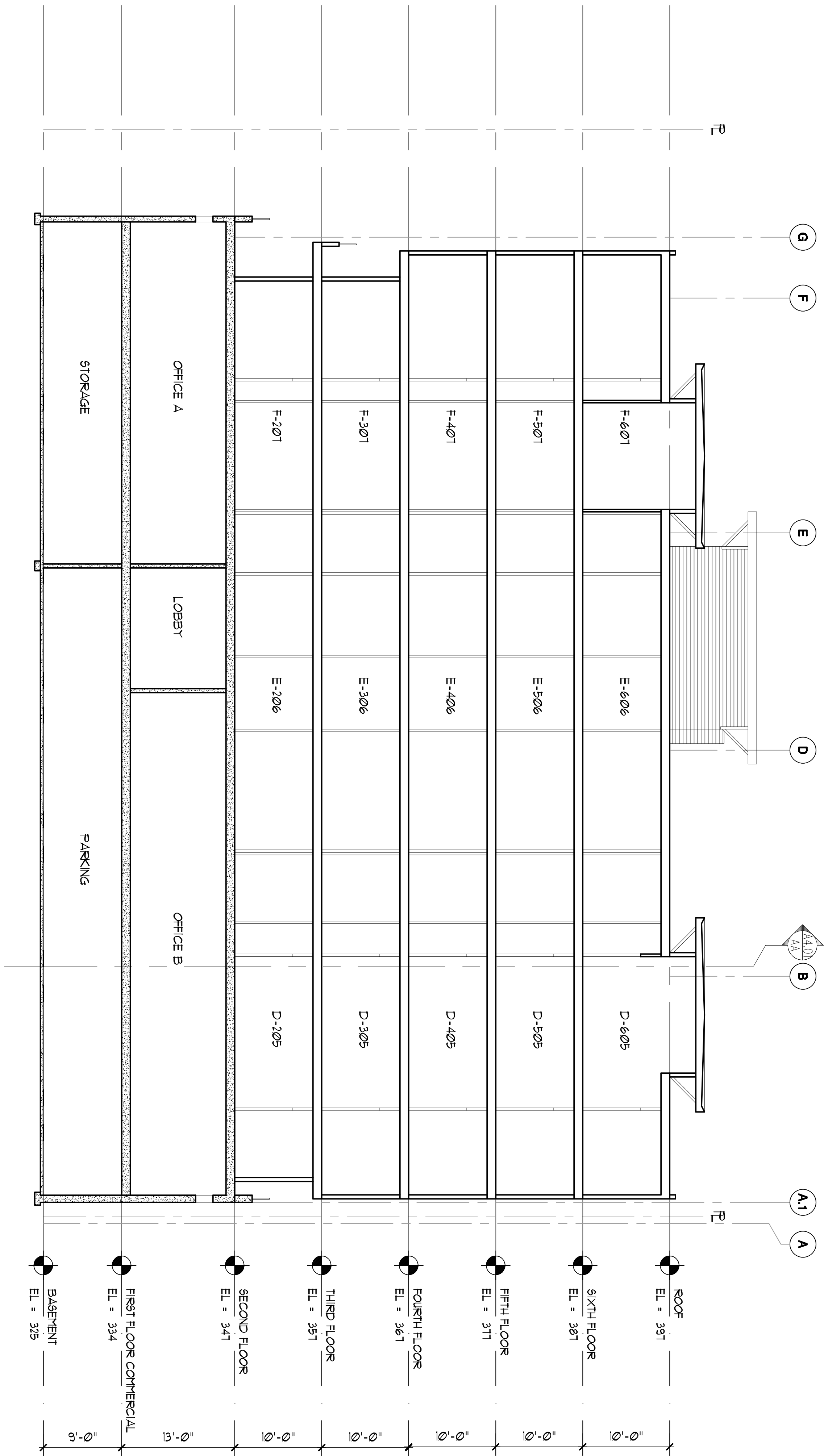
GOLDEN CREST, LLC
4532 42ND AVENUE SW
SEATTLE, WASHINGTON



ROGER H. NEWELL ARCHITECT (206) 322-1192
FACSIMILE (206) 322-5161
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SEATTLE, WASHINGTON 98112

04/12/2001 MUP INTAKE
11/03/2001 LAND USE/ZONING CORRECTIONS
01/03/2008 LAND USE/ZONING REVIEW RESPONSE

DATE: 04/09/07
DRAWN: ACC
CHECKED:



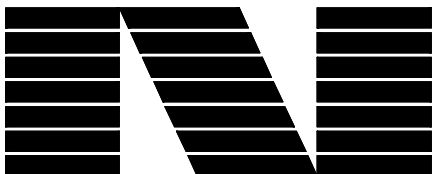
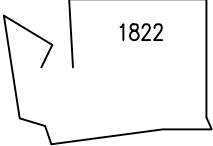
SECTION BB

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

PERMIT SUBMITTAL

A4.02
PROJECT NO.
0611

GOLDEN CREST, LLC
4532 42ND AVENUE SW
SEATTLE, WASHINGTON



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SEATTLE, WASHINGTON 98112

04/12/2001 MUP INTAKE
05/12/2001 PRELIMINARY CORRECTIONS
02/09/2008 LAND USE/ZONING REVIEW RESPONSE

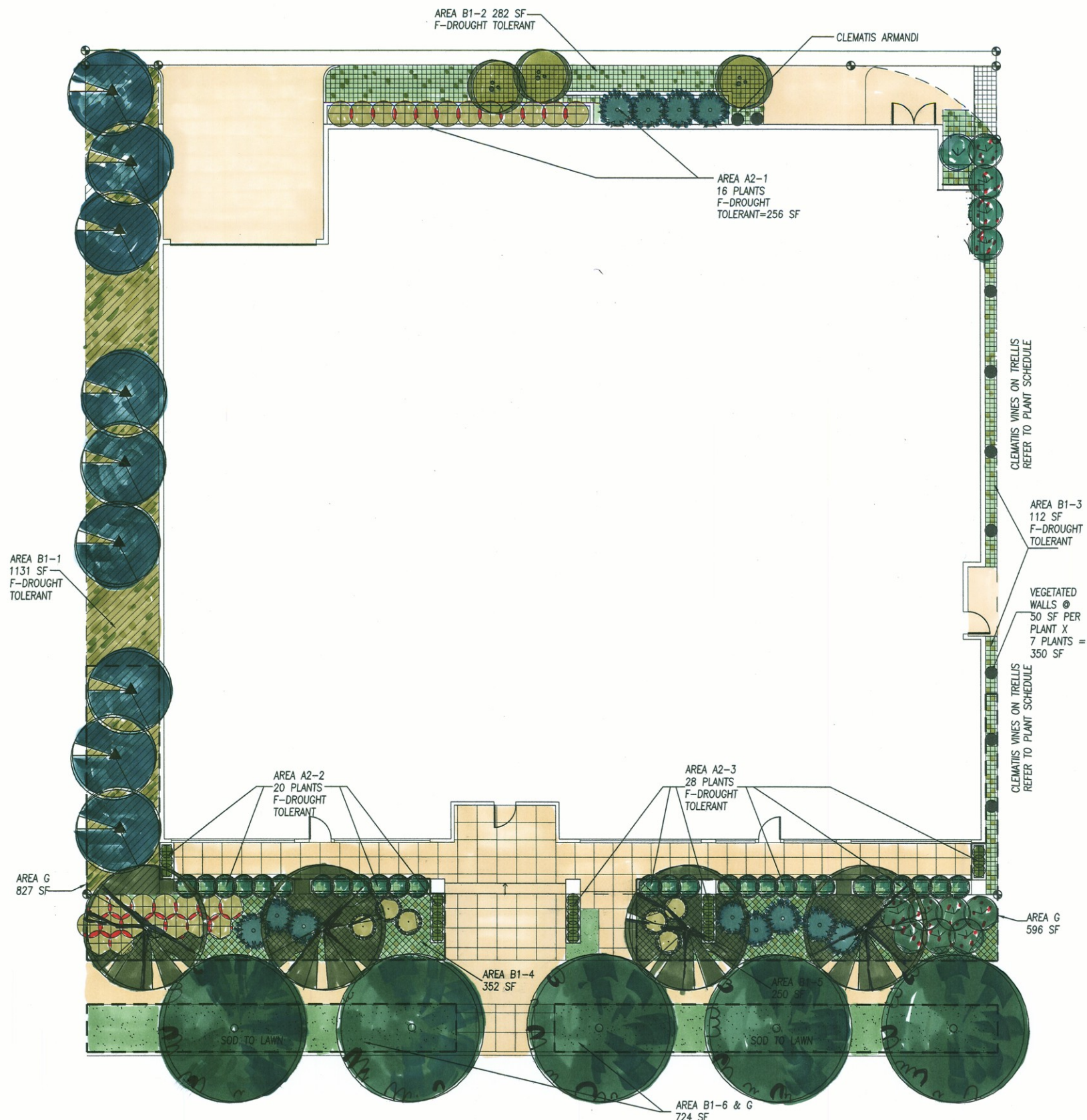
DATE: 04/09/01
DRAWN: ACC
CHECKED:

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	11	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	5	B-4
	CERCIDIPHYLLUM JAPONICUM KATSURA TREE	2 TO 2-1/2" CAL	12-14 FT. B & B	STRAIGHT / SINGLE BROAD CANOPY	GF-LARGE TREE	4	B-6
	PINUS NIGRA AUSTRIAN PINE		8-10 FT. B & B	FULL BRANCHED	GF-MED. LARGE TREE	9	B-5
	ARBUTUS UNEDO 'COMPACTA' COMPACT STRAWBERRY TREE	21-24"	5 GAL.	COMPACT & BUSHY PLNTD. @ 4'-0" O.C.	DROUGHT TOL. 3' PLUS @ MAT	14	B-2 F
	CISTUS HYBRIDIS WHITE ROCK ROSE	12-15"	1 GAL.	COMPACT & BUSHY	DROUGHT TOL. 3' PLUS @ MAT	12 16	A-2 B-2 F
	NANDINA DOMESTICA 'GULF STREAM' GULF STREAM NANDINA	18-21"	5 GAL.	COMPACT & BUSHY	DROUGHT TOL. 3' PLUS @ MAT	27	A-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.	48	A-2 F
	MISCANTHUS SINENSIS 'ZEBRINUS' ZEBRA GRASS	15-18"	5 GAL.	COMPACT & BUSHY	DROUGHT TOL. 3' PLUS @ MAT	4 8	A-2 B-2 F
	PHORMIUM TENAX 'RUBRUM' BRONZE NEW ZEALAND FLAX	10-12"	5 GAL.	COMPACT & BUSHY	DROUGHT TOL. 3' PLUS @ MAT	6	B-2 F

NOTE:
 LOT AREA = 14,136 SF
 TREES REQUIRED = 1/1100 SF = 13 TREES / TREES PLANNED = 13 (NOT INCLUDING STREET TREES OR VINE MAPLES)
 SHRUBS REQUIRED = MIN 26 SHRUBS / SHRUBS PLANNED = 135
 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 SUGRADE 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



GROUND LEVEL PLANTING PLAN

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

PERMIT SUBMITTAL

GOLDEN CREST, LLC
 4532 42ND AVENUE, SW
 SEATTLE, WASHINGTON

L201

PROJECT NO.
 0511

9 NOV 2007 LAND USE CORRECTIONS RESPONSE

ARCHITECT: (206) 322-1142

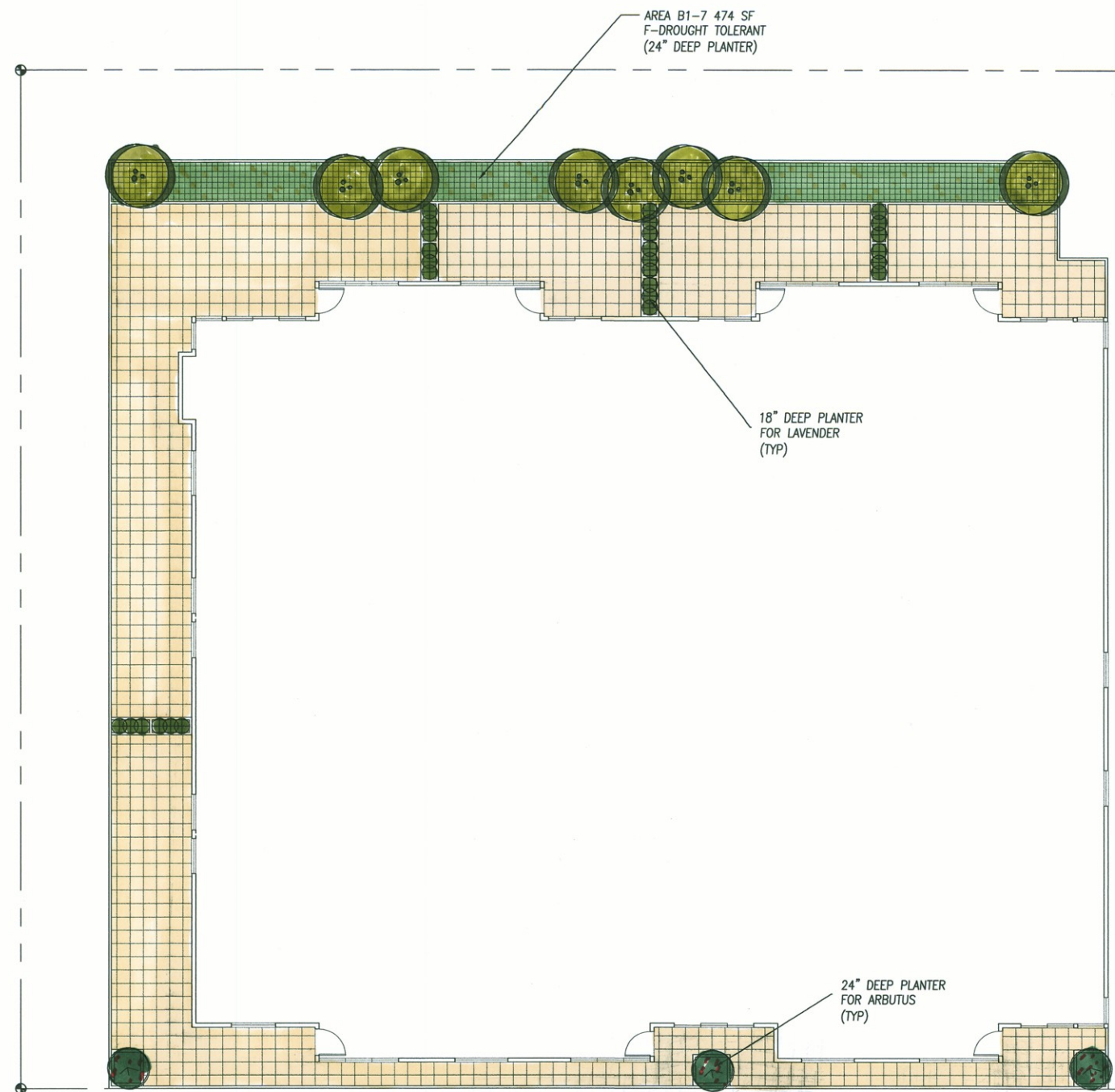


GOLDEN CREST, LLC
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L201

PROJECT NO.
 0511

DATE: 04/09/07
 DRAWN: ST
 CHECKED: RN



NOTE:
REFER TO L-201 FOR PLANTING SCHEDULE AND NOTATIONS ON GREEN FACTOR.



SECOND FLOOR PLANTING PLAN

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



REGISTERED
LANDSCAPE ARCHITECT
Bruce A. Johnson
BRUCE A. JOHNSON
CERTIFICATE No. 241

PERMIT SUBMITTAL

GOLDEN CREST, LLC
4532 42ND AVENUE, SW
SEATTLE, WASHINGTON

L202

PROJECT NO.
0511

9 NOV 2007 LAND USE CORRECTIONS RESPONSE

ROBERT M. WHEELER (358) 322-1142
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ROSEMARIE (425) 722-1151
102 NINE TENTH AVENUE EAST
SEATTLE, WASHINGTON 98112



1822

DATE: 04/09/07

ST

RN

ST

RN