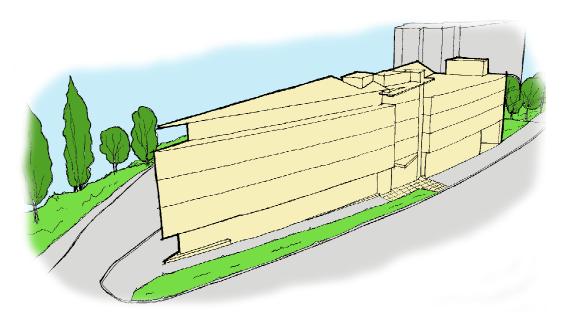
4-STORY MIXED-USED BUILDING



ZONING: NC2-40

LOT SIZE: 15,854 sf

FAR (2.75) 43,598.5 sf

STRUCTURE HEIGHT
base height limit
mixed—used bonus
sloped roof > 4:12 pitch

40 feet
+4 feet
+5 feet

slope site bonus (+1' per 6%) approx. +5 feet

PARKING

retail / commercial < 1,500 sf none restaurant < 1,500 sf none residential parking ratio 1 space / DU

Project data:

ADDRESS: 4529 Sand Point Way NE Seattle, WA 98105-3913

PARCEL NUMBER: 7933000125

LEGAL DESCRIPTION:

Lots 4, 5, 6, 7 and 8 in Block 3, Spring Brook Terrace Addition, according to the plat thereof, recorded in volume 16 of plats, page 74, in King County, Washington and that portion of vacated alley within said block 3 all lying northwesterly of Sand Point Way as by City of Seattle Ordinance No. 52478 and Verdict No. 20659;

Except therefrom that portion lying within Laurelhurst Condominium, recorded in volume 48 of condominiums, pages 47 to 51, in King County, Washington.

OWNER:

Sand Point Condominiums, LLC 19515 North Creek Parkway, Suite 300 Bothell, WA 98011

ARCHITECT:

Studio MENG STRAZZARA 2401 Elliott Avenue Suite #100 Seattle, WA, USA, 98121

Tel: (206)587-3797 Fax: (206)587-0588 www.studioms.com

CONTACT PERSON: Gregory Wharton

Vicinity map





EARLY DESIGN GUIDANCE

ARCHITECTURE

ENGINEERING

Proposed development:

Commercial area	4,800 sf
Gross Residential Area	32,500 sf
Total Building Area (FAR)	43,500 sf
Dwelling units	32 DU
Residential floor plate	11,700 sf
Parking provided	32 spaces
Parking Required	32 spaces

Proposed departures:

- 1) curb cut locations (39th and Sand Point Way)
- 2) modify parking buffer requirements at NE 39th / no frontage requirements on 39th

4. In a content content with all a companies will like a positive and large $= 10.634 \, \mathrm{km}$ by

RESTRICTIONS OF RECORD

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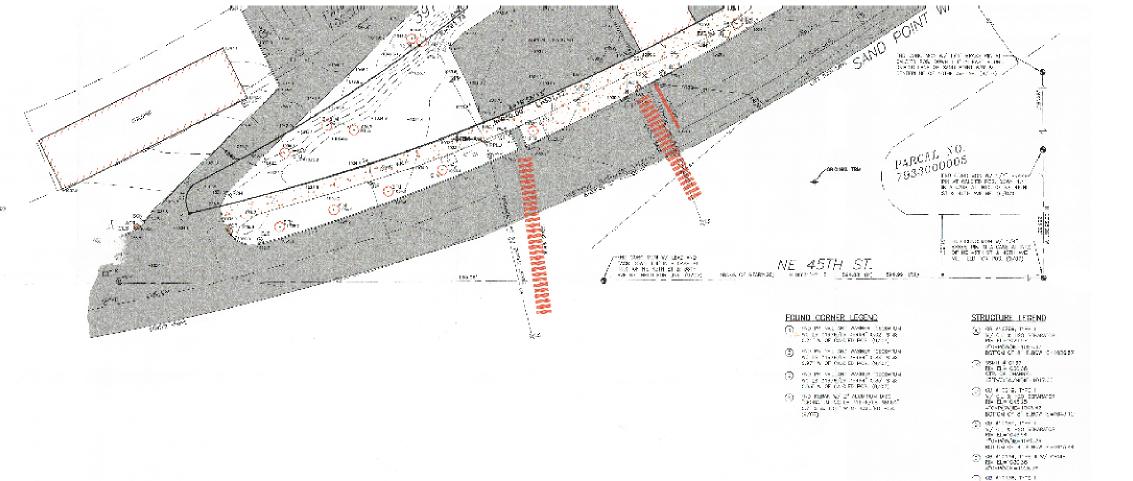
2. SUBJECT TO PEREND ACTION IN 18 NO COUNTY SUPERIOR CALLS UNION BOUNDED TO THE TOTAL CALLS.

LECAL DESCRIPTION

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ARCHITECTURE ENGINEERING

Sand Point Way NE Existing Elevation
shows building proximity to the southwest corner (left)









EARLY DESIGN GUIDANCE

Site Corner

major corner visible from Sand Point W. NE & 39th ave. NE

photo survey











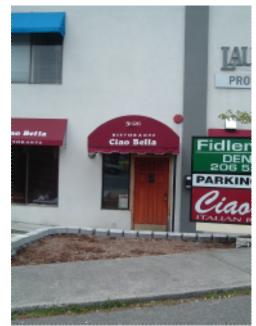


shows small shops & restaurants on Sand Point W. NE across from the site looking south

photo survey









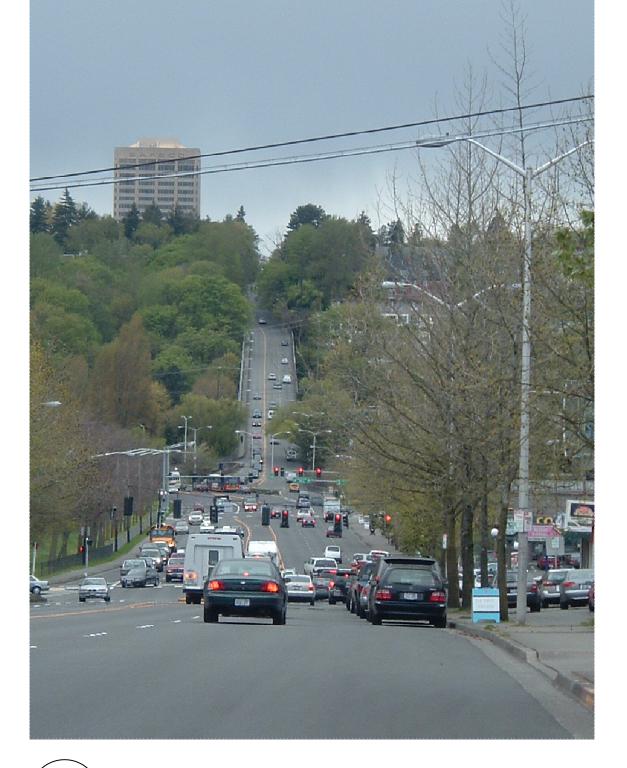
shows restaurants on 39th ave NE







photo survey



Sand Point & 45th ave.

view of the site towards the west & the University village

4529 Sand Point Way

ENGINEERING

EARLY DESIGN GUIDANCE

ENGINEERING









Springbrook Professional Center

located on Sand Point W. NE across from the site looking south









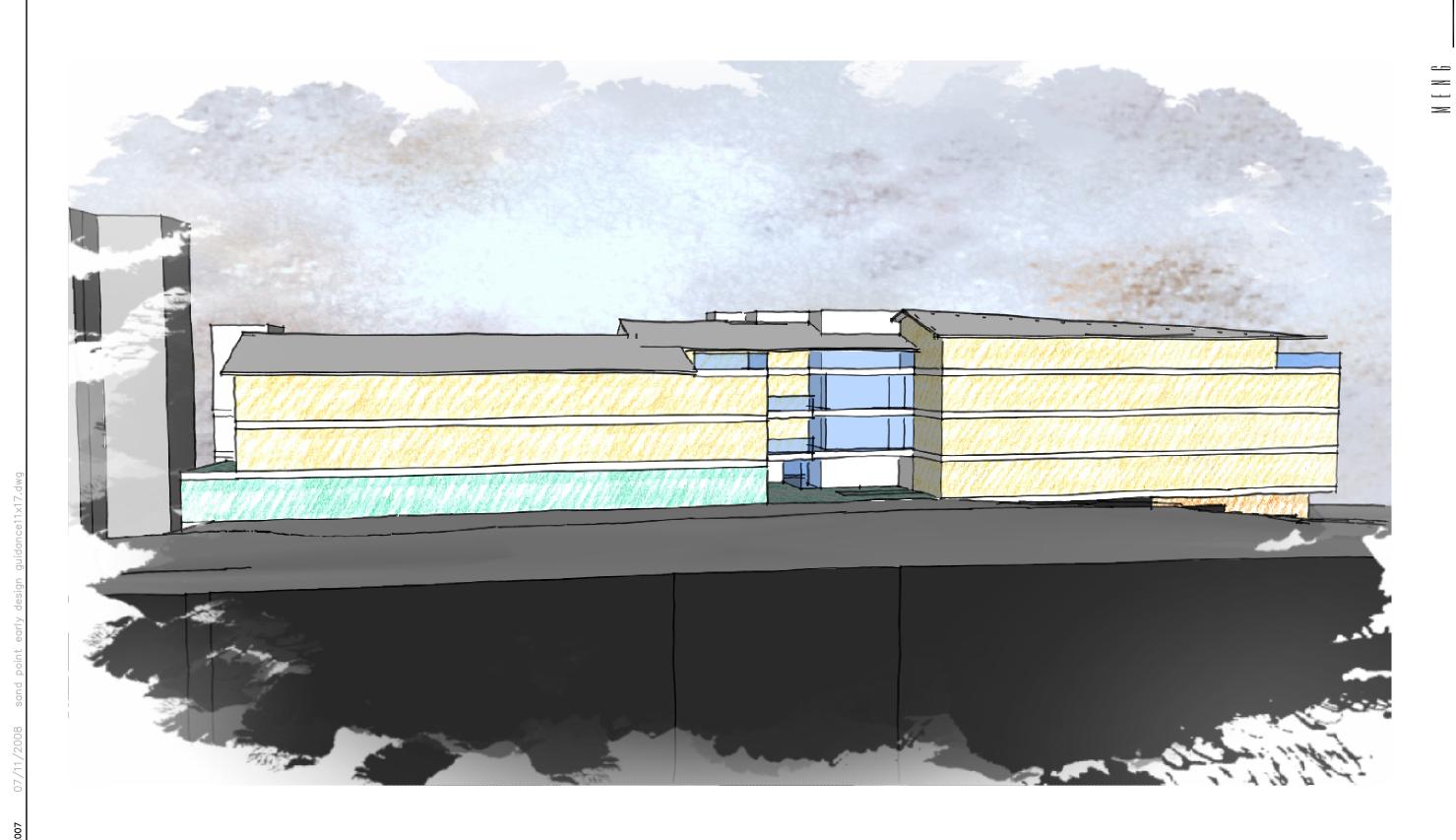
Burke-Gilman Trail

| located on 39th ave NE north of the site

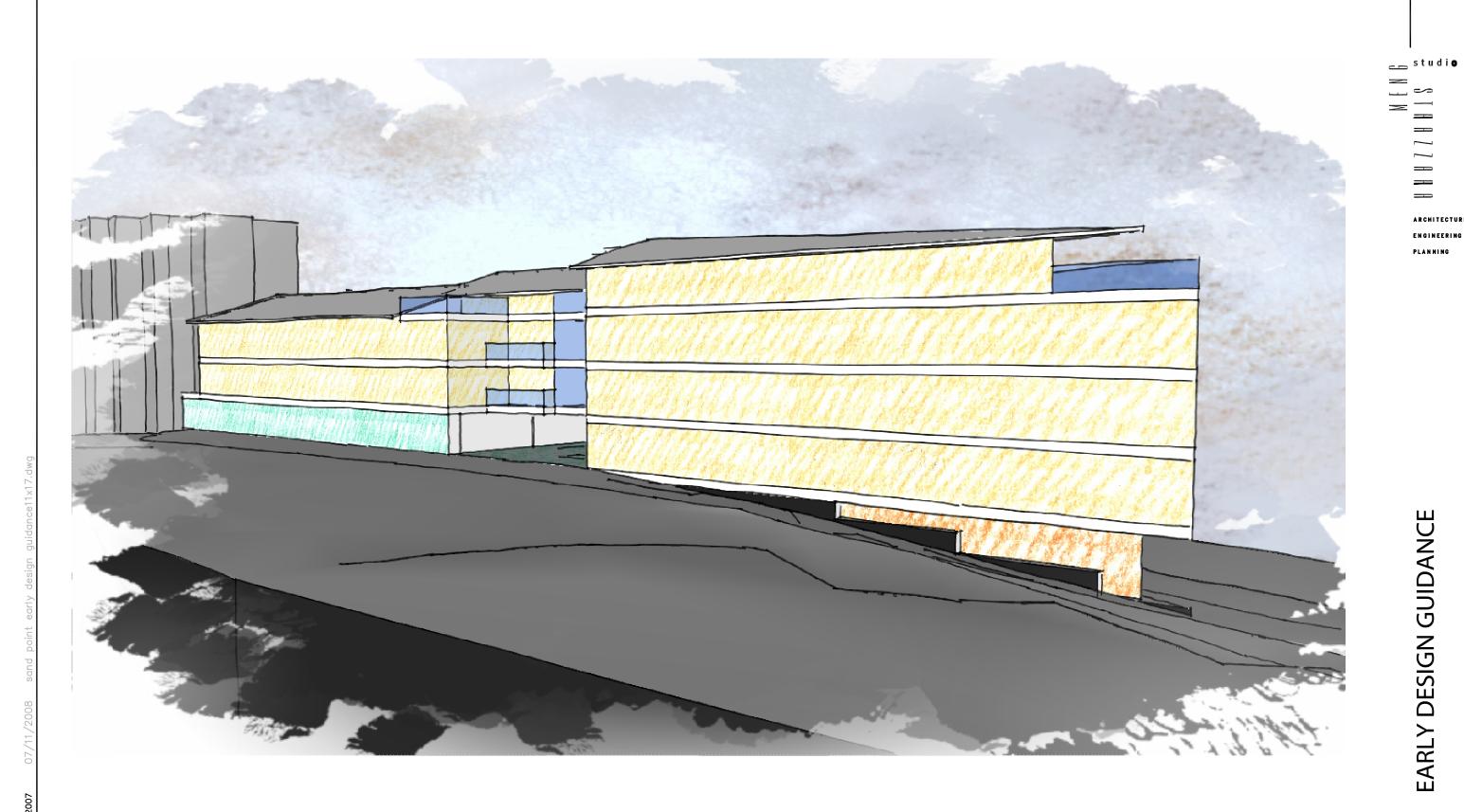
photo survey

ARCHITECTURE ENGINEERING



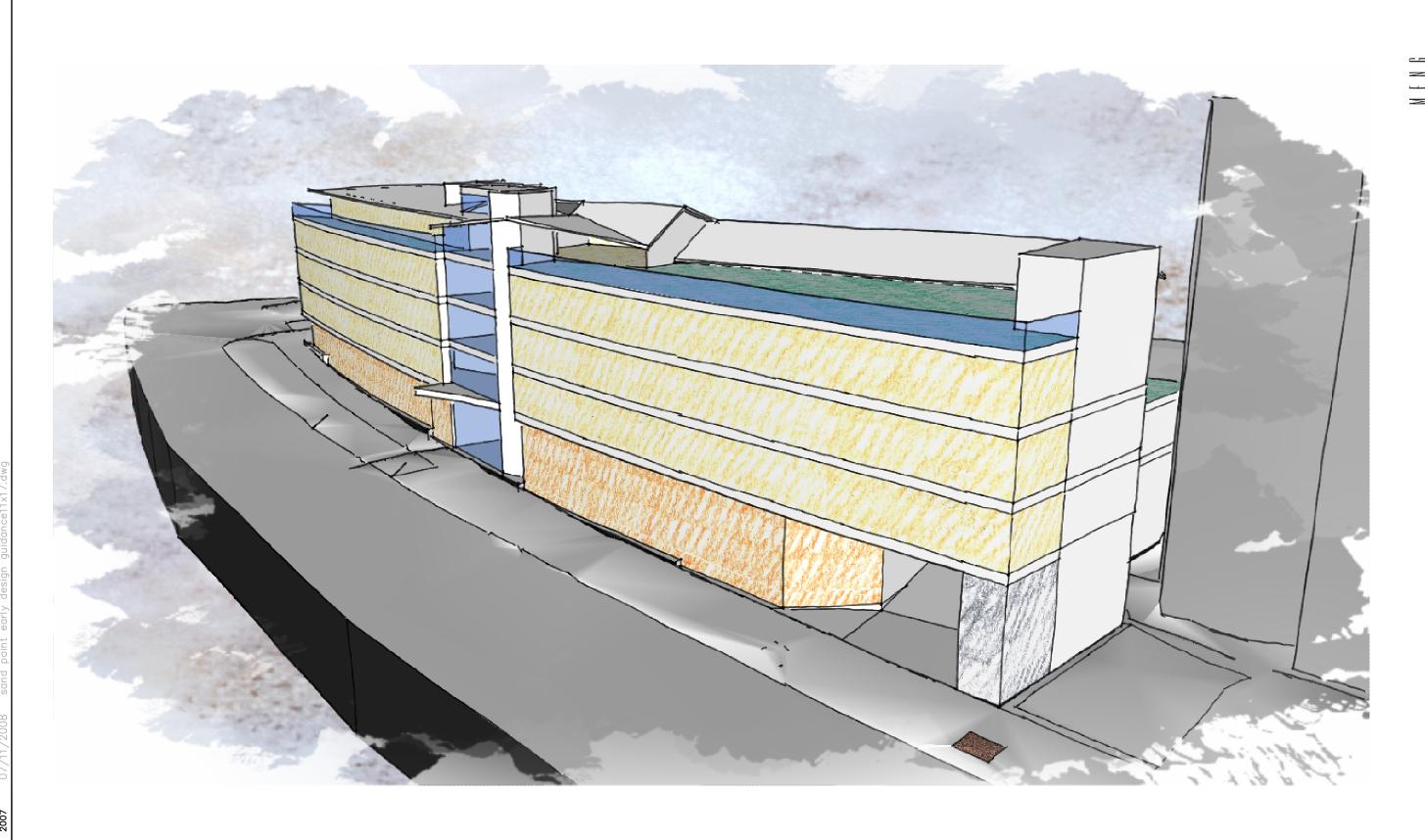


option 3 - northeast view



option 3 - northwest view

option 3 - southwest view



option 3 - southeast view

ENGINEERING

option 3 - level 2

4529 Sand Point Way

ARCHITECTURE ENGINEERING

EARLY DESIGN GUIDANCE

4529 Sand Point Way

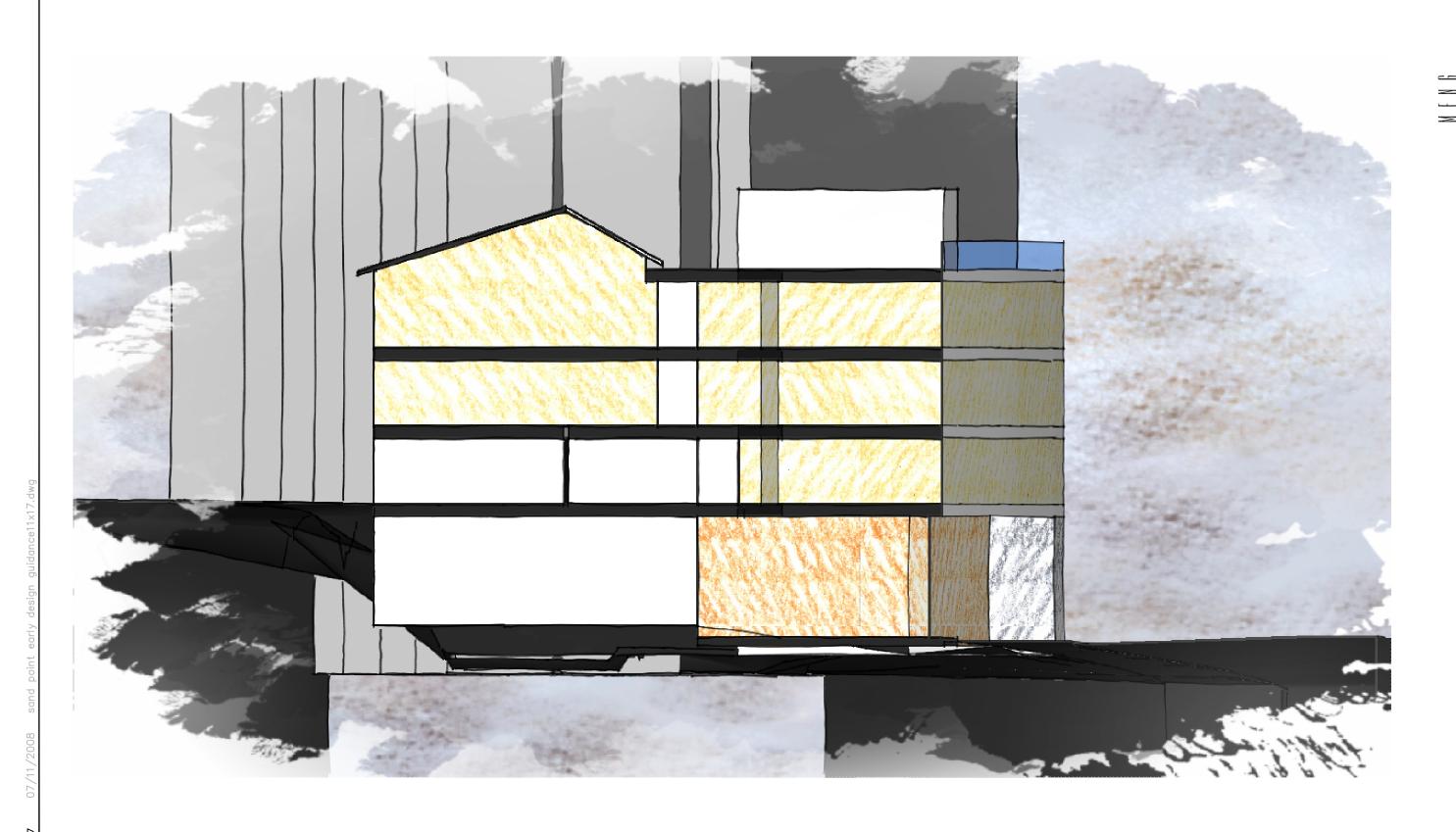
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ARCHITECTURE Engineering

option 3 - penthouse level

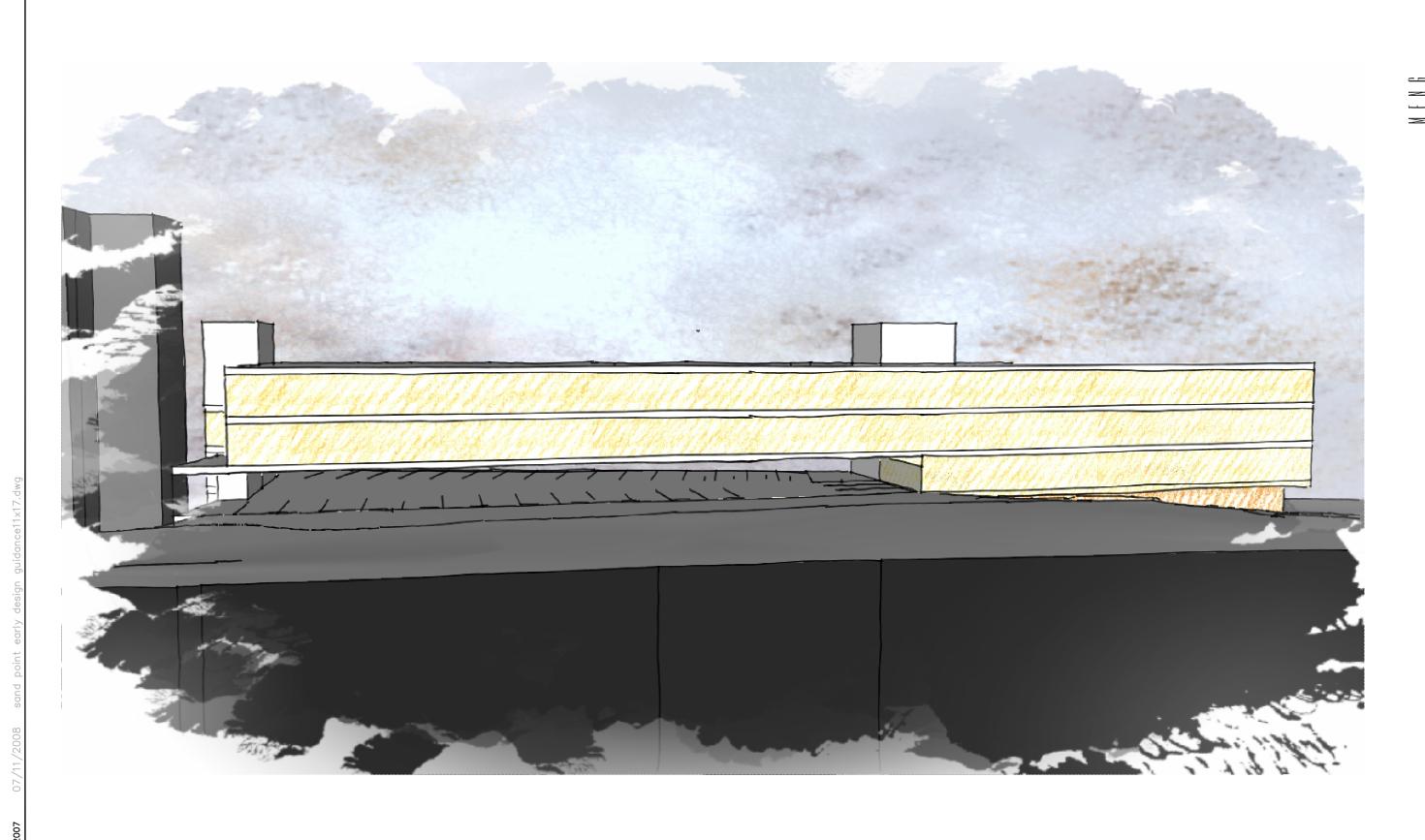
ENGINEERING



option 3 - concept section

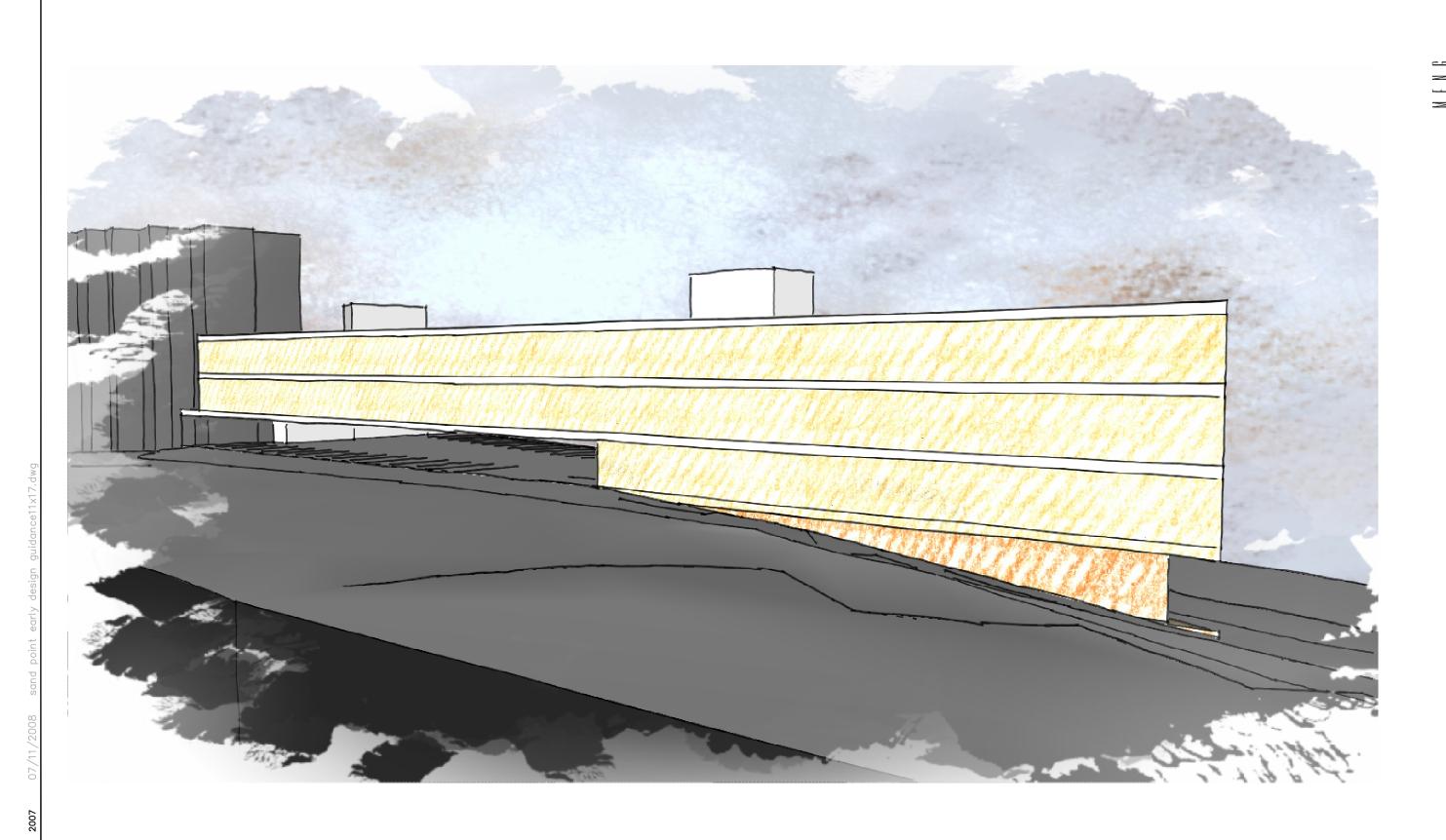




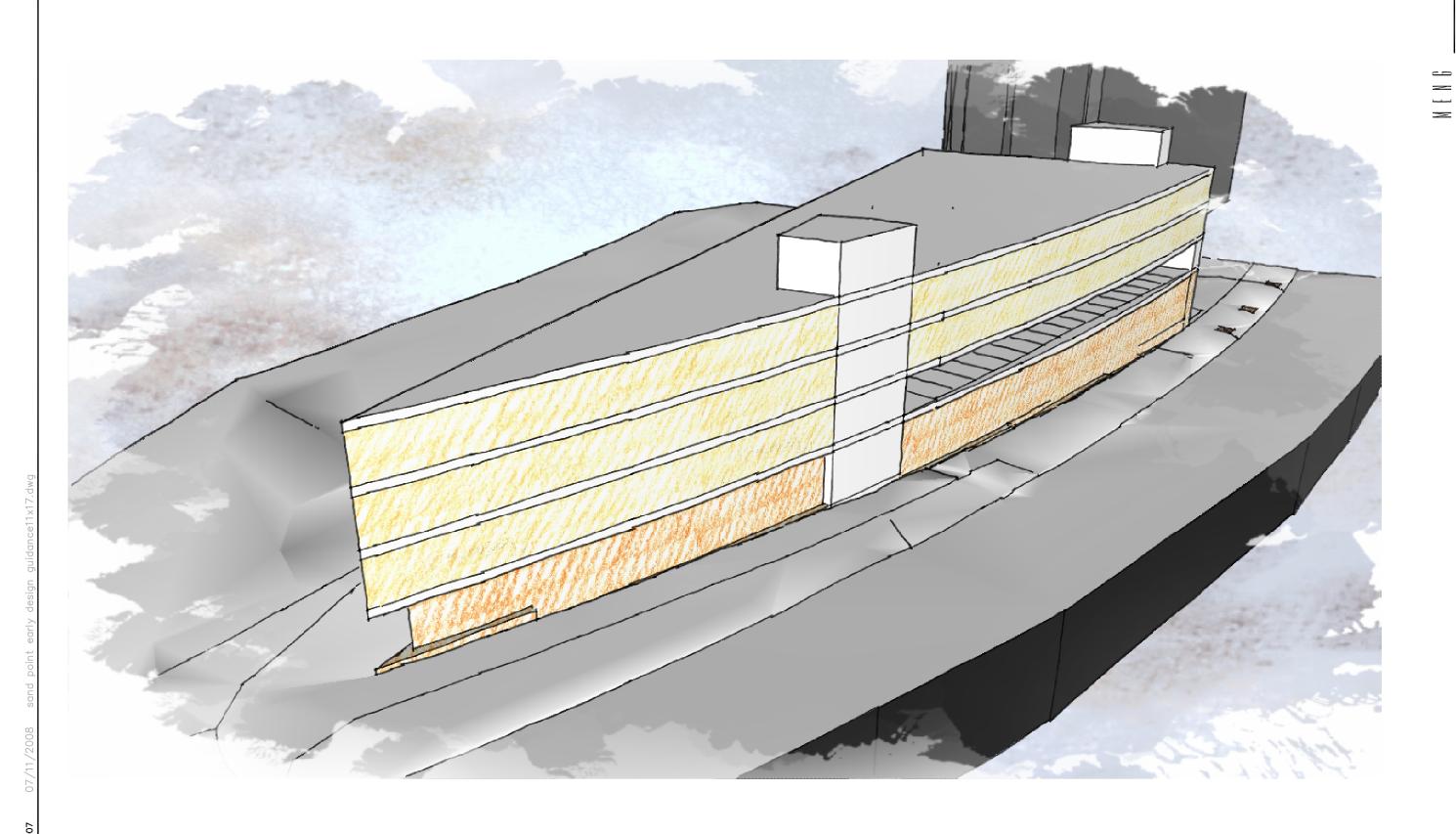


option 2 - northeast view

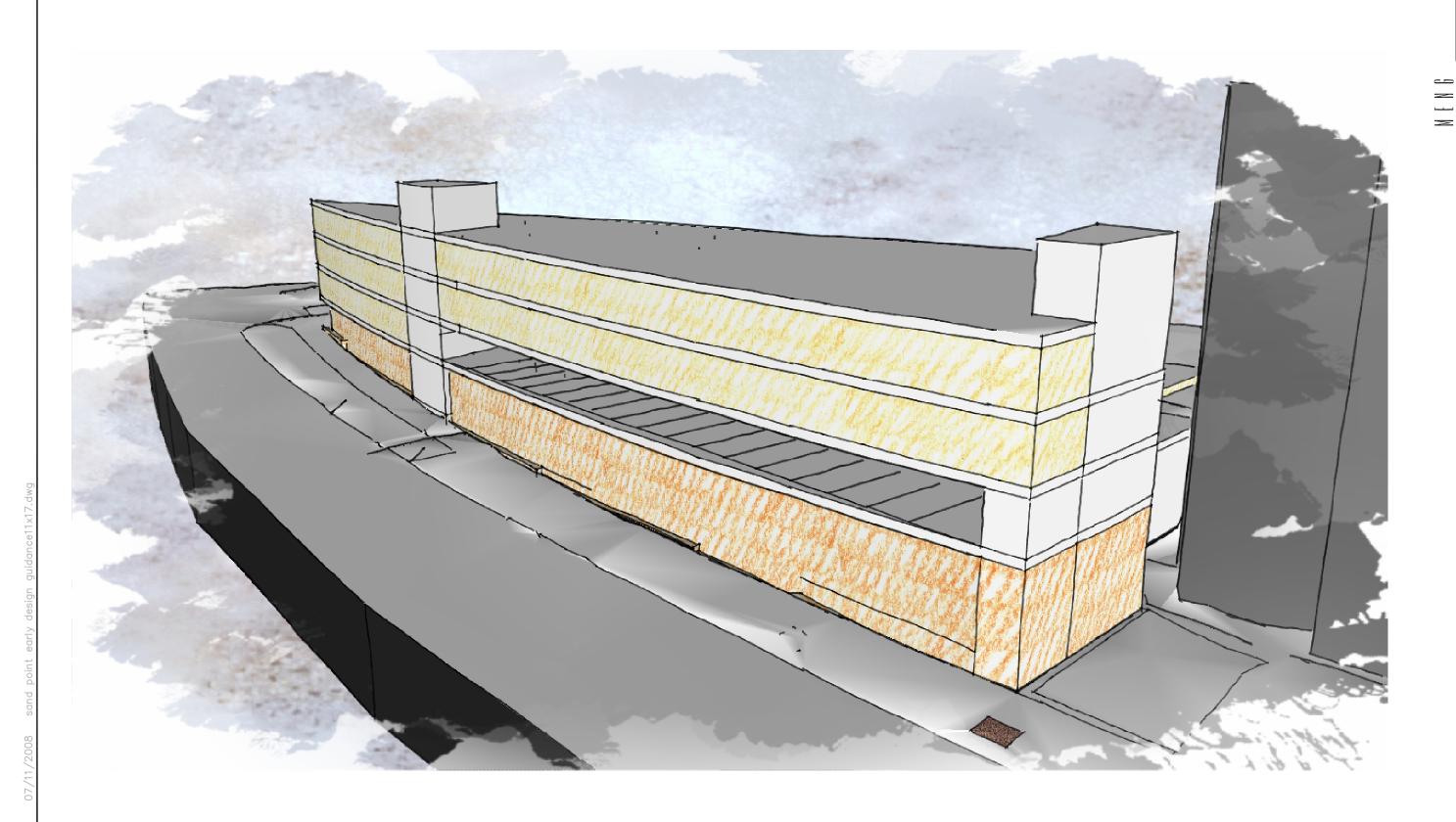
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option 2 - northwest view



option 2 - southwest view



option 2 - southeast view

ARCHITECTURE Engineering

option 2 - level 1

ARCHITECTURE Engineering

option 2 - level 2

option 2 - level 3

4529 Sand Point Way

ENGINEERING

EARLY DESIGN GUIDANCE

4529 Sand Point Way

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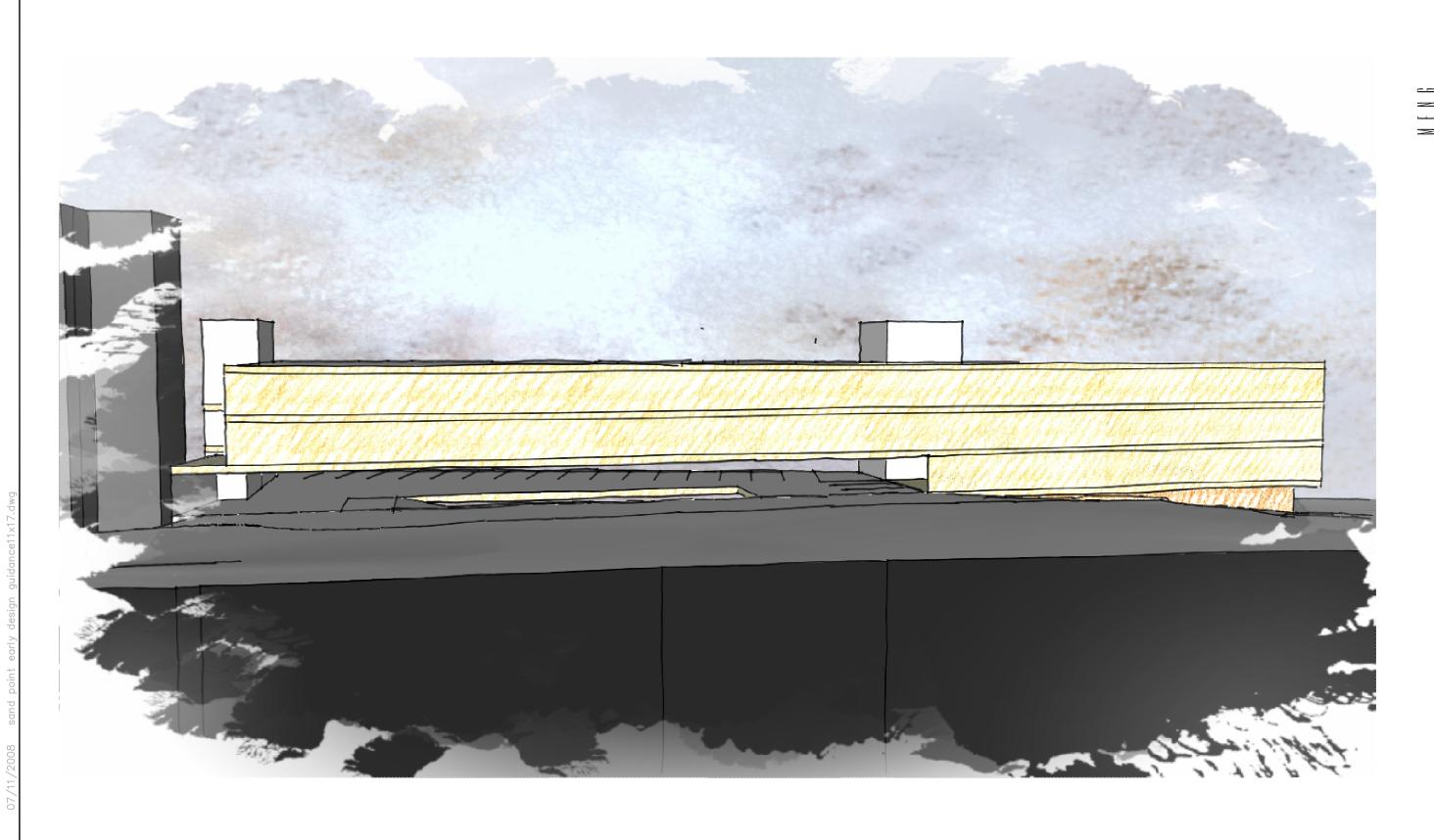
EARLY DESIGN GUIDANCE

ENGINEERING

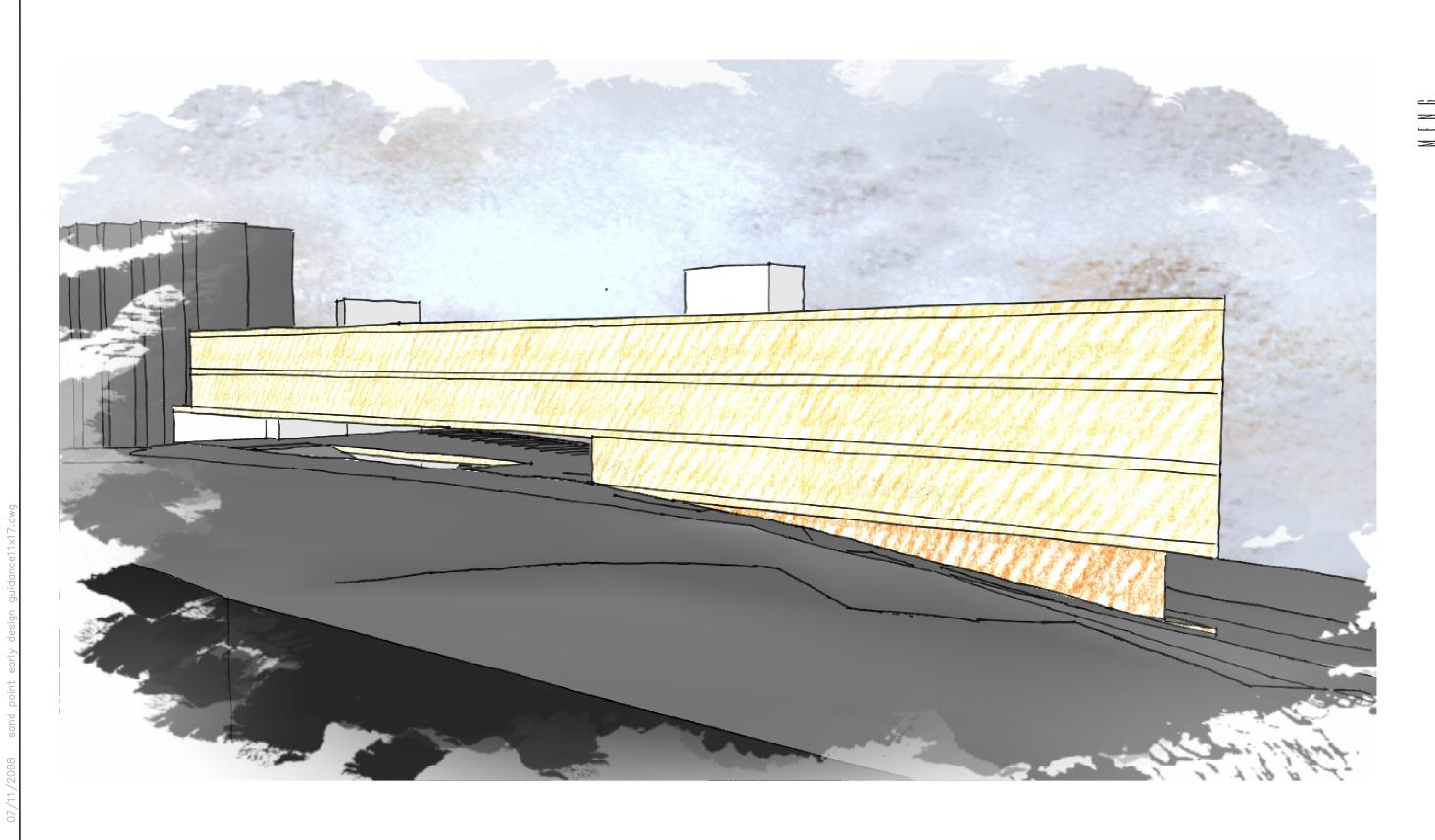
option 2 - concept section



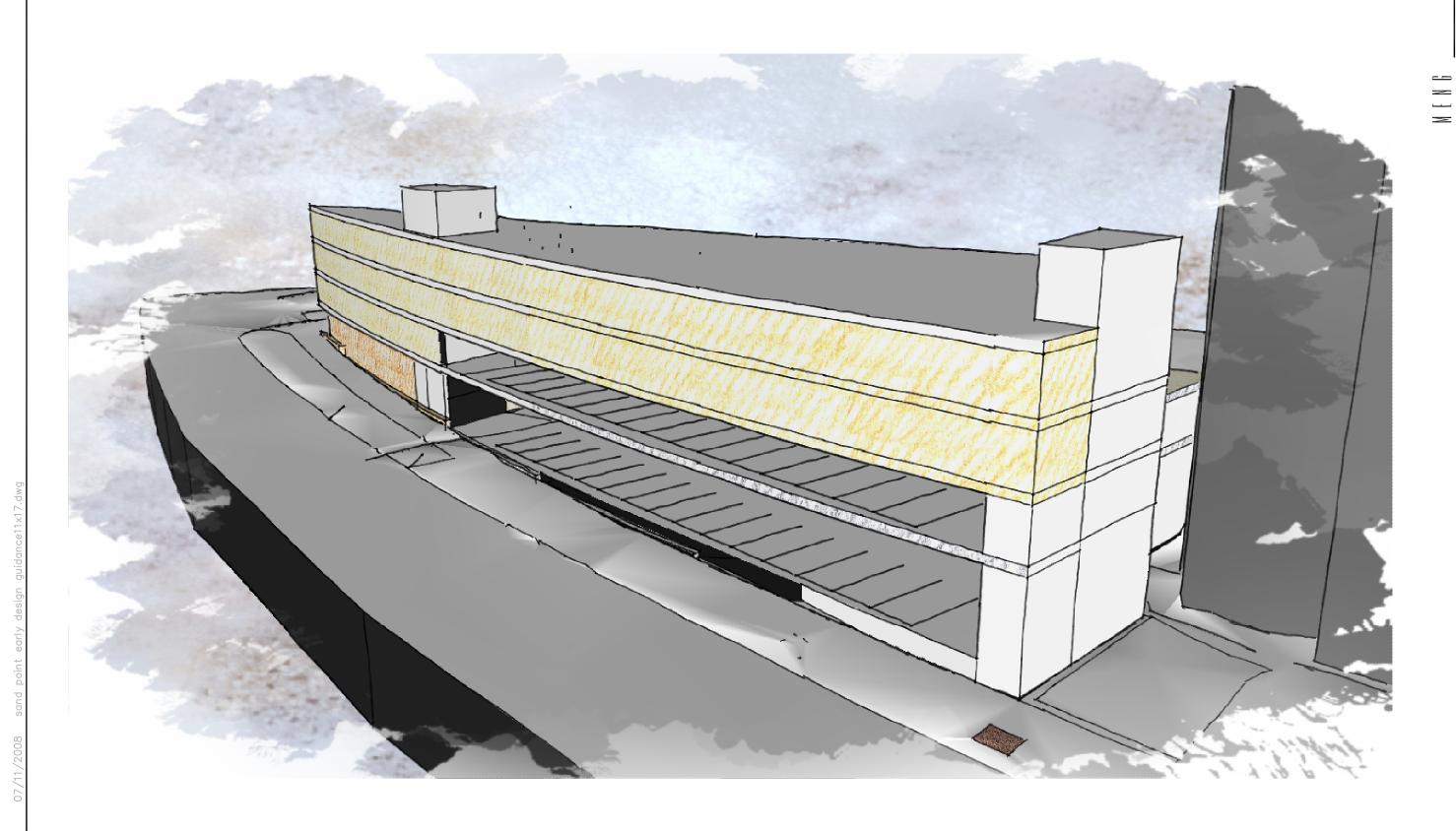




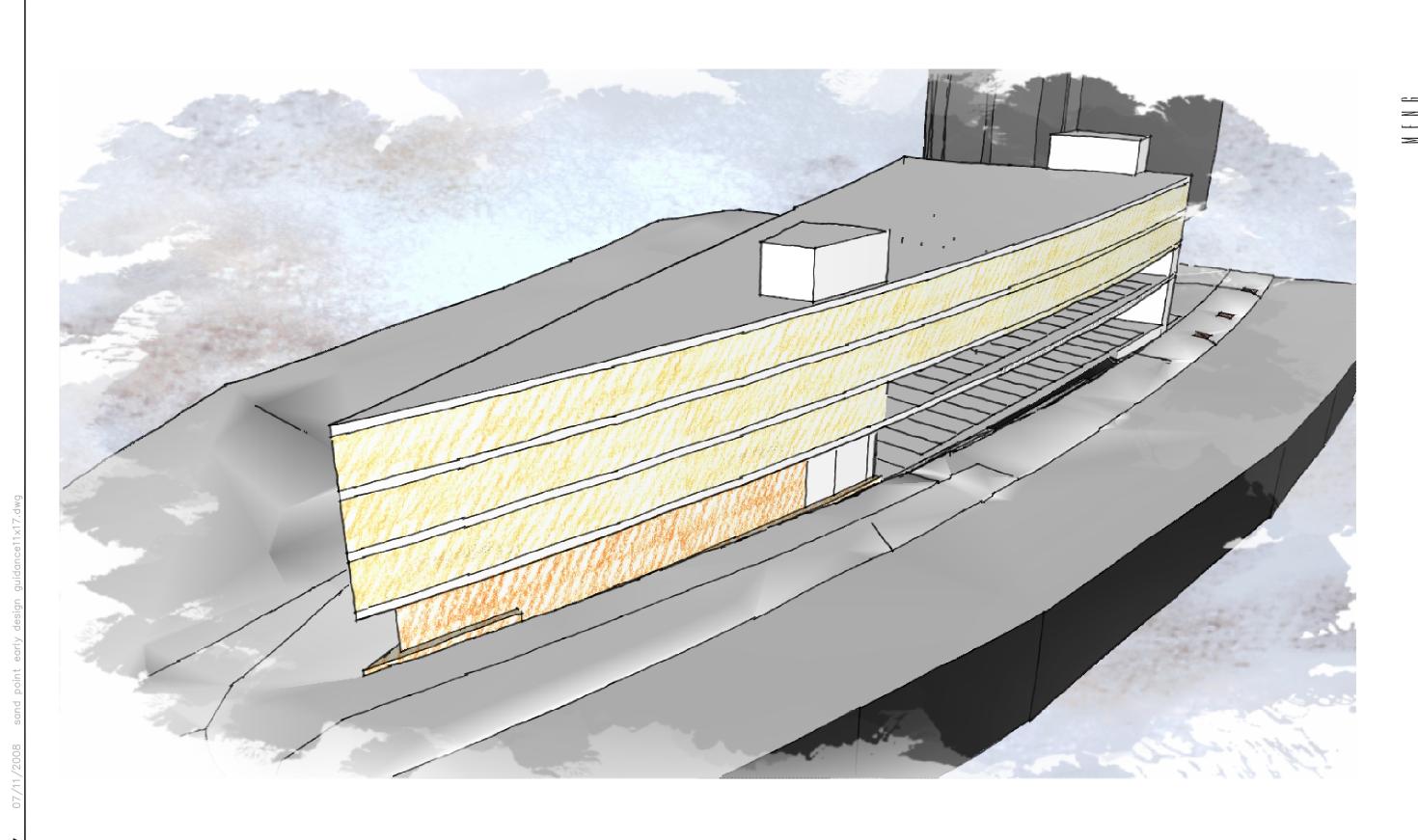
option 1 - northeast view



option 1 - northwest view



option 1 - southeast view



option 1 - southwest view

ARCHITECTURE Engineering

option 1 - level 1



ARCHITECTURE Engineering

option 1 - level 2

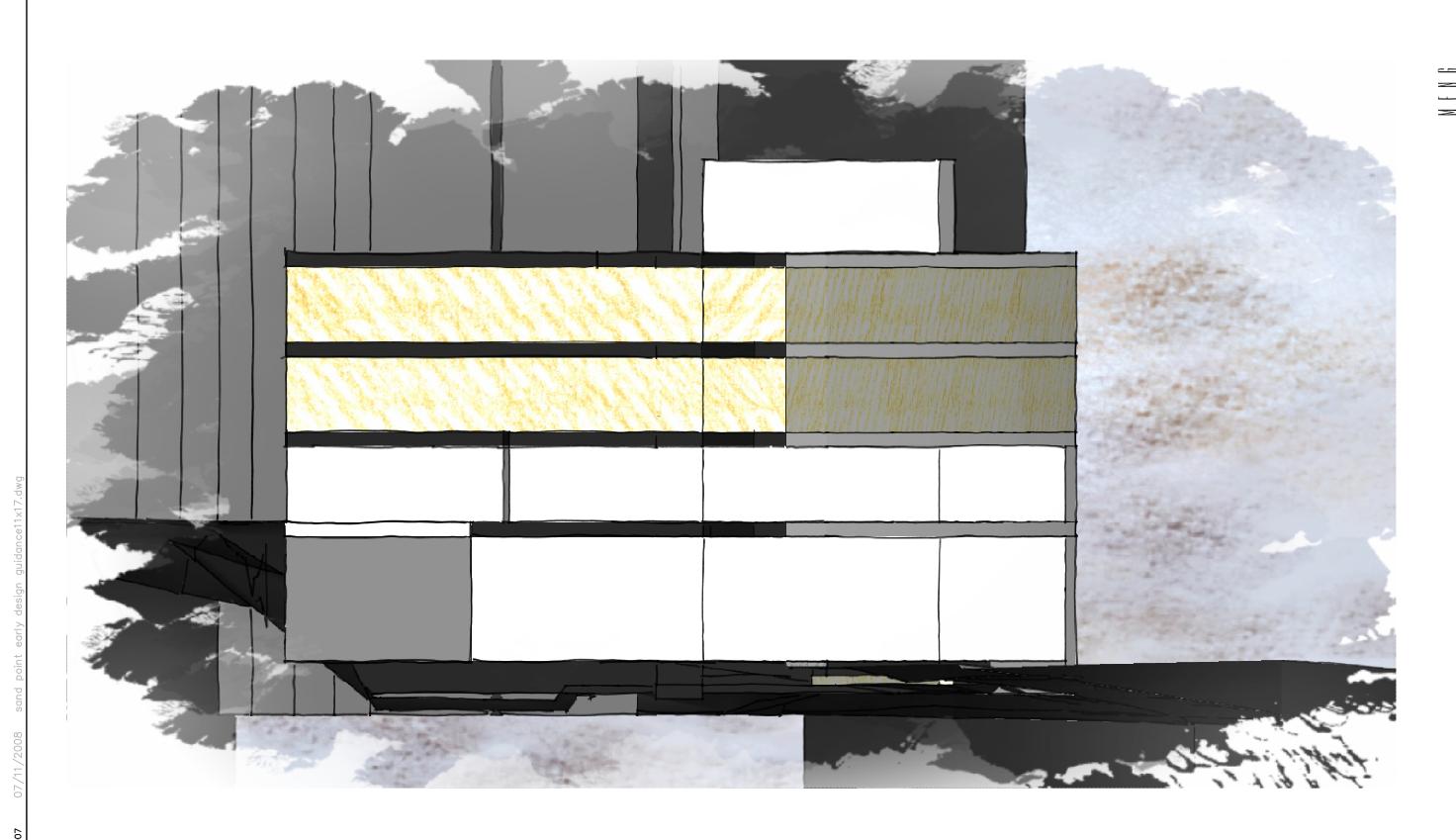
ARCHITECTURE Engineering

option 1 - level 3

ARCHITECTURE Engineering

option 1 - level 4

ENGINEERING



option 1 - concept section