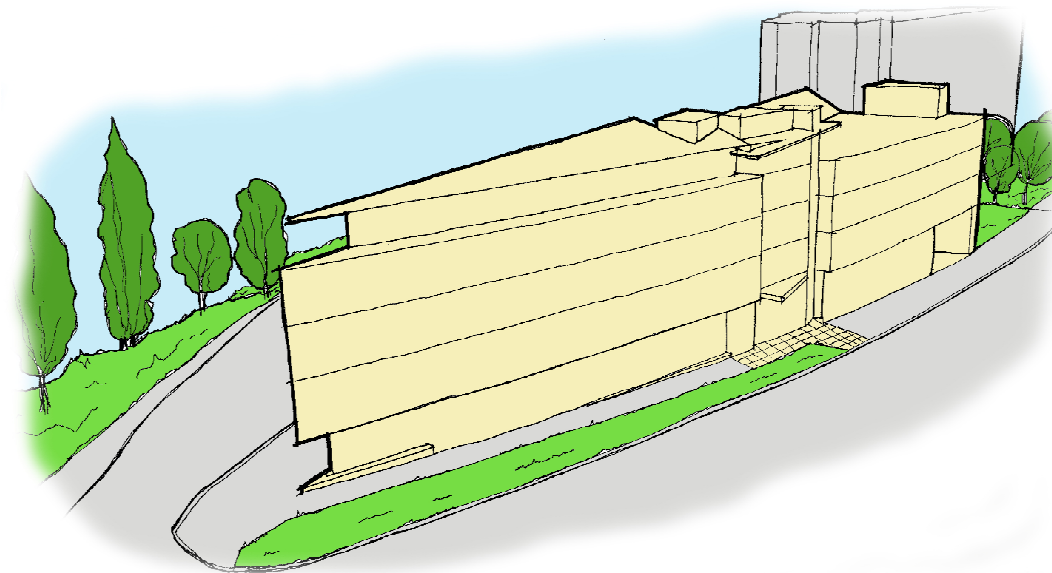


EARLY DESIGN GUIDANCE

4-STORY MIXED-USED BUILDING



Zoning data:

ZONING:	NC2-40
LOT SIZE:	15,854 sf
FAR (2.75)	43,598.5 sf
STRUCTURE HEIGHT	
base height limit	40 feet
mixed-used bonus	+4 feet
sloped roof > 4:12 pitch	+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

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

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

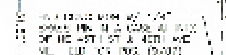
Proposed departures:

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

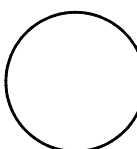
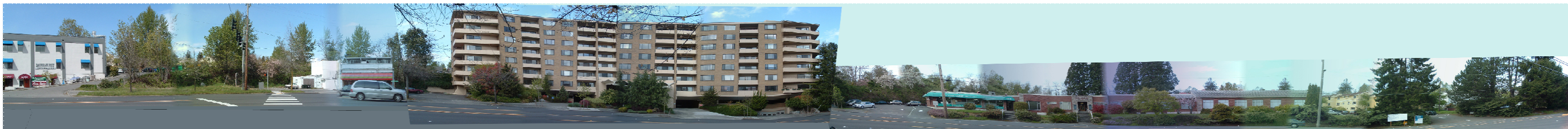
Vicinity map



1. SUBJECT TO AN EASEMENT FOR LANDSCAPING, AND THE TERMS AND CONDITIONS THEREOF, ALL COLORADO COUNTY EASEMENTS NUMBER 000-000-000-000
2. SUBJECT TO PENDING ACTION IN KING COUNTY SUPERIOR COURT, NO.

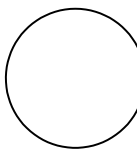
[illegible]

⑤ $\sin 45^\circ = \frac{1}{\sqrt{2}}$
 $\sin 45^\circ = \frac{1}{\sqrt{2}} \Rightarrow \sqrt{2} \sin 45^\circ = 1$
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 ⑥ $\sin 45^\circ = \frac{1}{\sqrt{2}}$
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 ⑧ $\sin 45^\circ = \frac{1}{\sqrt{2}}$
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 ⑨ $\sin 45^\circ = \frac{1}{\sqrt{2}}$
 $\sin 45^\circ = \frac{1}{\sqrt{2}} \Rightarrow \sqrt{2} \sin 45^\circ = 1$
 $\Rightarrow \sqrt{2} \sin 45^\circ = 1$
 $\Rightarrow \sqrt{2} \sin 45^\circ = 1$



Sand Point Way NE Existing Elevation

shows building proximity to the southwest corner (left)



Site Corner

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



EARLY DESIGN GUIDANCE

photo survey

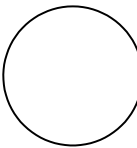
4529 Sand Point Way



Shops & restaurants

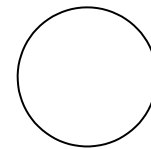
shows small shops & restaurants on Sand Point W. NE across from the site looking south

photo survey



restaurants

shows restaurants on 39th ave NE

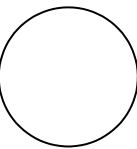


Sand Point & 45th ave.

view of the site towards the west & the University village

studio
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ARCHITECTURE
ENGINEERING
PLANNING

EARLY DESIGN GUIDANCE



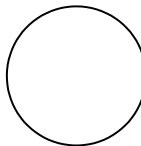
Medical center, clinic, & pharmacy

located on Sand Point W. NE northeast from the site

photo survey

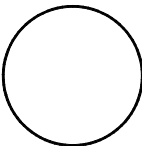
4529 Sand Point Way

2401 Elliott Avenue, Suite 100 Seattle, WA 98121 tel 206.587.3797 fax 206.587.0588



Wells Fargo

located on Sand Point W. NE & 40th ave NE

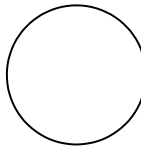


Springbrook Professional Center

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

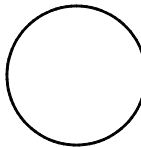


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PLANNING



Burke-Gilman Trail

located on 39th ave NE north of the site



Public transportation

located on Sand Point W. NE & 45th St NE

EARLY DESIGN GUIDANCE

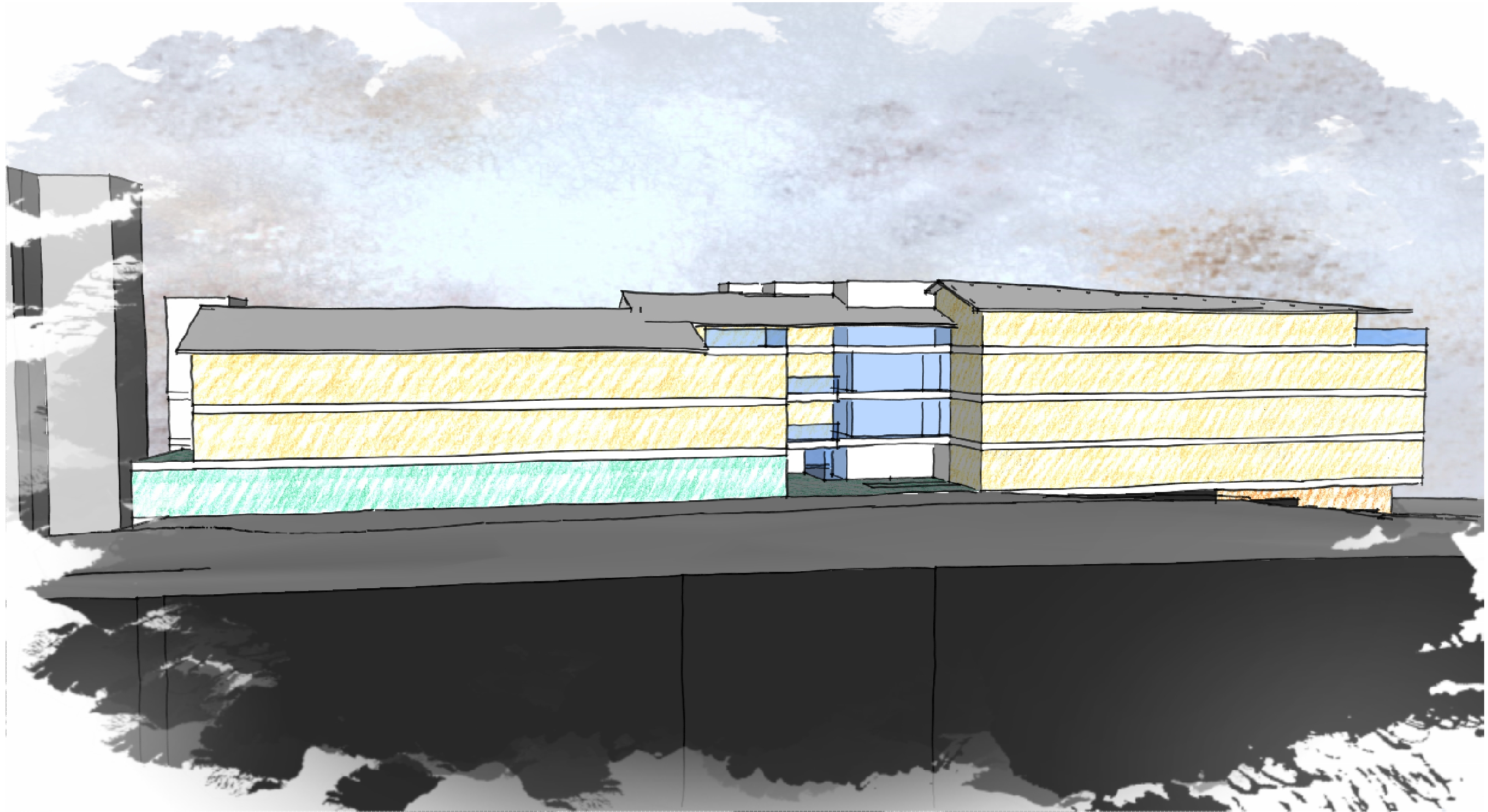
photo survey

4529 Sand Point Way



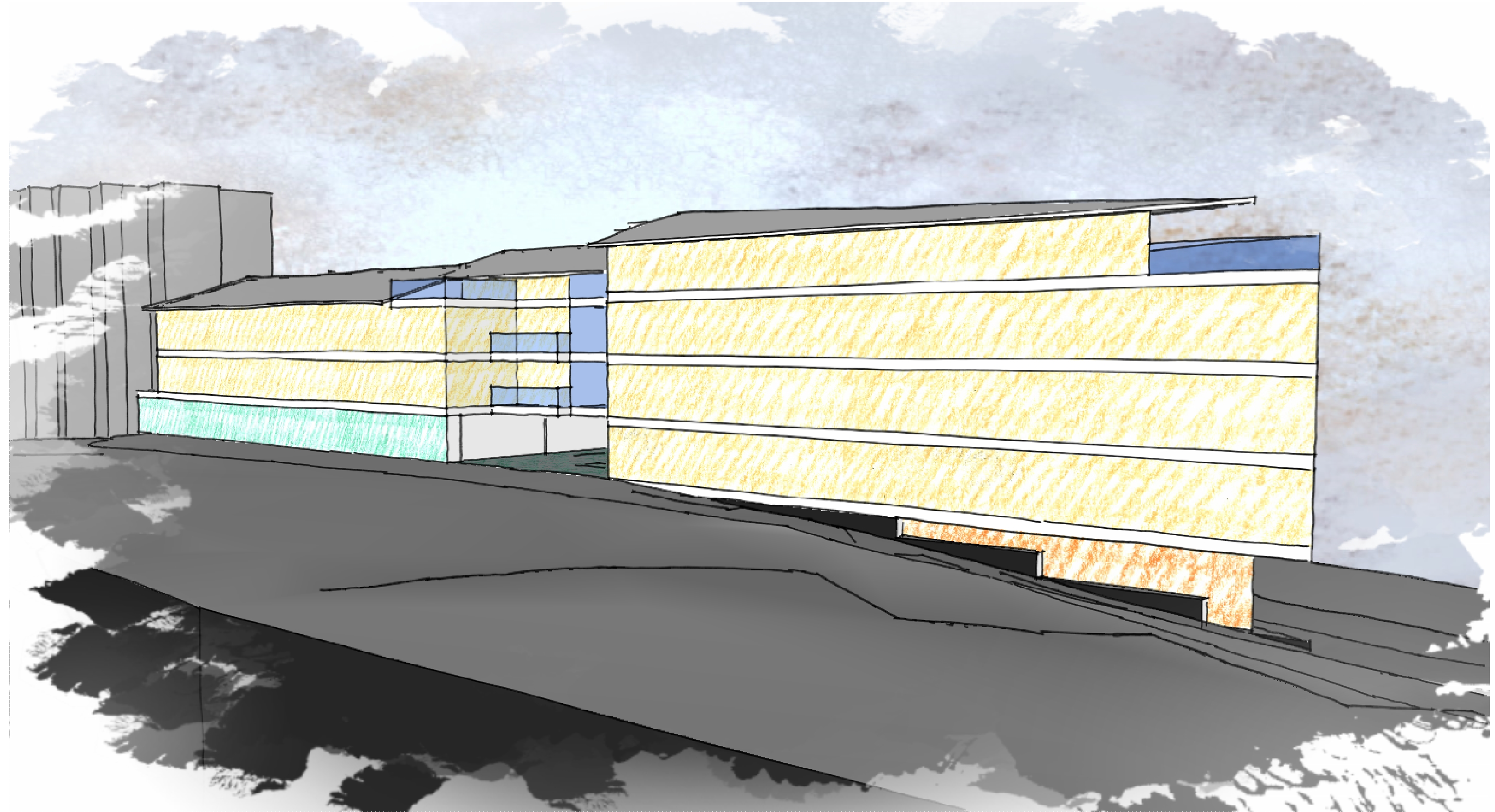
option 3 - context

4529 Sand Point Way



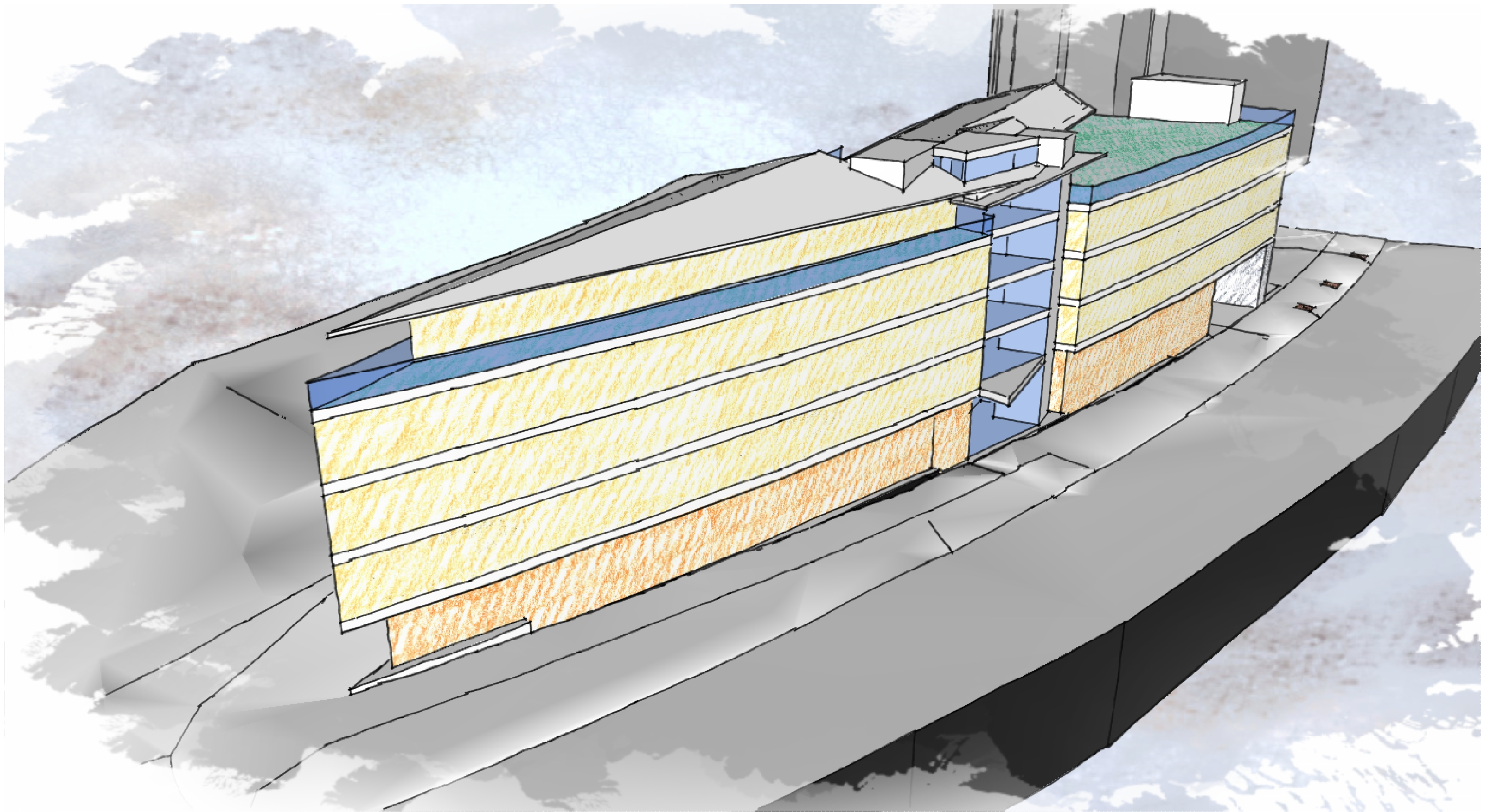
option 3 - northeast view

4529 Sand Point Way



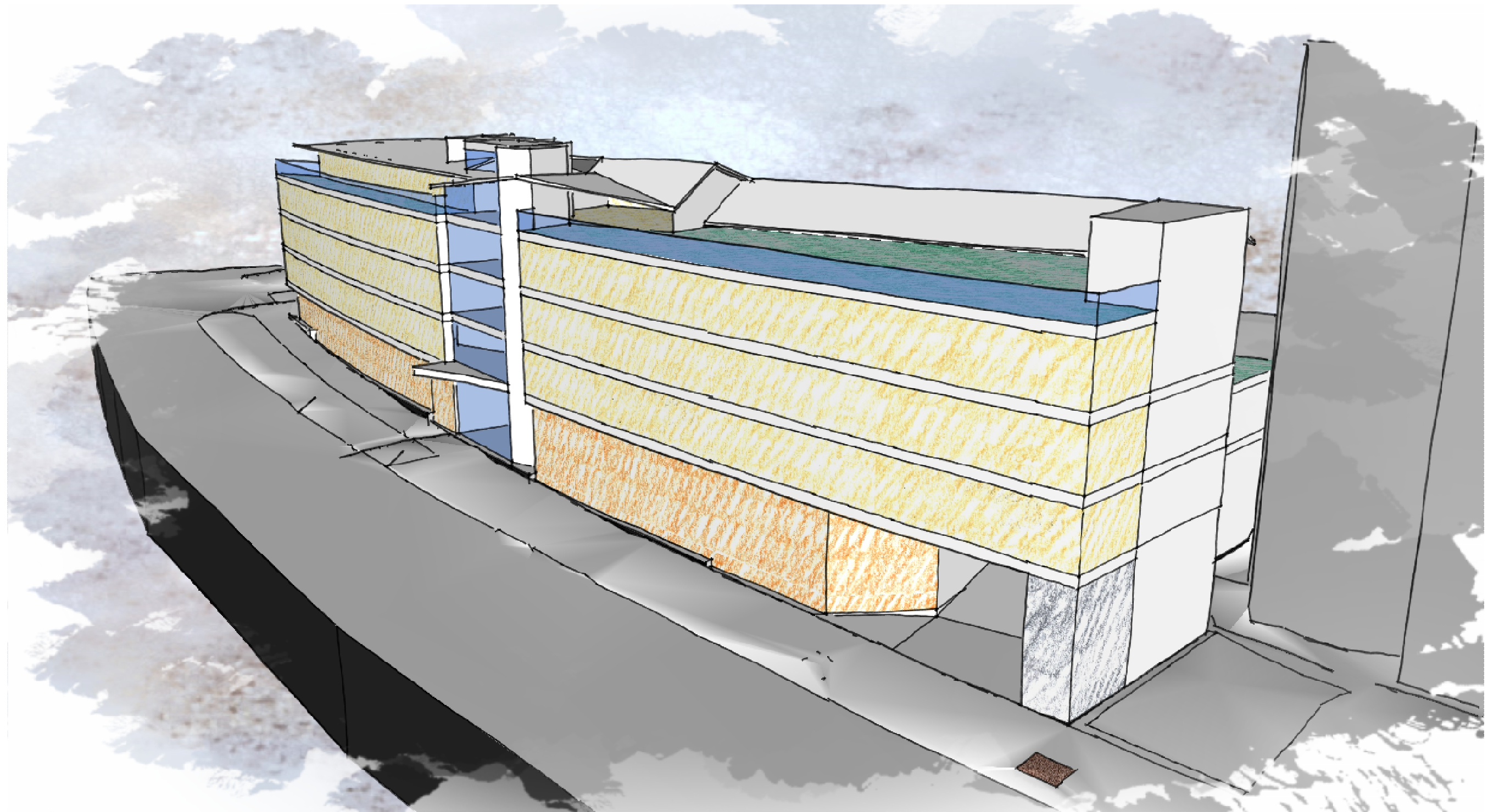
option 3 - northwest view

4529 Sand Point Way



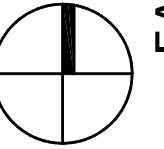
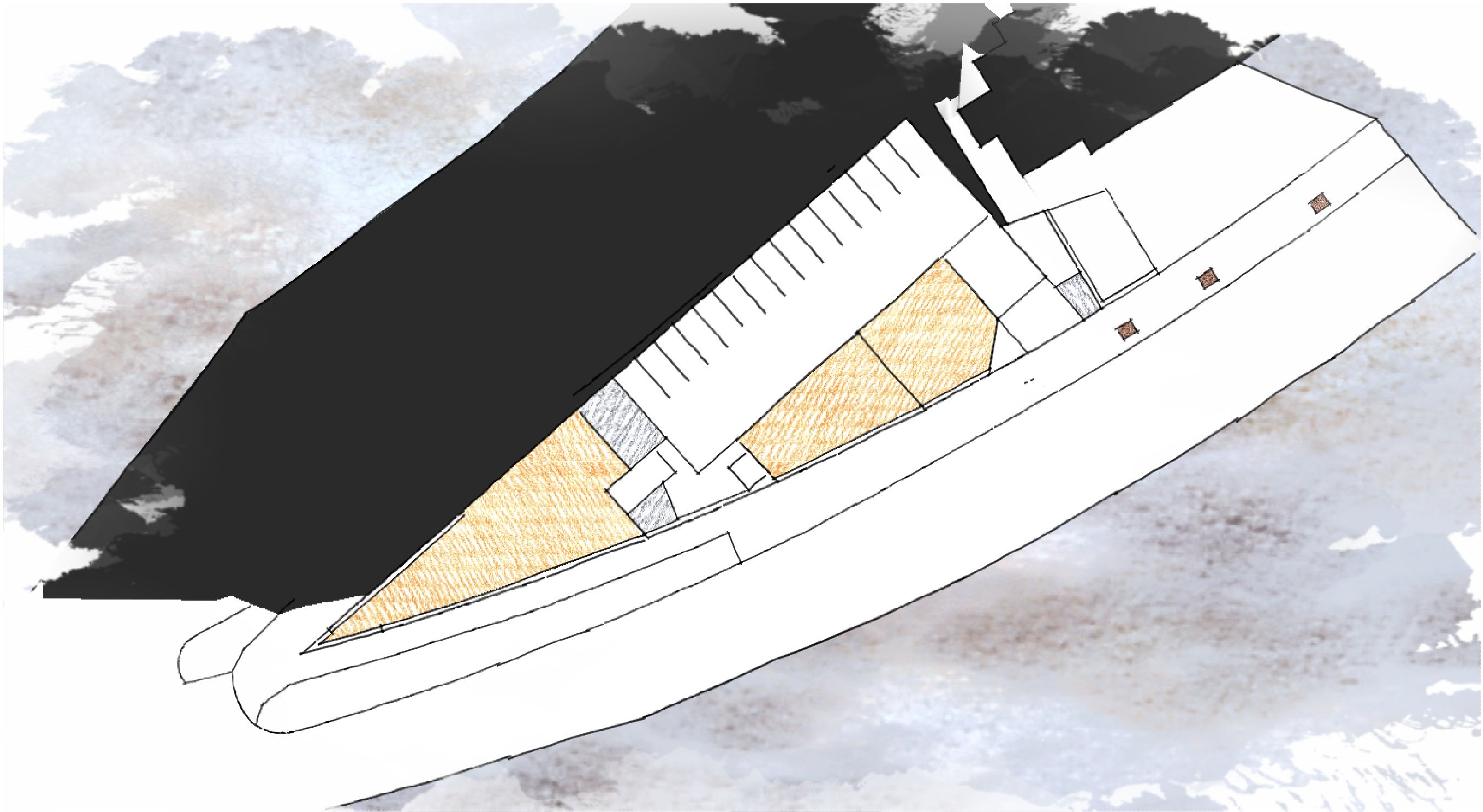
option 3 - southwest view

4529 Sand Point Way



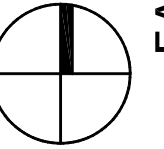
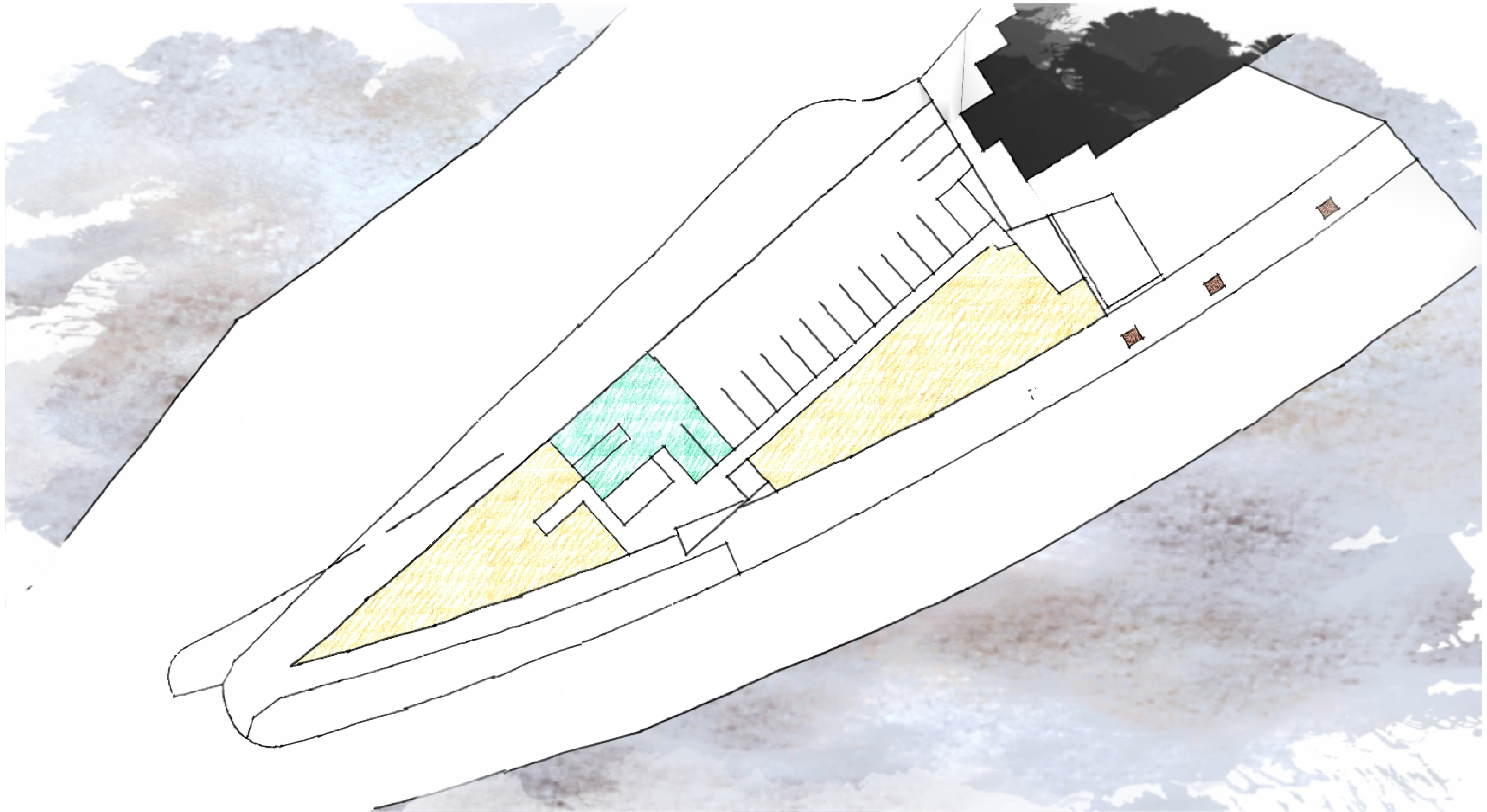
option 3 - southeast view

4529 Sand Point Way



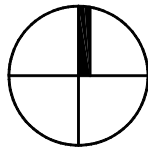
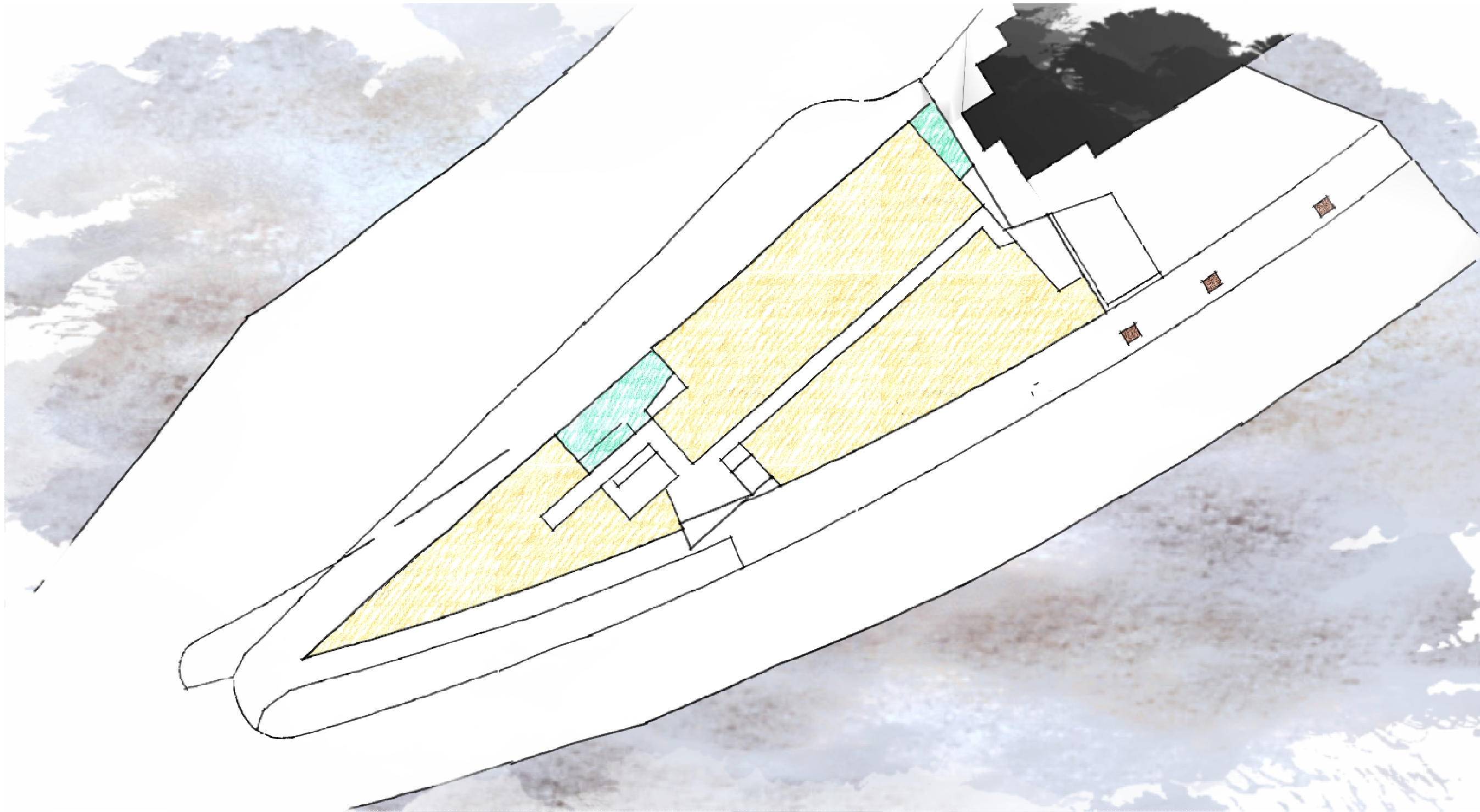
option 3 - level 1

4529 Sand Point Way



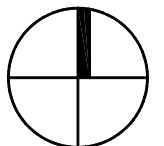
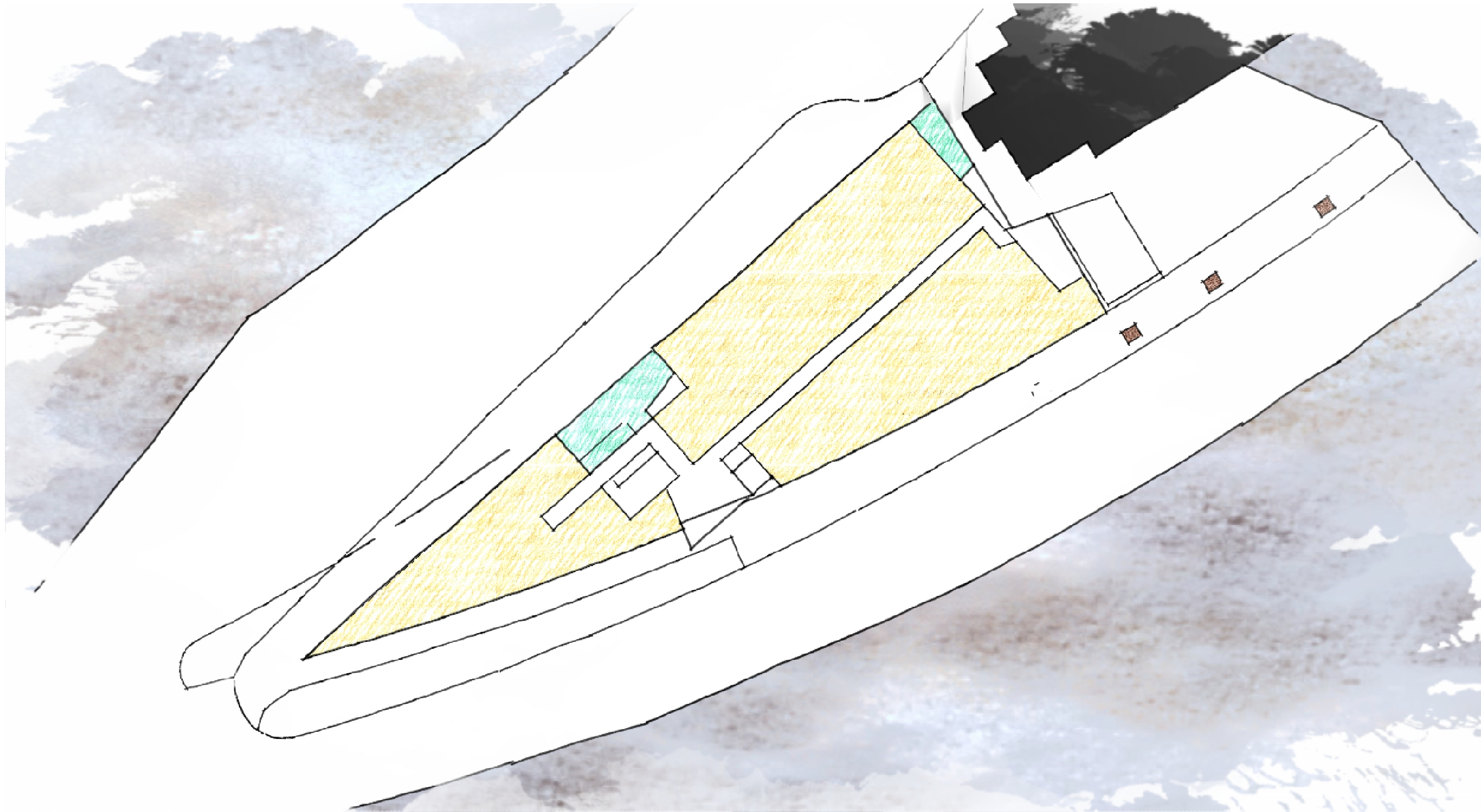
option 3 - level 2

4529 Sand Point Way



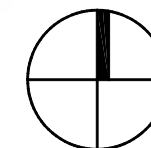
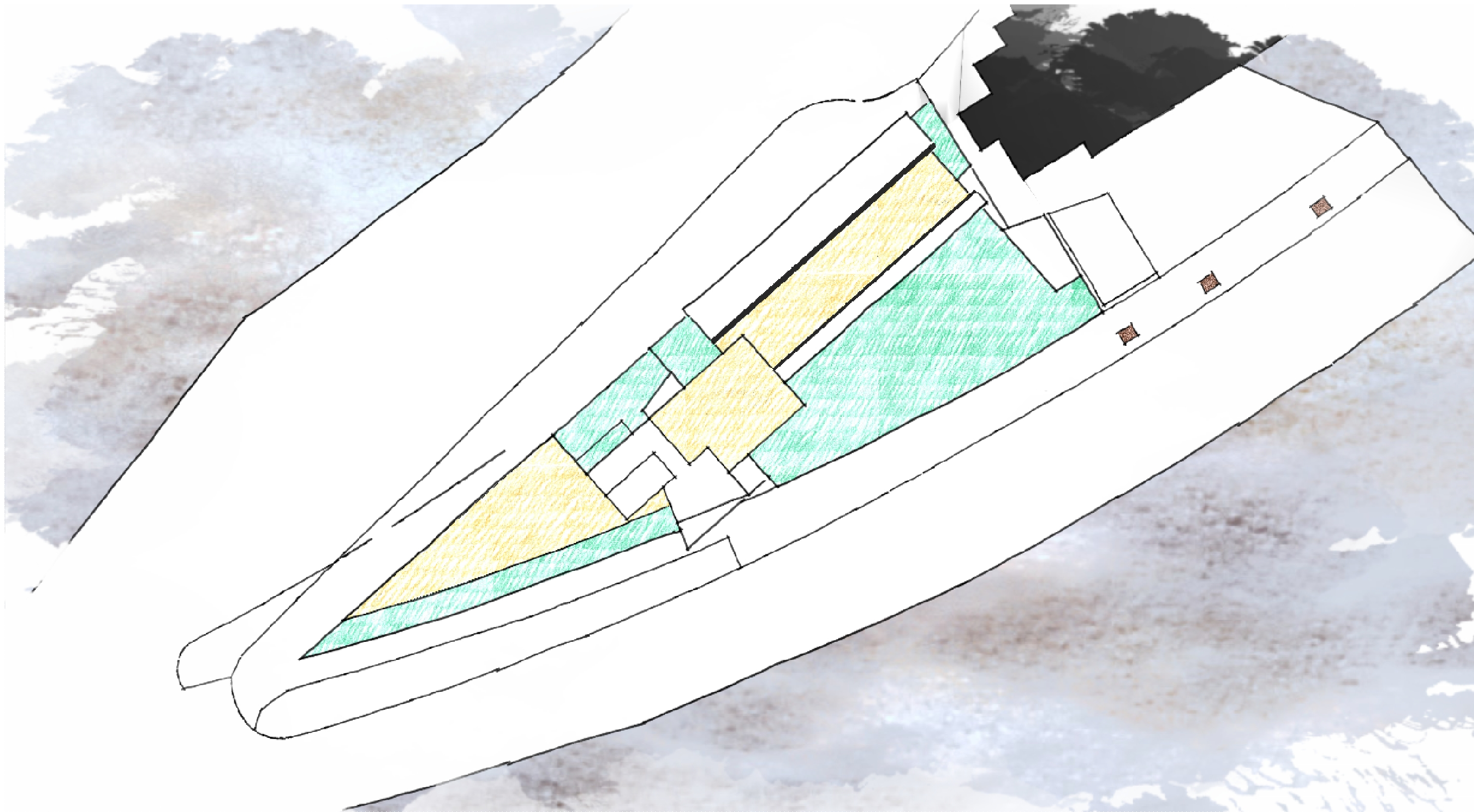
option 3 - level 3

4529 Sand Point Way



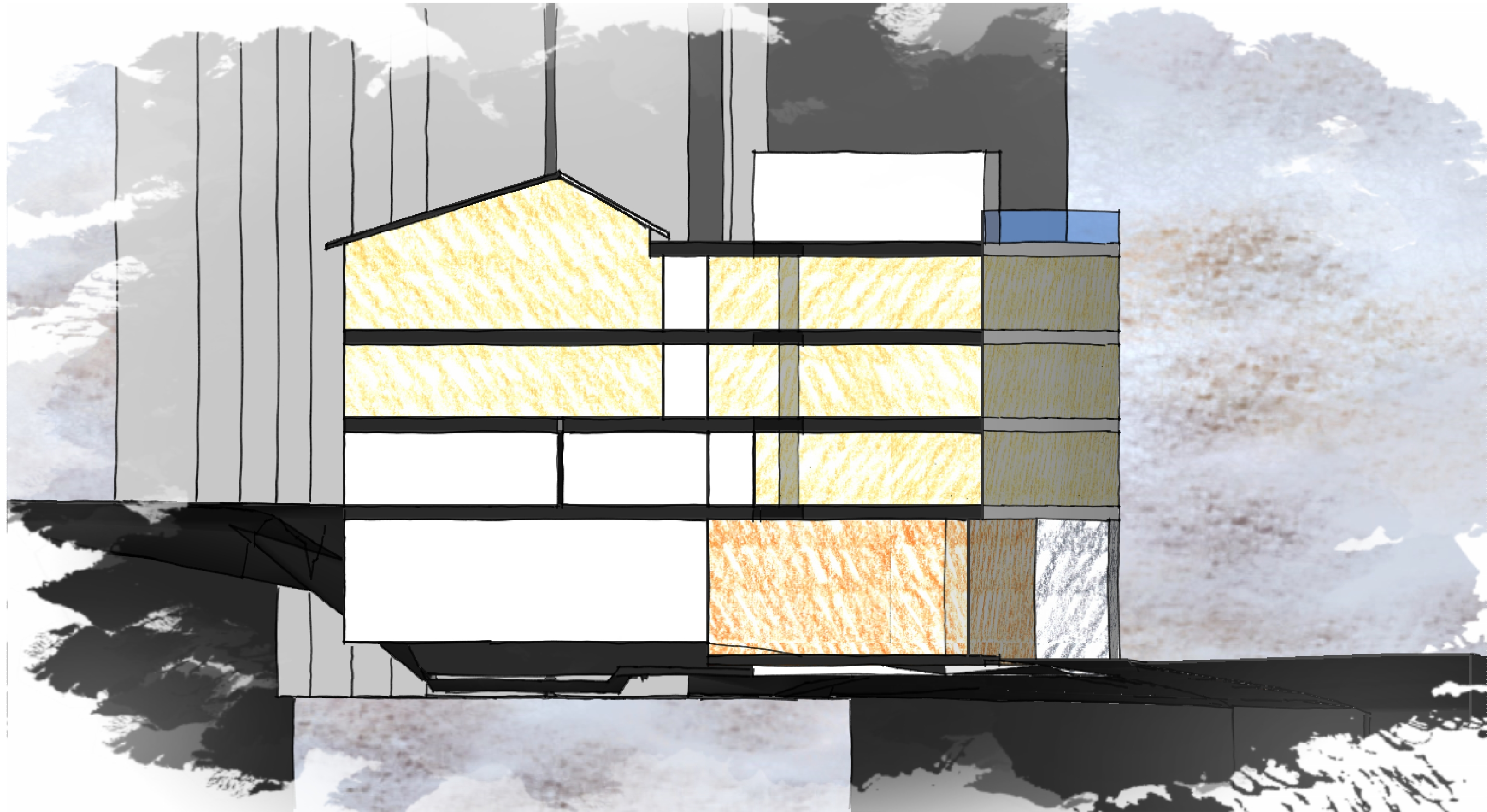
option 3 - level 4

4529 Sand Point Way



option 3 - penthouse level

4529 Sand Point Way



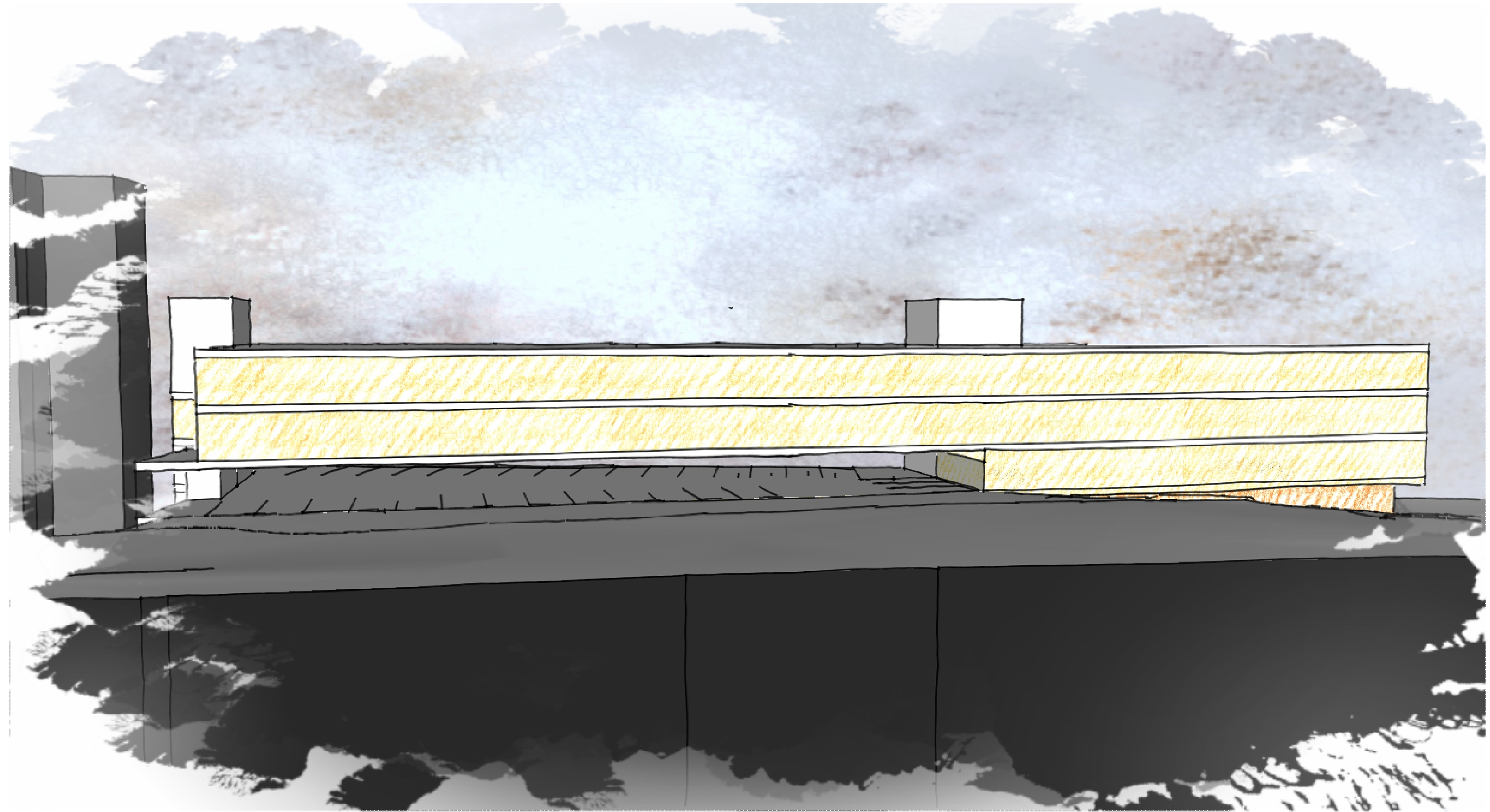
option 3 - concept section

4529 Sand Point Way



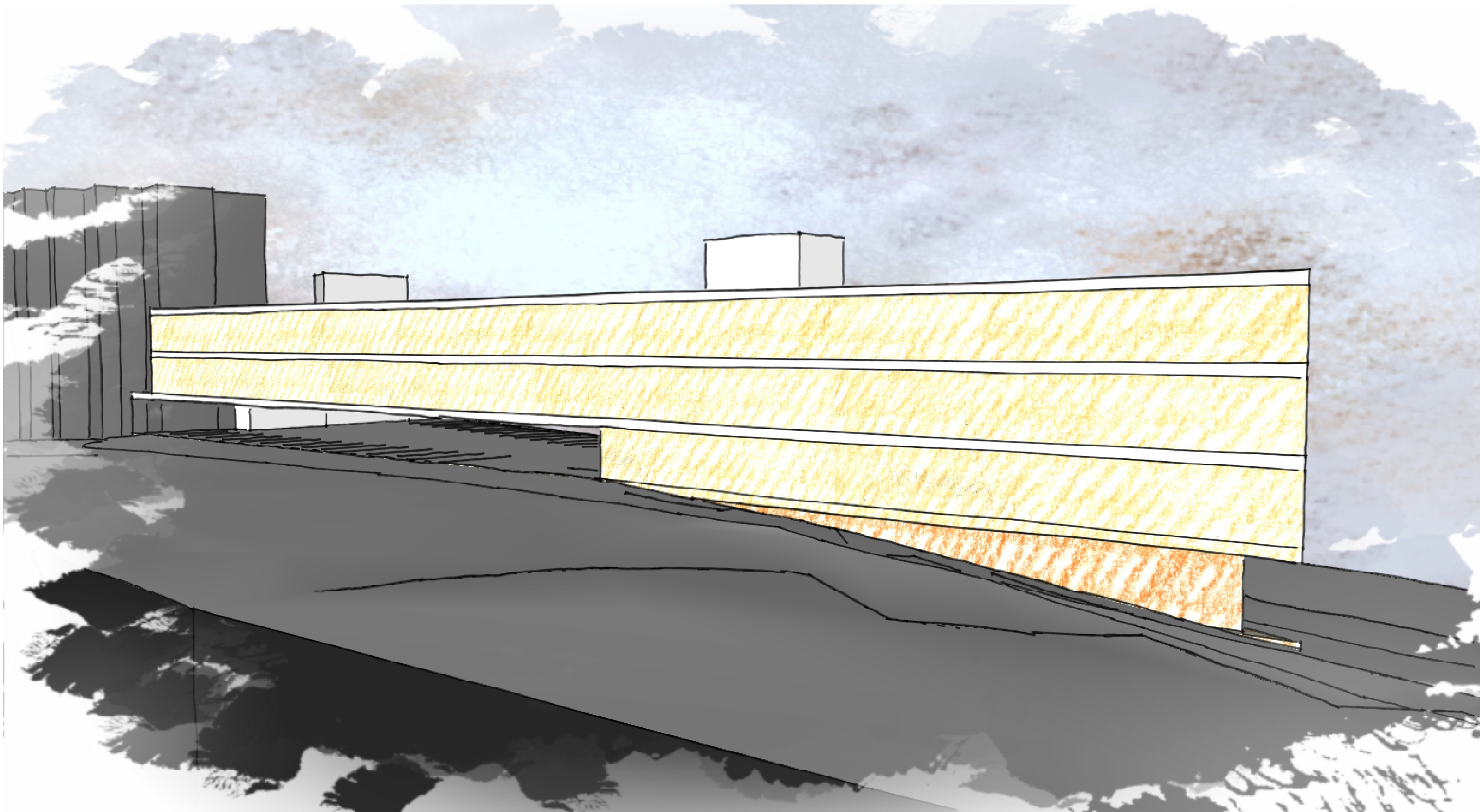
option 2 - context

4529 Sand Point Way



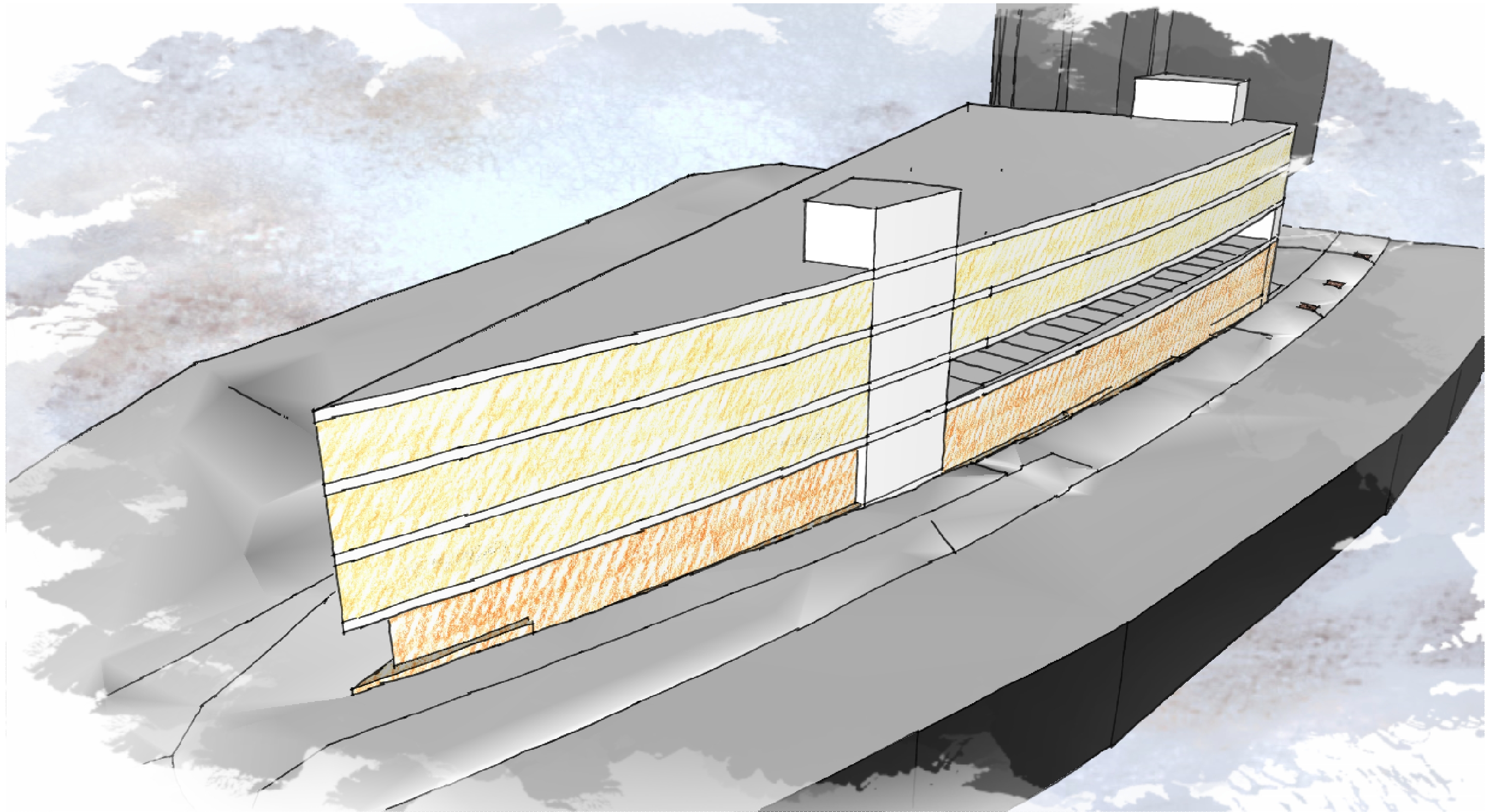
option 2 - northeast view

4529 Sand Point Way



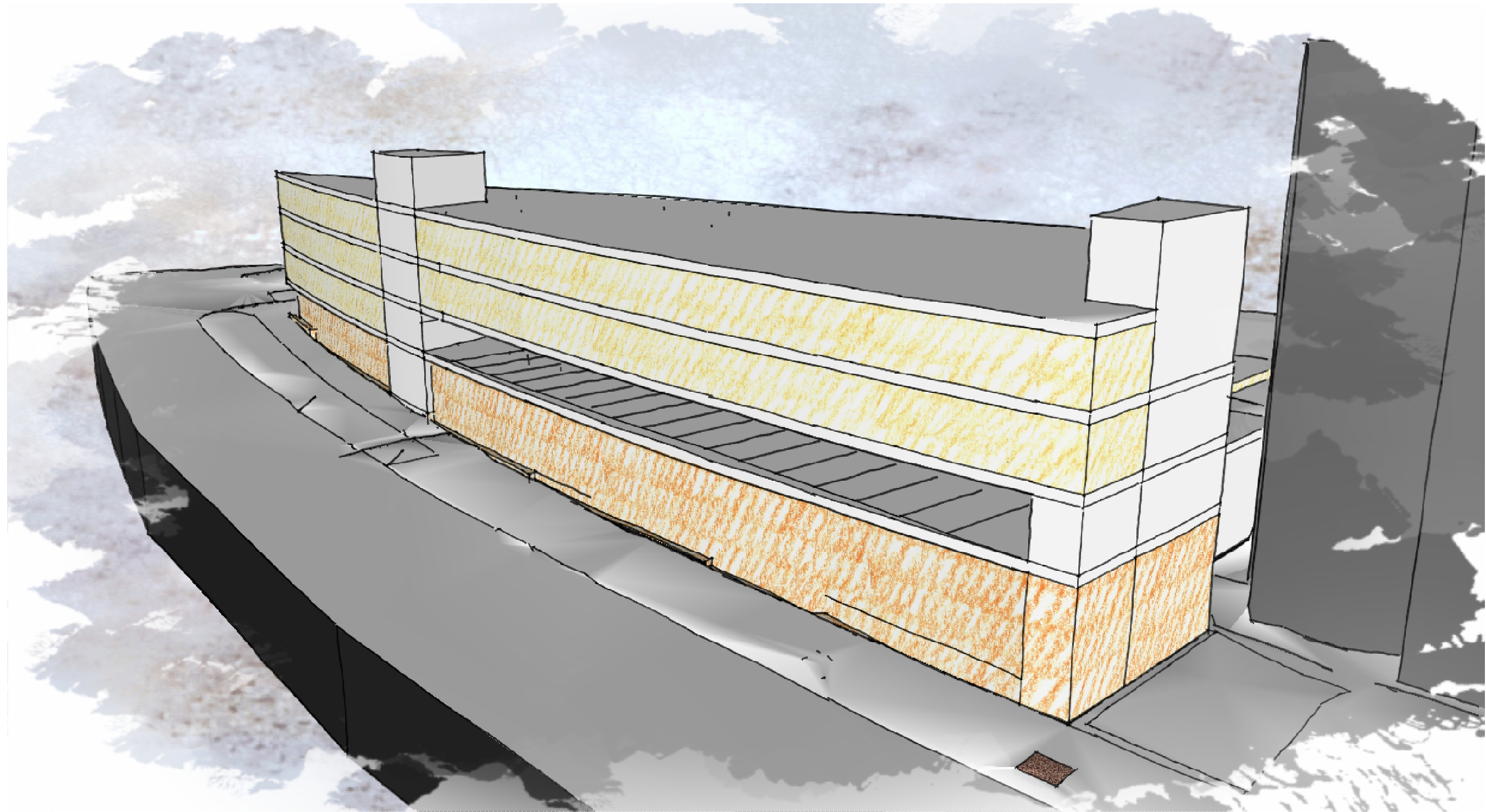
option 2 - northwest view

4529 Sand Point Way



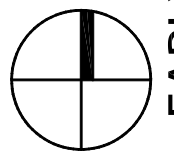
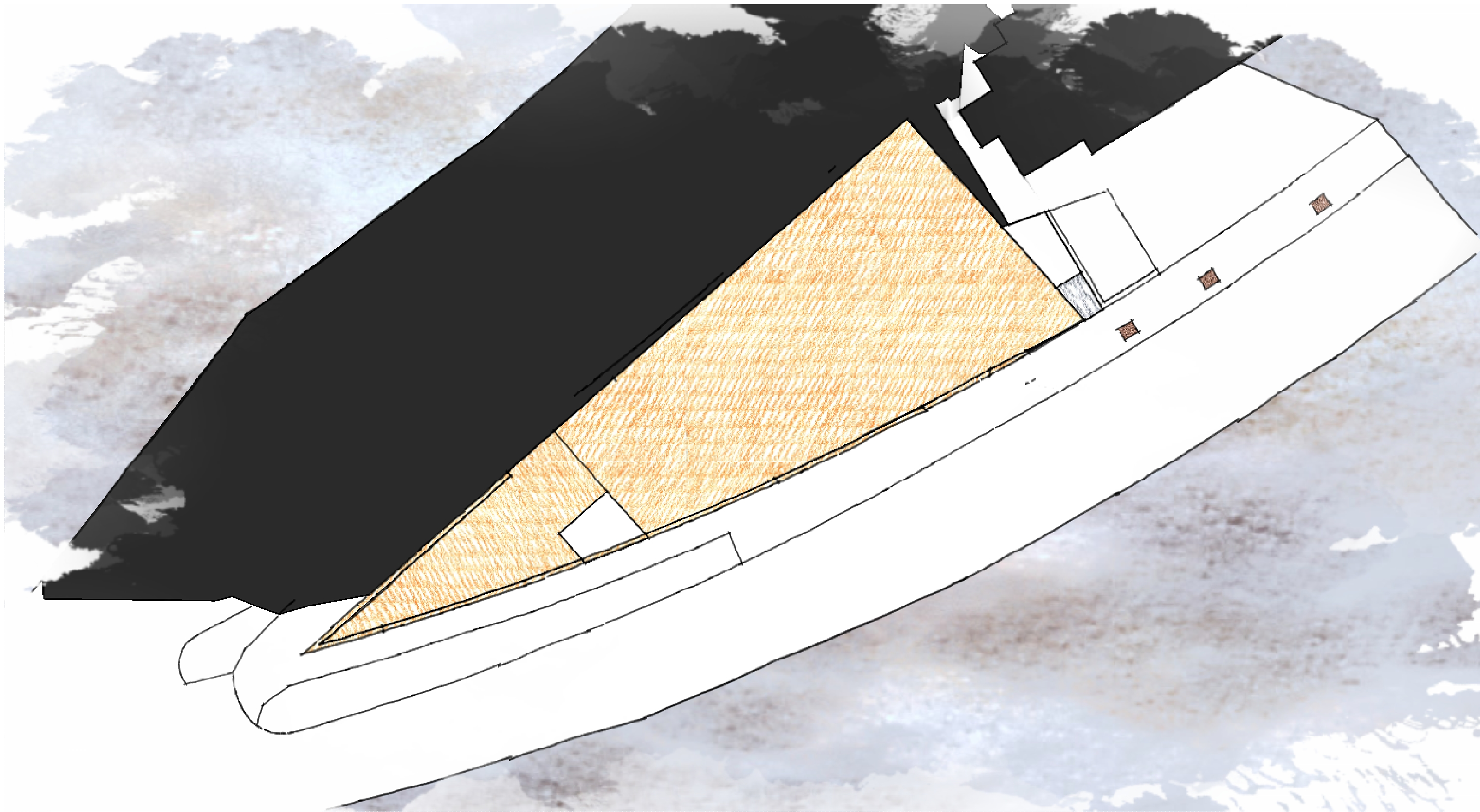
option 2 - southwest view

4529 Sand Point Way



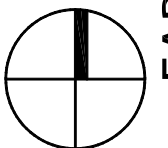
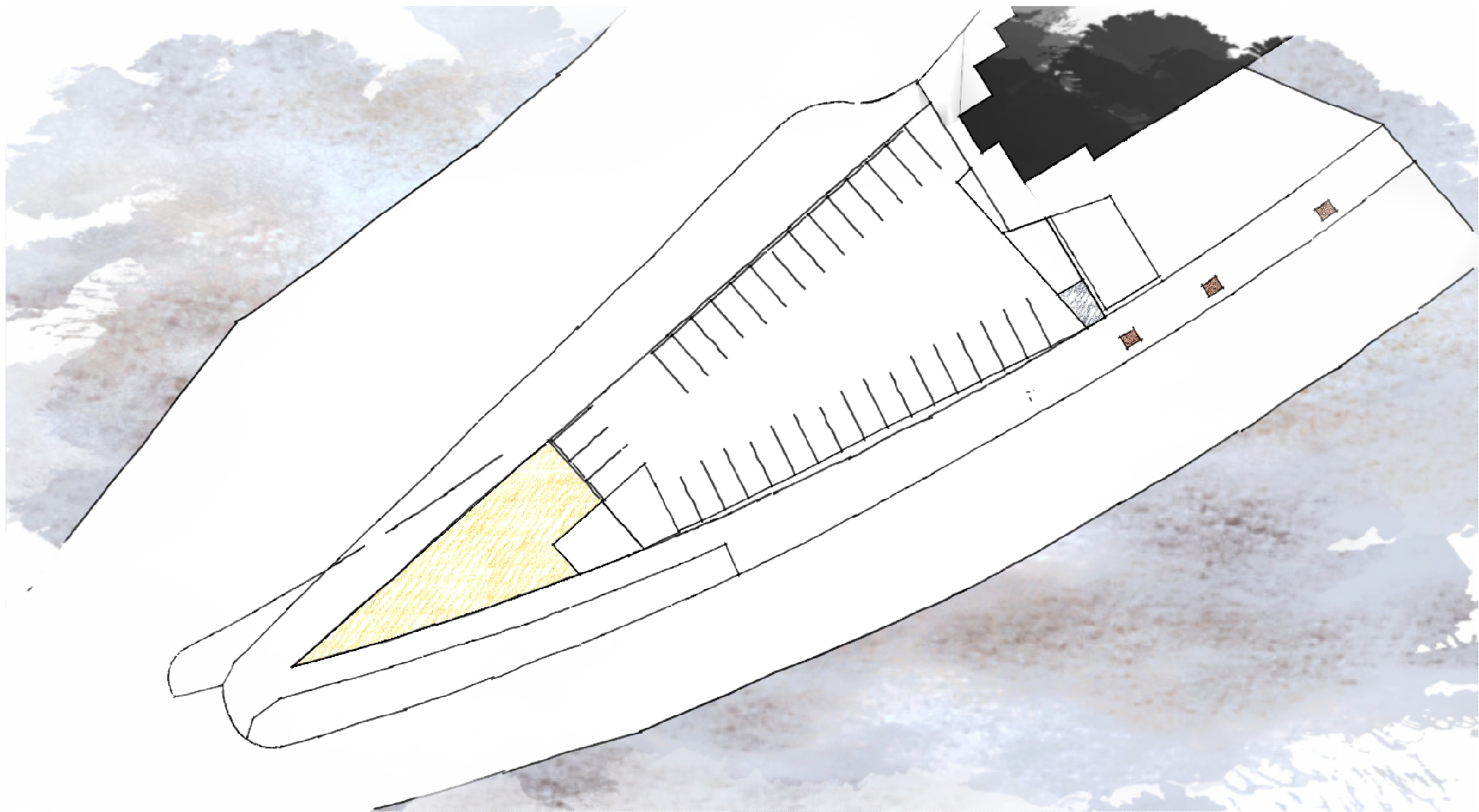
option 2 - southeast view

4529 Sand Point Way



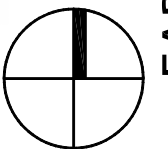
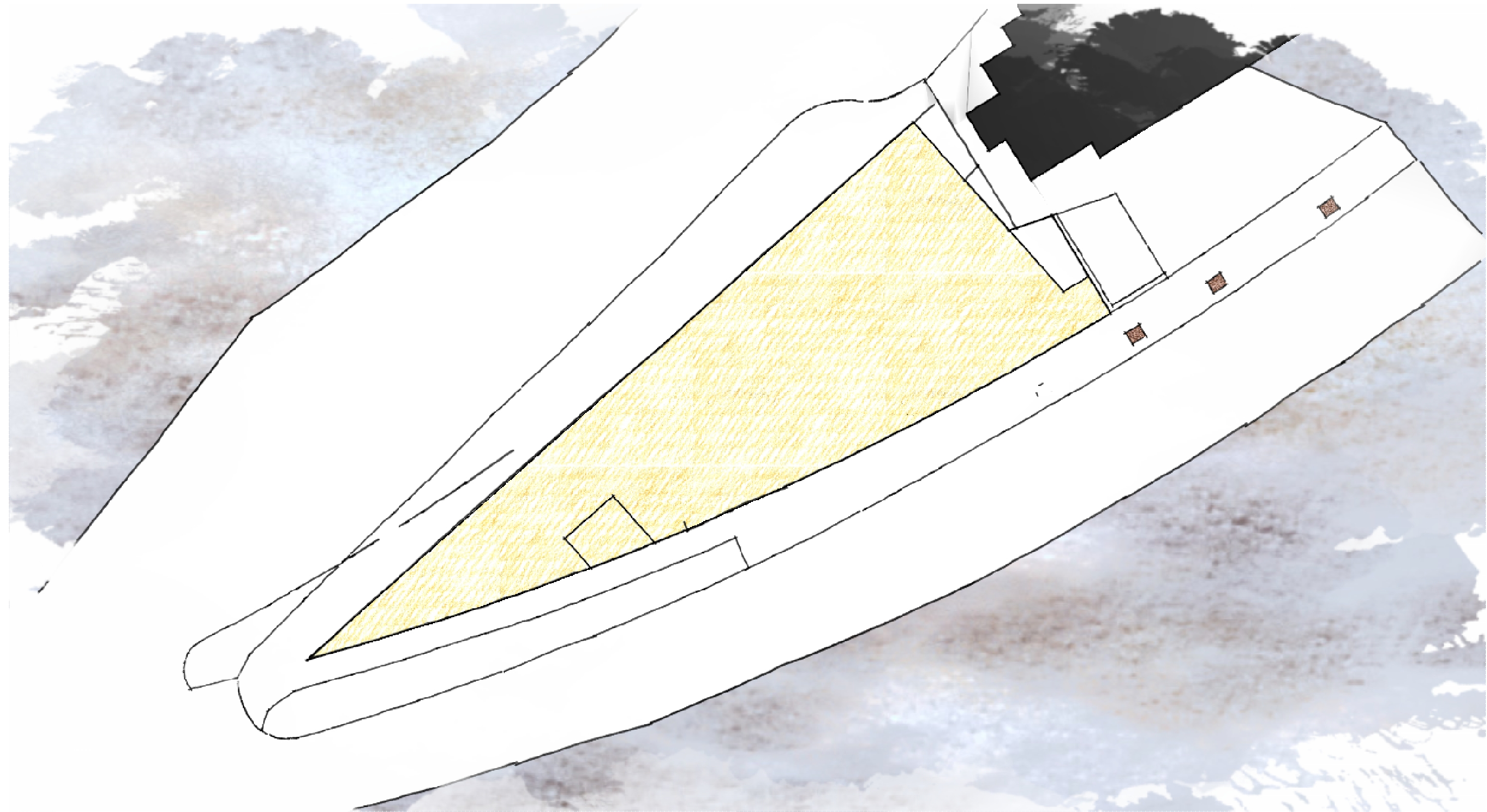
option 2 - level 1

4529 Sand Point Way



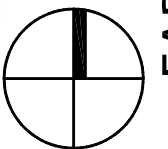
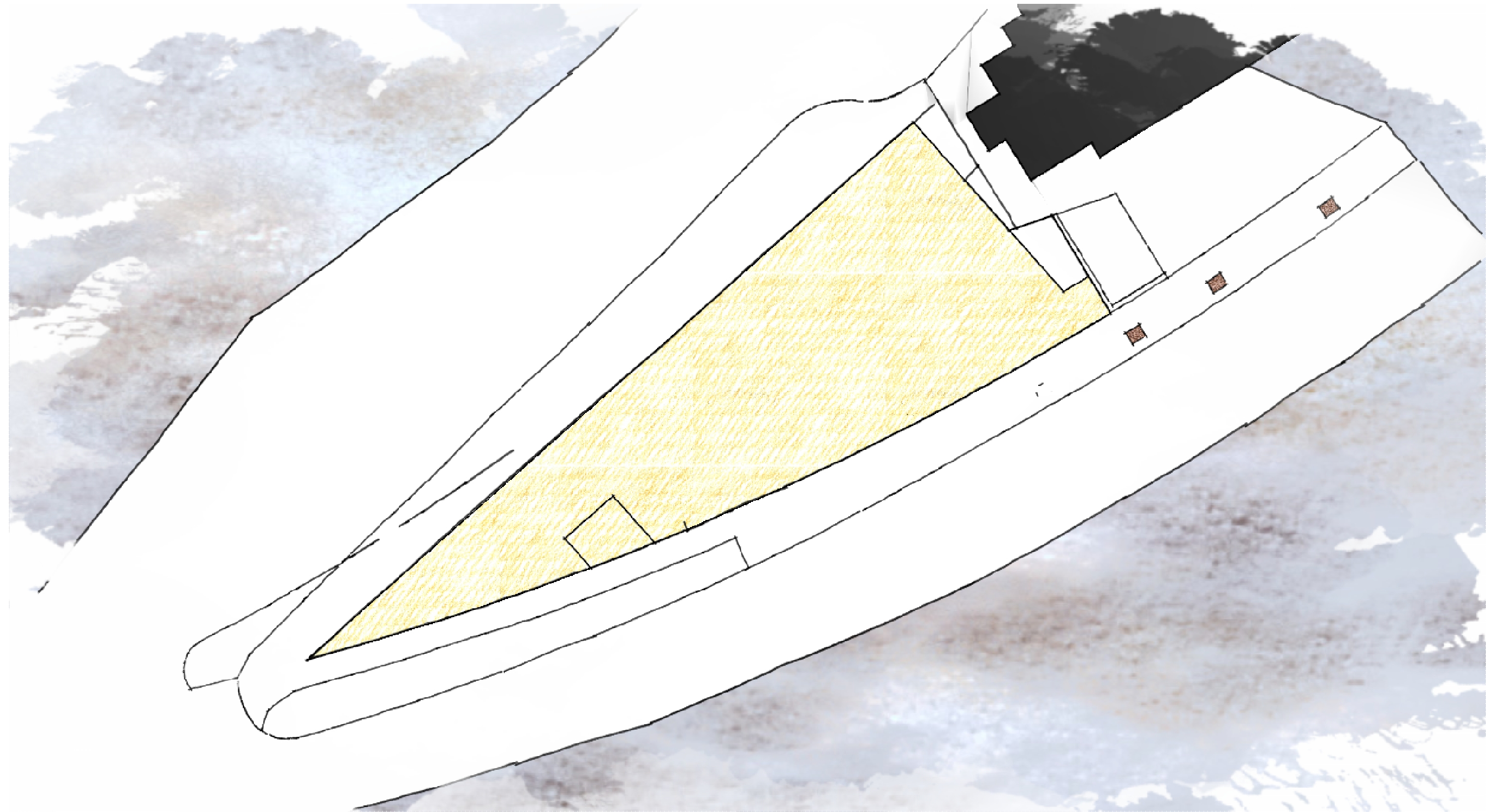
option 2 - level 2

4529 Sand Point Way



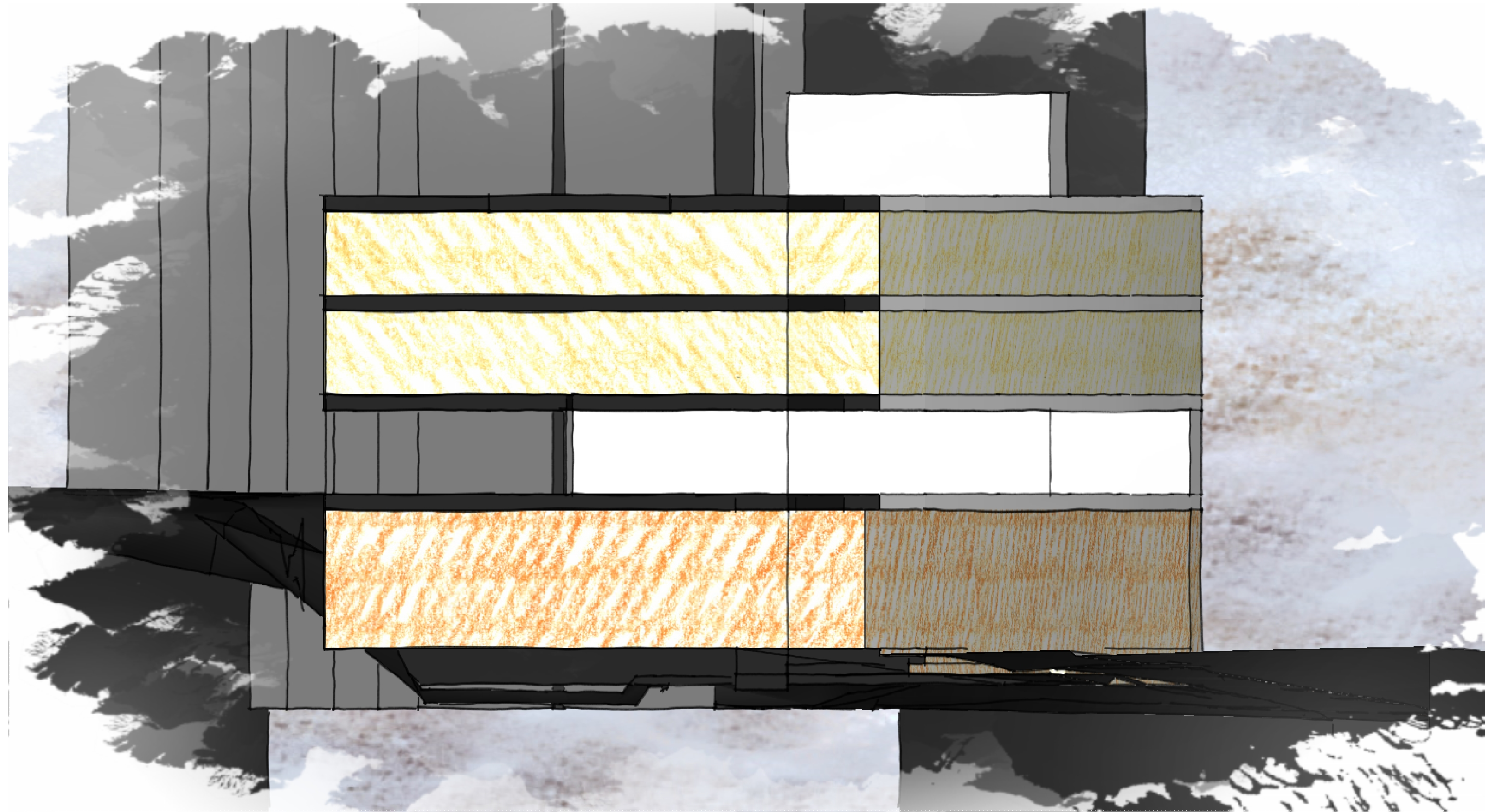
option 2 - level 3

4529 Sand Point Way



option 2 - level 4

4529 Sand Point Way



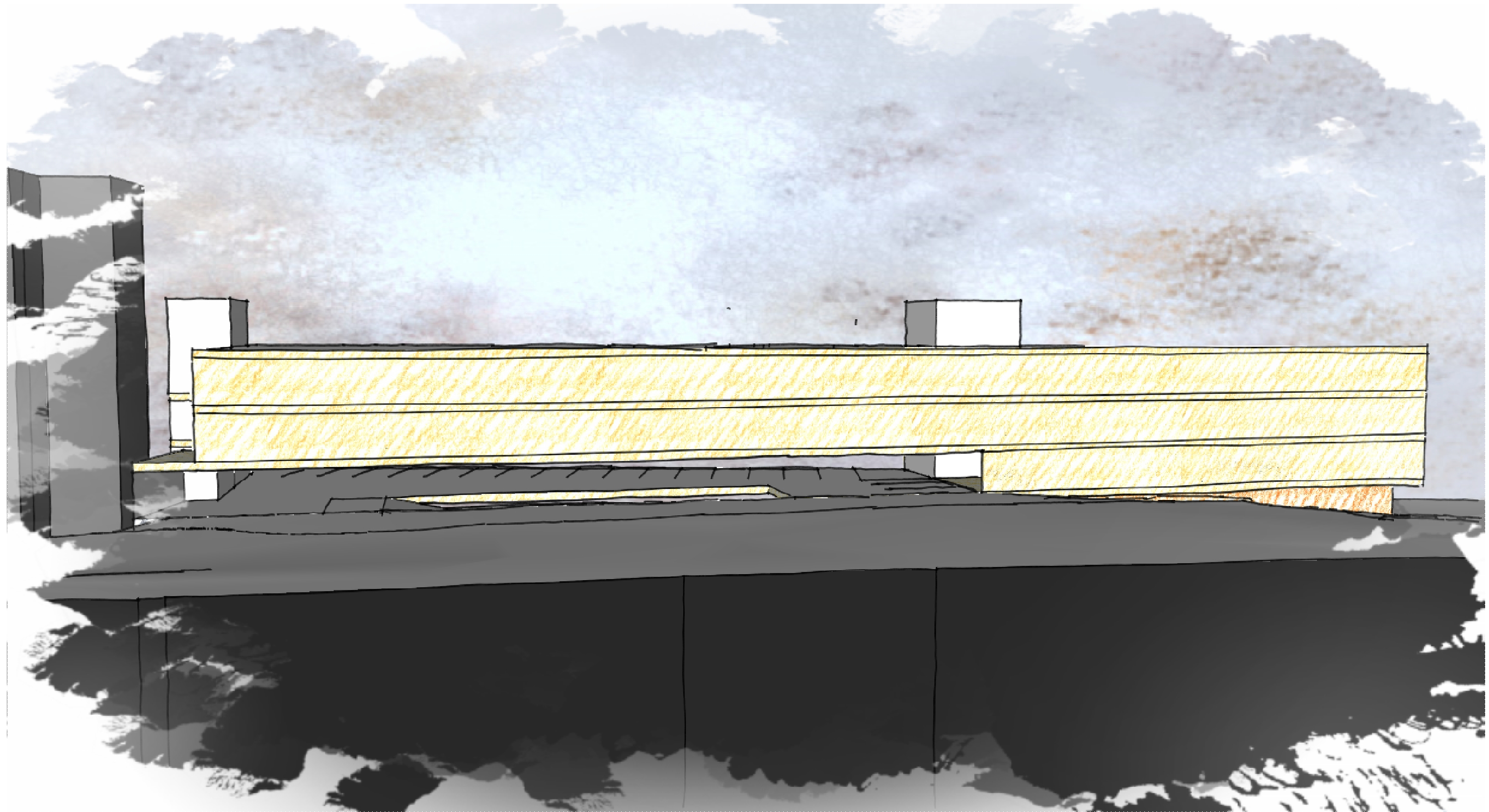
option 2 - concept section

4529 Sand Point Way



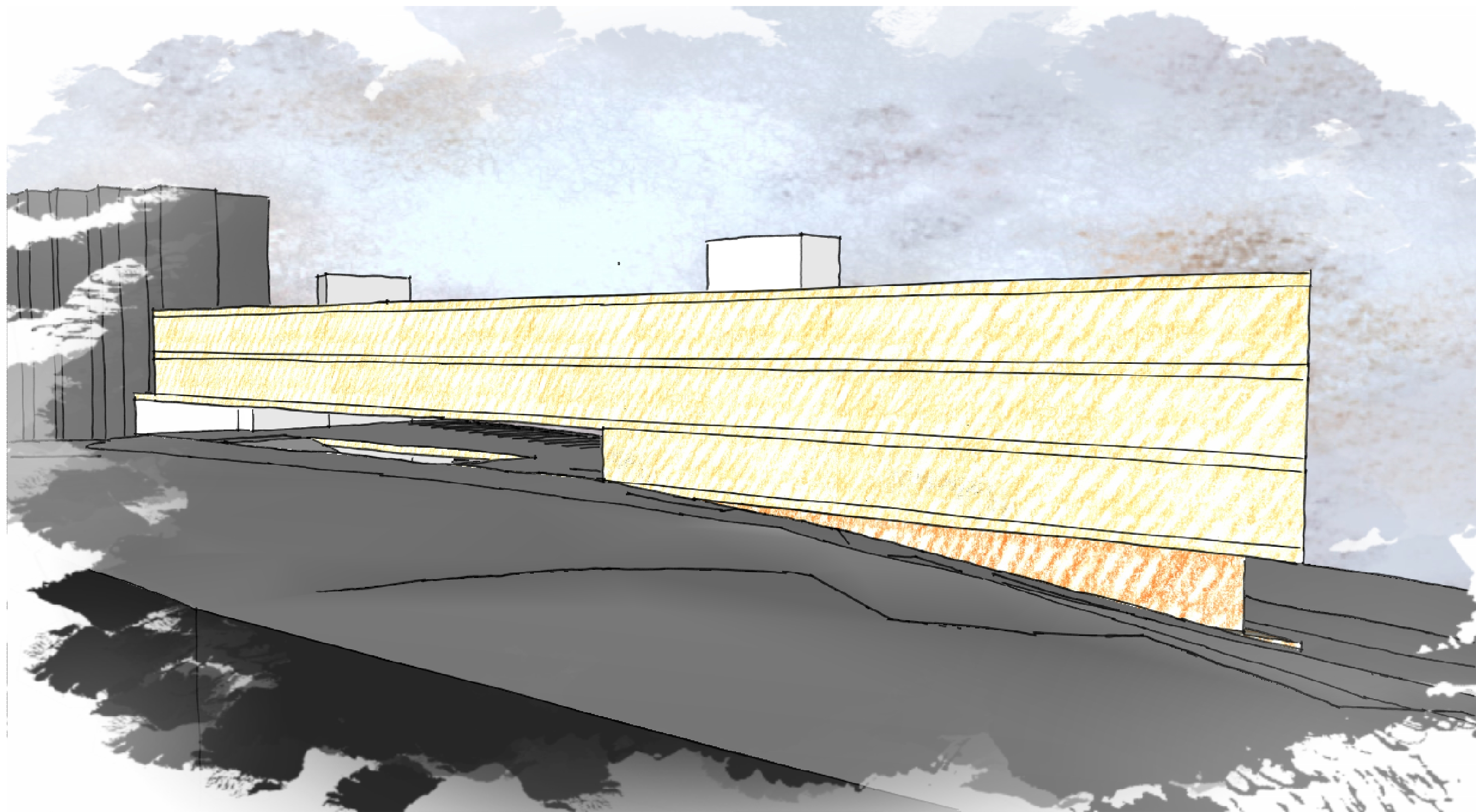
option 1 - context

4529 Sand Point Way



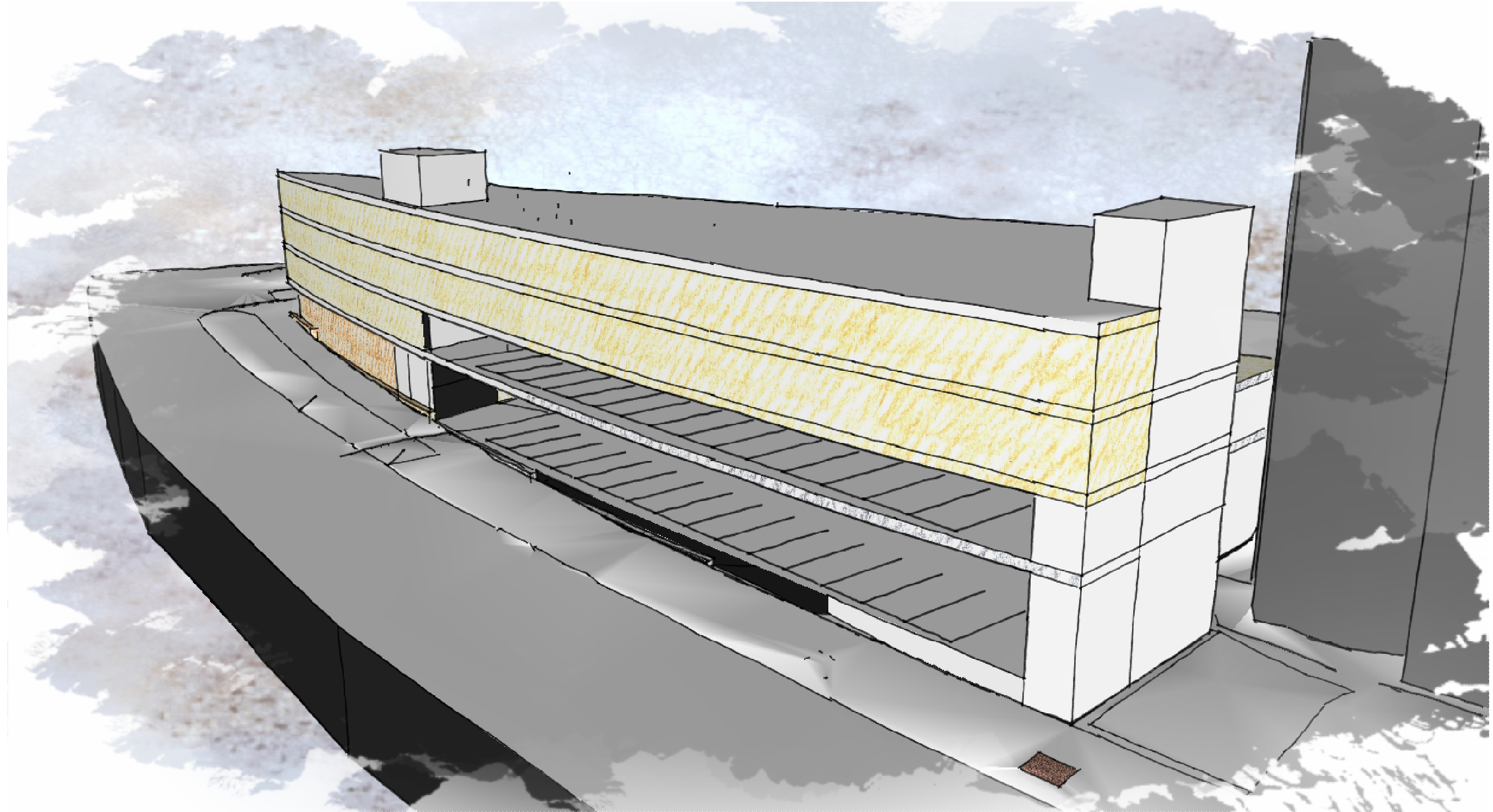
option 1 - northeast view

4529 Sand Point Way



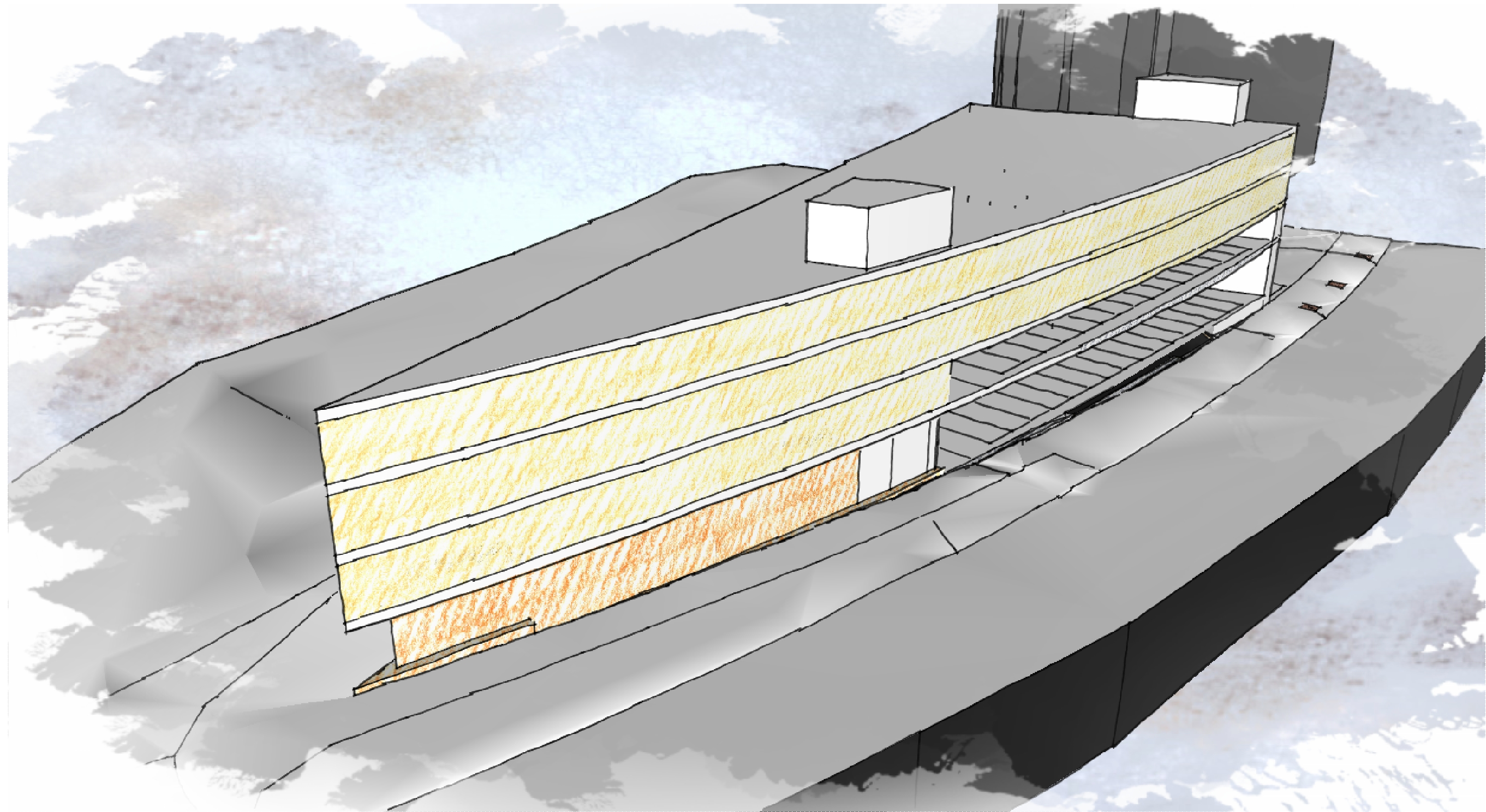
option 1 - northwest view

4529 Sand Point Way



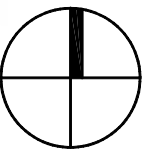
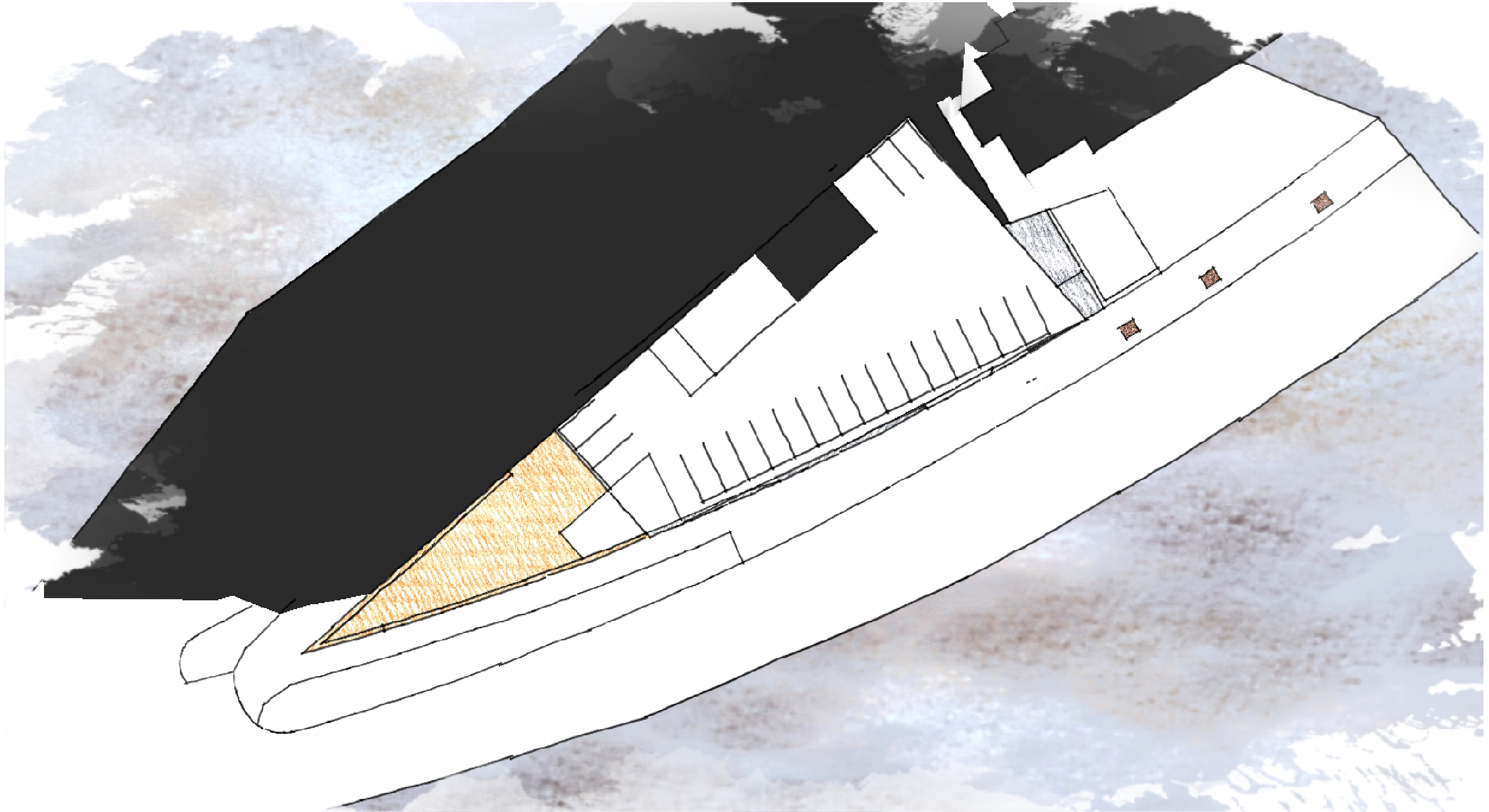
option 1 - southeast view

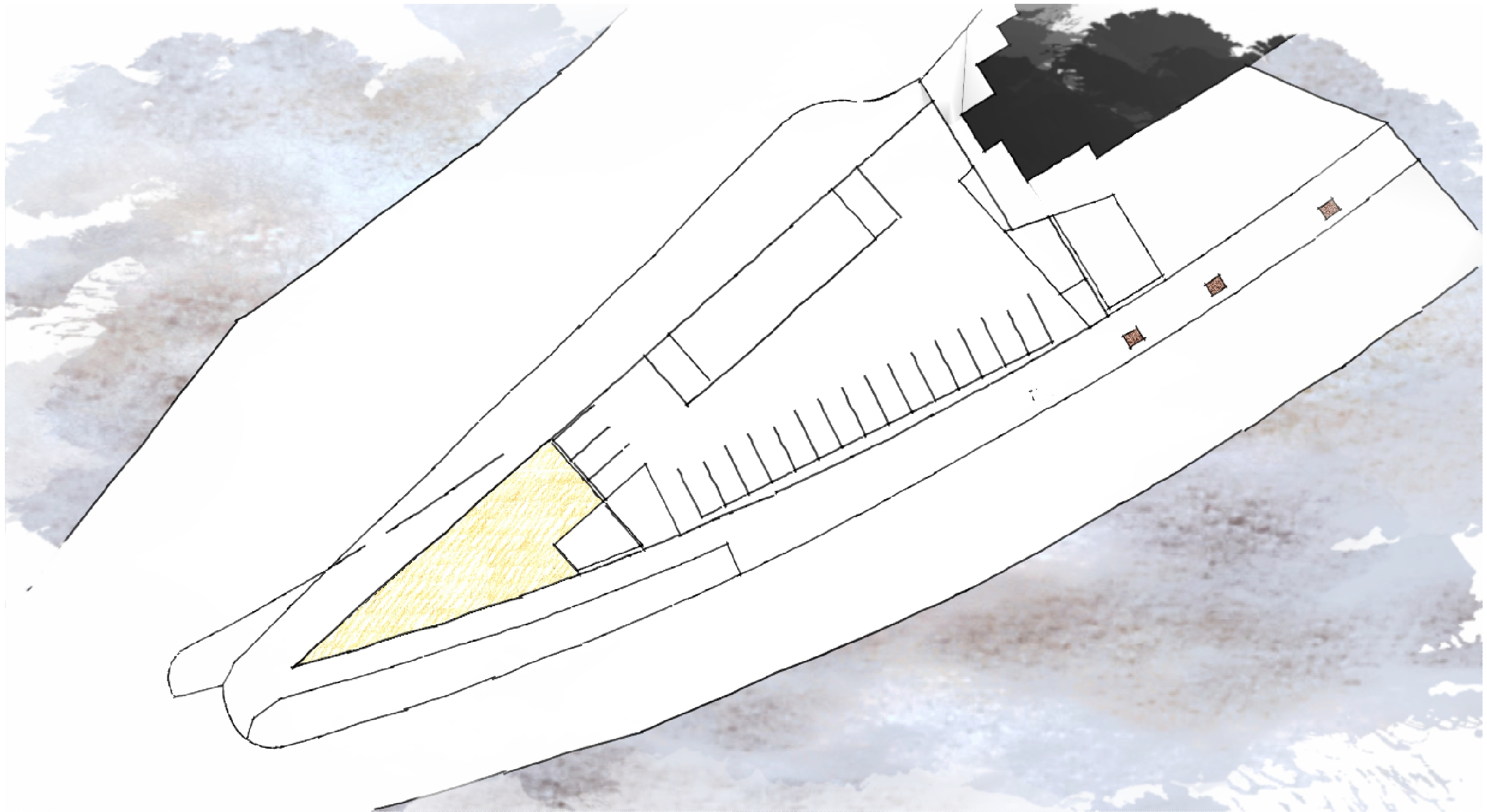
4529 Sand Point Way



option 1 - southwest view

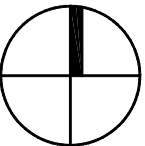
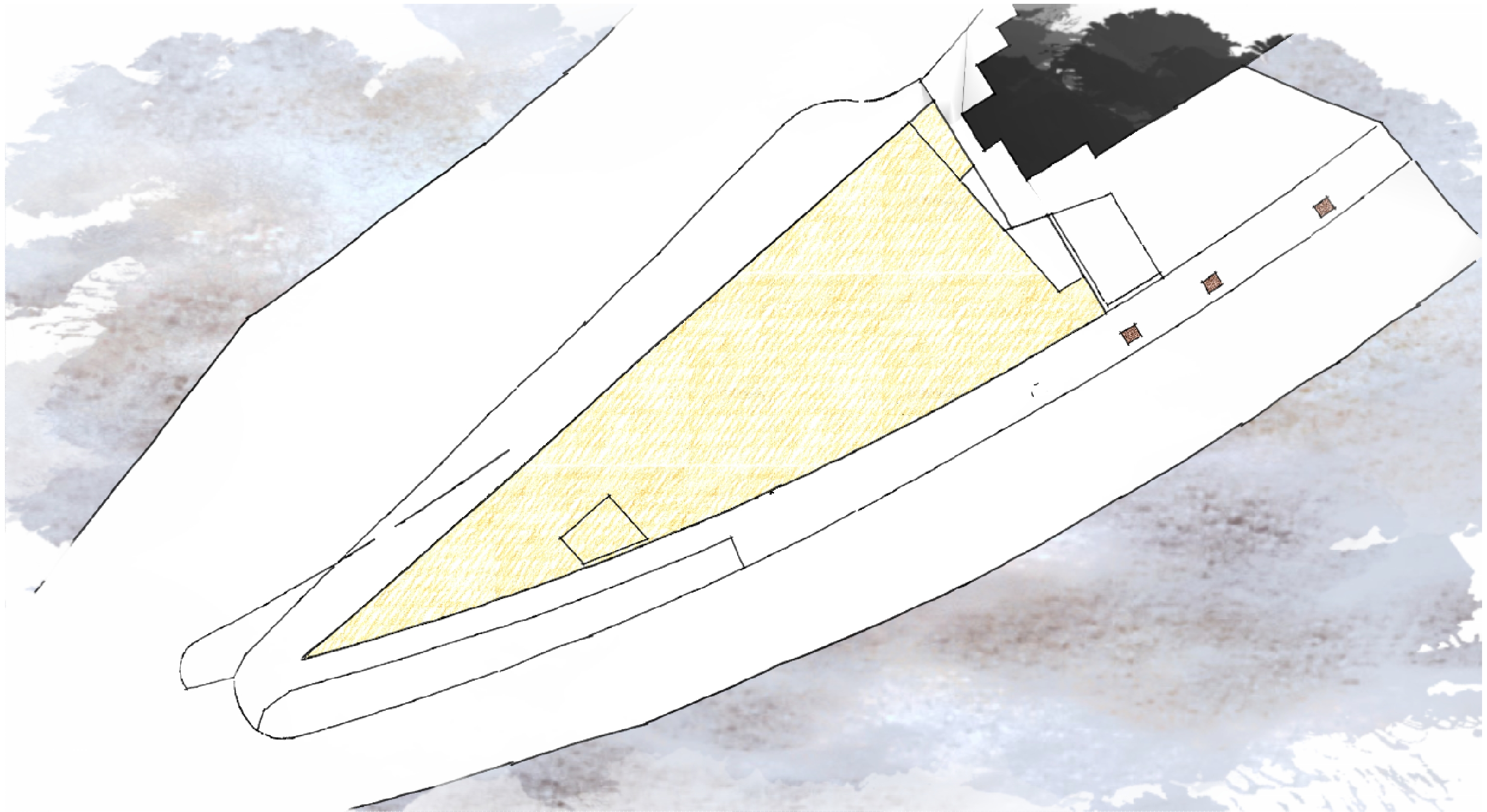
4529 Sand Point Way





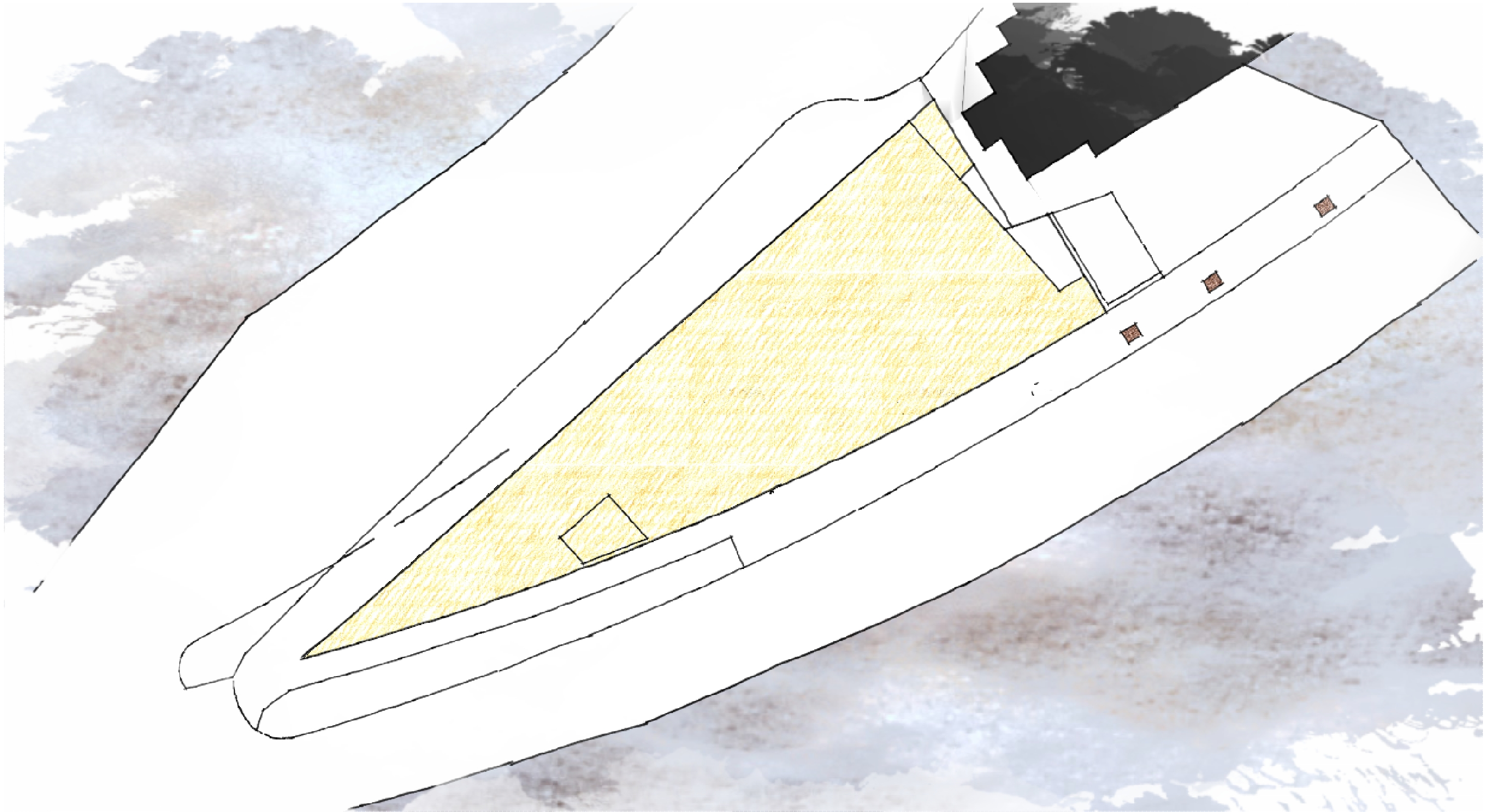
option 1 - level 2

4529 Sand Point Way



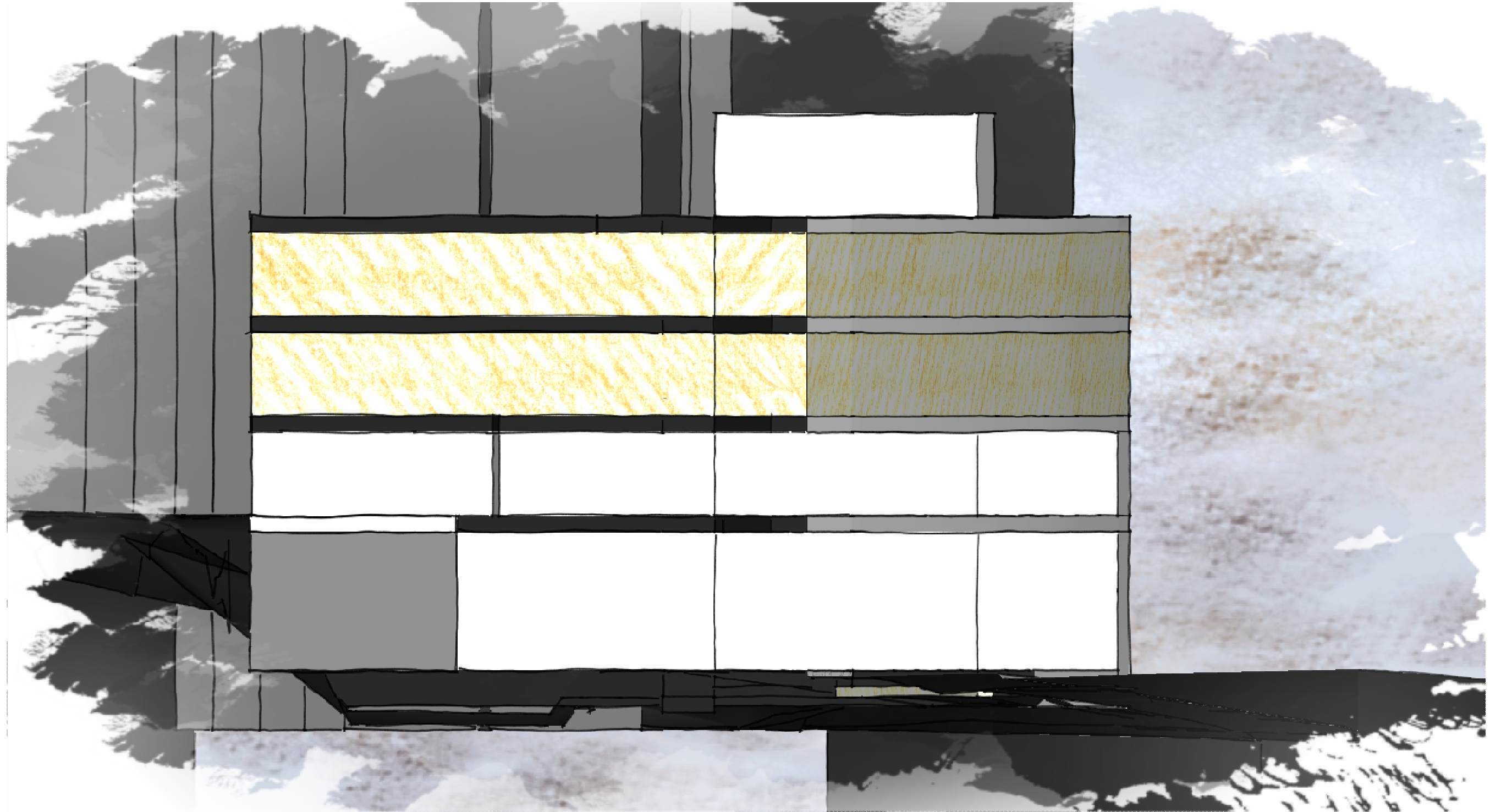
option 1 - level 3

4529 Sand Point Way



option 1 - level 4

4529 Sand Point Way



option 1 - concept section

4529 Sand Point Way