



823 NW 54th St
Seattle, WA 98107

EARLY DESIGN GUIDANCE
823 NW 54th St Seattle, WA 98107
Cleave Architecture + Design
DPD# 3034821-EG | July 15, 2019

TABLE OF CONTENTS

1 PROPOSAL DESCRIPTION

2 CONTEXT ANALYSIS

3 NEIGHBORHOOD ANALYSIS

4 SITE PHOTOS

5 SITE PHOTOS

6 SURVEY

7 PROPOSED SITE PLAN

8 PROPOSED LANDSCAPE PLAN

9 PROPOSED LIGHTING PLAN

10 PROPOSED DESIGN - TOWNHOUSE 1&2 1ST AND 2ND FLOOR PLAN

11 PROPOSED DESIGN - TOWNHOUSE 1&2 3RD AND ROOF FLOOR PLAN

12 PROPOSED DESIGN - TOWNHOUSE 3,4,5&6 1ST AND 2ND FLOOR PLAN

13 PROPOSED DESIGN - TOWNHOUSE 3,4,5&6 3RD AND ROOF FLOOR PLAN

14 RENDERED ELEVATIONS - TOWNHOUSE 1&2

15 RENDERED ELEVATIONS - TOWNHOUSE 1&2

16 RENDERED ELEVATIONS - TOWNHOUSE 3,4,5&6

17 RENDERED ELEVATIONS - TOWNHOUSE 3,4,5&6

18 RENDERED PERSPECTIVES

19 RENDERED PERSPECTIVES

20 WINDOW PRIVACY STUDY

21 SHADOW STUDY

22 DESIGN GUIDELINES

23 EXTERIOR CLADDING MATERIALS

24 FAR & GFA

25 FAR & GFA

26 FAR & GFA

27 FAR & GFA

28 FAR & GFA

29 FAR & GFA

30 FAR & GFA

31 FAR & GFA

PROJECT TEAM:

DEVELOPER

GREEN WAY HOMES LLC

10404 JOVITA BLVD E

EDGEWOOD, WA 98372

ARCHITECT

CLEAVE ARCHITECTURE + DESIGN

2226 EASTLAKE AVE E #300

SEATTLE WA 98102

LANDSCAPE ARCHITECT

ROOT OF DESIGN LLC

7104 265TH ST. NW #218

STANWOOD, WA 98292

CIVIL ENGINEER

THE CONCEPT GROUP | CIVIL ENGINEERING CONSULTANTS

4701 SW ADMIRAL WAY, PMB #353

SEATTLE, WA 98116

SURVEYOR

TERRANE

10801 MAIN STREET, SUITE 102

BELLEVUE, WA 98004

STRUCTURAL ENGINEER

CUSTOM DESIGN & ENGINEERING, INC

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PROJECT INFORMATION

ADDRESS: 823 NW 54th St Seattle, WA 98107
ZONE: LR2 (M1)
SDCI #s: 3034512-LU
PARCEL: 122503-9009
OWNER: Greenway Homes LLC
CONTACT: Moon Zhang (Cleave Architecture + Design)

PROJECT PROGRAM

LOT SIZE: 4,993 SF
APPROX FAR: 6,990 - higher FAR
GROSS FLOOR AREA: 7,232.221 SF
AMENITY AREAS: 774 sf (ground) and 1,985 (roof deck)
PARKING: 2 parking
BUILDING TYPE: Townhouses
UNIT COUNT: 6
UNIT SIZES W/ EXTERIOR WALL: TH 1: 1,556 sf, TH 2: 1,367 sf, TH 3,4,5&6: 1,186.5 sf/unit
OF STORIES: 3

PROJECT OBJECTIVES

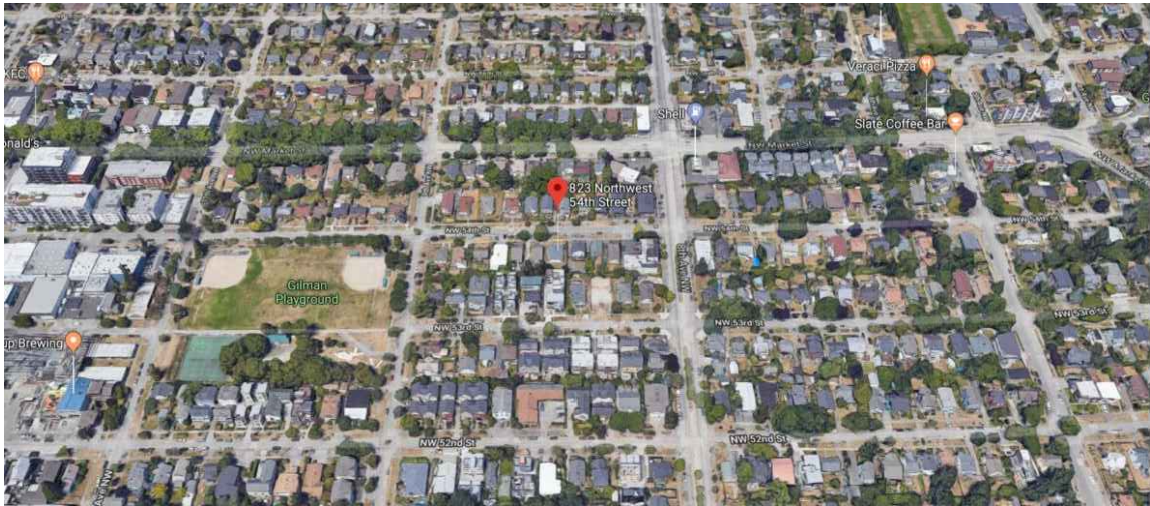
The proposed site's current use is a duplex. The lot is approximately 4,993 sf located middle-block of NW 54th St in an LR2 (M1) zone, previous Zone: SF 5000. The new zoning took effect on April 19, 2019. This proposal is to construct (6) Townhouses. Each of the proposed structures will be 3 stories.

The proposed project will achieve a 4-star Built Green certification to maximize building sustainability and performance.

The project is located in the Ballard district which is a diverse area of Wallingford, Fremont and Phinney Ridge with many neighborhood shops, dining and services within walking and biking distance. We are proposing a pedestrian friendly design (through the use of engaging shapes, color and abundant tiered landscaping). This proposal will increase the density to what it is zoned for. Quality construction and landscape design will add to the sense of community with a modern architectural solution.



Seattle Vicinity Map



Neighborhood Vicinity Map

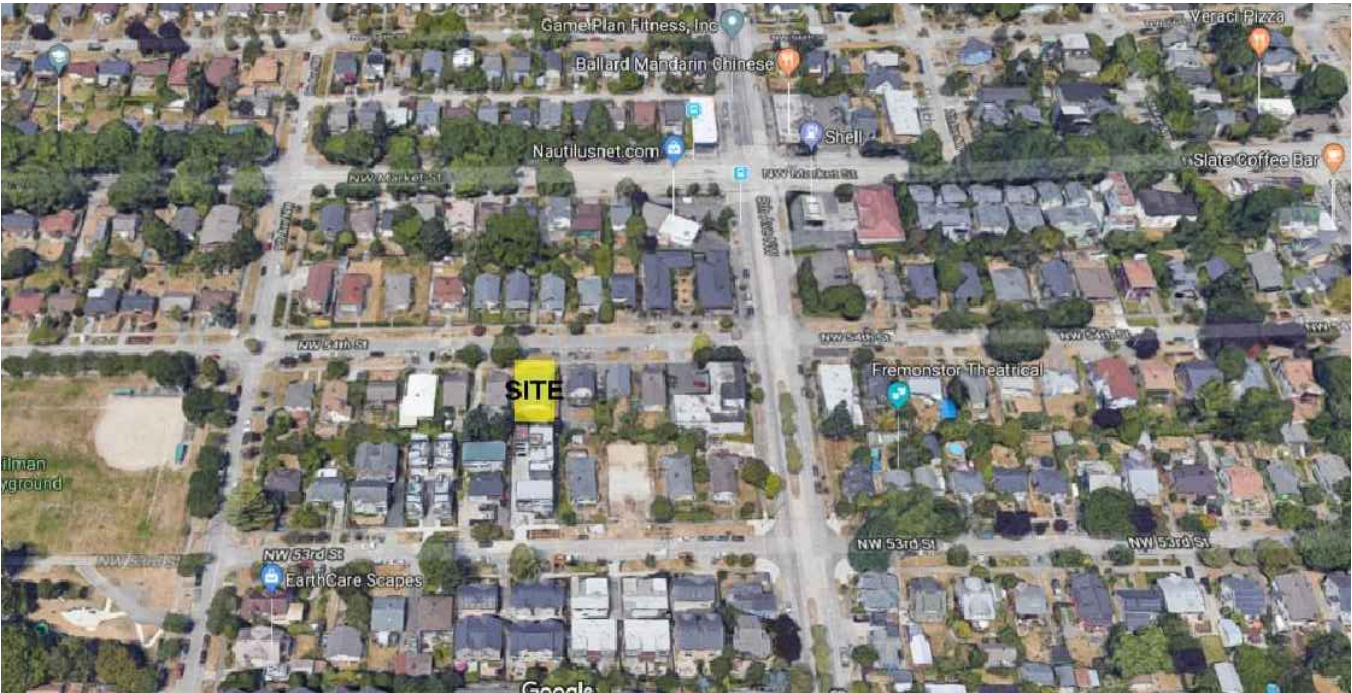
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PROJECT CONTEXT

To the north of the subject property is a single family. To the south of the subject property is (2) townhouse and (2) single family. To the west and east are single families with garages.

Businesses and amenities are concentrated at the NW Market St. The neighborhood is served by Green ake , Woodland Park and the sandy beach at Golden Gardens Park . The Green lake and Woodland park are few blocks away.

The grade on the site is fairly flat.



Aerial Vicinity Map

ZONING INFORMATION

ZONE: LR2 (M1)
OVERLAY: Ballard (Urban Center Village)
STREETS: 823 NW 54th St Seattle, WA 98107
SITE: Located on middle of NW 54th St between 9th Ave NW and 8th Ave NW.
In the LR2(M1) with surrounding LR2 and single family zone.



Seattle Zoning Map

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DPD# 3034821-EG| July 15, 2019

NEIGHBORHOOD CONTEXT & INSPIRATION:

This neighborhood is comprised of a mix of residential buildings - single family residences, apartment and townhouse . The neighborhood also includes a variety of businesses and amenities. restaurants, Laundry, coffee shops and many other small businesses are available within walking distance. The architectural styles present in the neighborhood are diverse including traditional, craftsman, contemporary, modern etc. The mix modern and traditional roof design of the proposed buildings fit into the existing eclectic mix of styles.



(A) 820 NW 54th St [(4)Townhouse]] neighboring project site at north



(B) 829 NW 54th St [(1) single family]] neighboring project site at east



(C) 819 NW 54th St [(1) single family]] neighboring project site at west



Neighborhood Vicinity Map



(D) 826 NW 53rd St [(2) single family) & (2) Townhouse] neighboring project site at south



(E) 821 NW 54th St [(16) Apartment]] neighboring project site at end of the block



(F) 808 NW 54th St [(7)Townhouse]] neighboring project site at end of the block



(G) 834 NW 53rd St [(2) single family) & (2) Townhouse] neighboring project site at SW

A	820 NW 54th St [(4)Townhouse]] neighboring project site at north
B	829 NW 54th St [(1) single family]] neighboring project site at east
C	819 NW 54th St [(1) single family]] neighboring project site at west
D	826 NW 53rd St [(2) single family) & (2) Townhouse] neighboring project site at south
E	821 NW 54th St [(16) Apartment]] neighboring project site at end of the block
F	808 NW 54th St [(7)Townhouse]] neighboring project site at end of the block
G	834 NW 53rd St [(2) single family) & (2) Townhouse] neighboring project site at SW

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823 NW 54th St Seattle, WA 98107
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SUBJECT SITE



STREET VIEW PANORAMA - NW 54TH STREET FACING SUBJECT SITE

ACROSS FROM SUBJECT SITE



STREET VIEW PANORAMA - NW 54TH STREET FACING ACROSS FROM SUBJECT SITE

SUBJECT SITE



EXISTING SINGLE FAMILY HOUSE ENTRANCE



KING COUNTY RECORD PHOTO

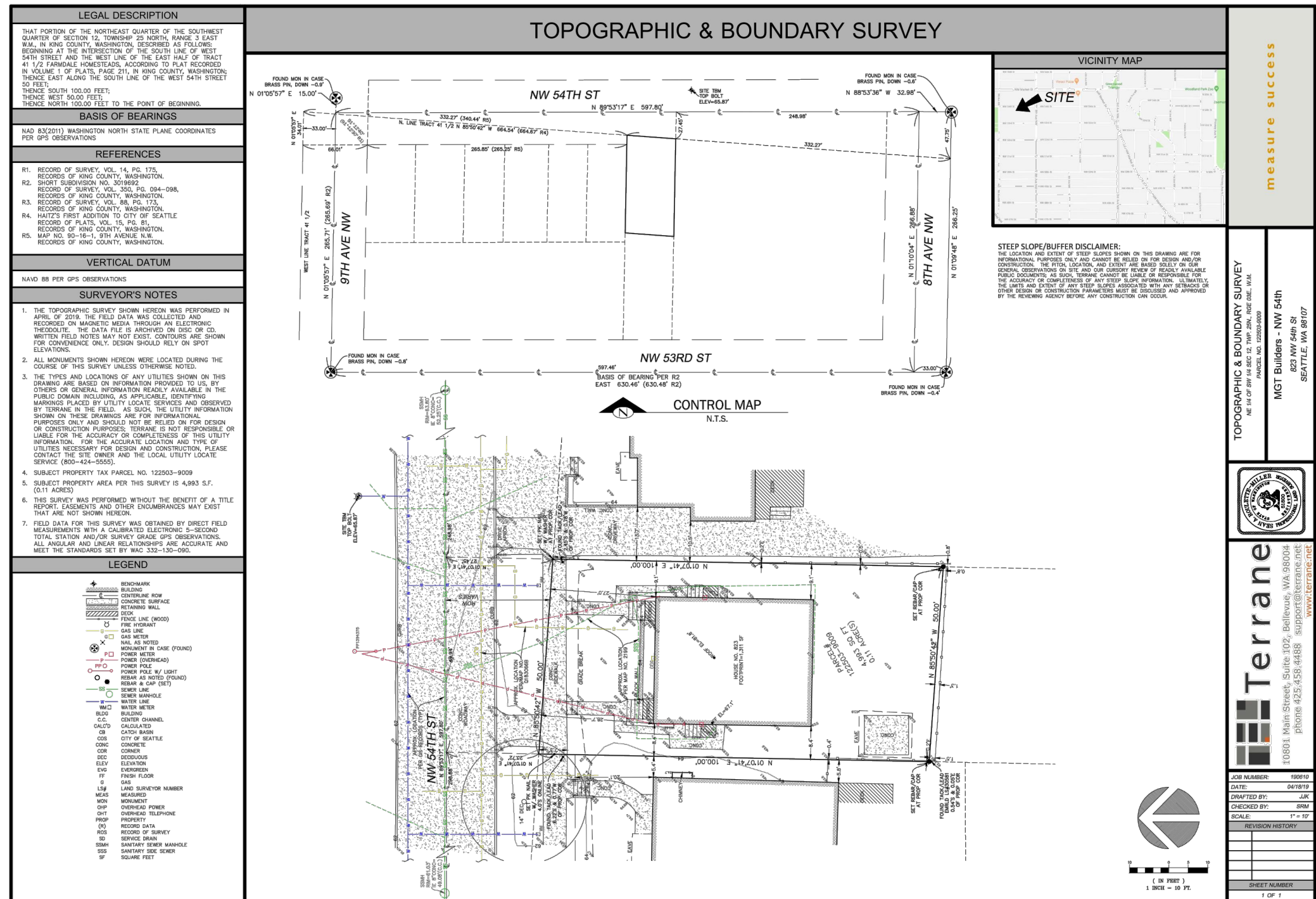


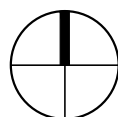
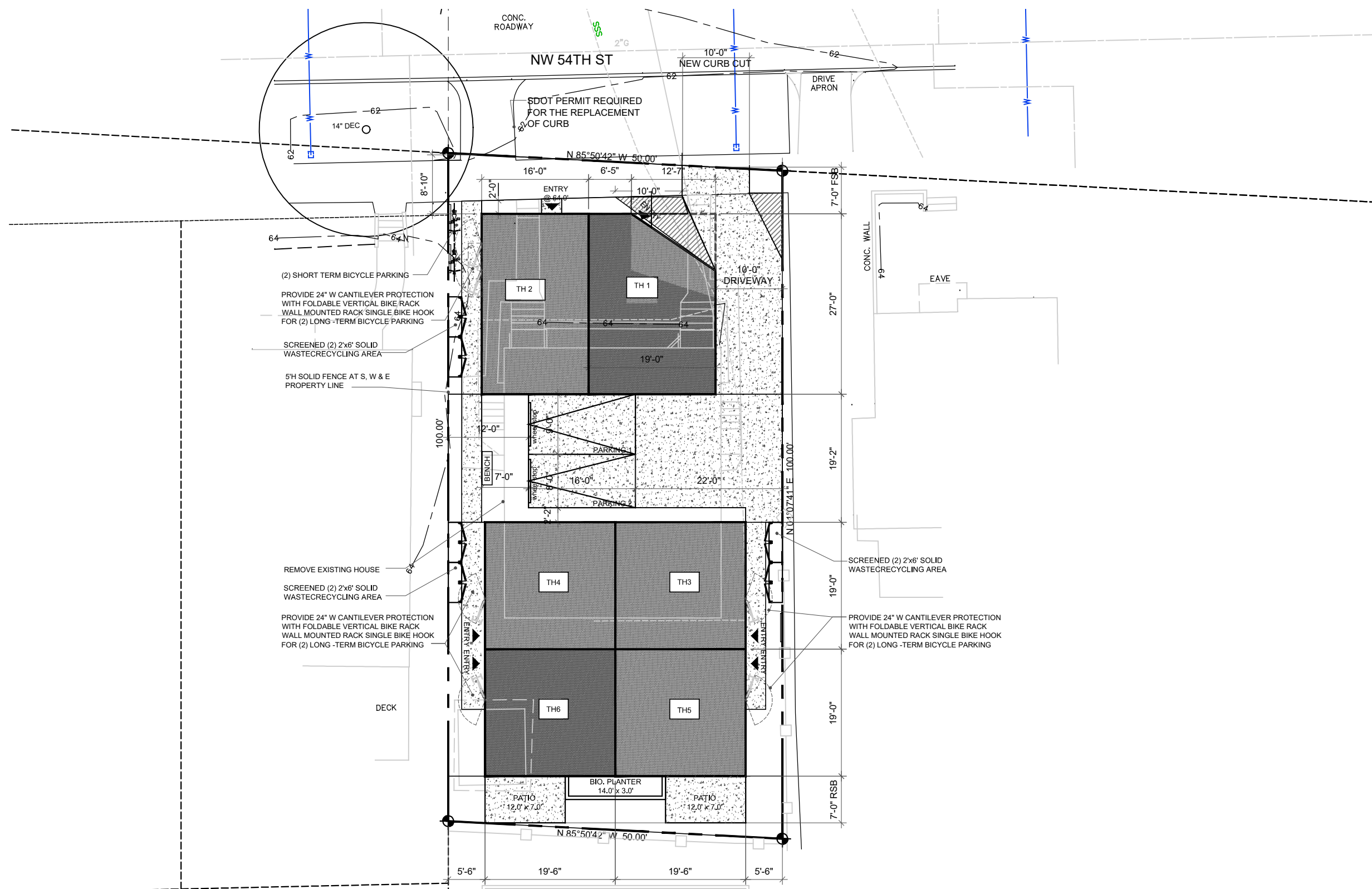
STREET TREE AT SIDEWALK



SITE VIEW PANORAMA

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DPD# 3034821-EG | July 15, 2019



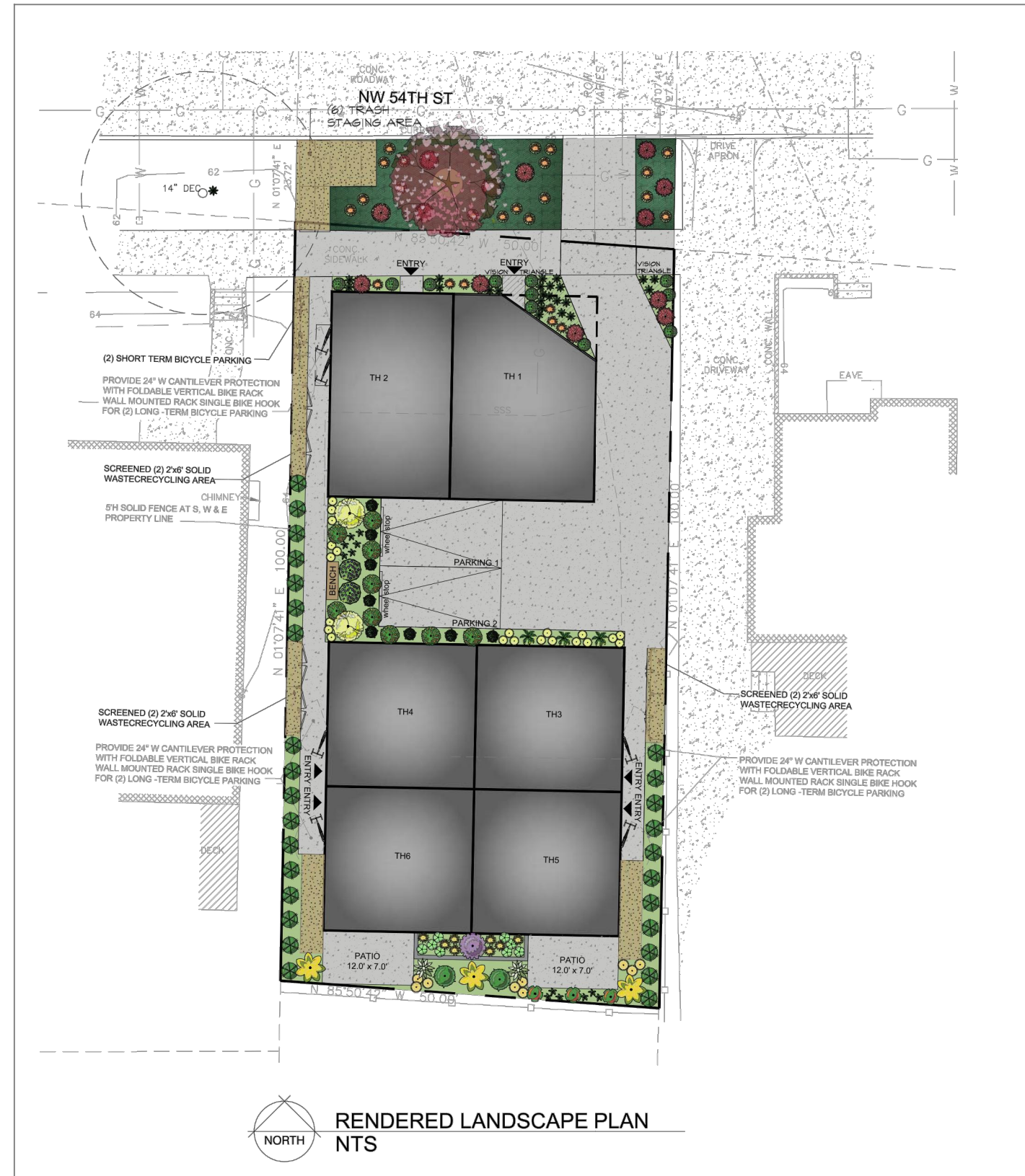


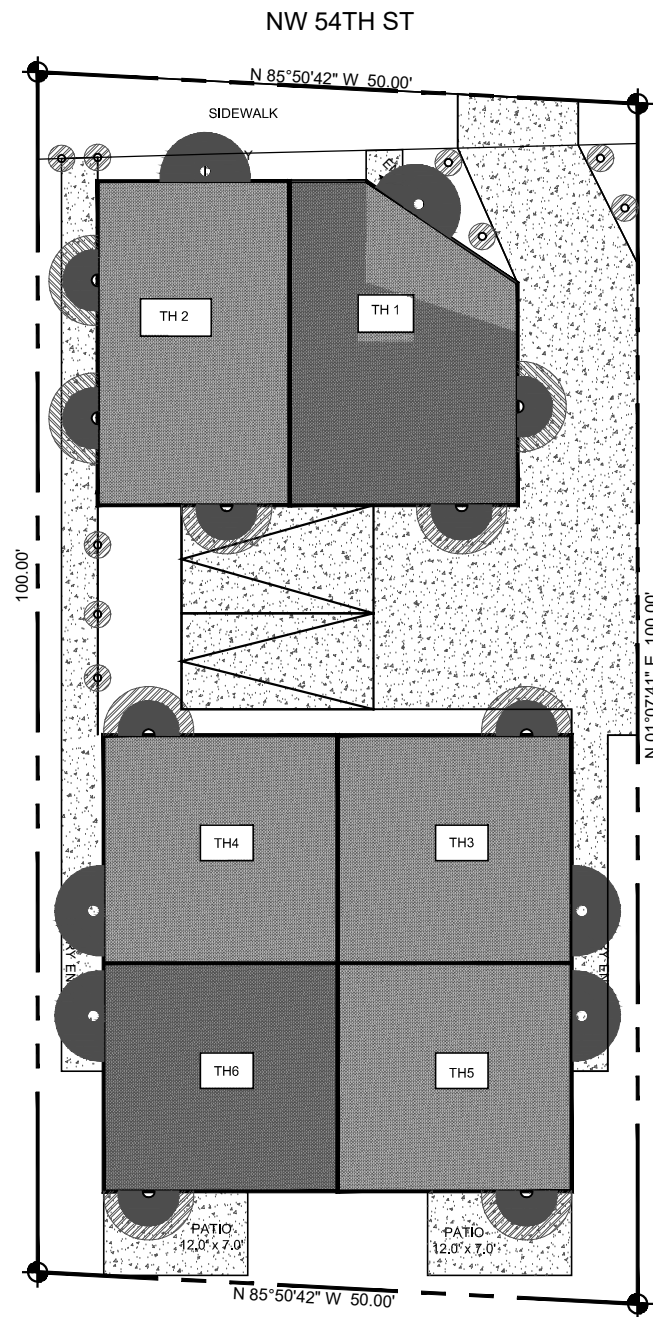
PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"
SIZE: 4,021 SF

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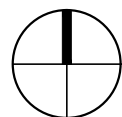
○ Motion Sensing Pathway Lights



Outdoor wall light, automatic on at dark, brighter w/ motion sensor w/ baffle to light down only.



○ Progress Lighting 5" Gray Incandescent Cylinder Outdoor Wall Lantern



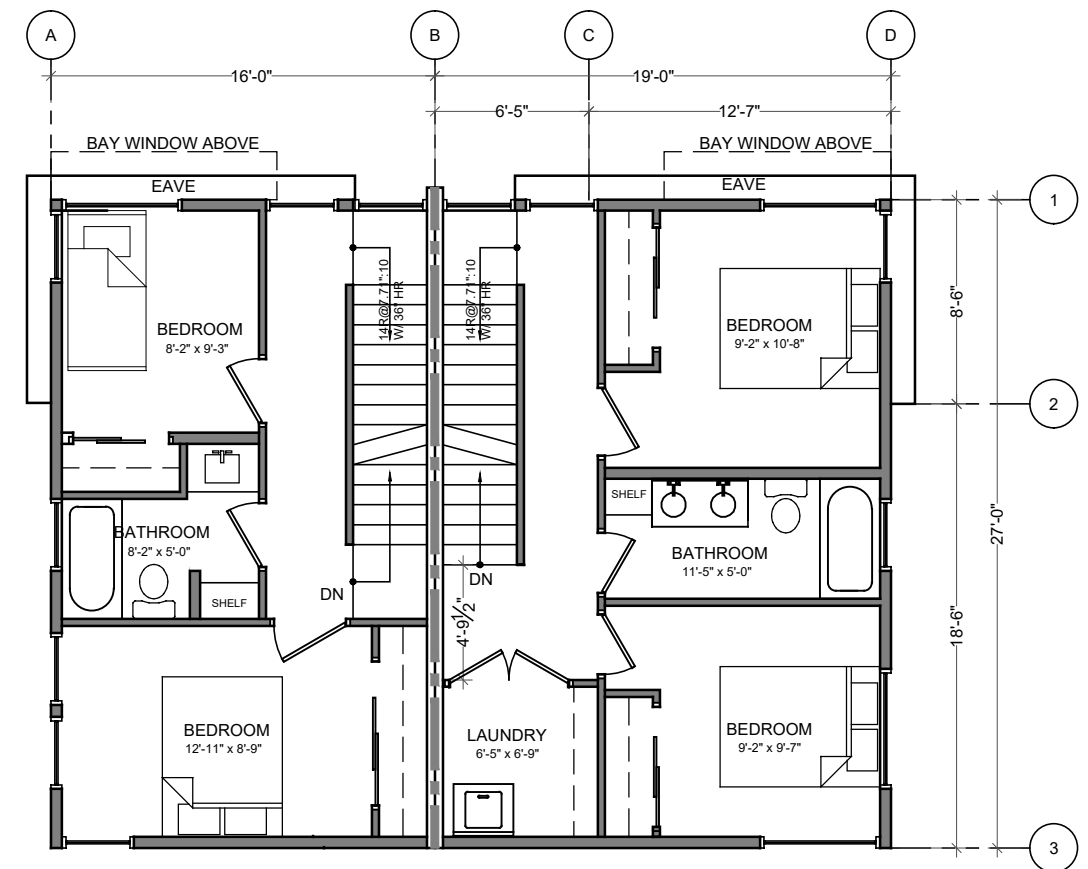
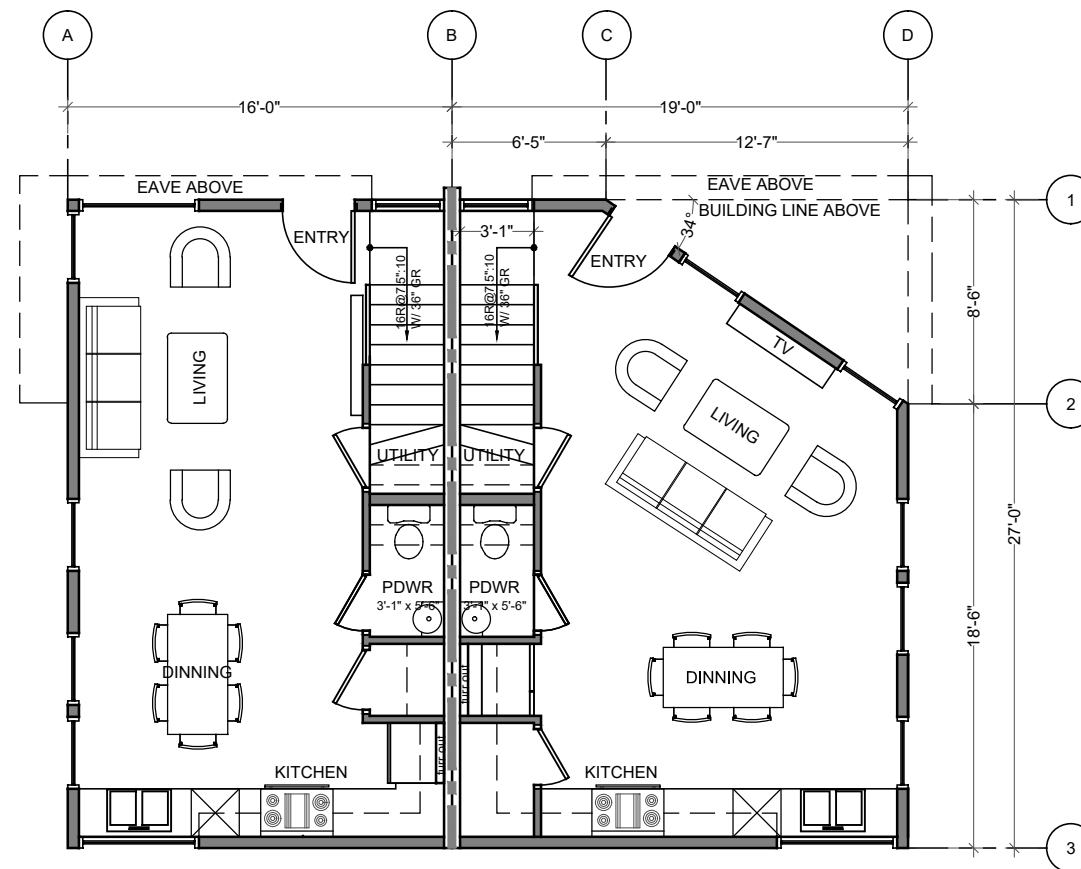
PROPOSED LIGHTING PLAN

SCALE: 1/16" = 1'-0"

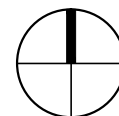
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DPD# 3034821-EG | July 15, 2019

TOWNHOUSE UNIT 1& 2

Bedrooms: 3 / unit
Bathrooms: 2.5 / unit
Heated: TH 1: 1,367 sf & TH2: 1,556.5 sf



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FIRST FLOOR PLAN

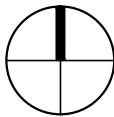
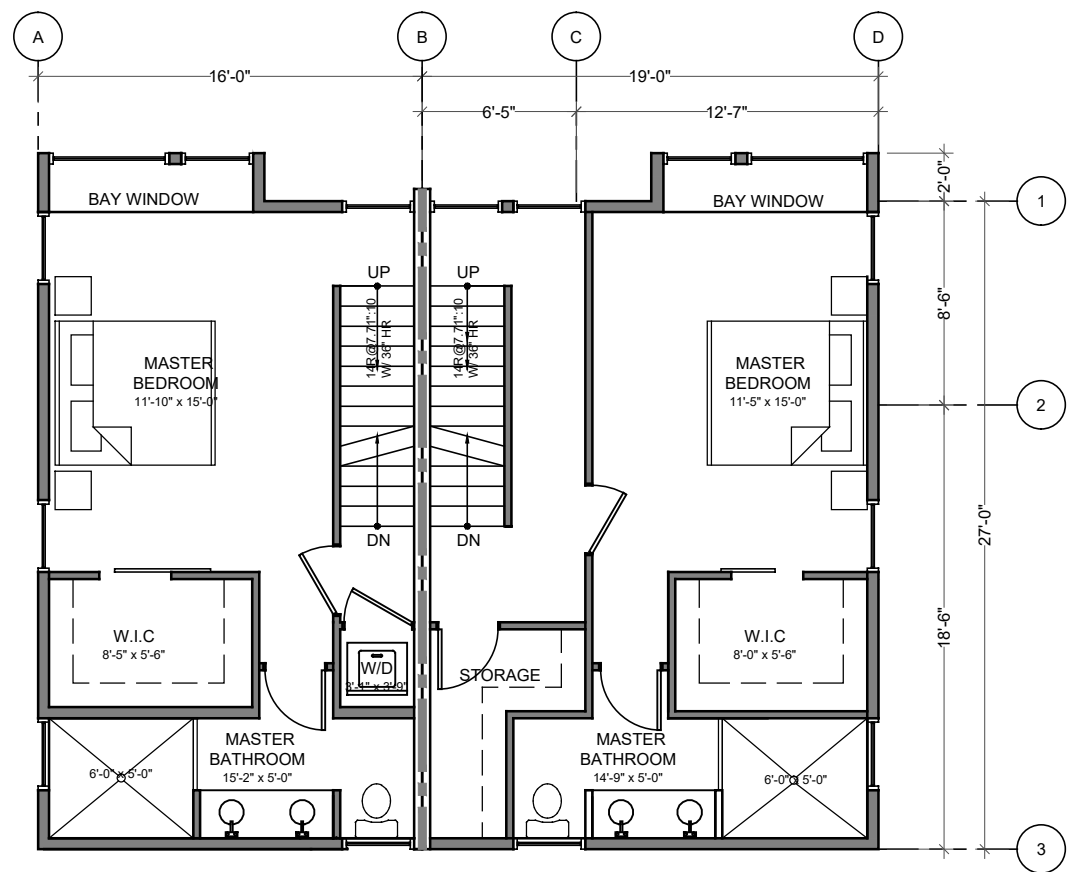
SCALE: 1/8" = 1'-0"
(TH1 459 SF & TH2 432SF)

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"
(TH1 513 SF & TH2 432SF)

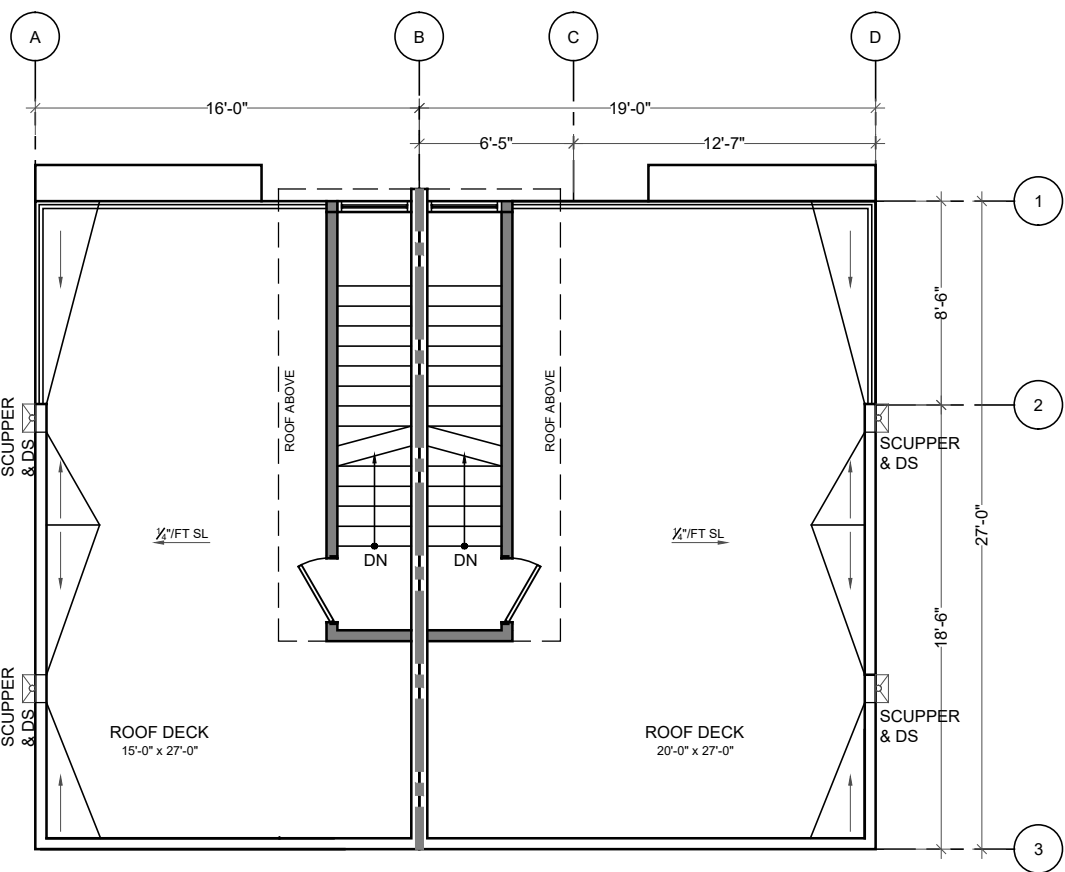
TOWNHOUSE UNIT 1& 2

Bedrooms: 3 / unit
Bathrooms: 2.5 / unit
Heated: TH 1: 1,367 sf & TH2: 1,556.5 sf



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"
(TH1 513 SF & TH2 432SF)

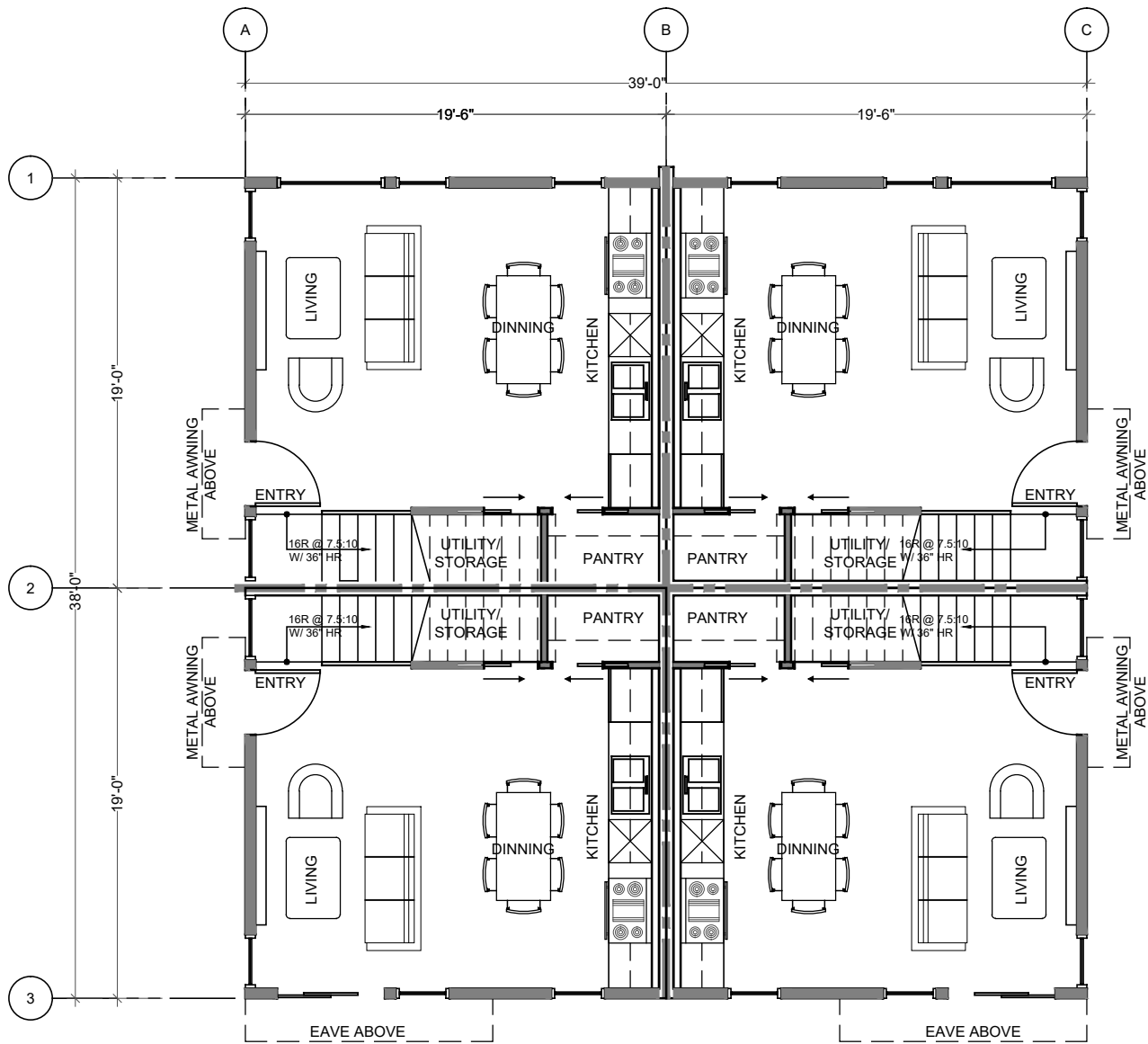


ROOF DECK PLAN

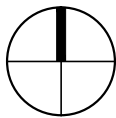
SCALE: 1/8" = 1'-0"
(TH1&2 71SF)

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823 NW 54th St Seattle, WA 98107
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Bedrooms: 2 / unit
Bathrooms: 2 / unit
Heated: 1,186.5 sf / unit

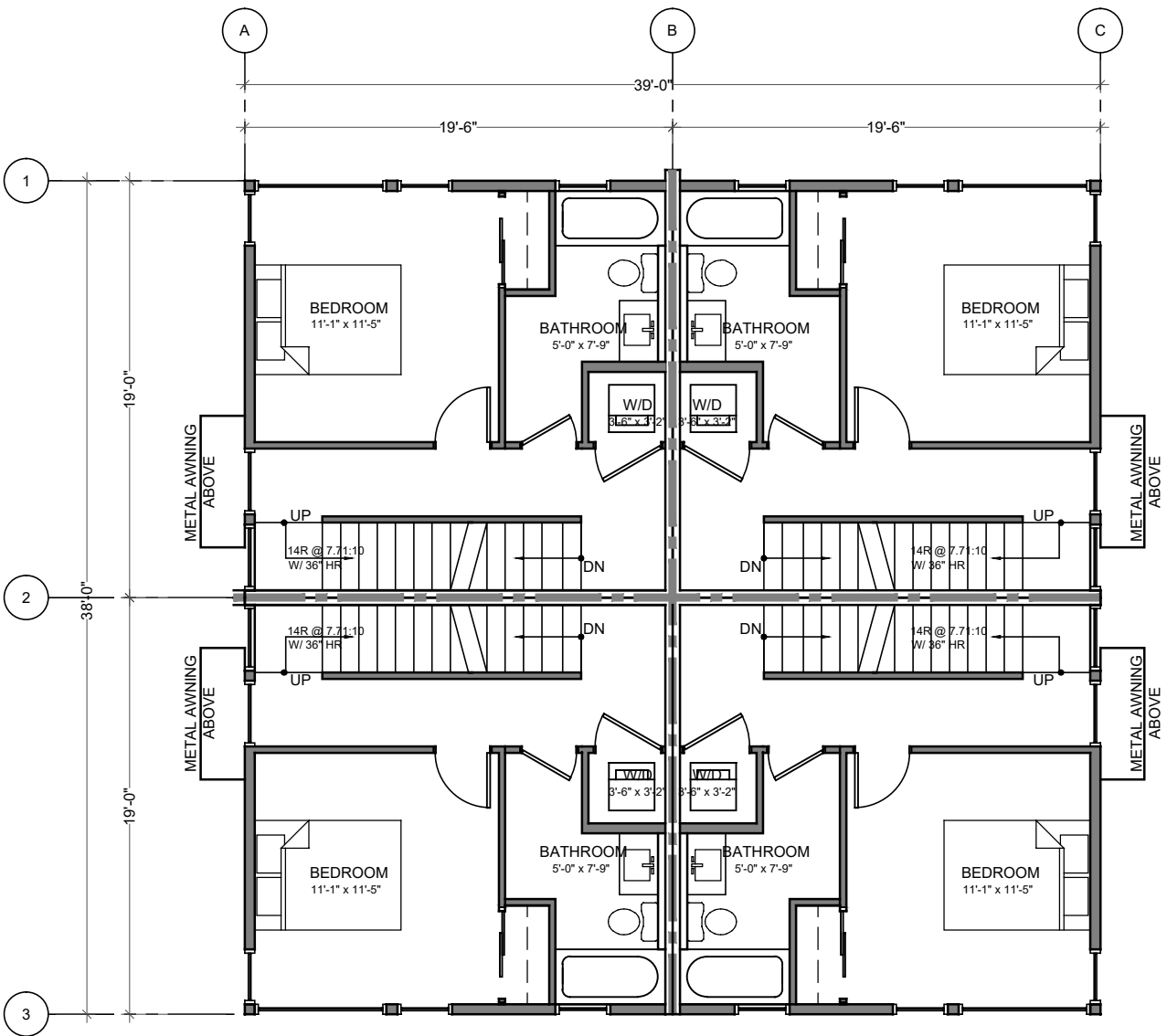


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FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"
(370.5 SF / UNIT)

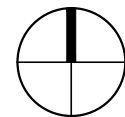
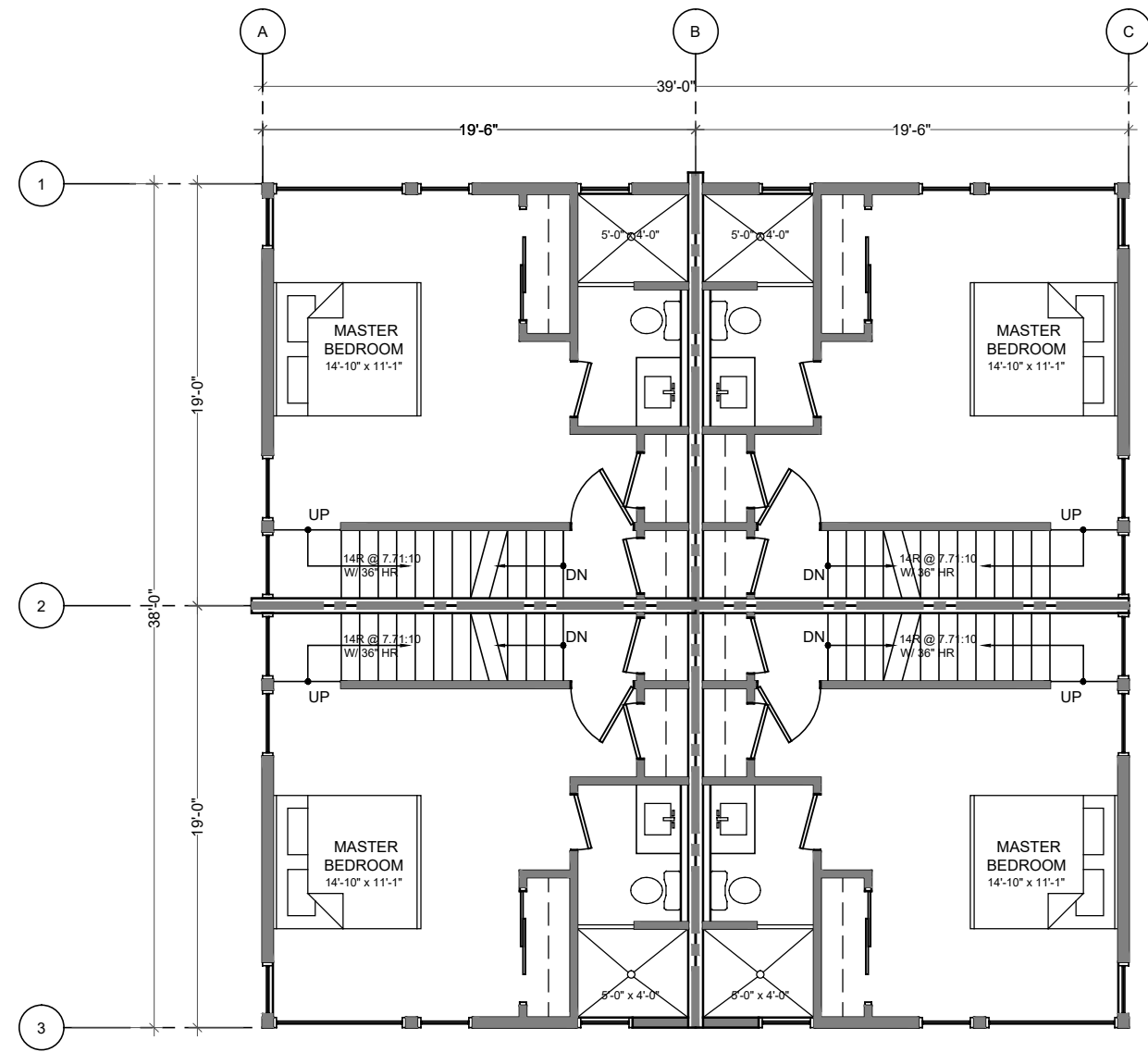


SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"
(370.5 SF / UNIT)

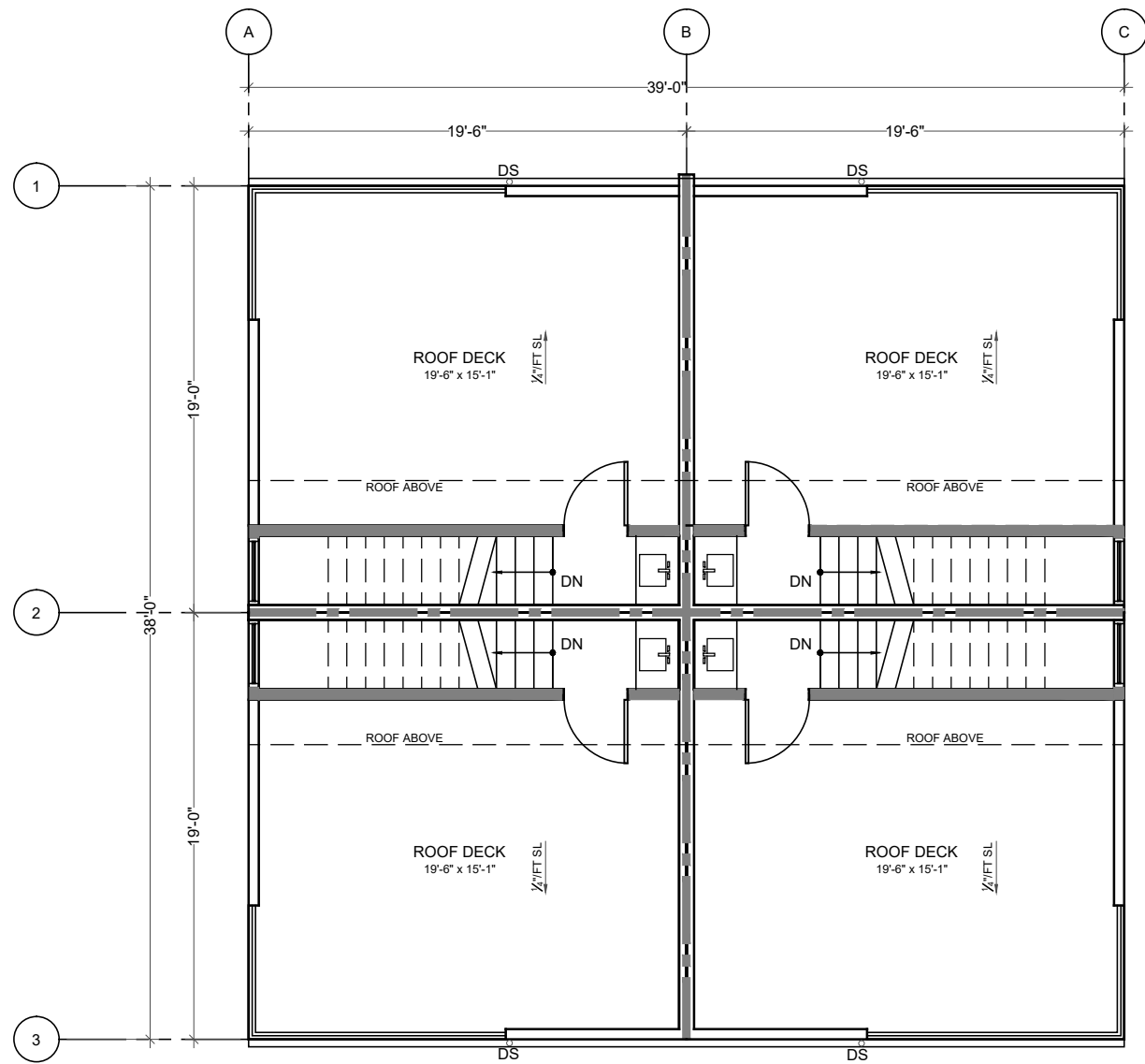
TOWNHOUSE UNIT 3, 4, 5 & 6:

Bedrooms: 2 / unit
Bathrooms: 2 / unit
Heated: 1,186.5 sf / unit



THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"
(370.5 SF / UNIT)



ROOF DECK PLAN

SCALE: 1/8" = 1'-0"
(75 SF / UNIT)

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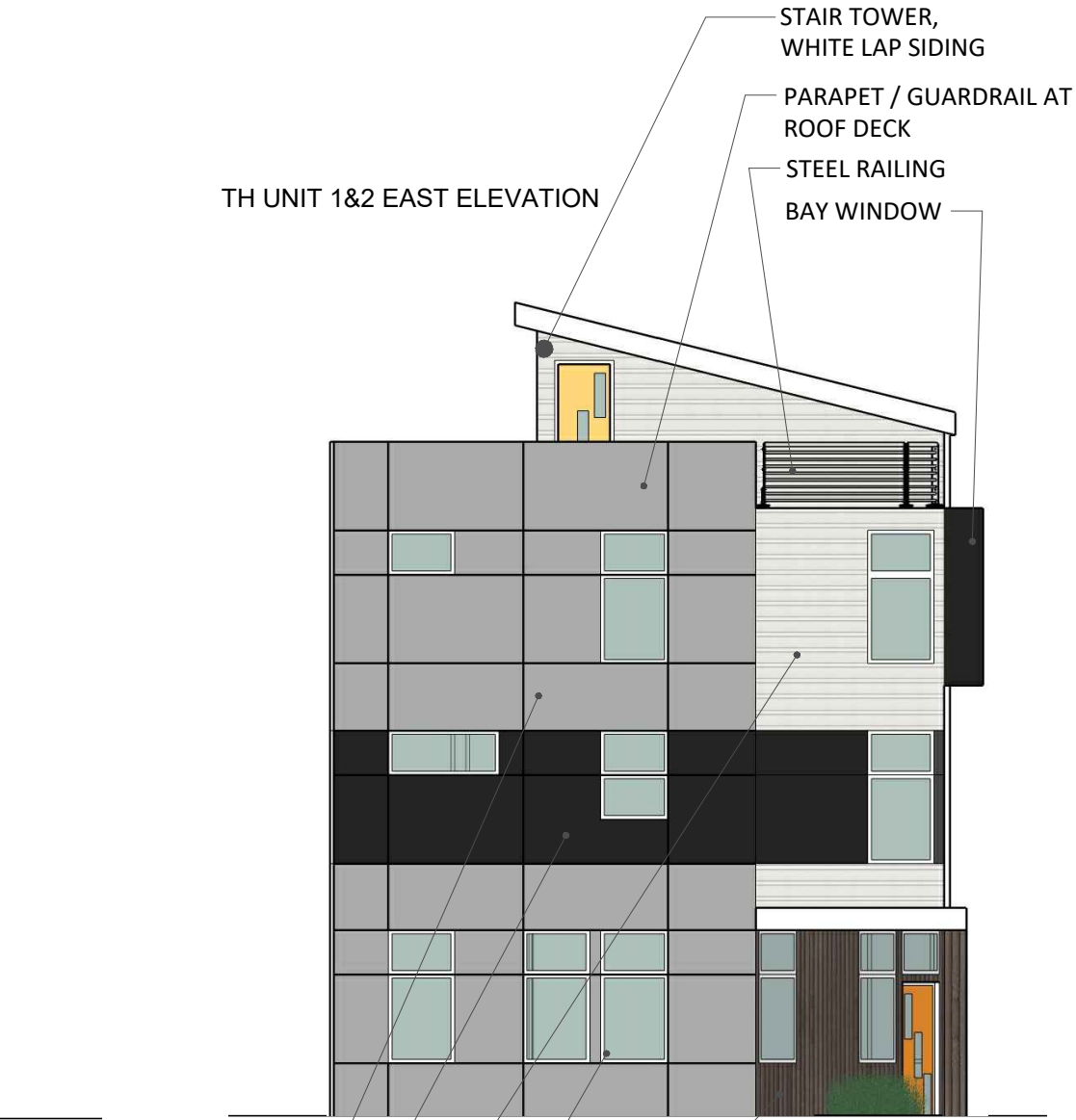


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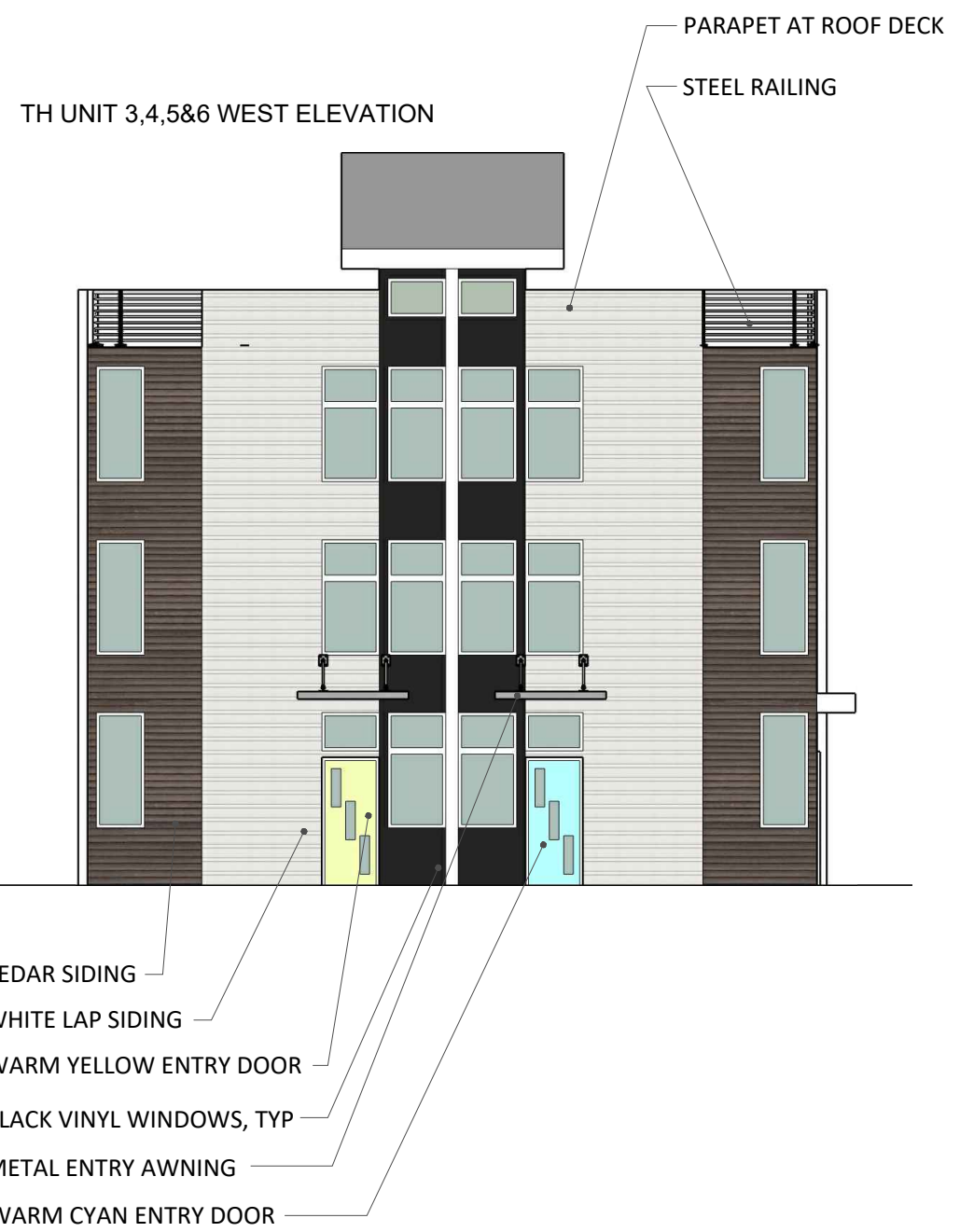
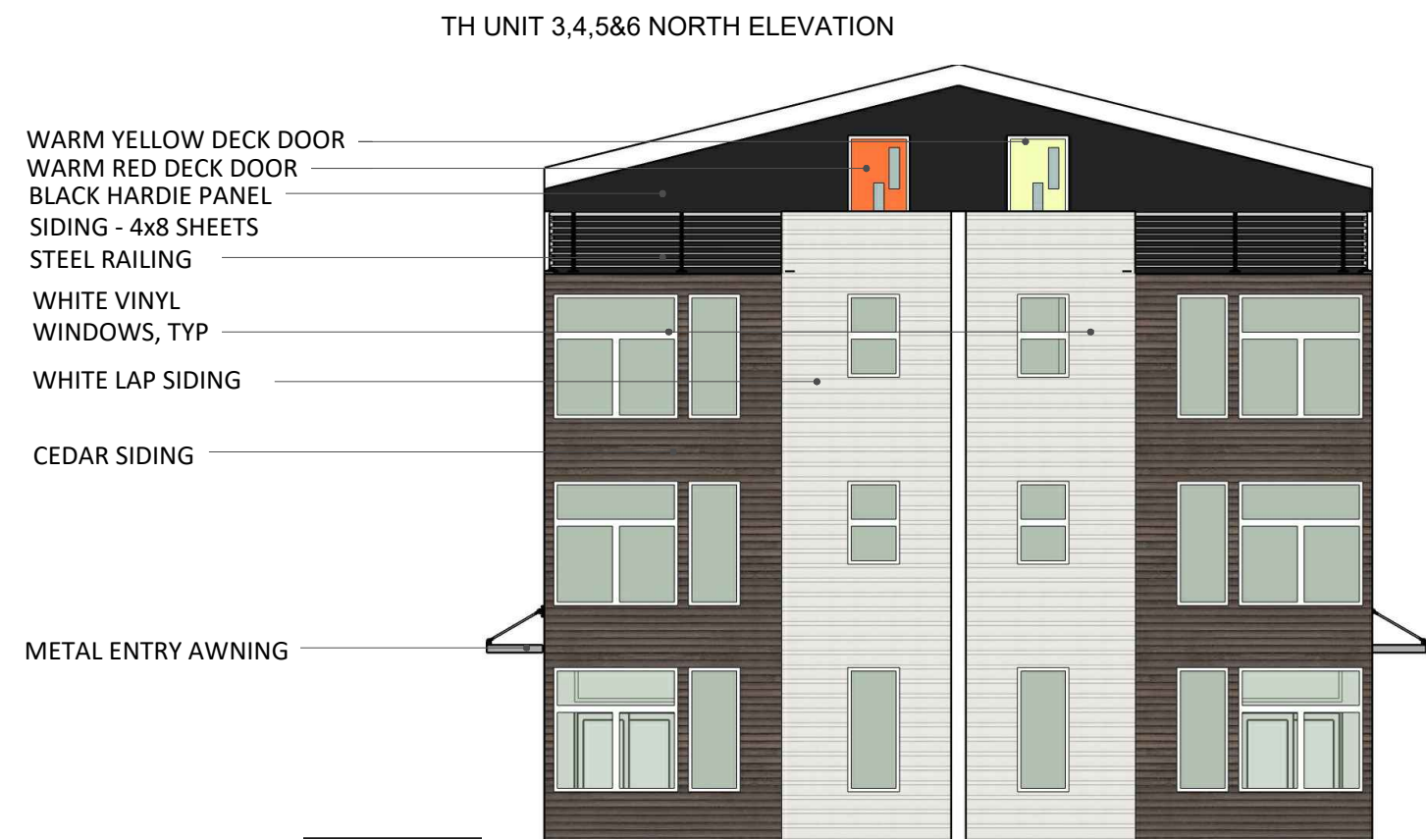
TH UNIT 1&2 SOUTH ELEVATION



TH UNIT 1&2 EAST ELEVATION



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TH UNIT 3,4,5&6 SOUTH ELEVATION

WARM RED DECK DOOR
WARM CYAN DECK DOOR
CEDAR SIDING
STEEL RAILING

WHITE VINYL
WINDOWS, TYP
WHITE LAP SIDING
CEDAR SIDING

METAL ENTRY AWNING



TH UNIT 3,4,5&6 EAST ELEVATION

PARAPET AT ROOF DECK
STEEL RAILING

CEDAR SIDING
WHITE LAP SIDING
WARM RED ENTRY DOOR
BLACK VINYL WINDOWS, TYP
METAL ENTRY AWNING
WARM ORANGE ENTRY DOOR



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SOUTH VIEW OF TOWNHOUSES



VIEW OF TOP ROOF DECK



WEST VIEW OF FRONT

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DPD# 3034821-EG | July 15, 2019



VIEW OF NORTH FROM NEIGHBOR'S PERSPECTIVE



VIEW OF BACK FROM NEIGHBOR'S TOWNHOUSE PERSPECTIVE

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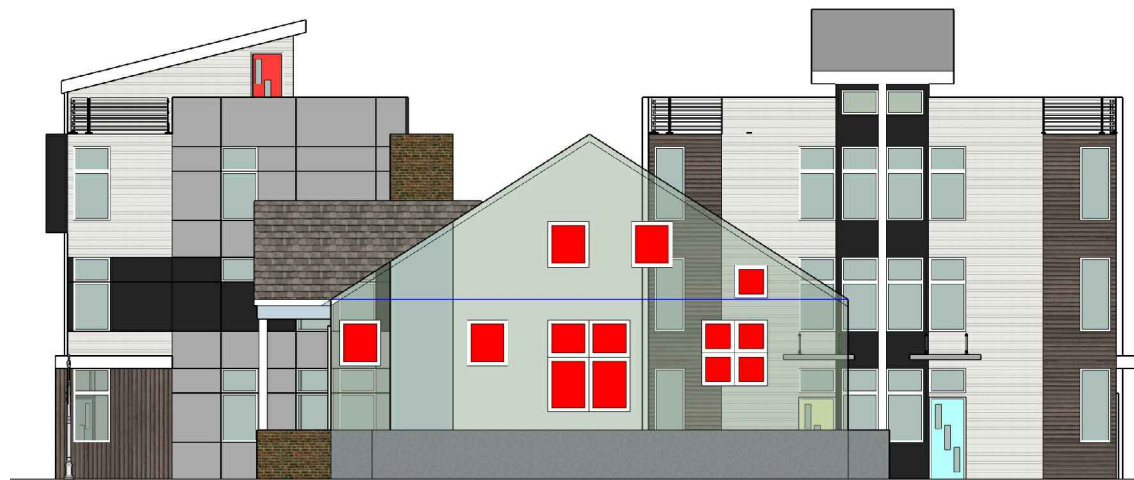
EXISTING #819 SINGLE FAMILY FACING PROPOSED EAST FACADE



EAST SINGLE FAMILY WINDOW LOOKING AT PROPOSED TOWNHOUSE



EXISTING #829 SINGLE FAMILY FACING PROPOSED WEST FACADE



WEST SINGLE FAMILY WINDOW LOOKING AT PROPOSED TOWNHOUSE



EXISTING #826 SINGLE FAMILY FACING PROPOSED SOUTH FACADE



SOUTH SINGLE FAMILY WINDOW LOOKING AT PROPOSED TOWNHOUSE

Window Overlap Privacy Study

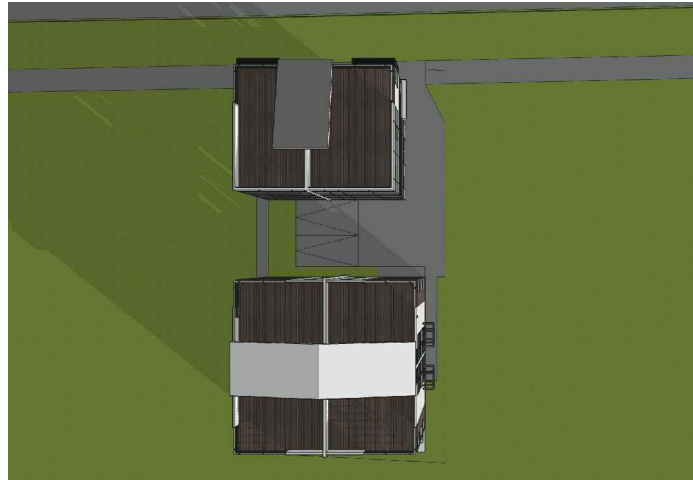
The windows of the proposed townhouses and single family home have been thoughtfully designed to minimize the views into and from the neighboring buildings, as well as from unit to unit, in order to protect privacy of all occupants. Windows and doors of neighboring buildings are highlighted with red color.

EAST: To the east is 1-story single family. The only three window on this facade is small look onto their own driveway and landscaped side yard.

WEST: To the west is 1.5-stories single family. The only few windows on this facade are high small widows look onto the west side of the court yard.

SOUTH: To the south is existing single family. We use landscaped to protect privacy.

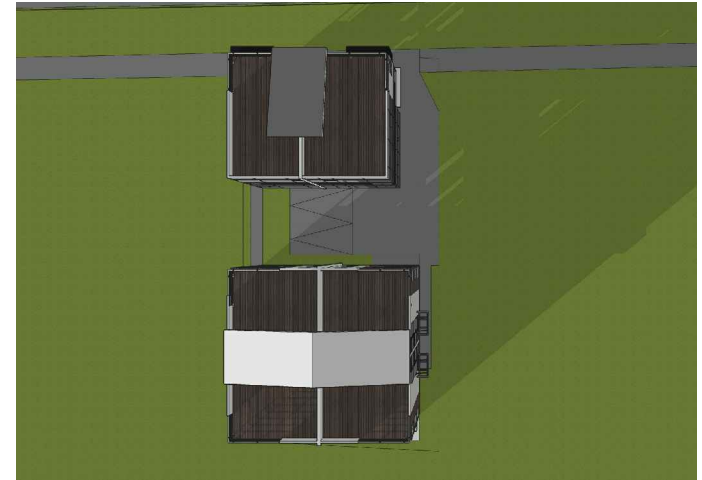
WINTER SOLSTICE: DECEMBER 20



8AM



NOON



4PM

SUMMER SOLSTICE: JUNE 21



8AM



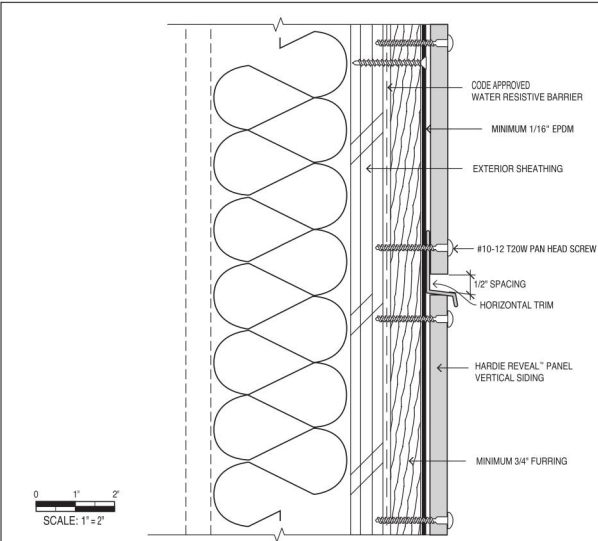
NOON



4PM

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823 NW 54th St Seattle, WA 98107
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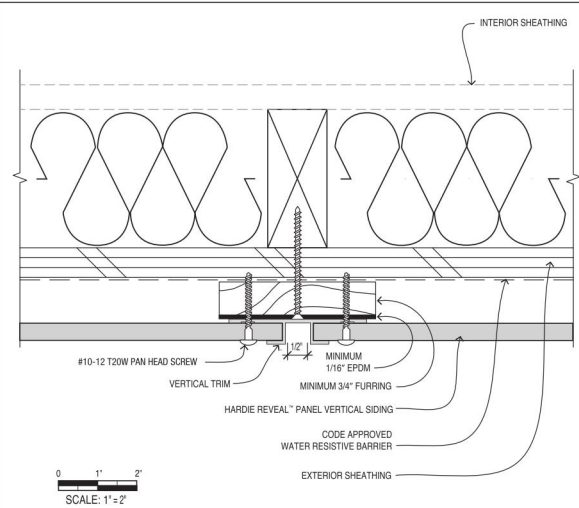
Ballard Design Guidelines - Preliminary Guidance Responses				
CS1-E. Water:		DC2. Architectural Concept		
Infiltration and soil test performed by licensed civil engineer. Test rate is 1.9. We can use permeable pavement facility, permeable pavement surface and non- infiltrating bio. planter to mitigating the stormwater runoff.		The project is proposing to use durable and sustainable materials. Lap and hardie siding will consist of natural cement board, natural cedar siding to defining the way the street facing façade takes its design cues from the existing building but in a contemporary way with materials and color		
CS2-A / B / C / D. Location in City and Neighborhood		DC3.B. Open Spaces Uses and Activities:		
Most structures on this block built from 1900 -1967. There are Apt. building and townhouse at the corner of 8th Ave NW. After Apr. 19, 2019, both block faces along NW 54th st between 8th Ave NW and 9th Abe NW were re-zoned from SF to LR2(M1). This was a deliberate effort, as part of MHA rezones, to dramatically increase density and dramatically alter the size and form of buildings in the area. We provide similar building modulation, massing, bay window and incorporates architectural elements such as entry features to preserve the neighborhood's architectural qualities and pedestrian scale.		Provided bench in the courtyard. Bike rack provided in between the structures.		
CS3. Architectural Context / Character		DC4.A.Exterior Elements and Materials		
At roof we provide shed or pitched roof connecting the new project to the architectural character of existing street.		Provided a high percentage (40+) of glazing on street-facing facades.		
PL2. Walkability.D. Wayfinding				
Provided address sign at sidewalk entry.				
PL3. Street Level Interaction		SITE RECONNAISSANCE		
The front entry of each units is defined with architectural elements, color, and small planters which also breaks up the expanse of entry door entrances. There are no blank walls along visible facades.		1. ROW Improvements 2. Trees (large& significant trees, grove)		
		SDOT Urban Forestry requires protection and retention of existing trees in the right-of-way unless specifically exempted. Urban Forestry suggests improving the growing conditions of the planting strip at the base of trees. New/replacement sidewalk: See Seattle Right of Way Improvements Manual (ROWIM) as well as the City of Seattle Standard Plan 420, 421 and 422. Repair and replace as needed, per ADA No trees on site.		
		3. Existing structure on site		Remove existing structure on site.
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For fastener specifications and complete installation instructions refer to appropriate documentation at www.JamesHardieCommercial.com.

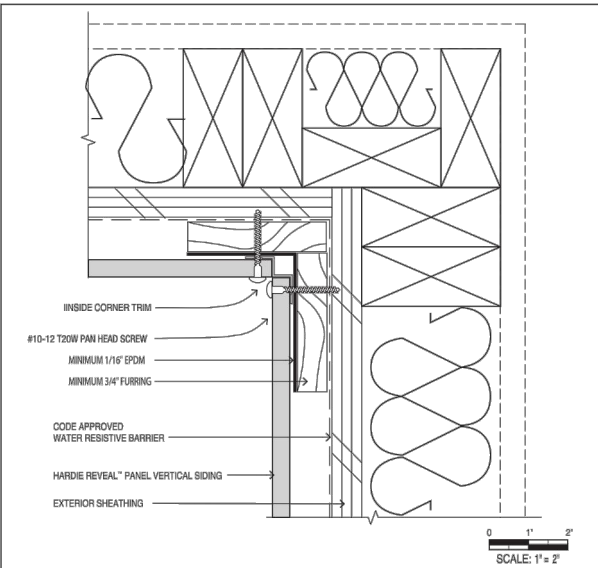
DETAIL: Reveal™ 1.02 Rev. 5 (2014)	SECTION DETAIL – PANEL WITH HORIZONTAL TRIM Hardie Reveal™ Panel Vertical Siding • Wood Framing • OSB or Plywood Sheathing • Pressure-Treated Wood Furring (Minimum 3/4" Nominal, 23/32" Actual Thickness) having specific gravity of 0.42 or greater • Shown with Pan Head Screws into Furring	
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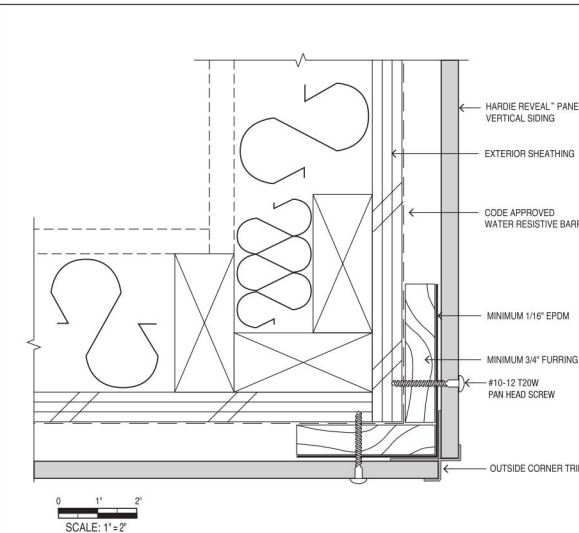
DETAIL: Reveal™ 1.04 Rev. 5 (2014)	PLAN DETAIL – PANEL WITH VERTICAL TRIM Hardie Reveal™ Panel Vertical Siding • Wood Framing • OSB or Plywood Sheathing • Pressure-Treated Wood Furring (Minimum 3/4" Nominal, 23/32" Actual Thickness) having specific gravity of 0.42 or greater • Shown with Pan Head Screws into Furring	
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DETAIL: Reveal™ 1.06 Rev. 5 (2014)	PLAN DETAIL – INSIDE CORNER TRIM Hardie Reveal™ Panel Vertical Siding • Wood Framing • OSB or Plywood Sheathing • Pressure-Treated Wood Furring (Minimum 3/4" Nominal, 23/32" Actual Thickness) having specific gravity of 0.42 or greater • Shown with Pan Head Screws into Furring	
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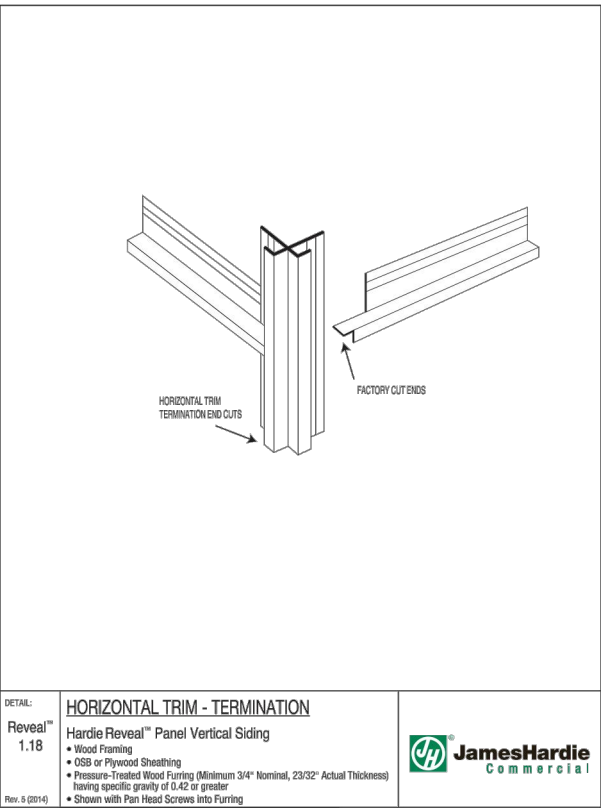
DETAIL: Reveal™ 1.05 Rev. 5 (2014)	PLAN DETAIL – OUTSIDE CORNER TRIM Hardie Reveal™ Panel Vertical Siding • Wood Framing • OSB or Plywood Sheathing • Pressure-Treated Wood Furring (Minimum 3/4" Nominal, 23/32" Actual Thickness) having specific gravity of 0.42 or greater • Shown with Pan Head Screws into Furring	
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NOTE: DETAILS ARE FOR REFERENCE ONLY. FLASHING MAY VARY DEPENDING ON PRODUCT AVAILABILITY. CONTRACTOR TO INSTALL PER MANUFACTURERS RECOMMENDATION.

ALL FLASHING TO BE PAINTED TO MATCH ADJACENT SIDING.

SIDING WILL BE NAILED TO SUBSTRATE AND EXPOSED NAILS WILL BE PAINTED TO MATCH SIDING.

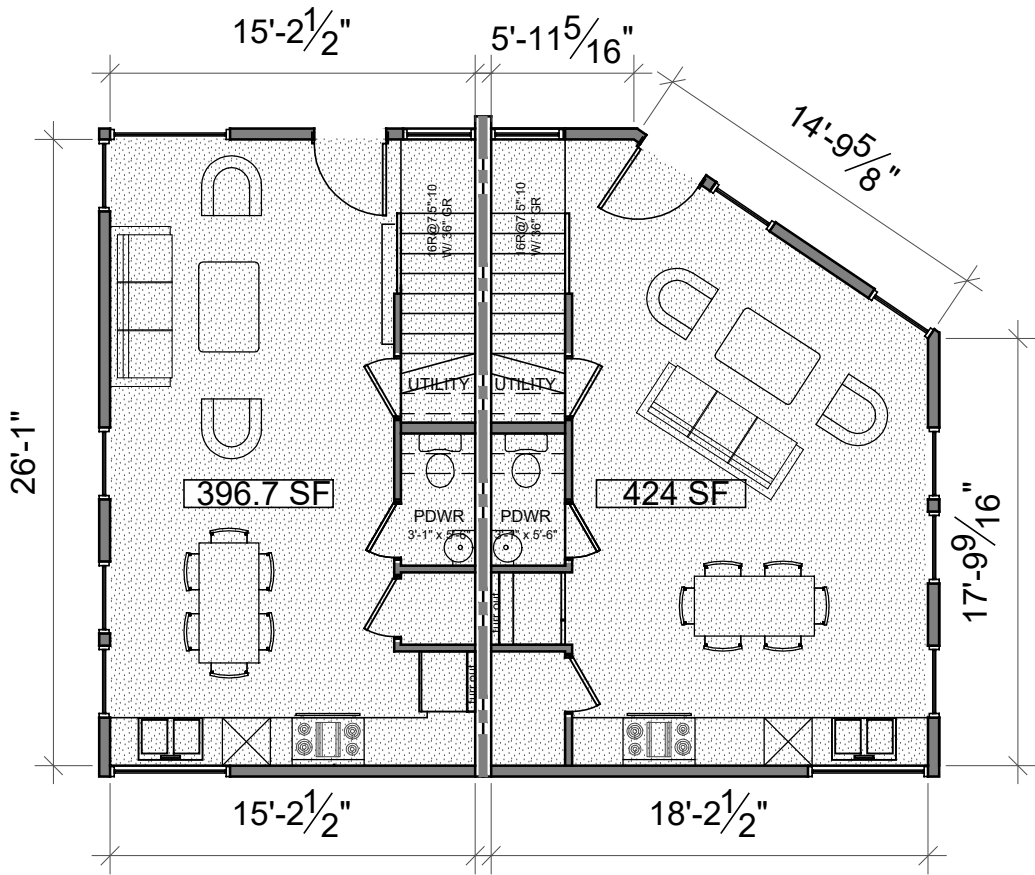
PANEL SIZES TO BE 2' WIDE AT HORIZONTAL PATTERN FOR ALL UNITS, PANEL SIZES VARY, TO BE DETERMINED BY GLAZING LOCATIONS.

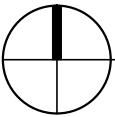


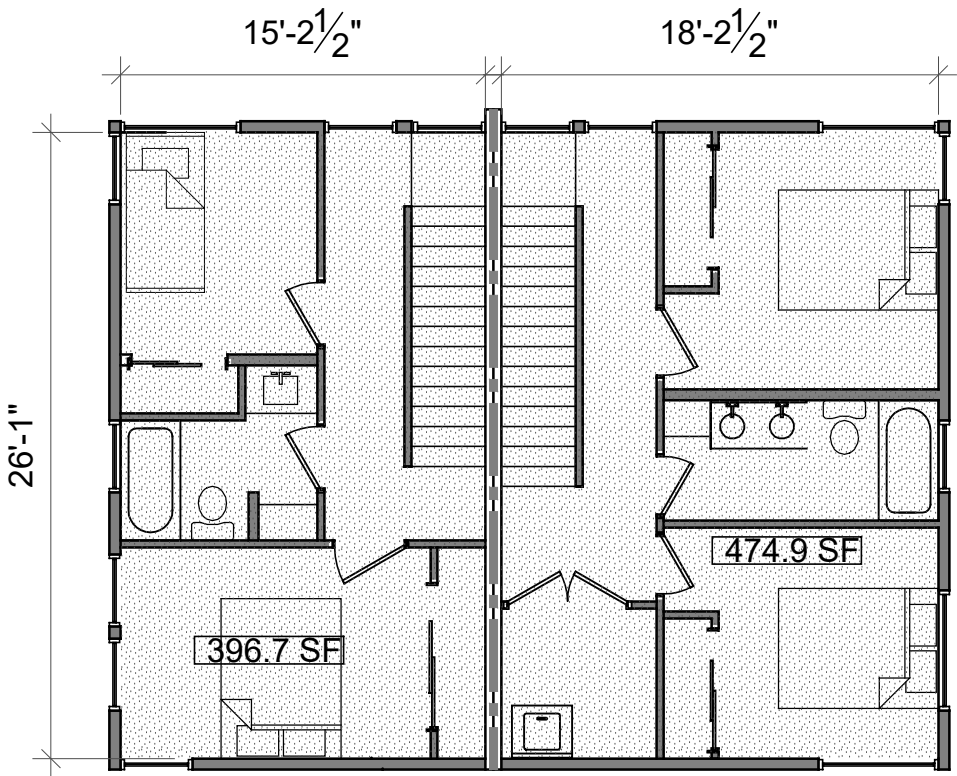
DETAIL: Reveal™ 1.18 Rev. 5 (2014)	HORIZONTAL TRIM - TERMINATION Hardie Reveal™ Panel Vertical Siding • Wood Framing • OSB or Plywood Sheathing • Pressure-Treated Wood Furring (Minimum 3/4" Nominal, 23/32" Actual Thickness) having specific gravity of 0.42 or greater • Shown with Pan Head Screws into Furring	
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DPD# 3034821-EG | July 15, 2019

FAR: TOWNHOUSE UNIT 1&2 FIRST & SECOND FLOOR

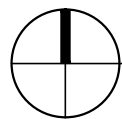
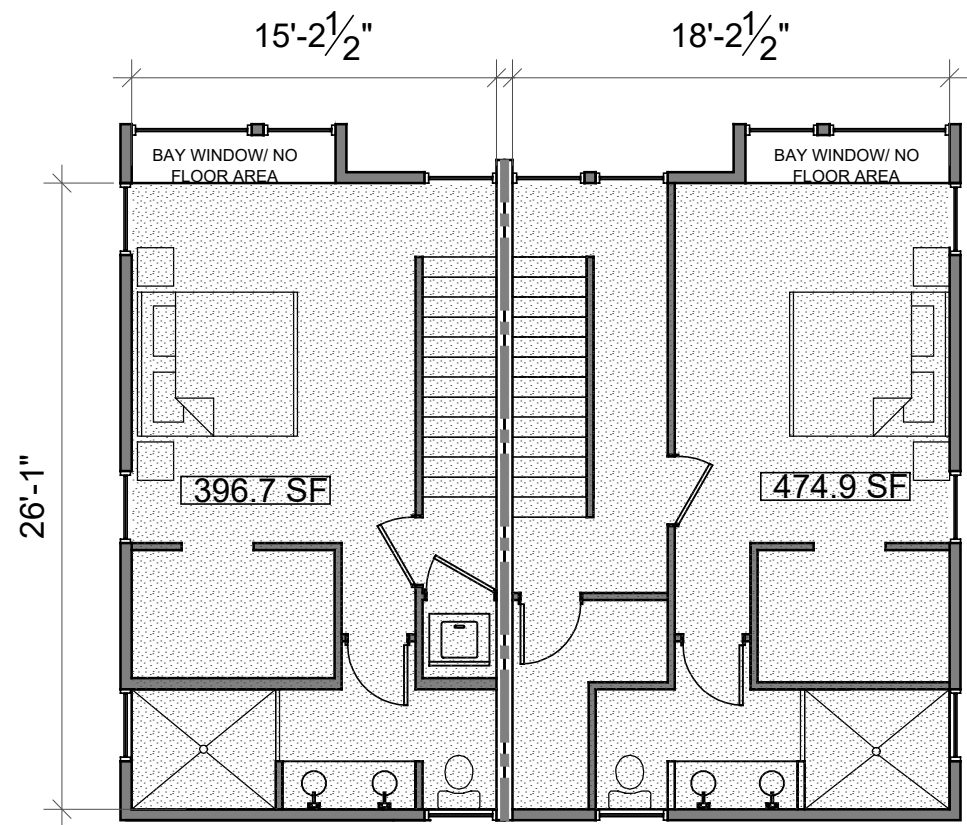


 **FAR: TH 1&2 FIRST FLOOR PLAN**
SCALE: 1/8" = 1'-0"
(TH 1: 474.9SF & TH 2:396.7SF)



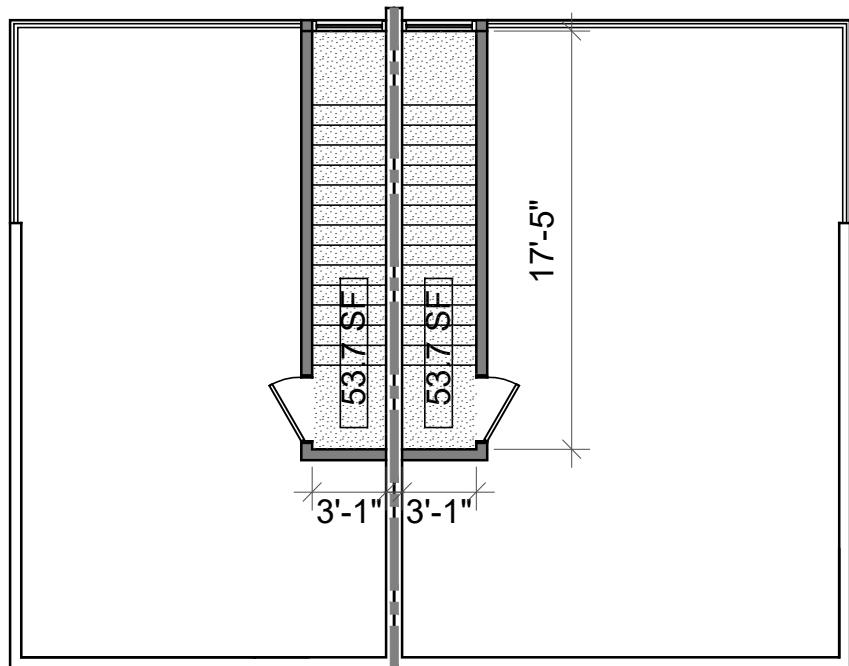
FAR: TH 1&2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
(TH 1: 474.9SF & TH 2:396.7SF)

FAR: TOWNHOUSE UNIT 1&2 THIRD & ROOF DECK



FAR: TH 1&2 THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"
(TH 1: 474.9SF & TH 2:396.7SF)

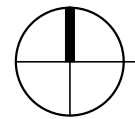
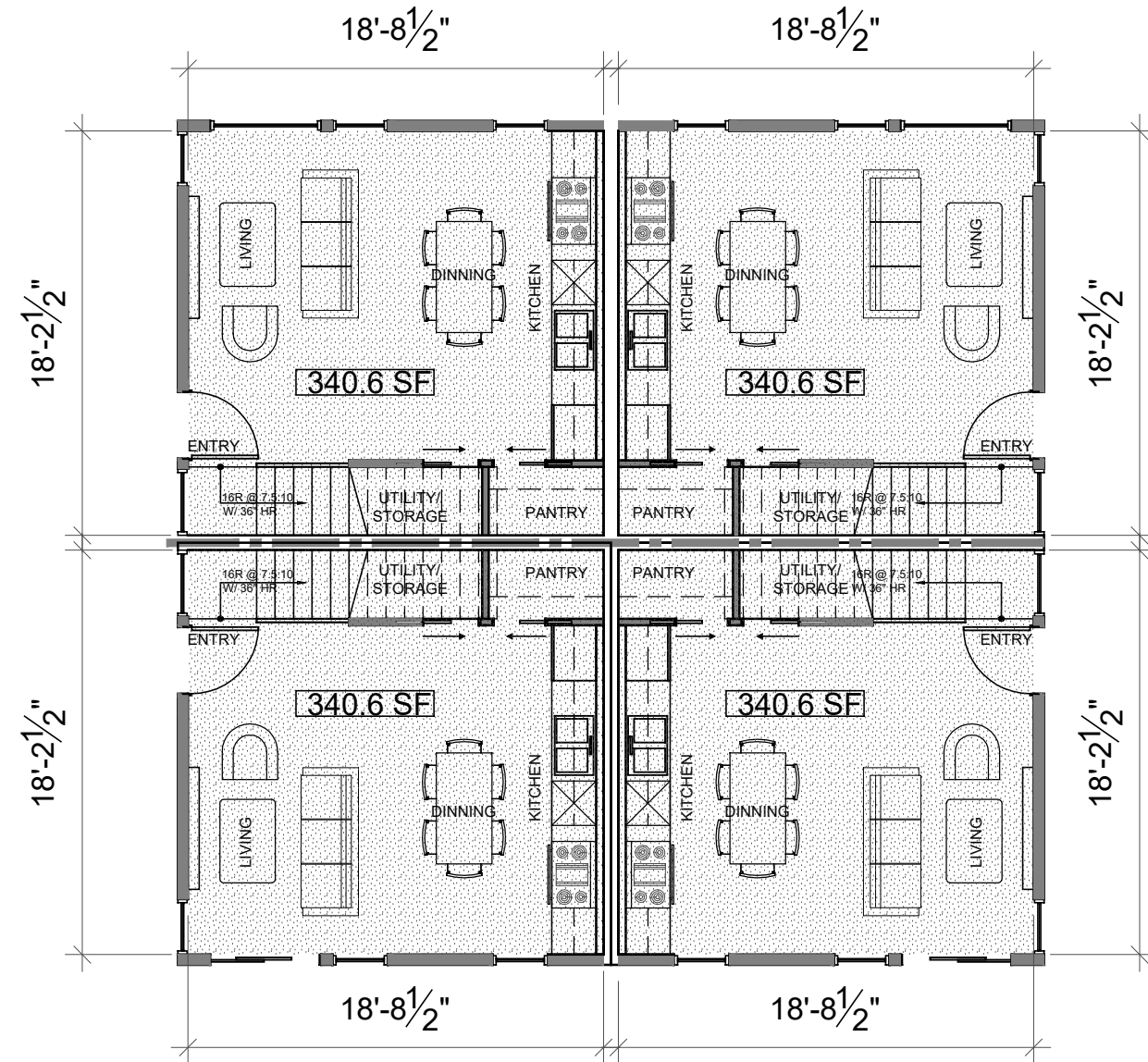


FAR: TH 1&2 ROOF DECK

SCALE: 1/8" = 1'-0"
(TH 1: 53.7SF & TH 2:53.7SF)

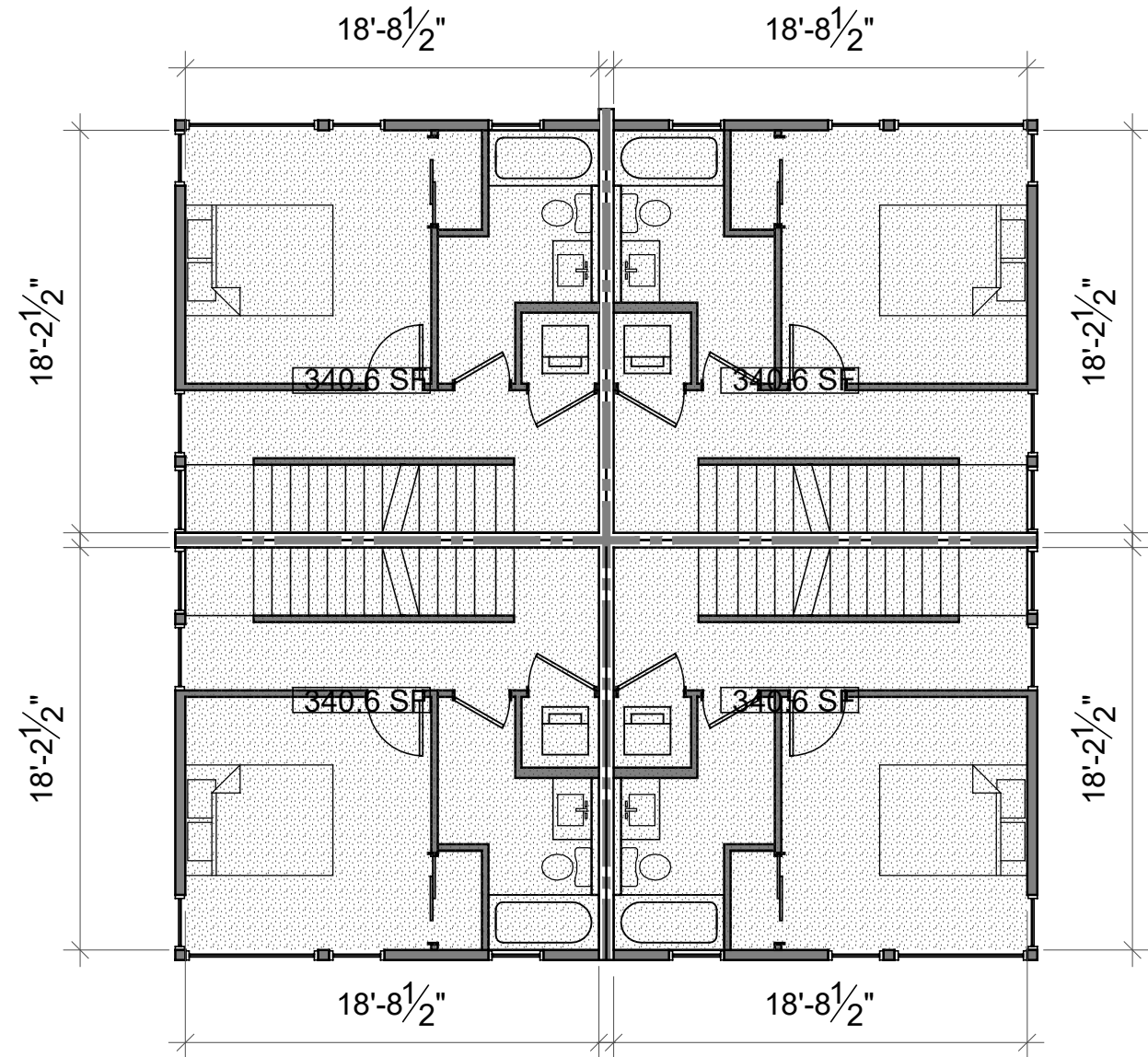
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FAR: TOWNHOUSE UNIT 3-6 FIRST AND SECOND FLOOR PLAN



FAR: TH 3-6 FIRST FLOOR PLAN

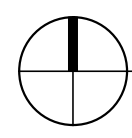
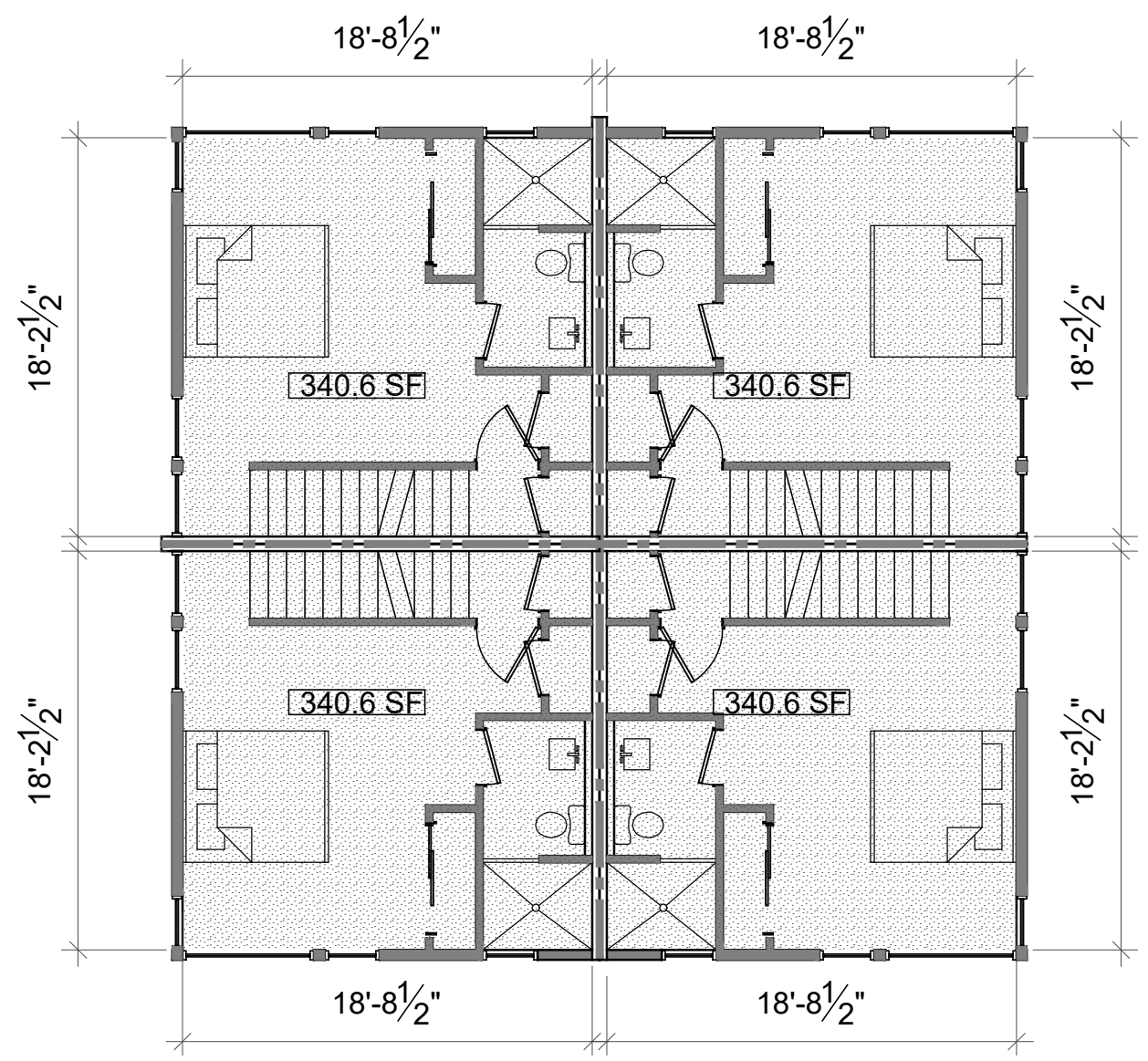
SCALE: 1/8" = 1'-0"
(TH 3-6: 340.6SF / UNIT)



FAR: TH 3-6 SECOND FLOOR PLAN

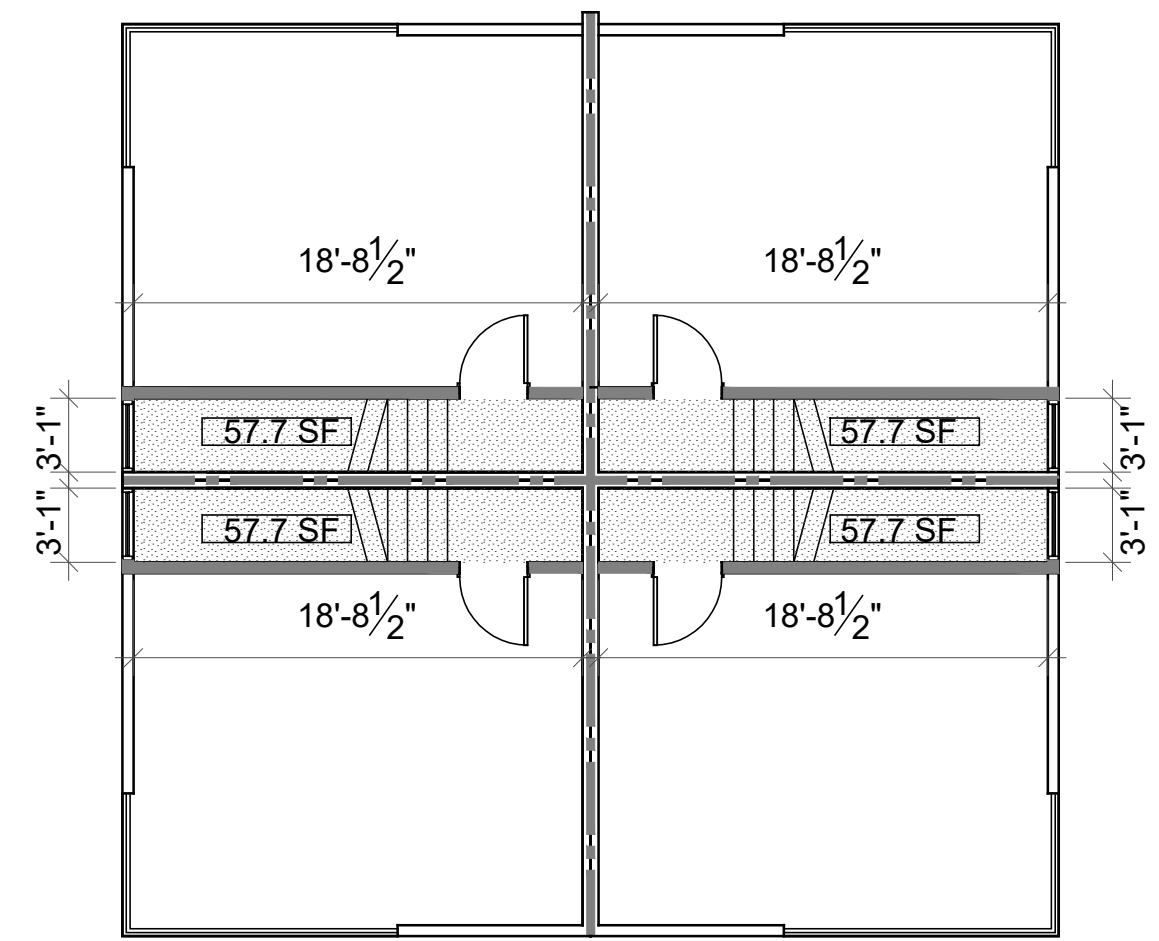
SCALE: 1/8" = 1'-0"
(TH 3-6: 340.6SF / UNIT)

FAR: TOWNHOUSE UNIT 3-6 THIRD AND ROOF DECK



FAR: TH 3-6 THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"
(340.6SF / UNIT)

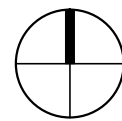
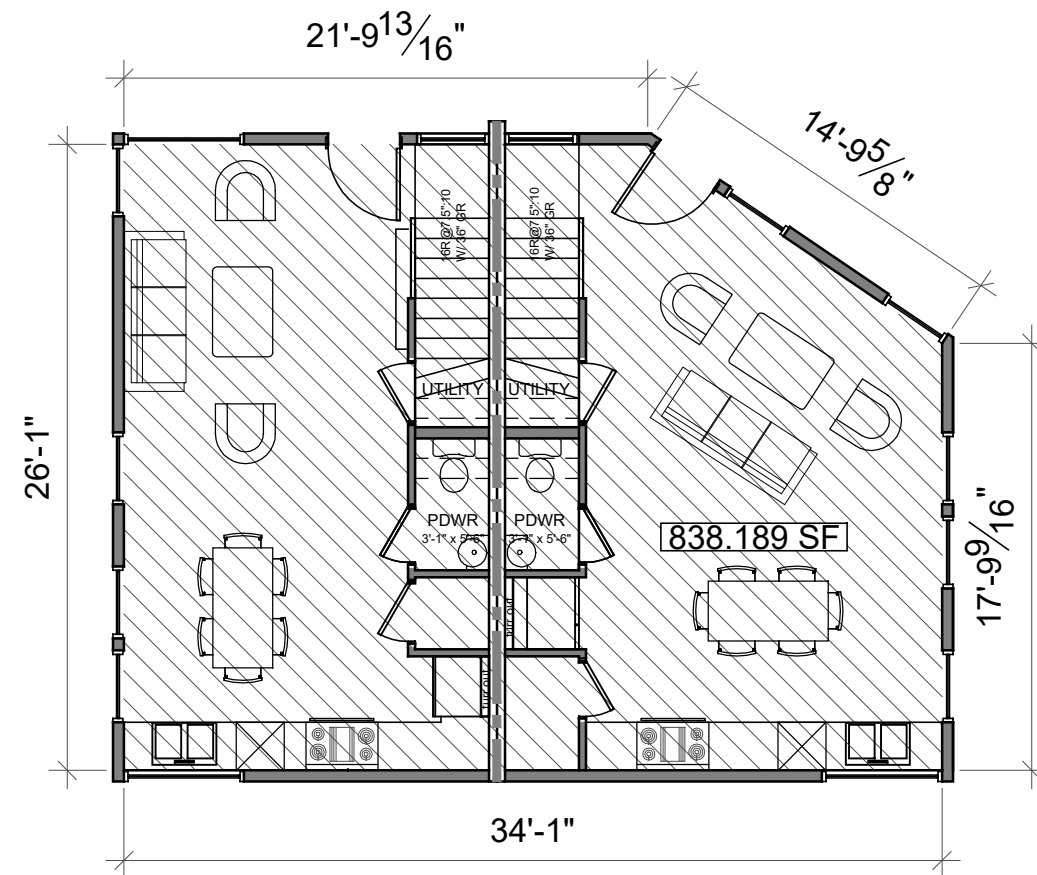


FAR: TH 3-6 ROOF DECK PLAN

SCALE: 1/8" = 1'-0"
(57.7SF / UNIT)

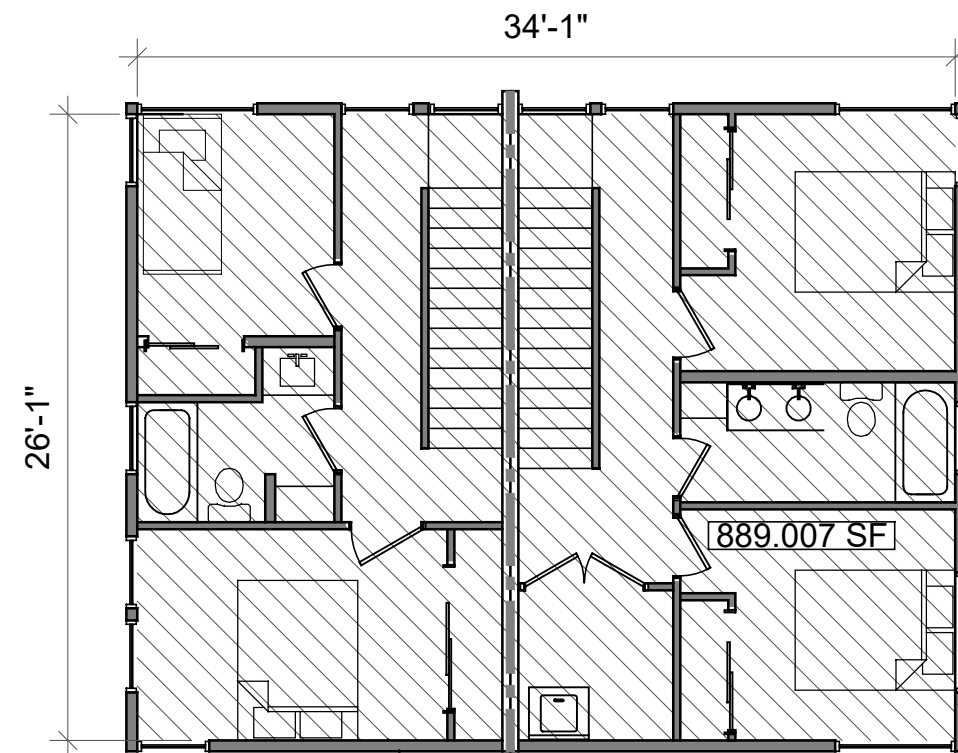
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MHA: TOWNHOUSE UNIT 1&2 FIRST & SECOND FLOOR



MHA: TH 1&2 FIRST FLOOR PLAN

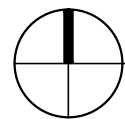
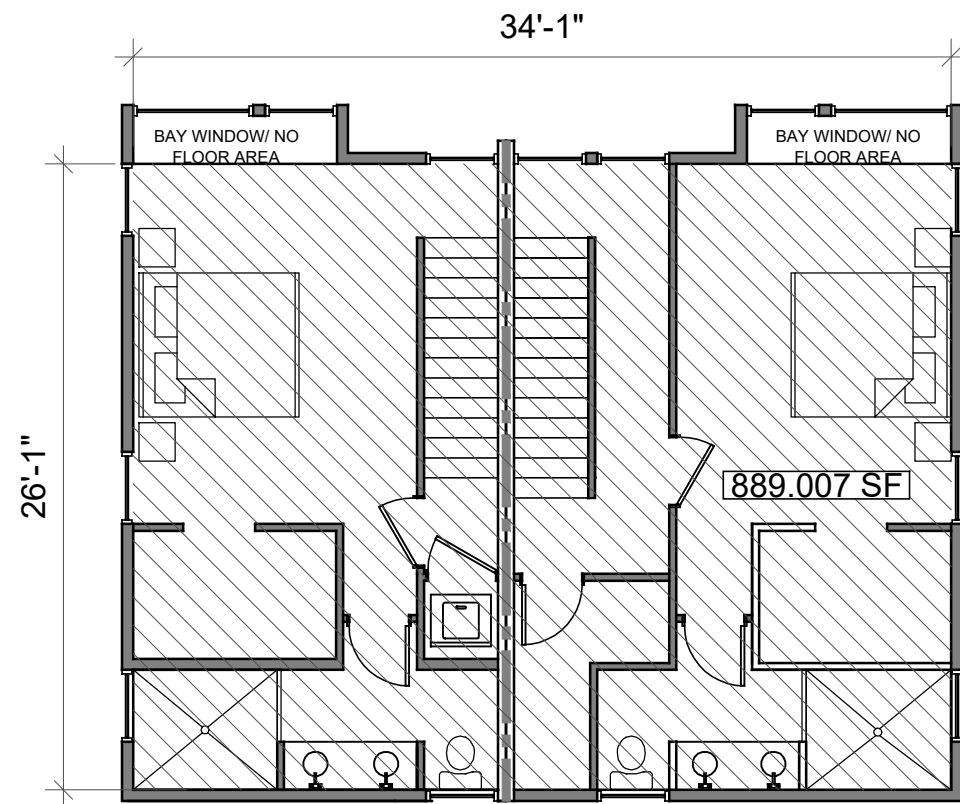
SCALE: 1/8" = 1'-0"
(838.189SF)



MHA: TH 1&2 SECOND FLOOR PLAN

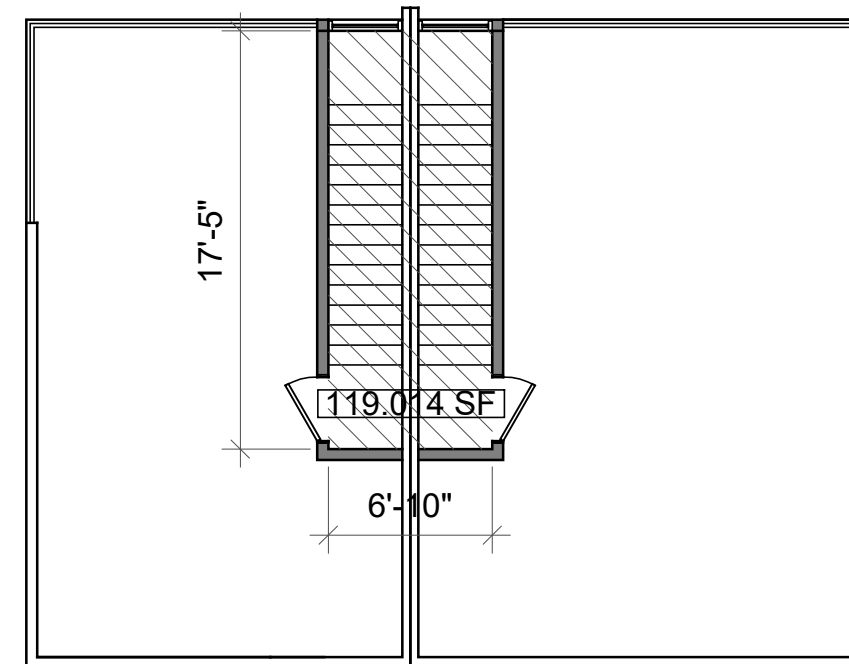
SCALE: 1/8" = 1'-0"
(889.007SF)

MHA: TOWNHOUSE UNIT 1&2 THIRD & ROOF DECK



MHA: TH 1&2 THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"
(889.007SF)

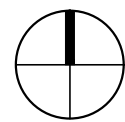
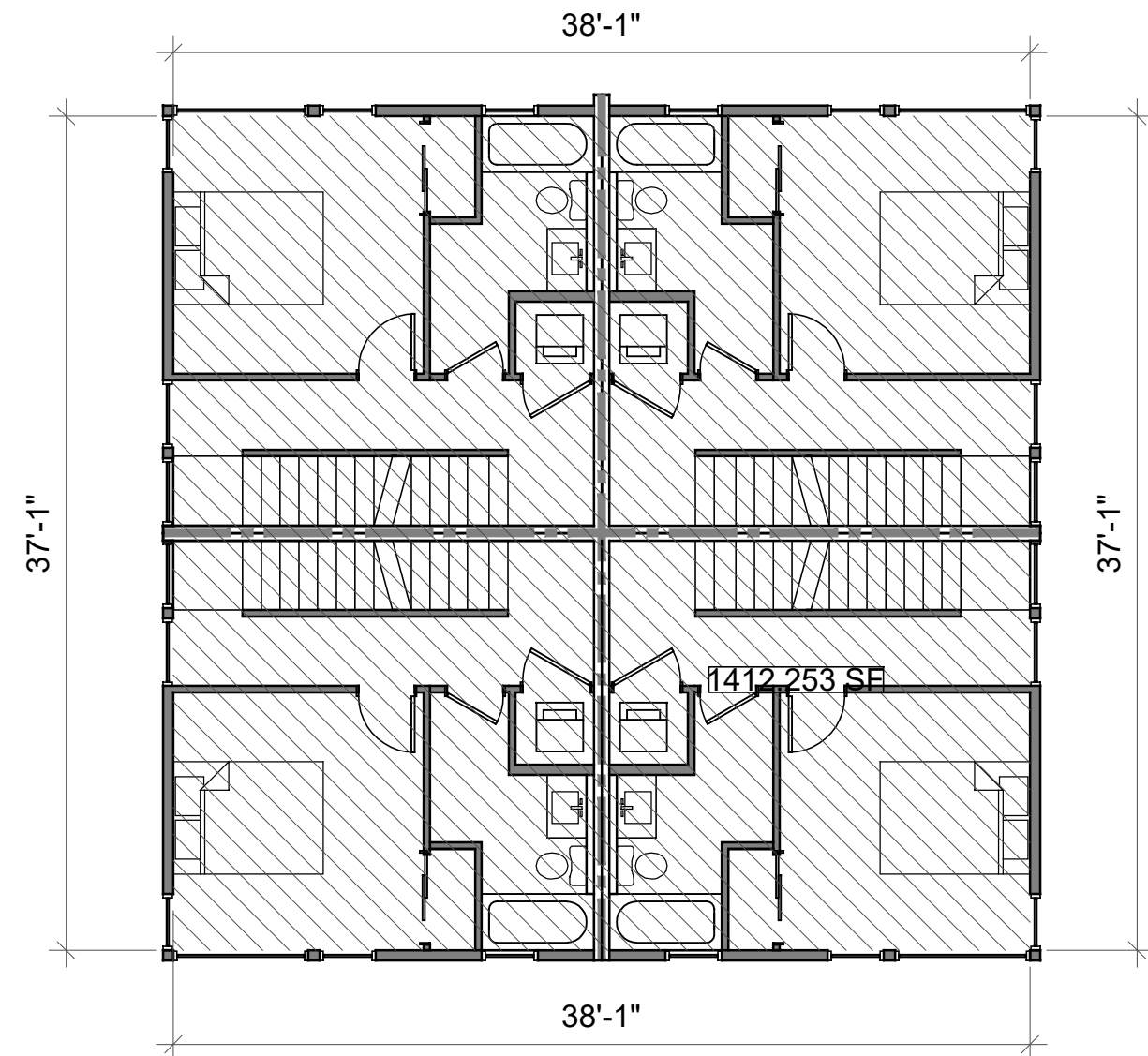
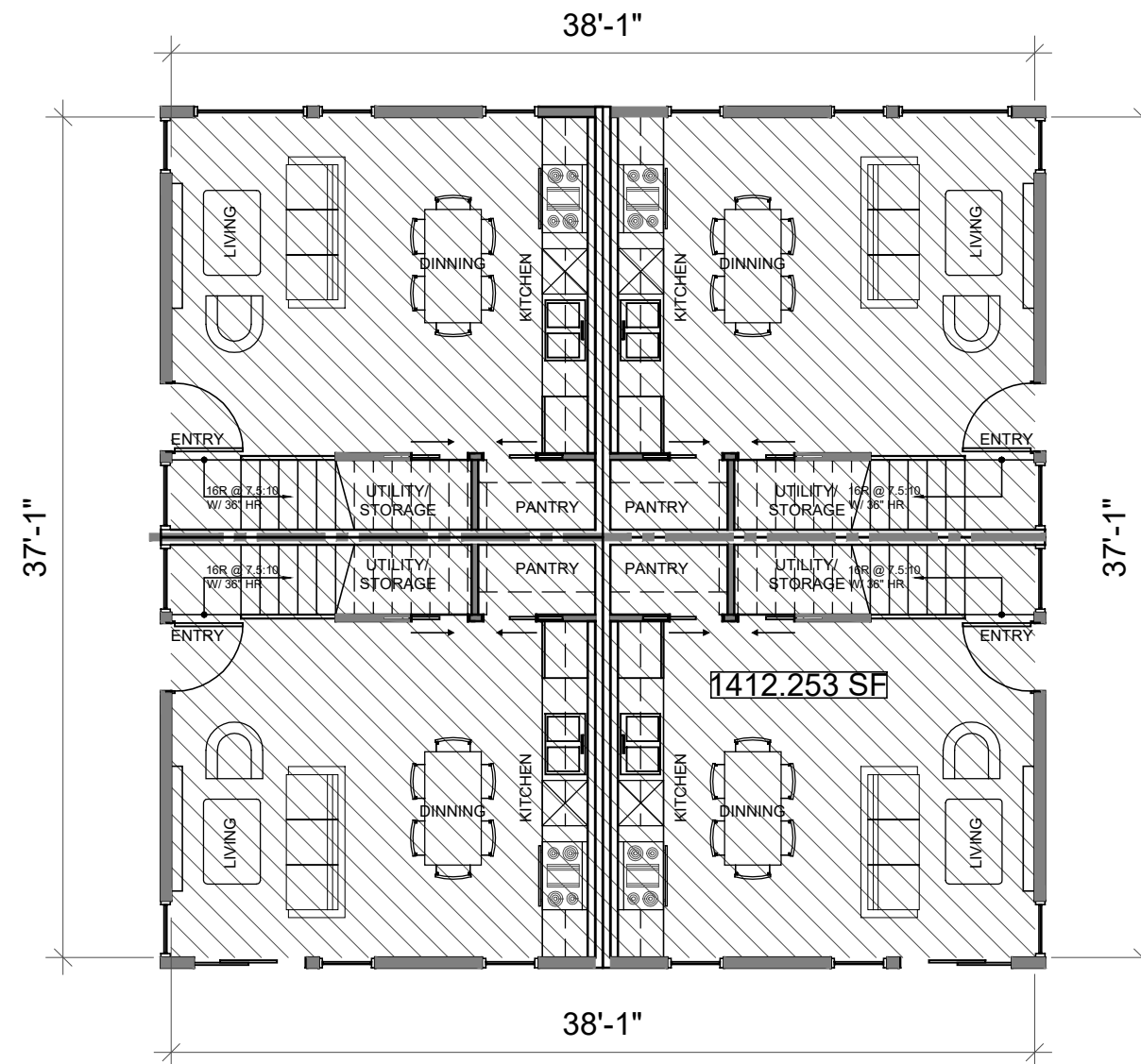


MHA: TH 1&2 ROOF DECK

SCALE: 1/8" = 1'-0"
(119.014SF)

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MHA: TOWNHOUSE UNIT 3-6 FIRST AND SECOND FLOOR PLAN



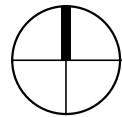
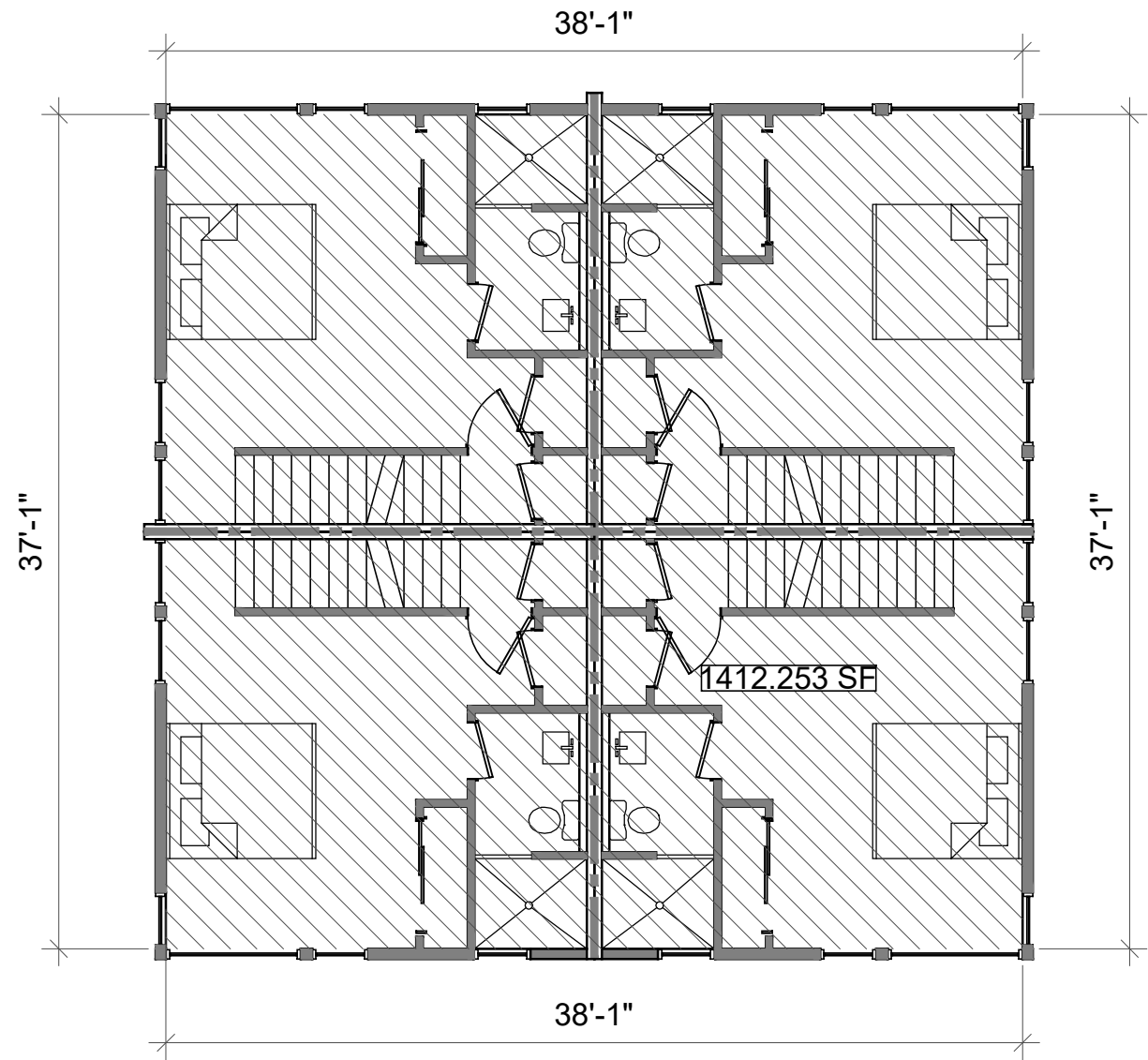
MHA: TH 3-6 FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"
(1,412.253SF)

MHA: TH 3-6 SECOND FLOOR PLAN

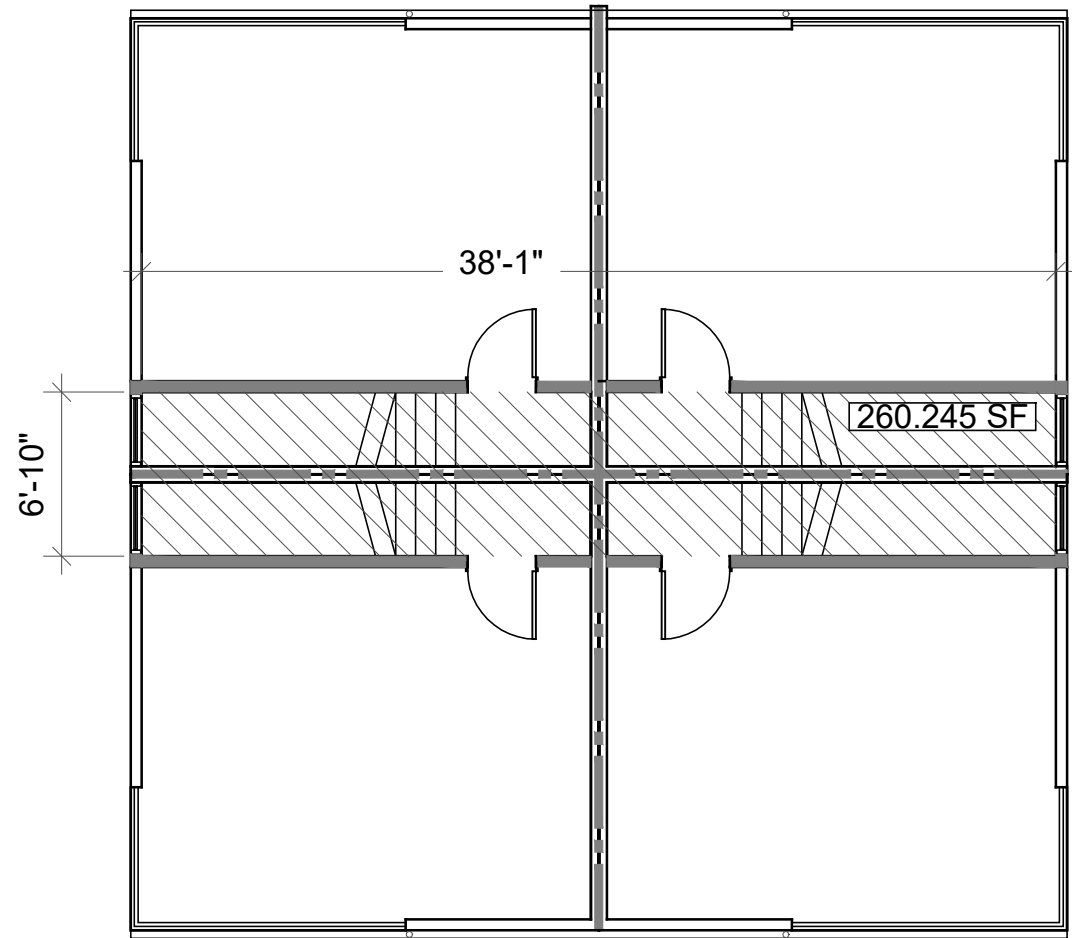
SCALE: 1/8" = 1'-0"
(1,412.253SF)

NHA: TOWNHOUSE UNIT 3-6 THIRD AND ROOF DECK



MHA: TH 3-6 THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"
(1412.253SF)



MHA: TH 3-6 ROOF DECK PLAN

SCALE: 1/8" = 1'-0"
(260.245SF)

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