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9388

REGISTERED ARCHITECT

S. JOSHUA BRINCKO STATE OF WASHINGTON

DESIGN SJB

[2023-0327 PERMIT]

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DATE [2022-1018 PRE-AP]

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REACH 620 1ST AVE SEATTLE WA 98104

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SITE PLAN PROJECT INFORMATION



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GENERAL NOTES

- 1. ALL WORK TO COMPLY WITH '2018 INTERNATIONAL BUILDING CODE' WITH JURISDICTION AMENDMENTS WHERE
- 2. ALL APPLICABLE CODES, ORDINANCES AND MINIMUM STRUCTURAL REQUIREMENTS TAKE PRECEDENCE OVER ALL DRAWINGS, NOTES AND SPECIFICATIONS.
- 3. CONTRACTOR MUST CONTACT ARCHITECT IMMEDIATELY FOR ANY DISCREPANCIES IN CONTRACT DOCUMENTS OR EXISTING CONDITIONS PRIOR TO PROCEEDING WITH WORK.
- 4. CONTRACTOR MUST CONTACT ARCHITECT IMMEDIATELY FOR ANY DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND APPLICABLE CODES PRIOR TO PROCEEDING WITH WORK.
- 5. CONTRACTOR TO VERIFY ALL DIMENSIONS, GRADES AND EXISTING CONDITIONS BEFORE PROCEEDING WITH WORK.
- 6. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF/HERSELF WITH ALL ASPECTS OF THE WORK PRIOR TO CONTRACTING WITH THE OWNER TO PERFORM THE WORK.
- 7. CONTRACTOR SHALL VERIFY CONFORMANCE OF ACTUAL SOIL CONDITIONS WITH SOILS REPORT AND DESIGN
- ASSUMPTIONS. 8. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS FOR THE WORK, EXCEPT FOR
- THE BUILDING PERMIT WHICH IS THE RESPONSIBILITY OF THE ARCHITECT.
- 9. CONTRACTOR TO GUARANTEE ON ALL MATERIALS AND WORKMANSHIP TO BE (1) YEAR FROM DATE OF COMPLETION UNLESS NOTED OTHERWISE IN CONTRACT.
- 10. REPETITIVE FEATURES MAY BE DRAWN ONLY ONCE, BUT SHALL BE PROVIDED AS IF DRAWN IN FULL. REPETITIVE NOTES MAY BE CALLED OUT ONLY ONCE AND INDICATED AS TYPICAL.
- 11. DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE OR CENTERLINE OF INTERIOR COLUMNS UNLESS
- 12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTORS AND NOTIFYING THE ARCHITECT OF ANY DISCREPANCIES IN FRAMING PRIOR TO PROCEEDING
- 13. THESE DRAWINGS ARE DESIGN-BUILD IN THE AREAS OF MECHANICAL, ELECTRICAL AND PLUMBING.
- 14. CONTRACTORS SHALL VERIFY AND COORDINATE ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOBSITE FOR COMPARISON WITH DRAWINGS AND SPECIFICATIONS PRIOR TO BIDDING AND START OF AND DURING CONSTRUCTION. IF ANY DISCREPANCIES, INCONSISTANCIES OR OMISSIONS ARE FOUND, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING FOR COMPLETE RESOLUTION PRIOR TO PROCEEDING WITH THE WORK.
- 15. FLOOR COVERINGS AREAS AND LINEAL FEET OF WALL BASE HAVE BEEN GIVEN FOR CONVENIENCE. FIELD VERIFY FLOOR AND WALL FINISH MATERIAL QUANTITIES PRIOR TO BIDDING.
- 16. DO NOT SCALE DRAWINGS, CONTRACTORS SHALL RELY ON WRITTEN DIMENSIONS AS GIVEN. NOTIFY THE ARCHITECT FOR CLARIFICATIONS . ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTORS AND COORDINATED WITH ALL OF THE WORK OF ALL TRADES. IF DESCREPANCIES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED IN WRITING FOR CLARIFICATION BEFORE COMMENCEMENT OR RESUMPTION OF THE WORK.
- 17. ABBREVIATIONS THROUGHOUT THE PLANS ARE THOSE IN COMMON USE AND AS INDICATED IN THE ABBREVIATIONS LISTED ON THIS SHEET. NOTIFY THE ARCHITECT OF ANY ABREVIATIONS IN QUESTION.
- 18. IF THE CONTRACTOR ASCERTAINS AT ANY TIME THAT REQUIREMENTS OF THE DRAWINGS CONFLICT WITH OR ARE IN VIOLATION OF APPLICABLE CODES, ORDINANANCES AND REGULATIONS, HE SHALL NOT PROCEED WITH WORK IN QUESTION, EXCEPT AT HIS OWN RISK, UNTIL THE ARCHITECT HAS BEEN NOTIFIED IN WRITING AND WRITTEN DETERMINATION IS MADE BY THE ARCHITECT. WHERE COMPLETED OR PARTIALLY COMPLETED WORK IS DISCOVERED TO BE IN VIOLATION WITH APPLICABLE LAWS, CODES, REGULATIONS AND ORDINANCES, THE INSTALLING CONTRACTOR SHALL BE REQUIRED TO REMOVE THAT WORK FROM THE PROJECT AND REPLACE SUCH WORK WITH ALL NEW COMPLYING WORK AT NO ADDITIONAL COST TO THE OWNER OR THE ARCHITECT.
- 19. ANY WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE INSTALLING CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER, ARCHITECT, OR CONSULTANTS.
- 20. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS AND FEES REQIURED, NOT NORMALLY COVERED BY THE BUILDING PERMITS.
- 21. ONLY NEW MATERIALS AND EQUIPMENT OF RECENT MANUFACTURE, OF QUALITY SPECIFIED, FREE FROM DEFECTS, WILL BE PERMITTED ON THE WORK.
- 22. STORAGE OF PRODUCTS, MATERIALS, OR EQUIPMENT TO BE USED IN THE WORK SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ANY PRODUCTS, MATERIALS OR EQUIPMENT DAMAGED FROM IMPROPER STORAGE MUST BE REMOVED FROM THE PREMISES AND REPLACED WITH NEW AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE ARCHITECT.
- 23. INSTALL NO WORK WHEN CONDITIONS DO NOT MEET MANUFACTURER'S SPECIFIED REQUIREMENTS. ANY WORK INSTALLED IN LESS THAN REQUIRED CONDITIONS IS SUBJECT REJECTION BY THE OWNER AND THE ARCHITECT AND MAY BE REQUIRED TO BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- 24. ALL PROJECT SAFETY REQUIREMENTS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT SHALL HAVE NO AUTHORITY TO DIRECT OR RECOMMEND SAFETY REQUIREMENTS FOR THE PROJECT.
- 25. BUILDER TO VERIFY PROPOSED MATERIALS AND DESIGN SOLUTIONS ARE BUILDABLE, COMPATIBLE, AND INSTALLED IN CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS, CODE REQUIREMENTS, AND DESIGN INTENT. IF ANY ITEMS ARE NOT IN CONFORMANCE WITH THESE STANDARDS. THE BUILDER SHOULD NOTIFY THE ARCHITECT IN WRITING IMMEDIATELY AND PROPOSE A REVISED SOLUTION THAT IS IN CONFORMANCE WITH MANUFACTURER AND CODE REQUIREMENTS. IF A BUILDER INSTALLS ANY PRODUCT OR CONSTRUCTS ANY PORTIONS OF A PROJECT NOT IN CONFORMANCE WITH CODE OR MANUFACTURER REQUIREMENTS, THE COST OF REPLACEMENT SHALL BE THE SOLE RESPONSIBILITY OF THE BUILDER.
- 26. THE DESIGN OF THE RETROFITTED ELEMENTS HEREIN REPRESENTS ASSUMPTIONS BASED ON EXISTING CONDITIONS AND THE CONDITION OF THOSE ITEMS. PRIOR TO INSTALLATION OF THE PROPOSED ELEMENTS, THE GENERAL CONTRACTOR SHOULD CONFIRM THE EXISTING CONDITIONS WITH THE STRUCTURAL ENGINEER FOR THE AREA OF WORK AND ALL AREAS THAT SUPPORT IT.
- 27. THE ARCHITECT DEFERS ALL STRUCTURAL SIZING AND DETAILING TO THE STRUCTURAL ENGINEER.
- 28. WEATHERPROOFING DETAILS INCLUDING BUT NOT LIMITED TO SHEDDING OF WATER AWAY FROM THE BUILDING AND INTO APPROVED DISCHARGE AREAS SHOULD BE REPAIRED LIKE-FOR-LIKE, AND THE GENERAL CONTRACTOR SHOULD CONFIRM THE MATERIALS AND BUILDUP OF THEM WITH THE ARCHITECT IN THE AREAS OF WORK AND ALL AREAS CONNECTED TO IT AND AFFECTED BY IT. ADDITIONAL STRATEGIES NOT REFLECTED IN THESE DOCUMENTS MAY NEED TO BE INCORPORATED BASED ON THE AS BUILT CONDITIONS. VENTILATION OF CONCEALED SPACES AND INSULATION OF CONDITIONED SPACES SHALL MEET THE REQUIREMENTS OF THE CURRENT WASHINGTON STATE ENERGY CODE EXCEPT WHERE IT IS TECHNICALLY INFEASIBLE TO DO SO. IN THAT CIRCUMSTANCE, INSULATION SHOULD BE RETROFITTED LIKE-FOR-LIKE TO THE MAXIMUM EXTENT POSSIBLE, HOWEVER, CARE SHOULD BE TAKEN TO ENSURE INSULATION DOES NOT INHIBIT THE FLOW OF VENTILATION THROUGH CAVITIES. OPENINGS IN THE ENVELOPE SHOULD BE ADEQUATELY PROTECTED AGAINST INSECT INTRUSION BUT SHOULD NOT INHIBIT VENTILATION FLOW BEYOND THE REQUIRED VALUES.
- 29. THE WEATHERPROOFING DETAILS PRESENTED HEREIN ARE ONLY FOR BASIC REFERENCE, BUT MORE SPECIFIC CONDITIONS SHOULD BE RELAYED TO THE ARCHITECT FOR APPROVAL WHEN ASBUILT CONDITIONS ARE UNCOVERED, SO A SPECIFIC STRATEGY MAY BE IMPLEMENTED.

ENERGY NOTES

- 1. ALL WORK TO COMPLY WITH WASHINGTON STATE ENERGY CODE WITH JURISDICTION AMENDMENTS WHERE
- 2. HEATING UNIT(S) TO MAINTAIN 70 DEGREES FAHRENHEIT AT 36" ABOVE FLOOR WHEN OUTSIDE TEMPERATURE IS 24 DEGREES FAHRENHEIT, OR CURRENT REQUIREMENTS.
- 3. PROVIDE NIGHT SETBACK THERMOSTAT.
- 4. CAULK ALL JOINTS AROUND EXTERIOR OPENINGS AND ALL JOINTS IN SIDING AND FLASHING WHERE INFILTRATION MAY BE POSSIBLE.
- 5. SEAL ALL TEARS AND JOINTS IN INSULATION WITH APPROVED TAPE.
- 9. METAL DUCTS OUTSIDE THE CONDITIONED SPACE SHALL BE INSULATED TO R-8 MINIMUM PER '2018 WASHINGTON STATE ENERGY CODE. PROVIDE WEATHER BARRIER IF LOCATED ON THE EXTERIOR OF THE
- 10. SERVICE WATER PIPES LESS THAN 2" IN DIAMETER SHALL BE WRAPPED WITH 1" MINIMUM LAYER OF INSULATION PER 2018 WASHINGTON STATE ENERGY CODE.S.
- 11. WATER HEATER(S) TO MEET 1987 NATIONAL APPLIANCE ENERGY CONSERVATION ACT.
- 12. MINIMUM INSULATION VALUES SHOWN ON COVER SHEET.
- 13. VAPOR RETARDER SHALL BE INSTALLED ON THE CONDITIONED ROOM SIDE OF THE INSULATION.

VENTILATION NOTES

- 1. ALL WORK TO COMPLY WITH THE 2018 WSEC & IBC WITH JURISDICTION AMENDMENTS. DEFER MECHANICAL SUBCONTRACTOR FOR SPECIFIC REQUIREMENTS.
- 2. SOURCE SPECIFIC FANS SHALL BE LOCATED IN ALL WET LOCATIONS PER ENGINEER SPECIFICATIONS. DUCTING SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS.
- 3. VENTILATION SYSTEM SHALL BE CAPABLE OF MIN. AND MAX. AIR EXCHANGES PER HOUR PER JURISDICTIONAL CODE. OUTDOOR AIR SHALL BE PROVIDED TO ALL HABITABLE ROOMS. FAN SHALL HAVE A SONE RATING PER
- 4. DUCT WORK SHALL CONFORM TO TABLE M1508.6.2 AND M1506.1 OF THE '2018 IBC WITH JURISDICTION AMENDMENTS.
- 5. DUCT WORK SHALL BE INSULATED TO A MINIMUM PER CODE.

FIRE PROTECTION

- 1. FIRE PROTECTION DETAILS SHALL BE BUILT PER CODE AS CALLED OUT IN DRAWINGS.
- -ALL GYP. BD. SHEATHING SHALL BE 5/8" TYPE "X" TYPICAL.
- -IN ALL AREAS WHERE FIRE RETARDANT PLYWOOD SHEATHING IS CALLED FOR. CONTRACTOR SHALL INSTALL WITH LABELS FACING UP FOR INSPECTOR.
- 2. RATED WALL ASSEMBLIES:
- -ALL RATED WALL ASSEMBLIES SHALL RECEIVE CONTINUOUS FIRE CAULK ON ALL EDGES.
- -ALL PENETRATIONS IN FIRE RATED WALLS SHALL BE FIRE RATED TO MATCH WALL RATING.
- 3. FIRE ALARMS SHALL BE HARD WIRED TO BUILDING POWER AND TO BE INTEGRATED INTO EXISTING BUILDING
- 8. FIRESTOPPING AND DRAFTSTOPPING IS REQUIRED IN THE FOLLOWING PLACES:
- CONCEALED SPACES AT ALL FLOOR AND CEILING LEVELS AND AT 10 FOOT INTERVALS ALONG THE LENGTH OF THE WALL.
- INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES
- CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN.

SHOP DRAWINGS

- 1. SHOP DRAWINGS ARE REVIEWED FOR DESIGN INTENT ONLY.
- 2. THE CONTRACTOR IS TO REVIEW AND APPROVE ALL SHOP DRAWINGS PRIOR TO SUBMITTING TO ARCHITECT OR STRUCTURAL ENGINEER.
- 3. SEE STRUCTURAL NOTES AND PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND CLARIFICATIONS REGARDING SHOP DRAWINGS.

JOB SITE SAFETY

- 1. THE ARCHITECT HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS.
- 2. PERIODIC SITE VISITS PERFORMED BY THE ARCHITECT SHALL NOT BE CONSTRUED AS
- SUPERVISION OF ACTUAL CONSTRUCTION SAFETY PRECAUTIONS.
- 3. THE ARCHITECT IS NOT RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR OR THE CONTRACTOR'S EMPLOYEES OR EMPLOYEES OF SUPPLIERS OR SUBCONTRACTORS, OR FOR ACCESS, VISITS, USE, WORK, TRAVEL OR OCCUPANCY BY ANY PERSON.

CODES REFERENCED
2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 WASHINGTON STATE ENERGY CODE (WSEC)

SAFETY AND SECURITY

- 1. DEADBOLTS WITH A MINIMUM THROW OF 1/2" AND A VIEWPORT ARE REQUIRED AT ALL EXTERIOR DOORS.
- 2. DEADBOLTS OR APPROVED LOCKING DEVICES ARE REQUIRED ON ALL SLIDING DOORS.
- 3. ALL LOCKS SHALL BE OPENABLE WITHOUT ANY SPECIAL KNOWLEDGE OR EFFORT
- 4. WINDOWS WITHIN 10'-0" OF FINISHED GRADE SHALL BE PROVIDED WITH LATCHING DEVICES.
- 5. STAIRWAYS TO MEET THE FOLLOWING REQUIREMENTS:
- 36" (Minimum) TREAD WIDTH 11" (Minimum) RISER HEIGHT 7 (Maximum) HEADROOM 80" (Minimum) HANDRAIL HEIGHT 34" to 38" above nosing HANDRAIL GRASP 1-1/4"(Min) to 2" (Max) GUARD HEIGHT 42" MIN
- 6. HANDRAIL INTERMEDIATE MEMBERS SHALL BE CONFIGURED AS TO PROHIBIT PASSING A 4" DIAMETER SPHERE THROUGH ANY OPENING.
- 7. GUARDRAILS SHALL BE A MINIMUM OF 42" ABOVE FINISH FLOOR.
- 8. GUARDRAIL INTERMEDIATE MEMBERS SHALL BE CONFIGURED AS TO PROHIBIT PASSING A 4" DIAMETER SPHERE THROUGH ANY OPENING.

GLAZING NOTES

- 1. ALL GLAZING TO BE (2) PANE INSULATED GLASS OR BETTER UNLESS NOTED OTHERWISE.
- 2. SLIDING DOORS TO BE SAFETY GLASS, LAMINATED GLASS, OR TEMPERED GLASS.

1. ALL BATHROOM FIXTURES TO HAVE CLEAR AREAS REQUIRED BY ICC/ANSI.

DRAWING LEGEND SYMBOL DESCRIPTION REMARKS WINDOW SYMBOL See Window Schedule DOOR SYMBOL See Door Schedule SPACE NUMBER See Finish Schedule GRID LINE MATCH LINE VERTICAL DATUM POINT SURFACE MATERIAL CHANGE DETAIL REFERENCE SECTION CUT REFERENCE INTERIOR ELEVATION See Interior Elevations REFERENCE

MATERIAL SYMBOL LEGEND				
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	
	EARTH / COMPACT FILL		ROUGH WOOD FRAMING	
000 000 000 000 000 000	GRAVEL / POROUS FILL		WOOD BLOCKING	
4 4 4	CONCRETE		PLYWOOD	
	CMU / BRICK / STONE VENEER		FINISH WOOD	
	GYPSUM WALL BOARD / PLASTER		BATT INSULATION	
	STEEL OR OTHER METALS		RIGID INSULATION	
	NATURAL STONE			

MECH

MANUF

MILP

MIN

MISC

MTL

NIC

NOM

NTS

OC

PERF

PERP

PLAM

PLY

PSI

PTD

LAMINATED

LEFT HAND

LIVE LOAD

MAXIMUM

MINIMUM

METAL

NORTH

NOMINAL

NEW

MACHINE BOLT

MANUFACTURER

MISCELLANEOUS

NOT APPLICABLE

NOT TO SCALE

ON CENTER

PROPOSED

PLYWOOD

PAINTED

PERFORATED

PERPENDICULAR

PROPERTY LINE

PLASTIC LAMINATE

POUNDS PER SQUARE FOOT

POUNDS PER SQUARE INCH

PRESSURE TREATED

NOT IN CONTRACT

OUTSIDE DIAMETER OVERFLOW DRAIN

MAKE IT LOOK PRETTY

MECHANICAL

POUNDS LINEAL FOOT

ABBREVIATI	ION LIST		
ABV AC ACT AFF ALT ALUM ARCH BD BLDG	ABOVE AIR CONDITIONING ACOUSTICAL TILE ABOVE FINISH FLOOR ALTERNATE ALUMINUM ARCHITECT/ARCHITECTURAL BOARD BUILDING	R RD REF REINF REQ RH RM RO RV	RAE RISI ROC REF REII REC RIG ROC ROL
BMAB BSMT BTB	BUY ME A BEER BASEMENT BURY THE BODIES	S SCHED SF	SOL SCH SQL
CAB CL CMU COL CONC CONST CONT CPT CRV CSMT CY	CABINET CENTER LINE CONCRETE MASONRY UNIT COLUMN CONCRETE CONSTRUCTION CONTINUOUS CARPET CONTINUOUS RIDGE VENT CASEMENT CUBIC YARD	SHMTL SIM SPECS SQ STD STL STOR STRUCT SV SYM	SHE SIM SPE SQU STA STE STC STF SOF SYM
d D (D) DAFD DBL DCU DIA DIM DL DN DS DTL	PENNY DRYER DEMOLITION DON'T ASK FOR DETAIL DOUBLE DON'T CALL US DIAMETER DIMENSION DEAD LOAD DOWN DOWNSPOUT (EXTERIOR) DETAIL	T TEL TEMP TEMP T&G TO TOP TOS TOW TV TW TYP	TRE TEL TEN TON TOR TOR TOR TOR TOR TOR TRA
DW DWG	DISHWASHER DRAWING	UNO VCT	UNL
E (E) EA ELEC ELEV ENG EQ EQUIP EXIST EXT	EAST EXISTING EACH ELECTRIC ELEVATION ENGINEER EQUAL EQUIPMENT EXISTING EXTERIOR	VER VERT VG W W W W W/ W/O WD	VEF VEF VEF WA' WIC WIT WIT
FF FIN FLASH FLUOR FT FTG	FLOOR DRAIN FINISH FLASHING FLUORESCENT FOOT/FEET FOOTING	WP WR WRB WT WWM	WA' WE' WE' YAF
GA GALV GFI GLB GWB GYP	GAUGE GALLON GALVANIZED GROUND FAULT INTERRUPTER GLU-LAMINATED BEAM GYPSUM WALL BOARD GYPSUM		
HDWD HR HT HW	HARDWOOD HOUR HEIGHT HOT WATER TANK		
IBC IRC ID IDS IN INSUL INT	INTERNATIONAL BUILDING CODE INTERNATIONAL RESIDENTIAL CODE INSIDE DIAMETER INTERIOR DOWNSPOUT INCH INSULATION INTERIOR		
JDI	JUST DO IT		

ADIUS ISER OOF DRAIN FRIGERATOR EINFORCING EQUIRED IGHT HAND IDGE VENT

OUGH OPENING CHEDULE QUARE FOOT HEET METAL IMILAR PECIFICATIONS QUARE TAINED ORAGE RUCTURAI OFFIT VENT YMBOL

LEPHONE MPERED EMPERATURE ONGUE AND GROOVE OP OF OP OF PLATE OP OF SLAB OP OF WALL ELEVISION RAIN WRECK YPICAL

NLESS NOTED OTHERWISE INYL COMPOSITION TILE ERTICAL ERTICAL GRAIN /IDTH

/ITHOUT (OOD /ATERPROOF ATER RESISTANT EATHER RESISTANT BARRIER ELDED WIRE MESH

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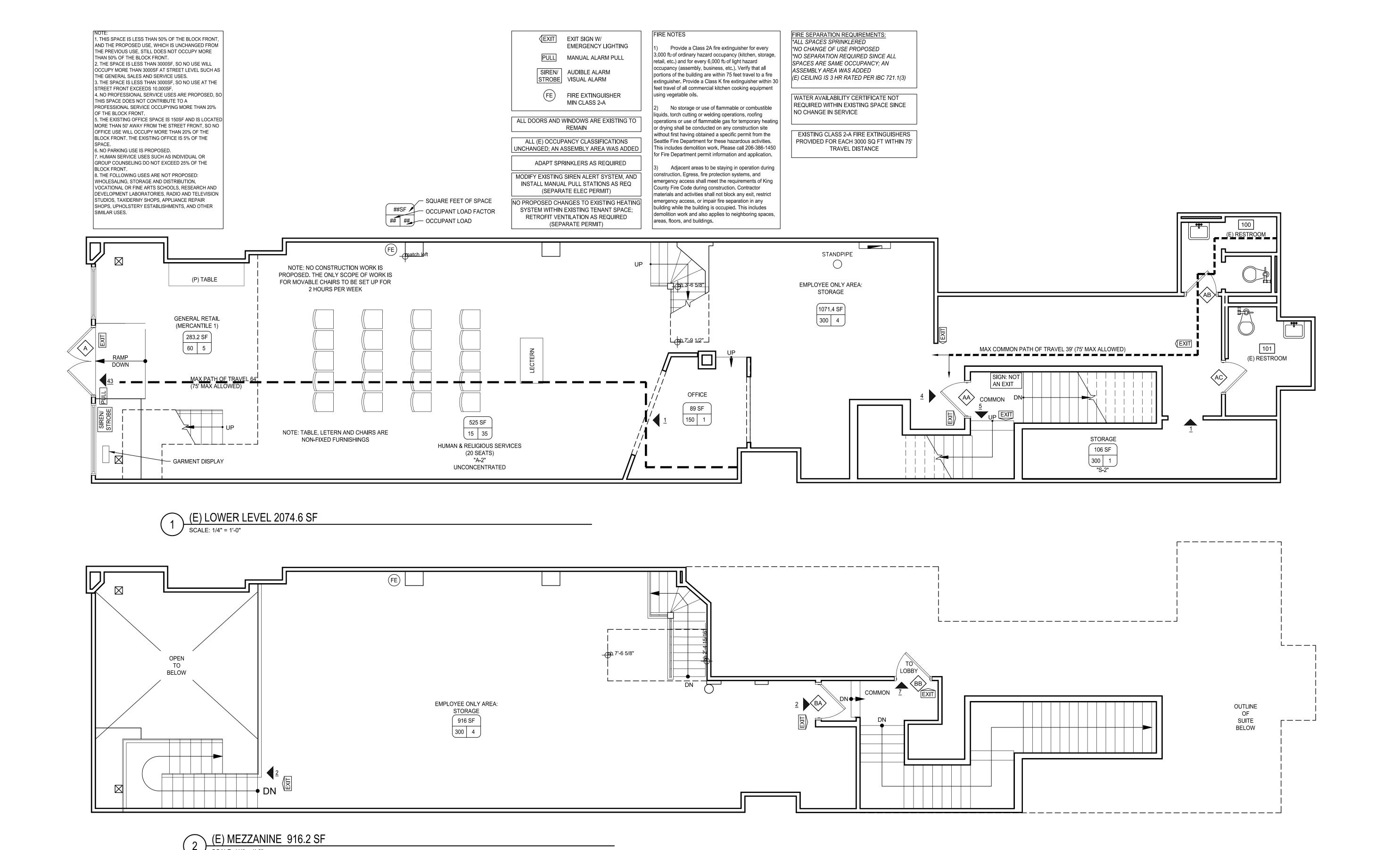
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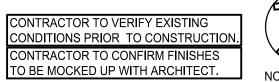
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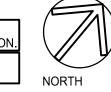
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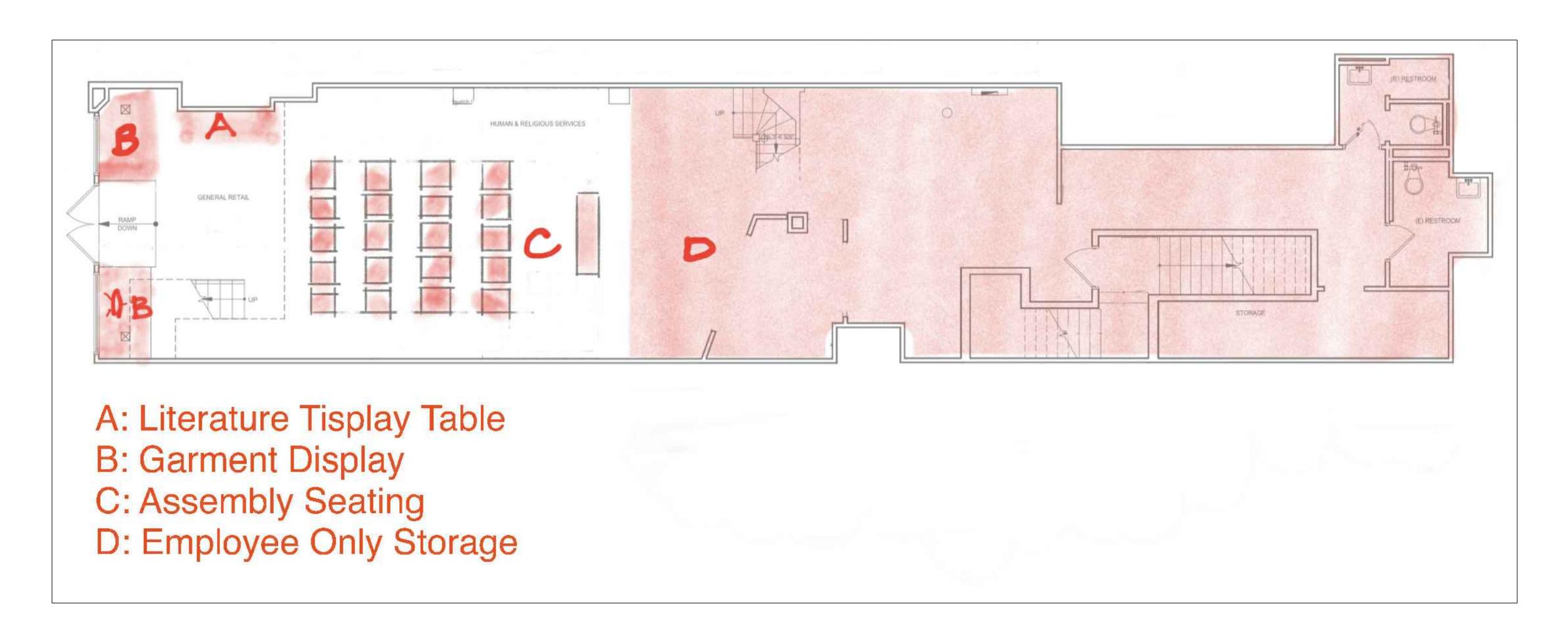
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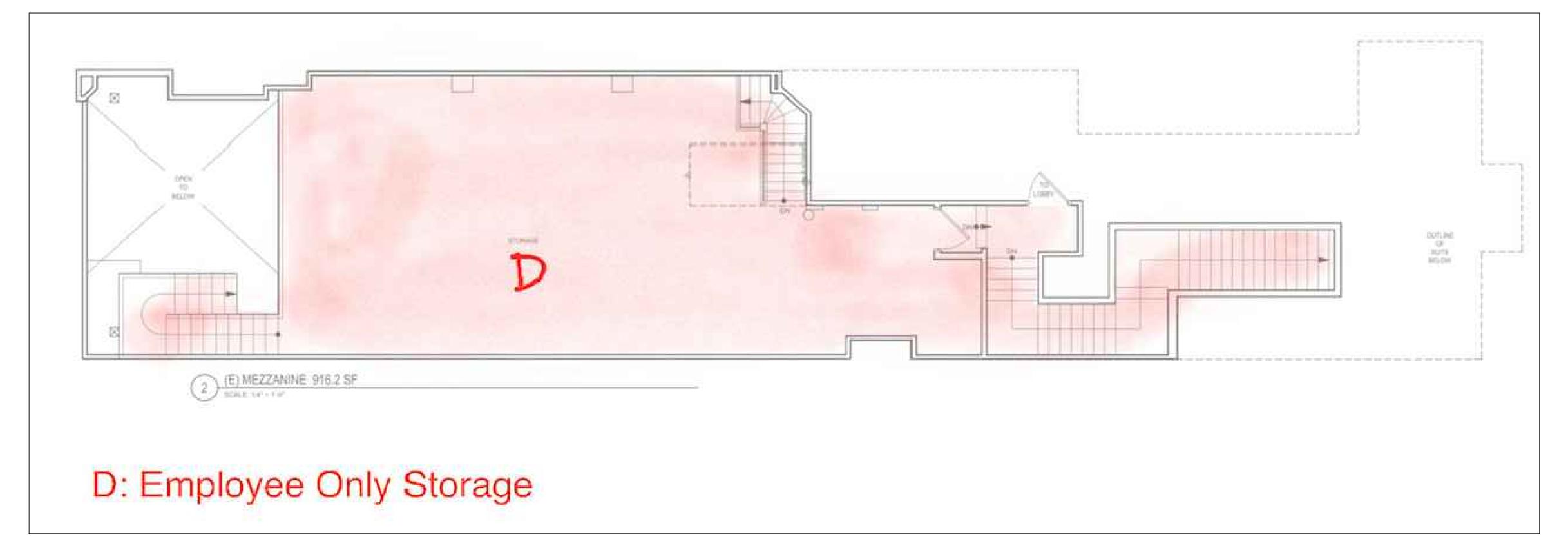
FLOOR PLANS

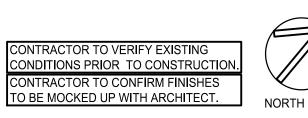




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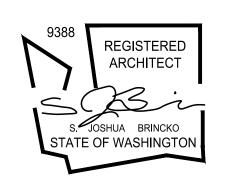




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SEATTLE WA 98104

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DIAGRAMS



March 15, 2023

Dear Pioneer Square Preservation Board,

My name is Richard Simms and I run a non-profit Reach Ministry, a Christian non-profit faith organization. Our religious mission is to feed and care for our unhoused neighbors. We offer food, supplies, and focus on engaging and providing hope to the community. We see and serve about two to three hundred people on the streets of Pioneer Square during our weekly outreach events.

We are opening a church at 620 1st Avenue in the Lowman. We are proposing to establish the use of the space as a religious facility with accessory retail and religious-based human services uses. We are not proposing any change to the Building exterior of the Lowman Building. Our use of the Lowman Building storefront will be as a church, including religious services and recovery groups. Our storefront will include religious literature and Reach Ministry apparel and materials for retail sale to support our religious mission. Our existing outreach events with food and supplies are a separate part of the ministry that will not run out of this building.

Hope is Alive Church Mission:

A Light in the Darkness - Hope is Alive Church is the first church planted in the history of Pioneer Square Seattle. This is an unchurched area that is riddled with homelessness, poverty, crime, mental illness, and drug abuse and is in need of healing.

We are opening Hope is Alive Church's doors to help people overcome these obstacles by having a personal relationship with Jesus, seeing them change from the inside out.

Hope Is Alive Church Vision:

We want to see people come as they are but not stay as they are. They will encounter the power of the Holy Spirit, and it will change their whole life. Our vision is to see people's circumstances change.

We want to see people overcome that which is holding them captive, be restored, and return with a testimony, sharing how they have overcome the challenges of Pioneer Square Seattle by the power of a relationship with Jesus.

We currently have Sunday services from 11:00am - 12:30pm and have around 20 people attending the service. I preach messages about hope and encourage them to take the next step in changing their life. Many of our volunteers have previously been in similar situations to our friends on the streets and are able to share their story and provide hope too.

Every other Friday evening we also have worship, prayer and preaching for the community. Plus, we are also working on setting up a couple different evening bible studies and recovery groups to help teach, grow, and encourage the community.

When people are ready to get off the streets, we help connect them to one of several faith-based recovery programs in the Seattle area. We get around 5 people a week into these different recovery programs and are seeing great success with this. Plus, many of these same people later, after recovery, come back and now serve with us! That is our ultimate goal!

We want to see everyone get back on their feet and re-enter society as healthy, recovered individuals and believe our outreaches and this new church are helping to do that.

Sincerely.

Richard Simms

President - Reach Ministry | ReachMinistry.org | rich@reachministry.org | 425-298-3442

Michael &