



LMN Architects

## 723 1<sup>st</sup> Ave – Description of Proposed Work

This project is a tenant improvement which involves a change of use from personal service (bank) to office and craft work (model shop for architecture firm). This unit is 6000sf on the main level, with an additional 1950sf on a second floor.

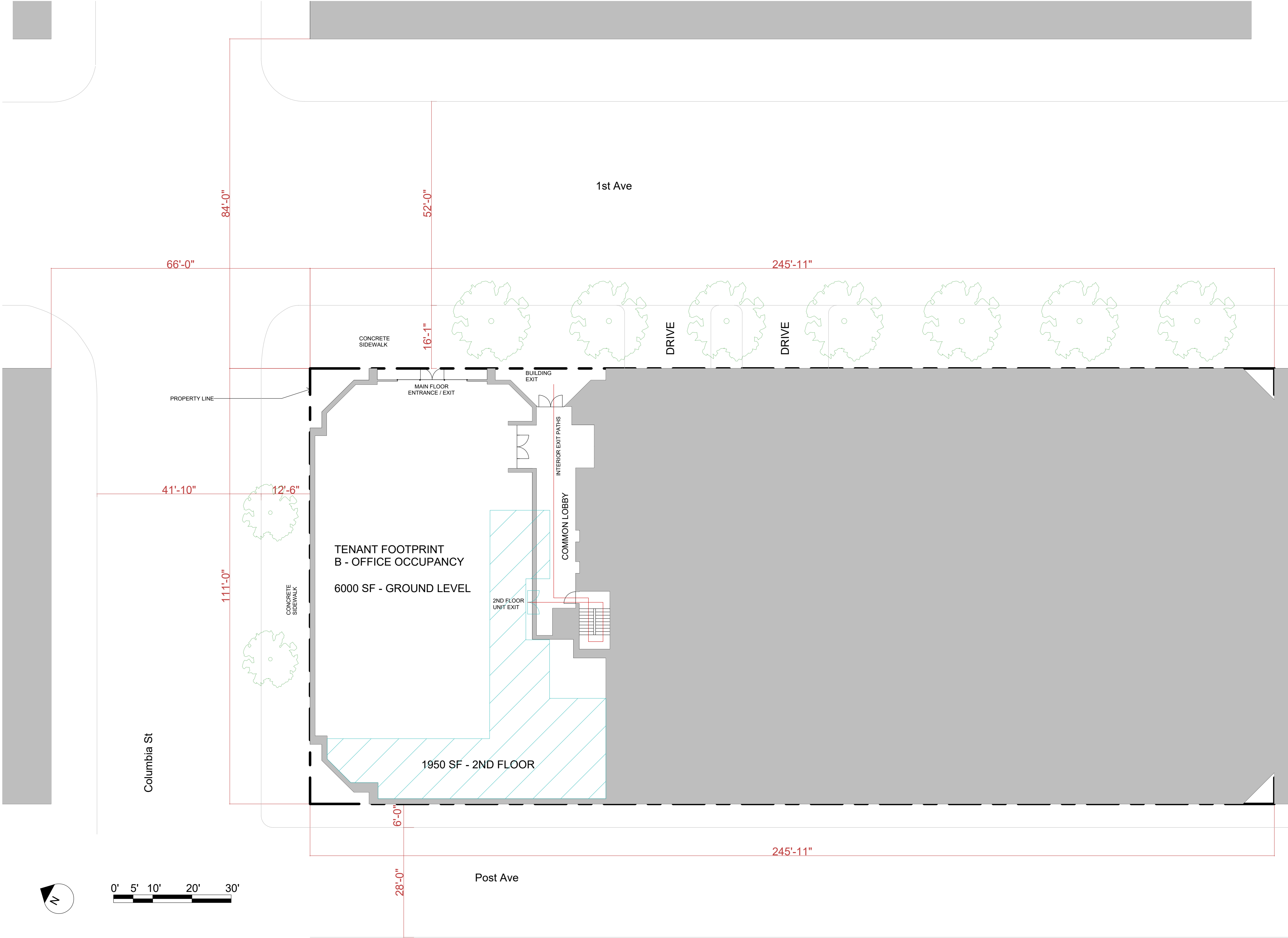
Use will include desk space, collaboration space, and a model shop for an architecture firm which will produce custom and handmade architectural models, mockups, prototypes, and installations. The workshop equipment will include primarily woodworking tools and digital fabrication equipment such as laser-cutters and 3D printers, along with limited metalworking equipment.

There is only one proposed change to the exterior:

RPSPD = RULES FOR THE PIONEER SQUARE PRESERVATION DISTRICT

1. Update the existing 'sign band'. Letters will be limited to 12" in height, and will be painted. Sign will be opaque, not backlit. (RPSPD XX.C.2)

Existing storefront windows will remain transparent, and will be utilized to display architectural models and mockups. (RPSPD XX.A.1-2)



ADDRESS  
723 1st Ave  
Seattle, WA 98104

OWNER  
1st & Columbia Garage LLC

LEGAL DESC  
TERRYS 3RD ADD  
ALSO ALL OF BL 196 STL  
Plat Block: M  
Plat Lot: 1 THRU 6

PARCEL#  
859140-0025

Architect's Stamp

SDCI Stamp

2/8/2022

Site Plan

A1

PROJECT DESCRIPTION

This project is a tenant improvement which involves a change of use from Group B (bank) to a Group B (office). Use will include a collaboration space and model shop for an architecture firm which will produce custom and handmade architectural models, mockups, prototypes, and installations. The workshop equipment will include primarily woodworking tools and digital fabrication equipment such as laser-cutters and 3D printers, along with limited metalworking equipment. None of the equipment or processes would trigger a "high impact" use. Proposed modifications to the existing space are relatively minor, including: - New electrical runs to power equipment - Replace existing lighting fixtures with LEDs. - New utility sink. - Removal of a few non-structural partitions. - Refinishing floors and walls. - Remodel single-occupant restroom for accessibility. - NO change to exterior envelope or exiting.

BUILDING INFO

- 11 stories
- Type I-B construction
- High-rise provisions do not apply to open garage per SBC 403.1. The Tenant Space is not more than 75 feet above the lowest level of FD access.
- Seismic Design Category D
- Partially sprinklered at Lower Level below Tenant Space
- Occupancy Classification (Separated)
  - S-2 - Open Parking Garage
  - B - Office
- Partially sprinklered at Lower Level below Tenant Space
- No existing fire sprinklers in Tenant Space. Sprinklers are not required per SEBC 803.2.2 since the work area is less than 50% of the total floor area.
- No change to existing fire alarm system is required per SEBC 803.4.
- No change to means of egress required per SEBC 805.1 since the work area does not include exits or corridors shared by more than one tenant. The work area is confined to the Tenant Space.

LAND USE INFO

- Zone: PSM 100/100-130
- Downtown Urban Village
- Pioneer Square Preservation District
- Change of Use from Bank to Office
- No Parking Required:
  - No change in area
  - Change of use from Bank to Office does not change parking requirements.

APPLICABLE CODES

2018 SEATTLE BUILDING CODE (2018 INTERNATIONAL BUILDING CODE WITH SEATTLE AMENDMENTS)  
2018 SEATTLE FIRE CODE (2018 INTERNATIONAL FIRE CODE WITH SEATTLE AMENDMENTS)  
2018 SEATTLE ENERGY CODE (2018 INTERNATIONAL ENERGY CODE WITH SEATTLE AMENDMENTS)  
2020 SEATTLE ELECTRICAL CODE (2020 NATIONAL ELECTRICAL CODE WITH WA STATE AND SEATTLE AMENDMENTS)  
2018 SEATTLE PLUMBING CODE (2018 UNIFORM PLUMBING CODE WITH WA STATE AND SEATTLE AMENDMENTS)  
2018 SEATTLE MECHANICAL CODE(2018 INTERNATIONAL MECHANICAL CODE WITH SEATTLE AMENDMENTS)  
2009 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES  
SEATTLE LAND USE CODE

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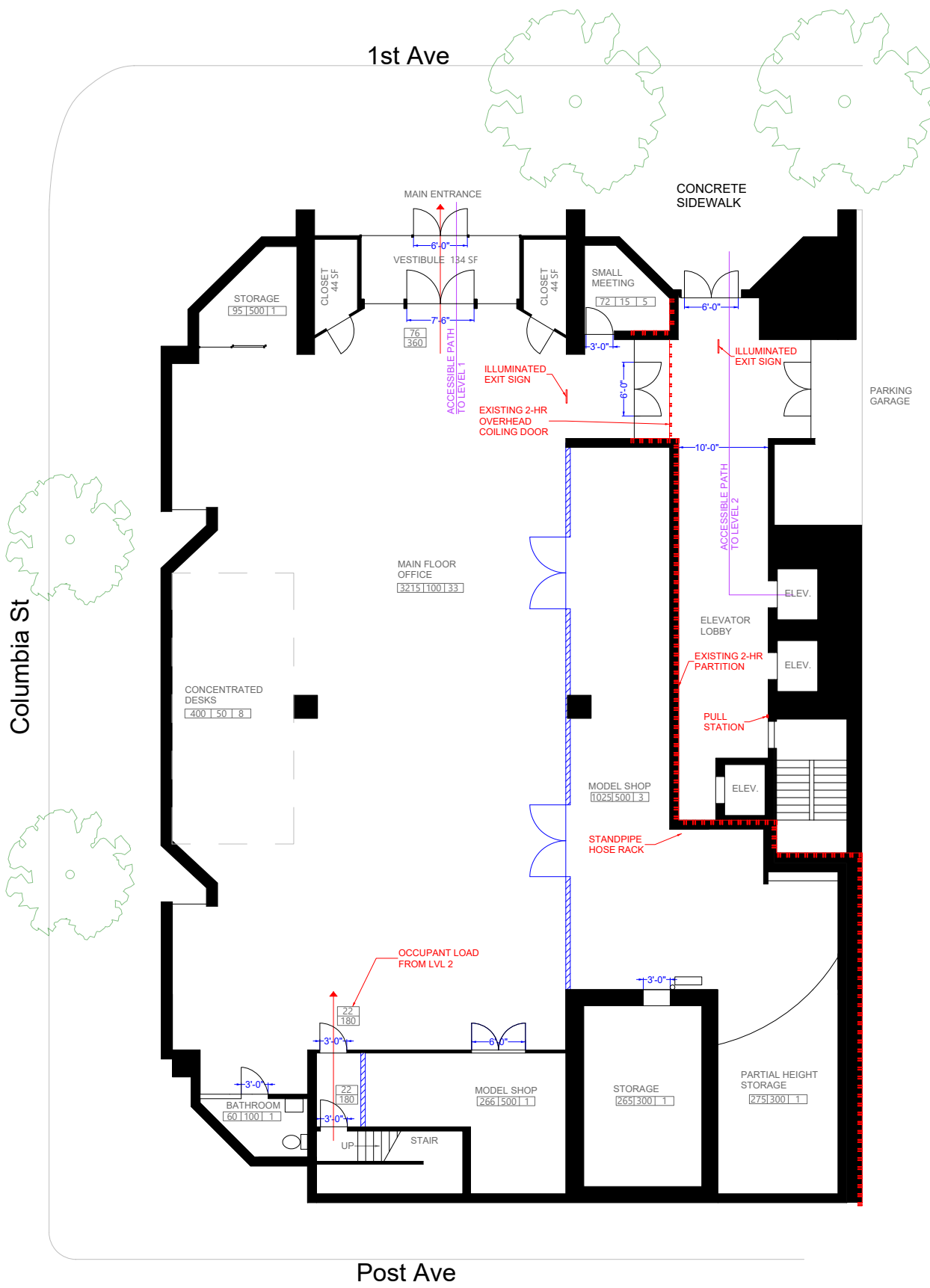
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SDCI Stamp

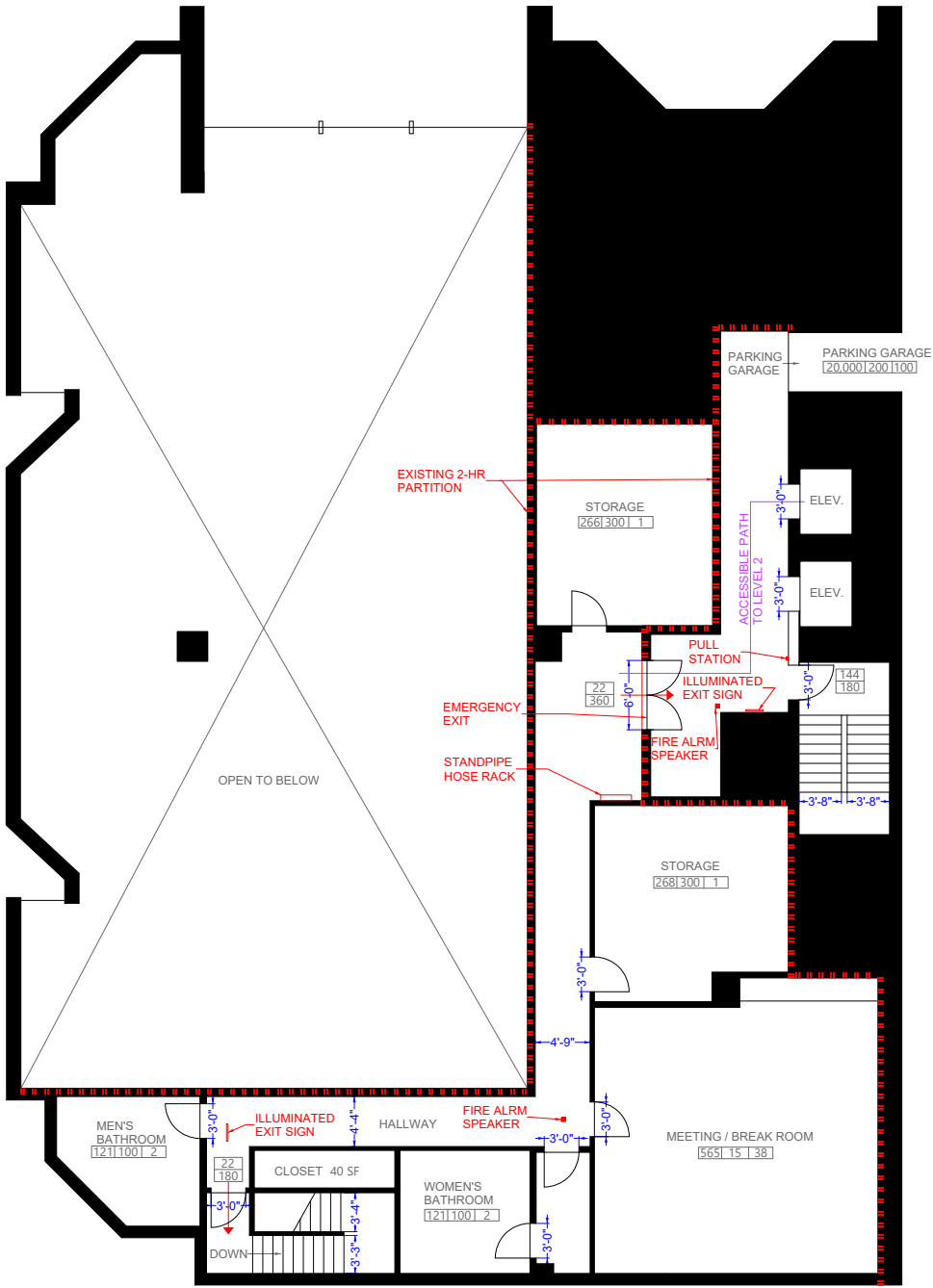
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Code Info &  
Life Safety Plans

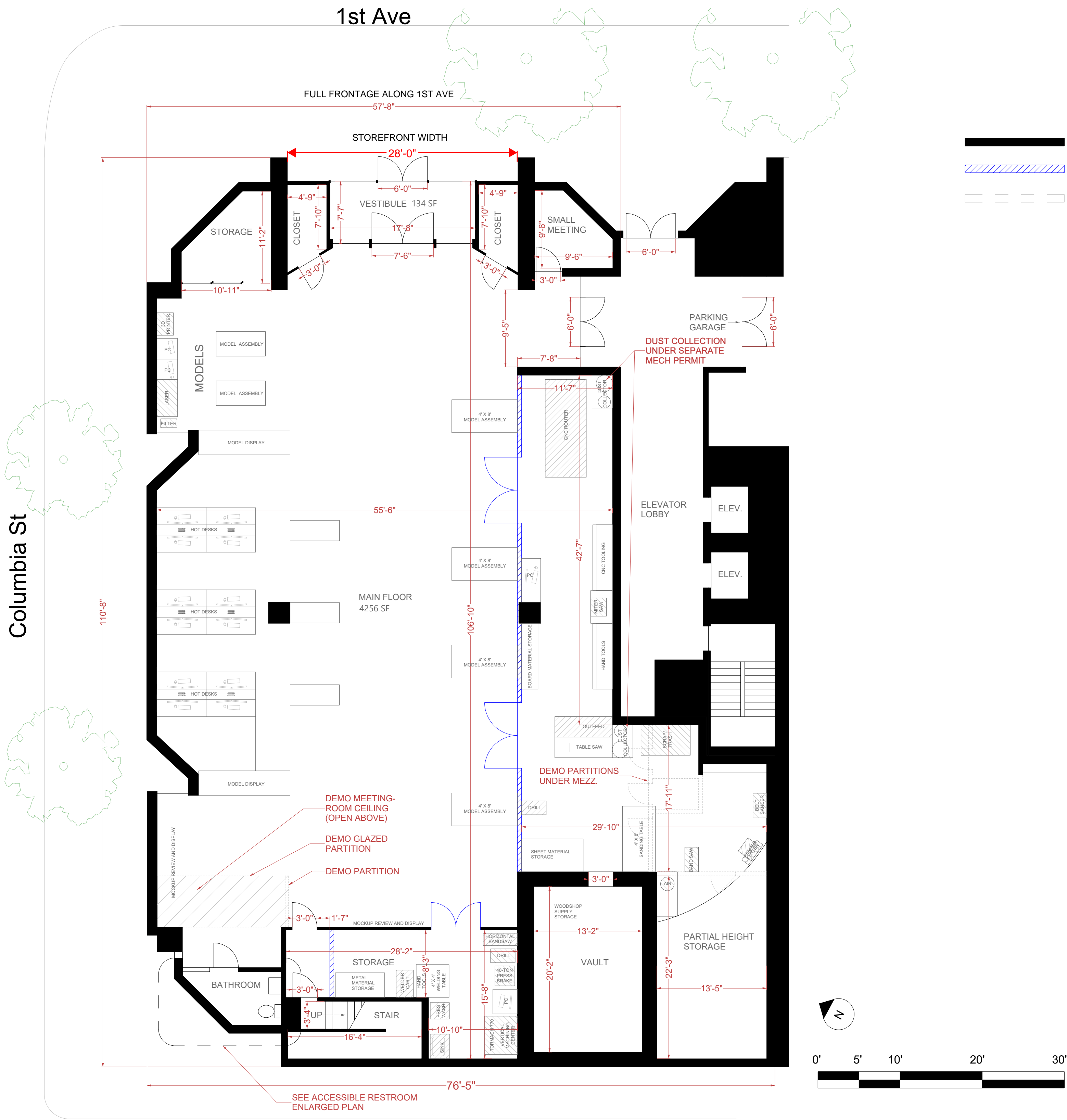
A2



1 GROUND LEVEL - ACCESS / EGRESS / FIRE  
1/16" : 1'0"



2 2ND LEVEL - ACCESS / EGRESS / FIRE  
1/16" : 1'0"



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Ground Level  
Floor Plan

A3



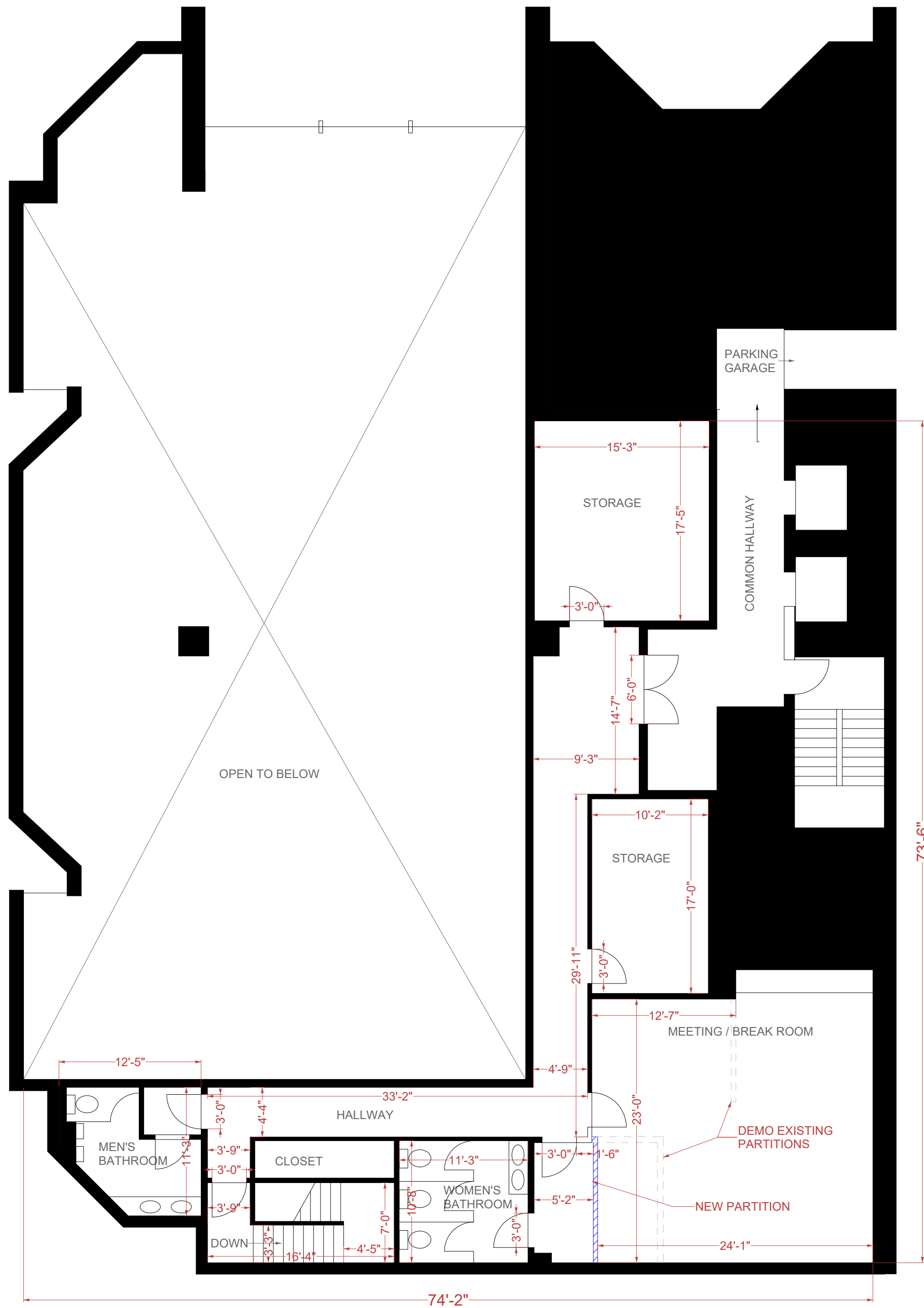
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## 2nd Level Floor Plan

# A4



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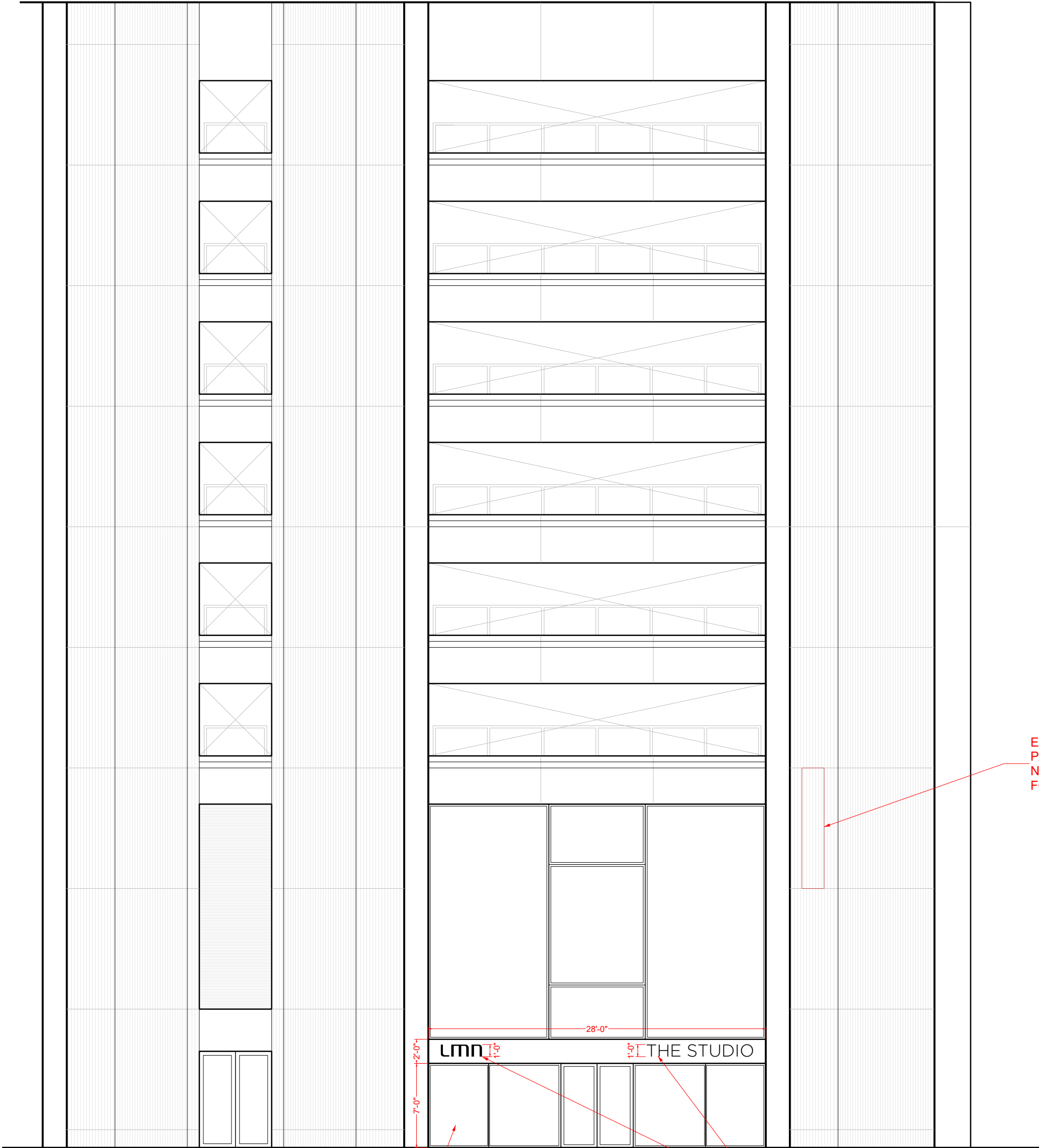
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2/8/2022

Elevations

A6



EXISTING STOREFRONT TO REMAIN  
OPAQUE PANELS TO BE REPAINTED

NEW LETTERING ON EXISTING SIGN BAND.  
OVERALL DIMENSIONS UNCHANGED.  
SIGN WILL BE OPAQUE, NOT BACKLIT.  
BLACK PAINTED LETTERING ON WHITE BACKGROUND.

EXISTING BLADE TO REMAIN  
PAINTED SOLID COLOR  
NOT TO BE USED AS SIGNAGE  
FOR THIS PROPOSED USE

