



**SUNDBERG
KENNEDY
LY-AU YOUNG**
ARCHITECTS

1501 E MADISON, SUITE 205
SEATTLE WA 98122-4465
206.322.1130

OFFICE SPACE AT MAYNARD AVENUE

510 MAYNARD AVENUE SOUTH
SEATTLE, WA 98104

CHANGE OF USE PERMIT
04.01.2024

ZONING CODE SUMMARY

PROJECT ADDRESS
510 MAYNARD AVENUE SOUTH
SEATTLE, WA 98104

ASSESSOR'S PARCEL NUMBER
219870-0000

LEGAL DESCRIPTION
NONE

ZONING CODE

ZONE: ZONE: IDM-75-85
OVERLAY: INTERNATIONAL SPECIAL REVIEW DISTRICT (ISRD)
AND DOWNTOWN FIRE DISTRICT

23.66.320 - PERMITTED USES
A. ALL USES SHALL BE PERMITTED OUTRIGHT EXCEPT THOSE SPECIFICALLY PROHIBITED BY SECTION 23.6.322 AND THOSE SUBJECT TO SPECIAL REVIEW UNDER SECTION 23.66.324

OFFICE AND GALLERY USES NOT PROHIBITED

23.66.326 - STREET-LEVEL USES

A. TO RETAIN AND STRENGTHEN THE KING STREET BUSINESS CORE AS A PEDESTRIAN-ORIENTED SHOPPING DISTRICT, STREET-LEVEL USES ARE REQUIRED ON STREETS WITHIN THE RETAIL CORE.
B. PREFERENCE SHALL BE GIVEN TO PEDESTRIAN-ORIENTED RETAIL SHOPPING AND SERVICE BUSINESSES THAT ARE HIGHLY VISIBLE OR PROMINENTLY DISPLAY MERCHANDISE IN A MANNER THAT CONTRIBUTES COLOR AND ACTIVITY TO THE STREETScape.

GALLERY USE INTENDED TO ACTIVATE THE STREET-FACING STREET-LEVEL SPACE

23.66.328 - USES ABOVE STREET LEVEL

A. RESIDENTIAL USES AND NON-VEHICULAR-ORIENTED COMMERCIAL USES THAT PRIMARILY SERVE THE DISTRICT AND ARE IN OPERATION THROUGHOUT THE DAY ARE PREFERRED

OFFICE USE IS A PREFERRED USE

OFFICE SPACE IS PROPOSED AS THE PRIMARY USE, WITH A STREETFRONT MEETING / GALLERY SPACE WITH ROTATING DISPLAYS IN ORDER TO ACTIVATE THE STREETScape.

CHANGE OF USE ONLY. NO NEW SQUARE FOOTAGE PROPOSED.

BUILDING CODE SUMMARY

APPLICABLE CODES
2018 SEATTLE BUILDING CODE

CHAPTER 3 OCCUPANCY CLASSIFICATION AND USE

302 CLASSIFICATION
B OFFICE INCLUDING SMALL GALLERY / MEETING SPACE
(CONSIDERED "GROUP B" PER 303.1.2 BELOW)

303.1.2 SMALL ASSEMBLY SPACES

THE FOLLOWING ROOMS AND SPACES SHALL NOT BE CLASSIFIED AS ASSEMBLY OCCUPANCIES:
1. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY.
2. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT IS LESS THAN 750 SF IN AREA AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY.

CHAPTER 10 MEANS OF EGRESS

1006.2.1 EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1. THE CUMULATIVE OCCUPANT LOAD FROM ADJACENT ROOMS, AREAS OR SPACES SHALL BE DETERMINED IN ACCORDANCE WITH SECTION 1004.2.

VALUES FROM TABLE 1006.2.1

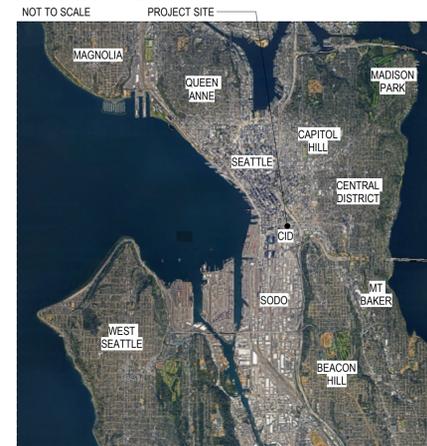
OCCUPANCY: B
MAX OCC LOAD: 49
MAX COMMON PATH OF TRAVEL: 100'

REFER TO SHEET A0.01 FOR EGRESS PLANS

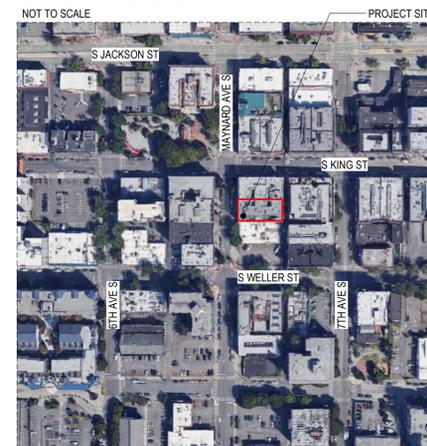
OCCUPANT LOAD = 65

2 EXITS REQUIRED
2 EXITS PROVIDED

VICINITY MAP



LOCATION MAP



SHEET INDEX	
SHEET NO.	SHEET NAME
GENERAL	
A0.00	COVER SHEET
A0.01	GENERAL INFORMATION AND CODE ANALYSIS
ARCHITECTURE	
A2.00	FLOOR PLANS
A3.10	BUILDING SECTIONS

PROJECT DIRECTORY

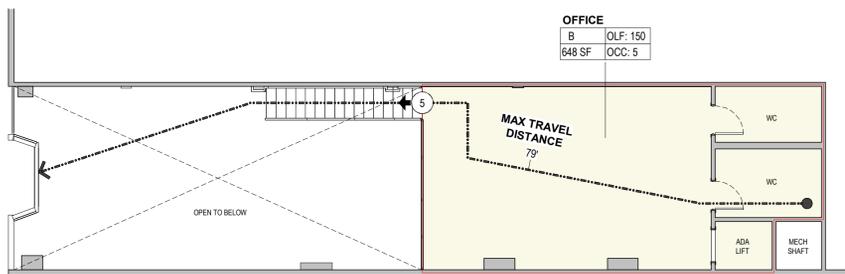
OWNER / ARCHITECT:
SUNDBERG KENNEDY LY-AU YOUNG ARCHITECTS
1501 EAST MADISON STREET, #205
SEATTLE, WA 98122
T: 206.322.1130
PRINCIPAL ARCHITECTS:
JOHN KENNEDY
john@sklarchitects.com
GLADYS LY-AU YOUNG
gladys@sklarchitects.com

PROJECT SCOPE

PROJECT IS A CHANGE OF USE FROM 1,940 SF RESTAURANT TO 1,940 SF OFFICE SPACE. CONSTRUCTION IS LIMITED TO REMOVAL OF A PARTITION WALL.
NO COMMERCIAL KITCHEN USE PROPOSED.

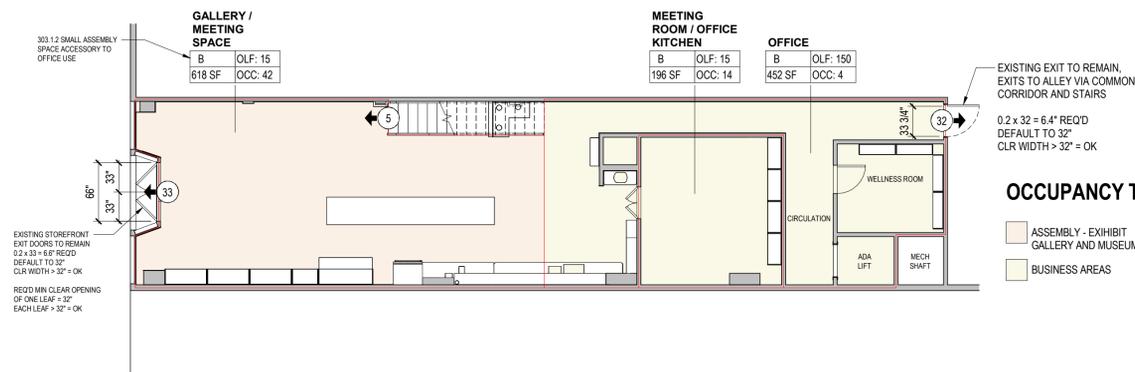
GENERAL NOTES

1. CODES: ALL WORK SHALL CONFORM APPLICABLE LAND USE AND BUILDING CODES AS AMENDED BY AUTHORITIES HAVING JURISDICTION.
2. DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE CALCULATED DIMENSIONS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY CONFLICTS EXIST.
3. CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
4. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT. PROVIDE ALL BUCK-OUT, BLOCKING, BACKING, AND JACKS REQUIRED FOR INSTALLATIONS.
5. DIMENSIONS ARE TO EXTERIOR FACE OF CONCRETE / WOOD FRAMING UNLESS OTHERWISE NOTED.
6. EXTERIOR WALL FRAMING 2x6 WOOD STUDS UNLESS OTHERWISE NOTED.
7. INTERIOR WALL FRAMING 2x4 WOOD STUDS UNLESS OTHERWISE NOTED.



1 CODE COMPLIANCE PLAN - MEZZANINE

SCALE: 1/8" = 1'-0"

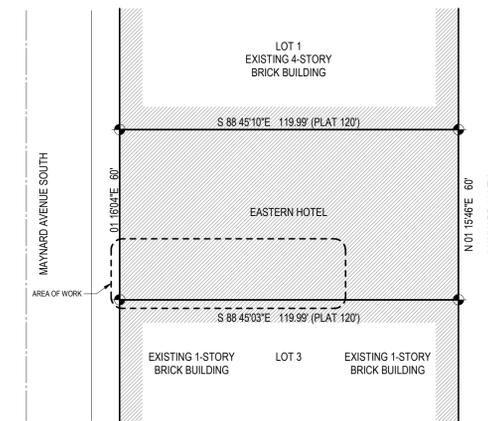


2 CODE COMPLIANCE PLAN - MAIN LEVEL

SCALE: 1/8" = 1'-0"

3 SITE PLAN

SCALE: 1" = 30'-0"



OFFICIAL STAMP:



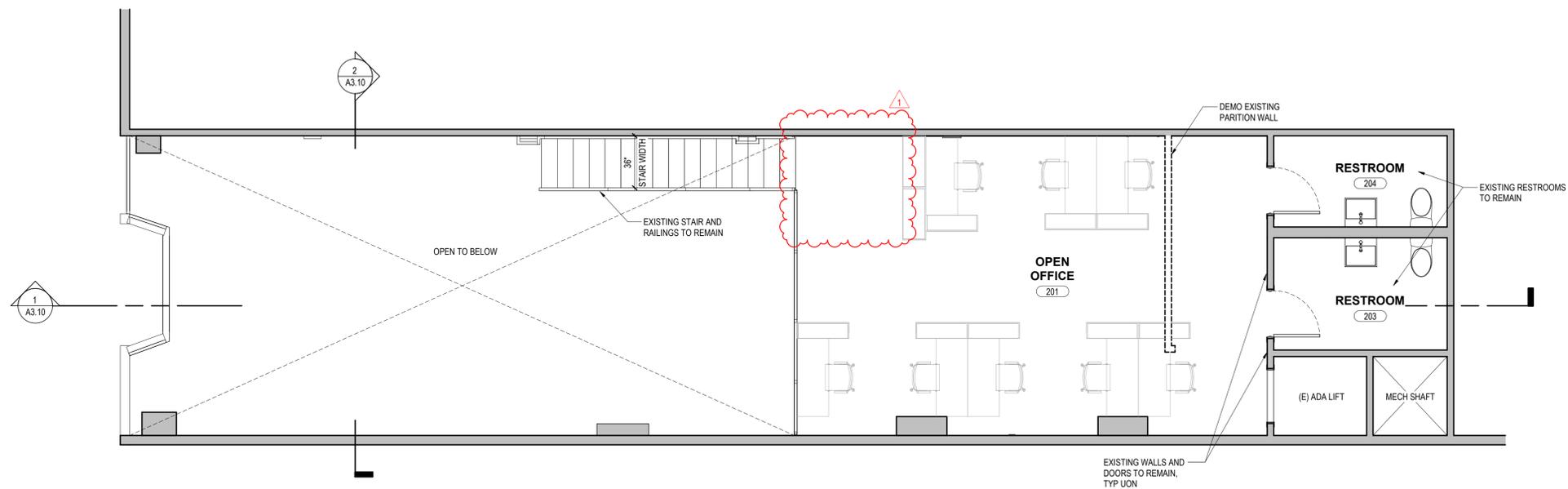
PROJECT: OFFICE SPACE AT MAYNARD AVENUE
510 MAYNARD AVENUE SOUTH
SEATTLE, WA 98104

GENERAL INFORMATION AND CODE ANALYSIS
SHEET NUMBER: A0.01
SCALE: As indicated

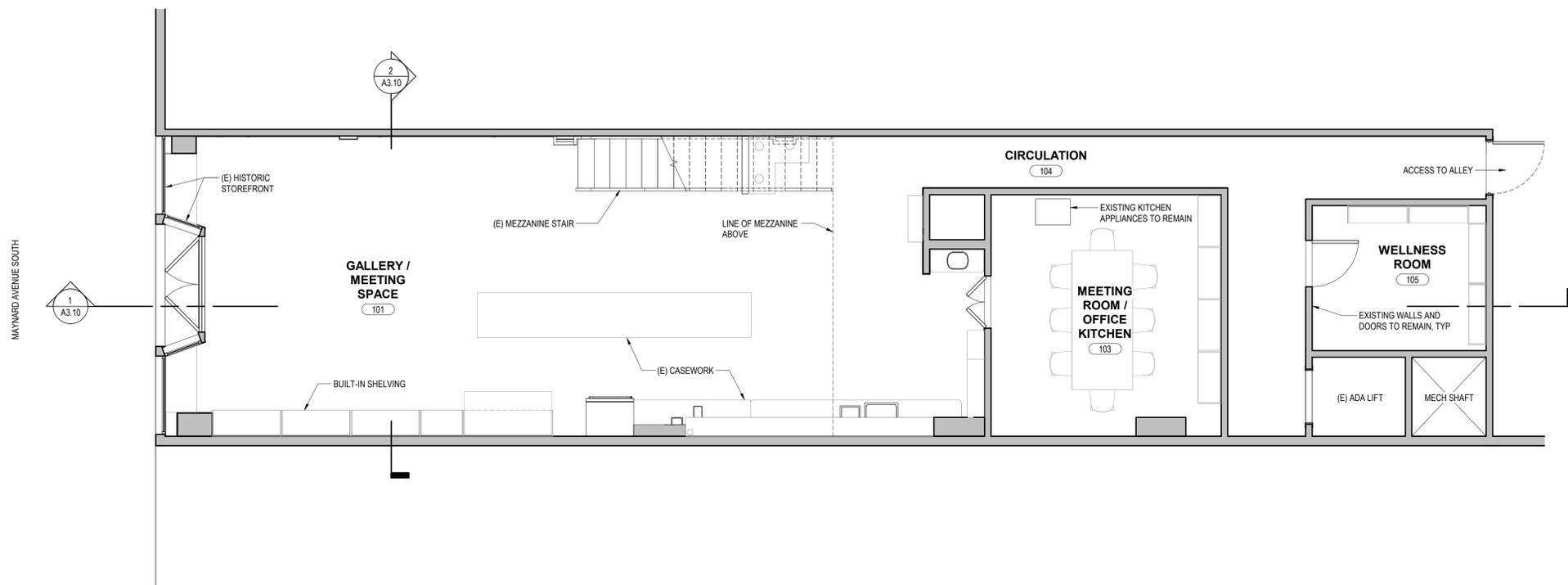
REVISIONS:	NO.	DESCRIPTION	DATE
1	1	Dept of Nibid Connections #1	04/01/2024

PROJECT MANAGER: PROJECT MANAGER
DRAWN BY: DRAWN BY
CHECKED BY: CHECKED BY

SCHEMATIC DESIGN
CHANGE OF USE PERMIT
04.01.2024



2 MEZZANINE FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"
0' 2' 4' 8'

OFFICIAL STAMP:



PROJECT:
OFFICE SPACE AT MAYNARD AVENUE
510 MAYNARD AVENUE SOUTH
SEATTLE, WA 98104

REVISIONS:
NO. DESCRIPTION DATE
1 Do Not Use 04/01/2024
Dept of Nibid Connections #1

PROJECT NUMBER:
24001

PROJECT MANAGER:
Do Not Use

DRAWN BY:

CHECKED BY:

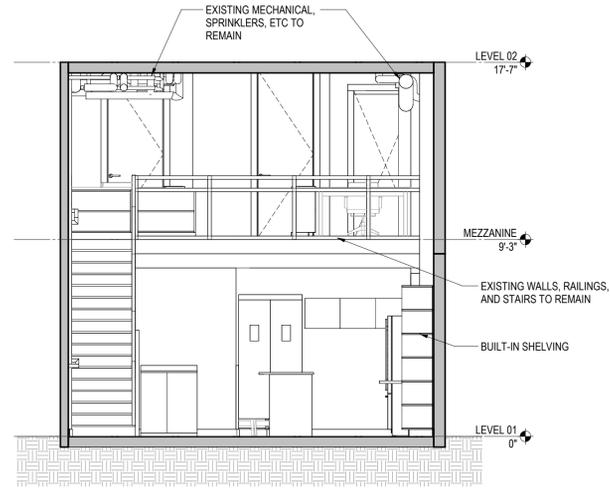
SCALE: 1/4" = 1'-0"

FLOOR PLANS

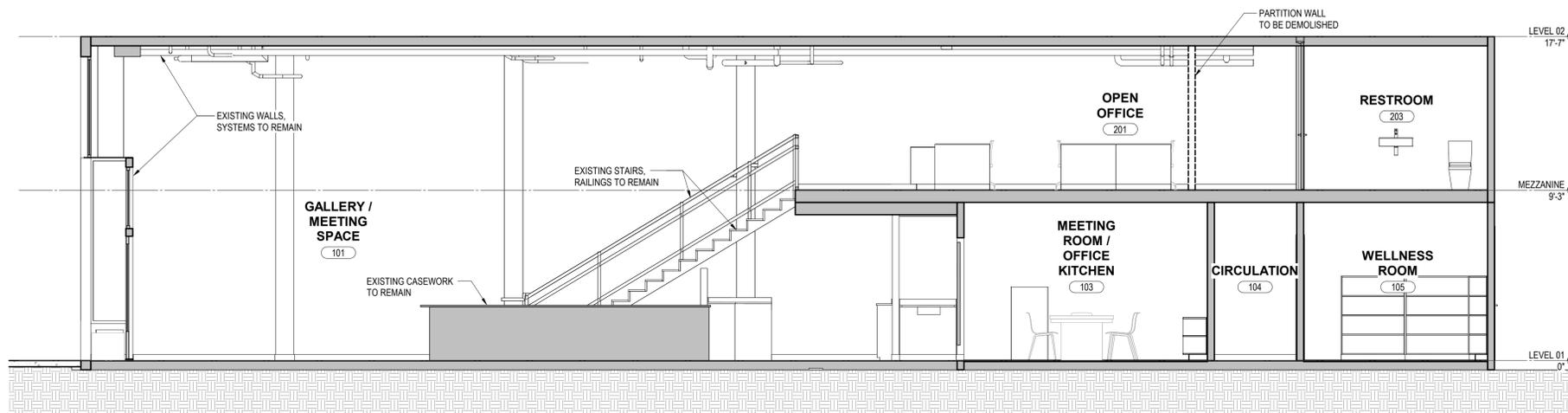
A2.00

SCALE: 1/4" = 1'-0"

SCHEMATIC DESIGN
CHANGE OF USE PERMIT
04.01.2024



2 N-S BUILDING SECTION 1
SCALE: 1/4" = 1'-0"



1 E-W BUILDING SECTION
SCALE: 1/4" = 1'-0"

OFFICIAL STAMP:



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REVISIONS:
NO. DESCRIPTION DATE
24001 Do Not Use
SCHEMATIC DESIGN
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SHEET NAME:
BUILDING SECTIONS

SHEET NUMBER:
A3.10
SCALE: 1/4" = 1'-0"

The SKL Architects storefront is intended to serve the community via two functions:

- 1) Allow for small gatherings for small mission-driven organizations.
- 2) Allow for rotating non-commercial exhibits for similar groups and artists

No modifications to the existing storefront are proposed, except changing the name on both door panels from "Eastern Café" to "SKL Architects" (or our subsequent firm name). The size of the graphics will be similar (approx. 6" tall x 2' wide on each door), but will be moved lower, out of direct sightline, and will be affixed to the inside pane of glass.

Inside the room, beyond the storefront, there will be simple wood window seats installed in each of the bays (similar to what exists now in the north bay). The north wall of the space will be a presentation wall for projected images and/or pinned up flat displays. The south wall of the space will be lined with bookshelves, filled with architectural books and an array of architectural samples. In the middle of the room, a flexible furniture arrangement will allow for tables and chair for meetings, interspersed occasionally with display panels, depending on the nature of the exhibit.

Ambient, interior, low intensity lighting in the space directly inside of the storefront will be kept illuminated during off hours to allow exhibits to be available to passers-by.

No modifications to existing historic storefront are proposed (except changing of business name graphics on front doors).

