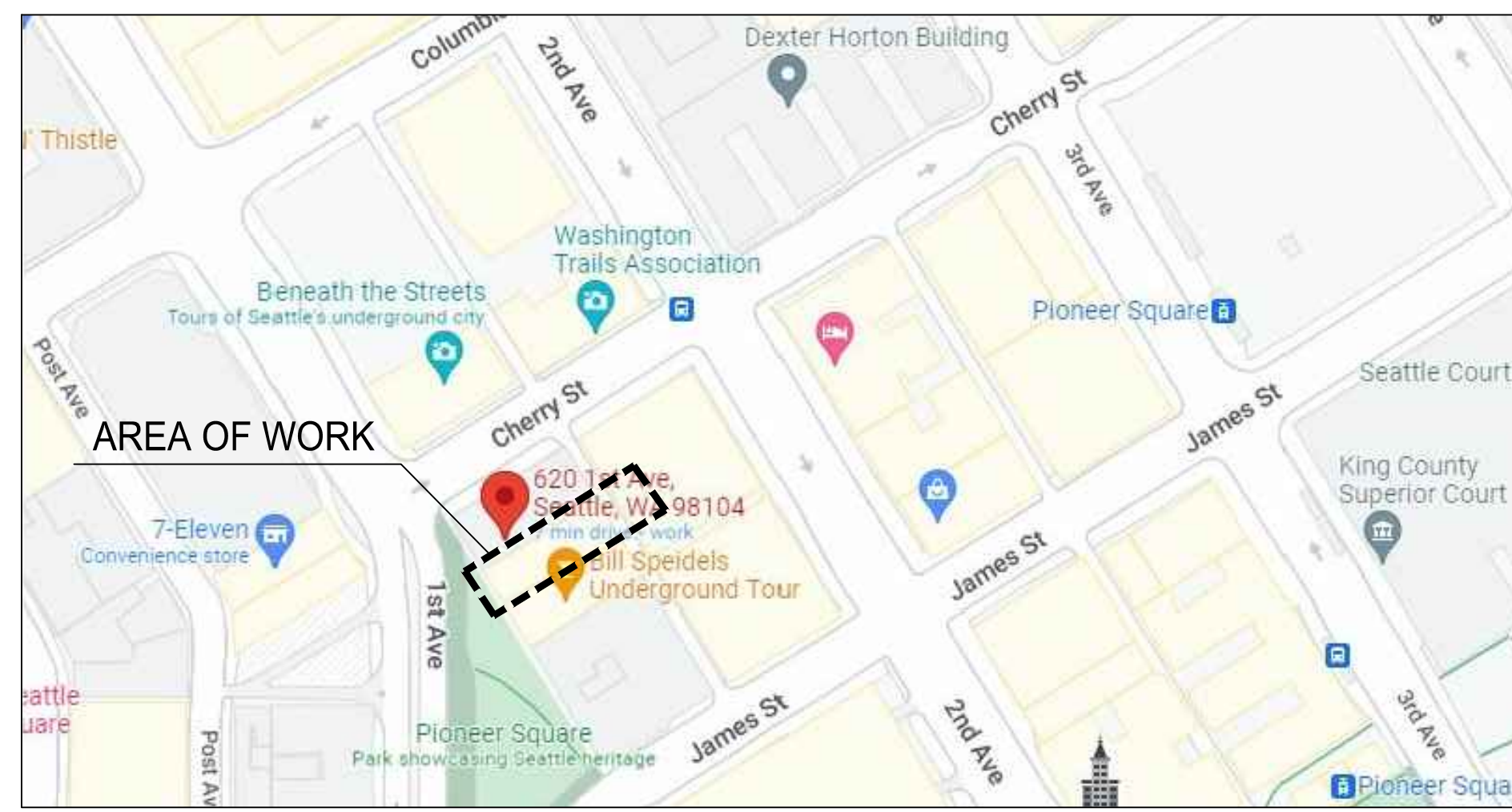
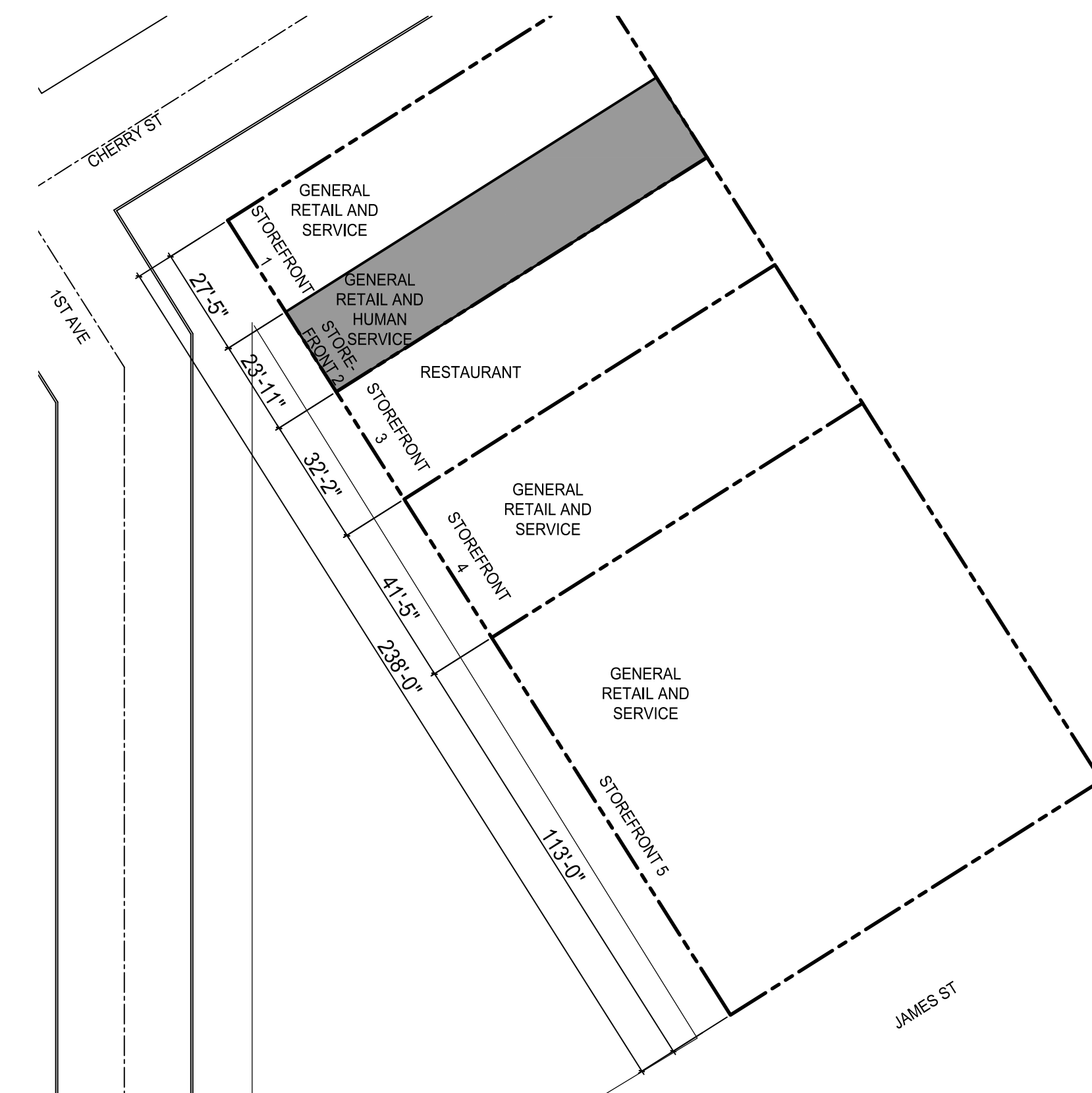


| PROJECT DATA | DESCRIPTION OF USE: | PROPERTY DATA |
|---|----------------------------------|--|
| OWNER RICH SIMMS (425 489 4542) RICH@REACHMINISTRY.ORG ARCHITECT JOSH PS 5406 SW BEACH DRIVE TER SEATTLE, WA 98116 SDCI ID: AC58960 CONTACT: S. JOSHUA BRINCKO (206 708 9933) JOSH@JOSHARCH.COM CONTRACTOR OWNER SCOPE CHANGE OF USE FOR A RELIGIOUS ENTITY TO OCCUPY EXISTING RETAIL SPACE, NO PROPOSED SIGNAGE | SEE LETTER FROM REACH MINISTRIES | PROJECT ADDRESS 620 1ST AVE SEATTLE, WA 98104 ZONING DESIGNATION PSM 100/100-130 ASSESSOR'S TAX NUMBER 0939000125 LEGAL DESCRIPTION BOREN AND DENNIS ADD POR LOT 1 SELY OF LN BEG ON NELY LN 9.21 FT NWLY OF MOST ELY COR TH SWLY TO PT ON NELY LN OF 1ST AVE 8.64 FT NWLY OF SELY LN SD LOT ALSO POR LOT 4 LY NWLY OF LN BEG ON NELY LN OF 1ST AVE 23.51 FT SELY OF MOST WLY COR TH NELY TO PT ON NELY LN 22.79 FT SELY OF MOST NLY COR PLAT BLOCK: 4 PLAT LOT: PORTION |



1 VICINITY MAP
NOT TO SCALE



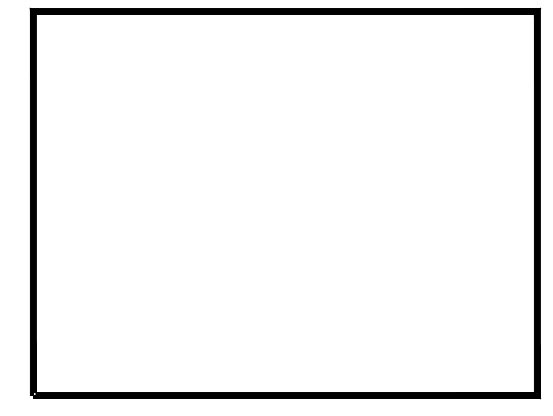
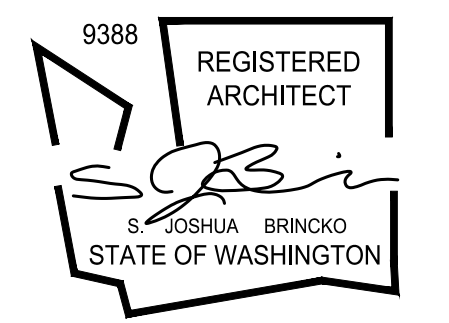
STOREFRONT 1: 11.5%
STOREFRONT 2 (PROJECT PROPERTY): 10%
STOREFRONT 3: 13.5%
STOREFRONT 4: 17.5%
STOREFRONT 5: 47.5%

AREA OF ENTIRE BLOCK: 26416 SF
AREA OF TENANT SPACE: 2991 SF
TENANT SPACE % OF BLOCK = 11.3%

3 STOREFRONT CALC & DIAGRAM
NOT TO SCALE

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| DRAWN | CEC |
| CHECKED | SJB |
| DATE | [2022-1018 PRE-AP] [2023-0327 PERMIT] |

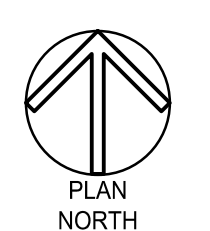
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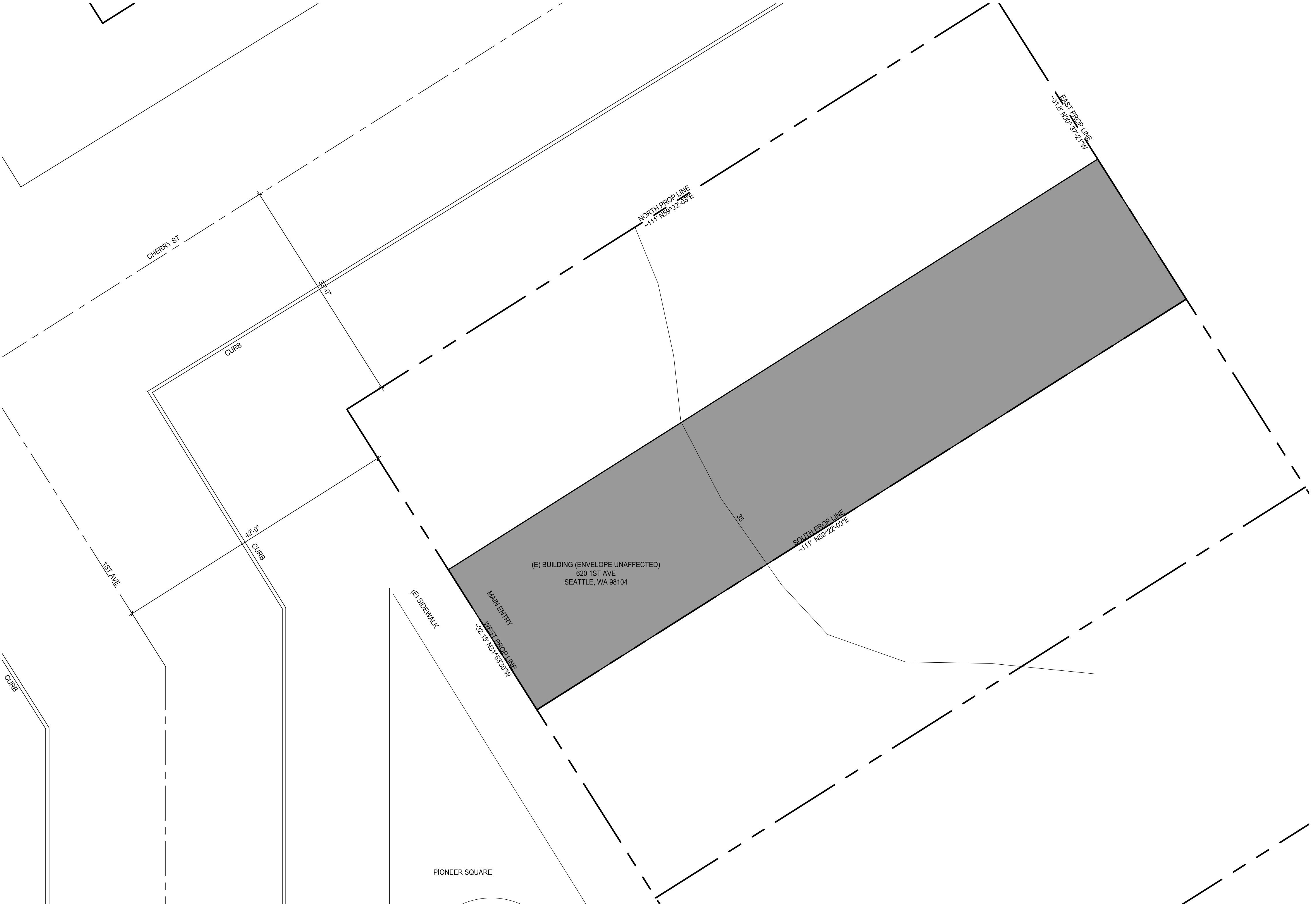
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SITE PLAN
PROJECT INFORMATION



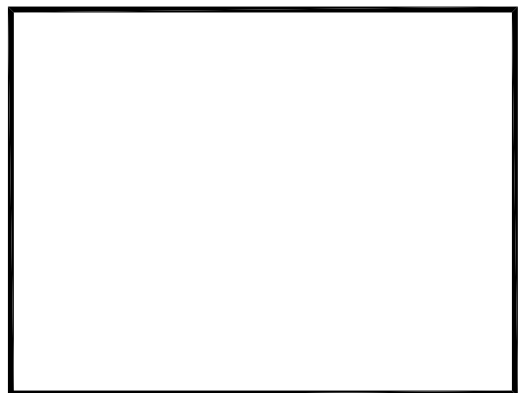
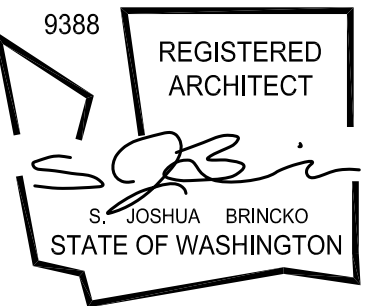
A1.0



2 SITE PLAN (TO BE VERIFIED IN FIELD)
SCALE: 1/8" = 1'-0"

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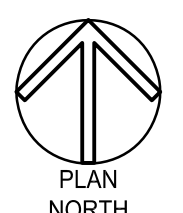
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SITE PLAN
PROJECT INFORMATION



A1.0A



1 EXISTING STREET VIEW
NOT TO SCALE



2 PROPOSED STREET VIEW
NOT TO SCALE

Literature Display Table

No change to existing facade.
Display garment for purchase
in window.

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9388 REGISTERED ARCHITECT
JOSHUA BRINCKO
STATE OF WASHINGTON



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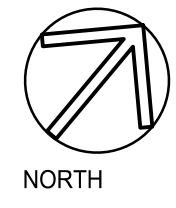
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FLOOR PLANS

CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
CONTRACTOR TO CONFIRM FINISHES TO BE MOCKED UP WITH ARCHITECT.



A2.0

NOTE:
1. THIS SPACE IS LESS THAN 50% OF THE BLOCK FRONT, AND THE PROPOSED USE, WHICH IS UNCHANGED FROM THE PREVIOUS USE, STILL DOES NOT OCCUPY MORE THAN 50% OF THE BLOCK FRONT.
2. THE SPACE IS LESS THAN 3000SF, SO NO USE WILL OCCUPY MORE THAN 3000SF AT STREET LEVEL SUCH AS THE GENERAL SALES AND SERVICE USES.
3. THE SPACE IS LESS THAN 3000SF, SO NO USE AT THE STREET FRONT EXCEEDS 10,000SF.
4. NO PROFESSIONAL SERVICE USES ARE PROPOSED, SO THIS SPACE DOES NOT CONTRIBUTE TO A PROFESSIONAL SERVICE OCCUPANCY MORE THAN 20% OF THE BLOCK FRONT.
5. THE EXISTING OFFICE SPACE IS 150SF AND IS LOCATED MORE THAN 50' AWAY FROM THE STREET FRONT, SO NO OFFICE USE WILL OCCUPY MORE THAN 20% OF THE SPACE.
6. NO PARKING USE IS PROPOSED.
7. HUMAN SERVICE USES SUCH AS INDIVIDUAL OR GROUP COUNSELING DO NOT EXCEED 25% OF THE BLOCK FRONT.
8. THE FOLLOWING USES ARE NOT PROPOSED: WHOLESALING, STORAGE AND DISTRIBUTION, VOCATIONAL OR FINE ARTS SCHOOLS, RESEARCH AND DEVELOPMENT LABORATORIES, RADIO AND TELEVISION STUDIOS, TAXIDERMY SHOPS, APPLIANCE REPAIR SHOPS, UPHOLSTERY ESTABLISHMENTS, AND OTHER SIMILAR USES.

##SF SQUARE FEET OF SPACE
OCCUPANT LOAD FACTOR
##/## OCCUPANT LOAD

- EXIT SIGN W/ EMERGENCY LIGHTING
 - PULL MANUAL ALARM PULL
 - SIREN/STROBE AUDIBLE ALARM VISUAL ALARM
 - FE FIRE EXTINGUISHER MIN CLASS 2-A
- ALL DOORS AND WINDOWS ARE EXISTING TO REMAIN
- ALL (E) OCCUPANCY CLASSIFICATIONS UNCHANGED; AN ASSEMBLY AREA WAS ADDED
- ADAPT SPRINKLERS AS REQUIRED
- MODIFY EXISTING SIREN ALERT SYSTEM, AND INSTALL MANUAL PULL STATIONS AS REQ (SEPARATE ELEC PERMIT)
- NO PROPOSED CHANGES TO EXISTING HEATING SYSTEM WITHIN EXISTING TENANT SPACE; RETROFIT VENTILATION AS REQUIRED (SEPARATE PERMIT)

FIRE NOTES

1) Provide a Class 2A fire extinguisher for every 3,000 ft of ordinary hazard occupancy (kitchen, storage, retail, etc.) and for every 6,000 ft of light hazard occupancy (assembly, business, etc.). Verify that all portions of the building are within 75 feet travel to a fire extinguisher. Provide a Class K fire extinguisher within 30 feet travel of all commercial kitchen cooking equipment using vegetable oils.

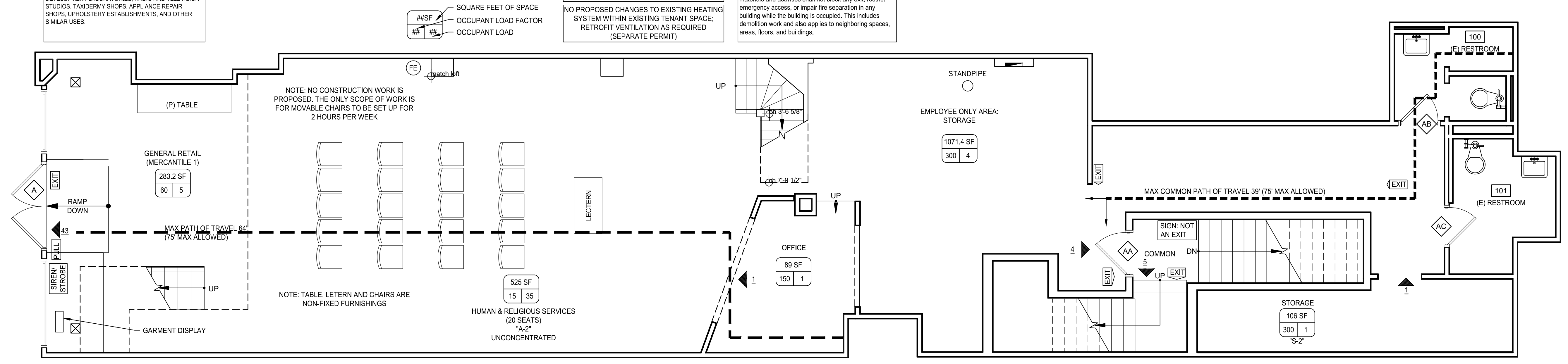
2) No storage or use of flammable or combustible liquids, torch cutting or welding operations, roofing operations or use of flammable gas for temporary heating or drying shall be conducted on any construction site without first having obtained a specific permit from the Seattle Fire Department for these hazardous activities. This includes demolition work. Please call 206-386-1450 for Fire Department permit information and application.

3) Adjacent areas to be staying in operation during construction. Egress, fire protection systems, and emergency access shall meet the requirements of King County Fire Code during construction. Contractor materials and activities shall not block any exit, restrict emergency access, or impair fire separation in any building while the building is occupied. This includes demolition work and also applies to neighboring spaces, areas, floors, and buildings.

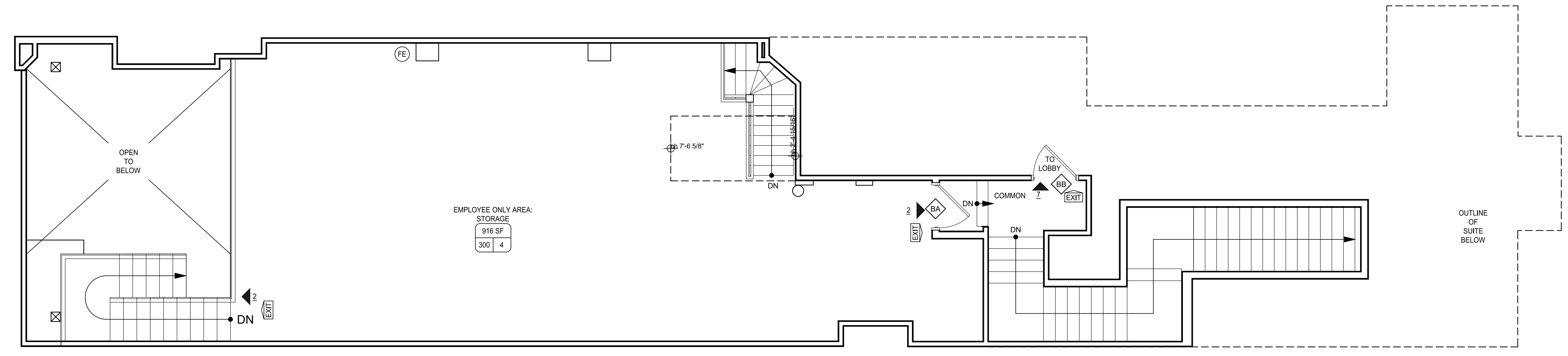
FIRE SEPARATION REQUIREMENTS:
ALL SPACES SPRINKLERED
*NO CHANGE OF USE PROPOSED
*NO SEPARATION REQUIRED SINCE ALL SPACES ARE SAME OCCUPANCY, AN ASSEMBLY AREA WAS ADDED
(E) CEILING IS 3 HR RATED PER IBC 721.1(3)

WATER AVAILABILITY CERTIFICATE NOT REQUIRED WITHIN EXISTING SPACE SINCE NO CHANGE IN SERVICE

EXISTING CLASS 2-A FIRE EXTINGUISHERS PROVIDED FOR EACH 3000 SQ FT WITHIN 75' TRAVEL DISTANCE



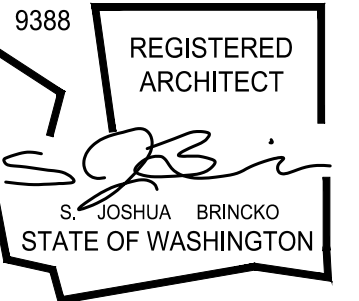
1 (E) LOWER LEVEL 2074.6 SF
SCALE: 1/4" = 1'-0"



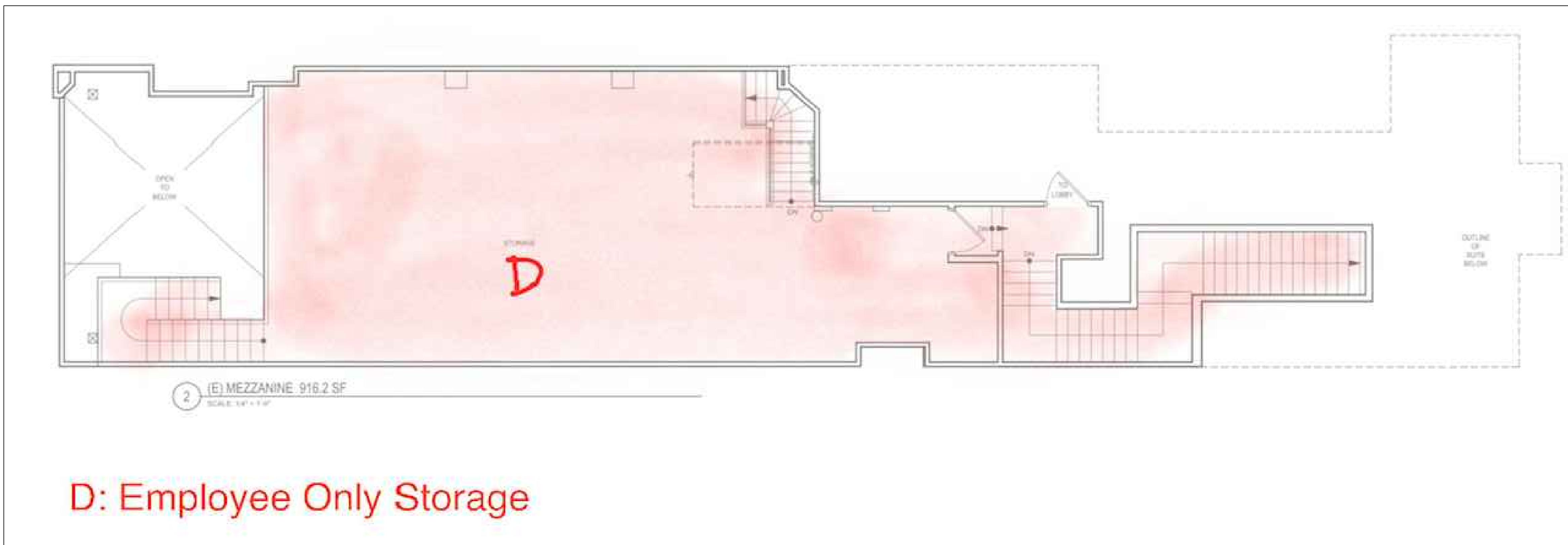
2 (E) MEZZANINE 916.2 SF
SCALE: 1/4" = 1'-0"

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- A: Literature Display Table
- B: Garment Display
- C: Assembly Seating
- D: Employee Only Storage



D: Employee Only Storage



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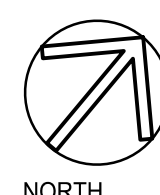
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DIAGRAMS

CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONFIRM FINISHES TO BE MOCKED UP WITH ARCHITECT.





REACH MINISTRY

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

A handwritten signature in blue ink that reads "Richard Simms". The signature is written in a cursive style with a large, looping initial "R".

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