SITE PLAN
1" = 20'-0"

NORTH

# ZAINAB WORSHIP FACILITY

## PROJECT CRITERIA

TAX ACCOUNT NO. 00565300000404

LEGAL DESCRIPTION:
SCRIBER LAKE HOMES BLK 000 D-04 - E 158.21FT LOT 4 LESS E 49.44FT THOFFER QCD TO CITY LYN 1664/2590 AUD FILE NO 8003310288 & QCD FR CITY LYN VOL 1654/P6423 DATED 2-7-80

## BUILDING CRITERIA

| | |
|---|---|
| CODE: | 2015 IBC W/ WASHINGTON AMENDMENTS |
| ZONING: | GC - GENERAL COMMERCIAL |
| CONSTRUCTION TYPE: | VA (FULLY SPRINKLERED) |
| OCCUPANCY: | A-3, R-2 |
| HEIGHT: | UNLIMITED |

ALLOWABLE BUILDING AREA CALCULATION:
Aa = At + (NS x If)
At: 34,00 SF
NS = 11,500
If = (F/P-0.25)W/30
F = 224'
P = 318'
W = [(39)(30) + (17)(30) + (49)(30) + (63)(30) + (59)(30) + (55)(30)]/282 = 30

If = [224 / 318 - 0.25] (30 / 30) = 0.45 (See. 506.2.3)

Aa = [34,500 + (11,500 x 0.45)]
Aa = [34,500 + 15,525]
Aa = 50,025 S.F. per floor (See. 506.2.2)

BUILDING AREA:

| | |
|---|---|
| BASEMENT | 5,157 SF. |
| FIRST FLOOR: | 6,399 SF. |
| SECOND FLOOR: | 6,399 SF. |
| THIRD FLOOR | 6,399 SF. |
| TOTAL: | 24,354 SF. |

SITE AREA:
35,020 SF.

IMPERVIOUS SURFACE:
31,240 SR.

## PARKING CALCULATIONS

NEW BUILDNG REQUIRED:
PRAYER AREA: 1,769 S.F./50 = 36 STALLS
RESIDENTIAL: 3 ONE BEDROOM UNITS X 1.75 = 6 STALLS

TOTAL REQUIRED: 42 STALLS (INCLUDES 3 H.C.)
TOTAL PROVIDED: 51 STALLS (INCLUDES 3 H.C.)

## LANDSCAPING

PARKING AND CIRCULATION AREA:

REQUIRED:
32 S.FT. X 51 PARKING STALLS = 1,632 S.F.

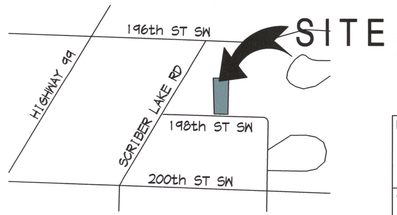
PROVIDED: = 1,647 SF.

## DRAWING INDEX

A1.1 SITE PLAN AND PROJECT INFORMATION

## SEPARATE SUBMITTALS

ELECTRICAL
MECHANICAL
PLUMBING
FIRE SPRINKLER
FIRE ALARM
TYPE I HOOD
DAS SYSTEM




| Date: | For: |
|---|---|
| 13 DEC 19 | PRE-DEVELOPMENT MEETING REQUEST |
| 7 DEC 2020 | REZONE RE-SUBMITTAL |
| 8 NOV 2021 | PROJECT DESIGN REVIEW SUBMITTAL |
| 8 NOV 2021 | LANDSCAPE VARIANCE SUMBITTAL |

REGISTERED ARCHITECT ADAM R. CLARK STATE OF WASHINGTON 6893

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2812 ARCHITECTURE

A New Building for:
ZAINAB WORSHIP FACILITY
5707 198th St SW
Lynnwood, Washington 98036

Contents:
SITE PLAN AND PROJECT INFORMATION

Drawing: A1.1

Job Number: 17c-3825