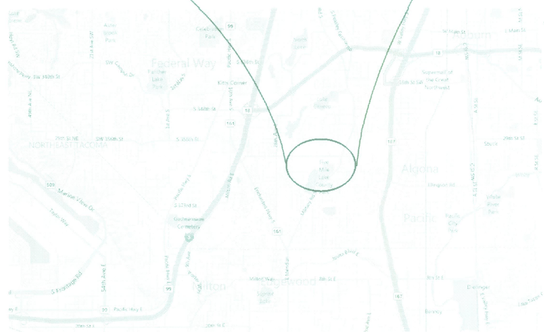


VICINITY MAP NOT TO SCALE

PROJECT DIRECTORY

OWNER:	SATGURU RAM SINGH SATANG 15701 138TH PL. S.E. RENTON, WA 98058 (206) 304-1911
ARCHITECT	RUTLEDGE MAUL ARCHITECTS 19336 47TH AVE. N.E. SEATTLE, WA 98155 (206)440-0330 (206)362-4381 (FAX) CONTACT: DAVE MAUL
STRUCTURAL ENGINEER:	QUANTUM CONSULTING ENGINEERS 1511 3RD AVE. SUITE 323 SEATTLE, WA, 98101 (206) 957-3900 (206) 957-3901 (FAX) CONTACT: DANIEL FENTON
CONTRACTOR:	T.B.D.

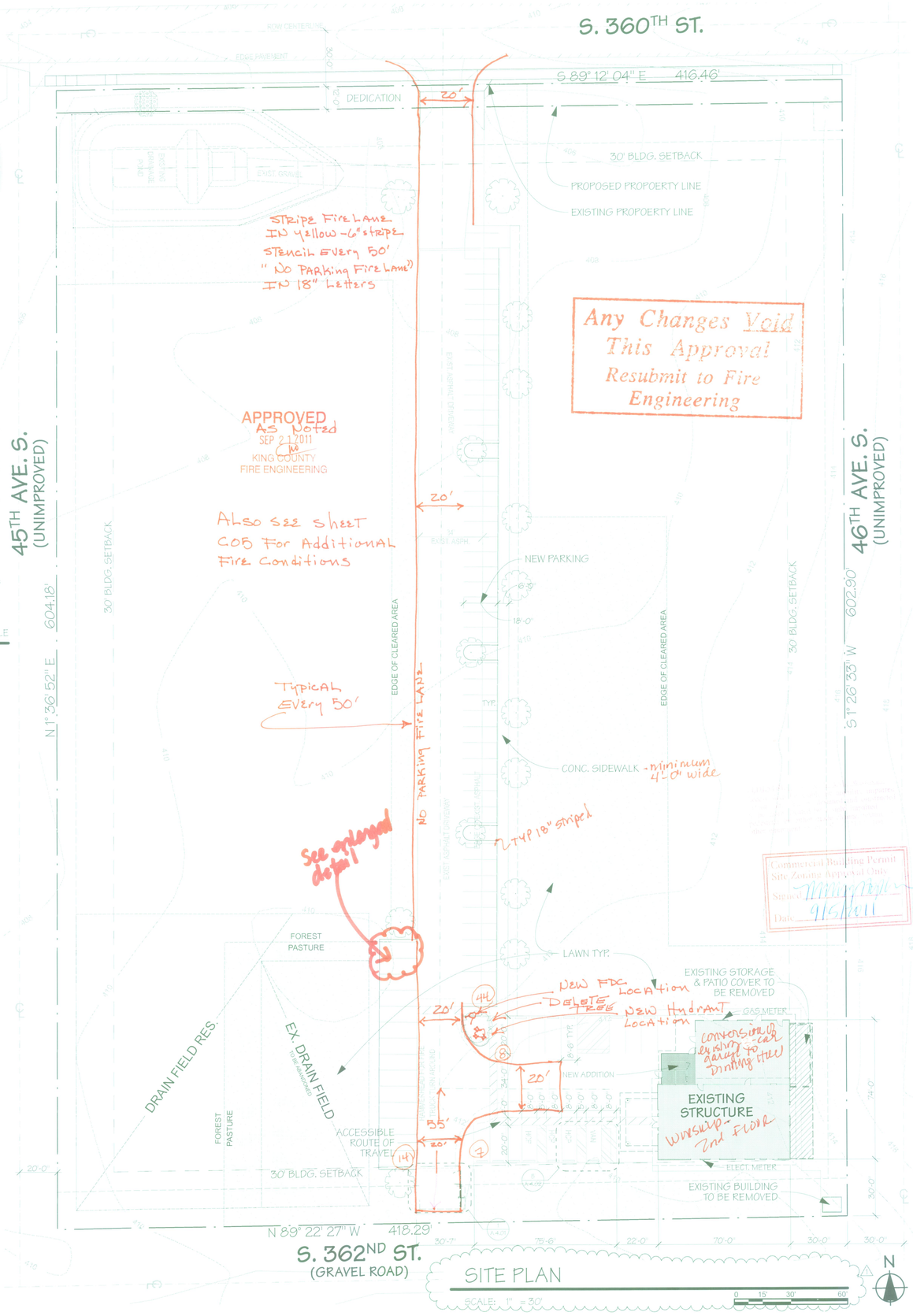
GENERAL NOTES

THE ARCHITECTURAL CONSTRUCTION DRAWINGS AND GENERAL NOTES DELINEATE AND DESCRIBE ONLY LOCATIONS, DIMENSIONS, AND TYPES OF MATERIALS AND GENERAL METHODS OF ASSEMBLING OR FASTENING. THEY ARE NOT INTENDED TO SPECIFY PARTICULAR PRODUCTS OR OTHER METHODS OF APPLICATION, EXCEPT WHERE SPECIFICALLY NOTED. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE SELECTION, FABRICATION OR INSTALLATION OF ANY SPECIFIC MATERIAL, PRODUCT OR METHOD. FIELD OBSERVATION VISITS BY THE ARCHITECTS REPRESENTATIVE SHALL NOT BE CONSTRUED AS INSPECTION OR APPROVAL OF CONSTRUCTION.

ALL DIMENSIONS TO BE TO THE FACE OF STUD UNLESS NOTED OTHERWISE. DRAWINGS NOT TO BE SCALED FOR DIMENSIONS. CONTRACTOR TO USE CALCULATED DIMENSIONS ONLY.

NO BUILDING OR PORTION OF A BUILDING SHALL BE OCCUPIED OR USED FOR STORAGE PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT.

THE EMPHASIS PLACED UPON CODE/STANDARD REQUIREMENTS DOES NOT ABSOLVE THE CONTRACTOR OR THEIR AGENTS FROM MEETING ALL THE APPLICABLE CODE/STANDARD REQUIREMENTS NECESSARY FOR THIS CONTRACT.



SHEET INDEX

ARCHITECTURAL SHEETS

A 1.00	COVER SHEET & SITE PLAN
A 1.01	CODE COMPLIANCE SHEET
A 1.02	GROUND FLOOR PLAN
A 1.03	SECOND FLOOR PLAN
A 1.04	ROOF PLAN & ELECTRICAL PLANS
A 2.00	ELEVATIONS
A 2.01	ELEVATIONS
A 3.00	SECTIONS
A 3.01	SECTIONS
A 3.02	SECTIONS
A 4.00	DETAILS
A 4.01	DETAILS
A 4.02	FHA DETAILS
A 4.03	FHA DETAILS

STRUCTURAL SHEETS

S 1.0	GENERAL STRUCTURAL NOTES
S 2.0	FOUNDATION PLAN
S 2.1	UPPER FLOOR FRAMING PLAN
S 2.2	ROOF FRAMING PLAN
S 3.0	TYPICAL CONCRETE DETAILS
S 4.0	TYPICAL WOOD DETAILS
S 4.1	TYPICAL WOOD DETAILS
S 4.2	TYPICAL WOOD DETAILS

PROJECT INFORMATION

PROJECT ADDRESS: 4511 S. 360TH ST.
AUBURN, WA 98001

PROJECT DESCRIPTION: CHANGE OF USE FROM A SINGLE FAMILY DETACHED RESIDENCE INTO A CHURCH. ADJUSTMENTS TO BUILDING TO BRING IT INTO CODE COMPLIANCE WITH NEW USE.

ACCESSORS PARCEL #: 3750600012

LEGAL DESCRIPTION: ALL OF BLOCK 4, JOVITA, AS PER PLAT RECORDED IN VOLUME 19 OF PLATS, PAGE 14 INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON.

CUP: ① 66 parking stalls minimum (63 + 3 trm garage credit)
② 10% onetime increase of parking permitted 66 x 10% = 6.6 = 7 stalls
③ 66 + 7 = 73 stalls MAX. on site allowed w/o CUP required. (9.5.11 NHop)

ZONING ANALYSIS

JURISDICTION: KING COUNTY
CUP: LOBC11002 - Ext. Approved to 9/26/11
ZONING: R-4
PARKING: 73 proposed
SITE AREA: 251,878 S.F.
5.78 ACRES

BUILDING HEIGHT: 35 FT. ALLOWED 27'-4" EXISTING

NON-RESIDENTIAL USE SETBACKS:

NORTH P.L. (PUBLIC R.O.W):	30 FT.
EAST P.L.	30 FT.
SOUTH P.L.	30 FT.
WEST P.L.	30 FT.

MAX. IMPERVIOUS SURFACE ALLOWED: 70% ALLOWED FOR NON-RESIDENTIAL USE

	EXISTING	PROPOSED
SITE SIZE:	251,878 SQ. FT.	240,878 SQ. FT.
BUILDING FOOTPRINTS:	6,574 SQ. FT.	6,454 SQ. FT.
IMPERVIOUS DRIVE:	27,724 SQ. FT.	26,742 SQ. FT.
13% PROPOSED IMPERVIOUS SURFACE		

CODE INFORMATION

APPLICABLE CODES: 2006 INTERNATIONAL BUILDING CODE WITH WASHINGTON STATE AMMENDMENTS
2006 INTERNATIONAL FIRE CODE
2006 INTERNATIONAL MECHANICAL CODE
2006 UNIVERSAL PLUMBING CODE WITH WASHINGTON STATE AMMENDMENTS
WASHINGTON STATE ENERGY CODE
2006 WASHINGTON STATE VENTILATION & INDOOR AIR QUALITY CODE
ICC / ANSI A117.1-2003

OCCUPANCY: A-3, R-2

OCCUPANCY LOAD:

AREA	LOAD FACTOR	SQ. FT.	OCCUPANCY LOAD
ASSEMBLY	1/7 NET	3,016 S.F.	431
KITCHEN	1/200 GROSS	715 S.F.	4
SLEEPING ROOM	1/200 GROSS	110 S.F.	1
	TOTAL BUILDING OCCUPANT LOAD:		436

TYPE OF CONSTRUCTION: EXISTING TYPE V-B
NEW SPRINKLER (PER IBC 903.3.1.1)

NO. OF STORIES: 2 STORIES

ALLOWABLE BUILDING AREA:

TABLE 503	1 STORY & 6,000 S.F. ALLOWED	
504.21	ADDITIONAL STORY ALLOWED FOR SPRINKLER	
506.3	300% S.F. INCREASE FOR SPRINKLER	
TOTAL:	2 STORIES, 24,000 S.F. ALLOWED	

Commercial Building Permit Site Zoning Approved Signed Date 9/6/11

REVISION

Architecture & Planning
rma
Rutledge Maul Architects, P.S. Inc.
19336 47th Ave. N.E.
Seattle, WA 98155
(206) 440-0330

RAM NIWAS CHURCH
4511 S.360th ST.
AUBURN, WA 98001

DAVID MAUL REGISTERED ARCHITECT STATE OF WASHINGTON

Project #:	1-1012
Principal Architect:	DAVE MAUL
Project Manager:	JILL
Permit Submittal:	20 OCT 10
Permit Corrections:	14 JAN 11
Permit Corrections:	5 AUG 11

COVER SHEET & SITE PLAN
A 1.00
Sheet No.
Sheet 1 of 34
Key Plan North