

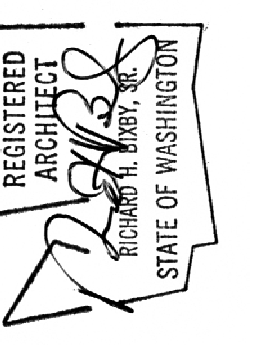
# Building 'B'

# Heritage Center

La Center, Washington

December 24, 2009

## PERMIT SET



Richard Bixby-Architect  
1631 NE BROADWAY #421  
PORTLAND OR 97232 503-752-7923

**COMMERCIAL DEVELOPMENT**  
**HERITAGE CENTER BUILDING 'B'**  
LA CENTER, WASHINGTON

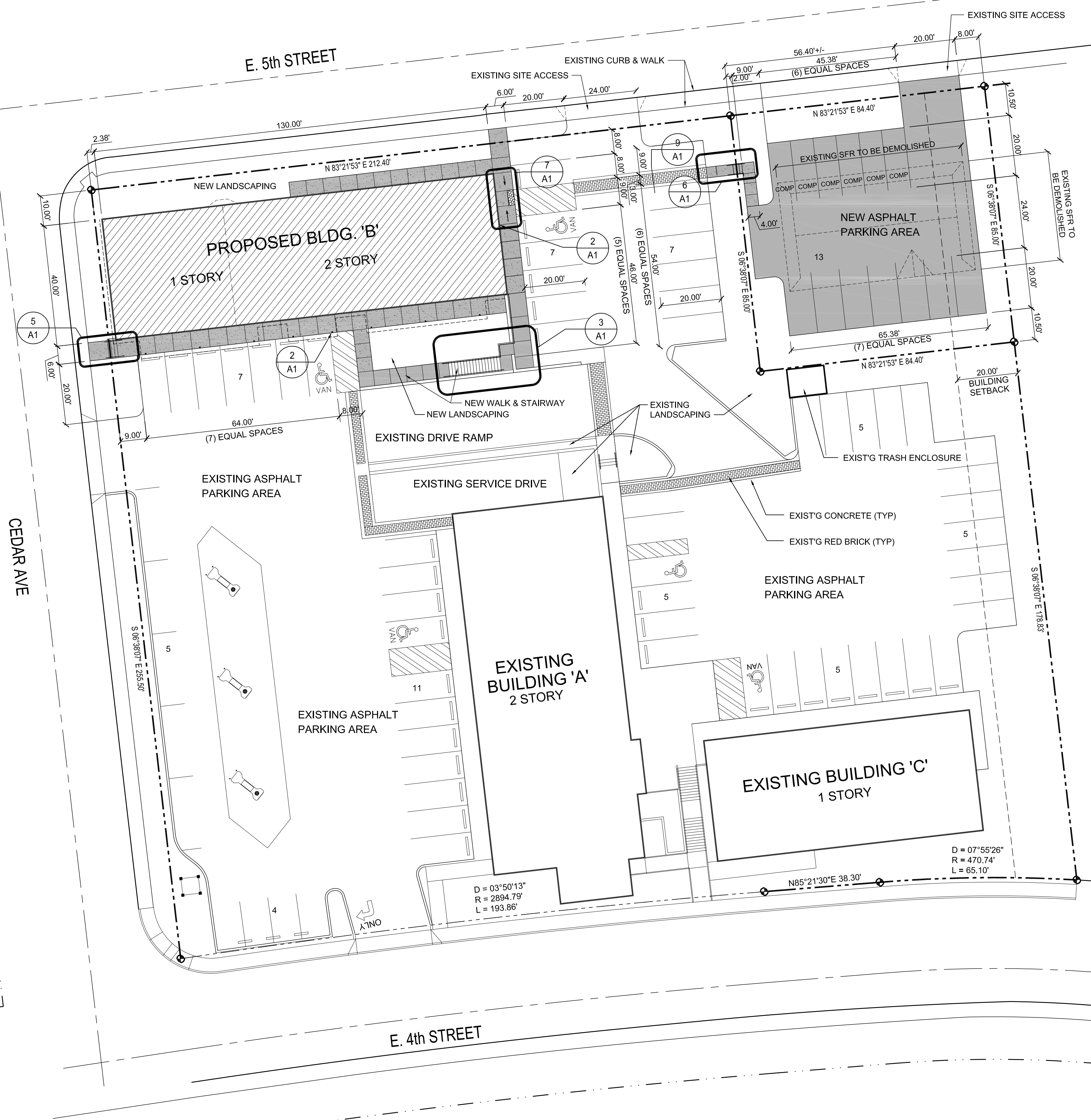
DRAWING CONTENTS  
COVER SHEET

PROJECT NUMBER  
2903

DATE  
12/24/2009

REVISED

SHEET NUMBER  
**A0**



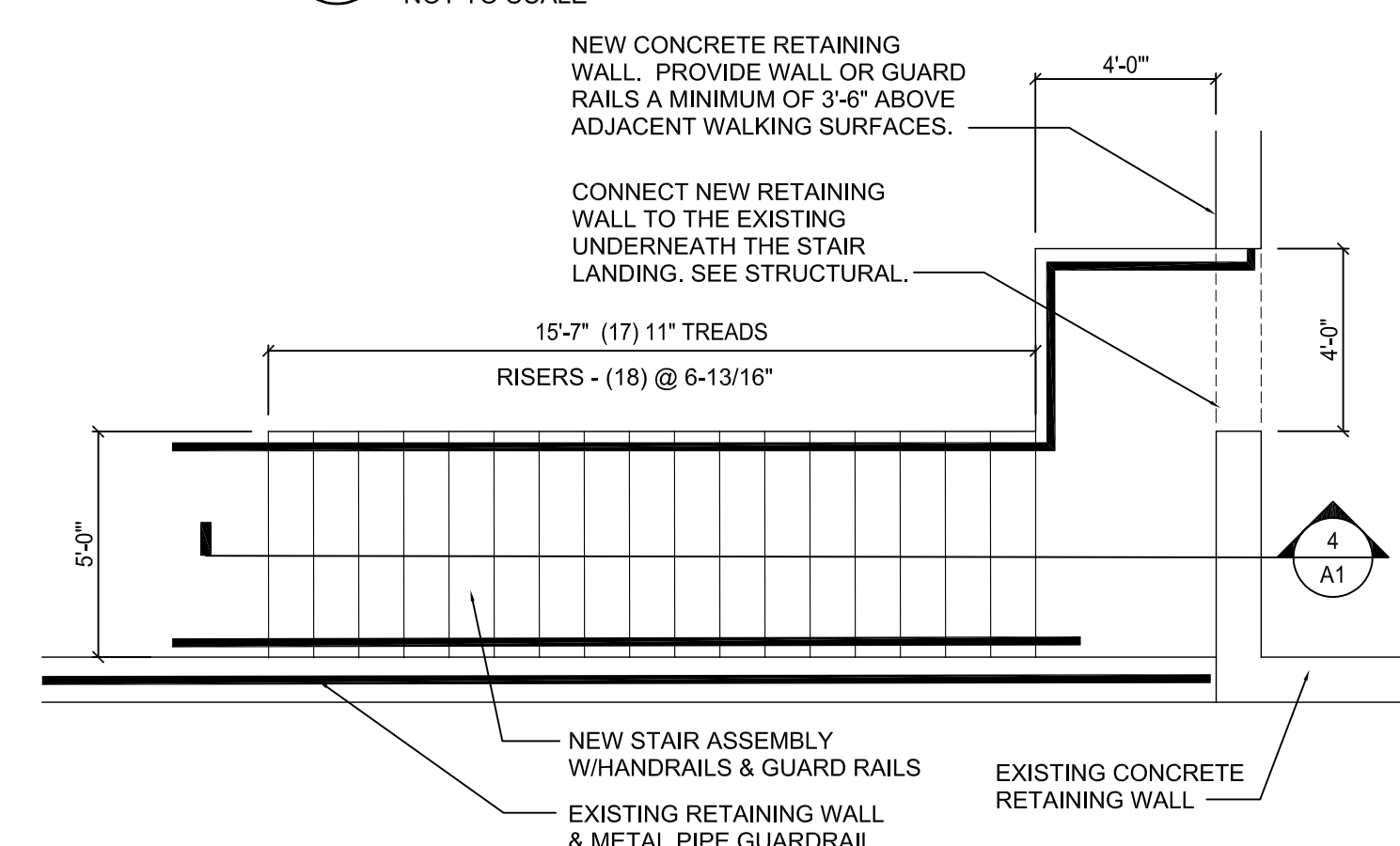
**1 SITE PLAN**  
SCALE: 1"=20'-0"



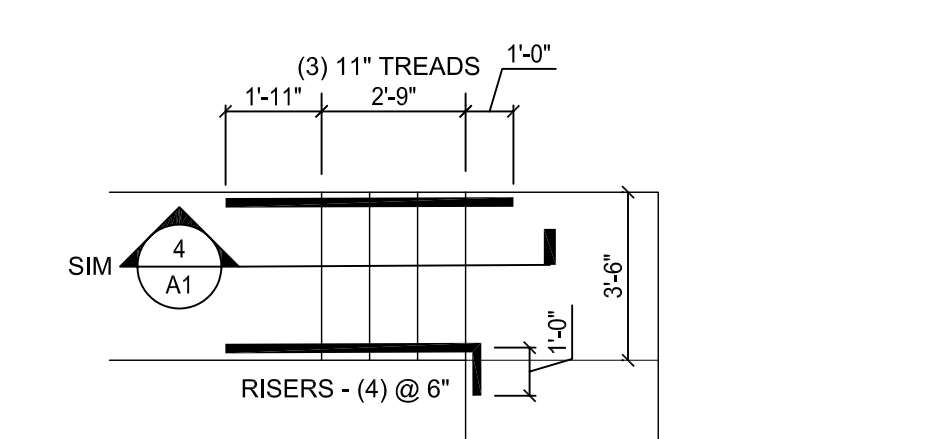
MIN 12"x18" METAL SIGN PAINTED BLUE ON WHITE. MOUNT SIGN ON BUILDING WALL OR ON A POST FROM 3'-0" TO 5'-0" ABOVE PARKING SURFACE. POST MOUNTED SIGNS ARE NOT TO INTERFERE WITH ACCESSIBLE ROUTE OF TRAVEL IN FRONT OF PARKING STALL NOR LOCATED WITHIN AUTO BUMPER OVERHANG SPACE.

ADD 'VAN ACCESSIBLE' SIGN AT SPACES MARKED 'VAN' ON SITE PLAN.

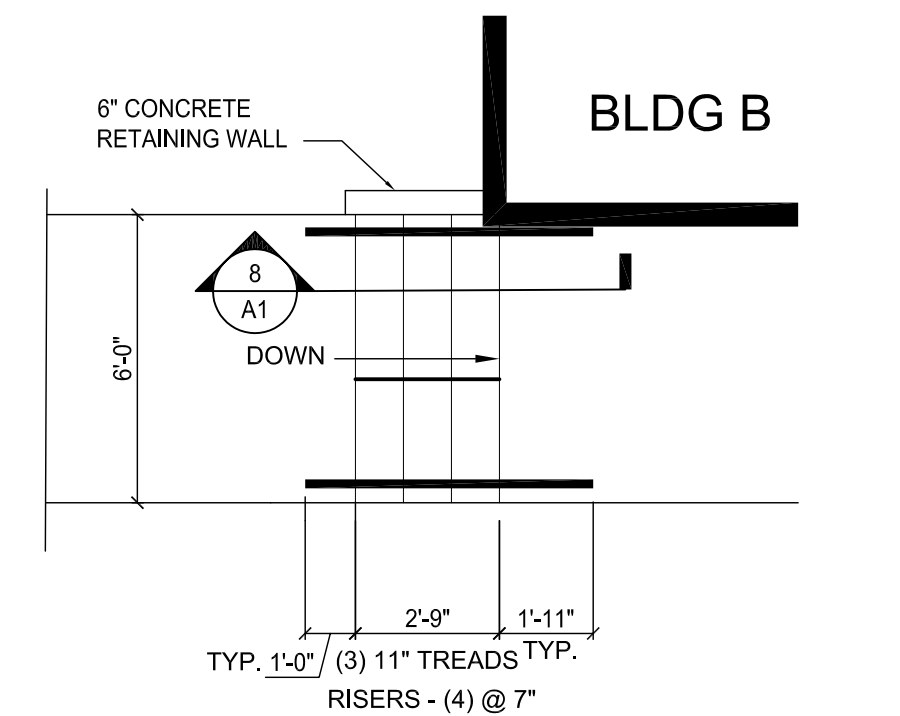
**2 ADA PARKING SIGNAGE**  
NOT TO SCALE



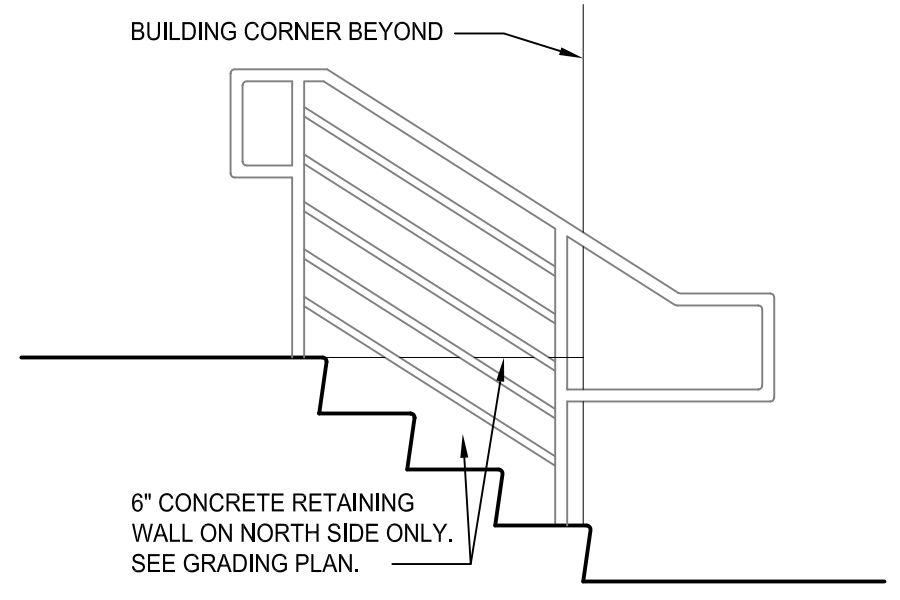
**3 ENLARGED STAIR PLAN**  
SCALE: 1/4"=1'-0"



**5 ENLARGED STAIR PLAN**  
SCALE: 1/4"=1'-0"



**6 ENLARGED STAIR PLAN**  
SCALE: 1/4"=1'-0"



**8 ENLARGED STAIR SECTION**  
SCALE: 1/4"=1'-0"

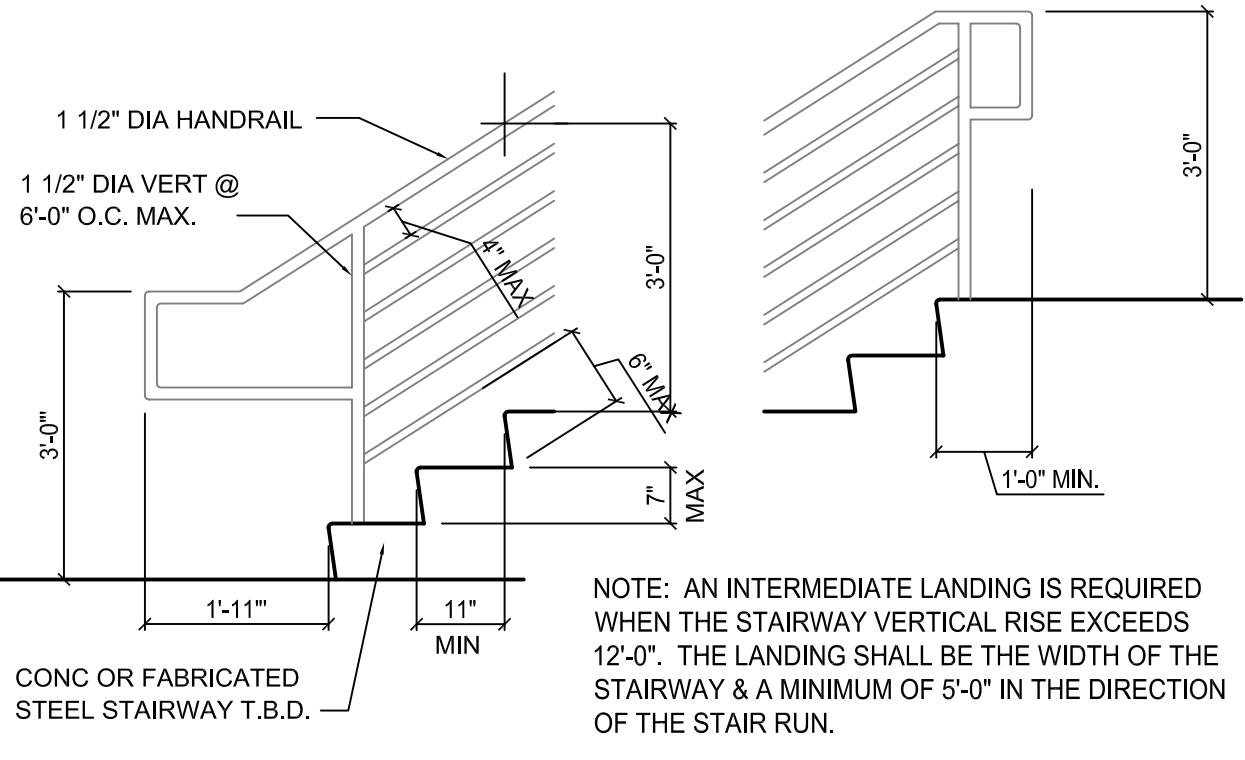
ZONING/CODE INFORMATION

JURISDICTION: CITY OF LA CENTER  
PROPERTY OWNER: GENTEEL INVESTMENTS, INC.  
PO BOX 1434  
LA CENTER WA 98668  
PHONE (360) 921-8244  
CONTACT: ROY HEIKKALA  
'03 EDITION INTERNATIONAL BUILDING CODE  
CITY OF LA CENTER ZONING ORDINANCE  
CONDITIONAL USE PERMIT: 01-4-CUP  
ZONE: GC  
PUBLIC WATER SYSTEM: CITY OF LA CENTER  
SANITARY SEWER: CITY OF LA CENTER  
STORM WATER SYSTEM: CITY OF LA CENTER  
SITE AREA: 96,000 S.F. OR 1.58 ACRES  
OCCUPANCY: B  
OCCUPANCY SEPARATION: N/A  
SETBACKS:  
FRONT - NONE  
SIDE - NONE  
SIDE (INTERIOR) - 7'-6" (UR ZONE)  
REAR - 20'-0"

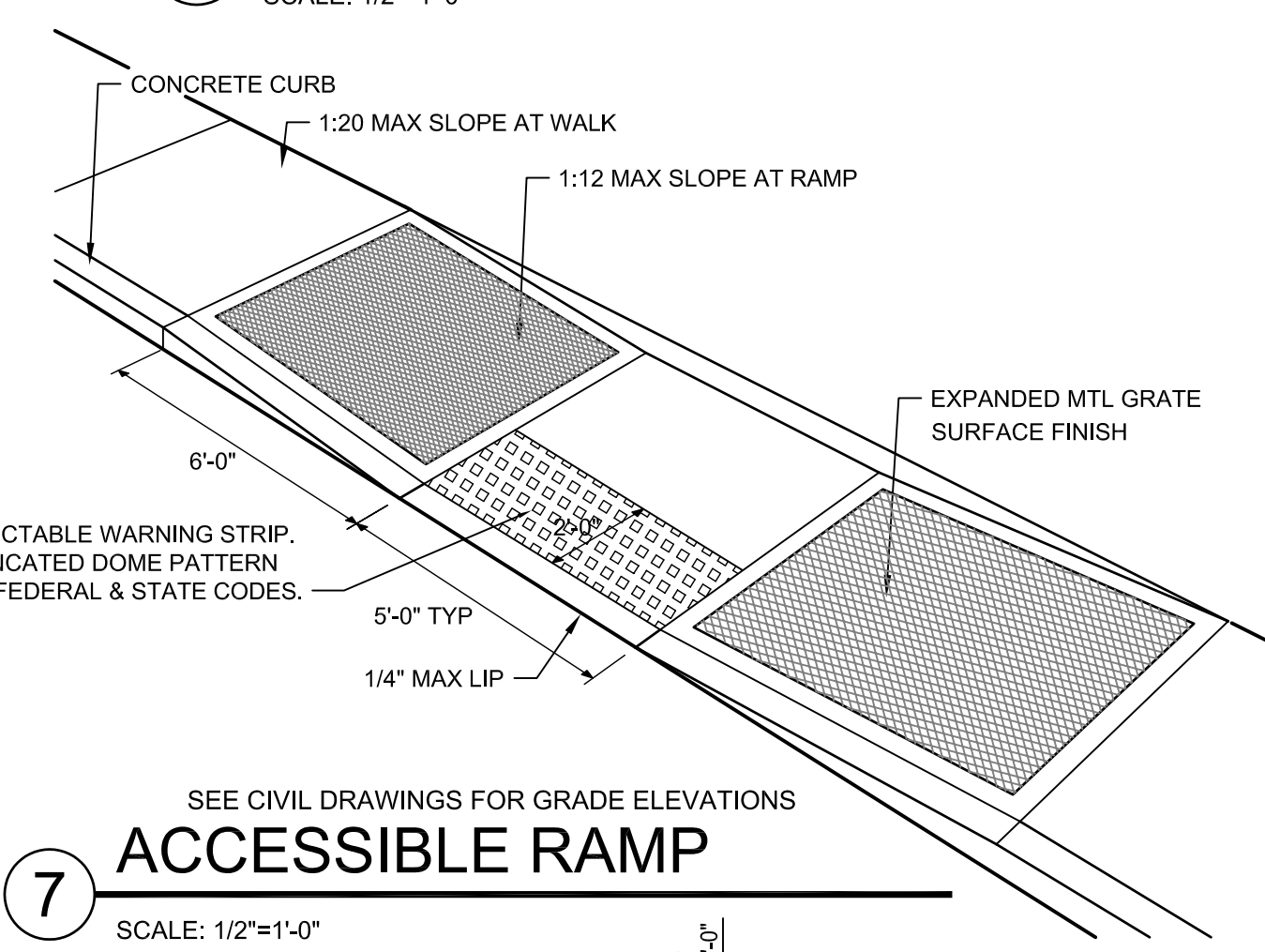
TYPE OF CONSTRUCTION: TYPE V-B FIRE SPRINKLERED  
BASE ALLOWABLE FLOOR AREA: 9,000 S.F.  
FIRE SPRINKLER INCREASE: 18,000 S.F.  
TOTAL ALLOWABLE FLOOR AREA: 27,000 S.F.  
ACTUAL FLOOR AREA: 8,800 S.F.  
NO. OF STORIES: 2 STORIES (106 IBC)  
ACTUAL: 2 STORY

BLDG	FLOOR	AREA	PARK'G @ 400S.F./STALL	REQ'D	ACTUAL
'A'	UPPER	6,000 S.F.	15.00		
	GRND	6,288 S.F.	16.00		
'B'	UPPER	3,600 S.F.	9.00		
	GRND	5,200 S.F.	13.00		
'C'	GRND	3,520 S.F.	9.00		
	BASEMNT	625 S.F.	2.00		
TOTAL		25,229 S.F.	64.00	74.00	

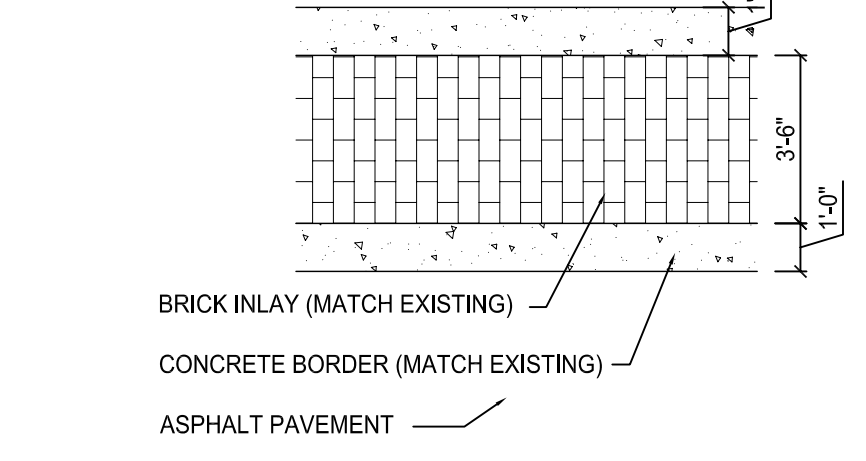
EMPLOYEE PARKING = 10 STALLS = 20 EMPLOYEES  
REQUIRED ACCESSIBLE PARKING - TABLE 1106: 51-75 = 3 STALLS  
PROVIDED ACCESSIBLE PARKING - 5 STALLS (VAN STALLS)  
STANDARD SIZE STALLS (9x20) = 69 CARS = 93%  
COMPACT SIZE STALLS (7.5x15) = 5 CARS = 7%



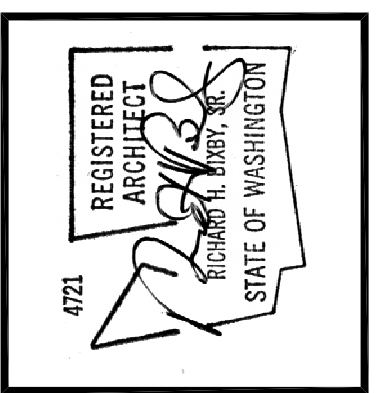
**4 ENLARGED STAIR SECTION**  
SCALE: 1/2"=1'-0"



**7 ACCESSIBLE RAMP**  
SCALE: 1/2"=1'-0"



**9 ENLARGED STAIR SECTION**  
SCALE: 1/4"=1'-0"



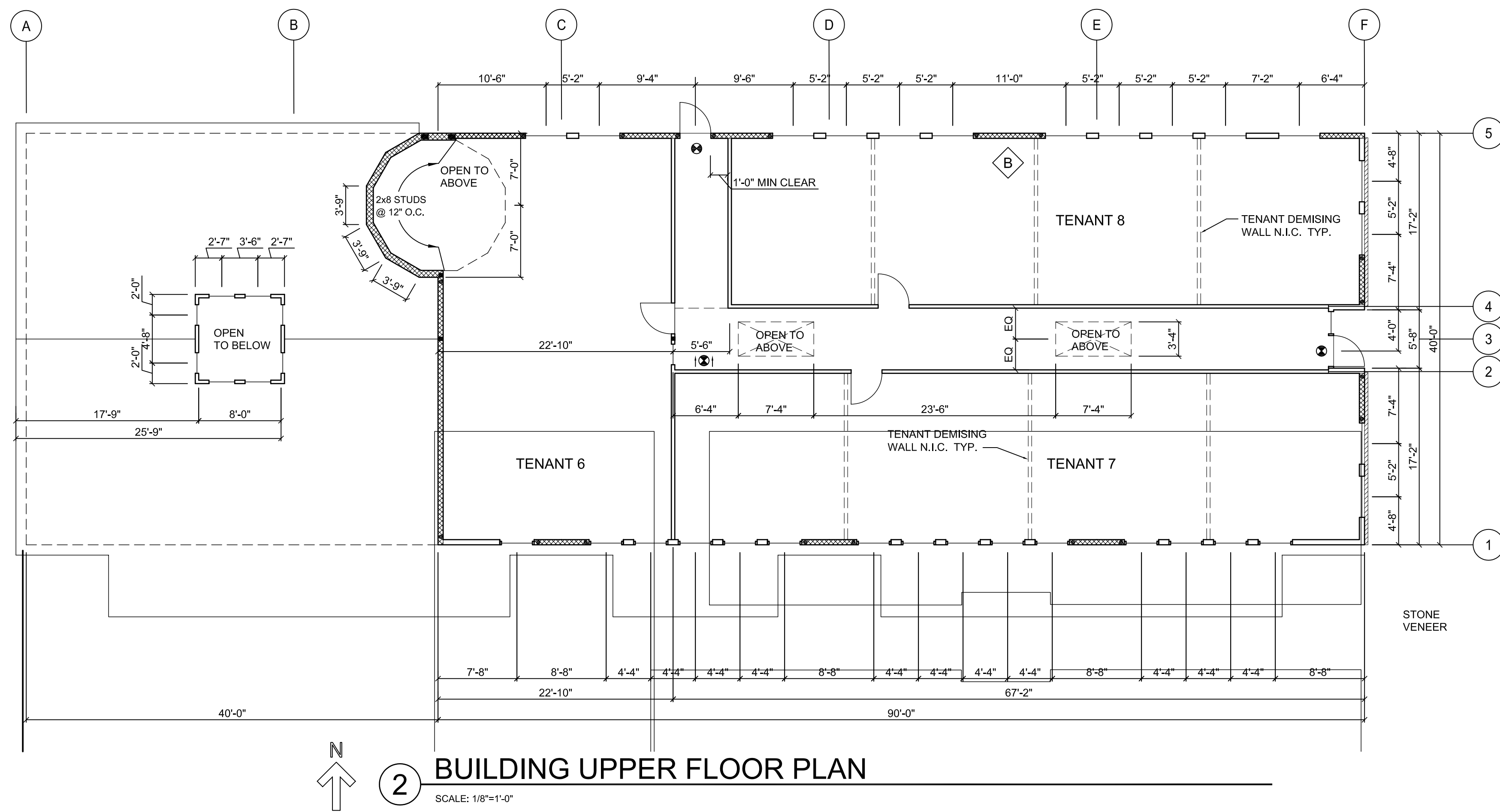
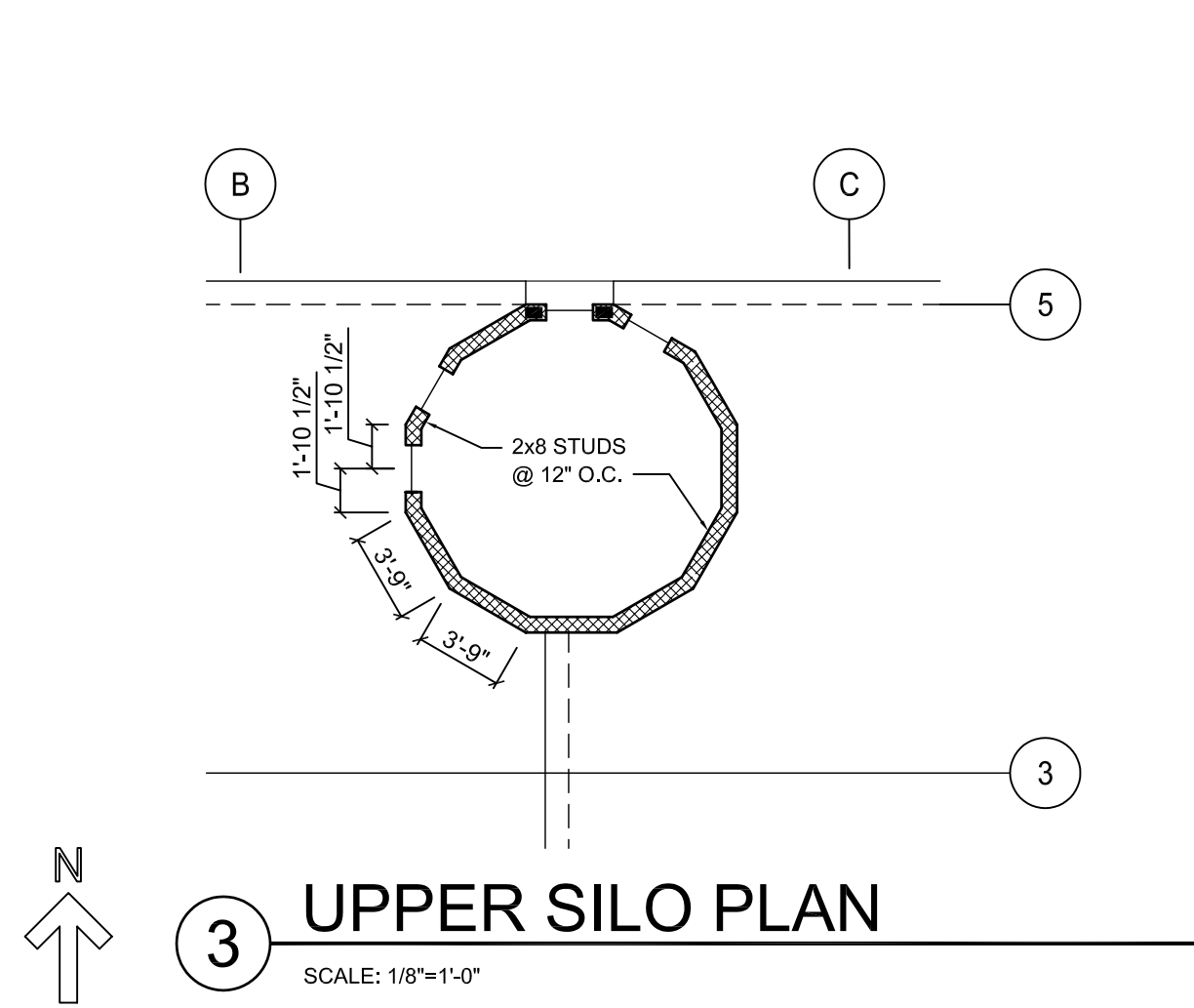
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COMMERCIAL DEVELOPMENT  
HERITAGE CENTER BUILDING 'B'  
LA CENTER, WASHINGTON

DRAWING CONTENTS  
SITE / EXISTING CONDITIONS PLAN  
CODE/ZONING INFORMATION  
SITE DETAILS

PROJECT NUMBER	2903
DATE	12/24/2009
REVISION	

SHEET NUMBER  
**A1**



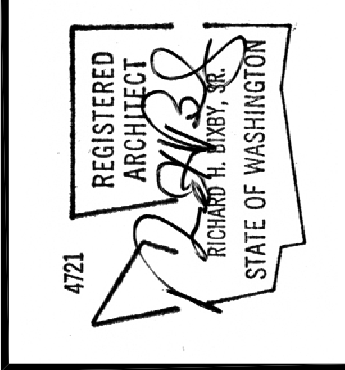
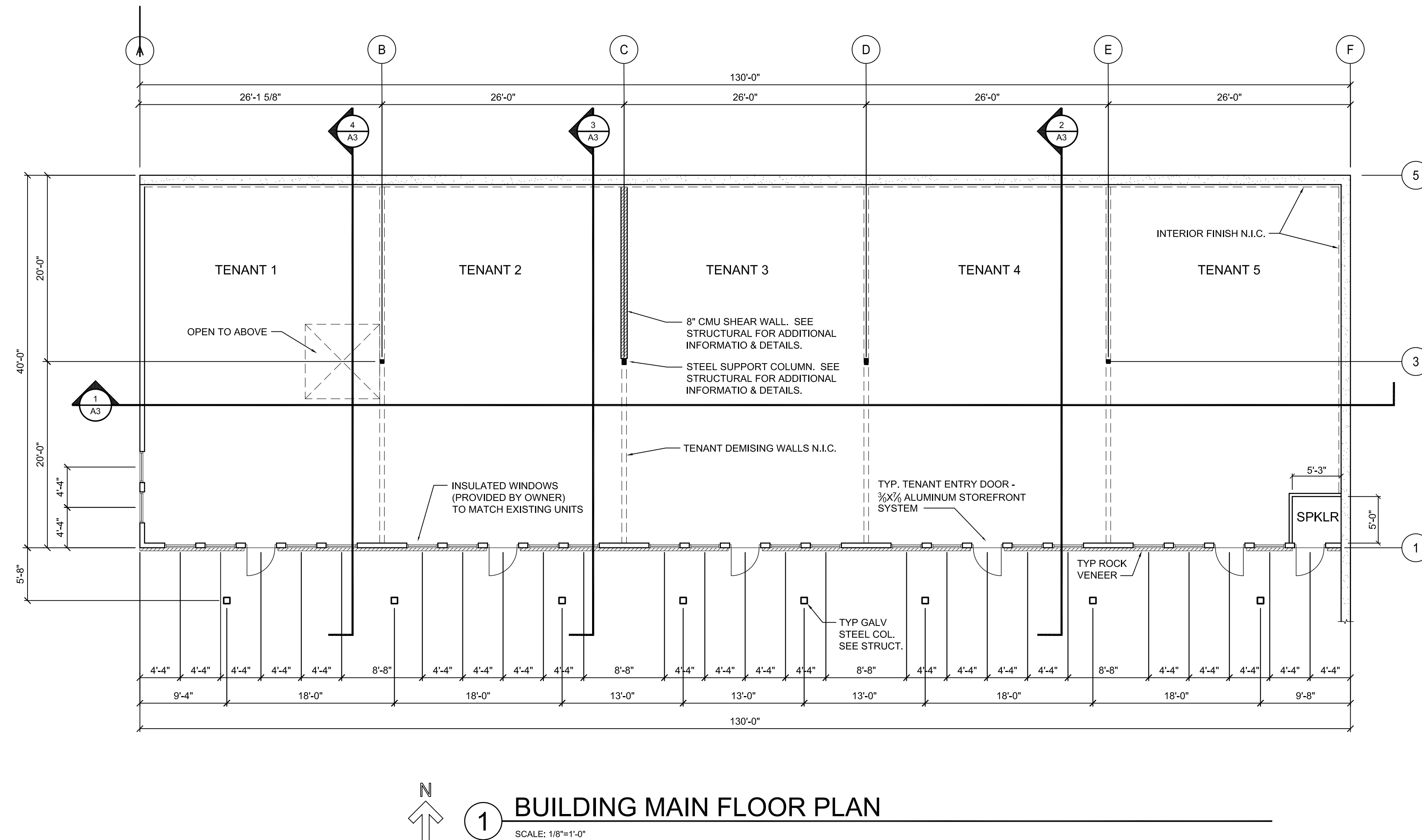
- WALL LEGEND**
- = SHEAR WALL
  - = FRAMED STUD WALL
  - = CONCRETE WALL
- SYMBOL LEGEND**
- = EXIT LIGHT
  - = EXIT LIGHT W/ DIRCTION ARROW

**DOOR NOTES**

1. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE. EXCEPTION: KEY LOCKS MAY BE USED IF ACCOMPANIED BY A VISIBLE SIGN WITH 1" MINIMUM HIGH LETTERS STATING "THIS OPEN MUST REMAIN UNLOCKED DURING BUSINESS HOURS". THE DOORS MUST BE FREE TO SWING OPEN WITHOUT OPERATION OF A LATCHING DEVICE.

**FIRE BLOCKING**

ALL CONCEALED FRAMING SHALL HAVE SOLID 2x BLOCKING BOTH HORIZONTALLY AND VERTICALLY AT A MAXIMUM SPACING OF 10'-0" ON CENTERS. SEE '97 U.B.C. SECTION 708.2.2 FOR ALTERNATIVE FIRE BLOCK MATERIALS. ALL OPENINGS AROUND VENTS, PIPES, AND DUCTS SHALL BE FILLED WITH NONCOMBUSTIBLE FIRE RATED MATERIAL WHERE PENETRATING FIRE RATED WALL, FLOOR/CEILING, OR ROOF ASSEMBLIES.

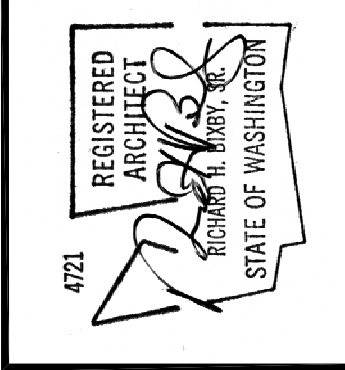


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**COMMERCIAL DEVELOPMENT**  
**HERITAGE CENTER BUILDING 'B'**  
 LA CENTER, WASHINGTON

DRAWING CONTENTS BUILDING MAIN FLOOR PLAN BUILDING UPPER FLOOR PLAN	DATE	12/24/2009
	REVISION	
PROJECT NUMBER	2903	

SHEET NUMBER  
**A2**

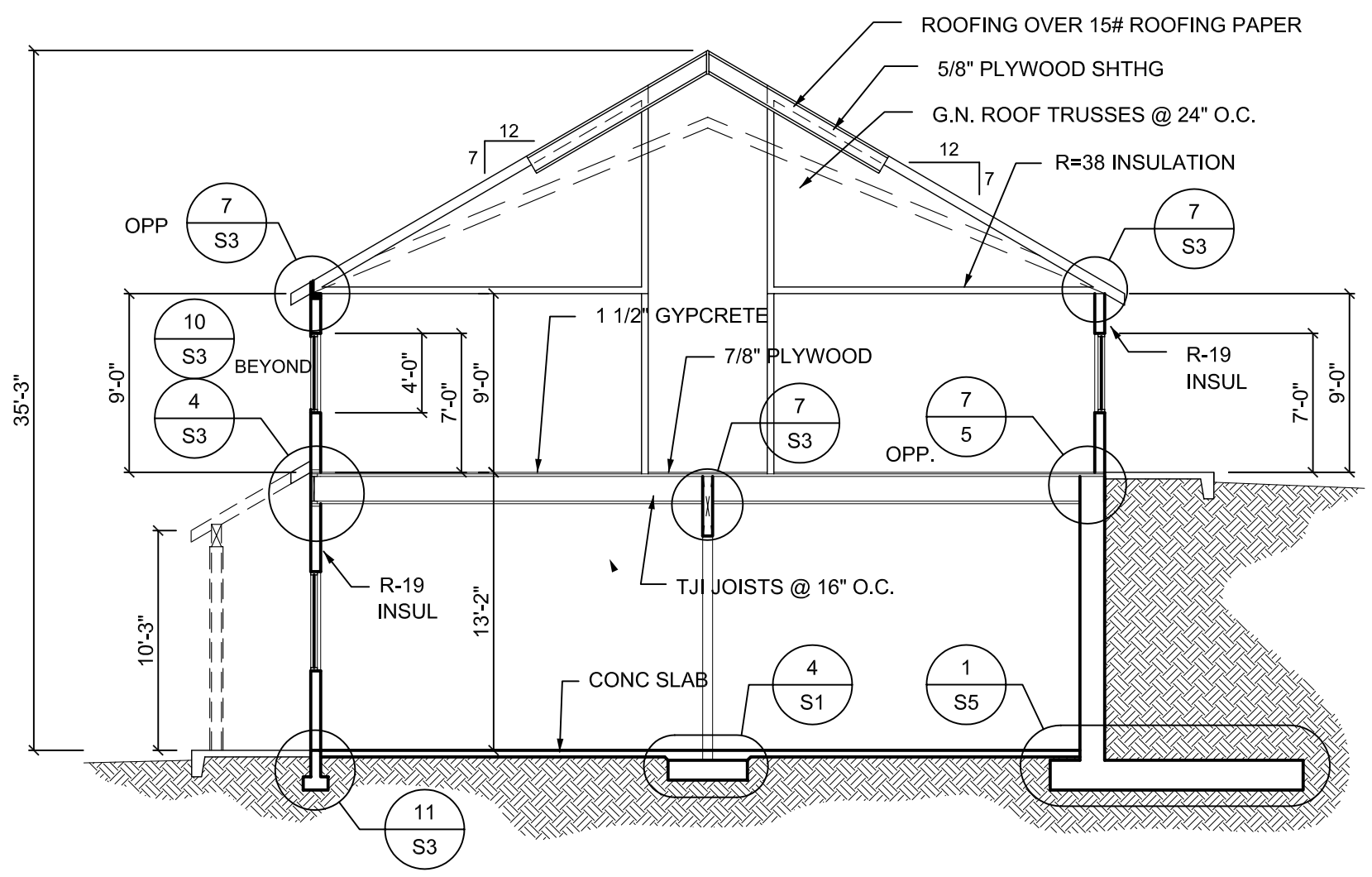


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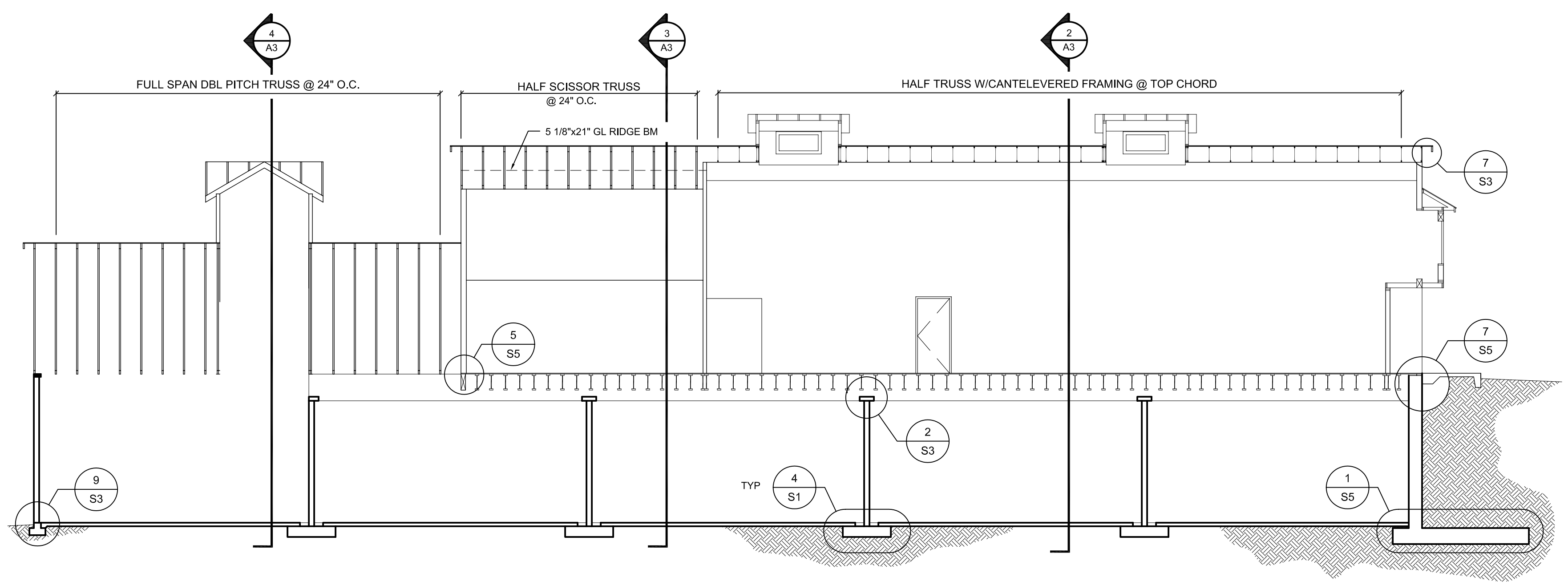
**COMMERCIAL DEVELOPMENT  
 HERITAGE CENTER BUILDING 'B'**  
 LA CENTER, WASHINGTON

DRAWING CONTENTS BUILDING CROSS SECTIONS ROOF PLAN	REVISION
	DATE 12/24/2009
	PROJECT NUMBER 2903

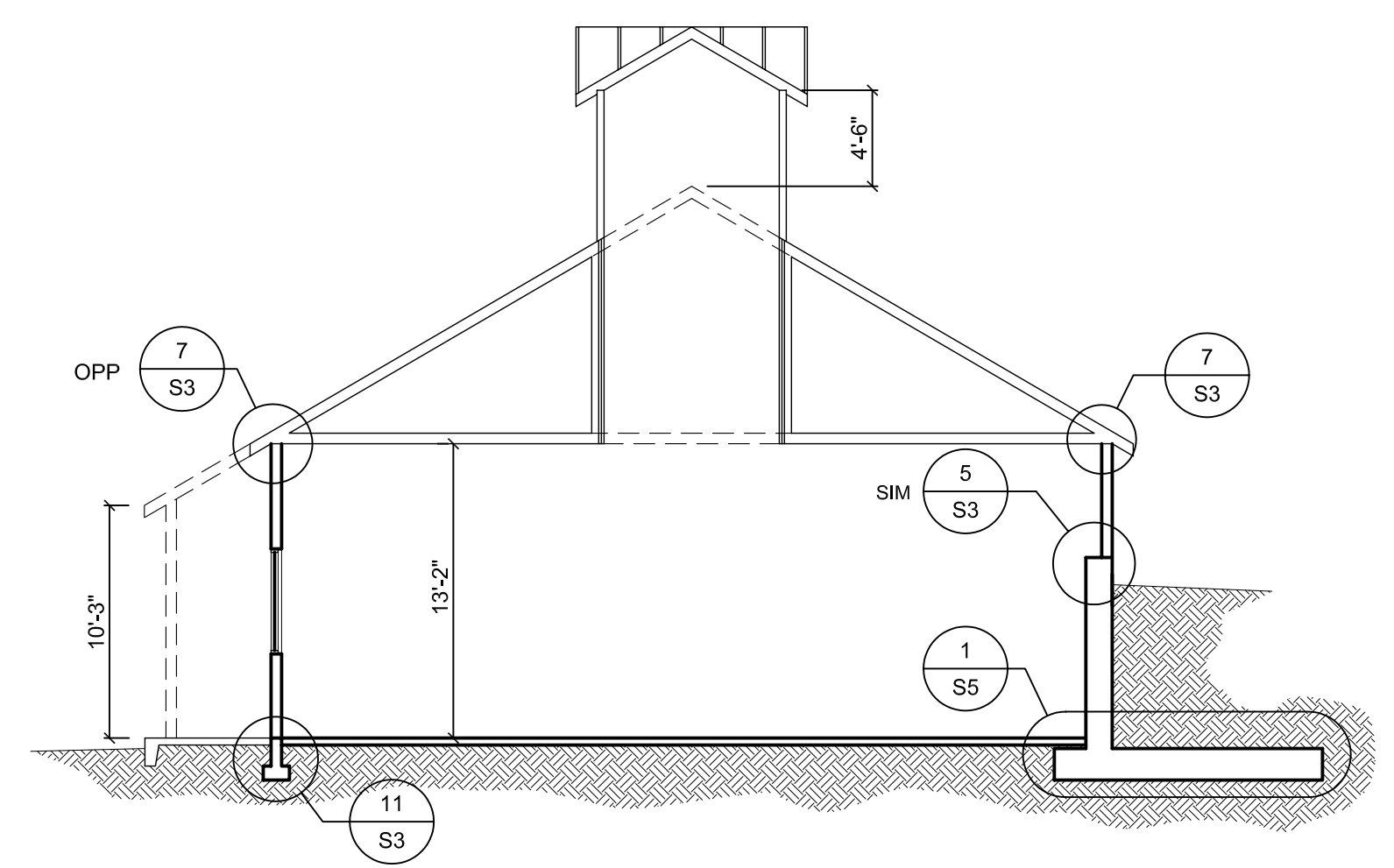
SHEET NUMBER  
**A3**



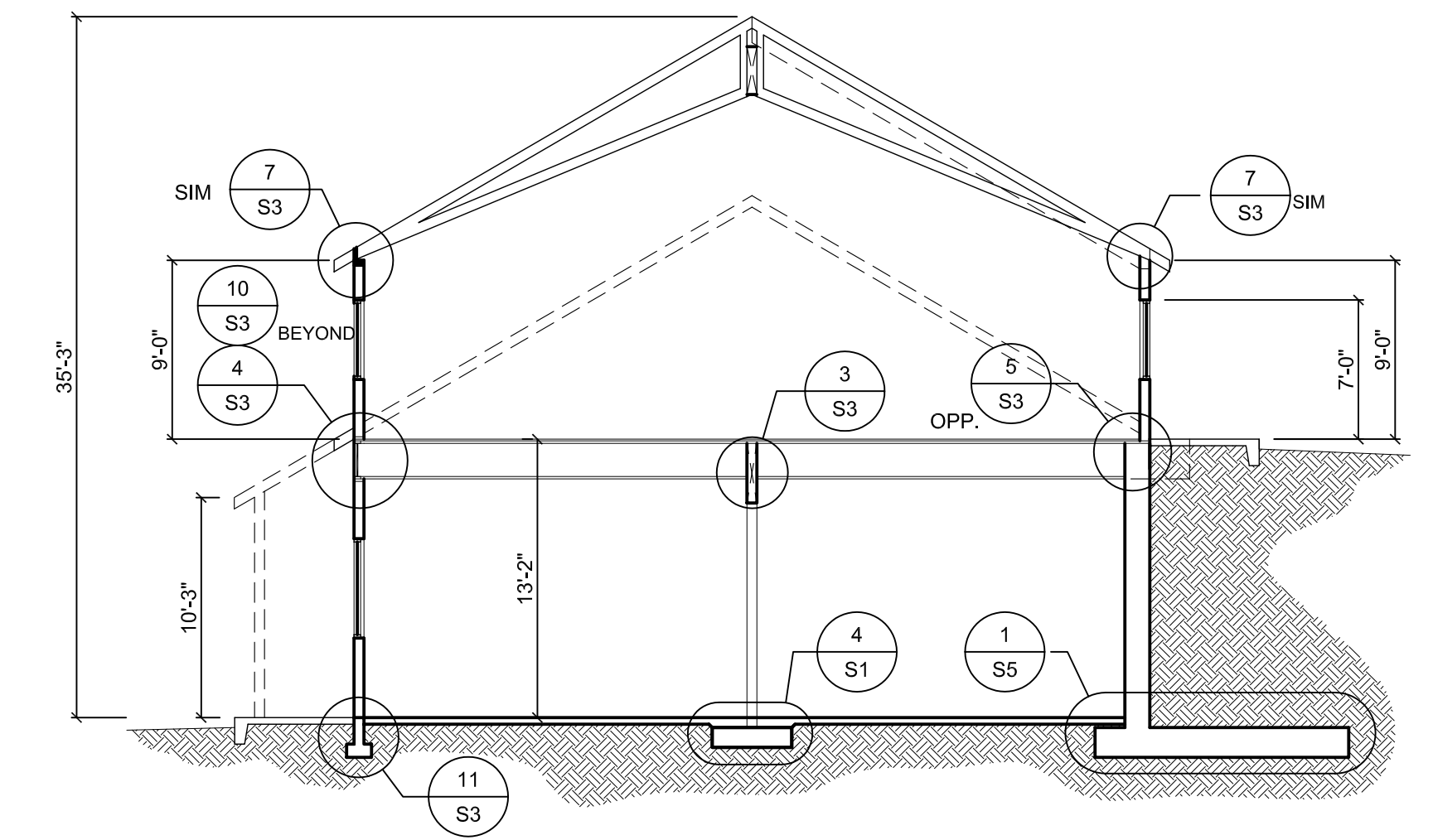
**2 CROSS SECTION**  
 SCALE: 1/8"=1'-0"



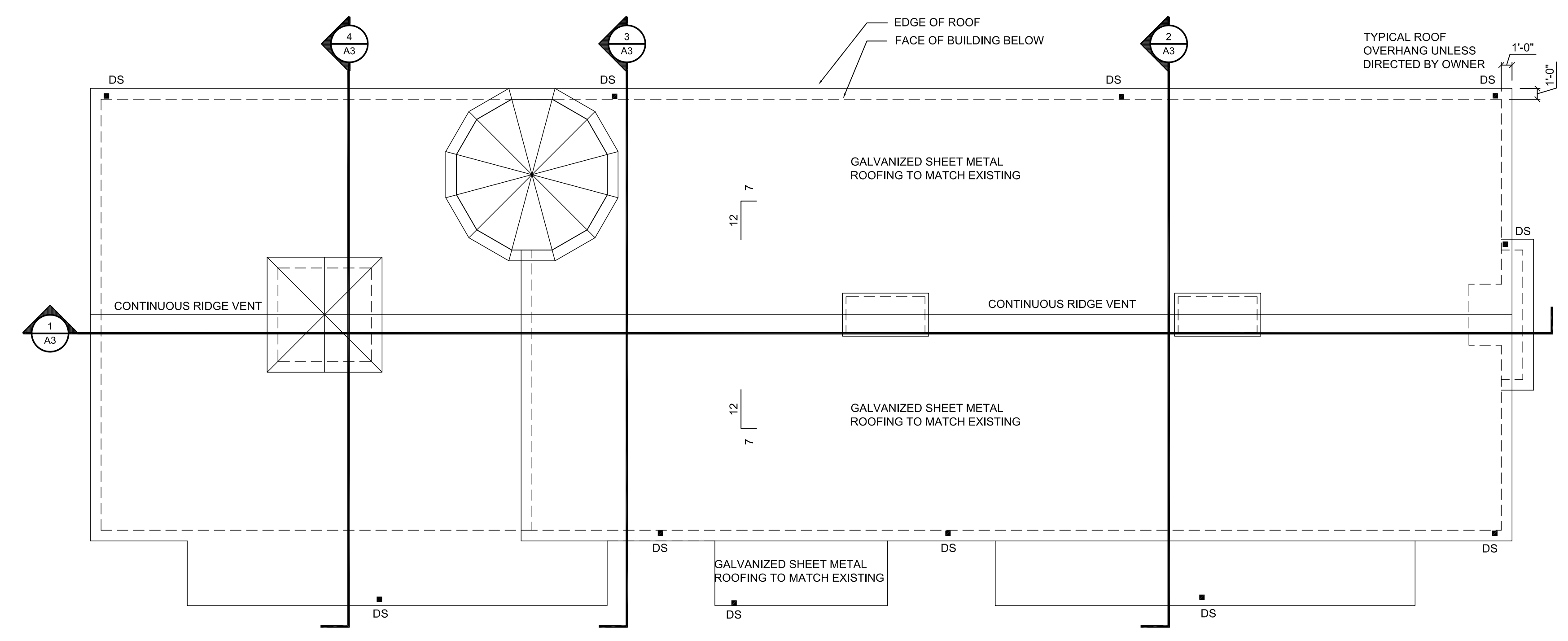
**1 LONGITUDINAL SECTION**  
 SCALE: 1/8"=1'-0"



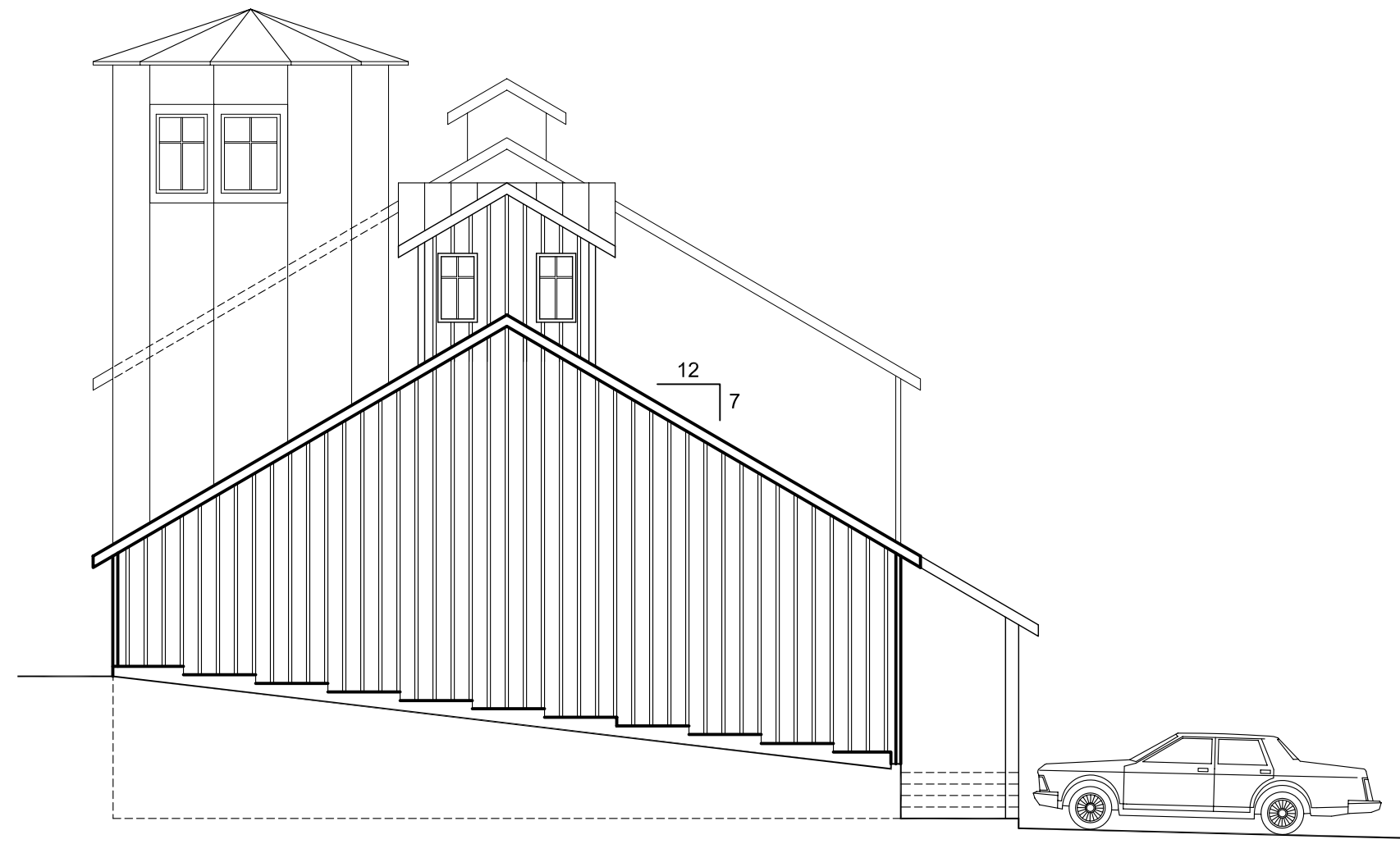
**4 CROSS SECTION**  
 SCALE: 1/8"=1'-0"



**3 CROSS SECTION**  
 SCALE: 1/8"=1'-0"

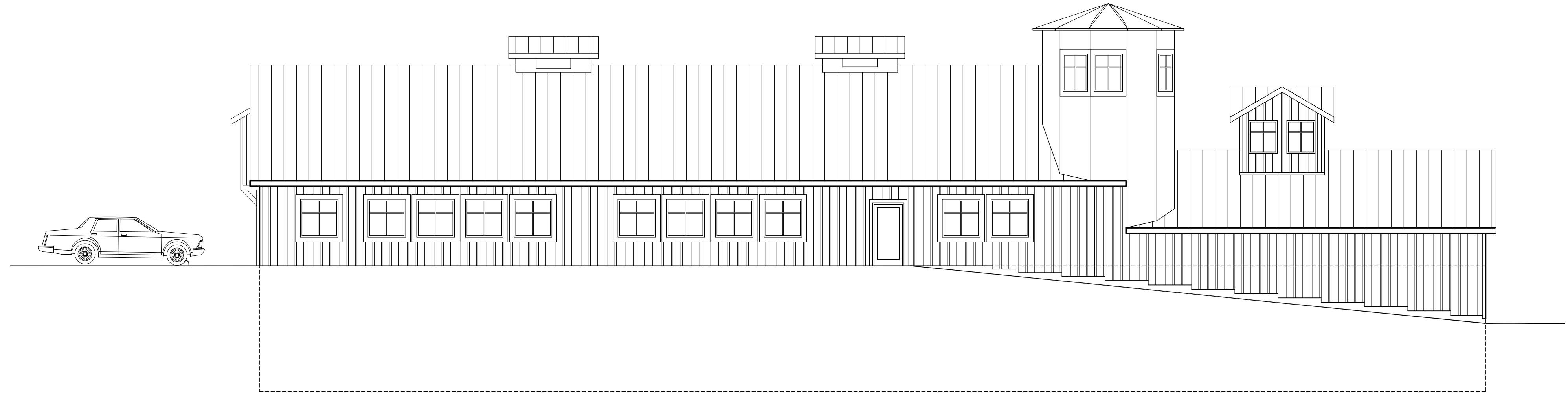


**5 ROOF PLAN**  
 SCALE: 1/8"=1'-0"



3 WEST EXTERIOR ELEVATION

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



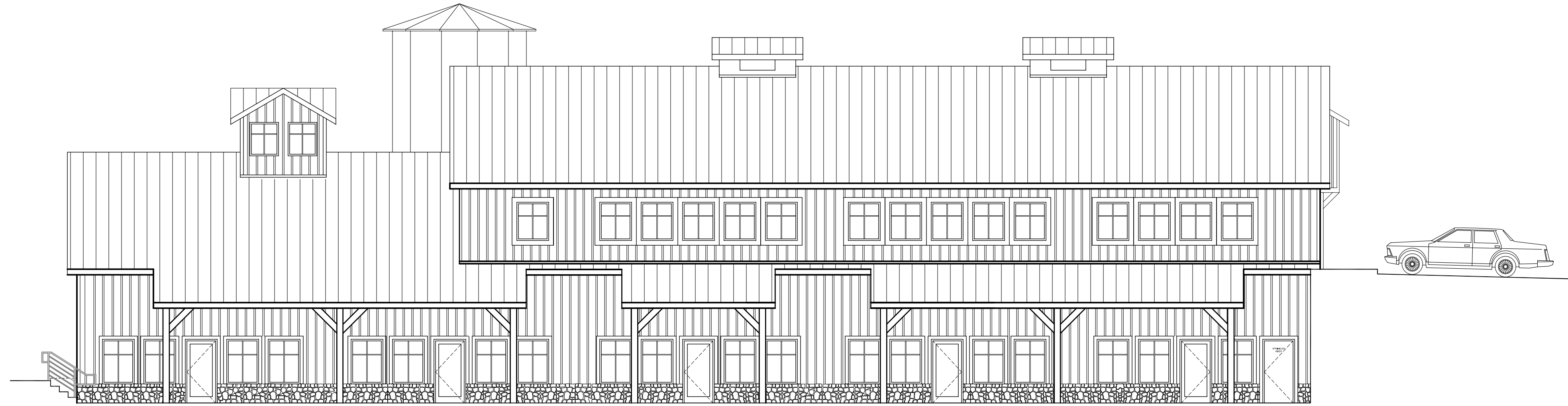
1 NORTH EXTERIOR ELEVATION

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



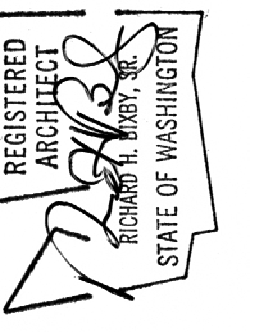
4 EAST EXTERIOR ELEVATION

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



2 SOUTH EXTERIOR ELEVATION

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



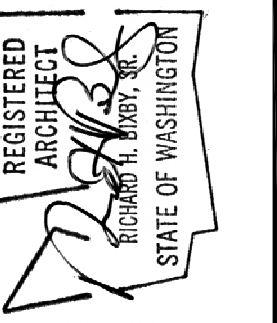
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COMMERCIAL DEVELOPMENT  
 HERITAGE CENTER BUILDING 'B'  
 LA CENTER, WASHINGTON

DRAWING CONTENTS  
 EXTERIOR ELEVATIONS

PROJECT NUMBER 2903  
 DATE 12/24/2009  
 REVISED

SHEET NUMBER  
**A4**

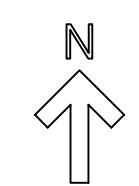
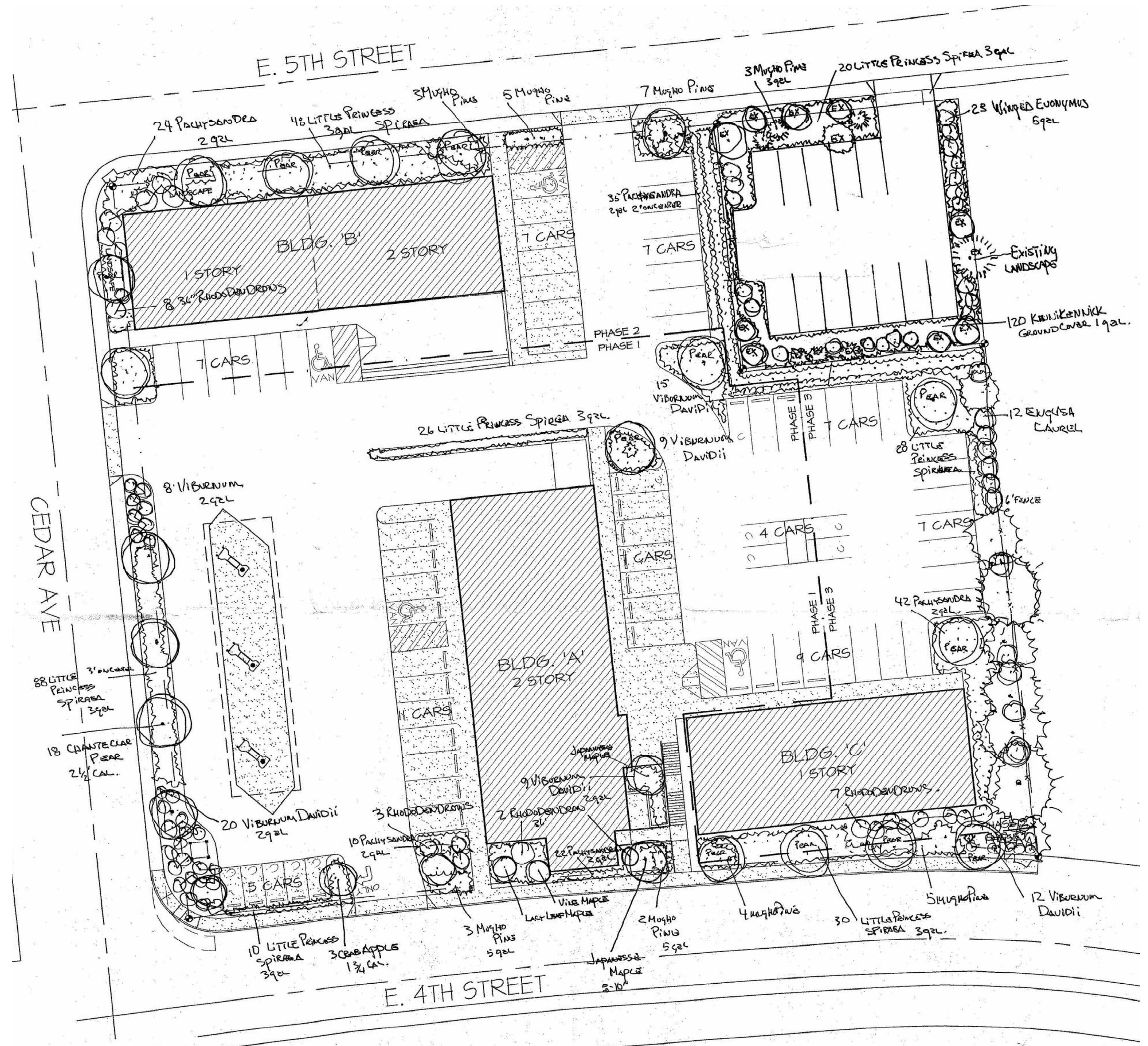


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**COMMERCIAL DEVELOPMENT  
 HERITAGE CENTER BUILDING 'B'**  
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DRAWING CONTENTS	REVISION
LANDSCAPE PLAN	DATE 12/14/2009
PROJECT NUMBER 2903	

SHEET NUMBER  
**L1**



**1 LANDSCAPE PLAN**  
 NOT TO SCALE