

1ST FLOOR
 PROPOSED 1040 SQ FT
 ADDITION TO TENOSAS
 LITTLE SCHOOL



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.

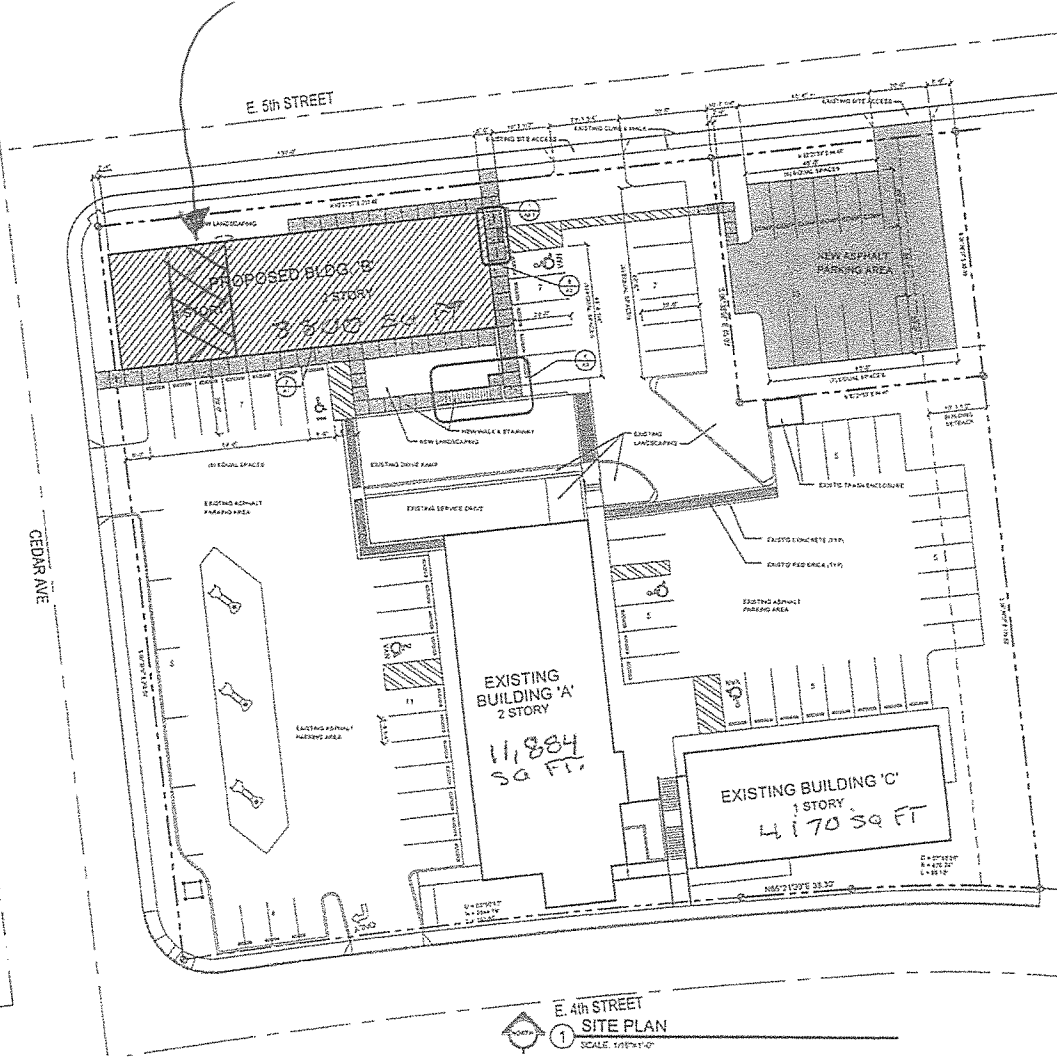
2 DISABLED PARKING
 NOT TO SCALE

ZONING/CODE INFORMATION

JURISDICTION: CITY OF LA CENTER
 PROPERTY OWNER: GENTEL INVESTMENTS, INC.
 PO BOX 1434 LA CENTER WA 98555
 PHONE (509) 521-8244
 CONTACT: ROY HEIKKALA
 BUILDING CODE:
 2015 I.B.C. WASH. AMENDMENTS
 2015 INTERNATIONAL MECHANICAL CODE
 2015 INTERNATIONAL FIRE CODE
 2015 UNIFORM PLUMBING CODE
 2014 NATIONAL ELECTRICAL CODE
 2015 WASHINGTON STATE ENERGY CODE
 2017 I.C.C. A117.1
 ZONING CODE: CITY OF LA CENTER ZONING ORDINANCE
 CONDITIONAL USE PERMIT: D1-4-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: 56,000 S.F. OR 1.59 ACRES
 OCCUPANCY: B
 OCCUPANCY SEPARATION: N/A
 SETBACKS: FRONT - NONE
 SIDE - NONE
 REAR - 20'-0" TYPE OF CONSTRUCTION: TYPE V-B
 ALLOWABLE FLOOR AREA: 9,000 S.F.
 ACTUAL FLOOR AREA: 7,800 S.F.
 NO. OF STORIES: 2 STORIES

BLDG	FLOOR	AREA	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	
	BASEMENT	678 S.F.	2.00	
TOTAL		25,228 S.F.	64.00	74.00

EMPLOYEE PARKING = 10 STALLS = 20 EMPLOYEES
 REQUIRED ACCESSIBLE PARKING - TABLE 1106.61-75 = 3 STALLS
 PROVIDED ACCESSIBLE PARKING - 5 STALLS (VAN STALLS)
 STANDARD SIZE STALLS (5x20) = 69 CARS = 93%
 COMPACT SIZE STALLS (7.5x15) = 5 CARS = 7%



E. 4th STREET
 1 SITE PLAN
 SCALE: 1/8"=1'-0"



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HERITAGE CENTER BLDG 'B'
 RITE MENTOR INVESTMENTS
 LA CENTER, WASHINGTON

PROJECT NUMBER: 2102016
 DATE: 11/20/16
 SCALE: 1/8"=1'-0"

