



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.

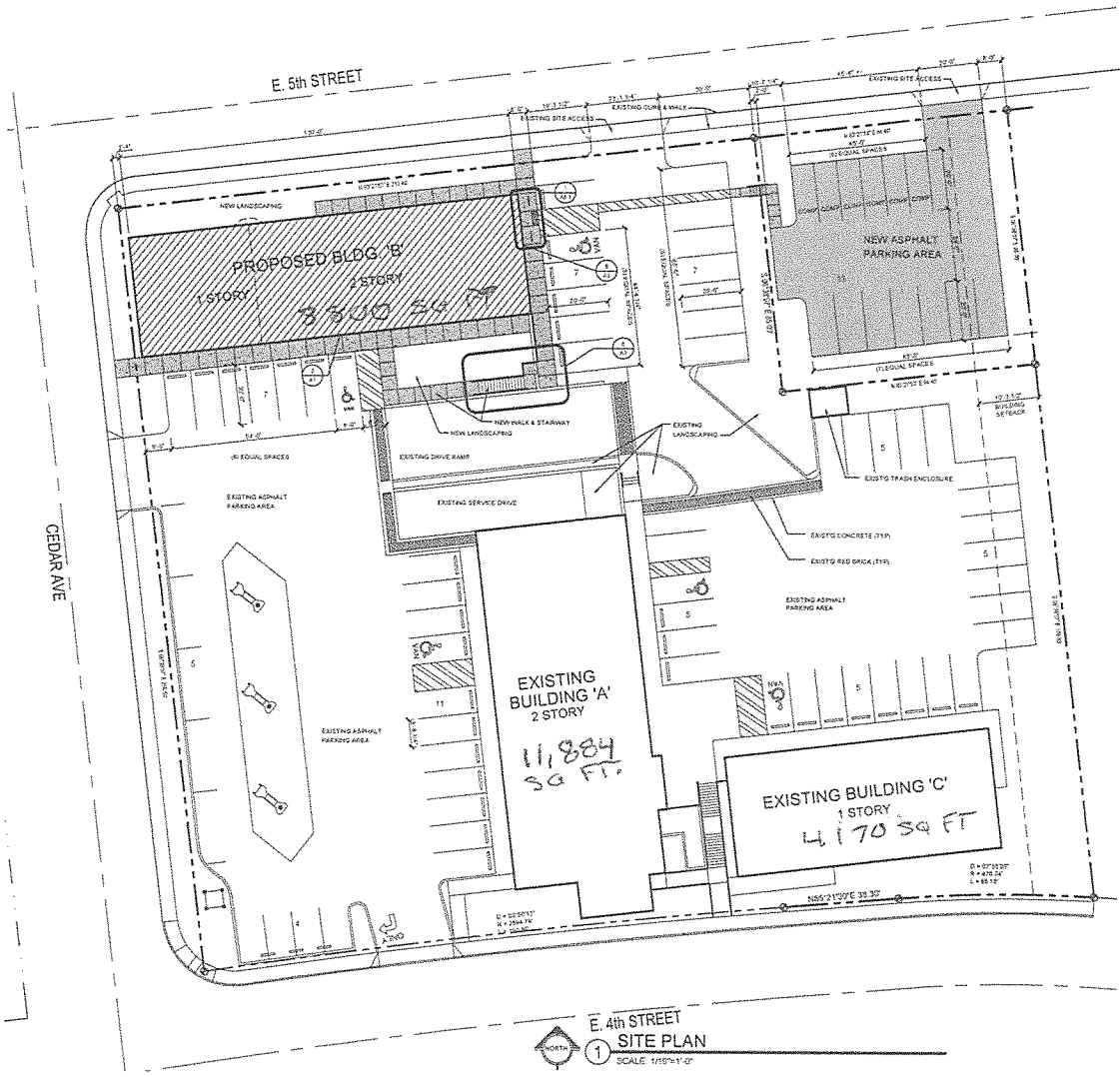
**2 DISABLED PARKING**  
NOT TO SCALE

**ZONING/CODE INFORMATION**

JURISDICTION: CITY OF LA CENTER  
 PROPERTY OWNER: GENTEEL INVESTMENTS, INC.  
 PO BOX 1434 LA CENTER WA 98565  
 PHONE (360) 921-8244  
 CONTACT: ROY HEIKKALA  
 BUILDING CODE:  
 2015 I.B.C. W/ 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: 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  
 ALLOWABLE FLOOR AREA: 9,000 S.F.  
 ACTUAL FLOOR AREA: 7,800 S.F.  
 NO. OF STORIES: 2 STORIES

BLDG	AREA		PARK'G @ 400S.F./STALL
	FLOOR	AREA	
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	623 S.F.	2.00
TOTAL		29,229 S.F.	64.00

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 (8x20) = 69 CARS = 93%  
 COMPACT SIZE STALLS (7.5x15) = 5 CARS = 7%



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



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

OWNER: RITE MENTOR INVESTMENTS  
 PROJECT NUMBER: 2020015  
 DATE: 02/20/21

SHEET NUMBER  
**A1**