



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

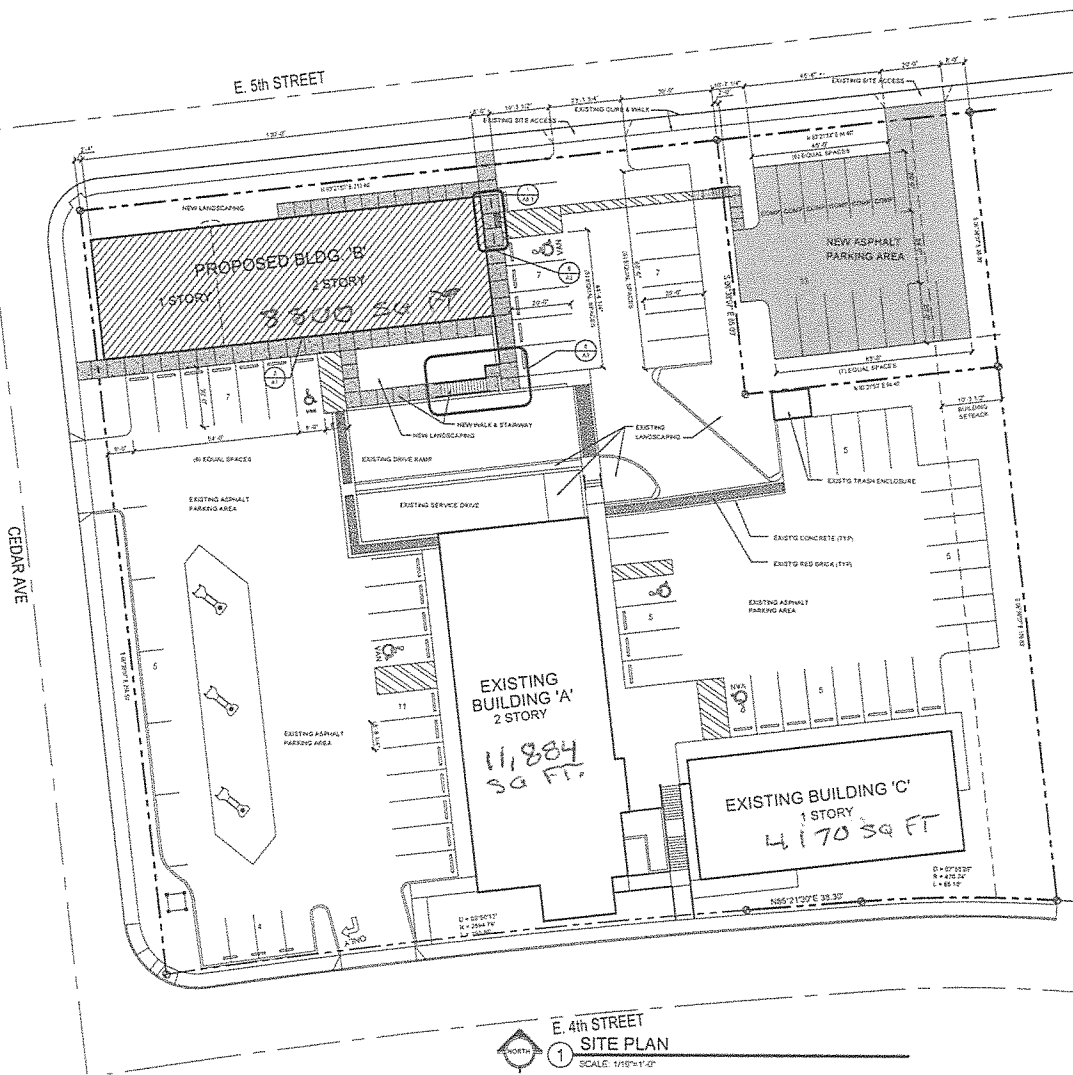
ZONING/CODE INFORMATION

JURISDICTION: CITY OF LA CENTER
 PROPERTY OWNER: GENTEEL INVESTMENTS, INC.
 PO BOX 1434 LA CENTER WA 98666
 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: 2018018
 DATE: 02/01/18

SHEET NUMBER
A1