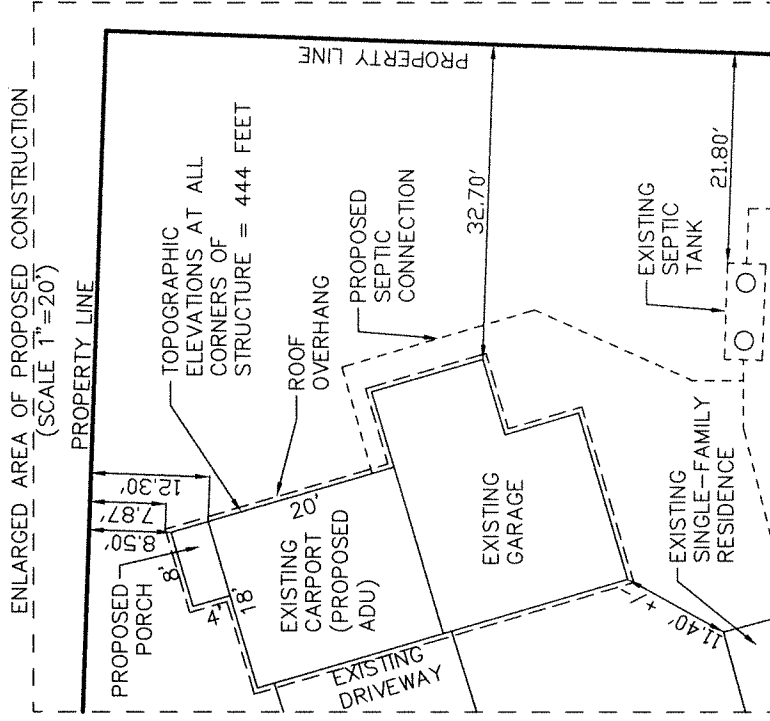
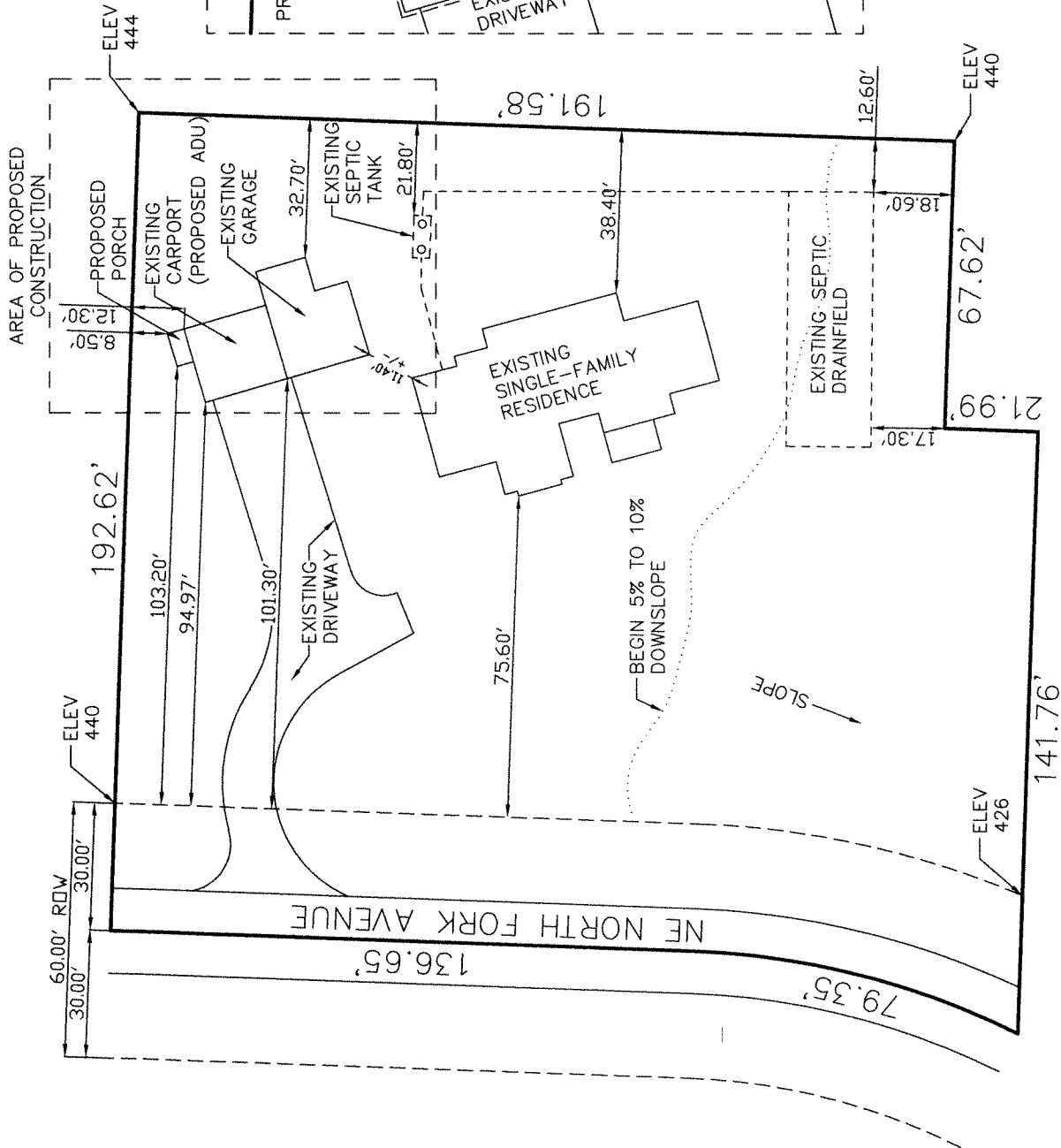
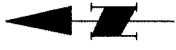


2103 NE NORTH FORK AVE.
 PARCEL #258898000
 40,075 SQ. FT.
 OWNER: CHINOOKAN LLC
 SCALE 1"=40'



LOT AREA	40,075 SF
TOTAL PROPOSED BUILDING COVERAGE	2,900 SF

ZONING DISTRICT: LDR-7.5	REQUIRED	PROPOSED
MINIMUM FRONT COVERED PORCH SETBACK*	10'	103.20'
MINIMUM FRONT-LOADING GARAGE SETBACK*	20'	101.30'
MINIMUM REAR YARD SETBACK*	20'	32.70'
MINIMUM SIDE YARD SETBACK*	7.5'	8.5'
MINIMUM STREET SIDE YARD SETBACK*	10'	N/A
MAXIMUM BUILDING COVERAGE FOR LOT**	35%	7.2%
MAXIMUM IMPERVIOUS SURFACE FOR LOT***	50%	13.00%
MAXIMUM BUILDING HEIGHT	35'	14.25'
OTHER****	N/A	N/A

*If there are multiple setbacks, use the minimum being proposed.
 **Development Agreement allows lot coverages to exceed standard 35% coverage on up to 50% of lots within this development. Minimum building coverage shall be 10% for all lots within the development and 44% for all lots within the development for 44% on an individual lot.
 ***Development Agreement allows maximum impervious surface area to be increased to 55% on up to 20 lots within the development.
 ****Special conditions i.e., setbacks abutting critical area, street, etc.

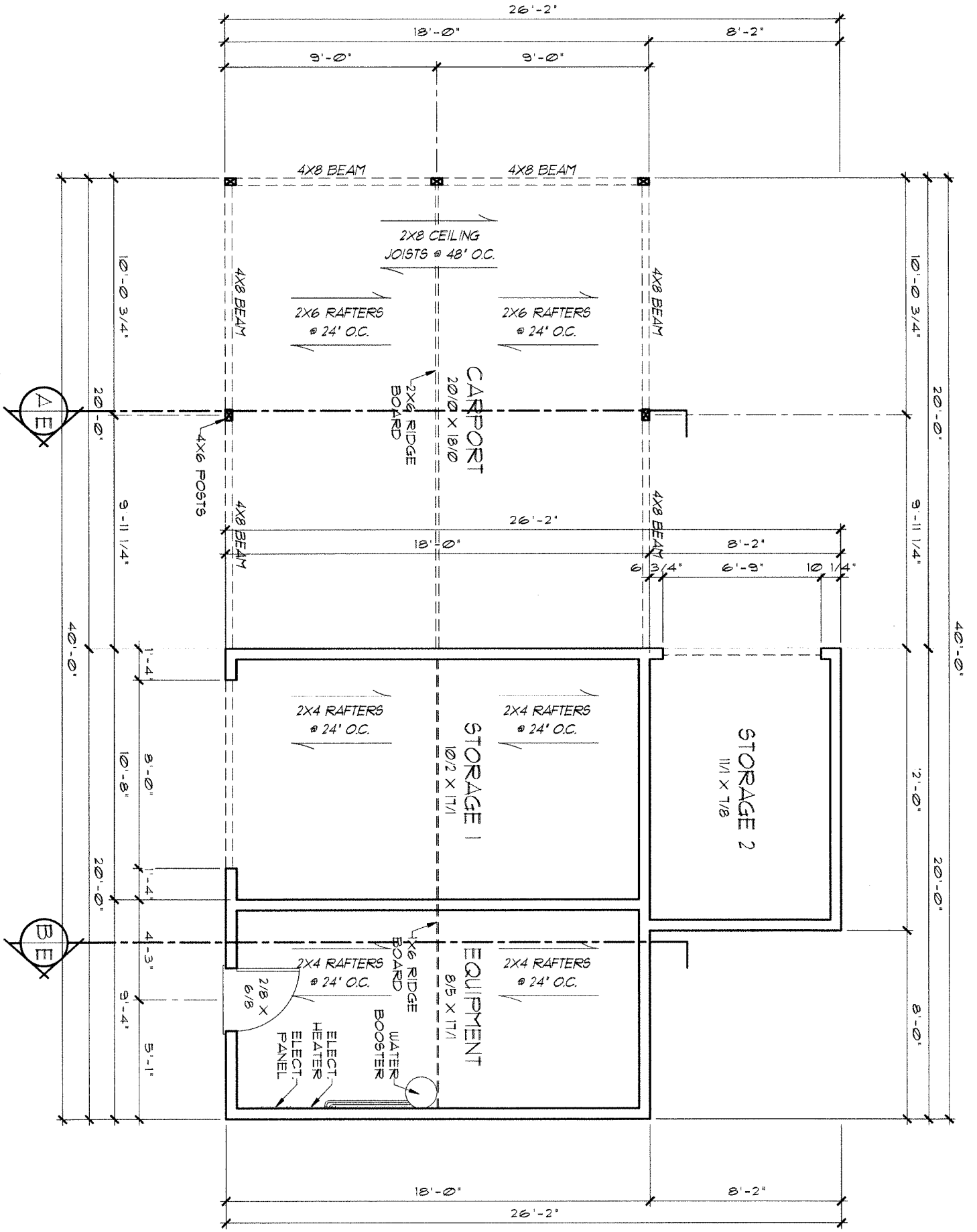
DEVELOPERS AGREEMENT: YES NO

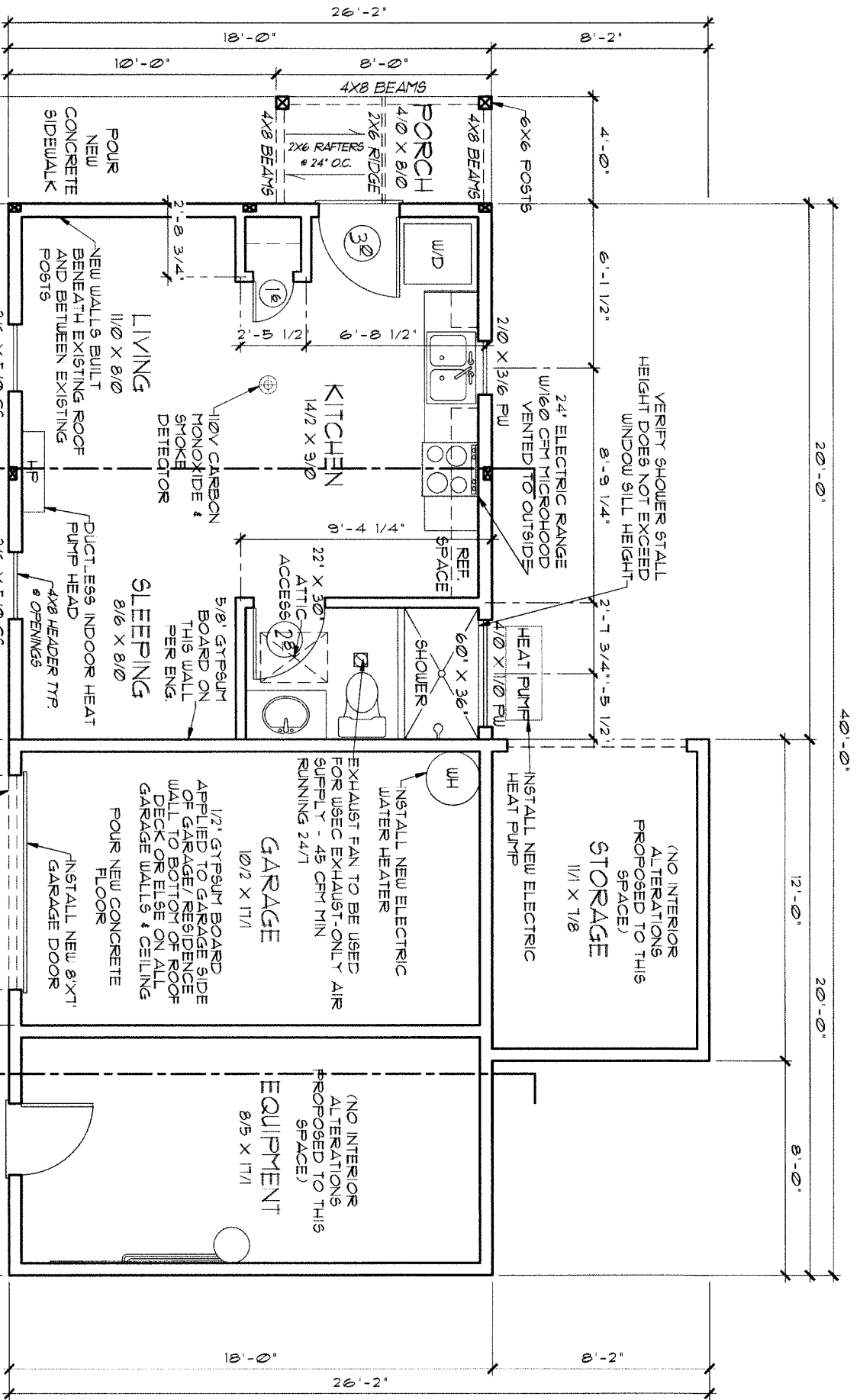
SCALE 1/4" = 1'-0"

FLOOR PLAN (EXISTING)

WOLVERTON ADD

11232024





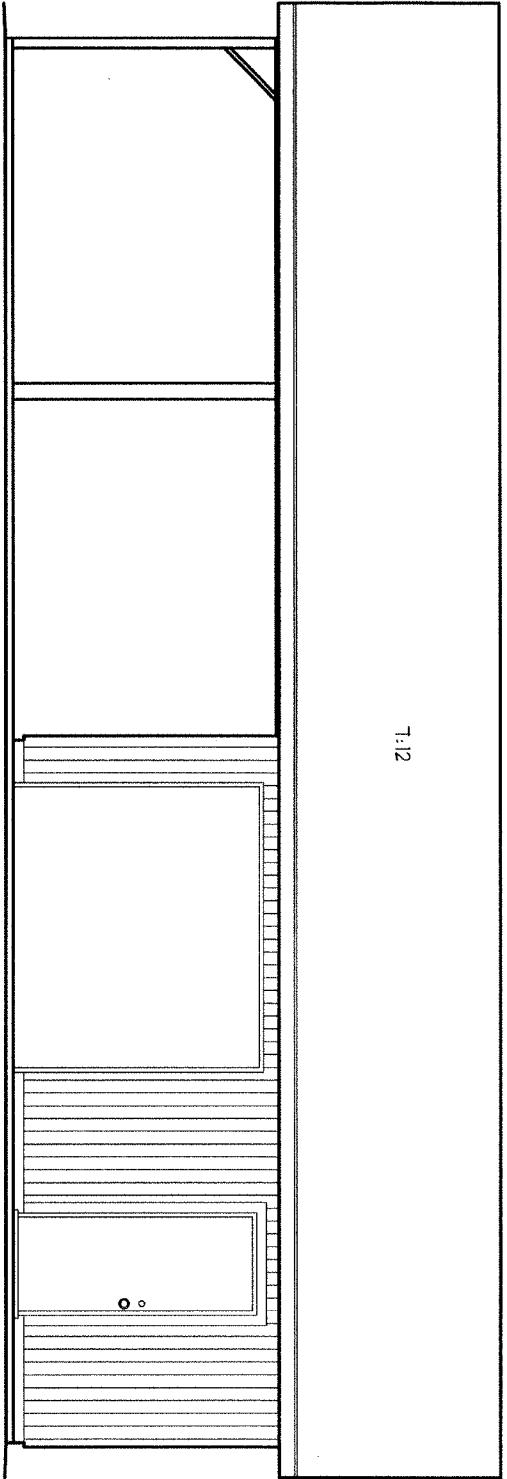
FLOOR PLAN (PROPOSED)

SCALE 1/4" = 1'-0"

SEE CROSS-SECTIONS FOR REQUIRED ROOF REINFORCEMENTS

WOLVERTON ADU

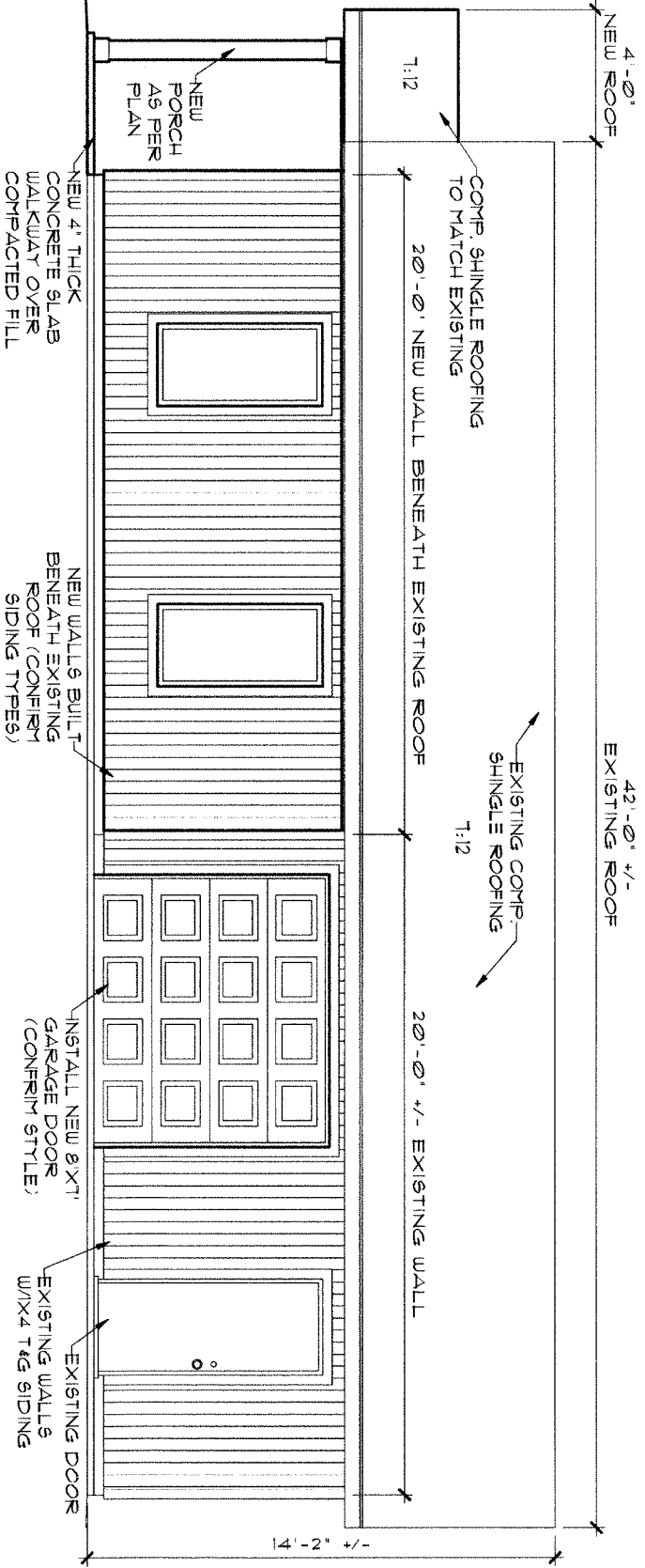
11232024



7:12

FRONT ELEVATION (EXISTING)

SCALE 1/4" = 1'-0"



42'-0" +/-
EXISTING ROOF

EXISTING COMP.
SHINGLE ROOFING
7:12

20'-0" +/- EXISTING WALL

20'-0" NEW WALL BENEATH EXISTING ROOF

COMP. SHINGLE ROOFING
TO MATCH EXISTING

7:12

4'-0"
NEW ROOF

NEW
PORCH
AS PER
PLAN

NEW 4" THICK
CONCRETE SLAB
WALKWAY OVER
COMPACTED FILL

NEW WALLS BUILT
BENEATH EXISTING
ROOF (CONFRM
SIDING TYPES)

INSTALL NEW 8'X7'
GARAGE DOOR
(CONFRM STYLE)

EXISTING WALLS
WITH 4" T & G SIDING

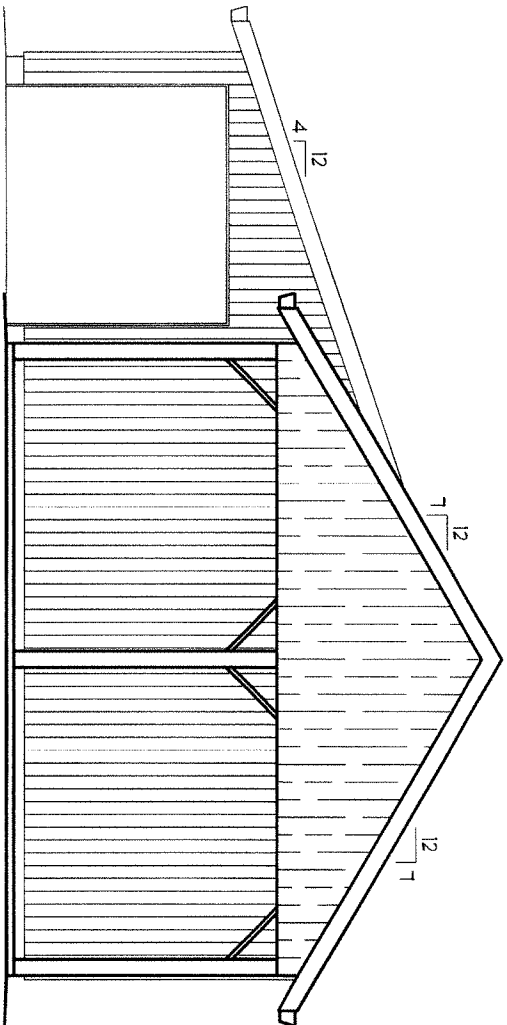
EXISTING DOOR

14'-2" +/-

FRONT ELEVATION (PROPOSED)

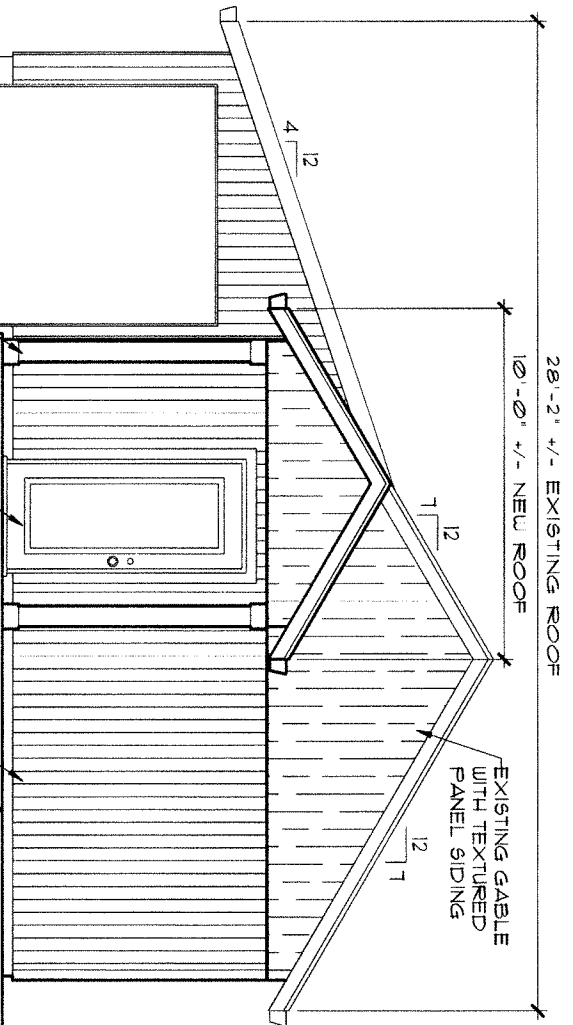
SCALE 1/4" = 1'-0"

11.23.2024



LEFT ELEVATION (EXISTING)

SCALE 1/4" = 1'-0"



- NEW PORCH AS PER PLAN
- CONCRETE DOOR STYLE
- NEW WALLS BUILT BENEATH EXISTING ROOF (CONCRETE SIDING TYPES)
- NEW 4" THICK CONCRETE SLAB WALKWAY OVER COMPACTED FILL
- EXISTING GABLE WITH TEXTURED PANEL SIDING
- 28'-2" +/- EXISTING ROOF
- 10'-0" +/- NEW ROOF

LEFT ELEVATION (PROPOSED)

SCALE 1/4" = 1'-0"

11.23.2024

FOR BUILDING PERMIT

INVOICE

City of La Center

210 E 4th St

La Center, WA 98629

360.263.7665



Bill To:

Jarret Helmes
1007 NW 4th Ave
Battle Ground, WA 98604

Invoice Date: 11/26/2024
Permit Number: RR24-0277
Job Site Address: 2103 NE North Fork Ave
La Center WA 98629
Lot #:

Item	Amount
Building Permit	\$703.87
Erosion Control Fee	\$25.00
Park Impact Fee (PIF) ADU	\$710.50
School Impact Fee (SIF) ADU	\$776.00
Traffic Impact Fee (TIF) ADU	\$1,890.25
Air Handlers <10,000 CFM	\$15.00
Heat Pumps/AC 0-3	\$12.00
Ventilation and Exhaust-Hood	\$15.00
Ventilation and Exhaust-Single Duct	\$8.00
Fixtures and Vents on One Trap	\$90.00
Water Heaters	\$15.00
Building Plan Review	\$457.52
Mechanical Permit Issuance	\$65.00
Plumbing Permit Issuance	\$65.00
Total	\$4,848.14

Payment Options are as follows:

Checks can be submitted in person or mailed to: 210 E 4th Street, La Center, WA 98629. Checks should be made to The City of La Center.

Cash payments can be made in person.

Card payments can be taken in person or over the phone. Note: There is a 2.5% charge for all card payments.