



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.

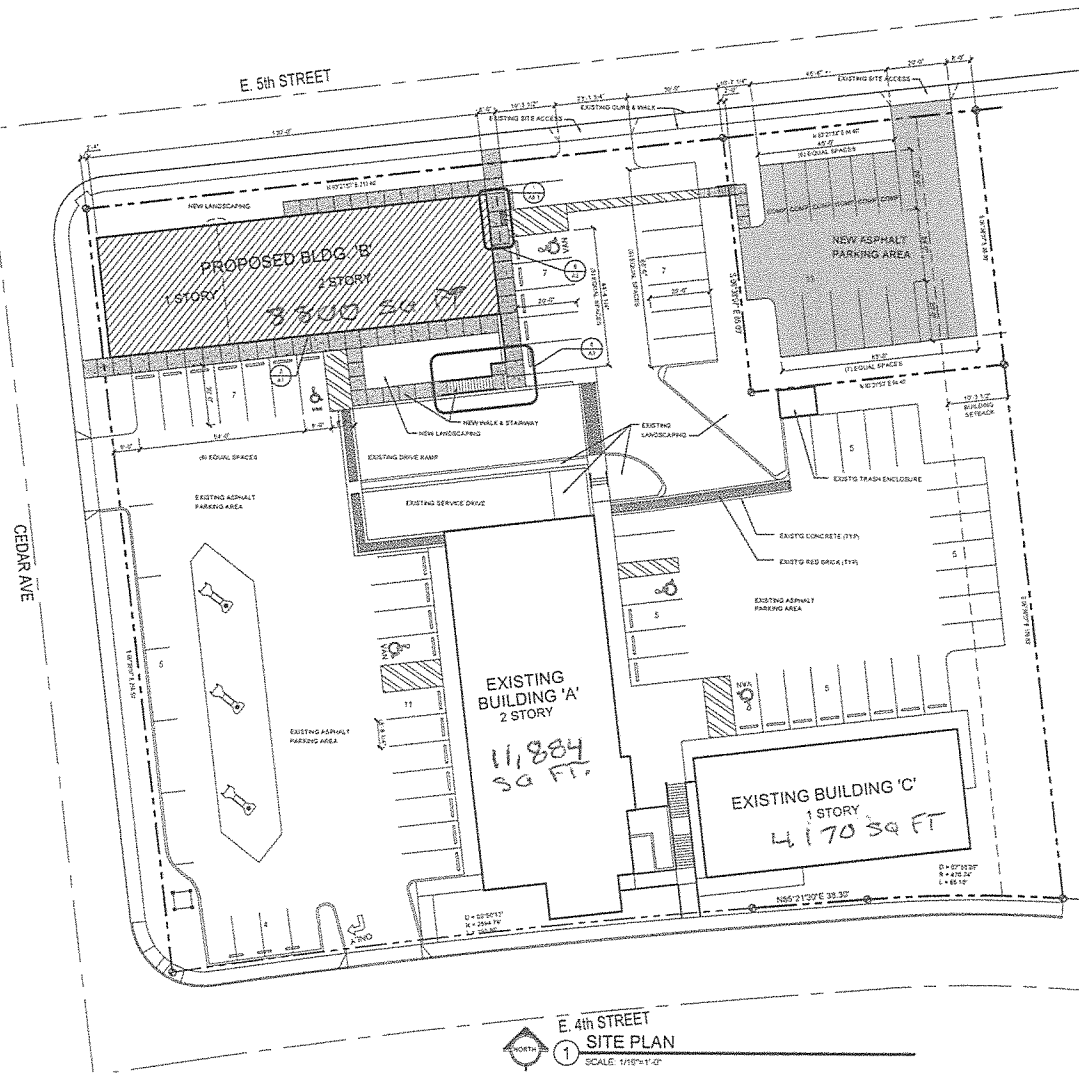
2 DISABLED PARKING
NOT TO SCALE

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
DESIGNED BY: RICHARD BIXBY ARCHITECT
DATE: 2/20/2018
PROJECT NUMBER: 201801A

SHEET NUMBER
A1