



## **CITY OF RICHLAND NOTICE OF PERMIT REQUEST (M2020-104)**

Notice is hereby given that Liberty Christian School is proposing to install a new reader board on the school campus. Pursuant to RMC 27.08.040.A.2, freestanding signs on high school campuses may be allowed with permission from the Richland Planning Commission.

The Planning Commission will conduct a virtual meeting to act on the request Wednesday, July 29, 2020 at 6:00 pm. Application materials are available to the public and can be viewed at [www.ci.richland.wa.us](http://www.ci.richland.wa.us).

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Mike Stevens, Planning Manager, 625 Swift Blvd., Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to [mstevens@ci.richland.wa.us](mailto:mstevens@ci.richland.wa.us).



2200 Williams Blvd. Richland, WA 99354 ~ 509-946-0602

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To: Planning Commission

Liberty Christian School wants to upgrade our old reader board and purchase the old City of Richland reader board, which is located on George Washington Way. We have agreed on a price with the Purchasing Department on the sale of reader board. We would like to move forward in the process of your approval for installing a new reader board on our school campus. We will be placing the new sign in the same area as the old reader board but place further back on the property line to meet code. In addition, we will be removing a Liberty Christian School monument sign that is also located in front of the school. This will help us comply with city code 27.10.020 (A), with only having one not exceeding 64 square feet in that area. The new reader board will be facing north and south on Richmond St and will not be facing directly toward homes. We will have reader board lights off at 10pm and turned back on after 7am.

Signs around the property include:

- 1- Monument sign (located on Williams, Blvd- will be removed)
- 1- Free standing Reader board (Located on Richmond, St – replaced with upgraded reader board)
- 7- Parking lot directional signs
- 1- Scoreboard with (Pepsi/Liberty logo on it) Scoreboard faces south towards school building.

Brandon Musson

A handwritten signature in black ink, appearing to read "Brandon Musson", written over a light blue horizontal line.

Director of Facilities



City of Richland  
Development Services

625 Swift Blvd. MS-35  
Richland, WA 99352  
(509) 942-7794  
(509) 942-7764

Sign Application

Value of Footings/Foundation/  
Connection\* \$ 1,500

Value of Sign \$ 225.00

|  |  |                               |   |  |                                 |  |
|--|--|-------------------------------|---|--|---------------------------------|--|
| <b>PROPERTY OWNER INFORMATION</b>                      |  |                               |   |  |                                 | <input checked="" type="checkbox"/> Contact Person |
| Owner: Liberty Christian School / Brandon Musson       |  |                               |   |  |                                 |  |
| Address: 2200 Williams Blvd Richland                   |  |                               |   |  |                                 |  |
| Phone: (509) 746-0602                                  |  |                               |   | Email: BMusson@Libertychristian.net      |                                 |  |
| <b>APPLICANT/CONTRACTOR INFORMATION (if different)</b> |  |                               |   |  |                                 | <input type="checkbox"/> Contact Person            |
| Company:   |  |                               |   | UBI#                                     |                                 |  |
| Contact:   |  |                               |   |  |                                 |  |
| Address:   |  |                               |   |  |                                 |  |
| Phone:   |  |                               |   | Email:                                   |                                 |  |
| <b>SIGN INFORMATION</b>                                |  |                               |   |  |                                 |  |
| Address and/or Location of sign:<br>2200 Williams Blvd |  |                               |   | Value of Sign: 225.00                    |                                 |  |
| <b>GRAPHIC, SIGN, AND BUILDING DIMENSIONS</b>          |  |                               |   |  |                                 |  |
| Type of Sign:  | Freestanding <input checked="" type="checkbox"/> | Wall <input type="checkbox"/> | *Projecting <input type="checkbox"/>                                | Roof <input type="checkbox"/>            | Canopy <input type="checkbox"/> | Marquee <input type="checkbox"/>                   |
| Size of Sign Sq. ft.:                                  |  |                               | Height above grade of lowest part of sign:<br>14'                   |  |                                 |  |
| Height above grade of highest part of sign:<br>16'9"   |  |                               | Distance from nearest side line of premises (for projecting Signs): |  |                                 |  |
| Longest Building Wall (ft.):                           |  | Building Height (ft.):        |   | Surface Area of Building Wall (sq. ft.): |                                 |  |

Building permits are required for Freestanding, pole type or monument signs >6' in height, and for Roof-Top or Wall-Mounted signs that project above the roof. Building permit fee is based on the valuation of the footing/foundation OR the connection to bldg. only. Construction details, including footing details, are required to be submitted with this application. \*Roof-Top or Wall-Mounted (projecting above roof or parapet) signs require engineering for the attachment to the roof or building.

The undersigned covenants that the above-mentioned sign for which permit is applied for will be constructed in all respects in accordance with plans and specifications submitted herewith, and in accordance with the provisions and regulations of the Building Code and all other ordinances and codes of the City of Richland applicable hereto in force when construction is commenced; and further agrees that in case of any variances or conflict between the plans and specifications submitted herewith, and the provisions or regulations of any of said ordinances or codes pertaining to such construction, that the provisions or regulations contained in such ordinances or codes shall govern and shall be followed.

**PERMANENT SIGN APPLICATION MUST INCLUDE – 1 Application for multiple signs**

1. Completed Application and Filing Fee
2. Site Plan
3. 2 color copies (min 8 ½ x 11" / scale 1" = 20')
4. Picture of sign as it will appear on building
5. Weight and Dimensions
6. Provide cross-section view showing foundation, structural members (studs, beam, post etc.) and how sign is attached to building (bolts, screws, lags, weld etc.) and into what framing member
7. Type of material sign is made of, color, and lighted or not
8. Any other information the Administrator deems necessary to determine compliance with applicable codes

**TEMPORARY SIGN APPLICATION MUST INCLUDE – 1 Application per sign**

1. Completed Application and Filing Fee
2. Site Plan
3. 1 color copy (min 8 ½ x 11" / scale 1" = 20')
4. Purpose of Sign
5. Signature of Property Owner (where sign is to be placed)
6. Sign Dimensions
7. Sketch showing location of sign
8. Any other information the Administrator deems necessary to determine compliance with applicable codes

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of the Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

*Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.*

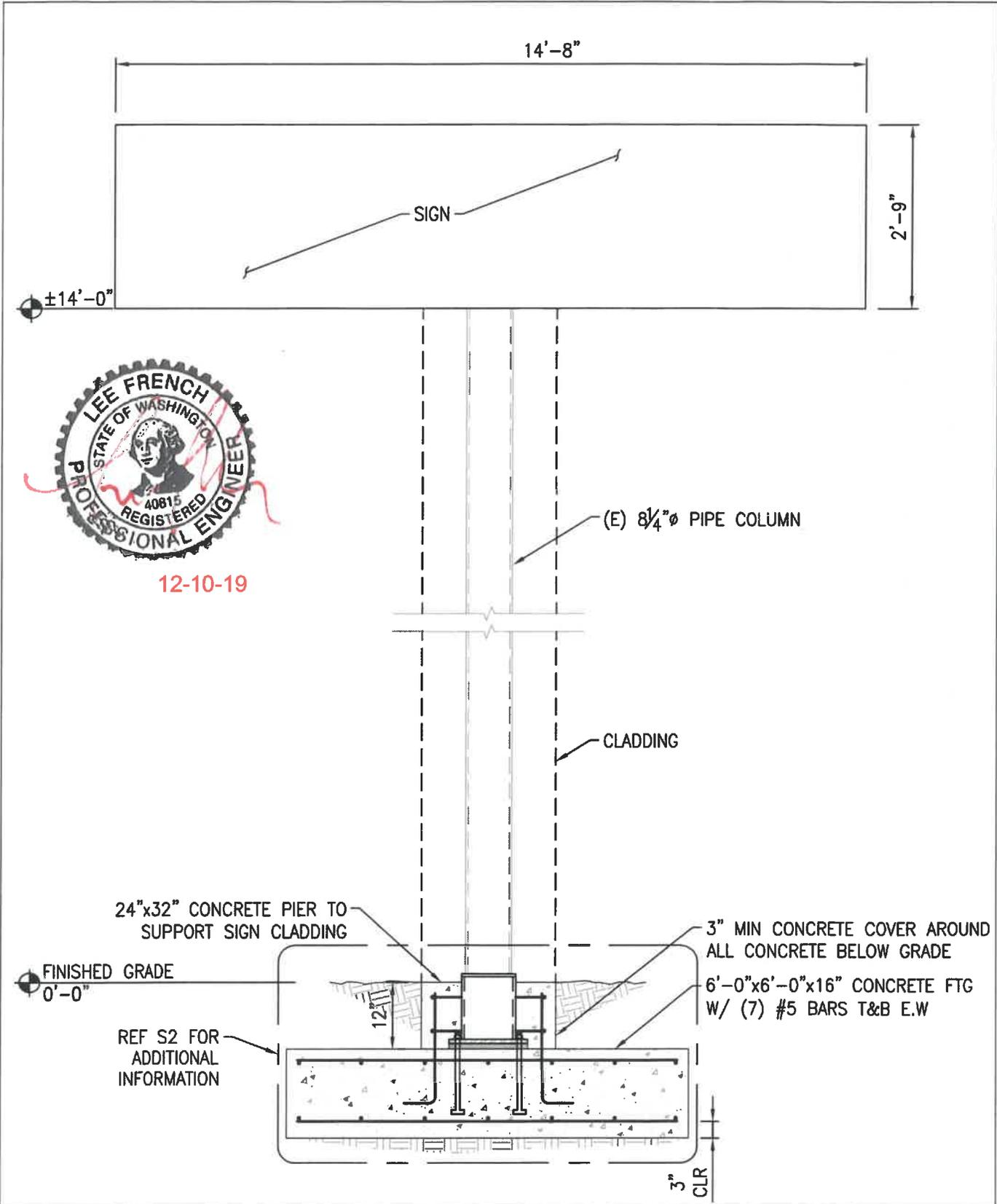
Applicant Printed Name: Brandon Musson

Applicant Signature:  Date 12-11-19

Property Owner Printed Name: Brandon Musson

Property Owner Signature:  Date 12-11-19





**LIBERTY CHRISTIAN  
SIGN FOUNDATION**

**ELEVATION  
LIBERTY SIGN**

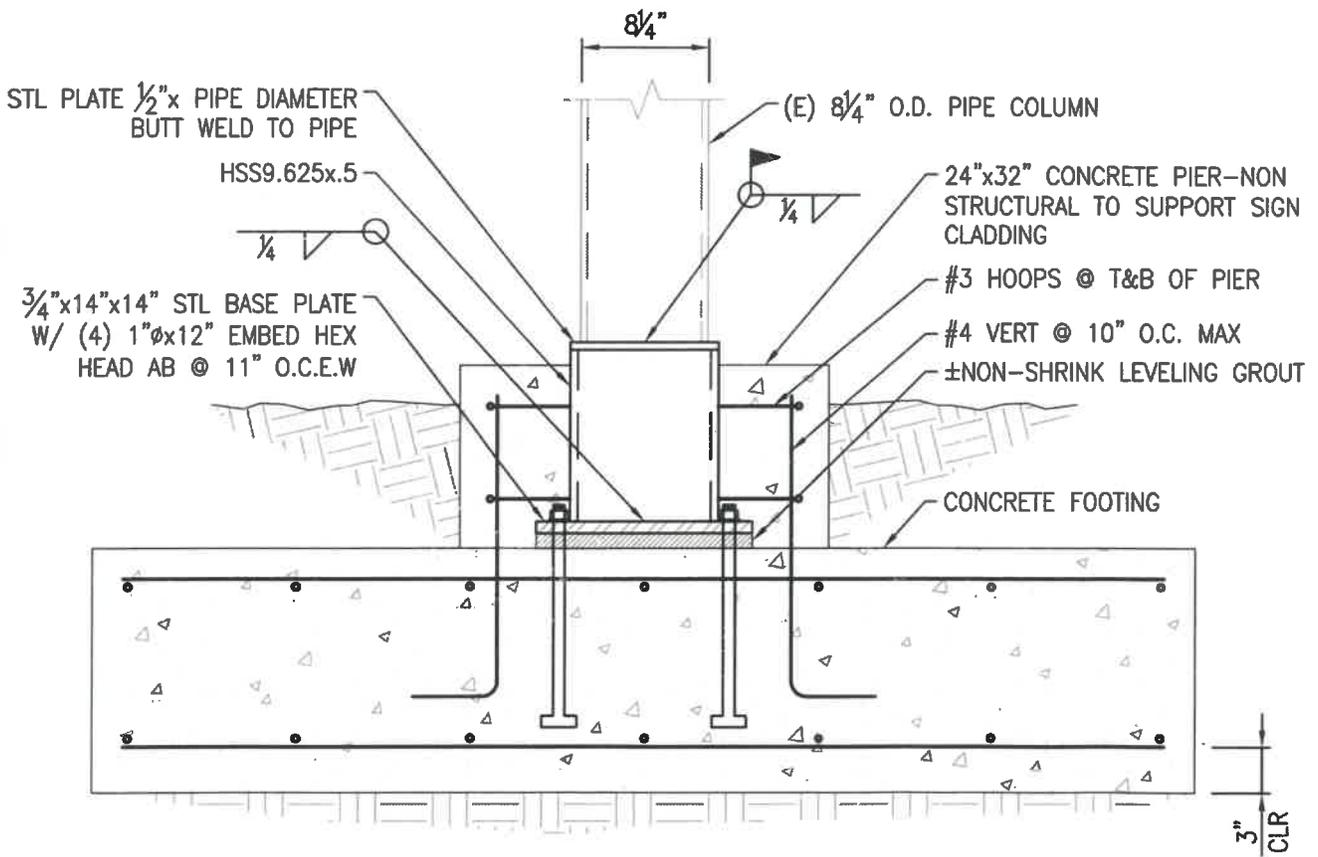


|                |          |
|----------------|----------|
| DRAWN BY:      | GXG      |
| DESIGNED BY:   | LWF      |
| QUALITY CHECK: | LWF      |
| DATE:          | 12/08/19 |
| JOB NO.        | S19-211  |
| CAD NO.        |          |

**S1**



12-10-19



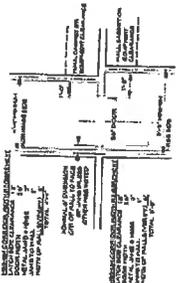
LIBERTY CHRISTIAN  
SIGN FOUNDATION

STL COLUMN SLEEVE AT  
CONCRETE FOOTING



|                |          |
|----------------|----------|
| DRAWN BY:      | GXG      |
| DESIGNED BY:   | LWF      |
| QUALITY CHECK: | LWF      |
| DATE:          | 12/06/19 |
| JOB NO.        | S19-211  |
| CAD NO.        |          |

S2



**MINIMUM DOOR CLEARANCES**

50" REQUIRED VAC CLEARANCE CIRCLE  
MAX 4" EXTEND UNDER SINK/VOLVET  
ADD 14" INTO DOOR SWING

**PLAN REQUIREMENTS**



**TOILET RAIL CLEARANCES  
LAVATORY CLEARANCES  
HANDICAP ACCESS REQUIREMENTS**

**BUILDING CODE INFORMATION**

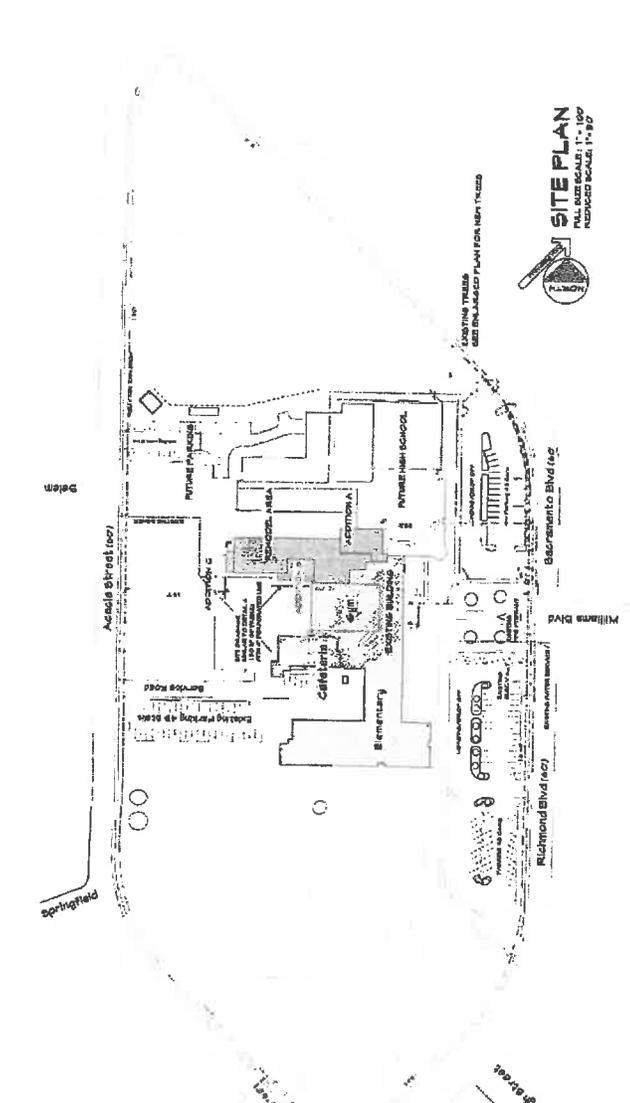
| 1971 IBC ZONING   | PR     | existing generation | existing building occupied | added north area (1) | west building (2) | use    |
|---|--------|---------------------|----------------------------|----------------------|-------------------|--------|
| OCUPANCY GROUP  | A-2.1  | 2-1                 | V-N                        | V-N                  | V-N               | 2-1    |
| TYPE OF CONSTRUCTION  | II-1HR | V-N                 | V-N                        | V-N                  | V-N               | V-N    |
| NUMBER OF STORIES   | 2      | 2                   | 2                          | 2                    | 2                 | 2      |
| EXISTING BUILDING AREAS   | 2,456  | 6,820               | 6,400                      | 4,475                | 4,475             | 4,475  |
| TOTAL AREAS (2)   | 4,656  | 13,640              | 13,200                     | 8,950                | 8,950             | 8,950  |
| BASE ALLOWABLE AREAS  | 19,800 | 19,800              | 19,800                     | 19,800               | 19,800            | 19,800 |
| CODE INCREASES  | 19,800 | 19,800              | 19,800                     | 19,800               | 19,800            | 19,800 |
| SPRINKLER INCREASE  | X.B    | X.B                 | X.B                        | X.B                  | X.B               | X.B    |
| ALLOWABLE AREAS   | 40,800 | 40,800              | 40,800                     | 40,800               | 40,800            | 40,800 |
| 3" usage (FOA.3)  | 2,252  | 2,252               | 2,252                      | 2,252                | 2,252             | 2,252  |
| 40,800  | 40,800 | 40,800              | 40,800                     | 40,800               | 40,800            | 40,800 |
| 1) existing and additions, not including areas west of area separation wall |        |                     |                            |                      |                   |        |
| 2) area separated by 3" area separation wall                                |        |                     |                            |                      |                   |        |
| OCCUPANCY LOAD (250 PER SQ FT)  |        |                     |                            |                      |                   |        |
| CLASSROOMS  | 9504   | 20                  | 20                         | 20                   | 20                | 20     |
| TRACHER   | 240    | 18                  | 18                         | 18                   | 18                | 18     |
| MUSIC   | 1,600  | 18                  | 18                         | 18                   | 18                | 18     |
| SHALL GROUP   | 144    | 18                  | 18                         | 18                   | 18                | 18     |
| TOTAL   | 12,148 | 66                  | 66                         | 66                   | 66                | 66     |

**FLOOR AREAS OF THIS PROJECT**

| REMODEL ADDITIONS       | TOTAL AREA |
|-------------------------|------------|
| EAST OF AREA SEPERATION | 8,950      |
| WEST OF AREA SEPERATION | 8,950      |
| EAST ADDN               | 1,158      |
| WEST ADDN               | 1,158      |
| TOTAL AREA              | 10,216     |

**PARKING STALL TALLY**

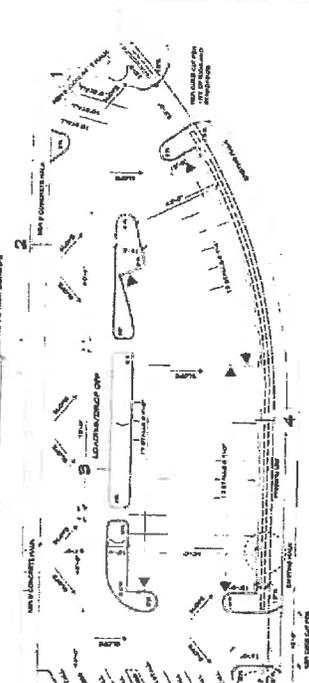
| PARKING LOCATION | STANDARD STALLS | HANDICAP STALLS | VAN STALLS |
|------------------|-----------------|-----------------|------------|
| REAR LOT         | 45              | 0               | 0          |
| SOUTH LOT        | 94              | 0               | 0          |
| NORTH LOT        | 45              | 0               | 0          |
| TOTAL STALLS     | 184             | 0               | 0          |



**SITE PLAN**

FULL SIZE SCALE: 1" = 100'  
REDUCED SCALE: 1" = 50'

**PARKING LOT LANDSCAPING REQUIREMENTS:**  
1. 10% OF TOTAL PARKING AREA SHALL BE PLANTED WITH TREES.  
2. 50% OF LANDSCAPING PROVIDED TO BE TREES.  
3. TREES SHALL BE PLANTED TO ENHANCE PARKING LOT LANDSCAPING.



**SHEET INDEX**

- 1 SITE PLAN / CODE INFORMATION
- 2 FLOOR PLAN / SCHEDULES
- 3 ROOF PLAN & DETAILS / ATTIC PLAN
- 4 HVAC EQUIPMENT LAYOUT & REFLECTED CEILING PLAN
- 5 WALL DETAILS
- 6 EXTERIOR ELEVATIONS / SECTIONS
- 7 WALL DETAILS
- 8 FOUNDATION PLAN / SHEAR WALLS
- 9 PLUMBING PLAN & DETAILS



**WALK AT**

SCALE: 1/2" = 1'-0"

**H/C PARKING & LOADING**

SCALE: 1/2" = 1'-0"



**McCus & Associates Architects & Planners PS**  
2018 South  
Highland  
Road  
Seattle, WA 98104  
PHONE: (206) 461-1101  
FAX: (206) 461-1102  
WWW.MCCUSANDASSOCIATES.COM

**CODE INFORMATION**  
SITE PLAN  
2200 Williams Blvd.  
Phase Two / Northwest Wing  
300 2-0-0530

**LCS LIBERTY CHRISTIAN SCHOOL**  
2200 Williams Blvd, Richmond Washington  
0104  
PRINT DATE: 8/20/02

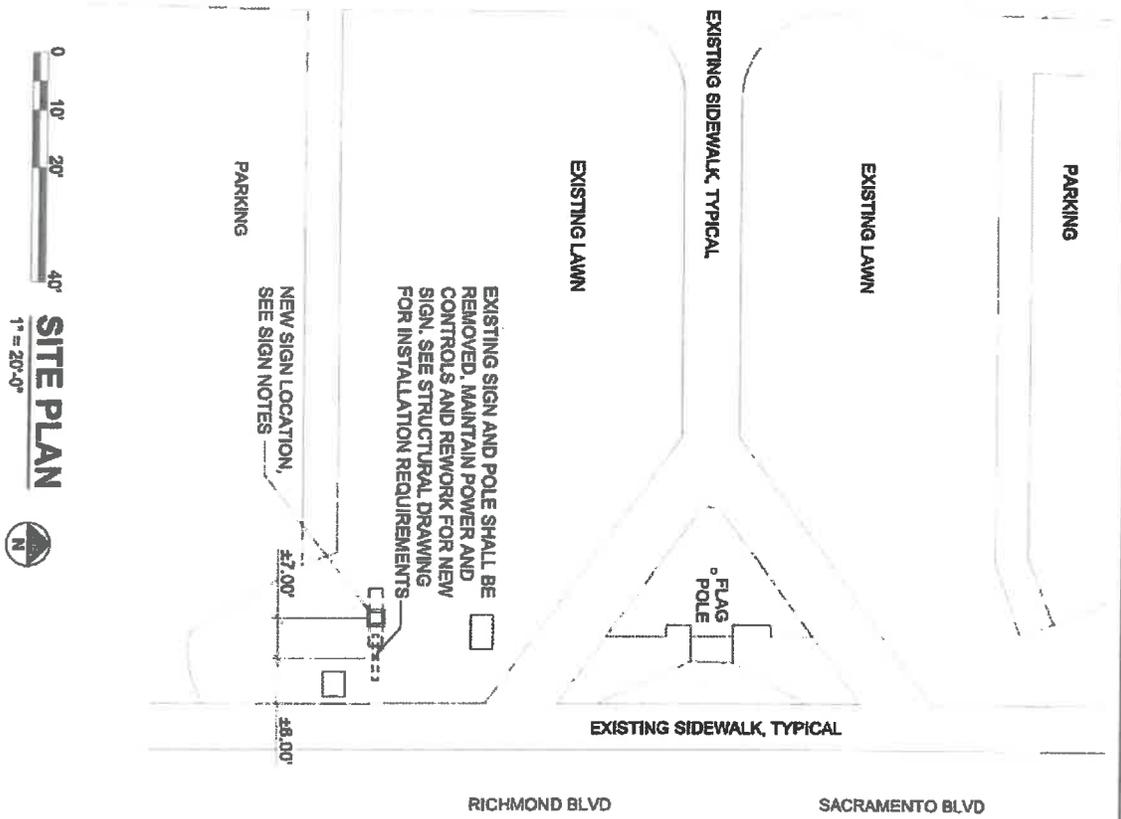
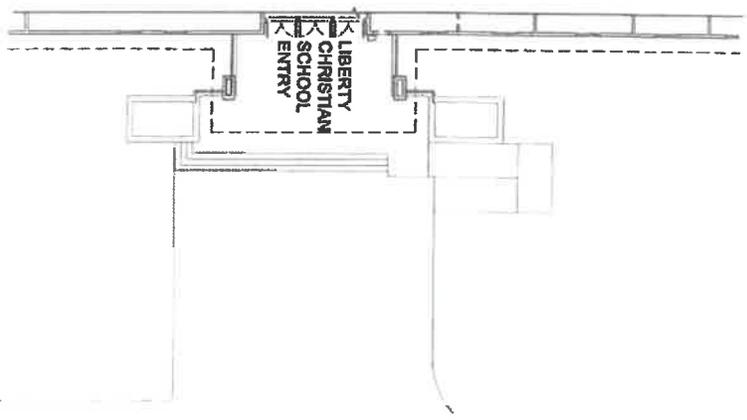
**RECEIVED**  
MAY 11 2002  
PERMIT AND INSPECTIONS  
CITY OF RICHMOND

**RECEIVED**  
MAY 11 2002  
PERMIT AND INSPECTIONS  
CITY OF RICHMOND



SIGN LOCATION  
VICINITY MAP  
NO SCALE

- SIGN NOTES:**
1. EXISTING SIGN AND SIGN POLE SHALL BE REMOVED AT GRADE. MAINTAIN REMOVAL/DISPOSAL OF EXISTING SIGN WITH OWNER.
  2. NEW SIGN LOCATION, SHOWN DIAGRAMMATICALLY, SHALL BE LOCATED AS SHOWN IN VICINITY OF EXISTING SIGN. COORDINATE HOOK-UP WITH OWNER.
  3. SEE STRUCTURAL DRAWINGS FOR NEW SIGN FOUNDATION AND CONNECTIONS.
  4. REPAIR LAWN AND ADJACENT LANDSCAPING TO MATCH EXISTING SURROUNDING CONDITIONS.



0 10' 20' 40'  
1" = 20'-0"  
**SITE PLAN**  
N

|   |  |  |  |  |
|---|--|--|--|--|
|  <p><b>ARCHIBALD &amp; CO</b><br/>ARCHITECTS, PC<br/>460 Symons Street<br/>Richland WA 99354<br/>P 509-546-4899<br/>F 509-543-1763<br/>www.archibald.com</p> | <p><b>LIBERTY CHRISTIAN SCHOOL</b><br/>SITE SIGN<br/>2200 WILLIAMS BLVD   RICHLAND, WA</p> | <p>ARCHITECTURAL<br/>SITE PLAN</p>   | <p>DATE: 2019.10.10<br/>CHECKED: JAM<br/>DESIGNED: AZW<br/>PROJECT: 50-19-019A</p> | <p>DOCUMENT<br/>A0.1</p>   |
|   | <p>DATE: 2019.10.10<br/>CHECKED: JAM<br/>DESIGNED: AZW<br/>PROJECT: 50-19-019A</p>         | <p>DATE: 2019.10.10<br/>CHECKED: JAM<br/>DESIGNED: AZW<br/>PROJECT: 50-19-019A</p> | <p>DATE: 2019.10.10<br/>CHECKED: JAM<br/>DESIGNED: AZW<br/>PROJECT: 50-19-019A</p> | <p>DATE: 2019.10.10<br/>CHECKED: JAM<br/>DESIGNED: AZW<br/>PROJECT: 50-19-019A</p> |



Image capture: Jun 2017 © 2020 Google

Richland, Washington



Street View



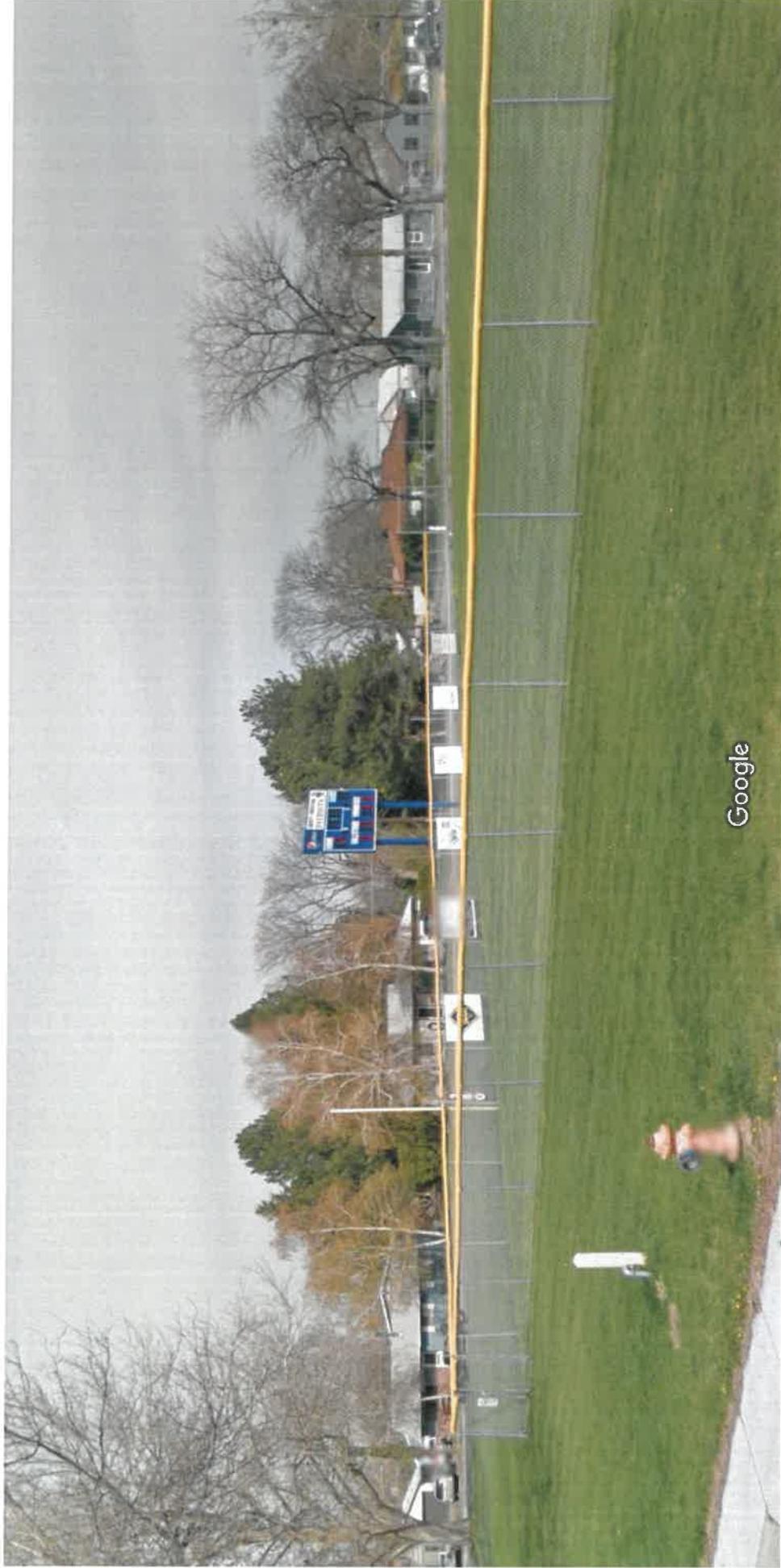
Image capture: Jul 2019 © 2020 Google

Richland, Washington



Street View





Google Maps 1299 Richmond Blvd

1 of 7 parking lot signs



Image capture: Jul 2019 © 2020 Google

Richland, Washington



Street View

**Google Maps** 1299 Richmond Blvd  
3,4 of 7 parking signs



Image capture: Jul 2019 © 2020 Google

Richland, Washington



Street View

**Google Maps** 1301 Sacramento Blvd  
5,6 of 7 parking lot signs



Image capture: Jun 2017 © 2020 Google

Richland, Washington



Street View



Image capture: Jun 2017 © 2020 Google

Richland, Washington



Street View