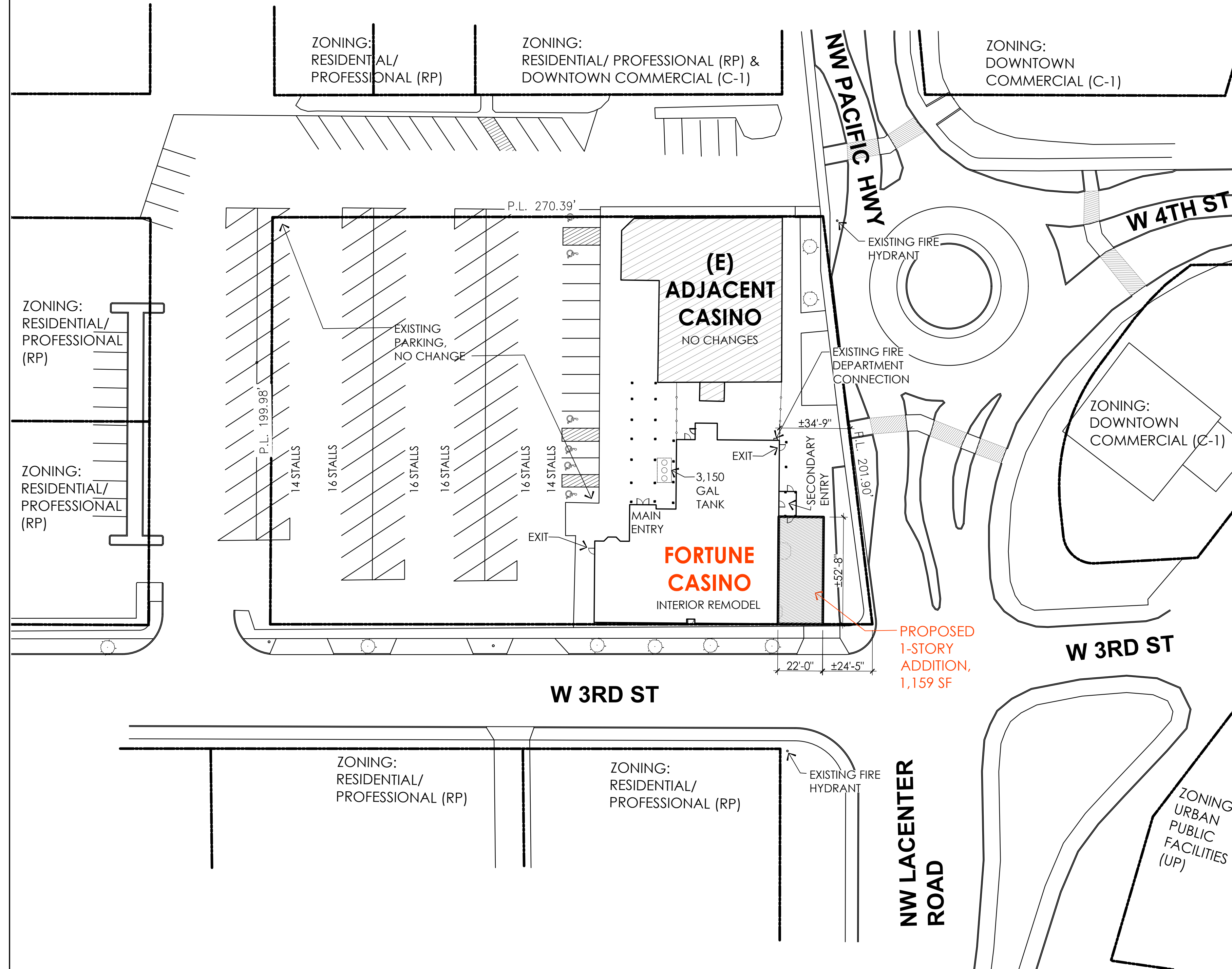


# FORTUNE CASINO- LA CENTER



**SITE PLAN**  
SCALE: 1/32" = 1'-0"

## PROJECT DESCRIPTION

APPLICATION: TYPE I LAND USE APPLICATION PER LCMC 18.215.040(1)(A).  
SCOPE OF WORK: TENANT IMPROVEMENT IN EXISTING CASINO CONSISTING OF NON-STRUCTURAL INTERIOR IMPROVEMENTS. NO CHANGE OF USE PROPOSED. ALSO 1,159 SF ONE-STORY ADDITION PROPOSED.

## CONTACT INFO.

**BUILDING OWNER:** TIS LOQ 318 LLC  
111 S 3RD ST  
RENTON, WA 98057  
CONTACT: DAVID HILL  
206-841-2202  
david.hill@tlgaming.com

**CONTRACTOR:** TBD

**ARCHITECT/  
PROJECT CONTACT:** CB ANDERSON ARCHITECTS, PLLC  
7209 GREENWOOD AVE. N.  
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CONTACT: AMIR MAYER  
206-782-2911  
AMIR@CBA-ARCH.COM

**STRUCTURAL  
ENGINEER:** BRITT KILLIAN, PE, SE  
MD STRUCTURAL ENGINEERING  
500 BROADWAY ST., SUITE 460  
VANCOUVER, WA 98660  
360-433-9093  
BRITT@MDSTRUCTURAL.COM

## CODES

La Center Municipal Code, 2018 International Building Code & Existing Building Code with Washington State Amendments, 2018 WA State Energy Code, Washington Administrative Code & Other Applicable Local & National Agencies.

## SHEET INDEX

- LU-1 SITE PLAN / PROJECT DATA
- LU-2 PARTIAL SITE PLAN
- LU-3 SCOPE OF ALTERATION & ADDITION
- LU-4 EXTERIOR ELEVATIONS
- LU-5 EXTERIOR ELEVATIONS

EXTERIOR LIGHTING  
LIGHTING ON ANY SITE SHALL NOT CAUSE MORE THAN ONE FOOT-CANDLE MEASURED AT ANY PROPERTY LINE.



## PROJECT DATA

**PROJECT ADDRESS:** 318 OLD PACIFIC HWY  
LA CENTER, WA 98629

**ZONE:** RESIDENTIAL/PROFESSIONAL  
DOWNTOWN COMMERCIAL

**TAX PARCEL #:** 63356000

**LEGAL DESCRIPTION:** LACENTER S1/2 BLK 15

**OCCUPANCY / USE  
Existing & proposed:** GROUP A-2 / CASINO  
NO CHANGE IN USE

**LOT SIZE:** ± 56,679 SF

**BUILDING HEIGHT:** 25.7'

**PARKING:** REQUIRED= SIT DOWN RESTAURANT/DRINKING ESTABLISHMENTS: 10.52 PER 1000 SF GROSS FLOOR AREA. FORTUNE CASINO: ±10,228 = 10.2 x 10.52 = 108 STALLS REQUIRED. EXISTING PARKING, NO CHANGE (EXISTING 6 HANDICAP STALLS, 86 STANDARD STALLS ALL SHARED WITH THE ADJACENT CASINO) EXISTING AREA: 31,460 SF = 55.5% OF SITE AREA

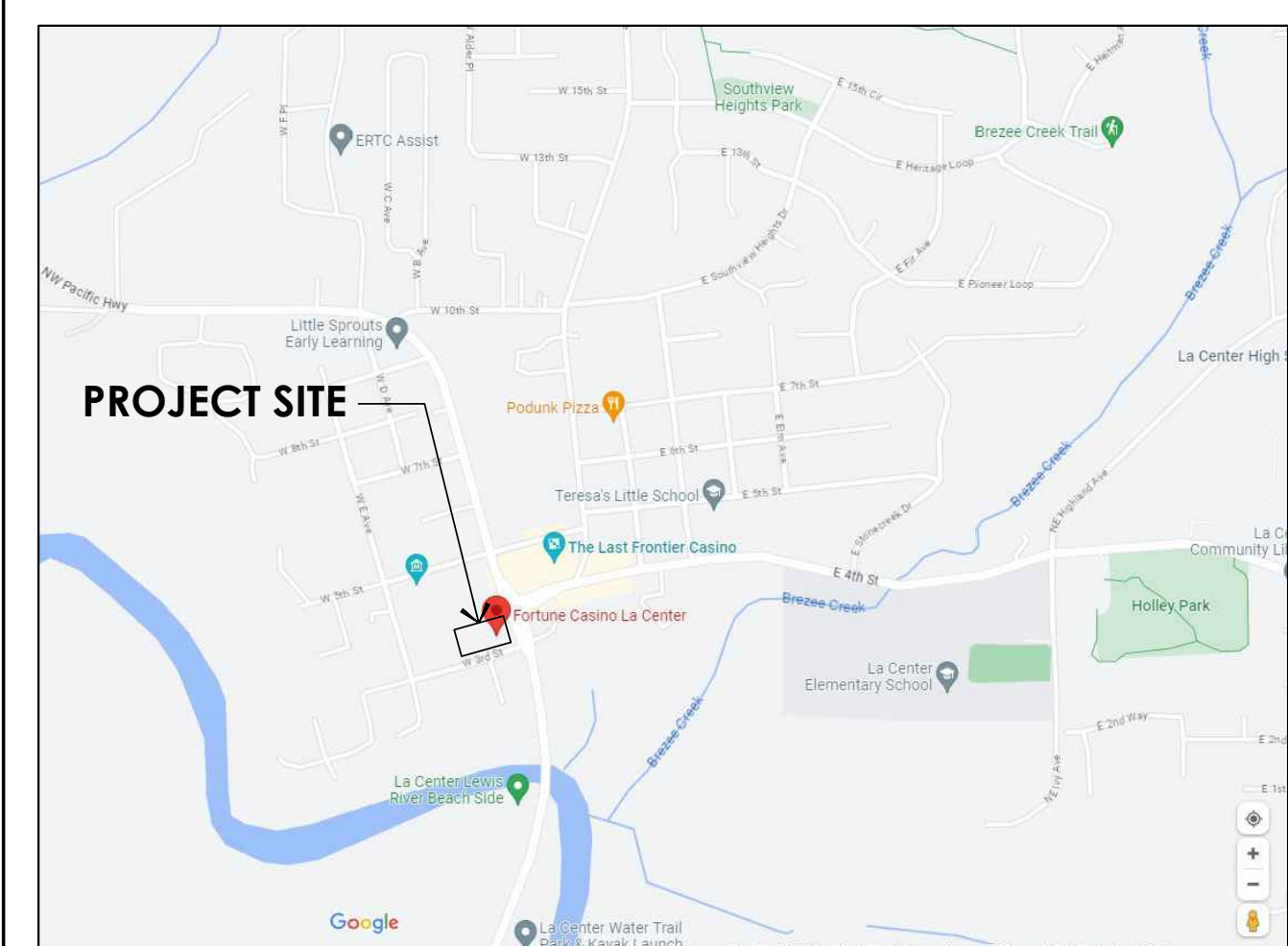
**BUILDING TYPE:** V-1 HOUR / SPRINKLERED

**NUMBER OF STORIES:** TWO STORY

**BUILDING FOOTPRINT:** EXISTING BUILDING: 6,792 SF (12% OF SITE AREA)  
PROPOSED ADDITION: 1,159 SF (2% OF SITE AREA)  
TOTAL FOOTPRINT: 7,951 SF (14% OF SITE AREA)

**IMPERVIOUS SURFACE:** EXISTING: ± 54,870 = 96.8% OF SITE AREA  
PROPOSED: NO CHANGES

## VICINITY MAP



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### CLIENT:

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**SHEET TITLE:**  
SITE PLAN / PROJECT DATA

**PROJECT:**  
FORTUNE CASINO  
318 Old Pacific Highway  
La Center, Washington 98629

### ISSUE DATES or REVISIONS:

NO.	DATE	DESCRIPTION

**DRAWN BY:** SK / CA / AM

**SCALE:** AS NOTED

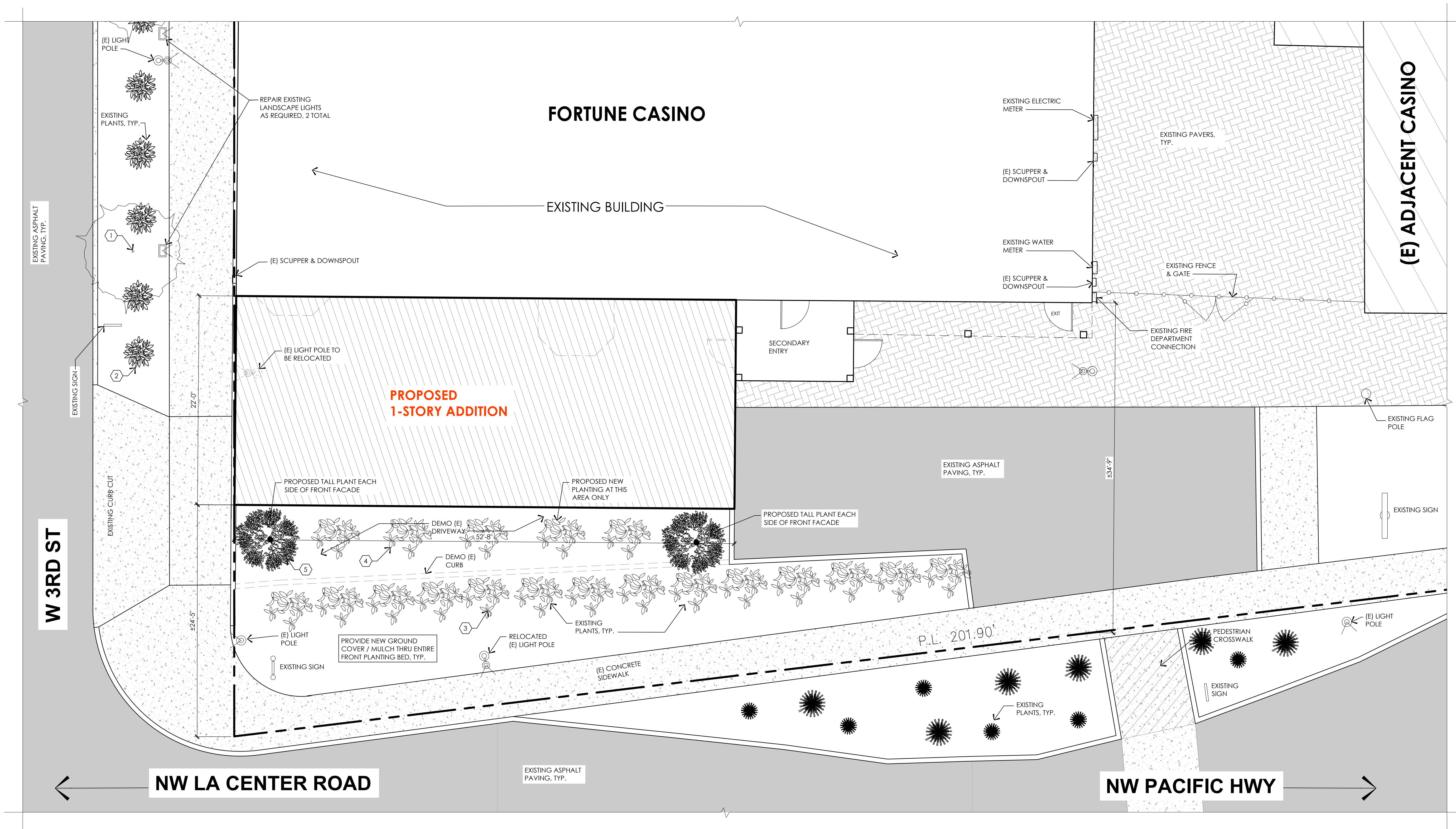
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**JOB NUMBER:** 2125.0

**SHEET NUMBER:**

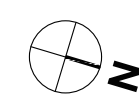
**LU-1**

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**SITE LANDSCAPING & LIGHTING**

SCALE: 3/16" = 1'-0"



NO NEW SITE LIGHTING IS PROPOSED.

PLANTING LEGEND	
①	(E) CHANTICLEER' FLOWERING PEAR/ PYRUS CALLERYANA CHANTICLEER'
②	(E) JAPANESE PIERIS/ PIERIS JAPONICA
③	(E) ENGLISH LAVENDER/ LAVANDULA ANGUSTIFOLIA
④	(N) ENGLISH LAVENDER/ LAVANDULA ANGUSTIFOLIA
⑤	(N) ITALIAN CYPRESS TREE/ CUPRESSUS SEMPERVIRENS

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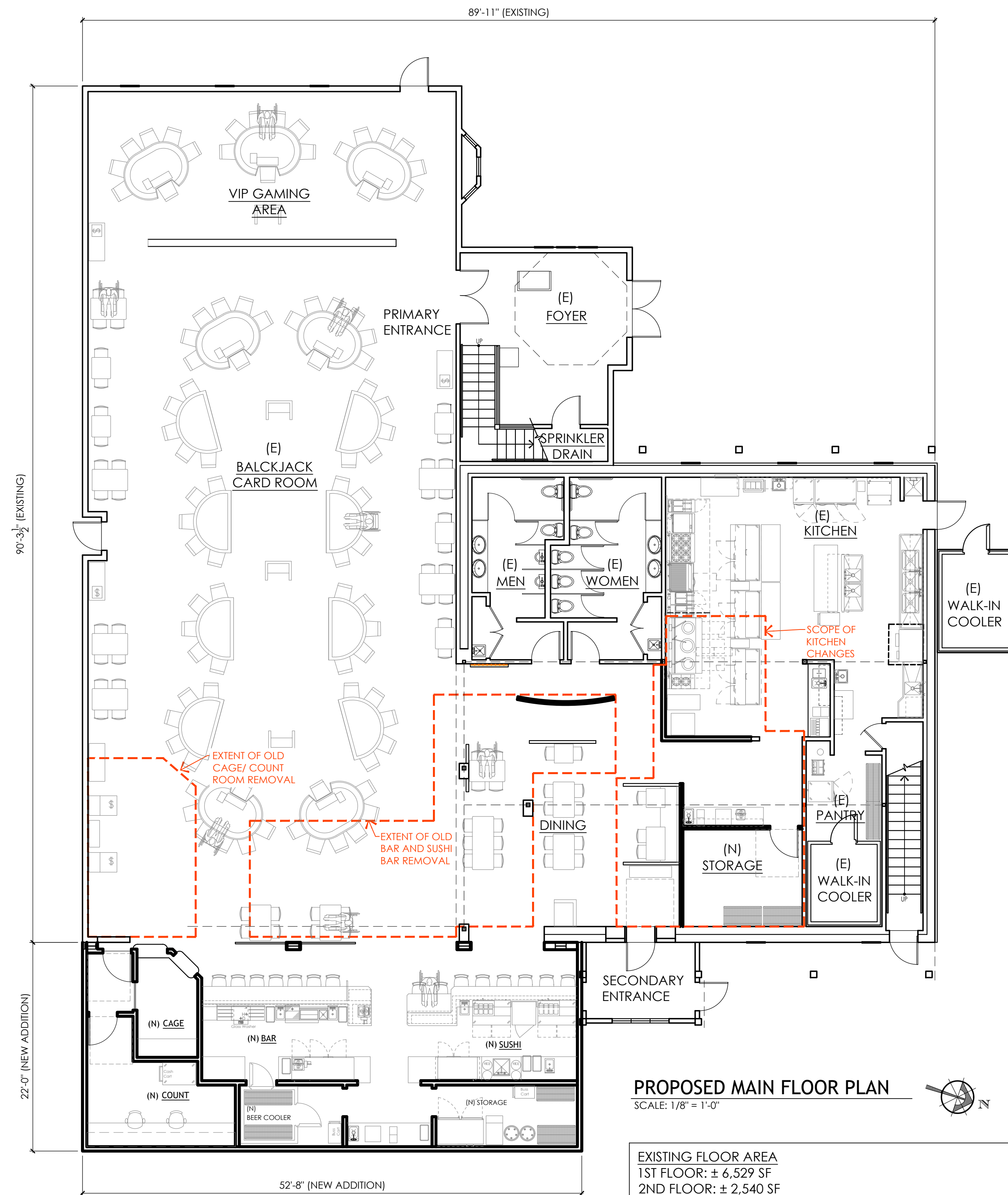


SHEET TITLE:  
**SITE LANDSCAPING & LIGHTING**  
 PROJECT:  
**FORTUNE CASINO**  
 318 Old Pacific Highway  
 La Center, Washington 98629

ISSUE DATES or REVISIONS:

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 SCALE: AS NOTED  
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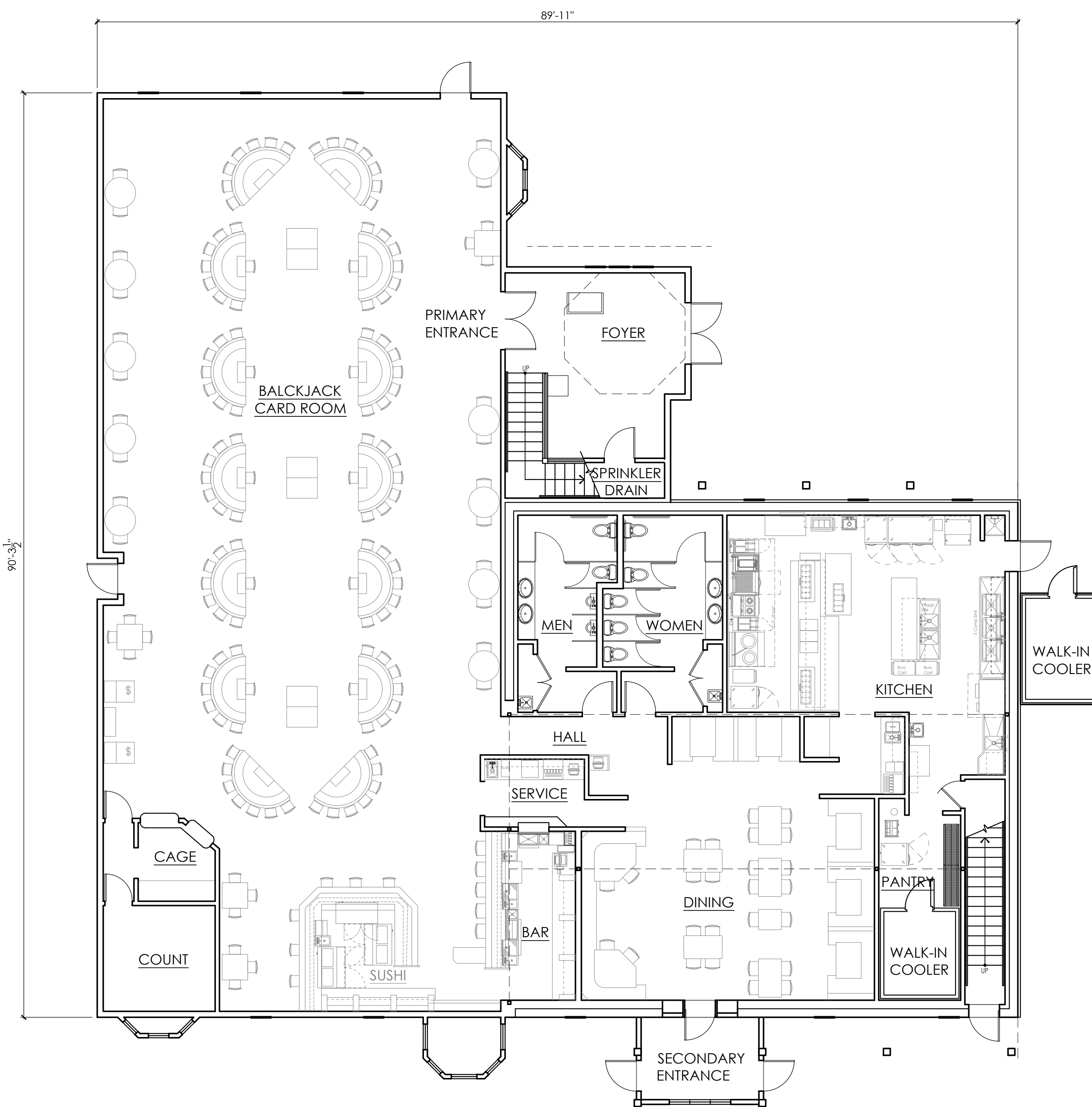
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**LU-2**



**PROPOSED MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

EXISTING FLOOR AREA  
 1ST FLOOR: ± 6,529 SF  
 2ND FLOOR: ± 2,540 SF  
 TOTAL EXISTING AREA: ± 9,069 SF

REMODELED AREA IN THE KITCHEN: 525 SF (5.8% OF EXISTING AREA)  
 EXTENT OF OLD BAR & SUSHI REMOVAL: 568 SF (6.2% OF EXISTING AREA)  
 EXTENT OF OLD CAGE/ COUNT ROOM REMOVAL: 209 SF (2.3% OF EXISTING AREA)  
 NEW ADDITION: 1,159 SF (12.8% OF EXISTING AREA)  
 TOTAL NEW + REMODELED AREA: **2,461 SF (27.1% OF EXISTING AREA)**



**AS BUILT MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

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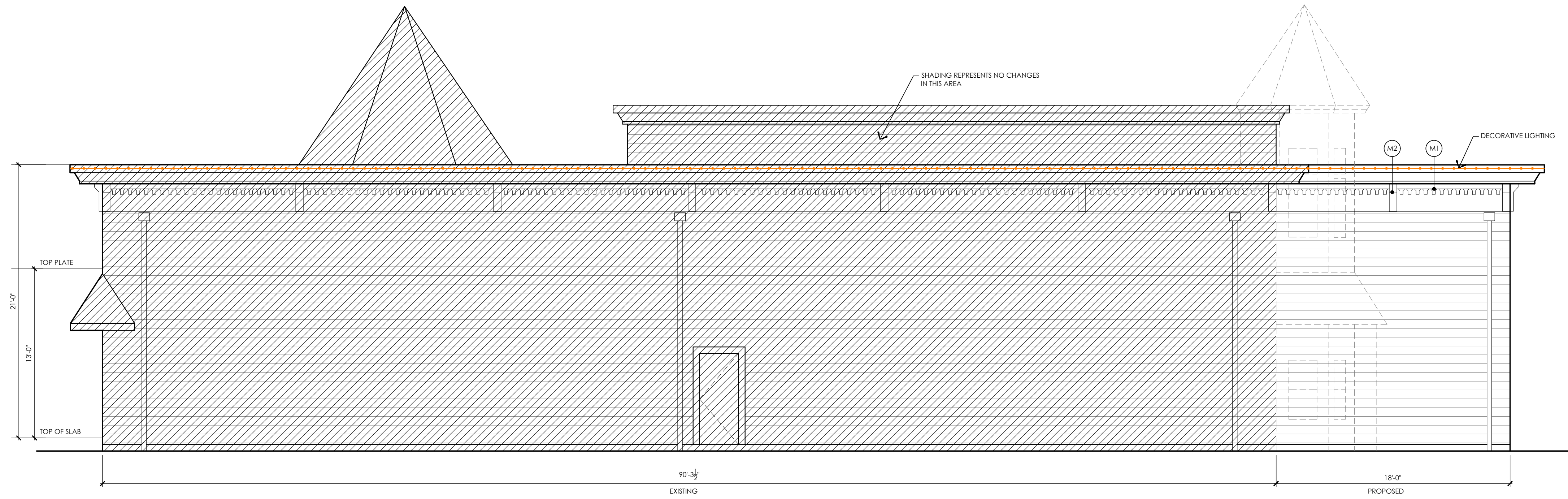
**SCOPE OF ALTERATION & ADDITION**

PROJECT:  
**FORTUNE CASINO**  
 318 Old Pacific Highway  
 La Center, Washington 98629

ISSUE DATES or REVISIONS:


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SHEET NUMBER:  
**LU-3**



**PROPOSED SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**PROPOSED EAST ELEVATION**  
SCALE: 3/16" = 1'-0"

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SHEET TITLE:  
**EXTERIOR ELEVATIONS**

PROJECT:  
**FORTUNE CASINO**  
318 Old Pacific Highway  
La Center, Washington 98629

ISSUE DATES or REVISIONS:

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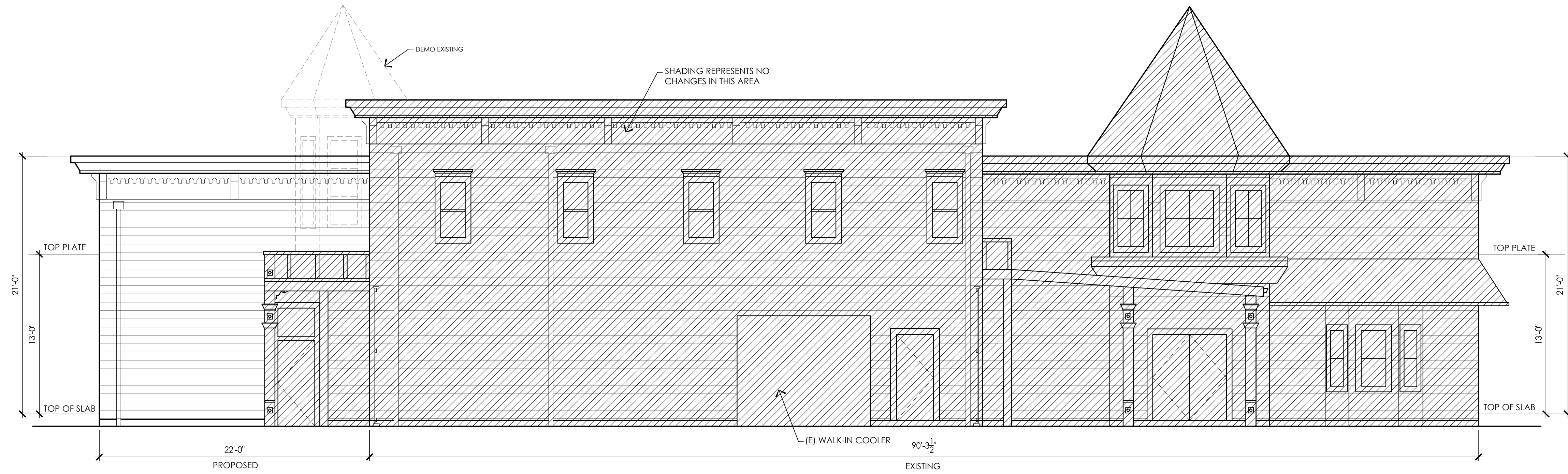
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**LU-4**



**PROPOSED  
NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**AS-BUILT  
WEST ELEVATION - NO CHANGES**  
SCALE: 3/16" = 1'-0"

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**EXTERIOR ELEVATIONS**

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