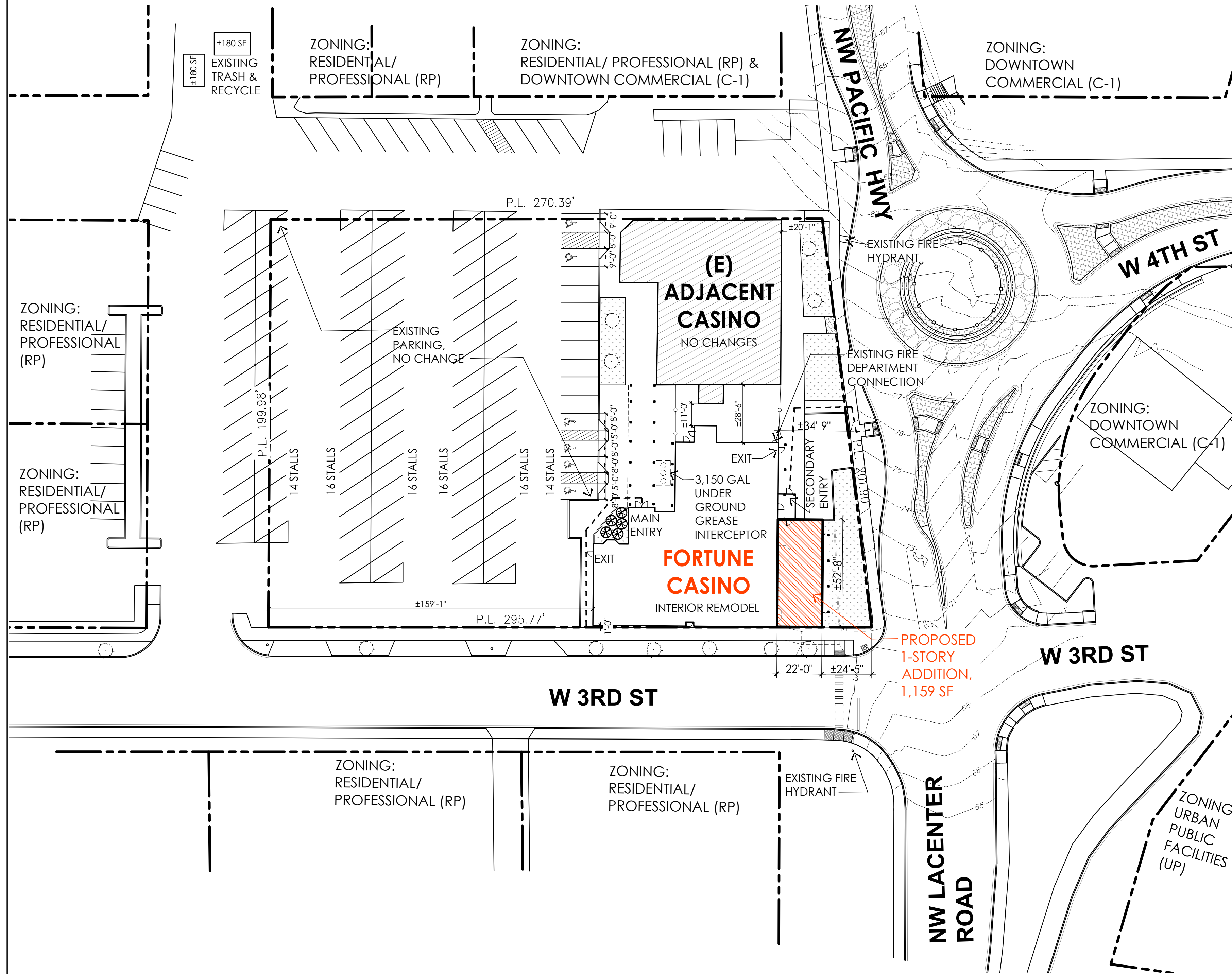


FORTUNE CASINO- LA CENTER



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.
SEATTLE, WA 98103
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, 2021 International Building Code & Existing Building Code with Washington State Amendments, 2021 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 GENERAL SITE DETAILS
- LU-4 SCOPE OF ALTERATION & ADDITION
- LU-5 EXISTING EXTERIOR ELEVATIONS
- LU-6 PROPOSED EXTERIOR ELEVATIONS
- LU-7 PROPOSED EXTERIOR ELEVATIONS

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



LEGEND

- LANDSCAPED AREA
- (E) ADJACENT CASINO
- NEW ADDITION
- (E) ADA PATH FROM PUBLIC WAY

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/ 5 OF THEM NEED TO BE ACCESSIBLE. EXISTING PARKING, NO CHANGE. (EXISTING 6 HANDICAP STALLS, 86 STANDARD STALLS ALL SHARED WITH THE ADJACENT CASINO) EXISTING PARKING AREA: ±31,460 SF = 55.5% OF SITE AREA

BUILDING TYPE: V-1 HOUR / SPRINKLERED

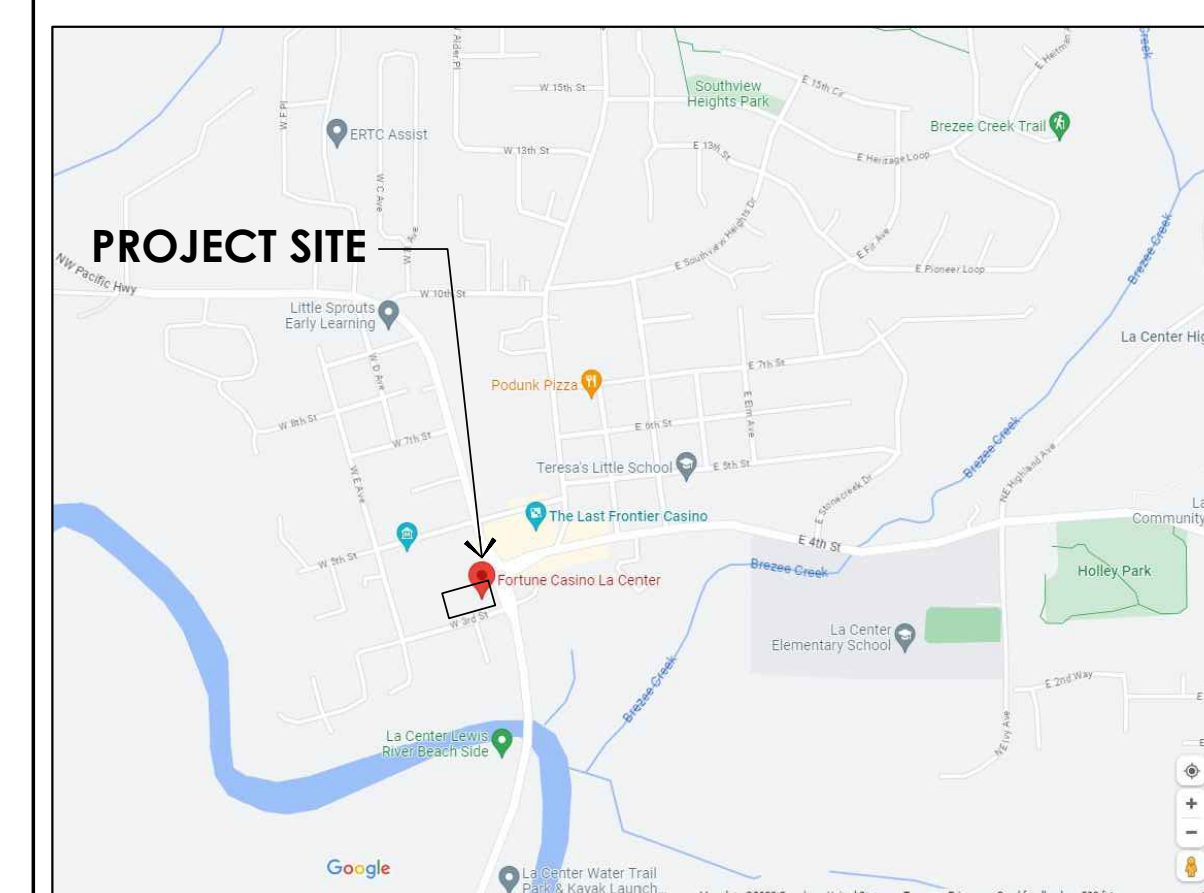
NUMBER OF STORIES: TWO STORY

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: ± 53,932 SF = 95.1% OF SITE AREA
PROPOSED: EXISTING- NO CHANGES

LANDSCAPING: EXISTING: ± 2,497 (4.4% OF SITE AREA)
PROPOSED: ± 250 (0.5% OF SITE AREA)
TOTAL: ± 2,747 = 4.9% OF SITE AREA

VICINITY MAP



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SHEET TITLE:
SITE PLAN / PROJECT DATA

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

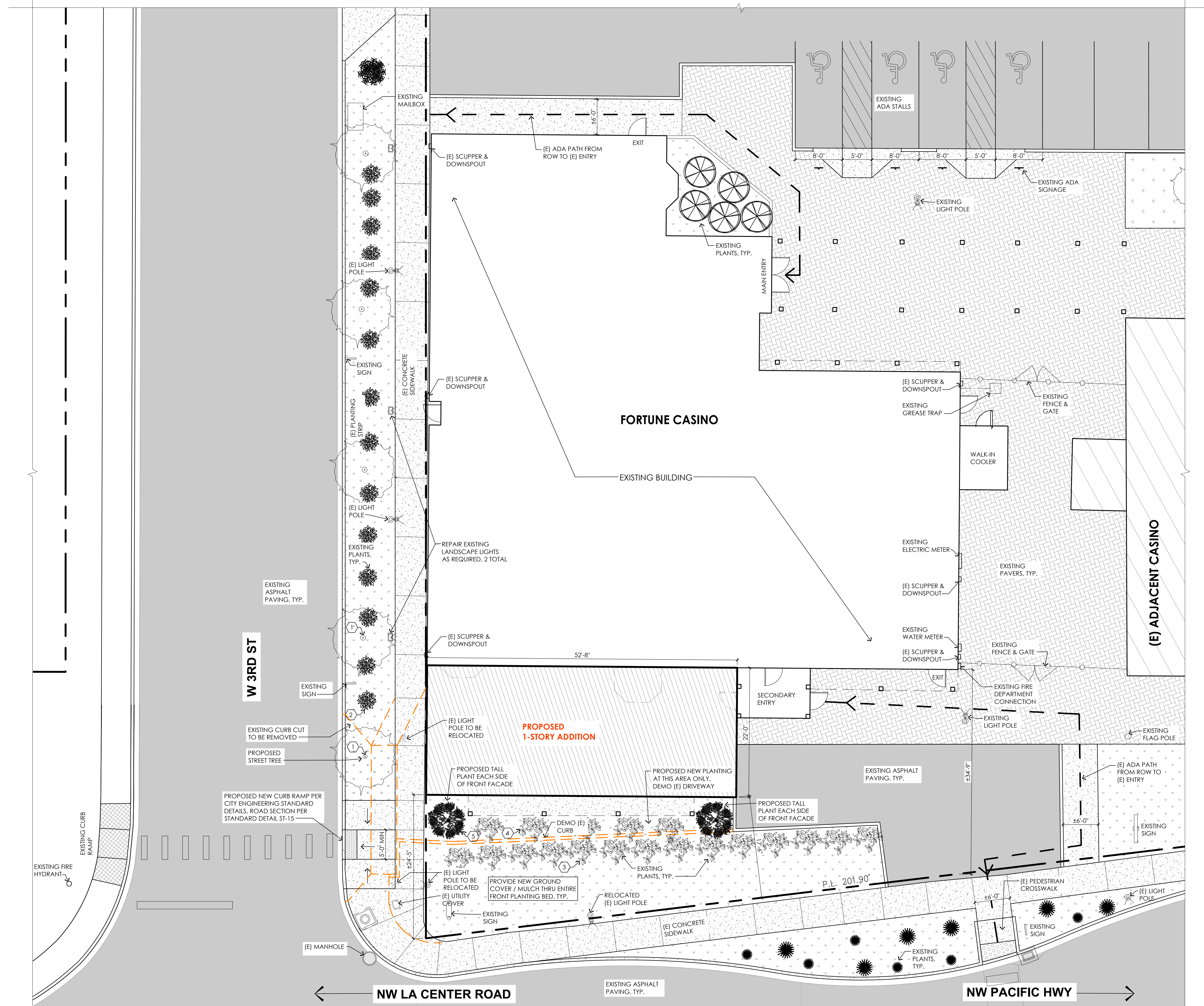
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DATE: 12 MARCH 2024
JOB NUMBER: 2125.0

SHEET NUMBER:

LU-1

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LIGHTING NOTES:
 LIGHTING, INCLUDING PERMITTED ILLUMINATED SIGNS, SHALL BE DESIGNED AND ARRANGED SO AS NOT TO DO THE FOLLOWING:
 - REFLECT OR CAST GLARE INTO ANY RESIDENTIAL ZONE;
 - ROTATE, GLITTER, OR FLASH; OR
 - CONFLICT WITH THE READABILITY OF TRAFFIC SIGNS AND CONTROL SIGNALS.
 LIGHTING ON ANY SITE SHALL NOT CAUSE MORE THAN ONE FOOT-CANDLE MEASURED AT ANY PROPERTY LINE.

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

SITE LANDSCAPING & LIGHTING
 SCALE: 1/8" = 1'-0"

NO NEW SITE LIGHTING IS PROPOSED.

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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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 DATE: 01 APRIL 2024
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SHEET NUMBER:
LU-2

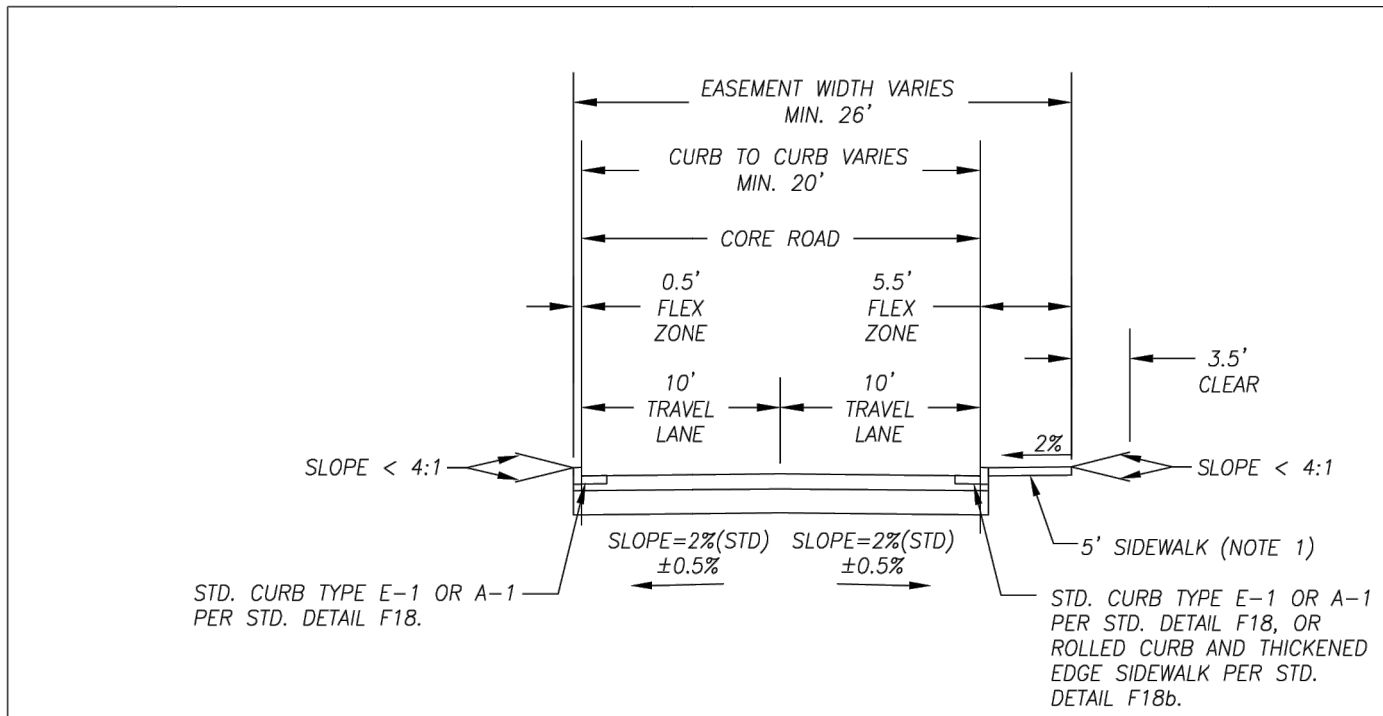


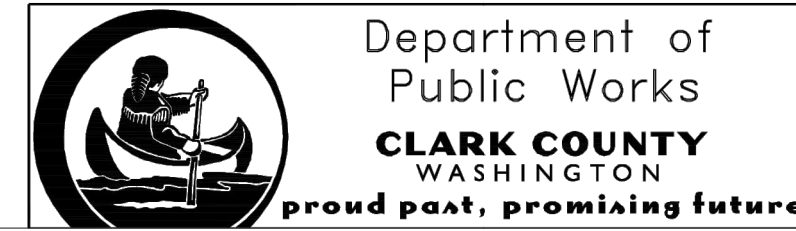
TABLE 1

AASHTO SOIL TYPE	CONVENTIONAL CONSTRUCTION		THICK ASPHALT CONSTRUCTION	
	ASPHALT THICKNESS	BASE ROCK THICKNESS (NOTE 7)	ASPHALT THICKNESS	BASE ROCK THICKNESS (NOTE 7)
A-1	0.20"	0.50"	0.26"	0.25"
A-2	0.20"	0.50"	0.26"	0.25"
A-3	0.20"	0.50"	0.26"	0.25"
A-4	0.20"	0.50"	0.26"	0.25"
A-5	0.20"	0.50"	0.26"	0.25"
A-6	0.20"	0.70"	0.26"	0.25"
A-7	0.20"	1.50"	0.38"	0.25"
OTHER	NO SECTION	ESTIMATED	NO SECTION	ESTIMATED

TABLE 2

AASHTO SOIL TYPE	CONVENTIONAL CONSTRUCTION			THICK ASPHALT CONSTRUCTION		
	INITIAL ASPHALT THICKNESS (NOTE 4)	FINAL ASPHALT THICKNESS (NOTE 5)	BASE ROCK THICKNESS (NOTE 7)	INITIAL ASPHALT THICKNESS (NOTE 4)	FINAL ASPHALT THICKNESS (NOTE 5)	BASE ROCK THICKNESS (NOTE 7)
A-1	0.13"	0.26"	0.50"	0.20"	0.33"	0.25"
A-2	0.13"	0.26"	0.50"	0.20"	0.33"	0.25"
A-3	0.13"	0.26"	0.50"	0.20"	0.33"	0.25"
A-4	0.13"	0.26"	0.50"	0.20"	0.33"	0.25"
A-5	0.13"	0.26"	0.50"	0.20"	0.33"	0.25"
A-6	0.13"	0.26"	0.50"	0.20"	0.36"	0.25"
A-7	0.13"	0.26"	1.10"	0.25"	0.38"	0.25"
OTHER	NO SECTION	ESTIMATED	ESTIMATED	NO SECTION	ESTIMATED	ESTIMATED

- NOTES:
- PRIVATE ROADS SHALL HAVE SIDEWALK ON ONE SIDE. AT A MINIMUM, SIDEWALK MAY BE DETACHED AND BE ASPHALT OR CEMENT CONCRETE. IF ATTACHED SIDEWALKS ARE INSTALLED WITH MOUNTABLE ROLLED CURB AND GUTTER, THE SIDEWALK SHALL BE THICKENED SIDEWALK PER STD. DETAIL F18b.
 - TABLE 1 APPLIES WHEN THE PAVEMENT SECTION WILL BE FULLY COMPLETED BEFORE BEGINNING CONSTRUCTION OF RESIDENTIAL UNITS.
 - TABLE 2 APPLIES WHEN THE FINAL LIFT OF THE PAVEMENT SECTION WILL BE PLACED AFTER COMPLETION OF RESIDENTIAL UNITS.
 - THE INITIAL ASPHALT THICKNESS FOR TABLE 2 IS THE MINIMUM ASPHALT THICKNESS REQUIRED BEFORE OPENING THE ROAD TO RESIDENTIAL CONSTRUCTION RELATED TRAFFIC.
 - THE FINAL ASPHALT THICKNESS FOR TABLE 2 IS THE MINIMUM TOTAL ASPHALT THICKNESS REQUIRED IN THE FINAL PAVEMENT SECTION.
 - PRIOR TO PLACING THE FINAL LIFT, THE INITIAL ASPHALT SECTION SHALL BE INSPECTED AND ANY DEFECTS, SUCH AS CRACKS, SAGS OR RUTS SHALL BE REPAIRED.
 - SUBGRADE REINFORCEMENT GEOTEXTILE SHALL BE INSTALLED OVER ALL A-6 AND A-7 SOIL PRIOR TO CONSTRUCTING THE BASE. SUBGRADE REINFORCEMENT GEOTEXTILE SHALL ALSO BE INSTALLED OVER A-4 AND A-5 SOIL PRIOR TO CONSTRUCTING THE BASE WHEN THE BASE THICKNESS IS LESS THAN 0.75 FT.
 - THE PAVEMENT STRUCTURE THICKNESSES IDENTIFIED FOR THE ABOVE SOIL TYPES AND CONSTRUCTION CASES ARE REQUIRED IN THE ABSENCE OF A SITE SPECIFIC PAVEMENT DESIGN. THE TOTAL PAVEMENT STRUCTURE SHALL NOT EXCEED 2.5 FT.
 - ASPHALT CONCRETE SHALL BE WSDOT HMA CL 1/2" PG 64-22 OR EQUIVALENT.
 - EITHER CONVENTIONAL OR THICK ASPHALT CONSTRUCTION IS ALLOWED.
 - ROADWAY SLOPE OUTSIDE LISTED RANGE ALLOWED WITH APPROVAL FOR FRONTAGE/MATCHING SITUATIONS.
 - THE SUBGRADE AND CRUSHED SURFACING MATERIALS SHALL BE COMPACTED PER WSDOT STANDARDS.
 - FEATURES WITHIN CORE ROAD AND FLEX ZONE ARE SUBJECT TO CCC 40.350.030(B)(3) AND TABLE CCC 40.350.030-2.
 - STORMWATER LOW IMPACT DEVELOPMENT (LID) FEATURES IN THE RIGHT-OF-WAY ARE SUBJECT TO CCC 40.350.030(B)(3) AND TABLE CCC 40.350.030-2.
 - PRIVATE ROADS MAY BE CONSTRUCTED WITH INVERTED CROWN OR SHED CROSS SECTION.



URBAN PRIVATE ROAD (RESIDENTIAL AREAS)

APPROVED

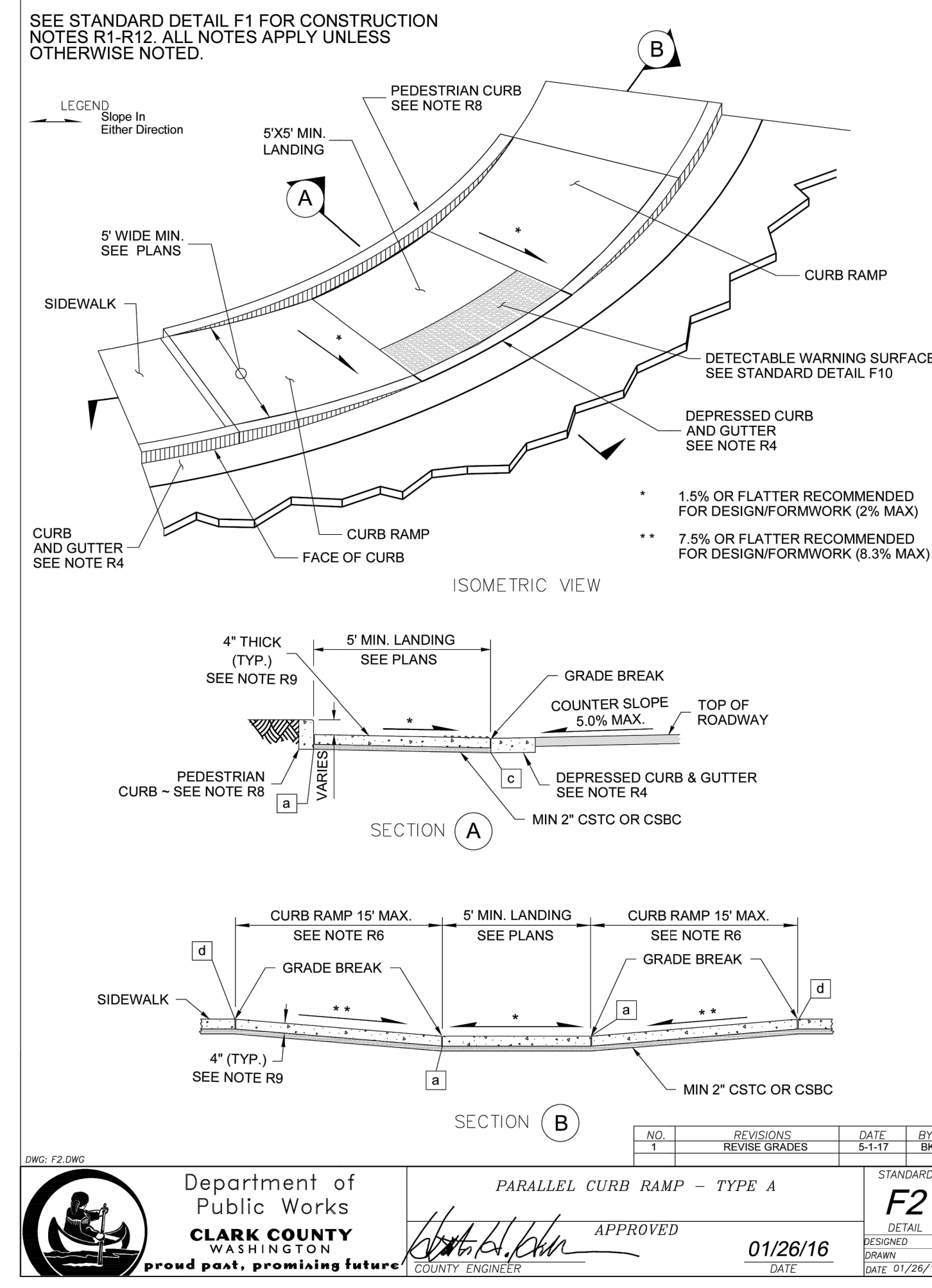
09/18/13

DATE

DESIGNED

DRAWN

DATE 09/18/13



PARALLEL CURB RAMP - TYPE A

APPROVED

01/26/16

DATE

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SHEET TITLE:

GENERAL SITE DETAILS

PROJECT:

FORTUNE CASINO
318 Old Pacific Highway
La Center, Washington 98629

ISSUE DATES or REVISIONS:

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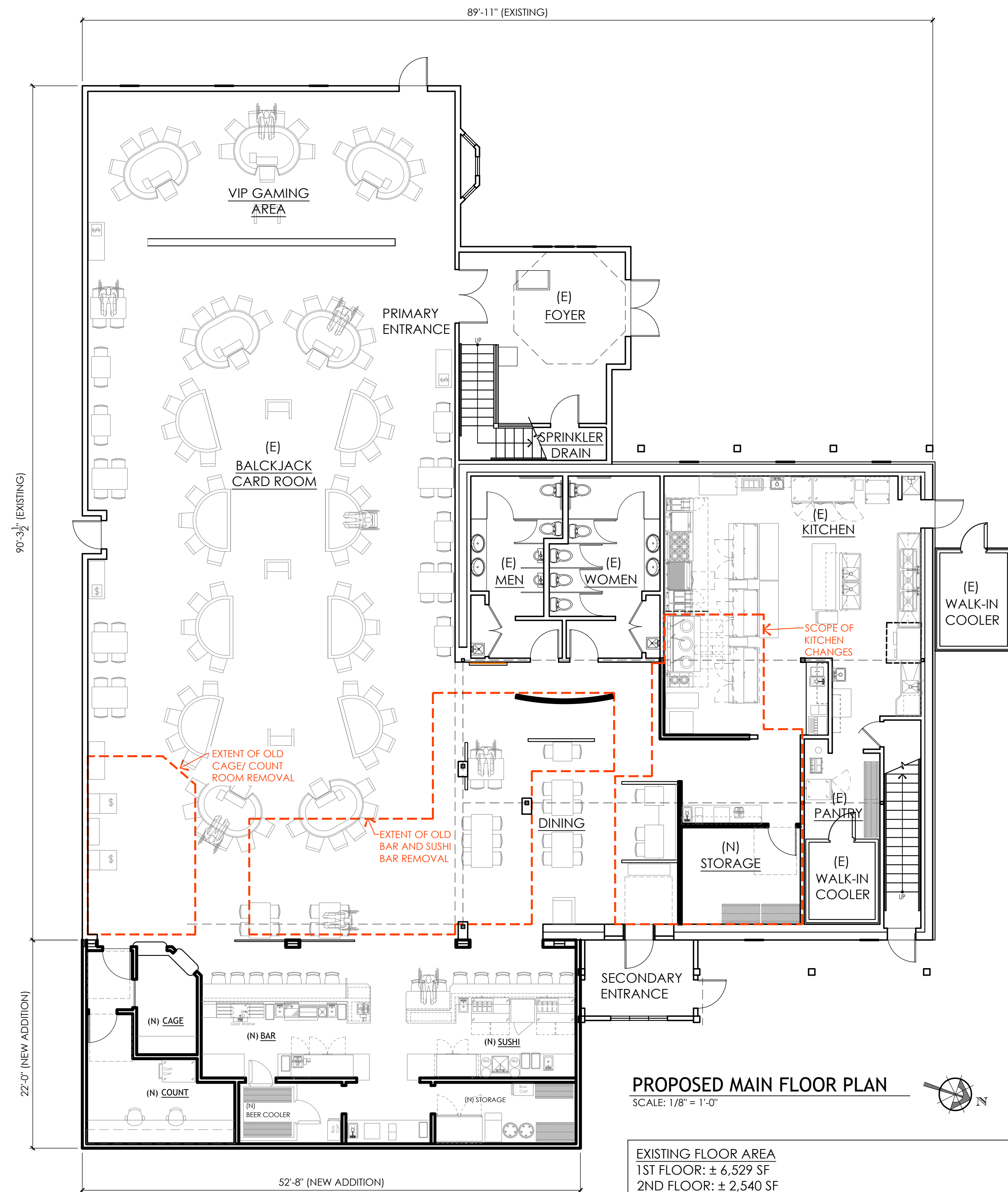
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JOB NUMBER: 2125.0

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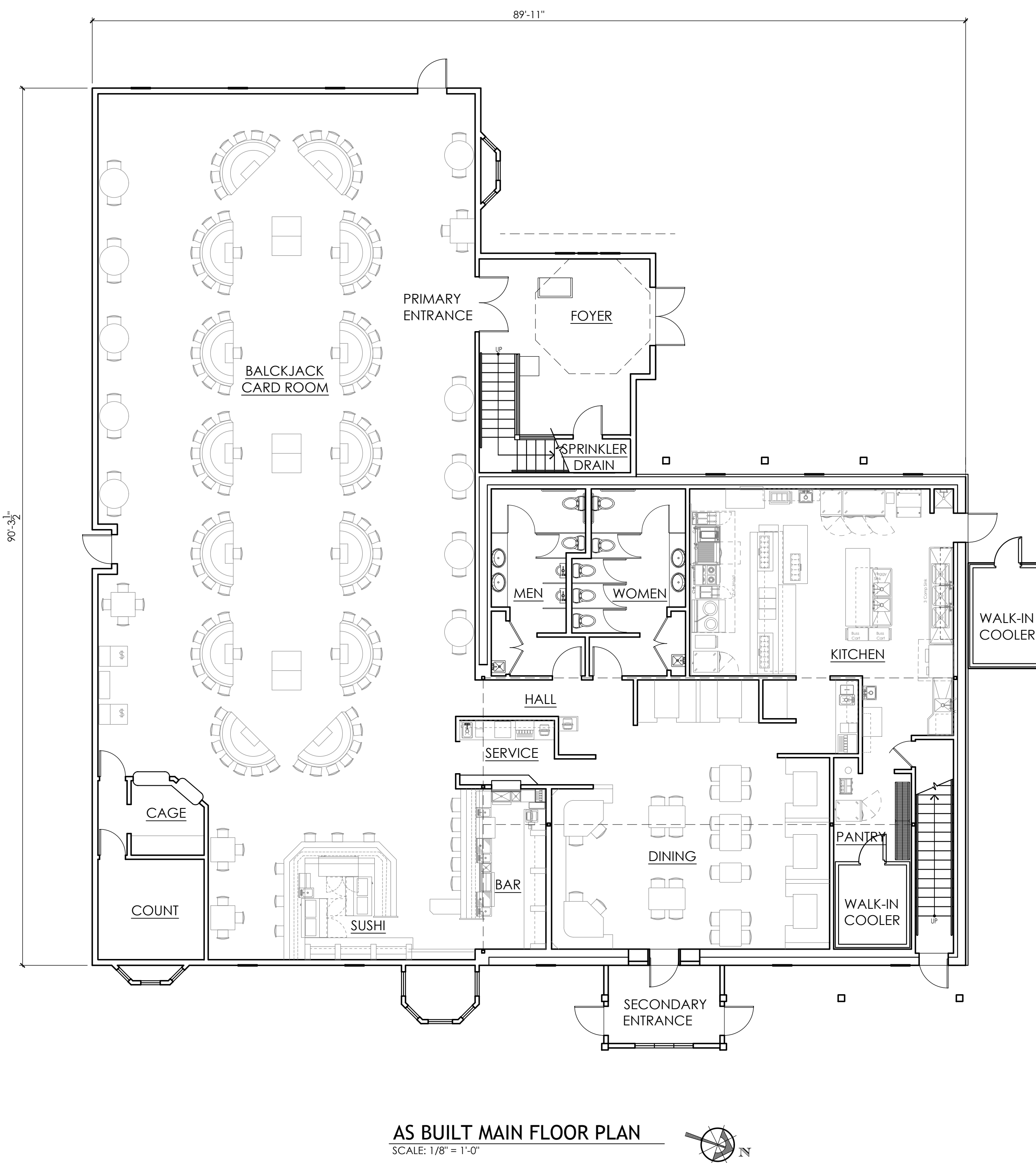
LU-3



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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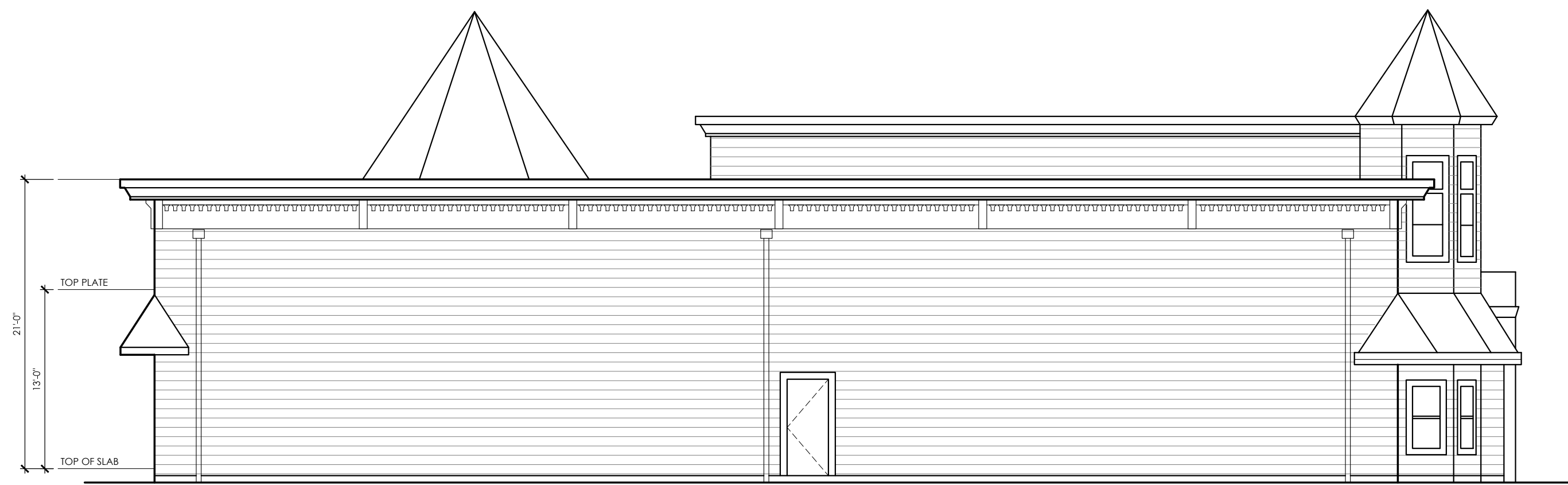
SCOPE OF ALTERATION & ADDITION

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

ISSUE DATES or REVISIONS:

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 SCALE: AS NOTED
 DATE: 12 MARCH 2024
 JOB NUMBER: 2125.0

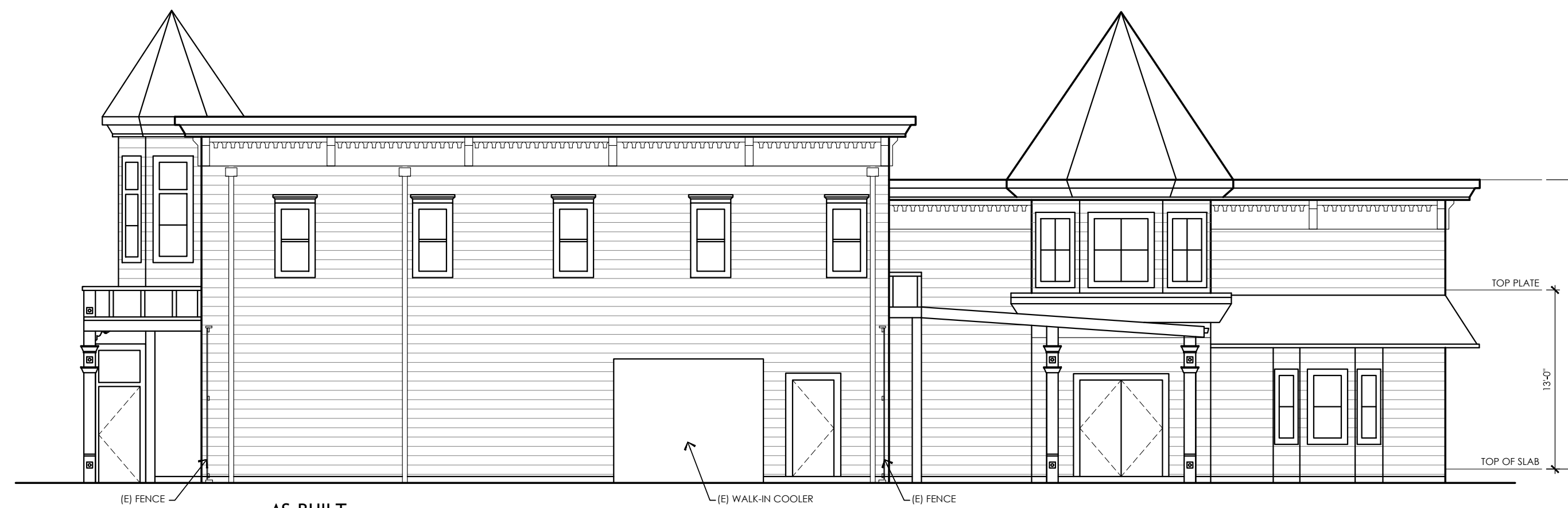
SHEET NUMBER:
LU-4



AS-BUILT
SOUTH ELEVATION
SCALE: 1/8"=1'-0"



AS-BUILT
EAST ELEVATION
SCALE: 1/8"=1'-0"



AS-BUILT
NORTH ELEVATION
SCALE: 1/8"=1'-0"



AS-BUILT
WEST ELEVATION
SCALE: 1/8"=1'-0"

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SHEET TITLE:
EXISTING EXTERIOR ELEVATIONS

PROJECT:
FORTUNE CASINO
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La Center, Washington 98629

ISSUE DATES or REVISIONS:

NO.	DATE	REVISION

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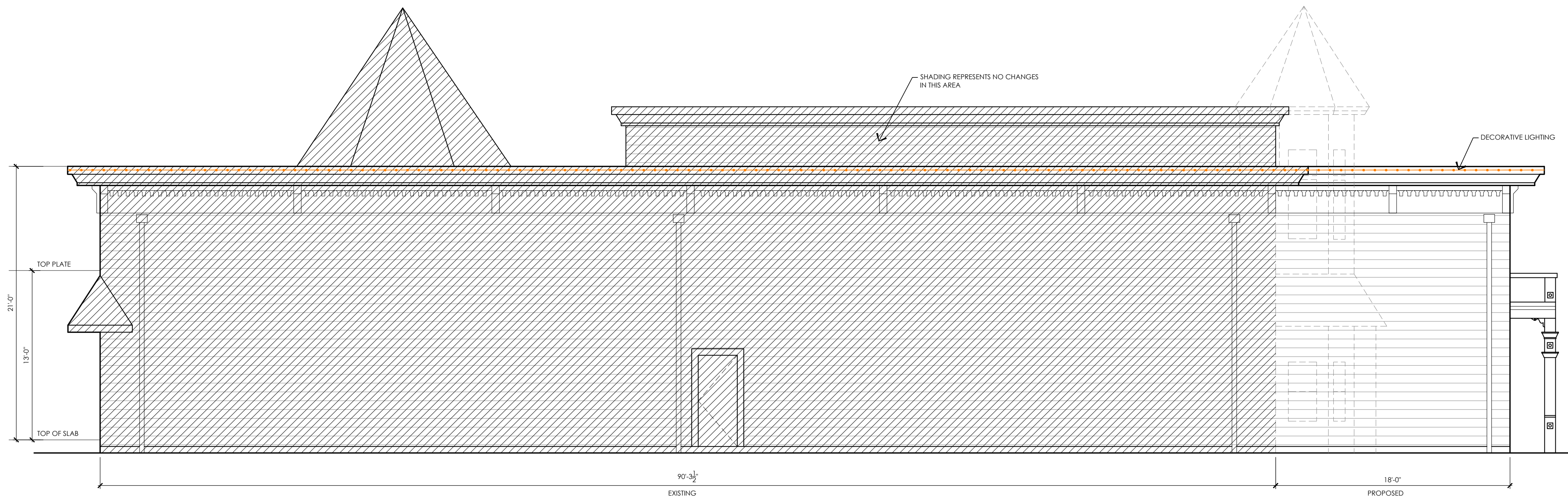
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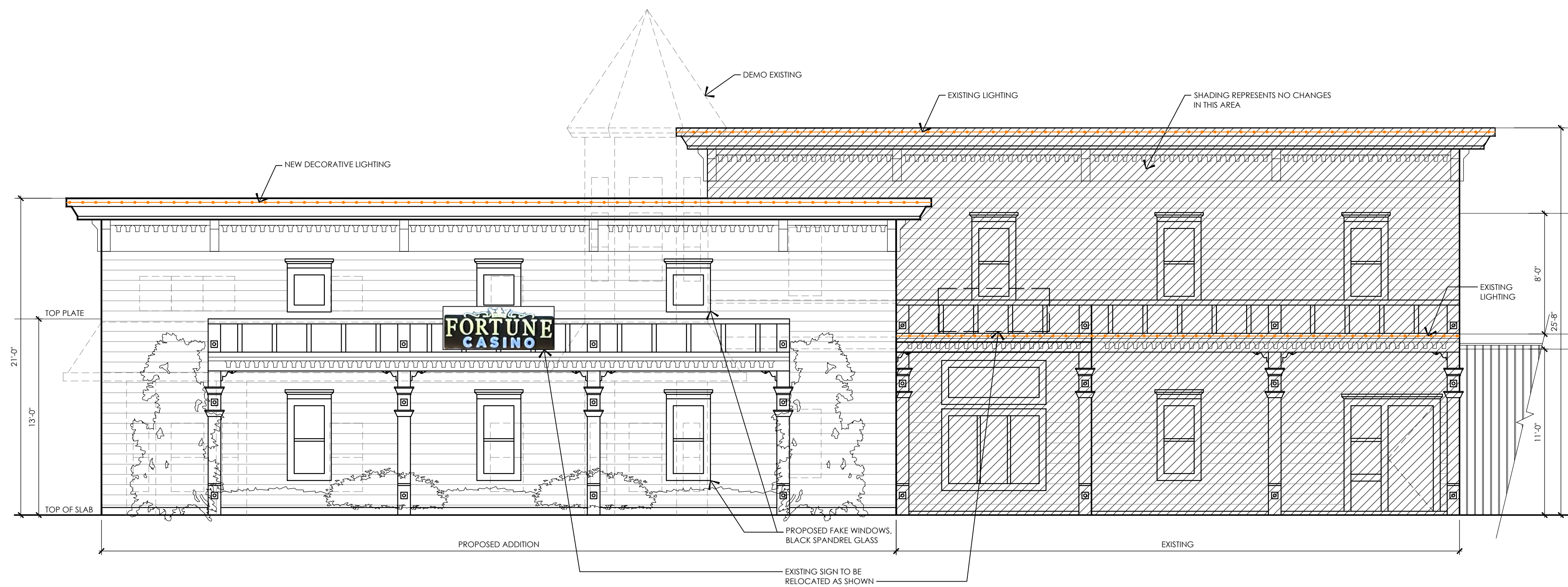
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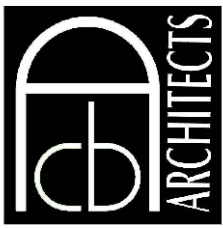


PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



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

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PROPOSED EXTERIOR ELEVATIONS

PROJECT:
FORTUNE CASINO
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SHEET TITLE:

ISSUE DATES or REVISIONS:

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SCALE: AS NOTED

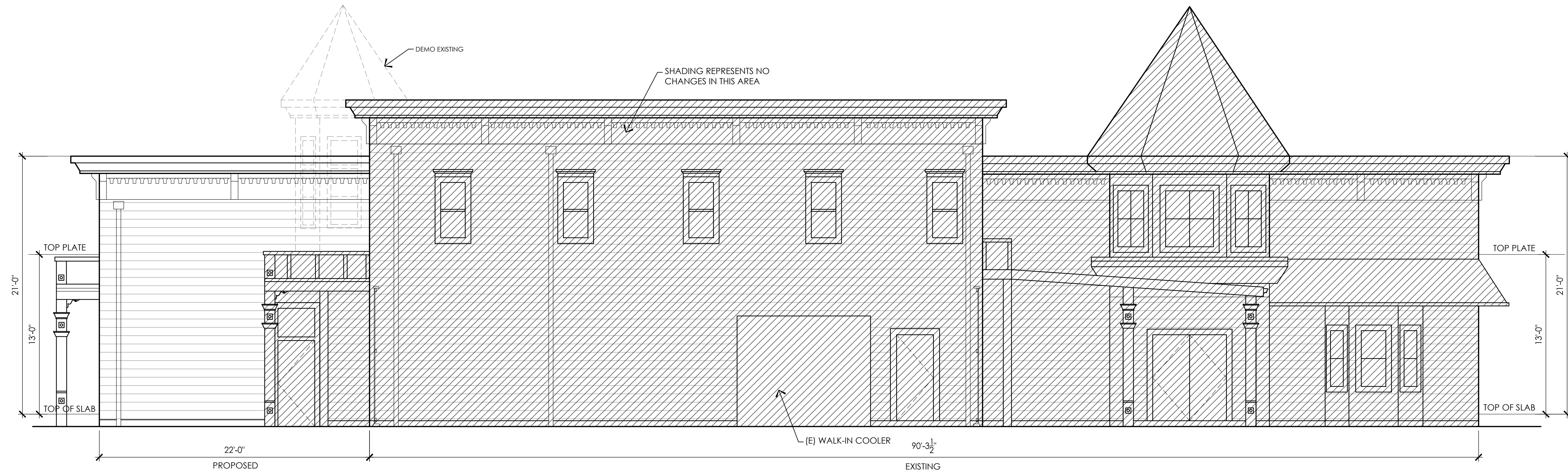
DATE: 12 MARCH 2024

JOB NUMBER: 2125.0

SHEET NUMBER:

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



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

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PROPOSED EXTERIOR ELEVATIONS

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SHEET TITLE:

ISSUE DATES or REVISIONS:

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SHEET NUMBER:

LU-7

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