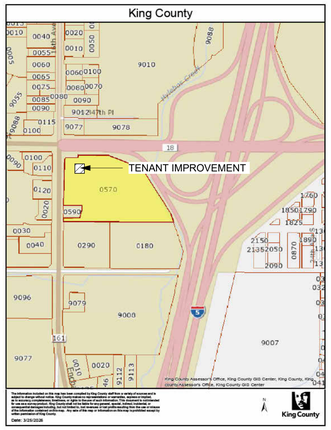


S 348TH ST

KIT CORNER RD S

TENANT IMPROVEMENT

PROJECT AREA: 3,000 SF

N

1 SITE PLAN
1" = 10'-0"

34900 ENCHANTED PKWY S, FEDERAL WAY, WA

OWNER/FINANCIALLY RESPONSIBLE PARTY

CLIENT / TENANT: WILLIAM ZAIKA

EMAIL: KIKA.ZAIKA101@GMAIL.COM

PHONE: (253) 455-2930

PROPERTY DETAILS

PARCEL NUMBER	**2192600570**
ADDRESS	**34900 ENCHANTED PKWY S**
JURISDICTION	**FEDERAL WAY**
ZIP CODE	**98003**

LEGAL DESCRIPTION

EAST TACOMA CENTRAL ADD B POR VAC PLAT OF EAST TACOMA CENTRAL ADD "B" DAF - BEG SW COR STR 21-21-04 TH N 01-34-08 E ALG W LN OF SD SUBD 496.66 FT TH S 88 -35-16 E 50 FT TO E MGN OF 16TH AVE S & TPOB TH N 01-34-08 E ALG SD E MGN 36 FT TAP LABELLED "A" TH CONT N 01-34-08 E ALG SD E MGN 76.28 FT TH N 02-42-12 E ALG SD E MGN 95.16 FT TO N LN OF LOT 5 BLK 11 OF SD PLAT TH N 02-39-01 E ALG SD E MGN 409.90 FT TH N 15-36-18 E ALG SD E MGN 20.62 FT TO SLY MGN OF SR 18 TH S 88-24-06 E ALG SD SLY MGN 127.98 FT TH N 01-35-54 E ALG SD SLY MGN 25 FT TH S 88-24-06 E ALG SD SLY MGN 300 FT TH S 67-14-16 E ALG SD SLY MGN 373.53 FT TH S 31-32-24 E ALG SWLY MGN OF SR 5 A DIST OF 527 FT TH S 17-42-24 E ALG SD SWLY MGN 87.44 FT TH N 88-35-16 W 1107.61 FT TO TPOB-LESS POR THOF - BEG AT SD PT LABELLED "A" TH N 01-34-08 E ALG E MGN OF 16TH AVE S 76.28 FT TH N 02-42-12 E ALG SD E MGN 49.33 FT TH S 88-35-16 E 34.43 FT TH S 03-06-18 W 3.50 FT TH S 86-53-42 E 153.16 FT TH S 01-24-44 W 31.31 FT TH SLY ALG CRV TO RGT WITH RAD 50 FT AN ARC DIST OF 15.93 FT TH S 19-39-49 W 74.35 FT TH N 88-35-16 W 162.94 FT TO POB - AKA PCL D OF FEDERAL WAY LLA #BLA 93-0002 REC # 9304089001

PROJECT DESCRIPTION

INTERIOR TENANT IMPROVEMENT TO EXISTING RESTAURANT TENANT SPACE. WORK INCLUDES INTERIOR MODIFICATIONS, PLUMBING FIXTURE REPLACEMENT, AND ASSOCIATED PERMIT REVISIONS AS SHOWN IN DRAWINGS.

PARKING SPACE ANALYSIS

TENANT SPACE IS ESTABLISHED IN A COMMERCIAL ZONE BUILDING IN PEDESTRIAN NEIGHBORHOOD COMMERCIAL AREA PARKING SPACE IS SHARED USE IN BUILDING PROVIDED PARKING AREA.

CODE COMPLYING

NATIONAL:

2021 INTERNATIONAL BUILDING CODE W/ WASHINGTON STATE AMENDMENTS (51-50 WAC)
2021 INTERNATIONAL FIRE CODE W/ WASHINGTON STATE AMENDMENTS (51-54 WAC)
2021 INTERNATIONAL MECHANICAL CODE W/ WASHINGTON STATE AMENDMENTS (51-52 WAC)
2021 INTERNATIONAL PLUMBING CODE W/ WASHINGTON STATE AMENDMENTS (51-56 WAC)
ICC A117.1-2017 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

CODE ANALYSIS

OCCUPANCY CLASSIFICATION: A-2

TYPE OF CONSTRUCTION:

EXISTING BUILDING CONSTRUCTION TYPE TO BE VERIFIED FROM APPROVED BUILDING RECORDS. ASSESSOR RECORDS IDENTIFY THE EXISTING BUILDING AS MASONRY CONSTRUCTION.

EXISTING BUILDING AREA: 3,909 SF

NUMBER OF STORIES: 1 STORY

FIRE SPRINKLER SYSTEM: YES, EXISTING

USE: A-2 EXISTING RESTAURANT TENANT SPACE

ZONING: CE

INDEX

REPRESENTS SHEETS SUBMITTED

SHEET #	DRAWING DESCRIPTION	
A100	SITE PLAN & PROJECT INFO	
A101	EXISTING / PROPOSED FLOOR PLAN	
A102	OCCUPANCY LOAD & EXIT PLAN	

VICINITY MAP

N

EMERALD ARCH STUDIO

Address: 16 N Broadway St, Suite 54
Tacoma, WA 98403
Phone: 206-510-4163
e-mail: Ayoub@emeraldarchstudio.com

Address:

Phone:
e-mail:

No.	Description	Date

EMISH RESTAURANT

34900 Enchanted Pkwy S, Federal Way, WA

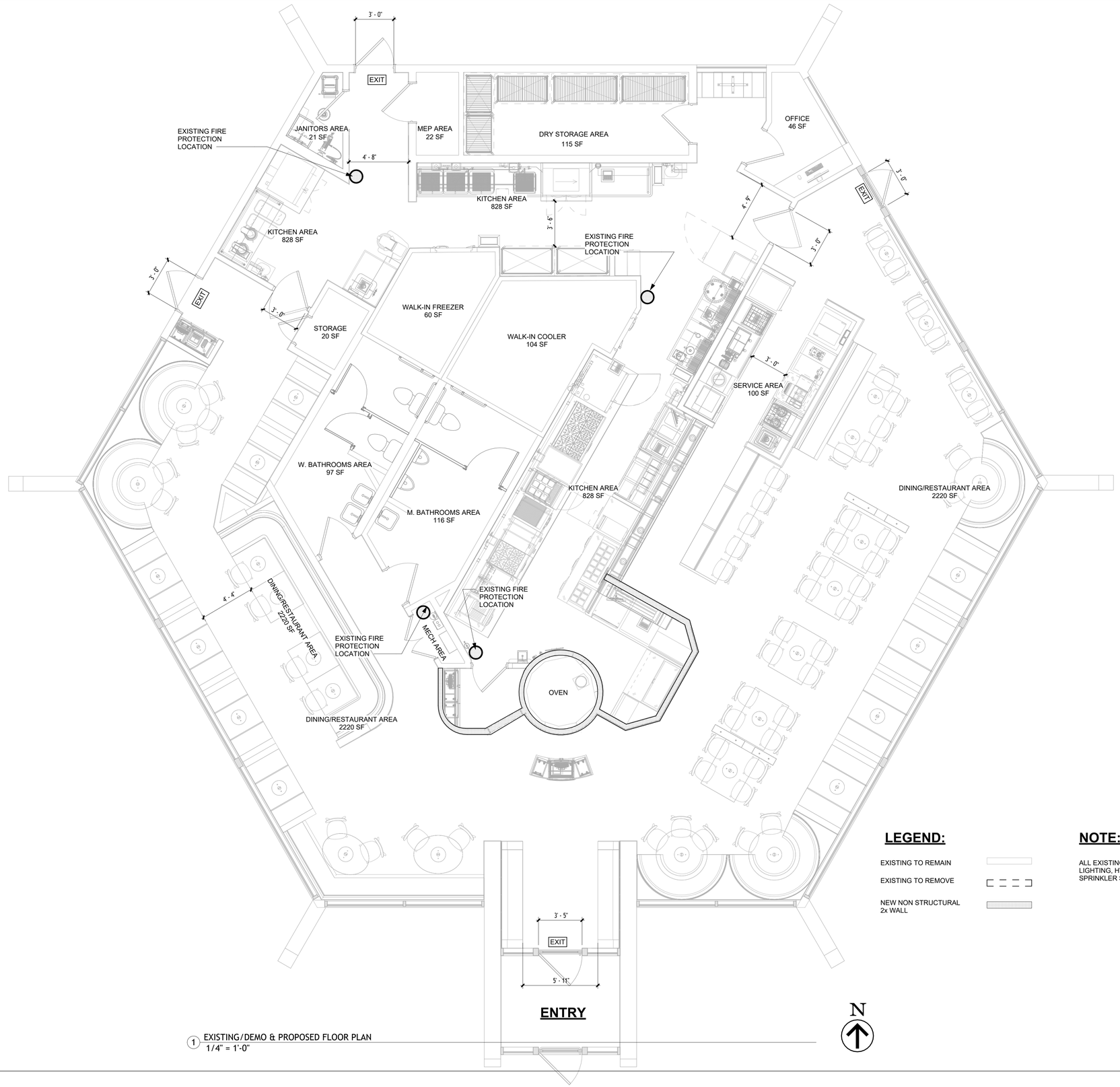
SITE PLAN & PROJECT INFO

PROJECT PARCEL: Project Number

DATE: Issue Date

A100

SCALE: 1" = 10'-0"



1 EXISTING/DEMO & PROPOSED FLOOR PLAN
1/4" = 1'-0"

LEGEND:

EXISTING TO REMAIN

EXISTING TO REMOVE

NEW NON STRUCTURAL 2x WALL

NOTE:

ALL EXISTING EXIT, PLUMBING, LIGHTING, HVAC AND SPRINKLER SYSTEM TO REMAIN

EMERALD ARCH STUDIO

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Tacoma, WA 98403
Phone: 206-510-4163
e-mail: Ayoub@emeraldarchstudio.com

Address:

Phone:
e-mail:

No.	Description	Date

EMISH RESTAURANT

34900 Enchanted Pkwy S, Federal Way, WA

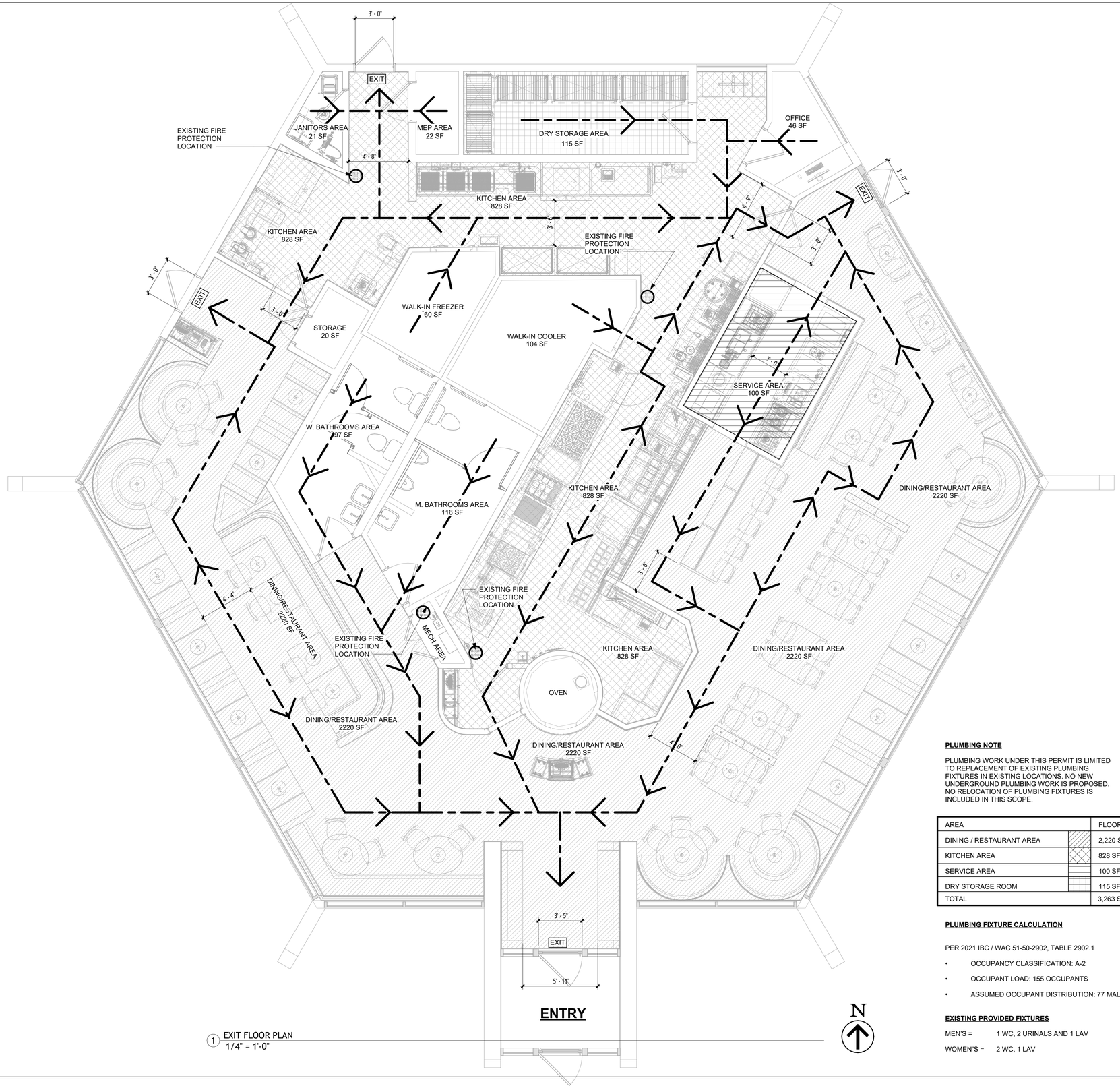
EXISTING / PROPSOED FLOOR PLAN

PROJECT PARCEL Project Number

DATE Issue Date

A101

SCALE 1/4" = 1'-0"



1 EXIT FLOOR PLAN
1/4" = 1'-0"

PLUMBING NOTE

PLUMBING WORK UNDER THIS PERMIT IS LIMITED TO REPLACEMENT OF EXISTING PLUMBING FIXTURES IN EXISTING LOCATIONS. NO NEW UNDERGROUND PLUMBING WORK IS PROPOSED. NO RELOCATION OF PLUMBING FIXTURES IS INCLUDED IN THIS SCOPE.

AREA	FLOOR AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
DINING / RESTAURANT AREA	2,220 SF	15	148
KITCHEN AREA	828 SF	200	5
SERVICE AREA	100 SF	200	1
DRY STORAGE ROOM	115 SF	300	1
TOTAL	3,263 SQ.FT.	750	155

PLUMBING FIXTURE CALCULATION

PER 2021 IBC / WAC 51-50-2902, TABLE 2902.1

- OCCUPANCY CLASSIFICATION: A-2
- OCCUPANT LOAD: 155 OCCUPANTS
- ASSUMED OCCUPANT DISTRIBUTION: 77 MALE / 77 FEMALE

EXISTING PROVIDED FIXTURES

MEN'S = 1 WC, 2 URINALS AND 1 LAV

WOMEN'S = 2 WC, 1 LAV

LEGEND

FIRE EXTINGUISHER

EXIT SIGN EXIT

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Tacoma, WA 98403
Phone: 206-510-4163
e-mail: Ayoub@emeraldarchstudio.com

Address:

Phone:
e-mail:

No.	Description	Date

EMISH RESTAURANT

34900 Enchanted Pkwy S, Federal Way, WA

OCCUPANCY & EXIT PLAN

PROJECT PARCEL Project Number

DATE Issue Date

A102

SCALE 1/4" = 1'-0"