FIRE SPRINKLERS: YES, NFPA 13R PER 903.3.1.2 FIRE ALARM SYSTEM AND SMOKE ALARM: YES ELEVATOR: NO NUMBER OF APARTMENT UNITS: 24 (PER BUILDING) NUMBER OF (1) BEDROOMS = 24

NUMBER OF (2) BEDROOMS = 0 ACCESSIBLE TYPE A UNITS REQUIRED: ACCESSIBLE TYPE 'B' UNITS REQUIRED: 7

BASE ALLOWABLE BUILDING AREAS, HEIGHT AND

STORIES: ALLOWABLE AREA: 7,000-sf ALLOWABLE MAXIMUM HEIGHT: 60-ft **ALLOWABLE STORIES: 3**

MAXIMUM AREA PER FLOOR:

MODIFICATIONS TO THE BASE ALLOWABLE AREA **BUILDING G:** TOTAL AREA: 33,180-sf

**FOR SINGLE-OCCUPANCY, MULTI-STORY BUILDING **SEE FRONTAGE CALCULATION FOR AREA INCREASE ON SHEET #AG1.2

11,060-sf

PROPOSED HEIGHT: 36-ft MAX. PER PMC PROPOSED STORIES: 3

TOTAL PROPOSED GROSS AREA ALL LEVELS: (INCLUDES DECKS)

> LEVEL 1: 7.481-sf 7,455-sf LEVEL 2: 7,209-sf LEVEL 3: 22,415-sf TOTAL:

OCCUPANT LOAD:

LEVEL 3:

OCCUPANT LOAD FACTOR: 200 GROSS OCCUPANT LOAD PER FLOOR: LEVEL 1: 36 LEVEL 2: 36

BUILDING B (TYPE 1)

DESCRIPTION: 24 APARTMENT UNIT BUILDING APPLICABLE BUILDING CODE: 2018 IBC OCCUPANCY: R2 TYPE OF CONSTRUCTION: VB FIRE SPRINKLERS: YES, NFPA 13R PER 903.3.1.2 FIRE ALARM SYSTEM AND SMOKE ALARM: YES ELEVATOR: NO NUMBER OF APARTMENT UNITS: 24 NUMBER OF (1) BEDROOMS = 0

NUMBER OF (2) BEDROOMS = 24 ACCESSIBLE TYPE A UNITS REQUIRED: ACCESSIBLE TYPE 'B' UNITS REQUIRED: 7

BASE ALLOWABLE BUILDING AREAS, HEIGHT AND STORIES:

ALLOWABLE AREA: 7,000-sf ALLOWABLE MAXIMUM HEIGHT: 60-ft **ALLOWABLE STORIES: 3**

MAXIMUM AREA PER FLOOR:

MODIFICATIONS TO THE BASE ALLOWABLE AREA **BUILDING B: TOTAL AREA:** 36,750-sf

**FOR SINGLE-OCCUPANCY, MULTI-STORY BUILDING **SEE FRONTAGE CALCULATION FOR AREA INCREASE ON SHEET #AG1.2

12,250-sf

PROPOSED HEIGHT: 36-ft MAX. PER PMC PROPOSED STORIES: 3

TOTAL PROPOSED GROSS AREA ALL LEVELS: (INCLUDES COVERED DECKS)

> LEVEL 1: 10.154-sf 10,138-sf LEVEL 2: 9,896-sf LEVEL 3: 30,188-sf TOTAL:

OCCUPANT LOAD:

OCCUPANT LOAD FACTOR: 200 GROSS OCCUPANT LOAD PER FLOOR: LEVEL 1: 50 LEVEL 2: 50 50 LEVEL 3:

BUILDING C (TYPE 1b)

DESCRIPTION: 24 APARTMENT UNIT BUILDING APPLICABLE BUILDING CODE: 2018 IBC OCCUPANCY: R2 TYPE OF CONSTRUCTION: VB FIRE SPRINKLERS: YES, NFPA 13R PER 903.3.1.2 FIRE ALARM SYSTEM AND SMOKE ALARM: YES ELEVATOR: NO NUMBER OF APARTMENT UNITS: 24 NUMBER OF (1) BEDROOMS = 0 NUMBER OF (2) BEDROOMS = 24

ACCESSIBLE TYPE 'B' UNITS REQUIRED: 7 BASE ALLOWABLE BUILDING AREAS, HEIGHT AND STORIES:

ALLOWABLE AREA: 7,000-sf ALLOWABLE MAXIMUM HEIGHT: 60-ft **ALLOWABLE STORIES: 3**

ACCESSIBLE TYPE A UNITS REQUIRED: 1

MODIFICATIONS TO THE BASE ALLOWABLE AREA **BUILDING C:** TOTAL AREA: 31,500-sf

**FOR SINGLE-OCCUPANCY, MULTI-STORY BUILDING **SEE FRONTAGE CALCULATION FOR AREA INCREASE ON SHEET #AG1.2

10,500-sf

PROPOSED HEIGHT: 36-ft MAX. PER PMC PROPOSED STORIES: 3

MAXIMUM AREA PER FLOOR:

TOTAL PROPOSED GROSS AREA ALL LEVELS: (INCLUDES COVERED DECKS)

LEVEL 1: 10.235-sf 9,949-sf LEVEL 2: 9,893-sf LEVEL 3: 30,077-sf TOTAL:

OCCUPANT LOAD: OCCUPANT LOAD FACTOR: 200 GROSS

> LEVEL 1: 50 LEVEL 2: 50 LEVEL 3:

OCCUPANT LOAD PER FLOOR:

BUILDING D (TYPE 1c)

DESCRIPTION: 24 APARTMENT UNIT BUILDING APPLICABLE BUILDING CODE: 2018 IBC OCCUPANCY: R2 TYPE OF CONSTRUCTION: VB FIRE SPRINKLERS: YES, NFPA 13R PER 903.3.1.2 FIRE ALARM SYSTEM AND SMOKE ALARM: YES ELEVATOR: NO NUMBER OF APARTMENT UNITS: 24

NUMBER OF (1) BEDROOMS = 0NUMBER OF (2) BEDROOMS = 24 ACCESSIBLE TYPE A UNITS REQUIRED: 1 ACCESSIBLE TYPE 'B' UNITS REQUIRED: 7

BASE ALLOWABLE BUILDING AREAS, HEIGHT AND

STORIES: ALLOWABLE AREA: 7,000-sf ALLOWABLE MAXIMUM HEIGHT: 60-ft **ALLOWABLE STORIES: 3**

MAXIMUM AREA PER FLOOR:

MODIFICATIONS TO THE BASE ALLOWABLE AREA **BUILDING D: TOTAL AREA:** 34,650-sf

**FOR SINGLE-OCCUPANCY, MULTI-STORY BUILDING **SEE FRONTAGE CALCULATION FOR AREA INCREASE ON SHEET #AG1.2

11,550 sf

PROPOSED HEIGHT: 36-ft MAX. PER PMC PROPOSED STORIES: 3

TOTAL PROPOSED GROSS AREA ALL LEVELS: (INCLUDES COVERED DECKS)

> LEVEL 1: 10.180-sf 10,164-sf LEVEL 2: 9,922-sf LEVEL 3: 30,266-sf TOTAL:

OCCUPANT LOAD: OCCUPANT LOAD FACTOR: 200 GROSS

OCCUPANT LOAD PER FLOOR: LEVEL 1: 50 LEVEL 2: 50 LEVEL 3:

BUILDING E (TYPE 1a)

DESCRIPTION: 24 APARTMENT UNIT BUILDING APPLICABLE BUILDING CODE: 2018 IBC OCCUPANCY: R2 TYPE OF CONSTRUCTION: VB FIRE SPRINKLERS: YES, NFPA 13R PER 903.3.1.2 FIRE ALARM SYSTEM AND SMOKE ALARM: YES **ELEVATOR: NO** NUMBER OF APARTMENT UNITS: 24 NUMBER OF (1) BEDROOMS = 0

NUMBER OF (2) BEDROOMS = 24 ACCESSIBLE TYPE A UNITS REQUIRED: ACCESSIBLE TYPE 'B' UNITS REQUIRED: 7

BASE ALLOWABLE BUILDING AREAS, HEIGHT AND STORIES:

ALLOWABLE AREA: 7,000-sf ALLOWABLE MAXIMUM HEIGHT: 60-ft **ALLOWABLE STORIES: 3**

MAXIMUM AREA PER FLOOR:

MODIFICATIONS TO THE BASE ALLOWABLE AREA **BUILDING E: TOTAL AREA:** 33,180-sf

**FOR SINGLE-OCCUPANCY, MULTI-STORY BUILDING **SEE FRONTAGE CALCULATION FOR AREA INCREASE ON SHEET #AG1.2

11,060-sf

PROPOSED HEIGHT: 36-ft MAX. PER PMC PROPOSED STORIES: 3

TOTAL PROPOSED GROSS AREA ALL LEVELS: (INCLUDES COVERED DECKS)

> LEVEL 1: 9.869-sf 10,138-sf LEVEL 2: 9,922-sf LEVEL 3: 29,929-sf TOTAL:

OCCUPANT LOAD: OCCUPANT LOAD FACTOR: 200 GROSS OCCUPANT LOAD PER FLOOR: LEVEL 1: 50 LEVEL 2: 50

LEVEL 3:

BUILDING F (TYPE 2)

DESCRIPTION: 24 UNIT APARTMENT BUILDING APPLICABLE BUILDING CODE: 2018 IBC OCCUPANCY: R2 TYPE OF CONSTRUCTION: VB FIRE SPRINKLERS: YES, NFPA 13R PER 903.3.1.2 FIRE ALARM SYSTEM AND SMOKE ALARM: YES **ELEVATOR: NO** NUMBER OF APARTMENT UNITS: 24 (PER BUILDING) NUMBER OF (1) BEDROOMS = 24 NUMBER OF (2) BEDROOMS = 0 ACCESSIBLE TYPE A UNITS REQUIRED: 1 ACCESSIBLE TYPE 'B' UNITS REQUIRED: 7

BASE ALLOWABLE BUILDING AREAS, HEIGHT AND STORIES:

ALLOWABLE AREA: 7,000-sf ALLOWABLE MAXIMUM HEIGHT: 60-ft **ALLOWABLE STORIES: 3**

MODIFICATIONS TO THE BASE ALLOWABLE AREA **BUILDING F: TOTAL AREA:** 35,700-sf

MAXIMUM AREA PER FLOOR: 11,900-sf **FOR SINGLE-OCCUPANCY, MULTI-STORY BUILDING **SEE FRONTAGE CALCULATION FOR AREA INCREASE ON

PROPOSED HEIGHT: 36-ft MAX. PER PMC PROPOSED STORIES: 3

TOTAL PROPOSED GROSS AREA ALL LEVELS: (INCLUDES COVERED DECKS)

25,739-sf

LEVEL 1: 8,681sf 8,642-sf LEVEL 2: 8,416-sf LEVEL 3:

TOTAL:

SHEET #AG1.2

OCCUPANT LOAD: OCCUPANT LOAD FACTOR: 200 GROSS OCCUPANT LOAD PER FLOOR: LEVEL 1: 43 LEVEL 2: 43 LEVEL 3: 42

BUILDING G (TYPE 3)

DESCRIPTION: 24 UNIT APARTMENT BUILDING APPLICABLE BUILDING CODE: 2018 IBC OCCUPANCY: R2 TYPE OF CONSTRUCTION: VB FIRE SPRINKLERS: YES, NFPA 13R PER 903.3.1.2 FIRE ALARM SYSTEM AND SMOKE ALARM: YES ELEVATOR: NO NUMBER OF APARTMENT UNITS: 24 (PER BUILDING)

NUMBER OF (1) BEDROOMS = 24 NUMBER OF (2) BEDROOMS = 0 ACCESSIBLE TYPE A UNITS REQUIRED: ACCESSIBLE TYPE 'B' UNITS REQUIRED: 7

BASE ALLOWABLE BUILDING AREAS, HEIGHT AND

STORIES: ALLOWABLE AREA: 7,000-sf ALLOWABLE MAXIMUM HEIGHT: 60-ft ALLOWABLE STORIES: 3

MODIFICATIONS TO THE BASE ALLOWABLE AREA **BUILDING G:**

TOTAL AREA: 33,180-sf MAXIMUM AREA PER FLOOR: 11.060-sf

**FOR SINGLE-OCCUPANCY, MULTI-STORY BUILDING **SEE FRONTAGE CALCULATION FOR AREA INCREASE ON SHEET #AG1.2

PROPOSED STORIES: 3 TOTAL PROPOSED GROSS AREA ALL LEVELS:

PROPOSED HEIGHT: 36-ft MAX. PER PMC

LEVEL 1: 7,385-sf LEVEL 2: 7,359-sf LEVEL 3: 7,113-sf

(INCLUDES COVERED DECKS)

TOTAL: 21,857-sf OCCUPANT LOAD: OCCUPANT LOAD FACTOR: 200 GROSS OCCUPANT LOAD PER FLOOR:

LEVEL 1: 36

LEVEL 2: 36

LEVEL 3:

BUILDING H (TYPE 3a)

DESCRIPTION: 24 UNIT APARTMENT BUILDING APPLICABLE BUILDING CODE: 2018 IBC OCCUPANCY: R2 TYPE OF CONSTRUCTION: VB FIRE SPRINKLERS: YES, NFPA 13R PER 903.3.1.2 FIRE ALARM SYSTEM AND SMOKE ALARM: YES ELEVATOR: NO

NUMBER OF APARTMENT UNITS: 24 (PER BUILDING) NUMBER OF (1) BEDROOMS = 24 NUMBER OF (2) BEDROOMS = 0 ACCESSIBLE TYPE A UNITS REQUIRED:

ACCESSIBLE TYPE 'B' UNITS REQUIRED: 7 BASE ALLOWABLE BUILDING AREAS, HEIGHT AND STORIES:

ALLOWABLE AREA: 7,000-sf ALLOWABLE MAXIMUM HEIGHT: 60-ft ALLOWABLE STORIES: 3

MAXIMUM AREA PER FLOOR:

MODIFICATIONS TO THE BASE ALLOWABLE AREA **BUILDING H:** 33,180-sf TOTAL AREA:

**FOR SINGLE-OCCUPANCY, MULTI-STORY BUILDING **SEE FRONTAGE CALCULATION FOR AREA INCREASE ON SHEET #AG1.2

11.060-sf

PROPOSED HEIGHT: 36-ft MAX. PER PMC PROPOSED STORIES: 3 TOTAL PROPOSED GROSS AREA ALL LEVELS:

(INCLUDES COVERED DECKS) LEVEL 1: 7,367-sf LEVEL 2: 7,341-sf LEVEL 3: 7,094-sf

21,802-sf TOTAL: OCCUPANT LOAD:

OCCUPANT LOAD FACTOR: 200 GROSS OCCUPANT LOAD PER FLOOR: LEVEL 1 EXERCISE: (50 gross) LEVEL 1 UNCONCENTRATED ASSEMBLY: (15 net) LEVEL 1 ACCESSORY: (300 gross) LEVEL 2 RESIDENTIAL: (220 gross)

CLUBHOUSE

SPACES

DESCRIPTION: 2 APARTMENT UNITS WITH LEASING OFFICE AND MISC. AMENITY

APPLICABLE BUILDING CODE: 2018 IBC FIRE SPRINKLERS: YES; PER IBC 903.3.1.2 NFPA **R13** FIRE ALARM SYSTEM AND SMOKE ALARM: YES PER 2015 IBC, SECTION 907.2.11.2

OCCUPANCY: LEVEL 1 = A-3 / B LEVEL 2 = R-3 TYPE OF CONSTRUCTION: VB

NUMBER OF APARTMENT UNITS: 1 ACCESSIBLE UNITS REQUIRED: N/A BASE ALLOWABLE BUILDING AREAS,

HEIGHT AND STORIES: NON-SEPARATED USE - MOST RESTRICTIVE APPLIES ALLOWABLE AREA PER FLOOR: LEVEL 1: S-2, NS = 13,500 LEVEL 2: R-3, NS = UL ALLOWABLE MAXIMUM HEIGHT: S. NS = 40-FTR, NS = 40-FTALLOWABLE STORIES: S-2, NS = 2

R-3, NS = 3TOTAL PROPOSED GROSS AREA ALL LEVELS:

LEVEL 1 AMENITY: 2,885-sf LEVEL 2 RESIDENCE: 1,392-sf TOTAL: 4,277-sf

LEVEL 2 DECK:

APARTMENT UNIT TO HAVE EMERGENCY ESCAPE AND RESCUE OPENINGS

259-sf

APARTMENTS BUILDING EGRESS

SECTION 1030 OF 2015 IBC.

NUMBER OF EXITS REQUIRED PER FLOOR: 2 EACH EXIT SERVING NO MORE THAN FOUR UNITS PER TABLE 1006.3.2(1) NUMBER OF EXITS PROPOSED PER FLOOR: 2

MAXIMUM ALLOWED EXIT ACCESS TRAVEL DISTANCE with SPRINKLERS: 125-LF

NOTE: PER TABLE 1006.3.2(1), EACH HALF OF THE BUILDING IS CONSIDERED A SINGLE EXIT SPACE REQUIRING EACH APARTMENT UNIT TO HAVE EMERGENCY ESCAPE AND RESCUE OPENINGS IN ACCORDANCE WITH

FIRE PROTECTION FOR APARTMENT BUILDINGS

NOTE: THE FIRE SPRINKLER PIPE SHALL BE ROUTED UNDERGROUND FROM THE RISER ROOM, BETWEEN THE TWO CONDITIONED AREAS OF THE BUILDING

FIRE ALARM SYSTEM AND SMOKE ALARM: YES PER 2015 IBC, SECTION 907.2.9 ** A MANUAL FIRE ALARM SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5 IS REQUIRED UNLESS THE AUTOMATIC FIRE SPRINKLER SYSTEM IS INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AND THE OCCUPANT NOTIFICATION APPLIANCES AUTOMATICALLY ACTIVATE THROUGHOUT THE NOTIFICATION ZONES UPON A SPRINKLER WATERFLOW.

** SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED ON THE CEILING OR WALL OUTSIDE EACH SEPARATE SLEEPING AREA AND IN EACH ROOM USED FOR SLEEPING PURPOSES.

FIRE SEPARATION BETWEEN APARTMENT DWELLING UNITS: YES, PER 2015 IBC SECTION 420, 708 AND 711 SEPARATION WALLS: 1-HR FIRE PARTITION PER 708.3 2015 1BC

HORIZONTAL SEPARATION: 1-HR HORIZONTAL ASSEMBLY PER 711.3

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS PER IBC (2015) TABLES 601 AND 602: PRIMARY STRUCTURAL FRAME:

EXTERIOR BEARING WALLS: 0-HR

INTERIOR BEARING WALLS: 0-HR NONBEARING EXTERIOR WALL AND PARTITIONS: 0-HR NONBEARING INTERIOR WALL AND PARTITIONS: 0-HR FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS: 0-HR ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS: 0-HR

DRAFTSTOPPING REQUIREMENTS PER IBC 718.4.2 DRAFT-STOPPING SHALL BE PROVIDED IN ATTICS OR OTHER CONCEALED ROOF SPACES OF GROUP R-2 BUILDINGS. DRAFTSTOPPING SHALL BE INSTALLED ABOVE, AND IN LINE WITH, SLEEPING UNIT AND DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE.

TOTAL ACCESSIBLE UNITS

DESCRIPTION: 193 UNITS IN 9 BUILDINGS ACCESSIBLE TYPE 'A' UNITS REQUIRED: 2% = 193 X .05 = 10 REMAINING GROUND LEVEL UNITS SHALL BE TYPE 'B'

BUILDING A: (2) TYPE 'A' BUILDING B: (2) TYPE 'A' BUILDING C: (2) TYPE 'A' BUILDING D: (2) TYPE 'A' BUILDING E: (2) TYPE 'A' BUILDING F: (2) TYPE 'A' BUILDING G: (1) TYPE 'A'

BUILDING H: (1) TYPE 'A' CLUBHOUSE: (0) TYPE 1 **NO GROUND LEVEL UNITS

TYPE 'A' UNITS PROVIDED: 14 > 10 (COMPLIANT)

APPLICABLE CODES

PUYALLUP LAND USE CODE

INTERNATIONAL BUILDING CODE (2018) ANSI 117.1 (2009) INTERNATIONAL MECHANICAL CODE (2018) **INTERNATIONAL FIRE CODE (2018)** INTERNATIONAL ELECTRICAL CODE (2018 **UNIFORM PLUMBING CODE (2018)** WASHINGTON STATE ENERGY CODE (2018) **INTERNATIONAL FIRE CODE (2018)**

WASHINGTON STATE AMENDMENTS (2018)

EAST TOW MULTIFAMILY PIONEER & 8

SYNTHESIS 9, LLC

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2016

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