

LAND USE SUMMARY

PARCEL SUMMARY

P/N 0420264021:

TAX DESCRIPTION - Section 26 Township 20 Range 04 Quarter 44 : & 35 20 4E D 1/21 BEG INTER S LI SEC 26 WITH E 1/16 LI SD SEC TH S ALG 1/16 LI SEC 35 95.4 FT TH E 258.26 FT TH N TO SLY LI CO RD TH NWLY ALG SD SLY LI CO RD TO E 1/16 LI SEC 26 TH S ALG SD 1/16 LI TO BEG EXC
 AREA - 95,396 SF, 2.190 ACRES

P/N 0420351030:

TAX DESCRIPTION - BEG AT 1/16 SEC COR 1321.48 FT W OF COR COM TO SECS 25, 26, 35 & 36 TH S ALG 1/16 LI 95.4 FT TO POB TH E 258.26 FT TH S 100 FT TH W 258.26 FT TH N 100 FT TO POB EXC RDS
 AREA - 25,700 SF, 0.590 ACRES

P/N 0420351029:

TAX DESCRIPTION - Section 35 Township 20 Range 04 Quarter 11 : COM 1/16 SEC COR 1321.48 FT W OF COR MON COMMON TO SECS 25, 26, 35 & 36 TH S ALG 1/16 SEC LI 195.4 FT TO POB TH E 258.26 FT TH S 100 FT TH W 258.26 FT TH N 100 FT TO POB EXC RDS EXC SHAW CO RD
 AREA - 25,265 SF, 0.58 ACRES

P/N 0420351026:

TAX DESCRIPTION - Section 35 Township 20 Range 04 Quarter 11 : COM AT 1/16 COR 1321.48 FT W OF COR MON COMMON TO SECS 25, 26, 35 & 36 TH S ALG 1/16 SEC LI 295.4 FT TO POB TH E 258.35 FT TH S 100 FT TH W 258.35 FT TH N 100 FT TO POB EXC W 15 FT CO RD EXC SHAW CO RD
 AREA - 25,265 SF, 0.58 ACRES

P/N 0420264053:

TAX DESCRIPTION - Section 35 Township 20 Range 04 Quarter 11 Section 26 Township 20 Range 04 Quarter 44 L 4 OF DBLR 2003-03-31-5001 DESC AS FOLL THAT POR OF SE OF SE & NE OF NE OF SEC 35 DESC AS COM AT NE COR OF W 1/2 OF SD NE OF NE PT BEARS N 88 DEG 32 MIN 51 SEC
 AREA - 202,648 SF, 4.652 ACRES

P/N 0420351066:

TAX DESCRIPTION - Section 35 Township 20 Range 04 Quarter 11 L 3 OF DBLR 2003-03-31-5001 DESC AS FOLL THAT POR OF NE OF NE DESC AS COM AT NE COR OF W 1/2 OF NE OF NE PT BEARS N 88 DEG 32 MIN 51 SEC W 640.11 FT FROM MON OF NE COR TH S 01 DEG 15 MIN 04 SEC W 491.43 FT
 AREA - 58,789 SF, 1.35 ACRES

P/N 0420264054:

TAX DESCRIPTION - Section 26 Township 20 Range 04 Quarter 44 L 5 OF DBLR 2003-03-31-5001 DESC AS FOLL THAT POR OF SE OF SE & NE OF NE OF SEC 35 DESC AS BEG AT NE COR OF W 1/2 OF SD NE OF NE PT BEARS N 88 DEG 32 MIN 51 SEC W 640.11 FT FROM MON OF NE COR SD SEC 35 TH S
 AREA - 43,335 SF, 0.995 ACRES

ZONING

DESIGNATION: RM-20, HIGH DENSITY MULTI-FAMILY RESIDENTIAL

USE: DWELLING, MULTIPLE-FAMILY
 MINIMUM LOT AREA: 4,000 SF
 MINIMUM LOT DIMENSIONS: 40 FT X 70 FT
 MINIMUM SETBACKS: 20 FT FRONT, 20 FT REAR, 15 FT SIDE
 MAXIMUM HEIGHT: 36 FT
 MINIMUM DENSITY: 14 du/ac
 MAXIMUM DENSITY: 16 du/ac, BONUS UP TO 22 du/ac (193 units / 8.66 ac = 21.9 du/ac)
 MAXIMUM LOT COVERAGE: 55%
 MAXIMUM FAR: 3

NUMBER OF BUILDINGS: 9

NUMBER OF UNITS / BEDROOMS SUMMARY

BLD'G A:	24 ONE BEDROOM UNITS
BLD'G B:	24 TWO BEDROOM UNITS
BLD'G C:	24 TWO BEDROOM UNITS
BLD'G D:	24 TWO BEDROOM UNITS
BLD'G E:	24 TWO BEDROOM UNITS
BLD'G F:	12 ONE BEDROOM UNITS 12 TWO BEDROOM UNITS
BLD'G G:	24 ONE BEDROOM UNITS
BLD'G H:	24 ONE BEDROOM UNITS
CLUBHOUSE:	1 TWO BEDROOM UNIT
TOTAL ONE BEDROOM UNITS:	84
TOTAL TWO BEDROOM UNITS:	109
TOTAL UNITS:	193
TOTAL BEDROOMS:	302

RESIDENTIAL VEHICLE PARKING ANALYSIS

DIMENSIONS:
 STANDARD: 9'-x-20' 8' x 18'
 COMPACT: 8'-x-17' 7' x 15'

REQUIRED: 2 STALLS PER UNIT = 193 x 2 = 386
 ON-SITE VEHICLE STALLS PROVIDED: 400
 EXCESS STALLS: 400 - 386 = 14

COMPACT MAX. = 30% OF REQUIRED = 386 x 0.30 = 116
 PLUS 50% OF THOSE IN EXCESS OF REQUIREMENT = 14 x 0.50 = 7

MAX COMPACT STALLS ALLOWED: 116 + 2 = 123
 COMPACT STALLS PROVIDED: 89

ACCESSIBLE STALLS REQ'D: 9 (PER TABLE 1106.1)
 ACCESSIBLE STALLS PROVIDED: 18
 ACCESSIBLE VAN PARKING STALLS REQUIRED: 2
 ACCESSIBLE VAN STALLS PROVIDED: 2

WAC 51-50-0427 ELECTRIC VEHICLE CHARGING INFRASTRUCTURE:
 REQUIRED: 2 (10% of ADA stalls)
 PROVIDED: 8

COMMERCIAL VEHICLE PARKING ANALYSIS

LOT No.1
 TENANT IMPROVEMENT SPACE 'T.I.1' = 3502/300 = 12 stalls required
 PROPOSED PARKING STALLS: 23 (2 PER ADA)

Lot No. 2
 TENANT IMPROVEMENT SPACE 'T.I.2' = 4071/300 = 14
 TENANT IMPROVEMENT SPACE 'T.I.3' = 1478/100 = 15
 PROPOSED PARKING STALLS: 46 (2 PER ADA)

T.I.3 USE:
 (22) Restaurants, bars, taverns and other similar establishments whose primary business is the on-site sale and consumption of food and beverages: one space for each 100 square feet of gross floor area;

T.I.1 and T.I.2 USE:
 (23) Retail commercial, general sales, personal service, shopping centers, malls and other similar establishments shall provide one space for each 300 square feet of gross floor area

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W.S.E.C.

BUILDING ENVELOPE REQUIREMENTS

ZONE	4C - MARINE
PATH	PRESCRIPTIVE
ROOFS - ATTIC AND OTHER	R-VALUE = 49
FENESTRATION	U-FACTOR = 0.30
FENESTRATION SHGC	NO REQUIREMENTS
SKYLIGHTS	U-FACTOR = N/A
WOOD FRAMED WALLS	R-VALUE = 21 INT
MASS WALL R-VALUE	N/A
FLOOR	R-VALUE: 30 38
SLAB, R-VALUE & DEPTH	10, 2-FT

APPLICABLE 2015 WSEC BUILDING ENVELOPE NOTES :
 1. AN IDENTIFICATION MARK SHALL BE APPLIED TO ALL INSULATION MATERIALS PER C303.1.
 2. ALL FENESTRATION PRODUCTS SHALL BE LABELED WITH RATED U-FACTOR, SHGC, VT, LEAKAGE RATING PER C303.1.3 AND C402.4.3.

REFER TO TABLE R402.4.1.1 OF THE 2015 RESIDENTIAL WSEC FOR AIR BARRIER AND INSULATION INSTALLATION REQUIREMENTS.

ENERGY CREDITS

NOTE: EACH RESIDENCE QUALIFIES AS A SMALL DWELLING UNIT WITH 4.5 CREDITS REQUIRED PER THE 2018 WSEC. THE FOLLOWING CREDITS HAVE BEEN SELECTED.

FUEL NORMALIZATION CREDITS - Option #3 = -1.0
 For heating system based on electric resistance only (either forced air or Zonal): -1.0 credits

2. AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION = 2.0

#2.1 - Compliance based on R402.4.1.2:
 For R-2 Occupancies, optional compliance based on Section R402.4.1.2: Reduce the tested air leakage to 0.3 cfm/ft2 maximum at 50 Pascals
and
 All whole house ventilation requirements as determined by Section M1507.3 of the *International Residential Code* or Section 403.8 of the *International Mechanical Code* shall be met with a high efficiency fan(s) (maximum 0.35 watts/cfm), not interlocked with the furnace fan (if present). Ventilation systems using a furnace including an ECM motor are allowed, provided that they are controlled to operate at low speed in ventilation only mode.

To qualify to claim this credit, the building permit drawings shall specify the option being selected, the maximum tested building air leakage, and shall show the qualifying ventilation system and its control sequence of operation.

5. EFFICIENT WATER HEATING OPTIONS

5.4 - Water heating system shall include one of the following:
 Electric heat pump water heater meeting the standards for Tier I of NEEA's advanced water heating specification
or
 For R-2 Occupancy, electric heat pump water heater(s), meeting the standards for Tier I of NEEA's advanced water heating specification, shall supply domestic hot water to all units. If one water heater is serving more than one dwelling unit, all hot water supply and recirculation piping shall be insulated with R-8 minimum pipe insulation.

To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the water heater equipment type and the minimum equipment efficiency.

6. RENEWABLE ELECTRIC ENERGY OPTION

#6.1 - For each 1200 kWh of electrical generation per housing unit provided annually by on-site wind or solar equipment a 1.0 credit shall be allowed, up to 3 credits. Generation shall be calculated as follows:
 For solar electric systems, the design shall be demonstrated to meet this requirement using the National Renewable Energy Laboratory calculator PVWATTS or approved alternate by the code official: 3.0 credits
 Note: We are proposing that the panels will be located on custom designed carports. Requires 16 stalls per apartment building.

TOTAL: 4.5 credits



SYNTHESIS 9, LLC
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EAST TOWN CROSSING
 MULTIFAMILY DEVELOPMENT
 PIONEER & SHAW PUYALLUP

REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

DRAWN BY: BL / CM

CHECKED BY: BL

DATE: 22.05.17

TITLE: LAND USE & WSEC INFORMATION

PROJECT #: 2016

SHEET: