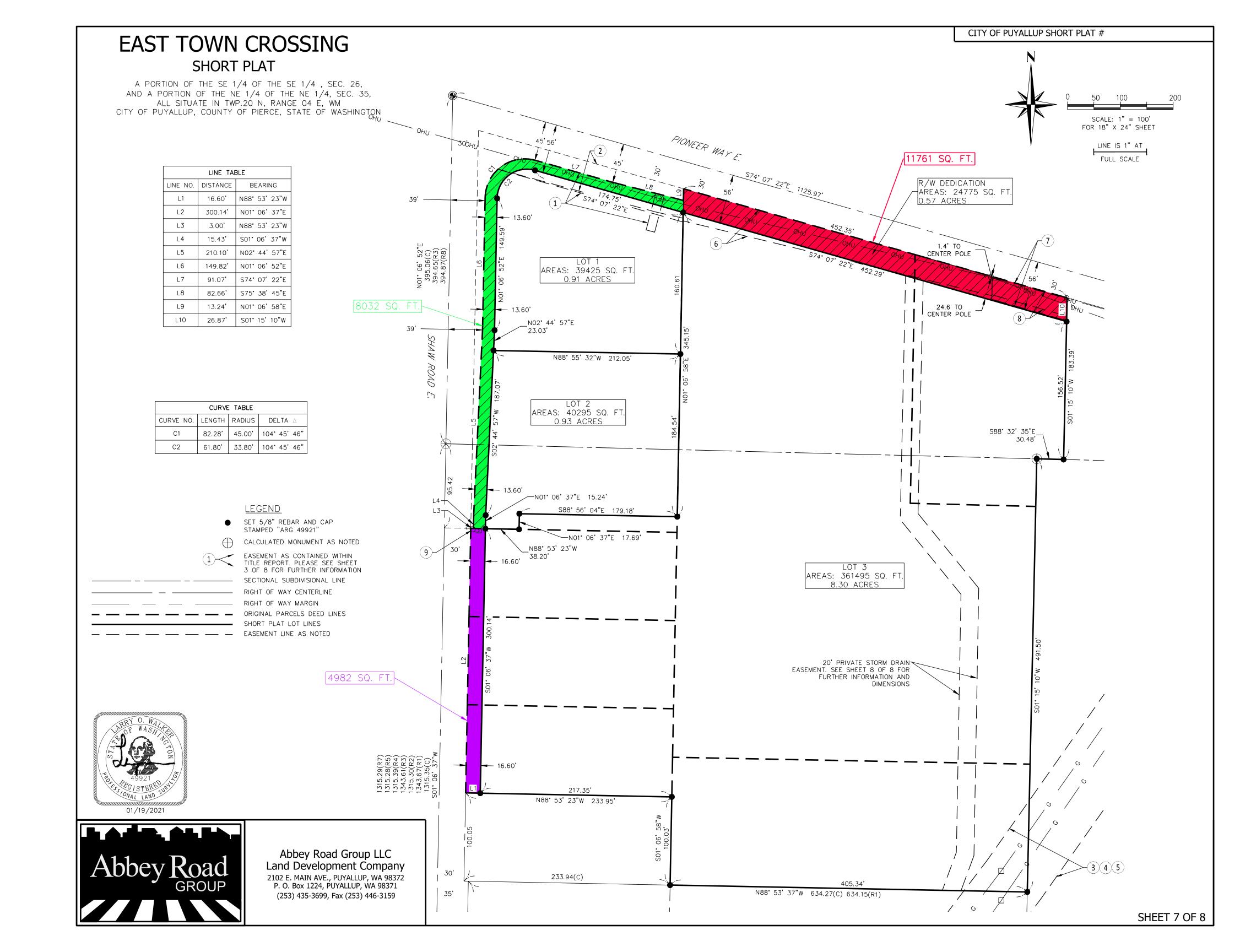
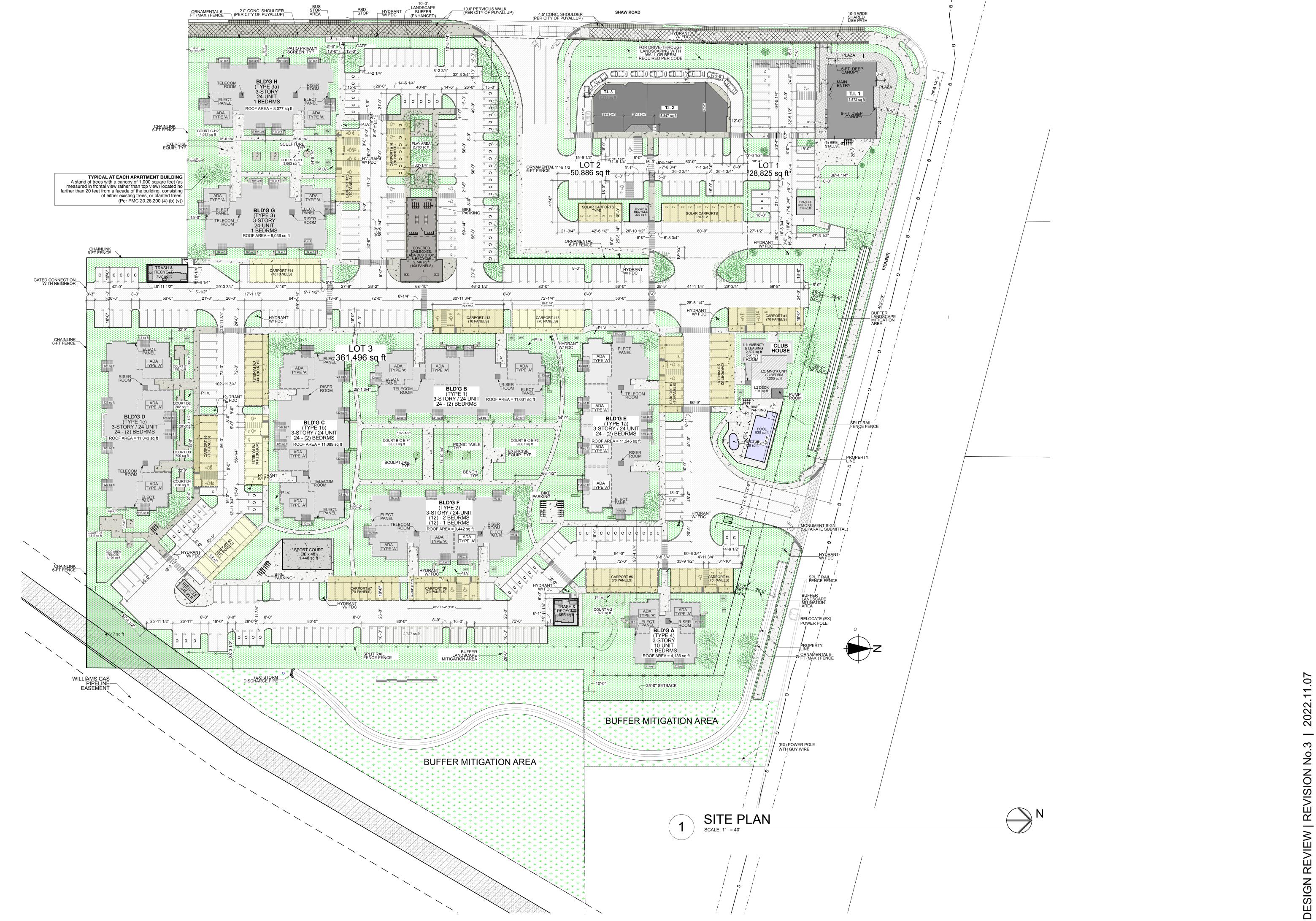
SF		Acerage		Base Unit		Total Units	Max	Proposed MF 361,495 SF
<u> </u>		Heerage		Count		<u> </u>		8.3 AC
361,495 SF		8.30	х	16.00	=	132.8	133.00	Units
on per "20.15 RM Acro	e-Net Definiton")						_	_
								1
•			Х		=			Units per acre
•		2067+4518 1.069	Χ	16.00	=	17.104	17.00	Units per acre
(Reduced Building A subject to change/increase Onsite Area)  Offsite Area (Nix+Wiliams) 58,825 SF 1.35 AC 1.35 x 4 = 5.4 5.00 Units per acre								
58,825 SF	1.35 AC	1.35	Х	4	=	5.4	5.00	Units per acre
25.00%		15.36*25%	+	5.4*25%				
			+		=	5.19	5.00	Total Total CAB Transfer Units
(10-ft buil	ding setback)		+					
,	,	4.276	+	1.35	=	5.626	6.00	*New Total CAB Transfer Units
361,495 SF	X	30.00%	=	108,450 SF				
Proposed (Ex	ceeds Requirem	ent) Required						
155,707 SF	≥							
15.00%		133.00	x	15.00%	=	19.95	20.00	Units
Public Transit Providing Onsite PSD Bus Stop for ADA Use				Δn offsite sta	n locatio	on to he facilitated	at time of civils	
5.00%	51tc 1 35 5d3 5to	133.00	х	5%	=	6.65		Units
10.000/		122.00	.,	10.000/		12.2	12.00	Units
10.00%	Doguirod			10.00%	=	13.3	13.00	Units
Tuno "A" Unito	•		ment		_	22	22 ADA Unito	are being provided
Type A UTILS			mant		<u>-</u>	22	ZZ ADA UNITS	are being provided
Parking Stalls	· ·		ment		_	22	21 ADA Parki	ng Stalls are being provided
raikilig Stalls	O	, 13			-	22	24 ADA FAIRI	is stails are being provided
			POTEN	ITIAL MAX per Cl	nris Beal	e <b>178.00</b>	179.00	TOTAL UNITS
	42,067 SF 4,518 SF increase Onsite Area) 58,825 SF 25.00%  (10-ft buil  Lot Area 361,495 SF  Proposed (Ex 155,707 SF 15.00%  Providing Onsite Area)	361,495 SF on per "20.15 RM Acre-Net Definiton")  42,067 SF	361,495 SF 8.30  361,495 SF 0.96 AC 0.96  42,067 SF 0.96 AC 42067+4518 1.069  increase Onsite Area) 58,825 SF 1.35 AC 1.35  25.00% 15.36*25% 3.84  (10-ft building setback) 17.104*25% 4.276  Lot Area Required 361,495 SF x 30.00%  Proposed (Exceeds Requirement) Required 155,707 SF ≥ 108,450 SF 15.00% 133.00  Providing Onsite PSD Bus Stop for ADA Use 5.00% 133.00  Providing Onsite PSD Bus Stop for ADA Use 5.00% 133.00  Required Desnity Bonus Require Type "A" Units 9 + 13 Required Desnity Bonus Require	361,495 SF 8.30 x on per "20.15 RM Acre-Net Definiton")  42,067 SF 0.96 AC 0.96 x - 4,518 SF 0.1037 AC 42067+4518 1.069 x increase Onsite Area) 58,825 SF 1.35 AC 1.35 x  25.00% 15.36*25% + 3.84 + (10-ft building setback) 17.104*25% + 4.276 +  Lot Area Required 361,495 SF x 30.00% =  Proposed (Exceeds Requirement) Required 155,707 SF ≥ 108,450 SF 15.00% 133.00 x  Providing Onsite PSD Bus Stop for ADA Use 5.00% 133.00 x  10.00% Required Desnity Bonus Requirement Type "A" Units 9 + 13 Required Desnity Bonus Requirement Type "A" Units 9 + 13 Required Desnity Bonus Requirement Parking Stalls 8 + 13	SF       Acerage       Count         361,495 SF       8.30       x       16.00         on per "20.15 RM Acre-Net Definiton")       42,067 SF       0.96 AC       0.96       x       16.00         4-4,518 SF       0.1037 AC       42067+4518       1.069       x       16.00         increase Onsite Area)       58,825 SF       1.35 AC       1.35       x       4         25.00%       15.36*25%       +       5.4*25%         4.276       +       1.35         (10-ft building setback)       17.104*25%       +       5.4*25%         4.276       +       1.35         Lot Area       Required       Required         361,495 SF       x       30.00%       =       108,450 SF         15.00%       133.00       x       15.00%         Providing Onsite PSD Bus Stop for ADA Use       An offsite stop of the st	361,495 SF       8.30       x       16.00       =         on per "20.15 RM Acre-Net Definiton")       42,067 SF       0.96 AC       0.96       x       16.00       =         -       4,518 SF       0.1037 AC       42067+4518       1.069       x       16.00       =         -       4,518 SF       0.1037 AC       42067+4518       1.069       x       16.00       =         sack       1.35       x       4       =       =         15.00%       1.35       x       4       =       =         25.00%       15.36*25%       +       5.4*25%       =       -	SF       Acerage       Count       Units         361,495 SF       8.30       x       16.00       =       132.8         on per "20.15 RM Acre-Net Definiton")       42,067 SF       0.96 AC       0.96       x       16.00       =       15.36         -4,518 SF       0.1037 AC       42067+4518       1.069       x       16.00       =       17.104         increase Onsite Area)       58,825 SF       1.35 AC       1.35       x       4       =       5.4         25.00%       15.36*25%       +       5.4*25%       -       -       -       -       -       5.19         (10-ft building setback)       17.104*25%       +       5.4*25%       -       -       -       5.19         (10-ft building setback)       17.104*25%       +       5.4*25%       -       -       -       -       5.626         Lot Area       Required       Required       138,450 SF       -       1.08,450 SF       -       -       15.00%       =       19.95         Providing Onsite PSD Bus Stop for ADA Use       An offsite stop location to be facilitated       5.00%       133.00       x       5%       =       6.65         10.00%       133.00 <td< td=""><td>SF       Acerage       Count       Units       Max         361,495 SF       8.30       x       16.00       =       132.8       133.00         on per "20.15 RM Acre-Net Definiton")       42,067 SF       0.96 AC       0.96       x       16.00       =       15.36       15.00         -4,518 SF       0.1037 AC       42067+4518       1.069       x       16.00       =       17.104       17.00         158,825 SF       1.35 AC       1.35       x       4       =       5.4       5.00         25.00%       15.36*25%       +       5.4*25%       3.84       +       1.35       =       5.19       5.00         (10-ft building setback)       17.104*25%       +       5.4*25%       4.276       +       1.35       =       5.626       6.00         Lot Area       Required       Required       108,450 SF       108,450 SF       15.00%       =       19.95       20.00         Providing Onsite PSD Bus Stop for ADA Use       An offsite stop location to be facilitated at time of civils       5.00%       133.00       x       5%       =       6.65       7.00         10.00%       133.00       x       10.00%       =       13.3       13.00</td></td<>	SF       Acerage       Count       Units       Max         361,495 SF       8.30       x       16.00       =       132.8       133.00         on per "20.15 RM Acre-Net Definiton")       42,067 SF       0.96 AC       0.96       x       16.00       =       15.36       15.00         -4,518 SF       0.1037 AC       42067+4518       1.069       x       16.00       =       17.104       17.00         158,825 SF       1.35 AC       1.35       x       4       =       5.4       5.00         25.00%       15.36*25%       +       5.4*25%       3.84       +       1.35       =       5.19       5.00         (10-ft building setback)       17.104*25%       +       5.4*25%       4.276       +       1.35       =       5.626       6.00         Lot Area       Required       Required       108,450 SF       108,450 SF       15.00%       =       19.95       20.00         Providing Onsite PSD Bus Stop for ADA Use       An offsite stop location to be facilitated at time of civils       5.00%       133.00       x       5%       =       6.65       7.00         10.00%       133.00       x       10.00%       =       13.3       13.00

Calcs Based on Zoning and Area Exhibit, Open Space and Architect Narrative
Updated Site Plan Subject to change MF Site Area, Open Space, and Onsite CA Buffer Areas.





SYNTHESIS 9, LLC 523 N. D ST. TACOMA, WA 98403

REUSE OF DOCUMENTS



EAST TOWN CROSSING
MULTIFAMILY & COMMERCIAL DEVELOPMENT
PIONEER & SHAW PUYALLUP

REVISIONS

REVISIONS

CHECKED BY:

TITLE: OVERALL SITE PLAN PROJECT #:

#### 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 DESCRPITION - 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 T 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:	8 ONE BEDROOM U 2 THREE BEDROOM	
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 12 TWO BEDROOM	
BLD'G G:	24 ONE BEDROOM	UNITS
BLD'G H:	24 ONE BEDROOM	UNITS
CLUBHOUSE:	1 TWO BEDROOM	UNIT
TOTAL ONE BEDRO TOTAL TWO BEDRO TOTAL THREE BEDRO TOTAL UNITS: TOTAL BEDROOMS:	OOM UNITS: ROOM UNITS:	68 109 2 179 292

### RESIDENTIAL VEHICLE PARKING ANALYSIS

DIMENSIONS:

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

REQUIRED: 2 STALLS PER UNIT = 179 x 2 = 358

**ON-SITE VEHICLE STALLS PROVIDED: 389** EXCESS STALLS: 389 - 358 = 31

**COMPACT MIN. = 30% OF REQUIRED = 358 x 0.30 = 107 COMPACT MAX. = 50% OF REQUIRED = 358 x 0.50 = 179** 

**COMPACT STALLS PROVIDED: 87** 

#### ACCESSIBLE STALLS REQ'D: $389 \times 0.02 = 8 (2\% \text{ OF OF TOTAL PER } 1106.2)$

ACCESSIBLE STALLS PROVIDED: 24 ACCESSIBLE VAN PARKING STALLS REQUIRED: 24 / 6 = 4 (1 PER EVERY 6 ACCESSIBLE STALLS) ACCESSIBLE VAN STALLS PROVIDED: 6 (of the 24)

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: 24 (2 PER ADA) PROPOSED LOADING AREAS: 2

Lot No. 2

TENANT IMPROVEMENT SPACE 'T.I..2' = 3549/300 = 12 TENANT IMPROVEMENT SPACE 'T.I..3' = 2298/100 = 23

PROPOSED PARKING STALLS: 45 (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

# **WSEC**

### **BUILDING ENVELOPE REQUIREMENTS**

ZONE	4C - MARINE
PATH	PRESCRIPTIVE
ROOFS - ATTIC AND OTHER	R-VALUE = 49
ENESTRATION	U-FACTOR = 0.30
ENESTRATION SHGC	NO REQUIREMENTS
SKYLIGHTS	U-FACTOR = N/A
VOOD FRAMED WALLS	R-VALUE = 21 INT
MASS WALL R-VALUE	N/A
FLOOR	R-VALUE: <del>30</del> 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 RATIING 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 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 = 1.0

#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 = 2.0

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 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 = 3.0

#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

523 N. D ST. TACOMA, WA 98403

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07 2022 3

REVISIONS

REVISIONS DRAWN BY: CHECKED BY:

LAND USE & INFORMATION PROJECT #:

SHEET:

ESIGN

### 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:

ACCESSIBLE TYPE 'B' UNITS REQUIRED: 3

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

MODIFICATIONS NOT NECESSARY

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

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

TOTAL PROPOSED GROSS AREA ALL LEVELS: (INCLUDES DECKS)

> LEVEL 1: 3,840-sf LEVEL 2: 3.824-sf 3,702-sf LEVEL 3: 15,206-sf TOTAL:

OCCUPANT LOAD: OCCUPANT LOAD FACTOR: 200 GROSS OCCUPANT LOAD PER FLOOR:

LEVEL 1: 19 LEVEL 2: LEVEL 3: 19

### **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:

#### BASE ALLOWABLE BUILDING AREAS, HEIGHT AND STORIES:

ACCESSIBLE TYPE 'B' UNITS REQUIRED: 7

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

MODIFICATIONS TO THE BASE ALLOWABLE AREA **BUILDING B:** TOTAL AREA: 36,330-sf

MAXIMUM AREA PER FLOOR: 12,110-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)

LEVEL 1: 10.154-sf 10.138-sf LEVEL 2: 9,896-sf LEVEL 3: 30,188-sf TOTAL:

**OCCUPANT LOAD:** 

SHEET #AG1.2

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

# **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 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 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

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

# **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 = 0 NUMBER OF (2) BEDROOMS = 24

**ALLOWABLE STORIES: 3** 

TOTAL AREA:

#### **ACCESSIBLE TYPE A UNITS REQUIRED: 2** ACCESSIBLE TYPE 'B' UNITS REQUIRED: 6

BASE ALLOWABLE BUILDING AREAS, HEIGHT AND STORIES: ALLOWABLE AREA: 7,000-sf ALLOWABLE MAXIMUM HEIGHT: 60-ft

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

MAXIMUM AREA PER FLOOR: 11,550 sf \*\*FOR SINGLE-OCCUPANCY, MULTI-STORY BUILDING

\*\*SEE FRONTAGE CALCULATION FOR AREA INCREASE ON SHEET #AG1.2

34,650-sf

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

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

> 10,180-sf LEVEL 1: 10,164-sf LEVEL 2: 9,922-sf LEVEL 3: TOTAL: 30,266-sf

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

# **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 = 0NUMBER 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 = 12 NUMBER OF (2) BEDROOMS = 12 **ACCESSIBLE TYPE A UNITS REQUIRED: 2** 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:**

35,700-sf **TOTAL AREA:** MAXIMUM AREA PER FLOOR: 11,900-sf

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

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

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

LEVEL 1: 8,681sf 8,642-sf LEVEL 2: 8,416-sf LEVEL 3: TOTAL: 25,739-sf

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

# 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:

ACCESSIBLE TYPE 'B' UNITS REQUIRED: 7

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

(INCLUDES COVERED DECKS) LEVEL 1: 7,385-sf LEVEL 2: 7,359-sf

LEVEL 3: 7,113-sf TOTAL: 21,857-sf

LEVEL 3:

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

## **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

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

MAXIMUM AREA PER FLOOR: 11.060-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)

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

SHEET #AG1.2

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

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

SPACES 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: B, NS = 9,000 sq ft LEVEL 2: R-3, NS = UL ALLOWABLE MAXIMUM HEIGHT: B, NS = 40-FT R, NS = 40-FT**ALLOWABLE STORIES:** 

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

LEVEL 1 AMENITY: 2,507-sf LEVEL 2 RESIDENCE: 1,200-sf TOTAL: 3,707-sf

LEVEL 2 DECK:

B, NS = 2

APARTMENT UNIT TO HAVE EMERGENCY ESCAPE AND RESCUE OPENINGS

191-sf

## **APARTMENTS BUILDING EGRESS**

LEVEL 3:

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 SECTION 1030 OF 2015 IBC.

# 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.

FIRE SEPARATION BETWEEN APARTMENT DWELLING UNITS: YES, PER 2015 IBC SECTION 420, 708 AND 711

\*\* SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED ON THE

CEILING OR WALL OUTSIDE EACH SEPARATE SLEEPING AREA AND IN

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

EACH ROOM USED FOR SLEEPING PURPOSES.

INTERIOR BEARING WALLS: 0-HR NONBEARING EXTERIOR WALL AND PARTITIONS: 0-HR NONBEARING INTERIOR WALL AND PARTITIONS: 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.

FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS: 0-HR

ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS: 0-HR

# TOTAL ACCESSIBLE UNITS

**DESCRIPTION: 179 UNITS IN 9 BUILDINGS** ACCESSIBLE TYPE 'A' UNITS REQUIRED: 5% = 179 X .05 = 9

**BUILDING A: (2) TYPE 'A' BUILDING B: (3) TYPE 'A' BUILDING C: (3) TYPE 'A' BUILDING D: (3) TYPE 'A' BUILDING E: (4) TYPE 'A' BUILDING F: (3) TYPE 'A' BUILDING G: (2) TYPE 'A' BUILDING H: (2) TYPE 'A'** 

TYPE 'A' UNITS PROVIDED: 22 > 8 (COMPLIANT)

CLUBHOUSE: (0) TYPE 1 \*\*NO GROUND LEVEL UNITS

## ACCESSIBLE PARKING STALLS

ACCESSIBLE TYPE 'A' UNITS REQUIRED: 189 x 0.02 = 8 (PER 1106.2, FOR GROUP R-2, AT LEAST 2% OF EACH TYPE OF PARKING SPACE PROVIDED SHALL BE ACCESSIBLE.)

NUMBER OF ACCESSIBLE STALLS PROVIDED: 24 ≥ 8 (COMPLIANT WITH EXCESS OF 16 ACCESSIBLE STALLS)

APPLICABLE CODES

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)** 

PUYALLUP LAND USE CODE WASHINGTON STATE AMENDMENTS (2018) EAST TOW MULTIFAMILY PIONEER & (

SYNTHESIS 9, LLC

523 N. D ST. TACOMA, WA 98403

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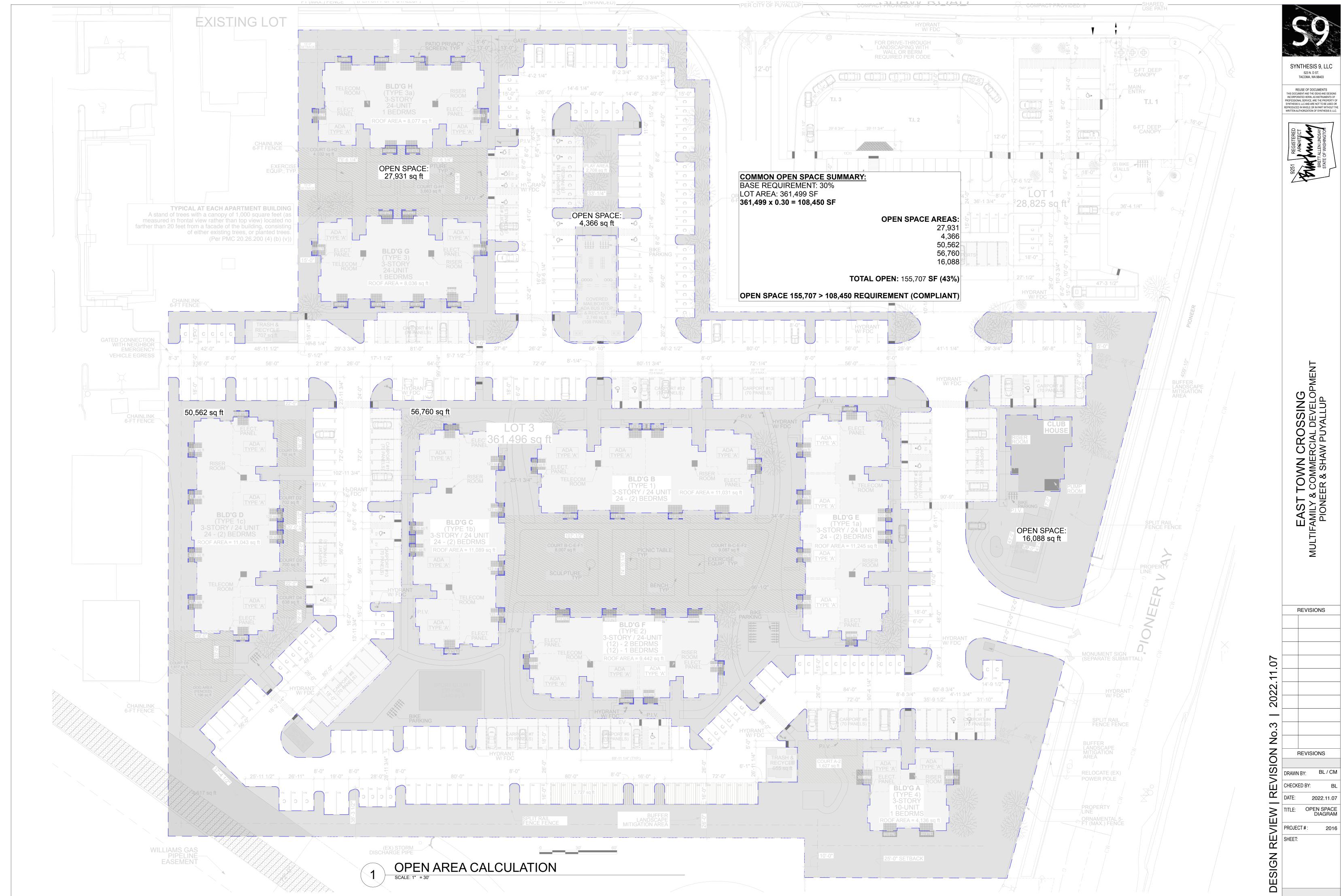
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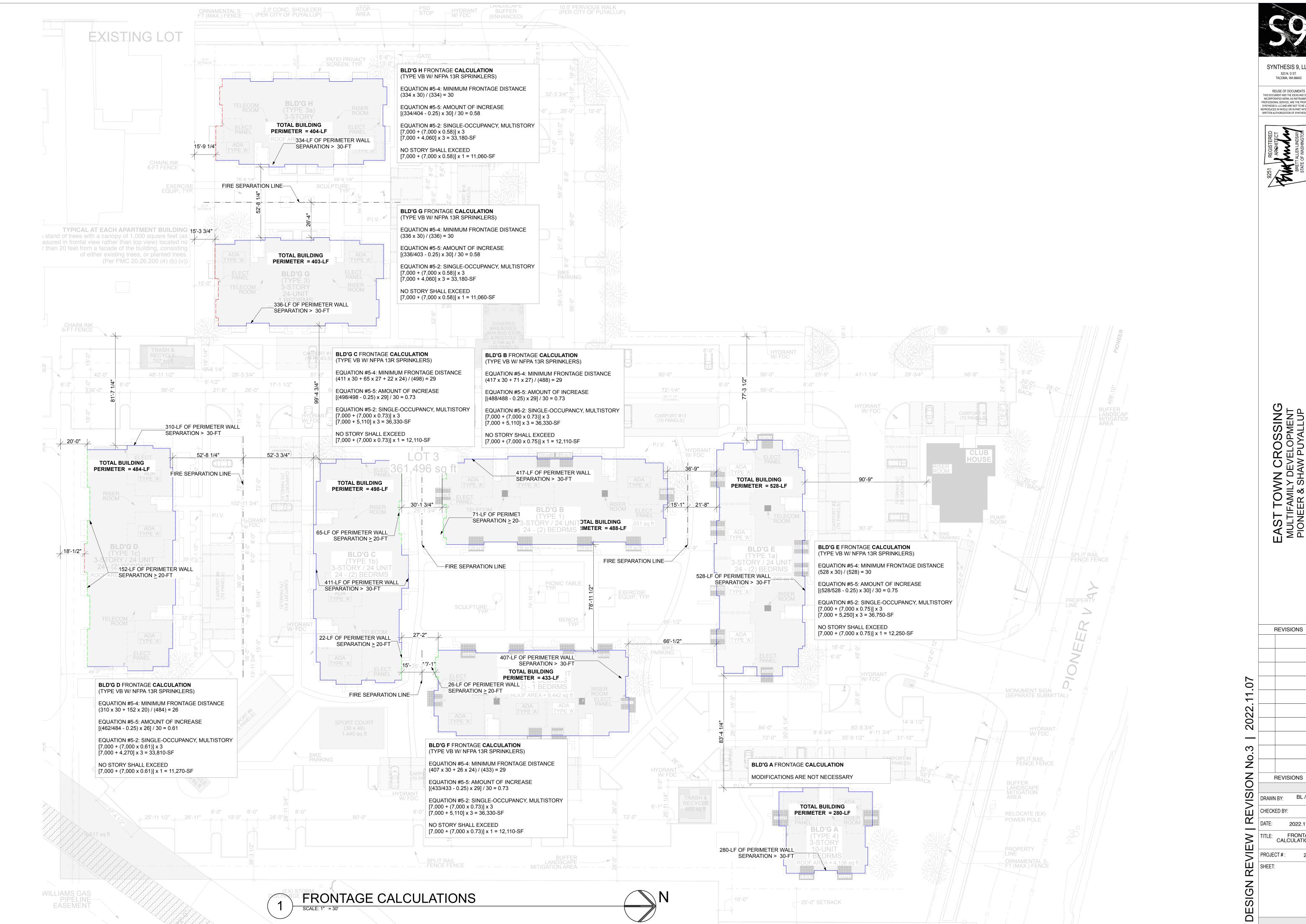
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