

DMG COURT APARTMENT HIGH RISE

1123, 1125, 1127, 1131 Tacoma Ave S.
Tacoma, WA 98402

OWNER: DMG COURT, LLC

PROJECT SUMMARY

SITE AREA: 0.413 acres (18,000 SF / 4 PARCELS)
ZONING: DMU

BUILDING
10 LEVELS OF METAL-FRAMED MODULAR UNITS (TYPE IIIA)
1 LEVEL OF PT CONCRETE (TYPE IA) (COMMERCIAL/RESIDENTIAL/PARKING)

TOTAL GSF = 145,542 SF

234 TOTAL APARTMENT UNITS
51 TOTAL PARKING STALLS - STRUCTURED
1,440 SF GRAY SHELL COMMERCIAL

SITE PLAN

1" = 40'





OVERALL PROJECT STATISTICS			TOTALS	
SITE SQUARE FOOTAGE			18,000	
SITE COVERAGE ALLOWED			18,000	
SITE COVERAGE - PROVIDED			16,710	
TOTAL GROSS SQ. FOOTAGE PROVIDED			145,542	
FAR MAX REQUIRED - RESIDENTIAL (W/ TDR)	18,000 X 7		126,000	
FAR PROVIDED - RESIDENTIAL			125,998	OK
FAR MAX REQUIRED - COMMERCIAL (W/TDR)	18,000 X 6		108,000	
FAR PROVIDED - RESIDENTIAL			1,440	OK

ZONING REQUIREMENTS

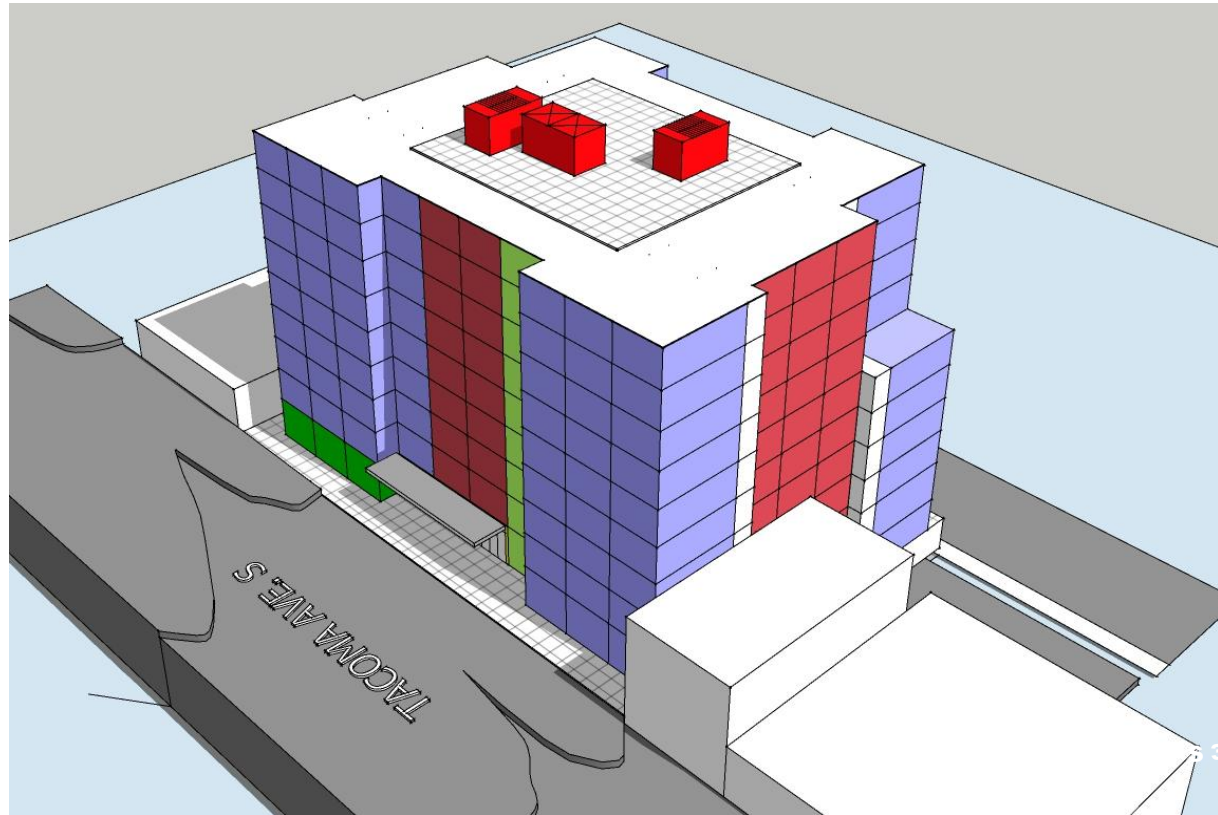
1. 100' HEIGHT LIMIT
2. SETBACKS = 0 EXCEPT FOR STEPBACKS PER DIAGRAM
3. FAR REQ'MTS: W/ TDR = 7 FOR RESIDENTIAL AND 6 FOR NON-RESIDENTIAL
4. PROJECT SITE WITHIN THE REDUCED PARKING AREA (RPA), NO PARKING MINIMUM REQUIRED.

BUILDING STATS				
FLR HT	FLOOR	USE	GROSS BLDG AREA	APT UNITS
9.75	L11	RESIDENTIAL	12,572	24
9.75	L10	RESIDENTIAL	12,572	24
9.75	L9	RESIDENTIAL	13,440	26
9.75	L8	RESIDENTIAL	13,440	26
9.75	L7	RESIDENTIAL	13,440	26
9.75	L6	RESIDENTIAL	13,440	26
9.75	L5	RESIDENTIAL	13,440	26
9.75	L4	RESIDENTIAL	13,440	25
12	L3	RESIDENTIAL	10,673	19
		COMMERCIAL	1,440	0
		LOBBY / AMENITIES	1,327	0
10	L2	RESIDENTIAL	7,164	12
		COMMUNITY RM	1,050	0
		STORAGE LOCKERS	1,394	0
9	L1	PARKING	16,710	
109.00	TOTALS		145,542	234
	TOTAL RESIDENTIAL FAR		125,998	
	TOTAL COMMERCIAL FAR		1,440	

UNDERGROUND -NOT COUNTED IN FAR
 PARKING -NOT COUNTED IN FAR

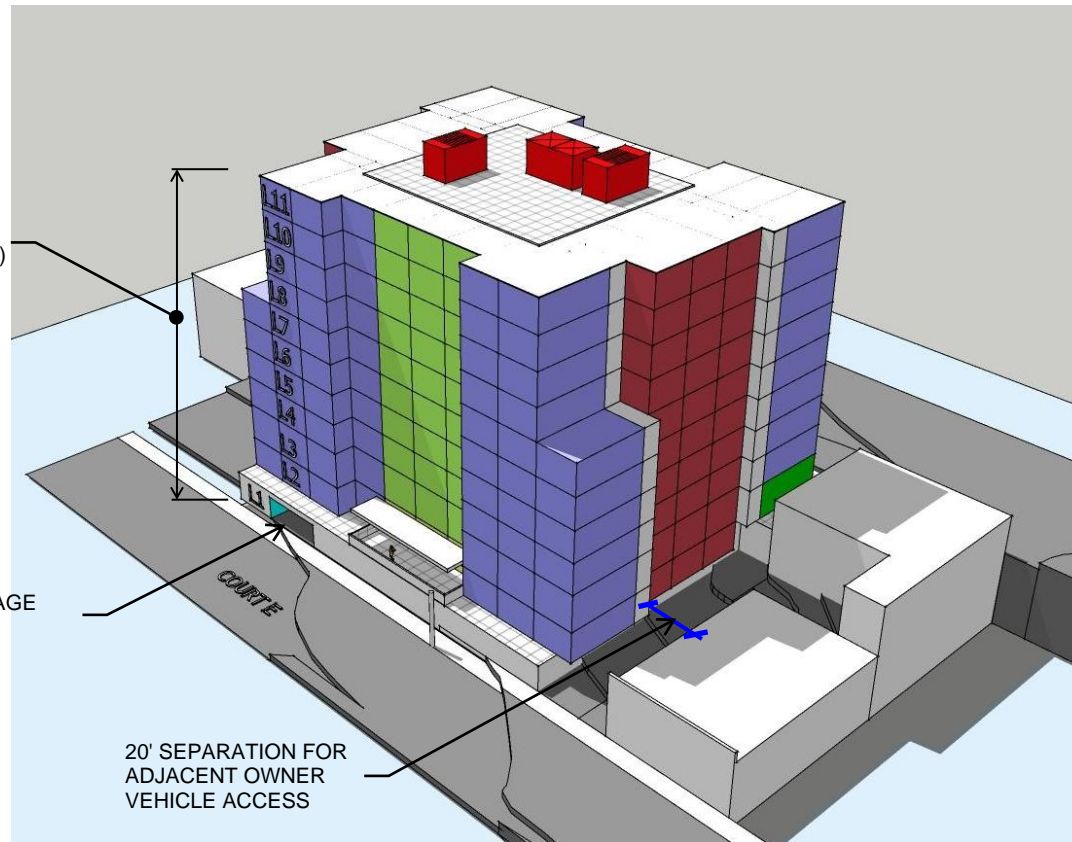
			MODULAR UNIT MIX				
			Type	Unit SF	Count	Total Sft	%
TOTAL GROSS SQ. FOOTAGE		145,542					
TOTAL APT. FLOORS - GROSS SQ. FOOTAGE		128,832	STUDIO / MICRO	350	125		53.42%
			STUDIO SM & MID	448-504	73		31.20%
PARKING REQUIRED		0	OPEN 1B	588	36		15.38%
					234		100.00%
PARKING PROVIDED	(LEVEL L1)	52 STALLS					

PROJECT STATISTICS



PERSPECTIVE - SOUTHWEST

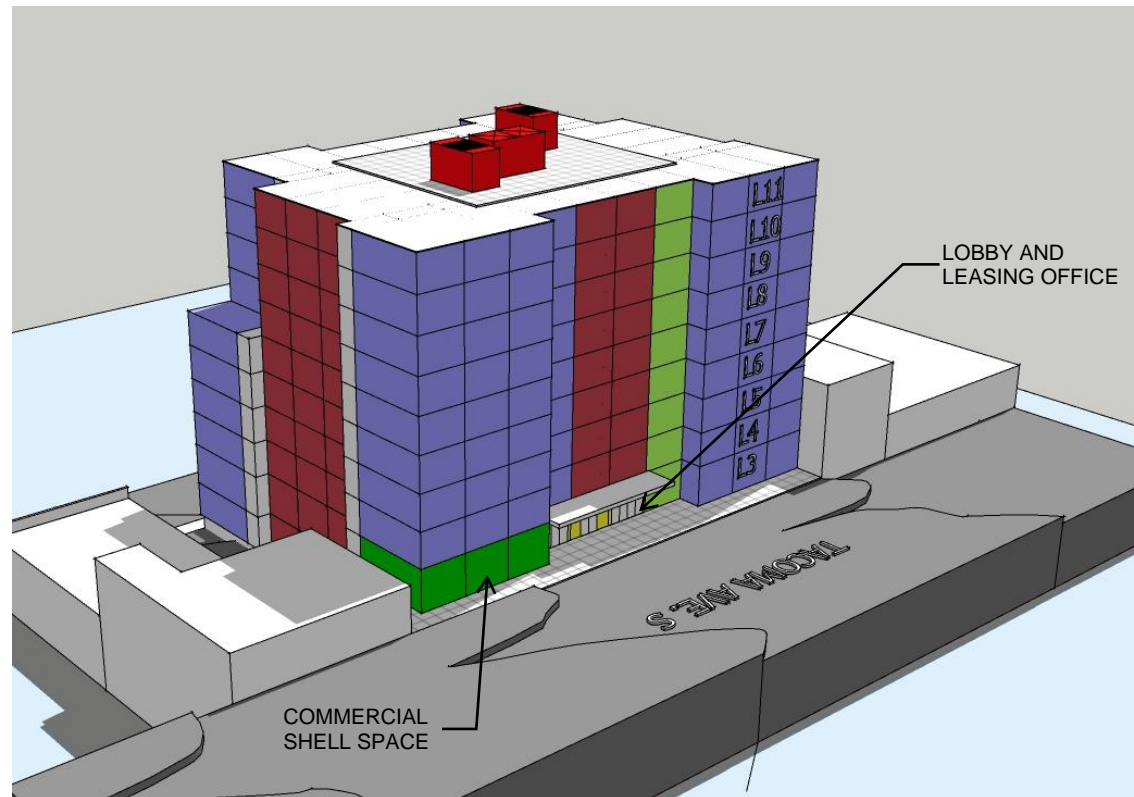
109' FROM COURT E =
(100' FROM AVG. GRADE)



PERSPECTIVE - NORTHEAST

PARKING GARAGE
ACCESS

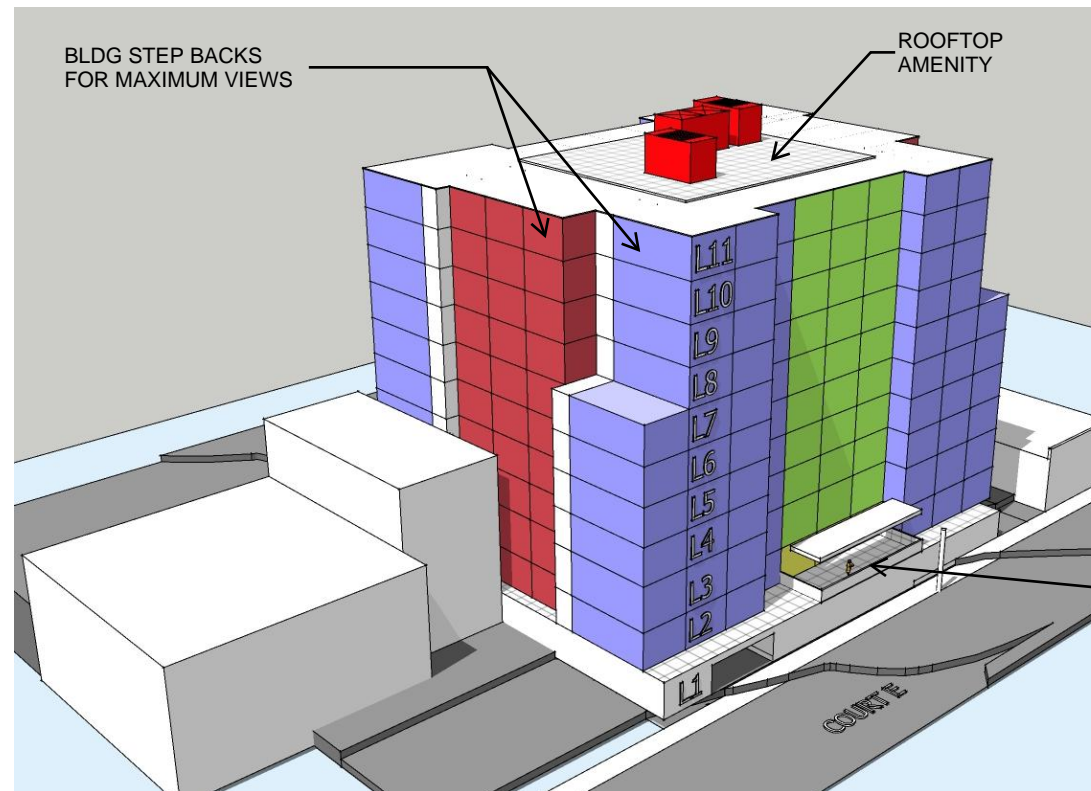
20' SEPARATION FOR
ADJACENT OWNER
VEHICLE ACCESS



PERSPECTIVE - NORTHWEST

LOBBY AND
LEASING OFFICE

COMMERCIAL
SHELL SPACE



PERSPECTIVE - SOUTHEAST

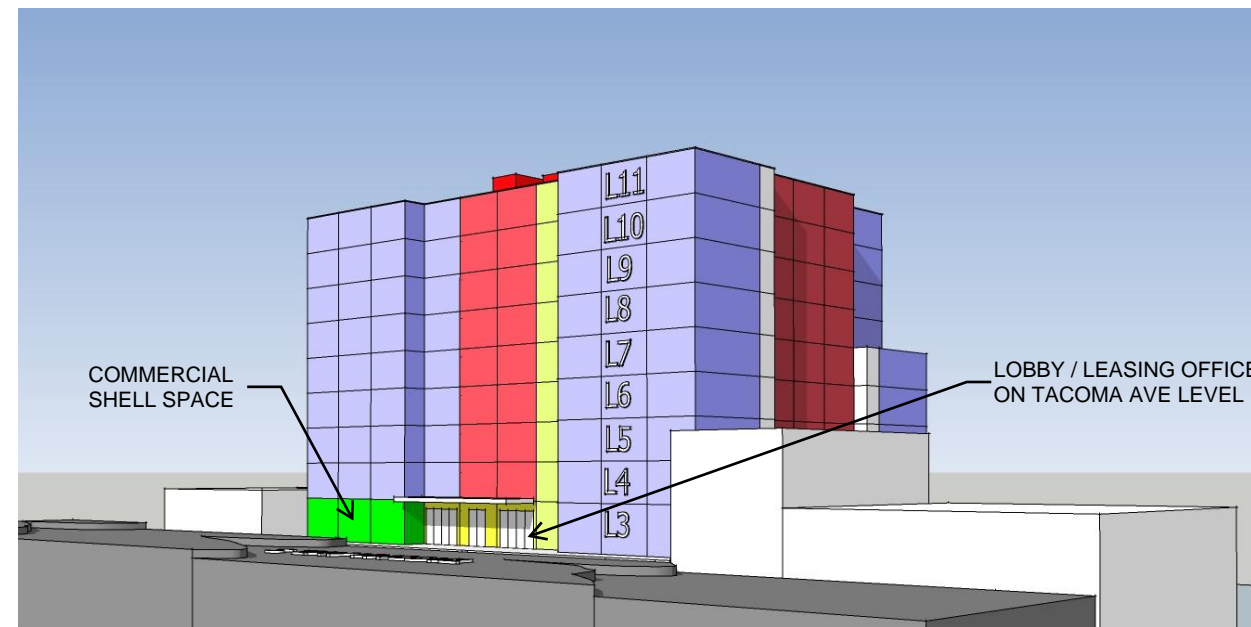
BLDG STEP BACKS
FOR MAXIMUM VIEWS

ROOFTOP
AMENITY

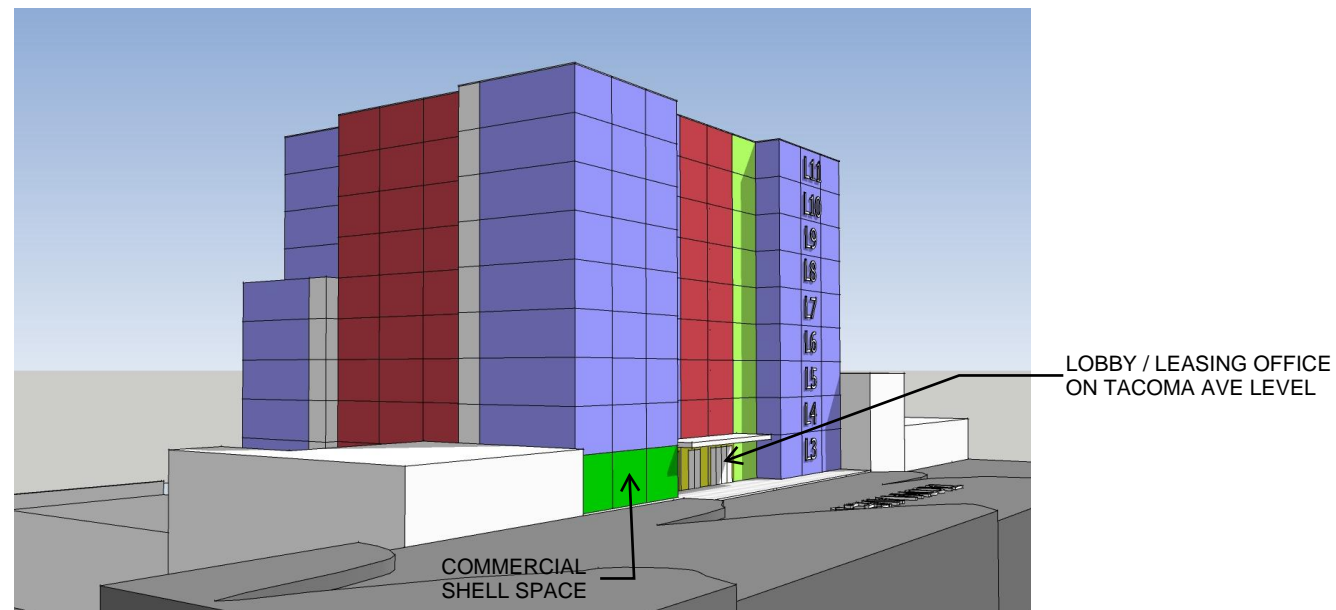
PATIO AT COMMUNITY
LOUNGE



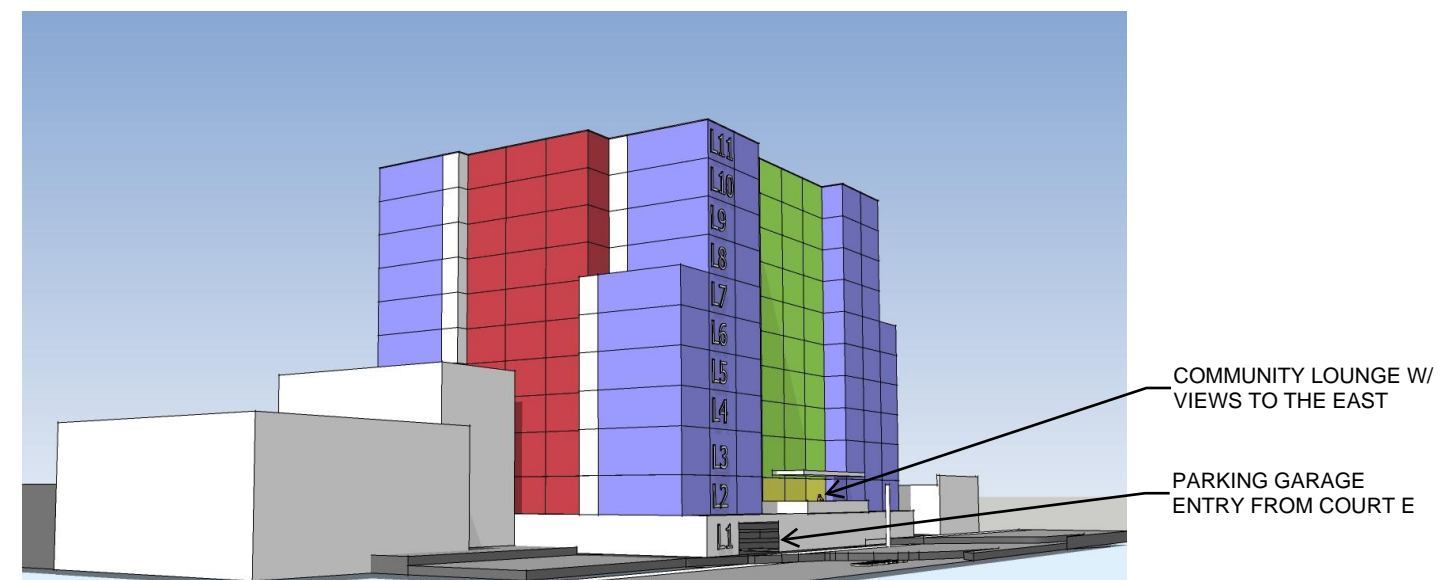
STREET VIEW - SOUTHWEST



STREET VIEW - NORTHEAST






STREET VIEW - NORTHWEST

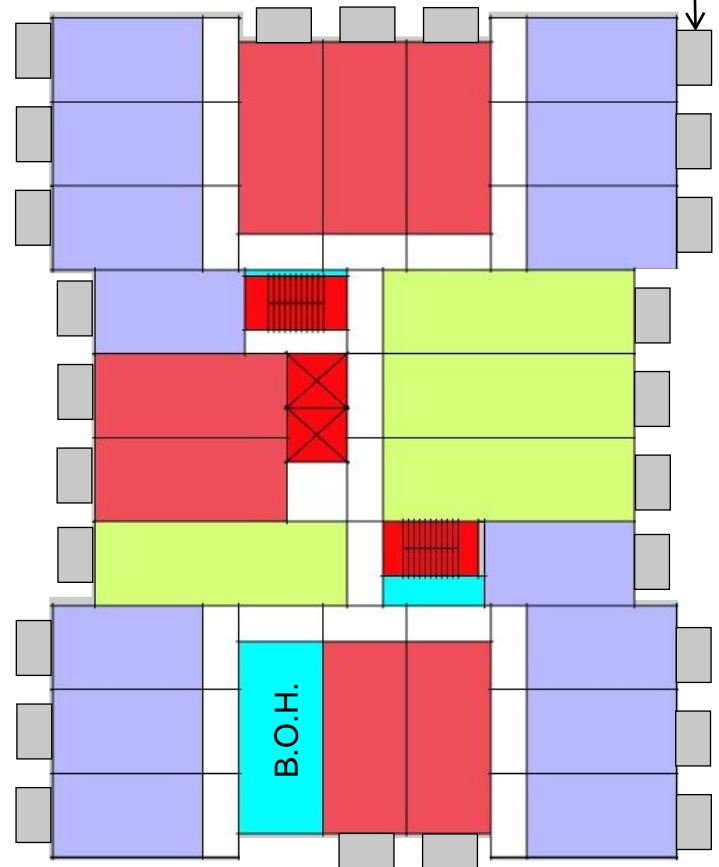


STREET VIEW - SOUTHEAST

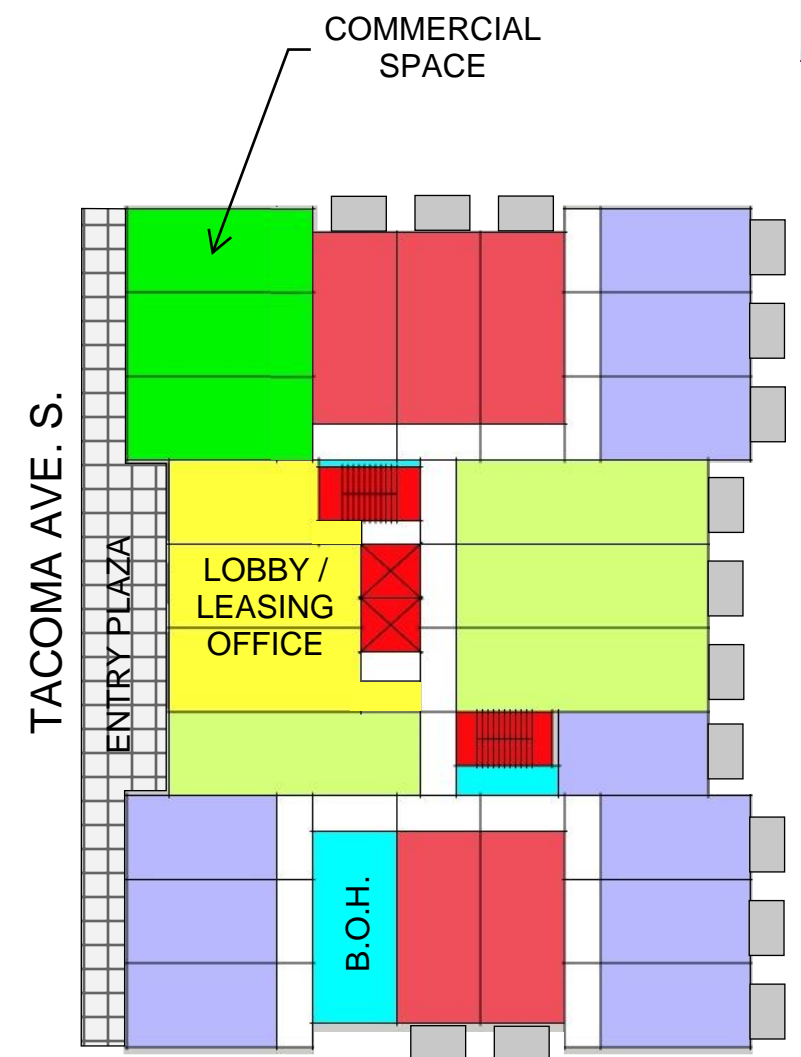
LEGEND

-  STAIR TOWER
-  ELEVATOR TOWER
-  B.O.H. BACK OF HOUSE SPACE

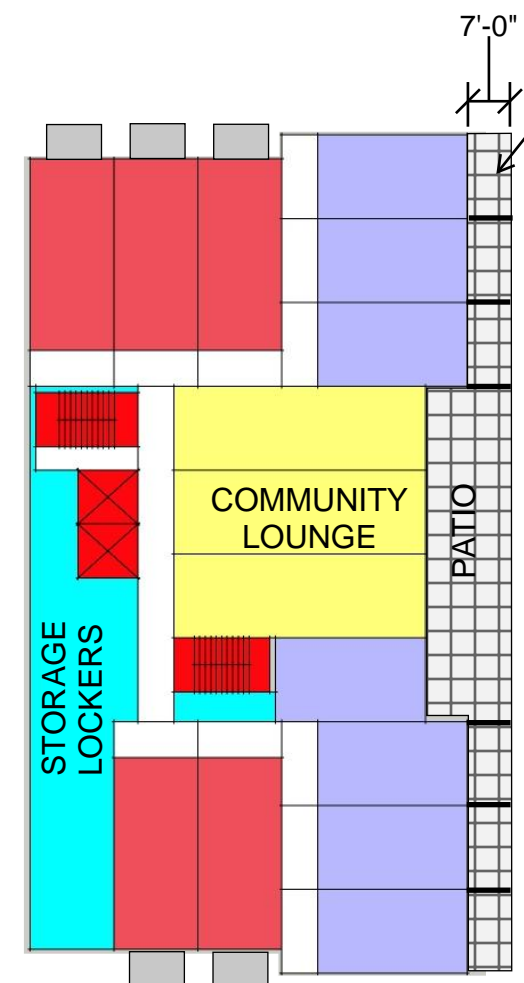
TYP. BOLT-ON BALCONY - ALL UNITS WHERE POSSIBLE



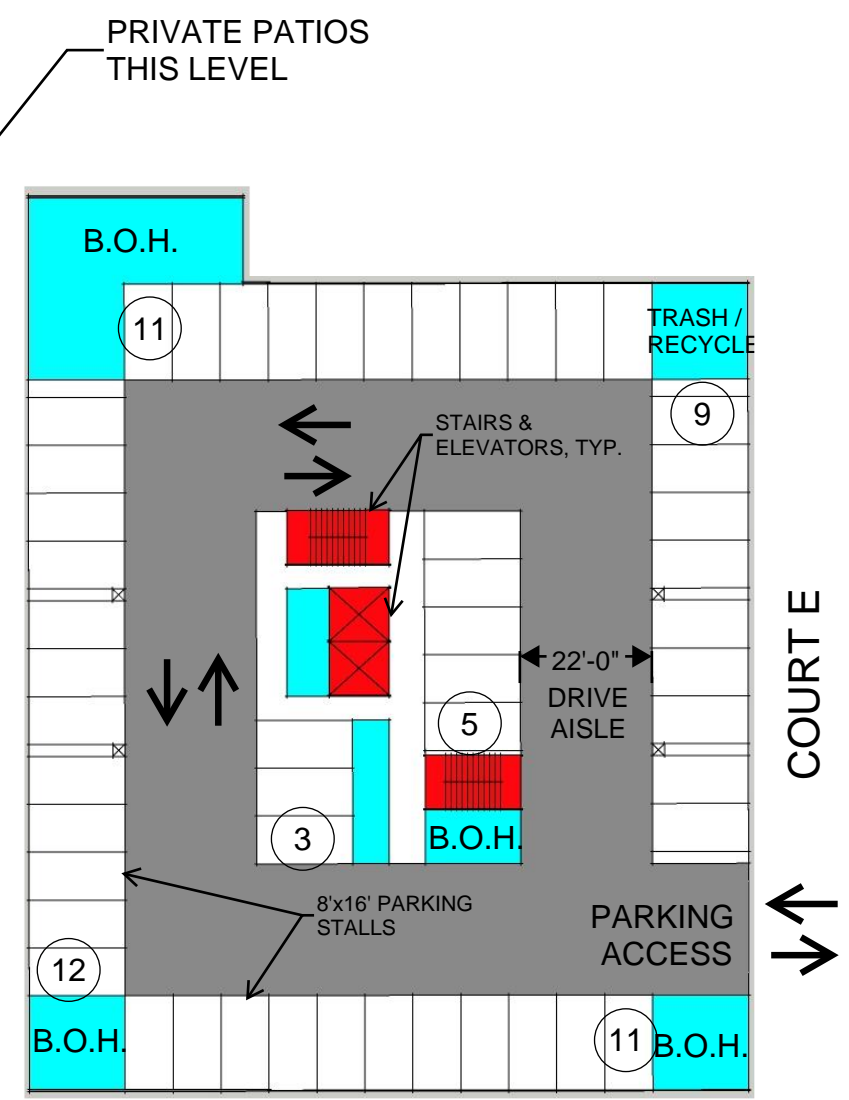
LEVEL - L4



LEVEL - L3 (TACOMA AVE.)



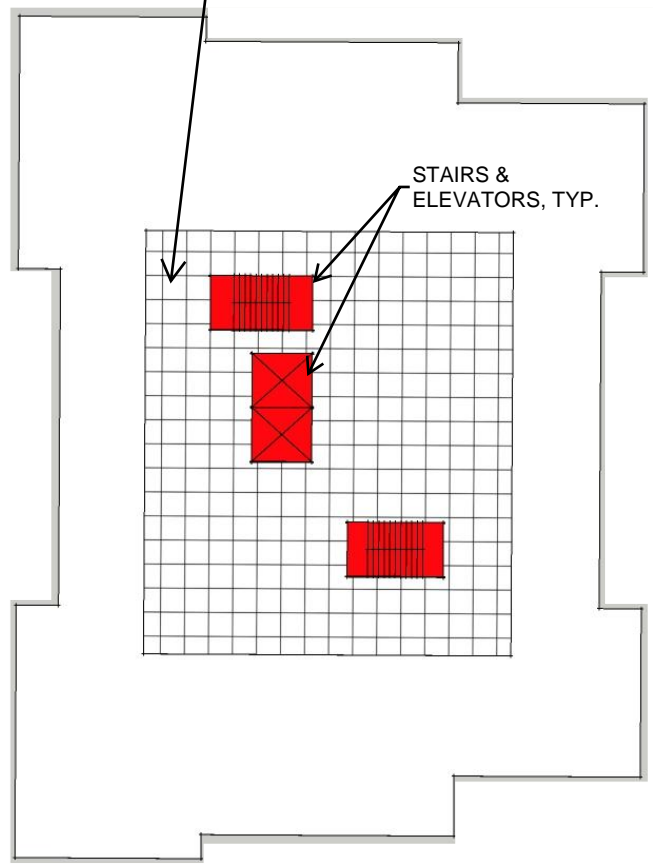
LEVEL - L2



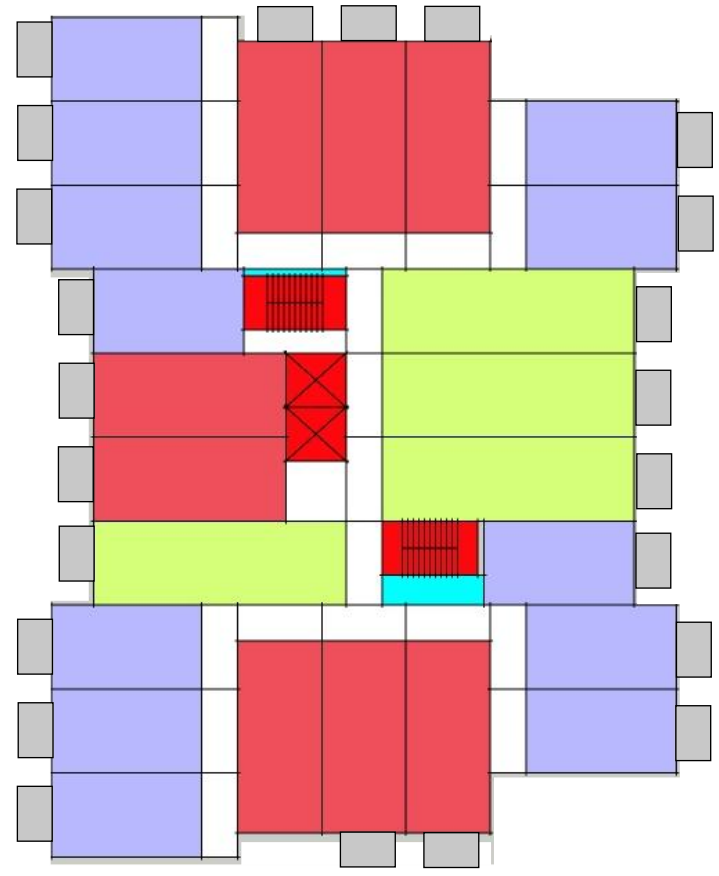
PARKING LEVEL - L1 (COURT E)
50 STALLS

EXTENT OF ROOFTOP AMENITY
AREA W/ BBQ, TRELLISES, SEATING
AREAS, SHUFFLEBOARD,
PLANTERS, ETC.

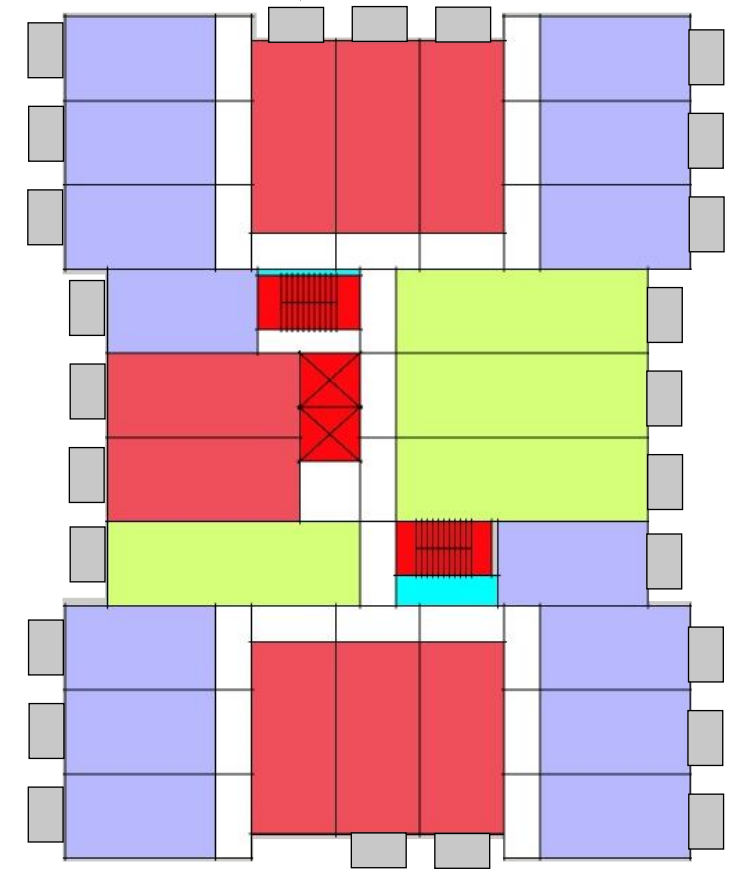
TYP. BOLT-ON BALCONY -
ALL UNITS WHERE
POSSIBLE



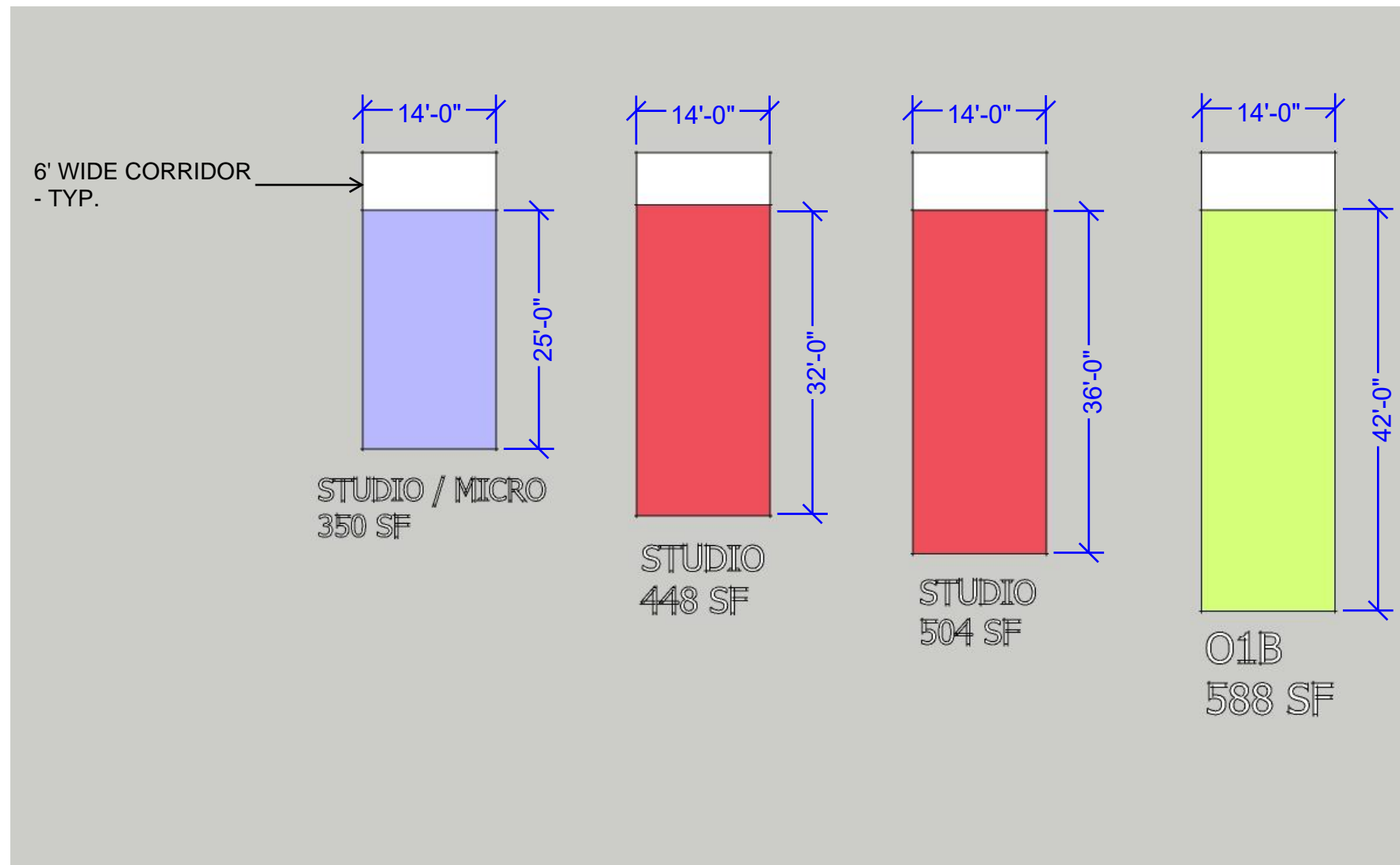
ROOF DECK



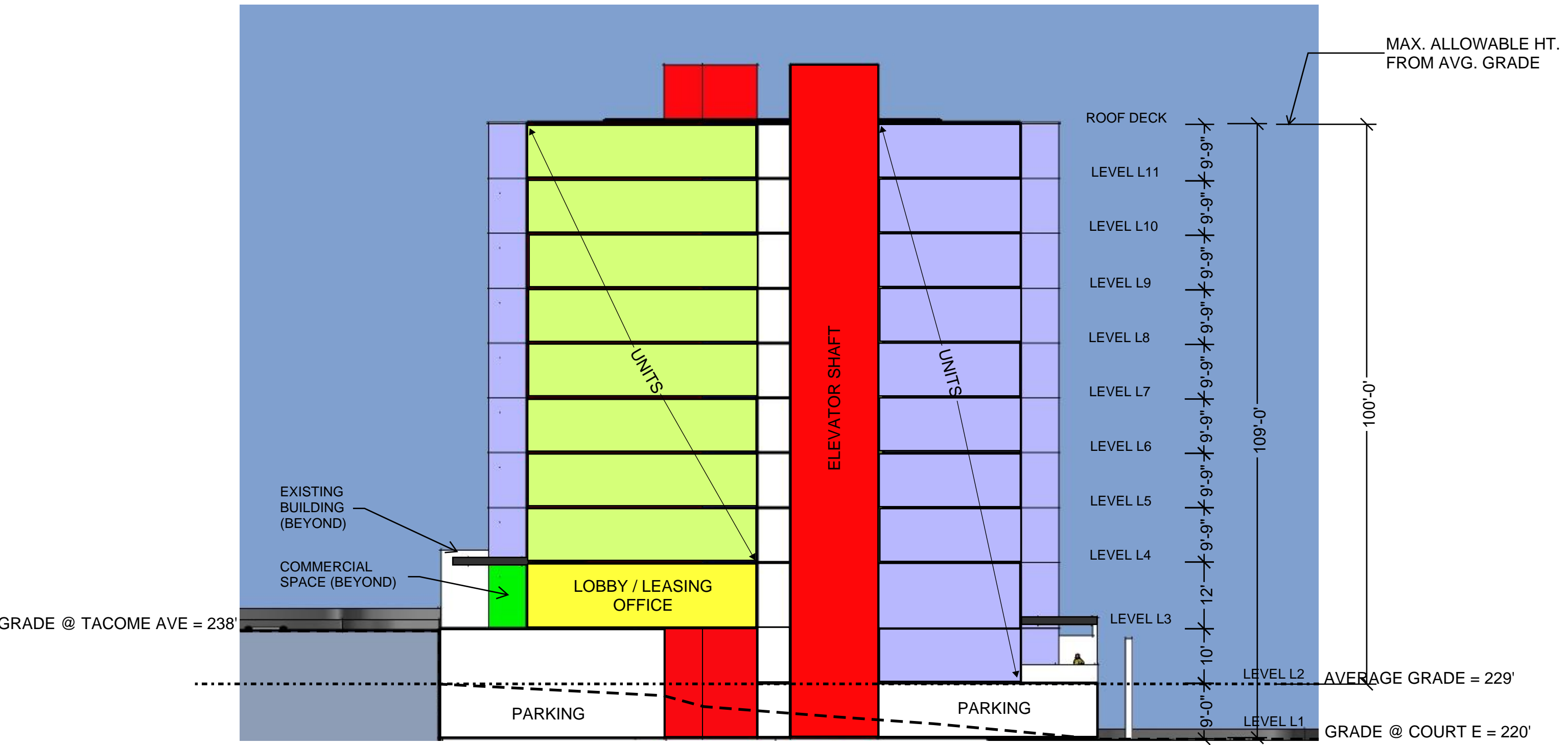
LEVELS - L10-L11



LEVELS - L5-L9



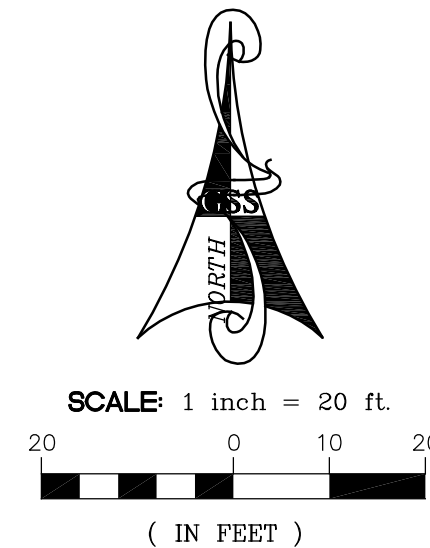
UNIT PLANS (MODULAR SYSTEM)
SCALE: 1/8" = 1'-0"



CONCEPTUAL BUILDING SECTION
SCALE: 1/16" = 1'-0"

TOPOGRAPHICAL SURVEY

OF A PORTION OF MAP OF NEW TACOMA,
THE SE 1/4 OF THE NE 1/4 OF SEC. 5, T-20 N, R-3 E.,
CITY OF TACOMA
WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON



MERIDIAN:
THE RECORD OF SURVEY
RECORDING No.
200510075004

BASIS OF BEARINGS:
THE CENTERLINE OF TACOMA AVE. S.
AS DEPICTED HEREON
BEARING N0°00'01"E

SITE INFORMATION:

SITE ADDRESS: 1123 AND 1125 TACOMA AVE S
TACOMA, WA 98402

TAX ACCOUNT No.: 201111-0060, - 0070

LEGAL DESCRIPTION:

LOT 11, 12, 13, 14 BLOCK 1111, MAP OF NEW TACOMA, W.T., ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1875, IN PIERCE COUNTY, WASHINGTON.

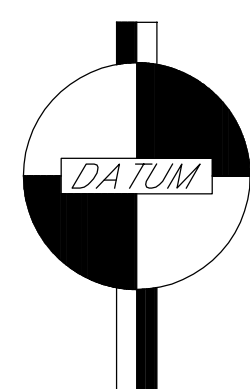
SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

NOTES:

1. CONTROLLING BOUNDARY DATA WAS OBTAINED BY ACTUAL FIELD MEASUREMENTS. ANGULAR AND LINEAR RELATIONSHIPS OF FIELD TRAVERSE WERE DETERMINED WITH A SOKKIA SX-105T, FIVE SECOND TOTAL STATION SUPPLEMENTED WITH DATA COLLECTOR AND STEEL TAPE.
2. THE SITE AND ALL CENTERLINE CONTROL MONUMENTS SHOWN ON THIS SURVEY WERE VISITED IN JUNE 2022.
3. THIS SURVEY ACCURACY MEETS OR EXCEEDS PRECISION REQUIREMENTS AS SET FORTH IN W.A.C. 332-130-090.
4. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES OF RECORD MAY EXIST ON THIS PROPERTY THAT ARE NOT NECESSARY SHOWN HEREON.
5. ALL STRUCTURES (BUILDINGS) TIES AND FENCE TIES SHOWN HEREON ARE APPROXIMATE AND CANNOT BE USED TO ESTABLISH PROPERTY LINES.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL FENCES AND/OR ALL OTHER SIGNS OF OCCUPANCY OR POSSESSION.
7. EXISTING, POSSESSION, I.E., FENCES, SHEDS, DRIVEWAY, ETC. MAY HAVE PRIOR RIGHTS. DO NOT REMOVE THEM WITHOUT LEGAL ADVICE.
8. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JUNE OF 2022. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD WRITTEN FIELD NOTES MAY NOT EXIST.
9. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT THE GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITIES SHOWN HEREON MAY HAVE BEEN TAKEN FROM THE PUBLIC RECORDS AND ARE APPROXIMATE ONLY. GEODETIC SURVEYING SERVICES ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF PUBLIC RECORDS.

REFERENCES:

1. PIERCE COUNTY ASSESSORS MAP OF NE 5-20-3.
2. PLAT OF MAP OF NEW TACOMA, W.T., REC. FEBRUARY 3, 1875
3. RECORD OF SURVEY REC. No. 200510075004
4. RECORD OF SURVEY REC. No. 202109225003
5. RECORD OF SURVEY REC. No. 200001045001



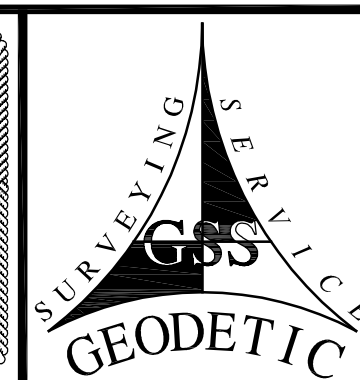
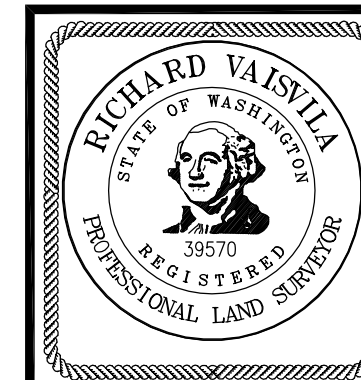
DATUM
NAVD88

BENCHMARK
C.O.T. BENCHMARK No. 3983
ELEV. = 232.54



LEGEND

- ⊙ SANITARY SEWER MANHOLE
- UNDERGROUND SEWER MAIN
- ⊕ STORM DRAIN MANHOLE
- ⊞ STORM DRAIN CATCH BASIN
- UNDERGROUND STORM MAIN
- Y EX. CULVERT
- ⊕ FIRE HYDRANT
- ⊞ WATER METER
- ⊞ WATER VALVE
- WATER MAIN PAINTMARKS
- ⊞ AIR RELEASE VALVE ASSEMBLY
- ⊞ AIR RELEASE PIPE
- ⊕ WATER MANHOLE
- ⊕ GAS METER
- ⊞ GAS VALVE
- GAS MAIN-PAINTMARKS
- ⊞ POWER METER
- ⊞ POWER JUNCTION BOX
- ⊞ POWER TRANSFORMER
- ⊞ MISCELLANEOUS JUNCTION BOX
- ⊞ MISCELLANEOUS VAULT
- ⊞ MISCELLANEOUS MANHOLE
- ⊞ SIGNAL JUNCTION BOX
- ⊞ CABLE TV RISER
- ⊕ TELEPHONE MANHOLE
- ⊞ UTILITY POLE ANCHOR
- ⊞ UTILITY POLE
- ⊞ UTILITY POLE AND TRANSFORMER
- ⊞ DROP LINE AND TRANSFORMER
- ⊞ POWER POLE WITH DROP
- ⊞ POWER POLE WITH DROP&LIGHT
- ⊞ POWER PARKING LIGHT
- UNDERGROUND POWER PAINTMARKS
- OP OVERHEAD POWER
- OT OVERHEAD TELEPHONE/CABLE
- UNDERGROUND TELEPHONE/CABLE
- ⊕ TELEPHONE POLE
- ⊞ EXISTING SIGN
- ⊞ TELEPHONE RISER
- ⊞ MAIL BOX
- ⊞ GATE POLE
- CHAIN LINK FENCE (CLF)
- ⊞ WOOD FENCE (WDF)
- ⊞ WIRE FENCE (WF)
- ⊞ CONCRETE RETAINING WALL
- ⊞ ROCKERY
- ⊞ PAVEMENT
- ⊞ GRAVEL
- ⊞ CONCRETE
- SFR SINGLE FAMILY RESIDENTIAL



GEODETIC SURVEYING SERVICES
P.O. BOX 133
MUKILTEO, WA
98275-0133
PHONE: (425) 299-1739

DMG COURT LLC
1125 TACOMA AVE S
TACOMA, WA. 98402

CITY OF TACOMA
TOPOGRAPHICAL SURVEY

DATE	7/19/22
SCALE	1"=20'
DWG	622TAC1
JOB#	622TAC1
DRAWN BY	RL
APPROVED	RV
SHEET	1 of 1