

Tacoma Elks Site

22 Stories Apartments

Site Area: **33,687** s.f.

1/3/2006

	GSF	Roof Decks	Parking SF	Parking Cars	SF/ Stall	Storage	Retail GSF	Lobby	Condo Gross	FAR Gross	Condo Net	Plate Eff.
P4	22,033		22,033	56	393	600						
P3	22,033		22,033	60	367	600						
P2	22,033		22,033	60	367	600						
P1	10,000		10,000	35	286	600						
Ground Floor	15,631	4,440					6,341	884	5,702	5,900	5,665	
2nd	15,631					1,114		691	15,631	15,100	11,371	73%
3rd	15,631					1,114			15,631	15,100	12,062	77%
4th	13,059								13,059	12,450	11,349	87%
5th	13,059								13,059	12,450	11,349	87%
6th	13,059								13,059	12,450	11,349	87%
7th	13,059								13,059	12,450	11,349	87%
8th	13,059								13,059	12,450	11,349	87%
9th	13,059								13,059	12,450	11,349	87%
10th	13,059								13,059	12,450	11,349	87%
11th	13,059								13,059	12,450	11,349	87%
12th	13,059								13,059	12,450	11,349	87%
13th	13,059								13,059	12,450	11,349	87%
14th	13,059								13,059	12,450	11,349	87%
15th	13,059								13,059	12,450	11,349	87%
16th	13,059								13,059	12,450	11,349	87%
17th	13,059								13,059	12,450	11,398	87%
18th	13,059								13,059	12,450	11,398	87%
19th	13,059								13,059	12,450	11,398	87%
20th	11,536	1,523							11,536	11,000	9,872	86%
21st	11,536								11,536	11,000	9,872	86%
22nd	9,024	4,000							8,644	8,150	7,127	82%
Total	364,032		76,099	211	361	4,628	6,341	1,575	277,624	265,450	237,700	

Total Net For-Sale Resid. **244,041** total includes 5,916 sq' of retail
 Total For-Sale Units **250**
 Avg NSF per Unit **951**
 Parking Ratio **0.84**
 Project Efficiency **70.05%** Saleable, including Retail & storage, divided by Total Gross SF (includes parking)

FAR
 FAR Res. Gross **265,450**
 FAR Elk's Gross (estimated) **22,842**
288,292

Site Area w/Elks **33,687**
 Site Area w/o Elks **24,000**

FAR w/Elks **8.6**
 FAR w/o Elks **11.1**

UNITS MIX						
Level	Studios	1BR/1BA	1BR/1BA+	2BR/2BA	2BR/2BA+	Total/Floor
1			3	1	1	5
2		6	3	1	2	12
3	2	6	3	1	2	14
4	2	3	3	1	3	12
5	2	3	3	1	3	12
6	2	3	3	1	3	12
7	2	3	3	1	3	12
8	2	3	3	1	3	12
9	2	3	3	1	3	12
10	2	3	3	1	3	12
11	2	3	3	1	3	12
12	2	3	3	1	3	12
13	2	3	3	1	3	12
14	2	3	3	1	3	12
15	2	3	3	1	3	12
16	2	3	3	1	3	12
17	2	3	3	1	4	13
18	2	3	3	1	4	13
19	2	3	3	1	4	13
20	2	3	1	1	3	10
21	2	3	1	1	3	10
22					4	4
Total	38	66	59	21	66	250
Propose	15.2%	26.4%	23.6%			65.2%
				8.4%	26.4%	34.8%