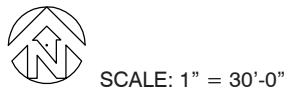
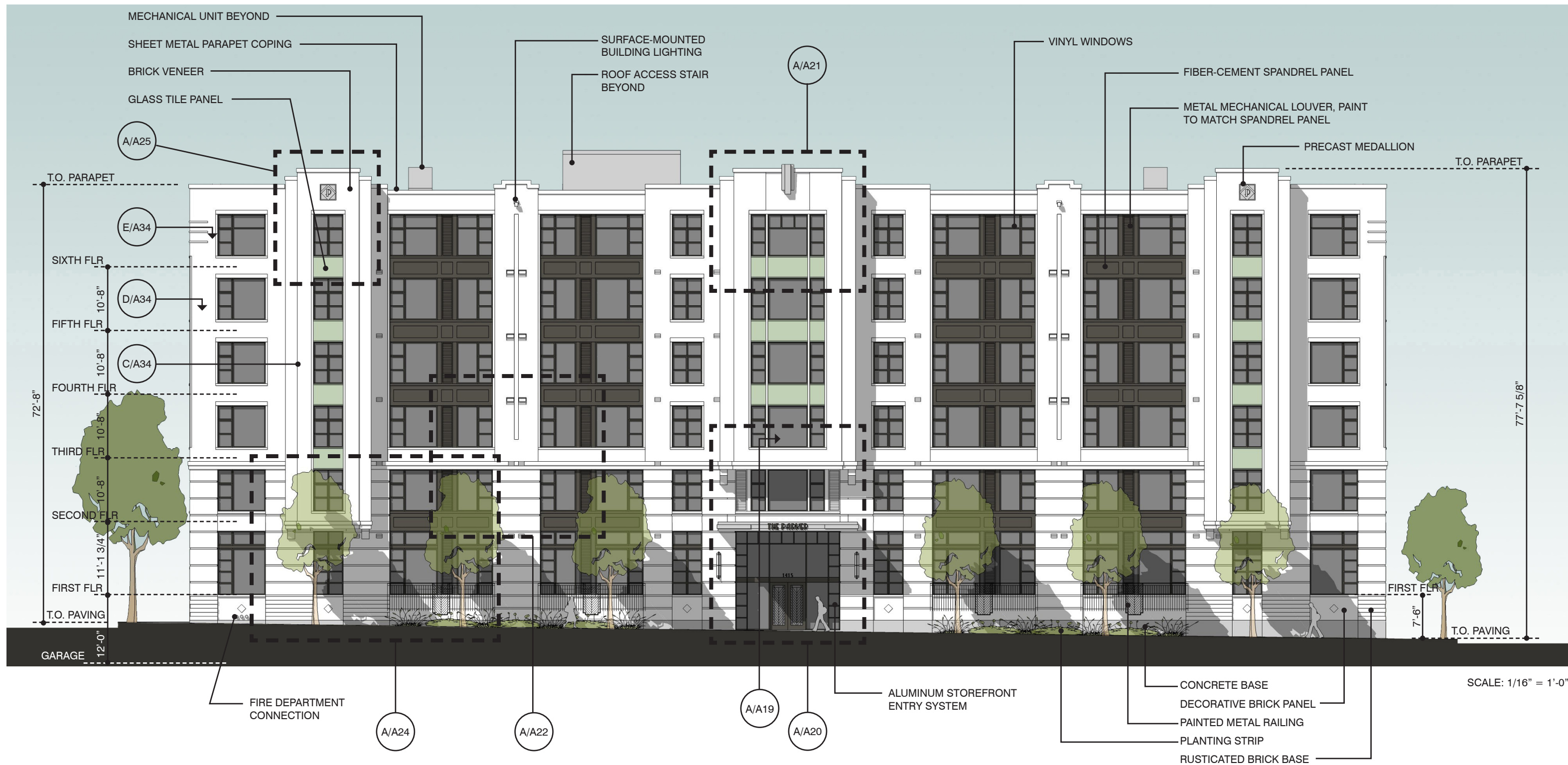


ZONING SUMMARY		TITLE 33 - PORTLAND ZONING CODE	
ZONE:	EX	CENTRAL CITY - RIVER DISTRICT, NORTH PEARL SUBAREA	
PLAN DISTRICT:	TYPE III, DESIGN OVERLAY	LU 12-112033 DZM	
LAND USE REVIEW (LUR):	6 : 1, ALLOWABLE FLOOR AREA IS 240,000 S.F.	100% ALLOWABLE	
LUR APPLICATION:	100% ALLOWABLE	100 FEET, ALLOWABLE	
F.A.R. (33.510.210):	75 FEET MAX. WITHIN 20 FEET OF NW 13TH AVE.	NO MINIMUM REQ'D. 1.7 SPACES PER DWELLING UNIT MAXIMUM.	
BUILDING LOT COVERAGE (33.140.220):	NO MINIMUM REQ'D. 1.7 SPACES PER DWELLING UNIT MAXIMUM.	LONG TERM - RESIDENTIAL, 1.5 PER UNIT - (266) REQUIRED	
HEIGHT (33.510.205):	75 FEET MAX. WITHIN 20 FEET OF NW 13TH AVE.	LONG TERM - OFFICE, 2 OR 1 PER 10,000 S.F. - (2) REQUIRED	
SPECIAL HEIGHT REQUIRED (33.510.251):	75 FEET MAX. WITHIN 20 FEET OF NW 13TH AVE.	SHORT TERM - RESIDENTIAL, 1.0 PER 20 UNITS - (9) REQ'D	
VEHICLE PARKING (33.510.265):	NO MINIMUM REQ'D. 1.7 SPACES PER DWELLING UNIT MAXIMUM.	SHORT TERM - OFFICE, 2 OR 1 PER 40,000 S.F. - (2) REQ'D	
BICYCLE PARKING (33.266.210):	NO MINIMUM REQ'D. 1.7 SPACES PER DWELLING UNIT MAXIMUM.	TOTAL LONG TERM SPACES - (266) REQUIRED	
		TOTAL SHORT TERM SPACES - (11) REQUIRED	
LOADING (33.266.310):	STANDARD A. (1) 35 FT. LONG, 10 FT. WIDE, 13 FT. CLEARANCE.		

PROJECT AREAS, UNIT, PARKING, AND LOADING SUMMARY			
SITE AREA:	40,000 S.F., .92 ACRES	F.A.R. (EXCLUDES BASEMENT):	4 : 1
BASEMENT AREA:	39,667 GROSS S.F.	APARTMENT UNITS:	177
FIRST FLOOR AREA:	26,715 GROSS S.F.	PARKING STALLS:	165
SECOND FLOOR AREA:	27,645 GROSS S.F.	ADA PARKING STALLS:	4, (VAN INCL.)
THIRD FLOOR AREA:	27,724 GROSS S.F.	BIKE STALLS - LONG TERM:	268
FOURTH FLOOR AREA:	27,724 GROSS S.F.	BIKE STALLS - SHORT TERM:	BY BIKE FUND
FIFTH FLOOR AREA:	27,724 GROSS S.F.	LOADING STALL - STANDARD A:	1
SIXTH FLOOR AREA:	27,724 GROSS S.F.		
TOTAL BUILDING FLOOR AREA:	204,923 GROSS S.F.		

DWELLING UNIT TABULATION									
Unit Type	Net SF	Net SF/Type	Market Gross SF	Gross SF/Type	Floors	# of Units	x # Floors	Unit Type Totals	
JR1	491	9820	540	10800	2 thru 6	4	5	20	
JR1A	490	2450	540	2700	1	5	1	5	
JR1B	497	2485	547	2735	2 thru 6	1	5	5	
JR1C	522	522	576	576	1	1	1	1	
JR1D	528	2640	579	2895	2 thru 6	1	5	5	
JR1E	507	5070	557	5570	2 thru 6	2	5	10	
JR1F	506	506	557	557	1	1	1	1	
1	588	35280	640	38400	2 thru 6	12	5	60	
1A	580	4060	637	4459	1	7	1	7	
1B	684	684	748	748	1	1	1	1	
1C	587	587	640	640	1	1	1	1	
1D	572	572	628	628	1	1	1	1	
1+A	746	3730	806	4030	2 thru 6	1	5	5	
1+B	810	1620	873	1746	2	2	1	2	
1+C	810	3240	873	3492	3 thru 6	1	4	4	
1+C	810	3240	873	3492	3 thru 6	1	4	4	
2	1097	10970	1176	11760	2 thru 6	2	5	10	
2A	891	8910	961	9610	2 thru 6	2	5	10	
2B	1019	3057	1097	3291	3 thru 5	1	3	3	
2C	882	8820	951	9510	2 thru 6	2	5	10	
2D	848	848	917	917	1	1	1	1	
2E	951	951	1023	1023	2	1	1	1	
2F	816	816	894	894	1	1	1	1	
2G	845	1690	911	1822	1	2	1	2	
2H	920	920	985	985	1	1	1	1	
2J	830	4150	899	4495	2 thru 6	1	5	5	
2K	1018	1018	1097	1097	6	1	1	1	
Total Unit Net SF	118,656	Gross SF	128,872	Total # of Units	177				
Total Parking Spaces: 165									





The Parker Apartments
 LU 12-112033 DZM - June 15, 2012
 Revised July 23, 2012

East Elevation - NW 12th Ave.









North Elevation - NW Quimby Ave.



NW 12th and Quimby



Courtyard on NW 13th Ave.

A16.1





Building Entry on NW 12th Avenue



NW Pettygrove Street



Loading Dock on NW 13th Avenue



Courtyard Interior



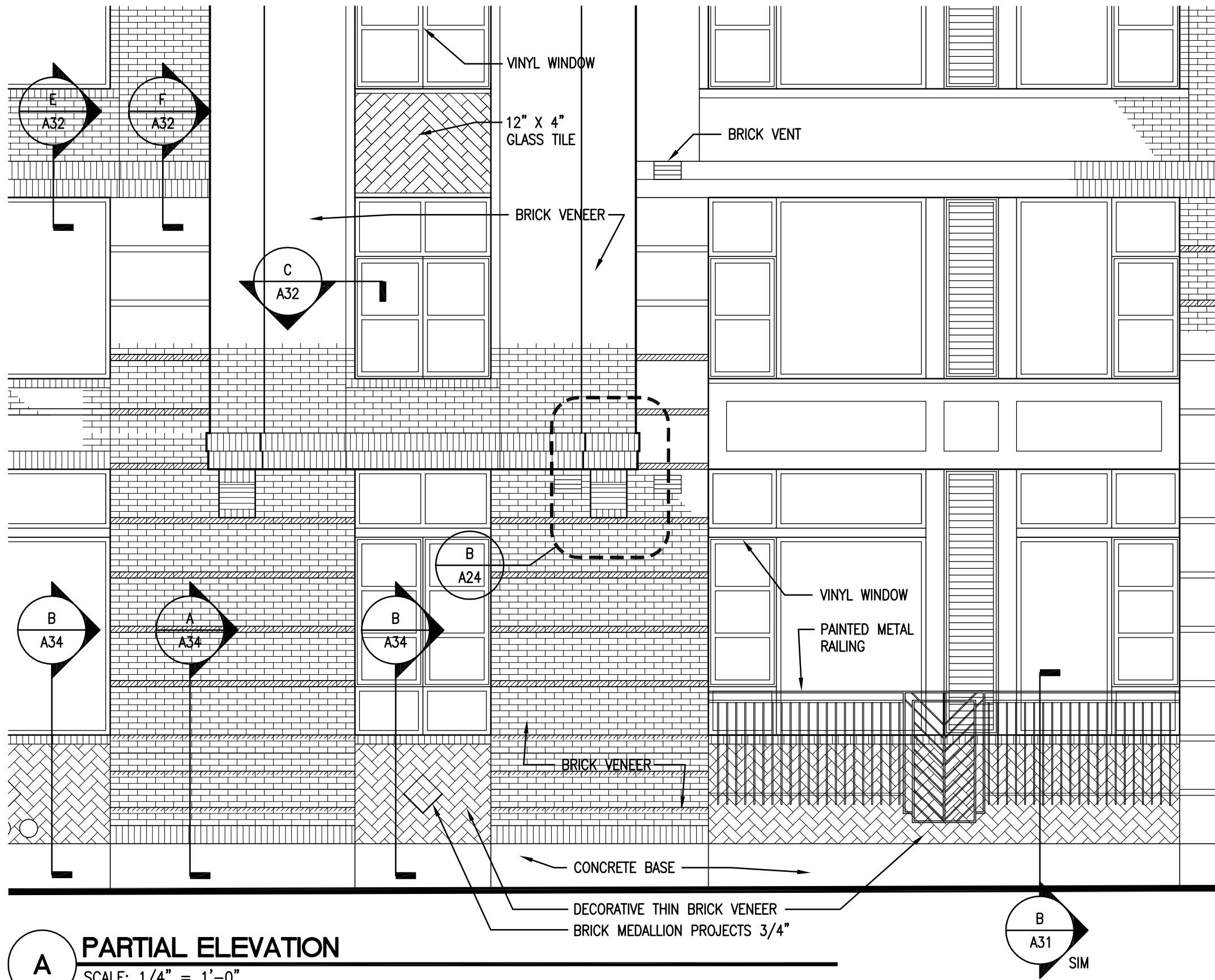
NW 13th and Quimby



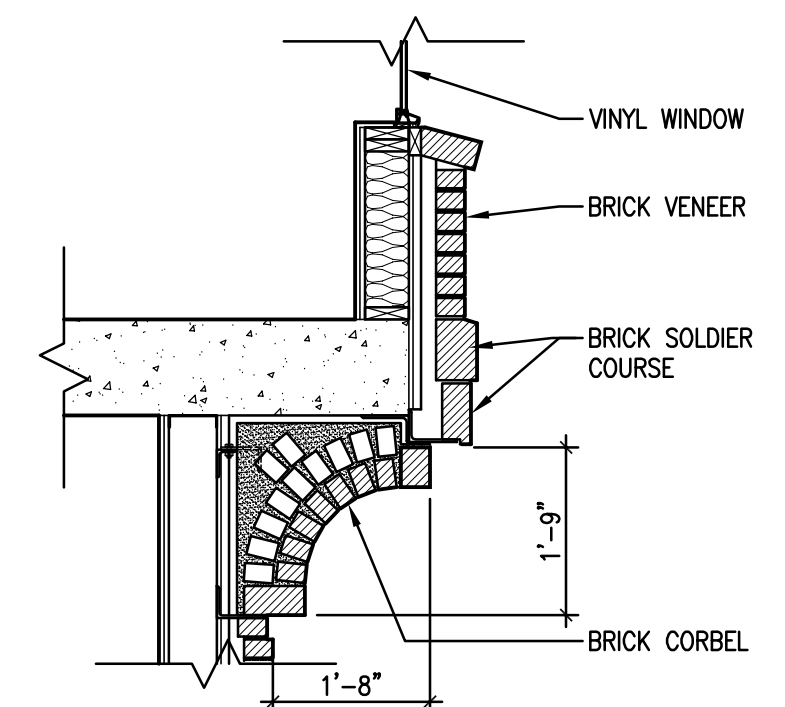
NW 13th and Pettygrove

The Parker Apartments
LU 12-112033 DZM - June 15, 2012
Revised July 23, 2012

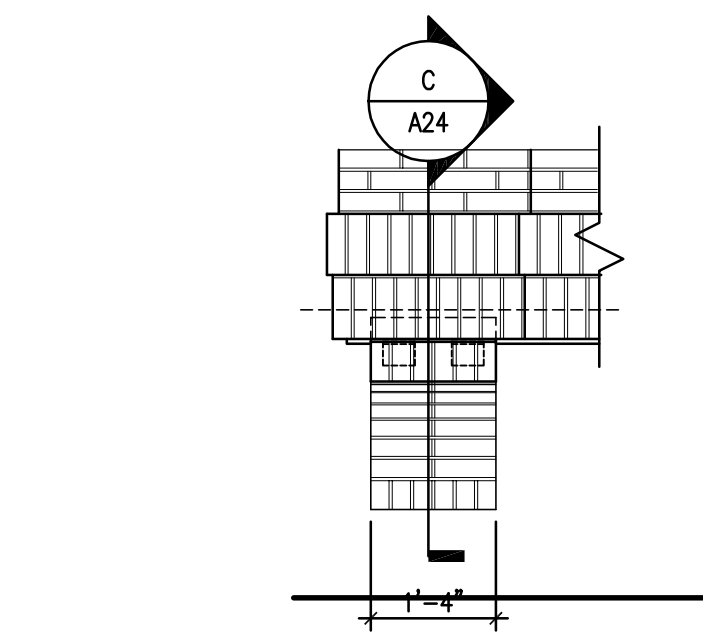
Exterior Views



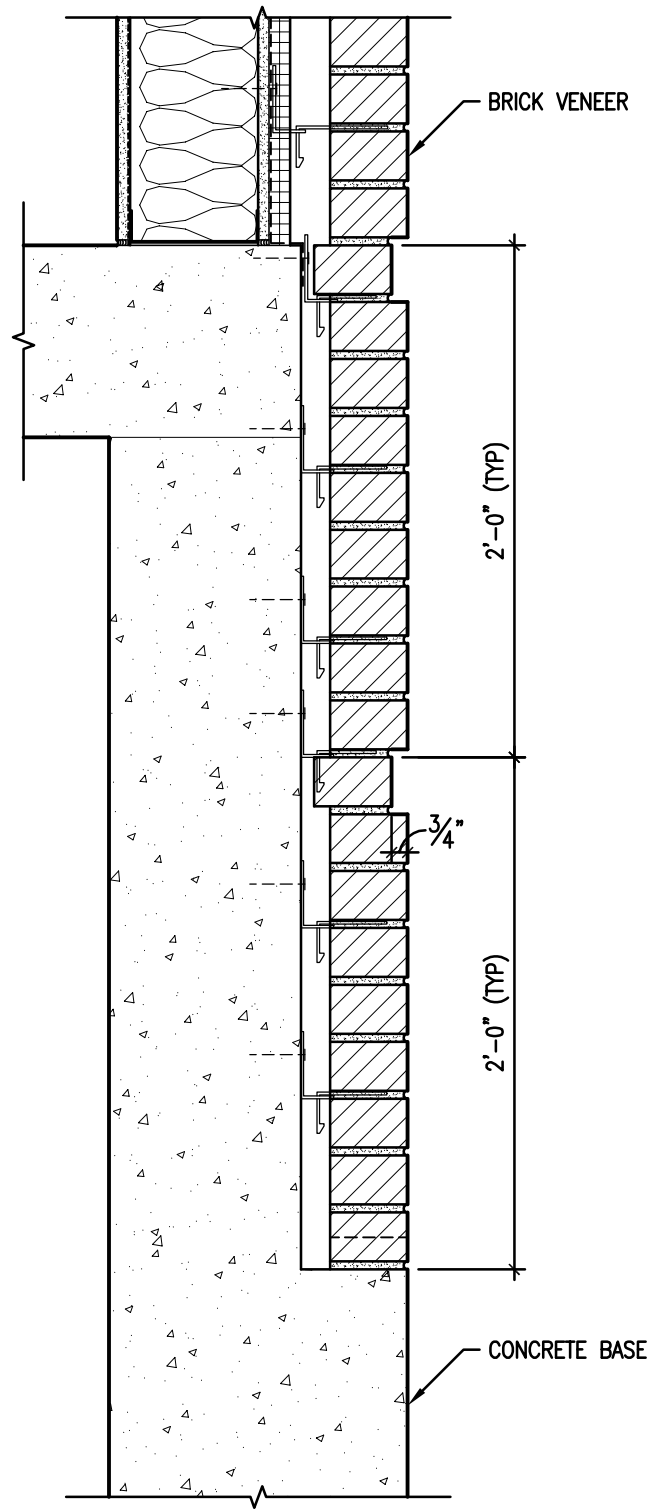
A PARTIAL ELEVATION
SCALE: 1/4" = 1'-0"



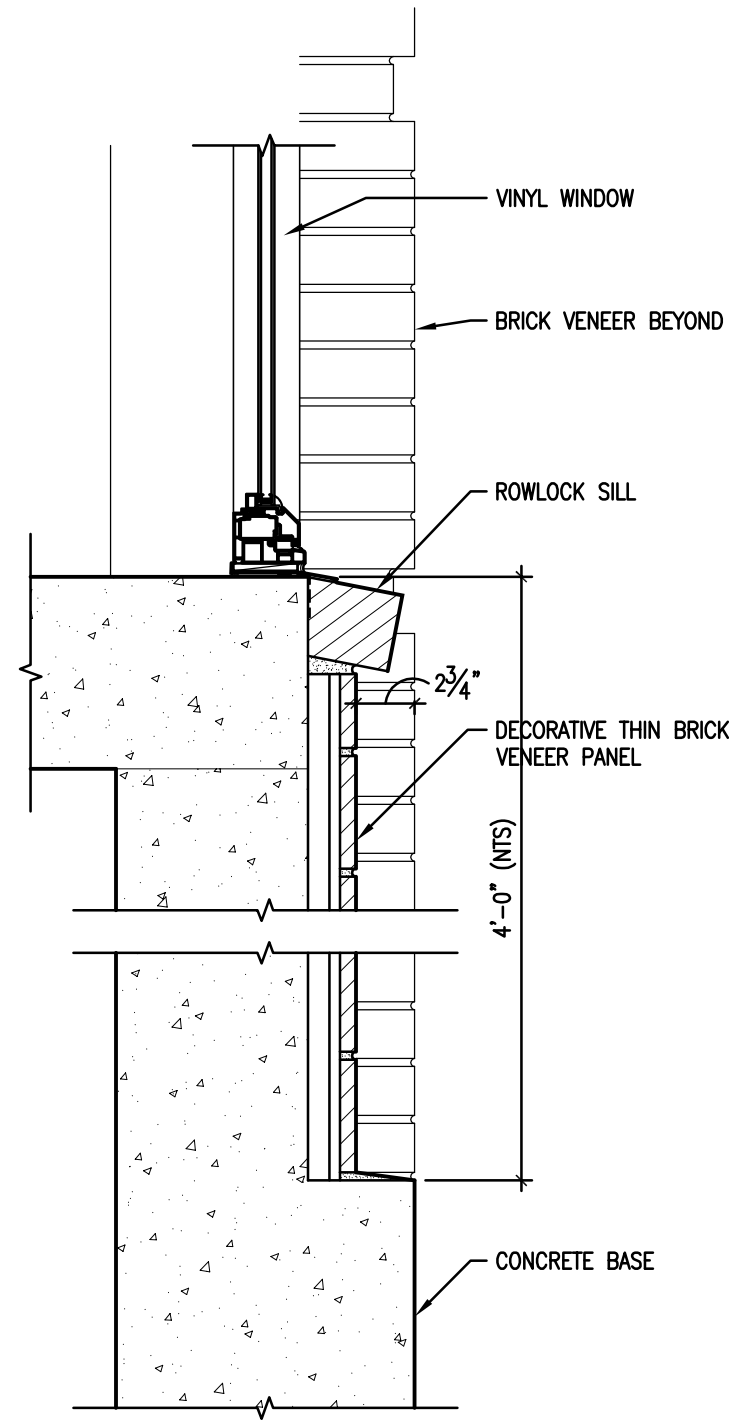
C CORBEL - SECTION
SCALE: 1/2" = 1'-0"



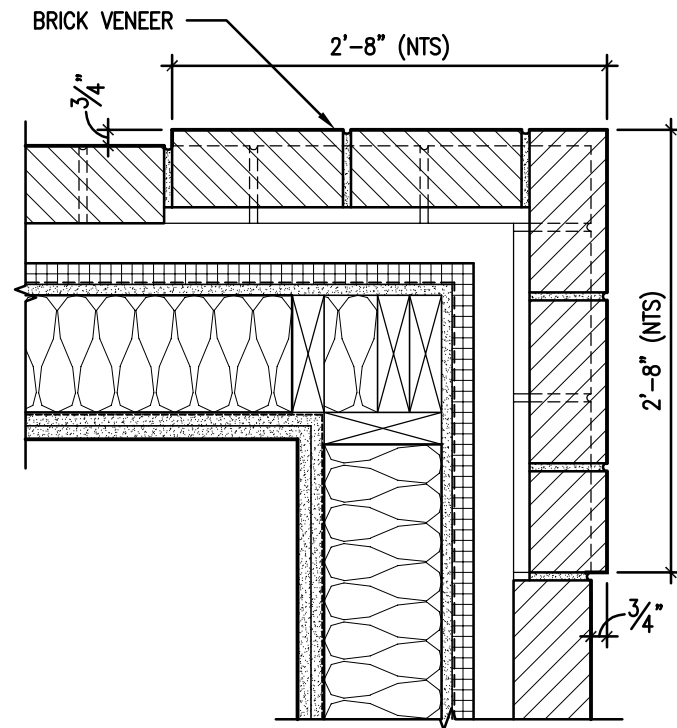
B CORBEL - ELEVATION
SCALE: 1/2" = 1'-0"



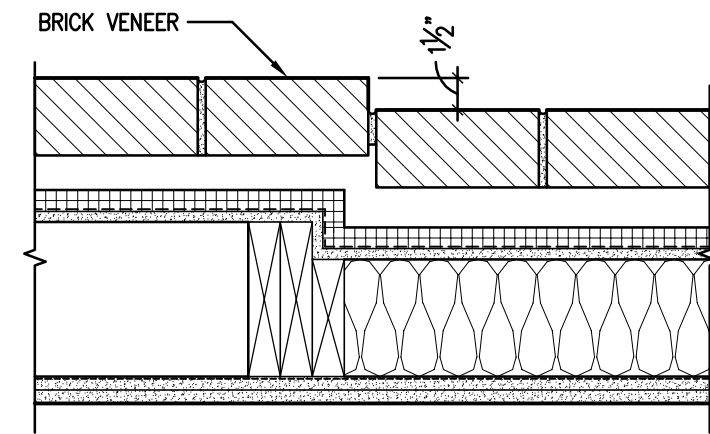
A TYPICAL WALL BASE
1-1/2" = 1'-0"



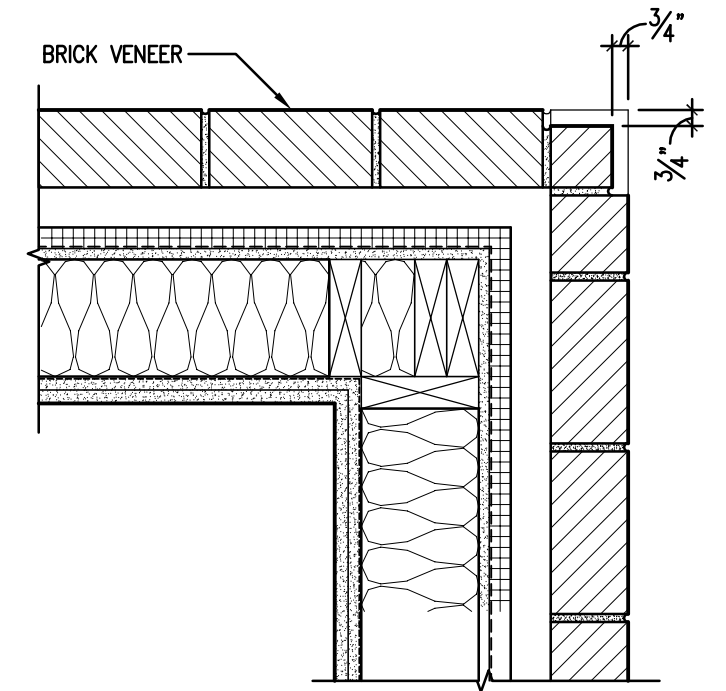
B WALL BASE AT WINDOW
1-1/2" = 1'-0"



E PLAN DETAIL AT CORNER
1-1/2" = 1'-0"



C PLAN DETAIL AT BRICK STEP
1-1/2" = 1'-0"



D PLAN DETAIL AT CORNER
1-1/2" = 1'-0"