



## APPENDIX: 9 STORY OPTION

**ZONING CODE**

Development Standards Summary  
 Title 33 Planning and Zoning

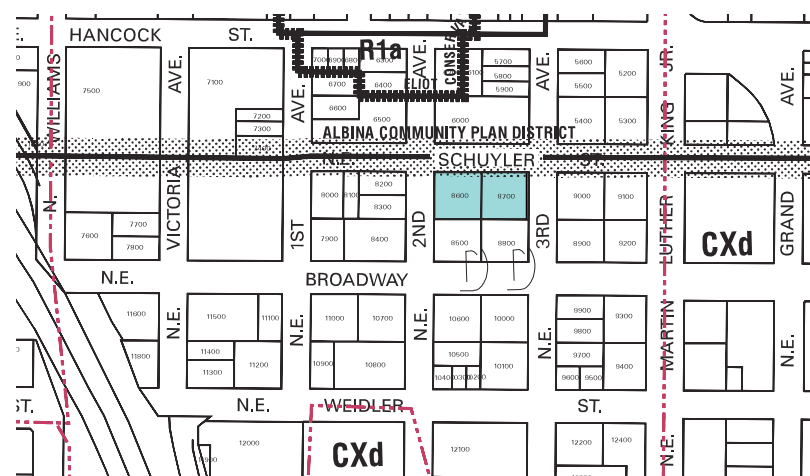
Base Zone ..... CX  
 Overlay ..... d (Design Review) .  
 District ..... CC (Central City)  
 Subdistrict ..... Lloyd District

Base Zone FAR ..... 4:1  
 CC Far ..... Unlimited FAR Residential Bonuses  
 Base Zone Height ..... 75ft  
 CC Height ..... 100ft  
 Setbacks ..... 0ft

Ground Floor Windows ..... 0 ft to Adjacent EX Zone

Entrance Requirements ..... Not Required  
 Building Lines ..... Not Required  
 FAR Bonus ..... Residential Bonuses

City of Portland Zoning Map:



**PARKING**

Zoning  
 Title 33.266

Central City Parking Sector ..... Lloyd District Subdistrict, LD3  
 Type .....  
 Minimum ..... NA  
 Distance from Transit Stop ..... 202ft  
 Maximum ..... No Maximum  
 Vehicle Spaces Provided ..... 29

**LOADING**

Title 33.266.310

Loading Required ..... Two Standard B, 18ft x 9ft with clearance of 10ft  
 Loading Provided ..... Two Standard B

**BIKE PARKING**

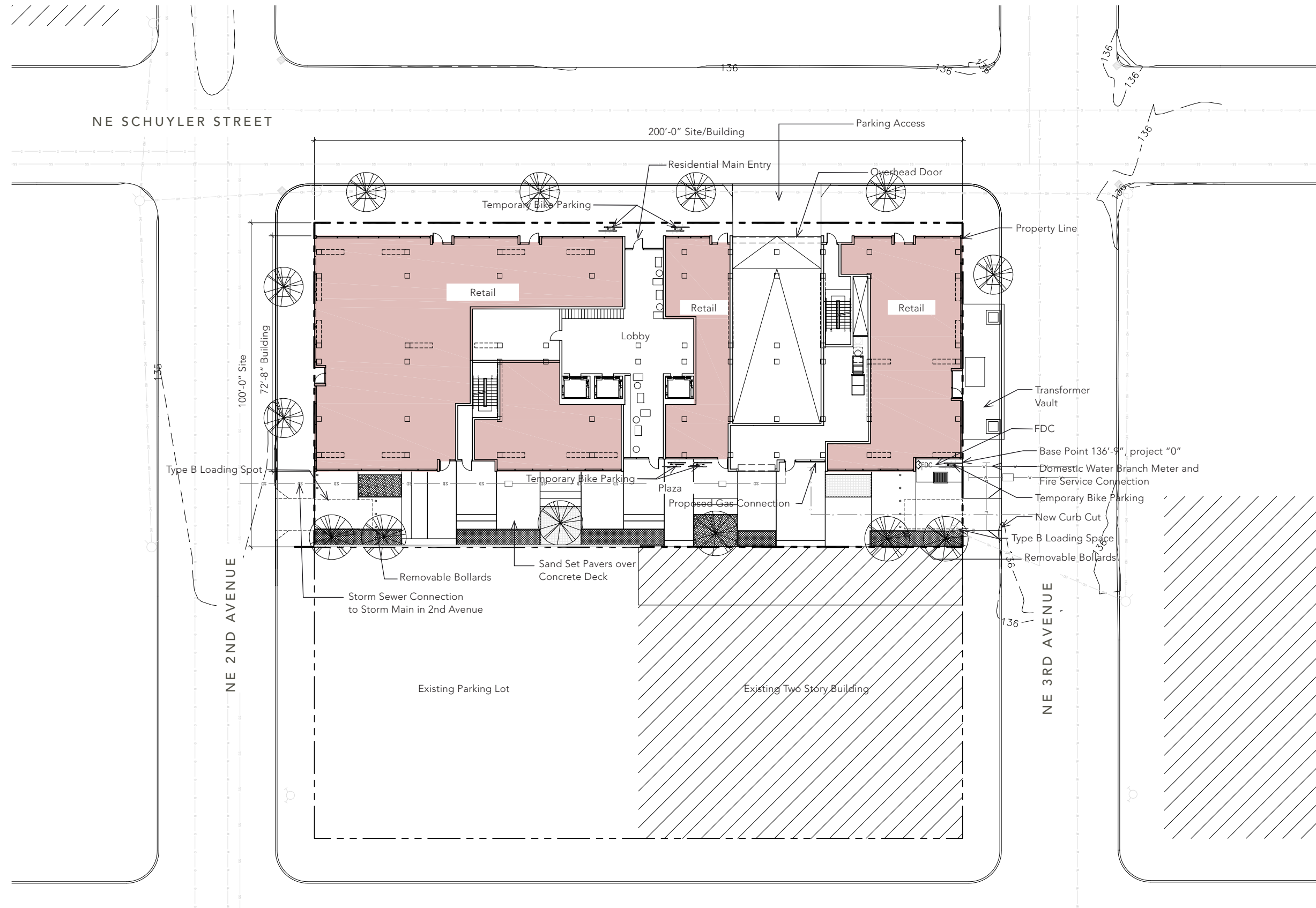
Title 33.266.210

	Residential	Retail	Total	Provided
Long Term Spaces	195	02	197	121 in Bike Room, 96 in Garage
Short Term Spaces	07	02	09	10

**BUILDING SF**

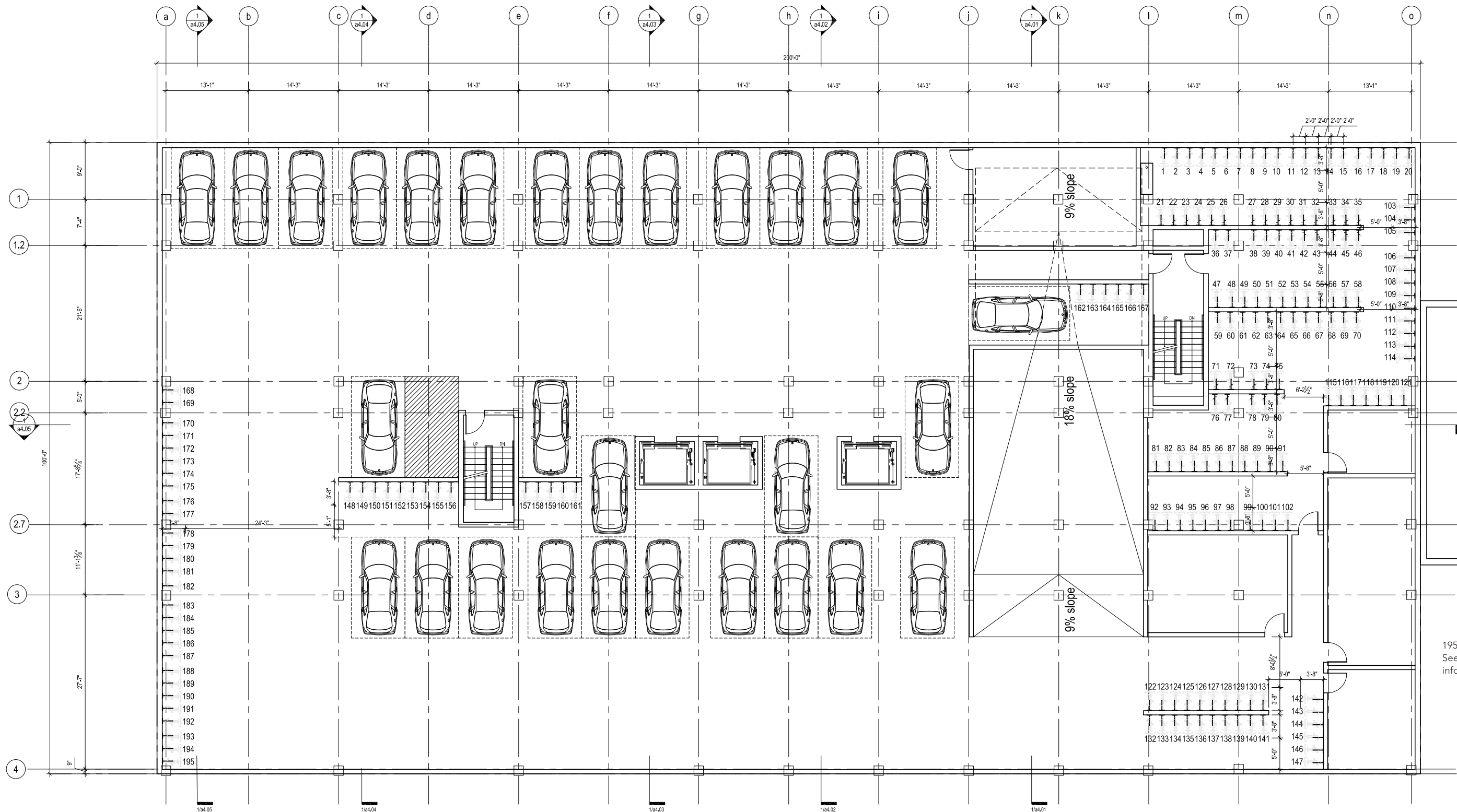
Gross SF above Ground ..... 131,473

**VICINITY & CONTEXT**



**SITE PLAN**  
PROPOSED

1/32" = 1'0"  
0' 10' 20'



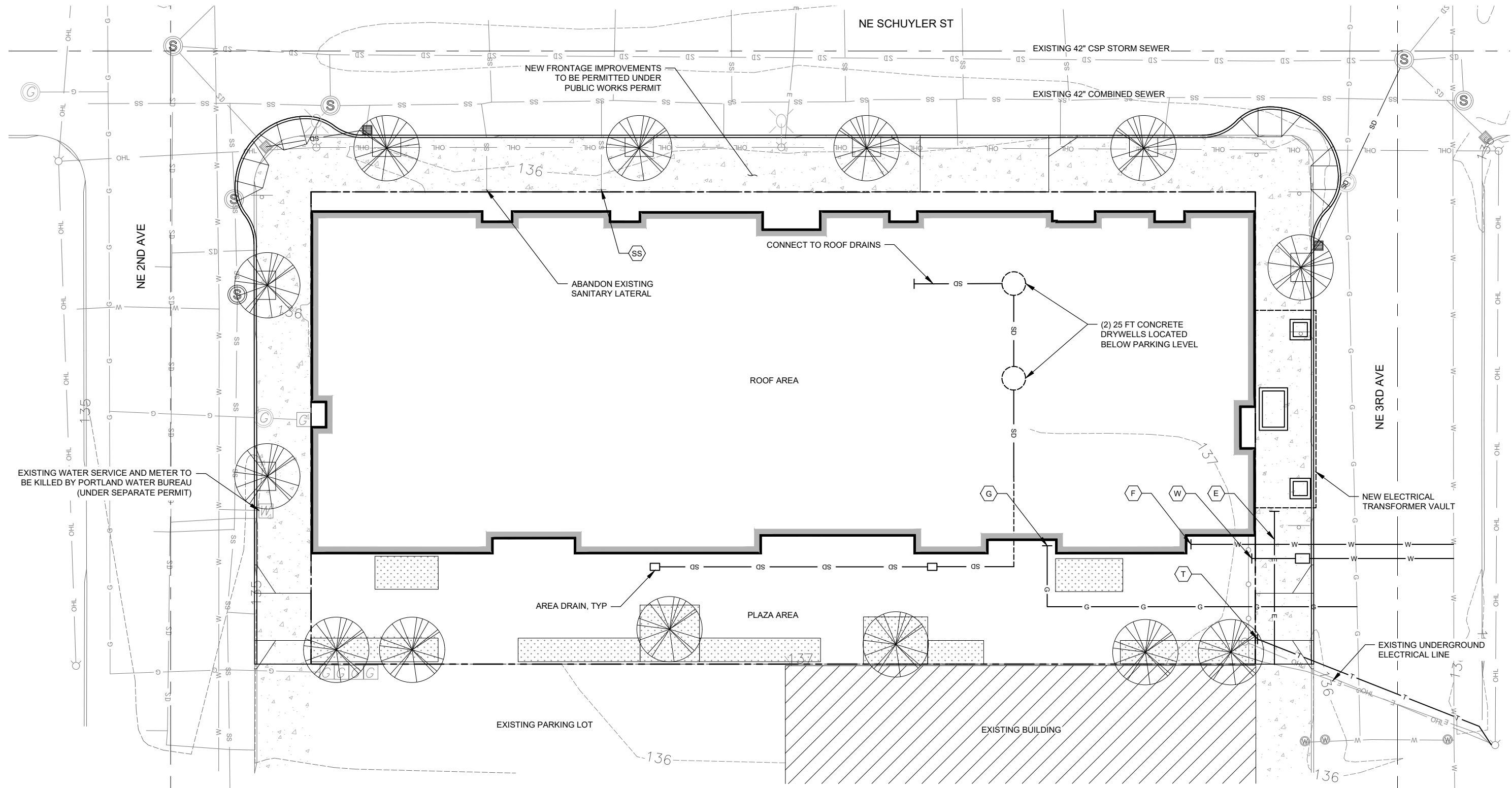
195 bikes provided for 130 units  
See 6 story sheets for more bike information.



# BIKE PARKING PLAN

PROPOSED

1/32" = 1'0"

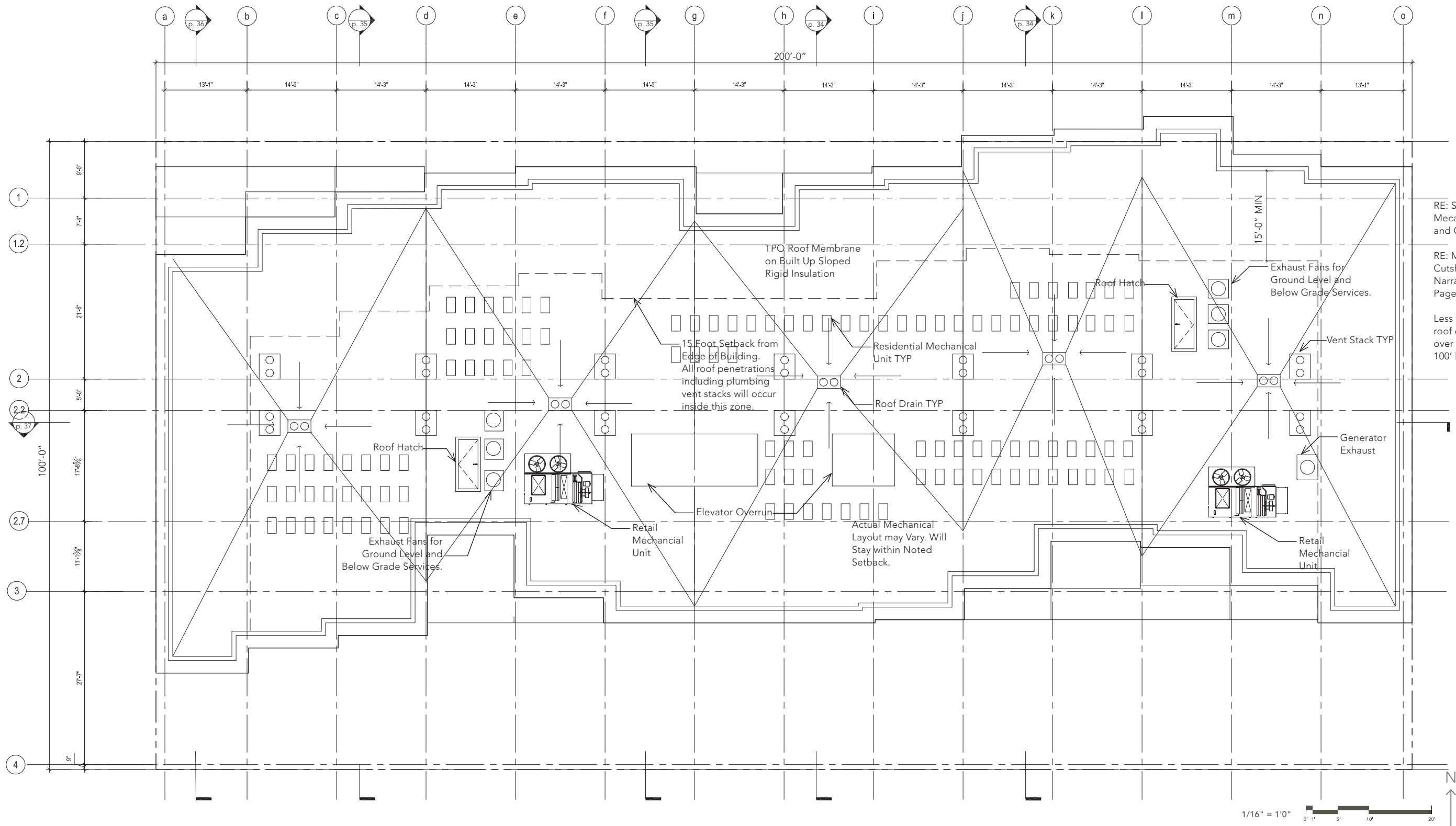


**UTILITY PLAN**  
PROPOSED

1/32" = 1'0"  
0' 10' 20'



**LANDSCAPE PLAN**  
PROPOSED



RE: Section for Mechanical Heights and Overrun

RE: Mechanical Cutsheets in Narrative Packet Pages 43-51.

Less than 10% of the roof equipment and over runs surpass the 100' height limit.

# ROOF PLAN

PROPOSED

1/32" = 1'0"



Mechanical Equipment:  
RE Roof Plan for more  
information.

Note that less than 10% of  
all mechanical equipment  
subject to height  
restrictions exceeds the  
height limit of 100'-0"

**MATERIAL KEY**

- 1. Stucco, White
- 2. Glass
- 3. Spandrel Glass
- 4. ACM Metal Panel, Dark Bronze
- 5. Raw Steel Panel
- 6. Perforated Metal Screen
- 7. Vinyl Window Assembly
- 8. Overhead Door
- 9. Storefront Window Assembly
- 10. Break Metal, Dark Bronze with Gasket

**BUILDING ELEVATIONS**  
NORTH ELEVATION

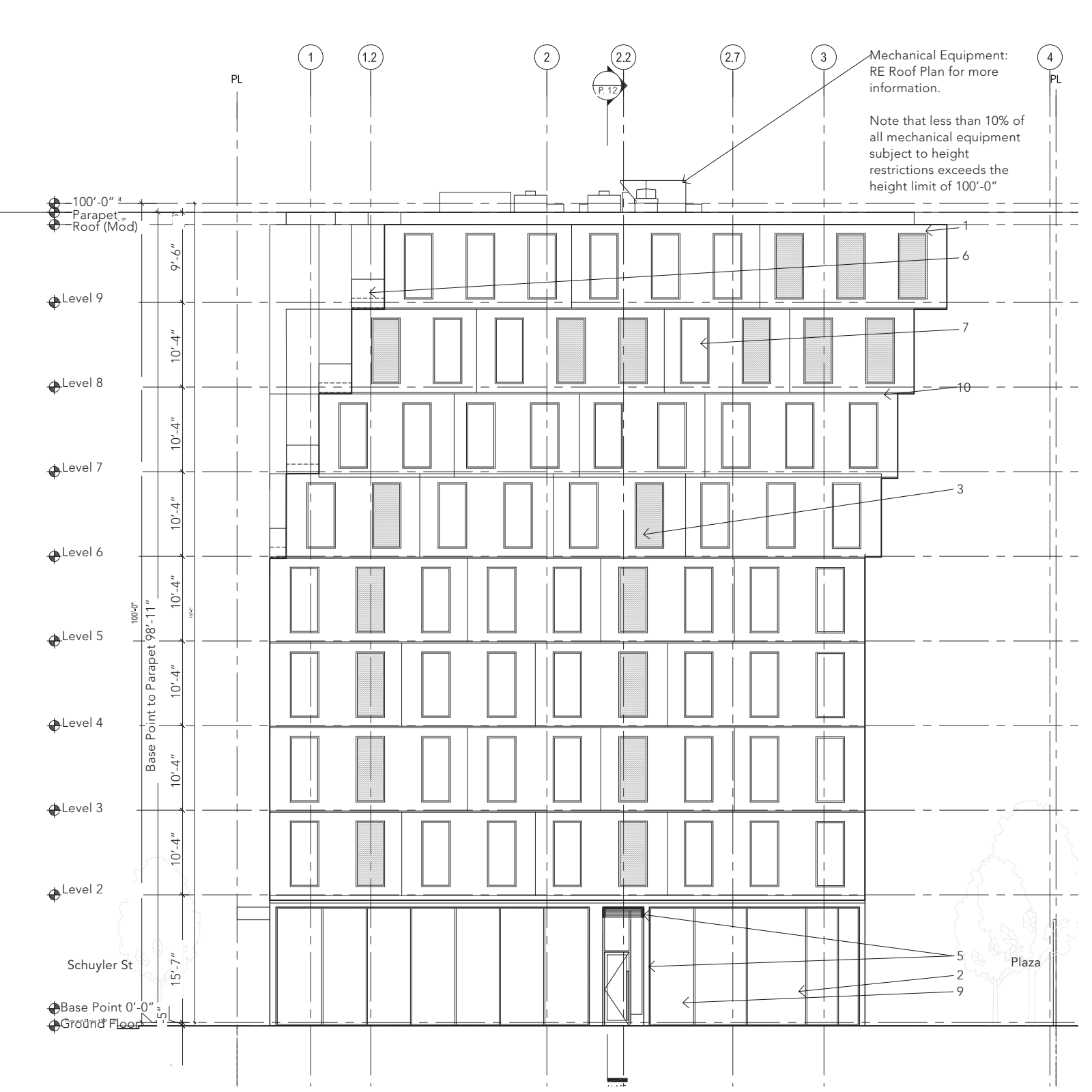
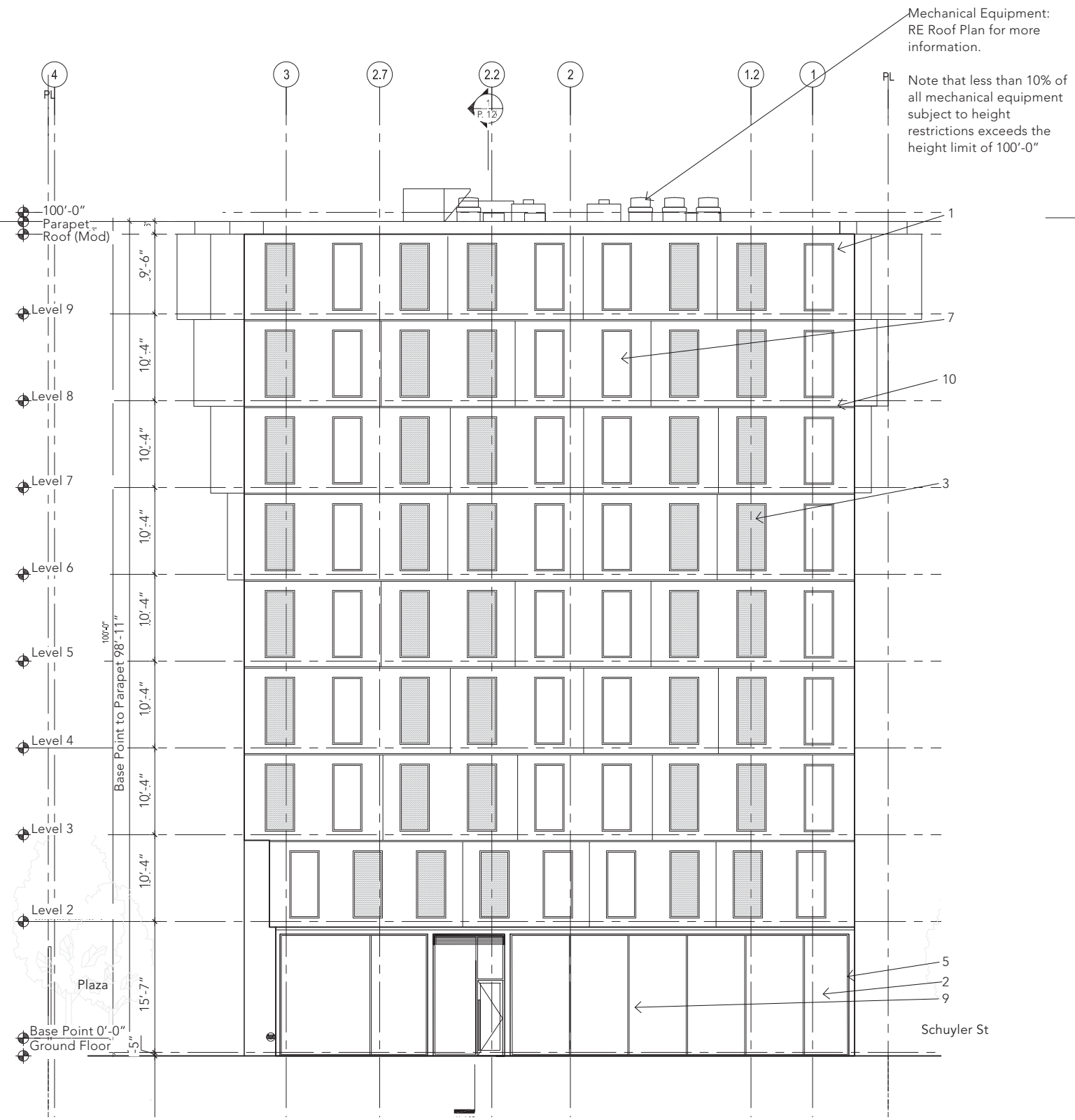




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**BUILDING ELEVATIONS**  
SOUTH ELEVATION

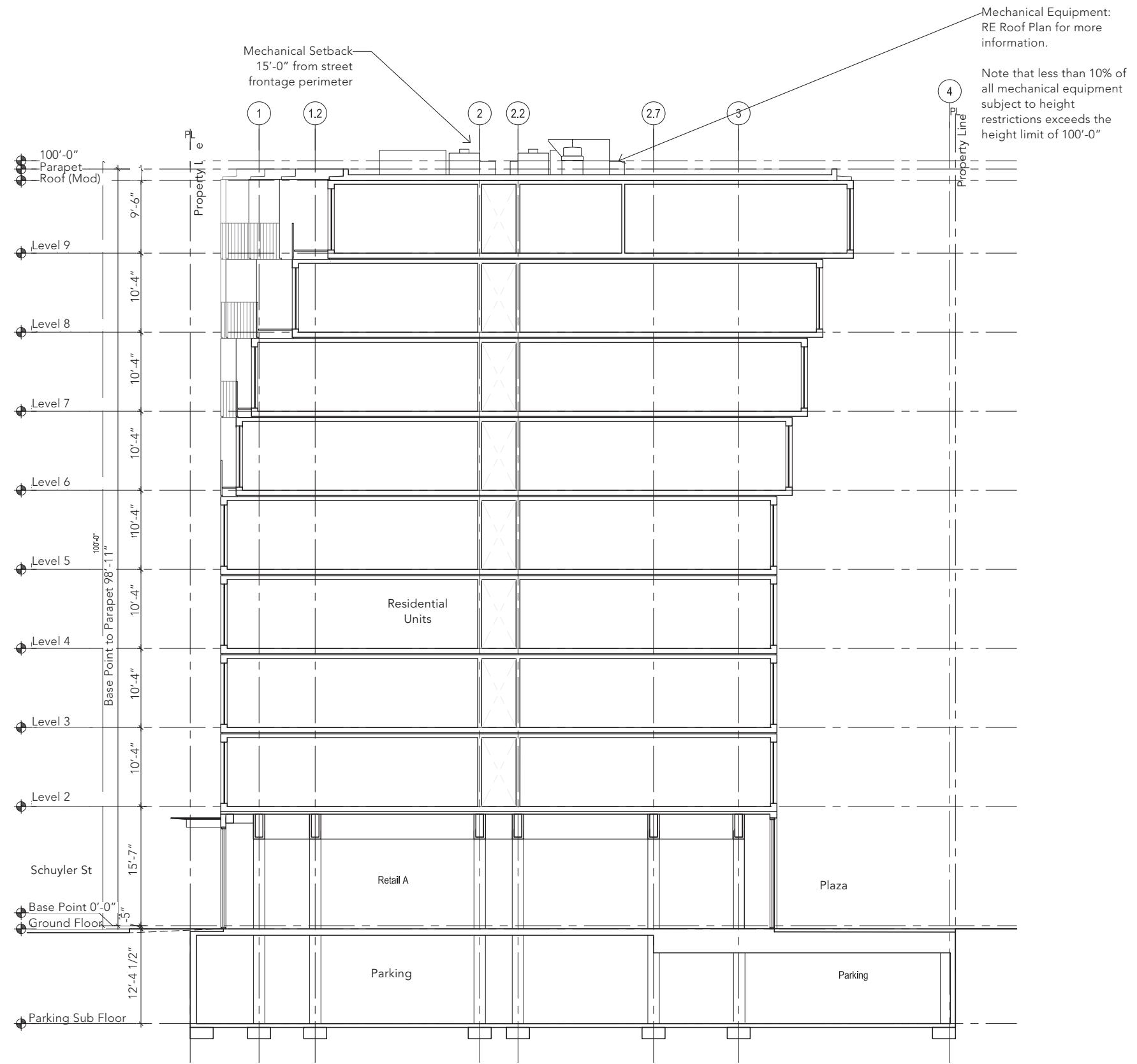


**MATERIAL KEY**

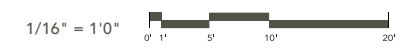
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**BUILDING ELEVATIONS**  
EAST + WEST ELEVATION

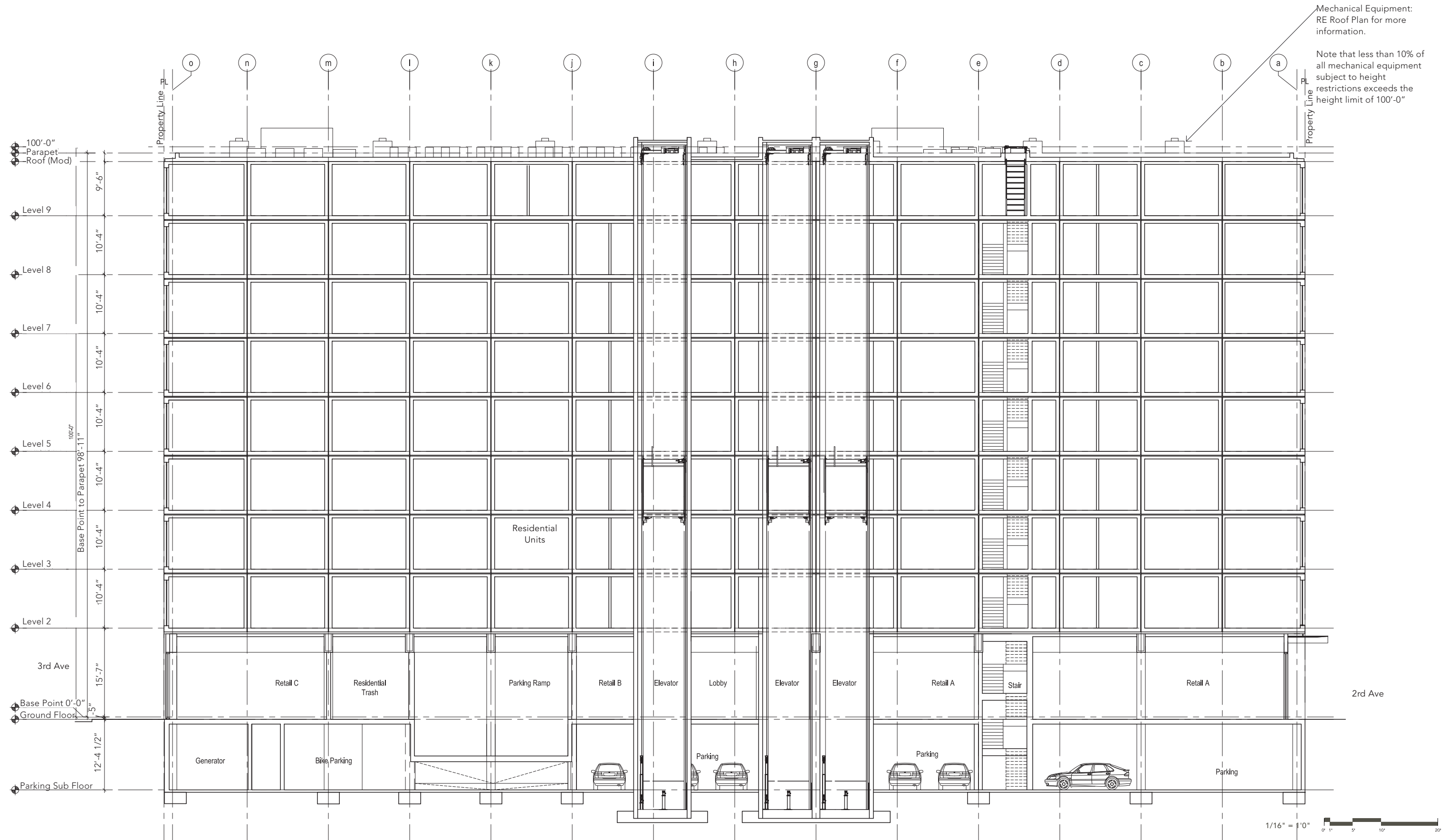


BUILDING SECTION AT GARAGE RAMP



# BUILDING SECTIONS

CROSS SECTION

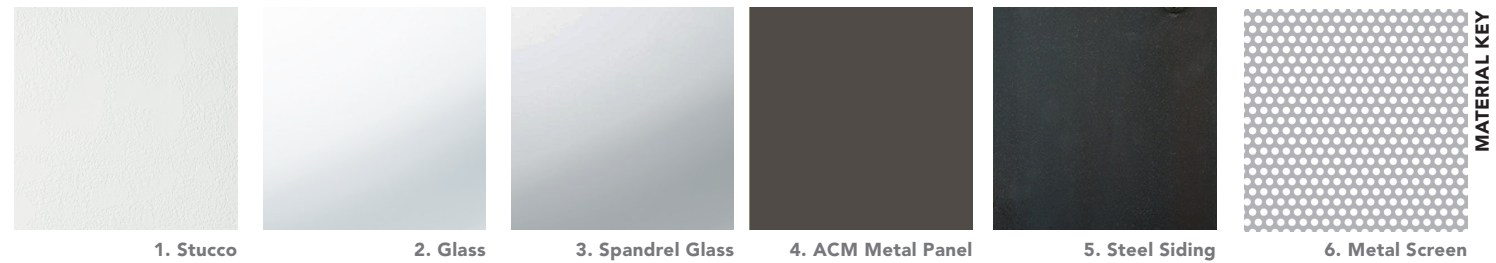


**BUILDING SECTIONS**  
EAST/WEST SECTION



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MATERIAL KEY

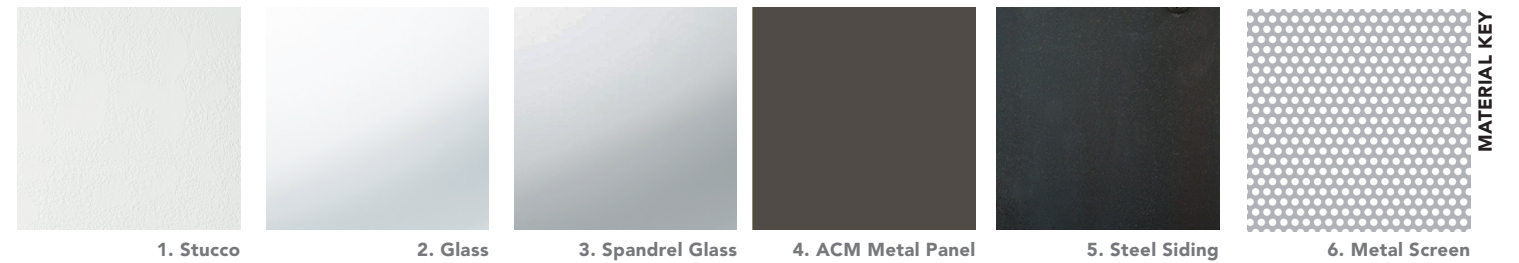
**PROPOSED BUILDING**  
NE 3RD AND SCHUYLER ST



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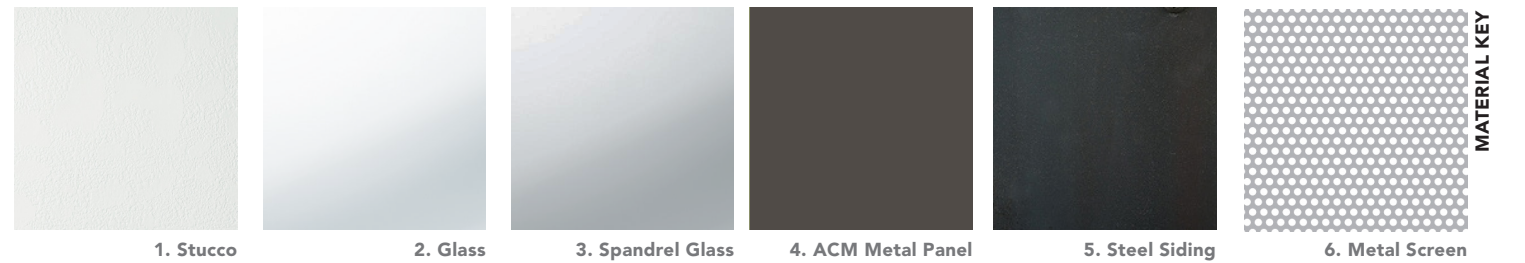
MATERIAL KEY

## PROPOSED BUILDING



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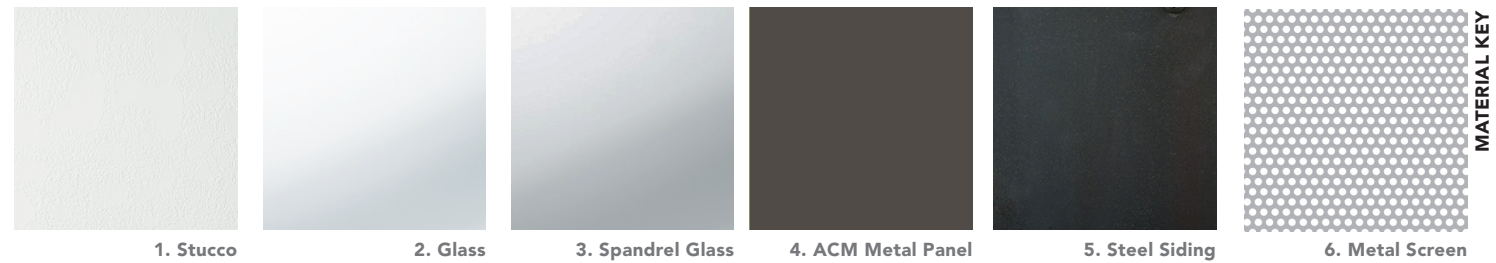
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**PROPOSED BUILDING**  
NORTH ELEVATION



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MATERIAL KEY

**PROPOSED BUILDING**  
VIEW FROM BROADWAY