

ZONING CODE SUMMARY

ZONING: EX - CENTRAL EMPLOYMENT
OVERLAY: d (DESIGN OVERLAY)

PROPERTY: 18,000 SF
FAR: EX-3-1 = 54,084 SF MAX BUILDING

MAX SET BACK: 10'-0" FROM TRANSIT STREET

MAX. HEIGHT: 65'-0" MAX PER EX ZONING
55'-0" MAX PER COMMUNITY DESIGN STANDARDS

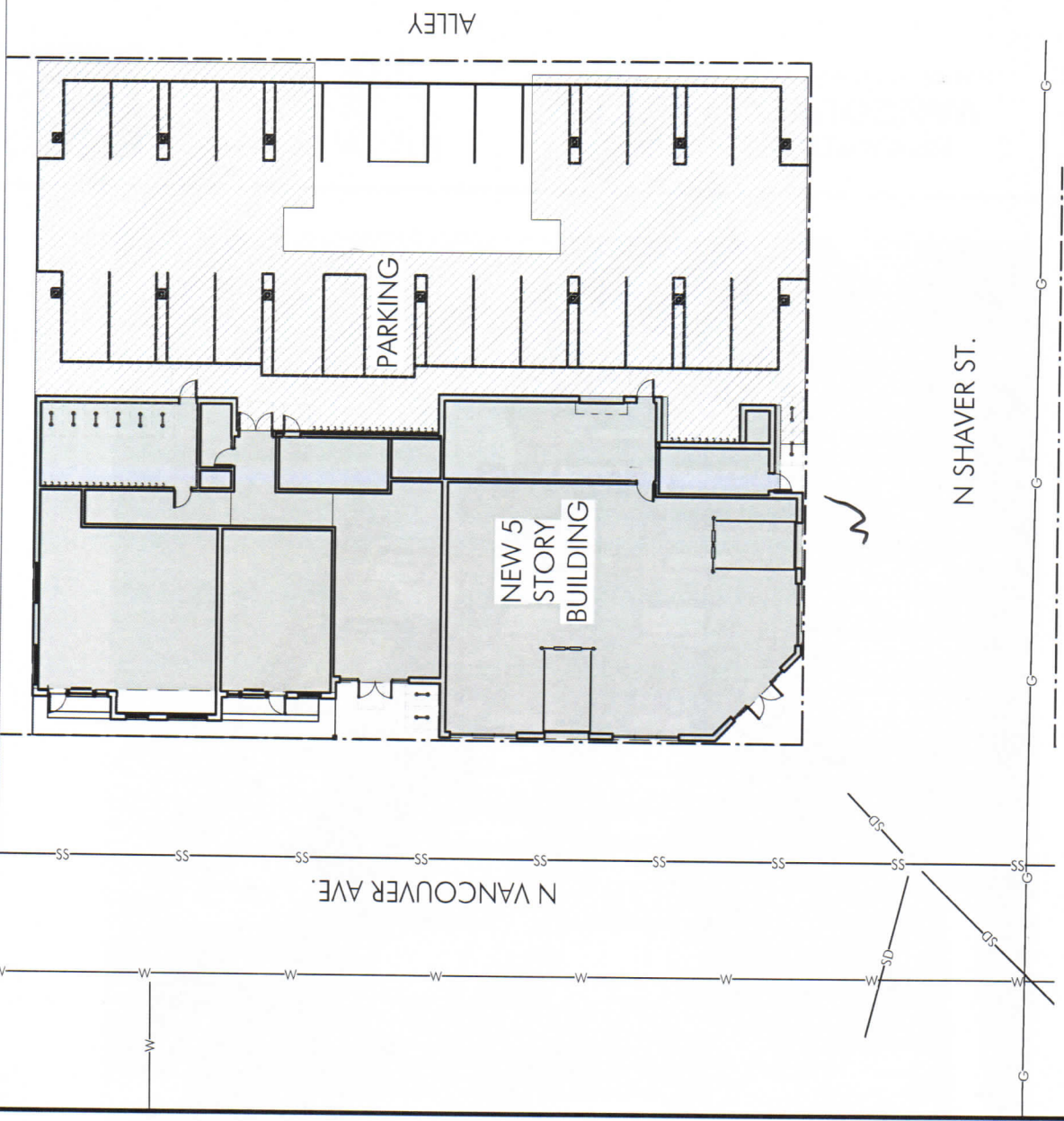
PROPOSED BUILDING:
MAIN FLOOR 7,200 SF
SECOND FLOOR 13,584 SF
THIRD FLOOR 13,642 SF
FOURTH FLOOR 10,325 SF
FIFTH FLOOR 9,382 SF
TOTAL SF 54,075 SF

PROPOSED UNIT MIX:
51 TOTAL
18 TWO BEDROOMS
18 ONE BEDROOMS
15 STUDIOS

VEHICLES:
REQUIRED PARKING: 17 MIN (1 PER 3 UNITS)
SPACES PROVIDED: 25 TOTAL (2 ADA)

BICYCLES:
REQ. LONG TERM: 57 (1.1 /UNIT, 50% COVERED)
1 (1:12,000 SF COMMERCIAL)
PROVIDED: 58
REQ. SHORT TERM: 3 (1 PER 20 UNITS RESIDENTIAL)
1 (1:5,000 SF COMMERCIAL)
PROVIDED: 4 AT FRONT ENTRANCE

TOTAL: 62 BICYCLE SPACES
LOADING SPACE: 1 SPACE AT 18'-0" x 9'-0"
REQUIRED OUTDOOR SPACE: 48 SF PER UNIT
PROVIDED BY PATIOS IN EACH UNIT.



1 SITE PLAN 11x17
0' 5' 10' 20' 40' 60' 1" = 20'-0"



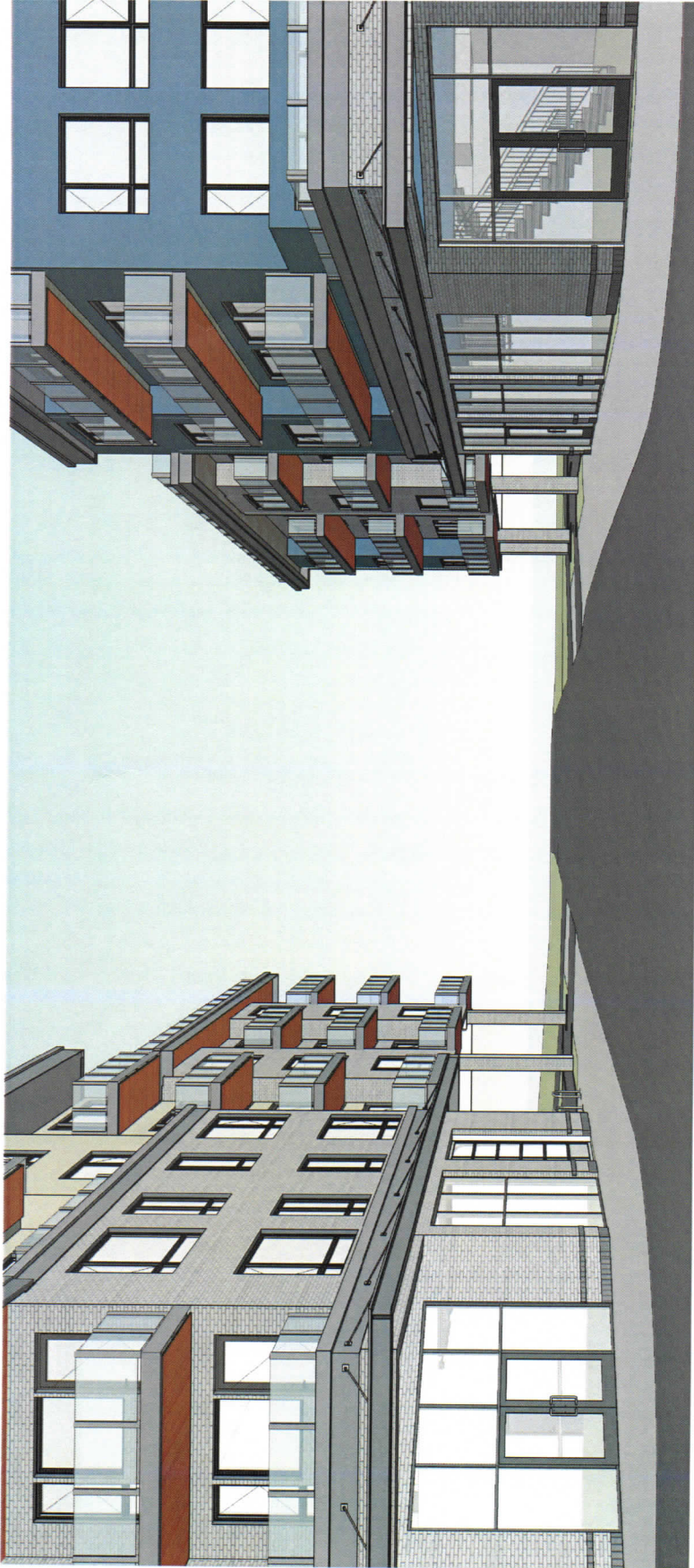


1 | SOUTHWEST PERSPECTIVE

NEW MIXED USE BUILDING II
VANCOUVER PHASE II
N SHAWER ST & VANCOUVER AVE, PORTLAND

SHEET:

3D.00



1 | FACING EAST DOWN SHAVER ST.