

ZONING ANALYSIS TITLE 33

ZONING

ZONE: CX (CENTRAL COMMERCIAL)

OVERLAYS: d (DESIGN ZONE)

PLAN DISTRICT: CC (CENTRAL CITY PLAN DISTRICT)
RIVER DISTRICT

SITE AREA: 29,061 SF (0.667 ACRE)

HISTORIC RESOURCE

TYPE: HISTORIC LANDMARK

CLASSIFICATION: PORTLAND HISTORIC LANDMARK

YEAR BUILT: 1913

HISTORIC NAME: ENGINE HOUSE #2

ARCHITECT: LEE G. HOLDEN

STYLE: 20TH CENTURY ITALIAN

INVENTORY RANK: II

TABLE 130-3 ANALYSIS

REQUIREMENT		PROPOSED
MAX FAR:	4 TO 1	COMPLIANT
MAXIMUM HEIGHT:	75 FT	34' COMPLIANT
BUILDING SETBACKS		
-MIN REQD:	0 FT	COMPLIANT
-FRONT/STREET/REAR MAX:	NONE	COMPLIANT
BLDG COVERAGE:	NO LIMIT	3,252 / 29,061 SF = 11.2%
MIN LANDSCAPED AREA:	NONE	5,809 / 29,061 SF = 20%
GROUND FLOOR WINDOWS:		100% FACADE LENGTH GLAZED / 85% WALL AREA GLAZED - SEE ELEVATIONS 3/CS1.1
<small>- STREET FACING FACADES ON THE GROUND LEVEL WHICH ARE 20 FEET OR CLOSER TO THE STREET LOT LINE MUST BE AT LEAST 50% GROUND LEVEL WALL AREAS INCLUDE ALL EXTERIOR WALL AREAS UP TO 9 FEET ABOVE THE FINISHED GRADE.</small>		

LEGEND

- ADA PARKING SYMBOL
- PROPOSED TREE PLANTING
- EXISTING TREE
- PROPOSED SITE SIDEWALK

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pdx oregon 97204
www.abbasidesign.com
+1.503.816.9466

abbasi
REGISTERED PROFESSIONAL ENGINEER
PRELIM
ABBASI
EXPIRES: _____

No.	Date

FIRE HOUSE BUILDING
510 NW 3RD AVE PORTLAND,
OR 97209

ADW #
15021.00

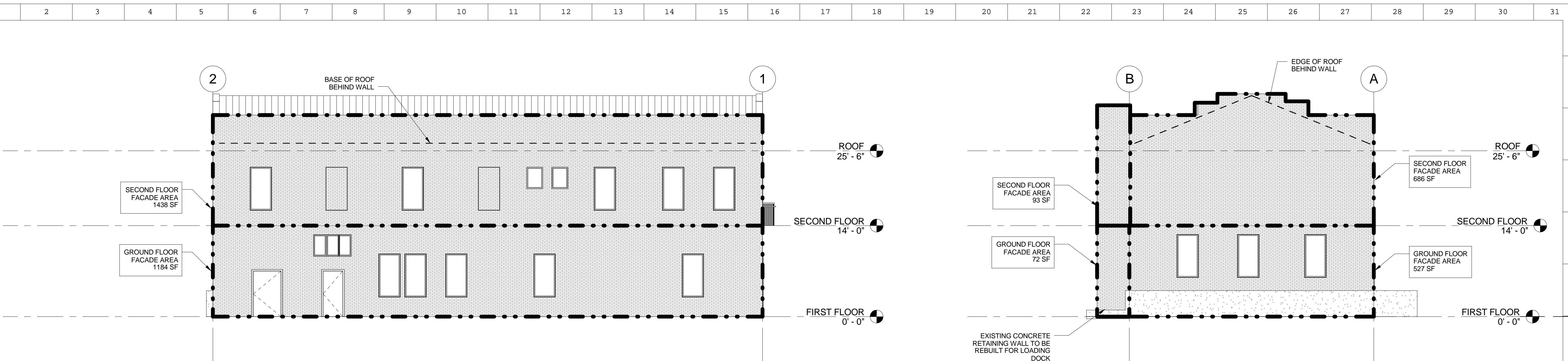
PRELIM DRAWINGS

SITE PLAN

Date 12/19/2016
Drawn MAP
Checked RAA

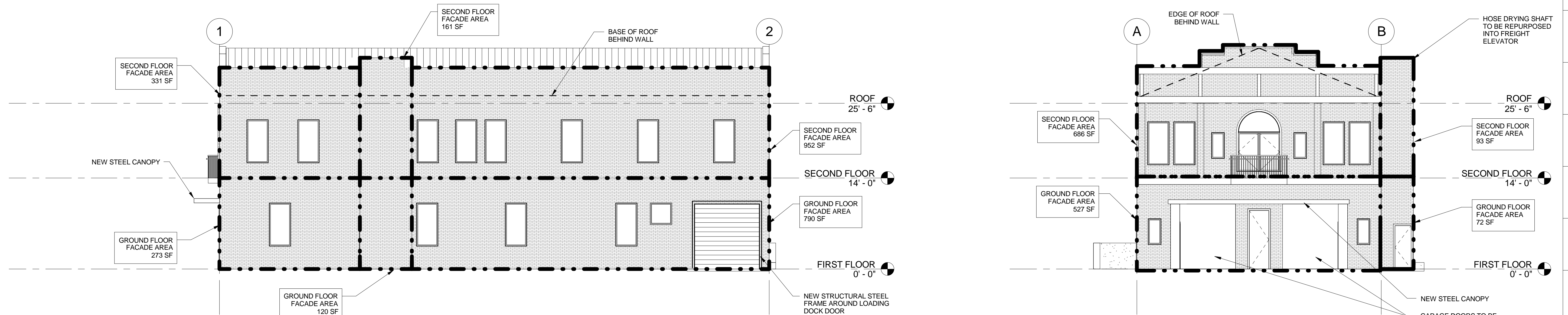
CS1.0
1/32" = 1'-0" SCALE

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1 NORTH ELEVATION
1/16" = 1'-0" SCALE

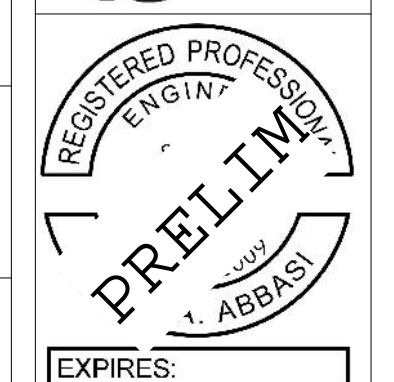
2 EAST ELEVATION
1/16" = 1'-0" SCALE



3 SOUTH ELEVATION
1/16" = 1'-0" SCALE

4 WEST
1/16" = 1'-0" SCALE

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PRELIM
DRAWINGS

CODE
SUMMARY
ELEVATIONS

Date 12/19/2016
Drawn MAP
Checked RAA

CS1.3

1/16" = 1'-0" SCALE