



Jupiter Hotel Expansion - 910 E Burnside Street **Design Review** works partnership llc.

REVISED 04.08.2016

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910 E Burnside Street  
R150414

PROJECT SUMMARY

The Jupiter Hotel Expansion is a proposed 6-story building located on East Burnside Street and SE 9th Ave, directly across the street from the existing Jupiter Hotel. The site occupies a partially vacant 1/4 block with an existing vacant one story building at the NE corner of the site. The current proposed building is a 41,849 sf, 6-story mixed-use building that consists of a 4-story hotel space on top of a 2 story podium that contains event space, restaurant, and retail. Loading access to the site will be off SE 9th ave. along the west edge of the property. There will be no additional parking on site.

The site is in the Design Zone of the Central Eastside Sub-district of the Central City Plan District and must comply with the applicable Title 33 Portland Zoning Code Requirements, the Central City Fundamental Design Guidelines and the Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan. Additional guidelines that will be considered are the Oriel Window Standards along Burnside Street.



Aerial Image of Site

ZONING SUMMARY

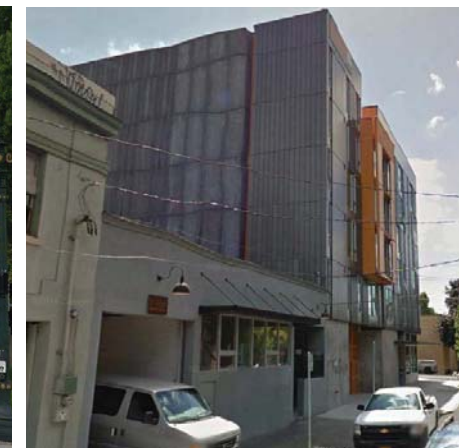
APPLICABLE CODES: Portland City Code and Charter, Title 33 Planning & Zoning				
Site Address: 910 E Burnside Street			Property Size: 8,800 SF	
Tax Lot Number(s): R150414, R150415				
Tax Roll: East Portland, Block 197, Lot 1 and 2				
Base Zone: EX		Overlay(s): d	Plan District: Central City	
<b>Base Zone Regulations:</b>				
FAR: 6:1		Max. Coverage: 100% of Site Area		Max. Height: 100 Ft.
Setbacks:	Front: 0 Ft.	From: Street / Lot Line	Back: 0 Ft.	From: Lot Line
	Side 1: 0 Ft.	From: Street / Lot Line	Side 2: 0 Ft.	From: Lot Line
<b>Proposed Uses:</b>		Allowed: Retail Sales and Service		Limited:
<b>Parking &amp; Loading Regulations (Title 33.266):</b>				
Distance From Transit Stop: 387 Ft.		Loading Req'd: (1) Standard A - Modified 12' Height		
Vehicle Parking Max. 1 per Rentable Room (67 total)		Vehicle Parking Min. 0		
<b>Bicycle Parking:</b>				
Use	SF	Spaces Required:		Spaces Provided:
Temporary Lodging	67 Units	4 Short Term and 4 Long Term		6 Short Term
Retail, Sales and Service	8,404 sf	2 Short Term and 2 Long Term		6 Long Term
Design Review Req'd: Type III		Case File #: LU 15-276553 DZM		
Decision / Conditions:				
Modifications: Loading Zone Height Modification/Oriel Window Maximum Width Modification				



1. Jupiter Hotel 1 and Doug Fir Lounge



3. Trio Club



5. Lower Burnside Lofts



2. Union Jacks

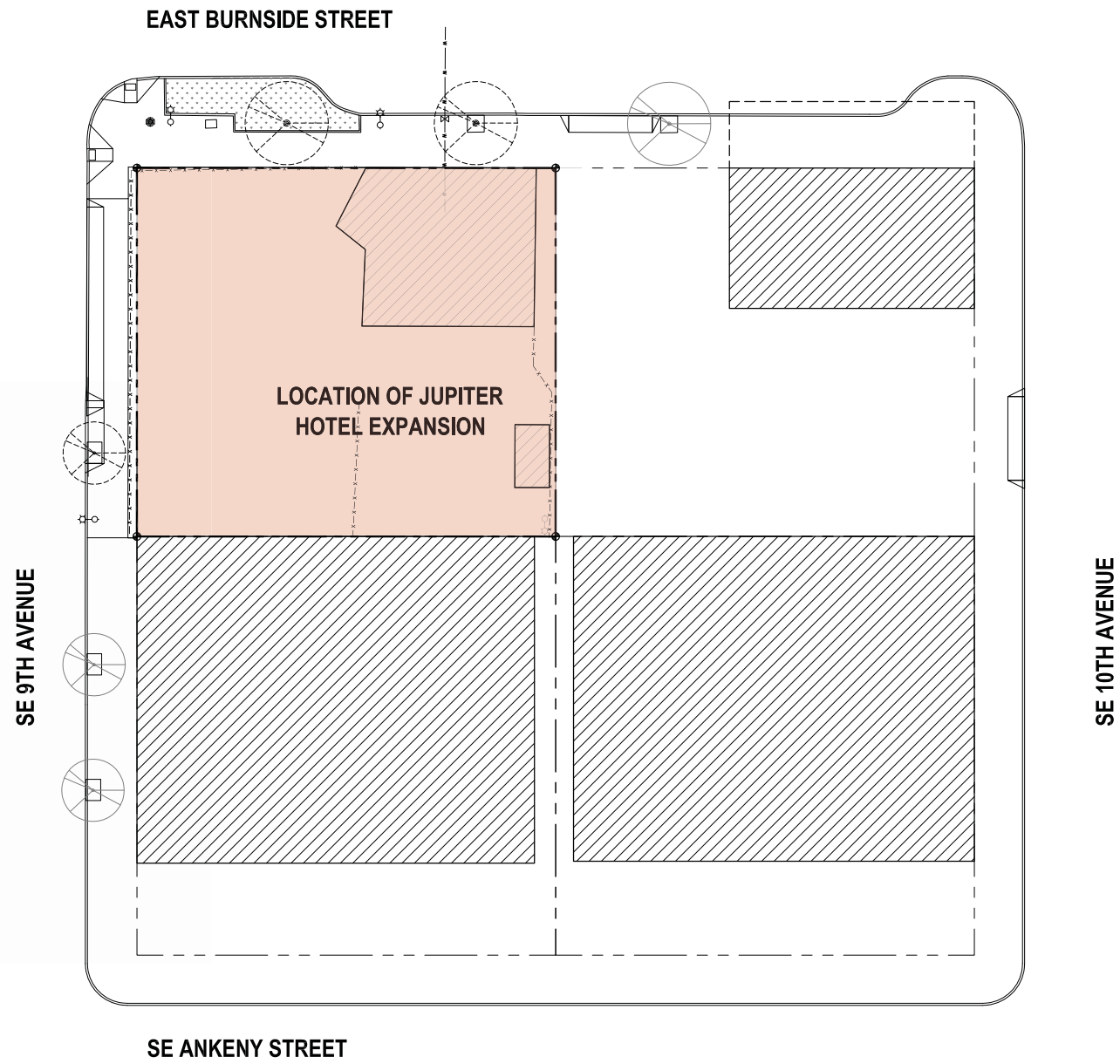
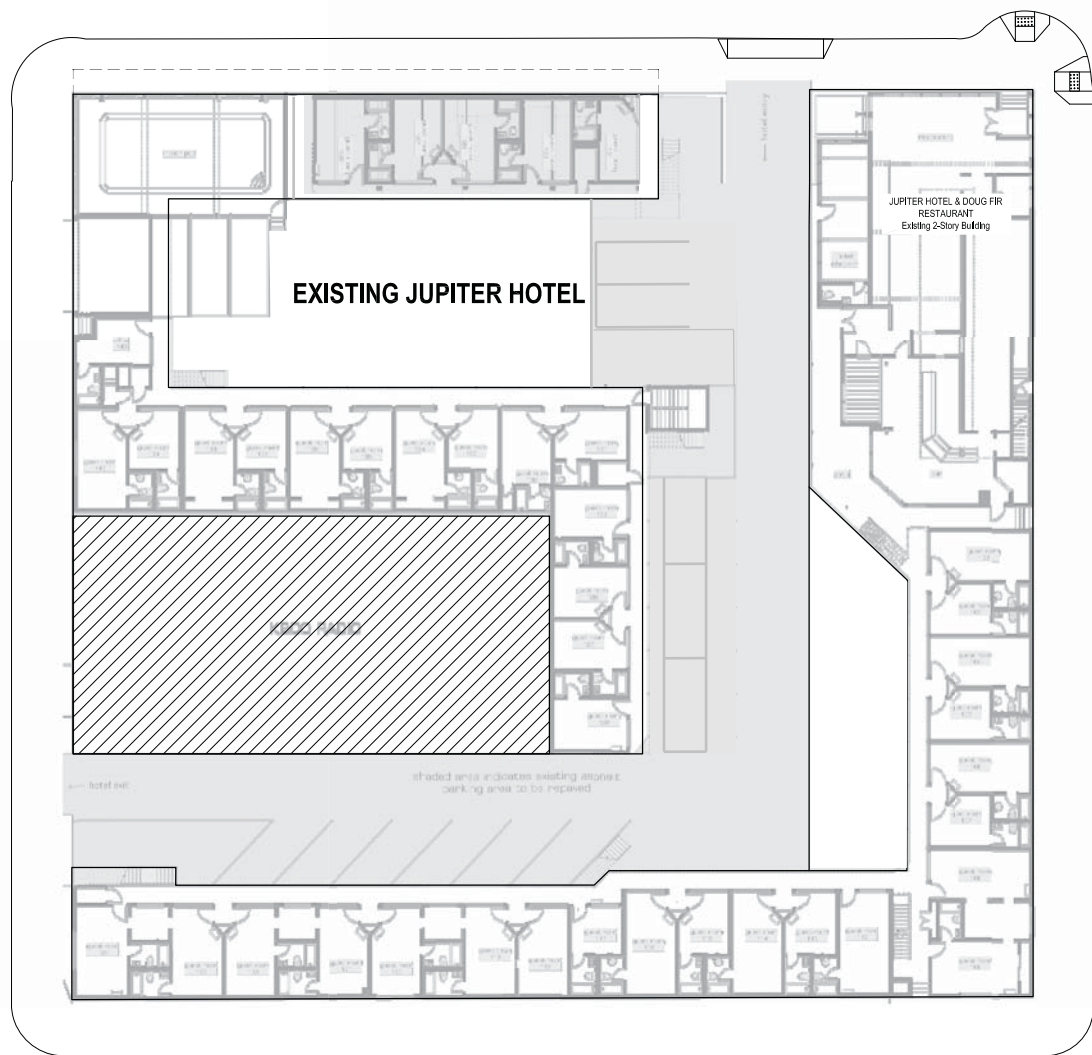
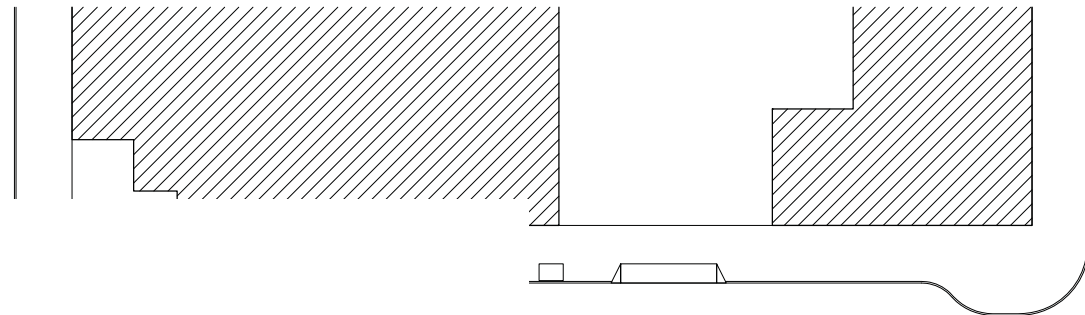
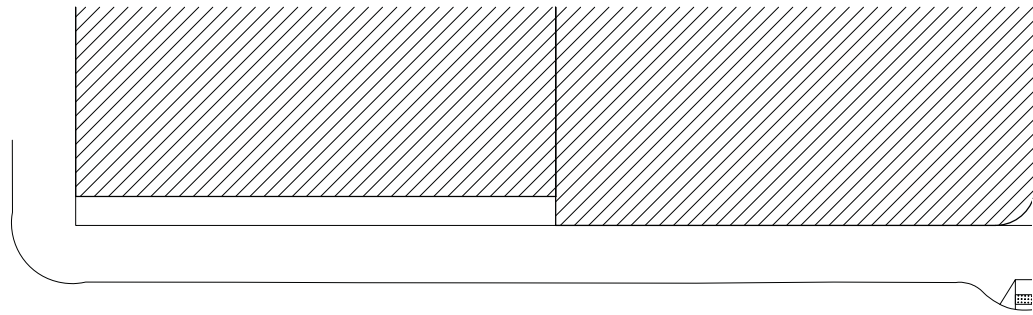


4. Burnside Rocket



6. View Looking West on Burnside





SE 8TH AVENUE

SE 9TH AVENUE

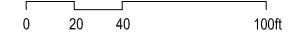
SE 10TH AVENUE

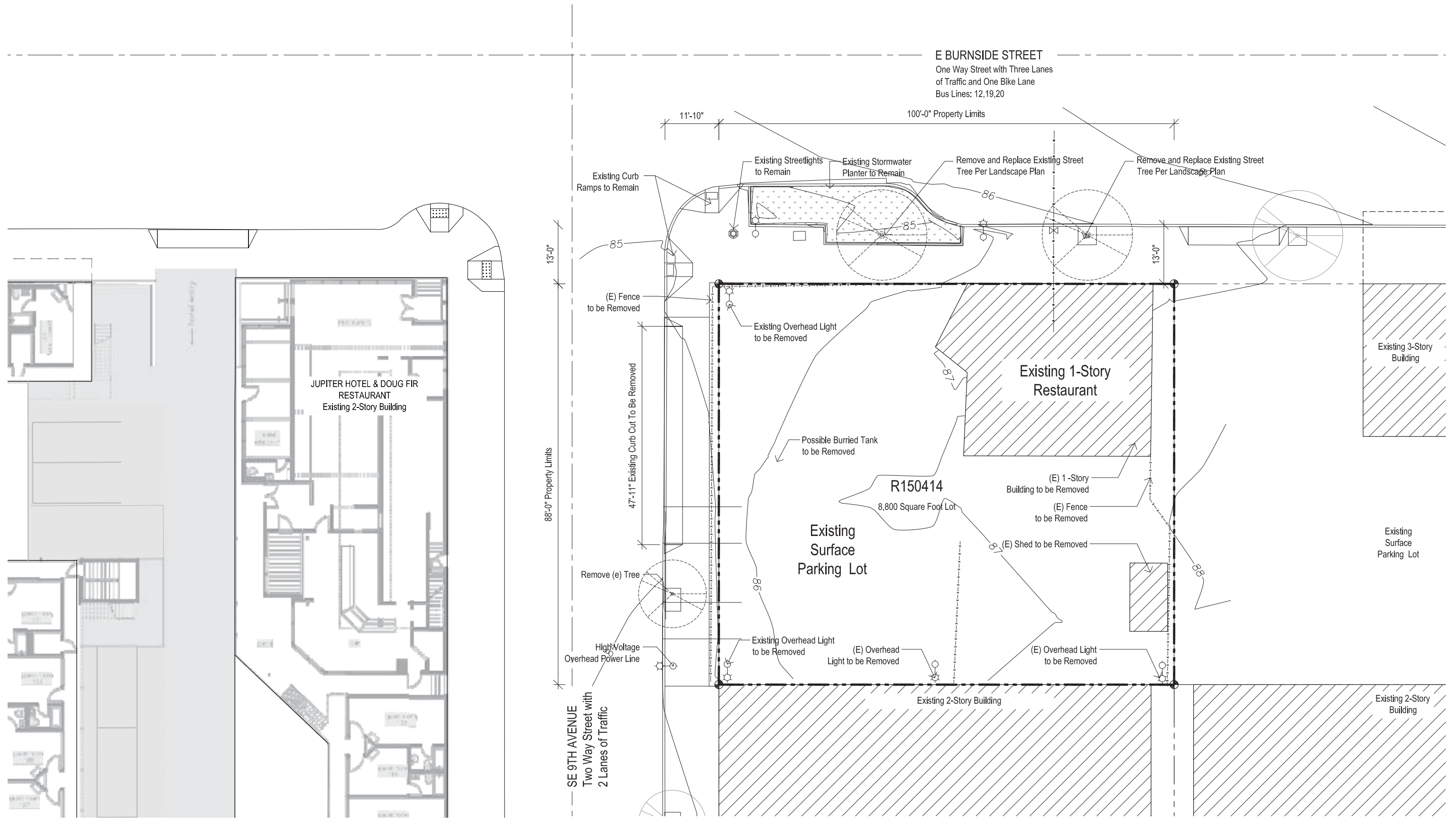
SE ANKENY STREET

EAST BURNSIDE STREET

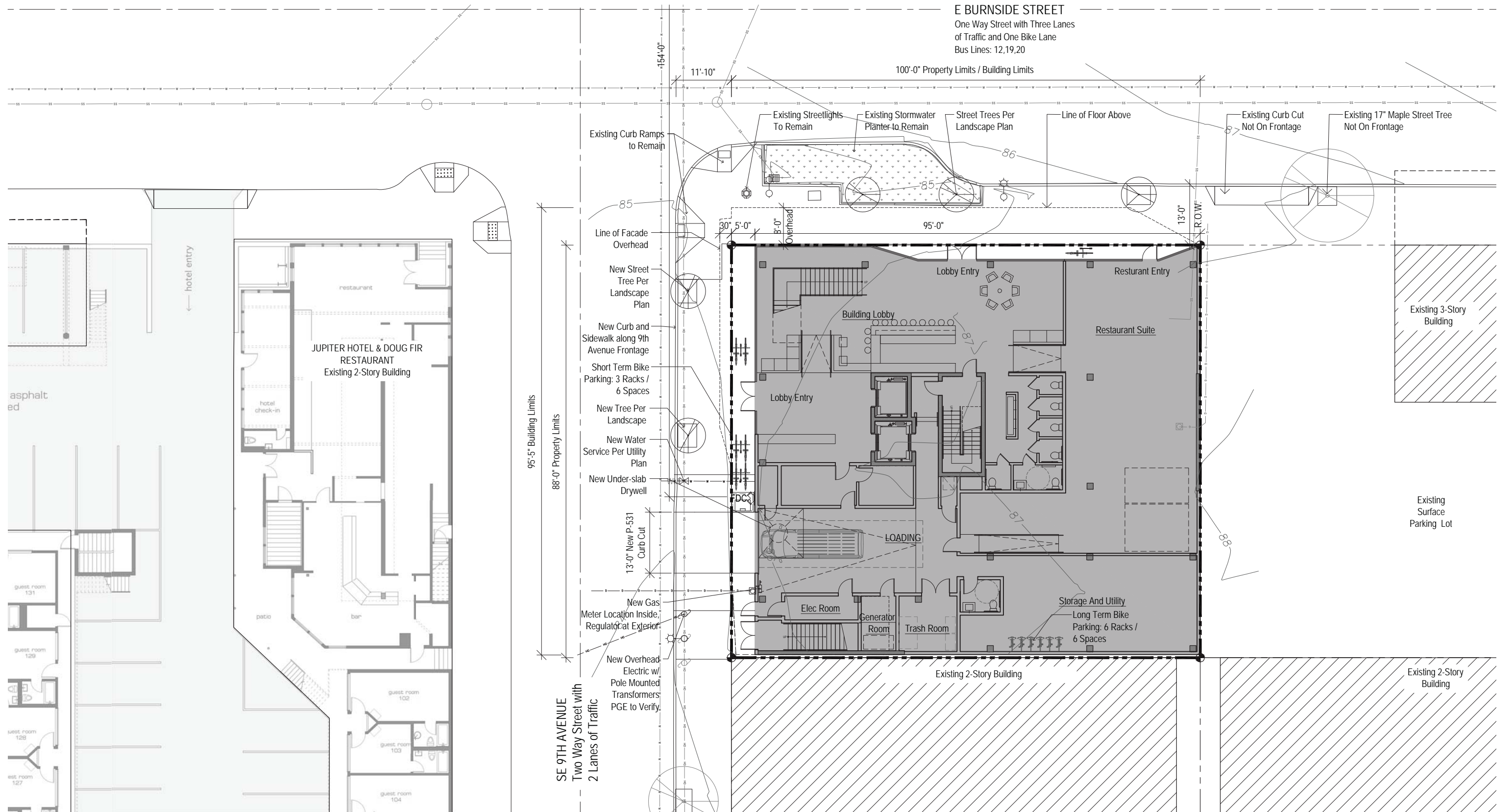


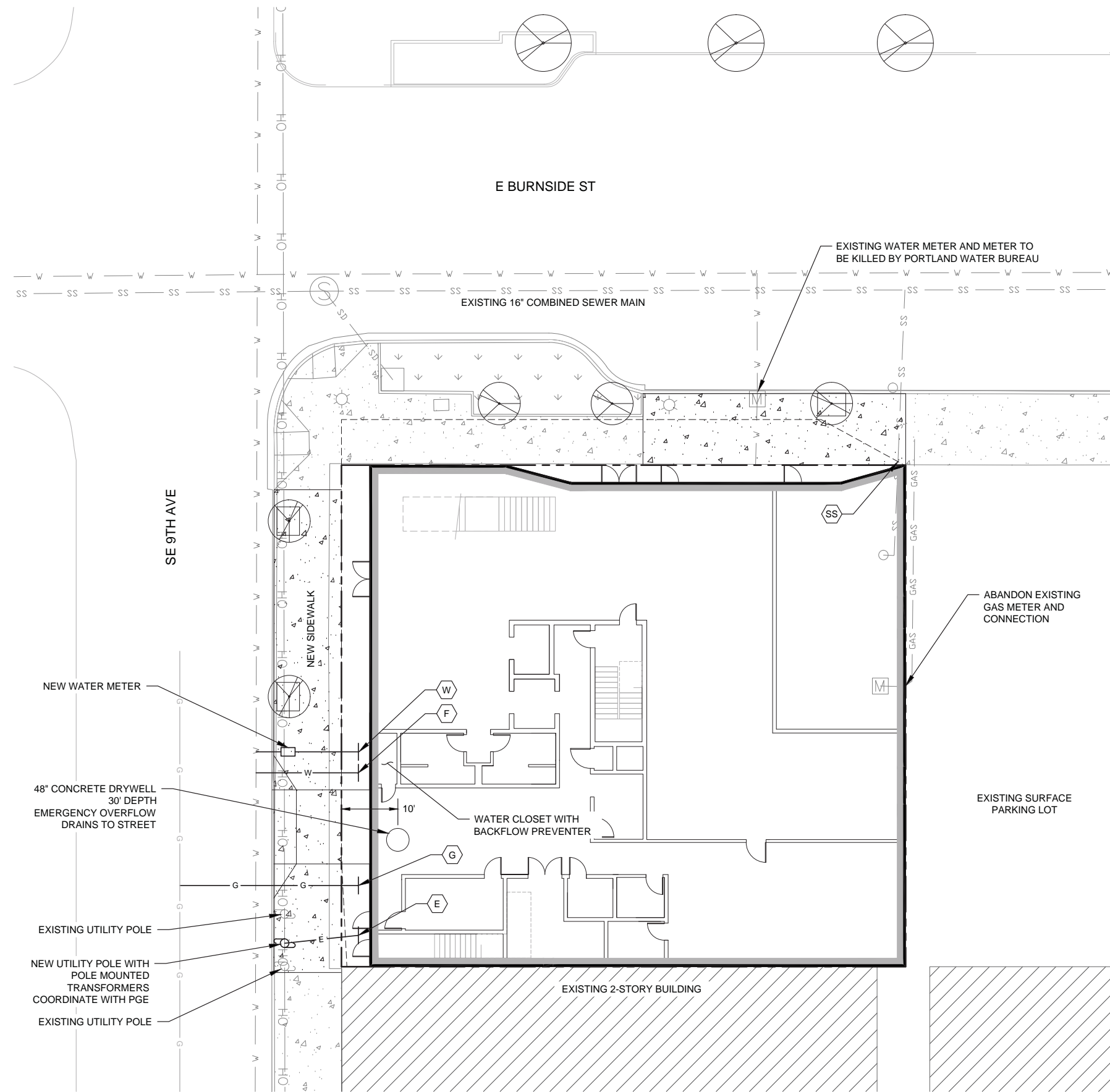
Existing Site Context  
scale : 1"=40'






**Existing Site Plan**  
 scale : 1"=20'  



**UTILITY NOTES**

- (F) NEW FIRE SERVICE WATER CONNECTION
- (W) NEW DOMESTIC WATER CONNECTION
- (E) NEW ELECTRICAL SERVICE CONNECTION
- (SS) EXISTING SANITARY SEWER CONNECTION  
UPGRADE AS NECESSARY
- (G) GAS CONNECTION

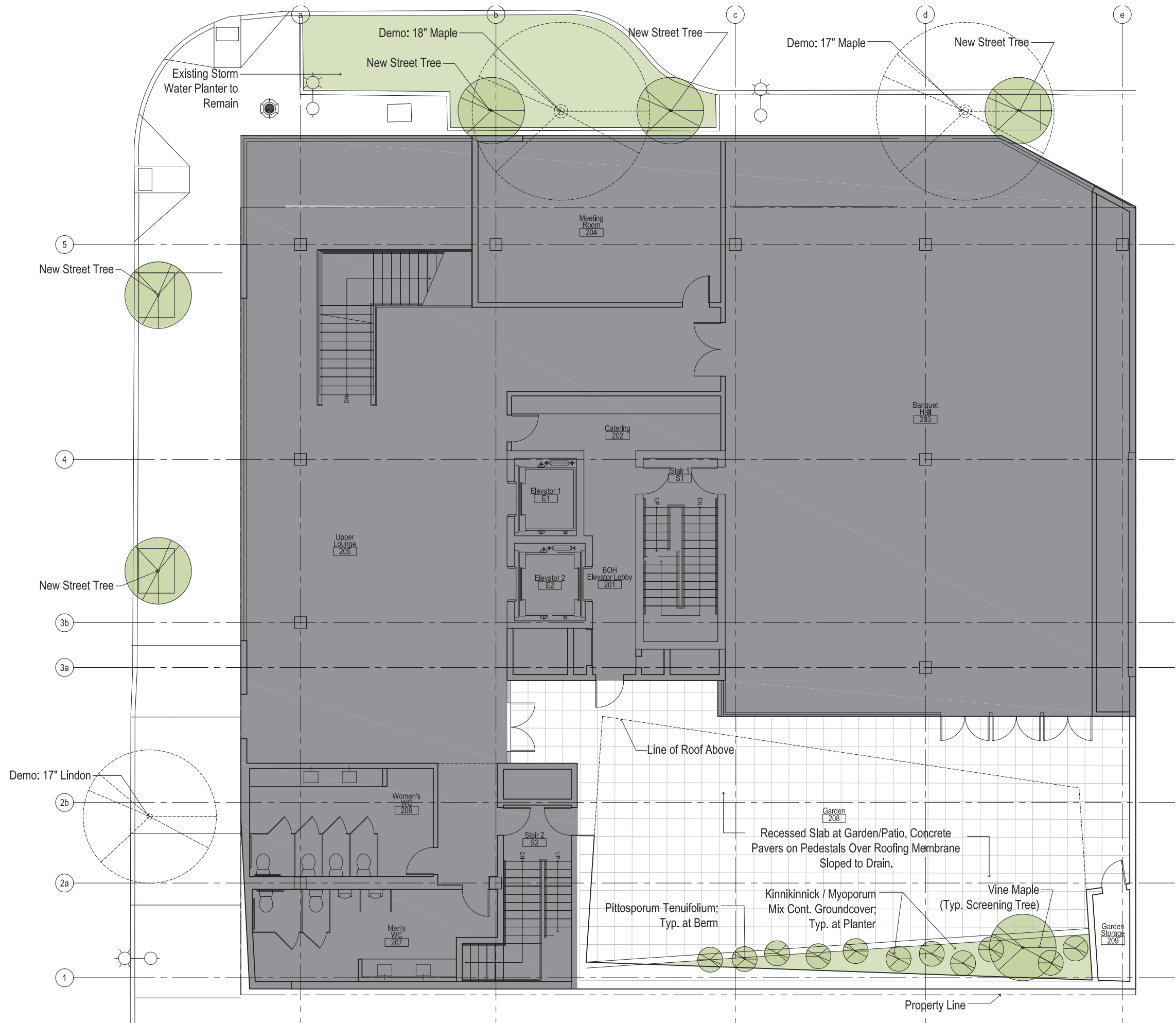
**STORMWATER NARRATIVE**

ROOF AREA = 8,800 SF

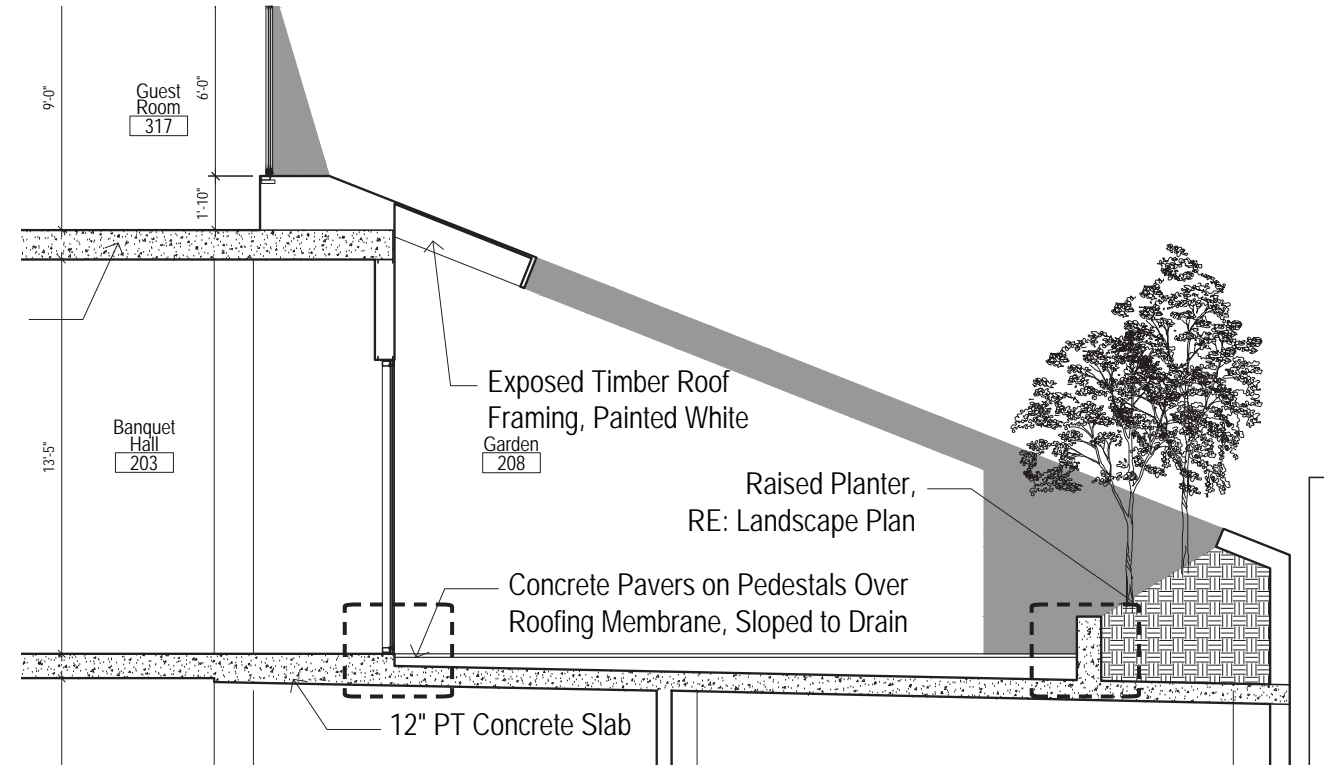
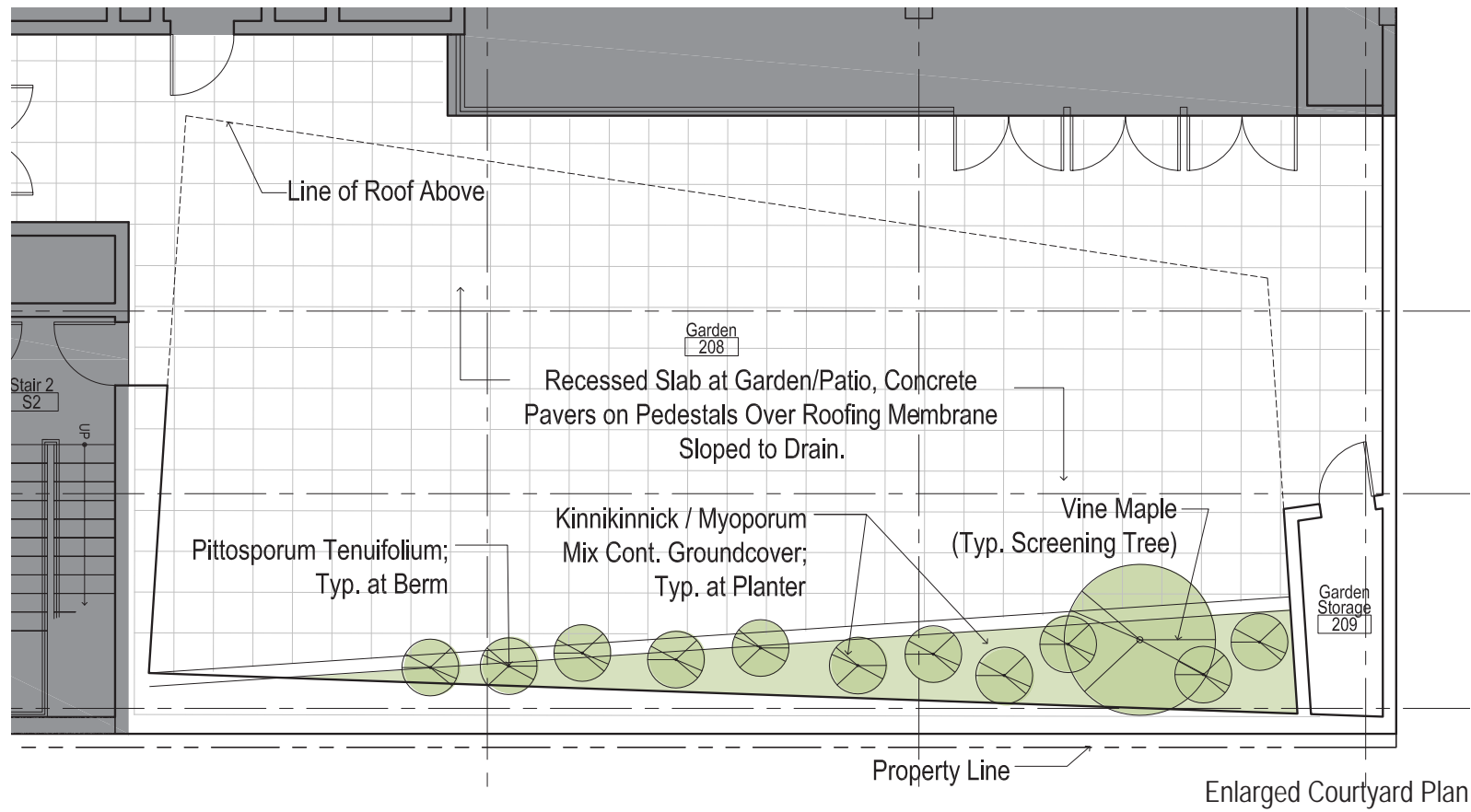
STORMWATER WILL BE MANAGED IN ACCORDANCE WITH THE CITY OF PORTLAND STORMWATER MANUAL 2014.

RUNOFF FROM ROOF AREA WILL BE DISCHARGED TO A DRYWELL BENEATH THE BUILDING. ROOFTOP RUNOFF DOES NOT REQUIRE WATER QUALITY TREATMENT. A SAFE OVERFLOW ROUTE WILL BE PROVIDED FROM THE DRYWELL TO THE STREET IN CASE OF EMERGENCY.

PUBLIC IMPROVEMENTS WILL CONSIST OF REPLACEMENT OF EXISTING CURB AND SIDEWALK AND WILL NOT REQUIRE STORMWATER UPGRADES.







Trees



Cherry Dogwood



Smoketree



Vine Maple

Shrubs



Silver Sheen



Dwarf Dogwood

Ground Cover



Myoporum



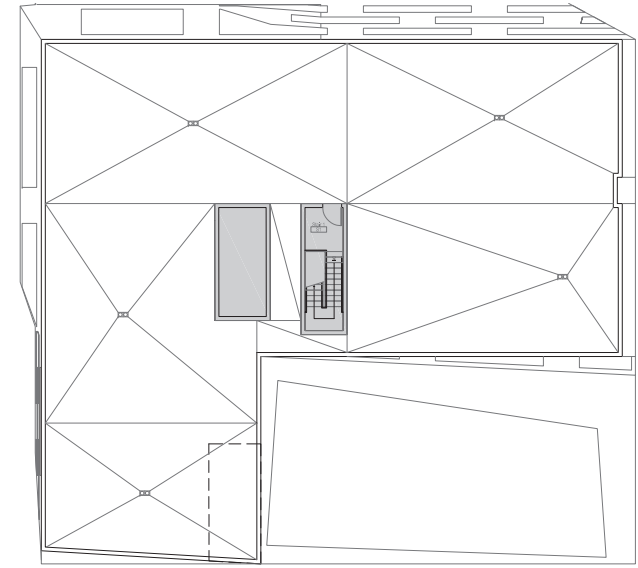
Kinnikinnick



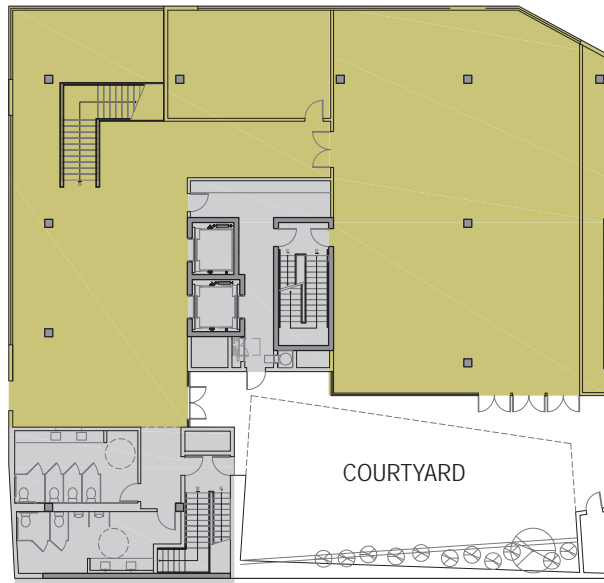
**Third Floor**  
 GROSS: 7,240 sf  
 FAR = .82



**Sixth Floor**  
 GROSS: 6,888 sf  
 FAR = .78



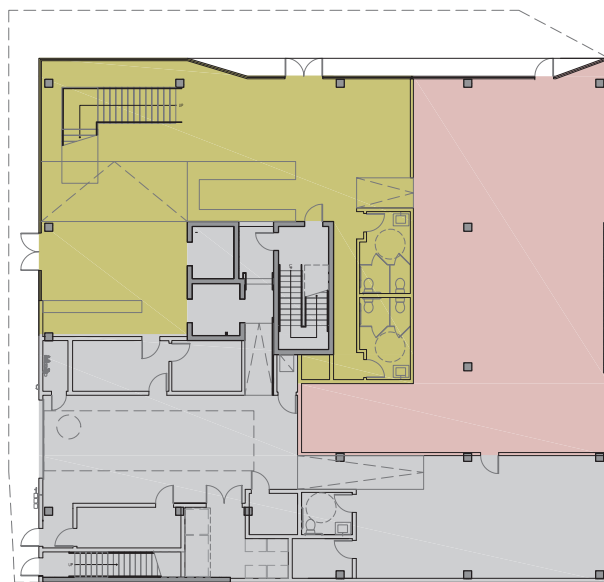
**Roof**  
 GROSS: 167 sf  
 FAR = .02



**Second Floor**  
 GROSS: 7,444 sf  
 FAR = .85



**Fifth Floor**  
 GROSS: 6,632 sf  
 FAR = .75



**First Floor**  
 GROSS: 8,114 sf  
 Unconditioned: 2,249 sf  
 FAR = .92



**Fourth Floor**  
 GROSS: 7,063 sf  
 FAR = .80

**Summary:**

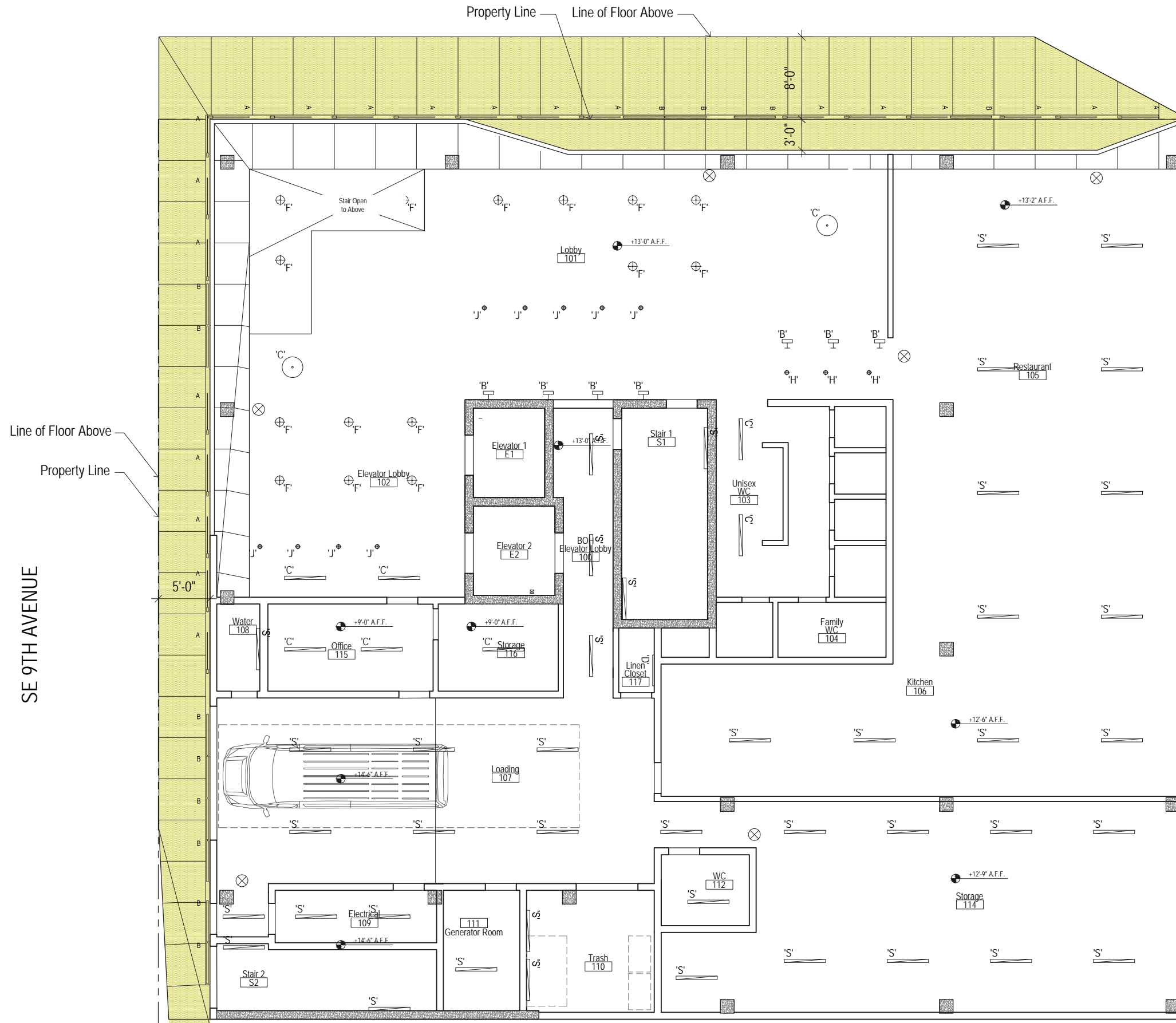
Site Area = 8,800 sf  
 Total Building Floor Area = 43,515 sf  
 Site FAR: 6:1  
 # of Rooms = 67

NOT TO SCALE



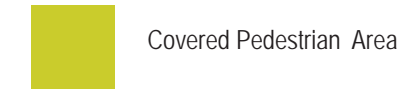


E BURNSIDE STREET



**Pedestrian Coverage**

Ground Floor Covered Area = 1,349 sq.ft.  
 Building Wall Length = 184 ft.  
 Building Wall Length with > 4' Cover = 179 ft.  
 Percentage of Covered Area = 97.3%

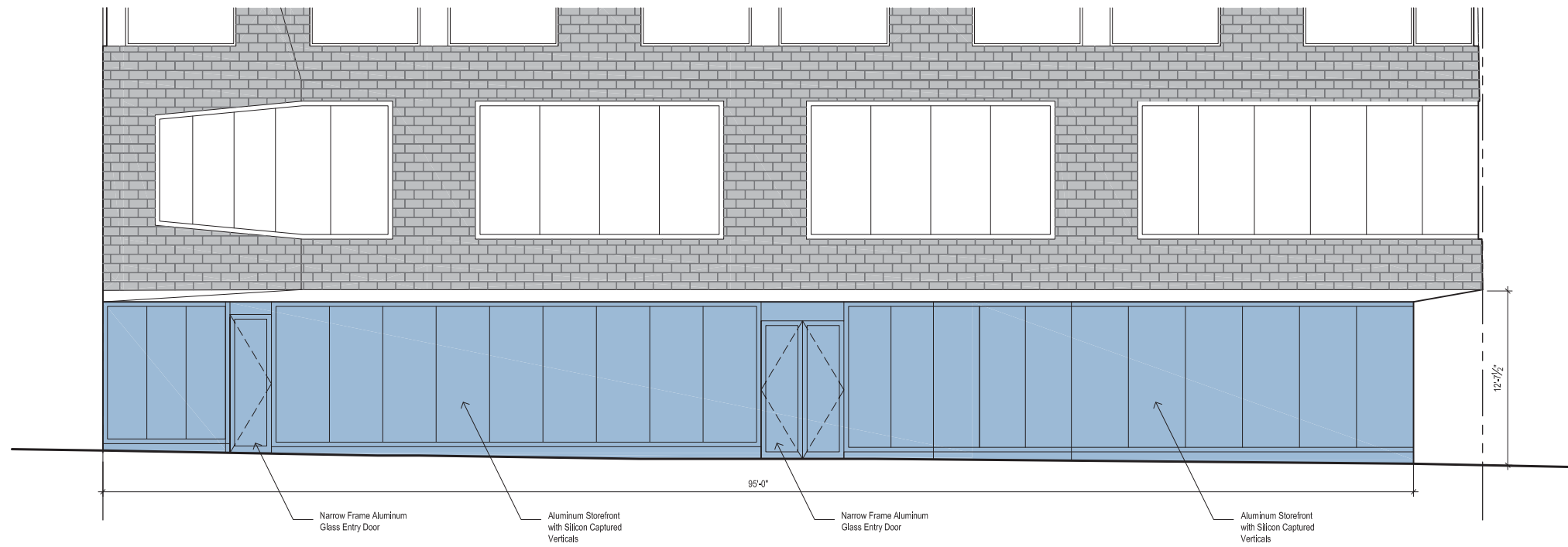


**Site Lighting**

Fixture A - EcoSpec Linear HP EXT  
 Fixture B - Bartco MiT8 Linear Fluorescent

SE 9TH AVENUE



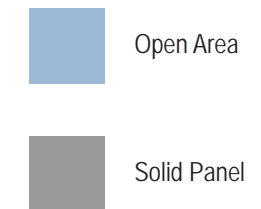


Ground Floor Wall Area = 1,077 sq.ft.  
Glazing Area = 1,077 sq.ft.

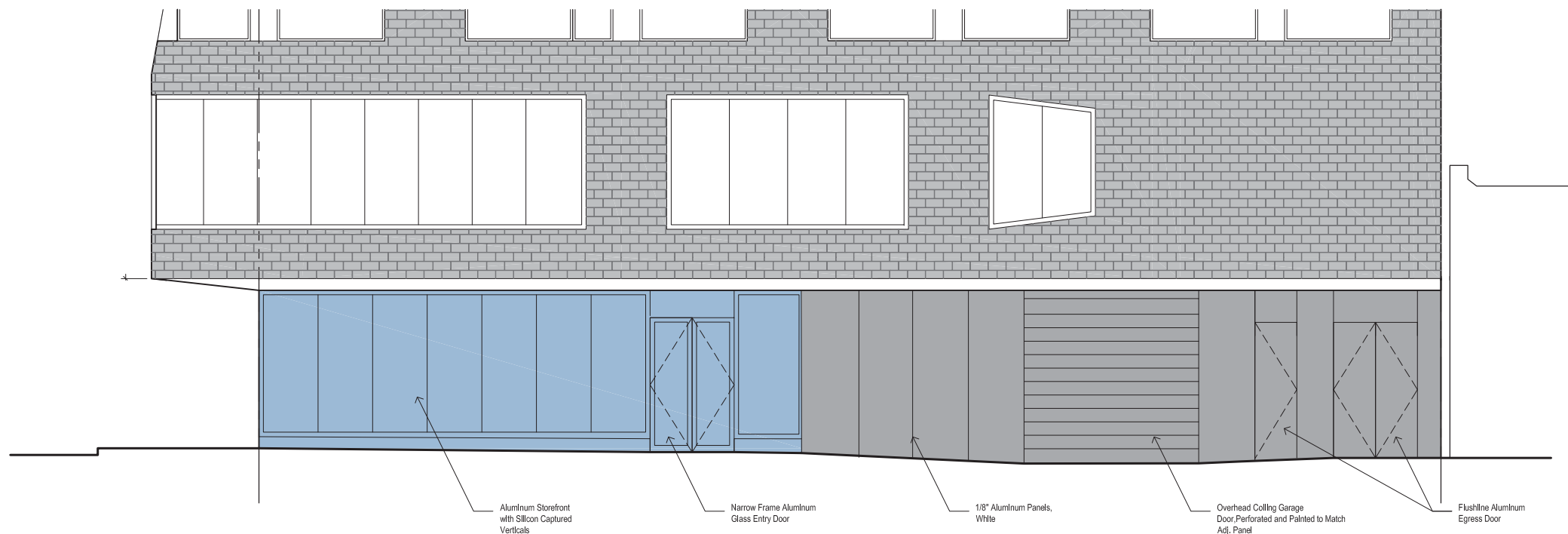
Open Area = 100% of Total Area

Length of Ground Floor Wall = 95 ft.  
Length of Glazing = 95 ft.

Open Length = 100% of Total Area



**Burnside Street Ground Floor Glazing Diagram**

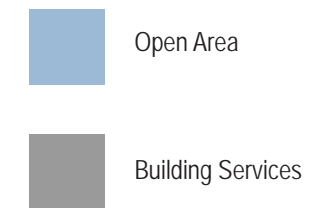


Ground Floor Wall Area = 1,077 sq.ft.  
Total Glazing Area = 522 sq.ft.

Open Area = 48.5% of Total Area

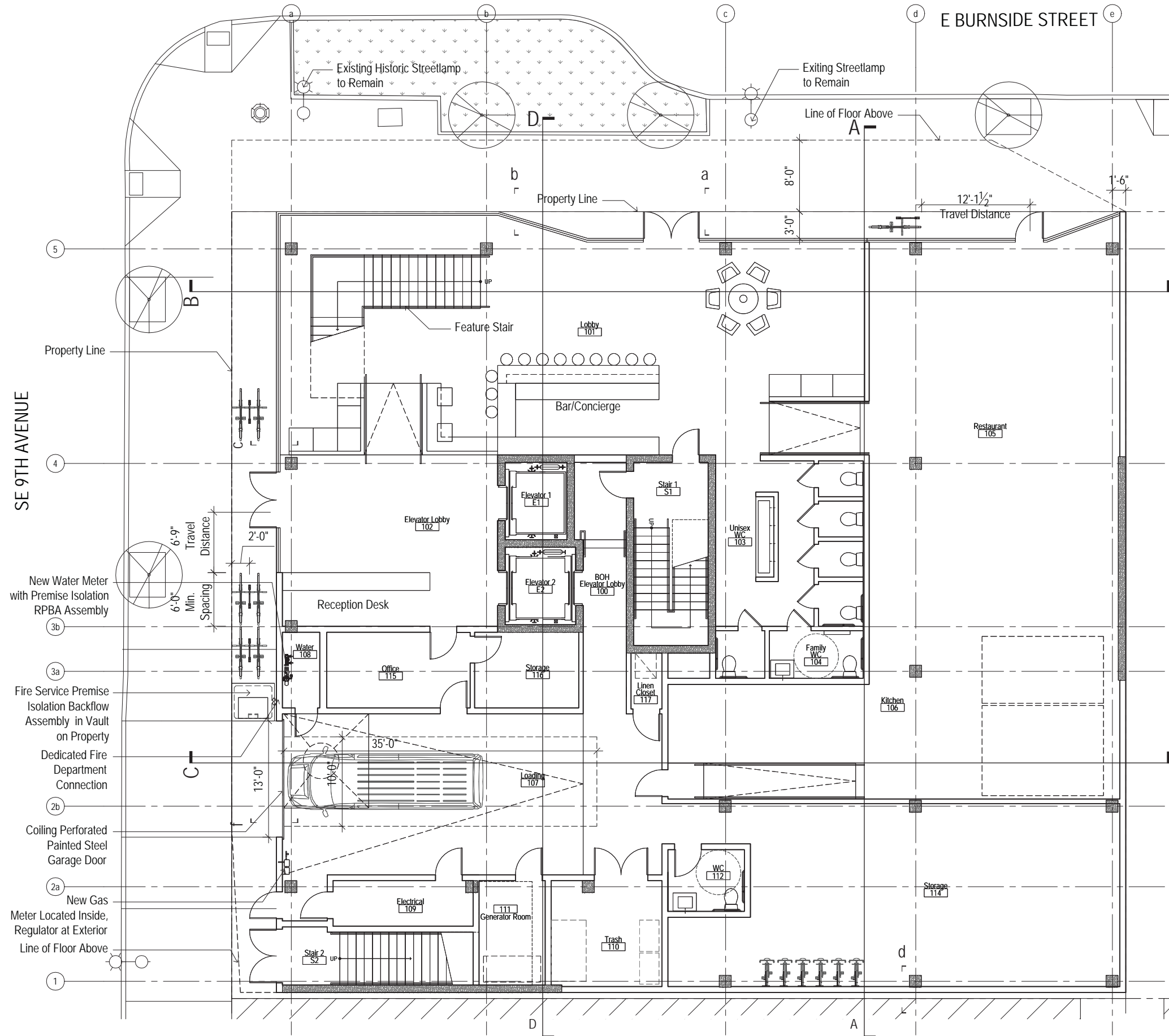
Length of Ground Floor Wall = 88 ft.  
Length of Total Glazing = 44.1 ft.

Open Length = 50.1% of Total Length



**9th Avenue Ground Floor Glazing Diagram**

# Building Drawings



Gross Floor Area(L1): 2,249 SF Unconditioned  
8,248 SF Total

FAR per Floor: .94/1

SE 9TH AVENUE

E BURNSIDE STREET

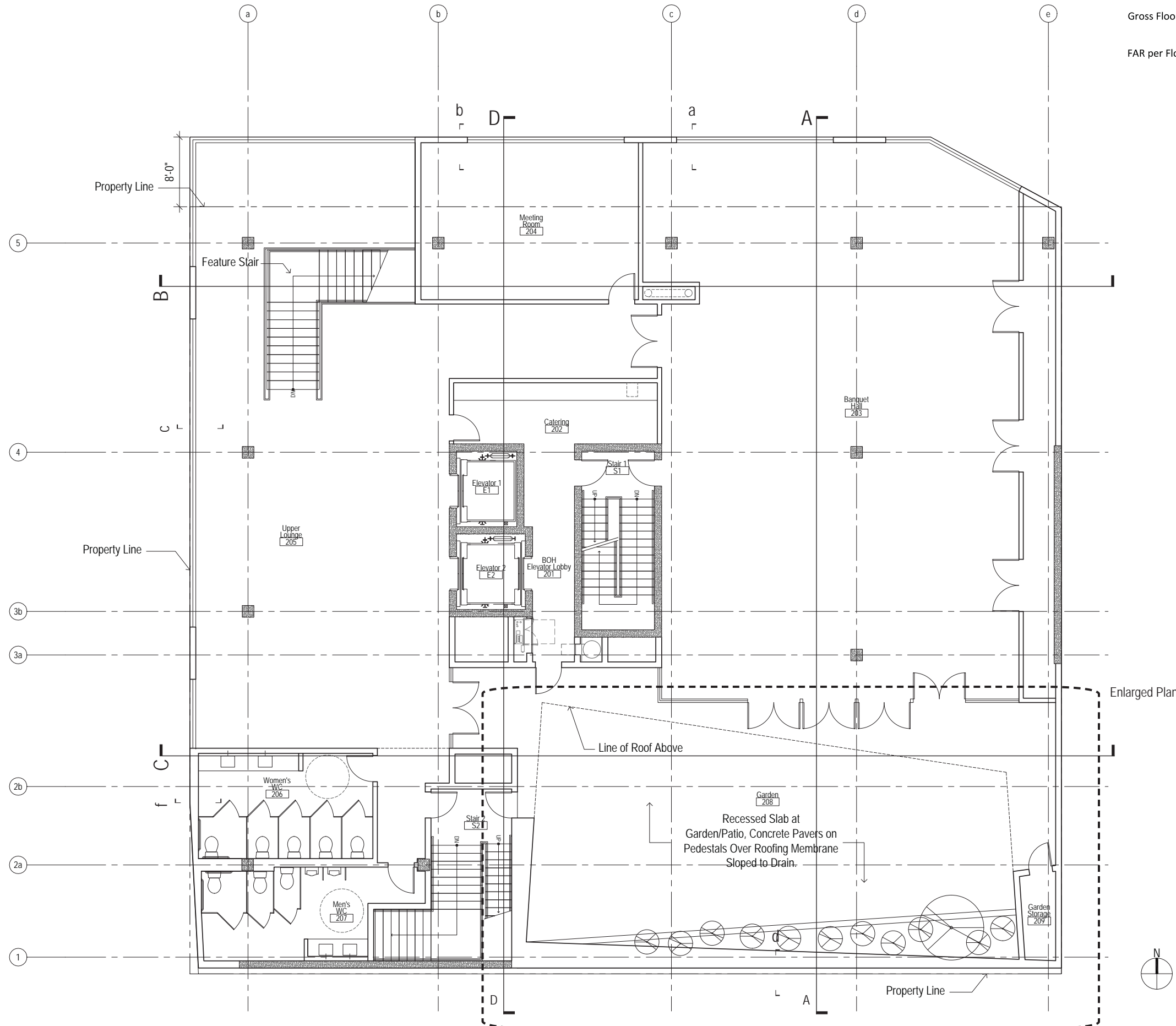
- 3b) New Water Meter with Premise Isolation RPBA Assembly
- 3a) Fire Service Premise Isolation Backflow Assembly in Vault on Property
- 2b) Dedicated Fire Department Connection
- 2a) Coiling Perforated Painted Steel Garage Door
- 1) New Gas Meter Located Inside, Regulator at Exterior Line of Floor Above

Ground Floor Plan  
scale : 3/32" = 1'-0"  
0 5 10 20ft



Gross Floor Area (L2): 7,444 SF Total

FAR per Floor: .85/1

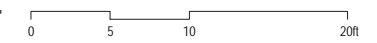


Enlarged Plan



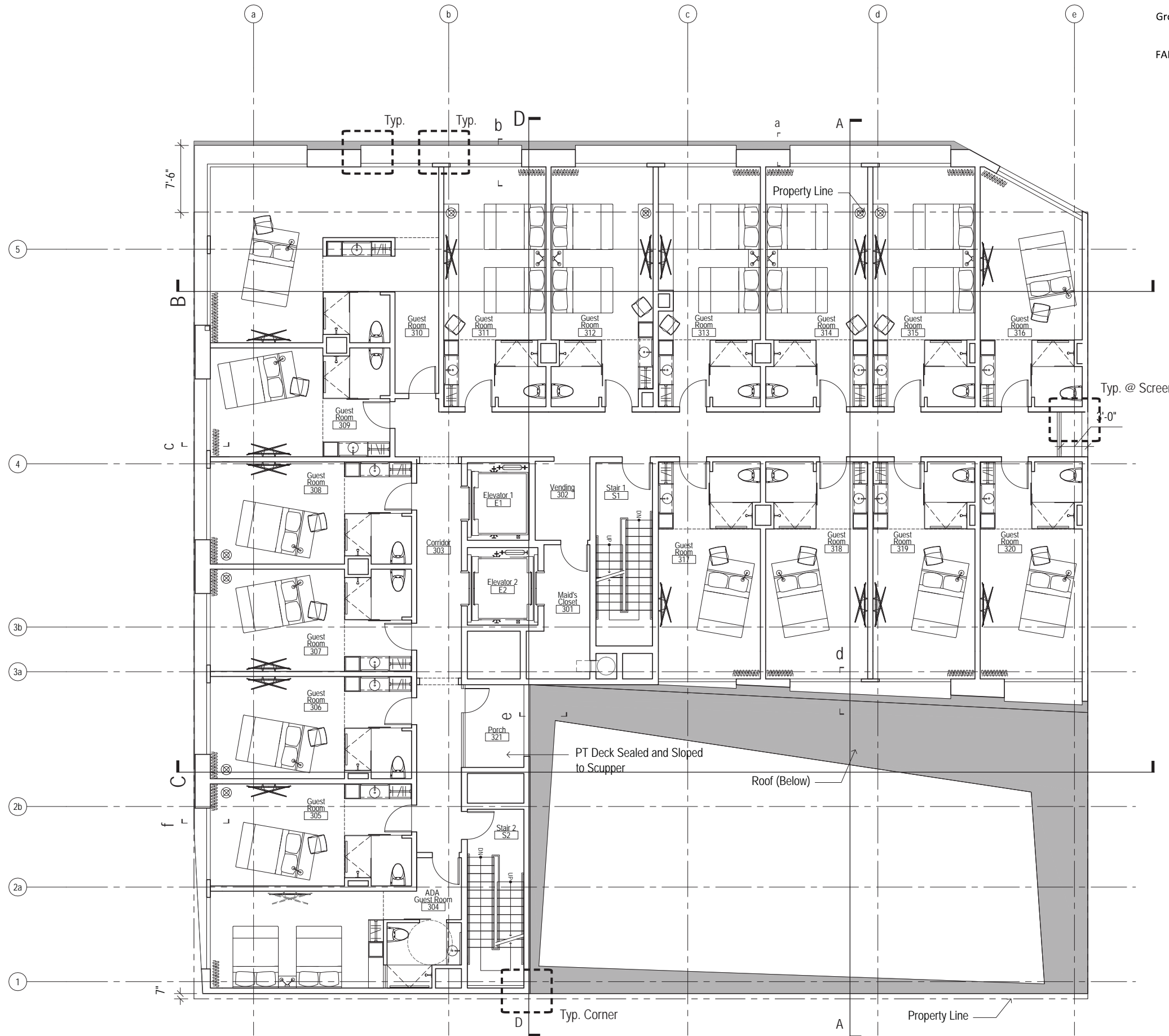
Second Floor Plan

Scale: 3/32" = 1'-0"



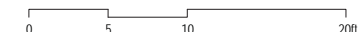
Gross Floor Area(L3): 7,240 SF Total

FAR per Floor: .82/1



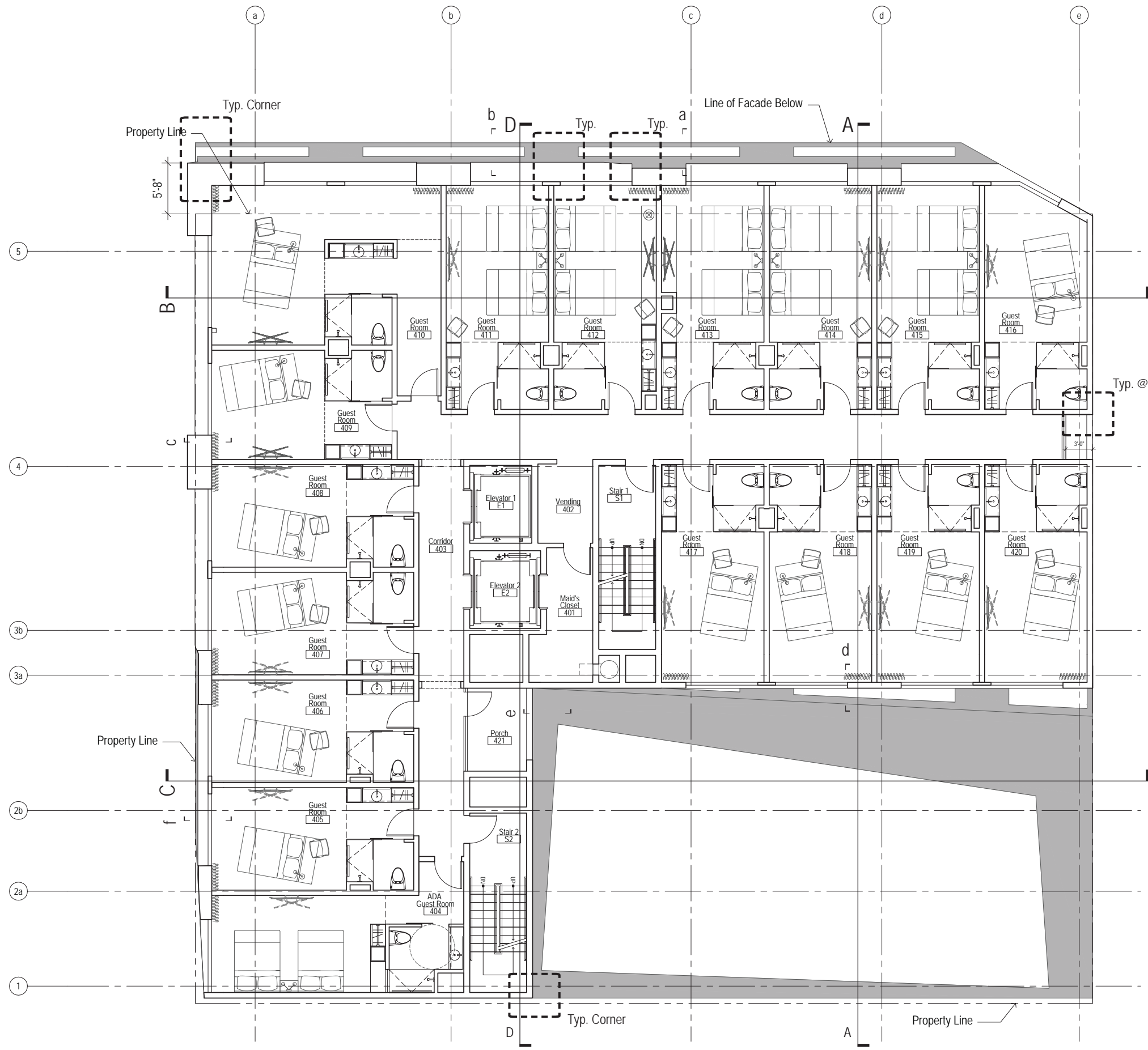
Third Floor Plan

scale : 3/32" = 1'-0"



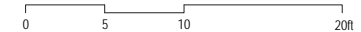
Gross Floor Area(L4): 7,063 SF Total

FAR per Floor: .80/1



**Fourth Floor Plan**

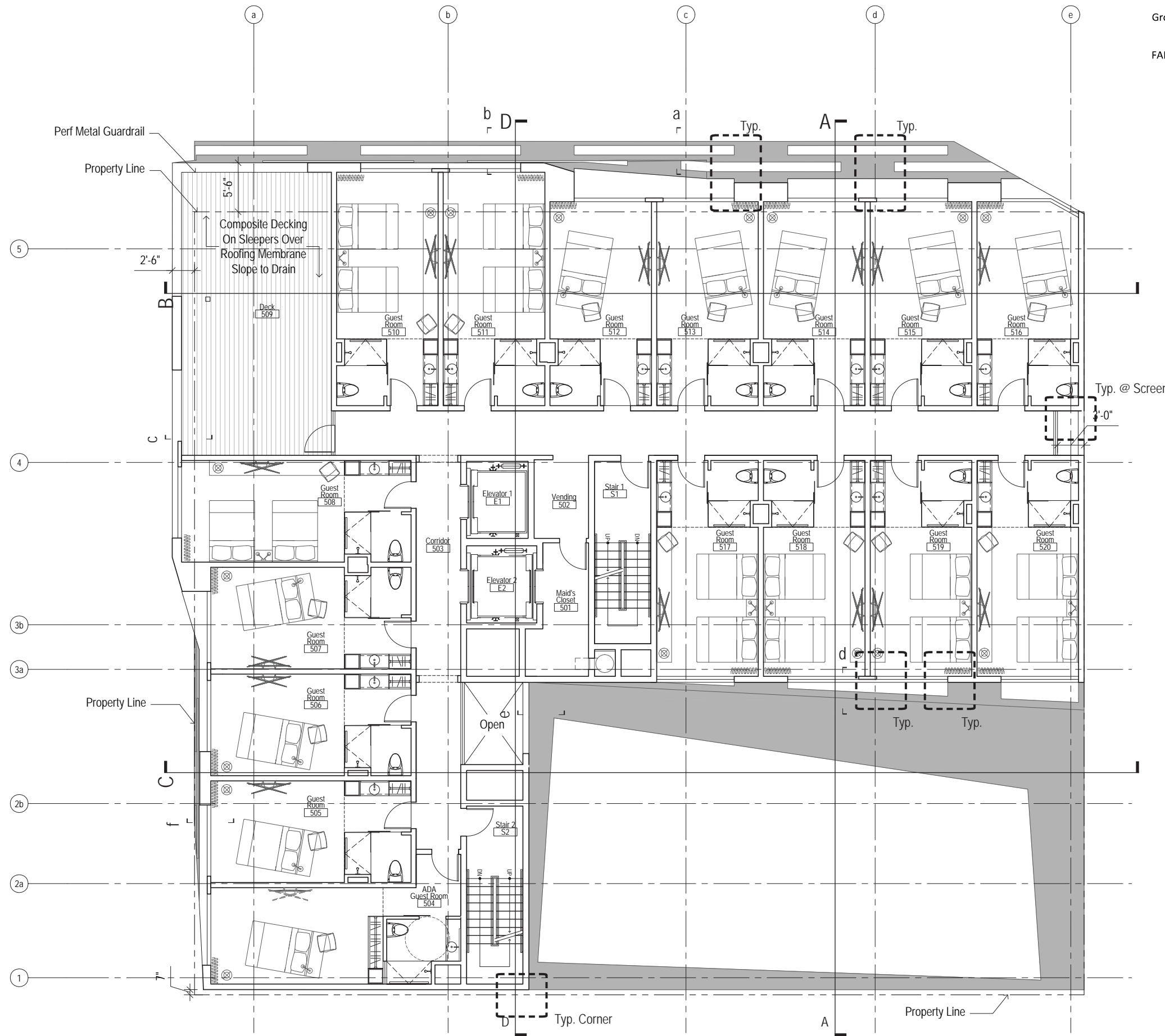
scale : 3/32" = 1'-0"





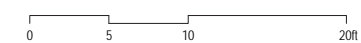
Gross Floor Area (L5): 6,632 SF Total

FAR per Floor: .75/1



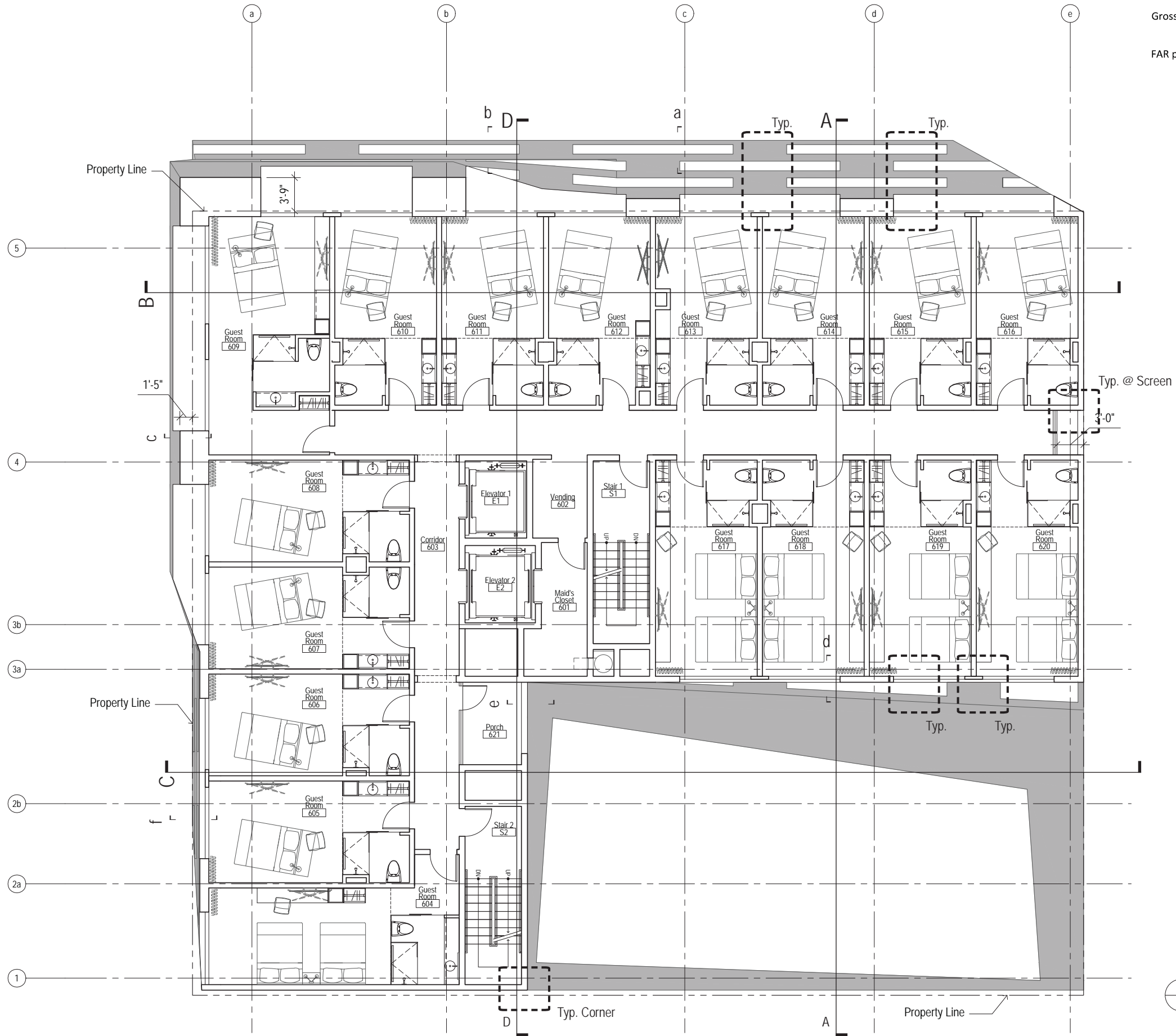
Fifth Floor Plan

scale : 3/32" = 1'-0"

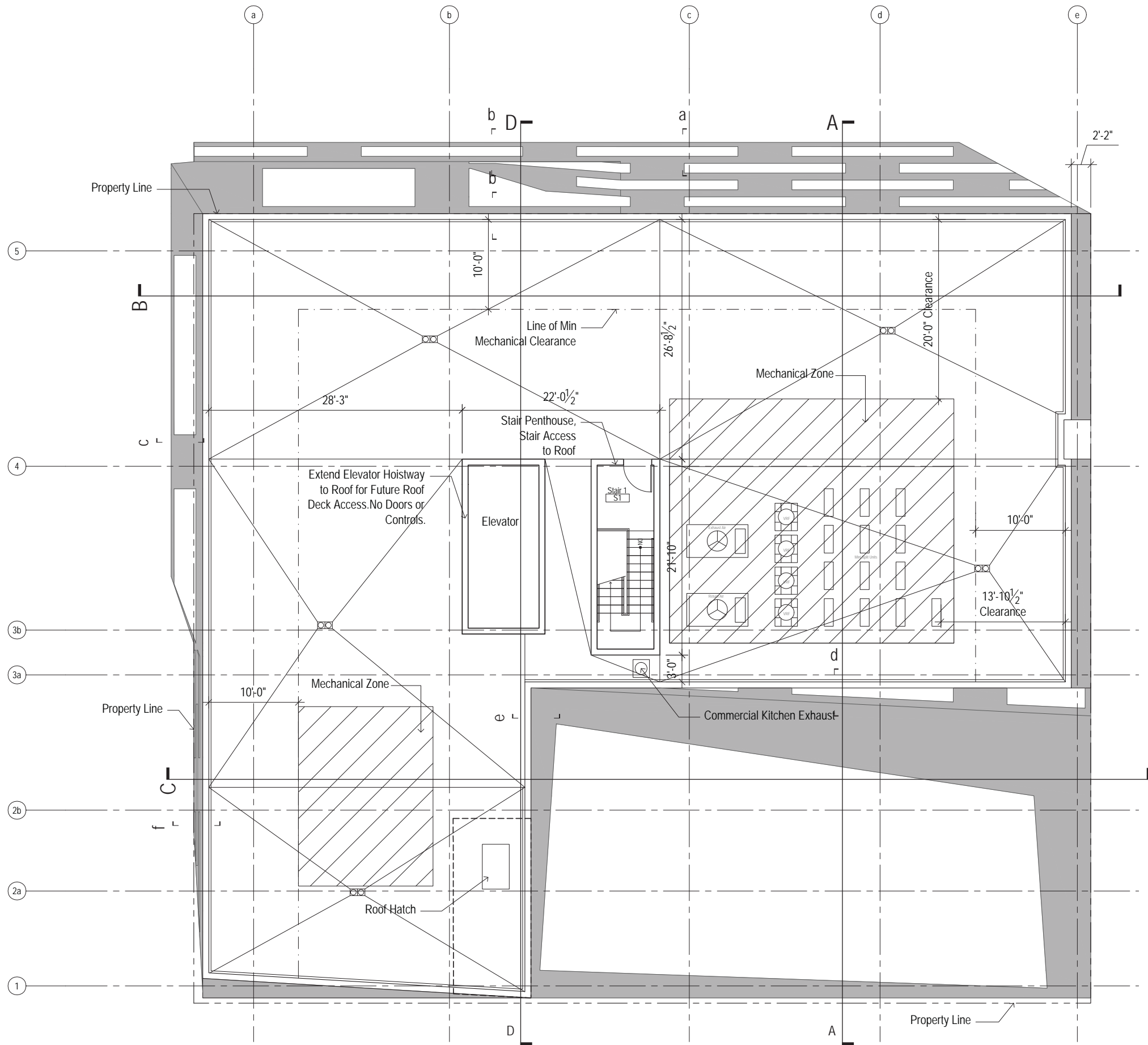




Gross Floor Area (L6): 6,888 SF Total

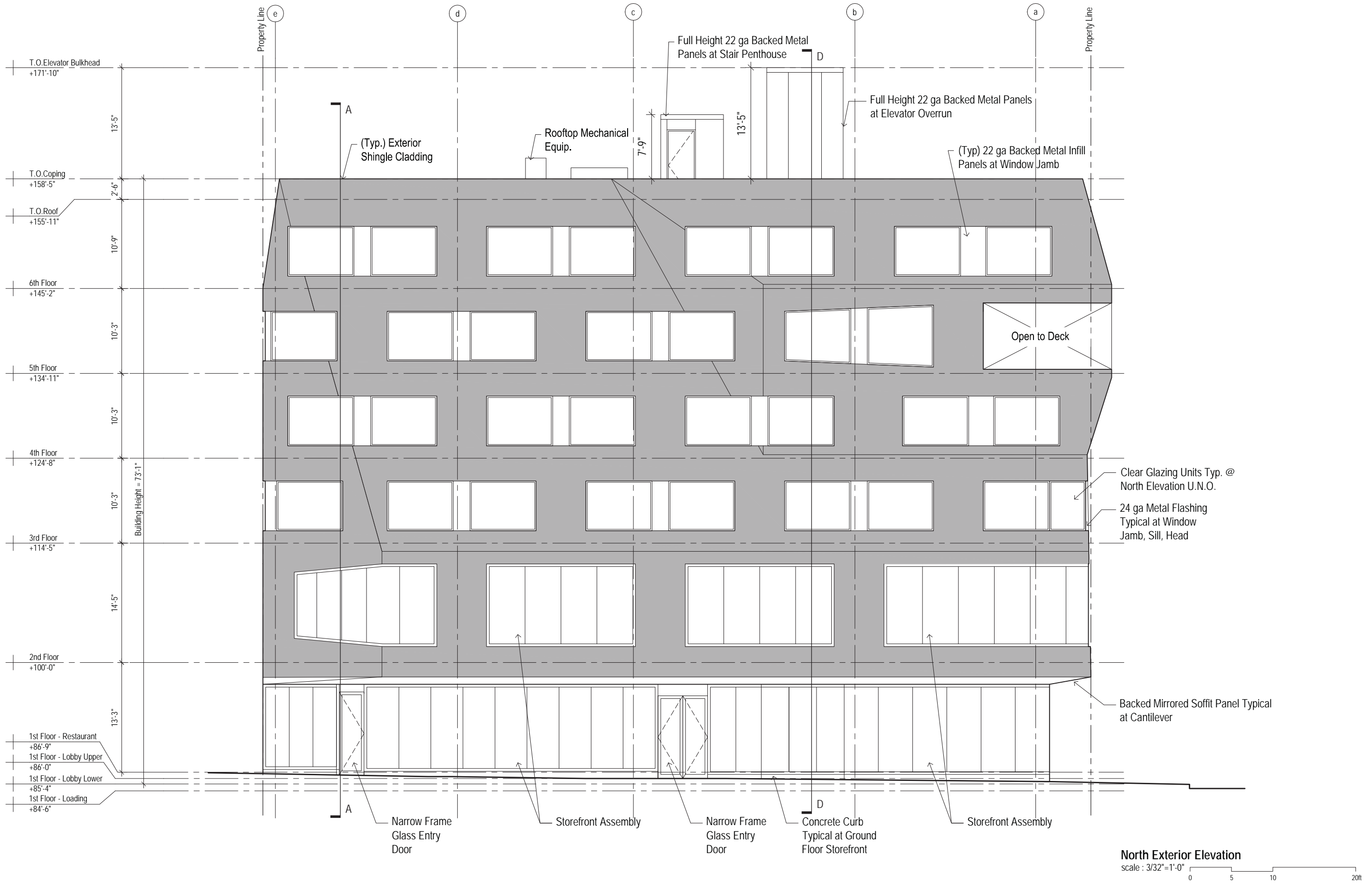
FAR per Floor: .78/1



**Sixth Floor Plan**  
scale : 3/32" = 1'-0"  
0 5 10

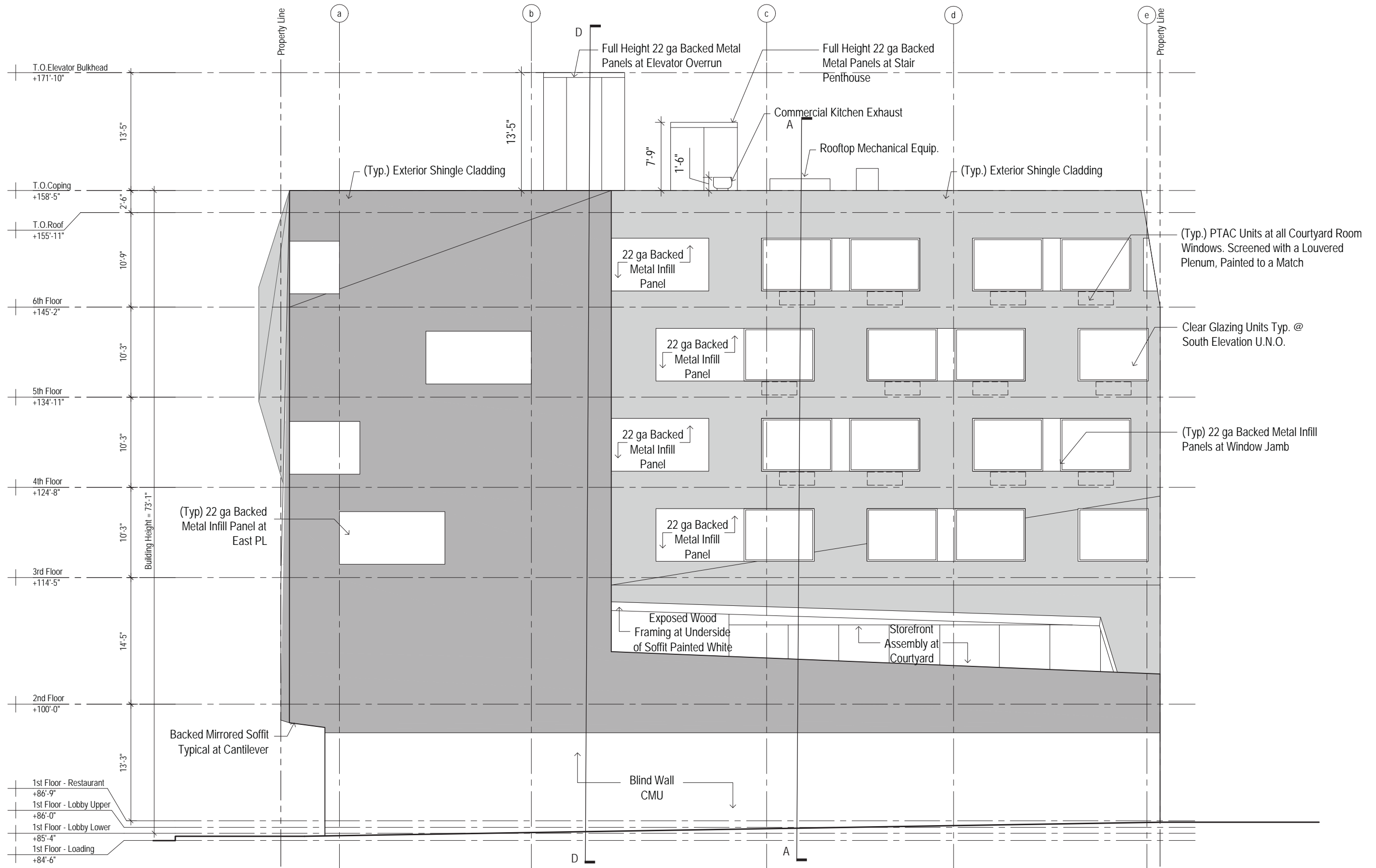



**Roof Plan**  
 scale : 3/32" = 1'-0"  


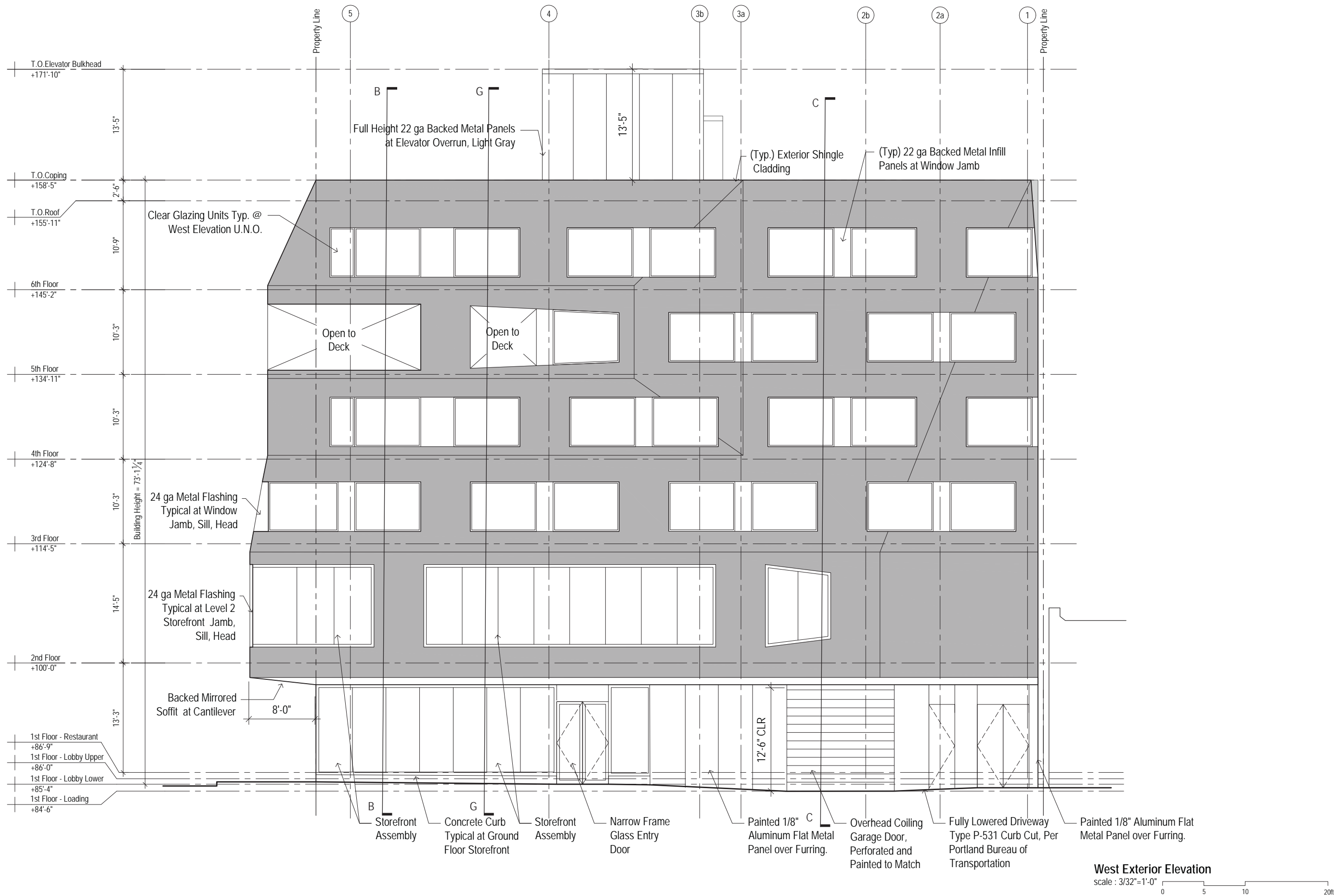


**North Exterior Elevation**  
 scale : 3/32"=1'-0"  
 0 5 10 20ft

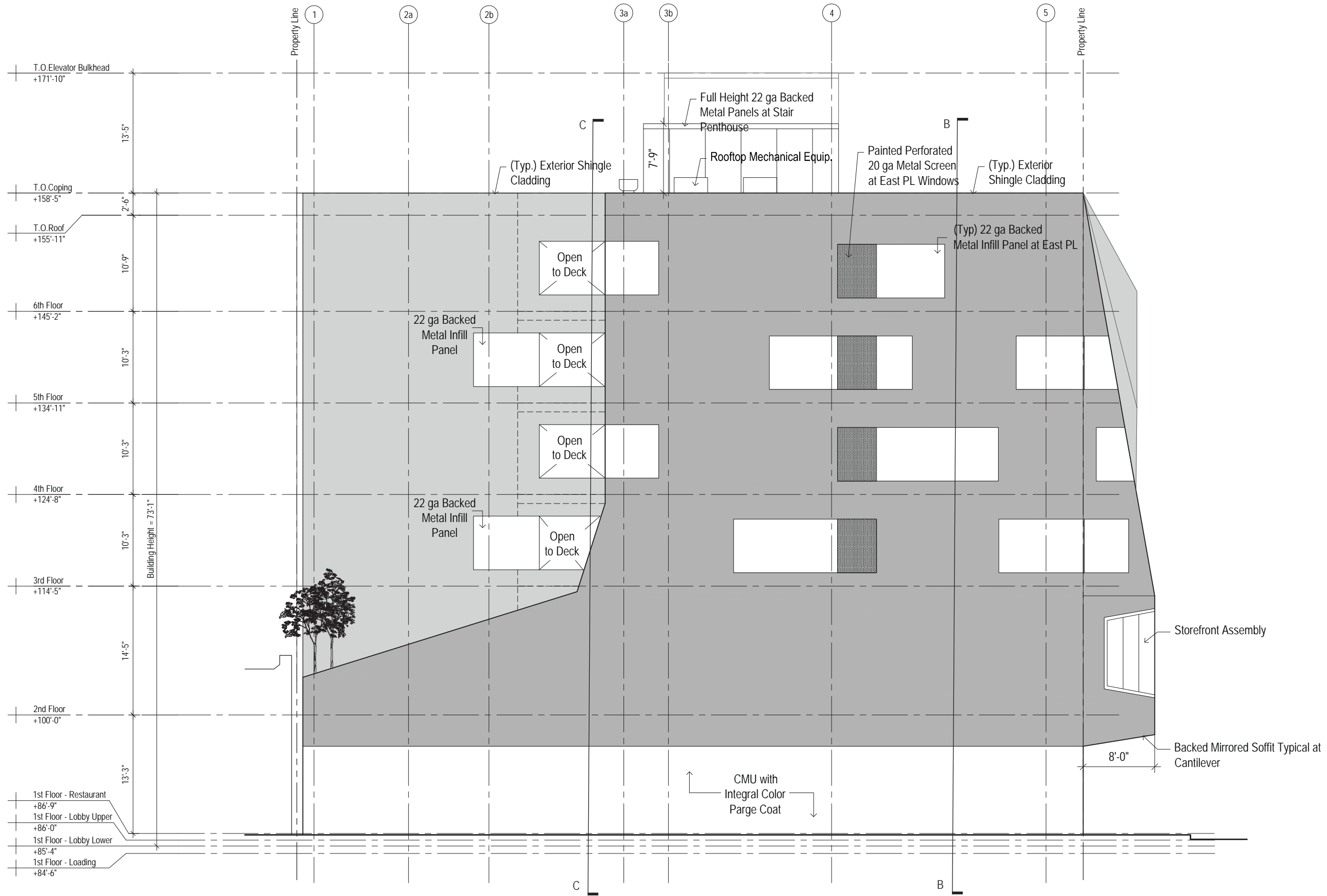




**South Exterior Elevation**  
 scale : 3/32"=1'-0"  
 0 5 10 20ft

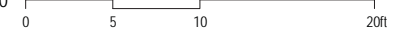


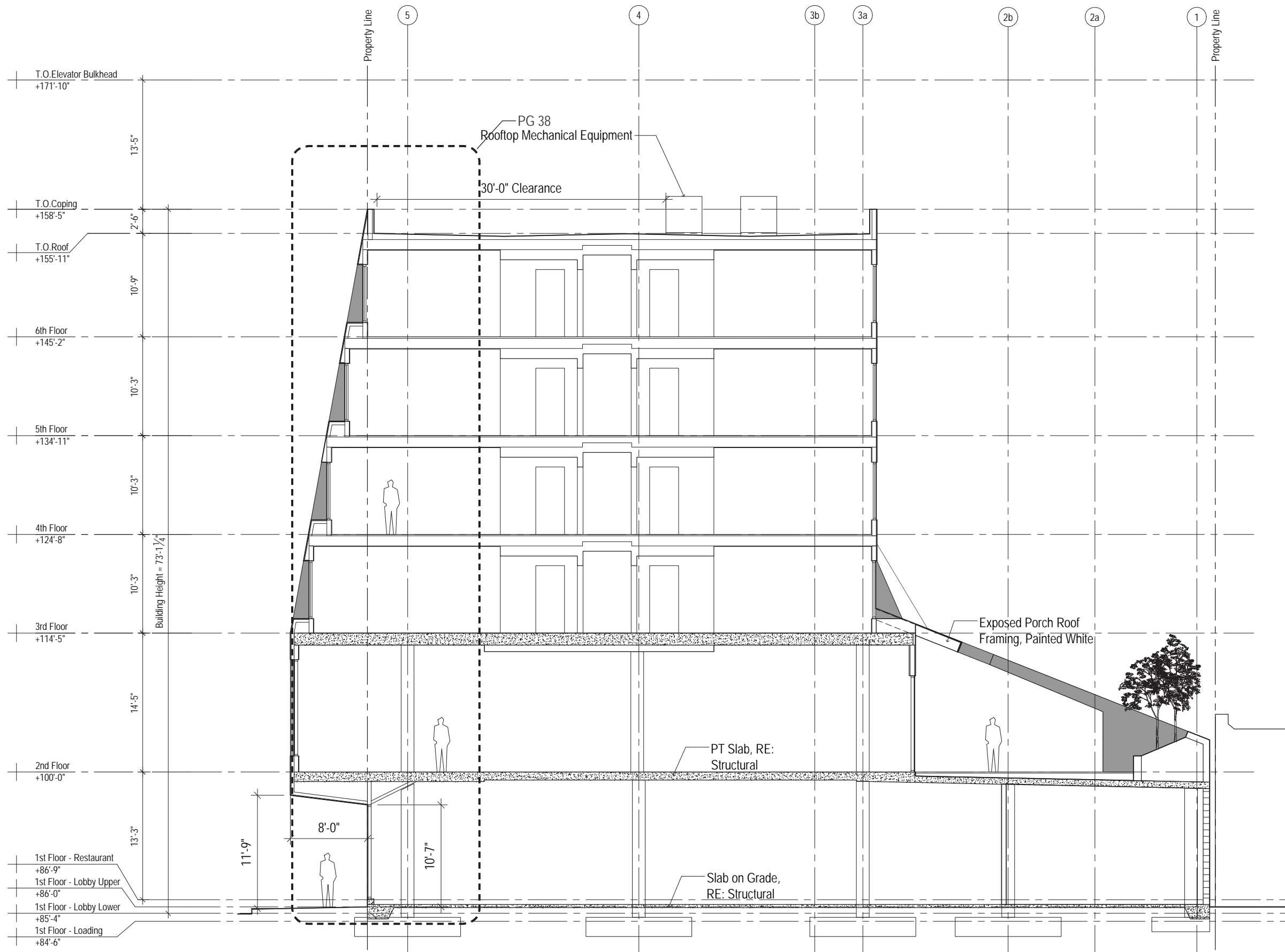
**West Exterior Elevation**  
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 0 5 10 20ft



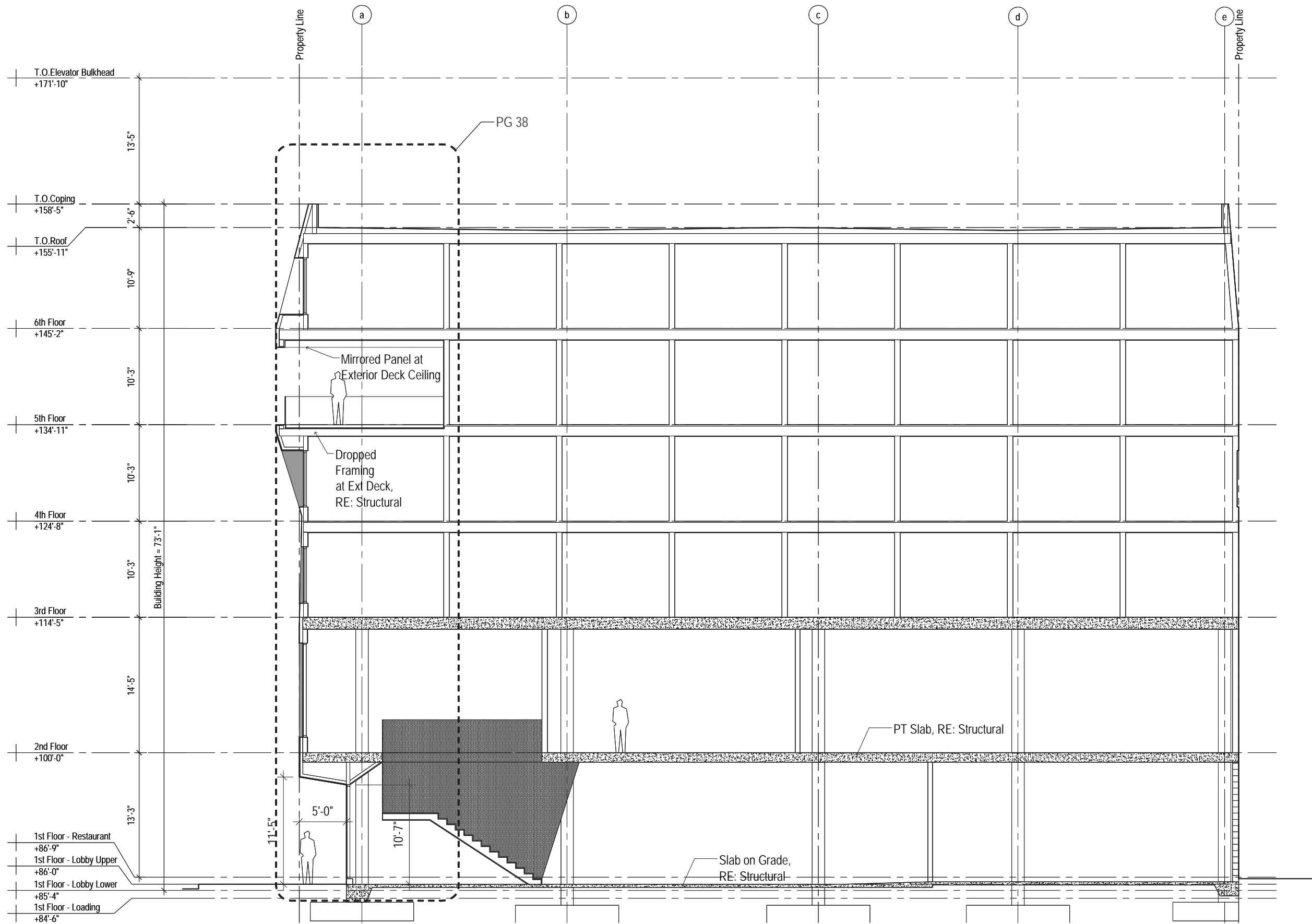
East Exterior Elevation

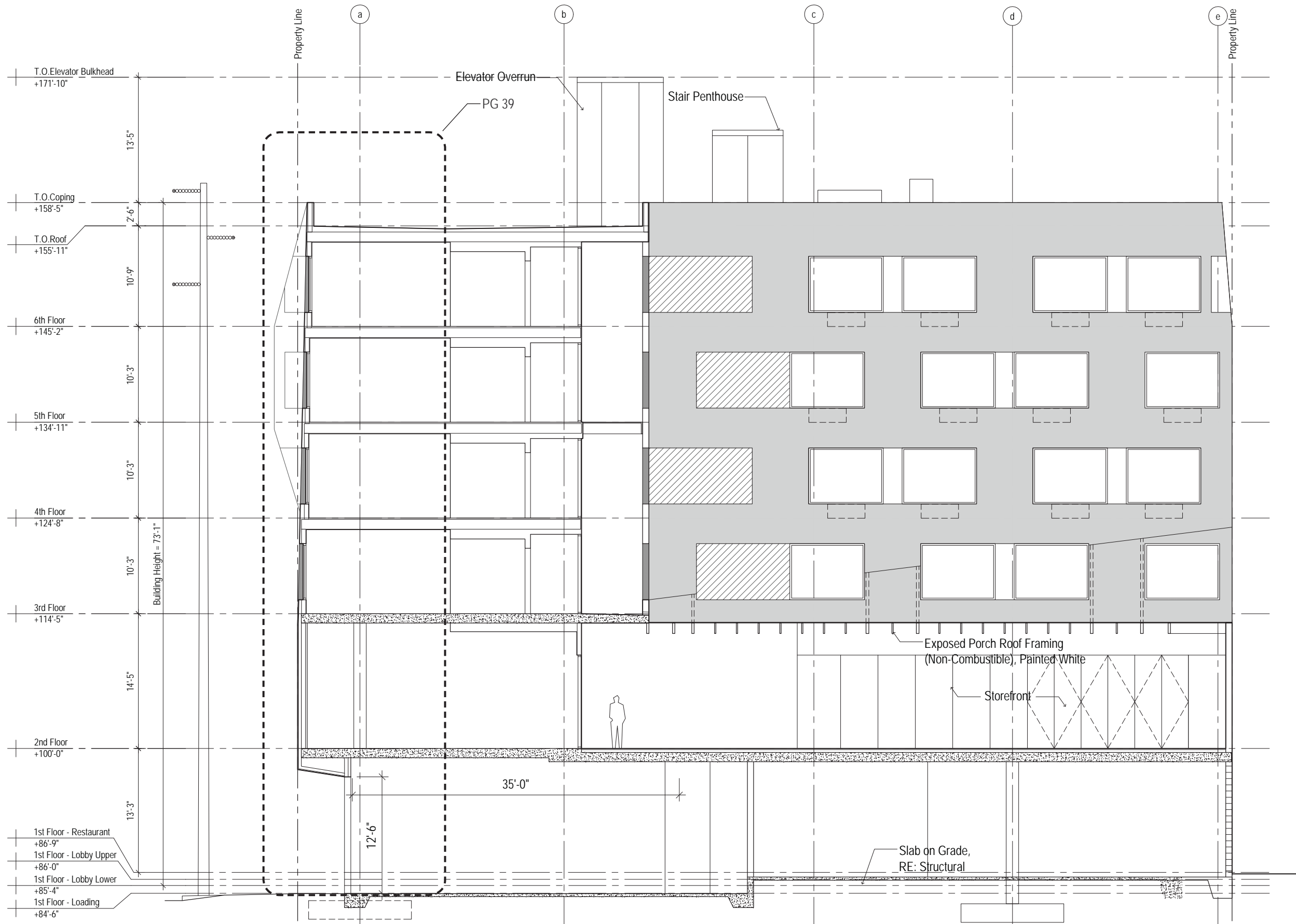
scale : 3/32"=1'-0"

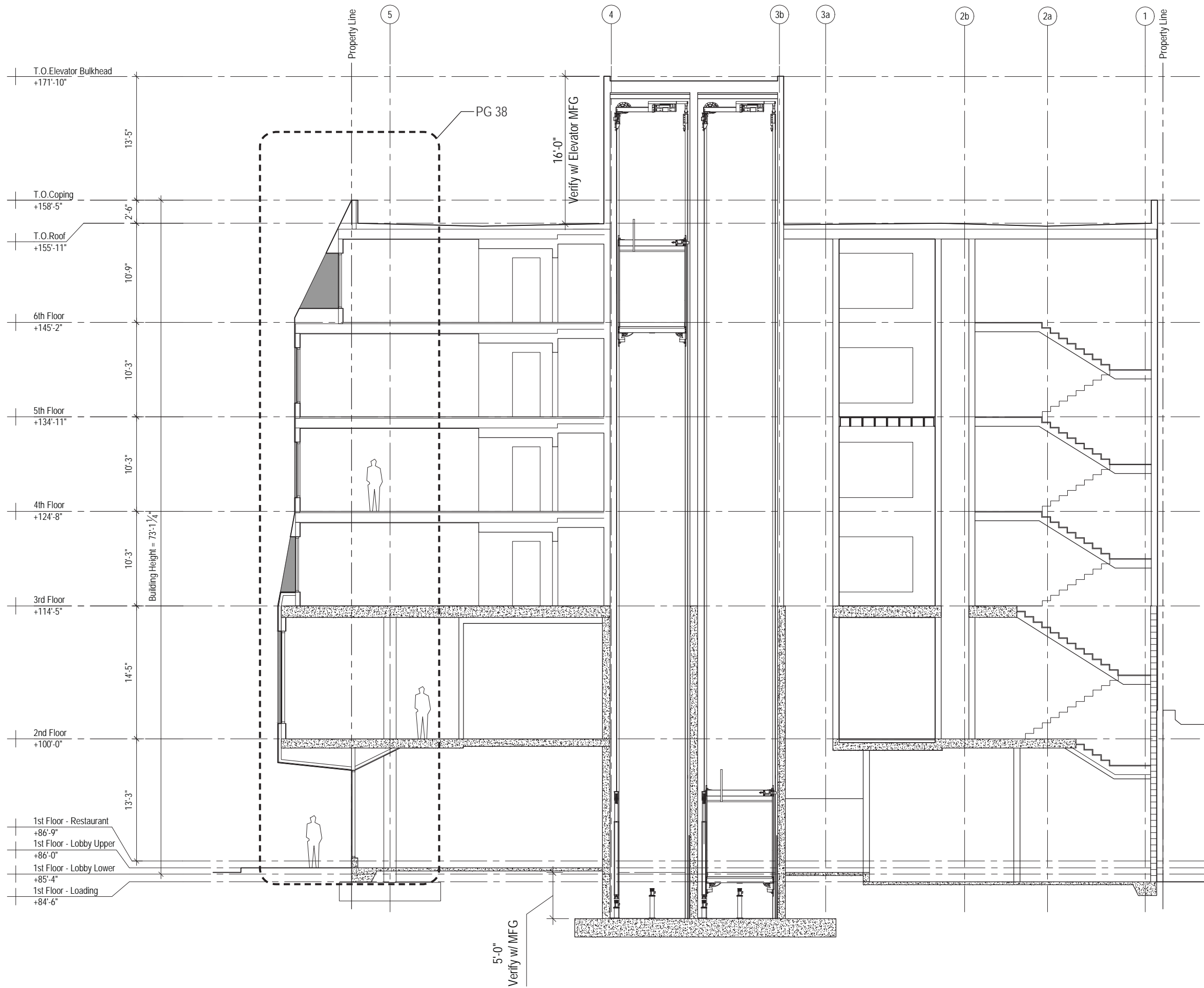














Exposed Concrete



White Aluminum Panel 1/8" (11 ga)



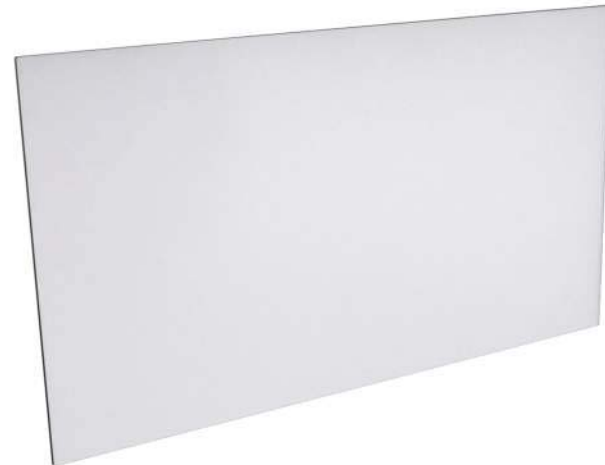
Concrete Paver



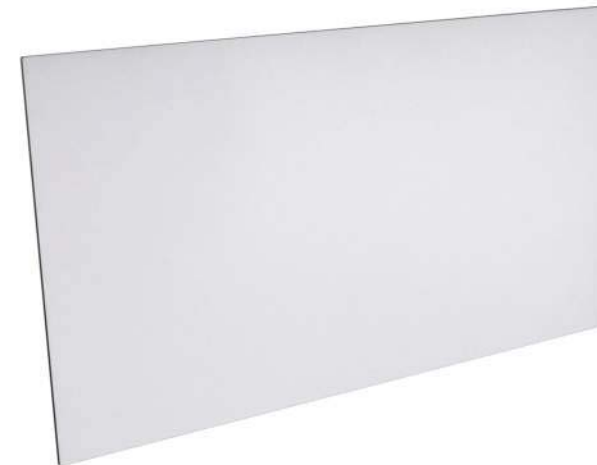
Clear glazing: Solarban 60



Exterior Shingle Cladding: Laminated Asphalt Option



White Backed Metal Panel 22 ga



White Flashing Metal 24 ga



Mirrored Backed Panel



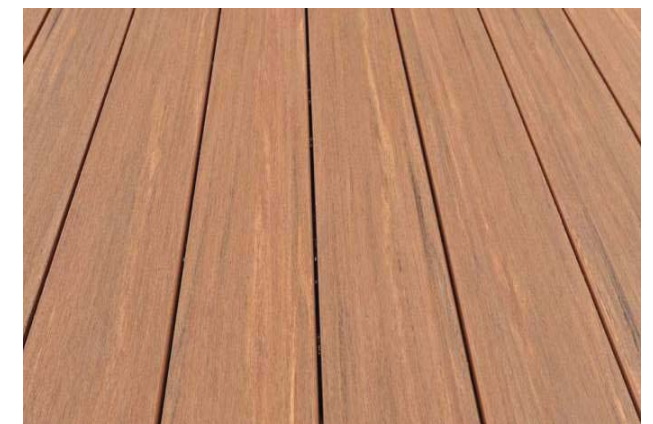
Exterior Shingle Cladding: Dark Grey Metal Option 26 ga



Perforated Coiling Garage Door



Gray Backed Metal Panel 22 ga



Composite Decking : Natural Finish



# Perspectives



View of North-West Corner from Burnside

Material Key

- 1. Exterior Shingle Cladding
- 2. 1/8" Aluminum Panel, White
- 3. Aluminum Storefront; Silicone Capture Verticals, Slate Grey
- 4. Fixed Picture Window with Clear Glazing Units, Concealed Frame
- 5. Flat Metal 22 Ga. Backed Infill Panel
- 6. Backed Mirrored Panel Soffit
- 7. Narrow Frame Aluminum Glass Entrance Door, Slate Grey Frame
- 8. Flushline Aluminum Entrance Door (Solid), White
- 9. Coiling Overhead Door, Perforated Slats, Slate Grey





View up Burnside

Material Key

1. Exterior Shingle Cladding
2. 1/8" Aluminum Panel, White
3. Aluminum Storefront; Silicone Capture Verticals, Slate Grey
4. Fixed Picture Window with Clear Glazing Units, Concealed Frame
5. Flat Metal 22 Ga. Backed Infill Panel
6. Backed Mirrored Panel Soffit
7. Narrow Frame Aluminum Glass Entrance Door, Slate Grey Frame
8. Flushline Aluminum Entrance Door (Solid), White
9. Coiling Overhead Door, Perforated Slats, Slate Grey





View from East Burnside

Material Key

- 1. Exterior Shingle Cladding
- 2. 1/8" Aluminum Panel, White
- 3. Aluminum Storefront; Silicone Capture Verticals, Slate Grey
- 4. Fixed Picture Window with Clear Glazing Units, Concealed Frame
- 5. Flat Metal 22 Ga. Backed Infill Panel
- 6. Backed Mirrored Panel Soffit
- 7. Narrow Frame Aluminum Glass Entrance Door, Slate Grey Frame
- 8. Flushline Aluminum Entrance Door (Solid), White
- 9. Coiling Overhead Door, Perforated Slats, Slate Grey





View of North-East Corner from Burnside

Material Key

- 1. Exterior Shingle Cladding
- 2. 1/8" Aluminum Panel, White
- 3. Aluminum Storefront; Silicone Capture Verticals, Slate Grey
- 4. Fixed Picture Window with Clear Glazing Units, Concealed Frame
- 5. Flat Metal 22 Ga. Backed Infill Panel
- 6. Backed Mirrored Panel Soffit
- 7. Narrow Frame Aluminum Glass Entrance Door, Slate Grey Frame
- 8. Flushline Aluminum Entrance Door (Solid), White
- 9. Coiling Overhead Door, Perforated Slats, Slate Grey





Projecting Balcony

Area of Facade within Oriel Window Standards

5

4

1

2

9

### View from W 9th Ave

#### Material Key

- 1. Exterior Shingle Cladding
- 2. 1/8" Aluminum Panel, White
- 3. Aluminum Storefront; Silicone Capture Verticals, Slate Grey
- 4. Fixed Picture Window with Clear Glazing Units, Concealed Frame
- 5. Flat Metal 22 Ga. Backed Infill Panel
- 6. Backed Mirrored Panel Soffit
- 7. Narrow Frame Aluminum Glass Entrance Door, Slate Grey Frame
- 8. Flushline Aluminum Entrance Door (Solid), White
- 9. Coiling Overhead Door, Perforated Slats, Slate Grey





View of Jupiter Hotel Main Entrance

Material Key

1. Exterior Shingle Cladding
2. 1/8" Aluminum Panel, White
3. Aluminum Storefront; Silicone Capture Verticals, Slate Grey
4. Fixed Picture Window with Clear Glazing Units, Concealed Frame
5. Flat Metal 22 Ga. Backed Infill Panel
6. Backed Mirrored Panel Soffit
7. Narrow Frame Aluminum Glass Entrance Door, Slate Grey Frame
8. Flushline Aluminum Entrance Door (Solid), White
9. Coiling Overhead Door, Perforated Slats, Slate Grey

6

3

3

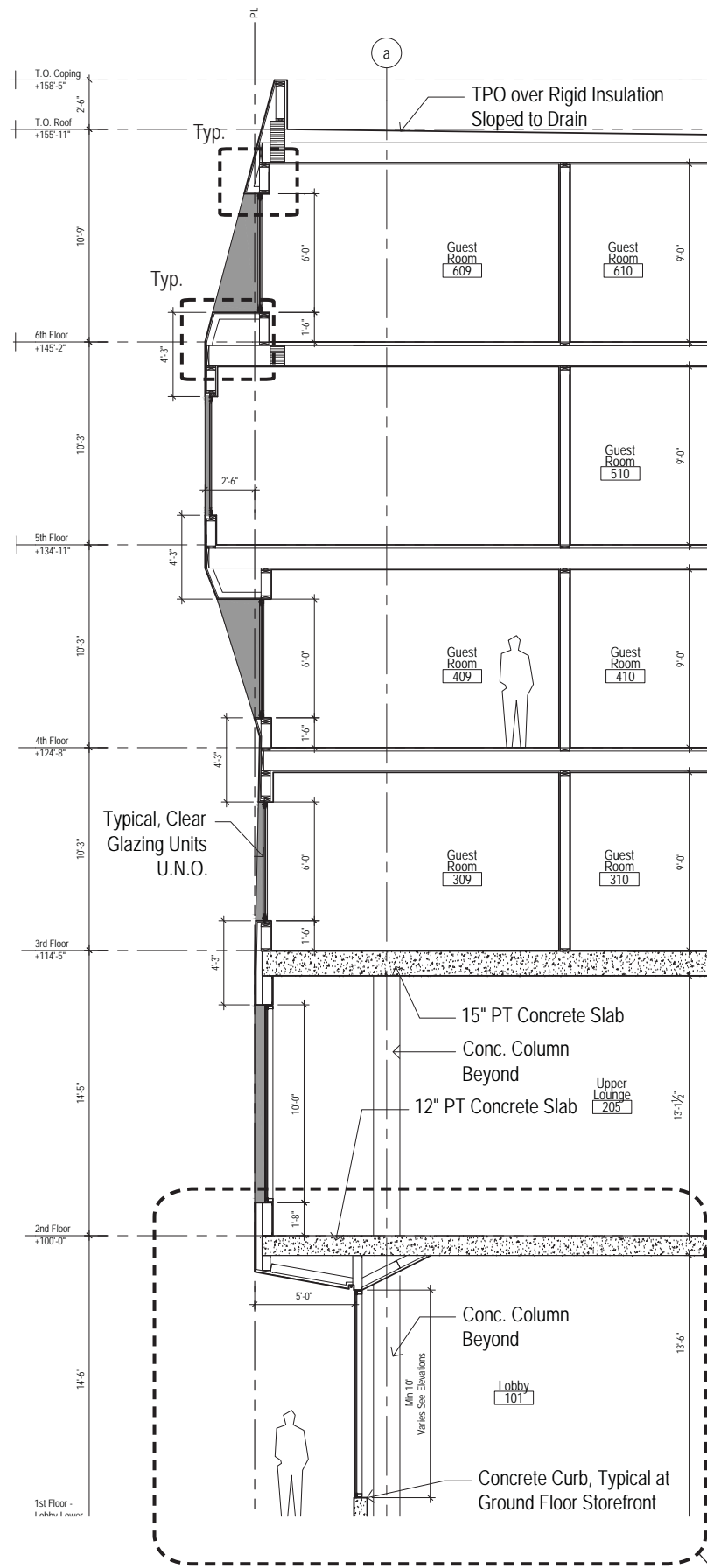
1

7

2

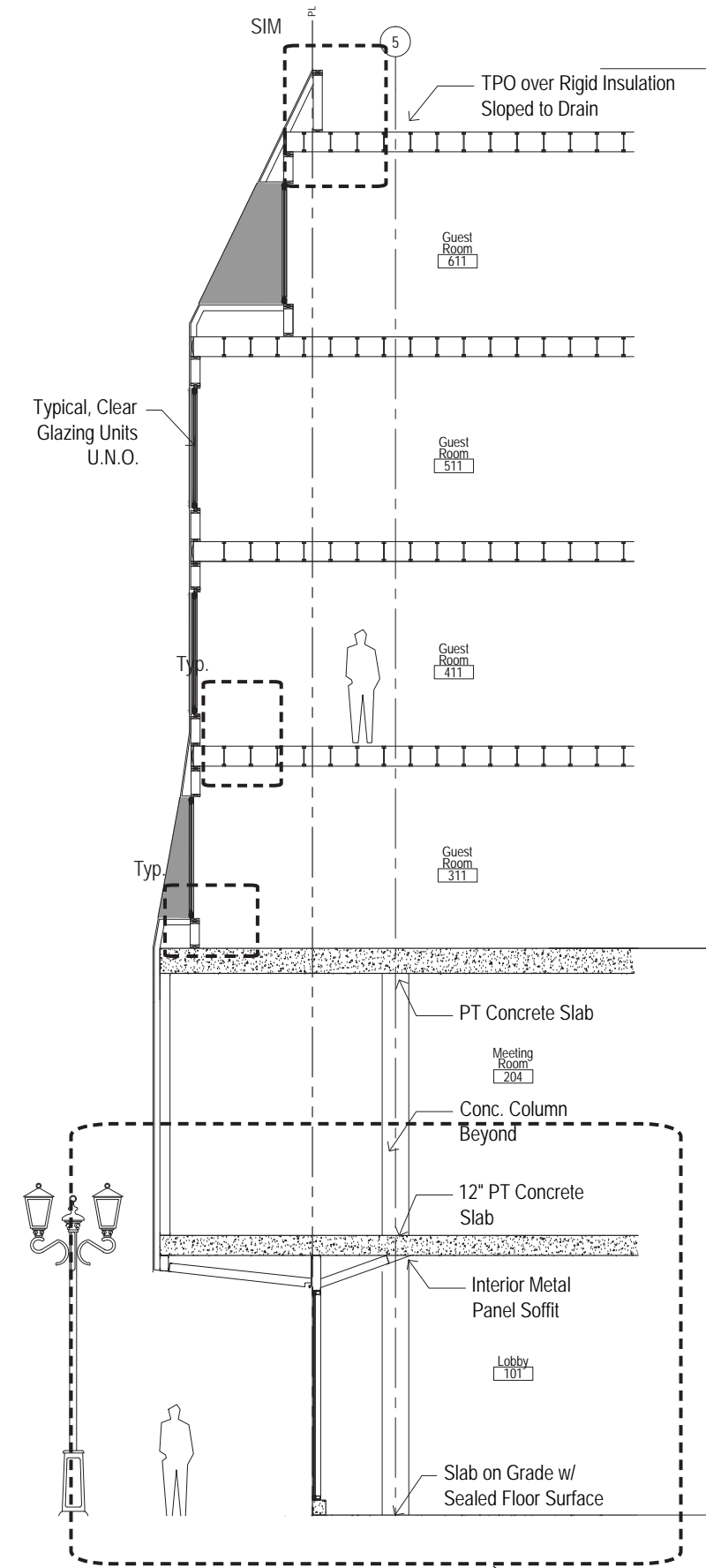
## Enlarged Wall Sections + Details





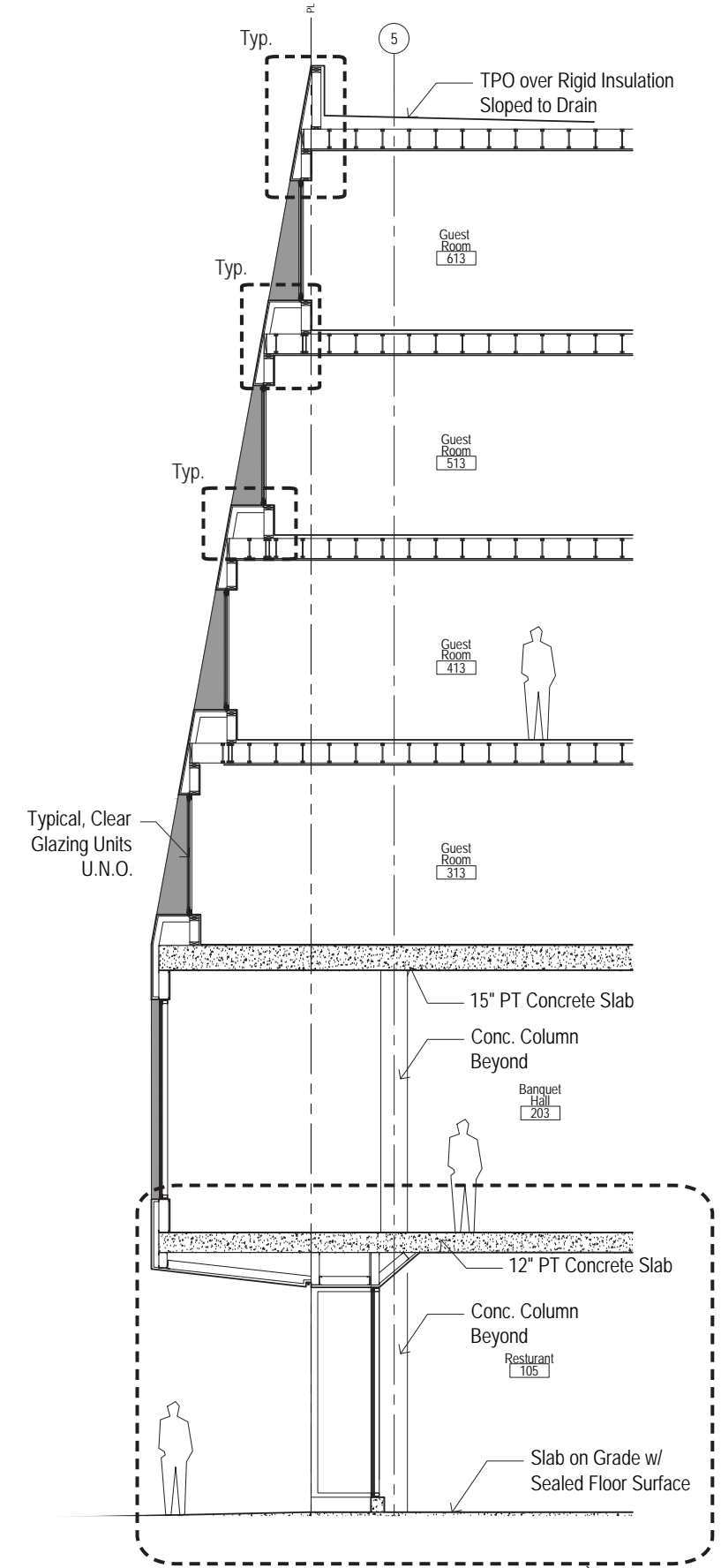
c. W 9th Ave

PG 42



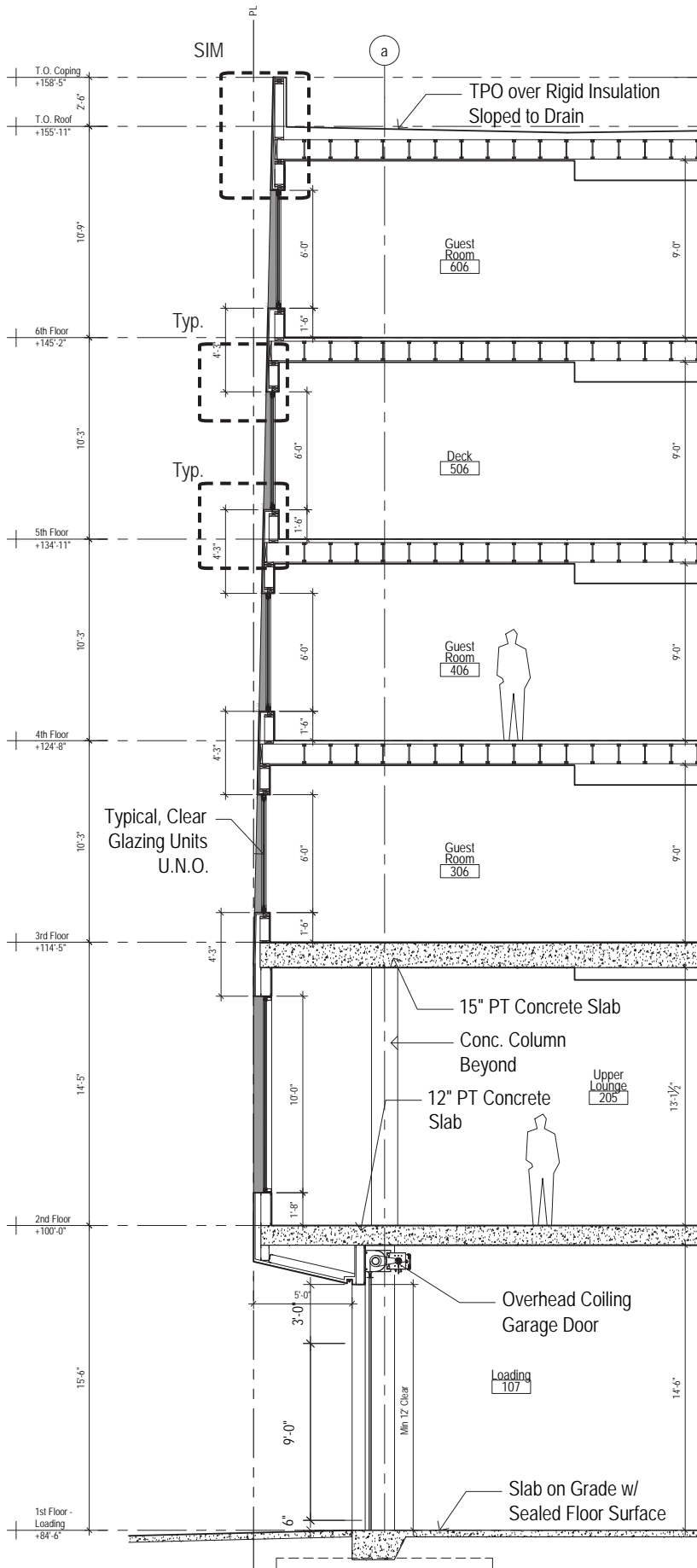
b. E Burnside Street - West

PG 41

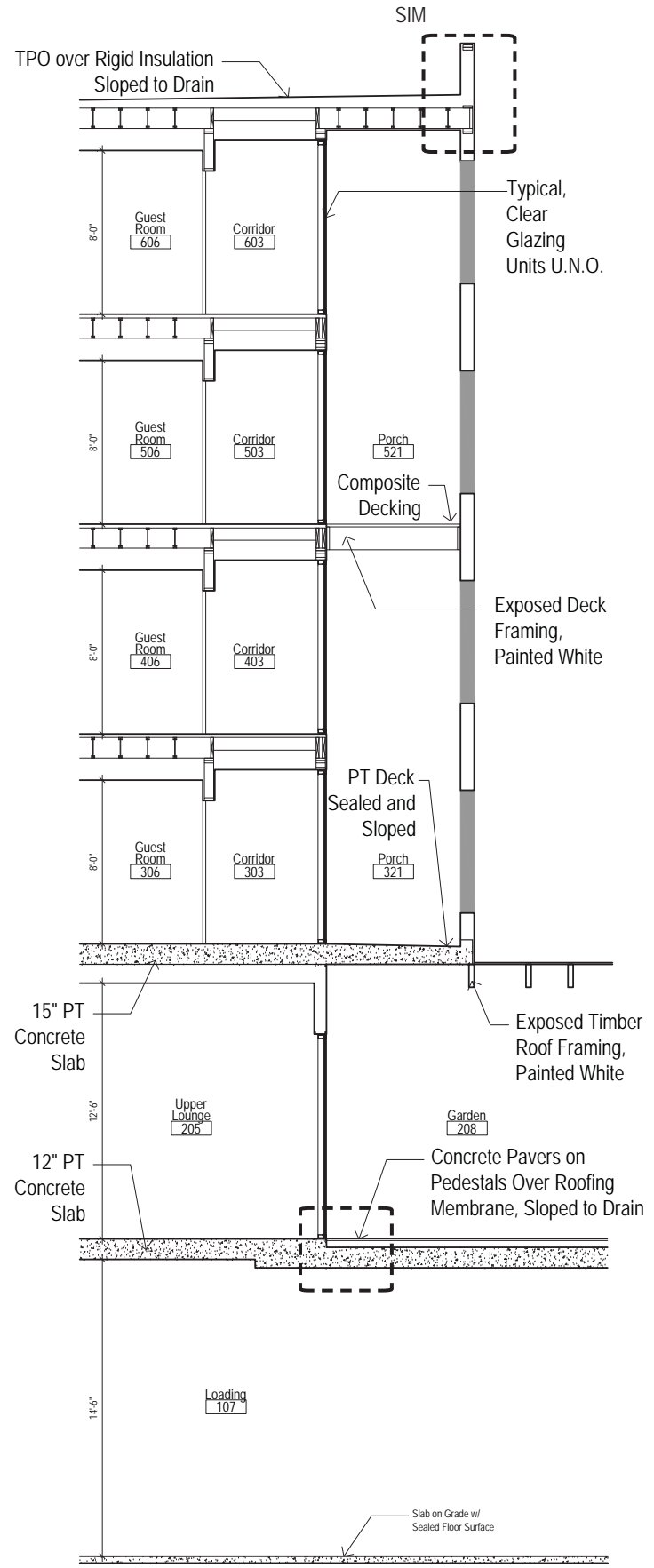


a. E Burnside Street - East

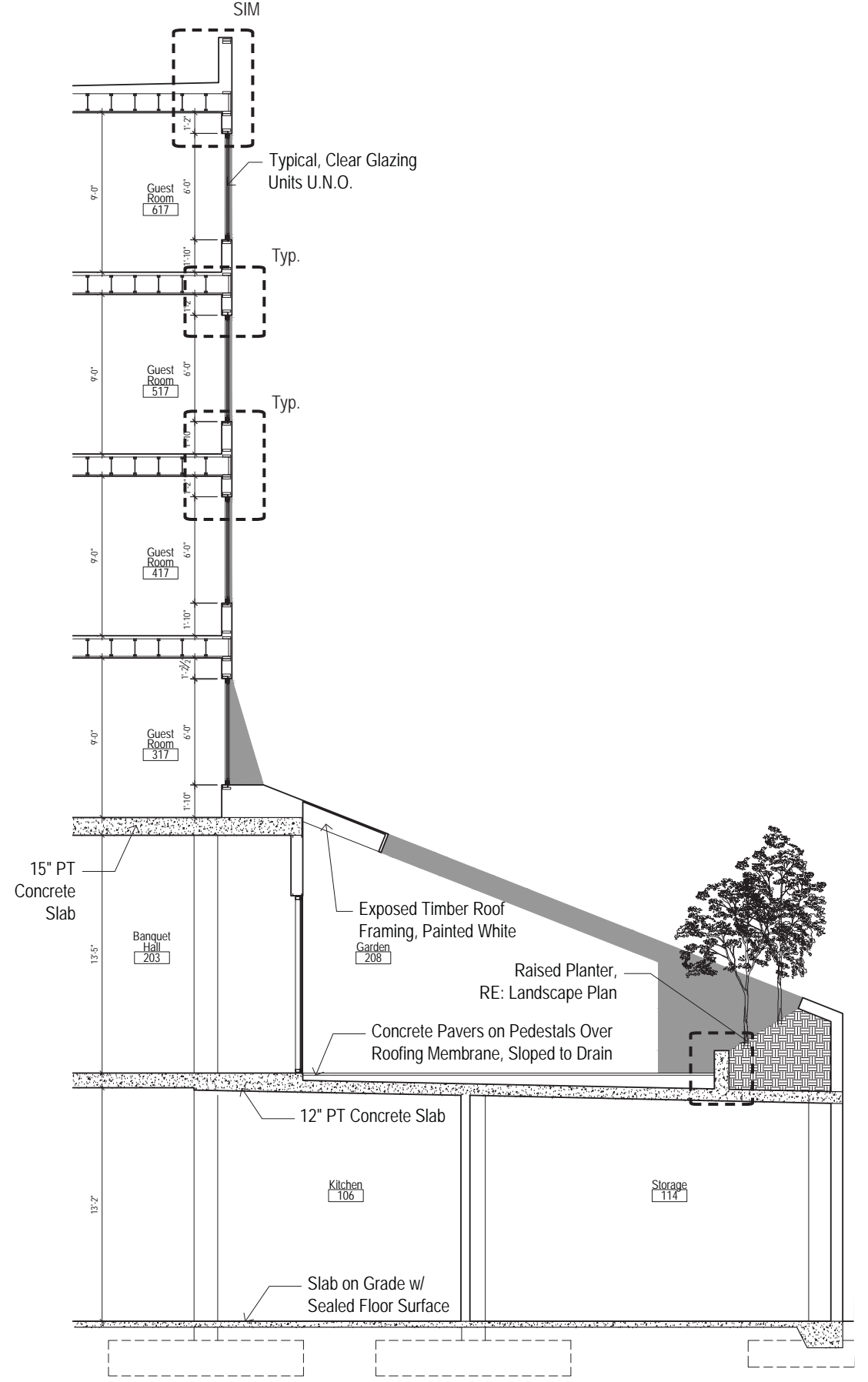
PG 40



f. W 9th Ave - Back of House



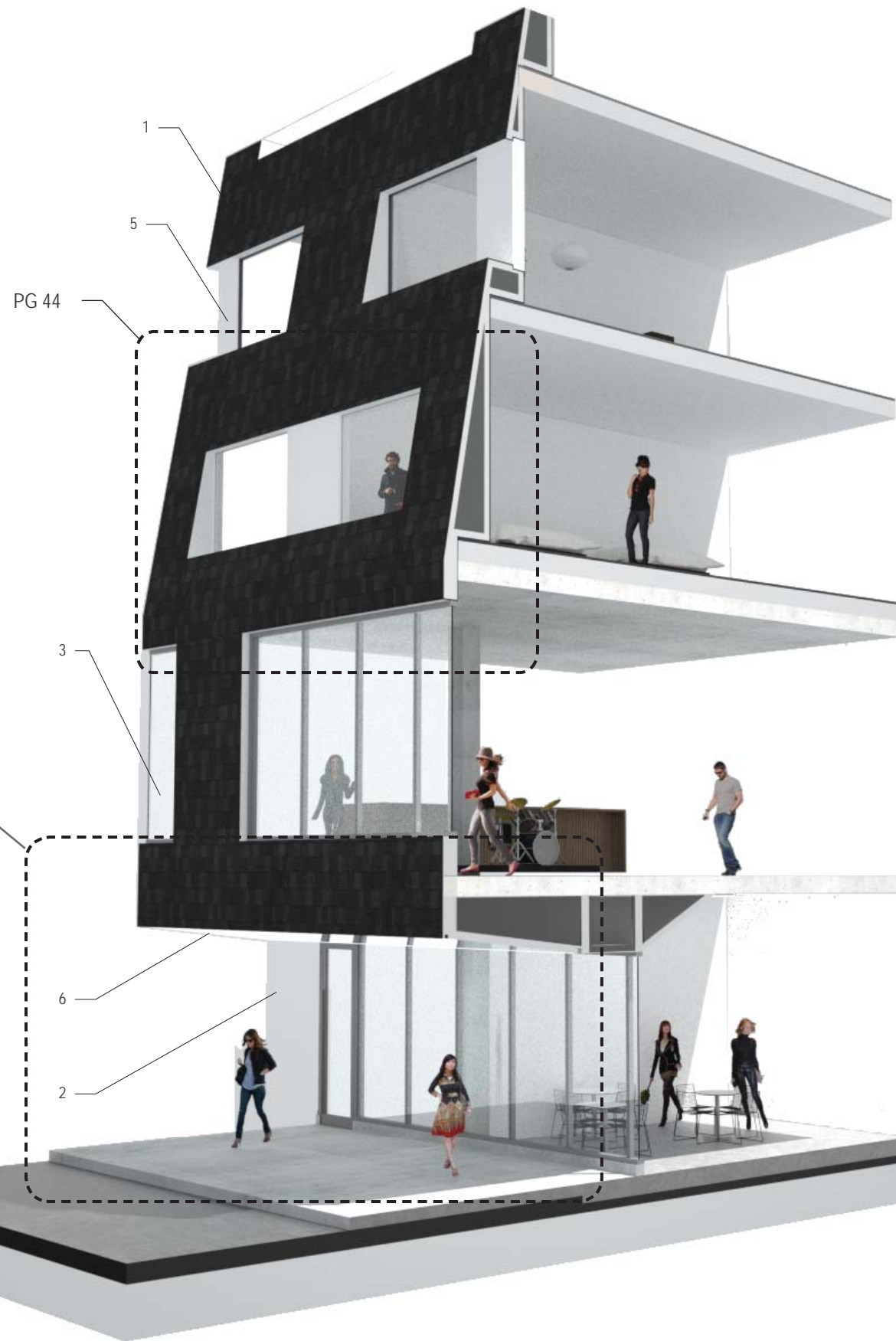
e. Courtyard - West



d. Courtyard - North



Sidewalk View from East Burnside

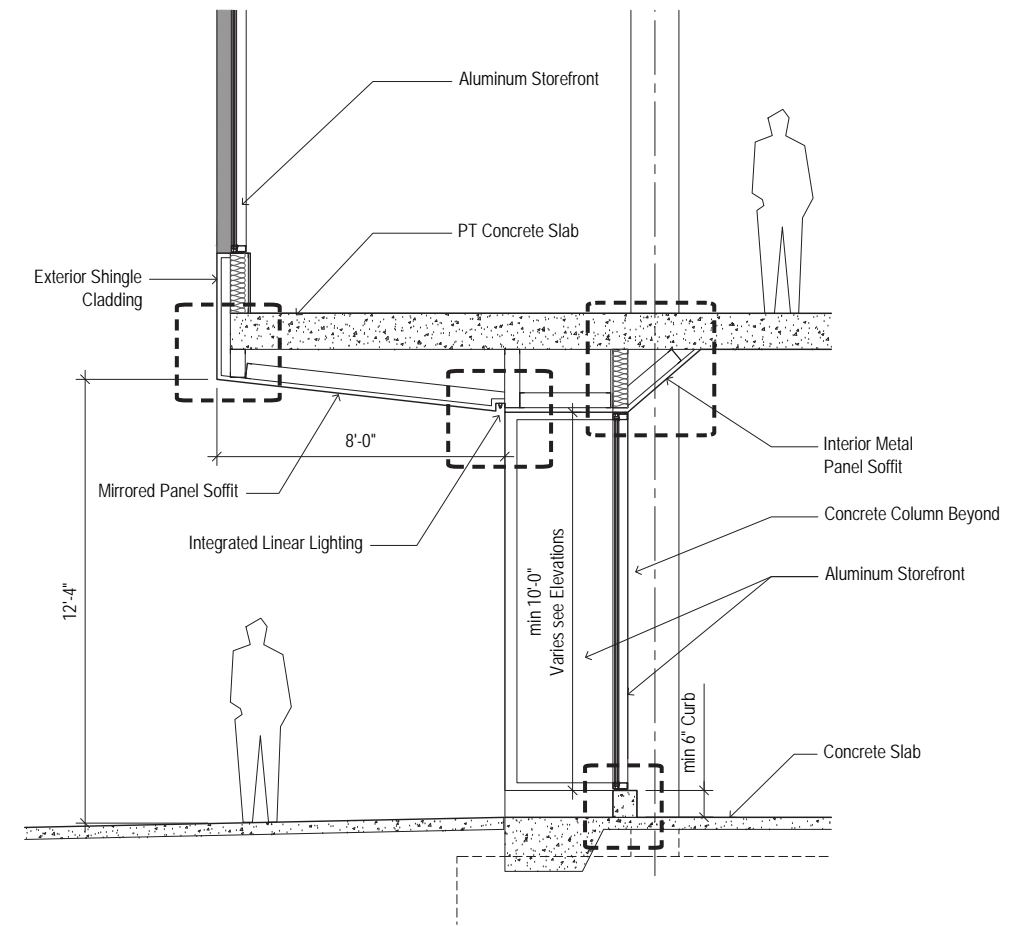


Partial Wall Section View

- Material Key
1. Exterior Shingle Cladding
  2. 1/8" Aluminum Panel, White
  3. Aluminum Storefront; Silicone Capture Verticals, Slate Grey
  4. Fixed Picture Window with Clear Glazing Units, Concealed Frame
  5. Flat Metal 22 Ga. Backed Infill Panel
  6. Backed Mirrored Panel Soffit
  7. Narrow Frame Aluminum Glass Entrance Door, Slate Grey Frame
  8. Flushline Aluminum Entrance Door (Solid), White
  9. Coiling Overhead Door, Perforated Slats, Slate Grey



Section of Typical Ground Level Entrance - E Burnside Street



2D Section of Typical Ground Level Entrance - E Burnside Street

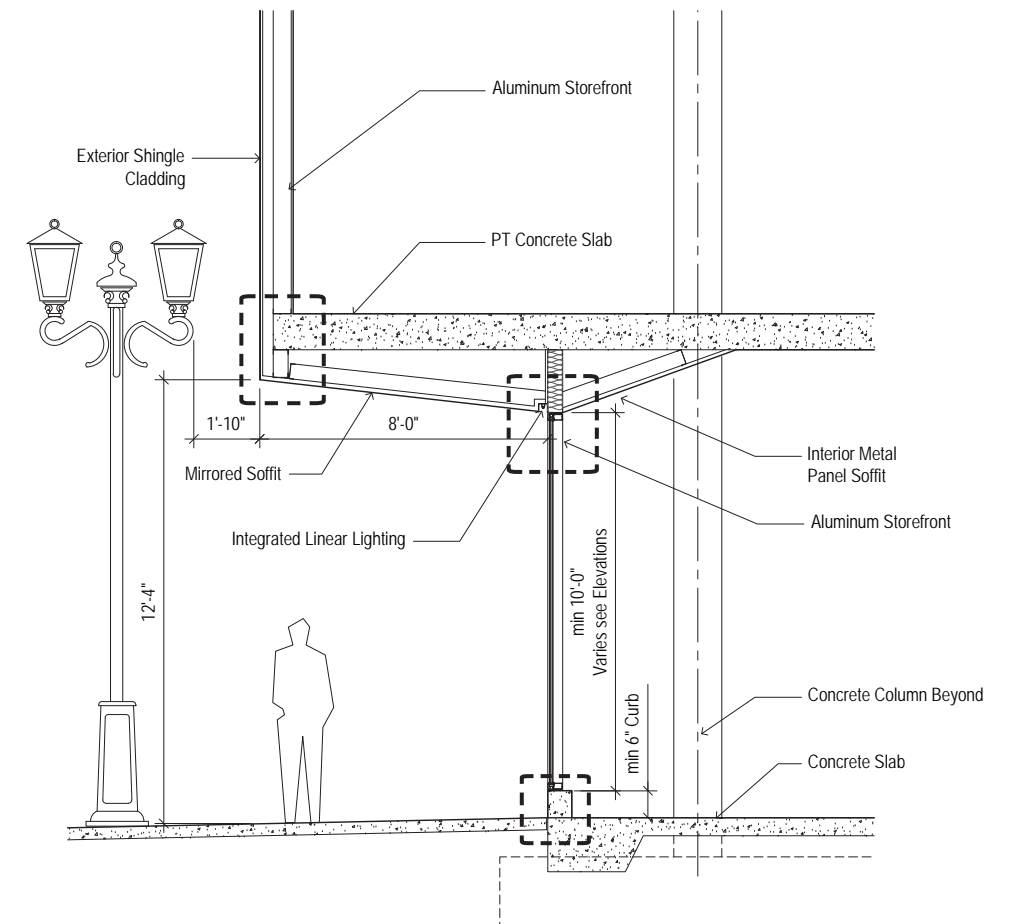
Material Key

1. Exterior Shingle Cladding
2. 1/8" Aluminum Panel, White
3. Aluminum Storefront; Silicone Capture Verticals, Slate Grey
4. Fixed Picture Window with Clear Glazing Units, Concealed Frame
5. Flat Metal 22 Ga. Backed Infill Panel
6. Backed Mirrored Panel Soffit
7. Narrow Frame Aluminum Glass Entrance Door, Slate Grey Frame
8. Flushline Aluminum Entrance Door (Solid), White
9. Coiling Overhead Door, Perforated Slats, Slate Grey





Section of Typical Storefront - E Burnside Street



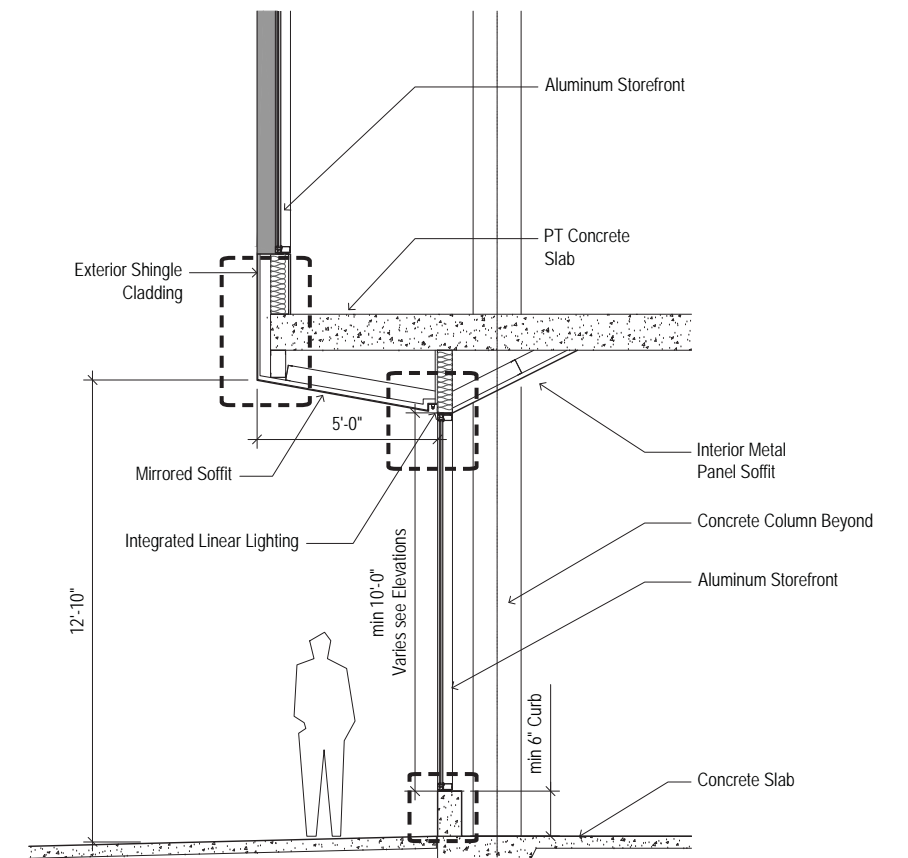
2D Section of Typical Storefront - E Burnside Street

Material Key

1. Exterior Shingle Cladding
2. 1/8" Aluminum Panel, White
3. Aluminum Storefront; Silicone Capture Verticals, Slate Grey
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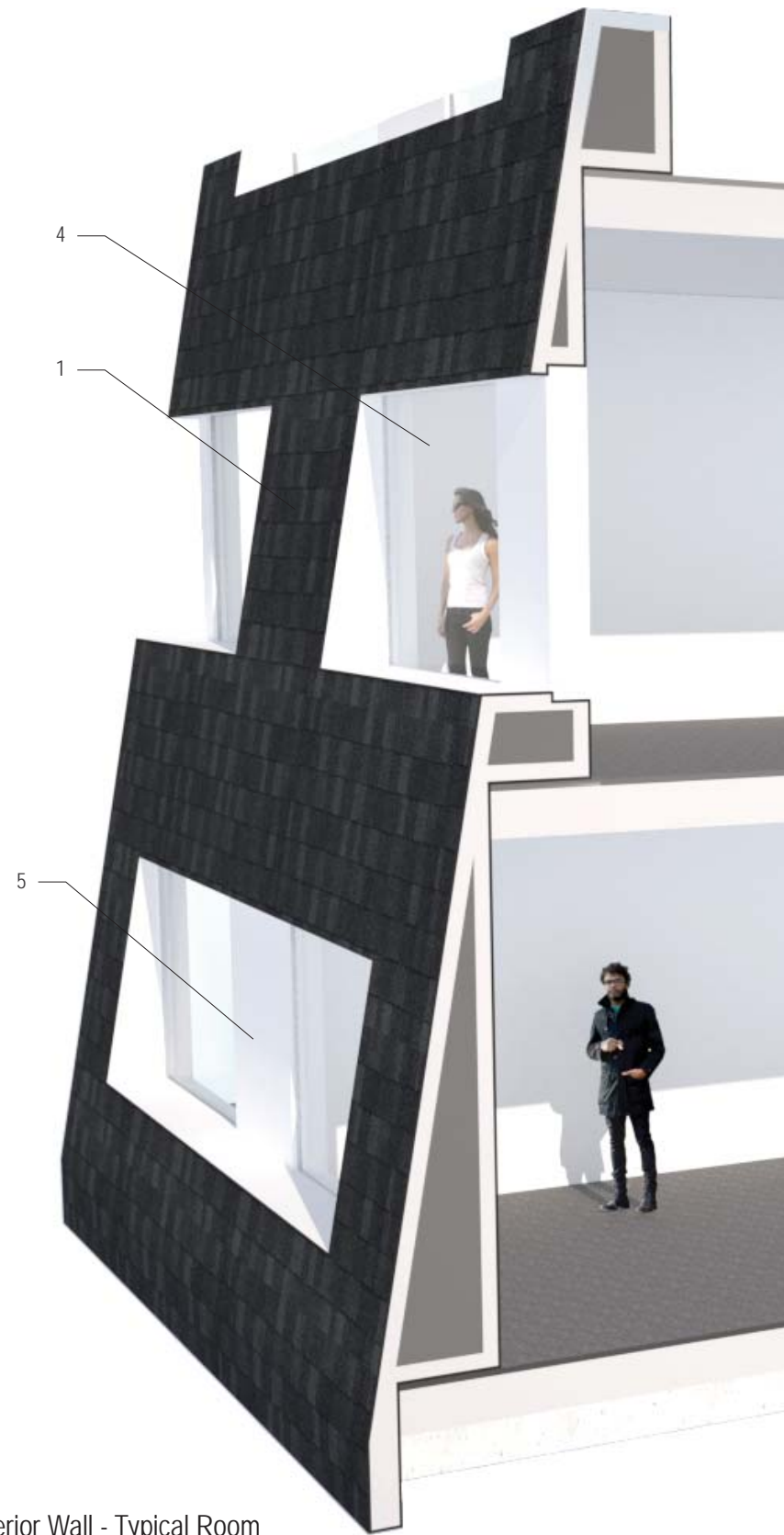
Section of Typical Ground Level Entrance - W 9th Ave



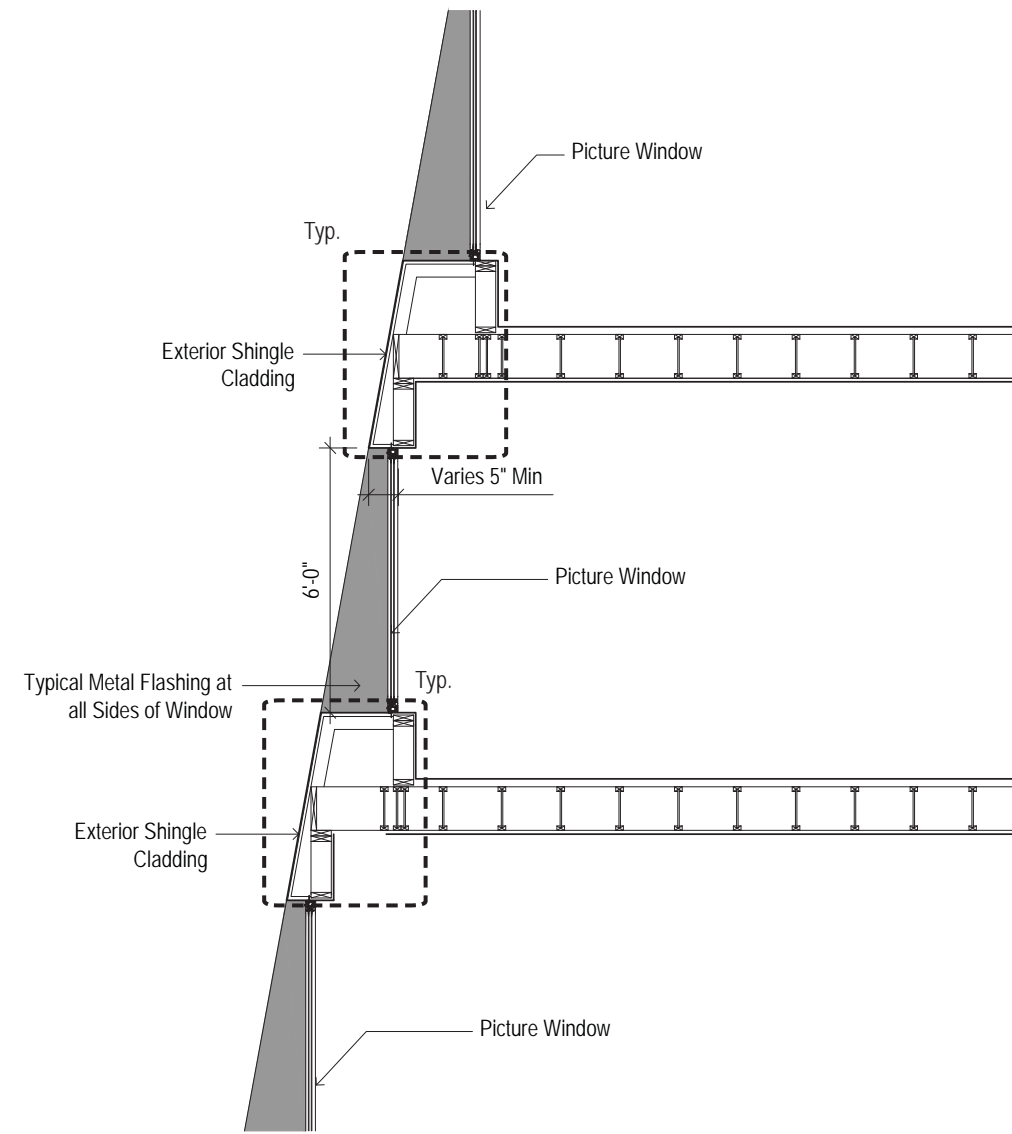
2D Section of Typical Ground Level Entrance - W 9th Ave

Material Key

1. Exterior Shingle Cladding
2. 1/8" Aluminum Panel, White
3. Aluminum Storefront; Silicone Capture Verticals, Slate Grey
4. Fixed Picture Window with Clear Glazing Units, Concealed Frame
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Section of Exterior Wall - Typical Room



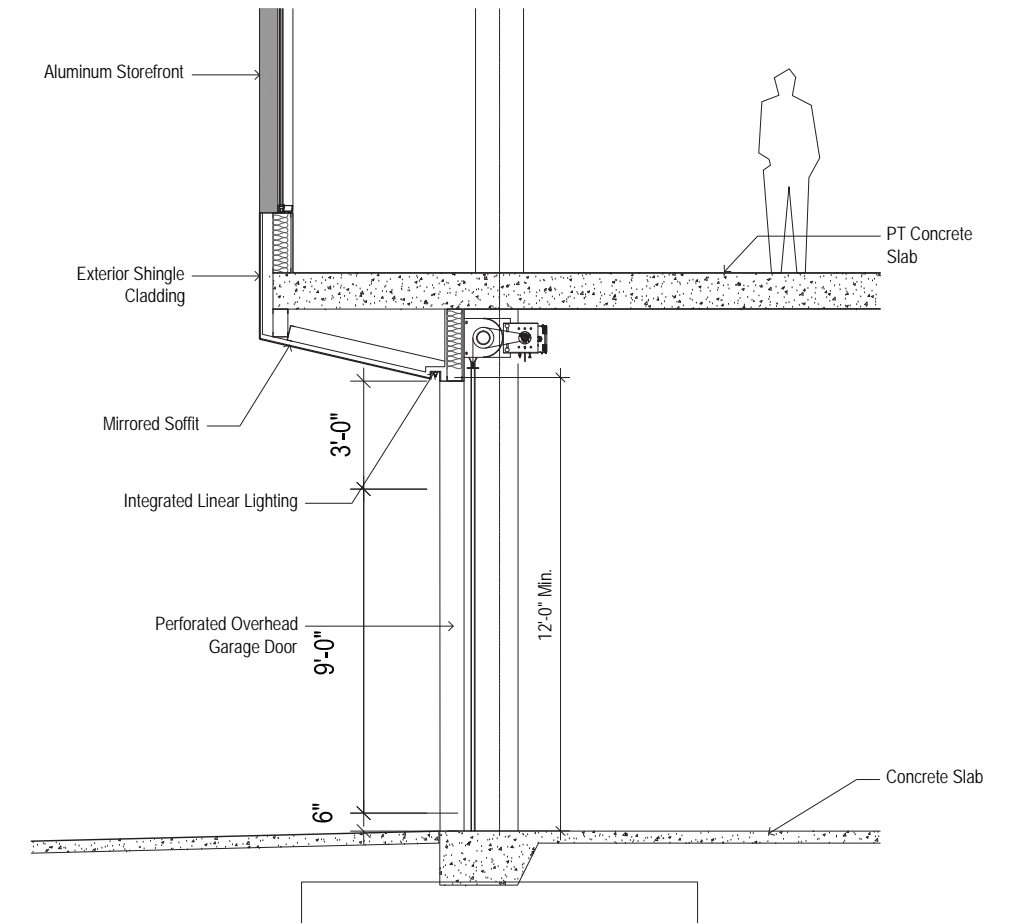
2D Section of Exterior Wall - Typical Room

- Material Key
1. Exterior Shingle Cladding
  2. 1/8" Aluminum Panel, White
  3. Aluminum Storefront; Silicone Capture Verticals, Slate Grey
  4. Fixed Picture Window with Clear Glazing Units, Concealed Frame
  5. Flat Metal 22 Ga. Backed Infill Panel
  6. Backed Mirrored Panel Soffit
  7. Narrow Frame Aluminum Glass Entrance Door, Slate Grey Frame
  8. Flushline Aluminum Entrance Door (Solid), White
  9. Coiling Overhead Door, Perforated Slats, Slate Grey





View of Ground Level Garage Entrance - W 9th Ave



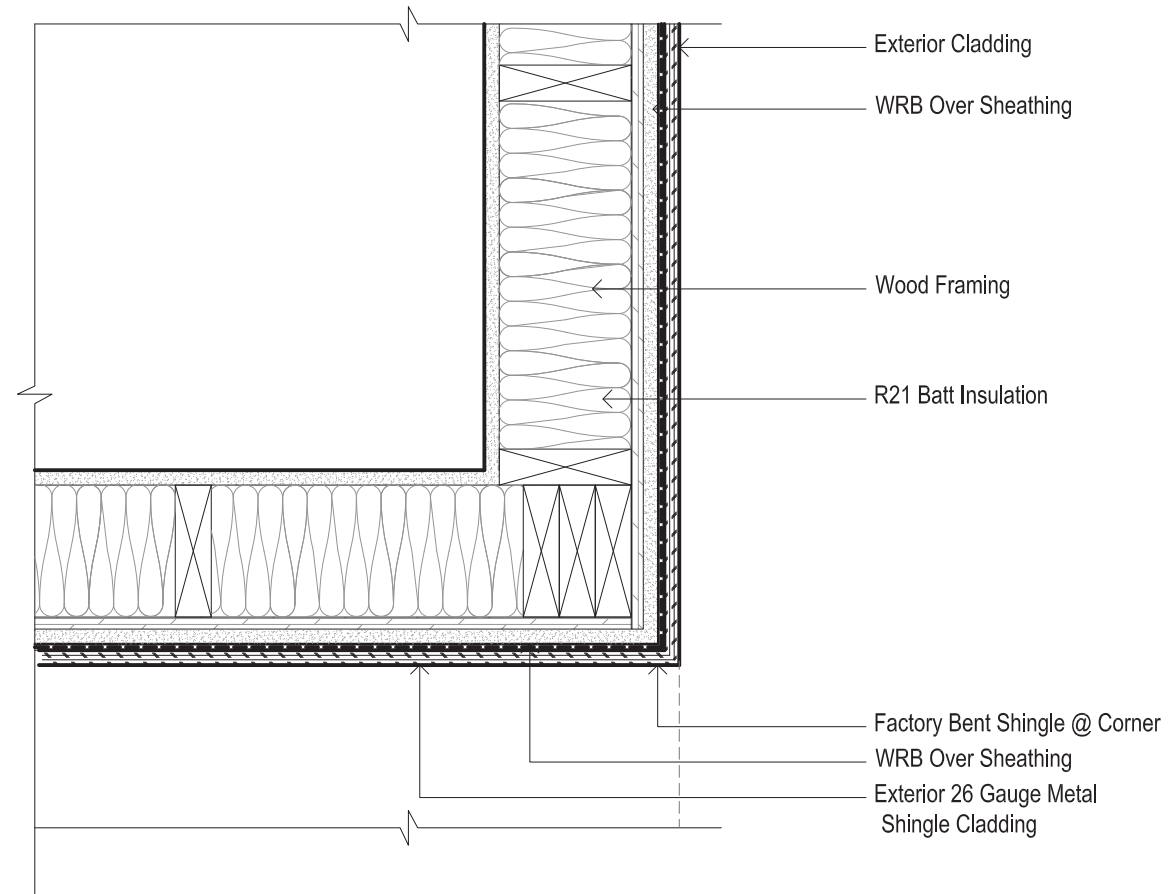
2D Section of Ground Level Garage Entrance - W 9th Ave

Material Key

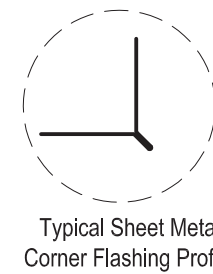
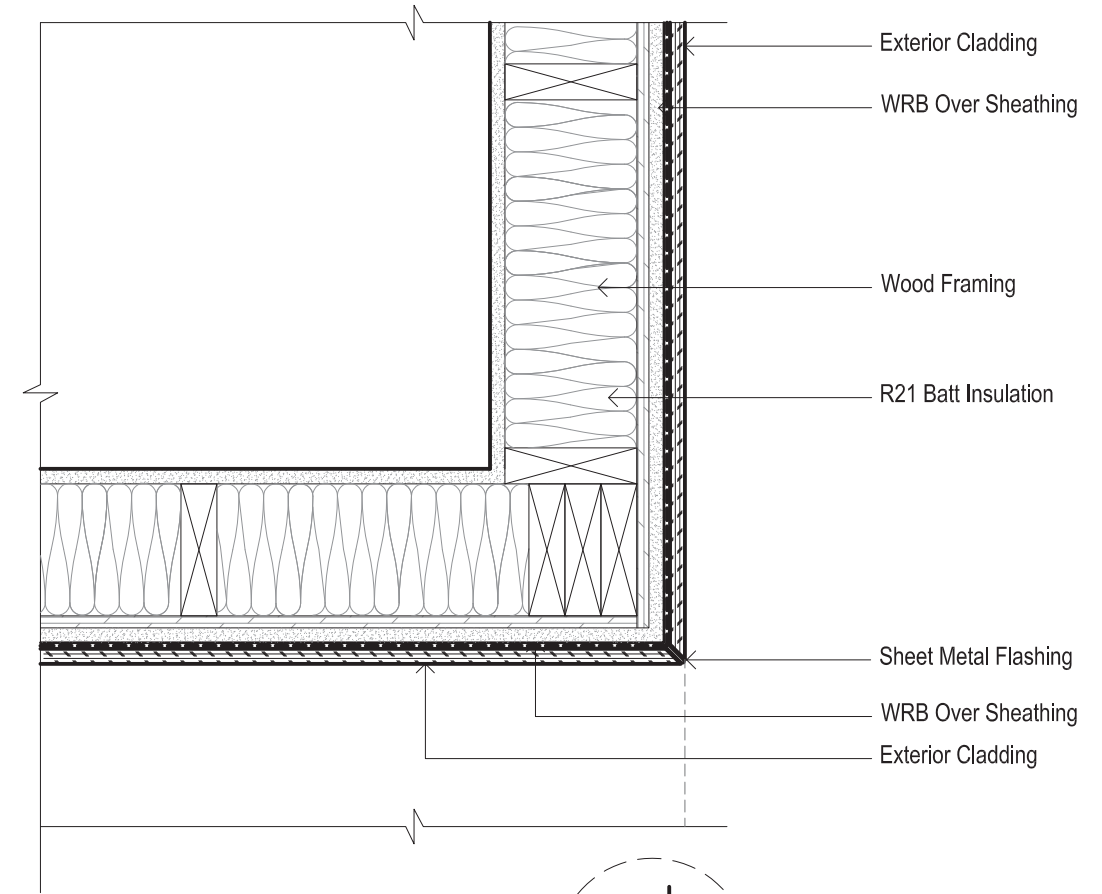
1. Exterior Shingle Cladding
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4. Fixed Picture Window with Clear Glazing Units, Concealed Frame
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7. Narrow Frame Aluminum Glass Entrance Door, Slate Grey Frame
8. Flushline Aluminum Entrance Door (Solid), White
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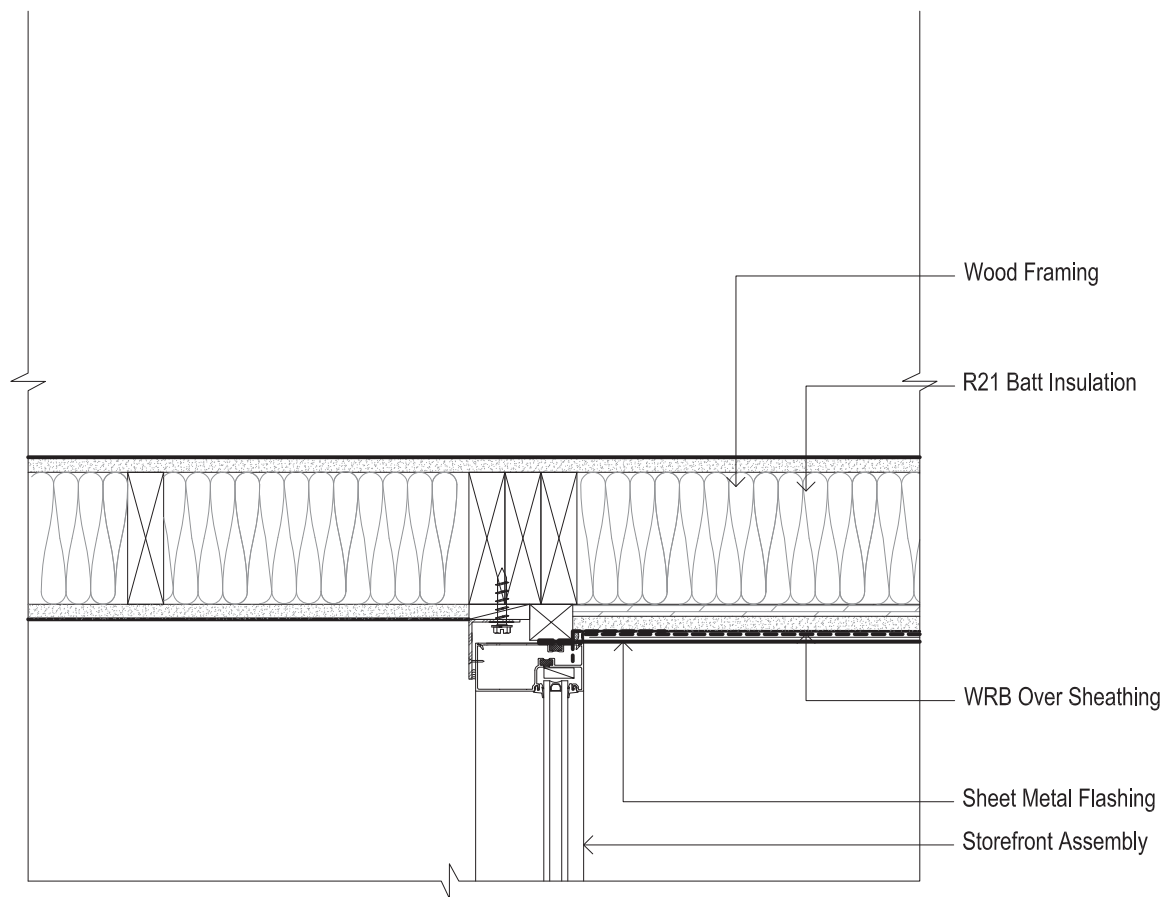
## Enlarged Details



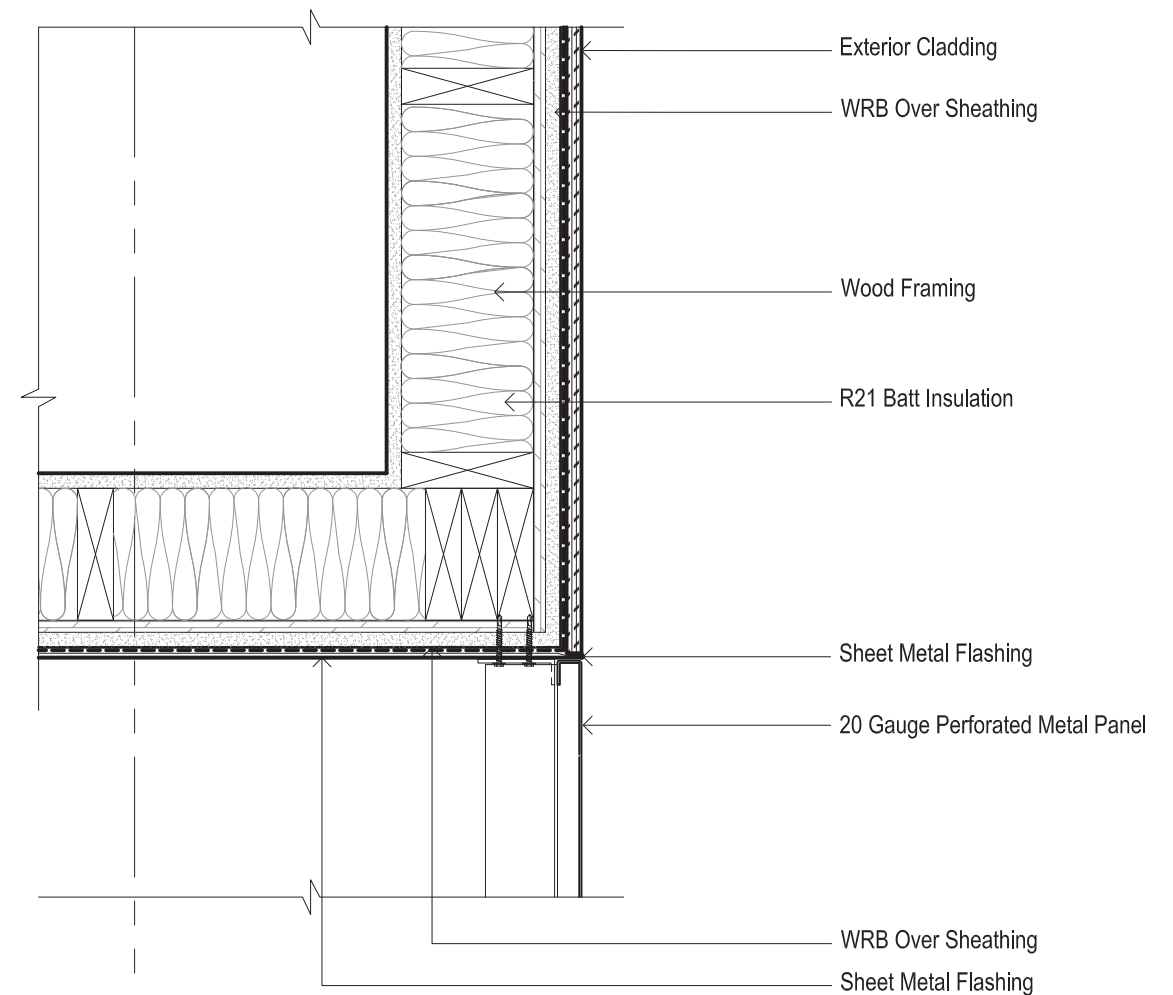
3  
a5.01 3"=1'-0" ALTERNATE Typical Corner Detail @ Metal Shingle plan detail



3  
a5.01 1-1/2"=1'-0" Typical Corner Flashing Detail @ Ext Sheathing plan detail

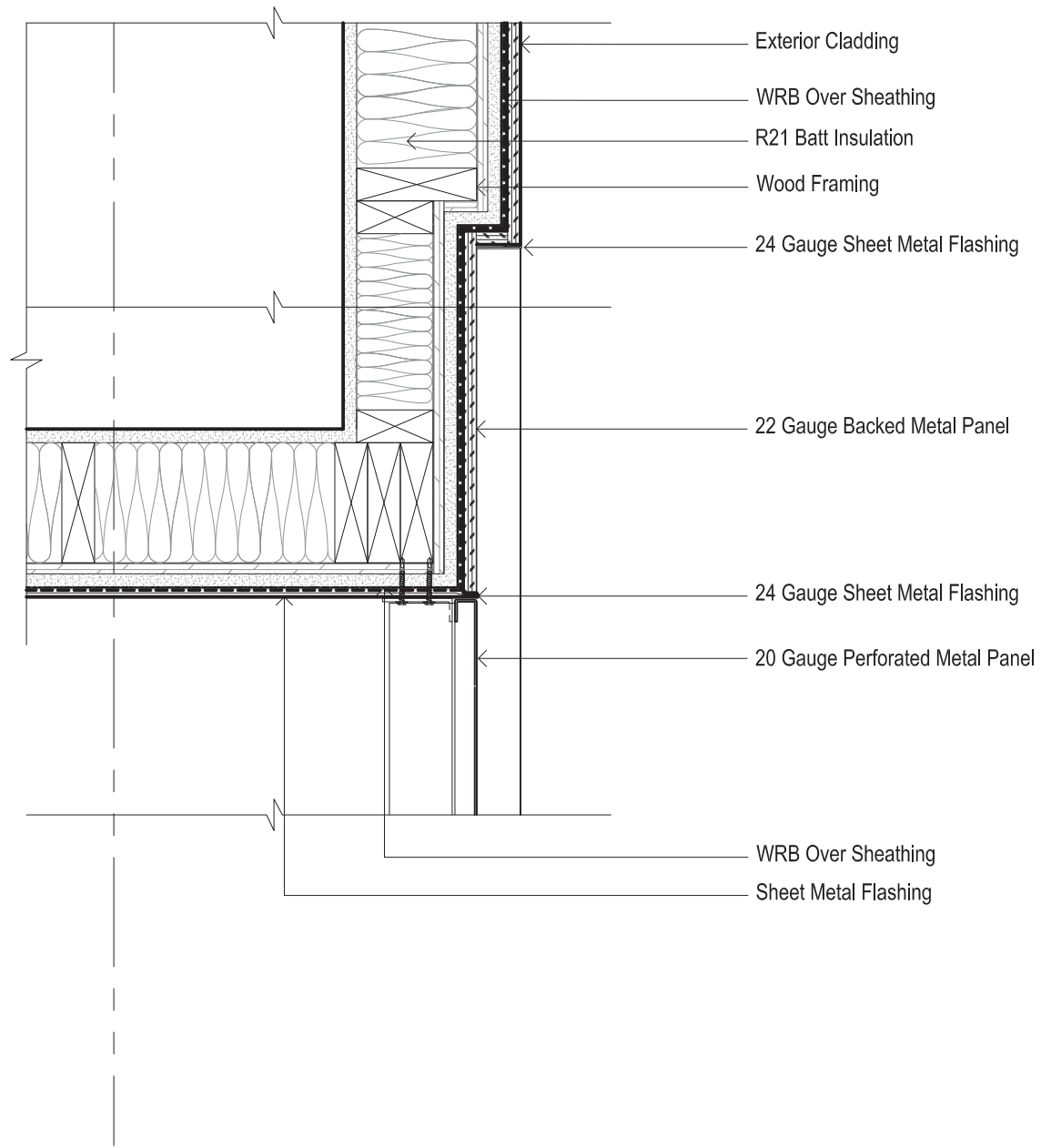


5 Window Detail @ Perforated Screen plan detail  
 a5.01 1-1/2"=1'-0"



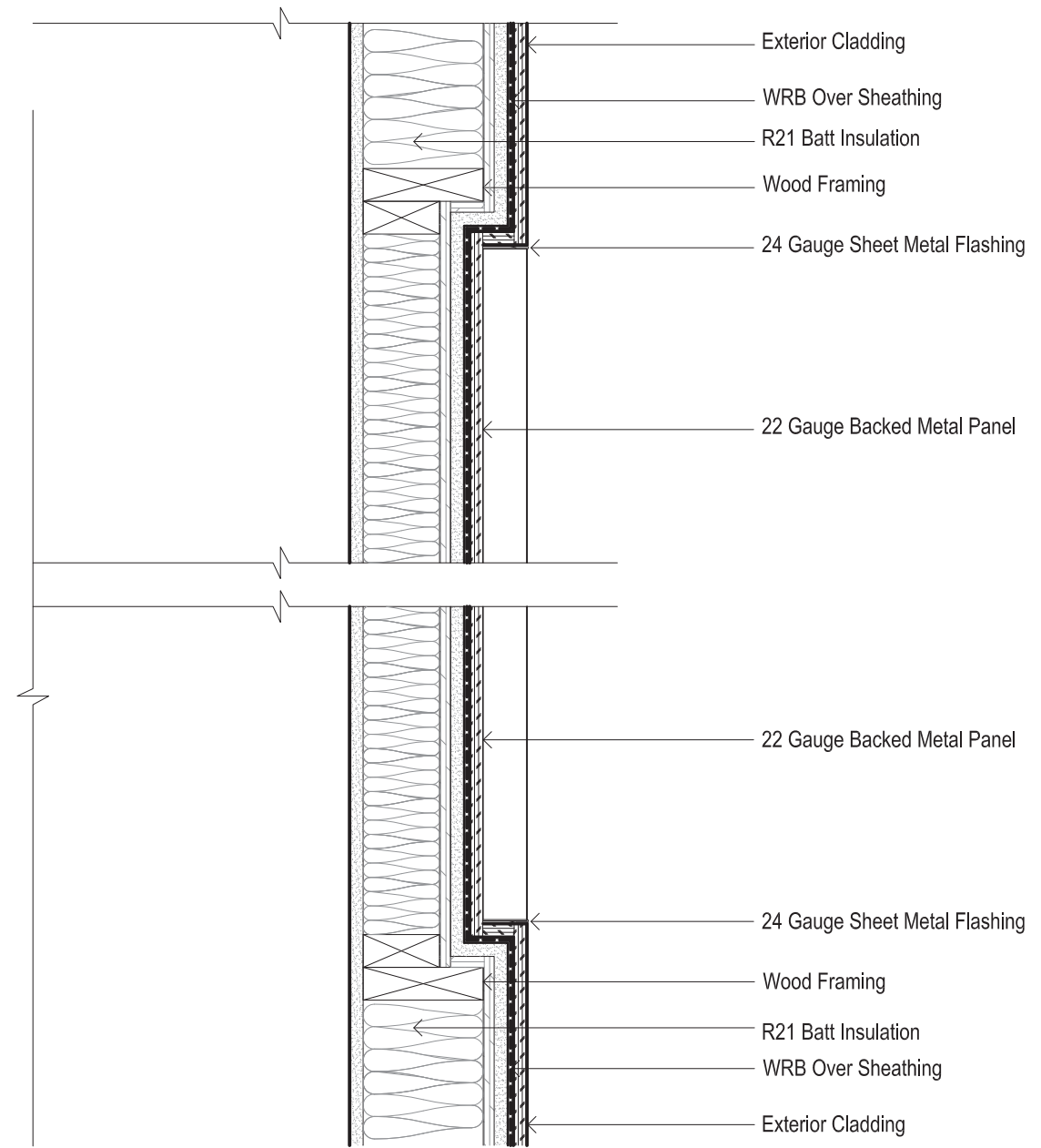
2 Perforated Screen Detail plan detail  
 a5.01 1-1/2"=1'-0"





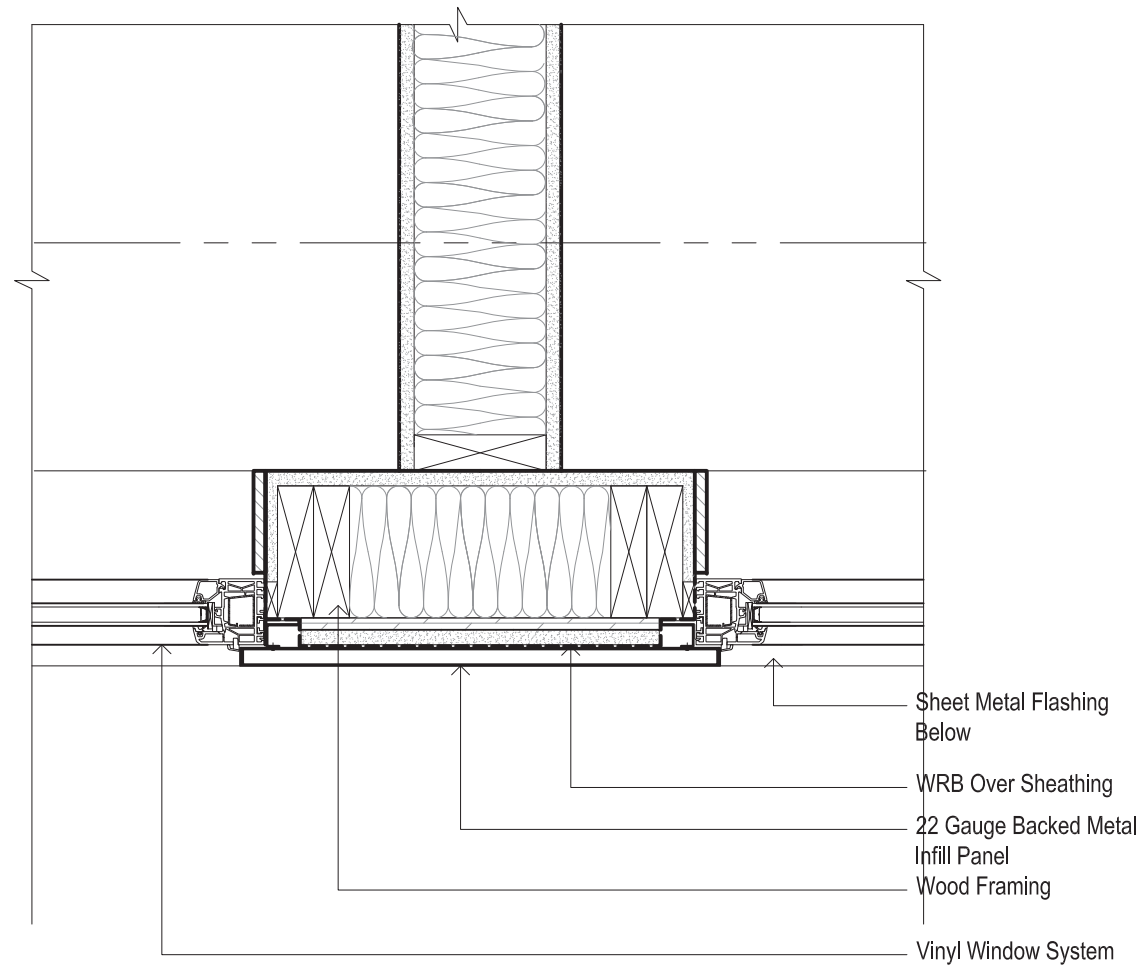
- Exterior Cladding
- WRB Over Sheathing
- R21 Batt Insulation
- Wood Framing
- 24 Gauge Sheet Metal Flashing
- 22 Gauge Backed Metal Panel
- 24 Gauge Sheet Metal Flashing
- 20 Gauge Perforated Metal Panel
- WRB Over Sheathing
- Sheet Metal Flashing

8 Perforated Screen Detail @ Metal Infill Panel plan detail  
 a5.01 1-1/2"=1'-0"



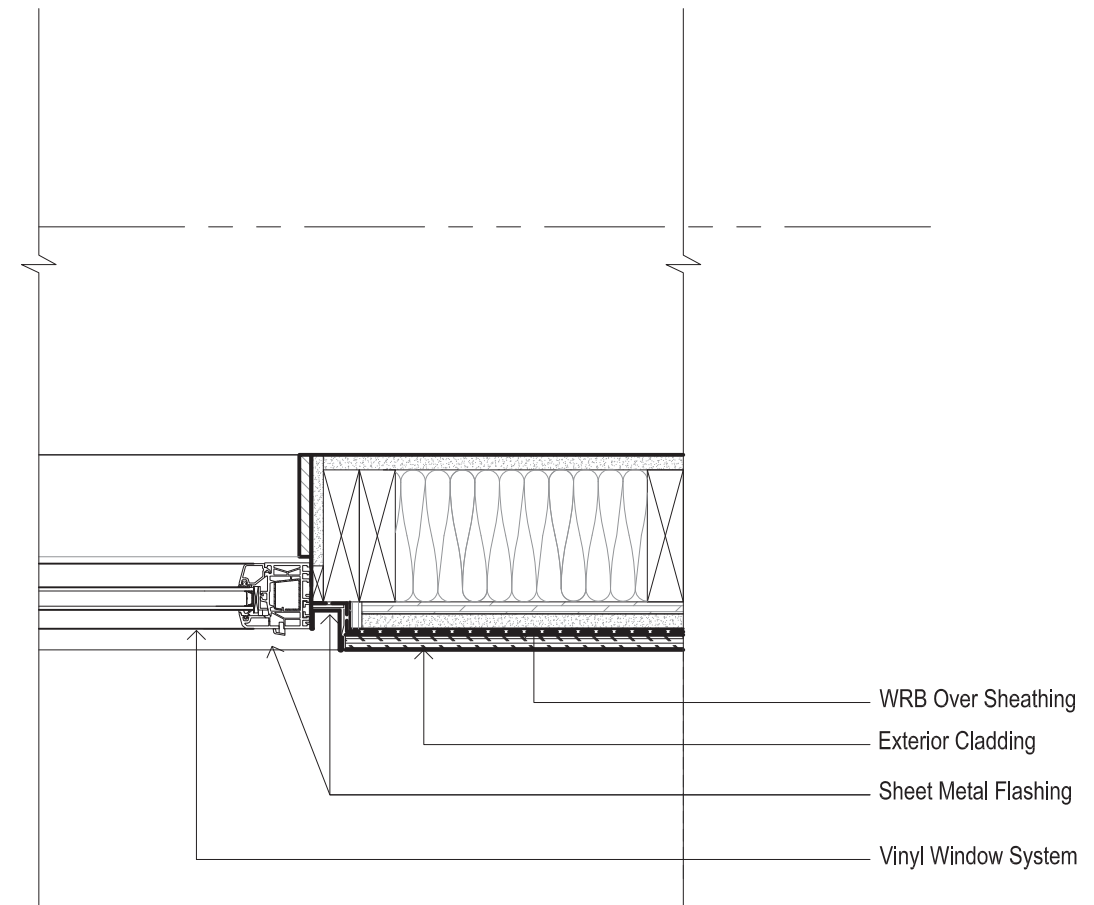
- Exterior Cladding
- WRB Over Sheathing
- R21 Batt Insulation
- Wood Framing
- 24 Gauge Sheet Metal Flashing
- 22 Gauge Backed Metal Panel
- 24 Gauge Sheet Metal Flashing
- Wood Framing
- R21 Batt Insulation
- WRB Over Sheathing
- Exterior Cladding

7 Typical Solid Metal Infill Panel Detail plan detail  
 a5.01 1-1/2"=1'-0"



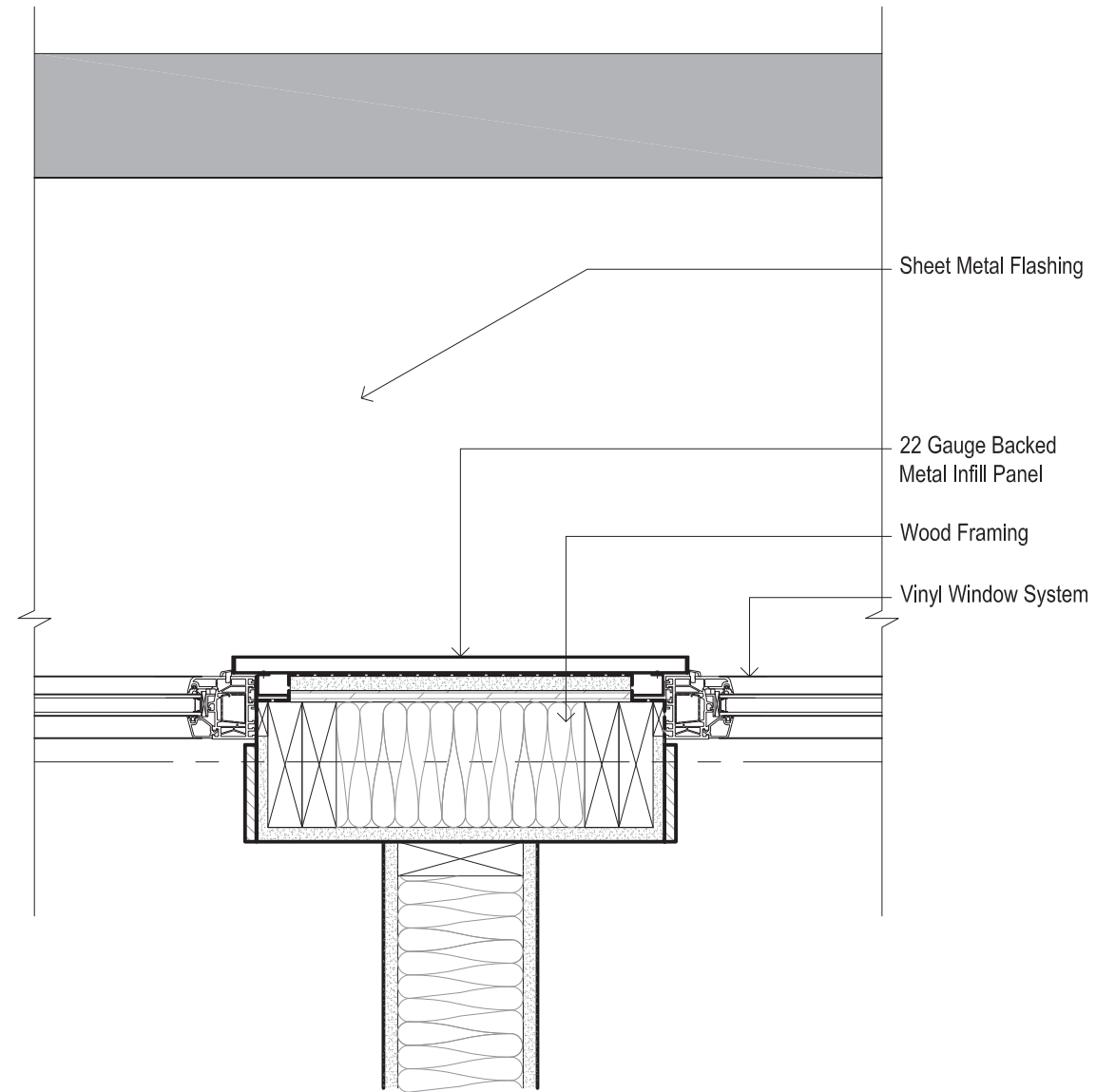
- Sheet Metal Flashing Below
- WRB Over Sheathing
- 22 Gauge Backed Metal Infill Panel
- Wood Framing
- Vinyl Window System

9 Typical Window Jamb Detail @ Infill Panel plan detail  
 a5.01 1-1/2"=1'-0"

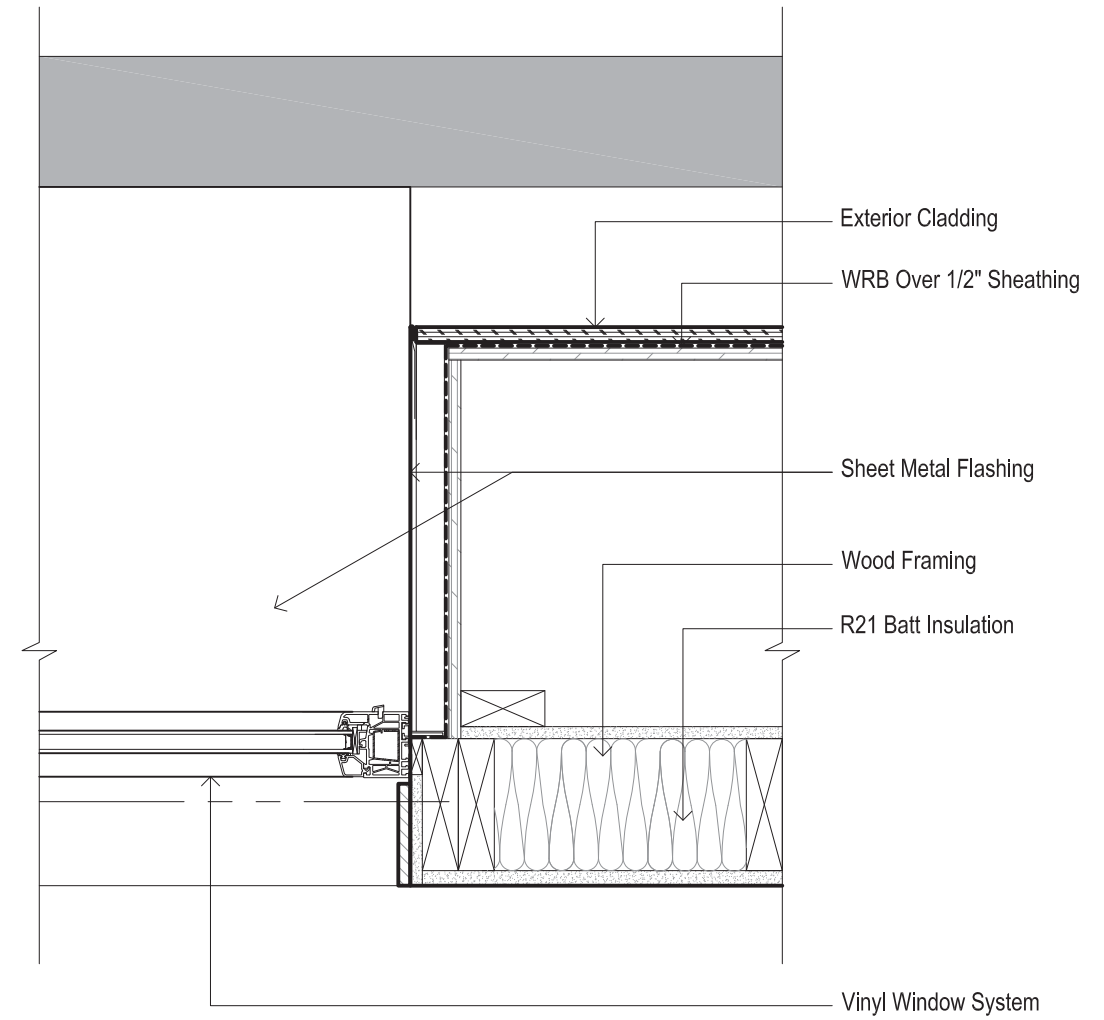


- WRB Over Sheathing
- Exterior Cladding
- Sheet Metal Flashing
- Vinyl Window System

6 Typical Window Jamb Detail plan detail  
 a5.01 1-1/2"=1'-0"

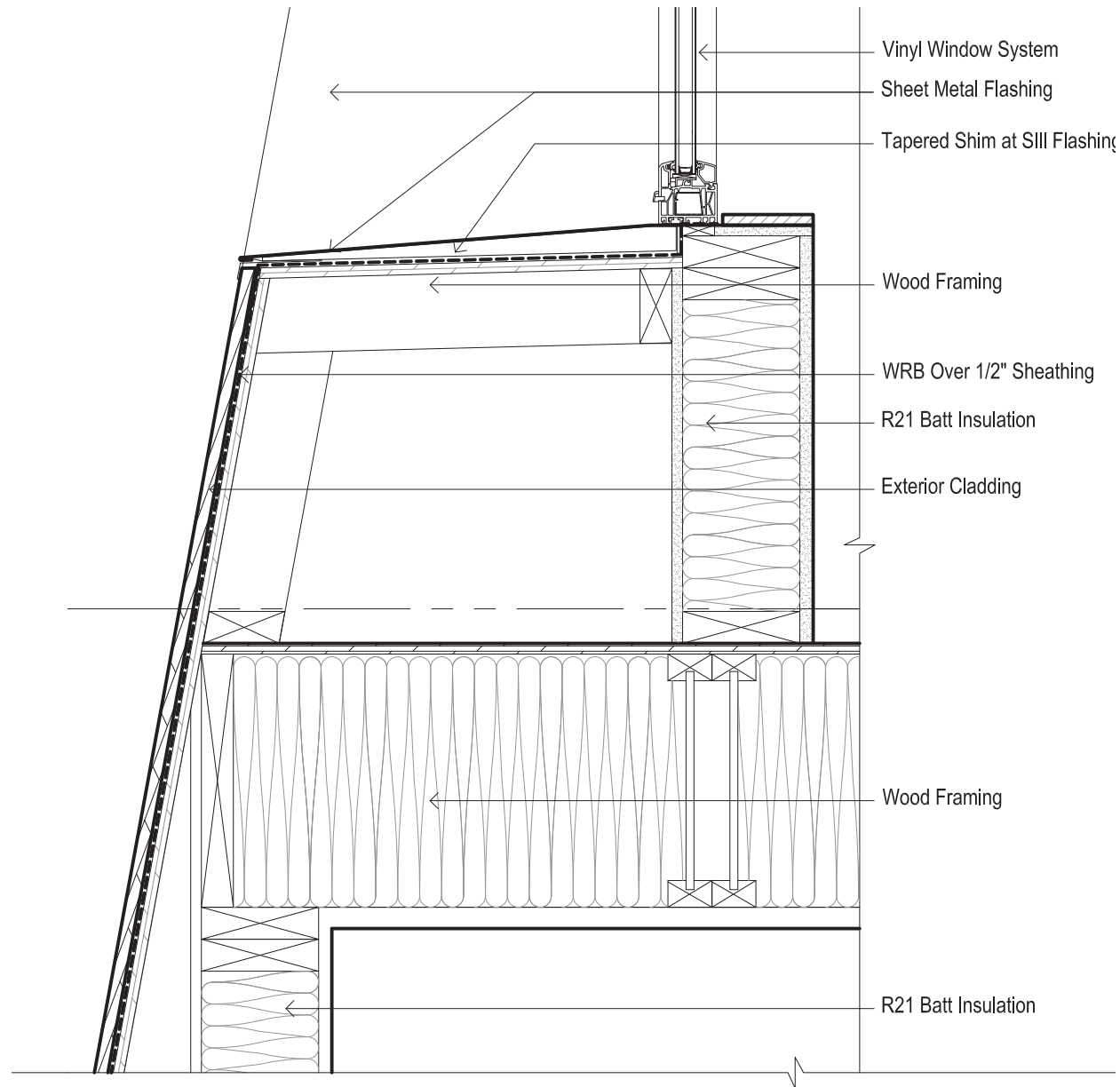


4 Typical Window Jamb Detail @ Infill Panel plan detail  
 a5.01 1-1/2"=1'-0"

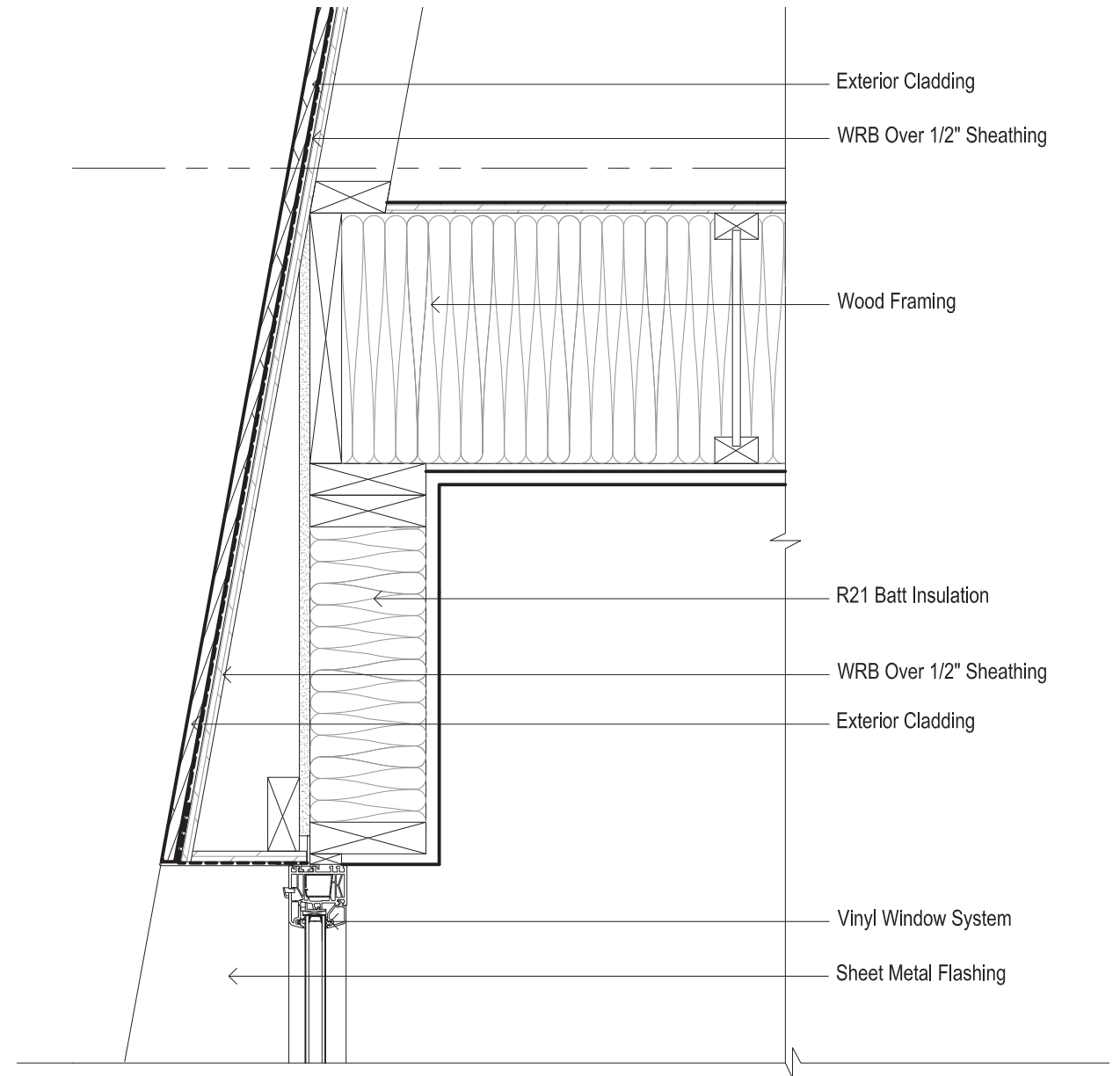


1 Typical Window Jamb Detail plan detail  
 a5.01 1-1/2"=1'-0"

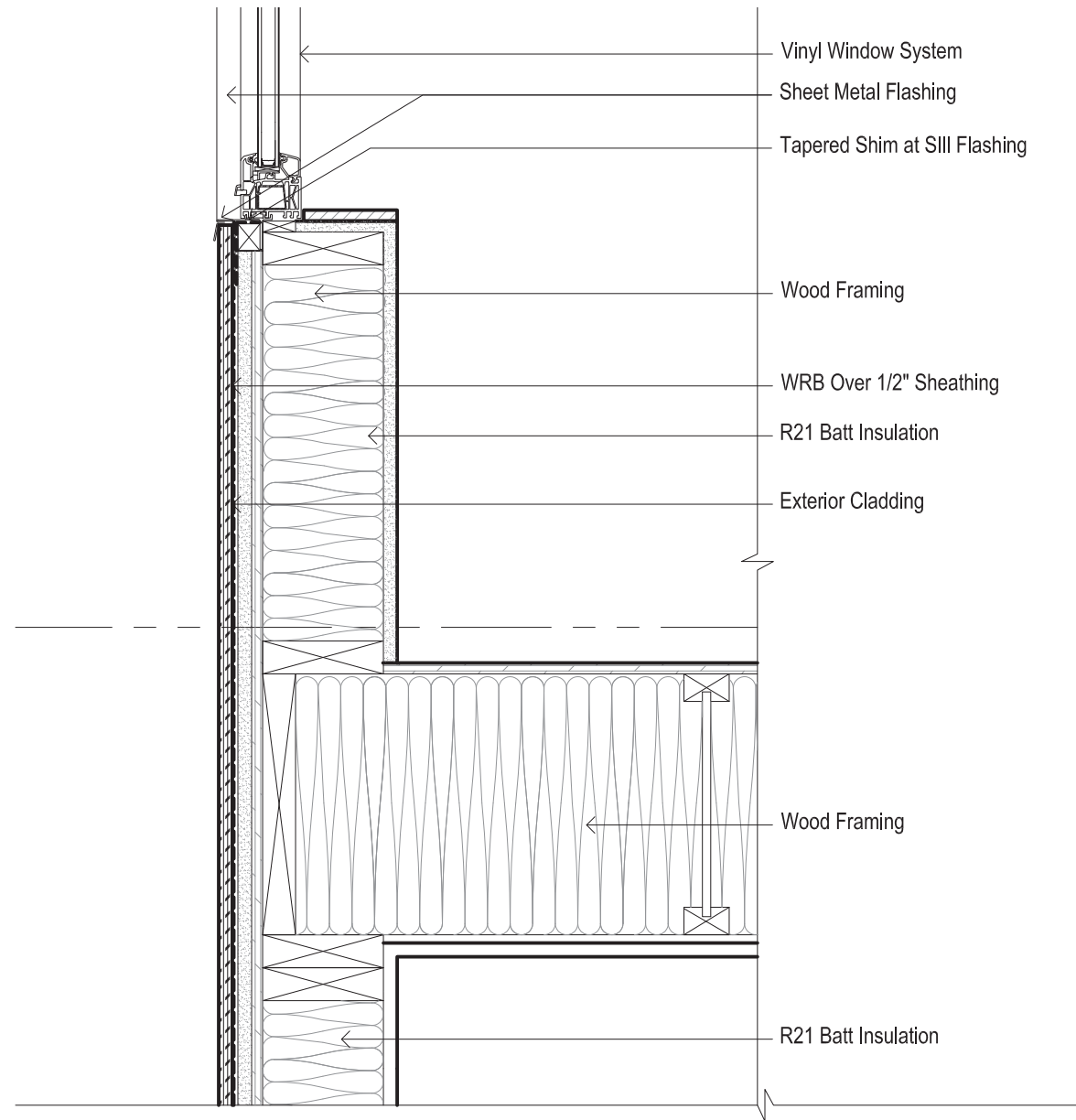




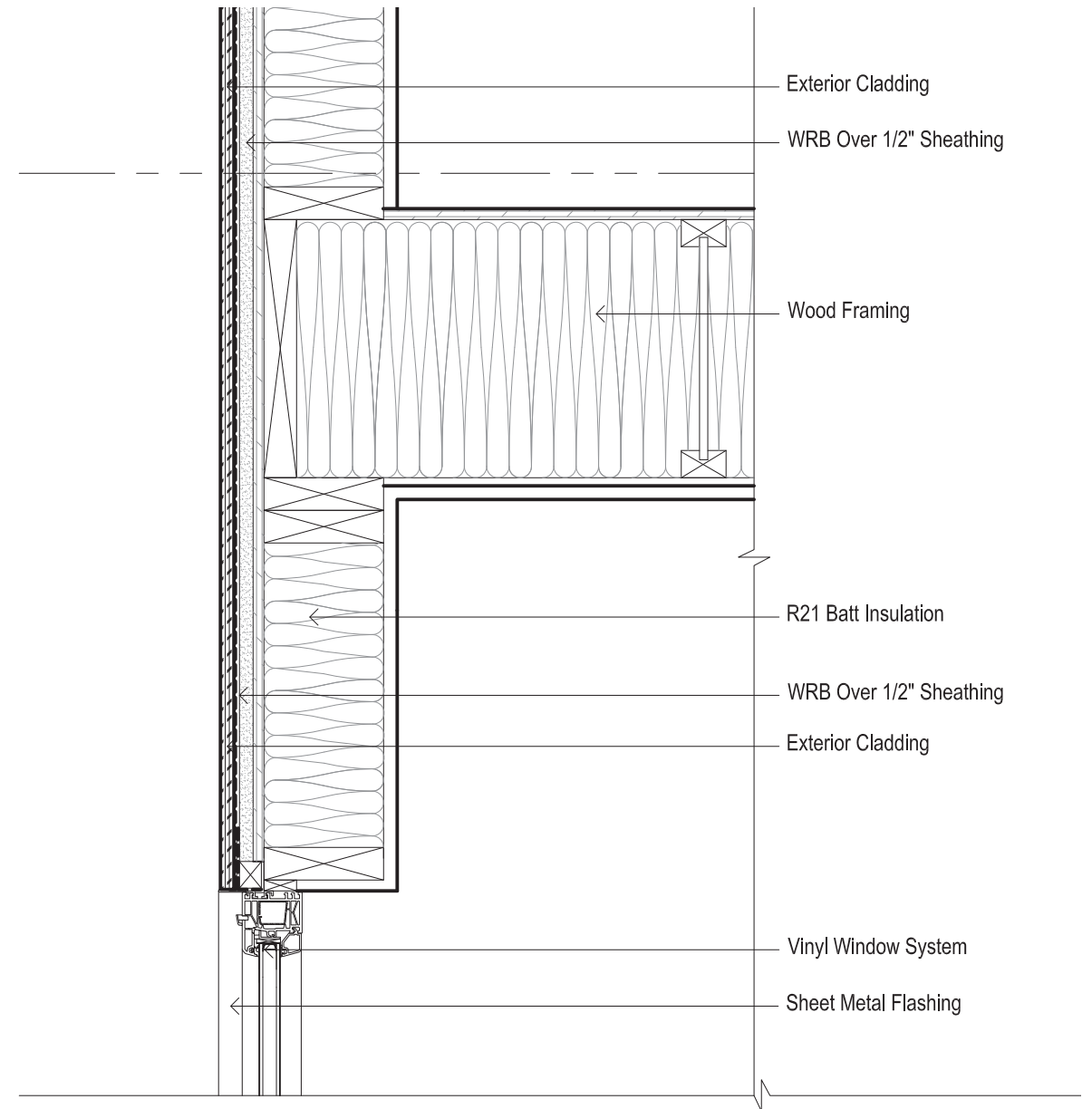
3 Typical Window Sill Detail @ Facet Wall section detail  
 a5.03 1 1/2"=1'-0"



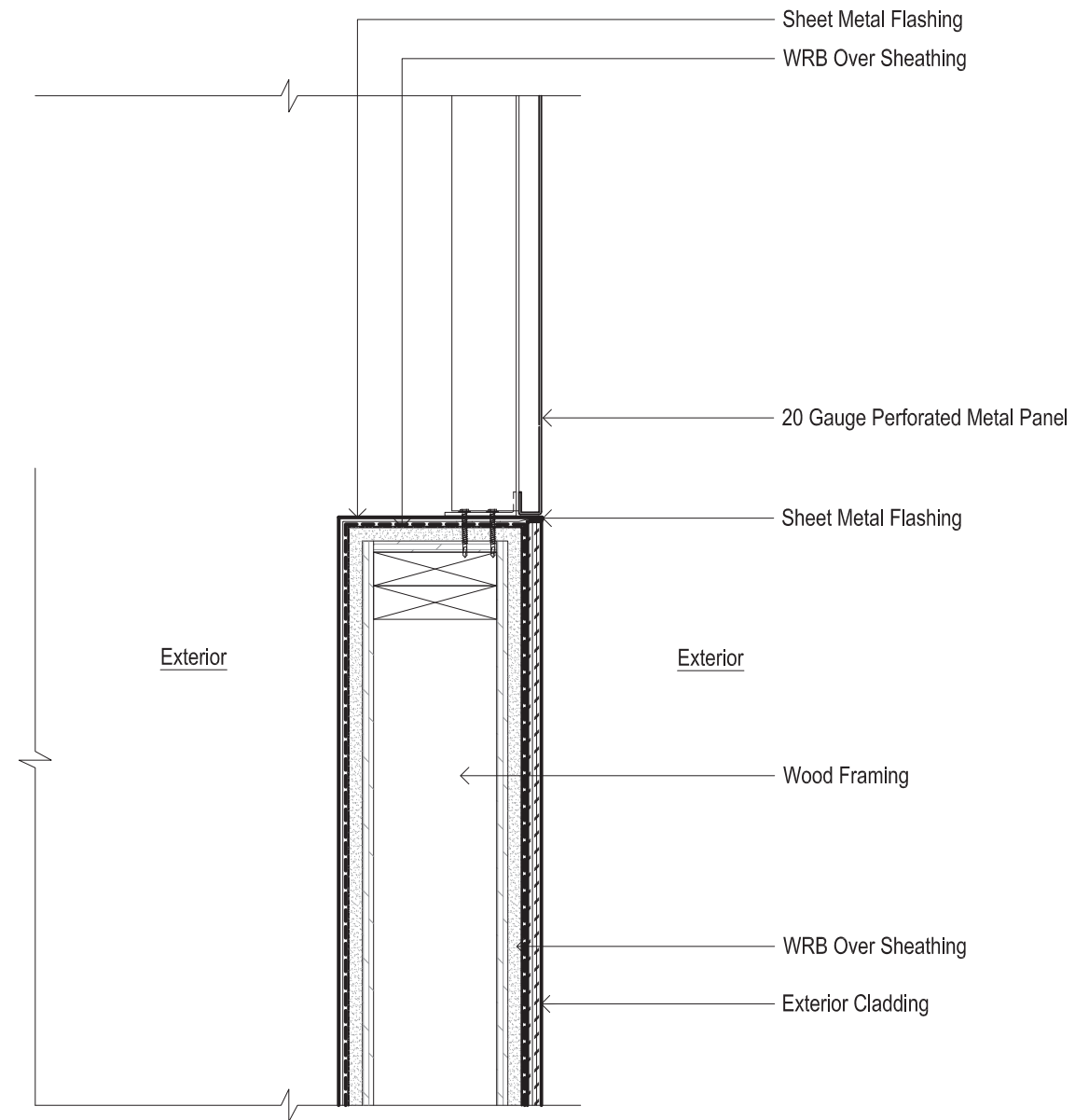
2 Typical Window Head Detail @ Facet Wall section detail  
 a5.03 1 1/2"=1'-0"



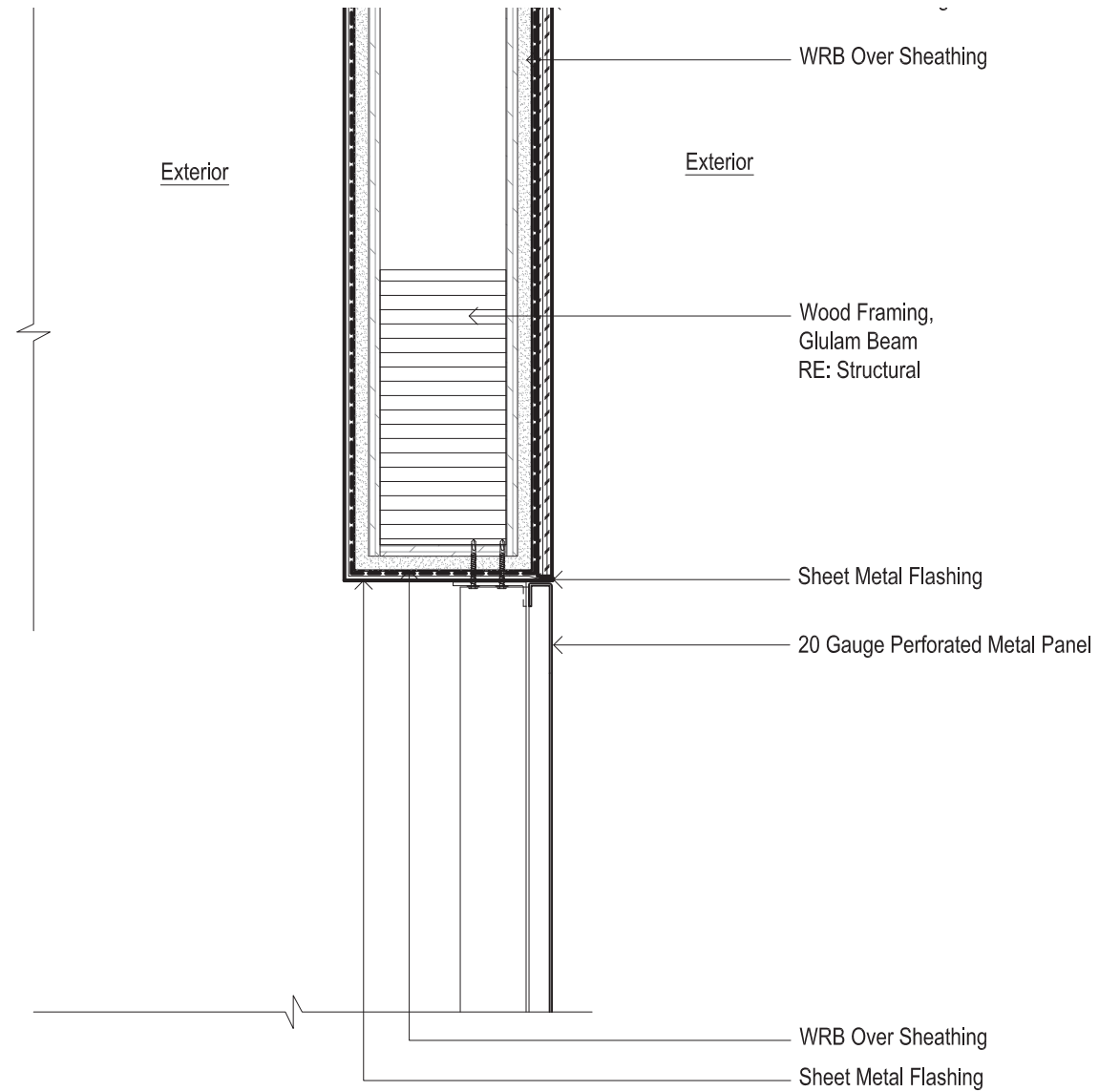
6 Typical Window Sill Detail @ Vertical Wall section detail  
 a5.03 1 1/2"=1'-0"



5 Typical Window Head Detail @ Vertical Wall section detail  
 a5.03 1 1/2"=1'-0"

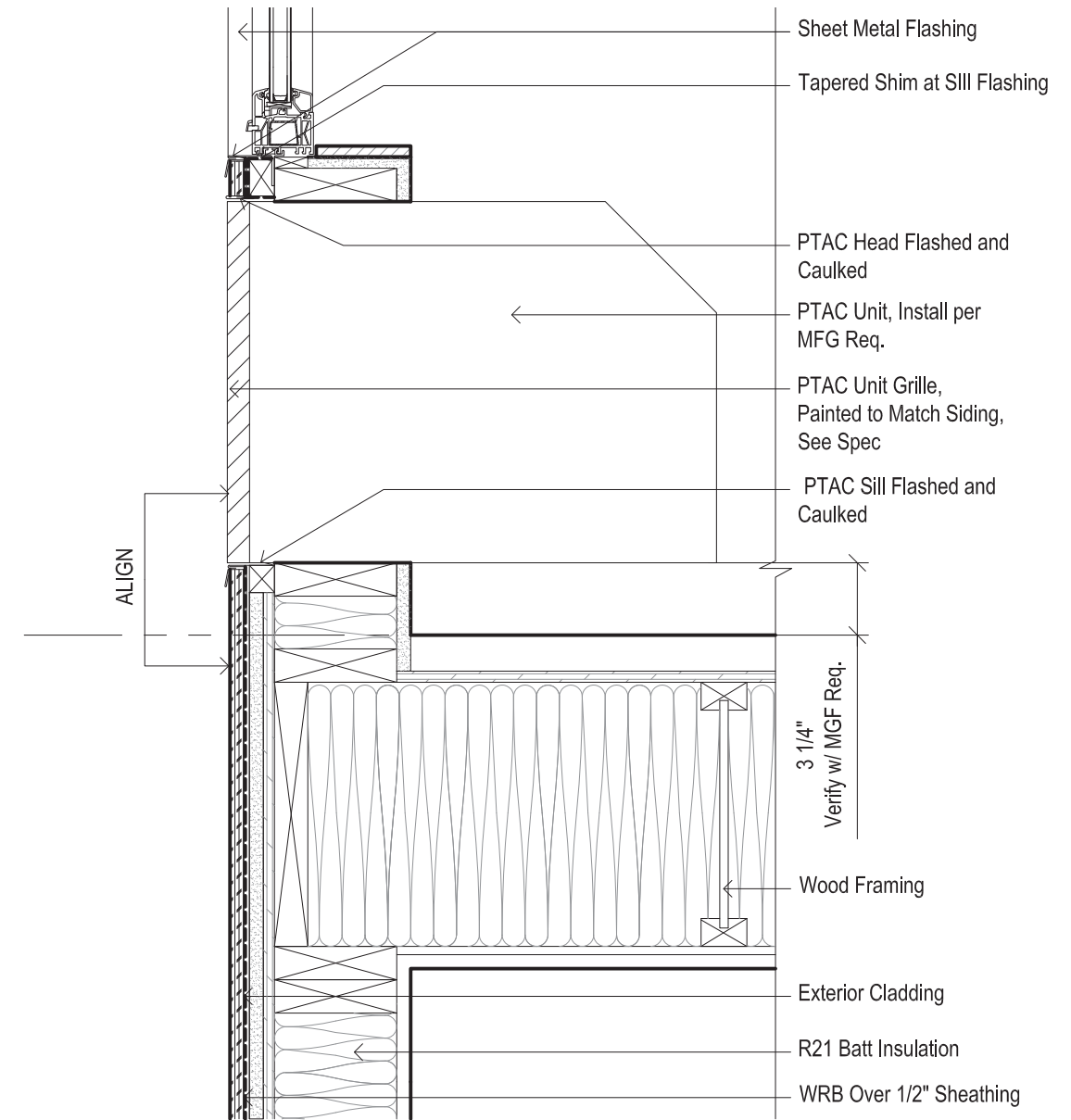


8 Perforated Screen Panel Detail @ Sill section detail  
 a5.03 3"=1'-0"

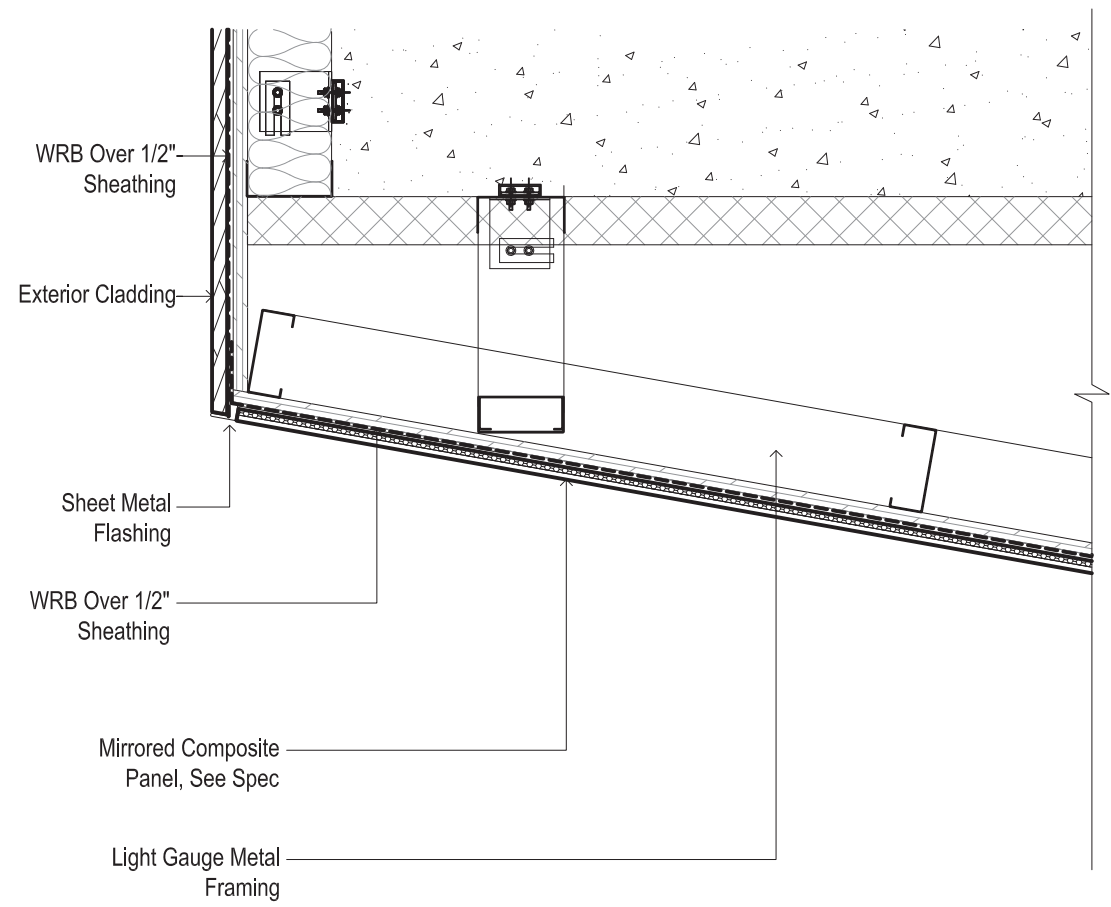


7 Perforated Screen Panel Detail @ Head section detail  
 a5.03 3"=1'-0"

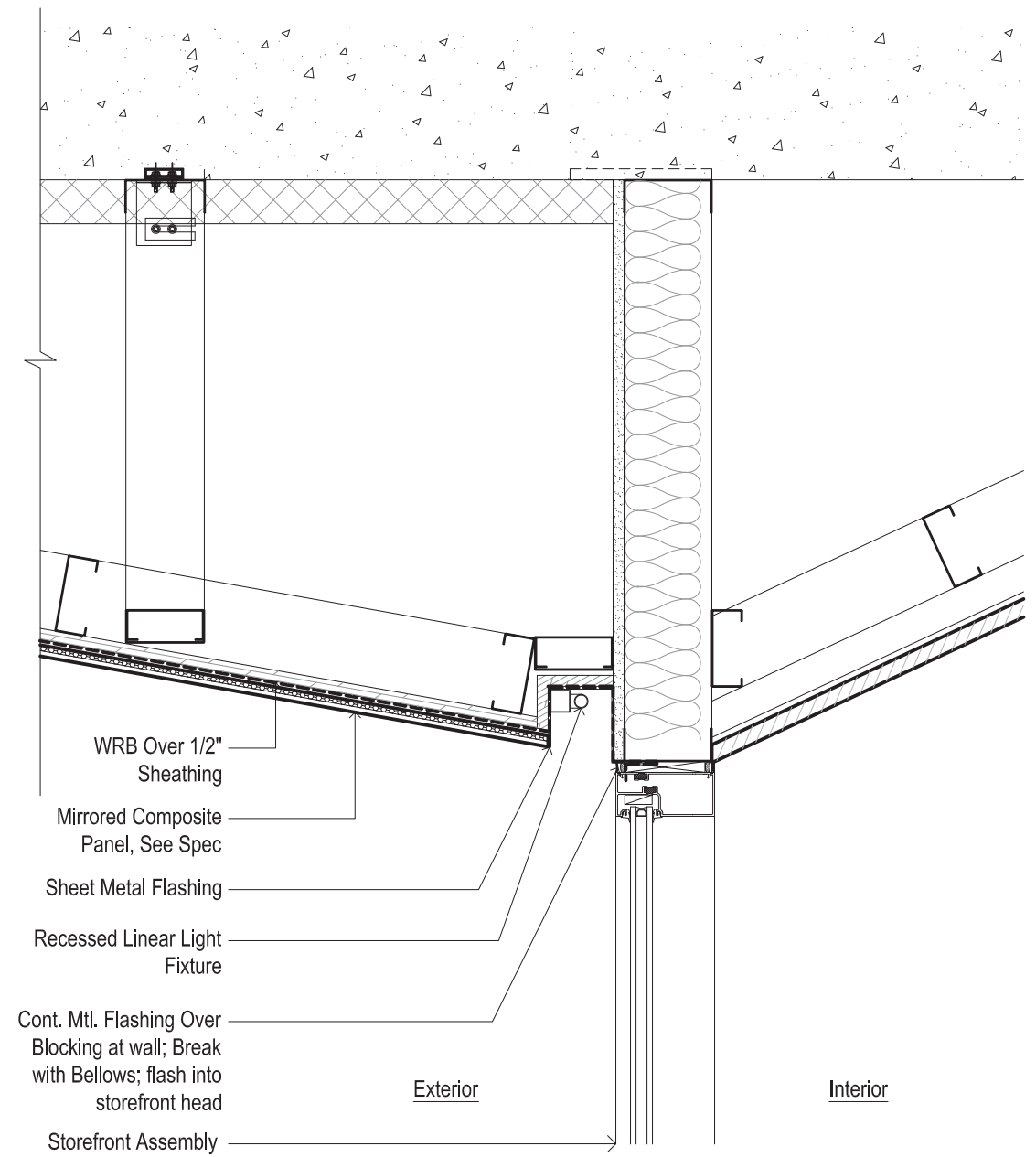




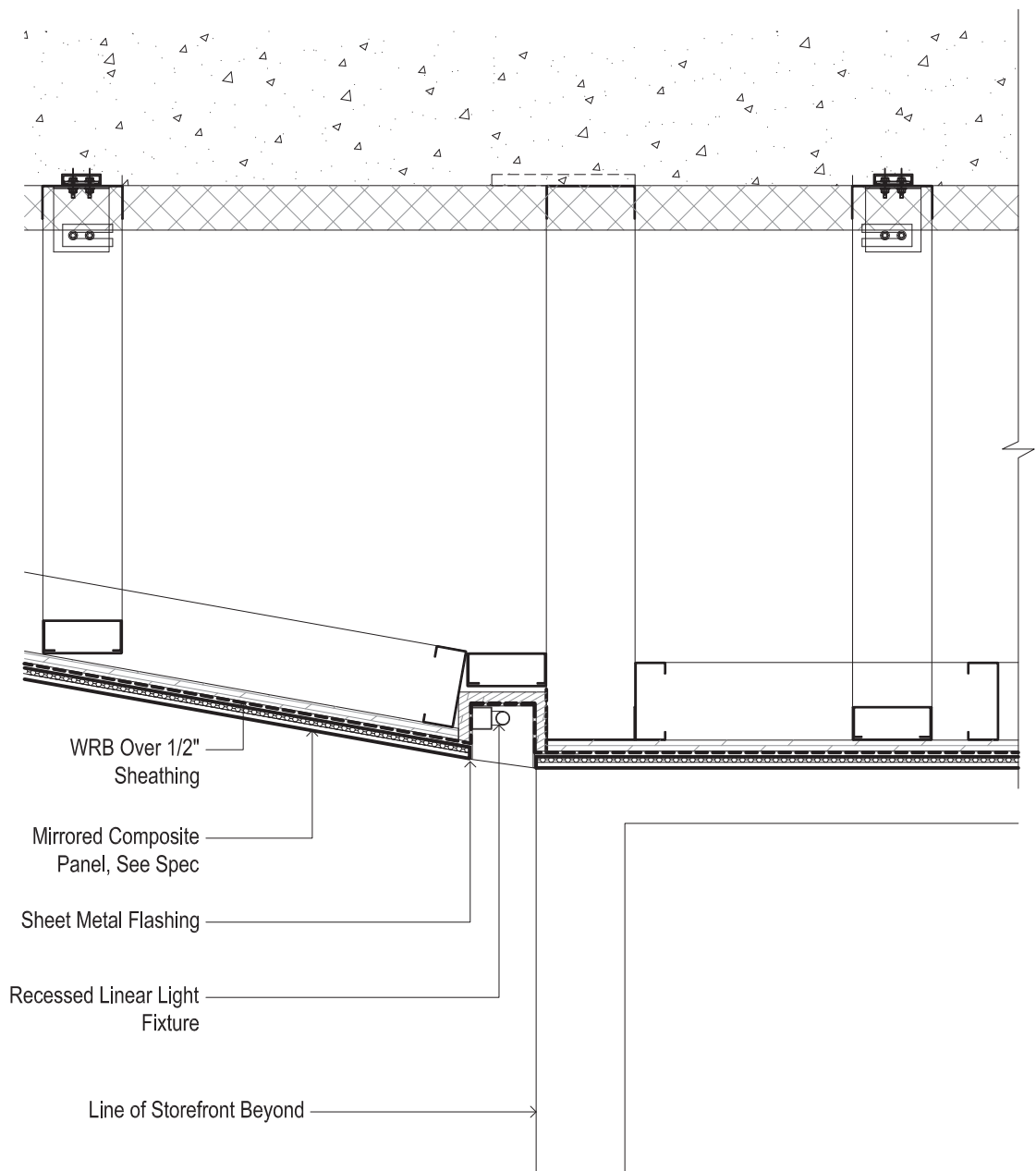
9
a5.03
**Typical Window Sill Detail @ PTAC Unit**
section detail  
 1 1/2"=1'-0"



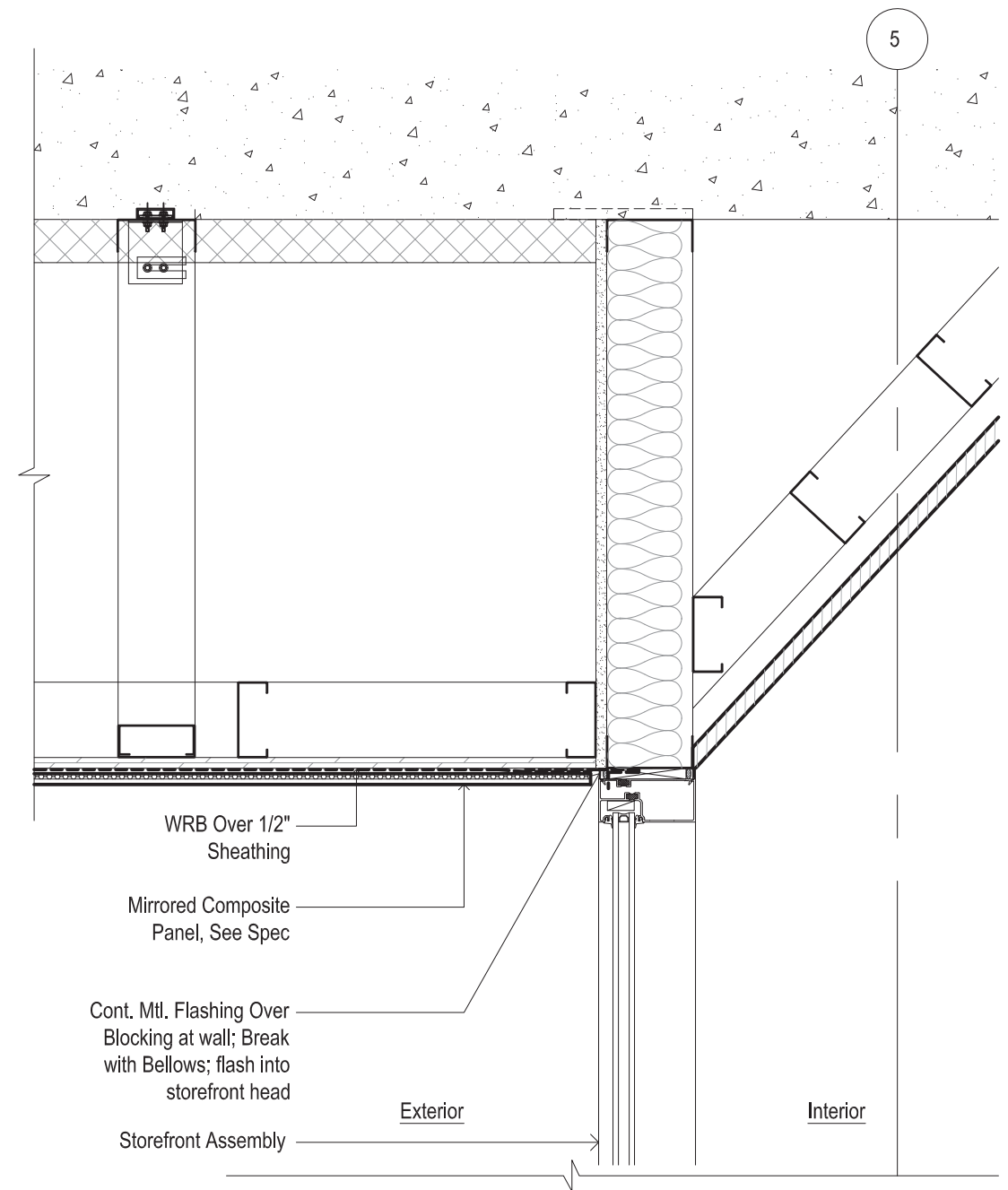
4 Typical Mirrored Soffit Detail @ Corner section detail  
 a5.04 1 1/2"=1'-0"



1 Storefront Head Detail @ Mirrored Soffit - Light Cove section detail  
 a5.04 1 1/2"=1'-0"

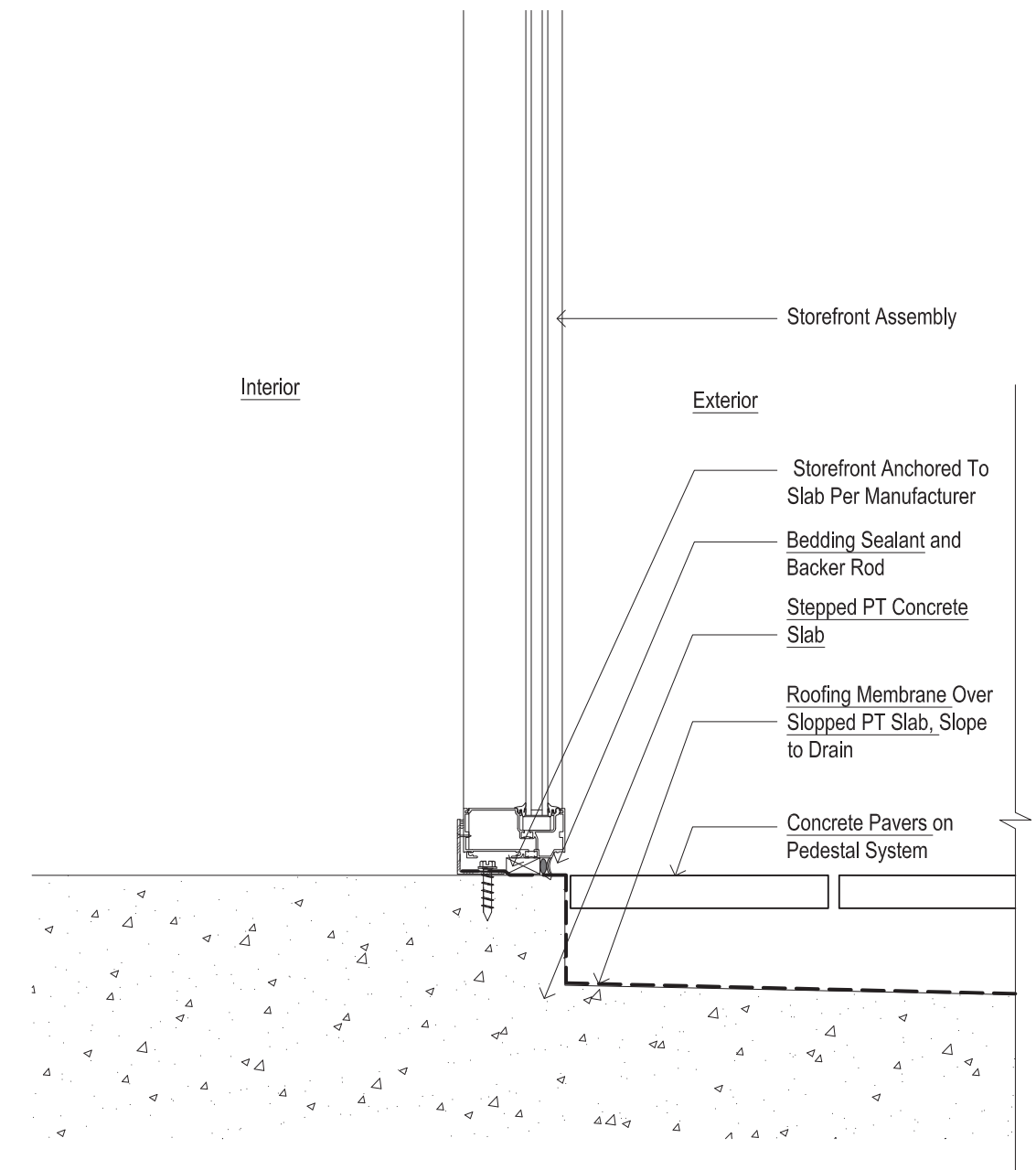


5 Mirrored Soffit Detail @ Light Cove Transition section detail  
 a5.04 1 1/2"=1'-0"



2 Storefront Head Detail @ Mirrored Soffit section detail  
 a5.04 1 1/2"=1'-0"





Interior

Exterior

Storefront Assembly

Storefront Anchored To Slab Per Manufacturer

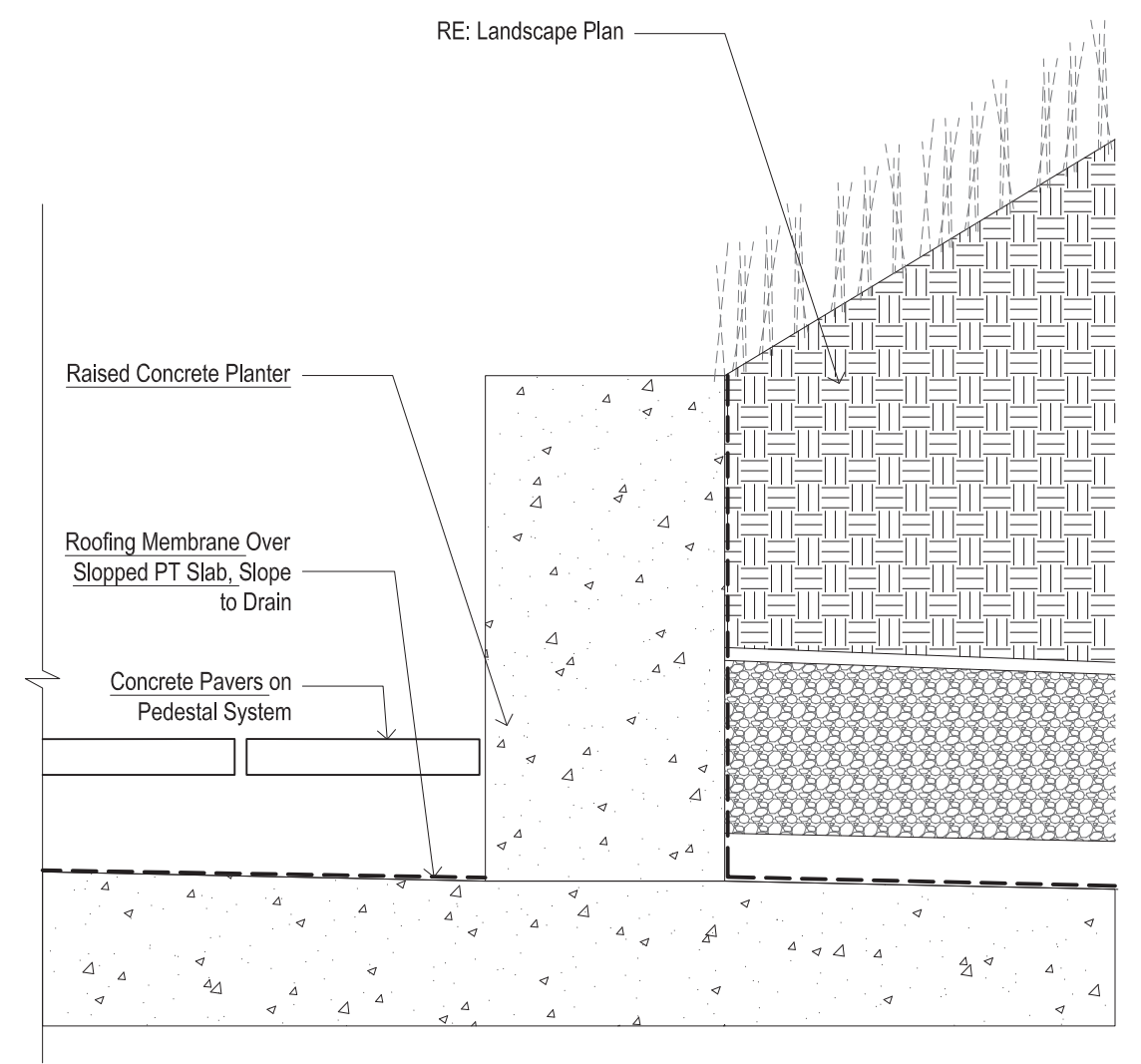
Bedding Sealant and Backer Rod

Stepped PT Concrete Slab

Roofing Membrane Over Slopped PT Slab, Slope to Drain

Concrete Pavers on Pedestal System

9 Typical Storefront Detail @ Recessed Slab section detail  
 a5.04 1 1/2"=1'-0"



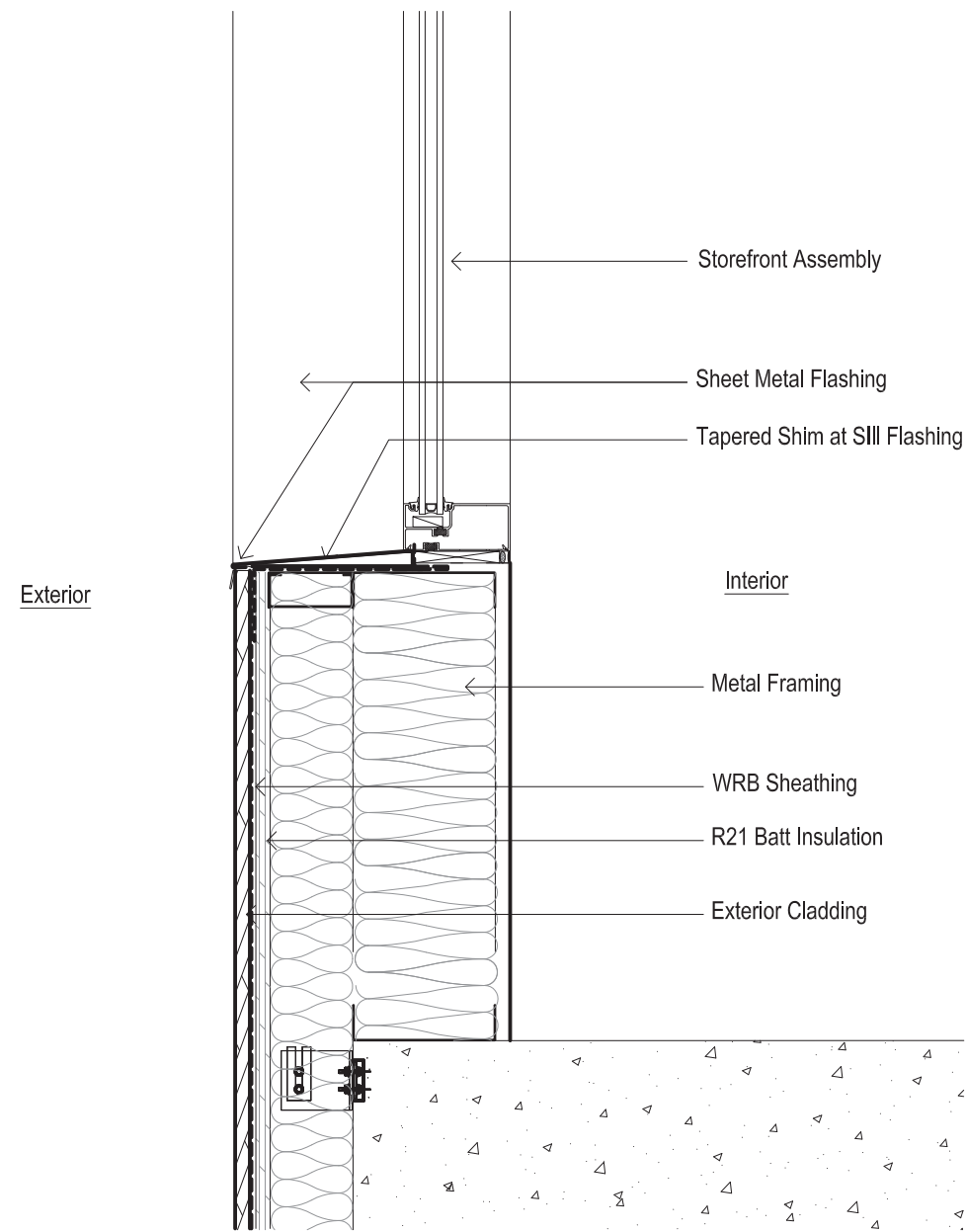
RE: Landscape Plan

Raised Concrete Planter

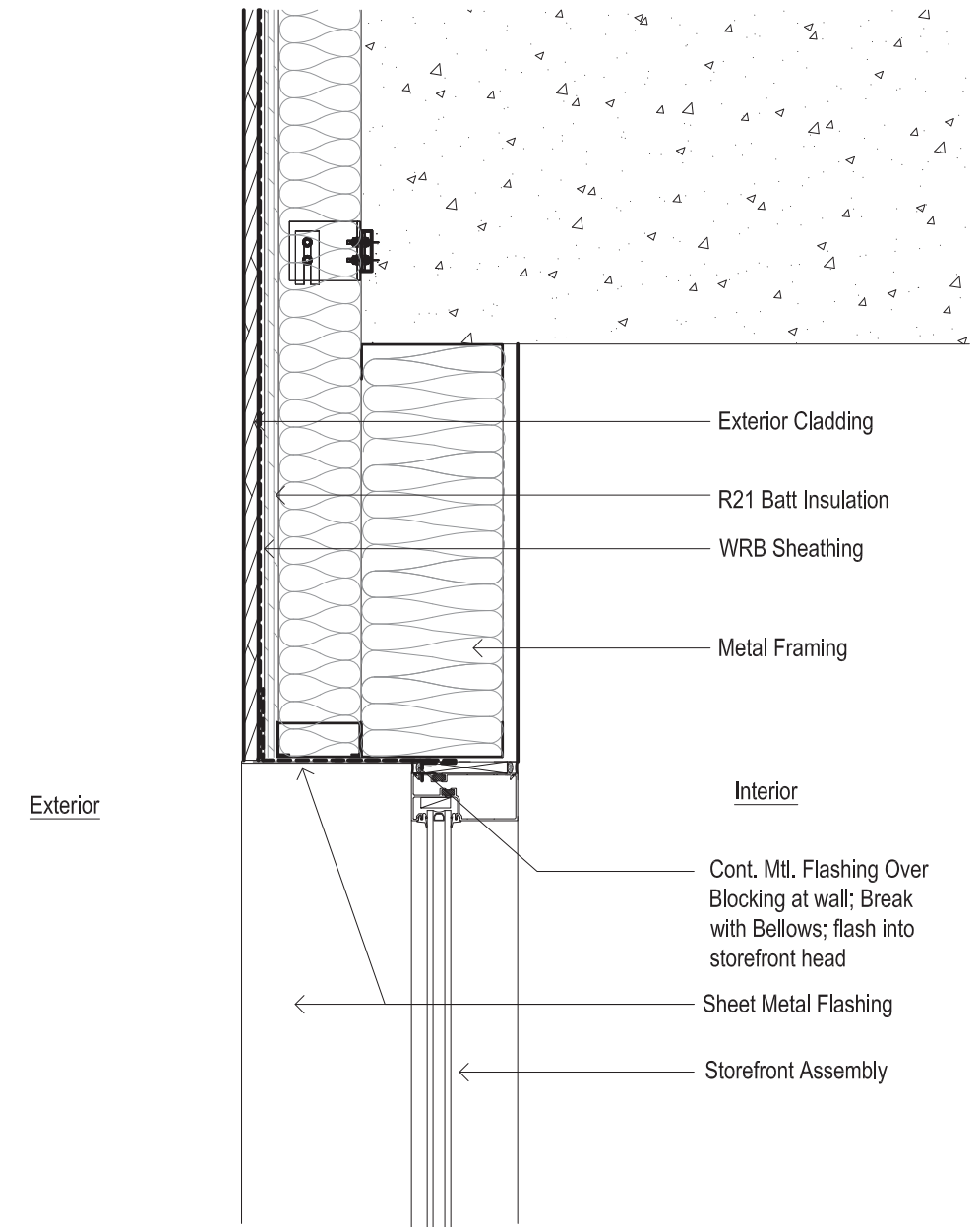
Roofing Membrane Over Slopped PT Slab, Slope to Drain

Concrete Pavers on Pedestal System

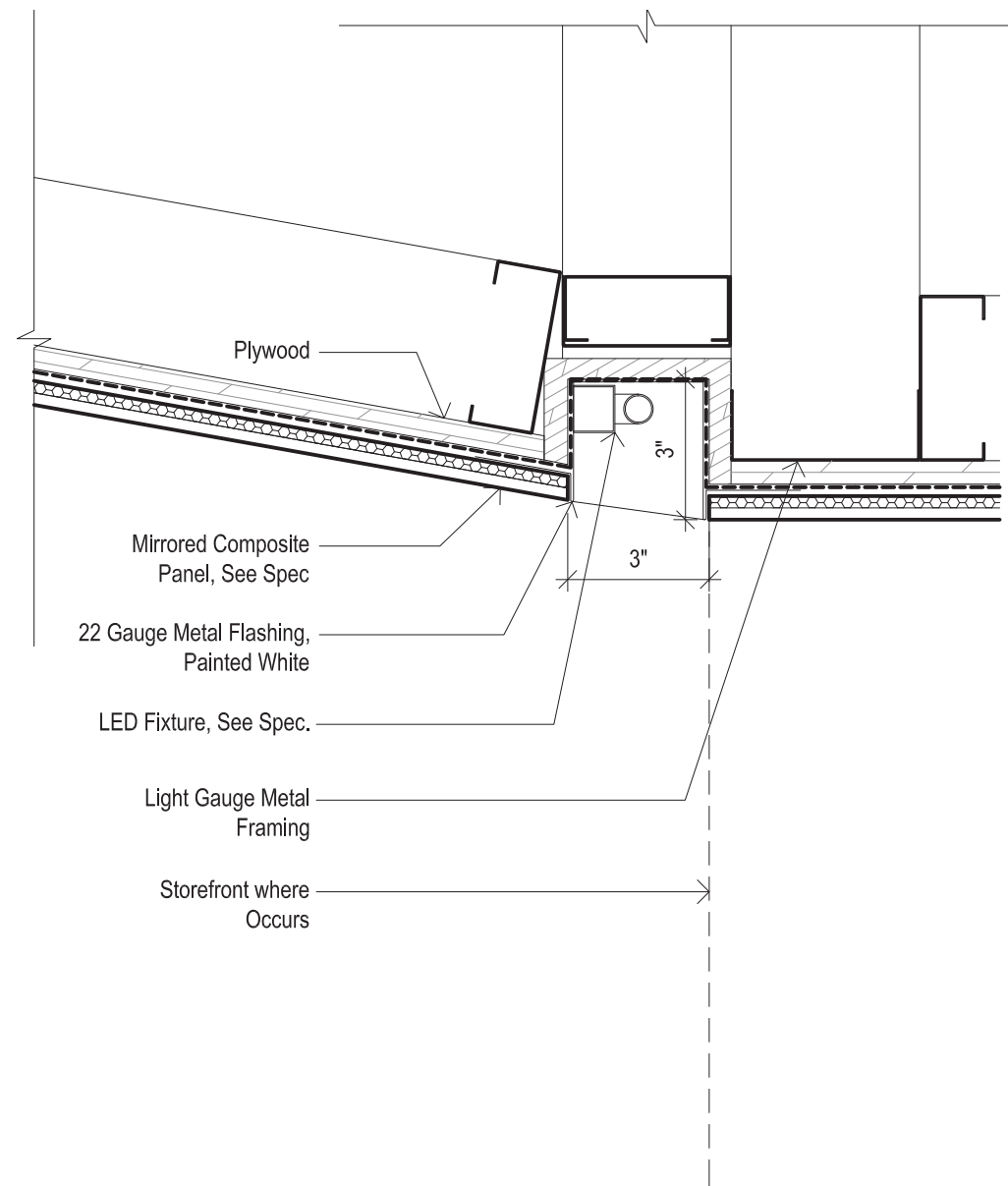
6 Curb Detail @ Raised Concrete Planter section detail  
 a5.04 1 1/2"=1'-0"



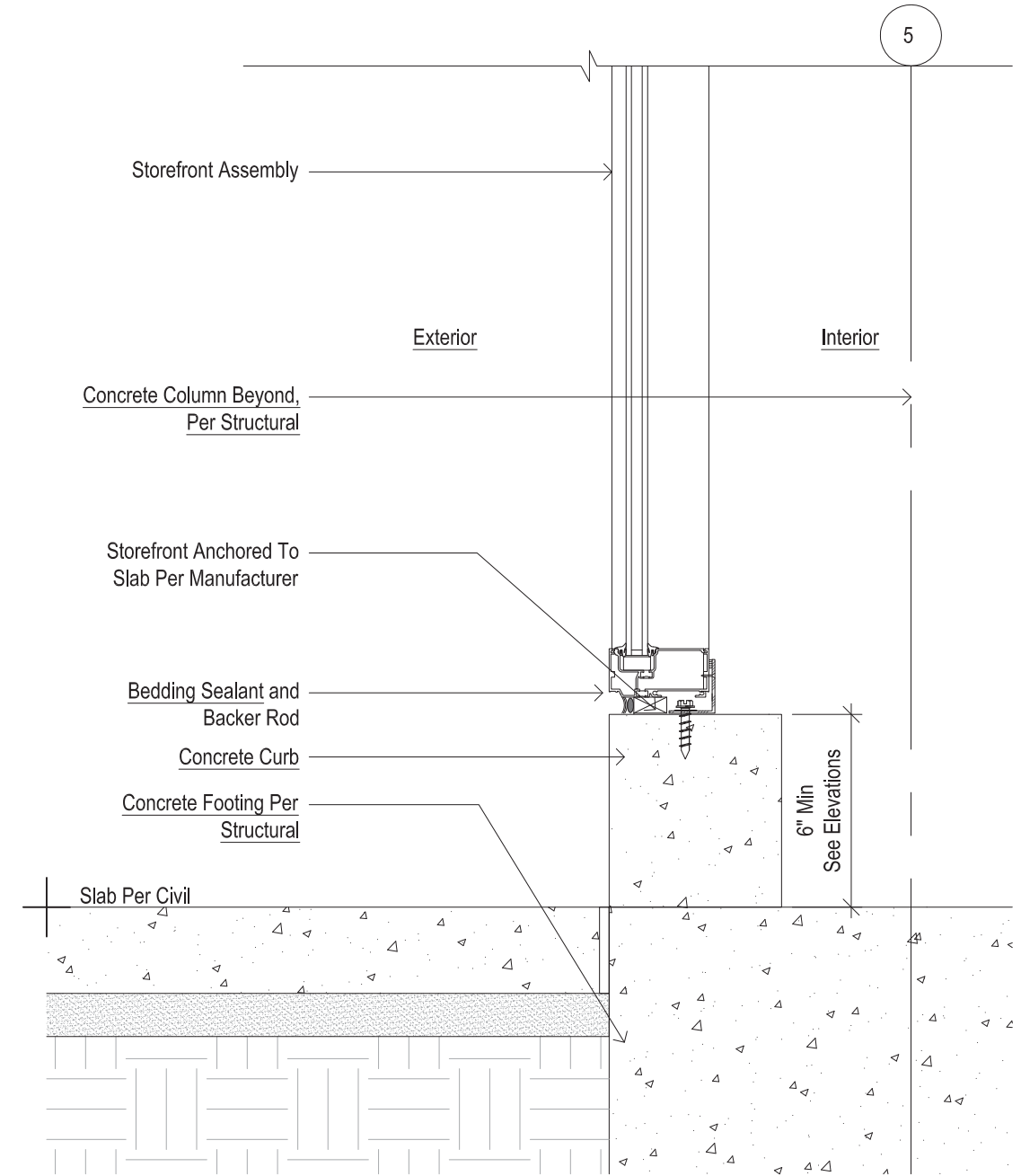
11 Typical Storefront Sill Detail @ Level 2 section detail  
 a5.04 1 1/2"=1'-0"



10 Typical Storefront Head Detail @ Level 2 section detail  
 a5.04 1 1/2"=1'-0"



1 Light Cove Detail section detail  
 a5.06 3"=1'-0"



3 Typical Storefront Detail @ Curb section detail  
 a5.04 1 1/2"=1'-0"

## ROW Encroachment and Modifications



## PUBLIC RIGHT OF WAY ENCROACHMENT (ABOVE GRADE) & MODIFICATION TO ORIEL WINDOW STANDARD

Definitions, Guidelines & Complianace

Definition (Guidelines in Encroachments in the Public Right of Way Chapter One, Section II, Part A-5)

**Building Projection:** *A part of a structure or an appendage that extends into the right-of-way above grade and that is not a sign, and is not specifically covered under Title 24 of the City Code.*

Guidelines in Encroachments in the Public Right of Way Chapter One, Section VII, Part B

*"The applicant must demonstrate to the City's satisfaction that the building projection is needed for the economic feasibility or function of the project, and that other alternatives were explored and could not meet the project's needs."*

*"The building projection's clearance over the public right-of-way shall be 17 feet, 6 inches. A higher clearance can be required by the City, depending on the width and length of the project, in order to accommodate the following sidewalk uses:*

*1) clearance for street trees*

*2) clearance for maintenance equipment to repair utilities located under the sidewalk.*

*c. The projection shall avoid excessive blockage of natural sunlight for pedestrians on the sidewalk and avoid dark, tunnel-like appearance.*

*d. Columns in the public right-of-way to support the building projection shall be discouraged."*

Bureau of Development Services Code Guide IBC/32/#1, Window Projections Into Public Right-of-Way (June 1, 2005)

**Projection** - *Maximum projection of 4 feet into the right-of-way including trim, eaves and ornament.*

**Clearance** - *Clearance above grade as defined in Chapter 32, Section 3202.3.2 of the current Oregon Structural Specialty Code. (The 2004 edition of the Oregon Structural Specialty Code states that no projection is allowed for clearances less than 8 feet above grade. For clearances above grade greater than 8 feet, 1 inch of projection is allowed for each additional inch of clearance, provided that no such projection shall exceed a distance of 4 feet.)*

**Area** - *Maximum wall area of all windows which project into public right-of-way on a wall is 40% of the wall's area.*

**Wall Length** - *Maximum width of any single window which projects into public right-of-way is 50% of its building wall length.*

**Window Area** - *Minimum of 30% window area at the face of the projecting window element. Projections greater than 2 feet 6 inches must have windows at all sides. Required side windows must be a minimum of 10% of side walls.*

**Width** - *Maximum width of 12 feet for each projecting window element. When approved through design review, the width may vary provided the area of all windows on a wall which project into public right of way does not exceed 40% of the wall's area and the width of any single projecting window element does not exceed 50% of its building wall's length.*

**Separation** - *Minimum separation of 12 feet measured from other projecting window elements on the same elevation or plane of wall. When approved through Design Review, required separation may vary provided the area of all projecting window elements on a wall does not exceed 40% of the wall's area and the width of any single projecting window element over the right-of-way does not exceed 50% of its building wall's length.*

PBOT Encroachments in the Public Right-of-Way, Section D.3 IBC Section 3202.3 Encroachments over 8' above grade

3202.3.2 – *Windows, balconies, architectural features and mechanical equipment. Where the vertical clearance above grade to projecting windows, balconies, architectural features or mechanical equipment is more than 8 feet (2438 mm), 1 inch (25 mm) of encroachment is permitted for each additional 1 inch (25 mm) of clearance above 8 feet (2438 mm), but the maximum encroachment shall be 4 feet (1219 mm).*

*Oriel Windows and balconies that meet these IBC regulations do not require a Revocable Encroachment Permit. No oriel window or balcony projections are allowed less than 8' above grade. Over 8' above grade, one inch of encroachment is allowed for each additional inch of clearance above 8', with a maximum allowable encroachment of 4'. Oriel Windows and balconies that do not meet these IBC regulations are considered a "Major Encroachment" and require a lease. They are only allowed on a limited basis, are strongly discouraged, may require Design Review and must be approved by City Council.*

Compliance with Design Criteria

From the Special Design Guidelines, in reference to "arcades"

*"They provide protection to the pedestrian in an auto-oriented environment. In addition, they help narrow the width of East Burnside, which is a physical and psychological obstacle to pedestrian movement."*

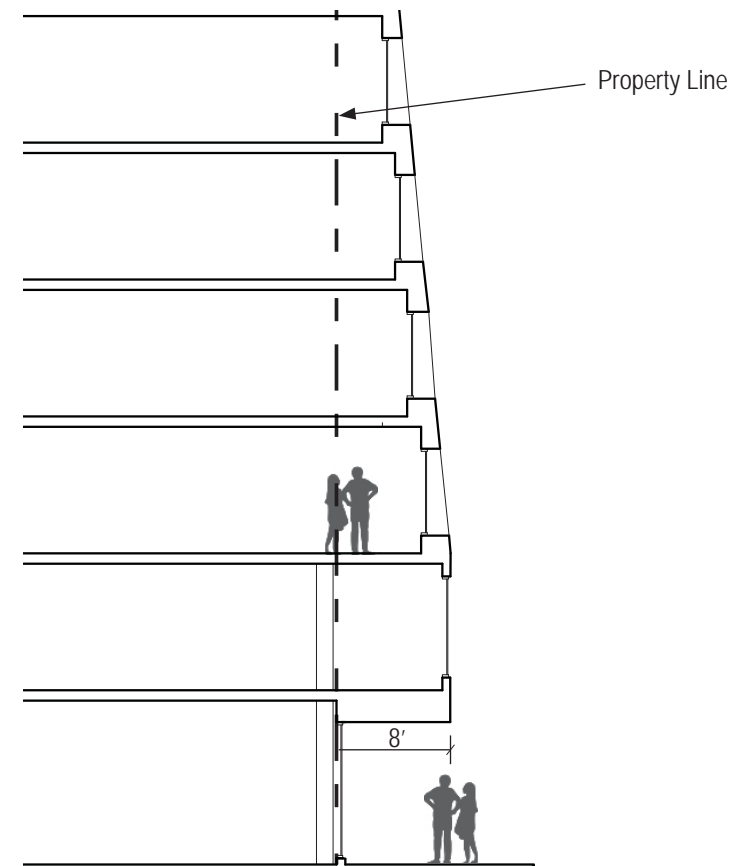
From Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan, Chapter II, Section C: Project Design.

C5 "Design corners that build active intersections."

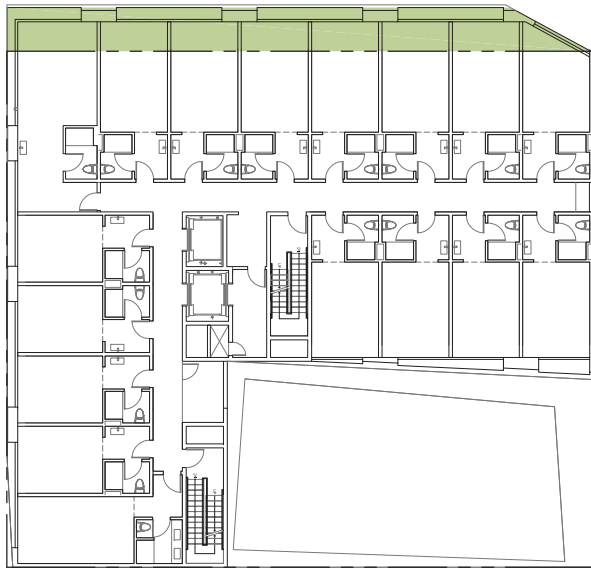
C6 "Differentiate the sidewalk level of buildings."



Burnside Arcade Condition



Burnside Proposed ROW Encroachment

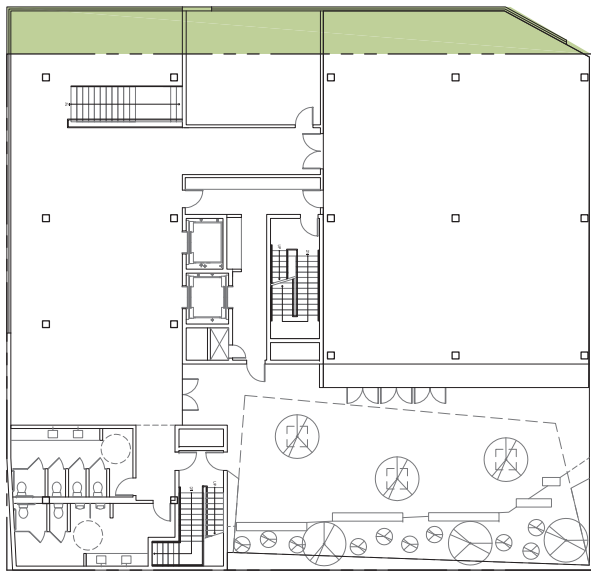


Third Floor



Sixth Floor

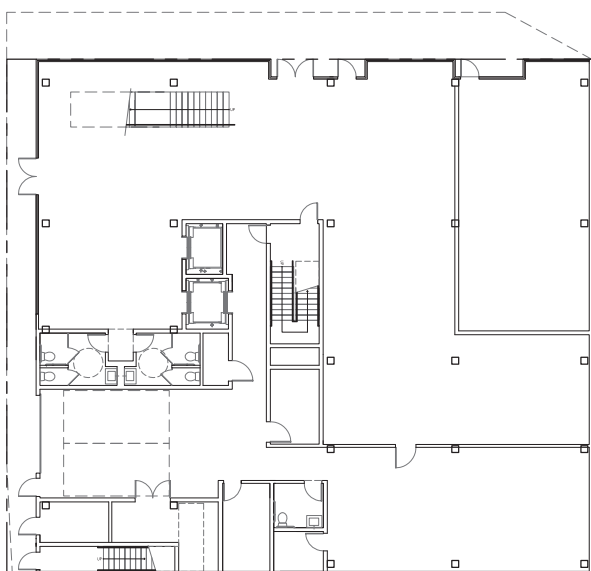
- Oriel Window Standard along 9th Avenue
- Major Encroachment along Burnside Street



Second Floor



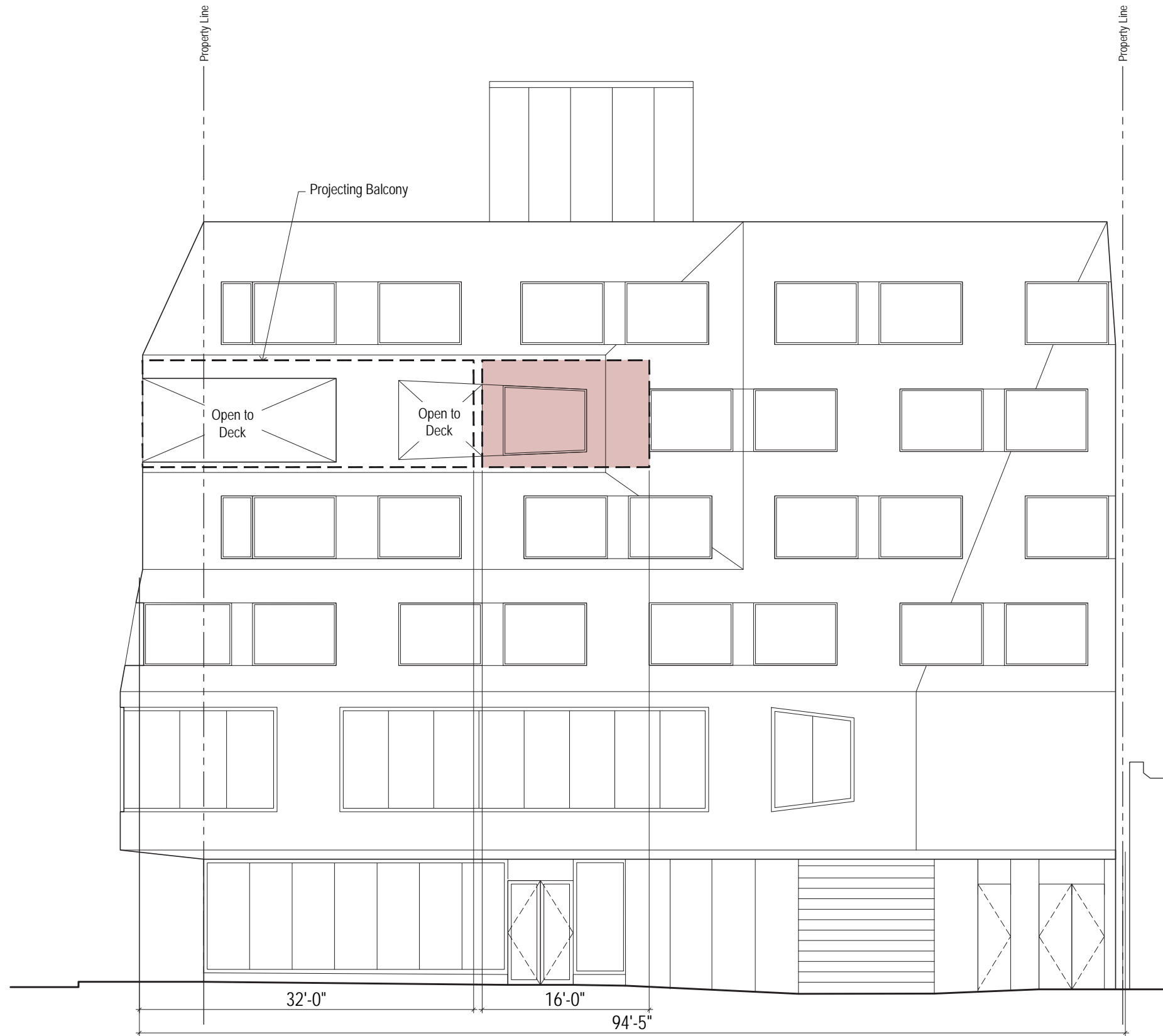
Fifth Floor



First Floor



Fourth Floor




9th Avenue Oriel Window Diagram

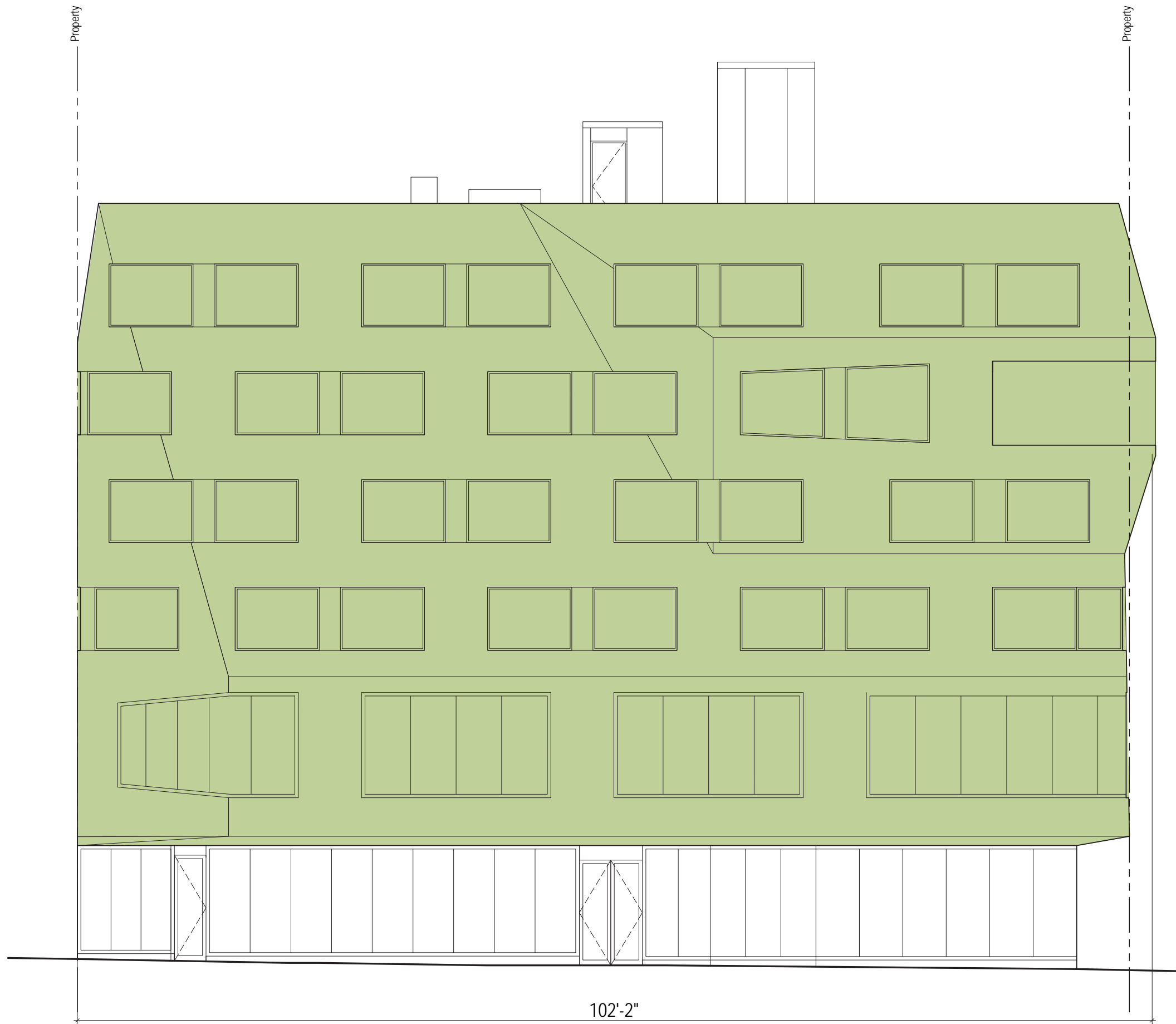
Building Wall Area = 6,566 sq.ft.  
 Projection Area = 164 sq.ft.

Projections = 2.5% of Total Area

Length of Building Wall = 94.4 ft.  
 Length of Largest Projection = 16 ft.

Projection = 16.9% of Total Length

 < 2'-6" Projections



Building Wall Area = 6,992 sq.ft.  
 Projection Area = 6,043 sq.ft.

Projections = 86.4% of Total Area

Projecting over Property Line

102'-2"

Burnside Street Major Encroachment Diagram