



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**  
FROM CONCEPT TO CONSTRUCTION

Charlie Hales, Mayor  
Paul L. Scarlett, Director  
Phone: (503) 823-7300  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** April 18, 2013  
**To:** Interested Person  
**From:** Mark Bello, Land Use Services  
503-823-7810 / [Mark.Bello@portlandoregon.gov](mailto:Mark.Bello@portlandoregon.gov)

**NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD**

The Bureau of Development Services has **approved** a proposal in your neighborhood. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

**CASE FILE NUMBER: LU 13-119160 DZ**  
**BURNSIDE BREWING SILO & EXTERIOR ALTERATIONS**

**GENERAL INFORMATION**

**Applicant:** Arielle Baune, 6315 NE Pacific St, Portland OR 97213

**Owner:** Jay Gilbert, Burnside Brewing Co, 701 East Burnside St, Portland OR 97214

**Owner:** 701 East Burnside LLC, PO Box 90953, Portland, OR 97290

**Site Address:** 701 E Burnside Street

**Legal Description:** BLOCK 156 LOT 1-3 LOT 4 EXC PT IN ST LAND & IMPS; SEE R150297 (R226510461) FOR BILLBOARD, EAST PORTLAND; BLOCK 156 LOT 1-3 LOT 4 EXC PT IN ST BILLBOARD SEE R150296 (R226510460) FOR LAND & IMPS, EAST PORTLAND

**Tax Account No.:** R226510460, R226510461

**State ID No.:** 1N1E35CB 07300, 1N1E35CB 07300A1

**Quarter Section:** 3031

**Neighborhood:** Kerns, contact Steve Russell at 503-784-8785.

**Business District:** Central Eastside Industrial Council, contact Peter Fry at 503-274-1415.

**District Coalition:** Southeast Uplift, contact Bob Kellett at 503-232-0010.

**District Coalition:** Southeast Uplift, contact Bob Kellett at 503-232-0010.

**Plan District:** Central City - Central Eastside

**Zoning:** EXd - Central Employment Zone, with Design Overlay

**Case Type:** DZ Design Review

**Procedure:** Type II, an administrative decision with appeal to the Design Commission.

**Proposal:** Burnside Brewing Co. requests design review approval for a grain silo to be located at grade near a new front entrance. The building and grain silo will be located behind a parking

lot that occupies the south half of the site 200' by 100' site. The stainless steel silo is approximately 27-ft. tall and 12-ft. in diameter. The silo will feature a 9-ft. by 7-ft. sign.

A new overhead door and service door will also be installed. These will be standard anodized aluminum components. Also, the accessible parking space will be relocated.

Because the proposal is for exterior alterations in a design zone, design review is required.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are:

- Central City Fundamental Design Guidelines
- Special Design Guidelines for the Design Zone of the Central Eastside of the Central City Plan

## ANALYSIS

**Site and Vicinity:** The site is located on the northeast corner of NE 7<sup>th</sup> Avenue and E Burnside, and extends through the block to NE Couch. The site has approximately 100 ft. of frontage along Burnside and 200 ft. of frontage along NE 7<sup>th</sup> Avenue. There are curb cuts on Burnside and NE 7<sup>th</sup> Avenue that access the surface parking lot. Direct pedestrian connections lead from NE 7<sup>th</sup> Avenue only. The building orients primarily to the parking lot.

The site is adjacent to the east to a historic building, the Page and Son Apartments, which is built to the sidewalk. Along Burnside a variety of buildings of different ages that create a ragged street edge. However, this property is set back approximately 100 ft., more than nearby buildings.

East Burnside Street is designated a Major City Traffic Street, a Major Transit Priority Street, and a Central City Walkway by the Central City Transportation Management Plan. The area is within a designated Truck District, as well as a designated Pedestrian District.

**Zoning:** EX - This zone implements the Central Employment map designation of the Comprehensive Plan. The zone allows mixed-uses and is intended for areas in the center of the City that have predominantly industrial type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area. The development standards are intended to allow new development which is similar in character to existing development.

The “d” Overlay - The Design Overlay Zone promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The Design Overlay Zone also promotes quality high-density development adjacent to transit facilities. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review or compliance with the Community Design Standards. In addition, design review or compliance with the Community Design Standards ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

**Land Use History:** City records indicate a land use review, LUR-00-00765 DZ, approved storefront improvements and a new sign in January 2001. A 2007 review approved the addition of entry doors (LU 07-166433 DZ).

**Agency Review:** A “Notice of Proposal in Your Neighborhood” was mailed **March 12, 2013**. The following Bureaus have responded with no issues or concerns:

1. Bureau of Environmental Services
2. Bureau of Transportation Engineering and Development Review
3. Water Bureau
4. Fire Bureau
5. Site Development Review Section of BDS
6. Bureau of Parks, Forestry Division
7. Life Safety Plans Examiner, BDS

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on March 12, 2013. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

## **ZONING CODE APPROVAL CRITERIA**

### **Chapter 33.825 Design Review**

#### **Section 33.825.010 Purpose of Design Review**

Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

#### **Section 33.825.055, Design Review Approval Criteria**

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

**Findings:** The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because the site is located generally within the Central City Plan District, the applicable design guidelines are the Central City Plan Fundamental Design Guidelines. As the site is also specifically located within the Design Zone of the Central Eastside District, the Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan also apply.

#### **Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan and Central City Fundamental Design Guidelines**

**The Central Eastside is a unique neighborhood. The property and business owners are proud of the district's heritage and service to the community and region. Light industry, distribution/warehousing, and transportation are important components of the district's personality. To the general public, retail stores and commercial businesses provide the central focus within the district.**

The underlying urban design objective for the Central Eastside is to capitalize on and emphasize its unique assets in a manner that is respectful, supportive, creative and compatible with each area as a whole. Part of the charm and character of the Central Eastside District, which should be celebrated, is its eclectic mixture of building types and uses. An additional strength, which should be built on, is the pattern of pedestrian friendly retail uses on Grand Avenue, East Burnside and Morrison Streets, as well as portions of 11<sup>th</sup> and 12<sup>th</sup> Avenues.

The Central City Fundamental Design Guidelines and the River District Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland's character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the

Central City.

### **Central Eastside Design Goals**

The following goals and objectives define the urban design vision for new development and other improvements in the Central Eastside

- Encourage the special distinction and identity of the design review areas of the Central Eastside District.
- Provide continuity between the Central Eastside and the Lloyd District.
- Provide continuity between the Central Eastside and the river, downtown, and adjacent residential neighborhoods.
- Enhance the safety, convenience, pleasure, and comfort of pedestrians.

### **Central City Plan Design Goals**

This set of goals are those developed to guide development throughout the Central City. They apply within the River District as well as to the other seven Central City policy areas. The nine goals for design review within the Central City are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

*Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.*

**A5. Enhance, Embellish, and Identify Areas.** Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

**C3-1. Design to Enhance Existing Themes in the District.** Look to buildings from throughout the district for contextual precedent. Innovation and creativity are encouraged in design proposals, which enhance overall district character.

**Findings for A5 and C3-1:** The addition of the grain silo in a prominent location on-site will reflect the local industrial character of the Central Eastside. The stainless steel tank with signage will add another distinctive element to the streetscape. *Therefore, these guidelines are met.*

**A7. Establish and Maintain a Sense of Urban Enclosure.** Define public rights-of-way by creating and maintaining a sense of urban enclosure.

**A7-1. Maintain a Sense of Urban Enclosure When Single-Story Buildings are Set Back.** Maintain a sense of urban enclosure, through the use of landscaping and other means, when single-story buildings are set back from the property line. Do not set buildings back from the property line within the East Portland Grand Avenue Historic District.

**A8. Contribute to a Vibrant Streetscape.** Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as

atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

**C3-1. Design to Enhance Existing Themes in the District.** Look to buildings from throughout the district for contextual precedent. Innovation and creativity are encouraged in design proposals, which enhance overall district character.

**Findings for A7, A7-1, A8 and C3-1:** The existing building is set back approximately 100 ft. from Burnside and does not contribute to a sense of enclosure by itself. The addition of the grain silo will add an attractive feature that brings the Burnside Brewing building visually closer. The silo and sign will be a beacon of the industrial and retail experience available at this location. *Therefore, these guidelines are met.*

**B7. Integrate Barrier-Free Design.** Integrate access systems for all people with the building's overall design concept.

**Findings:** The parking lot has been slightly reconfigured to allow the grain silo to function properly. ADA parking spaces have been moved and the applicant intends to comply with the accessibility requirements of the 2010 Oregon Structural Code. *Therefore, this guideline is met.*

**C2. Promote Quality and Permanence in Development.** Use design principles and building materials that promote quality and permanence.

**Findings:** The grain silo meets the requirements of its industrial purpose. The applicant has provided wall sections and details and proposed cut sheets for the storefront door, overhead door and grain silo that indicate a high level of quality. The grain silo and overhead door are made of stainless steel. The storefront door features an anodized finish. *Therefore, this guideline is met.*

**C1-1. Integrate Parking.**

**a.** Integrate parking in a manner that is attractive and complementary to the site and its surroundings.

**Findings:** Surface parking already exists and while landscaped, is incompatible with other buildings along Burnside which are placed much closer. However, the applicant will be removing spaces in order to place the stainless steel tank in a prominent position. The applicant also uses paved area for occasional outdoor seating. *Therefore, this guideline is met.*

**C1-2. Integrate Signs.**

- a.** Retain and restore existing signage which reinforces the history and themes of the district, and permit new signage which reinforces the history and themes of the East Portland Grand Avenue historic district.
- b.** Carefully place signs, sign supports, and sign structures to integrate with the scale, color and articulation of the building design, while honoring the dimensional provisions of the sign chapter of the zoning code.
- c.** Demonstrate how signage is one of the design elements of a new or rehabilitation project and has been coordinated by the project designer/ architect. Submit a Master Signage Program as a part of the project's application for a design review.

**Findings:** A new sign will be painted on the front of the grain silo. The 9 ft. by 7 ft. sign will be centered on the front of the circular 27 ft. high and 12 ft. in diameter tank. The sign will be easily visible from Burnside and serve as a beacon to potential customers. Its location, lack of illumination and painted character are typical of historic signs in the East Portland Grand Avenue district. *Therefore, this guideline is met.*

**C4. Complement the Context of Existing Buildings.** Complement the context of existing buildings by using and adding to the local design vocabulary.

**C5. Design for Coherency.** Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

**Findings for C4 and C5:** The proposed design improves the brewery entry and creates a new storefront display that is contextual along East Burnside Street. The changes to the façade composition create a new scale for the building that is consistent with similar buildings on Burnside. *Therefore, these guidelines are met.*

## DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

The original proposal indicated revised parking lot striping that did not meet code development standards (Chapter 33.266.). A revised proposal now leaves existing parking in place with the exception of relocation of required accessible parking. This approval does not approve any changes to the parking lot that require an adjustment to the code.

## CONCLUSIONS

The project strengthens the connection between Burnside Brewing and the Burnside urban realm despite the gap caused by the location of surface parking between the brewery and the street. As noted above, all applicable design guidelines are met.

## ADMINISTRATIVE DECISION

Approval of a new grain silo, new 63 sq. ft sign, overhead door, service door and relocated accessible parking in the East Portland Grand Avenue historic district, per the approved site plans, Exhibits C-1 through C-6, signed and dated April 15, 2013, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.6. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 13-119160 DZ. No field changes allowed."

**Staff Planner: Mark Bello**



**Decision rendered by:** \_\_\_\_\_ **on April 15, 2013**

By authority of the Director of the Bureau of Development Services

**Decision mailed: April 18, 2013**

**About this Decision.** This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

**Procedural Information.** The application for this land use review was submitted on February 22, 2013, and was determined to be complete on March 5, 2013.

*Zoning Code Section 33.700.080* states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on February 22, 2013.

*ORS 227.178* states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: July 3, 2013.**

**Some of the information contained in this report was provided by the applicant.**

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

**Conditions of Approval.** If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

**Appealing this decision.** This decision may be appealed to the Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on May 2, 2013** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at [www.portlandonline.com](http://www.portlandonline.com).

**Attending the hearing.** If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Design Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21

days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Design Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

**Recording the final decision.**

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **May 3, 2013**.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- **By Mail:** Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- **In Person:** Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034  
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

**Expiration of this approval.** An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

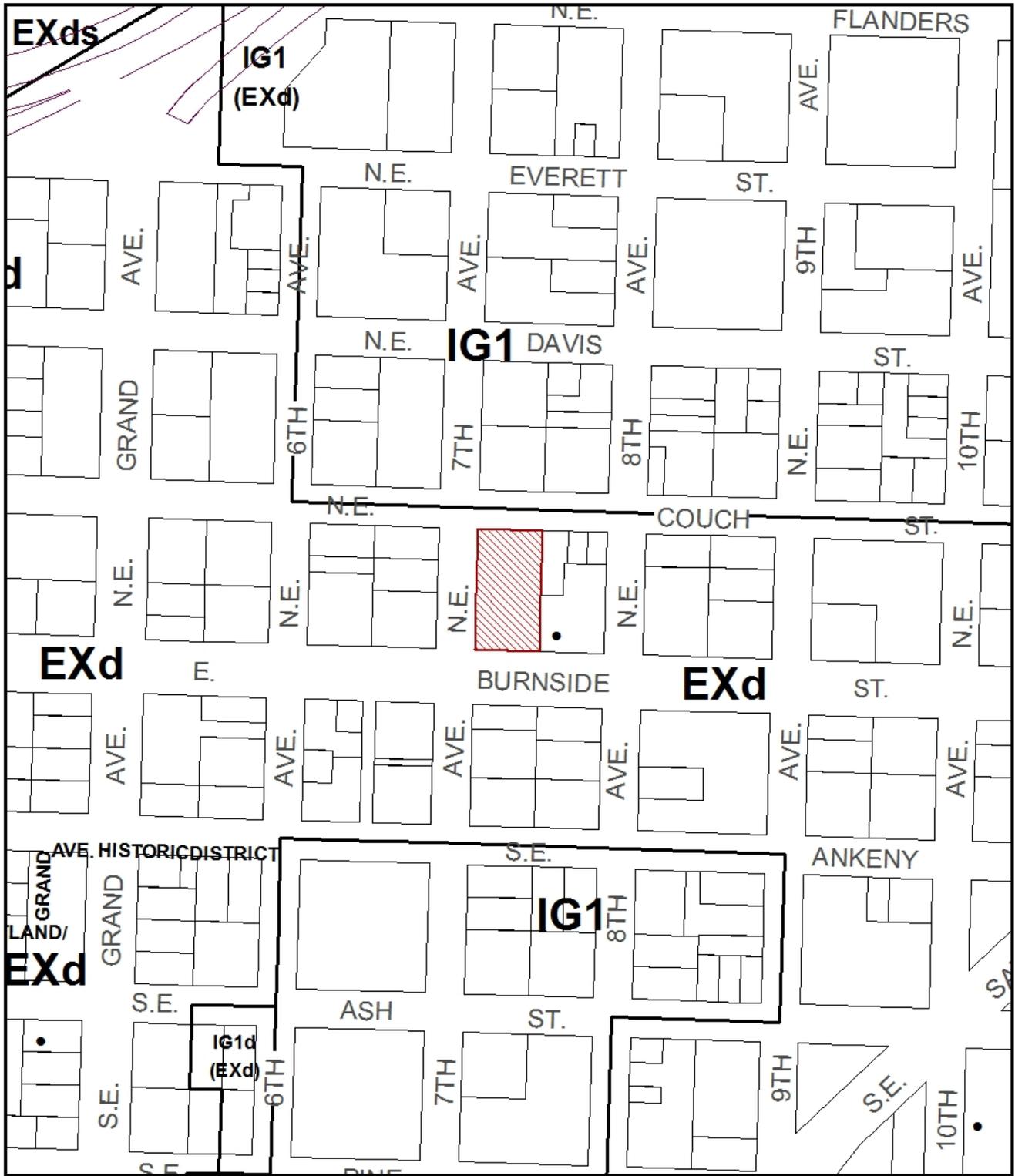
**Applying for your permits.** A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

**EXHIBITS**  
NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
  - 1.1 Project Summary
  - 1.2 Narrative
  - 1.3 Zoning Summary
  - 1.4 Urban Context
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Proposed Site Plan (attached)
  - 2. Proposed Exterior Elevations (attached)
  - 3. Wall Section and Details (attached)
  - 4. Proposed Storefront Door cut sheet (attached)
  - 5. Proposed Overhead Door cut sheet (attached)
  - 6. Proposed grain Silo Cut Sheet
  - 7. Existing Conditions Site Plan
  - 8. Existing Conditions Exterior Elevations
  - 9. Renderings
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Bureau of Environmental Services
  - 2. Bureau of Transportation Engineering and Development Review
  - 3. Water Bureau
  - 4. Fire Bureau
  - 5. Site Development Review Section of BDS
  - 6. Bureau of Parks, Forestry Division
  - 7. Life Safety Plans Examiner, BDS
- F. Correspondence: (none)
- G. Other:
  - 1. Original LU Application
  - 2. Site History Research

**The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).**



# ZONING

 Site

 Historic Landmark



This site lies within the:  
 CENTRAL CITY PLAN DISTRICT  
 CENTRAL EASTSIDE

File No. LU 13-119160 DZ  
 1/4 Section 3031  
 Scale 1 inch = 200 feet  
 State\_Id 1N1E35CB 7300  
 Exhibit B (Feb 27, 2013)

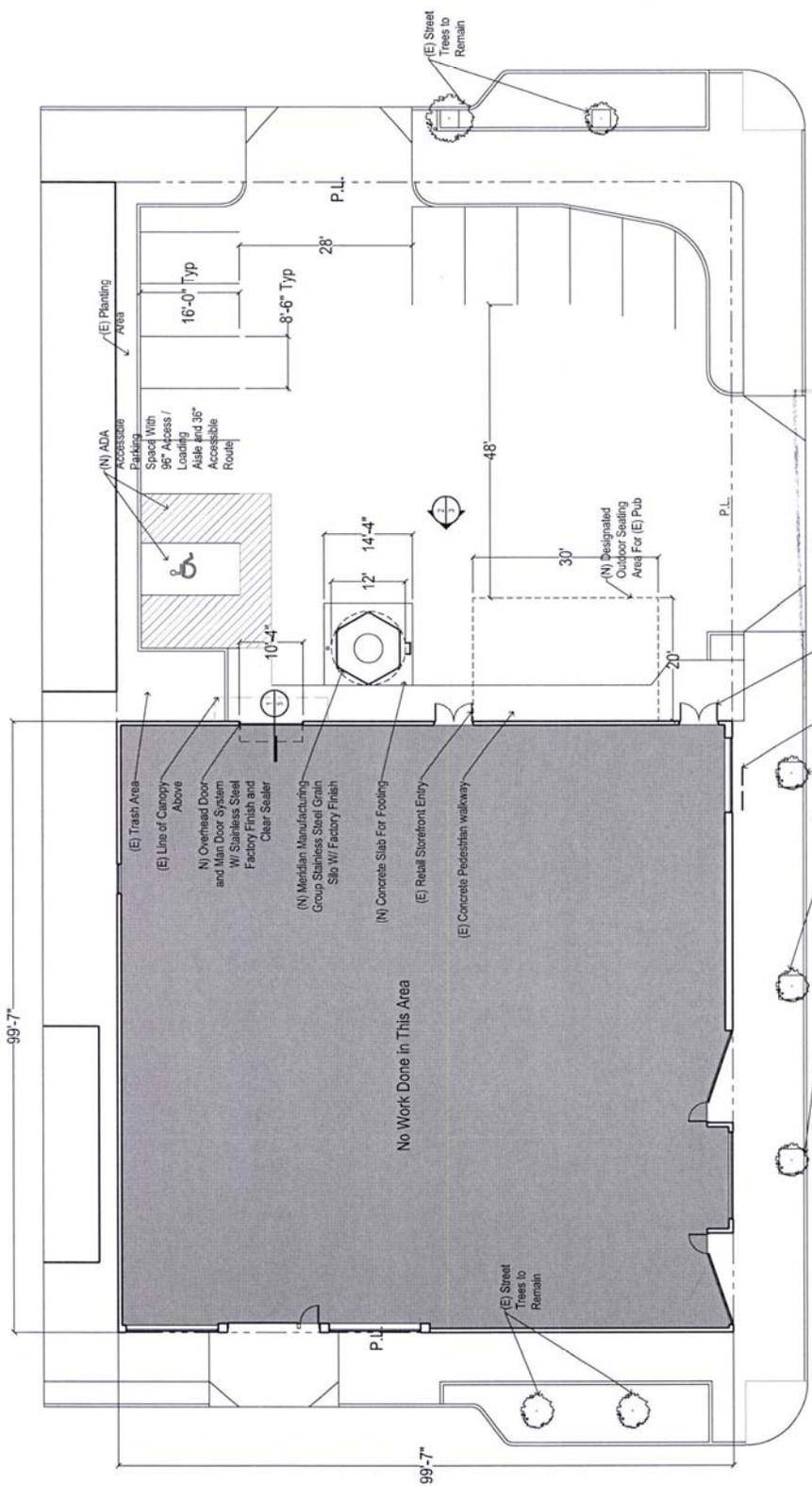
These Drawings Are  
For Design Review  
Purposes and not for  
Construction

701 E Burnside St  
Portland, OR 97214  
503.432.9622  
info@r+s-scott.com  
r+s-scott.com

Owner:  
701 E Burnside LLC  
(R+S Scott)

Burnside Brewing Co.  
701 E Burnside St  
Portland, OR 97214  
Artist/Burns job number: 1001

Proposed Site Plan  
Revision 04.10.13



- General Notes
- ADA Accessible Area
  - (E) Existing Conditions
  - (N) New / Proposed Conditions
  - P.L. Property Line

**\*Approved\***  
Retail  
Submittal  
Entry  
City of Portland  
Bureau of Development Services  
Planner MB  
Date 4/15/13

This approval applies only to the reviews requested and is subject to all conditions of approval. Conditions for future reviews may apply.

CASE NO. 13-119160  
EXHIBIT C1

**\*Approved\***  
**City of Portland**  
**Bureau of Development Services**  
 Planner MS  
 Date 4/15/13  
 \*This approval applies only to the reviews requested and is subject to all conditions of approval.  
 \*This approval does not constitute a permit and no other requirements may apply.

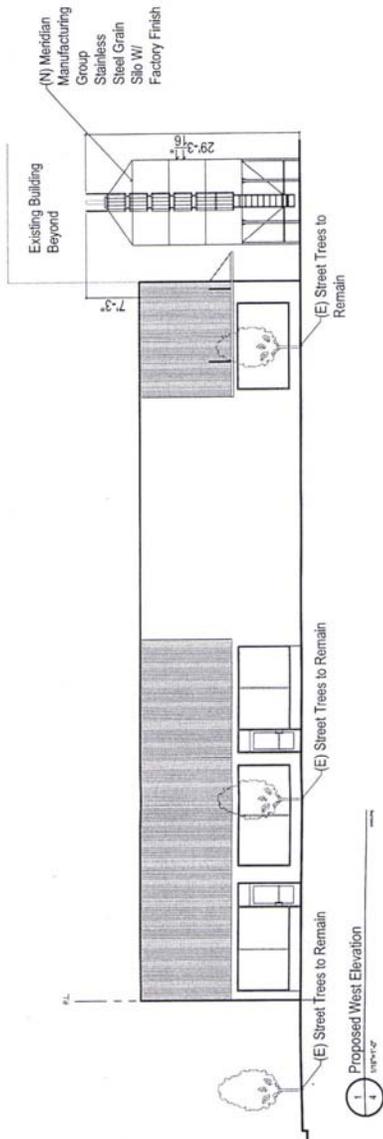
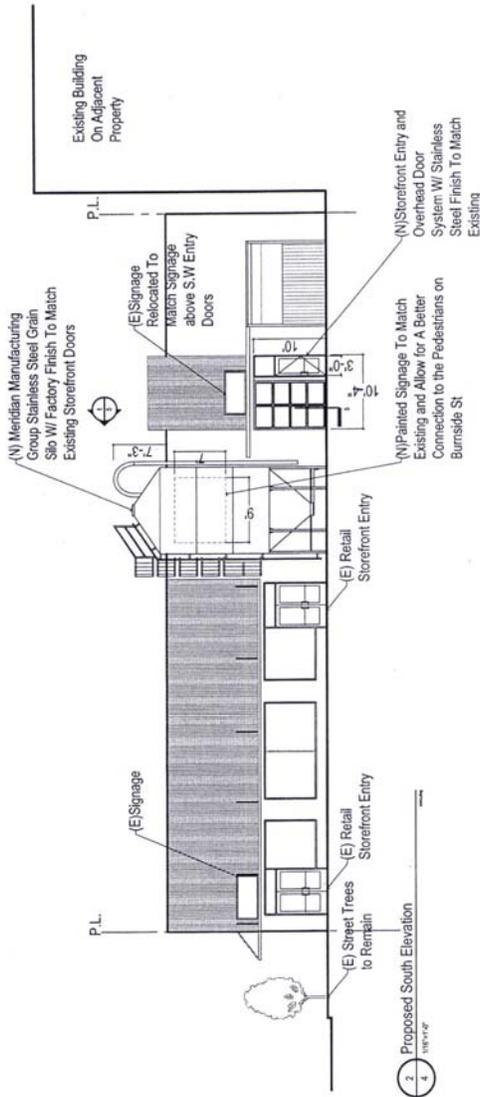
These Drawings Are  
 For Design Review  
 Purposes and not for  
 Construction

Ardele Burns  
 6315 NE Public St  
 Portland, OR 97213  
 503.435.9832  
 ardele@burns.com  
 These drawings are the property of Ardele Burns  
 and are not to be used or reproduced in any manner  
 without prior written permission.

Owner:  
**701 E Burnside LLC**  
 (R+S Scott)

**Burnside Brewing Co.**  
**Grain Silo**  
 701 E Burnside St  
 Portland, OR 97214  
 Ardele Burns job number: 1001

Sheet Title  
 Revisions 04.10.13

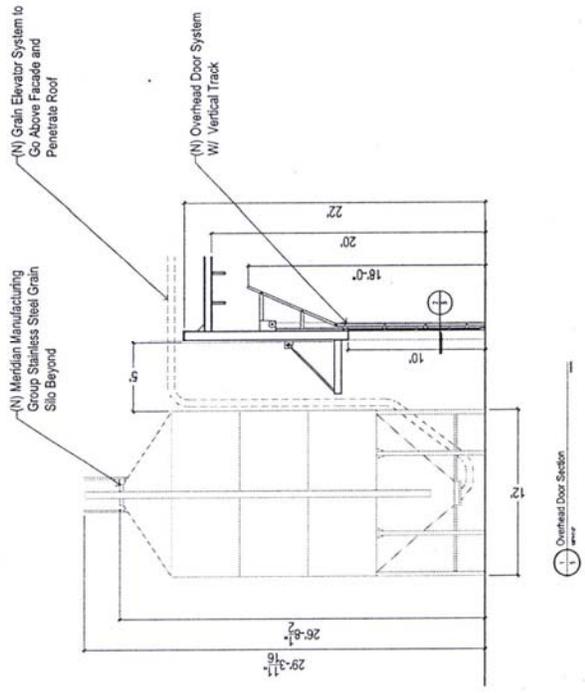
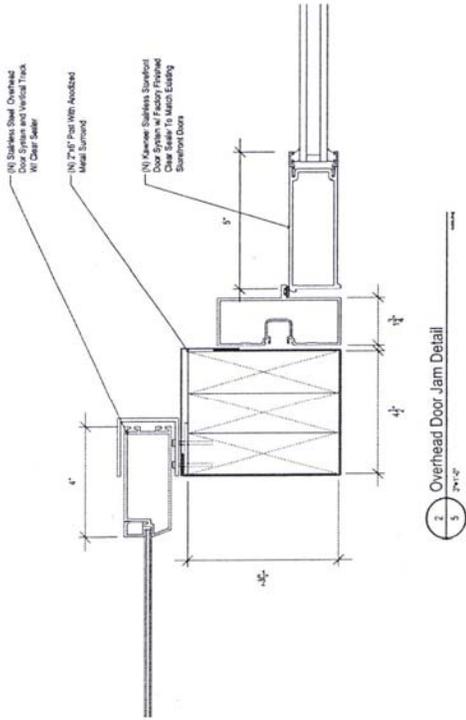


CASE NO. 13119160  
 EXHIBIT C2

C2

**\*Approved\***  
**City of Portland**  
 Bureau of Development Services  
 Planner   *BS*    
 Date   4/15/12  

\* This approval applies only to the reviews requested and is subject to all conditions of approval.  
 Other conditions, including, but not limited to, may apply.



These Drawings Are For Design Review Purposes and not for Construction

Arctik Bureau  
 6315 NE Pacific St  
 Portland, OR 97213  
 503.435.9432  
 arctik@arctik.com  
 These drawings are the property of Arctik Bureau and are not to be used or reproduced in any manner without prior written permission.

Owner:  
**701 E Burnside LLC**  
 (R+S Scott)

**Burnside Brewing Co.**  
**Grain Silo**  
 701 E Burnside St  
 Portland, OR 97214  
 Arctik Bureau job number: 1001

Section and Detail  
 Proposed Overhead Door

CASE NO. 13-11960  
 EXHIBIT C3

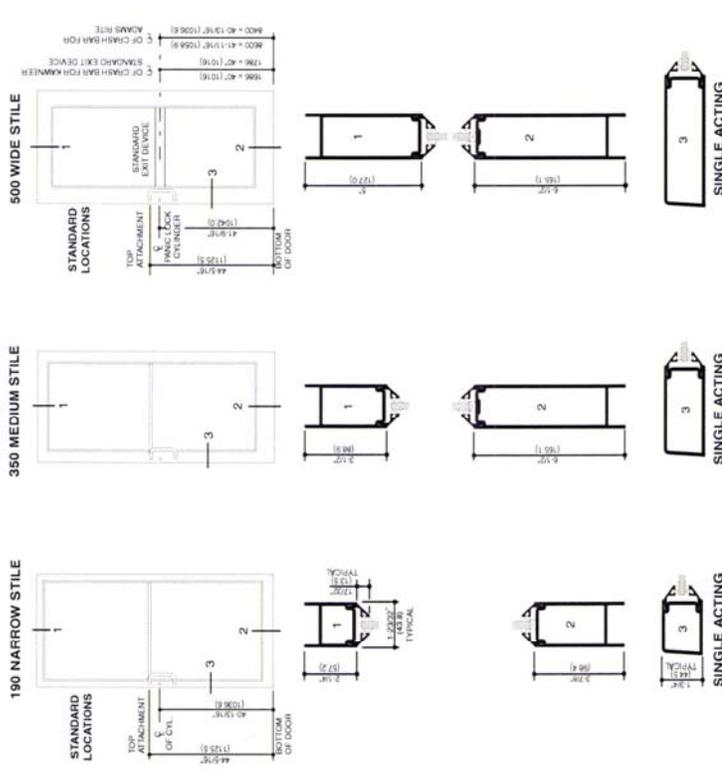
*C3*

6 190/350/500 STANDARD ENTRANCES

APRIL, 2012  
EC 97911-43

DOOR TYPES/SECTION DIMENSIONS

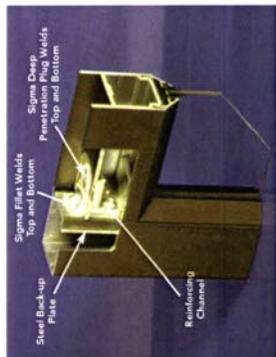
SCALE 3" = 1' 0"



- Thermoplastic elastomer weatherstrip on blade-top of frame jamb, header or transom bar.
  - Integral polymeric fin in bottom weatherstrip provides a continuous barrier between parts of doors.
  - Optional surface-applied bottom weatherstrip and gasket. Extruded raised lip on threshold to provide a continuous barrier between parts of doors.
  - Standard 1/4" beveled glass stops sheet water and dirt off without leaving residue.
  - Available in all finishes offered by Kawneer.
- The 190 Narrow Stile Entrance**
- Is engineered for moderate traffic in applications such as stores, offices and apartment buildings.
  - Vertical stile measures 2-1/8" - top rail 2-1/4" and bottom rail 3-7/16"
  - Results in a slim look that meets virtually all construction requirements.
- The 350 Medium Stile Entrance**
- Provides extra strength for applications such as schools, institutions and other high traffic applications.
  - Vertical stiles and top rails measure 3-1/2"
  - Bottom rail measures 6-1/2" for extra durability.
- The 500 Wide Stile Entrance**
- Creates a monumental visual statement for applications such as banks, libraries and public buildings.
  - Vertical stiles and top rail are 5" - bottom rail measures 6-1/2"
  - Results in superior strength for buildings experiencing heavy traffic conditions.

**General**

- Heights vary to 10'; widths range from approximately 3' to 4'
- Door frame face widths range to a maximum of 5", while depths range to 6"
- Door operation is single or double acting with maximum security locks or Touch Bar Panic standard
- Architect's Classic one inch round, bent bar push/pull hardware is available in various finishes and sizes
- Infills range from under 1/4" to more than 1"



**Economy**

Kawneer's Solaris® built neoprene weatherstripping forms a positive seal around the door frame and provides a substantial reduction in air infiltration, resulting in improved comfort and economies in heating and cooling costs. The system is wear and temperature resistant and replaces conventional weathering. Bottom weatherstrip at the interior contains a flexible blade gasket to meet and contact the threshold, enhancing the air and water infiltration performance characteristics.

**For the Finishing Touch**

Permadone-Anodized finishes are available in Class I and Class II in seven different colors.

Painted Finishes, including fluoropolymer that meet or exceed AAMA 2605, are offered in many standard choices and an unlimited number of specially-designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2605.



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Proposed Storefront Door Cut Sheet

LOUIS 119160DZ

Approved\*  
City of Portland  
Development Services

Planner: MB  
Date: 4/15/13

\* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.







Quote Number: 1175

Meridian 1216-45 Custom Brew  
2,080 Ft<sup>3</sup>

BINS REQUIRED: 1

**PRODUCT BEING STORED**

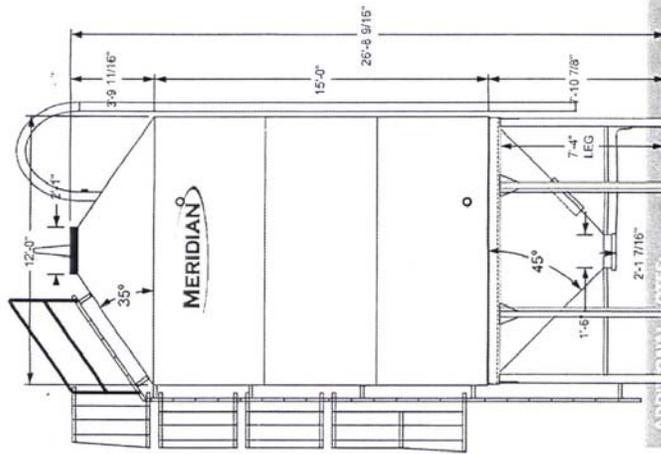
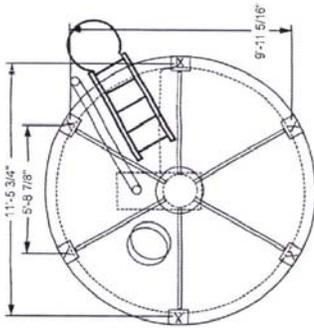
PRODUCT: Barley, whole  
DENSITY: 43.00 pcf  
ANGLE OF REPOSE: 30.00°  
SLIP FACTOR: 0.40

**\*REGIONAL & SITE INFORMATION**

LOCATION: Portland, OREGON  
SEISMIC CODE: IBC WIND CODE: ASCE 7-05  
WINDLOAD: 85 SNOW LOAD: 0.000  
BIN WGT: 4,303 lbs PRODUCT WGT: 93,897 lbs  
BIN HEIGHT: 26'-8 9/16"  
CLEARANCE: 2'-1 7/16"  
ROOF CONE: 35° HOPPER CONE: 45°  
INLET OPENING: 2'-1" OUTLET OPENING: 1'-5"  
LID: Lid Vented 25inch Grey  
EXTERIOR PAINT: Zinc with Bone White  
INTERIOR PAINT: 1 Coat of Bone White

**OPTIONS**

- 1 8' PVC Vent Line
- 1 Auger Boot, 3.5 in 300 Flex w/
- 1 Fill Pipe SLR, 12" Dia x 17'
- 1 Handrail Pkg, 12' Bin Grey
- 1 Ladder Cage Bin Sidewall 15'
- 1 Manway Bottom
- 10.00 o'clock: 18" Along cone line from Discharge
- 2 ViewGlass
- 5:00 o'clock, 12" Down from Eave
- 5:00 o'clock, 9" Up from Sidewall Bottom



ADDITIONAL NOTE

This drawing is the exclusive property of Meridian Manufacturing Group and may not be duplicated by any means without the specific permission of Meridian Manufacturing Group.  
Bin design is based on free flow of product. Damage resulting from bridging or vacuum collapse is exempt from structural warranty.

CASE NO. LV EXHIBIT 119160 DZ  
c6

\*Approved\*  
City of Portland  
Bureau of Development Services  
Planner AB  
Date 4/15/13  
\* This approval applies only to the reviews requested and is subject to all conditions of approval.  
Additional design requirements may apply.