

JUPITER HOTEL  
Portland 2016



Northwest Corner

**Site & Context**



Jupiter Hotel



Union Jacks



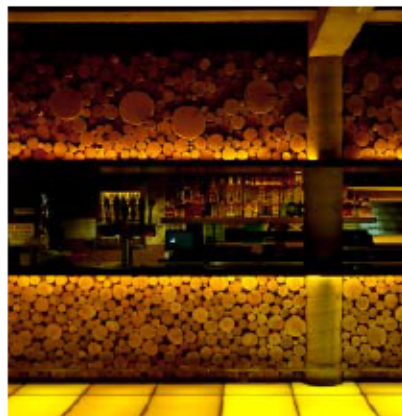
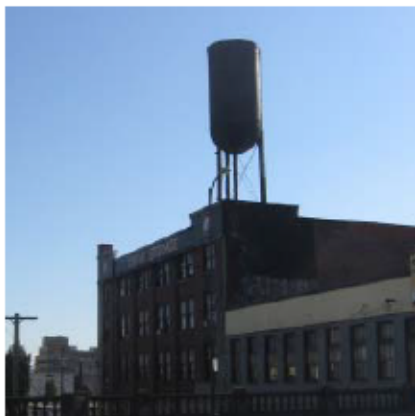
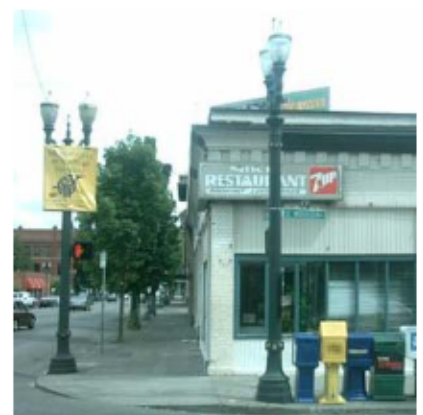
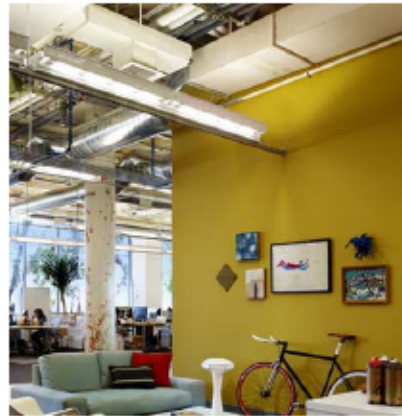
Trio Club

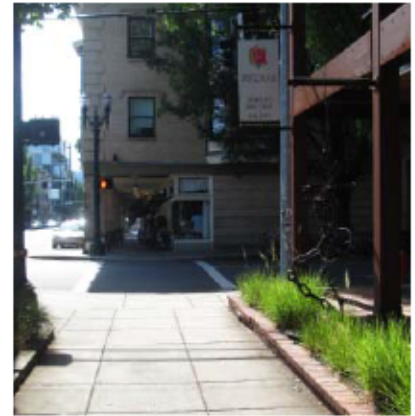
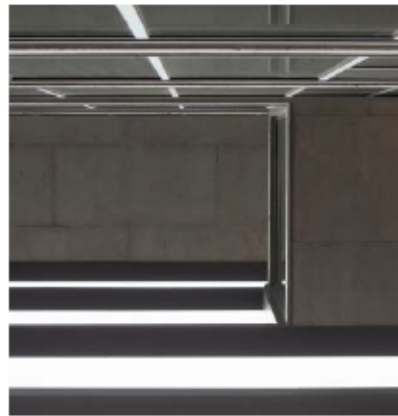


Lower Burnside Lofts



Burnside Rocket



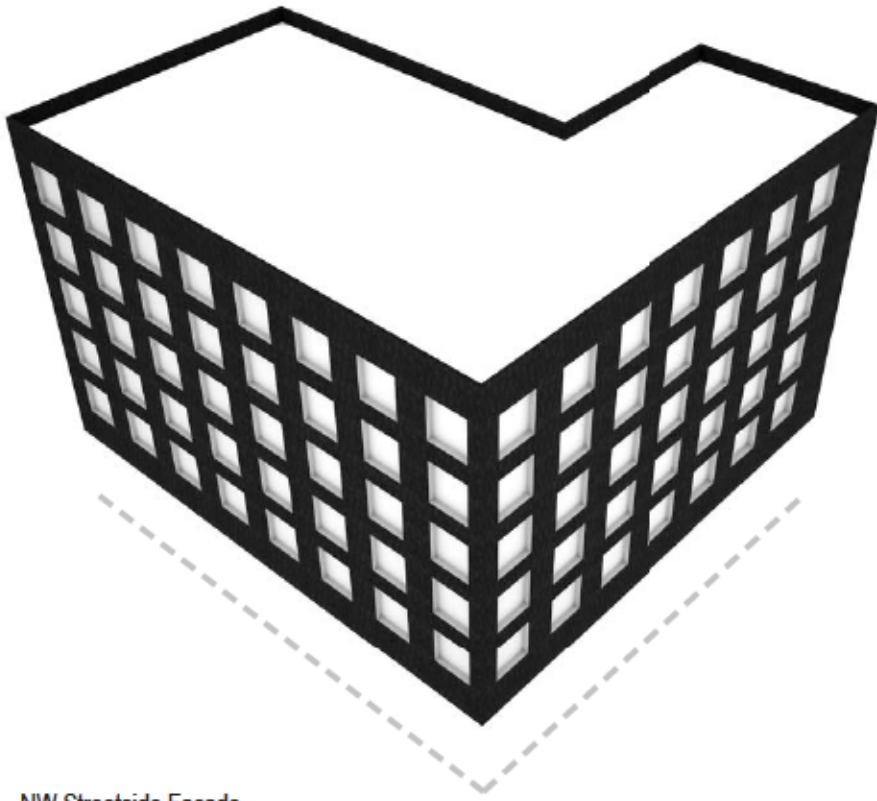




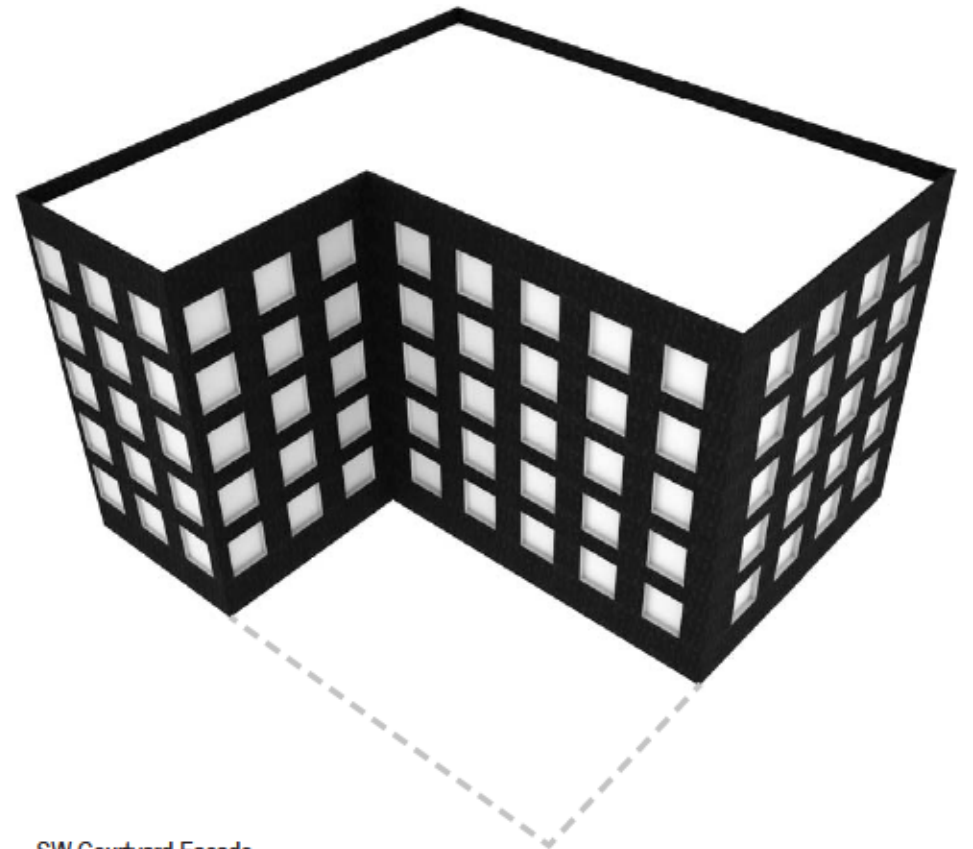
Stable



Distorted

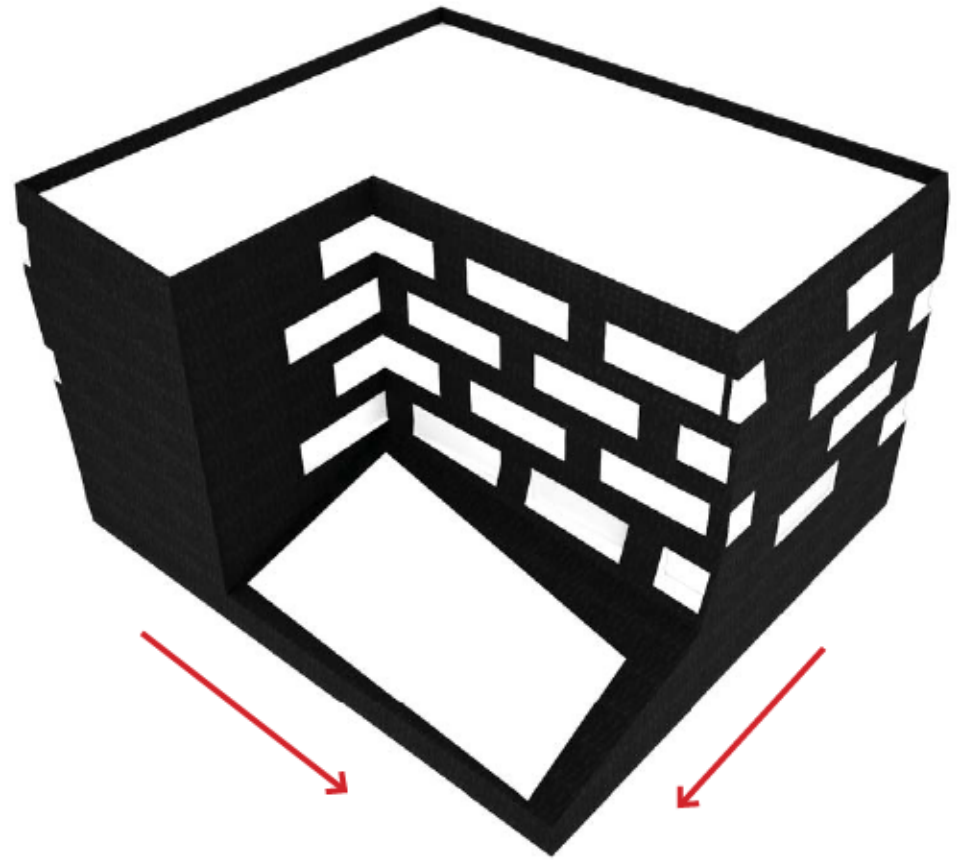
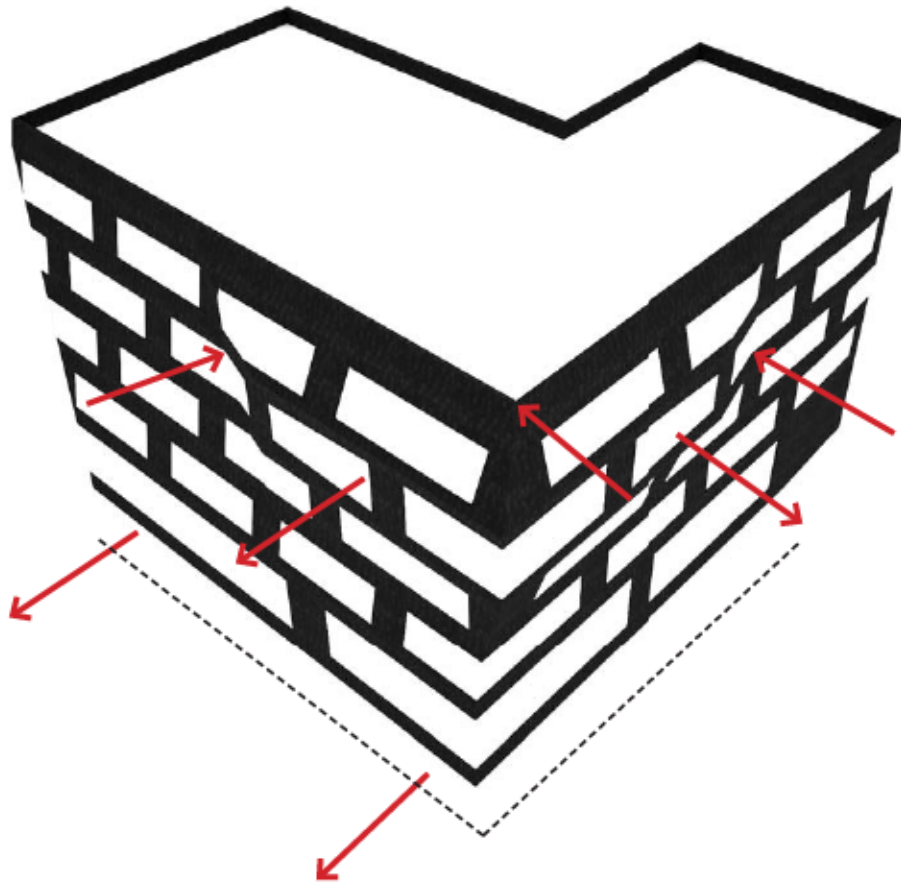


NW Streetside Facade



SW Courtyard Facade







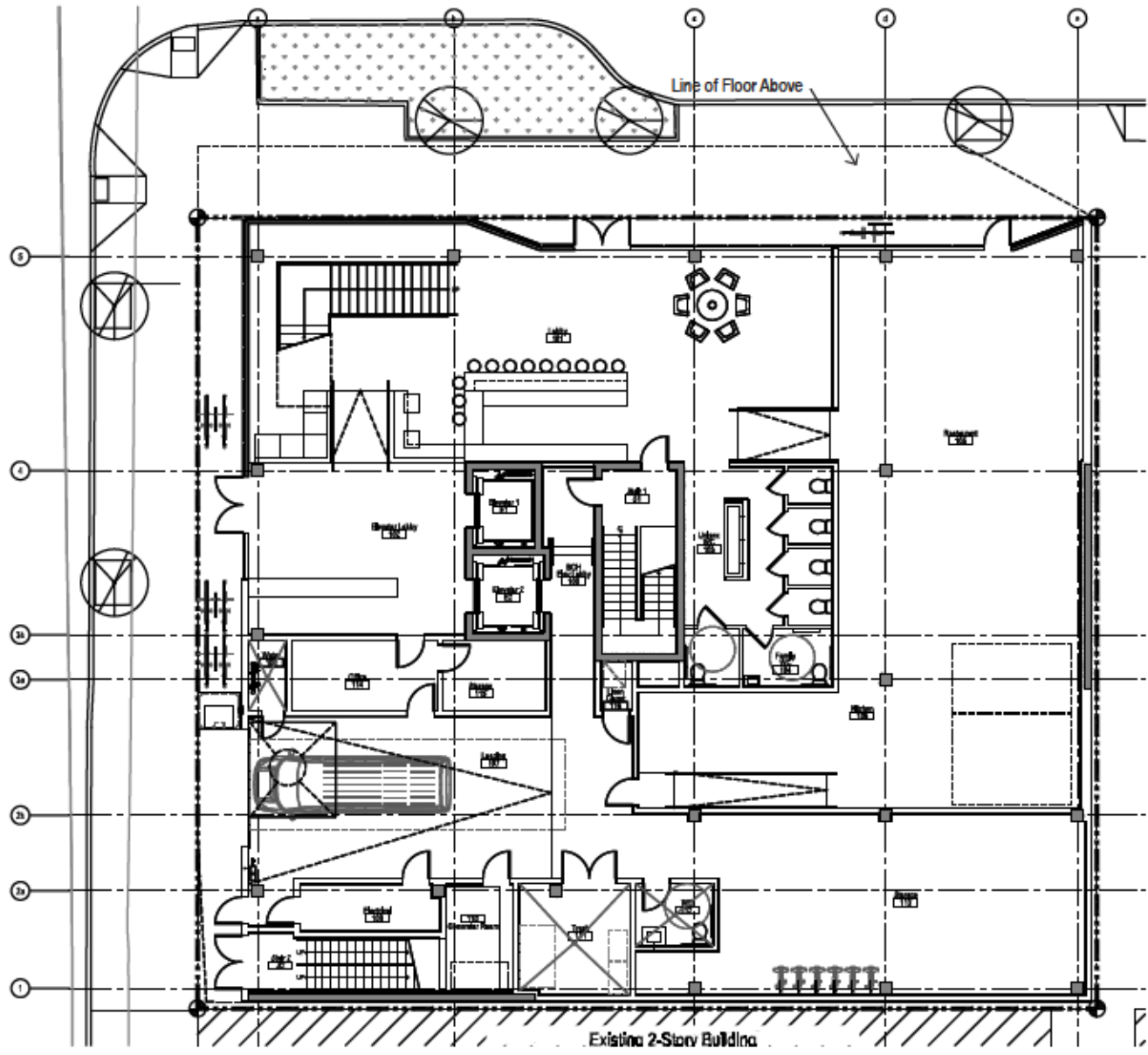
View From East Burnside




View of Jupiter Hotel Main Entrance

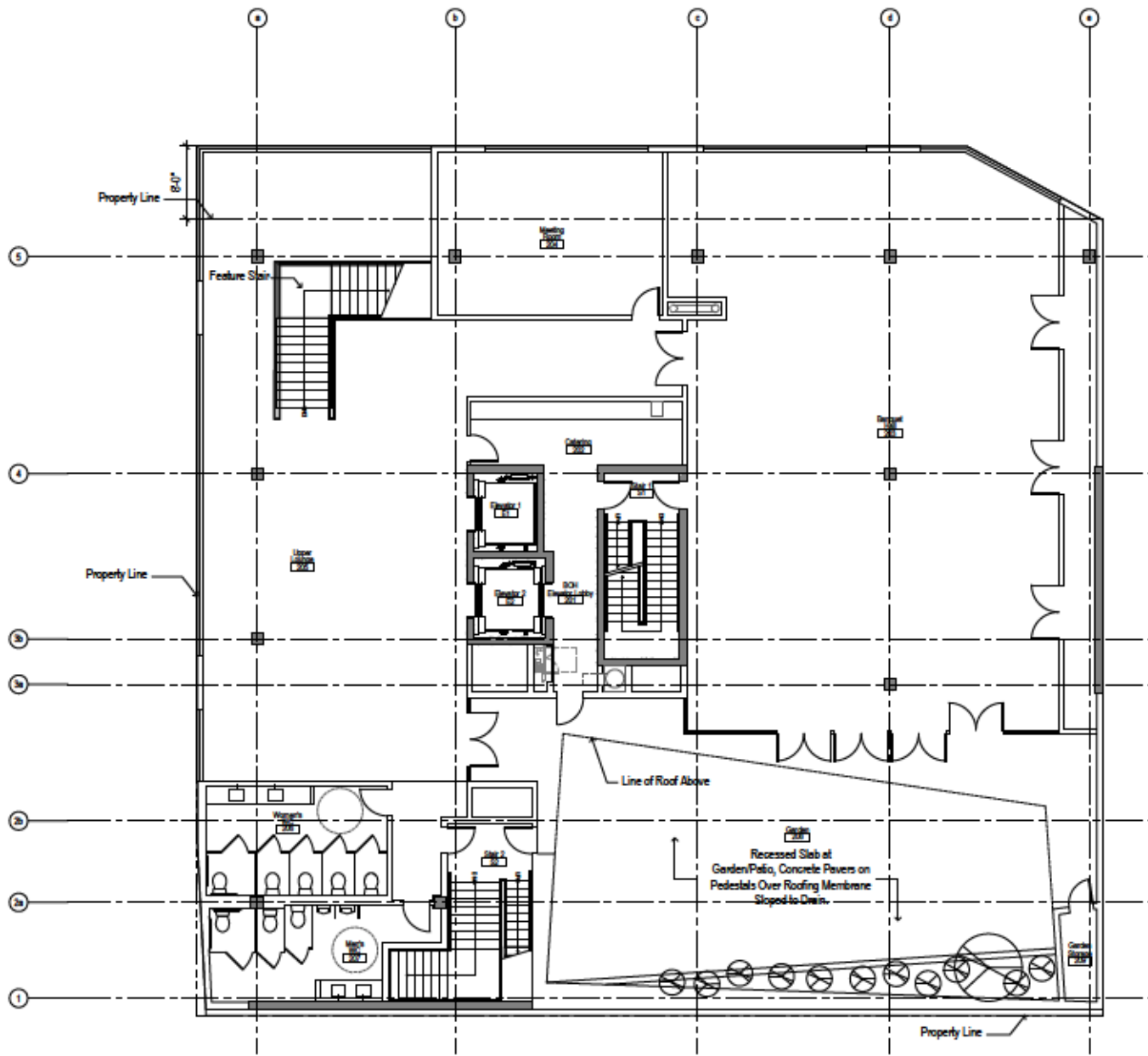



View of Courtyard

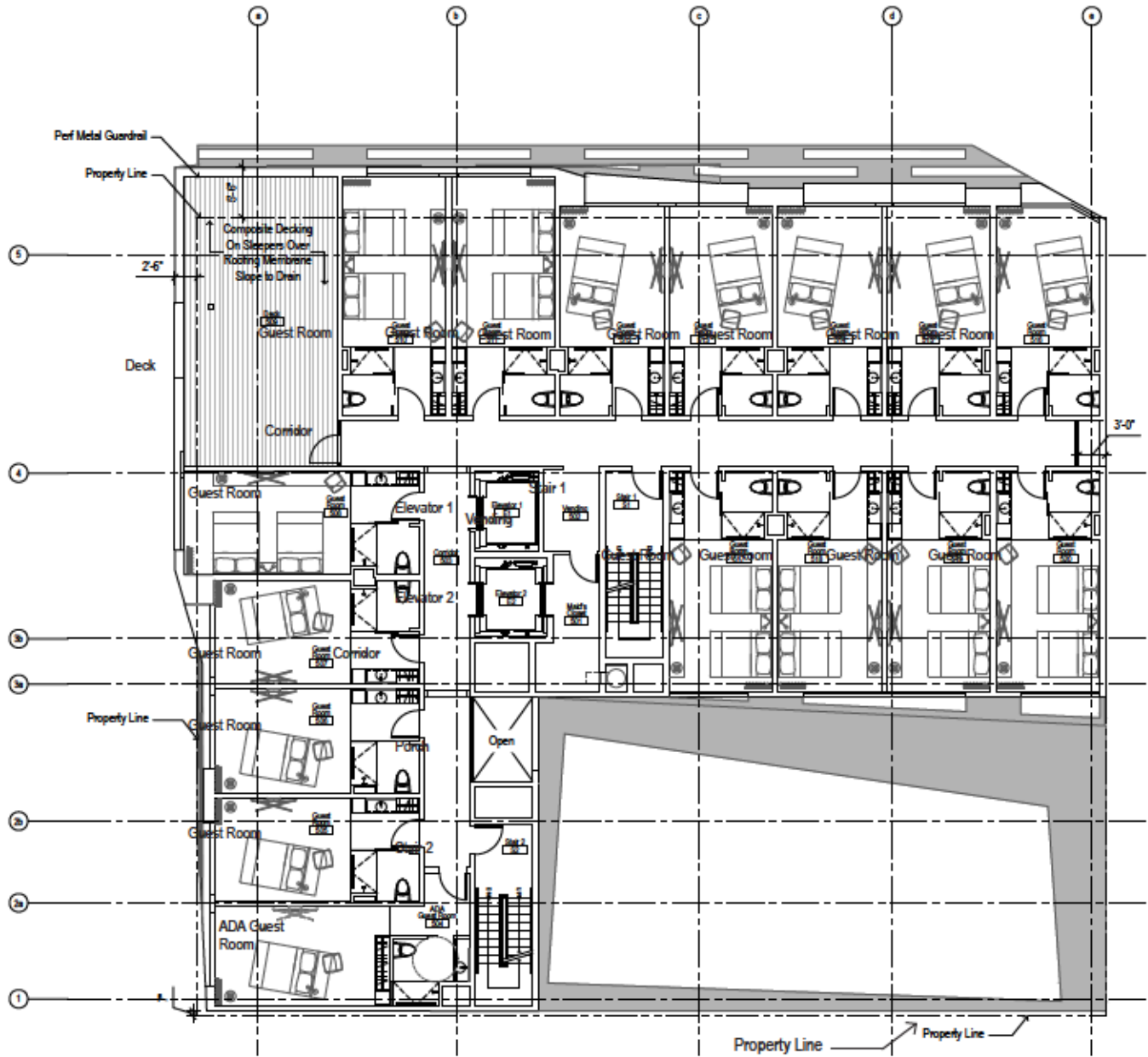




**Ground Floor Plan**  
 scale: 1/32" = 1'-0"  
 0 5 10 20

Proposed Ground Floor Plan




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



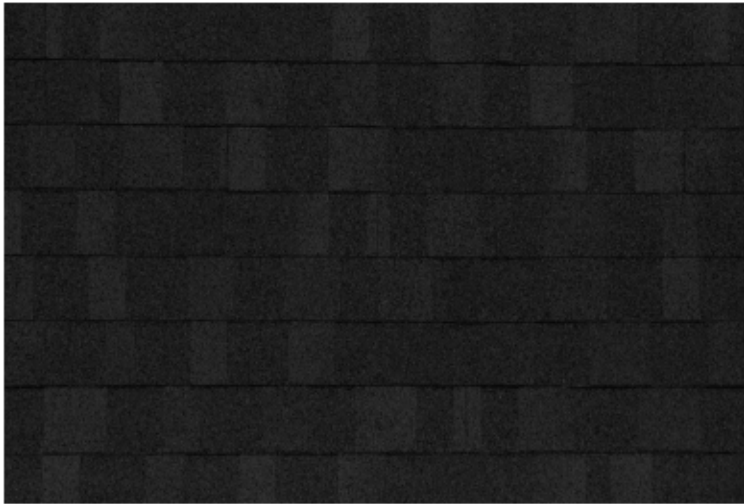

**Fifth Floor Plan**  
 scale: 3/32" = 1'-0"  
 0 5 10 20



Northwest Corner



## Laminated Asphalt Shingle



## Fabricated Metal Shingle



15 year Right Start Warranty  
40 year Limited Lifetime Warranty  
20 year Scotch Guard Warranty (Algae/Moss Resistance)

- **Minimal Skill Needed for High Quality Installation**
- **Easily Wraps and Conforms to Distorted Facade Shape**
- **Produces a Unique Texture and Aesthetic**
- **Speaks to the “Grittiness” of E Burnside**
- **Provides a “New Formal Language” Different than Projects in the Area**

0 Year Warranty on Metal  
30 year Warranty on Paint  
0 year Scotch Guard Warranty (Algae/Moss Resistance)

- **Skilled Craftsman Needed for High Quality Installation**
- **Major Custom Fabrication needed for Wrapping of Distorted Facade Shape**
- **Produces a Texture and Aesthetic which is Often Repeated**
- **Less Representative of the “Grittiness” of E Burnside**
- **Provides a Formal Language Similar to Projects found throughout the city**

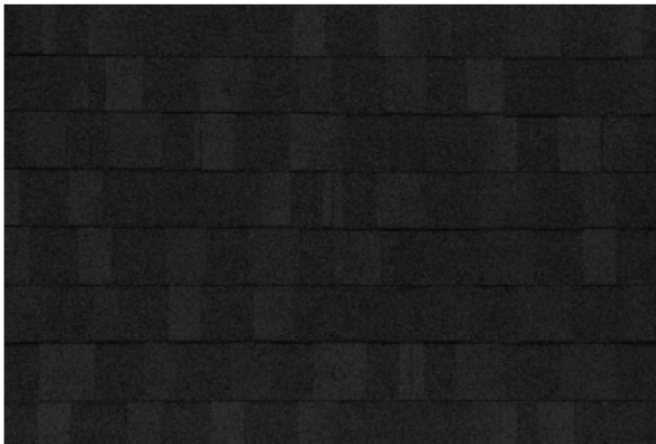
## Design Review Commission Concerns:

1. Permanence
2. Quality
3. Precedent Setting

## **Permanence:**

Demonstrates a high-quality finish with clean details providing a sense of permanence.

### Laminated Asphalt Shingle

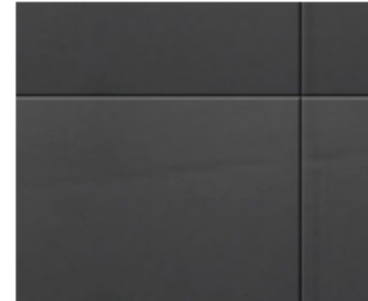


15 year Right Start Warranty  
40 year Limited Lifetime Warranty  
20 year Scotch Guard Warranty (Algae/Moss Resistance)

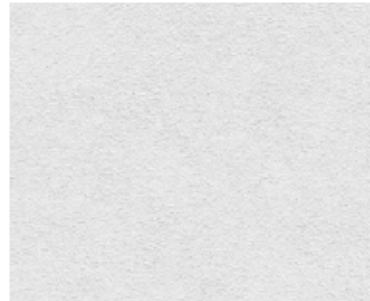
### Typical Cladding Materials



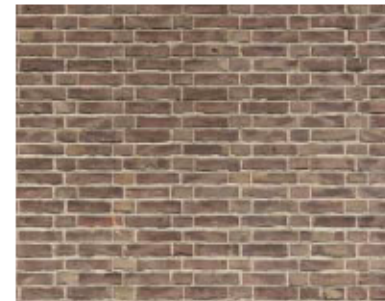
Metal Panel  
0 year Right Start Warranty  
5 year Limited Lifetime Warranty  
0 year Scotch Guard Warranty (Algae/Moss Resistance)



Fiber Cement Board  
0 year Right Start Warranty  
30 year Limited Lifetime Warranty  
0 year Scotch Guard Warranty (Algae/Moss Resistance)



Stucco  
0 year Right Start Warranty  
5-12 year Limited Lifetime Warranty  
0 year Scotch Guard Warranty (Algae/Moss Resistance)



Brick  
0 year Right Start Warranty  
30-50 year Limited Lifetime Warranty  
0 year Scotch Guard Warranty (Algae/Moss Resistance)

**Malarkey Roofing Products**





**“Sustainability is a vital aspect of our commitment to our customers and local communities.” - Jim Fagan, President of Malarkey Roofing Products**

## Laminated Asphalt Shingle



- **Laminated Asphalt Shingles are an Off the Shelf Product that Easily Conforms to the Faceted Nature of the Building Form**
- **Fabrication and Installation Requires a Low Level of Skill (Minimum Margin for Error)**
- **Asphalt Shingle Provides a consistent Patterning, Color, and Depth**
- **Asphalt Absorbs Light Minimizing Reflection Creating a Unique Texture**
- **Corner Details are Clean and Precise**
- **Mock-up was Built by Nonprofessionals in One Day**





View From Northwest Corner



View of Jupiter Hotel Main Entrance



Northwest Corner