

LOCA at 11th and Belmont The Goat Blocks

Design Review Submittal (LU# 14-125908 DZM AD) (DAR# 13-224797) (Pre-Application# EA-203772)

PRESENTED BY: KILLIAN PACIFIC
OWNER: BELMONT INVESTMENT, LLC
ARCHITECT: ANKROM MOISAN ARCHITECTS
06.30.2014



LU# 14-125908 DZM AD

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PROJECT TEAM: **Developer** Killian Pacific **Architect** Ankrom Moisan Architects **Landscape** Koch Landscape Architecture **Civil Engineering** Cardno **Contractor** Andersen Construction

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Civil

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North Building West Elevation before (C.61)



North Building West Elevation after (C.61)

see C.19, C.32, C.33, C.40, C.43, C.44, C.67, C.81, C.96, C.97, C.117, C.119, C.131, for more information.



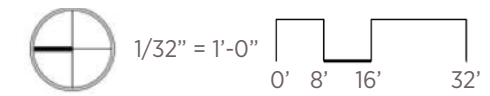
Retail Building East Elevation before (C.81)

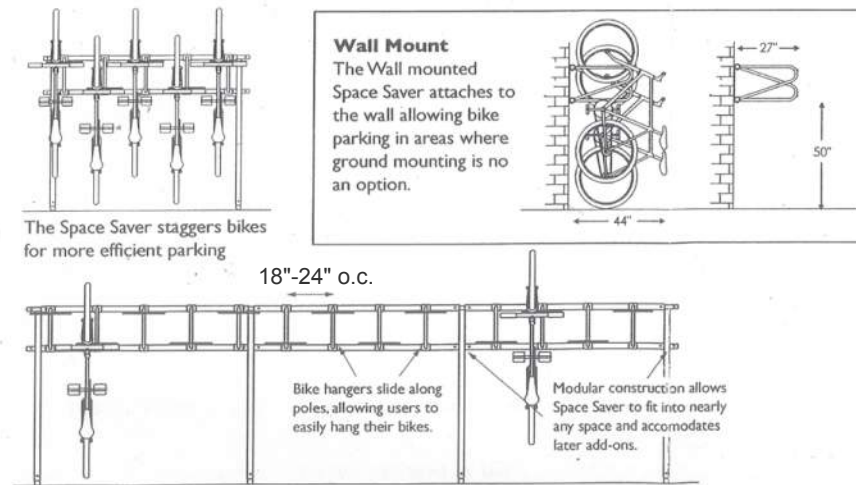
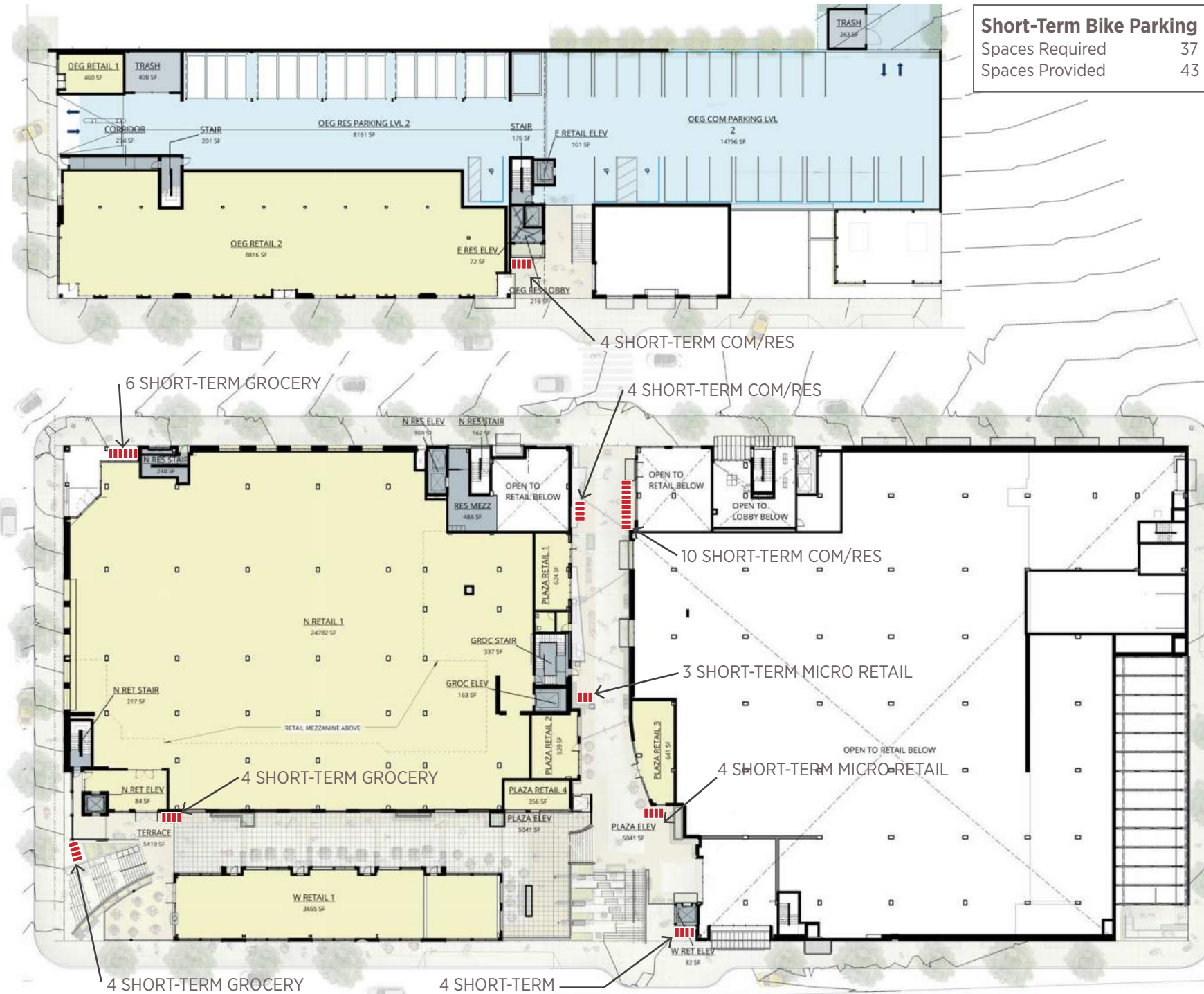


Retail Building East Elevation after (C.81)

Market walk sloped 2.3%

see C.15, C.17, C.19, C.27, C.30, C.61, C.81, C.96, C.99, C.119, for more information.





Standards for Bicycle Parking:

A space 2'-0" by 6'-0" must be provided for each required bicycle parking space.

Required Bicycle Parking:

There are 247 apartments in The Goat Blocks. 371 bicycle parking spaces are required. An additional 12 bicycle parking spaces are required for the Retail uses of the site.

The required bicycle can be provided in the space shown by providing:

North Residence	Corridor	In Units		
Level 2-4	27	63		
Level 1	9	18		
Total	36	81	=	117
South Residence	Corridor	In Units		
Level 2-5	48	102		
Level 1	--	24		
Total	48	126	=	174
East Residence	Corridor	In Units		
Level 1	--	18		
Level 2	--	20		
Total	--	38	=	38
Mezzanine	75	-		
Basement North (Commercial)	54	-		
Basement South (Commercial)	18	-		
Total	181		=	181
Total Long-Term Bike Parking Provided			=	510

Short Term Bike Parking Plan

N.T.S.



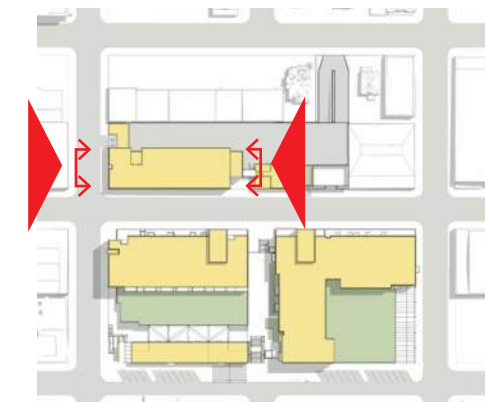
Elevation - North 1"=20'-0"



Elevation - South 1"=20'-0"

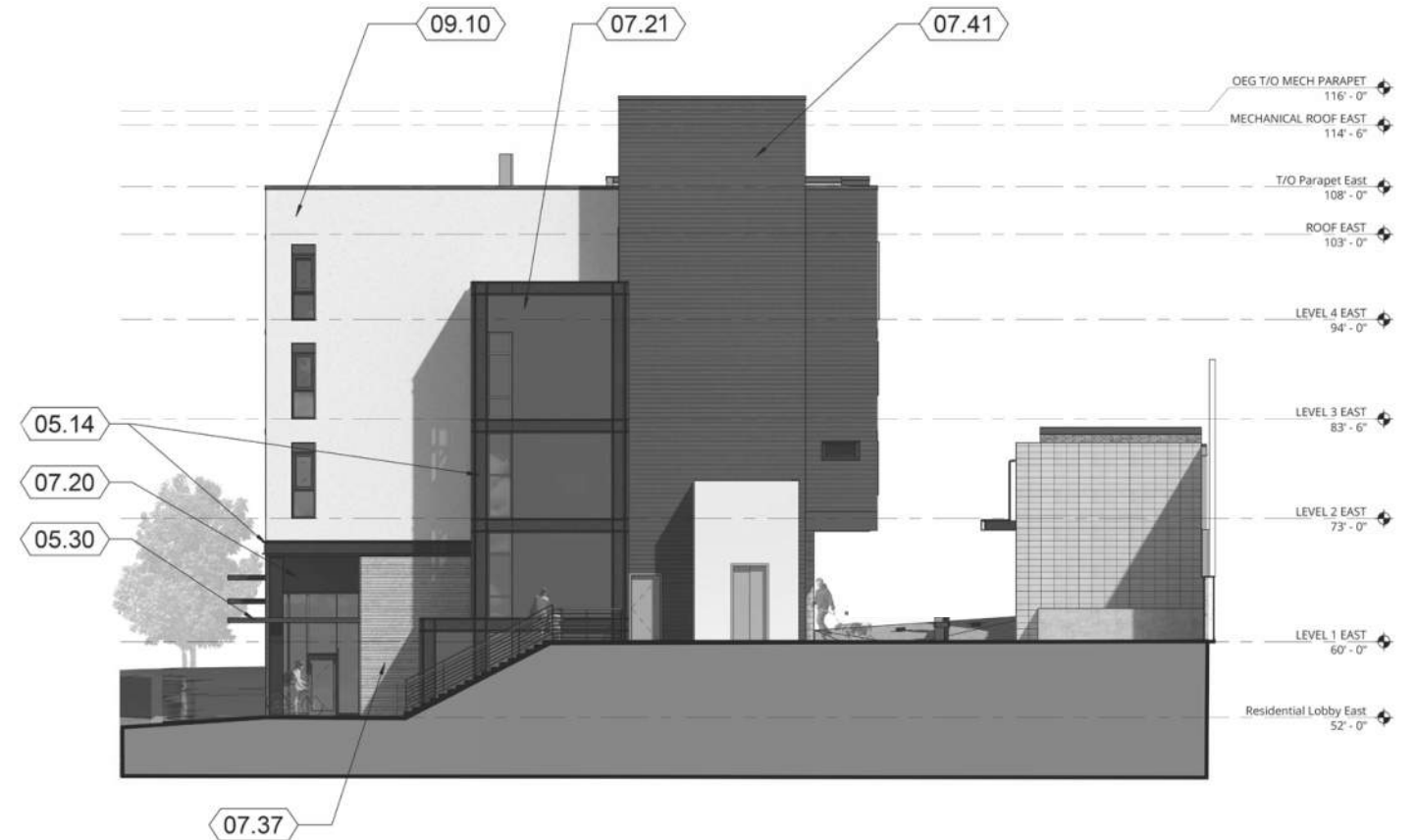
KEYNOTES - ELEVATIONS	
03.01	CAST-IN-PLACE CONCRETE WALL
03.40	PRECAST CONCRETE
04.01	CONCRETE MASONRY UNITS (CMU-1)
04.20	BRICK VENEER
04.21	BRICK VENEER (B-1-SA)
05.01	STEEL COLUMN
05.02	STEEL BEAM
05.05	STEEL GATE
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.30	METAL FRAMED CANOPY
05.81	DECORATIVE METAL GUARDRAIL
07.06	RECESSED PERFORATED METAL WALL PANEL SIDING
07.20	FORMED METAL PANELS (MP-1-EA)
07.22	METAL ROOF PANELS, STANDING SEAM

KEYNOTE	DESCRIPTION
07.37	WOOD SIDING (WD-1-E)
07.40	FIBER CEMENT PANEL SIDING (FCP-2-E)
07.41	FIBER CEMENT PLANK SIDING (FCP-1-E)
08.30	ALUMINUM-FRAMED STOREFRONT
08.40	VINYL WINDOW
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
09.10	MODIFIED CEMENT PLASTER, STUCCO (ST-1-E)
14.45	SEMI-AUTOMATIC, VEHICLE LIFT SYSTEM





Elevation - North 1"=20'-0"



Elevation - South 1"=20'-0"

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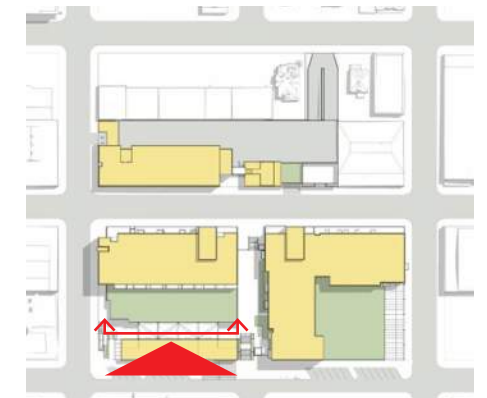




KEYNOTES - ELEVATIONS	
03.40	PRECAST CONCRETE
04.20	BRICK VENEER
05.03	STEEL FRAME
05.12	DECORATIVE STEEL LINTEL WITH CANOPY ATTACHMENT TABS
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.30	METAL FRAMED CANOPY
05.35	METAL FRAMED CANOPY WITH PERFORATED METAL SOFFIT PANELS
05.40	METAL FRAMED BALCONY
05.63	GALVANIZED METAL PIPE HANDRAIL
05.83	DECORATIVE METAL GUARDRAIL WITH GLASS INFILL PANELS
07.07	METAL WALL PANELS (MWP-1-NA)
07.08	METAL WALL PANELS (MWP-1-NB)

07.09	METAL WALL PANELS (MWP-2-NA)
07.11	METAL WALL PANELS (MWP-3-NA)
07.27	METAL COMPOSITE PANELS (MCM-1-NA)
08.20	FIBERGLASS DOOR AT APARTMENTS - TYPICAL
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
08.93	GALVANIZED LOUVERS

Art Murals, via City of Portland - "Original Art Mural Program" Permit, (4) small panels or (1) large panel





Elevation - West 1"=20'-0"

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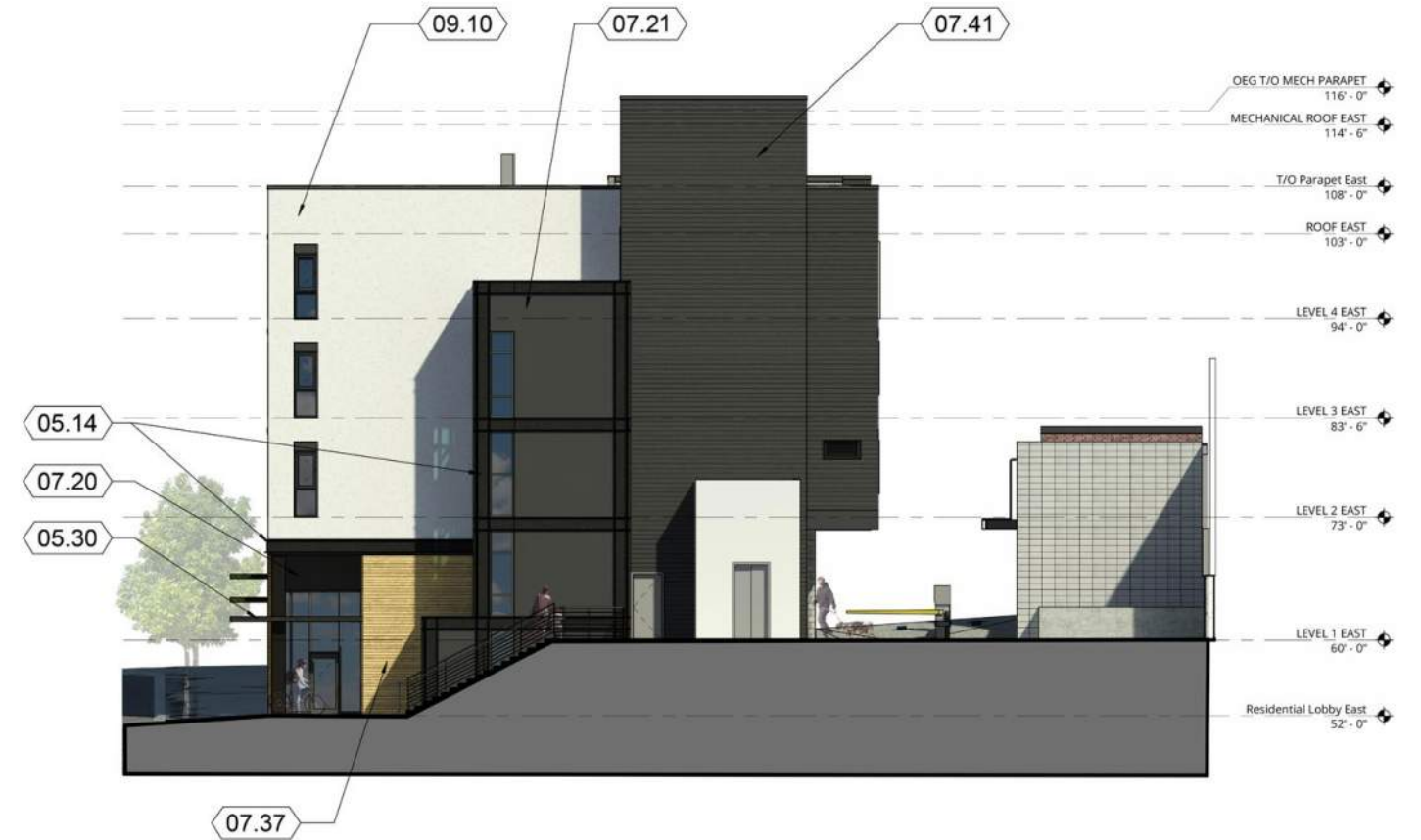
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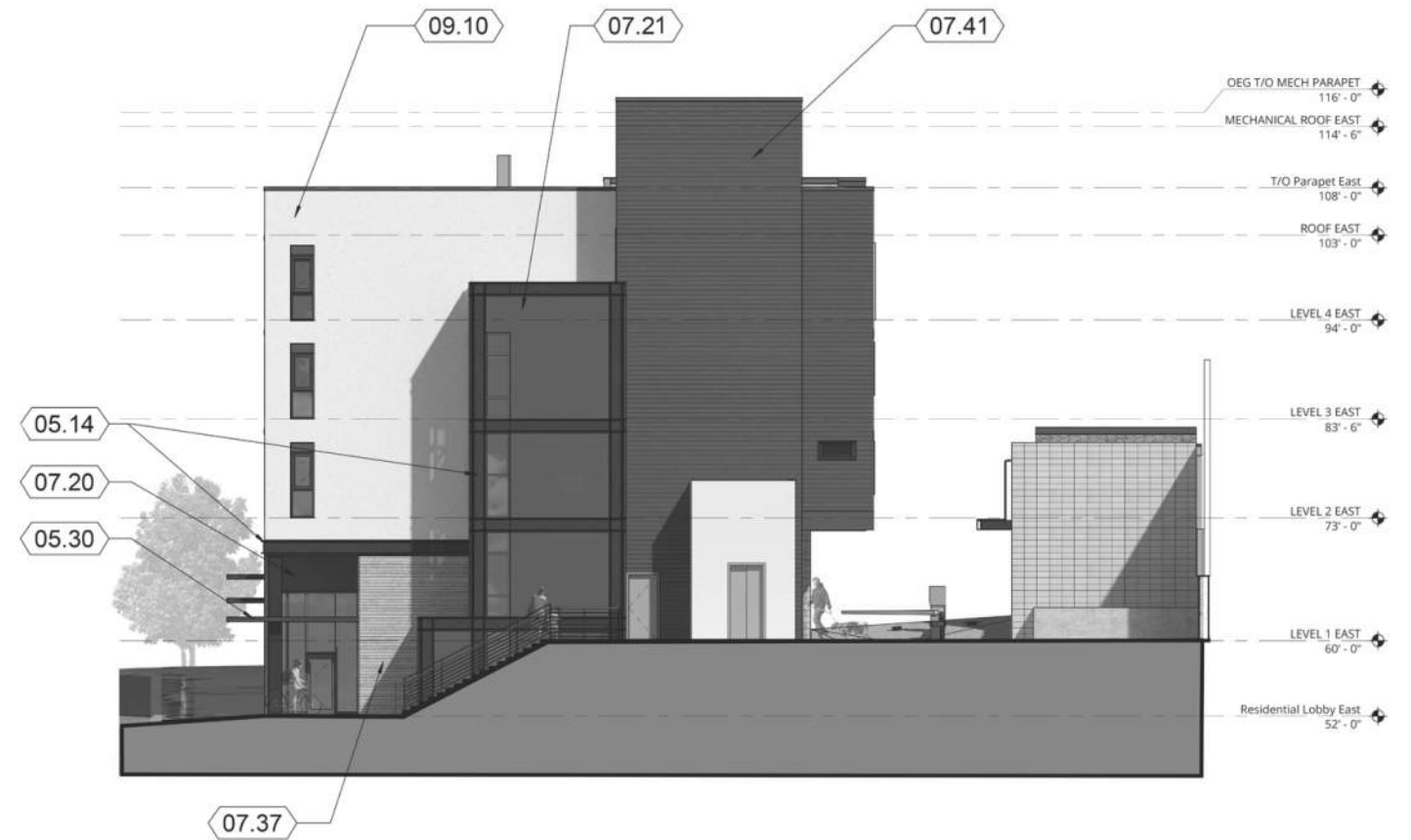


Elevation - South 1"=20'-0"

KEYNOTES - ELEVATIONS	
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03.40	PRECAST CONCRETE
04.01	CONCRETE MASONRY UNITS
04.20	BRICK VENEER
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05.30	METAL FRAMED CANOPY
05.81	DECORATIVE METAL GUARDRAIL
07.06	RECESSED PERFORATED METAL WALL PANEL SIDING
07.20	FORMED METAL PANELS
07.21	MORIN F-12 PROFILE METAL PANEL
07.22	METAL ROOF PANELS, STANDING SEAM
07.37	WOOD SIDING
07.40	FIBER CEMENT PANEL SIDING
07.41	FIBER CEMENT PLANK SIDING
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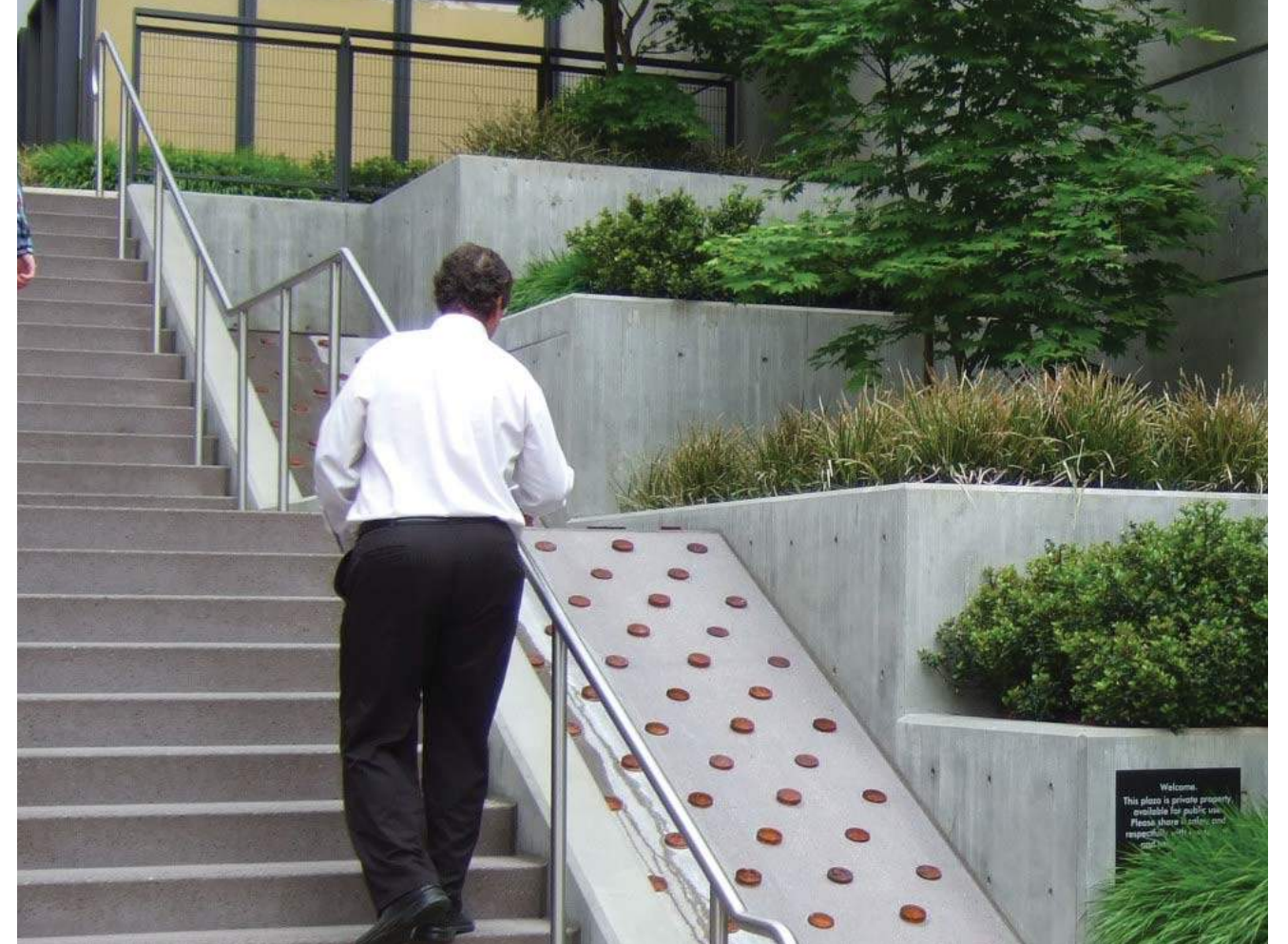
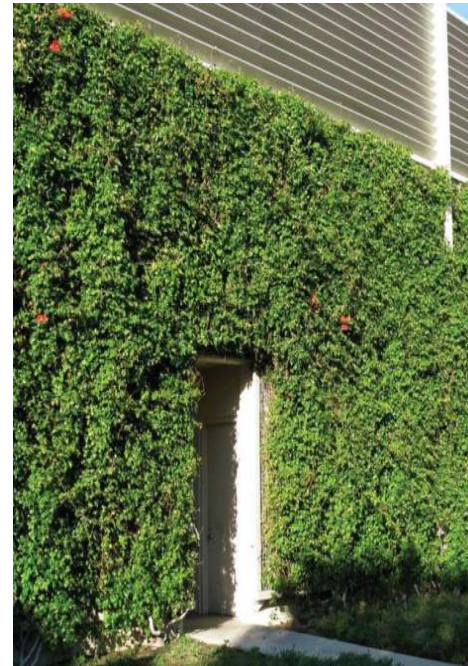
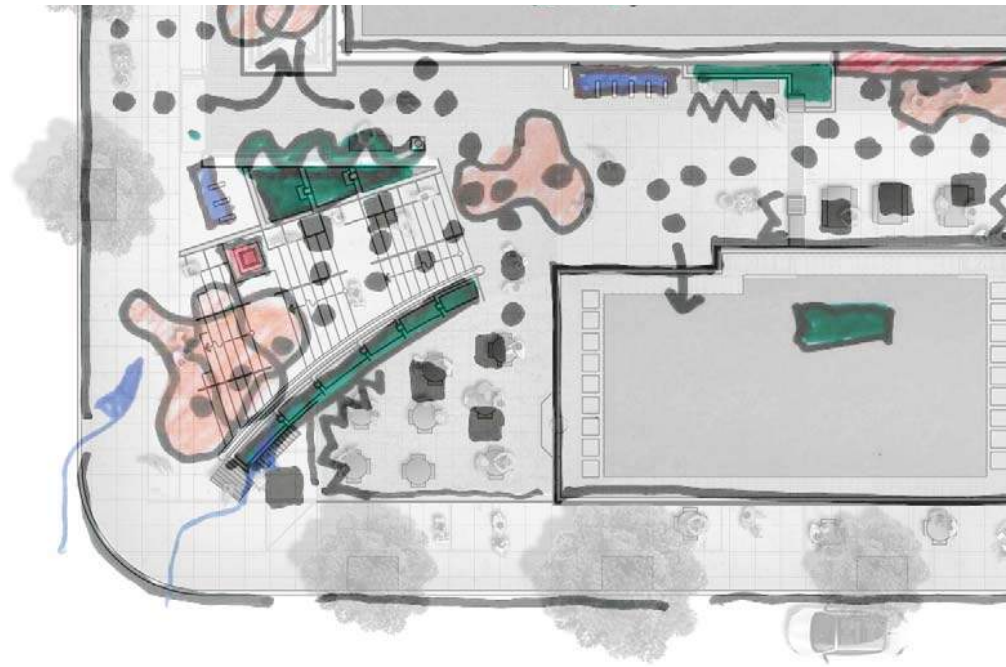


Elevation - North 1"=20'-0"



Elevation - South 1"=20'-0"





L14

Make Spaces Dynamic
Simple Strong Inviting
Simplify, too many materials
Don't use corten steel

Provide Common Thread

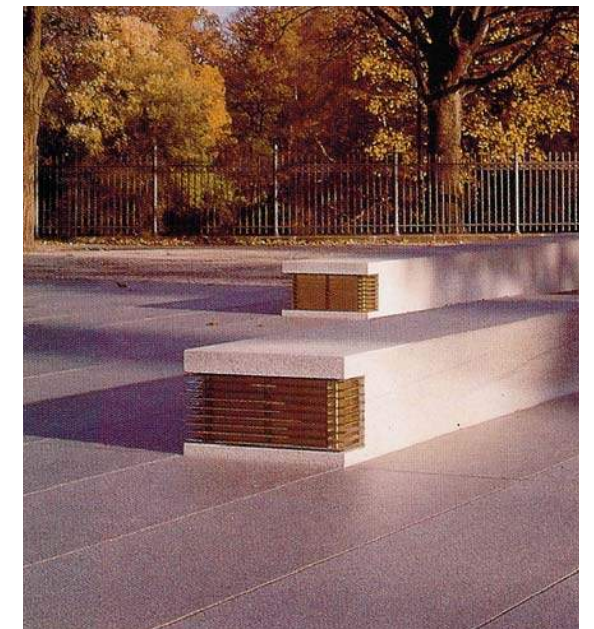
More Consistency
Feels "small"
underdesigned

Create Hang out space

Belmont Stair is Good

Material Palette

too many light fixture types
too many handrails
remove cylinder light





Market Walk Section Looking South - Before 1/8" = 1'

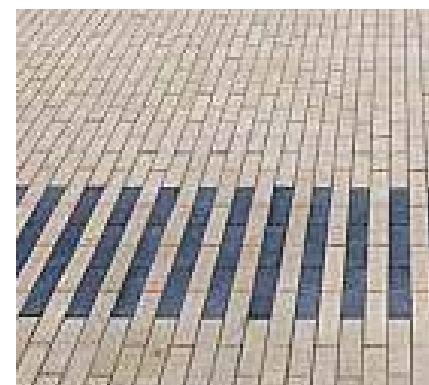
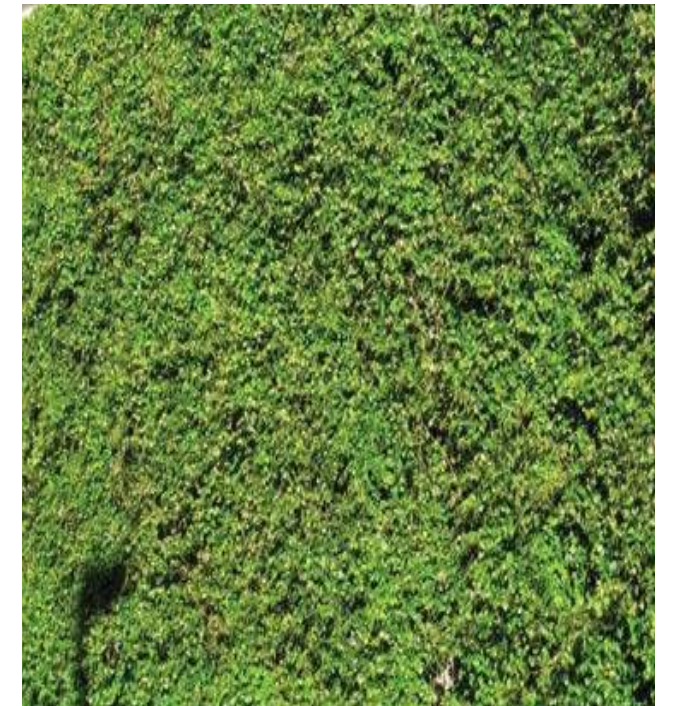
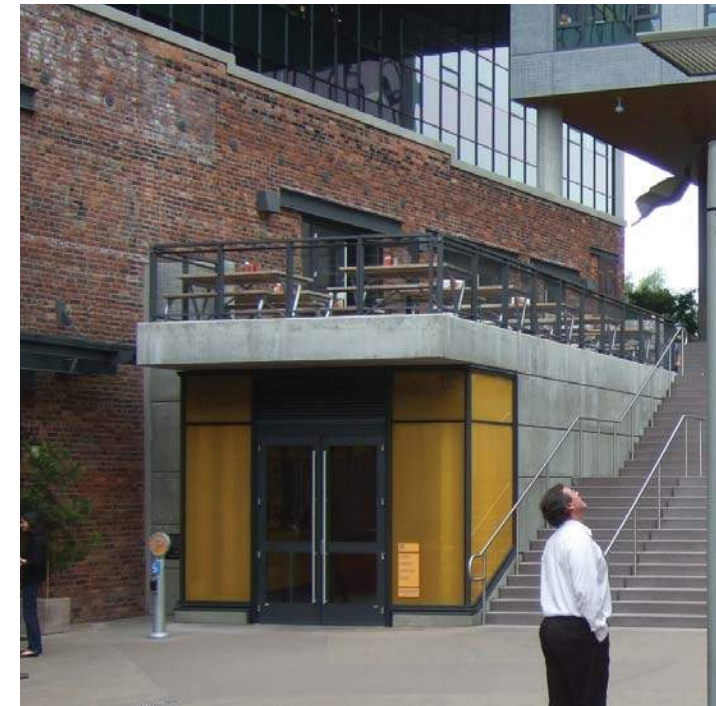


Market Walk Section Looking South - After 1/8" = 1'



Market Walk Section Looking East - After 1/8" = 1'

L22



L24

Paving



Railings & Steps

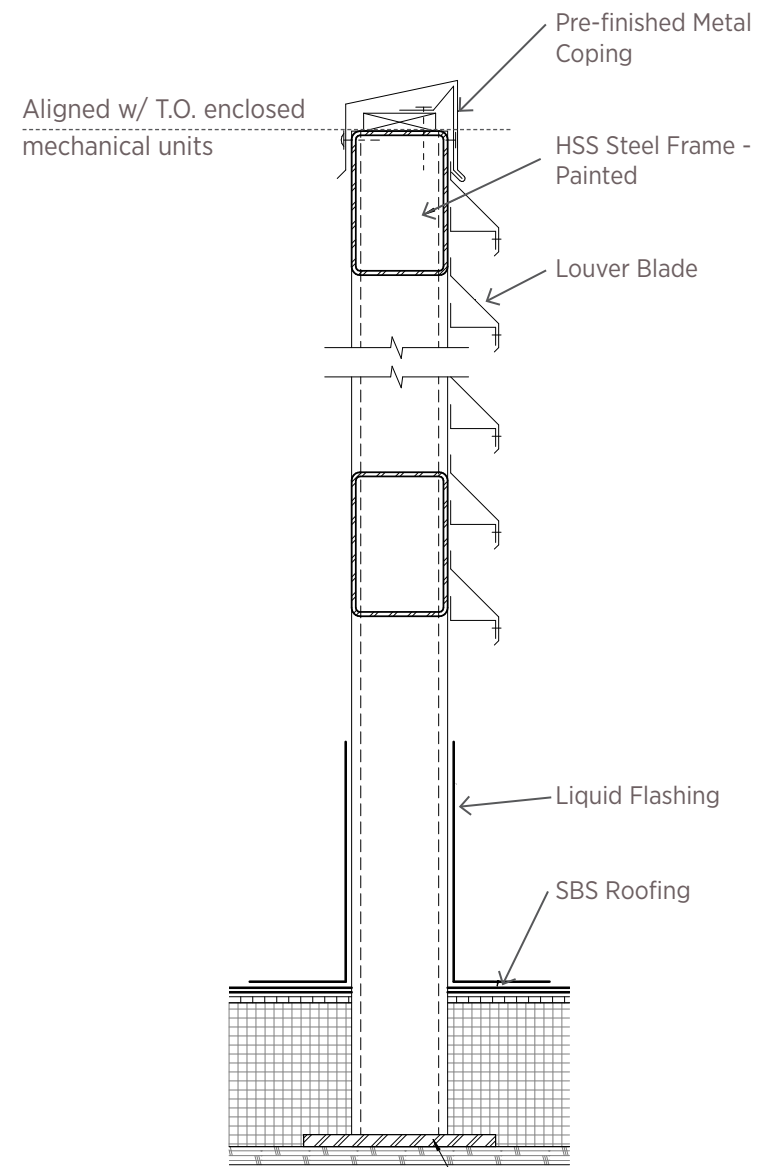


Furnishings

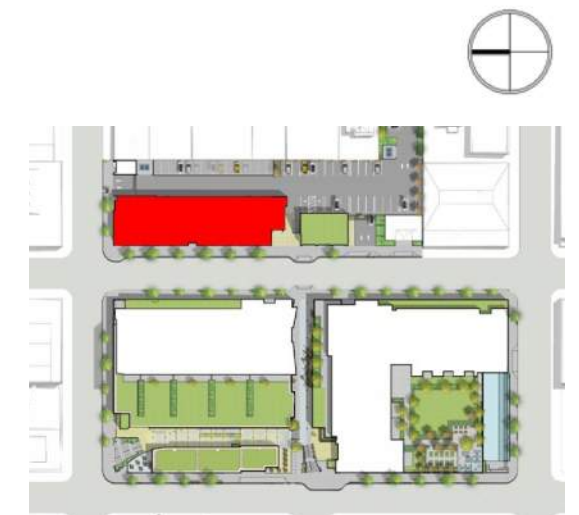
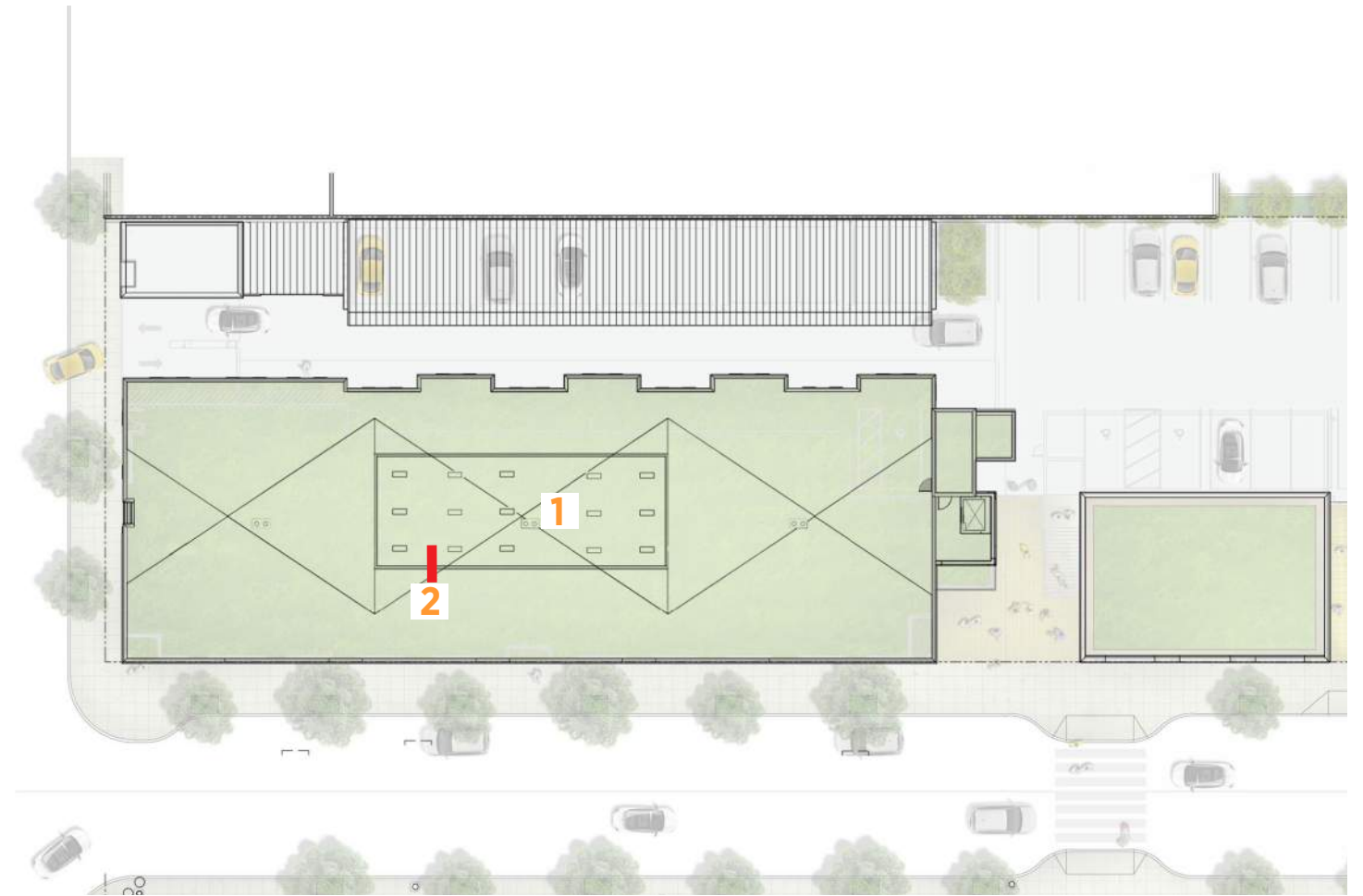


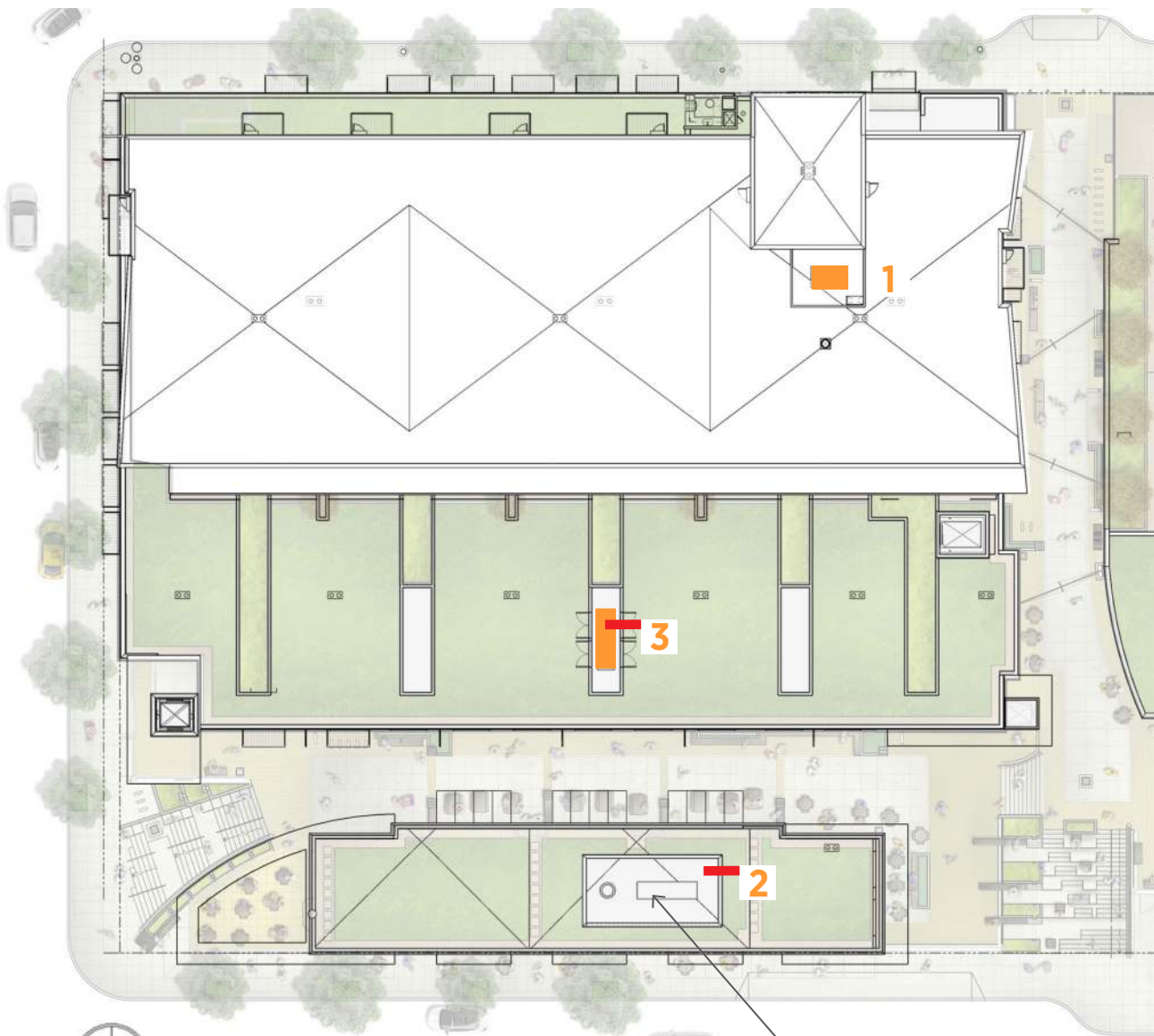


1- SPLIT SYSTEM HP @ ECO ROOF
37.5"W x 13"D x 66" T (with roof support)



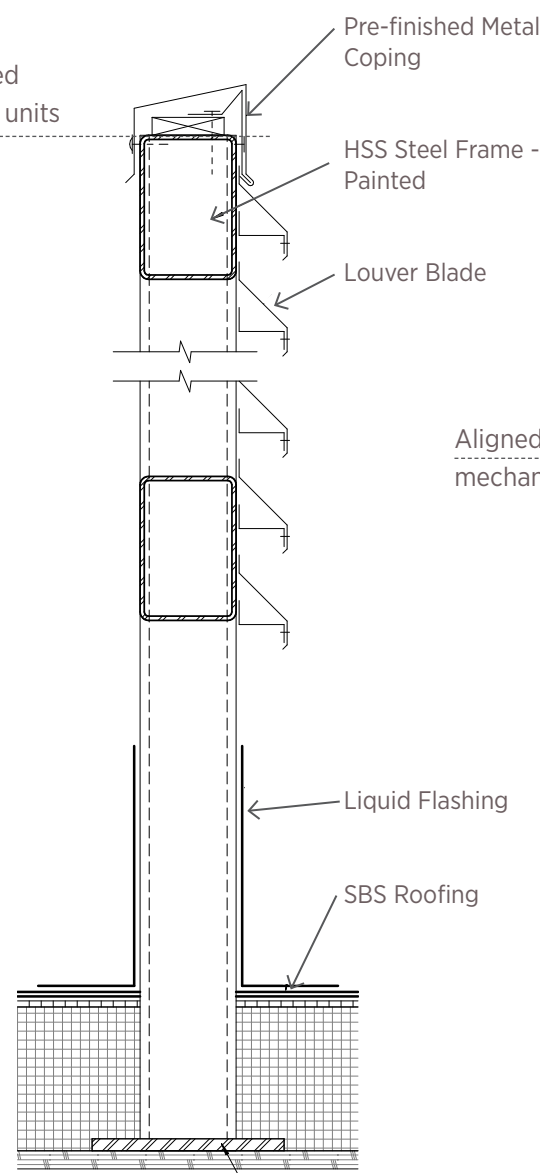
2- MECHANICAL SCREEN @ WOOD DECKING





Note: Future Mechanical not in contract

Aligned w/
T.O. enclosed
mechanical units

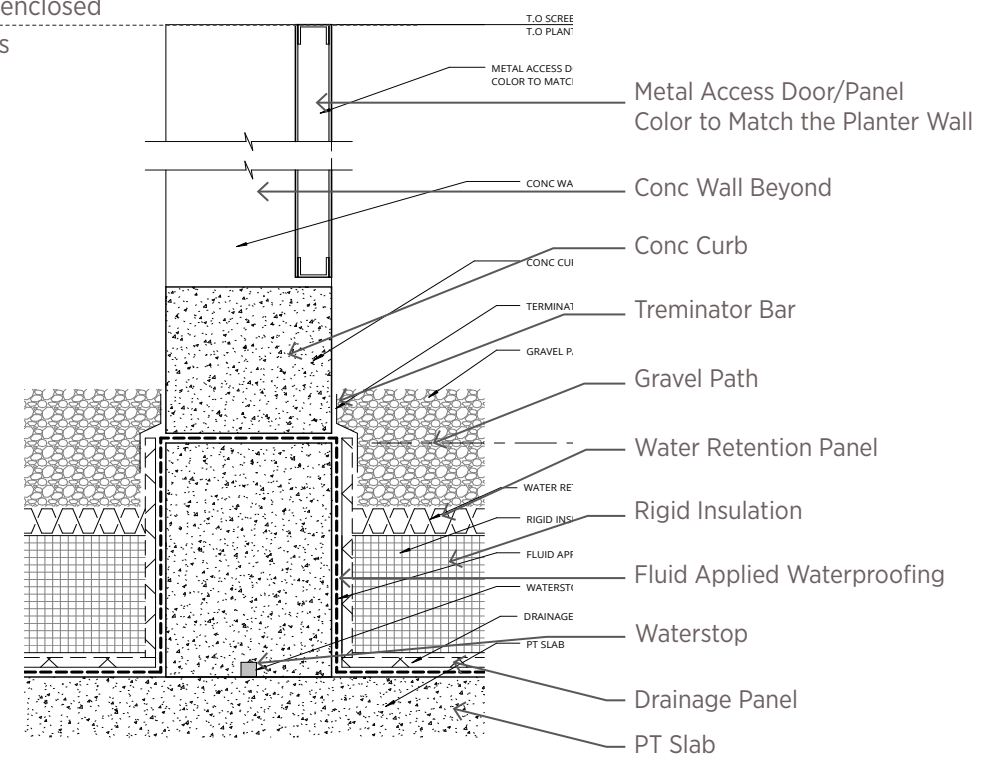


2- MECHANICAL SCREEN @ WOOD DECKING

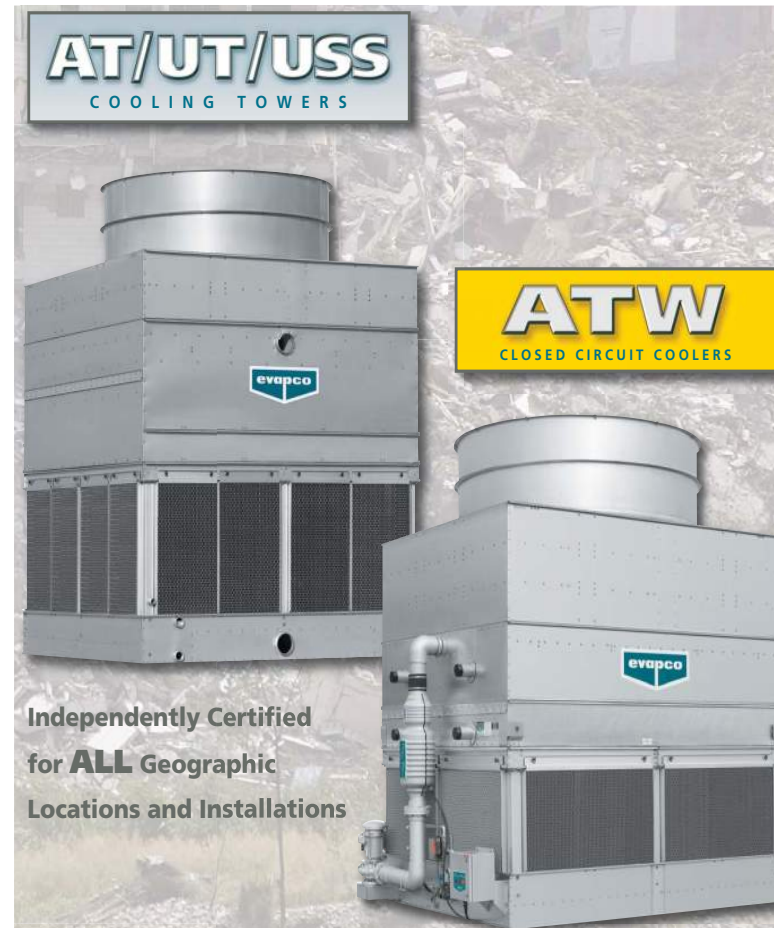


1- AARON RN SERIES
58"W X 98"L X 58"H (WITH ROOF SUPPORT)

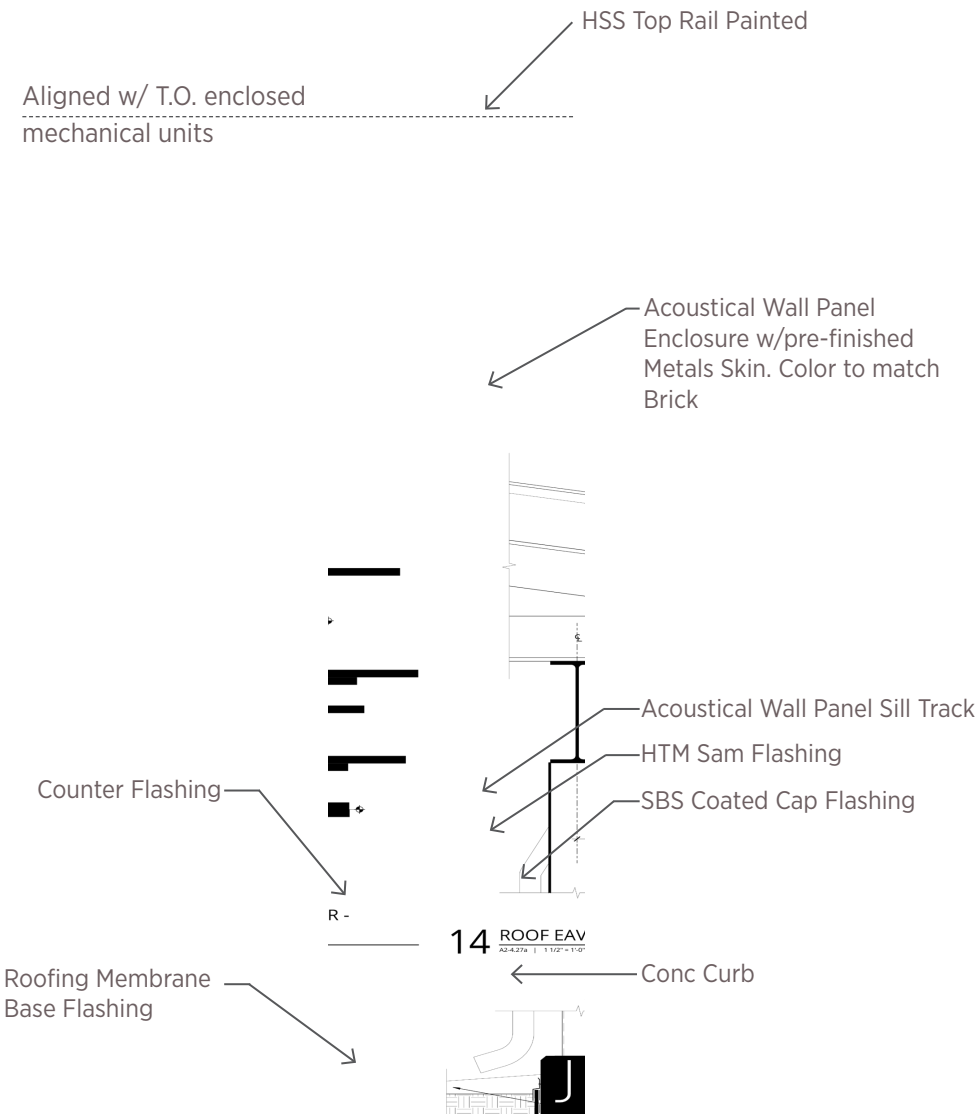
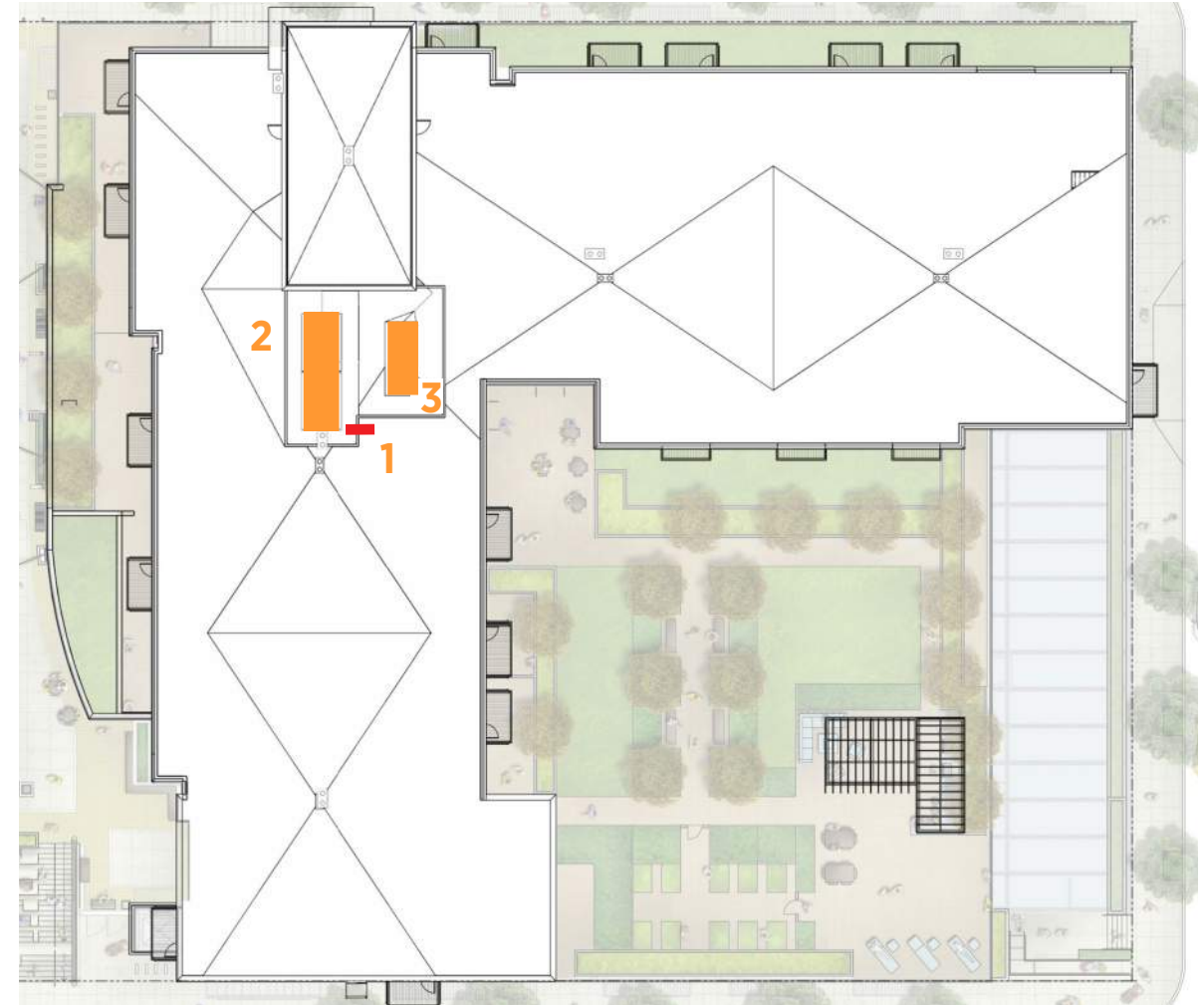
Aligned w/ T.O. enclosed
mechanical units



3- MECH SCREEN ACCESS @ ECO ROOF



2-COOLING TOWER @ PENTHOUSE
 10'-6"W (w/ access ladder) x 24'-2" L x 15'-3/4" (w/ support structure)



1- MECHANICAL ENCLOSURE @ PENTHOUSE

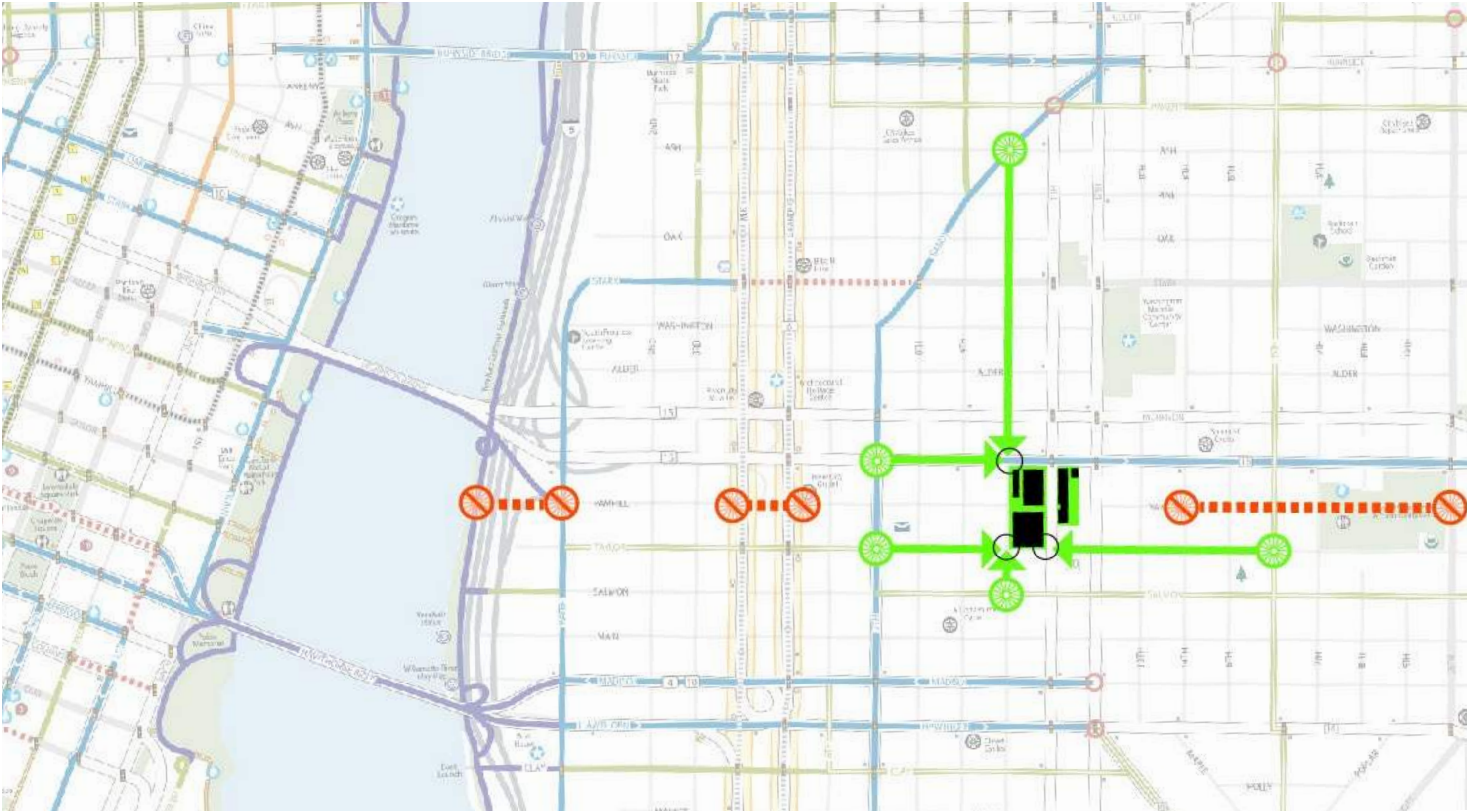


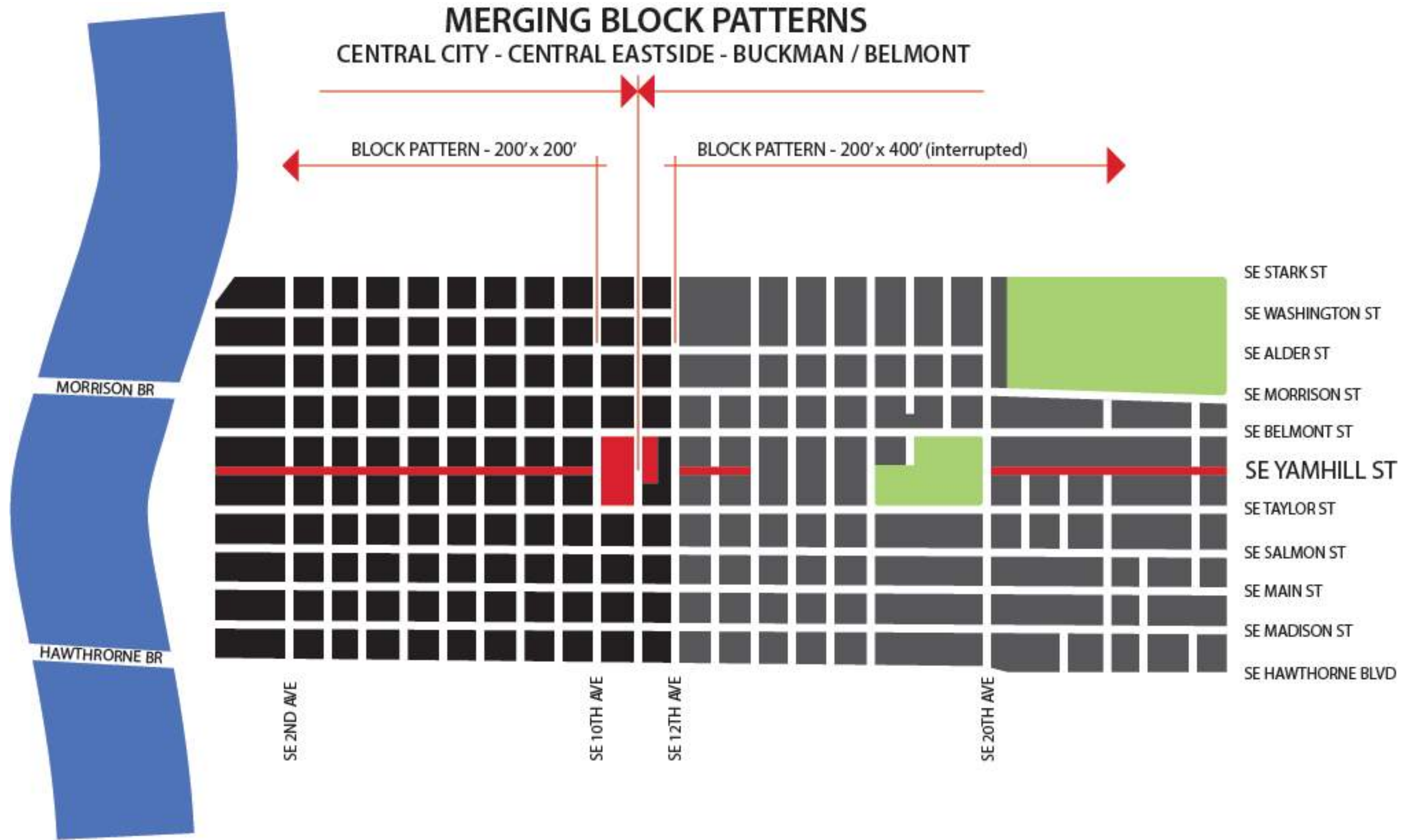
ACOUSTICS LOUVERS @ COOLING TOWERS



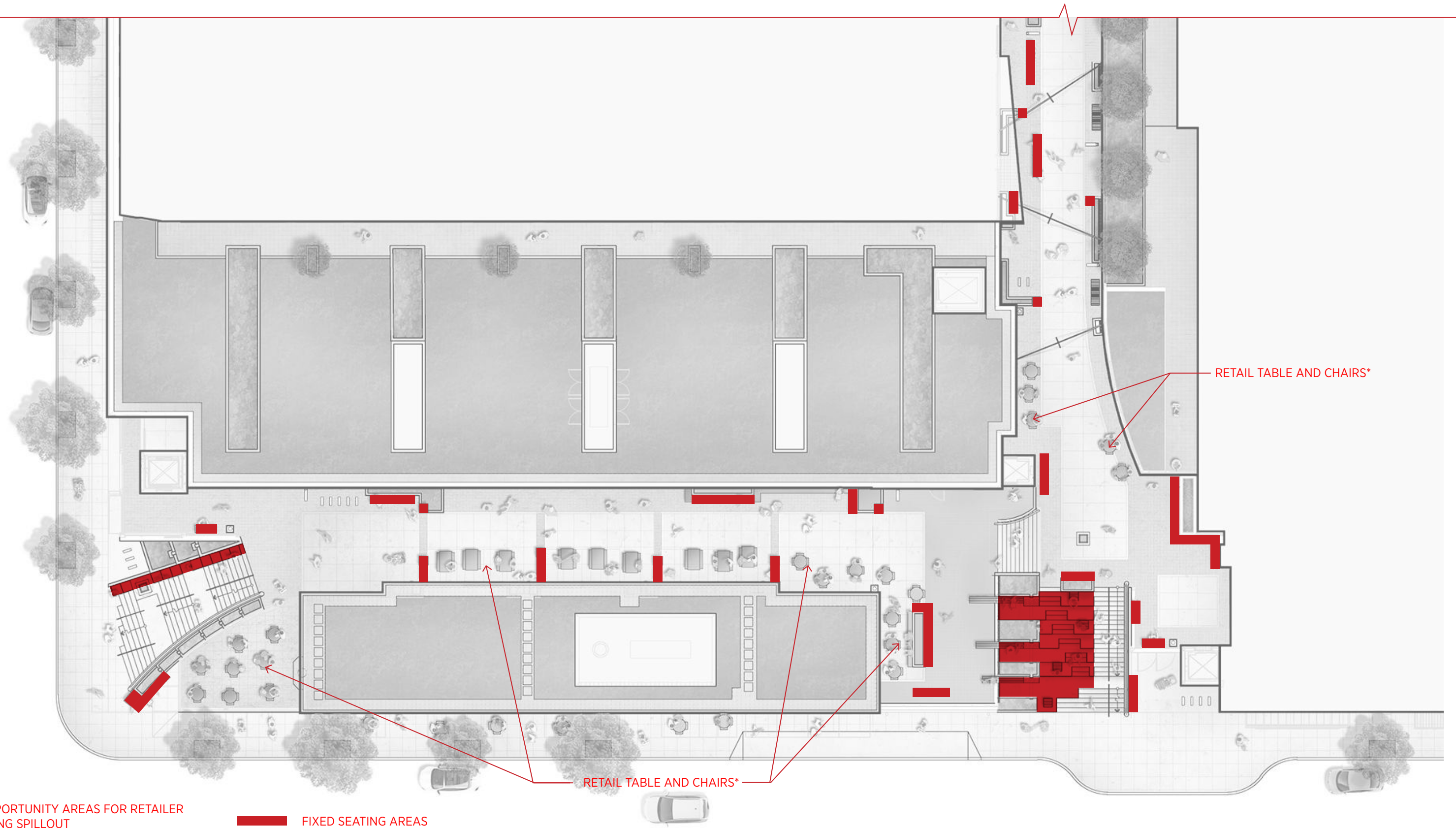
3- AARON RN SERIES @ PENTHOUSE
 78.25"W X 157"L X 73.25"H (WITH ROOF SUPPORT)

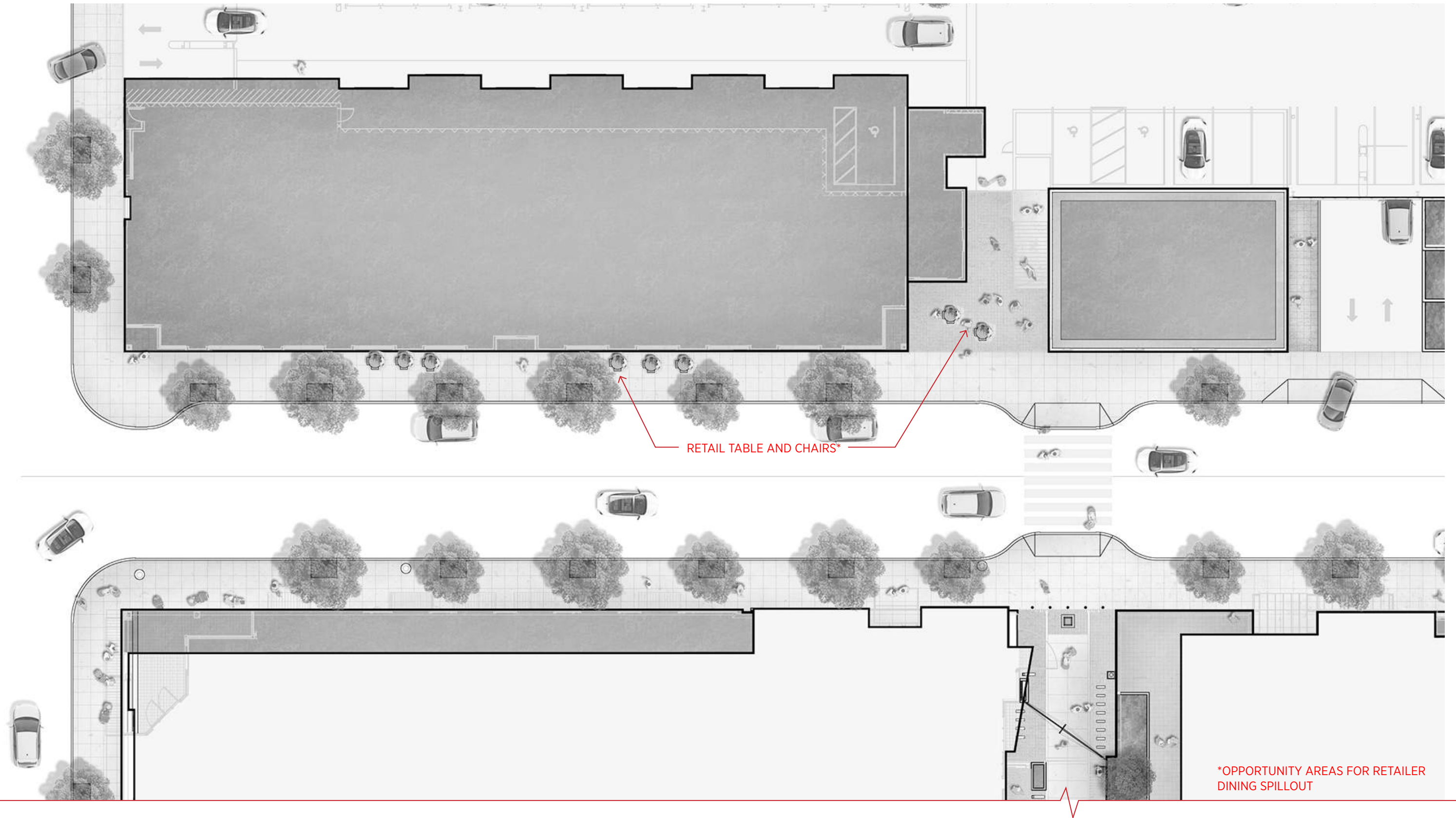


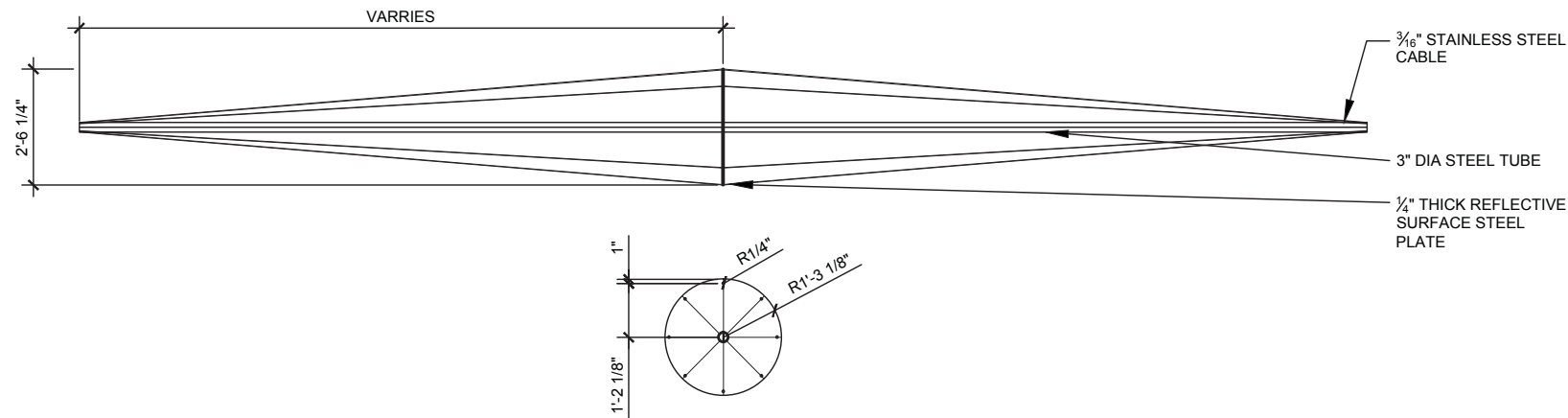






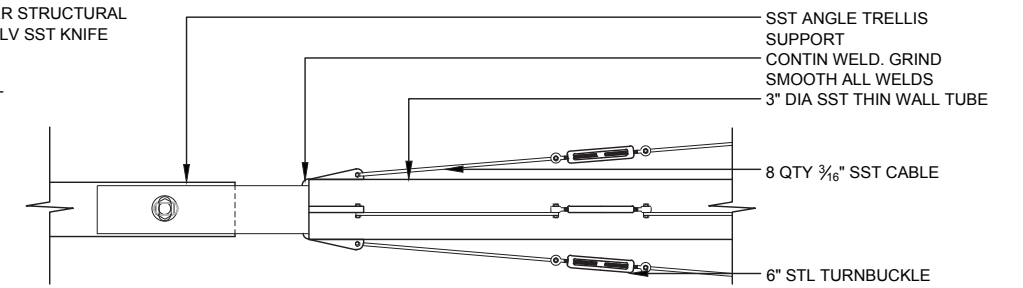
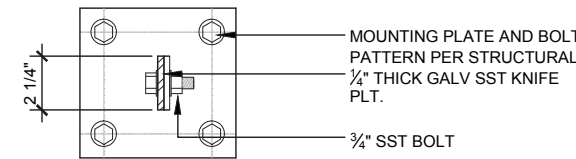
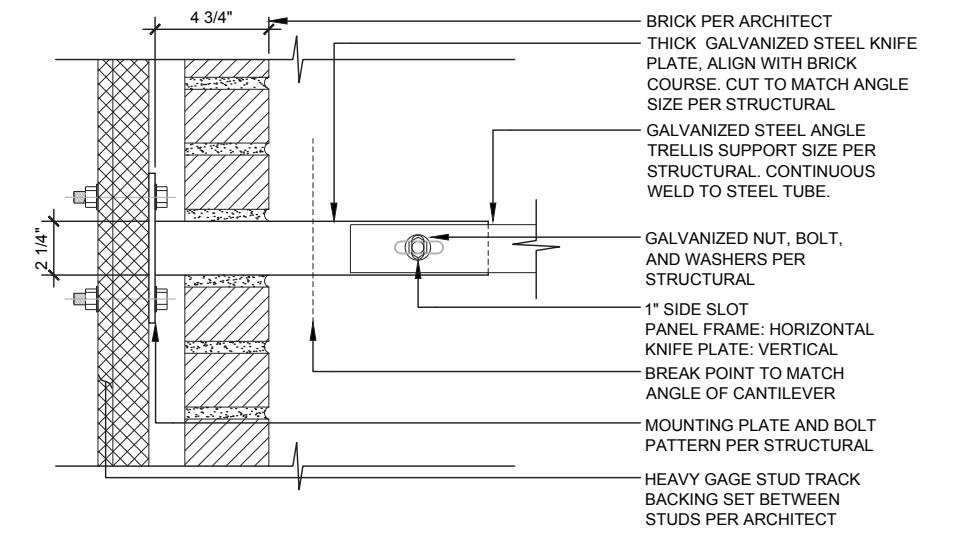






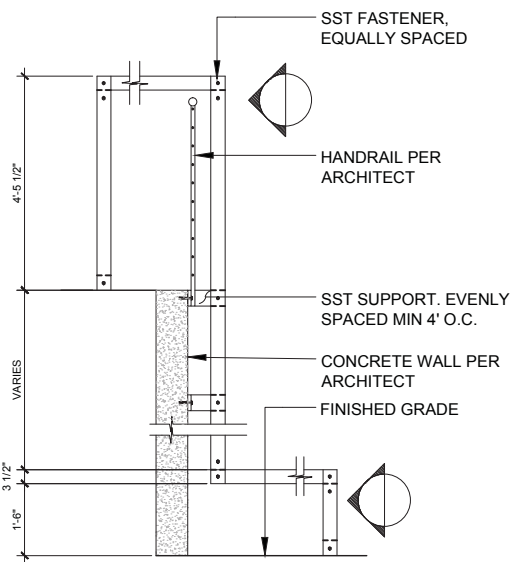
Bridging Trellis Detail

1/4"=1'-0"



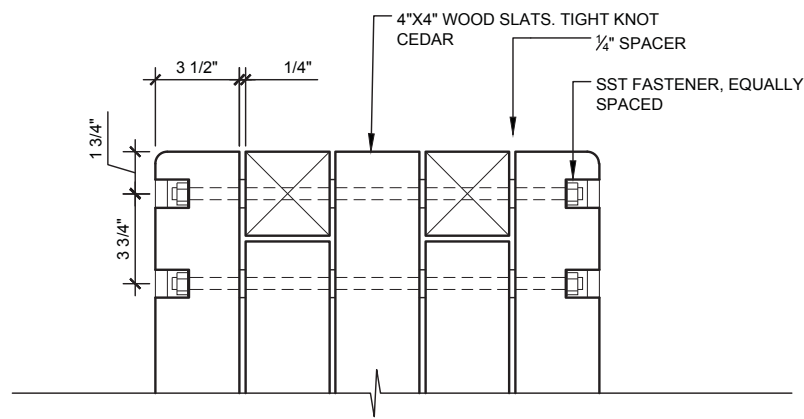
Knife Plate Detail

1 1/2"=1'-0"



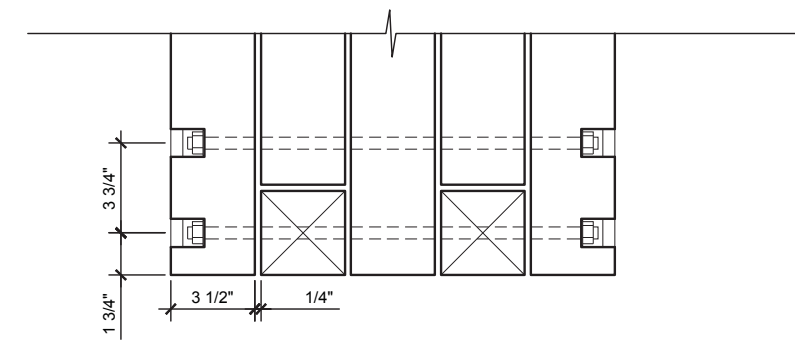
Trellis Bench Section

1/4"=1'-0"



Trellis Bench Seat Elevation

1 1/2"=1'-0"



Trellis Bench Table Elevation

1 1/2"=1'-0"