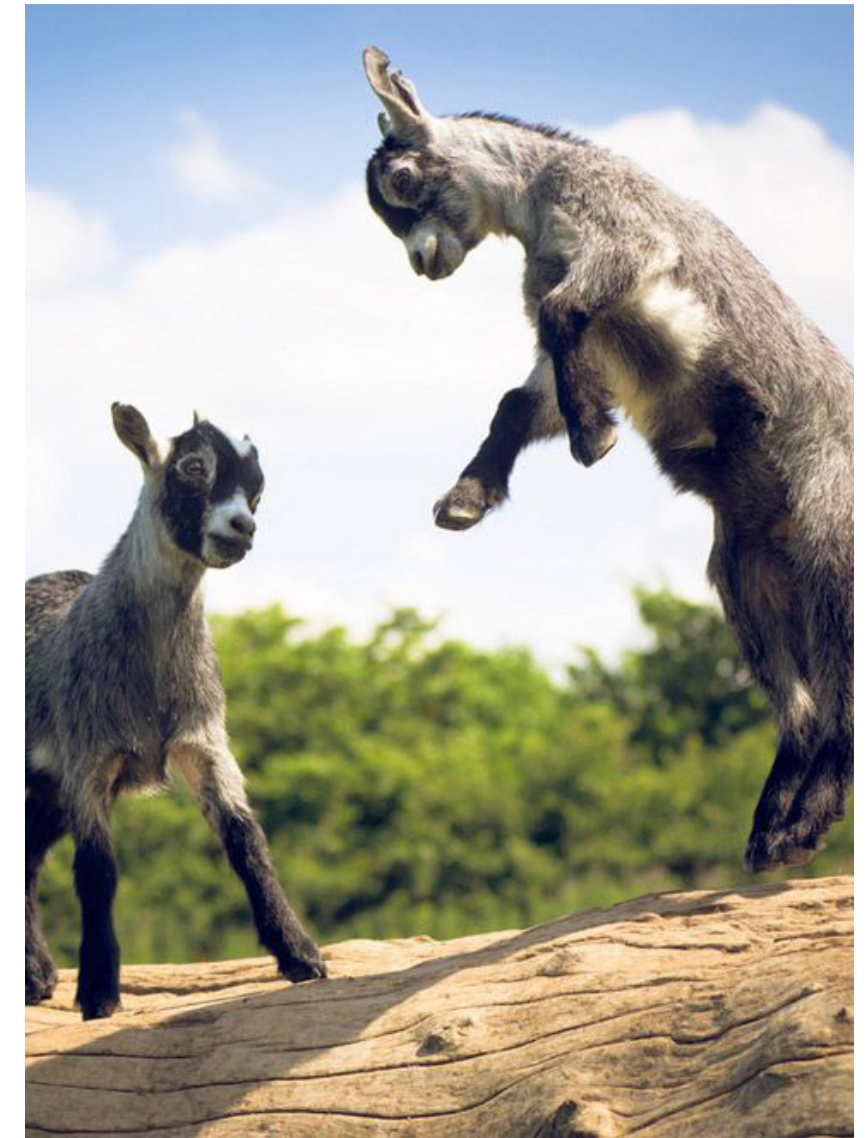


LOCA at 11th and Belmont The Goat Blocks

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
08.12.2014



LU# 14-125908 DZM AD

Ankrom Moisan Architects, Inc.
ARCHITECTURE INTERIORS URBAN DESIGN BRANDING
ankrommoisan.com

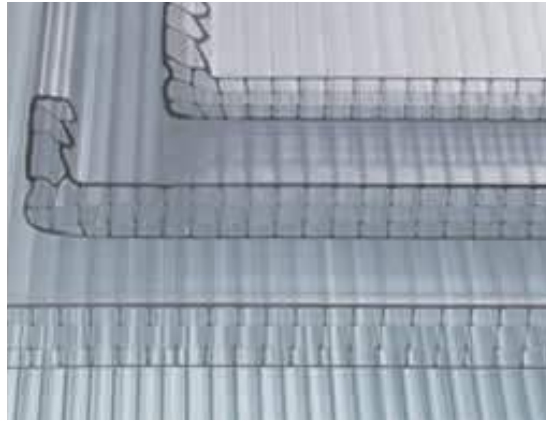
6720 SW Macadam Ave / Suite 100
Portland, OR 97219
503.245.7100

117 S Main St / Suite 400
Seattle, WA 98104
206.576.1600

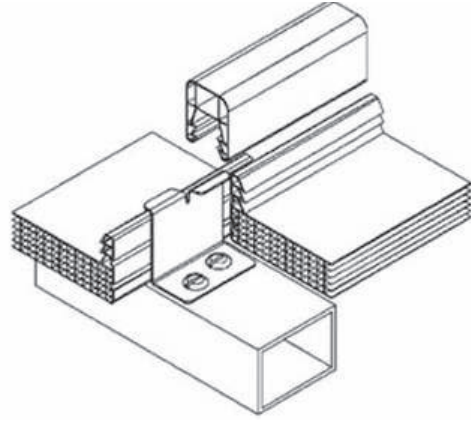


South Building: Goal after DR Hearing #2

- Better describe Garden Center/Nursery roof design, by providing physical sample for BDS Staff and DR Commission review



ticell Roof Panel - Clear



Steel Channel, Painted Structural Steel
Brushed Metal Trim - Black



Precast Concrete Base & Planter Walls





East Building: Design Goals after DR 2

- Simplify and enhance design of base further, by removing natural wood siding
- Screen views from east facing units, towards mechanical parking
- Enhance clarity of walking vs. auto uses in parking area, to better protect pedestrian traffic
- Enhance Mechanical Parking Enclosure design
- Enhance overall design friendliness while maintaining clarity of design purpose.







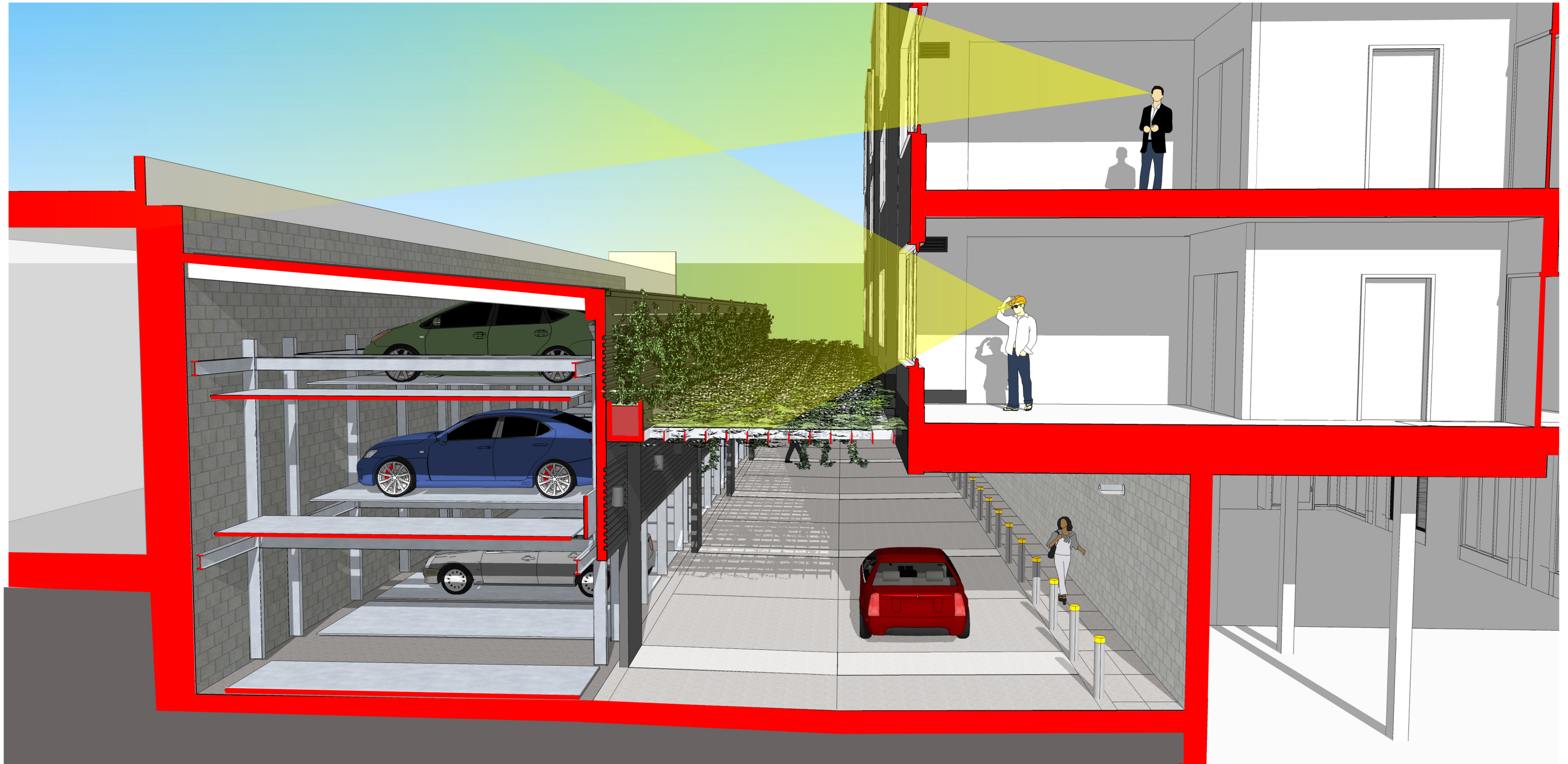


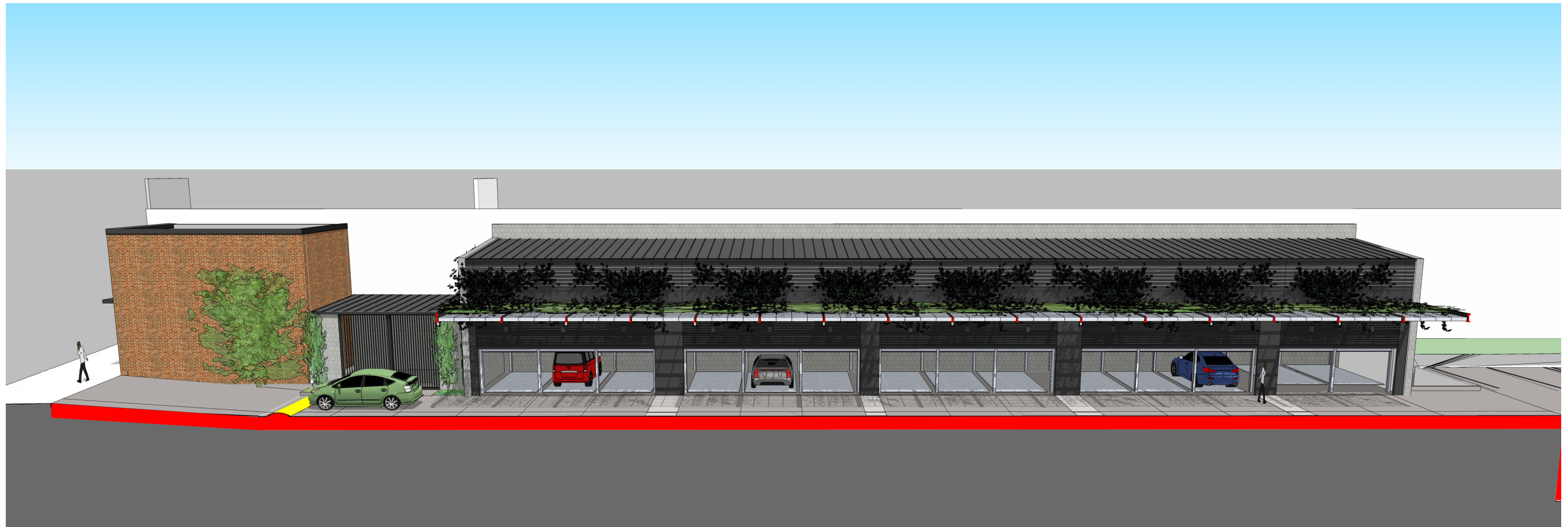
East Building: Design Goals after DR 2

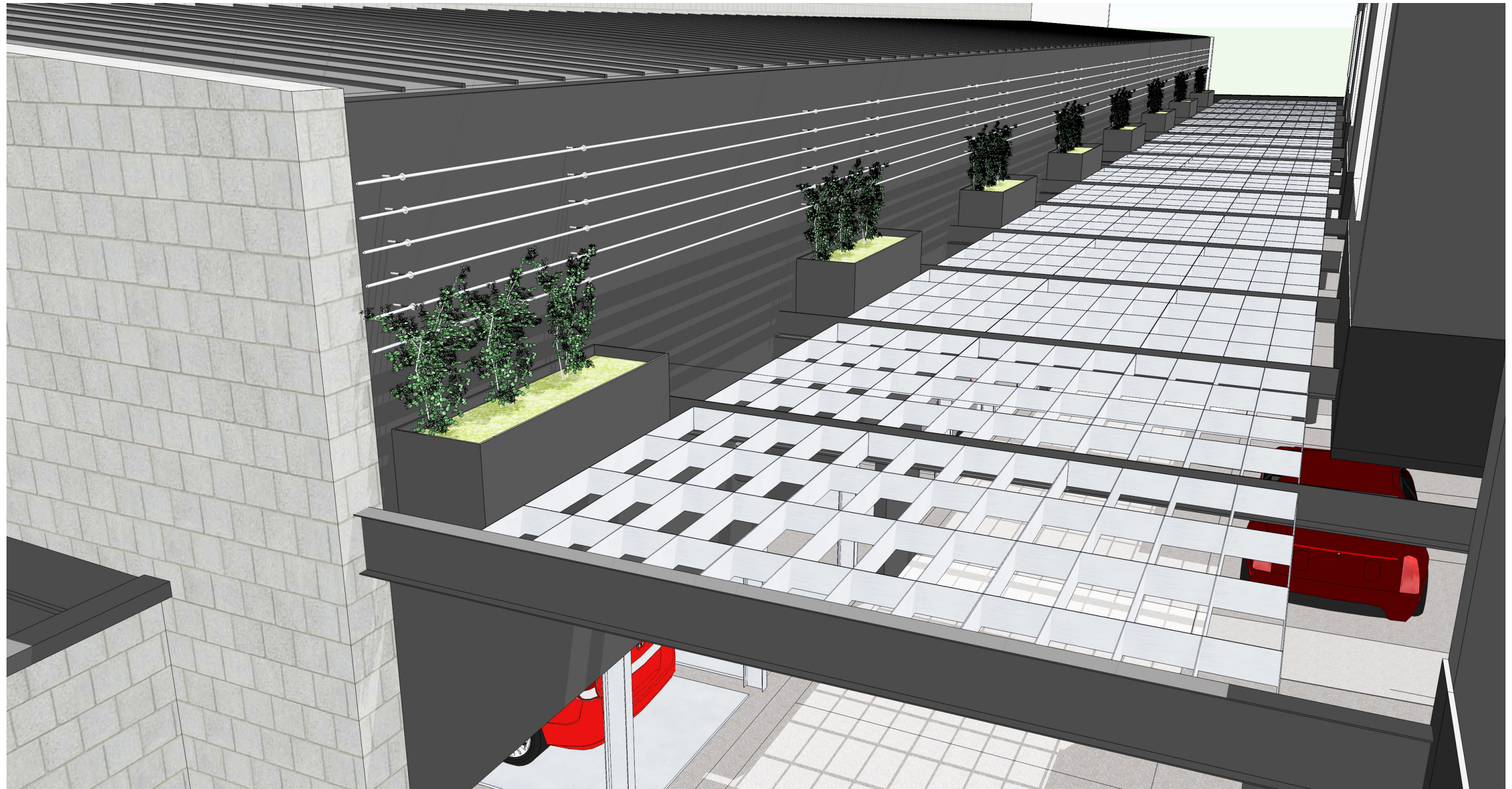
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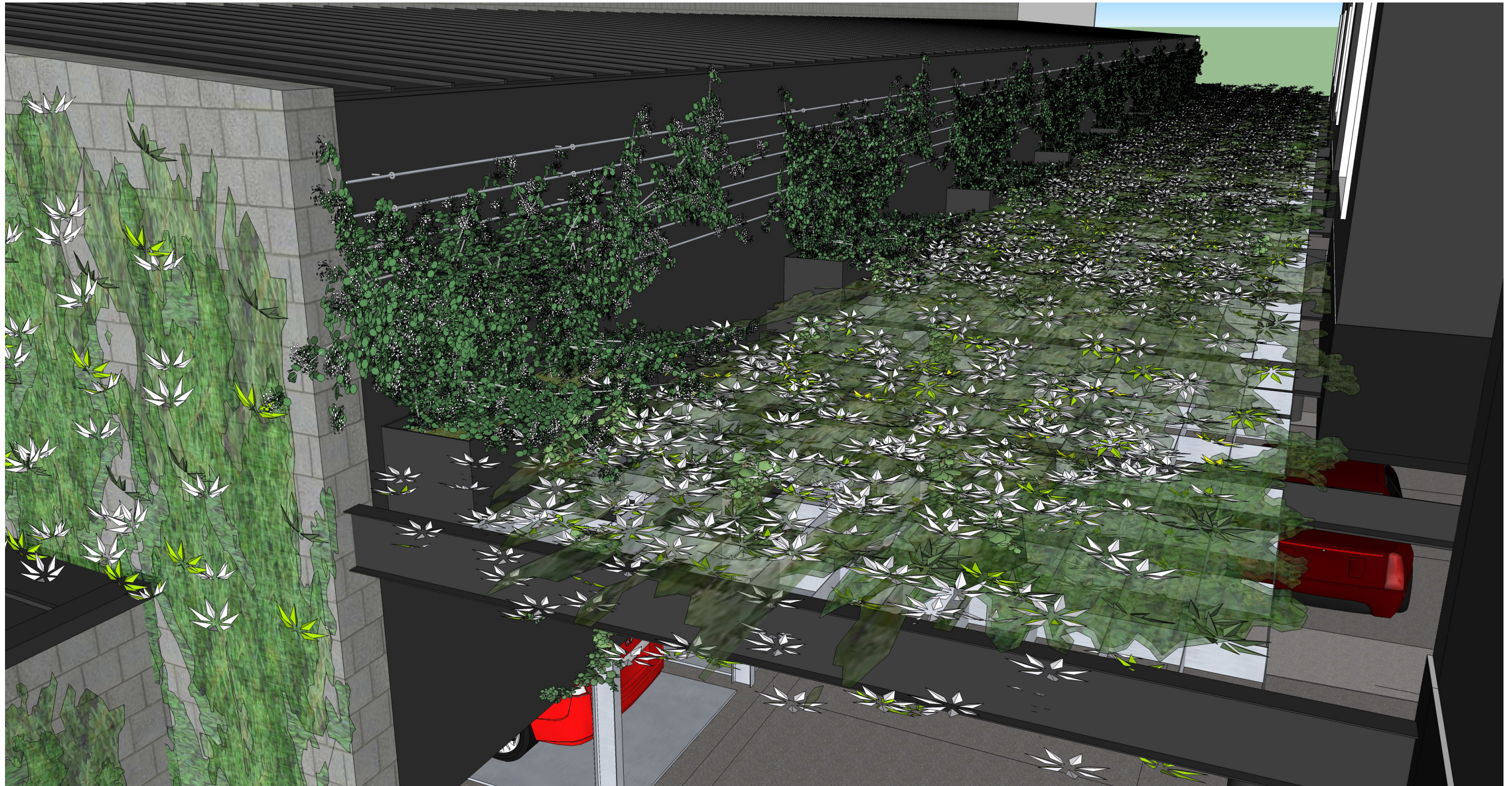




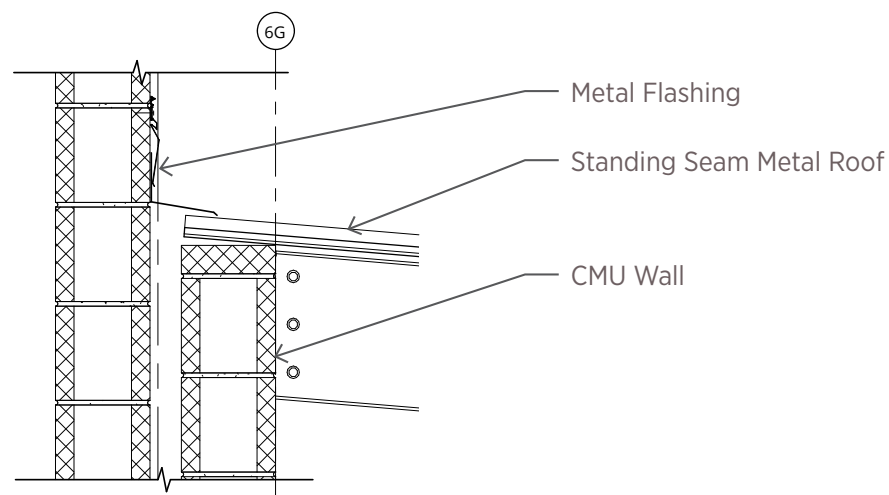
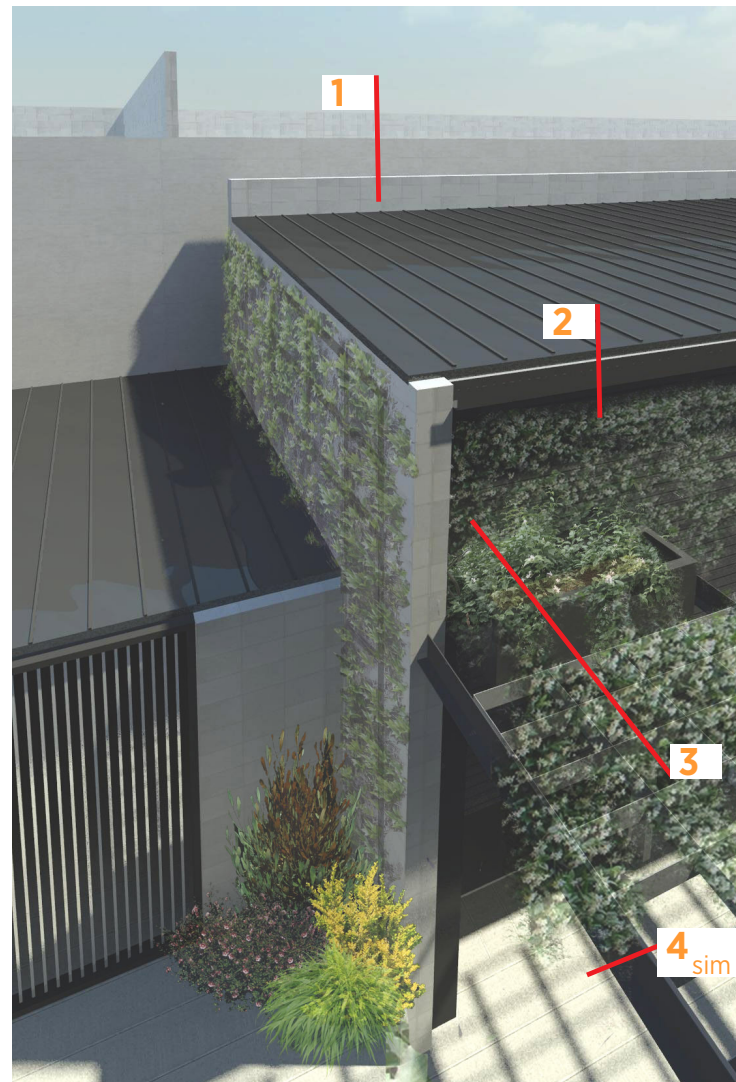
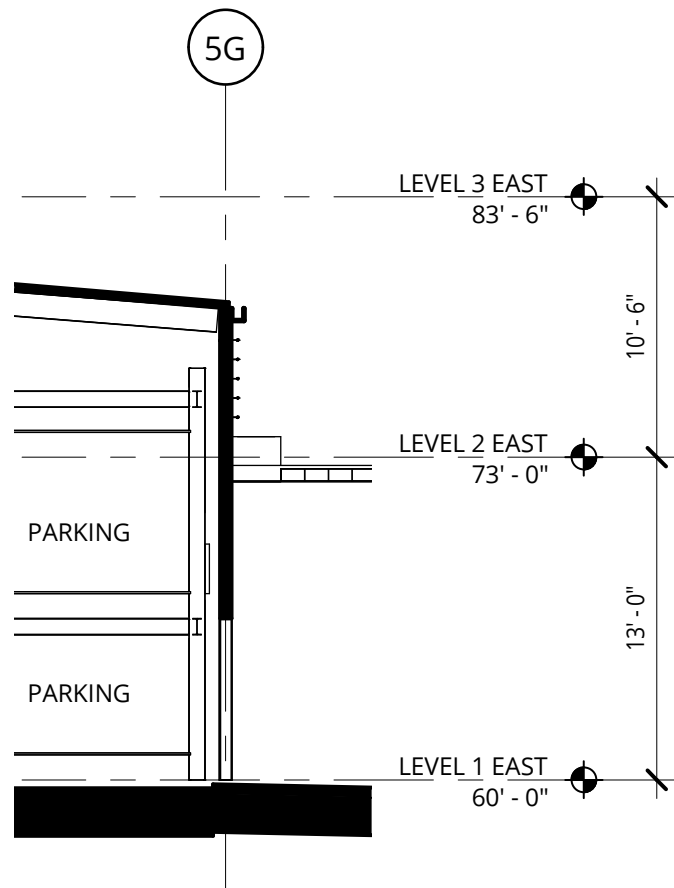




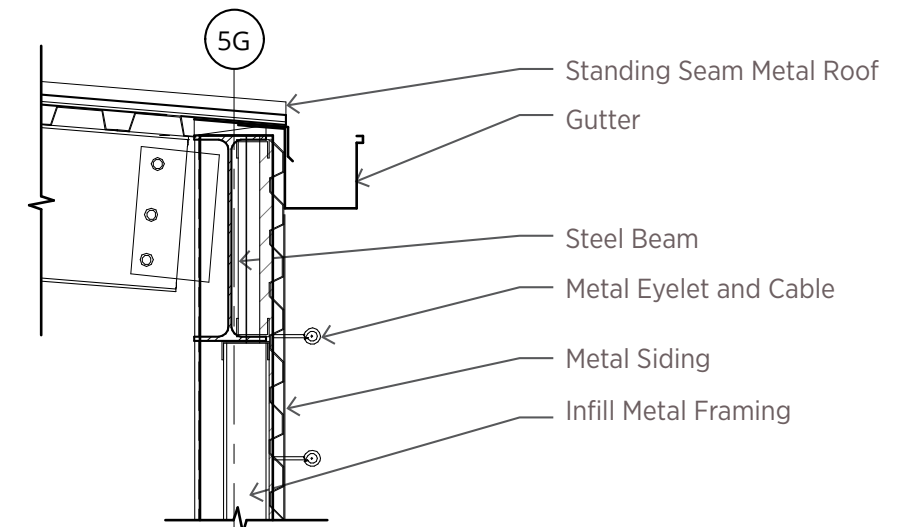




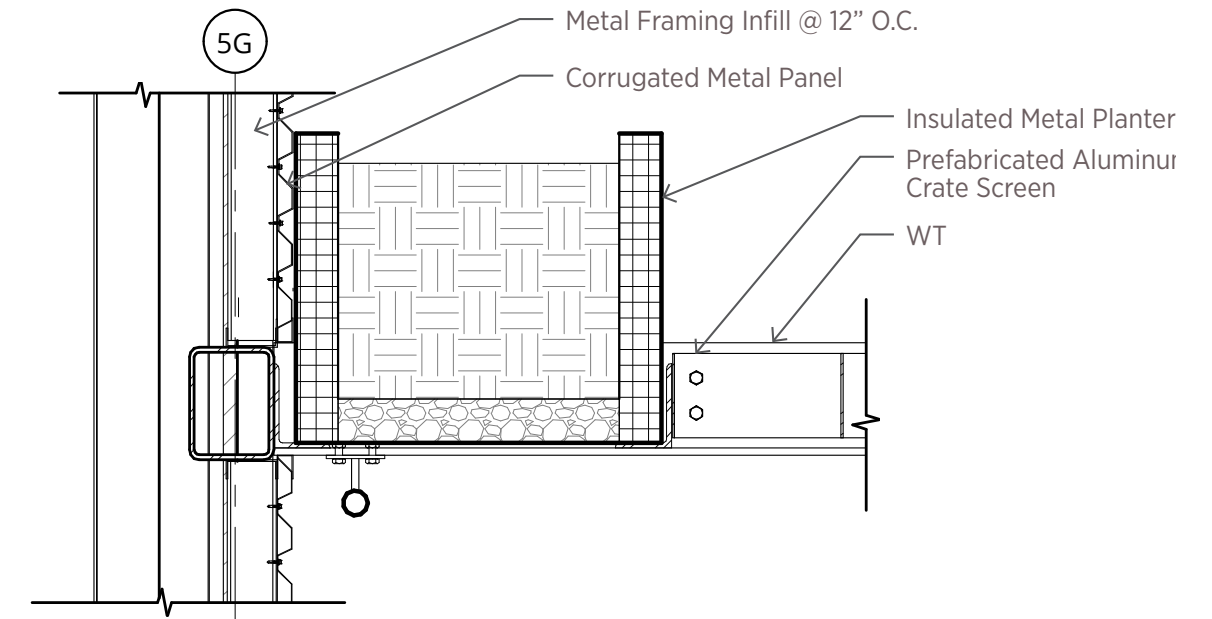




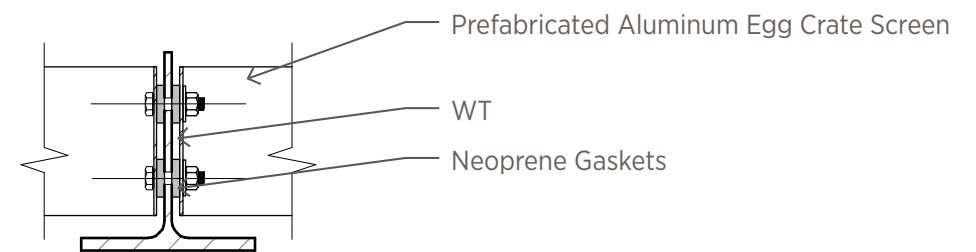
1 - Metal Roof @ Existing Building - 1/2" = 1'-0"



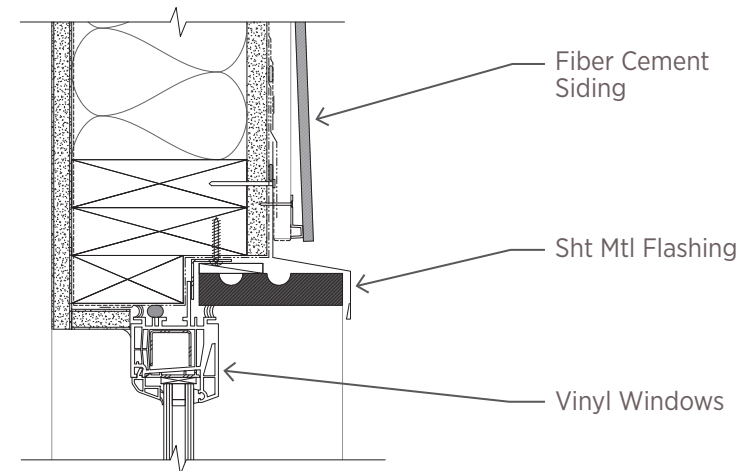
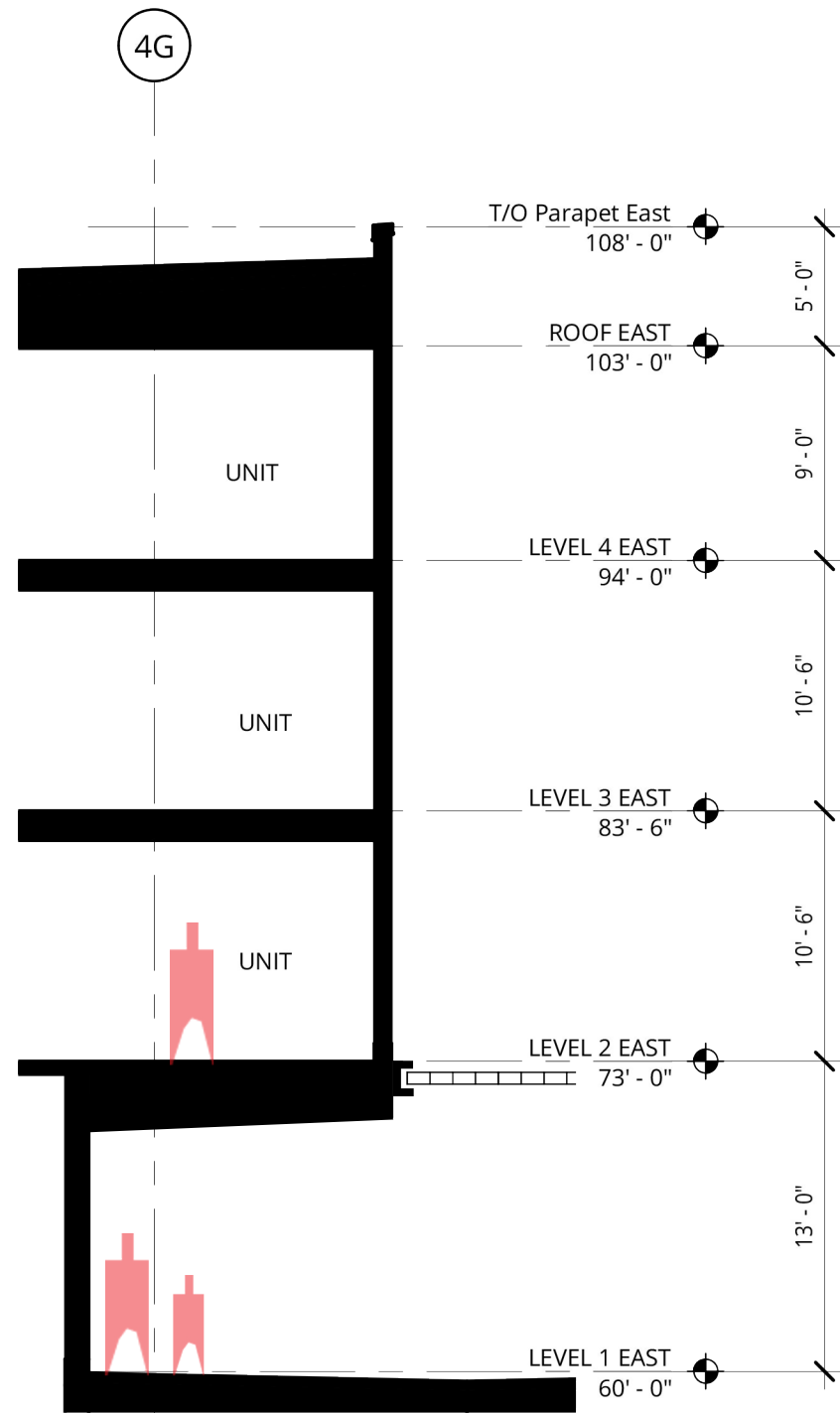
2 - Metal Roof @ Vertical Transition - 1/2" = 1'-0"



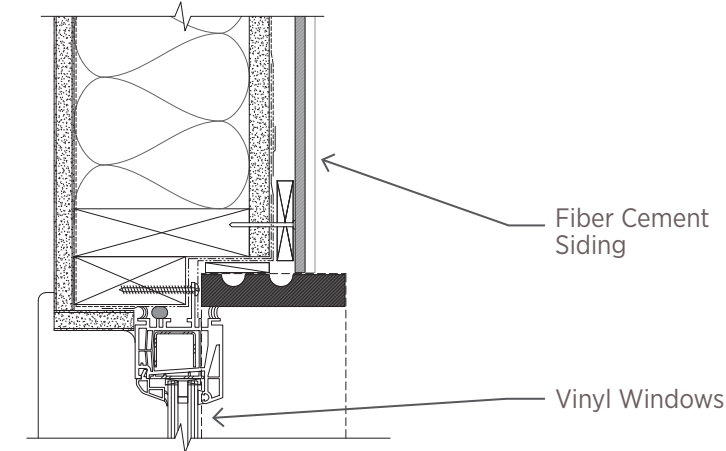
3 - Metal Roof @ Awning - 1/2" = 1'-0"



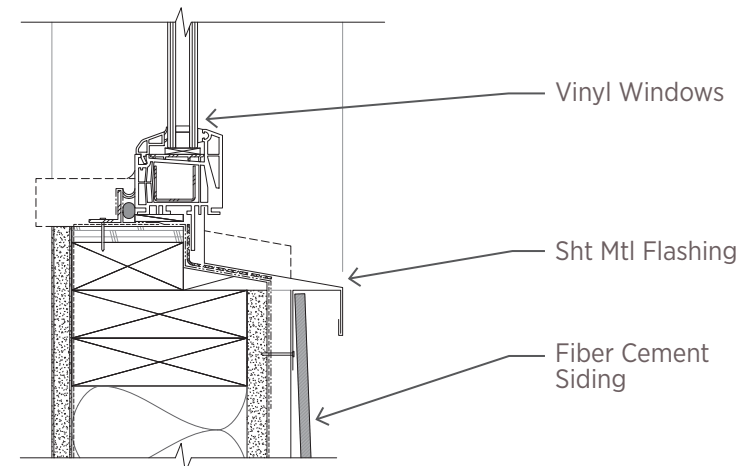
4 - Trellis to WT Connection- 1" = 1'-0"



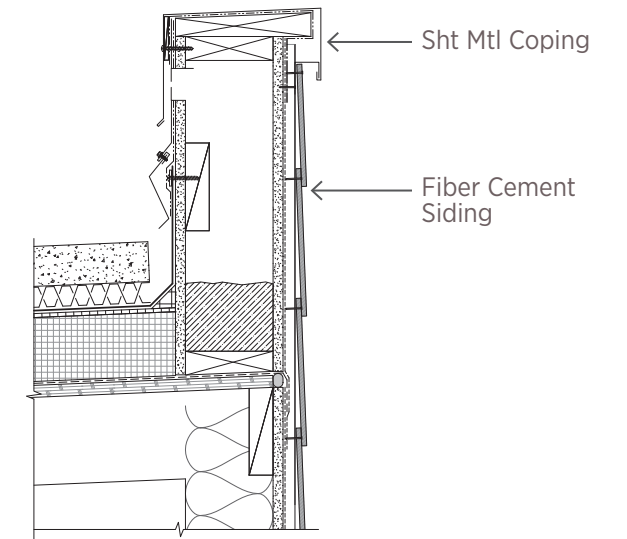
1 - Vinyl Window Head @ FCP Plank - 2" = 1'-0"



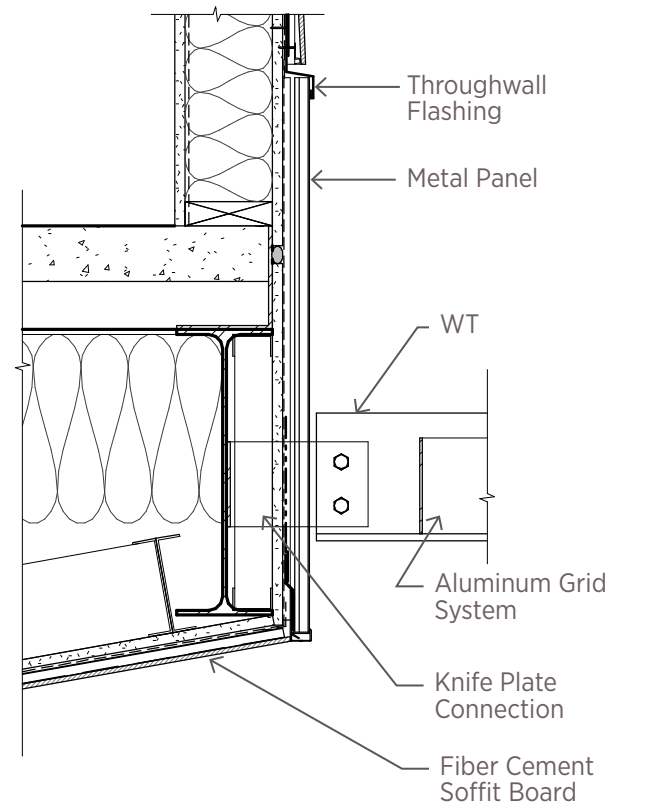
2 - Vinyl Window Jamb @ FCP Plank - 2" = 1'-0"



3 - Vinyl Window Sill @ FCP Plank - 2" = 1'-0"



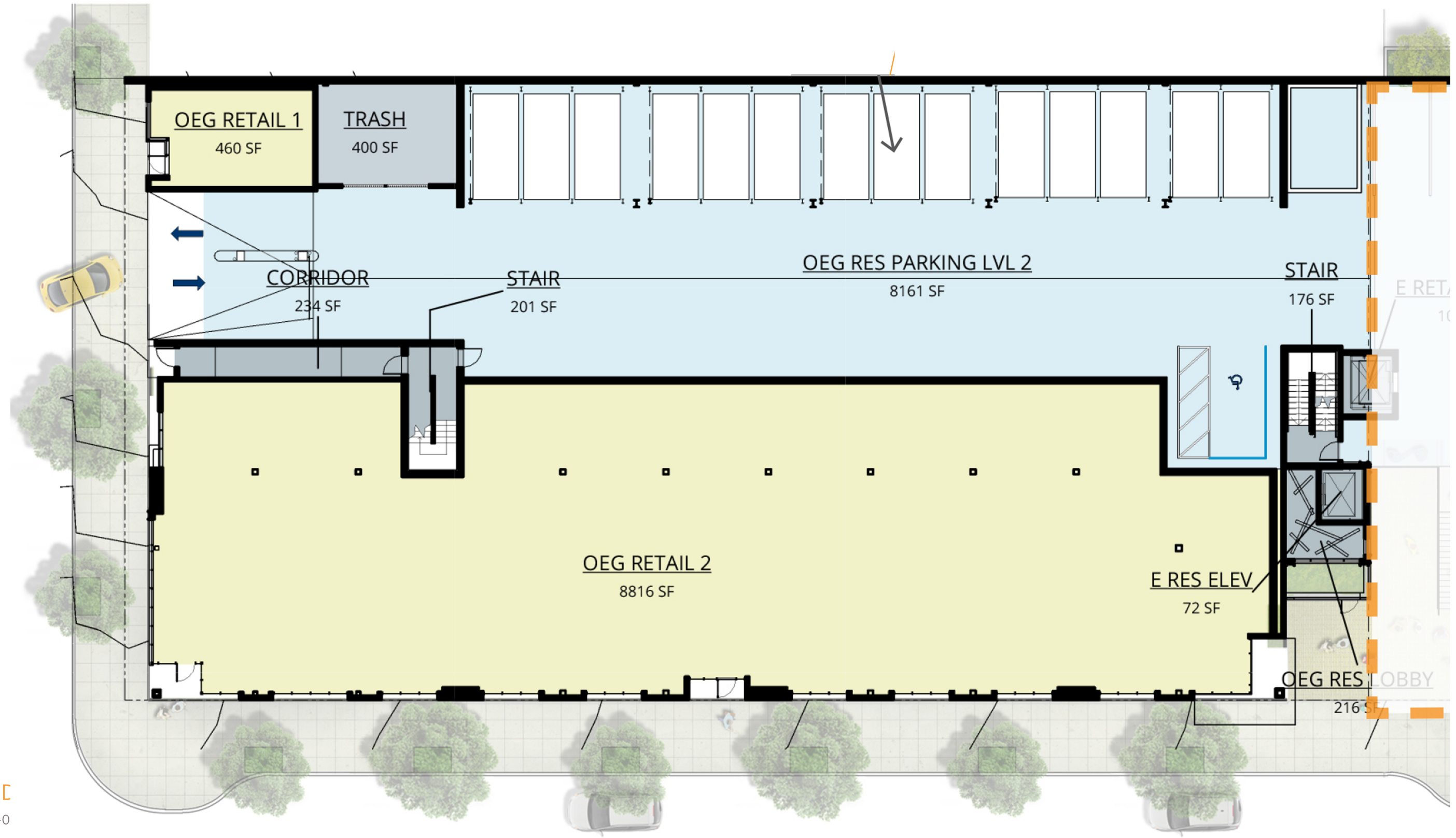
4 - Parapet @ FCP Plank - 1" = 1'-0"



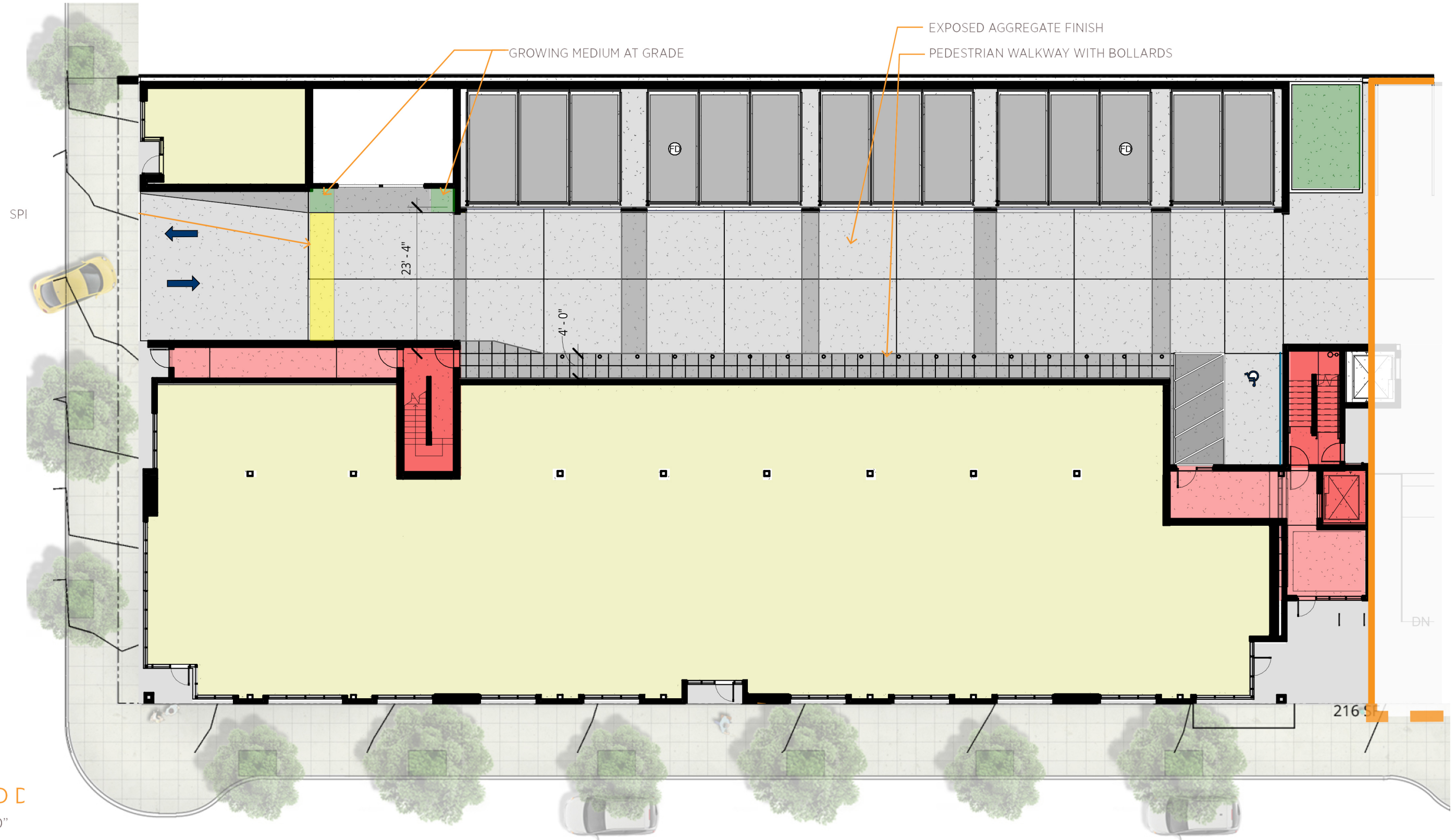
5 - Metal to FC Soffit Transition - 1" = 1'-0"

East Building: Design Goals after DR 2

- Simplify and enhance design of base further, by removing natural wood siding
- Screen views from east facing units, towards mechanical parking
- Enhance clarity of walking vs. auto uses in parking area, to better protect the pedestrian
- Enhance Mechanical Parking Enclosure design
- Enhance overall design friendliness while maintaining clarity of design purpose, to provide parking. Not a pedestrian focused area.

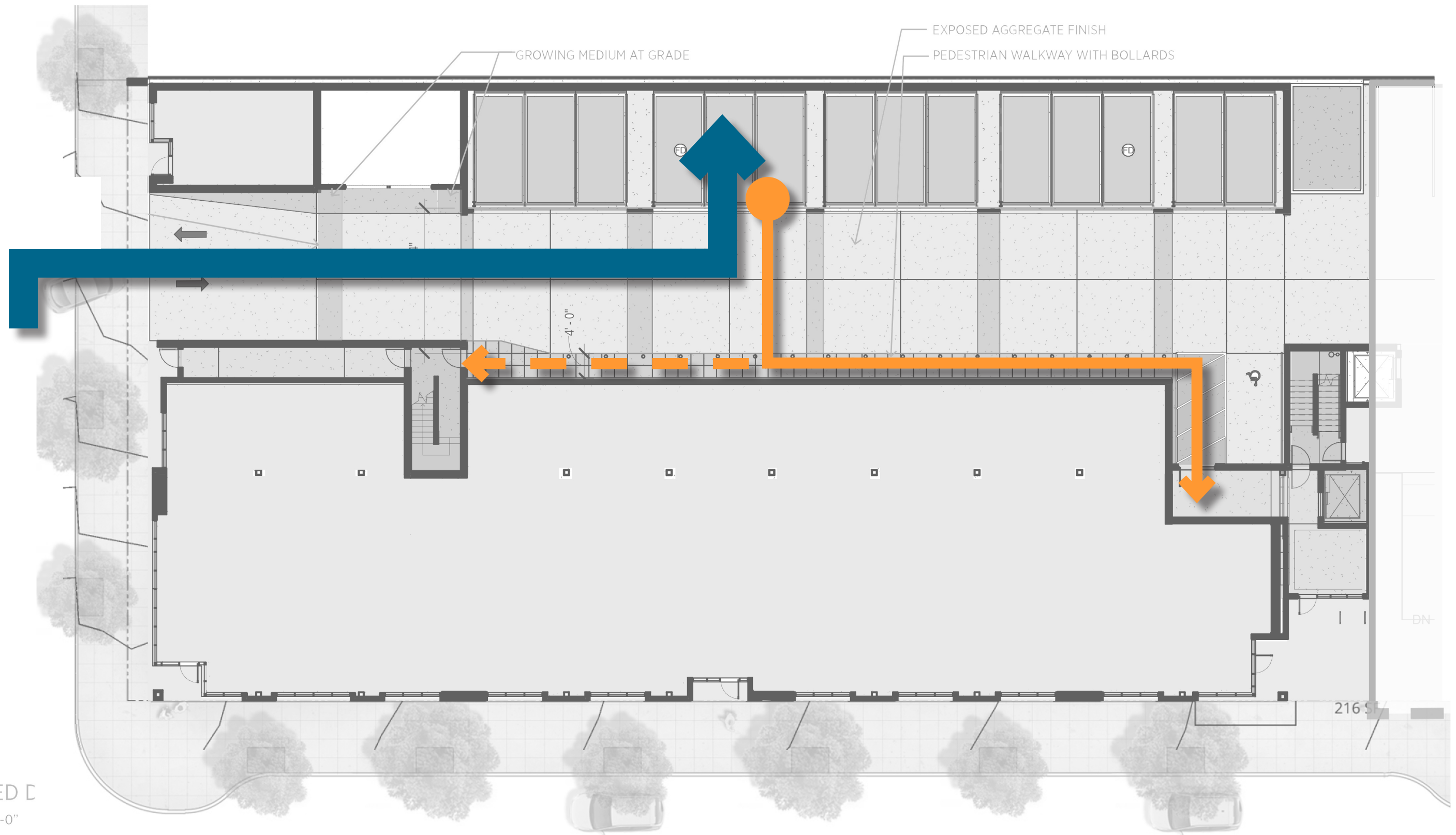


ENLARGED
SCALE: 1/16"=1'-0



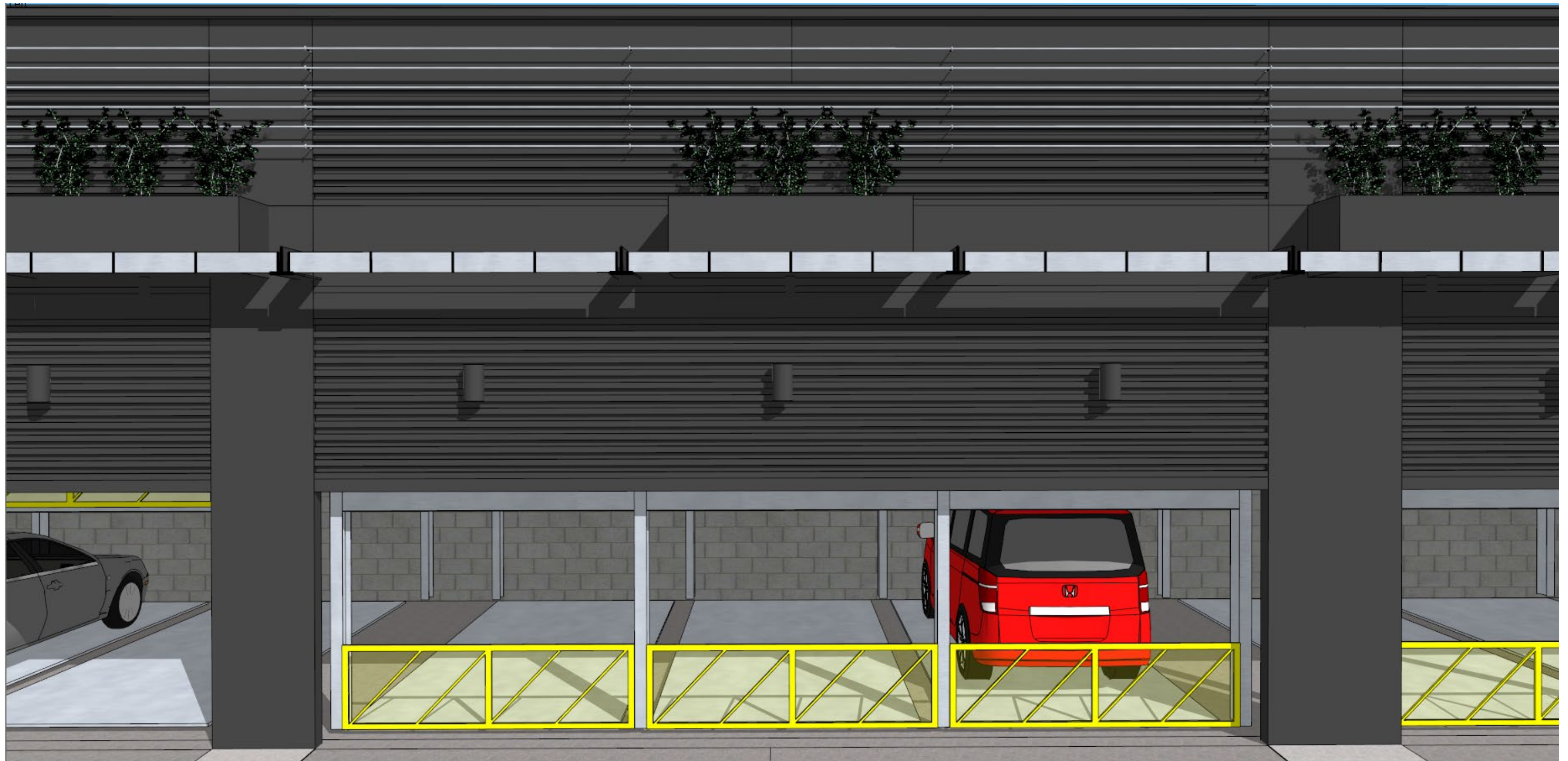
ENLARGED D

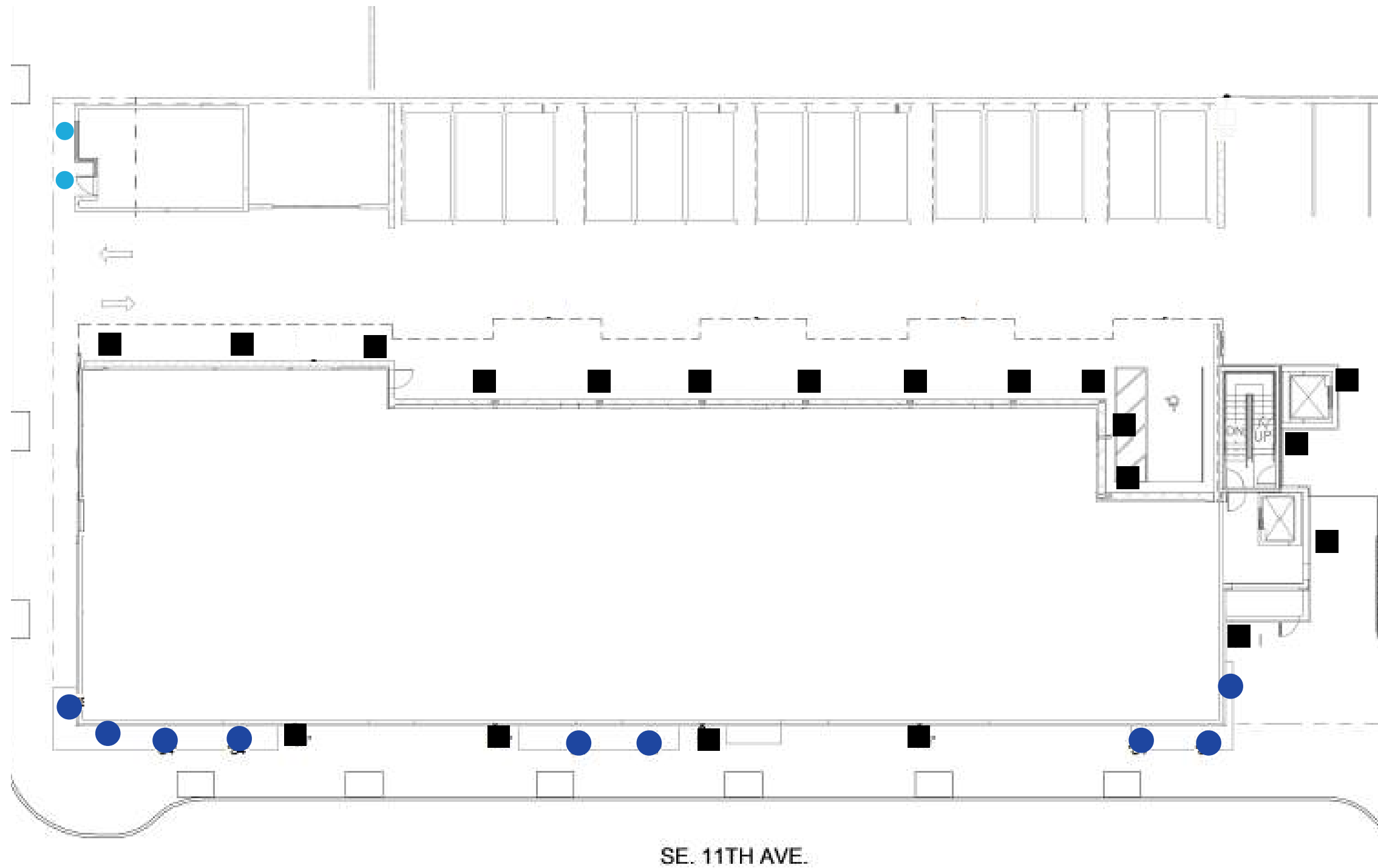
SCALE: 1/16"=1'-0"



ENLARGED D
SCALE: 1/16"=1'-0"







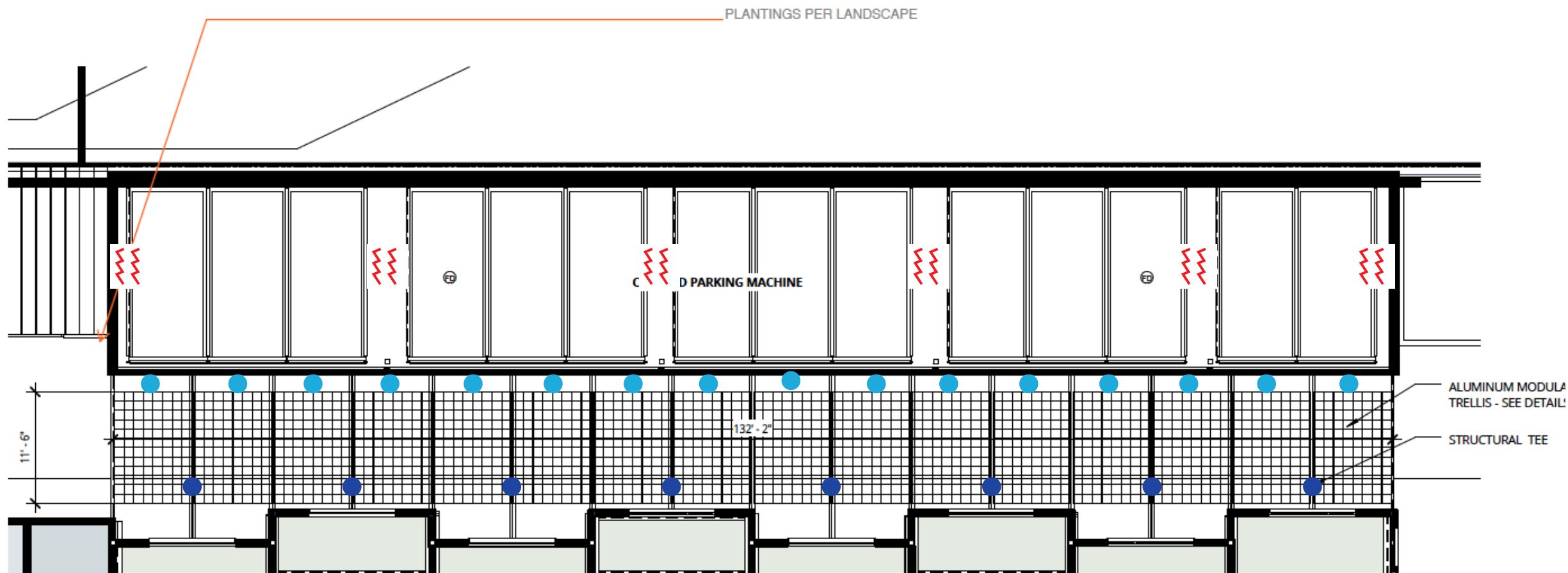
- Wall Sconce
- Finish: Silver / Black
- Lamp: CFL, 18 watts



- Surface Cylinder Downlight Small
- Finish: Black
- Lamp: LED, 12 watts

- Surface Cylinder Downlight
- Finish: Black
- Lamp: LED, 20 watts





ENLARGED DRIVE AISLE TRELLIS PLAN

SCALE : 1" = 10'-0"

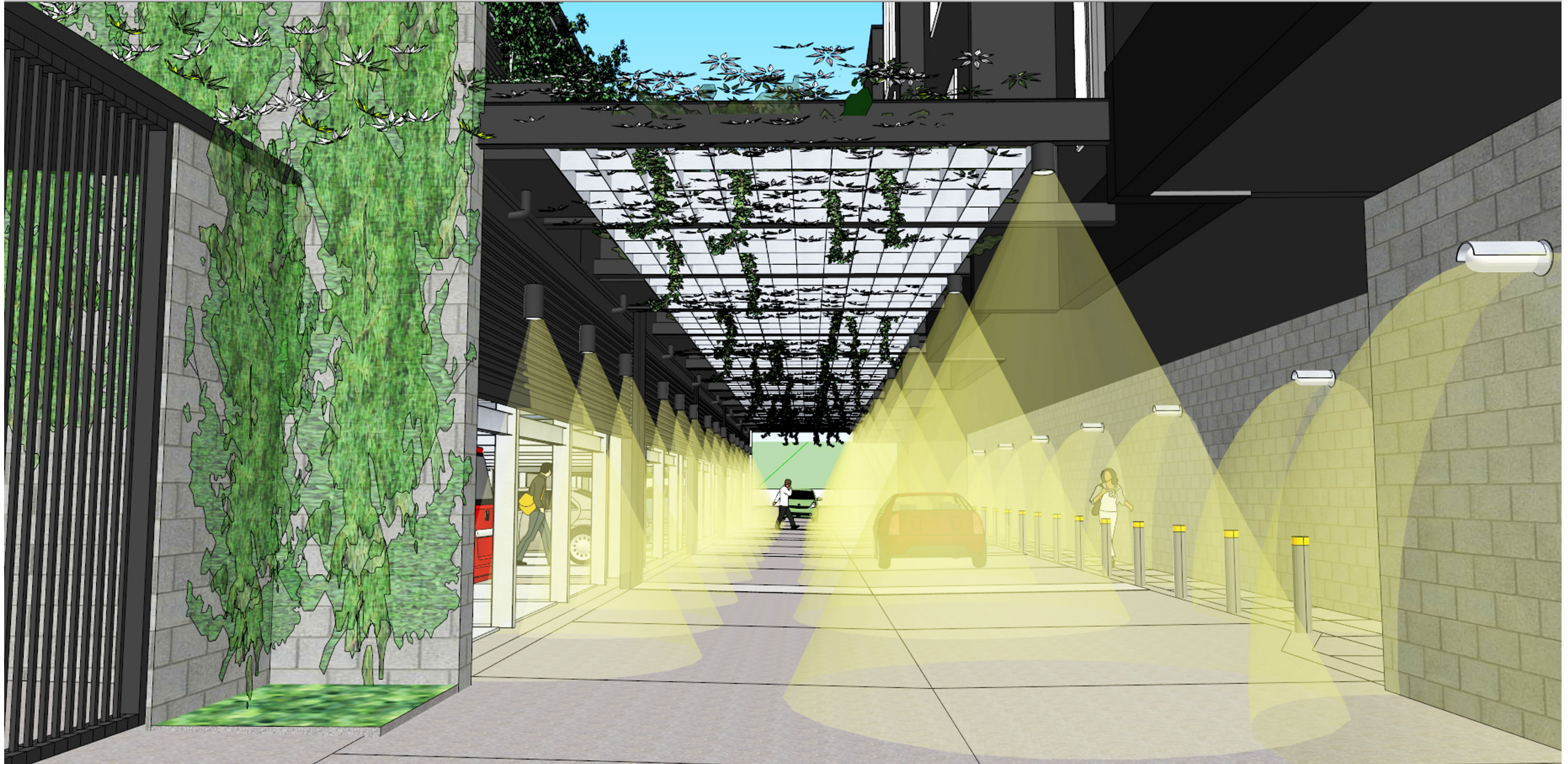
● Surface Cylinder Downlight
Finish: Black
Lamp: LED, 20 watts

● Surface Cylinder Downlight Small
Finish: Black
Lamp: LED, 12 watts

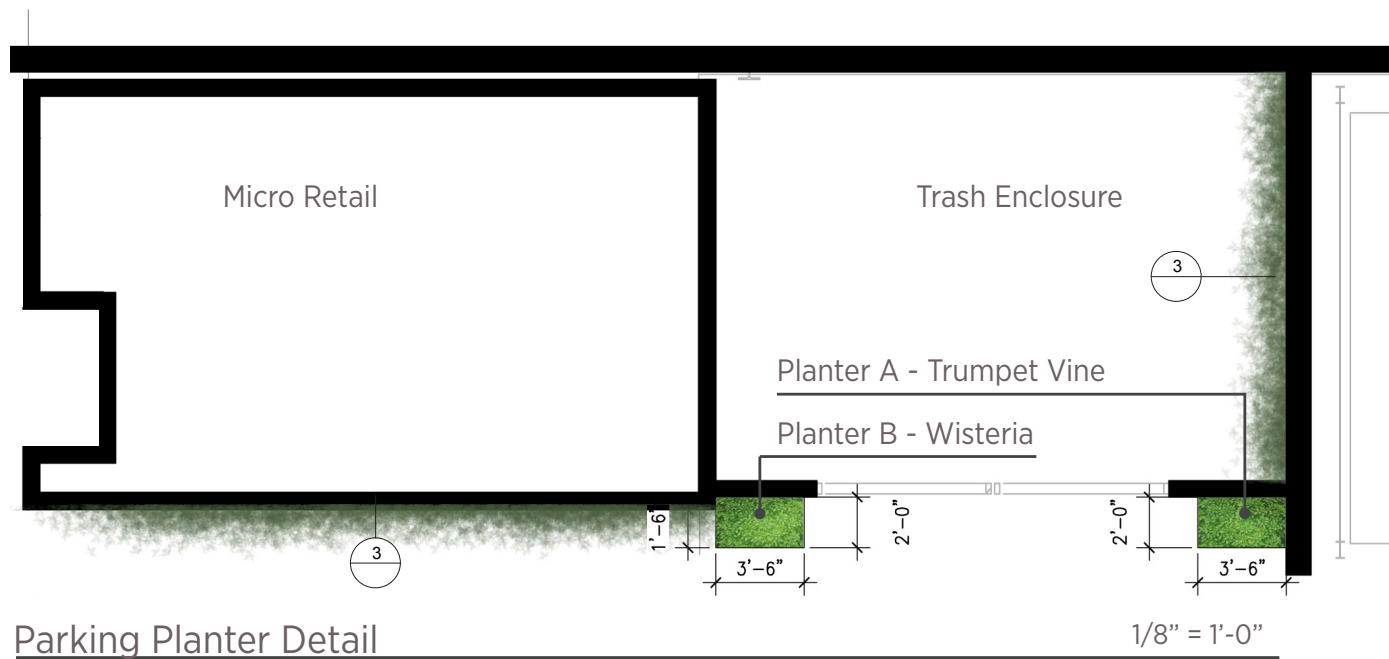


⚡ LED Linear Strip
Finish: Silver / Black
Lamp: LED, 54 watts
Located inside covered parking









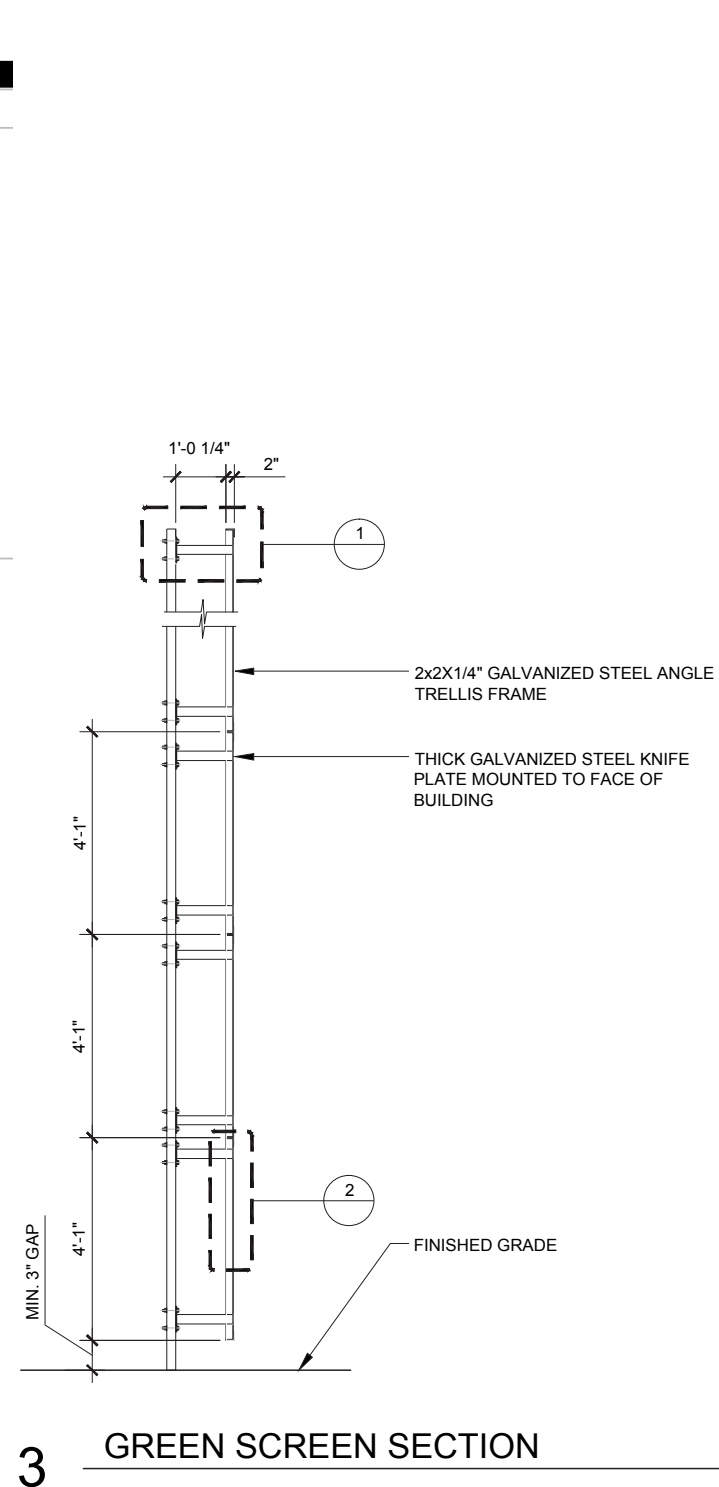
Parking Planter Detail



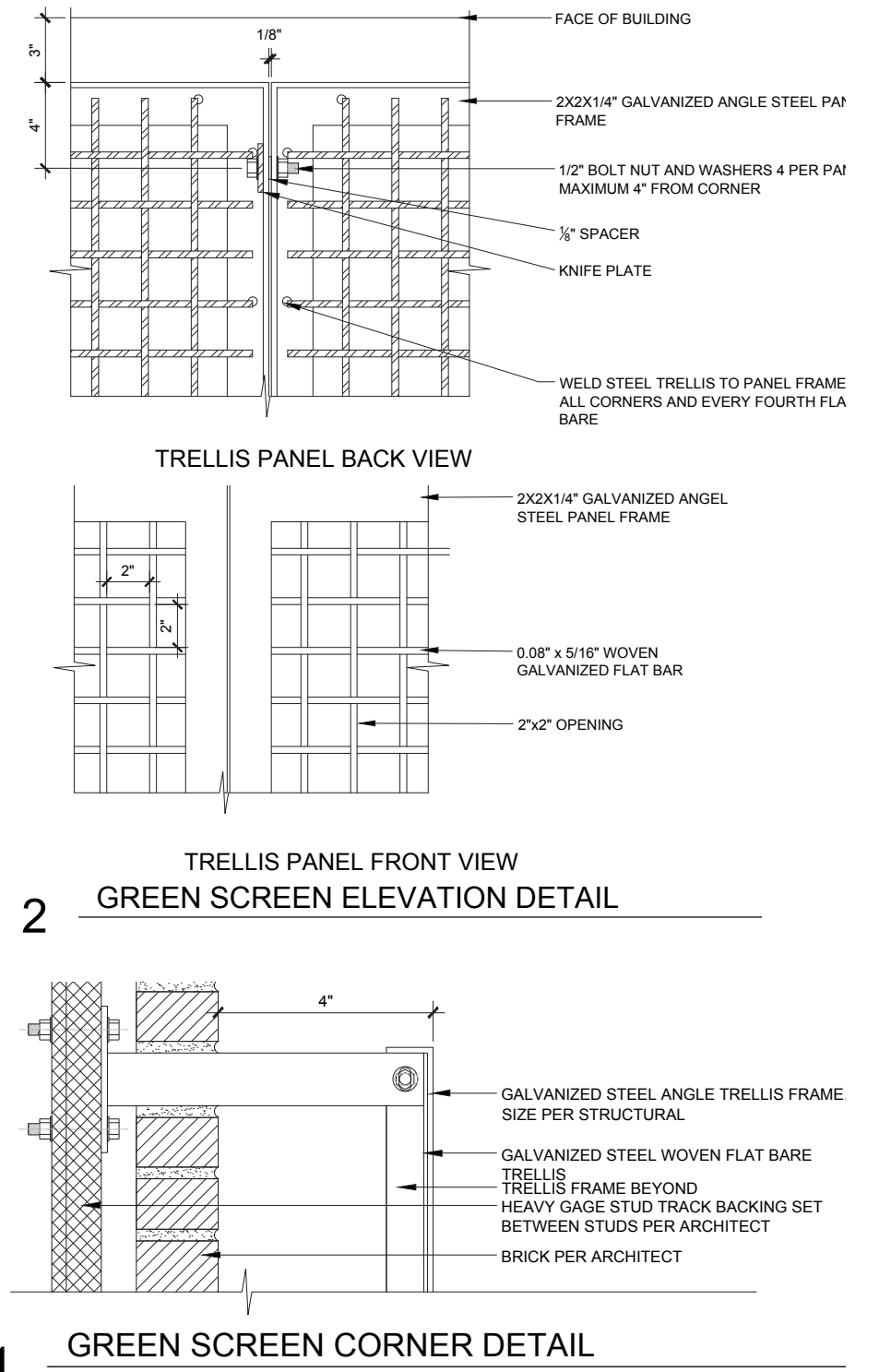
Wisteria, Wisteria floribunda



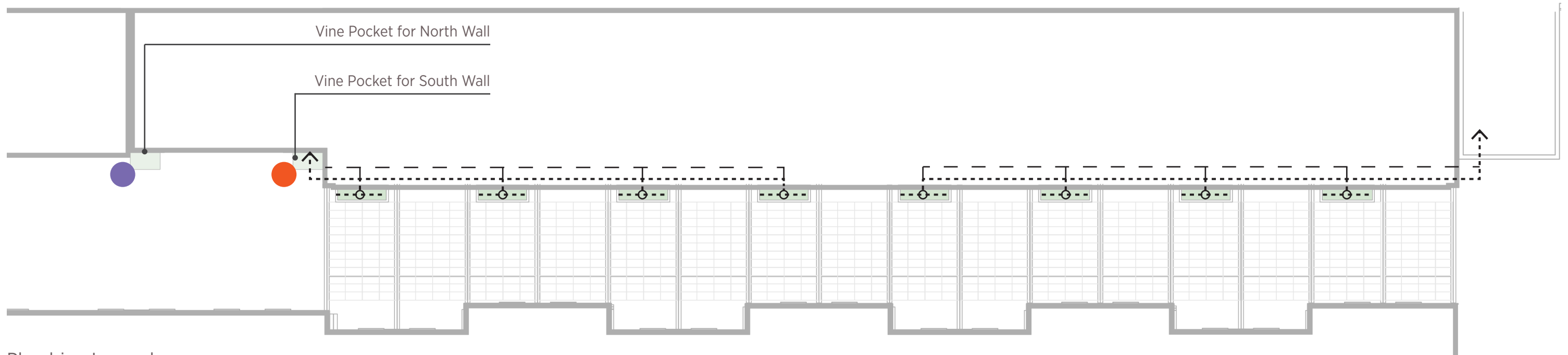
Trumpet Vine, Campsis radicans



Green Screen Detail



VARIES



Plumbing Legend

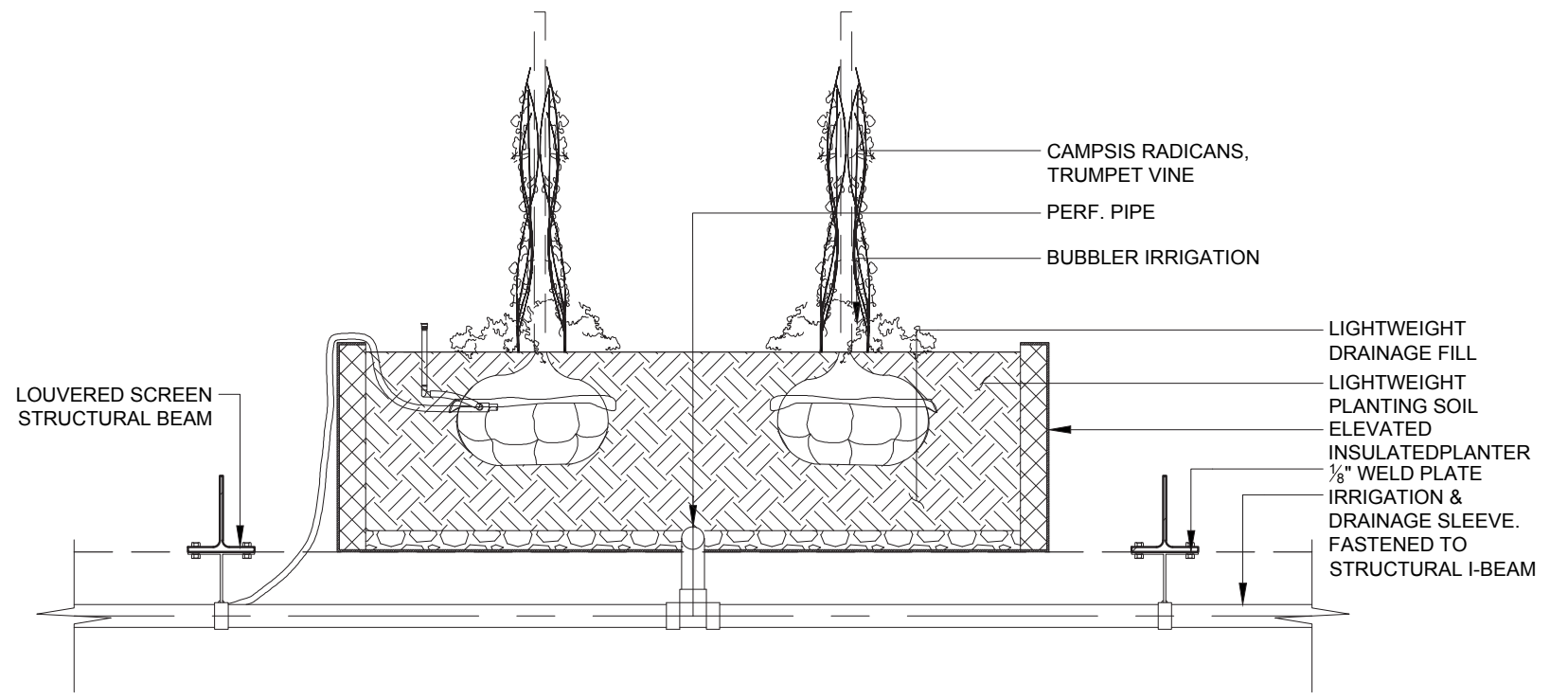
- = Drainage
- - - - - = Irrigation



Wisteria, *Wisteria floribunda*



Trumpet Vine, *Campsis radicans*



Elevated Vine Planter Detail

3/4"=1'-0"

Thank You