# 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





14-125908

PROJECT TEAM: Developer Killian Pacific

**Architect** Ankrom Moisan Architects

Landscape Koch Landscape Architecture

Civil Engineering Cardno

**Contractor** Andersen Construction

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#### **Architectural Goals**

Fit into the neighborhood
collection of unique buildings
Simple buildings
larger buildings compared to the existing context
scale massing to transition between scales

# Existing buildings

simple

typically one material building brick concrete metal















blocks in the Central Eastside Industrial Sanctuary typically consist of multiple buildings on a single block

The site is composed of 6 buildings, each with a unique architectural expression to weave the project into the fabric of the neighborhood.

site



# North Block Grocery Building

# Design Commission Comments

- 1. Design Concepts
- Explain design concepts of building
- 2. Material Palette
- Simple, too many materials
- Corten Steel not appropriate
- 3. 11th and Belmont Grocery entry
- Too small
- More bike parking
- 4. Belmont elevation
- Add more glazing too meet requirements
- RACC involvement Unclear
- 5. Exterior screens at upper housing floors to narrow and questioned horizontal orientation
- 6. Transom Windows above baysscale is wrong
- 7. Hooded exhaust venting not well integrated.



**OLYMPIC MILLS BUILDING** 

Housing bar above differentiates itself — from base. Clad in metal panel to lighten visual weight. Bold color to mark the place.

Base Building - simple warehouse-like box with repetitive bay structure with hierarchy and variation in the infill of bays



SIMPLE WAREHOUSE WITH REPETITIVE BAYS - SE CORNER OF SE ALDER AND SE 7TH AVE.



METAL BUILDING NE CORNER OF SE ALDER AND SE 9TH Vertical circulation element stiches housing bar to base. Inspired by industrial character of district.



EASTBANK COMMERCE CENTER

Dynamic Decks with sliding panels. Inspired by industrial character of district.



 Iconic vertical element marks public circulation thru site and program. Inspired by industrial character of district.

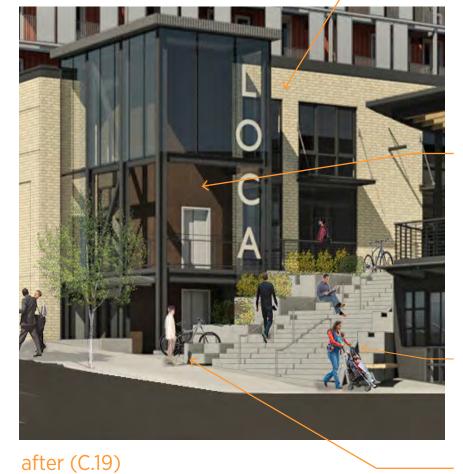


Steel Plate Panels removed at grocery entry

Corten steel at Elevator removed

Corten steel at steps removed

before (C.19)



Large, Brick Framed opening at grocery entry - simplifies building form

Steel Plate Panels at Elevator- Simplifies Material Palette

Simplified stairs and Simplified material palette at stairs

Bike Parking added near vertical stairs

see C.19, C.32, C.33, C.40, C.43, C.44, C.57 C.60, C.61, C.67, C.83, C.89, C.90 for more information.

# North Block Grocery Building

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Steel Plate Panels removed at both Grocery Entry points



Arriscraft Masonry changed to Brick to simplify material palette

before (C.20)

Brick continues thru corner. Simplifies material palette

Corner opend up to add additional bike parking added, ribbon racks for (10) bikes

Roll-up garage door to open up store and opportunity for merchandise and activity to spill out.



after (C.20)

Area for retail spill out increased, Depth of recess increased 1.5' to 14.5'

Brick detailed

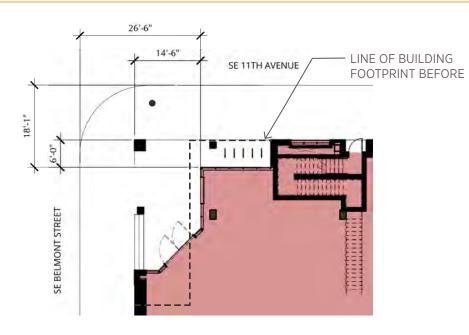
Larger scale opening at corner to express entry, Simplifies building form.

see C.20, C.33, C.43, C.44, C.59, C.60, C.65, C.67, C.83, C.88, C.90 for more information.





Grocery entry at Zupan's East of the site on Belmont.



**GROCERY ENTRY PLAN** 

1/16" = 1'-0"

Roll-up garage door to open up store and opportunity for goods to spill out.

Corner opend up to add additional bike parking added, ribbon racks for (10) bikes



Area for retail spill out increased, Depth of recess increased 1.5' to 14.5'

### before



(04.70) LG Retail Ground Floor Base Arriscraft Renaissance Masonry Units Olive

#### after



(04.20) Grocery Ground Floor Base Economy Brick Veneer Glacier - Mission

# North Block Grocery Building

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- Add more glazing to meet requirements
- RACC involvement Unclear
- 5. Exterior screens at upper housing floors to narrow and questioned horizontal orientation
- 6. Transom Windows above bays scale is wrong
- 7. Hooded exhaust venting not well integrated.



Fixed windows at these bays deleted

RACC art panels removed





Transom windows widened and integrated with bay below

Roll-up doors added at all bays

Glazing area increased to meet ground floor window requirements

Rills extended down to step with sidewalk grade

Bays recessed to create seating along sidewalk

see C.19, C.20, C.33, C.60, C.67, for more information.

after (C.20)





VIEW FROM GROCERY INTERIOR



CUT-AWAY VIEW AT GROCERY "LOADING DOCK"

#### PRECEDENT IMAGES



DOCKS CONVERTED TO RESTAURANT SEATING AT CLARK LEWIS IN EASTSIDE COMMERCE CENTER



SECTION THROUGH GROCERY "LOADING DOCK"



BELMONT ST. CONTINUOUS CANOPY - DESIGN STUDY



MULTI-LEVEL OUTDOOR EATING/SEATING AT CASCADE BREWING ACROSS
BELMONT STREET



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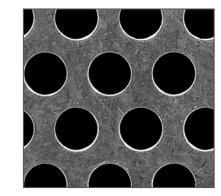


before (C.93)

horizontal screen changed

screens widened

perforated screen material

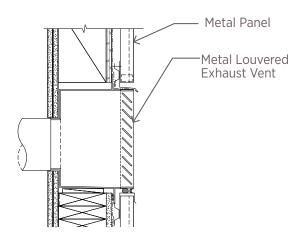


1/2" Holes on 11/16" Staggered Centers 48% Open Area

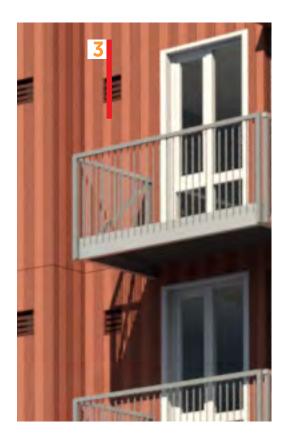


after (C.93)

see C.15, C.17, C.19, C.57, C.61, C.93 for more information.



**3** - Louvered Vent @ Metal Panel - 1" = 1'-0"



after (C.116) changed from vent hood

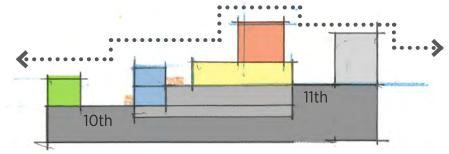
# North Block Retail Building

#### Design Commission Comments

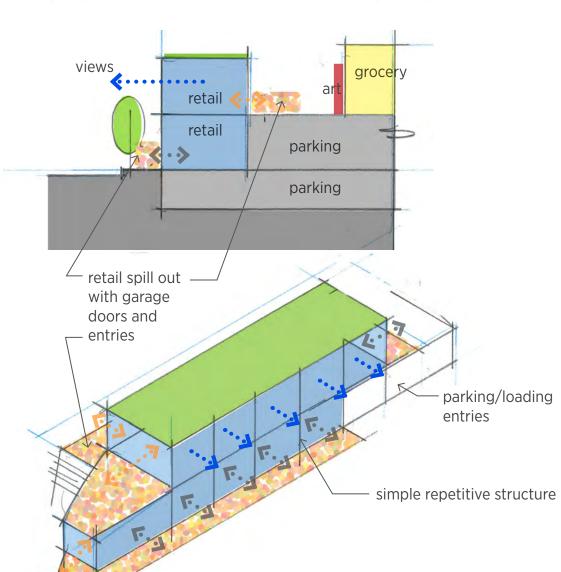
- 1. Design Concepts
- Explain design concepts of building
- 2. Material Palette
- Wood siding, durability issues
- glass canopies approiated, hard to keep clean
- 3. Unify roof at South End
- 4. Lower retail level too squat

#### **IDEAS**:

- 2 story massing transitions from larger mass, East to West.
- Allows views from residential units to city/river.



- 2 story retail activates street along 10th and provides unique
- 2nd story retail spaces with views





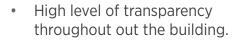
heavy timber interior



outdoor seating and retail spill out opportunities



highly glazed, kit of parts - Eames housing



- Heavy timber interior
- Flexibility to connect retail in size both horizontally and vertically
- Eames like kit of parts approach to building



Wood siding and screening removed

Glass at canopies removed



Trellis and retail at South end removed

Step in roof parapet removed

before (C.19)

Horizontal metal siding, simplified materials palette

Floor to floor at retail 13'-6"



Increased area for public plaza space

Simplified roof line

after (C.19)

see C.15, C.17, C.19, C.27, C.30, C.32, C.33, C.40, C.57, C.60, C.63, C.67, C.81, C.84, .96, C.97, C.98, C.99 for more information.

Metal canopies

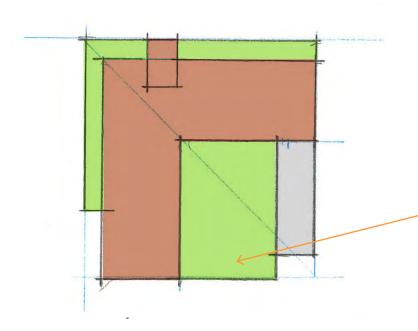
### **South Building**

# Design Commissior Comments

- 1. Design Concepts
- Explain design concepts of building
- 2. Material Palette
- Simplify to many materials
- Wood cladding seems unnecessary
- Glass canopies, hard to keep clean
- 3. Garden center
- Integrate or fully detach
- 4. Signage truss is confusing without signage



Simple one material (brick) approach to massing, similar to turn of century buildings in district

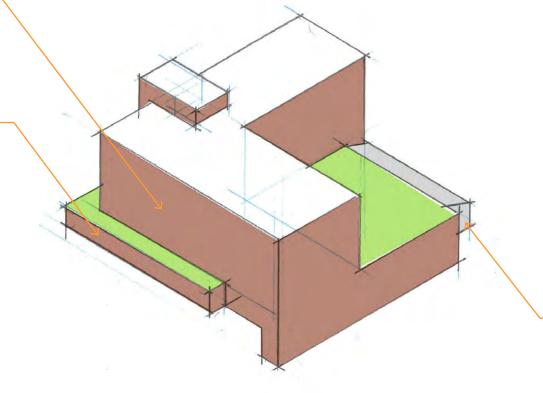




South orientation of courtyard to provide residential amenities and city views.









Garden center provides unique transition to similar uses in surrounding IG zoning. Oriented for good daylight.



Metal panel at South wing removed

Metal panel at entry removed

Wood at base removed



before (C.22)

Brick at South wing
Simplifies material palette

Brick at entry

Simplifies material palette

Metal panel at base

Simplifies material palette



after (C.22)

see C.22, C.23, C.24, C.57, C.58, C.59, C.69, C.71, C.73, C.86, C.104, C.107, C.108, for more information.

# **South Building**

#### Design Commission Comments

- 1. Design Concepts
- Explain design concept of building
- 2. Material Palette
- Simplify, too many materials
- Wood cladding seems unnecessary
- Glass canopies, hard to keep clean
- 3. Garden center
- Integrate or fully detach
- 4. Signage truss is confusing without signage

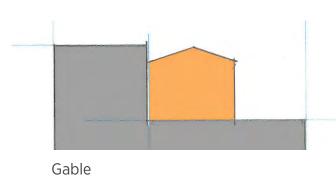


before (C.23)

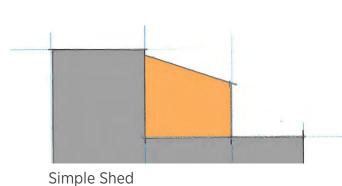


after (C.23)





Brick



see C.23, C.24, C.33, C.40, C.56, C.57, C.58, C.69, C.71, C.87, C.105, for more information.



Shed roof, integrated

with structure



before (C.21)



Metal panel at base Simplifies material palette

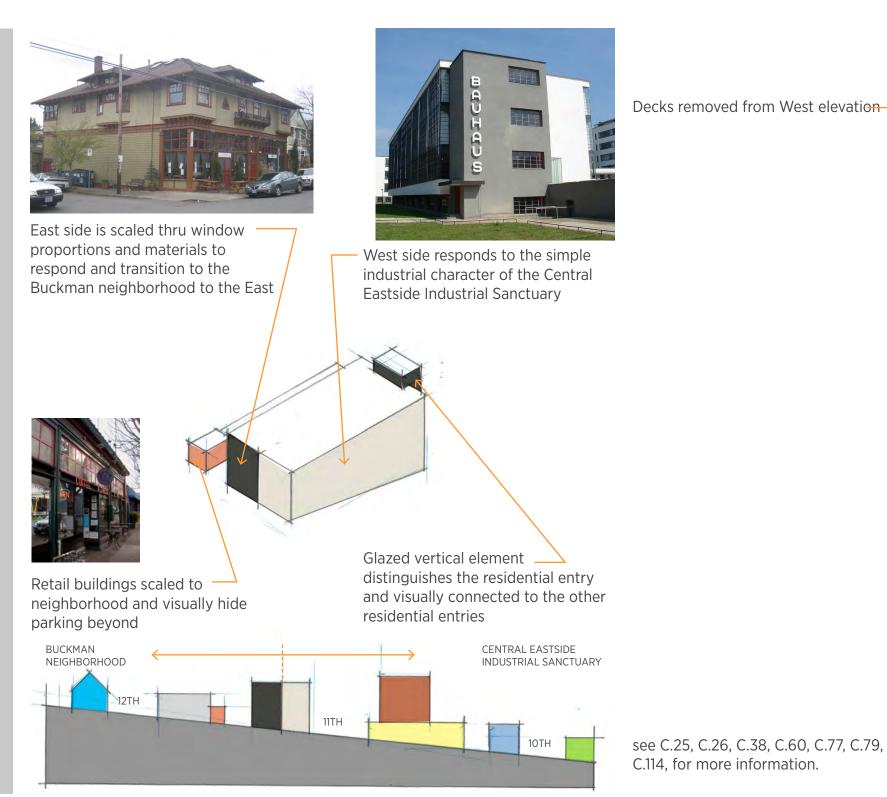
after (C.21)

see C.18, C.19, C.21, C.57, C.69, C.86for more information.



### **East Building**

- 1. Decks
  - remove or add more
- 2. Parking behind building needs to be covered



Decks removed from West elevation



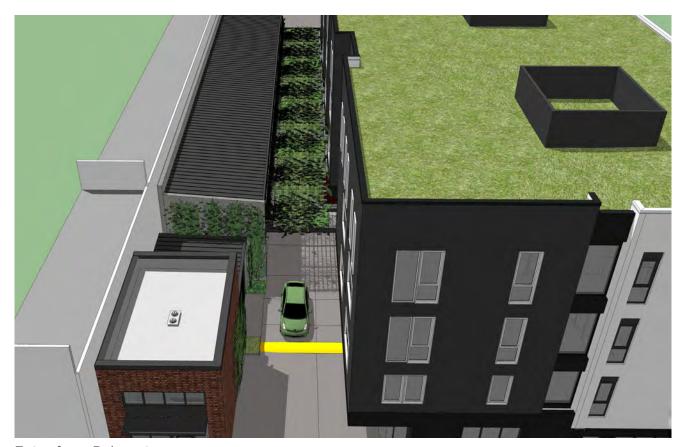
before (C.25)



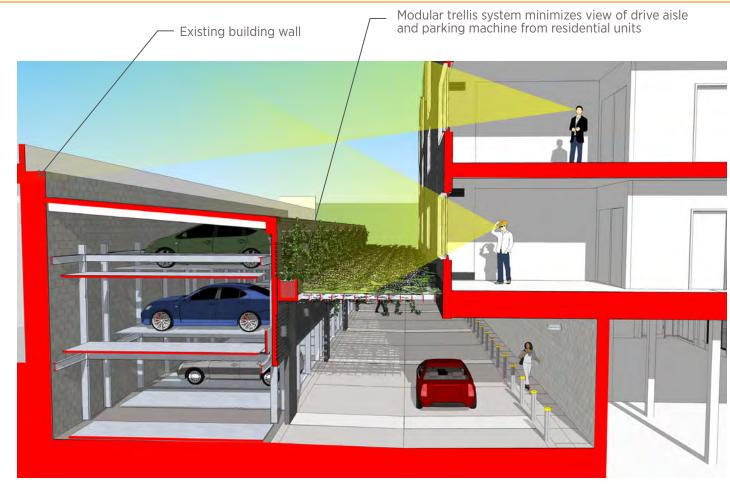
after (C.25)



**KILLIAN PACIFIC** ANKROM MOISAN ARCHITECTS, INC.



Entry from Belmont



Section Perspective

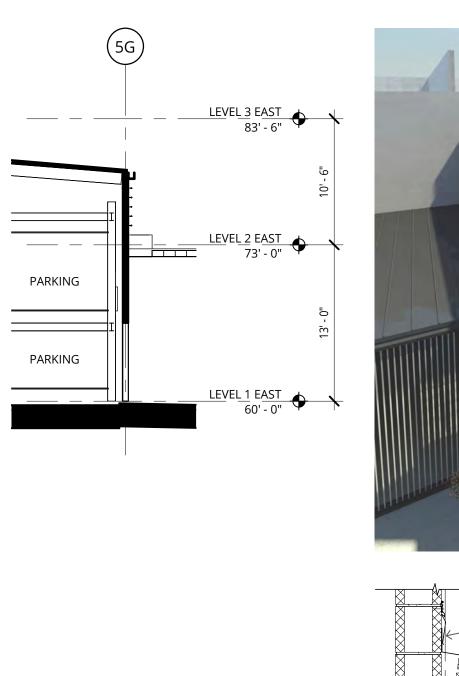


View of Parking From Resident Levels

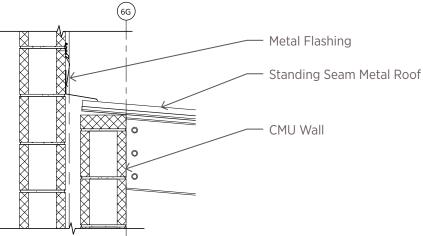
CMU Shear Wall

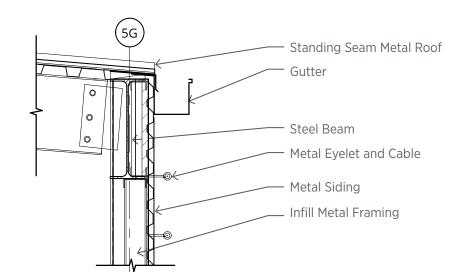
roof

Flow-thru planter collects all water from parking structure

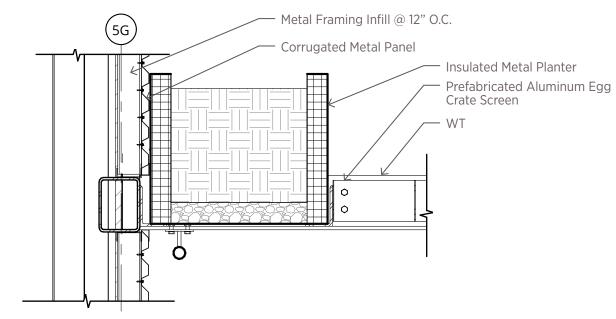




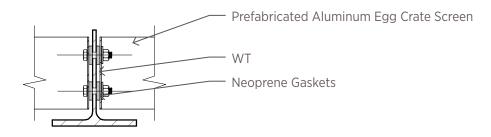




2 - Metal Roof @ Vertical Transition - 1/2" = 1'-0"



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

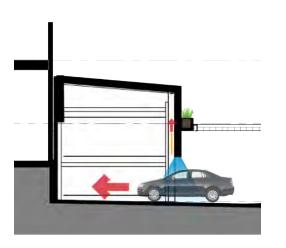


**4** - Trellis to WT Connection- 1" = 1'-0"



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

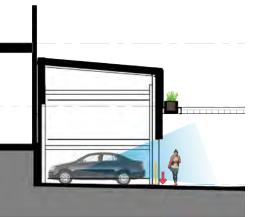
#### Parking Machine Operation



Step 1

Safety gate of parking structure raises with minimal localized noise.

Occupant drives vehicle into designated parking space of structure.

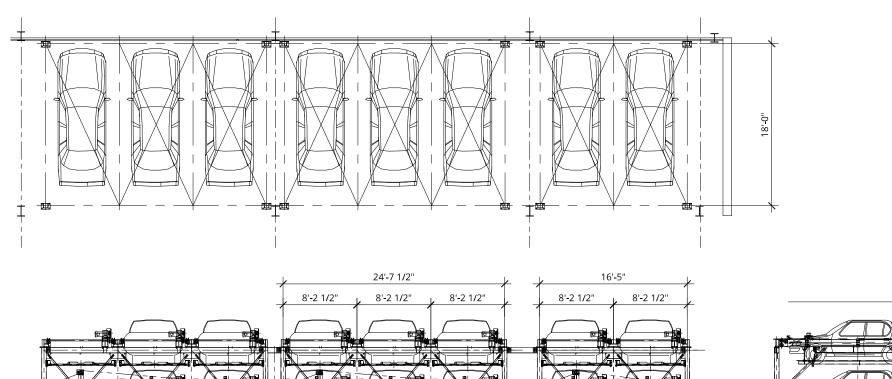


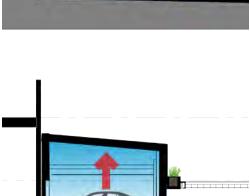
Step 2

Occupant turns vehicle off completely and exits.

Safety gate is closed once occupant has cleared the structure.







Step 3

Parking machine reorganizes vehicles within the matrix.

Noise of machinary is minimized by roof structure.

#### **Acoustics And Vibrations**

Two independent case studies have demonstrated the acoustic and vibration effects on existing projects in Portland.

The first test was conducted by SSA Acoustics on the 9th and Pine residential project which uses a Carmatrix Parking Lift System. Their study showed a relatively low Ambient Vibration (micrometers/second) in structure directly adjacent to the Lift System. Their conclusion was that the operation of the system would not impart vibration to the structural that will be noticed in apartments above 9th and Pine. It should be noted that the system for LOCA is independent of any residential structure

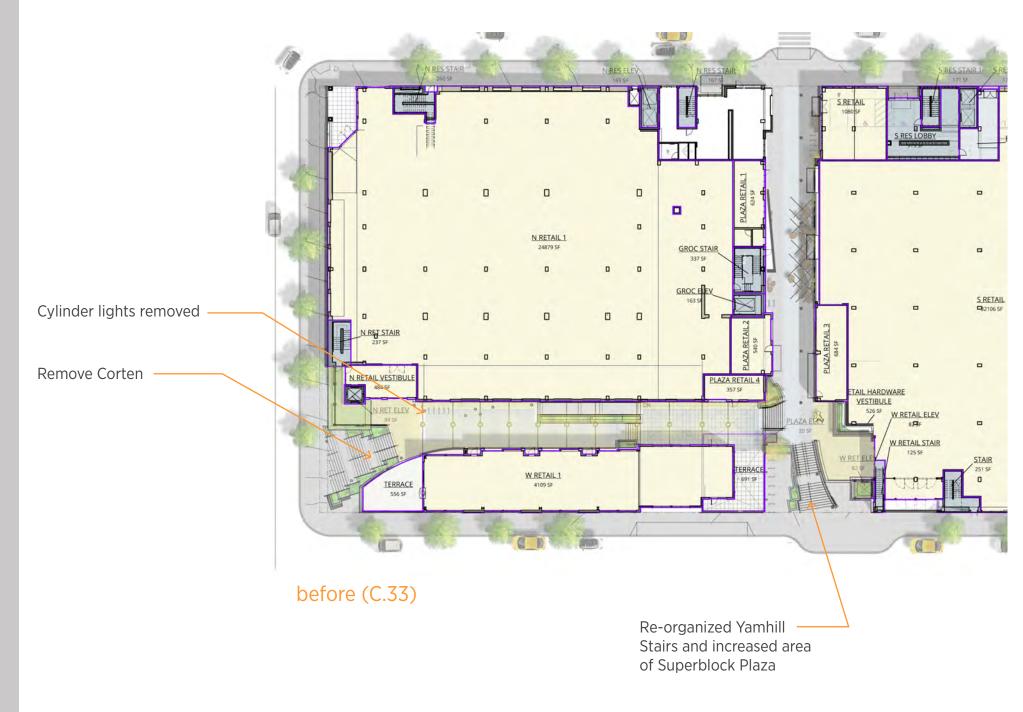
The second test was to determine the sound level impact of a Harding Steel Car Lift System, like the one designed for LOCA. The test was conducted at 1550 SE 20th Ave. in Portland. While in operation the Car Lift system was recorded making sounds of 59 to 60dB which is roughly equivalent to the sound level of a normal conversation. It can be inferred from this study that operation of the Car Lift system has little to no effect on the ambient sound levels local to the system.

### **Outdoor Spaces**

#### Design Commission Comments

- 1. Make spaces dynamic
- 2. Provide common thread
- 3. More consistency
- 4. Spaces feel "small"
- 5. Spaces feel under designed
- 6. Re-organize Yamhill Steps
- 7. Belmont Stair is good
- 8. Material Palette
  - Simplify, too many materials
  - Don't use Corten steel
  - Too many light fixture types
  - Too many handrails
- 9. Remove Cylinder light fixtures

see landscape drawings for additional changes





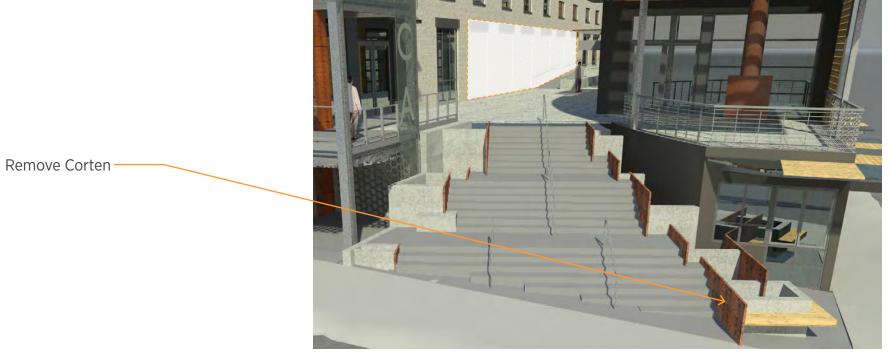


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10th and Belmont Stairs before (C.96)



10th and Belmont Stairs after (C.96)

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.



Stairs simplified, Corten

Bike Racks added

Simplifies Materials Palette

Bike track added to stairs

removed

Remove Corten



Bike Racks added



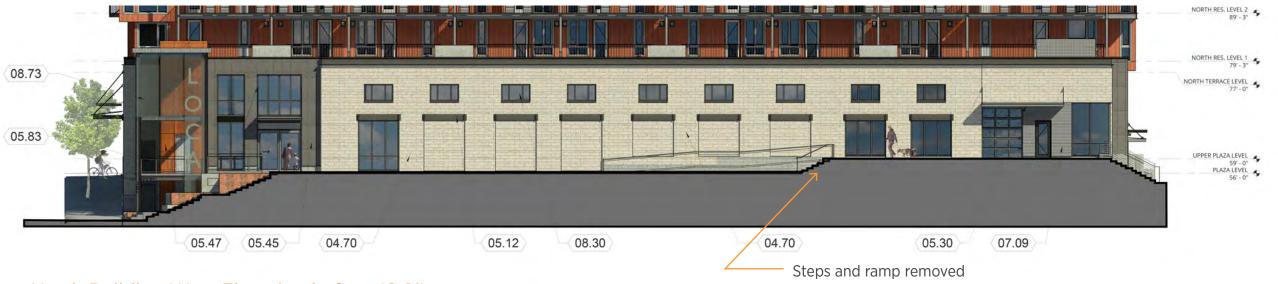
10th and Belmont Stairs before (C.19)



10th and Belmont Stairs after (C.19)

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.





North Building West Elevation before (C.61)







### Retail Building East Elevation before (C.81)



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



Yamhill Plaza Overlook - After DR Input



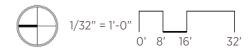


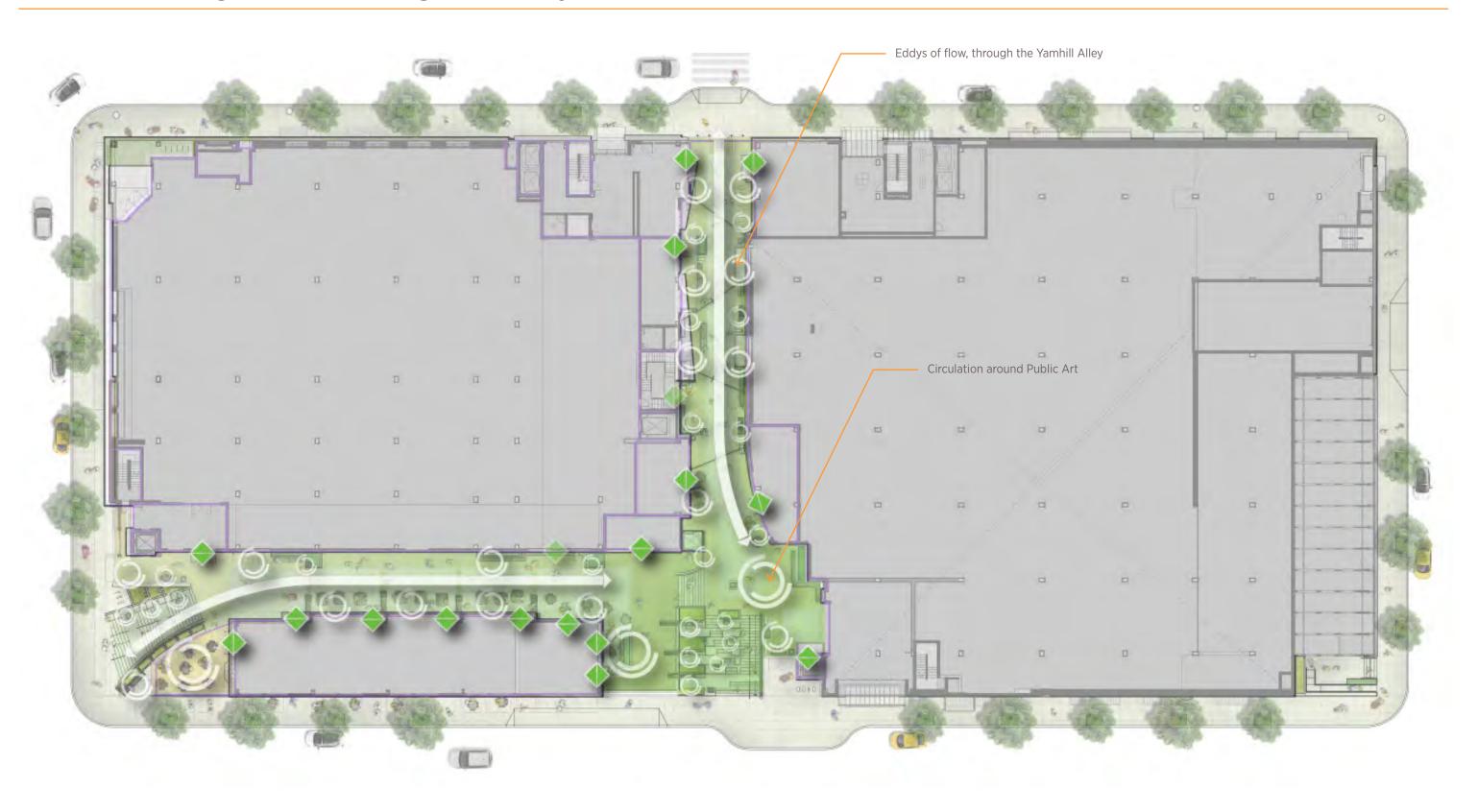
# SUPERBLOCK DEVELOPMENT STANDARDS-Chapter 33.293

33.293.030 Requirements (REVISED PROPOSAL - 06/02/31)

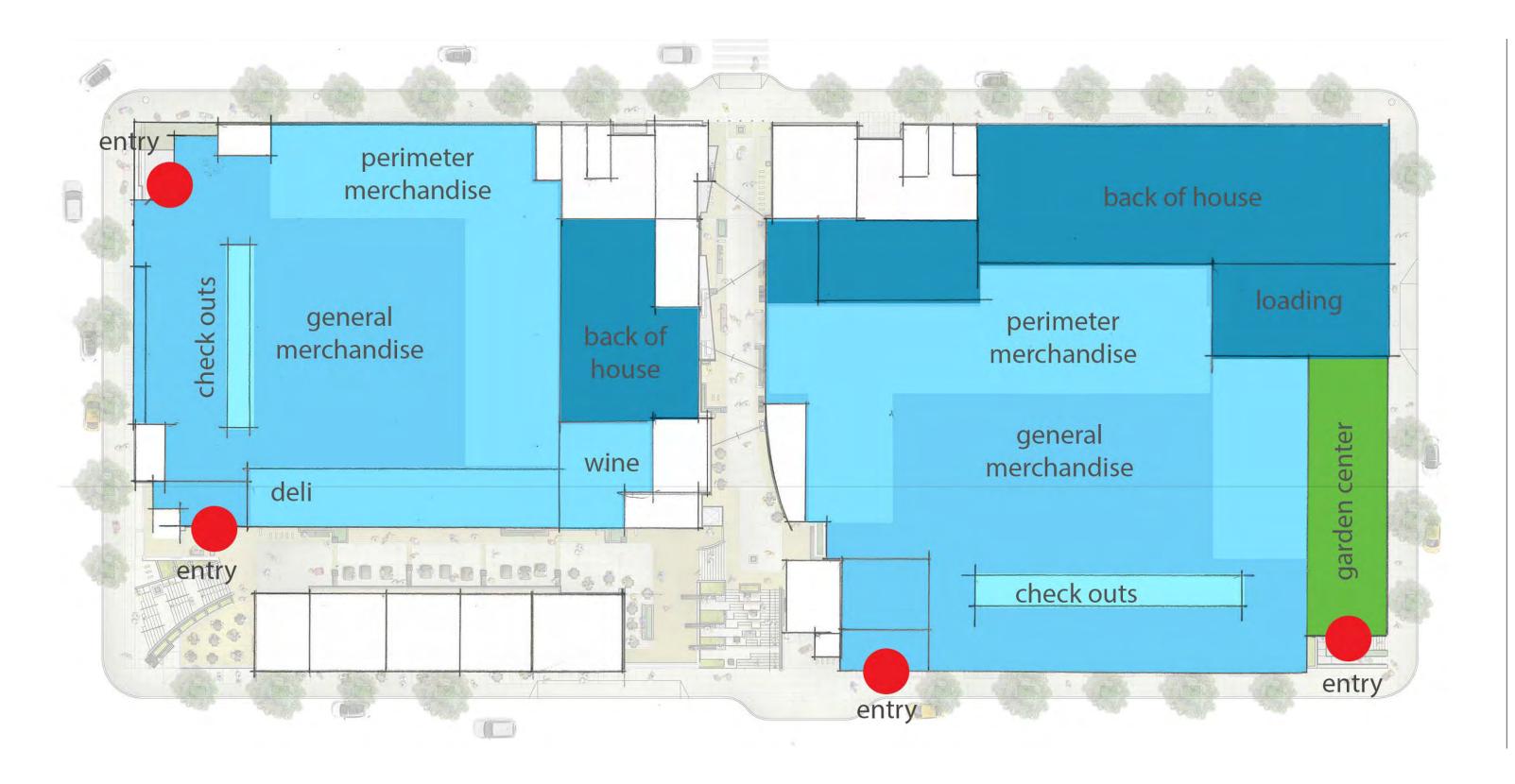
Proposal: 2x Open space SF for community living room

- a. 12400 sf of public plaza is provided, which exceeds the 5% (91,050 sf x 5% = 4552 sf) required. The public plaza spaces make pedestrian connections That are more characteristic of 2x the width of standard 12' sidewalks. These inherently do not meet the required length to width ratio of 3 to 1, but preserve the familiar pedestrian experience within the context of the Central City plan.
- b. The total area of walkways, landscape areas, public plazas is required to be 50% of the vacated streets within the superblock which would require  $(12,000 \text{ s} \times 50\% = 6000 \text{ s} \text{f})$ , 12400 sf total is provided.
- c. The walkway system must be hard surfaced and at least 12' wide, unobstructed. These proposed walkways are no less than 20' wide, but are often 24' wide.
- d. The on-site pedestrian and bike circulation system will be lighted for night use.
- e. The walkways are accessible to bikes. They are accessible on grade from SE 11th, and a walkway at near flat grade crosses the site westward to a broad open staircase that drops down to SE 10th. This is visually open from the east with views through to SE Yamhill and downtown to the west.
- f. The preferred 24 hr pedestrian connection measures 4,860 sf and is in alignment with SE Yamhill to the West. See diagram to the left, highlighted in amber. An additional 4,705 sf pedestrian connection is highlighted in blue.-









### **East Building**

Design Review Responses

**DESIGN REVIEW REQUIREMENT:** A7. Establish and Maintain a Sense of Urban Enclosure.

Define public rights-of-way by creating and maintaining a sense of urban enclosure.

**RESPONSE:** The East building comes to the property line except where setback for main building lobby entry and at the Belmont parking entry access point. All standards have been met

**DESIGN REVIEW REQUIREMENT:** 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 the 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.

**RESPONSE:** The East building fully complies with all storefront standards. The Storefront is large and inviting. The main lobby is set back and is visually distinct. The parking access is not meant to be a pedestrian zone and as such does not have a pedestrian connection off of Belmont.

**DESIGN REVIEW REQUIREMENT:** B1. Reinforce and Enhance the Pedestrian System

Maintain a convenient access route for pedestrian travel where a public right-of way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone and the curb. Develop pedestrian access routes to supplement public right-of-way system through superblocks or other large blocks. Main entry points connect the building directly to the public ROW. Parking area circulation ties directly to either building access for residential tenants or to the public ROW for commercial parking in the IG zone area.

**RESPONSE:** This is not a superblock so not subject to those standards



BEFORE (C.25)



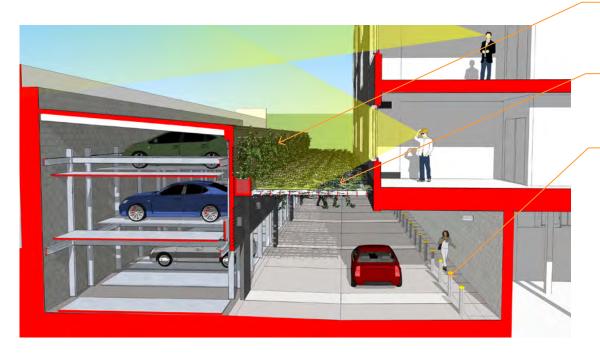
**AFTER** 

Replaced wood siding with metal panel





BEFORE (PG. 23)



 Added stainless cable system to support vine growth

-Added overhead trellis and evergreen vines to soften and screen view

 Added bollards & changed paving pattern scale, to define pedestrian zone

## **East Building**

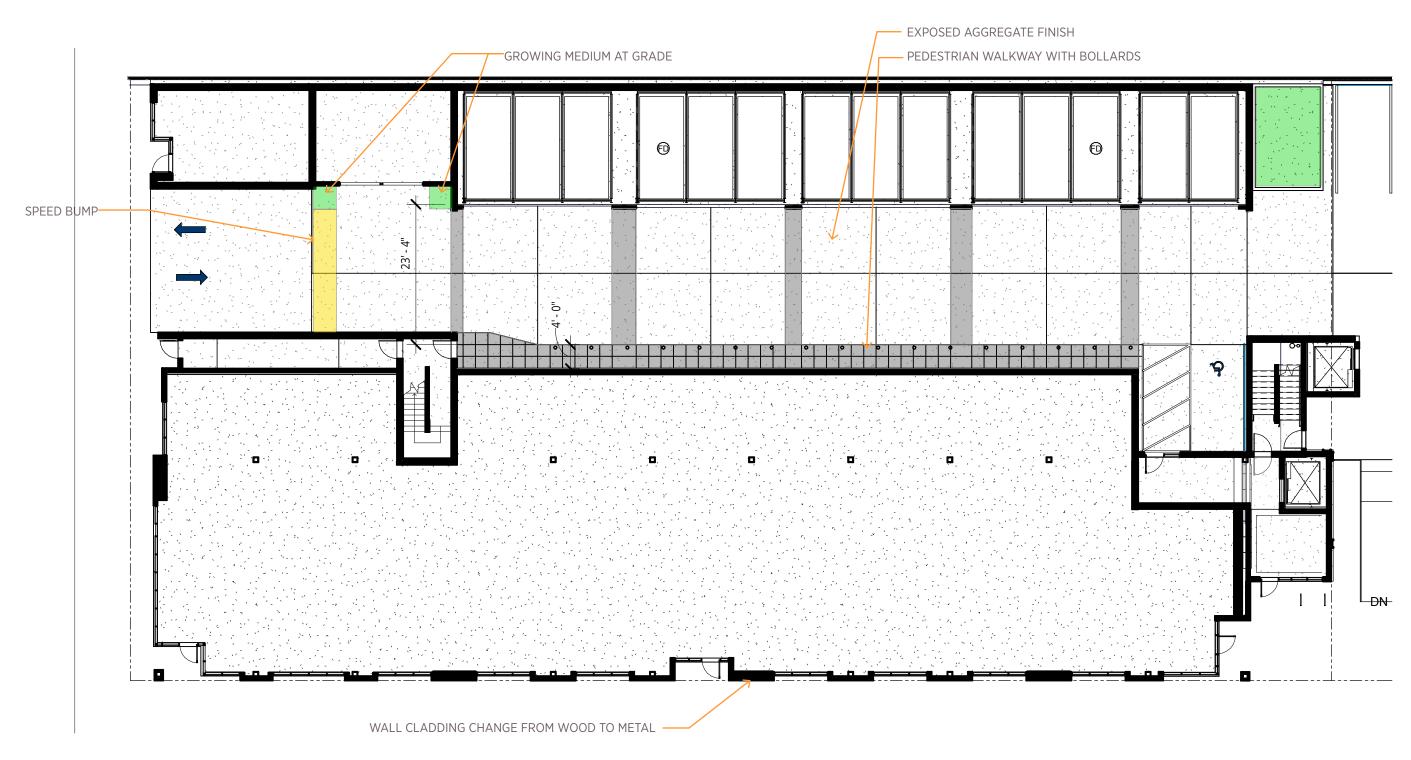
### Design Review Responses (cont.)

#### **DESIGN REVIEW REQUIREMENT:** B2. Protect the Pedestrian

Protect the pedestrian environment from bicycle and vehicular movement. Develop integrated identification sign and sidewalk oriented night lighting system that offers safety, interest and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems and /or service areas in a manner that does not detract from the pedestrian environment.

**RESPONSE:** The sidewalks are lit via street lights. There are canopies at all retail frontages including the micro retail on Belmont. A speed control bump has been incorporated at the Belmont entry ramp to slow vehicles down prior to engaging the residential parking zone. A Similar speed control device will be installed at the IG zone parking additionally 5 MPH-SLOW signage will be incorporated. The residential parking area is covered with a trellis structure and the floor surface finish changes from smooth broom finish to exposed aggregate. The overhead trellis and the concrete finish change will all contribute to slowing cars down in this area. The residential parking has a defined accessible parking space that connects directly to the building lobby. A pedestrian zone has been indicated with bollard protection that connects to either building entry point.

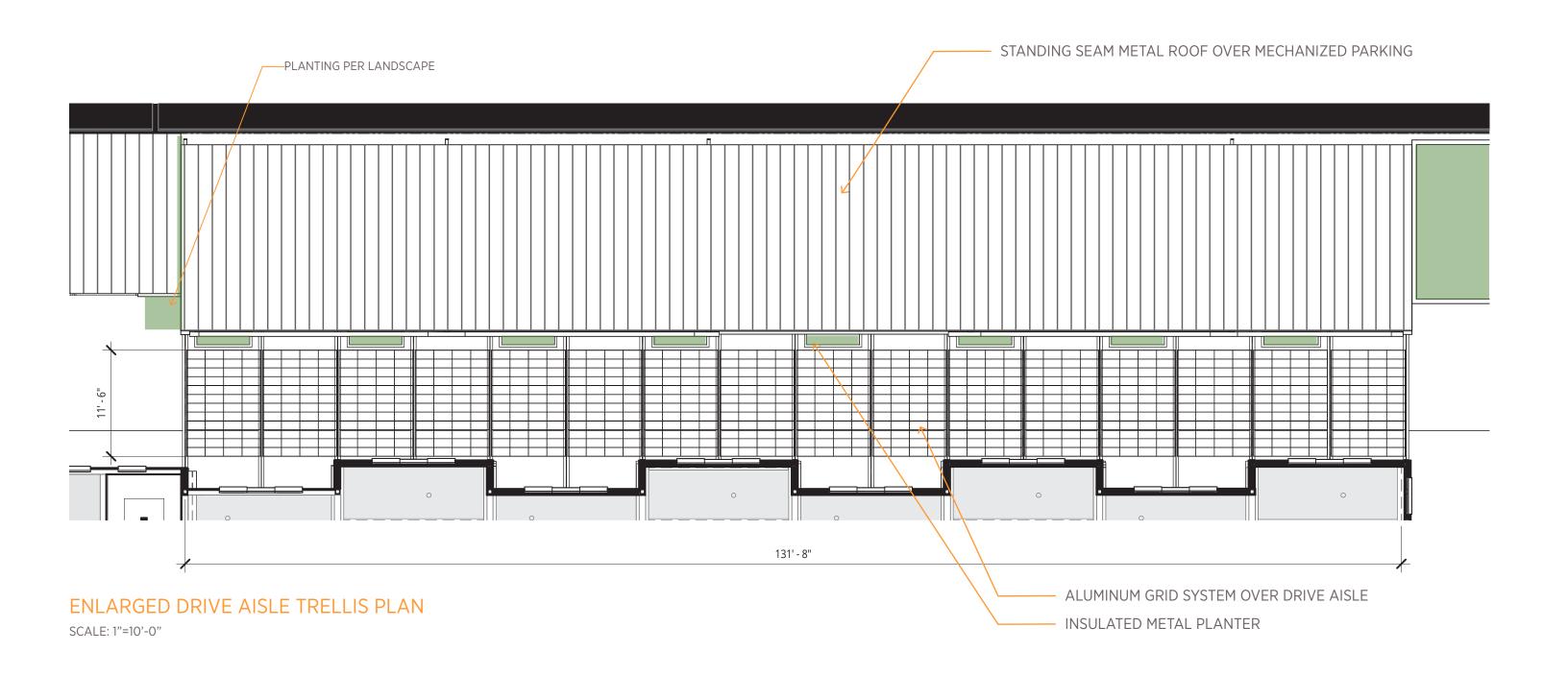
**AFTER** 



## ENLARGED DRIVE AISLE PLAN

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





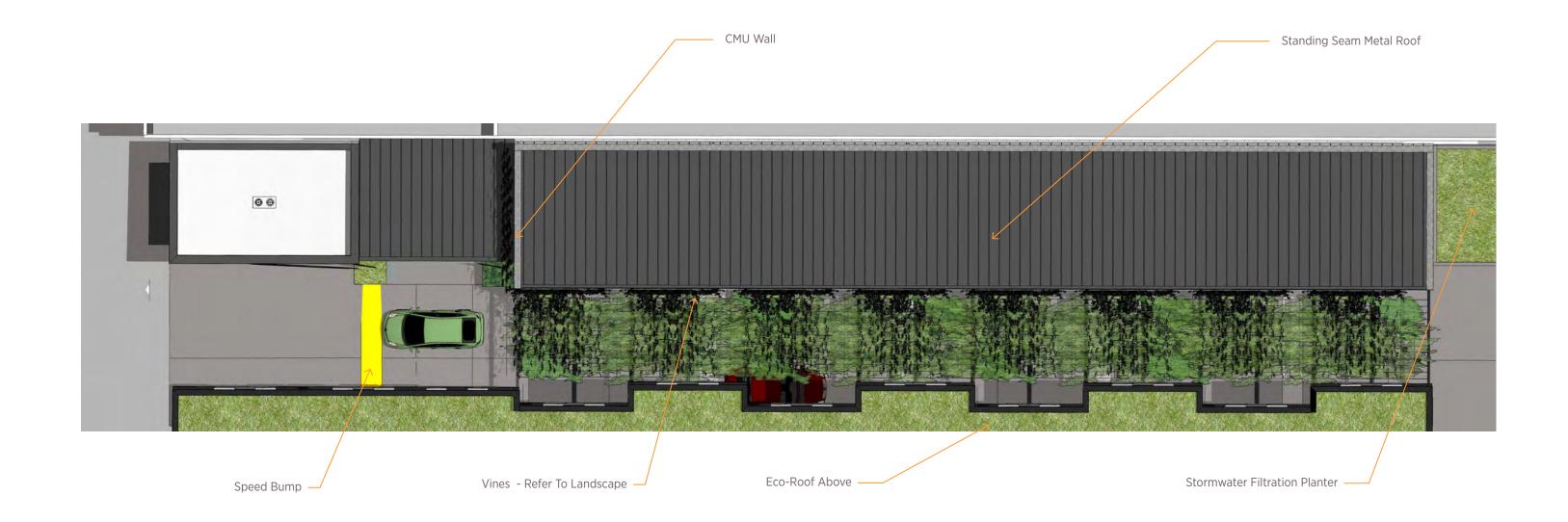
- Surface Cylinder Downlight Finish: Black Lamp: LED, 20 watts
- Surface Cylinder Downlight Small Finish: Black Lamp: LED, 12 watts



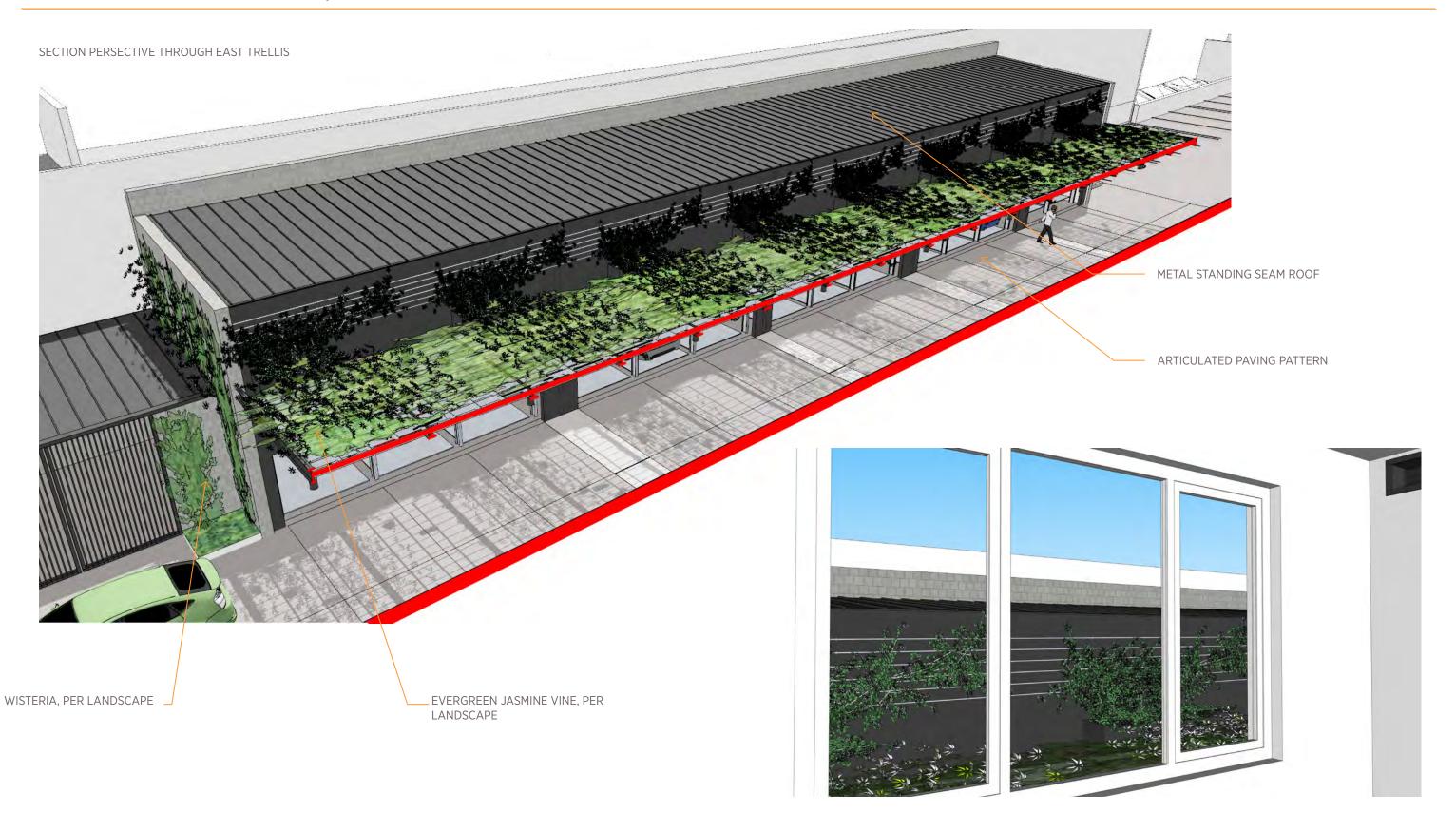
LED Linear Strip
Finish: Silver / Black
Lamp: LED, 54 watts
Located inside covered parking



5CALE: 1" = 10'-0"





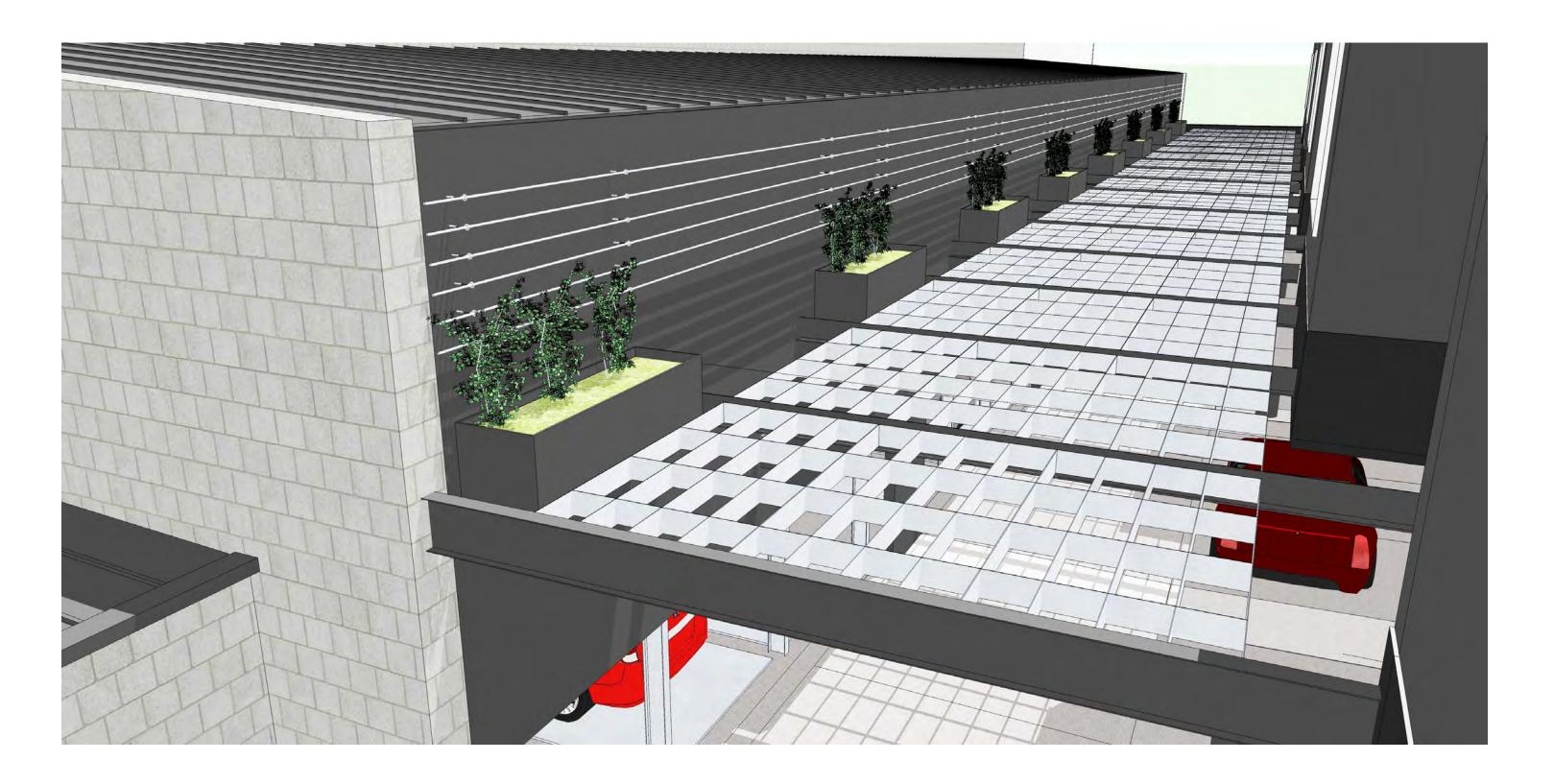


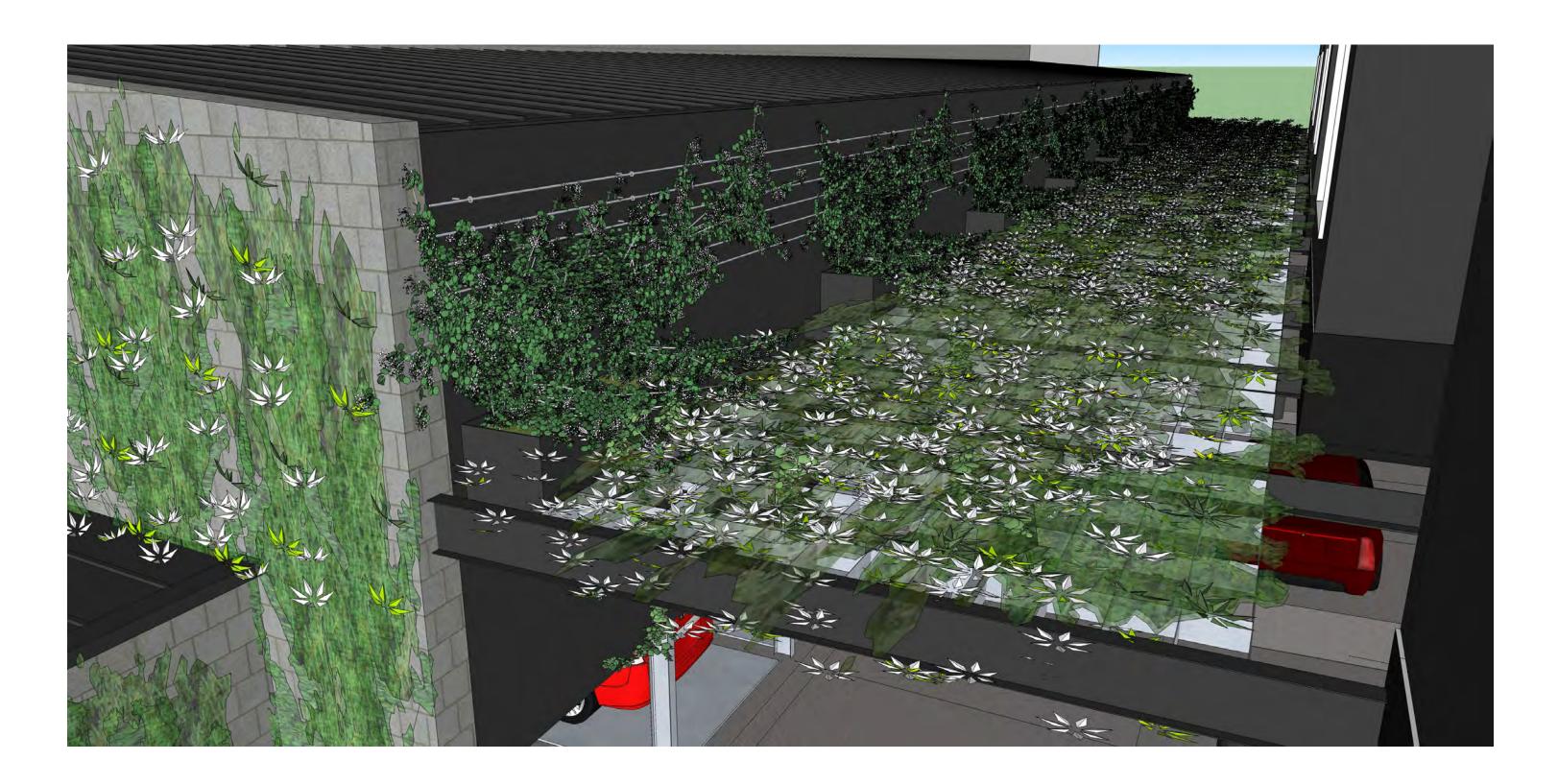












## Central Eastside at the Boundary

SE 11th and Belmont is one of the most unique sites in Portland. Straddling the Central Eastside's vibrant commercial areas to the west as well as historic residential neighborhoods to the East the site will connect and be fueled by these synergistic forces.

Being located on the crossroads of SE Belmont and SE 11th/12th the site has strong connection through all modes of transportation. The zoning is flexible allowing both residential and commercial development, of a variety of forms, aesthetics and user preferences.

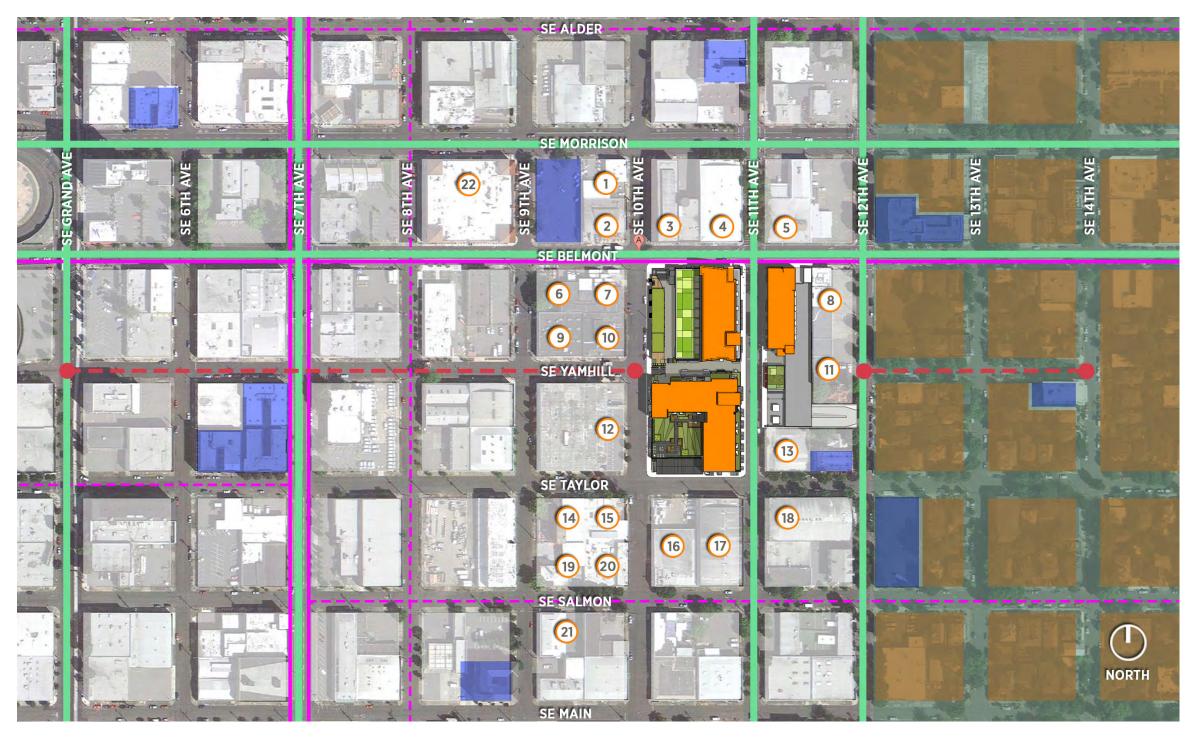
In recent times this area has become the Hub of creative types. It seems like everywhere you look creative things are happening.

We think that understanding and connecting to the creative nature of those that work, live and play in this area has a way of making a meaningful, unique "place."

Our vision connects and interweaves this creative energy within new development, with the goal of furthering the energy already building in the district.







#### **NEARBY BUSINESSES AND ORGANIZATIONS**

- Vivo
- Cascade Brewing
- 3 Yale Union
- Multnomah County Elections
- 5 A&S Marketing
- Green Dragon
- 7 Bar Tur Foods
- Bradshaw's Transmissions
- 9 **Integrity Spirits**
- Gatto & Sons Fruit Co. 10
- 11 Hawthorne House
- 12 National Builder's Hardware
- GXI Exhibit Design & Fabrication
- Crossfit Magnus 14
- Dale's Draperies 15
- Camfil Farr Air Filter Sales
- **17** Creative Woodworking
- Portland Auto Glass
- Dick's Color Center Paint
- Primal Screens 20
- 21 New Deal Distillery
- 22 **Grand Central Bowl**

#### **COLOR KEY**



Nearby Multi-Family Housing

Single Family Residential Neighborhood

Single Family Residential Blocks

Bicycle Lane

Priority Bicycling Streets

Main Automotive Arterial Streets

Existing Yamhill St. is Interrupted

## PROGRAM SUMMARY

For Design Review Applicable Area

SITE AREA:	
Superblock	91,050 SF
East of SE 11th:	19,567 SF
TOTAL	110,617 SF
EAST BUILDING (EXd zone only)	54,961 SF
Residential SF	36,536 SF

Residential SF	30,330 SF		
Retail SF	8,554 SF		
Retail parking SF/count	0	0 stalls	
Residential parking SF/count	9,871	51 stalls	
	*3 level pa	arking stack	

NORTH BUILDINGS	153,701 SF		
Residential SF	72,999 SF	(4 floors)	
Retail SF	54,268 SF		
Retail parking SF/count	25,793 SF	59 stalls	
Residential parking SF/count	0 SF	O stalls*	

SOUTH BUILDING	248,221 SF	
Residential SF	122,451 SF	(5 floors)
Retail SF	45,361 SF	
Retail parking SF/count	61,628 SF	144 stalls
Residential parking SF/count	18,781 SF	99 stalls**
* Common Garage shown		

 $<sup>^{**}</sup>$  Does not include building area and parking stalls located in IG zone portion of Site.

PROJECT SF:		
Residential GSF	231,986 SF	
Residential Units		247 Units
Retail GSF	108,824 (Accounts for utility SF)	
Retail parking GSF/count	87,421 SF	195 stalls
Residential parking GSF/count	28,652 SF	144 stalls

339 Stalls (Total Not including IG site)

PROJECT SF:	
Super block	401,922 SF
North OEG	54,961 SF (EXd zone only)

TOTAL PROJECT SF
------------------

Superblock

PUBLIC SPACE		

13,041 SF (outside space)















## ...those 'Goat Blocks'





































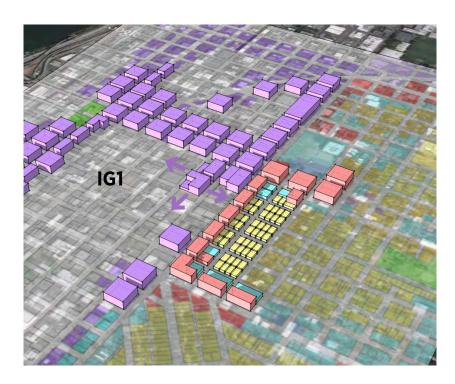












## Zoning Context The Peninsula Effect

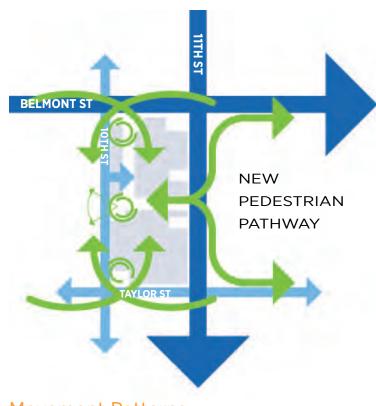
Over two thirds of the project site's frontage (800' of 1,200') borders the adjacent IG1 Zone.



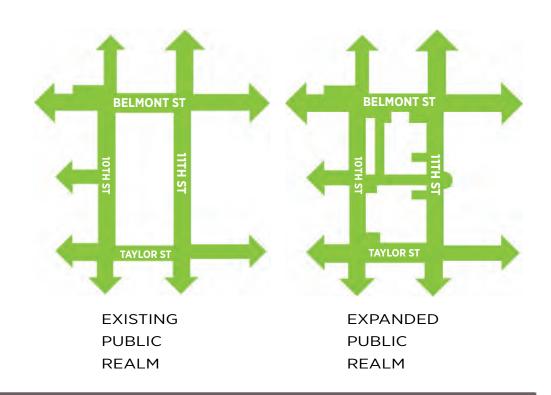


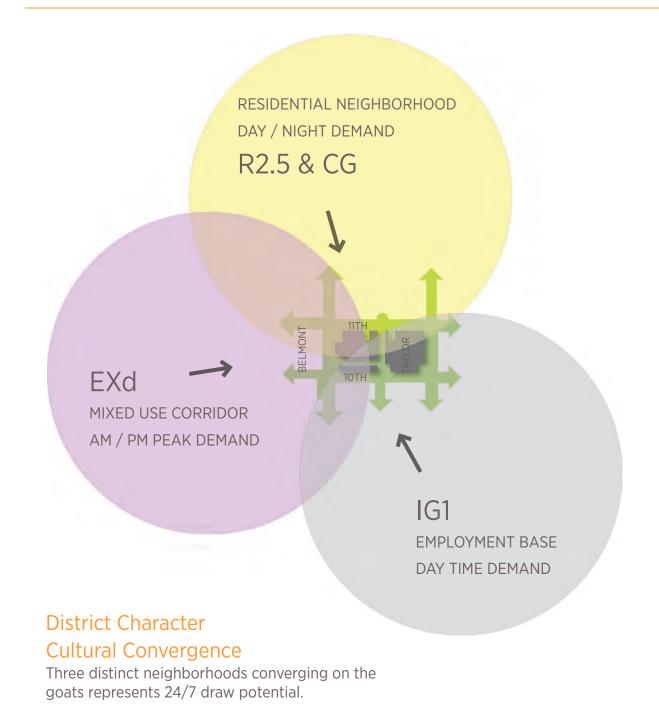
The IG Wall
One Sided Streets - 10th, Taylor, 11th
Potential for incompatible use and development standards.

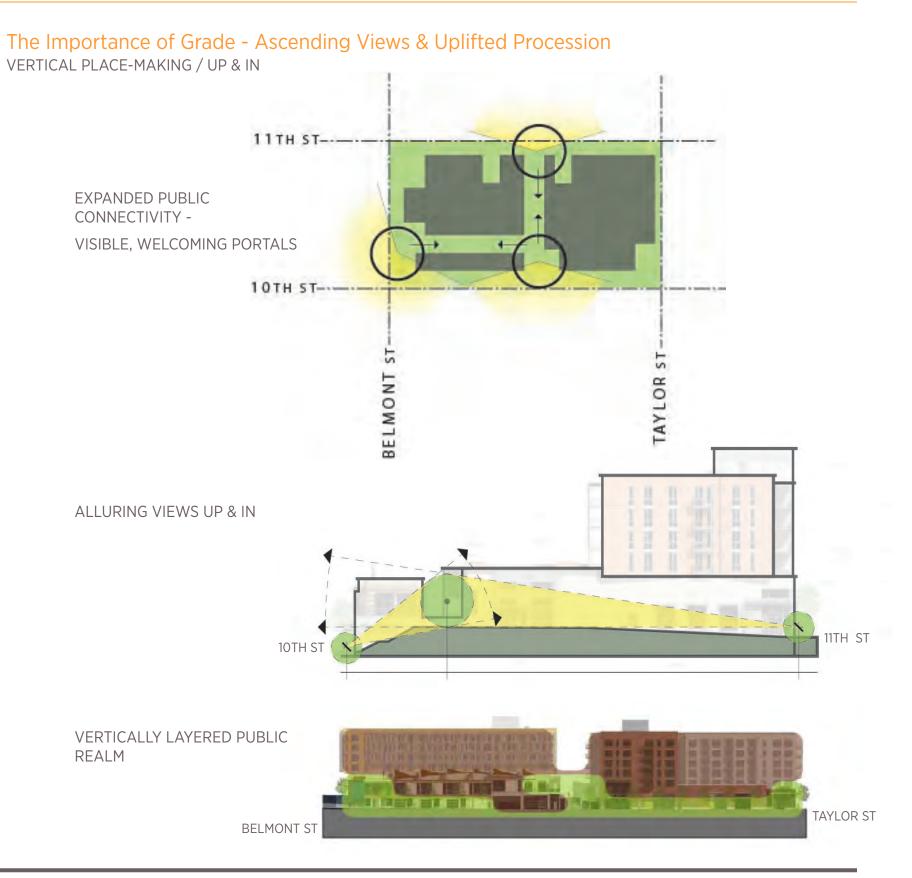




Movement Patterns
New Pathways
Enhance Existing / Create New

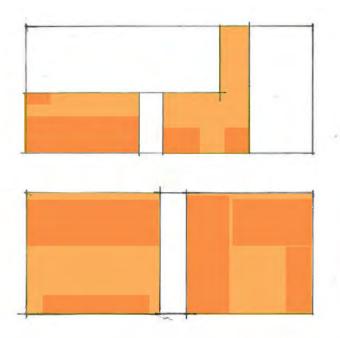








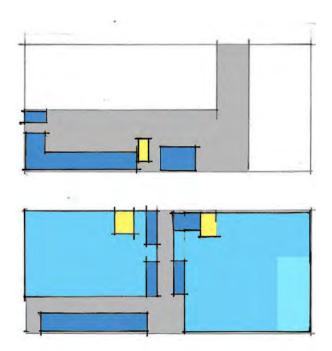




## Break the Site down into Portland Scaled Blocks

Guideline (A3) Respect the Portland Block Structures



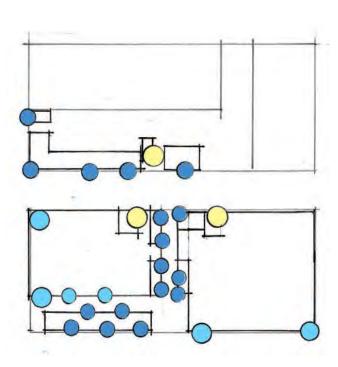


## Retail and Residential lobbies throughout project to support vibrant streetscape

Guideline (A8) Contribute to a vibrant streetscape

Anchor Retail Small Retail: Makers & Restaurants, etc. Residential Lobbies



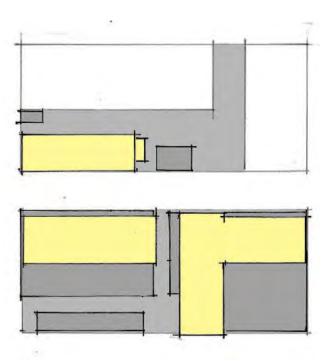


## Ground level with multiple uses and entry points create a walkable place.

Guideline (B1) Reinforce and enhance the pedestrian

Anchor Retail Small Retail: Makers & Restaurants, etc. Residential Lobbies

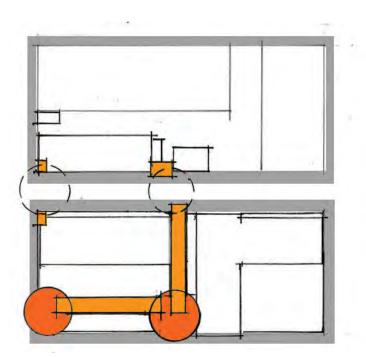




Housing on upper floors contributes to an active 24/7 place.

Guideline (A8) Contribute to a vibrant streetscape

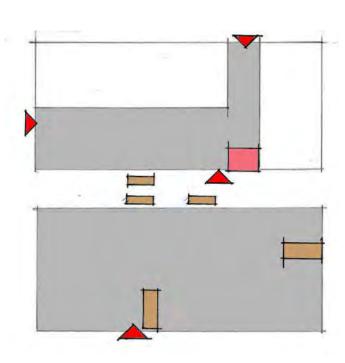




## Connnected Outdoor Public Urban spaces

Guideline (B5) Make Plazas, Parks, and Open Space Successful





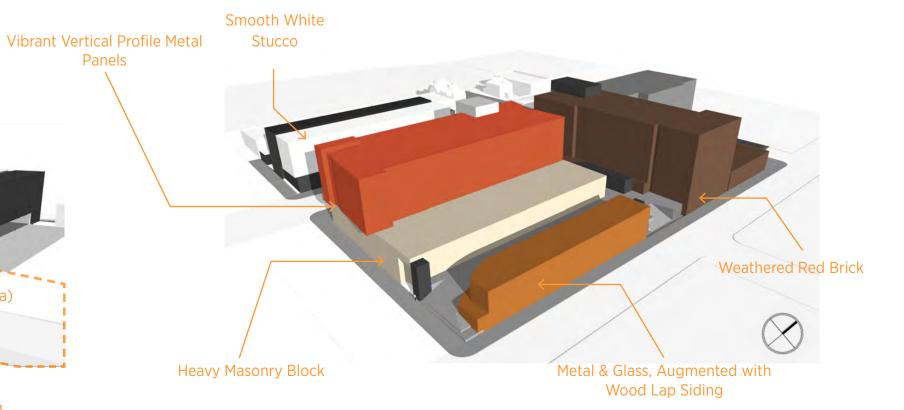
# Parking Entries, Building Loading and Mechanical

Parking and Building entries have been located to meet (B2) Protect the Pedestrian, (B3) Bridge Pedestrian Obstacles.













### DESIGN AS PRESENTED AT D.A.R. HEARING 1









#### What we heard...

#### **Belmont Frontage**

- Provide 12' sidewalk (vs. 8' existing)
- Eliminate building setback. Bring out to lot line.
- Make stairs special

#### Response

- Remove colonnade bring grocery store out
- Extend retail out to Belmont
- Shape retail and stair to open up market space beyond

#### Yamhill Alley

- Remove grade difference as much as possible
- Try to remove stairs on 11th (9'-6" vertical travel)
- Be 'authentic' about those spaces
- Activate with retail

#### Response

- Lower Yamhill; no steps from 11th
- ≈9"-6' stairs with city view from Yamhill to 10th
- Add storefronts to both sides

### DESIGN AS PRESENTED AT D.A.R. HEARING 2





- Add small retail on Belmont
  - Enliven the Stair
- Bring West Building out to Belmont Street
- Change marketing building cladding / wood not durable



### What we heard...

- Cover the eastern site parking
- Study taper window head
- Open up/more inviting entry at 11th/Belmont
- Move Grocery west to SE 10th
- Add small retail on SE 11th
- North Building
- Let north residential use podium
- Change color of north building metal panel
- Explore different window sizes
- Refine SE corner

- Activate SE Taylor Elevation
- Move Grocery Loading south of
- Eliminate ramps & stairs where possible
- Eliminate exterior elevators
- Improve garden building or make garden building integrate into main structure



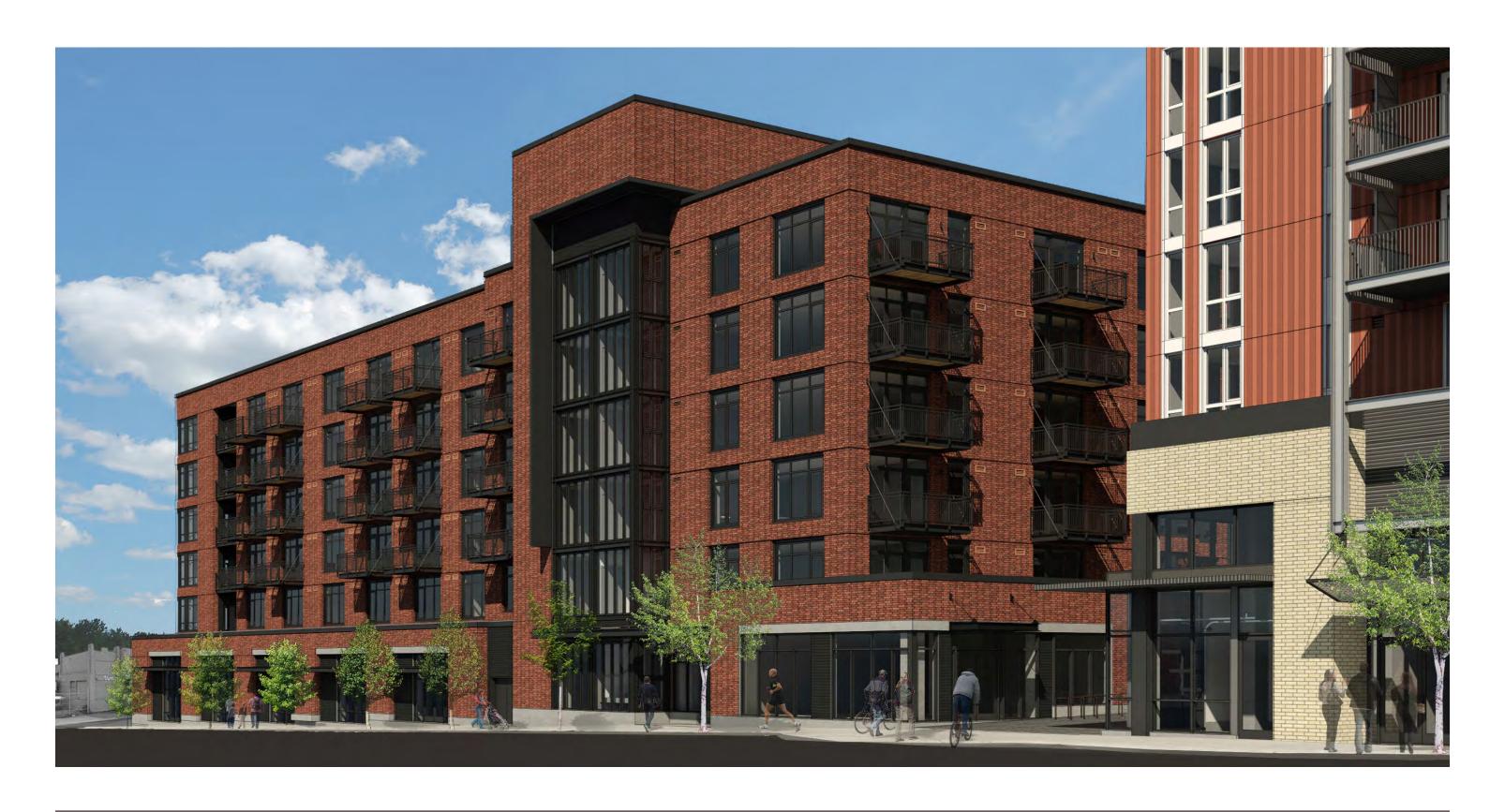


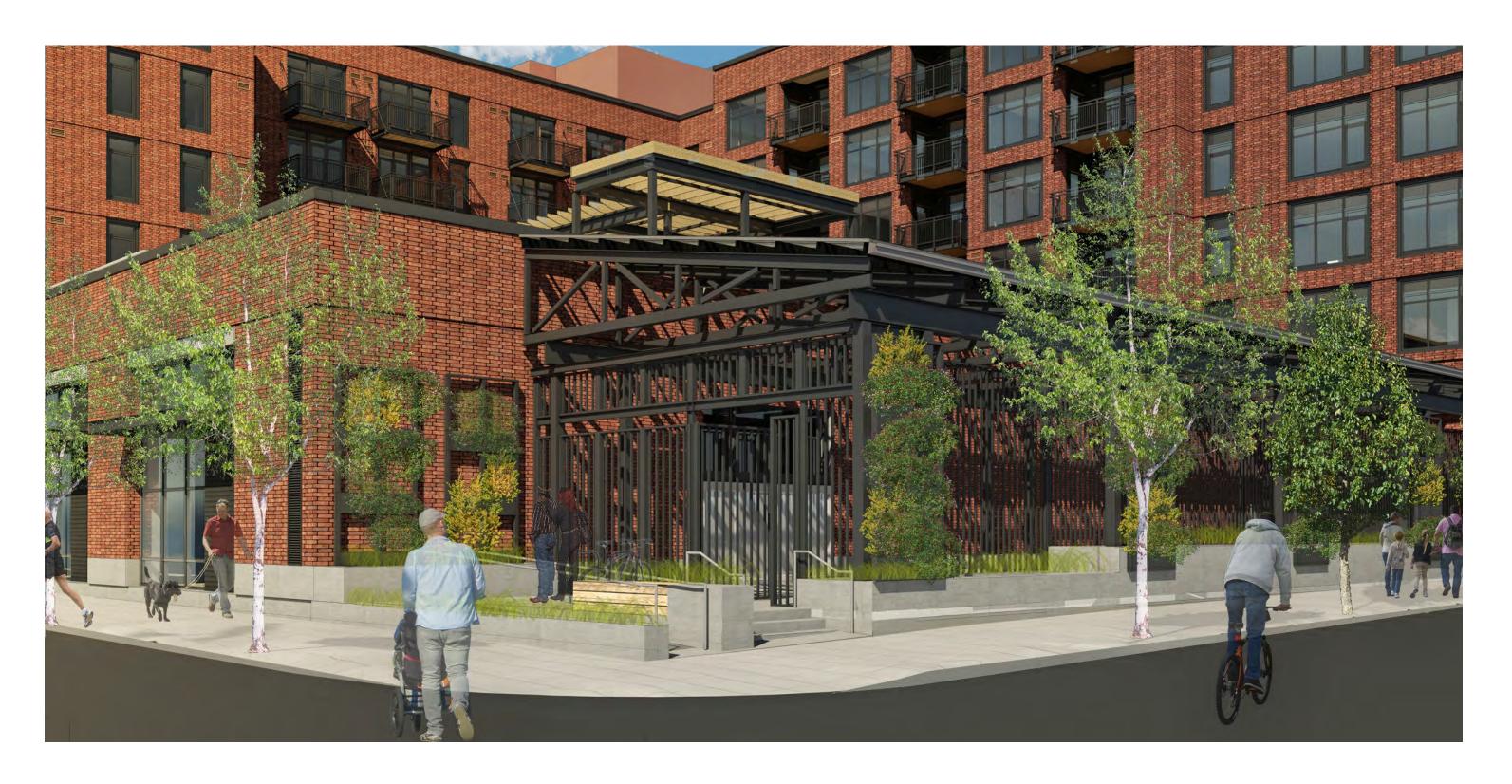














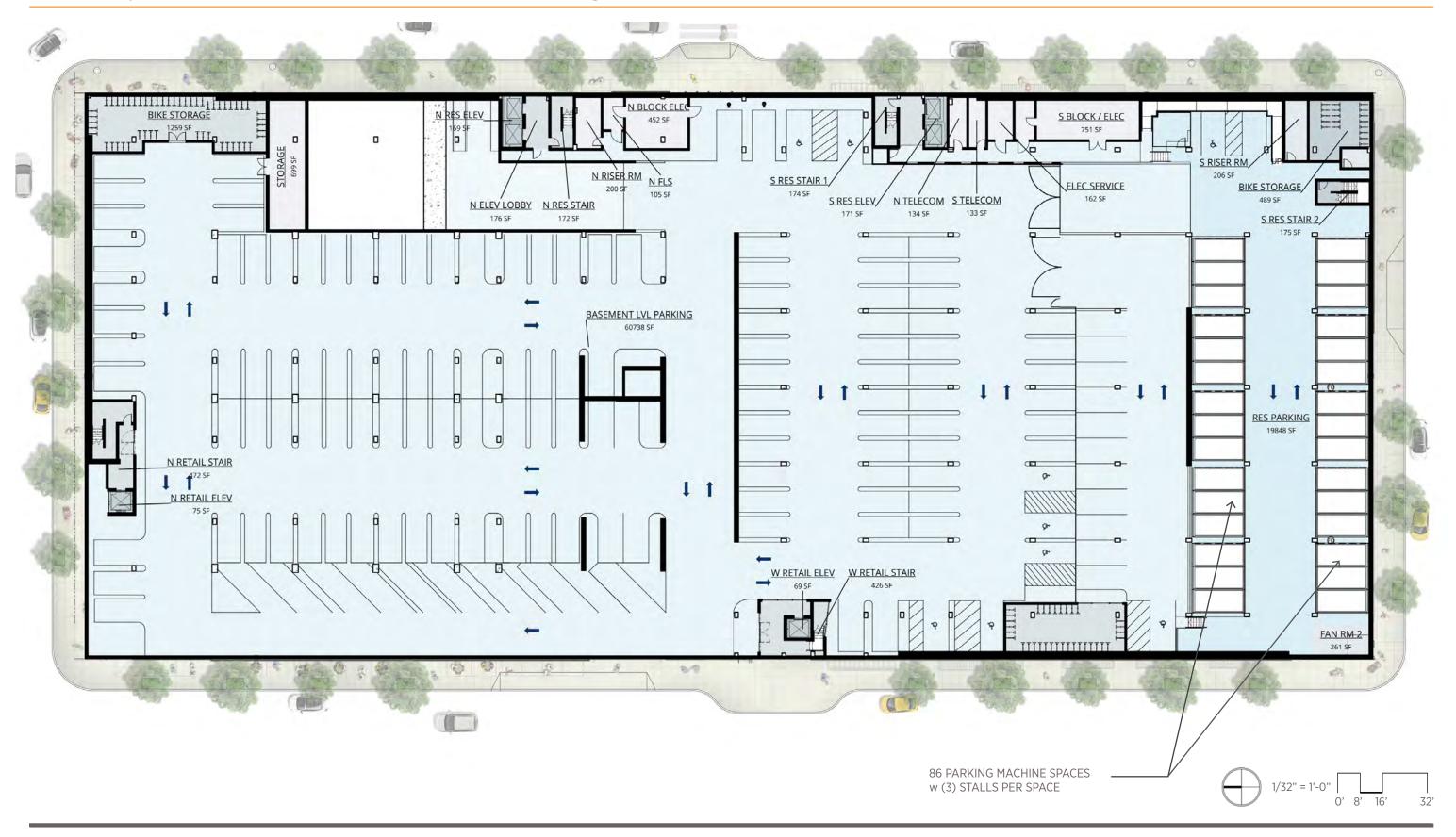




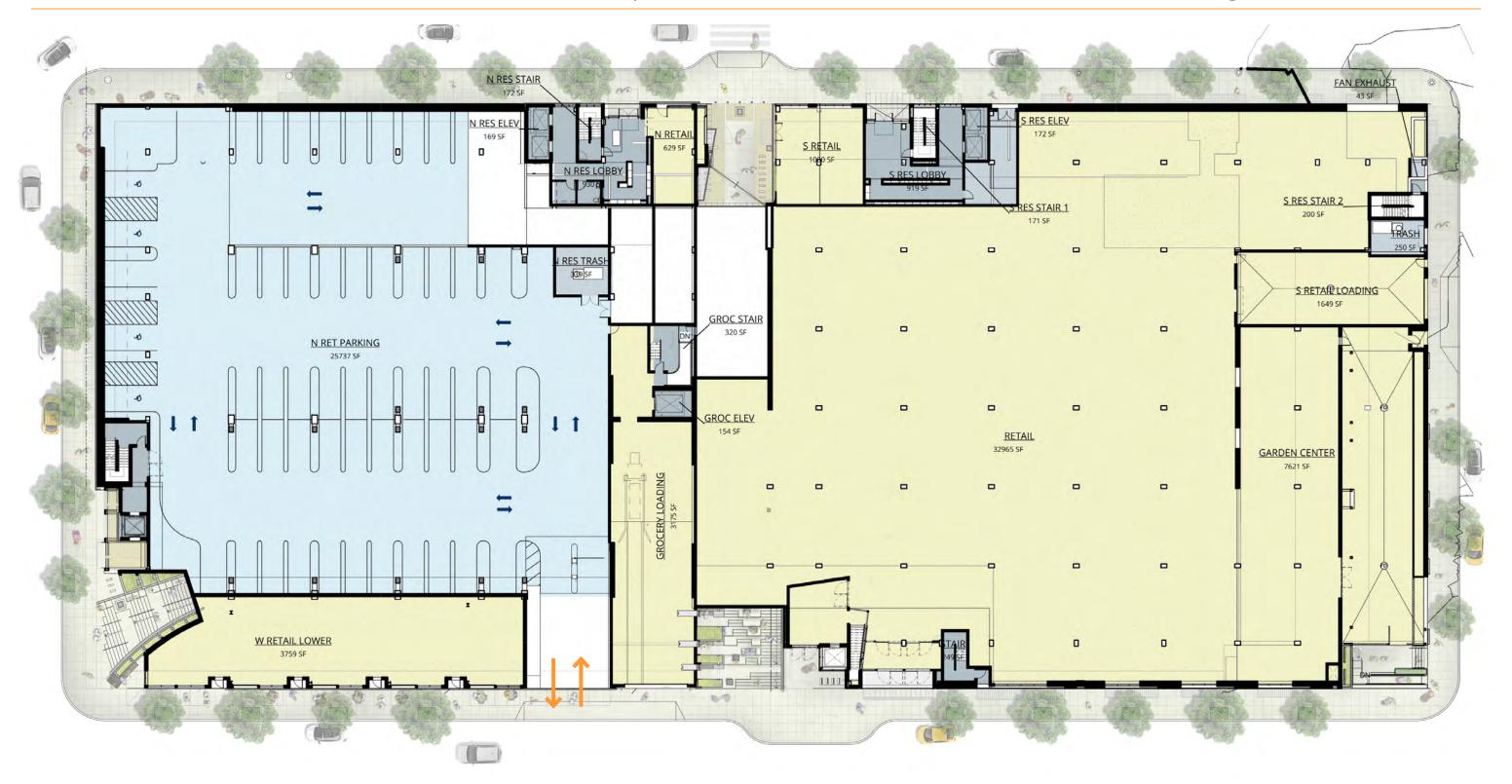


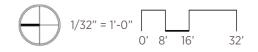




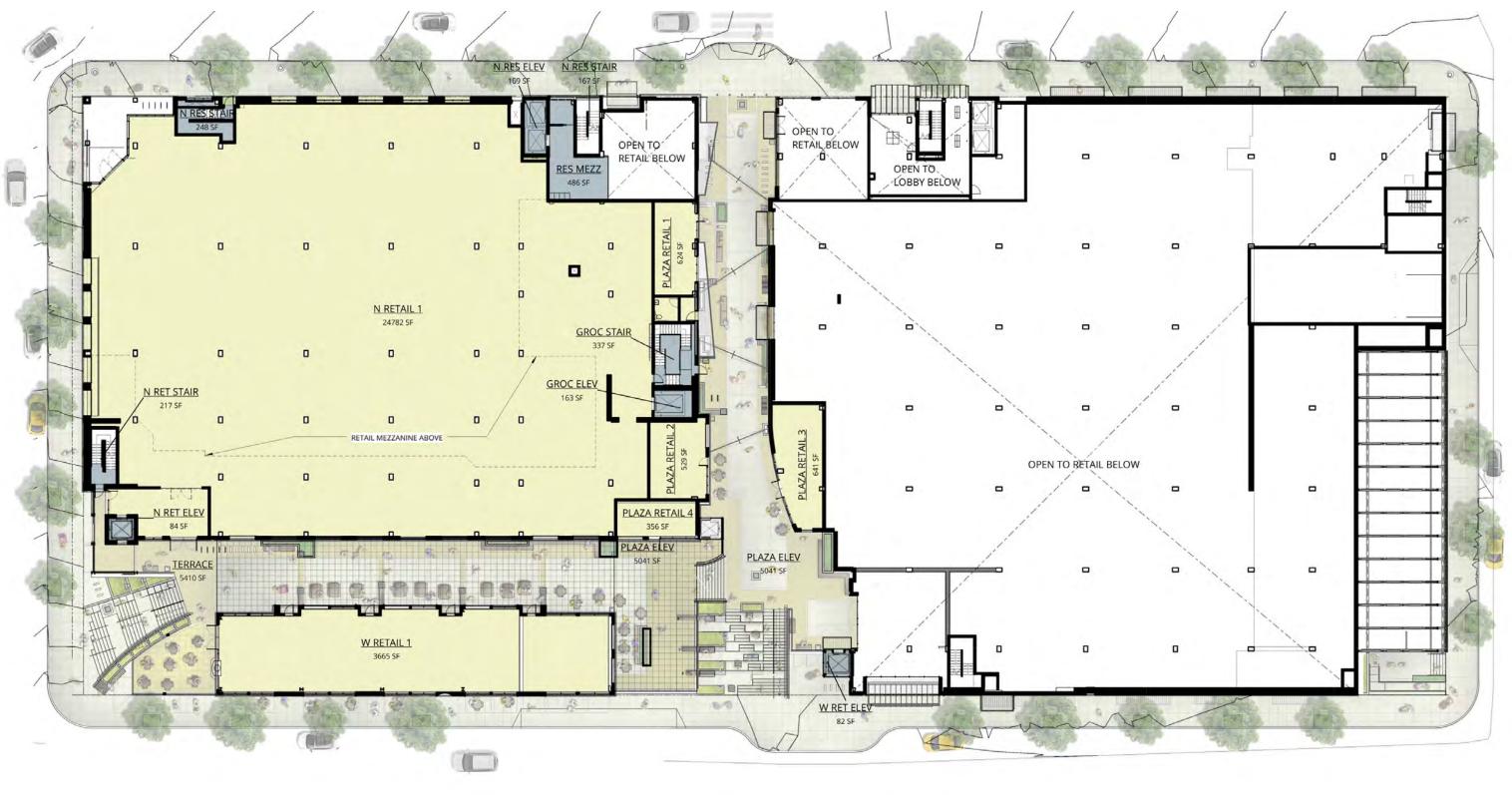


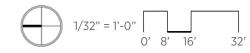




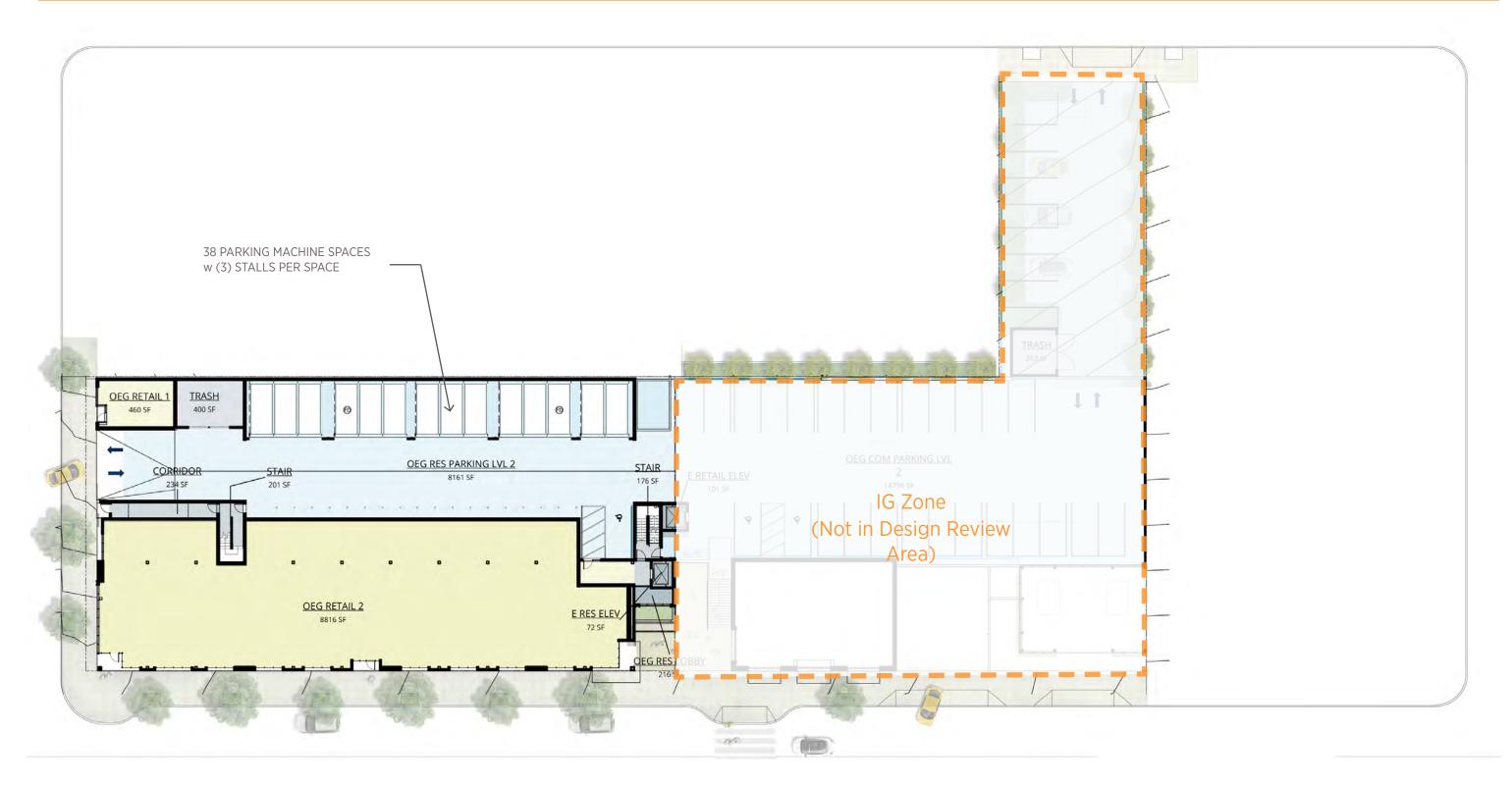


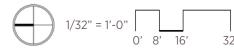






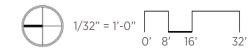




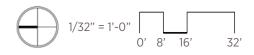






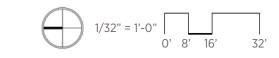




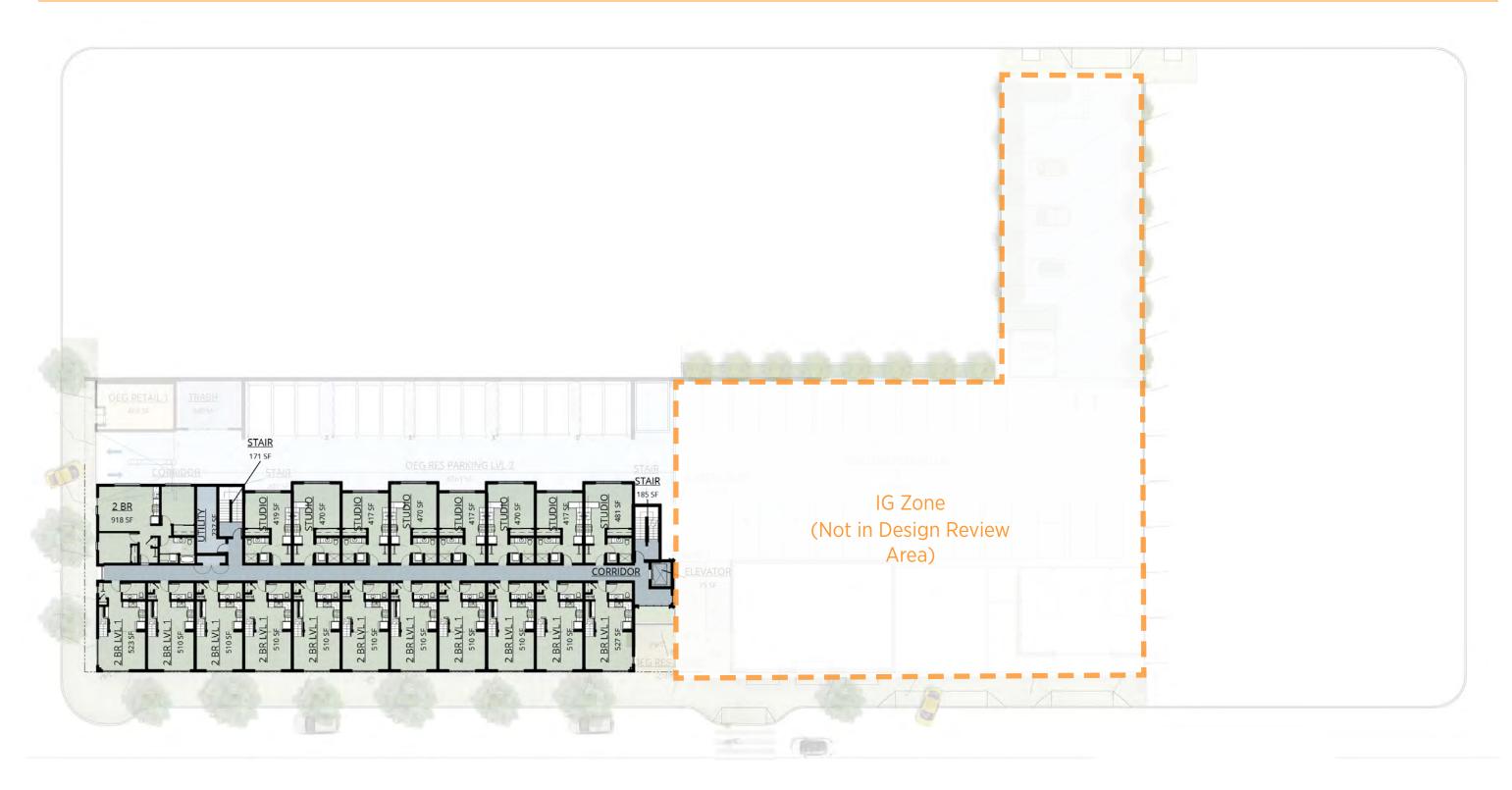


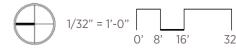


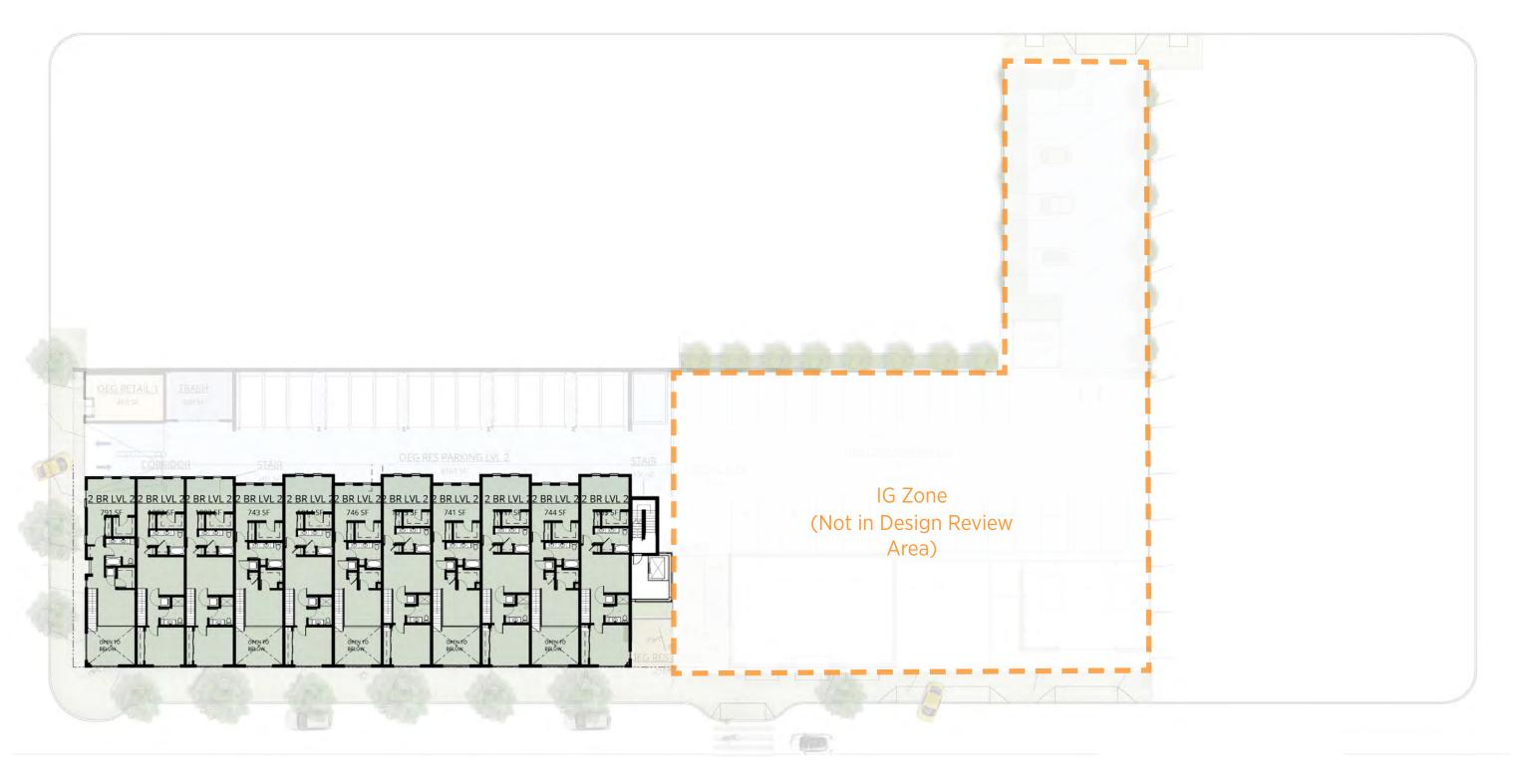


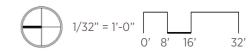




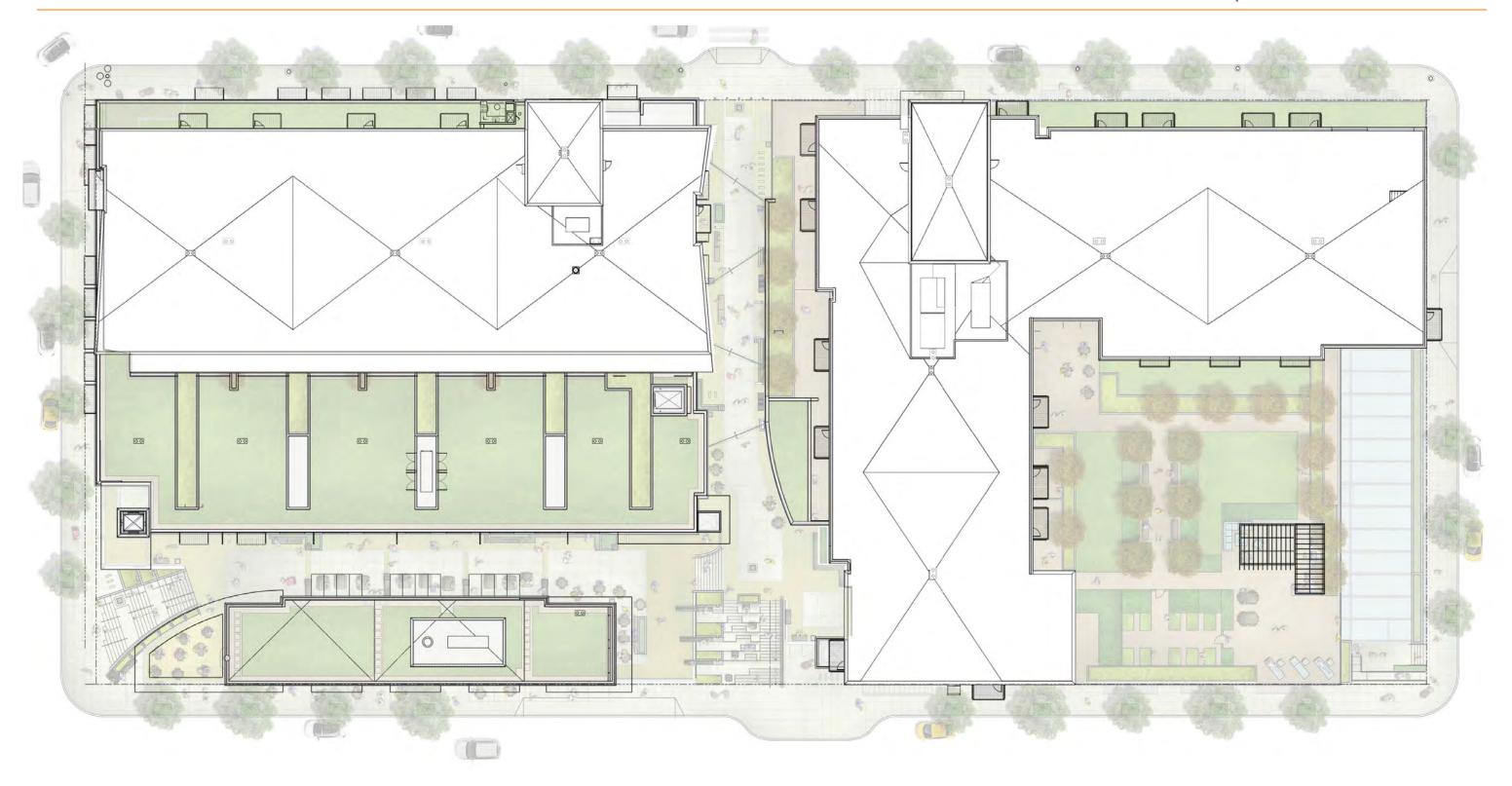


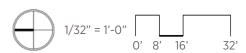


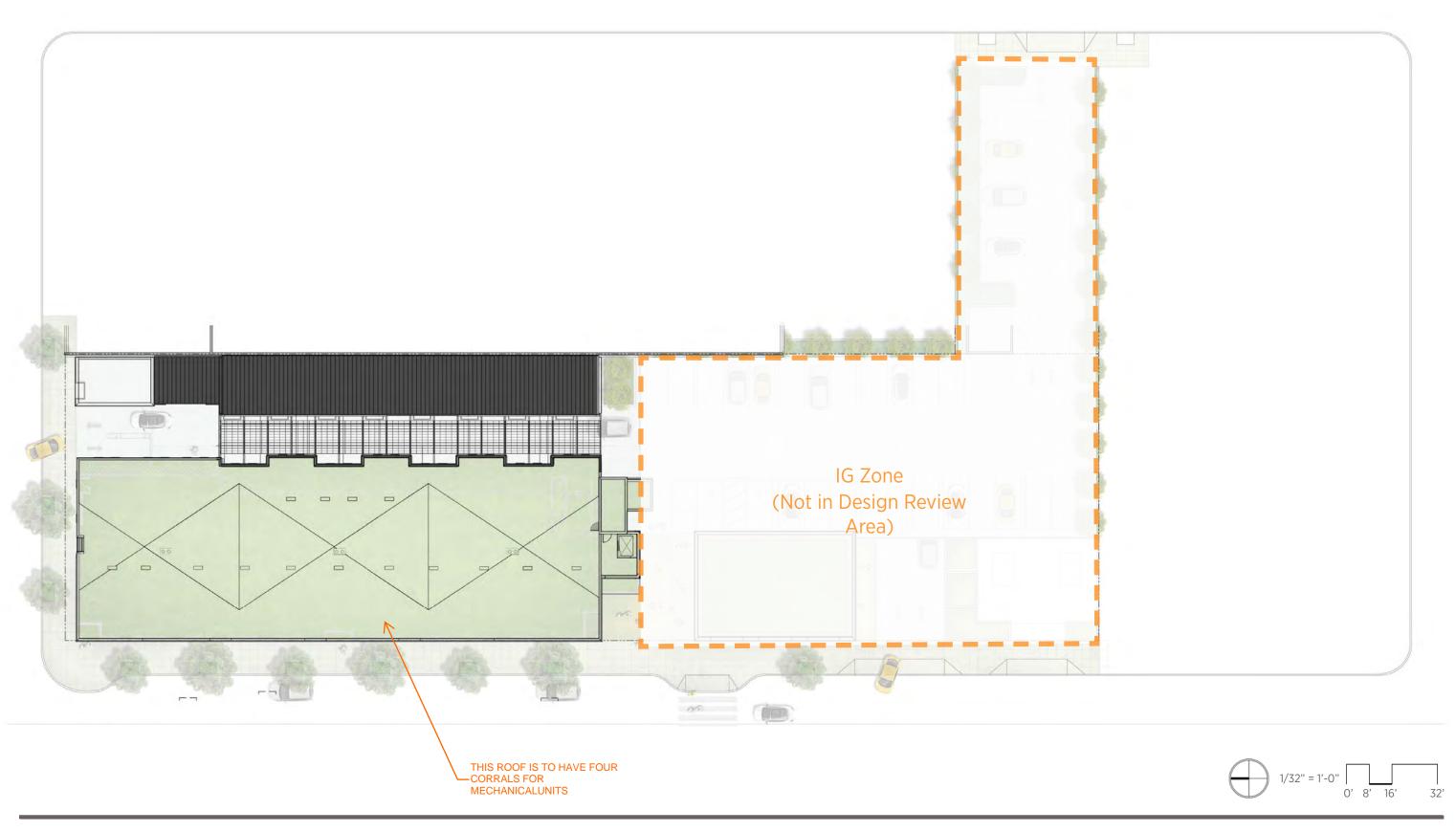








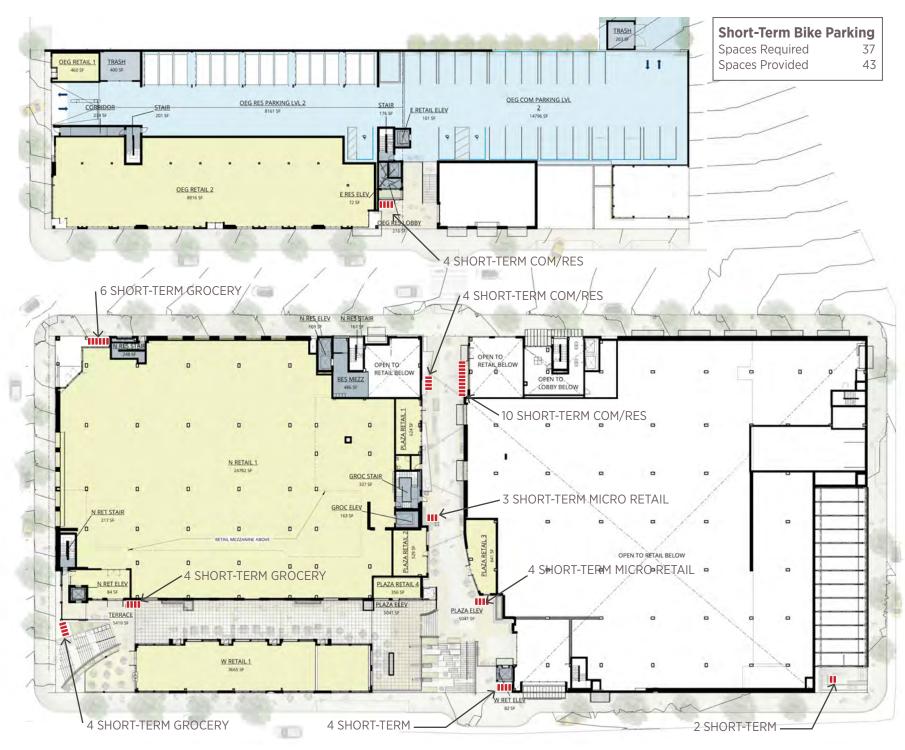






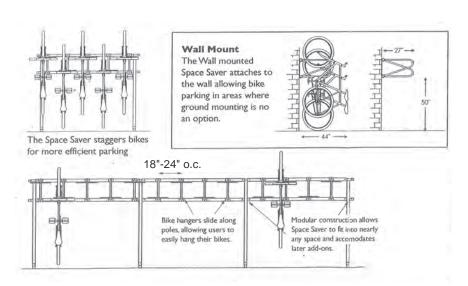
KILLIAN PACIFIC
ANKROM MOISAN ARCHITECTS, INC.

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Short Term Bike Parking Plan

N.T.S



## **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	174
Level 2-5	48	102	
Level 1		24	
Total	48	126 =	
East Residence	Corridor	In Units	38
Level 1		18	
Level 2		20	
Total		38 =	
Mezzanine Basement North (Commercial) Basement South (Commercial) Total	75 - 54 18 34 181	- - - - -	181

Total Long-Term Bike Parking Provided

510





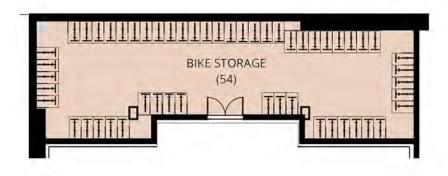
N Bldg, N Stair Resident Lvl 1 -Bike Parking 1/16"= 1'-0"



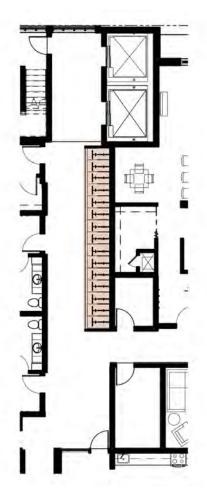
Typical -Bike Parking



N Bldg, N Stair 1/16"= 1'-0"



Basement Lvl, N Commercial - Bike Parking 1/16"= 1'-0"



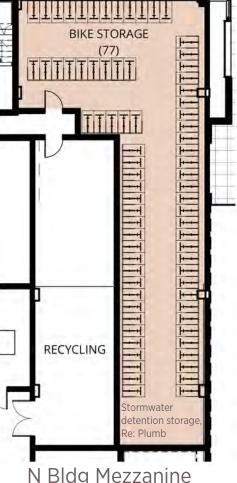
S Bldg, Stair Resident Lvl 1 -Bike Parking 1/16"= 1'-0"



Basement LvI, SE Resident - Bike Parking 1/16"= 1'-0"



S Bldg, Stair Typical -Bike Parking 1/16"= 1'-0"



N Bldg Mezzanine Resident - Bike Parking 1/16"= 1'-0"





Typical Long-Term Wall Rack



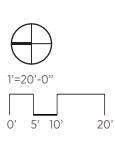
Typical Short-Term Wall Rack

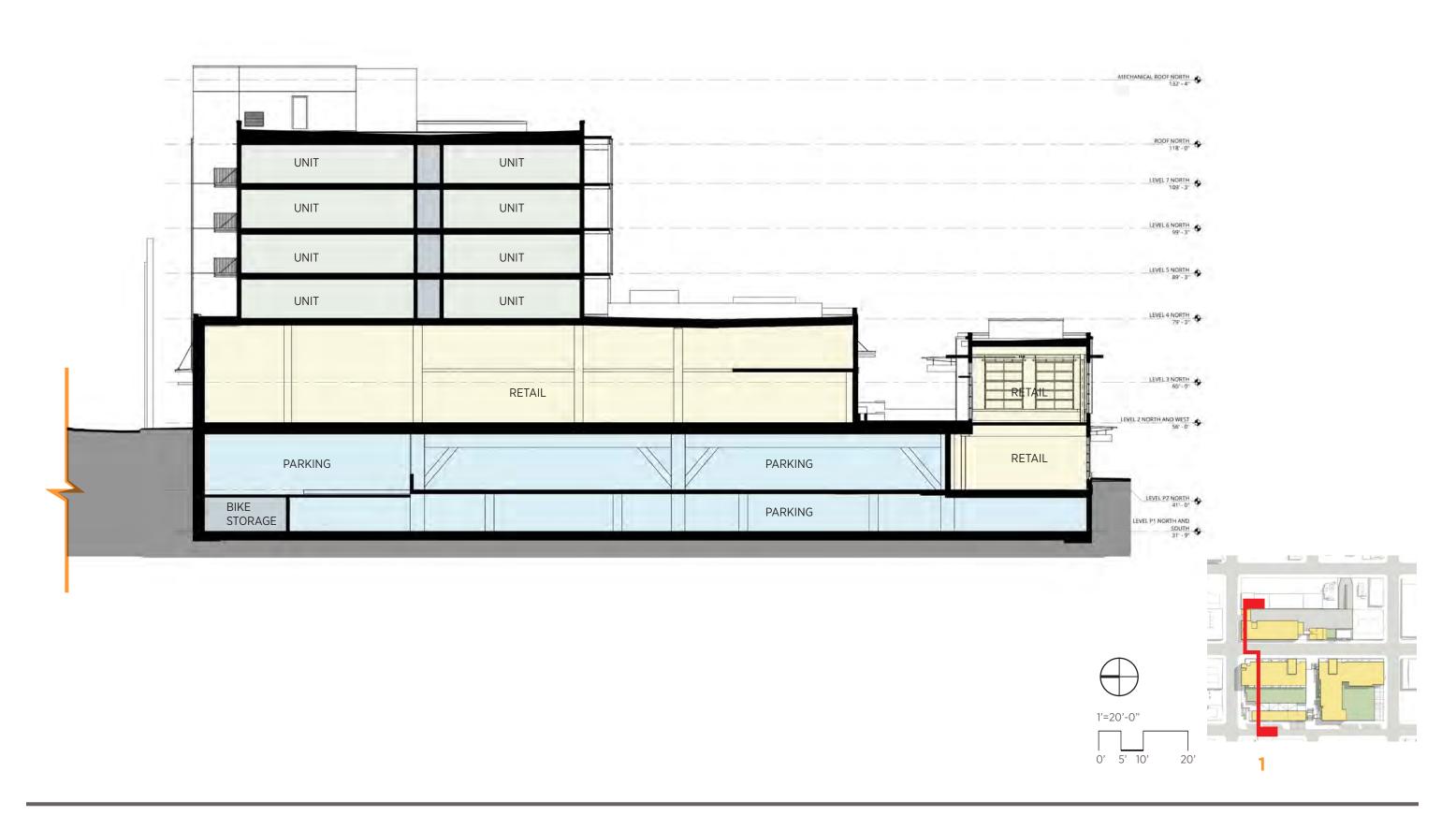


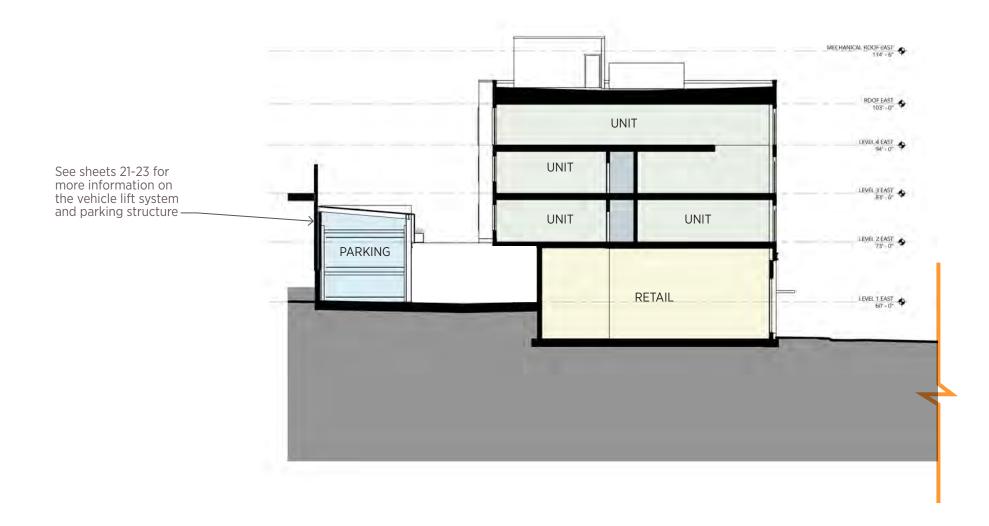
Basement Lvl, SW Commercial - Bike Parking 1/16"= 1'-0"

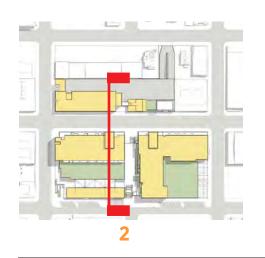


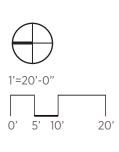


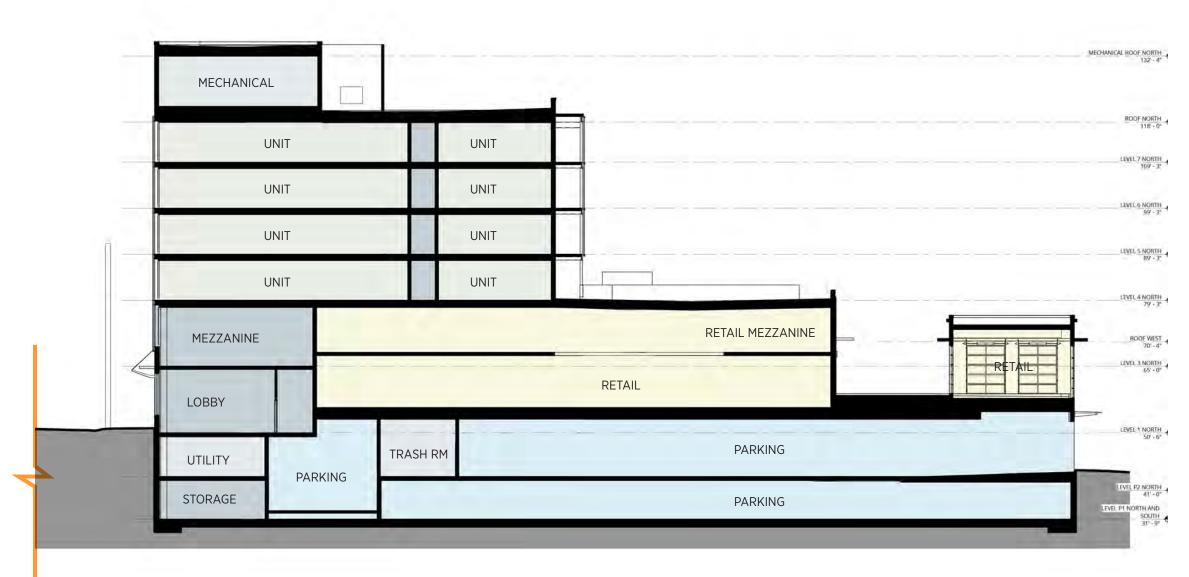


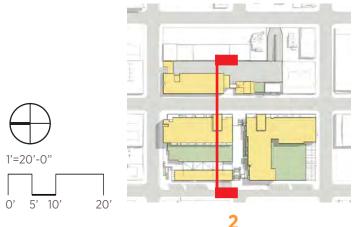


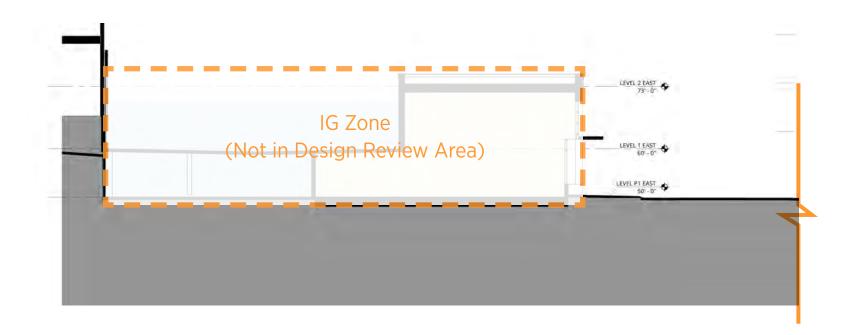


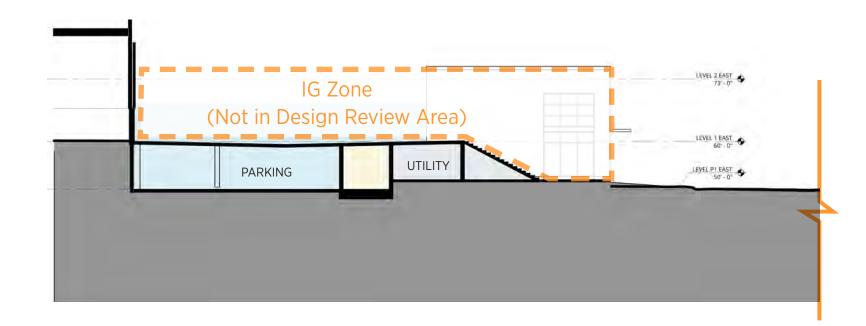


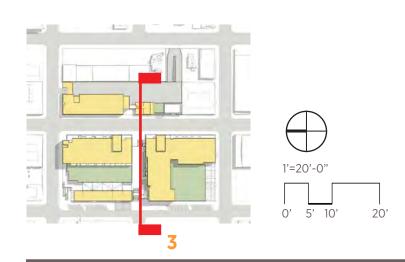


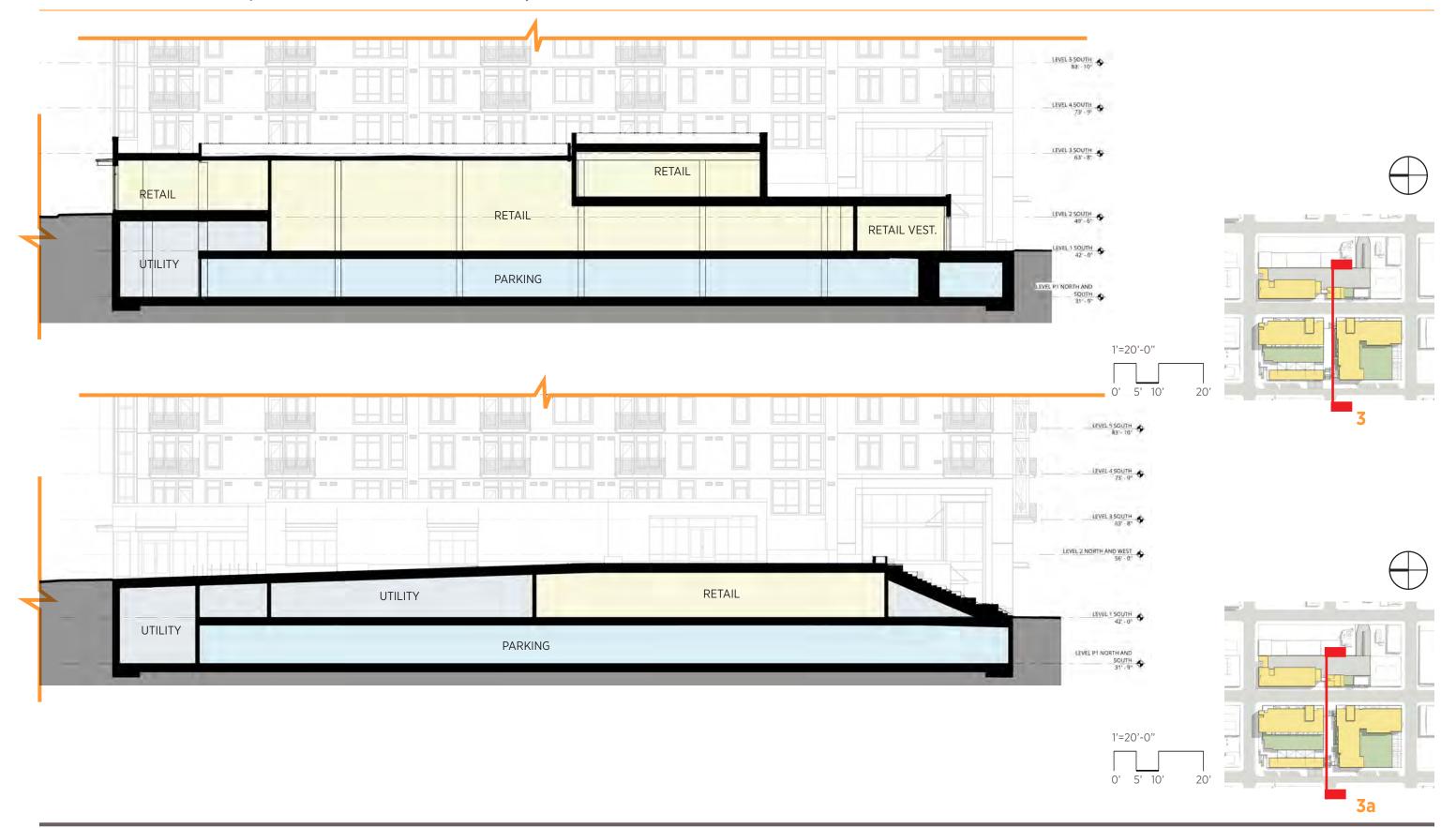




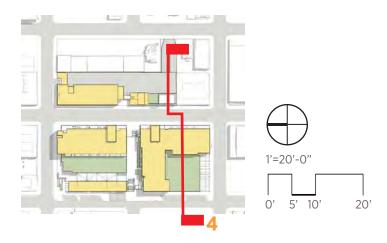




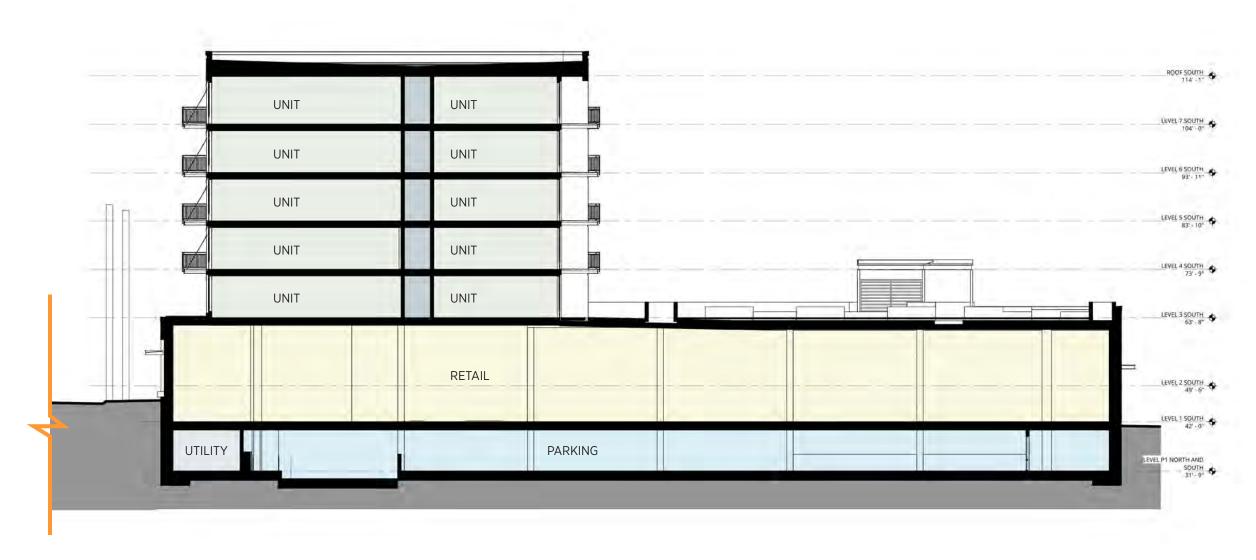


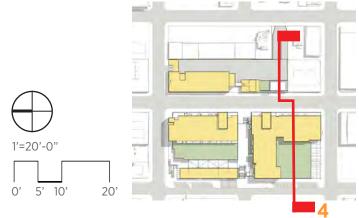




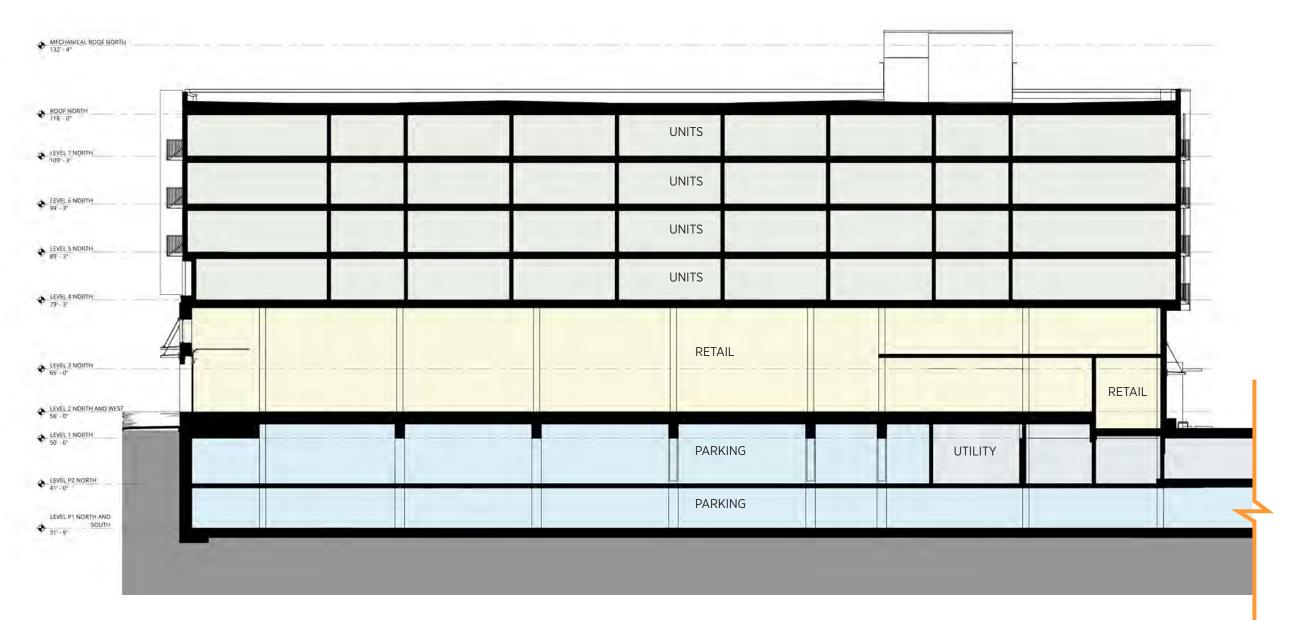




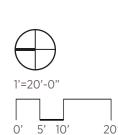




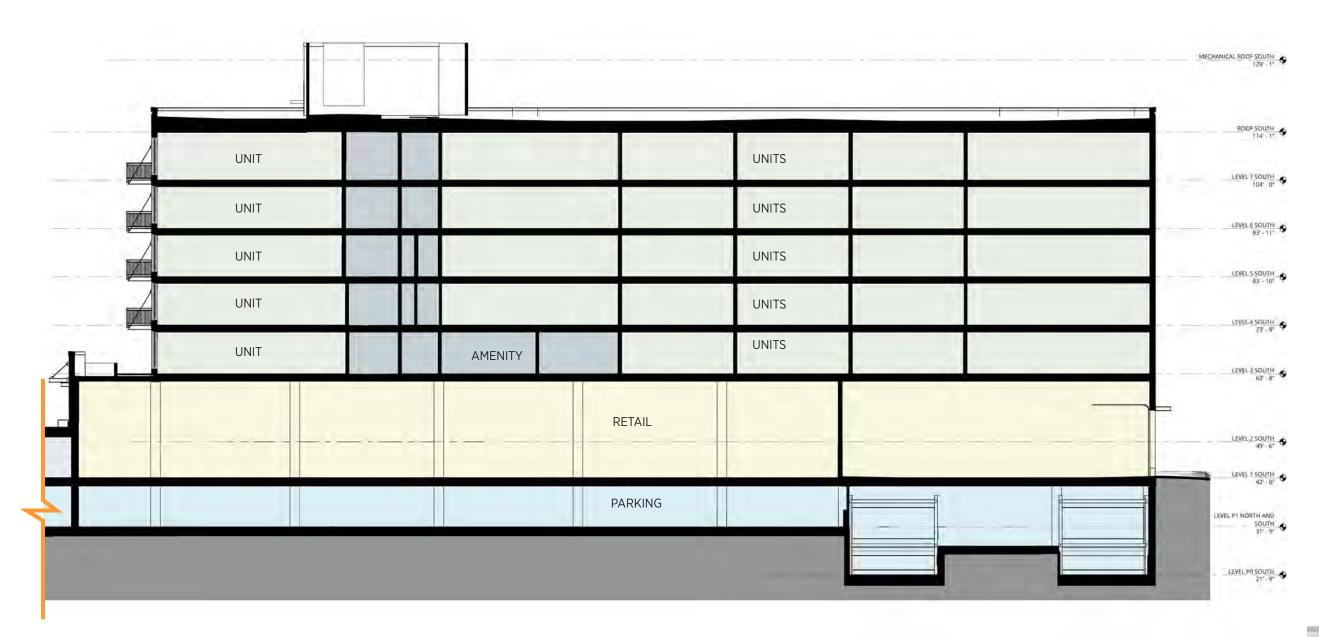


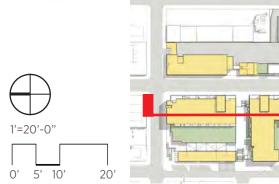




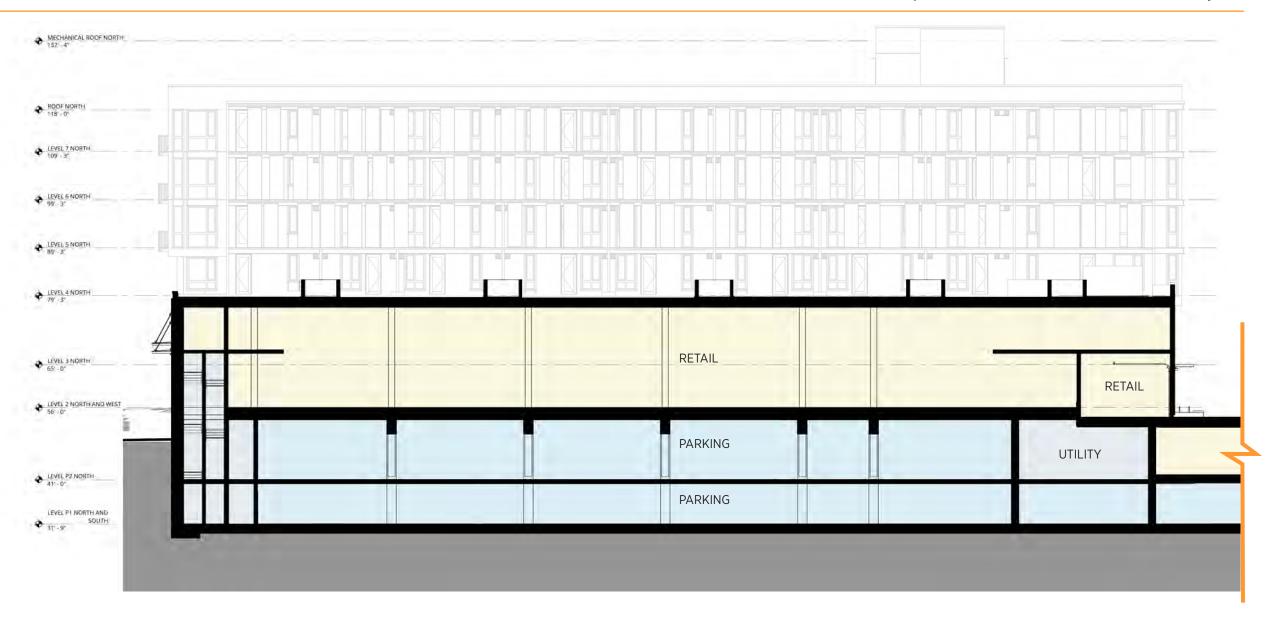


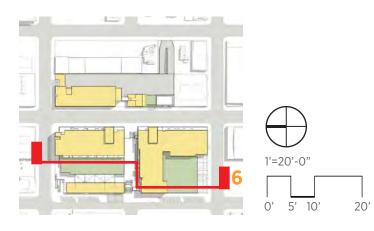




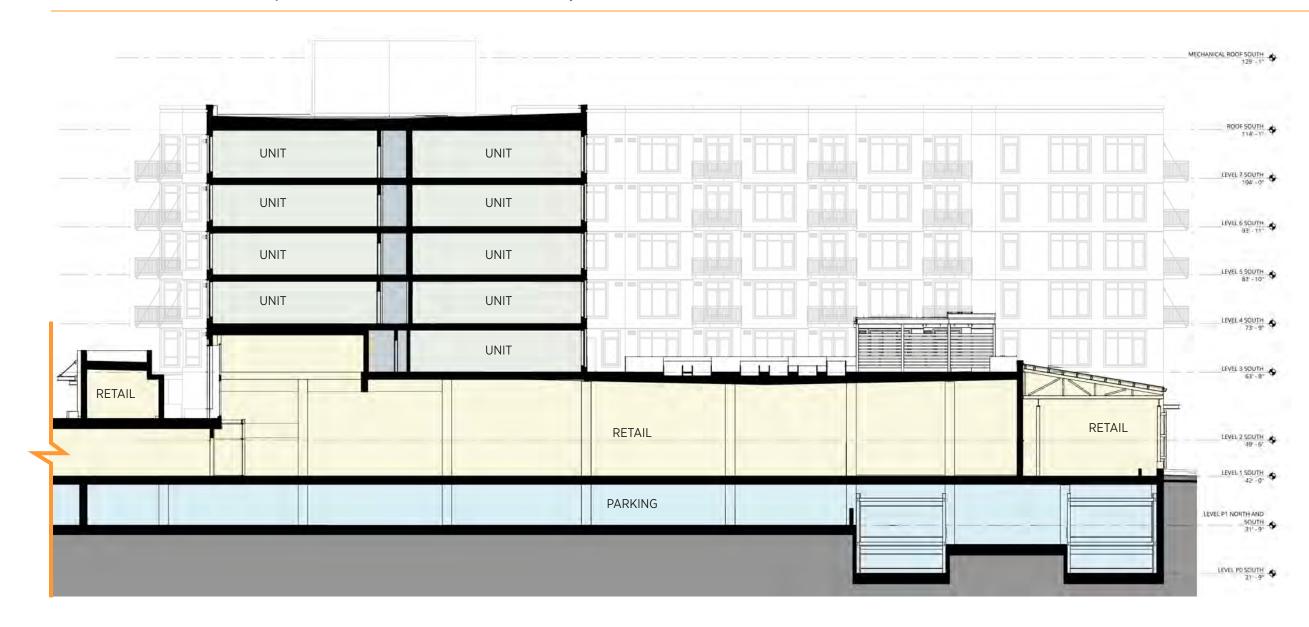


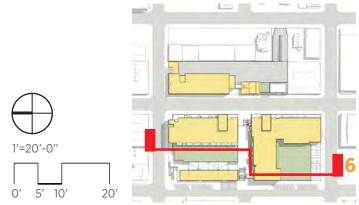










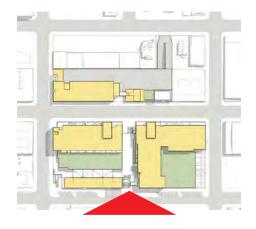








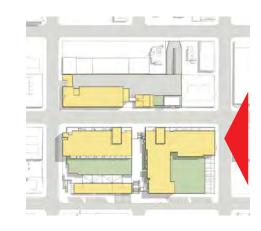
S.E. 10th Ave. Elevation - West Overall 1" = 32'-0"





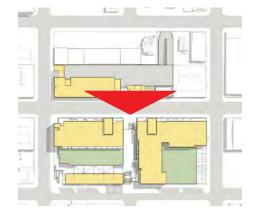


S.E. Taylor St. Elevation - South Overall 1"=32'-0"



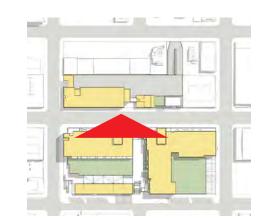


S.E. 11th Ave. Elevation - East Overall 1" = 32'-0"





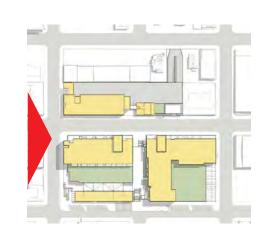






 WOOD CHANGED TO METAL PANEL PER ENLARGED ELEVATIONS





S.E. Belmont St. Elevation - North Overall 1" = 32'-0"



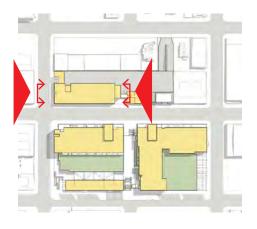
Elevation - North 1"=20'-0"

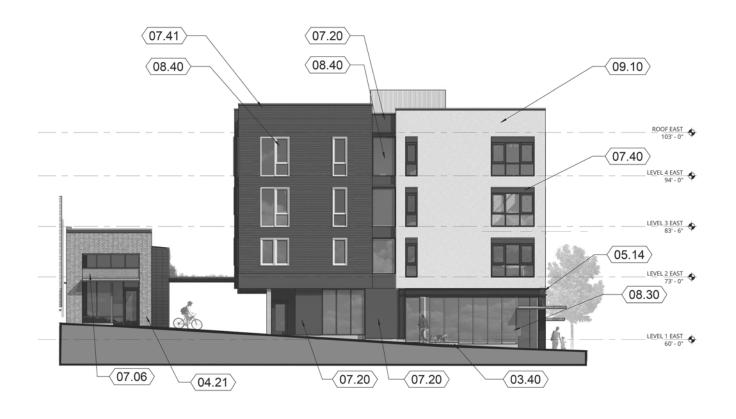
	KEYNOTES - ELEVATIONS
03.01	CAST-IN-PLACE CONCRETE WALL
03.40	PRECAST CONCRETE
04.01	CONCRETE MASONRY UNITS (CMU-1)
04.20	BRICK VENEER
04.21	BRICK VENEER (B-1-SA)
05.01	STEEL COLUMN
05.02	STEEL BEAM
05.05	STEEL GATE
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.30	METAL FRAMED CANOPY
05.81	DECORATIVE 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

U1.EE	WE 17 12 17 0 01 17 11 72 120, 0 17 11 72 11 70 0 127 11 71
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 - South 1"=20'-0"

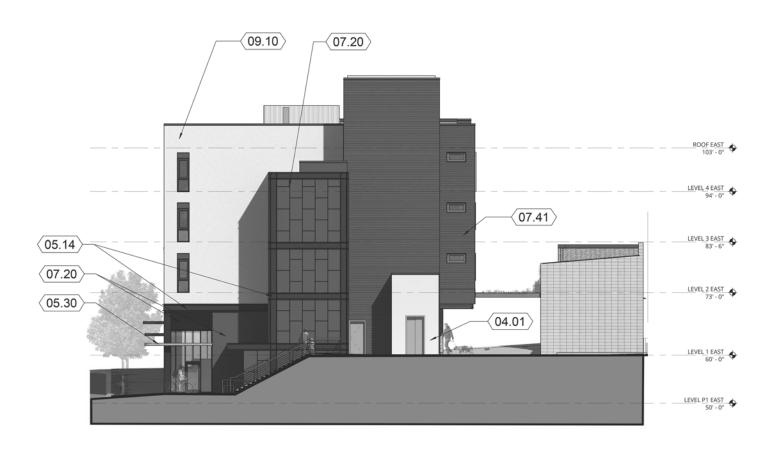




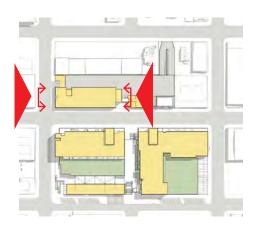
Elevation - North 1"=20'-0"

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

· · ·	ME 17 E 13001 17 HTEE0, 017 HTD HTO 0E7 HT
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

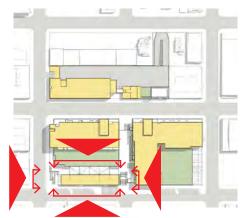


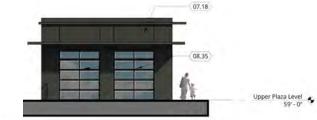
Elevation - South 1"=20'-0"



KEYNOTES - ELEVATIONS	
03.40	PRECAST CONCRETE
05.10	STEEL FIREPLACE
05.33	METAL FRAMED CANOPY WITH WOOD PURLINS AND GLASS INSERT
05.34	METAL FRAMED TRELLIS WITH WOOD PURLINS

I.	I
05.61	METAL PIPE GUARDRAIL
07.14	METAL WALL PANELS (MWP-4-SA)
07.18	METAL WALL PANELS (MWP-12-WA)
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.36	OVERHEAD SECTIONAL DOOR WITH CUSTOM PERFORATED SCREEN OVERLAY







Elevation - West 1"=20'-0"

07.18

07.14

08.35

05.10

05.34

Upper Plana Inch.
95.00

1001. NACHI AND WAST

Elevations - South 1"=20'-0"



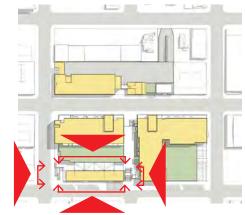
Elevation - East 1"=20'-0"

Elevations - North 2 20'-0"

07.14

KEYNOTES - ELEVATIONS	
03.40	PRECAST CONCRETE
05.10	STEEL FIREPLACE
05.33	METAL FRAMED CANOPY WITH WOOD PURLINS AND GLASS INSERT
05.34	METAL FRAMED TRELLIS WITH WOOD PURLINS

1	
05.61	METAL PIPE GUARDRAIL
07.14	METAL WALL PANELS (MWP-4-SA)
07.18	METAL WALL PANELS (MWP-12-WA)
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.36	OVERHEAD SECTIONAL DOOR WITH CUSTOM PERFORATED SCREEN OVERLAY





Upper Plaza Level 59' - 0"



Elevations - South 1"=20'-0"

05.10 08.30 LEVEL 2 NORTH AND WEST 56' · 0"

Elevations - North 13 20'-0"

**DESIGN REVIEW EXHIBITS** 

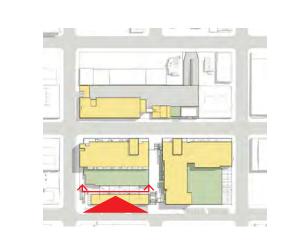
Elevation - East 1"=20'-0"



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

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)

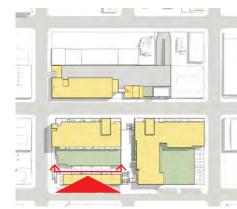
07.09	METAL WALL PANELS (MWP-2-NA)
07.11	METAL WALL PANELS (MWP-3-NA)
07.27	METAL COMPOSITE PANELS (MCM-1-NA)
08.20	FIBERGLASS DOOR AT APARTMENTS - TYPICAL
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
08.93	GALVANIZED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





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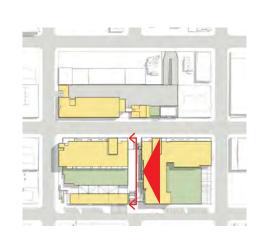


**DESIGN REVIEW EXHIBITS** 



KEYNOTES - ELEVATIONS	
PRECAST CONCRETE	
BRICK VENEER	
STEEL FRAME	
DECORATIVE STEEL LINTEL WITH CANOPY ATTACHMENT TABS	
DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL	
METAL FRAMED CANOPY	
METAL FRAMED CANOPY WITH PERFORATED METAL SOFFIT PANELS	
METAL FRAMED BALCONY	
GALVANIZED METAL PIPE HANDRAIL	
DECORATIVE METAL GUARDRAIL WITH GLASS INFILL PANELS	
METAL WALL PANELS (MWP-1-NA)	
METAL WALL PANELS (MWP-1-NB)	

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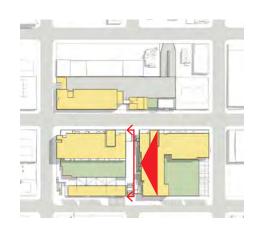




Elevation - South 1"=20'-0"

KEYNOTES - ELEVATIONS	
03.40	PRECAST CONCRETE
04.20	BRICK VENEER
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07.08	METAL WALL PANELS (MWP-1-NB)

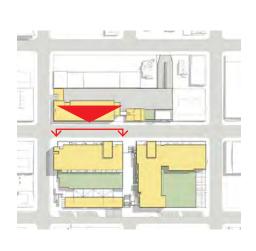
07.09	METAL WALL PANELS (MWP-2-NA)
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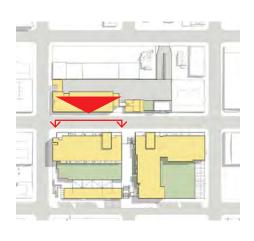
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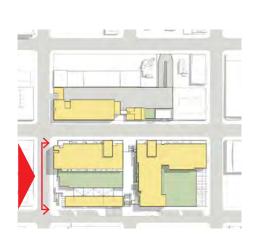


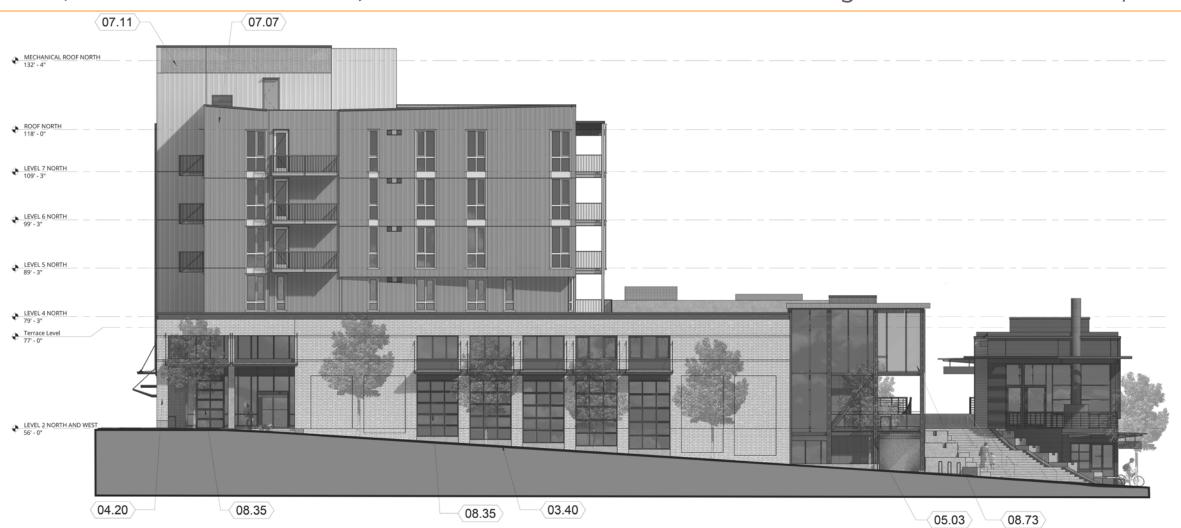


Elevation - North 1"=20'-0"

KEYNOTES - ELEVATIONS	
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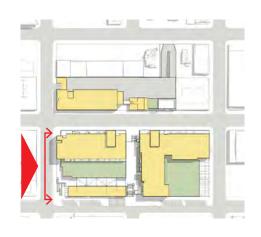




Elevation - North 1"=20'-0"

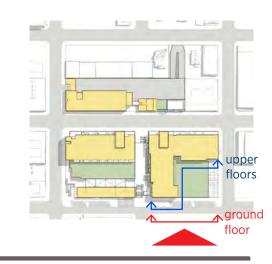
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08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
08.93	GALVANIZED LOUVERS



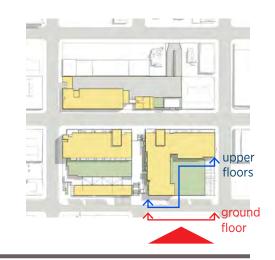


Elevation - West 1"=20'-0"







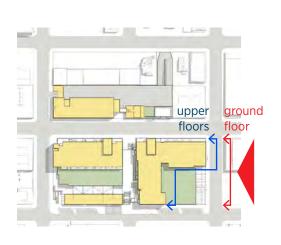




Elevation - South 1"=20'-0"

KEYNOTES - ELEVATIONS	
03.01	CAST-IN-PLACE CONCRETE WALL
03.40	PRECAST CONCRETE
03.44	PRECAST CONCRETE LINTEL
04.21	BRICK VENEER (B-1-SA)
05.02	STEEL BEAM
05.03	STEEL FRAME
05.05	STEEL GATE
05.09	METAL CLAD STEEL FRAMED ARCHITECTURAL FIN
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.30	METAL FRAMED CANOPY
05.31	METAL FRAMED CANOPY WITH GLAZING
05.41	METAL FRAMED BALCONY WITH WOOD DECKING AND TRAFFIC COATING
05.80	DECORATIVE METAL RAILING

07.13	MORIN X-12 PROFILE METAL PANEL
07.14	MORIN A-12 PROFILE METAL PANEL
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW AT APARTMENTS - TYPICAL
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL

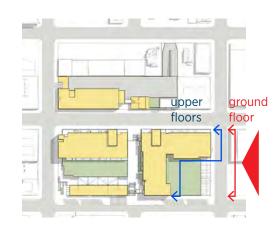




Elevation - South 1"=20'-0"

KEYNOTES - ELEVATIONS	
03.01	CAST-IN-PLACE CONCRETE WALL
03.40	PRECAST CONCRETE
03.44	PRECAST CONCRETE LINTEL
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05.02	STEEL BEAM
05.03	STEEL FRAME
05.05	STEEL GATE
05.09	METAL CLAD STEEL FRAMED ARCHITECTURAL FIN
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.30	METAL FRAMED CANOPY
05.31	METAL FRAMED CANOPY WITH GLAZING
05.41	METAL FRAMED BALCONY WITH WOOD DECKING AND TRAFFIC COATING
05.80	DECORATIVE METAL RAILING

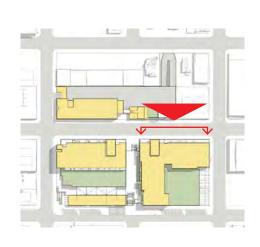
07.13	MORIN X-12 PROFILE METAL PANEL
07.14	MORIN A-12 PROFILE METAL PANEL
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW AT APARTMENTS - TYPICAL
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL





KEYNOTES - ELEVATIONS	
03.01	CAST-IN-PLACE CONCRETE WALL
03.40	PRECAST CONCRETE
03.44	PRECAST CONCRETE LINTEL
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05.02	STEEL BEAM
05.03	STEEL FRAME
05.05	STEEL GATE
05.09	METAL CLAD STEEL FRAMED ARCHITECTURAL FIN
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.30	METAL FRAMED CANOPY
05.31	METAL FRAMED CANOPY WITH GLAZING
05.41	METAL FRAMED BALCONY WITH WOOD DECKING AND TRAFFIC COATING
05.80	DECORATIVE METAL RAILING

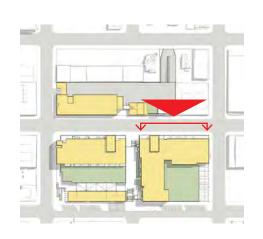
07.13	MORIN X-12 PROFILE METAL PANEL
07.14	MORIN A-12 PROFILE METAL PANEL
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW AT APARTMENTS - TYPICAL
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL





KEYNOTES - ELEVATIONS	
03.01	CAST-IN-PLACE CONCRETE WALL
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03.44	PRECAST CONCRETE LINTEL
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05.03	STEEL FRAME
05.05	STEEL GATE
05.09	METAL CLAD STEEL FRAMED ARCHITECTURAL FIN
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.30	METAL FRAMED CANOPY
05.31	METAL FRAMED CANOPY WITH GLAZING
05.41	METAL FRAMED BALCONY WITH WOOD DECKING AND TRAFFIC COATING
05.80	DECORATIVE METAL RAILING

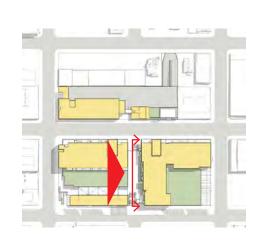
07.13	MORIN X-12 PROFILE METAL PANEL
07.14	MORIN A-12 PROFILE METAL PANEL
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW AT APARTMENTS - TYPICAL
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL





KEYNOTES - ELEVATIONS	
03.01	CAST-IN-PLACE CONCRETE WALL
03.40	PRECAST CONCRETE
03.44	PRECAST CONCRETE LINTEL
04.21	BRICK VENEER (B-1-SA)
05.02	STEEL BEAM
05.03	STEEL FRAME
05.05	STEEL GATE
05.09	METAL CLAD STEEL FRAMED ARCHITECTURAL FIN
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.30	METAL FRAMED CANOPY
05.31	METAL FRAMED CANOPY WITH GLAZING
05.41	METAL FRAMED BALCONY WITH WOOD DECKING AND TRAFFIC COATING
05.80	DECORATIVE METAL RAILING

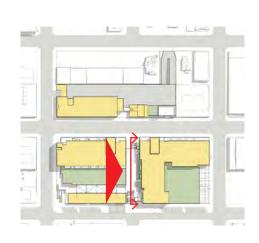
07.13	MORIN X-12 PROFILE METAL PANEL
07.14	MORIN A-12 PROFILE METAL PANEL
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW AT APARTMENTS - TYPICAL
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL





KEYNOTES - ELEVATIONS	
03.01	CAST-IN-PLACE CONCRETE WALL
03.40	PRECAST CONCRETE
03.44	PRECAST CONCRETE LINTEL
04.21	BRICK VENEER (B-1-SA)
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05.03	STEEL FRAME
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05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
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05.31	METAL FRAMED CANOPY WITH GLAZING
05.41	METAL FRAMED BALCONY WITH WOOD DECKING AND TRAFFIC COATING
05.80	DECORATIVE METAL RAILING

07.13	MORIN X-12 PROFILE METAL PANEL
07.14	MORIN A-12 PROFILE METAL PANEL
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW AT APARTMENTS - TYPICAL
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL





KEYNOTES - ELEVATIONS
CAST-IN-PLACE CONCRETE WALL
PRECAST CONCRETE
CONCRETE MASONRY UNITS
SALVAGED BRICK VENEER
STEEL COLUMN
STEEL BEAM
STEEL GATE
DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
METAL FRAMED CANOPY
DECORATIVE METAL GUARDRAIL
RECESSED PERFORATED METAL WALL PANEL SIDING
CORRUGATED METAL PANEL
FORMED METAL PANELS
FIBER CEMENT PANEL SIDING
FIBER CEMENT PLANK SIDING
ALUMINUM-FRAMED STOREFRONT
VINYL WINDOW AT APARTMENTS - TYPICAL
LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
MODIFIED CEMENT PLASTER, STUCCO (ST-1-E)
SEMI-AUTOMATIC, VEHICLE LIFT SYSTEM



Elevation - East 1"=20'-0"





	KEYNOTES - ELEVATIONS
03.01	CAST-IN-PLACE CONCRETE WALL
03.40	PRECAST CONCRETE
04.01	CONCRETE MASONRY UNITS
04.21	SALVAGED BRICK VENEER
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
07.14	CORRUGATED METAL PANEL
07.20	FORMED METAL PANELS
07.40	FIBER CEMENT PANEL SIDING
07.41	FIBER CEMENT PLANK SIDING
08.30	ALUMINUM-FRAMED STOREFRONT
08.40	VINYL WINDOW AT APARTMENTS - TYPICAL
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 - East 1"=20'-0"



09.10

07.20

800F EAST 1
109 - 07

LEVEL 4 EAST 2
94 - 07

107.20

05.30

04.01

LEVEL 2 EAST 2
73 - 07

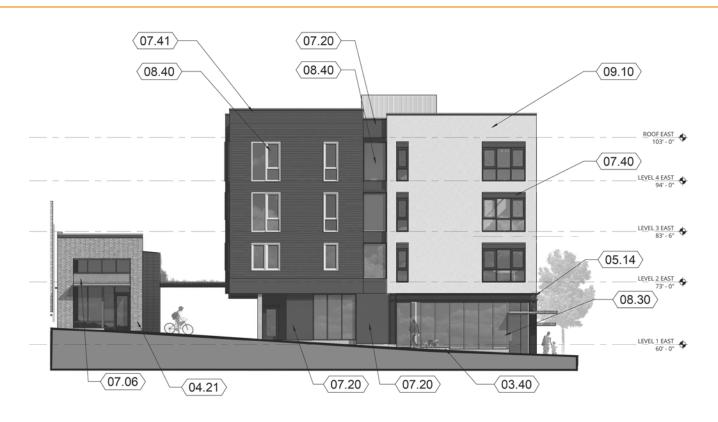
LEVEL 2 EAST 2
50 - 07

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
04.21	SALVAGED BRICK VENEER
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
07.14	CORRUGATED METAL PANEL
07.20	FORMED METAL PANELS
07.40	FIBER CEMENT PANEL SIDING
07.41	FIBER CEMENT PLANK SIDING
08.30	ALUMINUM-FRAMED STOREFRONT
08.40	VINYL WINDOW AT APARTMENTS - TYPICAL
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
09.10	MODIFIED CEMENT PLASTER, STUCCO (ST-1-E)
14.45	SEMI-AUTOMATIC, VEHICLE LIFT SYSTEM
	•

(07.20)



05.14

07.41

LEVEL 4 EAST → 83 · 6 · 07

167 · 07 · 07

168 · 07 · 07

169 · 07 · 07

169 · 07 · 07

169 · 07 · 07

169 · 07 · 07

169 · 07 · 07

169 · 07 · 07

169 · 07 · 07

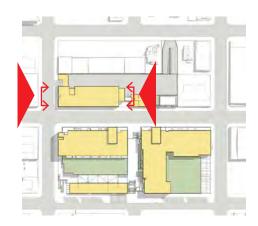
169 · 07 · 07

169 · 07 · 07

Elevation - North 1"=20'-0"

Elevation - South 1"=20'-0"

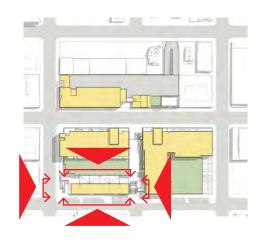
KEYNOTES - ELEVATIONS           03.01         CAST-IN-PLACE CONCRETE WALL           03.40         PRECAST CONCRETE           04.01         CONCRETE MASONRY UNITS           04.21         SALVAGED BRICK VENEER           05.01         STEEL COLUMN           05.02         STEEL BEAM           05.05         STEEL GATE           05.14         DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
03.40         PRECAST CONCRETE           04.01         CONCRETE MASONRY UNITS           04.21         SALVAGED BRICK VENEER           05.01         STEEL COLUMN           05.02         STEEL BEAM           05.05         STEEL GATE
04.01         CONCRETE MASONRY UNITS           04.21         SALVAGED BRICK VENEER           05.01         STEEL COLUMN           05.02         STEEL BEAM           05.05         STEEL GATE
04.21         SALVAGED BRICK VENEER           05.01         STEEL COLUMN           05.02         STEEL BEAM           05.05         STEEL GATE
05.01         STEEL COLUMN           05.02         STEEL BEAM           05.05         STEEL GATE
05.02 STEEL BEAM 05.05 STEEL GATE
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
07.14 CORRUGATED METAL PANEL
07.20 FORMED METAL PANELS
07.40 FIBER CEMENT PANEL SIDING
07.41 FIBER CEMENT PLANK SIDING
08.30 ALUMINUM-FRAMED STOREFRONT
08.40 VINYL WINDOW AT APARTMENTS - TYPICAL
08.90 LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
09.10 MODIFIED CEMENT PLASTER, STUCCO (ST-1-E)
14.45 SEMI-AUTOMATIC, VEHICLE LIFT SYSTEM

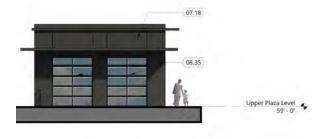


KEYNOTES - ELEVATIONS  03.40 PRECAST CONCRETE  05.10 STEEL FIREPLACE  05.33 METAL FRAMED CANOPY WITH WOOD PURLINS AND GLASS INSERT  05.34 METAL FRAMED TRELLIS WITH WOOD PURLINS		
05.10 STEEL FIREPLACE 05.33 METAL FRAMED CANOPY WITH WOOD PURLINS AND GLASS INSERT		KEYNOTES - ELEVATIONS
05.33 METAL FRAMED CANOPY WITH WOOD PURLINS AND GLASS INSERT	03.40	PRECAST CONCRETE
GLASS INSERT	05.10	STEEL FIREPLACE
05.34 METAL FRAMED TRELLIS WITH WOOD PURLINS	05.33	
	05.34	METAL FRAMED TRELLIS WITH WOOD PURLINS

05.61	METAL PIPE GUARDRAIL
07.14	MORIN MX-1 PROFILE
07.18	MORIN F-12 PROFILE
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.36	OVERHEAD SECTIONAL DOOR WITH CUSTOM PERFORATED SCREEN OVERLAY

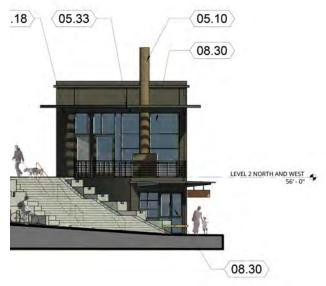






Elevation - South 1"=20'-0"



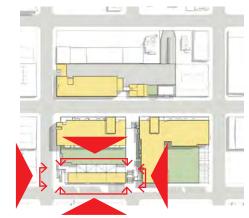


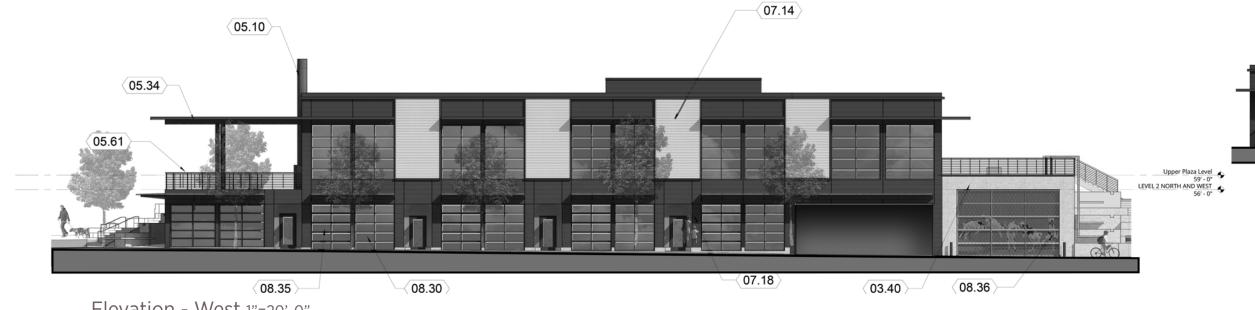
Elevation - North 1"=20'-0"



KEYNOTES - ELEVATIONS		
03.40	PRECAST CONCRETE	
05.10	STEEL FIREPLACE	
05.33	METAL FRAMED CANOPY WITH WOOD PURLINS AND GLASS INSERT	
05.34	METAL FRAMED TRELLIS WITH WOOD PURLINS	

05.61	METAL PIPE GUARDRAIL
07.14	MORIN MX-1 PROFILE
07.18	MORIN F-12 PROFILE
08.30	ALUMINUM-FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.36	OVERHEAD SECTIONAL DOOR WITH CUSTOM PERFORATED SCREEN OVERLAY





Upper Plaza Level 559' - 0"

Elevation - West 1"=20'-0"

07.18

07.14

08.35

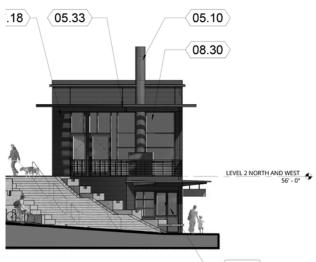
07.14

08.35

07.14

08.35

Elevations - South 1"=20'-0"



Elevations - North 13 20'-0"

Elevation - East 1"=20'-0"

07.09



(04.20) Grocery Base Economy Brick Veneer Glacier - Mission



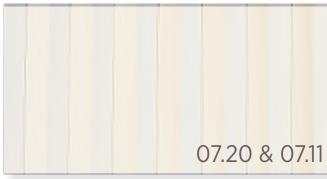
Aluminum Storefront and Garage Doors Kawneer Dark Bronze



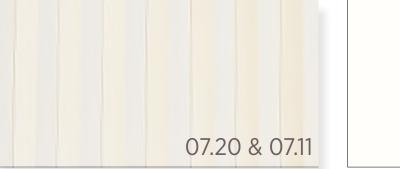
(05.45) NW Elevator Tower Steel Plate Panels w/ Exposed Fasteners



(07.07) Color 1 Redwood Morin W-12 Profile Metal Panel



(07.20) Color 2 - Sandstone Morin W-12 Profile Metal Panel (07.11) Perforated W-12 Profile





(05.63) Balcony Pipe Guardrails Galvanized Finish



05.45

05.30

(05.30) Ground Floor Canopies **Exposed Roof Decking** Galvanized Steel Finish

(07.27) Color 3 - Off White

Larson Composite Panel



(07.09) Color 4 Dark Bronze

05.63



Weathering Steel Plate Fire place



07.14

Morin MX-1 Profile - 22 Ga. Minimum



Concrete



Morin F-12 Profile Metal Panels - 22 Ga. Metallic Grey

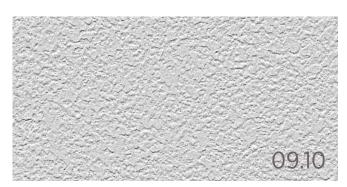


Aluminum Storefront and Roll-up Doors Anodize Black finish



Flat Composite Metal Panels - Various colors at retail entries





White Stucco

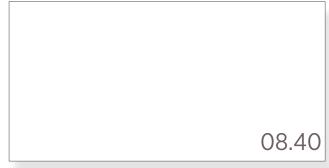


Horizontal Cement Board Siding Charcoal Color



Corrugated Metal Panel at Mechanized Parking Zinc Gray (Morin X-12 Profile)

07.14



VPI High Performance Vinyl Windows - White



VPI High Performance Vinyl Windows - Black



Color 1 Dark Bronze
Aluminum Plate 0.080" Mininum Thickness



Aluminum Storefront and Roll-up Doors Anodize Black finish



Cast In Place Concrete Base



Standing Seam Metal Roof, Zinc Gray

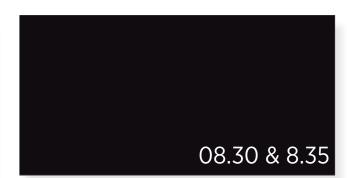




Brick Veneer - Mutual Materials
Vancouver Used / Norman Size / Tumbled



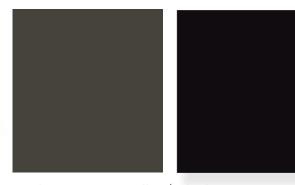
Prefinished Metal Trim & Painted Steel Channel - Black



Aluminum Storefront and Roll-up Doors Anodized Black finish



Morin A12-1 Morin X12-1
Morin CF & XF Series Concealed Fastener
Metal Panel



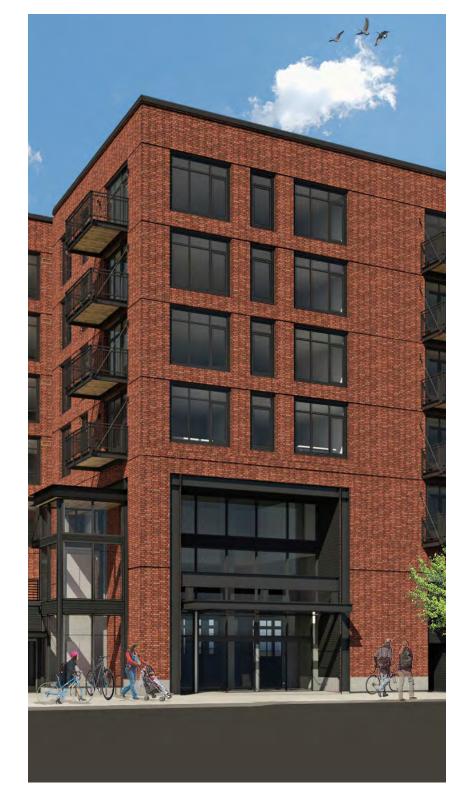
Medium Grey Metallic / Black Morin Metal Panel Color System

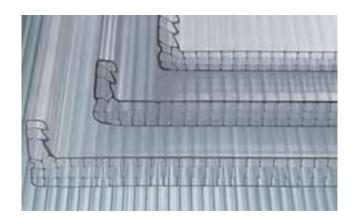


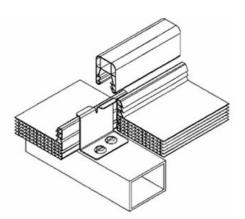
VPI High Performance Vinyl Windows - Black



Cast In Place Concrete Base







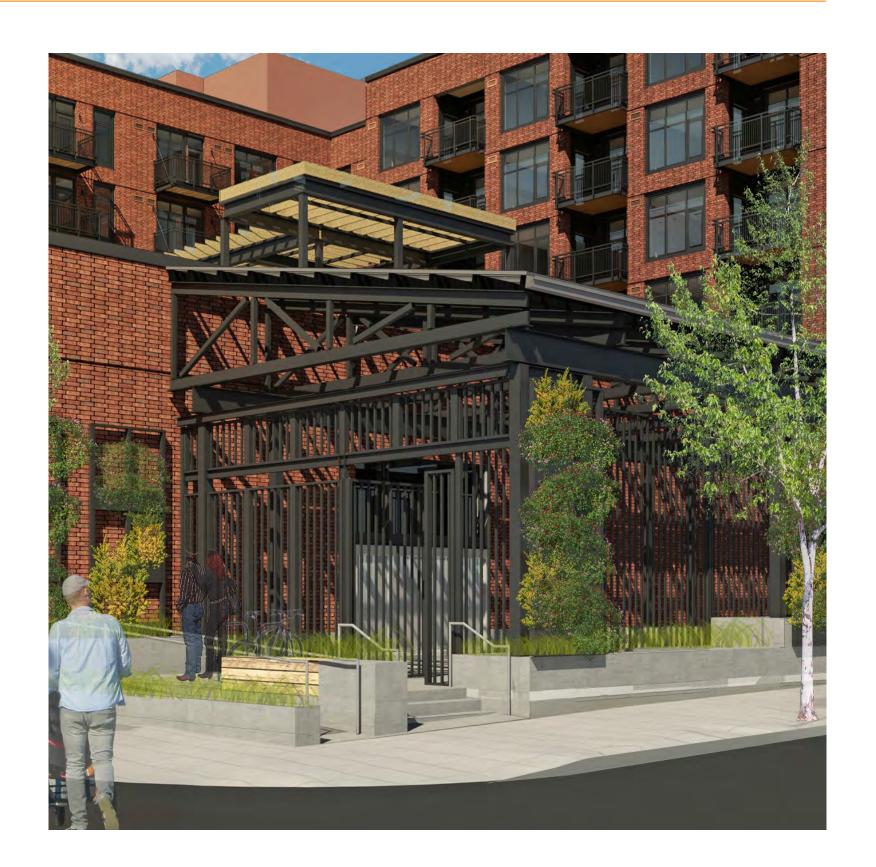
DP16 Multicell Roof Panel - Clear

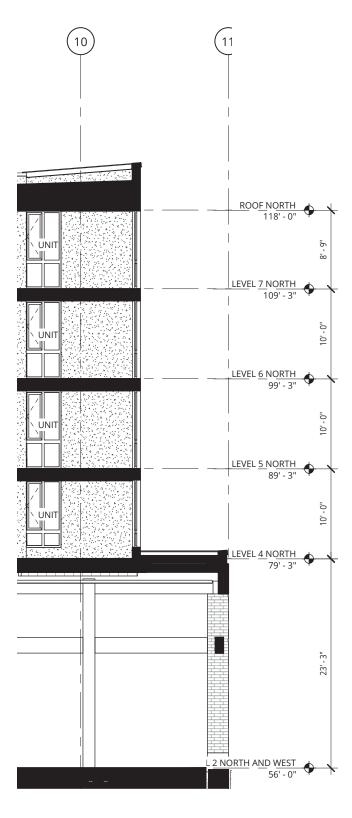


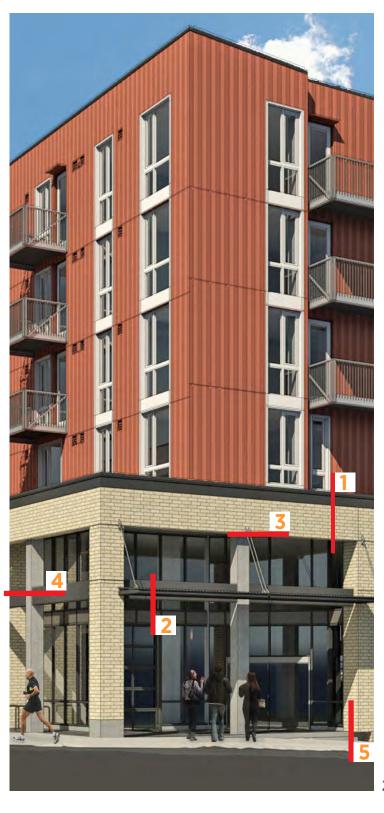
Painted Steel Channel, Painted Structural Steel & Prefinished Metal Trim - Black

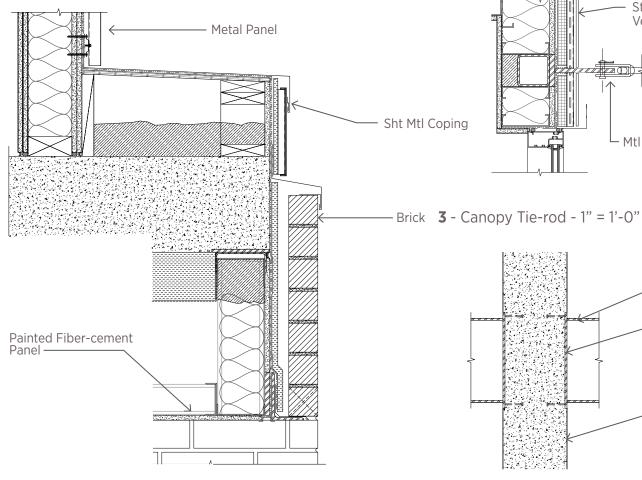


Cast In Place Concrete Base & Planter Walls

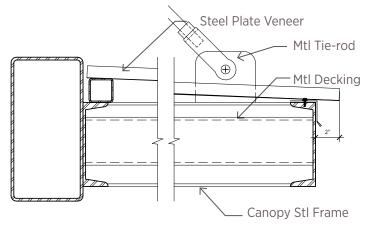




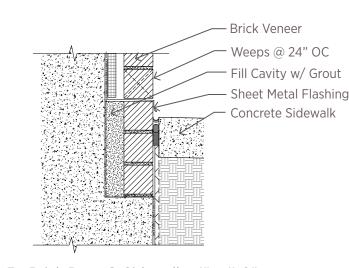




**1** - Parapet @ NE Entry - 1" = 1'-0" **4** - Steel Beam @ Concrete Column - 1" = 1'-0"



**2** - Canopy @ CMU Veneer - 1" = 1'-0"



Steel Plate Veneer

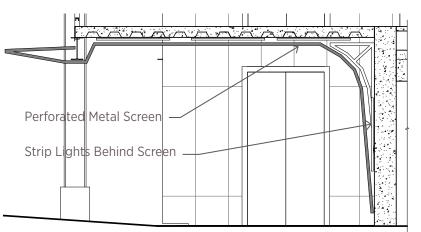
└ Mtl Tie-rod

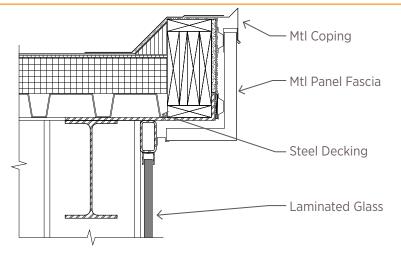
Steel Beam

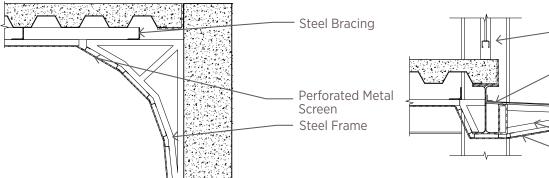
Steel Embed

Concrete Column

**5** - Brick Base @ Sidewalk - 1" = 1'-0"







Peforated Panel Entry Section

**1** - Roof Coping - 1" = 1'-0"

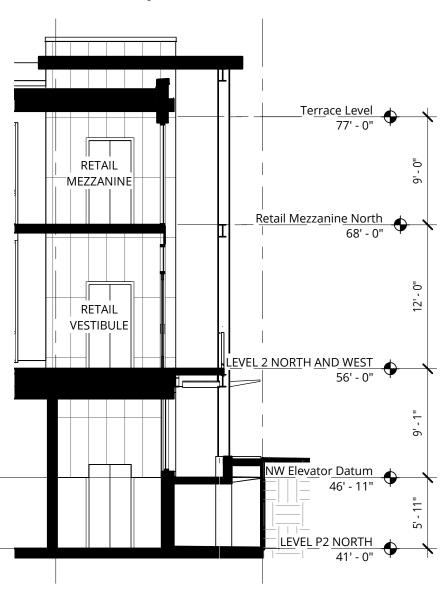
2 - Perforated Panel @ Building Edge - 1" = 1'-0"

3 - Peforated Panel @ Back Wall - 1" = 1'-0"

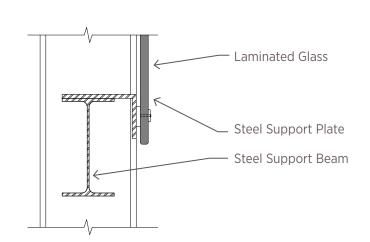
Laminated Glass

Sheet Metal Roof

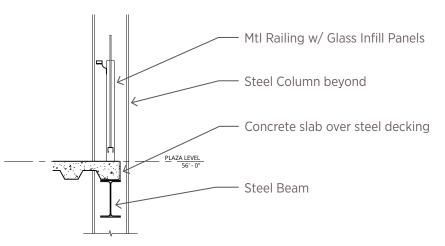
Perforated Screen



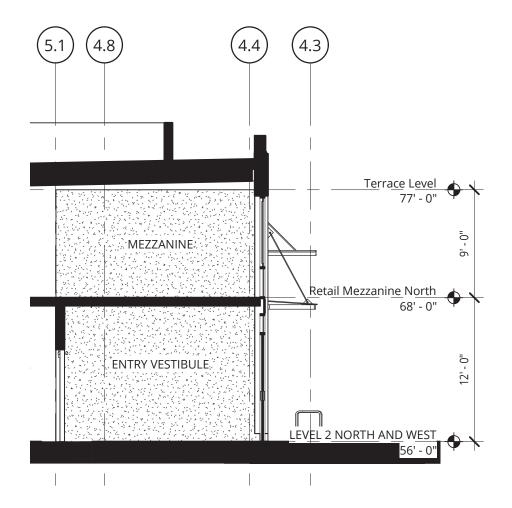


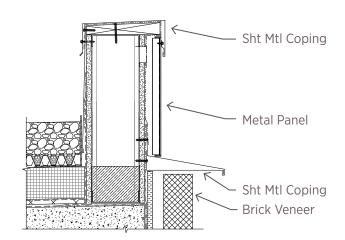


4 - Glass Connection @ Beam - 1" = 1'-0"



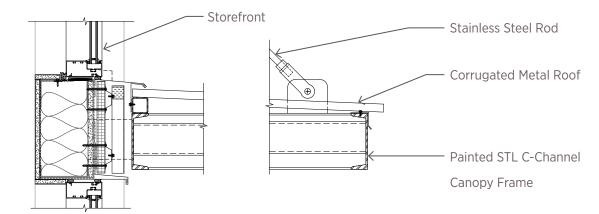
**5** - Railing @ Plaza Level - 1" = 1'-0"



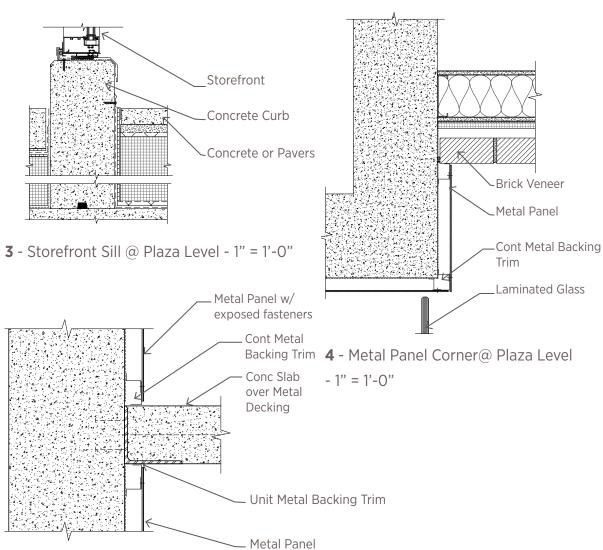


1- Metal Panel @ Retail Frieze - 1/2" = 1'-0"

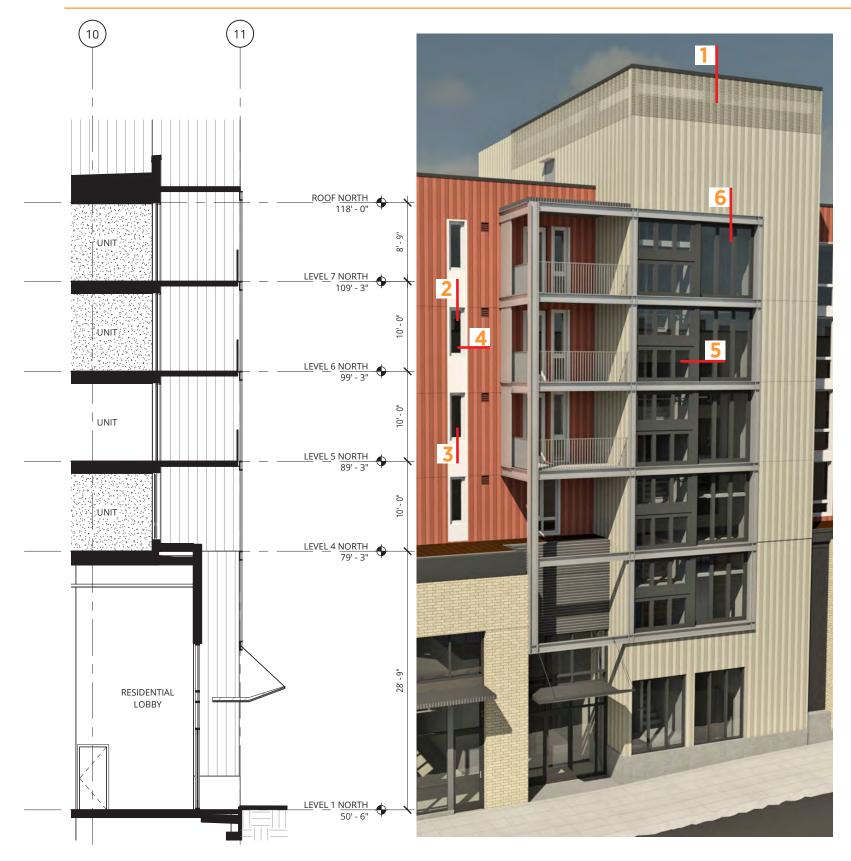


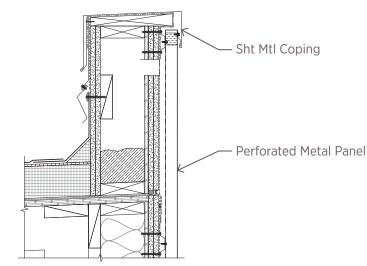


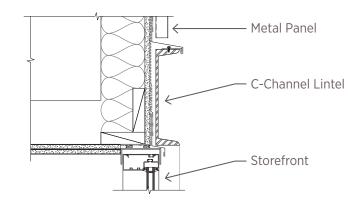
2 - Storefront Canopy @ Steel Plate Veneer - 1" = 1'-0"



**5** - Metal Panel Elevation @ Plaza Level - 1" = 1'-0"

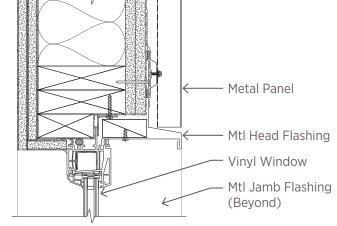


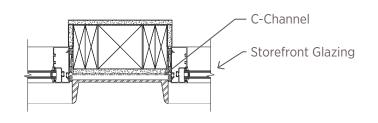




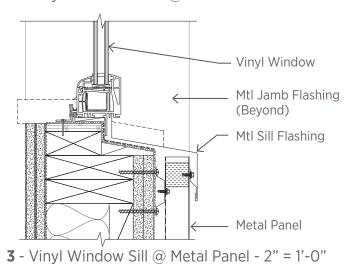
6 - C-channel Lintel @ Storefront Head - 1" = 1'-0"

1 - Parapet @ Perf Metal Panel - 1" = 1'-0"

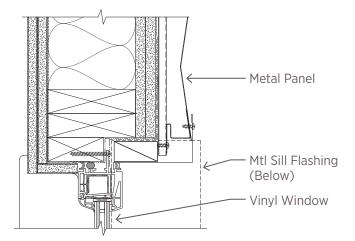




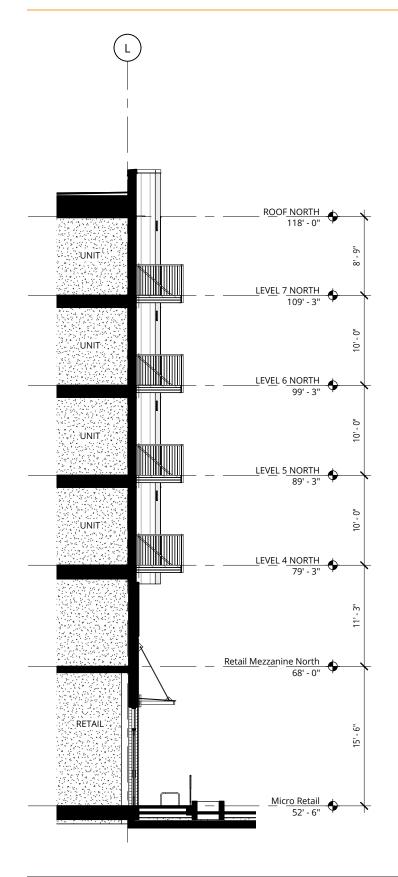
2 - Vinyl Window Head @ Metal Panel - 2" = 1'-0"



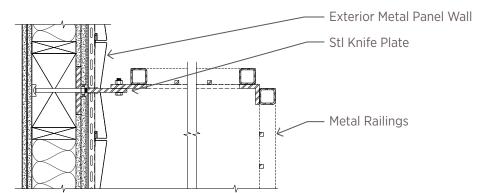
**5** - C-channel @ Storefront Jamb - 1" = 1'-0"



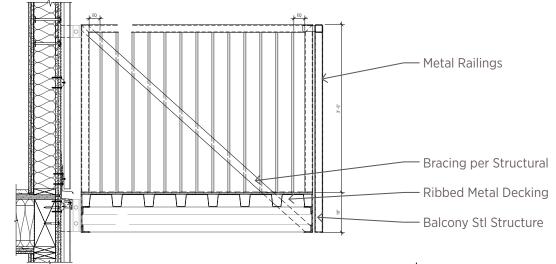
4 - Vinyl Window Jamb @ Metal Panel - 2" = 1'-0"

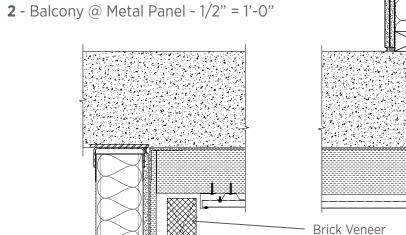




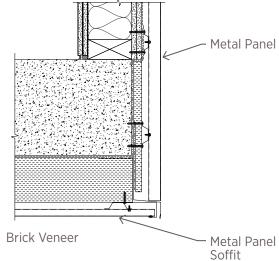


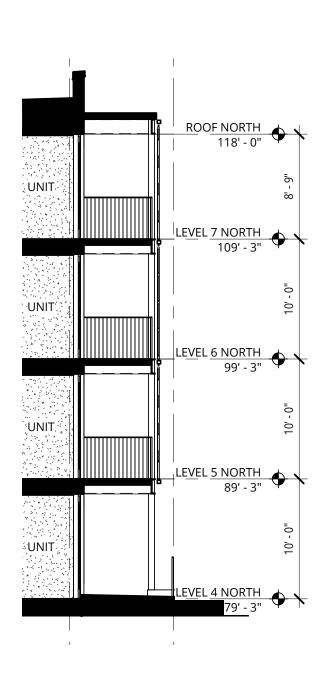
1 - Balcony Connection @ Metal Panel - 1" = 1'-0"



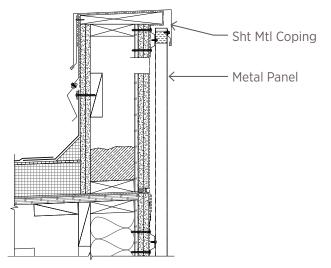


**3** - Terrace @ CMU Parapet - 1" = 1'-0"

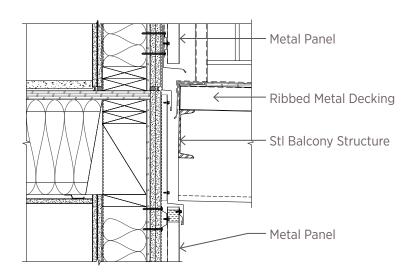




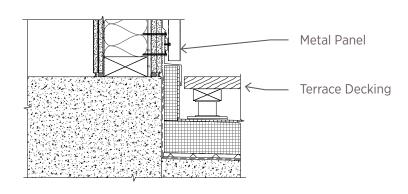




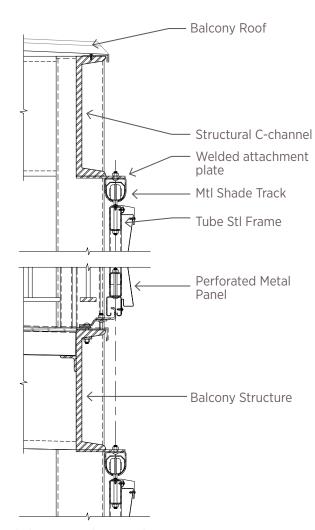
**1** - Parapet @ Metal Panel - 1" = 1'-0"



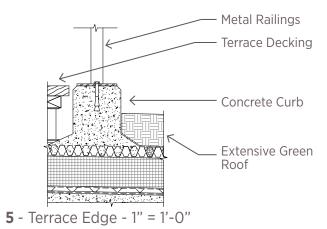
2 - Deck Connection @ Metal Panel - 1" = 1'-0"

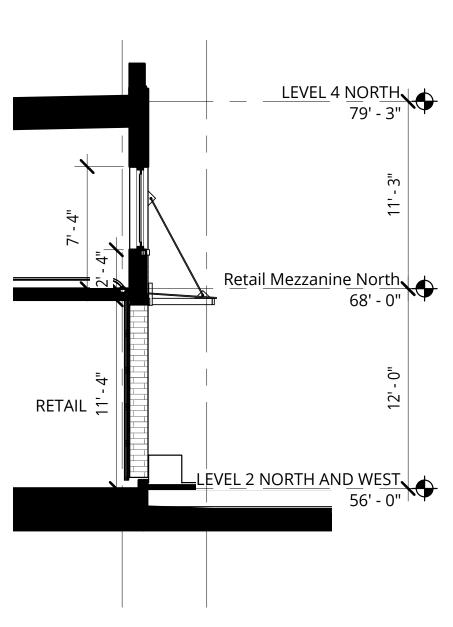


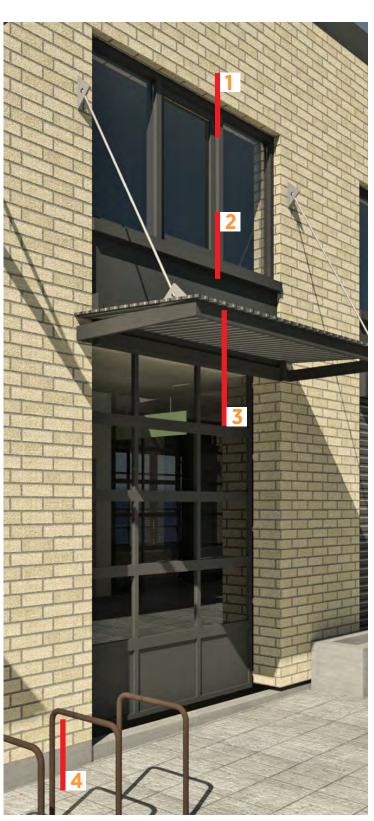
4 - Terrace Curb @ Metal Panel - 1" = 1'-0"

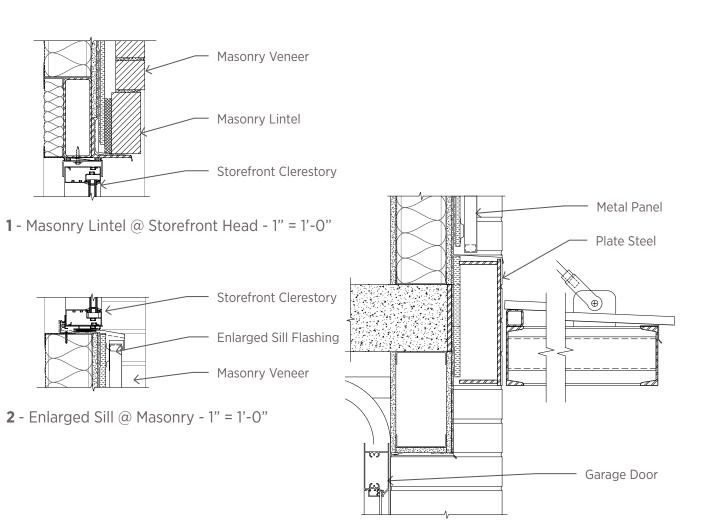


**3** - Sliding Panels @ Balcony - 1" = 1'-0"

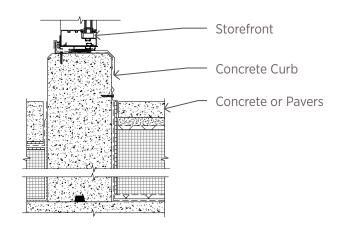




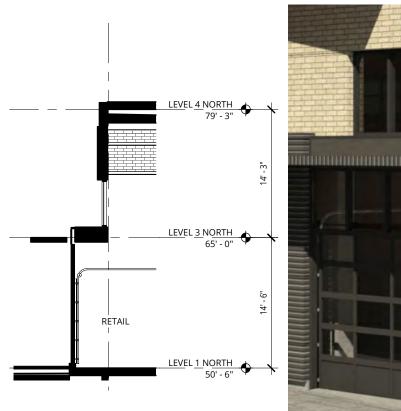




**3** - Steel Lintel @ Garahe Door Head - 1" = 1'-0"



4 - Concrete Curb @ Storefront Sill - 1" = 1'-0"



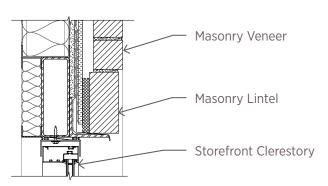
Terrace Level 77' - 0"

ower Plaza Level 54' - 0"

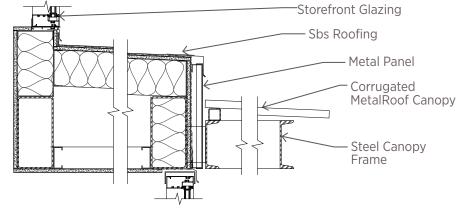
Retail Mezzanine North 68' - 0"



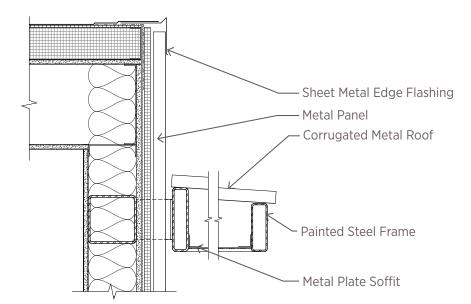




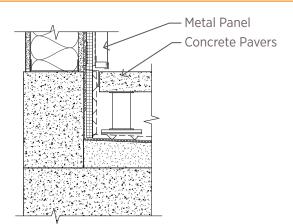
1 - Masonry Lintel @ Storefront Head - 1" = 1'-0"



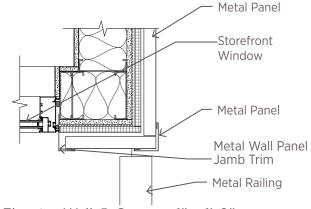




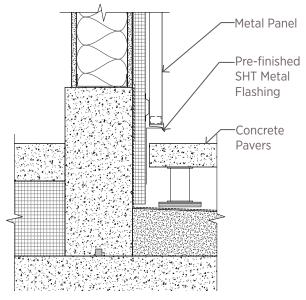




4 - Elevator Wall @ Plaza - 1" = 1'-0"



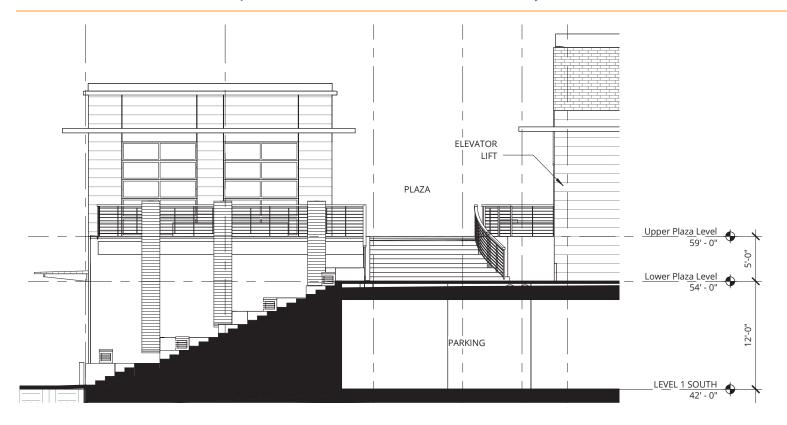
5 - Elevator Wall @ Corner - 1" = 1'-0"

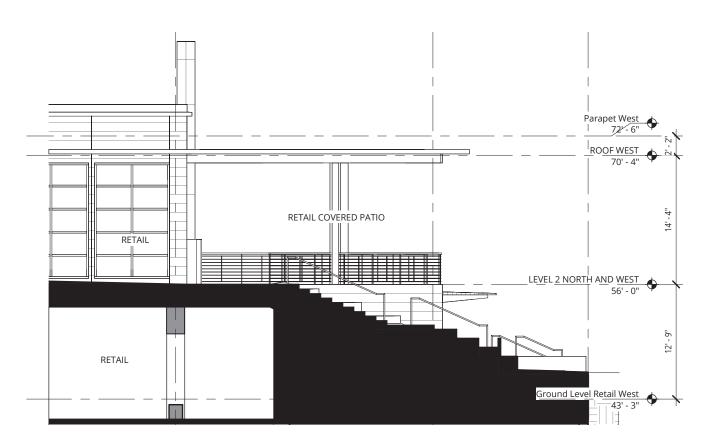


**6** - Metal Panel @ Plaza - 1/2" = 1'-0"

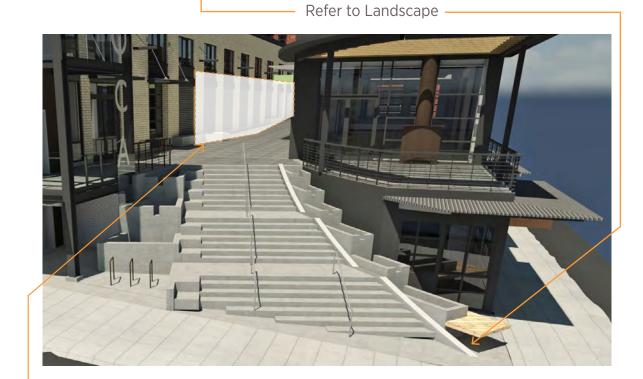
MEZZANINE

RETAIL

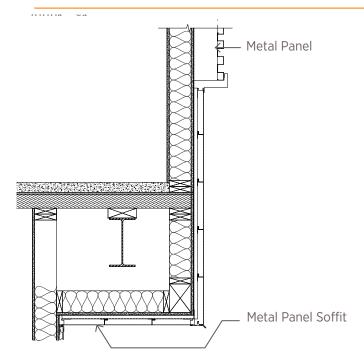


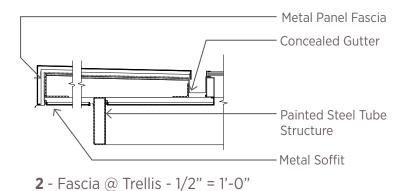






Area designated for public art installation





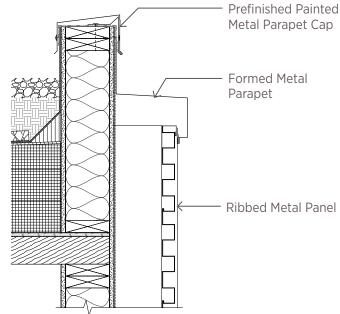
Prefinished Painted Metal Parapet Cap

Formed Metal Parapet

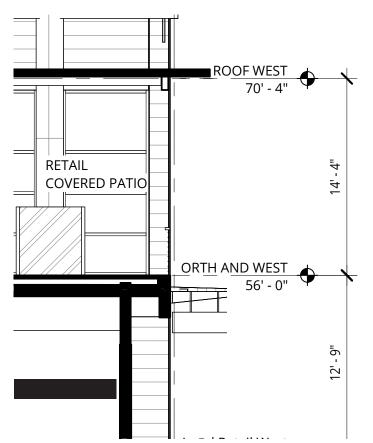
Metal Jamb Beyond

Metal Panel Rainscreen

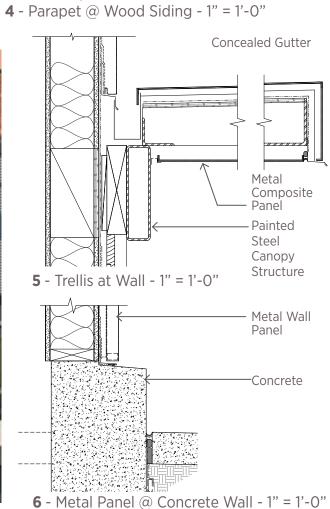
3 - Parapet @ Metal Siding - 1" = 1'-0"

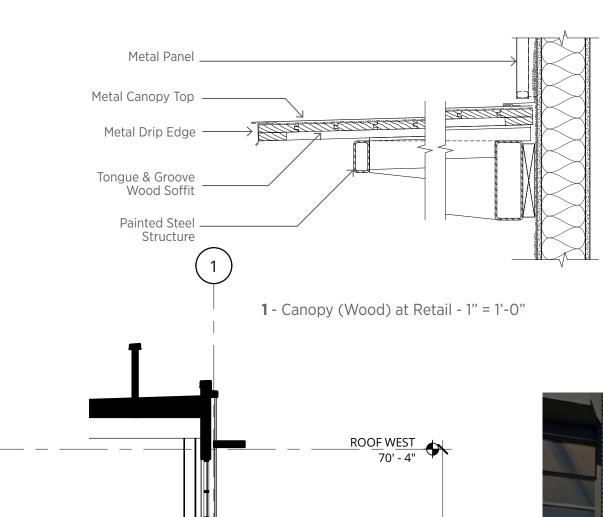


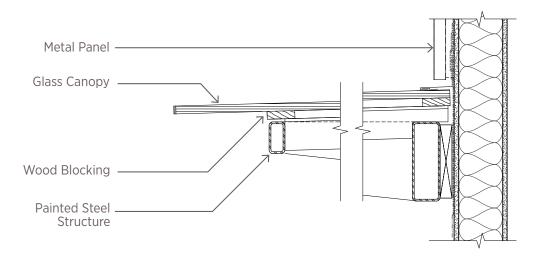
1 - Metal Soffit @ Ground Level Retail - 1/2" = 1'-0"

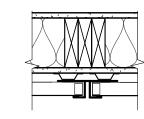






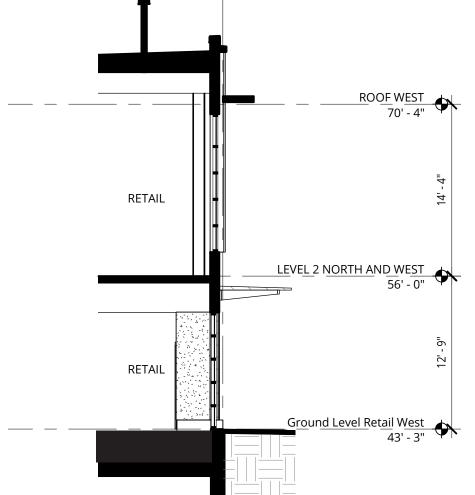




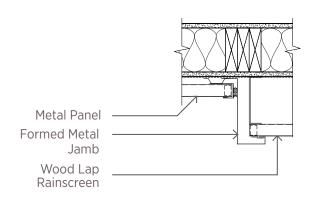


**2**- Canopy (Glass) at Retail - 1" = 1'-0"

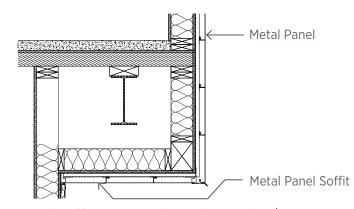
**3**- Joint at Metal Panel - 1" = 1'-0"





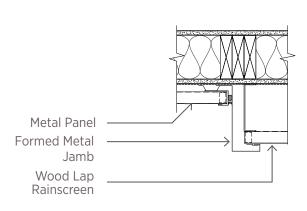


4 - Metal Jamb @ Wood Siding - 1" = 1'-0"

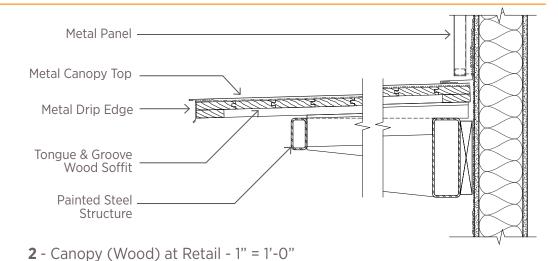


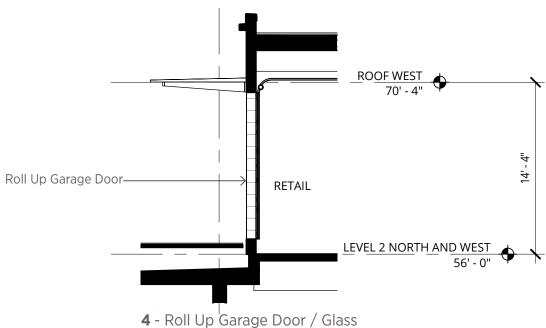
5 - Metal Soffit @ Ground Level Retail - 1/2" = 1'-0"

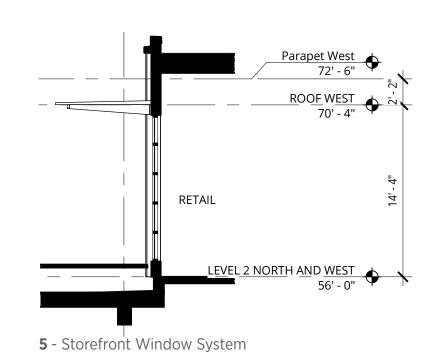


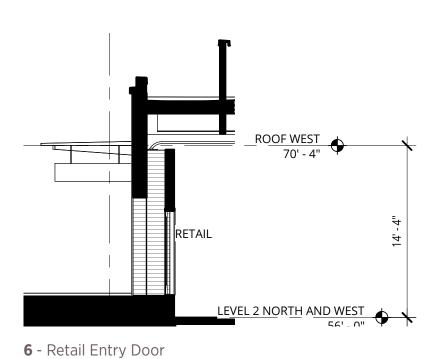


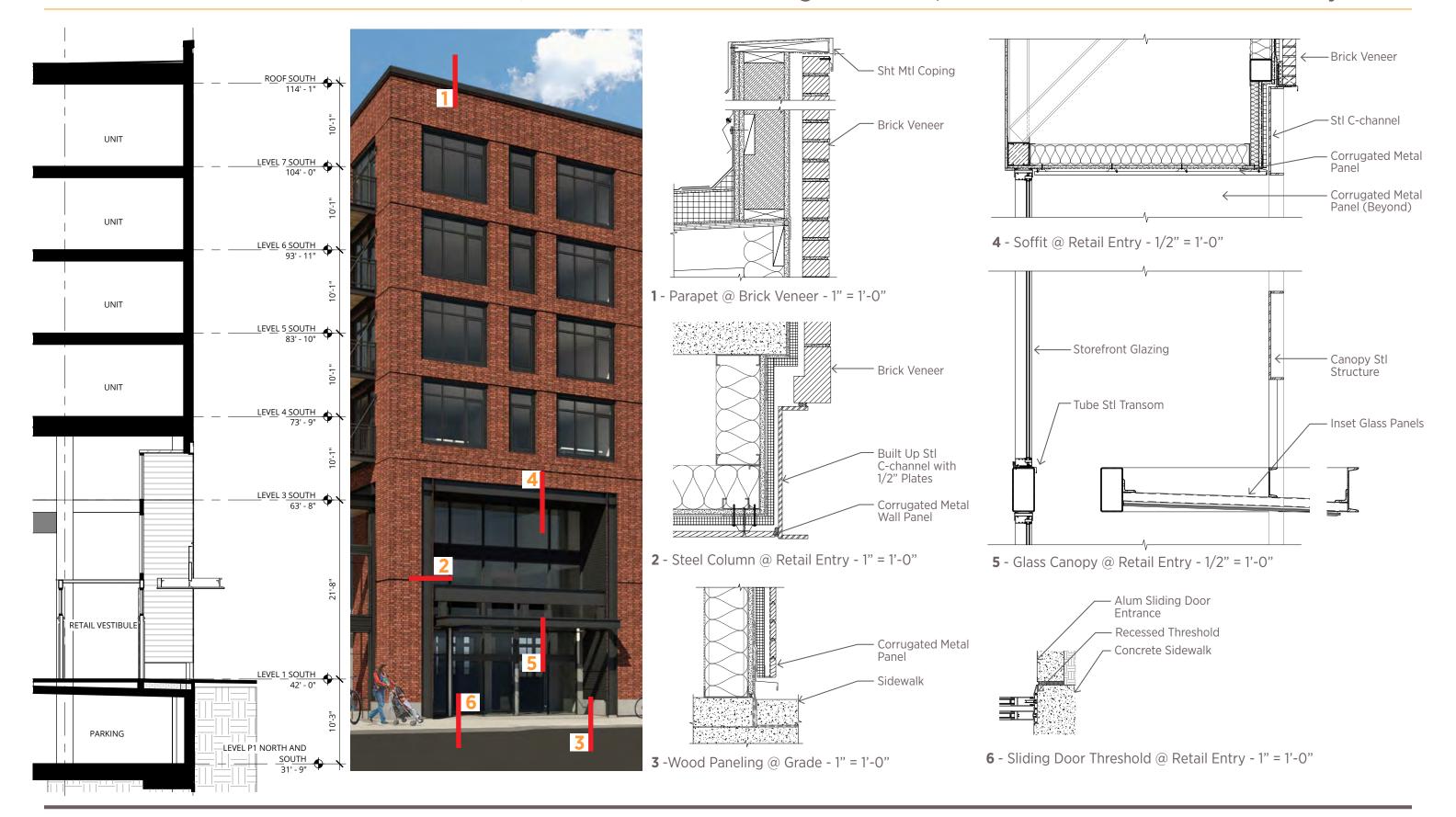
1 - Metal Jamb @ Wood Siding - 1" = 1'-0"

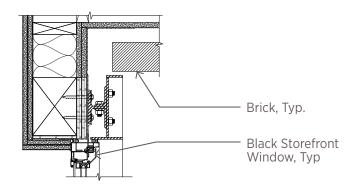




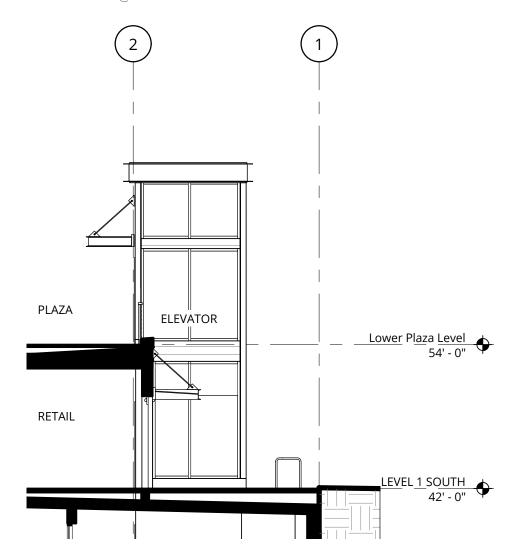


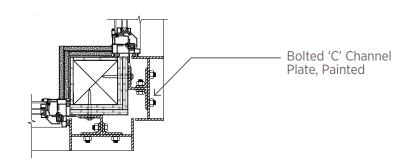






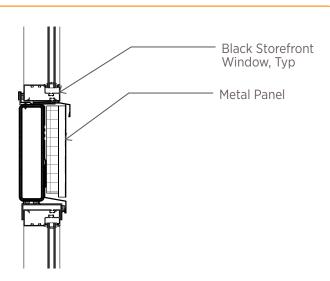
**1** -'C' Channel @ Brick- 1" = 1'-0"



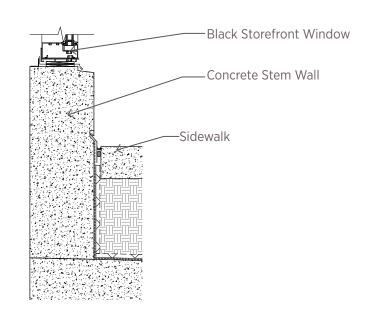


**2** -Corner @ 'C' Channel - 1" = 1'-0"

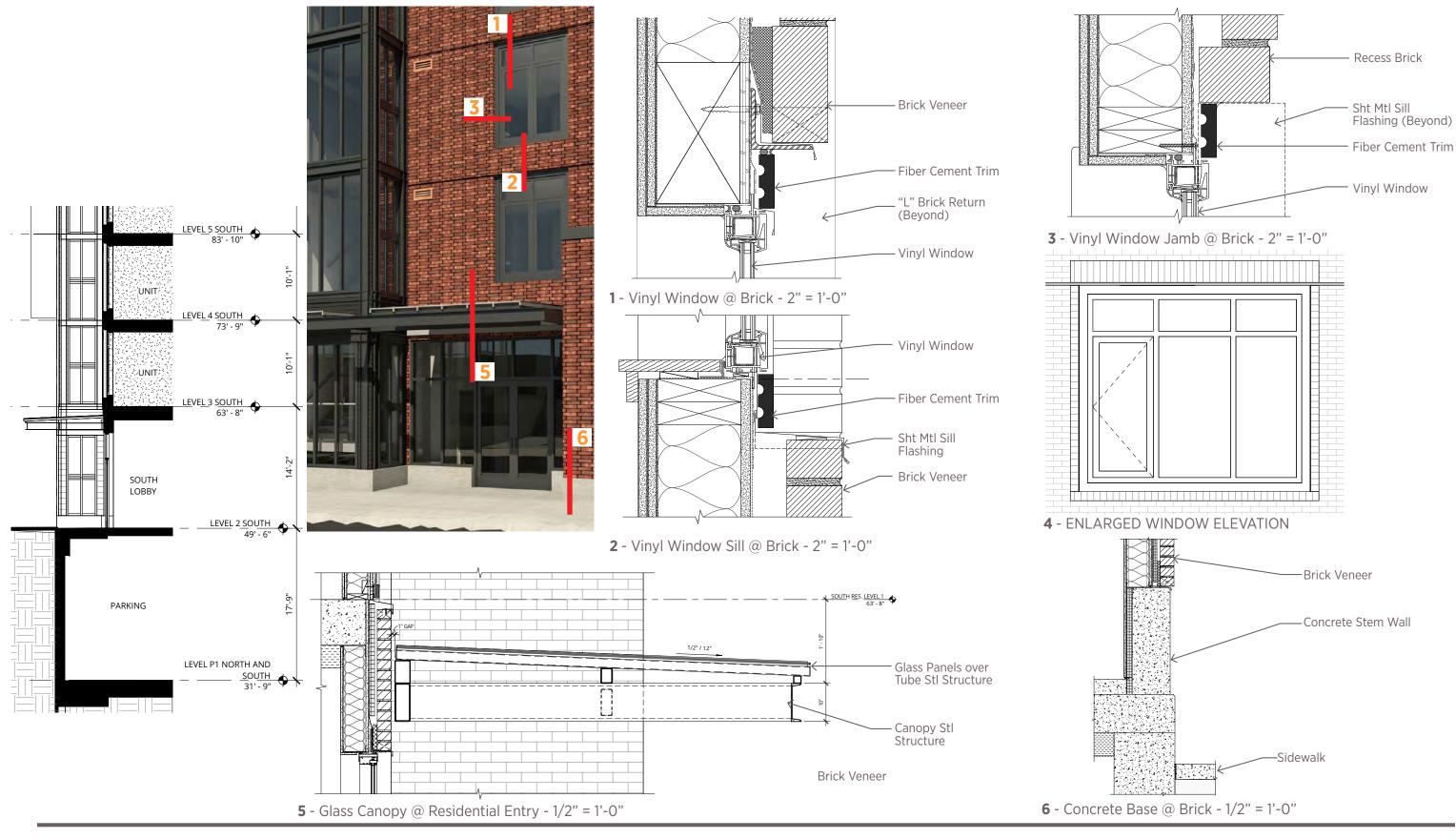




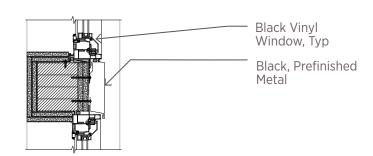
**3** - Storefront Sill/Head @ Elevator - 1" = 1'-0"



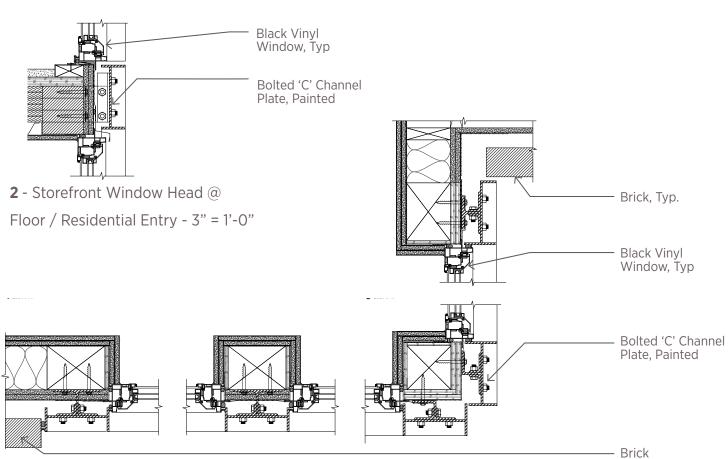
4 - Elevator Base @ Sidewalk - 1" = 1'-0"



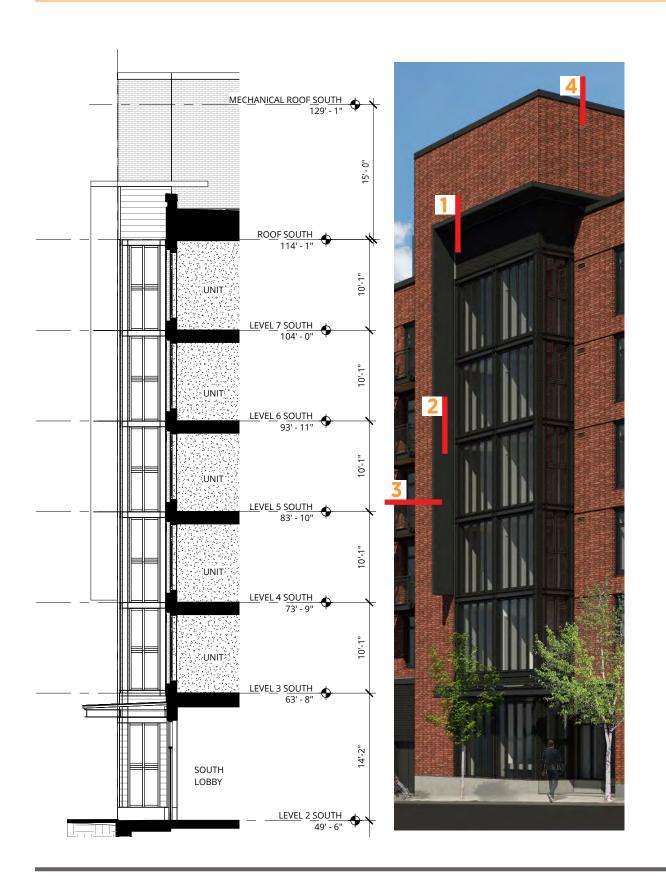


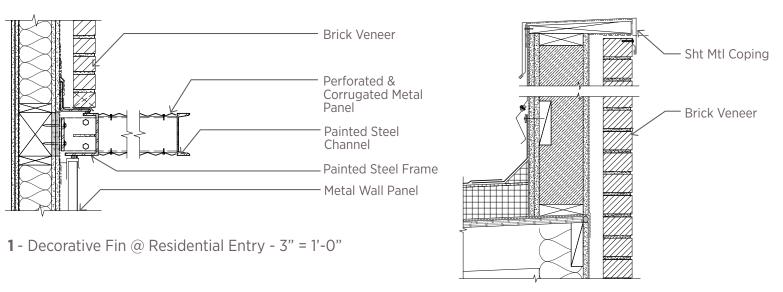


1 - Storefront Window Transom @ Residential Entry - 3" = 1'-0"

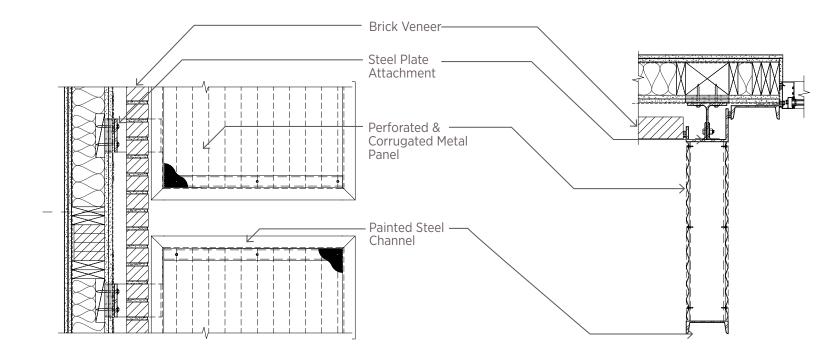


**3/4/5/6** - Storefront Window Jambs @ 'C' Channel - 3" = 1'-0"





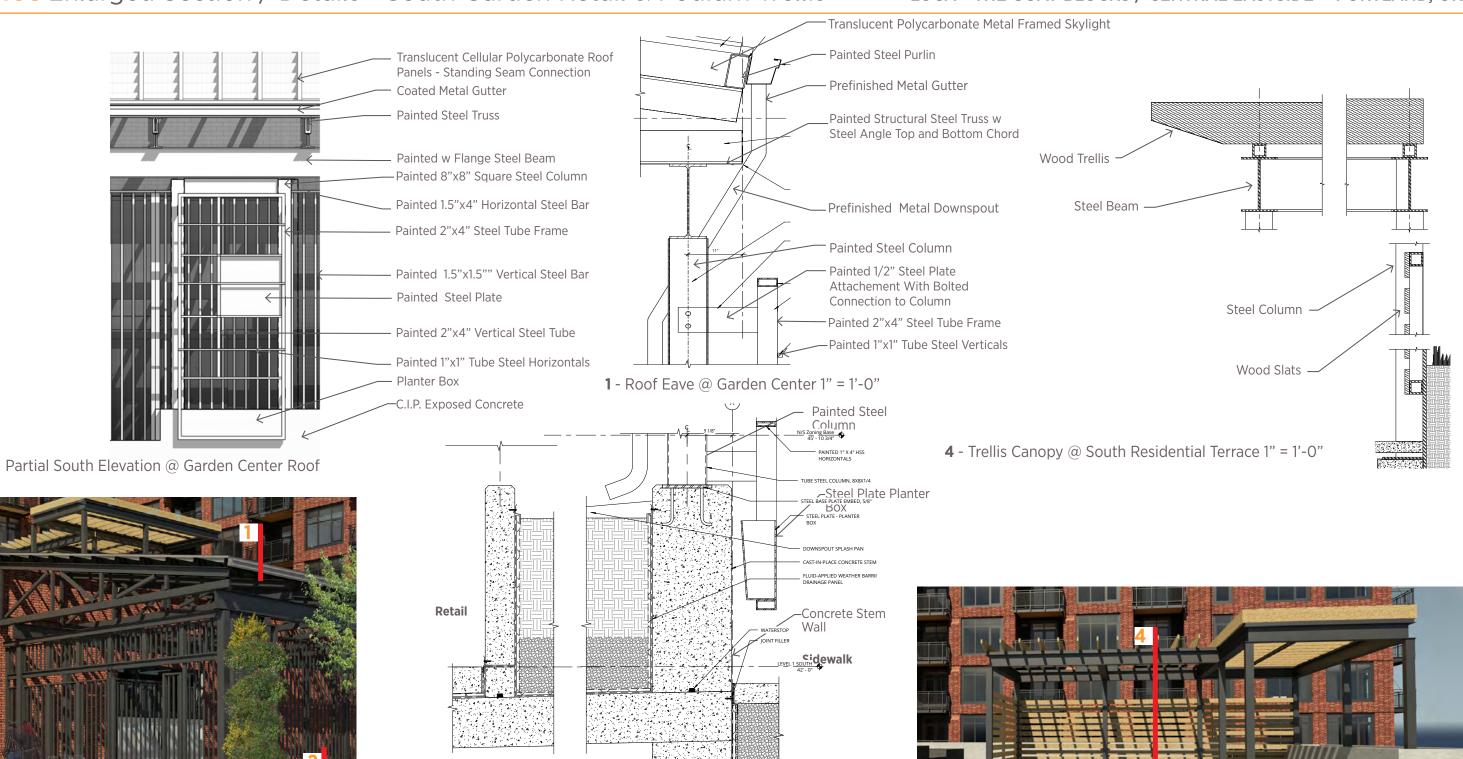
4 - Parapet @ Brick Veneer - 1" = 1'-0"



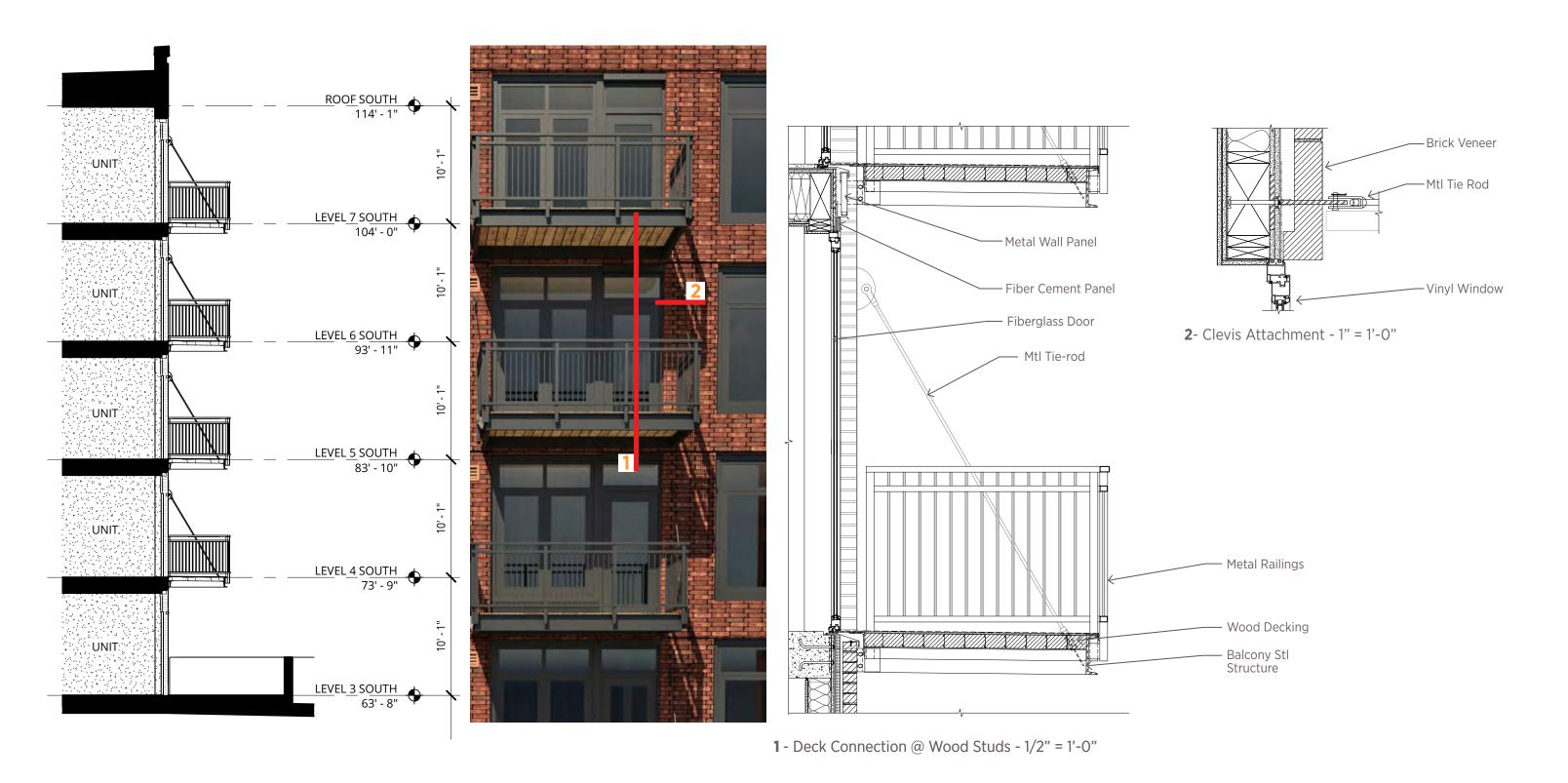
2 - Decorative Fin @ Residential Entry - 3" = 1'-0"

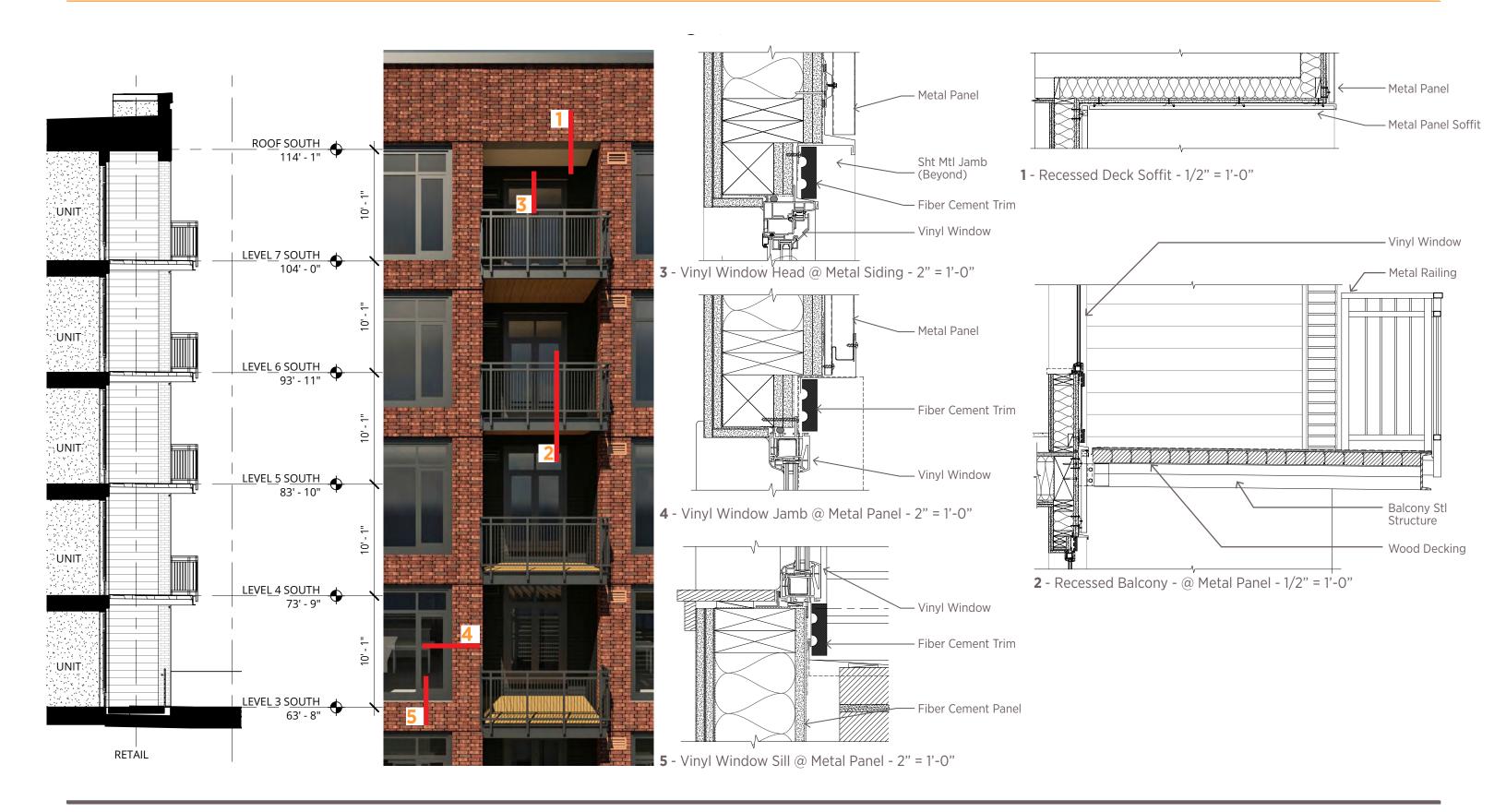
Residential Entry - 3" = 1'-0"

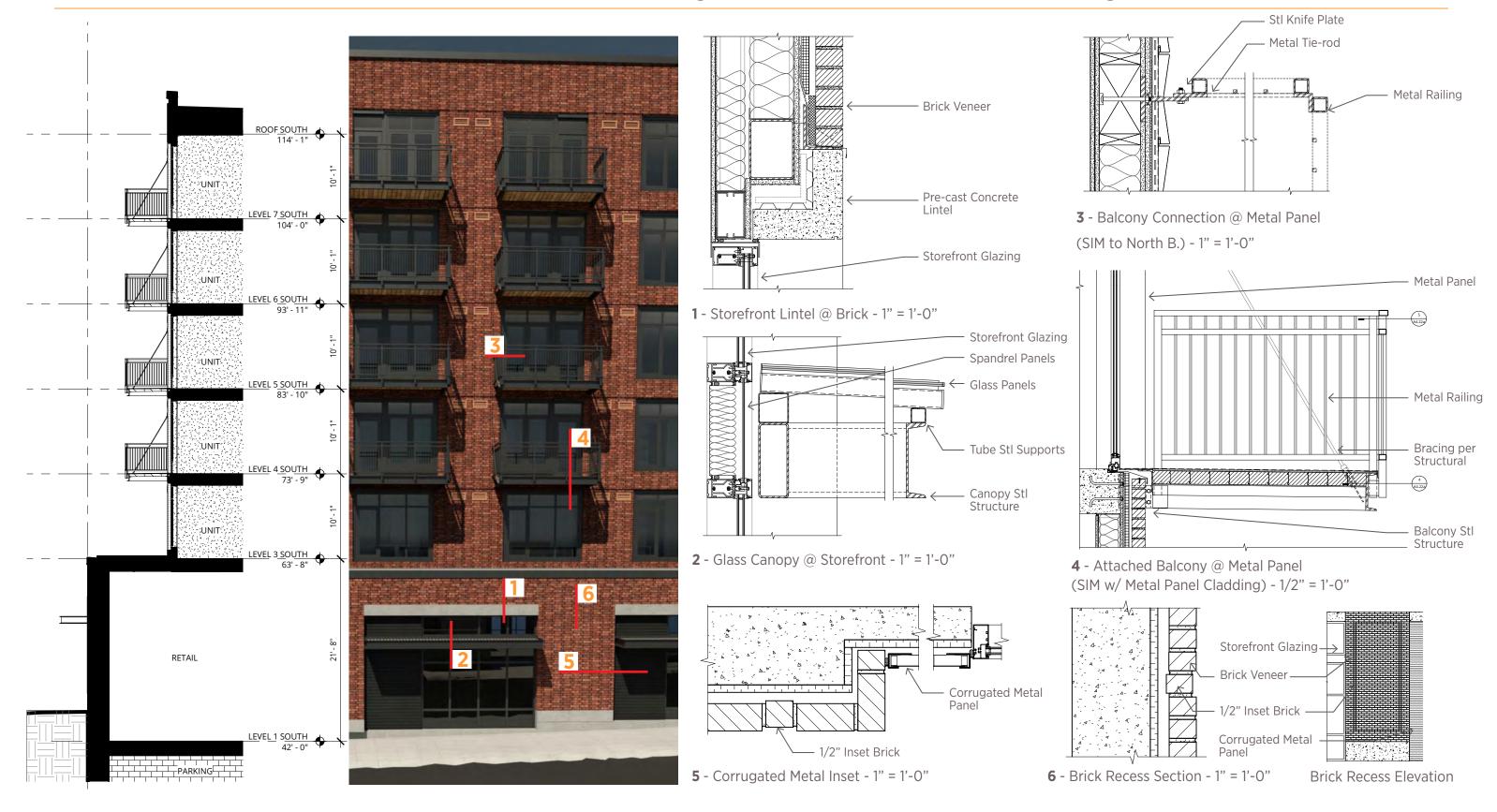
3 - Decorative Fin @



2 - Stormwater Planter @ Garden Center 1" = 1'-0"





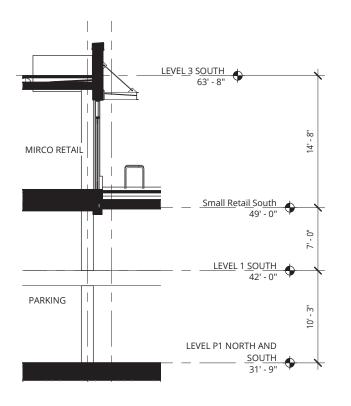


LEVEL 3 SOUTH

Lower Plaza Level 54' - 0"

LEVEL 1 SOUTH 42' - 0"

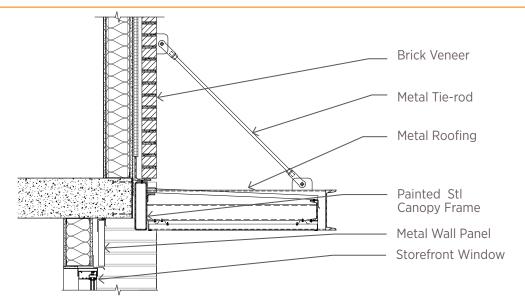
LEVEL P1 NORTH AND



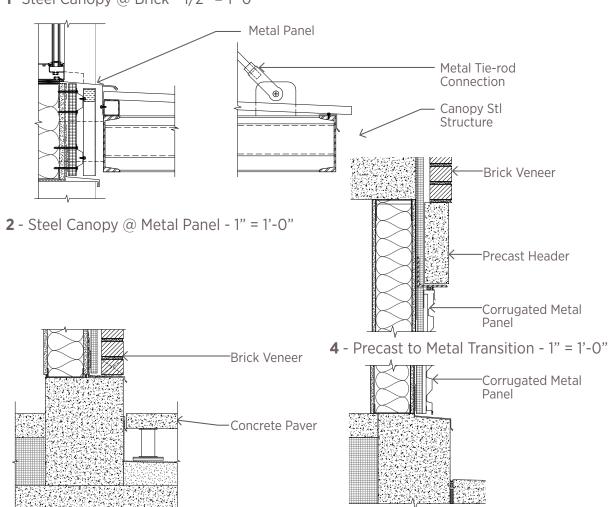








**1**- Steel Canopy @ Brick - 1/2" = 1'-0"

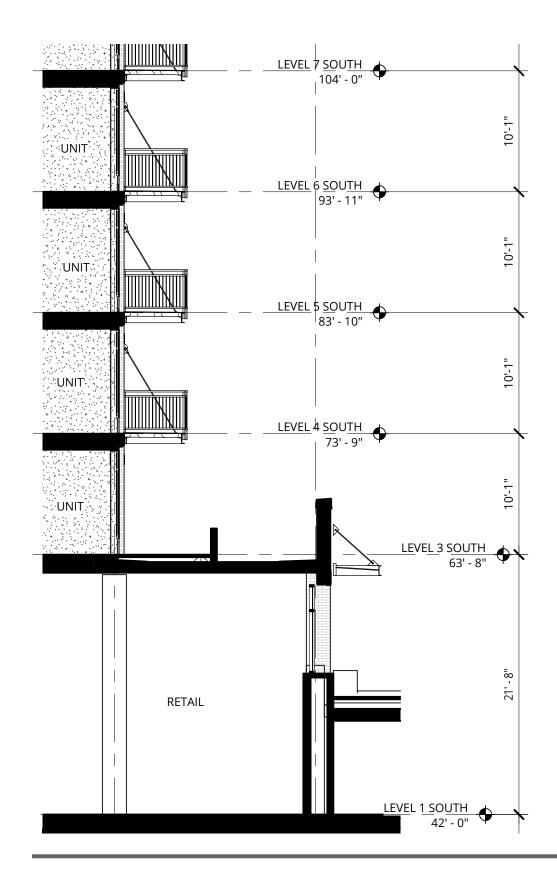


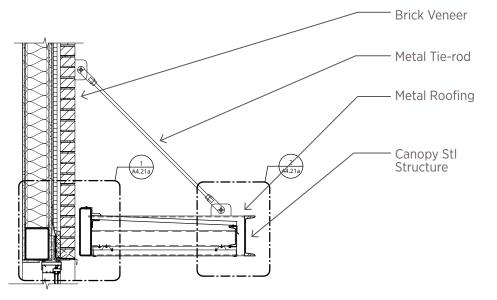
**3** - Micro Retail Base - 1" = 1'-0" **5** - Metal to Conc. Transition - 1" = 1'-0"

MICRO RETAIL

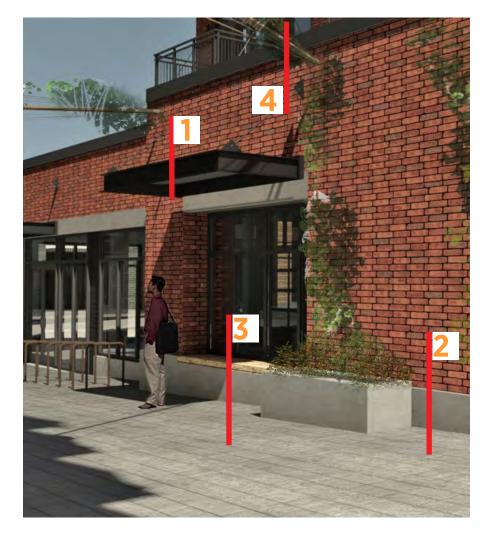
RETAIL

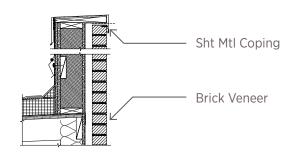
PARKING



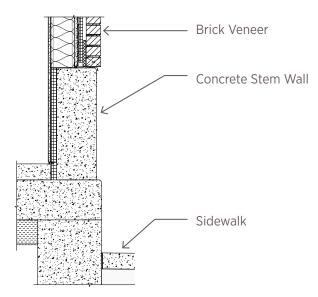


**1** - Steel Canopy @ Brick - 1/2" = 1'-0"

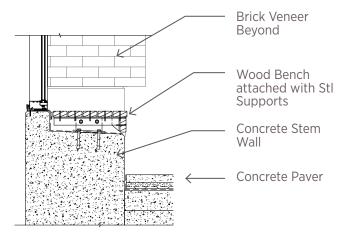




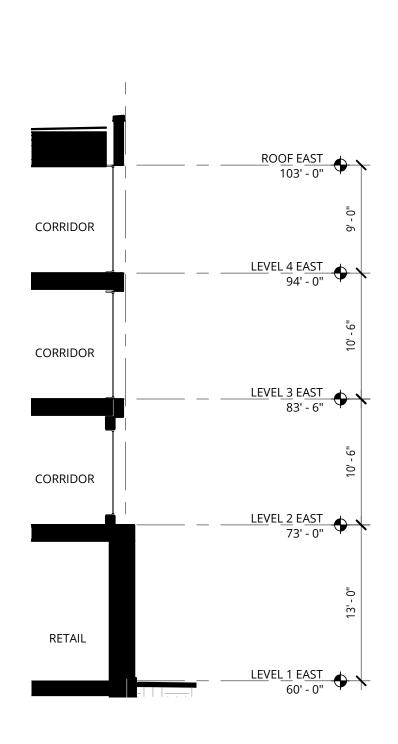
**4** - Parapet @ Brick Veneer - 1/2" = 1'-0"



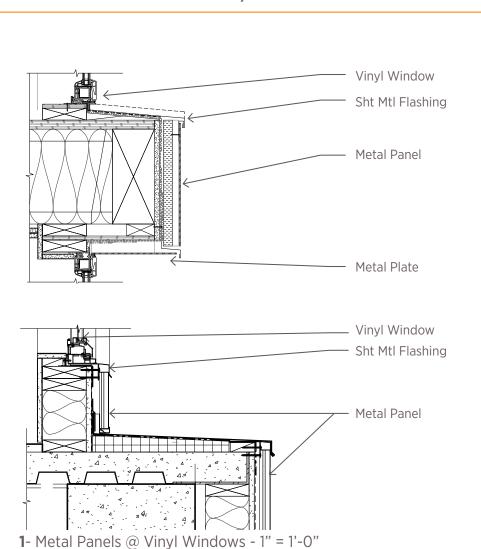
2 - Concrete Base @ Brick - 1/2" = 1'-0"

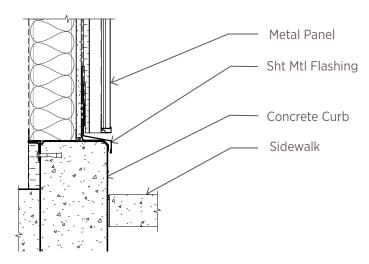


3 - Wood Bench @ Concrete Base - 1/2" = 1'-0"

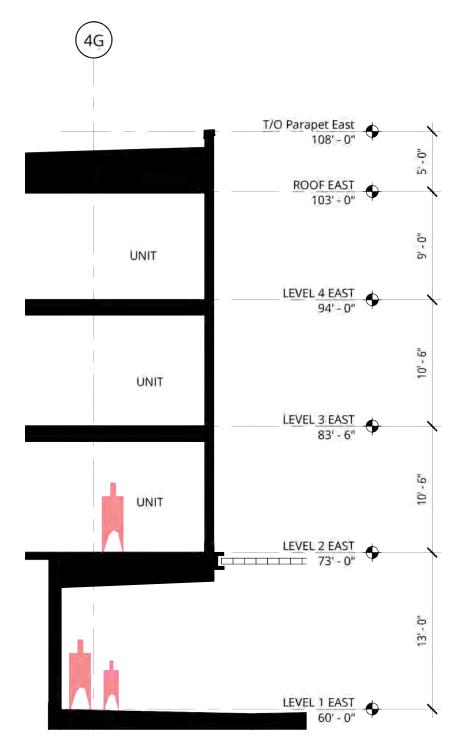




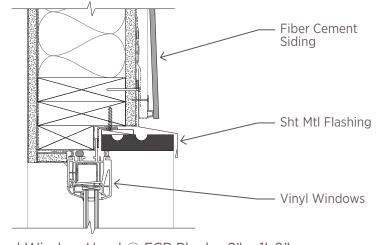




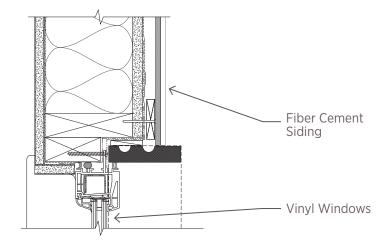
2- Metal Panel @ Concrete Curb - 1" = 1'-0"



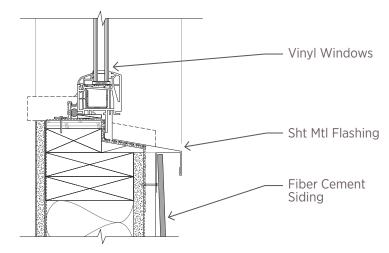




1 - Vinyl Window Head @ FCP Plank - 2" = 1'-0"

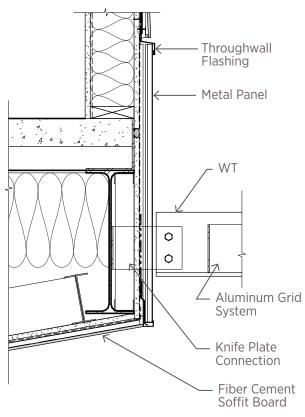


2 - Vinyl Window Jamb @ FCP Plank - 2" = 1'-0"



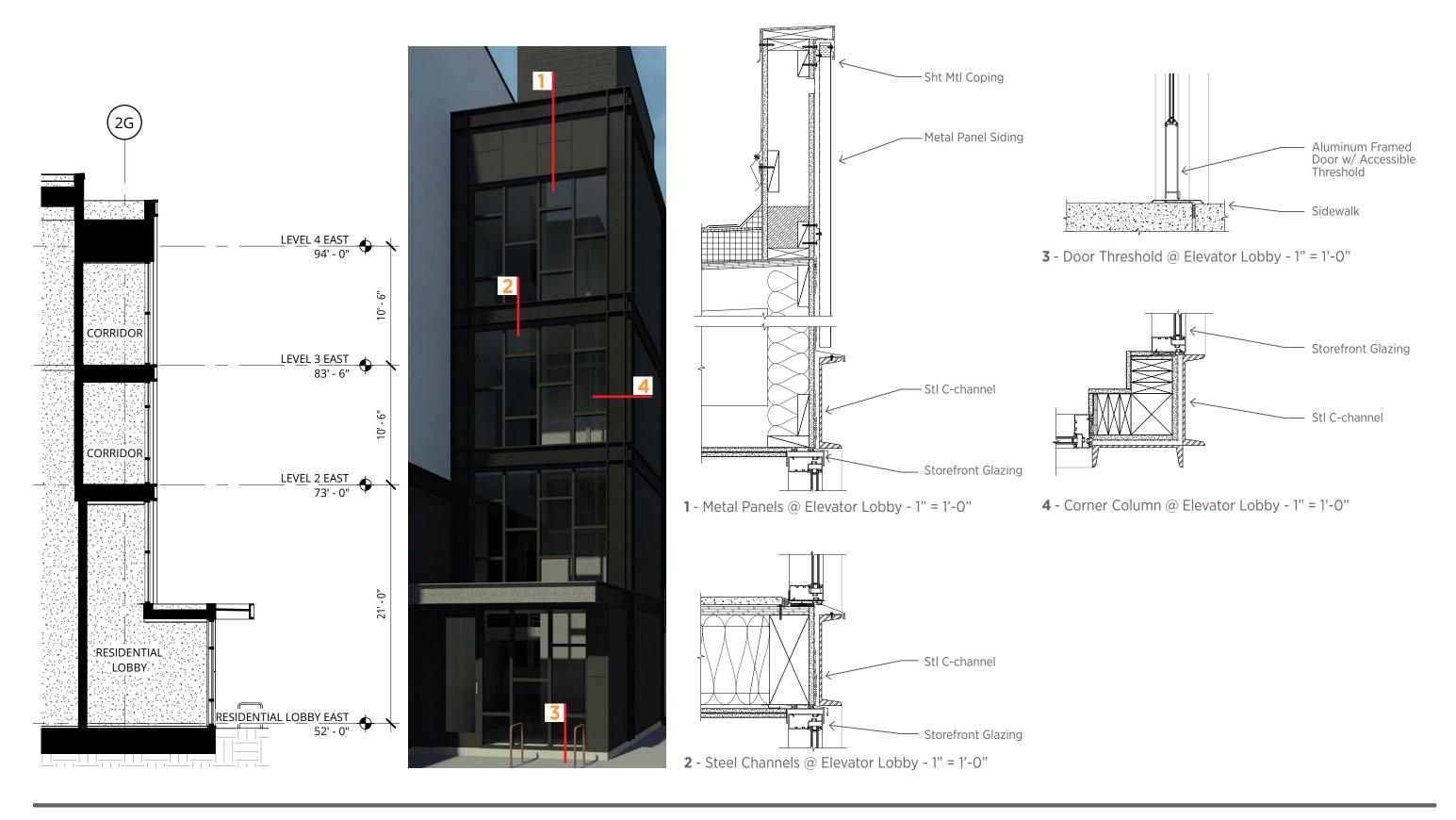
Fiber Cement Siding

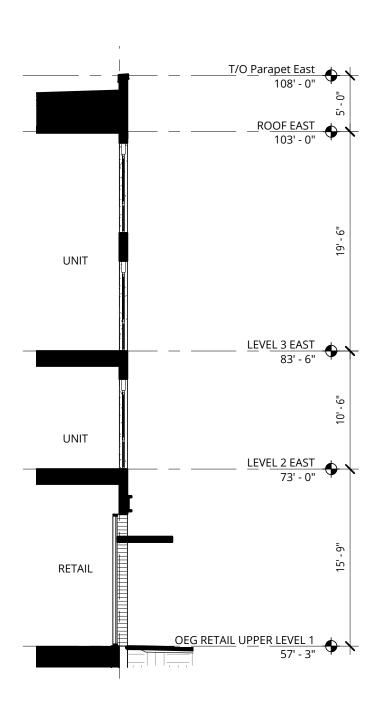
**4** - Parapet @ FCP Plank - 1" = 1'-0"



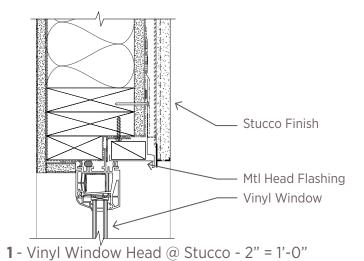
**5** - Metal to FC Soffit Transition - 1" = 1'-0"

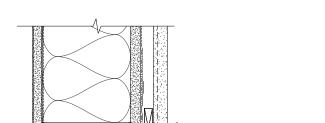
3 - Vinyl Window Sill @ FCP Plank - 2" = 1'-0"

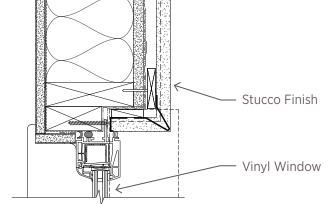




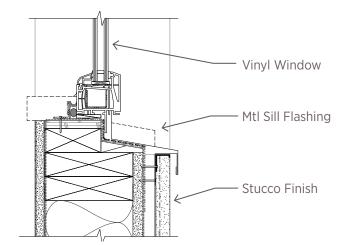




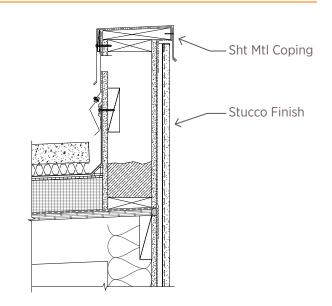




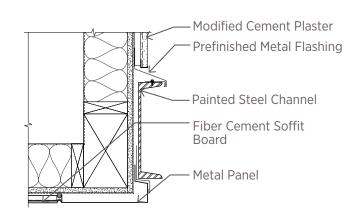




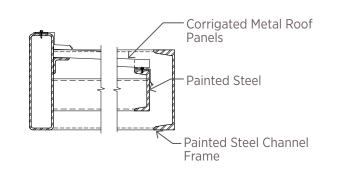
**3** - Vinyl Window Sill @ Stucco - 2" = 1'-0"



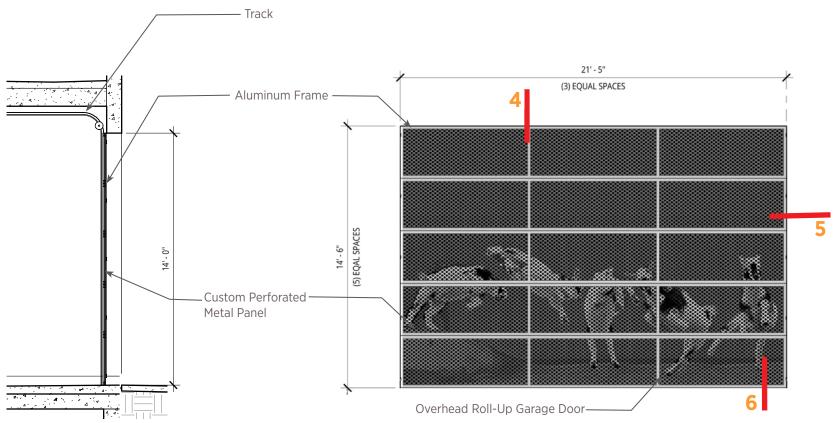
**4** - Parapet @ Stucco - 1" = 1'-0"



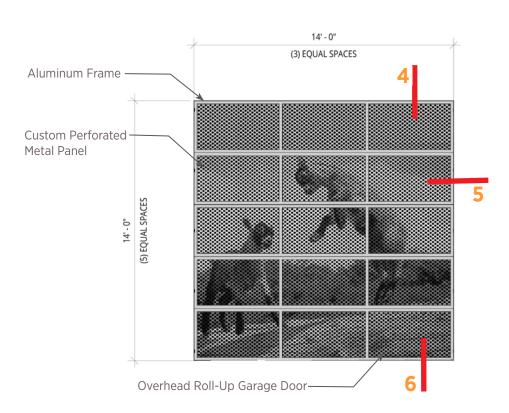
**5** - Canopy @ East Building - 1" = 1'-0"



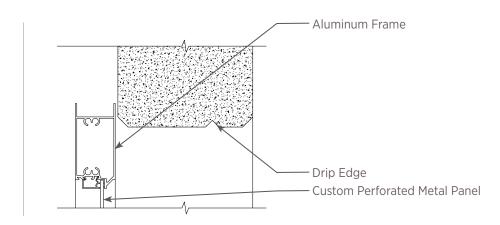
6 - East Building Soffit @ Entry - 1" = 1'-0"



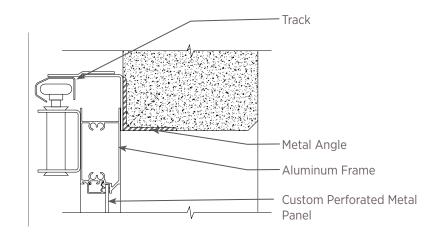
1 - Garage Gate Section 2 - Garage Gate Elevation - West Building



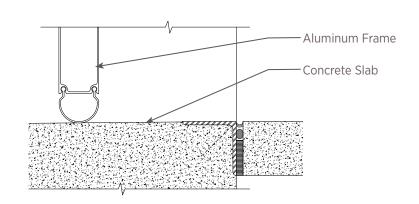
**3** - Garage Gate Elevation - South Building



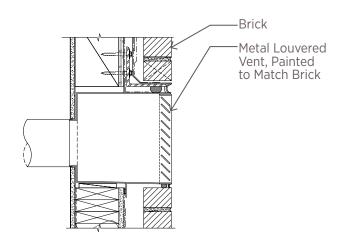
4 - Garage Gate Head Detail

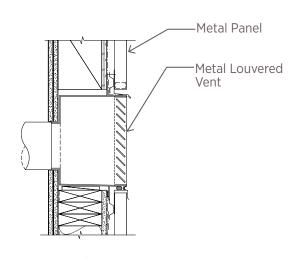


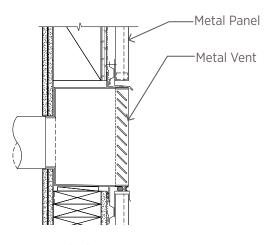
**5** - Garage Gate Jamb Detail

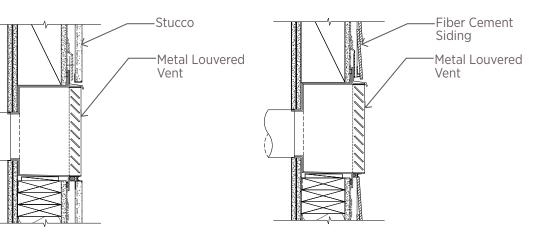


6 - Garage Gate Sill Detail









**1** - Louvered Vent @ Brick - 1" = 1'-0"

2 - Louvered Vent @
Metal Panel - 1" = 1'-0"

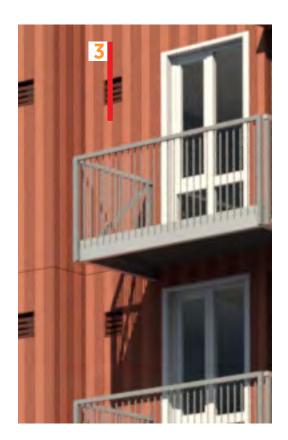
**3** - Hooded Vent @ Metal Panel - 1" = 1'-0"

**4** - Louvered Vent @ Stucco - 1" = 1'-0"

**5** - Louvered Vent @ Fiber Cement Siding - 1" = 1'-0"





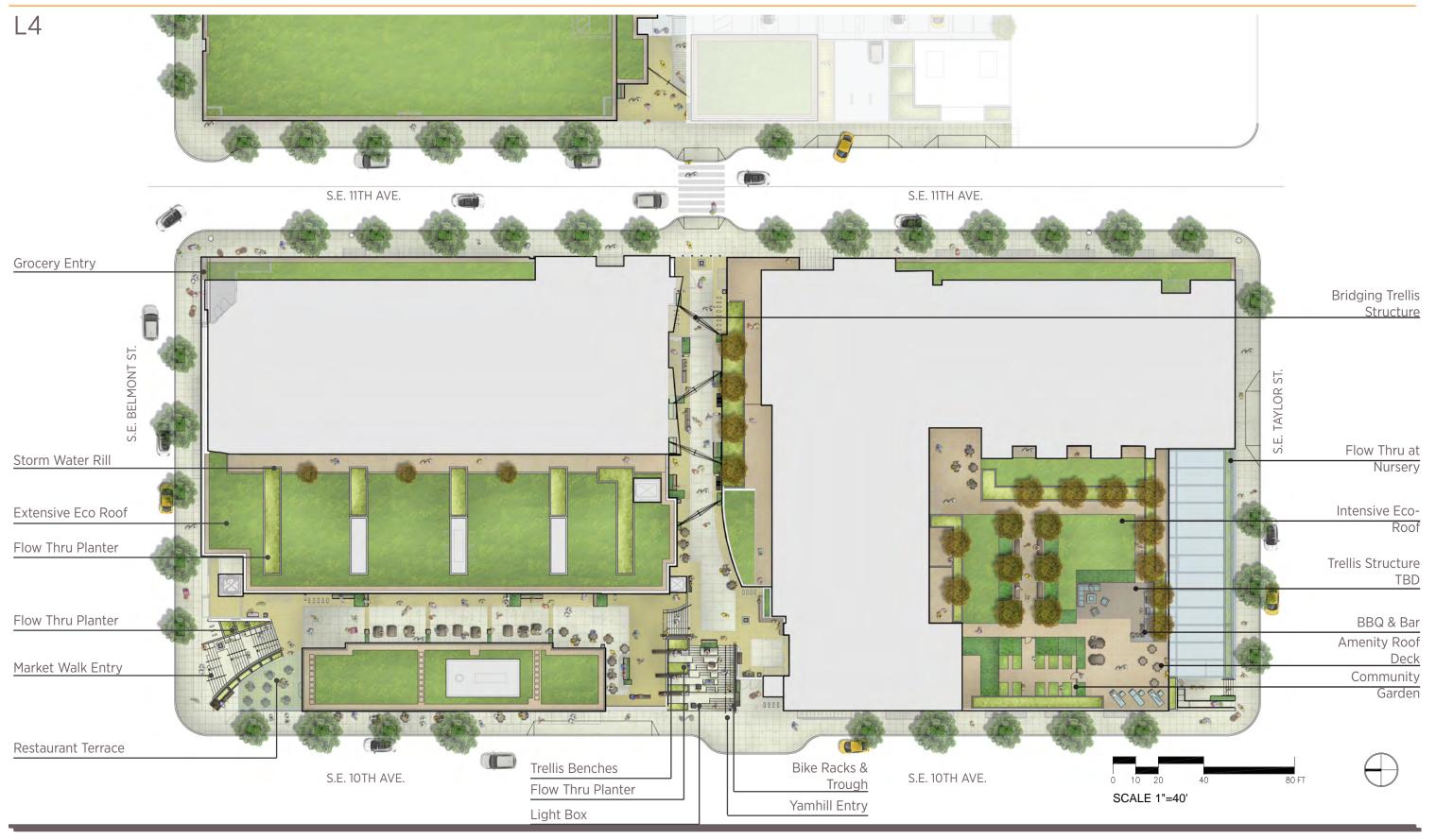






06.30.2014











SW Third and Main



Utility Bridge Structure



Silos and Product Elevators



Window Bay Movies



## **Make Spaces Dynamic**

Simple Strong Inviting simplify, too many materials don't use corten steel

# **Provide Common Thread** more Consistancy

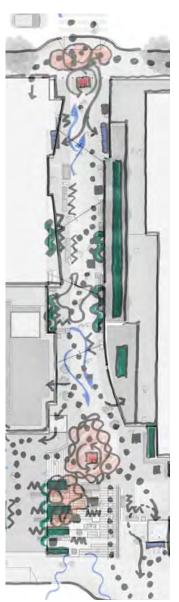
Feels "small"

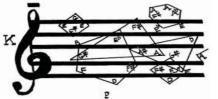
Underdesigned

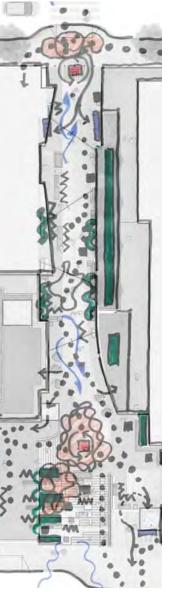
**Create Hang out space** 

#### **Material Palette**

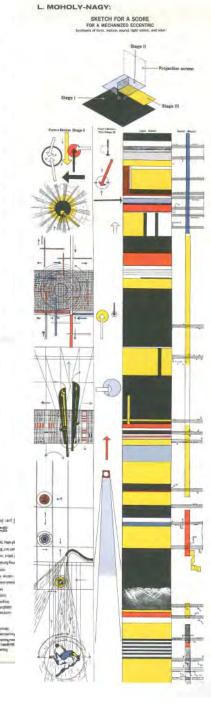
too many light fixture types too many handrails remove cylinder light columns.



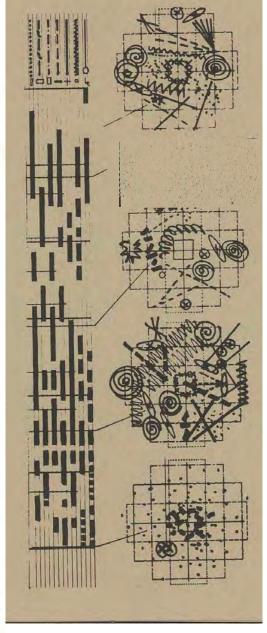




Lawrence Halprin Nicollette Mall Minniapolis, MN



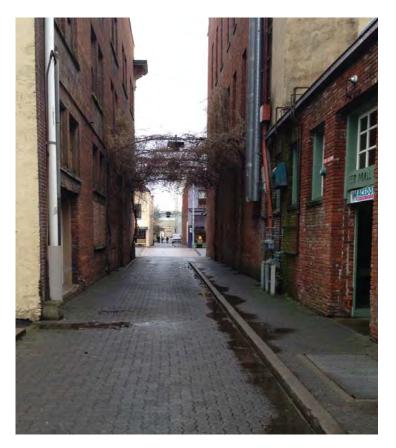
Moholy Nagy Sketch From a Score



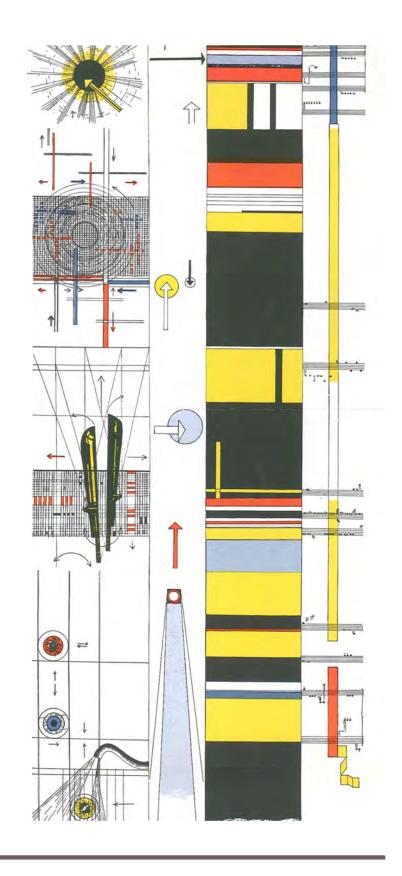
Lawrence Halprin Choreography of Waterfeature Seattle, 1968























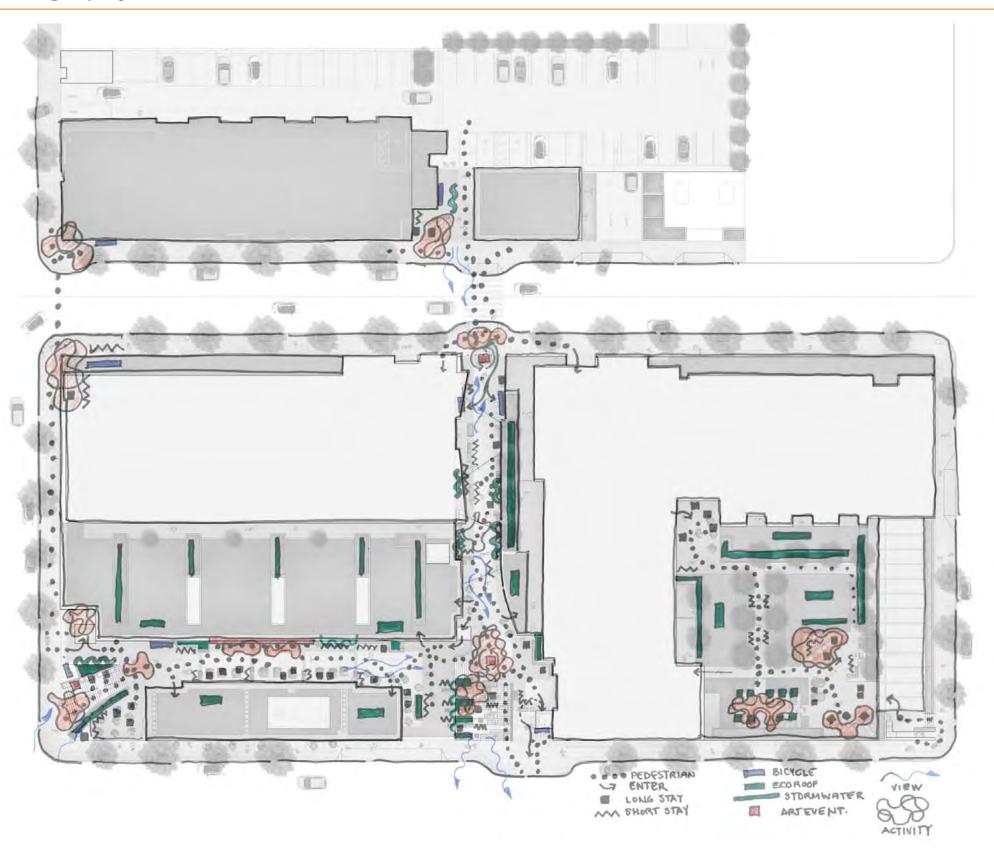


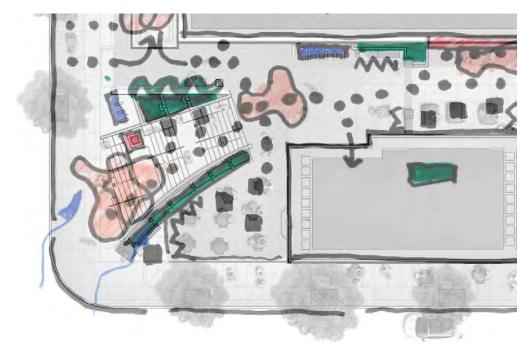
Chelsea Market, New York, NY





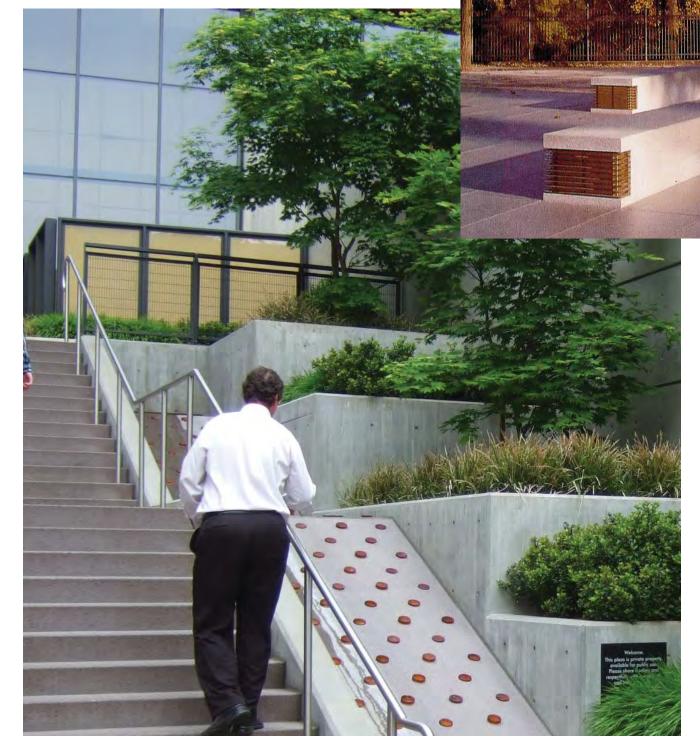






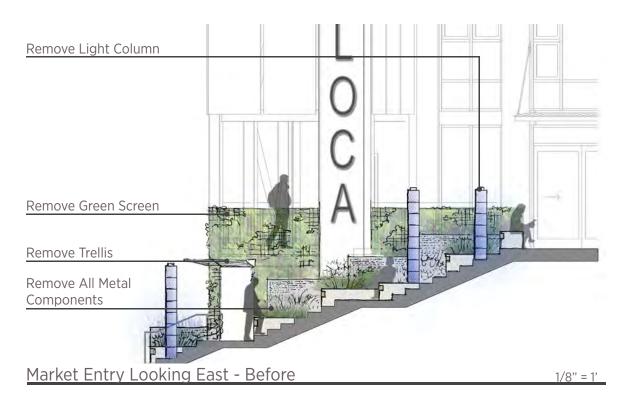




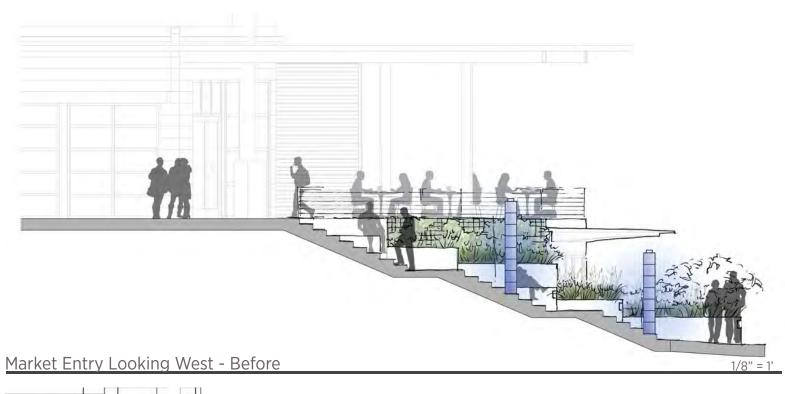














Market Entry Looking East - After

1/8" = 1

1/8" = 1'





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

### **Provide Common Threa**d

More Consistancy

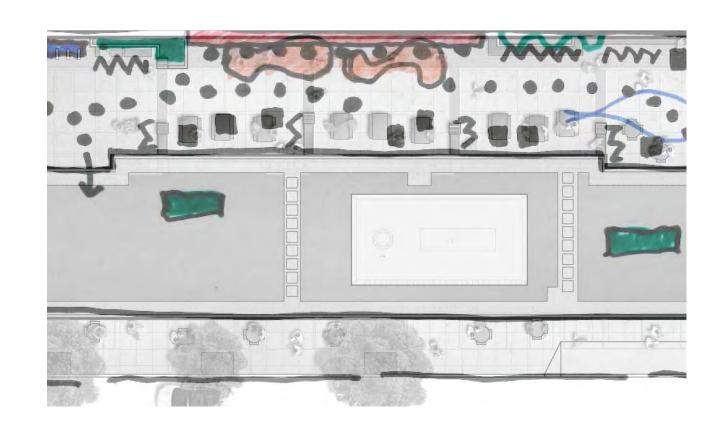
Feels "small"

underdesigned

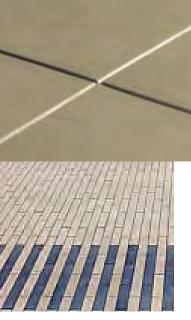
Create Hang out space Belmont Stair is Good

### **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



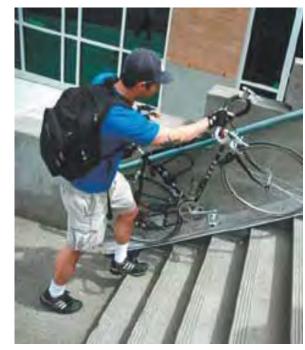
Market Walk Section Looking East - After

1/8" = 1

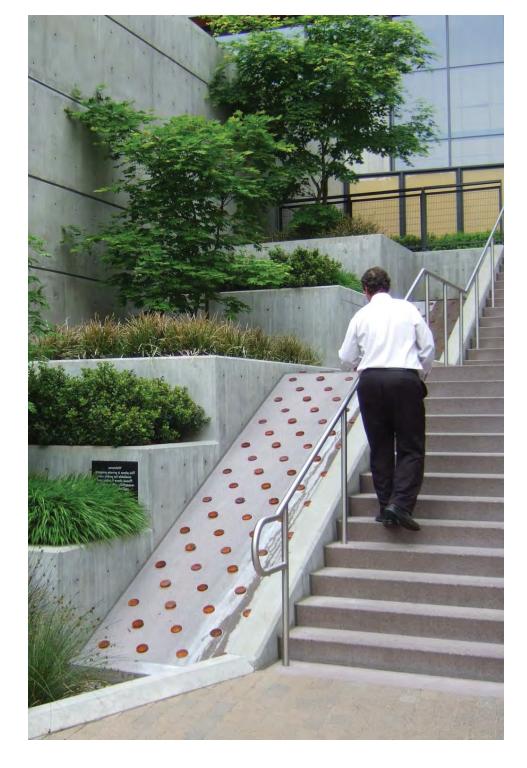








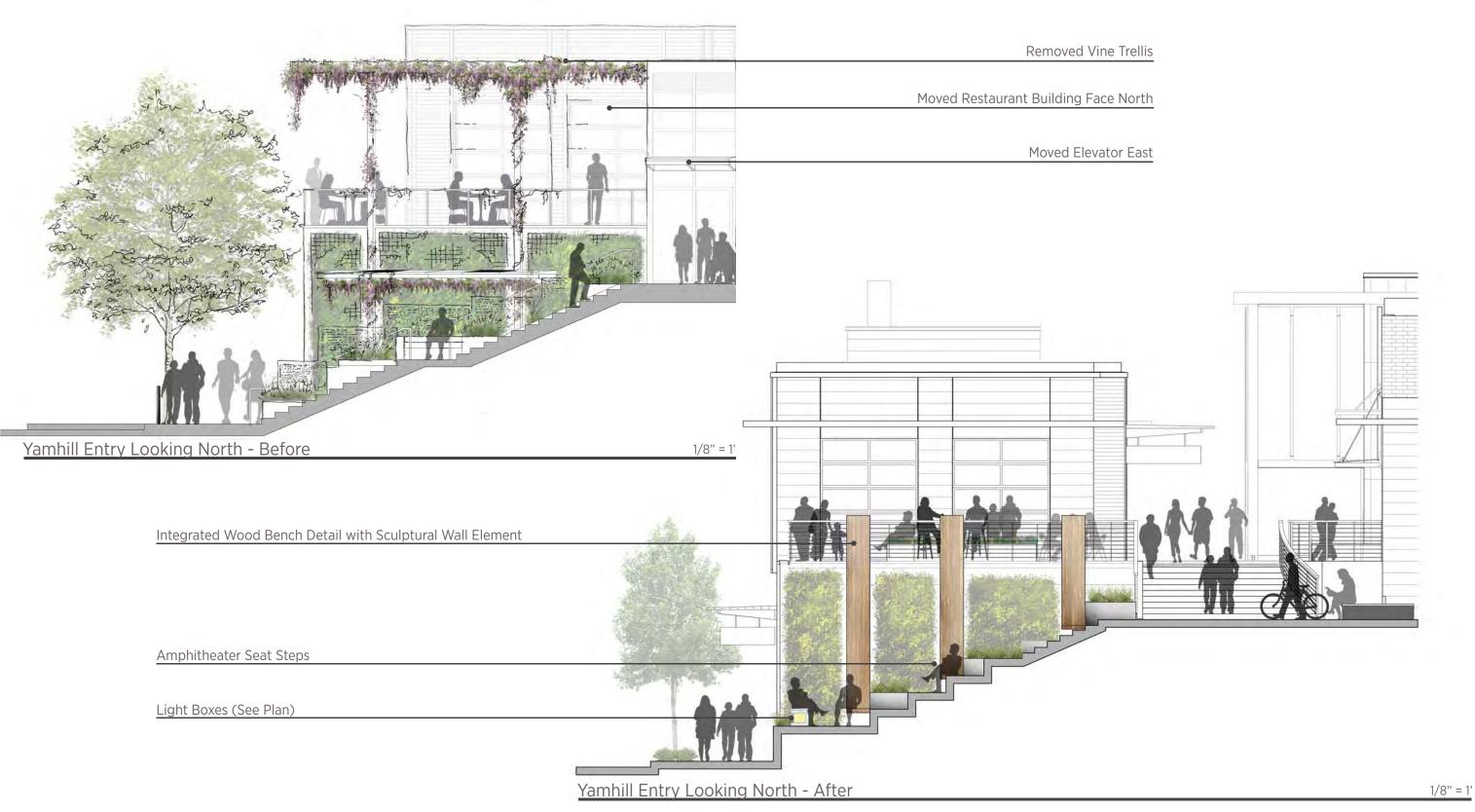




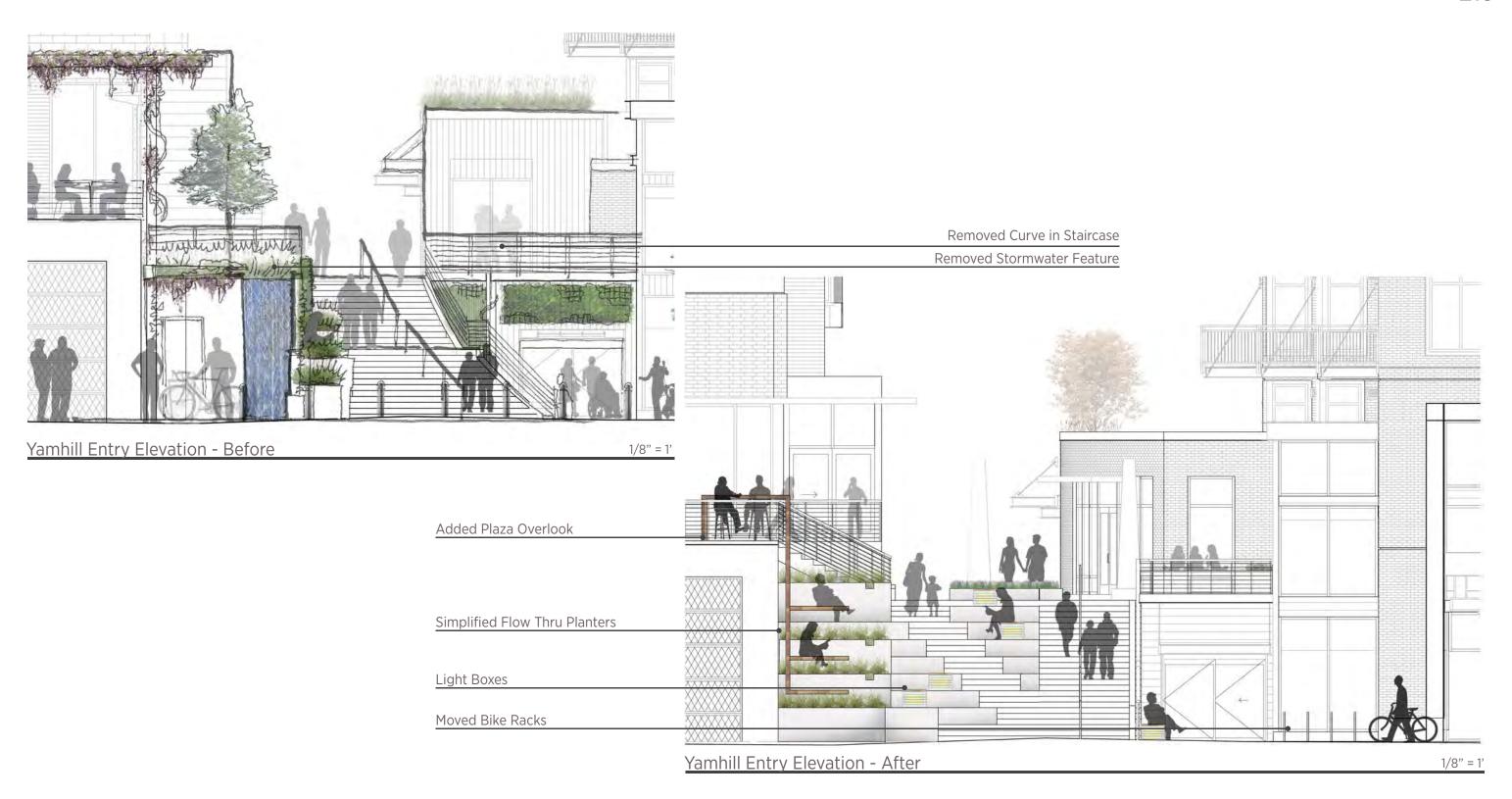




**DESIGN REVIEW EXHIBITS** 











Yamhill Alley Looking South - After

1/16" = 1'

1/8" = 1'



Yamhill Alley Looking East - Before 1/8" = 1'

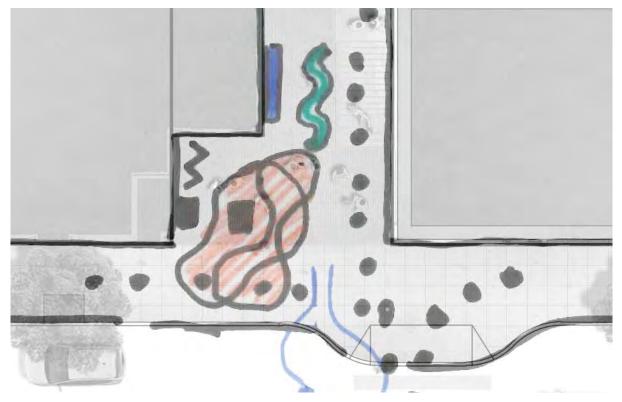


Yamhill Alley Looking East - After



Yamhill Alley Looking East - Before

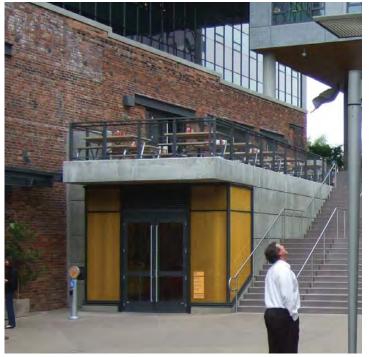






















SE 11th Looking East 1/8" = 1

Paving





Railings & Steps





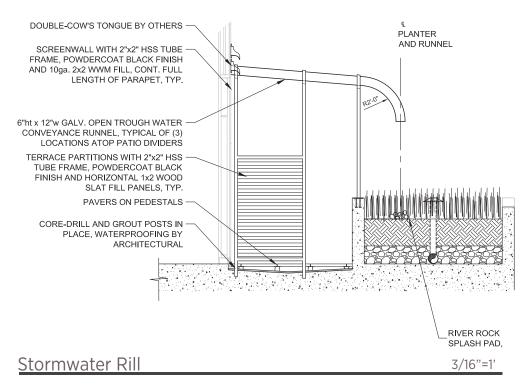


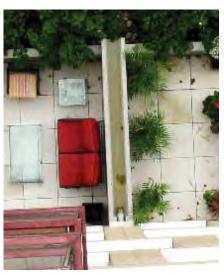
Furnishings





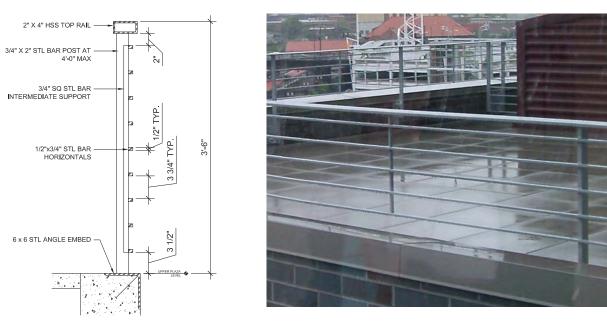






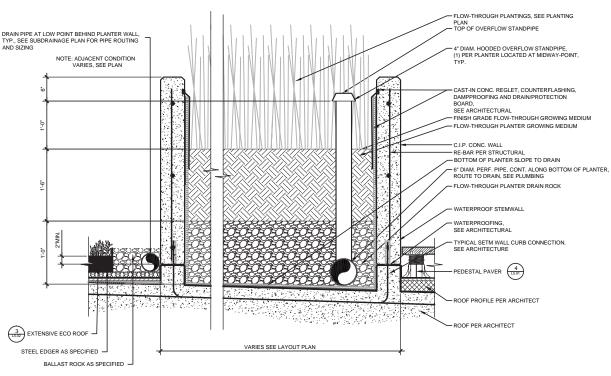


1/2"=1



TYP Railing Detail

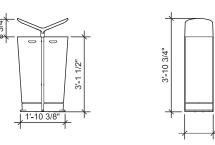
3/4"=1







1'-2 1/4"

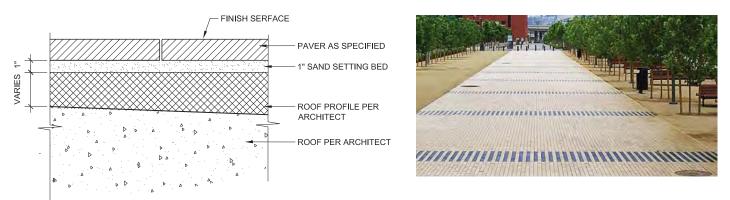


TYP Litter Detail

1/4"=1

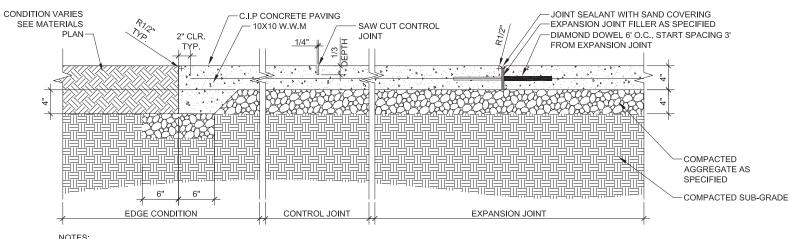
**DESIGN REVIEW EXHIBITS** 

TYP Flow Thru Planter



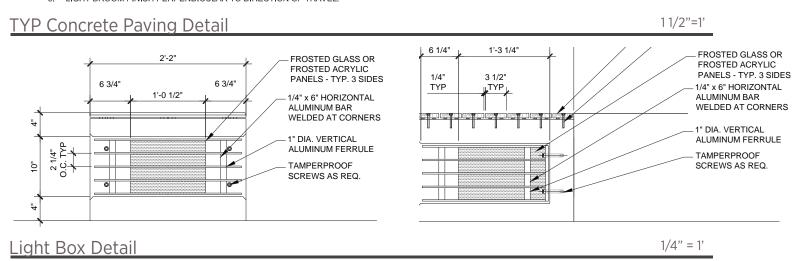
TYP Sand Set Paving Detail

1 1/2"=1"





- SEE CONSTRUCTION PLAN FOR JOINT PLACEMENT. NO SHINERS ON TOOLED EDGES OR RADII.
- EXPANSION JOINTS SHALL BE PLACED WHERE CONCRETE MEETS ALL VERTICAL FACES/ELEMENTS
- AND AS SHOWN ON PLANS
- CONCRETE TO RECEIVE NO COLOR. LIGHT BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL.









Fraxinus excelsior "Auriefolia"



Pyrus caleryana "Capital"

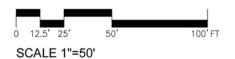


Pinus contorta var. contorta

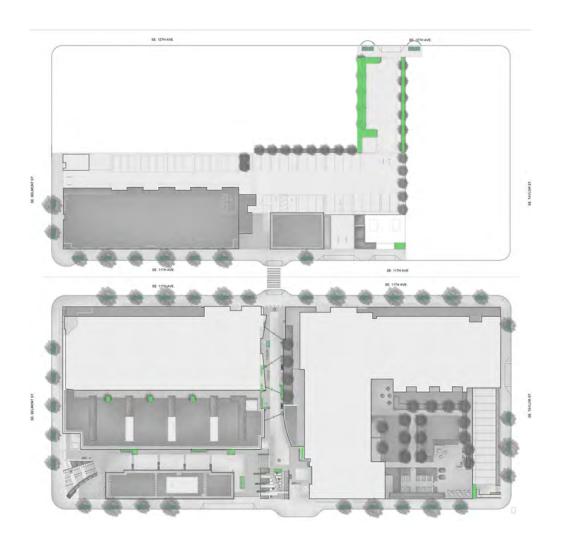


Acer palmatum "Seiryu"



















Pachysandra

INTERIOR SHRUBS AND PERENN	ALS
----------------------------	-----

ABBREVIATION	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
10	AZALEA 'GUMPO WHITE' GUMPO WHITE AZALEA	2 GAL	30" O.C.
	ABELIA X. 'ROSE CREEK' ROSE CREEK ABELIA	2 GAL	36" O.C
	AQUILEGIA VULGARIS VAR. STELLATA BLACK BLACK BARLOW COLUMBINE	1 GAL	18" O.C.
	BLECHNUM SPICANT DEER FERN	1 GAL	18" O.C.
	CAREX DIVULSA BERKELEY SEDGE	1 GAL	18" O.C.
	ECHINACEA PURPUREA PURPLE CONE FLOWER	1 GAL	18" O.C.
1	FATSIA JAPONICA JAPANESE ARALIA	5 GAL	60" O.C.
-92	HOSTA NIAGARA FALLS NIAGARA PLANTAIN LILY	2 GAL	36" O.C.
904	HYDRANGEA MACROPHYLLA 'LACECAP' BIG LEAF HYDRANGEA	5 GAL	60" O.C.
	HEMEROCALLIS X 'STELLA DE ORO' DWARF DAYLILY	2 GAL	12" O.C.
	ILEX CRENATA 'NORTHERN BEUATY' JAPANESE HOLLY	BB 24 Ø	30" O.C.
10	LAVANDULA ANGUSTIFOLIA BLUE LAVENDAR	1 GAL	24" O.C.
	LIRIOPE SPICATA LILY TURF	1 GAL	20" O.C.
	MAINTHEMUM STELLATUM STAR-FLOWERED SOLOMON SEAL	1 GAL	16" O.C.
	PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN LAUREL	BB 24 Ø	48" O.C.
-4	POLYSTICHUM POLYBEPHARUM TASSEL FERN	1 GAL	18" O.C.
	PHORMIUM TENAX 'RAINBOW WARRIOR' RAINBOW WARRIOR NEW ZEALAND FLAX	5 GAL	36" O.C.
	RHODODENDRON 'UNIQUE' UNIQUE RHODODENDRON	BB 24 Ø	36" O.C.
	SARCOCOCCA CONFUSA FRAGRANT SWEETBOX	2 GAL	30" O.C.
19	TAXUS X MEDIA 'DENSIFORMIS' DENSE YEW	BB 24 Ø	48" O.C.
- 0	VIBURNUM TINUS 'SPRING BOUQUET' SPRING BOUQUET LAURUSTINUS	BB 24 Ø	42" O.C.
411	VIBURNUM DAVIDII DAVID VIBURNUM	3 GAL	36"
	diameter and the second		-

#### GROUNDCOVERS

ABBREVIATION	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
	PACHYSANDRA TERMINALIS JAPANESE SPURGE	1 GAL	12" O.C
	RUBUS CALYCINOIDES CREEPING BRAMBLE	1 GAL	12" O.C

#### R.O.W SHRUBS

ABBREVIATION	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
	MAHONIA NERVOSA DWARF OREGON GRAPE	2 GAL	30" O.C.
	VIBURNUM DAVIDII DAVID VIBURNUM	3 GAL	30" O.C



Blechnum spicant

Lavandula angustifolia

Liriope





ABBREVIATION	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
	CORNUS STOLONIFERA 'ARTIC FIRE' ARTIC FIRE RED-OSIER DOGWOOD	1 GAL	36" O.C.
10	JUNCUS PACIFICUS PACIFIC RUSH	1 GAL	12" O.C.
	IRIS TENAX OREGON IRIS	1 GAL	6" O.C.
-0	CAREX DIVULSA BERKELEY SEDGE	1 GAL	18" O.C.
ABBREVIATION	BOTANICAL NAME / COMMON NAME TRACHELOSPERNUM JASMINOIDES	SIZE	SPACING
ABBREVIATION	Eletrated and an analytic model of the state	SIZE	SPACING
, II	STAR JAZMINE	5 GAL	AS SHOWN
CL CL	CLEMATIS X. 'BLUE RAVINE' BLUE RAVINE CLEMATIS	5 GAL	AS SHOWN
CL.	AKEBIA QUINATA FIVELEAF AKEBIA	5 GAL	AS SHOWN
REEN ROOF PLAN	TS		
ABBREVIATION	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
AT	ARTEMISIA TRIDENTATA BIG SAGEBRUSH	4" POTS	AS SHOWN
EC	ERIOGONUM COMPOSITUM VAR. 'COMPOSITUM' HEARTLEAF BUCKWEAT	4" POTS	AS SHOWN
ES	ERIOGONUM STRICTUM VAR. PROLIFERUM STRICT BUCKWEAT	4" POTS	AS SHOWN
FR	FESTUCA RUBRA RED FESCUE	FROM SEED	8
	SEDUM 'AUTUMN JOY' AUTUMN JOY SEDUM	1 GAL	AS SHOWN
54	SEDUM OREGANUM	4" POTS	12" O.C
50	OREGON STONECROP	4 PUIS	12 0.0

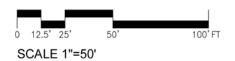












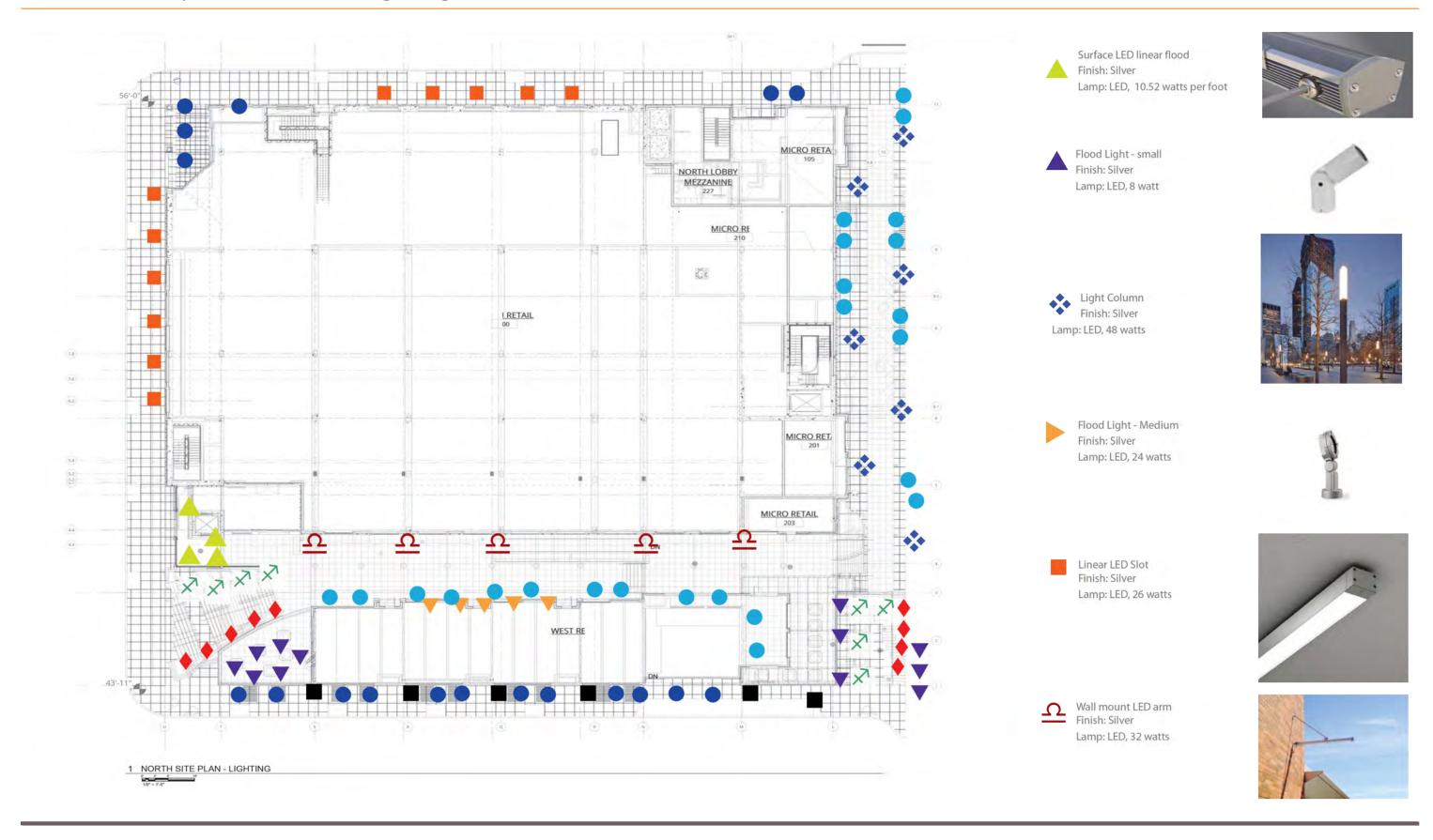


Cornus stolonifera 'Artic Fire'

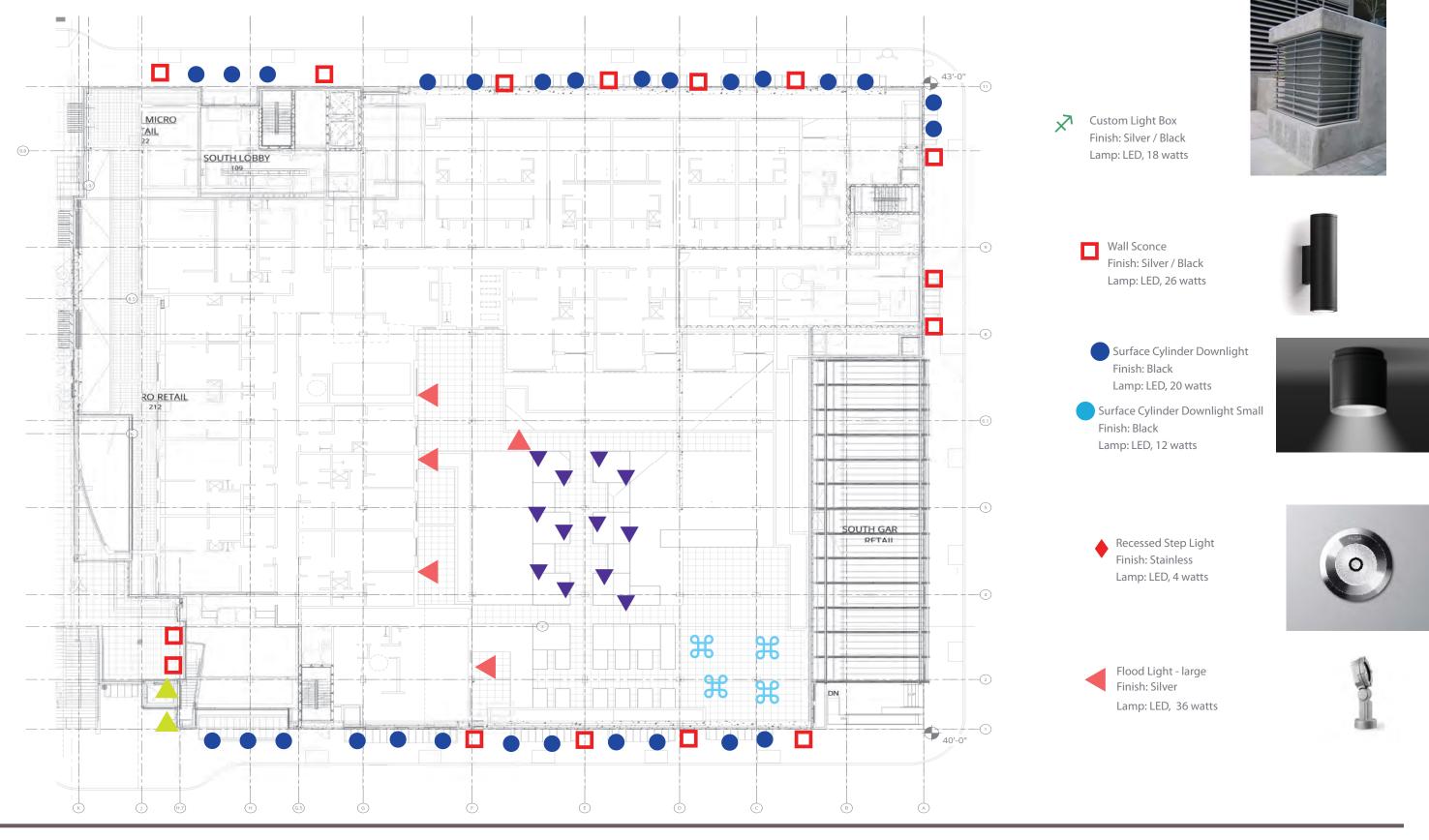
Juncus pacificus

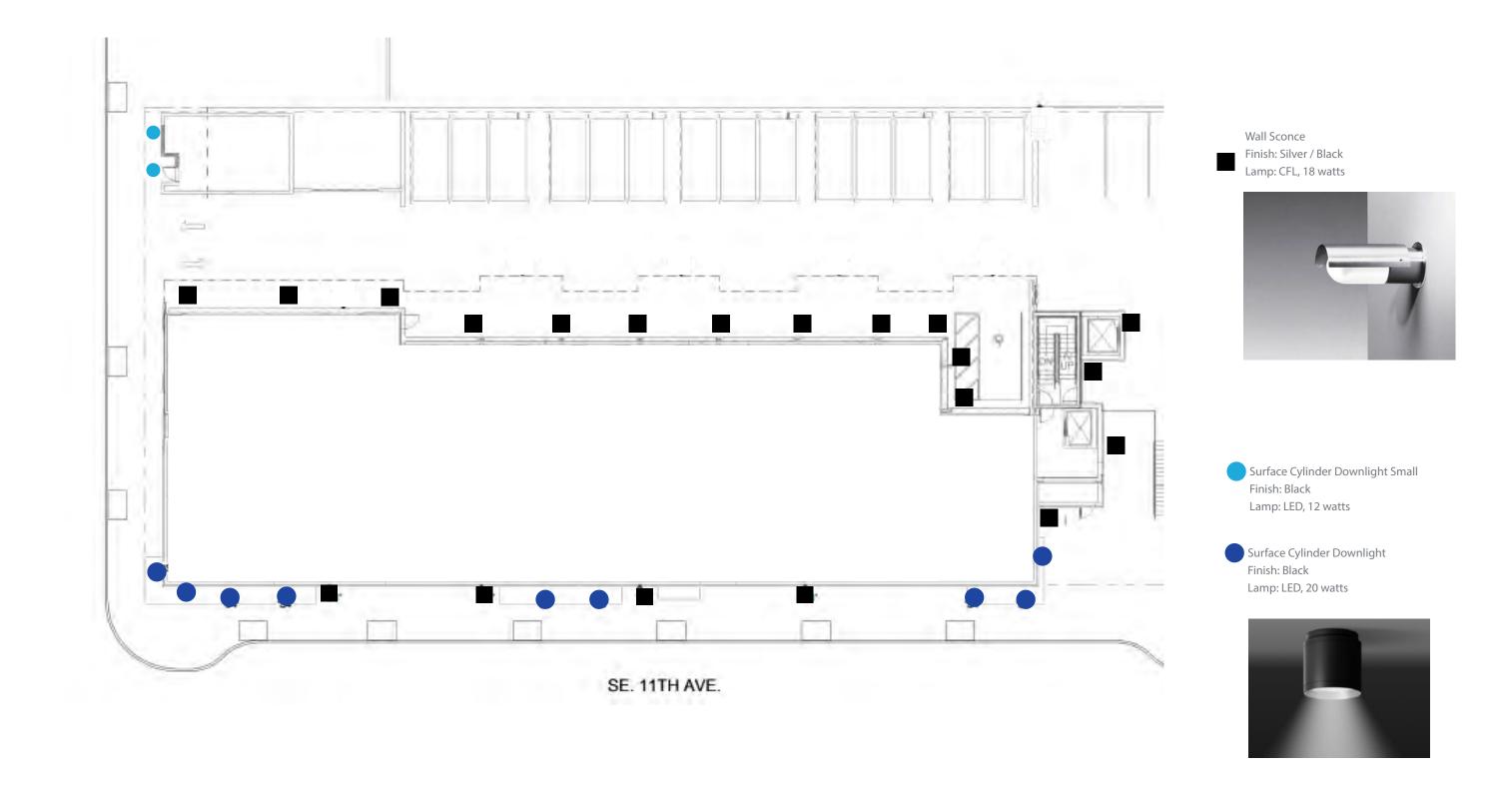
Iris tenax

Akebia quinata Clematis sp.









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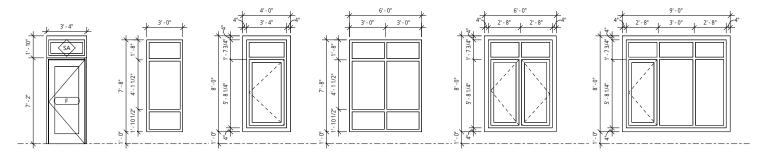




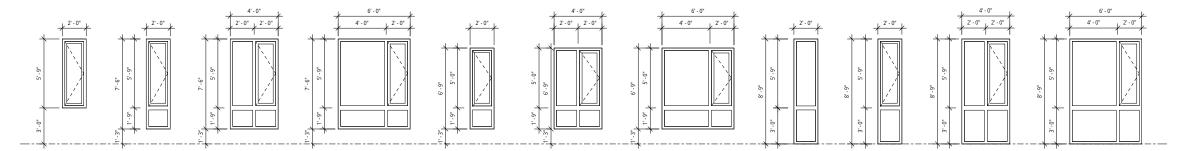
9:00 AM 12:00 PM 3:00 PM FALL **EQUINOX** WINTER SOLSTICE 



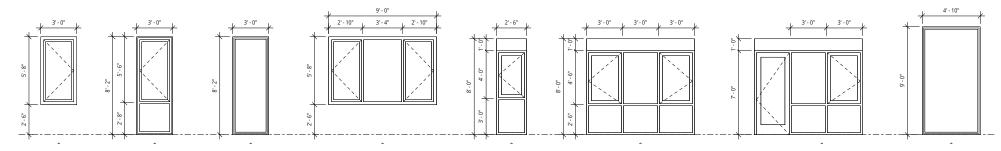
### **VPI Vinyl Windows**



South Building Residential Window Types



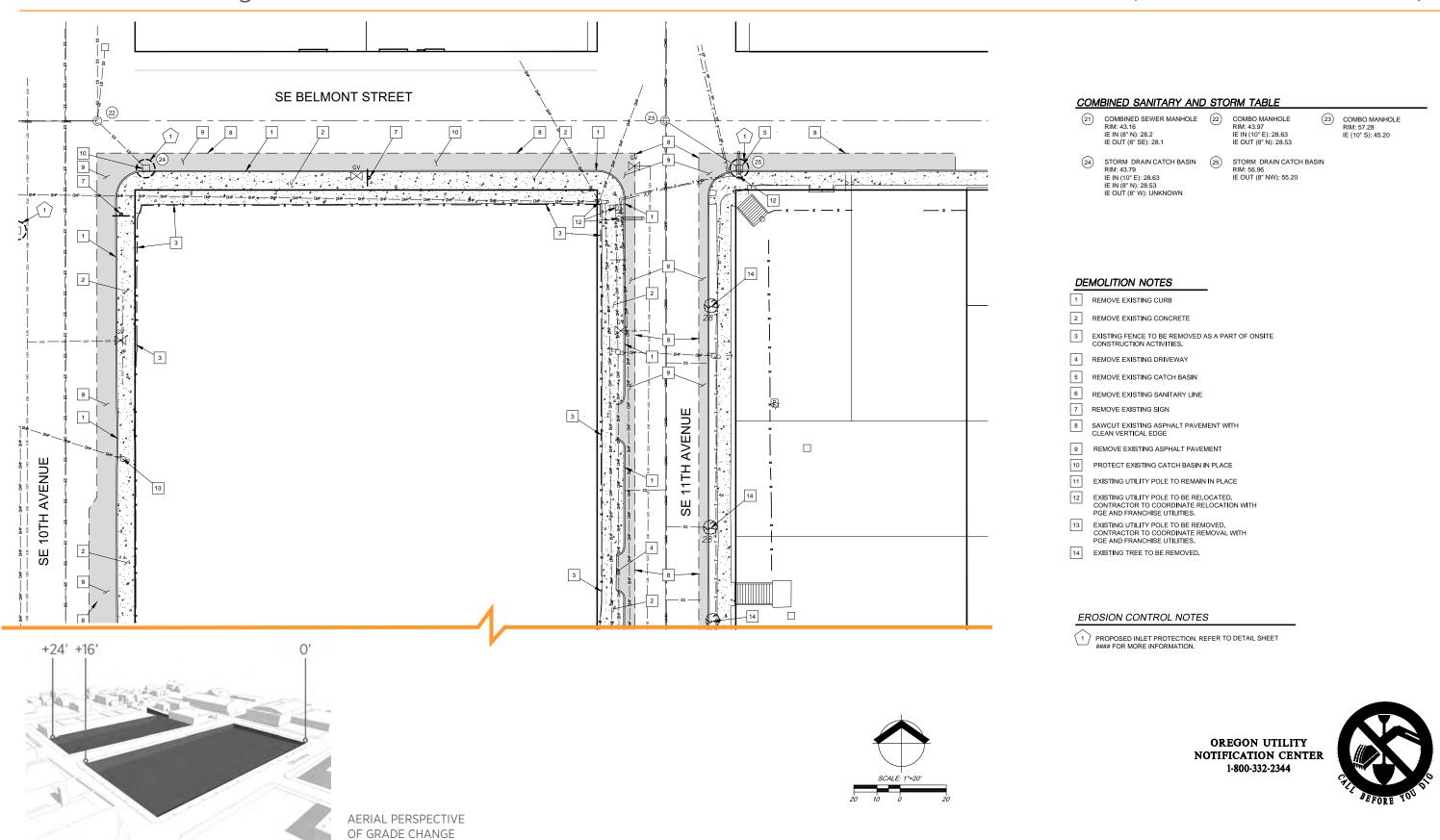
North Building Residential Window Types

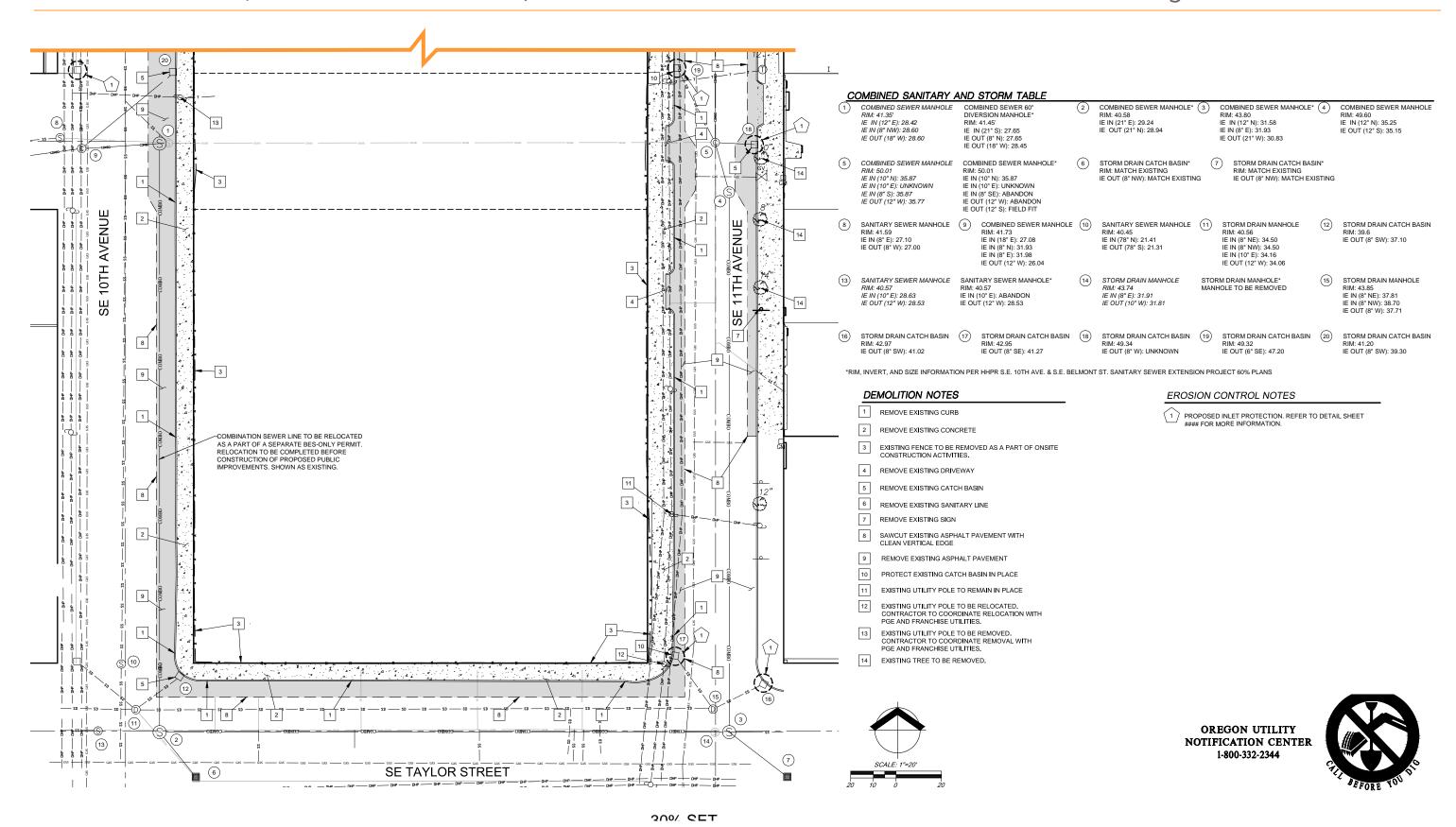


OEG Building Residential Window Types

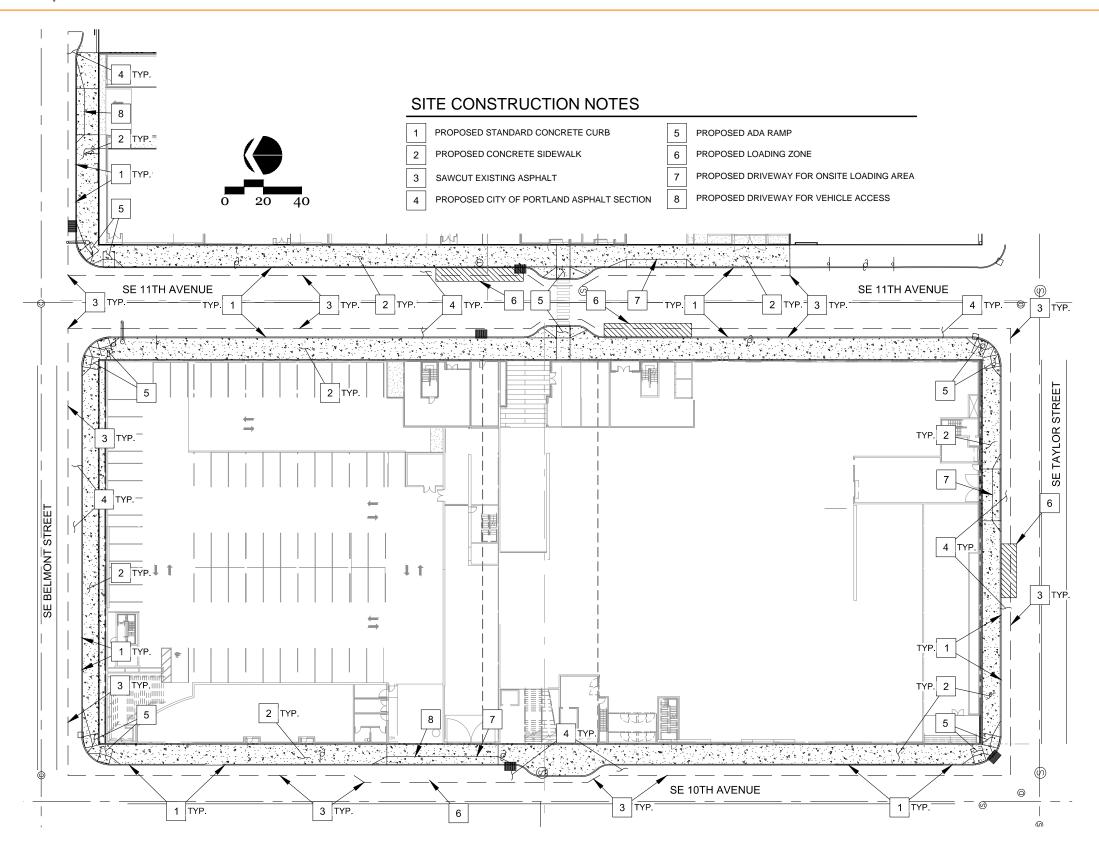


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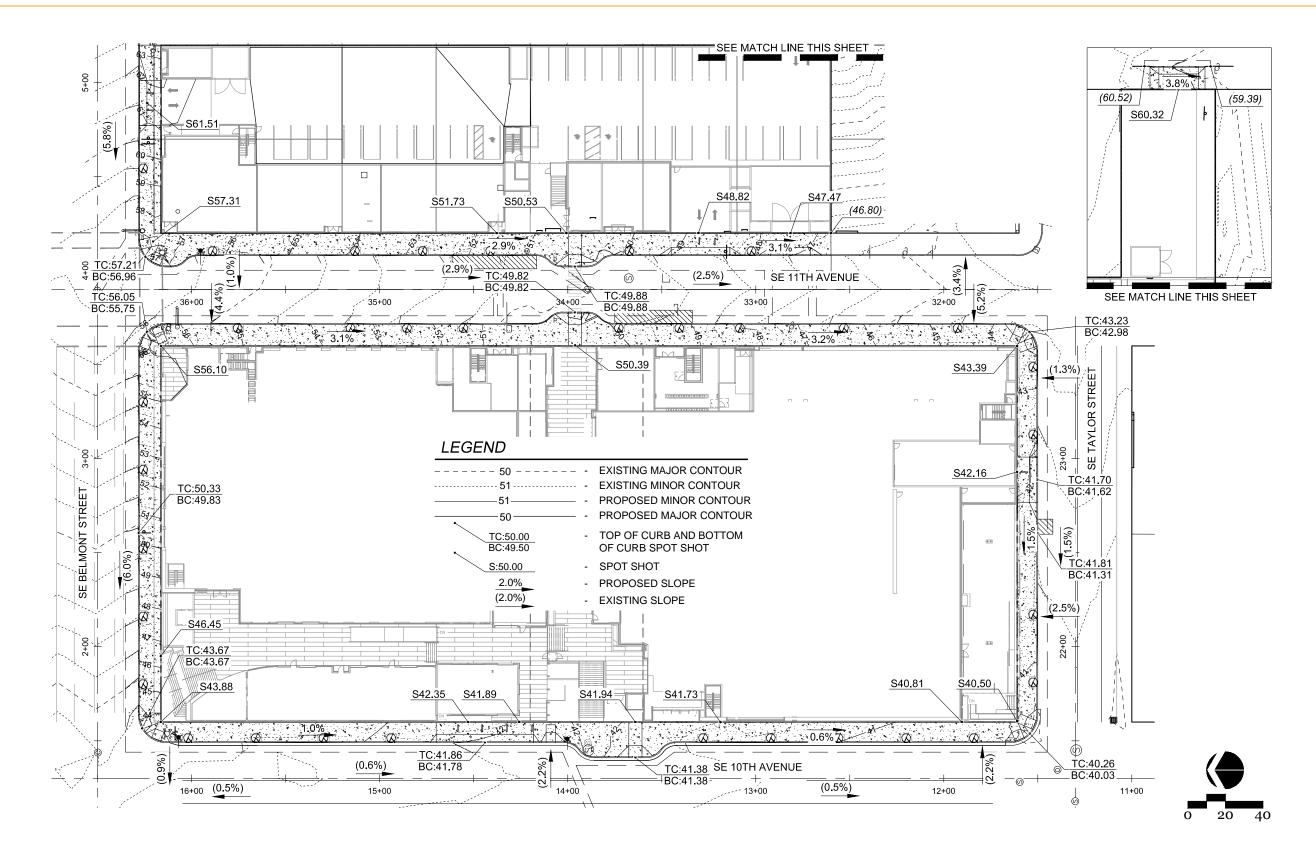


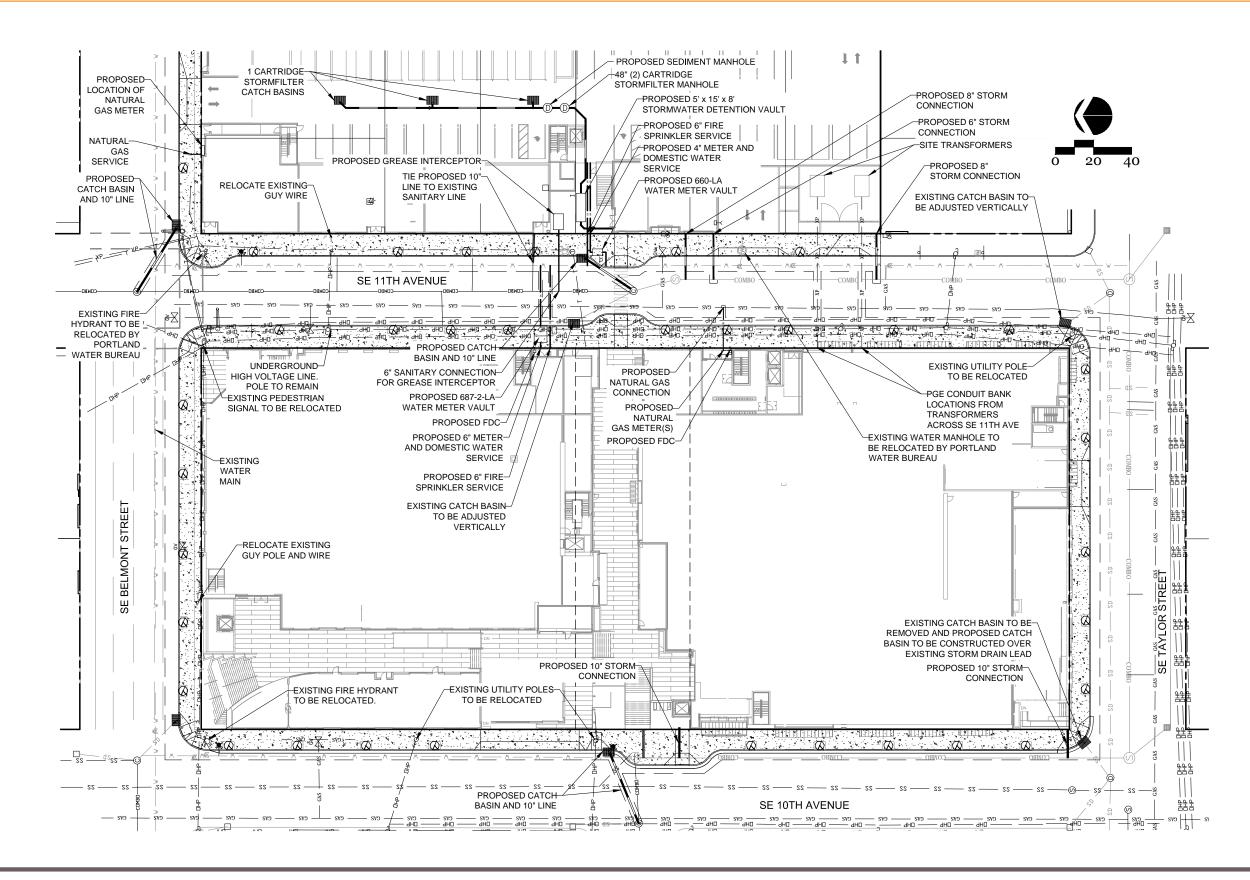


Ankrom Moisan

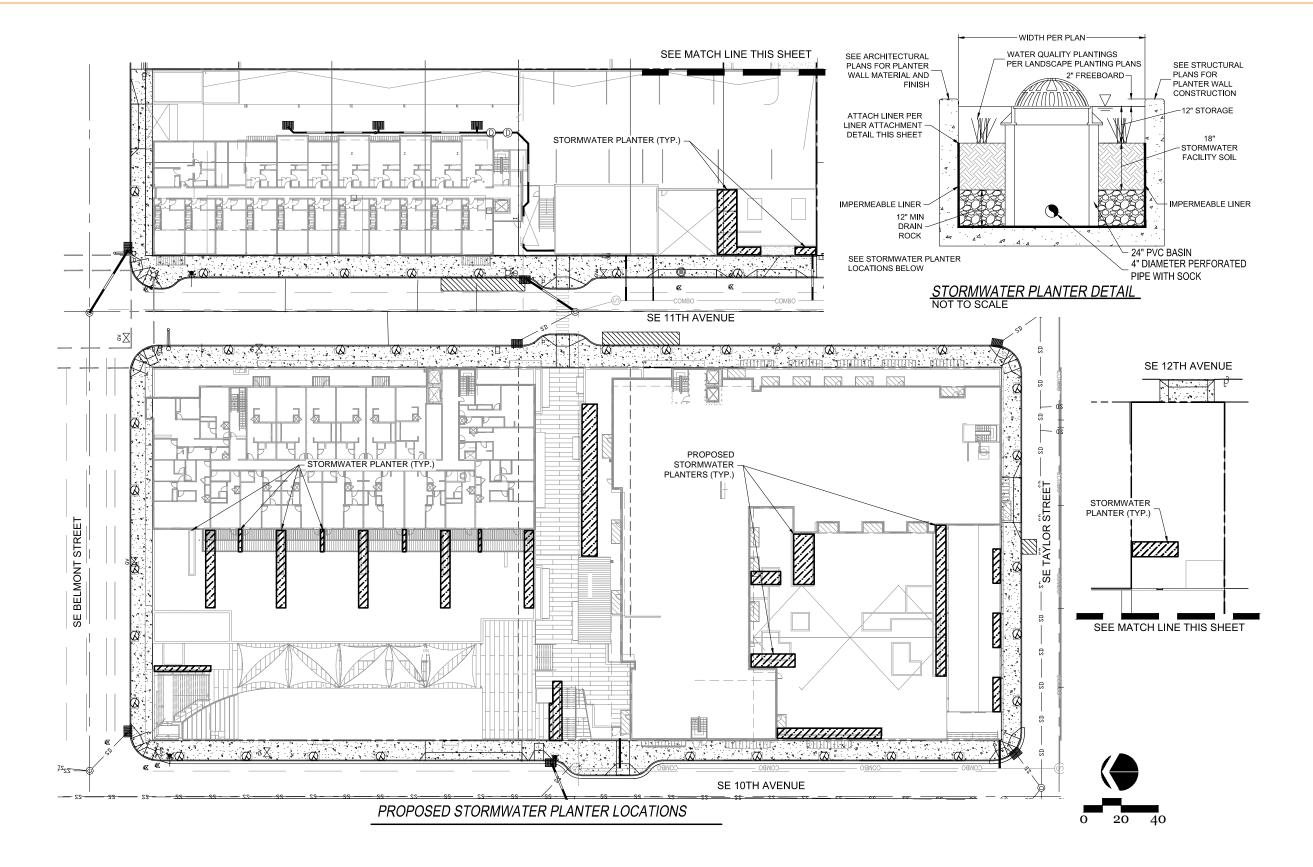


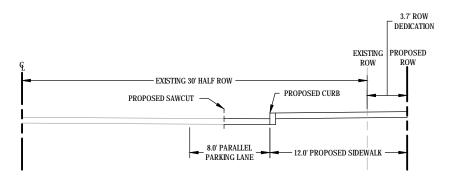




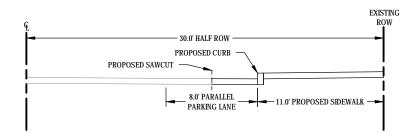




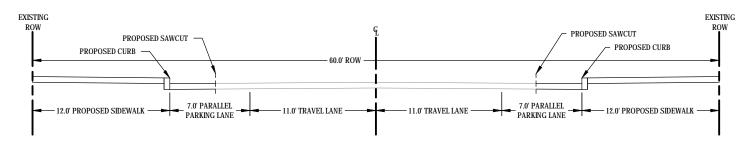




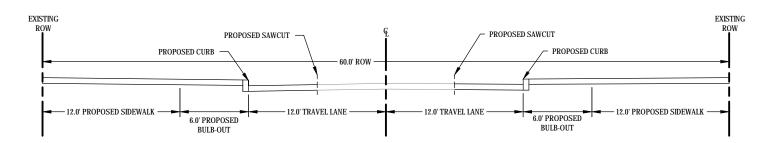
## SECTION A-A: SE BELMONT STREET NOT TO SCALE



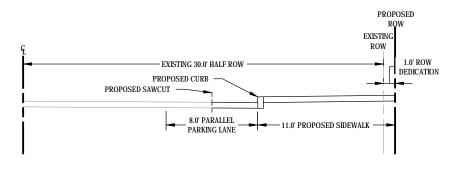
### SECTION C-C: SE 10TH AVENUE WITH NO BULB-OUT



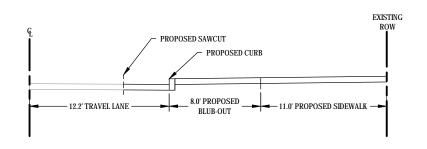
### SECTION E-E: SE 11TH AVENUE WITH SIDEWALK IMPROVEMENTS



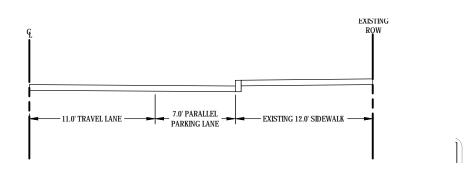
SECTION F-F: SE 11TH AVENUE WITH SIDEWALK IMPROVEMENTS AND BULB-OUTS



#### SECTION B-B: SE TAYLOR STREET



SECTION D-D: SE 10TH AVENUE WITH BULB-OUT



SECTION G-G: SE 11TH AVENUE WITHOUT SIDEWALK IMPROVEMENTS
NOT TO SCALE



KEY MAP



Split System Heat Pump - East Building





Rooftop Water Source Heat - North and South Buildings



Acoustic Louvers at Cooling Towers





Cooling Tower Type

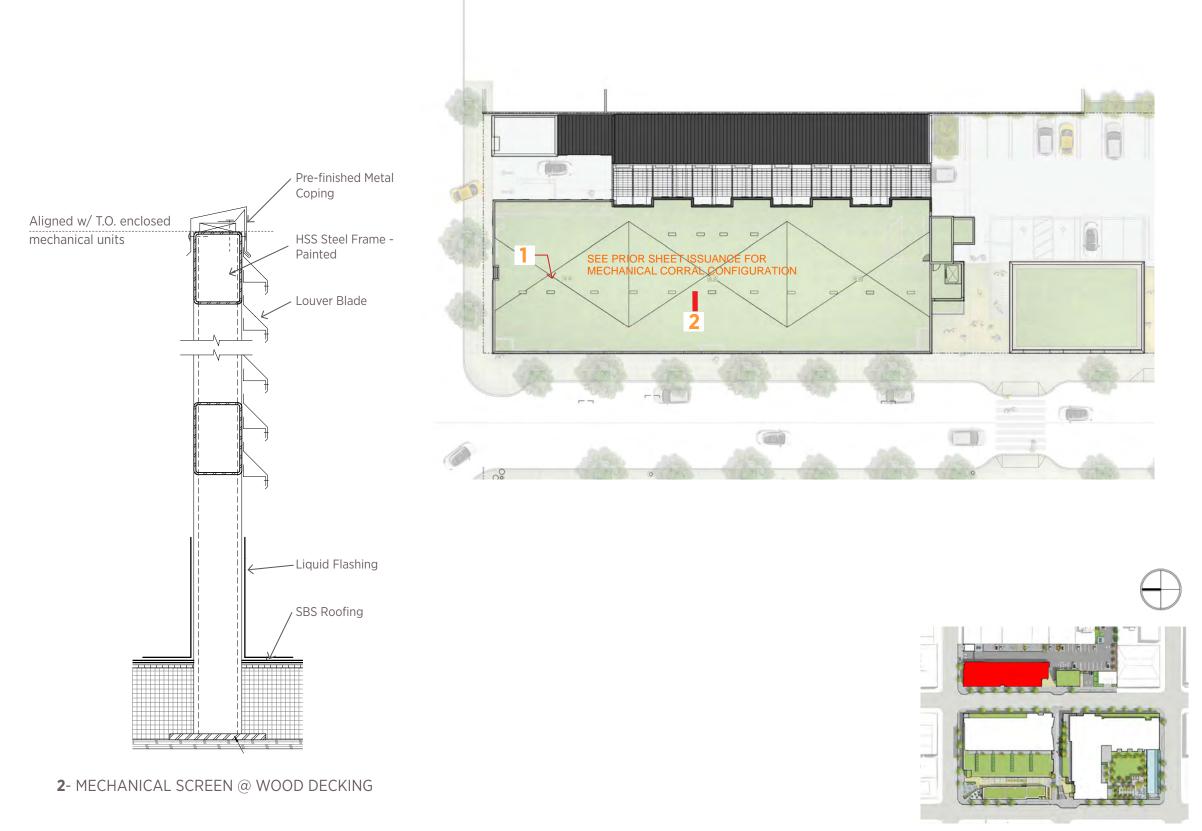


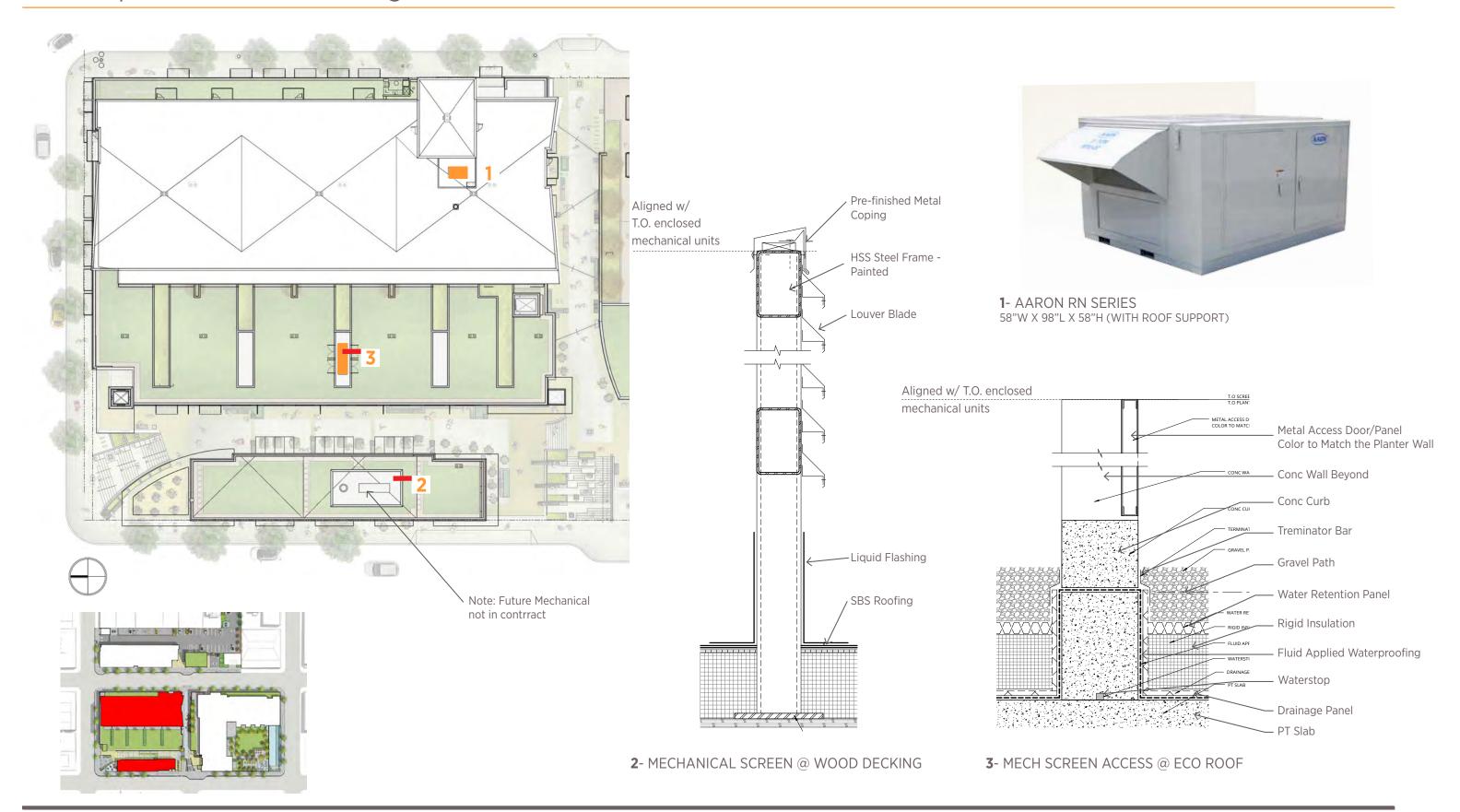
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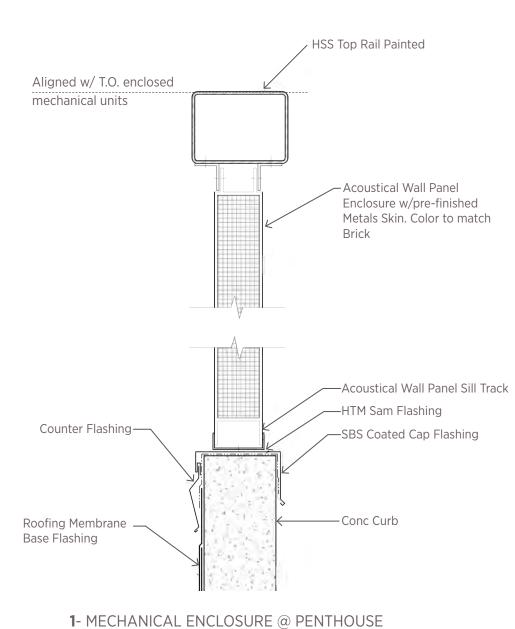


1- SPLIT SYSTEM HP @ ECO ROOF 37.5"W x 13"D x 66" T (with roof support)









COOLING TOWERS

COOLING TOWERS

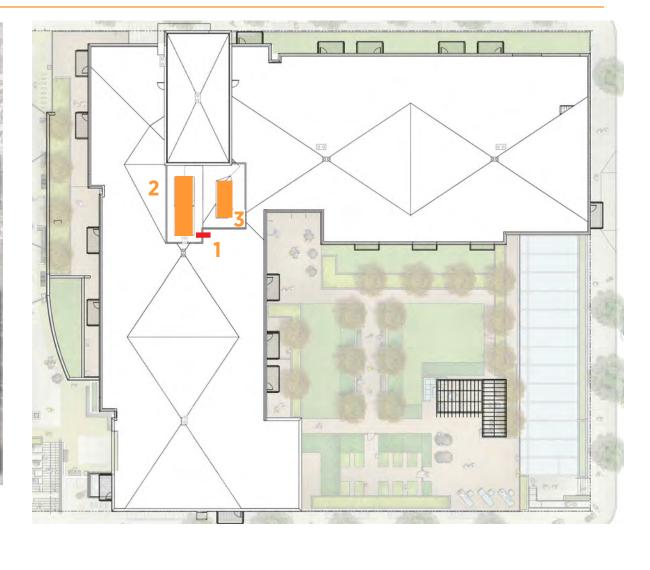
CLOSED CIRCUIT COOLERS

Independently Certified for ALL Geographic Locations and Installations

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



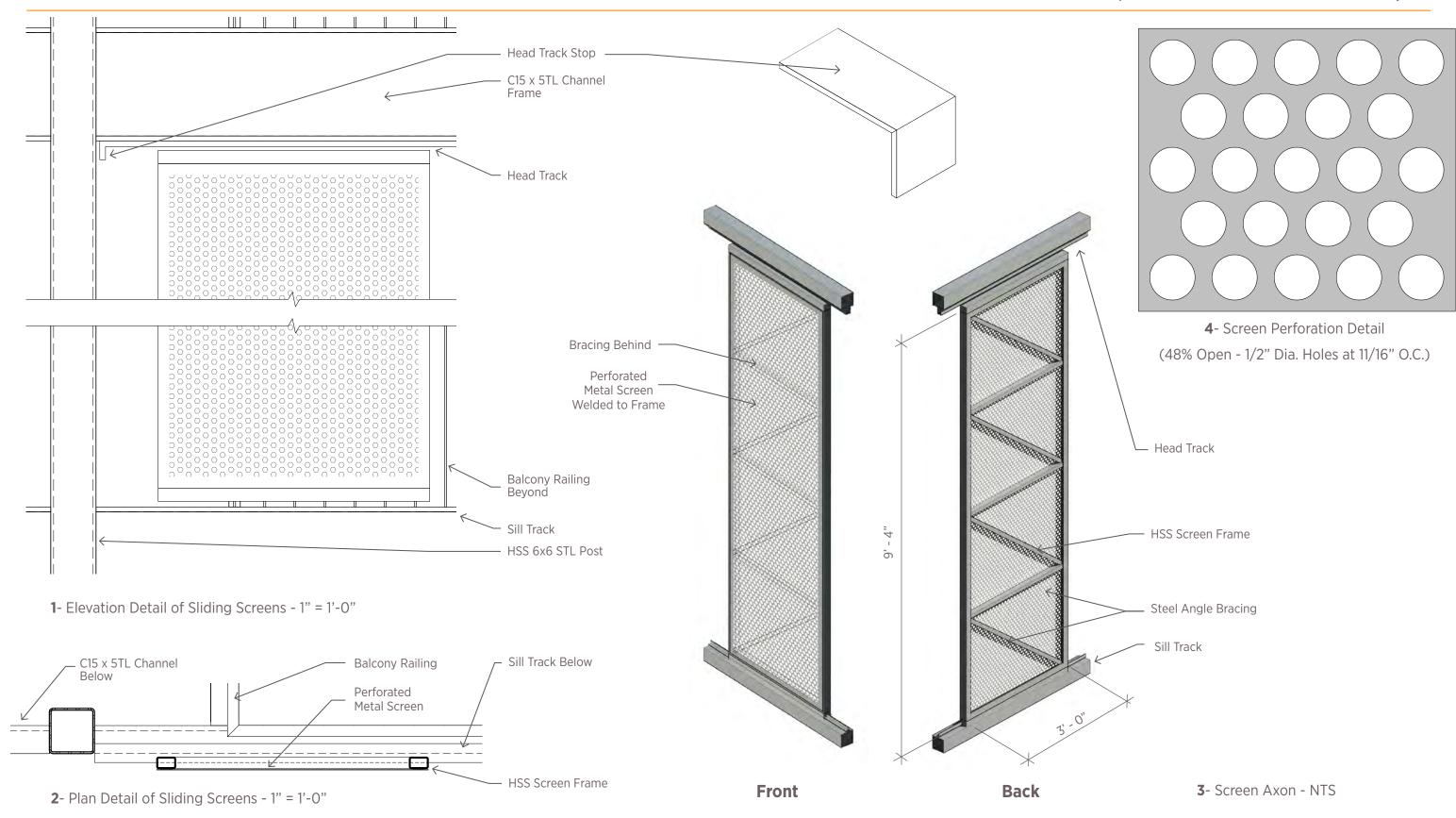
ACOUSTICS LOUVERS @ COOLING TOWERS

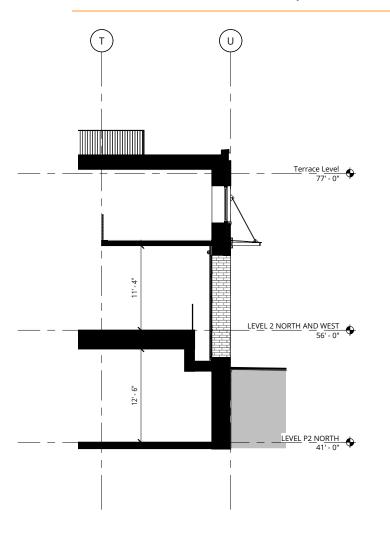




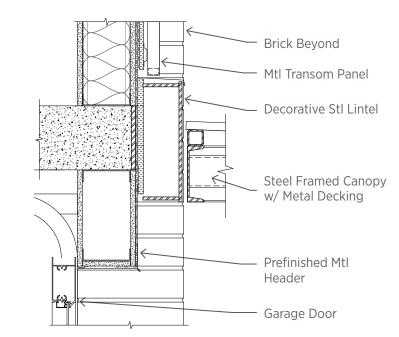
**3**- AARON RN SERIES @ PENTHOUSE 78.25"W X 157"L X 73.25"H (WITH ROOF SUPPORT)



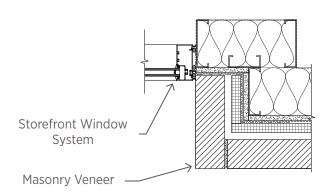






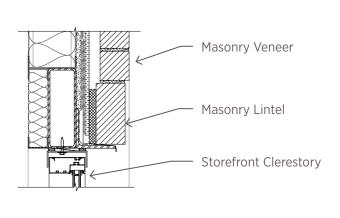


**4**- Canopy Connection @ Window Transom - 1" = 1'-0"

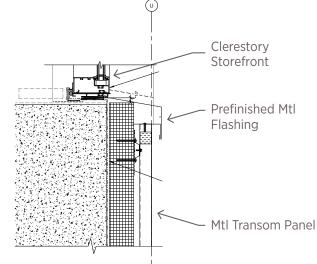


1 - SIM - Brick Return @

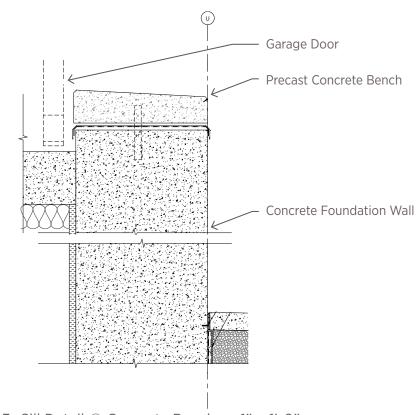
Garage Door Jamb - 1" = 1'-0"



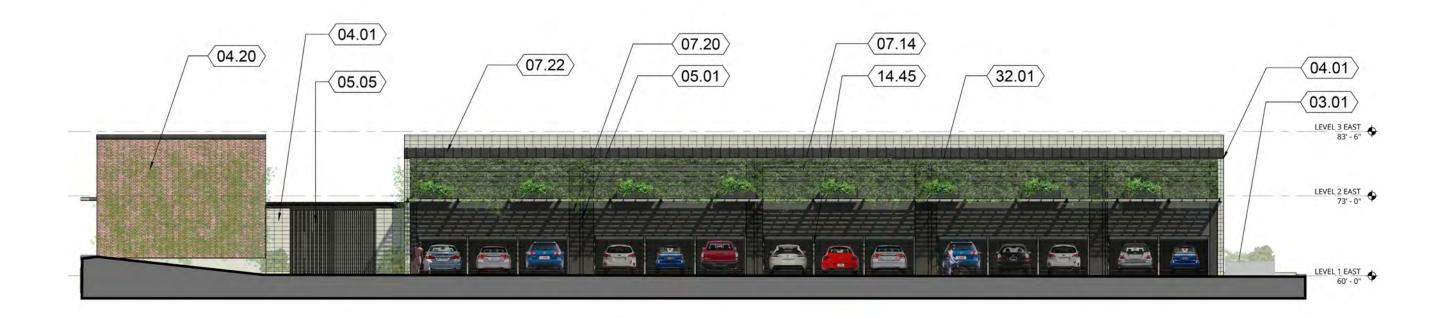
2 - Masonry Lintel @ Storefront Head - 1" = 1'-0"



**3** - Window Sill @ Window Transom - 1" = 1'-0"

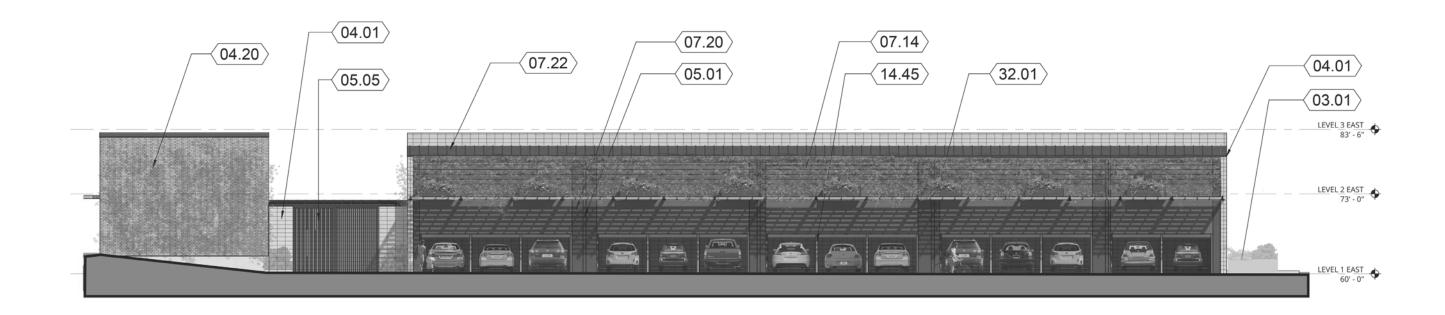


5- Sill Detail @ Concrete Benches- 1" = 1'-0"

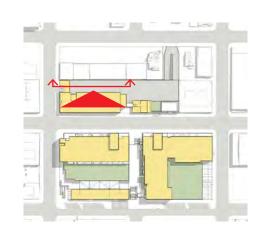


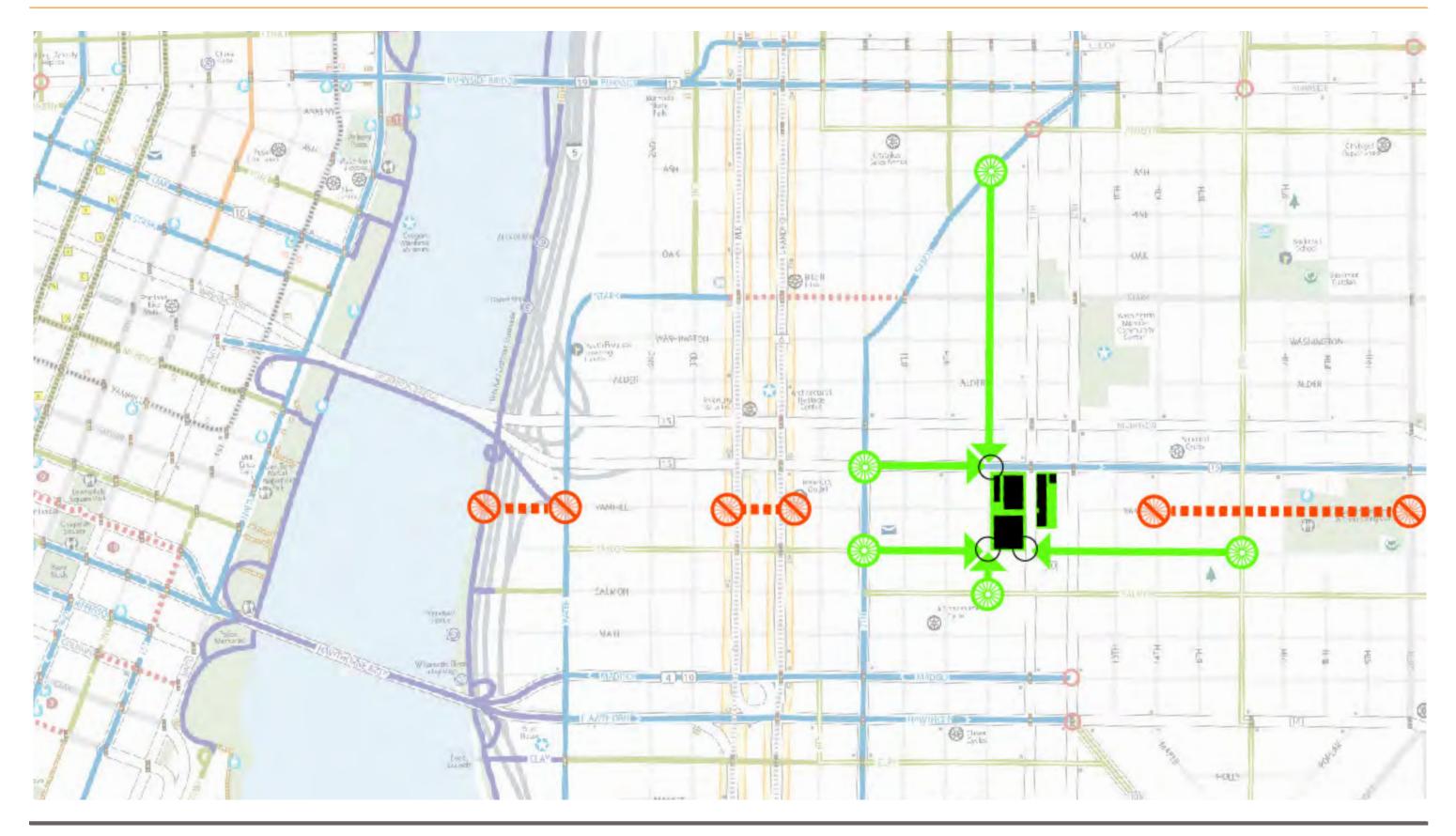
	KEYNOTES - ELEVATIONS
03.01	CAST-IN-PLACE CONCRETE WALL
03.40	PRECAST CONCRETE
04.01	CONCRETE MASONRY UNITS
04.21	SALVAGED BRICK VENEER
05.01	STEEL COLUMN
05.02	STEEL BEAM
05.05	STEEL GATE
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.30	METAL FRAMED CANOPY
05.81	DECORATIVE METAL GUARDRAIL
07.06	RECESSED PERFORATED METAL WALL PANEL SIDING
07.14	CORRUGATED METAL PANEL
07.20	FORMED METAL PANELS
07.22	METAL ROOF PANELS, STANDING SEAM
07.40	FIBER CEMENT PANEL SIDING
07.41	FIBER CEMENT PLANK SIDING
08.30	ALUMINUM-FRAMED STOREFRONT
08.40	VINYL WINDOW AT APARTMENTS - TYPICAL
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
09.10	MODIFIED CEMENT PLASTER, STUCCO (ST-1-E)
14.45	SEMI-AUTOMATIC, VEHICLE LIFT SYSTEM
32.01	INSULATED METAL PLANTER BOX



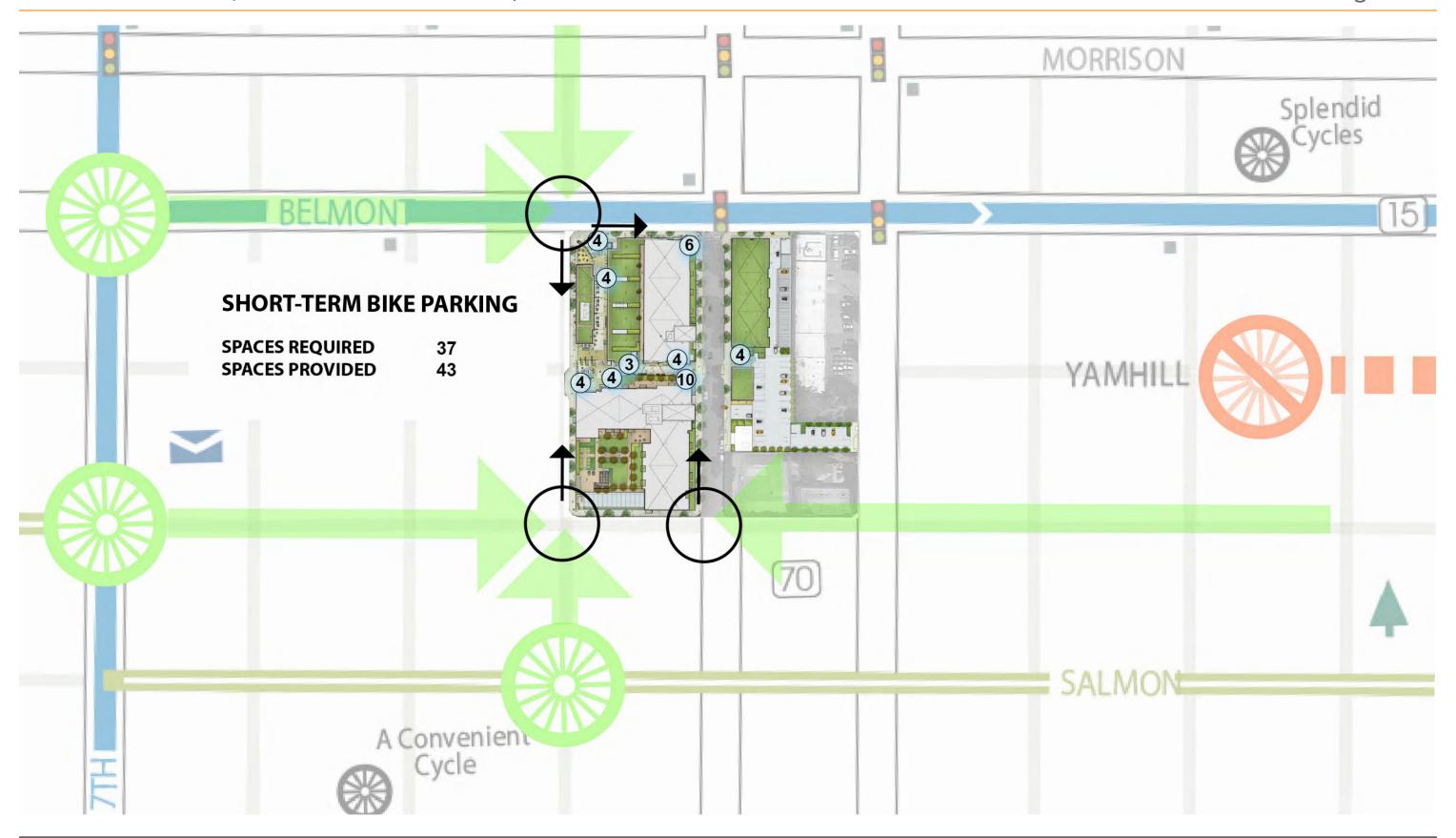


	KEYNOTES - ELEVATIONS
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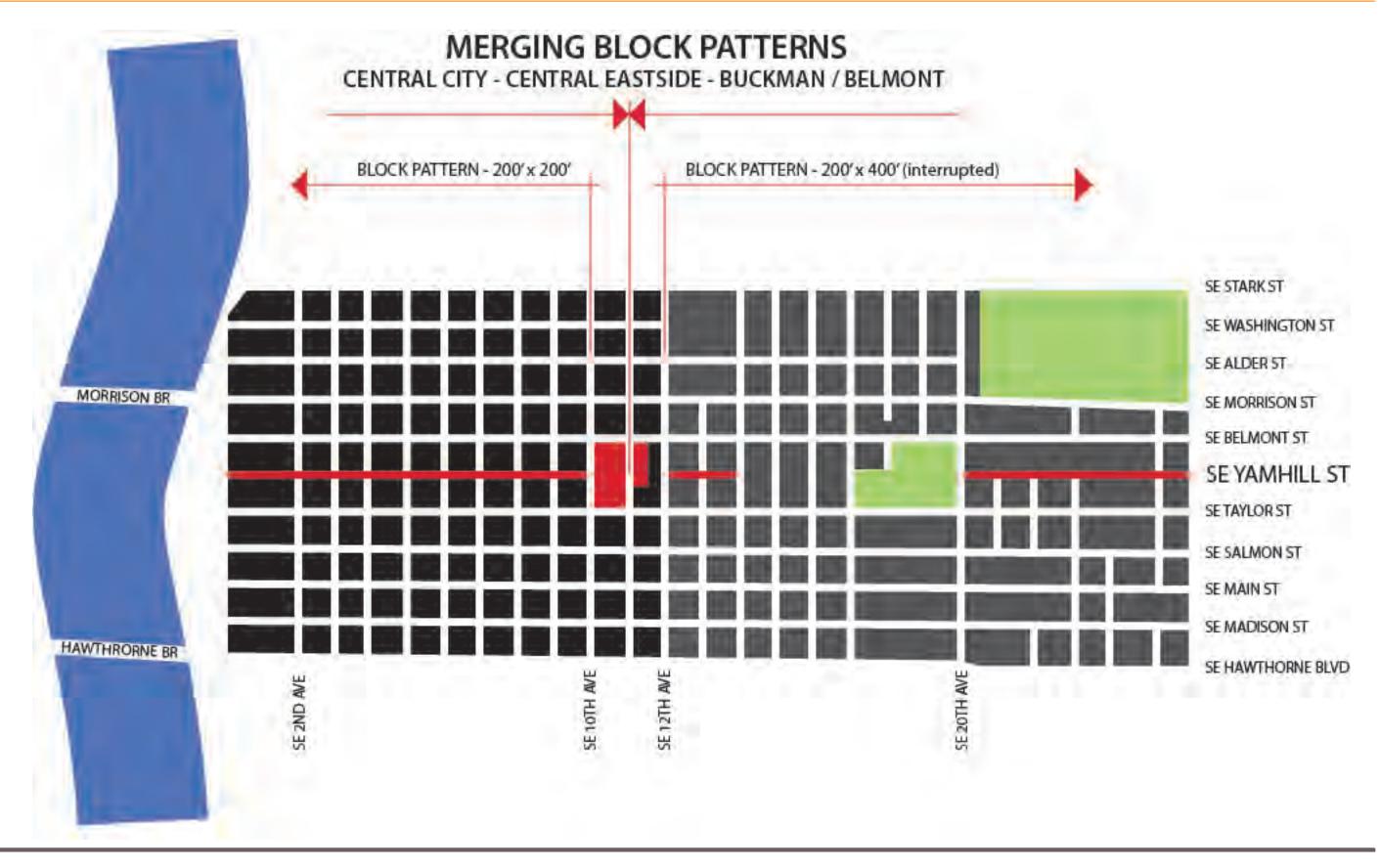




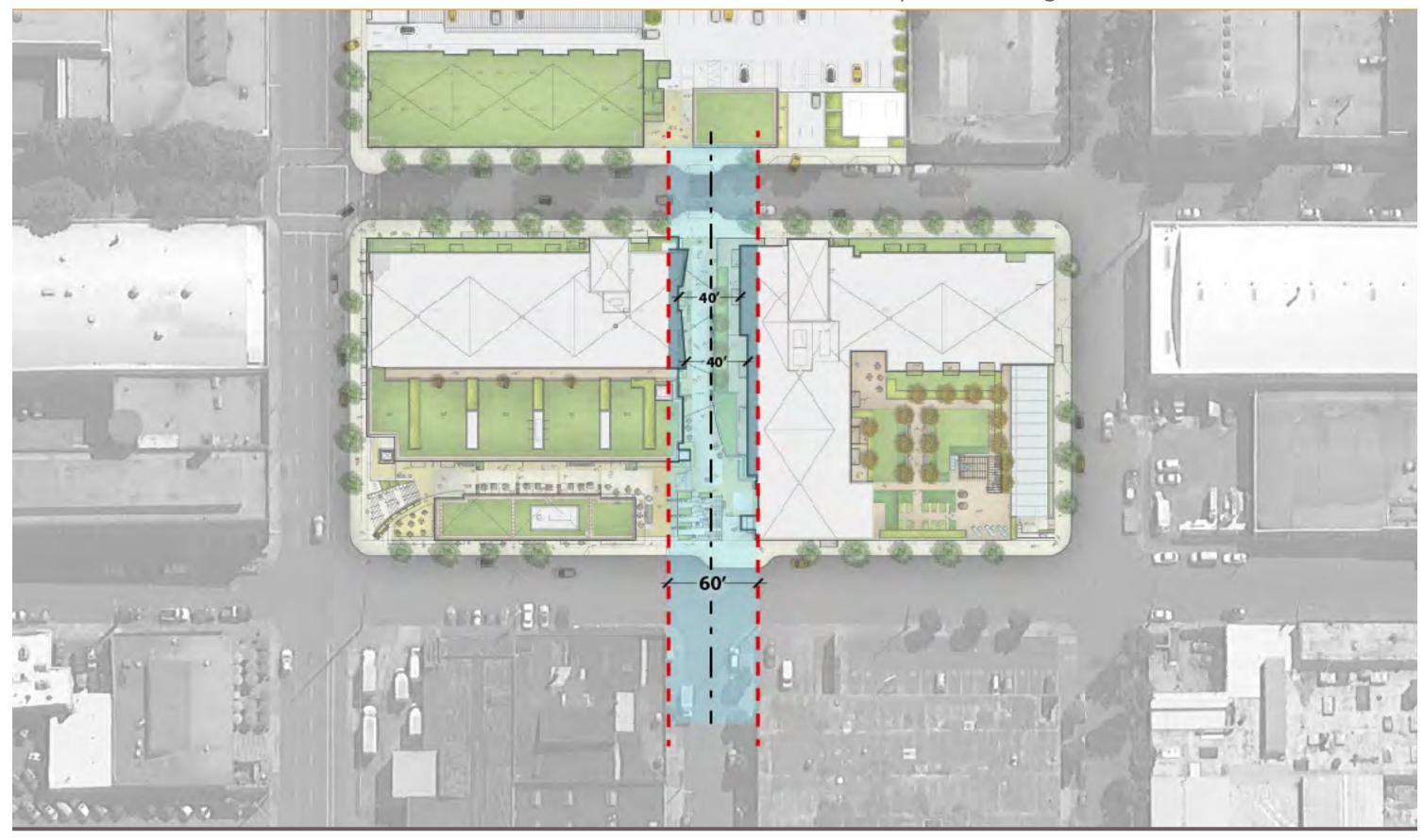






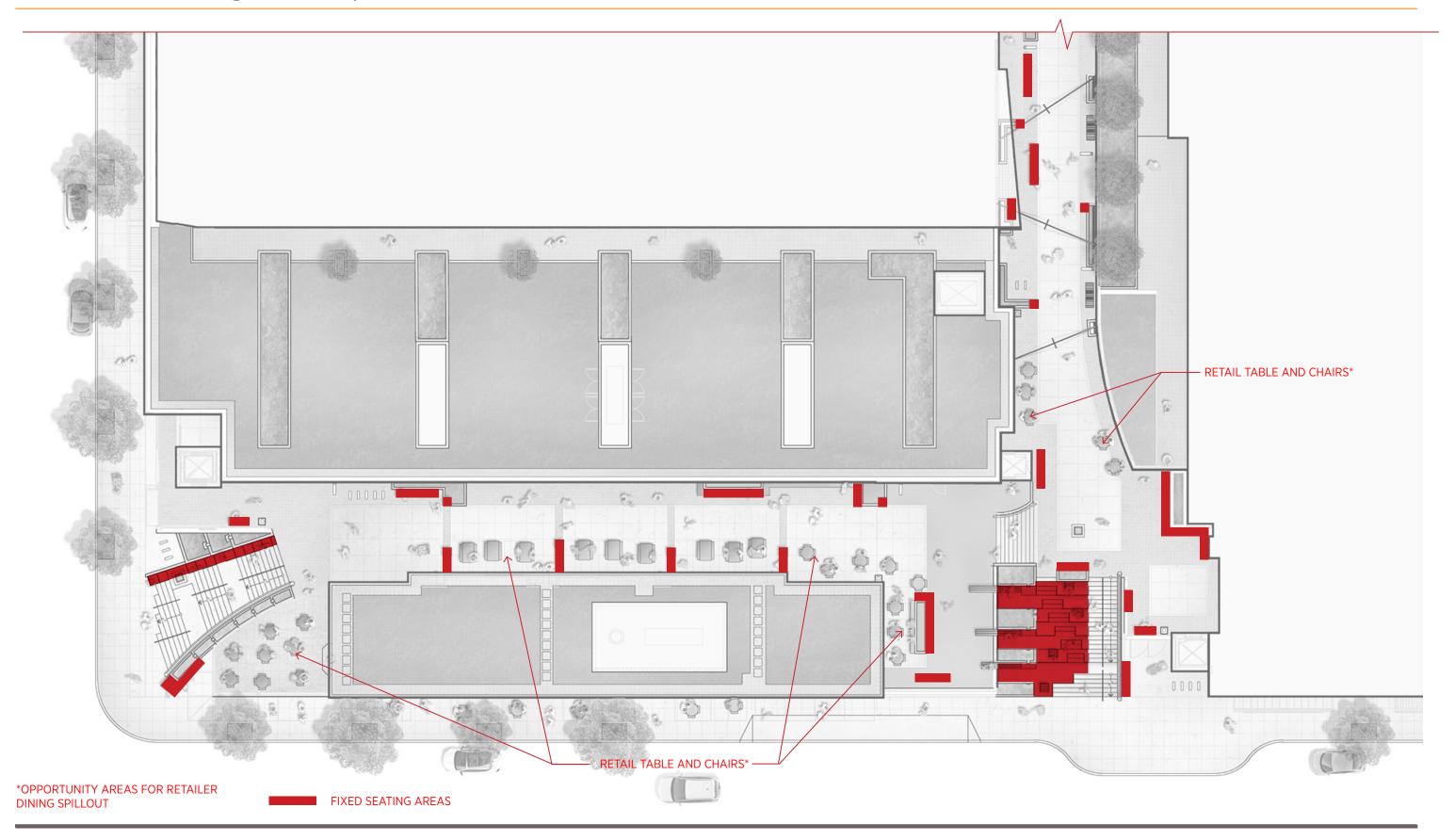




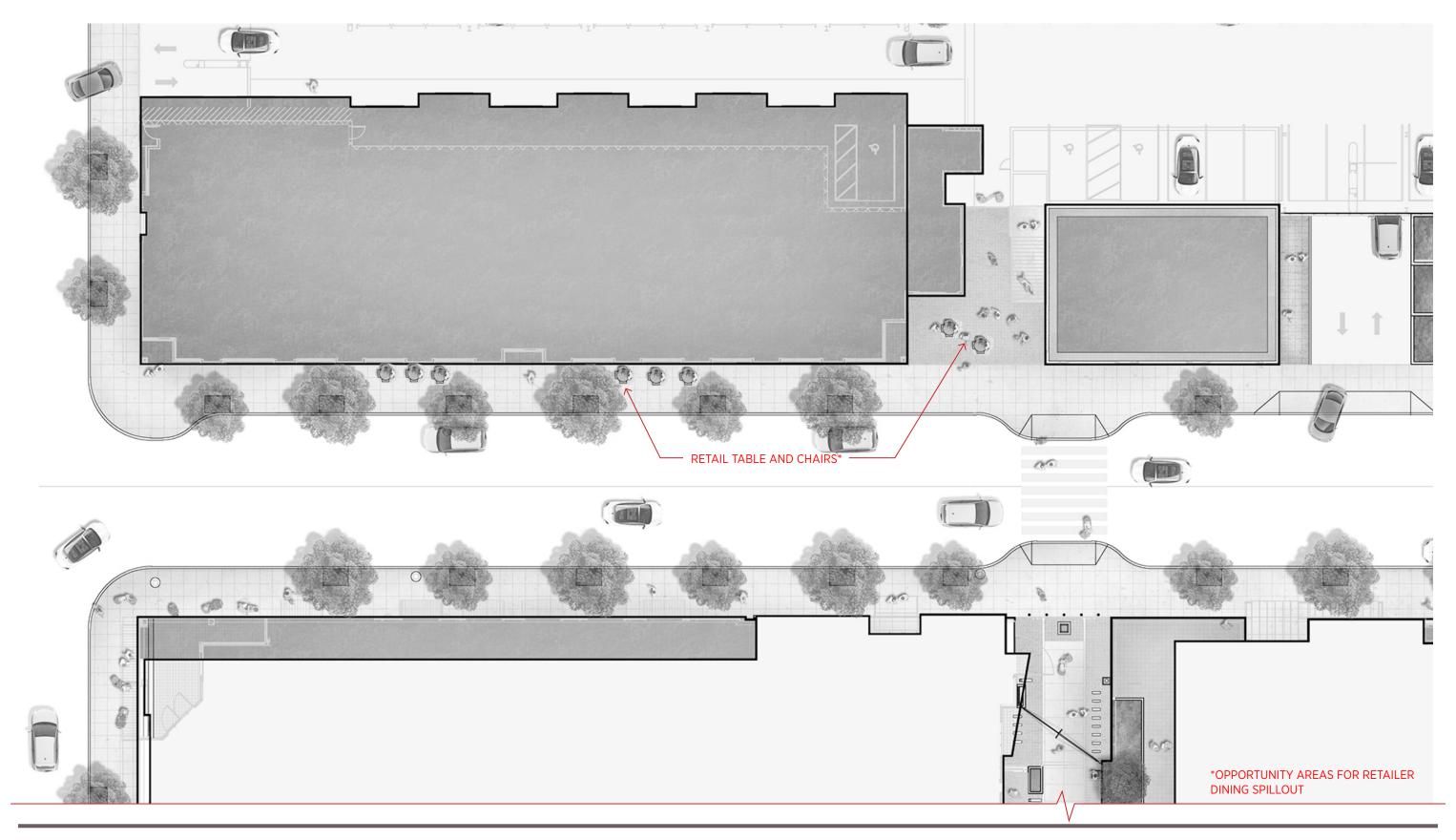


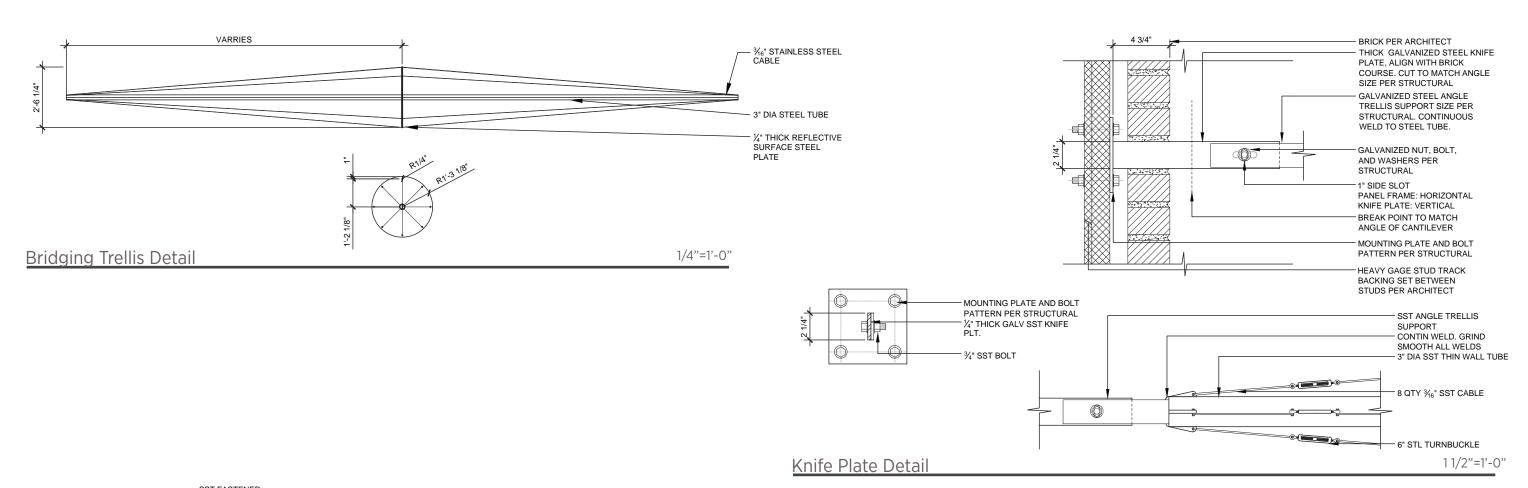
**DESIGN REVIEW EXHIBITS** 

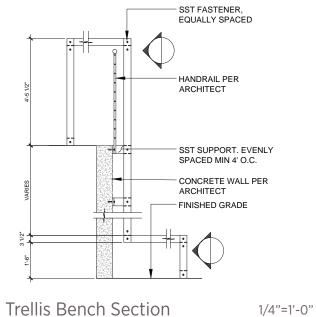
KILLIAN PACIFIC ANKROM MOISAN ARCHITECTS, INC.

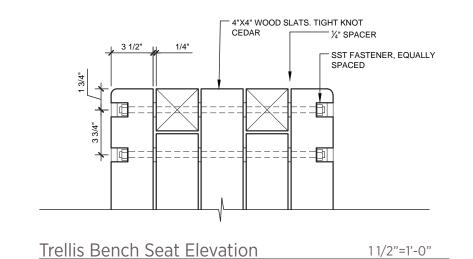


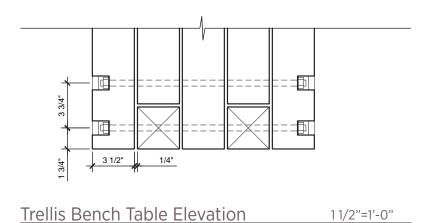


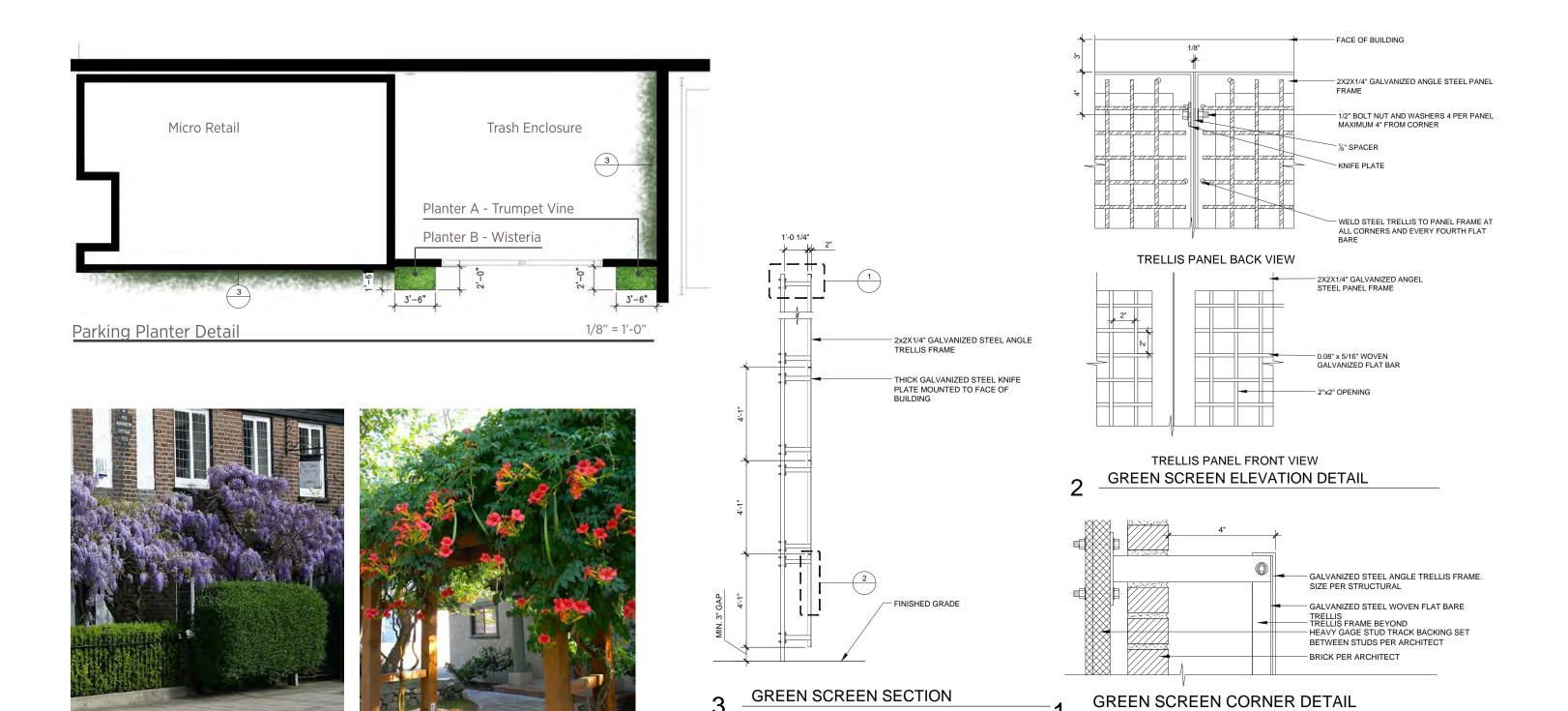












Wisteria, Wisteria floribunda

Trumpet Vine, Campsis radicans

Green Sc

Green Screen Detail

VARIES

