

# 1455 SW BROADWAY

BDC / SW BROADWAY LLC  
GBD ARCHITECTS INC.

## APPENDIX B



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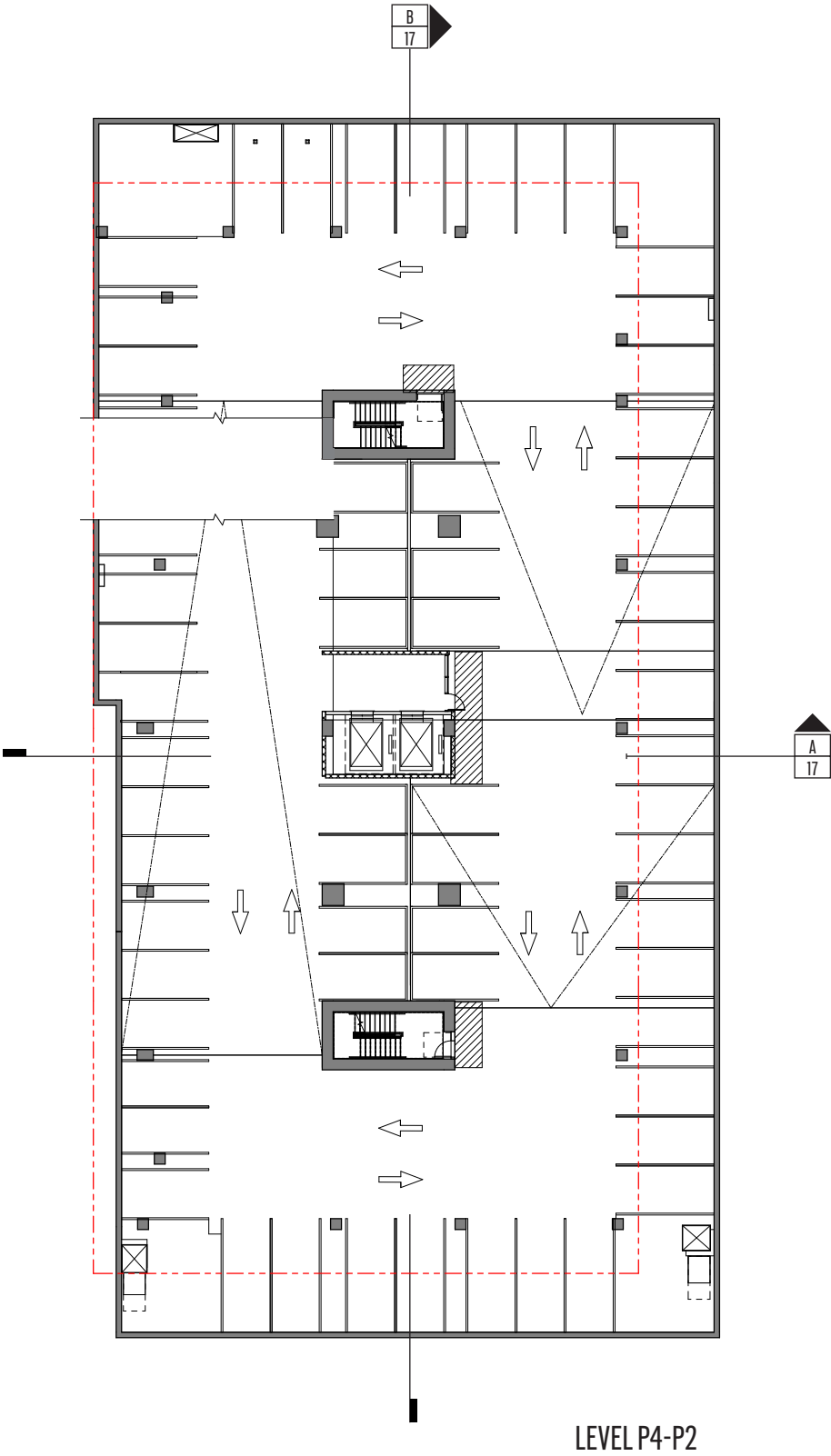






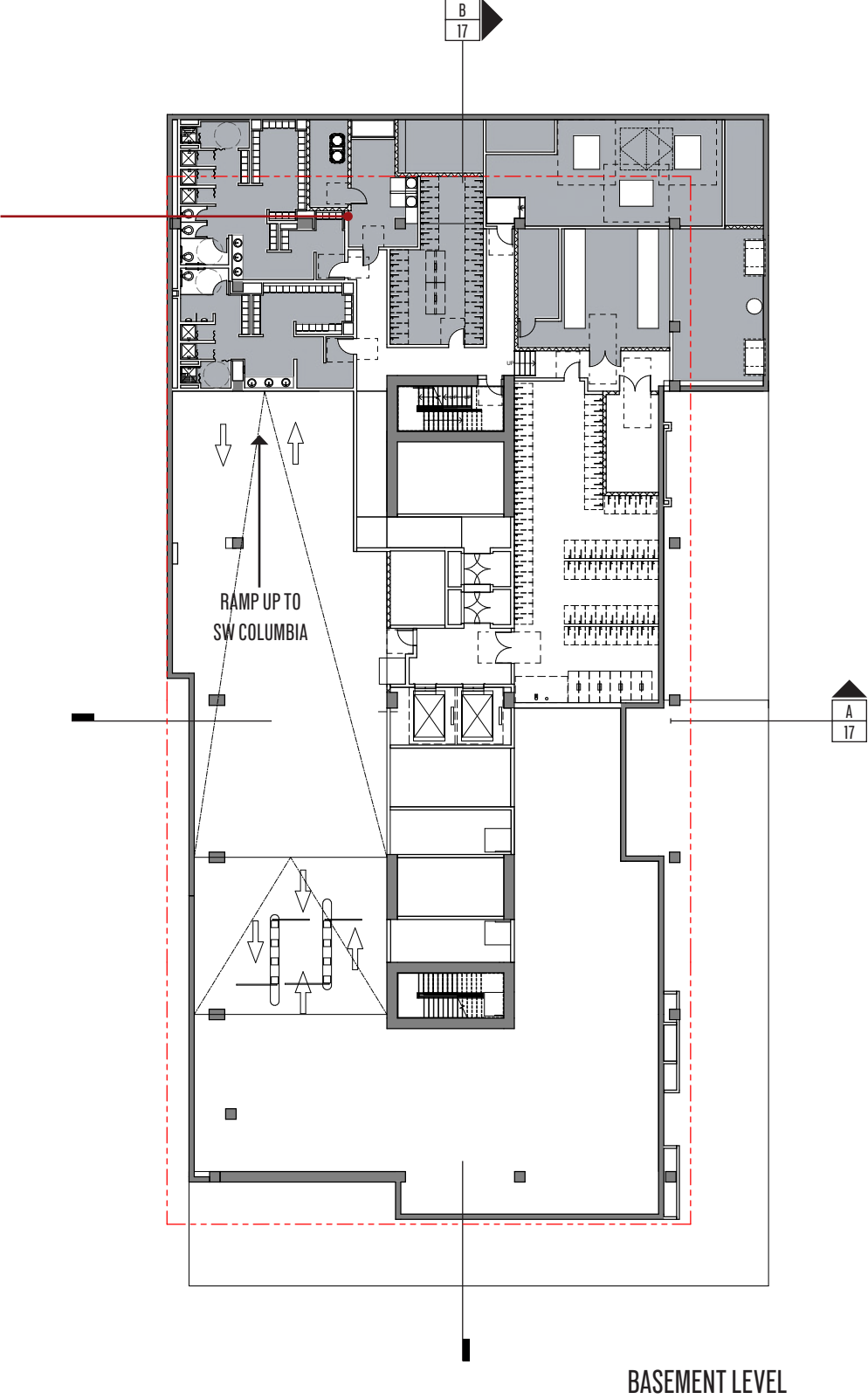


LEGEND
PROPERTY LINE: - - - - -



LEVEL P4-P2

1900 sf BIKE LOCKER ROOM



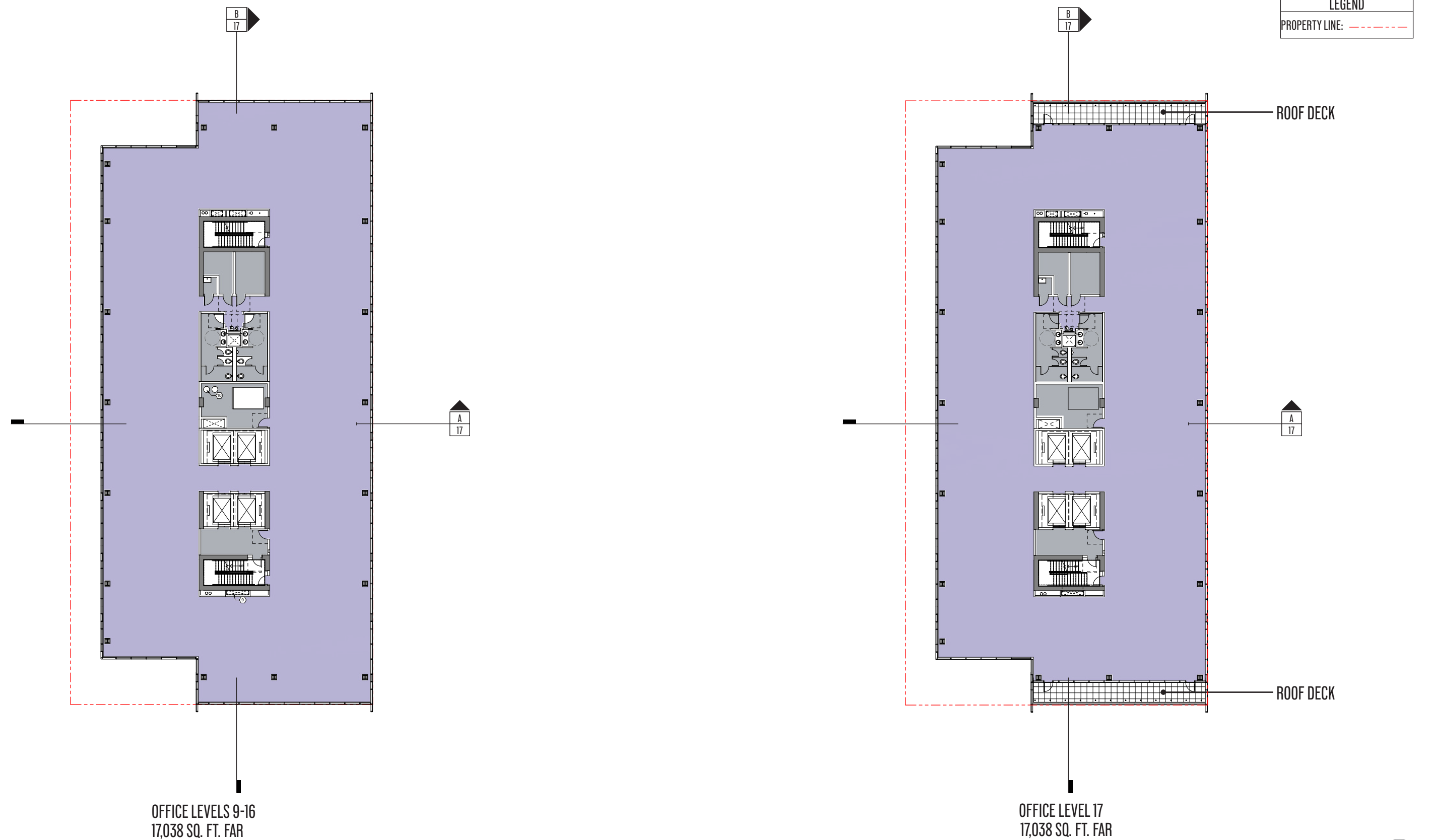
BASEMENT LEVEL



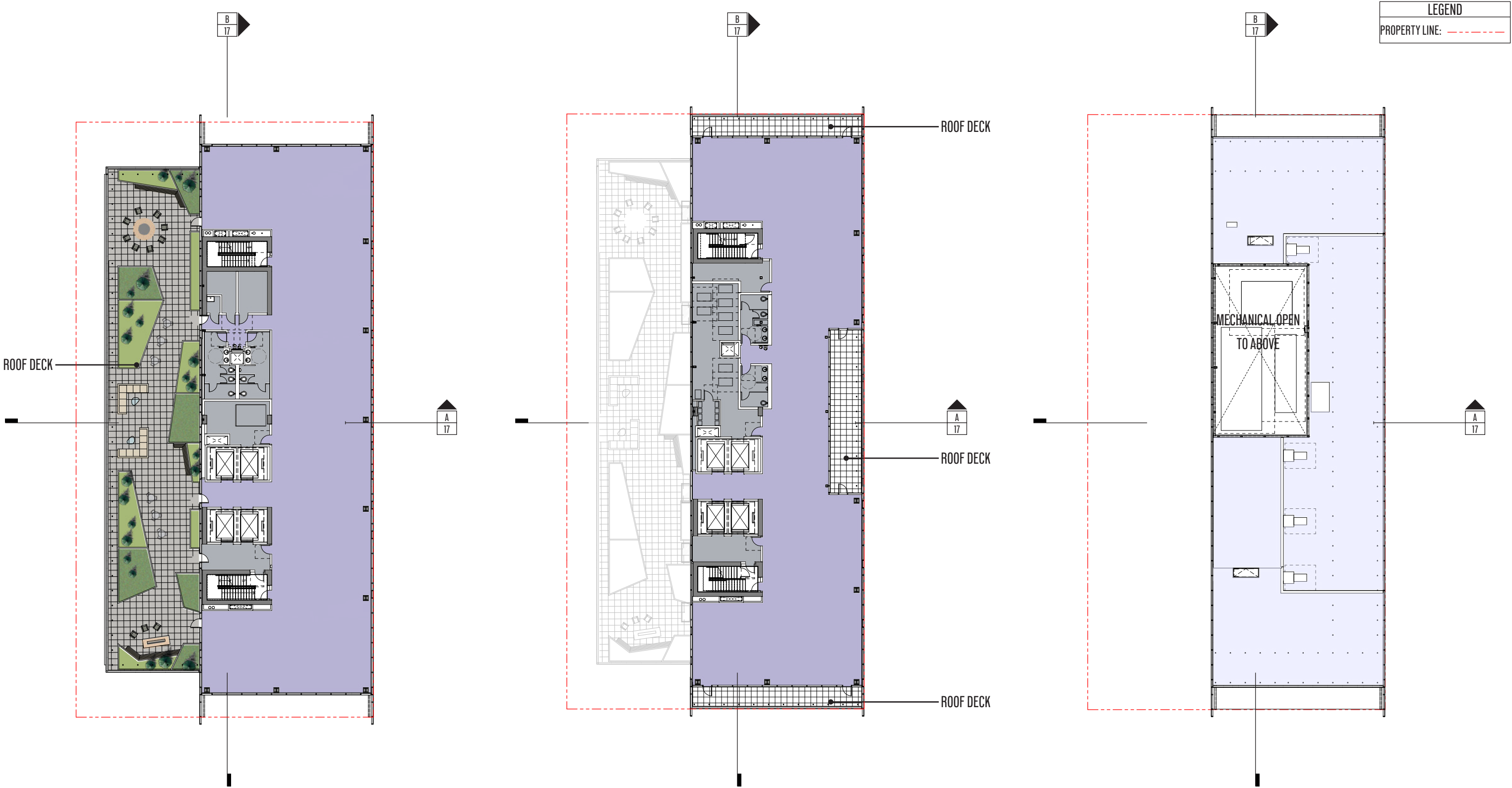












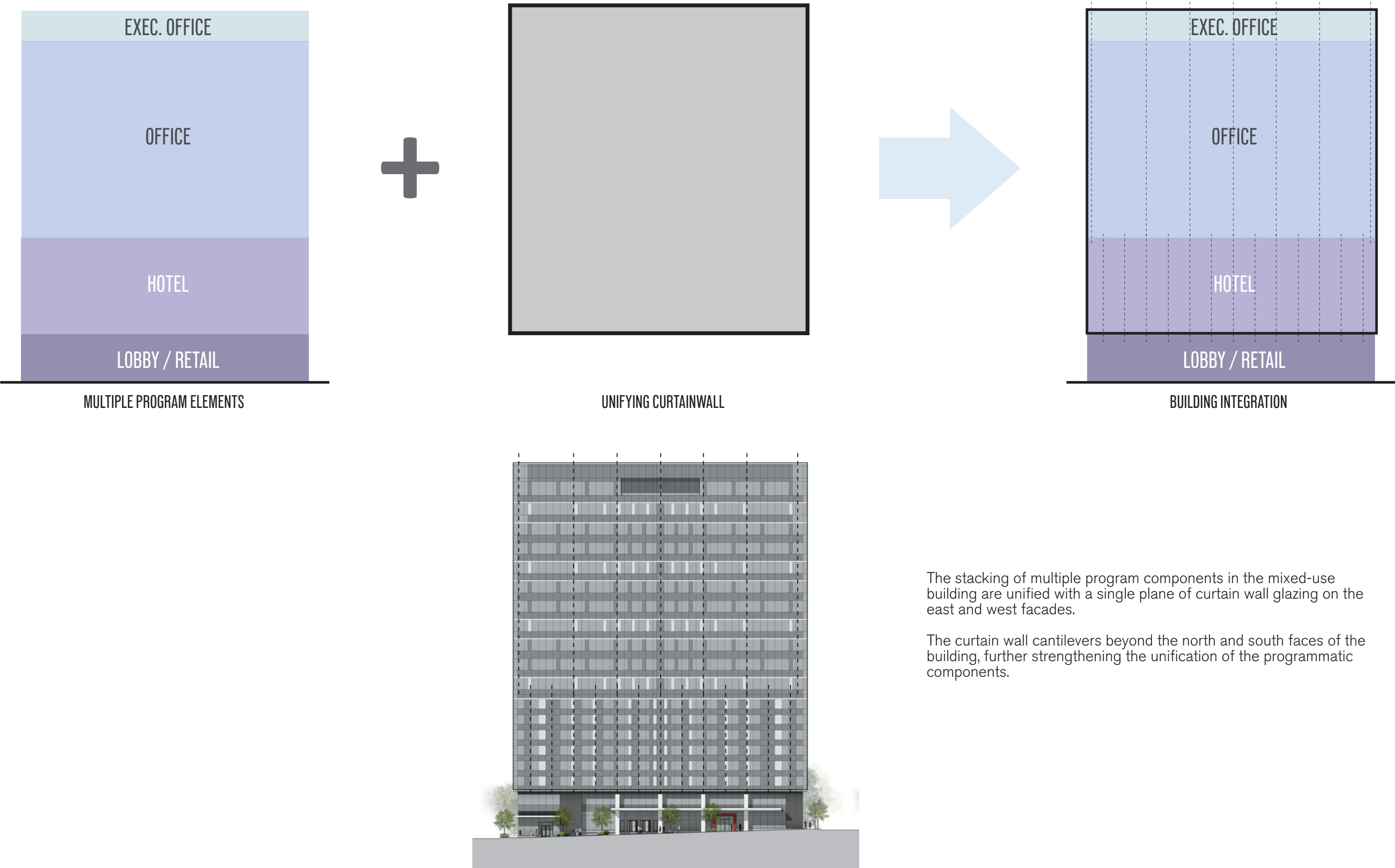
OFFICE LEVEL 18  
10,821 SQ. FT. FAR

OFFICE / MECHANICAL LEVEL 19  
10,821 SQ. FT. FAR

MECHANICAL MEZZANINE/ ROOF LEVEL

SERVICE / SUPPORT	RETAIL	OFFICE	AMENITY	HOTEL	PARKING
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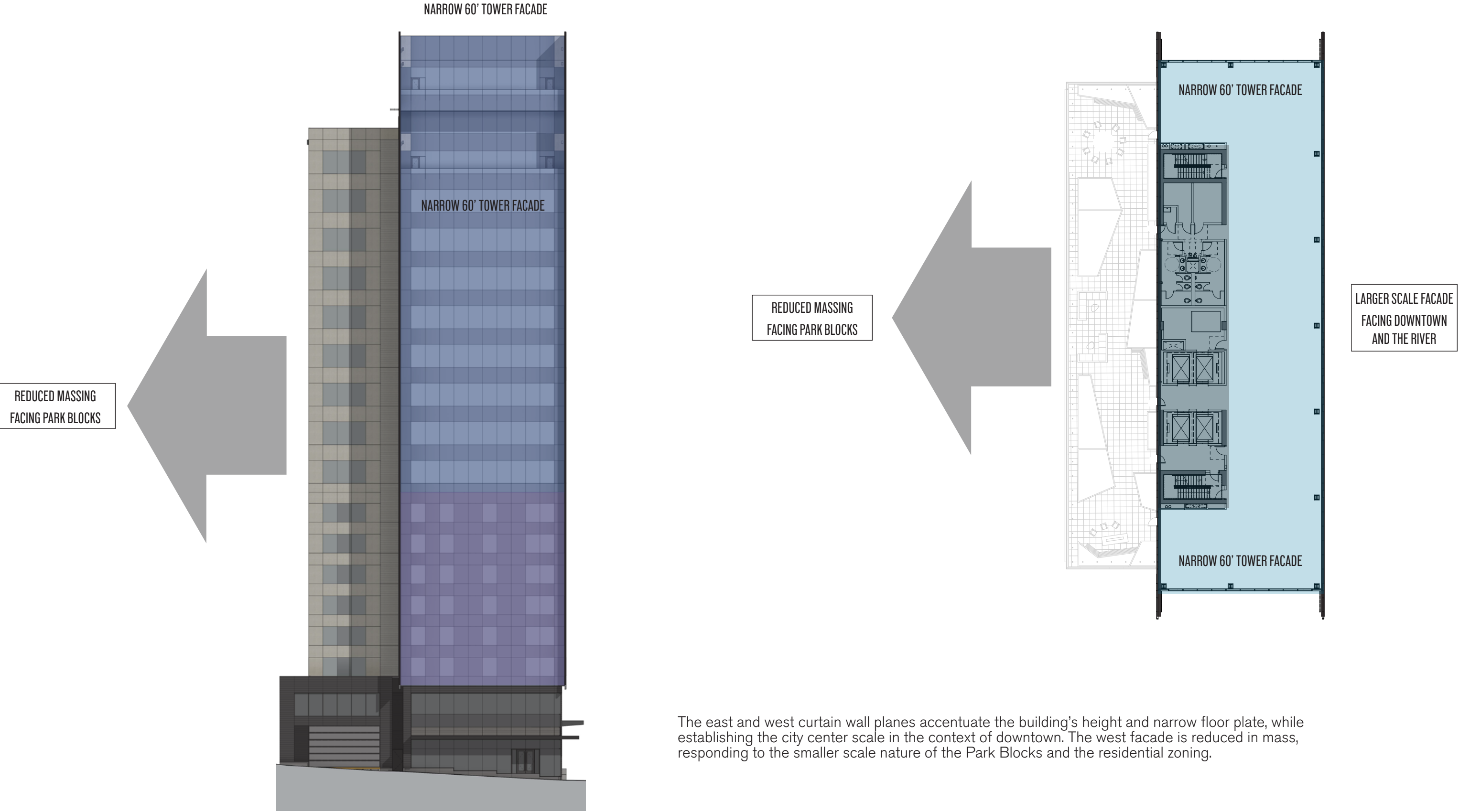




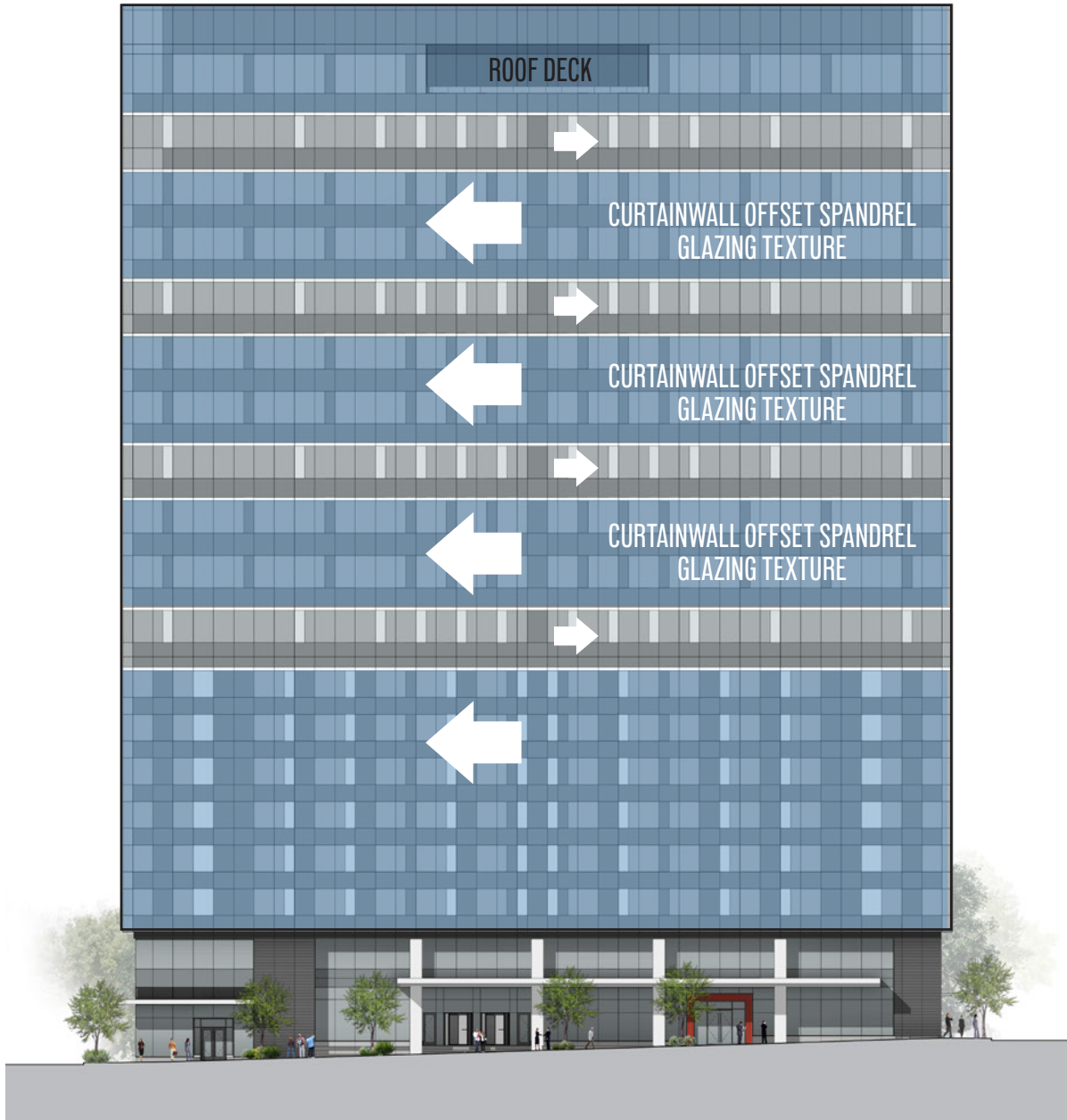
The stacking of multiple program components in the mixed-use building are unified with a single plane of curtain wall glazing on the east and west facades.

The curtain wall cantilevers beyond the north and south faces of the building, further strengthening the unification of the programmatic components.





The east and west curtain wall planes accentuate the building's height and narrow floor plate, while establishing the city center scale in the context of downtown. The west facade is reduced in mass, responding to the smaller scale nature of the Park Blocks and the residential zoning.



The simple rectangular form of the east curtain wall facade mimics the large scale forms of it's urban, downtown context while stitching together different planning modules of the office and hotel uses. The shifted, moving pattern of spandrel glass is influenced by the busy, connecting nature of the site.

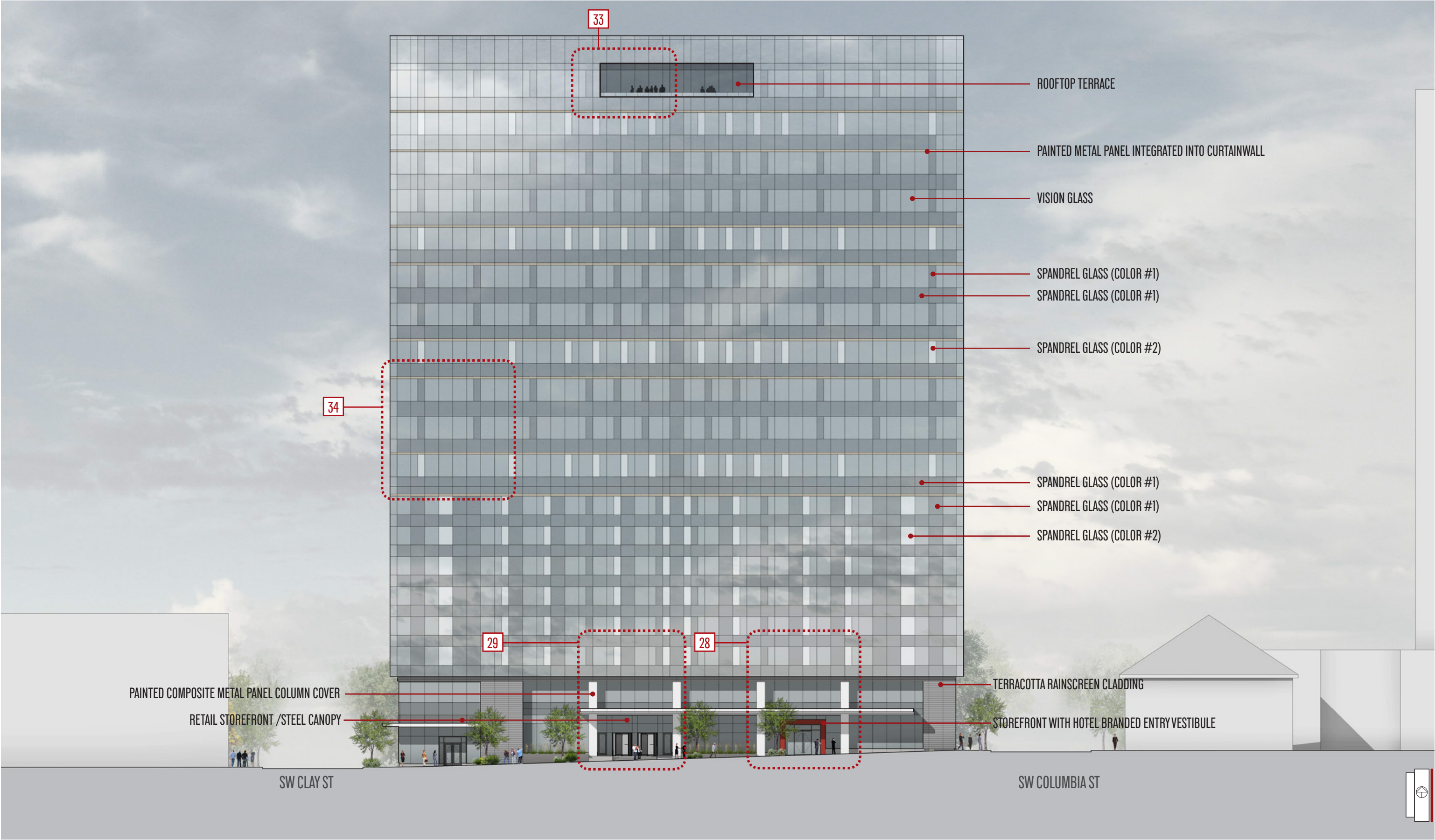
The scale of the curtain wall texture is reduced as it transitions to the lower levels and establishing a stronger connection to the streetscape. Horizontal metal bands are introduced to break up the scale and integrate subtle texture to the elegant form.

The rectangular form extends to the skyline, integrating the rooftop mechanical elements, while carving away a roof deck slot at the upper office level, focusing the views to Mt. Hood, the Willamette River, and Downtown.



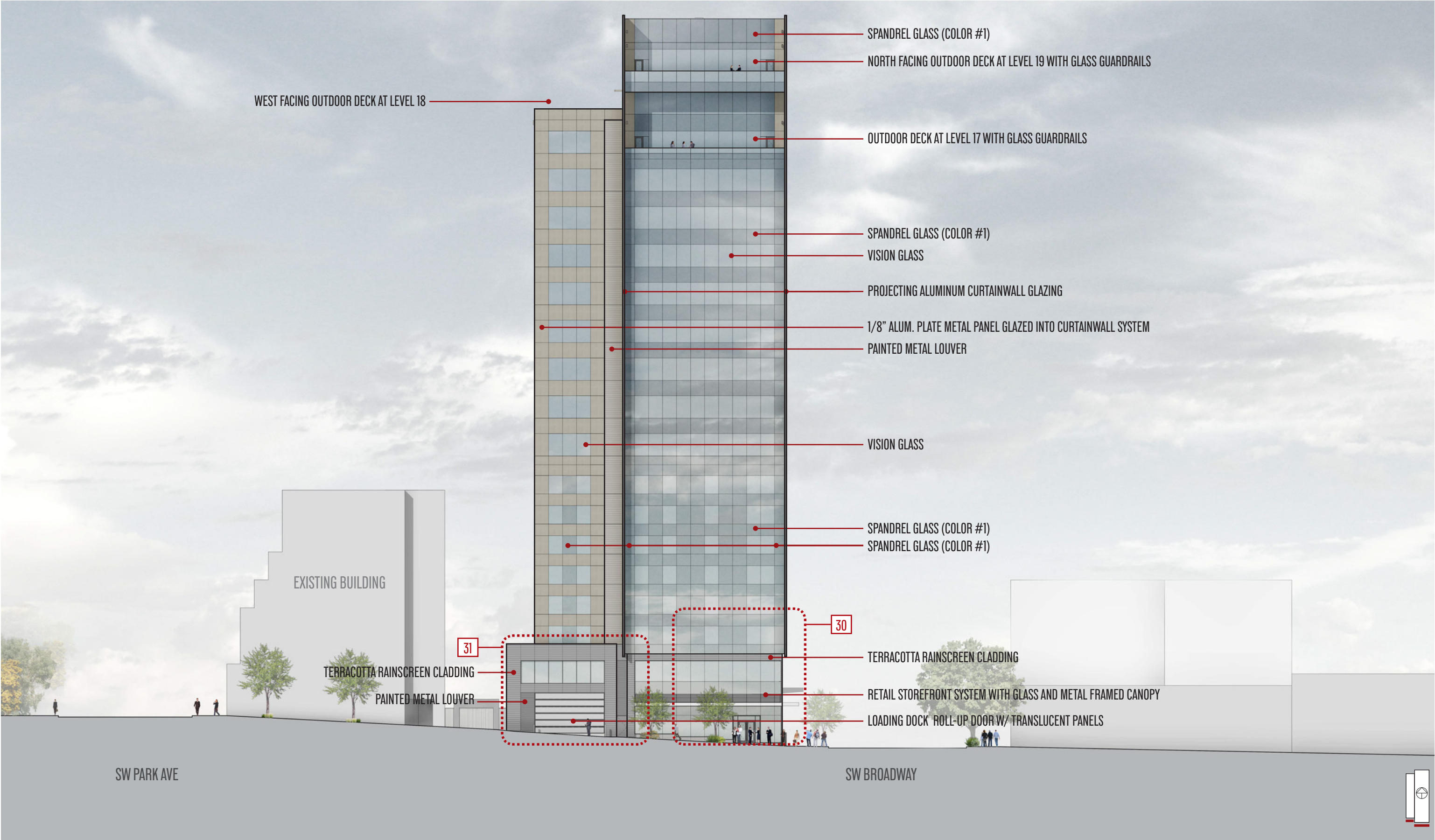




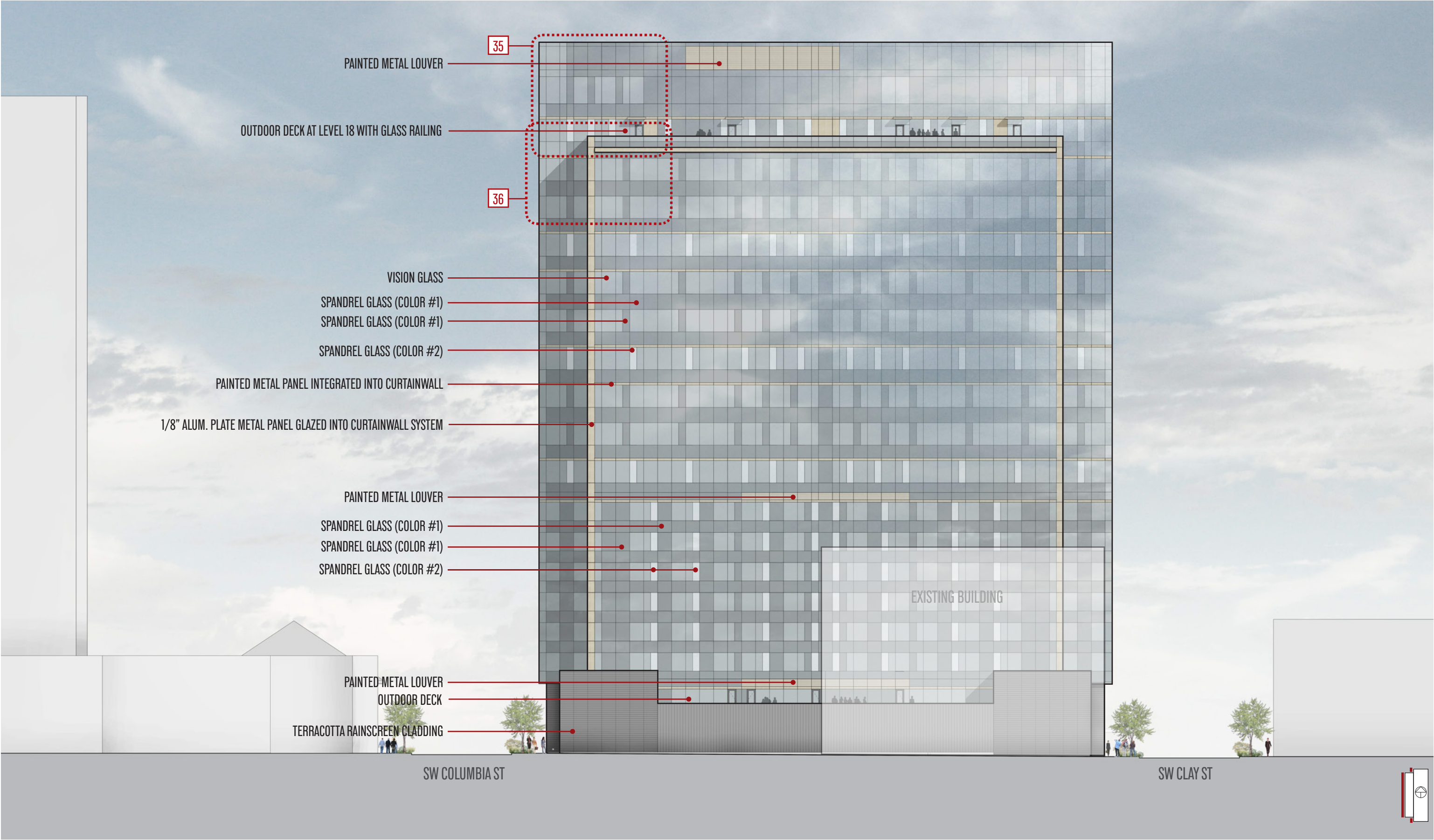


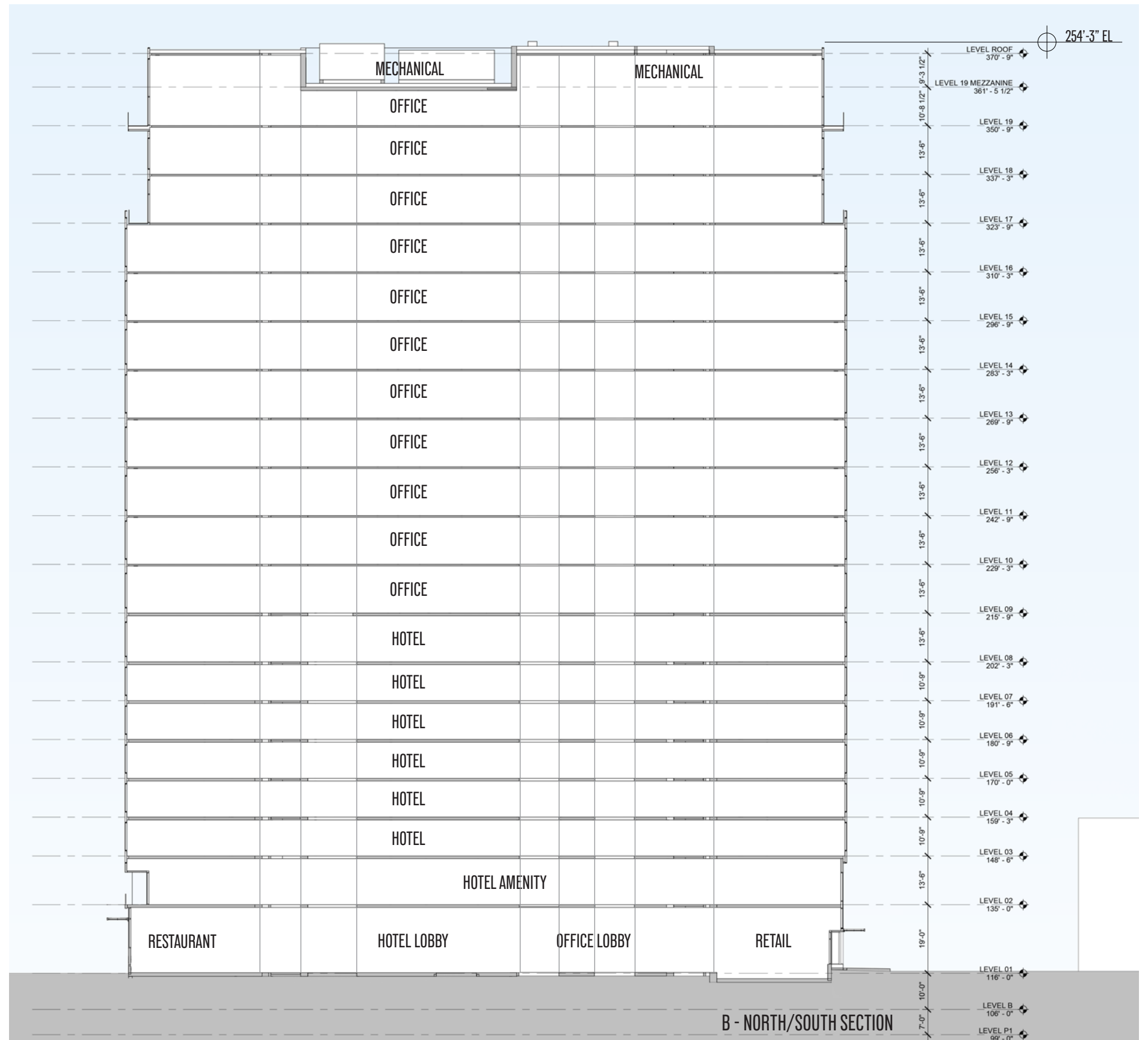
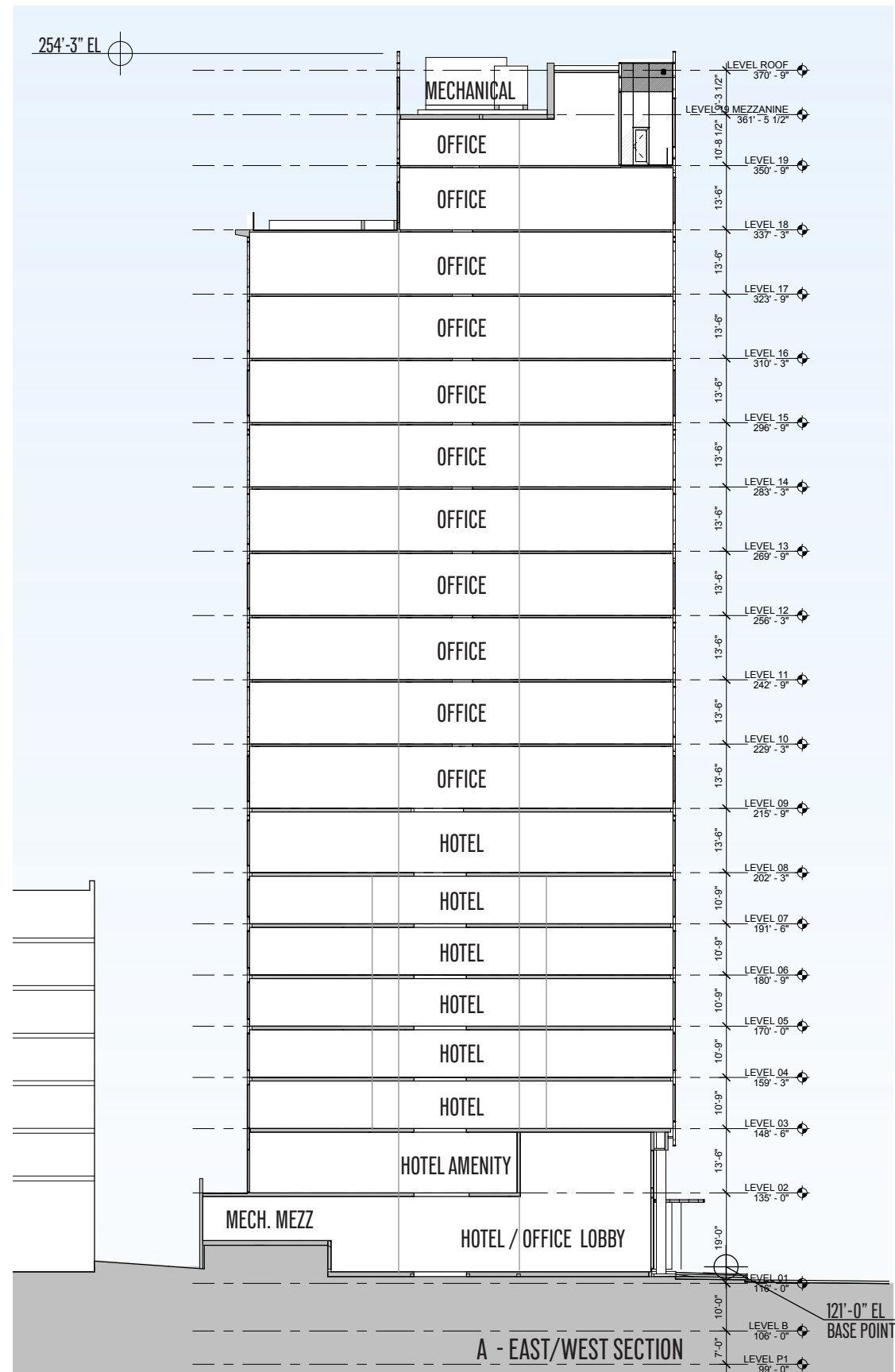
BUILDING ELEVATION-EAST







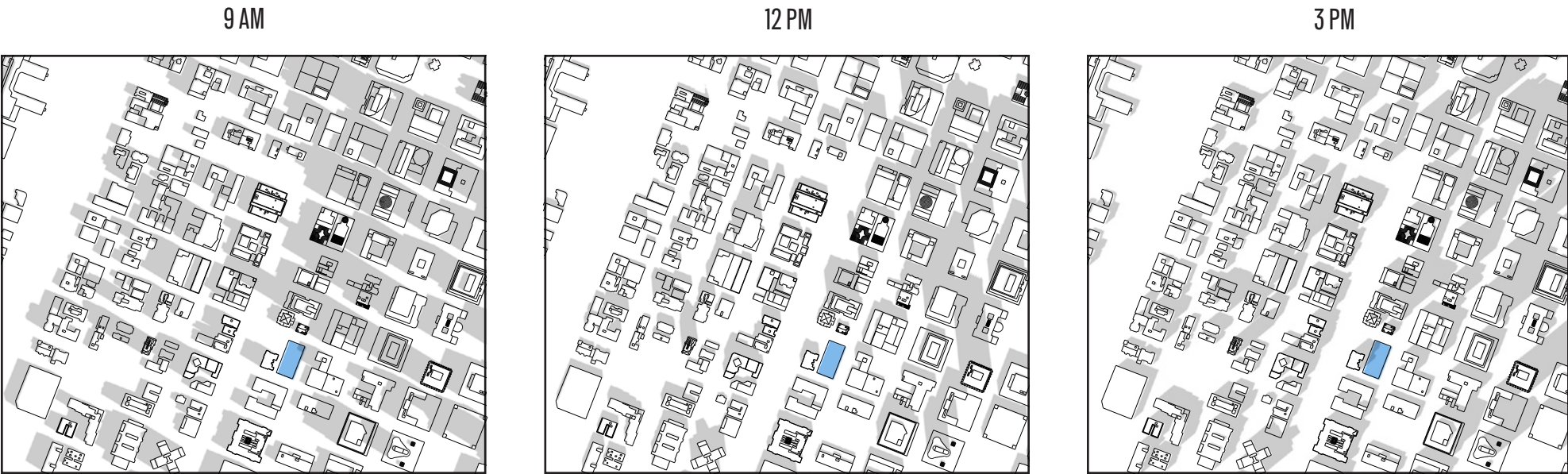




## BUILDING SECTIONS



EQUINOX - MARCH 20TH



SUMMER SOLSTICE - JULY 21ST



WINTER SOLSTICE - DEC. 21ST

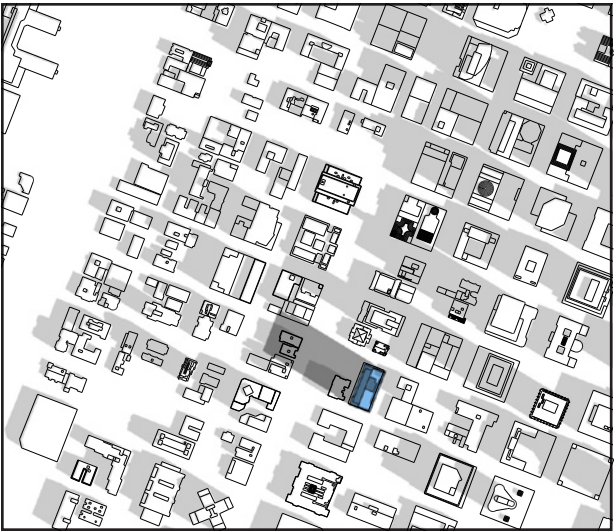


SHADOW STUDY: EXISTING CONDITION



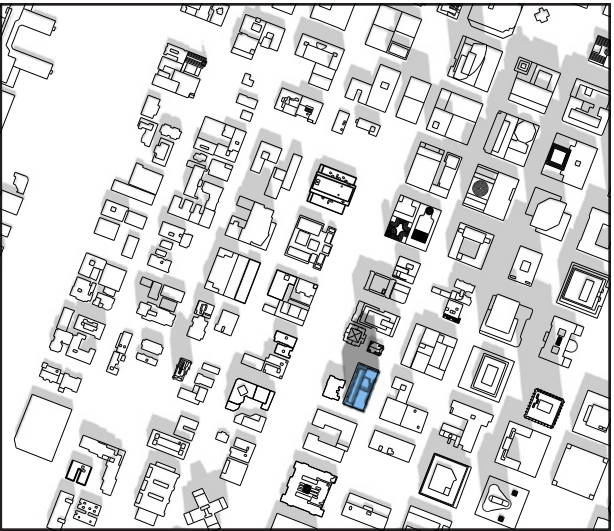
PROPOSED

9 AM



~92,700 SF OF SHADOW

12 PM



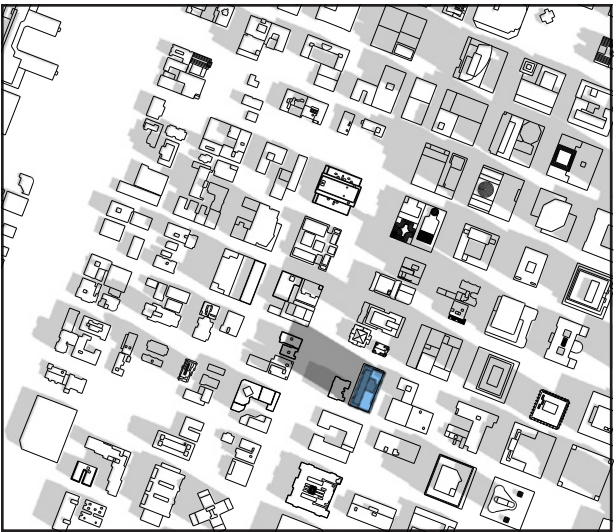
~35,600 SF OF SHADOW

3 PM

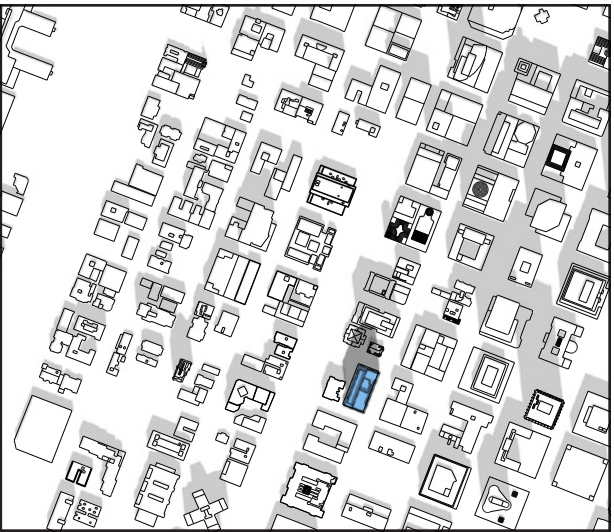


~64,100 SF OF SHADOW

218' TALL WITH SIMILAR FORM  
12:1 FAR



~78,700 SF OF SHADOW

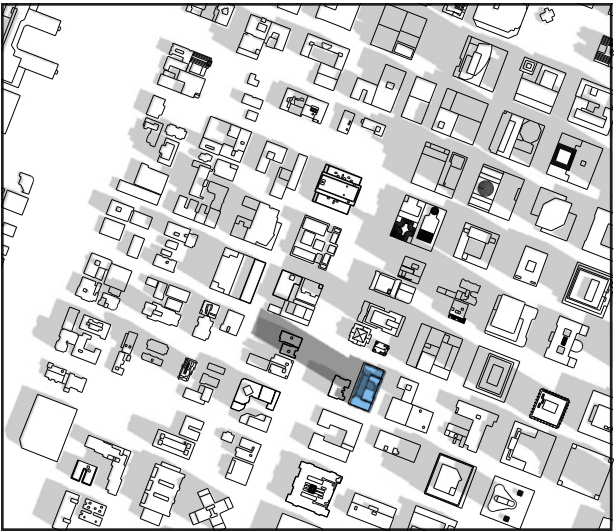


~30,100 SF OF SHADOW

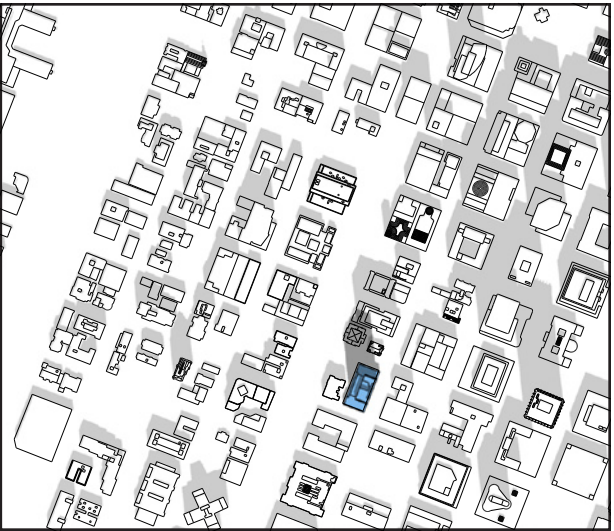


~57,700 SF OF SHADOW

300' TALL WITH SMALLER FOOTPRINT  
12:1 FAR



~74,200 SF OF SHADOW



~34,500 SF OF SHADOW

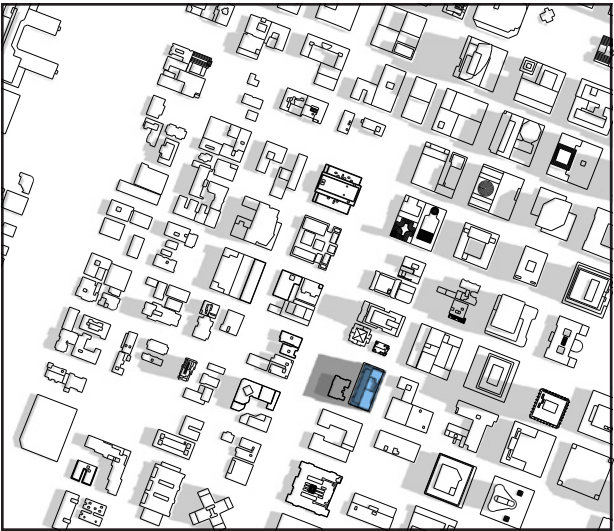


~59,200 SF OF SHADOW



PROPOSED

9 AM



~43,200 SF OF SHADOW

12 PM



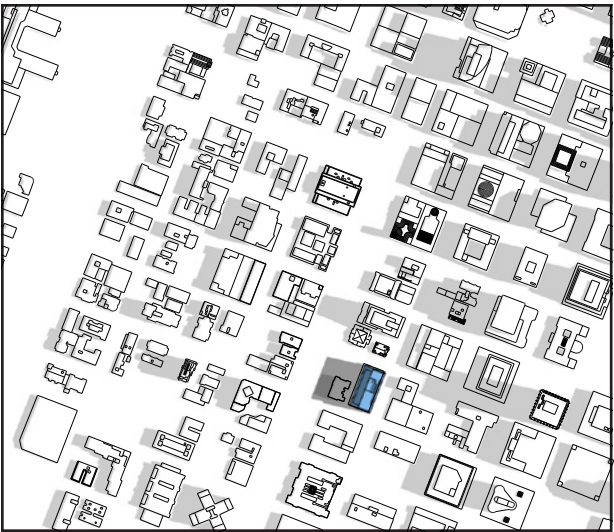
~13,800 SF OF SHADOW

3 PM



~42,200 SF OF SHADOW

218' TALL WITH SIMILAR FORM  
12:1 FAR



~36,500 SF OF SHADOW

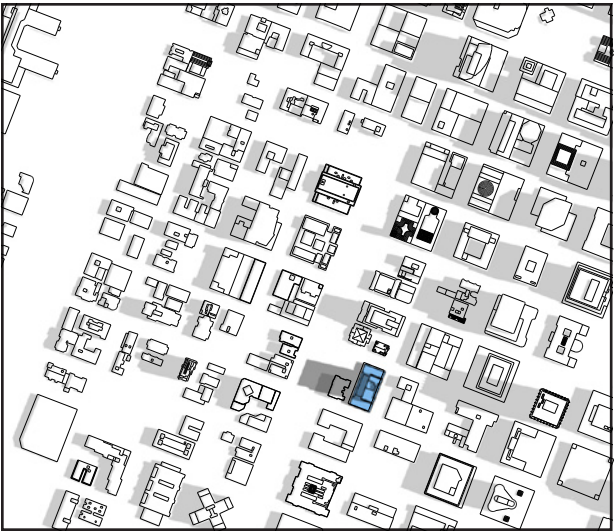


~11,500 SF OF SHADOW

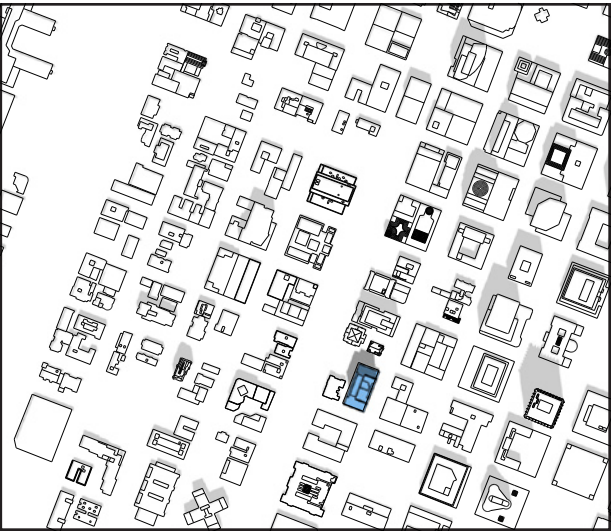


~36,500 SF OF SHADOW

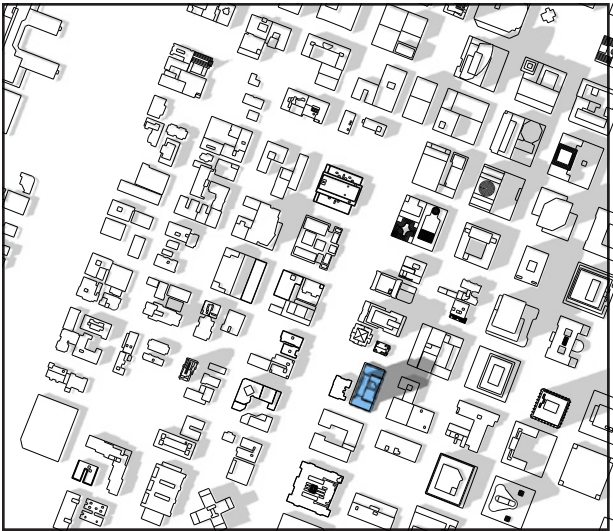
300' TALL WITH SMALLER FOOTPRINT  
12:1 FAR



~33,200 SF OF SHADOW



~9,900 SF OF SHADOW



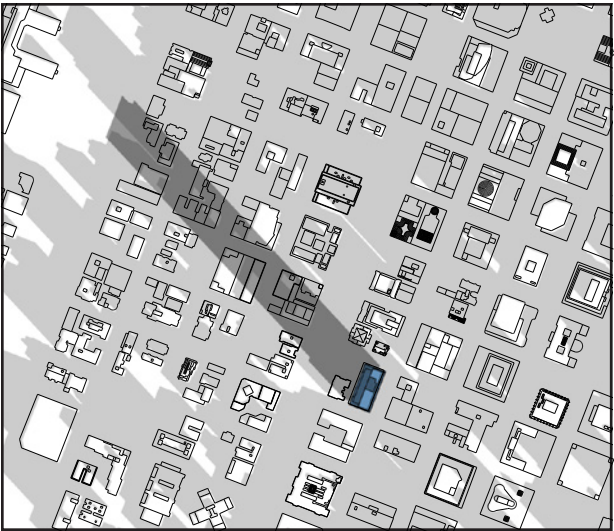
~35,300 SF OF SHADOW

SHADOW STUDY: SUMMER SOLSTICE - JUNE 21ST



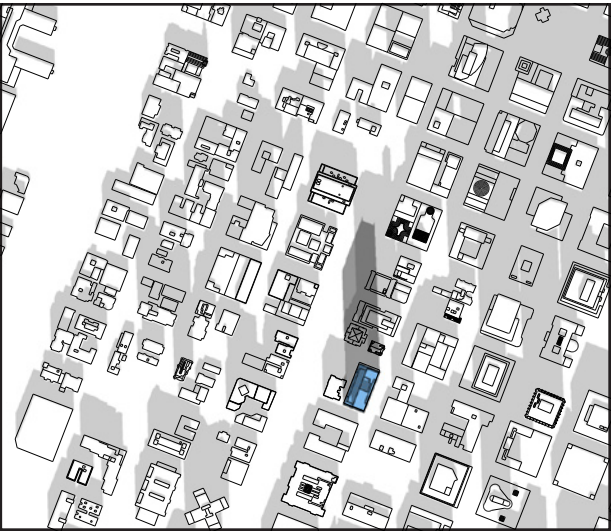
PROPOSED

9 AM



~323,000 SF OF SHADOW

12 PM



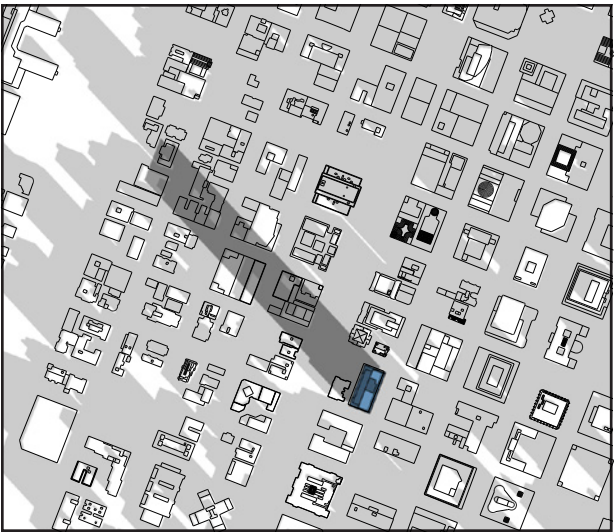
~92,000 SF OF SHADOW

3 PM

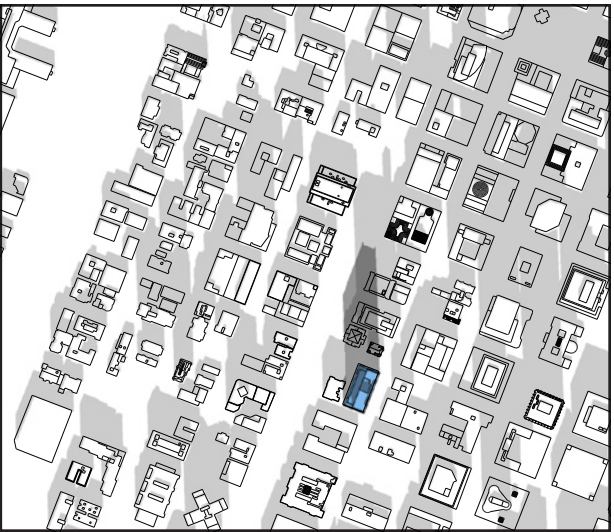


~176,000 SF OF SHADOW

218' TALL WITH SIMILAR FORM  
12:1 FAR



~267,000 SF OF SHADOW

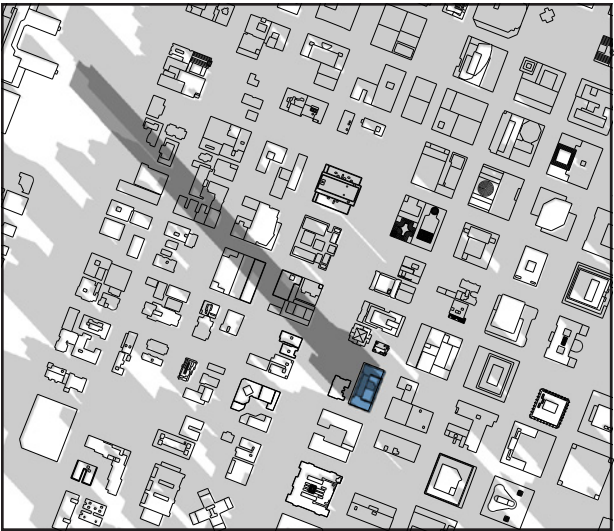


~76,600 SF OF SHADOW

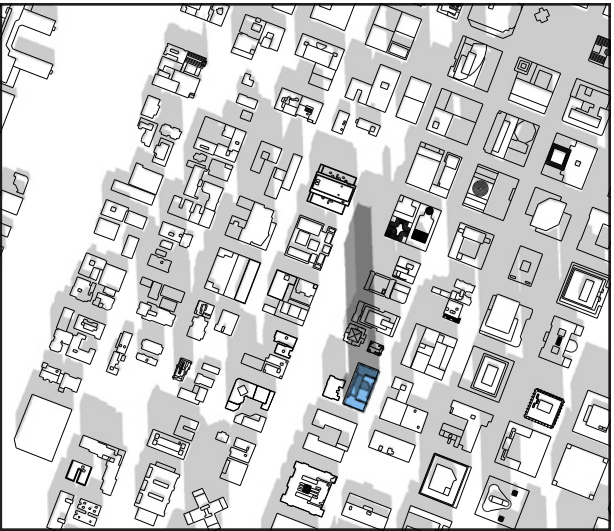


~155,000 SF OF SHADOW

300' TALL WITH SMALLER FOOTPRINT  
12:1 FAR



~263,000 SF OF SHADOW



~93,300 SF OF SHADOW



~180,000 SF OF SHADOW

SHADOW STUDY: WINTER SOLSTICE - DEC. 22ND





AERIAL VIEW OVER BROADWAY LOOKING NORTHWEST (EARLY MORNING/NIGHT)





STREET VIEW LOOKING SOUTH ON BROADWAY





VIEW LOOKING SOUTH EAST OVER THE PARK BLOCKS





STREET VIEW ALONG BROADWAY





VIEW OVER THE PARK BLOCKS LOOKING NORTH EAST TOWARDS DOWNTOWN





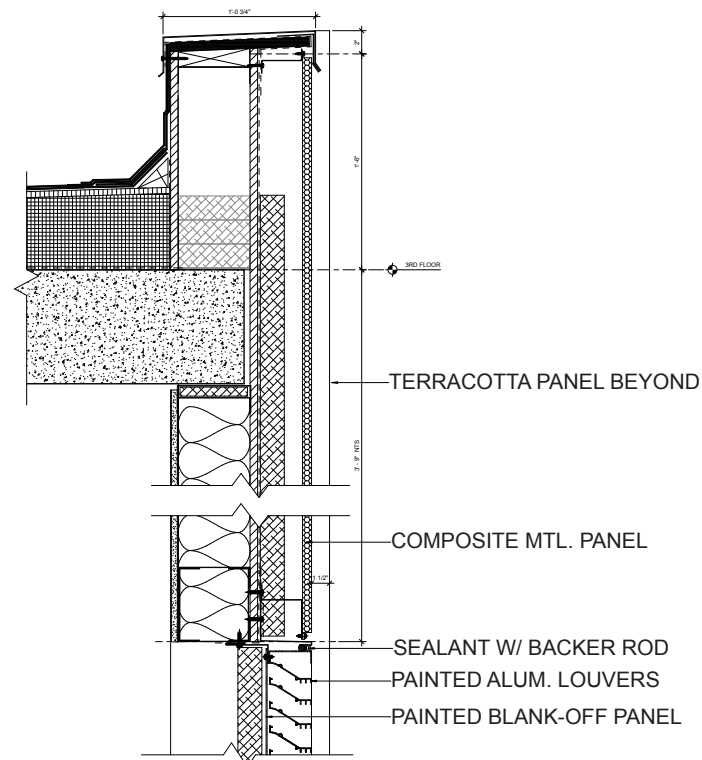
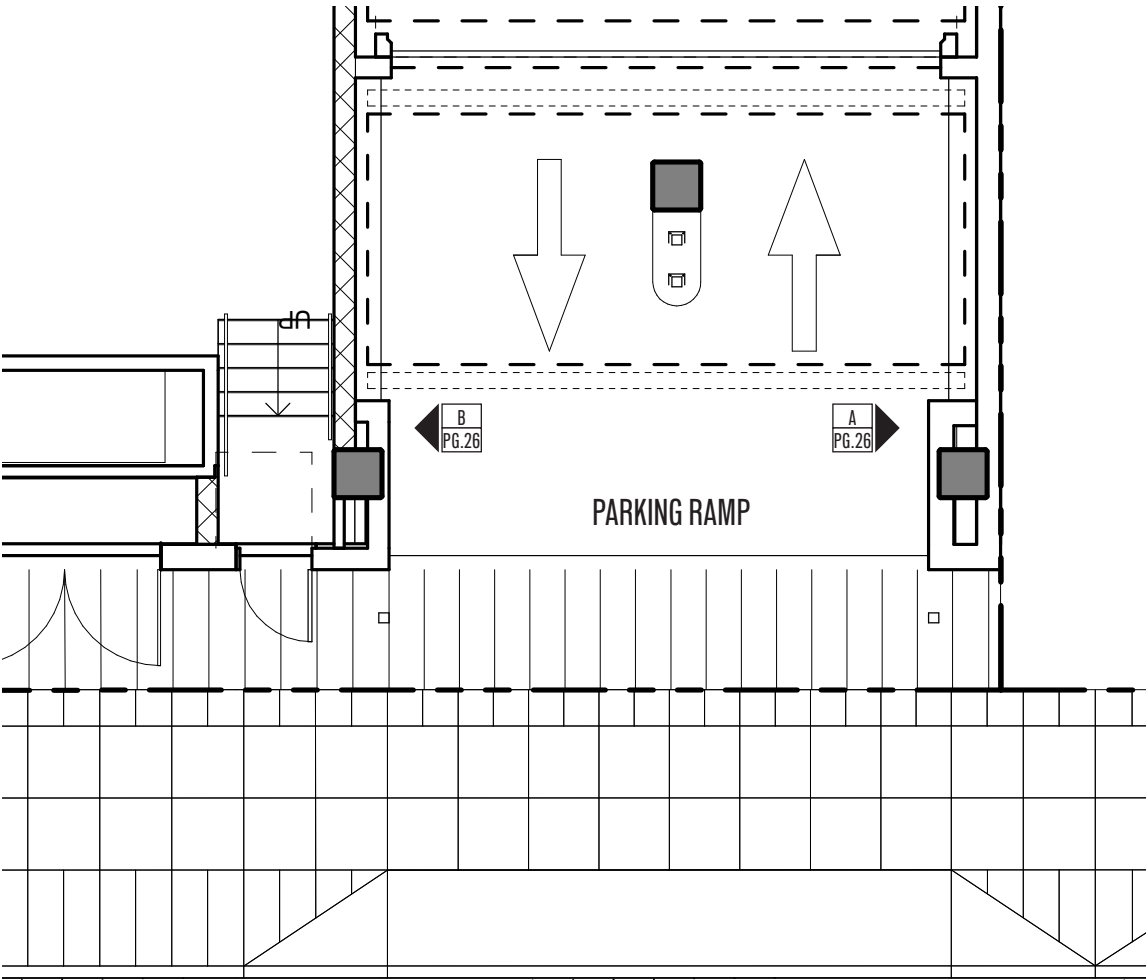
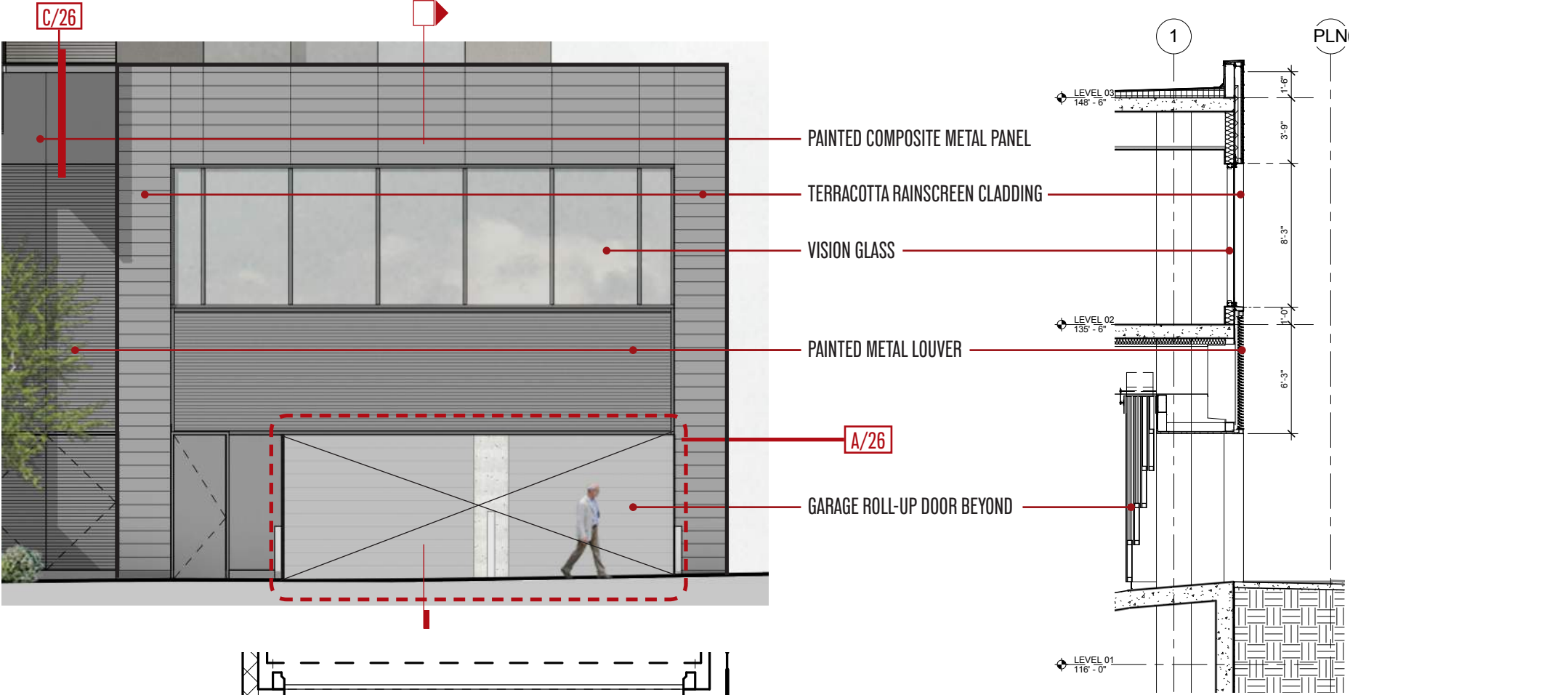
STREET VIEW AT INTERSECTION OF BROADWAY AND CLAY ST.





STREET VIEW AT INTERSECTION OF BROADWAY AND COLUMBIA ST.



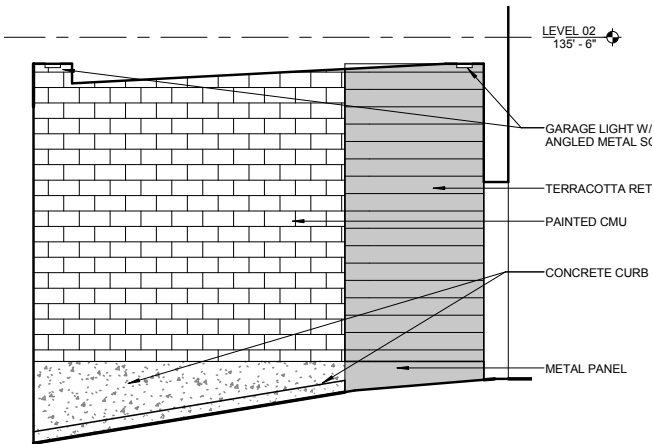


C. PARAPET @ METAL PANEL

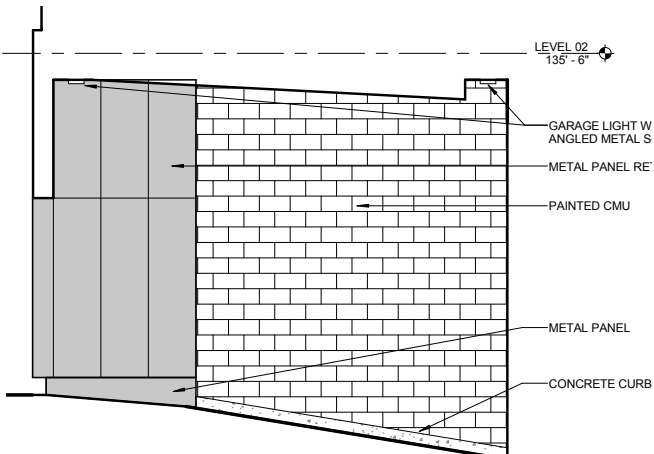
3" = 1'-0"



A. REPRESENTATIVE IMAGE OF GARAGE DOOR



A. GARAGE ENTRY SIDE ELEVATIONS

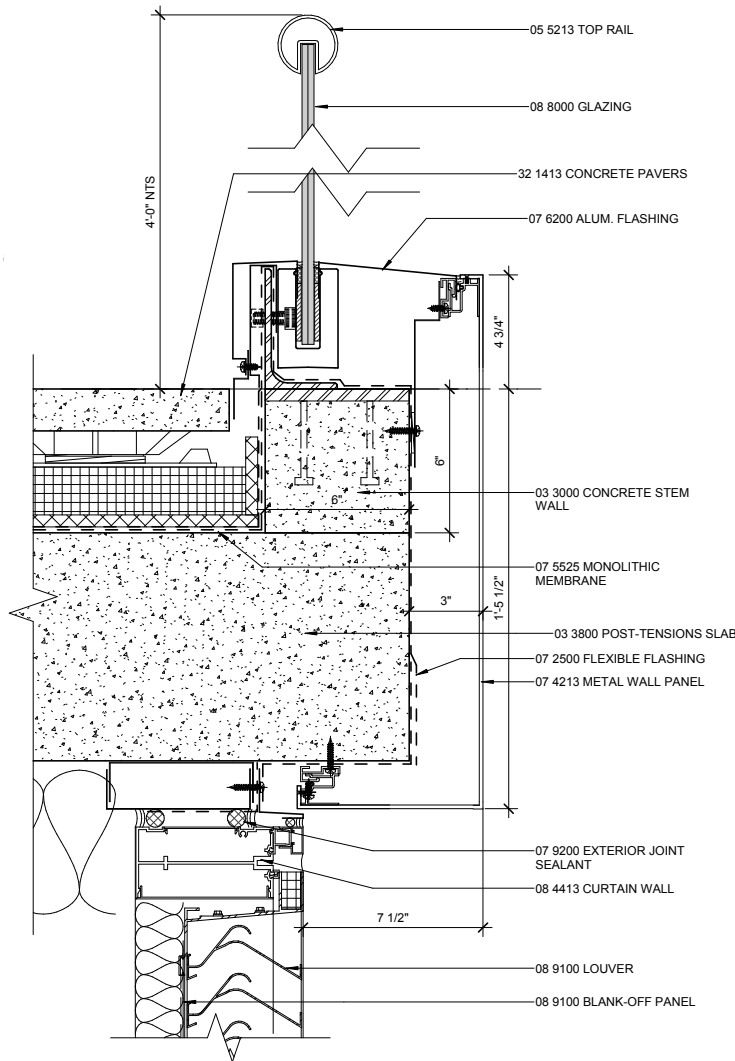
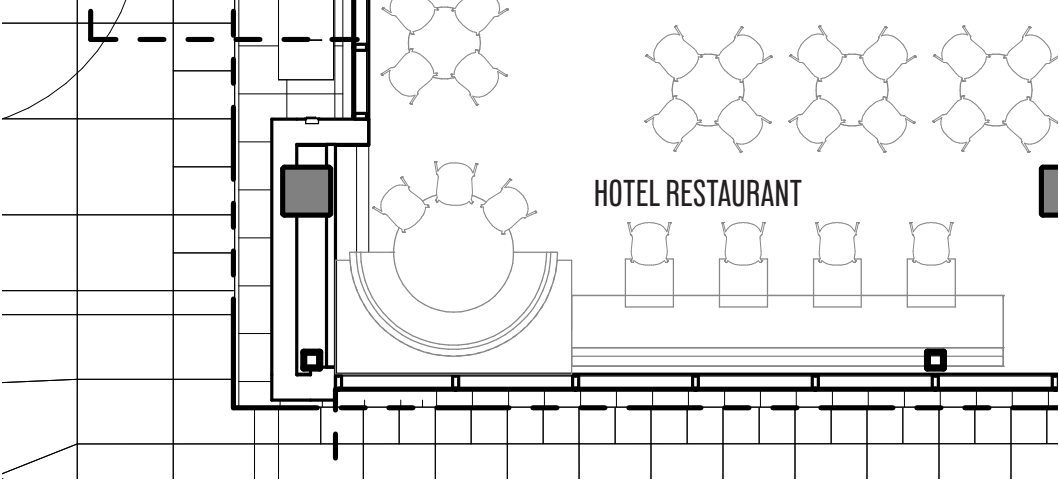
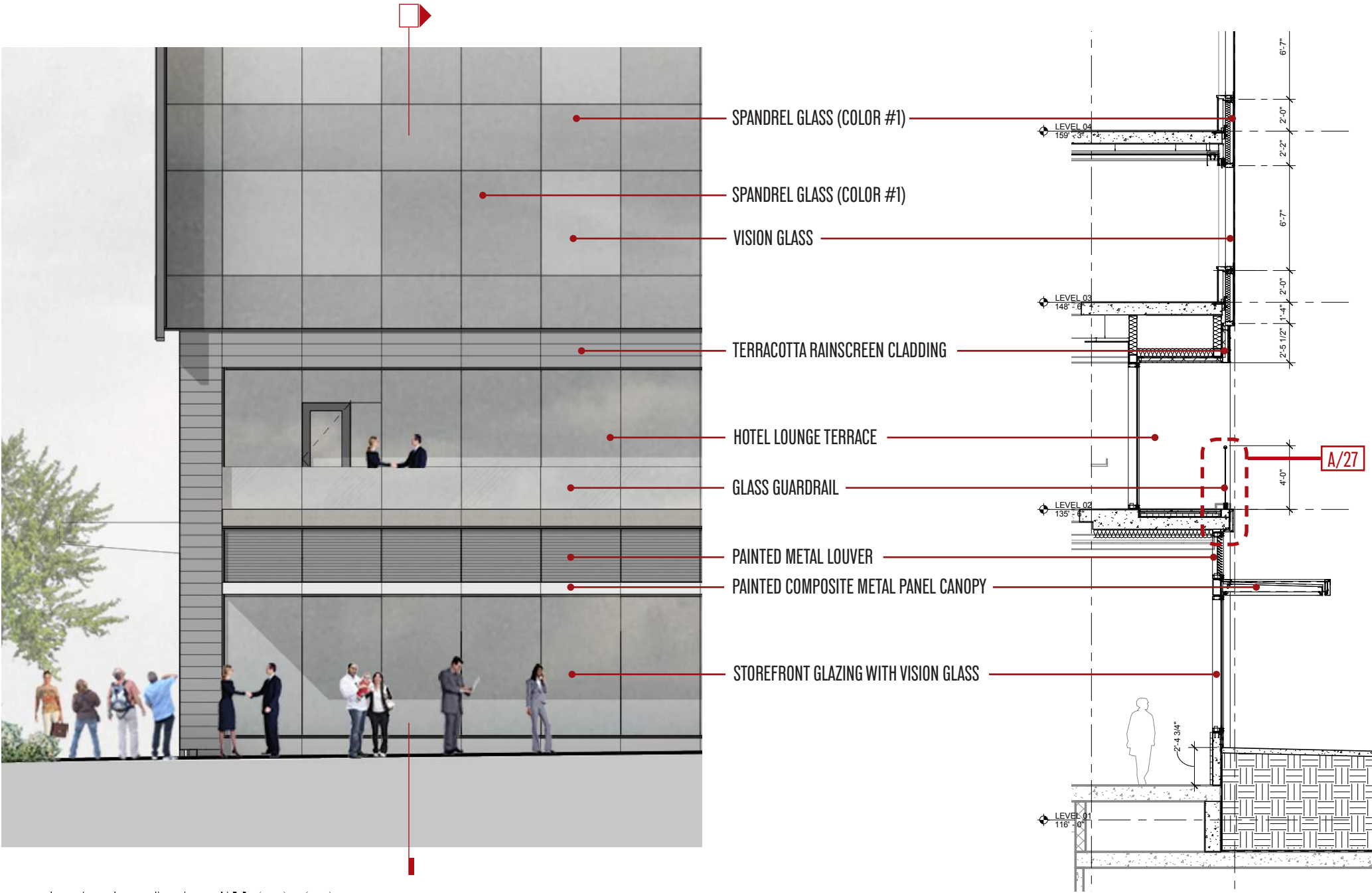


B. GARAGE ENTRY SIDE ELEVATIONS



# WALL SECTIONS AND DETAILS



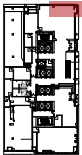


A. GLASS RAILING @ STOREFRONT BALCONY

1" = 1'-0"

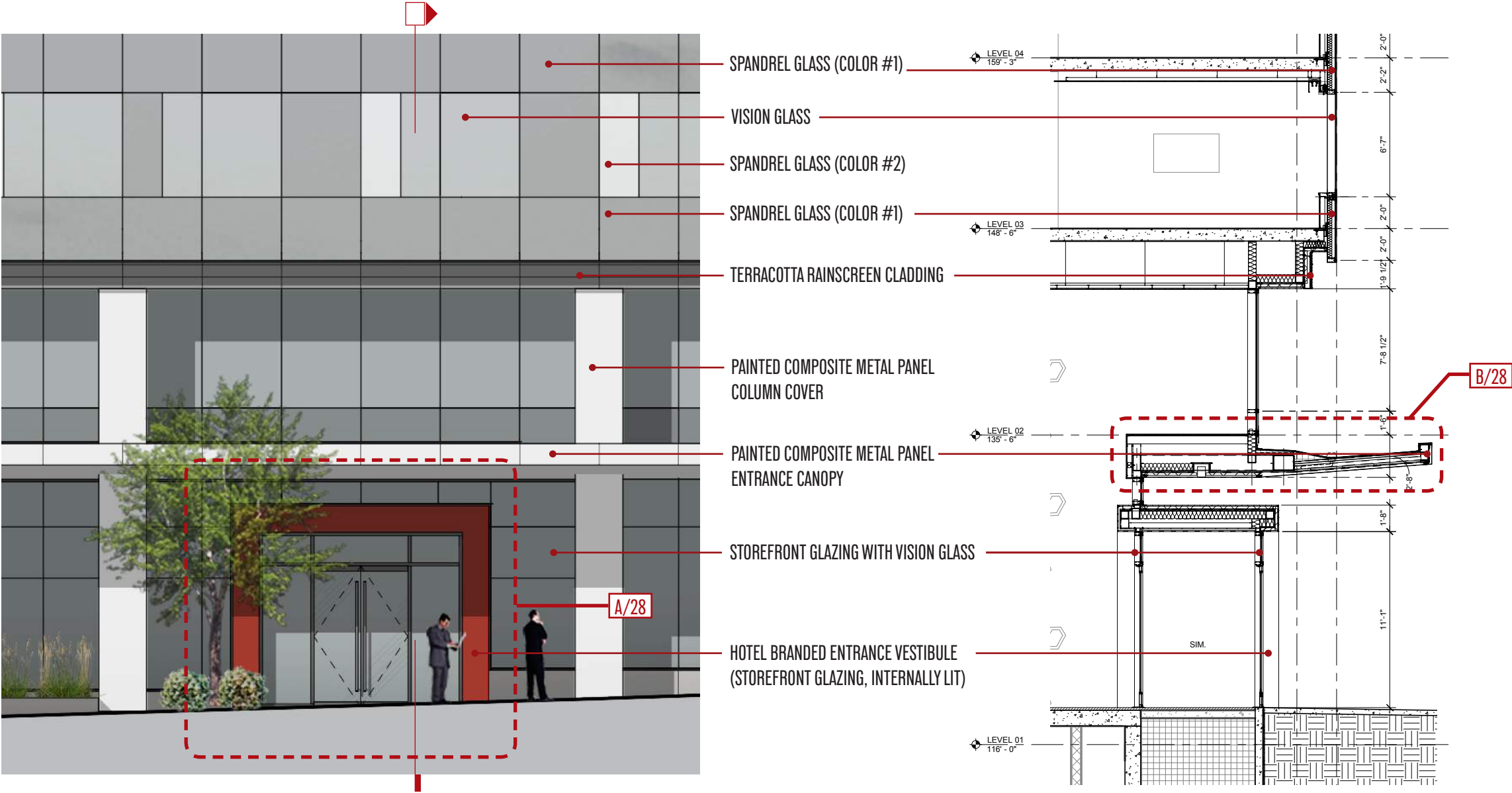


B. BUILDING RENDERING



WALL SECTIONS AND DETAILS

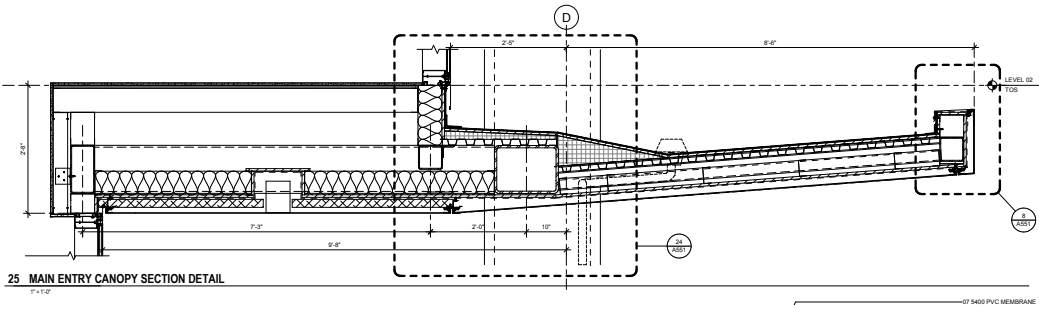
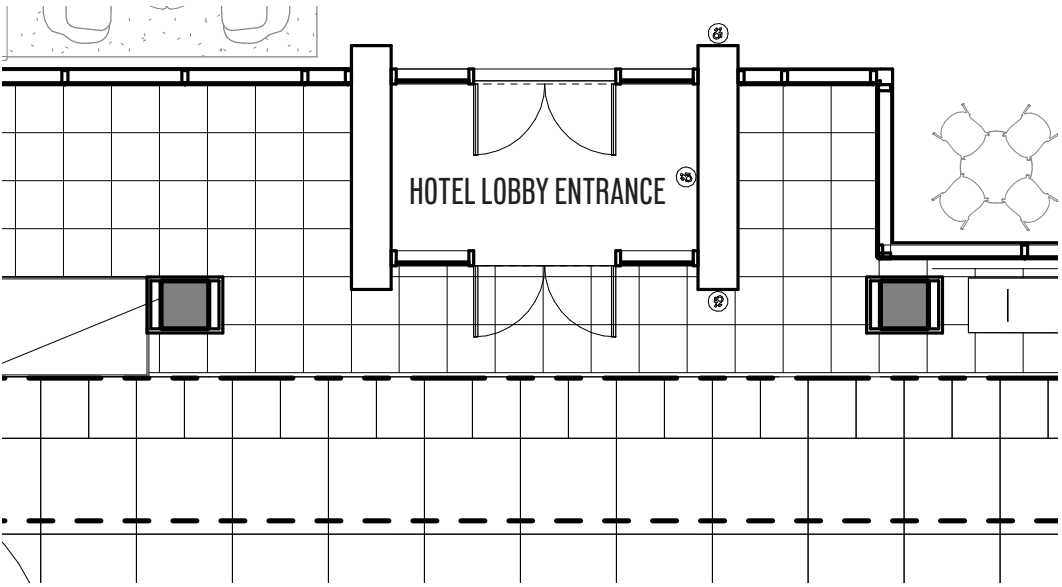




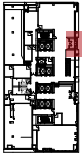
A. REPRESENTATIVE IMAGE OF LOBBY ENTRY



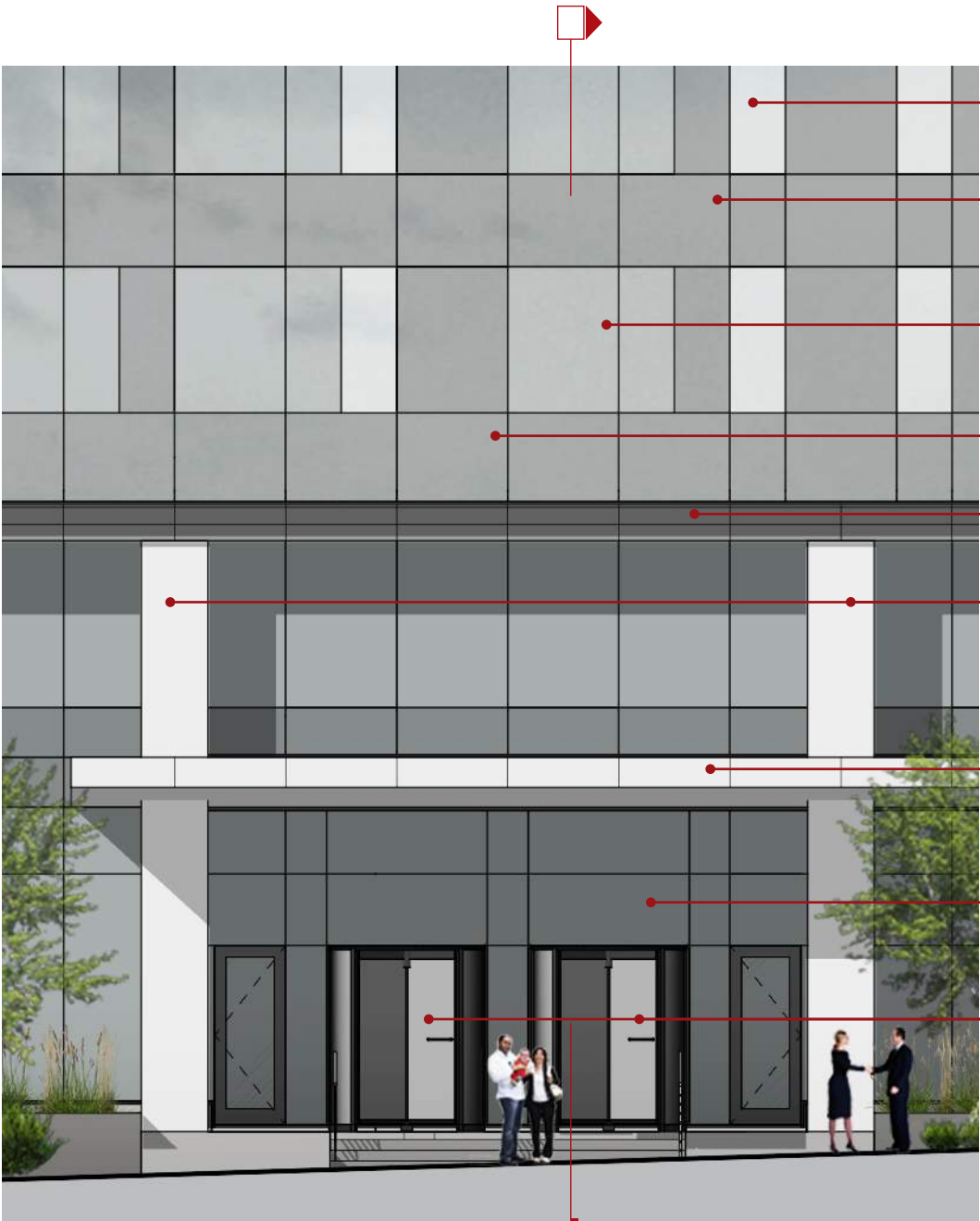
B. BUILDING RENDERING



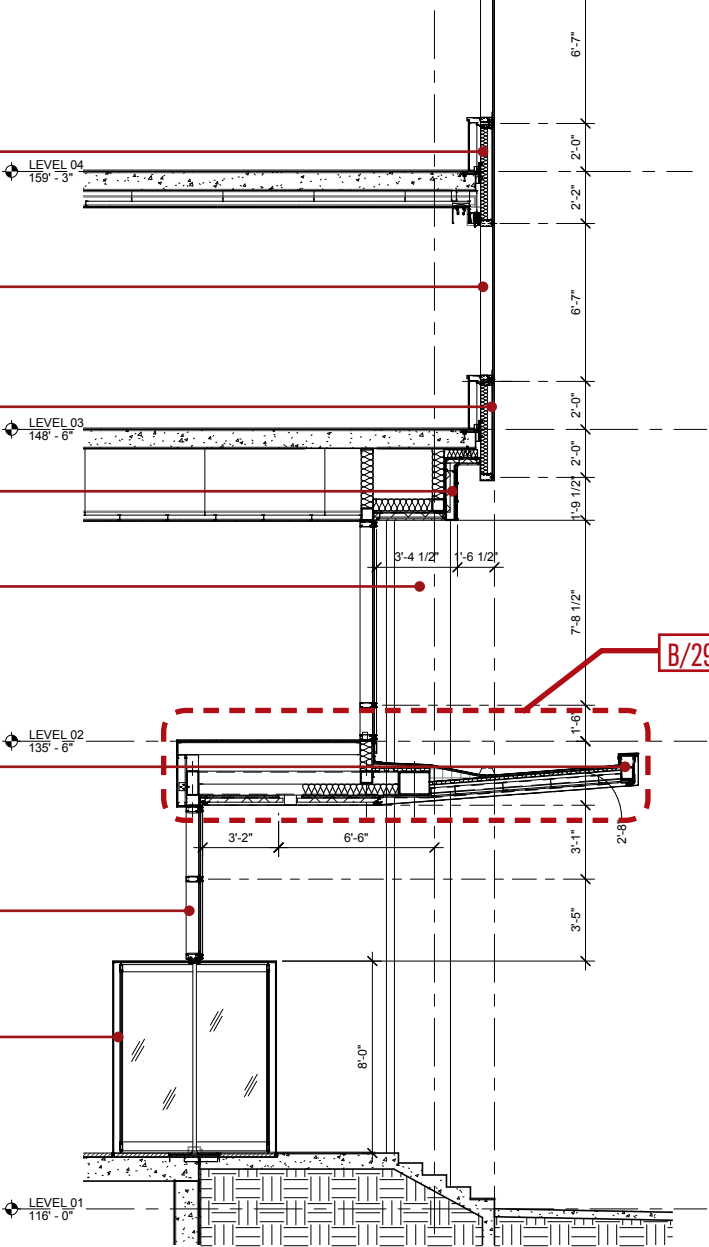
B. STOREFRONT CANOPY SECTION DETAIL



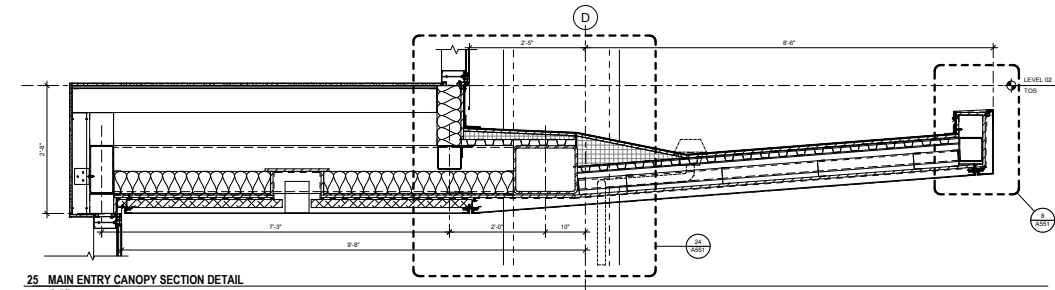
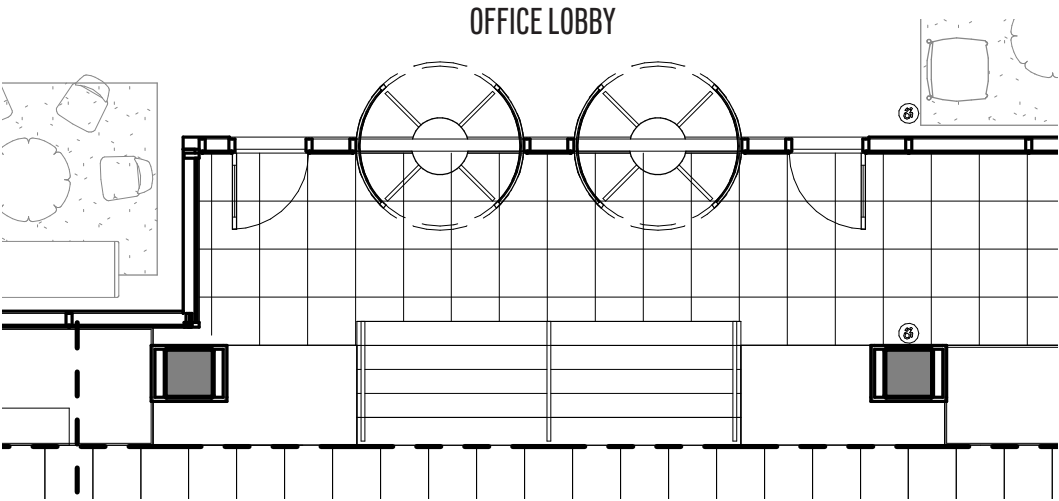




- SPANDREL GLASS (COLOR #2)
- SPANDREL GLASS (COLOR #1)
- VISION GLASS
- SPANDREL GLASS (COLOR #1)
- TERRACOTTA RAINSCREEN CLADDING
- PAINTED COMPOSITE METAL PANEL COLUMN COVER
- PAINTED COMPOSITE METAL PANEL ENTRY CANOPY
- STOREFRONT VISION GLAZING
- GLASS REVOLVING ENTRANCE DOORS



A. BUILDING RENDERING



B. STOREFRONT CANOPY SECTION DETAIL





SPANDREL GLASS (COLOR #1)

VISION GLASS

TERRACOTTA RAINSCREEN CLADDING

STOREFRONT GLAZING WITH VISION GLASS

SPANDREL GLASS (COLOR #1)

PAINTED METAL LOUVER

PAINTED COMPOSITE METAL PANEL CANOPY

RETAIL STOREFRONT ENTRANCE

LEVEL 04  
159' - 3"

LEVEL 03  
148' - 6"

LEVEL 02  
135' - 6"

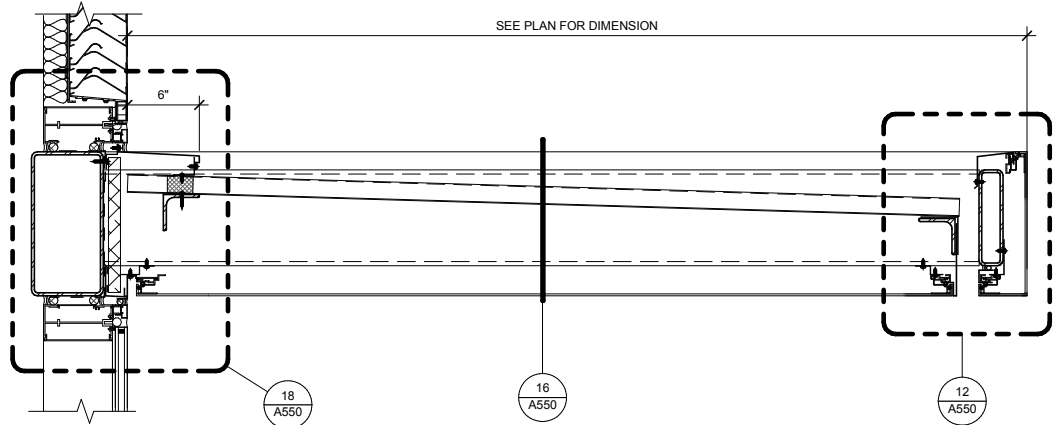
LEVEL 01  
116' - 0"

A/30

B/30

A. SOFFIT @ LEVEL 3

1" = 1'-0"

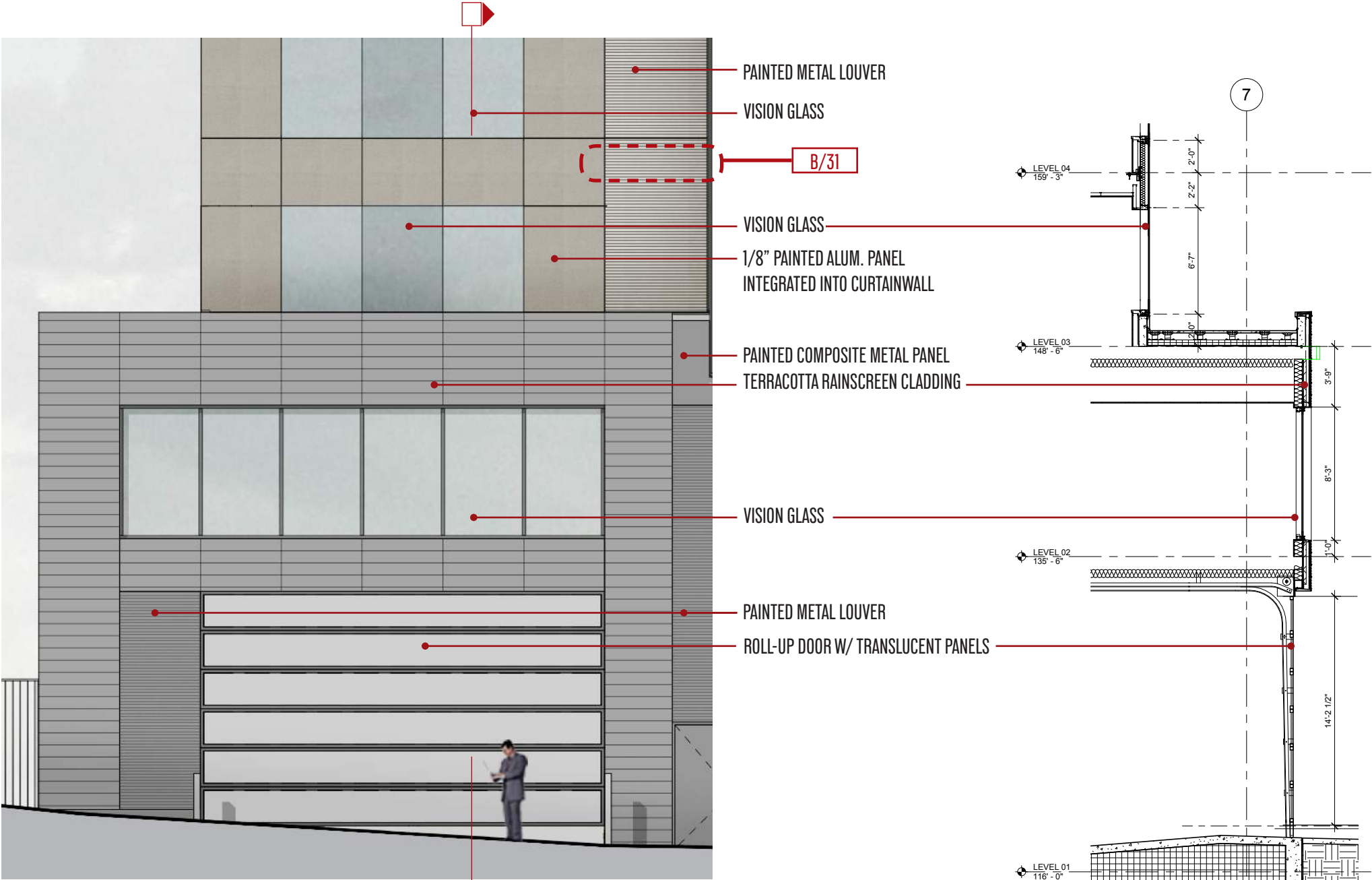


B. RETAIL CANOPY STOREFRONT DETAIL

1" = 1'-0"

# WALL SECTIONS AND DETAILS

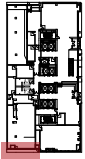
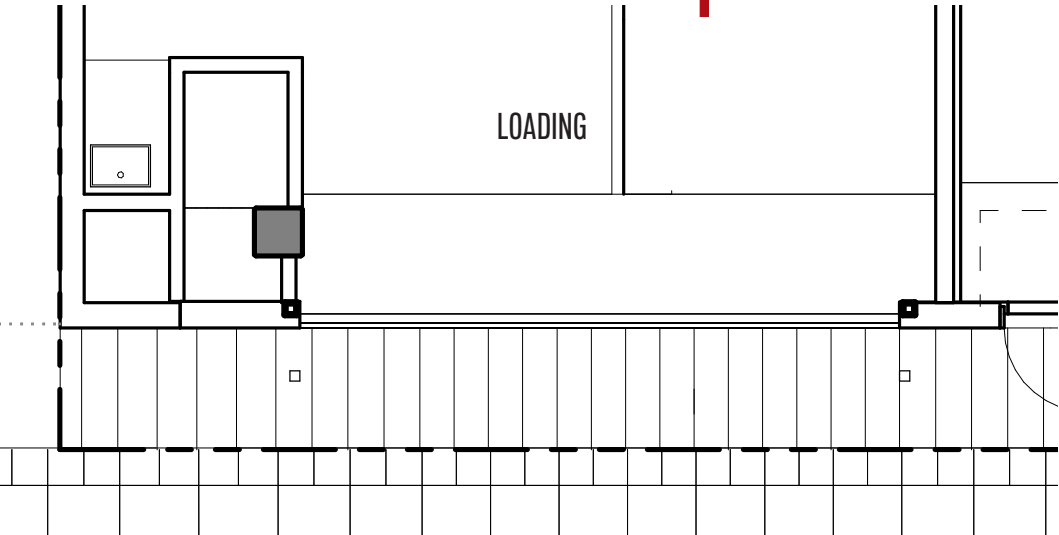




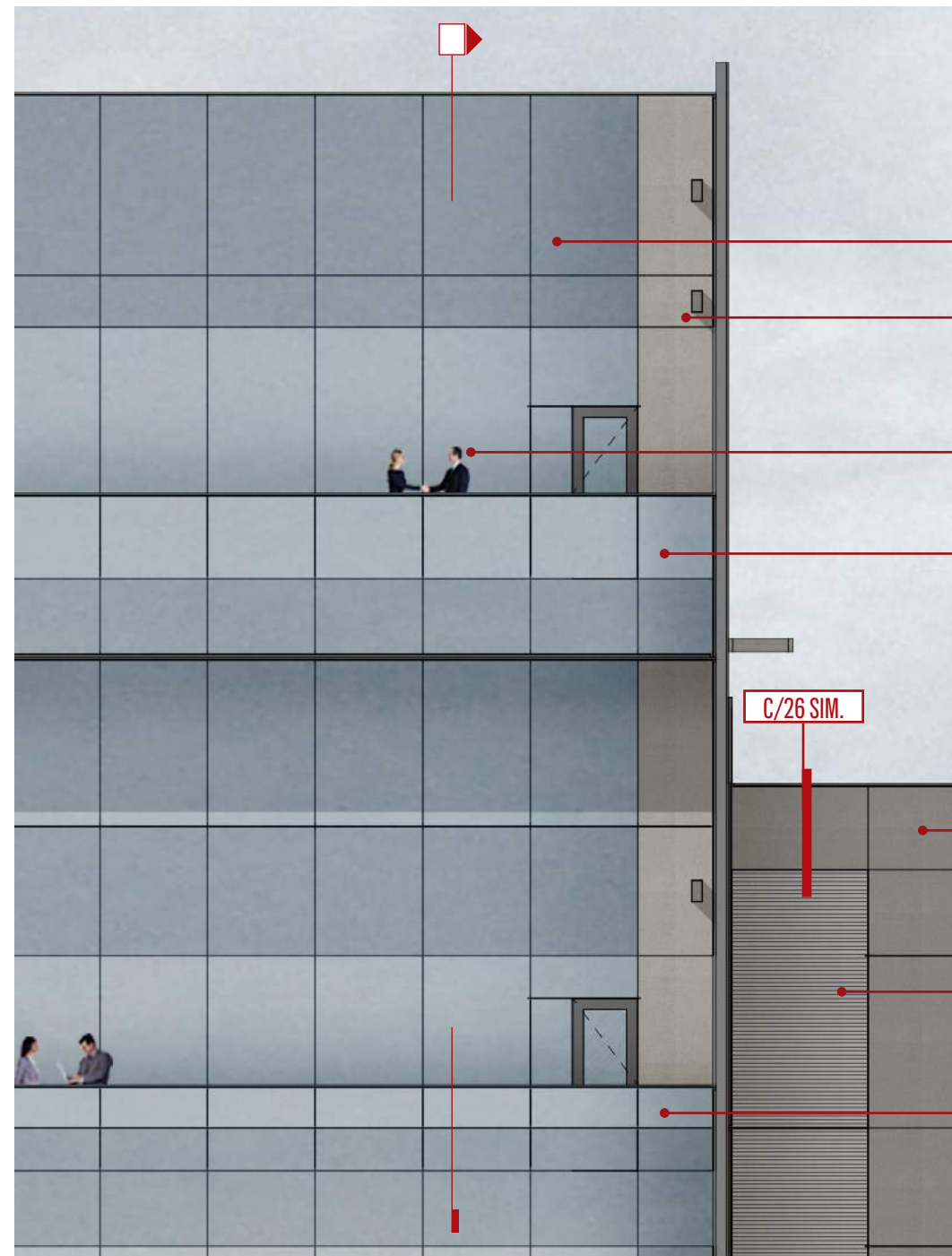
A. REPRESENTATIVE IMAGE OF A ROLL-UP DOOR



B. REPRESENTATIVE IMAGE OF METAL LOUVER

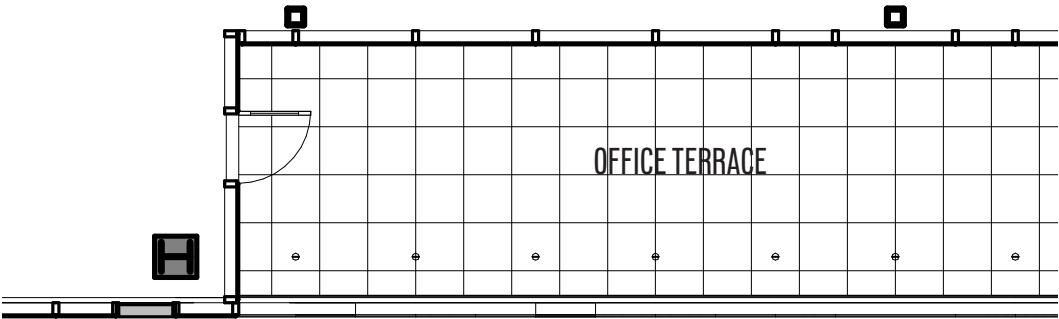
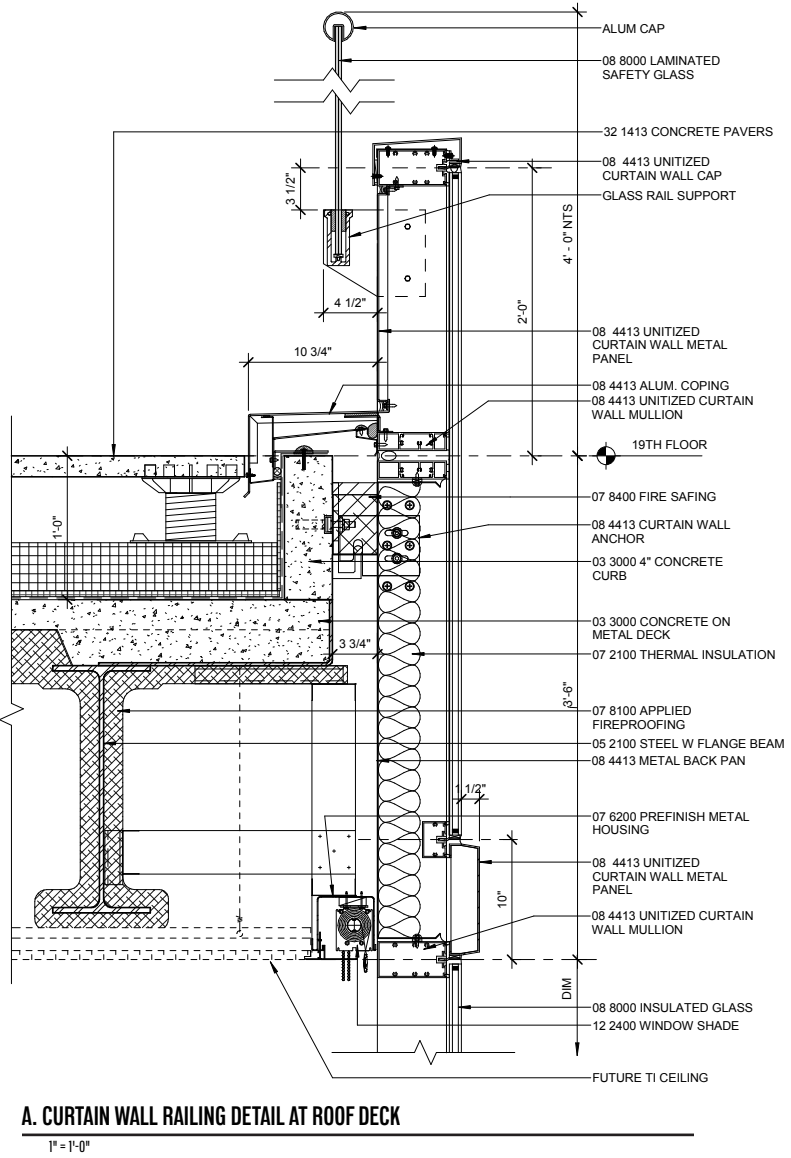
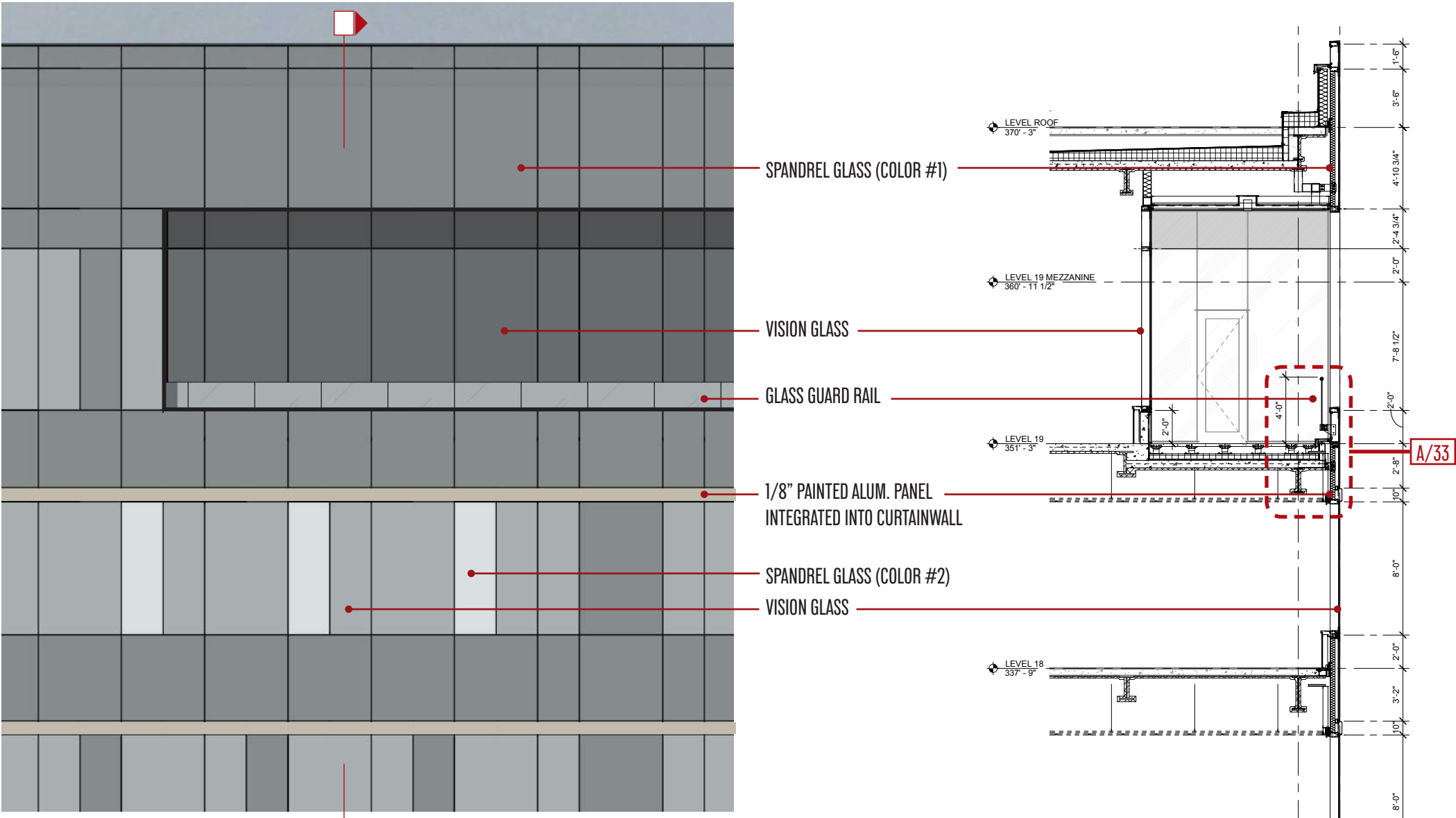




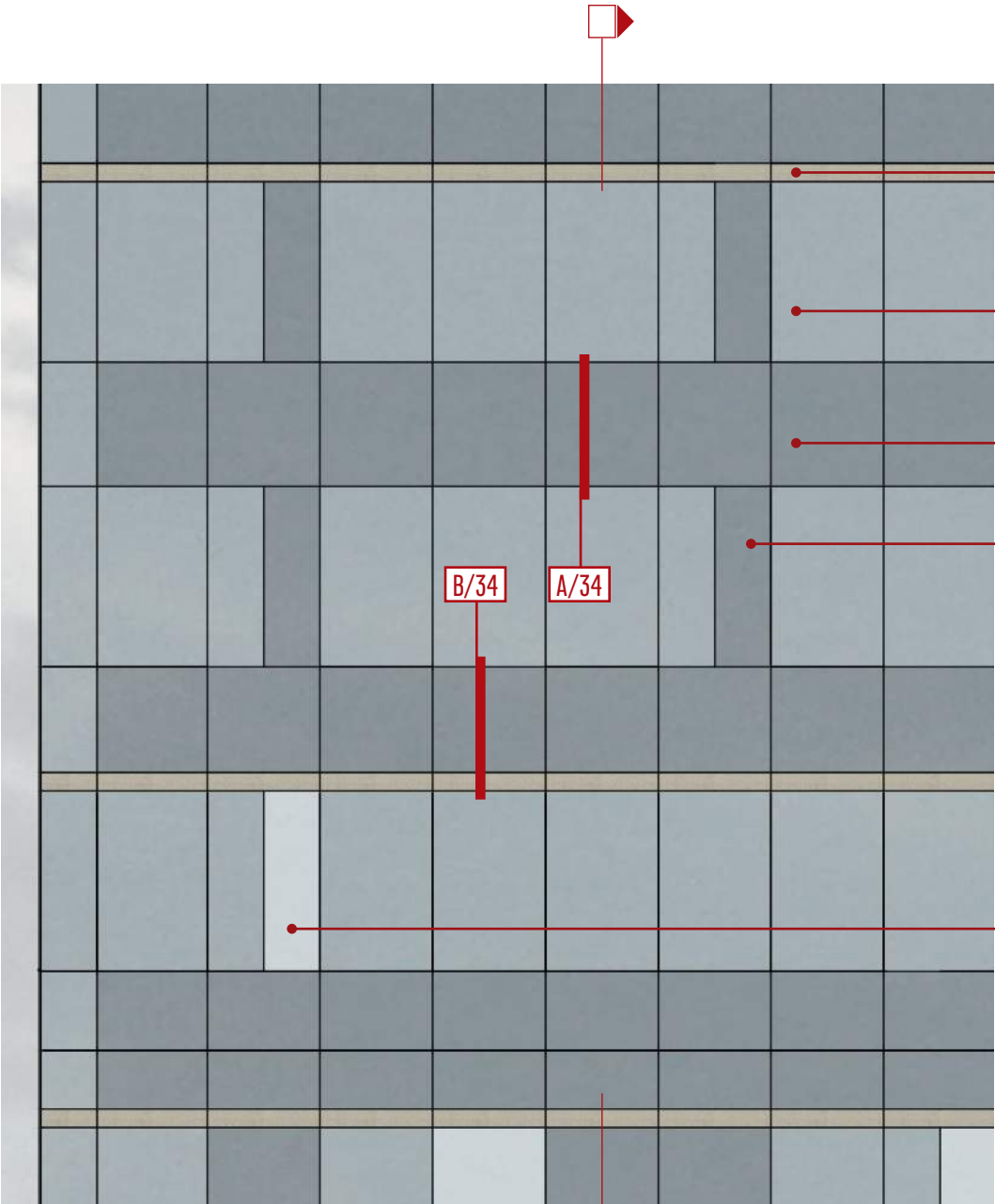


— SPANDREL GLASS (COLOR #1)









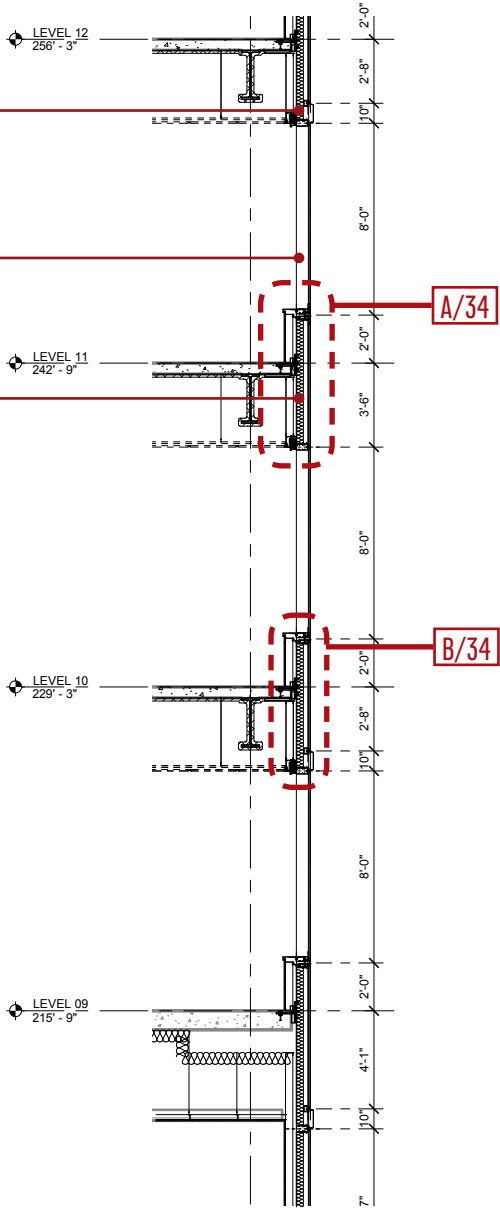
1/8" PAINTED ALUM. PANEL INTEGRATED INTO CURTAINWALL

VISION GLASS

SPANDREL GLASS (COLOR #1)

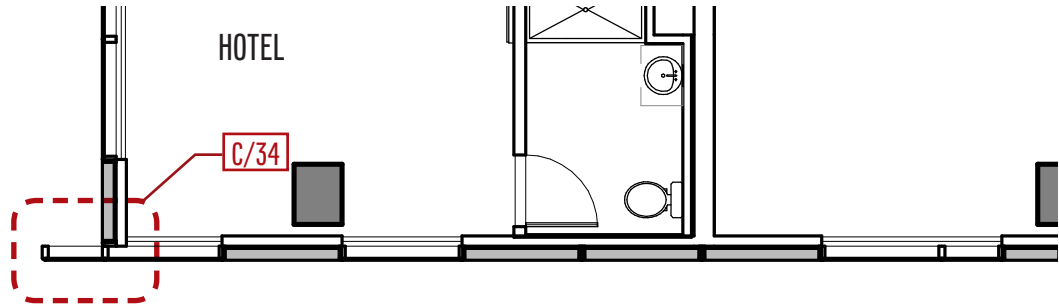
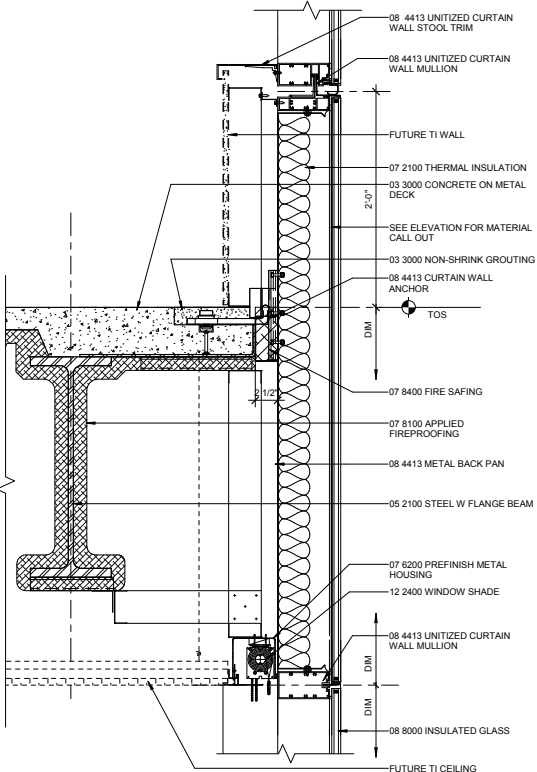
SPANDREL GLASS (COLOR #1)

SPANDREL GLASS (COLOR #2)

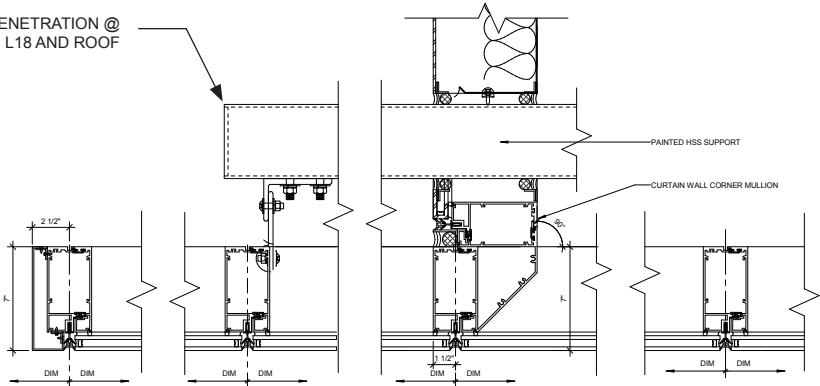


A. CURTAINWALL SPANDREL DETAIL

1" = 1'-0"



STEEL PENETRATION @ L18 AND ROOF

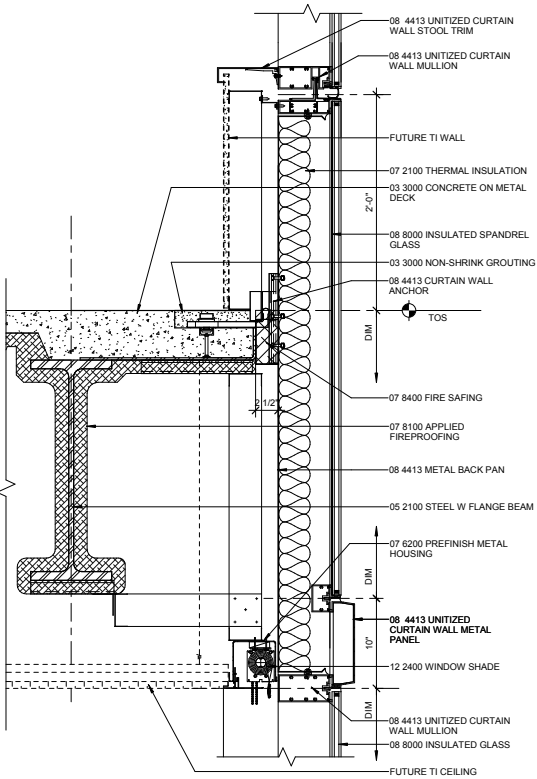


C. CURTAINWALL FIN PLAN DETAIL

3/4" = 1'-0"

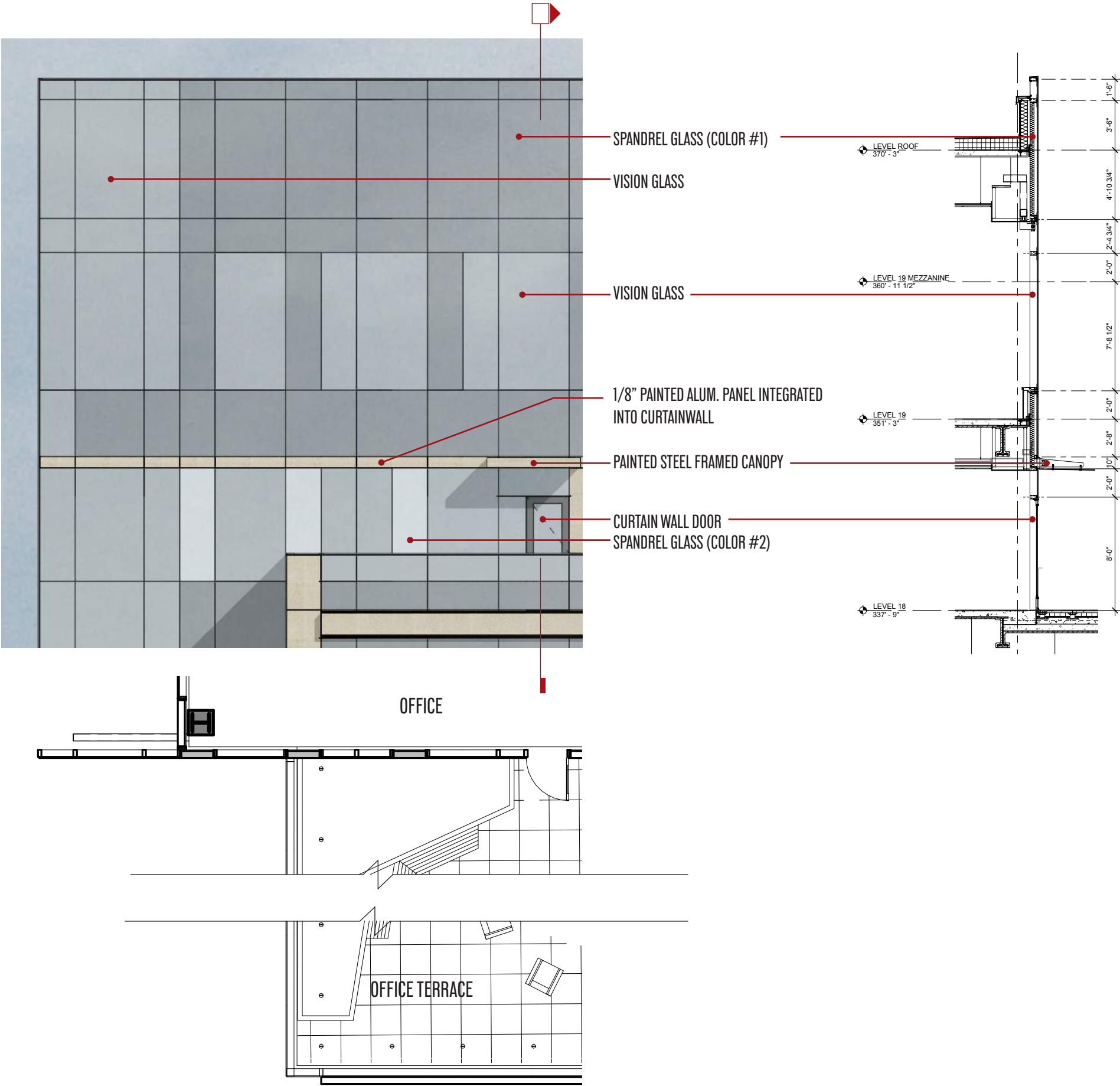
B. CURTAINWALL SPANDREL & MTL. PNL. DETAIL

1" = 1'-0"



# WALL SECTIONS AND DETAILS





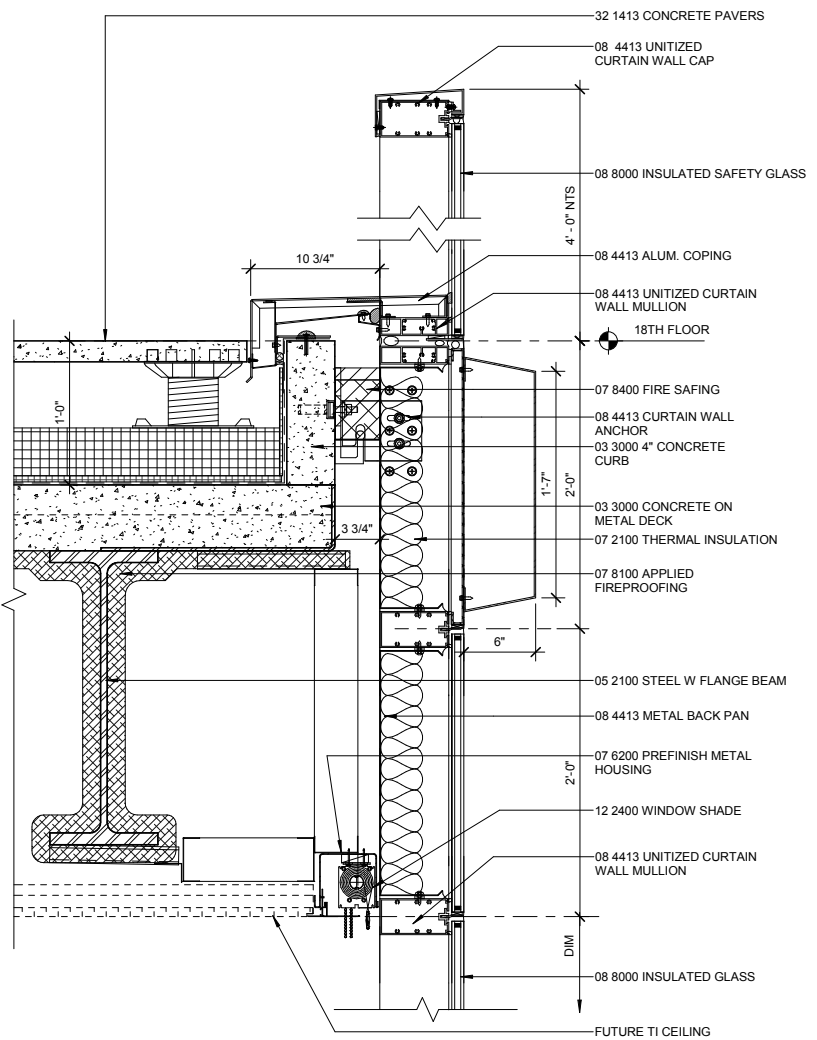
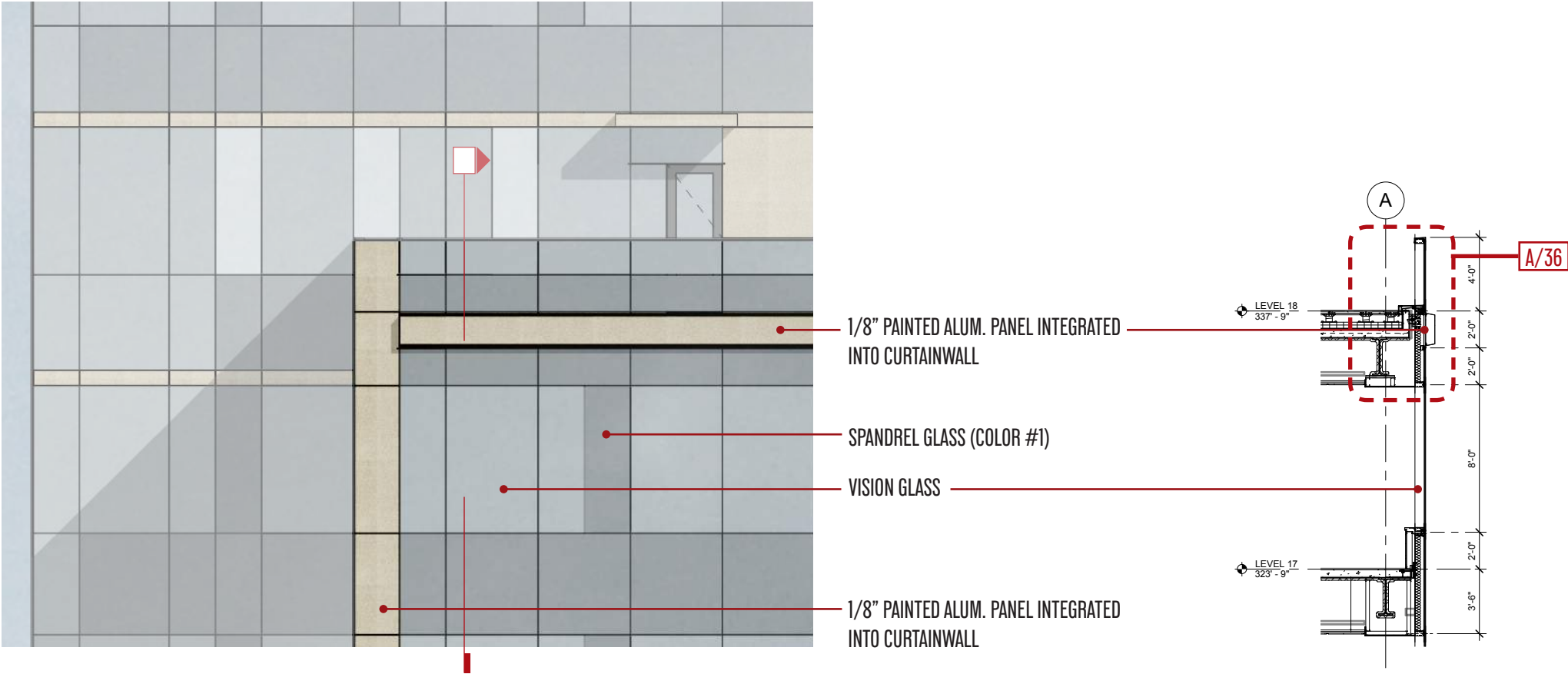
A. REPRESENTATIVE IMAGE OF CURTAINWALL WITH VISION AND SPANDREL GLASS



B. REPRESENTATIVE IMAGE OF VISION AND SPANDREL GLASS PROPOSED

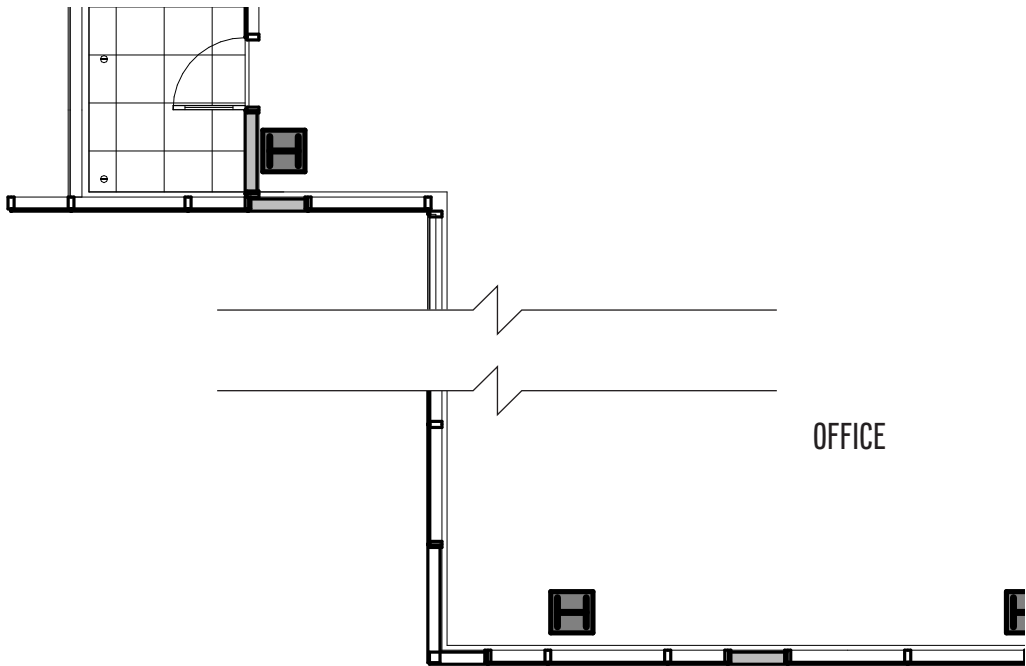






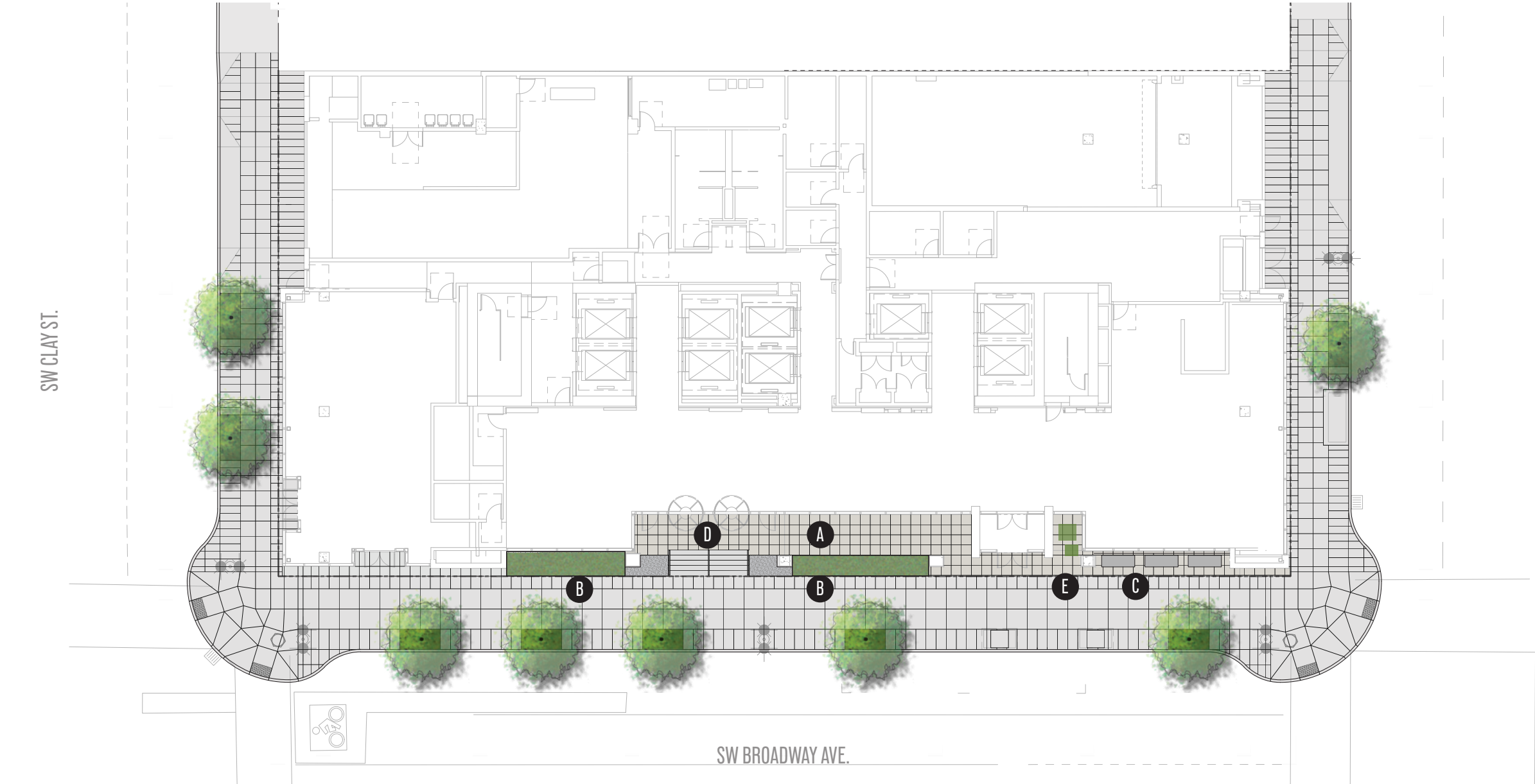
A. TERRACE RAILING AND FIN DETAIL

1" = 1'-0"



WALL SECTIONS AND DETAILS





PLANT LIST



KATSURA STREET TREES



INDIAN HAWTHORNE @ BROADWAY TREE WELLS



SWEET BOX & FOREST GRASS

MATERIALS



A SAND-SET PRECAST PAVERS



B BEAD-BLASTED STEEL PLANTER WALLS



C POLISHED PRECAST & SS BENCHES



D STAINLESS STEEL RAILINGS



E FREE-STANDING PLANTERS



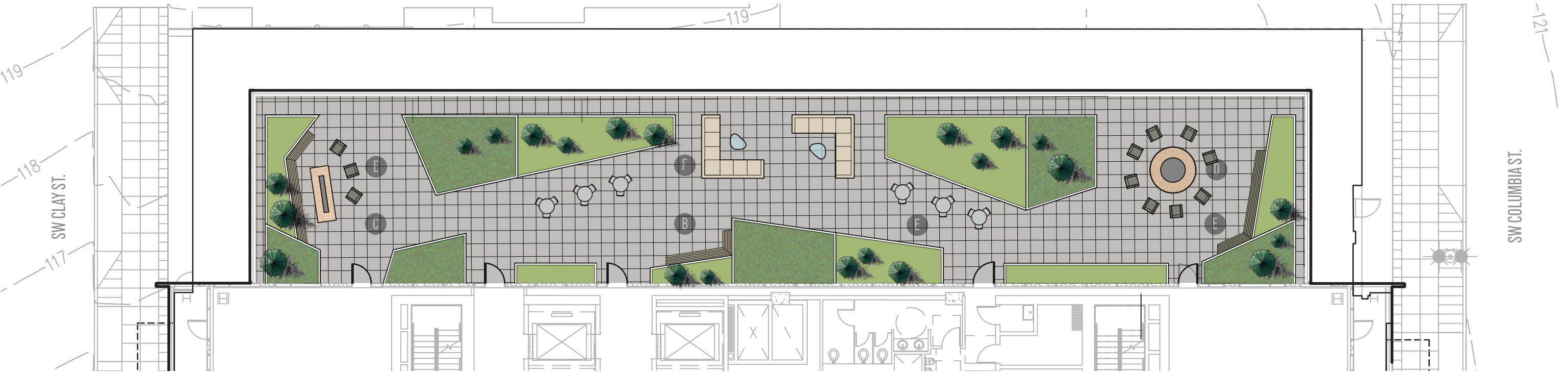
NORTH

LANDSCAPE SITE PLAN



APPENDIX B: 37





MATERIALS



A RAISED PLANTERS



B PRECAST PAVERS



C GAS FIRE TABLE



D GAS FIRE RING



E MOVABLE FURNITURE



F MODULAR SOFA

PLANT LIST



YUCCA ROSTRATA



BLUE ARROW JUNIPER



FEATHER REED GRASS



CARPET ROSE



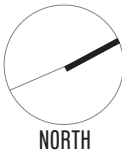
TRAILING JASMINE



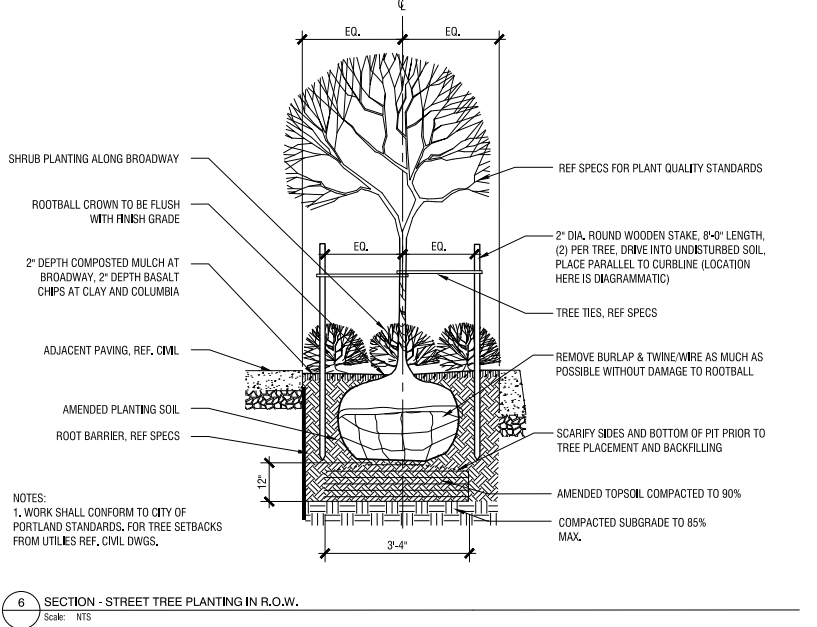
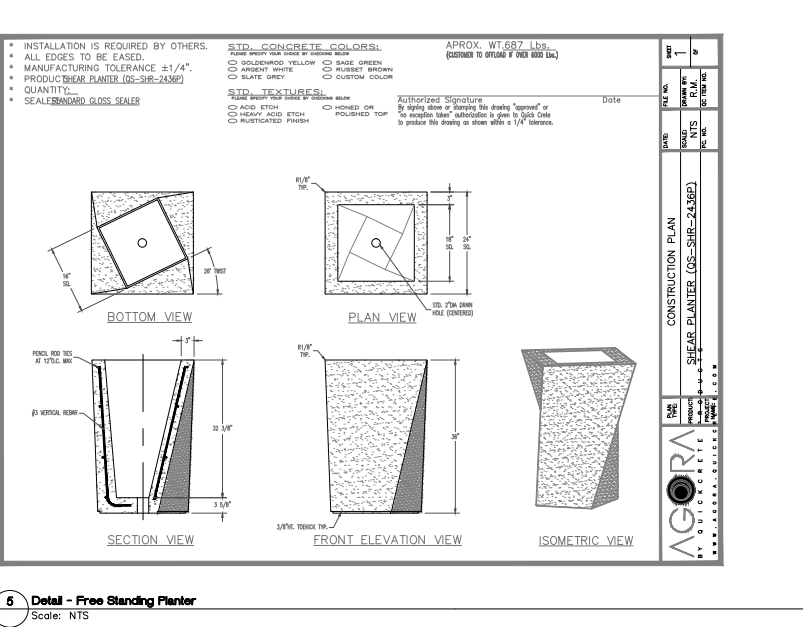
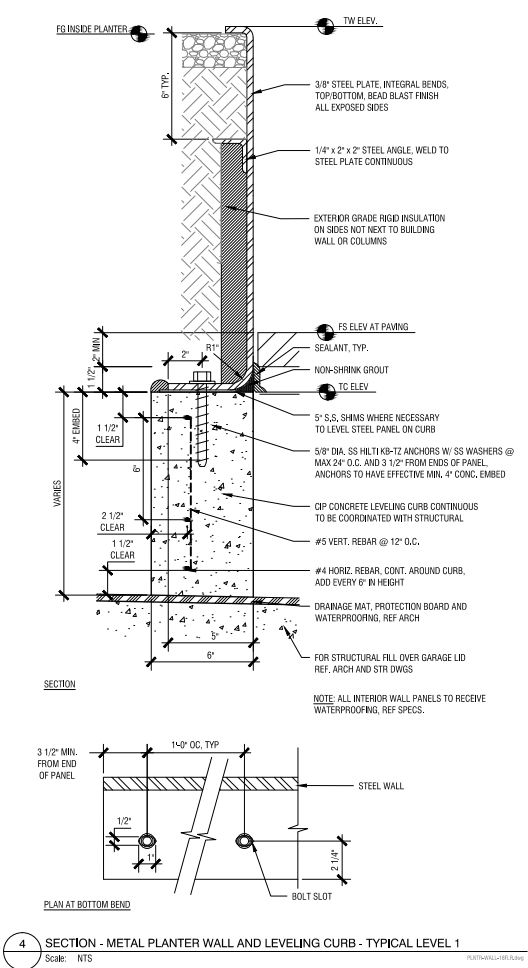
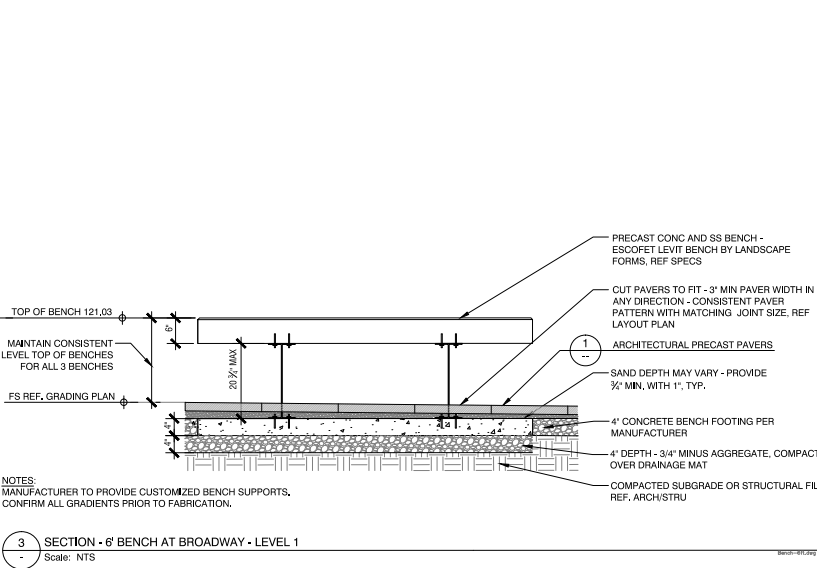
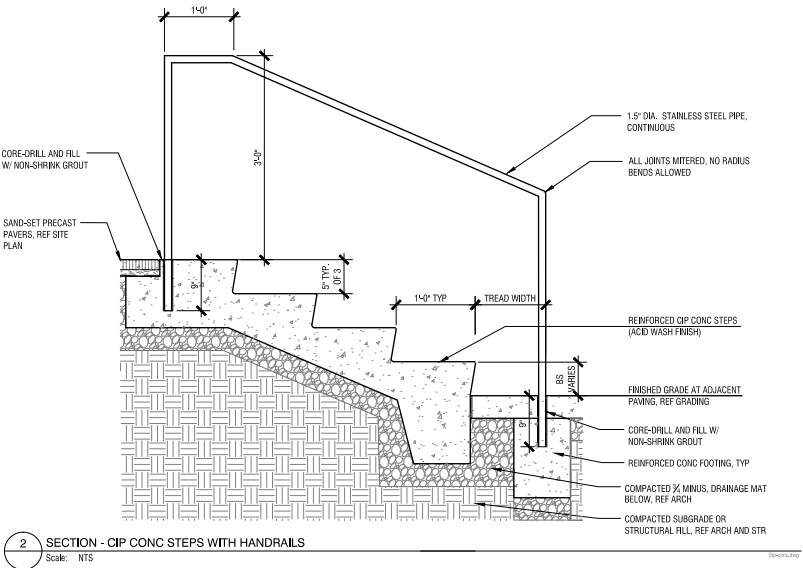
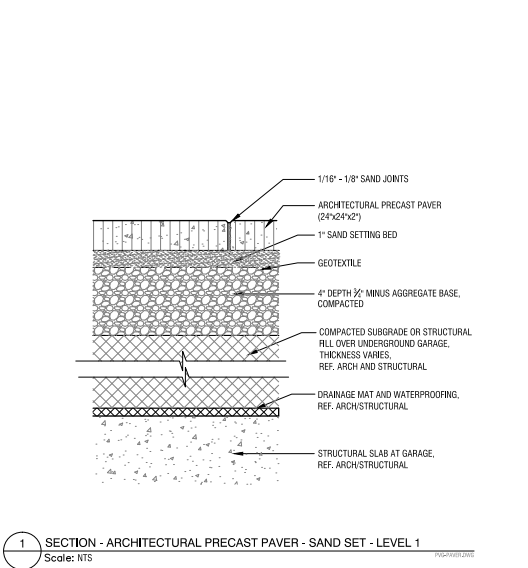
BLUE OAT GRASS & THYME



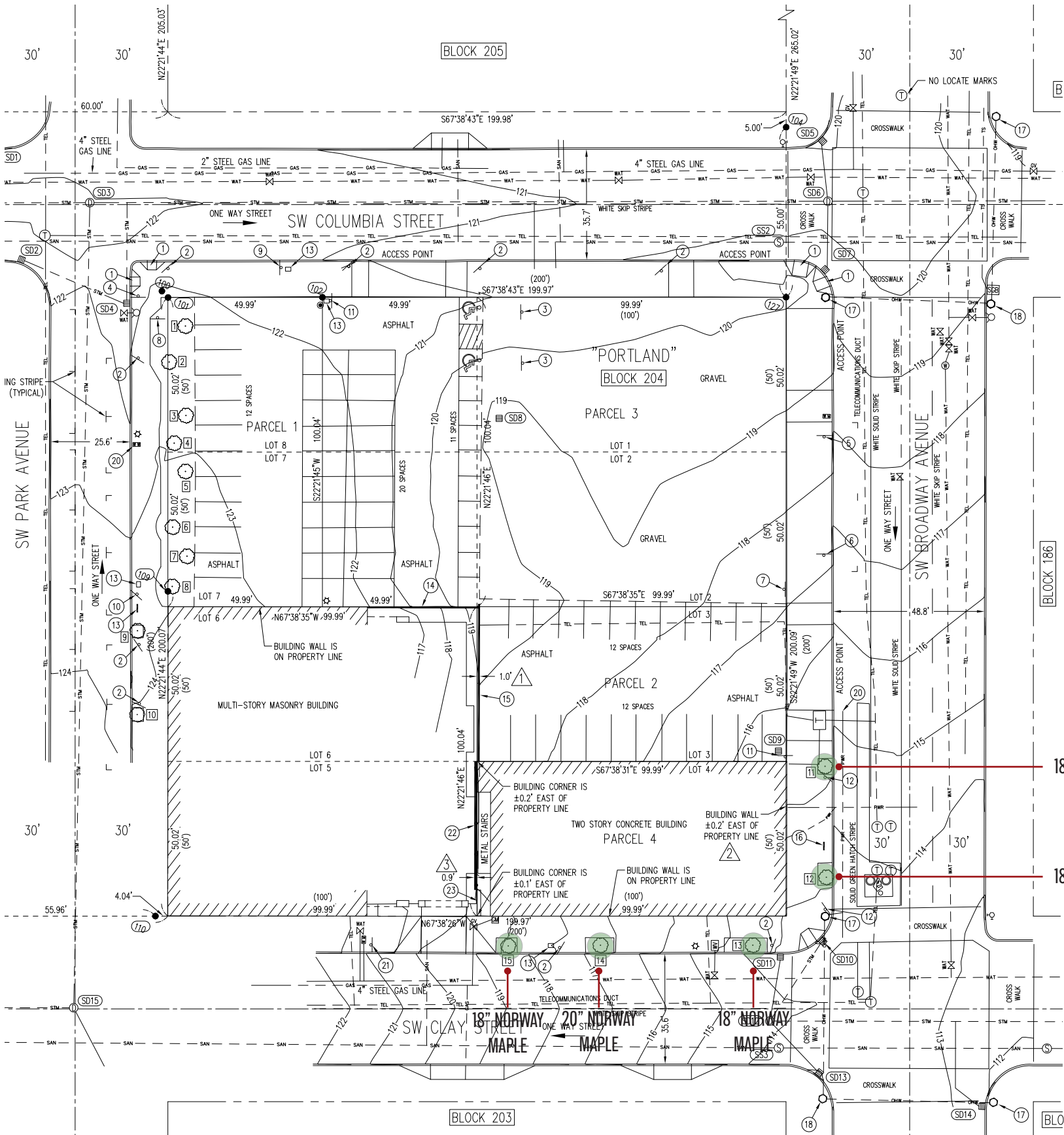
SPEEDWELL









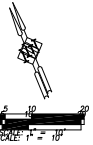


EXISTING TREES TO BE REMOVED.  
TREES TO BE REPLACED WITH CITY  
STANDARDS. SEE LANDSCAPE PLAN.

TREE INFORMATION

- 1 SPLIT 3-12" DECIDUOUS
- 2 SPLIT 2-20" DECIDUOUS
- 3 SPLIT 3-10" DECIDUOUS
- 4 SPLIT 3-10" DECIDUOUS
- 5 SPLIT 3-12" DECIDUOUS
- 6 SPLIT 3-12" DECIDUOUS
- 7 SPLIT 5-10" DECIDUOUS
- 8 SPLIT 2-12" & 15" DECIDUOUS
- 9 12" DECIDUOUS
- 10 12" DECIDUOUS
- 11 18" MAPLE
- 12 18" MAPLE
- 13 18" MAPLE
- 14 20" MAPLE
- 15 18" MAPLE





1	PROPOSED DOMESTIC SERVICE CONNECTION TO EXISTING 12" CAST IRON WATER LINE.	16	6" IE AT BUILDING = 110.92. COORDINATE LOCATION AND ELEVATION WITH PLUMBING PLANS.
2	PROPOSED FIRE SERVICE CONNECTION TO EXISTING 12" CAST IRON WATER LINE.	17	CUT TEE INTO EXISTING 12" VSP SANITARY SEWER MAIN FOR PROPOSED SERVICE. NOTIFY BES PRIOR TO BEGINNING WORK. 12" IE = 110.54
3	4" DOMESTIC WATER LINE TO BE INSTALLED BY WATER BUREAU.	18	INSTALL 25 LF 8" STORM SEWER LATERAL, S = 2.0%
4	3" WATER METER (FOR OFFICE) IN 575 VAULT WITH 3.5' SQUARE ACCESS DOOR TO BE INSTALLED BY THE WATER BUREAU. CONTRACTOR TO COORDINATE WITH WATER BUREAU.	19	8" IE AT BUILDING = 101.65. COORDINATE LOCATION AND ELEVATION WITH PLUMBING PLANS.
5	4" WATER METER (FOR HOTEL) IN 575 UTILITY VAULT WITH 3.5' SQUARE ACCESS DOOR TO BE INSTALLED BY THE WATER BUREAU. CONTRACTOR TO COORDINATE WITH WATER BUREAU.	20	CONTRACTOR TO VERIFY LOCATION OF EXISTING SANITARY AND STORM SERVICE. CAP AND ABANDON IN PLACE AT CURB LINE UNDER SEPARATE PERMIT. CONTRACTOR TO REMOVE EXISTING SERVICE LATERALS AS NECESSARY FOR PROPOSED CONSTRUCTION.
6	COORDINATE LOCATION OF WATER LINES AT BUILDING WITH PLUMBING PLANS. SEE PLUMBING PLANS FOR CONTINUATION. BACKFLOW DEVICES LOCATED INSIDE THE BUILDING.	21	REMOVE EXISTING CATCH BASIN. ABANDON EXISTING CATCH BASIN LEAD. PLUG CATCH BASIN LEAD AT MANHOLE IN ACCORDANCE WITH CITY OF PORTLAND SPECIFICATIONS. CONTRACTOR TO REMOVE EXISTING LEAD AS NECESSARY FOR PROPOSED CONSTRUCTION.
7	EXISTING WATER SERVICE AND METER TO BE KILLED BY WATER BUREAU. CONTRACTOR TO COORDINATE WITH WATER BUREAU.	22	PROPOSED GAS SERVICE. CONTRACTOR TO COORDINATE WITH NW NATURAL.
8	NEW HYDRANT TO BE INSTALLED BY THE WATER BUREAU. CONTRACTOR TO COORDINATE WITH WATER BUREAU.	23	PROTECT EXISTING CONCRETE DUCT BANK (24" WIDE X 52" TALL) AND ASSOCIATED CONDUITS (42" TOTAL). COORDINATE WITH CENTURY LINK DURING CONSTRUCTION.
9	8" FIRE SERVICE TO BE INSTALLED BY WATER BUREAU.	24	PROTECT CONCRETE DUCT BANK 21" WIDE X 20" TALL (9 CONDUITS).
10	EXISTING SANITARY SEWER BRICK MANHOLE (1888) TO BE RECONSTRUCTED FOR PROPOSED CURB EXTENSION UNDER SEPARATE PERMIT.	25	PROTECT EXISTING HANDHOLE. COORDINATE WITH CENTURY LINK.
11	INSTALL NEW 48" SANITARY MANHOLE ON EXISTING 12" VSP LINE UNDER SEPARATE PERMIT.	26	PROTECT EXISTING SQUARE TILE DUCT BANKS (12" WIDE X 10" TALL). COORDINATE WITH CENTURY LINK.
12	INSTALL 33 LF 8" SANITARY SEWER LATERAL, S = 2.0%.	28	INSTALL CATCH BASIN AND 10" STORM INLET LEAD.
13	8" IE AT BUILDING = 109.22. COORDINATE LOCATION AND ELEVATION WITH PLUMBING PLANS.		
14	INSTALL NEW 48" SANITARY MANHOLE ON EXISTING 15" CSP FOR PROPOSED BUILDING LATERAL.		
15	INSTALL 6 LF 6" SANITARY SEWER LATERAL, S = 2.0%		

ELECTRICAL, TELEPHONE, GAS, AND TV SERVICE SHALL BE COORDINATED BY THE CONTRACTOR WITH THE APPROPRIATE UTILITY COMPANY. APPROXIMATE LOCATIONS OF PROPOSED FACILITIES SHOWN FOR REFERENCE ONLY. COORDINATE LOCATION WITH OWNER.