



1455 SW BROADWAY

BDC / SW BROADWAY LLC
GBD ARCHITECTS INC.

APPENDIX B



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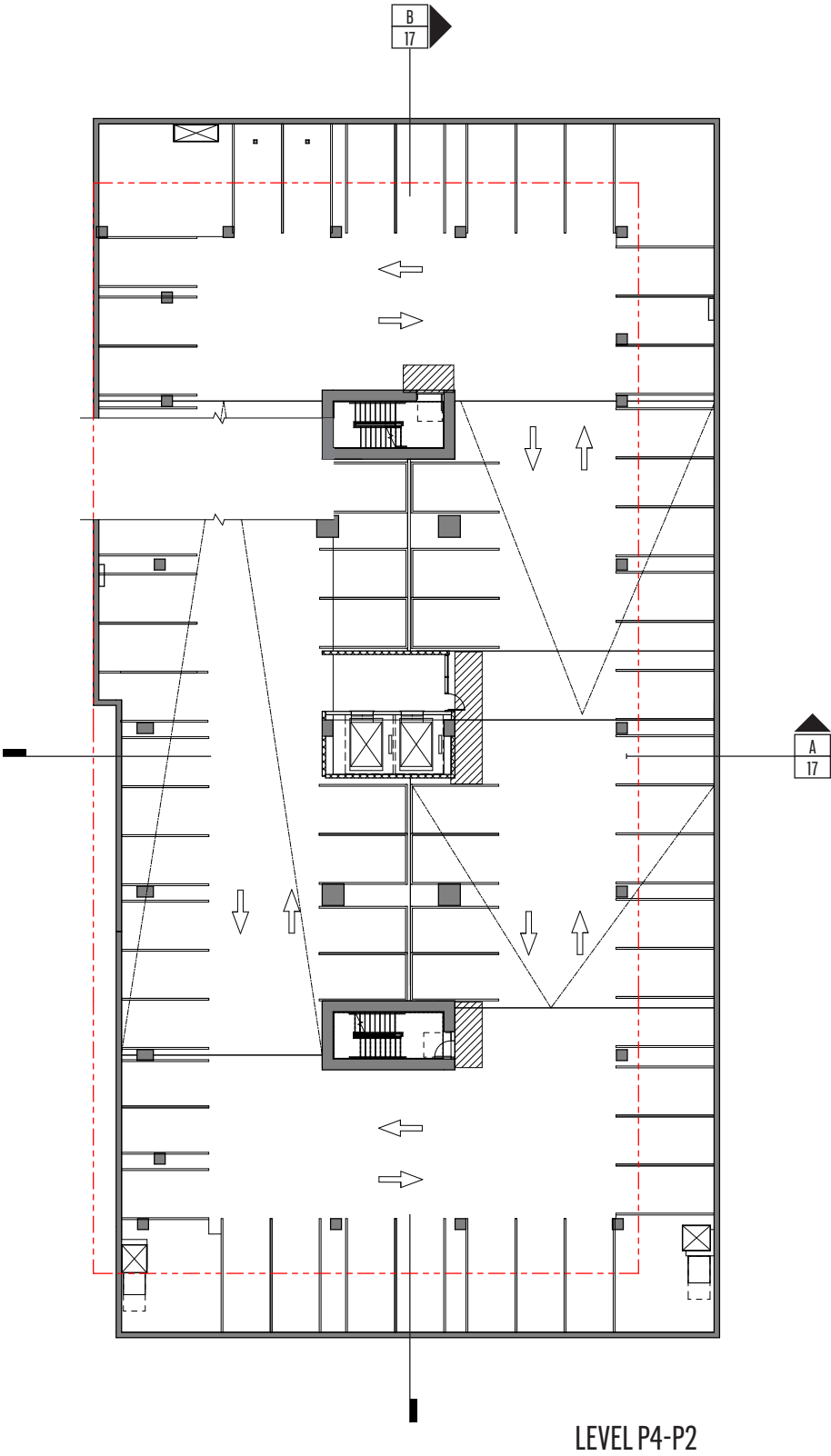


NEIGHBORHOOD FEATURES

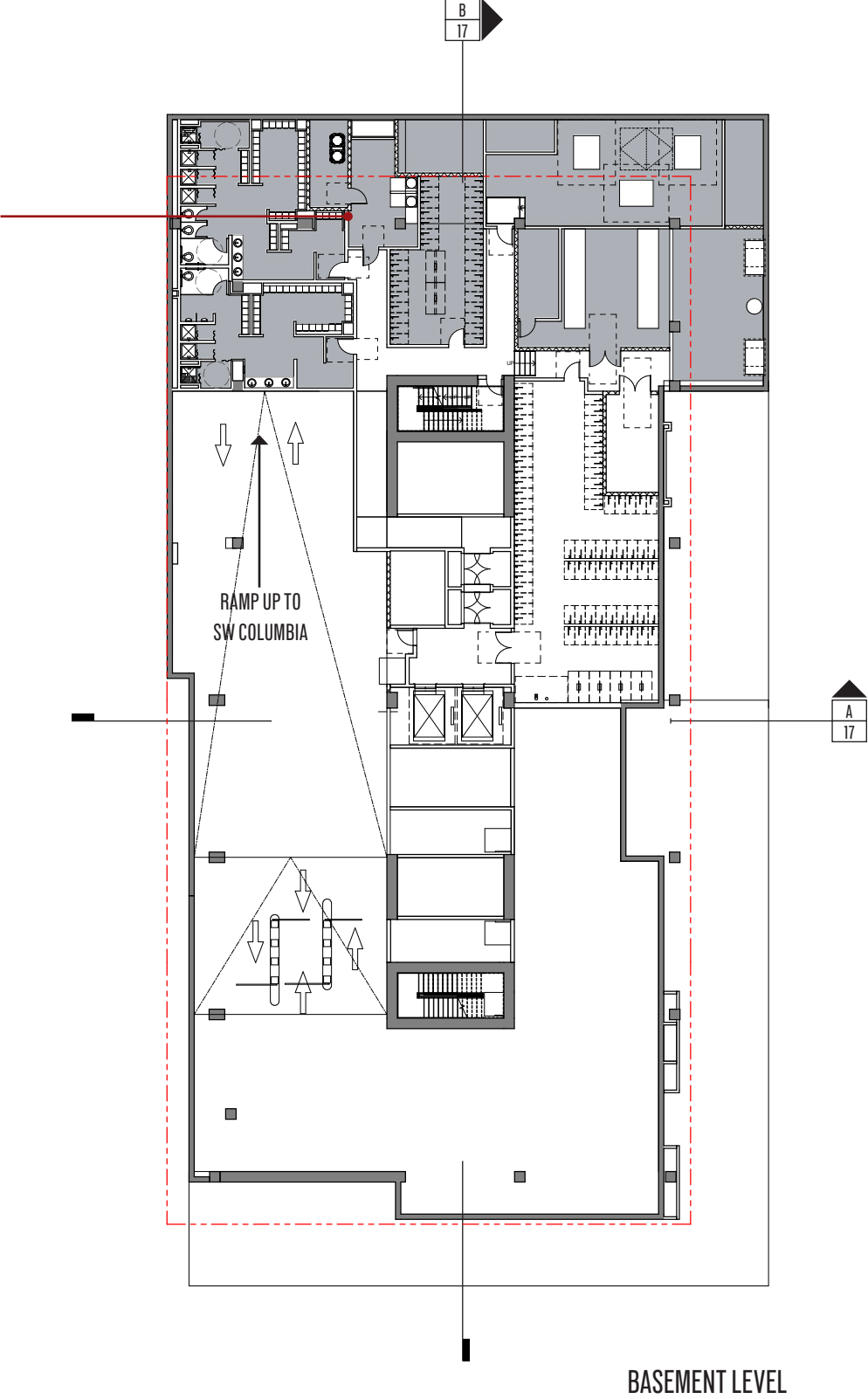
- 1. SOUTH PARK BLOCKS
- 2. OREGONIAN BUILDING
- 3. FIRST CHRISTIAN CHURCH
- 4. DEPT. OF JUSTICE
- 5. PORTLAND STATE UNIVERSITY
- 6. ST. JAMES LUTHERAN CHURCH
- 7. FIRST CONGREGATIONAL UNITED CHURCH OF CHRIST
- 8. PORTLAND ART MUSEUM
- 9. KELLER FOUNTAIN PARK
- 10. HOTEL MODERA
- 11. TERRY SCHRUNK PLAZA
- 12. KOIN CENTER
- 13. WELLS FARGO CENTER
- 14. STANDARD INSURANCE BUILDING

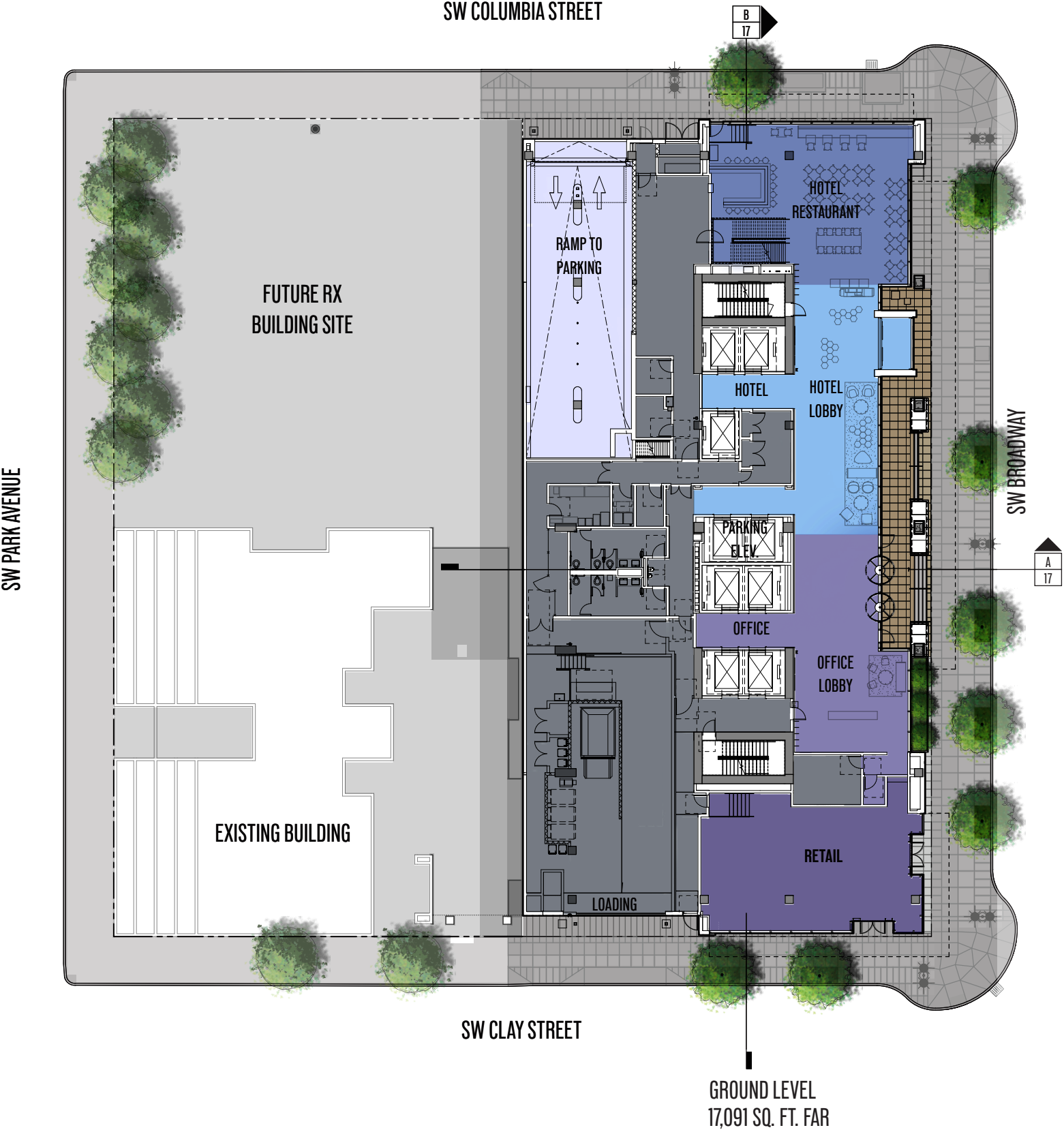


LEGEND
PROPERTY LINE: - - - - -



1900 sf BIKE LOCKER ROOM



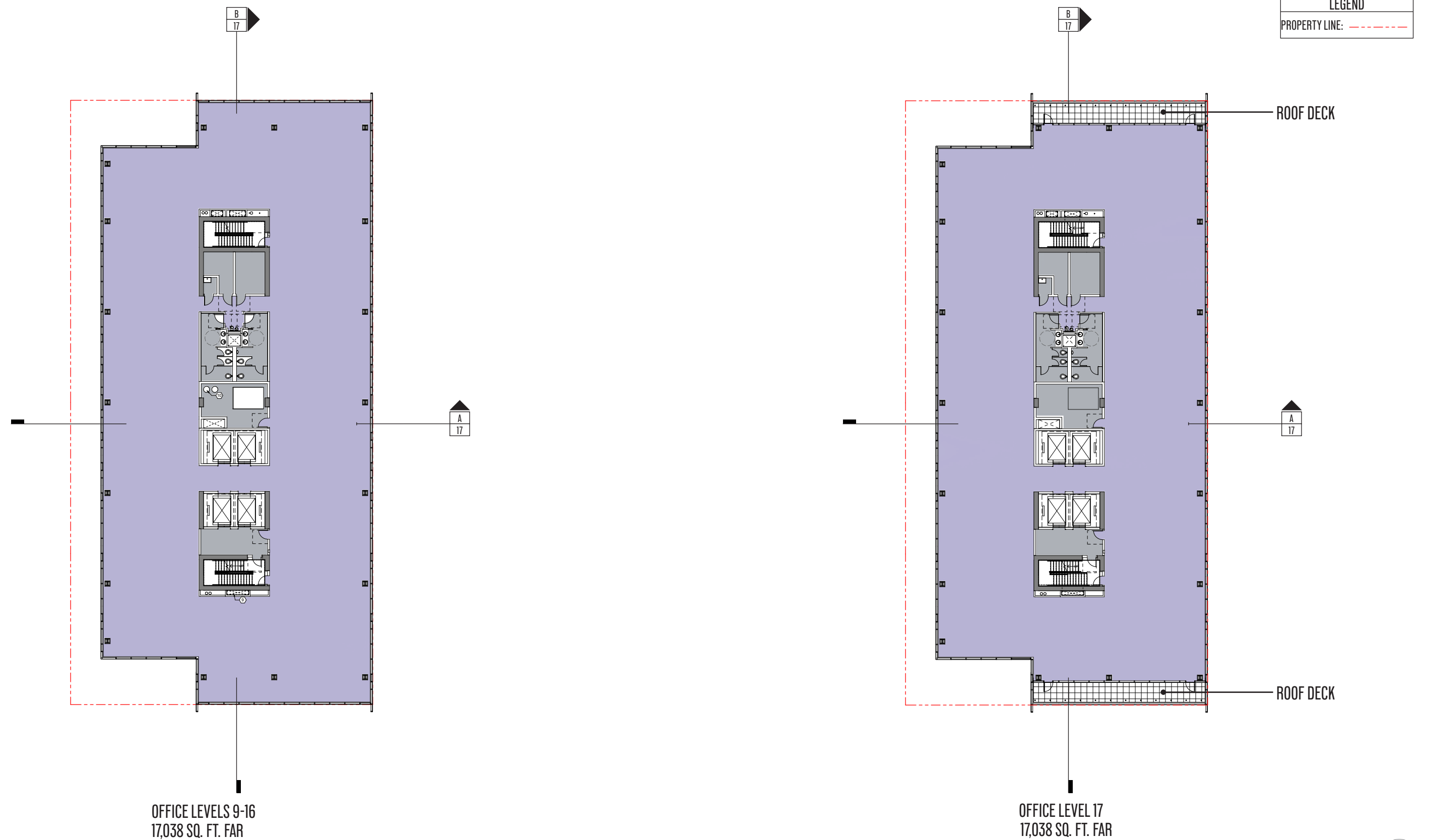


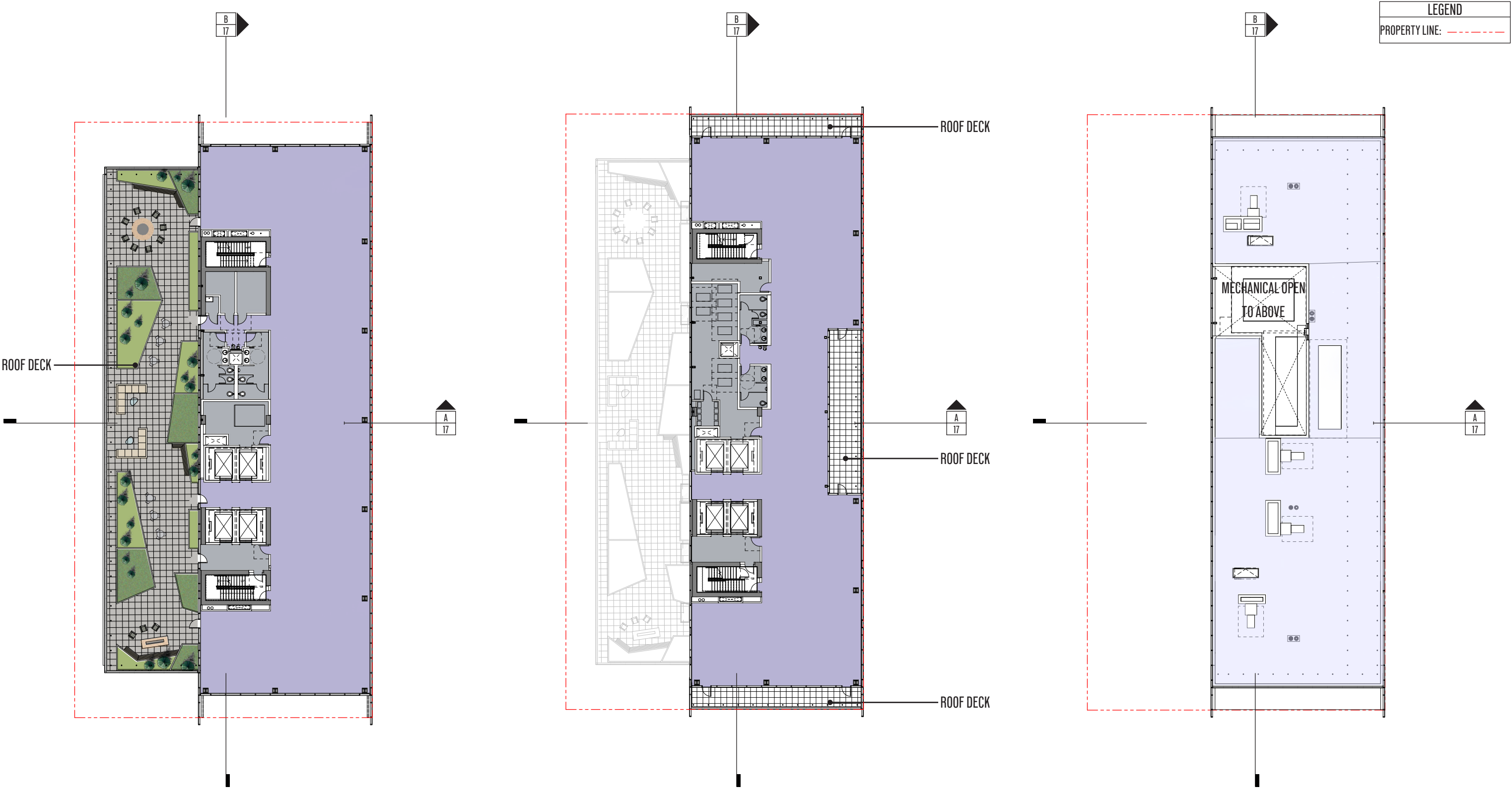
LEGEND
PROPERTY LINE: - - - - -

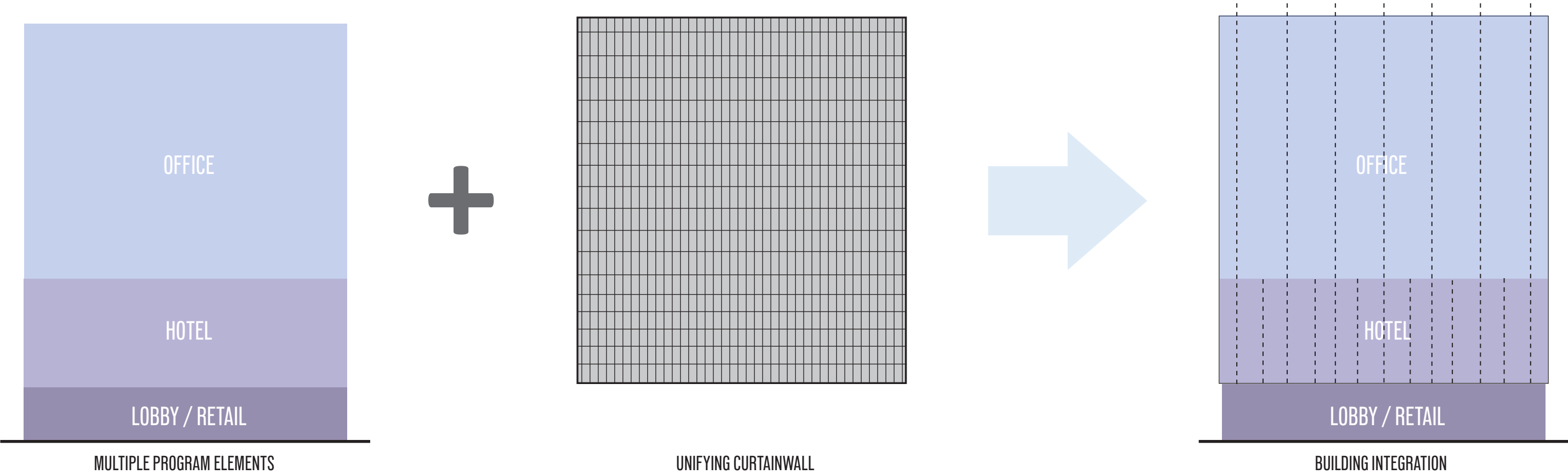
SERVICE / SUPPORT	RETAIL	OFFICE	AMENITY	HOTEL	PARKING
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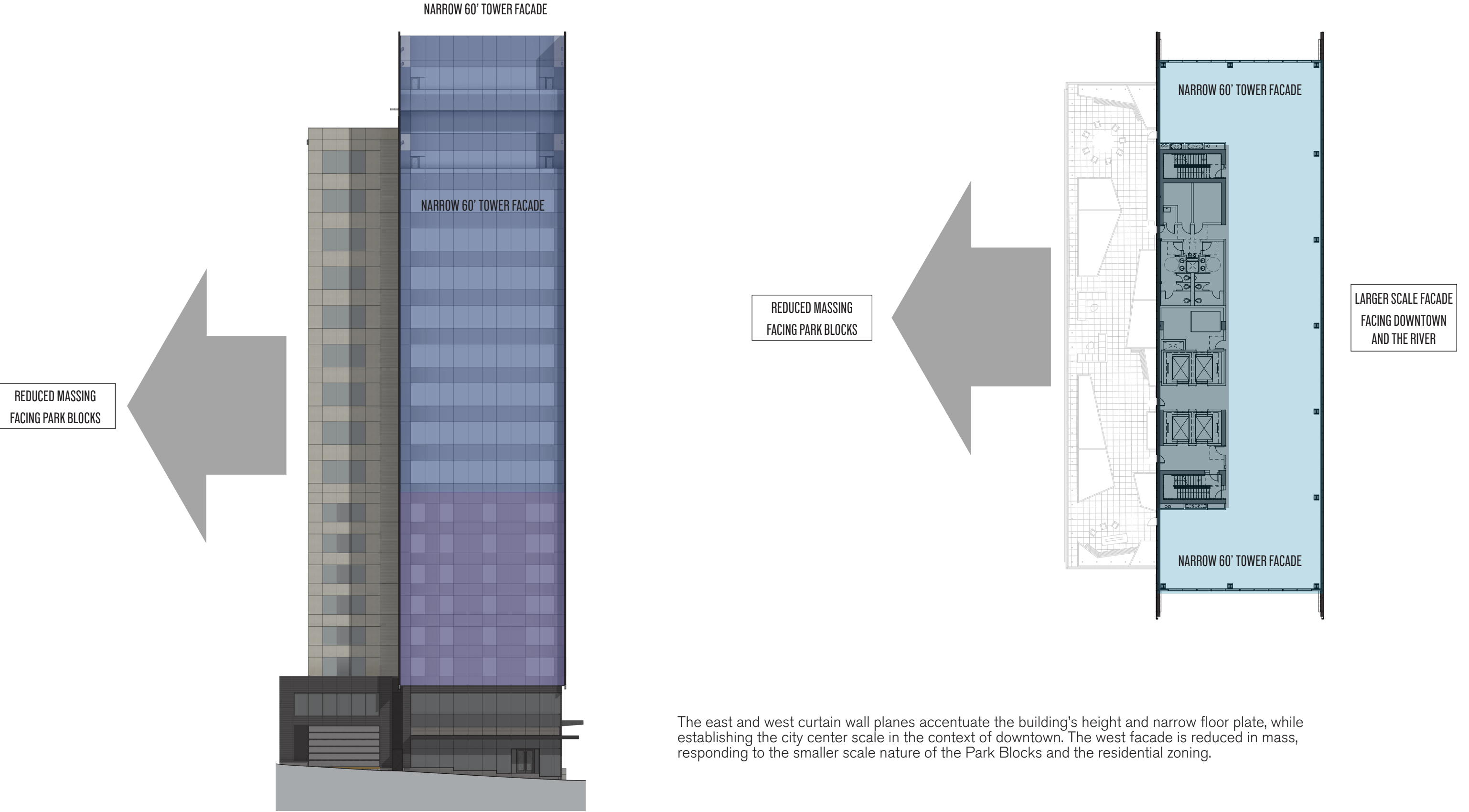


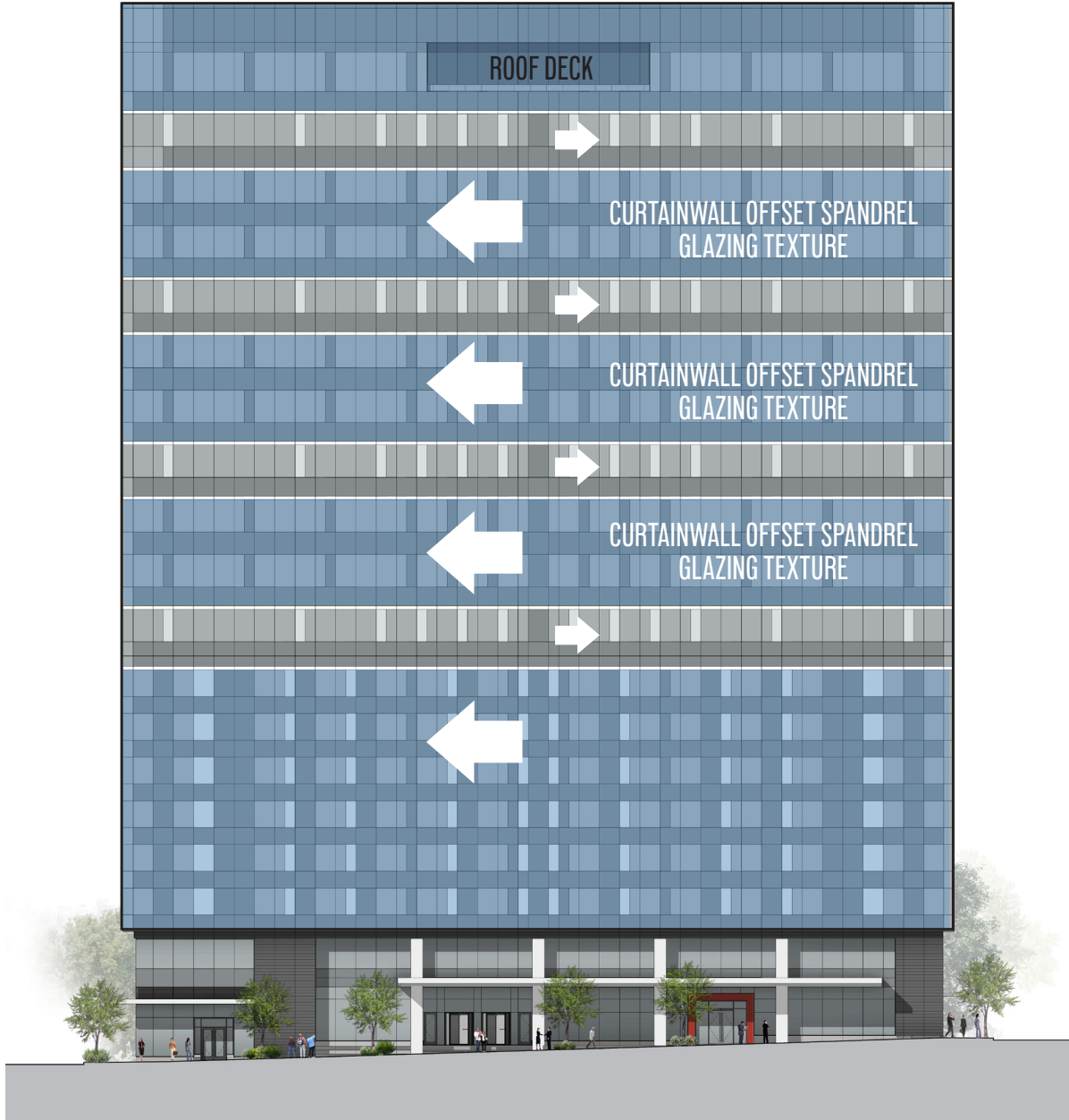




The stacking of multiple program components in the mixed-use building are unified with a single plane of curtain wall glazing on the east and west facades.

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

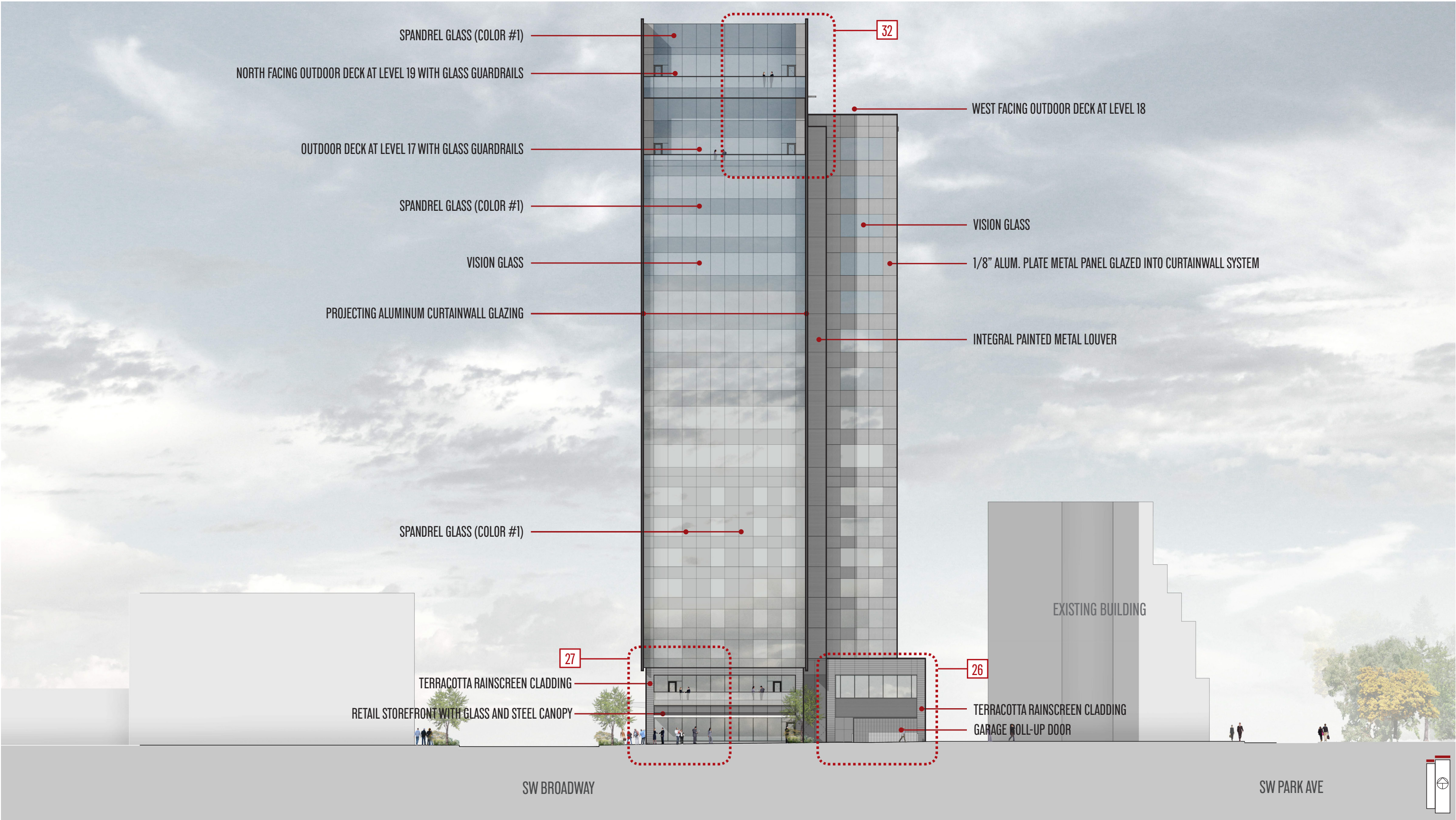


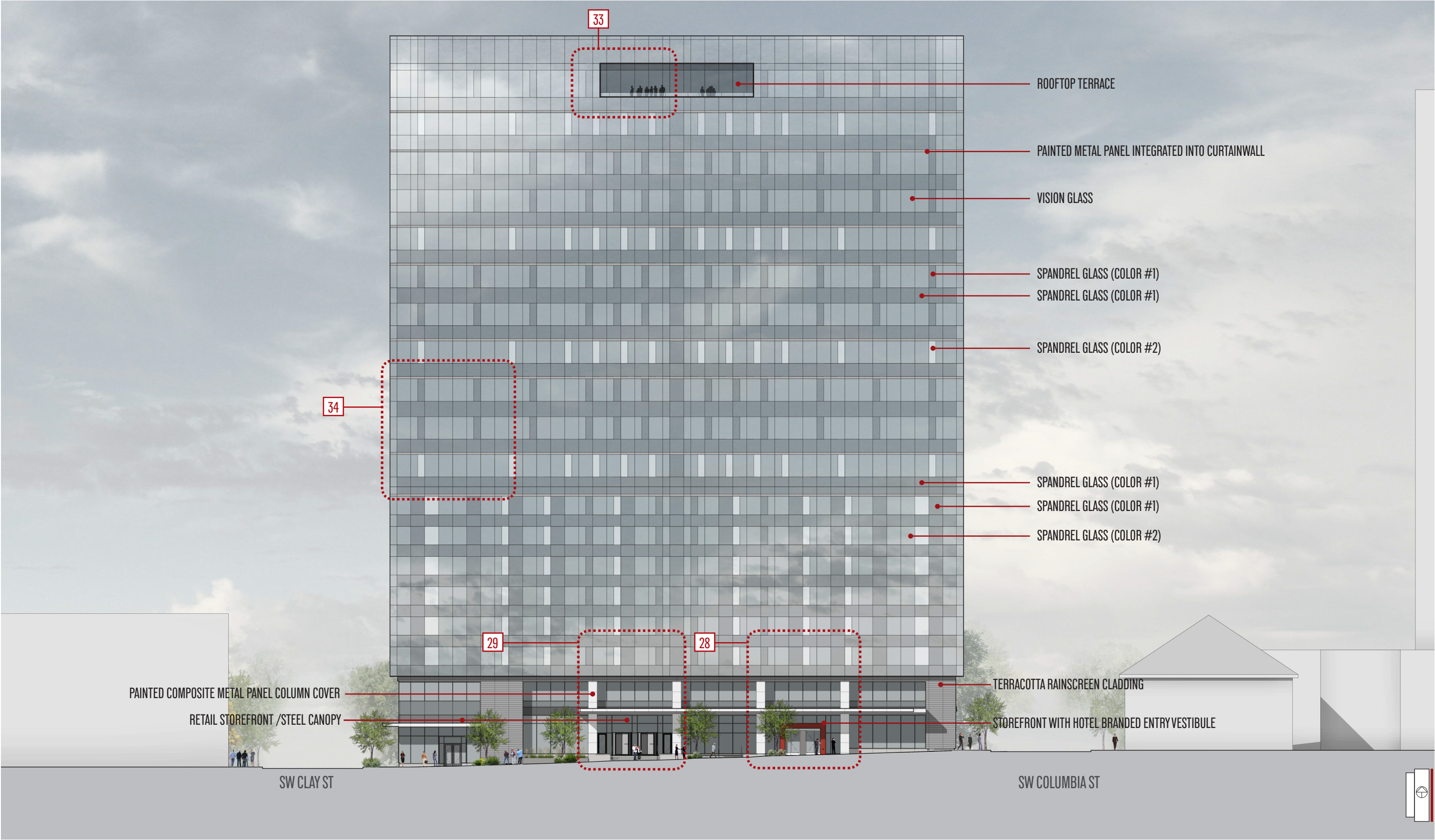


The simple rectangular form of the east curtain wall facade mimics the large scale forms of it's urban, downtown context while stitching together different planning modules of the office and hotel uses. The shifted, moving pattern of spandrel glass is influenced by the busy, connecting nature of the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

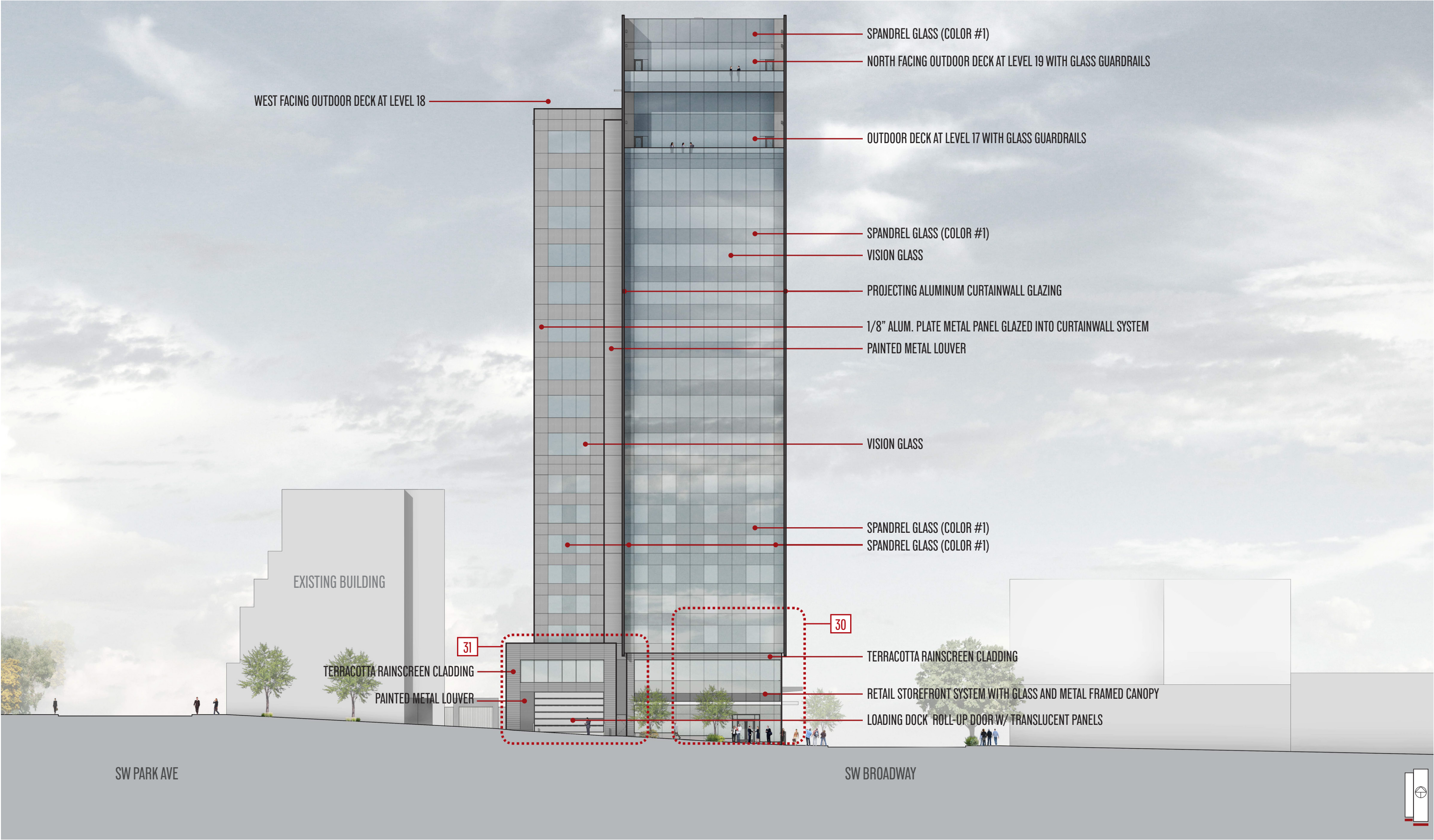
The scale of the curtain wall texture is reduced as it transitions to the lower levels and establishing a stronger connection to the streetscape. Horizontal metal bands are introduced to break up the scale and integrate subtle texture to the elegant form.

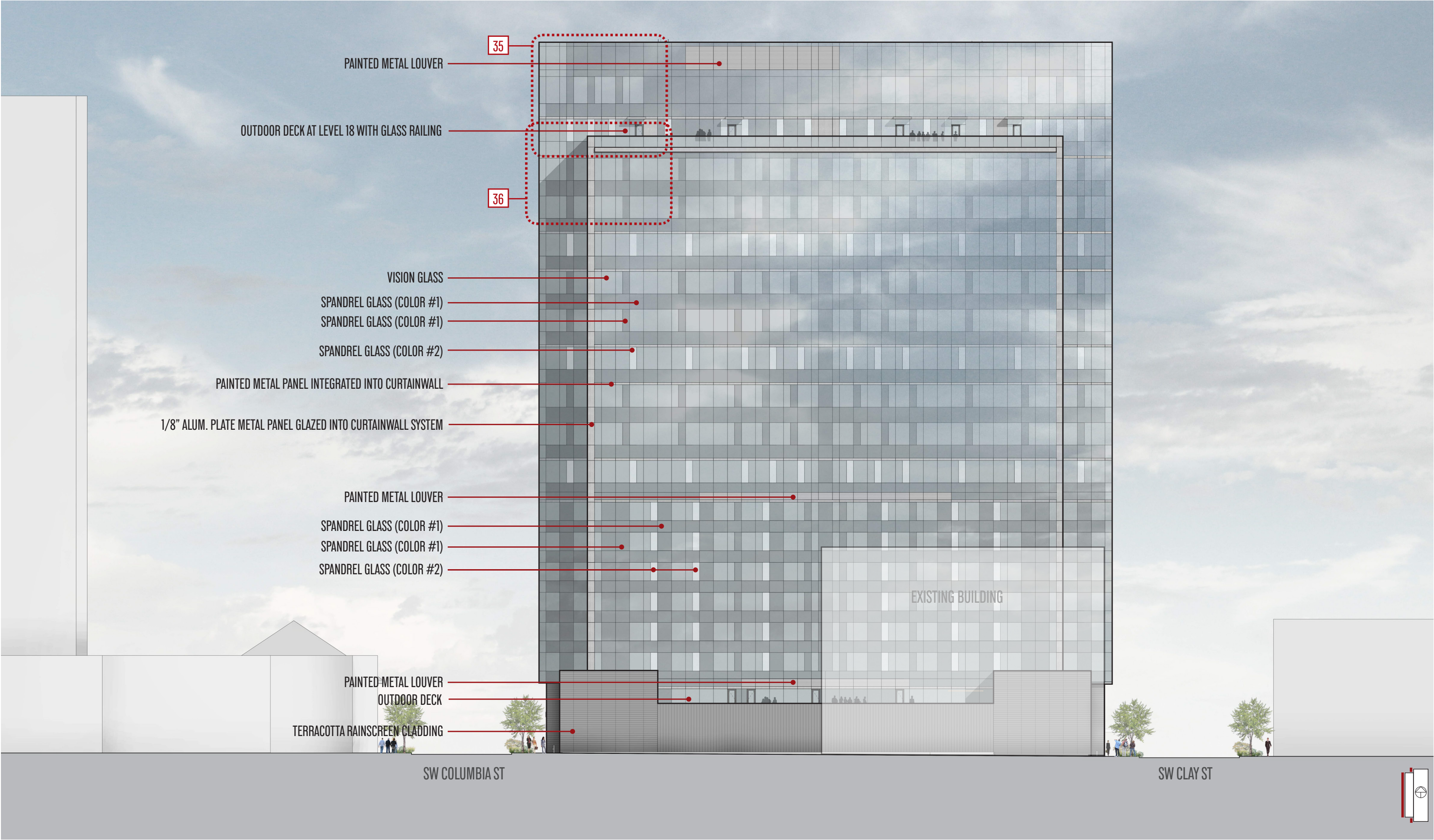
The rectangular form extends to the skyline, integrating the rooftop mechanical elements, while carving away a roof deck slot at the upper office level, focusing the views to Mt. Hood, the Willamette River, and Downtown.

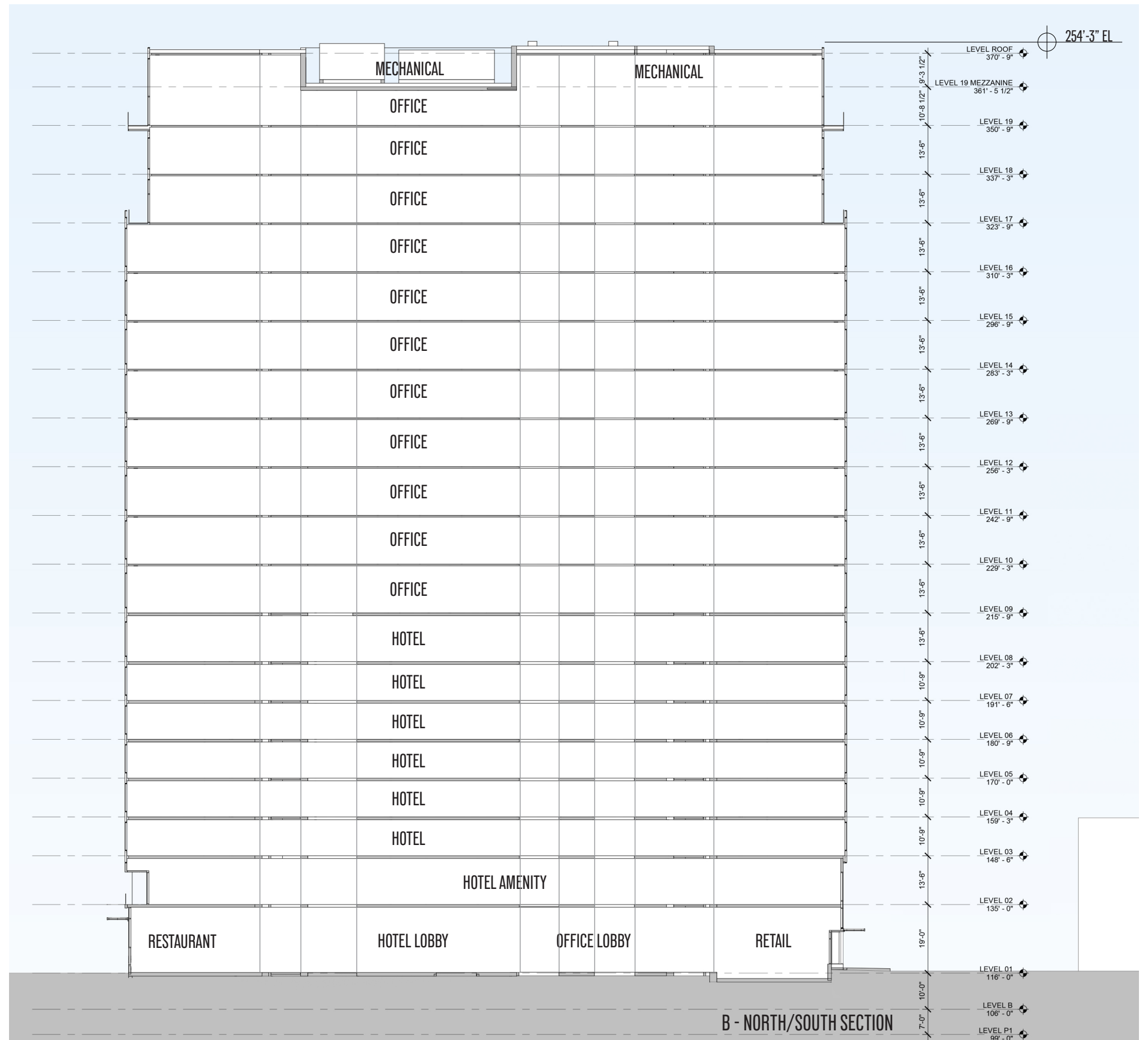
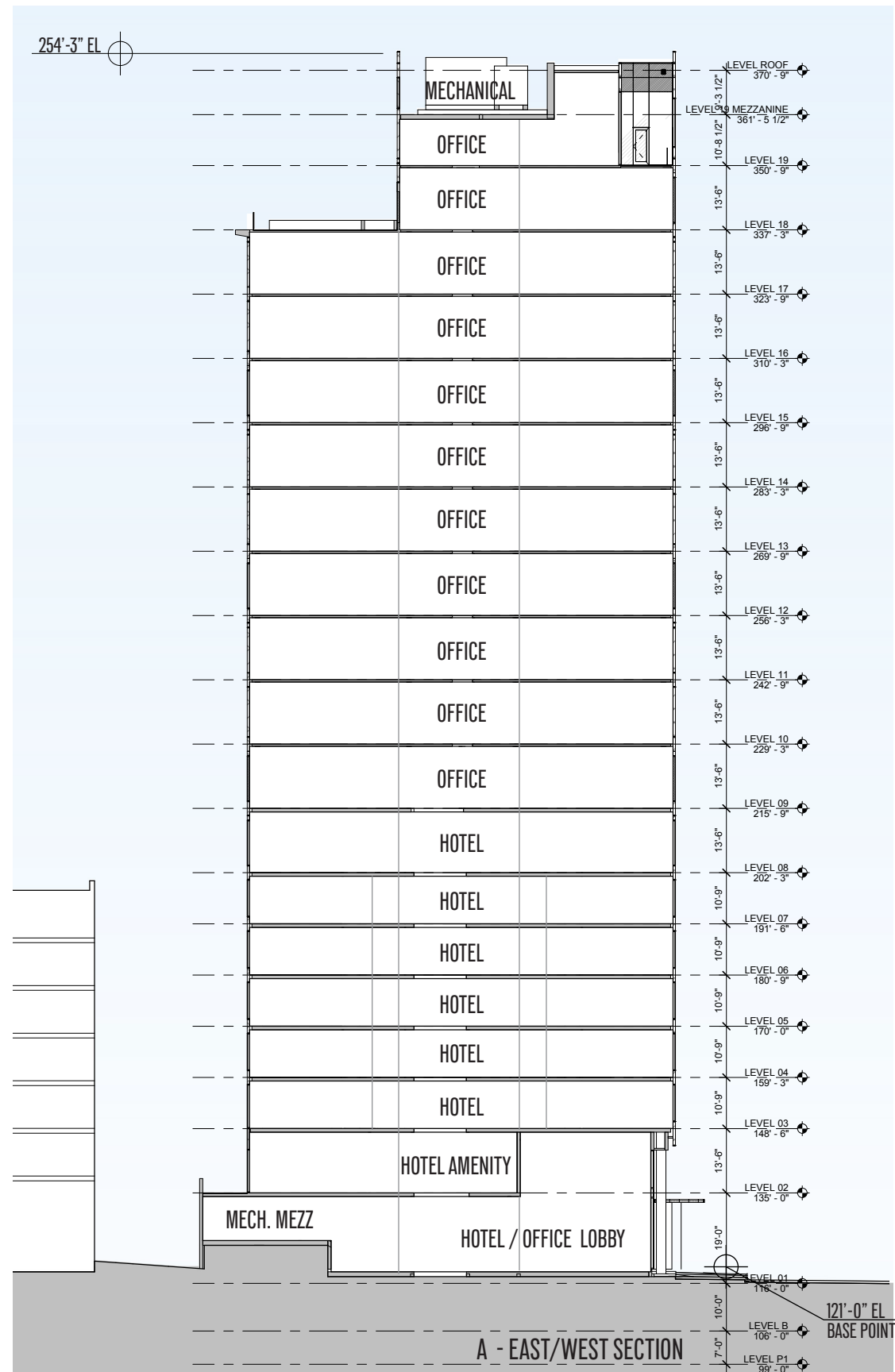




BUILDING ELEVATION-EAST

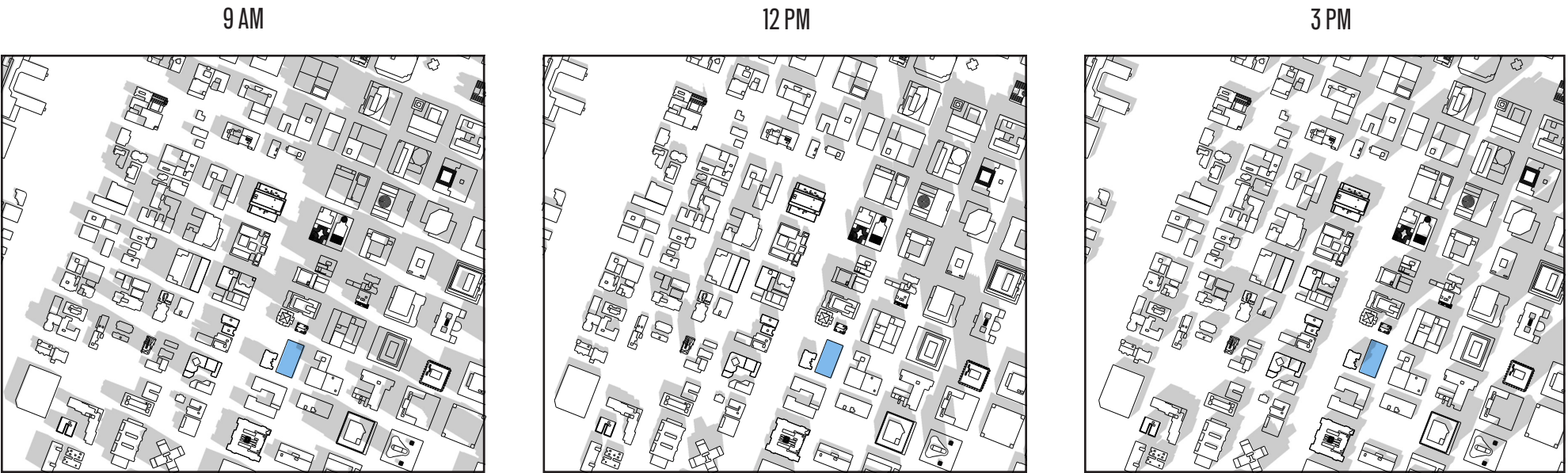






BUILDING SECTIONS

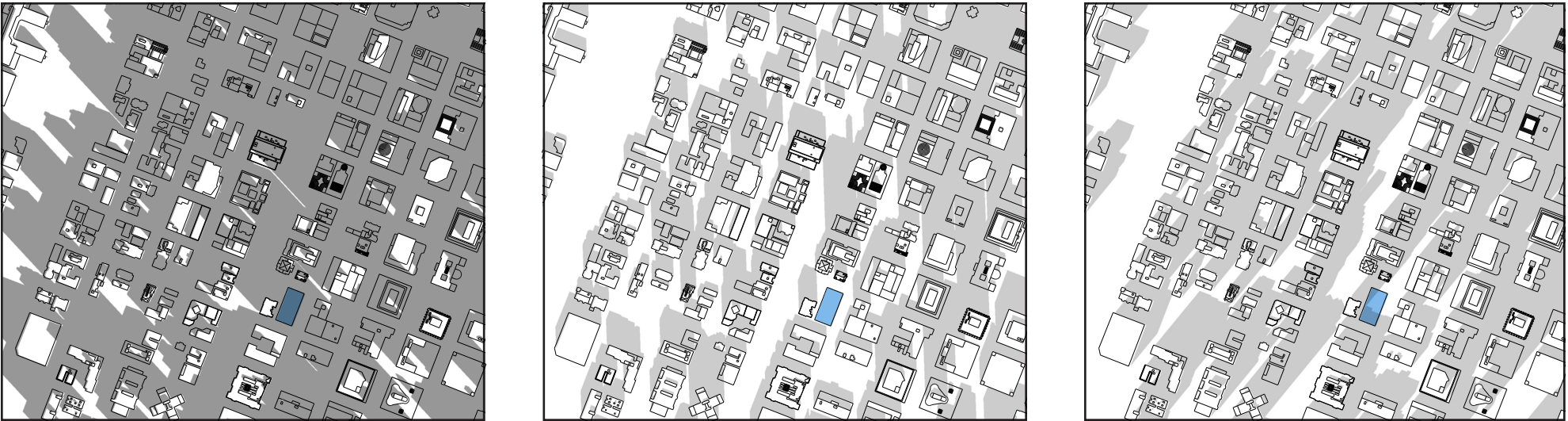
EQUINOX - MARCH 20TH



SUMMER SOLSTICE - JULY 21ST



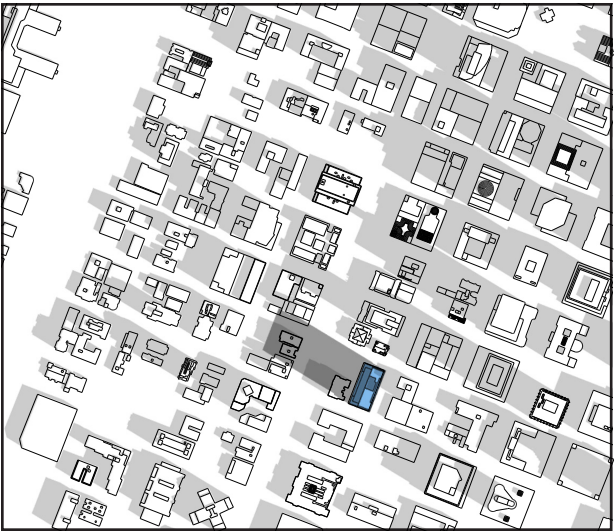
WINTER SOLSTICE - DEC. 21ST



SHADOW STUDY: EXISTING CONDITION

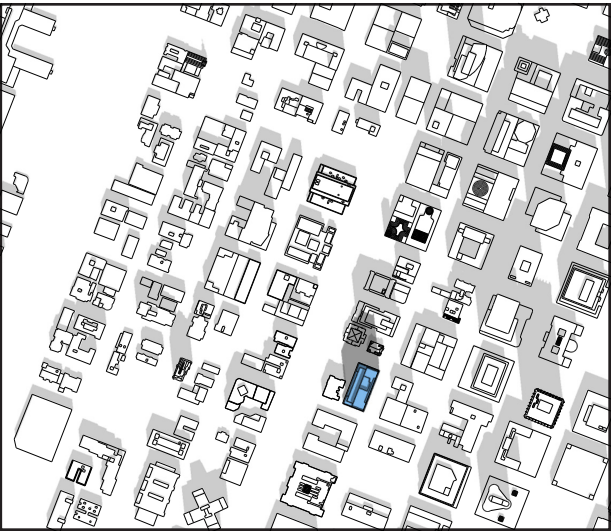
PROPOSED

9 AM



~92,700 SF OF SHADOW

12 PM



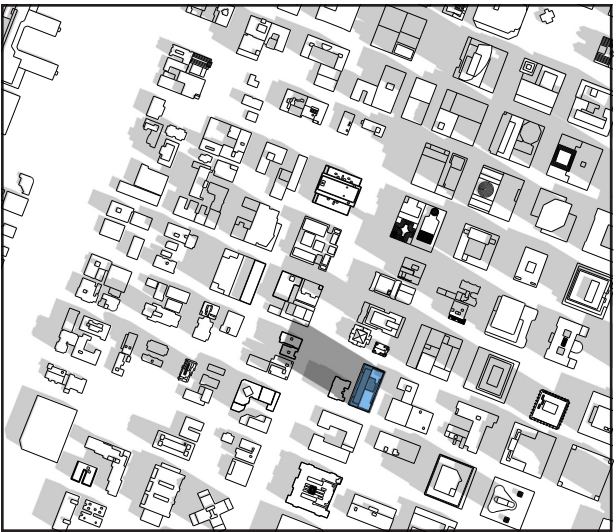
~35,600 SF OF SHADOW

3 PM

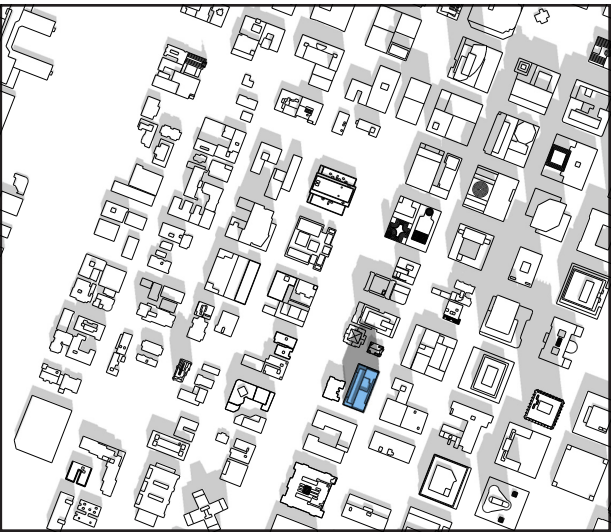


~64,100 SF OF SHADOW

218' TALL WITH SIMILAR FORM
12:1 FAR



~78,700 SF OF SHADOW

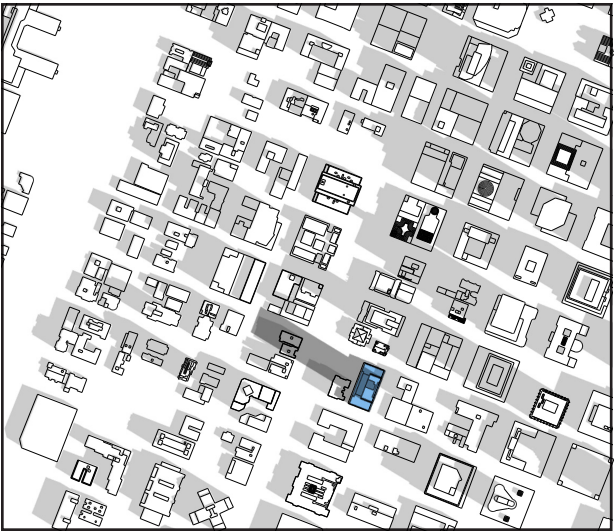


~30,100 SF OF SHADOW

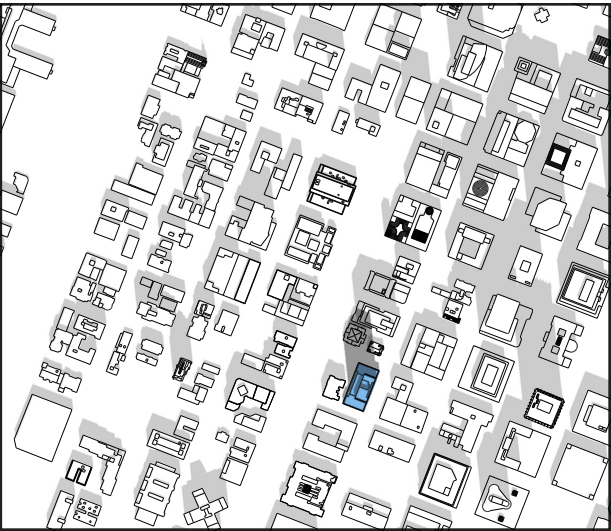


~57,700 SF OF SHADOW

300' TALL WITH SMALLER FOOTPRINT
12:1 FAR



~74,200 SF OF SHADOW

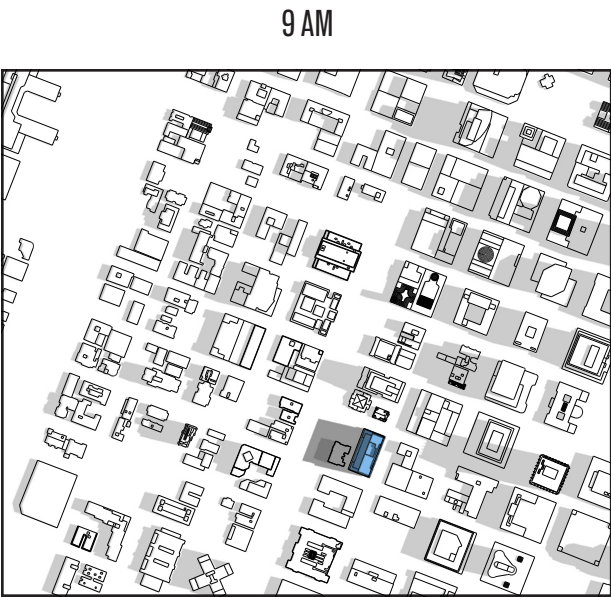


~34,500 SF OF SHADOW

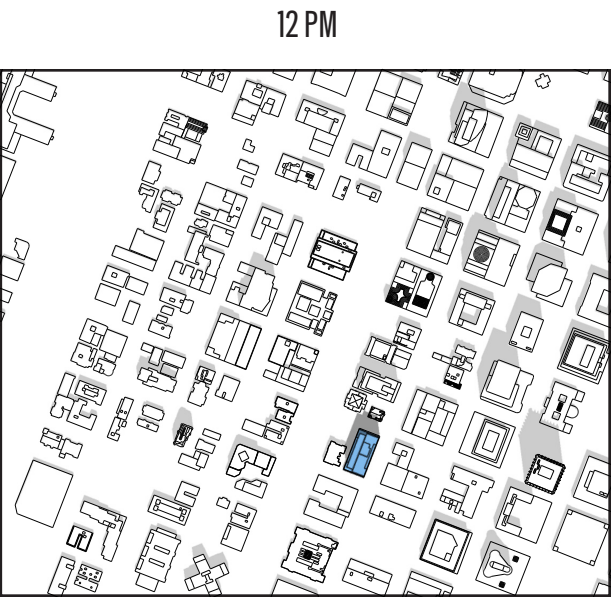


~59,200 SF OF SHADOW

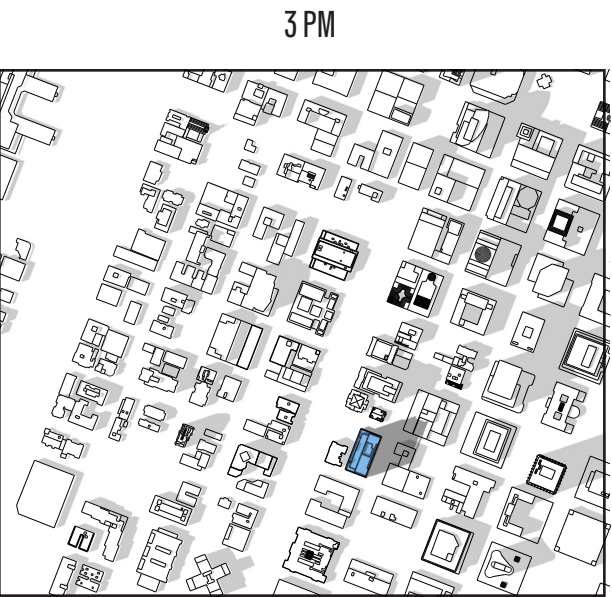
PROPOSED



~43,200 SF OF SHADOW

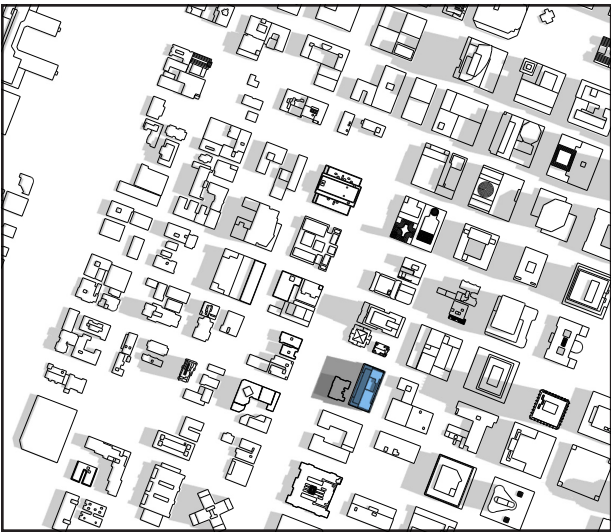


~13,800 SF OF SHADOW



~42,200 SF OF SHADOW

218' TALL WITH SIMILAR FORM
12:1 FAR



~36,500 SF OF SHADOW

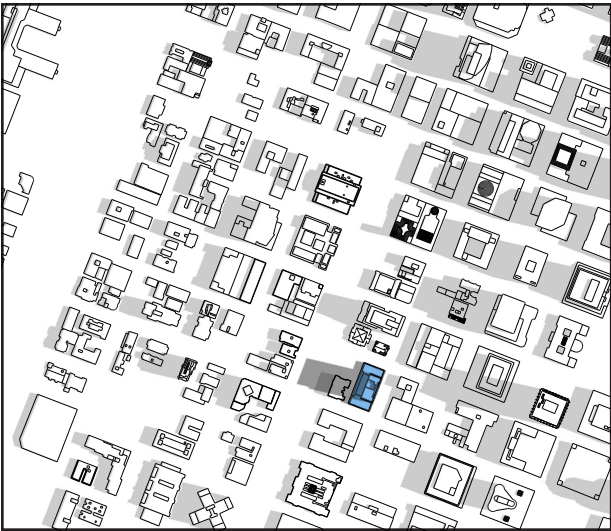


~11,500 SF OF SHADOW

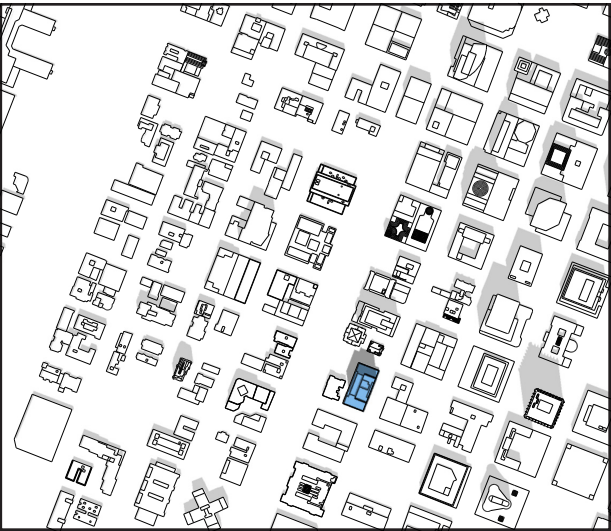


~36,500 SF OF SHADOW

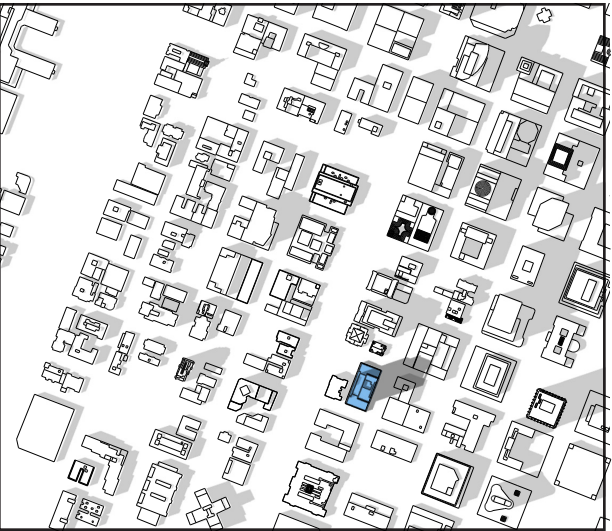
300' TALL WITH SMALLER FOOTPRINT
12:1 FAR



~33,200 SF OF SHADOW



~9,900 SF OF SHADOW

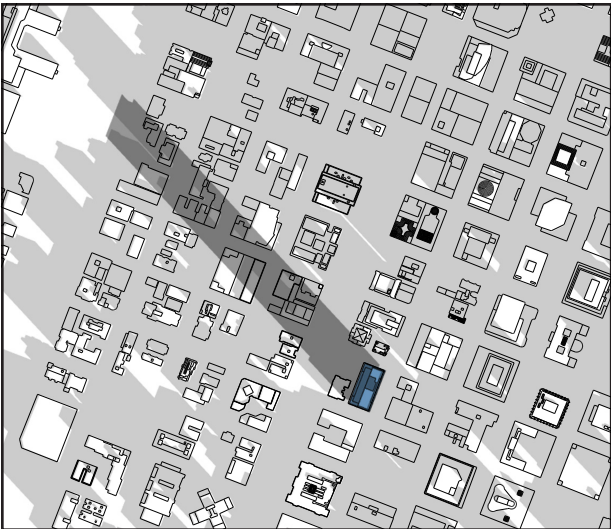


~35,300 SF OF SHADOW

SHADOW STUDY: SUMMER SOLSTICE - JUNE 21ST

PROPOSED

9 AM



~323,000 SF OF SHADOW

12 PM



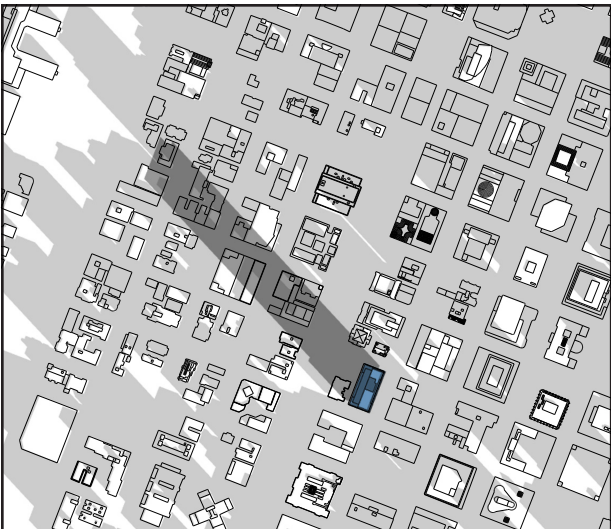
~92,000 SF OF SHADOW

3 PM



~176,000 SF OF SHADOW

218' TALL WITH SIMILAR FORM
12:1 FAR



~267,000 SF OF SHADOW

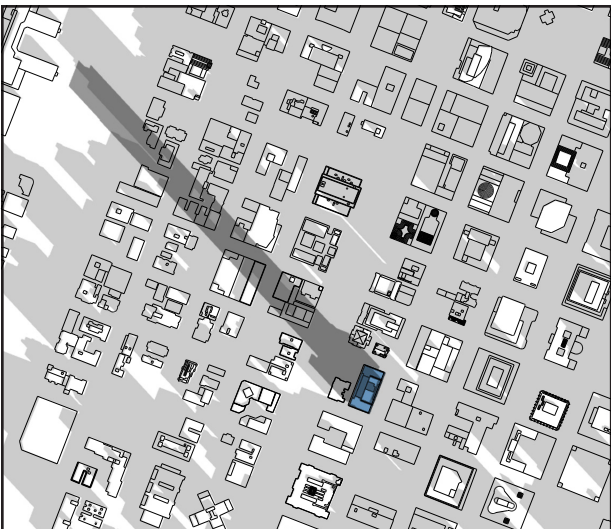


~76,600 SF OF SHADOW



~155,000 SF OF SHADOW

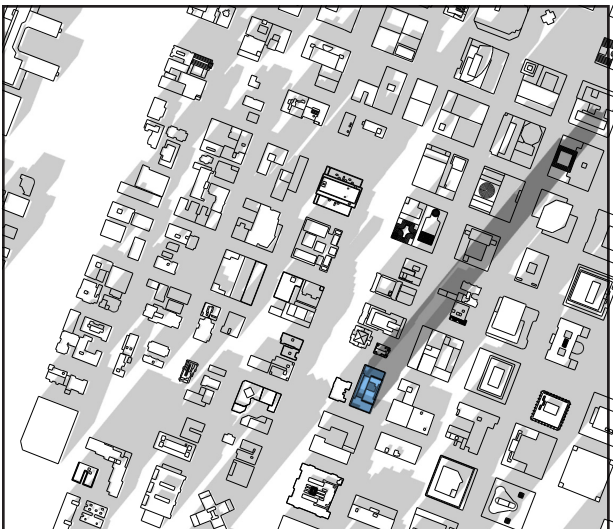
300' TALL WITH SMALLER FOOTPRINT
12:1 FAR



~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



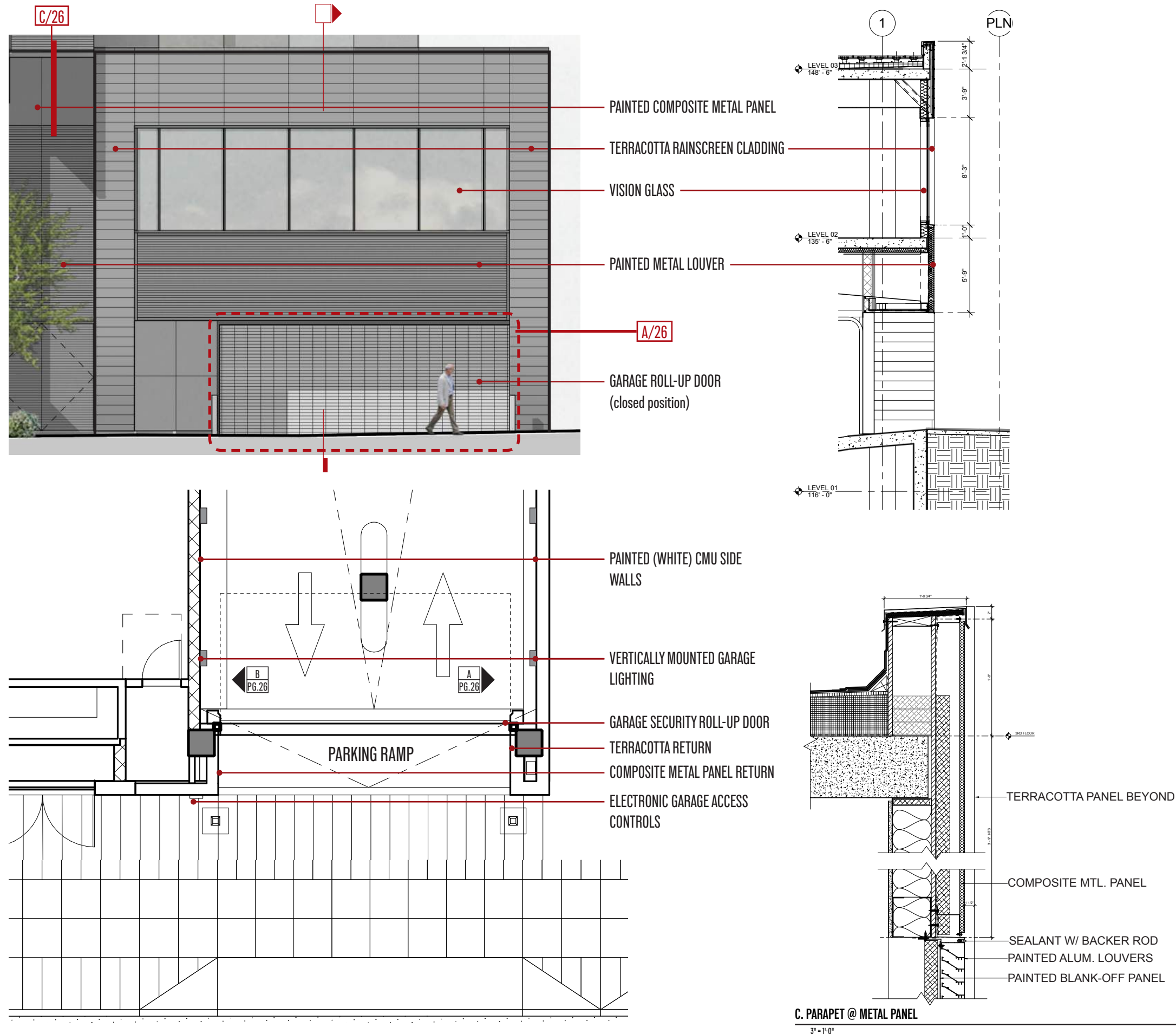
VIEW OVER THE PARK BLOCKS LOOKING NORTH EAST TOWARDS DOWNTOWN



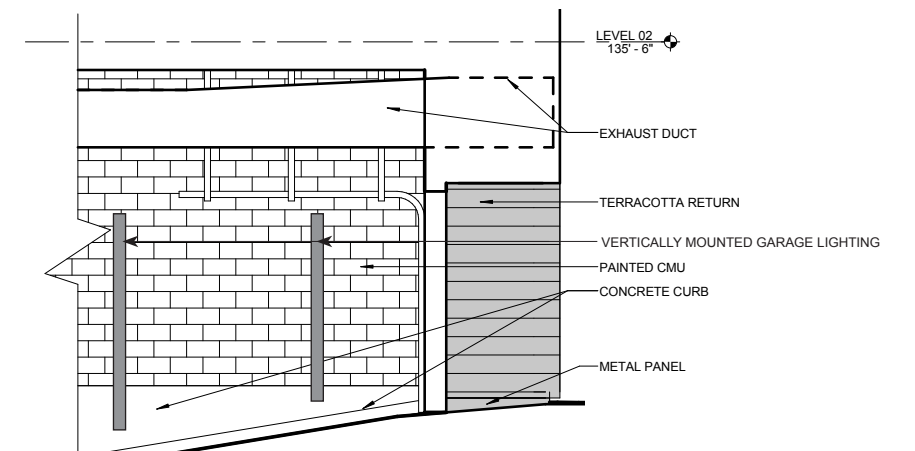
STREET VIEW AT INTERSECTION OF BROADWAY AND CLAY ST.



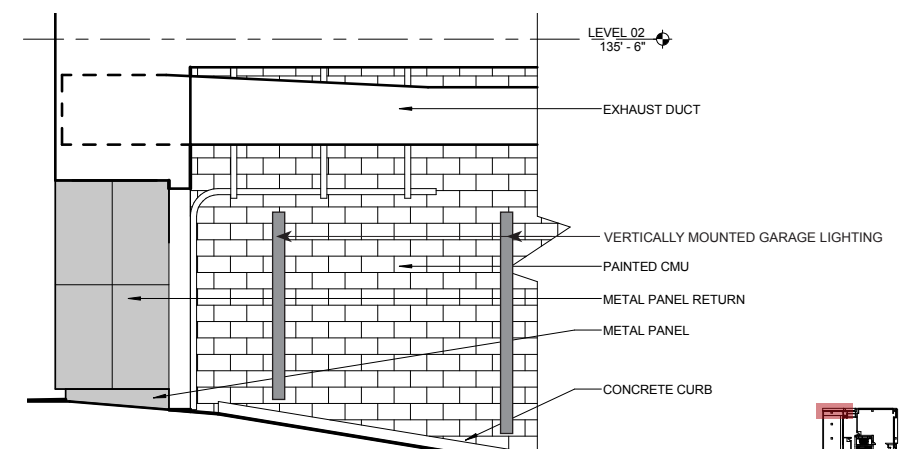
STREET VIEW AT INTERSECTION OF BROADWAY AND COLUMBIA ST.



A. REPRESENTATIVE IMAGE OF GARAGE DOOR



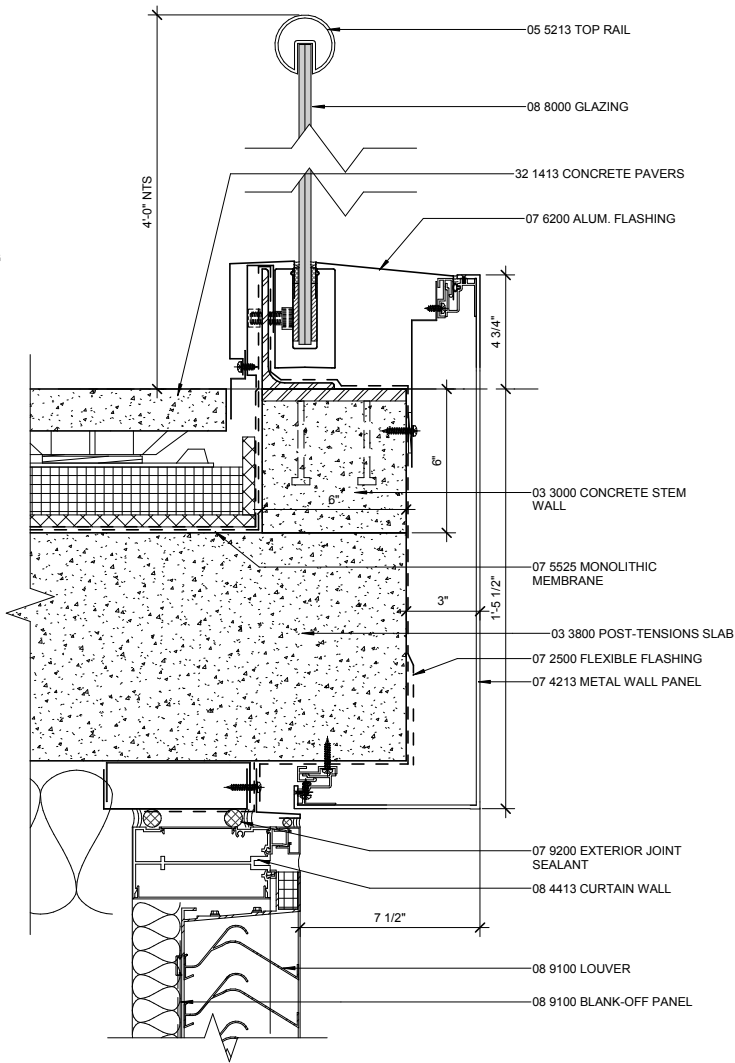
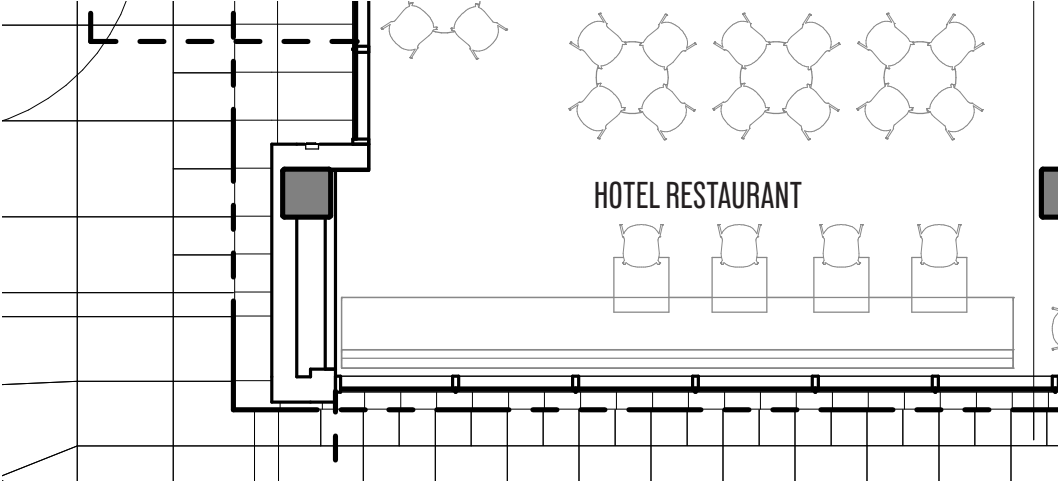
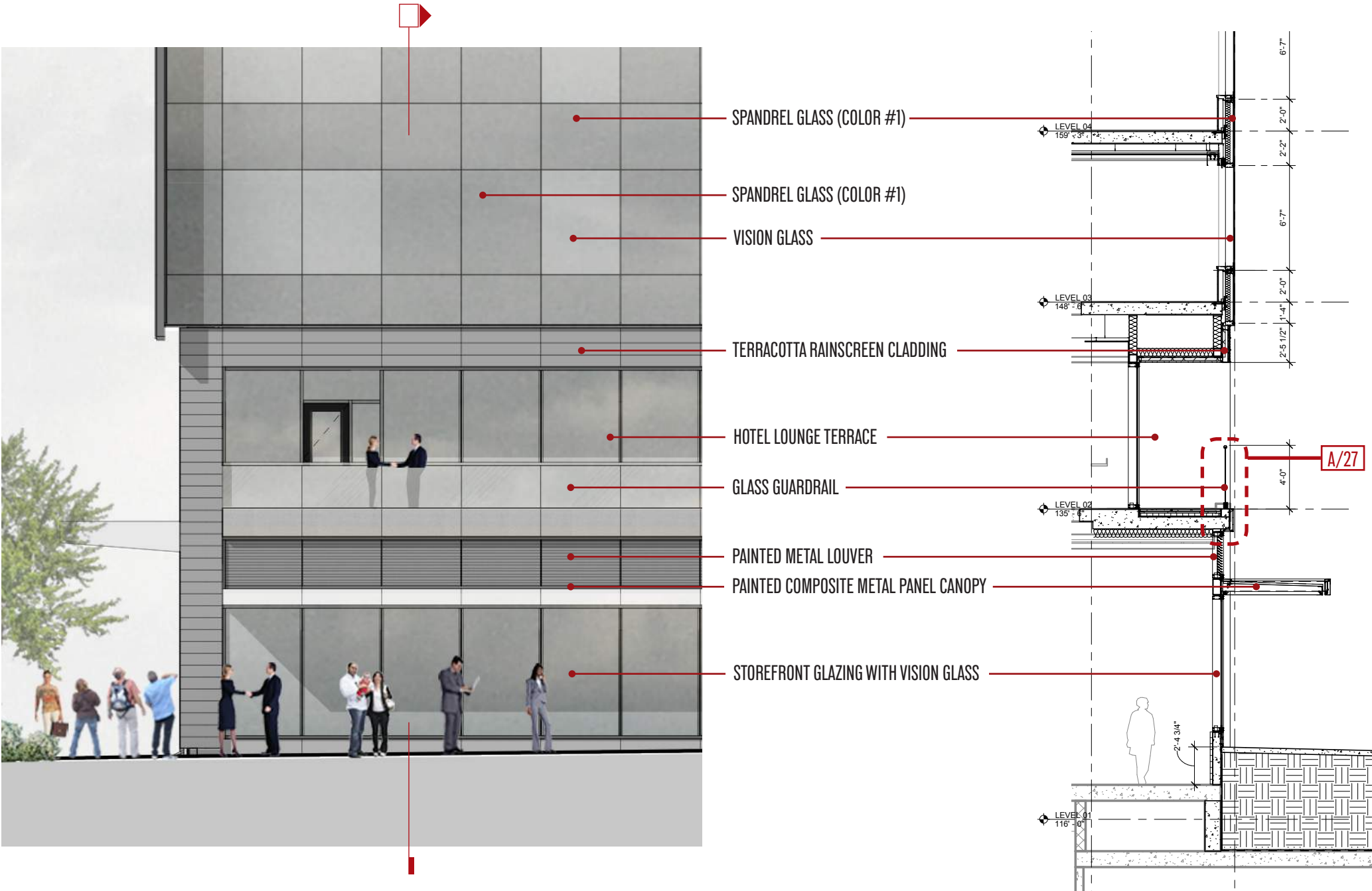
A. GARAGE ENTRY SIDE ELEVATIONS



B. GARAGE ENTRY SIDE ELEVATIONS



WALL SECTIONS AND DETAILS

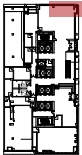


A. GLASS RAILING @ STOREFRONT BALCONY

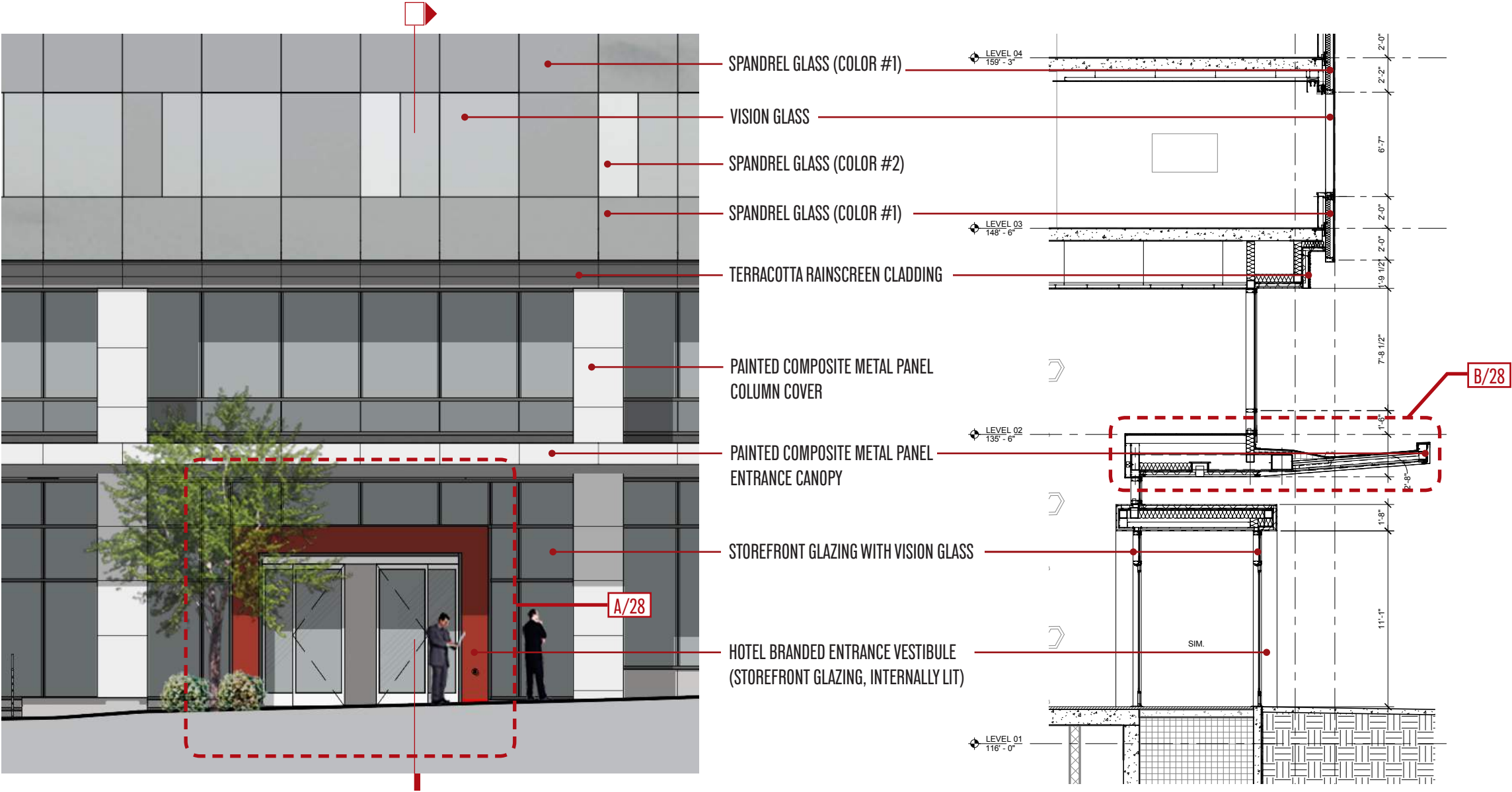
1" = 1'-0"



B. BUILDING RENDERING



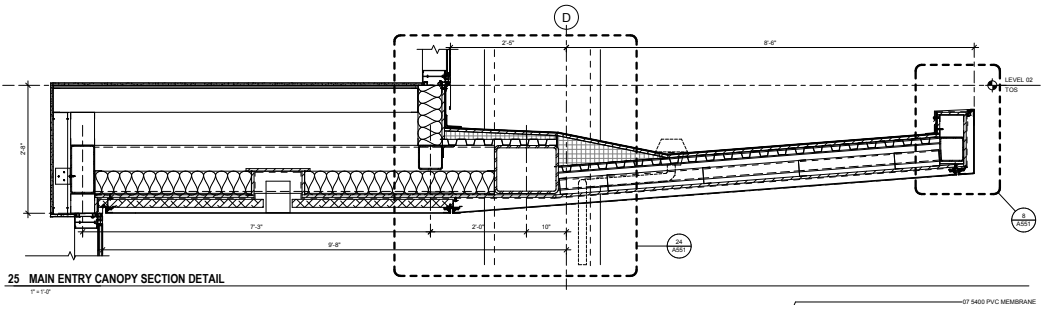
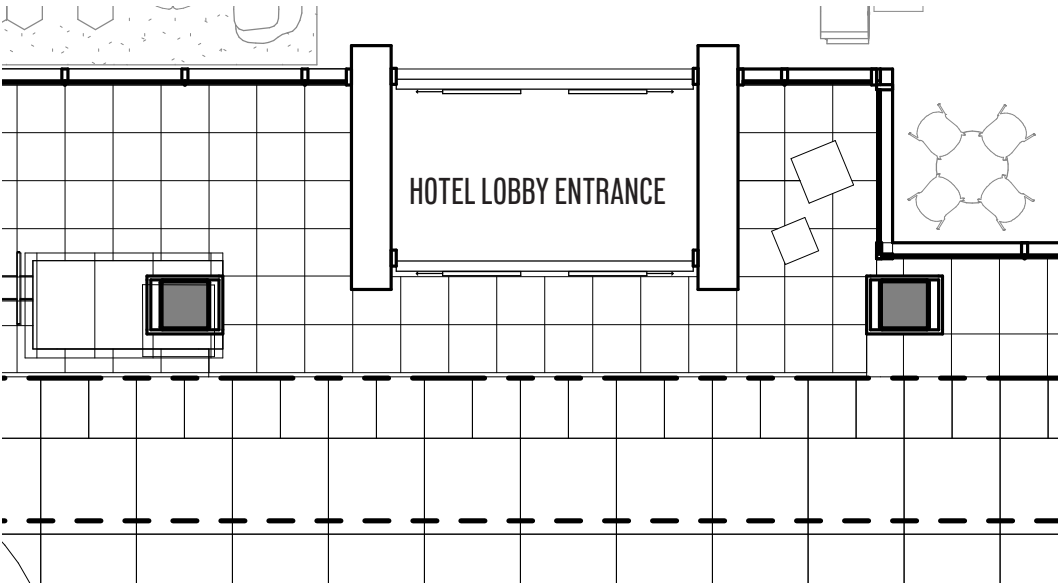
WALL SECTIONS AND DETAILS



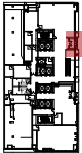
A. REPRESENTATIVE IMAGE OF LOBBY ENTRY

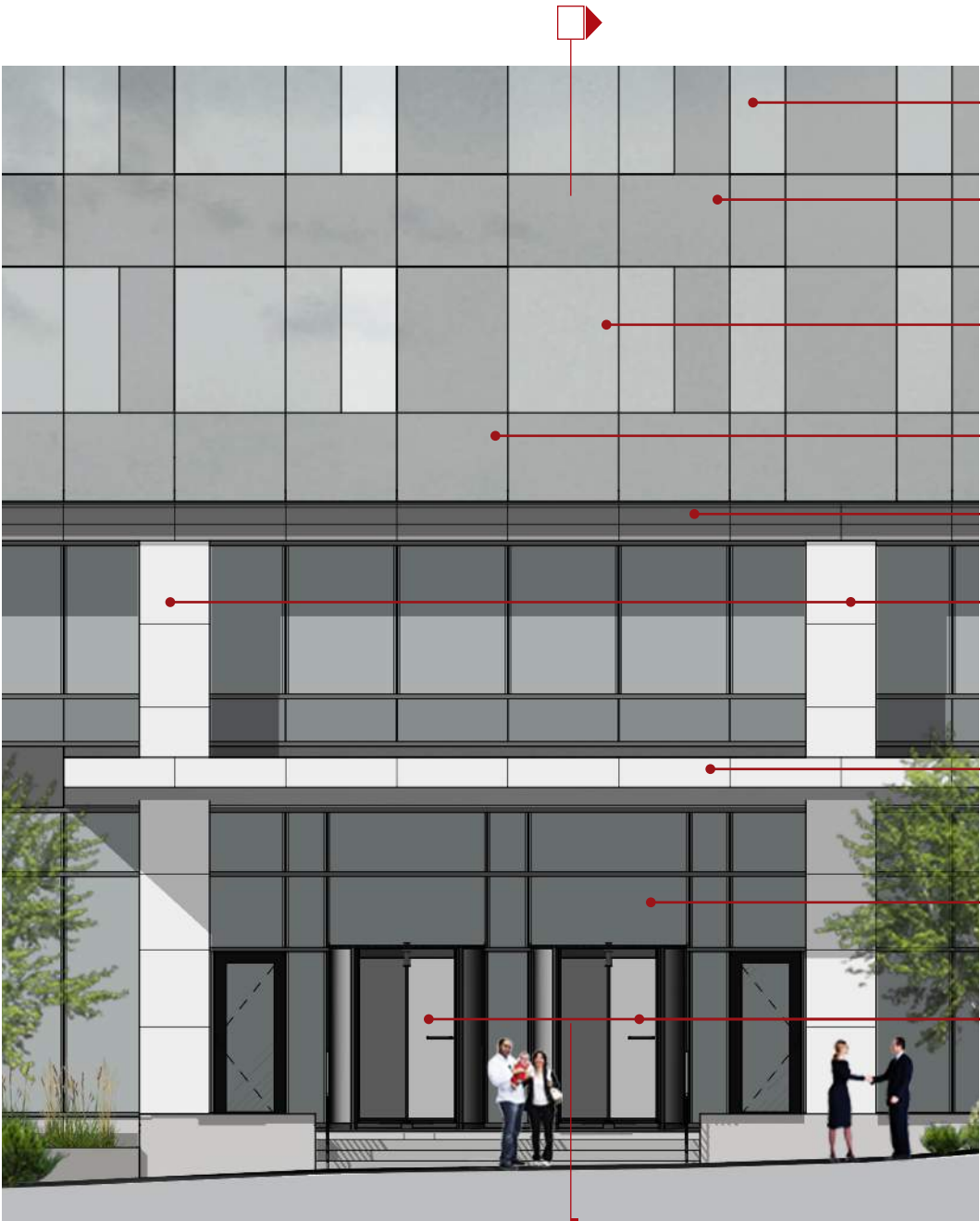


B. BUILDING RENDERING

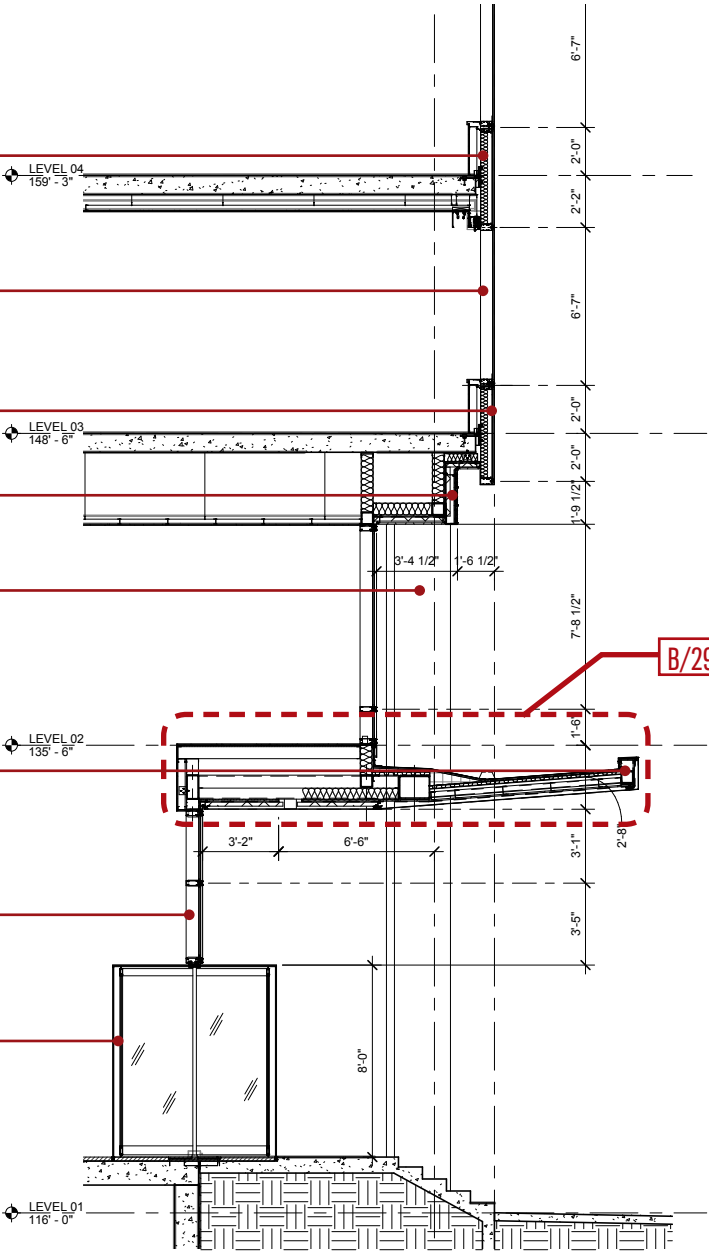


B. STOREFRONT CANOPY SECTION DETAIL

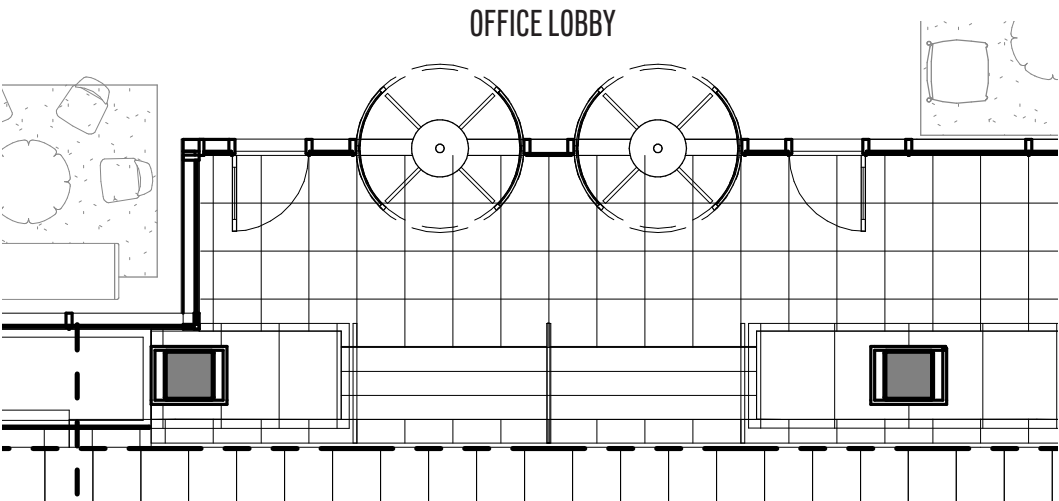




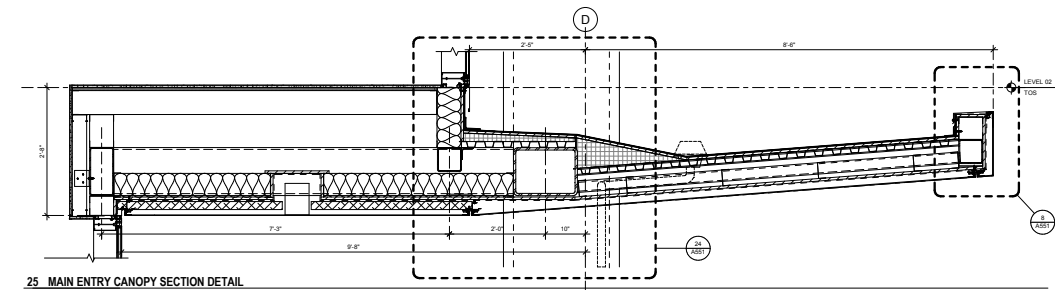
- SPANDREL GLASS (COLOR #2)
- SPANDREL GLASS (COLOR #1)
- VISION GLASS
- SPANDREL GLASS (COLOR #1)
- TERRACOTTA RAINSCREEN CLADDING
- PAINTED COMPOSITE METAL PANEL COLUMN COVER
- PAINTED COMPOSITE METAL PANEL ENTRY CANOPY
- STOREFRONT VISION GLAZING
- GLASS REVOLVING ENTRANCE DOORS



A. BUILDING RENDERING



OFFICE LOBBY



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"

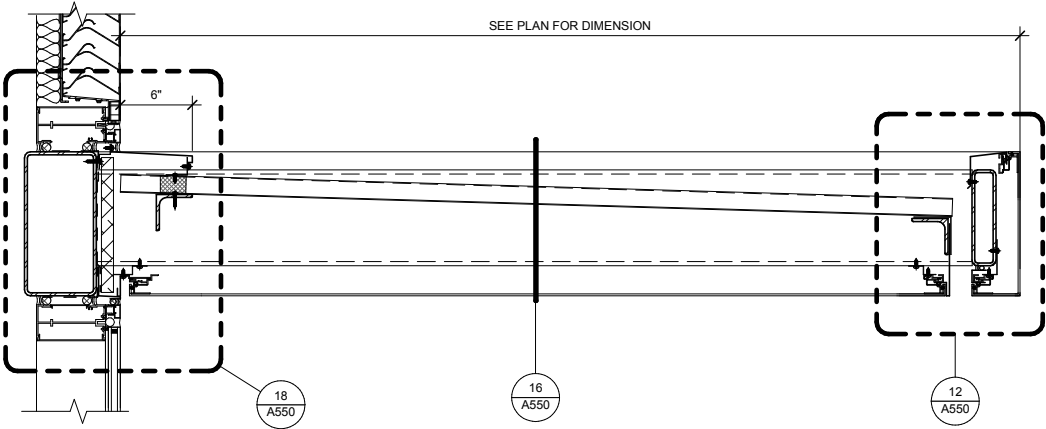
LEVEL 01
116'-0"

A/30

B/30

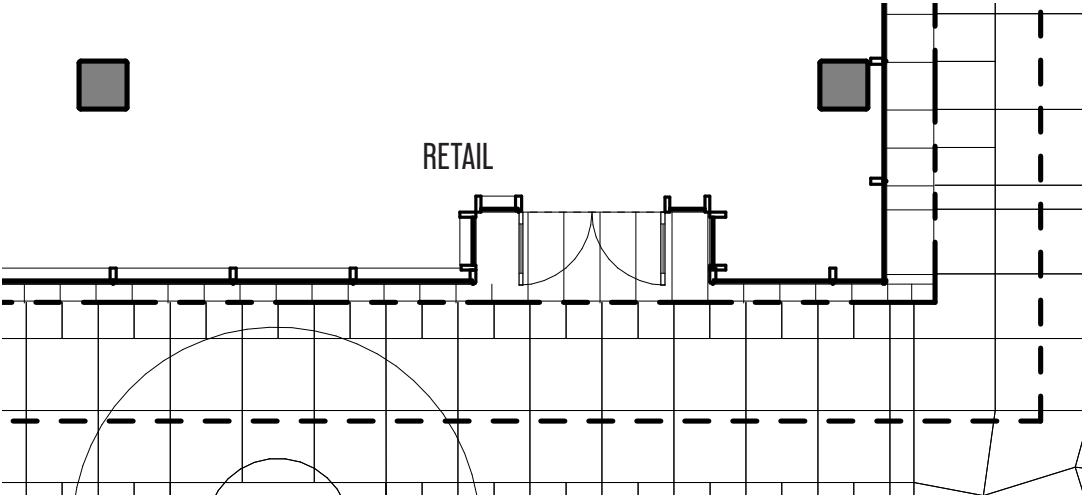
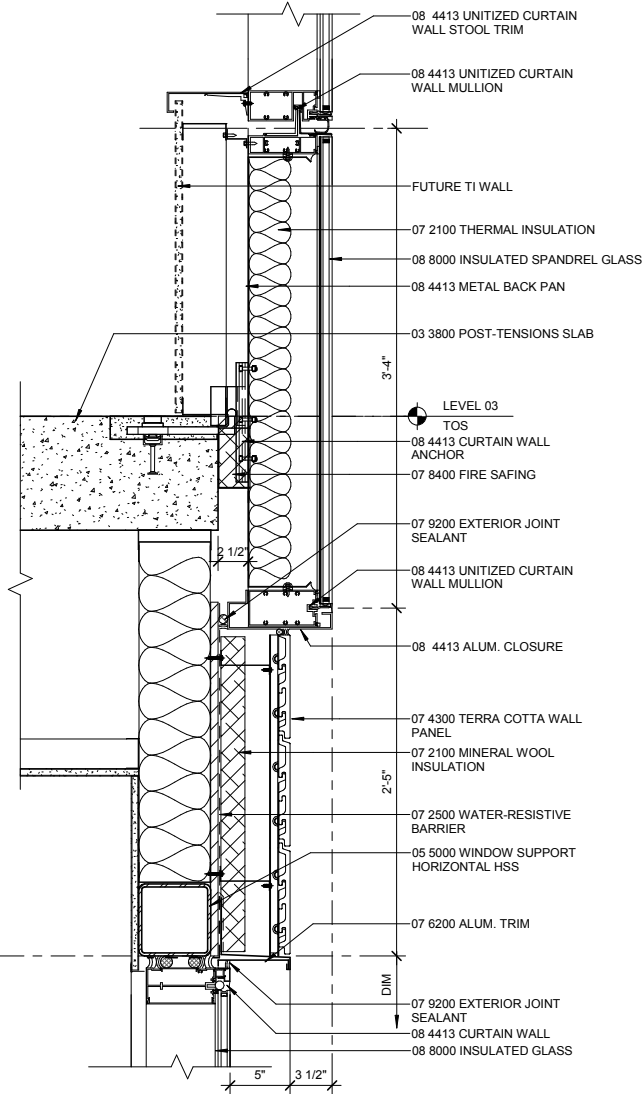
A. SOFFIT @ LEVEL 3

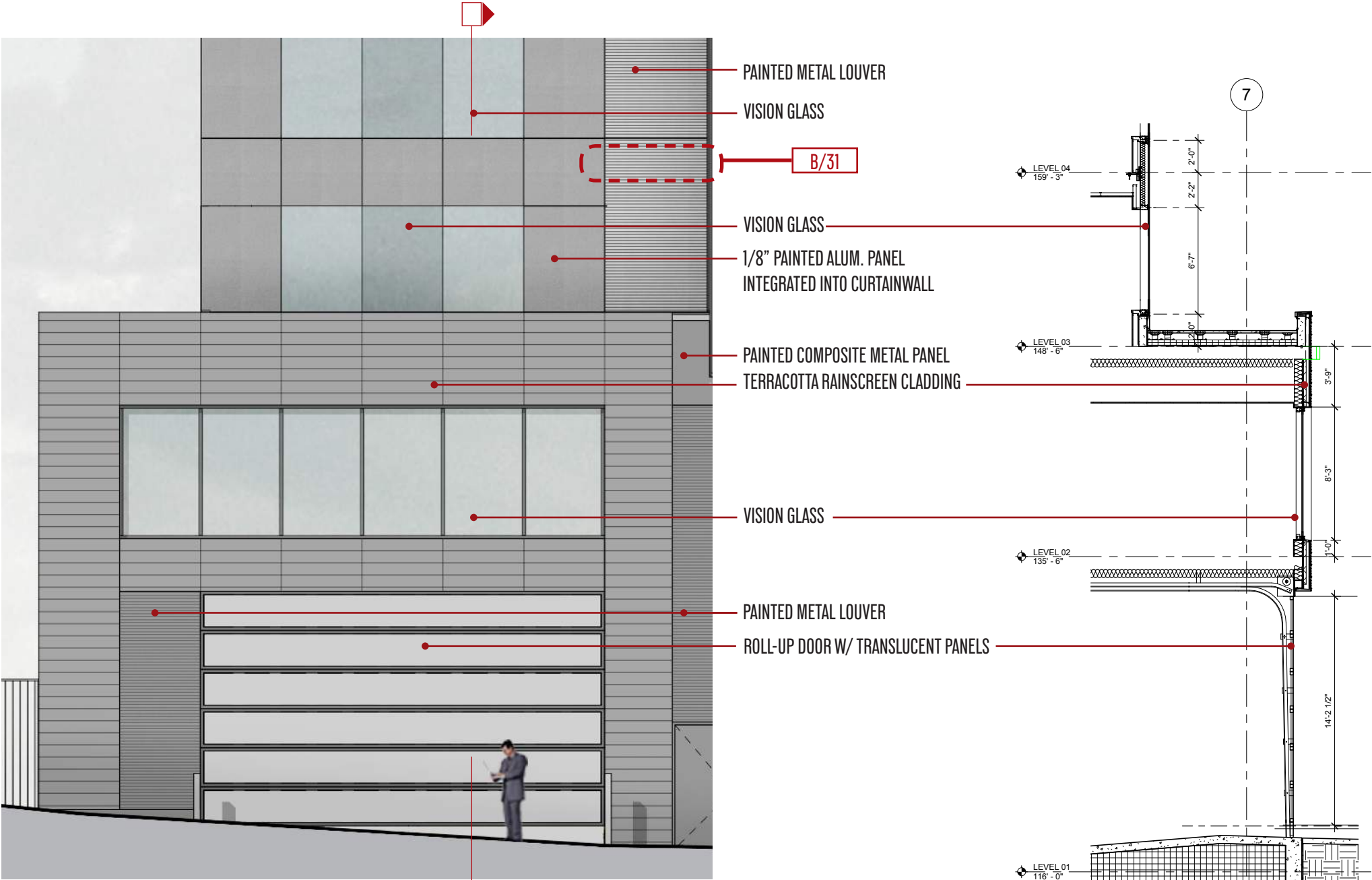
1" = 1'-0"



B. RETAIL CANOPY STOREFRONT DETAIL

1" = 1'-0"

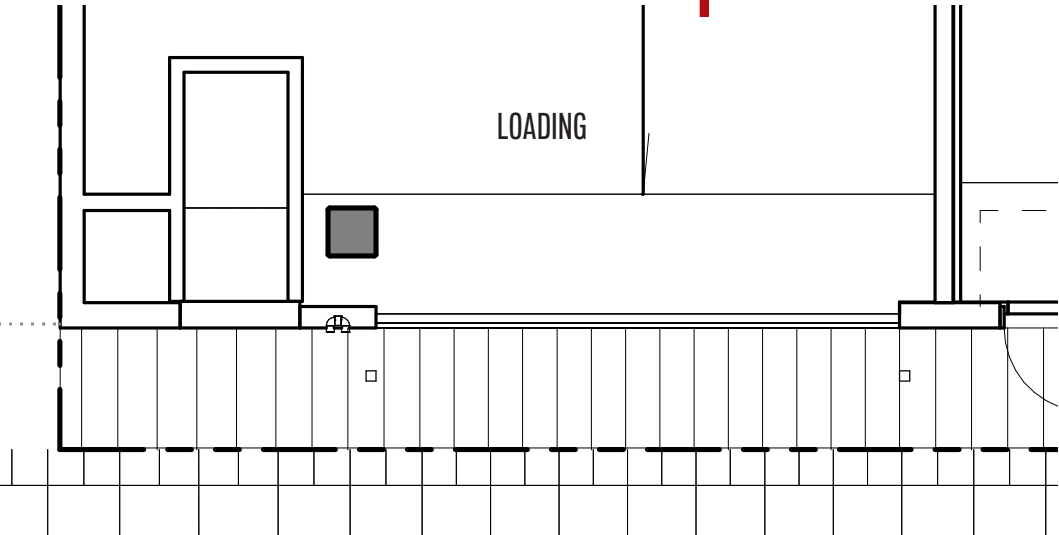


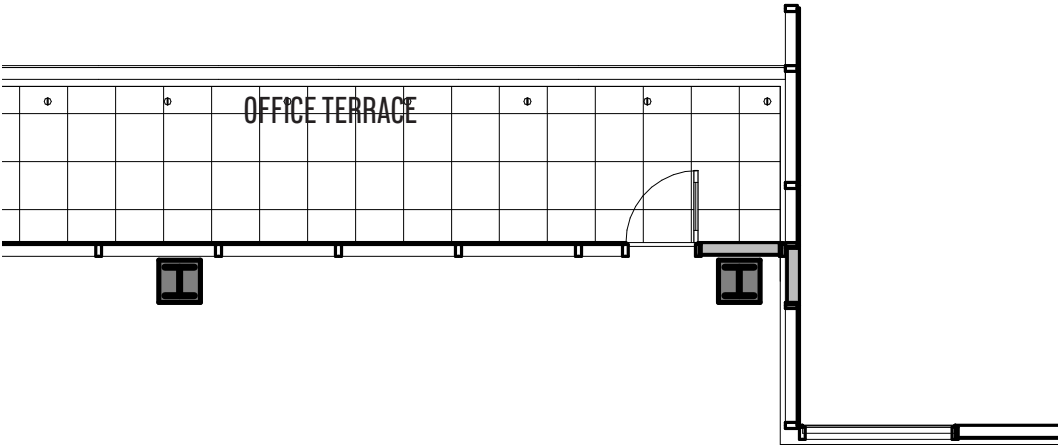
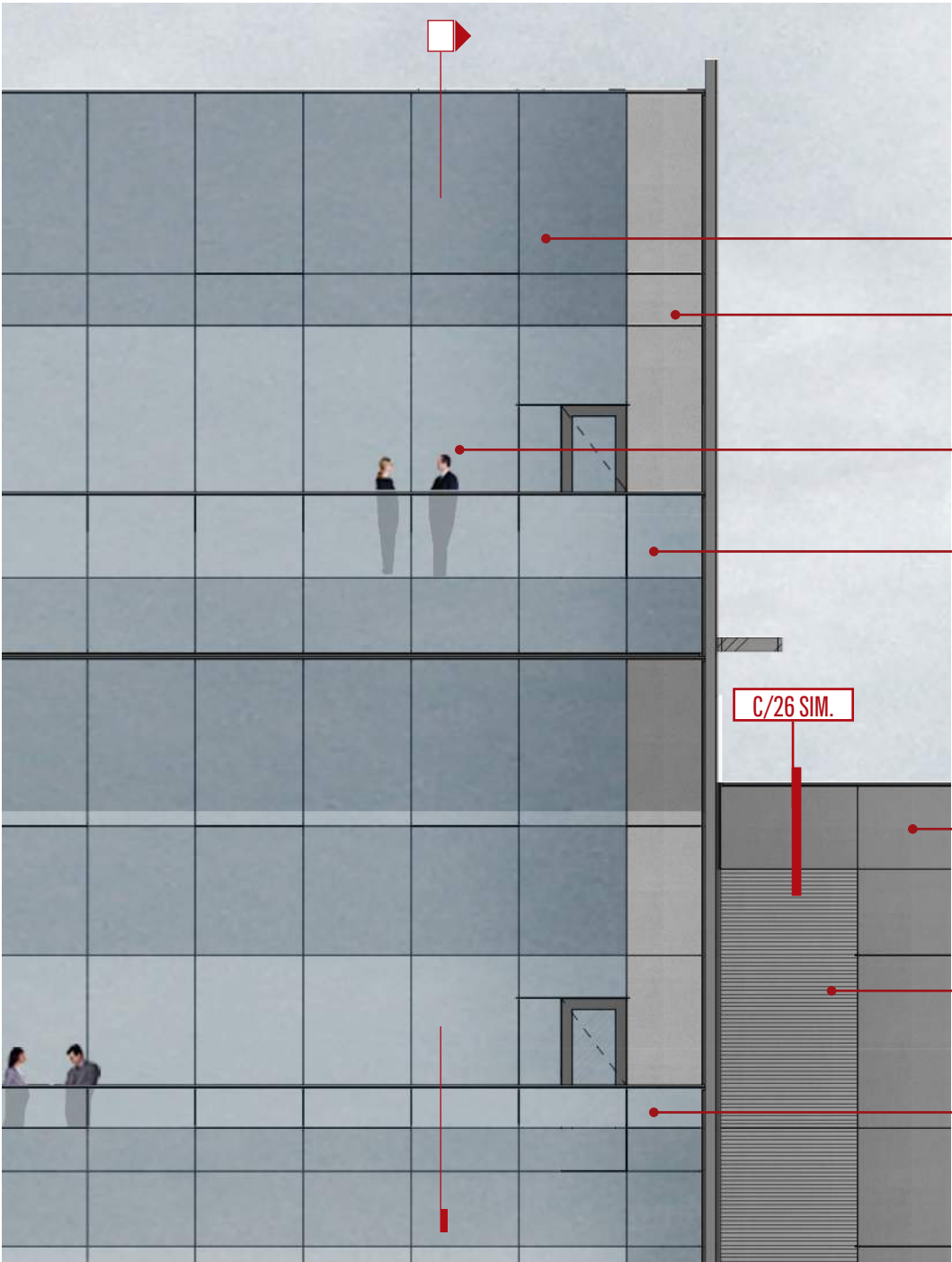


A. REPRESENTATIVE IMAGE OF A ROLL-UP DOOR



B. REPRESENTATIVE IMAGE OF METAL LOUVER





SPANDREL GLASS (COLOR #1)

1/8" PAINTED ALUM. PANEL
INTEGRATED INTO CURTAINWALL

VISION GLASS

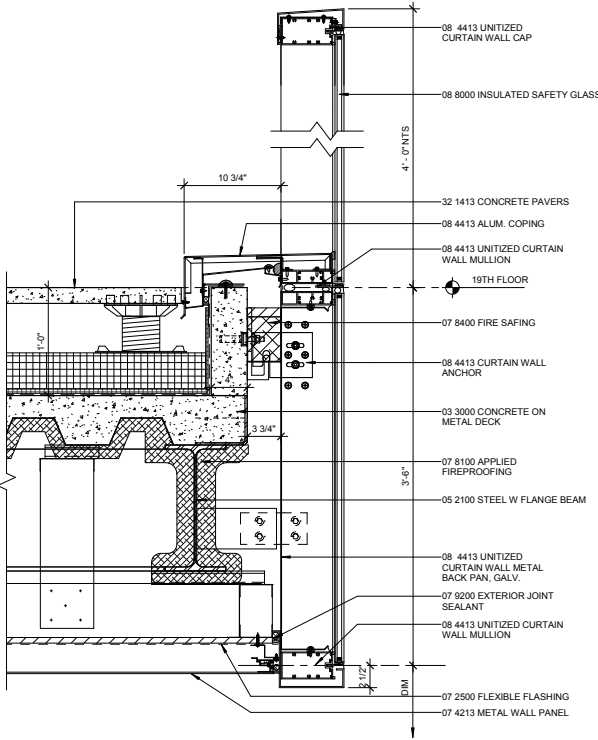
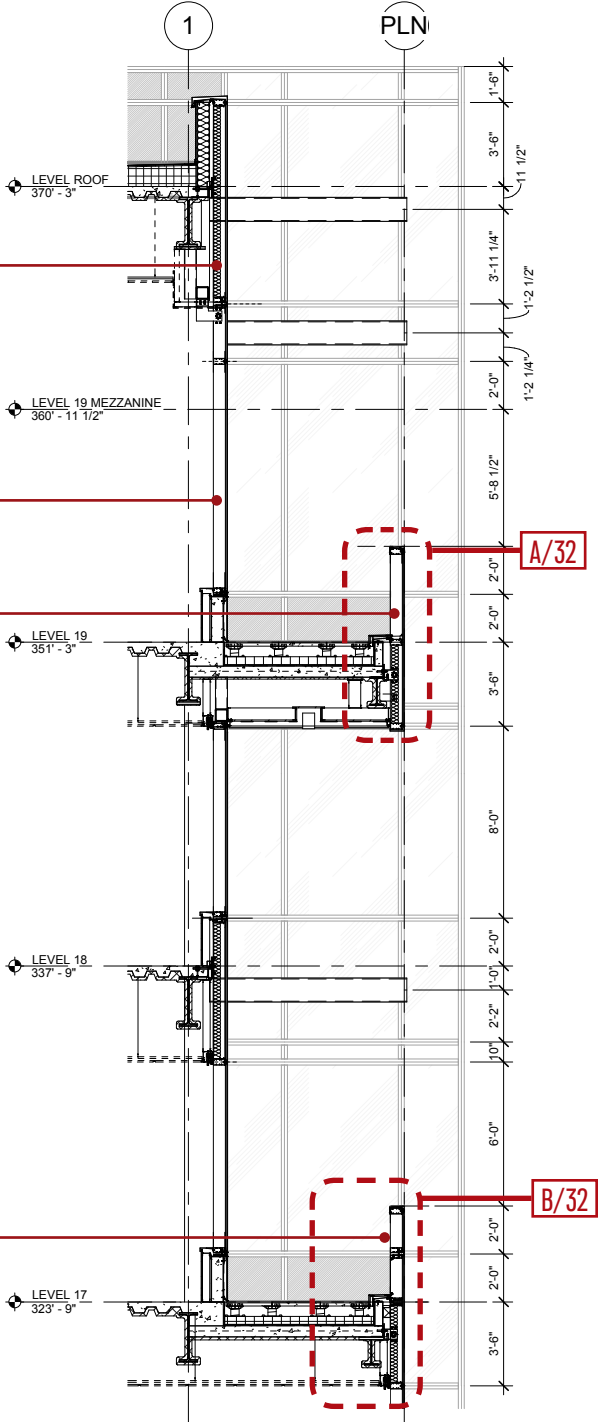
GLASS GUARDRAIL AT TERRACE

C/26 SIM.

1/8" PAINTED ALUM. PANEL
INTEGRATED INTO CURTAINWALL

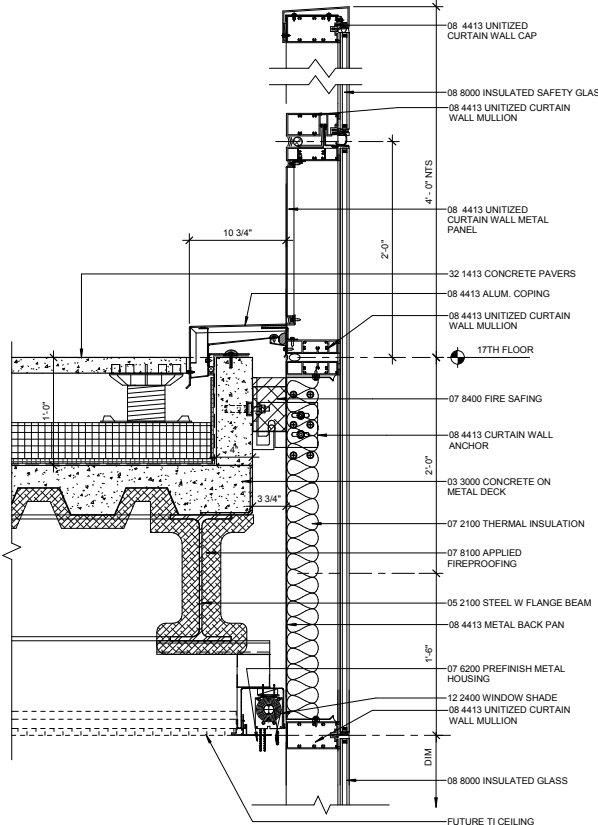
PAINTED METAL LOUVER

GLASS GUARDRAIL AT TERRACE



A. RAILING @ LEVEL 19

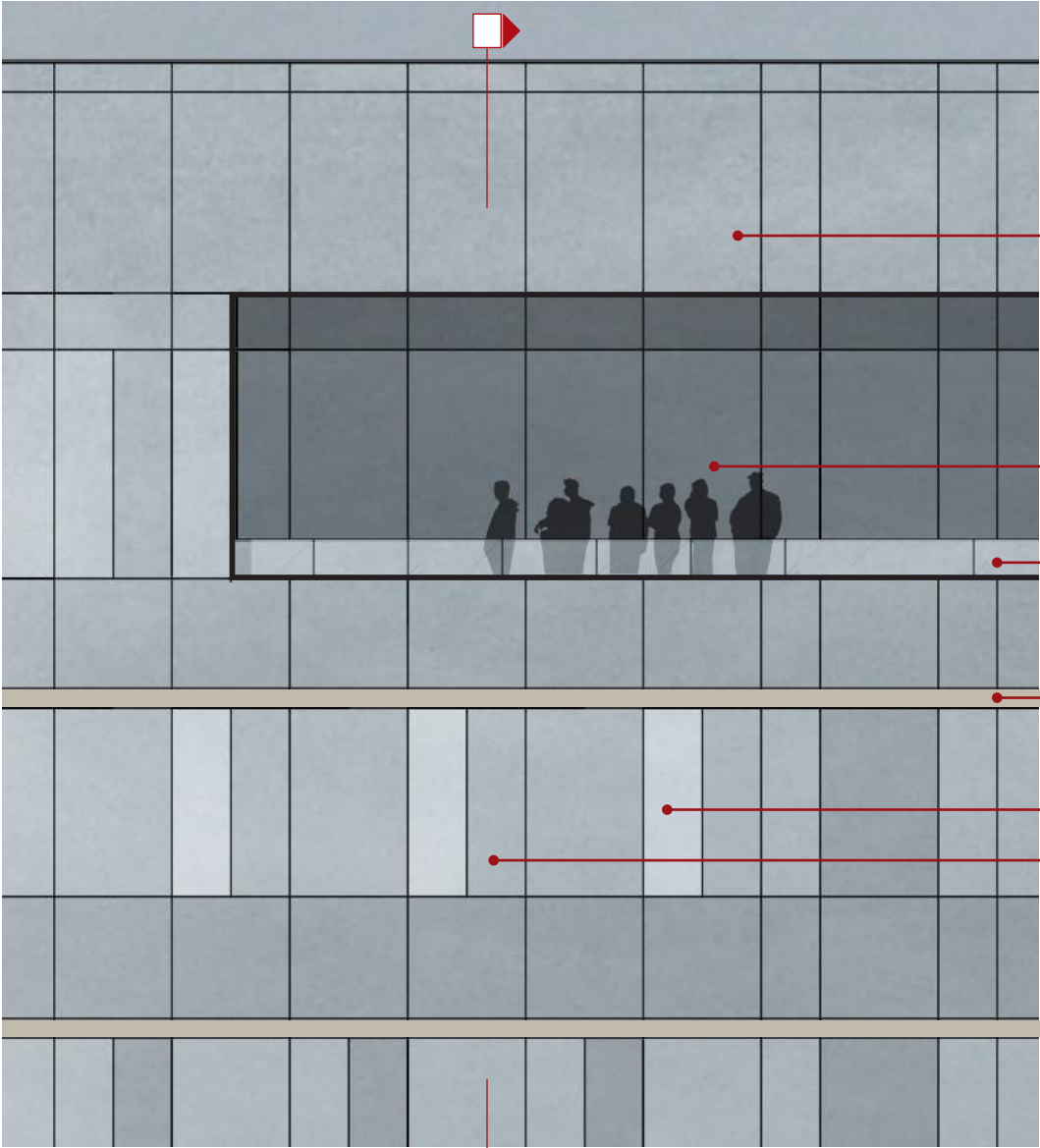
1" = 1'-0"



B. RAILING @ LEVEL 17

1" = 1'-0"

WALL SECTIONS AND DETAILS



SPANDREL GLASS (COLOR #1)

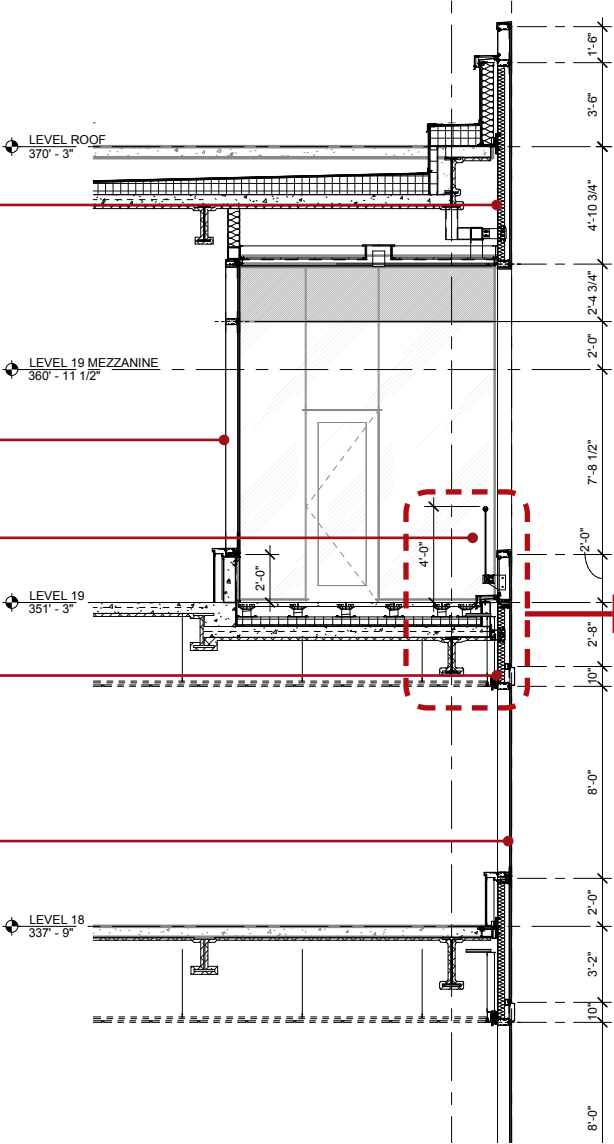
VISION GLASS

GLASS GUARD RAIL

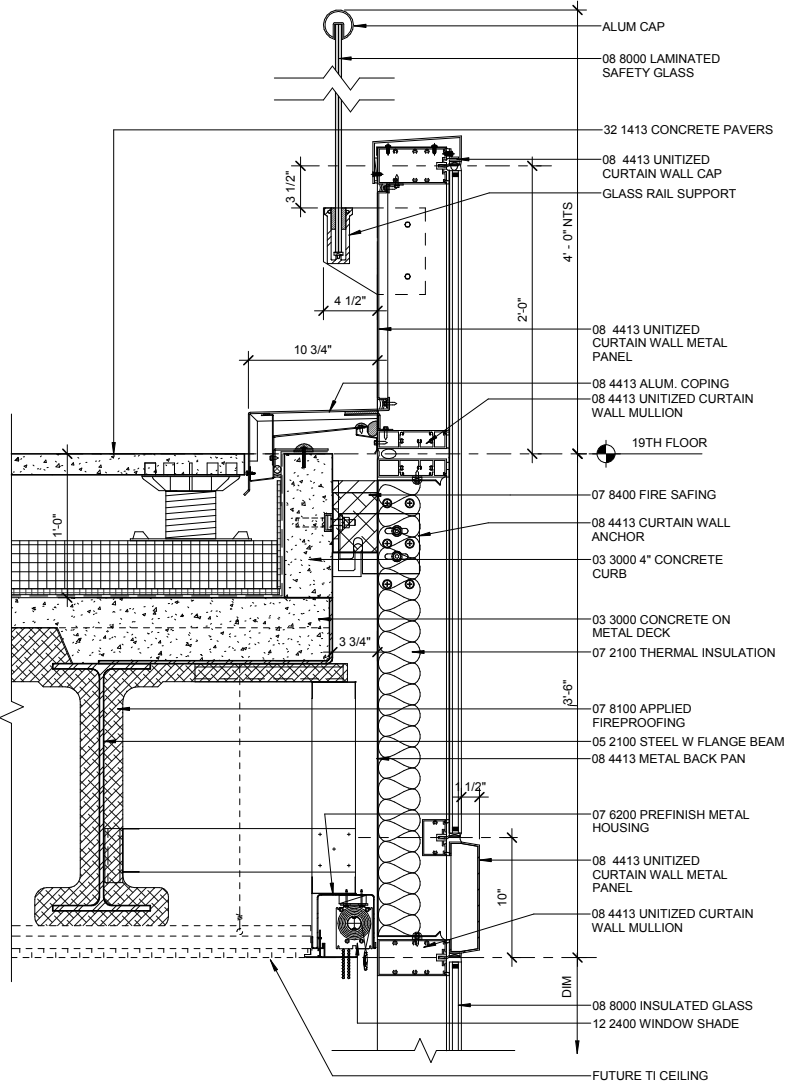
1/8" PAINTED ALUM. PANEL
INTEGRATED INTO CURTAINWALL

SPANDREL GLASS (COLOR #2)

VISION GLASS

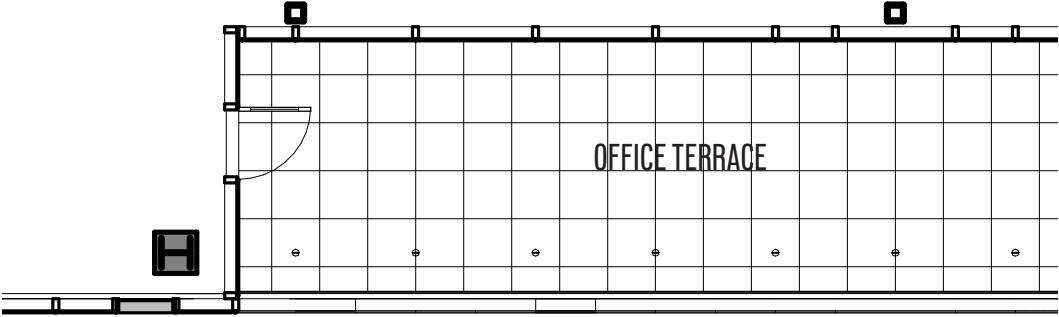


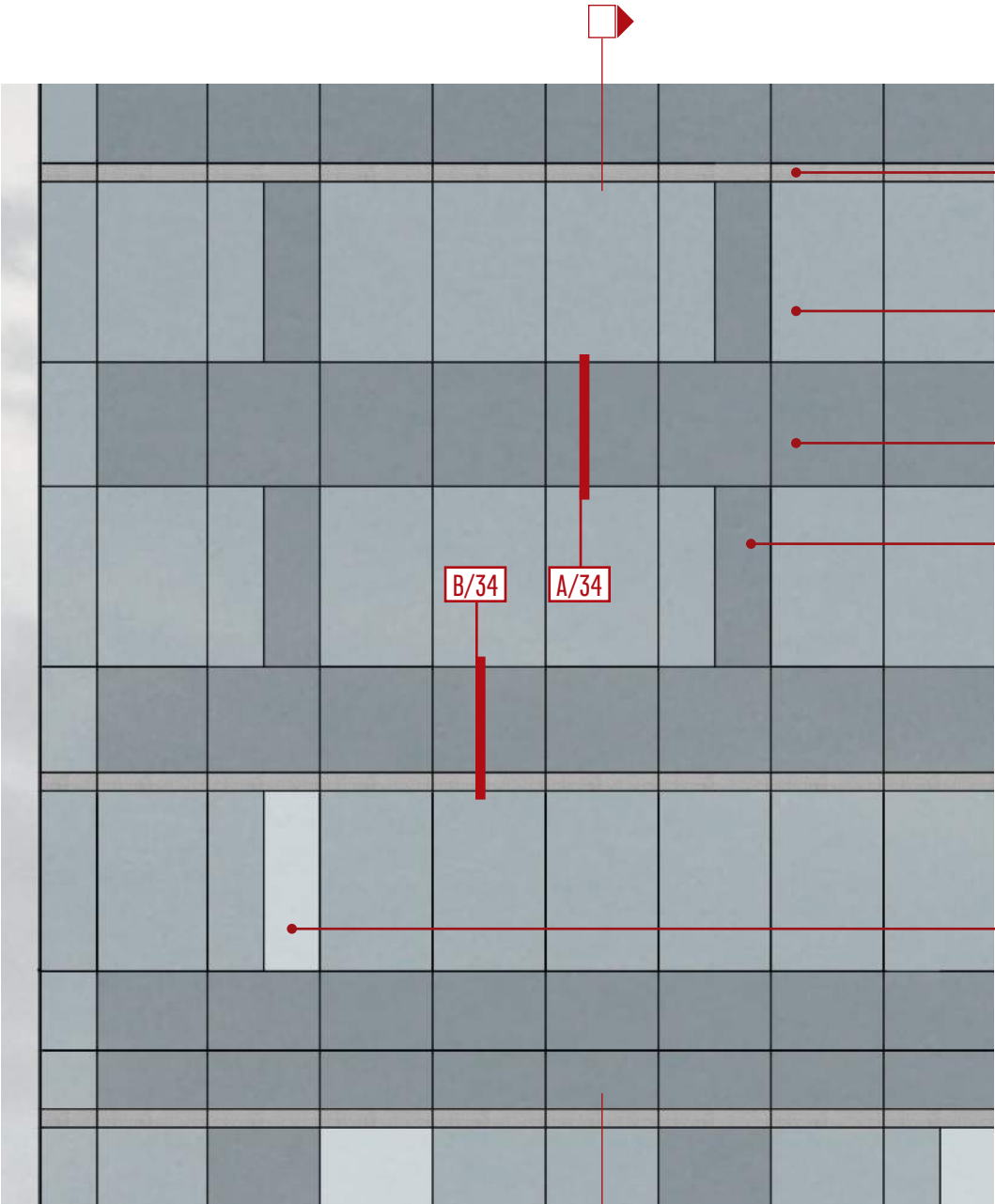
A/33



A. CURTAIN WALL RAILING DETAIL AT ROOF DECK

1" = 1'-0"





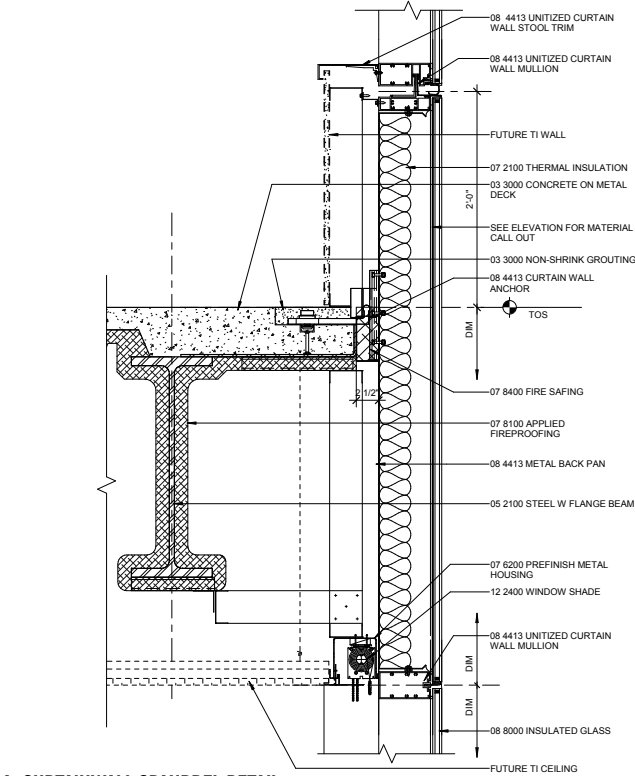
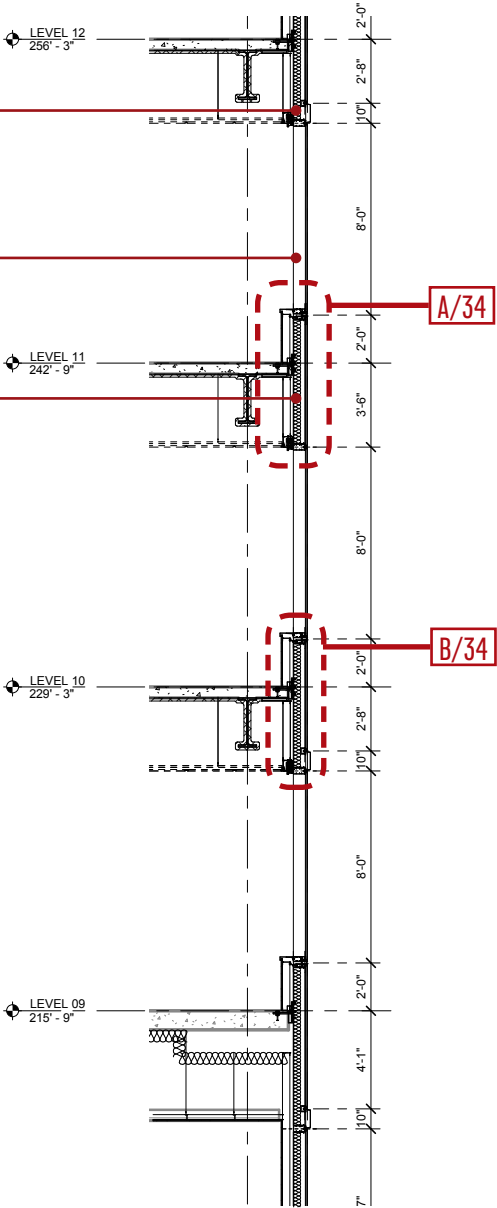
1/8" PAINTED ALUM. PANEL INTEGRATED INTO CURTAINWALL

VISION GLASS

SPANDREL GLASS (COLOR #1)

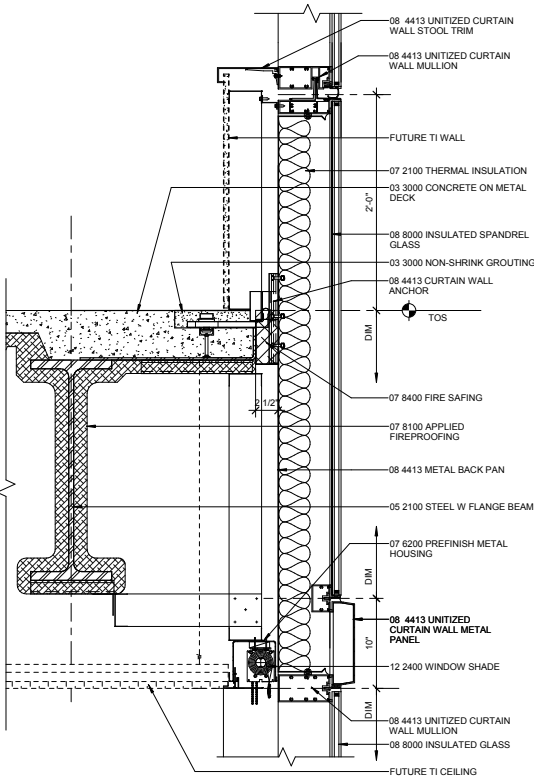
SPANDREL GLASS (COLOR #1)

SPANDREL GLASS (COLOR #2)



A. CURTAINWALL SPANDREL DETAIL

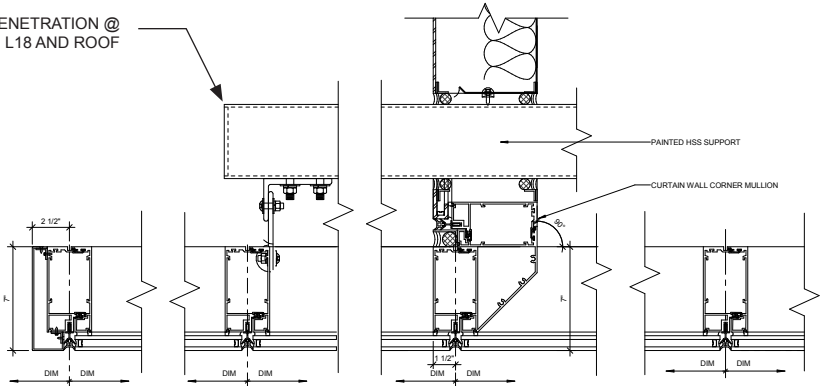
1" = 1'-0"



B. CURTAINWALL SPANDREL & MTL. PNL. DETAIL

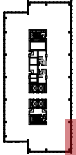
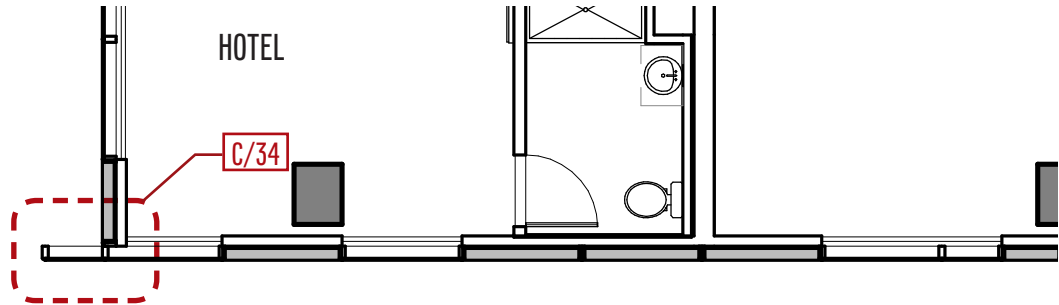
1" = 1'-0"

STEEL PENETRATION @ L18 AND ROOF

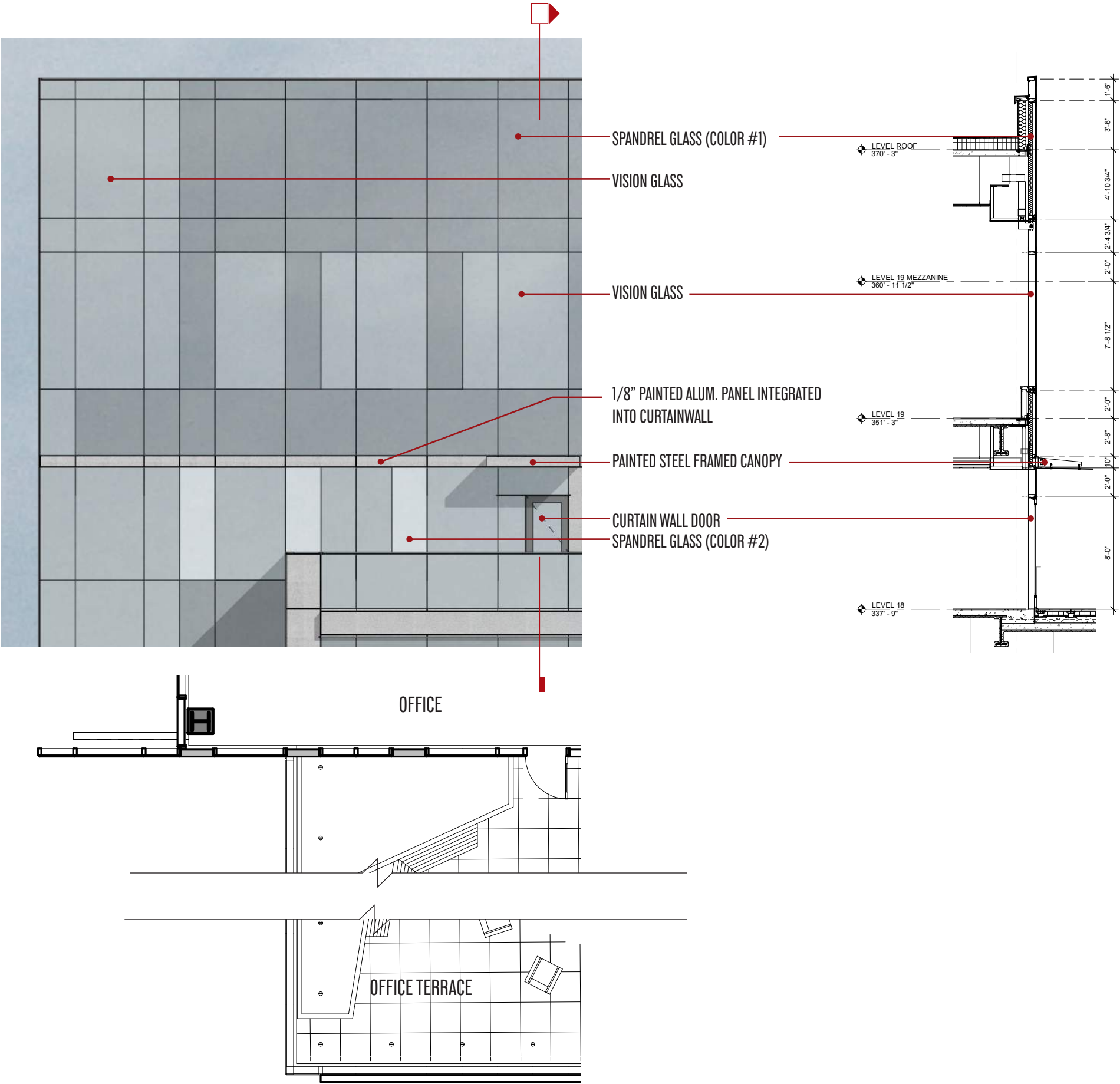


C. CURTAINWALL FIN PLAN DETAIL

3/4" = 1'-0"



WALL SECTIONS AND DETAILS



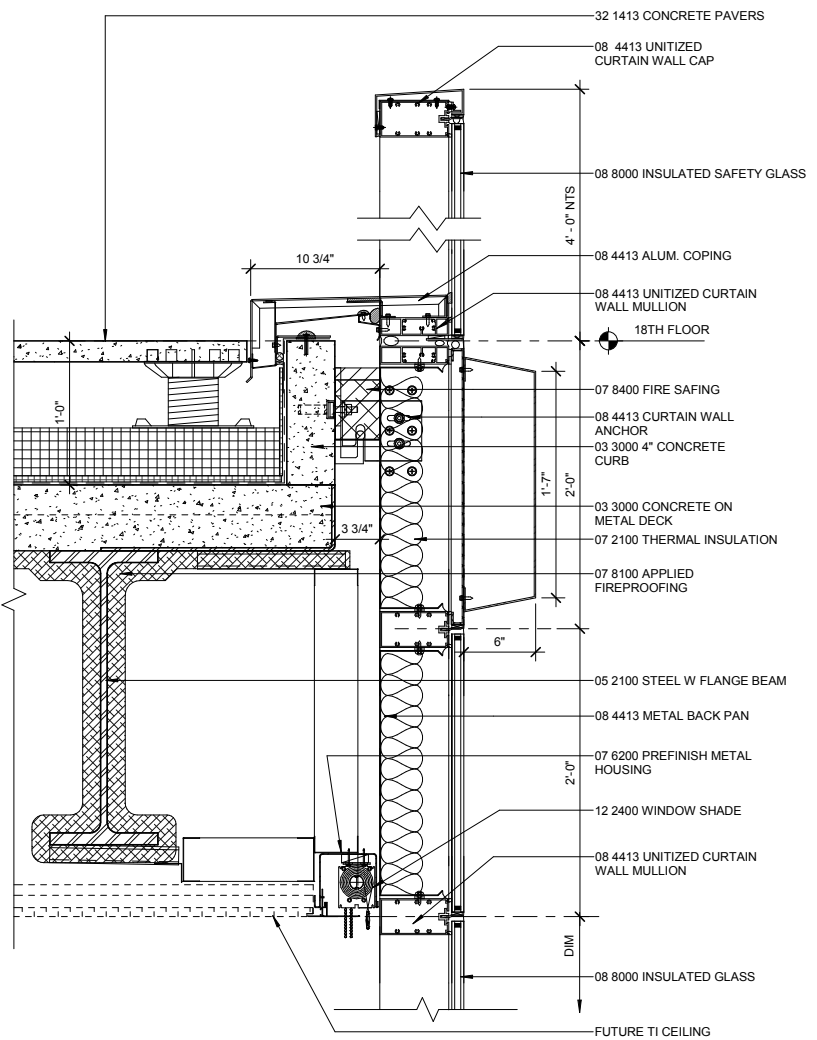
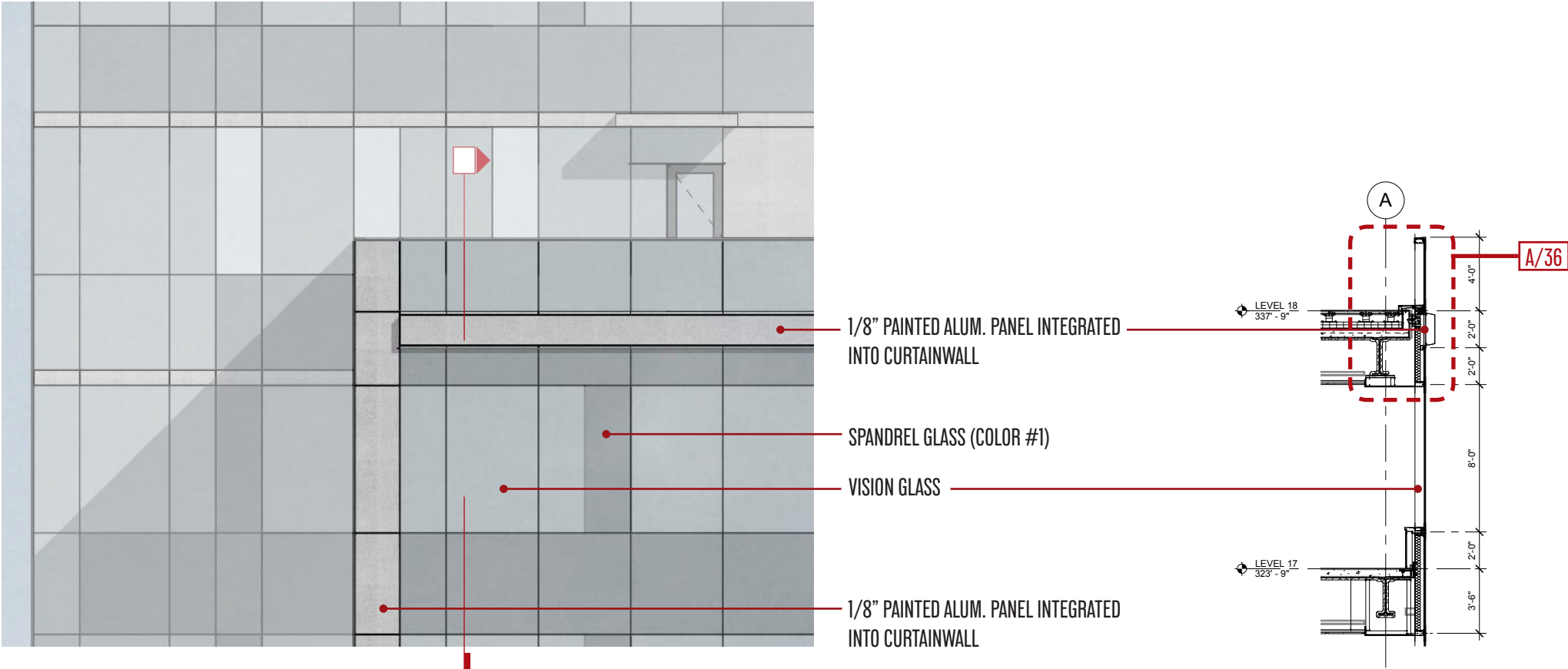
A. REPRESENTATIVE IMAGE OF CURTAINWALL WITH VISION AND SPANDREL GLASS



B. REPRESENTATIVE IMAGE OF VISION AND SPANDREL GLASS PROPOSED

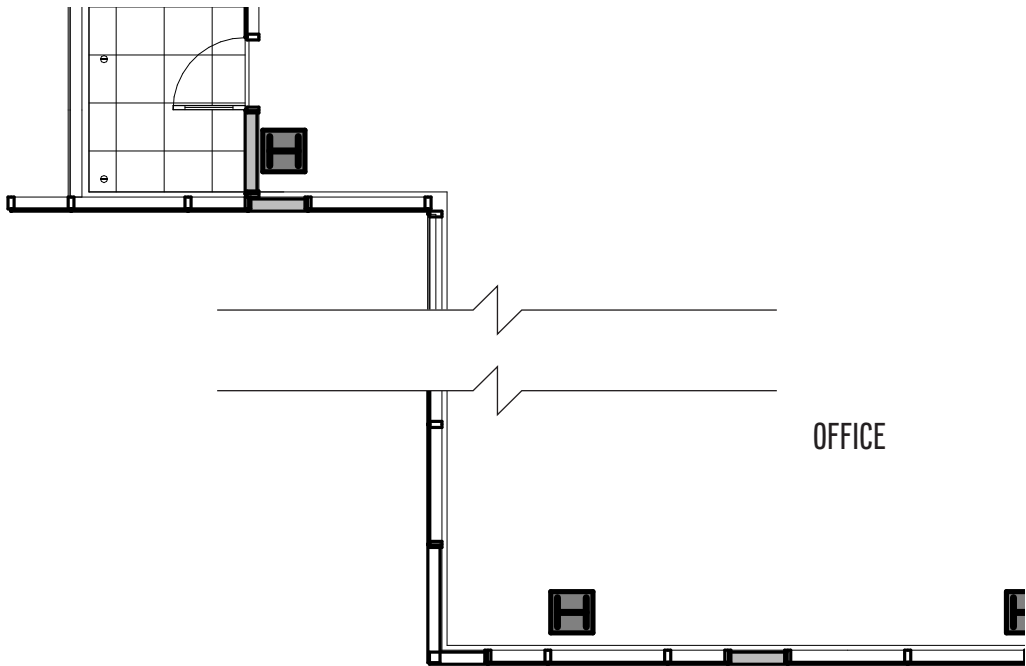


WALL SECTIONS AND DETAILS

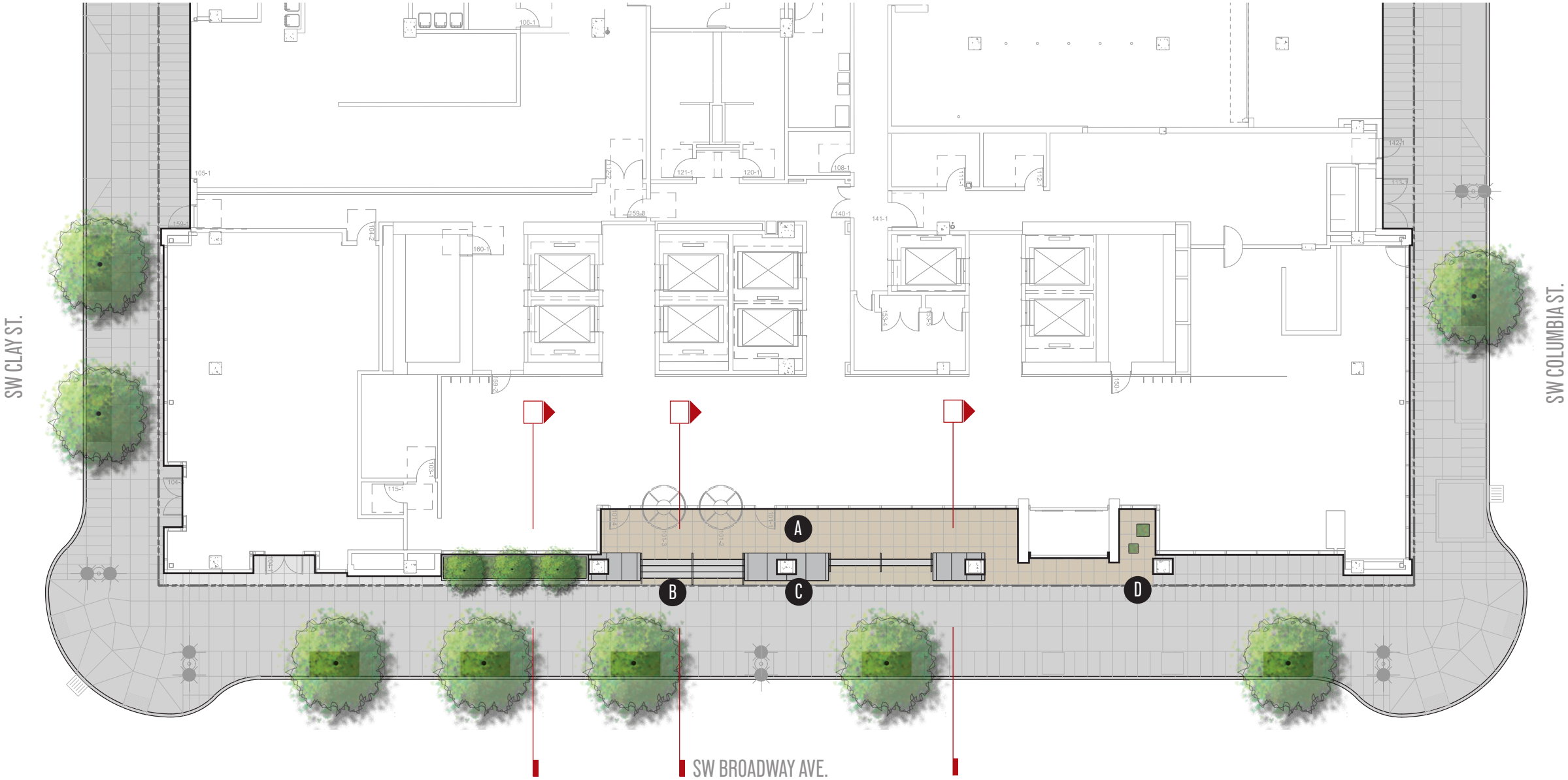


A. TERRACE RAILING AND FIN DETAIL

1" = 1'-0"



WALL SECTIONS AND DETAILS



PLANT LIST @ R.O.W.



KATSURA STREET TREES



INDIAN HAWTHORNE @ BROADWAY TREE WELLS

MATERIALS



A MORTAR-SET PRECAST PAVERS



B CONCRETE STEPS W/ SS RAILINGS



C ARCH PRECAST SEATING PLINTHS & PLANTER WALLS



D FREE-STANDING PLANTERS

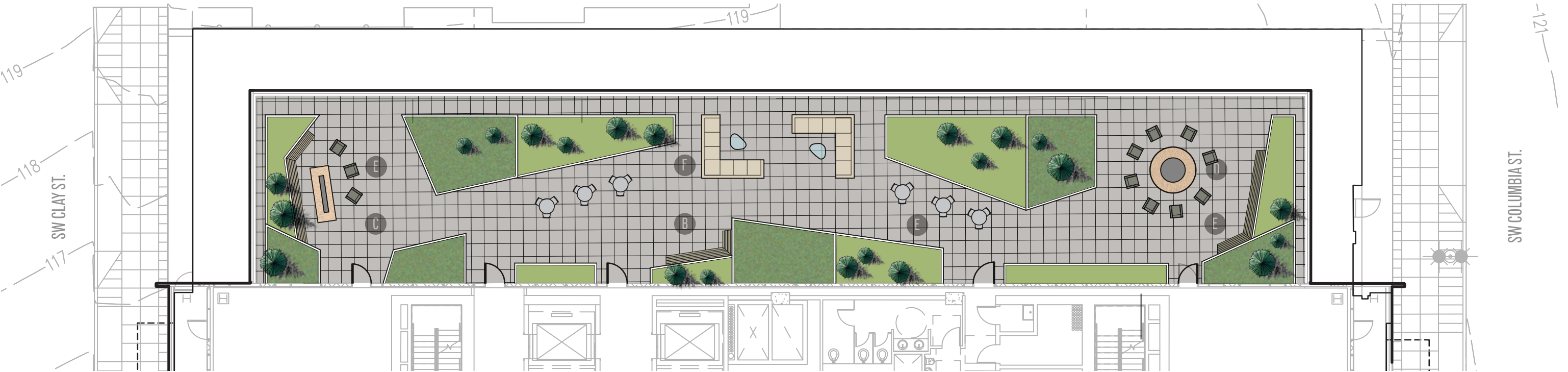


NORTH

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



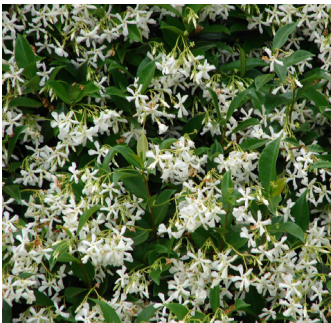
BLUE ARROW JUNIPER



FEATHER REED GRASS



CARPET ROSE



TRAILING JASMINE

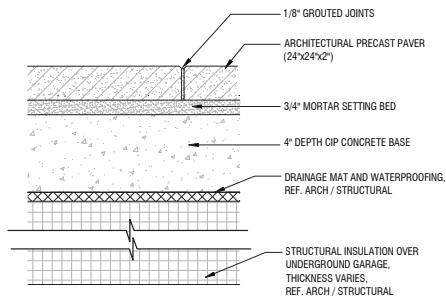


BLUE OAT GRASS & THYME

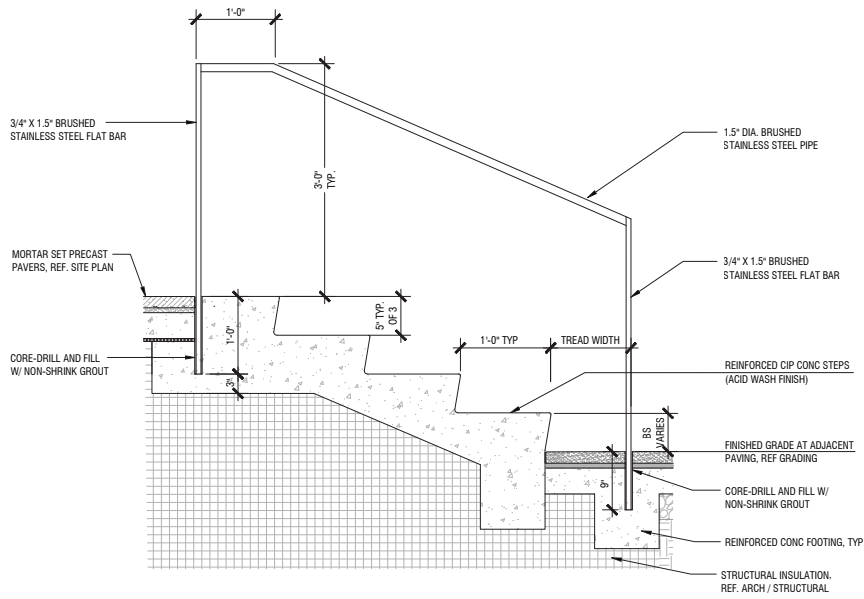


SPEEDWELL

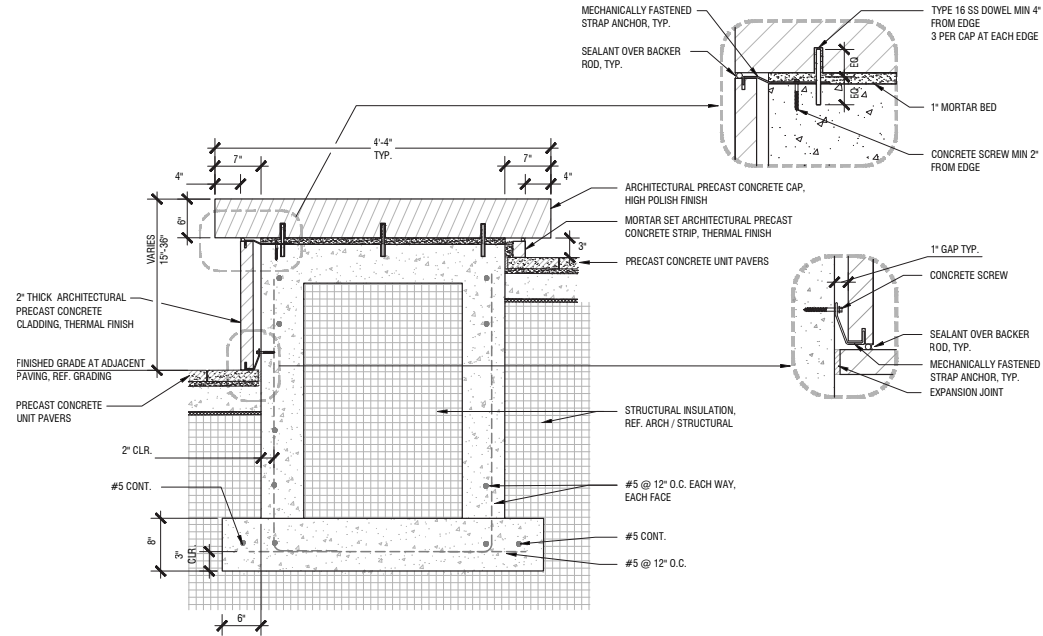




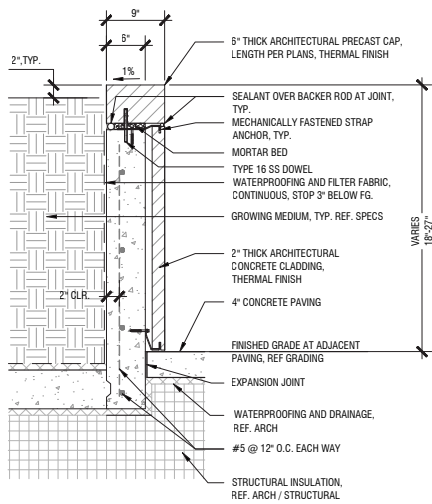
1 SECTION - ARCHITECTURAL PRECAST PAVER - MORTAR SET
Scale: NTS



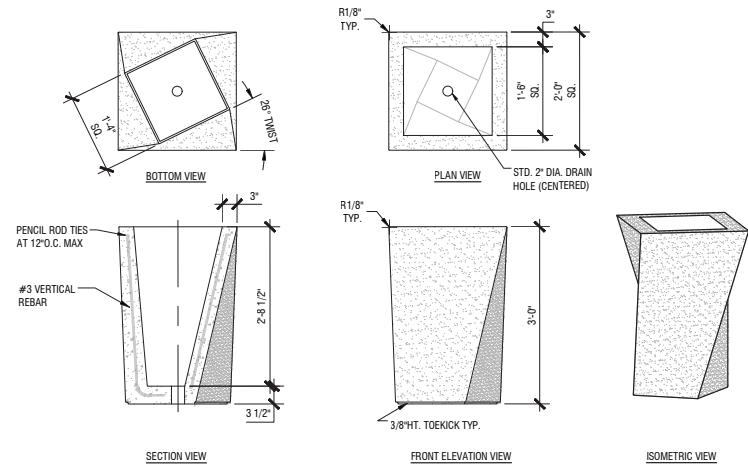
2 SECTION - CIP CONCRETE STEPS WITH HANDRAILS
Scale: NTS



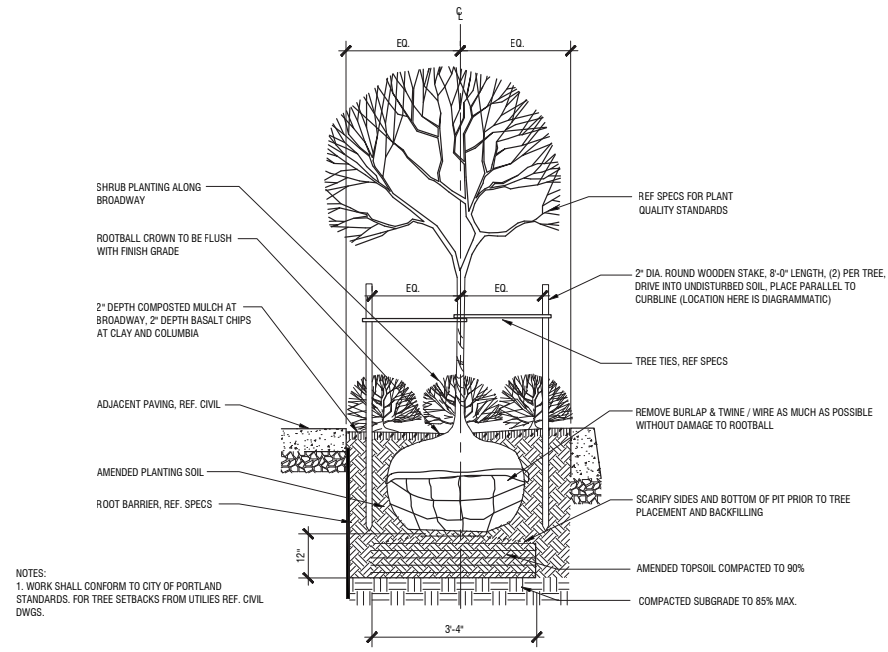
3 SECTION - ARCHITECTURAL PRECAST CONCRETE SEATWALL
Scale: NTS



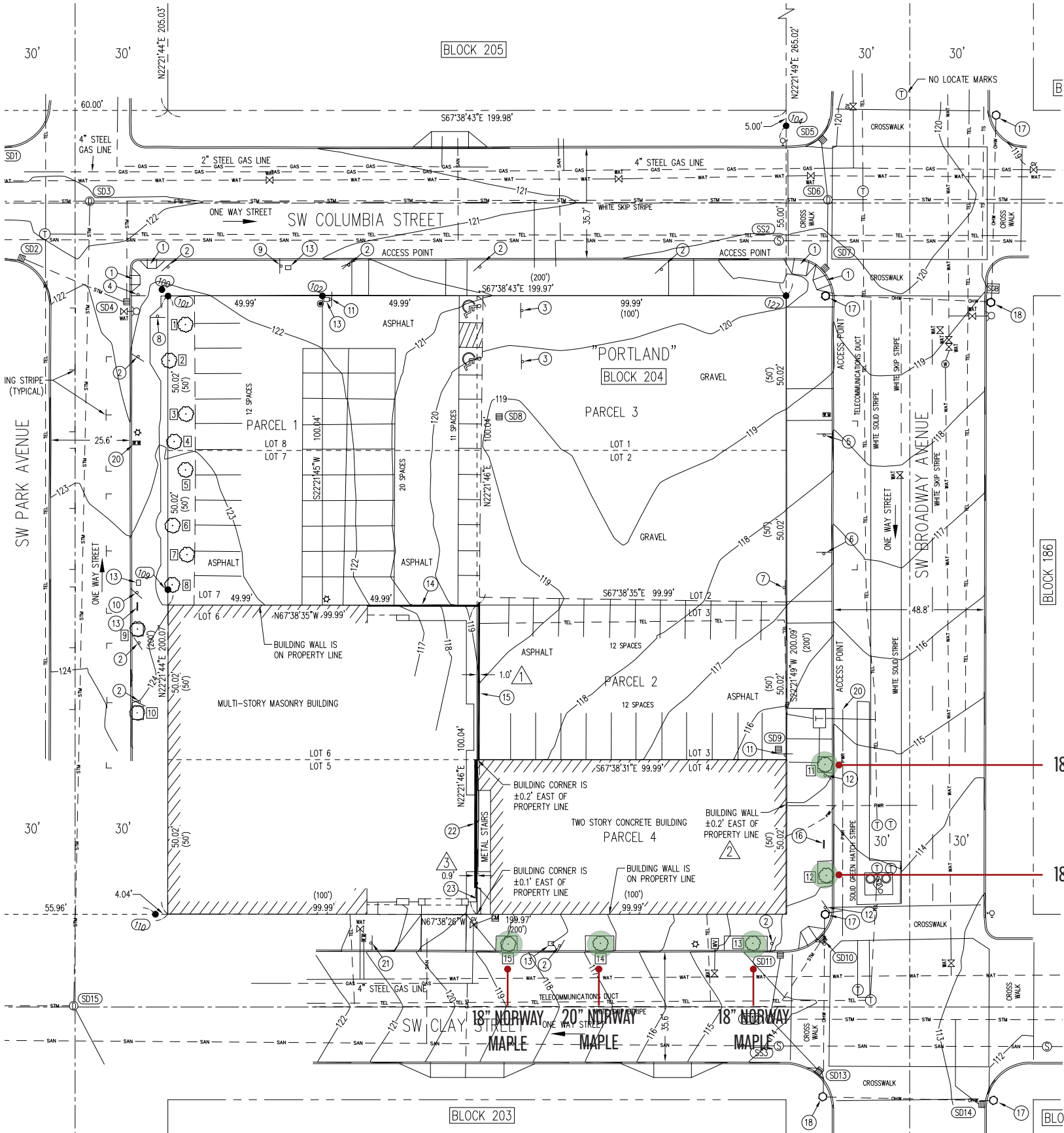
4 SECTION - ARCHITECTURAL PRECAST CONCRETE CLAD PLANTER
Scale: NTS



5 FREE STANDING PLANTING
Scale: NTS



6 SECTION - STREET TREE PLANTING IN R.O.W.
Scale: NTS



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

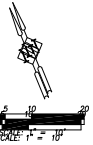
TREE INFORMATION

- 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

18" NORWAY MAPLE

18" NORWAY MAPLE

18" NORWAY MAPLE
20" NORWAY MAPLE
18" NORWAY 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.