

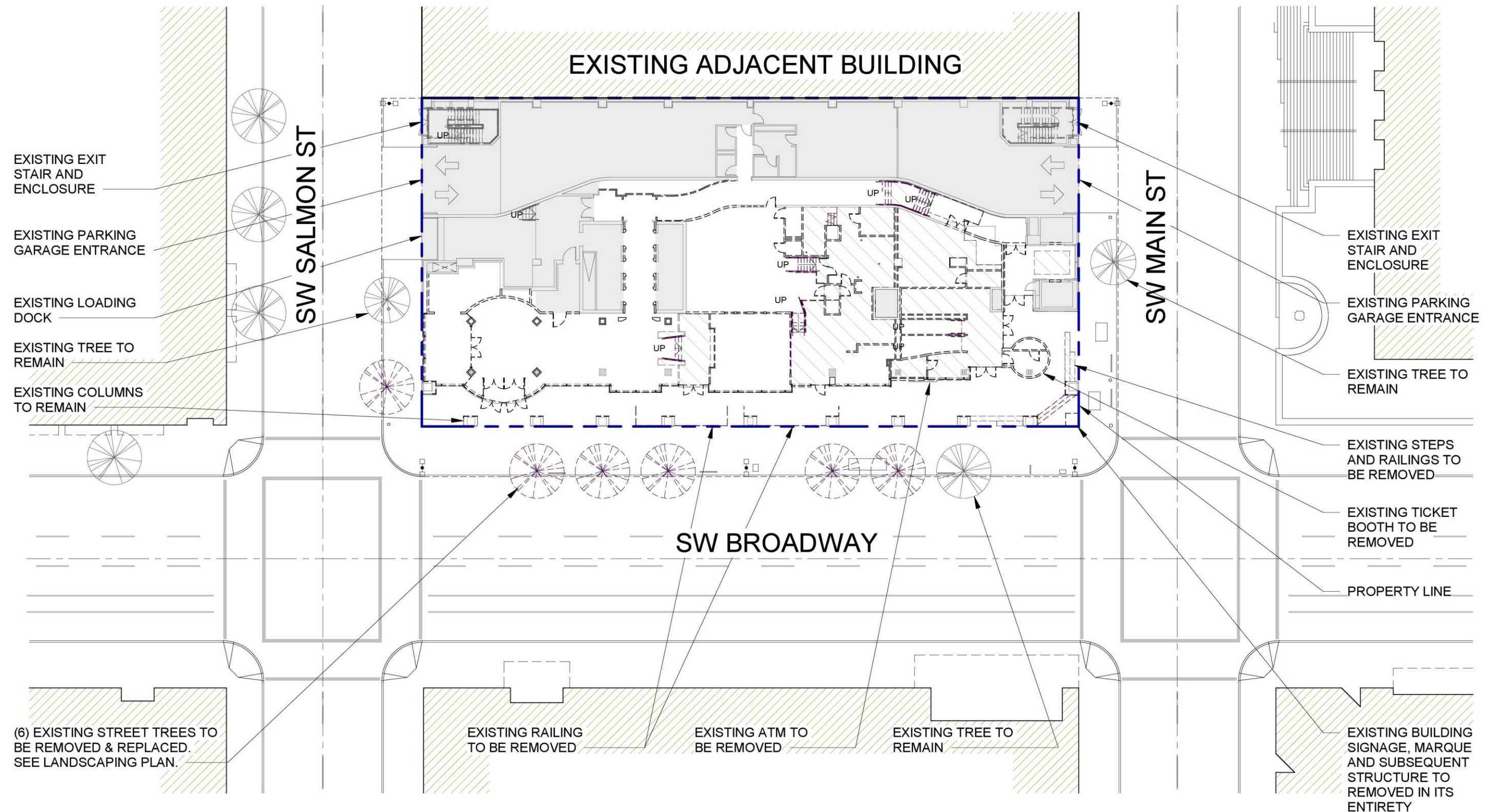
1000 BROADWAY – EXTERIOR IMPROVEMENTS



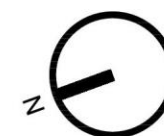
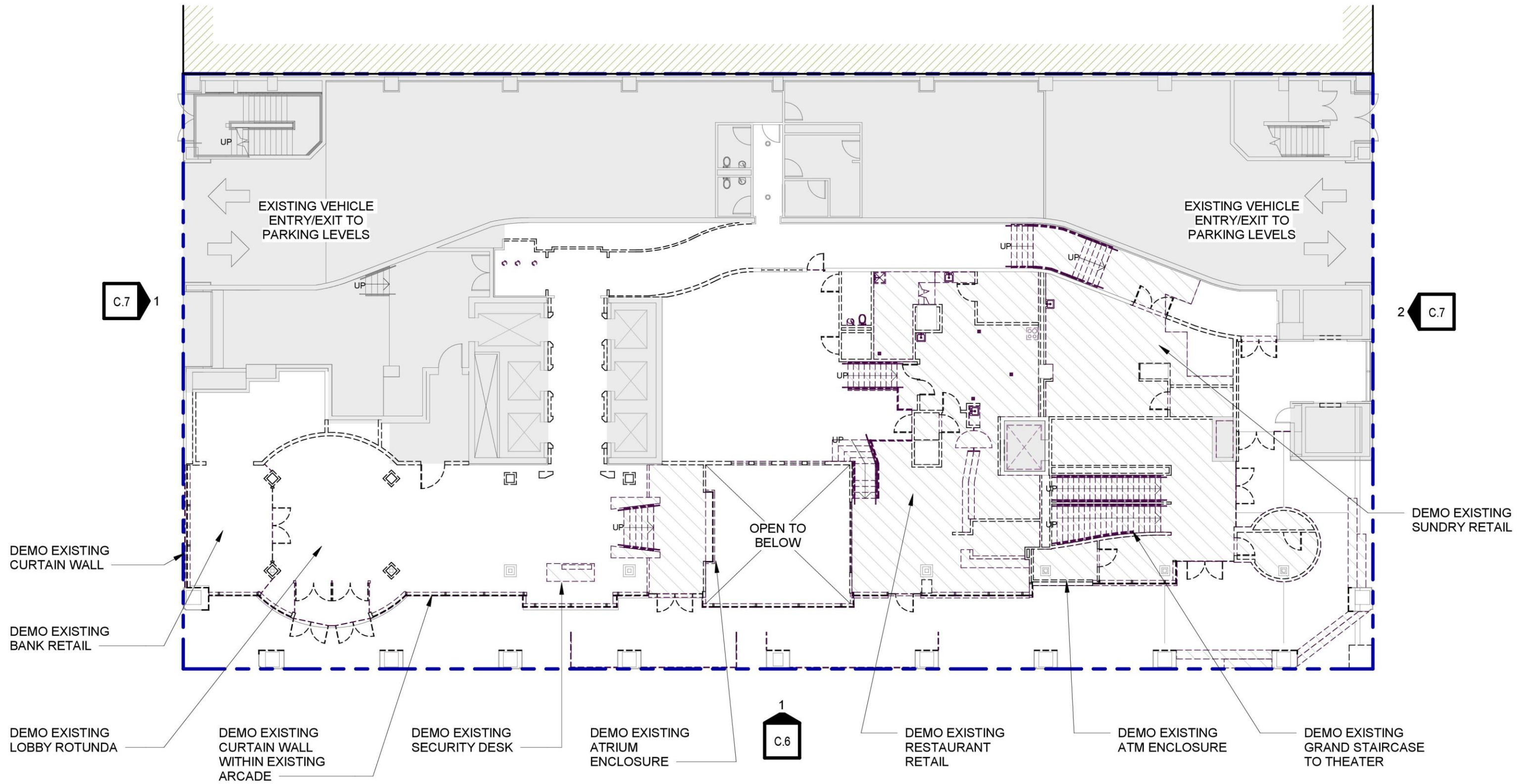
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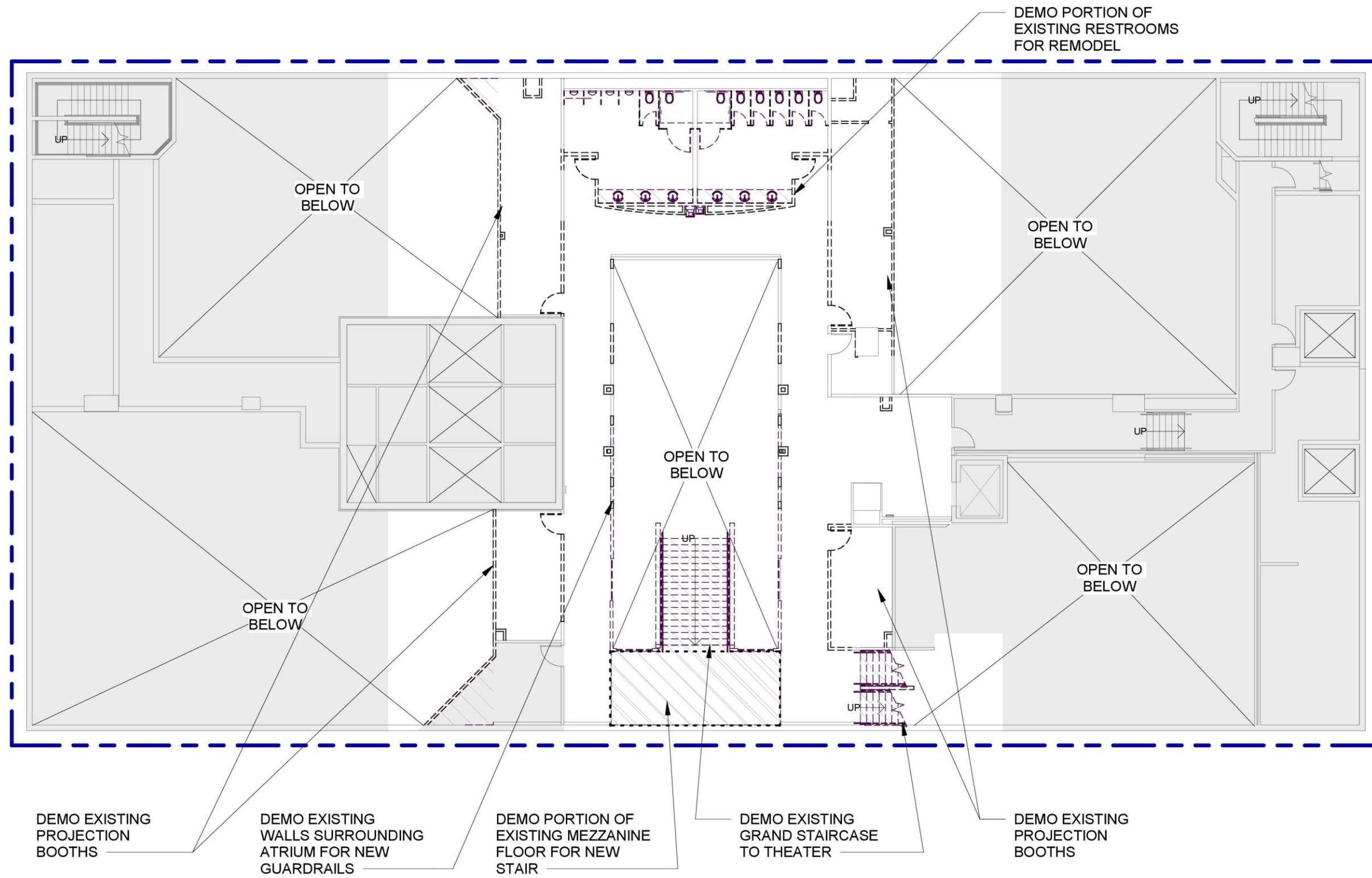
DEMOLITION SITE PLAN



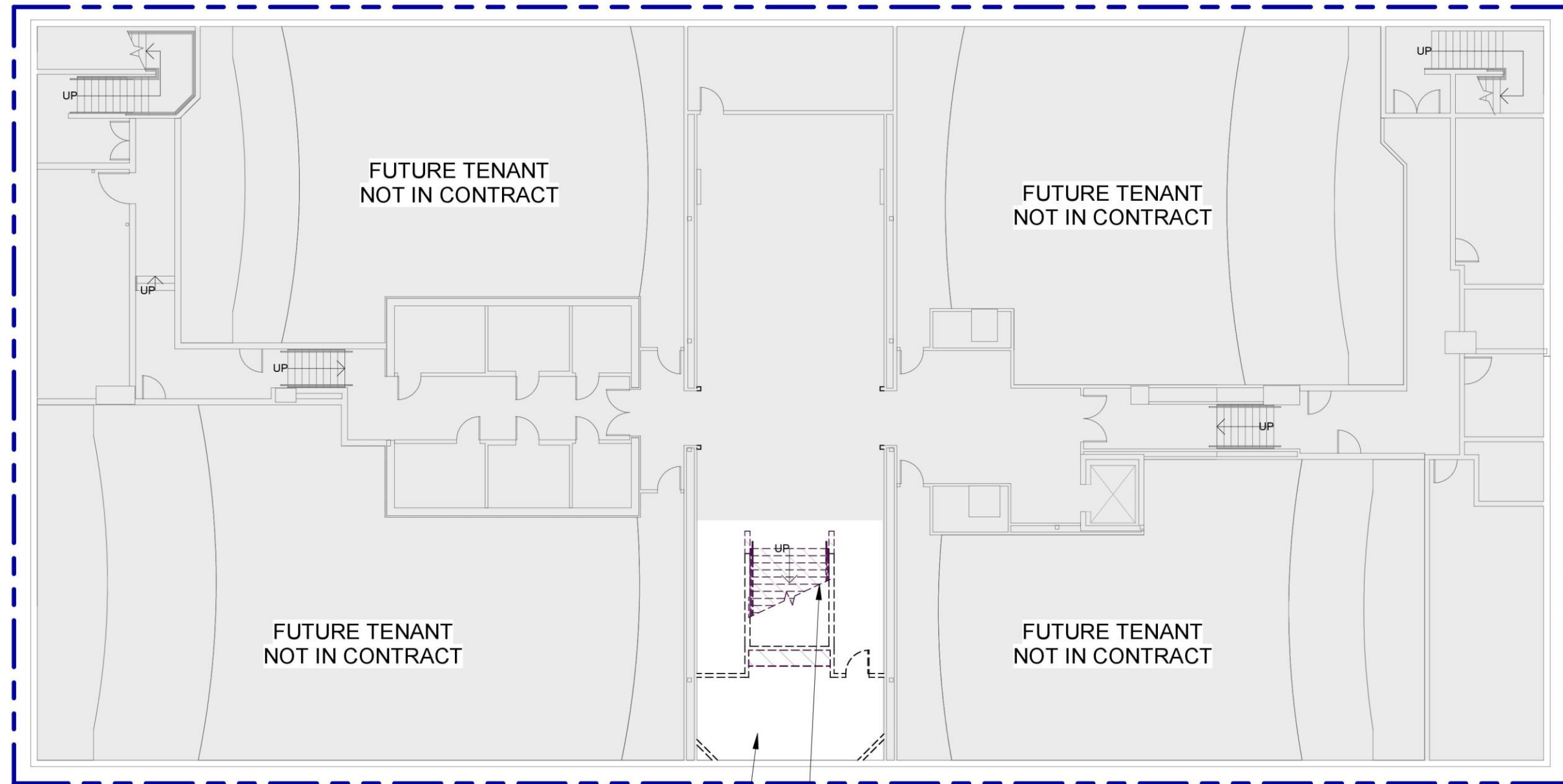
DEMOLITION GROUND FLOOR PLAN



DEMOLITION MEZZANINE FLOOR PLAN

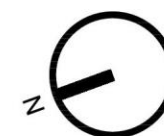


DEMOLITION BASEMENT FLOOR PLAN

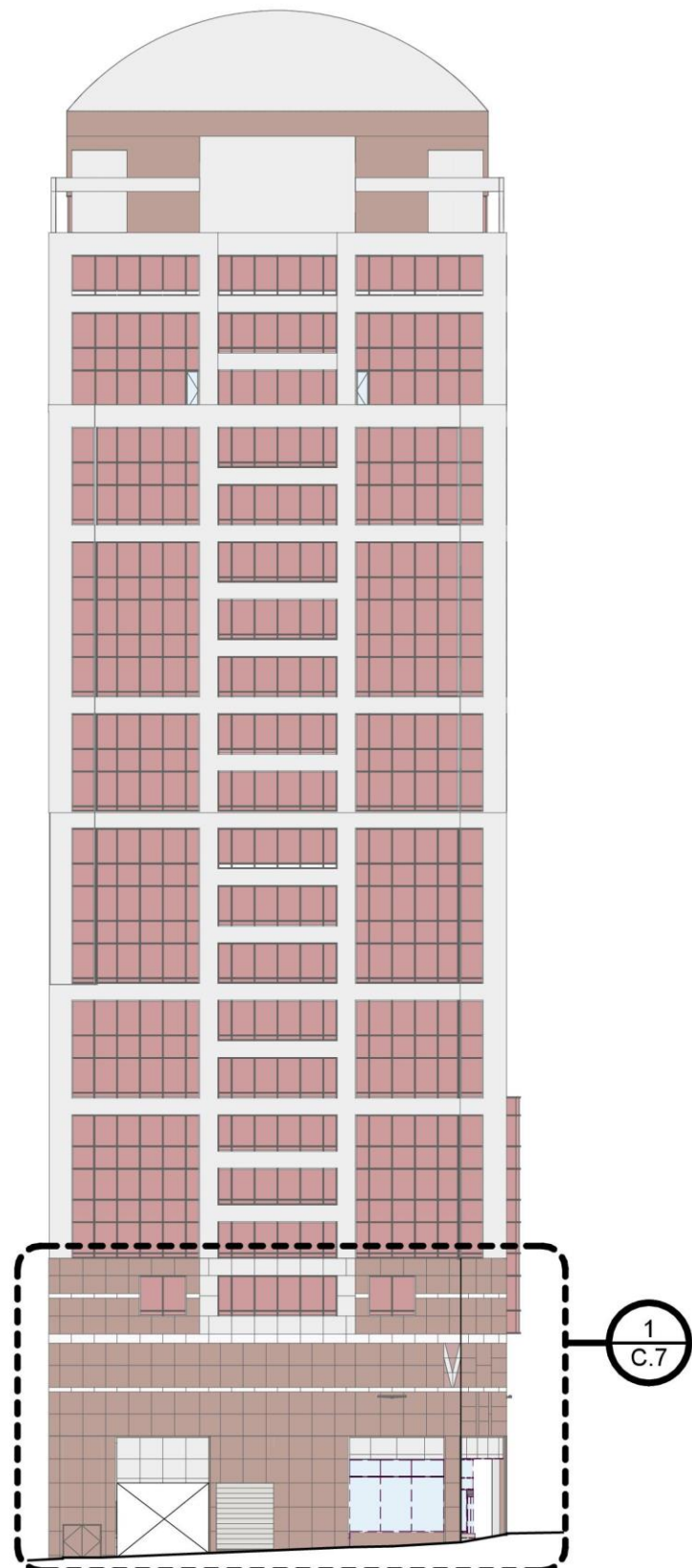


DEMO STORAGE
ROOM UNDER
MEZZANINE

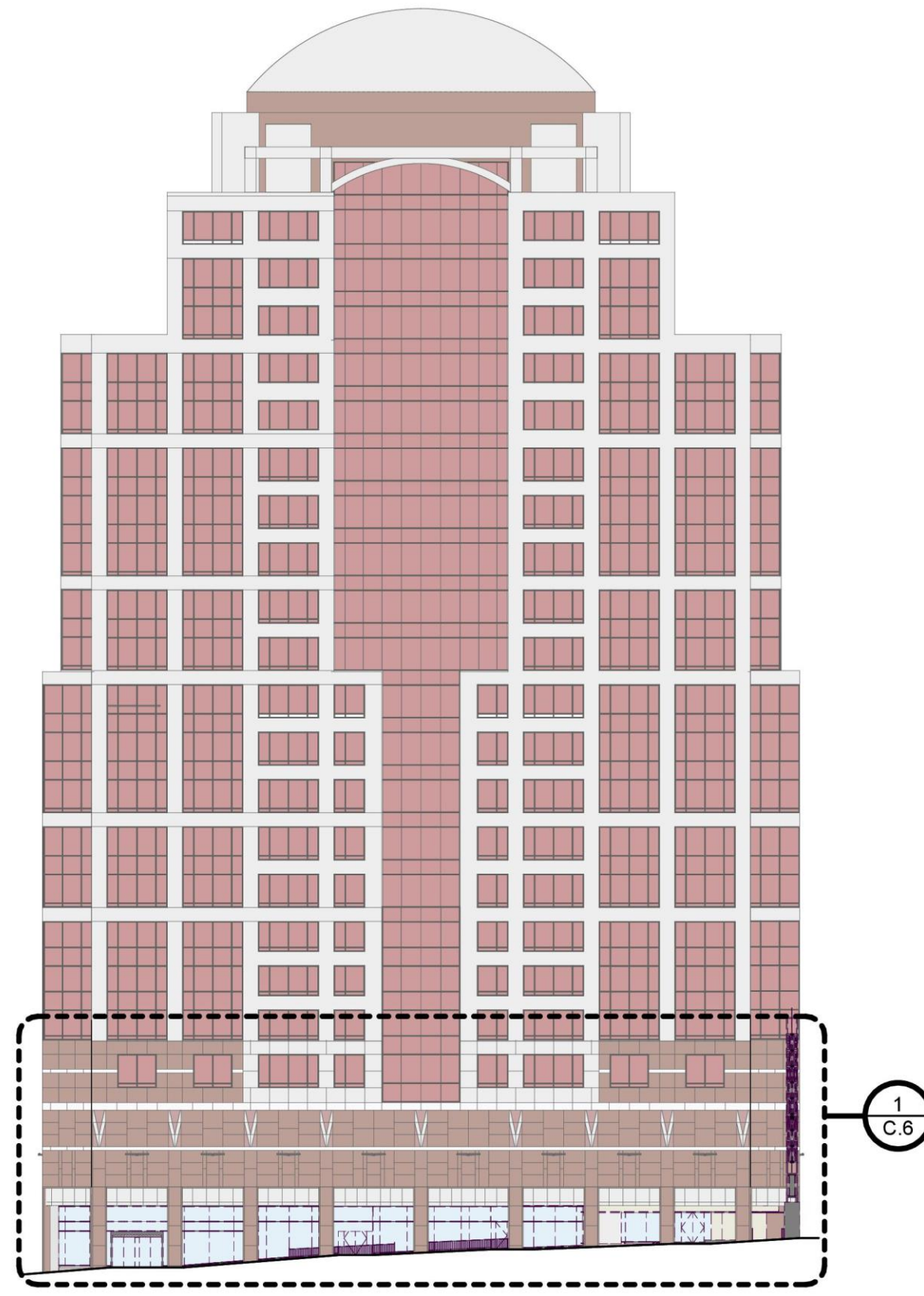
DEMO EXISTING
GRAND STAIRCASE
TO THEATER



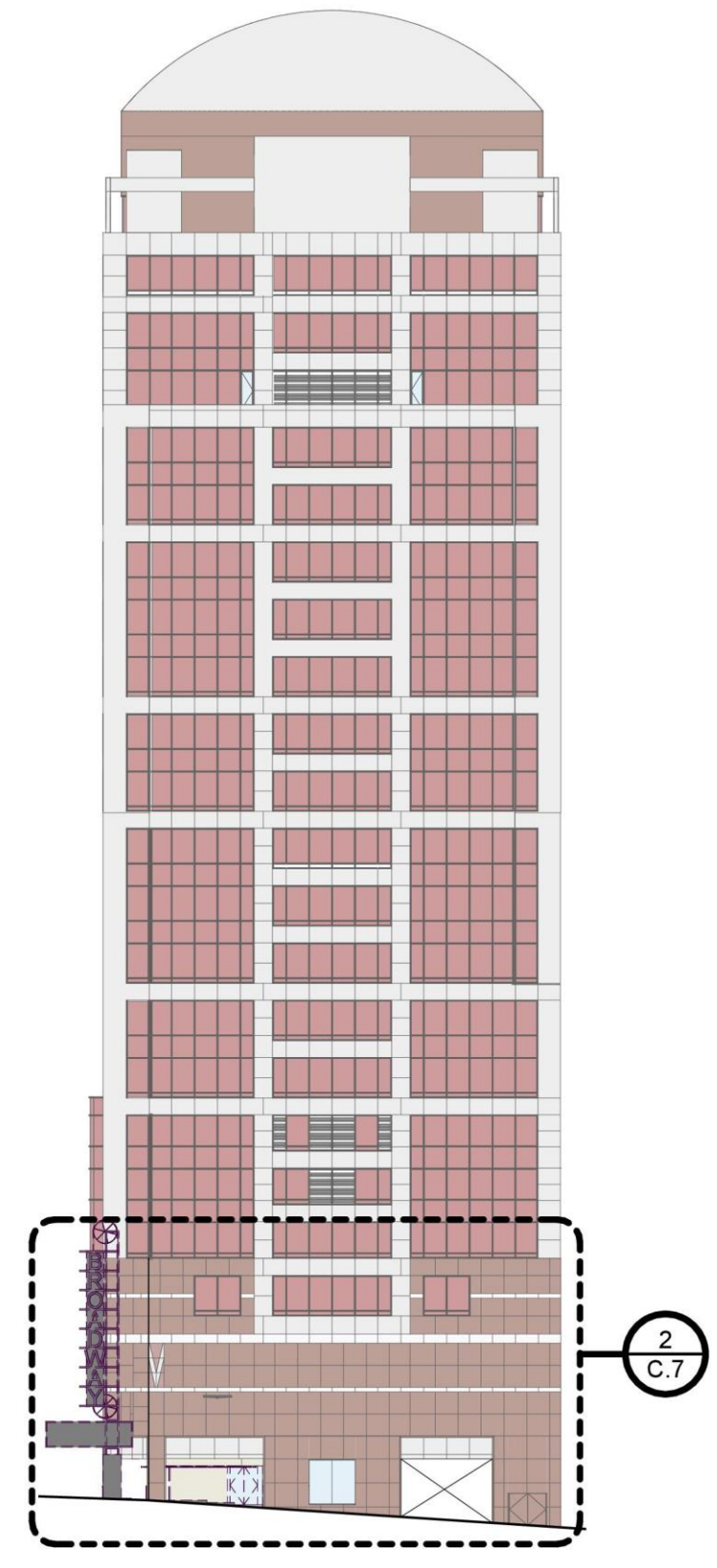
OVERALL DEMOLITION BUILDING ELEVATIONS



1. NORTH ELEVATION



2. WEST ELEVATION



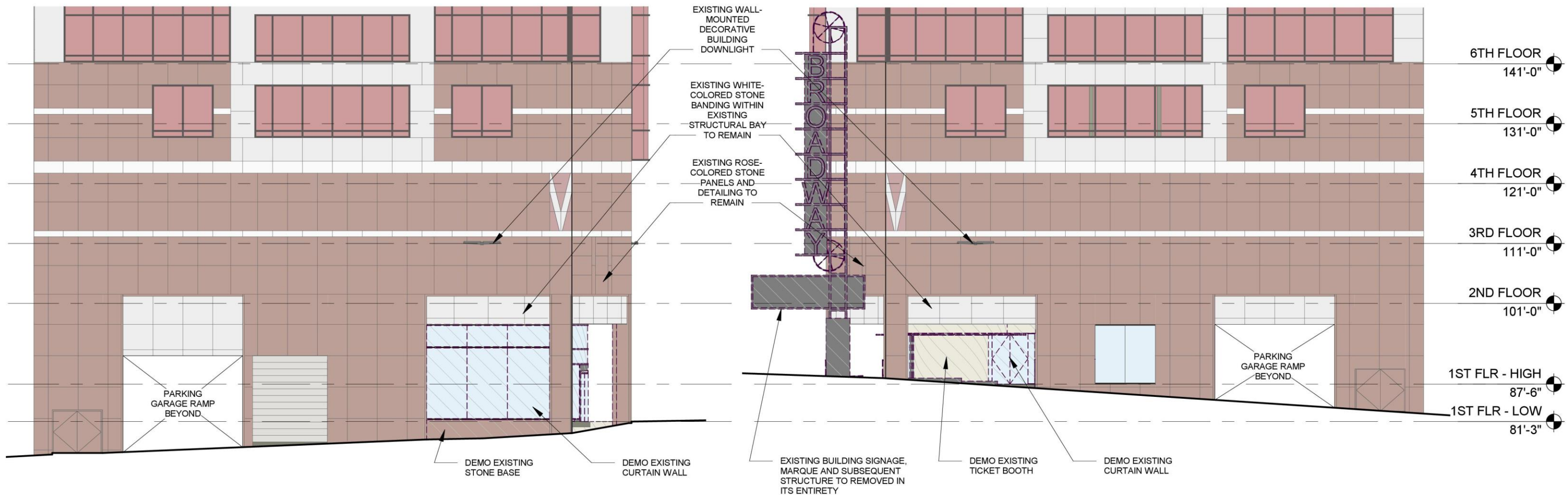
3. SOUTH ELEVATION

ENLARGED DEMOLITION BUILDING ELEVATIONS



1. WEST DEMOLITION ELEVATION

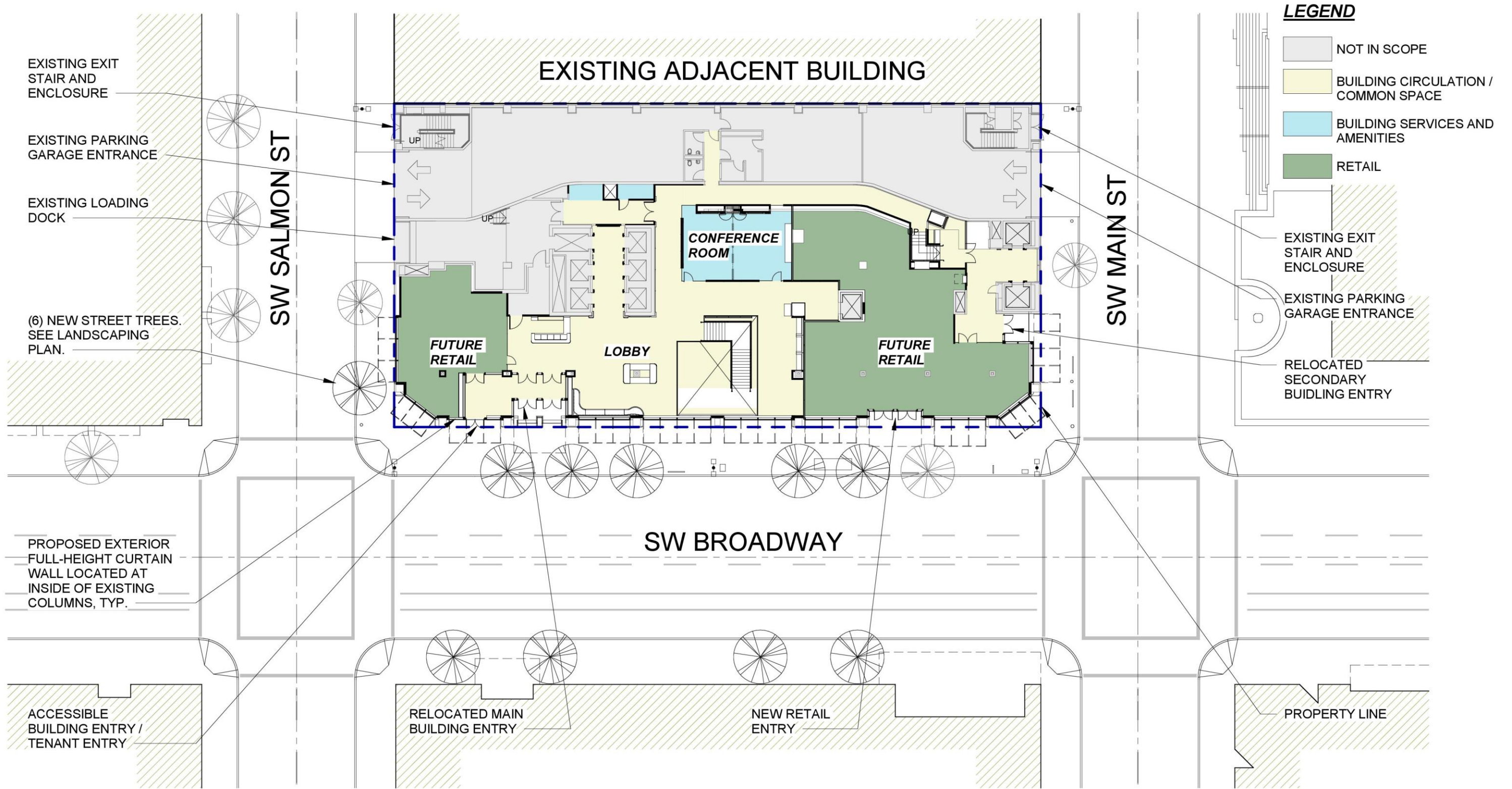
ENLARGED DEMOLITION BUILDING ELEVATIONS



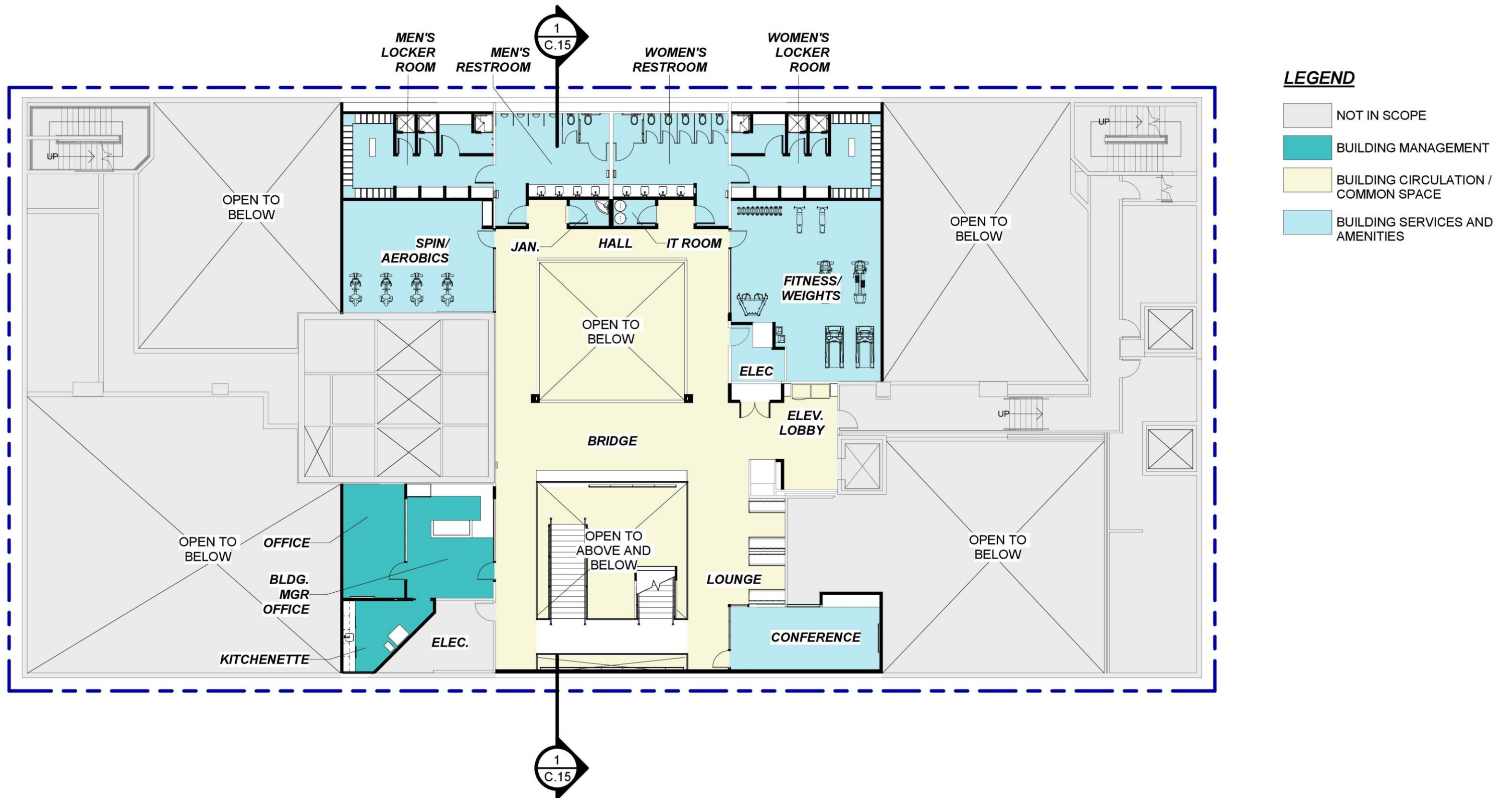
1. NORTH DEMOLITION ELEVATION

2. SOUTH DEMOLITION ELEVATION

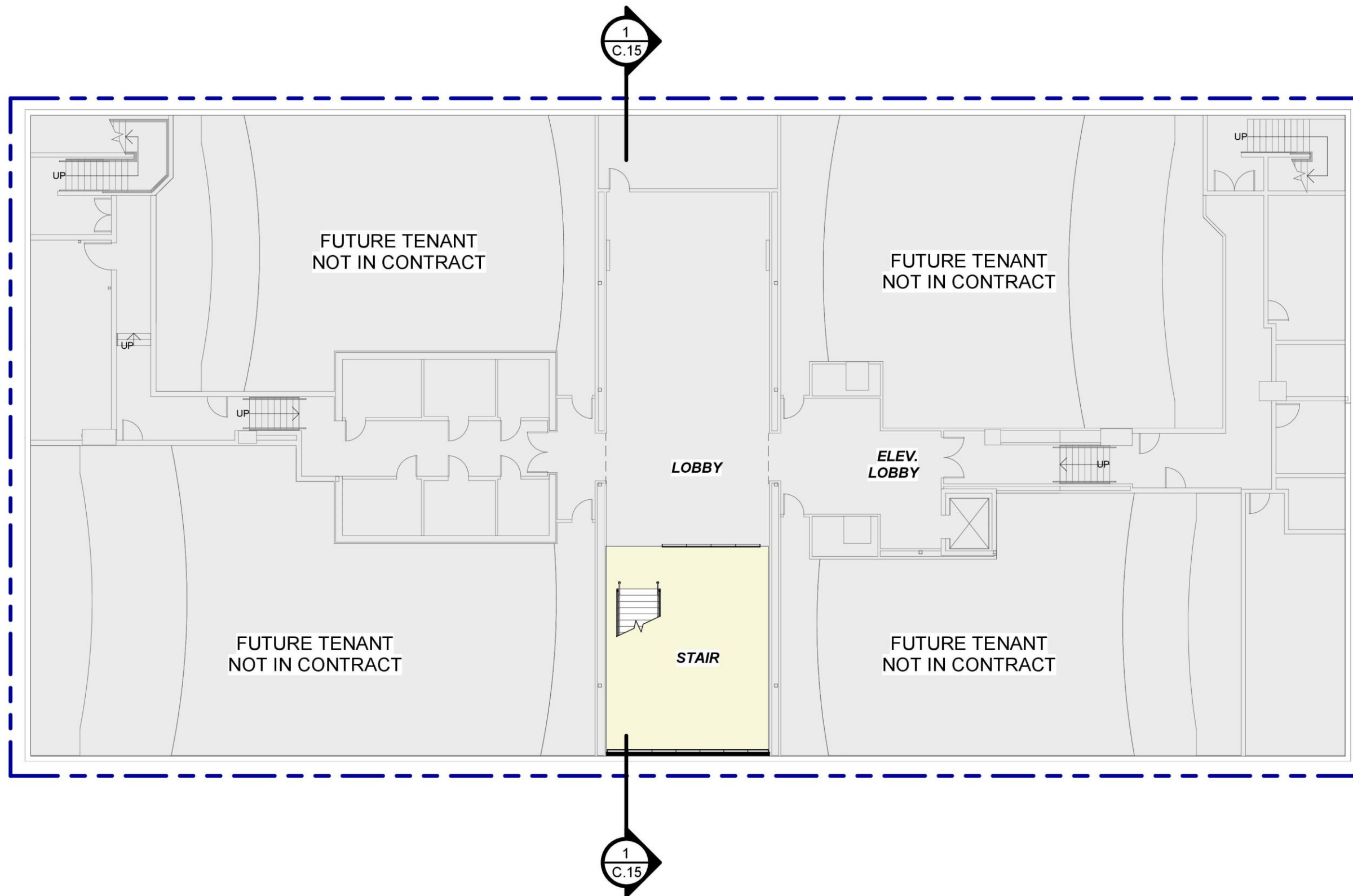
PROPOSED SITE PLAN



PROPOSED MEZZANINE FLOOR PLAN



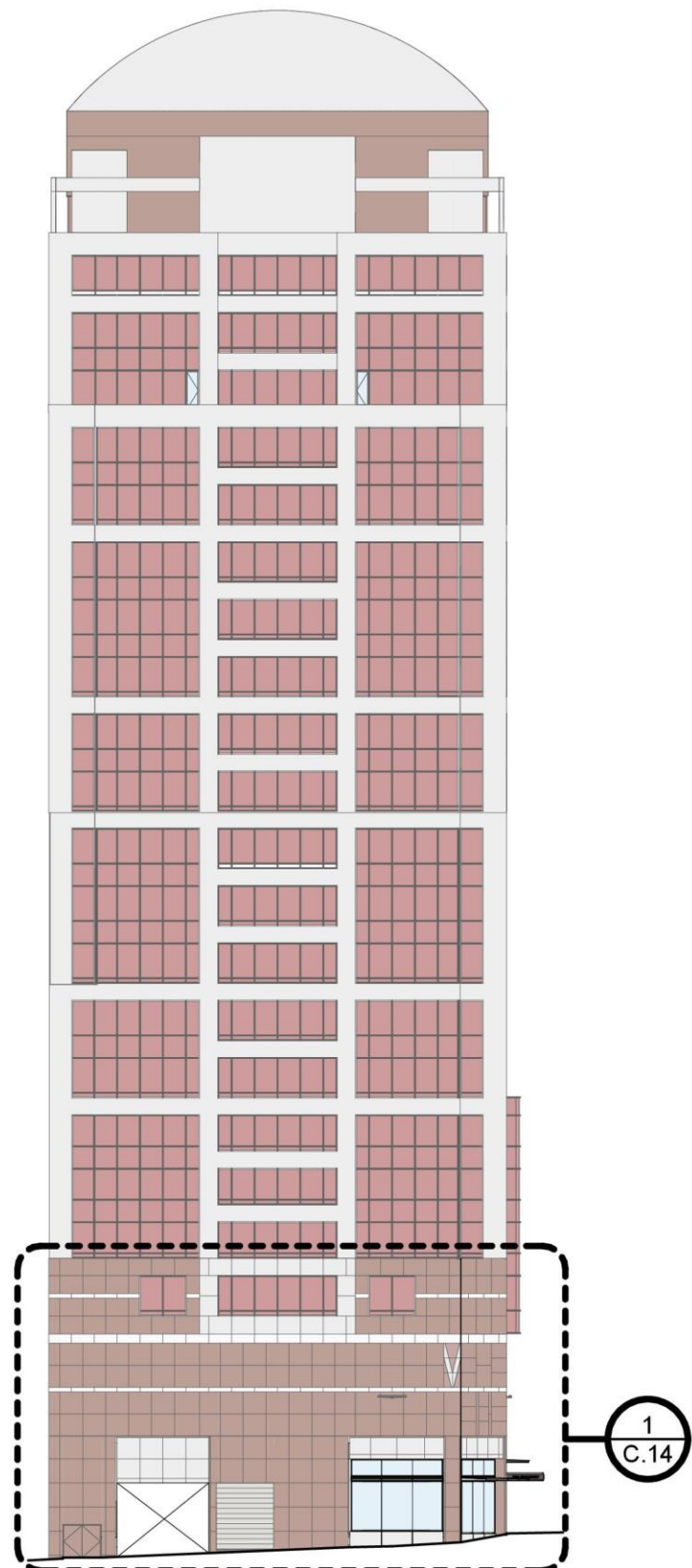
PROPOSED BASEMENT FLOOR PLAN



LEGEND

- NOT IN SCOPE
- BUILDING CIRCULATION / COMMON SPACE

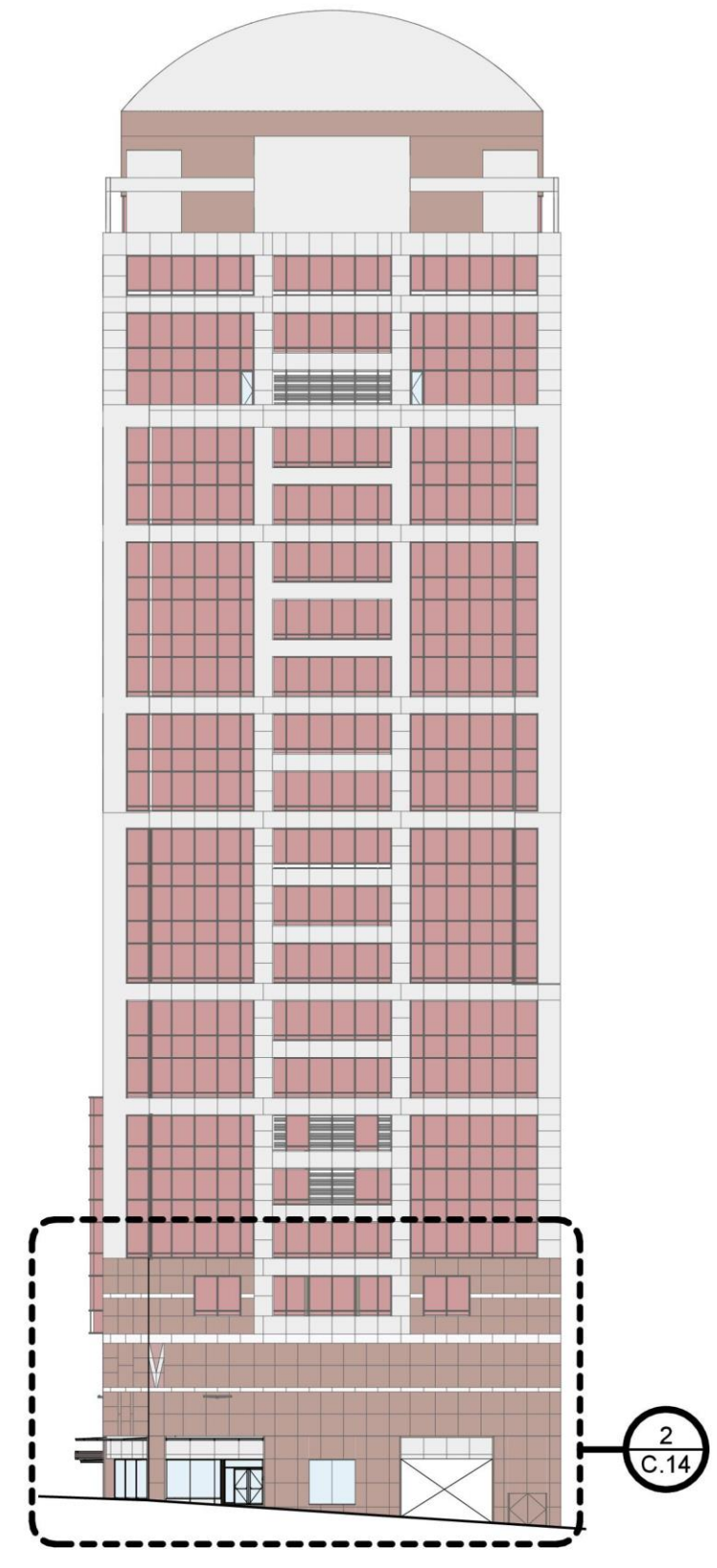
OVERALL PROPOSED BUILDING ELEVATIONS



1. NORTH ELEVATION

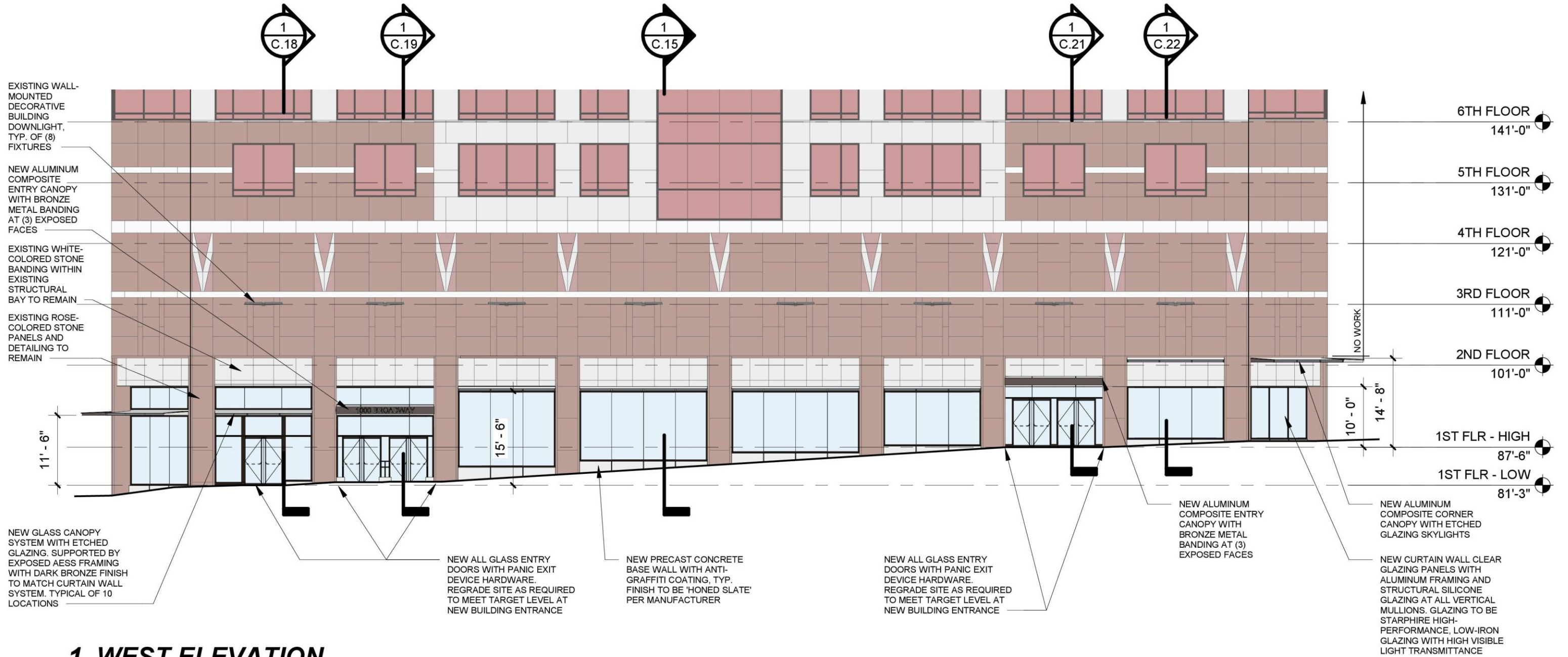


2. WEST ELEVATION



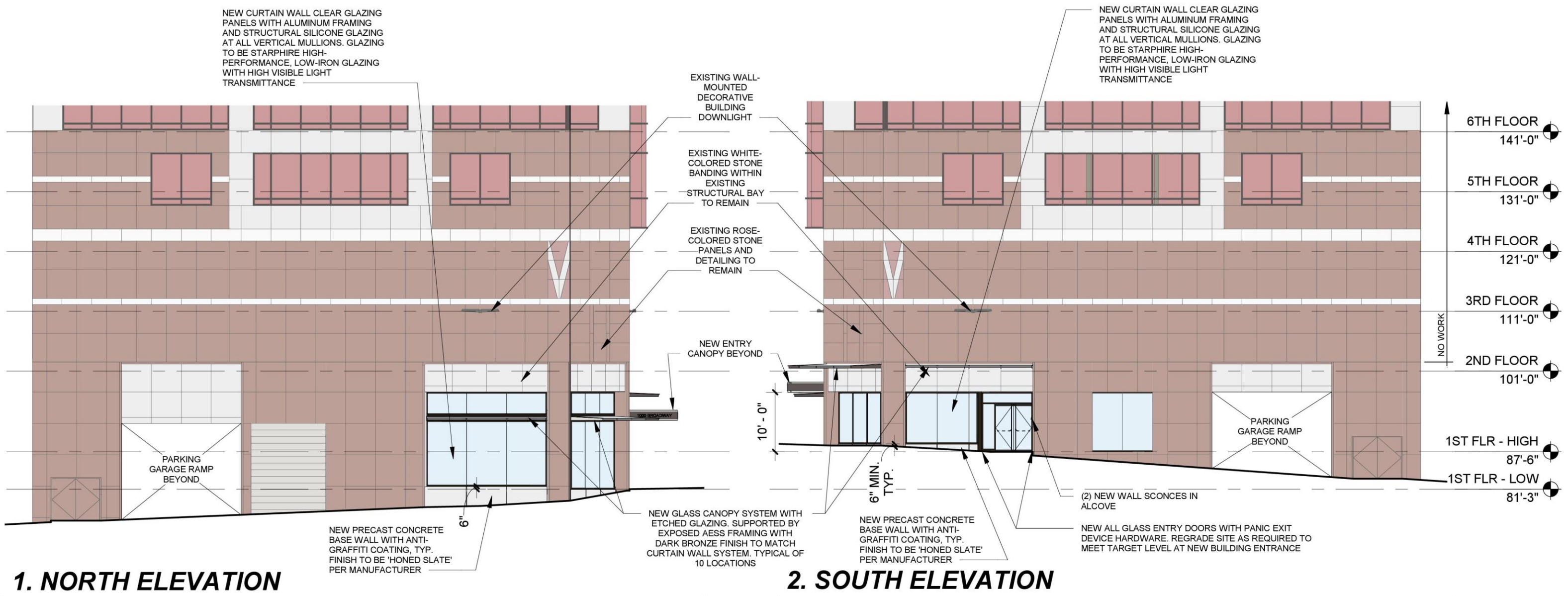
3. SOUTH ELEVATION

ENLARGED PROPOSED BUILDING ELEVATIONS

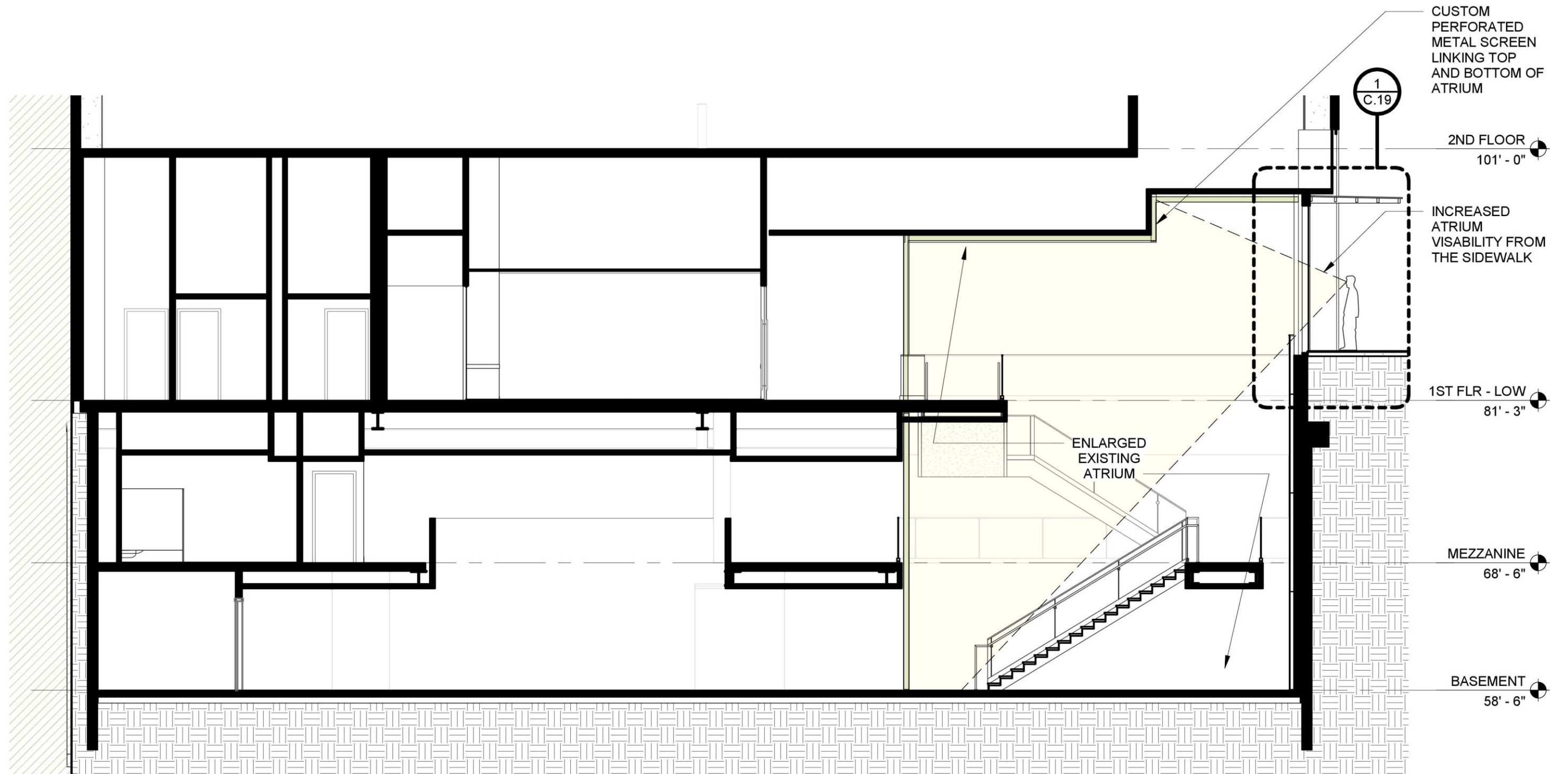


1. WEST ELEVATION

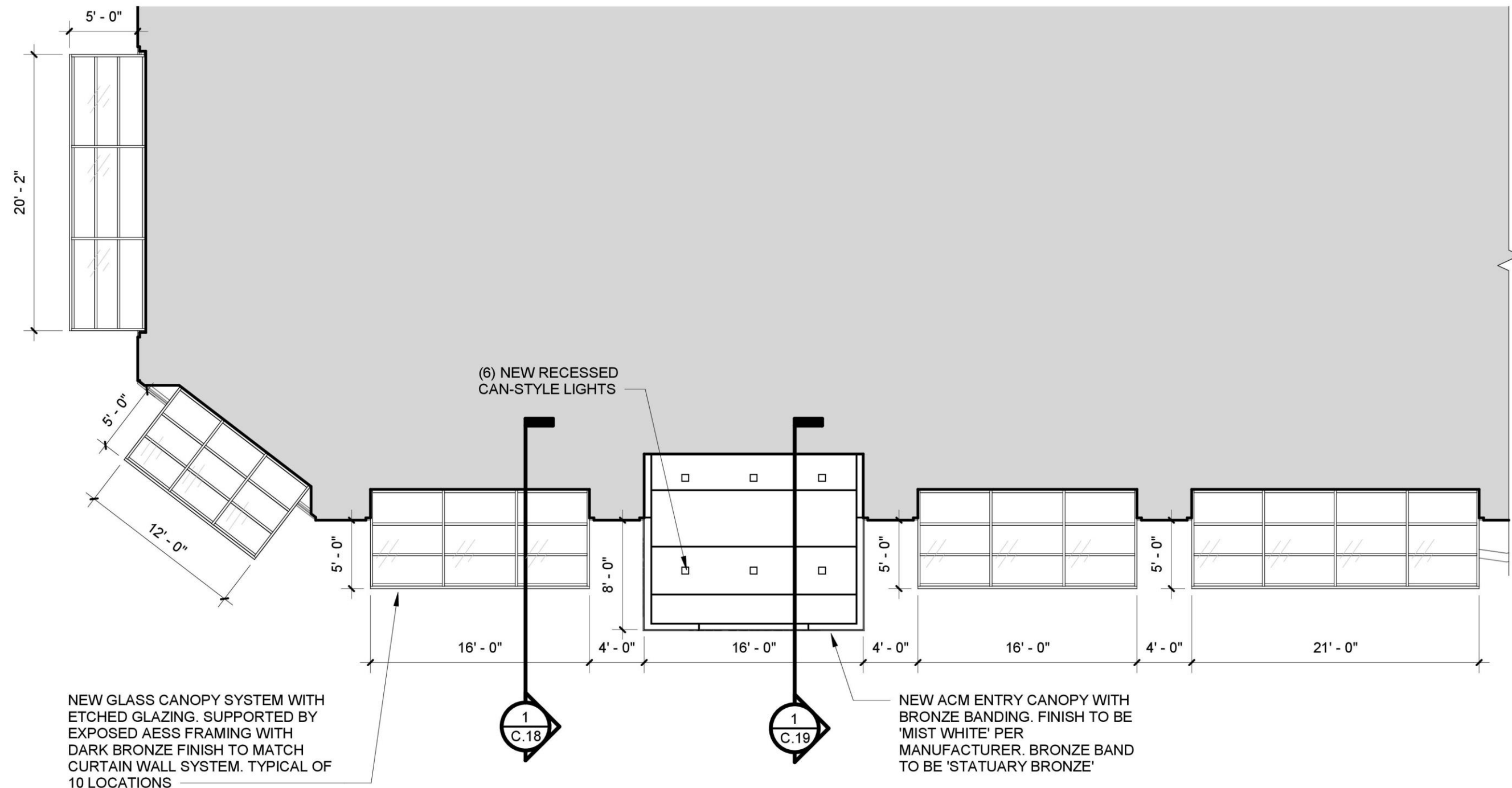
ENLARGED PROPOSED BUILDING ELEVATIONS



PROPOSED BUILDING SECTION

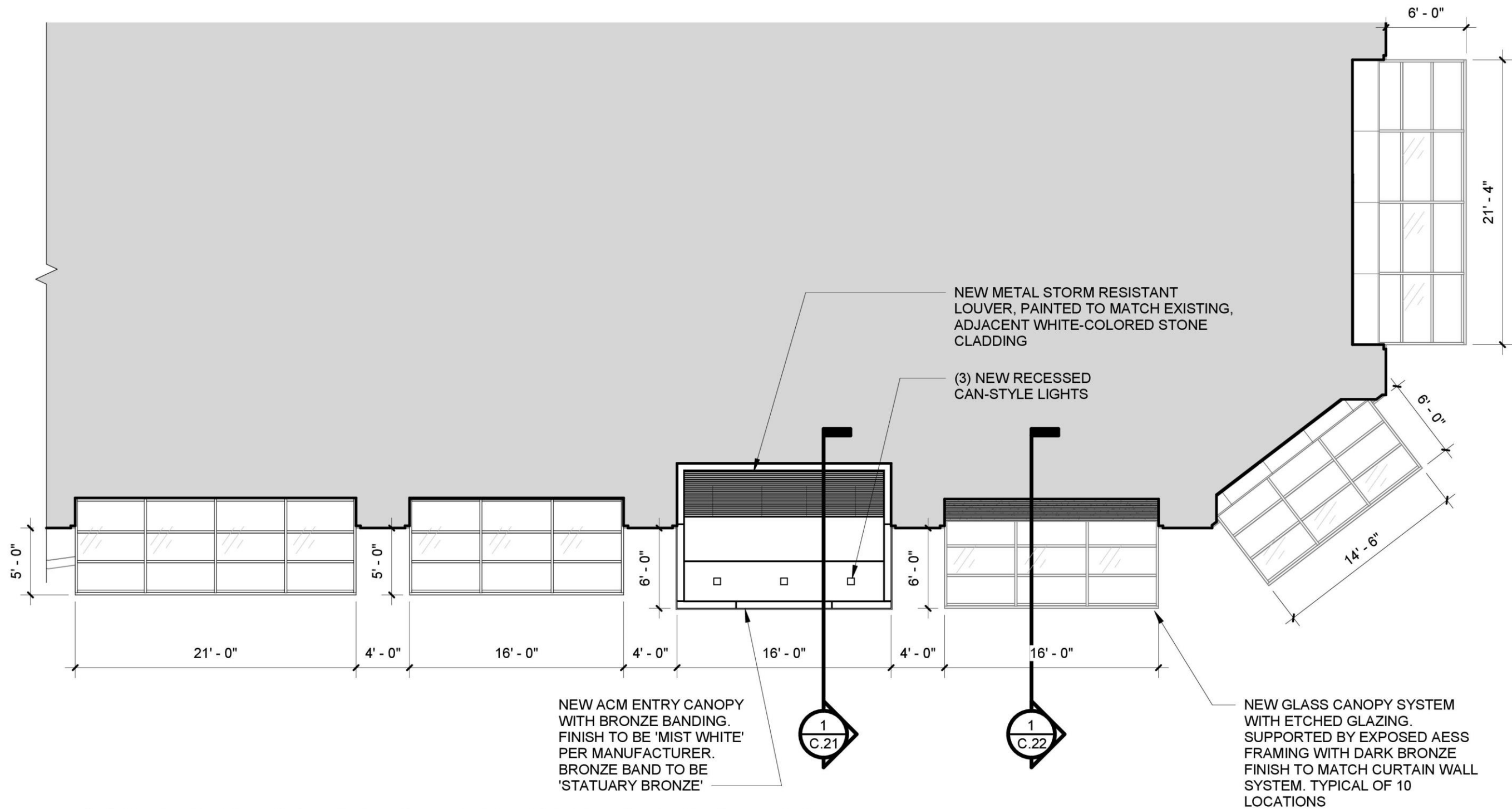


PROPOSED EXTERIOR DETAILS



NORTHWEST CANOPIES - REFLECTED CEILING PLAN

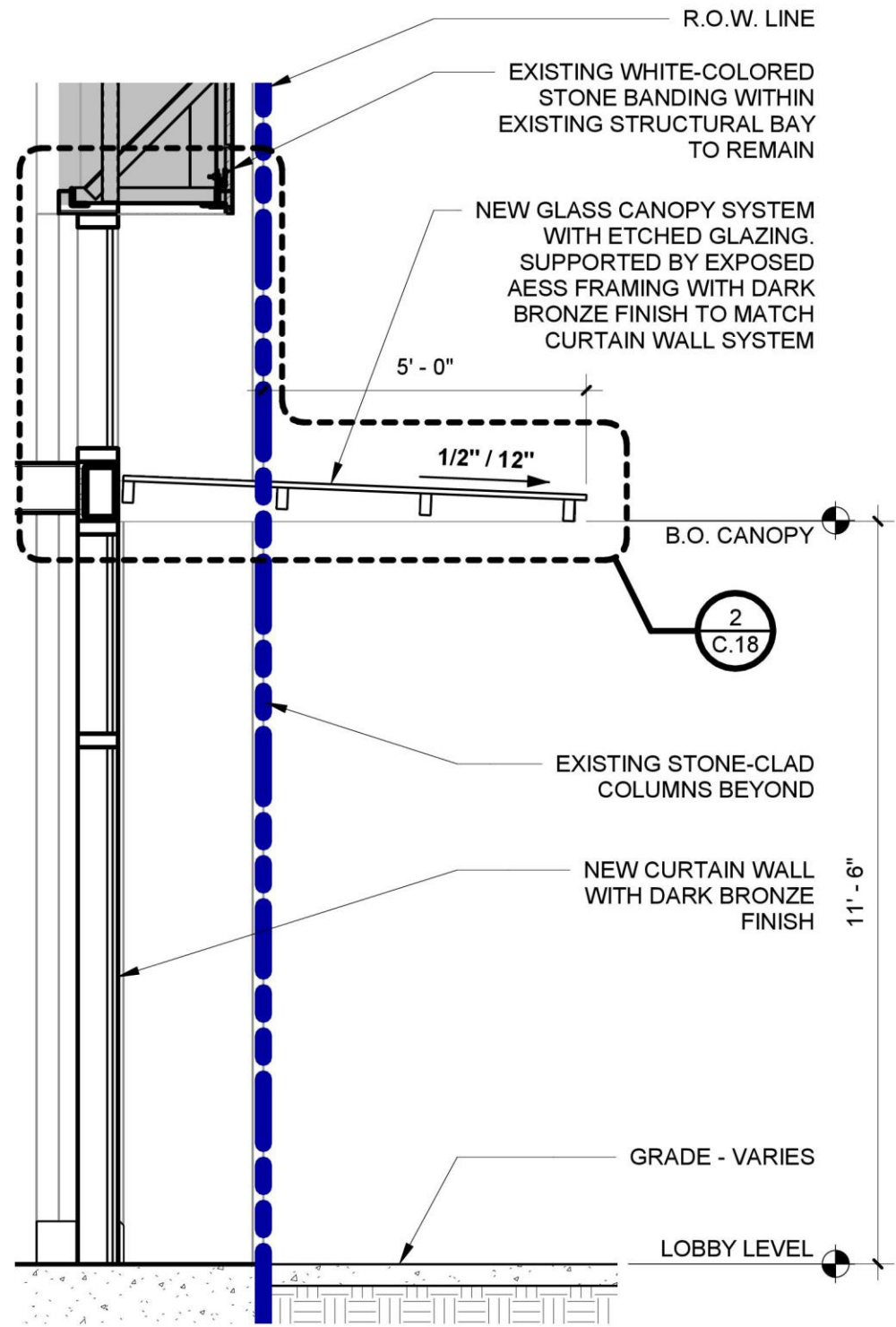
PROPOSED EXTERIOR DETAILS



1. SOUTHWEST CANOPIES - REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"

PROPOSED EXTERIOR DETAILS

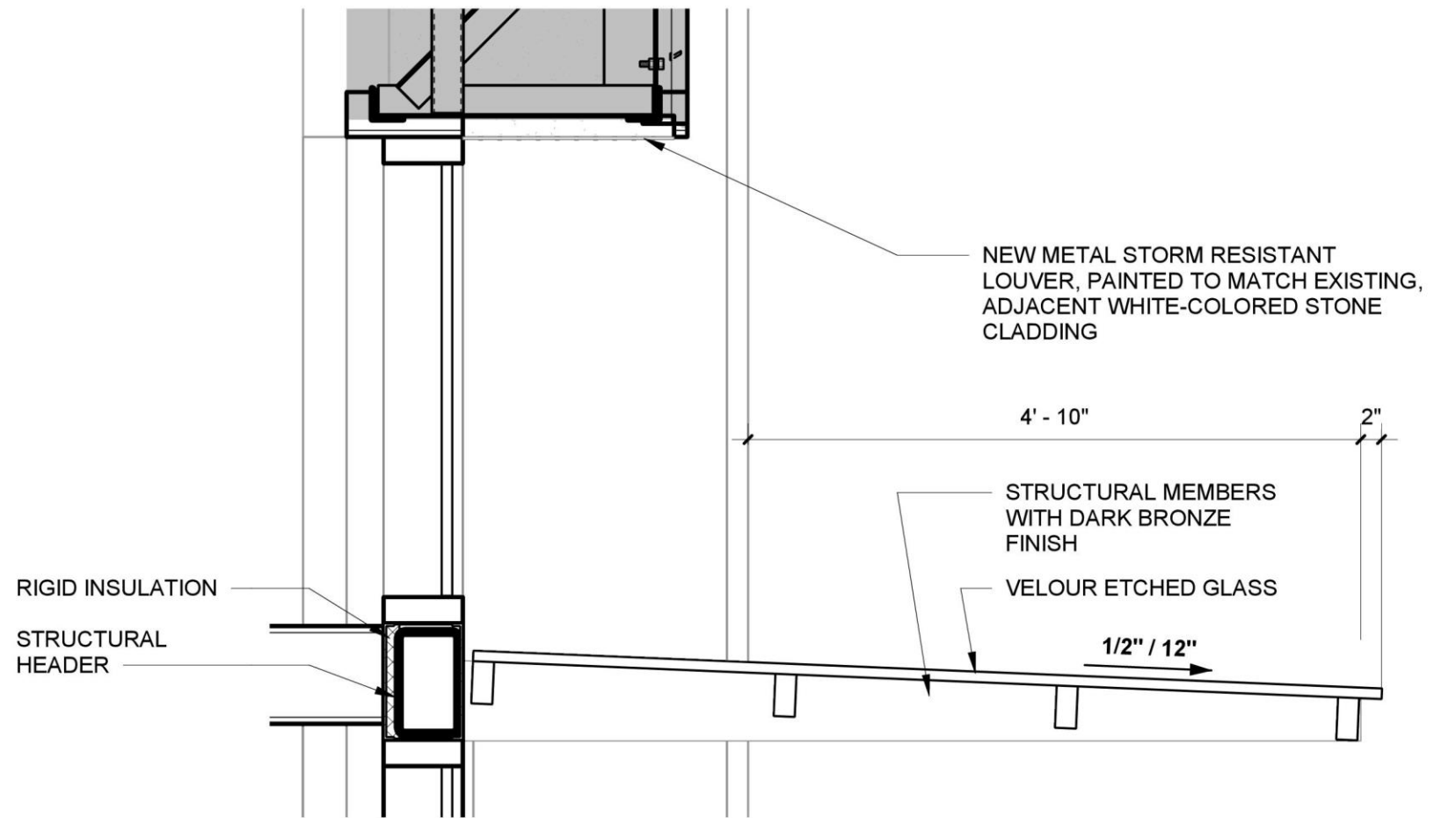


1. NW CORNER CANOPY - SECTION

SCALE: 3/8" = 1'-0"



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2. NW CORNER CANOPY - DETAIL

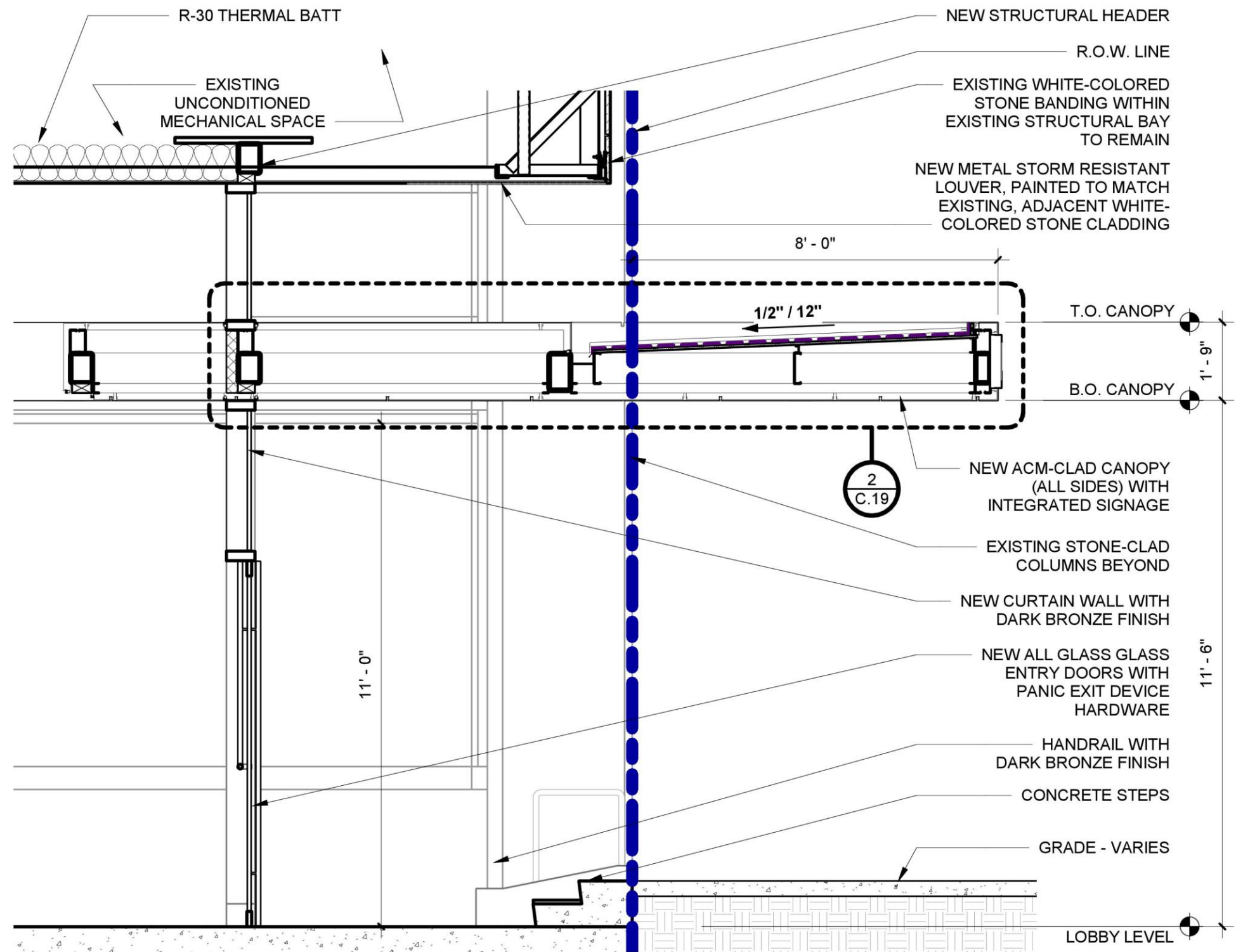
SCALE: 3/4" = 1'-0"

Scale: As indicated



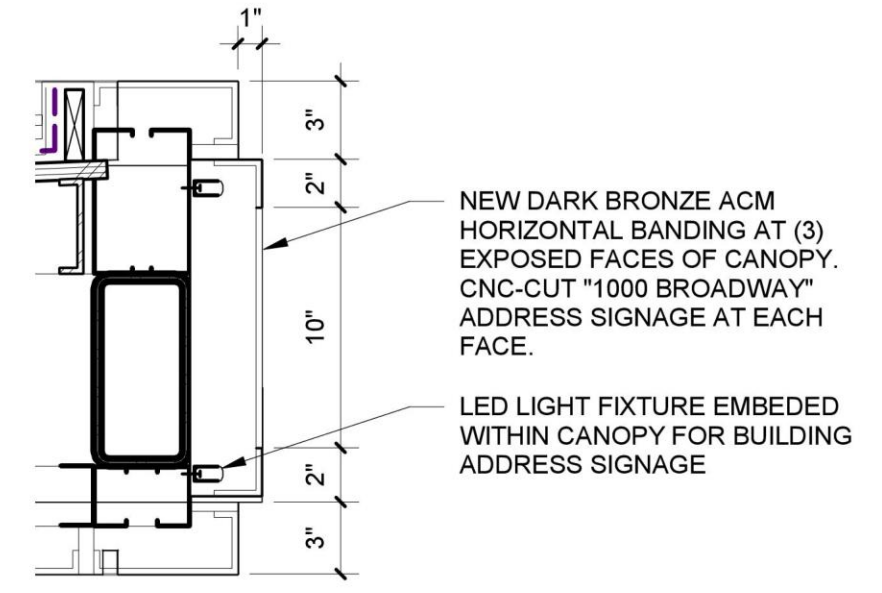
LU 20-176578DZ
Exhibit C.18

PROPOSED EXTERIOR DETAILS



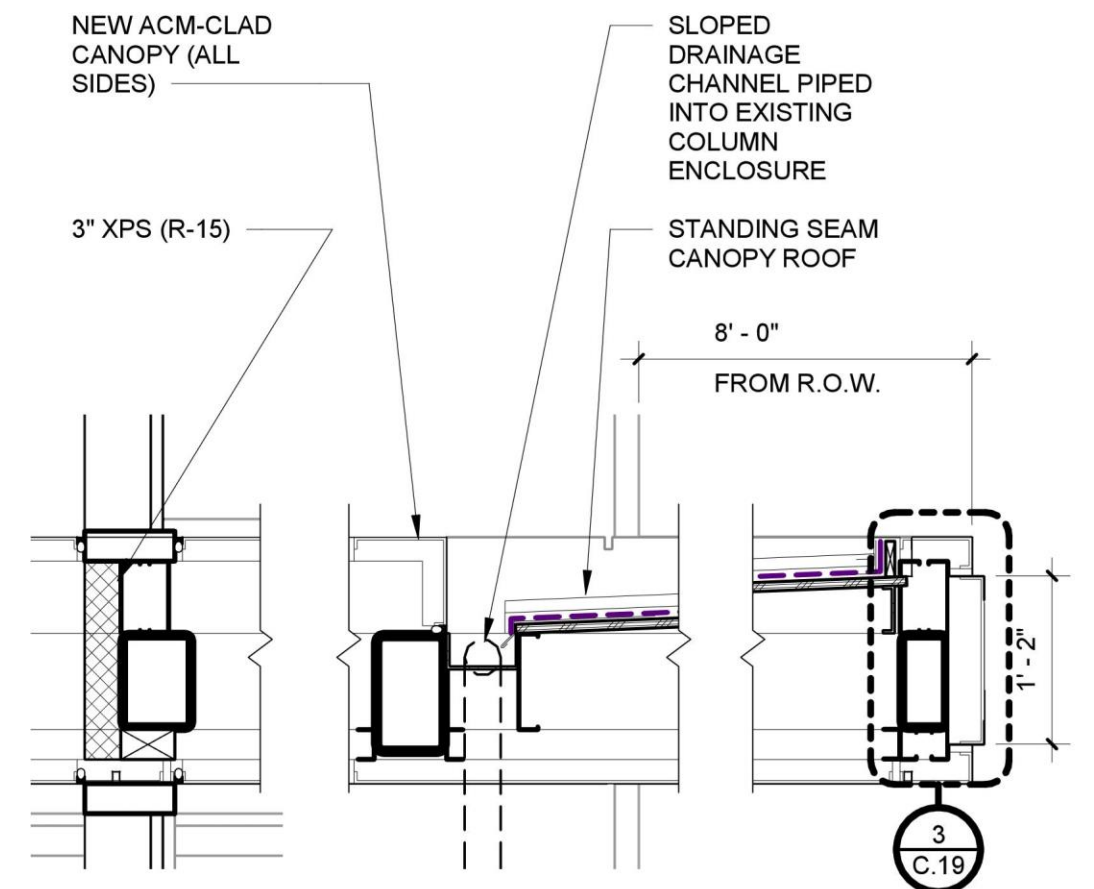
1. NORTHWEST ENTRY CANOPY - SECTION

SCALE: 3/8" = 1'-0"



3. BUILDING ADDRESS SIGNAGE

SCALE: 1 1/2" = 1'-0"

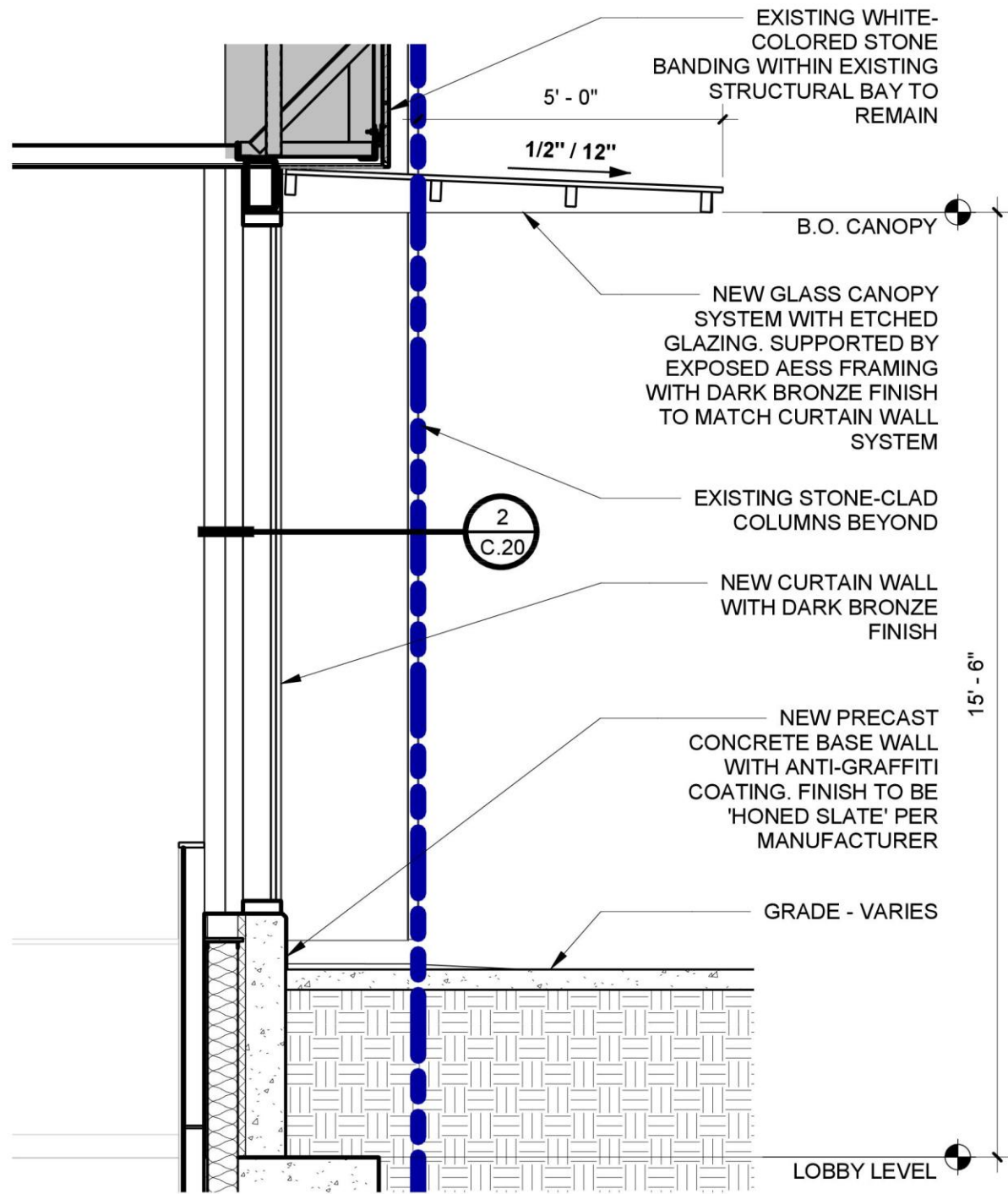


2. NORTHWEST ENTRY CANOPY - DETAIL

SCALE: 3/4" = 1'-0"

Scale: As indicated

PROPOSED EXTERIOR DETAILS

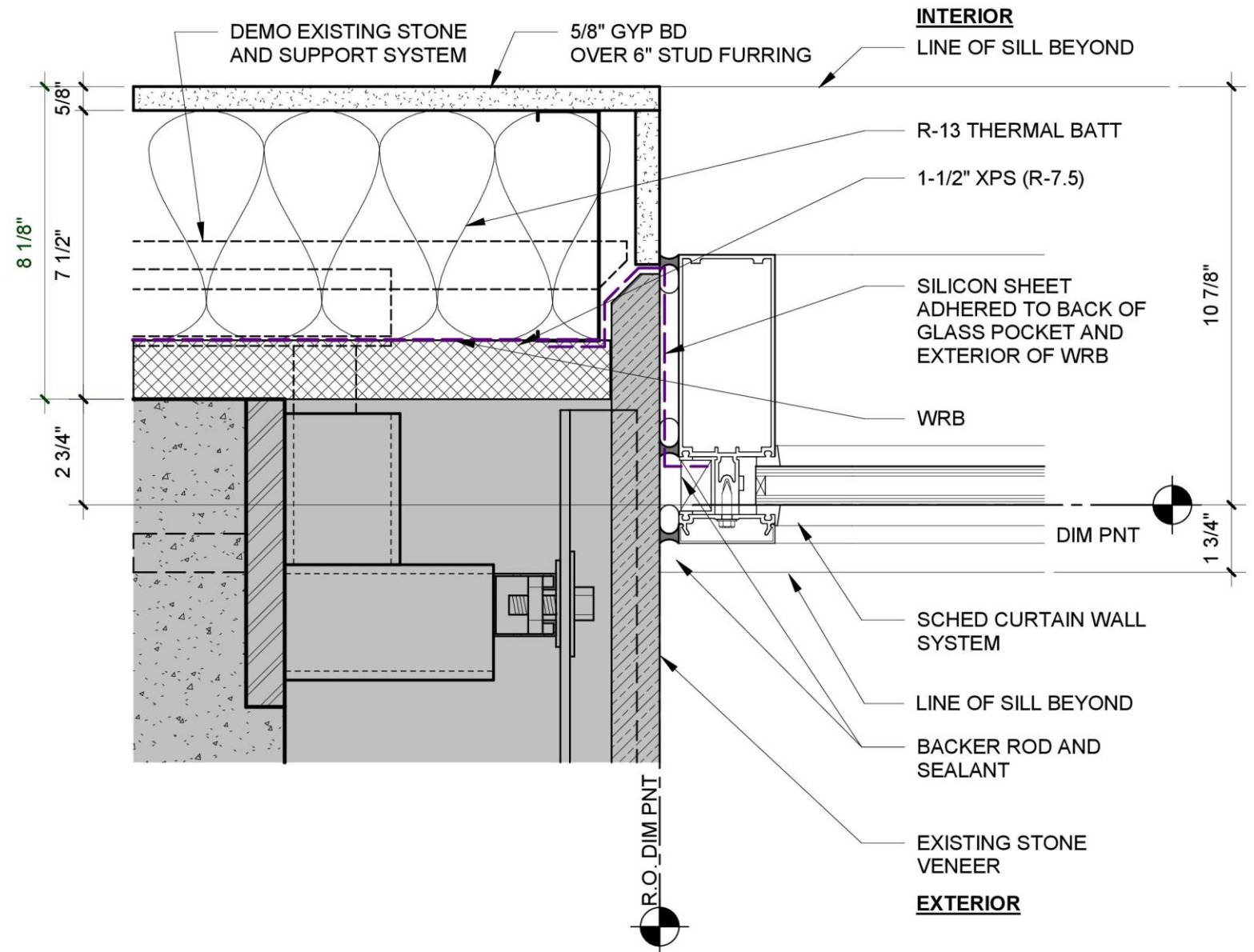


1. CENTER BAY SECTION

SCALE: 3/8" = 1'-0"



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2. CURTAIN WALL JAM

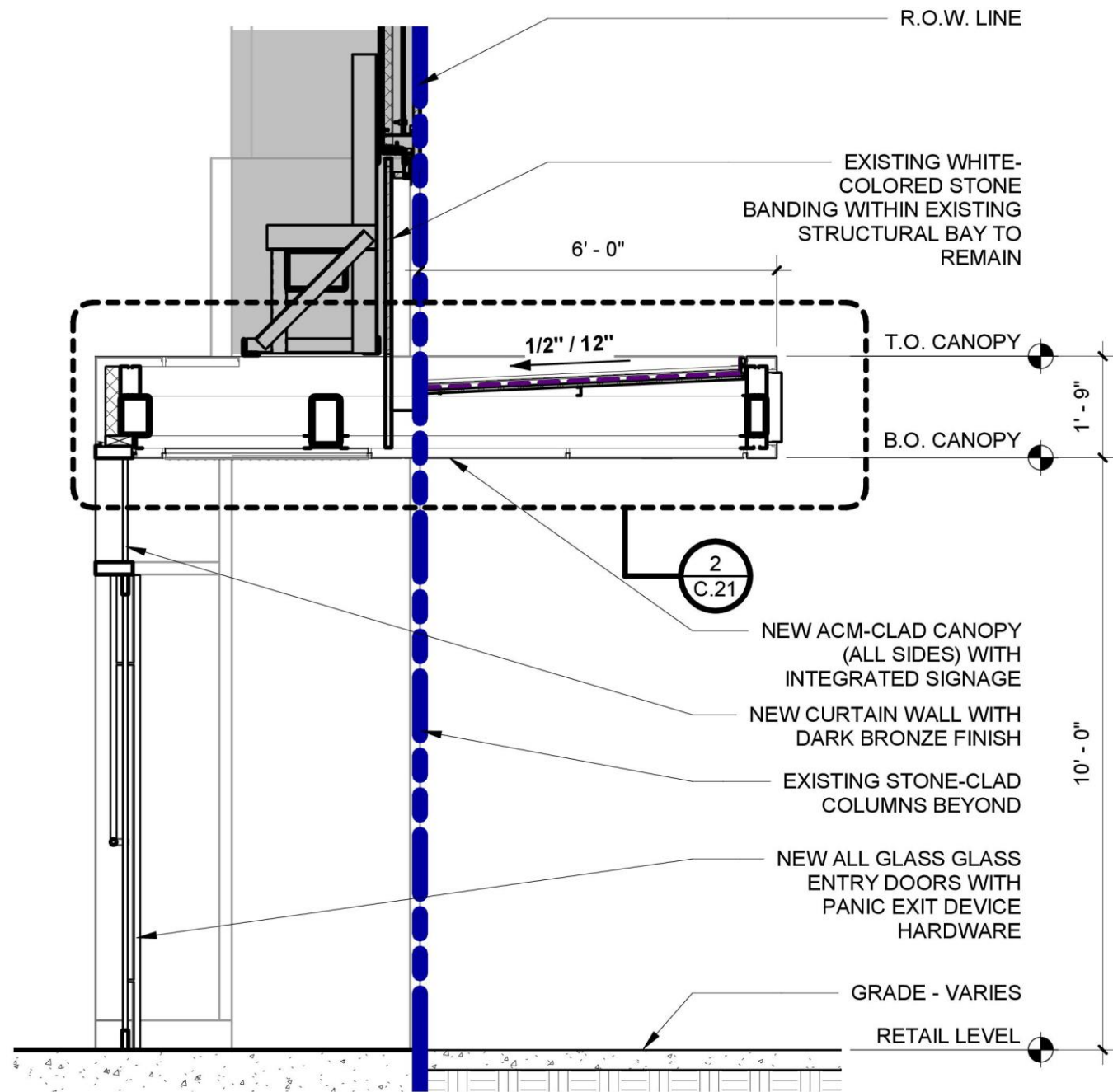
SCALE: 3" = 1'-0"

Scale: As indicated



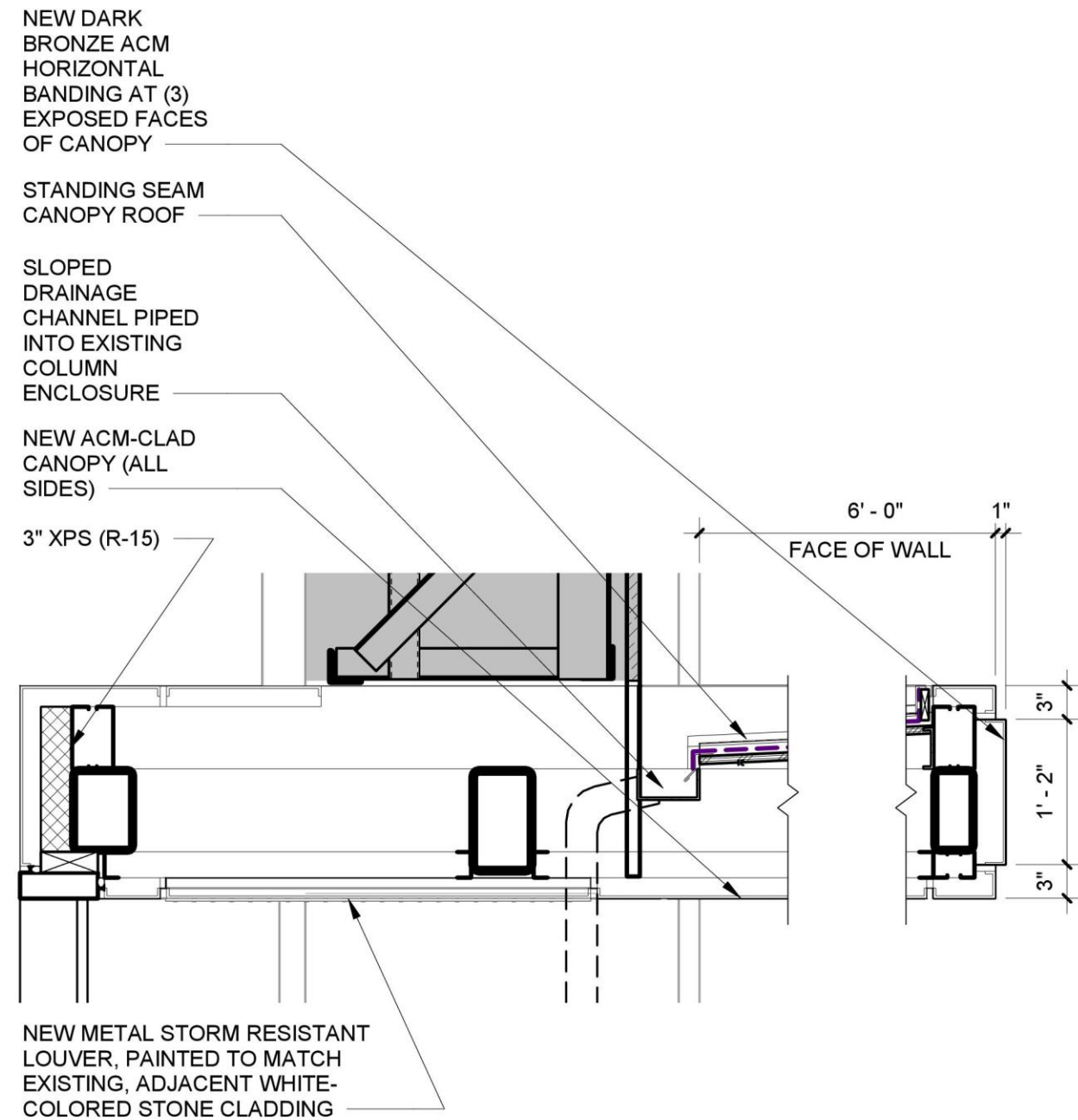
LU 20-176578DZ
Exhibit C.20

PROPOSED EXTERIOR DETAILS



1. SOUTHWEST ENTRY CANOPY - SECTION

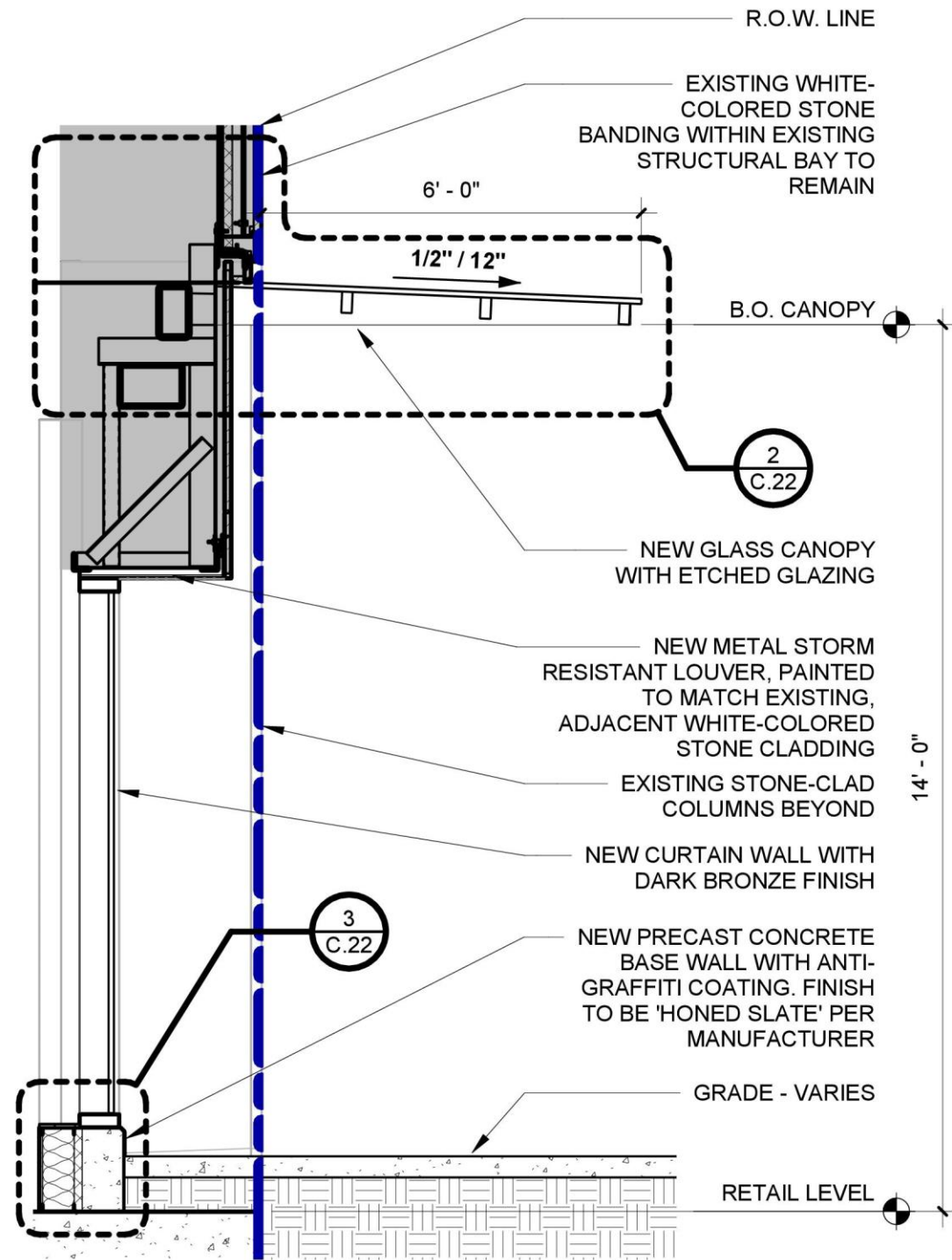
SCALE: 3/8" = 1'-0"



2. SOUTHWEST ENTRY CANOPY - DETAIL

SCALE: 3/4" = 1'-0"

PROPOSED EXTERIOR DETAILS

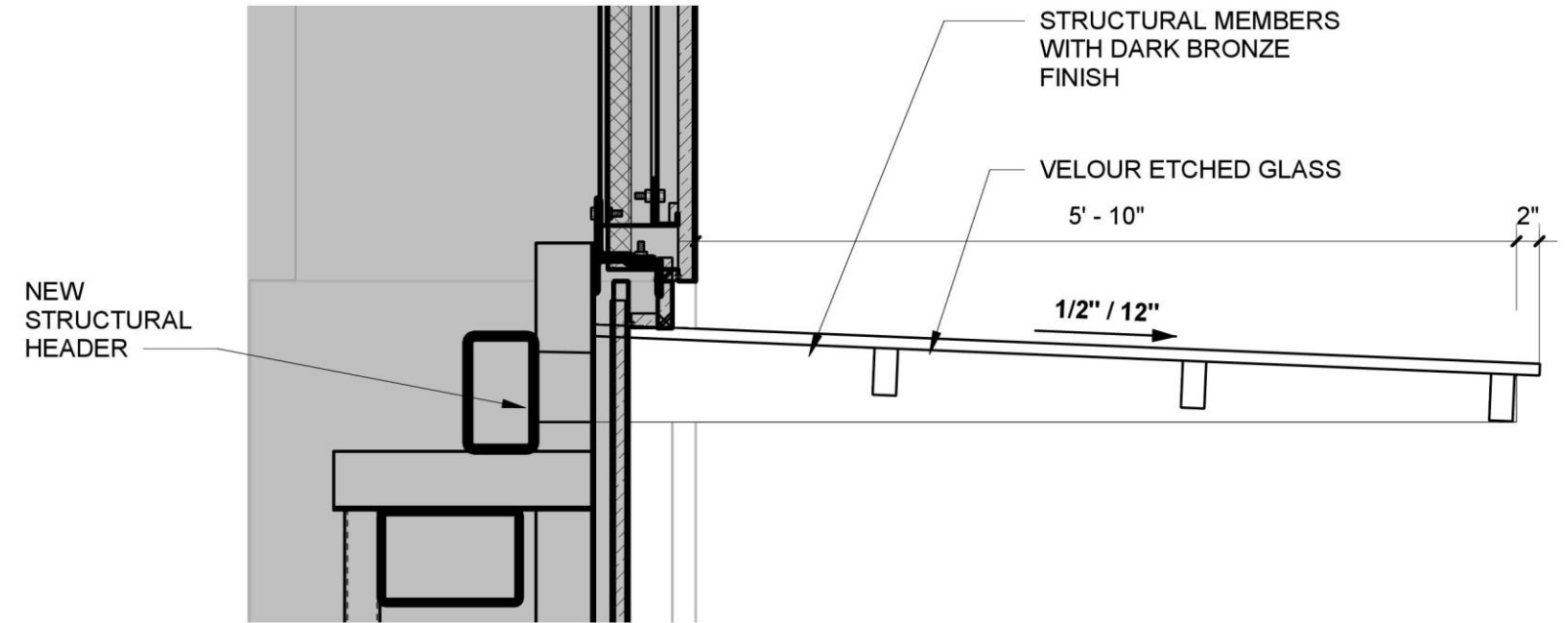


1. SW CORNER CANOPY - SECTION

SCALE: 3/8" = 1'-0"

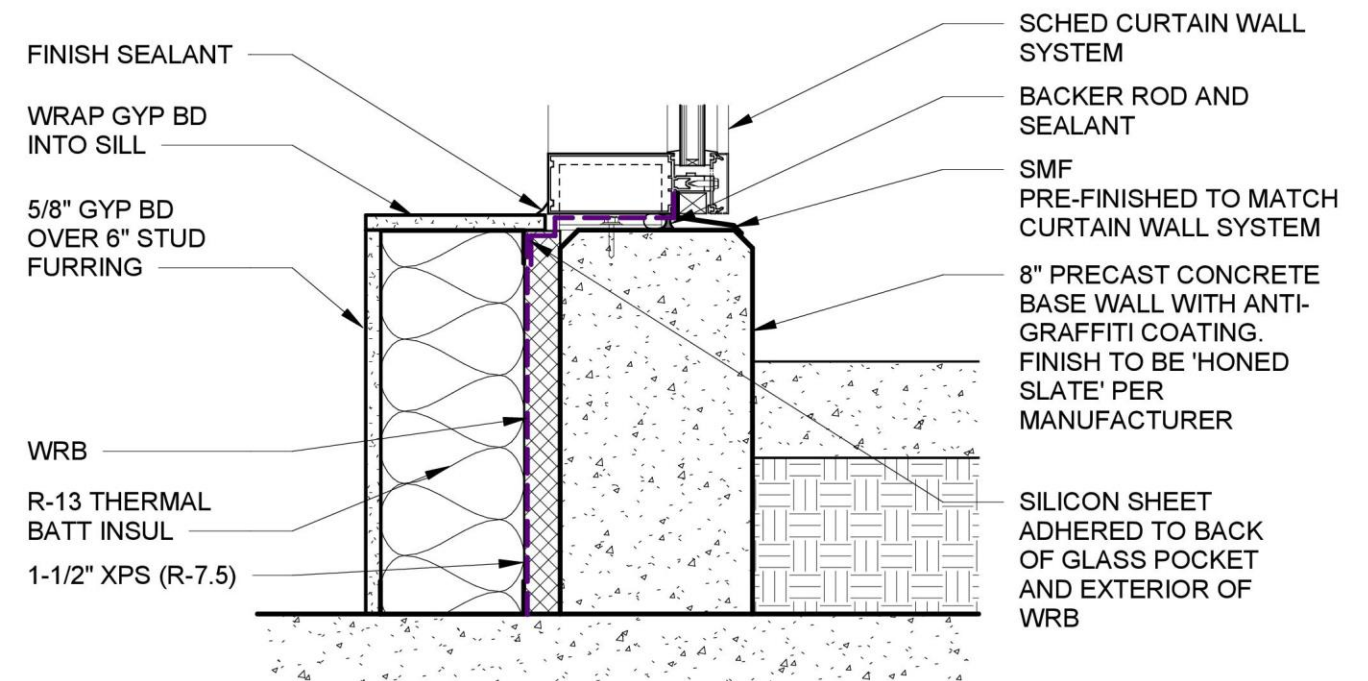


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2. SW CORNER CANOPY - DETAIL

SCALE: 3/4" = 1'-0"



3. CURTAIN WALL SILL - DETAIL

SCALE: 1 1/2" = 1'-0"

Scale: As indicated



LU 20-176578DZ
Exhibit C.22

PROPOSED BUILDING MATERIALS



MIST WHITE ALUCOBOND ALUMINUM
COMPOSITE METAL CANOPY WITH
STATUARY BRONZE HORIZONTAL
BANDING

PROPOSED BUILDING MATERIALS



VITRO STARPHIRE LOW IRON HIGH VISABILITY GLAZING



DARK BRONZE ARCADIA CURTAIN WALL WITH STRUCTURAL SILACONE VERTICAL MULLIONS



PROPOSED BUILDING MATERIALS



MIST WHITE ALUCOBOND ALUMINUM
COMPOSITE METAL CANOPY WITH
INTEGRATED ETCHED GLAZING



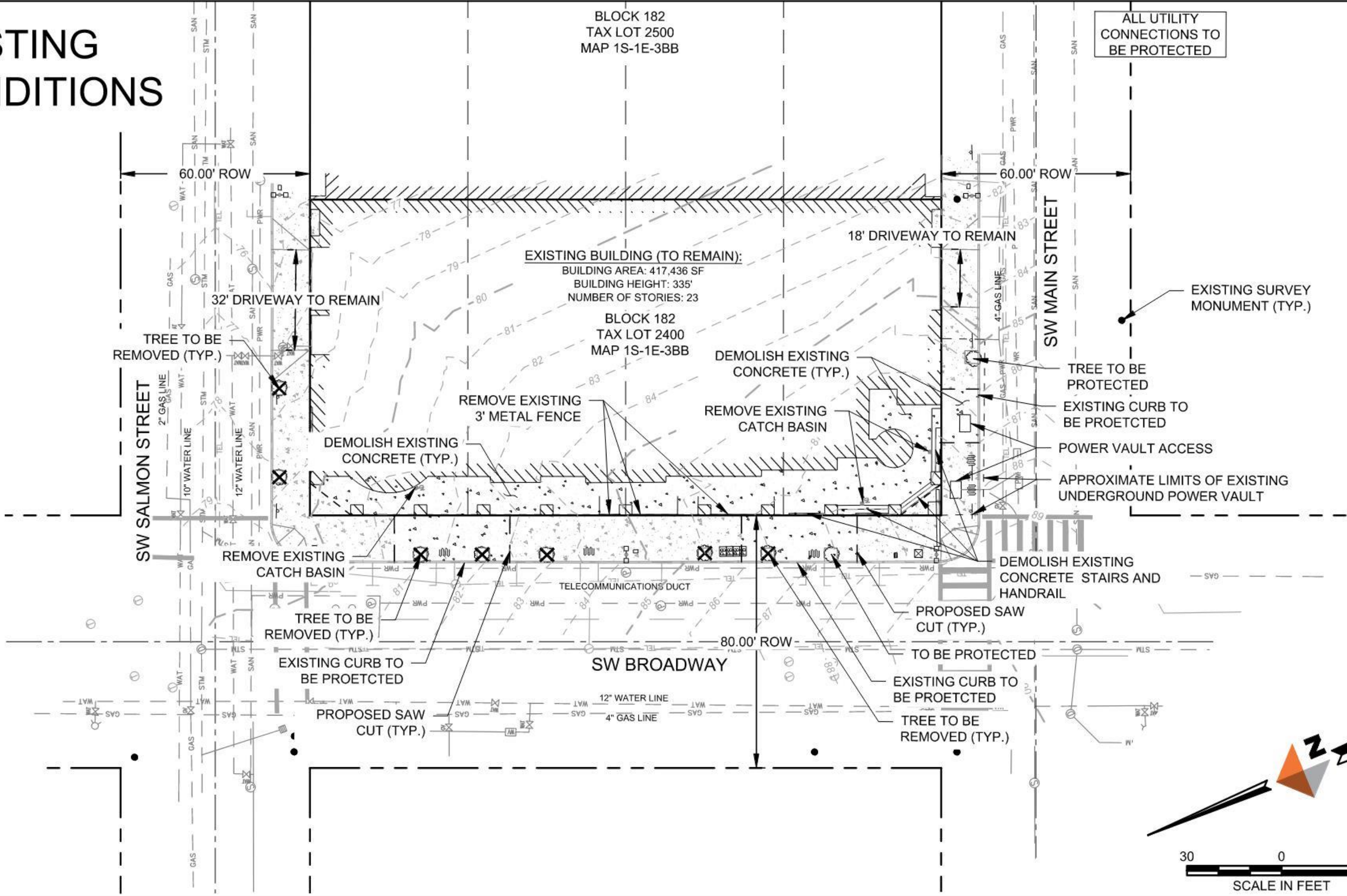
VELOUR ETCHED GLAZING



PRECAST CONCRETE BASE WALL
WITH SLATE HONE FINISH



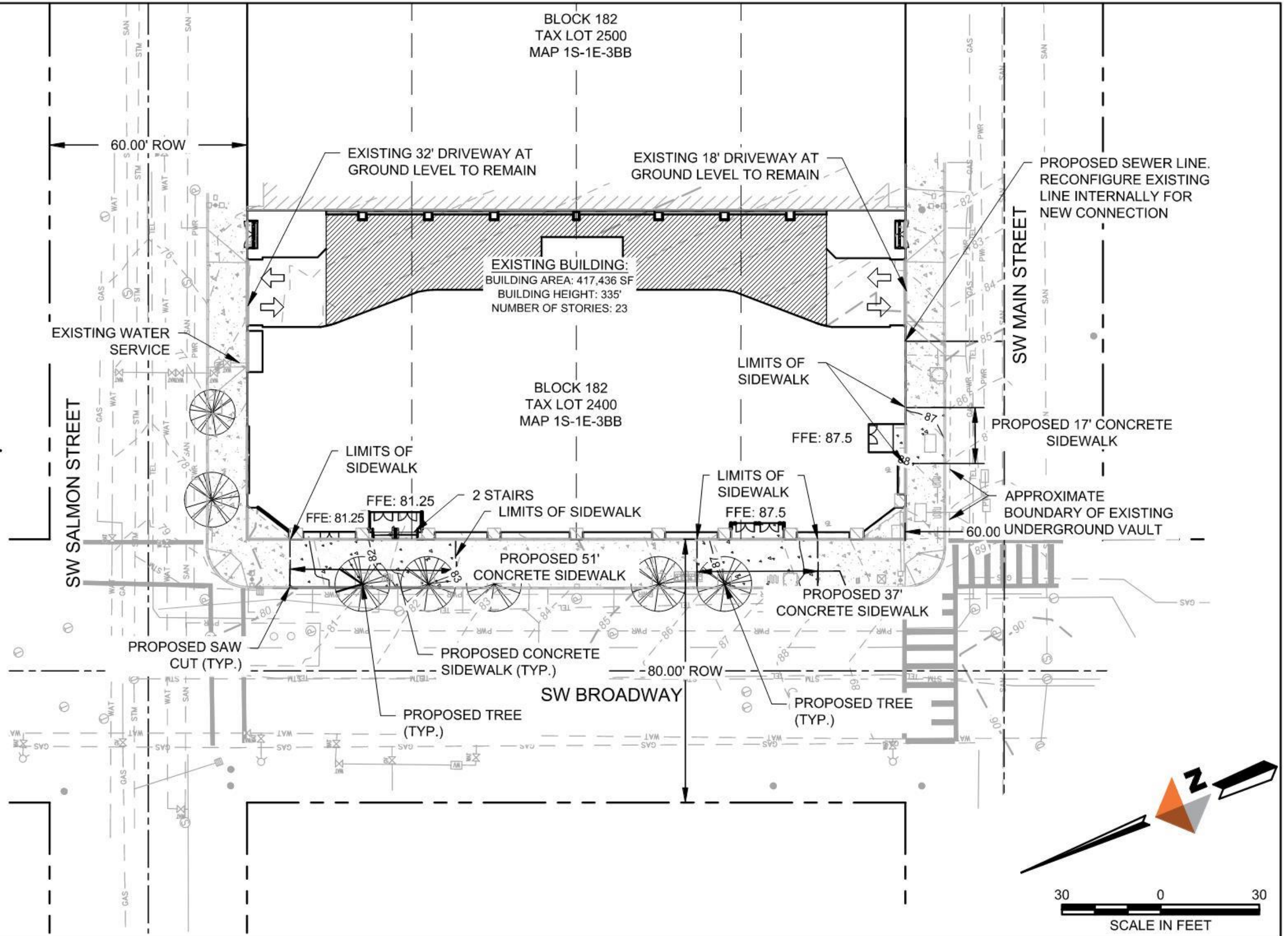
EXISTING CONDITIONS



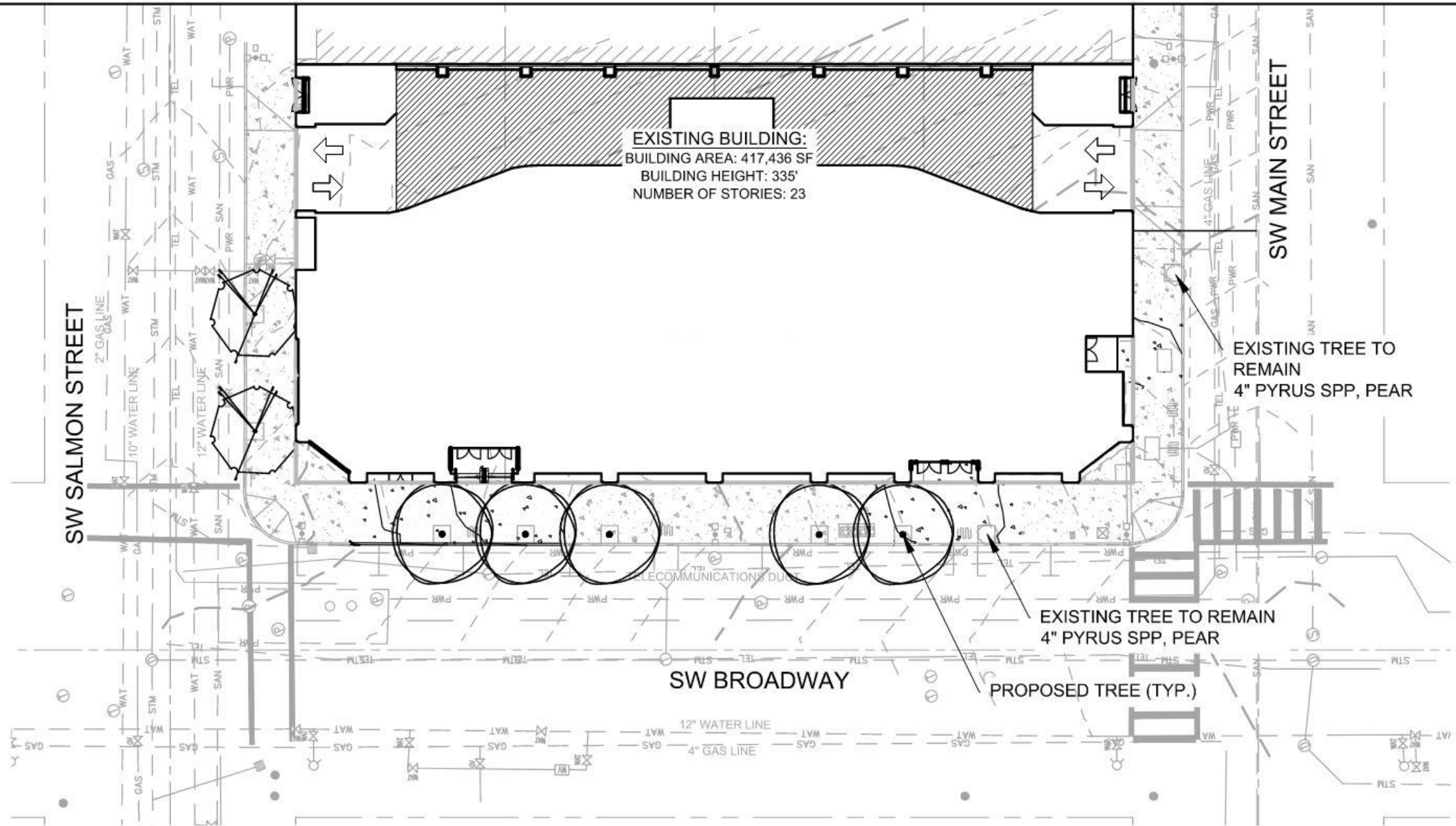
PROPOSED CONDITIONS

STORMWATER NARRATIVE

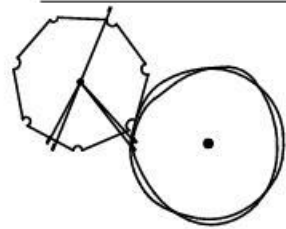
THE EXISTING ROOF SURFACE WILL NOT BE ALTERED UNDER THIS PROPOSED PROJECT. PER BES STORMWATER MANAGEMENT MANUAL SECTION 1.2.1, REDEVELOPMENT OF OVER 500 SQUARE FEET OF IMPERVIOUS SURFACE MUST COMPLY WITH STORMWATER REQUIREMENTS. THIS PROJECT WILL NOT DISTURB ANY ONSITE IMPERVIOUS SURFACE; THEREFORE, THE EXISTING STORMWATER STRATEGY WILL NOT BE CHANGED.



PLANTING PLAN



LANDSCAPE PLANT & MATERIALS LEGEND



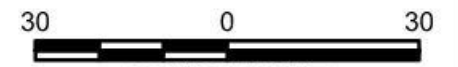
TREES	SIZE	QTY.	MATURE SIZE (H X W) / COMMENTS
ULMUS PROPINQUA 'JFS-BIEBERICH' EMERALD SUNSHINE ELM	2-1/2" CAL / B&B	2	35' H X 25' W / VASE SHAPE
ZELKOVA SERRATA 'GREEN VASE' GREEN VASE ZELKOVA	2-1/2" CAL / B&B	5	40' H X 30' W / VASE SHAPE



EMERALD SUNSHINE ELM



GREEN VASE ZELKOVA



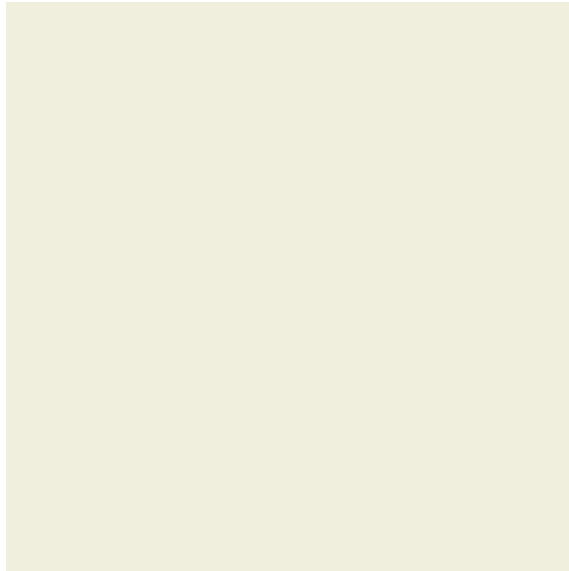
SCALE IN FEET

CUTSHEETS

ALUMINUM COMPOSITE METAL PANEL

Manufacturer: Alucobond

TYPICAL COLOR: MIST WHITE (CUSTOM)



CANOPY BANDING COLOR:
STATUARY BRONZE



PRODUCT DESCRIPTION

MATERIAL COMPOSITION

- Aluminum interior and exterior facings in 0.020" nominal thickness
- 4mm total nominal thickness, including proprietary fire retardant core

SHEET WIDTHS

- Standard coil-coated width of 62"*
- *Some finishes are stocked in 40", 49.2" and 50"
- Please refer to stock material list.
- Custom widths of 40" and 50" available on request

SHEET LENGTHS

- Standard coil-coated length of 196"
- Reflect Mirror is offered in 146"
- Custom lengths for coil coating: maximum of 400"
- Custom lengths for anodized: maximum of 216"

MINIMUM BENDING RADIUS

- The minimum bending radius of ALUCOBOND PLUS without routing the interior skin is 4"

AVAILABLE FINISHES

- | | | | |
|--------|-------------|------------------|------------------|
| - PVDF | - Polyester | - Textured | - Solids, Micas, |
| - FEVE | - Anodized | - Print | & Metallics |
| - SMP | - Brushed | - Color-Shifting | |

TECHNICAL SUMMARY

TECHNICAL PROPERTIES

ALUCOBOND PLUS

- | | |
|--|-------------------------------|
| - Nominal thickness: | 4mm |
| - Nominal weight: | 1.56 lb/ft ² |
| - Coefficient of Expansion x 10 ⁻⁵ (in/in/°F) | 1.11 |
| - Temperature Resistance: | -55° to 180° F (-48° to 82°C) |
| - Rigidity: | 2143 lb-in ² /in |

NORTH AMERICAN BUILDING CODE ACCEPTANCE

- IBC
- Miami-Dade County, Florida
- National Building Code of Canada
- State of Florida
- City of Los Angeles, California

MANUFACTURING

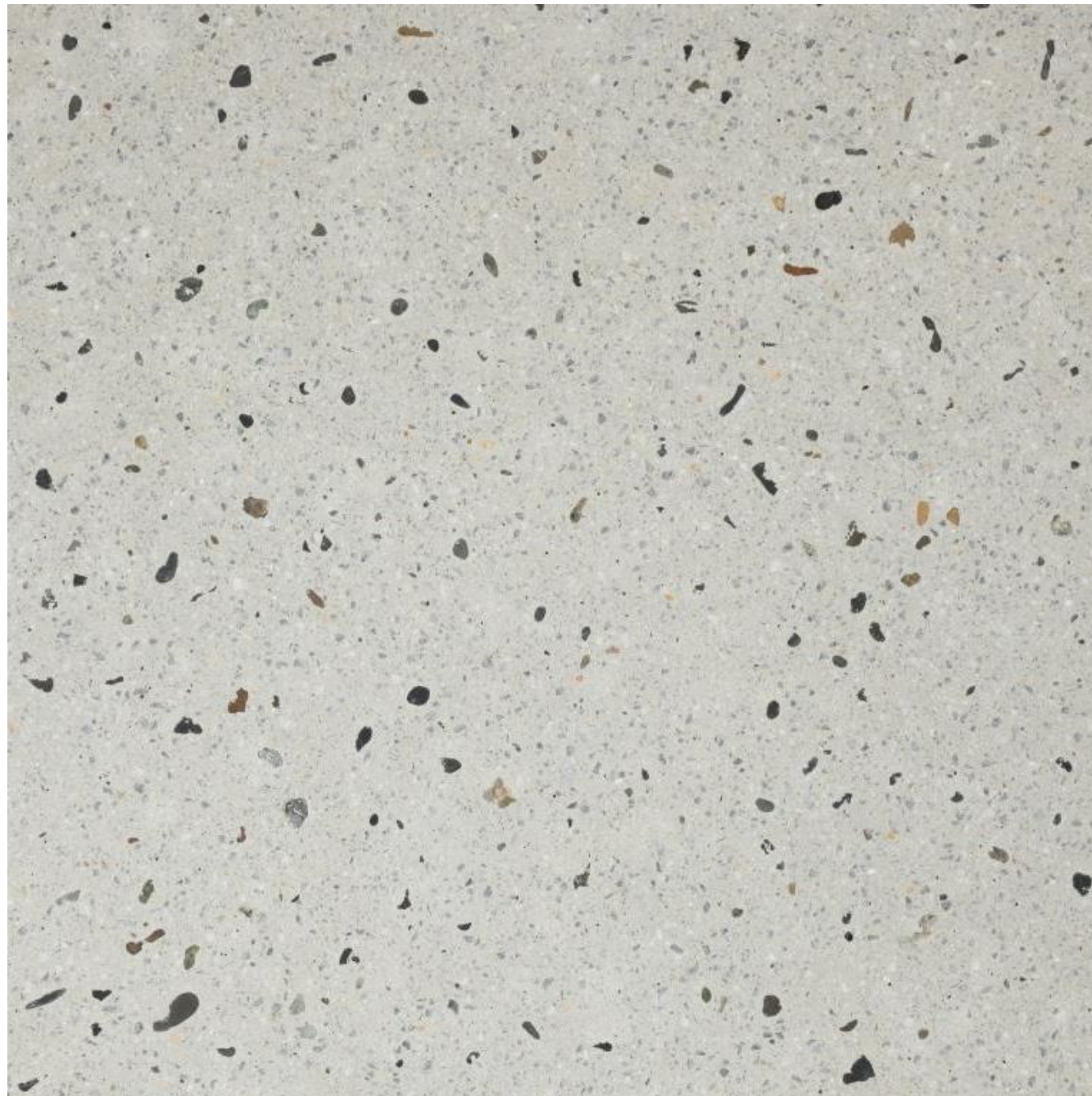
- ALUCOBOND PLUS is made in Benton, Kentucky USA

CUTSHEETS

PRECAST CONCRETE + ANTI-GRAFFITI COATING + SHEET METAL FLASHING

Manufacturer: Northwest Precast

COLOR: SLATE
FINISH: HONED



Manufacturer: Prosoco

PRODUCT: SURE KLEAN WEATHER SEAL BLOK-GUARD & GRAFFITI CONTROL

TYPICAL TECHNICAL DATA

FORM	Clear, colorless liquid Petroleum odor
SPECIFIC GRAVITY	0.802
pH	not applicable
WT/GAL	6.67 lbs
ACTIVE CONTENT	9%
TOTAL SOLIDS	9% ASTM D 2369
VOC CONTENT	>600 g/L
FLASH POINT	100° F (38° C) ASTM D 3278
FREEZE POINT	<-22° F (<-30° C)
SHELF LIFE	1 year in tightly sealed, unopened container

ADVANTAGES

- Treated surfaces resist penetration of most types of graffiti.
- Simplifies graffiti removal.
- Effective protection for hard-to-seal surfaces.
- Controls rainwater penetration through exterior block walls.
- Helps control efflorescence, mildew and other moisture-related stains.
- Treated surfaces exhibit excellent surface beading and withstand extreme temperatures.
- Treated surfaces “breathe” – does not trap moisture.
- Excellent UV stability.

PRODUCT: PREFINISHED GALVANIZED STEEL SHEET METAL FLASHING
FINISH: DARK BRONZE TO MATCH CURTAIN WALL SYSTEM
COATING: SHOP PRE-COATED WITH PDVF (POLYVINYLIDENE FLUORIDE) COATING
THICKNESS: 24 GAUGE



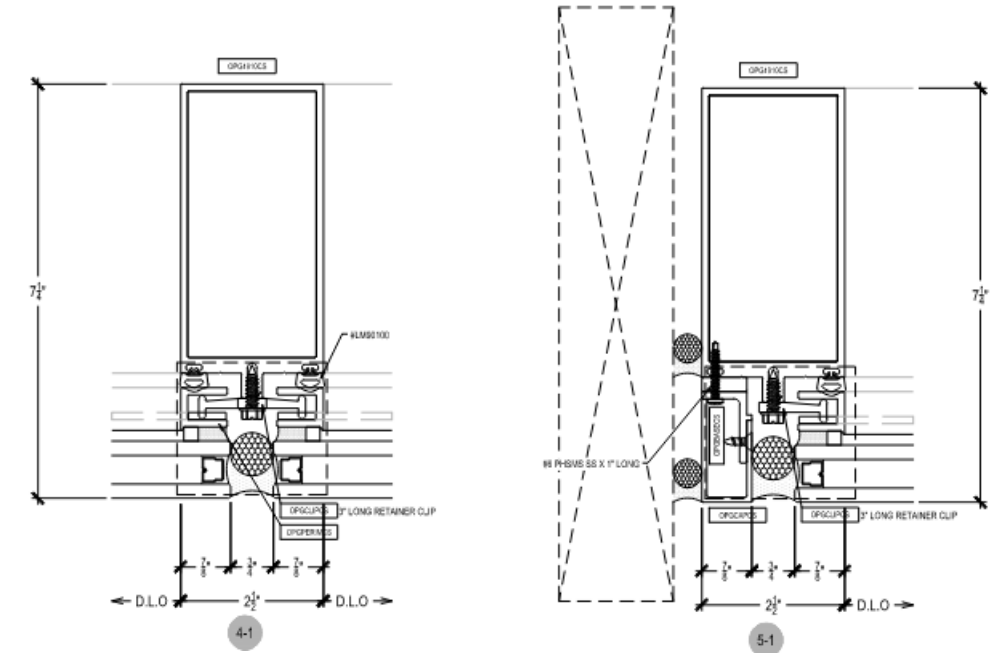
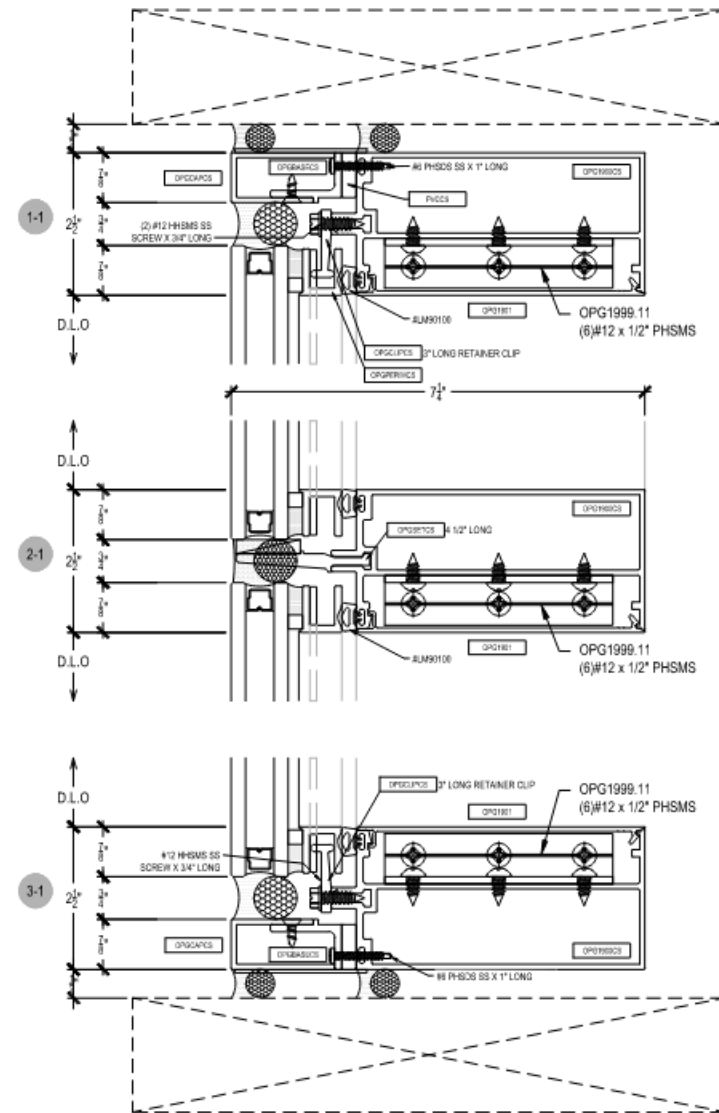
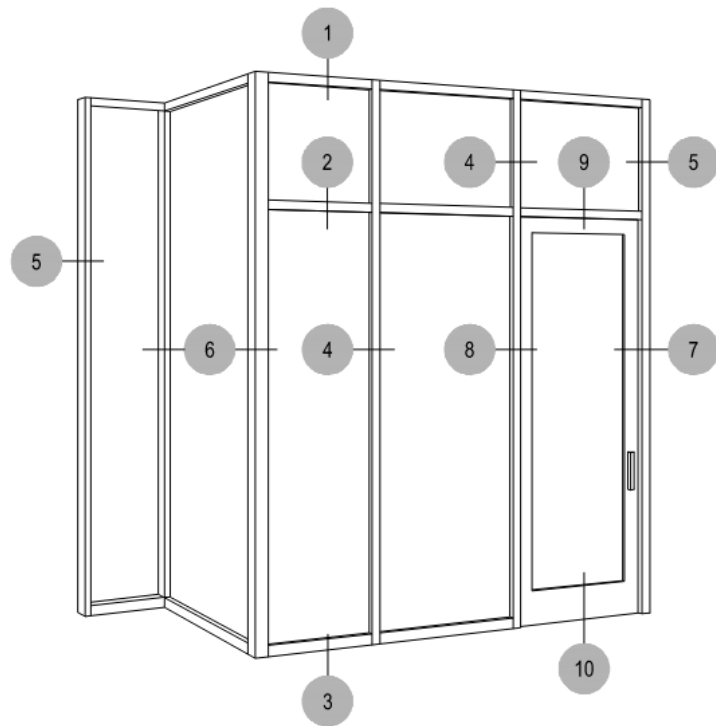
CUTSHEETS

CURTAIN WALL

Manufacturer: Arcadia

PROFILE: T500-SSG CLAD WALL

FINISH: DARK BRONZE AB-6



OPG-1900 SSG THERMAL U-FACTORS*

CONFIGURATION AND SIZE

CENTER OF GLASS	FIXED**	FIXED	GLASS TYPE
U-FACTOR	78 3/4" x 78 3/4"	120" X 120"	1/4" Clear (Low Emissivity) 1/2" argon 1/4" Clear
0.24	0.37	0.32	

* Based on NFRC 100

** NFRC standard test size

*** Warm Edge Spacer

CUTSHEETS

ALL GLASS ENTRY DOORS & HARDWARE

Manufacturer: CRL LAWRENCE

SERIES: ENTICE

FINISH: CLASSIC BRONZE UC74957

THE LOOK YOU WANT, THE PERFORMANCE YOU NEED

AESTHETICS:

- Ultra-Narrow 1-1/8" Vertical Stiles and 2-1/2" System Depth
- Premium Cladding in Customizable Finishes
- Handle Hardware — Including Panic Devices — Mounts onto 1" Insulating Glass
- SEAL-LOC™ Clamping Mechanism Eliminates Need for Glass Stops
- Optional Integrated LED Lighting System with Roscolux Film
- Doors Can be Specified Up to 10 Feet High
- Complete Entrance System Including: Corners, Thresholds, Wall and Doorway Jamb, Vertical Mullions, and Fixed Lite Rails

PERFORMANCE:

- Thermally Broken Framing and Cladding
- Entice® Entrances have U-factors as low as 0.43
- Entice® Storefront has U-factors as low as 0.33
- Complies with California Title 24 Thermal and Air Infiltration Requirements
- NFRC Rated and Meets ASHRAE 90.1-2016 Air Infiltration Requirements
- Compatible with All High-Solar and Thermal Efficient Glass
- Entice® Entrance Passes ASTM E331 Water Penetration at 0.0 psf (AAMA Limited Water)
- Entice® Entrance Passes AAMA 1304 Forced Entry Resistance
- Optional Door Seal Kits for Reduced Sound Infiltration

Maximum Recommended Door Size:

- 36" W x 120" H – 23 PSF Wind Load
- 42" W x 111" H – 25 PSF Wind Load
- 48" W x 108" H – 24 PSF Wind Load



Manufacturer: BLUMCRAFT

TYPE: PANIC EXIT DEVICE

FINISH STATUARY BRONZE



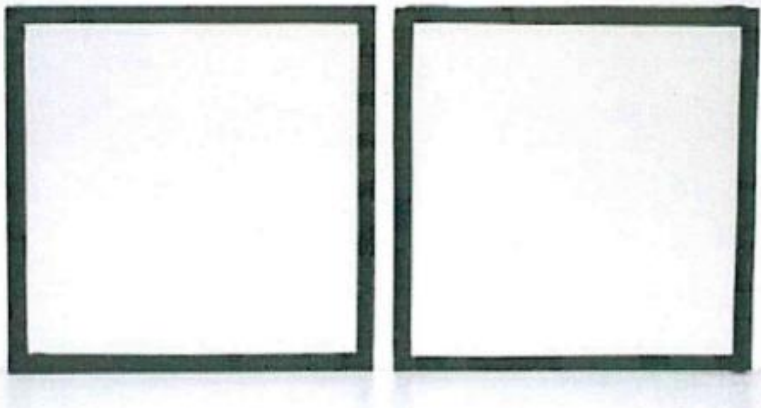
ALL GLASS DOOR HARDWARE

CUTSHEETS

GLAZING

Manufacturer: Vitro

TYPE: STARPHIRE



Glass Type	Visible Light Transmittance (VLT)	Visible Light Reflectance		(BTU/hr ² ft ² °F) NFRC U-Value		Solar Heat Gain Coefficient (SHGC)	Light to Solar Gain (LSG)
		Exterior %	Interior %	Winter Nighttime	Winter Argon		
Solarban[®] 72 Solar Control Low-E Glass							
Solarban [®] 72 (2) Starphire [®] + Starphire ^{®*}	68	13	14	0.28	0.24	0.28	2.43

LEED/Green Design Category	Feature	Benefit
Optimize Energy Performance Daylight & Views Innovation in Design	Excellent SHGC, U-value and Tvis performance Solarban [®] 72 glass has exceptional visible light transmittance MBDC Cradle to Cradle Certification™	Helps projects achieve Minimum Energy Performance and ASHRAE 50% Advanced Energy Design Guide (AEDG) energy efficiency targets in LEED v4. Exceptional solar control performance enables buildings to use less energy and control long-term energy costs.

Sustainable Design and Architectural Glass

Sustainable design, green building, safeguarding the environment and the long-term management of energy costs are vital considerations for contemporary building designers. Like other high-performance architectural glasses from Vitro, Solarban[®] 72 glass gives architects and building owners a tool to reach their design objectives.

In addition to making products that support sustainable design, Vitro also is a pioneer of developing innovative technologies that reduce energy consumption during the glass-making process. Vitro promotes environmentally responsible manufacturing by recovering and reusing virtually all of its glass manufacturing by-products and by shipping its materials on reusable steel racks.

Vitro also promotes regional sourcing through its nationwide network of certified glass fabricators and laminators.

Solarban[®] 72 glass supports sustainable design and can provide LEED[®] credit opportunities according to the following criteria:

Engineered for Low-Iron Glass

To maximize clarity and visible light transmittance, Solarban[®] 72 glass insulating glass units feature one lite with an advanced triple-silver coating engineered for use on a Starphire[®] or Acuity™ glass substrate and one lite of uncoated Starphire[®] or Acuity™ glass.

Thanks to a proprietary low-iron formulation developed by Vitro Architectural Glass (formerly PPG glass), Starphire[®] glass has been the most transparent architectural glass in the industry since it was introduced more than 20 years ago. Introduced in 2018, Acuity™ Low-Iron Glass is an affordable low-iron solution offering vivid views with no green cast for applications where conventional clear glass might typically be considered as a glass substrate.

CUTSHEETS

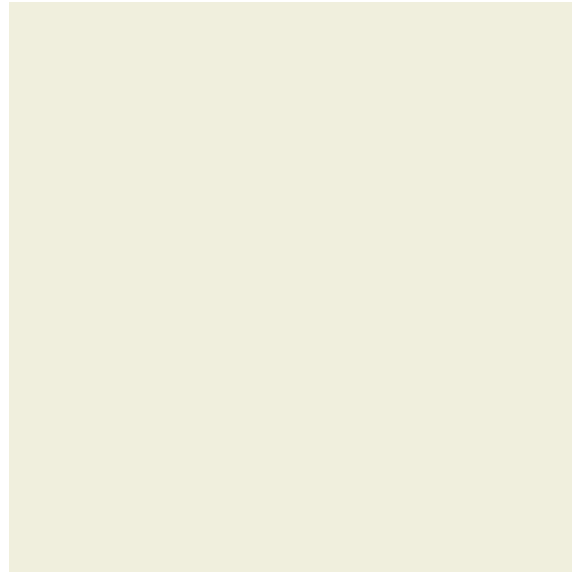
ARCHITECTURAL LOUVERS

Manufacturer: Greenheck

PRODUCT: EDS-202

FINISH: MIST WHITE (CUSTOM)

THICKNESS: 16 GAUGE



Application and Design

ESD-202 is a weather louver designed to protect air intake and exhaust openings in building exterior walls. Design incorporates a drainable head member and stationary horizontal blades to channel water to the jambs which guides the water through vertical downspouts for escape at the sill. The ESD-202 is an extremely efficient louver with **AMCA LICENSED PERFORMANCE DATA** enabling designers to select and apply with confidence.

Standard Construction

Frame Heavy gauge extruded 6063-T5 aluminum, 2 in. x 0.063 in. nominal wall thickness

Blades Drainable design, heavy gauge extruded 6063-T5 aluminum, 0.063 in. nominal wall thickness, positioned at 45° angles on approximately 3 in. centers

Construction . . . Mechanically fastened

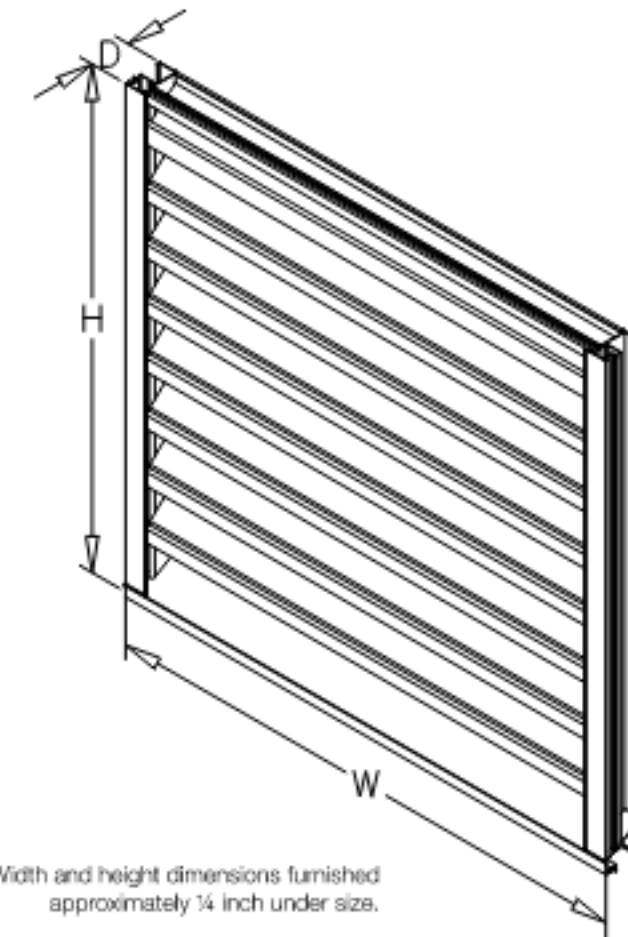
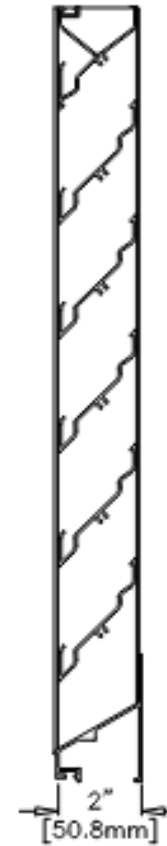
Birdscreen 3/4 in. x 0.051 in. flattened expanded aluminum in removable frame, inside mount (rear)

Finish Mill

Minimum Size . . . 6 in. W x 6 in. H

Maximum Single

Section Size . . . 120 in. W or 120 in. H (limited to 70 ft. sq.)



Finish Type	Description/Application	Color Selection	Standard Warranty (Aluminum)
AAMA 2605 100% Fluoropolymer (FEVE) 2-Coat 70% Kynar® (PVDF) 3-Coat 70% Kynar® (PVDF) 4-Coat 70% Kynar® (PVDF)	"Best." The premier finish for extruded aluminum. Tough, long-lasting coating has superior color retention and abrasive properties. Resists chalking, fading, chemical abrasion and weathering.	Standard Colors: Any of the 27 standard colors shown can be furnished in 70% or 50% Kynar®, 100% Fluoropolymer or Baked Enamel. Mica Colors:	10 Years (20 Years Optional)

CUTSHEETS

GLASS CANOPIES (FRAMING SYSTEM & GLAZING)

Manufacturer: DeaMor

PRODUCT: CANOPY SKIN SYSTEM

Canopy Skin Systems

Simple and effective way to add glazing to your structure

- Low profile glazing systems, Capped or Structurally Glazed
- Capped System captures glass in a gasketed aluminum system
 - Requires continuous sloping structural rafters - AESS steel or planed wood members to maintain tight tolerances for glass alignment
- Structurally Glazed System provides flush top surface
 - Best option for low slopes- to 1/2:12!
 - Requires continuous structure in sloped plane - rafters or horizontal purlins
- Cantilever glass at any edge
- Glass edge finish options:
 - Polished flat with aris
 - Protected with flat bar band in anodized aluminum or stainless
- Glass thickness engineered to limit deflection, prevent water ponding and maintain straight leading edge



Manufacturer: Walker Glass

PRODUCT: ACID-ETCHED GLASS

FINISH: VELOUR



Walker's Velour is our medium finish in terms of opacity. Velour is an excellent way to diffuse light, possessing a high haze level. The level of visible light transmittance is also very high with 91% for 6MM clear glass. This combination of light diffusion and light transmittance makes it an ideal finish to be used in both interior and exterior applications.

Product Specifications

Thicknesses: 3 mm to 19 mm (1/8" to 3/4")

Dimensions: Standard 96" x 130" and in 100" x 144" for certain substrates

Oversize: The Velour finish is also available in oversize of 100" x 168" and 100" x 204" in clear and low-iron glass with the etching on one side only.

Substrates: Clear, low-iron, bronze, grey, blue and black

Surface: Available on both sides from 3 mm to 19 mm – subject to minimum quantity

Applications: Interior and exterior

Warranty: 10 year limited warranty on surface degradation. For all terms and conditions regarding the Walker Textures® warranty, please contact our Customer Service Department.

CUTSHEETS

EXTERIOR LIGHTING

Manufacturer: BEGA

LIGHTING TYPE: WALL SCONCE

PRODUCT:24218

FINISH: BRONZE



Application

LED wall luminaires with symmetrical light distribution designed for general illumination of pathways, plazas and building entrances.

Materials

Luminaire housing constructed of die-cast marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy

Matte safety glass

Reflector made of pure anodized aluminum

Silicone applied robotically to casting, plasma treated for increased adhesion

High temperature silicone gasket

Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations

Protection class IP65

Weight: 4.0 lbs

Electrical

Operating voltage 120-277VAC

Minimum start temperature -30°C

LED module wattage 8.9W

System wattage 11.0W

Controllability 0-10V dimmable

Color rendering index $R_a > 80$

Luminaire lumens 938 lumens (3000K)

Lifetime at $T_a = 15^{\circ}\text{C}$ 190,000 h (L70)

Lifetime at $T_a = 50^{\circ}\text{C}$ 165,000 h (L70)

LED color temperature

4000K - Product number + **K4**

3500K - Product number + **K35**

3000K - Product number + **K3**

2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors Black (BLK) White (WHT) RAL:
 Bronze (BRZ) Silver (SLV) CUS:

CUTSHEETS

EXTERIOR LIGHTING

Manufacturer: TECH LIGHTING

LIGHTING TYPE: RECESSED CAN LIGHT

PRODUCT: ELEMENT 4" LED

FINISH: ANTIQUE BRONZE

SPECIFICATIONS



FLANGELESS FLAT



ANTIQU
BRONZE

	STATIC WHITE			WARM DIM		TUNABLE WHITE		XICATO	
	MAX OUTPUT	HIGH OUTPUT	LOW OUTPUT	HIGH OUTPUT	LOW OUTPUT	HIGH OUTPUT (5000K)	HIGH OUTPUT (4000K)	STANDARD SERIES	ARTIST SERIES
DELIVERED LUMENS	4000/3400	2900/2465	1800/1450	2374	1300	2157	1900	1575	1856
WATTS	35	29	17	31	17	28	28	19	26
EFFICACY	112/96	100/85	106/85	76	76	72	69	81	71
CRI	80+/90+	80+/90+	80+/90+	90+				80+	95+
CBCP	10° - 19,414 (low output) 18° - 8,192 25° - 6,907 40° - 4,517 60° - 3,209			18° - N/A 25° - N/A 40° - 2,381 60° - N/A				21° - 8,345 43° - 3,644 60° - 1,964	21° - 8,471 43° - 4,022 60° - 2,237
CCT OPTIONS	2700K, 3000K or 3500K			3000K-1800K		5000K-2700K	4000K-1800K	2700K, 3000K or 3500K***	
COLOR CONSISTENCY	2-Step			3-Step		2-Step		1 X 2-Step	
VOLTAGE	120V or 277V								
DIMMING*	Standard phase dimming (down to 1%*) 0-10 (down to 5%) Lutron Hi-lume EcoSystem fade-to-black (down to 0.1%) Lutron Hi-lume 2-wire (down to 1%) eldoLED 0-10V or Dali (down to 0.1%)					eldoLED 0-10V or Dali (down to 0.1%)		Standard phase dimming (down to 1%*) 0-10 (down to 5%) Lutron Hi-lume EcoSystem fade-to-black (down to 0.1%) Lutron Hi-lume 2-wire (down to 1%) eldoLED 0-10V or Dali (down to 0.1%)	
POWER SUPPLY	Constant current driver with +.9 power factor and +80% efficiency								
OPTICS	Field Changeable: 10°, 18°, 25°, 40°, 60° TIR			Field Changeable: 18°, 25°, 40°, 60° TIR			Field Changeable: 21°, 43°, 60° Reflector		
ADJUSTABILITY	High-low positioning, 45° collar rotation								
CEILING APPEARANCE	Flanged (accommodate up to 2.5" ceiling thickness) or Flangeless								
CEILING APERTURE	4-1/2" Ceiling cutout								
HOUSING	IC Airtight, Non-IC Airtight, Chicago Plenum. IC suitable up to R60 spray foam insulation. Sauna/Steam-room use available only with combination of -H Shower trim, -LO Low Output housing, and IC housing rating.								
CONSTRUCTION	Housing: Heavy-Gauge, Cold-Rolled steel Trims: Die-Cast Aluminum								
FINISH	Housing: Black Powder Coat Trims: Antique Bronze, Black, Satin Nickel, White (paintable)								
GENERAL LISTING	ETL Listed. Damp Listed. Shower version Wet Listed.								
CALIFORNIA TITLE 24	Registered CEC Appliance Database. Can be used to comply with CEC 2019 Title 24 part 6 (JA8-2016, JA8-2019) (for 90 CRI versions).								
LED LIFETIME	L70: 50,000 hours								
WARRANTY**	5 years								

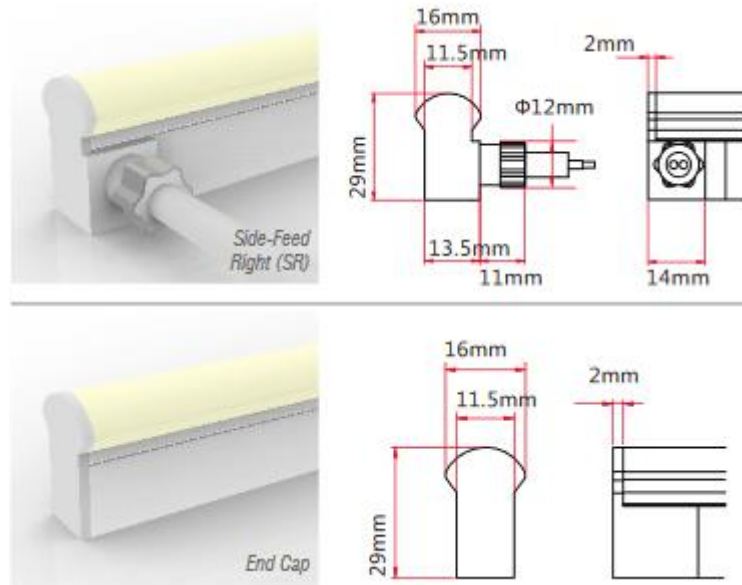
CUTSHEETS

EXTERIOR LIGHTING

Manufacturer: Kelvix

LIGHTING TYPE: SIGNAGE BACKLIGHTING

COLOR: WHITE



PRODUCT FEATURES

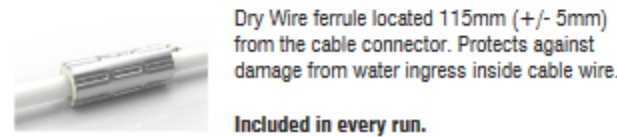
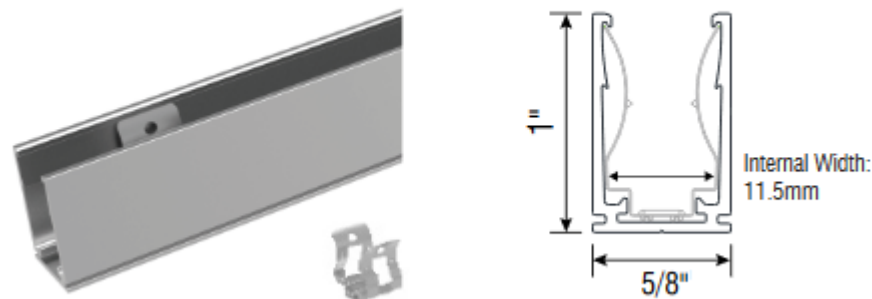
- Dimmable
- 50,000 hour life
- Domed profile for large beam angle
- UL-listed for indoor and outdoor use
- IP67 or IP68 option
- Factory-installed power feed
- Injection-molded flush end caps
- For use with 24V power supplies

SPECIFICATIONS

Series	SW5 - Signwave™ 5
Input Voltage	24V DC
Lumens	162 Lm/ft
Max Run Length	Unlimited, Refer to Power Feed Above
Beam Angle	320°
Dimensions	0.438"(11.5mm) × 1.125"(29mm)
CRI	80+
Dimming Options	PWM, Triac, 0-10V, DMX, Hi-lume
Temp Range	-4°F (-20°C) to 113°F (45°C)

SW-E-CH-AL-2M

(2-meter aluminum mounting channel)



PROPOSED BUILDING RENDERINGS

West Elevation from Across Broadway



PROPOSED BUILDING RENDERINGS

West Elevation from Across Broadway at Night



PROPOSED BUILDING RENDERINGS

NW Corner from Across Broadway



PROPOSED BUILDING RENDERINGS

NW Retail Corner



PROPOSED BUILDING RENDERINGS

Main Building Entry



PROPOSED BUILDING RENDERINGS

Main Building Entry



PROPOSED BUILDING RENDERINGS

Main Building Entry



PROPOSED BUILDING RENDERINGS

Center of City Block, Looking Into Building Atrium



PROPOSED BUILDING RENDERINGS

SW Retail Corner

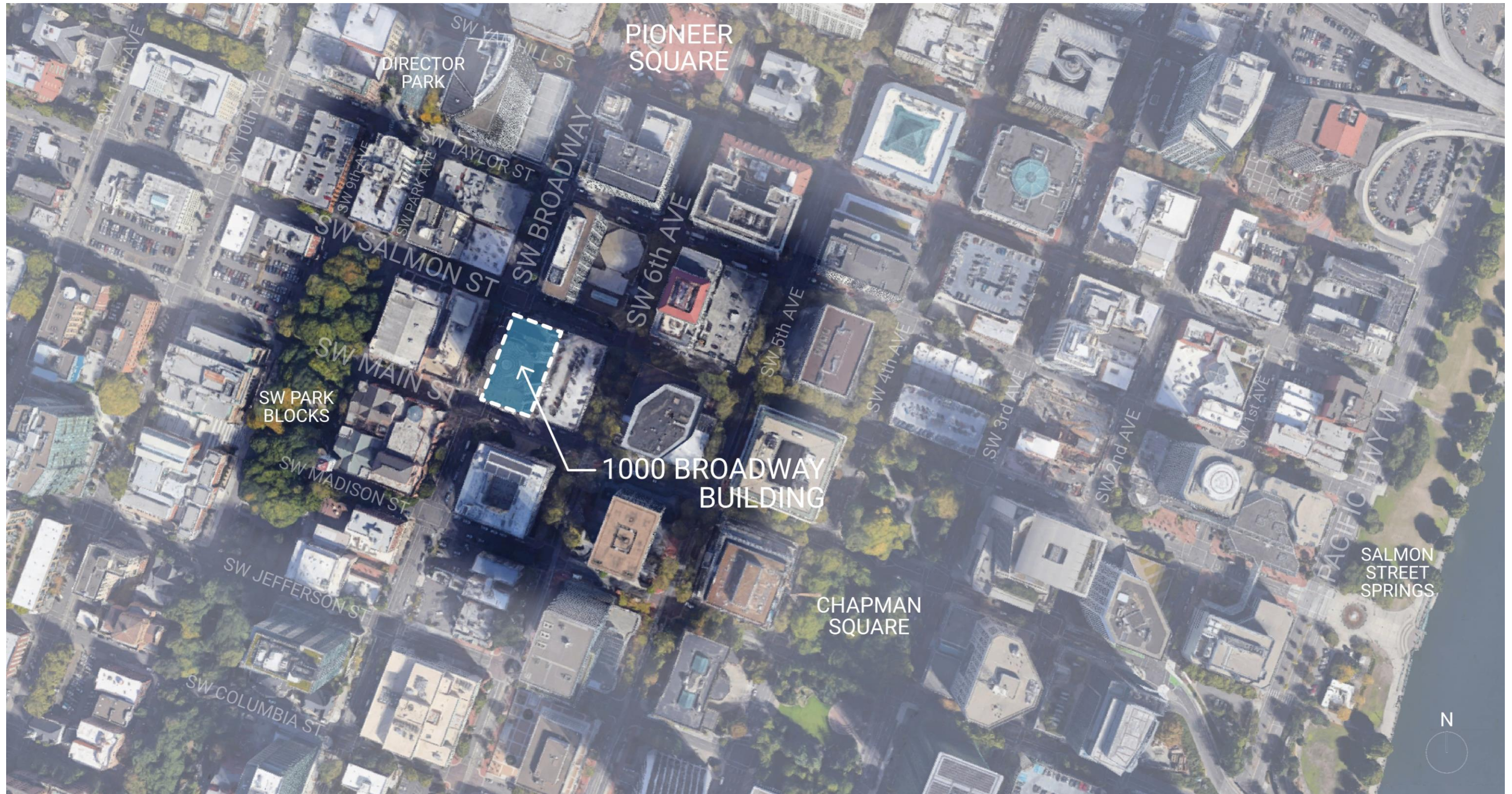


PROPOSED BUILDING RENDERINGS

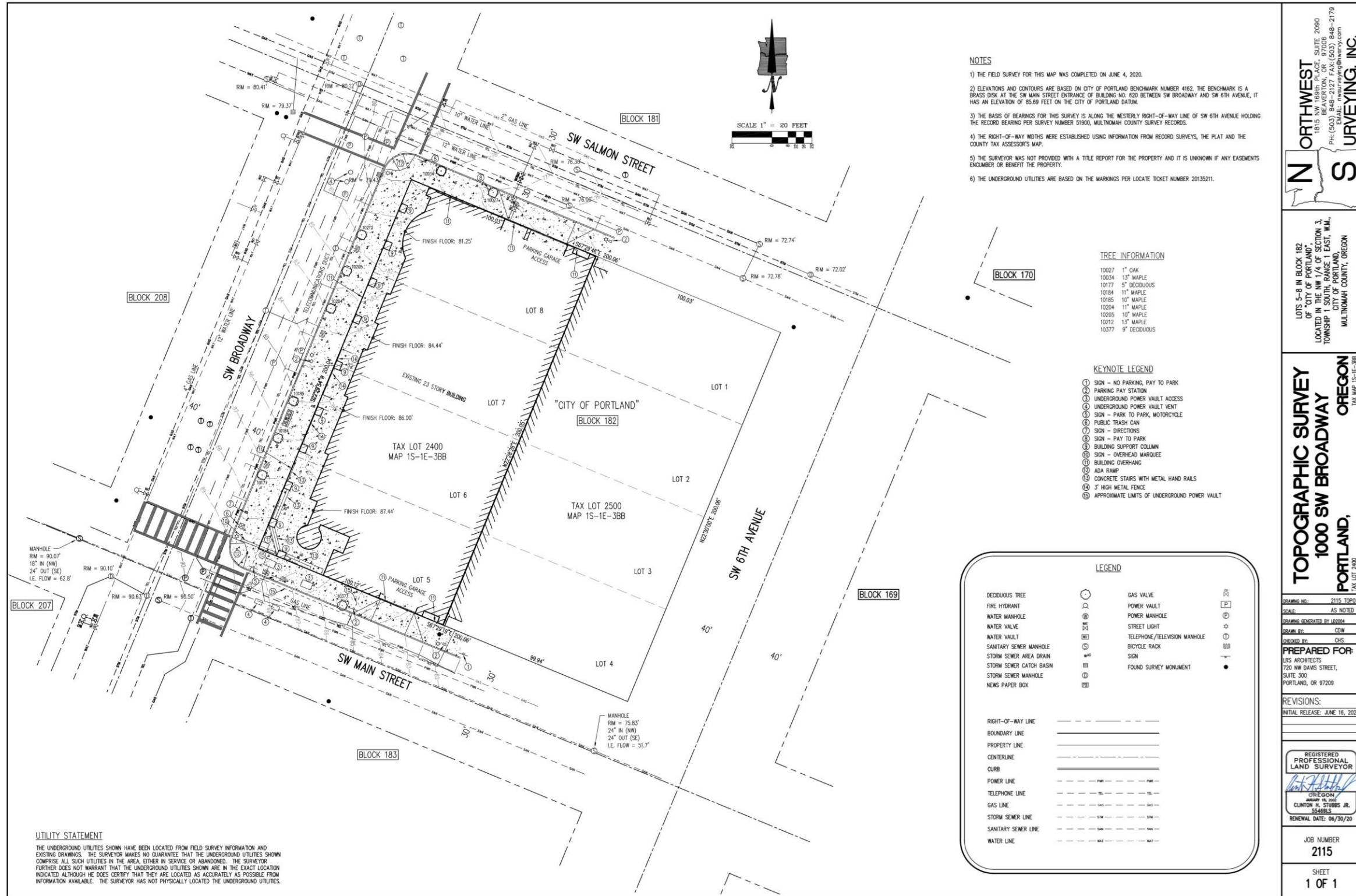
SW Retail Corner from Across Street at Night



VICINITY MAP



SITE SURVEY



NOTES

- 1) THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON JUNE 4, 2020.
- 2) ELEVATIONS AND CONTOURS ARE BASED ON CITY OF PORTLAND BENCHMARK NUMBER 4162. THE BENCHMARK IS A BRASS DISK AT THE SW MAIN STREET ENTRANCE OF BUILDING NO. 620 BETWEEN SW BROADWAY AND SW 6TH AVENUE, IT HAS AN ELEVATION OF 85.69 FEET ON THE CITY OF PORTLAND DATUM.
- 3) THE BASIS OF BEARINGS FOR THIS SURVEY IS ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SW 6TH AVENUE HOLDING THE RECORD BEARING PER SURVEY NUMBER 51900, MULTNOMAH COUNTY SURVEY RECORDS.
- 4) THE RIGHT-OF-WAY WIDTHS WERE ESTABLISHED USING INFORMATION FROM RECORD SURVEYS, THE PLAT AND THE COUNTY TAX ASSESSOR'S MAP.
- 5) THE SURVEYOR WAS NOT PROVIDED WITH A TITLE REPORT FOR THE PROPERTY AND IT IS UNKNOWN IF ANY EASEMENTS ENCUMBER OR BENEFIT THE PROPERTY.
- 6) THE UNDERGROUND UTILITIES ARE BASED ON THE MARKINGS PER LOCATE TICKET NUMBER 20135211.

TREE INFORMATION

10027	1" OAK
10034	13" MAPLE
10177	5" DECIDUOUS
10184	11" MAPLE
10185	10" MAPLE
10204	11" MAPLE
10205	10" MAPLE
10212	13" MAPLE
10377	9" DECIDUOUS

- KEYNOTE LEGEND**
- ① SIGN - NO PARKING, PAY TO PARK
 - ② PARKING PAY STATION
 - ③ UNDERGROUND POWER VAULT ACCESS
 - ④ UNDERGROUND POWER VAULT VENT
 - ⑤ SIGN - PARK TO PARK, MOTORCYCLE
 - ⑥ PUBLIC TRASH CAN
 - ⑦ SIGN - DIRECTIONS
 - ⑧ SIGN - PAY TO PARK
 - ⑨ BUILDING SUPPORT COLUMN
 - ⑩ SIGN - OVERHEAD MARQUEE
 - ⑪ BUILDING OVERHANG
 - ⑫ ADA RAMP
 - ⑬ CONCRETE STAIRS WITH METAL HAND RAILS
 - ⑭ 3' HIGH METAL FENCE
 - ⑮ APPROXIMATE LIMITS OF UNDERGROUND POWER VAULT

LEGEND

DECIDUOUS TREE	○	GAS VALVE	⊕
FIRE HYDRANT	⊕	POWER VAULT	⊕
WATER MANHOLE	⊕	POWER MANHOLE	⊕
WATER VALVE	⊕	STREET LIGHT	⊕
WATER VAULT	⊕	TELEPHONE/TELEVISION MANHOLE	⊕
SANITARY SEWER MANHOLE	⊕	BICYCLE RACK	⊕
STORM SEWER AREA DRAIN	⊕	SIGN	⊕
STORM SEWER CATCH BASIN	⊕	FOUND SURVEY MONUMENT	●
STORM SEWER MANHOLE	⊕		
NEWS PAPER BOX	⊕		

RIGHT-OF-WAY LINE	---
BOUNDARY LINE	---
PROPERTY LINE	---
CENTERLINE	---
CURB	---
POWER LINE	---
TELEPHONE LINE	---
GAS LINE	---
STORM SEWER LINE	---
SANITARY SEWER LINE	---
WATER LINE	---

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

NORTHWEST SURVEYING, INC.
 1815 NW 169th PLACE, SUITE 2090
 BEAVERTON, OR 97008
 PH: (503) 762-7272 FAX: (503) 762-4828
 EMAIL: info@northwestsurveying.com

LOTS 5-8 IN BLOCK 182 OF "CITY OF PORTLAND", LOCATED IN THE NW 1/4 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 EAST, W.M., CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

TOPOGRAPHIC SURVEY
1000 SW BROADWAY
PORTLAND, OREGON
 TAX MAP 15-1E-3BB

DRAWING NO.: 2115 TOPD
 SCALE: AS NOTED
 DRAWING GENERATED BY: J22204
 DRAWN BY: CSW
 CHECKED BY: CHS
 PREPARED FOR:
 LRS ARCHITECTS
 1720 NW BANKS STREET,
 SUITE 300
 PORTLAND, OR 97209

REVISIONS:
 INITIAL RELEASE: JUNE 16, 2020

REGISTERED PROFESSIONAL LAND SURVEYOR
 CLYDE W. STUBBS JR.
 JANUARY 15, 2012
 CLINTON H. STUBBS JR.
 0548615
 RENEWAL DATE: 06/30/20

JOB NUMBER
2115

SHEET
1 OF 1

EXISTING BUILDING PHOTOS

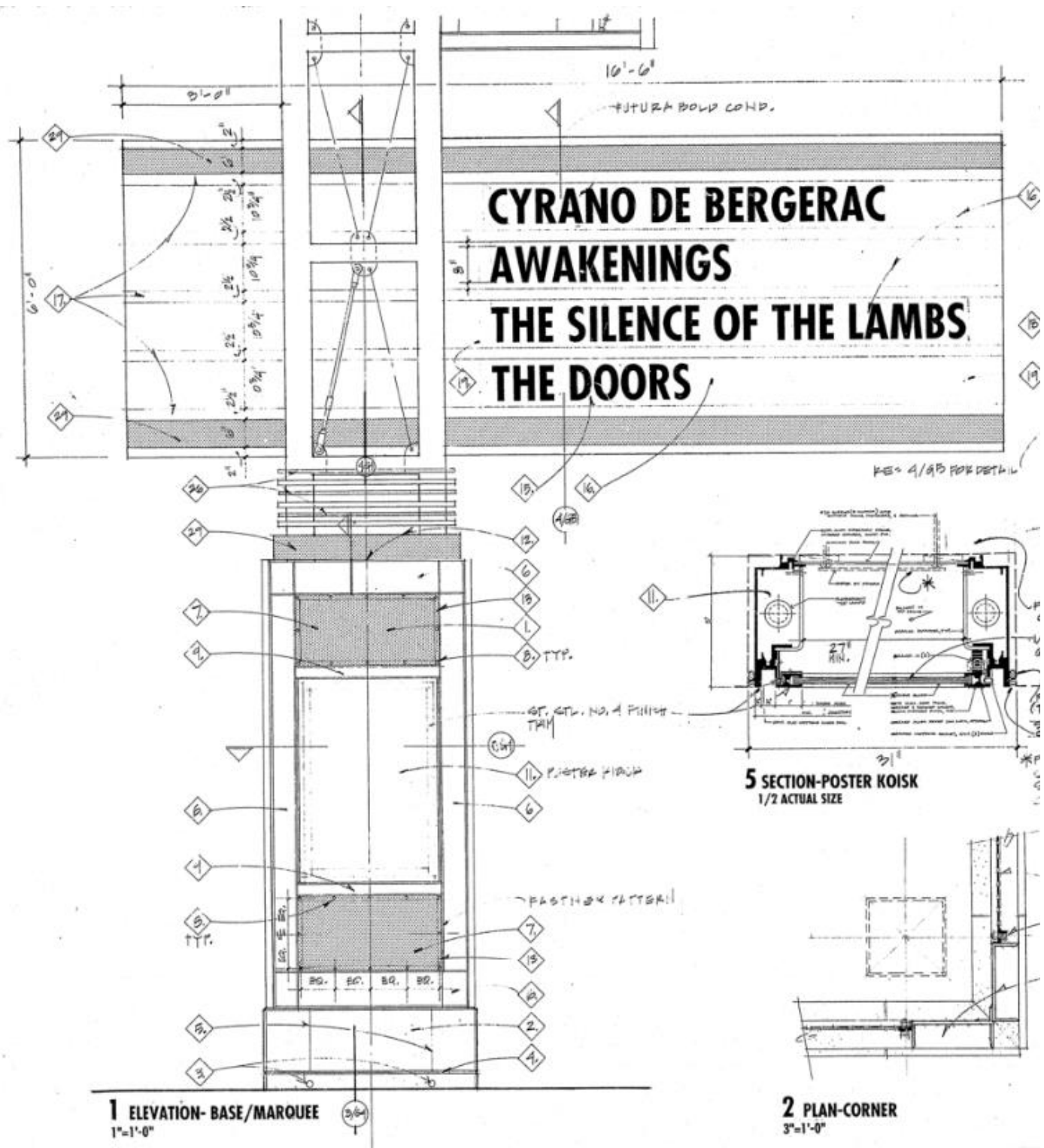
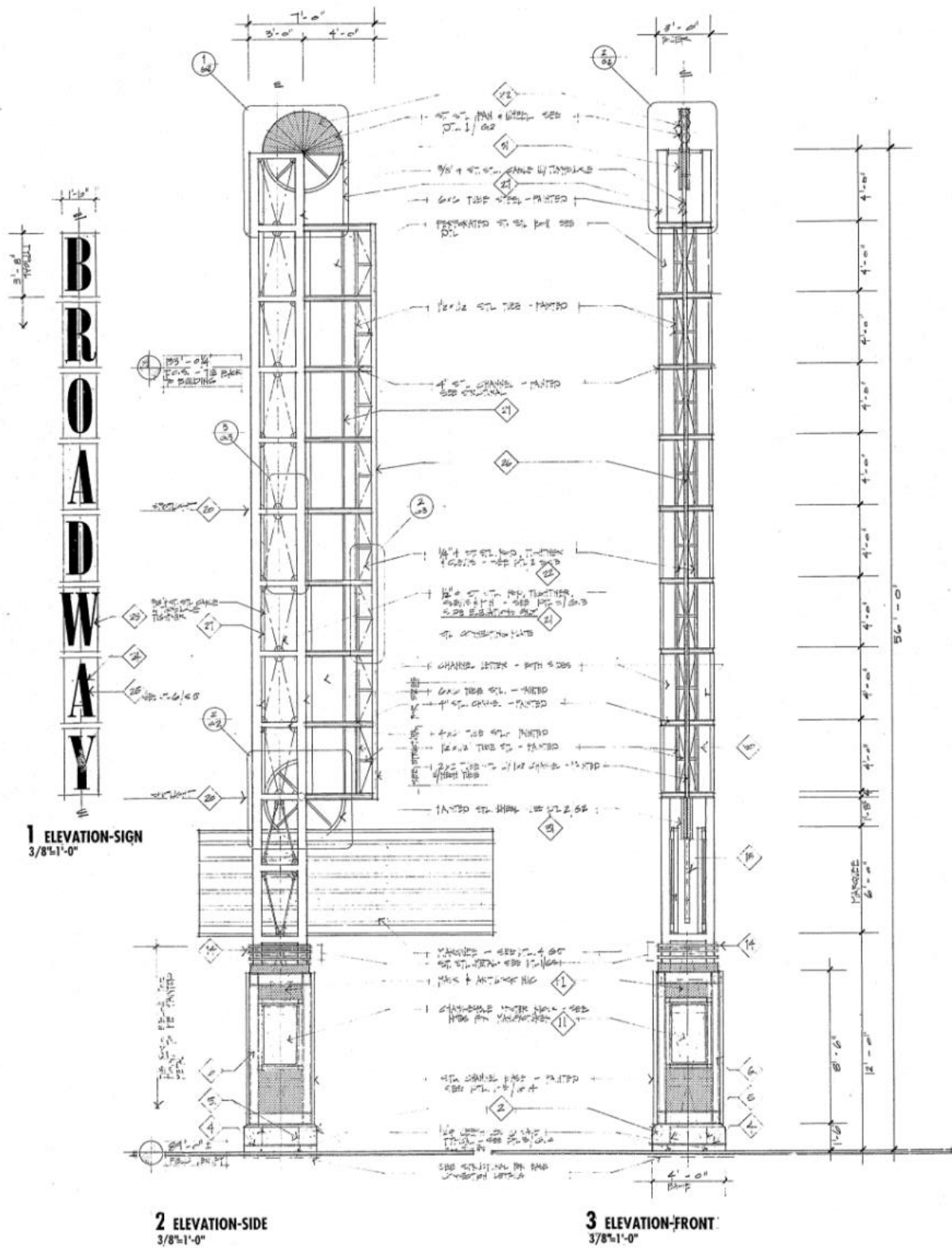
Overall Building



EXISTING BUILDING SIGNAGE

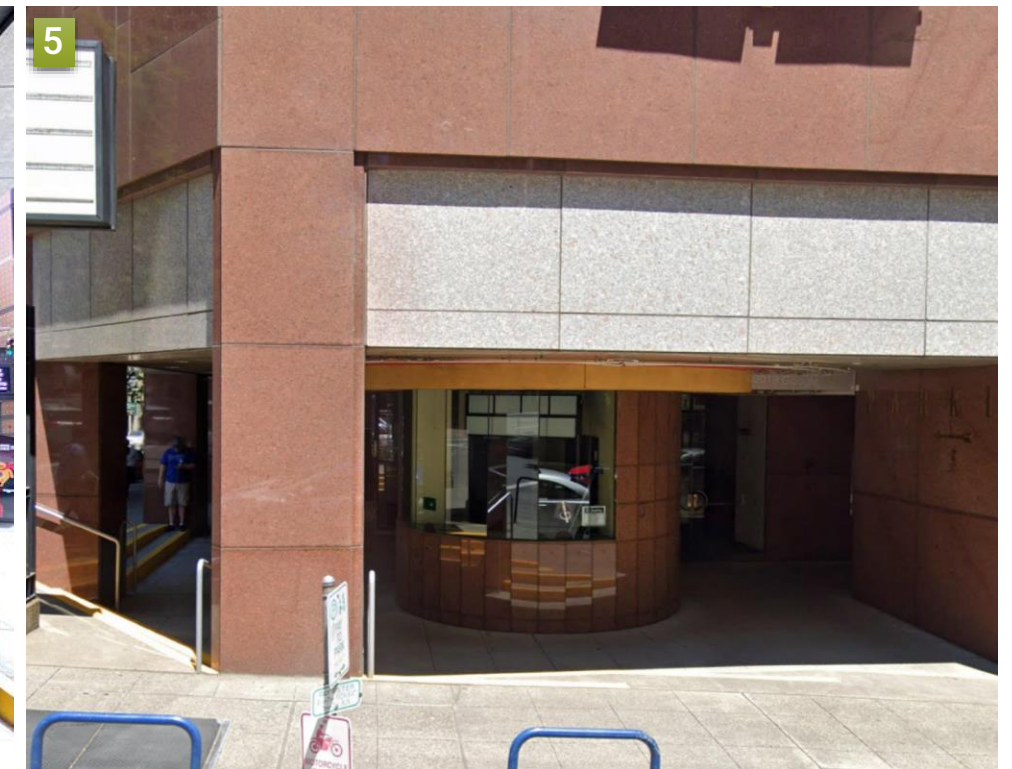
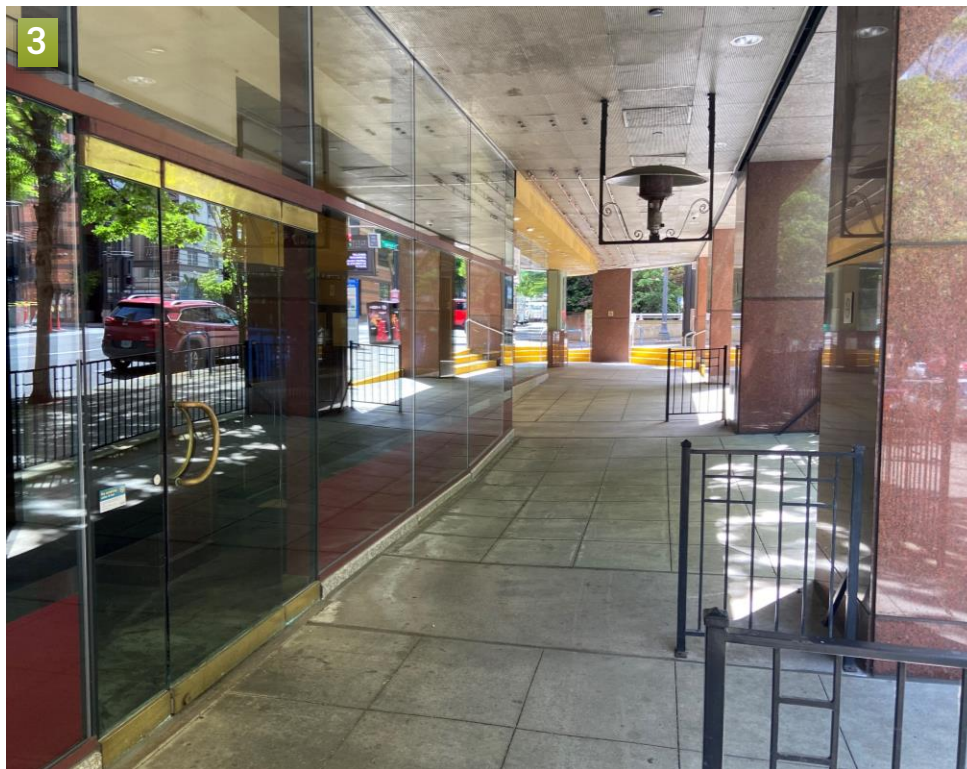
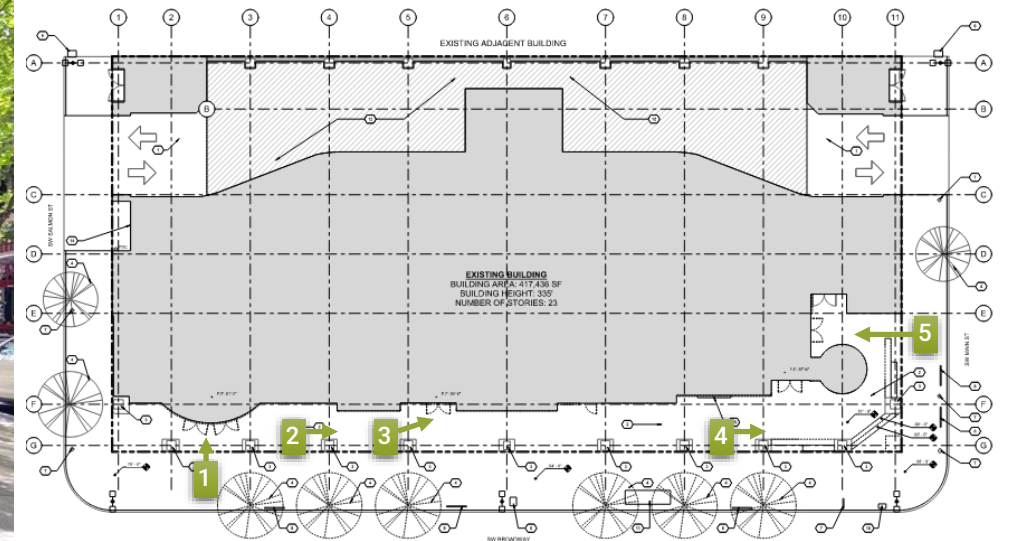
EXISTING BUILDING SIGNAGE

EXISTING BROADWAY SIGNAGE, STRUCTURE AND MARQUE TO BE DEMOLISHED IN ITS ENTIRETY



EXISTING BUILDING PHOTOS

Column Arcade



SITE CONTEXT PHOTOS

NW Corner



1 THE HEATHMAN HOTEL



2 FIRST REPUBLIC BANK



3 HILTON PORTLAND DOWNTOWN

SITE CONTEXT PHOTOS

SW Corner



1 GUS J. SOLOMON COURTHOUSE



2 PORTLAND CENTER FOR THE ARTS



3 THE ARLENE SHNITZER CONCERT HALL

ZONING SUMMARY

PROJECT DESCRIPTION

1000 SW Broadway has been an icon within the Portland city skyline since the early 1990's. Proposed work for these improvements will not alter the building's presence within the city, nor the profile of the tower. This exterior alteration is specific to promotion of a revitalized, currently unutilized space at the ground floor.

Existing conditions include a vacant four-movie theater multiplex located on the basement level, a mezzanine level containing projection booths, a vacant exterior ticketing booth located under cover at the corner of SW Broadway and SW Main Street, and an empty covered arcade throughout the length of SW Broadway on the west face of the building. The arcade's initial purpose was to serve as weather-protected queuing for ticket sales. A mid-block restaurant space also has remained unoccupied for a period of time. Within the arcade, once purchased ticket-holders would enter the building through the Broadway / Main corner and walk down to the basement. These building functions have laid vacant for approximately a decade leading to an empty and underutilized street presence.

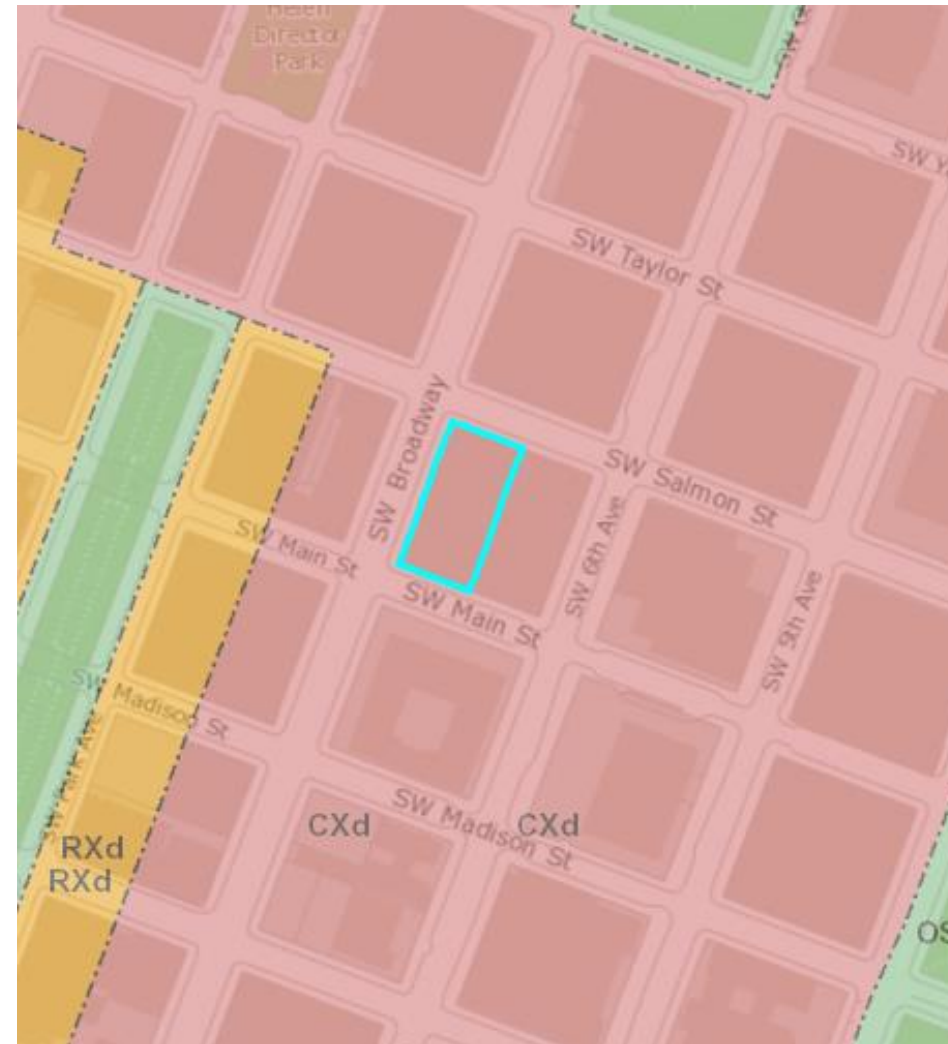
Proposed functions are intended to revitalize unused area at the ground floor by recapturing the open-air arcade as interior space. This will include a welcoming, grand building lobby centered on the SW Broadway block, while also creating retail tenant space at both the corners of SW Salmon Street and SW main Street. Additional improvements include added canopies above the ground level at key locations along SW Broadway and revisions to existing building signage. New building signage is proposed at the main building entry canopy. The existing freestanding theater "BROADWAY" sign, structure and marquee at the corner of SW Broadway and SW Main Street is proposed to be removed in its entirety.

Entries to the building along SW Broadway will occur through marque-style canopies with glazed entry doors set-back from the property line. Newly planted trees along SW Broadway will also contribute to the sidewalk experience and in time provide an additional natural canopy above ground floor windows. The existing building's presence will be maintained by introducing full-height curtainwall at the back of 1000 Broadway's iconic rose-colored, granite-clad colonnade. This will invite views both to the interior and from the interior out, connecting building use with the surrounding neighborhood while maintaining an articulation on the building's exterior façade.

SITE SPECIFICS

Property ID: R246328
Property Address: 1000 SW Broadway, Portland, OR 97205
Site Area: 20,000 SF ; 0.46 Acres
Portland Block: 182, Lot 5 - 8

ZONING MAP



ZONING AUTHORITY

LUR Governing Agency: City of Portland

ZONING CODE

Basic Building Code Assumptions

Occupancy:

- A-2 Restaurant / Café
- A-3 General Assembly
- B Business
- S-2 Parking/Storage

Construction Type:

Type I-A

Zoning Sections and Application

Zone (33.130):

CX – Central Commercial, with Design Overlay (per 33.420)

Allowed Use (33.130, per table 130-1):

- Primary Use: Retail Sales And Service.....Allowed
- Office.....Allowed
- Commercial Parking.....Conditional Use

Design Review (33.420.041):

Type III

APPLICABLE CENTRAL CITY FUNDAMENTAL DESIGN GUIDELINES

A PORTLAND PERSONALITY

- A1 Integrate the River – Not Applicable
- A2 Emphasize Portland Themes
- A3 Respect the Portland Block Structures
- A4 Using Unifying Elements
- A5 Enhance, Embellish and Identify Areas
- A6 Reuse / Rehabilitate / Restore Buildings
- A7 Establish and Maintain a Sense of Urban Enclosure
- A8 Contribute to a Vibrant Streetscape
- A9 Strengthen Gateways – Not Applicable

B PEDESTRIAN EMPHASIS

- B1 Reinforce and Enhance the Pedestrian System
- B2 Protect the Pedestrian
- B3 Bridge Pedestrian Obstacles – Not Applicable.
- B4 Provide Stopping and Viewing Places – Not Applicable
- B5 Make Plazas, Parks and Open Space Successful – Not Applicable
- B6 Develop Weather Protection
- B7 Integrate Barrier-Free Design

C PROJECT DESIGN

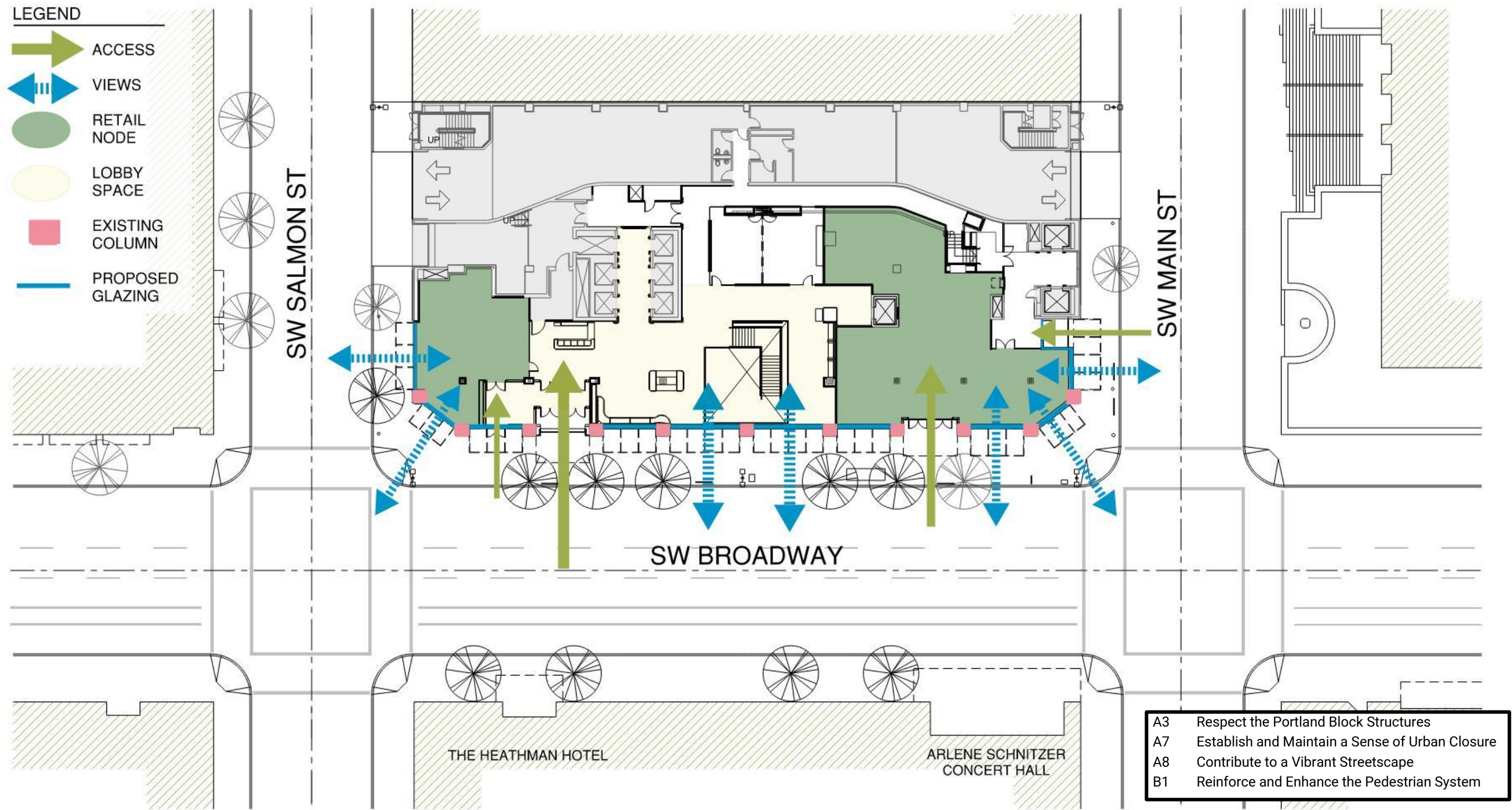
- C1 Enhance View Opportunities – Not Applicable
- C2 Promote Quality and Permanence in Development
- C3 Respect Architectural Integrity
- C4 Complement the Context of Existing Buildings
- C5 Design for Coherency
- C6 Develop Transitions Between Buildings and Public Spaces
- C7 Design Corners that Build Active Intersections
- C8 Differentiate the Sidewalk-Level of Buildings
- C9 Develop Flexible Sidewalk-Level Spaces
- C10 Integrate Encroachments
- C11 Integrate Roofs and Use Rooftops
- C12 Integrate Exterior Lighting
- C13 Integrate Signs

D SPECIAL AREAS

- D3 Broadway Unique Sign District

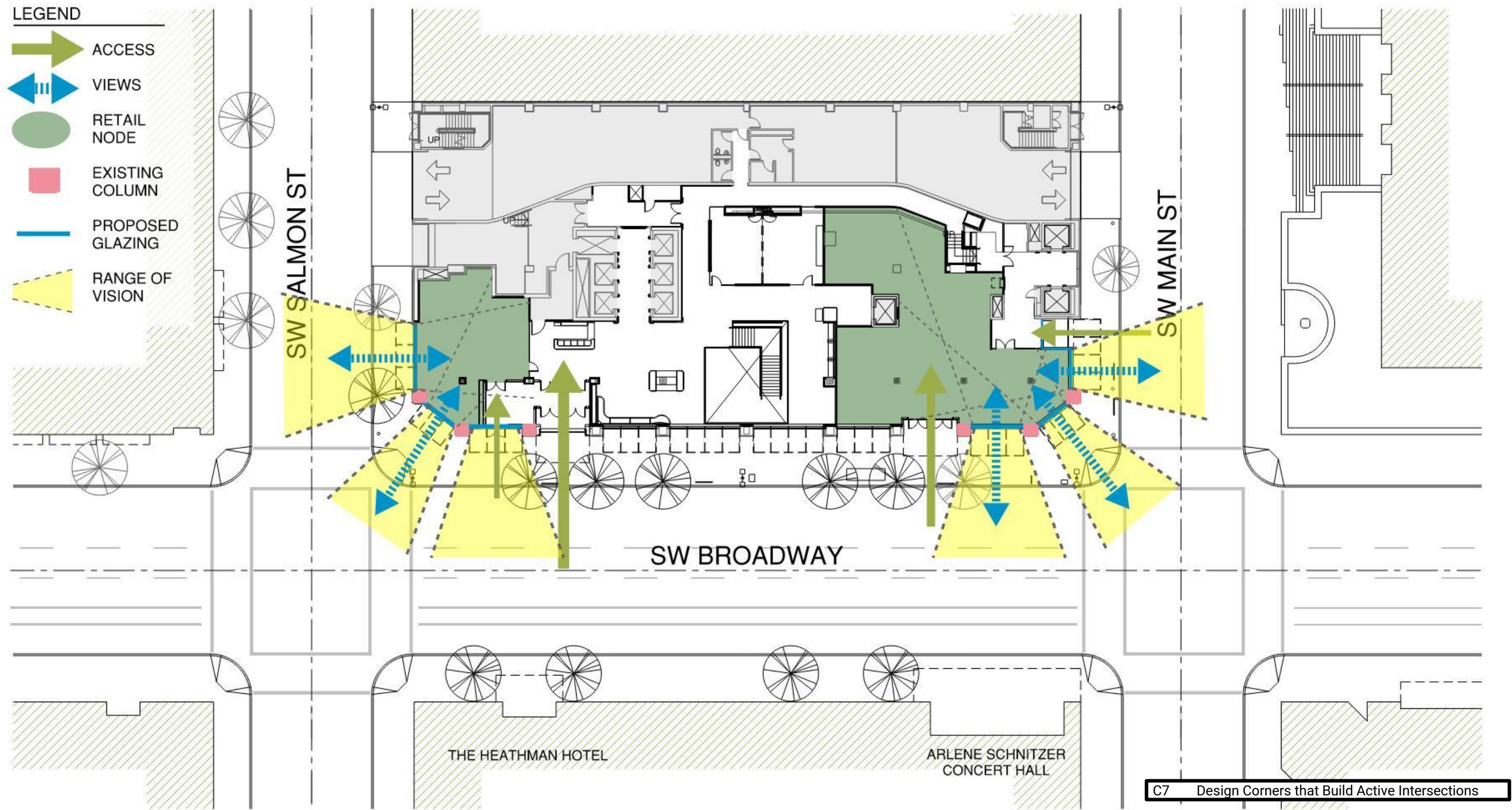
DIAGRAMS

Neighborhood Activation / Destination Nodes



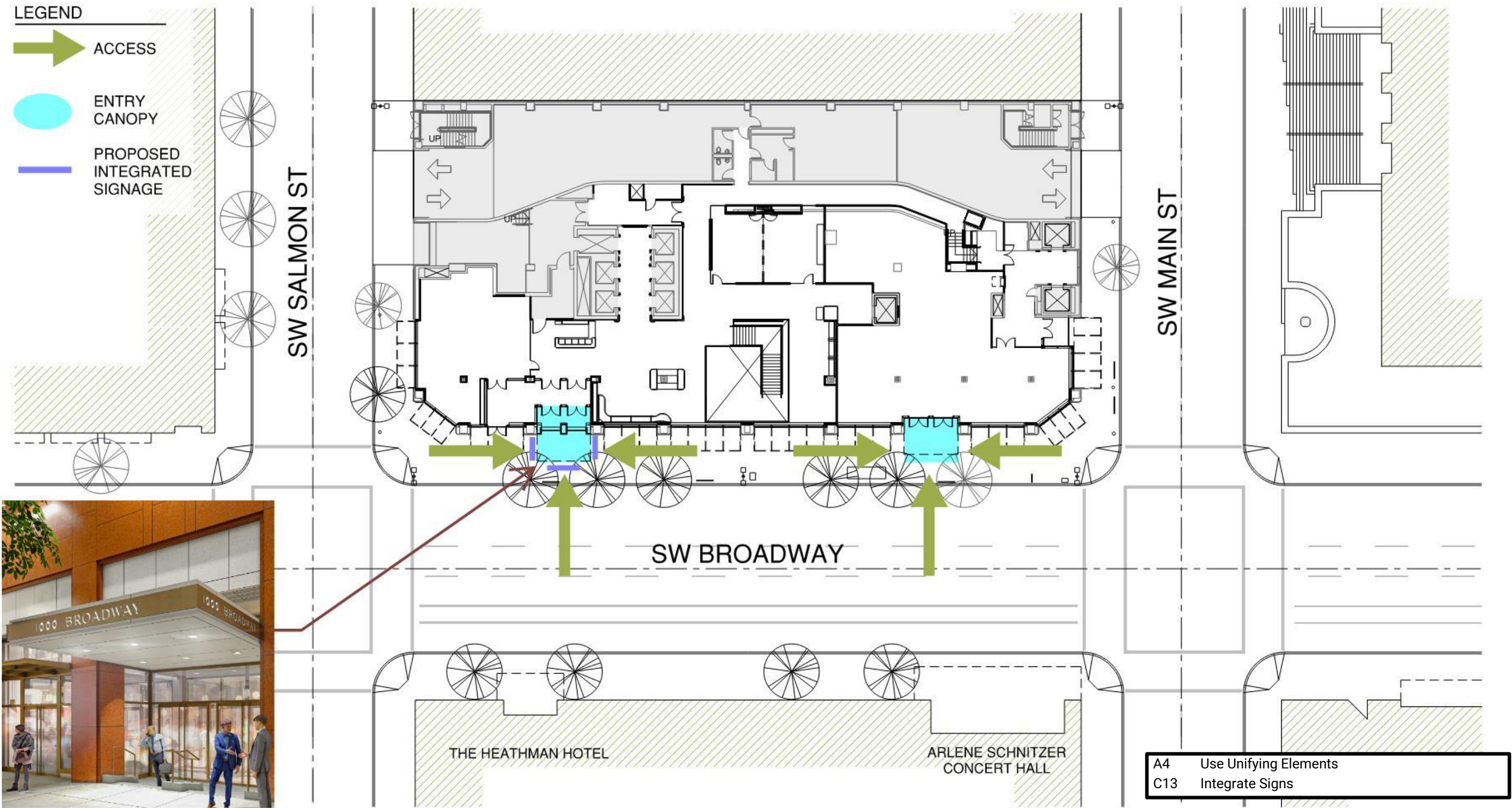
DIAGRAMS

Activate Corners



DIAGRAMS

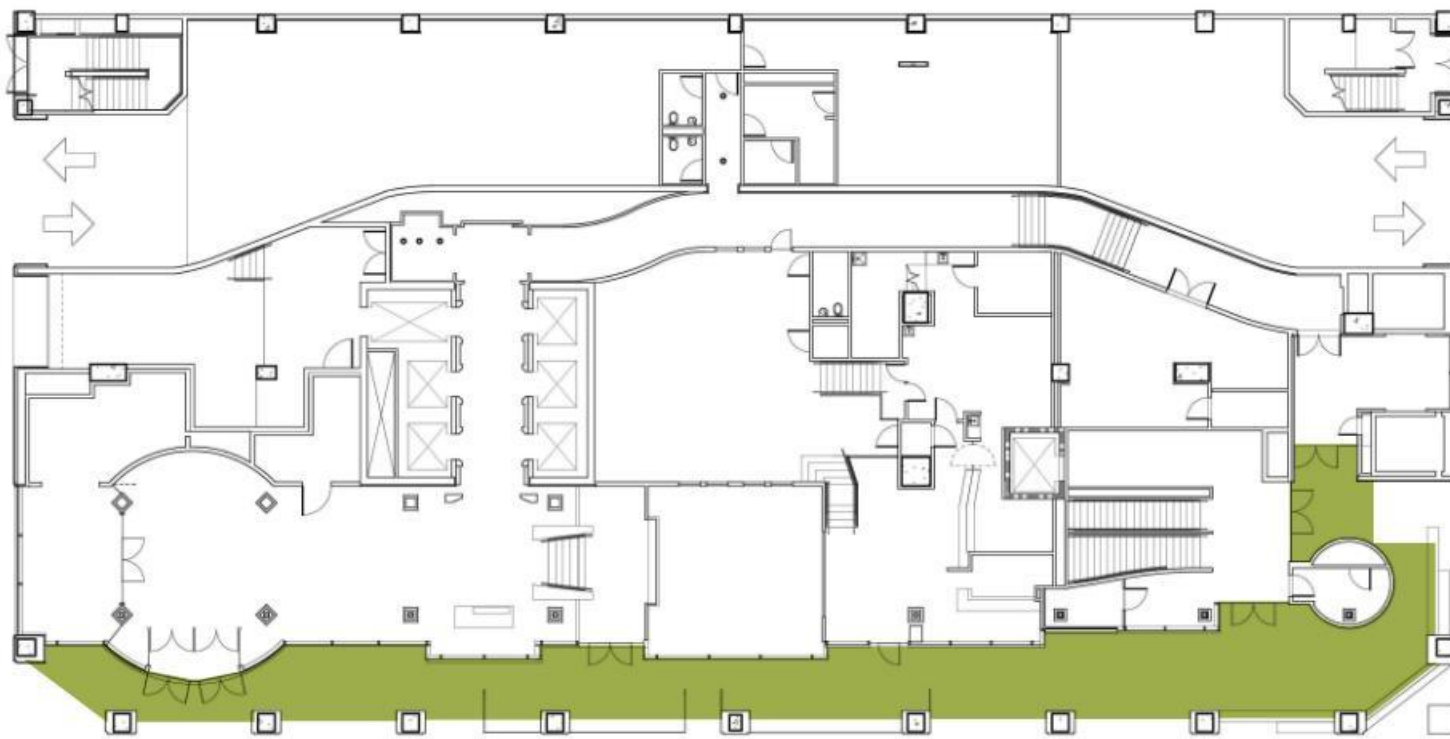
Building Identity and Wayfinding



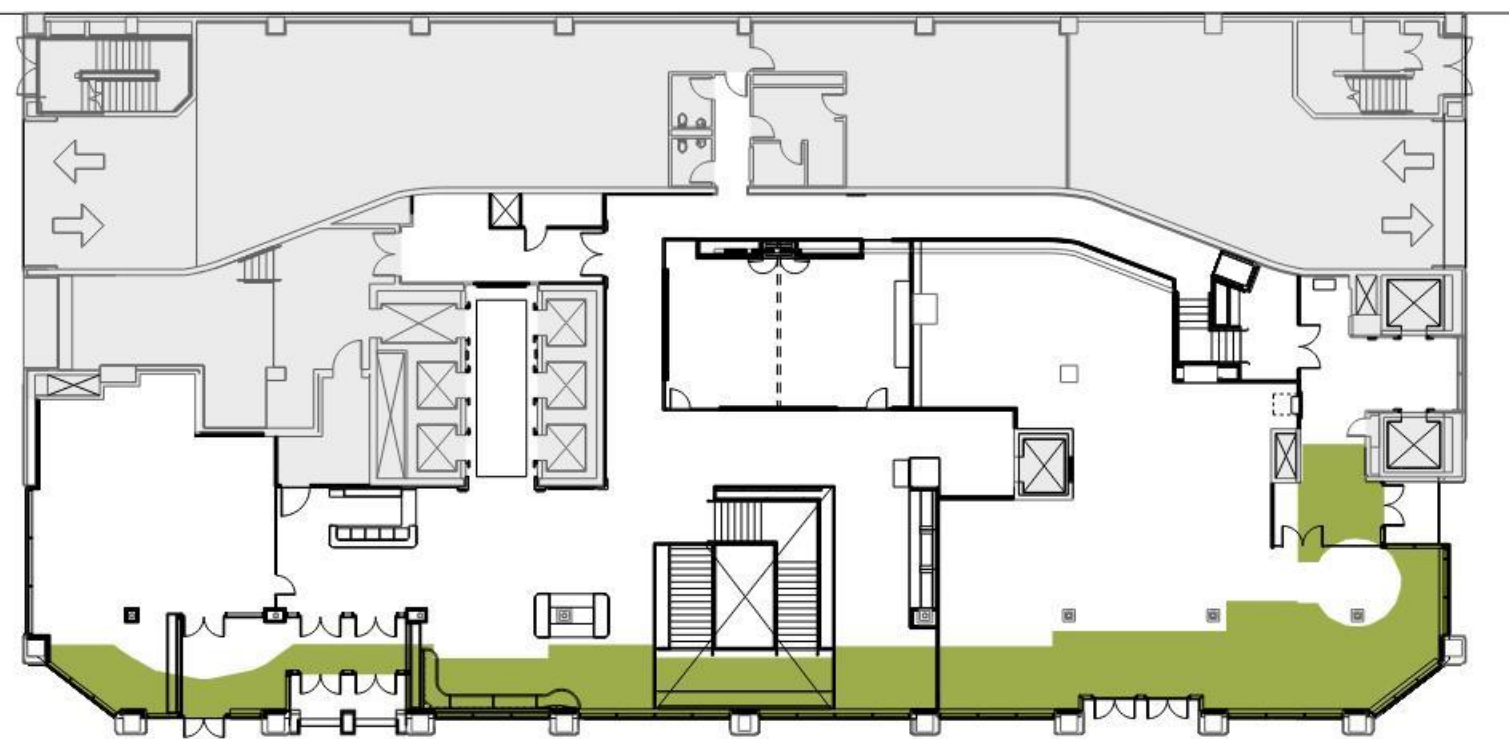
DIAGRAMS

Reutilization of Area

EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN



LEGEND

 REUTILIZED EXTERIOR ARCADE SPACE

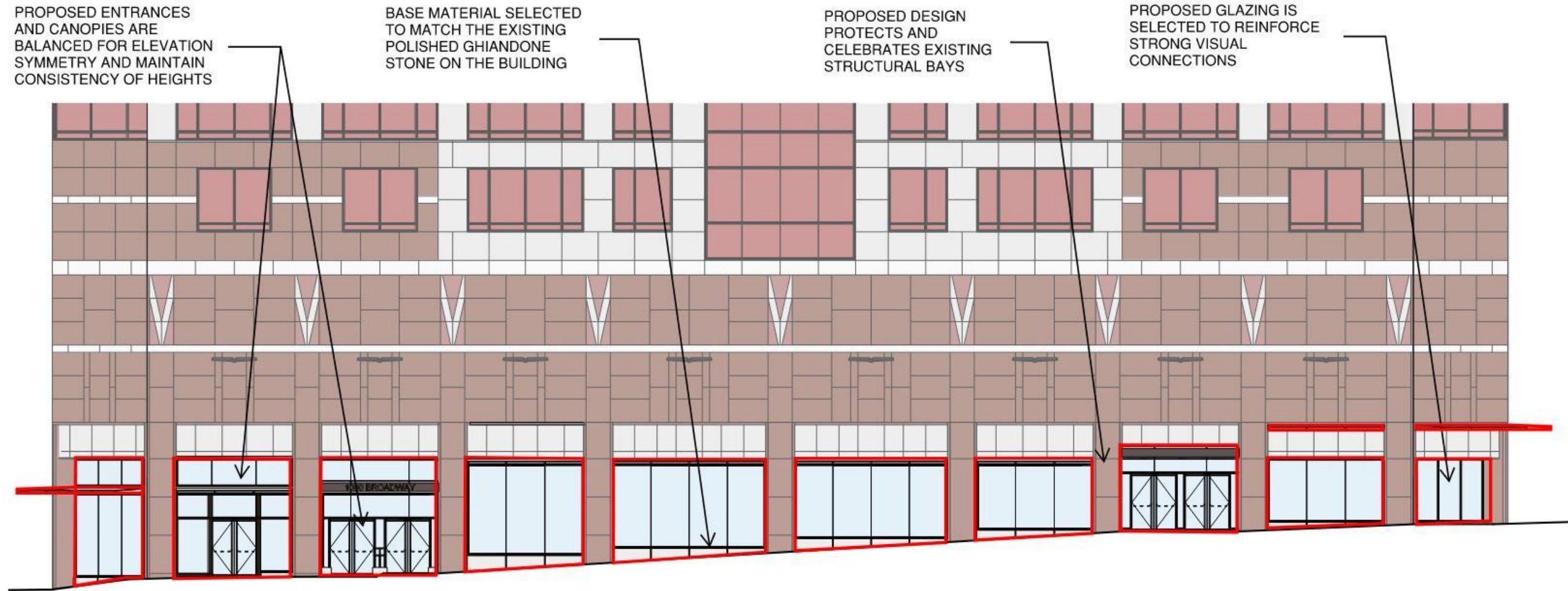
REASONS FOR CAPTURING THE EXTERIOR ARCADE SPACE

- THE ARCADE WAS INTENDED FOR QUEUING FOR THE THEATER TICKET BOOTH AND THE THEATER IS DEFUNCT
- BETTER UTILIZATION OF HIGH VALUE DOWNTOWN PROPERTY
- BRINGING THE GROUND FLOOR EXTERIOR TO THE PROPERTY LINE CREATES MORE STREET AND SIDEWALK ENGAGEMENT
- REVISING THIS SPACE CREATES OPPORTUNITY TO DESIGN A MORE INVITING GROUND FLOOR FACADE


A3	Respect the Portland Block Structures
A6	Reuse / Rehabilitate / restore Buildings
C4	Complement the Context of Existing Buildings

DIAGRAMS

Coherency / Materials



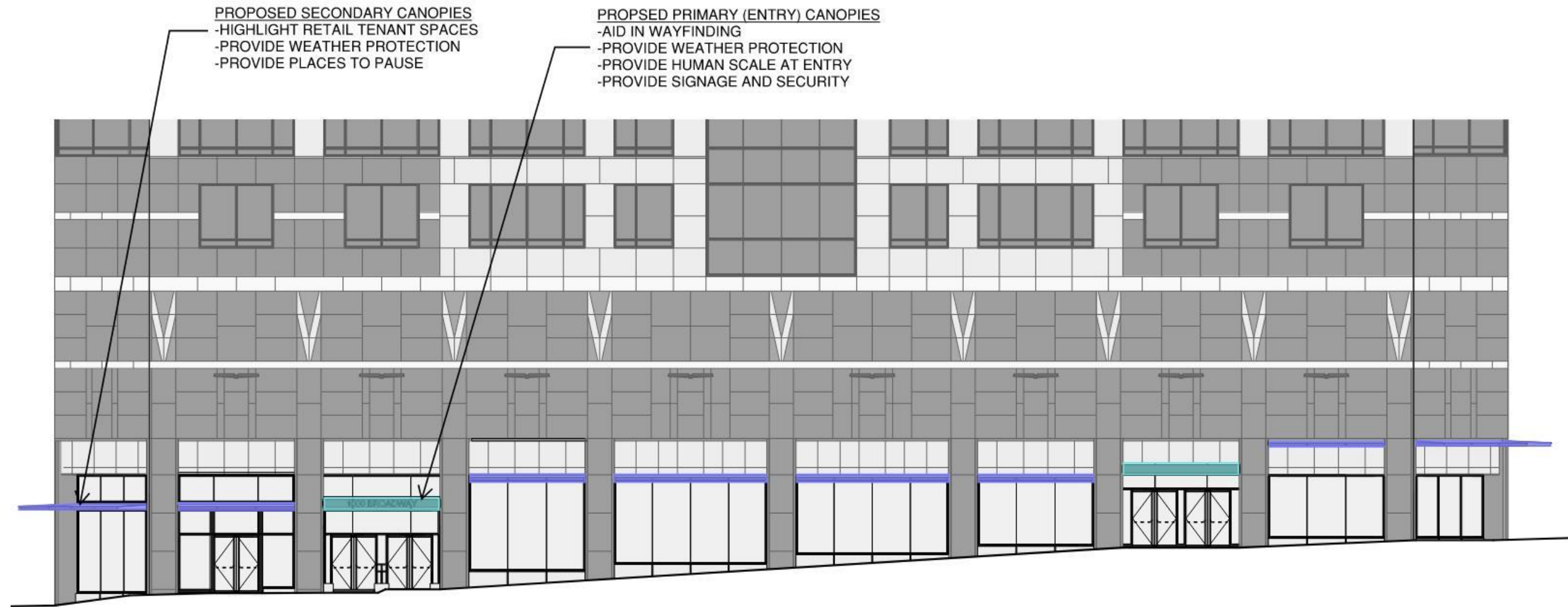
LEGEND

	PROPOSED WORK		GRANITE, NAPOLEAN RED, POLISHED
	COPPER TONE GLAZING		GRANITE, NAPOLEAN RED, FLAMED
	STARPHIRE GLAZING		AT EXISTING: GRANITE, GHIANDONE, POLISHED AT PROPOSED: PRECAST CONCRETE, SLATE, HONED
	BRONZE METAL BANDING		GRANITE, GHIANDONE, FLAMED

A2	Emphasize Portland Themes
C2	Promote Quality and Permanence in Development
C3	Respect Architectural Integrity
C5	Design for Coherency
C8	Differentiate the Sidewalk-Level of Buildings

DIAGRAMS

Canopies



LEGEND

- PROPOSED PRIMARY (ENTRY) CANOPY
- PROPOSED SECONDARY CANOPY WITH ACID ETCHED GLAZING

- | | |
|----|---|
| A4 | Use Unifying Elements |
| B6 | Develop Weather Protection |
| C4 | Complement the Context of Existing Buildings |
| C8 | Differentiate the Sidewalk-Level of Buildings |

DIAGRAMS

Lighting

VIEW 1



PROPOSED RECESSED CAN-STYLE LIGHTING AT THE UNDERSIDE OF THE ENTRY CANOPIES

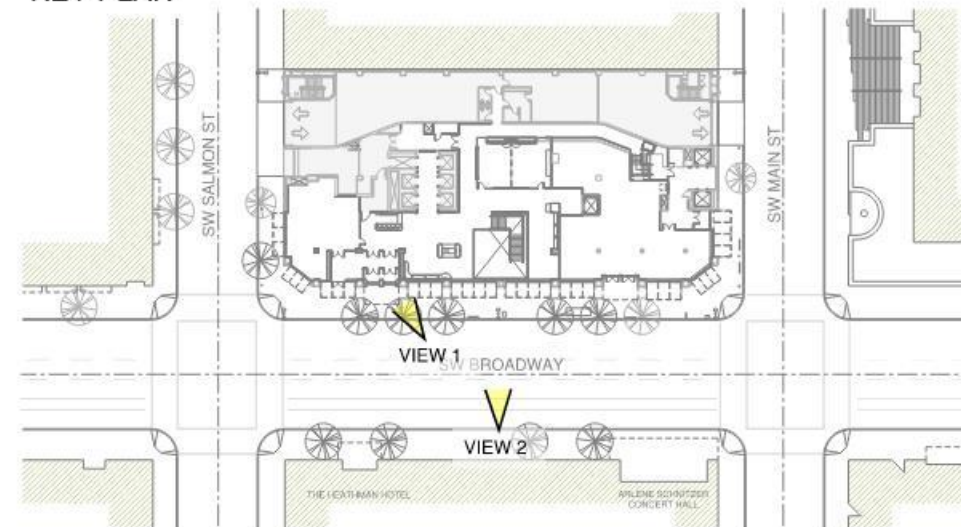
VIEW 2



EXISTING STREET LIGHTING TO REMAIN

EXISTING DECORATIVE BUILDING DOWNLIGHTS TO REMAIN

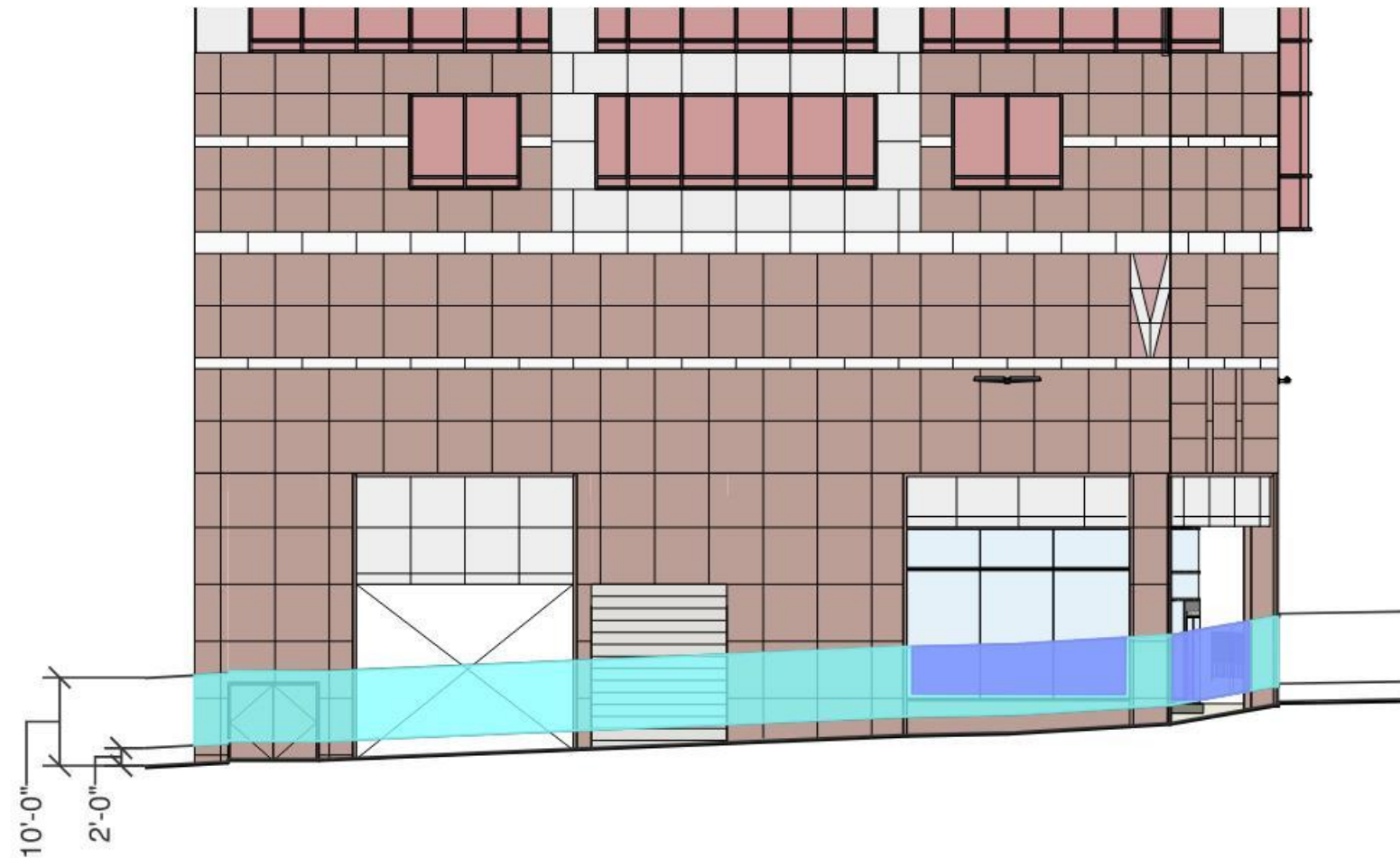
KEY PLAN





C12 Integrate Exterior Lighting

DIAGRAMS

Existing Glazing – SW Salmon St



LEGEND

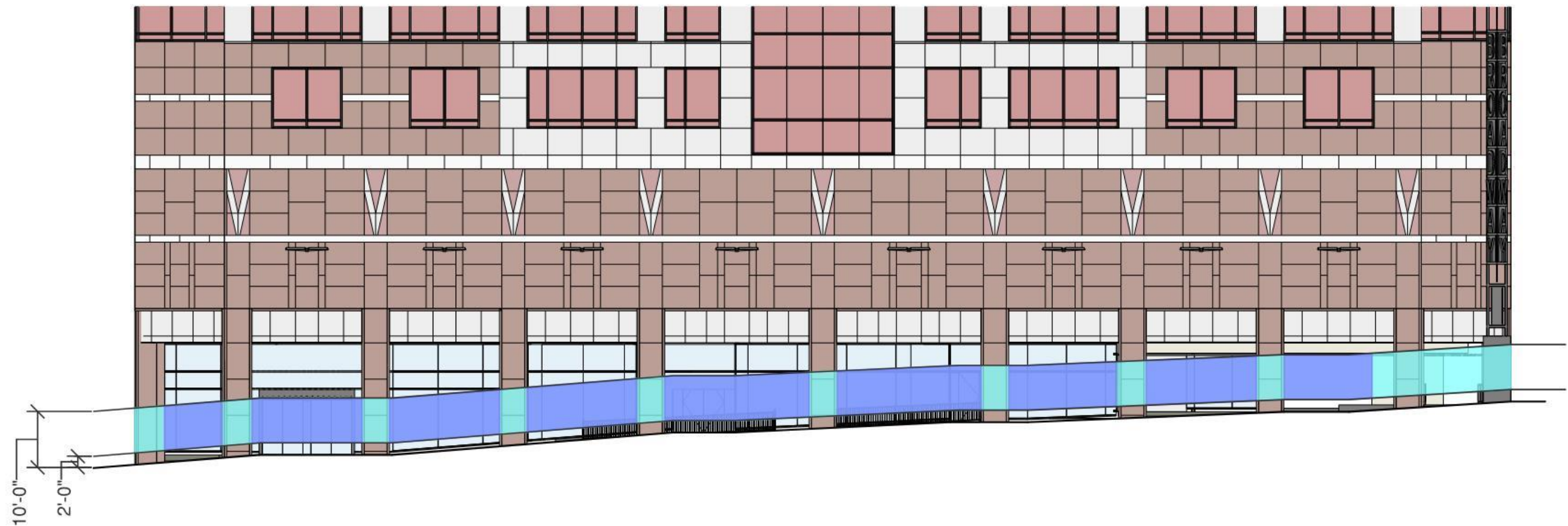
-  EXISTING TOTAL GROUND LEVEL WALL AREA = 850 S.F.
-  EXISTING GROUND LEVEL GLAZING AREA = 216 S.F.

CALCULATION PER 33.510.220



- EXISTING TOTAL GROUND LEVEL WALL AREA = 850 S.F. x 60% = 510 S.F.
- EXISTING GROUND LEVEL GLAZING AREA = 216 S.F. < 510 S.F.

DIAGRAMS

Existing Glazing – SW Broadway



LEGEND

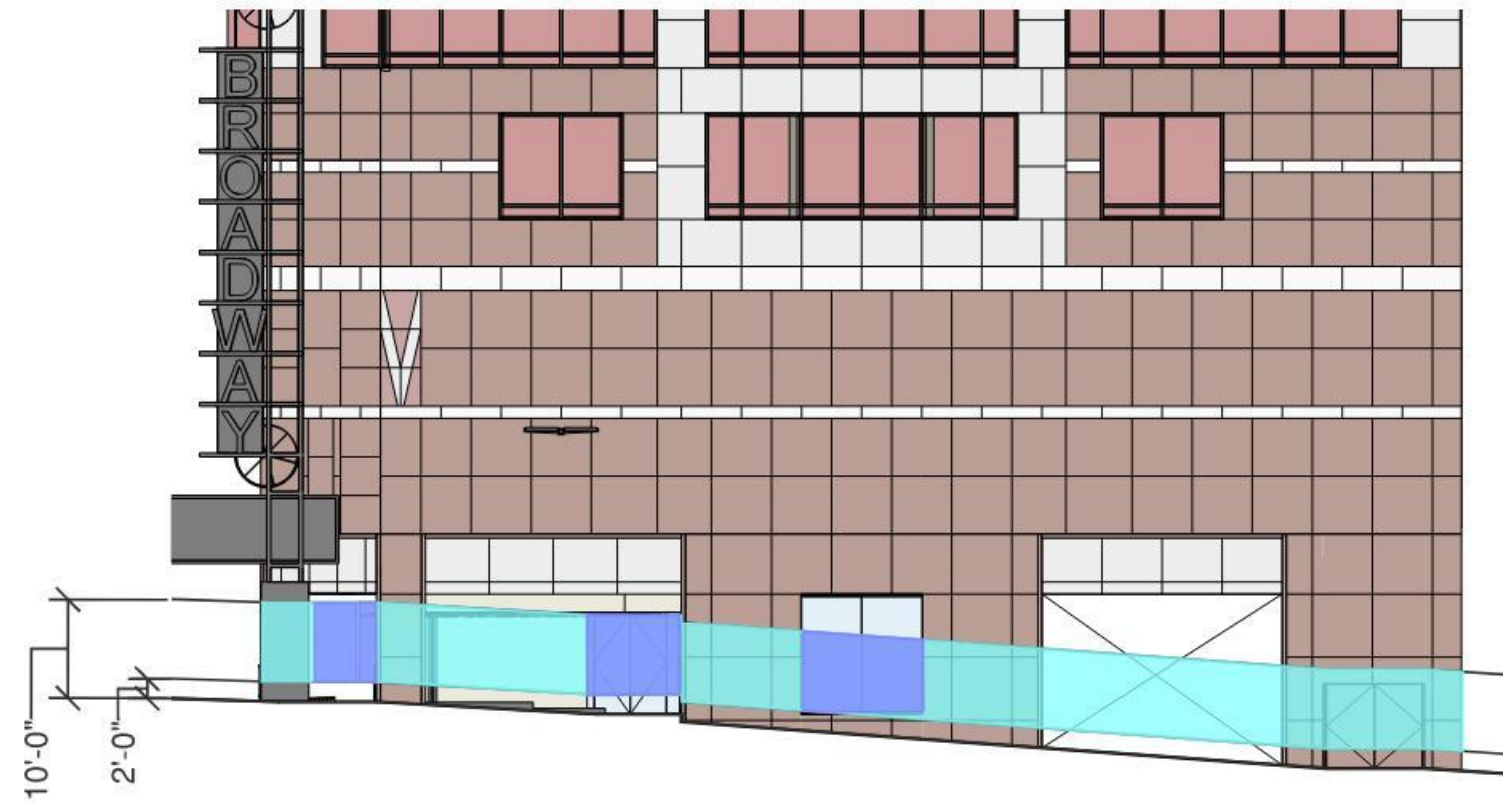
-  EXISTING TOTAL GROUND LEVEL WALL AREA = 1,652 S.F.
-  EXISTING GROUND LEVEL GLAZING AREA = 1,046 S.F.

CALCULATION PER 33.510.220

- EXISTING TOTAL GROUND LEVEL WALL AREA = 1,652 S.F. x 60% = 991 S.F.
- EXISTING GROUND LEVEL GLAZING AREA = 1,046 S.F. > 991 S.F.

DIAGRAMS

Existing Glazing – SW Main St



LEGEND

- EXISTING TOTAL GROUND LEVEL WALL AREA = 848 S.F.
- EXISTING GROUND LEVEL GLAZING AREA = 225 S.F.

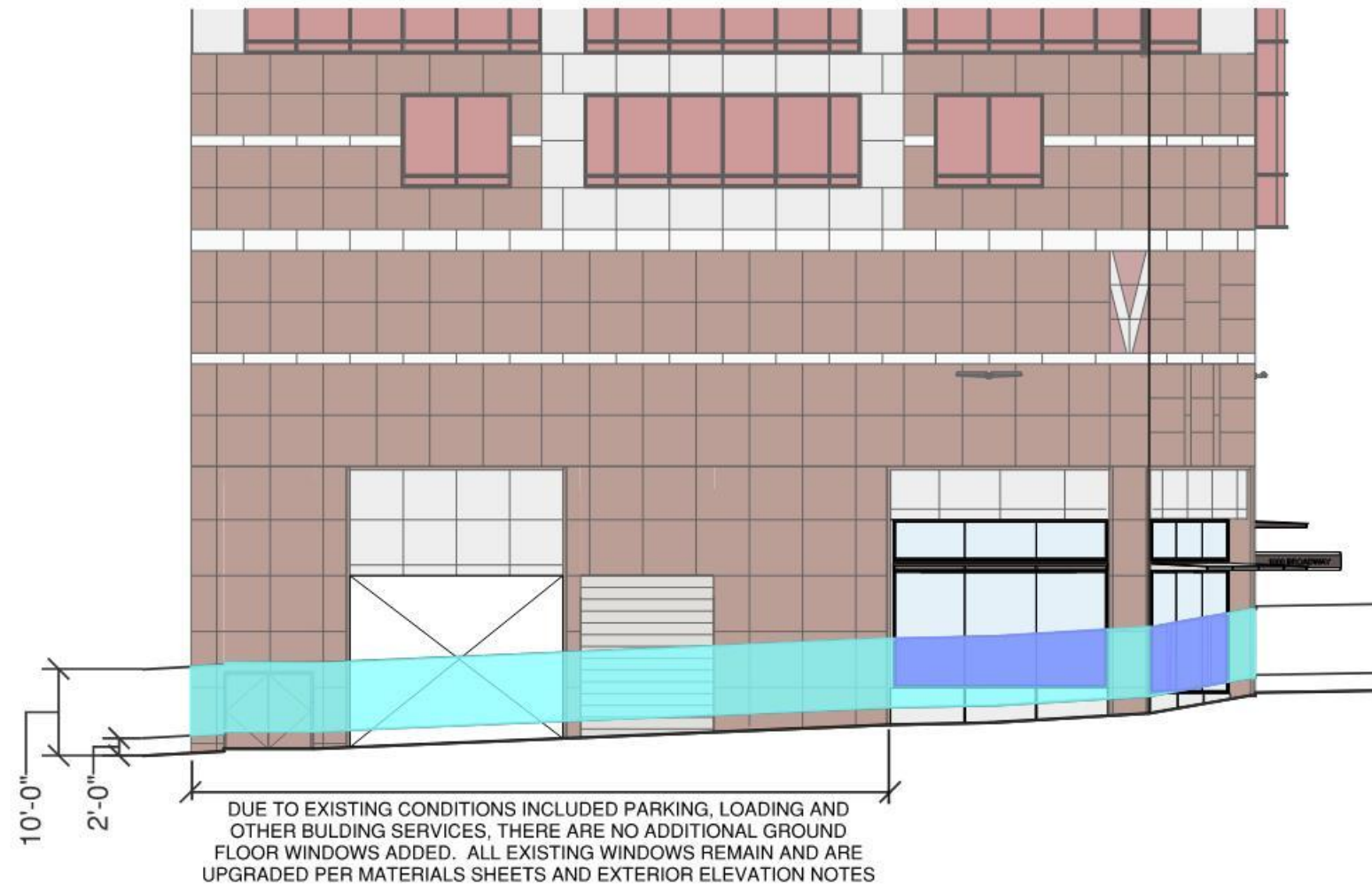
CALCULATION PER 33.510.220

EXISTING TOTAL GROUND LEVEL WALL AREA = 848 S.F. x 40% = 339 S.F.

EXISTING GROUND LEVEL GLAZING AREA = 225 S.F. < 339 S.F.

DIAGRAMS

Proposed Glazing – SW Salmon St



LEGEND

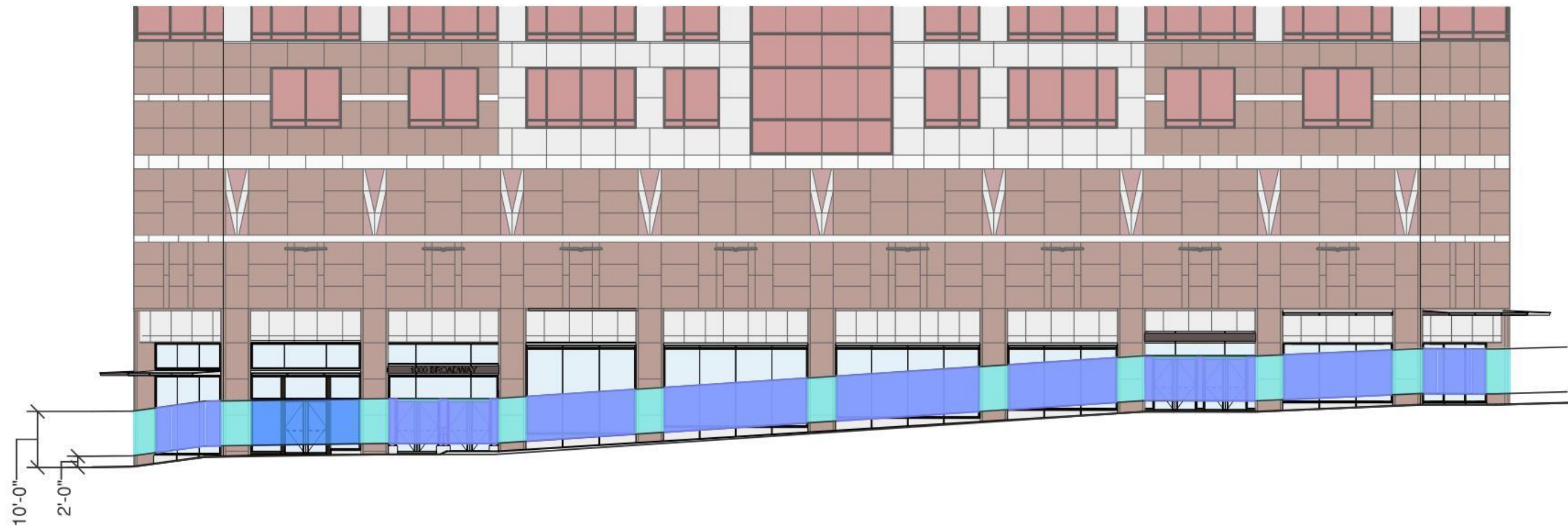
- PROPOSED TOTAL GROUND LEVEL WALL AREA = 850 S.F.
- PROPOSED GROUND LEVEL GLAZING AREA = 216 S.F.

CALCULATION PER 33.510.220

- PROPOSED TOTAL GROUND LEVEL WALL AREA = 850 S.F. x 60% = 510 S.F.
- PROPOSED GROUND LEVEL GLAZING AREA = 216 S.F. < 510 S.F.

DIAGRAMS

Proposed Glazing – SW Broadway



LEGEND

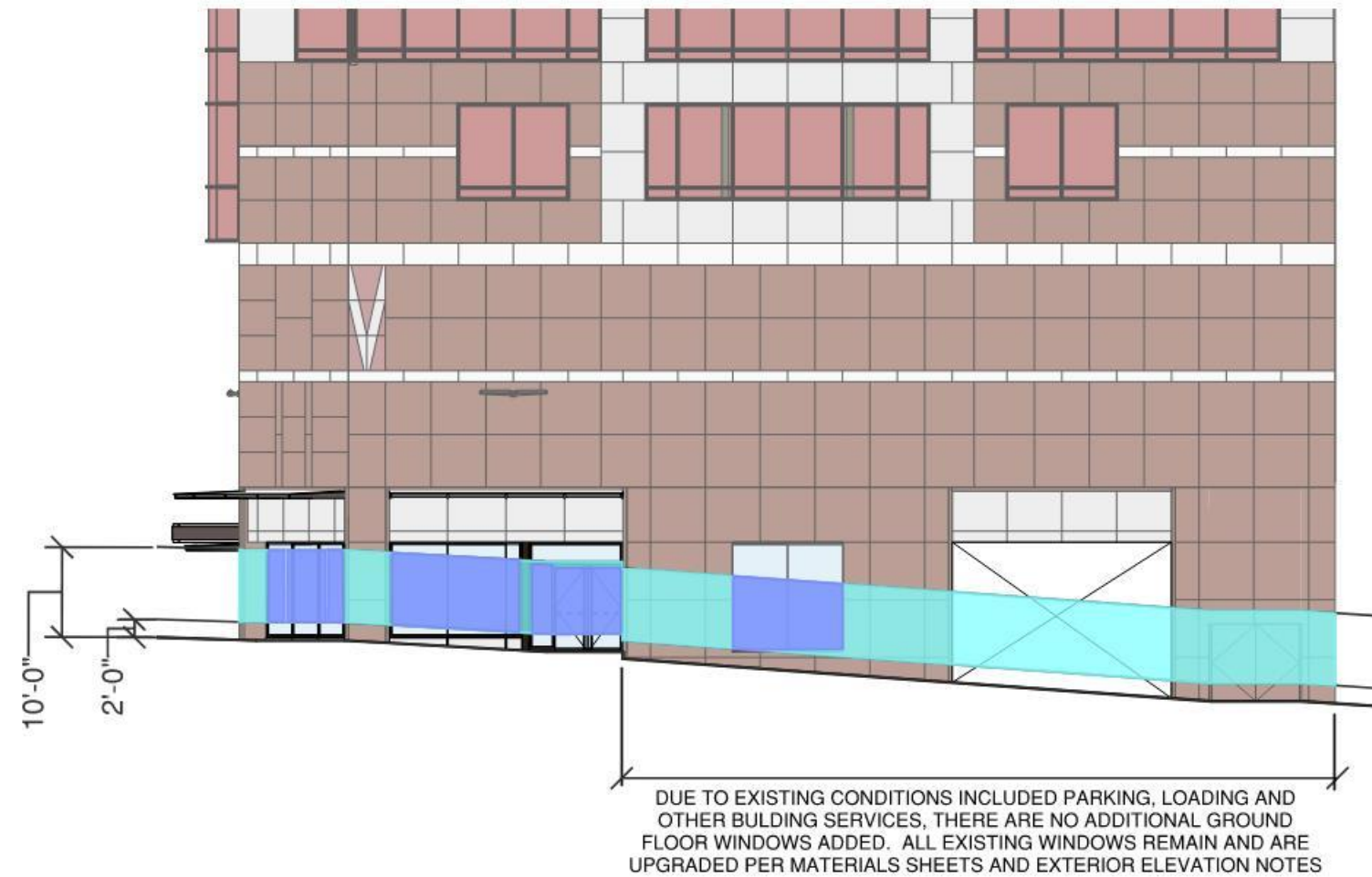
- PROPOSED TOTAL GROUND LEVEL WALL AREA = 1,652 S.F.
- PROPOSED GROUND LEVEL GLAZING AREA = 1,188 S.F.

CALCULATION PER 33.510.220

- PROPOSED TOTAL GROUND LEVEL WALL AREA = 1,652 S.F. x 60% = 991 S.F.
- PROPOSED GROUND LEVEL GLAZING AREA = 1,188 S.F. > 991 S.F.

DIAGRAMS

Proposed Glazing – SW Main St



LEGEND

- PROPOSED TOTAL GROUND LEVEL WALL AREA = 848 S.F.
- PROPOSED GROUND LEVEL GLAZING AREA = 298 S.F.

CALCULATION PER 33.510.220

- PROPOSED TOTAL GROUND LEVEL WALL AREA = 848 S.F. x 40% = 339 S.F.
- PROPOSED GROUND LEVEL GLAZING AREA = 298 S.F. < 339 S.F.