



1455 SW BROADWAY

BDC / SW BROADWAY LLC
GBD ARCHITECTS INC.

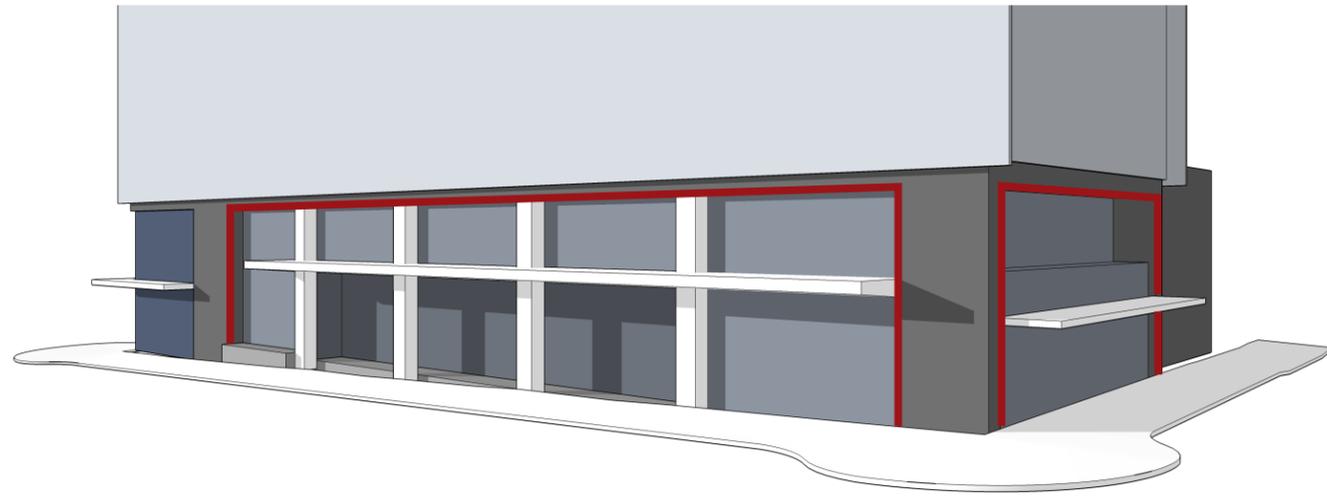
APPENDIX C - DESIGN STUDIES

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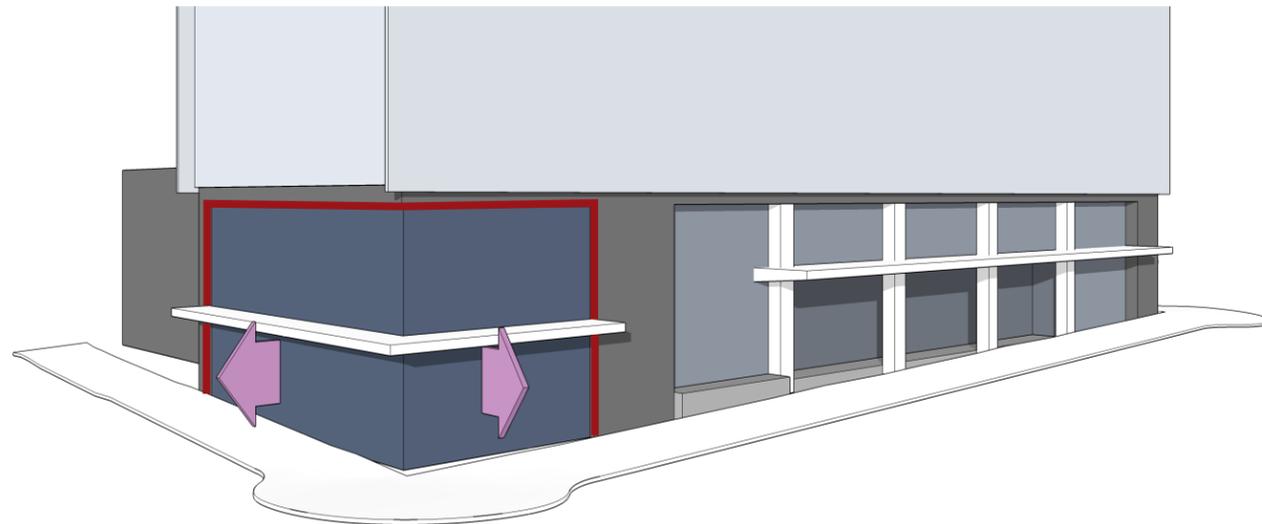
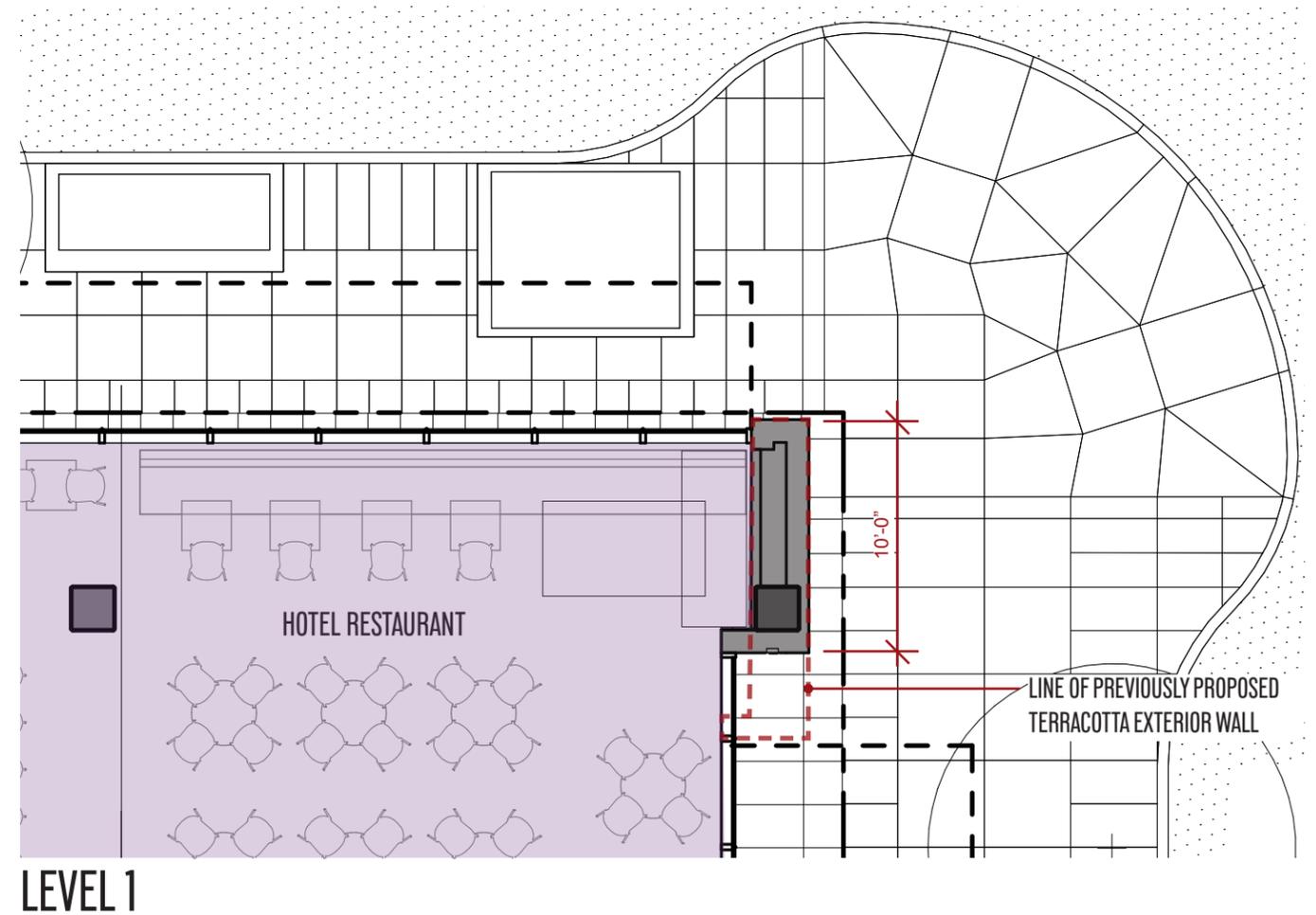
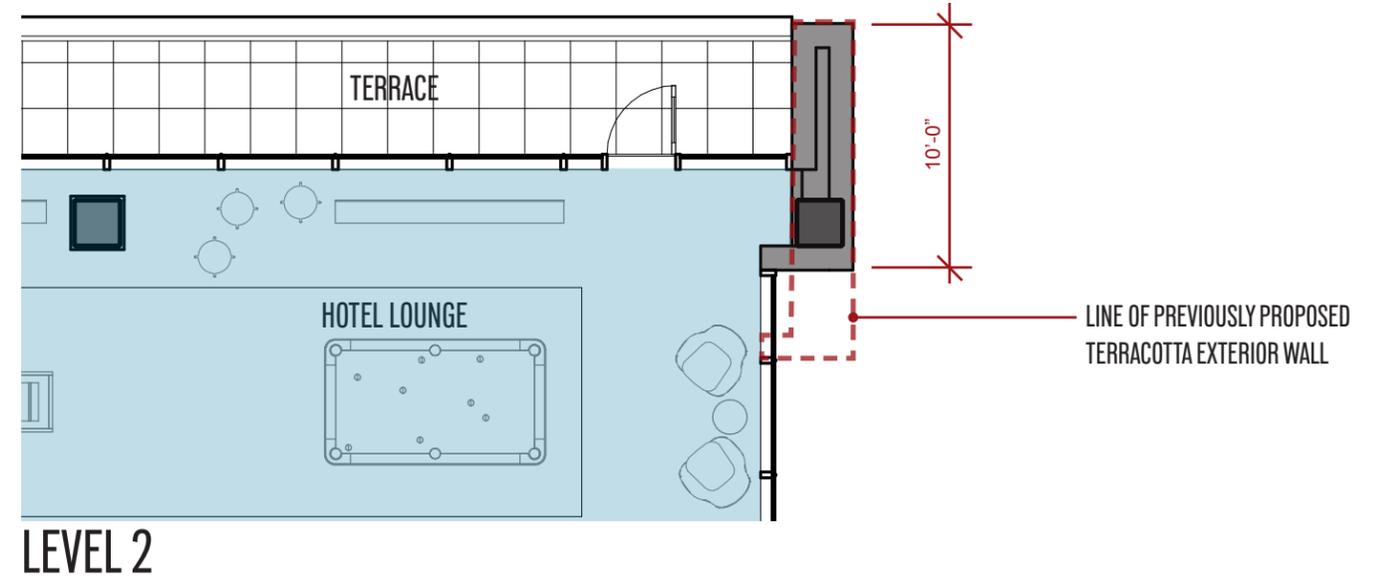
1. NE CORNER GLAZING
2. PARKING GARAGE ENTRANCE
3. DISTRIBUTION OF SPANDREL GLAZING
4. BIRD ROOSTING CONCERNS
5. ENTRY / LANDSCAPE ALONG SW BROADWAY

NE CORNER GLAZING

Study changing the NE corner to more glazing, removing the terracotta at the corner.



- THE TERRACOTTA FRAMES THE SHARED BUILDING LOBBY ENTRANCES ALONG BROADWAY
- THE TERRACOTTA FRAMES THE RESTAURANT AND LOUNGE SPACES AND CAPTURES THE CANOPIES



- RETAIL CORNER IS HIGHLIGHTED BY CREATING A CRYSTALLINE BOX THAT REACHES OUTWARD
- THIS SEPARATES USES AND CREATES HIERARCHY

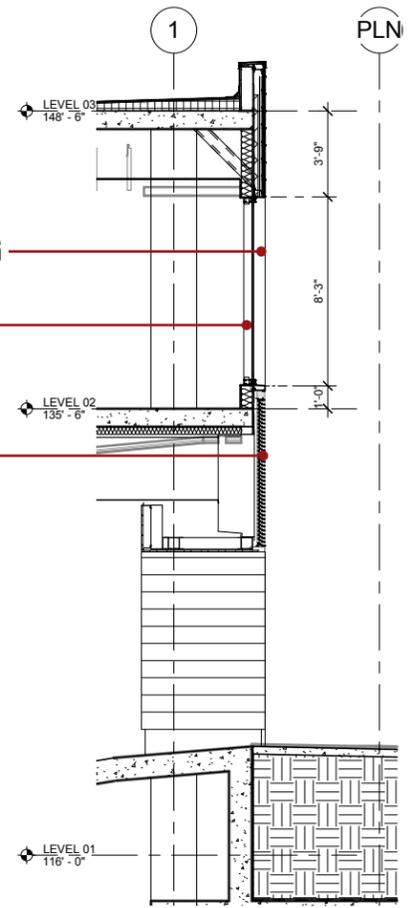
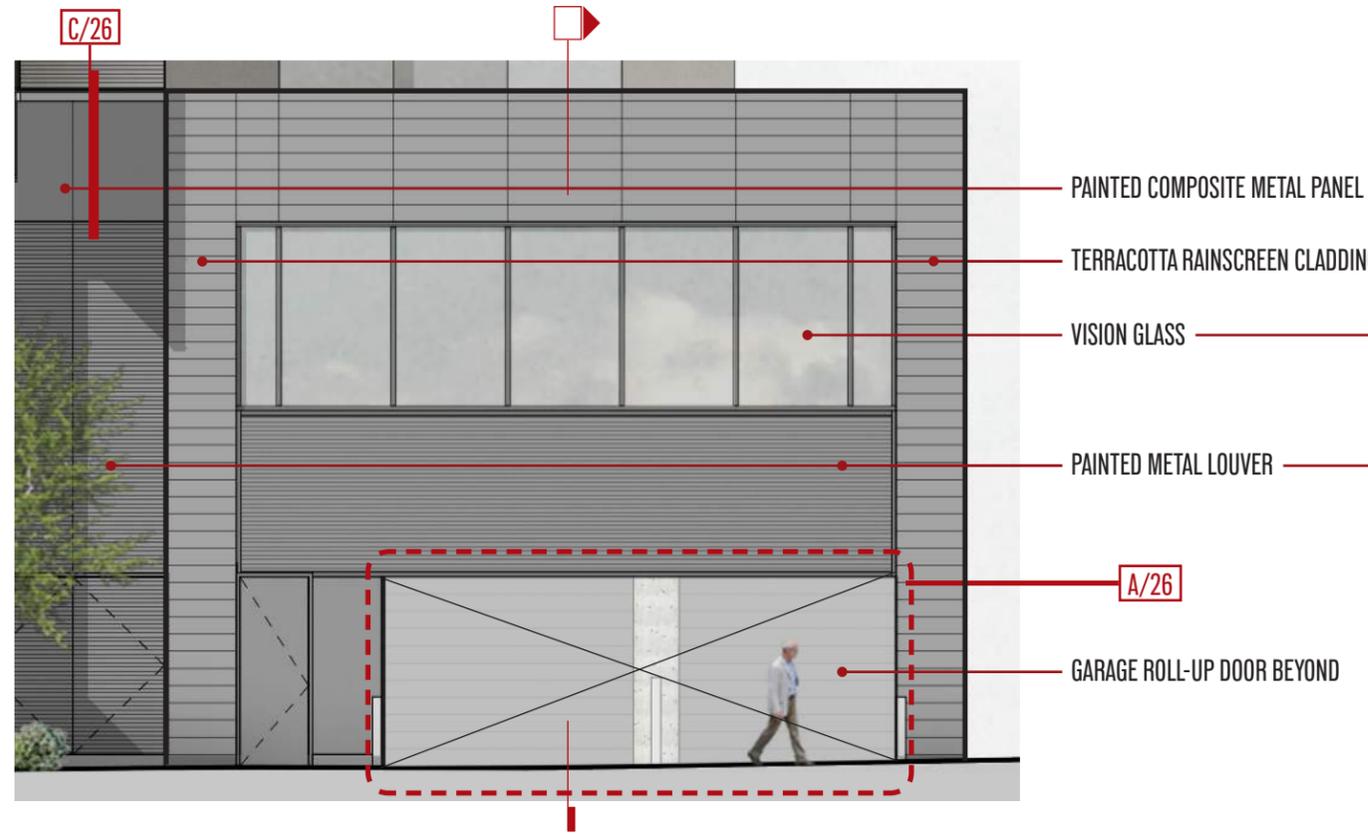




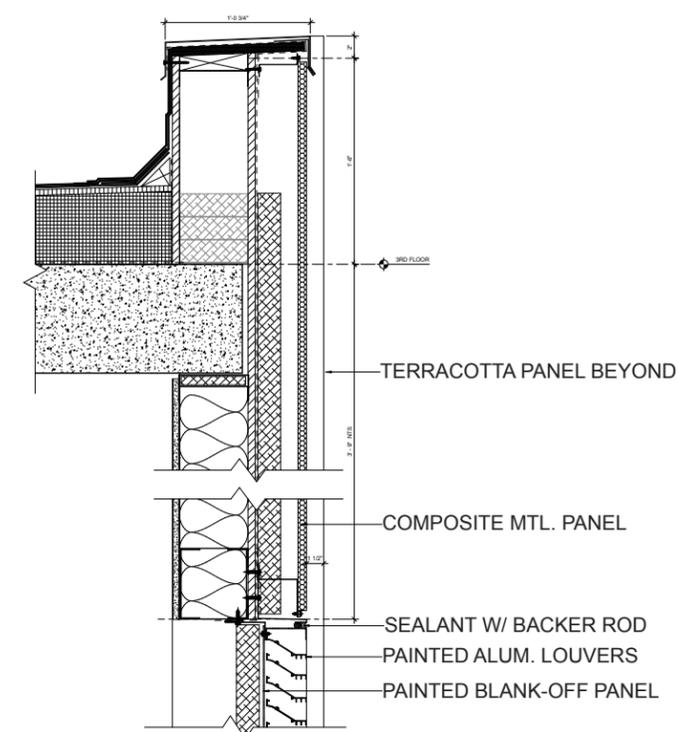
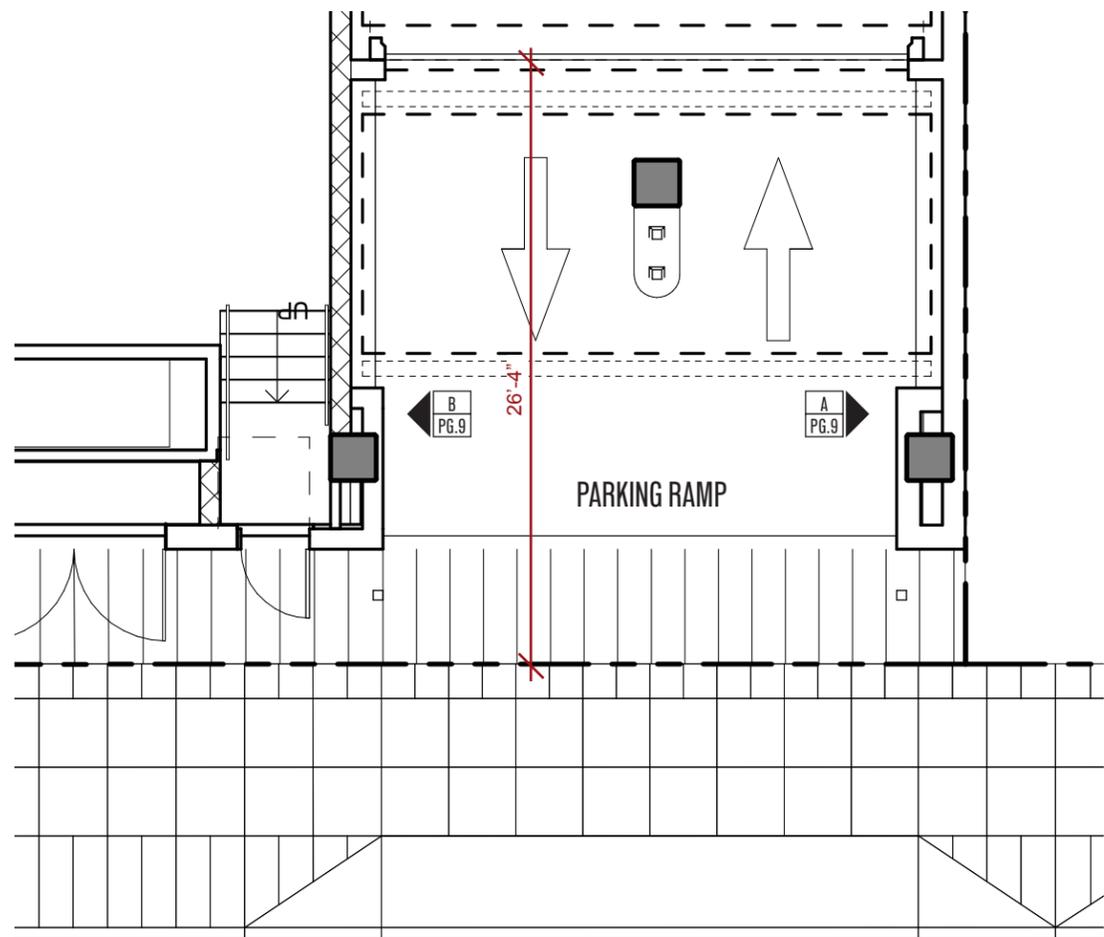
TERRACOTTA REDUCED TO 10'-0" IN WIDTH FACING BROADWAY

PARKING GARAGE ENTRANCE

Move parking garage security gate closer to the property line.

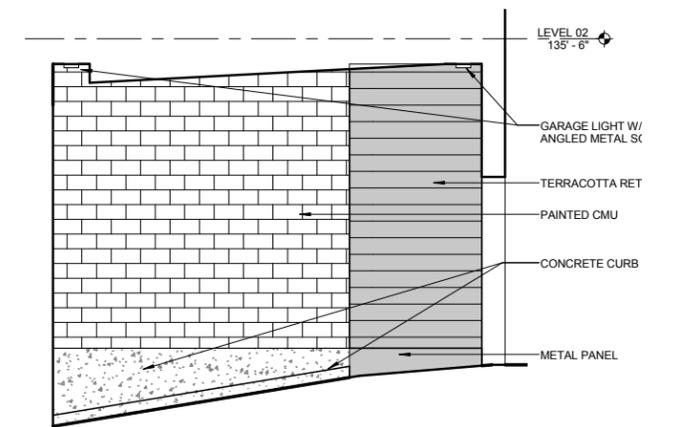


A. REPRESENTATIVE IMAGE OF GARAGE DOOR

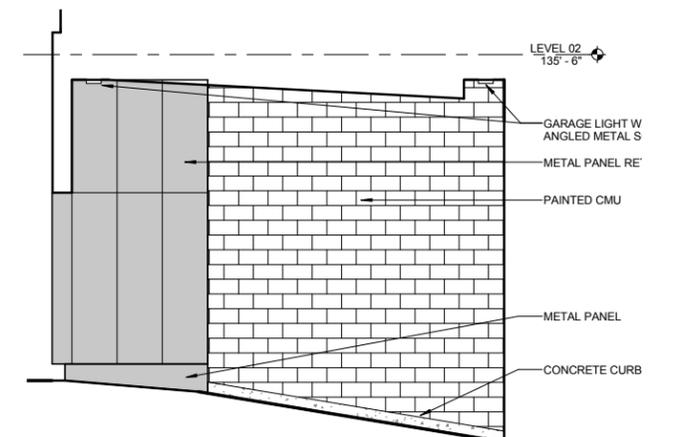


C. PARAPET @ METAL PANEL

3" = 1'-0"



A. GARAGE ENTRY SIDE ELEVATIONS



B. GARAGE ENTRY SIDE ELEVATIONS

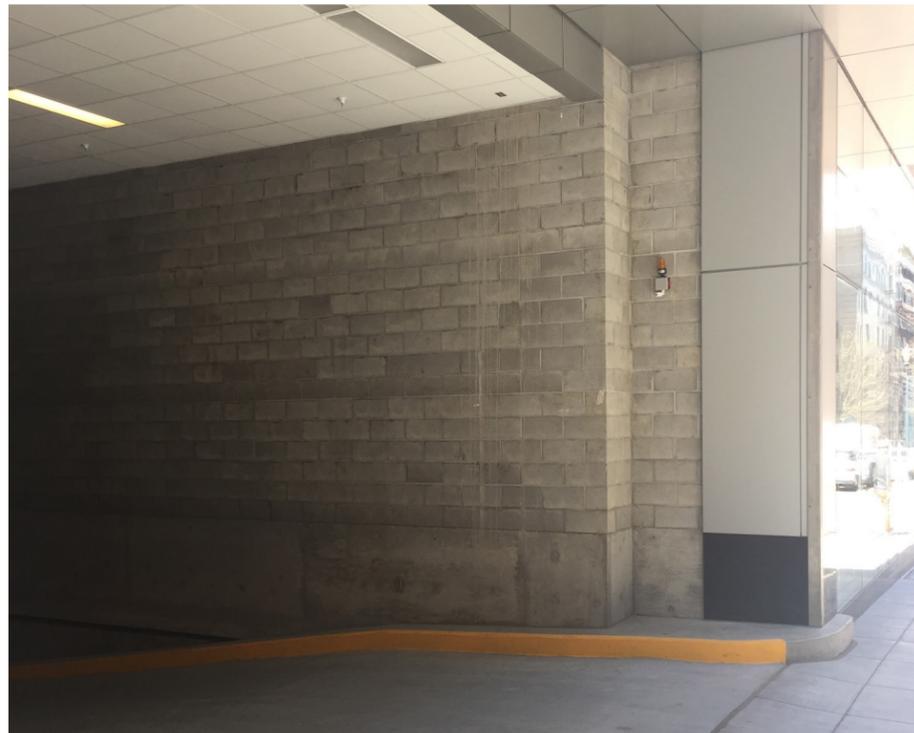


PARKING GARAGE ENTRANCE [PREVIOUS]



INDIGO / 12W

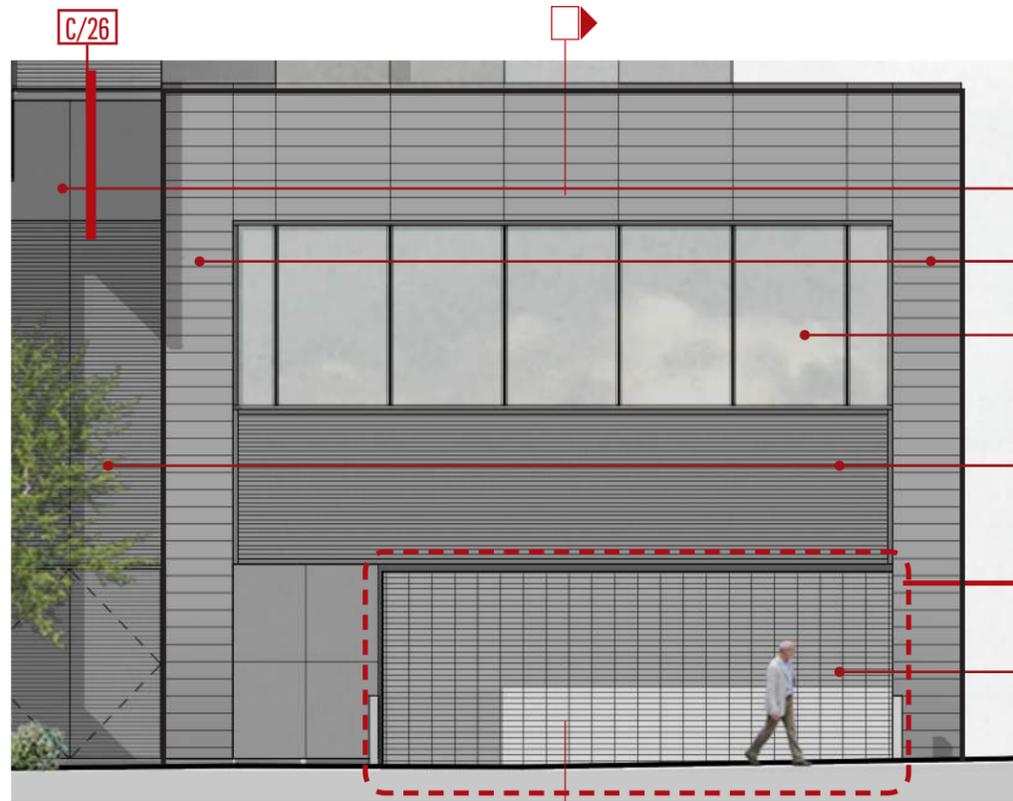
- ROLL-UP SECURITY GRILL AT PROPERTY LINE
- EXTERNAL PARKING ACCESS CONTROLS



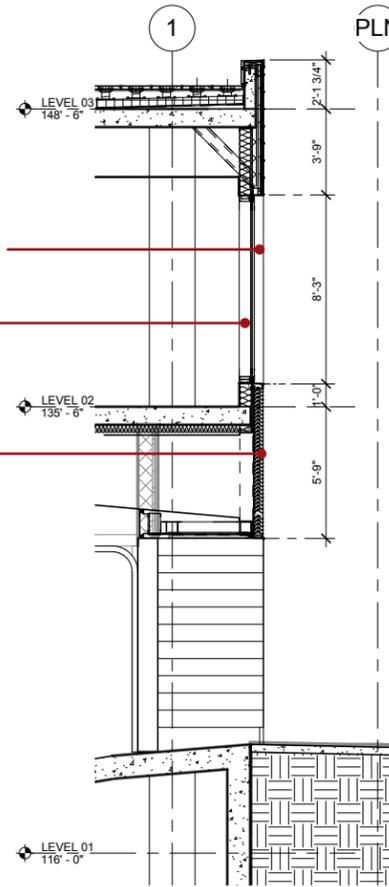
PARK AVENUE WEST

- OPEN GARAGE ENTRY
- NO SECURITY GATE
- EXPOSED, UNPAINTED CMU WALLS
- PARKING TICKET GATES AT BOTTOM OF RAMP

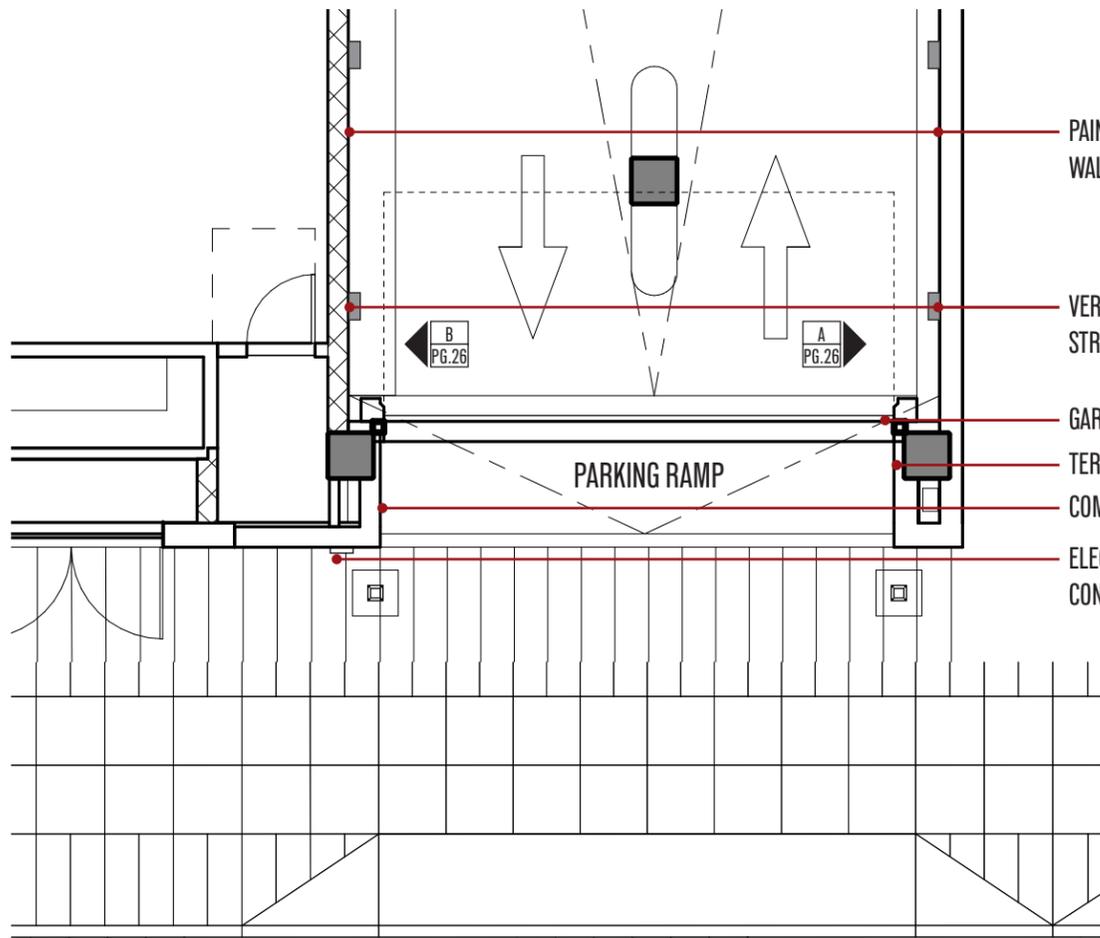
PARKING GARAGE ENTRANCE [PRECEDENT EXAMPLES]



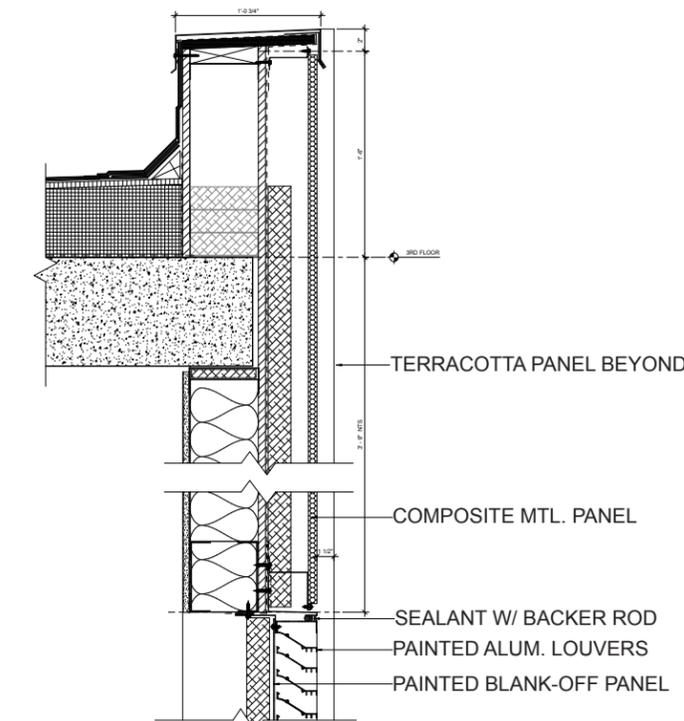
- PAINTED COMPOSITE METAL PANEL
- TERRACOTTA RAINSCREEN CLADDING
- VISION GLASS
- PAINTED METAL LOUVER
- A/26**
- GARAGE ROLL-UP DOOR (closed position)



A. REPRESENTATIVE IMAGE OF GARAGE DOOR

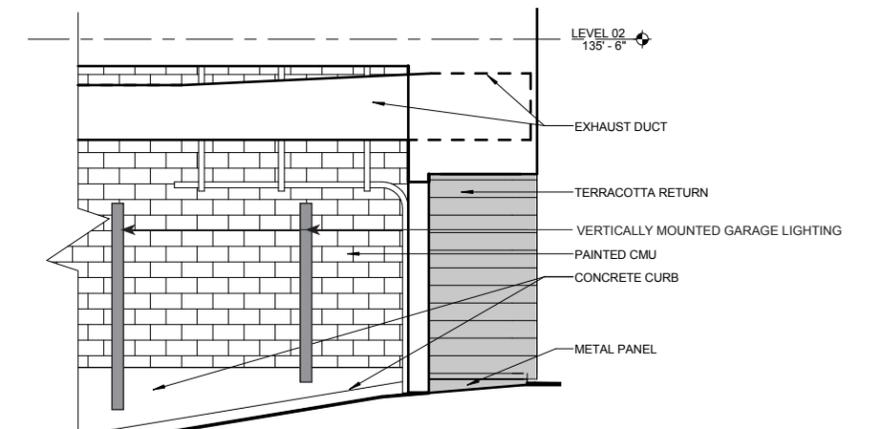


- PAINTED (WHITE) CMU SIDE WALLS
- VERTICALLY MOUNTED GARAGE STRIP LIGHTS
- GARAGE SECURITY ROLL-UP DOOR
- TERRACOTTA RETURN
- COMPOSITE METAL PANEL RETURN
- ELECTRONIC GARAGE ACCESS CONTROLS

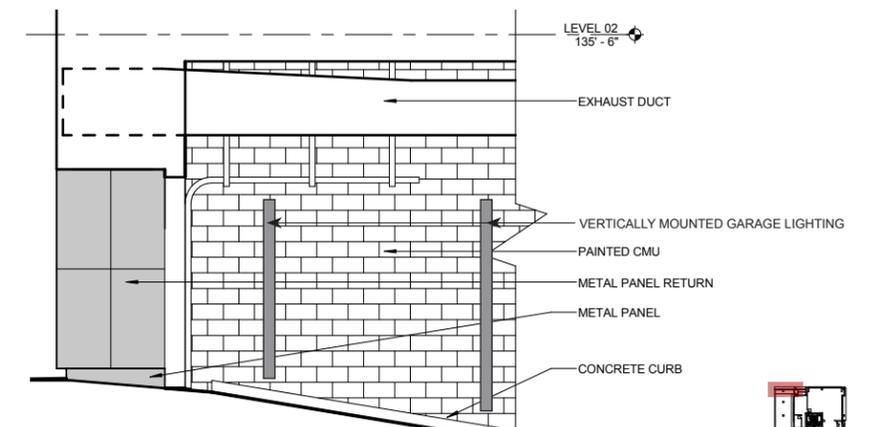


C. PARAPET @ METAL PANEL

3" = 1'-0"



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B. GARAGE ENTRY SIDE ELEVATIONS

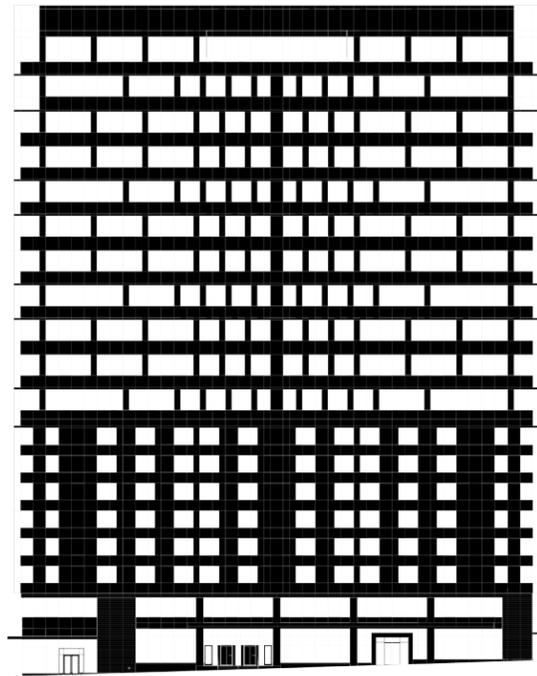


PARKING GARAGE ENTRANCE [PROPOSED]

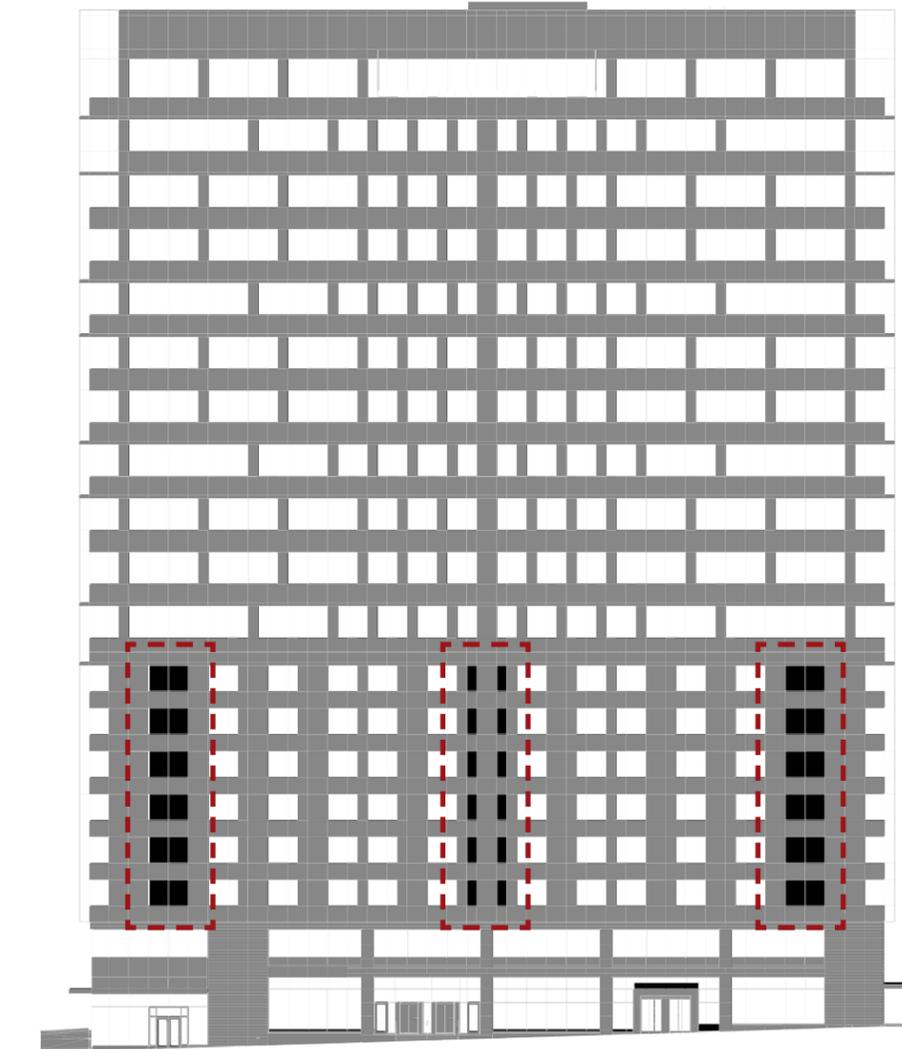
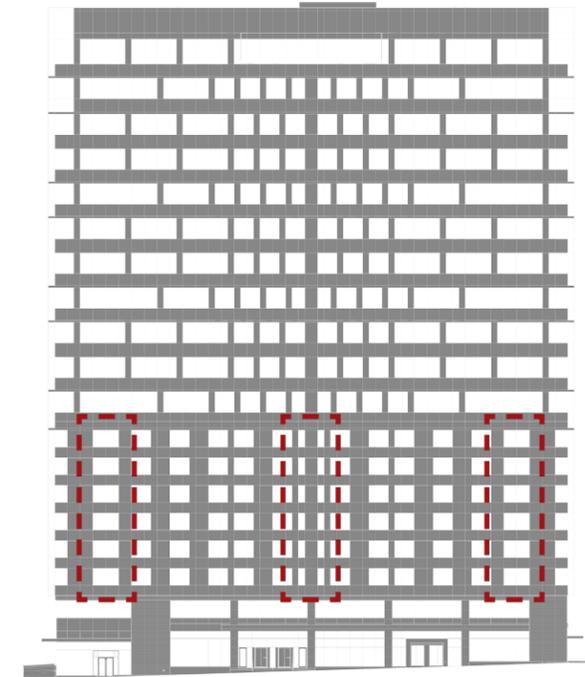
BALANCE OF SPANDREL GLAZING

Study the distribution of spandrel glazing on building elevations.

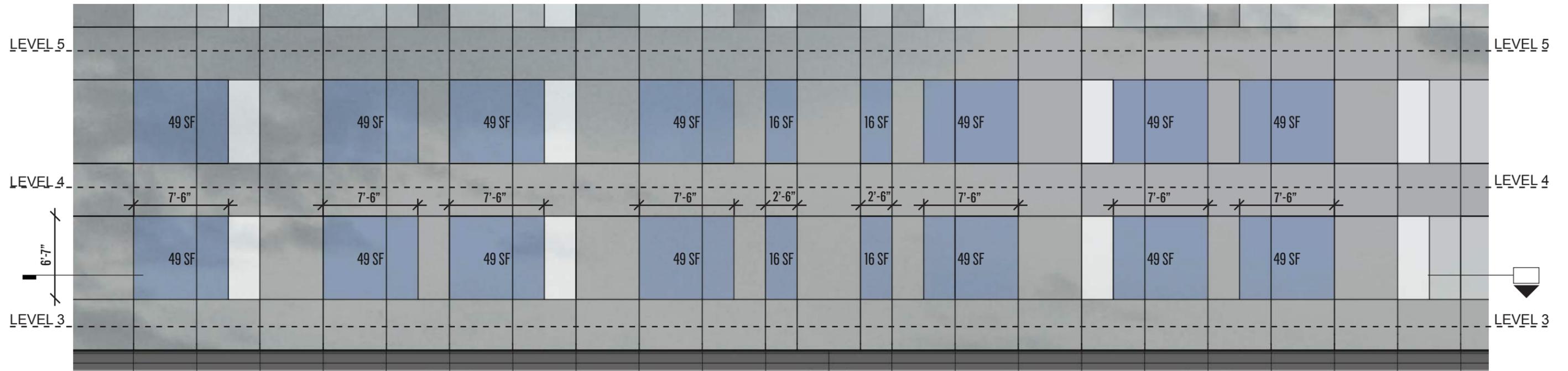
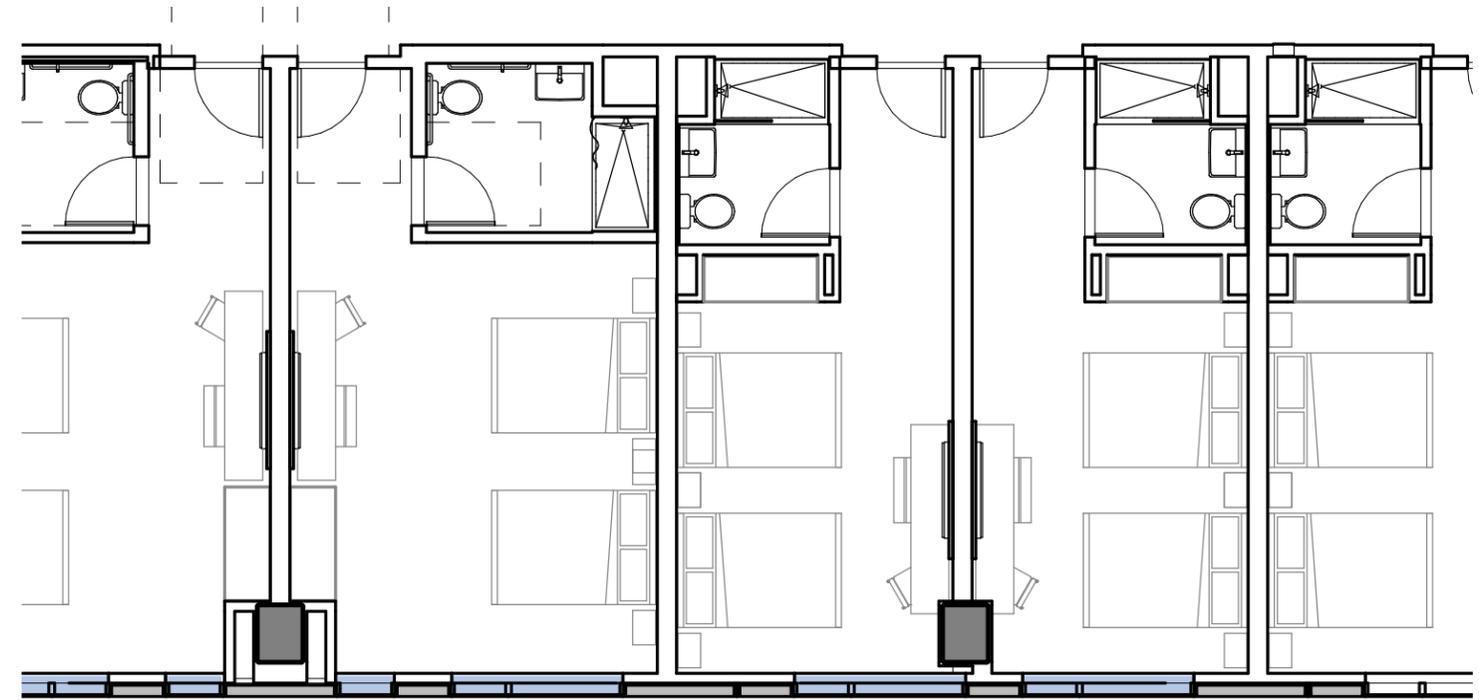
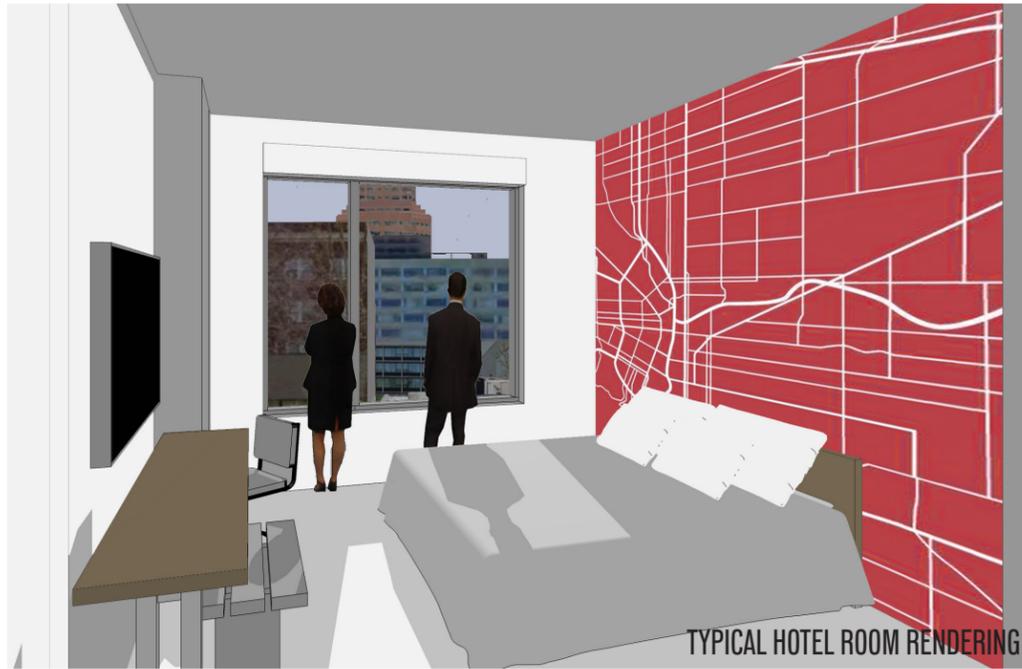
PREVIOUS
SPANDREL GLAZING DIAGRAM



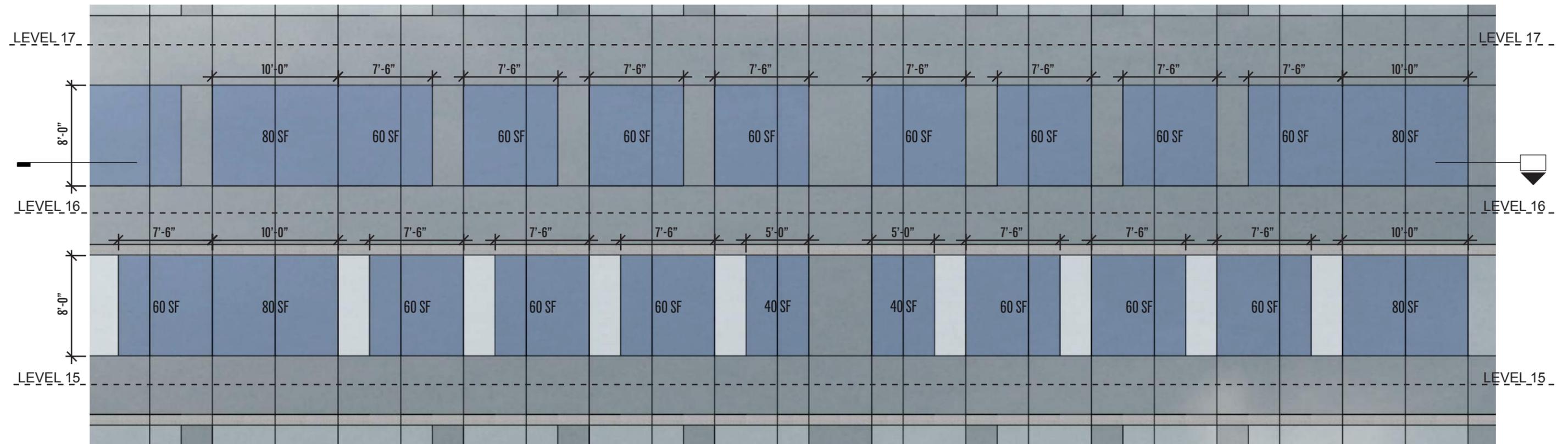
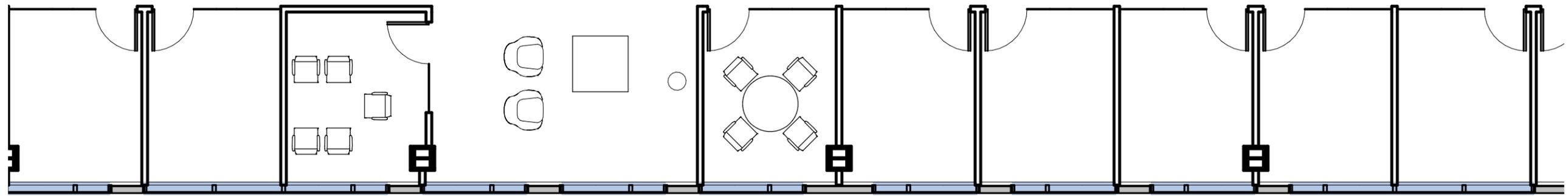
CURRENT
SPANDREL GLAZING DIAGRAM



- REDUCED SPANDREL GLAZING IN HOTEL LEVELS
- ADDED VISION GLAZING
- 1,170 SF OF VISION GLAZING ADDED (INCLUDES WEST ELEVATION NOT SHOWN)



SILL HEIGHT: 2'-0" AFF
 HEAD HEIGHT: 8'-7" AFF



SILL HEIGHT: 2'-0" AFF
HEAD HEIGHT: 10'-0" AFF

GLAZING DIAGRAM AT OFFICE



BUILDING ELEVATION-EAST [PREVIOUS]

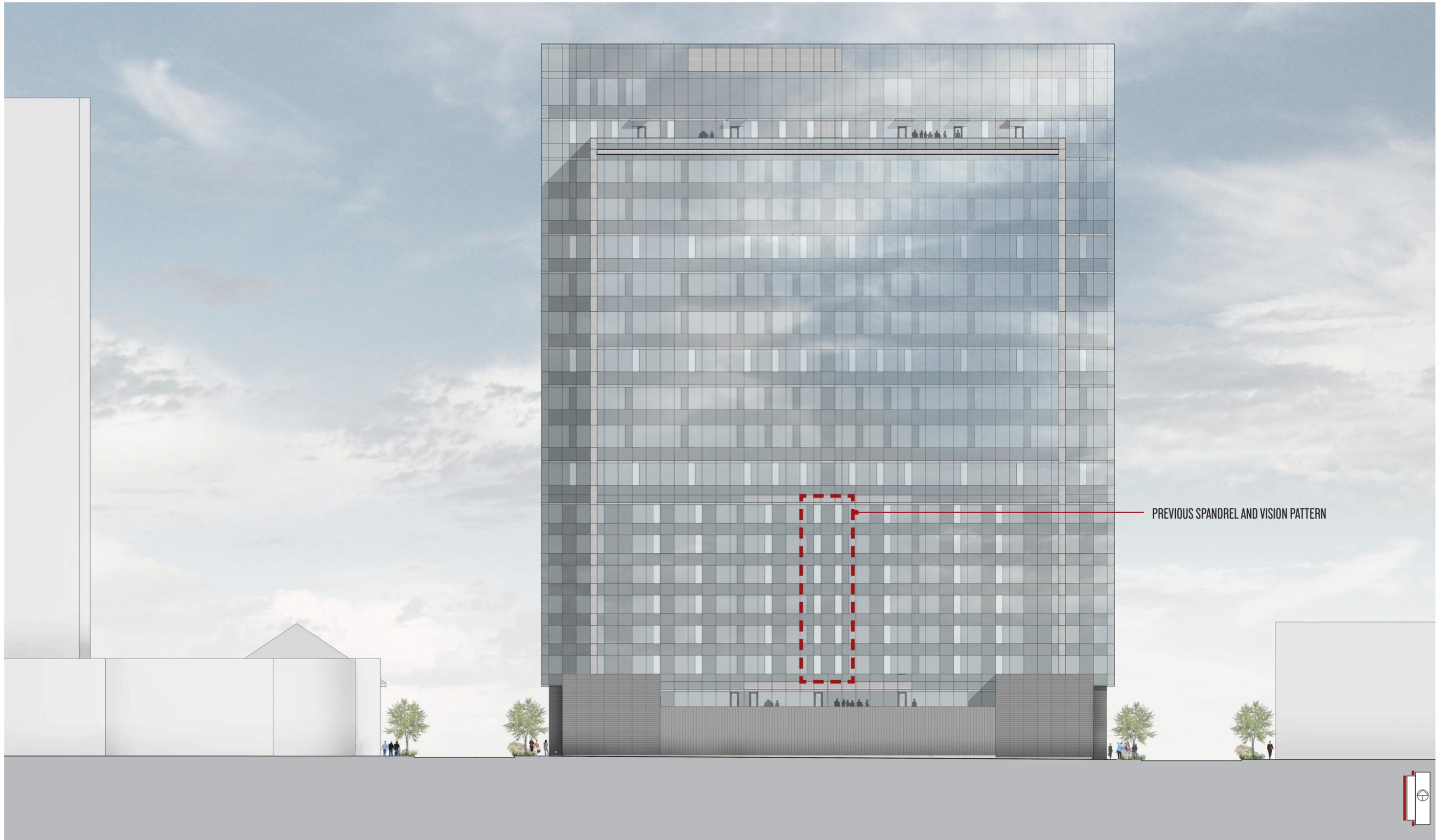
APPENDIX C: 16



- CONVERTED 1,170 SF OF SPANDREL GLASS AT HOTEL LEVELS TO VISION
- 39% VISION GLAZING OF 40% ALLOWABLE
- VISION GLAZING MAXIMIZED FOR DAILY OFFICE USERS

NEW SPANDREL AND VISION PATTERN

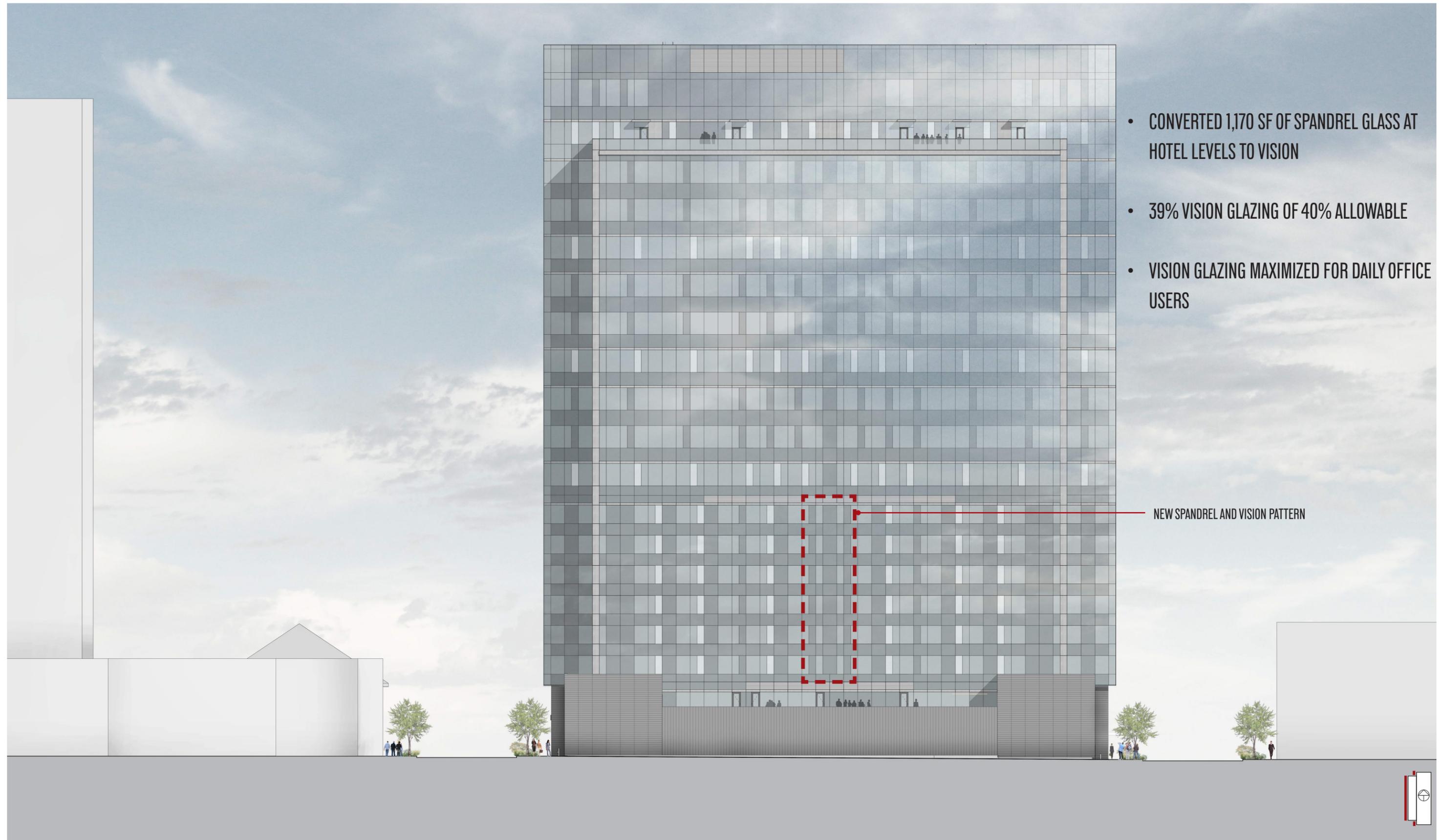
BUILDING ELEVATION-EAST [PROPOSED]



PREVIOUS SPANDREL AND VISION PATTERN

BUILDING ELEVATION-WEST [PREVIOUS]

APPENDIX C: 18



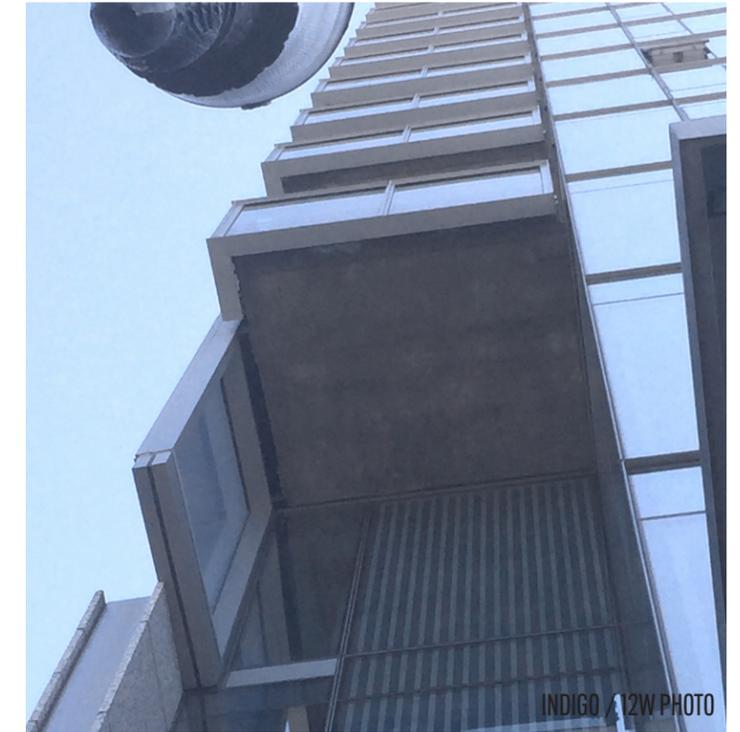
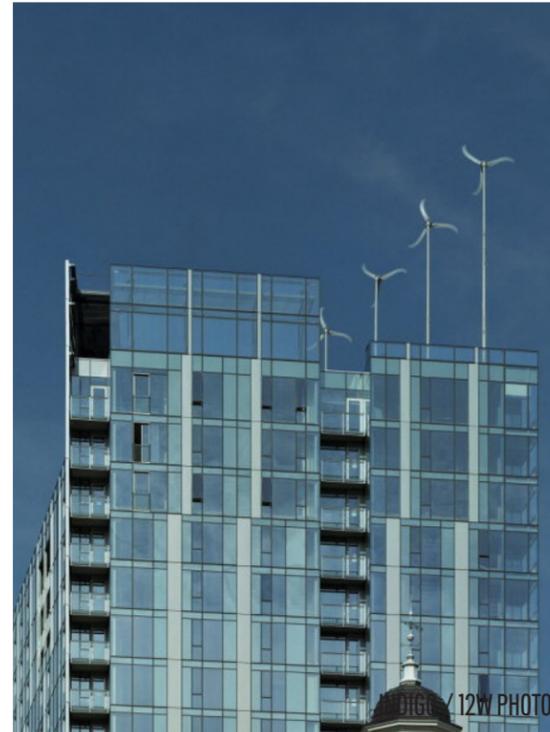
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NEW SPANDREL AND VISION PATTERN

BUILDING ELEVATION-WEST [PROPOSED]

BIRD ROOSTING CONCERNS

Research the potential of birds roosting on the building, particularly at curtainwall fin locations.



INDIGO / 12W BIRD ROOSTING CASE STUDY

The Indigo / 12W building opened in 2009. Constructed of a glass curtainwall system, similar to the proposed Broadway Tower, the Indigo is comprised of several areas of balconies and projecting curtainwall fins, both exposed and with overhead protection. These elements are similar to the conditions that were of concern for the potential for bird roosting.

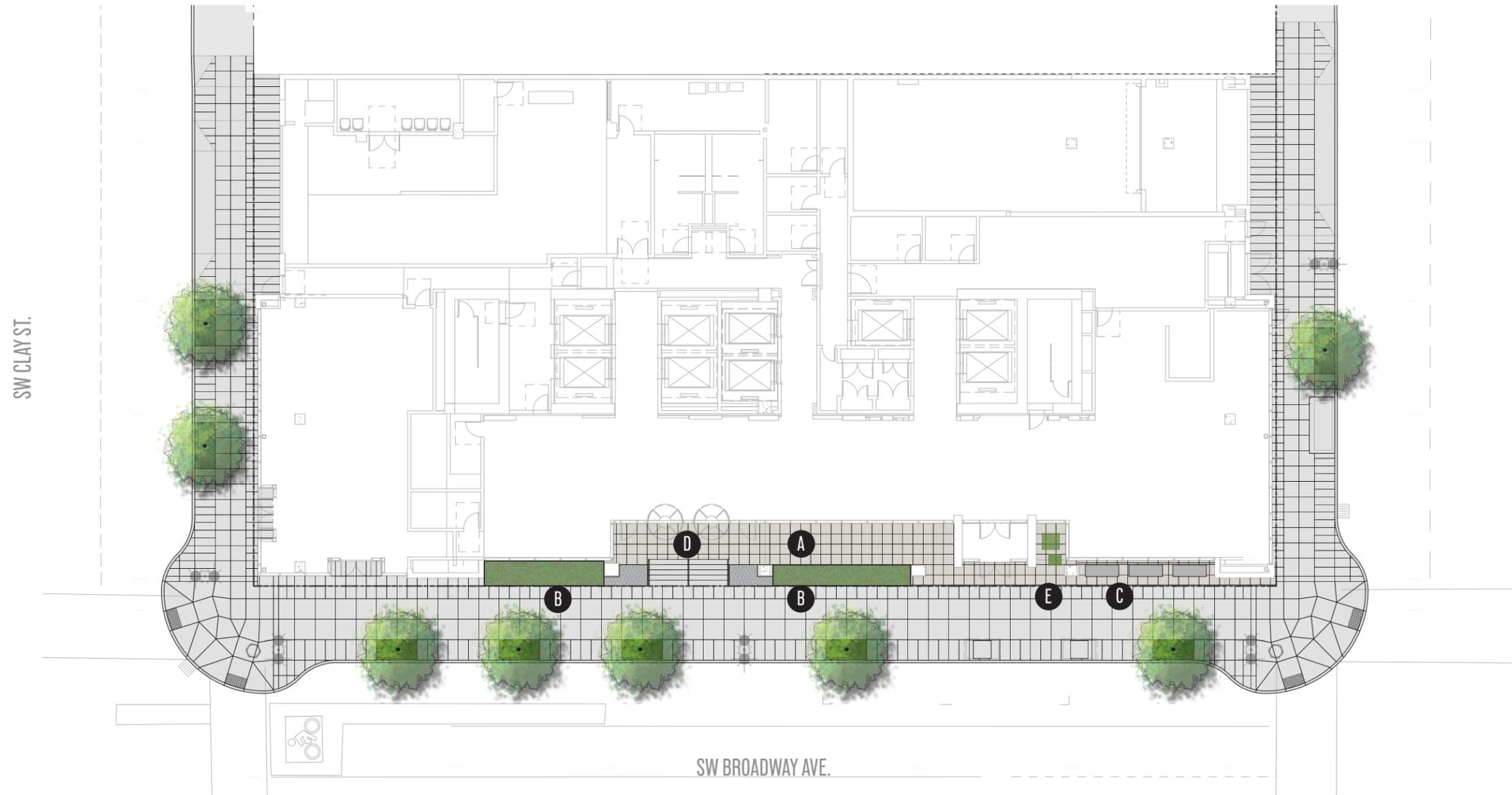
The General Manager for the Indigo was contacted with an inquiry about any issues related to birds and the building. In the nearly 7 years that the building has been open, there have been no reported issues with birds roosting on any balconies, roofs, or projecting fins.

BIRD ROOSTING DETERRENTS

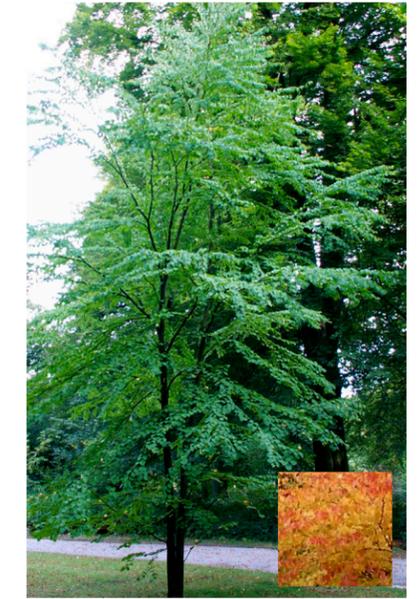
- NO OVERHEAD PROTECTION FOR BIRDS
- MOST ROOSTING LOCATIONS INVOLVE PROTECTION FROM THE ELEMENTS AND FROM PREDATORS FROM ABOVE
- VISION GLASS AT CORNER AND CANTILEVER CONDITIONS WHERE ACTIVITY INSIDE THE BUILDING WILL BE NOTICEABLE
- ROOSTING POTENTIAL OFTEN CANNOT BE PREDICTED AND REMEDIATION TACTICS CAN BE MADE IN THE FUTURE
(source: Audubon Society)

ENTRY / LANDSCAPE ALONG SW BROADWAY

Study the entry sequence along SW Broadway. Landscape planters hinder permeability of building entrance.



PLANT LIST



KATSURA STREET TREES



INDIAN HAWTHORNE @ BROADWAY TREE WELLS



SWEET BOX & FOREST GRASS

MATERIALS



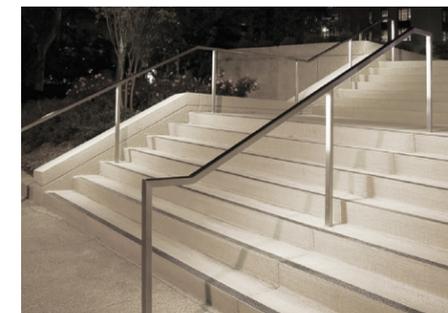
A SAND-SET PRECAST PAVERS



B BEAD-BLASTED STEEL PLANTER WALLS



C POLISHED PRECAST & SS BENCHES



D STAINLESS STEEL RAILINGS

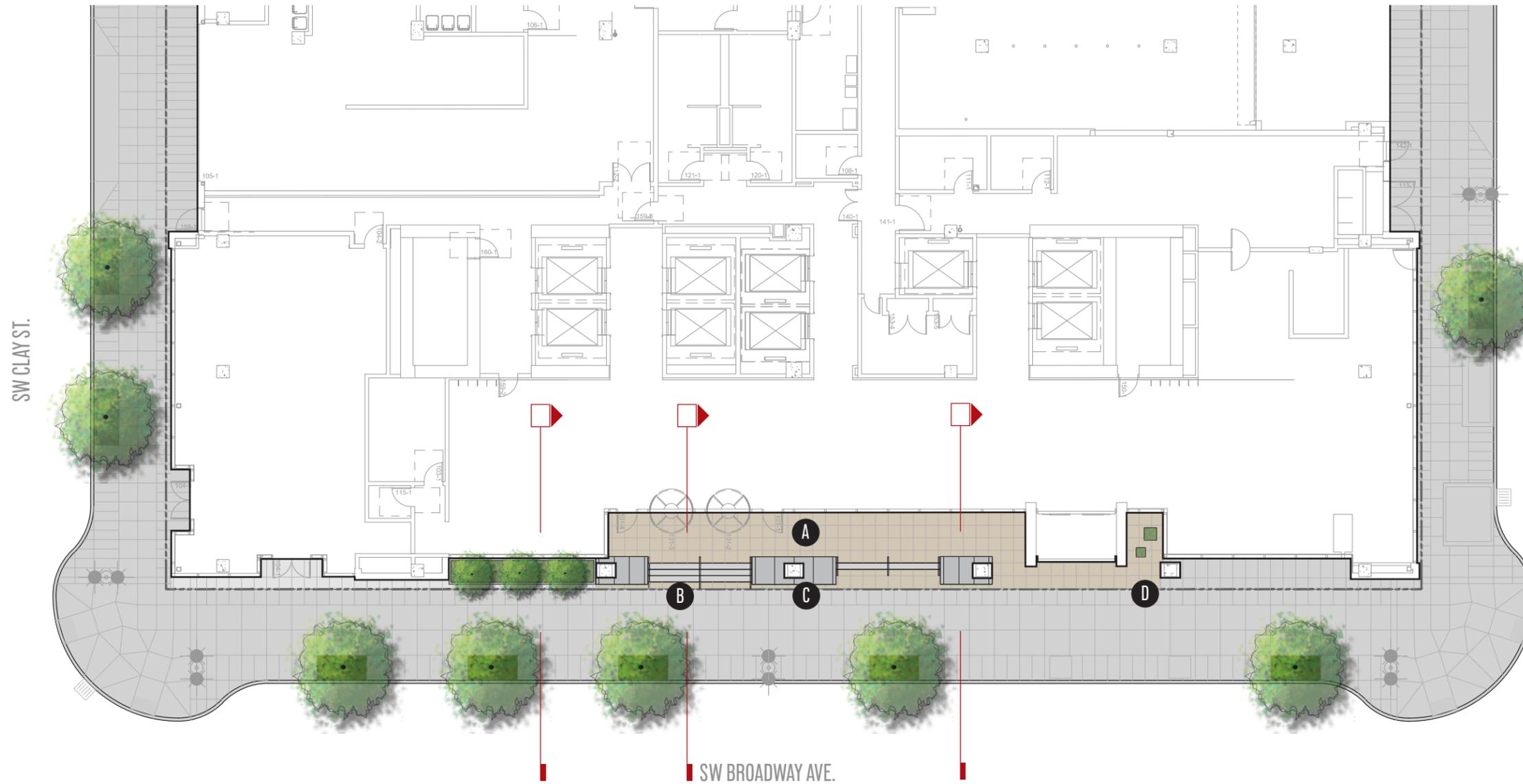


E FREE-STANDING PLANTERS



NORTH

GROUND FLOOR LANDSCAPE [PREVIOUS]



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



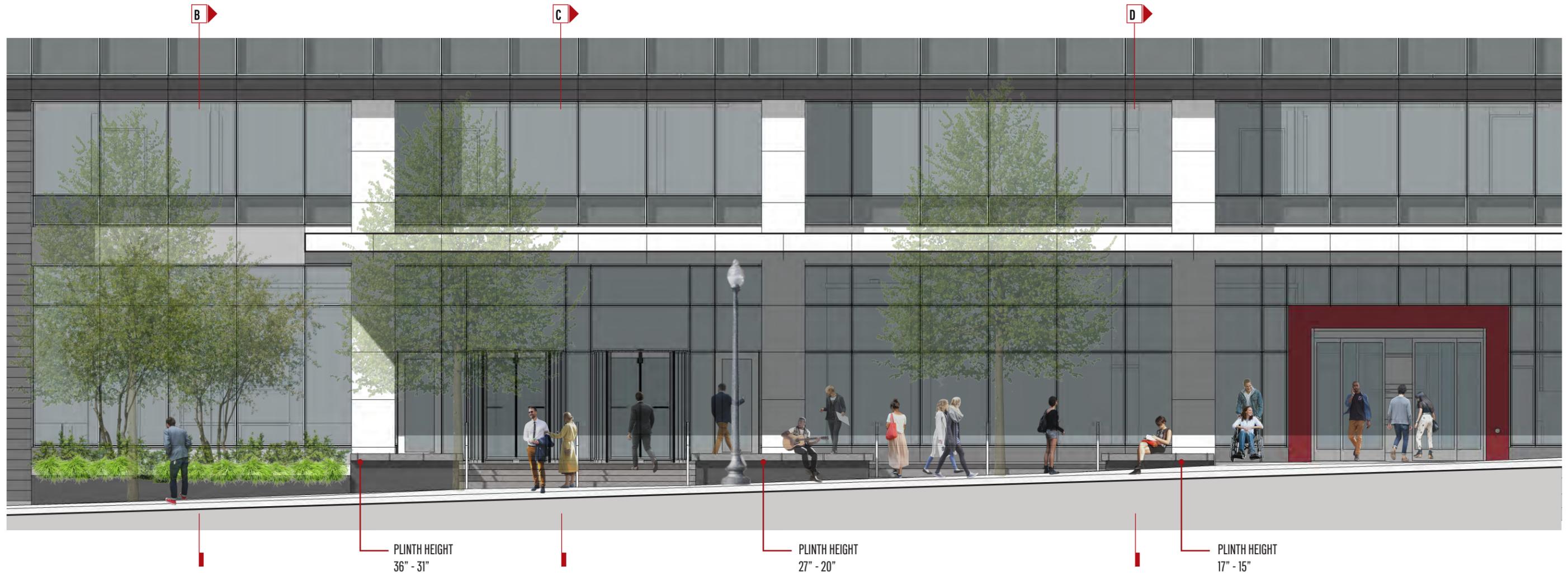
C ARCH PRECAST SEATING PLINTHS & PLANTER WALLS



D FREE-STANDING PLANTERS



GROUND FLOOR LANDSCAPE [PROPOSED]



A. BROADWAY ENTRY SEQUENCE

NOT TO SCALE



B. PLANTER SECTION

NOT TO SCALE



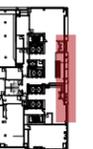
C. MAIN STAIR SECTION

NOT TO SCALE



D. SEATING PLINTH SECTION

NOT TO SCALE





A. BROADWAY ENTRY SEQUENCE

NOT TO SCALE



GOLDEN MOON JAPANESE MAPLE

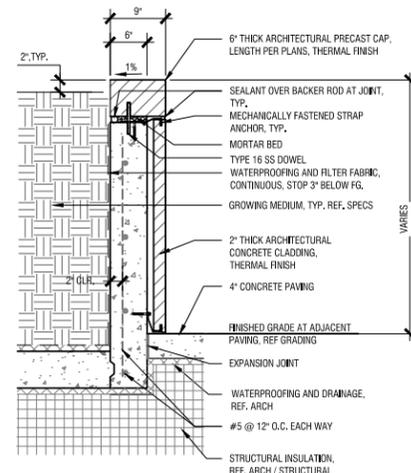


SWEET BOX



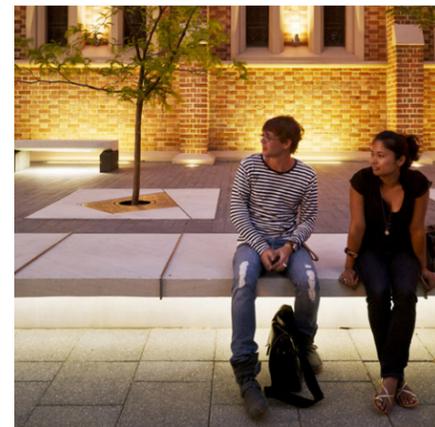
JAPANESE FOREST GRASS

B. LANDSCAPE PLANTER

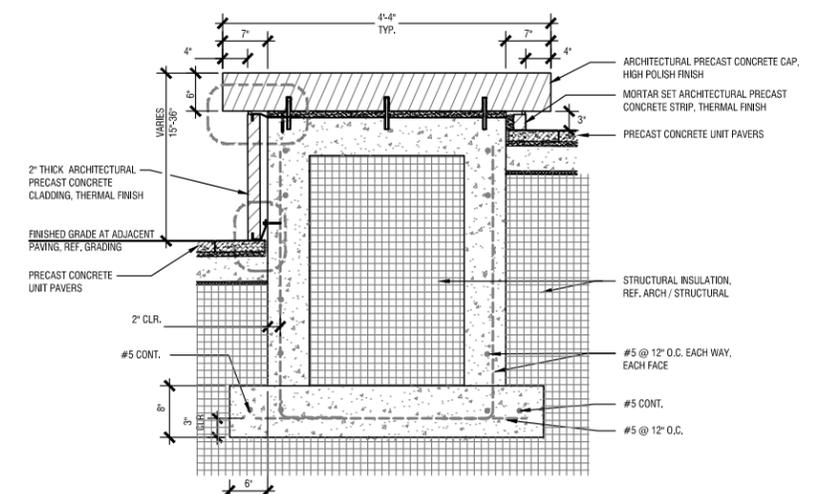


C. PLANTER WALL SECTION

NOT TO SCALE



D. SEATING INSPIRATION



E. SEATING PLINTH SECTION

NOT TO SCALE

BROADWAY ENTRY SEQUENCE [PROPOSED]

