

Biwa Restaurant

2007 Portland, Oregon



SITE & PROGRAM

This tenant improvement project is located within the historic Pine Street Studios. The space is located partially below street grade at the base of the building, and had not previously been used as a restaurant. Only minimal changes could be made to the exterior of the building; however, the addition of a custom steel and LED sign and a new exterior door provide a subtle introduction to the interior.

The interior is arranged as a single large room into which two furniture like elements are placed: an entry stair with landing, and a bar with an open kitchen. Together these elements create a series of eating areas; a larger one to the east, a smaller and more private zone to the west, and two levels at the bar. The open plan maximizes the natural light from the street, and allows for visual connections between the open kitchen and seating.

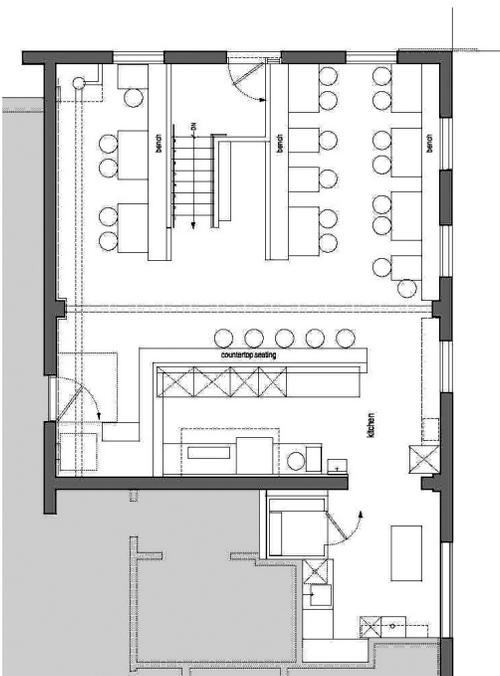
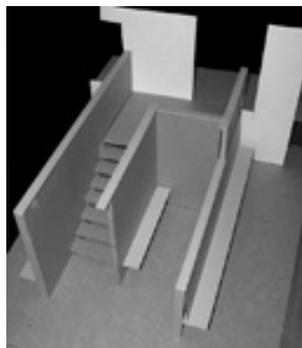
Biwa serves a traditional Japanese home-style menu complete with handmade ramen, udon, gyoza, as well as varied izakaya and yakimono (grilled items on skewers), and places an emphasis on natural ingredients and craft cooking in a neighborhood restaurant.



Building Type: Restaurant
Project Type: Tenant Improvement
Project Scope: Full contract
Client: Biwa Restaurant
Size: 1225 sf
Cost: \$200,000
Schedule: Completed 2007
Structural: Nordling Structural Engineers LLC
General Contractor: Adaptive Construction

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MATERIALS & CONSTRUCTION

The existing construction of the concrete floor slab and steel structural girder was left exposed. In several areas the concrete walls were also left exposed; while in other areas new services are set behind a stainless steel surfaced partition. The existing gypsum walls were painted. The new stair construction consists of exposed steel tube framing overlaid with fiber-cement panels and steel trim. Custom wood and fabricated steel frames were installed for the built-in cantilevered benches. Reclaimed and locally harvested wood was used for the landing and stair treads, bar and table tops, and the benches.

The open kitchen area is a combination of stainless steel and fiber-cement panels. The mechanical ductwork is ceiling mounted and left exposed. The ceilings have a light colored surface to reflect daylight into the main room. The new entrance doors and sidelight glazing systems are a combination of hollow metal framing with glazed wood doors.