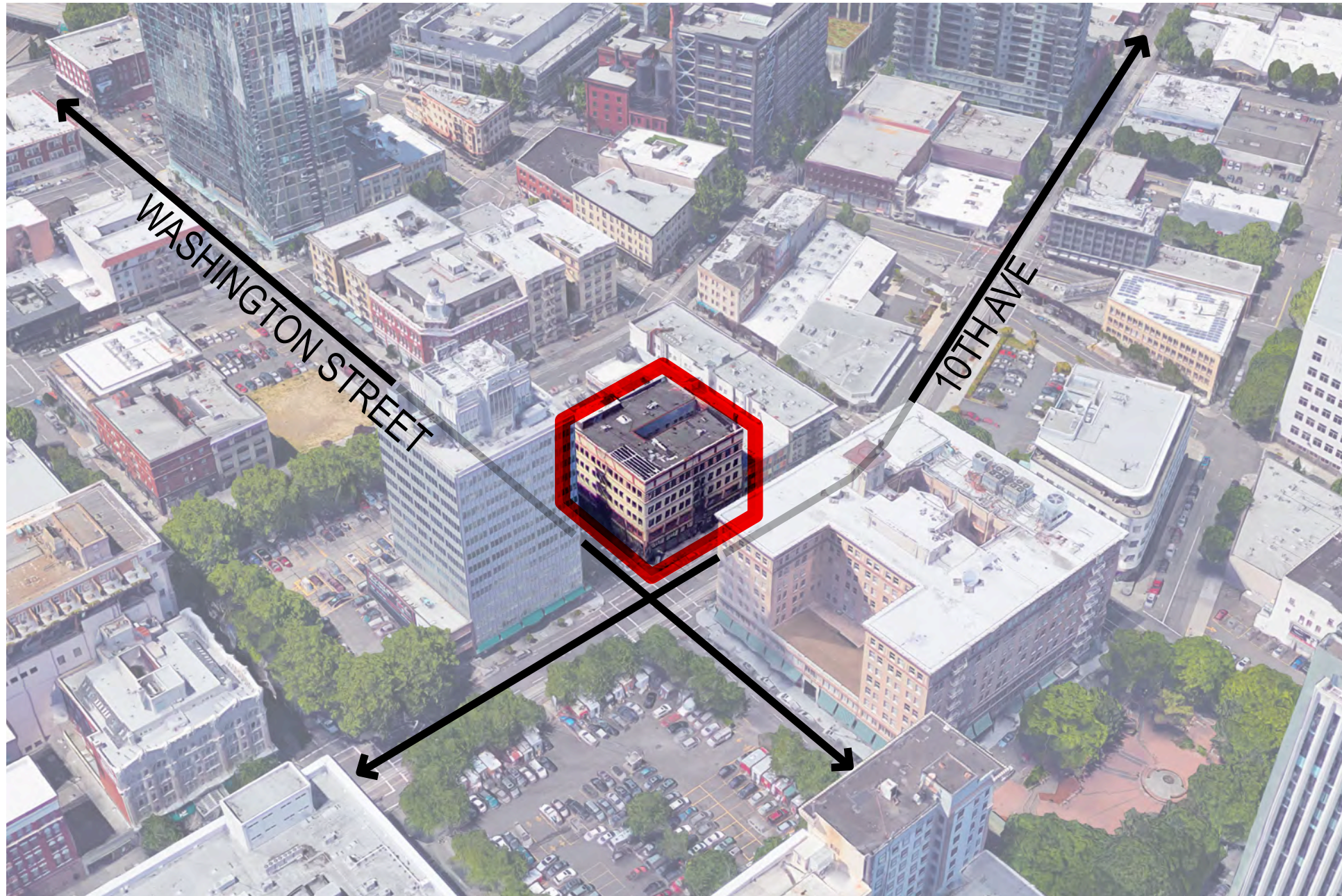


TEN WEST

DR HEARING | AUGUST 17, 2017

JONES ARCHITECTURE

lango.hansen



LOCATION: SW WASHINGTON AVENUE AND SW 10TH STREET

YEAR BUILT: 1907

STORIES: 5 PLUS BASMENT

BUILDING AREA: 44,567 GROSS SF

ZONING: CXd

PLAN DISTRICT: CENTRAL CITY

NEIGHBORHOOD: PORTLAND DOWNTOWN



- EXISTING SOUTH LOBBY RESTORATION
- NEW NORTH ENTRY AND SECOND EXIT STAIR
- NEW ROOF MONITORS OVER EXISTING LIGHT WELL
- REPLACEMENT OF EXISTING ELEVATOR AND STAIR PENTHOUSE
- NEW SECOND EXIT STAIR PENTHOUSE
- TWO NEW OPEN ROOF GARDENS
- STUCCO AND TERRACOTTA REPAIRS AND NEW PAINT
- BRICK REPAIR
- WINDOW REPLACEMENT
- NEW ROOFTOP MECHANICAL EQUIPMENT AND SCREENING



EXISTING SOUTH LOBBY ENTRANCE



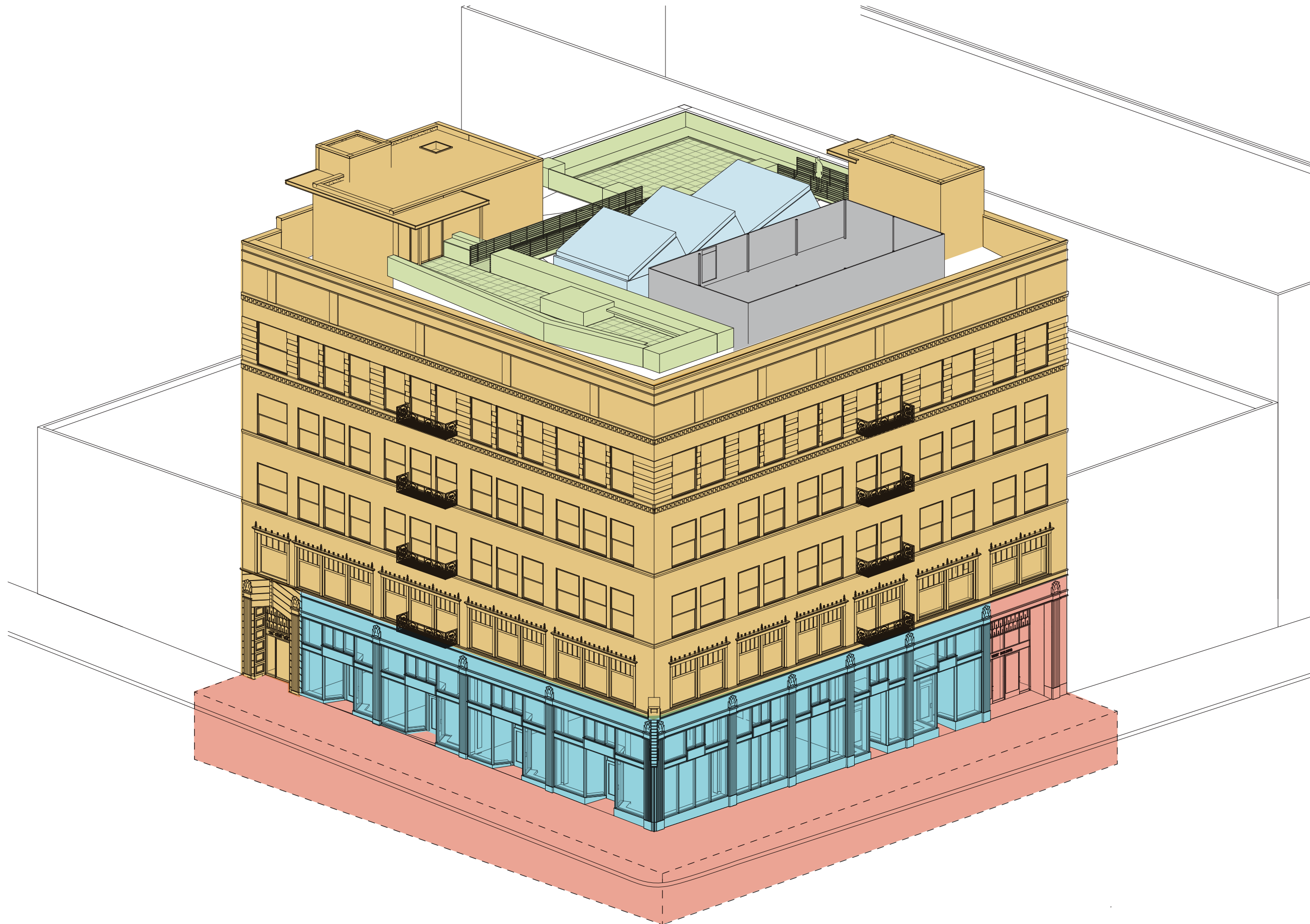
EXISTING STUCCO, TERRACOTTA AND WINDOWS



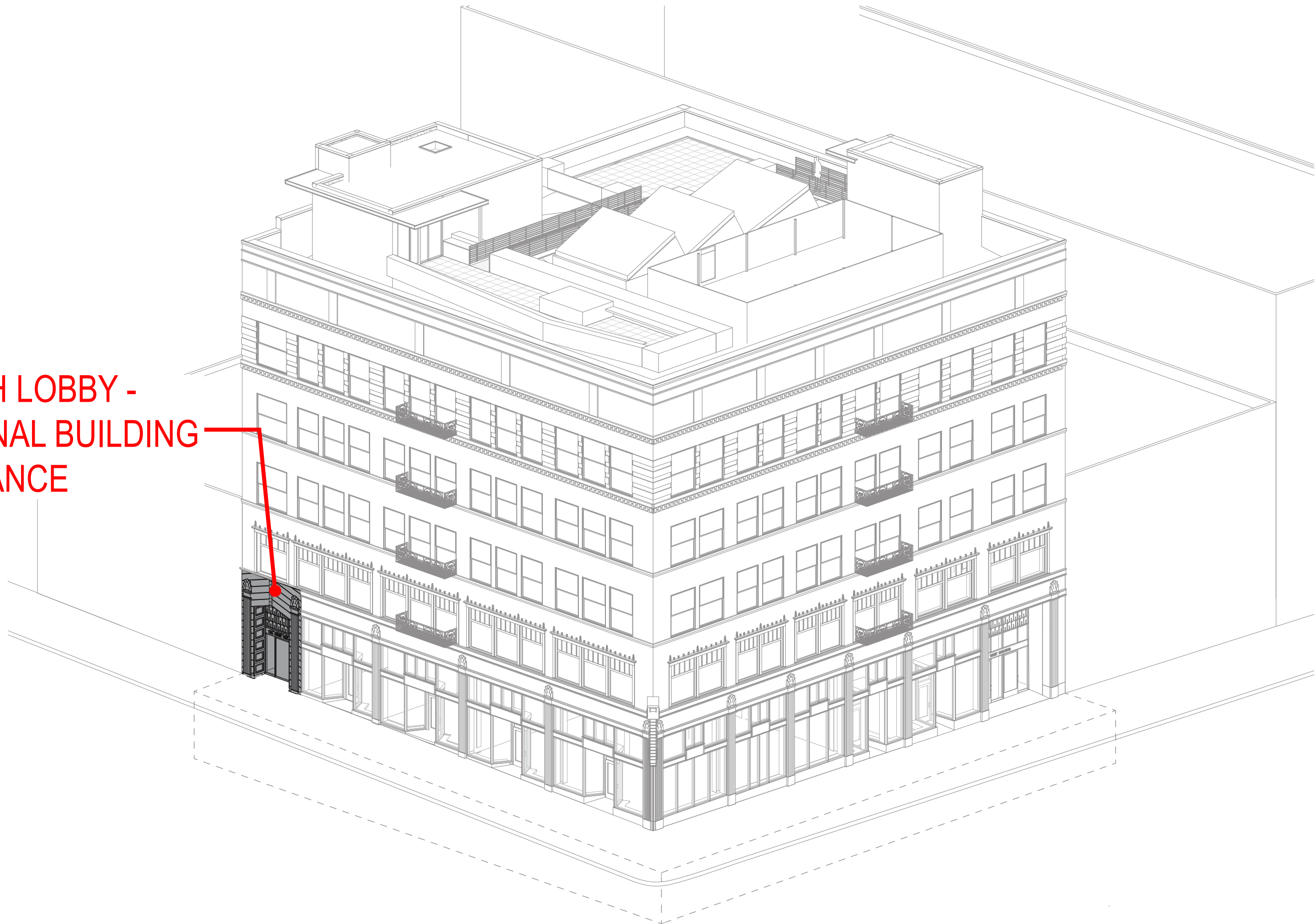
EXISTING FRIEZE

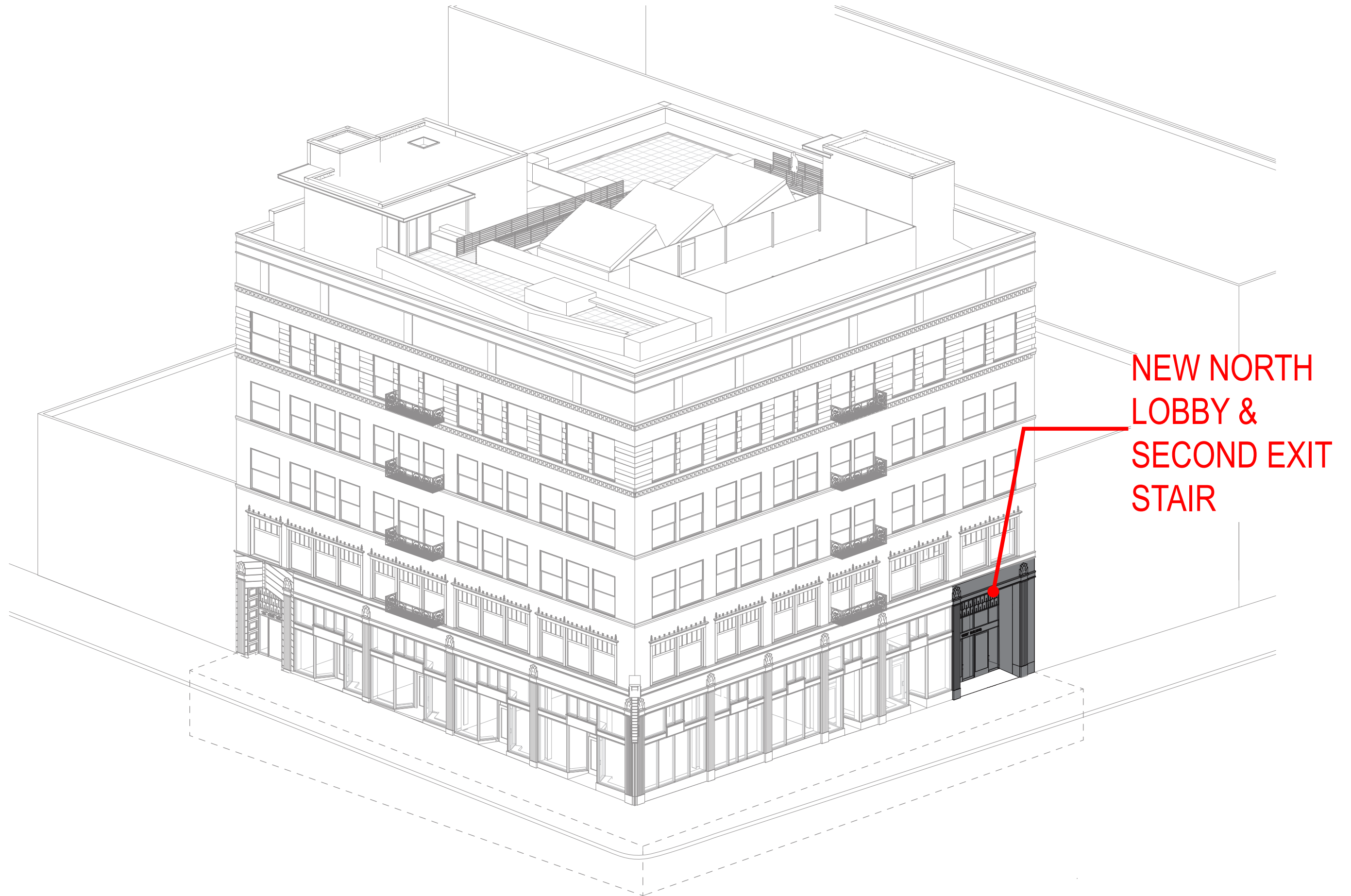


EXISTING ROOF

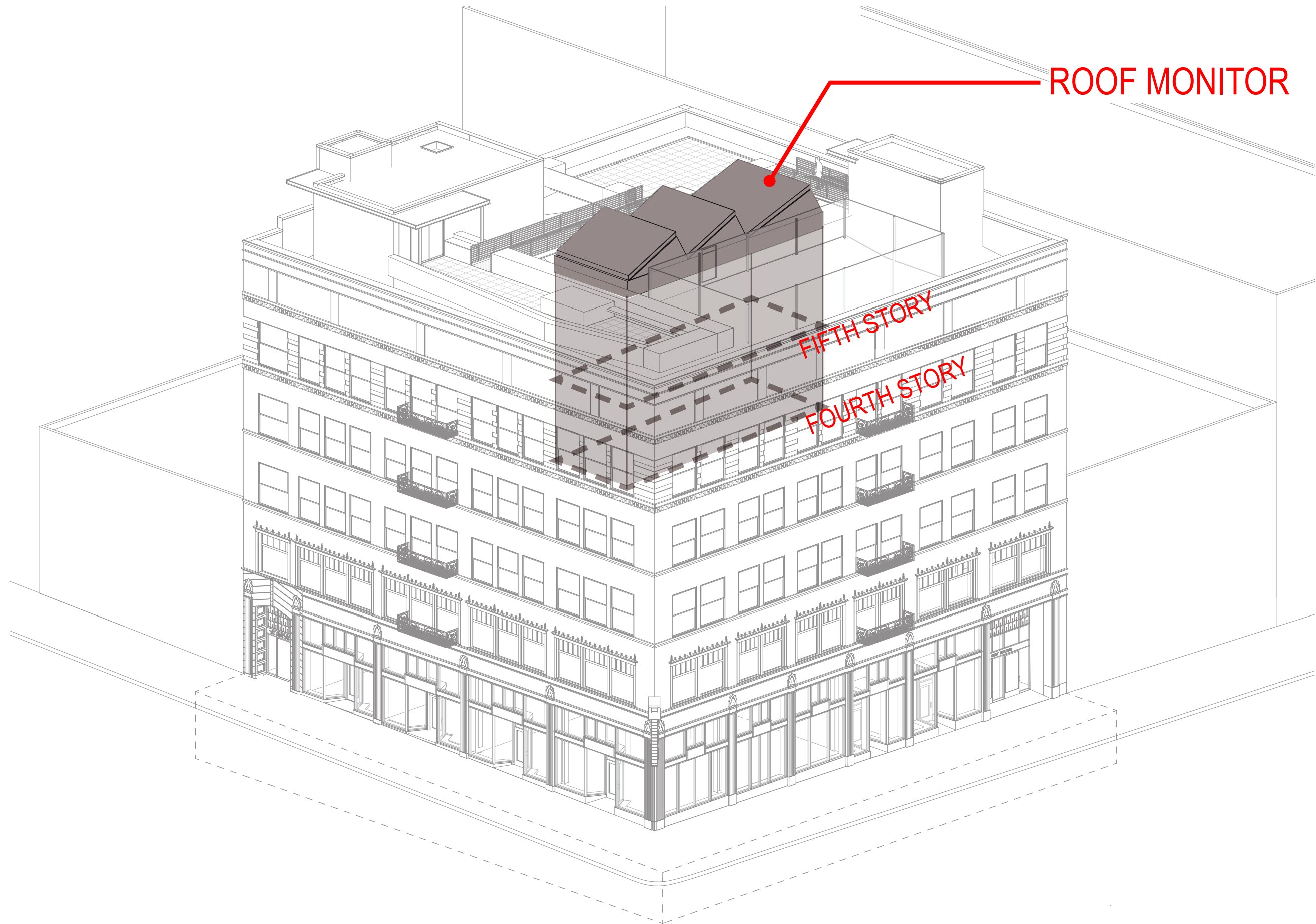


SOUTH LOBBY -
ORIGINAL BUILDING
ENTRANCE





**NEW NORTH
LOBBY &
SECOND EXIT
STAIR**



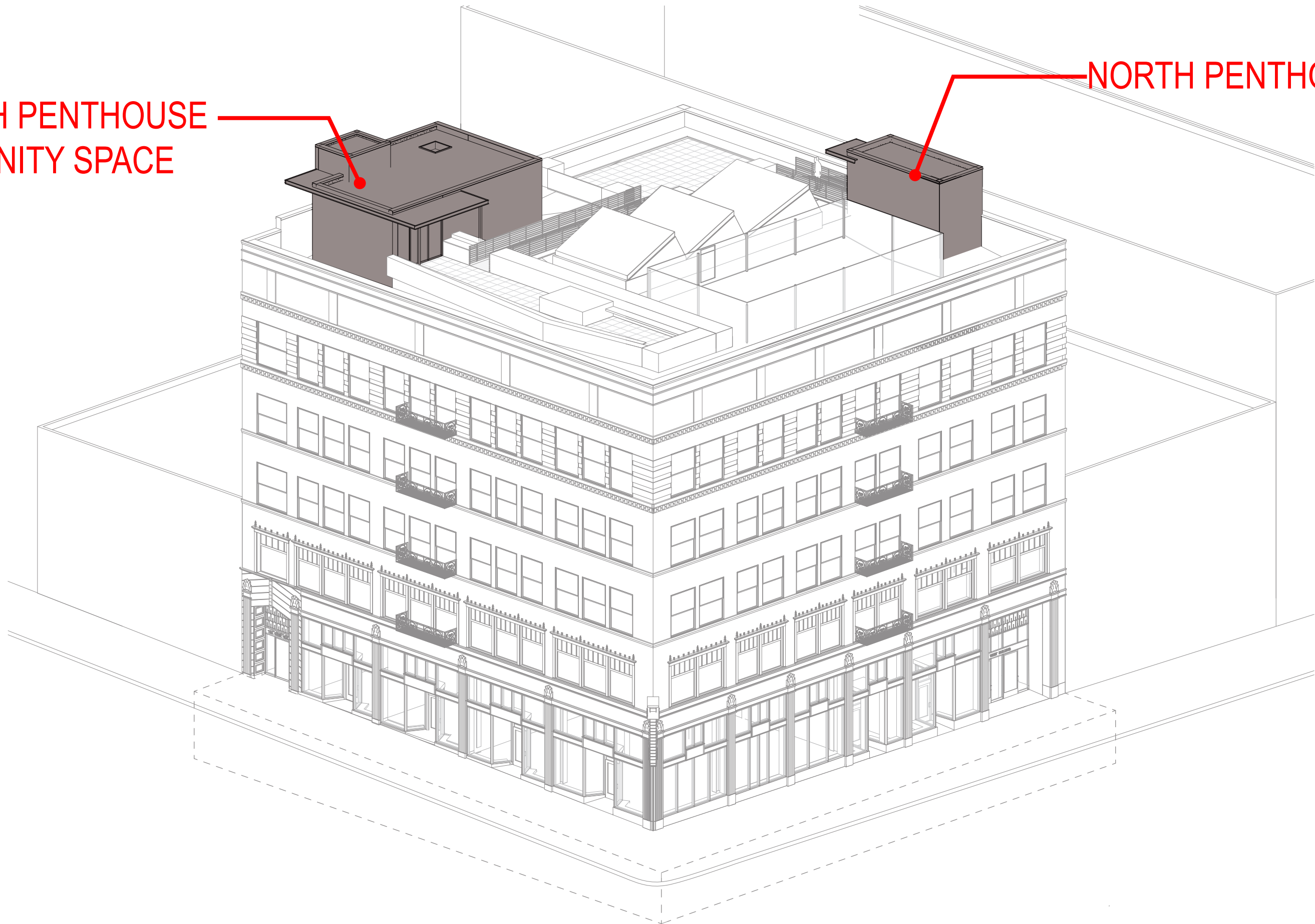
ROOF MONITOR

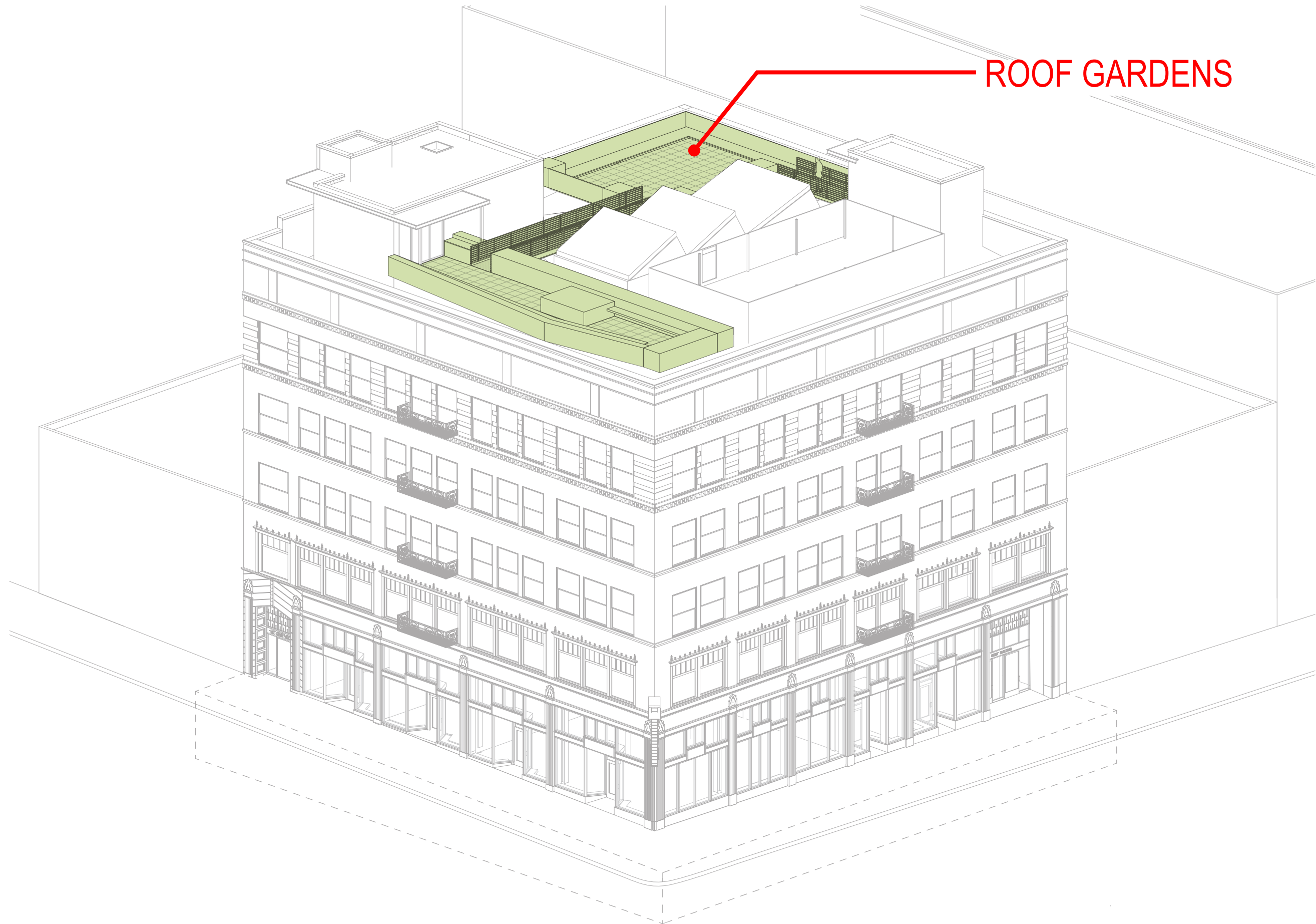
FIFTH STORY

FOURTH STORY

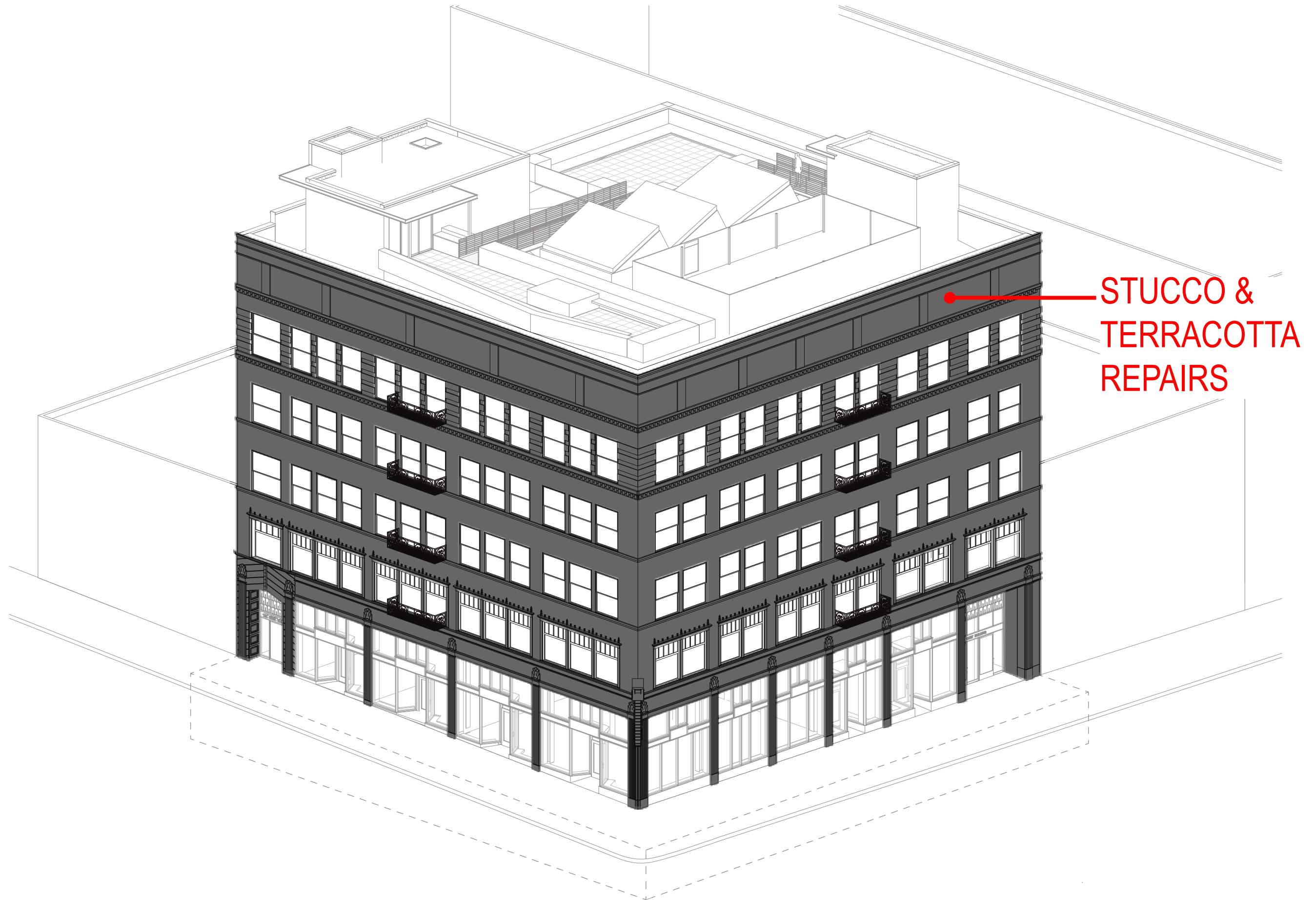
SOUTH PENTHOUSE
& AMENITY SPACE

NORTH PENTHOUSE

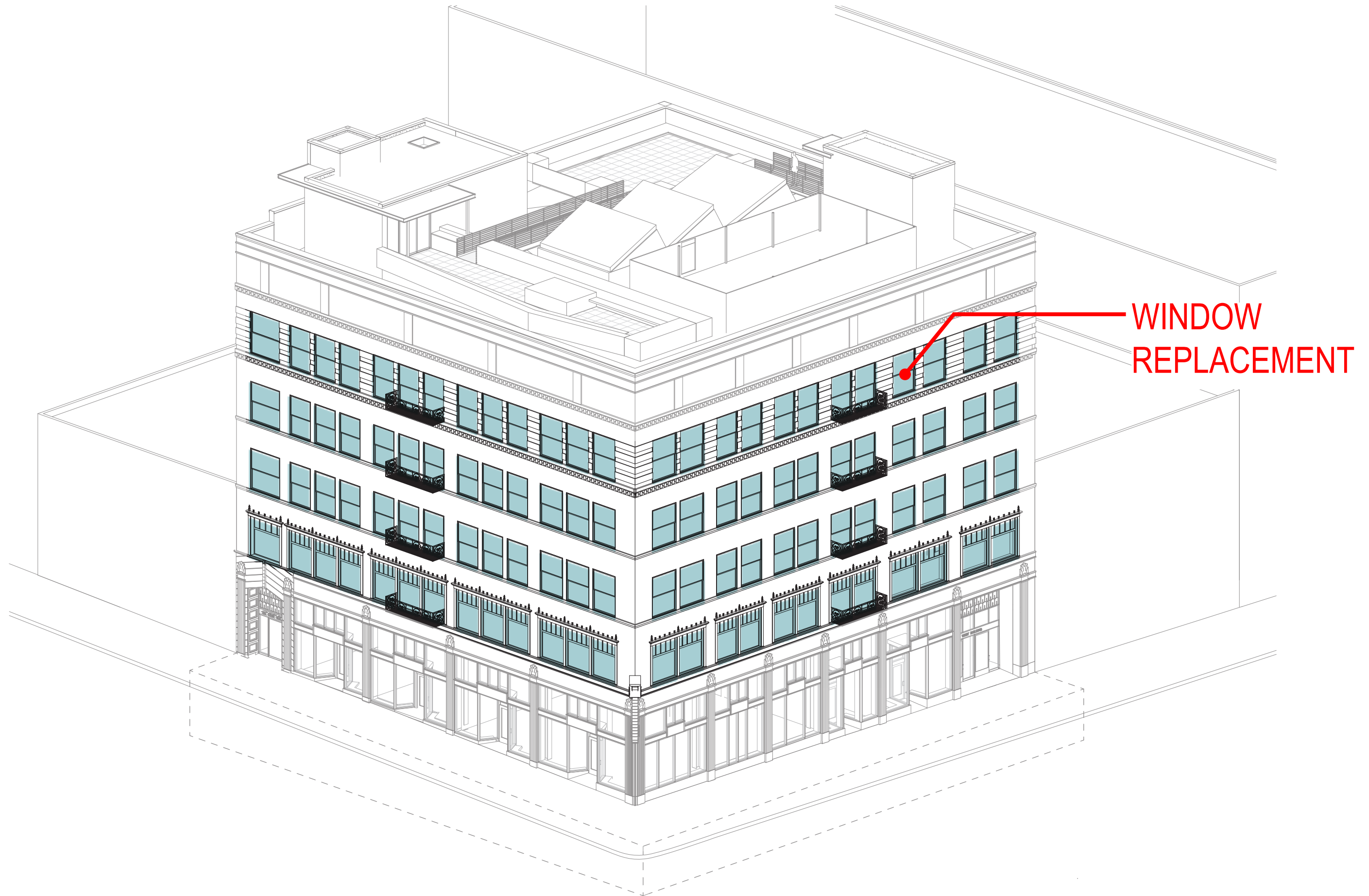


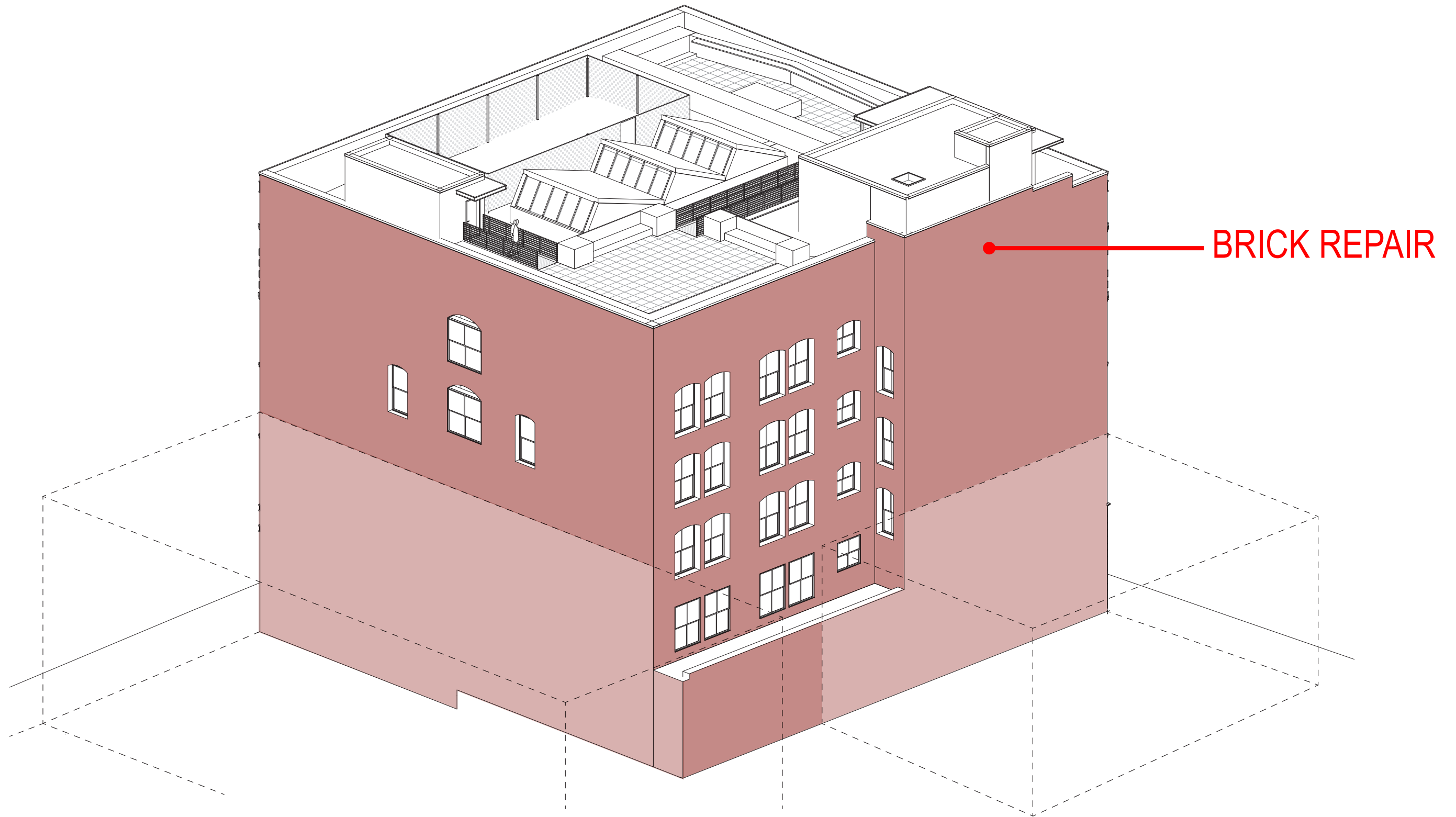


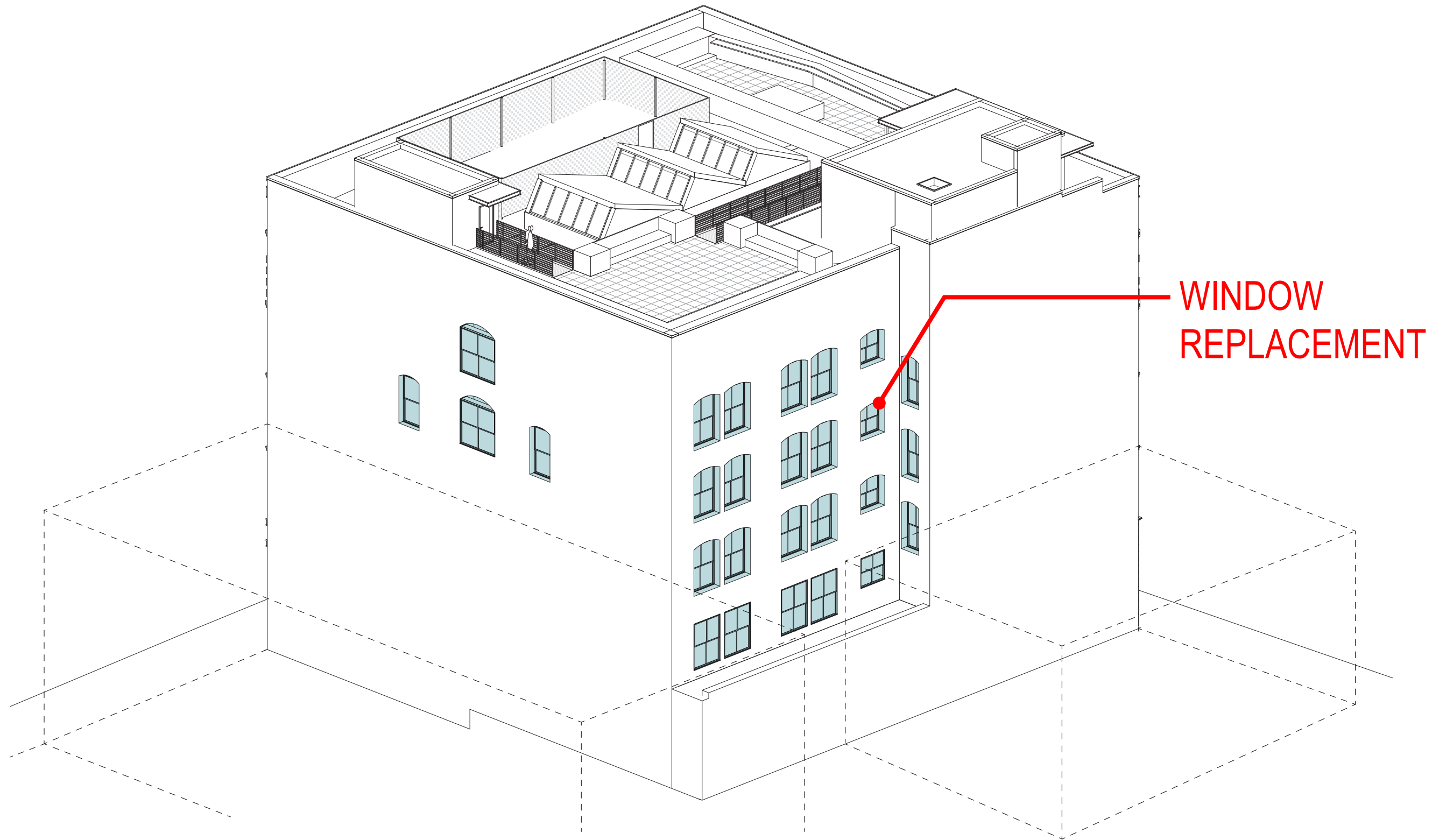
ROOF GARDENS

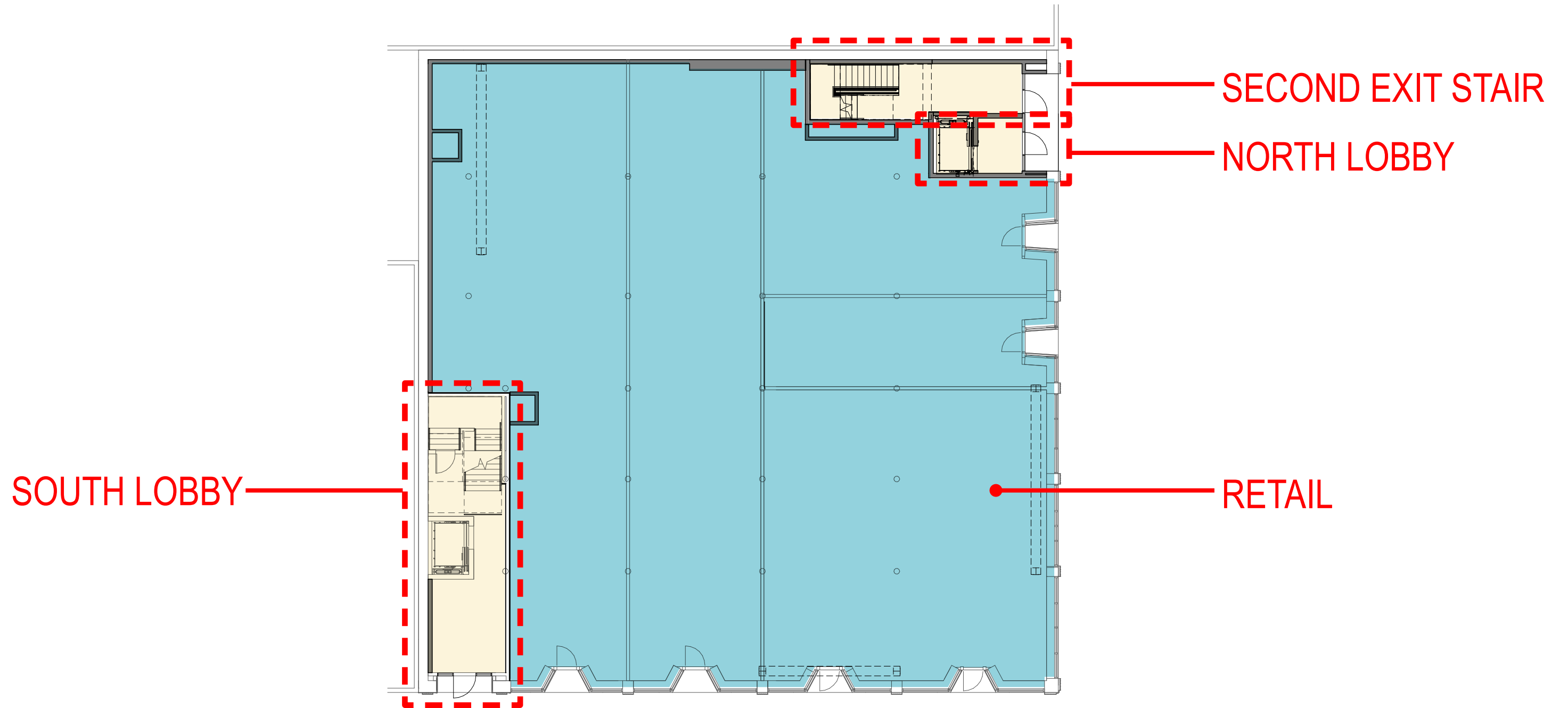


STUCCO &
TERRACOTTA
REPAIRS

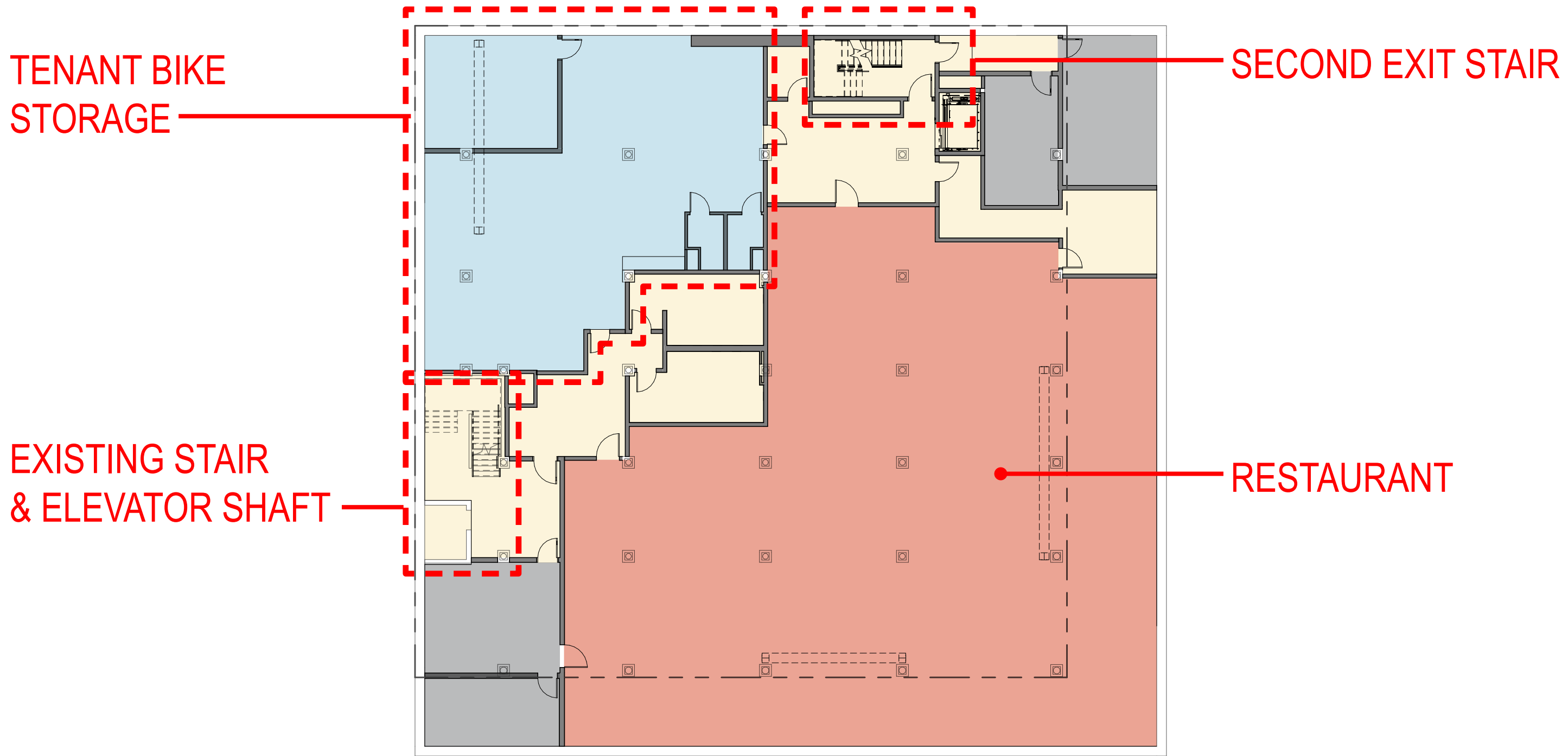




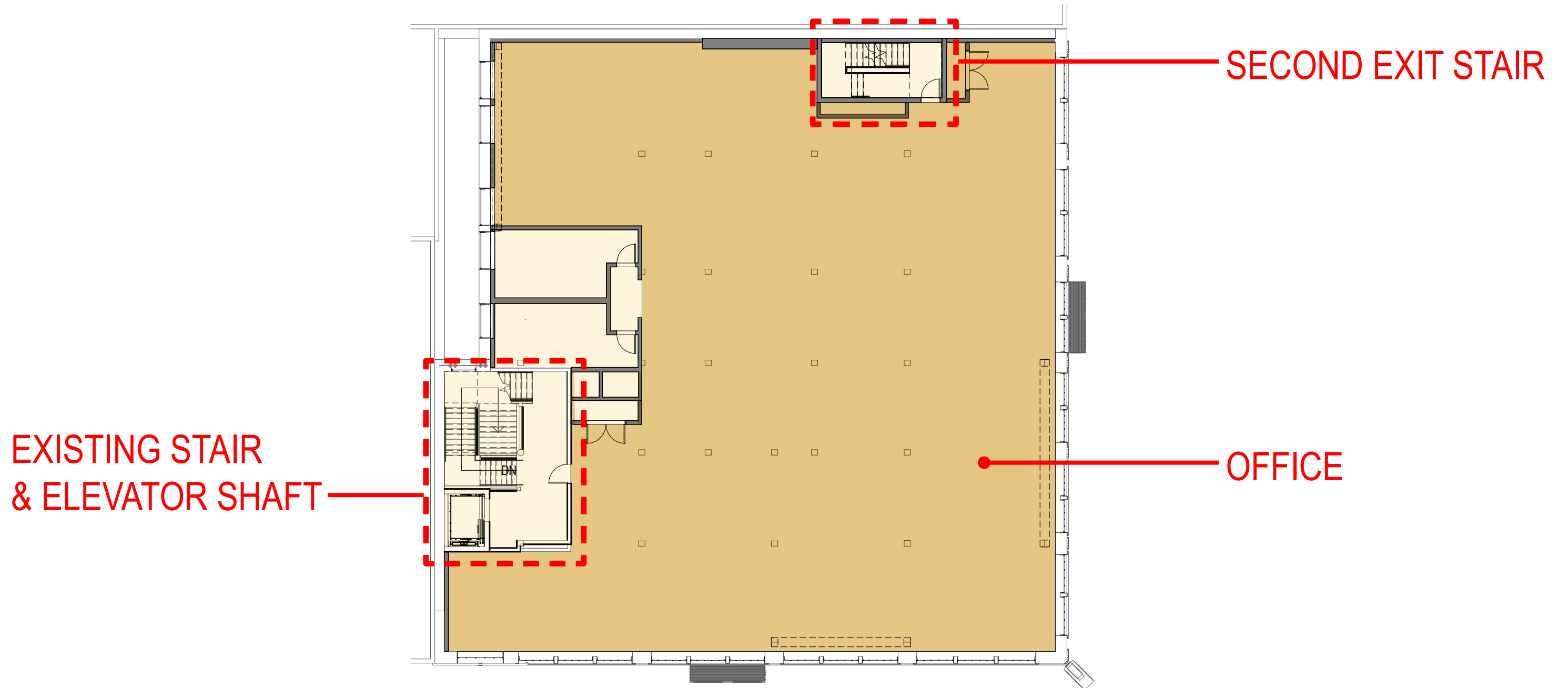




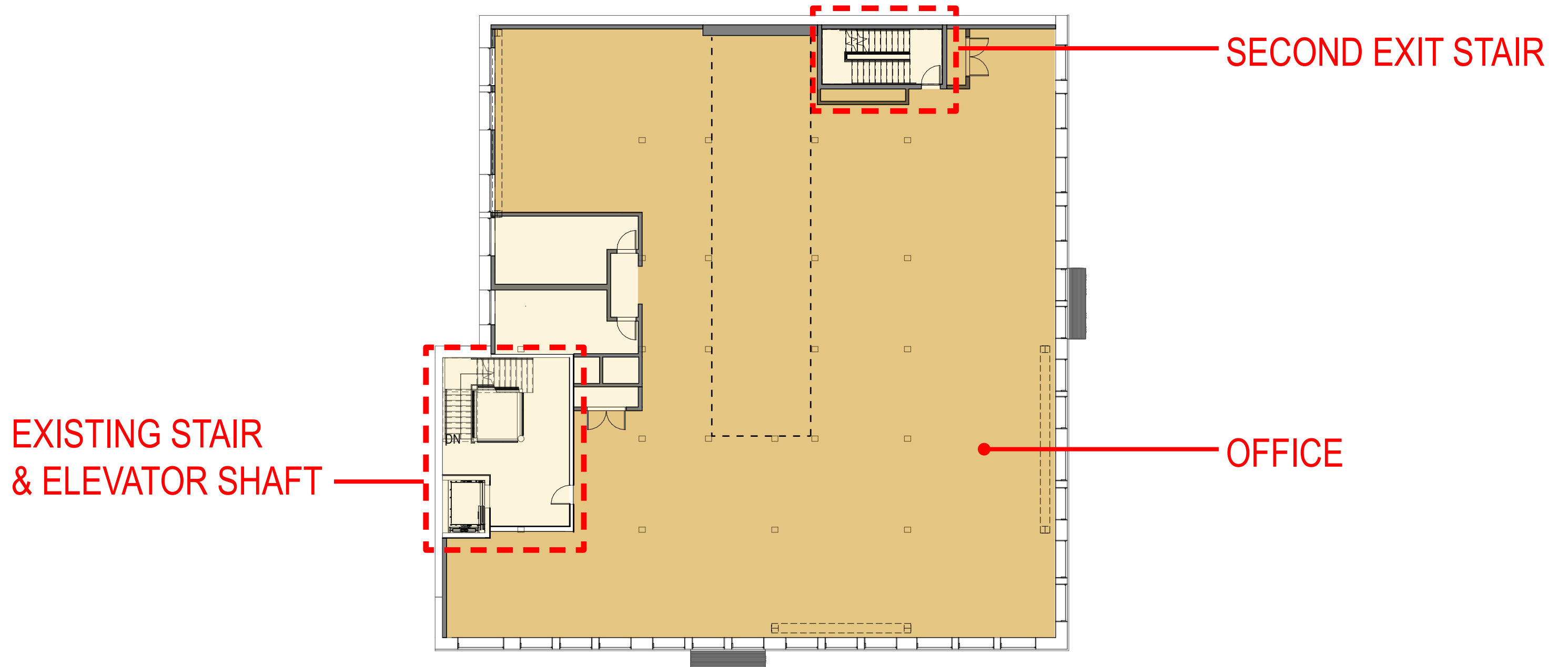
FLOOR PLAN - GROUND STORY



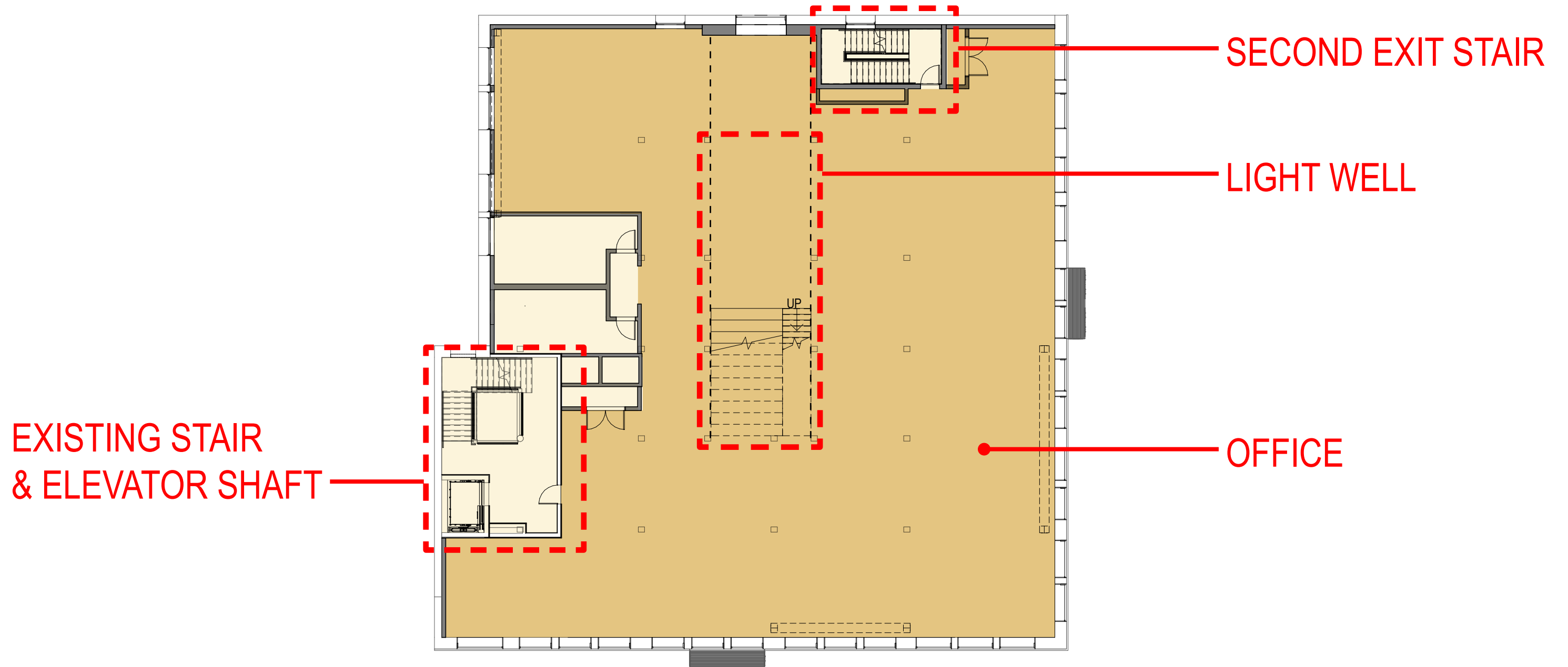
FLOOR PLAN - BASEMENT



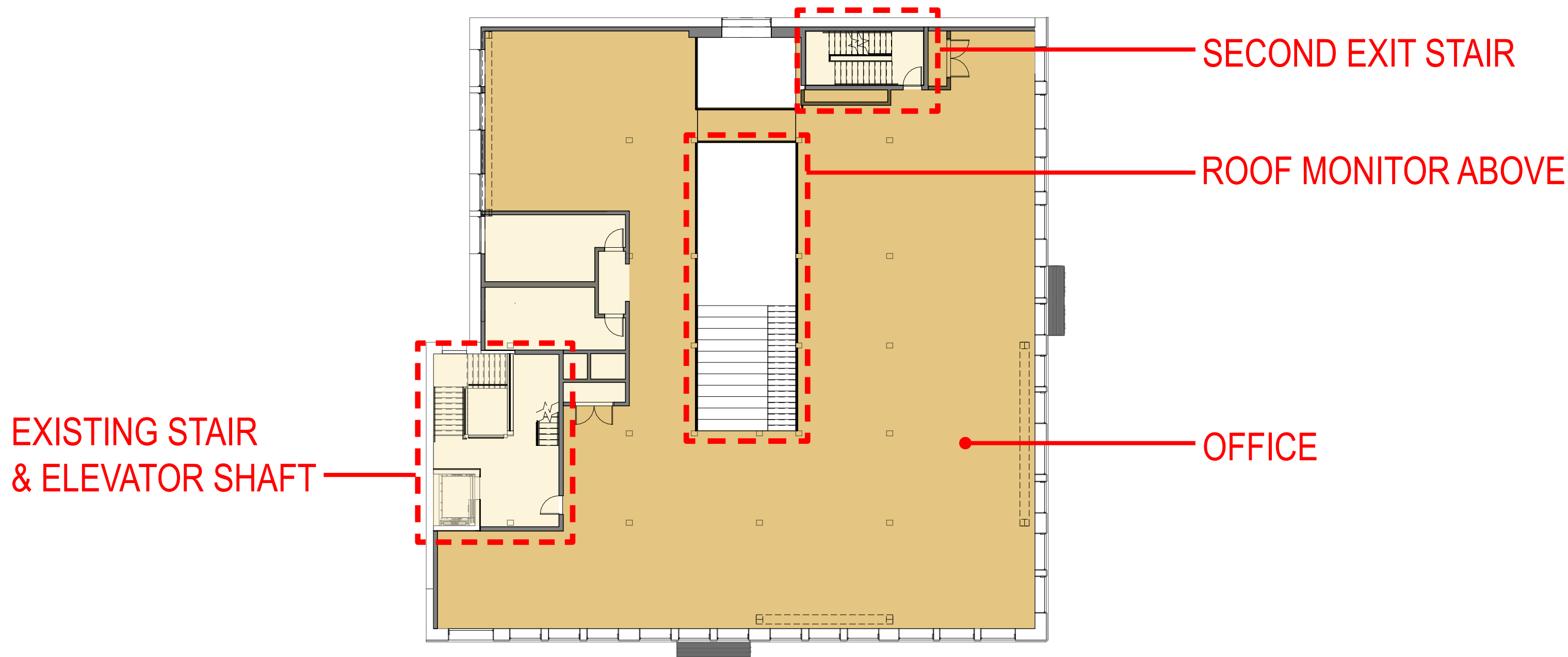
FLOOR PLAN - SECOND STORY



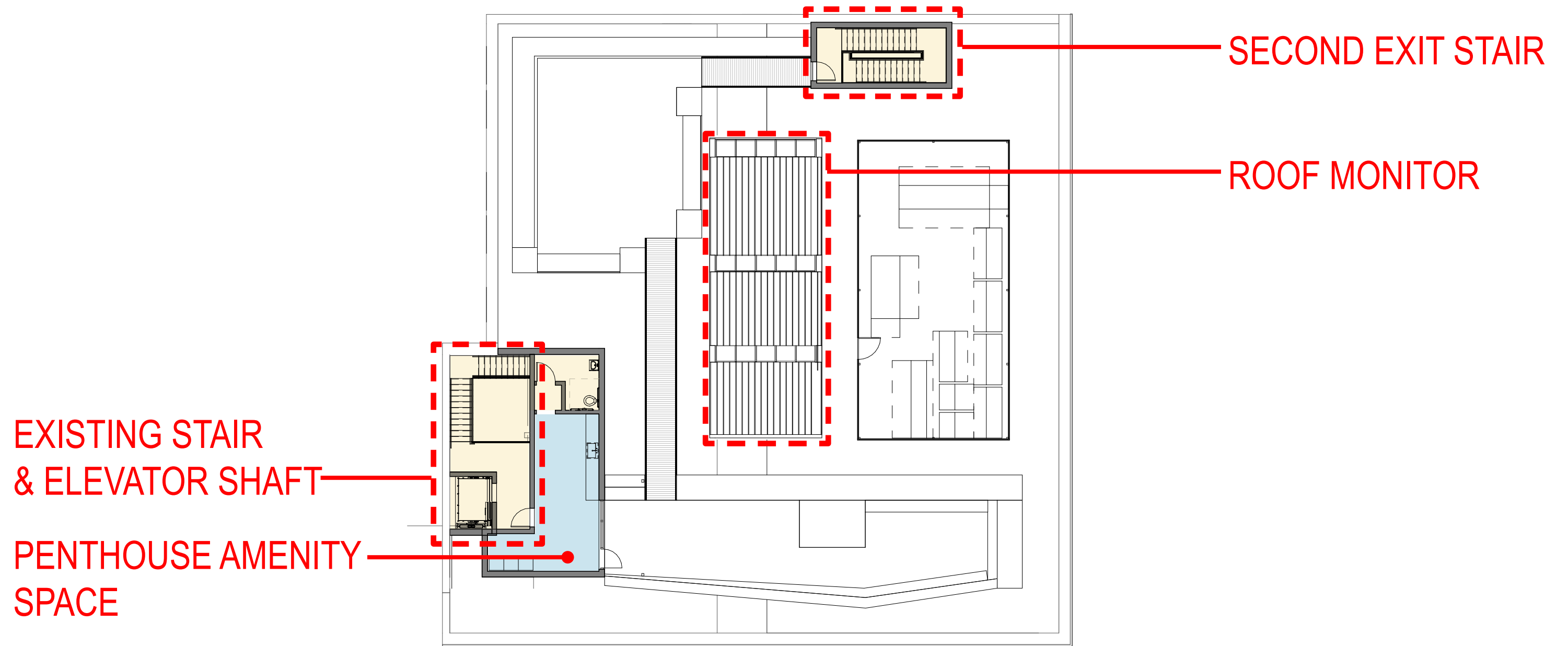
FLOOR PLAN - THIRD STORY



FLOOR PLAN - FOURTH STORY



FLOOR PLAN - FIFTH STORY



FLOOR PLAN - ROOF COURT

SOUTH PENTHOUSE

REPAIR & PAINT
STUCCO

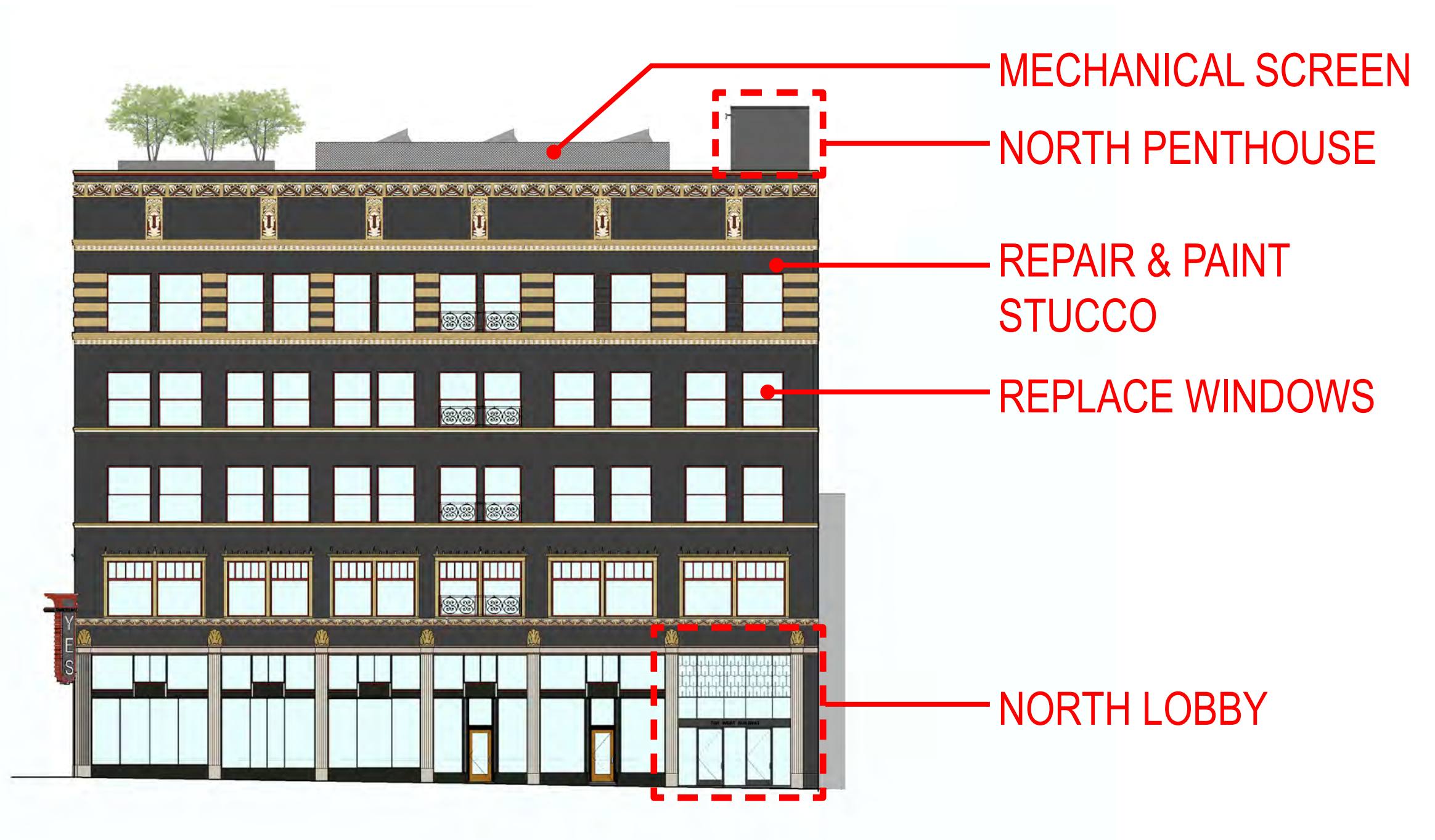
REPLACE WINDOWS

REPAIR TERRACOTTA

RESTORE SOUTH
LOBBY



SOUTH ELEVATION



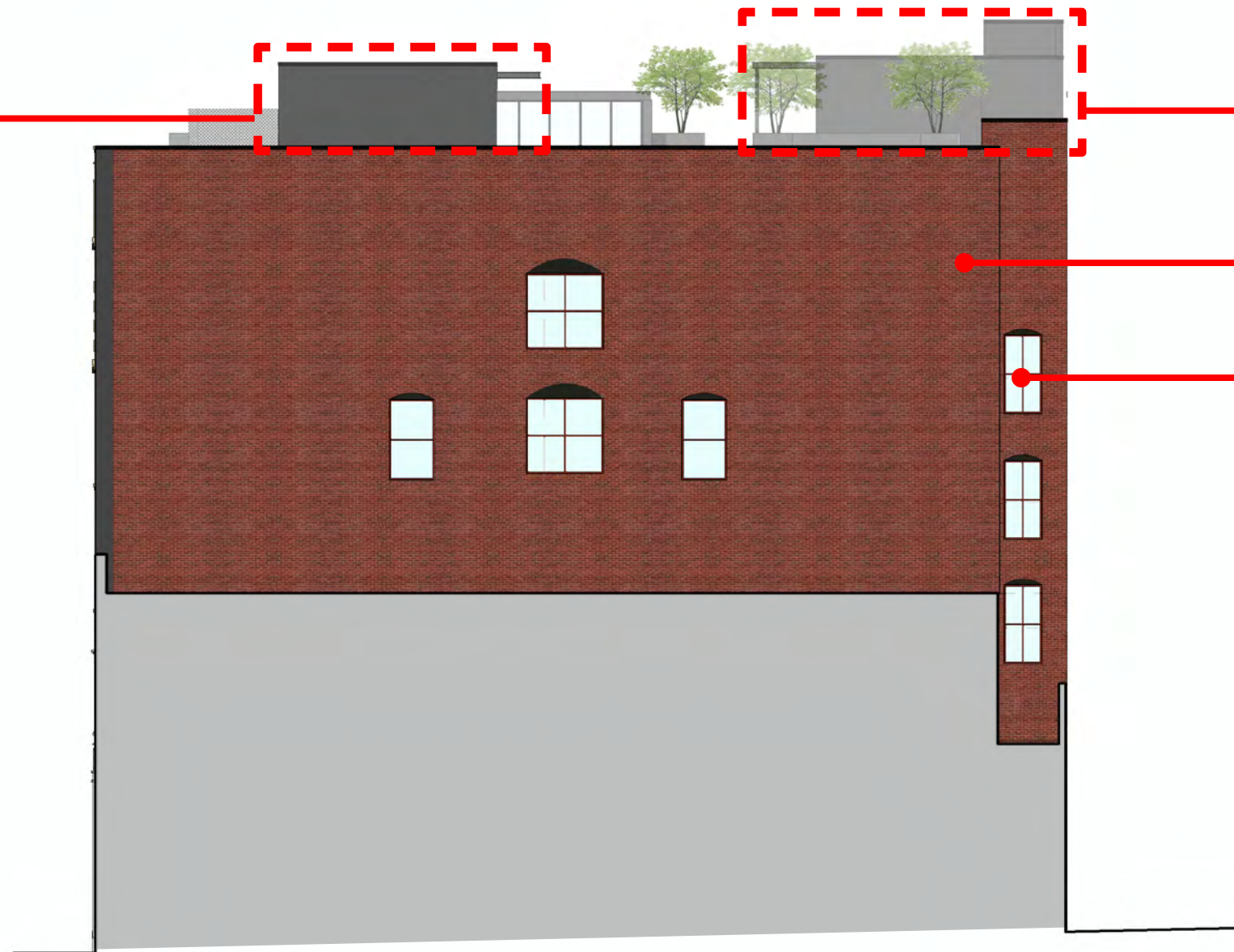
EAST ELEVATION

NORTH PENTHOUSE

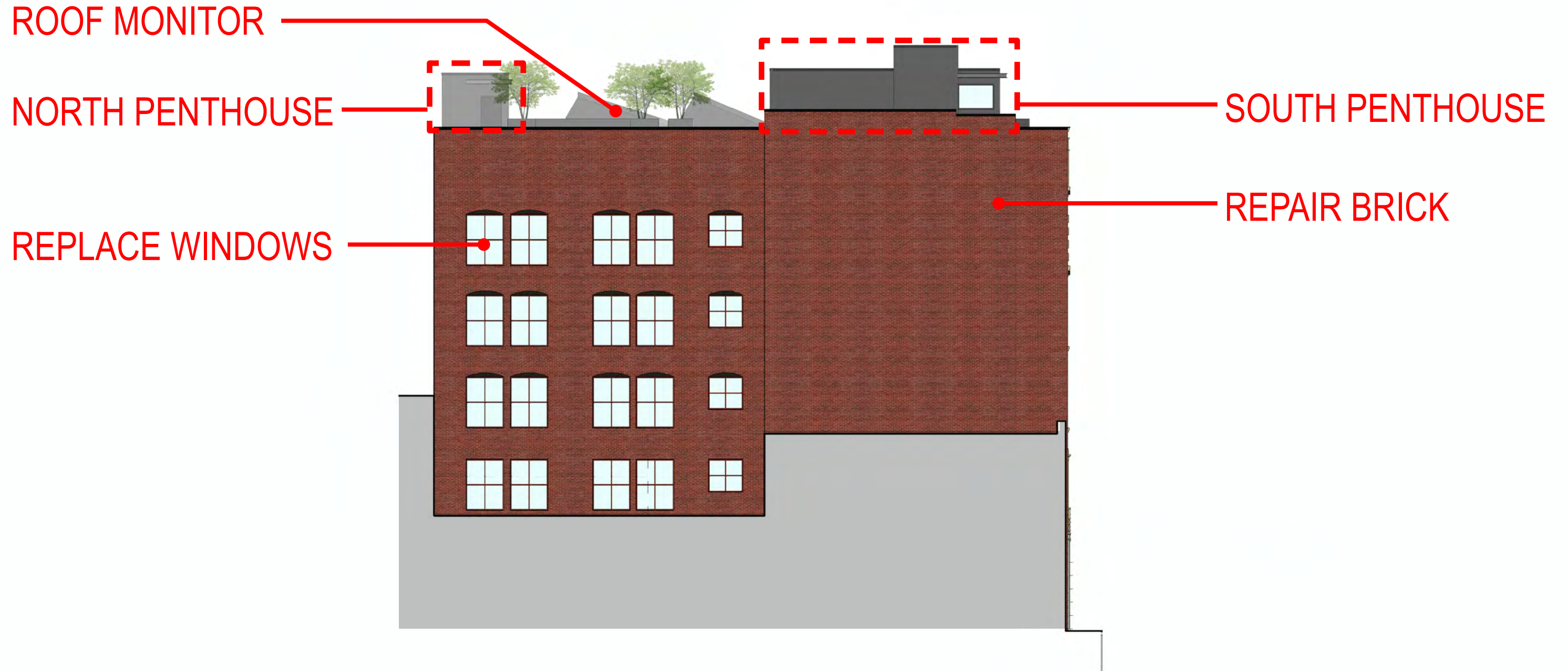
SOUTH PENTHOUSE

REPAIR BRICK

REPLACE WINDOWS

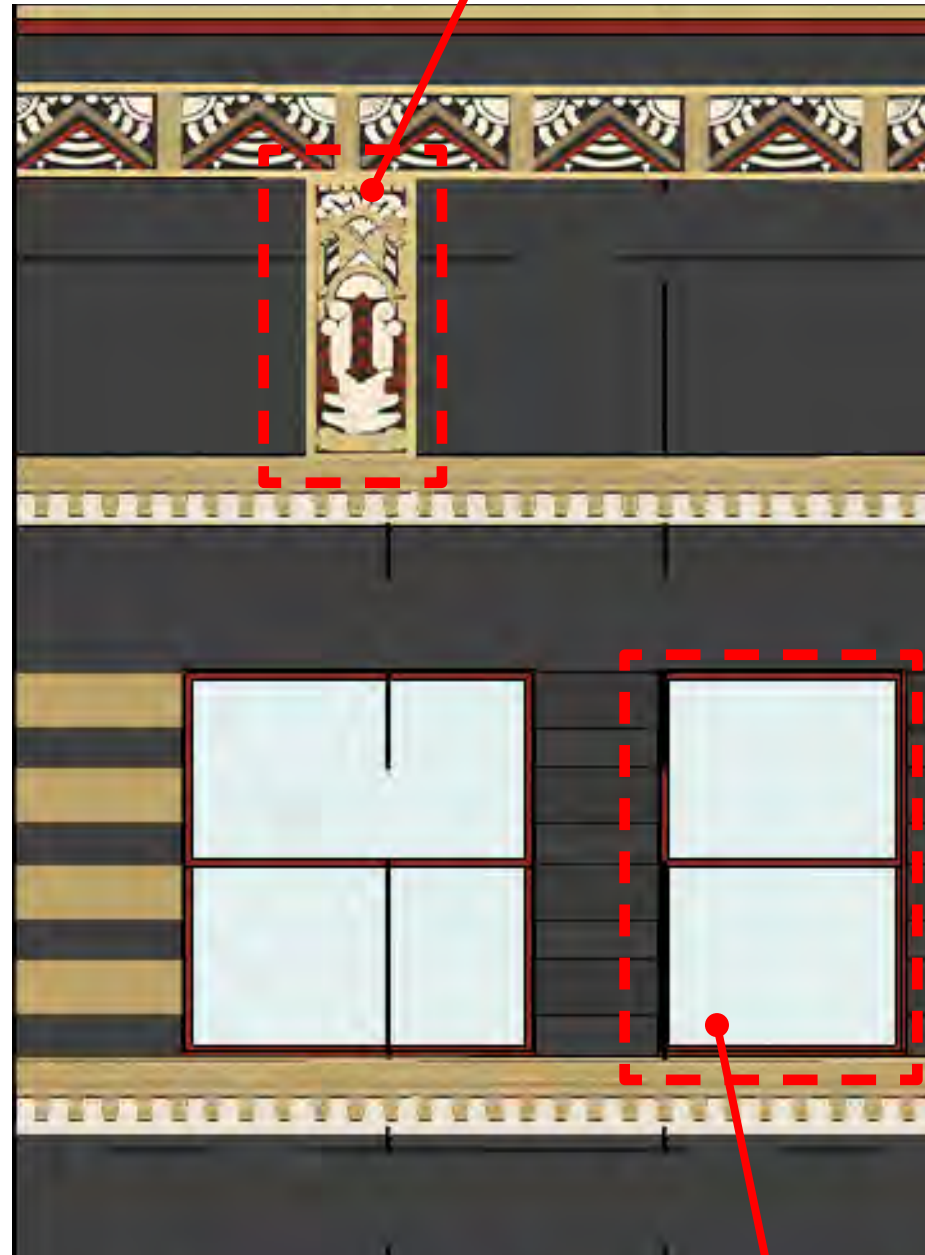


NORTH ELEVATION



WEST ELEVATION

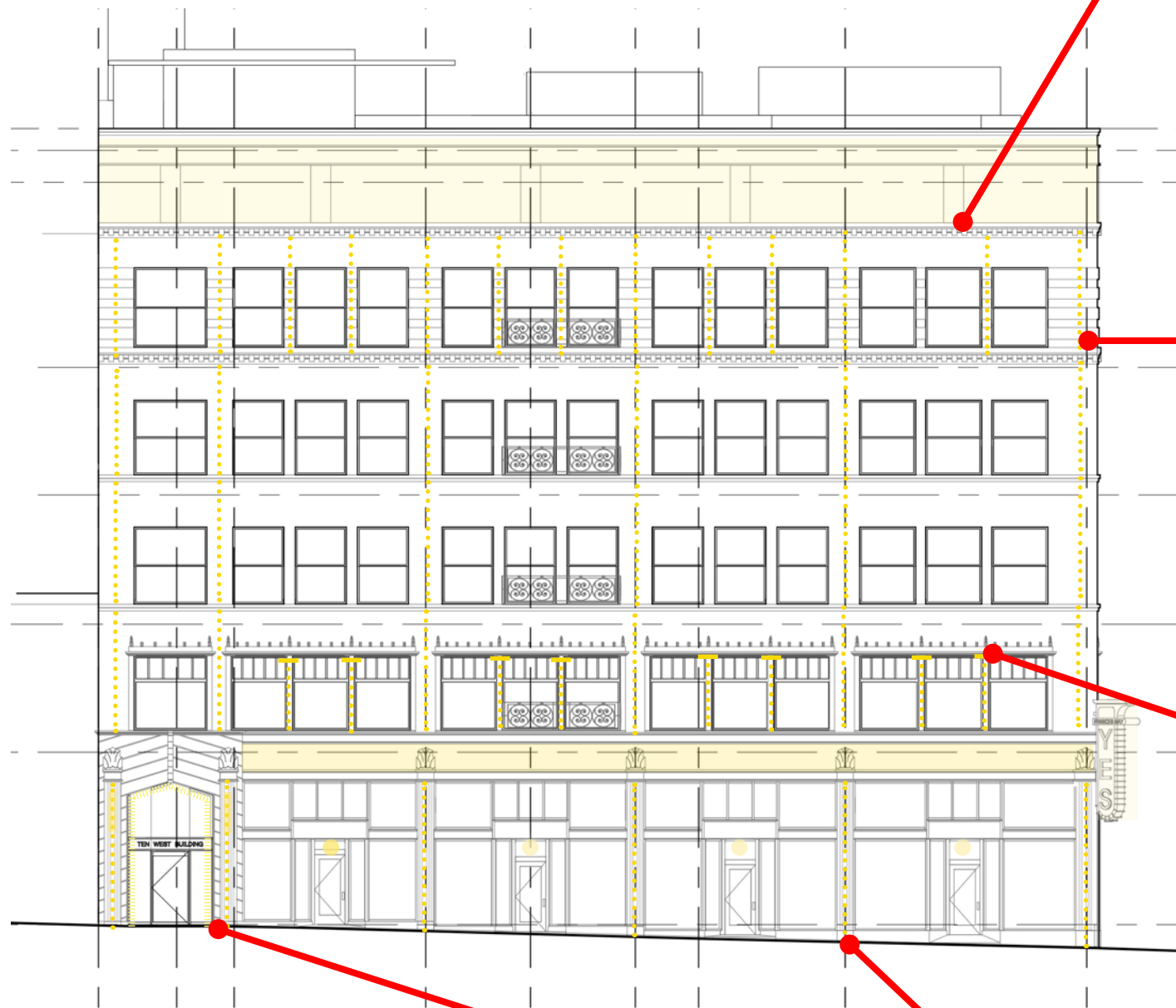
FRIEZE DETAIL



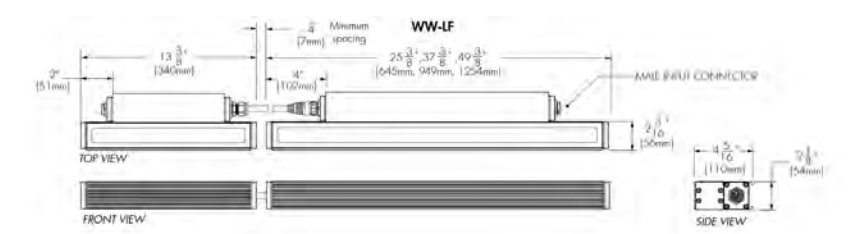
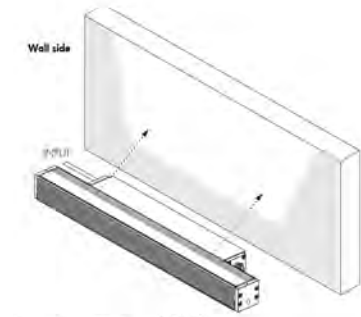
WOOD REPLACEMENT
WINDOWS



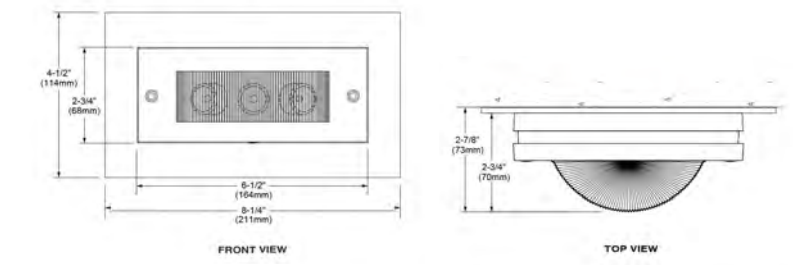




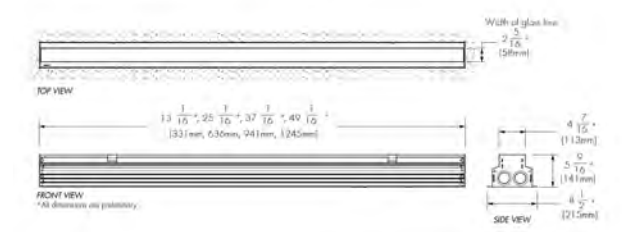
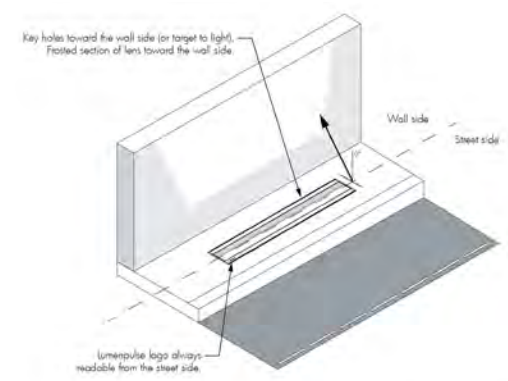
LINEAR WASH AT UPPER AND LOWER FREIZE



COLUMN GRAZER AT PILASTERS



ACCENT AT SECOND STORY WINDOWS



ONSITE, IN-GROUND ACCENT AT COLUMNS & ENTRY

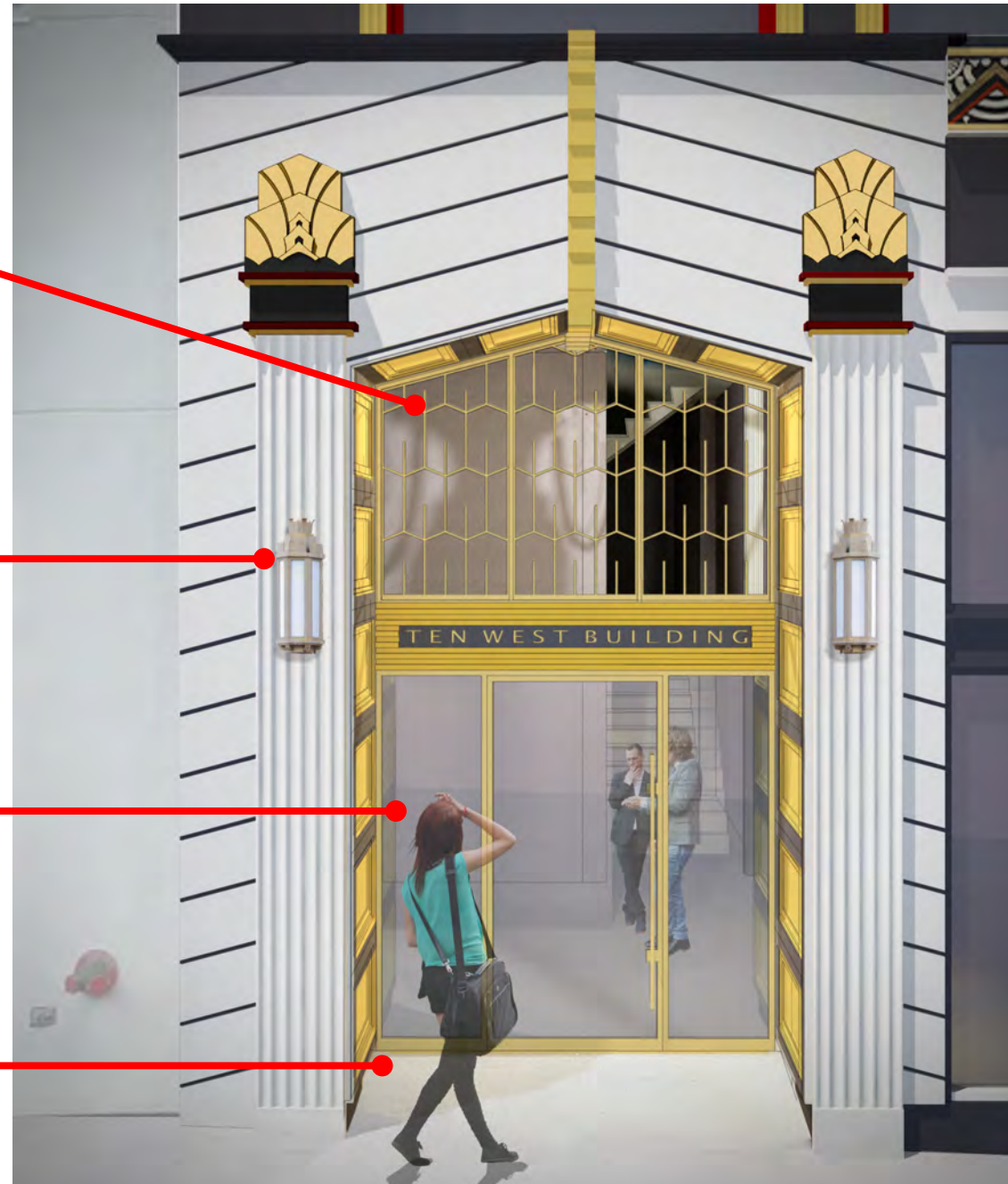
INTEGRATED LIGHTING

RESTORE METAL
FILIGREE

RESTORE EXISTING
LIGHTING

NEW STOREFRONT

NEW ACCENT
LIGHTING



ENTRY PRECEDENT

SOUTH LOBBY - SW WASHINGTON STREET

METAL FILIGREE IN SPIRIT OF SOUTH LOBBY ENTRANCE

COFFERS IN SPIRIT OF SOUTH LOBBY ENTRANCE

NEW STEEL STOREFRONT

ACCENT LIGHTING



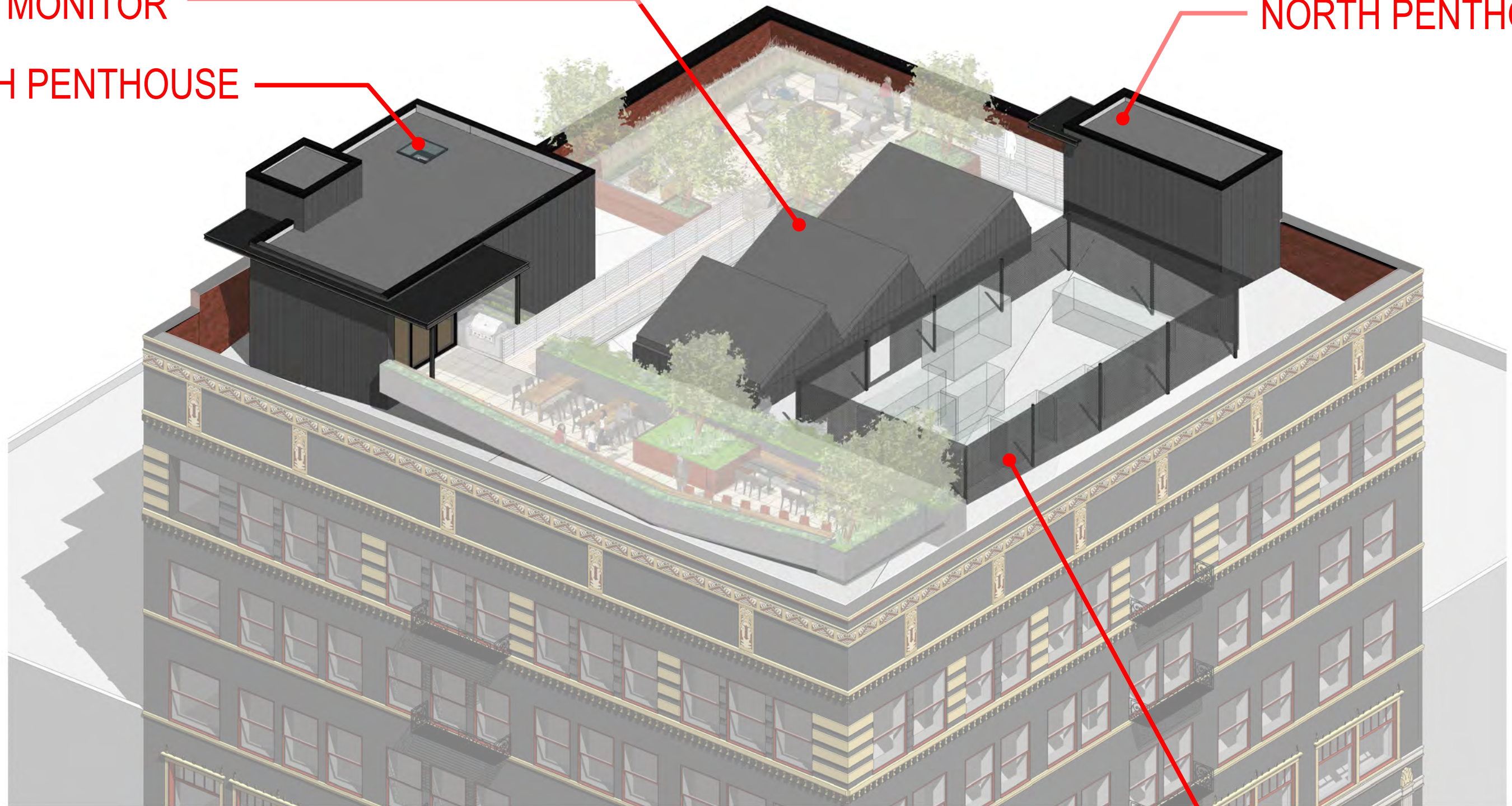
STOREFRONT PRECEDENT

NEW NORTH LOBBY - SW 10TH AVENUE

ROOF MONITOR

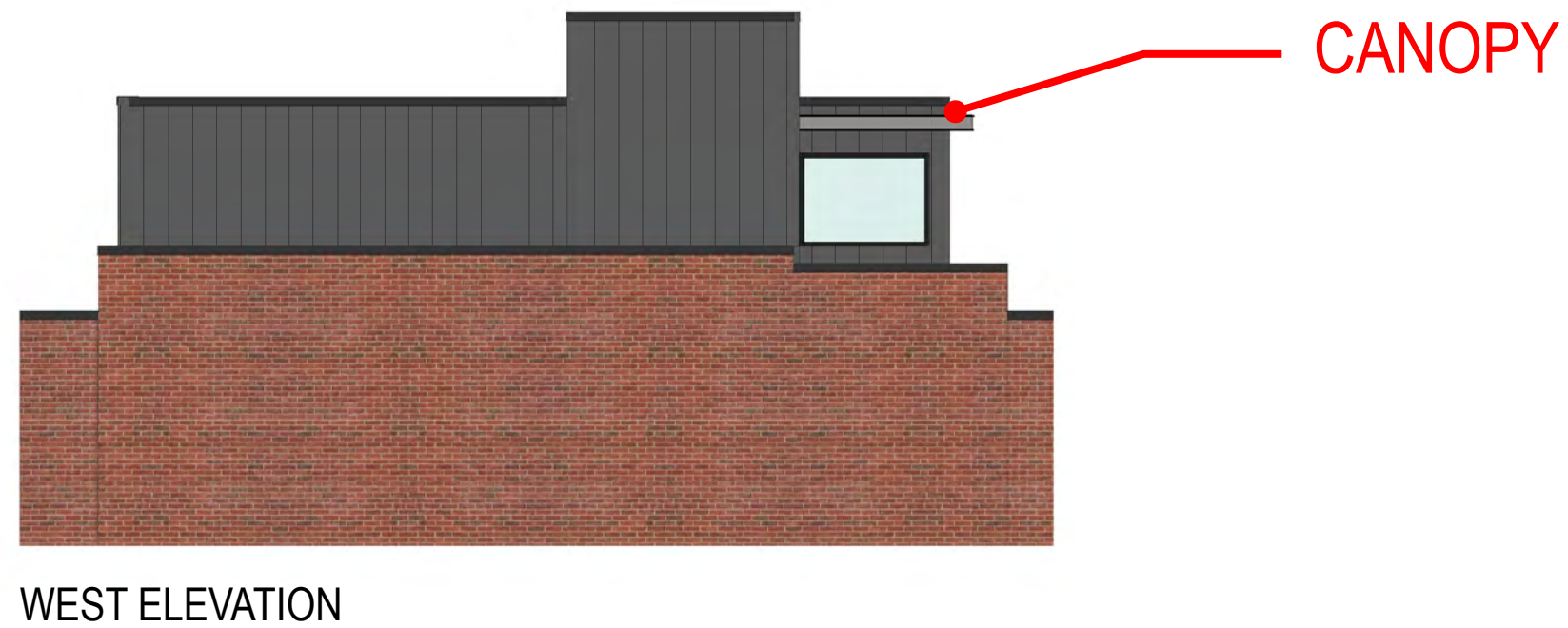
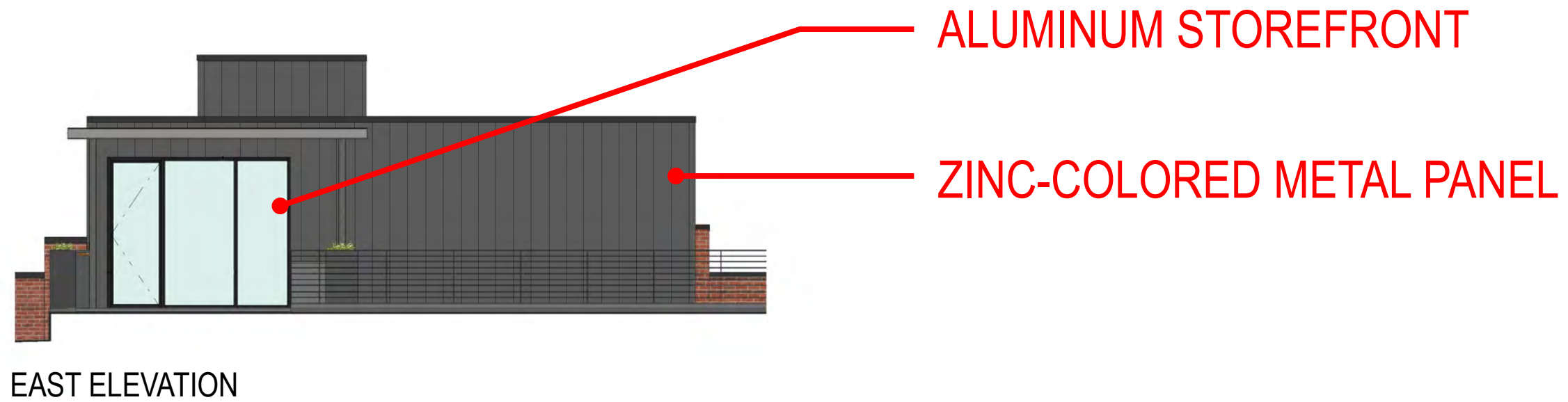
SOUTH PENTHOUSE

NORTH PENTHOUSE

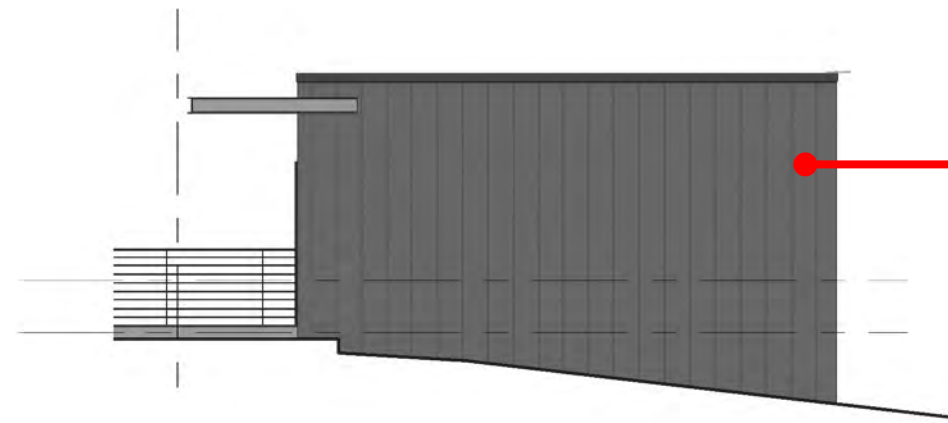


MECHANICAL
SCREEN

ROOF - BUILDING ELEMENTS

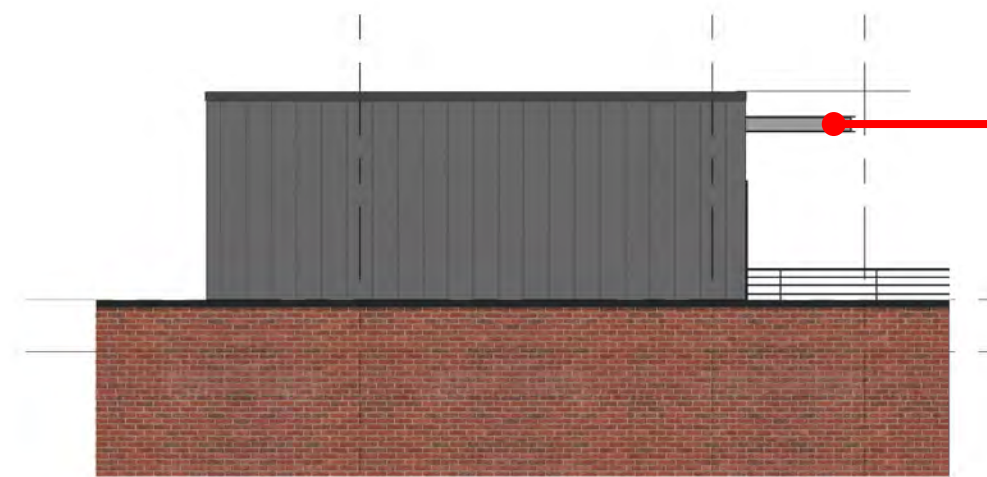


SOUTH PENTHOUSE ELEVATIONS



ZINC-COLORED METAL PANEL

SOUTH ELEVATION

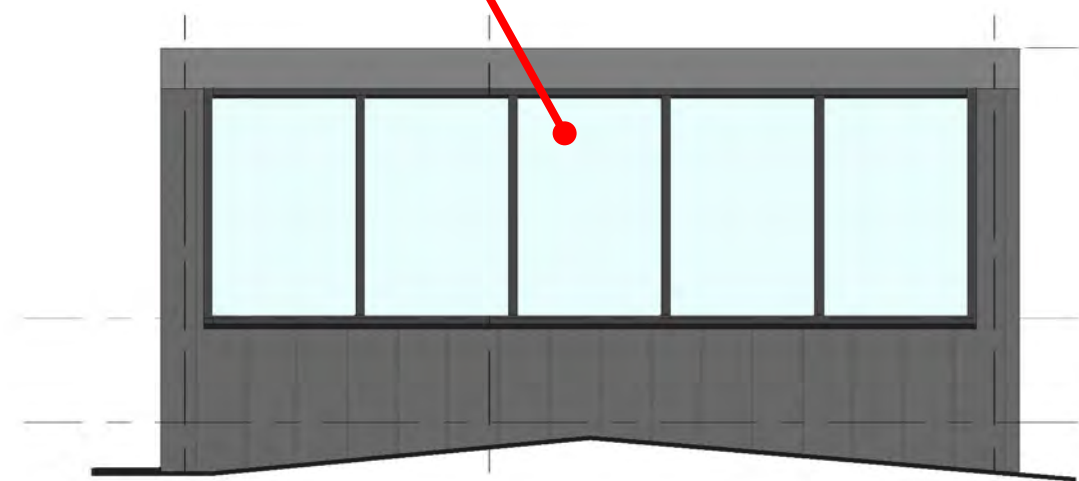


CANOPY

NORTH ELEVATION

WEST ELEVATION

SLOPED GLAZING



NORTH ELEVATION

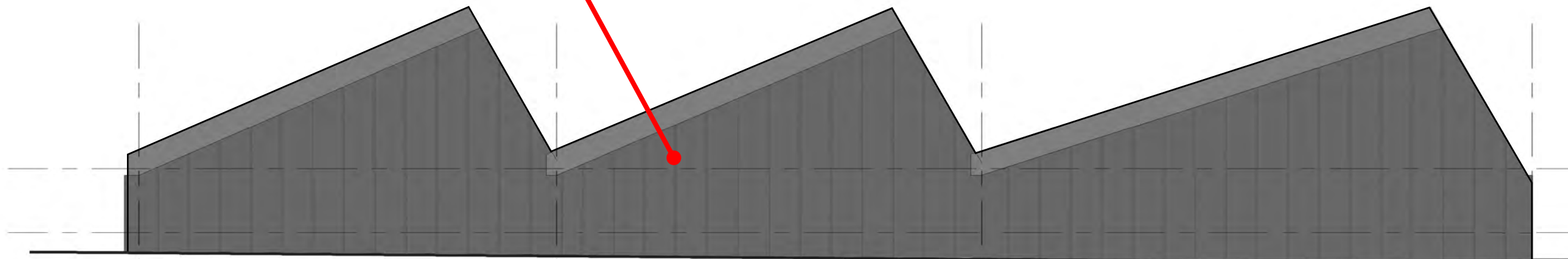


MATERIAL PRECEDENT



SKYLIGHT PRECEDENT

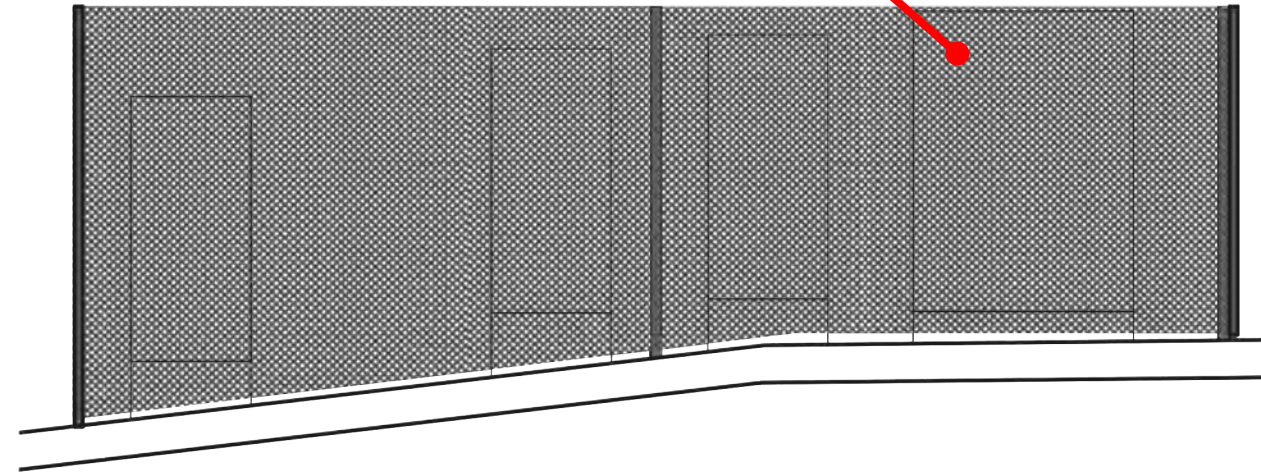
ZINC-COLORED METAL PANEL



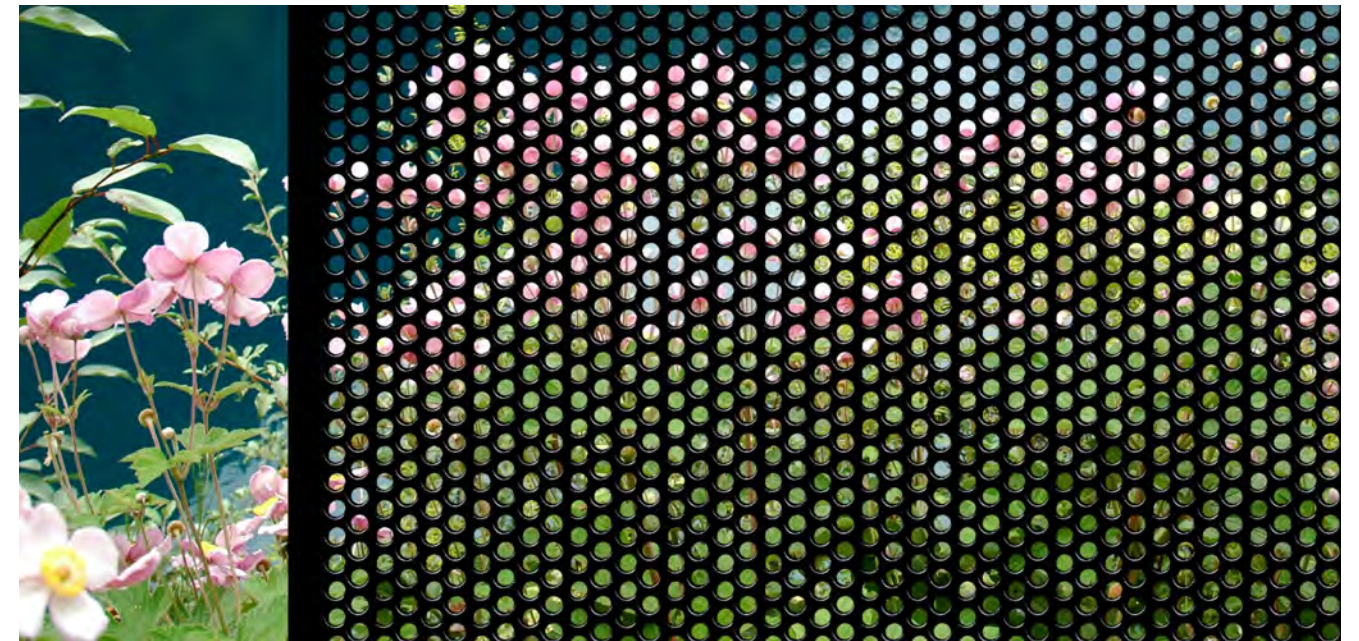
EAST ELEVATION

ROOF MONITORS

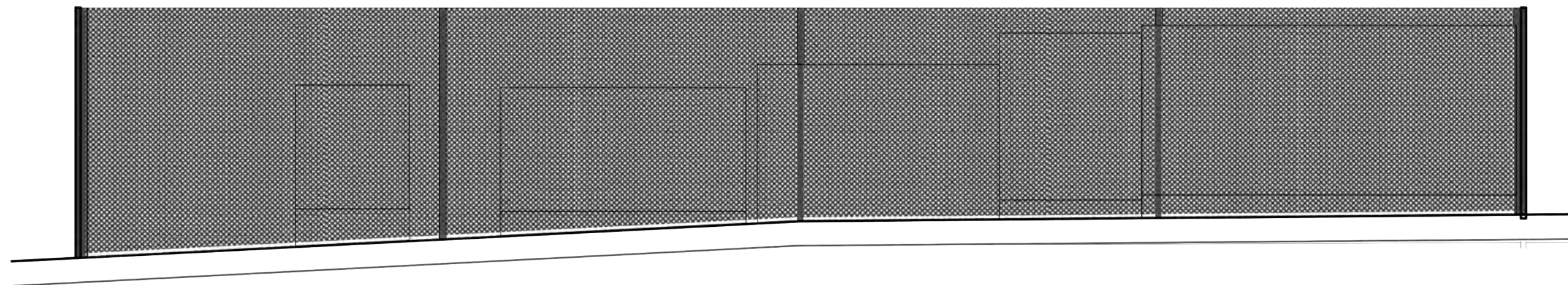
PERFORATED METAL SCREEN



NORTH ELEVATION



MATERIAL PRECEDENT

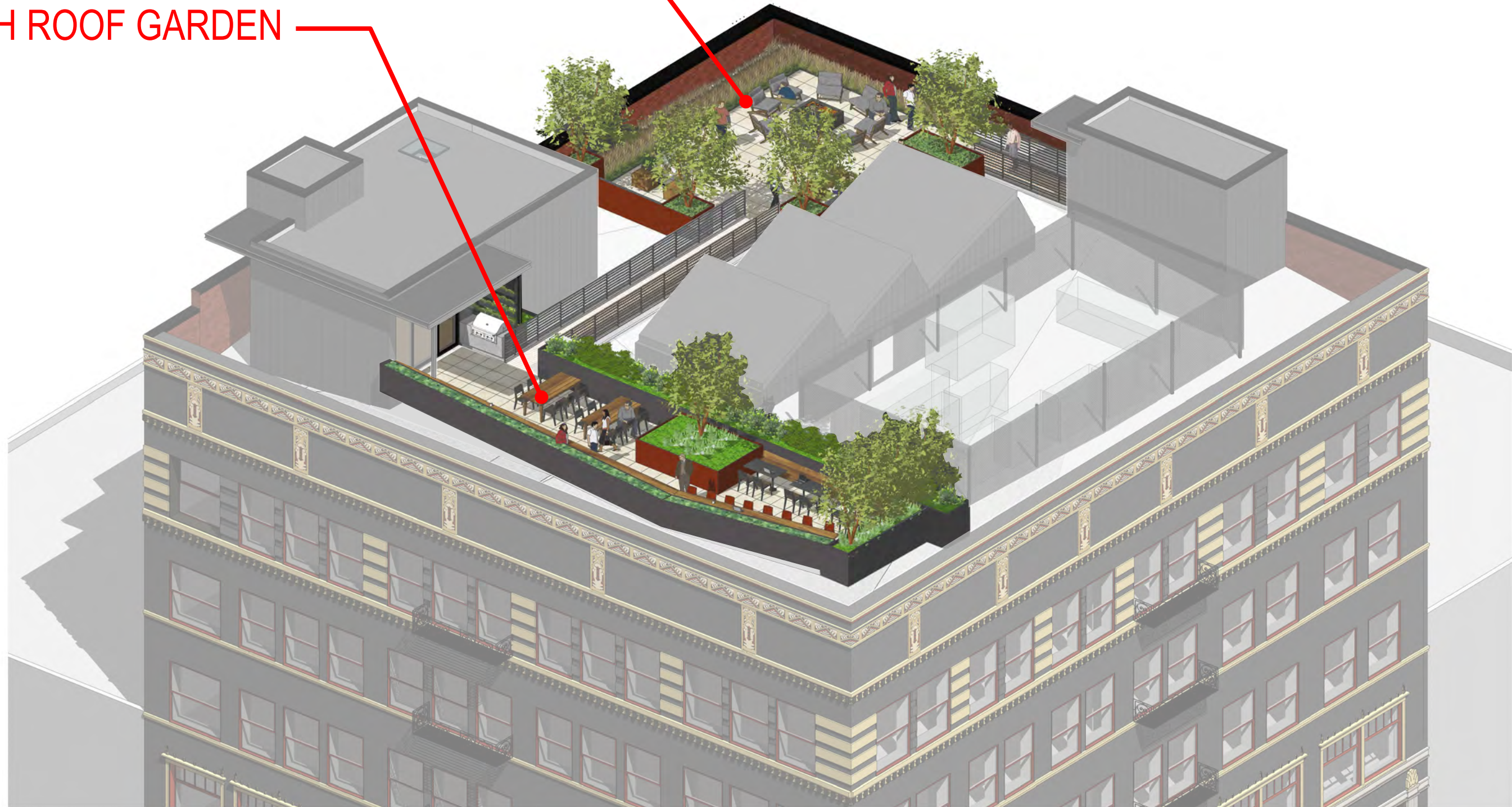


EAST ELEVATION

MECHANICAL SCREEN

NORTH ROOF GARDEN

SOUTH ROOF GARDEN



ROOF - LANDSCAPE ELEMENTS



Low Perimeter Lighting



Lighting under Built-In Furniture



Painted Steel Built-In Grill and Planters



Built-In Lounge Furniture



Painted Steel Fire Pit



Painted Steel Planters



Counter Work Area



PLANT PALETTE - SOUTH GARDEN



Lagerstroemia indica 'Natchez'
Natchez Crape Myrtle
Deciduous 15'h x 15'w



Laurus nobilis 'MonRik'
Little Ragu Sweet Bay
Evergreen 6'h x w
#5 Cont / 4' O.C.



Pinus strobus 'Blue Shag'
Blue Shag Eastern White Pine
Evergreen 3'h x w
#5 Cont / 2.5' O.C.



Liriope muscari 'Big Blue'
Big Blue Lilyturf
Evergreen 18''h x w
#1 Cont / 1' O.C.



Cyrtomium fortunei
Fortune's Holly Fern
Evergreen 1'-2'h x w
#1 Cont / 18'' O.C.



Euonymus fortunei
Wintercreeper
Evergreen 1'-2'h x spreading
#1 Cont / 18'' O.C.



Sedum rupestre 'Angelina'
Angelina Stonecrop
Evergreen 6''h x 30''w
#1 Cont / 1' O.C.



Sedum forsterianum 'Oracle'
Oracle Stonecrop
Evergreen 6''h x 9''-12''w
#1 Cont / 1' O.C.

PLANT PALETTE - NORTH GARDEN



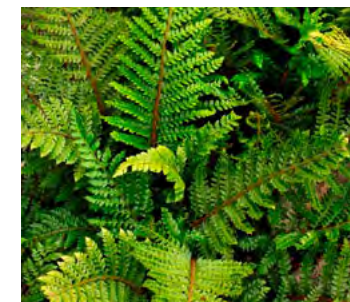
Lagerstroemia indica 'Natchez'
Natchez Crape Myrtle
Deciduous 15'h x 15'w



Nassella tenuissima
Mexican Feather Grass
Evergreen 18'' h x 18''w
30''h in bloom, #1 Cont / 18'' O.C.



Allium sphaerocephalon
Drumstick Allium
Bulb, Summer bloom 24''-30''h



Polystichum polyblepharum
Tassel Fern
Evergreen 18''h x w
#1 Cont / 18'' O.C.



Liriope muscari 'Big Blue'
Big Blue Lilyturf
Evergreen 18''h x w
#1 Cont / 1' O.C.



Cephalotaxus harringtonia
Prostrata Plum Yew
Evergreen 2'-3'h x w
#1 Cont / 18'' O.C.



Ecoroof - Low Sedums
Etera Tuff Stuff Sedum Tile



JONES ARCHITECTURE

lango.hansen

LANDSCAPE ARCHITECTS PC

THANK YOU

JONES ARCHITECTURE

lango.hansen

LANDSCAPE ARCHITECTS PC

