



TEN WEST

TYPE III DESIGN REVIEW
SUBMITTAL 04 • AUGUST 8, 2017
LAND USE APPLICATION NUMBER: 17-180220 DZ
"C" EXHIBITS: DESIGN DRAWINGS

TEN WEST

1017 SW WASHINGTON STREET, PORTLAND OREGON 97205

TYPE III DESIGN REVIEW

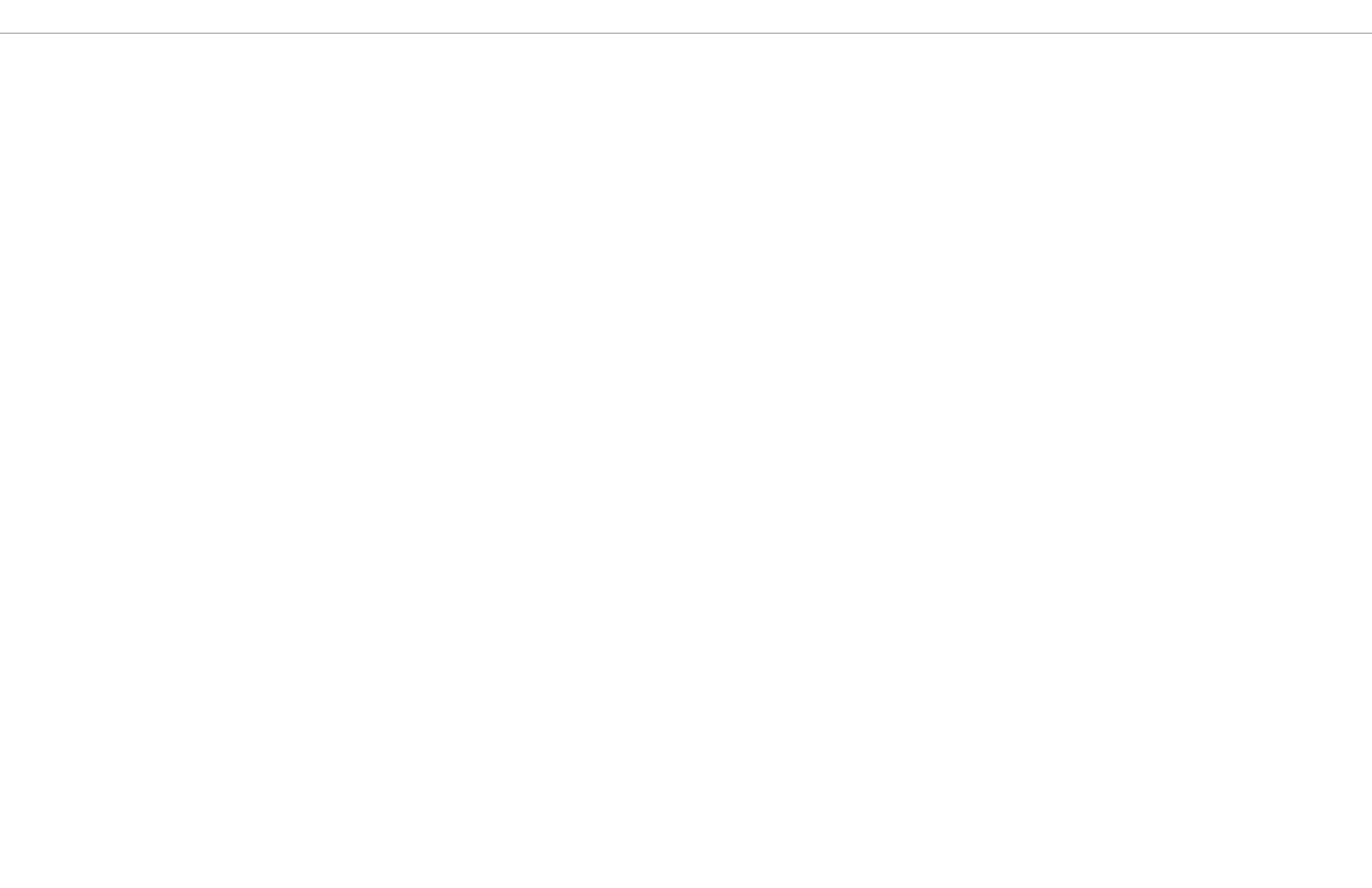
SUBMITTAL 04 • AUGUST 8, 2017

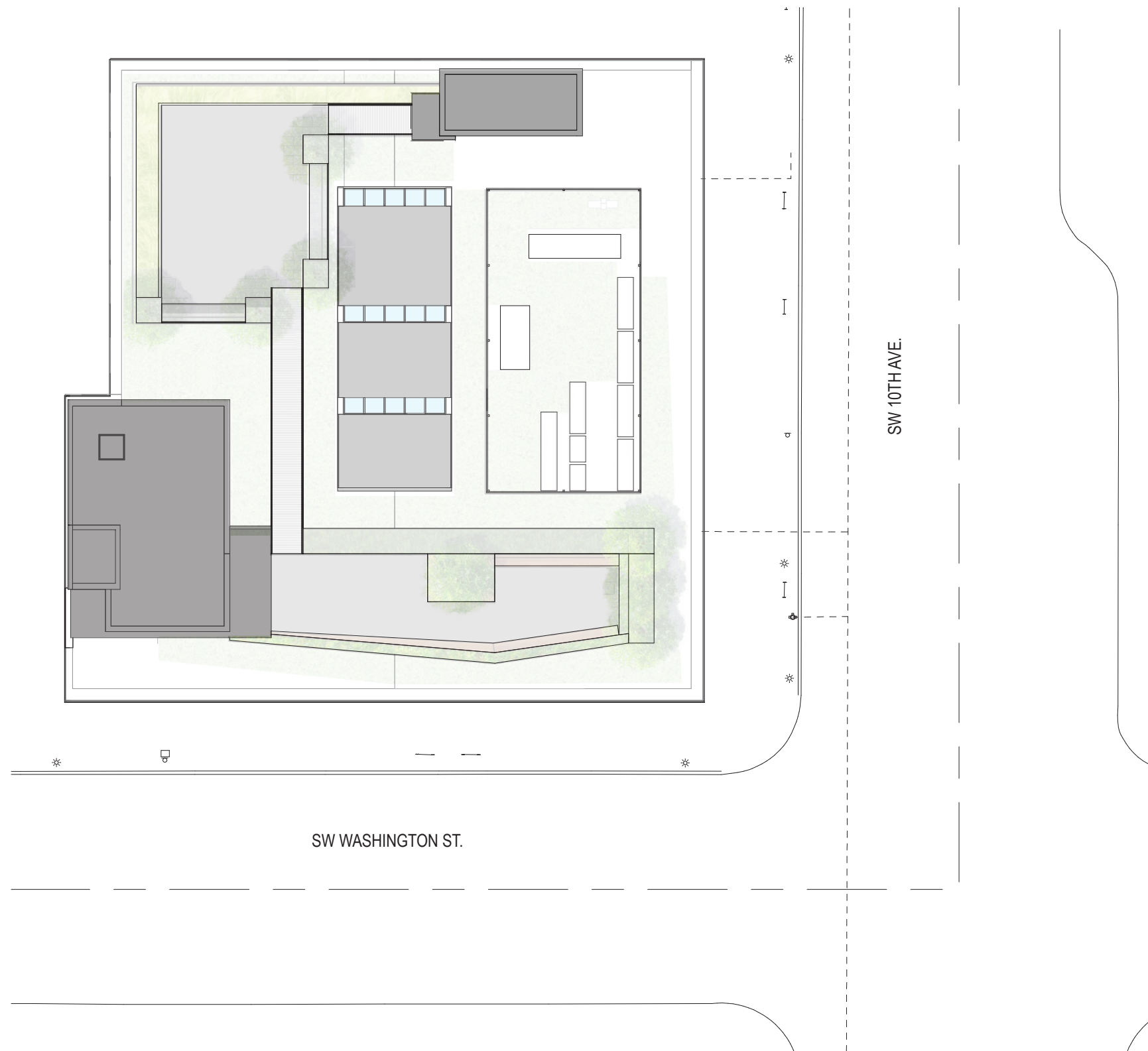
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"C" EXHIBITS: DESIGN DRAWINGS

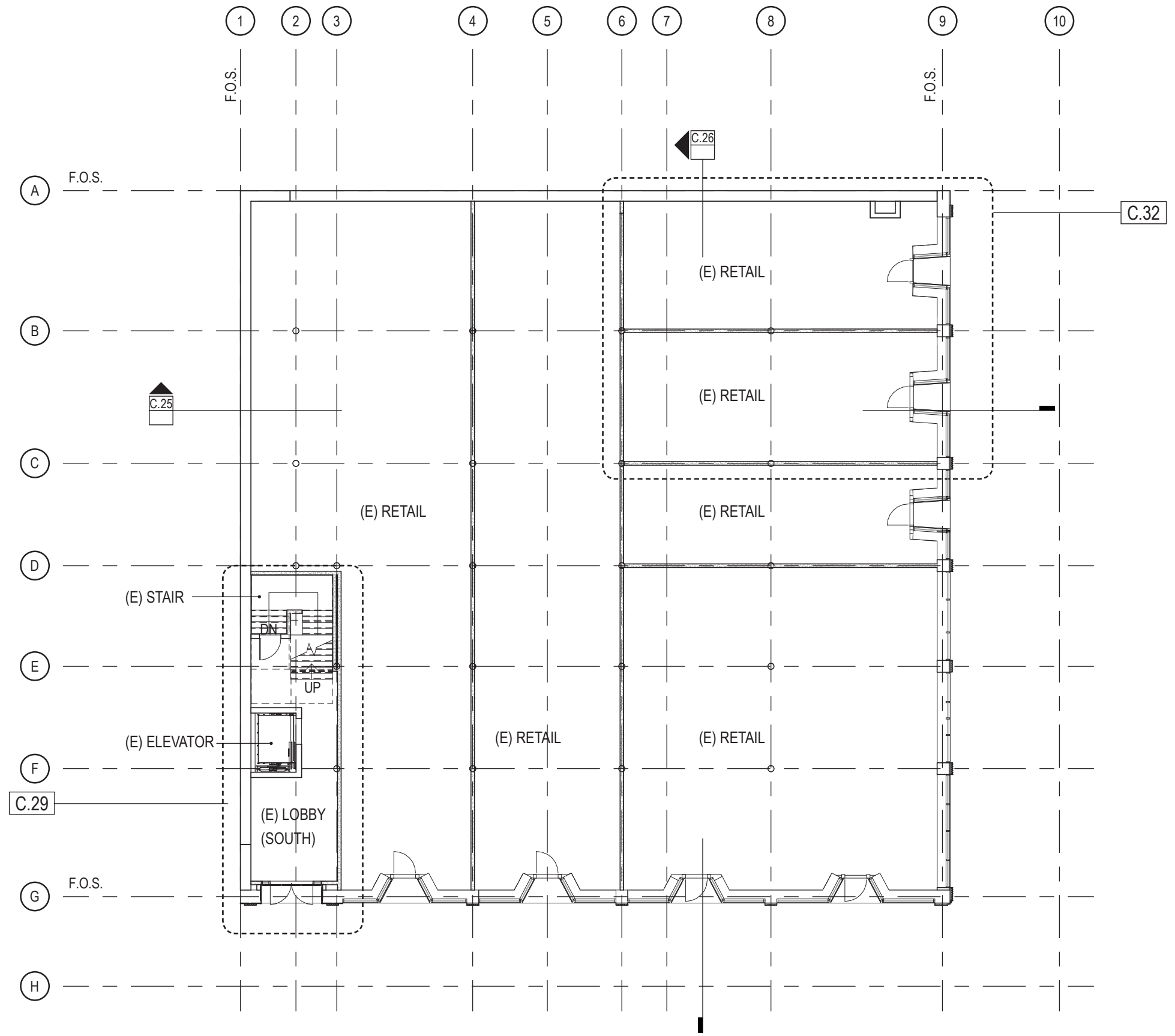
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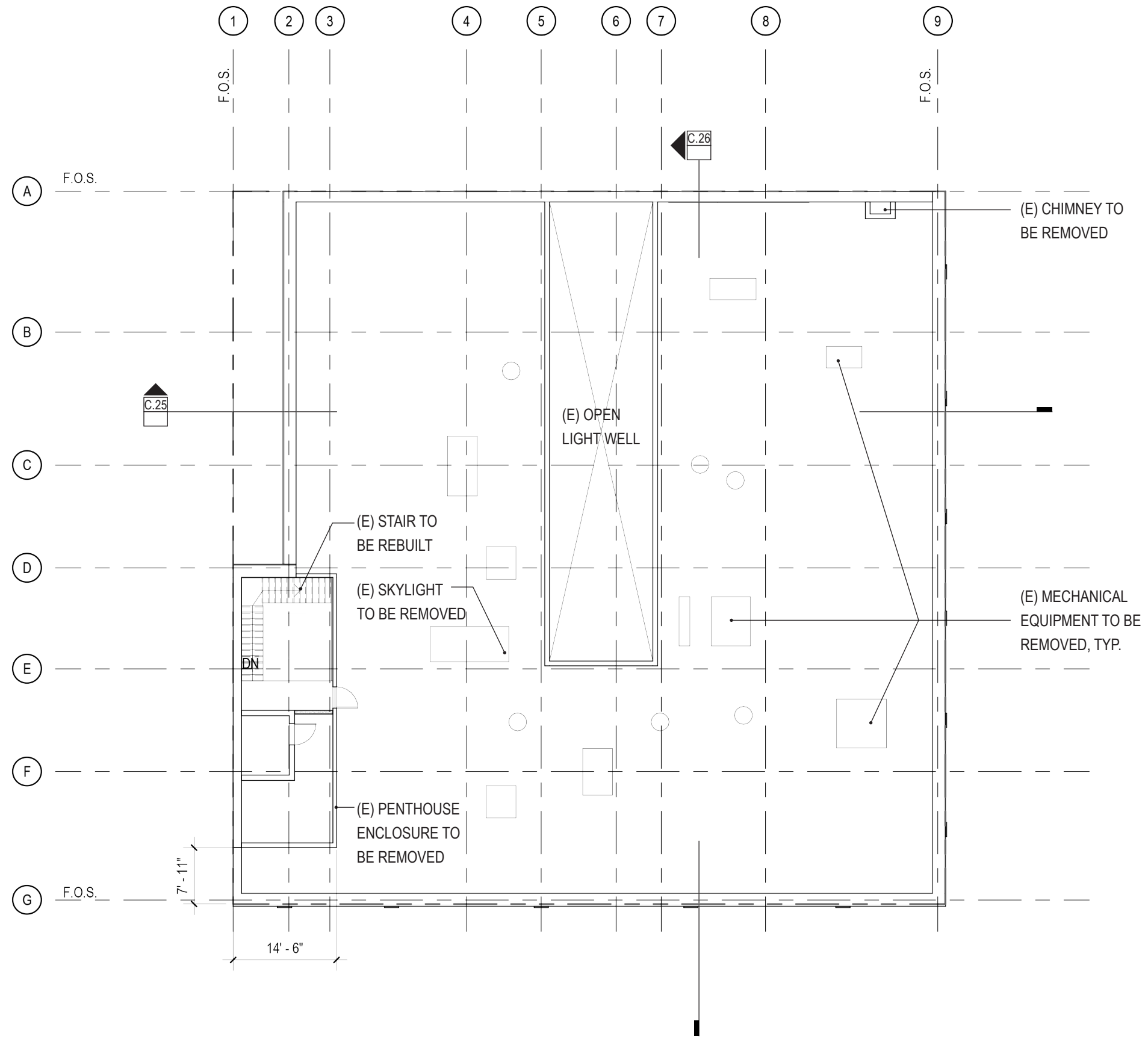




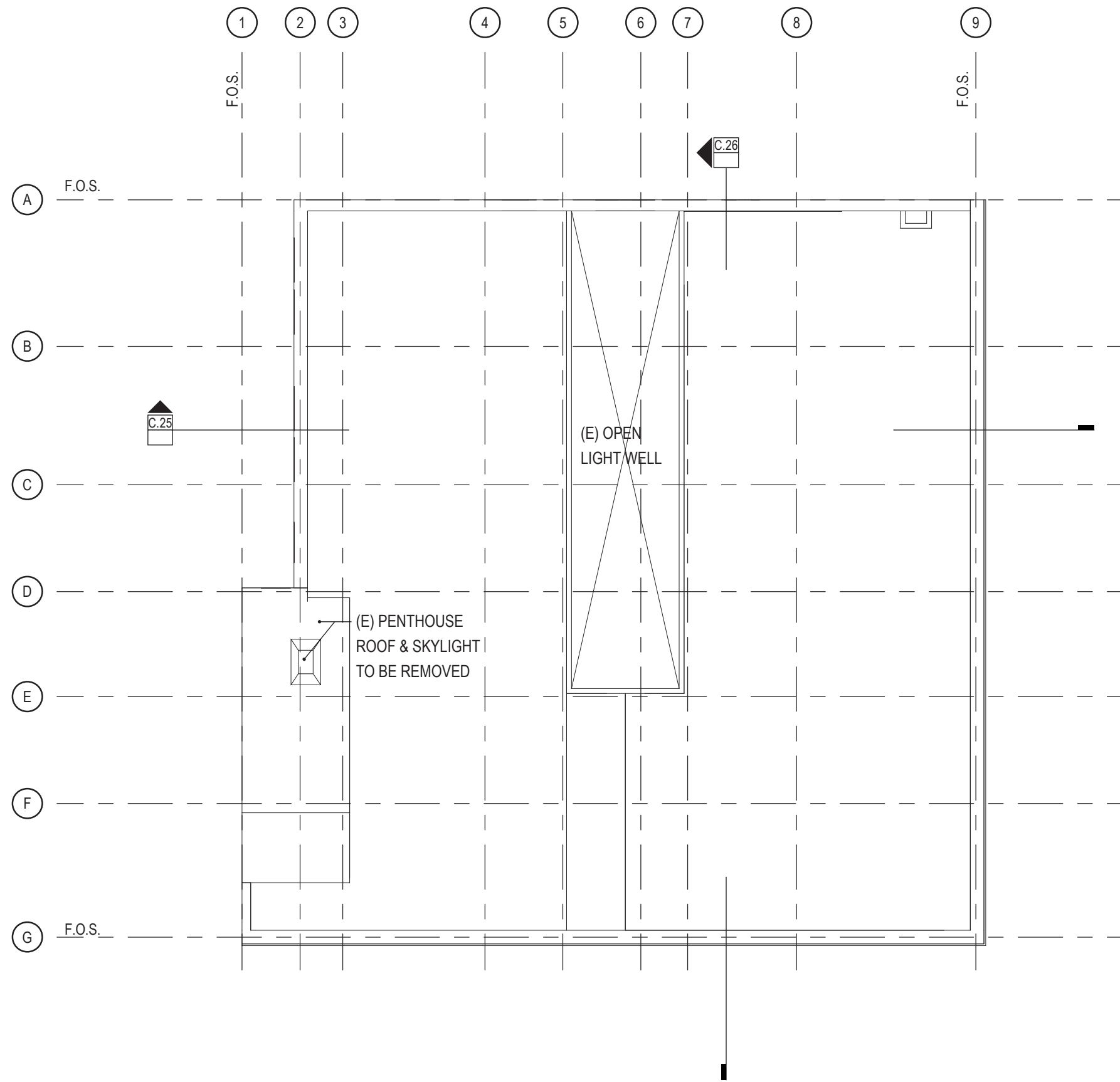
SITE PLAN
1" = 20'-0"



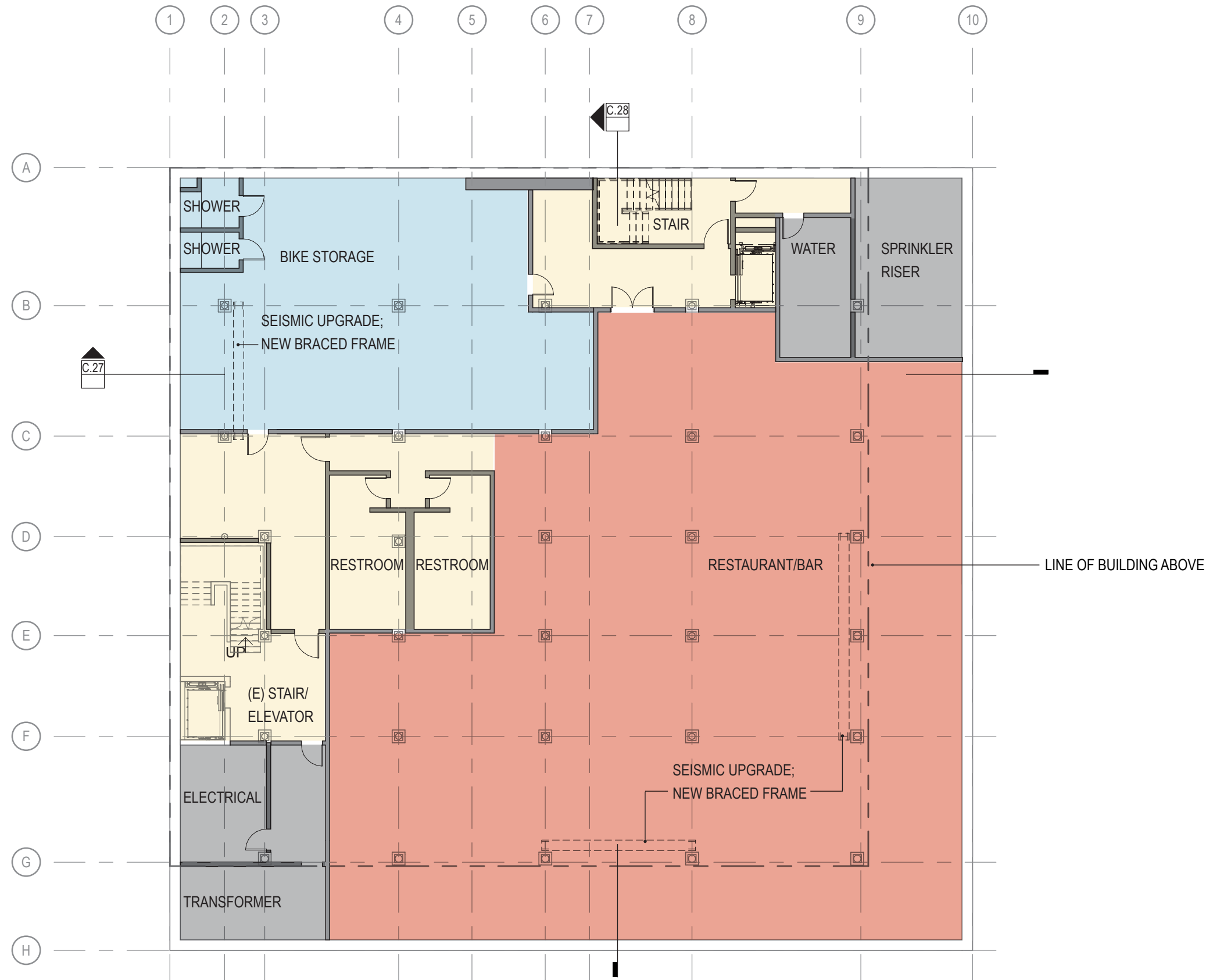
EXISTING FLOOR PLAN - GROUND STORY
1/16" = 1'-0"



EXISTING PLAN - ROOF COURT
1/16" = 1'-0"

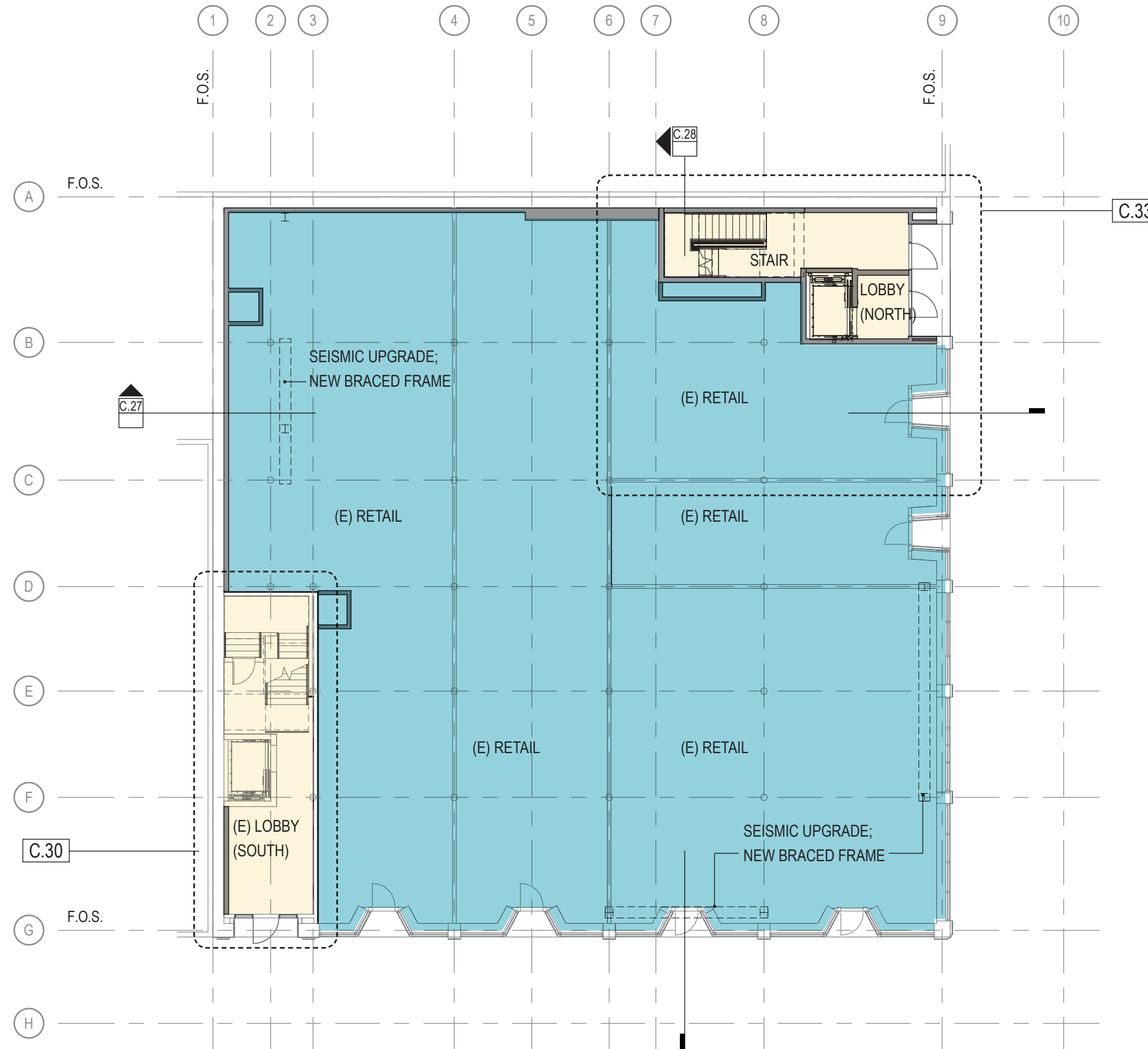


EXISTING PLAN - PENTHOUSE ROOF
1/16" = 1'-0"



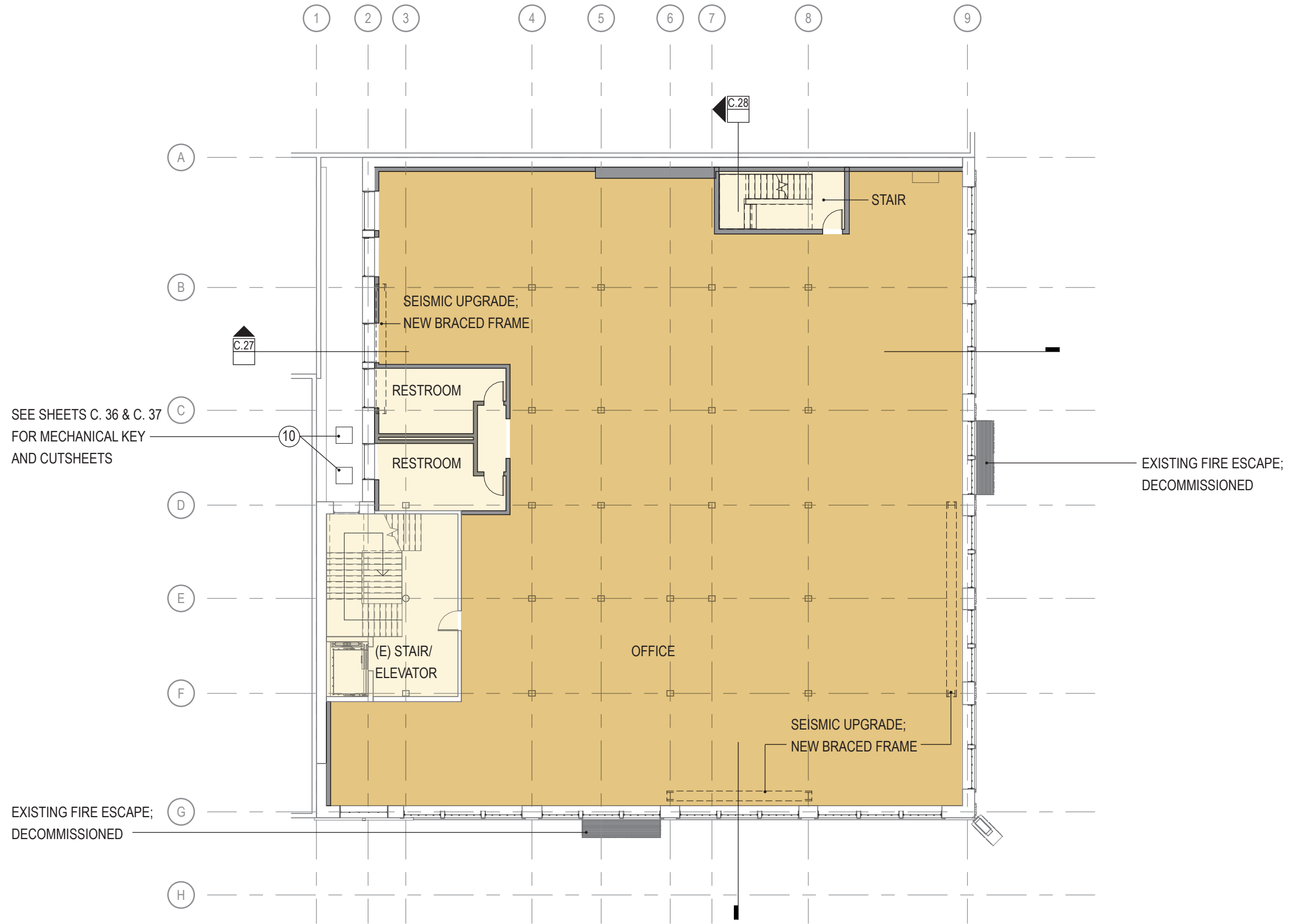
FLOOR PLAN - BASEMENT
1/16" = 1'-0"

SERVICE	CIRCULATION/SUPPORT	RESTAURANT/BAR	OFFICE	AMENITY	RETAIL
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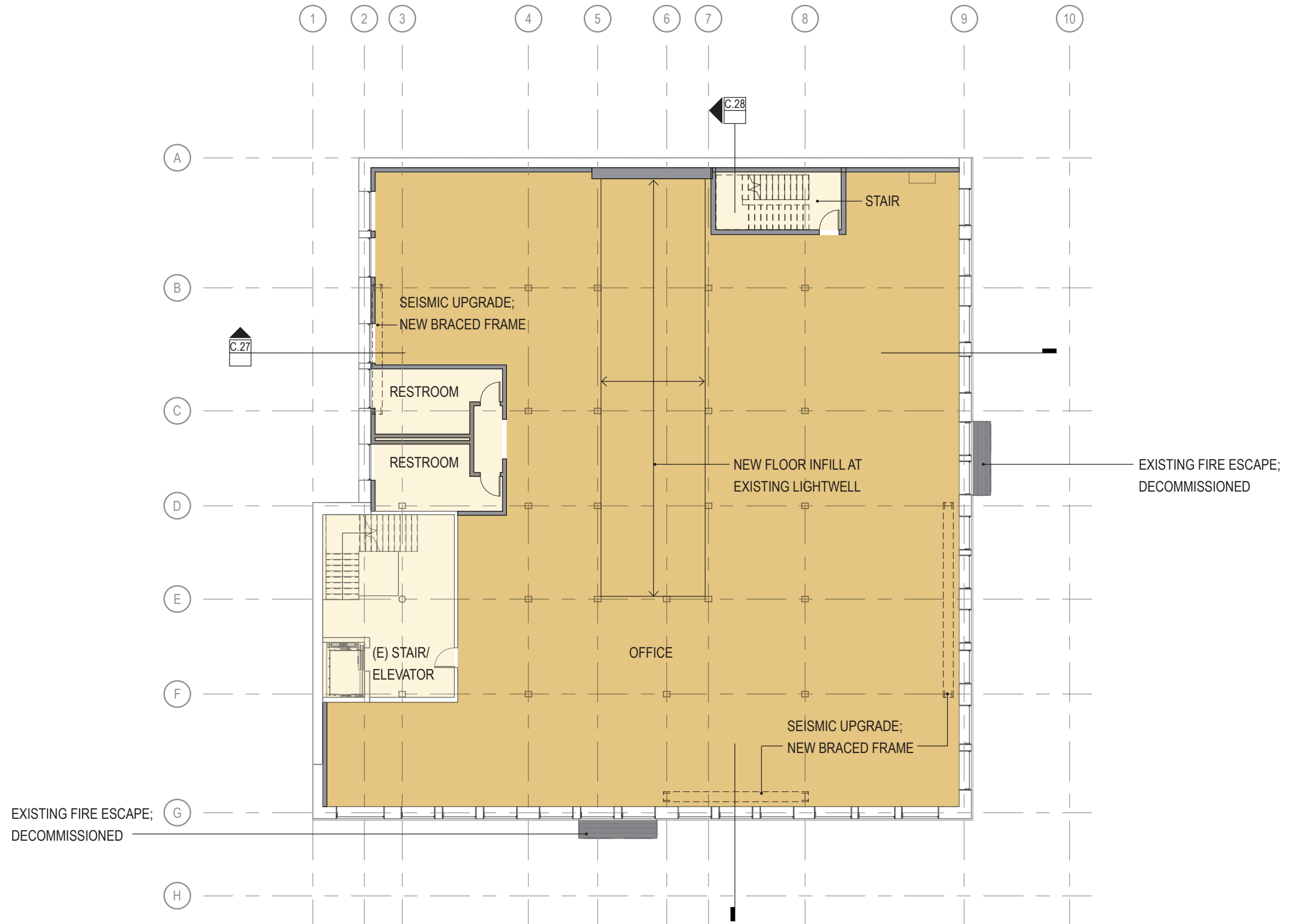
FLOOR PLAN - GROUND STORY
 1/16" = 1'-0"

SERVICE	CIRCULATION/SUPPORT	RESTAURANT/BAR	OFFICE	AMENITY	RETAIL
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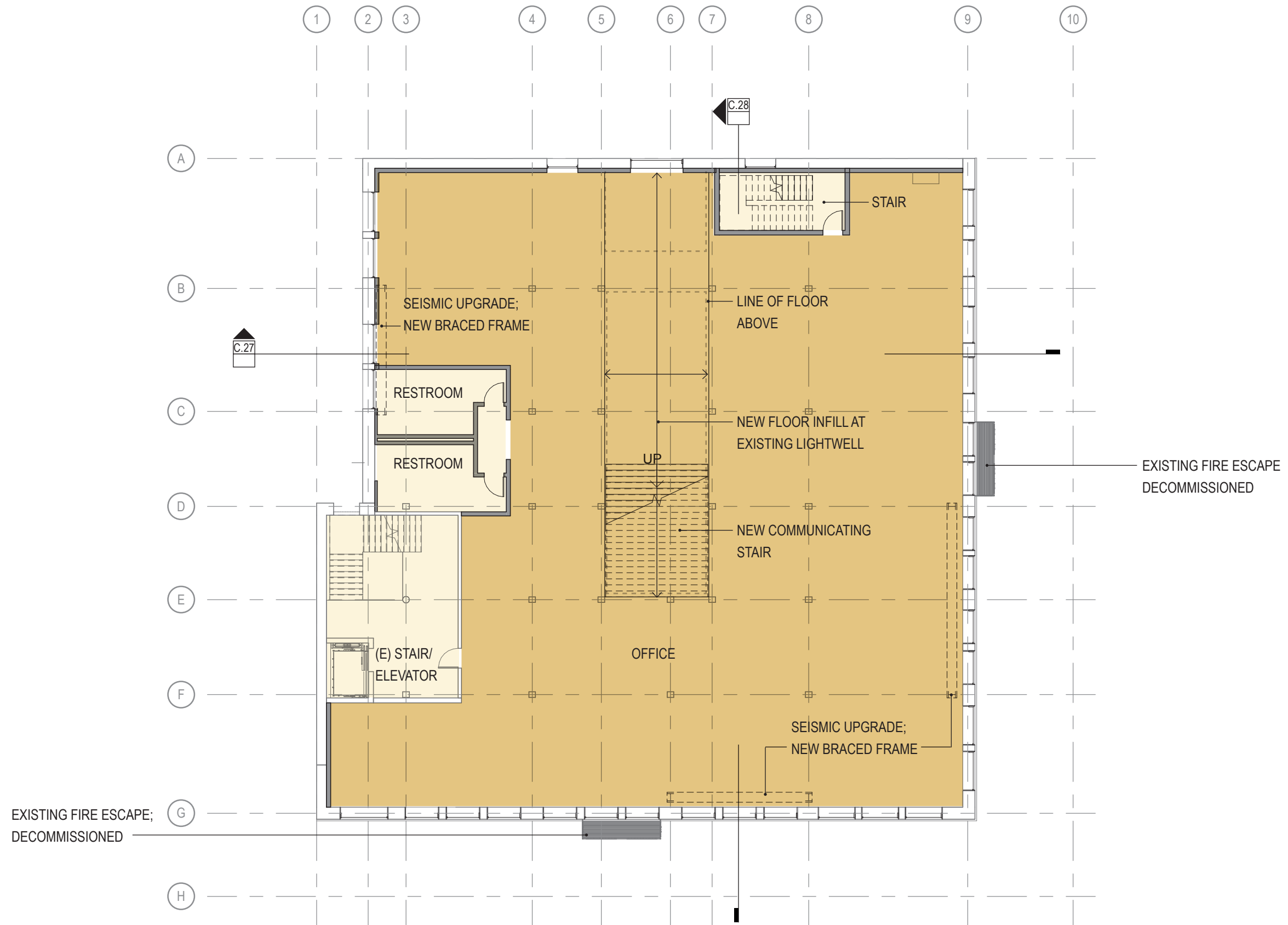
FLOOR PLAN - SECOND STORY
1/16" = 1'-0"

SERVICE	CIRCULATION/SUPPORT	RESTAURANT/BAR	OFFICE	AMENITY	RETAIL
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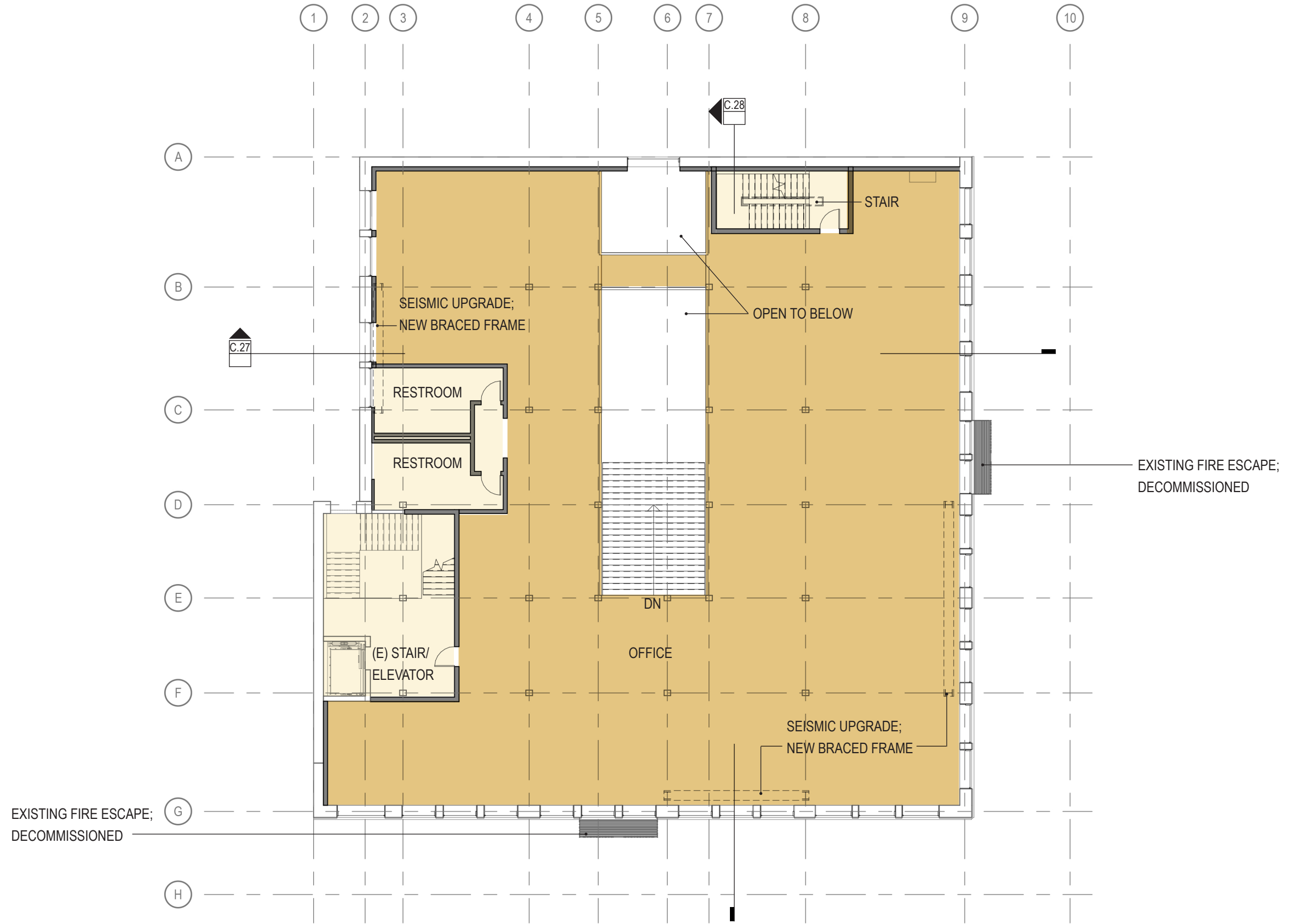
FLOOR PLAN - THIRD STORY PLAN
 1/16" = 1'-0"

SERVICE	CIRCULATION/SUPPORT	RESTAURANT/BAR	OFFICE	AMENITY	RETAIL
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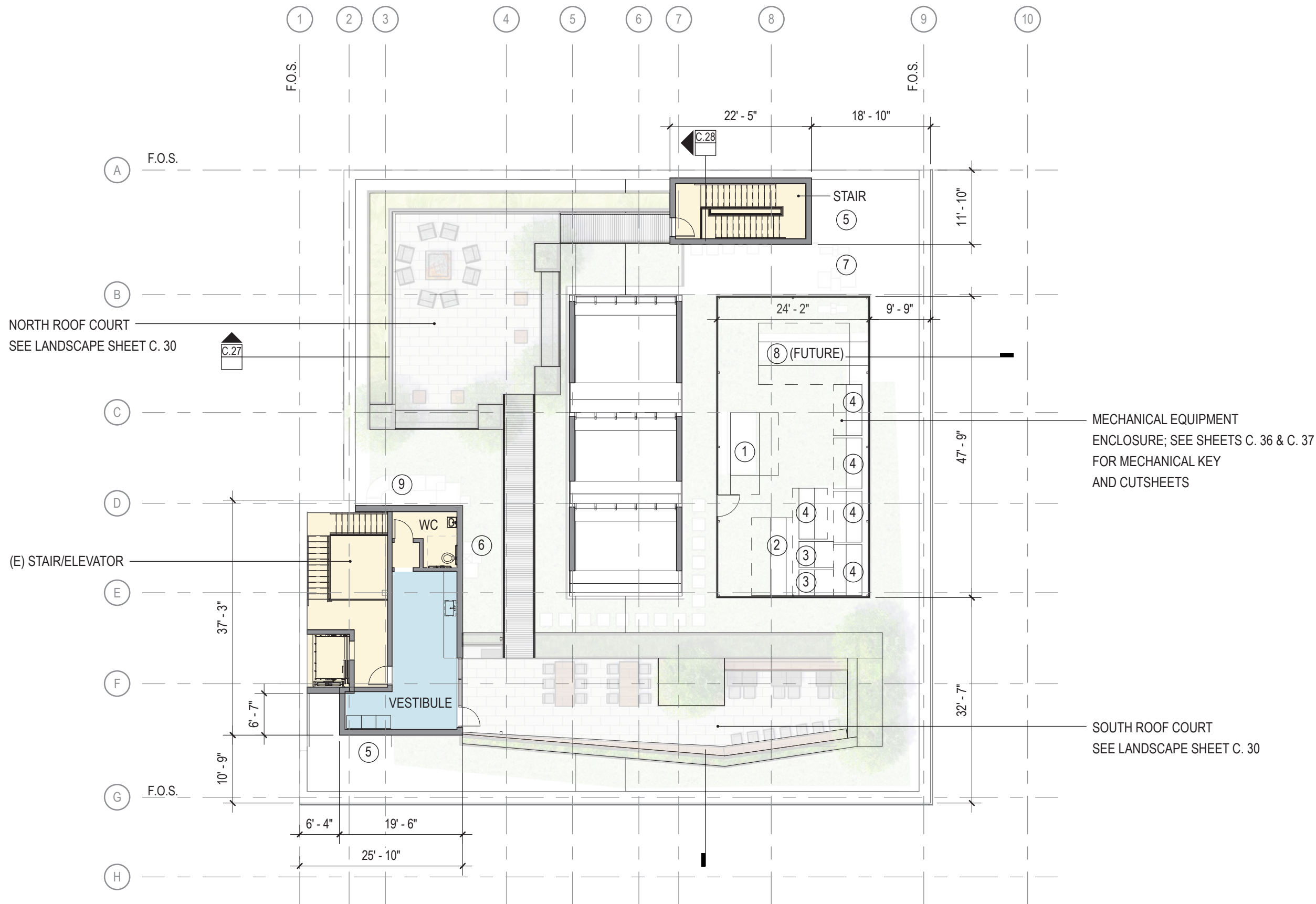
FLOOR PLAN - FOURTH STORY
1/16" = 1'-0"

SERVICE	CIRCULATION/SUPPORT	RESTAURANT/BAR	OFFICE	AMENITY	RETAIL
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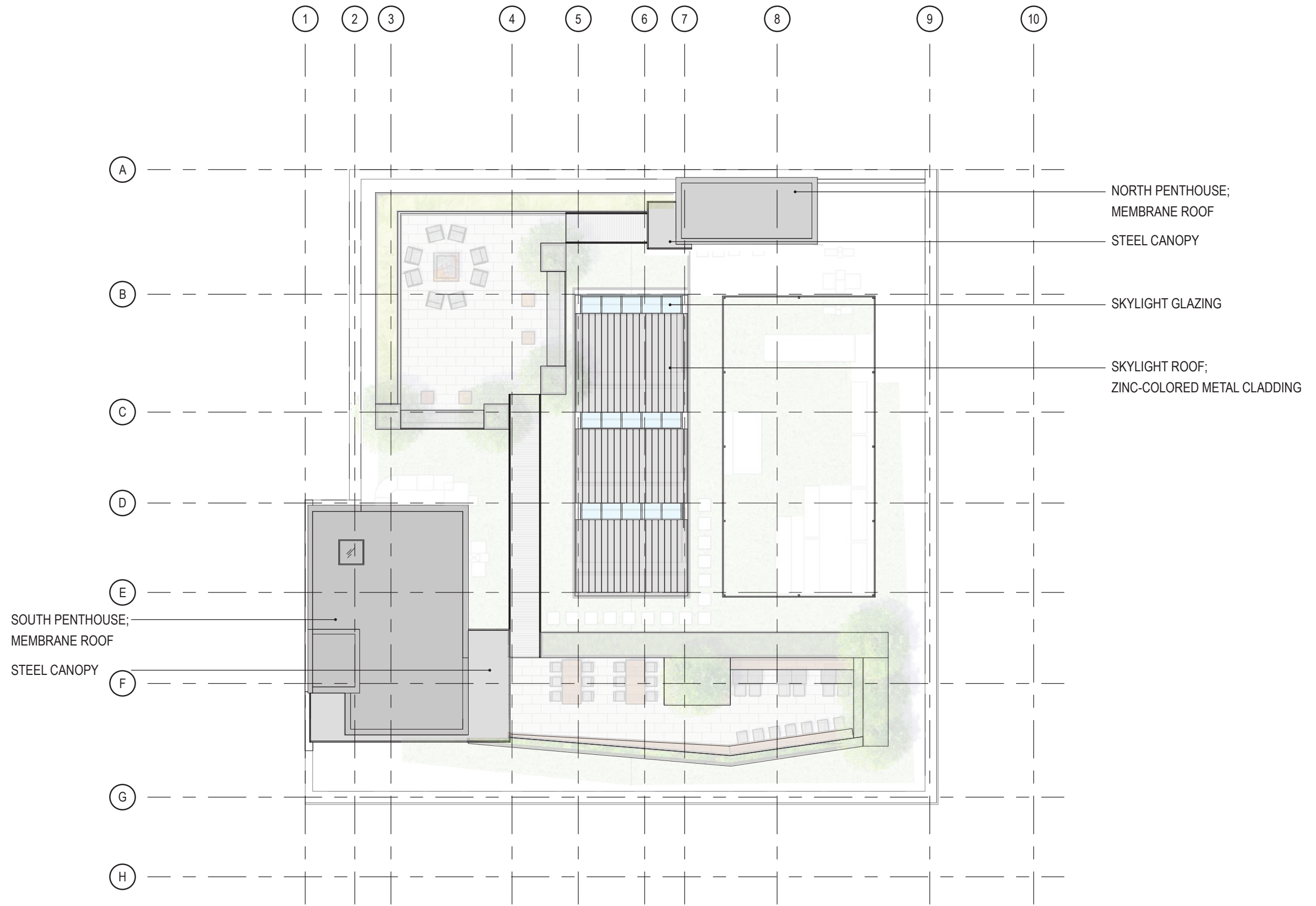
FIFTH STORY PLAN
1/16" = 1'-0"

SERVICE	CIRCULATION/SUPPORT	RESTAURANT/BAR	OFFICE	AMENITY	RETAIL
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FLOOR PLAN - ROOF COURT
1/16" = 1'-0"

SERVICE	CIRCULATION/SUPPORT	RESTAURANT/BAR	OFFICE	AMENITY	RETAIL
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ROOF PLAN
1/16" = 1'-0"

SEE APPENDIX: WINDOW
DIAGRAMS FOR EXISTING
& REPLACEMENT WINDOW
INFORMATION

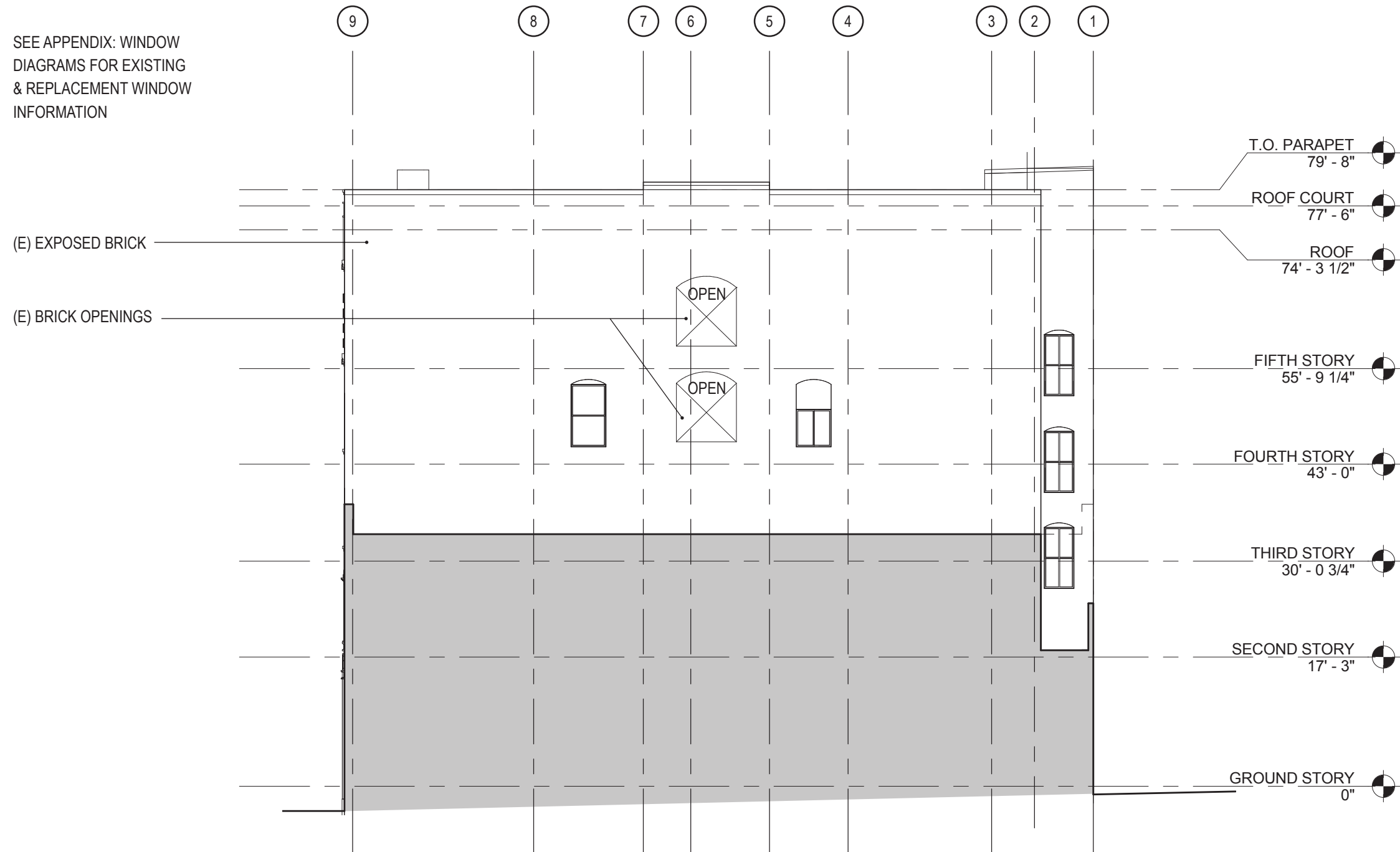


EXISTING SOUTH ELEVATION - BLACK + WHITE
1/16" = 1'-0"

SEE APPENDIX: WINDOW
DIAGRAMS FOR EXISTING
& REPLACEMENT WINDOW
INFORMATION



EXISTING EAST ELEVATION - BLACK + WHITE
1/16" = 1'-0"



SEE APPENDIX: WINDOW
DIAGRAMS FOR EXISTING
& REPLACEMENT WINDOW
INFORMATION

(E) EXPOSED BRICK

(E) BRICK OPENINGS

T.O. PARAPET
79' - 8"

ROOF COURT
77' - 6"

ROOF
74' - 3 1/2"

FIFTH STORY
55' - 9 1/4"

FOURTH STORY
43' - 0"

THIRD STORY
30' - 0 3/4"

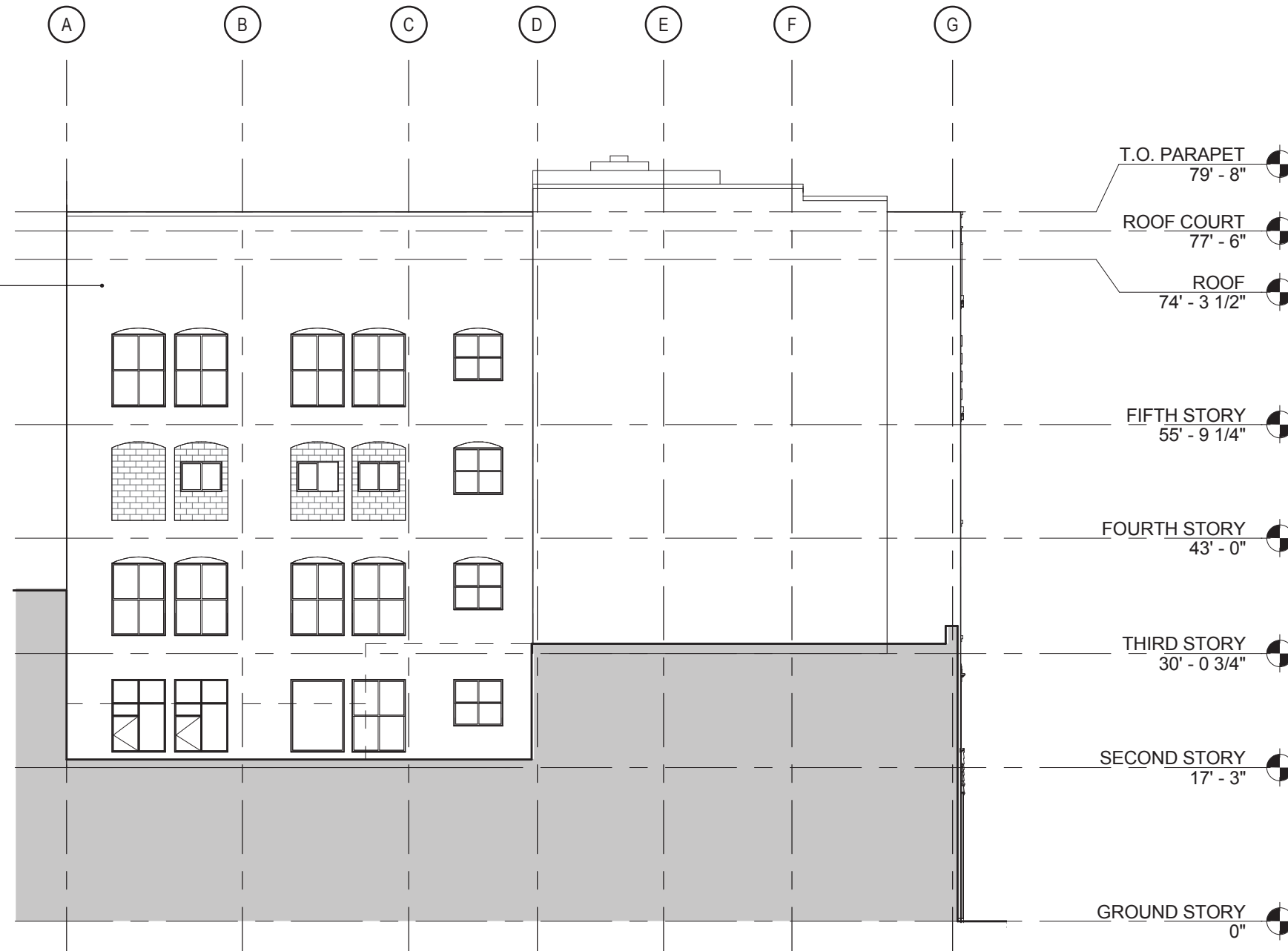
SECOND STORY
17' - 3"

GROUND STORY
0"

EXISTING NORTH ELEVATION - BLACK + WHITE
1/16" = 1'-0"

SEE APPENDIX: WINDOW
DIAGRAMS FOR EXISTING
& REPLACEMENT WINDOW
INFORMATION

(E) EXPOSED BRICK



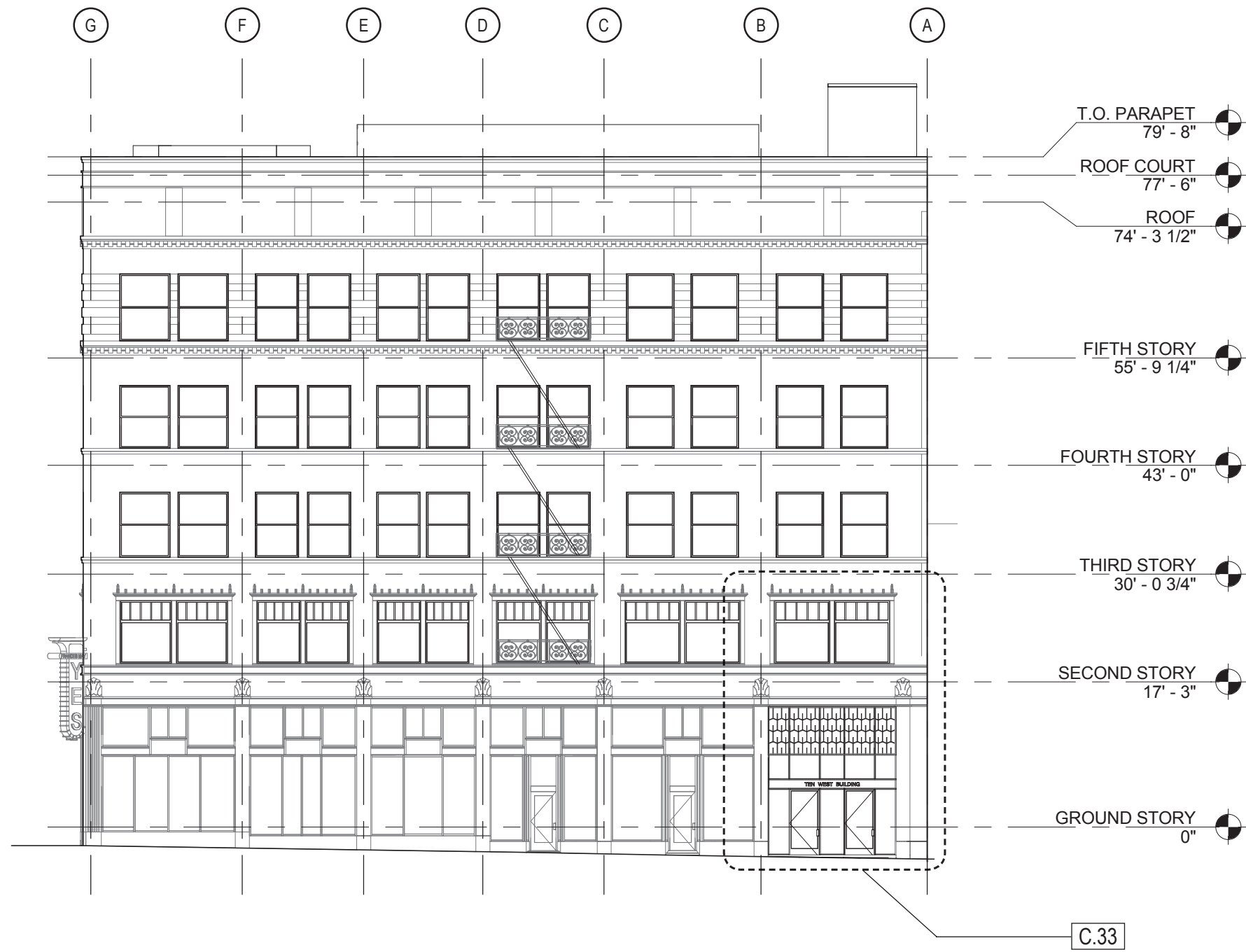
EXISTING WEST ELEVATION - BLACK + WHITE
1/16" = 1'-0"



SOUTH ELEVATION (SW WASHINGTON STREET) BLACK + WHITE
1/16" = 1'-0"



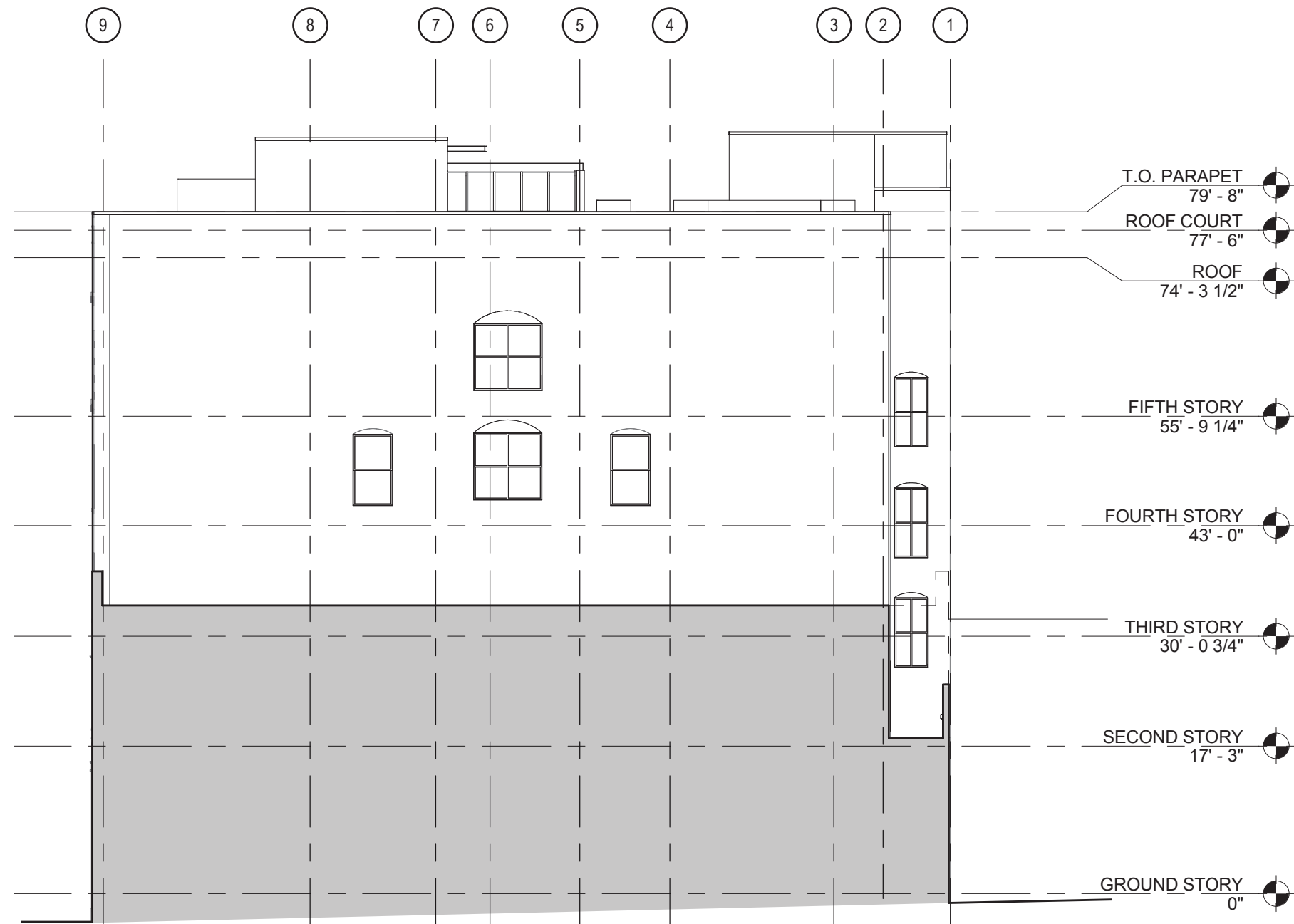
SOUTH ELEVATION - (SW WASHINGTON STREET) COLOR
1/16" = 1'-0"



EAST ELEVATION (SW 10TH AVENUE) - BLACK + WHITE
1/16" = 1'-0"



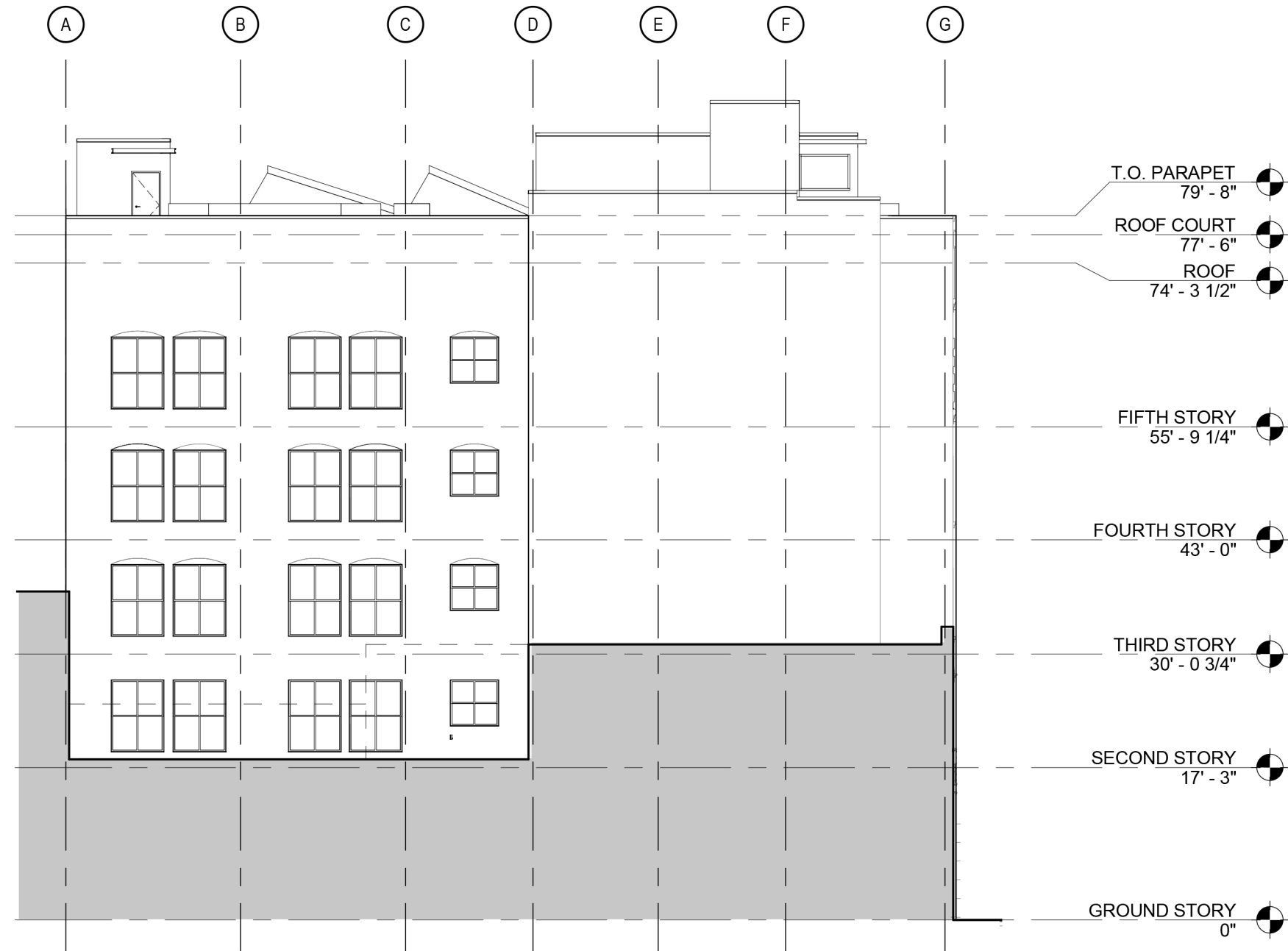
EAST ELEVATION (SW 10TH AVENUE) - COLOR
1/16" = 1'0"



NORTH ELEVATION - BLACK + WHITE
1/16" = 1'-0"



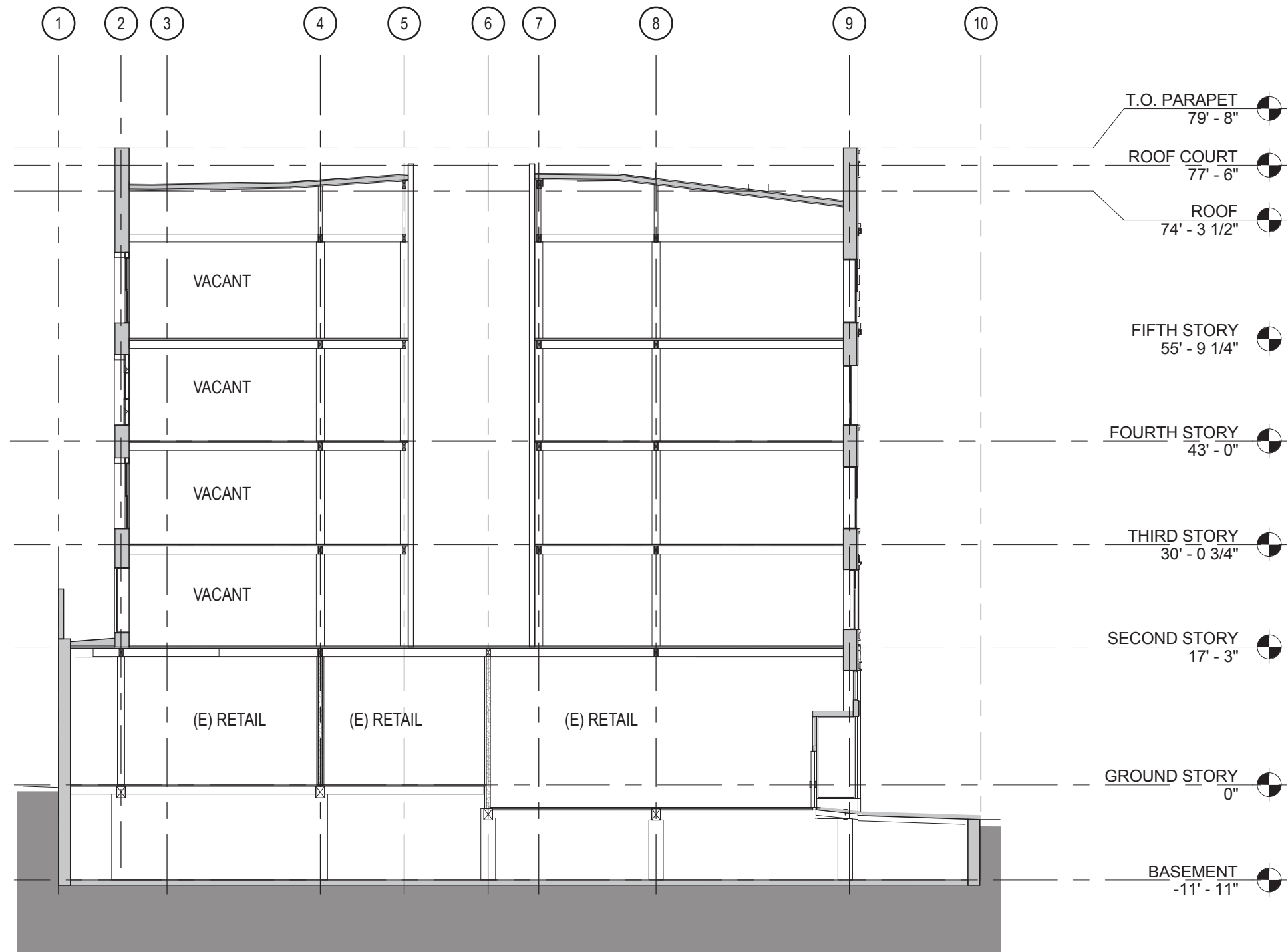
NORTH ELEVATION - COLOR
1/16" = 1'-0"



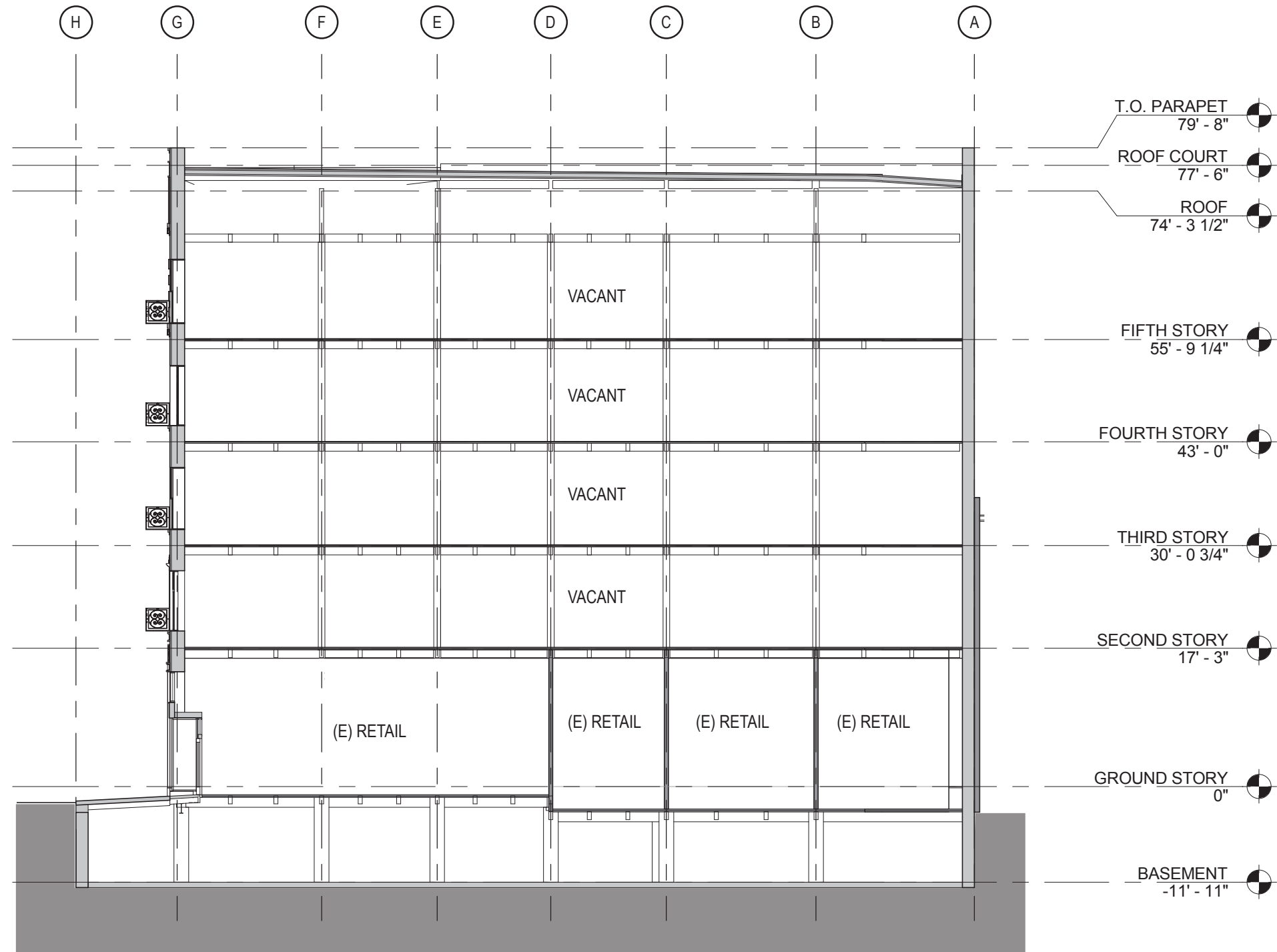
WEST ELEVATION - BLACK & WHITE
1/16" = 1'-0"



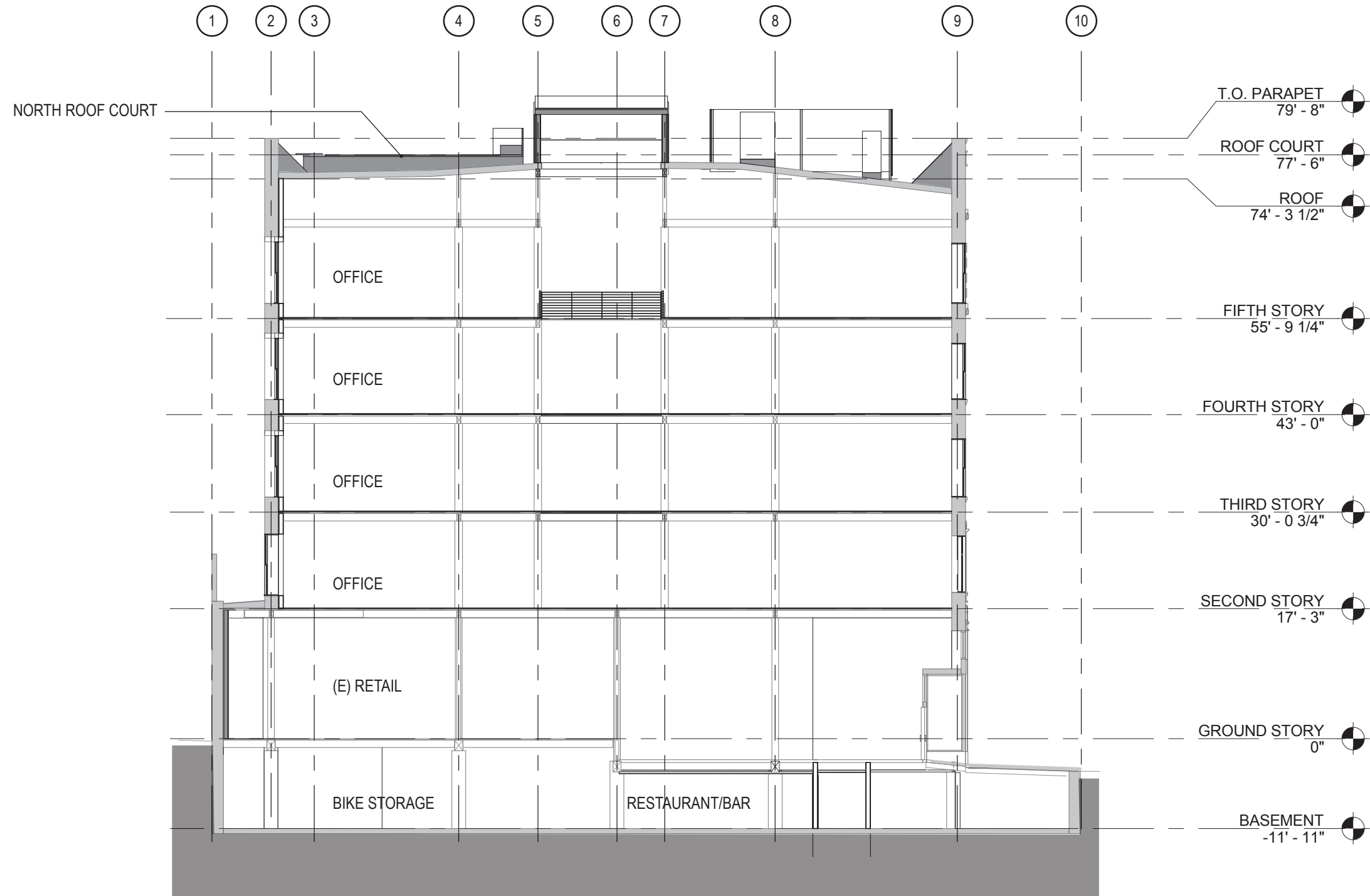
WEST ELEVATION - COLOR
1/16" = 1'-0"



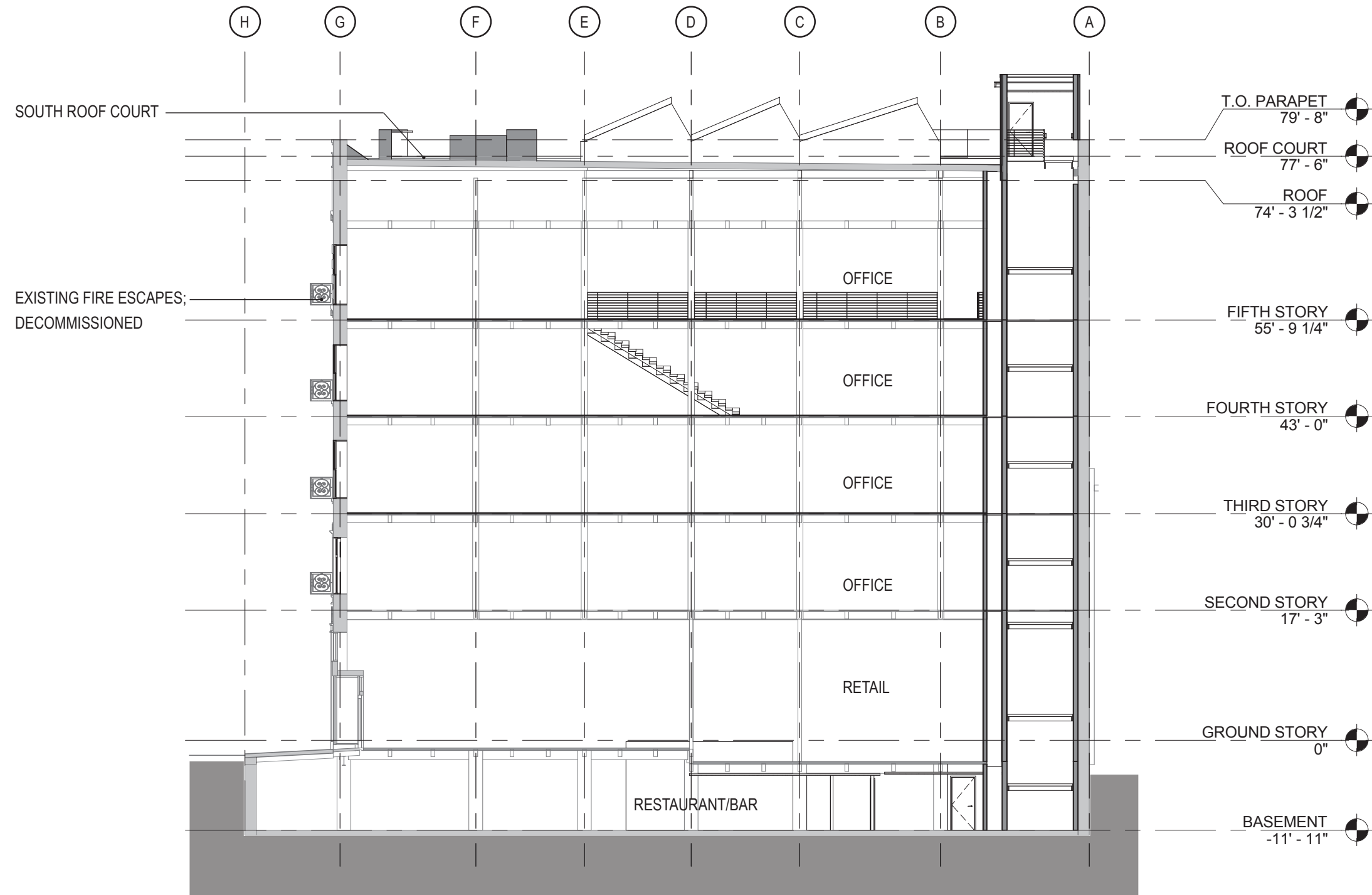
EXISTING EAST - WEST SECTION
1/16" = 1'-0"



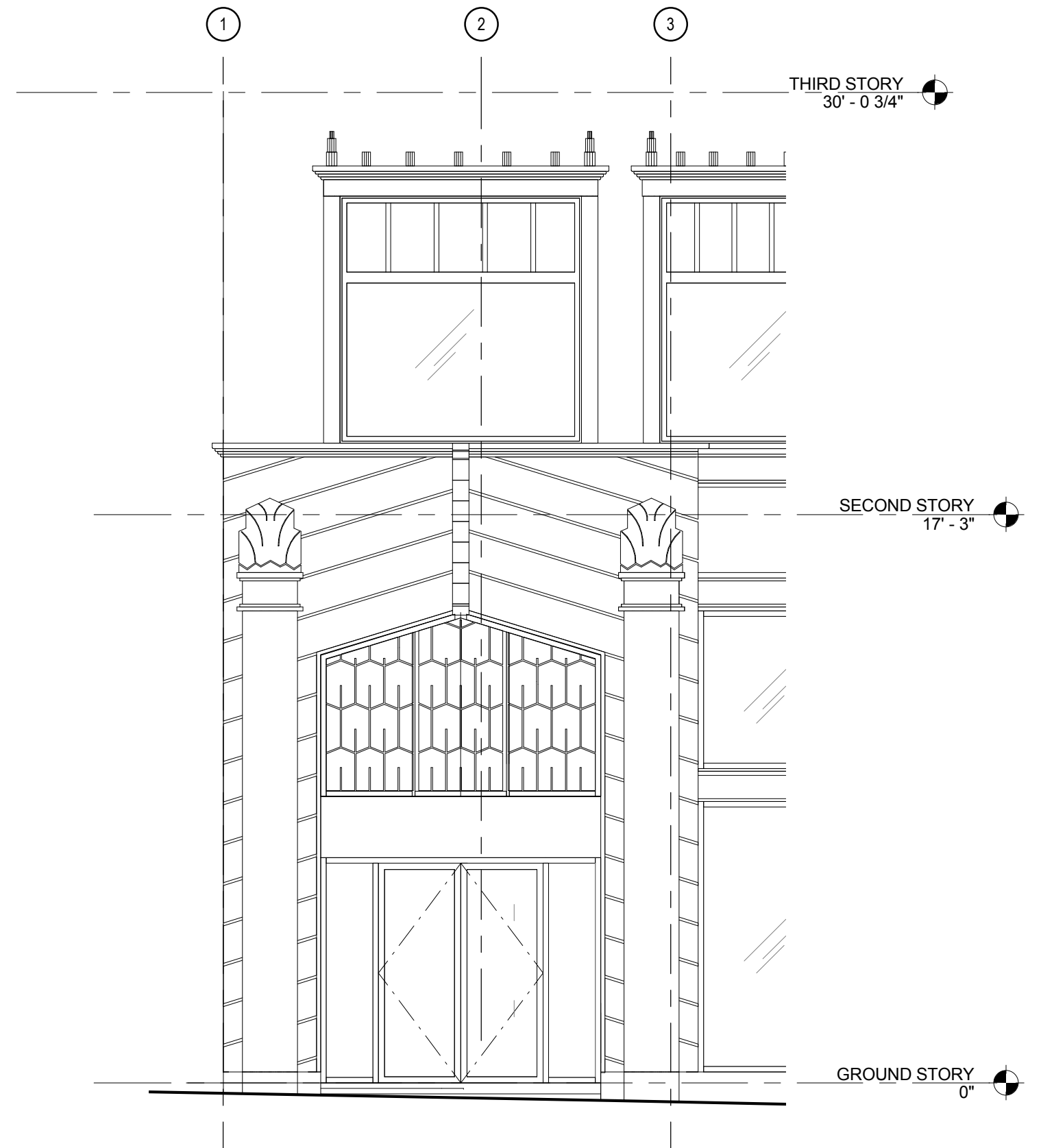
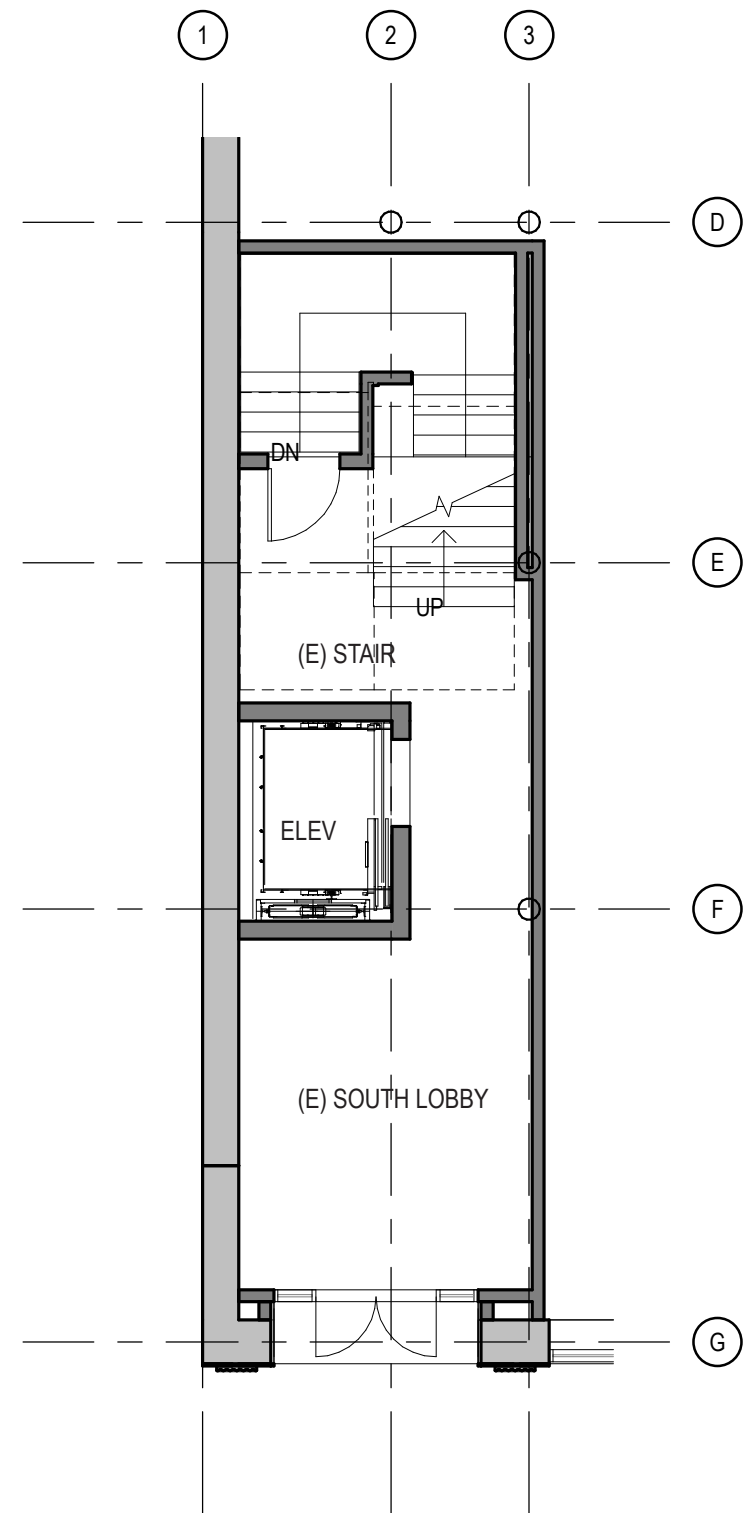
EXISTING NORTH - SOUTH SECTION
1/16" = 1'-0"



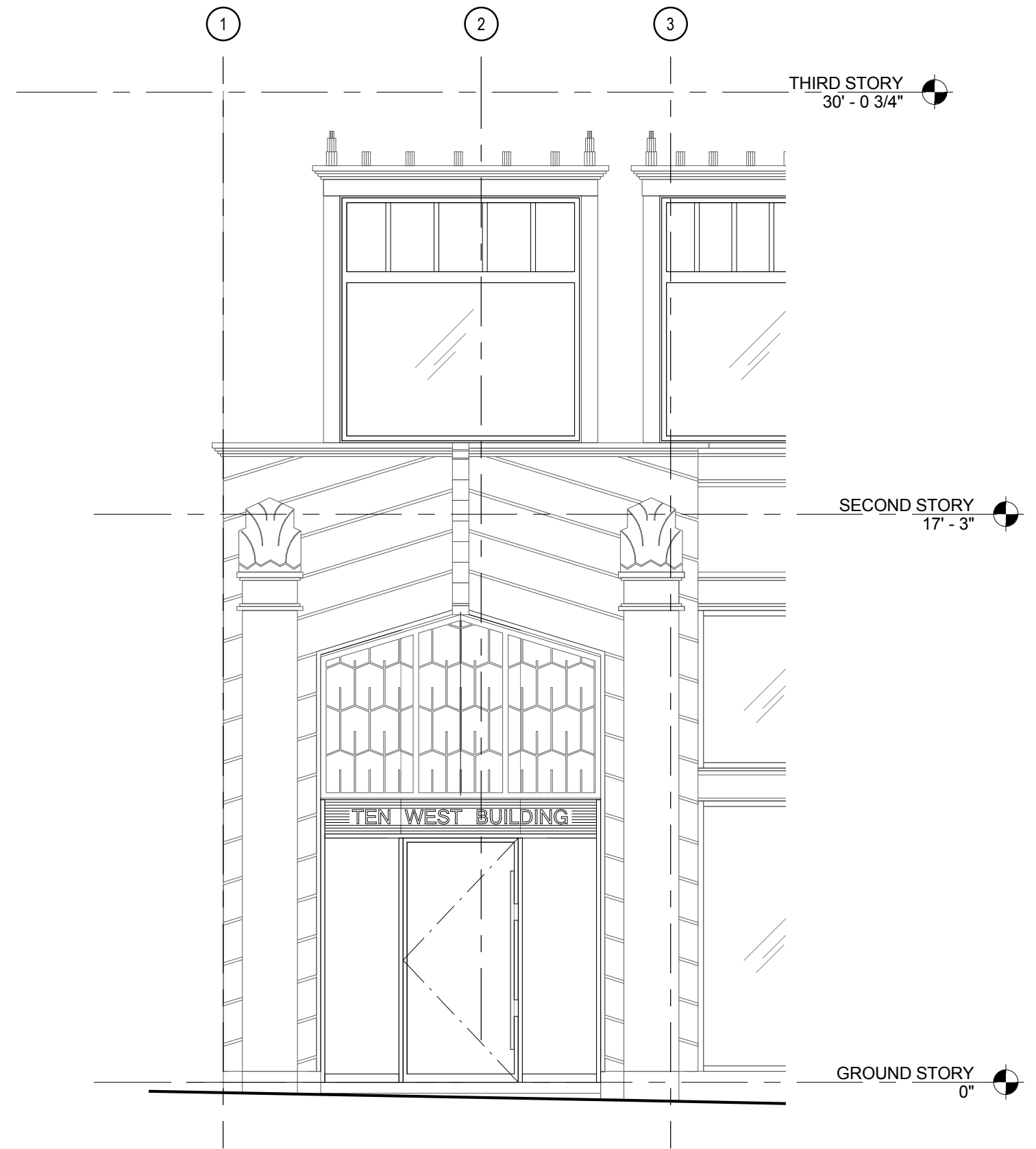
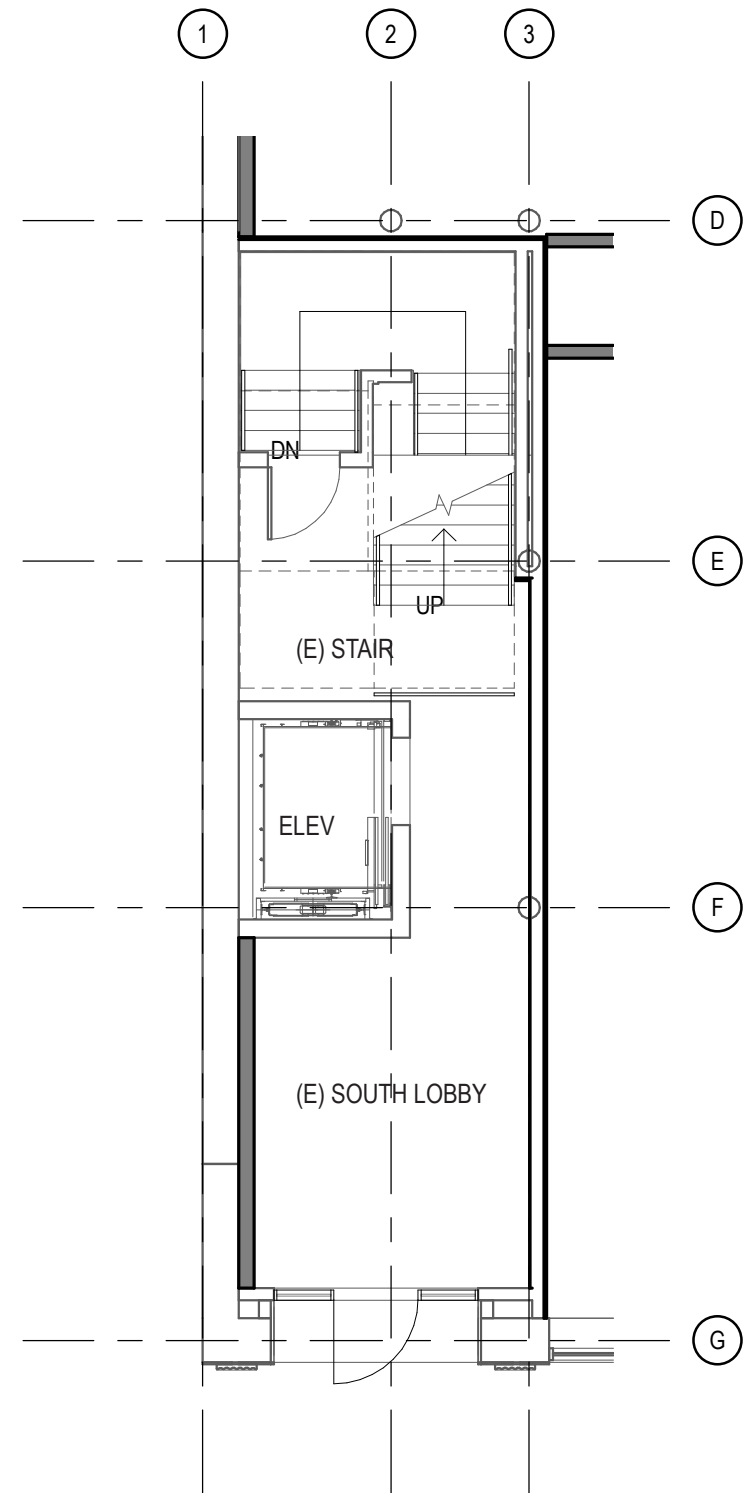
EAST - WEST SECTION
1/16" = 1'-0"



NORTH - SOUTH SECTION
1/16" = 1'-0"



EXISTING ENLARGED SOUTH ENTRY LOBBY PLAN AND ELEVATION (SW WASHINGTON STREET)
1/8" = 1'-0" (PLAN) / 1/4" = 1'-0" (ELEVATION)



ENLARGED SOUTH ENTRY LOBBY PLAN AND ELEVATION (SW WASHINGTON STREET)
1/8" = 1'-0" (PLAN) / 1/4" = 1'-0" (ELEVATION)

NEW PAINT, TYP.

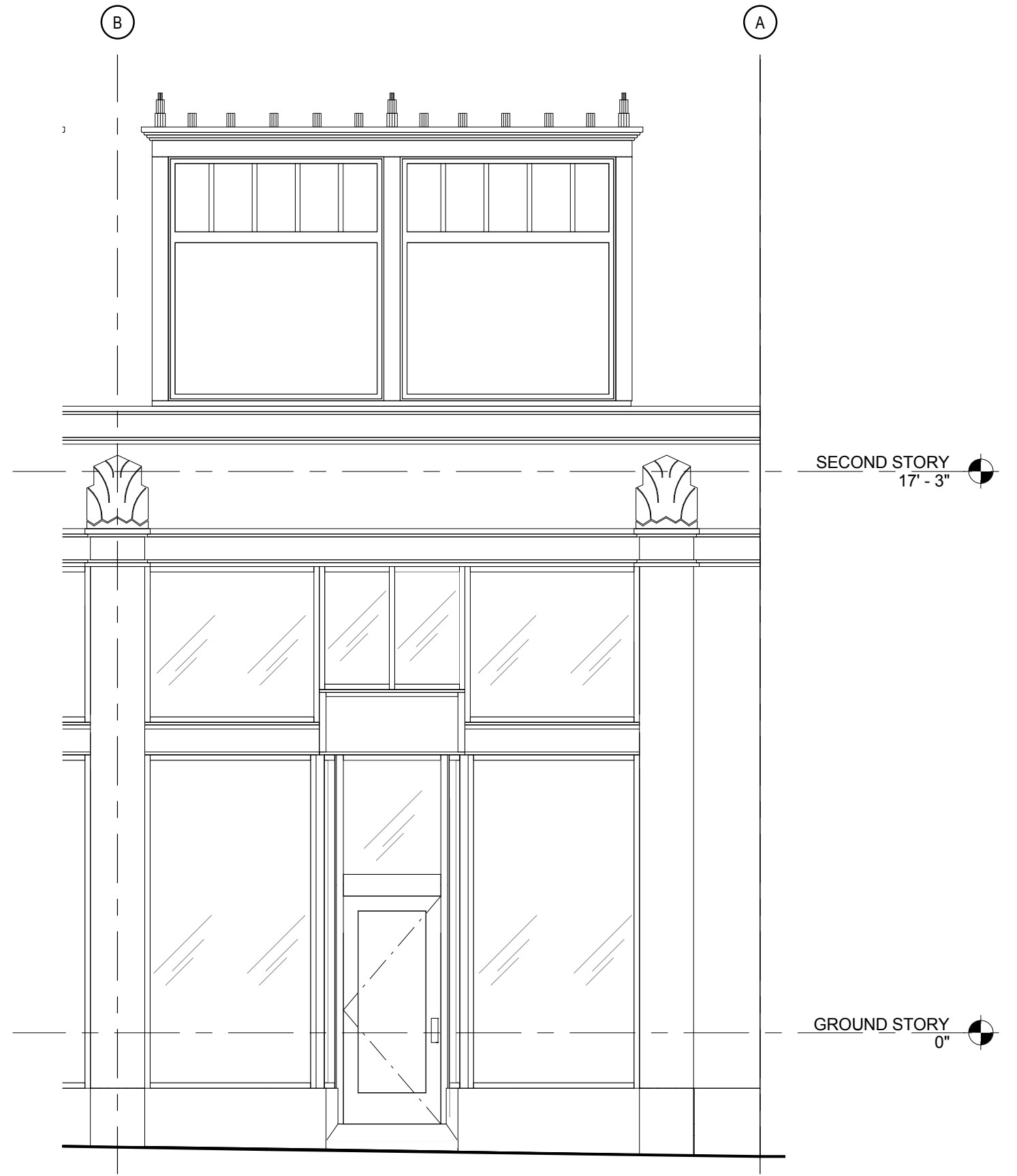
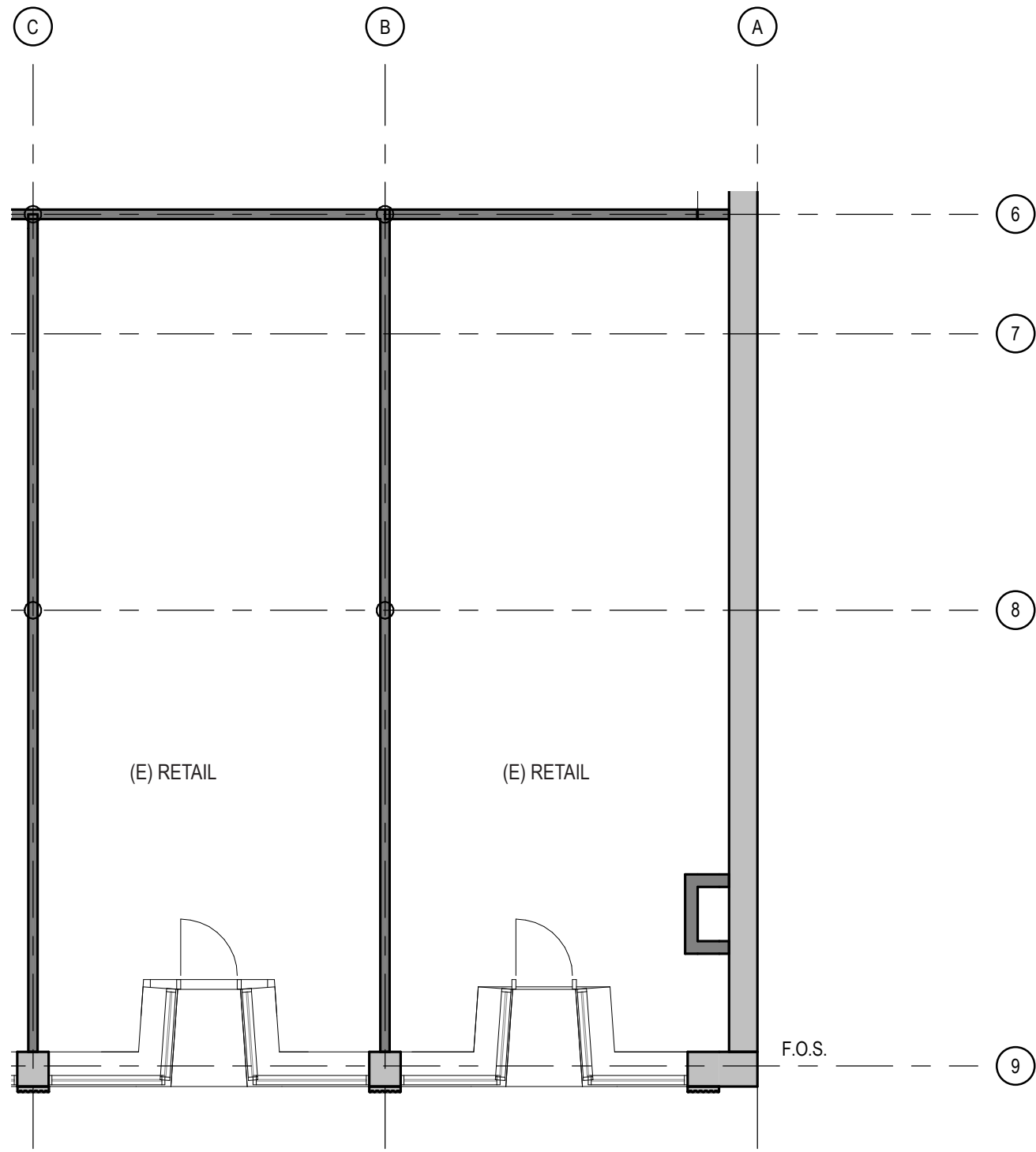
EXISTING METAL FILIGREE
SCREEN, RESTORED AND
REINSTALLED IN EXISTING
LOCATION, NEW PAINT

BUILDING IDENTIFICATION

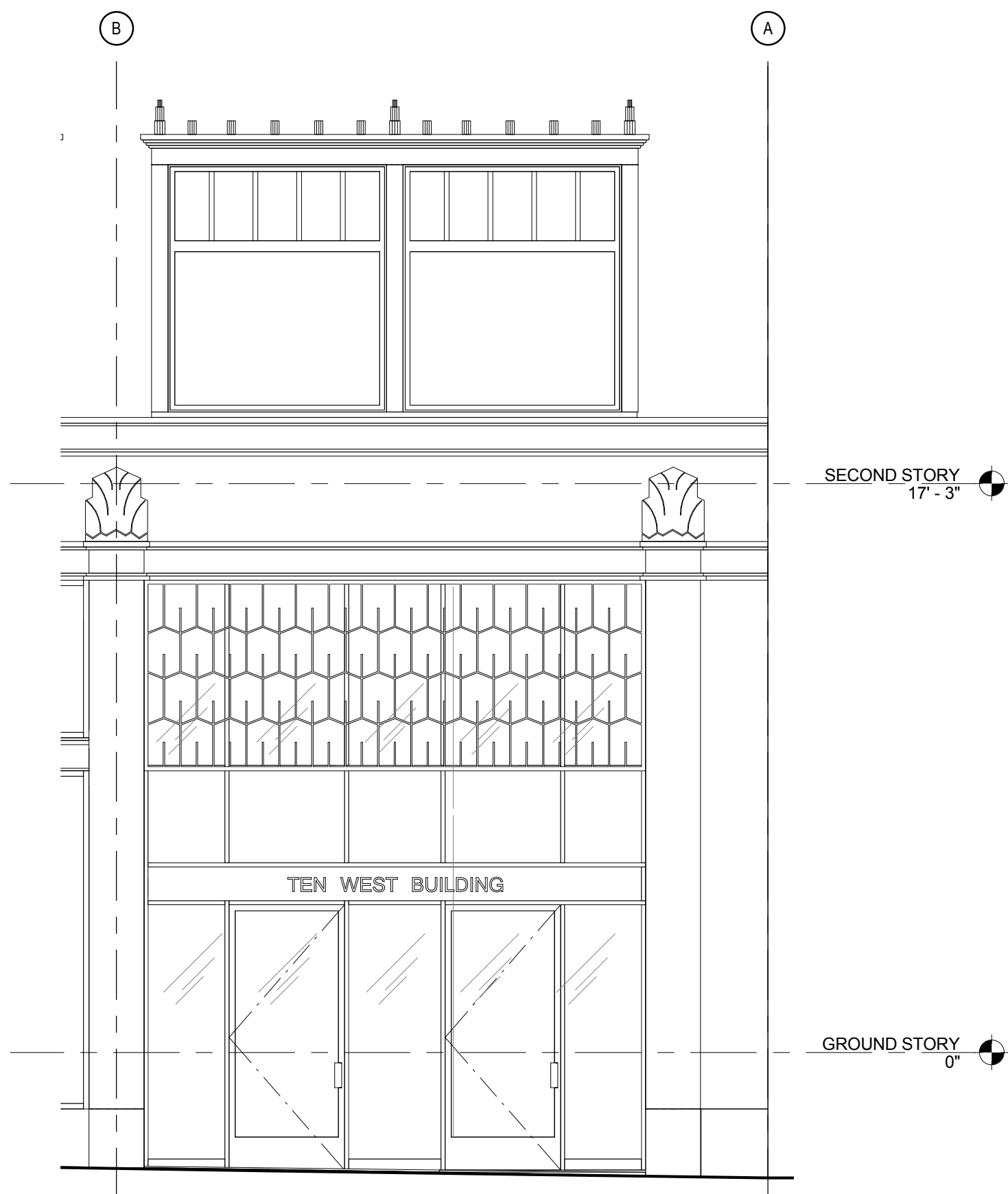
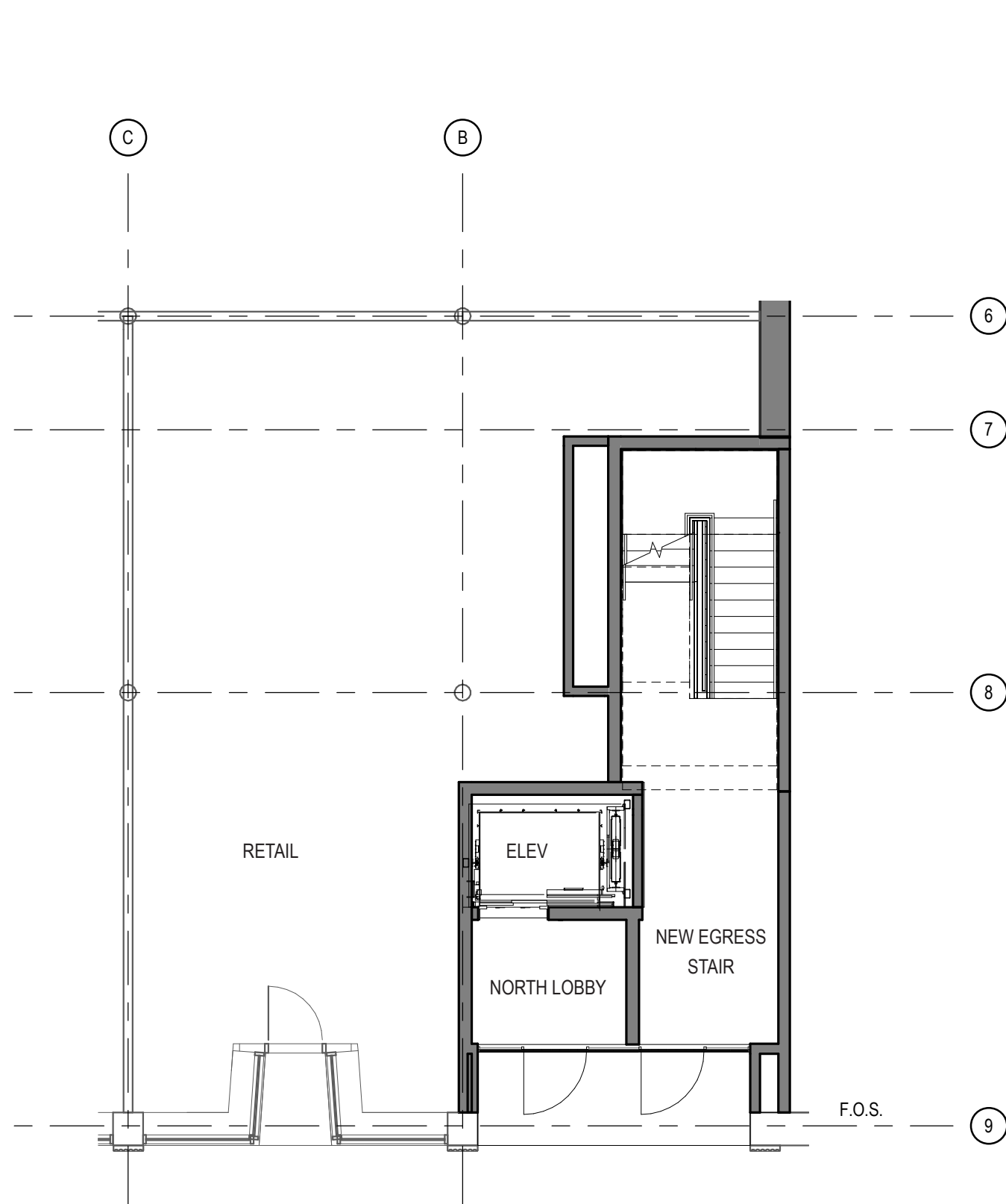
NEW PAINTED STEEL
STOREFRONT IN EXISTING
OPENING



ENLARGED SOUTH ENTRY LOBBY COLORED ELEVATION



EXISTING ENLARGED NORTH ENTRY LOBBY PLAN AND ELEVATION (SW 10TH AVENUE)
 1/8" = 1'-0" (PLAN) / 1/4" = 1'-0" (ELEVATION)



ENLARGED NORTH ENTRY LOBBY PLAN AND ELEVATION (SW 10TH AVENUE)
1/8" = 1'-0" (PLAN) / 1/4" = 1'-0" (ELEVATION)

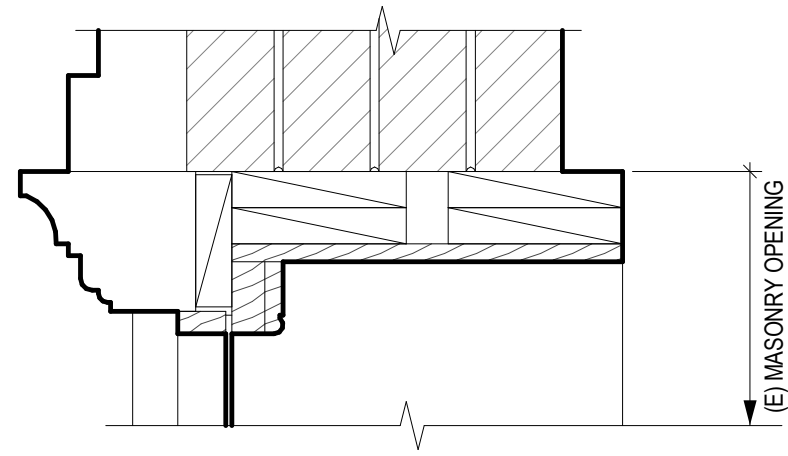
NEW PAINT, TYP.

NEW METAL FILIGREE SCREEN
PAINTED TO MATCH STOREFONT

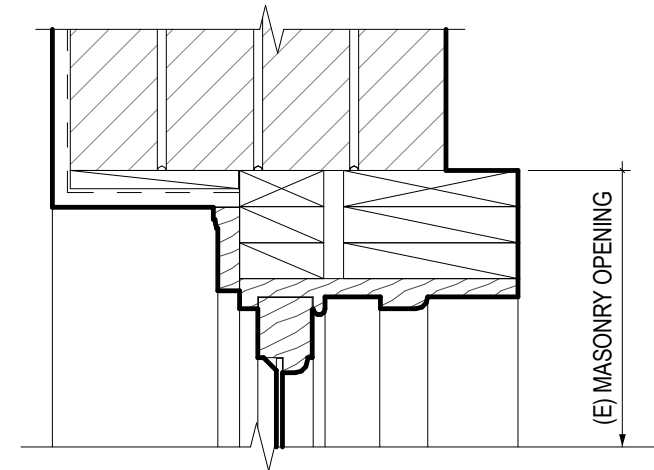
NEW PAINTED STEEL STOREFRONT
IN EXISTING BAY



ENLARGED NORTH ENTRY LOBBY COLORED ELEVATION

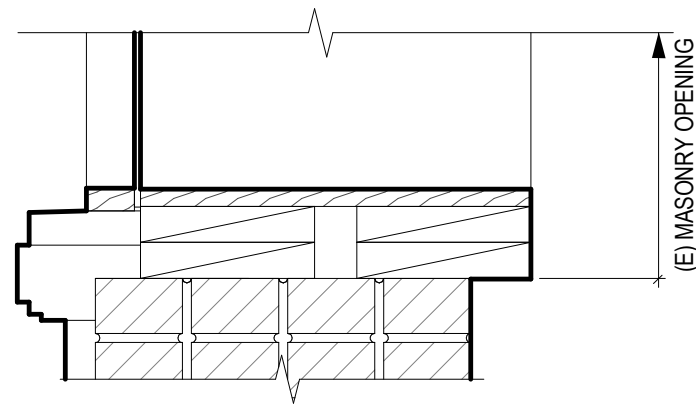


(E) FIXED WINDOW HEAD

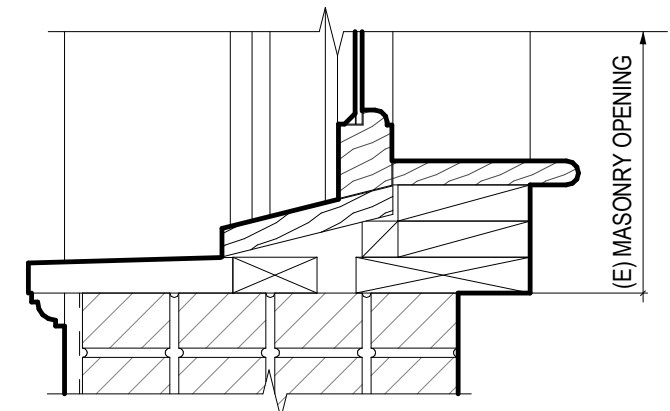


(E) DOUBLE-HUNG WINDOW HEAD

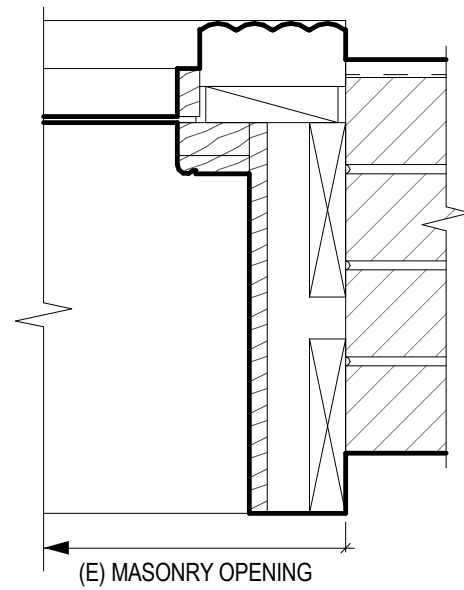
SEE APPENDIX FOR EXISTING WINDOW PHOTOS



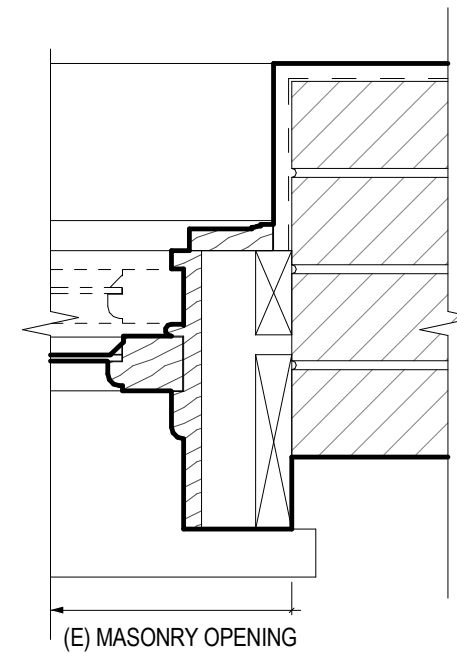
(E) FIXED WINDOW SILL



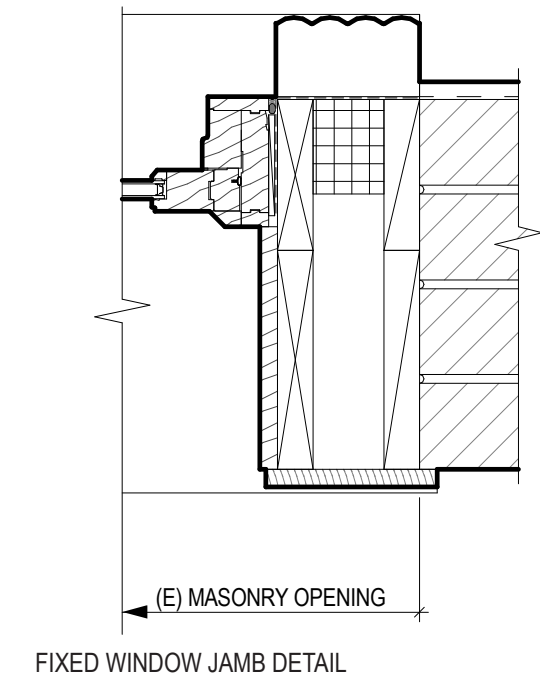
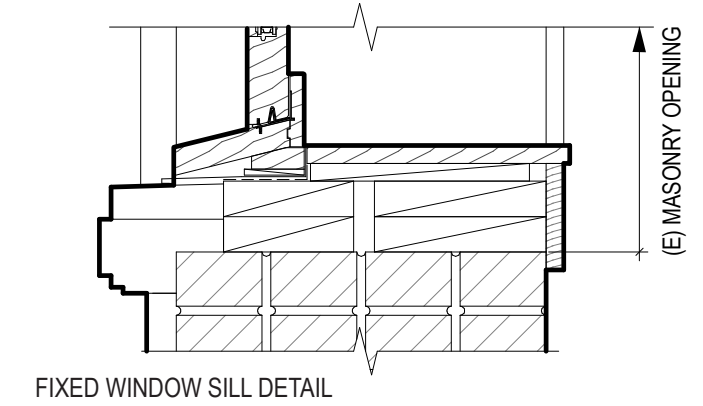
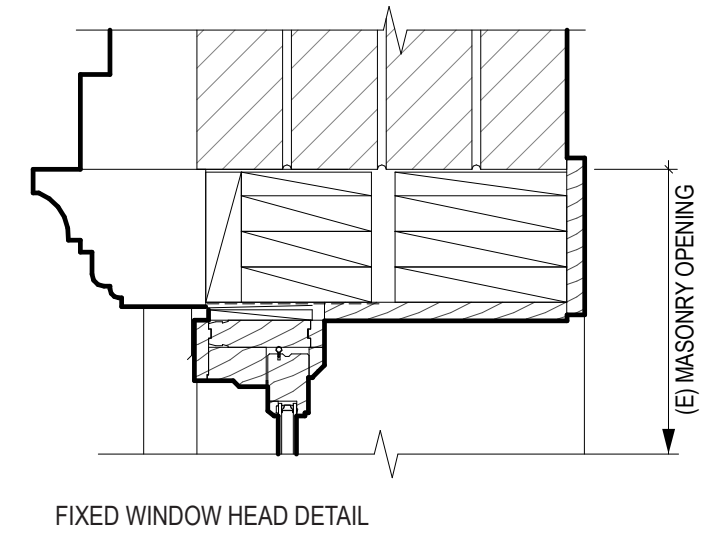
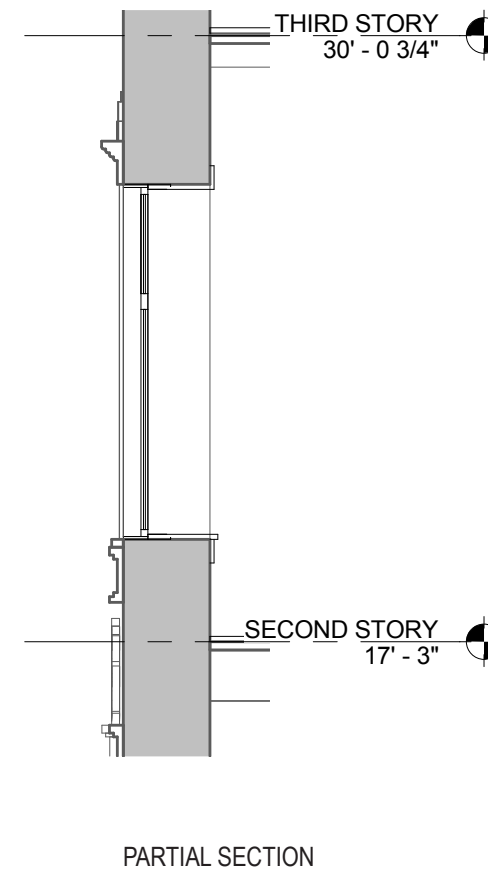
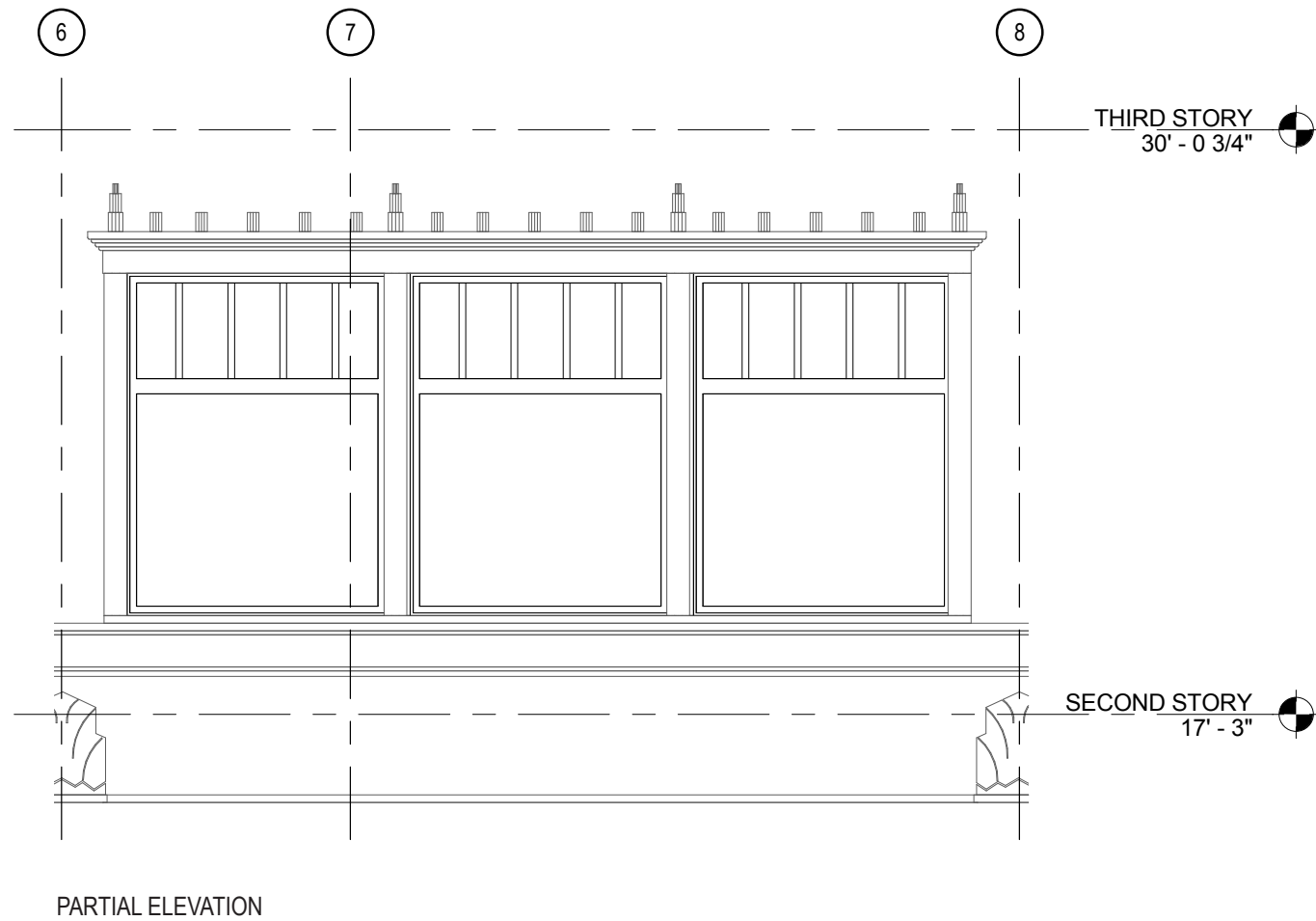
(E) DOUBLE-HUNG WINDOW SILL



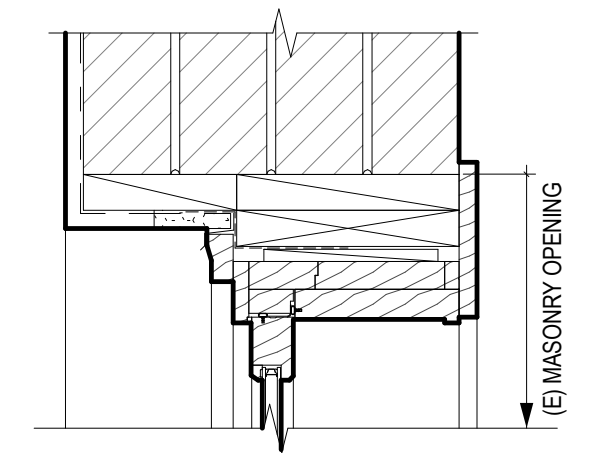
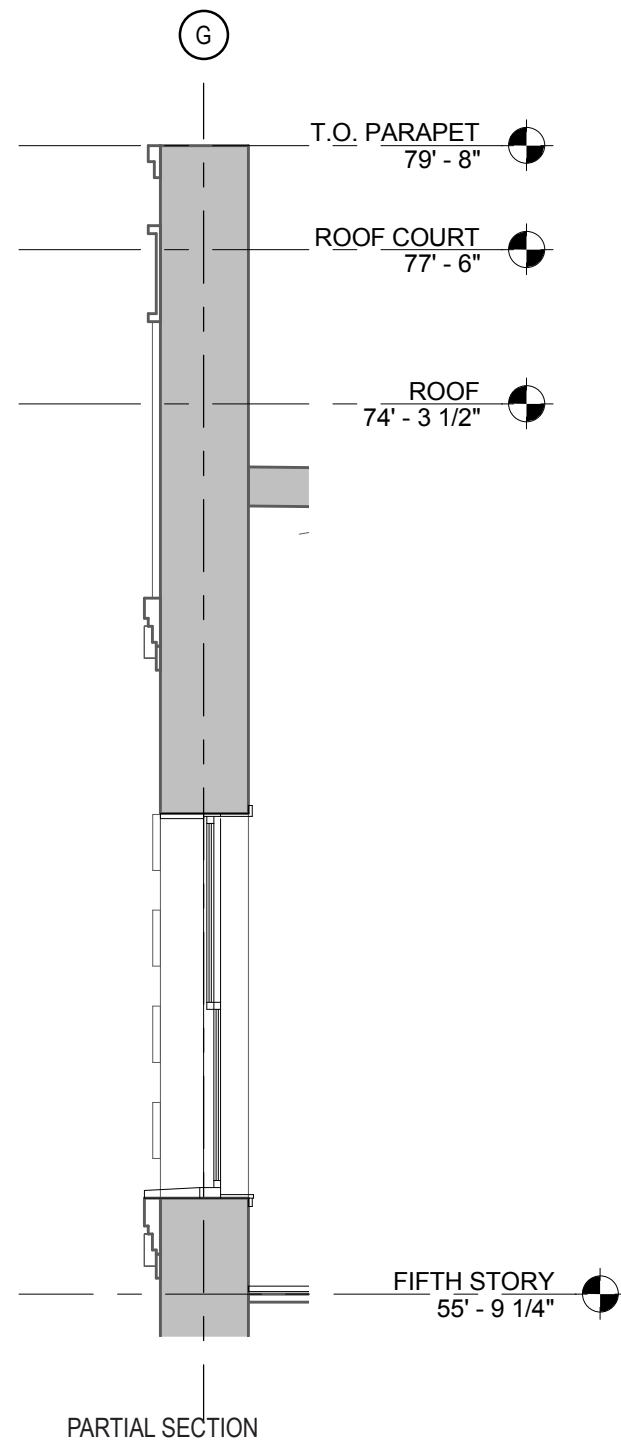
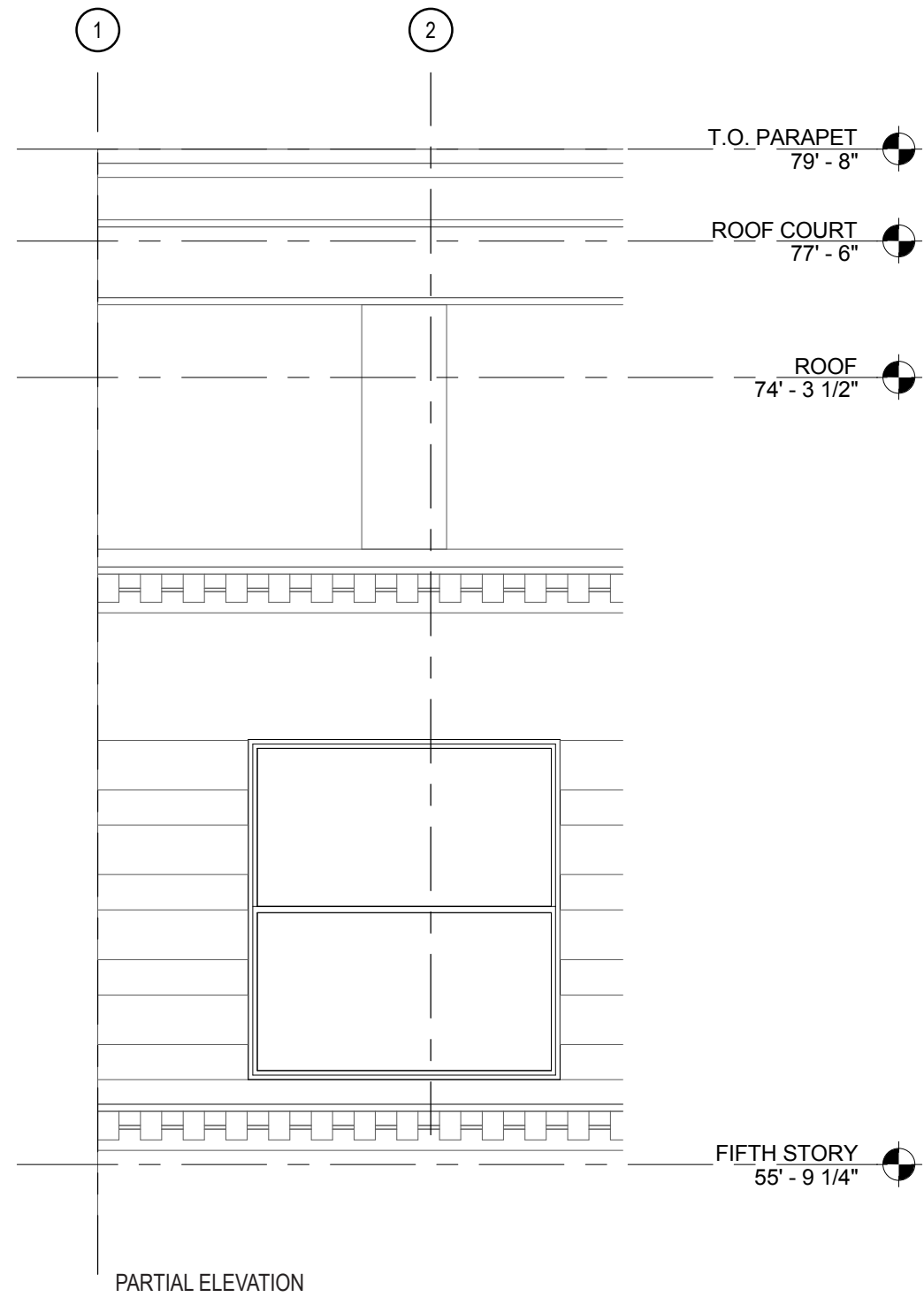
(E) FIXED WINDOW JAMB



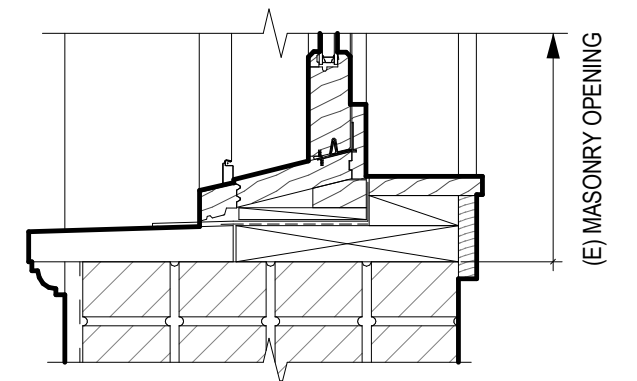
(E) DOUBLE HUNG WINDOW JAMB



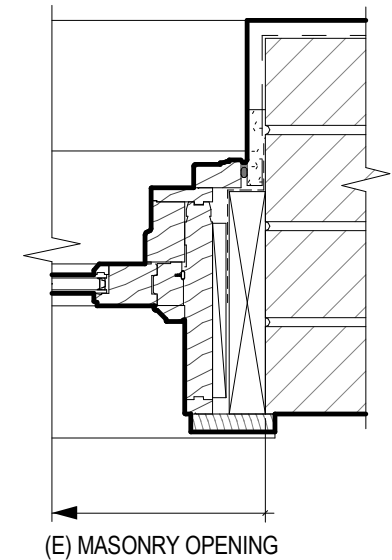
FIXED WOOD WINDOW DETAILS
1/4" = 1'-0" (ELEVATION & SECTION) / 1-1/2" = 1'-0" (DETAILS)



DOUBLE-HUNG WINDOW HEAD DETAIL

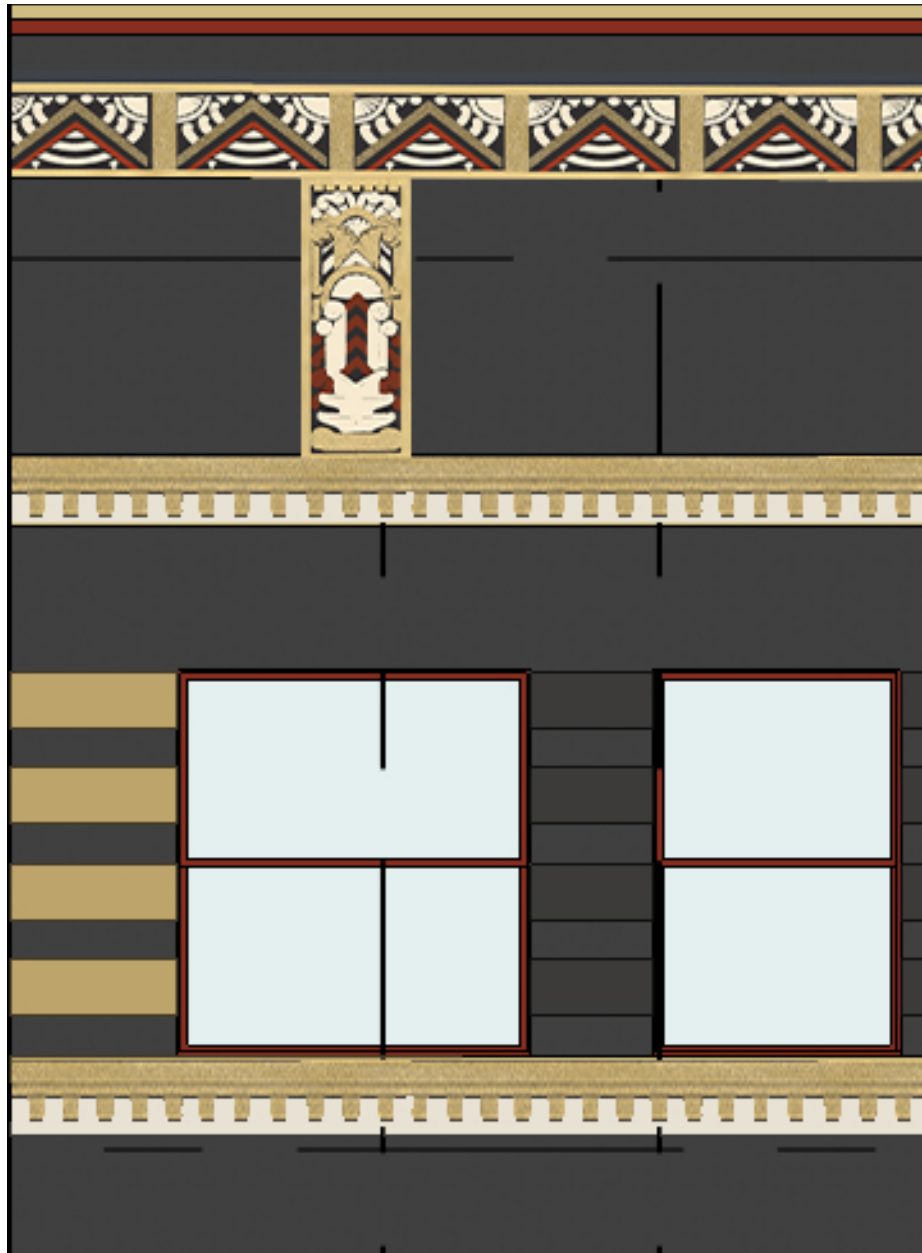


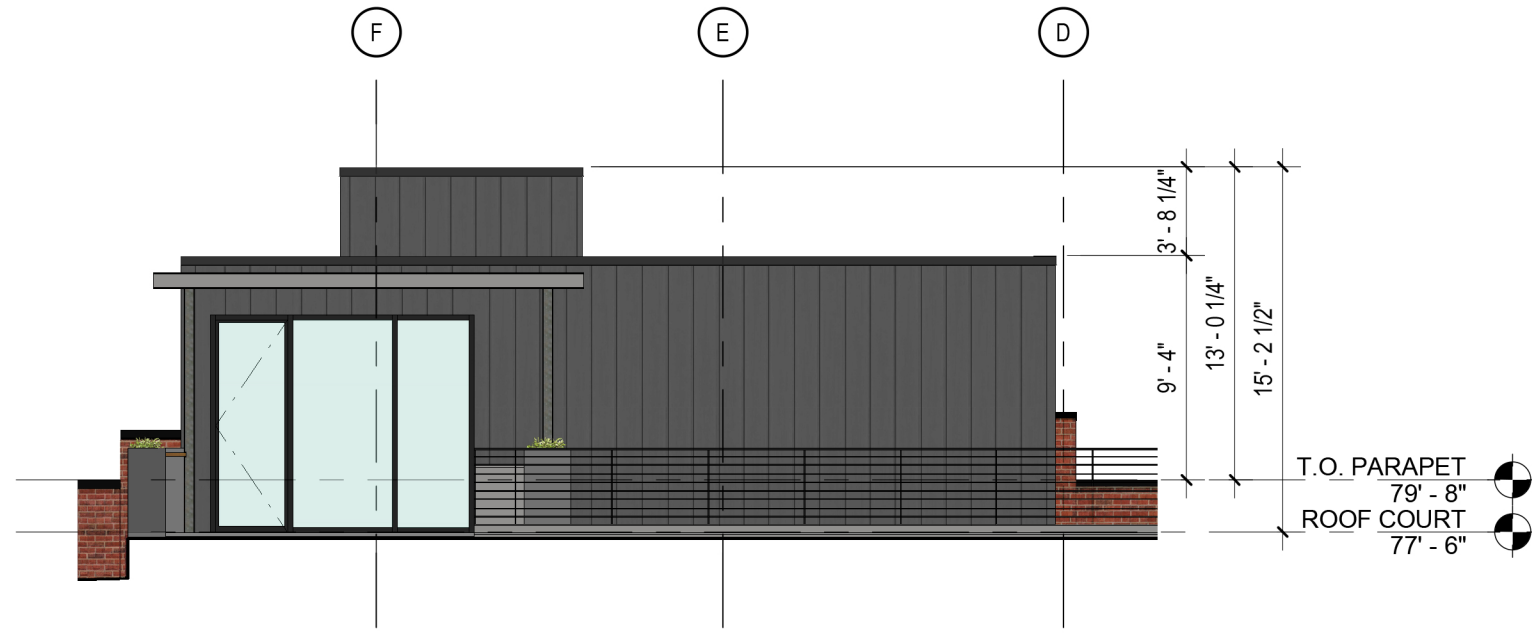
DOUBLE-HUNG WINDOW SILL DETAIL



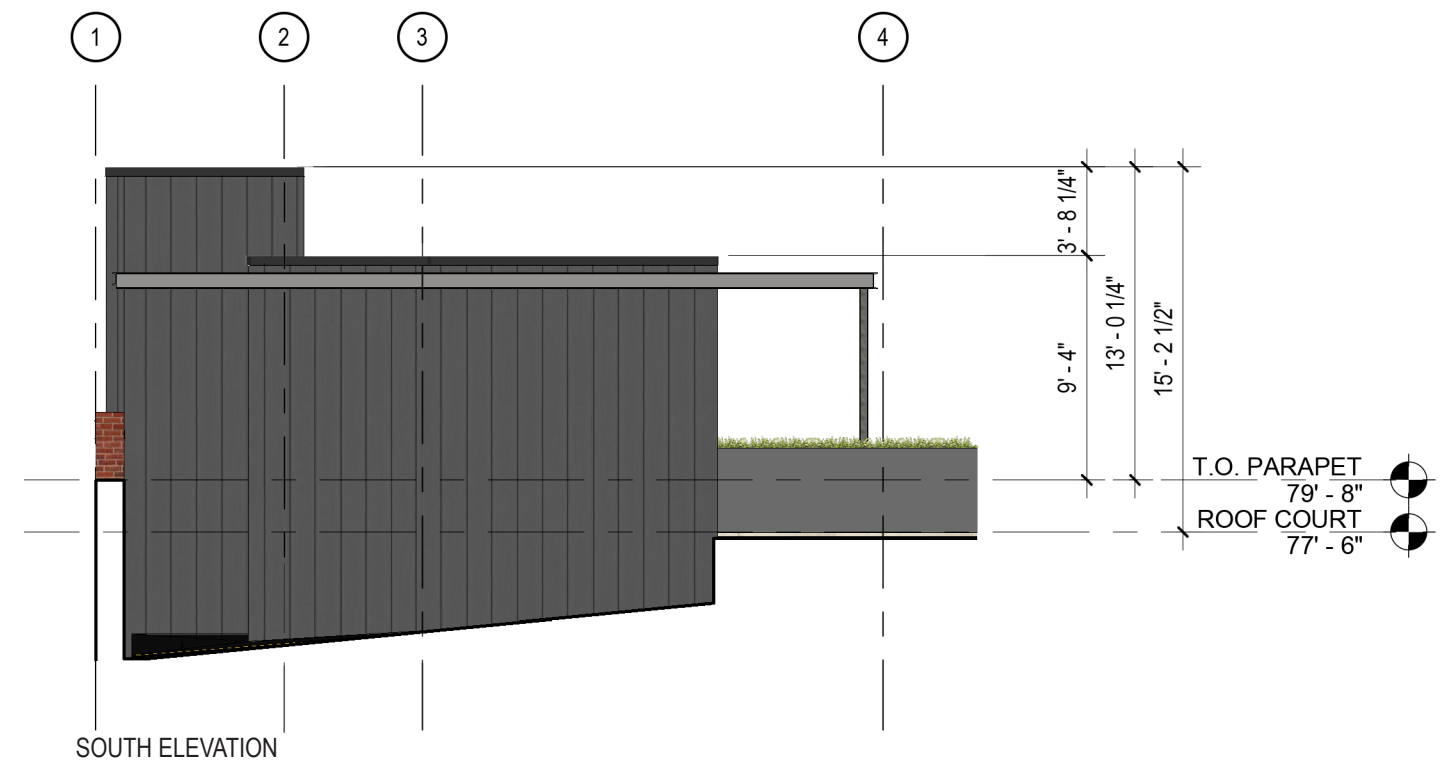
DOUBLE-HUNG WINDOW JAMB DETAIL

TYPICAL DOUBLE-HUNG WOOD WINDOW DETAILS
1/4" = 1'-0" (ELEVATION & SECTION) / 1-1/2" = 1'-0" (DETAILS)

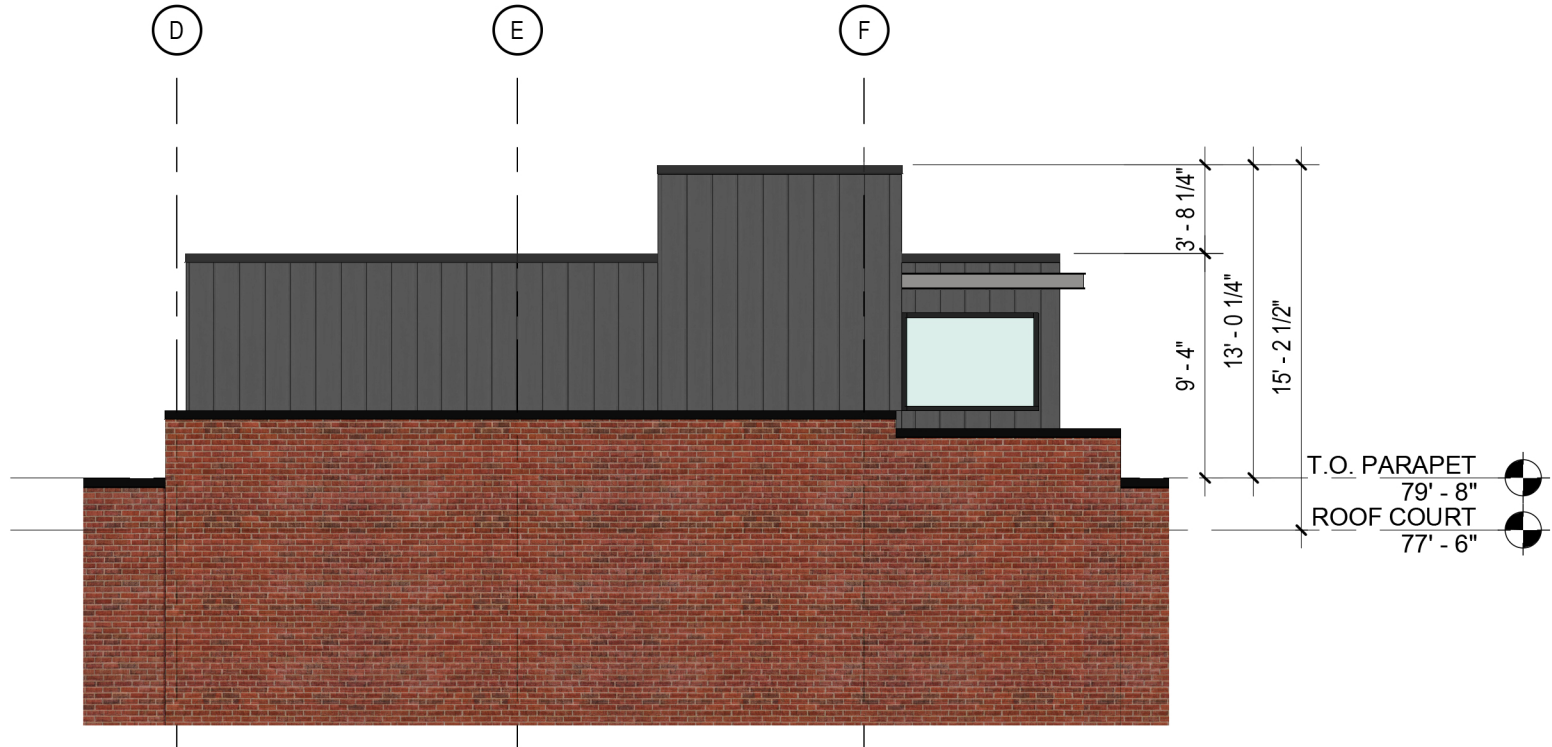




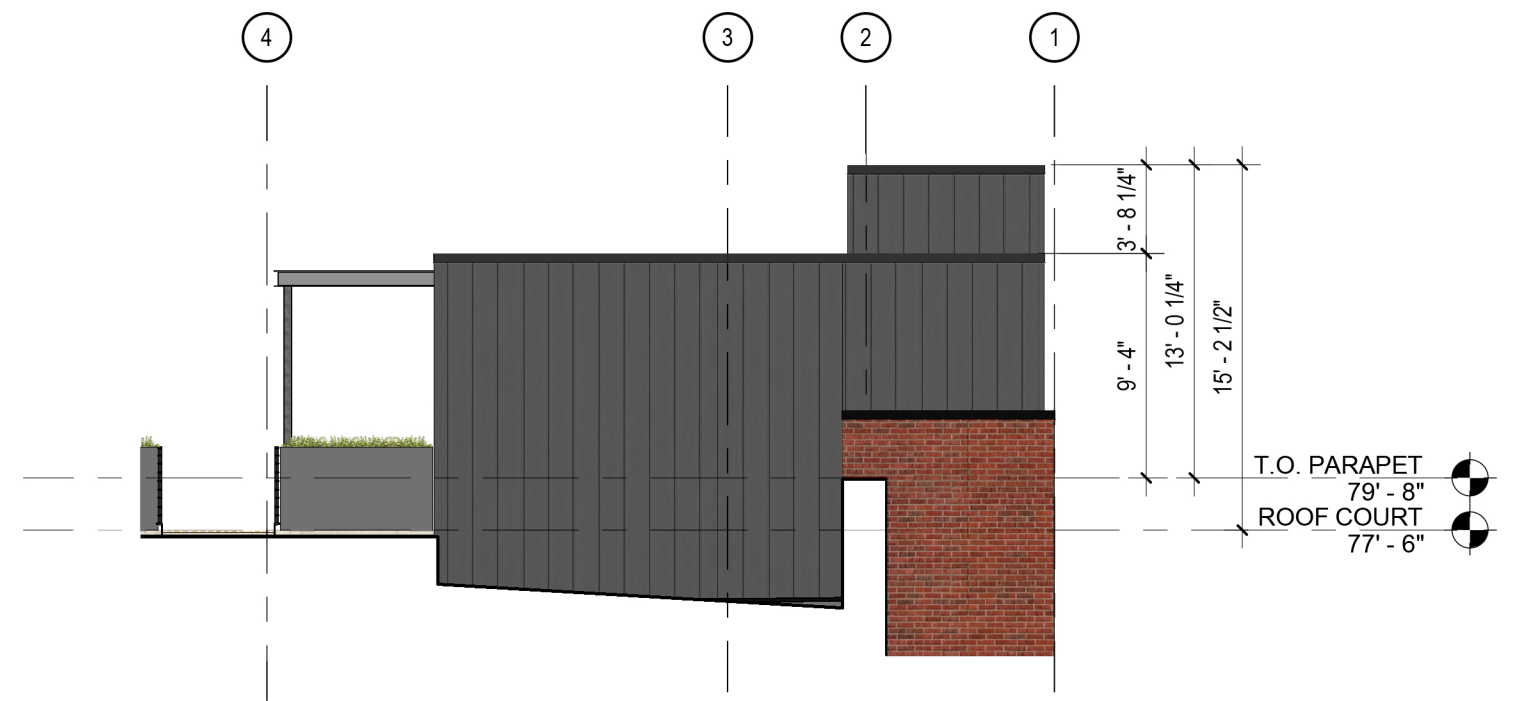
EAST ELEVATION



SOUTH ELEVATION

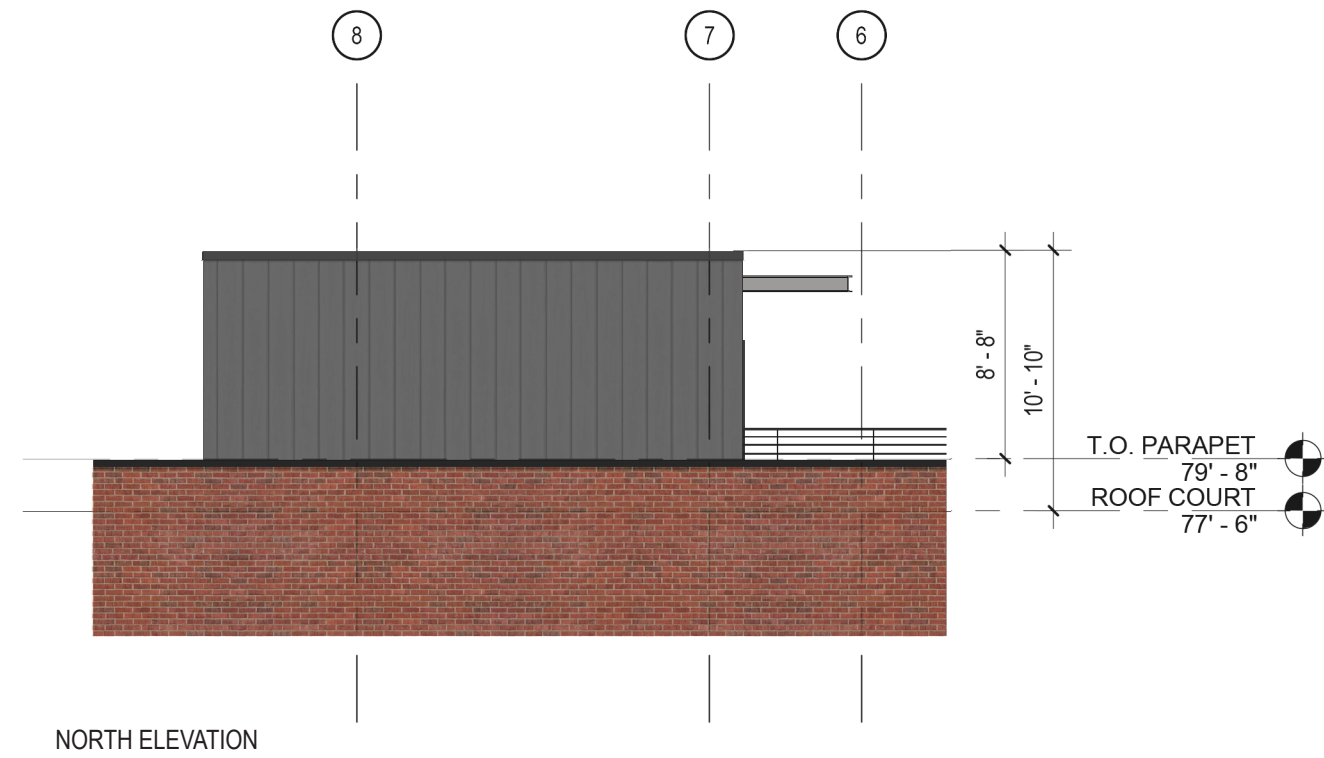
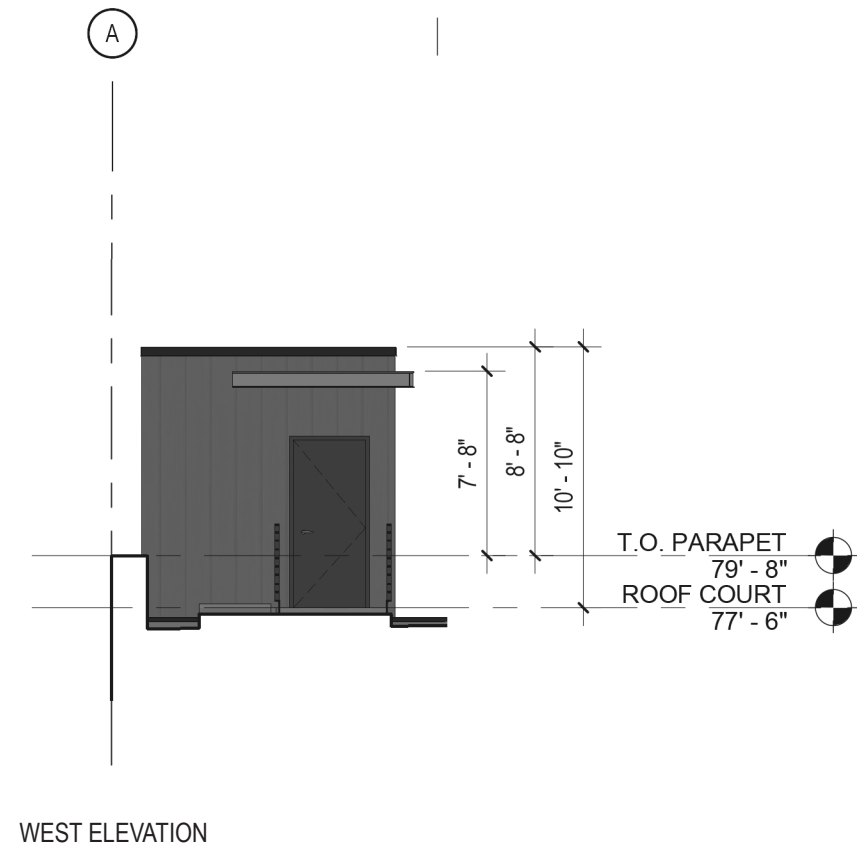
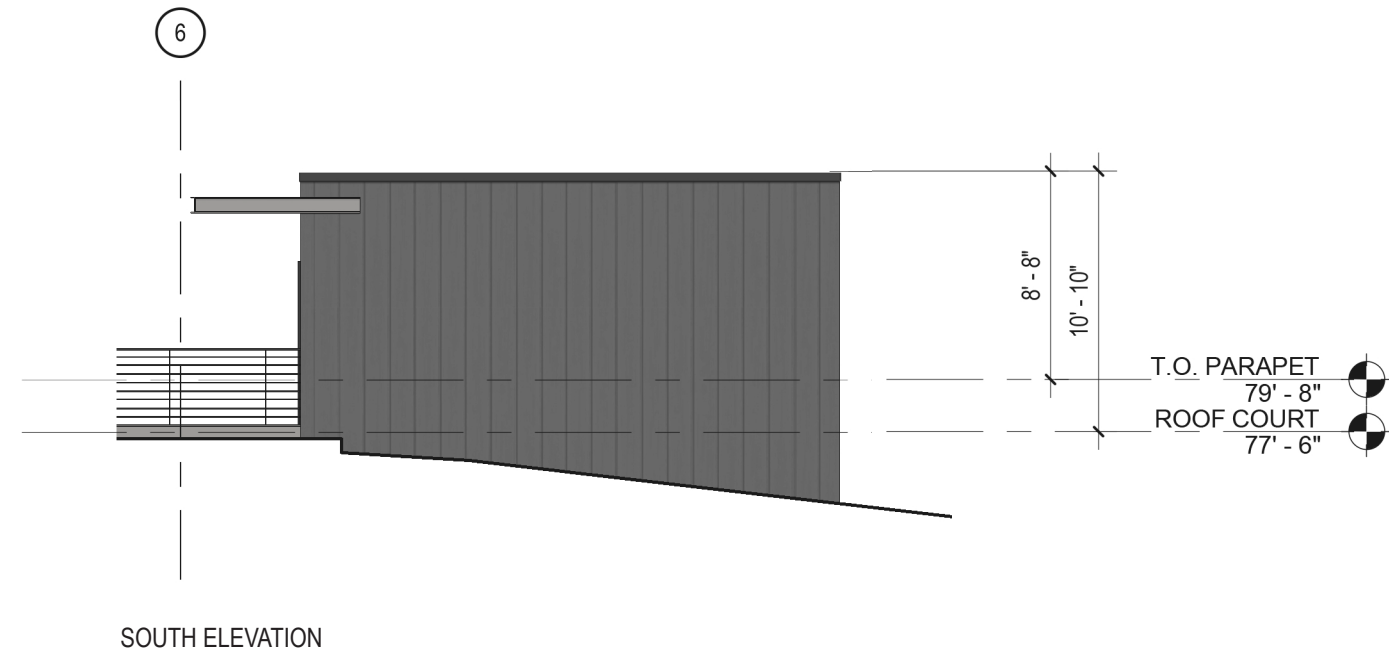
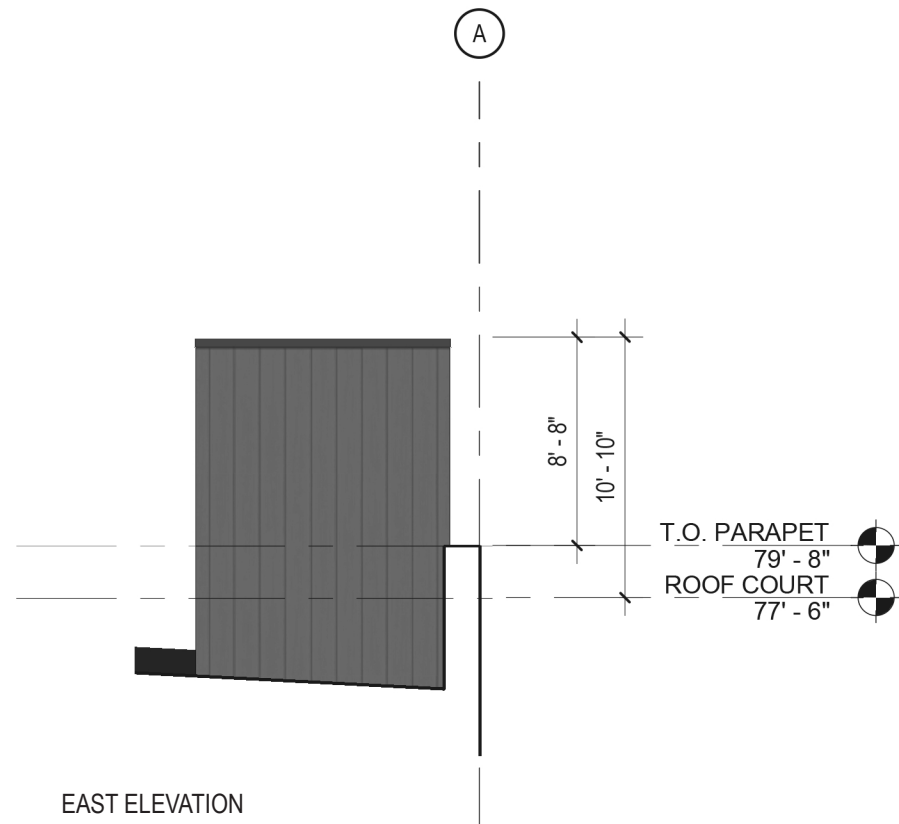


WEST ELEVATION

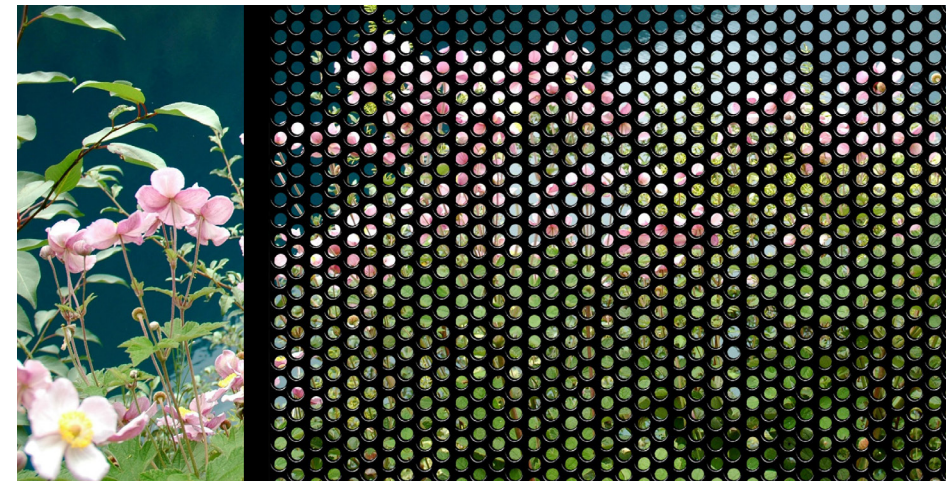
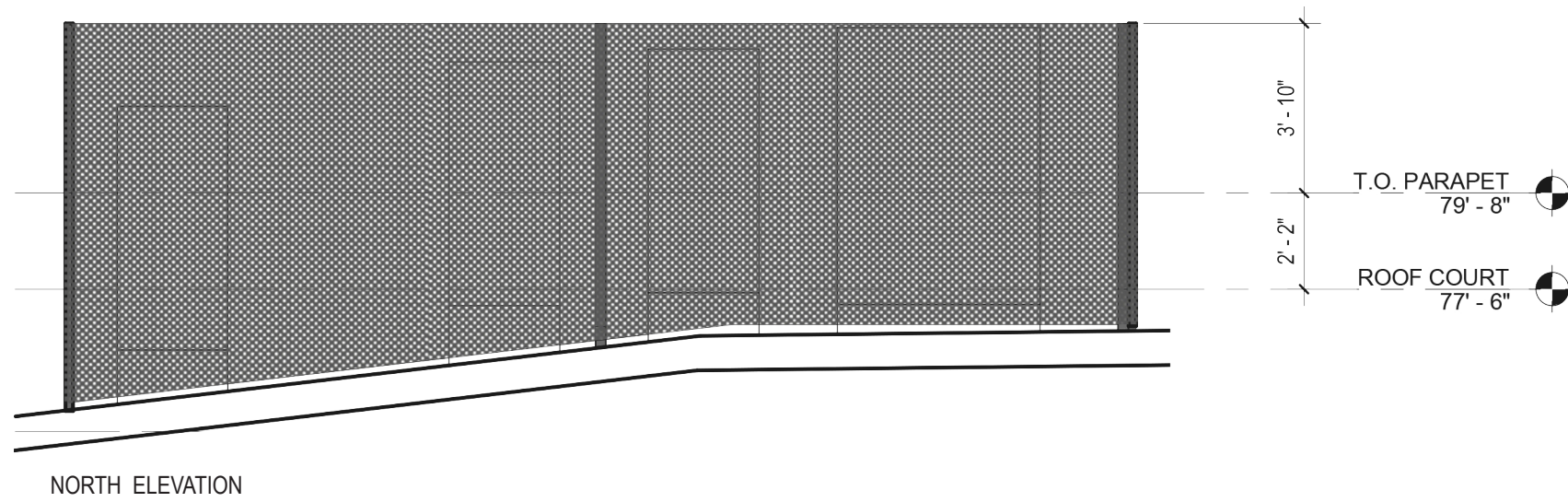
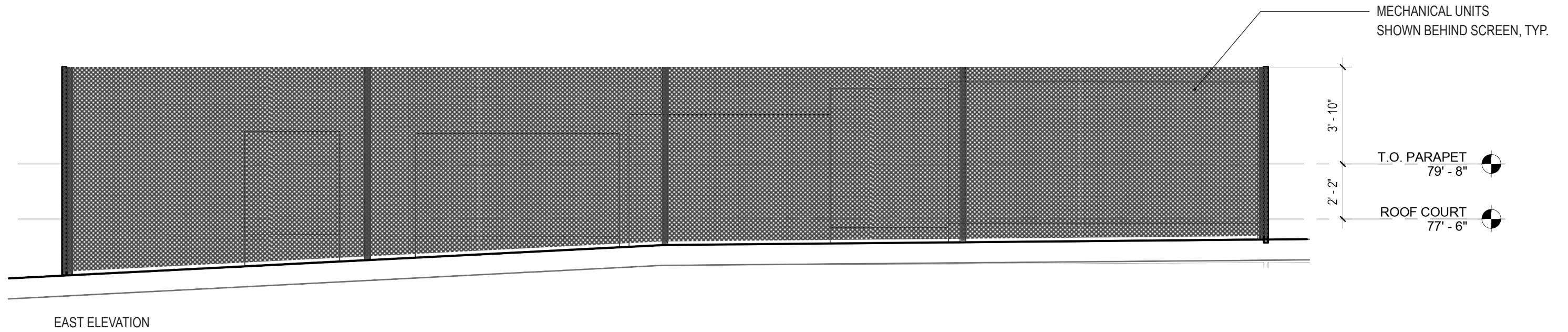


NORTH ELEVATION

ROOF COURT - SOUTH PENTHOUSE ELEVATION AND MATERIALS

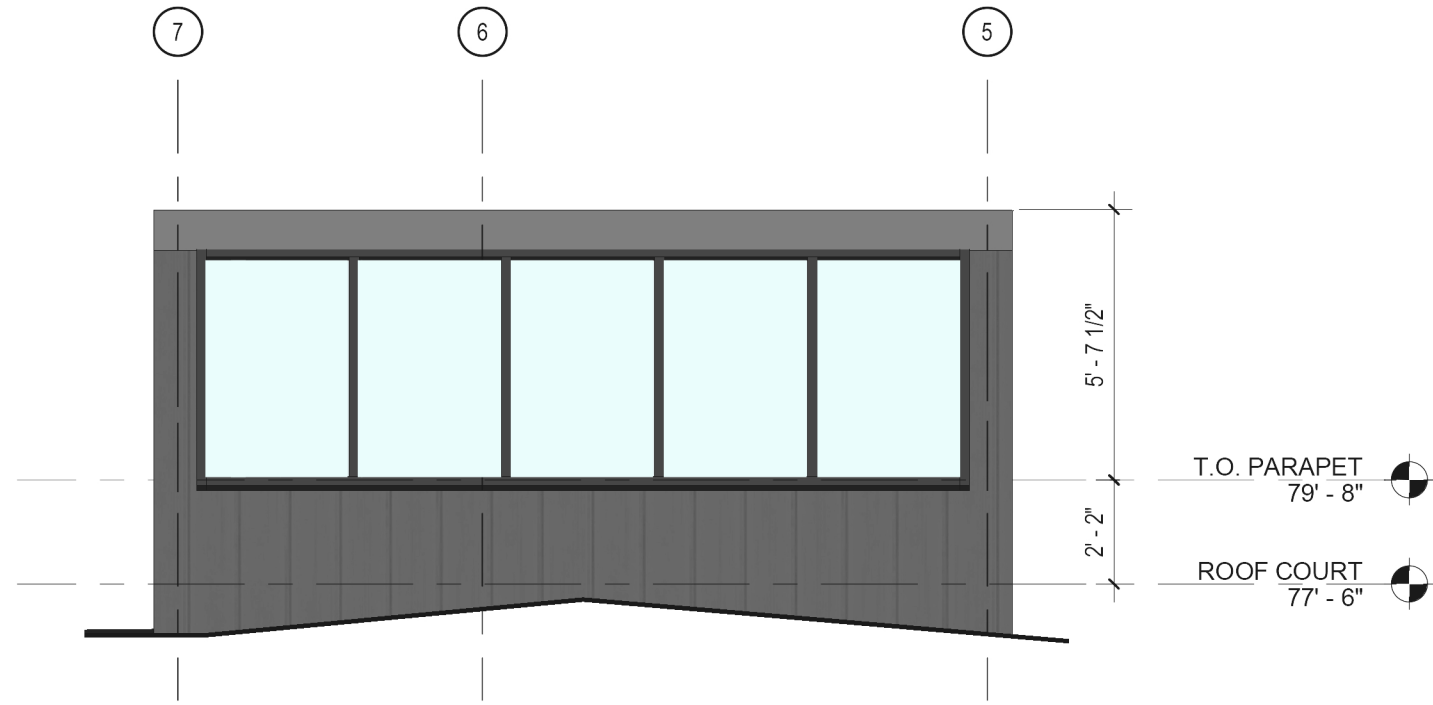


ROOF COURT - NORTH PENTHOUSE ELEVATION AND MATERIALS
1/8" = 1'-0"

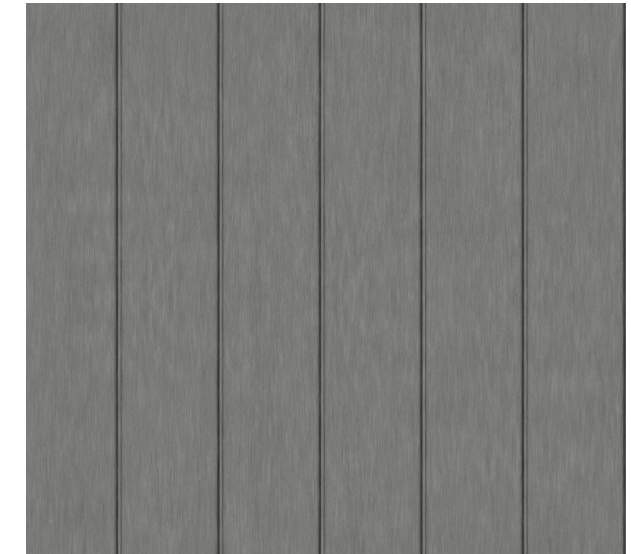


MATERIAL PRECEDENT

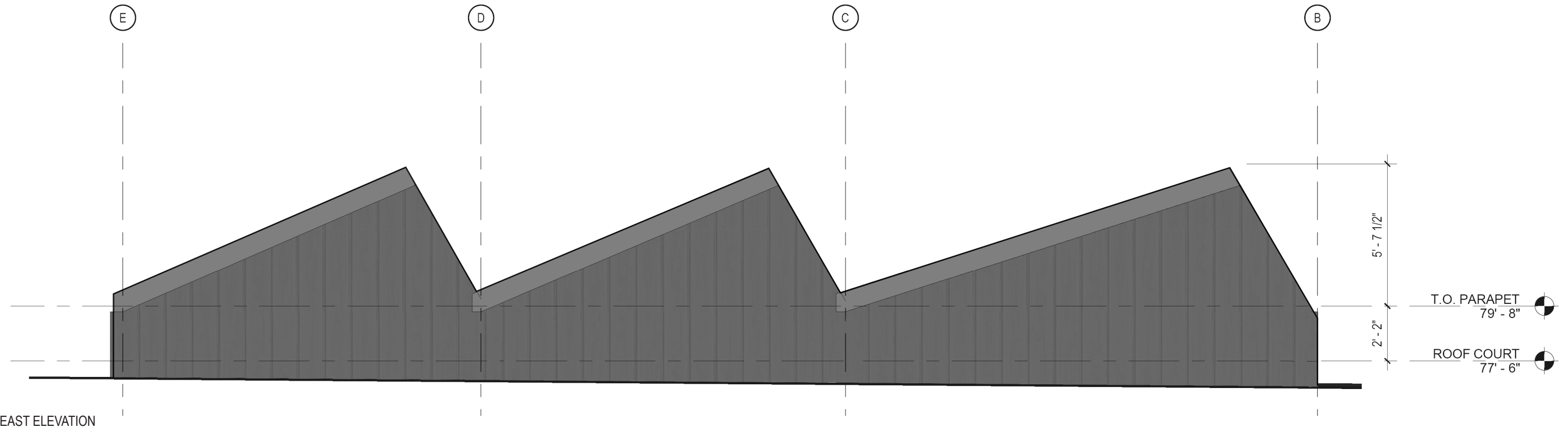
ROOF - MECHANICAL SCREEN ELEVATION & MATERIALS
1/4" = 1'-0"



NORTH ELEVATION



MATERIAL PRECEDENT



EAST ELEVATION

ROOF - SKYLIGHT ELEVATIONS & MATERIALS
1/4" = 1'-0"



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

ROOF COURT - HARDSCAPE MATERIALS
1/16" = 1'-0"



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



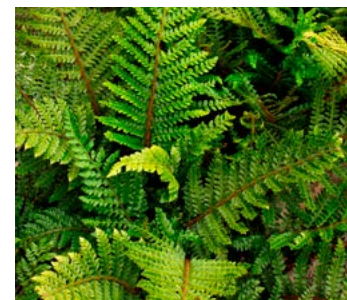
Lagerstroemia indica 'Natchez'
Natchez Crape Myrtle
Deciduous 15'h x 15'w



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"
#1 Cont / 18" O.C.



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

ROOF COURT - PLANTING

NOTE: ALL EXISTING LIGHTING TO BE REFURBISHED AND INSTALLED TO MATCH EXISTING CONFIGURATION



EXISTING SOUTH ELEVATION

NEON BLADE SIGN



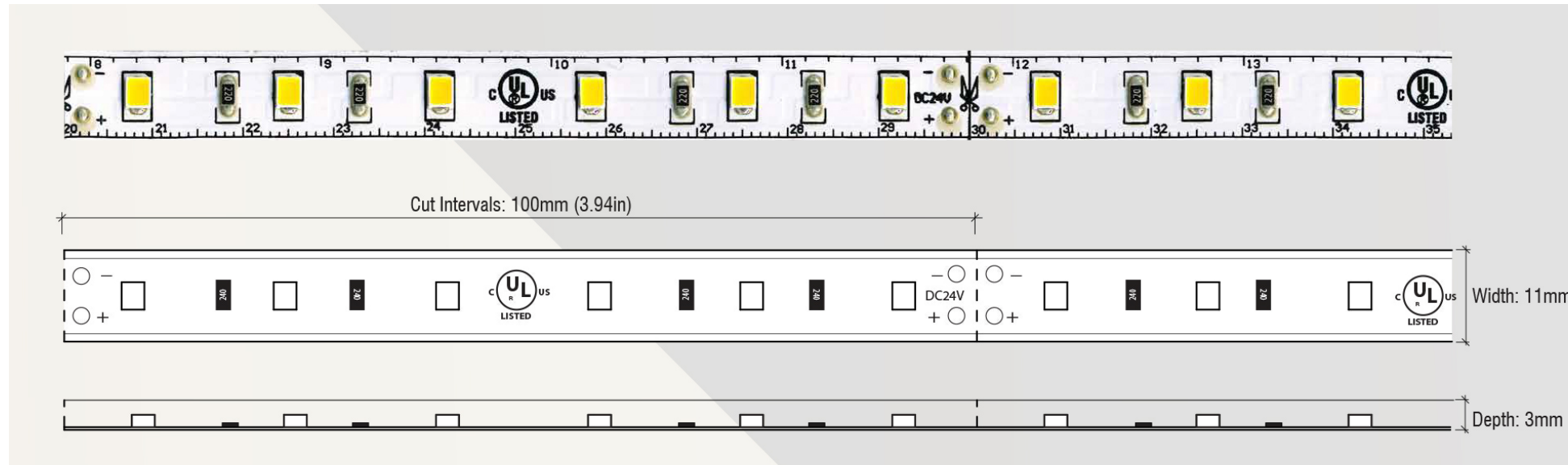
EXISTING EAST ELEVATION

EXISTING EXTERIOR LIGHTING - FACADE DIAGRAMS

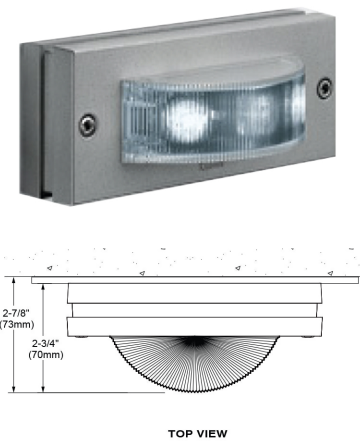
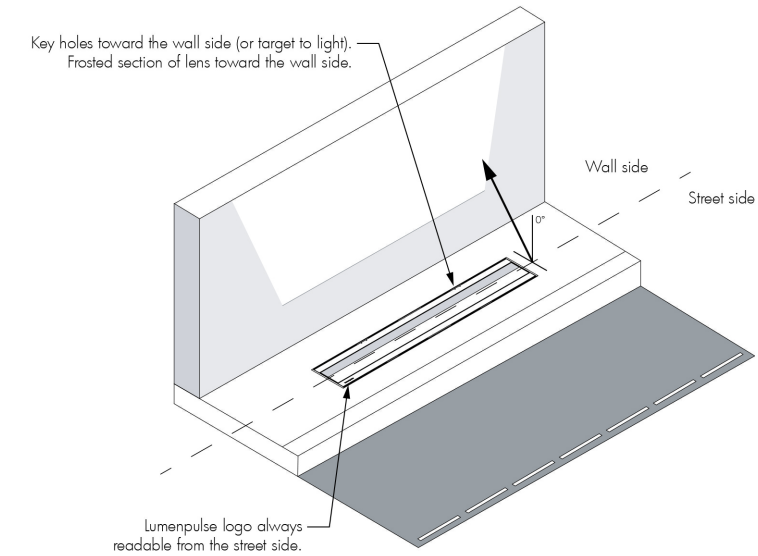
ALL NEW LIGHTING TO BE INSTALLED WITH CONCEALED CONNECTIONS -
NO VISIBLE HARDWARE OR EXPOSED CONNECTIONS



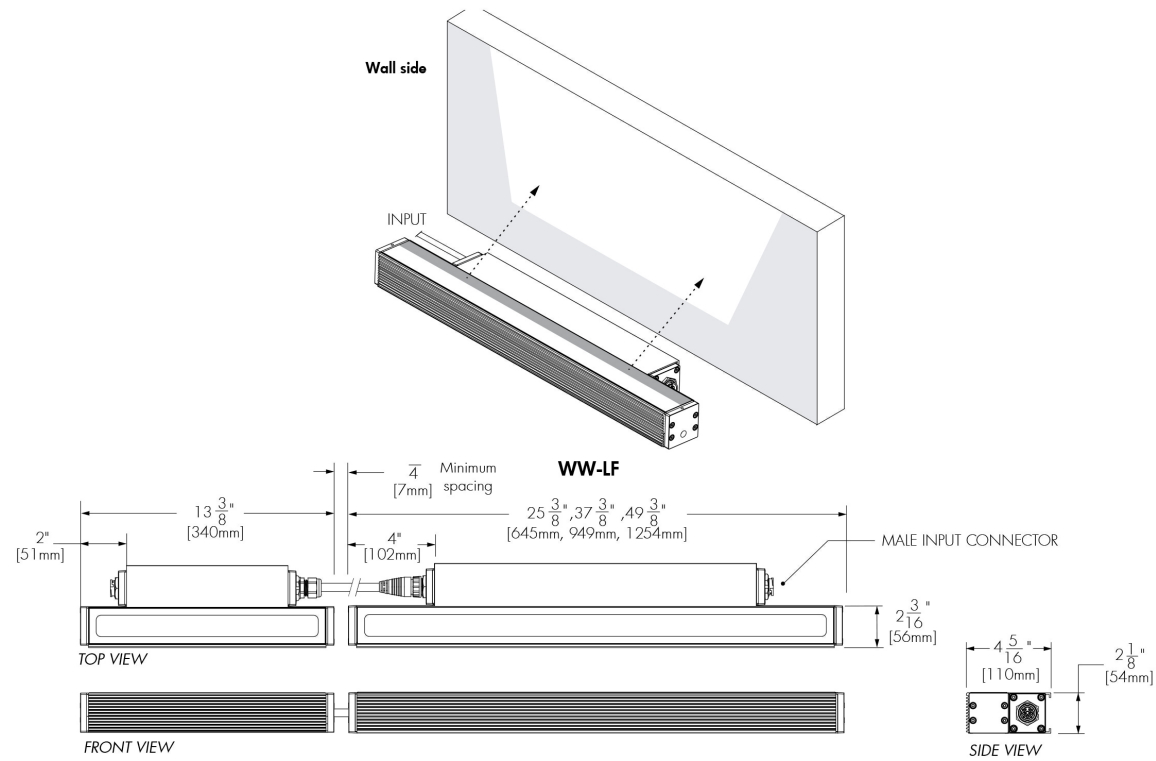
EXTERIOR LIGHTING - FACADE DIAGRAMS



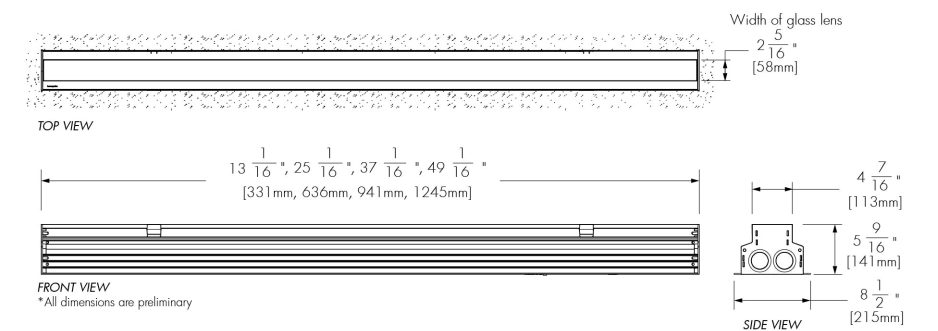
FIXTURE A:
LINEAR WASH



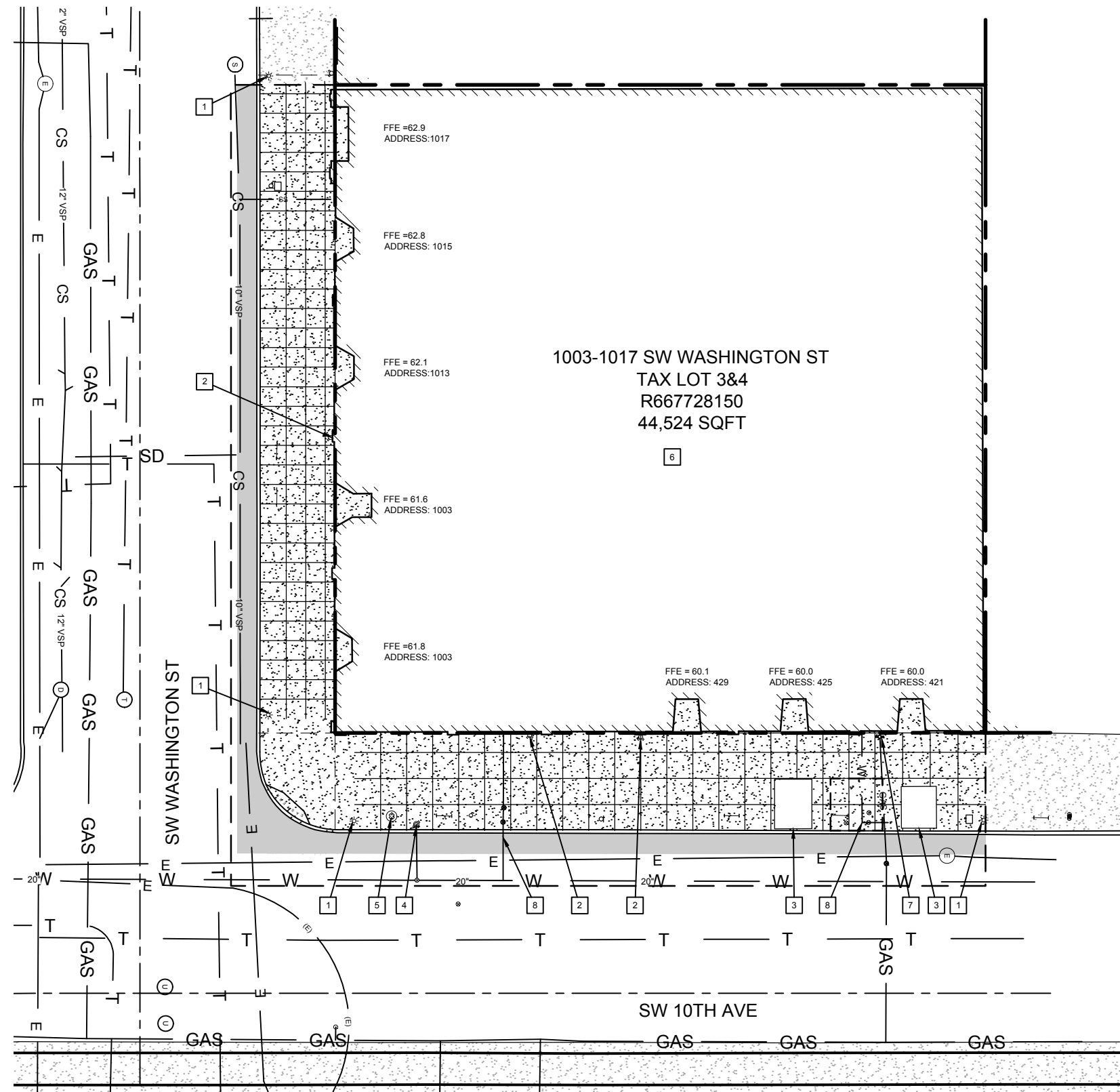
FIXTURE C:
FOCUSED ACCENT



FIXTURE B:
COLUMN GRAZER



FIXTURE D:
LINEAR UPLIGHT



DEMOLITION NOTES

- 1 PROTECT EXISTING PEDESTRIAN SCALE LIGHT POLE BASE THROUGHOUT CONSTRUCTION. POLE TO BE REMOVED, REPAINTED AND RELAMPED WITH LED FIXTURE PRIOR TO REINSTALLATION.
- 2 PROTECT EXISTING WALL-MOUNTED FIRE DEPARTMENT CONNECTION THROUGHOUT CONSTRUCTION
- 3 EXISTING ELEVATOR LID TO BE REPLACED.
- 4 PROTECT EXISTING FIRE HYDRANT IN PLACE THROUGHOUT CONSTRUCTION.
- 5 PROTECT EXISTING SIGNAL POLE IN PLACE THROUGHOUT CONSTRUCTION.
- 6 SEE ARCHITECTURAL PLANS FOR TENANT IMPROVEMENTS.
- 7 EXISTING GAS METER TO BE RELOCATED.
- 8 EXISTING DOMESTIC WATER SERVICE TO BE KILLED BY PORTLAND WATER BUREAU
- 9 EXISTING DOMESTIC AND FIRE WATER SERVICES TO BE RELOCATED.

EXISTING BUILDING BASEMENT LOCATED BENEATH EXISTING CURB LINE.

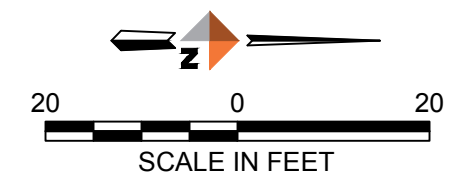
SURVEY INFORMATION

SURVEY WAS COMPILED BY CHASE JONES, AND ASSOCIATES ON OCTOBER 5, 2016 AND UPDATED NOVEMBER 9, 2016.

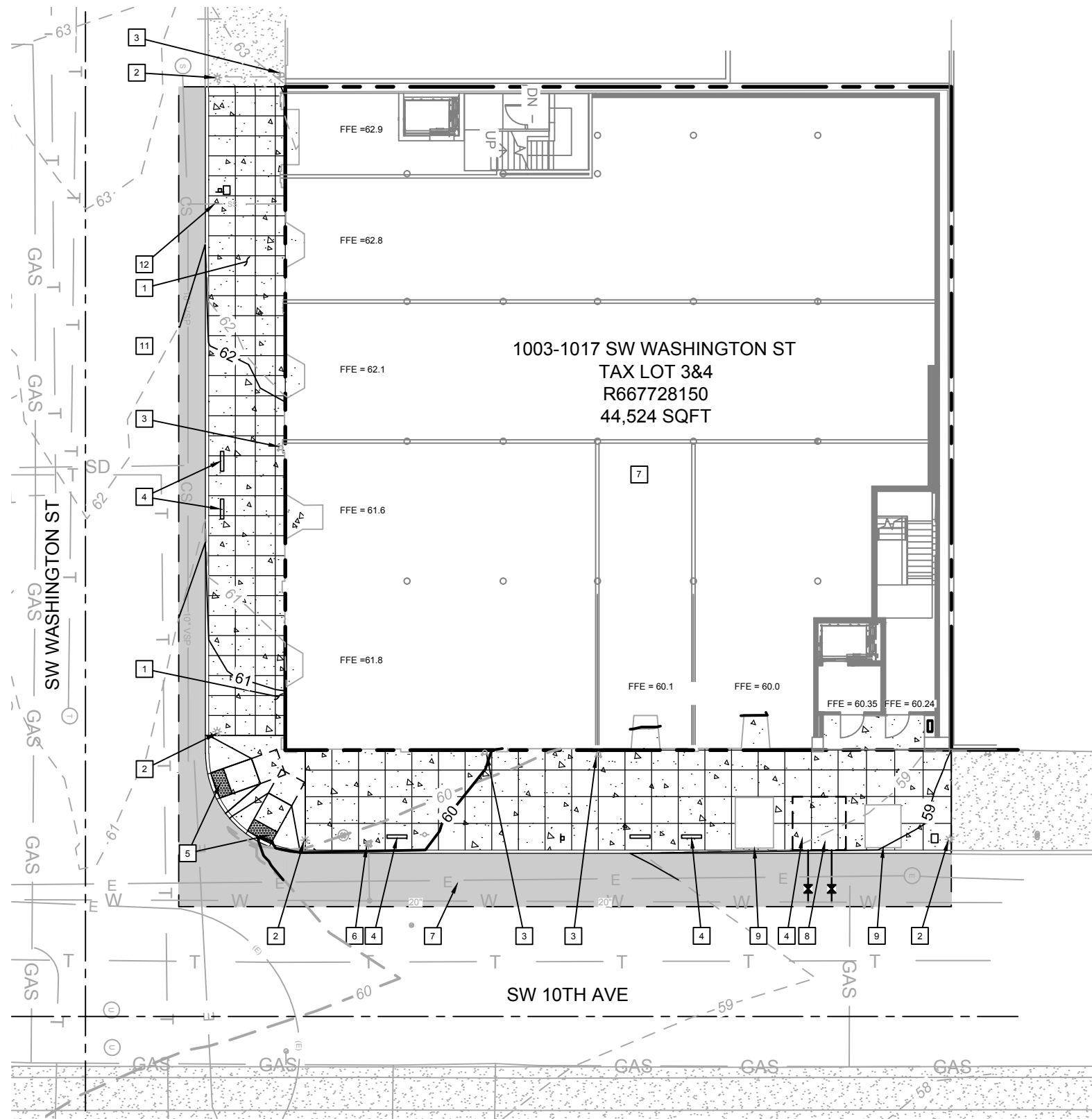
VERTICAL DATUM BASED ON CITY OF PORTLAND BENCHMARK NO. 2222. ELEV = 60.02', A BRASS DISC IN THE TOP OF CURB SITUATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF SW 10TH AVE AND SW WASHINGTON ST.

LEGEND

- - - - - EXISTING PROPERTY LINE
- ▨ EXISTING BUILDING
- W — W — EXISTING WATER LINE
- T — T — EXISTING TELEPHONE LINE
- CS — EXISTING COMBINED SEWER LINE
- E — EXISTING ELECTRICAL LINE
- GAS — GAS — EXISTING GAS LINE
- SD — SD — EXISTING STORM LINE
- — — EXISTING STREET CAR TRACK
- ▨ EXISTING CONCRETE SIDEWALK TO REMAIN
- * EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- ⊙ EXISTING SIGNAL POLE
- ⊥ EXISTING BIKE RACK
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING FIRE DEPARTMENT CONNECTION
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING GAS METER
- ⊕ EXISTING GAS VALVE
- EXISTING PARKING METER
- ⊕ EXISTING SIGN
- - - - - PROPOSED SAWCUT
- ASPHALT TO BE REMOVED
- ▨ EXISTING CONCRETE SIDEWALK TO BE REMOVED



CIVIL - EXISTING CONDITIONS PLAN



SITE NOTES

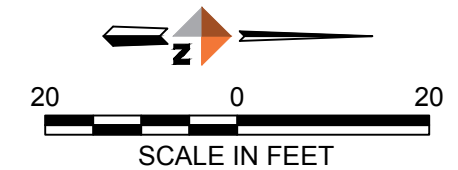
- 1 PROPOSED CONCRETE CURB AND SIDEWALK
- 2 PROPOSED REFURBISHED PEDESTRIAN SCALE LIGHT POLE
- 3 EXISTING WALL MOUNTED FIRE DEPARTMENT CONNECTION TO REMAIN
- 4 PROPOSED BIKE RACK TO BE REPLACED AS A PART OF THE CITY BIKE FUND
- 5 PROPOSED ADA RAMP
- 6 EXISTING FIRE HYDRANT TO REMAIN
- 7 SEE ARCHITECTURAL PLANS FOR TENANT IMPROVEMENTS
- 8 RELOCATED DOMESTIC WATER SERVICE. PROPOSED REDUCED PRESSURE PREMISES ISOLATION BACKFLOW ASSEMBLY AND METER TO BE LOCATED WITHIN NEW WATERPROOF ROOM IN BUILDING BASEMENT.
- 9 RELOCATED FIRE WATER SERVICE. PROPOSED PREMISES ISOLATION BACKFLOW ASSEMBLY TO BE LOCATED WITHIN NEW WATERPROOF ROOM IN BUILDING BASEMENT.
- 10 EXISTING ELEVATOR LID TO BE REPLACED
- 11 EXISTING STORMWATER ROOF DRAINS AND LATERAL TO REMAIN. CONTRACTOR TO LOCATE LATERAL.
- 12 EXISTING SANITARY SEWER LATERAL TO REMAIN

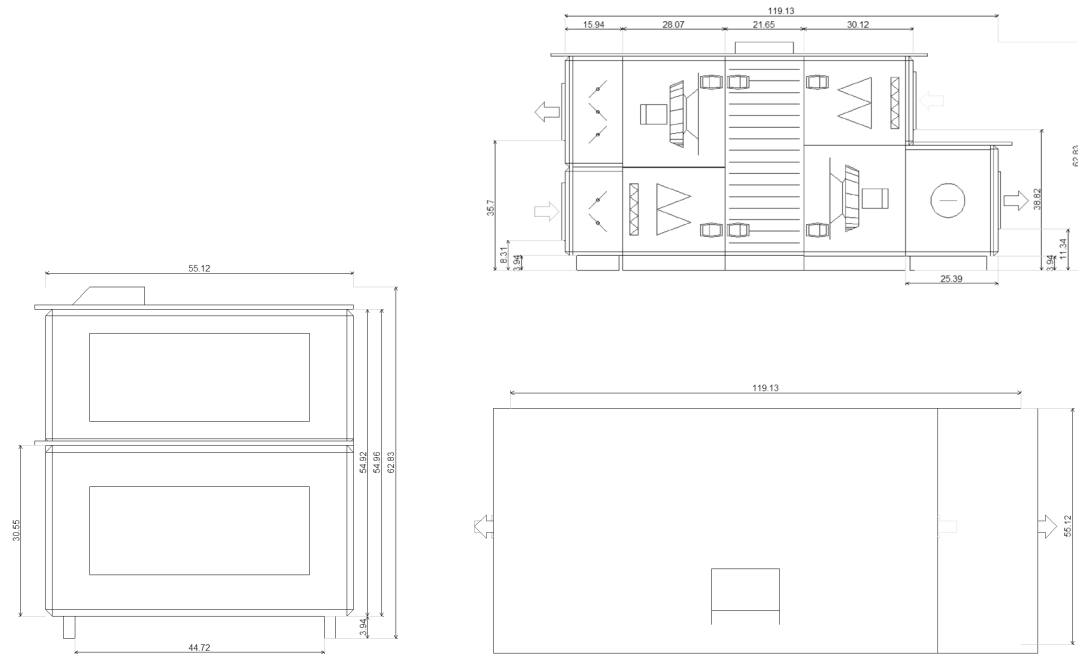
PP&L CONFIRMED BUILDING SERVICE LOADS CAN BE ACCOMMODATED IN THE EXISTING GRID SYSTEM WITHOUT ADDING A TRANSFORMER FOR THE BUILDING.

EXISTING BUILDING BASEMENT LOCATED BENEATH EXISTING CURB LINE.

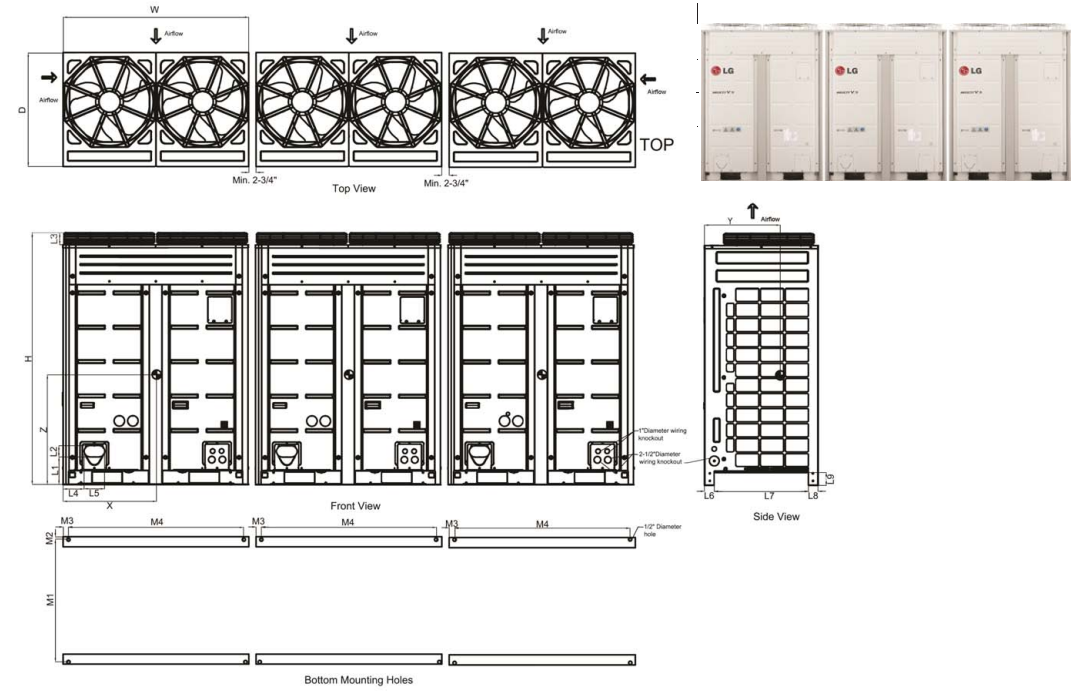
LEGEND

- EXISTING PROPERTY LINE
- EXISTING WATER LINE
- EXISTING TELEPHONE LINE
- EXISTING COMBINED SEWER LINE
- EXISTING ELECTRICAL LINE
- EXISTING GAS LINE
- EXISTING STORM LINE
- EXISTING STREET CAR TRACK
- EXISTING CONCRETE SIDEWALK TO REMAIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING SIGNAL POLE
- EXISTING BIKE RACK
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER VALVE
- EXISTING GAS METER
- EXISTING GAS VALVE
- EXISTING PARKING METER
- EXISTING SIGN
- PROPOSED WATER SERVICE
- PROPOSED BASEMENT ROOM LOCATION
- PROPOSED SAWCUT
- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK

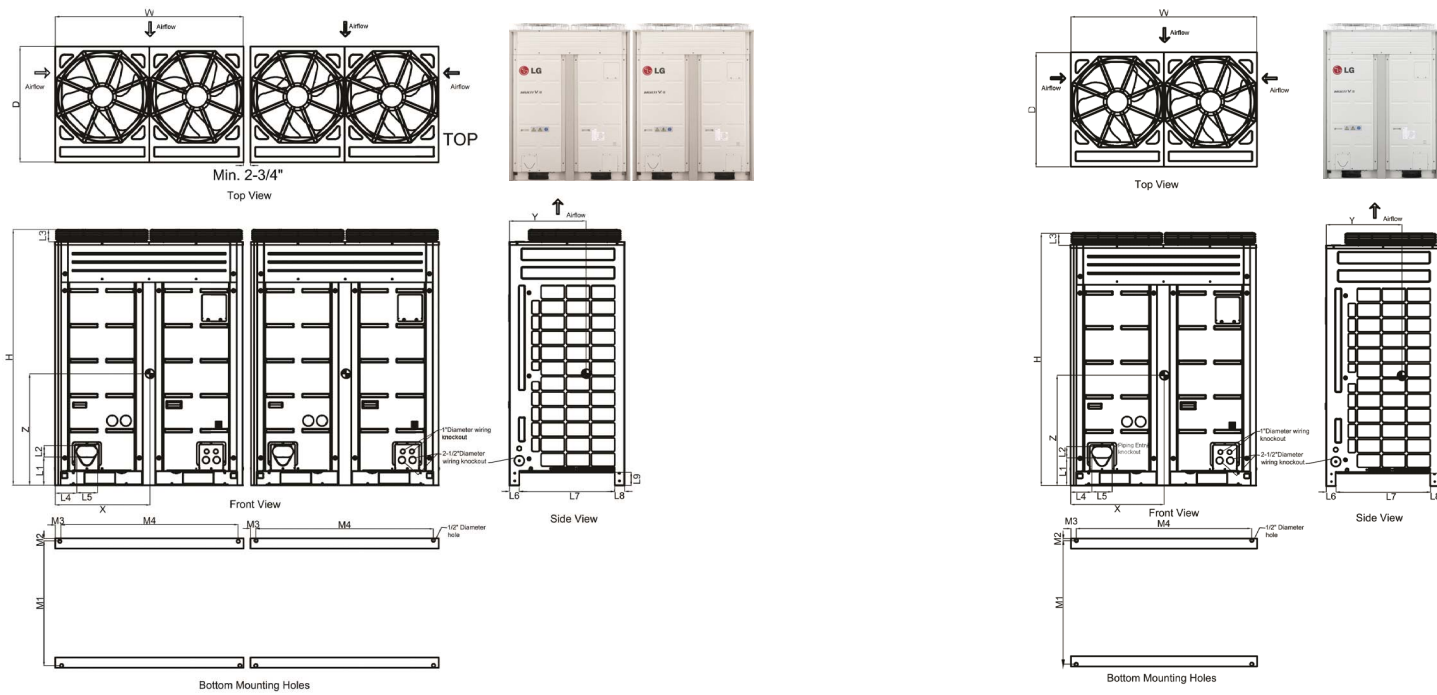




① ENERGY RECOVERY VENTILATOR

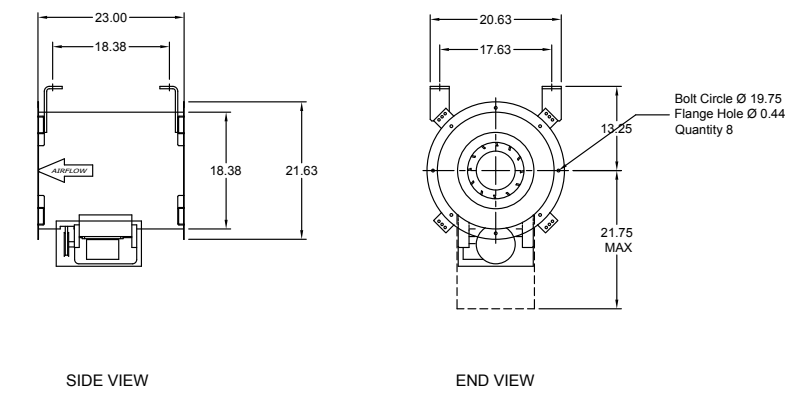


② GROUND FLOOR VRF UNIT

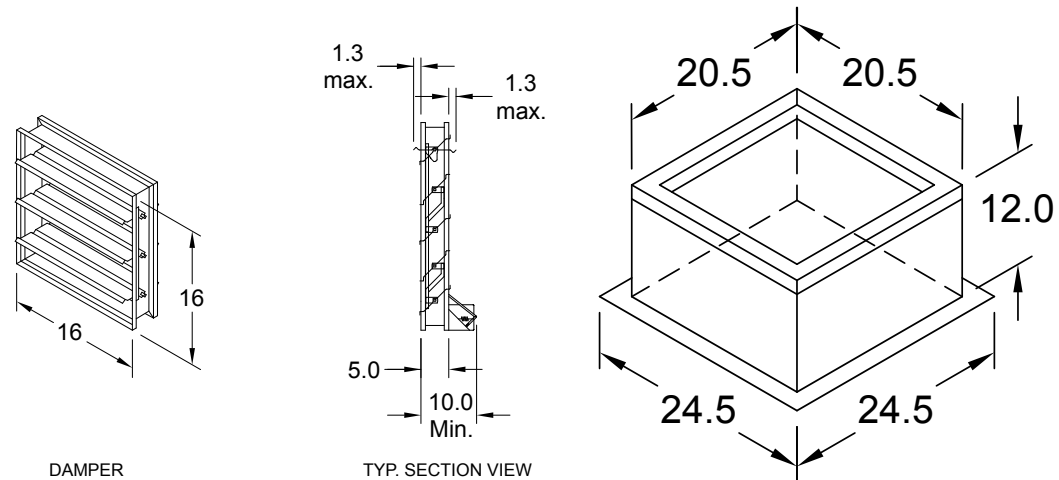
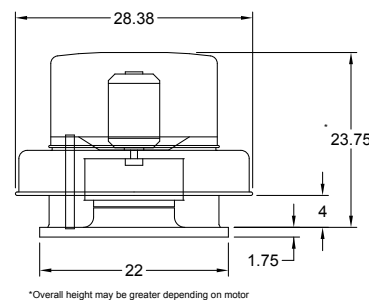


③ GENERAL AREA VRF UNIT

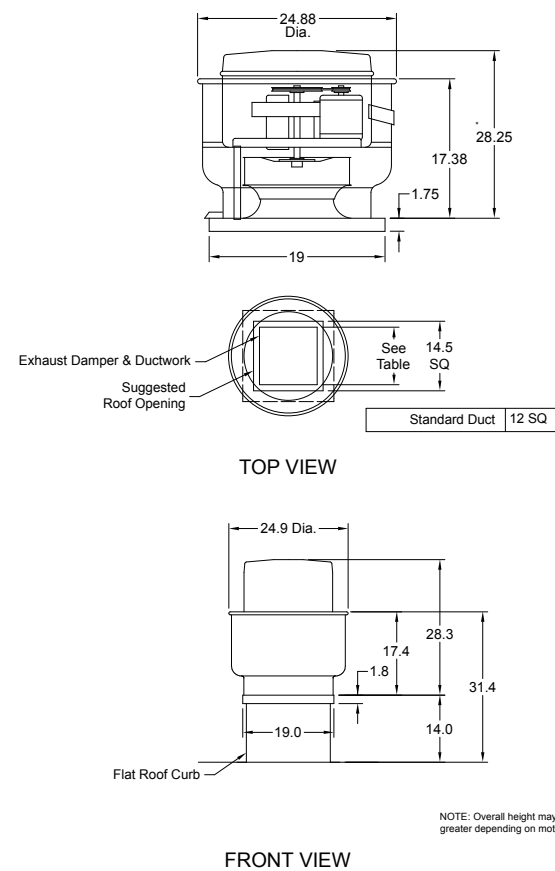
④ OFFICE & RESTAURANT VRF UNITS



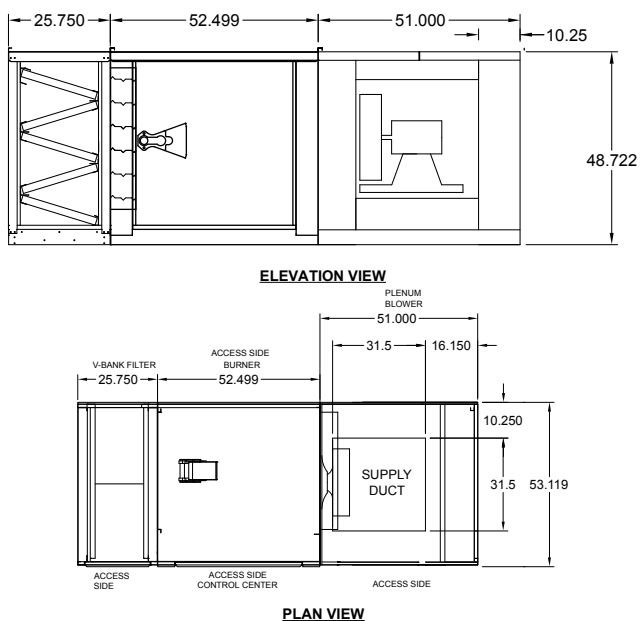
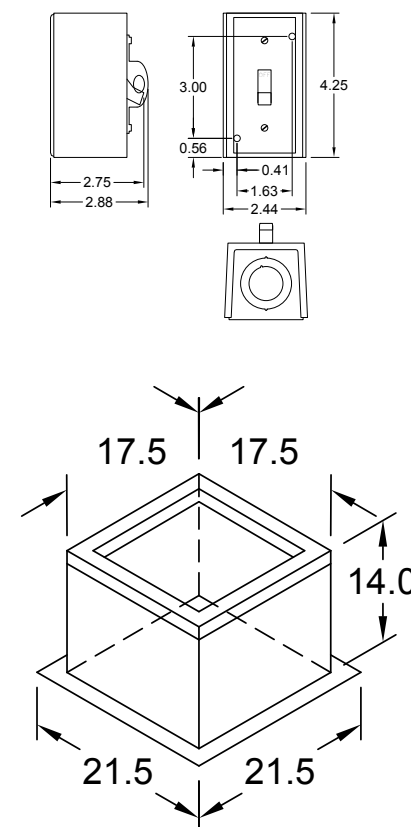
⑤ EXHAUST FAN



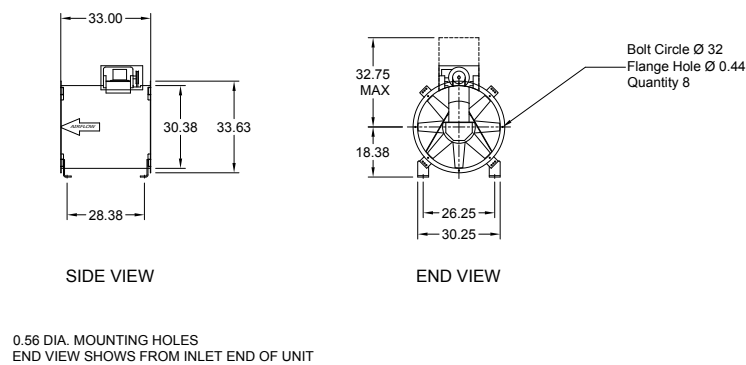
⑥ EXHAUST FAN



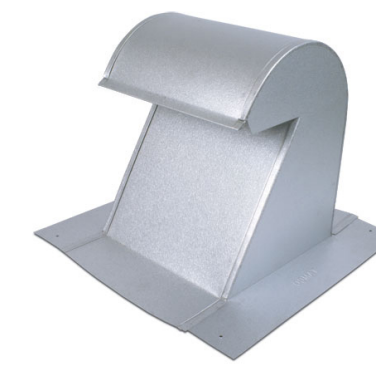
⑦ EXHAUST FAN



⑧ MAKEUP AIR UNIT



⑨ SMOKE CONTROL FAN



⑩ OUTSIDE AIR INTAKE

MECHANICAL - ROOFTOP EQUIPMENT CUTSHETS



TEN WEST

TYPE III DESIGN REVIEW
SUBMITTAL 04 • AUGUST 08, 2017
LAND USE APPLICATION NUMBER: 17-180220 DZ
APPENDIX

TEN WEST

1017 SW WASHINGTON STREET, PORTLAND OREGON 97205

TYPE III DESIGN REVIEW
SUBMITTAL 04 • AUGUST 8, 2017
LAND USE APPLICATION NUMBER: 17-180220 DZ
APPENDIX

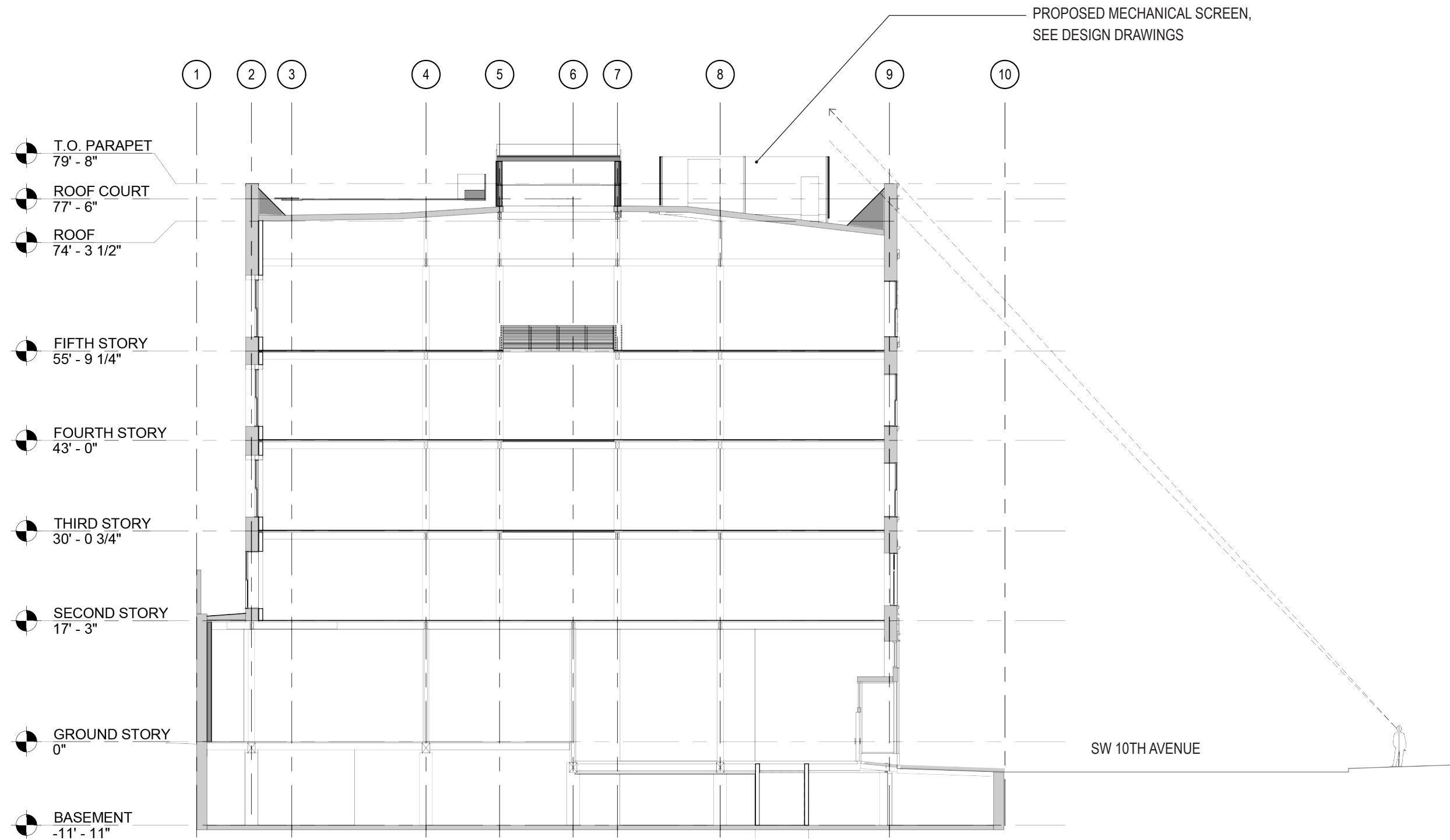
DRAWING INDEX

RENDERINGS	APP.1	Rendering
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DIAGRAMS	APP.2	View Angle Diagram
	APP.3	Window Diagram - Existing South Elevation
	APP.4	Window Diagram - Existing West Elevation
	APP.5	Window Diagram - Existing East Elevation
	APP.6	Window Diagram - Existing North Elevation
	APP.7	Existing Window Installation - Photos
	APP.8	Existing Roof Condition - Photos



RENDERING - CORNER OF SW 10TH AND WASHINGTON



VIEW ANGLE DIAGRAM



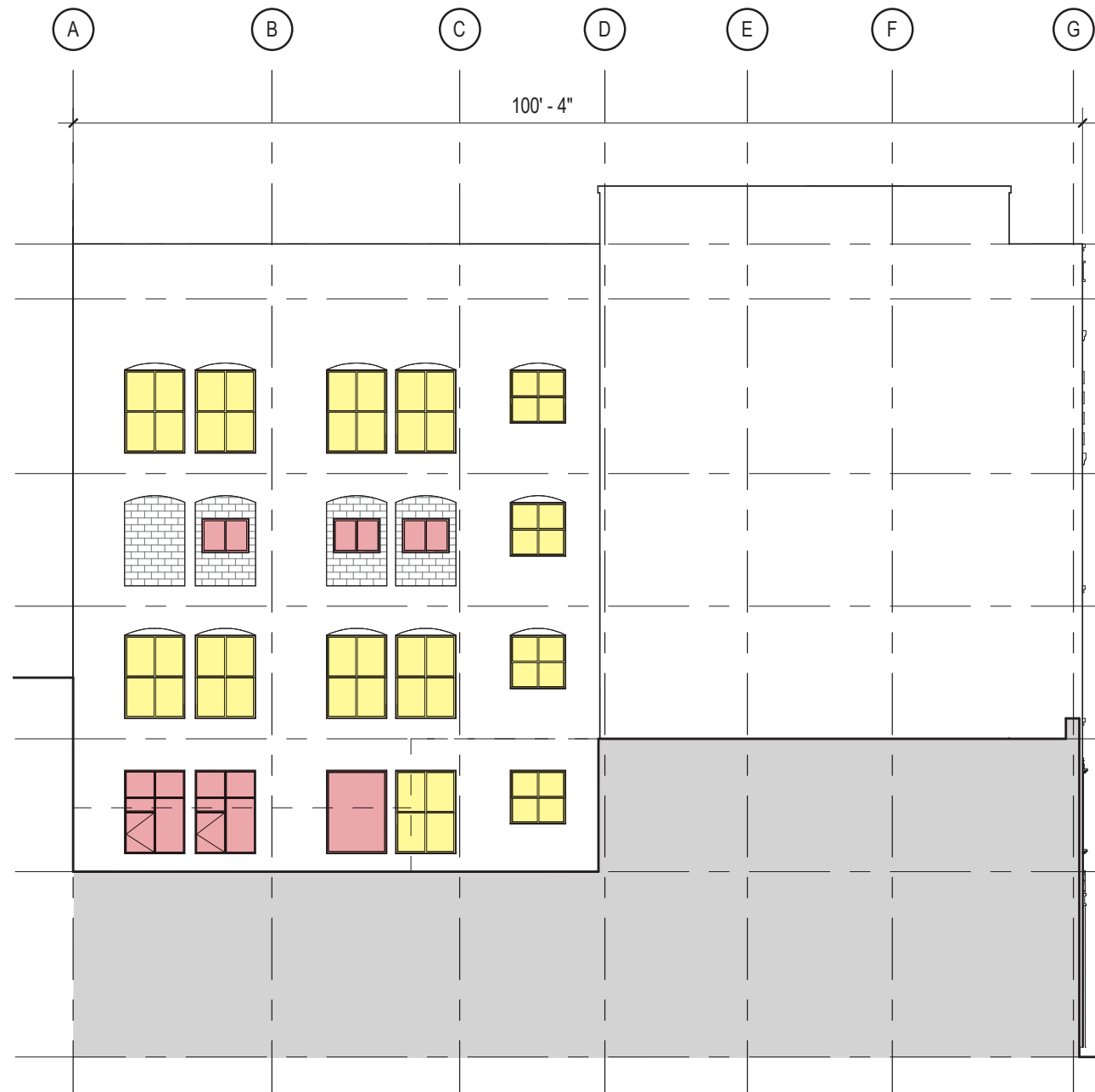
- ORIGINAL WOOD WINDOWS - REPLACE WITH WOOD WINDOWS OF SIMILAR APPEARANCE
- NON-ORIGINAL WINDOWS - REPLACE WITH WINDOWS OF SIMILAR APPEARANCE TO ORIGINAL
- ORIGINAL HOLLOW CORE METAL FIRE WINDOWS - REPLACE WITH STEEL FIRE-RATED WINDOWS OF SIMILAR APPEARANCE
- ORIGINAL WOOD STOREFRONT - REPLACE WITH NARROW PROFILE STEEL STOREFRONT SYSTEM
- NON-ORIGINAL ALUMINUM STOREFRONT - REPLACE WITH NARROW PROFILE STEEL STOREFRONT SYSTEM

WINDOW DIAGRAM - EXISTING SOUTH ELEVATION



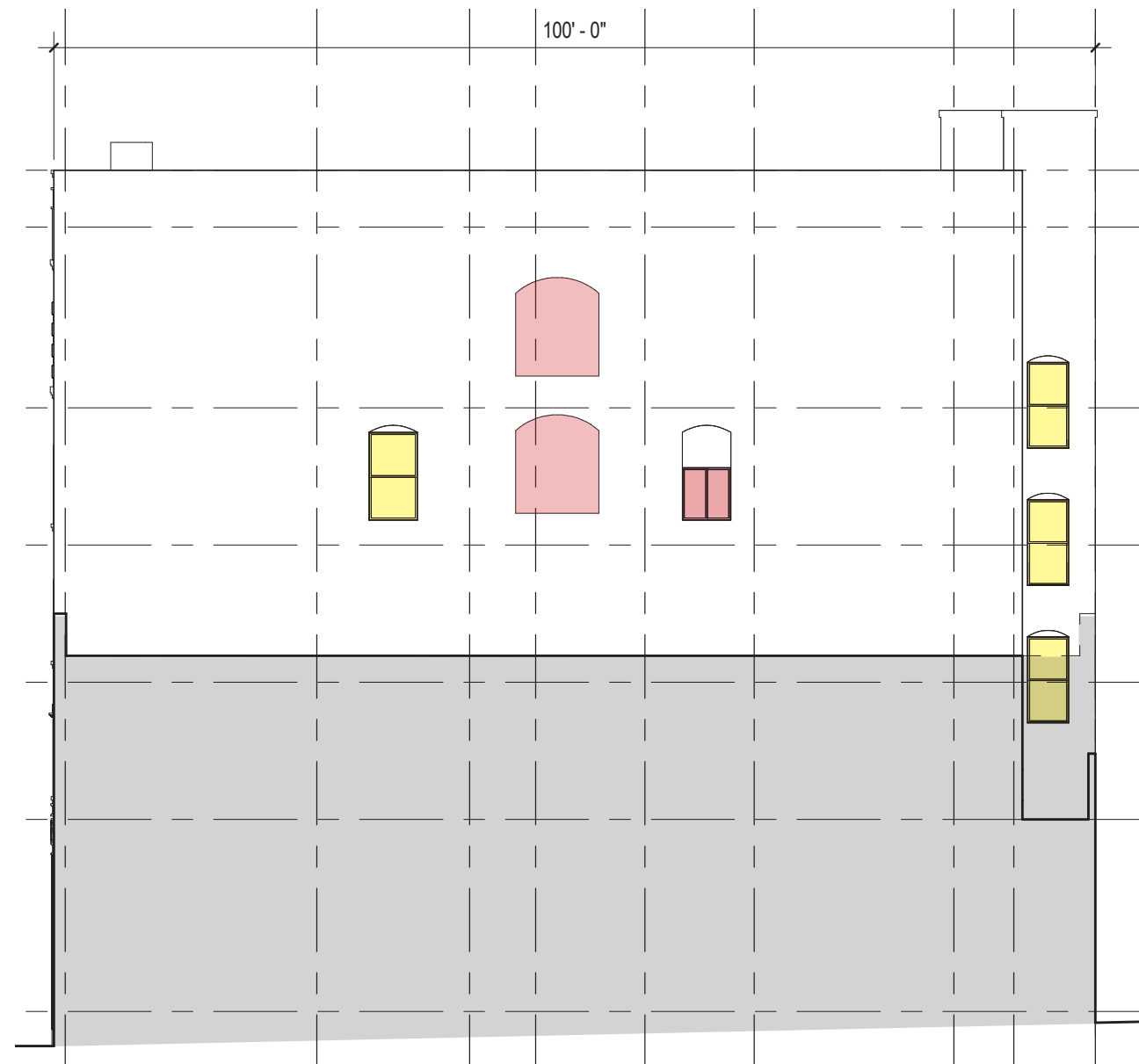
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- NON-ORIGINAL ALUMINUM STOREFRONT - REPLACE WITH NARROW PROFILE STEEL STOREFRONT SYSTEM

WINDOW DIAGRAM - EXISTING WEST ELEVATION



- ORIGINAL WOOD WINDOWS - REPLACE WITH WOOD WINDOWS OF SIMILAR APPEARANCE
- NON-ORIGINAL WINDOWS - REPLACE WITH WINDOWS OF SIMILAR APPEARANCE TO ORIGINAL
- ORIGINAL HOLLOW CORE METAL FIRE WINDOWS - REPLACE WITH STEEL FIRE-RATED WINDOWS OF SIMILAR APPEARANCE
- ORIGINAL WOOD STOREFRONT - REPLACE WITH NARROW PROFILE STEEL STOREFRONT SYSTEM
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WINDOW DIAGRAM - EXISTING EAST ELEVATION



WINDOW DIAGRAM - EXISTING NORTH ELEVATION

- ORIGINAL WOOD WINDOWS - REPLACE WITH WOOD WINDOWS OF SIMILAR APPEARANCE
- NON-ORIGINAL WINDOWS - REPLACE WITH WINDOWS OF SIMILAR APPEARANCE TO ORIGINAL
- ORIGINAL HOLLOW CORE METAL FIRE WINDOWS - REPLACE WITH STEEL FIRE-RATED WINDOWS OF SIMILAR APPEARANCE
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- NON-ORIGINAL ALUMINUM STOREFRONT - REPLACE WITH NARROW PROFILE STEEL STOREFRONT SYSTEM



SW WASHINGTON AVENUE

EXISTING WINDOW INSTALLATION



EXISTING DOUBLE-HUNG WINDOW



EXISTING DOUBLE-HUNG WINDOW



EXISTING FIXED WINDOW



EXISTING FIXED WINDOW



LOOKING NORTHEAST



LOOKING SOUTH



LOOKING NORTH



EXISTING STAIR PENTHOUSE & SOUTH BUILDING PARAPET

EXISTING ROOF CONDITIONS