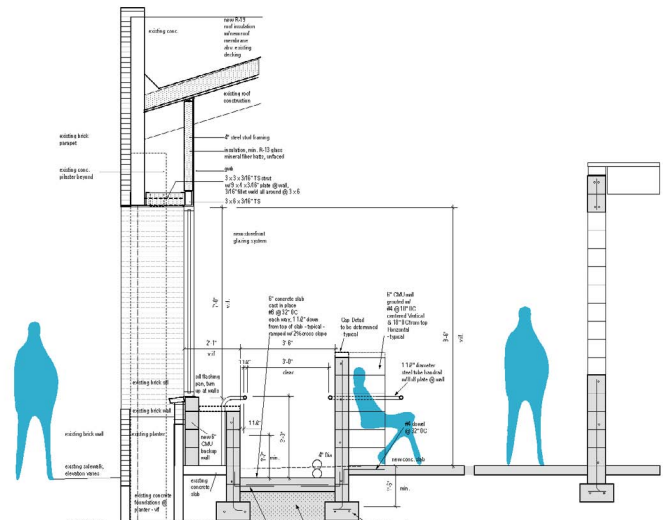
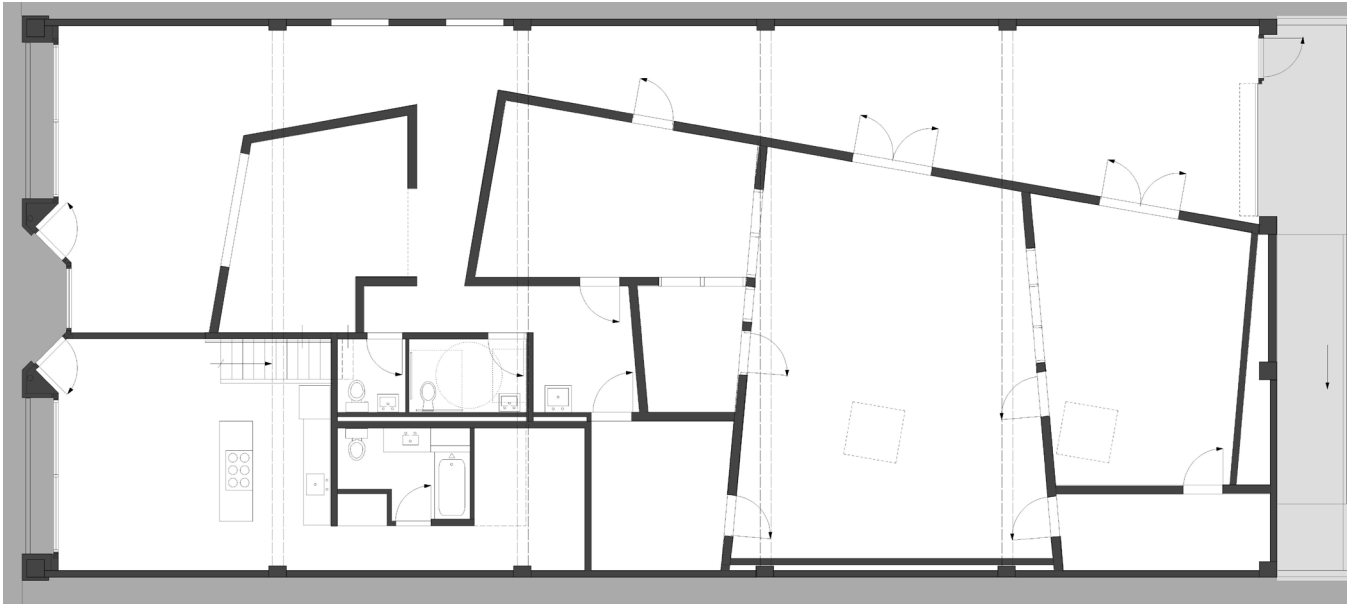


Hawthorne Mixed Use

2006 Portland, Oregon



SITE & PROGRAM

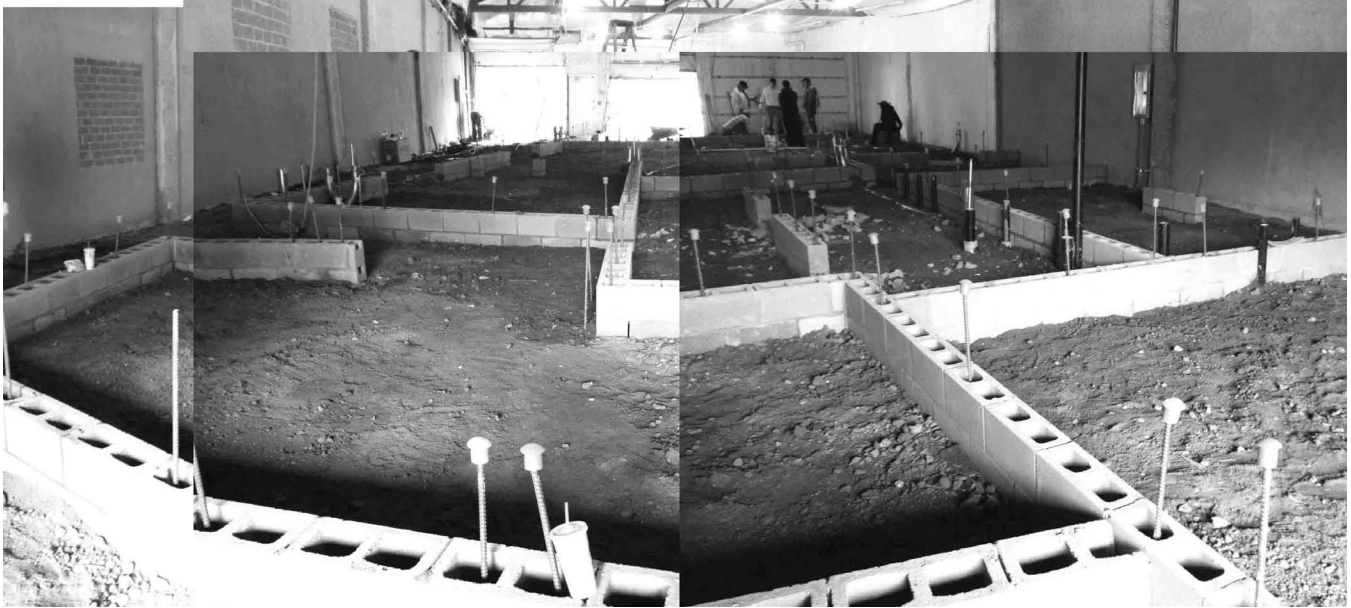
This renovation and tenant improvement project is located in Southeast Portland. The project was designed as a live-work space with studios for the live recording and digital production of musical performances, with an adjacent apartment for the client. Minimal changes were proposed for the exterior of the building, which was reviewed under by Ladd's Addition Historic District requirements.

After project completion, the adaptable building could accommodate a different use; it's current mixed use contains a yarn and knitting shop.

Building Type: Recording Studio & Residence
Project Type: Mixed Use, Tenant Improvement
Project Scope: Design - Phase 1 Construction
Client: Private
Size: 4250 SF
Project Cost: \$ 450,000
Schedule: Completed 2007
Structural: Nordling Structural Engineers LLC
Acoustical Consultant: Altermatt Associates, Inc.
General Contractor: Adaptive Construction Company

Hawthorne Mixed Use

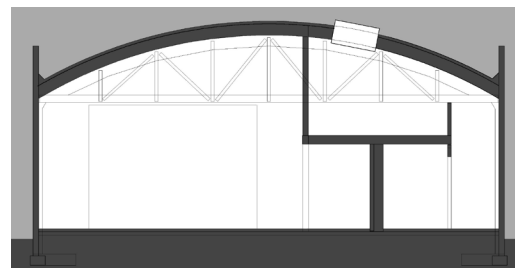
2006 Portland, Oregon



MATERIALS & CONSTRUCTION

The existing structure was built in the early 1950's. The perimeter walls are cast in place concrete, and the roof structure is constructed with wood trusses, which span the full width between the walls. The existing interior partitions, finishes and service infrastructure were removed during the demolition phase.

The acoustic performance requirements of the technical design called for new concrete walls and isolated slabs set within the original building shell, and new fire rated construction between the studios and residential spaces.



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