

MODERN CONFECTIONARY LOFTS

PORTLAND, OREGON



BEFORE



PROJECT SUMMARY

This 90-year old brick warehouse building had previously been converted into residential lofts. The roof garden was created around a roof penthouse resulting in a narrow garden area around the building perimeter.

CHALLENGE

The original roof garden was poorly designed and constructed. The vegetation blocked passages and pathways and eliminated usable space. The parapet walls became a perch for the flower flats and pots. Leakage damaged the building interiors and the mass masonry walls. Poor slope on deck surfaces created ponding water. Additionally, the seismic upgrades required steel reinforcement that protruded into the walkways, further blocking passage.

SOLUTION

Trinity | ERD was the prime design professional with building envelope, architectural and structural engineering in house. Subconsultants included a landscape architect and a historical preservation consultant.

The new design streamlined the parapet walls and boxed the structural bracing, and created a complete waterproofing layer from the penthouse walls to the outer edge of the coping. The deck area was protected by high density pavers set on pedestals that created a level surface. Drains took water from both the pavers and waterproofing membrane levels.

Planters were designed as a series of hanging pots cantilevered off the top of the parapet walls. Plantings extend down onto the deck creating an area of dense vegetation on one side that can be easily seen from the interior space. The remaining areas are available for chairs, tables and outdoor grills. A valuable asset was created at Modern Confectionary Lofts' rooftop level by turning typically unused space into an urban oasis.