

CITY OF PORTLAND LAND USE REVIEW

HOYT COMMONS

CASE FILE: LU 19-169717
618 NW 12TH AVE
PORTLAND, OR 97209

DRAWINGS



RENDERING BY RDH BUILDING SCIENCE

PROJECT DIRECTORY

PREPARED FOR:
HOYT COMMONS HOA
618 NW 12th Ave
Portland, OR 97209

PREPARED BY:
RDH BUILDING SCIENCE
5331 SW Macadam Ave, #314
Portland, OR 97239
(503) 243-6222

CONTACT:
Mike Cline
Project Architect
(503) 902-1285



TABLE OF CONTENTS

II. DRAWINGS

BUILDING PLANSC.1-C.5

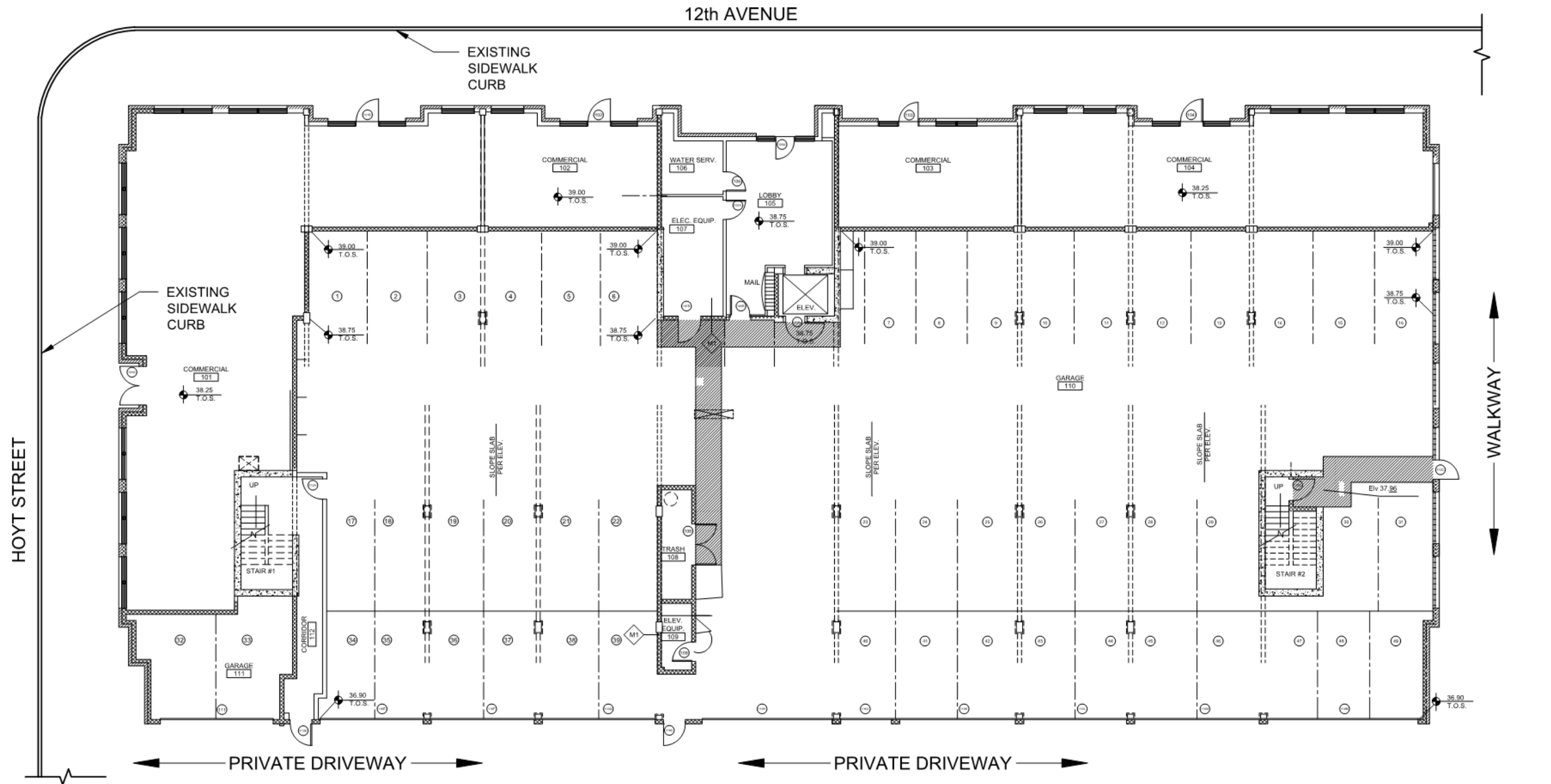
EXISTING ELEVATIONSC.6-C.7

PROPOSED ELEVATIONS.....C.8-C.9

ENLARGED ELEVATIONS.....C.10-C.11

DETAILS.....C.12-C.18

MATERIALS/COLORSC.19



1 **1ST FLOOR PLAN/SITE PLAN** FOR REFERENCE ONLY - NO WORK PROPOSED AT THIS LEVEL

SCALE: 1/16" = 1'-0"

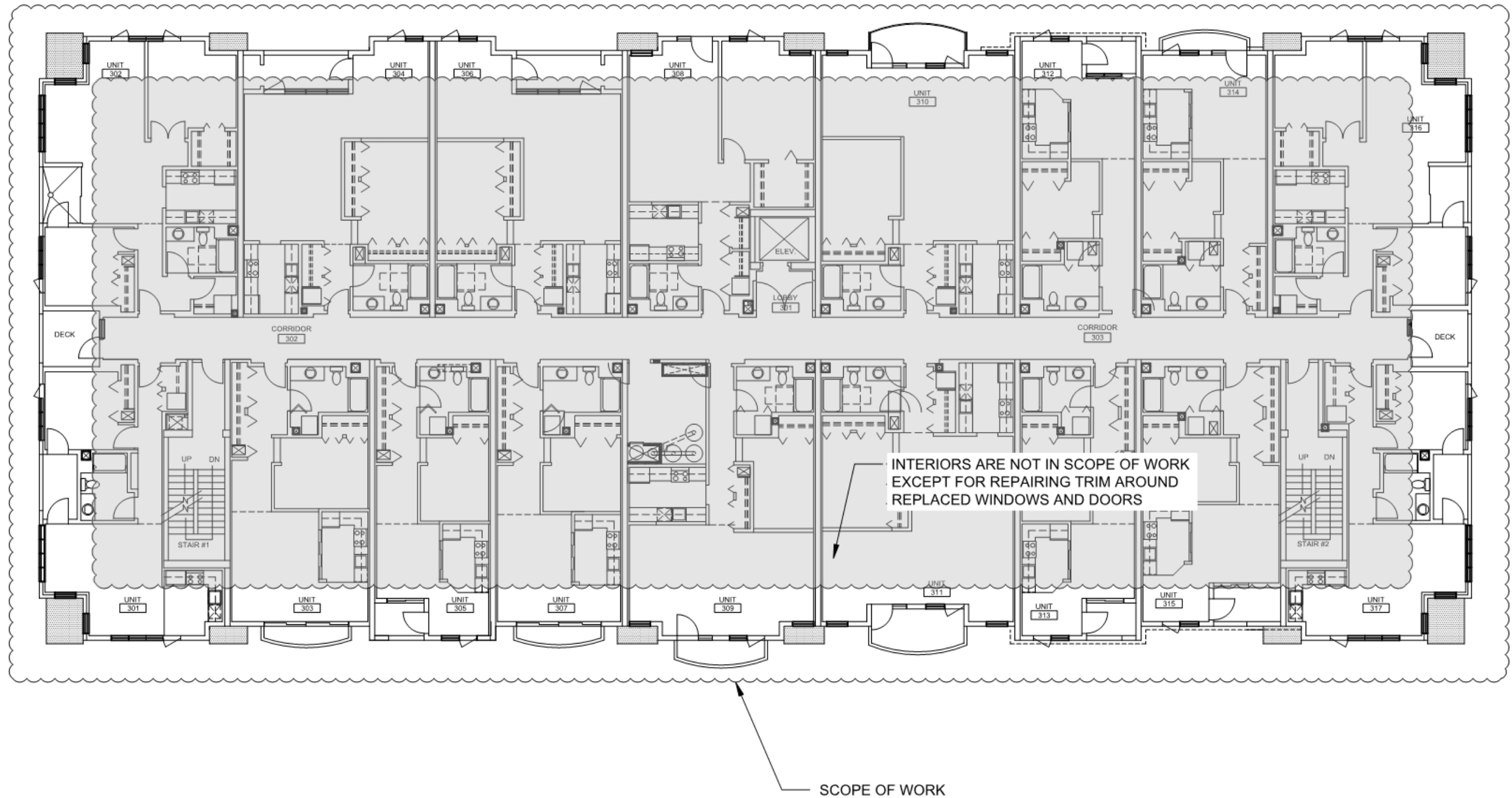


1

2ND FLOOR PLAN

SCALE: 1/16" = 1'-0"



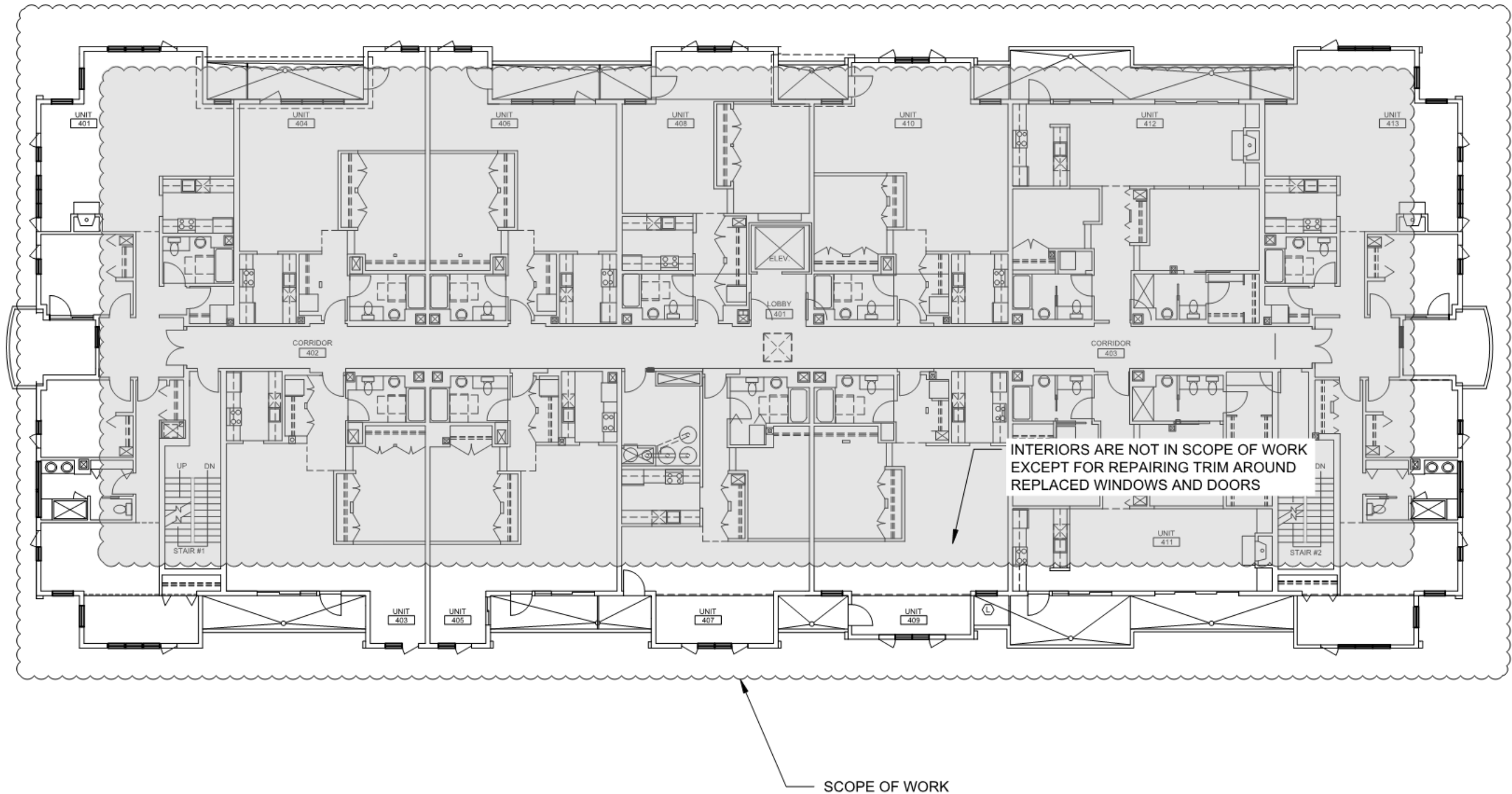


1

3RD FLOOR PLAN

SCALE: 1/16" = 1'-0"

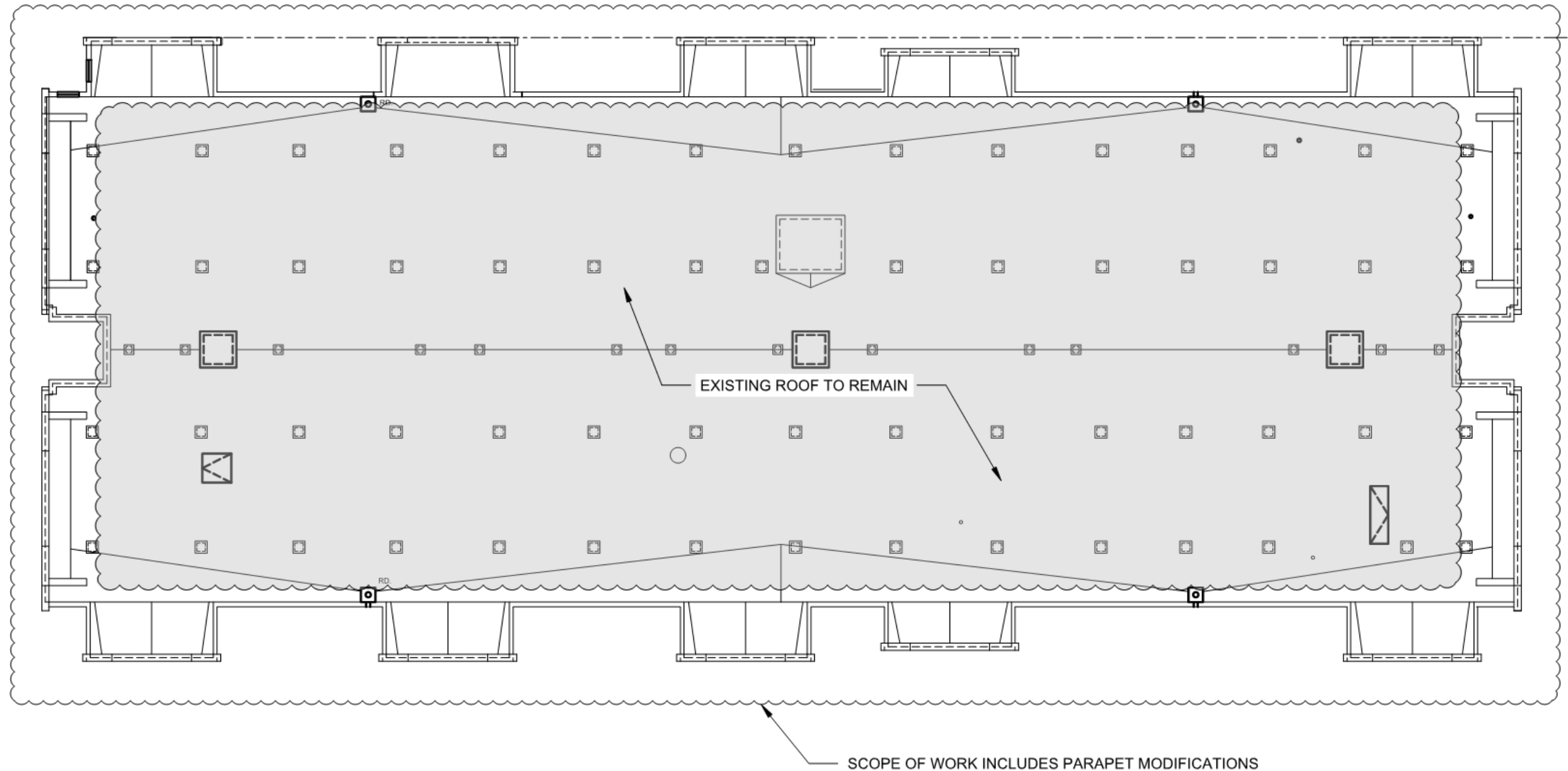




1 4TH FLOOR PLAN

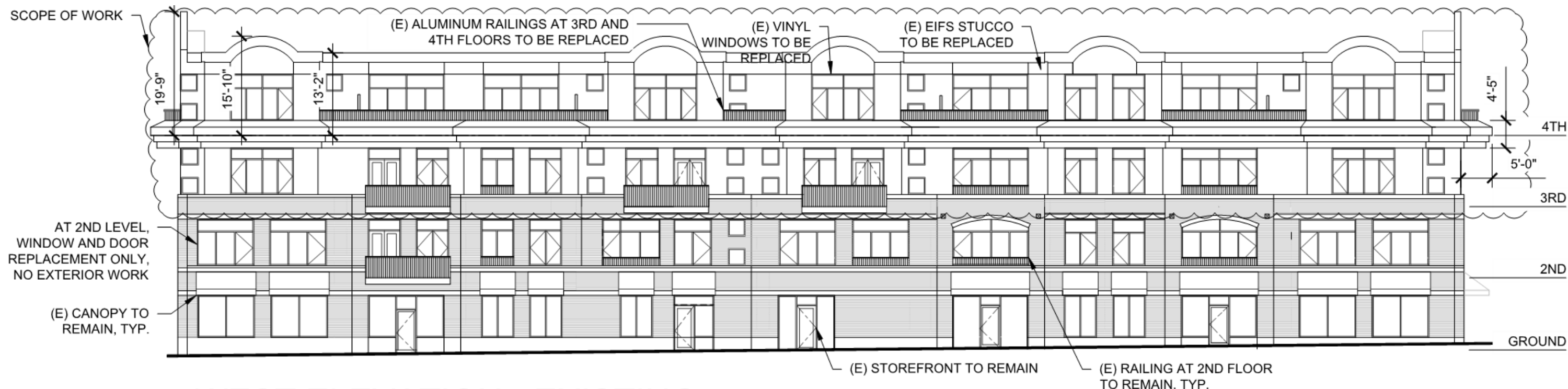
SCALE: 1/16" = 1'-0"





1 ROOF PLAN

SCALE: 1/16" = 1'-0"



WEST ELEVATION - EXISTING

1

SCALE: 1/16" = 1'-0"



EAST ELEVATION - EXISTING

2

SCALE: 1/16" = 1'-0"



1 **NORTH ELEVATION - EXISTING**
SCALE: 1/16" = 1'-0"



2 **SOUTH ELEVATION - EXISTING**
SCALE: 1/16" = 1'-0"



WEST ELEVATION - PROPOSED

SCALE: 1/16" = 1'-0"

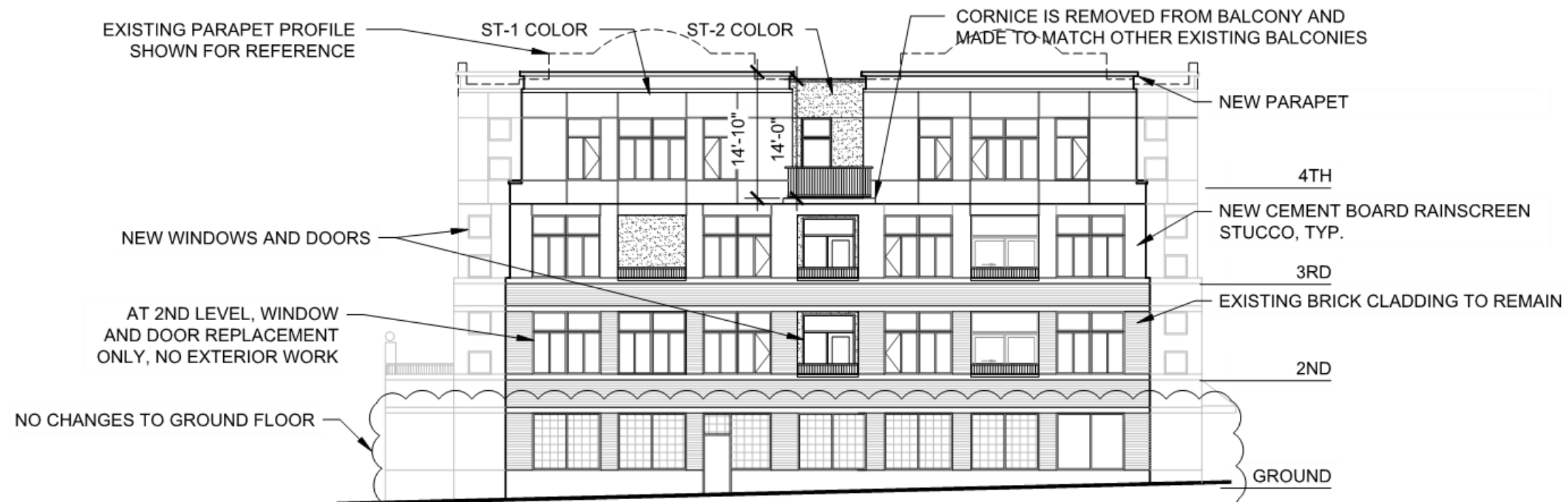


EAST ELEVATION - PROPOSED

SCALE: 1/16" = 1'-0"

LEGEND:

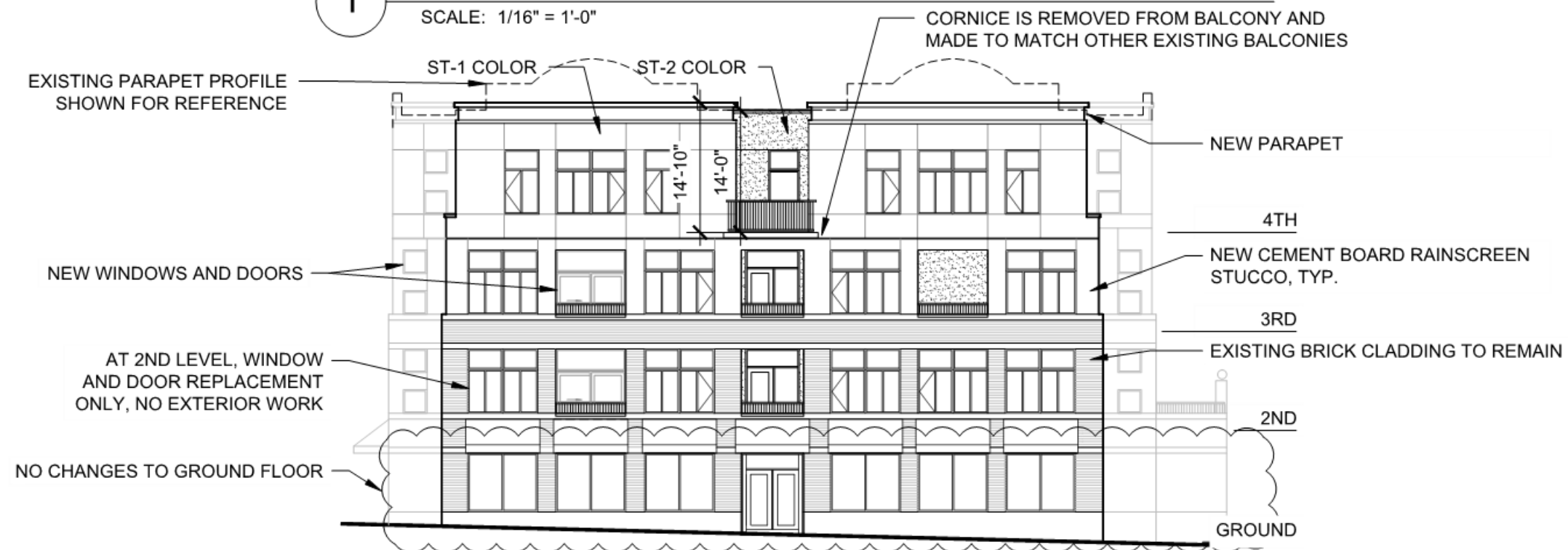
	ST-1 COLOR: SHERMAN WILLIAMS MEGA GREIGE		ST-2 COLOR: SHERMAN WILLIAMS WARM STONE
--	--	--	---



NORTH ELEVATION - PROPOSED

1

SCALE: 1/16" = 1'-0"



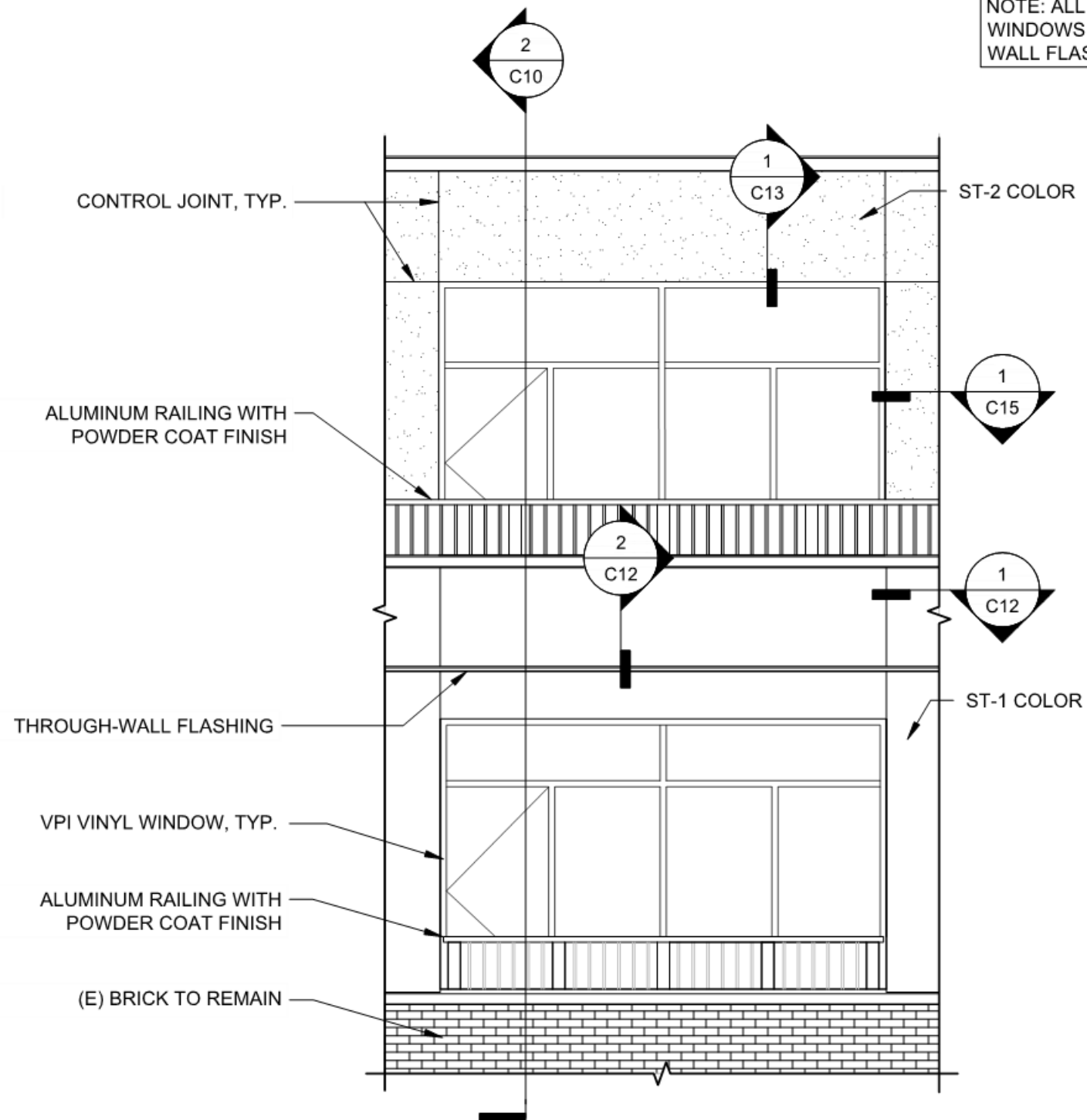
SOUTH ELEVATION - PROPOSED

2

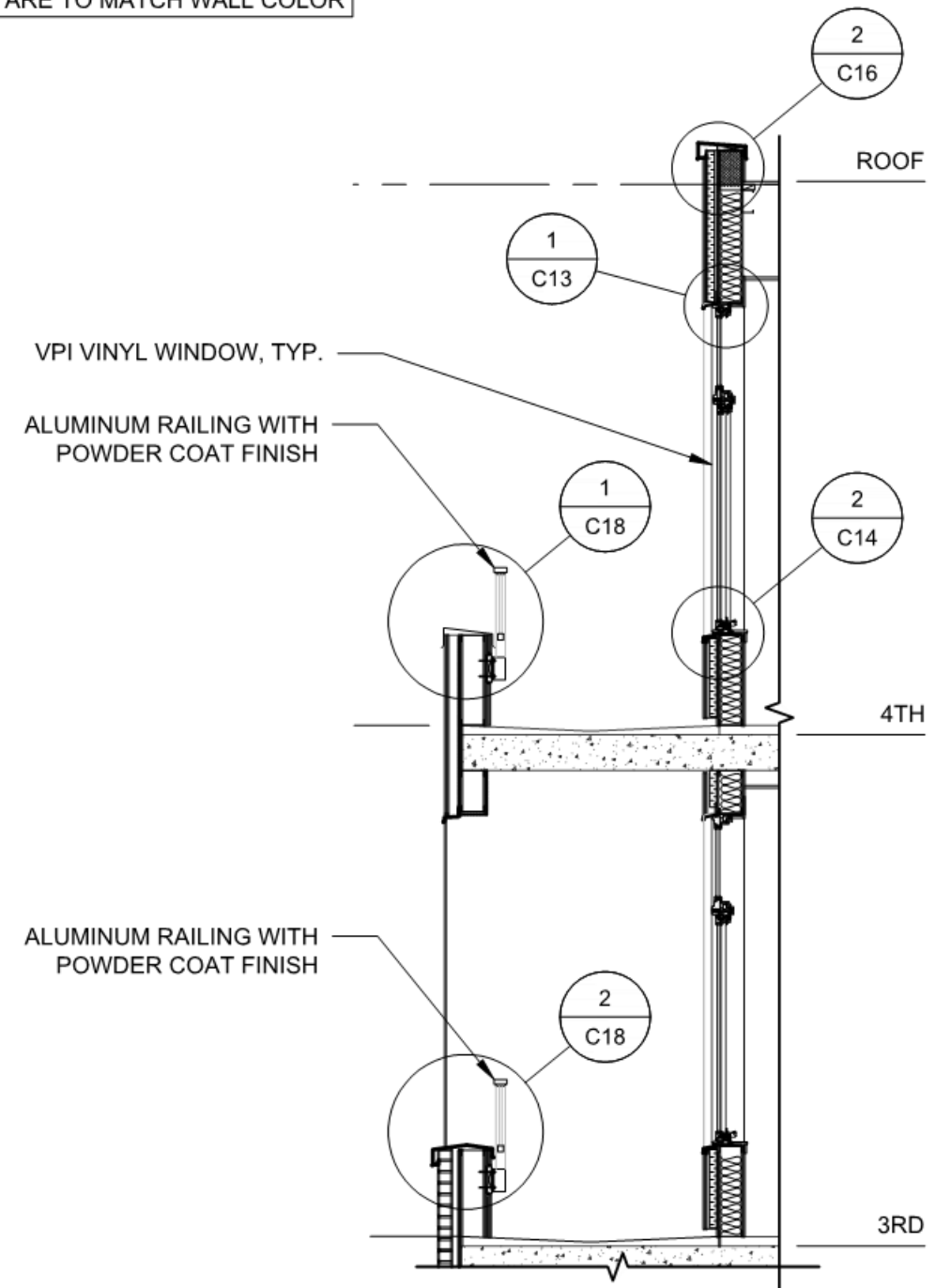
SCALE: 1/16" = 1'-0"

LEGEND:	
	ST-1 COLOR: SHERMAN WILLIAMS MEGA GREIGE
	ST-2 COLOR: SHERMAN WILLIAMS WARM STONE

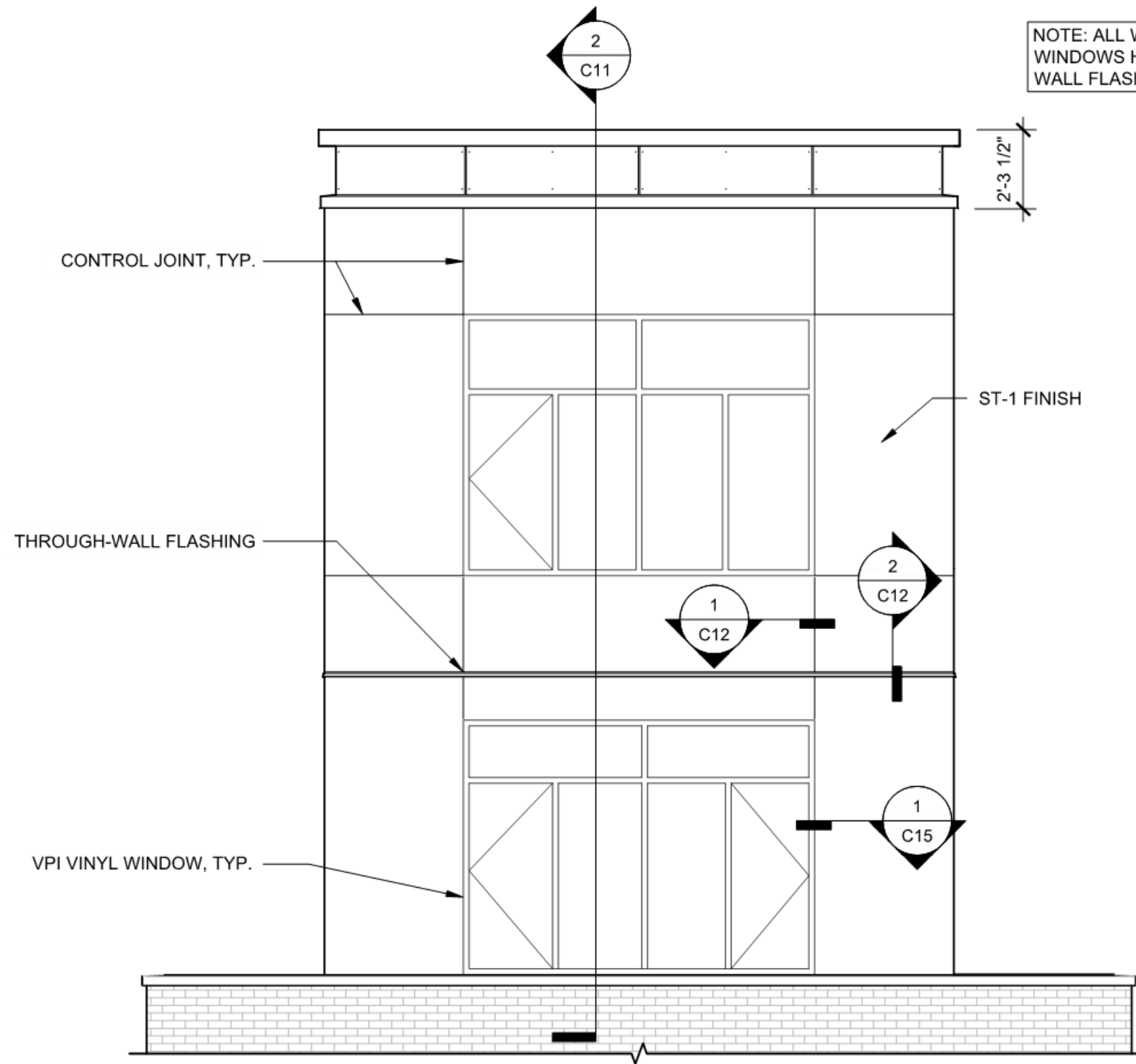
NOTE: ALL WINDOW FLASHINGS, RAILINGS AND WINDOWS HAVE BLACK FINISH. THROUGH WALL FLASHINGS ARE TO MATCH WALL COLOR



1 **TYPICAL RAILING ELEVATION**
SCALE: 1/4" = 1'-0"

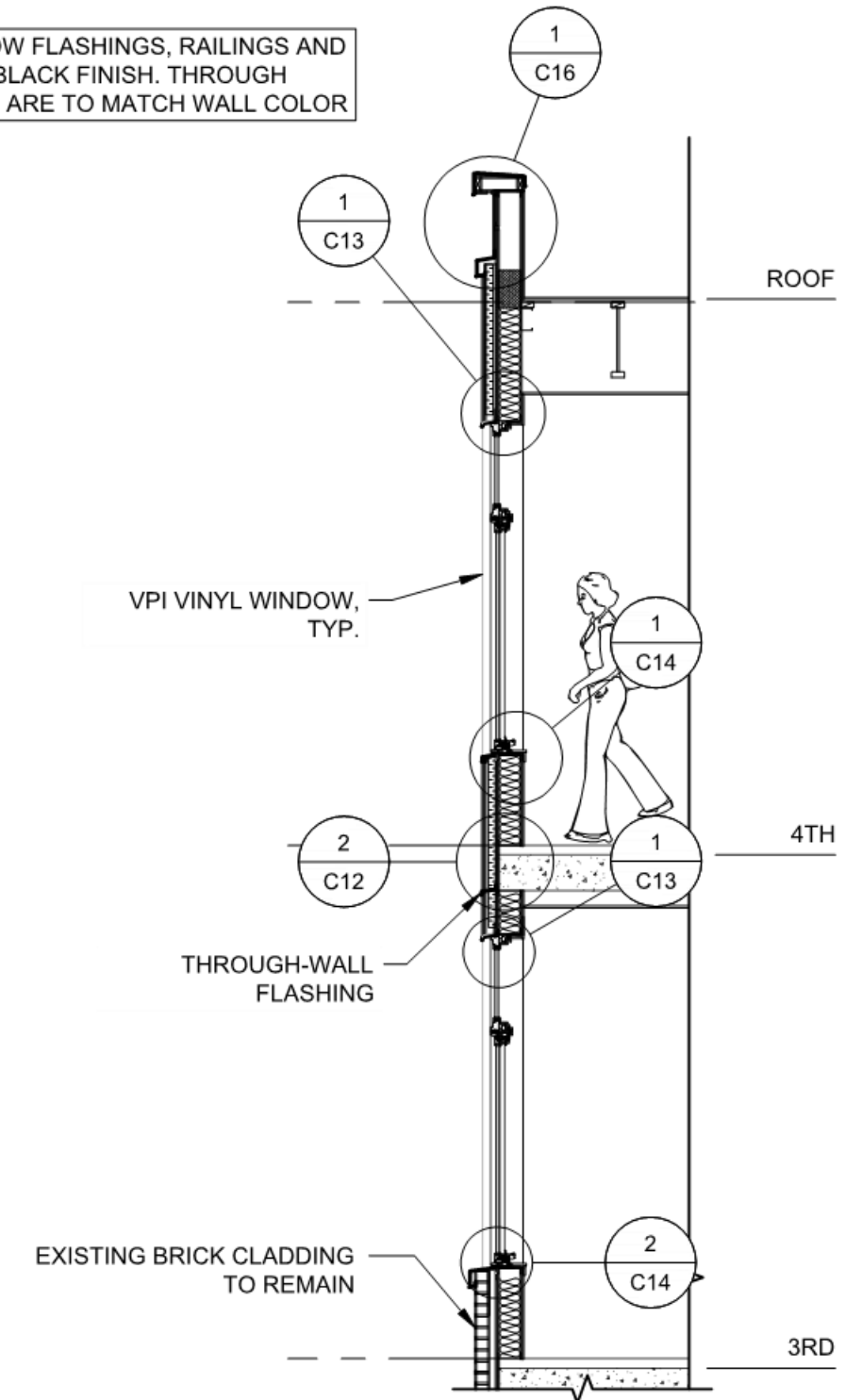


2 **RAILING SECTION**
SCALE: 1/4" = 1'-0"



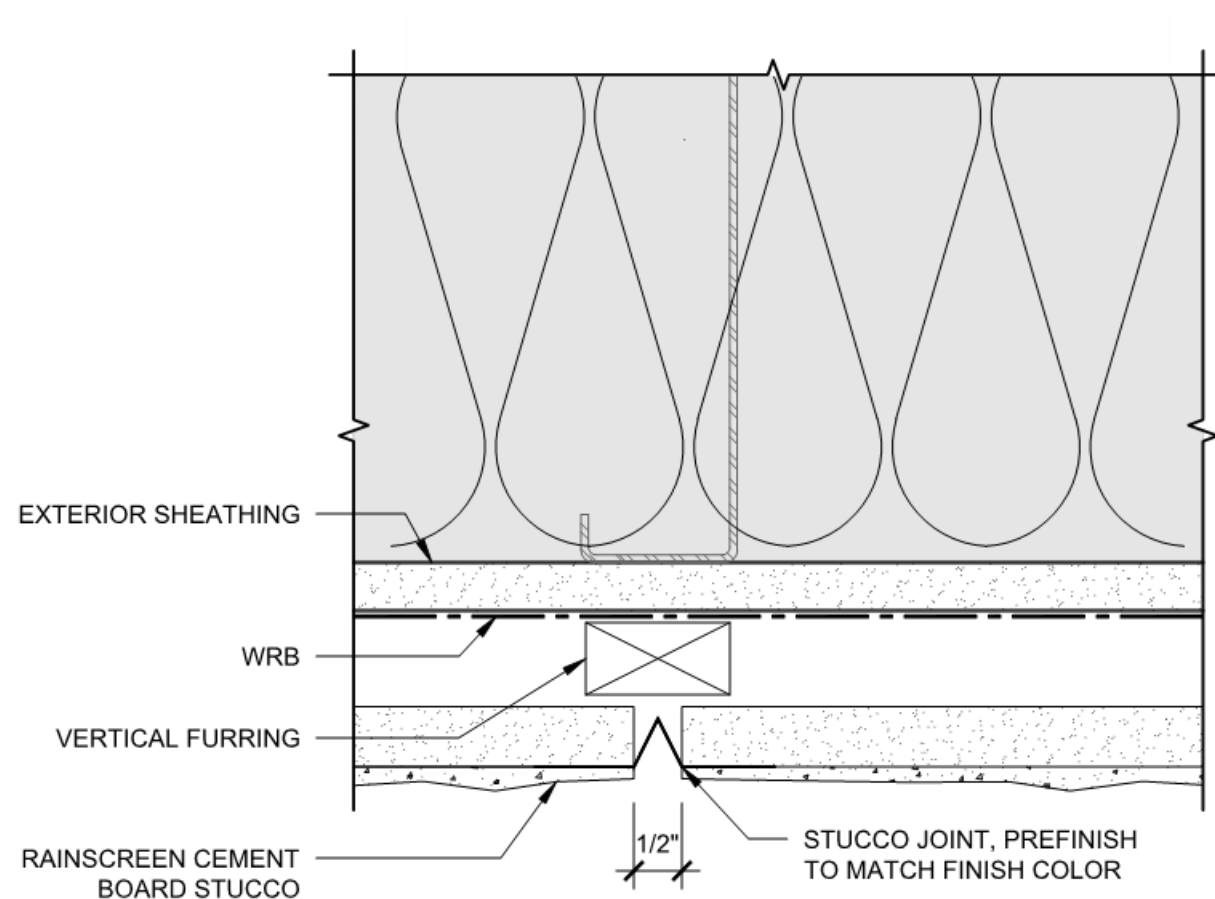
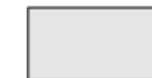
NOTE: ALL WINDOW FLASHINGS, RAILINGS AND WINDOWS HAVE BLACK FINISH. THROUGH WALL FLASHINGS ARE TO MATCH WALL COLOR

1 **TYPICAL WINDOW ELEVATION**
SCALE: 1/4" = 1'-0"

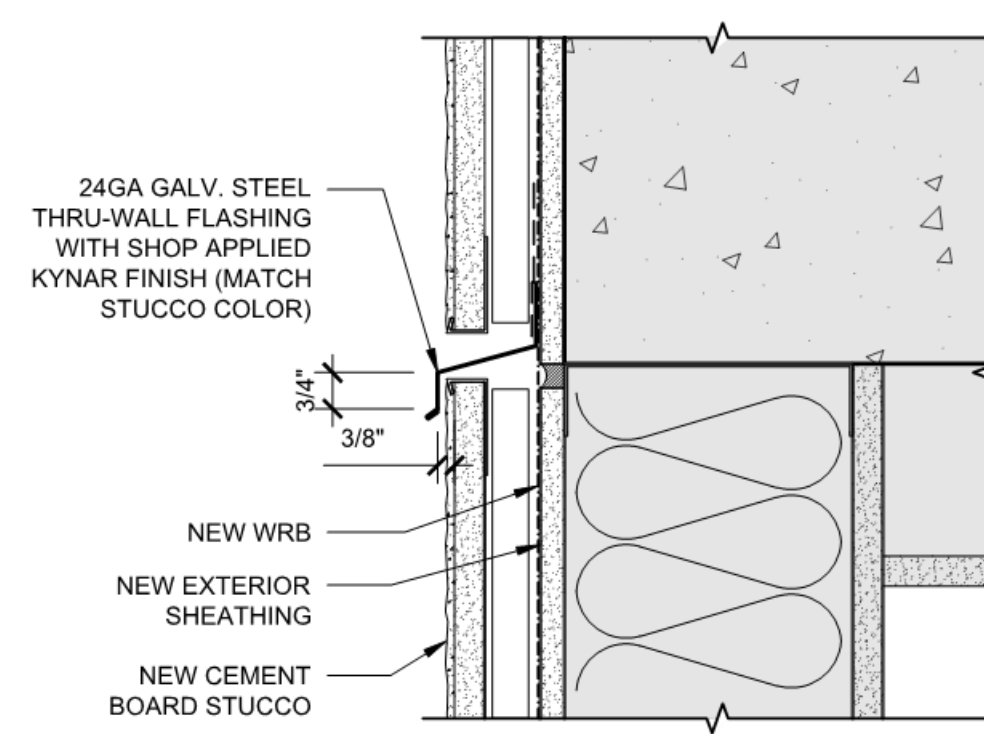


2 **WINDOW SECTION**
SCALE: 1/4" = 1'-0"

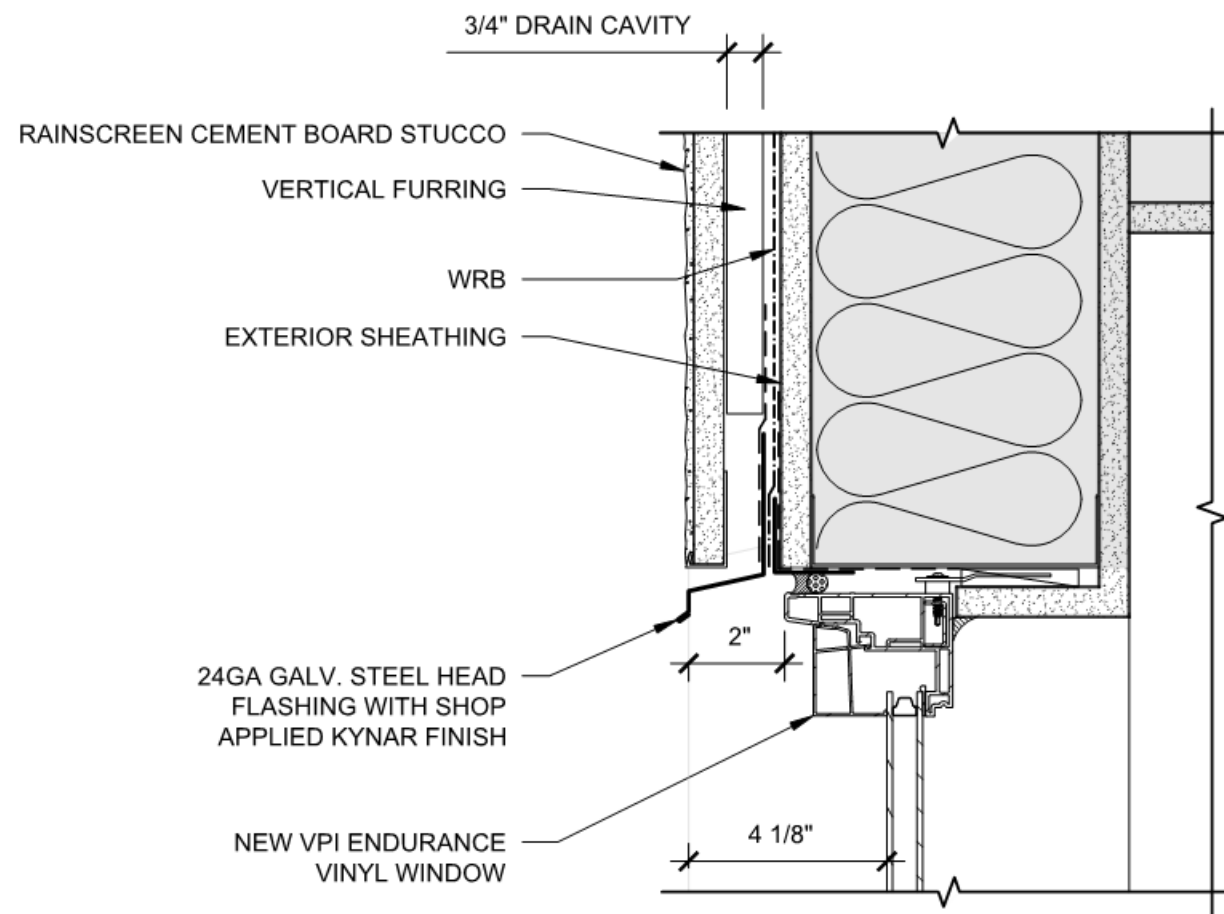
DENOTES EXISTING
CONSTRUCTION TO
BE RETAINED



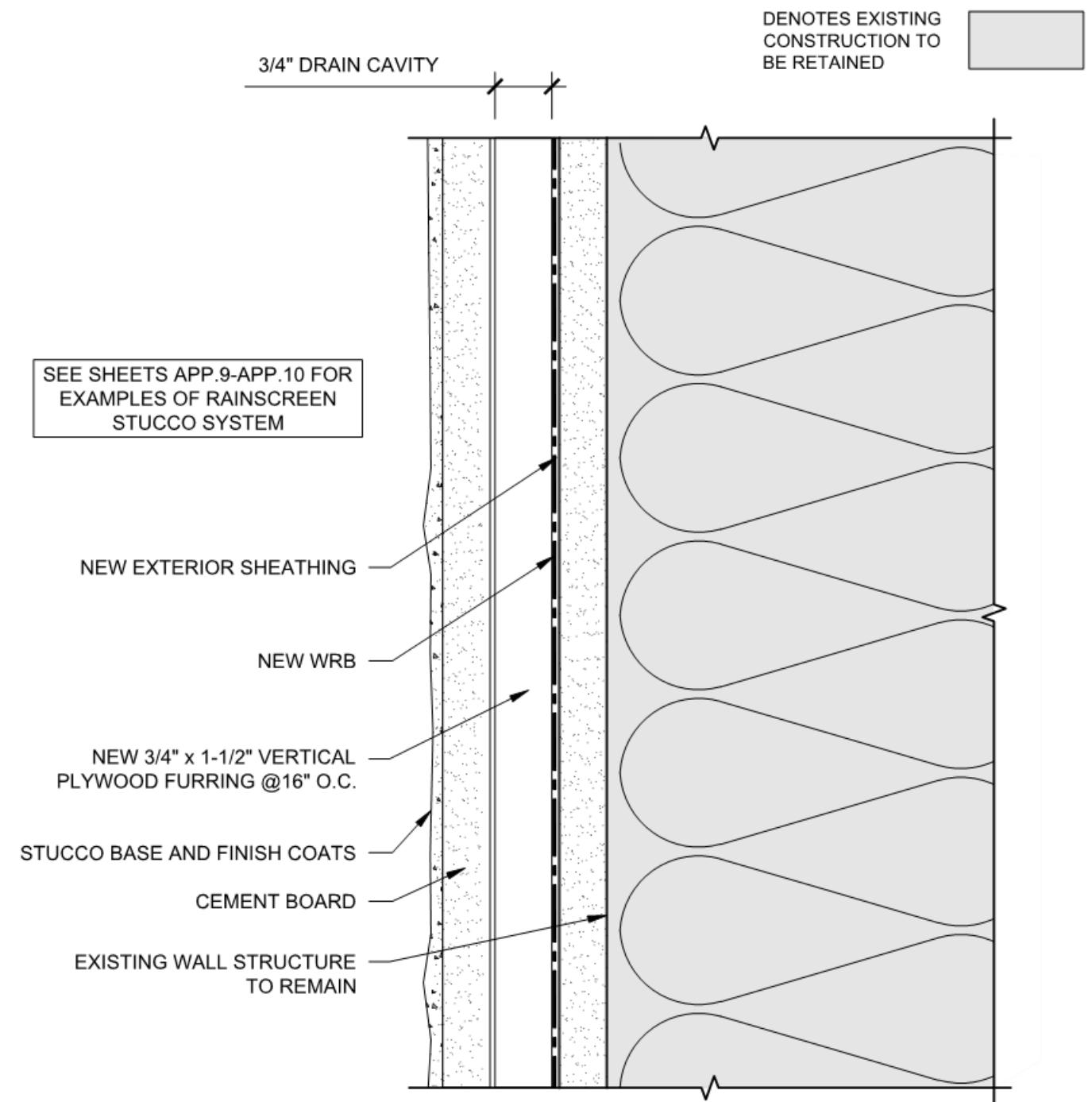
1 STUCCO JOINT DETAIL
SCALE: 6" = 1'-0"



2 THROUGH-WALL FLASHING
SCALE: 3" = 1'-0"

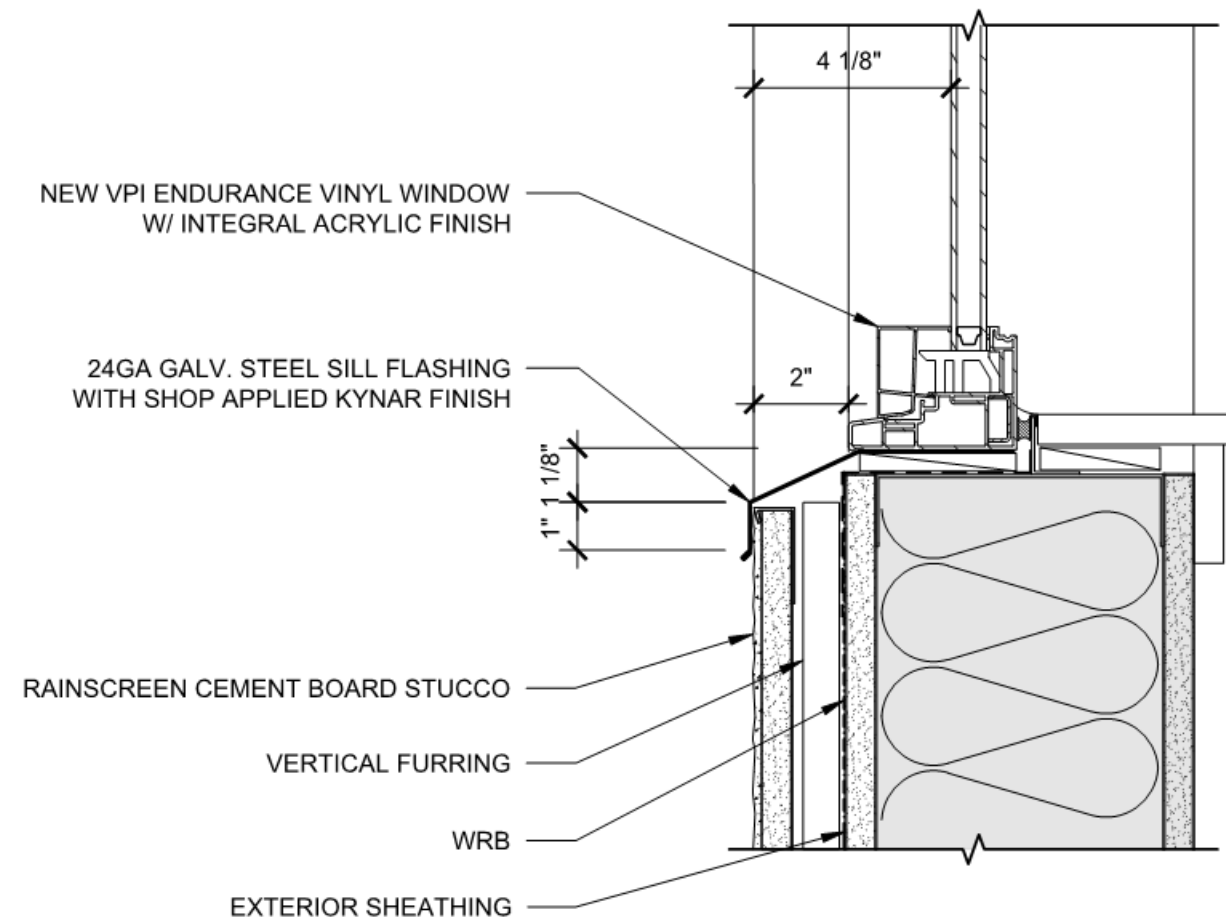


1 WINDOW HEAD DETAIL
SCALE: 3" = 1'-0"

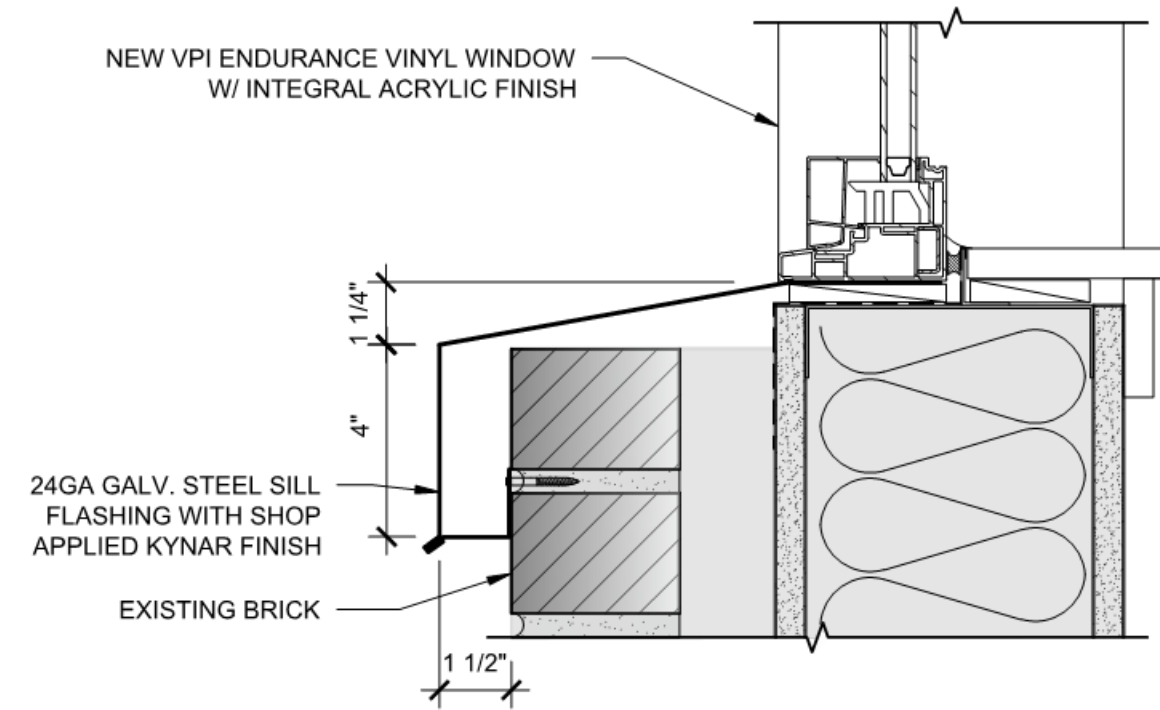


2 TYPICAL NEW WALL TYPE
SCALE: 6" = 1'-0"

DENOTES EXISTING
CONSTRUCTION TO
BE RETAINED

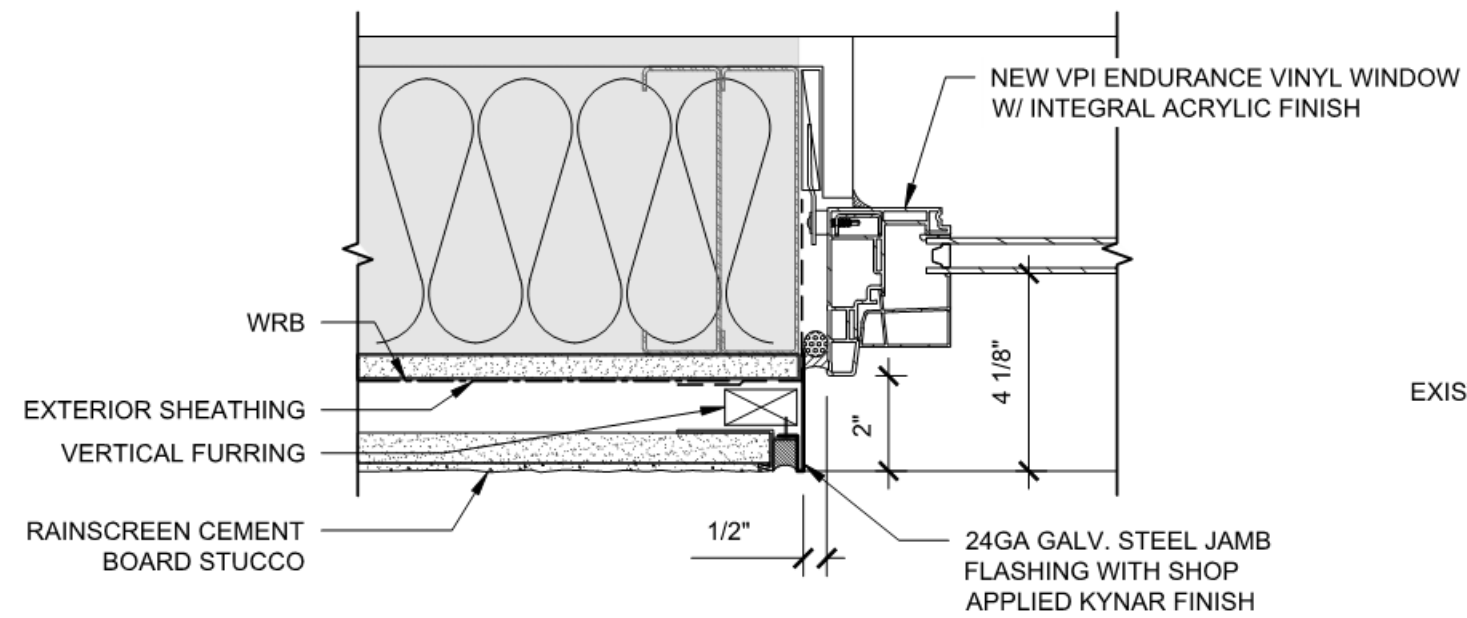


1 WINDOW SILL DETAIL @STUCCO
SCALE: 3" = 1'-0"

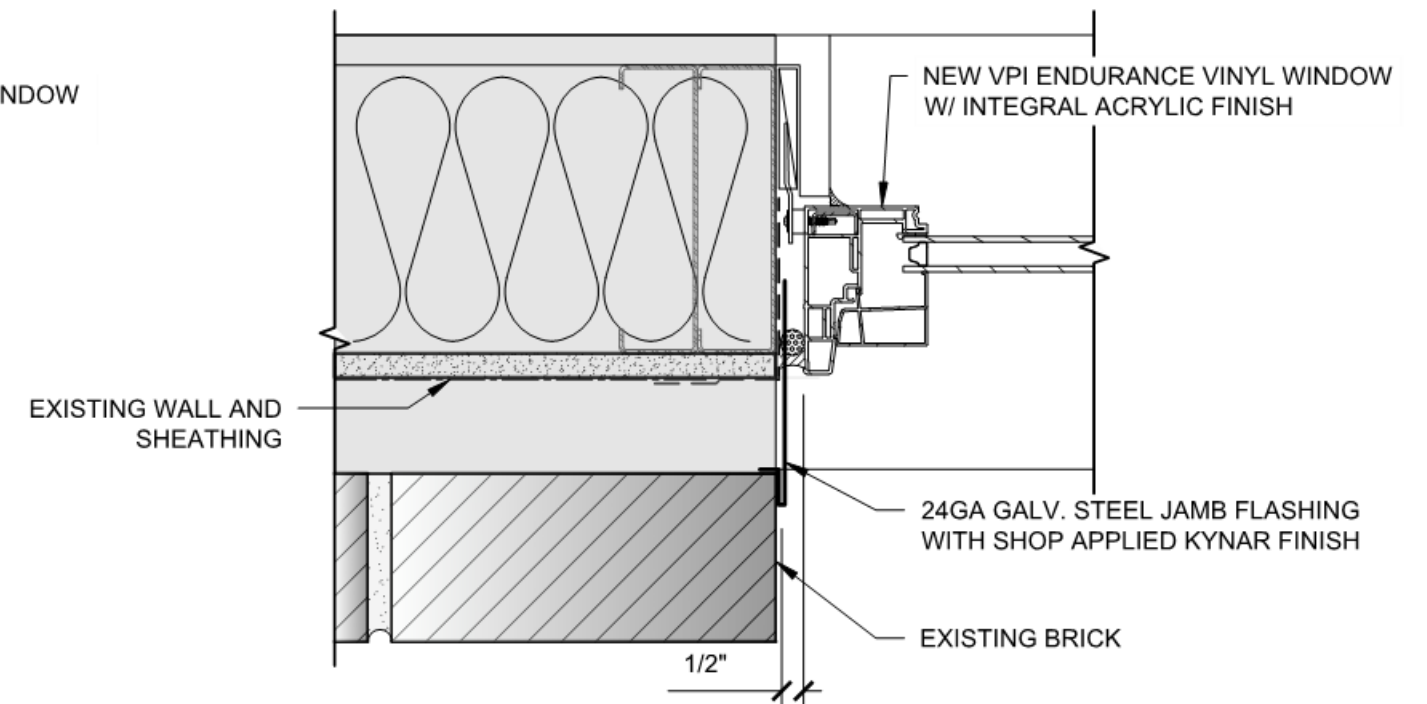


2 WINDOW SILL DETAIL @BRICK
SCALE: 3" = 1'-0"

DENOTES EXISTING
CONSTRUCTION TO
BE RETAINED

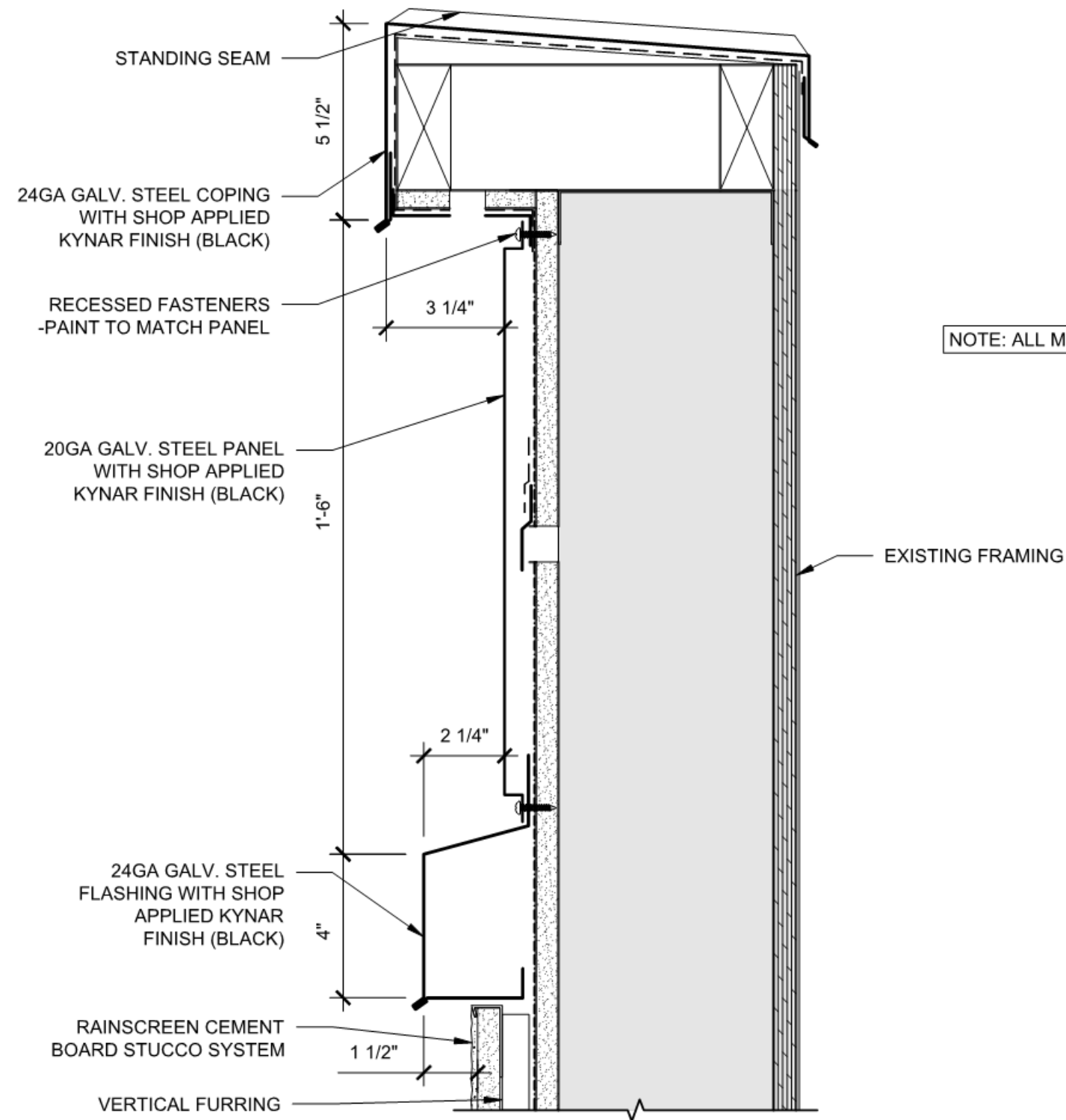


1 WINDOW JAMB DETAIL
SCALE: 3" = 1'-0"

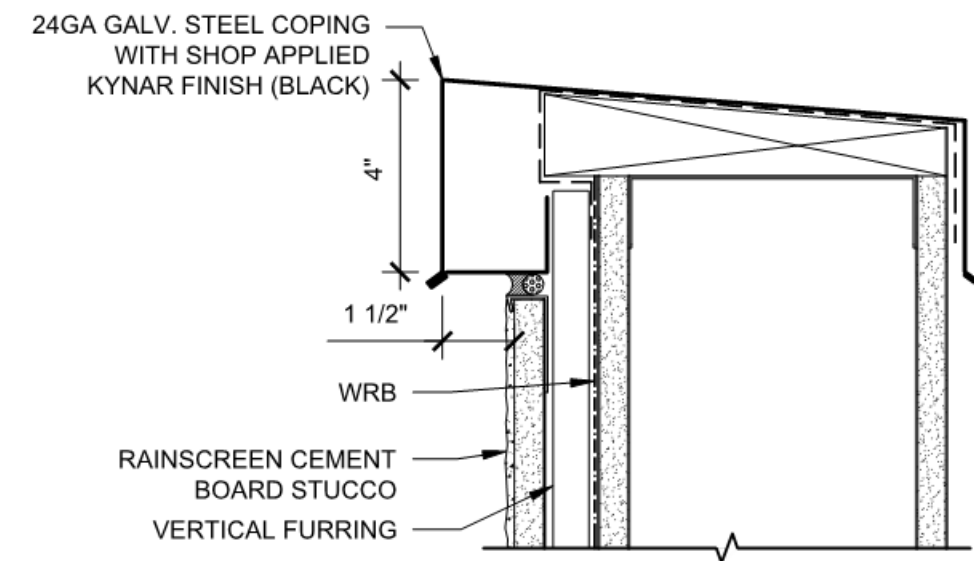


2 WINDOW JAMB @BRICK
SCALE: 3" = 1'-0"

DENOTES EXISTING
CONSTRUCTION TO
BE RETAINED



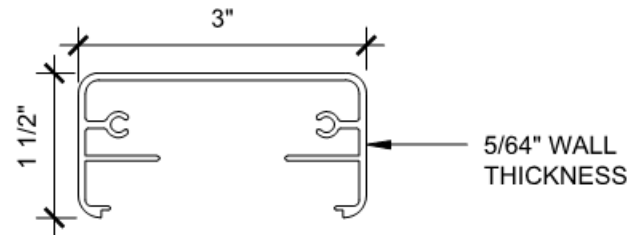
NOTE: ALL METAL TO HAVE KYNAR FINISH IN BLACK



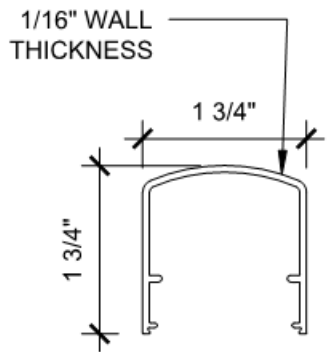
1 UPPER PARAPET DETAIL
SCALE: 3" = 1'-0"

2 LOWER PARAPET DETAIL
SCALE: 3" = 1'-0"

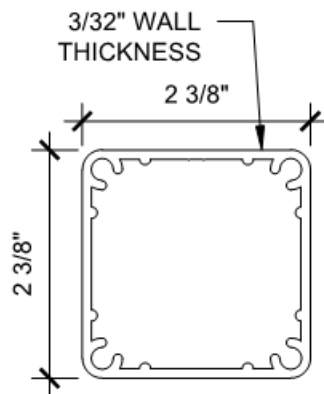
NOTE: ALL RAILING IS MADE
OF ALUMINUM AND HAS A
BLACK POWDER COAT FINISH



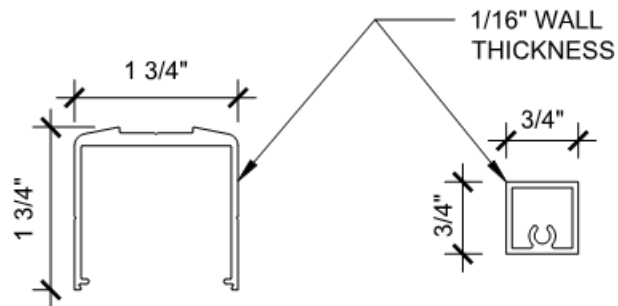
SERIES 200X TOP RAIL



MID-RAIL

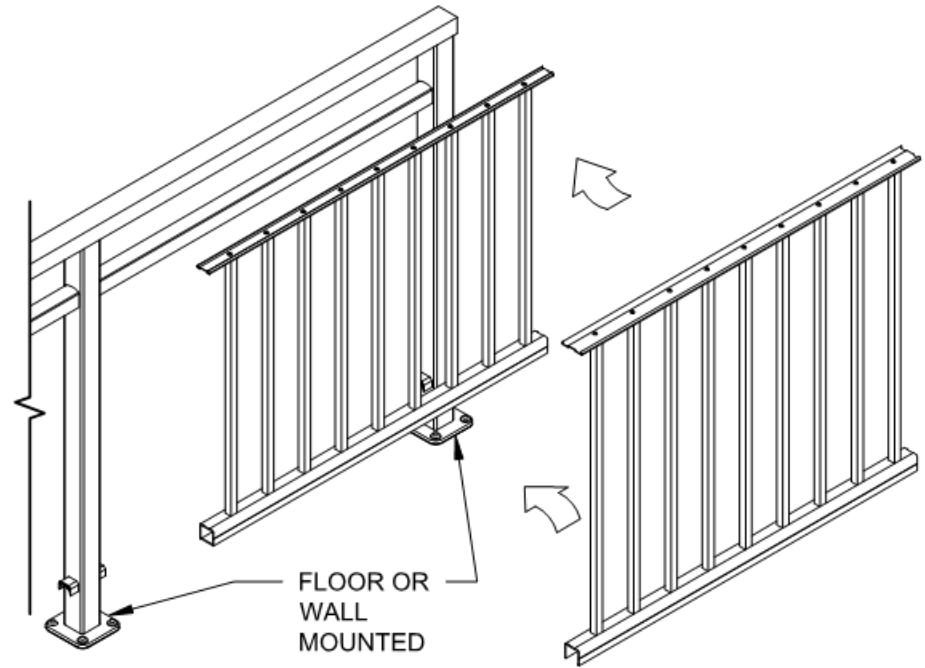


STANDARD POST

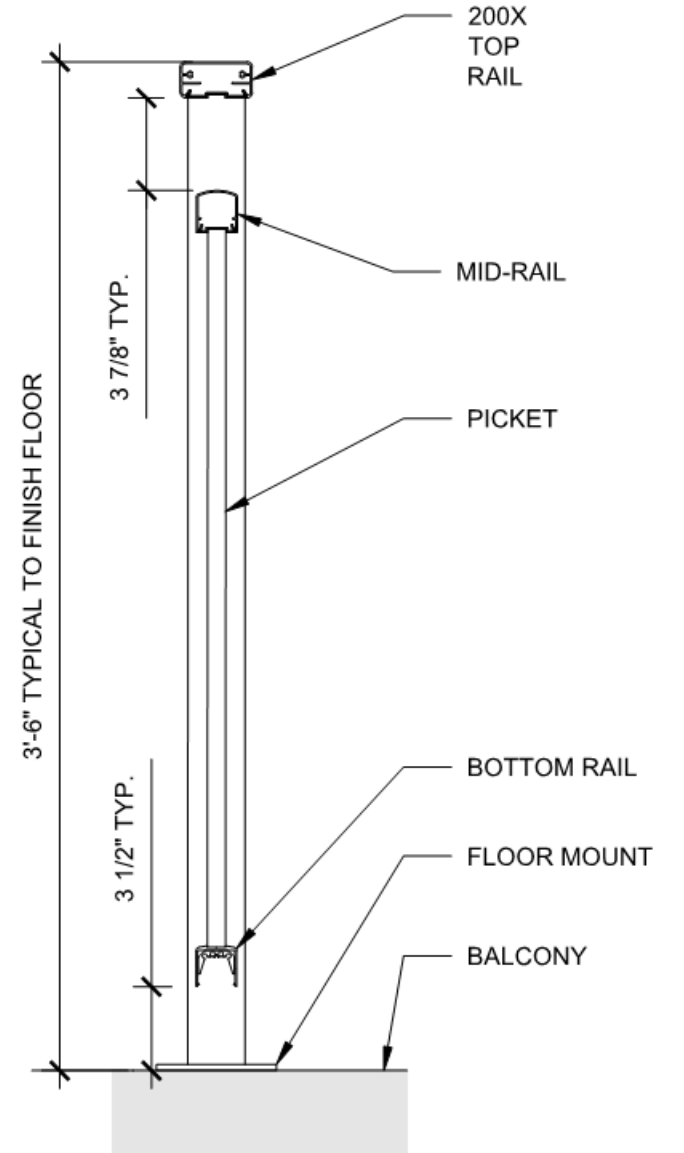


BOTTOM RAIL

SQUARE PICKET



FLOOR OR
WALL
MOUNTED



FOR WALL MOUNTED OPTION,
SEE DETAILS ON SHEET C18

1

RAILING PARTS

SCALE: 6" = 1'-0"

2

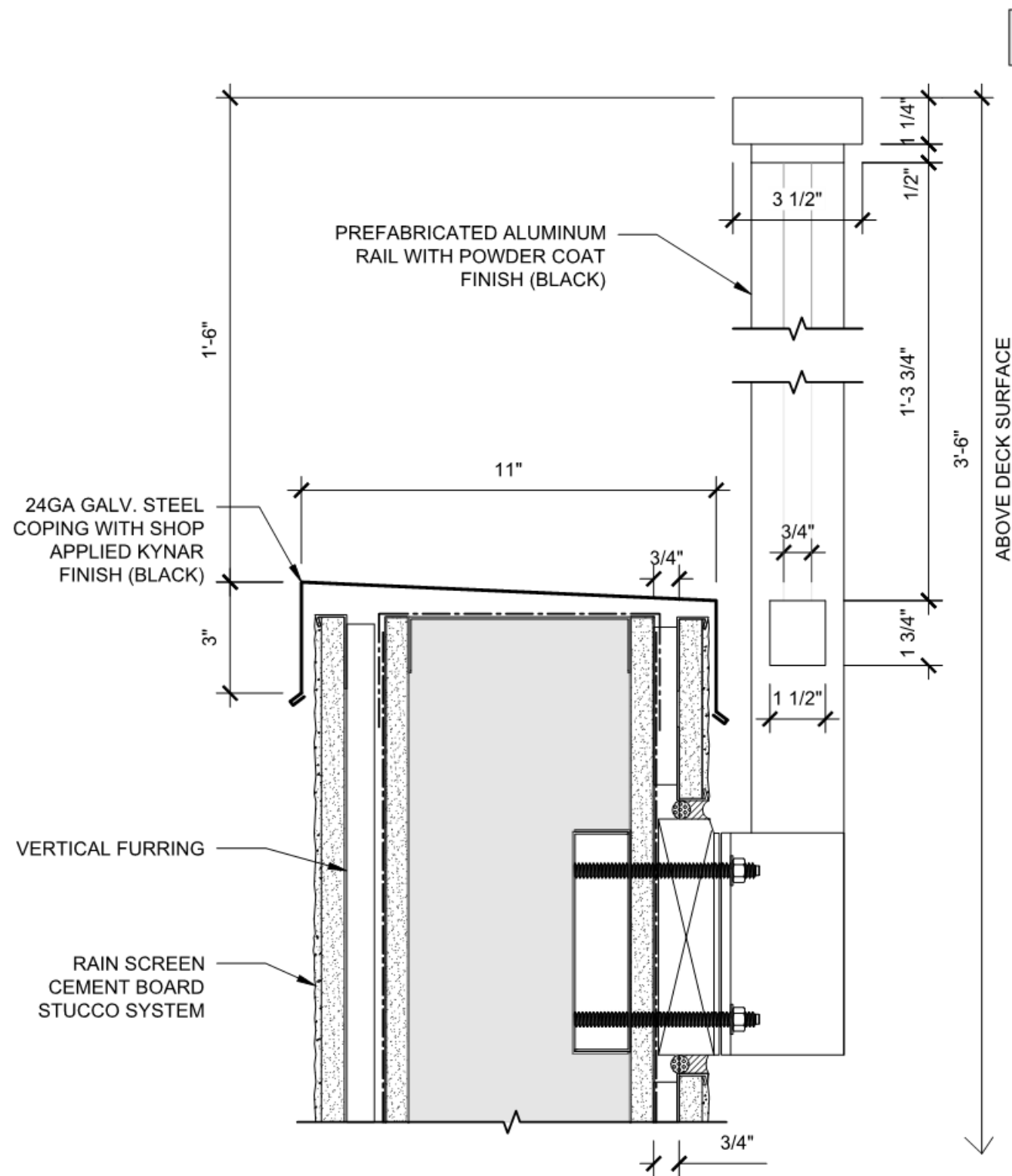
TYP. RAILING ASSEMBLY

SCALE: 3" = 1'-0"

3

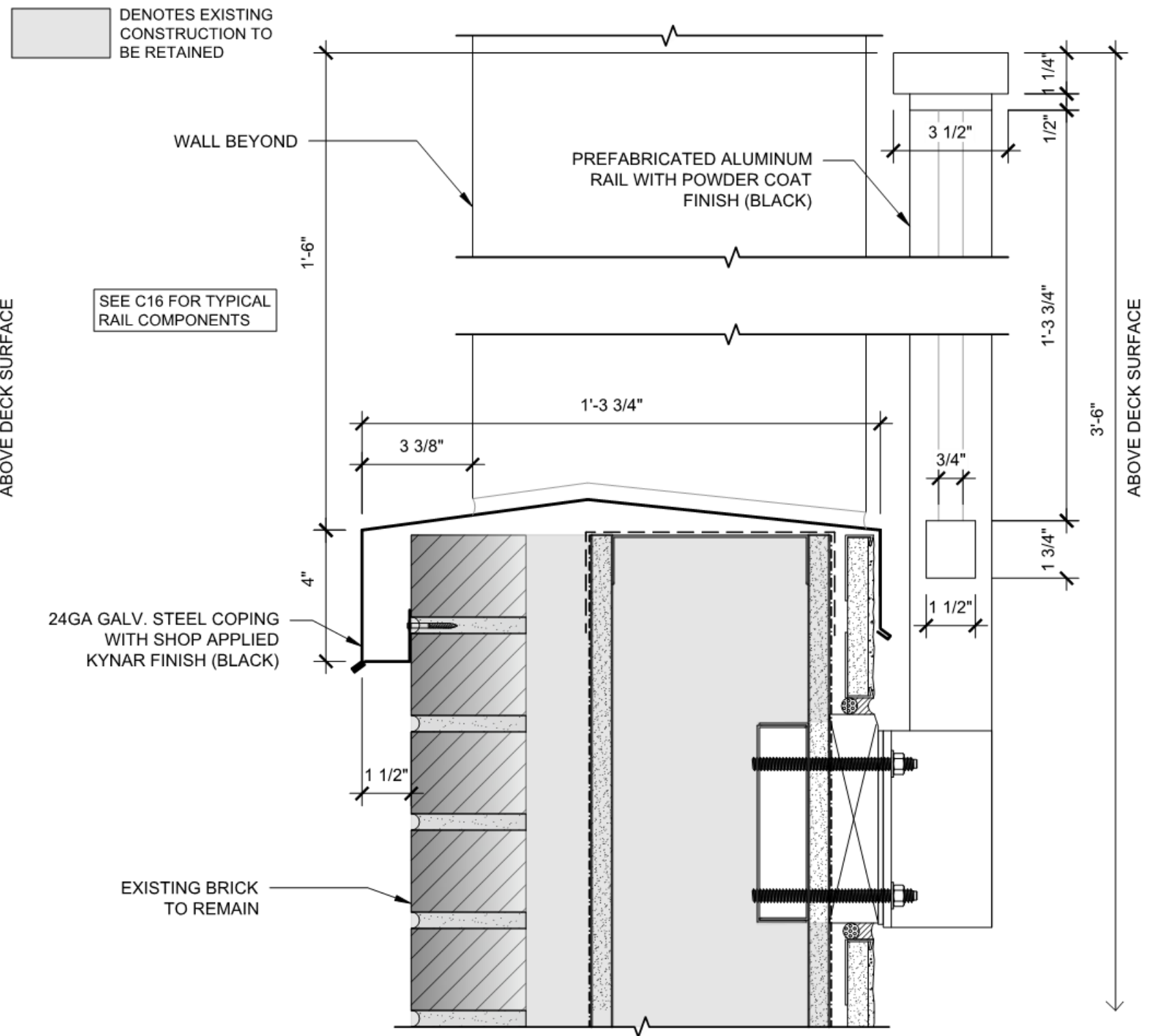
FLOOR MOUNT RAILING

SCALE: 1-1/2" = 1'-0"



1 RAILING DETAIL AT STUCCO

SCALE: 3" = 1'-0"



2 RAILING DETAIL AT BRICK

SCALE: 3" = 1'-0"

SW 7031

Mega Greige

Interior / Exterior

Locator Number: 243-C3

243

COORDINATING COLORS

SIMILAR COLORS

DETAILS

View All Neutral Paint Colors →

R: 173 G: 162 B: 149 Hex Value: #ada295 LRV: 37

Color Collections: Naturally Neutral, West Elm

SW 7032

Warm Stone

Interior / Exterior

Locator Number: 243-C5

243

COORDINATING COLORS

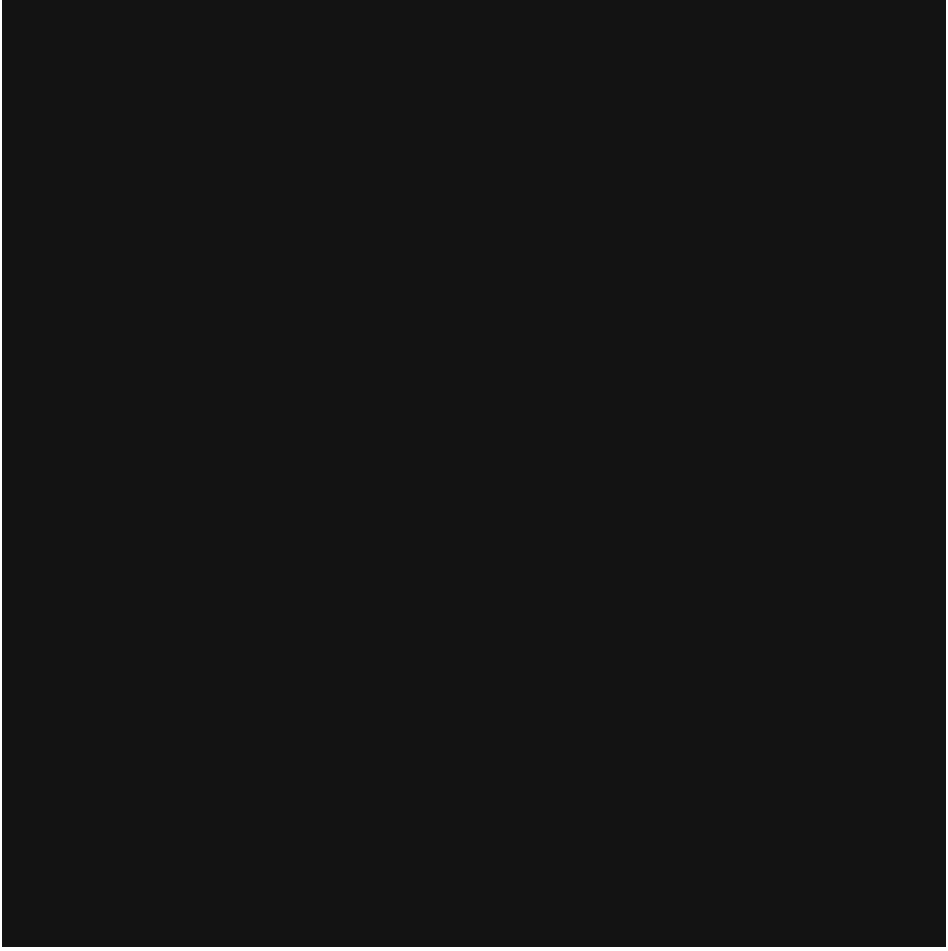
SIMILAR COLORS

DETAILS

View All Neutral Paint Colors →

R: 136 G: 123 B: 108 Hex Value: #887b6c LRV: 20

Color Collections: Naturally Neutral



MAIN STUCCO FINISH COLOR

(ST-1 on elevations)

Sherman Williams 7031

Mega Greige

USES: Exterior Stucco

ACCENT STUCCO FINISH COLOR

(ST-2 on elevations)

Sherman Williams 7032

Warm Stone

USES: Exterior Stucco

ACCENT ITEMS COLOR

COLOR: To match Permacoat Black

Paint or Powdercoat

USES: Window frames, flashings, railings