

CITY OF PORTLAND LAND USE REVIEW

HOYT COMMONS

CASE FILE: LU 19-169717
618 NW 12TH AVE

SUPPORTING INFORMATION



RENDERING BY RDH BUILDING SCIENCE

PROJECT DIRECTORY

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

PREPARED BY:
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New Building Perspectives



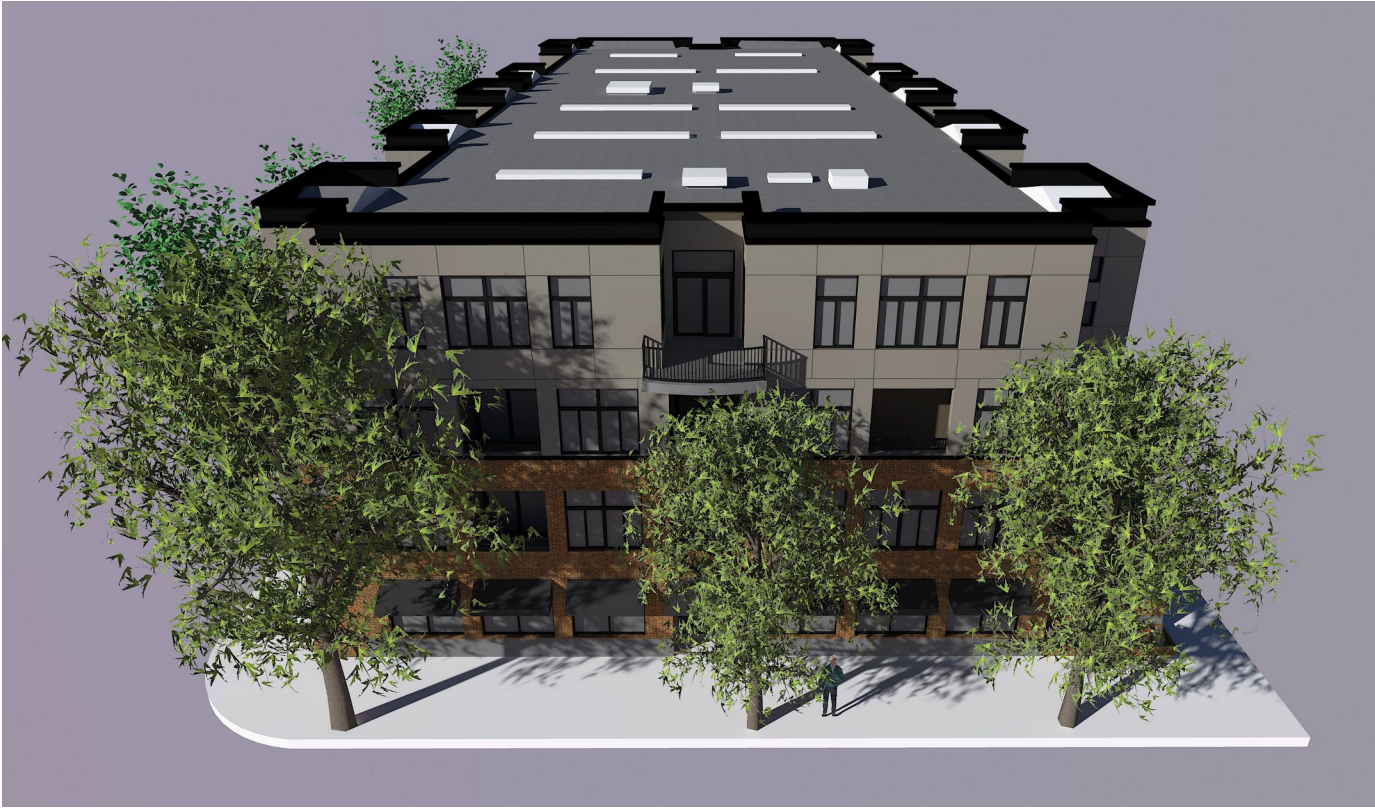
WEST ELEVATION

RENDER BY RDH



SOUTH ELEVATION

RENDER BY RDH



SOUTHEAST PERSPECTIVE

RENDER BY RDH



WEST ELEVATION

RENDER BY RDH



SOUTH ELEVATION

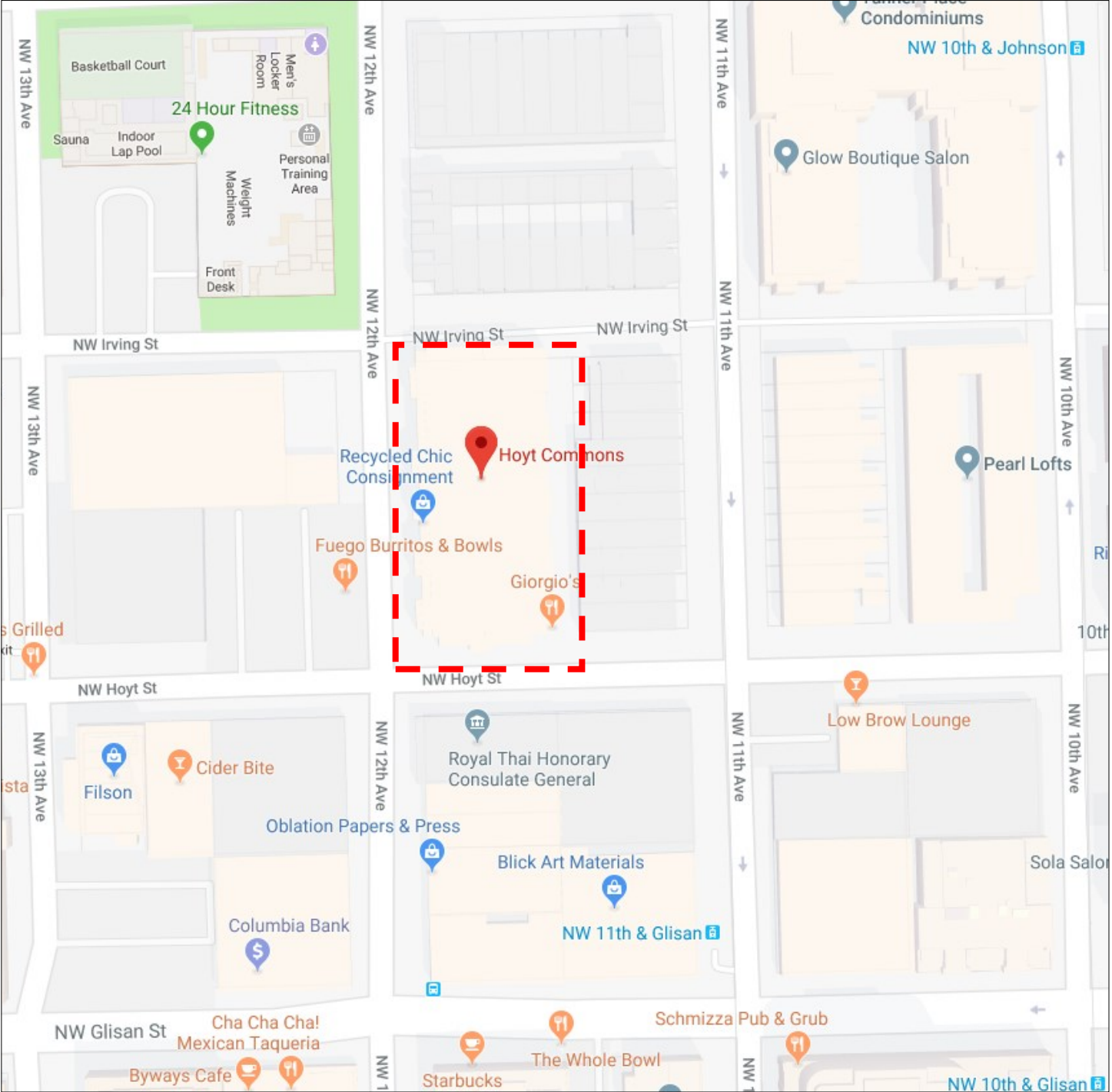
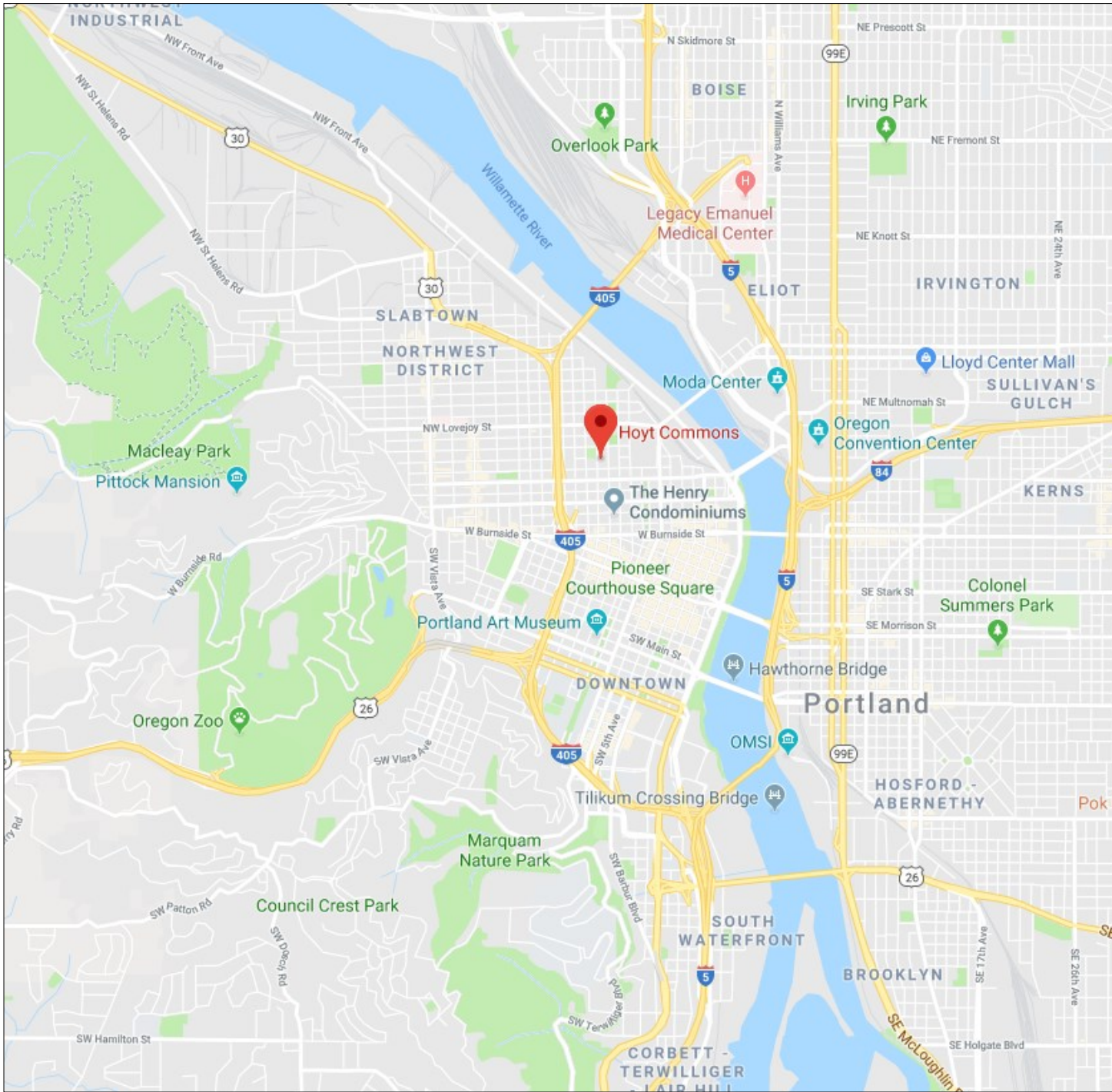
RENDER BY RDH



SOUTHEAST PERSPECTIVE

RENDER BY RDH

PROJECT VICINITY MAPS





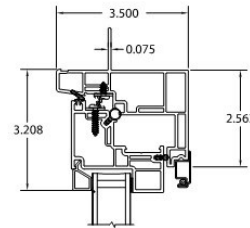




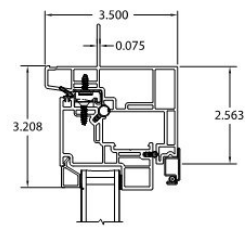


WINDOW AND DOOR TYPES

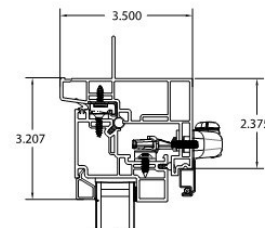
Casement Awning 3½" Frame Depth



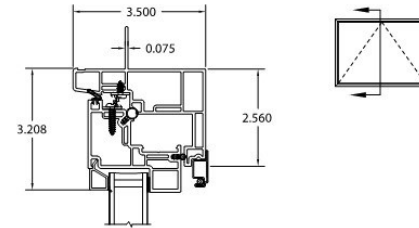
Casement Horizontal



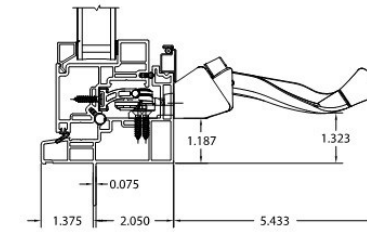
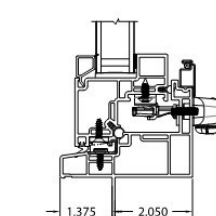
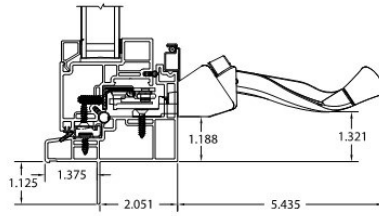
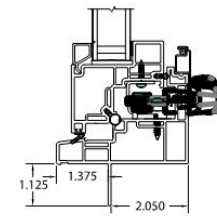
Casement Vertical



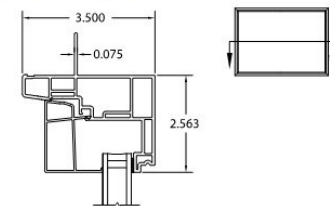
Awning Horizontal



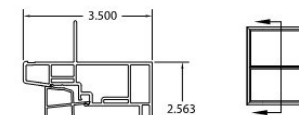
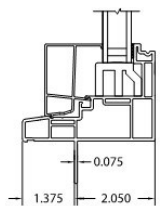
Awning Vertical



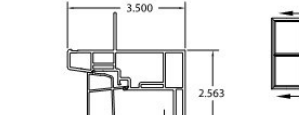
Fixed Window 3½" Frame Depth



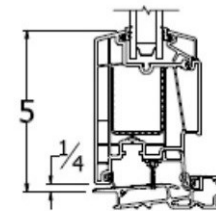
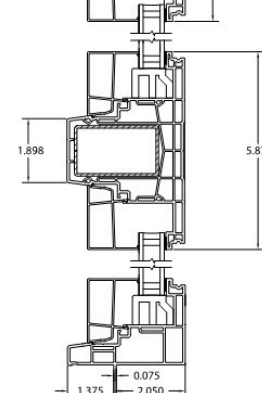
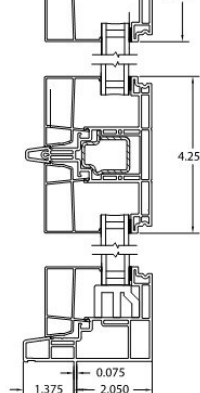
Picture Window Vertical
Available with IGUs 3/4"-1-1/4"OA



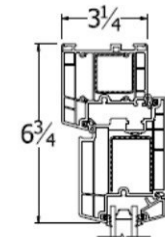
Picture Window Vertical
with Narrow T-bar



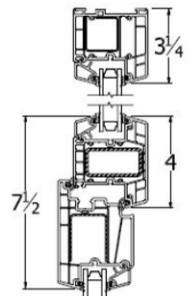
Picture Window Vertical
with Wide T-bar



Outswing door
high
performance
(HP)



Inswing door
common



Outswing
door with
transom
above



VPI WINDOWS

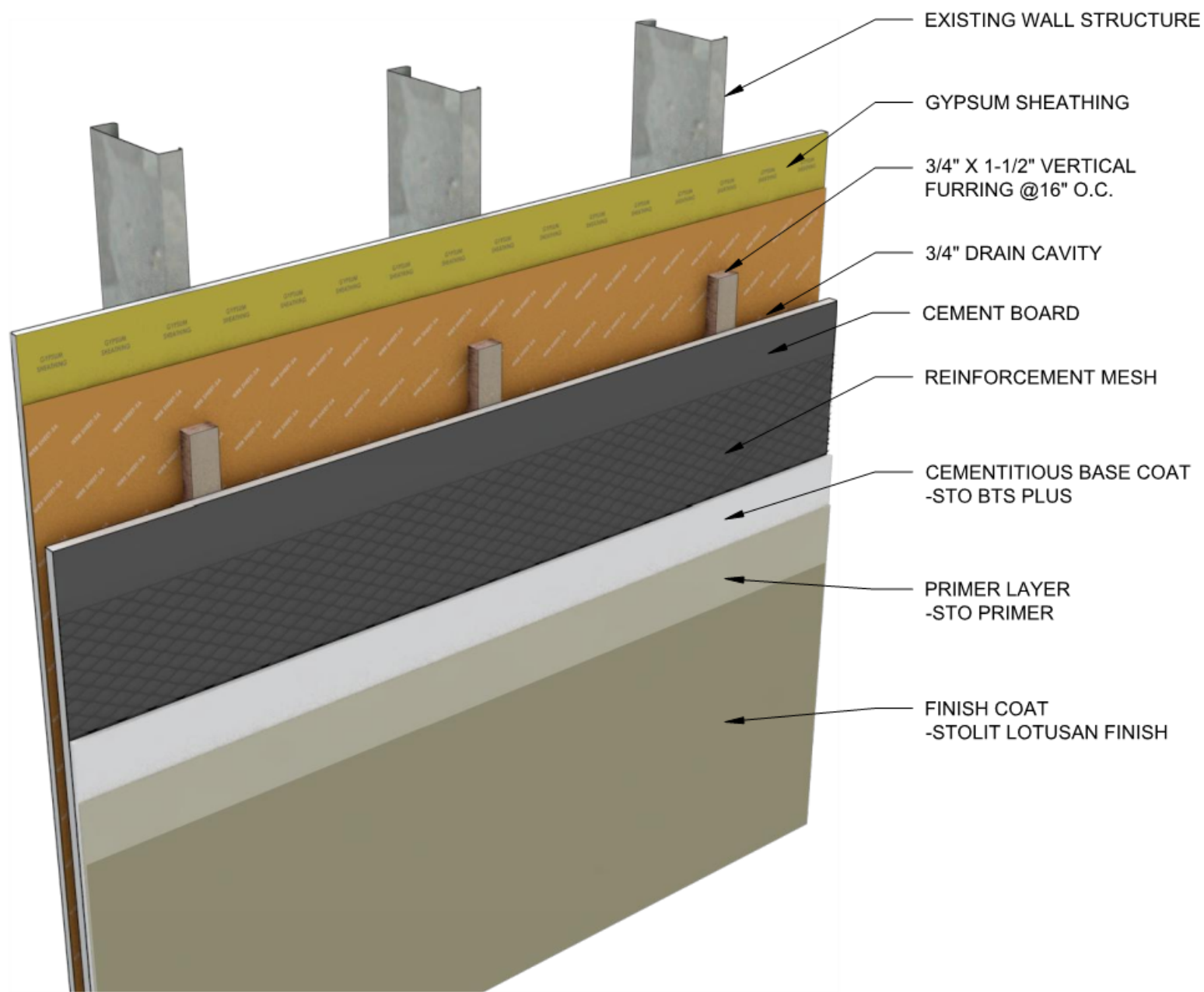
Endurance Series - Vinyl Frame

Finish: Black Exterior

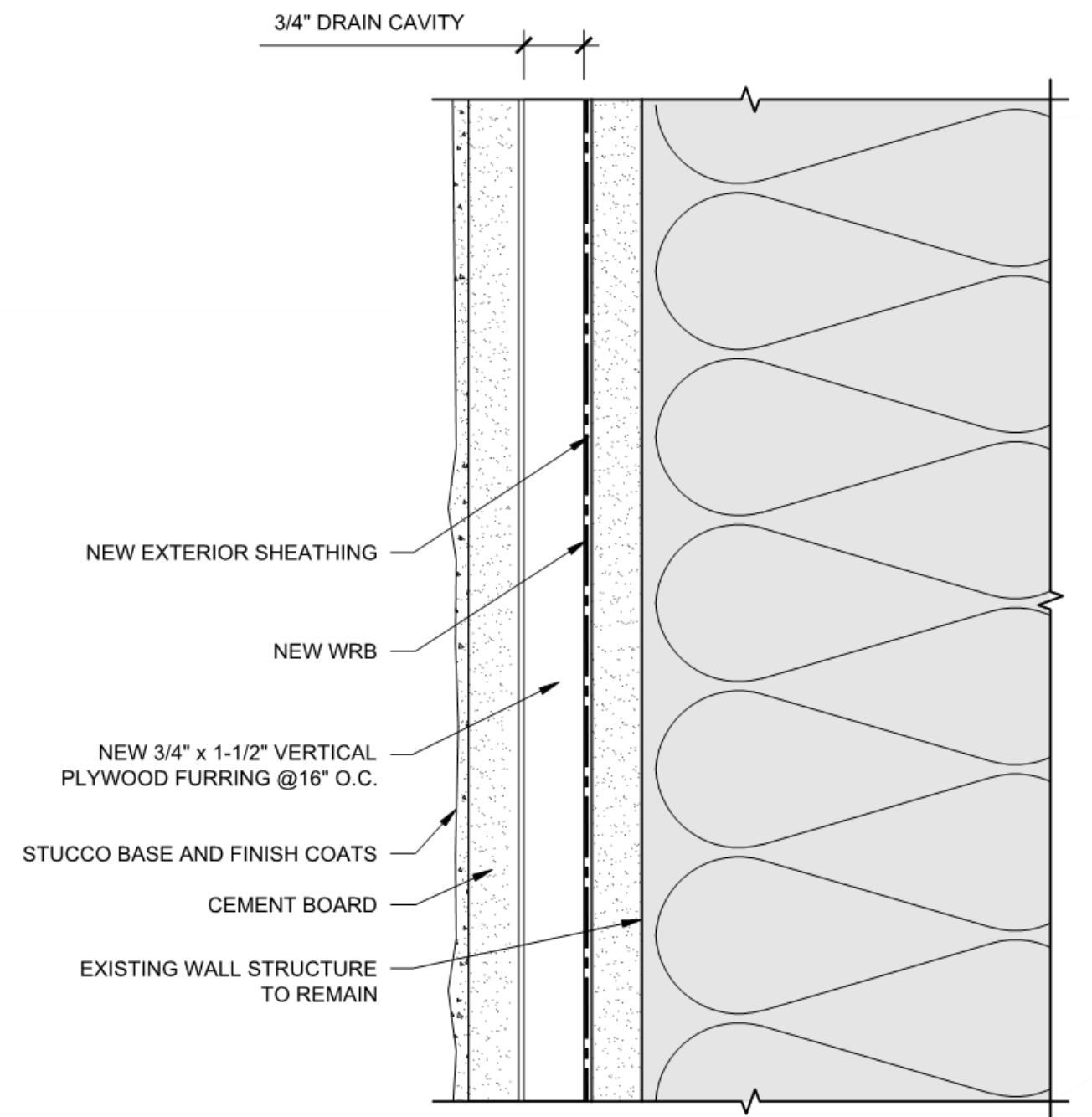
VPI DOORS

Envision Series - Vinyl Frame

Finish: Black Exterior



1 STUCCO ASSEMBLY AXONOMETRIC
SCALE: 1" = 40'



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

RAINSCREEN CEMENT BOARD STUCCO EXAMPLES



GOATS BLOCK DEVELOPMENT

1010 SE 11th Street, Portland, OR 97214

Part of the ground up Goat Blocks development. Utilized Cement Board Stucco at Floors 2-4 on West Half of building fronting SE 11th Street. Was approved through Type III DR process



PARK PLACE TOWER

2248 SW Park Place Portland, OR 97205

Park Place Tower is an eleven floor midrise condominium with thirty-six units located in Portland's Goose Hollow Neighborhood. Built in 1983, all of the exterior wall components at Park Place Tower had reached the end of their useful life and were in need of a full replacement.

The original siding was an Exterior Insulation and Finish System (EIFS) that had been applied directly to the exterior wall sheathing. Over the years, the EIFS system allowed water into the building walls and trapped it which resulted in heavy water damage to the wood windows, exterior gypsum sheathing and metal framing. After repairs were completed to the underlying framing and sheathing, a new Sto Quick stucco system was installed.

This work was completed approximately 3 years ago. We are proposing to use the exact same Sto Brand cement board Stucco system for Hoyt Commons. Sto standard warranty is 10 years.