

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201

More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 20200	Project Address: 15711 NE Beech Sy
Hearing Date: 4/10/19	Appellant Name: Gerald M Gomoll
Case No.: B-002	Appellant Phone: 503 772 1114
Appeal Type: Building	Plans Examiner/Inspector:
Project Type: commercial	Stories: 2 Occupancy: R-2 Construction Type: V-B
Building/Business Name: Riverview Condominiums	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 19-104004-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Dwelling

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	2014 Oregon Structural Specialty Code Chapter 7
Requires	Typical 1-Hour wall assembly UL Design U303/WP 8131 Propriety Fire Resistance Ratings-ANSI/UL 263 USG Fire Resistant Assembly F-12
Proposed Design	The original permit set of drawings illustrate 5/8" Type x interior gypsum sheathing, 2x6 wood framing, R21 insulation and 5/8" Type X exterior gypsum sheathing at 100% of the exterior walls. Existing exterior wall assembly consist of 5/8" Type X interior gypsum sheathing, 2x6 wood framing, R 21 insulation, and 1/2" cdx sheathing. Our request is to eliminate addition of the Type X exterior gypsum sheathing on Building 5 except where as required by current code. Which we believe would be limited to the highlighted area on the site map triggered by less than 10' from the imaginary property line.
Reason for alternative	We want to comply with all current code requirements, due to financial constraints we are looking for relief in providing Type X 5/8" gypsum sheathing only at locations governed by current code requirements.

APPEAL DECISION

Omission of Type X gypsum sheathing on exterior walls where fire separation distance is 10 feet or greater: Denied. Proposal does not provide equivalent Life Safety protection.

Appellant may contact John Butler (503 823-7339) with questions.

Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 180 calendar days of the date this decision is published. For information on the appeals process and costs,

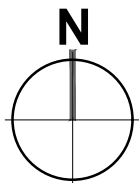
including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.

GENERAL SITE NOTES:

- CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS TO BETTER UNDERSTAND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO BEGINNING ANY WORK AND NOTIFY FORENSIC OF ANY DISCREPANCIES. DO NOT SCALE DRAWINGS.
- SITE PLAN IS CREATED USING INFORMATION REPRODUCED FROM BASE DRAWINGS ACQUIRED FROM PUBLIC RECORD, AND/OR PREPARED BY ORIGINAL/PREVIOUS ARCHITECT, DESIGNER, AND/OR CONSULTANT. BRING ANY DISCREPANCIES BETWEEN DESIGN DOCUMENTS AND ACTUAL PROJECT CONDITIONS TO THE IMMEDIATE ATTENTION OF THE BUILDING ENCLOSURE CONSULTANT AND REQUEST A REVIEW.
- BUILDINGS OR AREAS DESIGNATED AS NOT IN CONTRACT (N.I.C.) ARE OUTSIDE OF THE LIMITS AND SCOPE OF THE PROPOSED WORK. N.I.C. BUILDINGS MAY BE ANCILLARY OR NOT BE DIRECTLY ASSOCIATED WITH THE PROJECT PROPERTY AT ALL. N.I.C. DESIGNATED BUILDINGS AND AREAS ARE INCLUDED FOR SITUATIONAL REFERENCE TO THE BOUNDARIES OF THE PROJECT ONLY.
- UNLESS OTHERWISE INDICATED ON THESE DRAWINGS OR IN THE PROJECT MANUAL AS BEING N.I.C. OR EXISTING, ALL ITEMS, MATERIALS, ETC. AND INSTALLATION OF THE SAME ARE PART OF THE CONTRACT DEFINED BY THESE DRAWINGS AND SPECIFICATIONS.
- ORIGINAL PERMIT DOCUMENTS INDICATE EXISTING BUILDING WALL CONSTRUCTION OF IN SCOPE BUILDINGS 3, 4, AND 5 ARE ASSUMED TO EXHIBIT EXISTING 1-HOUR EXTERIOR WALL CONSTRUCTION, REFER TO WALL TYPE A1 AND TO REFERENCE FLOOR PLANS.
- AT EXISTING EXTERIOR BUILDING WALL ASSEMBLIES, THE CONTRACTOR IS TO VERIFY AND MAINTAIN RATED WALLS. OVERSIGHT REQUIRED BY A LICENSED STRUCTURAL ENGINEER TO BE PROVIDED FOR FRAMING AND SHEATHING INCLUDING RATED WALL ASSEMBLIES WHERE REPAIR WORK IS IDENTIFIED DURING CONSTRUCTION. PROVIDE ENGINEERED DRAWINGS SHOWING EXTENT, DETAILS, AND CALCULATIONS TO THE AUTHORITY HAVING JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO REMEDIATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS, LICENSES, INSPECTIONS AND TESTING AS REQUIRED BY THE CONTRACT DOCUMENTS OR ANY GOVERNMENT AGENCY.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS. COMPLY WITH SAFETY REGULATIONS AND RESTRICTIONS AS REQUIRED FOR WORKER AND PEDESTRIAN PROTECTION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. PROVIDE PROTECTION AS REQUIRED TO PREVENT ANY DAMAGE TO EXISTING CONSTRUCTION WITHIN AND ADJACENT TO THE JOBSITE. WHERE DAMAGE OCCURS, REPAIR OR REPLACE DAMAGED AREA AND/OR MATERIAL AS REQUIRED TO THE OWNER'S APPROVAL AT NO ADDITIONAL COST. THESE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL HOURS.
- SHOULD ANY ASPHALTIC CONCRETE REQUIRE PATCHING ADJACENT TO BUILDINGS, IT SHALL BE OF THE SAME SECTION AND DRAINAGE PROFILE AS THE ADJACENT PAVED AREAS.
- REFER TO UTILITY PENETRATION DETAILS FOR SERVICE PROVIDER COORDINATION, MOUNTING BLOCK INSTALL, JUNCTION BOX LOCATIONS, AND CONDUIT ROUTING. THE CONTRACTOR SHALL COORDINATE THE CONNECTION OF THE EXISTING SERVICE PROVIDER TO SCHEDULED INSTALLED COMPONENTS.
- LANDSCAPE SCOPE WILL CONSIST OF THE REMOVAL OF SELECT BUSHES AND PLANTINGS. OWNER WILL TRIM BACK LANDSCAPING AND TREES AS REQUIRED TO ALLOW ACCESS OF EXTERIOR CLADDINGS AT EACH OF THE THREE (3) EXISTING BUILDINGS WITHIN THE PROJECT SCOPE.

SITE KEY NOTES:

- EXISTING AC PAVING AND PARKING AREA TO REMAIN, N.I.C.
- EXISTING ACCESSIBLE PEDESTRIAN CONCRETE WALKWAY RAMP TO REMAIN, N.I.C.
- EXISTING PARKING, PEDESTRIAN STRIPING, AND FIRE LANE STRIPING TO REMAIN, N.I.C.
- THE PROPOSED PROJECT VEGETATION AREAS SCOPE OF DESIGN WILL CONSIST OF THE REMOVAL OF SELECT BUSHES AND PLANTINGS ENCROACHING ON WORK. OWNER WILL COORDINATE TRIM BACK OF LANDSCAPING AND TREES WITH CONTRACTOR AS REQUIRED TO ALLOW ACCESS OF EXTERIOR CLADDINGS AT EACH OF THE EXISTING CONDOMINIUM BUILDINGS.
- THE PROPOSED BUILDING ENVELOPE REPAIR IS TO BE CONSIDERED 'LIKE FOR LIKE' AND TO INCLUDE TARGETED BUILDING CLADDING LIMITED TO REPLACEMENT OF EXISTING FRONT AND SIDE ELEVATION CLADDING AND TRIM, (REAR ELEVATION AND DECK CLADDING BUILDING 5 ONLY). REMOVE AND REINSTALL IDENTIFIED WINDOWS, SWING DOORS, AND SLIDING GLASS DOOR ASSEMBLIES, AND REPLACE LIMITED INTERIOR FINISHES AT BUILDINGS 3, 4, AND 5. REFER TO DESIGN DOCUMENTS AND PROJECT MANUAL FOR FULL DESCRIPTION.



PRINT ALL DETAILS IN
COLOR AT 11x17

CLIENT	
Association of Unit Owners of Riverview Condominiums Cypress Veneer, LLC, Inc., Suite 905 5505 SW Jefferson Way, Portland, Oregon 97230 Lake Oswego, Oregon 97035	
ISSUE	
01.04.2019 Permit Issue Set	
REVISIONS	
REV	DATE
1	01.04.2019

PROJECT NAME

Riverview Condominiums Phase - II
Targeted Building Enclosure Rehabilitation
15715 NE Beech St, Portland, Oregon 97230

PROJECT NUMBER

(R) 18-159

SHEET NAME

REFERENCE
SITE PLAN

SHEET NUMBER

1.00



RIVERVIEW VILLAGE



M 4-20
BLD 98-
04595
04596
04597
04598
04599
04600
04601
04602
04603
04604
04605
04606
04607
04608
04609
04610
04611

ABBREVIATIONS

AB	ARCHITECT	AS	ASBESTOS	BL	BLOCK	BR	BROWN	BU	BUFF	CA	CALIFORNIA	CH	CHINA	CL	CLAY	CO	COLORADO	CR	CROWN	CS	CROWN	CT	CONNECTICUT	DC	DENVER	DE	DELAWARE	FL	FLORIDA	GA	GEORGIA	HI	HAWAII	IL	ILLINOIS	IN	INDIANA	IO	IOWA	KS	KANSAS	LA	LOUISIANA	MA	MASSACHUSETTS	MD	MARYLAND	ME	MAINE	MH	MICHIGAN	MI	MICHIGAN	MO	MISSOURI	MT	MONTANA	MN	MINNESOTA	NE	NEBRASKA	NH	NEW HAMPSHIRE	NJ	NEW JERSEY	NM	NEW MEXICO	NY	NEW YORK	NC	NORTH CAROLINA	ND	NORTH DAKOTA	OH	OHIO	OK	OKLAHOMA	OR	OREGON	PA	PENNSYLVANIA	RI	RHODE ISLAND	SC	SOUTH CAROLINA	SD	SOUTH DAKOTA	SE	SOUTH EAST	SH	SHAWNEE	SI	SICILY	SK	SLOVAKIA	SN	SOUTH NORTHERN	SP	SPAIN	ST	ST. LOUIS	SW	SWEDEN	TX	TEXAS	UT	UTAH	V	VIRGINIA	VA	VIRGINIA	VI	VIRGINIA	VT	VERMONT	WA	WASHINGTON	WI	WISCONSIN	WV	WEST VIRGINIA	WY	WYOMING	Z	ZEPHYRUS
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MATERIAL SYMBOLS

ASPH	ASPHALT	BR	BROWN	BU	BUFF	CA	CALIFORNIA	CH	CHINA	CL	CLAY	CO	COLORADO	CR	CROWN	CS	CROWN	CT	CONNECTICUT	DC	DENVER	DE	DELAWARE	FL	FLORIDA	GA	GEORGIA	HI	HAWAII	IL	ILLINOIS	IN	INDIANA	IO	IOWA	KS	KANSAS	LA	LOUISIANA	MA	MASSACHUSETTS	MD	MARYLAND	ME	MAINE	MH	MICHIGAN	MI	MICHIGAN	MO	MISSOURI	MT	MONTANA	MN	MINNESOTA	NE	NEBRASKA	NH	NEW HAMPSHIRE	NJ	NEW JERSEY	NM	NEW MEXICO	NY	NEW YORK	NC	NORTH CAROLINA	ND	NORTH DAKOTA	OH	OHIO	OK	OKLAHOMA	OR	OREGON	PA	PENNSYLVANIA	RI	RHODE ISLAND	SC	SOUTH CAROLINA	SD	SOUTH DAKOTA	SE	SOUTH EAST	SH	SHAWNEE	SI	SICILY	SK	SLOVAKIA	SN	SOUTH NORTHERN	SP	SPAIN	ST	ST. LOUIS	SW	SWEDEN	TX	TEXAS	UT	UTAH	V	VIRGINIA	VA	VIRGINIA	VI	VIRGINIA	VT	VERMONT	WA	WASHINGTON	WI	WISCONSIN	WV	WEST VIRGINIA	WY	WYOMING	Z	ZEPHYRUS
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PROJECT DIRECTORY

OWNER:
CYPRESS VENTURES INC.
5355 SW MEADOWS ROAD
SUITE 355
LAKE OSWEGO, OR 97035
(503) 598-7966 FAX

ARCHITECT:
MCM ARCHITECTS PC
1022 SW SALMON, SUITE 350
PORTLAND, OR 97205
(503) 222-5757
(503) 221-1514 FAX
www.mcmarchitects.com

GENERAL CONTRACTOR:

STRUCTURAL ENGINEER:
TM RIPPY CONSULTING ENGINEERS
7070 SW 10TH AVENUE, SUITE 100
PORTLAND, OR 97223
(503) 443-3900
(503) 443-3700 FAX

CIVIL ENGINEER:
PINNACLE ENGINEERING
825 SW 6TH AVE. COURT
PORTLAND, OR 97219
(503) 244-6373
(503) 244-8406 FAX

SURVEYOR:
GAL LAND SURVEYING INC.
8116 SW NIMBUS
SEASIDE, OREGON
(503) 641-0508

PROJECT INFORMATION:

PLANNING/ZONING DATA
LEGAL: LOTS 38-48, AS-51 LOCATED IN SD 14
OF SECTION 24, THE RESERVE
CITY OF PORTLAND, MULTNOMAH COUNTY

SITE AREA:
10,716 SQ. FT.

ZONE:
RS

PLANNING FILE:
NA

USE DESIGNATION:
MULTIFAMILY / HOUSEHOLD LIVING

SETBACKS:
FRONT: 5'-0"
SIDE: 5'-0"
REAR: 5'-0"

LANDSCAPE AREA:
SIZE: 394 SQ. FT.
PERCENTAGE AREA (PAVING): 4.7%

BLOCK COVERAGE:
88% MAX. 32,778 SF

BLOCK HEIGHT:
46'-0" MAX. 125'-0" VARIES

BICYCLE PARKING:
1 per 4 UNITS
1 per 20 UNITS

STANDARD SHORT TERM:
1 per UNIT
1 per 20 UNITS

CONTRACT:
N/A

STANDARD:
1 per UNIT
1 per 20 UNITS

LOADING STALLS:
NONE

BUILDING CODE

BUILDING CODE EDITION: 1991 OREGON-ADOPTED USC
OCCUPANCY CLASSIFICATION: R-1
OCCUPANCY SEPARATION: NONE REQUIRED
DEEMED TO MEET 2 HOUR SEPARATION AT PROPOSED PROPERTY LINE.

BUILDING CODE USE:
FIVE RESIDENTIAL UNITS OF 2-4 UNIT SEPARATION WALLS
BUDGET 1.72 ARE RESIDUALS BLDGS 3, 4, 5 ARE CONDO-TYPE
BUDGET 1.72 ARE TWO STORY UNITS A CONDO-TYPE

CONSTRUCTION TYPE:
I-V

OREGON RESIDENTIAL ENERGY CODE

TABLE 1 PER USC TABLE NO. 33-A

WINDOW GLASS	U-0.30
DOOR, NOT ENTRY	U-0.30
WALL, ENTRY DOOR	U-0.30
WALL, INSULATION	R-13
CEILING, INSULATION	R-13
FLOOR, INSULATION	R-13
CEILING, INSULATION	R-13
CEILING, INSULATION	R-13
CEILING, INSULATION	R-13

VICINITY MAP



BUILDING INFORMATION - PHASE ONE

UNIT TYPE A: 12 TWO STORY - ROWHOUSE
TOTAL: 189 SF

UNIT TYPE B: TWO STORY - ROWHOUSE
TOTAL: 189 SF

UNIT TYPE C: CONDO-TYPE (1 LOWER UNIT / 1 BEDROOM / 2 BATH)
TOTAL: 189 SF

UNIT TYPE D: CONDO-TYPE (UPPER UNIT / 2 BEDROOM / 2 BATH)
TOTAL: 189 SF

TOTAL NO. OF UNITS BLDG 5:
UNIT A: 0
UNIT B: 2
UNIT C: 2
UNIT D: 2
TOTAL: 4

BLDG. 5: ROWHOUSES

LOT 41 - UNIT TYPE A
LOT 42 - UNIT TYPE A
LOT 43 - UNIT TYPE A
LOT 44 - UNIT TYPE A
LOT 45 - UNIT TYPE A
LOT 46 - UNIT TYPE A
LOT 47 - UNIT TYPE A
LOT 48 - UNIT TYPE A
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LOT 52 - UNIT TYPE A
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LOT 99 - UNIT TYPE A
LOT 100 - UNIT TYPE A

BLDG. 6: CONDO-TYPE

LOT 41 - UNIT TYPE A
LOT 42 - UNIT TYPE A
LOT 43 - UNIT TYPE A
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LOT 100 - UNIT TYPE A

BLDG. 7: CONDO-TYPE

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LOT 100 - UNIT TYPE A

DRAWING INDEX

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A200 UNIT TYPE & BLDG LOCATION

CIVIL

C1 CIVIL PLAN

LANDSCAPING

L1 LANDSCAPE PLAN

CONSTRUCTION SET

MARCH 2, 1999

PERMIT SET

DECEMBER 15, 1998

MCM ARCHITECTS

A PROFESSIONAL CORPORATION
1022 SW SALMON SUITE 350
PORTLAND, OREGON 97205-4473
TELEPHONE 503.222.5757 FAX 503.221.1514

RIVERVIEW VILLAGE

CYPRESS VENTURES, INC.

PORTLAND, OREGON

PROJECT NO. 1-98030

DATE: OCTOBER 15, 1998

BY: [Signature]

FOR: [Signature]

GENERAL INFORMATION

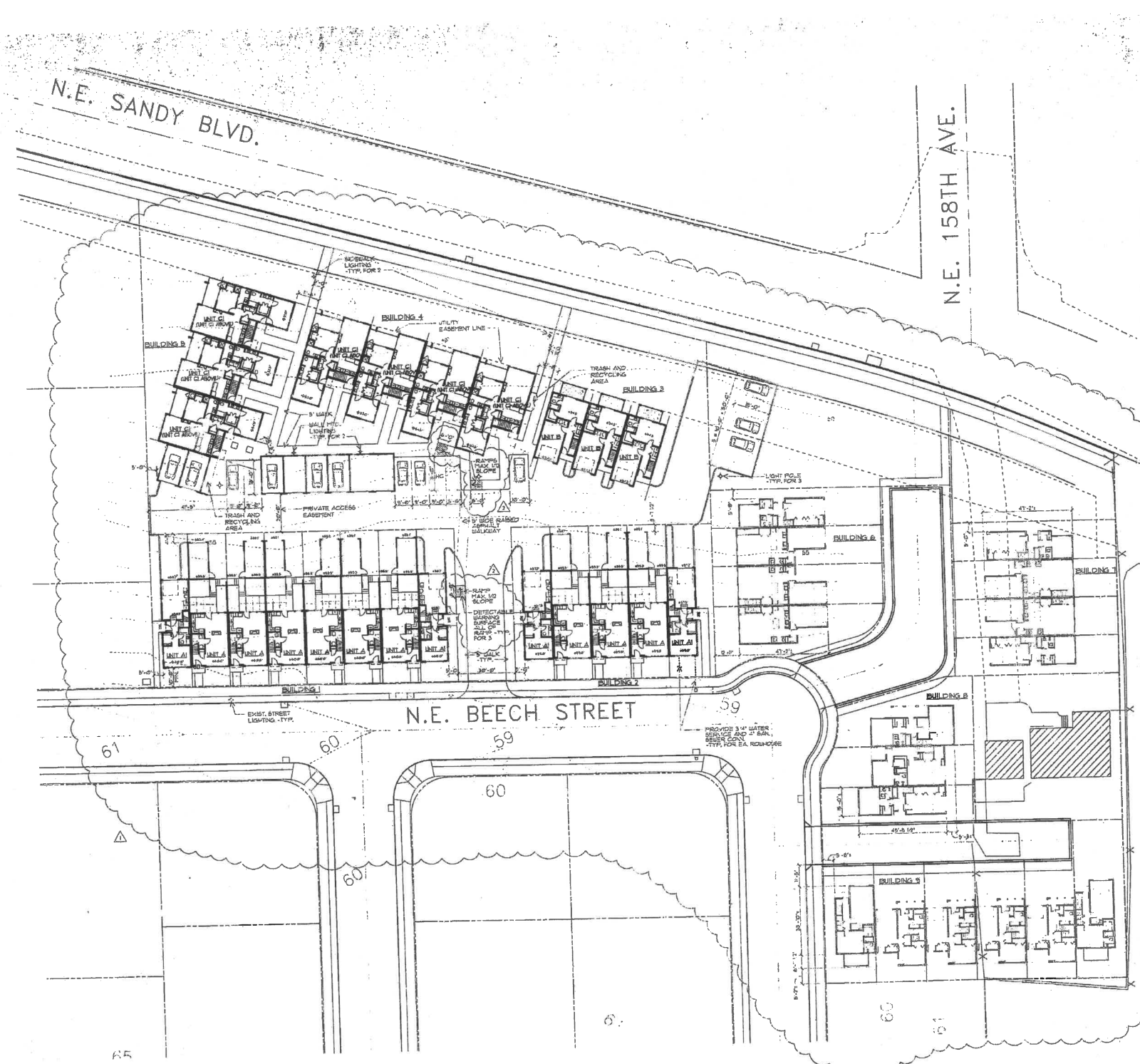
A101

3-10-99

4-20

True drawings stamped by an engineer registered in Oregon may be submitted to and approved by the Bureau of Buildings prior to their installation.

V 4-20



A1 SITE PLAN
1" = 20'-0"

Lot Coverage Calculations

PHASE 1 - 17 UNITS	BLDG 1 - 17 UNITS	BLDG 2 - 17 UNITS	BLDG 3 - 17 UNITS	BLDG 4 - 17 UNITS	BLDG 5 - 17 UNITS	BLDG 6 - 17 UNITS	BLDG 7 - 17 UNITS	BLDG 8 - 17 UNITS
1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5
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PHASE 1 - 17 UNITS

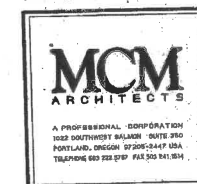
BLDG 1 - 17 UNITS	BLDG 2 - 17 UNITS	BLDG 3 - 17 UNITS	BLDG 4 - 17 UNITS	BLDG 5 - 17 UNITS	BLDG 6 - 17 UNITS	BLDG 7 - 17 UNITS	BLDG 8 - 17 UNITS
1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5
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15	15	15	15	15	15	15	15
16	16	16	16	16	16	16	16
17	17	17	17	17	17	17	17

NOTES THIS SHEET:

- ALL SITE LIGHTING TO BE OPERATED OFF OF A PHOTO CELL.
- AT THE TRASH AND RECYCLING AREAS PROVIDE WEATHERPROOF CONTAINERS WITH LIDS AND BRACKETS TO ACCEPT NEWSPAPERS, GLASS CONTAINERS, CORRUGATED CARDBOARD, TIN CANS, AND ALUMINUM.
- PROVIDE 3/4" WATER SERVICE TO BUILDINGS 3, 4, & 5.

CONSTRUCTION SET
MARCH 2, 1999

PERMIT SET
DECEMBER 18, 1998



PROJECT: RIVERVIEW VILLAGE
CYPRESS VENTURES, INC.

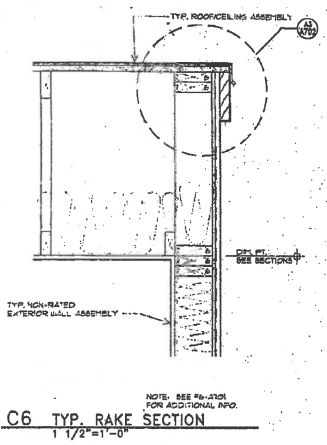
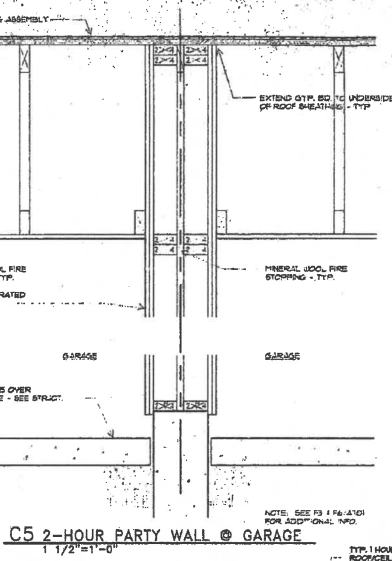
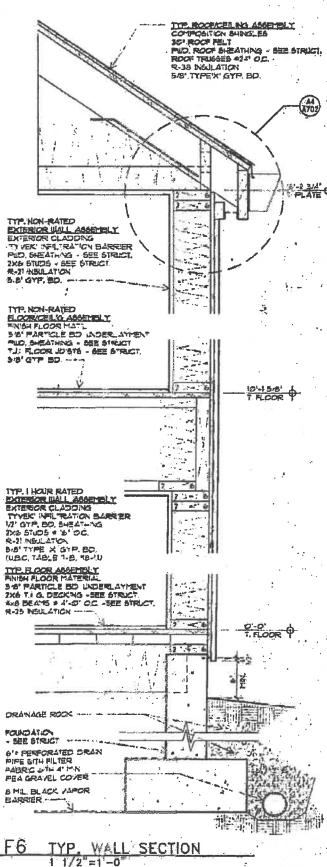
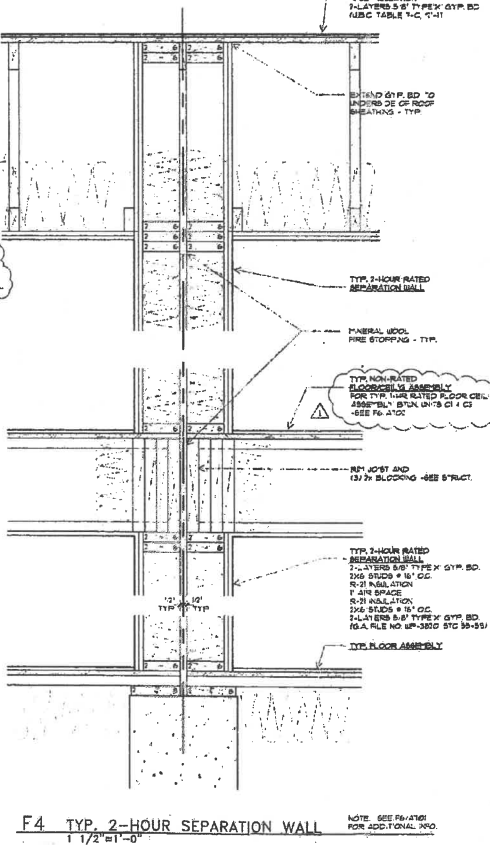
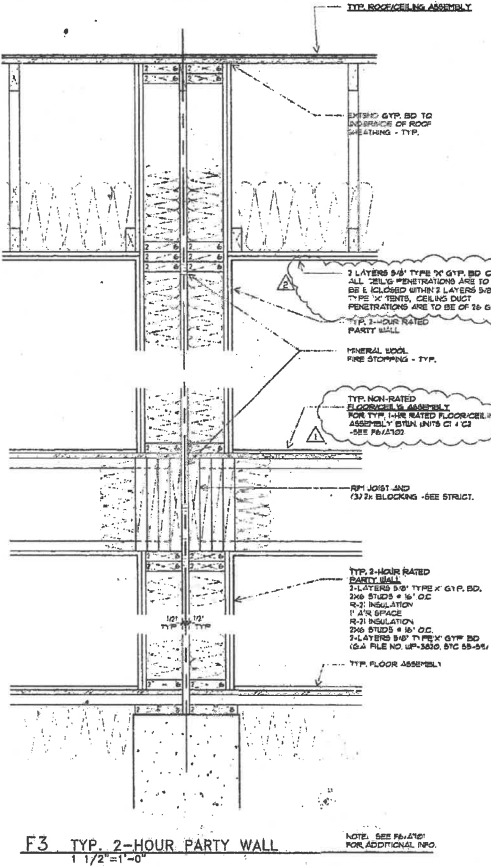
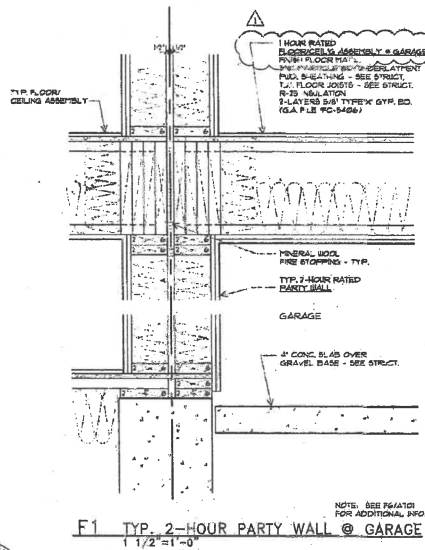
PORTLAND, OREGON

PROJECT NO.: 00055
FILE NO.: A201.090
DATE: DECEMBER 18, 1998
REVISION: 03-02-99 CODE REVIEW
03-26-99 RAMP REV.

SHEET TITLE: SITE PLAN

PROJECT NO.: A201

V 4-20



CONSTRUCTION SET
MARCH 2, 1988

PERMIT SET
DECEMBER 18, 1988

MCM
ARCHITECTS

A PROFESSIONAL CORPORATION
1822 EASTMONT BLVD. SUITE 300
PORTLAND, OREGON 97208-3447 USA
TELEPHONE 503 253 5707 FAX 503 253 5711

PROJECT
RIVERVIEW VILLAGE
CYPRESS VENTURES, INC.

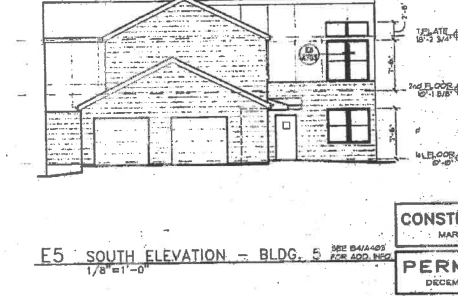
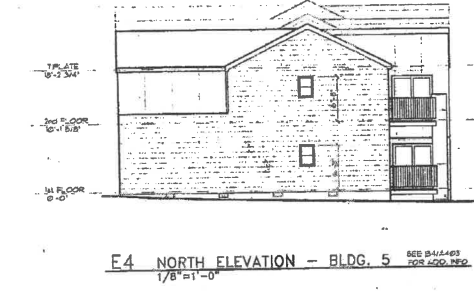
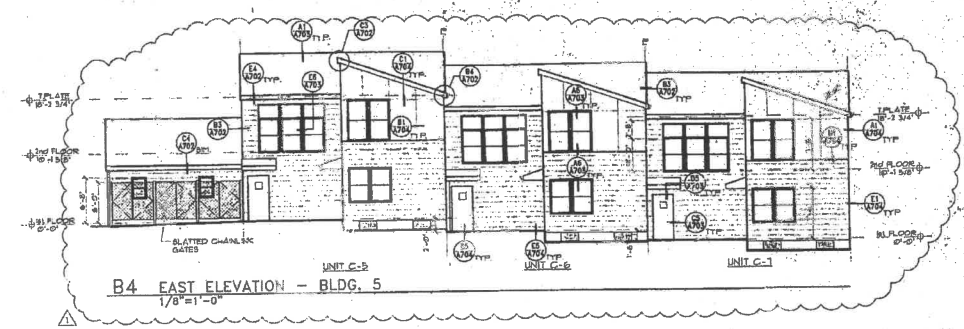
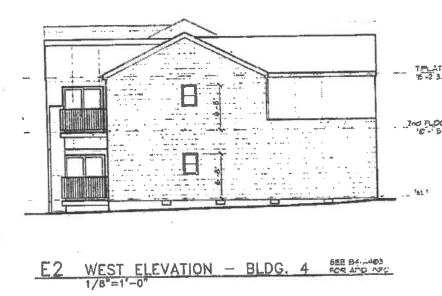
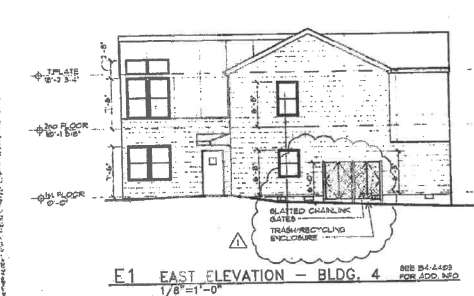
PORTLAND, OREGON

PROJECT NO.: 250033
DATE: 03-01-88
DATE: DECEMBER 18, 1988
DATE: 03-02-88
03-02-88 CODE REVIEW
03-28-88 CODE REVIEW

SHEET TITLE:
WALL SECTIONS

SHEET NO.:
A70.1

V 4-20



CONSTRUCTION SET
MARCH 2, 1999
PERMIT SET
DECEMBER 15, 1998

MCM
ARCHITECTS
A PROFESSIONAL CORPORATION
1025 BOUTWRIGHT AVENUE SUITE 250
PORTLAND, OREGON 97208-4447 OIA
TELEPHONE 503.281.5272 FAX 503.281.5134

PROJECT:
RIVERVIEW VILLAGE
CYPRESS VENTURES, INC.

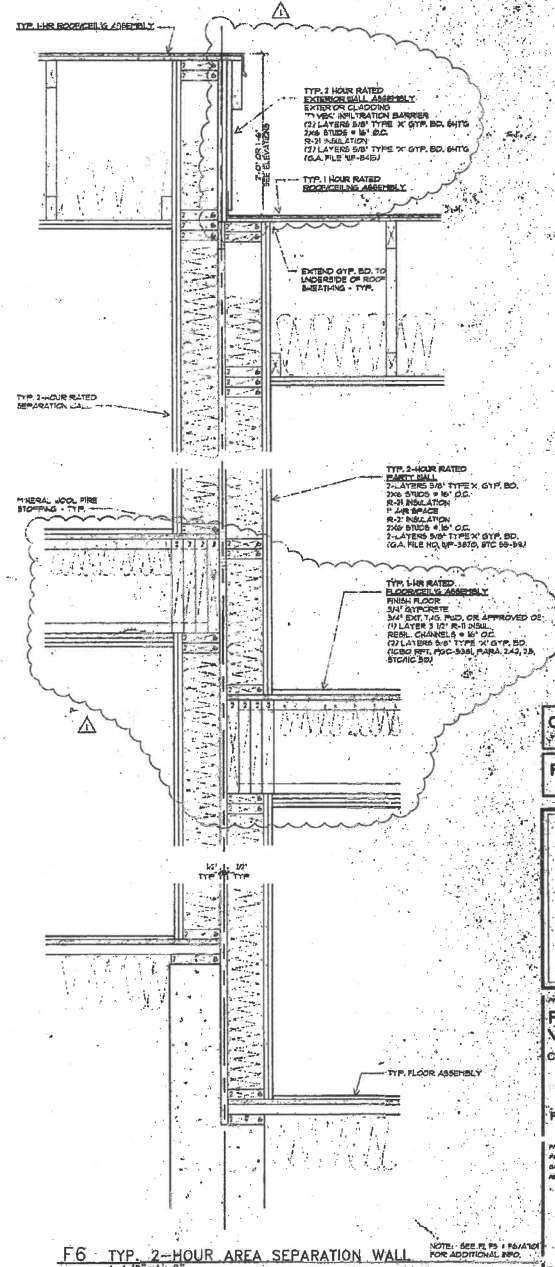
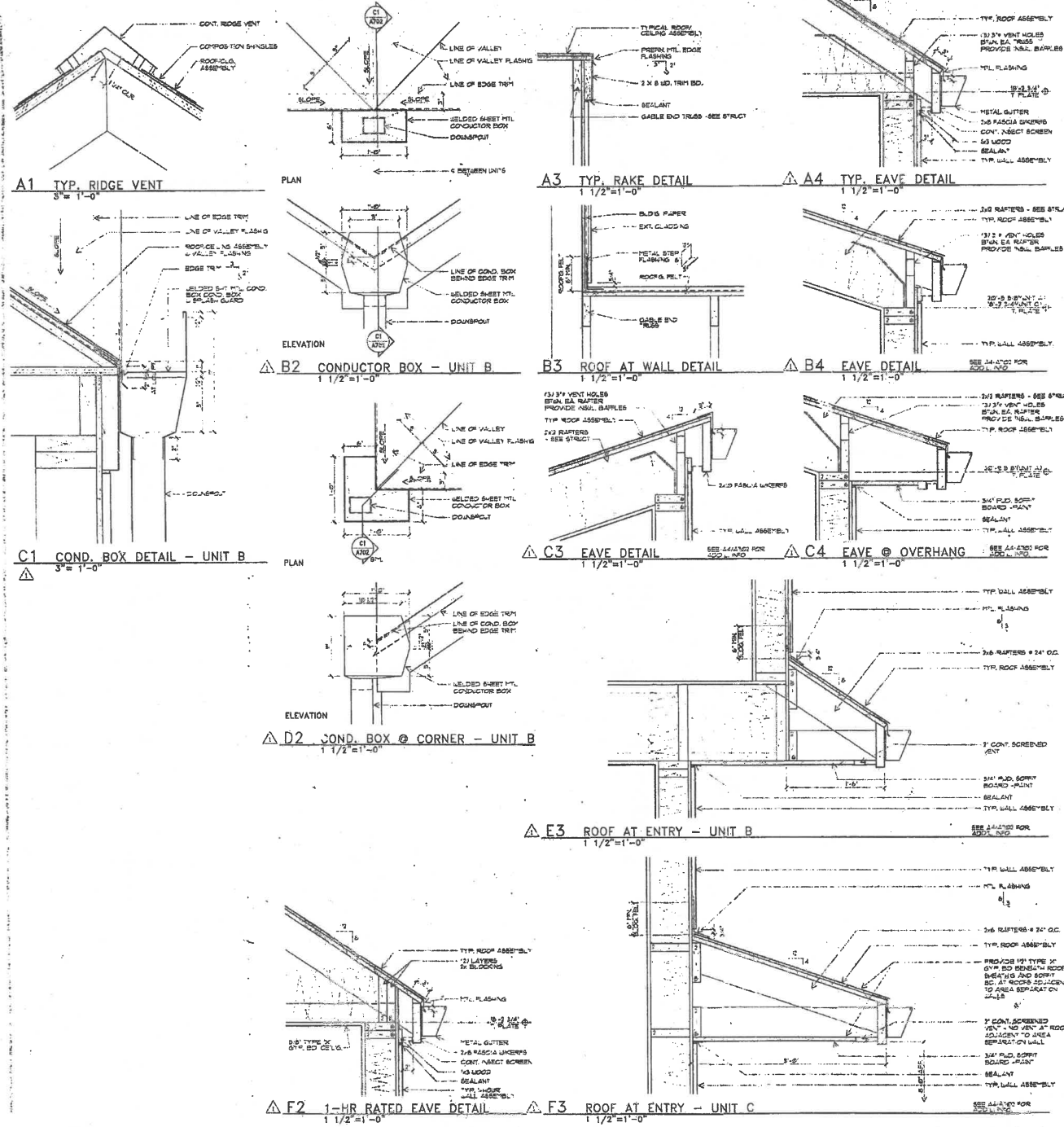
PORTLAND, OREGON

PROJECT NO.: 99052
REV. NO.: 0005
DATE: DECEMBER 15, 1998
BY: [Signature]
CHECKED BY: [Signature]
DATE: 03-02-99 CODE REVIEW

SHEET TITLE:
BLDG. 4 & 5 ELEVATIONS

SHEET NO.: **A403**

V 4-20



CONSTRUCTION SET
MARCH 2, 1998

PERMIT SET
DECEMBER 16, 1998

MCM
ARCHITECTS

A PROFESSIONAL CORPORATION
1022 SOUTHWEST ALLEEN, SUITE 200
PORTLAND, OREGON 97201-3518
TEL: 503-228-1111 FAX: 503-228-1111

RIVERVIEW VILLAGE
CYPRESS VENTURES, INC.

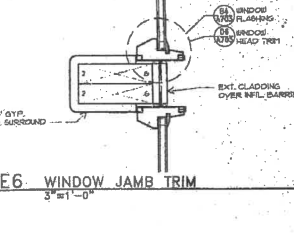
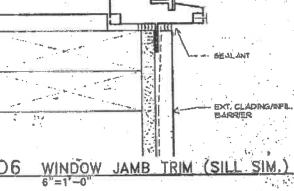
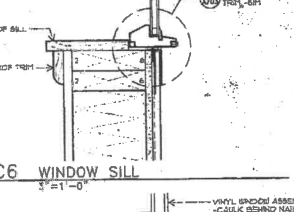
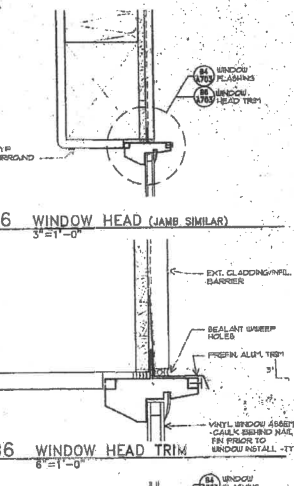
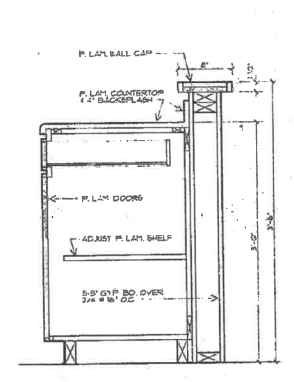
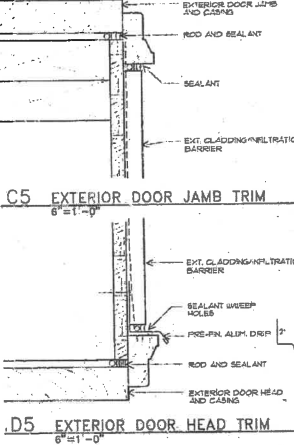
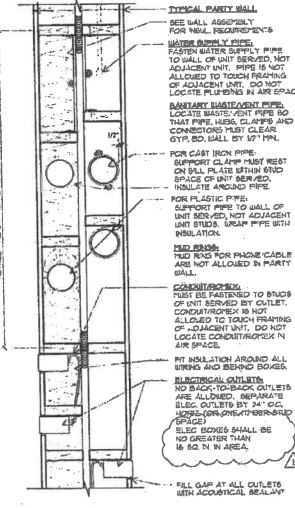
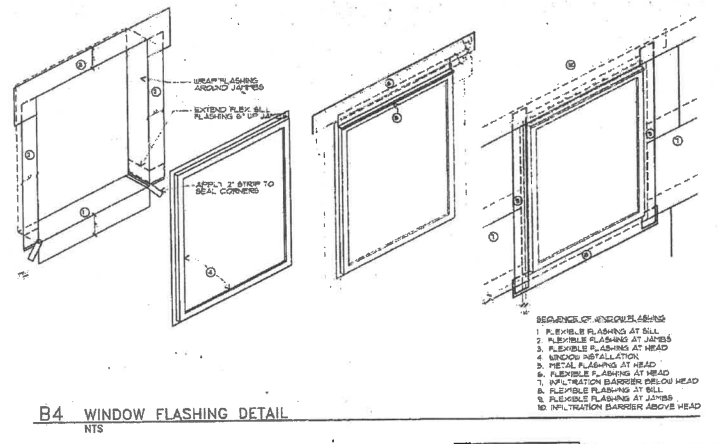
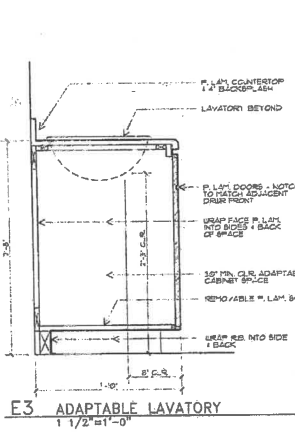
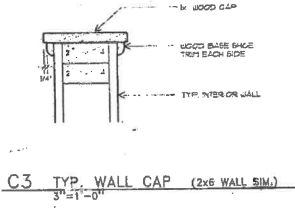
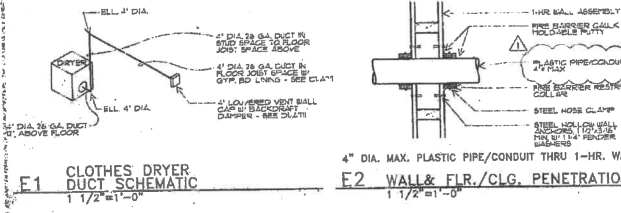
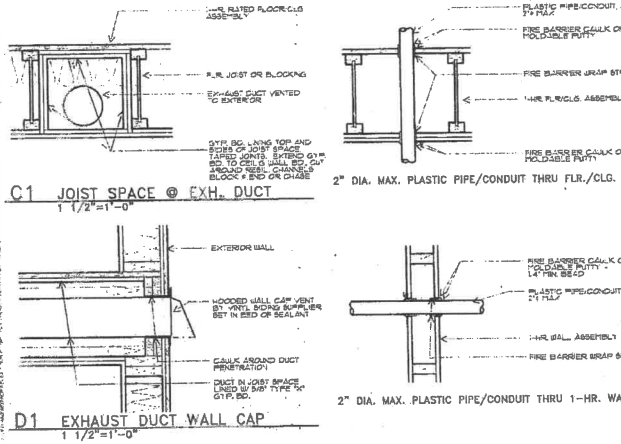
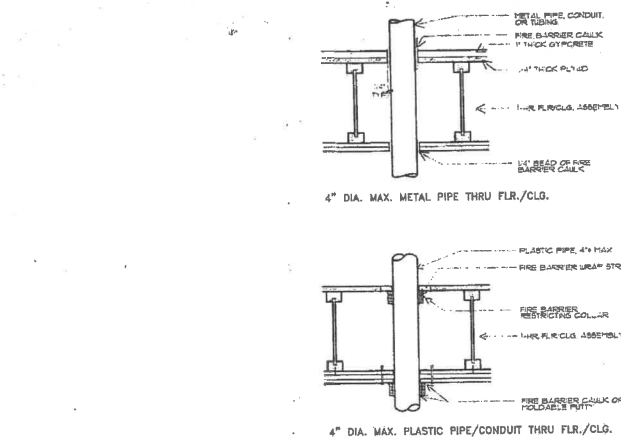
PORTLAND, OREGON

PROJECT: RIVERVIEW VILLAGE
DATE: 12/16/98
REVISION: 03-08-99 CODE REVIEW

EXT. DETAILS AND WALL SECTION
A702

4-20

V



CONSTRUCTION SET
MARCH 2, 1989

PERMIT SET
DECEMBER 15, 1988

MCM ARCHITECTS
A PROFESSIONAL CORPORATION
1000 SW 10TH AVE., SUITE 100
PORTLAND, OREGON 97204-3442
TEL: 503/225-0171 FAX: 503/241-8811

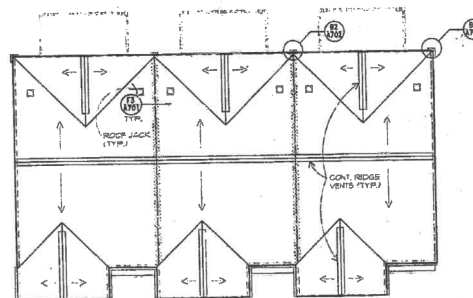
RIVERVIEW VILLAGE
CYPRESS VENTURES, INC.

PORTLAND, OREGON

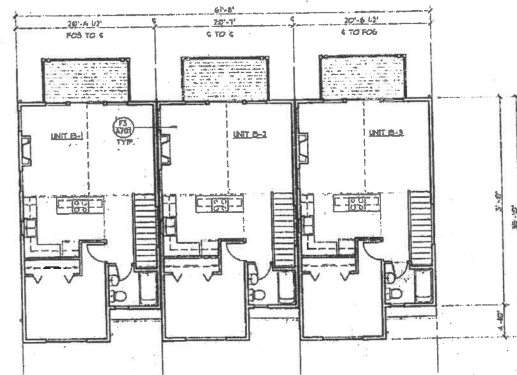
DETAILS
A7.03

SHEET NO. **A314**

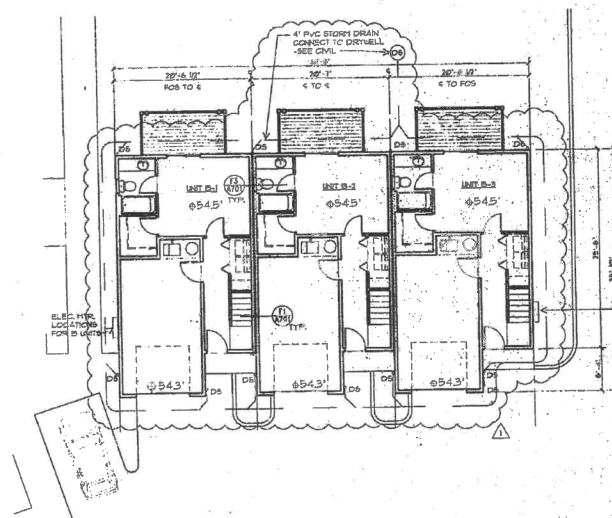
V 4-20



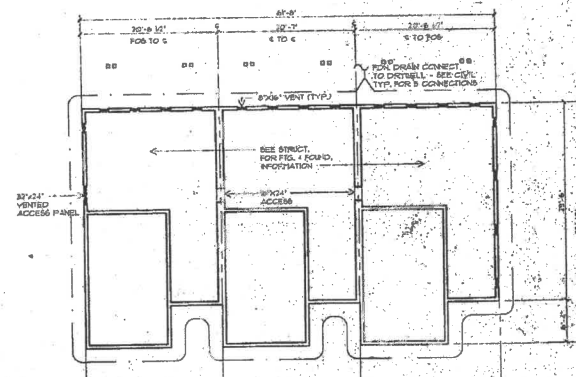
F3 ROOF PLAN - BUILDING 3
1/8"=1'-0"



F3 SECOND FLOOR PLAN - BUILDING 3
1/8"=1'-0"



D5 FIRST FLOOR PLAN - BUILDING 3
1/8"=1'-0"



F5 FOUNDATION PLAN - BUILDING 3
1/8"=1'-0"

CONDO

LEGEND

- 1. GUY WIRE
- 2. EXTERIOR WALL
- 3. EXTERIOR DOOR
- 4. EXTERIOR WINDOW
- 5. ROOF JACK

SHEET NOTES

1. ATTIC VENTILATION BASED ON CONTIGUOUS EXISTING WITH 60" X 30" SPACING. RIGID VENTING WITH 60" X 30" SPACING. RIGID ROOF JACKS WITH 60" X 30" SPACING.
2. SEE UNIT PLANS FOR ADDITIONAL INFORMATION.
3. SEE CIVIL DRAWINGS FOR ALL UTILITIES INCLUDING UTILITY PANS AND DETAILS.
4. SEE LANDSCAPE DRAWINGS FOR ALL PLANTING, IRRIGATION AND LANDSCAPE DETAILS.
5. GUY WIRE SHALL BE 1/4" DIA. GALV. STEEL. ROOF VENT SHALL BE 30" DIA. GALV. STEEL. EXTERIOR VENT SHALL BE 30" DIA.

CONSTRUCTION SET

MARCH 27, 1998

PERMIT SET

DECEMBER 18, 1997



RIVERVIEW VILLAGE
CYPRESS VENTURES, INC.

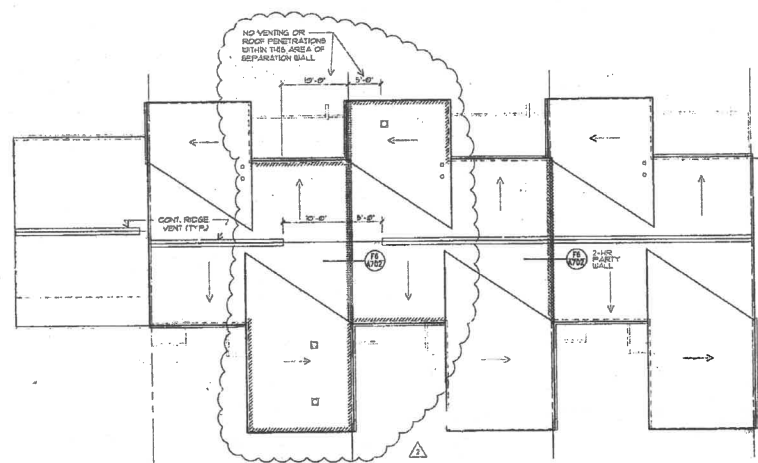
PORTLAND, OREGON

PROJECT NO. 10000
DATE: 03/27/98
DRAWN BY: J. MILES
CHECKED BY: J. MILES
APPROVED BY: J. MILES

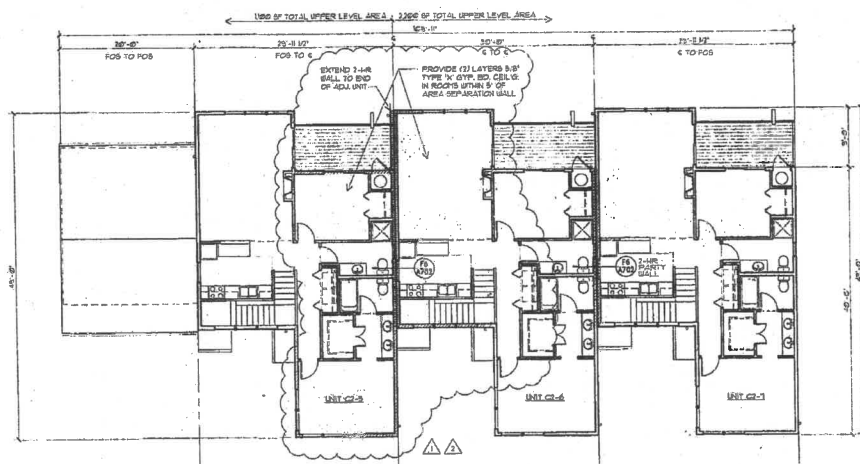
BUILDING 3
FLOOR PLANS

DATE: 03/27/98

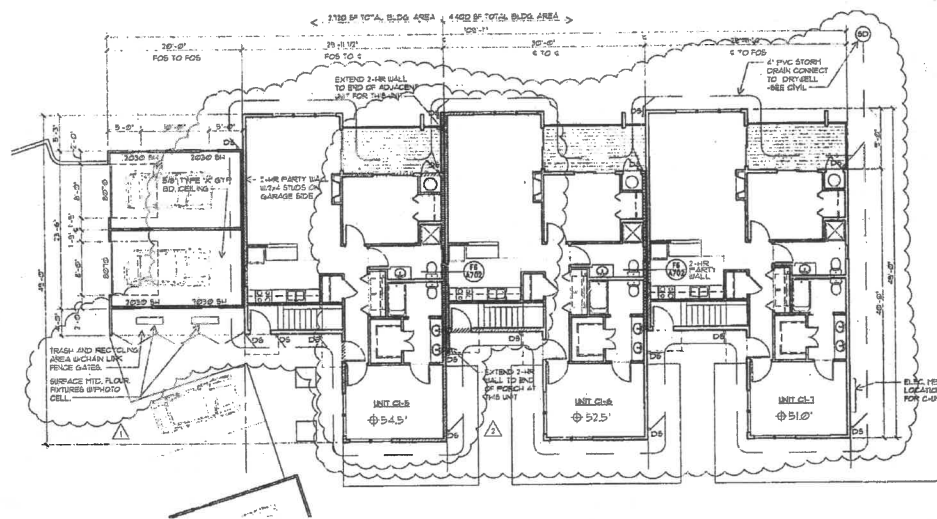
V 4-20



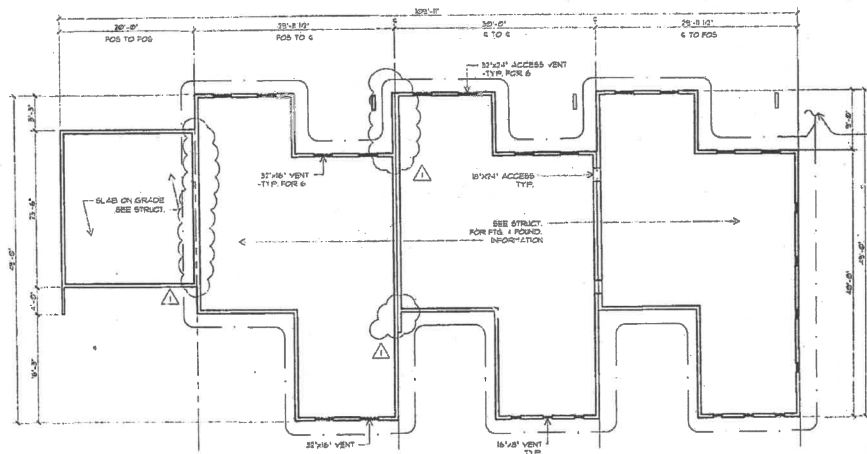
D1 ROOF PLAN - BUILDING 5
1/8" = 1'-0"



F1 SECOND FLOOR PLAN - BUILDING 5
1/8" = 1'-0"



D4 FIRST FLOOR PLAN - BUILDING 5
1/8" = 1'-0"



F4 FOUNDATION PLAN - BUILDING 5
1/8" = 1'-0"

LEGEND

- ONE HOUR EXTERIOR WALL
- TWO HOUR PARTY WALL
- TWO HOUR AREA SEPARATION WALL
- ROOF JACK

SHEET NOTES

1. ATTIC VENTILATION BASED ON CONTIGUOUS SPACE VENTING WITH 6" MIN. WALLS. RIDGE VENTING WITH 6" MIN. WALLS. 1/2" AND ROOF JACKS WITH 6" MIN. WALLS.
2. SEE UNIT PLANS FOR ADDITIONAL INFORMATION.
3. SEE CIVIL DRAWINGS FOR ALL SITE LAYOUT, GRADE, UTILITY AND SITE DETAIL INFORMATION.
4. SEE LANDSCAPE DRAWINGS FOR ALL PLANTING, IRRIGATION AND LANDSCAPE DETAIL INFO.
5. CRUISE SPACE VENTILATION BASED ON 1/2" WALLS. VENT WITH 6" MIN. WALLS. 1/2" AND ROOF JACKS WITH 6" MIN. WALLS.

CONSTRUCTION SET
MARCH 2, 1998

PERMIT SET
DECEMBER 18, 1998



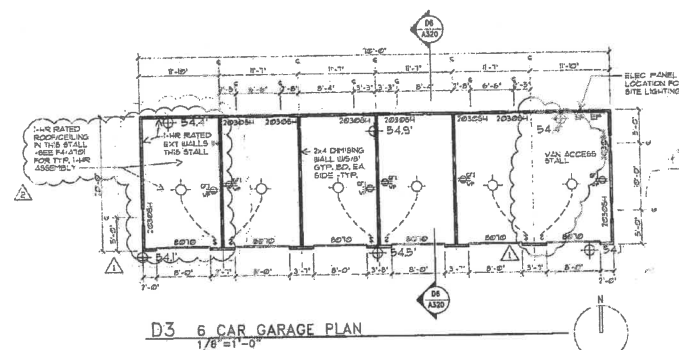
RIVERVIEW VILLAGE
CYPRESS VENTURES, INC.

PORTLAND, OREGON

PROJECT NO. 88035
DATE: DECEMBER 18, 1998
REVISION: 03-02-99 CODE REVIEW
03-02-99 FIRE RATING

BUILDING 5
FLOOR PLANS
SHEET NO. A315

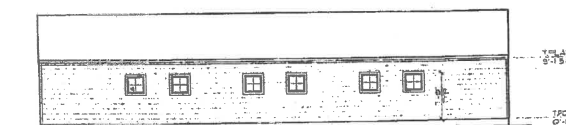
V 4-20



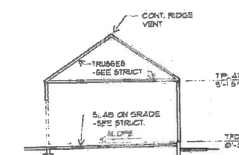
D3 6 CAR GARAGE PLAN
1/8" = 1'-0"



E3 SOUTH ELEVATION
1/8" = 1'-0"



F3 NORTH ELEVATION
1/8" = 1'-0"



D6 BLDG. SECTION
1/8" = 1'-0"



E6 EAST ELEVATION
1/8" = 1'-0"



F6 WEST ELEVATION
1/8" = 1'-0"

CONSTRUCTION SET
MARCH 2, 1999

PERMIT SET
DECEMBER 18, 1998

MCM
ARCHITECTS

A PROFESSIONAL CORPORATION
1032 SOUTHWEST SALMON - SUITE 200
PORTLAND, OREGON 97205-2447 USA
TELEPHONE 503.521.8770 FAX 503.521.8784

PROJECT:
RIVERVIEW VILLAGE
CYPRESS VENTURES, INC.

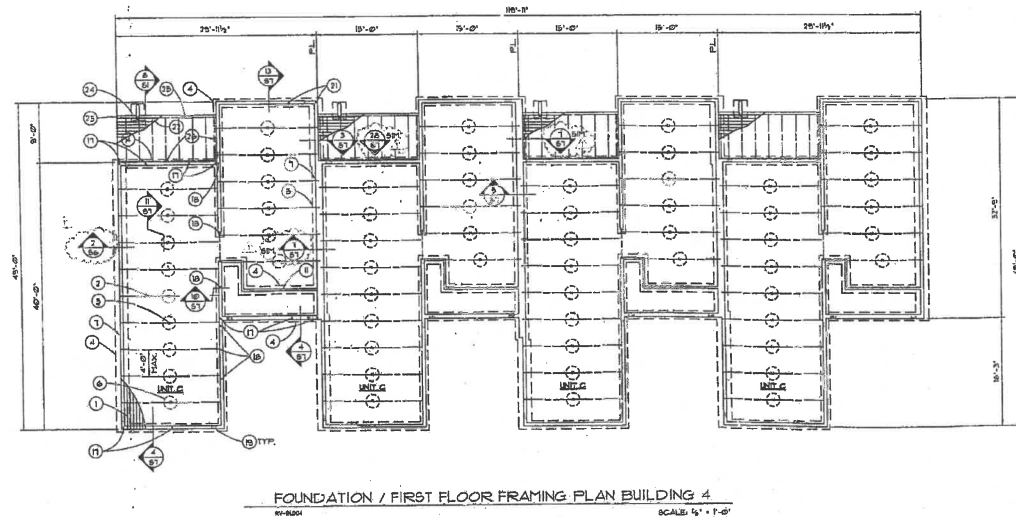
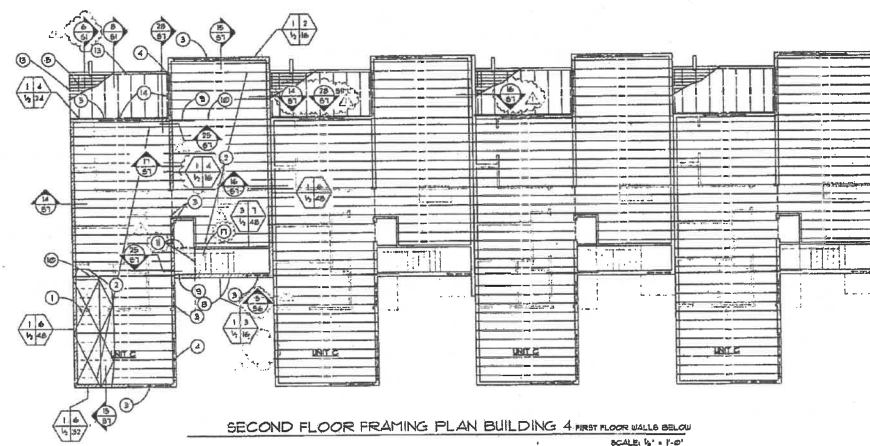
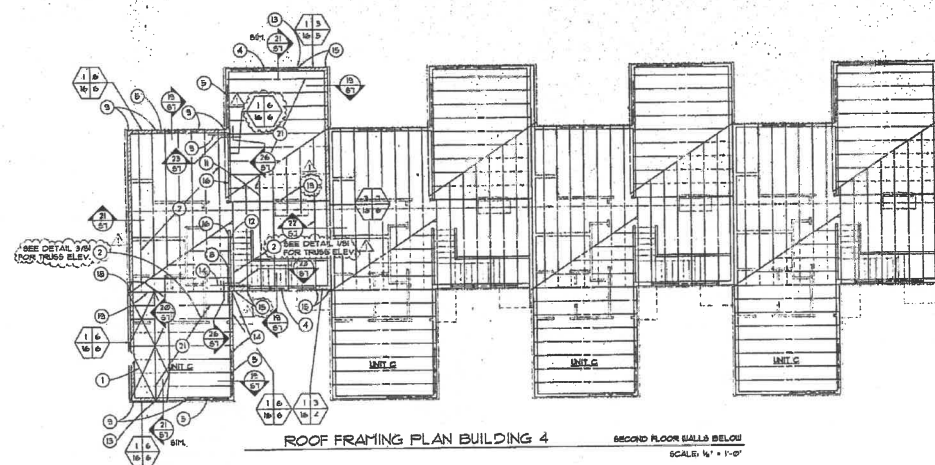
PORTLAND, OREGON

PROJECT NO.: 98023
DATE: DECEMBER 18, 1998
DRAWN BY: J. HANSEN
CHECKED BY: J. HANSEN
DATE: 03-22-99
PROJECT NO.: 98023

GARAGE PLAN

SET NO. A320

V 4-20



ROOF FRAMING PLAN KEYNOTES:

1. 1/2\" PL. WOOD ROOF SHEATHING 5/8\" DIA. ACROSS SUPPORTING MEMBERS WITH 8d NAILS @ 6\" O.C. AT SUPPORTED PANEL EDGES, 8d NAILS @ 12\" O.C. AT FIELD NAILING.
2. PRE-MANUFACTURED ROOF TRUSSES @ 24\" O.C.
3. PRE-MANUFACTURED GROSS TRUSS.
4. 2x6 HEADERS.
5. 4x8 HEADERS.
6. 10\" SIPRCON 1/2\" DIA. HOLDERS.
7. 10\" SIPRCON 1/2\" DIA. STRAP WITH 12d NAILS.
8. 2x4 STUD WALL @ 16\" O.C. AT GABLES.
9. 2x6 OVER FRAMING @ 24\" O.C.
10. ALUM. TRUSS WITH SHEATHING. BELOW TRUSS MANUFACTURER TO SIZE TRUSS FOR DEEP AXIAL LOAD DUE TO WIND.
11. 2x6 PLY. WOOD STUD WALL @ 16\" O.C.
12. 10\" SIPRCON 1/2\" DIA. STRAP WITH 12d NAILS.
13. 10\" SIPRCON 1/2\" DIA. STRAP WITH 12d NAILS.
14. 2x4 PORT WALL.
15. 10\" SIPRCON 1/2\" DIA. STRAP WITH 12d NAILS.
16. 2x6 PLY. WOOD STUD WALL.
17. 10\" SIPRCON 1/2\" DIA. STRAP WITH 12d NAILS.
18. 2x6 PLY. WOOD STUD WALL.
19. 10\" SIPRCON 1/2\" DIA. STRAP WITH 12d NAILS.
20. 2x6 PLY. WOOD STUD WALL.
21. 10\" SIPRCON 1/2\" DIA. STRAP WITH 12d NAILS.
22. 2x6 PLY. WOOD STUD WALL.
23. 10\" SIPRCON 1/2\" DIA. STRAP WITH 12d NAILS.
24. 2x6 PLY. WOOD STUD WALL.

FLOOR FRAMING PLAN KEYNOTES:

1. 1/2\" PL. WOOD FLOOR SHEATHING WITH 1/2\" PARTIAL BOARD OVER NAIL FLOORING WITH 8d NAILS @ 6\" O.C. AT SUPPORTED PANEL EDGES, 8d @ 12\" O.C. AT FIELD NAILING.
2. 1/2\" PL. WOOD FLOOR JOISTS @ 16\" O.C. WITH SIPRCON 1/2\" DIA. STRAP WITH 12d NAILS.
3. 2x6 HEADERS.
4. 2x6 HEADERS.
5. 2x6 HEADERS.
6. 2x6 HEADERS.
7. 2x6 HEADERS.
8. 2x6 HEADERS.
9. 2x6 HEADERS.
10. 2x6 HEADERS.
11. 2x6 HEADERS.
12. 2x6 HEADERS.
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14. 2x6 HEADERS.
15. 2x6 HEADERS.
16. 2x6 HEADERS.
17. 2x6 HEADERS.
18. 2x6 HEADERS.
19. 2x6 HEADERS.
20. 2x6 HEADERS.
21. 2x6 HEADERS.
22. 2x6 HEADERS.
23. 2x6 HEADERS.
24. 2x6 HEADERS.

FOUNDATION / FIRST FLOOR FRAMING PLAN KEYNOTES:

1. 1/2\" PL. WOOD FLOOR SHEATHING WITH 1/2\" PARTIAL BOARD OVER NAIL FLOORING WITH 8d NAILS @ 6\" O.C. AT SUPPORTED PANEL EDGES, 8d @ 12\" O.C. AT FIELD NAILING.
2. 1/2\" PL. WOOD FLOOR JOISTS @ 16\" O.C. WITH SIPRCON 1/2\" DIA. STRAP WITH 12d NAILS.
3. 2x6 HEADERS.
4. 2x6 HEADERS.
5. 2x6 HEADERS.
6. 2x6 HEADERS.
7. 2x6 HEADERS.
8. 2x6 HEADERS.
9. 2x6 HEADERS.
10. 2x6 HEADERS.
11. 2x6 HEADERS.
12. 2x6 HEADERS.
13. 2x6 HEADERS.
14. 2x6 HEADERS.
15. 2x6 HEADERS.
16. 2x6 HEADERS.
17. 2x6 HEADERS.
18. 2x6 HEADERS.
19. 2x6 HEADERS.
20. 2x6 HEADERS.
21. 2x6 HEADERS.
22. 2x6 HEADERS.
23. 2x6 HEADERS.
24. 2x6 HEADERS.

RIVERVIEW VILLAGE
PORTLAND, OREGON

BUILDING 4
- ROOF FRAMING PLAN
- 2ND FLOOR FRAMING PLAN
- 1ST FLOOR FRAMING PLAN & FOUNDATION PLAN

DATE: 11/11/11
DRAWN BY: JESSIE
CHECKED BY: JESSIE
PROJECT NO: 88733

