

CREEKSIDE CONDOMINIUMS

Project Details

Project No.	B3174.20
Year of Completion	2009 and ongoing
Location	Beaverton, OR

Project Team

Client	Creekside Homeowners Association
Designer of Record	RDH Building Sciences Inc.
Developer	Polygon Northwest Co.

RDH Services

- Condition assessment
- Investigation
- Design
- Construction documents
- Field review
- Litigation support

RDH Staff

Principal	Ariel Levy
Project Manager	Erik Lawrence

Project Description

- Size: 22 buildings
- Floor Area: 5000 sq ft each building
- Number of Units: 74
- Number of Stories: 2
- Use/Occupancy: Residential
- Walls—batt-insulated wood frame construction with Tyvek WRB and vinyl siding.
- Roof—asphalt shingles over 30# felt.
- Complex geometric configuration including stepped foundation walls, roof “dead valleys”, exterior column architectural features, and attached wood balconies.
- The Homeowners Association and developer jointly engaged RDH to provide an independent assessment of the envelope performance.
- As a result of this uniquely collaborative effort, one mock-up building was remediated under RDH direction and was subsequently utilized as a basis for further negotiations between the Homeowners Association and developer. This process provided a resolution-oriented solution to what is all too often a lengthy and litigious process.



Project Profile