

POWELL VILLA

PORTLAND, OR

PHILLIPS EDISON AND COMPANY

OWNER

11501 NORTHLAKE DRIVE
CINCINNATI, OH 45249
(T): (513) 338-2802 x1485
CONTACT: TIM GOYETTE

OREGON ABATEMENT

CONTRACTOR

4929 NE 35TH AVE
PORTLAND, OR 97211
(T): (503) 740-9758

CCB: 166136

CIDA, INC.

ARCHITECT/ STRUCTURAL ENGINEER

15895 SW 72ND AVE, SUITE 200
PORTLAND, OREGON 97224
(T): (503) 226-1285
(F): (503) 226-1670
CONTACT: DUSTIN JOHNSON- ARCHITECT
CURTIS GAGNER- STRUCTURAL ENGINEER

R & W ENGINEERING

MEP ENGINEER

9615 SW ALLEN BLVD
BEAVERTON, OR 97005
(T): (503) 292-6000
CONTACT: HEATHER HARRIS

LEGAL DESCRIPTION

TAX LOT: 1000
TAX MAP: 1S2E11CB

ZONING CODE INFORMATION

ZONE: CG- GENERAL COMMERCIAL

BUILDING CODE INFORMATION

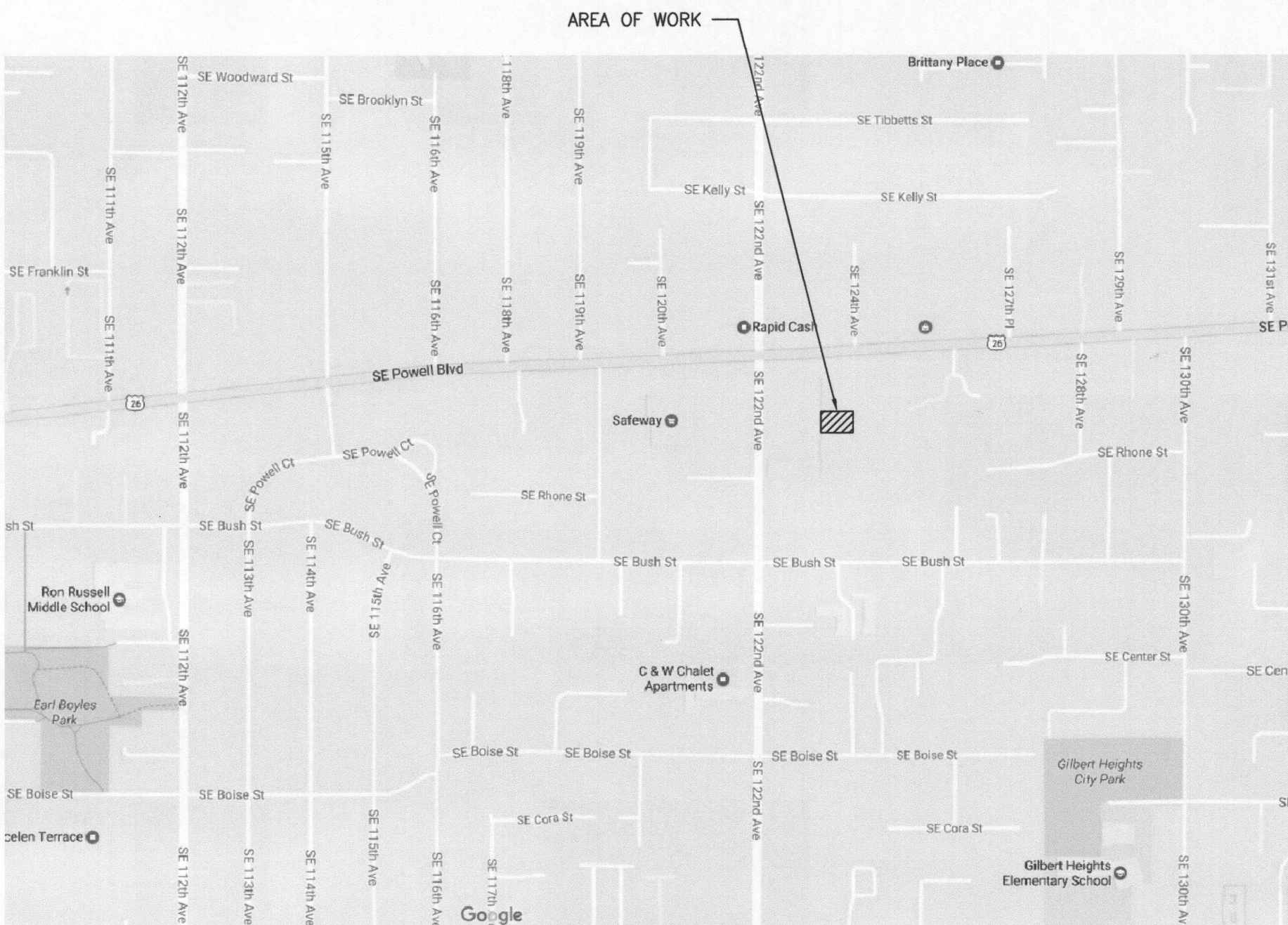
DESIGN CODE: 2014 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
OCCUPANCY: M (NON-SEPARATED)
CONSTRUCTION TYPE: III-B (SPRINKLERED)
BUILDING AREA:
1ST FLOOR: 48,224 SF (12,972 SF AREA OF WORK)
TOTAL BUILDING AREA: 48,224 SF

PROJECT DESCRIPTION

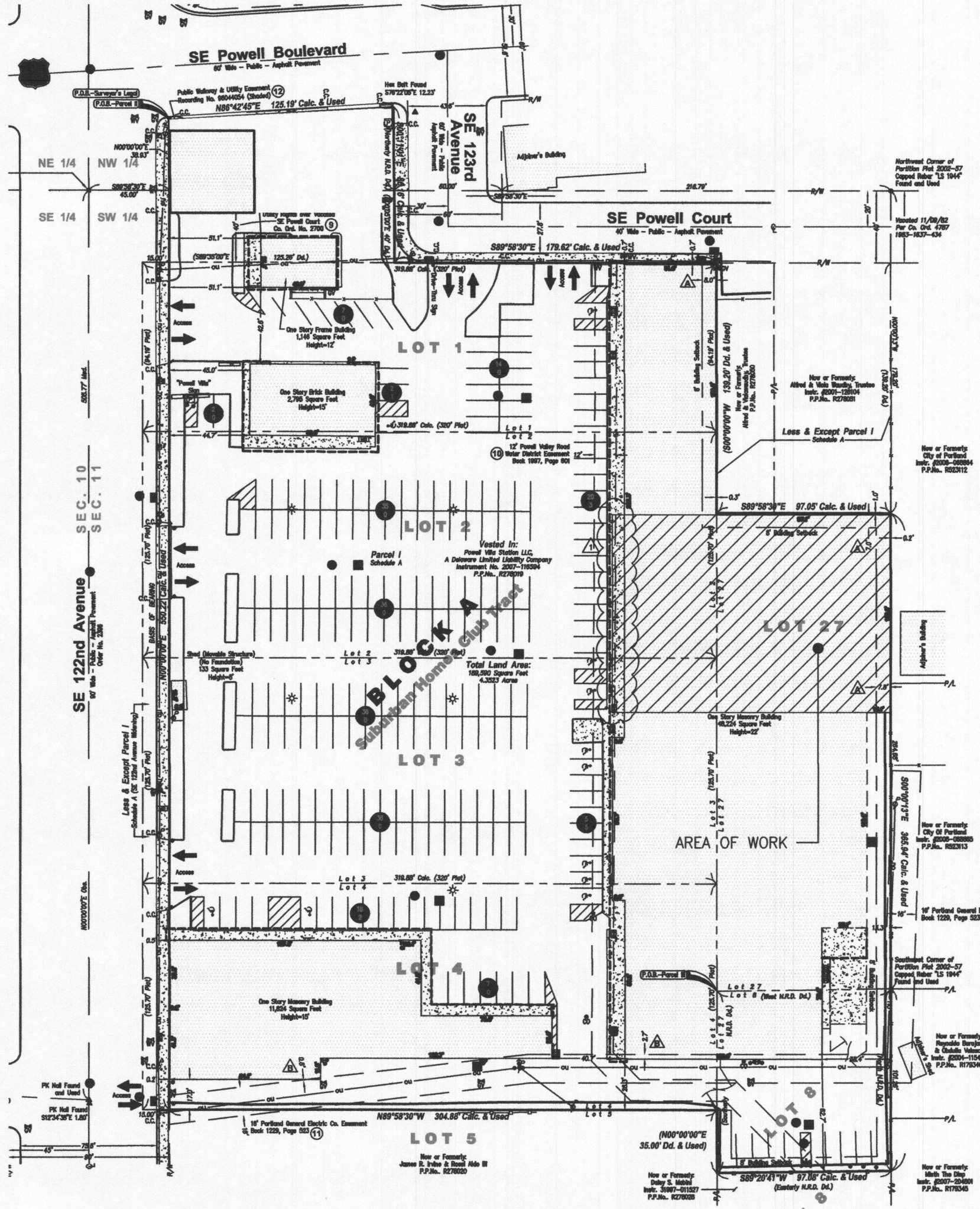
DEMOLITION OF INTERIOR NON-BEARING PARTITION WALLS IN TENANT SPACE. DEMO OF NON-EMERGENCY LIGHT FIXTURES. REMOVAL OF (E) PLUMBING FIXTURES AND CAPPING OF WATER/DRAIN LINES FOR FUTURE TIE-IN. CONSTRUCTION OF NEW DEMISING WALLS.

PERMIT REVISION: PARAPET EXTENSION ON FRONT FACADE AND ASSOCIATED STRUCTURAL FRAMING.

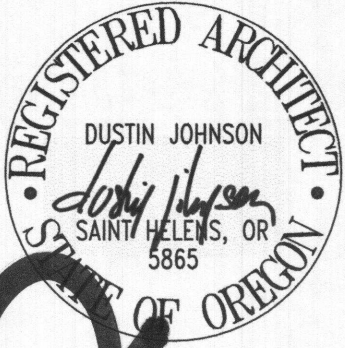
14	13	12	11	10	9	8	7	6	5	4	3	2	1	2/15/17 PERMIT REVISION SET	<div>RELEASES</div>	
														1/12/17 PERMIT SET		
																COVER SHEET
														• • CS1 COVER SHEET		
														• • FLST FIRE LIFE SAFETY SHEET		
																ARCHITECTURAL
														• • D1.0 DEMO PLAN		
														• • A1.1 FLOOR PLAN		
														• • A2.1 EXTERIOR ELEVATIONS & DETAILS		
																STRUCTURAL
														• • S0.1 STRUCTURAL NOTES		
														• • S1.1 ROOF FRAMING PLAN		
																ELECTRICAL
														• • E0.1 ELECTRICAL COVER SHEET		
														• • E1.1 DEMOLITION FLOOR PLAN- LIGHTING % POWER		
														• • E2.1 FLOOR PLAN- LIGHTING AND POWER		
														• • E3.1 ELECTRICAL ONE-LINE DIAGRAM		
														• • E4.1 ELECTRICAL PANEL SCHEDULES		
														• • E5.1 ELECTRICAL SPECIFICATION		
														• • E5.2 ELECTRICAL SPECIFICATION		
																MECHANICAL
														• • M0.1 HVAC COVER AND SPECIFICATION SHEET		
														• • M1.1 DEMO & NEW FLOOR PLANS- HVAC		
																PLUMBING
														• • P1.1 DEMO & NEW FLOOR PLANS- PLUMBING		
														• • P2.1 NEW FLOOR PLAN- PLUMBING		



NORTH
1 VICINITY MAP
CS1 NO SCALE



NORTH
2 REFERENCE SITE PLAN
CS1 NO SCALE



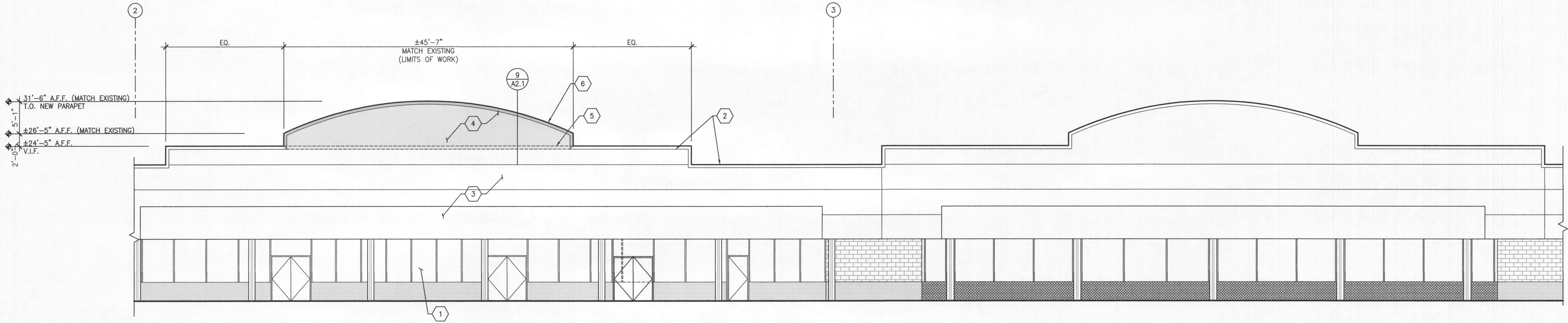
ISSUED DATE
1 6/29/17 BUILDING PERMIT
2 7/10/17 BUILDING PERMIT REVISION



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LANDLORD IMPROVEMENTS FOR
POWELL VILLA
3552 SE 122ND AVE, SUITE 3617
PORTLAND, OR

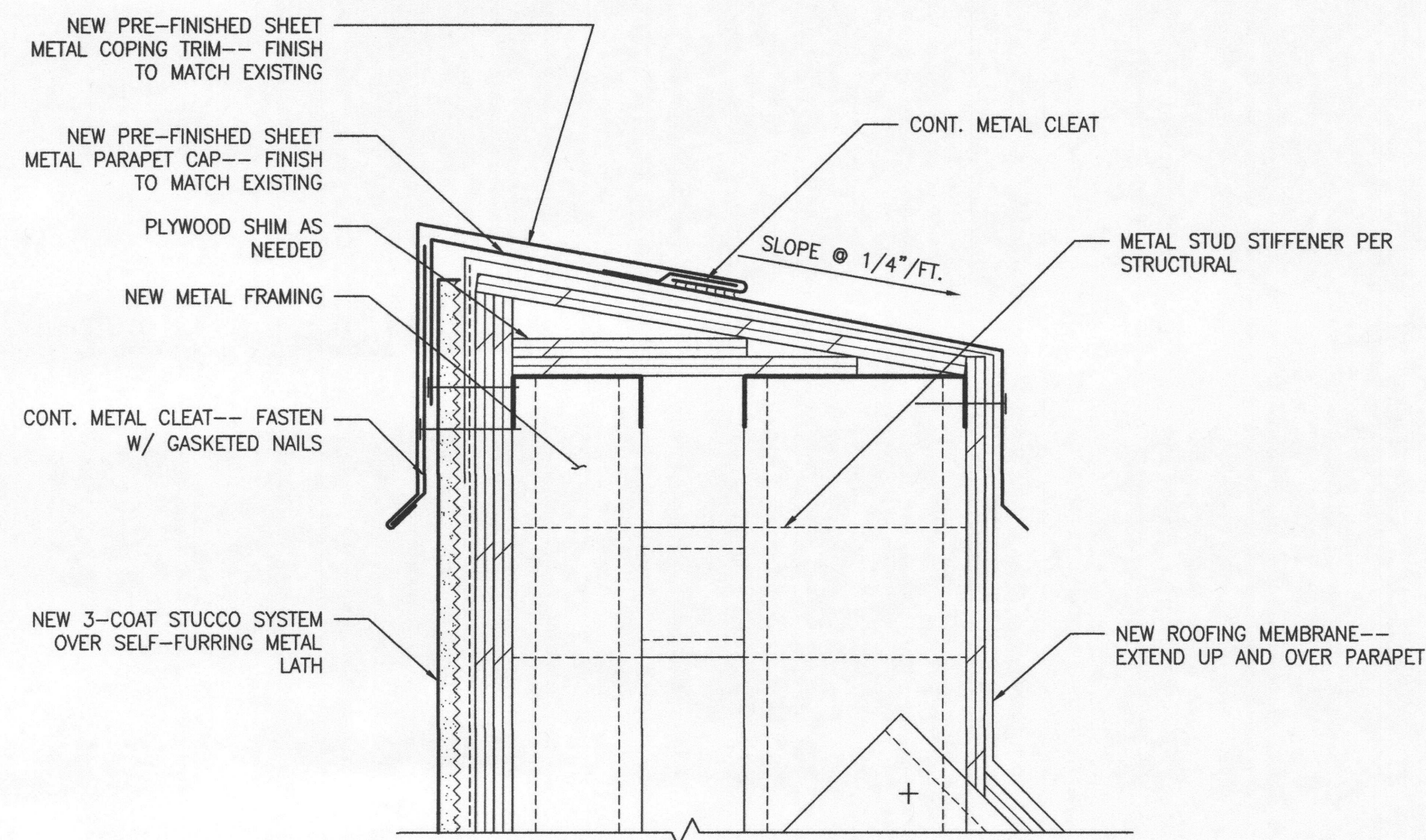
COVER SHEET
CS1
JOB NO. 170103.01
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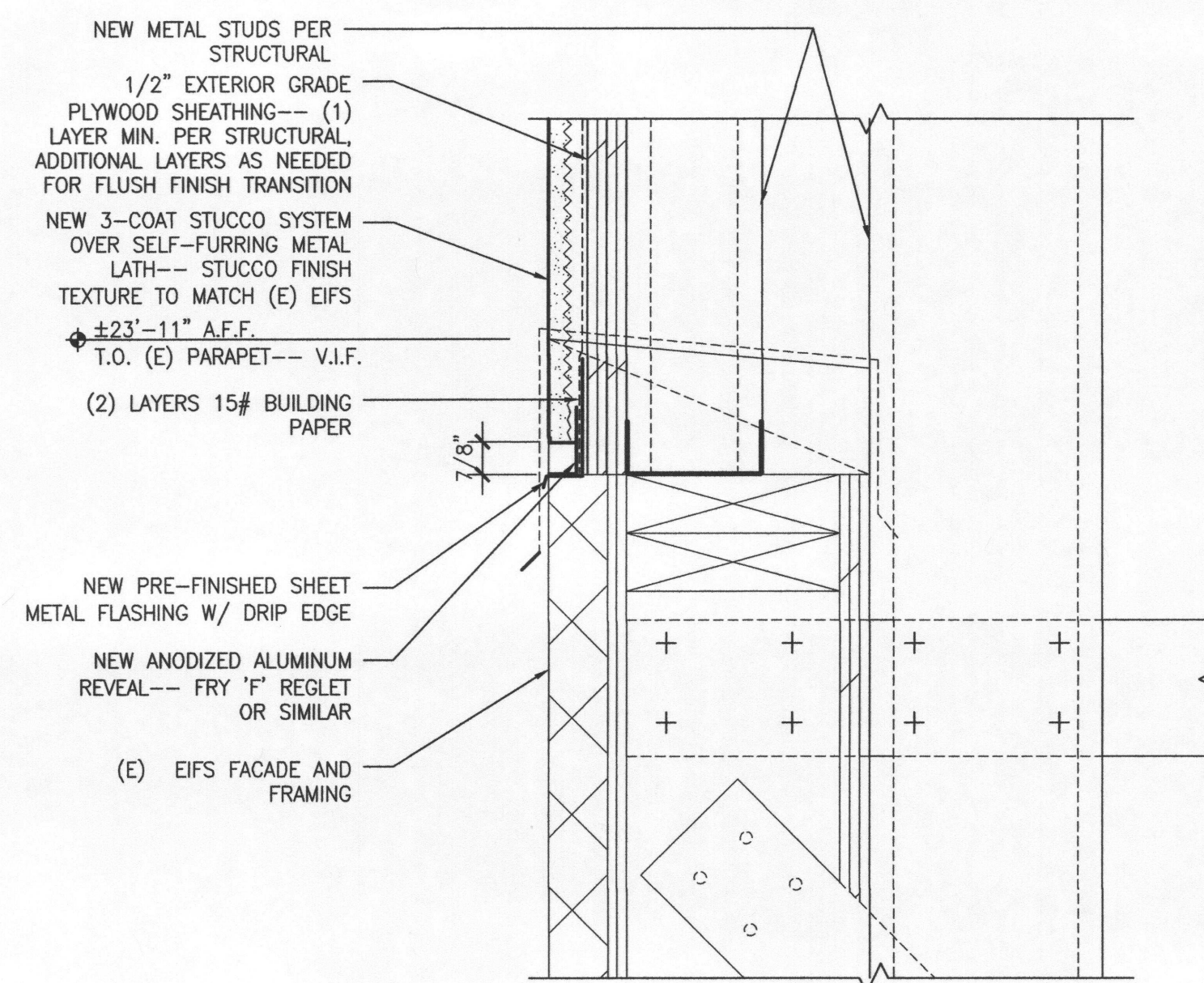
1 WEST ELEVATION
A2.1 1/8" = 1'-0"

ELEVATION KEYNOTES

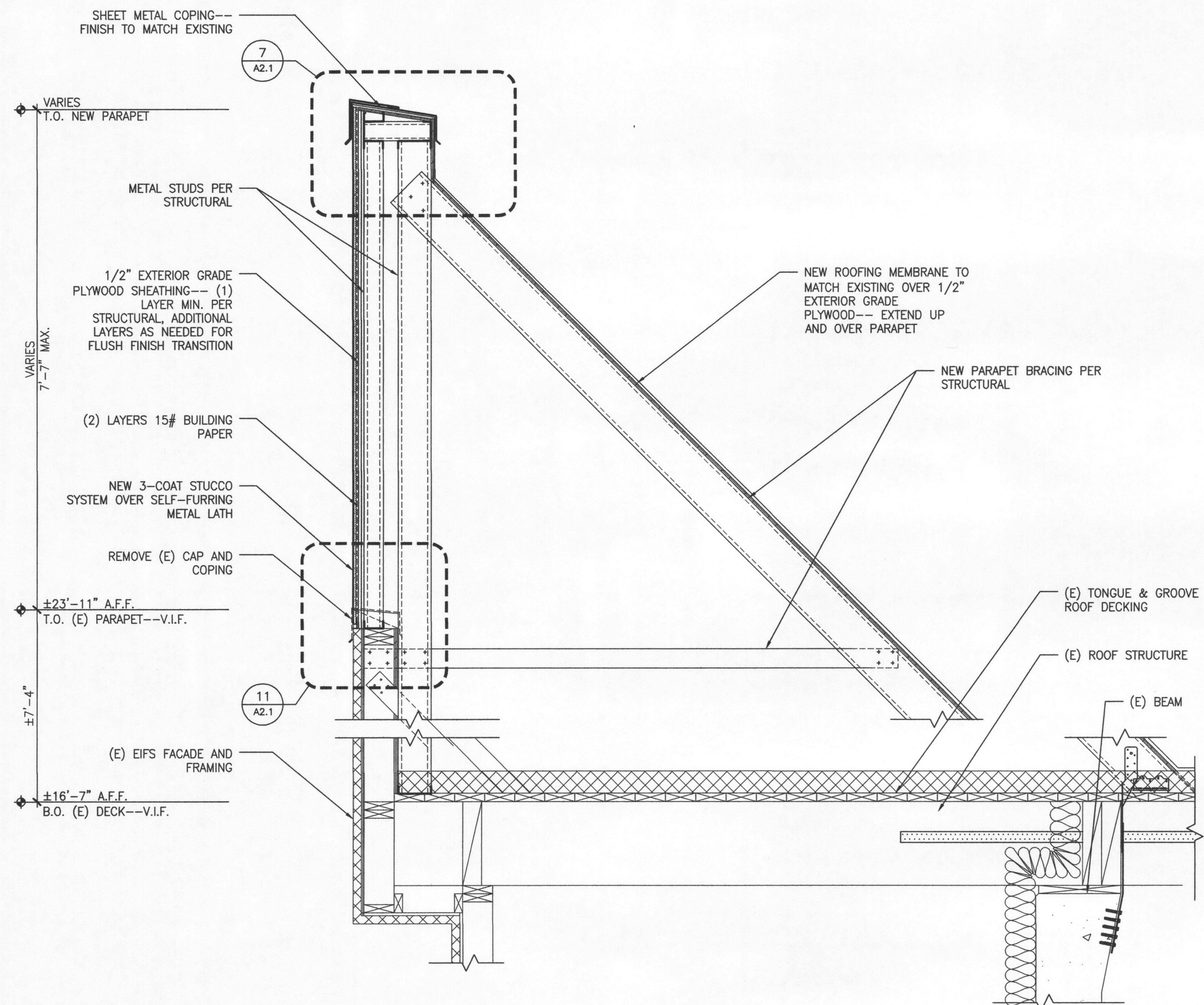
- 1 EXISTING STOREFRONT SYSTEM TO REMAIN
- 2 EXISTING COPING
- 3 EXISTING EIFS FACADE SYSTEM
- 4 NEW RAISED PARAPET WITH STUCCO FACADE--- MATCH EXISTING FINISH COLOR AND TEXTURE
- 5 EXISTING COPING TO BE REMOVED
- 6 NEW PREFINISHED SHEET METAL COPING--- MATCH EXISTING COLOR. FABRICATE IN LENGTHS SUFFICIENTLY SHORT TO AVOID OIL CANNING.



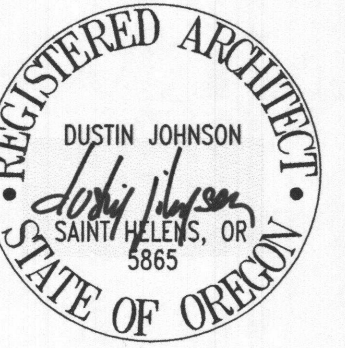
7 NEW PARAPET COPING
A2.1 3" = 1'-0"



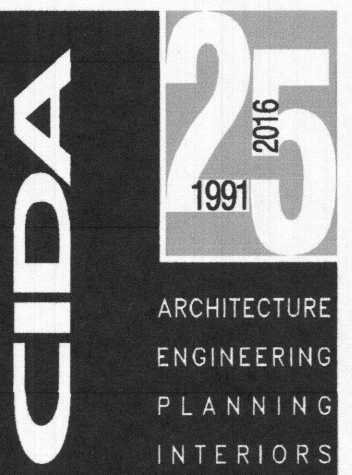
11 STUCCO TO EIFS CONNECTION
A2.1 3/4" = 1'-0"



9 NEW PARAPET
A2.1 3/4" = 1'-0"

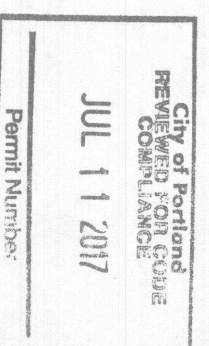


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EXTERIOR ELEVATIONS & DETAILS
A2.1
JOB No. 170103.01
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STRUCTURAL GENERAL NOTES

CODE

2014 OREGON STRUCTURAL SPECIALTY CODE, OSSC 2014

DESIGN CRITERIA

SOIL BEARING:
_____ PSF ALLOWABLE FOR GENERAL FOUNDATION BEARING
_____ PSF ALLOWABLE FOR FOUNDATIONS SUPPORTING WIND
AND SEISMIC LOADS (PER GEOTECHNICAL REPORT PROVIDED BY
_____ DATED _____ ##, 201#)

ROOF LOADS:
DEAD = 17 PSF
SNOW: _____ BASE = 25 PSF
_____ GROUND = 15 PSF
ROOF PARAMETERS
Ce = 1.0, Ct = 1.0, Is = 1.0
Pf = 17.5 PSF + DRIFTING, 25 PSF MIN

WIND LOADS:
BASIC WIND SPEED (3 SECOND GUST) = 120 MPH
EXPOSURE CATEGORY = B
qh=_____PSF
NET UPLIFT=_____ PSF

EARTHQUAKE:
SEISMIC PARAMETERS:
OCCUPANCY CAT. II
IMPORTANCE FACTOR = 1.0
MAPPED: Ss = 0.____ S1 = 0.____ SITE CLASS: D
DESIGN: Sds = 0.____ Sd1 = 0.____
SEISMIC DESIGN CATEGORY = D
FORCE RESISTING SYSTEMS
BUILDING SHELL
NORTH SOUTH DIRECTION R OMEGA Co
INTERMEDIATE PRECAST CONC. SHEAR WALL 4 2.5 4
EAST WEST DIRECTION
INTERMEDIATE PRECAST CONC. SHEAR WALL 4 2.5 4
DESIGN: R = 4
SEISMIC RESPONSE COEFFICIENT: Cs = 0.141
DESIGN BASE SHEAR AT FULL BUILDOUT (PHASE 2)
(⊙ ROOF): 111.2K (N-S), 88.0K (E-W)
(⊙ 2ND FLOOR): 95.5K (N-S), 81.9K (E-W)
BASE SHEAR WITH CURRENT LIMITED 2ND FLOOR (PHASE 1)
(⊙ ROOF): 110.0K (N-S), 82.3K (E-W)
(⊙ 2ND FLOOR): 22.7K (N-S), 21.3K (E-W)
DESIGNED WITH EQUIVALENT LATERAL FORCE PROCEDURE USING PHASE 2 LOADS

FOUNDATION

1. FOOTINGS TO BEAR ON ENGINEERED FILL AS PER GEOTECHNICAL REPORT.
2. BOTTOM OF FOOTINGS TO BE A MINIMUM OF 18" BELOW FINISHED GRADE.

GENERAL

1. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING OF LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE A/E SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS WITH DRAWINGS PRIOR TO START OF CONSTRUCTION. RESOLVE ANY DISCREPANCY WITH A/E.
3. CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.
4. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDUM.
5. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING WITH APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
6. OPTIONS ARE FOR CONTRACTOR'S CONVENIENCE. HE SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY IF HE CHOOSES AN OPTION AND HE SHALL COORDINATE ALL DETAILS.
7. WHERE ANY DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL STRUCTURAL NOTES AND SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN.
8. ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF A CIVIL OR STRUCTURAL ENGINEER REGISTERED IN THE STATE OF OREGON
9. ALL DETAIL CUTS SHOULD BE CONSIDERED TYPICAL ⊙ LIKE CONDITIONS

SHOP DRAWINGS

SUBMIT SHOP DRAWINGS TO ARCHITECT/ENGINEER FOR THE FOLLOWING:

1. STRUCTURAL AND MISCELLANEOUS STEEL INCLUDING WELD INSERTS AND ANCHORS

STRUCTURAL OBSERVATIONS

CONTRACTOR TO NOTIFY STRUCTURAL ENGINEER TO ARRANGE FOR A STRUCTURAL OBSERVATION BY THE ENGINEER OF RECORD OR HIS REPRESENTATIVE 48 HOURS PRIOR TO COVERING UP THE FOLLOWING.

1. WOOD FLOOR DIAPHRAGM NAILING AND STRAPPING -- AT EACH LEVEL
(NOTE: OBSERVATION TO OCCUR PRIOR TO INSTALLATION OF WALL FRAMING ABOVE THAT WILL CONCEAL STRAPS, NAILING TO COLLECTORS, AND/OR RIM BOARD NAILING.)

METALS

1. MISCELLANEOUS STRUCTURAL STEEL TO BE ASTM A36, FY=36 KSI, UNLESS NOTED OTHERWISE.
2. STRUCTURAL STEEL BEAMS TO BE ASTM 992, FY=50 KSI, UNLESS NOTED OTHERWISE.
3. TUBES TO BE ASTM A500, FY=46 KSI; PIPES ASTM A501, FY=36 KSI.
4. BOLTS TO BE ASTM A325, UNLESS NOTED OTHERWISE.
5. WELDING TO BE BY CERTIFIED WELDERS USING E70XX ELECTRODES IN ACCORDANCE WITH AWS STANDARDS.
6. ALL STEEL TO HAVE SHOP COAT.
7. STEEL FABRICATOR TO SUBMIT SHOP DRAWINGS TO A/E FOR REVIEW PRIOR TO FABRICATION.
8. STEEL WASHERS TO BE USED AT ALL BOLTED CONDITIONS.
9. BRACING RODS TO BE INSTALLED TAUT; ONE STANDARD TURNBUCKLE PER ROD MAY BE USED.
10. LATEST AISC, SJI, AND AWS CODES APPLY. ALL CONSTRUCTION PER LATEST AISC HANDBOOK.
11. ALL CONCRETE SCREWS SHALL BE "SIMPSON TITEN-HD" ANCHORS OR APPROVED EQUAL WITH ICC-ES RATING FOR MATERIAL INTO WHICH INSTALLATION TAKES PLACE.
12. ALL ADHESIVE ANCHORS TO BE ASTM A36 W/ "HILTI" BRAND HY200 OR SIMPSON SET-XP ADHESIVE.
13. ALL REFERENCE TO HEADED STUDS SHALL INDICATE AUTOMATIC WELDED HEADED STUDS (NELSON OR EQUIVALENT).
14. ALL EXTERIOR STEEL EXPOSED TO WEATHER SHALL BE GALVANIZED OR STAINLESS U.N.O.

COLD-FORMED STEEL FRAMING

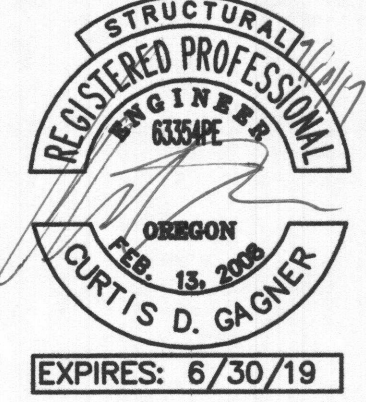
1. ALL COLD-FORMED STEEL FRAMING SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND IN ACCORDANCE WITH THE LATEST EDITION OF SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS BY THE AMERICAN IRON AND STEEL INSTITUTE.
2. STEEL FOR ALL 14 AND 16 GAGE STUDS AND JOISTS, AND FOR ALL DIAGONAL TENSION STRAPS SHALL HAVE A MINIMUM YIELD STRENGTH OF 50,000 PSI. STEEL FOR ALL 18 AND 20 GAGE STUDS AND JOISTS, AND FOR ALL GAGES OF TRACK, ACCESSORIES AND BRIDGING SHALL HAVE A MINIMUM YIELD STRENGTH OF 33,000 PSI. STEEL SHALL BE GALVANIZED AT LOCATIONS EXPOSED TO WEATHER AND WHENEVER NOTED ON THE DRAWINGS.
3. ALL STUDS SHALL BE SECURELY SEATED FOR FULL END BEARING ON TOP AND BOTTOM TRACK. UNLESS NOTED OTHERWISE, PROVIDE DOUBLE STUDS AT ALL JAMBS, CORNERS, INTERSECTIONS, BEAM BEARINGS AND JOIST BEARINGS. BRIDGING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION WITH THE FOLLOWING MINIMUM REQUIREMENTS:
FOR NON-BEARING WALLS, PROVIDE BRIDGING AT MID-HEIGHT FOR WALLS LESS THAN OR EQUAL TO 10'-0" HIGH, AND 5'-0" O.C. MAXIMUM FOR WALLS GREATER THAN 10'-0" HIGH. FOR BEARING WALLS, PROVIDE BRIDGING EQUALLY SPACED AT 4'-0" MAXIMUM. IN ADDITION, BRIDGING SHALL BE PROVIDED AT ROOF LINES AND ELSEWHERE AS NOTED ON THE DRAWINGS. SOLID BLOCKING SHALL BE INSTALLED IN LIEU OF BRIDGING WHERE NOTED ON THE DRAWINGS.
4. STEEL STUD WALLS:
STEEL STUD WALLS SHALL BE 18 GAGE ⊙ 16" O.C. UNLESS NOTED OTHERWISE ON PLANS. TRACK ANCHOR BOLTS SHALL BE 1/2" DIAMETER PLACED NOT TO EXCEED 4'-0" O.C. UNLESS NOTED OTHERWISE. ANCHOR BOLTS SHALL BE PLACED AT ALL JAMBS, CORNERS, INTERSECTIONS AND WALL ENDS. ALL BOTTOM TRACKS SHALL HAVE A MINIMUM OF 2 ANCHOR BOLTS.
5. ALL WELDING SHALL BE PERFORMED BY WELDERS EXPERIENCED IN LIGHT GAGE STEEL FRAMING WORK.

SPECIAL INSPECTION PROGRAM

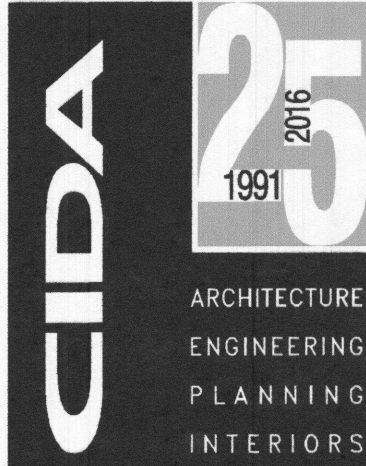
ITEM	CONTINUOUS (3)	PERIODIC (3)	REFERENCED STANDAR	COMMENTS
STRUCTURAL STEEL				
1) MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS				
A. IDENTIFICATION MARKINGS CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS	—	X	APPLICABLE ASTM MATERIAL SPECIFICATIONS; AISC 335 SECTION A3.4; AISC LRFD, SECTION A3.3	
B. MANUFACTURER'S CERTIFICATE OF COMPLIANCE	—	X		
2) INSPECTION OF HIGH STRENGTH BOLTING				
A. BEARING-TYPE CONNECTIONS	—	X	AISC LRFD, SECTION M2.5	
B. SLIP-CRITICAL CONNECTIONS	X	—	AISC LRFD, SECTION M2.5	REF. NOTE (7)
3) MATERIAL VERIFICATION OF STRUCTURAL STEEL				
A. IDENTIFICATION MARKINGS CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS	—	—	ASTM A 6 OR ASTM A 568	
B. MANUFACTURER'S CERTIFIED MILL TEST REPORTS	—	—	ASTM A 6 OR ASTM A 568	
4) MATERIAL VERIFICATION OF WELD FILLER MATERIAL				
A. IDENTIFICATION MARKINGS CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS	—	—	AISC 335 SECTION A3.6; AISC LRFD, SECTION A3.5	
B. MANUFACTURER'S CERTIFICATE OF COMPLIANCE	—	—		
5) INSPECTION OF WELDING	—	—		
A. STRUCTURAL STEEL				
1) PARTIAL/COMPLETE PENETRATION GROOVE WELDS	X	—	AWS D1.1	REF. NOTE (2 & 5)
2) MULTIPASS FILLET WELDS	X	—		
3) SINGLE PASS FILLET WELDS > 5/16"	X	—	AWS D1.1	REF. NOTE (2 & 4)
4) SINGLE PASS FILLET WELDS < 5/16"	—	X		
5) FLOOR AND DECK WELDS	—	X	AWS D1.3	
B. REINFORCING STEEL	—	—		
1) VERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A 706	—	X		
2) REINFORCING STEEL-RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES, BOUNDARY ELEMENTS OF SPECIAL REINFORCED CONCRETE SHEAR WALLS AND SHEAR REINFORCEMENT	X	—	AWS D1.4 ACI 318: 3.5.2	

PROGRAM FOOTNOTES:

- (1.) THE ITEMS CHECKED WITH AN "X" SHALL BE INSPECTED IN ACCORDANCE WITH 2014 OSSC CHAPTER 17 BY A CERTIFIED SPECIAL INSPECTOR FROM AN ESTABLISHED TESTING AGENCY. FOR MATERIAL SAMPLING AND TESTING REQUIREMENTS, REFER TO THE MATERIAL SAMPLING AND TESTING SECTION, THE PROJECT SPECIFICATIONS AND THE SPECIFIC GENERAL NOTES SECTIONS. THE TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE ARCHITECT, ENGINEER, CONTRACTORS AND BUILDING OFFICIAL ANY MATERIALS WHICH FAIL TO MEET THE PROJECT SPECIFICATIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. SPECIAL TESTING REQUIREMENTS APPLY EQUALLY TO ALL BIDDER DESIGNED COMPONENTS.
(2.) SPECIAL INSPECTION IS NOT REQUIRED FOR WORK PERFORMED BY AN APPROVED FABRICATOR PER 2014 OSSC 1704.2
(3.) CONTINUOUS SPECIAL INSPECTION MEANS THAT THE SPECIAL INSPECTOR IS ON THE SITE AT ALL TIMES OBSERVING THE WORK REQUIRING SPECIAL INSPECTION (2014 OSSC 1704.3). PERIODIC SPECIAL INSPECTION MEANS THAT THE SPECIAL INSPECTOR IS ON SITE AT TIME INTERVALS NECESSARY TO CONFIRM THAT ALL WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE.
(4.) ALL WELDS SHALL BE VISUALLY INSPECTED.
(5.) ALL COMPLETE PENETRATION WELDS SHALL BE TESTED ULTRASONICALLY OR BY USING ANOTHER APPROVED METHOD.
(6.) PERIODIC SPECIAL INSPECTION IS ONLY REQUIRED FOR WELDING OF ASTM A 706 REINFORCING STEEL NOT GREATER THAN NO.5 USED FOR EMBEDMENTS. PROVIDED THE MATERIALS, QUALIFICATIONS OF WELDING PROCEDURES AND WELDERS ARE VERIFIED PRIOR TO THE START OF WORK. PERIODIC INSPECTIONS ARE MADE OF WORK IN PROGRESS. AND A VISUAL INSPECTION OF ALL WELDS IS MADE PRIOR TO SHIPMENT OF SHOP WELDING.
(7.) TURN OF THE NUT METHOD
(8.) SPECIAL INSPECTION IS NOT REQUIRED WHERE FASTENER SPACING OF THE SHEATHING IS GREATER THAN 4" O.C. PER 2014 OSSC 1705.10.1 & 1705.11.2



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THE CITY OF PORTLAND
COMMUNITY DEVELOPMENT
Permit Number
JUL 11 2017

GENERAL NOTES

S0.1

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