

CASCADIA NADINES ADA UPGRADES

SCOPE OF WORK:

UPGRADE FOR ADA. INCLUDES A RAMP AND COMMON AREA ACCESS

SITE INFORMATION

JURISDICTION: CITY OF PORTLAND
 R NUMBER: R196879
 STATE ID: 1S1E02AC-13900
 SITE AREA: 0.11 ACRES
 BLDG AREA: 3132 SQ-FT

BLDG CODE

ZONING: R5
 OCC. AND USE: R-2
 CONSTRUCTION: TYPE I-B
 NON SPRINKLERED



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 Engineering, Consulting, and Design
 Dave Sandahl, PE
 503.358.1224
 sandahlstructural@gmail.com
 www.sandahlstructural.com
 PROJECT NUMBER: 25.27

PROJECT:

CASCADIA NADINES ADA UPGRADES
 2270 SE CESAR CHAVEZ BLVD
 PORTLAND, OR 97214

OWNER:

CASCADIA BEHAVIORAL HEALTHCARE INC
 ATTN: CEO PO BOX 8459
 PORTLAND, OR 97207

CONTRACTOR:

KENNEDY RESTORATION
 13909 NE AIRPORT WAY
 PORTLAND, OR 97230
 CCB: 3402

SHEET TITLE:

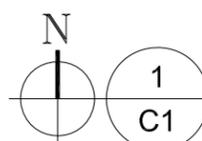
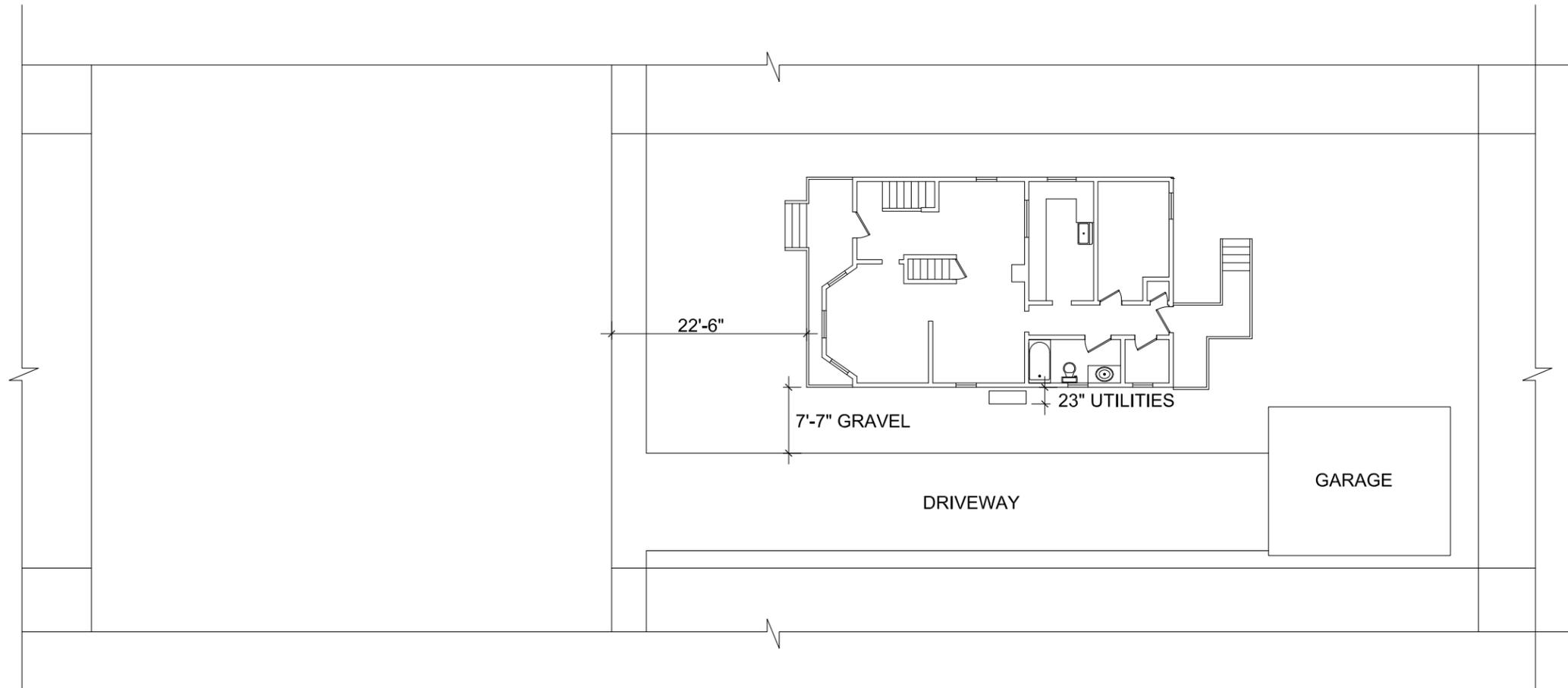
SITE INFORMATION AND PLAN

DATE	ISSUANCE TYPE
8/18/25	PERMIT SUBMITTAL

SHEET:

C1

C1 OF C2



EXISTING SITE PLAN

1/16" = 1'-0"



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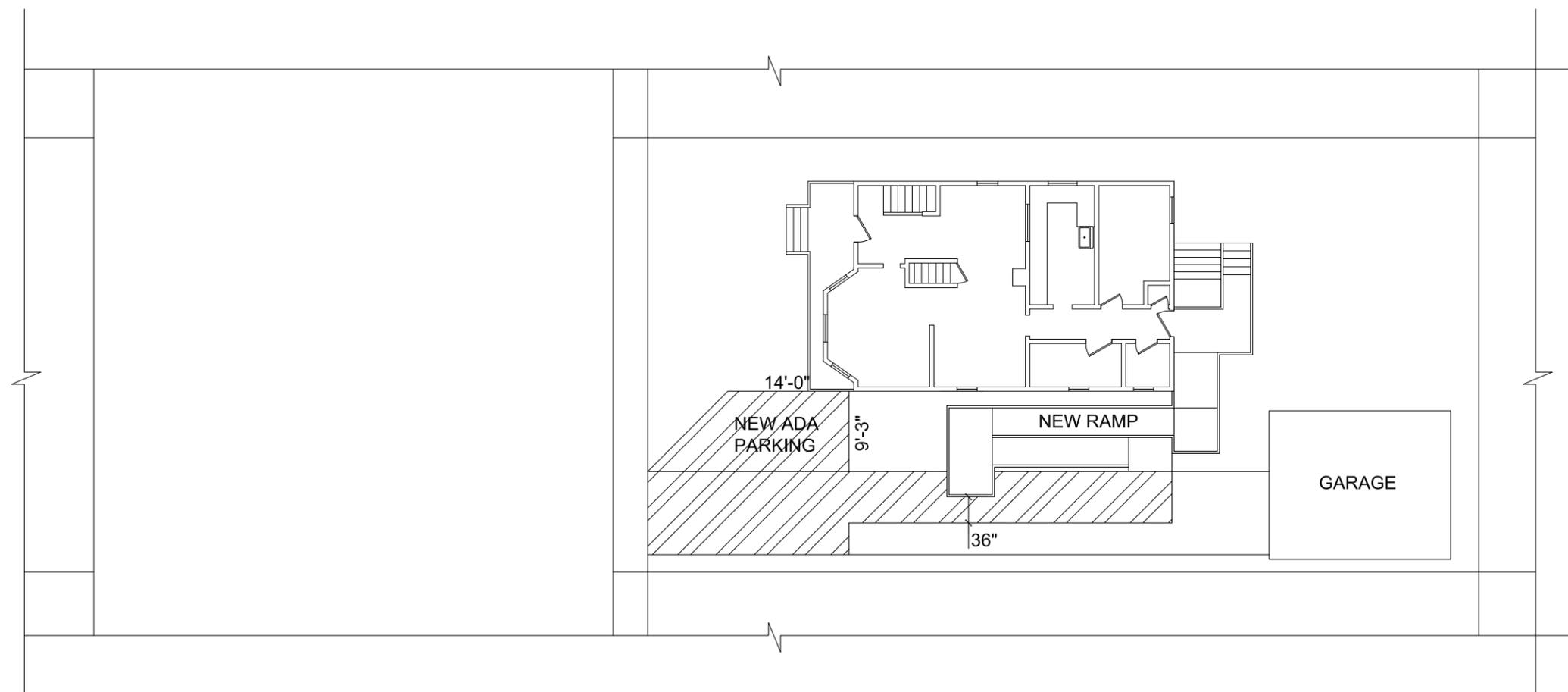
PROPOSED SITE PLAN

DATE	ISSUANCE TYPE
8/18/25	PERMIT SUBMITTAL

SHEET:

C2

C2 OF C2



1
C2

PROPOSED SITE PLAN

1/16" = 1'-0"

ARCHITECTURAL GENERAL NOTES

CODE:

THIS BUILDING'S DESIGN IS INTENDED TO CONFORM TO THE REQUIREMENTS THE 2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC).

REMODEL CONSTRUCTION:

THESE DOCUMENTS ARE INTENDED TO BE USED IN LIMITED REMODEL CONSTRUCTION AND DOES NOT COVER ALL BUILDING CODE DEFICIENCIES THAT MAY EXIST.

THE CONTRACTOR(S) SHALL:

- COORDINATE ALL DRAWINGS AND DIMENSIONS IN THEIR WORK, AND INFORM THE A/E OF ANY DISCREPANCIES THAT MAY EXIST. ALL DIMENSIONS TO BE VERIFIED



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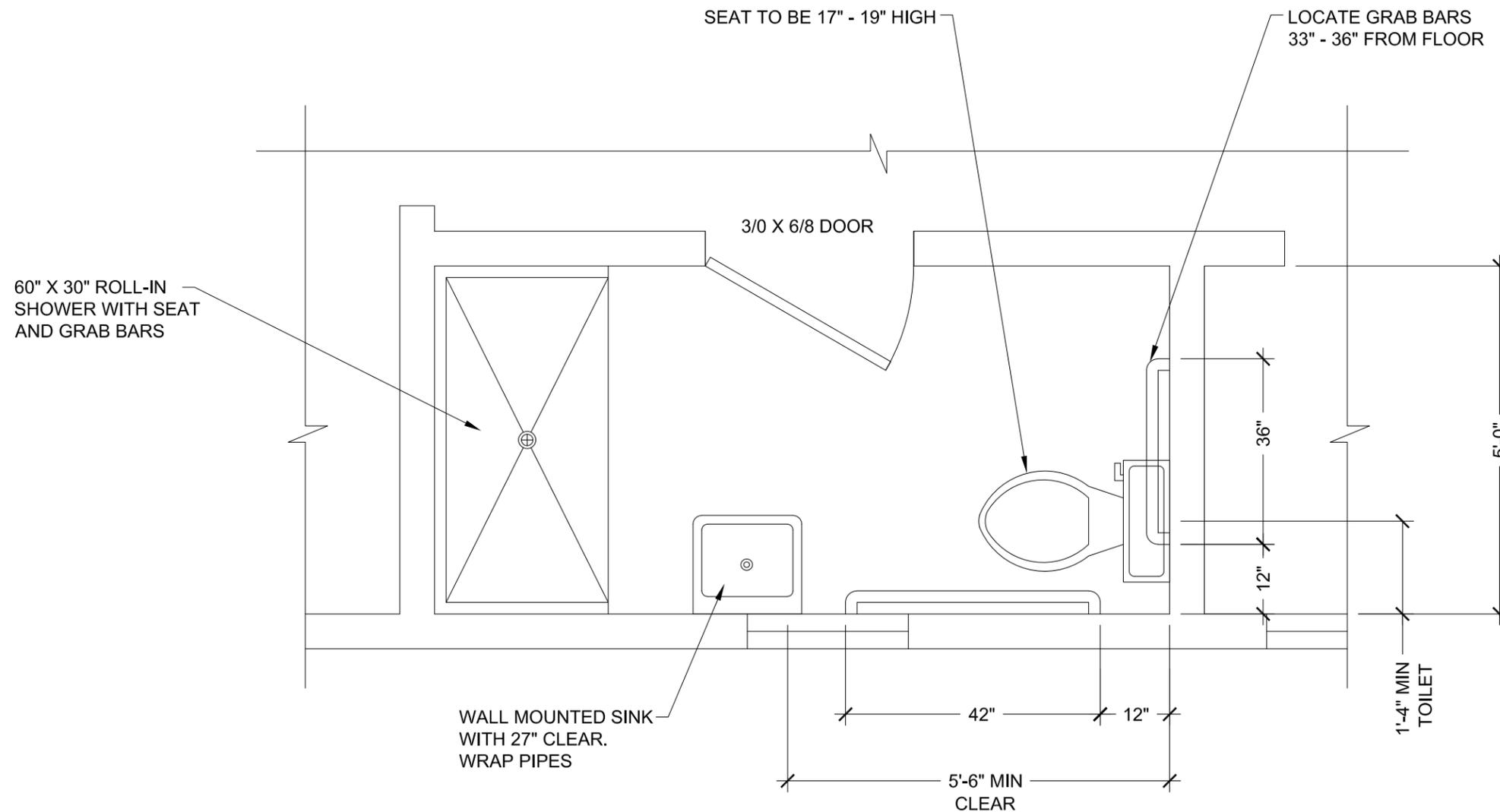
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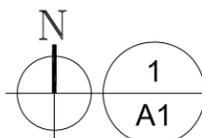
ARCHITECTURAL NOTES AND PLAN

DATE	ISSUANCE TYPE
8/18/25	PERMIT SUBMITTAL

SHEET:

A1

A1 OF A4



ENLARGED PROPOSED ADA BATHROOM PLAN

3/8" = 1'-0"



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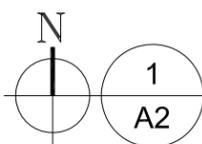
EXISTING FLOOR PLAN

DATE	ISSUANCE TYPE
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SHEET:

A2

A2 OF A4



EXISTING FLOOR PLAN

3/16" = 1'-0"



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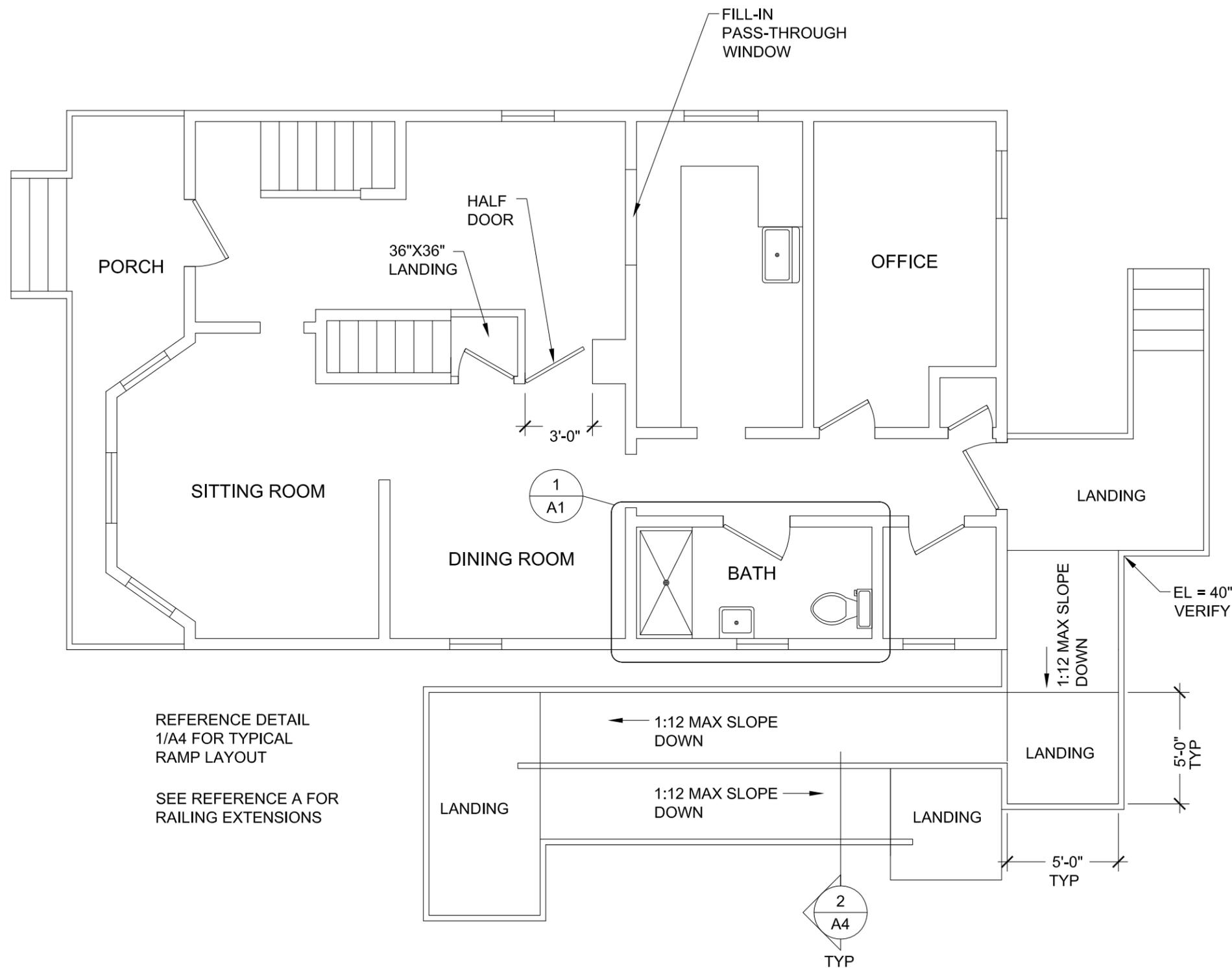
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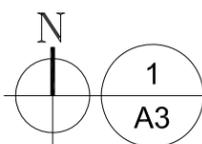
A3

A3 OF A4



REFERENCE DETAIL
 1/A4 FOR TYPICAL
 RAMP LAYOUT

SEE REFERENCE A FOR
 RAILING EXTENSIONS



PROPOSED FLOOR PLAN

3/16" = 1'-0"

STRUCTURAL GENERAL NOTES

CODE:

THE STRUCTURAL DESIGN IS INTENDED TO CONFORM TO THE REQUIREMENTS THE 2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC)

REMODEL CONSTRUCTION:

THESE DOCUMENTS ARE INTENDED TO BE USED IN LIMITED REMODEL CONSTRUCTION AND DOES NOT COVER ALL BUILDING CODE DEFICIENCIES THAT MAY EXIST WITHIN THE EXISTING STRUCTURE.

THE CONTRACTOR SHALL COORDINATE ALL DRAWINGS AND DIMENSIONS IN THEIR WORK, AND INFORM THE A/E OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURAL STABILITY DURING CONSTRUCTION AND FOR PROJECT SAFETY. THE STRUCTURE SHOWN IN THE DRAWINGS HAS BEEN DESIGNED FOR THE COMPLETED CONFIGURATION ONLY. THE CONTRACTOR SHALL PROVIDE BRACING, SHORING, ETC. AS NEEDED TO TEMPORARILY SUPPORT THE STRUCTURE.

FIELD-MODIFIED OR FIELD-ENGINEERED DETAILS SHALL BE DESIGNED AND STAMPED BY A LICENSED ARCHITECT/ENGINEER (A/E) AND SUBMITTED TO THE SANDAHL STRUCTURAL, PC FOR APPROVAL PRIOR TO START OF THE WORK. ALL WORK DESIGNED BY OTHERS SHALL BE BY AN A/E LICENSED IN THE STATE IN WHICH THE PROJECT IS LOCATED.

WOOD:

SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES.

ALL NEW WOOD FRAMING USED IN REPAIRS SHALL BE KILN DRIED OR MANUFACTURED.

ALL WOOD FRAMING SHALL BE TREATED WHEN IN CONTACT WITH CONCRETE OR MASONRY UNLESS AN APPROVED BARRIER IS PROVIDED.

ALL ANCHOR BOLTS (AT BEAMS, SILLS, LEDGERS, TOP OF WALLS, ETC.) SHALL BE GALVANIZED A307 (MIN.) AND SHALL HAVE A STANDARD HEX NUT AND A 3" SQUARE x 1/4" PLATE WASHER.

ALL FASTENING NOT MENTIONED IN DRAWINGS SHALL CONFORM TO THE REQUIREMENTS OF THE CODE. ALL BEAM AND POSTS MUST HAVE TRANSFER BLOCKING TO STRUCTURE BELOW.

FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON COMPANY (OR APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS.

PLYWOOD:

PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS.

SHEATHING INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

SPECIAL INSPECTIONS:

SPECIAL INSPECTION IS NOT REQUIRED FOR THIS PROJECT.



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STRUCTURAL NOTES



EXPIRES: 06/30/2026

DATE	ISSUANCE TYPE
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SHEET:

S1

S1 OF S4



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FRAMING PLAN



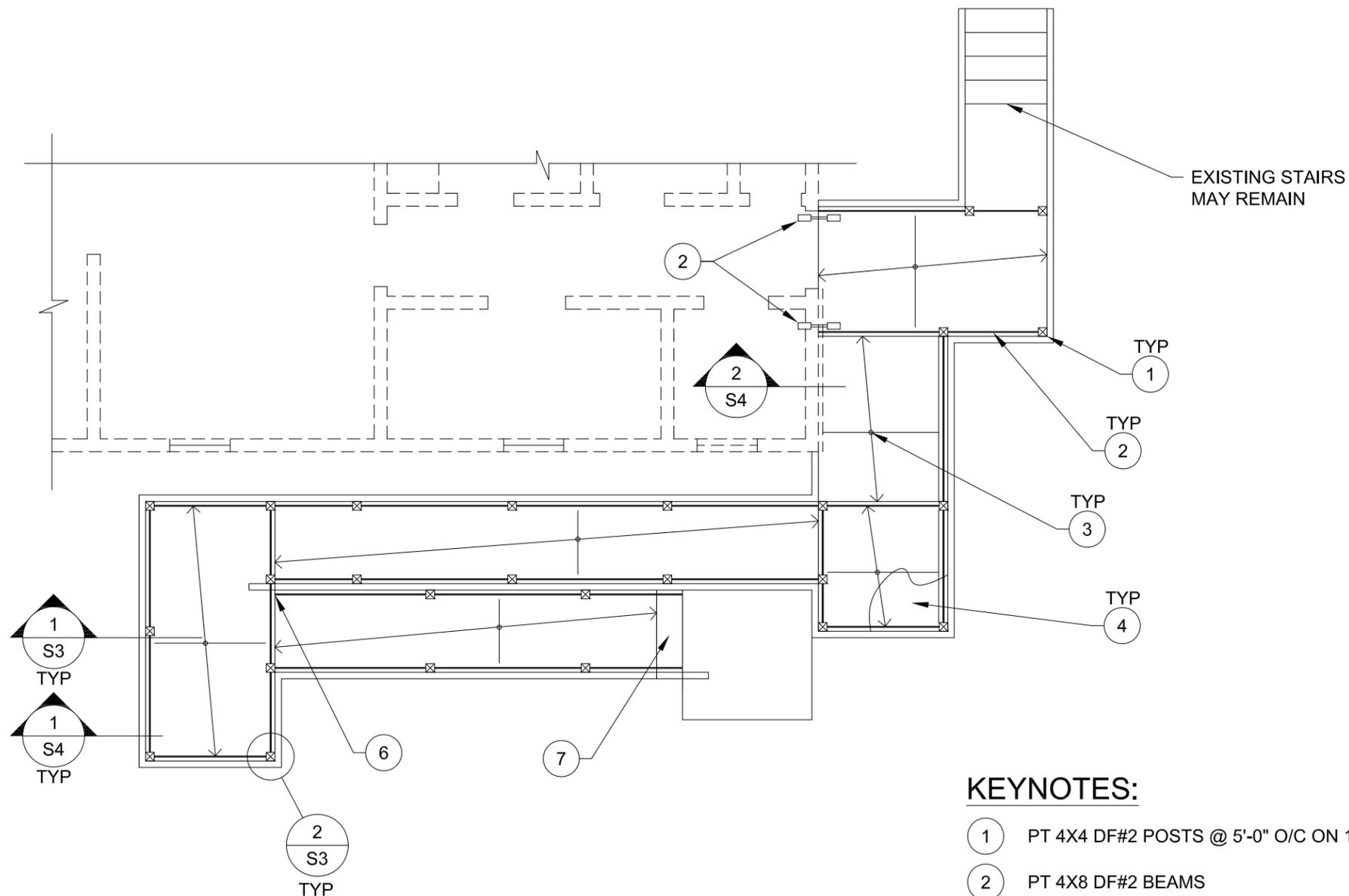
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DATE	ISSUANCE TYPE
8/18/25	PERMIT SUBMITTAL

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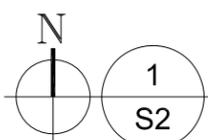
S2

S2 OF S4



KEYNOTES:

- 1 PT 4X4 DF#2 POSTS @ 5'-0" O/C ON 12" SQR PRECAST PIER BLOCKS
- 2 PT 4X8 DF#2 BEAMS
- 3 PT 2X8 DF#2 JOIST @ 16" O/C IN LUS26 HANGERS
- 4 PT 3/4" T&G PLYWOOD WITH 10D @ 6" O/C EDGE AND 12" O/C FIELD. PROVIDE 2-SPAN MINIMUM
- 5 DTT2Z'S WITH 1/2" ROD FROM BEAM TO JOIST
- 6 LUS46Z HANGER WITH (8) 0.162 X 3 1/2 NAILS
- 7 EXTEND CONCRETE SLAB TO BEAR BEAMS



DECK FRAMING PLAN

3/16" = 1'-0"



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STRUCTURAL DETAILS



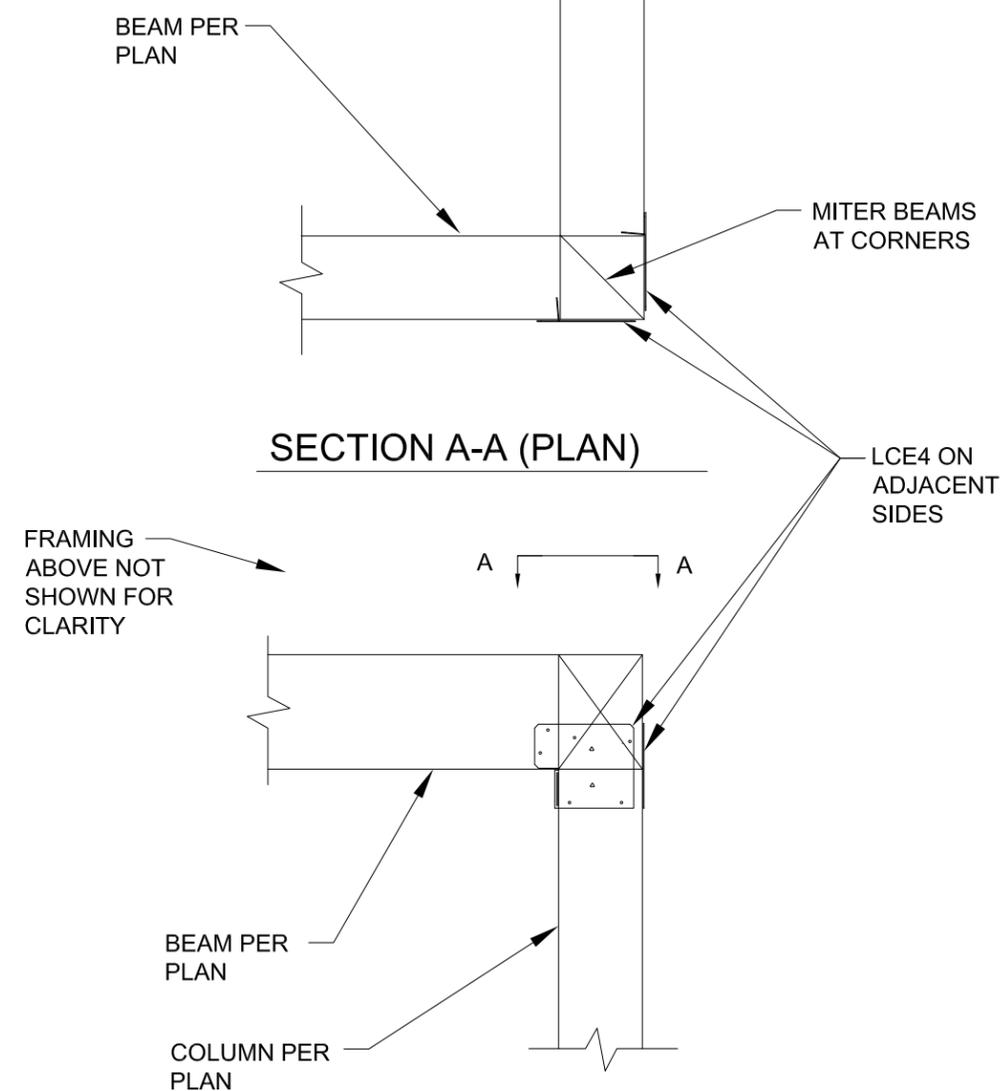
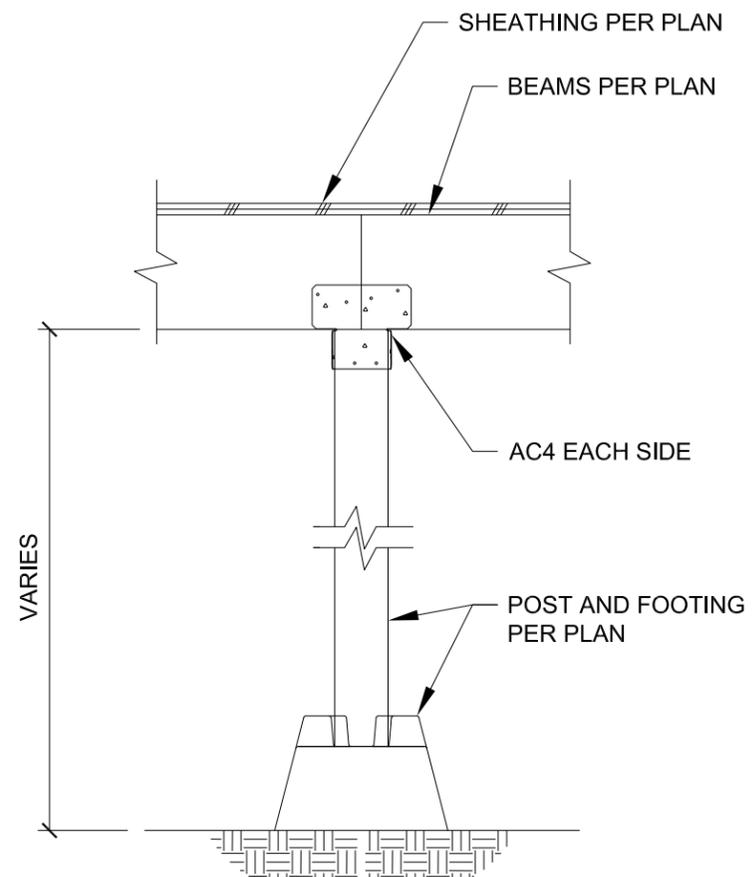
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DATE	ISSUANCE TYPE
8/18/25	PERMIT SUBMITTAL

SHEET:

S3

S3 OF S4



1
S3
FRAMING DETAIL
1" = 1'-0"

2
S3
FRAMING DETAIL
1" = 1'-0"



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STRUCTURAL DETAILS



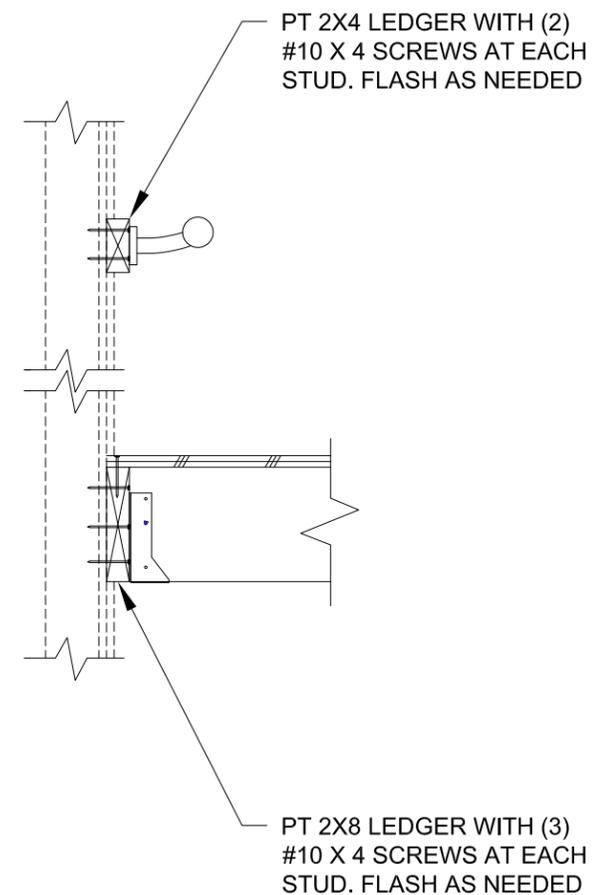
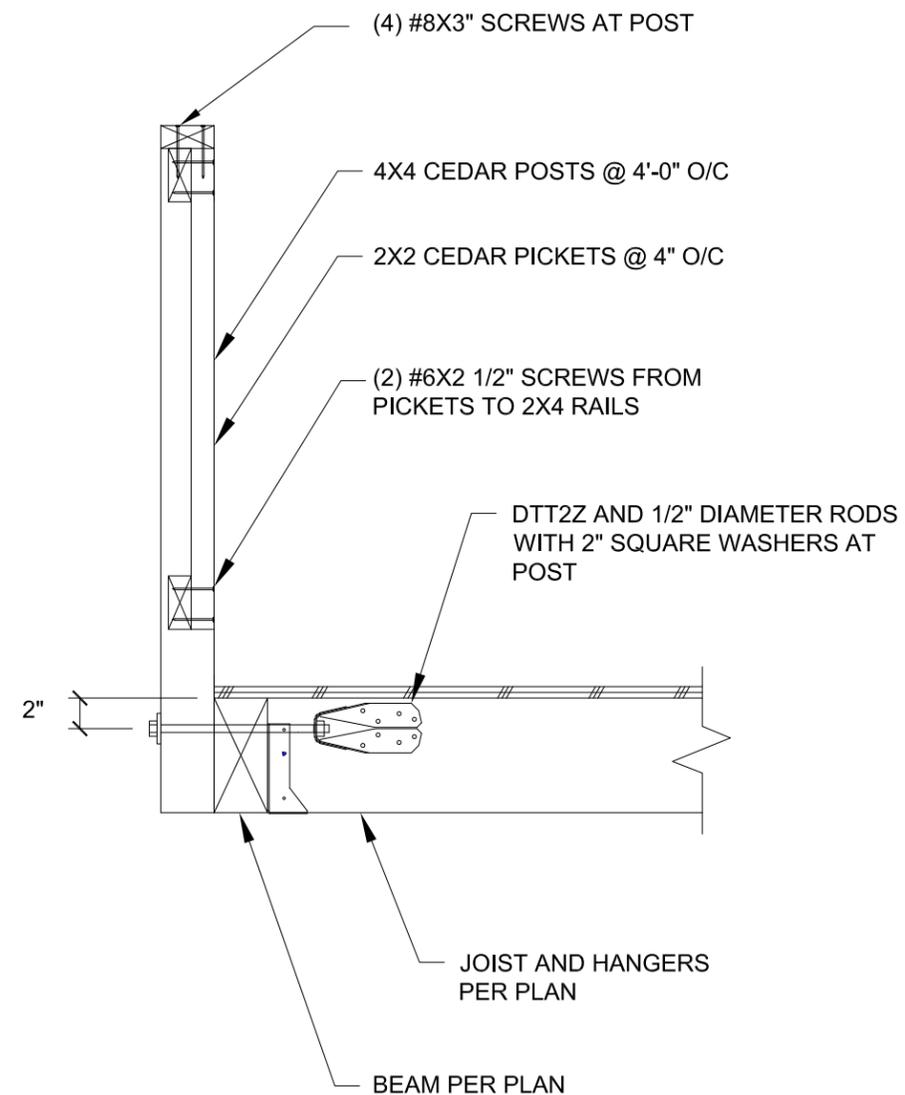
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DATE	ISSUANCE TYPE
8/18/25	PERMIT SUBMITTAL

SHEET:

S4

S4 OF S4



1
S4
RAILING DETAIL
1" = 1'-0"

2
S4
LEDGER DETAIL
1" = 1'-0"