URBAN RENEWAL AGENCY BOARD MEETING MINUTES
SEPTEMBER 22, 2025

DATE **COUNCIL CHAMBERS, CITY HALL, CITY OF WOODBURN, COUNTY OF MARION, STATE OF OREGON, SEPTEMBER 22, 2025**

CONVENED The meeting convened at 6:45 p.m. with Chair Lonergan presiding.

ROLL CALL

Chair Lonergan	Present
Member Cantu	Present
Member Cornwell	Present
Member Schaub	Present
Member Grijalva	Present
Member Wilk	Present
Member Bravo	Present

Staff Present: City Attorney Granum, Assistant City Manager Row, Community Services Director Cuomo, Police Chief Millican, Finance Director Turley, Public Works Director Stultz, Human Resources Director Gregg, Economic Development Director Johnk, Public Affairs and Communications Manager Guerrero, City Recorder Pierson

CONSENT AGENDA

A. Urban Renewal Agency minutes of June 23, 2025.

Motion: Schaub/Cantu… adopt the Consent Agenda.

The Motion passed with the following vote: Members Schaub, Grijalva, Cornwell, Bravo, Wilk, and Cantu voting "aye." [6-0]

URG #2025.05 – 573 N. FRONT STREET | CUEVAS/MENDOZA

Economic Development Director Johnk provided a staff report.

Motion: Schaub/Wilk… approve the URG #2025.05 building improvements for 573 N. Front Street.

The Motion passed with the following vote: Members Schaub, Grijalva, Cornwell, Bravo, Wilk, and Cantu voting "aye." [6-0]

URG #2025.06 – 607 N. FRONT STREET | FLOMER FURNITURE

Economic Development Director Johnk provided a staff report.

Motion: Schaub/Cantu… approve the building improvements URG #2025.06 for 607 N. Front Street | Flomer Furniture.

The Motion passed with the following vote: Members Schaub, Grijalva, Cornwell, Bravo, Wilk, and Cantu voting "aye." [6-0]

ADJOURNMENT

Motion: Schaub/Cornwell … move to adjourn.

The Motion passed with the following vote: Members Schaub, Grijalva, Cornwell, Bravo, Wilk, and Cantu voting "aye." [6-0]

Chair Lonergan adjourned the meeting at 6:54 p.m.

APPROVED _____
FRANK LONERGAN, CHAIR

ATTEST _____
Heather Pierson, City Recorder
City of Woodburn, Oregon

WOODBURN OREGON Incorporated 1889

URA Agenda Item

February 23, 2026

TO: Urban Renewal Agency

FROM: Downtown Advisory Review Subcommittee (DARS)
Jamie Johnk, Economic Development Director

SUBJECT: **URG #2026.01 – 347 N. FRONT STREET | METROPOLIS (NOVERA LLC)**

RECOMMENDATION:

Approve the Building Improvements Program Grant Application (Program) from the owner of the property located at 347 N. Front Street, Metropolis Building, Novera LLC (Applicant), in the amount of **$50,000**, which is the maximum amount available through this program; and represents less than the program guidelines of 25% of the overall investment of **$230,740**. Program funding is requested for interior improvements converting the second level of the building to commercial office suites.

DARS reviewed this proposal at their February 12, 2026, meeting and recommended approval from the URA for funding.

BACKGROUND:

The Metropolis building has numerous commercial tenants on the first floor and, historically operated the second floor as an event space. Since the COVID shutdown, property owners have struggled to attract events back to the space. At one point, the property owners rented the second floor out to a commercial tenant, however this tenant has moved to a more manageable space. Considering what type of commercial space is lacking in downtown Woodburn, the property owners are proposing to reconfigure the underutilized second floor into four (4) private office suites along with a shared conference room. The improvements are intended to support small and growing businesses, increase long-term occupancy, and generate consistent daily activity in downtown Woodburn.

PROPOSAL:

The Applicant has provided three (3) estimates and is proposing to accept the estimate from Heavy Otter LLC in the amount of $230,740.

- Heavy Otter LLC $230,740
- OJB Solutions $214,800
- Mountainside Construction LLC $276,380

FINANCIAL IMPACT:

The FY 2025-2026 Urban Renewal Building Improvements Program budget has sufficient funds to approve this $50,000 grant request.

Program Criteria:

- The property is located at 347 N. Front Street and within the Urban Renewal District.
- The proposal complies with the Woodburn Development Ordinance. Any necessary permits will be obtained from the city.
- The project encourages greater marketability of the Urban Renewal District.
- The proposal will complement the existing and surrounding community. The project will be complimentary to the existing building as well as the surrounding buildings.
- The Urban Renewal Program specifically identifies interior improvements as an eligible improvement within Woodburn's Urban Renewal District.

Summary and Conclusion:

The Program is intended to encourage and assist business and property owners to invest in the Urban Renewal District. This Application reflects the intent of the program by making improvements to the property and maintaining the useful life of the building.

Conditions of Approval:

1. Invoices must be submitted for reimbursement. No grant money will be disbursed until the project is completed and is approved by the Agency.
2. Grant funds may be used for materials and services provided by licensed contractors.
3. Projects shall be completed within one year of approval to be eligible for reimbursement. Grants provide for a single payment after receipts are provided and all completed work is accepted by the City.
4. Licensed contractors will complete all work.

Attachments:

- Building Improvements Application

URG # 2026.01

City of Woodburn – Building Improvements Program

Dear Review Committee,

Please find enclosed an application for an Interior Grant through the City of Woodburn Building Improvements Program for the property located at 347 N. Front Street.

The proposed project consists of interior improvements to reconfigure an underutilized second-floor commercial event space into four private business office suites and a conference room. The improvements are intended to support small and growing businesses, increase long-term occupancy, and generate consistent daily activity in downtown Woodburn.

The total project cost is $230,740, and the applicant is requesting the maximum Interior Grant amount of $50,000. All remaining costs will be funded by the applicant. The project maintains the building's commercial use and is limited to interior improvements only.

We appreciate the City's consideration of this application and the continued investment in strengthening downtown Woodburn. Please feel free to contact us with any questions or requests for additional information.

Sincerely,
Novera LLC

☒ Building Improvement Program

☐ Façade (Downtown)

☐ Energy Efficiency

City of Woodburn

Building Improvement Programs Application

Applying For: ☐ Exterior Grant ☒ Interior Grant ☐ Design Services ☐ Façade ☐ Energy Efficiency

Applicant Information

Name:	Novera LLC c/o Robby Truong
Phone:	503-781-1480
Tax ID Number:	EIN 45-5010076

Application Date:
Approval Date:
Amount Awarded:

Property Owner information

Property Address:	347 N. Front St. Woodburn, OR 97071			
Name:	Novera LLC c/o Robby Truong	Phone/Email:	503-781-1480 / robbytruong@gmail.com	
Address:	347 N. Front St.	City: Woodburn,	ST: Oregon	Zip: 97071
Owners Signature:		Date:		

Business and/or Project Information ☐ URA

Name of Business:	TBD	Business Owner's Name:	
Address:	347 N. Front St. Suite 200, Suite 201, Suite 202, Suite 203, and Suite 204 (Phone TBD)	Phone:	
City: Woodburn	State: Oregon	Zip: 97071	
Type of Business:	Business offices and conference room	Upper Floor Use:	

Proposed Improvements

Description: The proposed project consists of an interior build-out to create four private business office suites and one dedicated conference room within an existing downtown commercial building. Improvements include construction of new floor-to-ceiling interior walls to establish code-compliant, functional office spaces designed to support small and growing businesses. The four offices will be approximately 793 sq. ft., 819 sq. ft., 868 sq. ft., and 913 sq. ft., each with its own private entrance to allow for independent tenancy. A 124 sq. ft. conference room, also with a private entrance, will provide shared meeting space for tenants and business clients. These interior improvements will modernize and activate underutilized space, support business growth, job creation, and increased downtown activity, all of which promote economic development and enhance downtown vitality.

Estimated Cost of Improvements: $	Amount Requested:
$230, 740.00	$50,000.00

CERTIFICATION BY APPLICANT

The applicant certifies that all information provided in this application is true and complete to the best of the applicant's knowledge and belief. The applicant represents to the city that this agreement has been duly authorized by all necessary action on the part of the applicant and no other corporate or other action on the part of the applicant is legally required. If the applicant is not the owner of the property to be rehabilitated, the applicant certifies that is has legal authority to sign and enter into an agreement to perform the proposed work on the building. Evidence of this legal authority must be attached.

Applicant acknowledges and agrees the agency shall have no obligation to pay any persons providing materials or performing labor or to cause the release of any mechanics or other liens that may be recorded against the above property in connection with the proposed improvements

X _____ X 1/16/26

Applicants Signature Date

ACKNOWLEDGEMENT BY PROPERTY OWNER (IF DIFFERENT THAN APPLICANT)

The Property Owner hereby acknowledges all the above terms of this application and agrees that the agency shall have no obligation to pay any persons providing materials or performing labor or to cause the release of any mechanics or other liens that may be recorder against the above property in connection with the proposed improvements

X _____ X 1/16/26

Property Owners Signature Date

Staff Use Only

Documents needed:

- ☐ Project Budget
- ☐ Contractor Bids (if they have

Ownership / Authority Documentation

January 19, 2026

Property Identificaton

Account ID:
108940
Tax Account ID:
108940
Tax Roll Type:
Real Property
Situs Address:
347 N FRONT ST WOODBURN OR 97071
Map Tax Lot:
051W18AB03400
Owner:
NOVERA LLC
2415 SE REGNER RD
GRESHAM, OR 97080

Manufactured Home Details:
Other Tax Liability:
Subdivision:
WOODBURN BLOCK 2 LOT 4
Related Accounts:

Owner History

Grantee	Grantor	Sales Info	Deed Info
NOVERA LLC 347 N FRONT ST WOODBURN OR 97071	CITY OF WOODBURN 347 N FRONT ST WOODBURN OR 97071	3/24/2022 $0.00 03 1	3/24/2022 46070375 WD 108940
CITY OF WOODBURN 347 N FRONT ST WOODBURN OR 97071	CITY OF WOODBURN 270 MONTGOMERY ST WOODBURN OR 97071	4/28/2016 $400,000.00 03 1	4/28/2016 38110437 CONT 108940
CITY OF WOODBURN %N ROBERT SHIELDS 270 MONTGOMERY ST WOODBURN OR 97071			8/14/2000 17390229 MI 108940
CITY OF WOODBURN 270 MONTGOMERY WOODBURN OR 97071	ALL AMERICAN DEVELOPMENT LLC %PETERS,GEORGIA PO BOX 632 WOODBURN OR 97071	8/14/2000 03 1	8/14/2000 17390228 MI 108940
ALL AMERICAN DEVELOPMENT LLC %PETERS,GEORGIA PO BOX 632 WOODBURN OR 97071	AMERICAN BUILDING CRAFTSMEN INC 143 GRANT ST WOODBURN OR 97071	7/16/1999 $2,300.00 02 1	7/16/1999 16180268 QC 108940
AMERICAN BUILDING CRAFTSMEN INC 143 GRANT ST WOODBURN OR 97071	ALL AMERICAN DEVELOPMENT LLC PO BOX 632 WOODBURN OR 97071	1/7/1999 $10,000.00 09 1	1/7/1999 15570170 QC 108940
ALL AMERICAN DEVELOPMENT LLC PO BOX 632 WOODBURN OR 97071	WOLF,MARK C PO BOX 50046 BELLEVUE WA 98015	7/13/1998 $25,000.00 01 1	7/13/1998 15050545 WD 108940

Grantee	Grantor	Sales Info	Deed Info
WOLF,MARK C PO BOX 50046 WOODBURN OR 97071	IDW ASSOCIATES 1615 MT HOOD AVE WOODBURN OR 97071	7/13/1998 13 1	7/13/1998 15050544 WD 108940
IDW ASSOCIATES PO BOX 66 WOODBURN OR 97071	SALUD DE LA FAMILIA INC	4/8/1997 $100,000.00 00 1	4/8/1997 13840568 DEED 108940
SALUD DE LA FAMILIA INC 429 N FRONT ST WOODBURN OR 97071	PIPER,HARLEY A & PIPER,MARIAN C 10469 CROSBY RD NE WOODBURN OR 97071	1/19/1981 $190,000.00 05 1	1/19/1981 02390231 WD 108940

Property Details

Property Class:
201
RMV Property Class:
201
Zoning:
(Contact Local Jurisdiction)

AV Exemption(s):
RMV Exemption(s):
Deferral(s):
Notes:

Land/On-Site Developments for Tax Account ID 108940

ID	Type	Acres	Sq Ft	Levy Code Area
1	002 Market CMLSR Commercial Standard	0.12	5250	03930

Improvements/Structures for Tax Account ID 108940

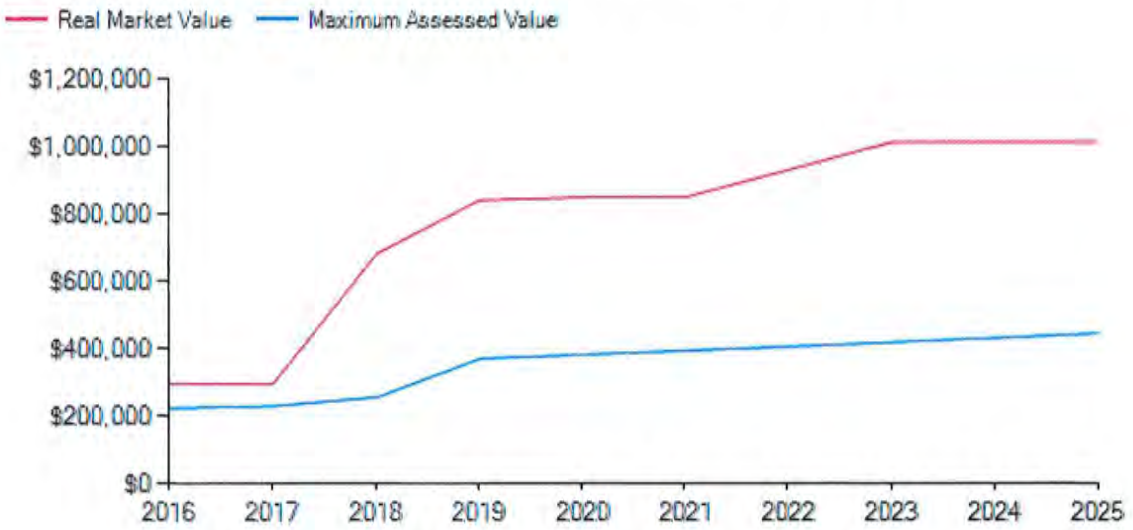
ID	Type	Stat CLass	Make/Model	Class	Area/Count	Year Built	Levy Code Area
1	COMMERCIAL	581 OFFICE LOW RISE			10800	1891	03930

Value Information (per most recent certified tax roll)

RMV Land Market:	$43,310
RMV Land Spec. Assess.:	$0
RMV Structures:	$973,380
RMV Total:	$1,016,690
AV:	$446,680
SAV:	$0
Exception RMV:	$0
RMV Exemption Value:	$0
Exemption Description:	None
M5 Taxable:	$1,016,690
MAV:	$446,680

MSAV: $0

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.
For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2025	$973,380	$43,310	$0/$0	None	$446,680
2024	$973,380	$43,310	$0/$0	None	$433,670
2023	$973,380	$43,310	$0/$0	None	$421,040
2022	$890,970	$43,310	$0/$0	None	$408,780
2021	$809,970	$43,310	$0/$0	None	$396,880
2020	$809,970	$43,310	$0/$0	None	$385,330
2019	$800,940	$43,310	$0/$0	None	$374,110
2018	$644,620	$42,000	$0/$0	None	$259,570
2017	$257,140	$42,000	$0/$0	None	$233,520
2016	$493,650	$42,000	$0/$0	FNCITY	$0

Taxes: Levy, Owed

Taxes Levied 2025-26: $8,559.97
Tax Rate: 19.1635
Tax Roll Type: R
Current Tax Payoff Amount: $0.00

Year	Total Tax Levied	Tax Paid
2025	$8,559.97	$8,559.97
2024	$8,384.17	$8,384.17
2023	$8,331.15	$8,331.15
2022	$8,135.14	$8,135.14
2021	$7,897.62	$7,897.62
2020	$7,662.02	$7,662.02
2019	$7,450.19	$7,450.19

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2025	3951064	-$8,559.97	$256.80	$0.00	$8,303.17	11/4/2025
2024	3934124	-$8,384.17	$251.53	$0.00	$8,132.64	11/12/2024
2023	3913706	-$8,331.15	$249.93	$0.00	$8,081.22	11/7/2023
2022	3896154	-$8,135.14	$244.05	$0.00	$7,891.09	11/8/2022
2021	3878204	-$7,897.62	$236.93	$0.00	$7,660.69	11/10/2021
2020	3868141	-$2,554.00	$0.00	$0.00	$2,554.00	5/10/2021
2020	3865361	-$2,554.01	$0.00	$0.00	$2,554.01	2/8/2021
2020	3856088	-$2,554.01	$0.00	$0.00	$2,554.01	11/6/2020
2019	21242	-$2,481.79	$0.00	$0.00	$2,481.79	5/19/2020
2019	31512	-$2,485.00	$0.00	$0.00	$2,485.00	2/19/2020
2019	57819	-$2,483.40	$0.00	$0.00	$2,483.40	11/19/2019

Bid Comparison & Selection Summary

CONTRACTOR #1 Total Bid Amount

Heavy Otter LLC $230,740.00
(Selected Bid)

Notes: Full interior tenant improvement scope; selected based on scope completeness, schedule, and project familiarity

CONTRACTOR #2

OJB Solutions $214,800.00

Notes: Comparable interior scope; lower price reflects contractor means/methods and overhead structure

CONTRACTOR #3

Mountainside Construction LLC $276,380.00

Notes: Comparable scope with higher allowances and interior-related inclusions

Three competitive bids were obtained for comparable interior tenant improvement work. The Heavy Otter LLC proposal has been selected as the basis for the project budget. Differences in bid amounts reflect contractor staffing models, overhead structure, sequencing, and allowance assumptions, not differences in scope.

Estimate #02778 Date:
Dec. 19, 2025 Exp: Jan.
20, 2026

OJB SOLUTIONS
CCB 255649
(503) 882-0704
contact@ojbsolutions.com

Metropolis Tenant Improvement

Robby Truong
347 N Front St Woodburn, OR 97071

OJB SOLUTIONS

Interior Tenant Improvement Proposal

Project: Metropolis – Second Floor Tenant Improvement
Project Address: 347 N. Front St, Woodburn, OR 97071
Client: Novera LLC c/o Robby Truong
Reference Drawings: WOODBURN – A2.2 dated 10-31-25
Estimate No.: 02778-R1

Contractor: OJB Solutions
CCB #: 255649

Phone: (503) 882-0704
Email: contact@ojbsolutions.com

SCOPE OF WORK:

OJB Solutions shall furnish all labor, supervision, equipment, and materials necessary to complete the interior tenant improvement work within the existing second-floor commercial space, in accordance with the referenced drawings, applicable codes, and industry standards.

Scope includes, but is not limited to:

- Construction of full-height, non-load-bearing interior wood stud partition walls
- Tall-wall framing conditions to the underside of existing structure
- Seismic fastening and detailing consistent with Seismic Design Category D
- Installation of acoustic batt insulation within wall cavities
- Installation of resilient channel where indicated on drawings
- Installation of 5/8" gypsum wallboard on both sides of partitions
- Taping, mudding, sanding, and finishing to a paint-ready (Level 4) finish
- Framing and installation of owner-furnished doors and interior storefront window systems
- Fire blocking and draft stopping where required by code
- Coordination with the Authority Having Jurisdiction (AHJ) and required inspections

Assumptions:

All partitions are non-load-bearing unless otherwise noted
Existing floors, ceilings, and primary structural elements remain unchanged
Structural components shown on the drawings are installed as detailed
Normal working hours and reasonable site access are assumed

Exclusions:

- Electrical, plumbing, HVAC, fire sprinkler, fire alarm, and low-voltage systems
- Painting beyond drywall finish
- Flooring, ceiling modifications, FF&E
- Permit fees, plan review fees, and design services
- Hazardous materials testing or remediation

Schedule:

Estimated construction duration: 60–90 calendar days, subject to inspections, material lead times, and site conditions.

Pricing:

Interior Tenant Improvement – Lump Sum

Description	Amount
-Interior framing, tall-wall conditions, seismic detailing	$89,500
-Acoustic assemblies (insulation & resilient channel)	$34,800
-Gypsum wallboard installation & Level 4 finish	$52,600
-Project supervision, coordination & inspections	$37,900

Total Lump Sum Contract Price:

$214,800.00

Payment Terms:

30% deposit upon contract execution
40% due upon completion of framing, insulation, and drywall installation
30% due after final walk-through and substantial completion

Bid Validity:

This proposal is valid for 30 days from the date of issuance.

12-19-25

JOSH PRESTON OWB

METROPOLIS BUILDING CONSTRUCTION BID PROPOSAL

Second Floor Tenant Improvement

Project Information

Project Name: Second Floor Tenant Improvement
Project Address: 347 N. Front St
City, State ZIP: Woodburn, OR 97071
County: Marion County, Oregon
Jurisdiction: City of Woodburn
Seismic Design Category: D

Client Information

Client Name: Robby Truong
Address: 347 N. Front St
City, State ZIP: Woodburn, OR 97071
Phone: 503-781-1480
Email: robbytruong@gmail.com

Contractor Information

Company: Mountainside Construction LLC
CCB #: 251478
Address: PO Box 2013
City, State ZIP: Sandy, OR 97055
Phone: 503-757-8501
Email: Mountainsideconstruct@gmail.com

Estimated Completion Date: TBD

Basis of Bid

All work shall be performed in accordance with **WOODBURN – A2.2 dated 10-31-25**, including all referenced drawings, details, notes, and **accompanying stamped structural calculations**.
This bid reflects current labor, material, and market conditions at the time of preparation.

Scope of Work

Mountainside Construction LLC shall provide all labor, materials, equipment, supervision, and coordination necessary to complete the following work:

Interior Framing

- Construction of full-height interior wood stud partition walls
- Tall-wall framing conditions included
- Seismic fastening and detailing per Structural Design Category D

Acoustic Wall Assemblies

- Installation of acoustic wall assemblies where specified
- Batt insulation installed within wall cavities
- Resilient channel installed per drawings and manufacturer requirements

Gypsum Wallboard

- Installation of gypsum wallboard on walls as required
- Taping, mudding, sanding, and finishing to a paint-ready condition

Storefront Windows & Doors (Allowance)

- Procurement and installation of custom storefront windows and doors
- Coordination of fabrication lead times, delivery, and installation sequencing

Coordination & Inspections

- Coordination with the Authority Having Jurisdiction (AHJ)
- Attendance and support for required framing and related inspections

---

Code & Compliance

- Fire blocking and draft stopping provided where required by code
- Work performed in compliance with the Oregon Structural Specialty Code (OSSC) and applicable local amendments

---

Cost Summary

Interior Construction – Lump Sum

Description	Amount
Interior partitions, tall-wall framing, seismic detailing	$92,480
Acoustic wall assemblies (insulation & resilient channel)	$36,900
Gypsum wallboard installation & finish	$54,750
Supervision, project management, coordination & inspections	$42,250
Subtotal – Interior Construction	**$226,380**

Storefront Windows & Doors – Allowance

Allowance Category	Amount
Custom storefront fabrication, glazing, hardware procurement	$42,000
Storefront installation labor, equipment & coordination	$8,000
Total Storefront Allowance	**$50,000**

Total Contract Price

$276,380.00

(Total includes $50,000 storefront allowance)

Clarifications & Assumptions

- This bid is based solely on the referenced drawings and structural calculations.
- Any plan revisions, scope changes, or unforeseen conditions may require a written change order.
- Acoustic assemblies are installed per design intent; performance testing or certification is excluded unless specifically noted.
- Gypsum wallboard finish is suitable for paint; decorative finishes are excluded.
- Storefront allowance will be reconciled against actual invoiced costs.
- Normal working hours and reasonable site access are assumed.

Exclusions

Unless specifically stated, the following are excluded from this bid:

- Architectural or engineering design services
- Permit fees, plan review fees, or jurisdictional fees
- Electrical, fire alarm, low-voltage, or security systems
- Painting, wall coverings, or specialty finishes
- Hazardous materials testing or remediation
- Concealed or undocumented conditions
- Temporary utilities beyond standard construction practices

Payment Terms (Proposed)

- **30% ($82,914)** due upon contract execution
- **40% ($110,552)** due upon completion of framing and inspection approval
- **30% ($82,914)** due upon substantial completion

Bid Validity

This bid is valid for **30 days** from the date of issuance.

Acceptance

By signing below, the Client authorizes Mountainside Construction LLC to proceed under the terms of this bid.

Client / Authorized Representative: _____
Signature: _____ **Date:** _____

Mountainside Construction LLC
Authorized Signature: _____ **Date:** Dec. 29, 2025

HEAVY OTTER

OR CCB #250297

ESTIMATE	#241069
ESTIMATE DATE	Jan 1, 2026
EXPIRATION DATE	Jan 30, 2026
TOTAL	$230,740.00

Robby Truong
347 N Front St
Woodburn, OR 97071

(503) 781-1480
robbytruong@gmail.com

CONTACT US

38954 Proctor Blvd, #139
Sandy, OR 97055

(503) 832-0000
hello@heavyotter.com

ESTIMATE

description	qty	unit price	amount
Metopolis Second-Floor Build-Out PROPOSAL	1.0	$189,840.00	$189,840.00

Governing Documents

All work shall be performed in accordance with:
- WOODBURN – A2.2 dated 10-31-25
- Associated stamped structural calculations prepared by Twin Peaks Design & Build

---

SCOPE OF WORK:

Contractor shall furnish labor, supervision, and materials required to construct new interior non-load-bearing partitions within an existing second-floor commercial space, as shown on the governing drawings.
Scope includes:

- 2×6 wood stud interior partitions at 16" O.C.
- Full-height walls to underside of existing structure
- Acoustic batt insulation within stud cavities
- Resilient channel installed at 24" O.C. on one side of partitions only
- 5/8" gypsum wallboard on both sides of partitions
- Taping, finishing, and texture to a Level 4 finish
- Framing and installation of owner-furnished doors and windows
- Installation of specified structural connectors only where shown on plans or directed by inspection
- All required fasteners, sealants, joint compound, tape, and incidental materials

---

CLARIFICATIONS & LIMITATIONS:

- All framing included herein is non-load-bearing unless explicitly noted on the governing drawings.
- Structural elements shown on A2.2 are included only as detailed.
- Structural connectors are installed only where shown on plans or specifically directed by the building inspector. Additional requirements shall be addressed by change order.
- Resilient channel is included on one side of partitions only unless otherwise noted.

EXCLUSIONS:

Electrical, plumbing, HVAC, fire sprinkler, fire alarm, ceiling modifications, flooring, painting beyond drywall finish, permits, fees, design services, FF&E, and hazardous materials are excluded.

SCHEDULE:

Estimated duration: 60 to 90 calendar days from Notice to Proceed.

PAYMENT TERMS

- 30% deposit upon contract execution
- 40% progress payment at completion of framing and insulation
- 30% final payment at substantial completion

Contract Price

$189,840.00

Services subtotal: $189,840.00

Materials	qty	unit price	amount
RM 200 - Storefront Glass 6' x 8' Fixed	1.0	$3,925.00	$3,925.00
RM 200 DR - Swing, ADA Tempered 3' x 8' Glass Door	1.0	$2,100.00	$2,100.00
RM 201 Storefront Glass 6' x 8'	1.0	$3,925.00	$3,925.00
RM 201 DR - Swing, ADA Tempered 3' x 8' Glass Door	1.0	$2,100.00	$2,100.00
RM 202 Storefront Glass 4 ' x 8'	2.0	$2,750.00	$5,500.00
RM 202 Storefront Glass 3 ' x 8' Glass Door	1.0	$1,850.00	$1,850.00
RM 202 - Storefront Glass 5' X 8' Fixed	2.0	$3,675.00	$7,350.00
RM 202 - DR Swing, ADA Tempered, 3' x 8'	1.0	$2,100.00	$2,100.00
RM 203 - Storefront Glass 6' x 8' Fixed	1.0	$3,925.00	$3,925.00
RM 203 DR- Swing, ADA Tempered, 3' x 8' Door	1.0	$2,100.00	$2,100.00
RM 204 Storefront Glass 6' x 8' Fixed	1.0	$3,925.00	$3,925.00
RM 204 DR- Swing, ADA Tempered 3' x 8' Door	1.0	$2,100.00	$2,100.00

Materials subtotal: $40,900.00

Subtotal	$230,740.00
Total	**$230,740.00**

Thank you for giving Heavy Otter the opportunity to help with your project! We appreciate your business!
If you have any questions or need more information, please don't hesitate to contact us.

For Heavy Otter 01-01-2026

Bid Scope Clarification:

Grant funds are requested only for interior partition wall construction and related interior improvements. Cost differences between bids reflect varying inclusions, allowances, and contractor means and methods.

The three submitted bids reflect comparable scopes of interior tenant improvement work. Variations in pricing are attributable to contractor staffing models, overhead structure, and sequencing approaches, not differences in scope.

Construction Timeline:

Construction duration estimated at 60–90 calendar days, with final completion well within the program's 12-month requirement. ----------

Owner Authorization:

Novera LLC is the property owner and authorizes all proposed improvements.

Existing Conditions & Project Clarification:

The second-floor space reference drawing shown with a furniture/event-style layout represents the existing condition, which is currently configured as a single approximately 4,700 square foot open event/assembly space. This configuration results in intermittent use and limited day-to-day occupancy.

The proposed project replaces this underutilized open event layout with four private business office suites and a conference room through interior partition construction only. The intent of the project is to reduce reliance on assembly-style use and instead support permanent office tenancy, increased daily occupancy, and small-business growth.

No work is proposed on the first/main floor of the building. First-floor plans are included for reference only to provide overall building context.

The project maintains commercial use and does not expand assembly or event occupancy.

Project Budget & Funding Sources

Project: Metropolis – Second Floor Interior Tenant Improvement
Address: 347 N. Front St., Woodburn, OR 97071
Program: City of Woodburn Building Improvements Program – Interior Grant

Total Project Cost (Based on Heavy Otter Proposal)

Cost Category	Amount
Interior non-load-bearing partition framing (tall-wall construction)	$89,840
Acoustic wall assemblies (batt insulation & resilient channel)	$34,900
Gypsum wallboard installation & Level 4 finish	$54,200
Interior storefront windows & doors (within partition walls)	$40,900
Project supervision, coordination & inspections	$10,900

Total Project Cost $230,740.00

Costs are based on a competitive contractor proposal for interior tenant improvement work only.

Funding Sources

Funding Source	Amount	Percentage
Applicant (Owner) Contribution	$180,740.00	78.3%
City of Woodburn Interior Grant (Requested)	$50,000.00	21.7%

Total Funding $230,740.00 100%

The requested grant amount does not exceed the program maximum. All remaining project costs will be funded by the applicant.

Use of Grant Funds (Eligible Costs)

Grant funds will be applied exclusively to eligible interior improvements, including:
- Interior partition wall framing and tall-wall construction
- Acoustic wall assemblies
- Gypsum wallboard installation and finishing
- Interior storefront windows and doors integral to office partitions
- Construction supervision and coordination related to interior build-out

Electrical Scope Disclosure:

Minor electrical modifications may be required to support the new office layouts. Any electrical work will be fully funded by the applicant and is not included in the grant request or project budget presented for reimbursement.

Project Eligibility Statement:

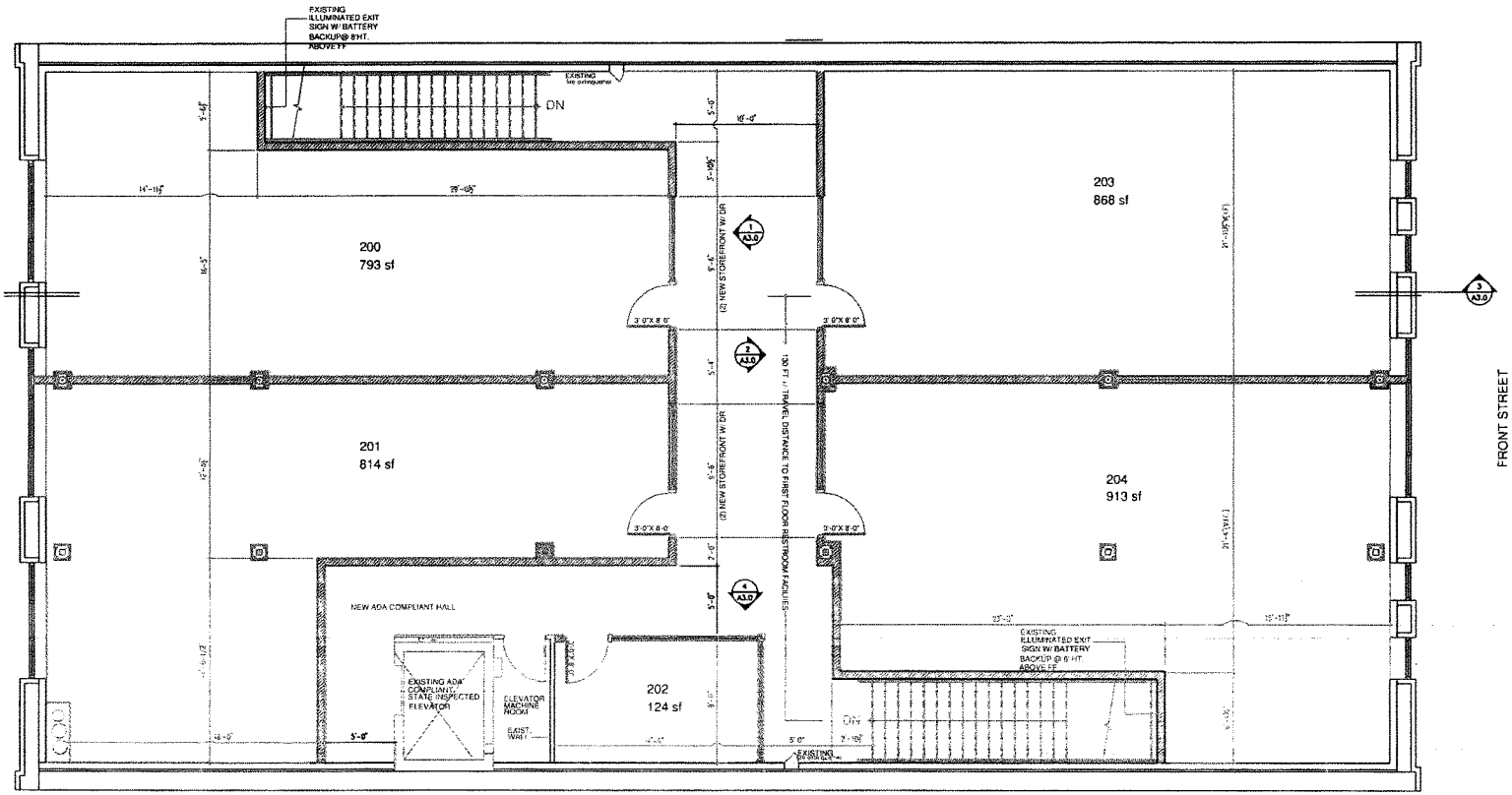
This project maintains the building's commercial use and consists solely of interior renovations to reconfigure an existing underutilized second-floor event space into four private business office suites and a conference room. No work is proposed on the first/main floor of the building.

Existing Conditions & Scope Clarification:

Existing Conditions-
The second-floor space currently consists of an approximately 4,800 square foot open-plan commercial area configured for event and assembly-style use. This layout results in intermittent occupancy and limited day-to-day utilization.

Proposed Improvements-
The proposed project reconfigures this underutilized interior space through the construction of new interior, non-load-bearing partition walls to create four private business office suites and one conference room. The intent is to support permanent office tenancy, increase daily occupancy, and encourage small business growth within downtown Woodburn.

Scope Clarification-
All work is limited to interior improvements on the second floor of the building. No work is proposed on the first/main floor; first-floor drawings are included for reference only. The project maintains the building's commercial use and does not expand or introduce event or assembly use.



FLOOR PLAN NOTES

WALL LEGEND

NEW INTERIOR PARTITIONS - 2X6 WD STUDS @ 16" OC W/ ACOUSTIC BATT INSUL., RC @ 24 " OC, 5/8" TYPE X GYP BD. EA. SIDE

1/A1.0 SECOND FLOOR PLAN W/ PROPOSED OFFICE SPACE (4)
SCALE - 1/4" = 1'-0"

North

Charles Hagen
Architect
1715A se Salmon St.
Portland, OR 97214
503.530.0743
hagen.chas@gmail.com

CHARLES HAGEN
charleshagen
PORTLAND, OR

REVISIONS	DATE
071-25-000776-STR	
Review comments	10/6/25
# 5	10/31/25
# 10	
# 13	

Woodburn Association Building

Novera LLC
347 North Front Street

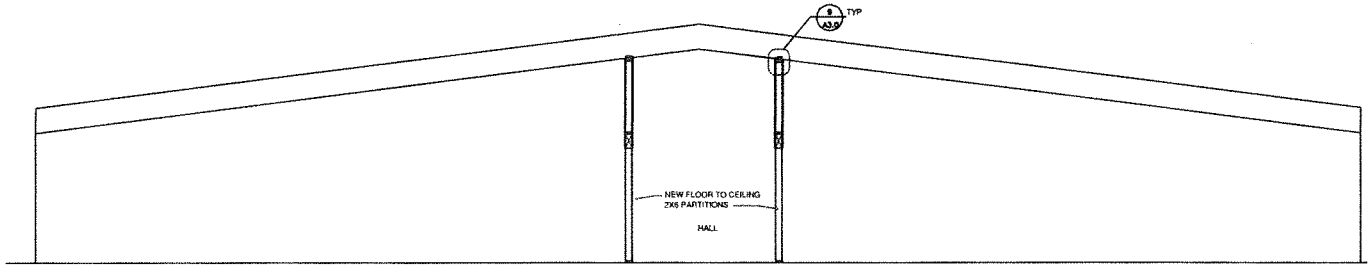
26

SECOND FLOOR WITH-
PROPOSED OFFICE SPACE (4)

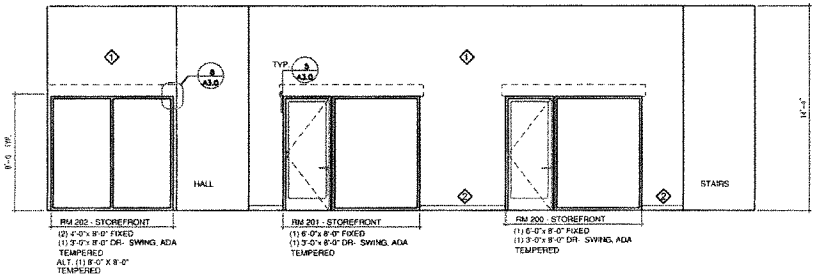
SEPTEMBER 22, 2025
OCTOBER 31, 2025

A2.2

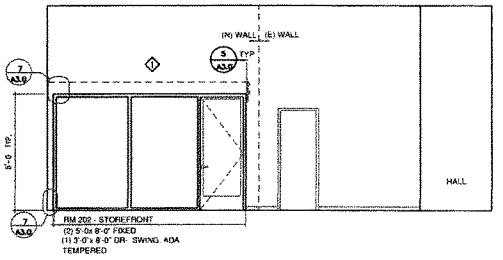
PMT



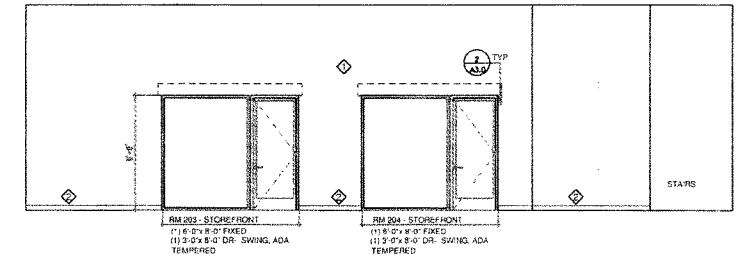
3 A3.0 SECTION
SCALE -1/4" = 1'-0"



2 A3.0 HALL - EAST INTERIOR ELEVATION
SCALE -1/4" = 1'-0"



4 A3.0 202 - NORTH INTERIOR ELEVATION
SCALE -1/4" = 1'-0"



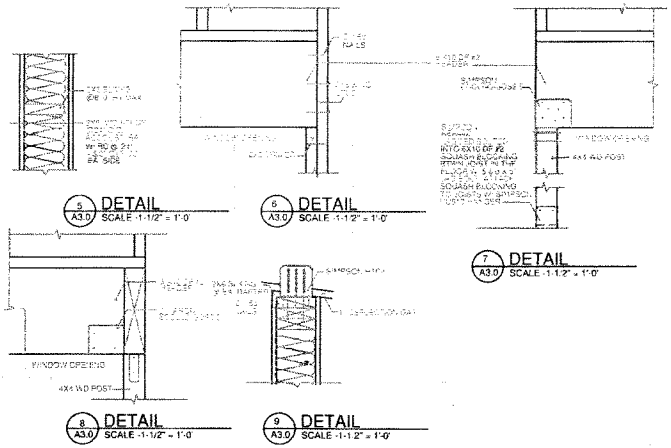
STOREFRONT WINDOW SYSTEM
REFERENCE KAWNEER OR EQUAL
TRIFAB 451 / 451T - NON STRUCTURAL, NON THERMO

1 A3.0 HALL - WEST INTERIOR ELEVATION
SCALE -1/4" = 1'-0"

ELEVATION NOTES
1. 5/8" GYP BD W/ SMOOTH FIN REFERENCE 3 A3.0 TYP.
2. 1X4 PAINTED WD BASE

HARDWARE SCHEDULE
SCHLAGE LOCKSETS
A SERIES - COMMERCIAL
LEVON STYLE LEVER
ADA COMPLIANT

STOREFRONT OPENINGS DIMENSIONS : FACE OF FINISH (5/8" GYPSUM BD)



5 A3.0 DETAIL
SCALE -1-1/2" = 1'-0"

6 A3.0 DETAIL
SCALE -1-1/2" = 1'-0"

7 A3.0 DETAIL
SCALE -1-1/2" = 1'-0"

8 A3.0 DETAIL
SCALE -1-1/2" = 1'-0"

9 A3.0 DETAIL
SCALE -1-1/2" = 1'-0"

Charles Hagen
Architect
1715A se Salmon St.
Portland, OR 97214
503.530.0743
hagen.chas@gmail.com

CHARLES HAGEN
charles hagen
PORTLAND, OR

RELEASE	DATE
9/1125-000776-STR	
Review comments	10/6/25
# 4	10/31/25
# 9	

Woodburn Association Building

Novera LLC
347 North Front Street

27

SECOND FLOOR - OFFICE SPACE (4)

SECTION
INTERIOR HALL ELEVATIONS
DETAILS

SEPTMBER 22, 2025
OCTOBER 31, 2025

A3.0

PMT

WOODBURN ASSOCIATION BUILDING

Renovation for
METROPOLIS
347 North Front Street
Woodburn, OR 97071

GENERAL NOTES

ALL WORK SHALL BE IN ACCORDANCE WITH THE 2022 EDITION OF THE OREGON STRUCTURAL SPECIALITY CODE AND ALL OTHER GOVERNING CODES AND LAWS, INCLUDING THOSE OF MARION COUNTY AND THE CITY OF WOODBURN, OREGON.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES, INCLUDING ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL REQUIREMENTS.

TEMPORARY CONDITIONS: CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURAL STABILITY DURING CONSTRUCTION

ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE IN LESS OTHERWISE NOTED.

DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS AT THE JOB SITE.

VERIFY DIMENSIONS AND CONDIITONS, INCLUDING UTILITY CONNECTIONS, PRIOR TO COMMENCING WORK. NOTIFY THE PROFESSIONAL IMMEDIATELY IF DISCREPENCIES BETWEEN DOCUMENTS AND ACTUAL FIELD CONDITIONS ARE OBSERVED

CONTRACTOR TO COORDINATE WITH TRADES TO PROVIDE BLOCKING PENETRATIONS AND SPECIAL FRAMING AS REQUIRRED FOR SPECIAL SYSTEMS. PROVIDE SOLID BLOCKING FOR ALL WALL-HUNG ITEMS. I.E. GRAB BARS RESTROOM ACCESSORIES. ETC. PROVIDE SOLID BLOCKING IN WALLS FOR COLUMNS AND POSTS.

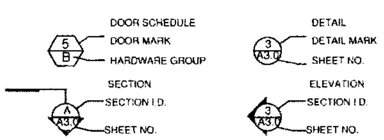
RESTROOMS ARE TO BE MECHANICALLY VENTED TO THE EXTERIOR WITH A MINIMUM OF 100 CFM EXHAUST FAN

STAIRWAY HANDRAILS SHALL NOT BE LESS THAN 34" NOR 38" ABOVE NOSING OF STAIRS TREAD. MINIMUM STAIR WIDTH SHALL BE 36". HEADROOM HT. A MINIMUM OF [illegible]. ALL GUARDRAILS SHALL BE A MINIMUM OF 42" HT. [illegible] [illegible] PASS THROUGH

SUBMITTALS AND SHOP DRAWINGS: THE ARCHITECT AND OR ENGINEER TO REVIEW AND APPROVE

[illegible] SHALL MEET ACCESSIBILITY REQUIREMENTS OF [illegible] DISABILITIES ACT (ADA) UNDER TITLE 3 AS A PUBLIC ACCOMMODATION AND THE OREGON STRUCTURAL SPECIALITY CODE ENFORCED BY THE OREGON BUILDING [illegible] DIVISION AND LOCAL [illegible] HAVING AUTHORITY

SYMBOLS



PROJECT DIRECTORY

OWNER :	NOVERA LLC info@novera.biz
ARCHITECT:	CHARLES HAGEN 1715 SE SALMON STREET PORTLAND, OR 97214 503.530.0743 hagen.chas@gmail.com
STRUCTURAL ENGINEER:	TWIN PEAKS DESIGN & BUILD ENINEERING / CONSTRUCTION 121 HENDERSON DR PORTLAND, OR 97266 +15416136754 aaron@twin-peaks-construction.com
GENERAL CONTRACTOR:	HEAVY OTTER

INDEX OF DRAWINGS

DEFERRED PERMIT APPLICATIONS

ELECTRICAL - APPLICATION THROUGH MARION CO.
MECHANICAL

RE: OCTOBER 6, 2025 - PLAN REVIEW COMMENTS
971-25-000776-STR

1) A1- 2022 OSSC
2) NO CHANGE IN CONSTRUCTION TYPE PROPOSED. EXISTING BUILDING IS VA - A1.0
3) OCCUPANT LOAD FOR OFFICE B -150 - REF. A1.0
4) ENGINEERING PROVIDED - A3.0, SEE ATTACHMENT
5) NEW STOREFRONTS ARE IN 2ND FLOOR NEW INTERIOR PARITION WALLS - A2.2
6) NEW OCCUPANT LOAD SHALL BE POSTED
7) EXISTING EXIT EGRESS ILLUMINATION SHOWN - A2.2
8) ELEVATOR - STATE CERTIFICATION -NEW ADA COMPLIANT HALLS - A2.2
9) STOREFRONT - SAFETY GLAZING - A3.0
10) TOILET TRAVEL DISTANCE < THAN 500 - A2.2
11) DEFERRED MECHANICAL APPLICATION INCLUDED - A1.0
12) ELECTRICAL PERMIT APPLICATION APPLIED THOUGH MARION COUNTY - A1.0
12) FIRE EXTINGUISHERS TO BE VERIFIED BY FIRE MARSHALL- LOCATIONS - A2.2

PROJECT SUMMARY

PROPOSED SCOPE OF WORK

SECOND FLOOR PLAN

CHANGE OF USE FROM A2 - ASSEMBLEY (REFERENCE A2.1) TO B - OFFICE SPACE (REFERENCE A2.2) THE INSTALLATION OF INTERIOR NON - LOAD BEARING PARITIONS TO PROVIDE FOUR SEPARATE SPACES AND ONE SEPARATE CONFERENCE ROOM.

ASIDE FROM THE OCCUPANT LOAD CHANGE WITH THE CHANGE OF USE THE EXISTING CODE COMPLIANT CONDITIONS FOR THE BUILDING ARE UNCHANGED.

MIXED USE AND OCCUPANCY 508.1
EXCEPTIONS:
1) AN AUTOMATIC SPRINKLER SYSTEM IS PROVIDED THROUGHOUT THE FIRE AREA.
2) BOTH A FIRE ALARM SYSTEM WITH MANUAL PULL STATIONS, AN AN AUTOMATIC SMOKE DETECTION SYSTEM ARE INSTALLED THROUGHOUT THE BUILDING

PROPOSED OCCUPANT LOAD
SECOND FLOOR - 3930 NSF /150 = 26

EXISTING BUILDING CODE SUMMARY

BUILDING
TYPE - VA (EXISTING)
VA (PROPOSED)
CONSTRUCTION - MASONRY, CONCRETE, WOOD AND STEEL
AREA
FIRST FLOOR (50'X97') = 4850 GSF
SECOND FLOOR (50'X97')= 4850 GSF
TOTAL = 9700 GSF

EXISTING OCCUPANCY -ENTIRE BUILDING - A2 ASSEMBLY W.O FIXED SEATING (NO AUTOMATIC OR SEPARATION REQUIRED)

OCCUPANT LOAD

[illegible] (PROPOSED)
[illegible] 3930 NSF 150 = 26 (PROPOSED)

[illegible] REQUIRED
DOORS (2) @ 72" EA. = 144" PROVIDED

STAIRS
[illegible] REQUIRED
2 STAIRS @ 60" AND 72" EA. = 132" PROVIDED

COMMON PATH OF EGRESS TRAVEL = 75 FT
([illegible] MAX W/ AUTOMATIC SPRINKLER SYSTEM)

TRAVEL DISTANCE- SECOND FLOOR TO TOILET FACILITIES- (LESS THAN 500FT)

PLUMBING [illegible] OCCUPANT LOAD [illegible]
[illegible] TOTAL WC REQUIRED
WC (1 - 75) URINAL LAV (1 - 200)
M W M W
[illegible]

TOTAL = [illegible] PROVIDED

Charles Hagen
Architect
1715A se Salmon St.
Portland, OR 97214
503.530.0743
hagen.chas@gmail.com

CHARLES HAGEN
PORTLAND, OR

REVISIONS	DATE
971-25-000776-STR	
Plan review comments	10/6/25
written response	10/31/25
# 1	
# 2	
# 3	
# 11	
# 12	
508.3 exceptions	11/13/25

Woodburn Association Building

Renovation for
METROPOLIS
347 North Front Street
Woodburn, OR 97071

TITLE SHEET

SEPTEMBER 22, 2025
OCTOBER 31, 2025

A1.0

PMT

TWIN PEAKS
DESIGN & BUILD
ENGINEERING | CONSTRUCTION

Date: 10-30-2025
Project #: 25055

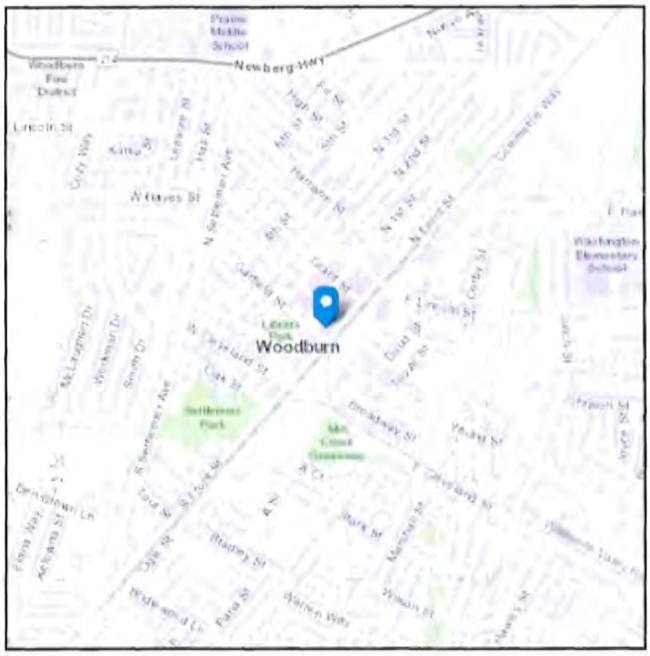
Structural Calculations
for
Woodburn Association Building - TI

ASCE Hazards Report

Address:
347 N Front St
Woodburn, Oregon
97071

Standard: ASCE/SEI 7-22
Risk Category: II
Soil Class: Default

Latitude: 45.142634
Longitude: -122.85675
Elevation: 186.91524092551325 ft (NAVD 88)



ASCE
AMERICAN SOCIETY OF CIVIL ENGINEERS

Seismic

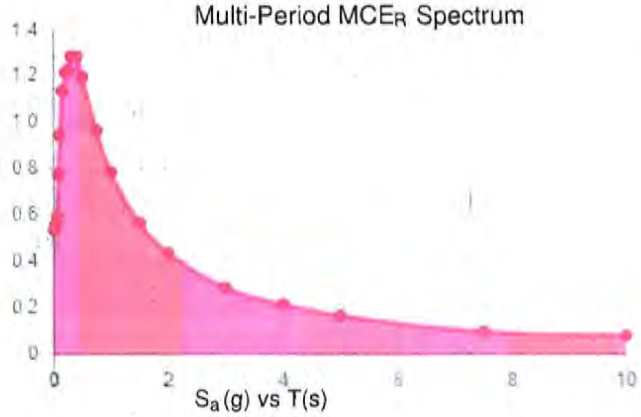
Site Soil Class: Default

Results:

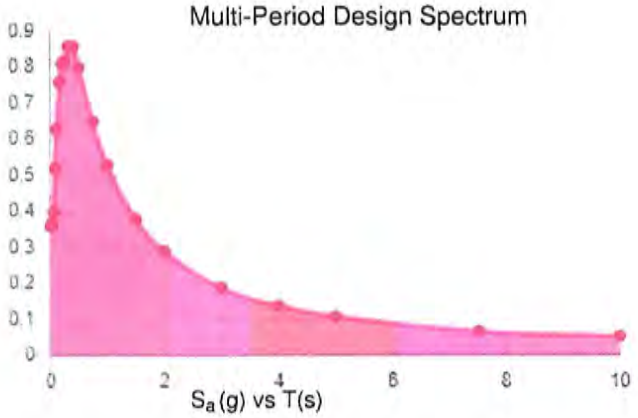
PGA_M :	0.51	T_L :	16
S_{MS} :	1.16	S_S :	0.93
S_{M1} :	0.79	S_1 :	0.37
S_{DS} :	0.77	V_{S30} :	260
S_{D1} :	0.53		

Seismic Design Category: D

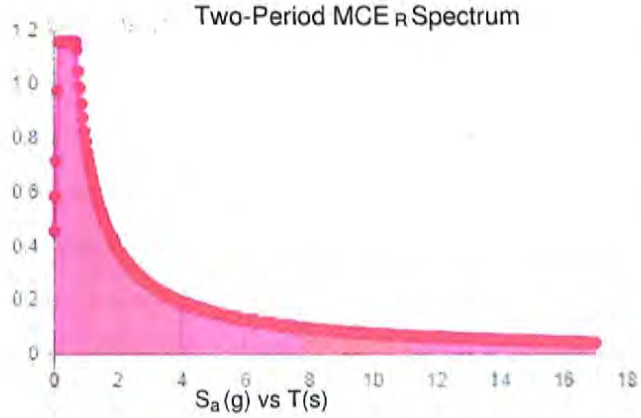
Multi-Period MCE_R Spectrum



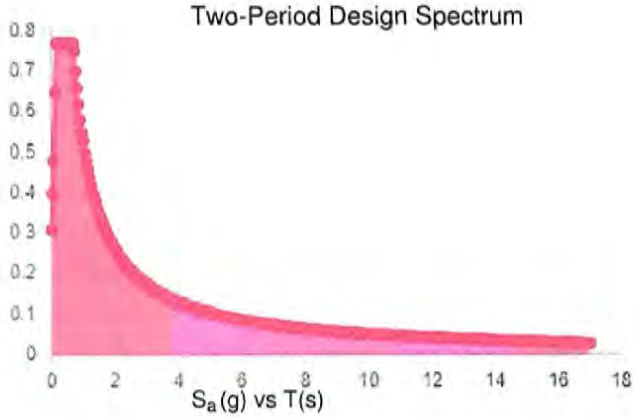
Multi-Period Design Spectrum



Two-Period MCE_R Spectrum



Two-Period Design Spectrum



MCE_R Vertical Response Spectrum

Vertical ground motion data has not yet been made available by USGS.

Design Vertical Response Spectrum

Vertical ground motion data has not yet been made available by USGS.

TWIN PEAKS CONSTRUCTION

Woodburn Association Building
Header and Hardware Design

By: AM
Date: 10/29/25
Project: 25055
Page: ____

Design Criteria:

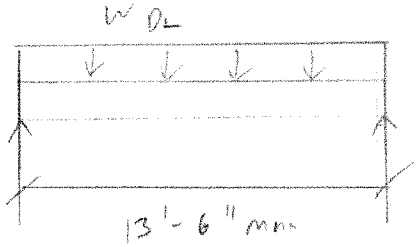
Minimum interior lateral load = 5 psf

Out of Plane seismic load, $F_p = 0.4 S_{DS} I_e = 0.4(0.77)(1.0) = 0.308\ w$

Wall seismic load = $0.308(8\ psf) = 2.5\ psf$ (minimum governs)

Wall dead load = 8 psf

Header Design:



$w_{DL} = 8\ psf\ (6'-3") = 50\ plf$

$OOP_{LL} = 5\ psf\ (14'-4") = 72\ plf$

$F'_{bx} = C_D\ 0.9\ (850\ psi) = 765\ psi$

$F'_{by} = 0.9\ C_{fu}\ 1.05\ (850\ psi) = 803\ psi$

6x8 DF #2 Bending check $= F_b = \frac{M_x}{S_x} + \frac{M_y}{S_y}$

$\frac{M_x}{S_x} = \frac{\frac{50\ plf\ (13.5\ ft)^2 (12\ in/ft)}{8}}{51.5625\ in^3} = 265\ psi$

$\frac{M_y}{S_y} = \frac{\frac{72\ plf\ (12.5\ ft)^2 (12\ in/ft)}{8}}{37.81\ in^3} = 520.6\ psi$

$\frac{Demand}{capacity} = \frac{265\ psi}{765\ psi} + \frac{520.6\ psi}{803\ psi} = 0.995$

$0.995 < 1.0$

USE 6x10 DF #2

3/8

ECCLQ/CCCQ/CCTQ

SIMPSON Strong-Tie

Column Caps

The ECCLQ, CCCQ and CCTQ column caps provide strong, multiple beam-to-column connector options. The design uses Strong-Drive® SDS Heavy-Duty Connector screws to provide faster installation and a lower profile compared to standard through bolts. Screws are configured to provide high uplift design values.

Material: CCCQ3, ECCLQ3, CCTQ3, CCCQ4, ECCLQ4, CCTQ4, CCCQ4.62, ECCLQ4.62, CCTQ4.62, CCCQ6, ECCLQ6, CCTQ6 — 7 gauge; all others — 3 gauge

Finish: Simpson Strong-Tie gray paint; also available in HDG

Installation:

- Install ¼" x 2½" Strong-Drive SDS Heavy-Duty Connector screws, which are provided, in all round h[illegible] ne load.)
- No additional welding i[illegible]

HANGER AT CORNER

Options:

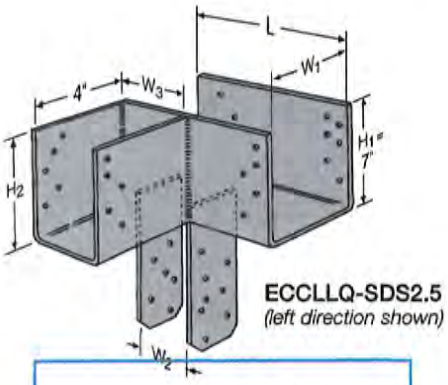
- Many combinations of beam and post sizes can be manufactured; use Post-to-Beam Selector web application at **app.strongtie.com/pbs** to specify dimensions for ordering.
- Available in widths up to 8" wide.
- ECCLQ is available in left or right side beam orientations. Specify ECCLLQ or ECCLRQ.
- Straps may be rotated where $W_1 \geq W_2$.
- Column caps may be ordered without the column straps for field welding to a steel column, full loads apply for the beam and the post cap. Specify "No Straps" when ordering. Weld by designer. These models have no coating.

Ordering:

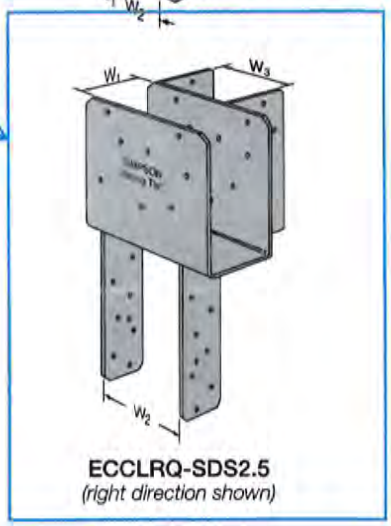
- The L dimension varies depending on the width of the side stirrup (W_3 or W_4). Contact Simpson Strong-Tie for exact dimensions.
- Main beam stirrup height (H_1) is 7". Side beam stirrups (H_2 or H_3) can vary in height with the minimum height of 7". Specify the side stirrup height from the top of the cap.
- Example Order: 4x main beam, 6x post, 4x side beam (oriented to the left) with both beams flush on bottom is ordered as an ECCLLQ464SDS.

Codes: See p. 13 for Code Reference Key Chart

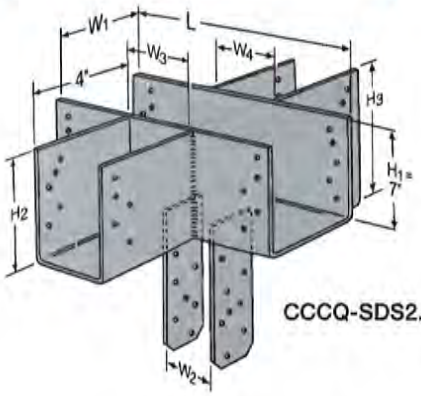
Web Applications: Visit **app.strongtie.com/pbs** to access our Post-to-Beam Selector web application.



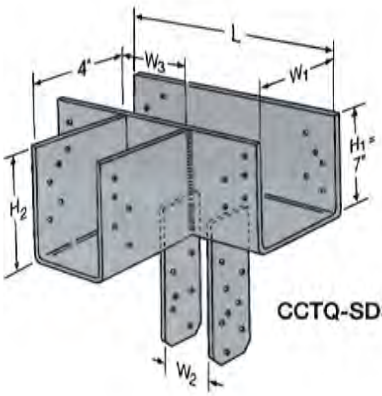
ECCLLQ-SDS2.5
(left direction shown)



ECCLRQ-SDS2.5
(right direction shown)



CCCQ-SDS2.5



CCTQ-SDS2.5

Series	DF/SP Allowable Loads					Code Ref.
	Uplift (160)			Download (100)		
	Main Beam	Side Beam	Total	Side Beam	Total	
ECCLQ-SDS	2,835	1,840	3,795	6,780	Refer to note #5	—
CCCQ-SDS	4,780	2,390	4,780	7,000		
CCTQ-SDS	4,910	2,350	5,315	7,000		

1. Uplift loads have been increased for earthquake or wind loading with no further increase allowed. Reduce where other loads govern.
2. Allowable load is per seat. Side beams must be loaded symmetrically for the CCCQ.
3. The combined uplift loads applied to all beams in the connector must not exceed the total allowable uplift load listed in the table.
4. The ECCLQ side beam may use a side beam uplift load up to 2,350 lb. The deflection of this load may exceed the standard ¼" deflection by an additional ⅛".
5. The combined download for all the carried beams shall not exceed the allowable download for the unmodified product on p. 93 (CCQ load for CCCQ and CCTQ, or ECCQ load for ECCLQ). The download for each side beam shall not exceed the allowable load shown.
6. Column width in the direction of the beam width must be the same as the main beam width (W_1).

HTC

Heavy Truss Clip

For alignment control between a roof truss and nonbearing walls; the 2½" slot permits vertical truss chord movement when loads are applied.

Material: 18 gauge

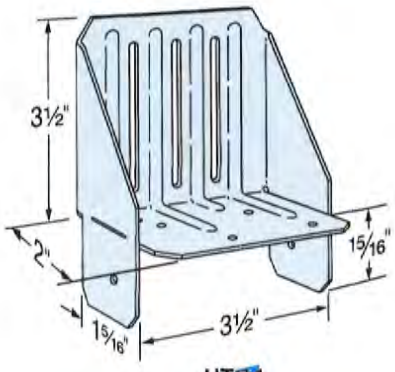
Finish: Galvanized

Installation:

- Use all specified fasteners; see General Notes
- The HTC has a 2½" slot to accommodate truss movement
- This connector has high lateral capacity
- The S/HTC is available for steel truss applications
- Products not intended for floor applications due to the frequency of floor joist deflections and potential for squeaks

Codes: See p. 13 for Code Reference Key Chart

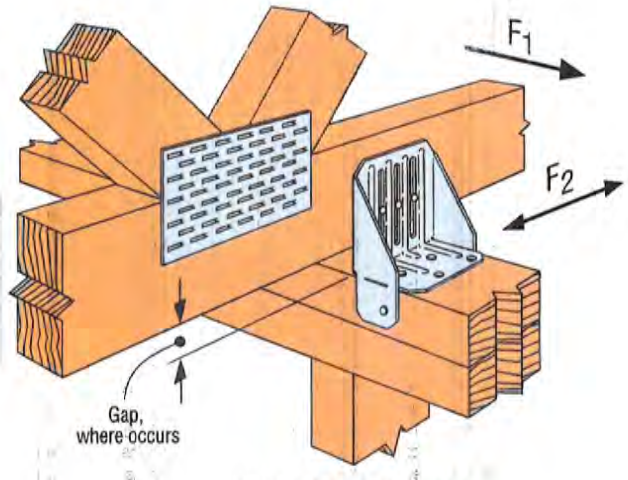
Web Applications: Visit **app.strongtie.com/rws** to access our Roof-to-Wall Selector web application.



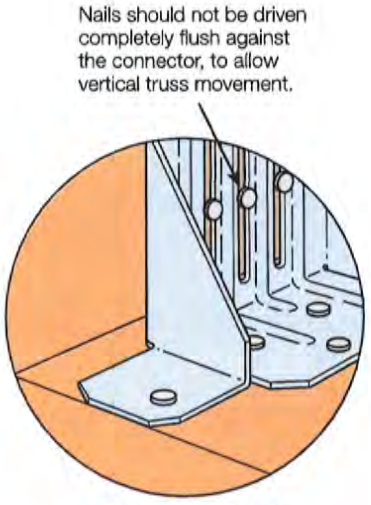
USE AT TOP PLATE ROOF JOIST CONNECTIONS

Model No.	Dimensions	Fasteners (in.)		Allowable Loads[1] (160)				Code Ref.
	Top Plate	Base	Slot	Without Gap[2]		With 1¼" Gap[3]		
				F_1	F_2	F_1	F_2	
HTC4	2x4 plate	(6) 0.148 x 3	(3) 0.148 x 3	370	305	85	255	IBC®, FL, LA
	2x6 plate	(6) 0.148 x 3	(3) 0.148 x 3	410	265	155	250	

1. Loads have been increased for wind or earthquake loading, with no further increase allowed. Reduce where other loads govern.
2. Truss or rafter must bear on top plate to achieve the allowable loads under "Without Gap."
3. When installed with maximum 1¼" space between rafter or truss and top plate, use loads under "With 1¼" Gap." Where loads are not required, space is not limited to 1¼".
4. **Fasteners:** Nail dimensions are listed diameter by length. See pp. 23–24 for fastener information.



Typical HTC4 Installation on a 2x4 Plate



Typical HTC4 Installation on a 2x6 or Larger Plate

ABA/ABU/ABW

Adjustable and Standoff Post Bases

Additional standoff bases are on p. 345.

The AB series of retrofit adjustable post bases provide a 1" standoff for the post, are slotted for adjustability and can be installed with nails, Strong-Drive® SD Connector screws or bolts (ABU). Depending on the application needs, these adjustable standoff post bases are designed for versatility, cost-effectiveness and maximum uplift performance.

Features:

- The slot in the base enables flexible positioning around the anchor bolt, making precise post placement easier
- The 1" standoff helps prevent rot at the end of the post and meets code requirements for structural posts installed in basements or exposed to weather or water splash

Material: Varies (see table)

Finish: ZMAX® coating and some in stainless steel

Installation:

- Use all specified fasteners; see General Notes.
- See our *Anchoring, Fastening, Restoration and Strengthening Systems for Concrete and Masonry* catalog, or visit **strongtie.com** for retrofit anchor options, such as Titen HD®, Stainless-Steel Titen HD or SET-3G™.
- Post bases do not provide adequate resistance to prevent members from rotating about the base and therefore are not recommended for non-top-supported installations (such as fences or unbraced carports).
- Place the base, cut washer(s) or load transfer plate(s) and nut(s) on the anchor bolt(s). Make any necessary adjustments to post placement and tighten the nut securely on the anchor bolt.
- See **strongtie.com** for information on hollow column installation.

ABW
Place the standoff base and then the post in the ABW and fasten on three vertical sides, using nails or Strong-D
– Bend up the fourth side of the ABW an

ABU
Place the standoff base and then the post
– Fasten using nails or Strong-Drive SD (ABU88Z, ABU1010Z, ABU1212Z – SDS optional)

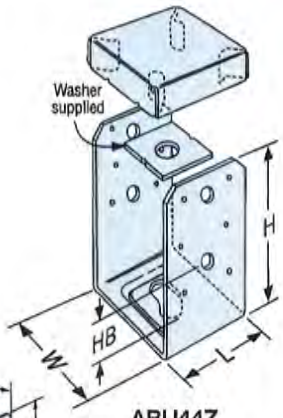
ABA
Place the post in the ABA
– Fasten using nails or Strong-Drive SD Connector screws

Codes: See p. 13 for Code Reference Key Chart

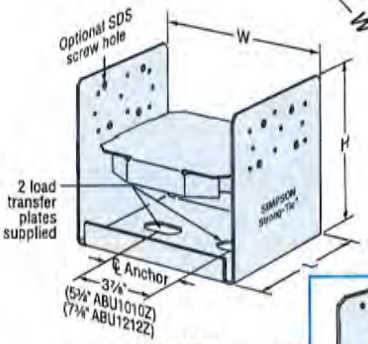
4x4 ATTACHEMENT AT SQUASH BLOCKING AT FLOOR.

SD Many of these products are approved for installation with Strong-Drive SD Connector screws. See pp. 362–366 for more information.

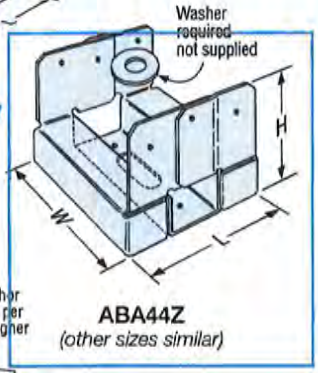
ABWZ



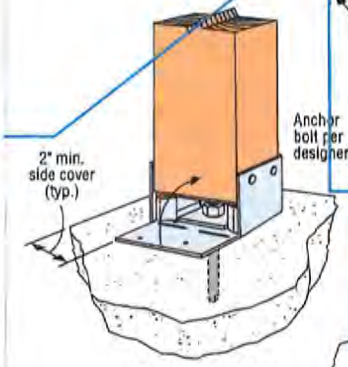
ABU44Z
(other sizes similar)



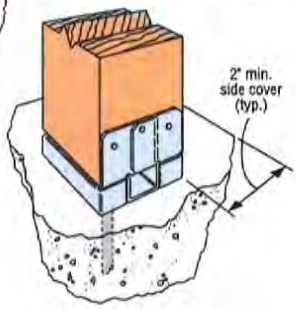
ABU88Z
(other sizes similar)



ABA44Z
(other sizes similar)



Typical ABWZ Installation

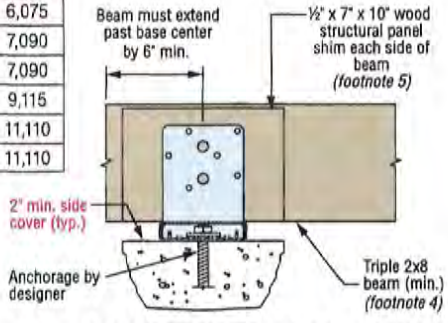


Typical ABA44Z Installation

Allowable Loads — Beam Installation

Model No.	Nominal Beam Size	Material (ga.)		Dimensions (in.)			Fasteners (in.)		DF/SP Allowable Loads		SPF/HF Allowable Loads	
		Base	Strap	W	L	H	Anchor Dia.	Nails	Uplift (160)	Down (100)	Uplift (160)	Down (100)
ABA24-2Z	Double 2x	16	16	3⅛	3⅜	3⅛	½	(6) 0.148 x 2½	640	4,425	585	3,140
ABU46Z	Double 2x	12	12	3⁹⁄₁₆	5	7	⅝	(12) 0.162 x 3½	2,030	8,475	1,820	6,075
ABU46Z	4x	12	12	3⁹⁄₁₆	5	7	⅝	(12) 0.162 x 3½	2,155	9,890	1,850	7,090
ABU46RZ	Rough 4x	12	12	4	6	6¾	⅝	(12) 0.162 x 3½	2,155	9,890	1,850	7,090
ABU66Z	Triple 2x	12	10	5½	5	6⅛	⅝	(12) 0.162 x 3½	1,405	12,715	1,165	9,115
ABU66Z	6x	12	10	5½	5	6⅛	⅝	(12) 0.162 x 3½	1,905	12,920	1,640	11,110
ABU66RZ	Rough 6x	12	10	6	6	5¹³⁄₁₆	⅝	(12) 0.162 x 3½	1,905	12,920	1,640	11,110

1. Uplift loads have been increased for earthquake or wind loading with no further increase allowed. Reduce where other loads govern.
2. Downloads may not be increased for short-term loading.
3. Specifier is to design concrete and anchorage for uplift capacity.
4. Beam depth must be a minimum of 7¼".
5. Shims are required for ABU46Z double 2x (1 shim) and ABU66Z triple 2x (2 shims) installations as shown in the illustration. Additional fastening of shim to beam is not required.
6. **Fasteners:** Nail dimensions are listed diameter by length. See pp. 23–24 for fastener information.



ABU66Z Beam Installation

ABA/ABU/ABW

Adjustable and Standoff Post Bases (cont.)

These products are available with additional corrosion protection. For more information, see p. 16.

SS For stainless-steel fasteners, see p. 23.

SD Many of these products are approved for installation with Strong-Drive® SD Connector screws. See pp. 362–366 for more information.

Allowable Loads — Post Installation

Model No.	Nominal Post Size	Material (ga.)		Dimensions (in.)				Fasteners				DF/SP Allowable Loads			Code Ref.
		Base	Strap	W	L	H	HB	Anchor Dia. (in.)	Nails (in.)	Bolts Qty.	Bolts Dia. (in.)	Uplift Nails	Uplift Bolts	Down (100)	
ABA24-2Z	Double 2x4	16	16	3⅛	3⅜	3⅛	—	½	(6) 0.148 x 2½	—	—	630	—	5,925	IBC®, FL, LA
ABA44Z	4x4	16	16	3⁹⁄₁₆	3⅜	3⅛	—	½	(6) 0.148 x 3	—	—	690	—	5,925	
ABW44Z	4x4	16	16	3⁹⁄₁₆	3⁹⁄₁₆	2¼	—	½	(8) 0.148 x 3	—	—	1,005	—	7,180	
ABU44Z	4x4	16	12	3⁹⁄₁₆	3	5½	1¾	⅝	(12) 0.162 x 3½	2	½	1,900	2,300	7,570	
ABA44RZ	Rough 4x4	16	16	4⅛	3⅛	2¹³⁄₁₆	—	½	(6) 0.148 x 3	—	—	655	—	7,215	
ABW44RZ	Rough 4x4	16	16	4	4⅛	1¹⁵⁄₁₆	—	½	(8) 0.148 x 3	—	—	835	—	7,180	
ABU44RZ	Rough 4x4	16	12	4⅛	3	5¼	1½	⅝	(12) 0.162 x 3½	2	½	1,900	2,300	7,570	
ABA46Z	4x6	14	14	3⁹⁄₁₆	5⁹⁄₁₆	3⅛	—	⅝	(8) 0.162 x 3½	—	—	870	—	10,500	
ABW46Z	4x6	12	16	3⁹⁄₁₆	5⁹⁄₁₆	3	—	½	(10) 0.148 x 3	—	—	845	—	4,590	
ABU46Z	4x6	12	12	3⁹⁄₁₆	5	7	2⅝	⅝	(12) 0.162 x 3½	2	½	2,405	2,265	12,520	
ABA46RZ	Rough 4x6	14	14	4⅛	5⁹⁄₁₆	2⅞	—	⅝	(8) 0.162 x 3½	—	—	870	—	10,695	
ABW46RZ	Rough 4x6	12	16	4	6	2¹³⁄₁₆	—	½	(10) 0.148 x 3	—	—	780	—	4,590	
ABU46RZ	Rough 4x6	12	12	4⅛	5	6¾	2⅝	⅝	(12) 0.162 x 3½	2	½	2,405	2,265	12,520	
ABU5-5Z	5⅛ x 5⅛	12	10	5¼	5	6⅛	1¾	⅝	(12) 0.162 x 3½	2	½	2,235	2,235	10,570	
ABU5-6Z	5⅛ x 6	12	10	6⅛	5	6⅛	1¾	⅝	(12) 0.162 x 3½	2	½	2,235	2,235	10,570	
ABU65Z	5½ x 5	12	10	5½	5	6⅛	1¾	⅝	(12) 0.162 x 3½	—	—	2,475	—	10,960	
ABA66Z	6x6	14	14	5½	5⅜	3⅛	—	⅝	(8) 0.162 x 3½	—	—	920	—	11,415	
ABW66Z	6x6	12	14	5½	5⁹⁄₁₆	3	—	½	(12) 0.148 x 3	—	—	1,190	—	12,935	
ABU66Z	6x6	12	10	5½	5	6⅛	1¾	⅝	(12) 0.162 x 3½	2	½	2,475	2,190	18,205	
ABA66RZ	Rough 6x6	14	14	6	5⁹⁄₁₆	2⅞	—	⅝	(8) 0.162 x 3½	—	—	920	—	11,415	
ABW66RZ	Rough 6x6	12	14	6	6	2¹³⁄₁₆	—	½	(12) 0.148 x 3	—	—	1,190	—	12,935	
ABU66RZ	Rough 6x6	12	10	6⅛	5	5¹³⁄₁₆	1½	⅝	(12) 0.162 x 3½	2	½	2,475	2,190	18,205	
ABW7-7Z	7⅛ x 7⅛	12	14	7⁹⁄₁₆	7⁹⁄₁₆	3	—	½	(12) 0.148 x 3	—	—	840	—	14,530	
ABU88Z	8x8	14	12	7½	7	7	—	(2) ⅝	(18) 0.162 x 3½	—	—	4,120	—	22,405	
ABU88RZ	Rough 8x8	14	12	8	7	6¾	—	(2) ⅝	(18) 0.162 x 3½	—	—	4,045	—	19,870	
ABU1010Z	10x10	14	12	9½	9	7¼	—	(2) ⅝	(22) 0.162 x 3½	—	—	2,270	—	32,020	
ABU1010RZ	Rough 10x10	14	12	10	9	7	—	(2) ⅝	(22) 0.162 x 3½	—	—	1,830	—	31,650	
ABU1212Z	12x12	12	12	11½	11	7¼	—	(2) ⅝	(22) 0.162 x 3½	—	—	3,000	—	34,745	
ABU1212RZ	Rough 12x12	12	12	12	11	7	—	(2) ⅝	(22) 0.162 x 3½	—	—	3,000	—	34,745	

1. Uplift loads have been increased for earthquake or wind loading with no further increase allowed. Reduce where other loads govern.
2. Downloads may not be increased for short-term loading.
3. Specifier is to design concrete and anchorage for uplift loads.
4. Some ABU products may be installed with either bolts or nails (not both) to achieve table loads. ABU88Z, ABU88RZ, ABU1010Z, ABU1010RZ, ABU1212Z and ABU1212RZ may be installed with eight ¼" x 3" Strong-Drive SDS Heavy-Duty Connector screws (sold separately) for the same table load.
5. All references to bolts are for structural-quality through bolts (not lag screws or carriage bolts) equal to or better than ASTM A307, Grade A.
6. For higher downloads, pack grout solid under 1" standoff plate before installation. Base download on column or concrete, according to the code.
7. HB dimension is the distance from the bottom of the post up to the first bolt hole.
8. Structural composite lumber columns have sides that show either the wide face or the edges of the lumber strands/veneers. For SCL columns, the fasteners for these products should always be installed in the wide face. See technical bulletin T-C-SCLCLM at **strongtie.com** for more information.
9. Downloads shall be reduced where limited by allowable loads of the post.
10. **Fasteners:** Nail dimensions are listed diameter by length. See pp. 23–24 for fastener information.

Face-Mount Hangers — Solid Sawn Lumber (DF/SP)

These products are available with additional corrosion protection. For more information, see p. 16.

SS For stainless-steel fasteners, see p. 23.

SD Many of these products are approved for installation with Strong-Drive® SD Connector screws. See pp. 362–366 for more information.

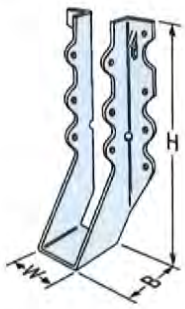
Joist Size	Model No.	Ga.	Dimensions (in.) W	H	B	Min./ Max.	Fasteners (in.) Header	Joist	DF/SP Allowable Loads (lb.) Uplift (160)	Floor (100)	Snow (115)	Roof (125)	Installed Cost Index (ICI)	Code Ref.
Sawn Lumber Sizes														
4x16	U414	16	3⁹⁄₁₆	10	2	—	(16) 0.162 x 3½	(6) 0.148 x 3	990	2,305	2,610	2,815	Lowest	
	HUS412	14	3⁹⁄₁₆	10½	2	—	(10) 0.162 x 3½	(10) 0.162 x 3½	3,435	2,635	2,985	3,220	19%	
	HU416 / HUC416	14	3⁹⁄₁₆	13¹¹⁄₁₆	2½	Min.	(20) 0.162 x 3½	(8) 0.148 x 3	1,510	2,980	3,360	3,600	167%	
		14	3⁹⁄₁₆	13¹¹⁄₁₆	2½	Max.	(26) 0.162 x 3½	(12) 0.148 x 3	2,015	3,870	4,365	4,695	178%	
6x6	U66	16	5½	5	2	—	(8) 0.162 x 3½	(4) 0.148 x 3	535	1,150	1,305	1,410	*	
SS	HU66 / HUC66	14	5½	4⁹⁄₁₆	2½	Min.	(8) 0.162 x 3½	(4) 0.162 x 3½	895	1,190	1,345	1,440	*	
		14	5½	4⁹⁄₁₆	2½	Max.	(12) 0.162 x 3½	(6) 0.162 x 3½	1,345	1,785	2,015	2,165	*	
6x8	U66	16	5½	5	2	—	(8) 0.162 x 3½	(4) 0.148 x 3	535	1,150	1,305	1,410	*	
SS	HU68 / HUC68	14	5½	5¹⁵⁄₁₆	2½	Min.	(10) 0.162 x 3½	(4) 0.162 x 3½	895	1,490	1,680	1,800	*	
		14	5½	5¹⁵⁄₁₆	2½	Max.	(14) 0.162 x 3½	(6) 0.162 x 3½	1,345	2,085	2,350	2,530	*	
6x10	U610	16	5½	8½	2	—	(14) 0.162 x 3½	(6) 0.148 x 3	990	2,015	2,280	2,465	*	
SS	HU610 / HUC610	14	5½	7⅝	2½	Min.	(14) 0.162 x 3½	(6) 0.162 x 3½	1,345	2,085	2,350	2,520	*	
		14	5½	7⅝	2½	Max.	(18) 0.162 x 3½	(8) 0.162 x 3½	1,795	2,680	3,020	3,250	*	
SS	HUCQ610-SDS	14	5½	9	3	—	(12) ¼ x 2½ SDS	(6) ¼ x 2½ SDS	2,325	4,680	5,185	5,185	*	
6x12	HU612 / HUC612	14	5½	9⅜	2½	Min.	(16) 0.162 x 3½	(6) 0.162 x 3½	1,345	2,385	2,690	2,880	*	
SS		14	5½	9⅜	2½	Max.	(22) 0.162 x 3½	(8) 0.162 x 3½	1,795	3,275	3,695	3,970	*	
SS	HUCQ610-SDS	14	5½	9	3	—	(12) ¼ x 2½ SDS	(6) ¼ x 2½ SDS	2,325	4,680	5,185	5,185	*	
SS	HUCQ612-SDS	14	5½	11	3	—	(14) ¼ x 2½ SDS	(6) ¼ x 2½ SDS	2,325	5,185	5,185	5,185	*	IBC®;
6x14	HU614 / HUC614	14	5½	11⅝	2½	Min.	(18) 0.162 x 3½	(8) 0.162 x 3½	1,780	2,680	3			
		14	5½	11⅝	2½	Max.	(24) 0.162 x 3½	(12) 0.162 x 3½	2,695	3,570	4			
SS	HUCQ610-SDS	14	5½	9	3	—	(12) ¼ x 2½ SDS	(6) ¼ x 2½ SDS	2,325	4,680	5			
SS	HUCQ612-SDS	14	5½	11	3	—	(14) ¼ x 2½ SDS	(6) ¼ x 2½ SDS	2,325	5,185	5,185	5,185	*	
6x16	HU616 / HUC616	14	5½	13⅜	2½	Min.	(20) 0.162 x 3½	(8) 0.162 x 3½	1,780	2,980	3,360	3,600	*	
		14	5½	13⅜	2½	Max.	(26) 0.162 x 3½	(12) 0.162 x 3½	2,695	3,870	4,365	4,695	*	
SS	HUCQ612-SDS	14	5½	11	3	—	(14) ¼ x 2½ SDS	(6) ¼ x 2½ SDS	2,325	5,185	5,185	5,185	*	
8x8	HU88 / HUC88	14	7½	6⅝	2½	Min.	(10) 0.162 x 3½	(4) 0.162 x 3½	895	1,490	1,680	1,800	*	
		14	7½	6⅝	2½	Max.	(14) 0.162 x 3½	(6) 0.162 x 3½	1,345	2,085	2,350	2,530	*	
8x10	HU810 / HUC810	14	7½	8⅜	2½	Min.	(14) 0.162 x 3½	(6) 0.162 x 3½	1,345	2,085	2,350	2,520	*	
		14	7½	8⅜	2½	Max.	(18) 0.162 x 3½	(8) 0.162 x 3½	1,795	2,680	3,020	3,250	*	
8x12	HU812 / HUC812	14	7½	10⅛	2½	Min.	(16) 0.162 x 3½	(6) 0.162 x 3½	1,345	2,385	2,690	2,880	*	
		14	7½	10⅛	2½	Max.	(22) 0.162 x 3½	(8) 0.162 x 3½	1,795	3,275	3,695	3,970	*	
8x14	HU814 / HUC814	14	7½	11⅞	2½	Min.	(18) 0.162 x 3½	(8) 0.162 x 3½	1,780	2,680	3,025	3,240	*	
		14	7½	11⅞	2½	Max.	(24) 0.162 x 3½	(12) 0.162 x 3½	2,695	3,570	4,030	4,335	*	
8x16	HU816 / HUC816	14	7½	13⅝	2½	Min.	(20) 0.162 x 3½	(8) 0.162 x 3½	1,780	2,980	3,360	3,600	*	
		14	7½	13⅝	2½	Max.	(26) 0.162 x 3½	(12) 0.162 x 3½	2,695	3,870	4,365	4,695	*	

SQUASH BLOCKING CONNECTION TO JOIST AT FLOOR.

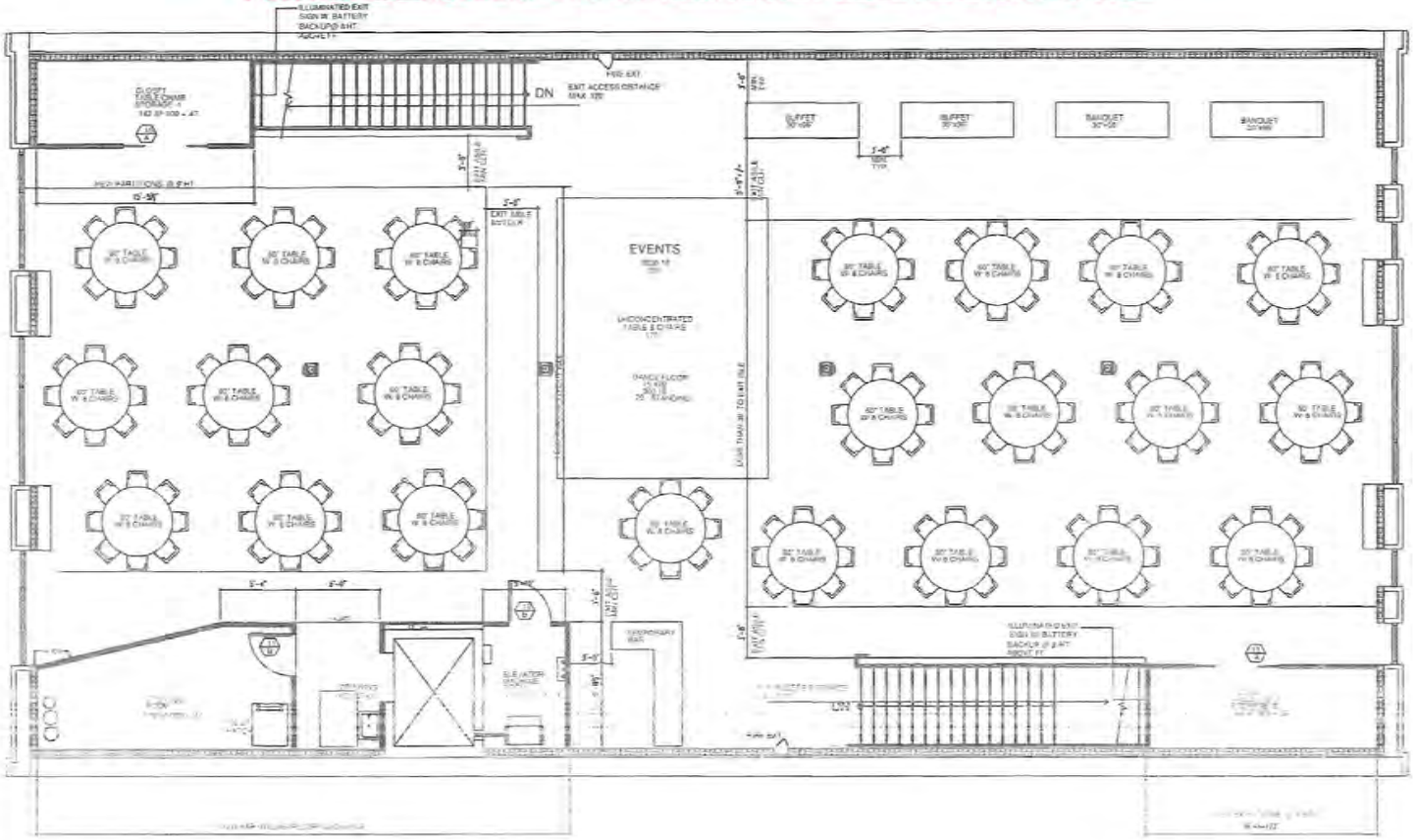
1. Uplift loads have been increased for earthquake or wind loading with no further increase allowed. Reduce where other loads govern.
2. For minimum nailing quantity and load values, fill all round holes; for maximum nailing quantity and load values, fill all round and triangular holes.
3. DF/SP loads can be used for SCL with an equivalent specific gravity of 0.50 or greater.
4. Truss chord cross-grain tension may limit allowable loads in accordance with ANSI/TPI 1-2014. Simpson Strong-Tie Hanger Selector web application includes the evaluation of cross-grain tension in its hanger allowable loads. For additional information, contact Simpson Strong-Tie.
5. **Fasteners:** Nail dimensions are listed diameter by length. See pp. 23–24 for fastener information.
6. Hangers with an "*" do not have an Installed Cost Index.

Codes: See p. 13 for Code Reference Key Chart

Specify joist-to-beam connections by visiting **app.strongtie.com/hs** to access our Hanger Selector web application.



FOR REFERENCE: 2ND FLOOR CURRENTLY USEE AS EVENT SPACE



WALL LEGEND

NEW 5/8" TYPE X GYP. BD.

DOOR SCHEDULE

HARDWARE SCHEDULE

DOOR NOTES

ALL DOOR FRAMES METAL.

North

REFERENCE FOR B17-351

1 / A2.1 SECOND FLOOR PLAN W/ FURNITURE PLAN

SCALE 1/4"=1'-0"

Charles Hagen
Architect
1715A se Salmon St.
Portland, OR 97214
503.530.0743
hagen.chas@gmail.com

CHARLES HAGEN
PORTLAND OR

RELEASE	DATE

Woodburn Association Building

Novera LLC

347 North Front Street

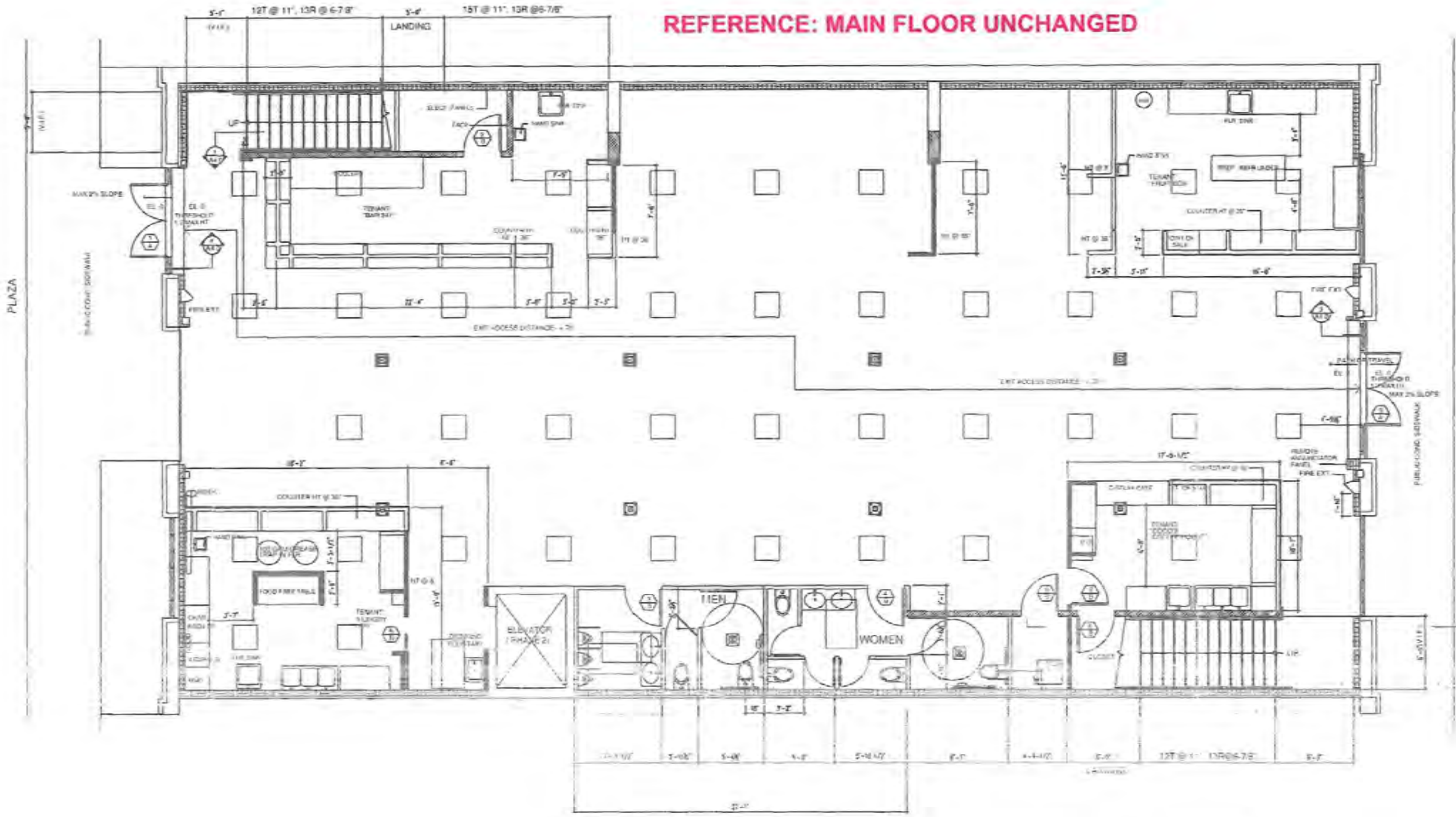
SECOND FLOOR PLAN

EXISTING FIRST FLOOR PLAN -

SEPTEMBER 22, 2025

A2.1

REFERENCE: MAIN FLOOR UNCHANGED



WALL LEGEND

ELECTRICAL LEGEND

DOOR SCHEDULE

DOOR NOTES

ALL DOOR FRAMES METAL

HARDWARE SCHEDULE

RESTROOM ACCESSORIES - BOBRICK OR EQ.

FIRST FLOOR PLAN

A2.0

REFERENCE FOR B17-351

MAY 28,2021

Charles Hagen
Architect
1715A se Salmon St.
Portland, OR 97214
503.530.0743
hagen.chas@gmail.com

Woodburn Association Building

Renovation for
METROPOLIS

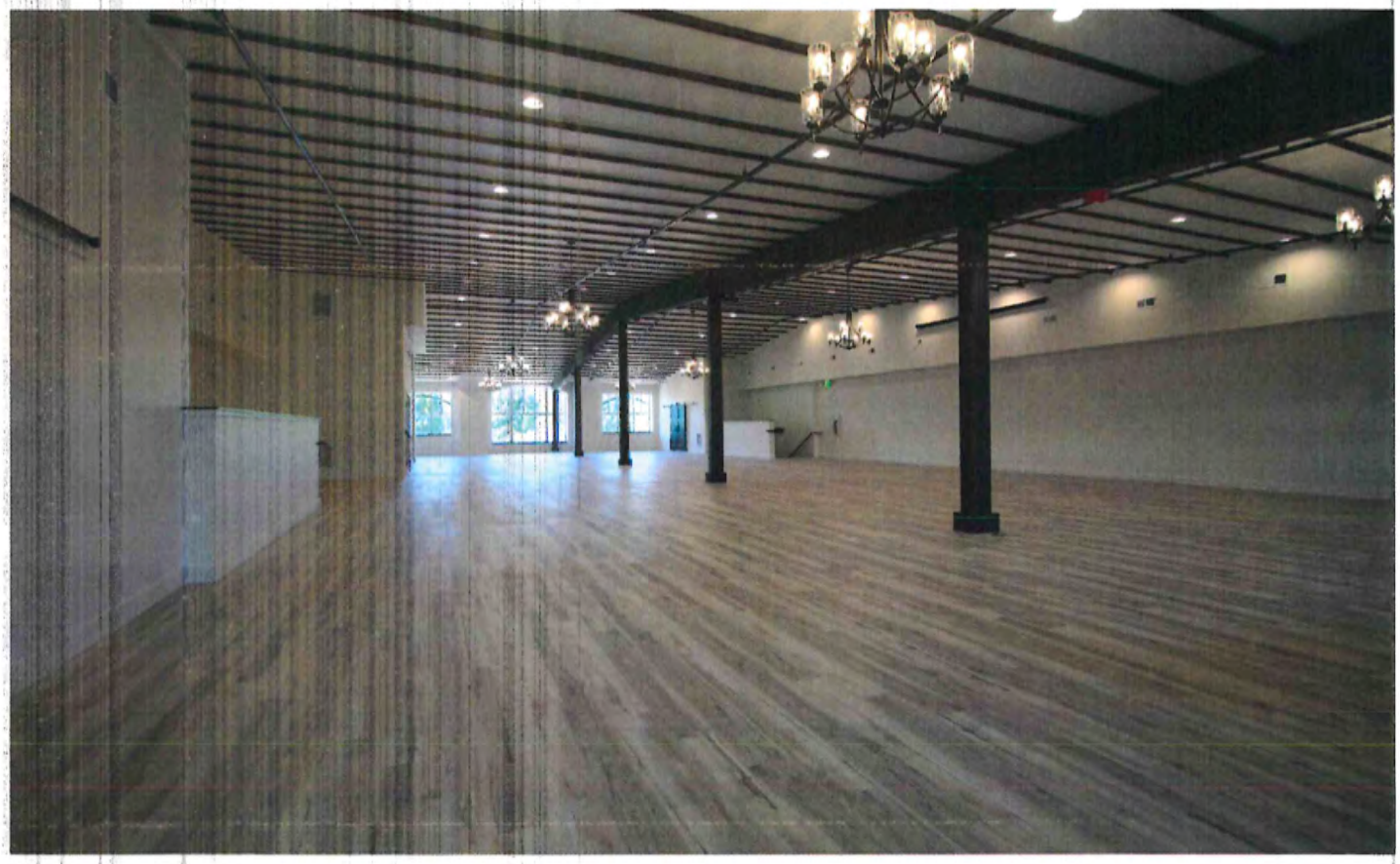
347 North Front Street
Woodburn, OR 97071

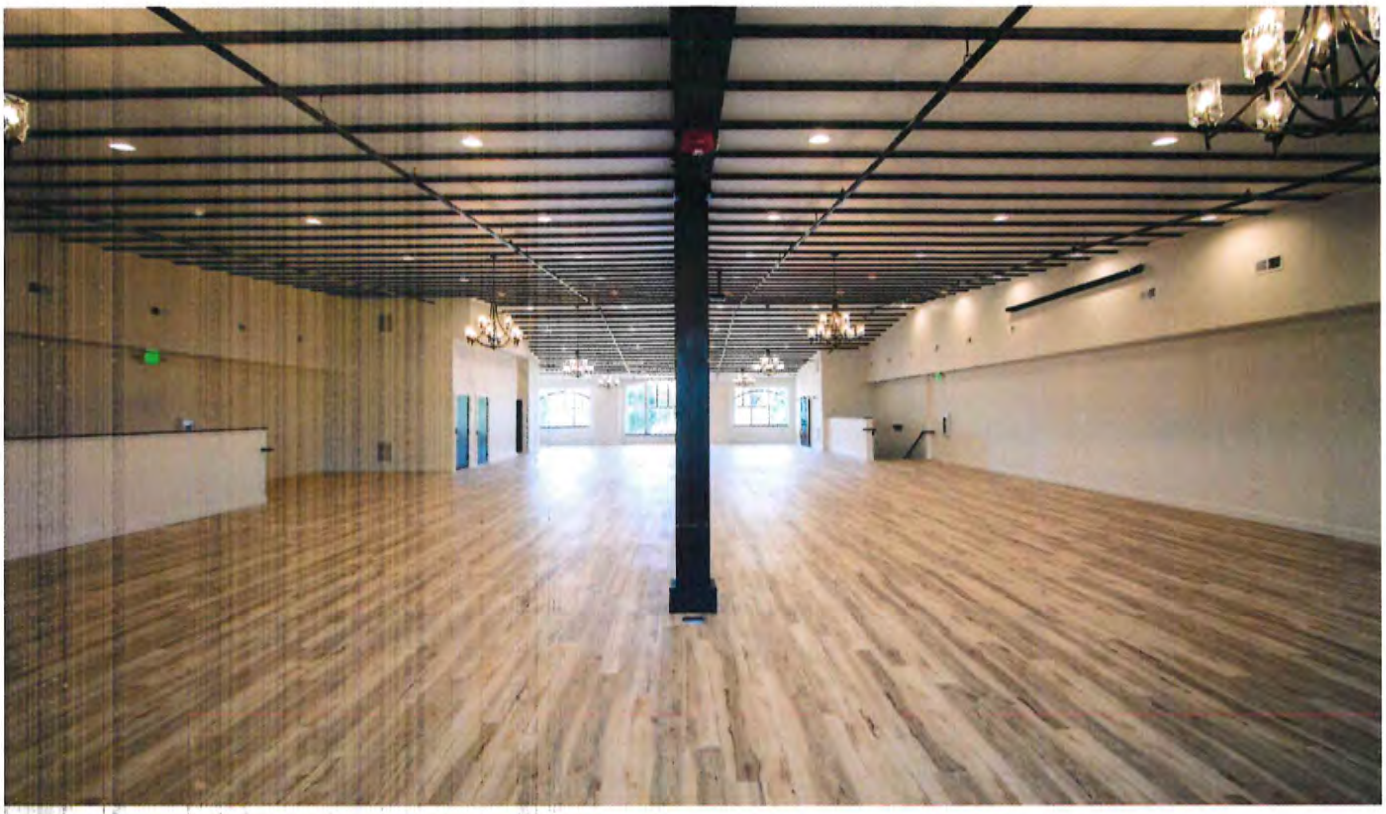
EXISTING FIRST FLOOR PLAN - NO CHANGES PROPOSED

SEPTEMBER 22, 2025

A2.0

CURRENT UNDERUTILIZED 2nd FLOOR






METROPOLIS
ATM
Bar 347