



LANDMARKS COMMISSION AGENDA

Tuesday, September 29, 2026

6:00 p.m.

This meeting includes in-person and virtual participation.

Council Chambers

333 Broadalbin Street SW

Or join the meeting here:

<https://council.albanyoregon.gov/groups/lac/zoom>

Phone: 1 (253) 215-8782 (long distance charges may apply)

Meeting ID: 891-3470-9381 Passcode: 530561

Please help us get Albany's work done.

Be respectful and refer to the rules of conduct posted by the main door to the Chambers and on the website.

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Approval of Minutes
 - September 2, 2026 [Page 3 – Page 5]
4. Public Comment
5. Scheduled Business
 - A. HI-15-26, Type III- Quasi-Judicial Process [Page 6 – Page 134]
Comments received [Page 135 – Page 136]
Summary: Historic Review for Exterior Alterations to infill an existing opening on the alley side of the building with brick to match the existing brick. The structure is located at 420 1st Ave SW.
(Project Planner: Alyssa Schrems Alyssa.schrems@albanyoregon.gov)
 - B. HI-18-26, Type III- Quasi-Judicial Process [Page 137 – Page 220]
Summary: Historic Review for Exterior Alterations to rehabilitate and restore the storefronts on 111-113 1st Avenue NW.
(Project Planner: Alyssa Schrems Alyssa.schrems@albanyoregon.gov)

Persons wanting to provide testimony may:

- 1- Email written comments to cd.testimony@albanyoregon.gov, including your name, before **noon on the day of the meeting**.

albanyoregon.gov/cd



- 2- To comment virtually during the meeting, register by emailing cd.testimony@albanyoregon.gov, before **noon on the day of the meeting**, with your name. The chair will call upon those who have registered to speak.
- 3- Appear in person at the meeting and register to speak.

6. Business from the Commission
7. Staff Updates
8. Next Meeting Date: November 5, 2026
9. Adjournment

This meeting is accessible to the public via video connection. The location for in-person attendance is accessible to people with disabilities. If you have a disability that requires accommodation, please notify city staff at least 48 hours in advance of the meeting at: cdaa@albanyoregon.gov or call 541-917-7550

Testimony provided at the meeting is part of the public record. Meetings are recorded, capturing both in-person and virtual participation, and are posted on the City website.



LANDMARKS COMMISSION

MINUTES

September 2, 2026

6:00 p.m.

Hybrid – Council Chambers

Approved: DRAFT

Call to Order

Vice Chair Settlemier called the meeting to order at 6:00 p.m.

Pledge of Allegiance

Roll Call

Members present: Camron Settlemier, Richard Engeman, Vance McDermott, Mason Cox, Henry Ryals, Rayne Legras

Members absent: Chad Robinson (excused)

Approval of Minutes for August 5, 2026

Commissioner Settlemier noted one change to the minutes. Commissioner Engeman motioned for approval of minutes, as amended, for the August 5, 2026, meeting. Commissioner McDermott seconded the motion. All voted and motion passed 6-0.

Comment

Lonna Capaci, Visitor Services/Historic Resources Manager for the Albany Visitors Association (AVA), visited the Albany Regional Museum to take in the new exhibit, focusing on Robert Ferguson. She mentioned the passing of Bill Maddy, a local historian from Albany. Lonna shared that she was invited by Take Root Magazine to write an article on pioneer women. She wrote about two women from the Benton and Linn County area, Sarah Helmick and Letitia Carson. Upcoming events in Albany include Antiques in the Streets on September 12th. The Albany Regional Museum will be closed for the next four months to prepare for new exhibits. History Bites on September 9th at the Albany Public Library, will feature Tai Stith, who will share on the Bureau of Mines. History Sips will be at Calapooia Brewery on September 10th, with a topic of “Looks that kill”, presented by Val Van Alstyne.

Scheduled Business

Quasi-Judicial Public Hearing on Planning File HI-13-26 - Historic Review of Exterior Alterations at the Old Armory.

Chair called the public hearing to order at 6:07 p.m.

Commission Declarations

- Declared any Conflict of Interest – McDermott – potential due to his business
- No members declared any Ex-Parte Contact
- McDermott reported a site visit. Cox and Settlemier did walk/drive by
- No members abstained from the deliberation
- There were no public challenges to participation of commission members

Reading of Hearing Procedures

Planning Manager, David Martineau, read the hearing procedures.

Staff Report

Project Planner, Jennifer Cepello, presented the staff report and slides*. This is for HI-13-26, a historic review of exterior alterations and the use of substitute materials, located at 104 4th Avenue SW. Proposal is to replace four windows on the 2nd floor.

Applicant Testimony

Silia Sequeira, from Varitone Architecture, gave information on the age and condition of the current windows and described the proposed changes. She explained that the windows were not original historic and that the current windows had failed, thus allowing water to penetrate the building. The original masonry surrounding the windows was historic and needed to be preserved. She went into detail on reasoning of the proposed project and the slight visual changes of the new window design as well as the reason for choosing the new type of window. She addressed the concerns of the testimony received and how replacing them will help to preserve the Armory.

Staff questions

McDermott asked about the water intrusion and damage to the building. He also noted that there was the assumption of the windows being original historic. Settlemier asked for a comparison in replacement of historic windows as opposed to using new ones. Sequeira explained that due to the historic masonry being very fragile that the installation of a newer window style will allow them to have a better water seal at the opening and will allow the water to weep to the exterior instead of into the structure. There were also questions as to why they chose the new type of window and the dimensions of the sash and frame. McDermott asked if the wood trim would also be replaced. Sequeira affirmed that the trim would be replaced so there would be no need to replace it, when it also eventually failed.

Public Testimony

None.

Waiver

Vice Chair asked if the applicant wished to waive the 7-day waiting period for submitting additional written arguments. Applicant agreed to waive the waiting period.

Procedural Questions to Staff

McDermott asked on how to evaluate this case since the windows were not completely original. Settlemier noted that this discussion would be part of deliberation.

Vice Chair Settlemier called the public hearing closed at 6:27 p.m.

Commission Deliberation

McDermott spoke on the type and age of windows as well as issues with maintaining the current windows. Legras noted that age of the current windows and their location have contributed to the water intrusion. Cox supported the approval and spoke on how denying the application will further deteriorate the building. Ryals explained what he had viewed of the current window assembly and why he supports the approval. Settlemier agreed that while it wasn't a perfect situation to approve the proposal, he still approved of it and saw the need to protect the masonry. McDermott was torn on the project but also wants to protect the building.

Motion: Commissioner Cox motioned to approve the exterior alterations, including the conditions of approval. Commissioner Legras seconded. The vote passed with 6-0.

Article 7 Discussion

Planning Manager, David Martineau, noted who he still needed feedback from commissioners for Article 7 discussion. He wished to combine all the information before there would be a discussion. He then reminded the group that the date for the next meeting wasn't scheduled until October 14th, due to availability of the Council Chambers. Because of this, he asked if the group would be amiable to moving that meeting to Tuesday, September 29th. They did a poll and all agreed to meet on September 29th, at 6pm. Martineau asked to have everyone submit Article 7 comments to him no later than September 15th.

Business from the Commission

With it being Henry Ryals first meeting with the Landmarks Commission, Ryals took a moment to introduce himself to the group and share a little background of himself. Commission members welcomed the new member.

Business from Staff

Martineau explained how he had met with Planning and Public Works regarding the historic rail tracks and received very positive response from the group. He showed slides* and described the location and potential opportunity to preserve the rails. He encouraged input from the group on some ideas how they would like to move forward with the project. Ideas included: gently remove more of the asphalt to expose more of the tracks, cover with a protective sealant to seal the site, utilize some of the existing grant monies to install interpretive signage calling out the site.

McDermott asked if the CLG grant money could be used to hire an expert on preserving the site. Martineau named a brick restoration person, Larry Preston. He also asked how they felt would be best to use the grant money on this project. Legras noted that just removing the asphalt could damage the underlying brick work, if there wasn't a plan on what to do next. Martineau mentioned that a conversation with Sybaris would be necessary to gauge their level of interest in preserving and restoring the tracks, which might impact the parking on that side of the street. Settlemier made mention of the need to make sure that there are no upgrades to the street that could damage the rails. McDermott asked about the time frame to use the CLG money for signage before starting the preservation process. Martineau noted that keeping it covered with the asphalt would keep it from deterioration until a plan could be made. Cox agreed and mentioned that having one parking spot of exposed tracks along with signage of its historic significance. Engeman agreed with the need to preserve the rails and appreciated that the exposed rails were located alongside the train station. He also noted that showcasing the tracks will add to the significance of trains in Albany's history. Legras shared her thanks to Liz Rapp for bringing this to the Commission's attention and how excited the group was to be part of it. There was discussion on how and if the site should be cordoned off. David asked the group for names of people that may have expertise with historic rails.

Martineau asked for articles and ideas for the upcoming Preservation Post Newsletter that will be coming out late October/early November. Settlemier recommended that they reach out to Liz Rapp to do a write-up about the rails being exposed.

Next Meeting Dates

The next meeting is scheduled for September 29, 2026, at 6:00 p.m.

Adjournment

Vice Chair Settlemier adjourned the meeting at 7:01p.m.

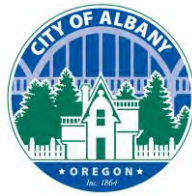
Respectfully submitted,

Talley Richardson
Administrative Assistant

Reviewed by,

David Martineau
Planning Manager

**Documents discussed at the meeting that are not in the agenda packet are archived in the record. The documents are available by emailing cdaa@albanyoregon.gov.*



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | COMMUNITY DEVELOPMENT 541-917-7550

Staff Report

Historic Review of Exterior Alterations

HI-15-26

September 22, 2026

Summary

This staff report evaluates a Historic Review of Exterior Alterations for a commercial structure on a developed lot within the Downtown National Register Historic District (Attachment A). The applicant proposes to fill in an existing opening on the south (alley) elevation of the E.H. Rhodes Building.

Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Alyssa Schrems, Project Planner
Property Owner/Applicant:	Sable Drive LLC; 100 Ferry Street NW, Albany, OR 97321
Address/Location:	420 1st Avenue SW, Albany, OR 97321
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-06CC-8100
Zoning:	Historic Downtown (HD) District (Downtown National Register Historic District)
Overlays:	Climate Friendly Area (CFA)
Total Land Area:	10,159 square feet
Existing Land Use:	Commercial Business
Neighborhood:	Central Albany
Surrounding Zoning:	North: HD East: HD South: HD West: HD
Surrounding Uses:	North: Commercial, Store East: Commercial, parking lot South: Commercial, Offices and Store West: Commercial, Restaurants and stores
Prior History:	SP-95-94 – Application for a Site Plan Review for a change of use from a dance studio and bicycle shop to allow for the expansion of an existing print shop. SP-67-95 – Application for a Site Plan Review to expand a print shop into an adjacent area that was a bicycle shop. HI-10-12 – Application for a Historic Review of Exterior Alterations to remove a very large pyramid-like skylight on the roof of 406 First Avenue W.

HI-09-22 – Application for Historic Review of Exterior Alterations and Use of Substitute Materials to remove and replace the existing membrane roof covering, complete maintenance on the roof, remove and replace portions of the façade, restore upper residential windows, reconstruct the original first floor windows, renovate the existing roof well, add new ventilation penetrations, construct a penthouse addition, reinstall the St. Francis sign, and add seismic updates.

Notice Information

On September 8, 2026, a notice of public hearing was mailed to property owners within 100 feet of the subject property. On September 18, 2026, notice of public hearing was also posted on the subject site. As of the writing of this staff report, no comments have been received on this application.

Analysis of Development Code Criteria

Historic Review of Exterior Alterations Generally (ADC 7.120)

Albany Development Code (ADC) review criteria for Historic Review of Exterior Alterations Generally (ADC 7.120) are addressed in this report for the proposed development. The criteria must be satisfied to grant approval for this application. Code criteria are written in **bold** followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

Exterior Alteration Criteria (ADC 7.120)

- 1. The Director will approve residential alteration requests if one of the following criteria is met:**
 - a. There is no change in historic character, appearance, or material composition from the existing structure.**
 - b. The proposed alteration materially duplicates the affected exterior building features as determined from an early photograph, original building plans, or other evidence of original building features.**
 - c. The proposed alteration is not visible from the street.**
- 2. For all other requests, the Landmarks Commission will review and process the alteration proposal. The applicant and adjoining property owners within 100 feet will receive notification of the Landmarks Commission public hearing on the proposal. The Landmarks Commission will accept written and verbal testimony on the proposal. For buildings on the Special Assessment of Historic Property Program, the Landmarks Commission decisions will be forwarded to the State Historic Preservation Office.**

Findings of Fact

- 1.1 The subject property (comprising two buildings known as the St. Francis and the E.H. Rhodes buildings) is located at 420 First Avenue SW. The E.H. Rhodes building is characterized by coupled one over one double-hung wood windows, storefront windows with a paneled apron and multi-lighted upper panels, simple brick belt courses that divide the 1st and 2nd levels, and a simply molded cornice.

The applicant is proposing to infill an existing opening in the brick façade facing the alley with matching bricks.
- 1.2 The subject property is located within the Downtown Commercial National Register Historic District and is rated as Historic Contributing. The structure is part of the Special

Assessment of Historic Property Program and notice was provided to the State Historic Preservation Office for comment.

- 1.3 The structure is located at 420 1st Avenue SW on a 10,159-square-foot lot at the corner of 1st Avenue and Ferry Street SW, with an unnamed half-block alley located between 1st Avenue and 2nd Avenue to the rear (Attachment A).
- 1.4 Exterior alterations proposed with this application include bricking in the existing opening on the rear of the E.H. Rhodes structure with brick that matches the current structure.

Exterior Alteration Criteria (ADC 7.100-7.165)

Section 7.150 of the ADC, Article 7, establishes the following review criteria in **bold** for Historic Review of Exterior Alterations applications. For applications other than the use of substitute materials, the review body must find that one of the following criteria has been met in order to approve an alteration request.

- 1. The proposed alteration will cause the structure to more closely approximate the historical character, appearance, or material composition of the original structure than the existing structure; OR**
- 2. The proposed alteration is compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.**

Findings of Fact

- 1.1 Location and Historic Character of the Area. The subject property is located at 420 1st Avenue SW in the Historic Downtown (HD) zoning district within the Downtown Commercial National Register Historic District. The surrounding properties are in the HD zoning district and are developed with a mix of uses including commercial, restaurants, offices, and parking lots.
- 1.2 Historic Rating. The subject building is rated as a Historic Contributing resource in the Downtown National Register Historic District. The building was constructed in 1907.
- 1.3 History and Architectural Style. The nomination form lists the architectural style of the building as Commercial style. The structure was first constructed as a retail/commercial space.
- 1.4 Proposed Exterior Alterations. The applicant proposes to brick in an existing second floor opening on the alley side façade of the structure. The applicant proposes to use red bricks from the neighboring St. Francis building. If there are not enough bricks available from the St. Francis, the applicant states there are bricks available from another building of the same time-period.

ADC 7.150 further provides the review body will use the Secretary of the Interior's Standards for Rehabilitation as guidelines in determining whether the proposed alteration meets the review criteria. Conclusions for ADC 7.150 and 7.160 will be discussed below.

Secretary of Interior's Standards for Rehabilitation – (ADC 7.160)

The following standards are to be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
- 2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.**

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic material shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Findings of Fact

- 2.1 Building Use (ADC 7.160(1)). The building was originally constructed as a retail and general commercial space, with residential space on the second floor. The applicant currently proposes to use the first floor for commercial use after renovation and the second floor for residential apartment units. Based on these facts, this criterion is met.
- 2.2 Historic Character (ADC 7.160(2)). The structure was constructed in the Commercial style. The applicant does not propose to remove any historic material or alter the features that characterize the structure. Based on these facts, the proposal appears to be consistent with ADC 7.160(2).
- 2.3 Historic Record & Changes (ADC 7.160(3) and (4)). The structure was originally constructed in 1907 in the Commercial style. The applicant does not propose any conjectural features or architectural elements from other buildings. Based on these facts, the proposal appears to be consistent with ADC 7.160(3-4).
- 2.4 Distinctive characteristics (ADC 7.160(5)). The structure was originally constructed in 1907 in the Commercial style. Distinctive features include coupled one over one double-hung wood windows, storefront windows with a paneled apron and multi-lighted upper panels, simple brick belt courses that divide the 1st and 2nd levels, and a simply molded cornice. The applicant states that distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the property shall be preserved. Based on these facts, the proposal appears to be consistent with ADC 7.160(5).
- 2.5 Deteriorated Features (ADC 7.160(6)). The proposal is brick in an existing second floor opening using bricks from the same time-period. The opening is allowing in rain and other

weather that is causing deterioration on the St. Francis building. By allowing the opening to be bricked in, the neighboring building will experience less deterioration. Based on these facts, the proposal appears to be consistent with ADC 7.160(6).

- 2.6 Use of Chemical or Physical Treatments (ADC 7.160(7)). The applicant states they will not use chemical or physical treatments. Based on these facts, the proposal appears to be consistent with ADC 7.160(7).
- 2.7 Significant Archaeological Resources (ADC 7.160(8)). The applicant states there are no known archeological resources located at or near this site. If significant archaeological resources are found on the site, the contractor will notify the architect who will notify a SHPO archeologist. The artifact will not be moved and work in the area will cease until SHPO is done with their review. Based on these facts, the proposal appears to be consistent with ADC 7.160(8).
- 2.8 Historic Materials (ADC 7.160(9)). The applicant states the exterior alterations will not destroy historic materials that characterize the property. The applicant states that their intention is to use bricks from the same time-period that have been sourced from the St. Francis or another local building. These bricks should appear similar due to being manufactured locally. The Landmarks Commission has the discretion to determine if the proposed bricks meet this criterion.
- 2.9 New Additions (ADC 7.160(10)). The applicant proposes to brick in an existing opening on the second floor of the E.H. Rhodes building. This work will be differentiated from the original work due to the internal reinforced construction that is proposed to keep the bricks stable. The Landmarks Commission has the discretion to determine if this criterion is met.

Conclusions

- 2.1 The proposed exterior alterations will be compatible with the historic characteristics of the surrounding buildings and the existing buildings in massing, size, scale, materials, and architectural features.
- 2.2 The proposed alterations will be compatible with the surrounding area and existing building, potentially satisfying ADC 7.150(2) and consistent with the Secretary of Interior's Standards in ADC 7.160,

Overall Conclusions

The applicant proposes to fill in an existing opening on the south (alley) elevation of the E.H. Rhodes Building

Based on this analysis, it appears that all applicable criteria are met for the exterior alterations.

Options

The Landmarks Commission has three options with respect to the subject application:

- Option 1: Approve the request as proposed;
- Option 2: Approve the requests with condition of approval;
- Option 3: Deny the request.

Motions

Approval: I move to approve the exterior alterations including conditions of approval as noted in the staff report for application planning file no. HI-15-26. This motion is based on the findings and conclusions in the September 22, 2026, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter.

Approval with new conditions of approval: I move to approve the exterior alterations including conditions of approval as **drafted during this meeting** for application planning file no. HI-15-26. This motion is based on the findings and conclusions in the September 22, 2026, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter.

Denial: I move to deny the exterior alterations as detailed in planning file no. HI-15-26. This motion is based on the findings and conclusions made by the Landmarks Commission during deliberations on this matter.

Conditions of Approval

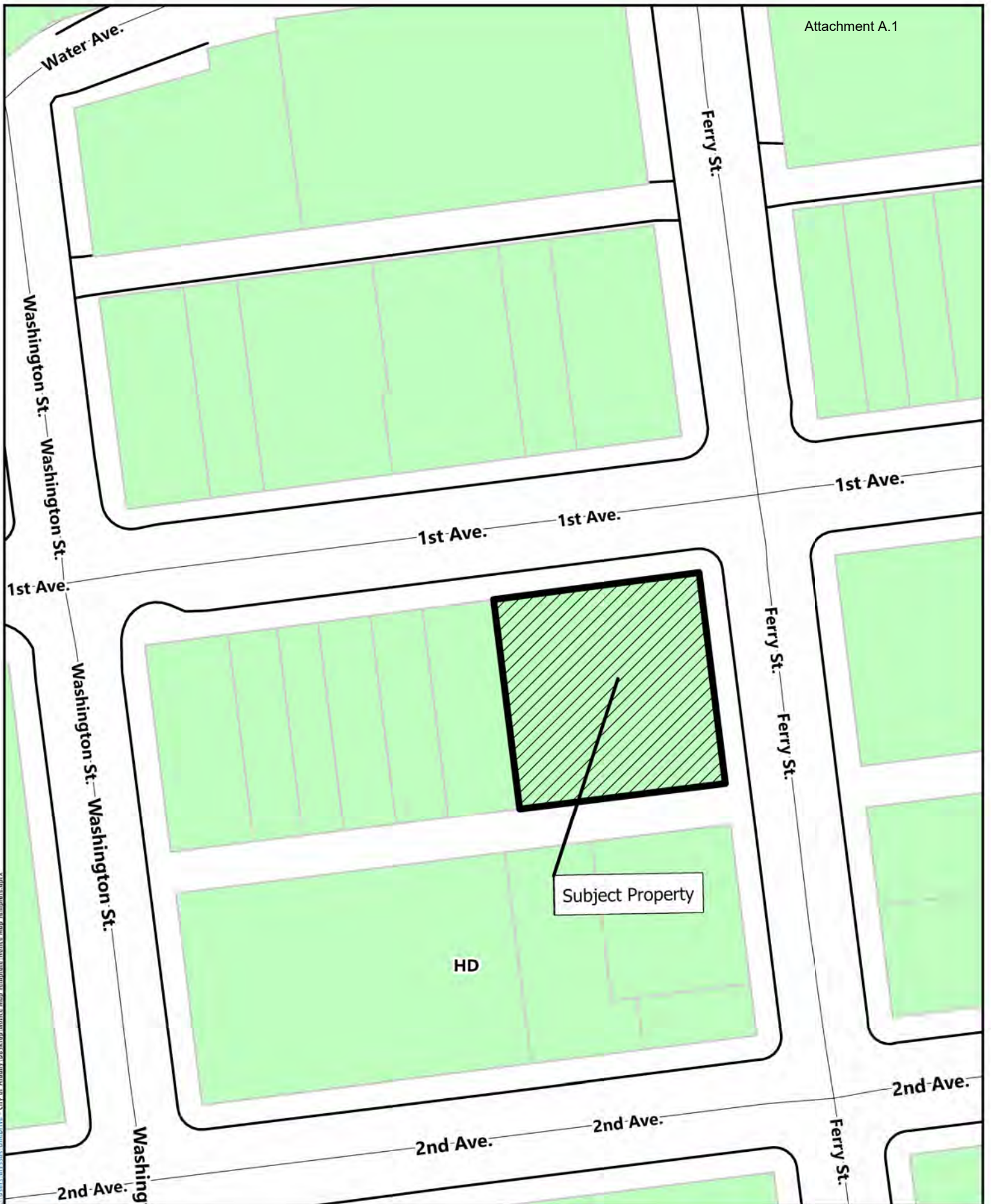
- Condition 1 **Historic Review** – A final historic inspection is required to verify that the work has been done according to this application. Please call the historic planner (541-791-0176) a day or two in advance to schedule.
- Condition 2 **Exterior Alterations** – The proposed exterior alterations shall be performed and completed as specified in the staff report. Deviations from these descriptions may require additional review.

Attachments

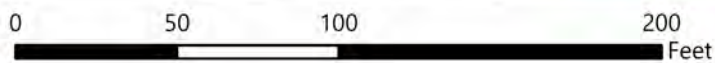
- A. Location Map
- B. Historic Resource Survey
- C. Applicant Submittal
- D. Building Plans

Acronyms

ADC	Albany Development Code
CFA	Climate Friendly Area Overlay
HD	Historic Downtown District
HI	Historic Review File Designation



C:\Users\alvarez\OneDrive - City of Albany\Desktop\Notice Map Template\Notice Map Template.aprx



420 1st Ave SW

Date: 9/3/2026 Map Source:

Location Map

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY - ALBANY
DOWNTOWN HISTORIC DISTRICT

Attachment B.1

COUNTY: Linn

HISTORIC NAME: Rhodes Block	ORIGINAL USE: Retail/Residential
COMMON NAME: Pride Printing	CURRENT USE: Retail/Offices
ADDRESS: 410 1st Ave SW	CONDITION: Good
ADDITIONAL ADDRESS 422 1st Ave SW	INTEGRITY: Fair MOVED? N
CITY: Albany	DATE OF CONSTRUCTION: 1907
OWNER: Pride Printing Co, INC	THEME: Commercial
CATAGORY: Building	STYLE: Commercial
LOCATION: Downtown Historic District	ARCHITECT:
MAP NO: 11S 3W 6CC TAX LOT: 08000	BUILDER: William Rhodes
BLOCK: 10 LOT: 3	QUADRANGLE: Albany
ADDITION NAME:	LOCAL RANKING: Primary
PIN NO: 11S03W06CC08000 ZONING: HD	SPECIAL ASSESSMENT: N YR:

PLAN TYPE/SHAPE: Rectangle	NO. OF STORIES: 2
FOUNDATION MAT.: Concrete	BASEMENT: N
ROOF FORM/MAT.: Flat	PORCH: N

STRUCTURAL FRAMING: Brick

PRIMARY WINDOW TYPE: One over one double hung wood. Storefront

EXTERIOR SURFACING MATERIALS: Brick

DECORATIVE FEATURES:

Upper windows are coupled one over one double hung wood sash. Storefront windows have paneled apron and multi-lighted upper panels. Simple brick belt courses divide 1st and 2nd levels. Simply molded cornice.

EXTERIOR ALTERATIONS/ADDITIONS:

1st floor storefronts remodeled

NOTEWORTHY LANDSCAPE FEATURES:

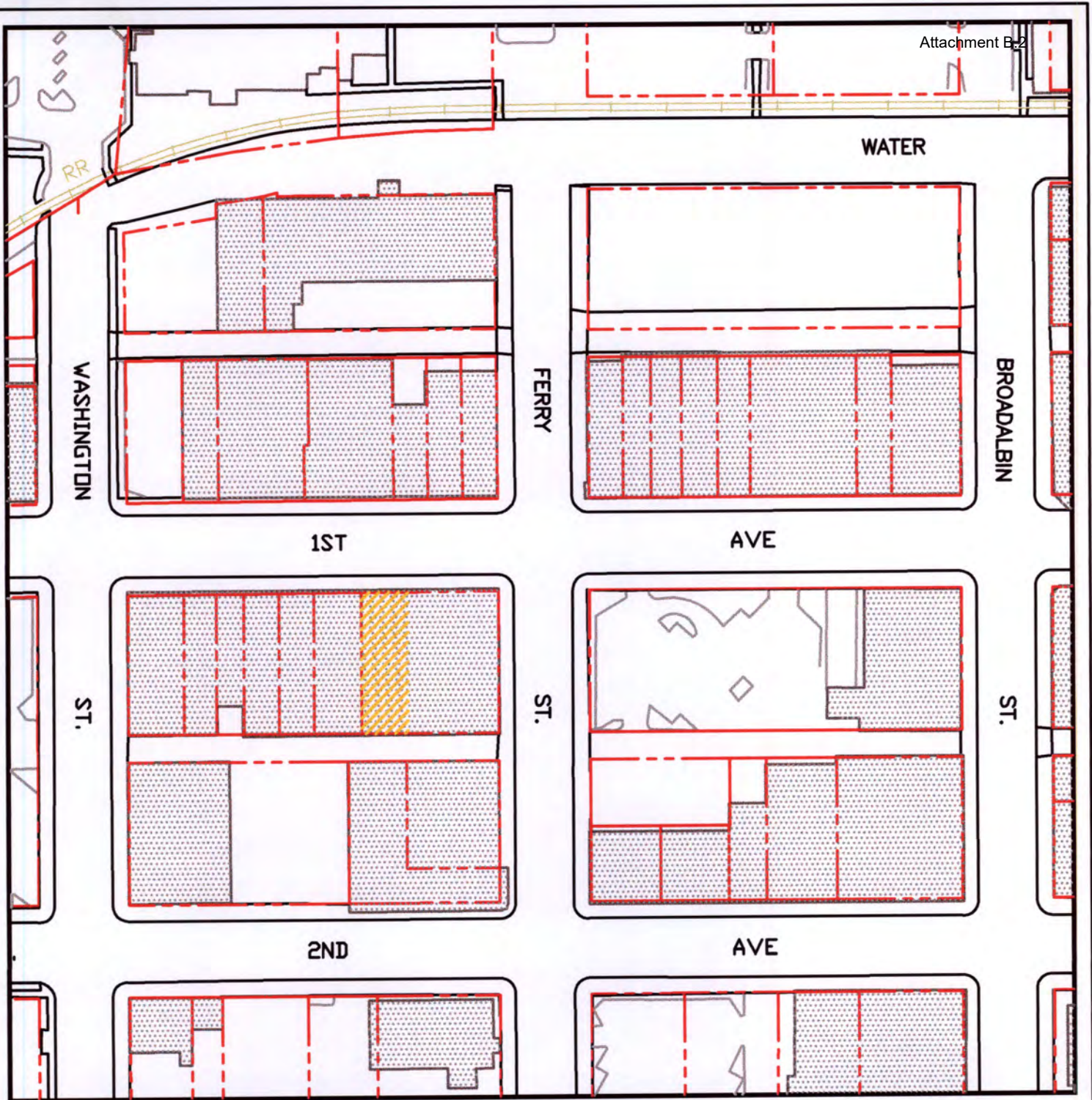
1 street tree

ADDITIONAL INFO:

Connected on the inside to the St. Francis Hotel (110 Ferry St S)

INTERIOR FEATURES:

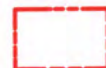




PIN No.: 11S03W06CC08100
410 1ST AVE SW



Subject Property



Tax Lot Boundaries

50 0 50 100

The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All the information we provide is generally believed to be accurate, occasionally the information proves to be incorrect, and thus we do not warrant its accuracy. Prior to making any property purchases or other investments based, in full or in part, upon the information provided, we specifically advise that you independently field verify the information contained within our records.





410420 18AYESW
TAX LOT #8100
RHODES BLOCK



410 1st AVE. W
RHODES BLOCK



St. Francis
(LOOKING THRU RHODES BLK.)



Rhodes Bldg







Attachment B.10.
410 1st Ave.
Before St. Francis



62) Davenport Music Store, southwest corner of First & Ferry, c. 1908. The Hotel was built on this site after a fire destroyed the music store before 1912.

(2)

DOWNTOWN ALBANY PROPERTY PROFILE

LOCATION

F Name of Building G H RHODES BLOCK (ST FRANCIS HOTEL ANNEX)

F Street Address(es) 410 W 1ST, 420 W 1ST

COG Block 10 Tax Lot 8100 Assessor's Map No. 11-3W-6CC

COG Owner's Name and Address PRIDE PRINTING Co., 406 W 1ST, ALBANY

BUILDING INFORMATION

COG/F Total Building Size 3450^{sq. ft.} Square Ft. per Floor, 2 floors

1st Floor use(s) BIKE SHOP + DANCE STUDIO

2nd Floor use(s) STORAGE

Basement use(s) STORAGE

F/COG Expandable to N/A

F Multi-tenant or free standing MULTI-TENANT

COG Year built 1907

* Code restriction on First Floor _____

Upper Floor(s) _____

Basement _____

PARKING

F/COG On-site ☐ Number of spaces _____ Distance to public off-site lot _____

COG Historic Preservation Category (if applicable): SECONDARY

General Description and Comments COMMERCIAL/OFFICE

Building Type _____

Comments _____

F/* For sale () or lease ()

F/* Local Contact

Name _____

Company _____

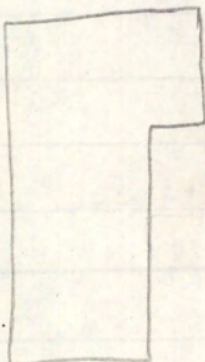
Address _____

Phone Number _____

Exclusive agent () yes () no

Date expires _____

F Sketch:



Name _____ Date _____

26. 410 First Avenue SW.

Present Owner:

Pride Printing Co. Inc.
406 1st St
Attachment B.14
~~Stuart Lang~~
Albany, Oregon 97321

Significance: Primary

Tax Lot:

11-3W-6CC-8100

Use: Store (bicycle shop and
dance studio)

Description: Two-story commercial building with flat roof. First floor street elevation has been remodeled considerably with new windows added to the eastern bay of the building. Western bay has had a false front added. Boxed cornice and simple frieze at building crown top of first floor elevation windows. Large one over one light double hung sash windows across front elevation at second floor level. Three sets of belt courses and simple molding across top of building. Plaque in center, crown level reading E. H. Rhodes Block, 1907.

Style: Commercial brick.

Note: Ohling and Taylor Hardware in 1909.

Construction Date: c. 1907.

26. 410 First Avenue SW.

Present Owner:

Bride Printing Co. Inc.
406 1st Attachment B.15
~~Stuart Lang~~
Albany, Oregon 97321

Significance: Primary

Tax Lot:

11-3W-6CC-8100

Use: Store (bicycle shop and
dance studio)

Description: Two-story commercial building with flat roof. First floor street elevation has been remodeled considerably with new windows added to the eastern bay of the building. Western bay has had a false front added. Boxed cornice and simple frieze at building crown top of first floor elevation windows. Large one over one light double hung sash windows across front elevation at second floor level. Three sets of belt courses and simple molding across top of building. Plaque in center, crown level reading E. H. Rhodes Block, 1907.

Style: Commercial brick.

Note: Ohling and Taylor Hardware in 1909.

Construction Date: c. 1907.

✓✓ Linn County Tax Data File

Tax lot #..... 11S03W06CC08100
 Tax acct #..... 0081378
 Site address.. 110 FERRY ST SW

In-City? Y

Owner..... PRIDE PRINTING CO, INC
 Address-1..... 406 1ST AVE W
 Address-2..... ALBANY OR 97321-2228
 Address-3.....
 Address-4.....
 Address-5.....

Property class... 2110 Tax Code #1...0801
 Stat class..... 000 Tax Code #2...0000

Land market value... 65,790
 Imp. market value... 159,200

ADDITIONAL ADDRESS: 120 FERRY ST.
 406 FIRST AVE. W
 410

HISTORIC REVIEW OF EXTERIOR ALTERATIONS

Rhodes Building/St. Francis Hotel

Submitted to:	City of Albany Planning Division P.O Box 490 Albany, OR 97321-0144 541-917-7550
Applicants/Property Owners:	Glorietta Bay LLC 100 Ferry St NW Albany, OR 97321-2253
Site Location:	406, 410, 420 1st Avenue SW, Albany, OR 97321 110 and 120 Ferry Street SW, Albany, OR 97321
Linn County Assessor's Map No.:	11S-03W-06CC Tax Lot 8100
Site Size:	±10,159 square feet
Existing Land Use:	Commercial Structure
Zone Designation:	Historic Downtown (HD) Zoning District
Comprehensive Plan Designation:	Village Center
Surrounding Zoning:	North: HD South: HD East: HD West: HD
Surrounding Uses:	North: Commercial South: Commercial East: Commercial West: Commercial

Historical Review of Exterior Alterations-420, 410 1st Ave NW

HISTORIC REVIEW OF EXTERIOR ALTERATIONS Rhodes Building/St. Francis Hotel

Executive Summary:

An application has been submitted for Historic Review of Exterior Alterations for the proposed infill of an existing opening on the south elevation of the E.H. Rhodes Building, located at 420 1st Avenue SW within the Downtown National Register Historic District. The Rhodes Building, together with the adjacent St. Francis Building, is a contributing historic resource that reflects the commercial development patterns and architectural character of early-twentieth-century Albany.

The proposed work consists solely of the infill of a second-story opening on the alley-facing elevation of the Rhodes Building. This alteration is part of a broader, long-term plan to rehabilitate and restore both the St. Francis and Rhodes buildings; however, this application is limited exclusively to the infill work described herein. The opening will be filled in with Concrete Masonry units (CMU) blocks on the interior with rebar reinforcements and period red bricks from the St. Francis and the historic house located at 2601 Salem Ave SE Albany, OR 97321, if necessary, that was built during the same time period.

According to Albany Development Code (ADC) 1.100, Table 1.100-1, 7.120, and 7.180, a Type III Quasi-Judicial Review before the Landmarks Commission is required for requests for exterior alterations of commercial structures listed on the National Register of Historic Places.

Historic Review of Exterior Alterations (ADC 7.100-7.165)

Section 7.150 of the Albany Development Code (ADC), Article 7, establishes the following review criteria in bold for Historic Review of Exterior Alterations applications. For applications other than for the use of substitute materials, the review body must find that one of the following criteria has been met in order to approve an alteration request.

- 1. The proposed alteration will cause the structure to more closely approximate the historical character, appearance or material composition of the original structure than the existing structure; OR**
- 2. The proposed alteration is compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.**

ADC 7.150 further provides that the review body will use the Secretary of the Interior's Standards for Rehabilitation as guidelines in determining whether the proposed alteration meets the review criteria

Secretary of Interior's Standards for Rehabilitation – (ADC 7.160)

The following standards are to be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

HISTORIC REVIEW OF EXTERIOR ALTERATIONS
Rhodes Building/St. Francis Hotel

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance, in their own right, shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic material shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent, or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

HISTORIC REVIEW OF EXTERIOR ALTERATIONS

Rhodes Building/St. Francis Hotel

The analysis includes findings related to the Exterior Alterations review criteria in ADC 7.150, followed by the evaluation of the applicable Secretary of Interior Standards in ADC 7.160.

Findings of Fact:

- 1.1 **Location and Historic Character of the Area.** The subject property (also known as the St. Francis and E.H. Rhodes building) is located at 420 First Avenue SW in the Historic Downtown (HD) zoning district within the Downtown National Register Historic District. The surrounding properties are in the HD zoning district and are developed with a mix of uses including commercial, mixed-uses, and parking lots.

The St. Francis and E.H. Rhodes buildings contribute to the Downtown National Register Historic District through their **commercial architectural form, historic brick masonry, and early-twentieth-century construction methods**. Their materials, proportions, and detailing collectively express the district's period of significance, characterized by:

- **Load-bearing brick construction**
- **Symmetrical storefront arrangements**
- **Simple, utilitarian commercial façades**
- **Historic alley-facing elevations** that served functional roles in early commercial operations

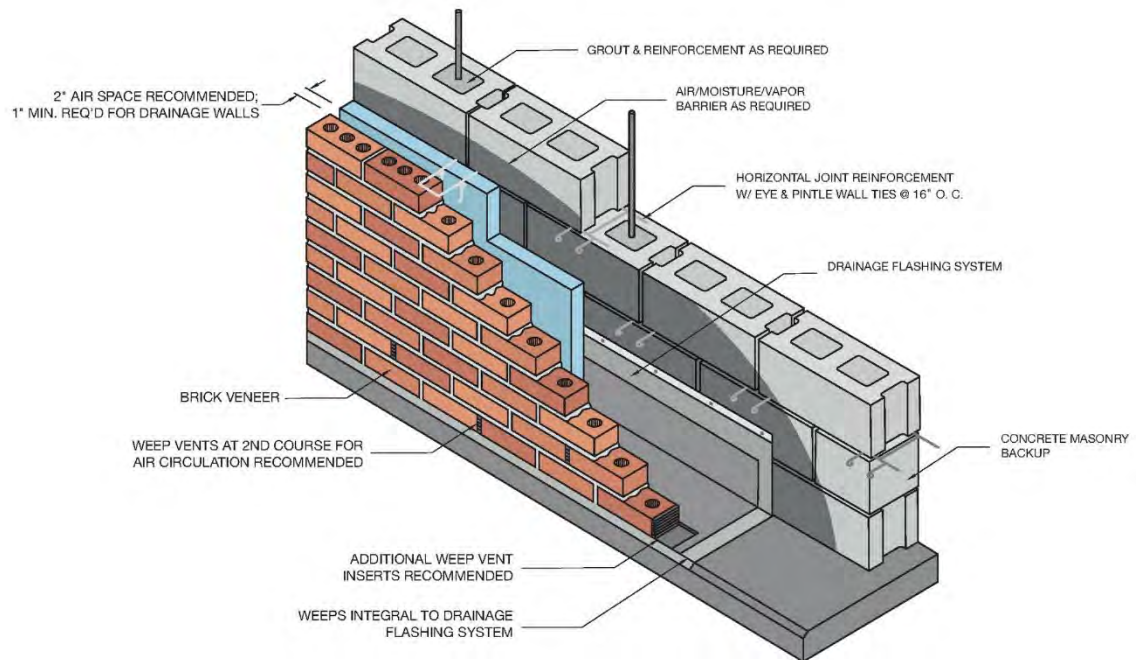
Although utilitarian in nature, alley elevations are historically important because they retain original masonry, fenestration patterns, and service openings that reflect the building's commercial use. Maintaining the integrity of these secondary elevations supports the district's overall historic character.

The proposed infill is intended to restore the wall's structural integrity, reestablish the historic masonry continuity, and ensure long-term preservation of the building envelope.

The following illustration represents a general example of how a project of this nature could be constructed. The actual scope and execution of the proposed project may differ from the example provided.

HISTORIC REVIEW OF EXTERIOR ALTERATIONS Rhodes Building/St. Francis Hotel

This example is intended solely as a visual reference and should not be interpreted as a construction plan.



- 1.2 **Historic Rating.** The subject building is rated as a Historic Contributing resource in the Downtown National Register Historic District.
- 1.3 **History and Architectural Style.** The nomination form lists the architectural style of both buildings as commercial brick. The construction dates of the St. Francis and E.H. Rhodes are listed as 1912 and 1907, respectively.
- 1.4 **Prior/Recent Alterations.** Prior to 1982, the storefronts of both buildings were altered. Alterations include removal or concealment of original transoms and replacement paneling; replacement of original storefront windows; removal or concealment of bulkhead and replacement paneling; and installation of a projecting awning over the east main entrance.

Wells: The project includes preservation and rehabilitation work associated with the two historic light wells serving the St. Francis Building and the E.H. Rhodes Block Building. A new roof structure has been constructed over the existing light well located between these two buildings to provide weather protection while retaining the historic spatial configuration of the courtyard. The roof assembly incorporates appropriately scaled skylights designed to introduce natural daylight into interior areas. This intervention has been developed to ensure compatibility with the historic character of the adjoining structures and to maintain the functional intent of the original light well.

A second historic light well, located at the center and west side of the E.H. Rhodes Block Building, will also be rehabilitated. Both wells will be restored to enhance daylight penetration for future occupants while preserving their defining architectural purpose. The

HISTORIC REVIEW OF EXTERIOR ALTERATIONS

Rhodes Building/St. Francis Hotel

proposed work maintains the historic massing, spatial relationships, and daylight-providing function of these features, ensuring their continued contribution to the building's overall historic integrity.

Seismic: Seismic updates such as wall anchors, bracing, and continuity ties are being added to ensure the building will be structurally sound for decades to come. Both the St. Francis and E.H. Rhodes Block building are multi-level unreinforced masonry brick structures. Unreinforced masonry buildings suffer from multiple structural weaknesses that become especially problematic during earthquakes. Built long before building codes addressed seismic safety, unreinforced buildings simply were not designed to withstand earthquake forces.

- 1.5 **Proposed Exterior Alterations.** The applicant proposes to infill an opening in the south elevation of the Rhodes building on the second floor on the Alley side of the building. The opening will be infilled with CMU blocks on the interior with rebar reinforcements and period red bricks from the St. Francis and another building of the same time period, only if necessary.

- 1.6 **Exterior Renovations,** which are subject to historic review, include the following:

- a. Infill of the opening on the south side of the Rhodes building facing the alley on the second floor.
- b. This opening will be infilled with CMU block reinforced with rebar on the interior of the building. The outside will be infilled with matching red brick from the building. If needed brick will be used from 2601 Salem Ave, Albany, OR 97321

- 1.6 **Building Use** (ADC 7.160(1)). The St. Francis's original use was a hotel. The original use of the E.H. Rhodes building was a first-floor grocery store, second floor sample rooms, and home of the builder (Rhodes). Prior to the new acquisition, which occurred in 2022, both buildings were owned and occupied by Pride Printing. The first floor was occupied by print equipment and offices associated with Pride Printing business. The upper floors were unoccupied and used primarily for storage of records associated with the business. The proposed use is a first-floor commercial use(s) and residential apartment units on the upper levels. Only minimal exterior alterations are needed in association with the proposed use, which is consistent with ADC 7.160(1).

- 1.7 **Historic Records and Building Changes** (ADC 7.160(3) and (4)). No conjectural features or architectural elements from other styles, buildings, or time periods are proposed. Prior to 1982, the storefronts of both buildings were altered. Alterations

HISTORIC REVIEW OF EXTERIOR ALTERATIONS

Rhodes Building/St. Francis Hotel

include removal or concealment of transoms with replacement paneling; replacement storefront windows; removal or concealed bulkhead replacement paneling; and installation of a projecting awning over the east main entrance. Based on the period of these alterations, these changes have not acquired historic significance. This proposal is consistent with ADC 7.160(3) and (4).

1.8 Distinctive Features and Character (ADC 7.160(2), (5), and (6)).

St. Francis: The St. Francis building is a four-story, unreinforced masonry brick structure with string course at the top and bottom of each floor, upper dentil belt course, and corbelling beneath simply molded building cornice.

E. H. Rhodes :

The E. H. Rhodes Block building is a two-story, unreinforced masonry brick structure with a primary façade on the north elevation. The north façade contains two recessed storefront entrances each with a single full light wood door. Each of the main doorways are flanked by a series of fixed storefront windows with clear, smooth glass panes and wood sashes. The proposal will restore some of the missing architectural elements and craftsmanship of the building based on pictorial evidence satisfying ADC 7.160(2), (5), and (6).

- 1.9 The proposed use is a first-floor commercial use(s) and residential apartment units on the upper levels. Only minimal exterior alterations needed in association with the proposed use which is consistent with ADC 7.160(1).
- 1.10 Guidelines *ADC 7.160(7) and (8)* are not applicable. No chemical or physical treatments or soil disturbance of note is proposed. There are no known archaeological resources on the site.
- 1.11 Compatibility of Exterior Alterations and Additions (*ADC 7.160(9)*). The exterior alterations will not destroy historic materials that characterize the property. The proposed alterations will approximate the size, scale, and architectural features based on pictorial evidence consistent with ADC 7.160(9).
- 1.12 New Additions (ADC 7.160(10)). For this application the proposed addition of the infilled opening will not result in damage to building, has limited visible from a public thoroughfare, and does not adversely affect significant architectural features of adjacent improvements.

HISTORIC REVIEW OF EXTERIOR ALTERATIONS Rhodes Building/St. Francis Hotel

Conclusions

- 1.1 The proposed alteration will cause the structure to become more structurally sound while keeping the historical characteristics of the building. This work will not take away the historic look of the building but will create a more seamless look.
- 1.2 Brick from the original buildings, St Francis/Rhodes Building will be used to infill the opening. There will be no use of substitute materials on the exterior of the Rhodes building for this infill project.

The photographs below, taken on 07/16/2026, provide visual reference for the proposed project site and illustrate the current condition of the opening in the Rhodes Building. The images include comprehensive views from all sides of the alley surrounding the project area, documenting existing site conditions for project evaluation and planning purposes.



HISTORIC REVIEW OF EXTERIOR ALTERATIONS
Rhodes Building/St. Francis Hotel



LEPMAN PROPERTIES
ST. FRANCIS / E.H. RHODES

AUGUST, 8TH 2026

HISTORIC REVIEW OF EXTERIOR ALTERATIONS Rhodes Building/St. Francis Hotel

The following pictures were taken on 07/24/2026, showing the views from the east and west sides of the alley. Included are pictures of buildings to the west of the Rhodes building that have infilled openings with bricks on their south, alley facing façade.



HISTORIC REVIEW OF EXTERIOR ALTERATIONS Rhodes Building/St. Francis Hotel



LEPMAN PROPERTIES
ST. FRANCIS / E.H. RHODES

AUGUST, 8TH 2026

HISTORIC REVIEW OF EXTERIOR ALTERATIONS
Rhodes Building/St. Francis Hotel



LEPMAN PROPERTIES
ST. FRANCIS / E.H. RHODES

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HISTORIC REVIEW OF EXTERIOR ALTERATIONS
Rhodes Building/St. Francis Hotel



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ST. FRANCIS / E.H. RHODES

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HISTORIC REVIEW OF EXTERIOR ALTERATIONS
Rhodes Building/St. Francis Hotel



LEPMAN PROPERTIES
ST. FRANCIS / E.H. RHODES

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HISTORIC REVIEW OF EXTERIOR ALTERATIONS Rhodes Building/St. Francis Hotel



LEPMAN PROPERTIES
ST. FRANCIS / E.H. RHODES

AUGUST, 8TH 2026

HISTORIC REVIEW OF EXTERIOR ALTERATIONS
Rhodes Building/St. Francis Hotel



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ST. FRANCIS / E.H. RHODES

AUGUST, 8TH 2026

HISTORIC REVIEW OF EXTERIOR ALTERATIONS
Rhodes Building/St. Francis Hotel



LEPMAN PROPERTIES
ST. FRANCIS / E.H. RHODES

AUGUST, 8TH 2026

HISTORIC REVIEW OF EXTERIOR ALTERATIONS Rhodes Building/St. Francis Hotel



LEPMAN PROPERTIES
ST. FRANCIS / E.H. RHODES

AUGUST, 8TH 2026

HISTORIC REVIEW OF EXTERIOR ALTERATIONS Rhodes Building/St. Francis Hotel

The picture below shows the south side of the building that houses “Emma Downtown” Clothing store.



HISTORIC REVIEW OF EXTERIOR ALTERATIONS Rhodes Building/St. Francis Hotel

The picture below shows the south side of the building that used to be “Bike and Hike.” This is an example of an opening that has been infilled in the same alley as the proposed project.



Close up of the picture above.



LEPMAN PROPERTIES
ST. FRANCIS / E.H. RHODES

AUGUST, 8TH 2026

HISTORIC REVIEW OF EXTERIOR ALTERATIONS Rhodes Building/St. Francis Hotel

The following pictures were taken in approximately 2013 and included in a report created by the Venerable Group, Inc. The pictures below show how the light well appeared in 2013 before renovation started.



HISTORIC REVIEW OF EXTERIOR ALTERATIONS Rhodes Building/St. Francis Hotel

Pictured below is an example of what the wall will look like after the infilled. The end results may vary and this image is purely to give an idea of what the building will look like from the alley when the infill has been completed. **This should not be interpreted as a final look or construction plan.**



HISTORIC REVIEW OF EXTERIOR ALTERATIONS
Rhodes Building/St. Francis Hotel

Arial view of the proposed work area.



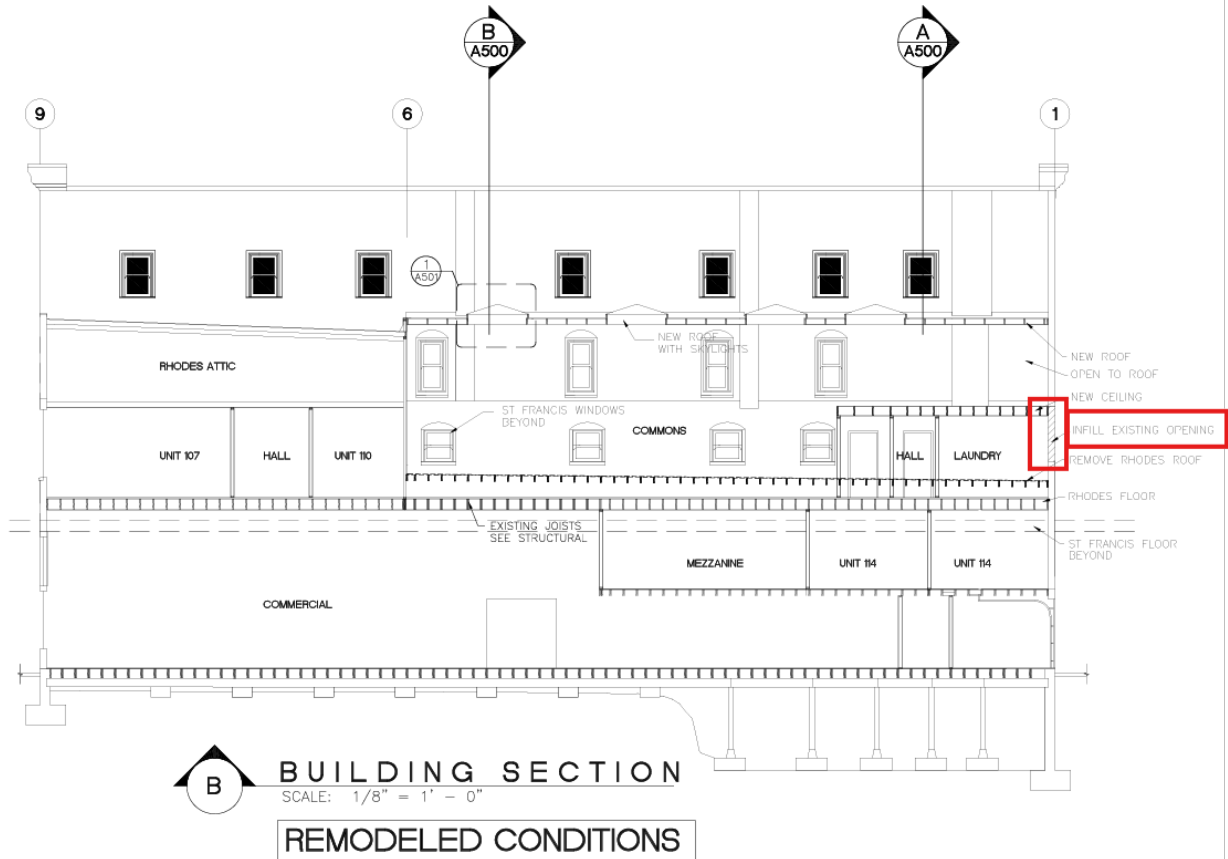
LEPMAN PROPERTIES
ST. FRANCIS / E.H. RHODES

AUGUST, 8TH 2026

HISTORIC REVIEW OF EXTERIOR ALTERATIONS

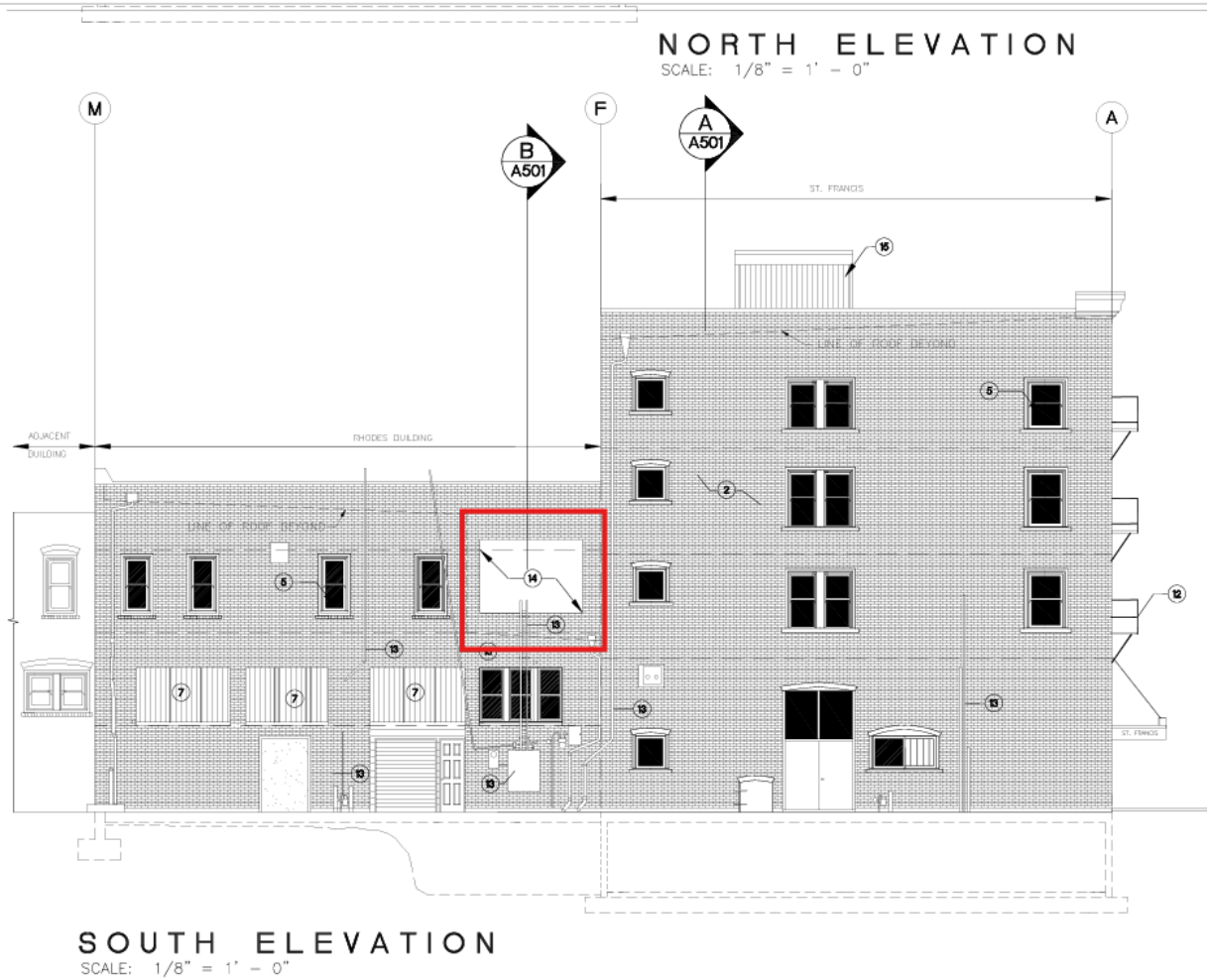
Rhodes Building/St. Francis Hotel

The following are images from the approved building plans detailing the proposed infill in the Rhodes building.



HISTORIC REVIEW OF EXTERIOR ALTERATIONS

Rhodes Building/St. Francis Hotel



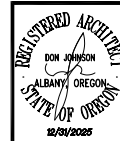
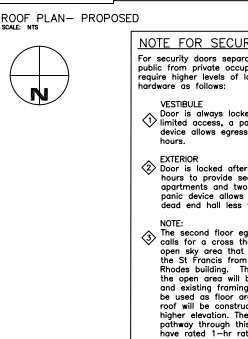
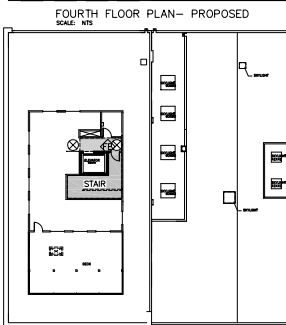
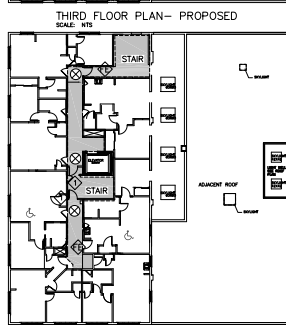
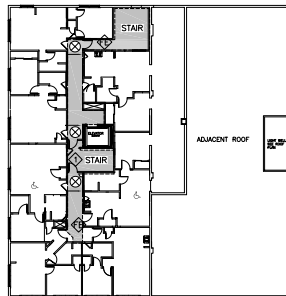
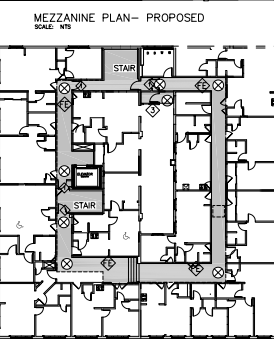
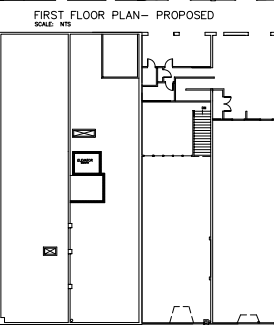
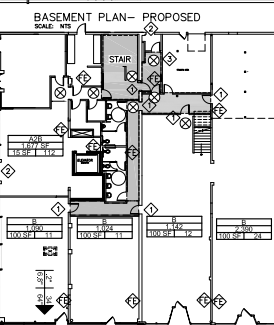
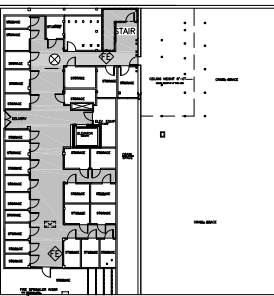


REVISION

NO.

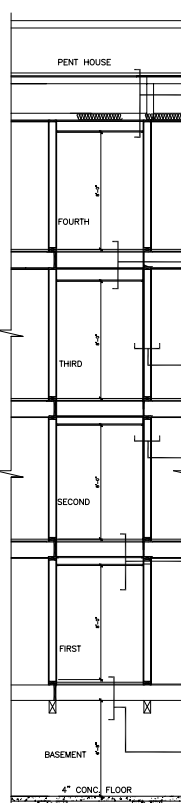
DATE/DESCRIPTION

LIFE SAFETY NOTES

ST FRANCIS HOTEL
REMODEL PLANSALBANY, OR 97321
406 W 1ST AVE.
 These documents were prepared by
 License No. 3803, Expiration 12/31/2025
 Address: 2009 4th Ct SE, Albany, OR 97322
 Email: donjohnson@donjohnson.com
 DATE ISSUED: August 4, 2024
 EXPIRATION: 8/3/2025
A101
55

NOTE FOR SECURITY:
For security doors separating public from private occupancies require higher levels of locking hardware as follows:

- ◆ VESTIBULE
Door is always locked to allow limited access, a panic device allows egress at all hours.
- ◆ EXTERIOR
Door is locked after business hours to provide security for apartments and two tenants panic device allows full egress dead end hall less than 20 ft.
- ◆ NOTE:
The second floor egress plan calls for a cross through an open sky area that separates the St. Francis from the Rhodes building. The roof of the open area will be removed and existing framing below will be used as floor area. A new roof will be constructed at a higher elevation. The egress pathway through this area will have rated 1-hr rated assemblies floor and ceiling. Also reference structural plans.



EXISTING ROOF FRAMING TO REMAIN: 2X RAFTERS, SEE STRUCTURAL LATH AND PLASTER ON CEILING TO BE REMOVED AND REPLACED WITH 1/2" TYPE 'X' GYPSUM BOARD ATTACHED TO EXISTING CEILING JOISTS WITH 1 1/4" TYPE S OR TYPE W DRYWALL SCREWS 24" O.C. BASE LAYER AND 1 7/8" TYPE S OR TYPE W DRYWALL SCREWS 12" O.C. AT JOINTS AND INTERMEDIATE JOIST OR TRUSS FACE LAYER. FACE LAYER JOINTS OFFSET 24" FROM BASE LAYER JOINTS. TYPE 'C' DRYWALL SCREWS PLACED 2" BACK ON EITHER SIDE OF FACE LAYER END JOINTS, 12" O.C. PER U.B.C. TBL. 7-C 21-1.1.

TYPICAL AT EGRESS HALLWAY
EXISTING 3/4" WOOD SUB SHEATHING AND 3/4" TAG FIR WOOD TO REMAIN. EXISTING 2 1/2" X 11" FLOOR JOISTS @ 16" O.C. TO REMAIN. EXISTING WOOD LATH AND PLASTER CEILING TO BE REMOVED. NEW 1/2" TYPE 'X' GYPSUM BOARD TO BE INSTALLED ON EXISTING JOISTS.

INSTALL NEW SUSPENDED 5/8" TYPE 'X' GYPSUM BOARD ON METAL HAT CHANNELS. INSTALL 3" ROCK WOOL ON GYPSUM BOARD FOR ADDITIONAL INFORMATION SEE DETAIL 3/A501

TYPICAL AT WALLS WHERE EGRESS HALLWAY TO REMAIN
EXISTING 2X4 STUDS AT 16" O.C. WITH WOOD LATH AND PLASTER ON ROOM SIDE AND WOOD LATH AND PLASTER ON CORRIDOR SIDE. REMOVE LATH AND PLASTER ON ROOM SIDE ONLY. SAVE AND PROTECT LATH AND PLASTER ON HALLWAY SIDE AND INSTALL 3" SOUND BATT INSULATION AND INSTALL NEW 5/8" GYPSUM WALLBOARD.

TYPICAL AT NEW EGRESS HALLWAY
2X4 STUDS AT 16" O.C. WITH 5/8" GYPSUM WALLBOARD ON ROOM SIDE AND 5/8" GYPSUM WALLBOARD OVER RC-1 CHANNEL STRIPPING AT 16" O.C. CORRIDOR SIDE WITH 3" SOUND BATT INSULATION. REFERENCE UL DESIGN NO. U311

EXISTING 3/4" WOOD SUB SHEATHING AND 3/4" TAG FIR WOOD TO REMAIN. EXISTING 2 1/2" X 11" FLOOR JOISTS @ 16" O.C. TO REMAIN. EXISTING WOOD LATH AND PLASTER CEILING TO BE REMOVED. NEW 1/2" TYPE 'X' GYPSUM BOARD TO BE INSTALLED ON EXISTING JOISTS. INSTALL NEW SUSPENDED 5/8" TYPE 'X' GYPSUM BOARD ON METAL HAT CHANNELS. INSTALL 3" ROCK WOOL ON GYPSUM BOARD. AT LOBBY REMOVE EXISTING TIN CEILING PANELS AND PROTECT FOR RE-INSTALLATION AFTER GYPSUM CEILING IS INSTALLED.

AT BASEMENT FLOOR/CEILING
EXISTING 3/4" WOOD SUB SHEATHING AND 3/4" TAG FIR WOOD TO REMAIN. EXISTING 2 1/2" X 11" FLOOR JOISTS @ 16" O.C. TO REMAIN. NEW 1/2" TYPE 'X' GYPSUM BOARD TO BE INSTALLED ON CEILING. HAT CHANNELS. INSTALL 3" ROCK WOOL ON GYPSUM BOARD.

NOTE: 1-HOUR FIRE RESISTIVE INTEGRITY SHALL BE MAINTAINED WHERE PENETRATION WILL BE MADE FOR ELECTRICAL, MECHANICAL, PLUMBING & COMMUNICATIONS SYSTEMS. CONTRACTORS TO REFERENCE ULL DIRECTORY & PROVIDE ARCHITECT WITH COPY OF PROPOSED PENETRATION SYSTEMS FOR APPROVAL PRIOR TO CONSTRUCTION.

1 EGRESS HALLWAY CONSTRUCTION

SCALE: 1/4" = 1'-0"

CODE PLANS LEGEND

- ◆ FIRE EXTINGUISHER LOCATION 3,000 SQ. FT. NOT TO EXCEED 75 FT. TRAVEL DISTANCE AND AS REQUIRED BY FIRE MARSHAL
- ⊗ EXIT SIGN - LIGHTED - EMERGENCY BATTERY BACK-UP POWER. LOW MOUNTED EXIT SIGN IS PROVIDED AT ALL REQUIRED EXITS IN ADDITION TO HIGH MOUNTED SIGNS.
- 1-HR CORRIDOR FIRE RESISTIVE CONSTRUCTION WITH 20 MINUTE RATED DOORS WITH CLOSURES AND SMOKE GASKETS
- ELEVATOR SHAFT TO BE PRESSURIZED
- EMERGENCY LIGHTING PATH: EGRESS LIGHTING PROVIDED WITH EMERGENCY BATTERY BACK-UP POWER ON LIGHT FIXTURES. HATCHING INDICATES A REQUIRED LIGHT INTENSITY NOT LESS THAN ONE FOOT-CANDLE AS MEASURED AT FLOOR LEVEL.

BUILDING CODE SUMMARY:
Use of Building: Change from mixed use commercial/hotel to mixed use commercial/apartments
Occupancy: B/R2

Type of Construction: VB Sprinklered NFPA13
Masonry load bearing exterior walls
Wood framing roof structure

Building Height: Allowable is 50ft (actual building height is 43ft)

Number of stories: Allowable per IBC TBL 504.4 is three. Per sec 506 one additional story may be added to the TBL 5-B limits for a total of four, provided the building is sprinklered through out and the sprinklers are not required to satisfy other code provisions. The proposed building does not require sprinklers for area increase per sec 505 and is designed with 1hr fire resistive construction per sec 508 thus four stories is allowed

OCCUPANCY DESCRIPTIONS:

This project is an existing four story masonry and wood frame structure. The building is registered historical significant. A full NFPA13 automatic sprinkler system will be installed through out. The building is existing mixed use, commercial hotel use. The proposed use will stay mixed use, revised to commercial and apartment use

Occupancy Group: R2 (Residential/Apartment)

Occupancy Group: B (Office use)

Occupancy Group: A2 (Restaurant) (THIS IS FOR A POSSIBLE FUTURE TENANT, UNKNOWN AT THIS TIME)

OCCUPANCY SEPARATION ANALYSIS:

Proposed occupancy separation walls to be 1hr fire resistive construction
Separation between occupancies B, A2 & R2: 1hr provided

EXIT ANALYSIS:

Egress proposed

Existing stairway will be demolished and reconstructed. Two new stairways are proposed. All exterior windows are operable and will remain.

Determine exit requirements

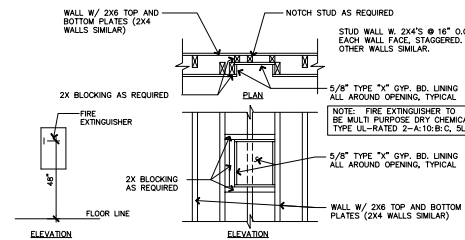
Stairways are located on a common hallway, there are no dead ends longer than 25 feet. Existing hallways are minimum 5ft wide and will be retained with lath and plaster on hall side. Stairway width proposed will be 39 inches wide. Existing doors to apartments are wood with transom. Some doors will remain, but non-functional. The transom can not be opened, a sprinkler head will be positioned to provide protection.

Existing doors to remain as functional will, be painted with clear intumescent paint on interior side and have type 'S' smoke seals, new hardware will be installed.

New doors will be solid wood, 20 minute rated with type 'S' smoke seals

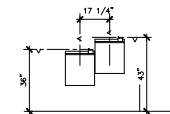
Accessibility requirements

Accessible Facilities will be provided to all public areas.
An accessible entry to the building will be provided from public sidewalk which are located on accessible exterior routes. An elevator will be installed to provide accessibility to each floor.
Two Accessible apartments will be provided on each floor of St. Francis and sized to fit a gurney per code



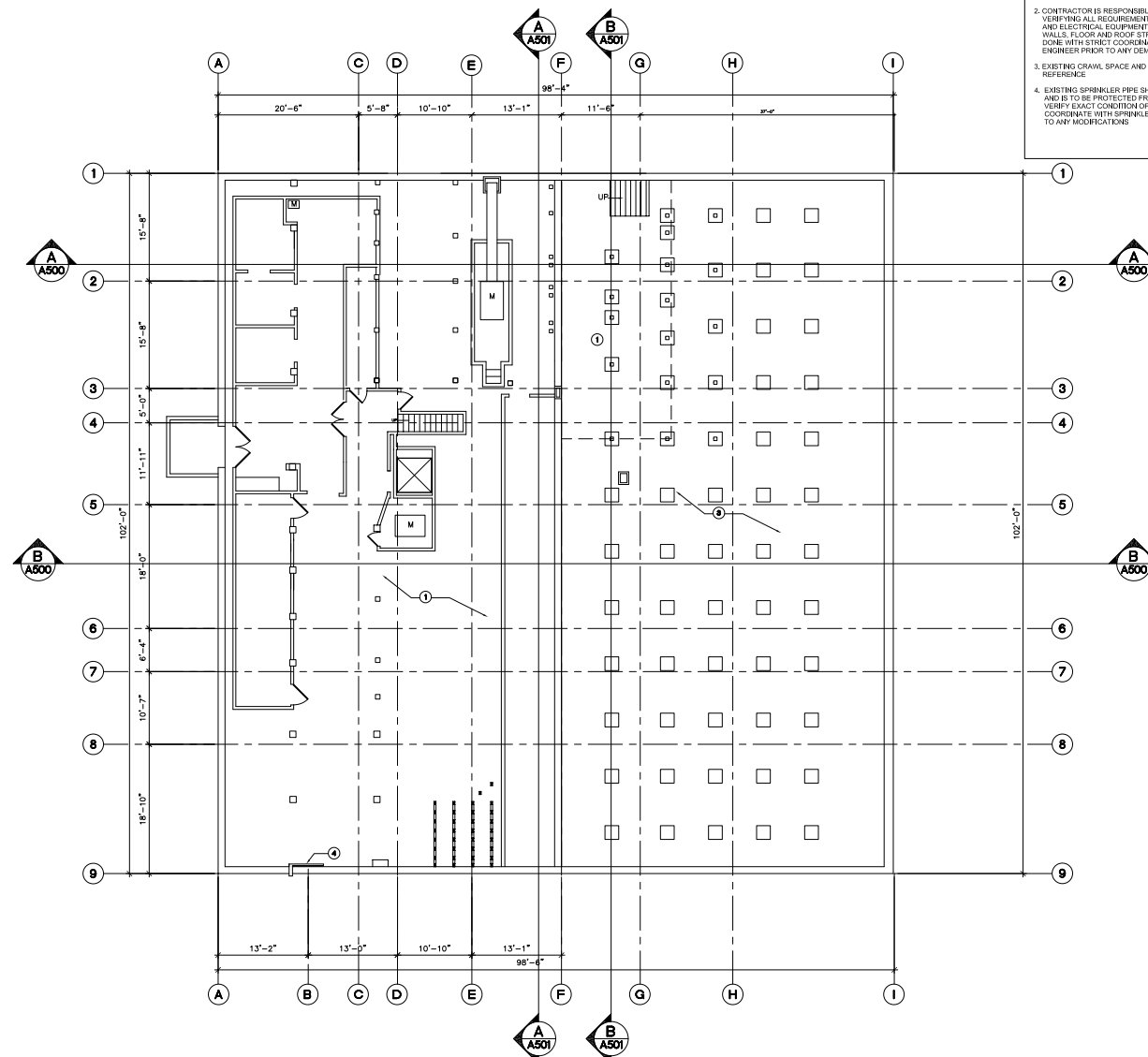
3 FIRE EXTINGUISHER

SCALE: 3/8" = 1'-0" DTL298 32



2 A.D.A. DRINKING FOUNTAIN

SCALE: 3/8" = 1'-0" DTL297 32



- GENERAL NOTES Attachment D.4**
1. EXISTING STRUCTURE TO BE SHORED AS REQUIRED BY CONTRACTOR TO MAINTAIN BUILDING STRUCTURAL SYSTEMS. COORDINATE WITH STRUCTURAL ENGINEER
 2. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND VERIFYING ALL REQUIREMENTS OF MECHANICAL AND ELECTRICAL EQUIPMENT. ANY REVISIONS TO THE WALLS, FLOOR AND ROOF STRUCTURES ARE TO BE DONE WITH STRICT COORDINATION OF STRUCTURAL ENGINEER PRIOR TO ANY DEMOLITION.
 3. EXISTING CRAWL SPACE AND FOOTINGS SHOWN FOR REFERENCE
 4. EXISTING SPRINKLER PIPE SHOWN FOR REFERENCE AND IS TO BE PROTECTED FROM DAMAGE. VERIFY EXACT CONDITION OF PIPE AND FITTINGS AND COORDINATE WITH SPRINKLER CONTRACTOR PRIOR TO ANY MODIFICATIONS

Permit Number: **BLD-0840-24**

BUILDING


J. Salas
Jun 28, 2025

REVIEWED FOR CODE COMPLIANCE

REVISION	DATE/DESCRIPTION

BASEMENT EXISTING CONDITIONS

ST FRANCIS HOTEL

REMODEL PLANS

ALBANY, OR 97321

406 W 1ST AVE.

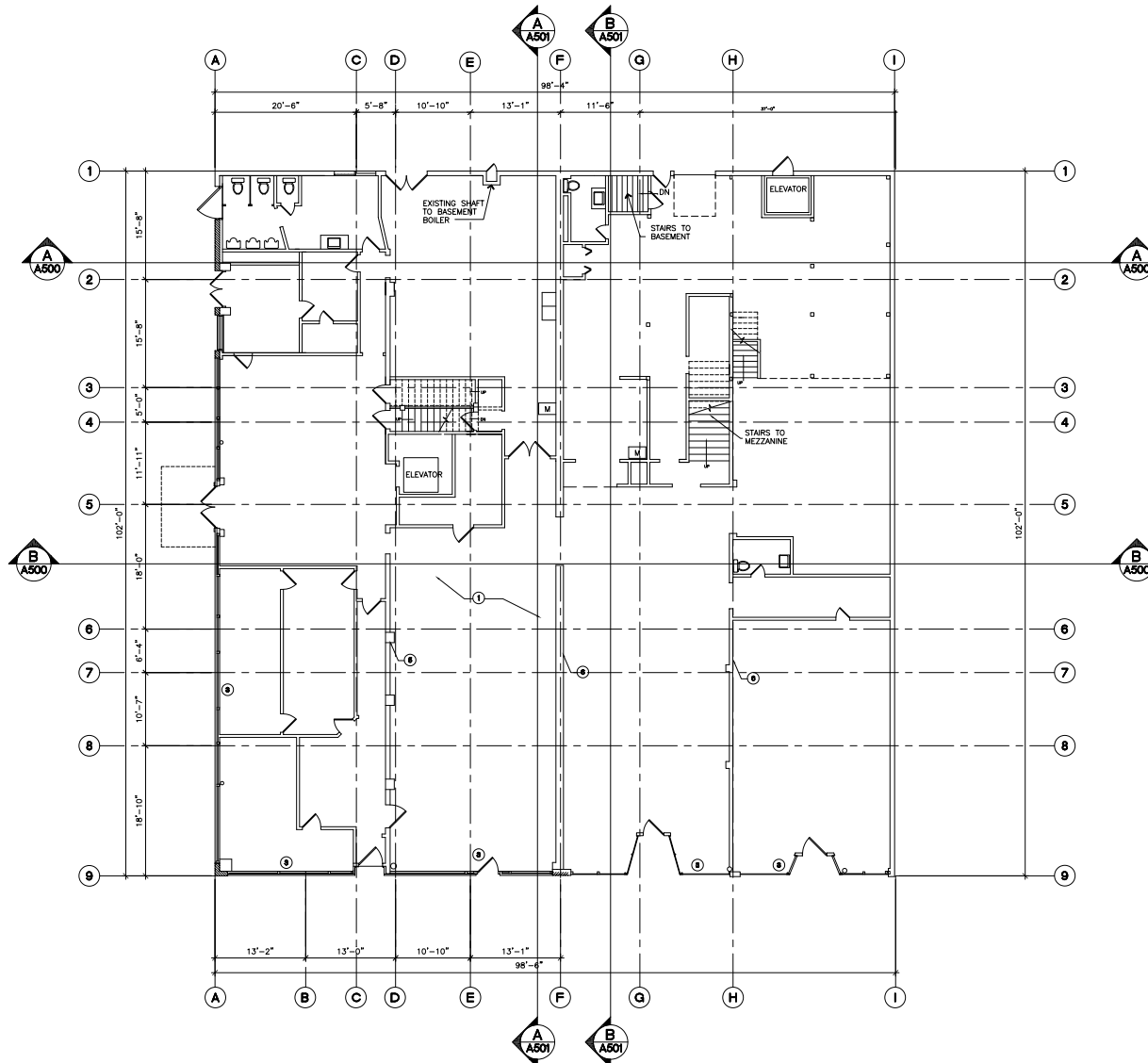


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Email donjohnson@comcast.net

DATE ISSUED: August 4, 2024
PROJECT NAME: St Francis Hotel
PROJECT NUMBER: 15-2024

EXISTING CONDITIONS - BASEMENT FLOOR PLAN
SCALE: 1/8" = 1' - 0"





EXISTING CONDITIONS - FIRST FLOOR PLAN
SCALE: 1/8" = 1' - 0"

- Attachment D.5**
- GENERAL NOTES**
- EXISTING STRUCTURE TO BE SHORED AS REQUIRED BY CONTRACTOR TO MAINTAIN BUILDING STRUCTURAL SYSTEMS, COORDINATE WITH STRUCTURAL ENGINEER
 - CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND VERIFYING ALL REQUIREMENTS OF MECHANICAL AND ELECTRICAL EQUIPMENT. ANY REVISIONS TO THE WALLS, FLOOR AND ROOF STRUCTURES ARE TO BE DONE WITH STRICT COORDINATION OF STRUCTURAL ENGINEER PRIOR TO ANY DEMOLITION.
 - EXISTING STOREFRONT WINDOW SYSTEM TO BE RETAINED, TAKE CARE TO PROTECT.
 - EXTERIOR MASONRY TO BE RETAINED, TAKE CARE TO PROTECT.
 - EXISTING POST AND BEAM STRUCTURAL WALL, DEMOLITION OF OPENINGS THROUGH WALL TO BE COORDINATED WITH STRUCTURAL ENGINEER
 - EXISTING MASONRY STRUCTURAL WALL, DEMOLITION OF OPENINGS THROUGH WALL TO BE COORDINATED WITH STRUCTURAL ENGINEER.

Permit Number: BLD-0840-24	
BUILDING	
 J. Salas Jun 28, 2025 REVIEWED FOR CODE COMPLIANCE	
REVISION	DATE/DESCRIPTION

FIRST FLOOR EXISTING CONDITIONS

ST FRANCIS HOTEL

REMODEL PLANS

ALBANY, OR 97321

406 W 1ST AVE.

REGISTERED ARCHITECT

DON JOHNSON

ALBANY, OREGON

STATE OF OREGON

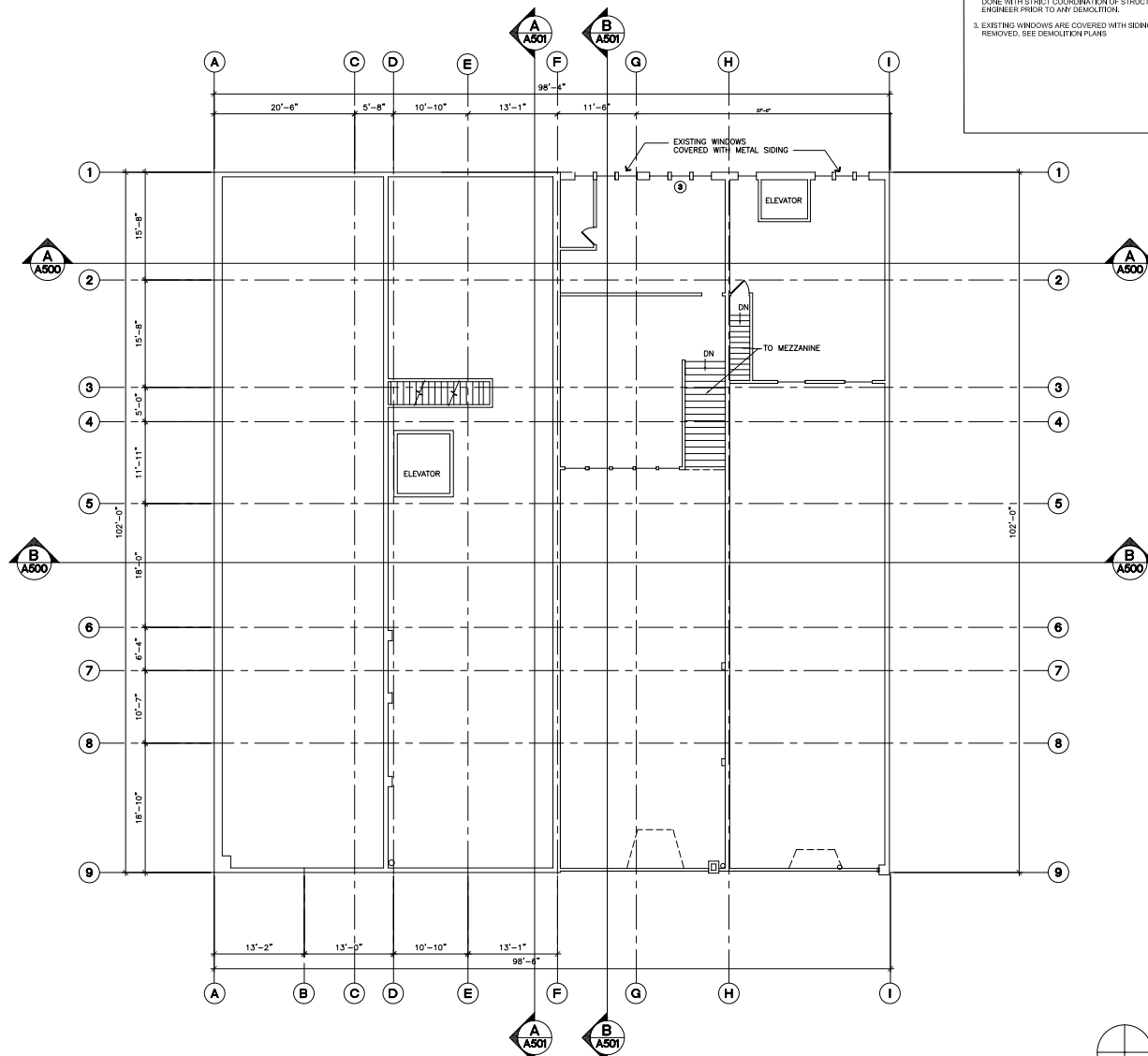
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DATE ISSUED: August 4, 2024
 SCALE: As Shown
 15/2024

A201

58



GENERAL NOTES Attachment D.6

- EXISTING STRUCTURE TO BE SHORED AS REQUIRED BY CONTRACTOR TO MAINTAIN BUILDING STRUCTURAL SYSTEMS, COORDINATE WITH STRUCTURAL ENGINEER
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND VERIFYING ALL REQUIREMENTS OF MECHANICAL AND ELECTRICAL EQUIPMENT. ANY REVISIONS TO THE WALLS, FLOOR AND ROOF STRUCTURES ARE TO BE DONE WITH STRICT COORDINATION OF STRUCTURAL ENGINEER PRIOR TO ANY DEMOLITION.
- EXISTING WINDOWS ARE COVERED WITH SIDING, TO BE REMOVED. SEE DEMOLITION PLANS

Permit Number: **BLD-0840-24**

BUILDING



J. Salas
Jun 28, 2025

REVIEWED FOR CODE COMPLIANCE

REVISION NO. DATE DESCRIPTION

MEZZANINE EXISTING CONDITIONS PLAN

ST FRANCIS HOTEL

REMODEL PLANS

ALBANY, OR 97321

406 W 1ST AVE.

REGISTERED ARCHITECT

DON JOHNSON

ALBANY, OREGON

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Email donjohnson.com

DATE ISSUED August 4, 2024

PROJECT NAME

18-2024

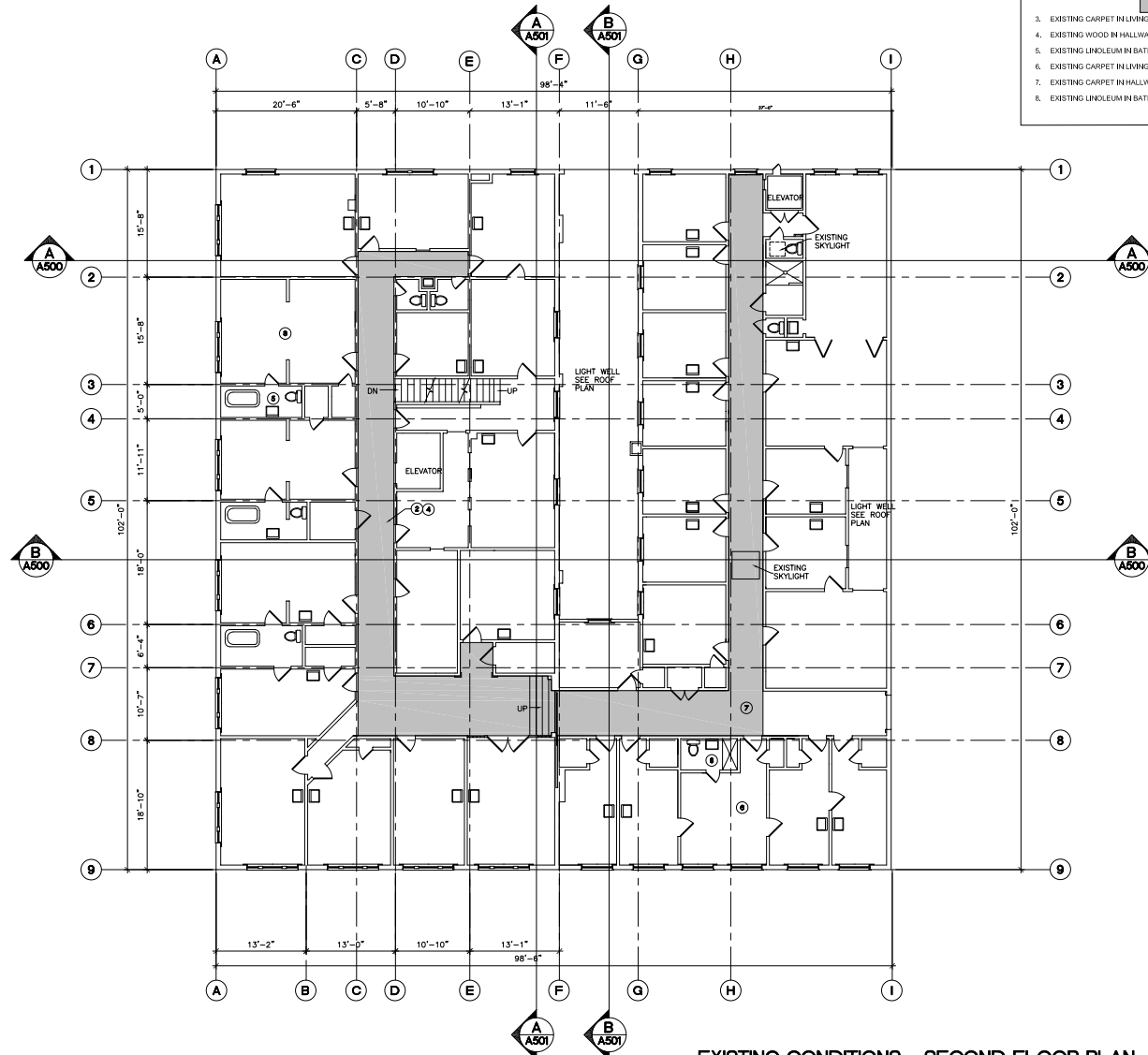
A202

59

EXISTING CONDITIONS - MEZZANINE FLOOR PLAN

SCALE: 1/8" = 1' - 0"





- GENERAL NOTES
- Attachment D.7**
- EXISTING WALLS SHOWN FOR REFERENCE, CONTRACTOR TO FIELD CONFIRM DIMENSIONS
 - EXISTING HALLWAY TO BE PRESERVED, PROTECT WALLS, FLOORS, DOORS AND TRIM FROM DAMAGE SHOWN AS HATCHED
 - EXISTING CARPET IN LIVING ROOMS (TYPICAL IN ST FRANCIS)
 - EXISTING WOOD IN HALLWAY (TYPICAL IN ST FRANCIS)
 - EXISTING LINOLEUM IN BATH (TYPICAL IN ST FRANCIS)
 - EXISTING CARPET IN LIVING ROOMS (TYPICAL IN RHODES)
 - EXISTING CARPET IN HALLWAYS (TYPICAL IN RHODES)
 - EXISTING LINOLEUM IN BATH (TYPICAL IN RHODES)

Permit Number: **BLD-0840-24**

BUILDING



J. Salas
Jun 28, 2025

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CODE COMPLIANCE

REVISION
NO.

SECOND FLOOR EXISTING CONDITIONS

ST FRANCIS HOTEL

REMODEL PLANS

ALBANY, OR 97321

406 W 1ST AVE.

REGISTERED ARCHITECT

DON JOHNSON

ALBANY, OREGON

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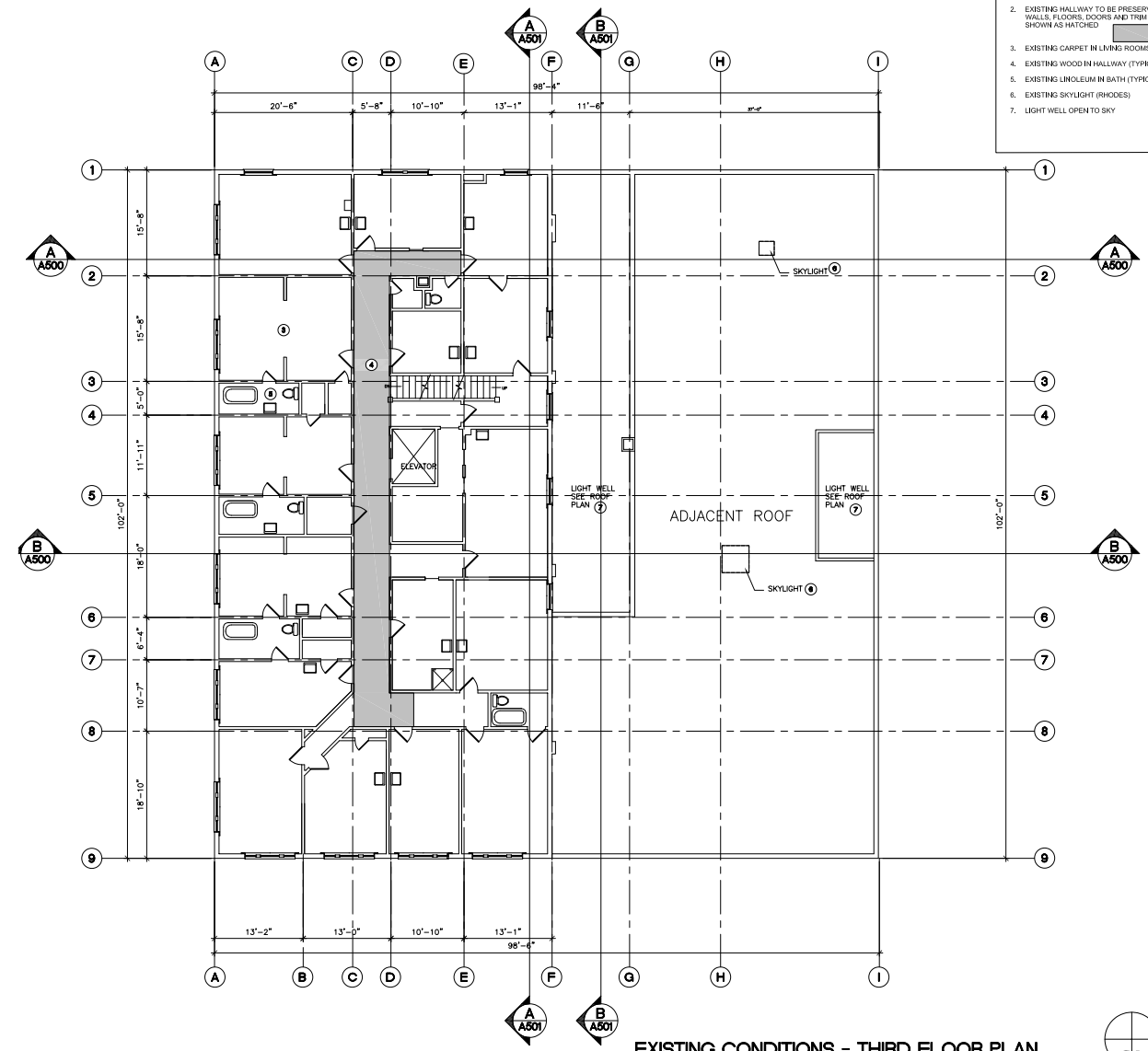
EXISTING CONDITIONS - SECOND FLOOR PLAN

SCALE: 1/8" = 1' - 0"



Attachment D-8

- GENERAL NOTES
1. EXISTING WALLS SHOWN FOR REFERENCE. CONTRACTOR TO FIELD CONFIRM DIMENSIONS
 2. EXISTING HALLWAY TO BE PRESERVED. PROTECT WALLS, FLOORS, DOORS AND TRIM FROM DAMAGE SHOWN AS HATCHED
 3. EXISTING CARPET IN LIVING ROOMS (TYPICAL IN ST FRANCIS)
 4. EXISTING WOOD IN HALLWAY (TYPICAL IN ST FRANCIS)
 5. EXISTING LINOLEUM IN BATH (TYPICAL IN ST FRANCIS)
 6. EXISTING SKYLIGHT (RHODES)
 7. LIGHT WELL OPEN TO SKY



EXISTING CONDITIONS - THIRD FLOOR PLAN
SCALE: 1/8" = 1' - 0"

Permit Number: BLD-0840-24

BUILDING

J. Salas
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THIRD FLOOR EXISTING CONDITIONS

ST FRANCIS HOTEL

REMODEL PLANS

ALBANY, OR 97321

406 W 1ST AVE.

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ALBANY, OREGON

STATE OF OREGON

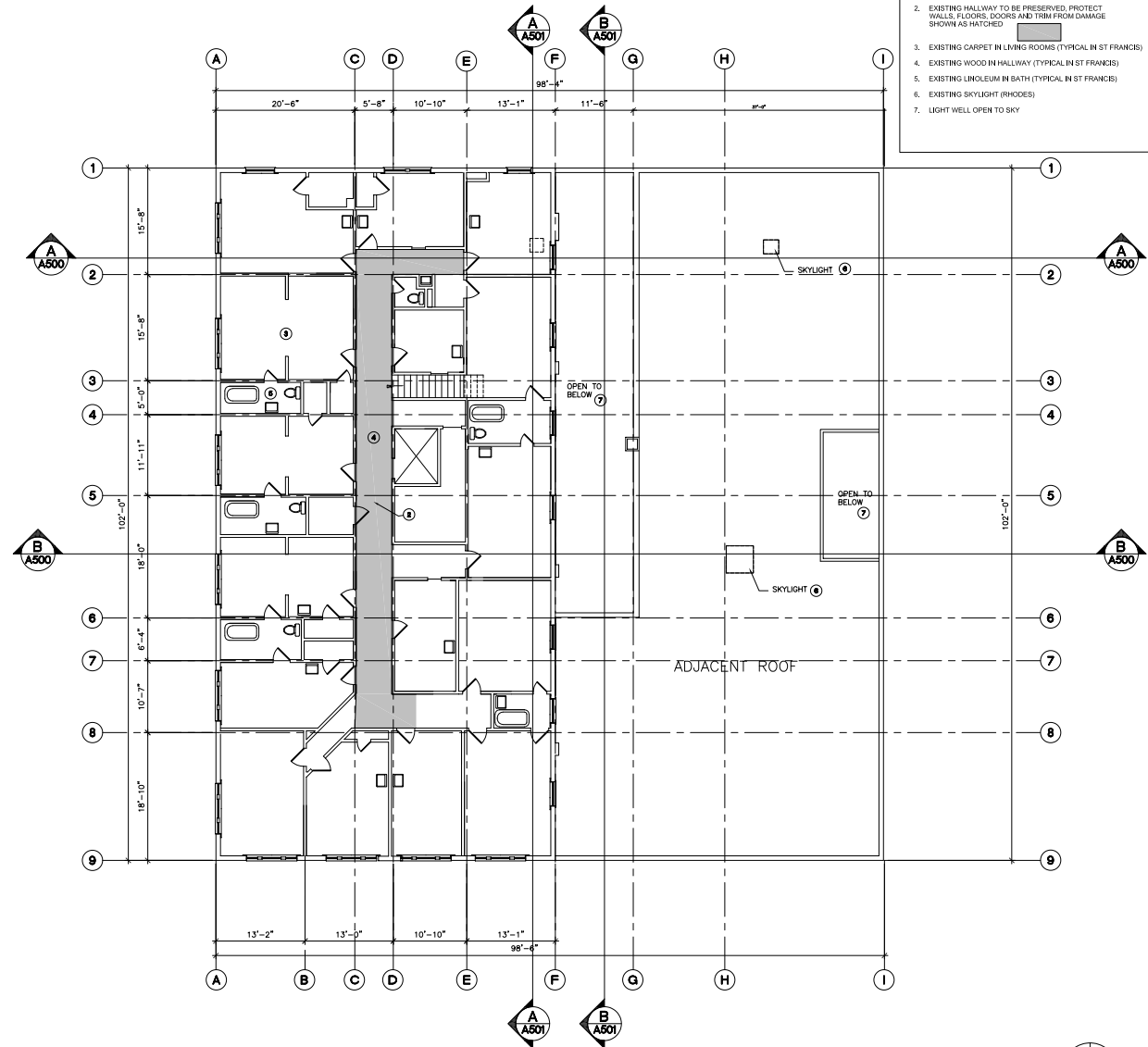
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PROJECT NUMBER: 18-2024

A204

61



EXISTING CONDITIONS - FOURTH FLOOR PLAN
SCALE: 1/8" = 1' - 0"

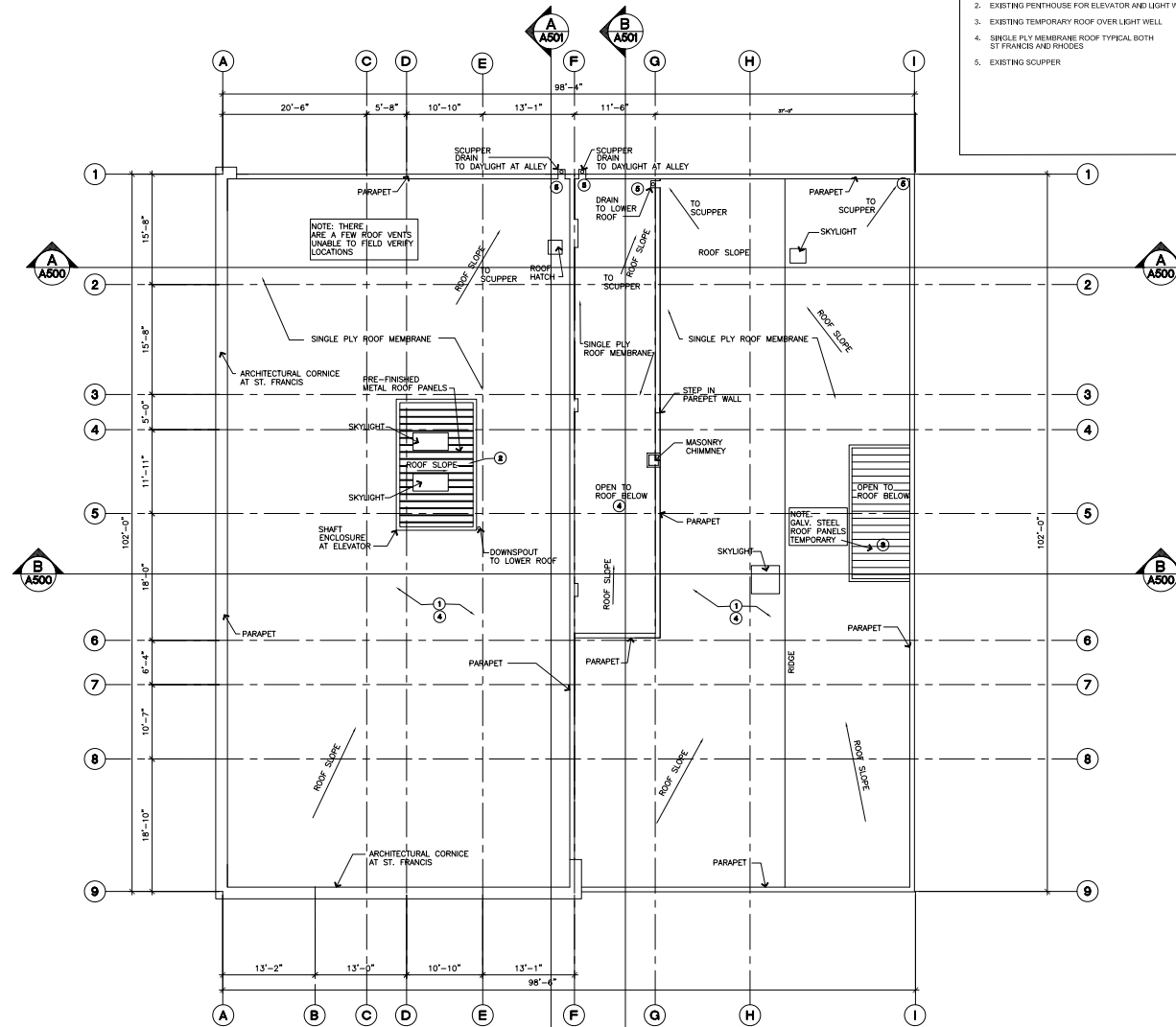


FOURTH FLOOR EXISTING CONDITIONS
ST FRANCIS HOTEL
REMODEL PLANS
ALBANY, OR 97321
406 W 1ST AVE.

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STATE OF OREGON
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PROJECT NUMBER 18-2024

A205
62



- GENERAL NOTES Attachment D.10
1. EXISTING ROOF SHOWN FOR REFERENCE, CONTRACTOR TO FIELD CONFIRM DIMENSIONS
 2. EXISTING PENTHOUSE FOR ELEVATOR AND LIGHT WELL
 3. EXISTING TEMPORARY ROOF OVER LIGHT WELL
 4. SINGLE PLY MEMBRANE ROOF TYPICAL BOTH ST FRANCIS AND RHODES
 5. EXISTING SCUPPER

Project Number: **BLD-0840-24**
 BUILDING

 J. Salas
 Jun 28, 2025
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ROOF EXISTING CONDITIONS PLAN
ST FRANCIS HOTEL
 REMODEL PLANS
 406 W 1ST AVE. ALBANY, OR 97321

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 DON JOHNSON
 ALBANY, OREGON
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 Email dsalas@me.com
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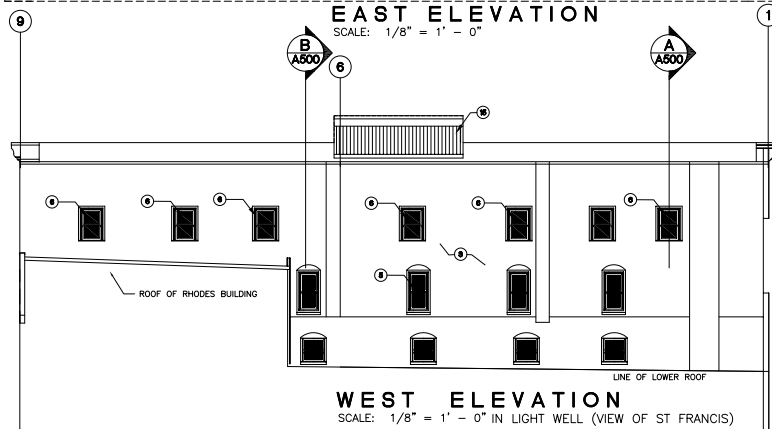
EXISTING CONDITIONS - ROOF PLAN
 SCALE: 1/8" = 1' - 0"





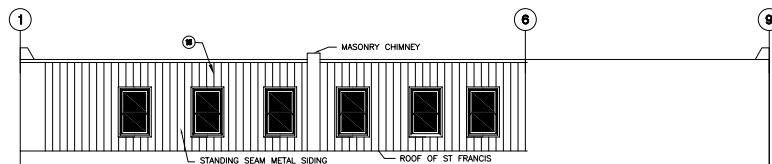
EAST ELEVATION

SCALE: 1/8" = 1' - 0"



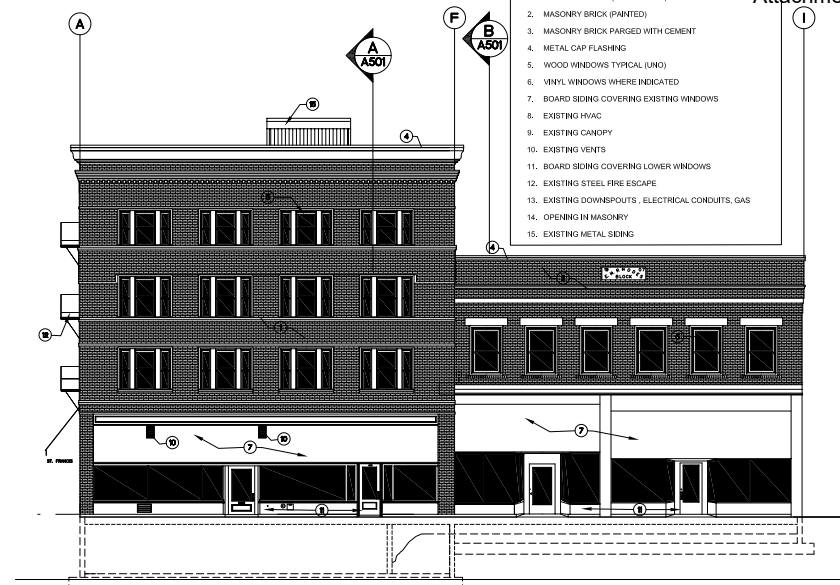
WEST ELEVATION

SCALE: 1/8" = 1' - 0" IN LIGHT WELL (VIEW OF ST FRANCIS)



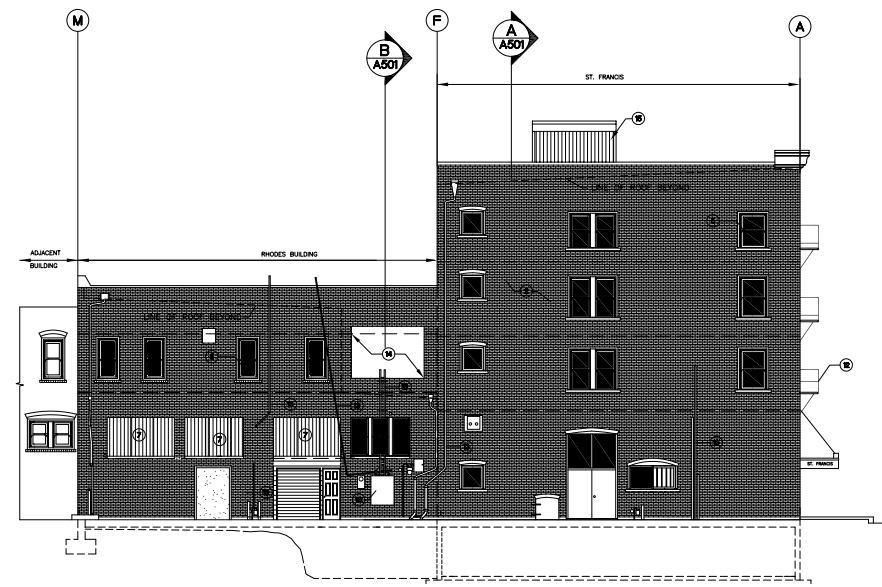
EAST ELEVATION IN LIGHT WELL (VIEW OF RHODES)

SCALE: 1/8" = 1' - 0"



NORTH ELEVATION

SCALE: 1/8" = 1' - 0"



SOUTH ELEVATION

SCALE: 1/8" = 1' - 0"

- GENERAL NOTES**
1. MASONRY BRICK (NOT PAINTED)
 2. MASONRY BRICK (PAINTED)
 3. MASONRY BRICK PARIGED WITH CEMENT
 4. METAL CAP FLASHING
 5. WOOD WINDOWS TYPICAL (UNO)
 6. VINYL WINDOWS WHERE INDICATED
 7. BOARD SIDING COVERING EXISTING WINDOWS
 8. EXISTING HVAC
 9. EXISTING CANDY
 10. EXISTING VENTS
 11. BOARD SIDING COVERING LOWER WINDOWS
 12. EXISTING STEEL FIRE ESCAPE
 13. EXISTING DOWNSPOUTS, ELECTRICAL CONDUITS, GAS
 14. OPENING IN MASONRY
 15. EXISTING METAL SIDING

Attachment D.11

Permit Number: BLD-0840-24	
BUILDING	
J. Salama Jun 28, 2025	
REVIEWED FOR CODE COMPLIANCE	
REVISION	DATE/DESCRIPTION

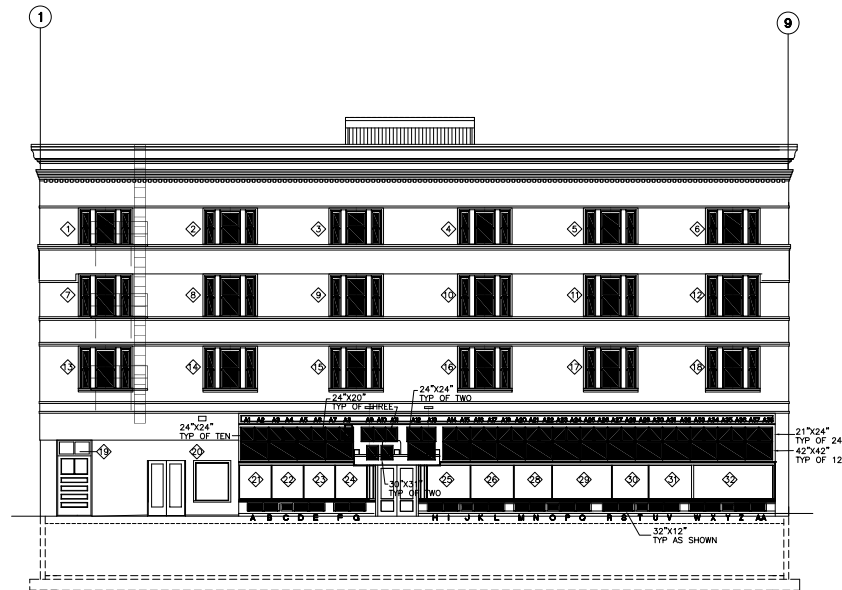
EXISTING ELEVATIONS
ST FRANCIS HOTEL
REMODEL PLANS
ALBANY, OR 97321
406 W 1ST AVE.

REGISTERED ARCHITECT
DON JOHNSON
ALBANY, OREGON
STATE OF OREGON
12/29/2025

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Address 2009 4th Ct SE, Albany, OR 97322
Email dsalama@comcast.net
DATE ISSUED: August 4, 2024
PROJECT NAME: St Francis Hotel

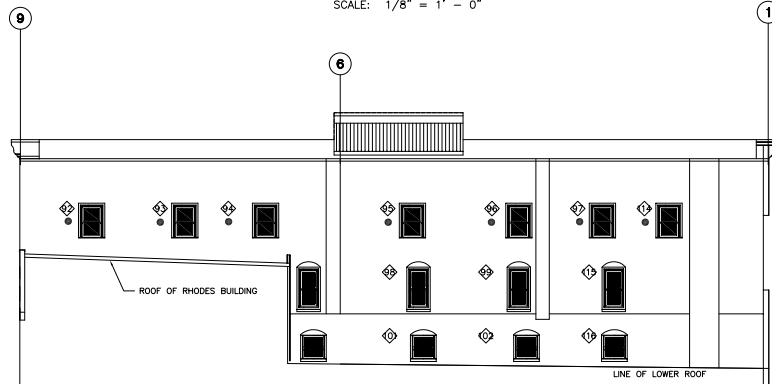
A207
64

1/8" = 1' - 0"



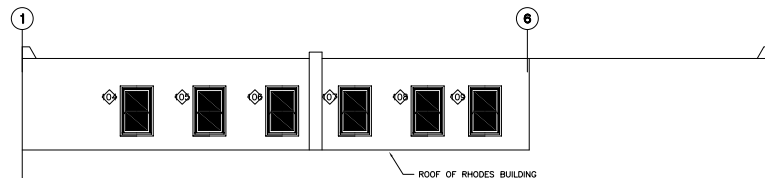
EAST ELEVATION

SCALE: 1/8" = 1' - 0"



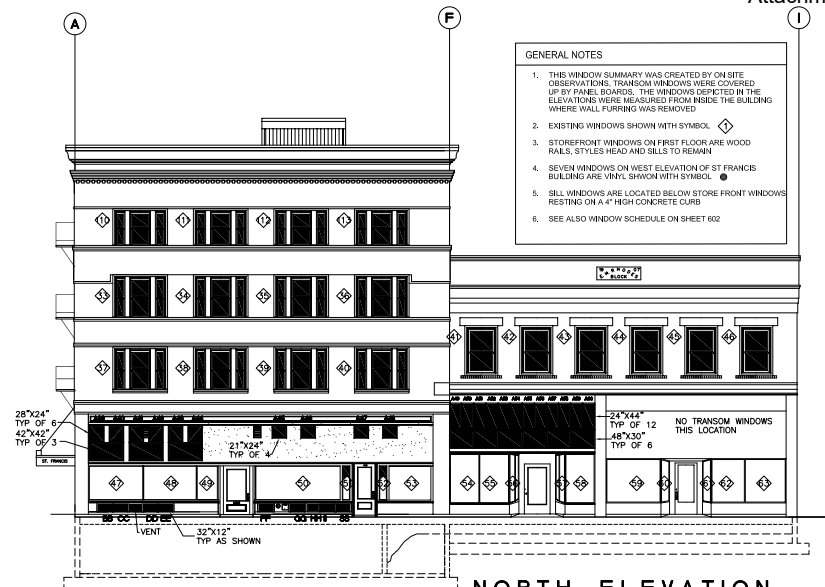
WEST ELEVATION

SCALE: 1/8" = 1' - 0" IN LIGHT WELL (VIEW OF ST FRANCIS)



EAST ELEVATION IN LIGHT WELL (VIEW OF RHODES)

SCALE: 1/8" = 1' - 0"

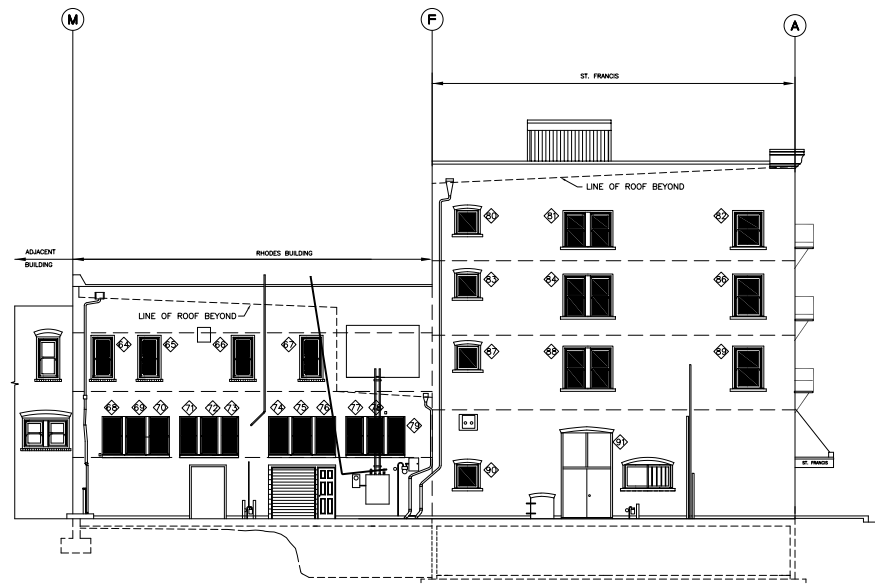


NORTH ELEVATION

SCALE: 1/8" = 1' - 0"

GENERAL NOTES

1. THIS WINDOW SUMMARY WAS CREATED BY ON SITE OBSERVATIONS. TRANSOM WINDOWS WERE COVERED UP BY PANEL BOARDS. THE WINDOWS DEPICTED IN THE ELEVATIONS WERE MEASURED FROM INSIDE THE BUILDING WHERE WALL FURRING WAS REMOVED.
2. EXISTING WINDOWS SHOWN WITH SYMBOL
3. STOREFRONT WINDOWS ON FIRST FLOOR ARE WOOD PANEL STYLES HEAD AND SILL TO REMAIN
4. SEVEN WINDOWS ON WEST ELEVATION OF ST FRANCIS BUILDING ARE VINYL SHOWN WITH SYMBOL
5. SILL WINDOWS ARE LOCATED BELOW STORE FRONT WINDOWS RESTING ON A 4" HIGH CONCRETE CURB
6. SEE ALSO WINDOW SCHEDULE ON SHEET 602



SOUTH ELEVATION

SCALE: 1/8" = 1' - 0"

Attachment D.12

Permit Number: BLD-0840-24	
BUILDING	
J. Salas	
Jun 28, 2025	
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REVISION	DATE/DESCRIPTION

EXISTING WINDOW SUMMARY

ST FRANCIS HOTEL
REMODEL PLANS

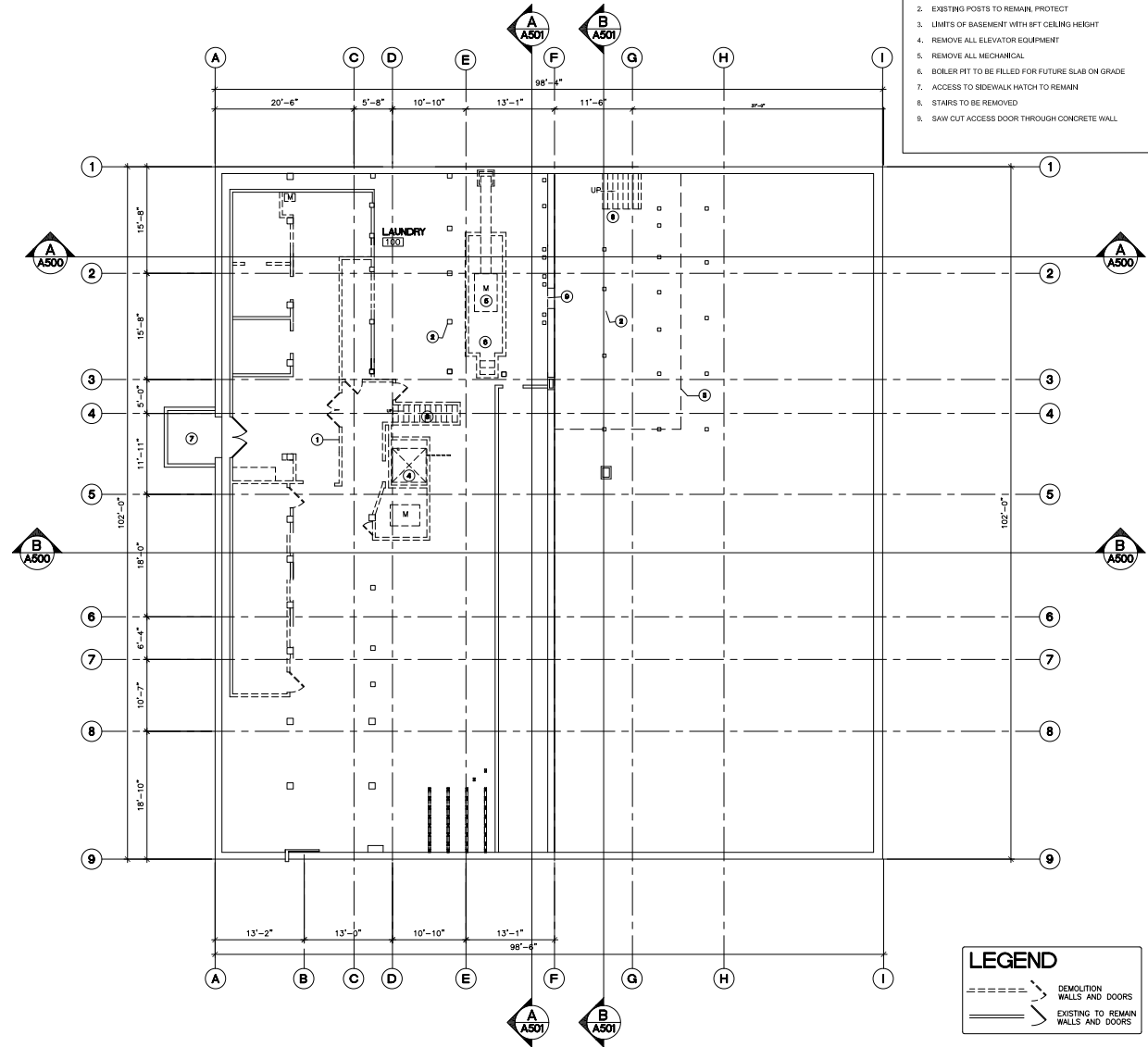
ALBANY, OR 97321
406 W 1ST AVE.



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A208
65

1/8" = 1' - 0"



Project Number: **BLD-0840-24**

BUILDING



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NO.	DATE/DESCRIPTION

BASEMENT DEMOLITION PLAN

ST FRANCIS HOTEL

REMODEL PLANS

ALBANY, OR 97321

406 W 1ST AVE.

REGISTERED ARCHITECT

DON JOHNSON

ALBANY, OREGON

STATE OF OREGON

12/31/2025

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DATE ISSUED: August 4, 2024
 PROJECT NUMBER: 08-2024

A300

66

GENERAL NOTES

Attachment D.15

1. ELEMENTS TO BE DEMOLISHED SHOWN WITH DASHED LINE, SEE LEGEND.

2. STAIRS TO BE REMOVED

3. REMOVE WINDOWS AND JAMBS, CLEAN IN PREPARATION FOR NEW JAMB FRAMING AND WINDOWS

4. EXISTING STAIRS TO MEZZANINE TO REMAIN, PROTECT

Project Number:

BLD-0840-24

BUILDING



J. Salas

Jun 28, 2025

REVIEWED FOR CODE COMPLIANCE

REVISION

NO.

DATE/DESCRIPTION

MEZZANINE DEMOLITION PLAN

ST FRANCIS HOTEL

REMODEL PLANS

ALBANY, OR 97321

406 W 1ST AVE.

REGISTERED ARCHITECT

DON JOHNSON

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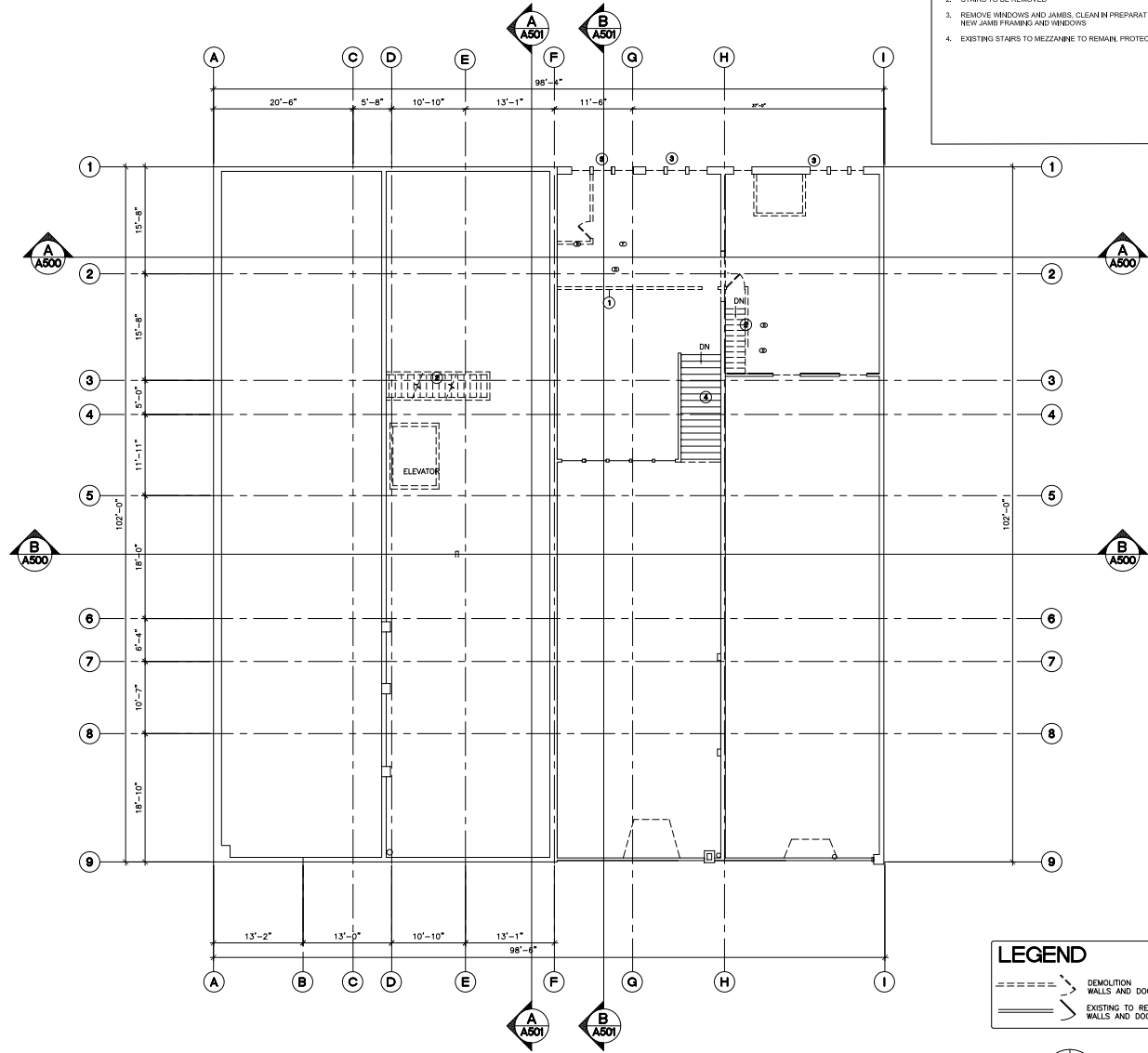
August 4, 2024

PROJECT NUMBER

BLD-0840-24

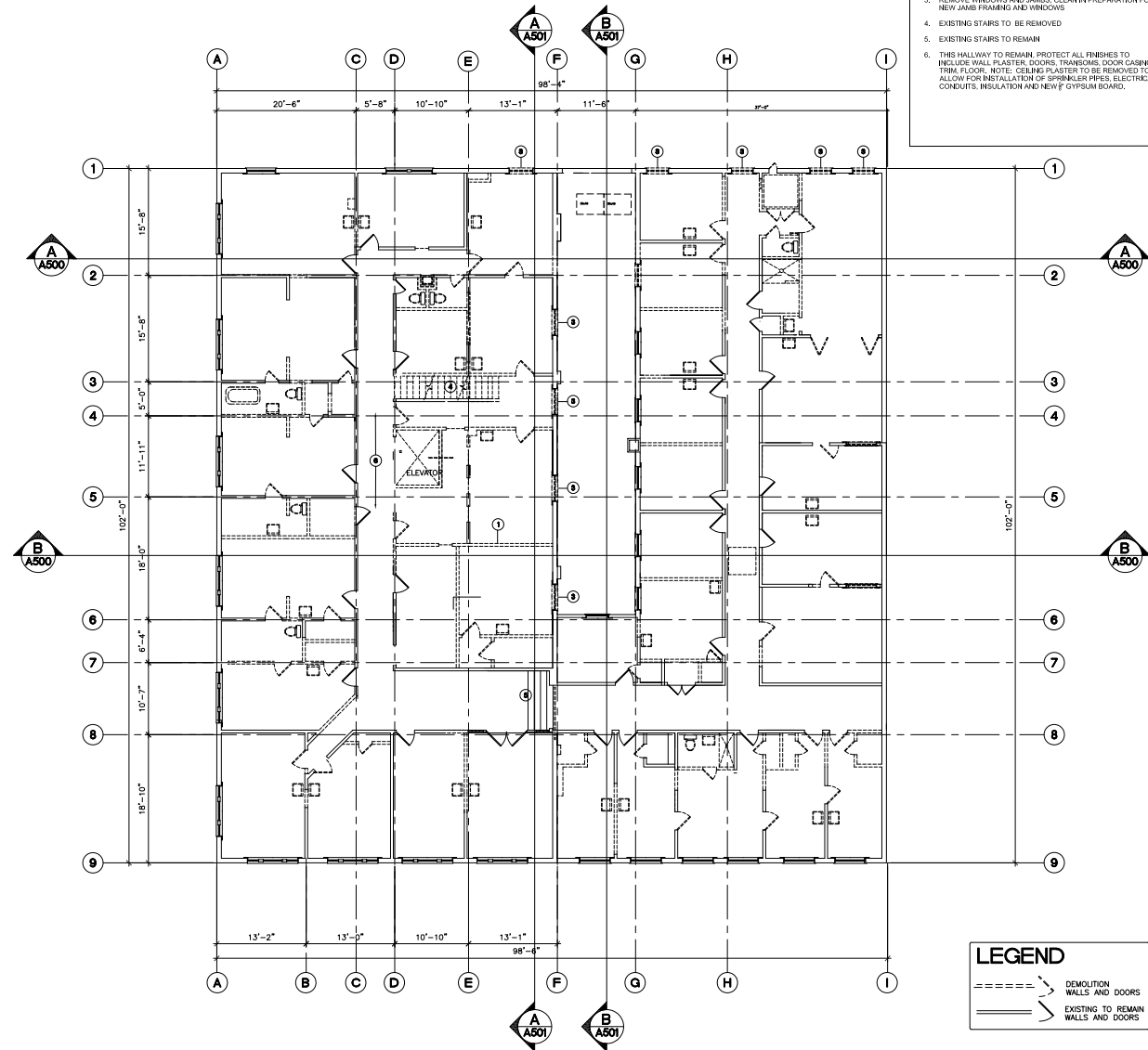
A302

68



DEMOLITION PLAN - MEZZANINE

SCALE: 1/8" = 1' - 0"



- GENERAL NOTES**
1. ELEMENTS TO BE DEMOLISHED SHALL BE INDICATED BY DASHED LINES. SEE LEGEND.
 2. STAIRS TO BE REMOVED
 3. REMOVE WINDOWS AND JAMBS, CLEAN IN PREPARATION FOR NEW JAMB FRAMING AND WINDOWS
 4. EXISTING STAIRS TO BE REMOVED
 5. EXISTING STAIRS TO REMAIN
 6. THIS HALLWAY TO REMAIN. PROTECT ALL FINISHES TO INCLUDE WALL PLASTER, DOORS, TRANSOMS, DOOR CASING TRIM, FLOOR. NOTE: CEILING PLASTER TO BE REMOVED TO ALLOW FOR INSTALLATION OF SPRINKLER PIPES, ELECTRICAL CONDUITS, INSULATION AND NEW 5/8" GYPSUM BOARD.

Attachment D.16

Permit Number: **BLD-0840-24**

BUILDING



J. Salas
Jun 28, 2025

REVIEWED FOR
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NO.

SECOND FLOOR DEMOLITION PLAN

ST FRANCIS HOTEL

REMODEL PLANS

ALBANY, OR 97321

406 W 1ST AVE.

REGISTERED ARCHITECT

DON JOHNSON
ALBANY, OREGON
STATE OF OREGON
12/31/2025

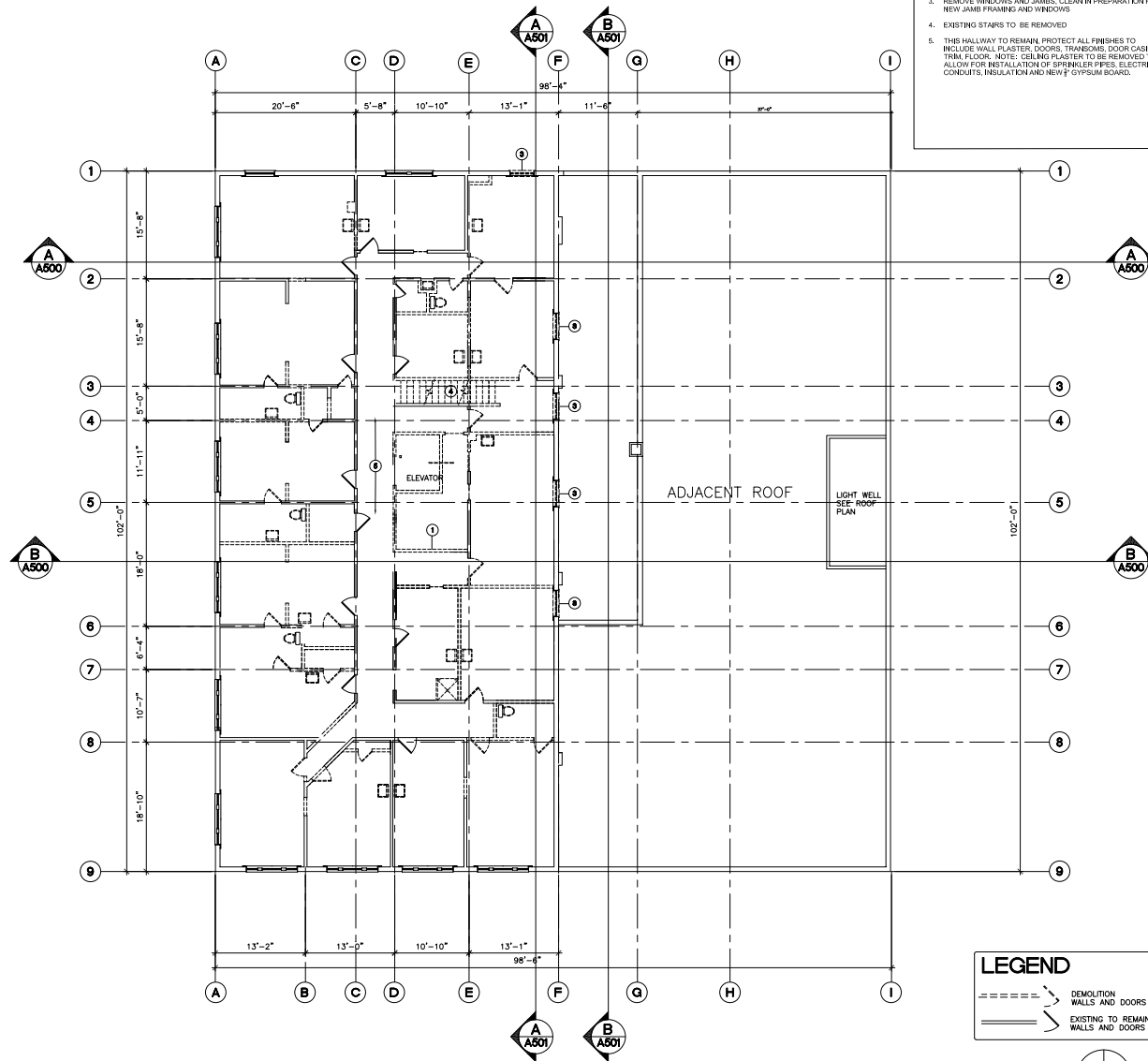
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DEMOLITION PLAN - SECOND FLOOR
SCALE: 1/8" = 1' - 0"



A303
69



Attachment D.17

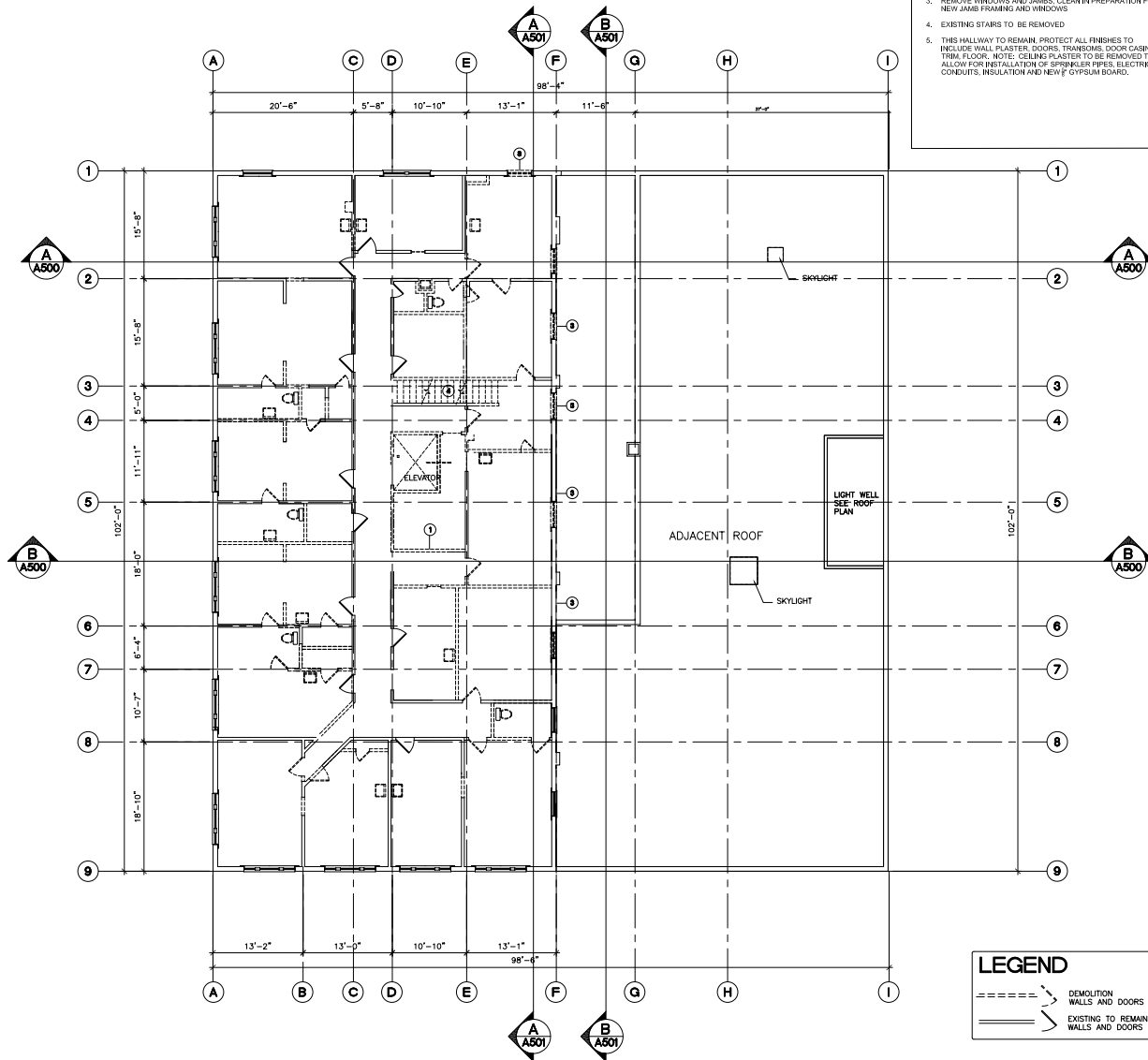
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BUILDING	
	
J. Salas Jun 28, 2025	
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REVISION	DATE/DESCRIPTION

THIRD FLOOR DEMOLITION PLAN
ST FRANCIS HOTEL
REMODEL PLANS
ALBANY, OR 97321
406 W 1ST AVE.

REGISTERED ARCHITECT
DON JOHNSON
ALBANY, OREGON
STATE OF OREGON
12/31/2025

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A304
70



Attachment D.18

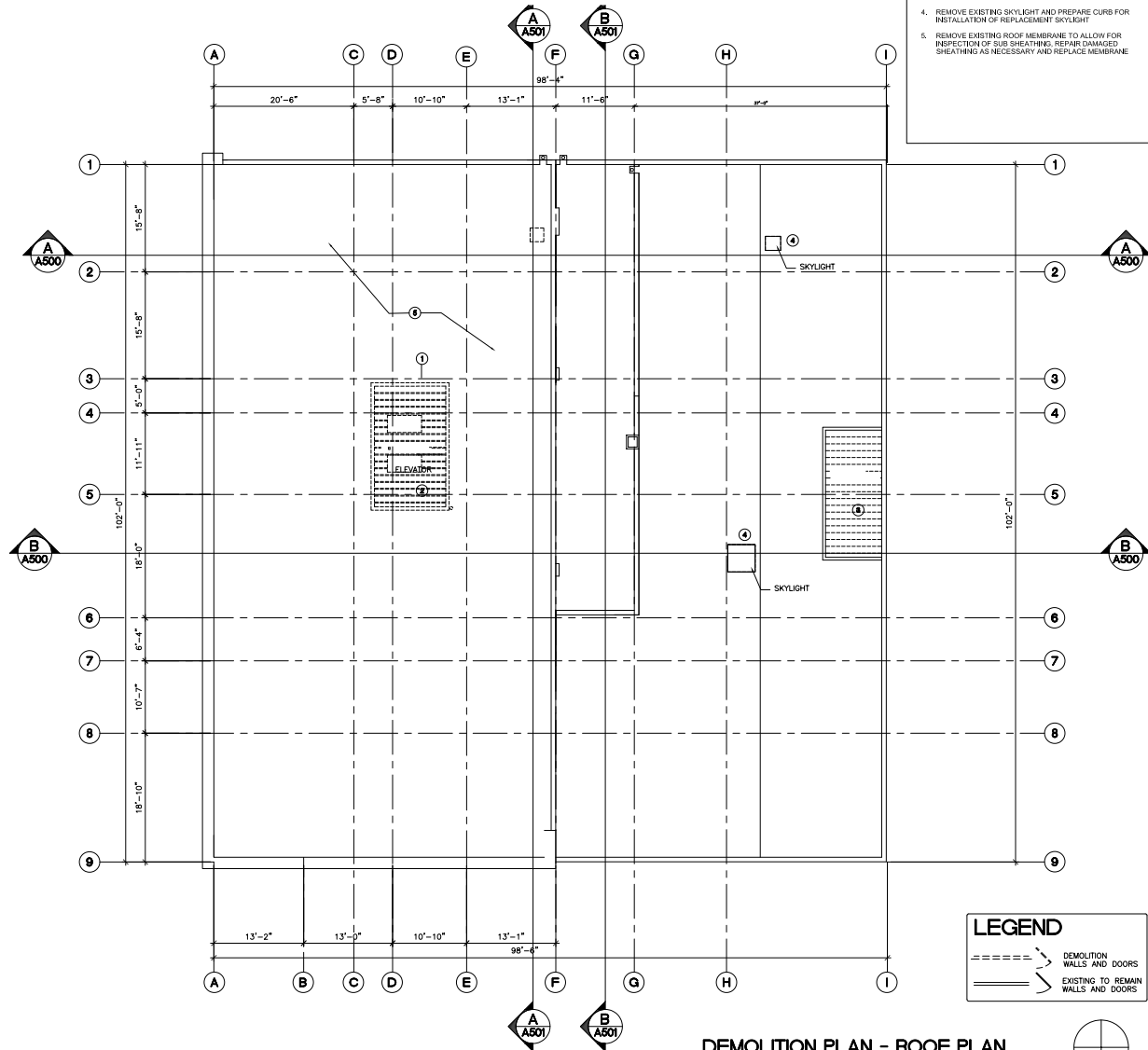
Permit Number: BLD-0840-24	
BUILDING	
J. Salas	
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REVISION	DATE/DESCRIPTION

FOURTH FLOOR DEMOLITION PLAN
ST FRANCIS HOTEL
REMODEL PLANS
406 W 1ST AVE.
ALBANY, OR 97321

REGISTERED ARCHITECT
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ALBANY, OREGON
STATE OF OREGON
12/31/2025

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A305
71



DEMOLITION PLAN - ROOF PLAN

SCALE: 1/8" = 1' - 0"

Attachment D.19

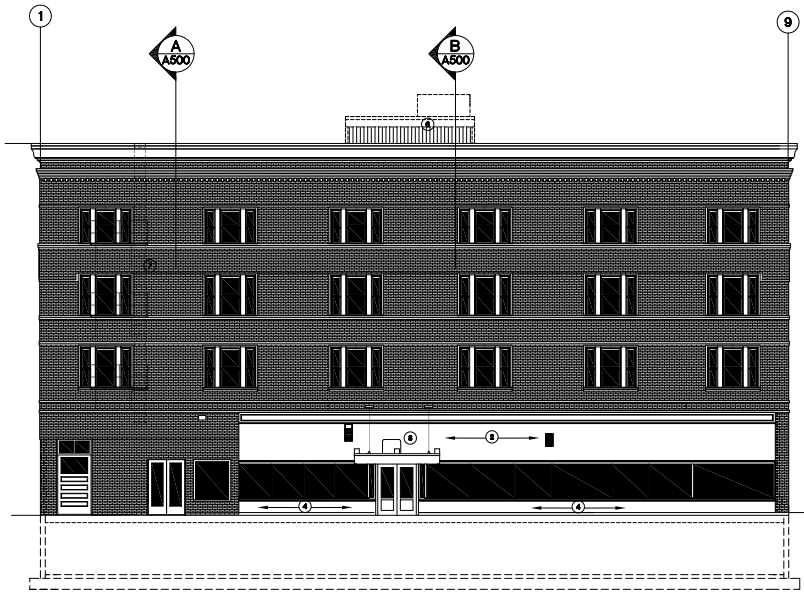
Permit Number: BLD-0840-24	
BUILDING	
	
J. Salas	
Jun 28, 2025	
REVIEWED FOR CODE COMPLIANCE	
REVISION	DATE/DESCRIPTION

ROOF DEMOLITION PLAN	ST FRANCIS HOTEL	ALBANY, OR 97321
REMODEL PLANS		406 W 1ST AVE.

REGISTERED ARCHITECT
DON JOHNSON
ALBANY, OREGON
STATE OF OREGON
12/31/2025

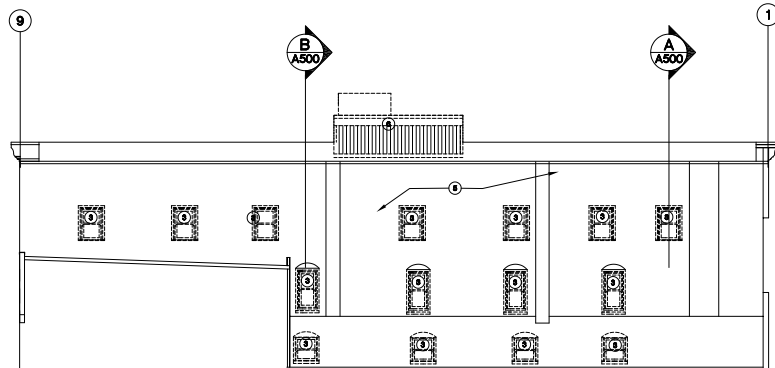
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DATE REVISION 8/5/2024

A306
72



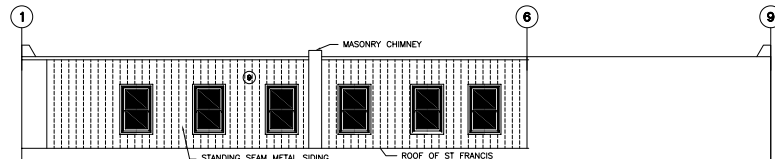
EAST ELEVATION

SCALE: 1/8" = 1' - 0"



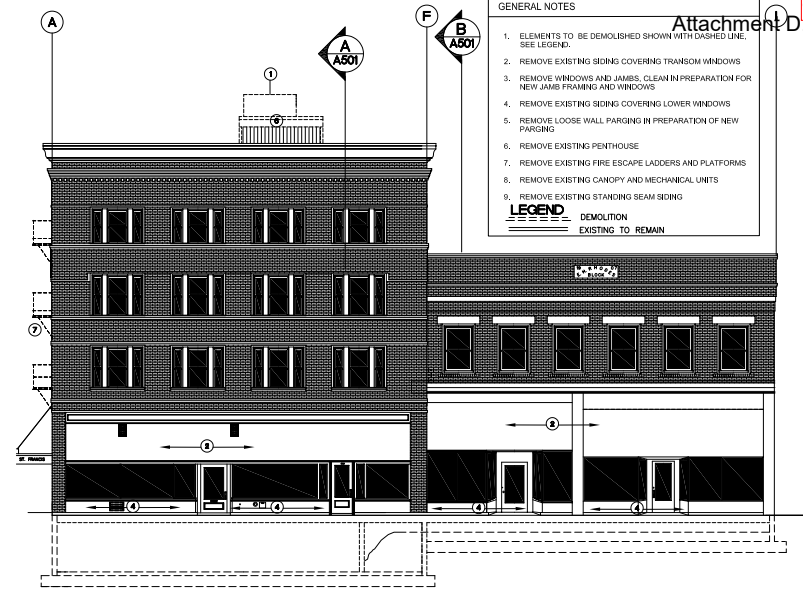
WEST ELEVATION

SCALE: 1/8" = 1' - 0" IN LIGHT WELL (VIEW OF ST FRANCIS)



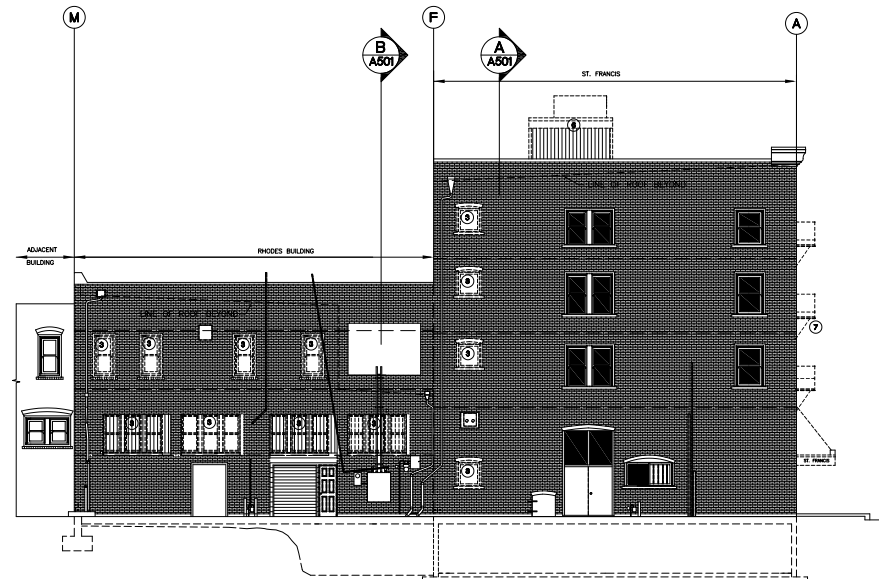
EAST ELEVATION

SCALE: 1/8" = 1' - 0" IN LIGHT WELL (VIEW OF RHODES)



NORTH ELEVATION

SCALE: 1/8" = 1' - 0"



SOUTH ELEVATION

SCALE: 1/8" = 1' - 0"

GENERAL NOTES

1. ELEMENTS TO BE DEMOLISHED SHOWN WITH DASHED LINE. SEE LEGEND.
2. REMOVE EXISTING SIDING COVERING TRANSOM WINDOWS
3. REMOVE WINDOWS AND JAMBS, CLEAN IN PREPARATION FOR NEW JAMB FRAMING AND WINDOWS
4. REMOVE EXISTING SIDING COVERING LOWER WINDOWS
5. REMOVE LOOSE WALL PARGING IN PREPARATION OF NEW PARGING
6. REMOVE EXISTING PENTHOUSE
7. REMOVE EXISTING FIRE ESCAPE LADDERS AND PLATFORMS
8. REMOVE EXISTING CANOPY AND MECHANICAL UNITS
9. REMOVE EXISTING STANDING SEAM SIDING

LEGEND

DEMOLITION

EXISTING TO REMAIN

Attachment D.20

Permit Number: **BLD-0840-24**

BUILDING

J. Salama
Jun 28, 2025

REVIEWED FOR
CODE COMPLIANCE

REVISION
NO.

DATE/DESCRIPTION

DEMOLITION BUILDING ELEVATIONS

ST FRANCIS HOTEL

REMODEL PLANS

ALBANY, OR 97321

406 W 1ST AVE.

REGISTERED ARCHITECT

DON JOHNSON

ALBANY, OREGON

STATE OF OREGON

12/31/2025

These documents were prepared by
Don Johnson, Architect
License No. 380, Expiration 12/31/2025
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Email: donjohnson@donjohnsonarchitect.com

DATE: 08/01/2024
August 1, 2024
18/2024

A307

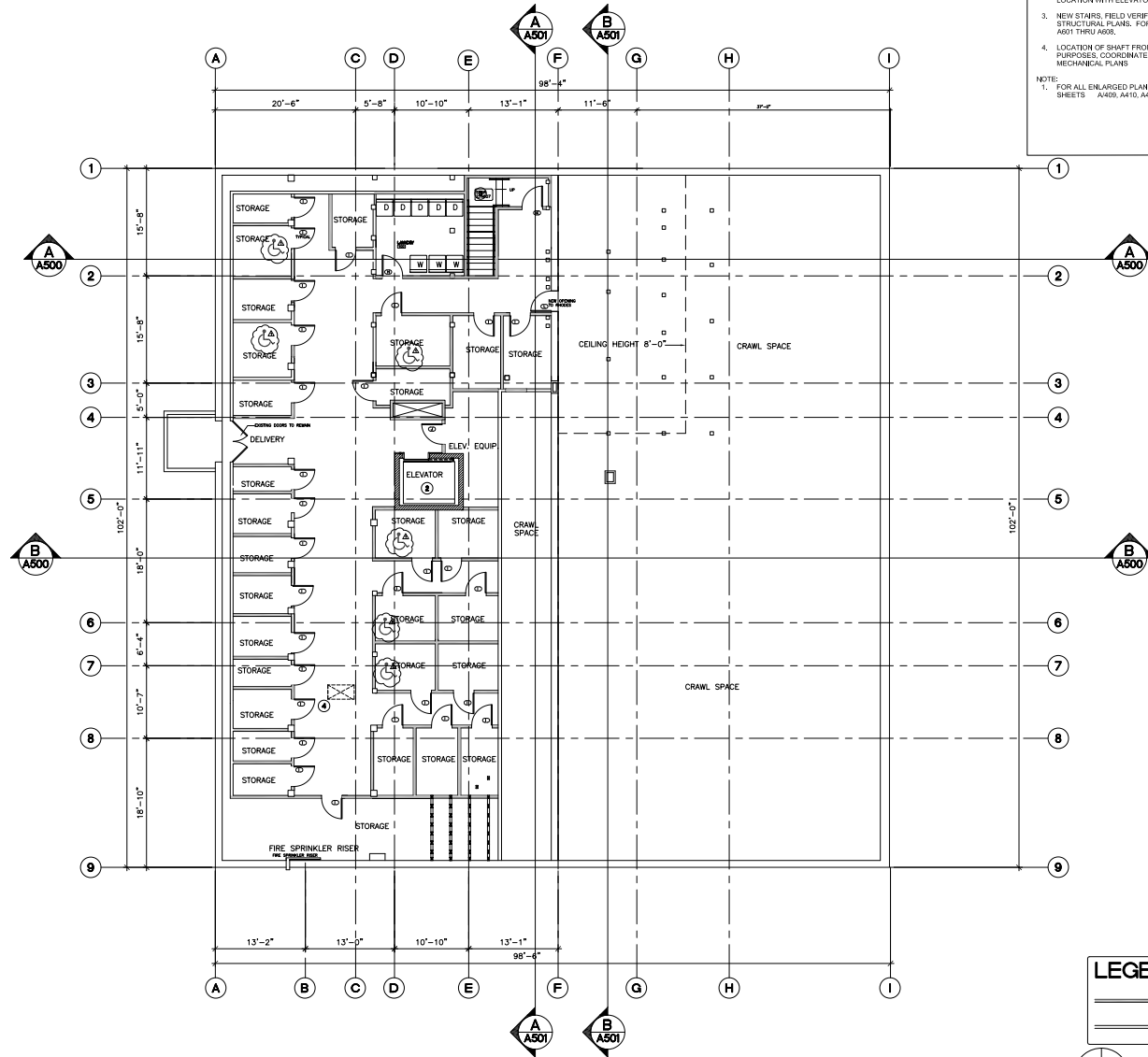
73

Attachment D.21

GENERAL NOTES

- SEE ENLARGED PLAN A409 FOR ENLARGED PLAN AND DIMENSIONS.
- NEW ELEVATOR, SEE A700, COORDINATE SHAFT SIZE AND LOCATION WITH ELEVATOR MANUFACTURERS SHOP DRAWINGS.
- NEW STAIRS, FIELD VERIFY FLOOR TO FLOOR HEIGHTS AND STRUCTURAL PLANS, FOR STAIR INFORMATION SEE SHEETS A601 THRU A608.
- LOCATION OF SHAFT FROM ABOVE: SHAFT IS FOR PLANNING PURPOSES, COORDINATE SHAFT SIZE AND LOCATION WITH MECHANICAL PLANS.

NOTE:
1. FOR ALL ENLARGED PLANS AND DIMENSIONS SEE PLAN SHEETS A409, A410, A411, A412, A413, A414



REMODELED BASEMENT PLAN
SCALE: 1/8" = 1' - 0"

LEGEND

— NEW WALLS AND DOORS
— EXISTING TO REMAIN WALLS AND DOORS

REVIEWED FOR CODE COMPLIANCE

SSMI
Jan 31, 2025

PUBLIC WORKS

12/31/2025

REVISION

DATE: 08/01/2024
BY: [Signature]
REVISION: 08/01/2024

REMODELED BASEMENT PLAN

ST FRANCIS HOTEL

REMODEL PLANS

ALBANY, OR 97321

406 W 1ST AVE.

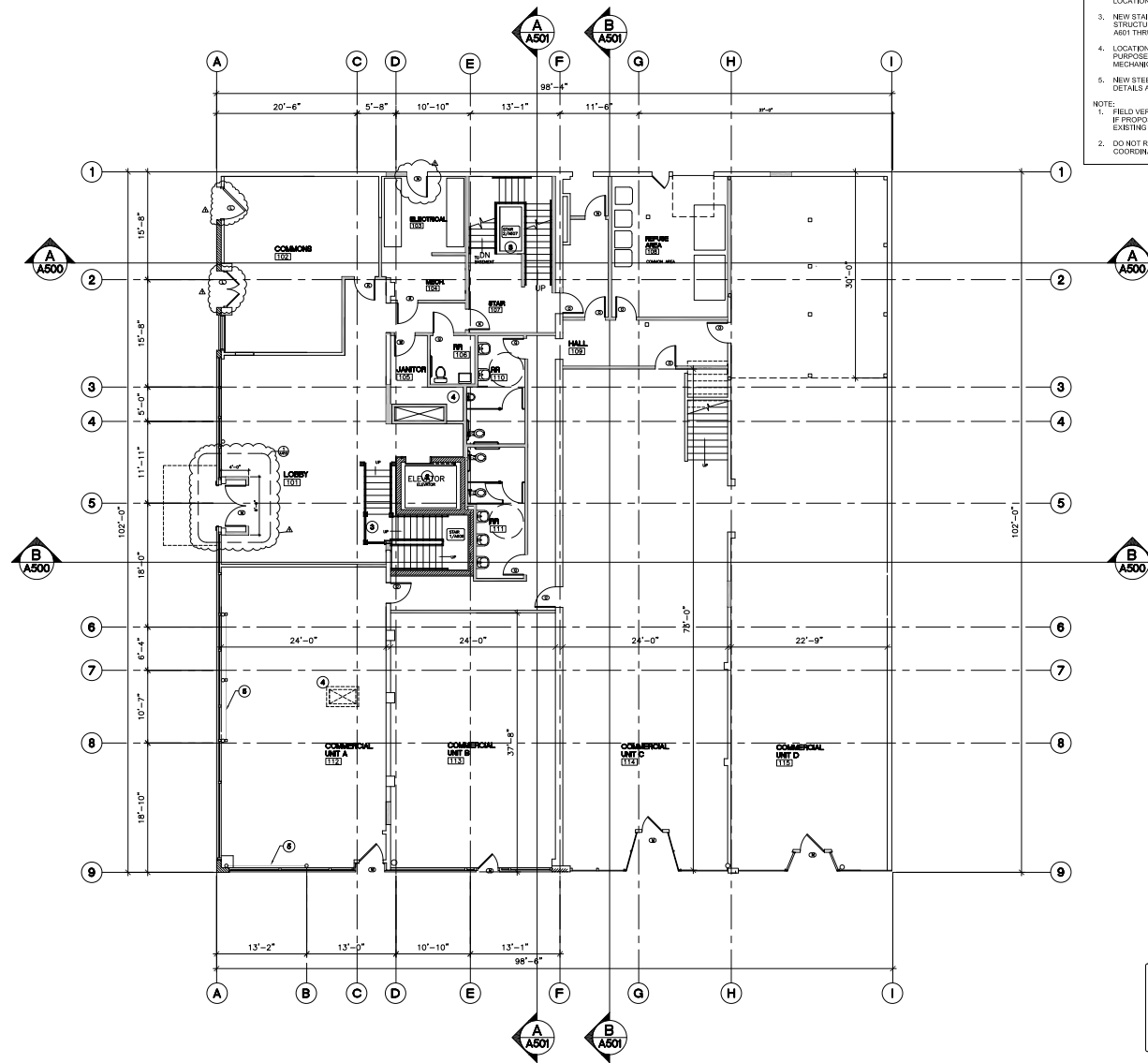
REGISTERED ARCHITECT

DON JOHNSON
ALBANY, OREGON
STATE OF OREGON
12/31/2025

These documents were prepared by
License No. 3803, Expiration 12/31/2025
Address: 2009 4th Ct SE, Albany, Or 97322
Email: donjohnson@comcast.net

DATE: 08/01/2024
BY: [Signature]
REVISION: 08/01/2024

approved pursuant to H-09-22. A historic final inspection is required prior to finaling the building permit. Please call the historic planner at 541-791-0176 a day or two in advance to schedule.



- GENERAL NOTES**
1. SEE SHEET A410 FOR ENLARGED FIRST FLOOR PLAN.
 2. NEW ELEVATOR. SEE A700, COORDINATE SHAFT SIZE AND LOCATION WITH ELEVATOR MANUFACTURERS SHOP DRAWINGS.
 3. NEW STAIRS. FIELD VERIFY FLOOR TO FLOOR HEIGHTS AND STRUCTURAL PLANS. FOR STAIR INFORMATION SEE SHEETS A801 THRU A806.
 4. LOCATION OF SHAFT FROM ABOVE: SHAFT IS FOR PLANNING PURPOSES. COORDINATE SHAFT SIZE AND LOCATION WITH MECHANICAL PLANS.
 5. NEW STEEL BRACED FRAME. SEE STRUCTURAL PLANS DETAILS A5601 AND B5601.
- NOTE:
1. FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY OWNER IF PROPOSED DIMENSIONS REQUIRE ADJUSTMENT TO EXISTING PLAN.
2. DO NOT REMOVE EXISTING WALLS, OR FLOOR JOISTS WITHOUT COORDINATING WITH STRUCTURAL PLANS.

PLANNING	HISTORIC
 alysas Feb 12, 2025 REVIEWED FOR CODE COMPLIANCE	 alysas Feb 12, 2025 REVIEWED FOR CODE COMPLIANCE

REMODELED FIRST FLOOR PLAN
SCALE: 1/8" = 1' - 0"

LEGEND

- NEW WALLS AND DOORS
- EXISTING TO REMAIN WALLS AND DOORS

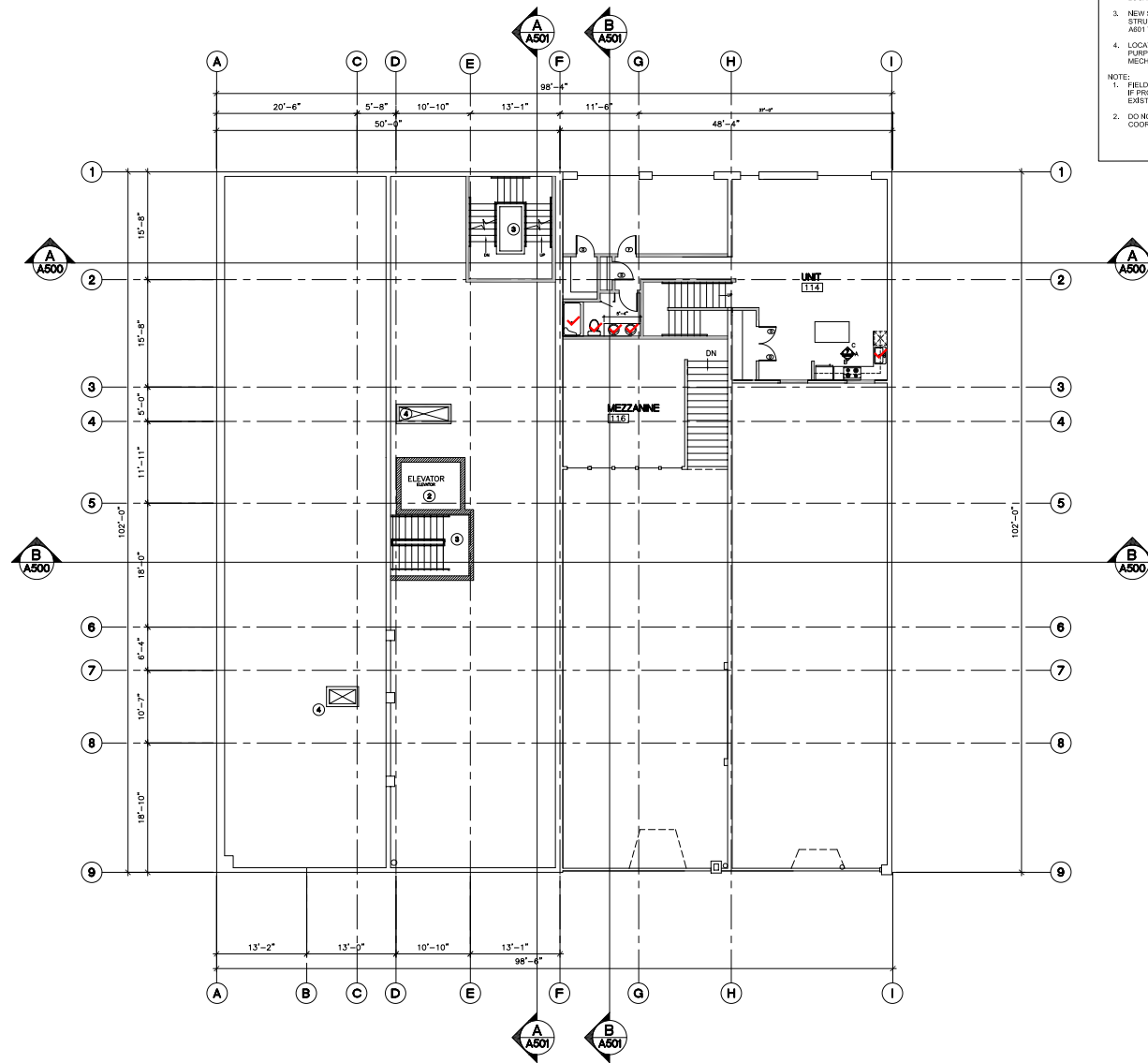
Revised Page
Permit Number: BLD-0340-24

BUILDING J. Salas Jun 28, 2025 REVIEWED FOR CODE COMPLIANCE	
REVISION	DATE/DESCRIPTION
1	REVISION PER ASI # DECEMBER 30, 2024

REGISTERED ARCHITECT DON JOHNSON ALBANY, OREGON STATE OF OREGON 12/31/2025
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REMODELED FIRST FLOOR ST FRANCIS HOTEL REMODEL PLANS ALBANY, OR 97321 406 W 1ST AVE.

A401 75



GENERAL NOTES

Attachment D.23

- SEE SHEET A413 FOR ENLARGED MEZZANINE FLOOR PLAN.
- NEW ELEVATOR, SEE A700, COORDINATE SHAFT SIZE AND LOCATION WITH ELEVATOR MANUFACTURERS SHOP DRAWINGS
- NEW STAIRS, FIELD VERIFY FLOOR TO FLOOR HEIGHTS AND STRUCTURAL PLANS. FOR STAIR INFORMATION SEE SHEETS A601 THRU A606.
- LOCATION OF SHAFT FROM ABOVE: SHAFT IS FOR PLANNING PURPOSES, COORDINATE SHAFT SIZE AND LOCATION WITH MECHANICAL PLANS

NOTE:

- FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY OWNER IF PROPOSED DIMENSIONS REQUIRE ADJUSTMENT TO EXISTING PLAN.
- DO NOT REMOVE EXISTING WALLS, OR FLOOR JOISTS WITHOUT COORDINATING WITH STRUCTURAL PLANS.

LEGEND

NEW WALLS AND DOORS

EXISTING TO REMAIN WALLS AND DOORS

REMODELED MEZZANINE PLAN

SCALE: 1/8" = 1' - 0"



Project Number: **BLD-0840-24**

BUILDING

J. Salas
Jun 28, 2025

REVIEWED FOR CODE COMPLIANCE

REVISION	DATE/DESCRIPTION
NO.	

MEZZANINE PLAN

ST FRANCIS HOTEL

REMODEL PLANS

ALBANY, OR 97321

406 W 1ST AVE.

REGISTERED ARCHITECT

DON JOHNSON

ALBANY, OREGON

STATE OF OREGON

12/31/2025

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Email: donjohnson@comcast.net

DATE ISSUED: August 4, 2024

PROJECT NUMBER: BLD-0840-24

A402

76

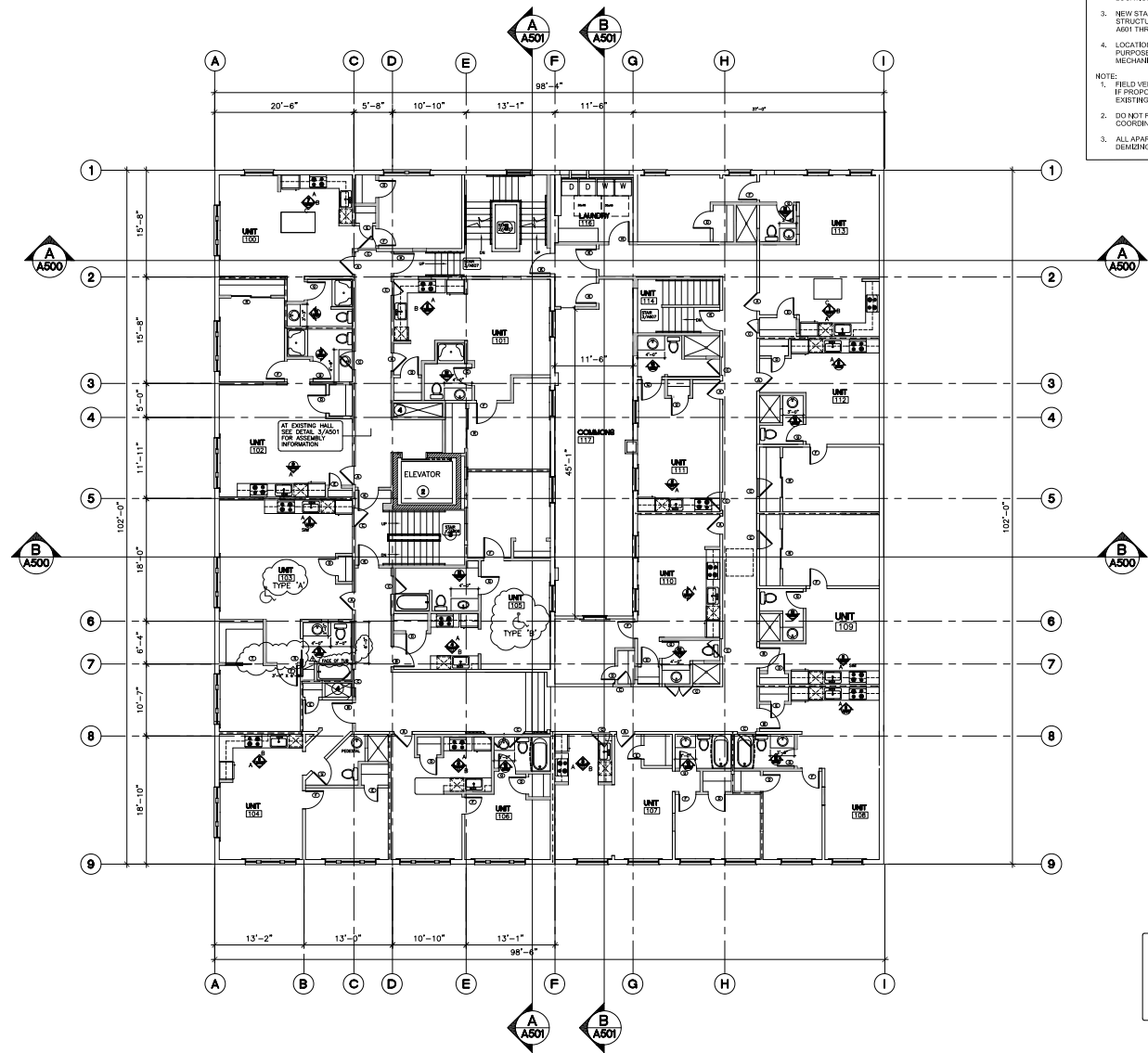
Attachment D-24

GENERAL NOTES

- SEE SHEETS A411, A412, A413 FOR ENLARGED PLANS PLANS.
- NEW ELEVATOR, SEE A700, COORDINATE SHAFT SIZE AND LOCATION WITH ELEVATOR MANUFACTURERS SHOP DRAWINGS
- NEW STAIRS, FIELD VERIFY FLOOR TO FLOOR HEIGHTS AND STRUCTURAL PLANS. FOR STAIR INFORMATION SEE SHEETS A601 THRU A608.
- LOCATION OF SHAFT FROM ABOVE, SHAFT IS FOR PLANNING PURPOSES, COORDINATE SHAFT SIZE AND LOCATION WITH MECHANICAL PLANS

NOTE:

- FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY OWNER IF PROPOSED DIMENSIONS REQUIRE ADJUSTMENT TO EXISTING PLAN.
- DO NOT REMOVE EXISTING WALLS, OR FLOOR JOISTS WITHOUT COORDINATING WITH STRUCTURAL PLANS.
- ALL APARTMENTS TO BE SEPARATED BY A FIRE RATED DEMISING WALL AS SHOWN BY - - - - - SEE SHEET A408



LEGEND

NEW WALLS AND DOORS

EXISTING TO REMAIN WALLS AND DOORS

REMODELED SECOND FLOOR PLAN

SCALE: 1/8" = 1' - 0"

Revised Page

SECOND FLOOR PLAN

ST FRANCIS HOTEL

REMODEL PLANS

ALBANY, OR 97321

406 W 1ST AVE.

REGISTERED ARCHITECT

DON JOHNSON

ALBANY, OREGON

STATE OF OREGON

12/31/2025

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Email donjohnson@comcast.com

DATE ISSUED August 4, 2024

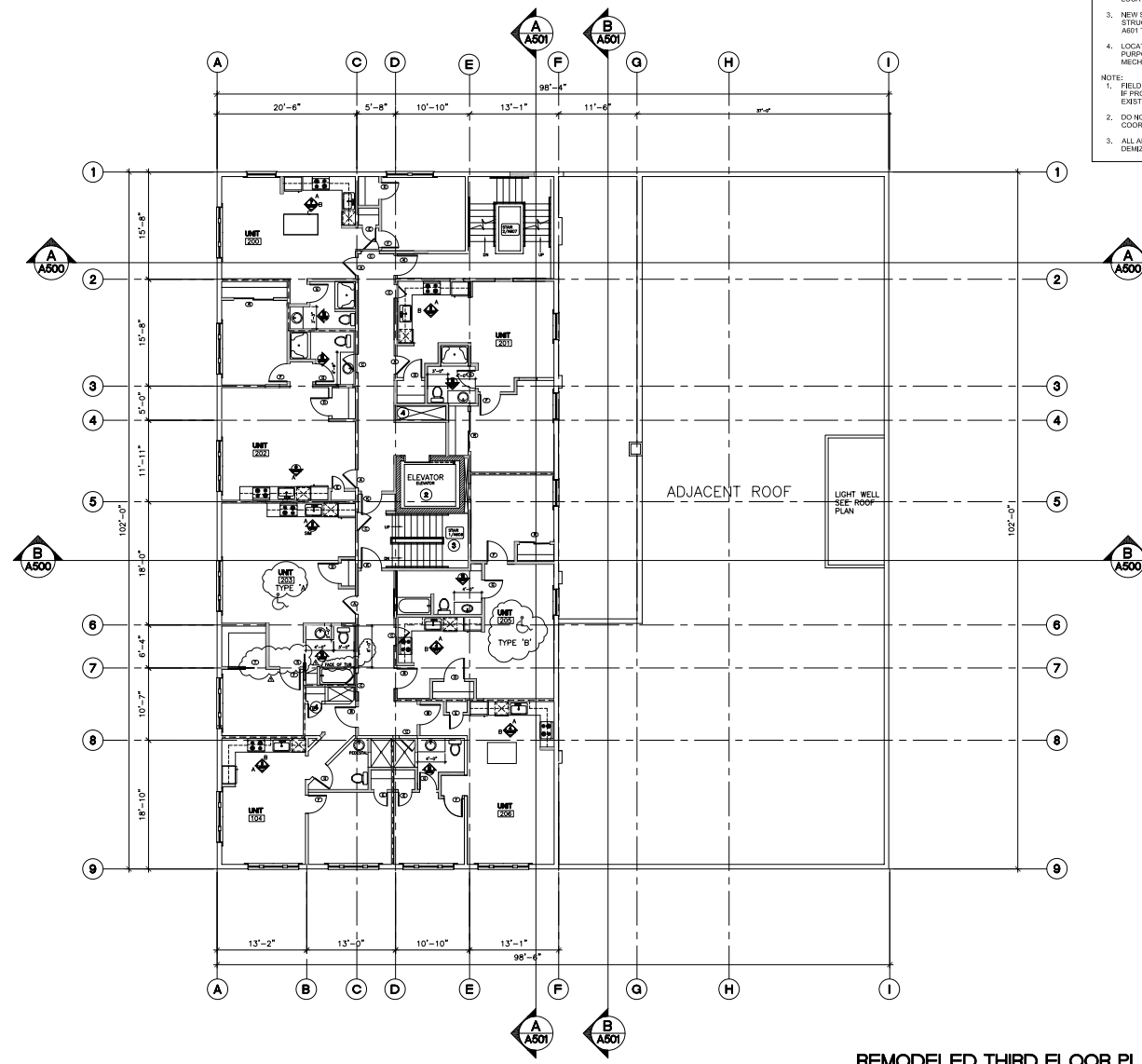
PROJECT NUMBER 18-2024

A403

77

Attachment D.25

- GENERAL NOTES**
- SEE SHEETS A411, A412, A413 FOR ENLARGED PLANS PLANS.
 - NEW ELEVATOR, SEE A700. COORDINATE SHAFT SIZE AND LOCATION WITH ELEVATOR MANUFACTURERS SHOP DRAWINGS
 - NEW STAIRS. FIELD VERIFY FLOOR TO FLOOR HEIGHTS AND STRUCTURAL PLANS. FOR STAIR INFORMATION SEE SHEETS A801 THRU A806.
 - LOCATION OF SHAFT FROM ABOVE: SHAFT IS FOR PLANNING PURPOSES. COORDINATE SHAFT SIZE AND LOCATION WITH MECHANICAL PLANS
- NOTE:**
- FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY OWNER IF PROPOSED DIMENSIONS REQUIRE ADJUSTMENT TO EXISTING PLAN.
 - DO NOT REMOVE EXISTING WALLS, OR FLOOR JOISTS WITHOUT COORDINATING WITH STRUCTURAL PLANS.
 - ALL APARTMENTS TO BE SEPARATED BY A FIRE RATED DEMISING WALL AS SHOWN BY - - - - SEE SHEET A408



- LEGEND**
- NEW WALLS AND DOORS
 - EXISTING TO REMAIN WALLS AND DOORS

REMODELED THIRD FLOOR PLAN
SCALE: 1/8" = 1' - 0"



THIRD FLOOR PLAN
ST FRANCIS HOTEL
REMODEL PLANS
ALBANY, OR 97321
406 W 1ST AVE.



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Email dsalas@comcast.com
DATE ISSUED: August 4, 2024
PROJECT NUMBER: 18-2024

GENERAL NOTES

Attachment D-26

1. SEE SHEETS A411, A412, A413 FOR ENLARGED PLANS PLANS.

2. NEW ELEVATOR, SEE A700, COORDINATE SHAFT SIZE AND LOCATION WITH ELEVATOR MANUFACTURERS SHOP DRAWINGS

3. NEW STAIRS, FIELD VERIFY FLOOR TO FLOOR HEIGHTS AND STRUCTURAL PLANS. FOR STAIR INFORMATION SEE SHEETS A601 THRU A605.

4. LOCATION OF SHAFT FROM ABOVE: SHAFT IS FOR PLANNING PURPOSES, COORDINATE SHAFT SIZE AND LOCATION WITH MECHANICAL PLANS

NOTE:

1. FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY OWNER IF PROPOSED DIMENSIONS REQUIRE ADJUSTMENT TO EXISTING PLAN.

2. DO NOT REMOVE EXISTING WALLS, OR FLOOR JOISTS WITHOUT COORDINATING WITH STRUCTURAL PLANS.

3. ALL APARTMENTS TO BE SEPARATED BY A FIRE RATED DIAMOND WALL AS SHOWN BY --- SEE SHEET A408

BUILDING



J. Salas
Jun 28, 2025

REVIEWED FOR CODE COMPLIANCE

REVISION

DATE/DESCRIPTION

NO.

REVISION PER ASH #

DECEMBER 30, 2024

FOURTH FLOOR PLAN

ST FRANCIS HOTEL

REMODEL PLANS

ALBANY, OR 97321

406 W 1ST AVE.

REGISTERED ARCHITECT

DON JOHNSON

ALBANY, OREGON

STATE OF OREGON

12/31/2025

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Don Johnson

License No. 3802, Expiration 12/31/2025

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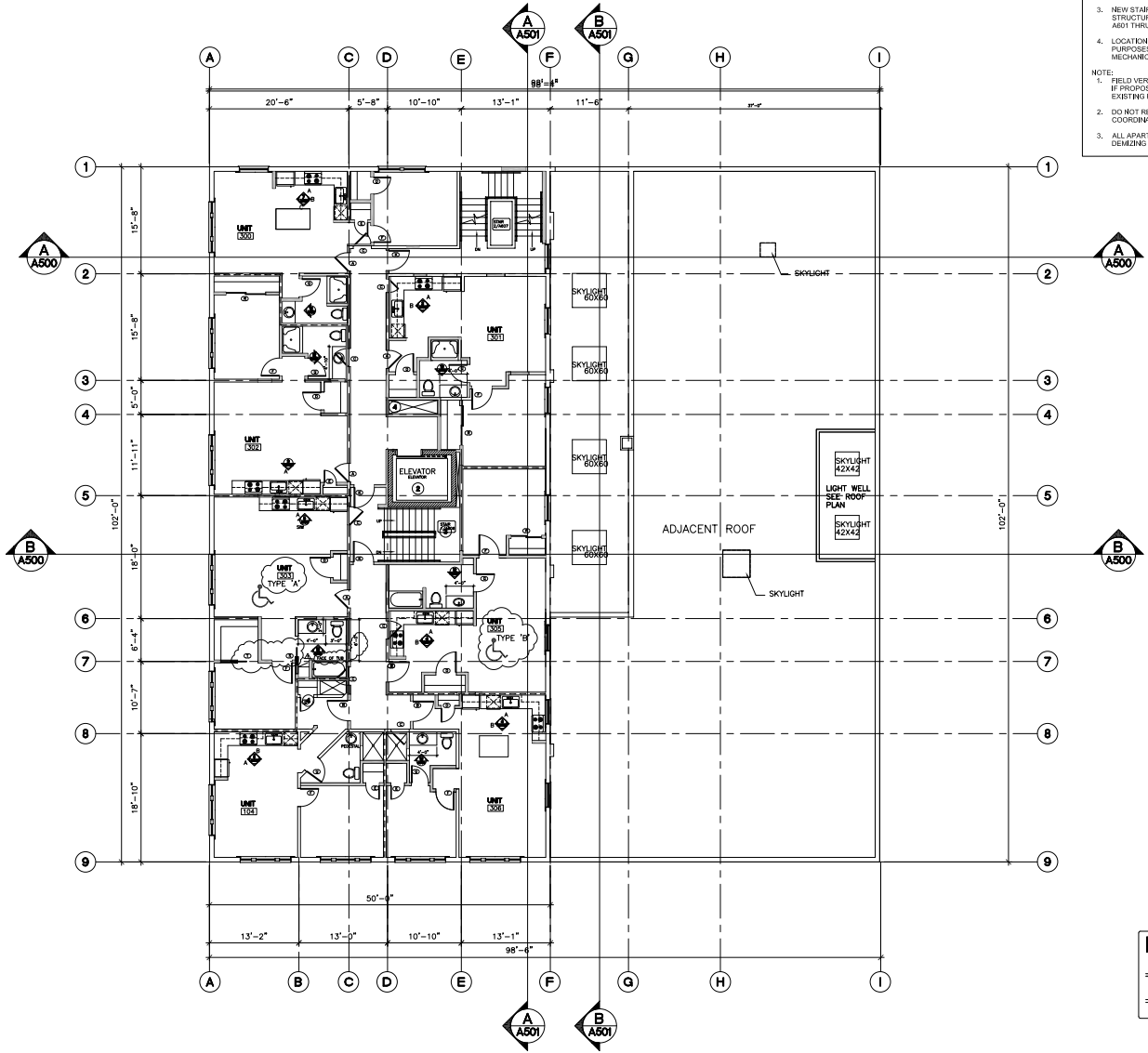
Email donjohnson@comcast.com

DATE ISSUED

August 4, 2024

PROJECT NUMBER

BLD-0340-24



REMODELED FOURTH FLOOR PLAN
SCALE: 1/8" = 1' - 0"

LEGEND

NEW WALLS AND DOORS

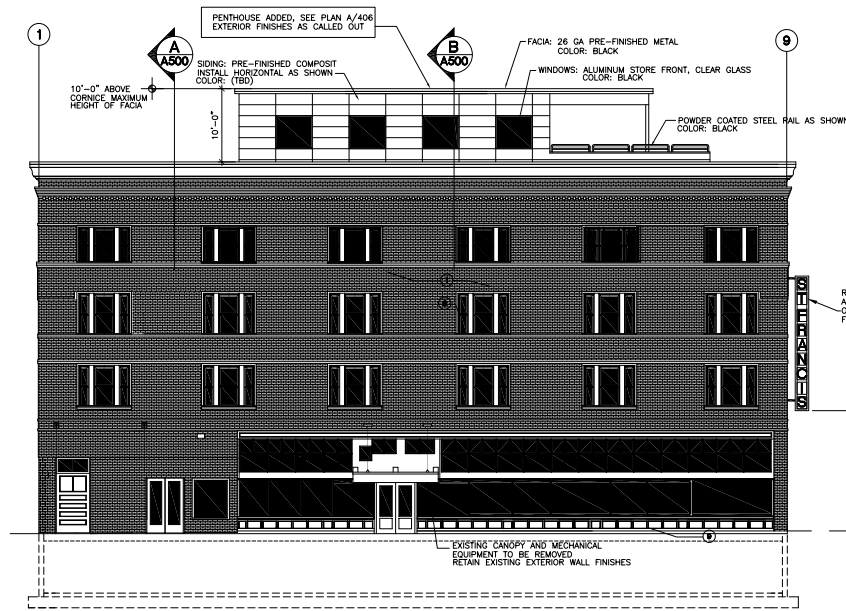
EXISTING TO REMAIN WALLS AND DOORS

PUBLIC WORKS



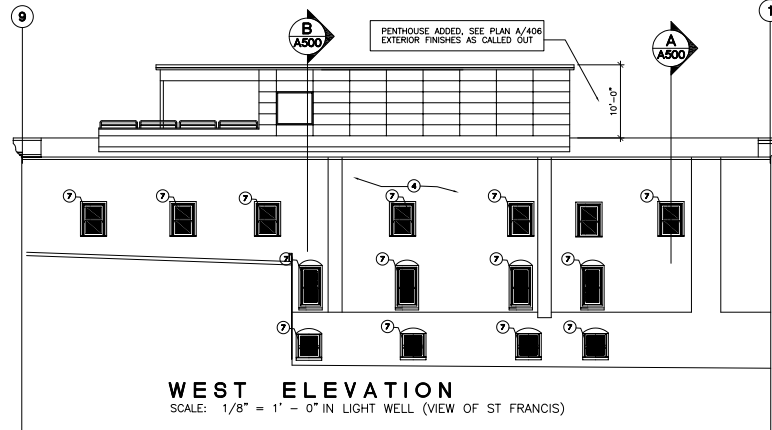
SSMI
Jan 31, 2025

REVIEWED FOR CODE COMPLIANCE



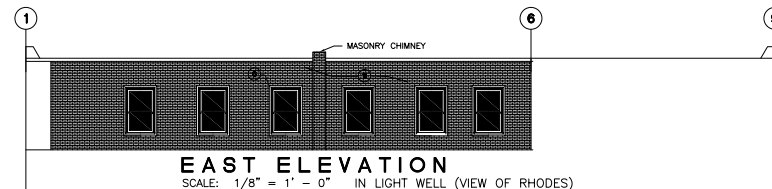
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SCALE: 1/8" = 1' - 0"



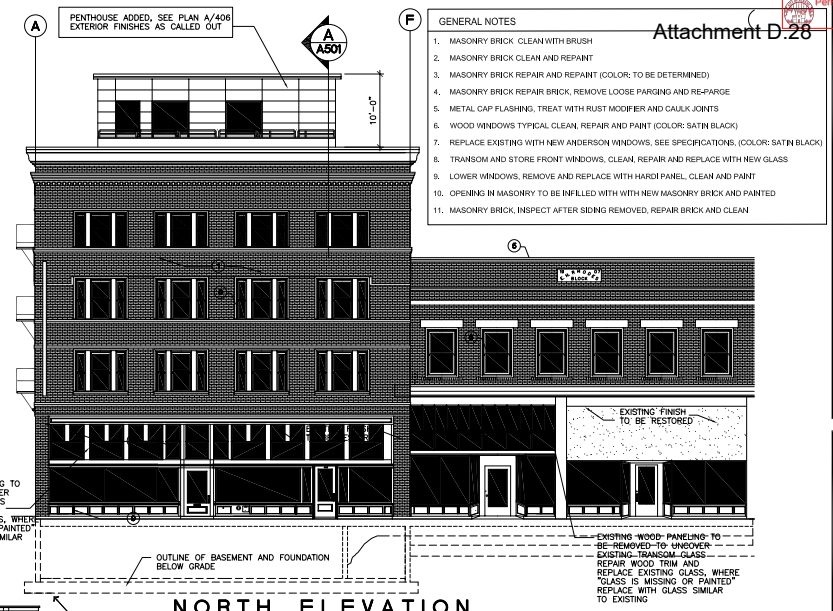
WEST ELEVATION

SCALE: 1/8" = 1' - 0" IN LIGHT WELL (VIEW OF ST FRANCIS)



EAST ELEVATION

SCALE: 1/8" = 1' - 0" IN LIGHT WELL (VIEW OF RHODES)



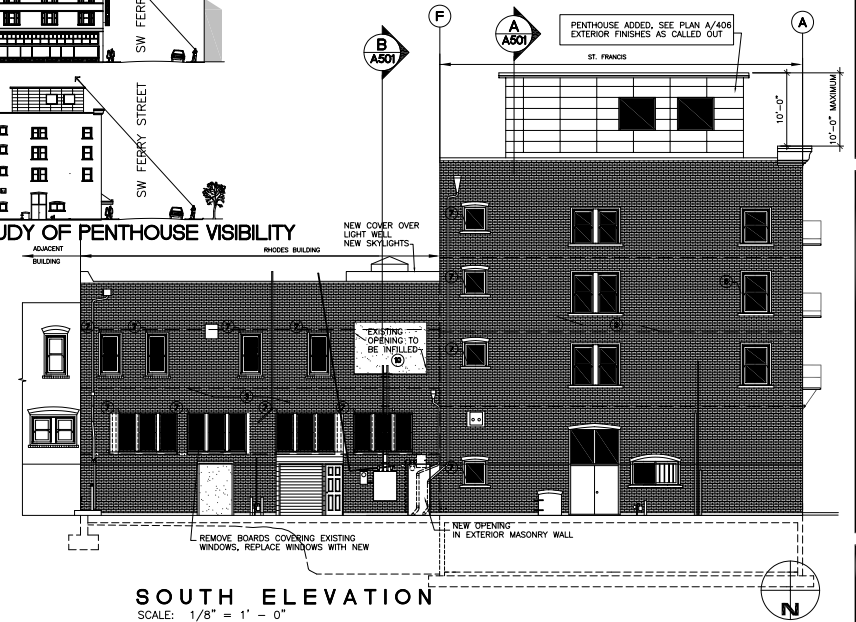
NORTH ELEVATION

SCALE: 1/8" = 1' - 0"



SITE LINE STUDY OF PENTHOUSE VISIBILITY

SCALE: NTS



SOUTH ELEVATION

SCALE: 1/8" = 1' - 0"

- GENERAL NOTES**
1. MASONRY BRICK CLEAN WITH BRUSH
 2. MASONRY BRICK CLEAN AND REPAINT
 3. MASONRY BRICK REPAIR AND REPAINT (COLOR TO BE DETERMINED)
 4. MASONRY BRICK REPAIR BRICK, REMOVE LOOSE PARINGS AND RE-PARGE
 5. METAL CAP FLASHING, TREAT WITH RUST MODIFIER AND CAULK JOINTS
 6. WOOD WINDOWS TYPICAL CLEAN, REPAIR AND PAINT (COLOR: SATIN BLACK)
 7. REPLACE EXISTING STORE FRONT WINDOWS, SEE SPECIFICATIONS, (COLOR: SATIN BLACK)
 8. TRANSOM AND STORE FRONT WINDOWS, CLEAN, REPAIR AND REPLACE WITH NEW GLASS
 9. LOWER WINDOWS, REMOVE AND REPLACE WITH HARDI PANEL, CLEAN AND PAINT
 10. OPENING IN MASONRY TO BE INFILLED WITH NEW MASONRY BRICK AND PAINTED
 11. MASONRY BRICK, INSPECT AFTER SIDING REMOVED, REPAIR BRICK AND CLEAN

Attachment D.28

Project Number:	BLD-0840-24
Building:	ST FRANCIS HOTEL
Architect:	J. Salas
Date:	Jun 28, 2025
Reviewed For:	CODE COMPLIANCE
Revised:	
Date/Description:	

REMODELED ELEVATIONS

ST FRANCIS HOTEL

REMODEL PLANS

ALBANY, OR 97321

406 W 1ST AVE.

REGISTERED ARCHITECT

DON JOHNSON

ALBANY, OREGON

STATE OF OREGON

12/31/2025

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Don Johnson

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Email: donjohnson@donjohnson.com

DATE: 08/04/2024

PROJECT: 08/04/2024

A407

81

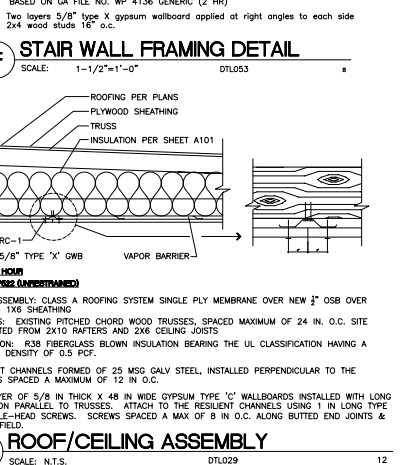
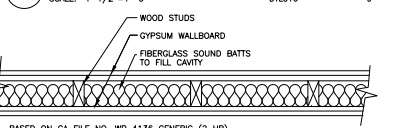
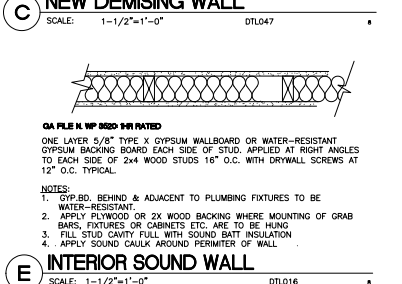
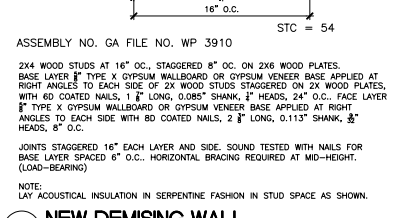
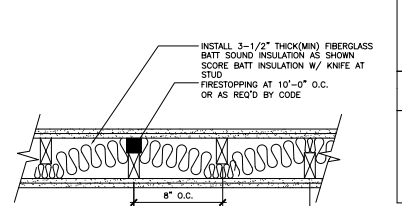
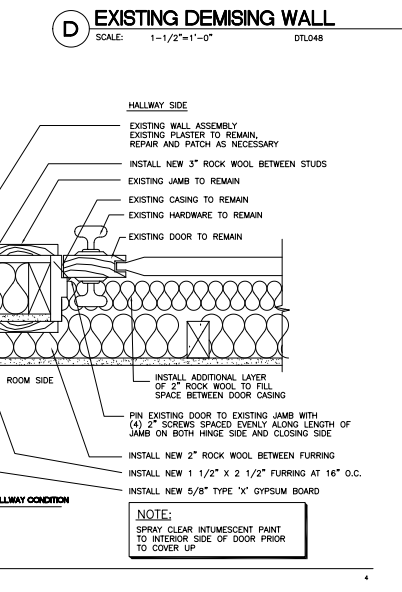
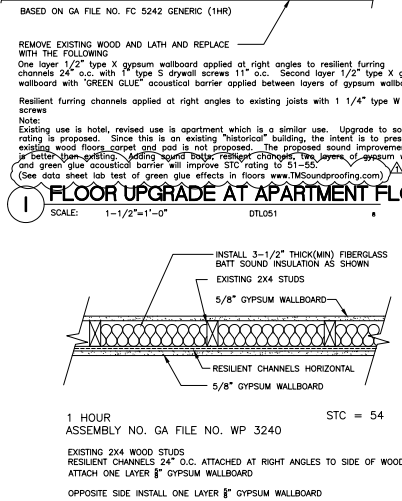
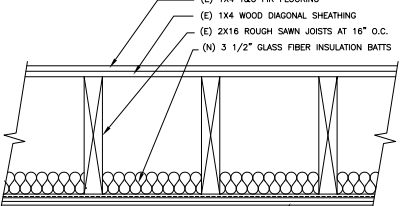
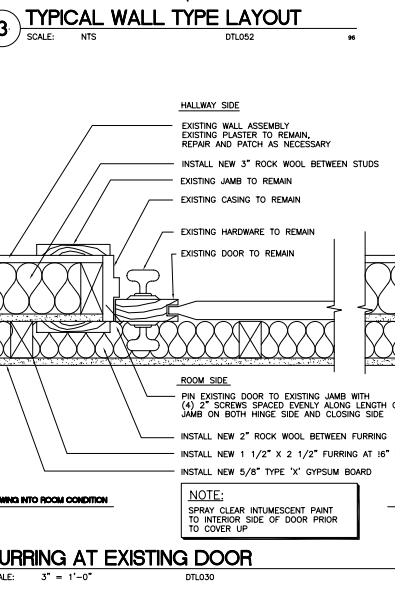
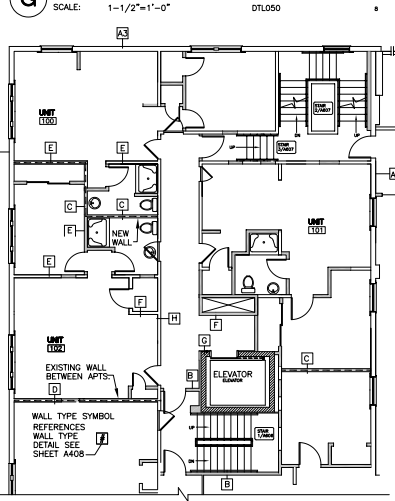
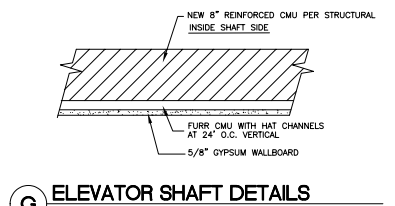
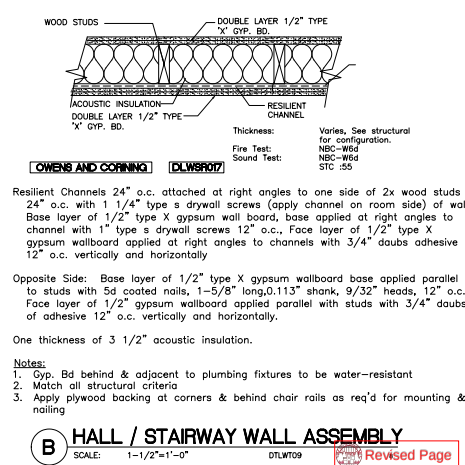
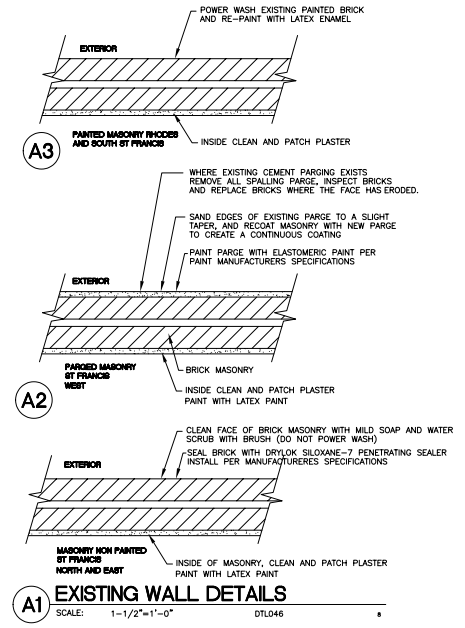
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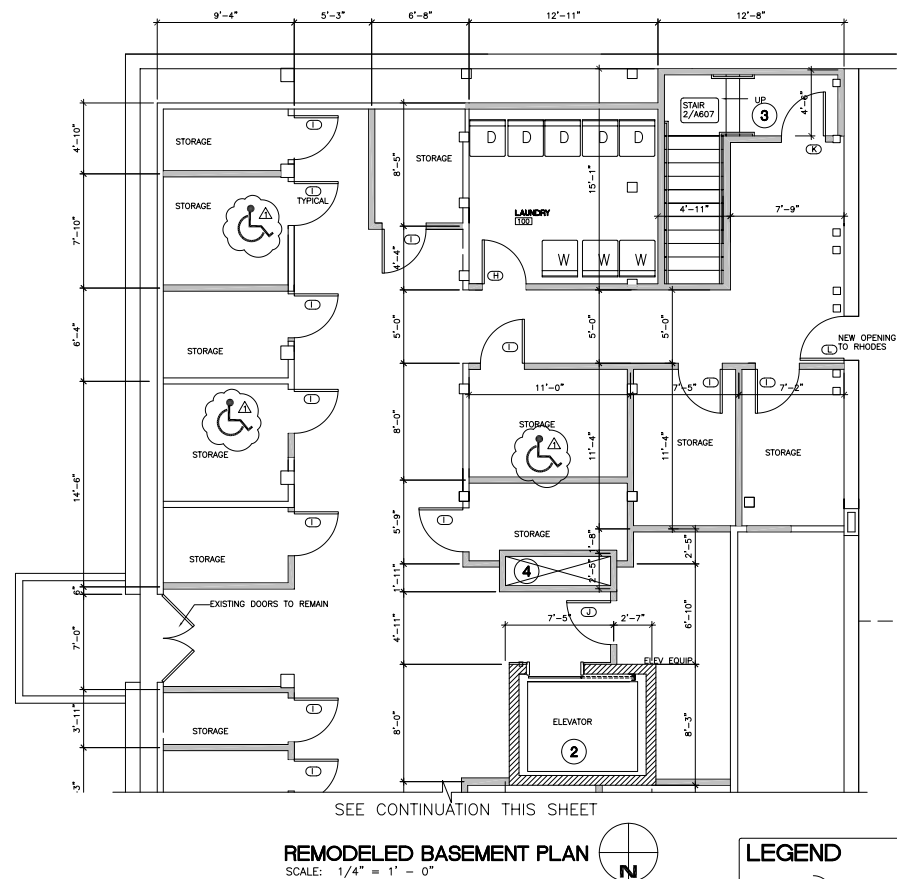
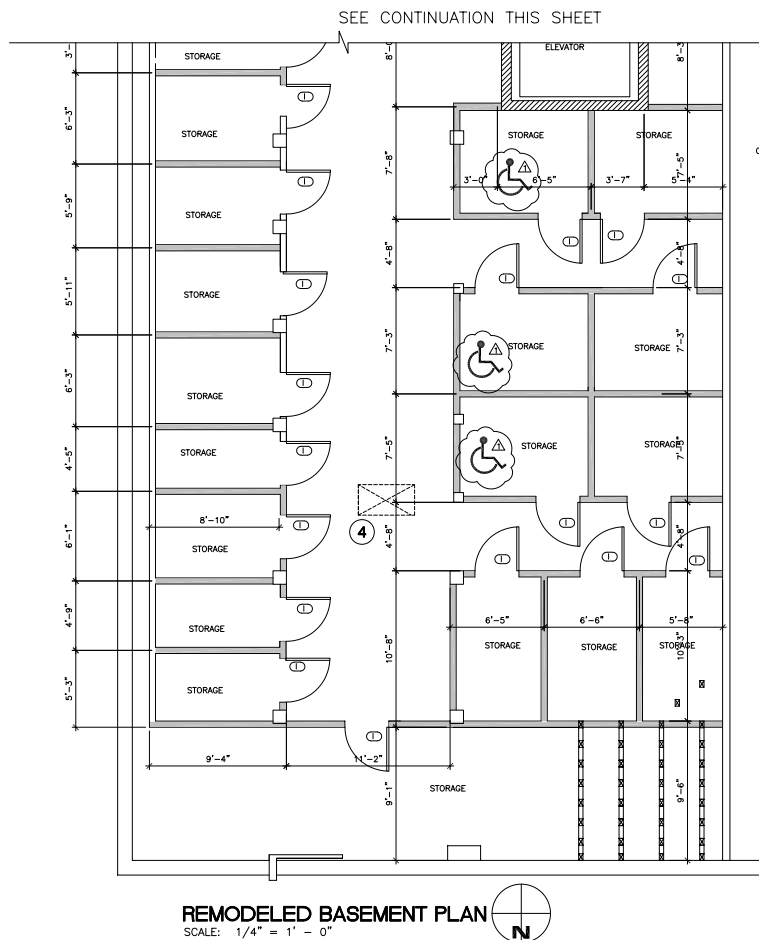
NOTE#1:
PER GA, GENERAL EXPLANATORY NOTE NO. 4, SCREWS MEETING THE WALL TO BE SUBSTITUTED FOR THE PRESCRIBED WALLS, ONE FOR ONE, WHERE THE LENGTH AND HEAD DIAMETER OF THE SCREW EQUALS OR EXCEEDS THOSE OF THE NAILS SPECIFIED IN THE TESTED SYSTEM, AND THE SCREW SPACING DOES NOT EXCEED THE SPACING SPECIFIED FOR THE NAIL IN THE TREATED ASSEMBLY.

NOTE#2:
GY. BD. BEHIND & ADJACENT TO PLUMBING FIXTURES TO BE WATER-RESISTANT

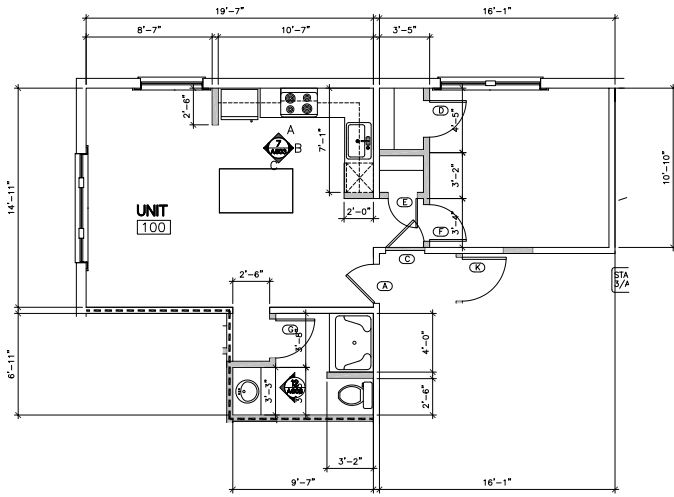
NOTE#3:
SEE DETAIL #4/A408 FOR TYPICAL WALL TYPE PLAN. DETAIL DEPICTS TYPICAL WALL TYPE LOCATIONS

NOTE#4:
DEMISING WALL BETWEEN EACH APARTMENT, SOME EXISTING WALLS NEED TO BE UPGRADED AND SOME WALLS WILL BE NEW CONSTRUCTION. --- INDICATES TYPICAL DEMISING WALL LOCATION SEE SHEETS A403, A404, A405

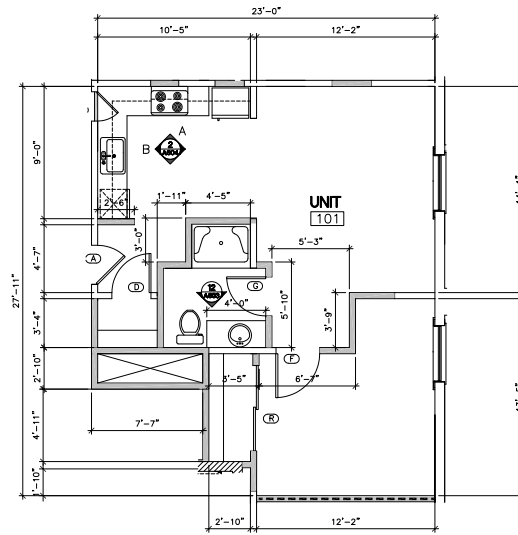




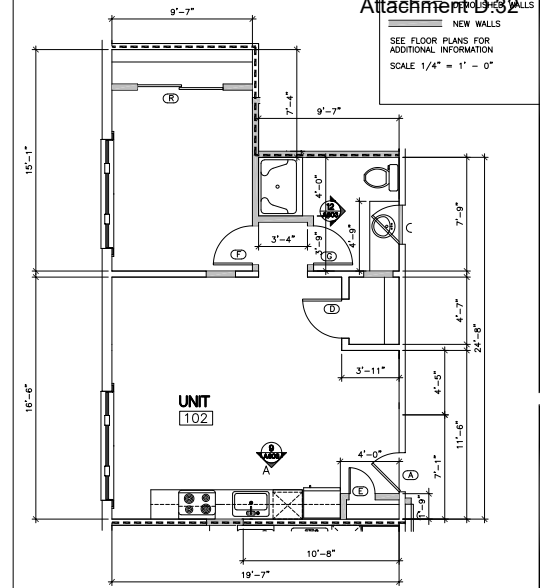
- | GENERAL NOTES | Attachment D |
|---|--------------|
| <p>1. SEE PLAN A400 FOR OVERALL BASEMENT PLAN.</p> <p>2. NEW ELEVATOR, SEE A700, COORDINATE SHAFT SIZE AND LOCATION WITH ELEVATOR MANUFACTURER SHOP DRAWINGS</p> <p>3. NEW STAIRS, FIELD VERIFY FLOOR TO FLOOR HEIGHTS AND STRUCTURAL PLANS. FOR STAIR INFORMATION SEE SHEETS A601 THRU A603.</p> <p>4. LOCATION OF SHAFT FROM ABOVE: SHAFT IS FOR PLANNING PURPOSES, COORDINATE SHAFT SIZE AND LOCATION WITH MECHANICAL PLANS</p> <p>NOTE:</p> <p>1. FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY OWNER IF PROPOSED DIMENSIONS REQUIRE ADJUSTMENT TO EXISTING PLAN.</p> <p>2. DO NOT REMOVE EXISTING WALLS, OR FLOOR JOISTS WITHOUT COORDINATING WITH STRUCTURAL PLANS.</p> | |



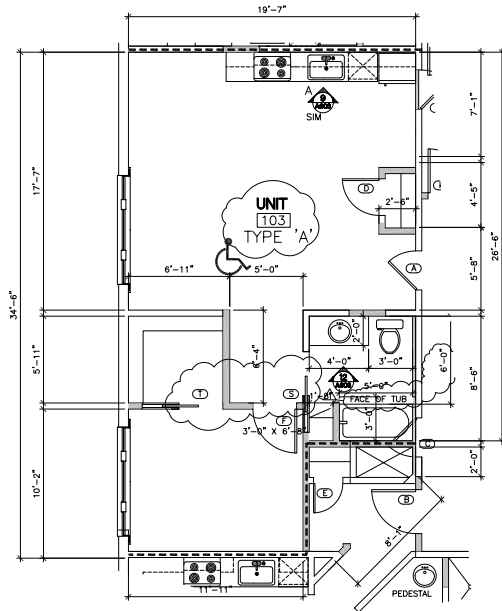
APARTMENTS 100, 200, 300



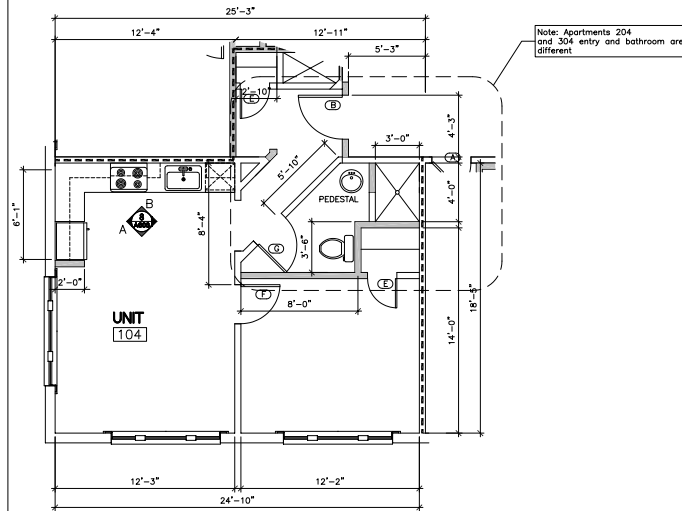
APARTMENTS 101, 201, 301



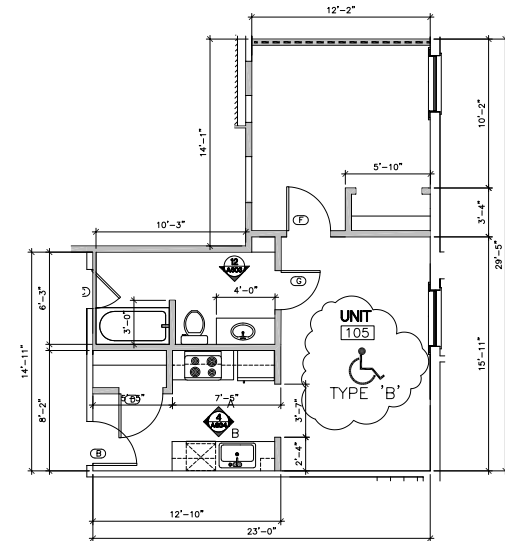
APARTMENTS 102, 202, 302



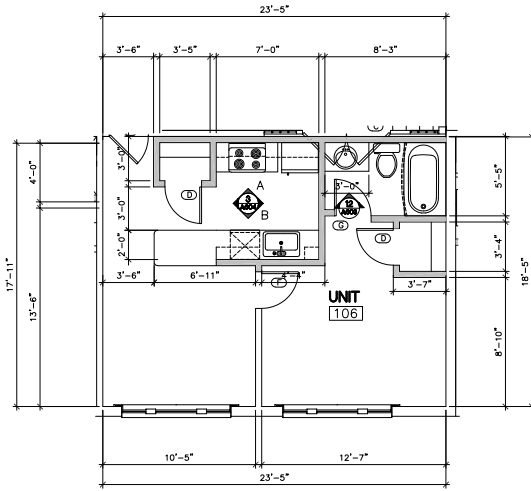
APARTMENTS 103, 203, 303



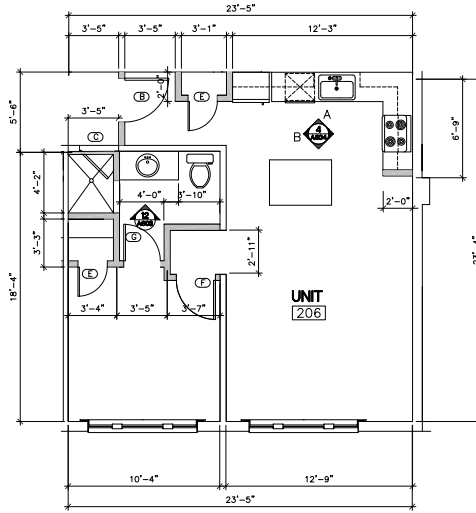
APARTMENTS 104, 204(similar), 304 (similar)



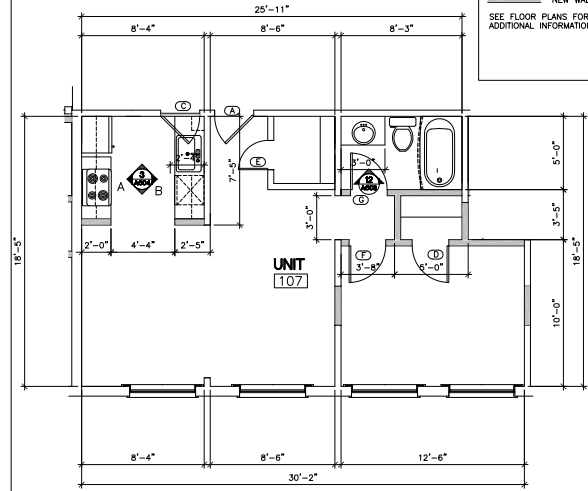
APARTMENTS 105,. 205, 305



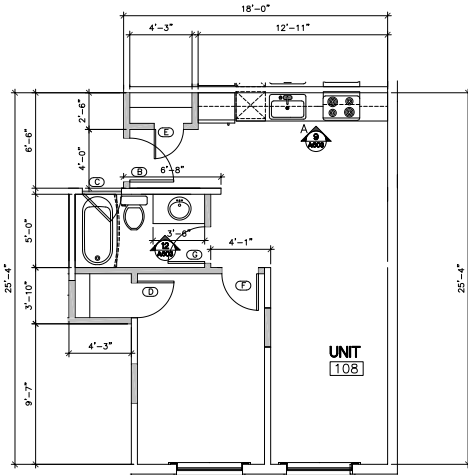
APARTMENT 106



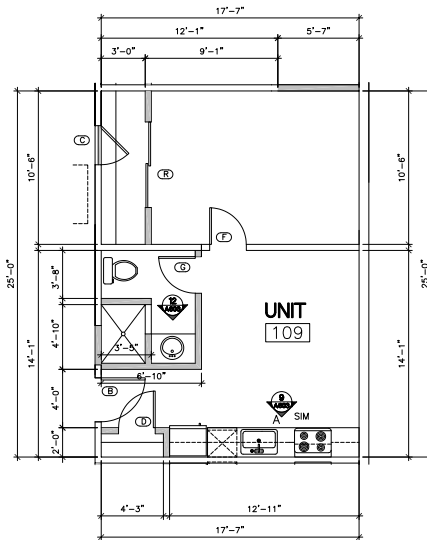
APARTMENTS 206, 306



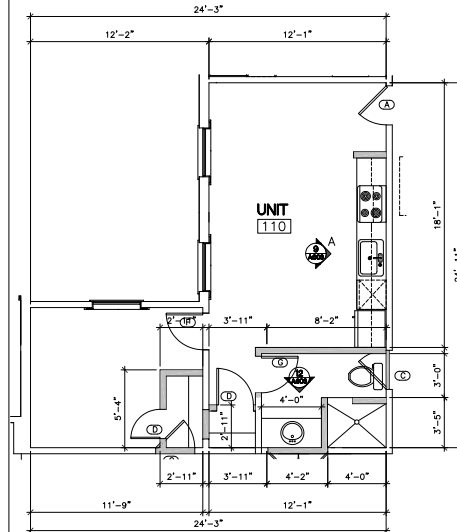
APARTMENT 107



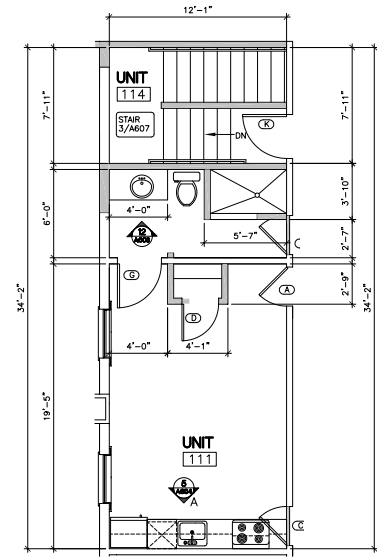
APARTMENT 108



APARTMENT 109
(STUDIO)



APARTMENT 110



APARTMENT 111
(STUDIO)

NOTES:
EXISTING WALLS
NEW WALLS
SEE FLOOR PLANS FOR ADDITIONAL INFORMATION

Attachment D-33

Permit Number: BLD-0840-24
BUILDING

REVIEWED FOR CODE COMPLIANCE

REVISION

DATE/DESCRIPTION

NO.

ALBANY, OR 97321

ENLARGED ROOM PLANS
ST FRANCIS HOTEL
REMODEL PLANS
406 W 1ST AVE.

REGISTERED ARCHITECT
DON JOHNSON
ALBANY, OREGON
STATE OF OREGON
12/31/2025

These documents were prepared by
Don Johnson
License No. 380, Expiration 12/31/2025
Address 2808 46th Ct SE, Albany, Or 97322
Email donjohnson@comcast.net

DATE ISSUED: August 4, 2024
PROJECT NUMBER: 18-2024

A412
86



Permit Number:
BLD-0340-24

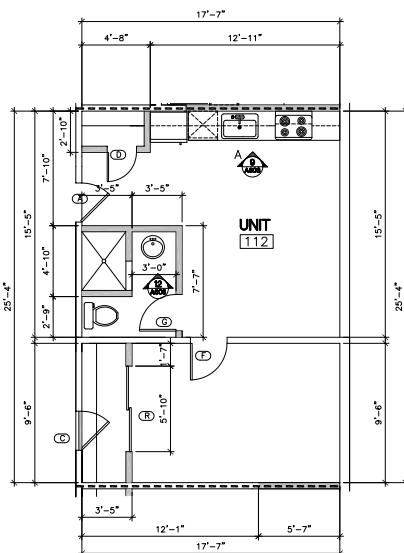
GENERAL NOTES

Attachment D.34

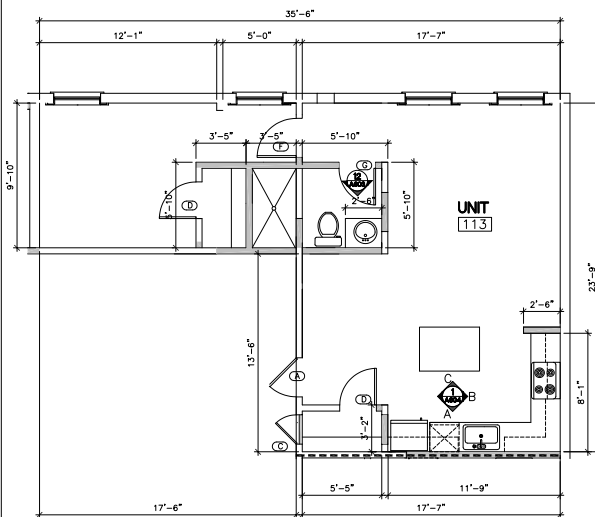
1. SEE ALSO OVER ALL FLOOR PLAN.
 2. NEW ELEVATOR, SEE A760, COORDINATE SHAFT SIZE AND LOCATION WITH ELEVATOR MANUFACTURERS SHOP DRAWINGS.
 3. NEW STAIRS, FIELD VERIFY FLOOR TO FLOOR HEIGHTS AND STRUCTURAL PLANS. FOR STAIR INFORMATION SEE SHEETS A801 THRU A805.
 4. LOCATION OF SHAFT FROM ABOVE: SHAFT IS FOR PLANNING PURPOSES, COORDINATE SHAFT SIZE AND LOCATION WITH MECHANICAL PLANS.
- NOTE:
1. FOR ALL ENLARGED PLANS AND DIMENSIONS SEE PLAN SHEETS A409, A410, A411, A412, A413, A414

LEGEND

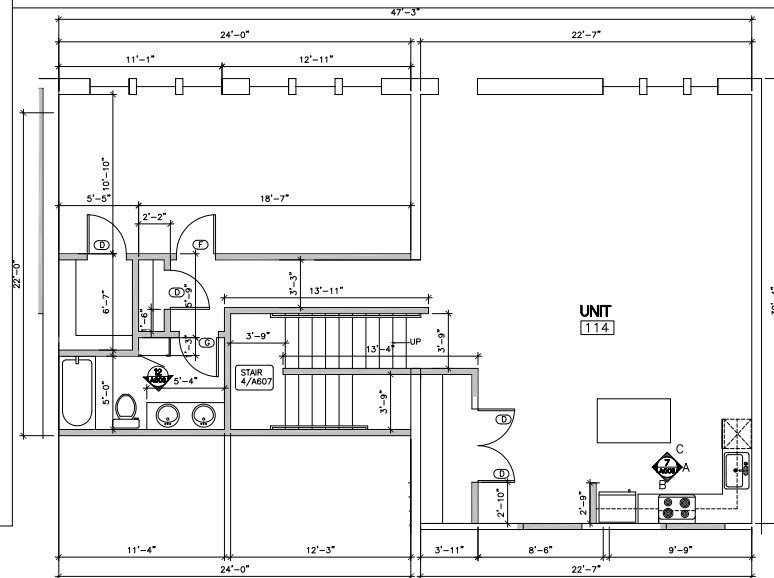
- NEW WALLS AND DOORS
- EXISTING TO REMAIN WALLS AND DOORS



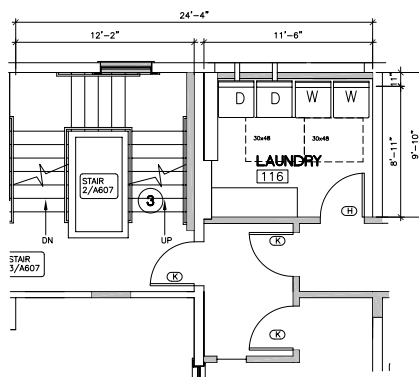
APARTMENT 112



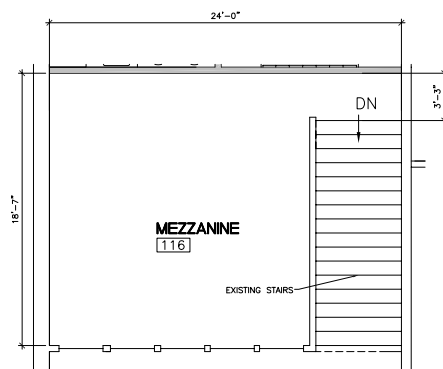
APARTMENT 113



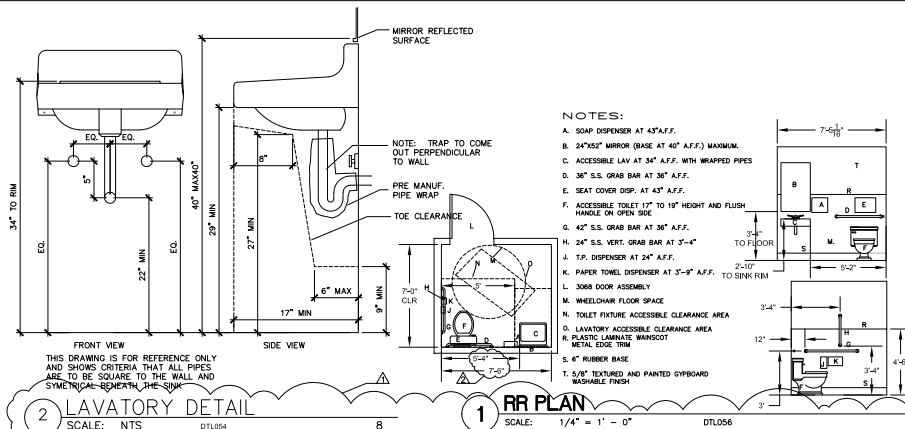
APARTMENT 114



LAUNDRY 115



MEZZANINE 116



2 LAVATORY DETAIL

SCALE: NTS

1 RR PLAN

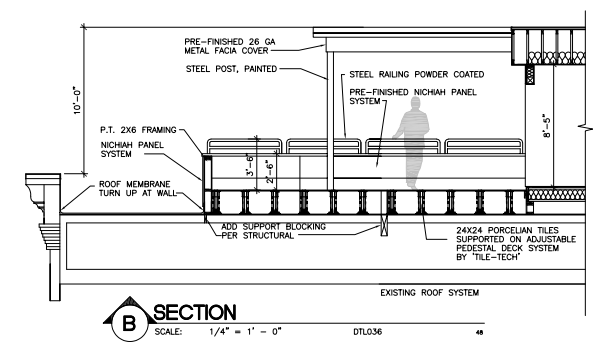
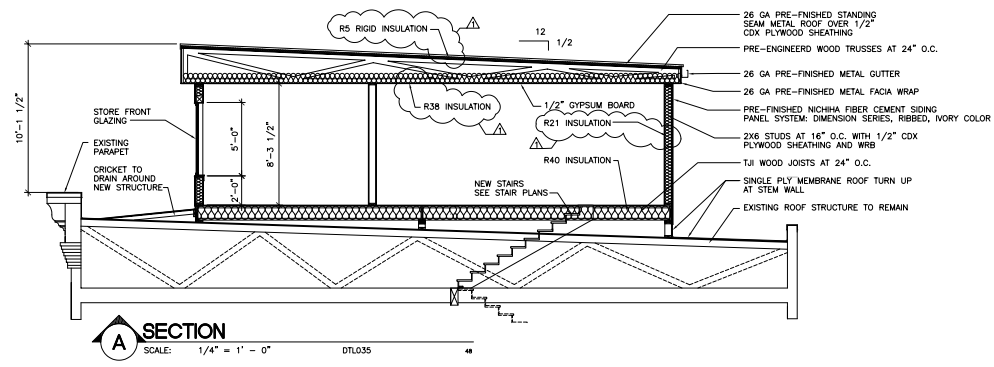
SCALE: 1/4" = 1' - 0"

ENLARGED ROOM PLANS
ST FRANCIS HOTEL
REMODEL PLANS
ALBANY, OR 97321
406 W 1ST AVE.

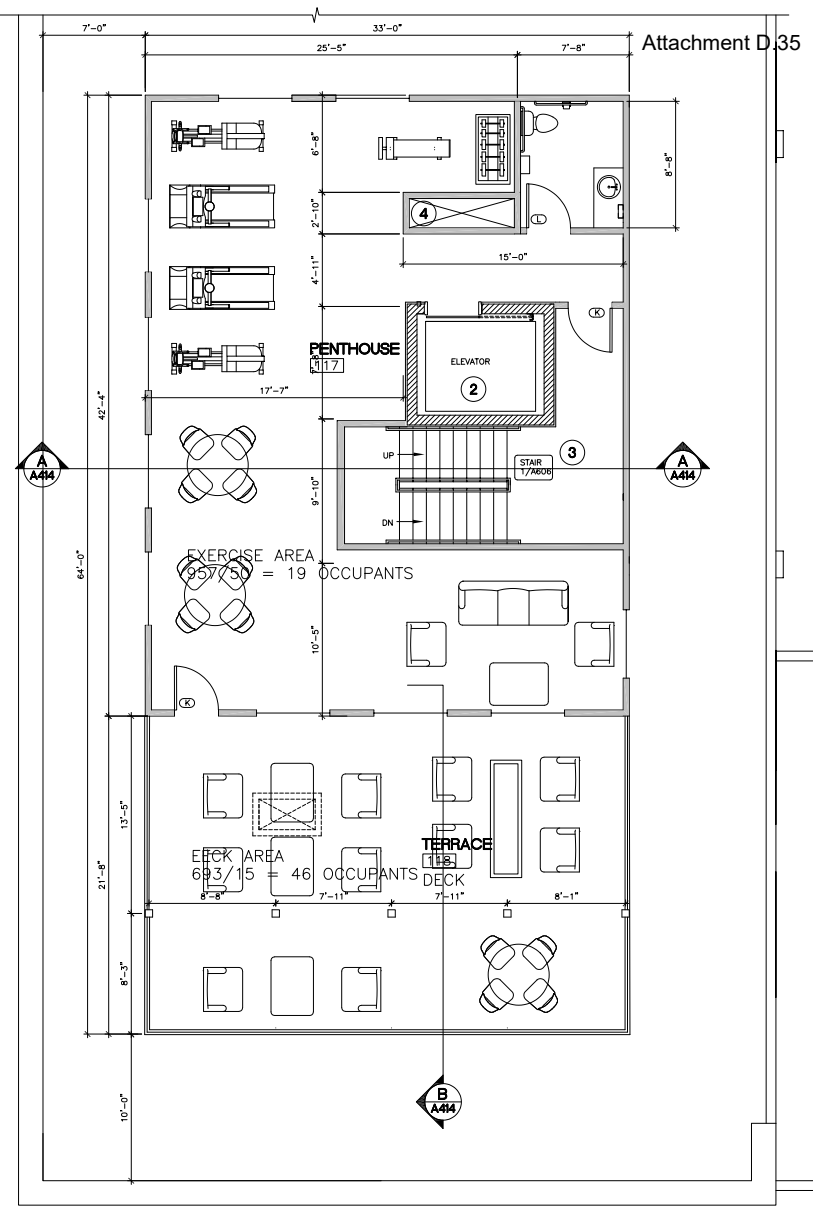
REGISTERED ARCHITECT
DON JOHNSON
ALBANY, OREGON
12/31/2025
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Don Johnson, Architect
License No. 380, Expiration 12/31/2025
Address: 2009 4th Ct SE, Albany, OR 97321
Email: donjohnson@donjohnsonarchitect.com
DATE: 08/01/24
August 4, 2024
18/03/2024

A413
87

Revised Page



- GENERAL NOTES**
1. SEE SHEET A406 FOR ROOF PLAN.
 2. NEW ELEVATOR, SEE A700, COORDINATE SHAFT SIZE AND LOCATION WITH ELEVATOR MANUFACTURERS SHOP DRAWINGS.
 3. NEW STAIRS, FIELD VERIFY FLOOR TO FLOOR HEIGHTS AND STRUCTURAL PLANS. FOR STAIR INFORMATION SEE SHEETS A601 THRU A608.
 4. LOCATION OF SHAFT FROM BELOW: SHAFT IS FOR PLANNING PURPOSES. COORDINATE SHAFT SIZE AND LOCATION WITH MECHANICAL PLANS.
- NOTE:**
1. FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY OWNER IF PROPOSED DIMENSIONS REQUIRE ADJUSTMENT TO EXISTING PLAN.
 2. DO NOT REMOVE EXISTING WALLS, OR FLOOR JOISTS WITHOUT COORDINATING WITH STRUCTURAL PLANS.
 3. PENTHOUSE SECTIONS SHOWN FOR REFERENCE AND TO CALL OUT ARCHITECTURAL MATERIALS. SEE STRUCTURAL PLANS FOR SPECIFIC CONSTRUCTION DETAILS.



ENLARGED PENT HOUSE FLOOR PLAN
SCALE: 1/4" = 1' - 0"

BUILDING

J. Salas
Jun 28, 2025

REVISION DATE/DESCRIPTION

REVISION PER ASH | DECEMBER 30, 2024

REVISION FOR CODE COMPLIANCE

ENLARGED PENT HOUSE PLAN

ST FRANCIS HOTEL

REMODEL PLANS

ALBANY, OR 97321

406 W 1ST AVE.

REGISTERED ARCHITECT

DON JOHNSON

ALBANY, OREGON

STATE OF OREGON

12/31/2025

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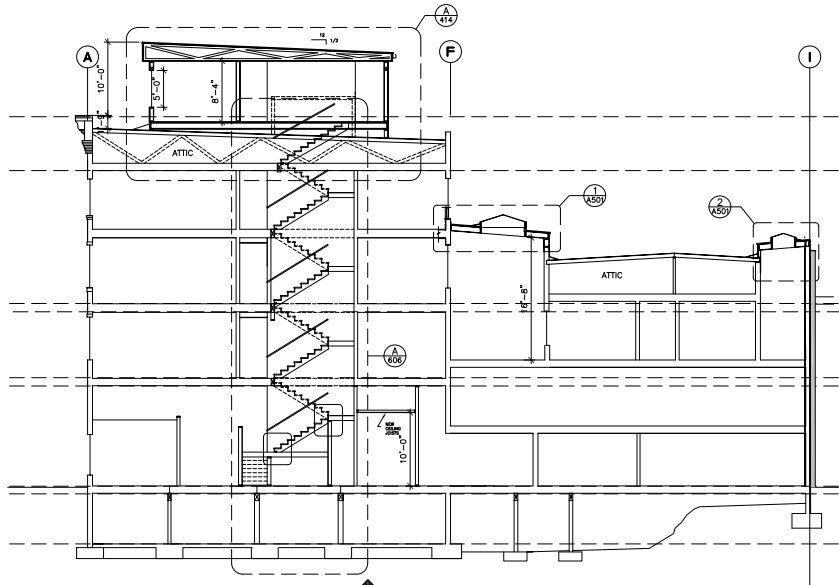
Email donjohnson@comcast.net

DATE ISSUED August 4, 2024

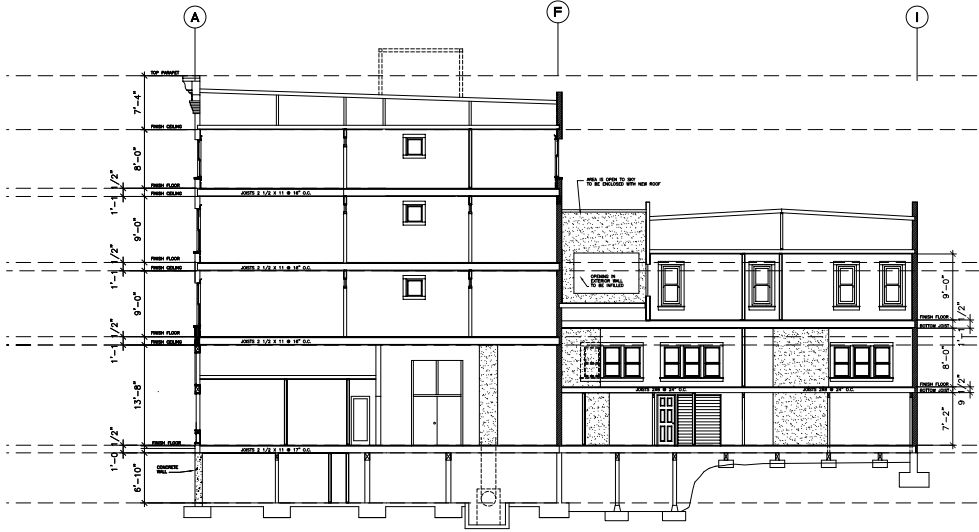
DATE REVISION 05/20/2024

A414

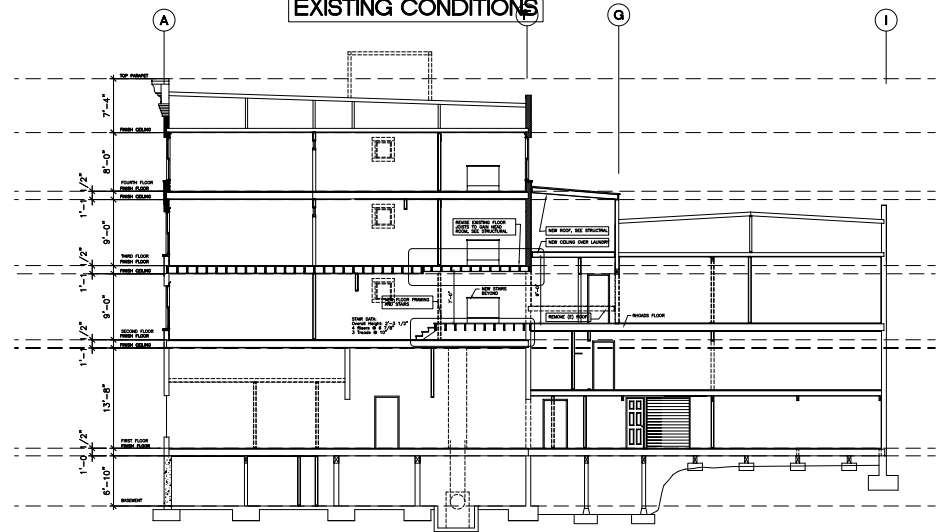
88



B BUILDING SECTION
SCALE: 1/8" = 1' - 0"
REMODELED CONDITIONS



A BUILDING SECTION SEE REMODELED SECTION BELOW
SCALE: 1/8" = 1' - 0"
EXISTING CONDITIONS



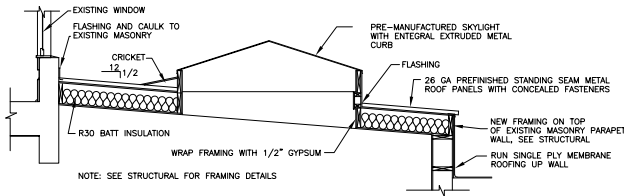
A BUILDING SECTION SEE EXISTING SECTION ABOVE
SCALE: 1/8" = 1' - 0"
REMODELED CONDITIONS

BUILDING SECTIONS
ST FRANCIS HOTEL
REMODEL PLANS
ALBANY, OR 97321
406 W 1ST AVE.

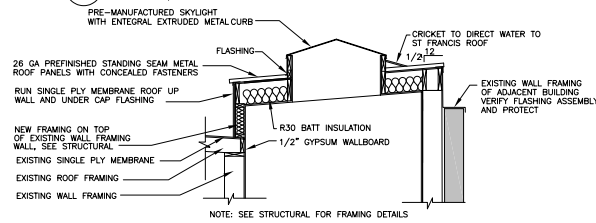
REGISTERED ARCHITECT
DON JOHNSON
ALBANY, OREGON
STATE OF OREGON
12/31/2025

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Address 2009 4th Ct SE, Albany, Or 97322
Email donjohnson.com
DATE ISSUED August 4, 2024
PROJECT NUMBER 18-2024

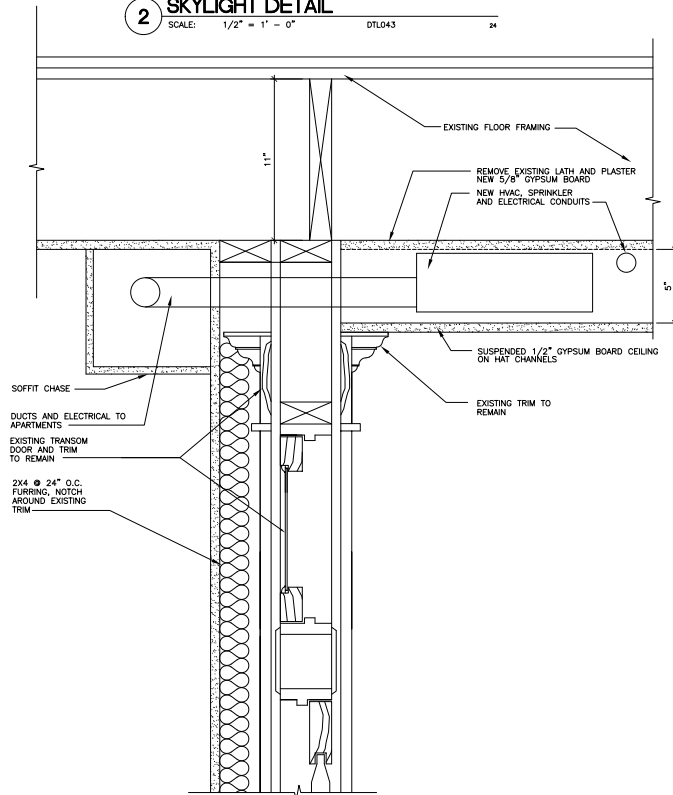
A500
89



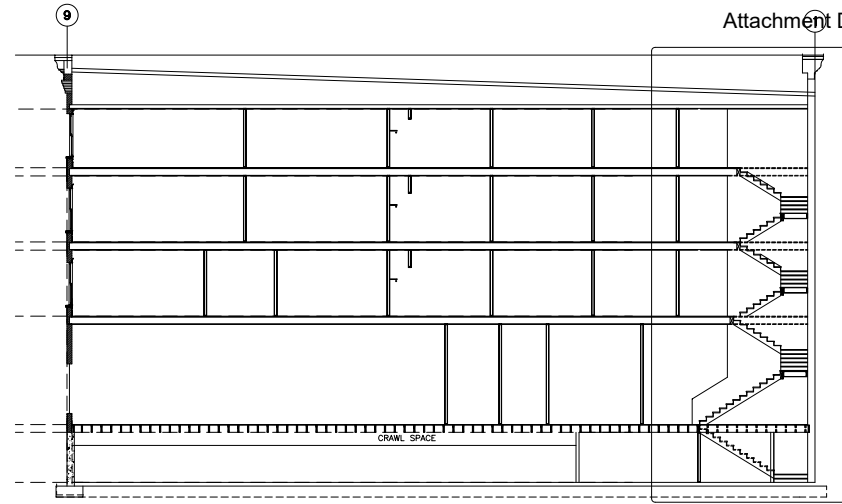
1 SKYLIGHT DETAIL
SCALE: 1/2" = 1' - 0"



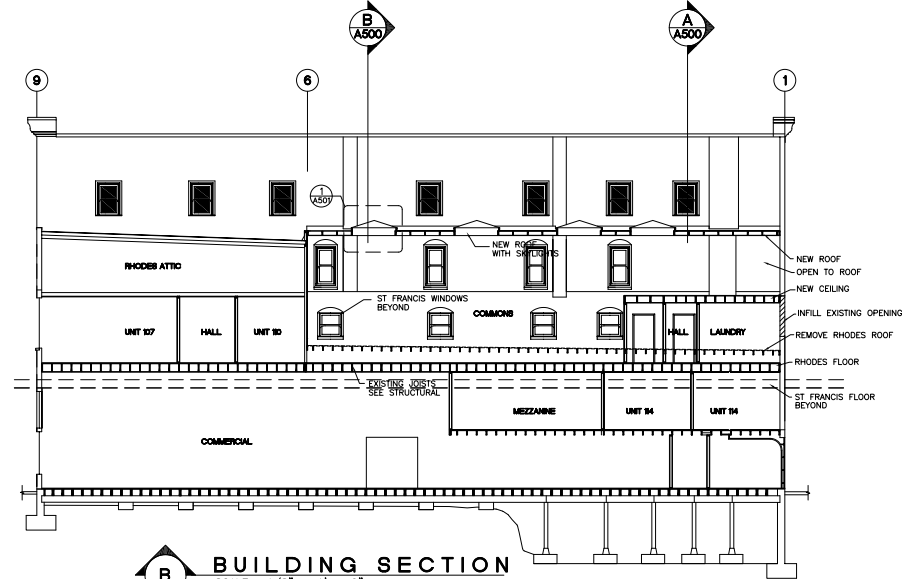
2 SKYLIGHT DETAIL
SCALE: 1/2" = 1' - 0"



3 SECTION THROUGH CORRIDOR DOOR AND TRANSOM
SCALE: 3" = 1' - 0"



A BUILDING SECTION
SCALE: 1/8" = 1' - 0"
REMODELED CONDITIONS



B BUILDING SECTION
SCALE: 1/8" = 1' - 0"
REMODELED CONDITIONS

Attachment D.37

Permit Number: **BLD-0840-24**
BUILDING
J. Salas
Jun 28, 2025
REVIEWED FOR
CODE COMPLIANCE

REVISION
NO.
DATE/DESCRIPTION

RENOVATION SECTIONS
ST FRANCIS HOTEL
REMODEL PLANS
ALBANY, OR 97321
406 W 1ST AVE.

REGISTERED ARCHITECT
DON JOHNSON
ALBANY, OREGON
STATE OF OREGON
12/31/2025

These documents were prepared by
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DATE: 08/01/2024
August 1, 2024
15/2024

A501
90

1/8" = 1' - 0"



FINISH SCHEDULE (COMMON SPACE)

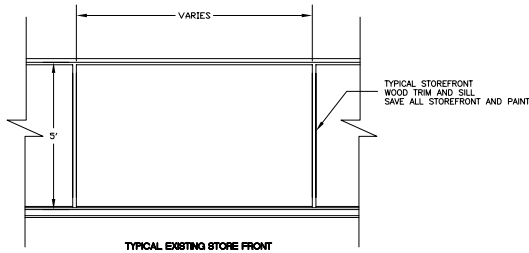
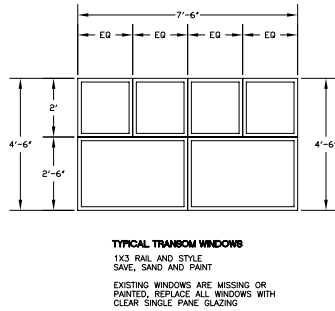
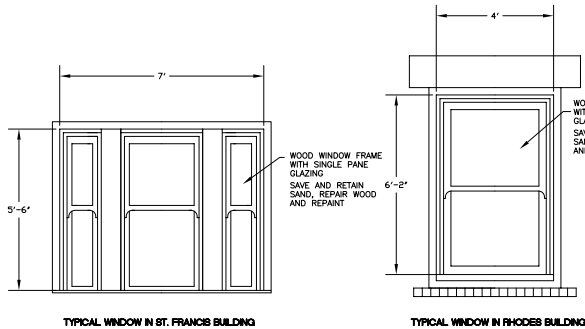
FINISH SCHEDULE (LEASE)	
1	2
3	4
5	6
7	8
9	10
11	12
13	14
15	16
17	18
19	20
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95	96
97	98
99	100

KEY

GENERAL NOTES—FINISH SCHEDULE

1. USE WATER RESISTANT GYPSUM BOARD BEHIND ALL PLUMBING FIXTURES.
2. WOOD TRIM TO BE PAINTED
3. WHERE ADJACENT FINISH CHANGES INSTALL A TRANSITIONS STRIP AND BUILD UP ADJACENT AREAS WITH FIX-ALL AS REQUIRED FOR A LEVEL TRANSITION. FOR CHANGES IN FLOOR MATERIAL SEE DETAIL

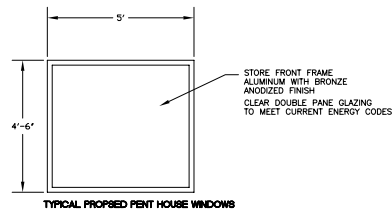
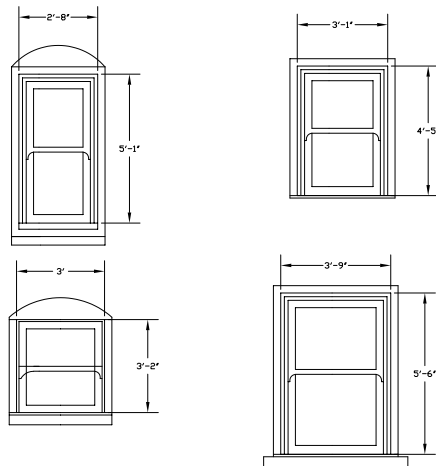
HARDWARE SCHEDULE										DOOR SCHEDULE (TYPICAL APARTMENT)										Attachment D.39									
																				REMARKS									



2 DETAIL OF EXISTING WINDOW

SCALE: 1/2" = 1' - 0"

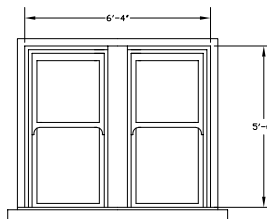
TYPICAL DOUBLE HUNG WINDOW SEE DETAIL 1/602



2 DETAIL OF PROPOSED REPLACEMENT WINDOWS

SCALE: 1/2" = 1' - 0"

TYPICAL REPLACEMENT WINDOWS ON SOUTH AND WEST ELEVATIONS



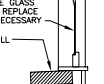
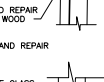
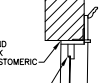
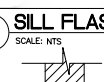
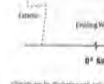
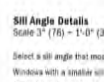
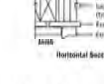
400 SERIES WOODRIGHT® DOUBLE-HUNG INSERT WINDOWS



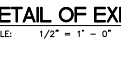
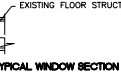
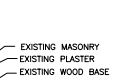
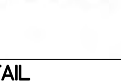
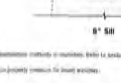
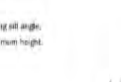
Attachment D.40

Existing Window Measurements

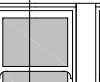
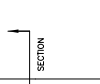
1. Existing Opening Height
2. Existing Sill Angle
3. Existing Opening Width



Existing Double-Hung Window

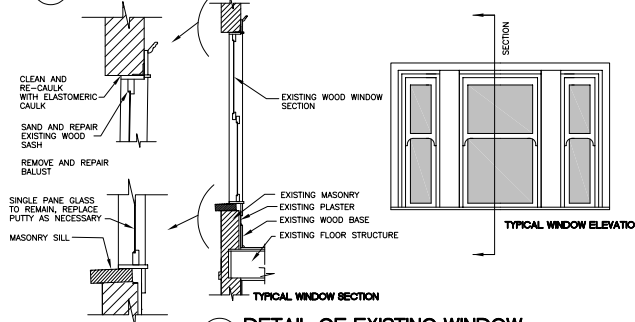


Existing Picture Window



2 SILL FLASHING DETAIL

SCALE: NTS



1 DETAIL OF EXISTING WINDOW

SCALE: 1/2" = 1' - 0"

WINDOW SCHEDULE

ST FRANCIS HOTEL

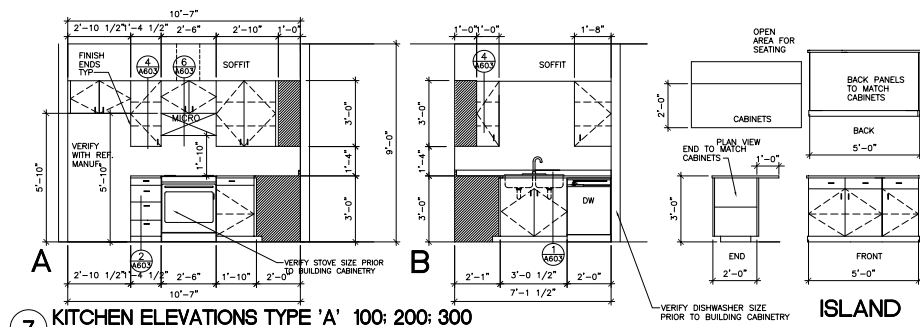
REMODEL PLANS

ALBANY, OR 97321

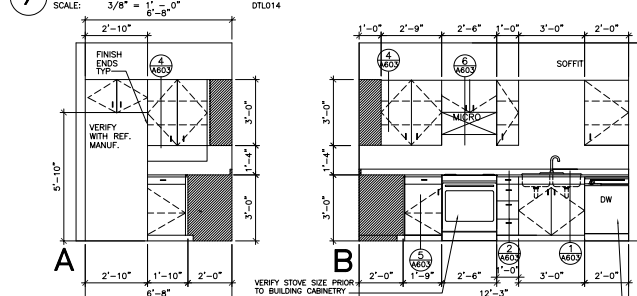


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DON JOHNSON
License No. 380, Expiration 12/31/2025
Address 2000 4th Ct SE, Albany, OR 97322
Email donjohnson@donjohnson.com
DATE ISSUED August 4, 2024
PROJECT NAME A602

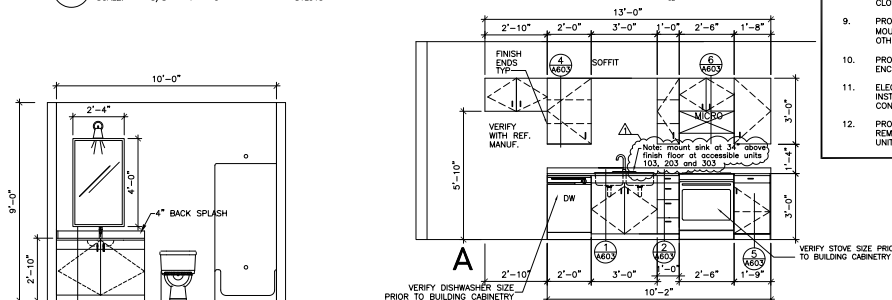
A602
93



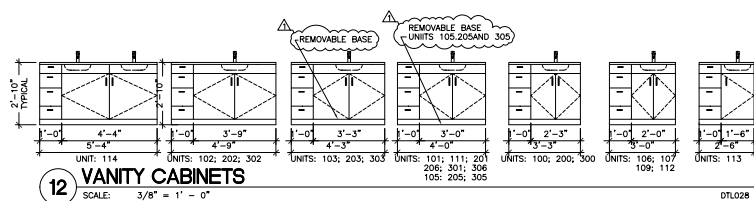
7 KITCHEN ELEVATIONS TYPE 'A' 100; 200; 300



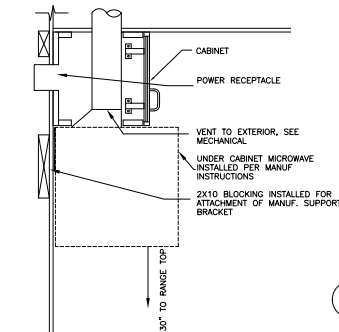
2 KITCHEN ELEVATIONS TYPE 'B' 104; 204; 304



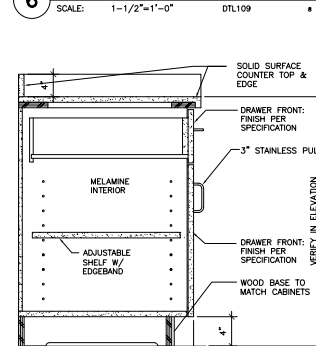
9 KITCHEN ELEVATIONS TYPE 'D' 102: 103: 108: 109: 110: 112
SCALE: 3/8" = 1' - 0" DTL016
202: 203: 302: 303³²



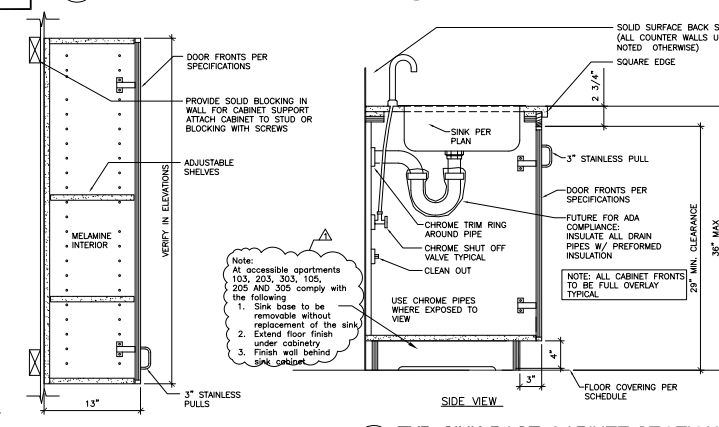
12 **VANITY CABINETS**



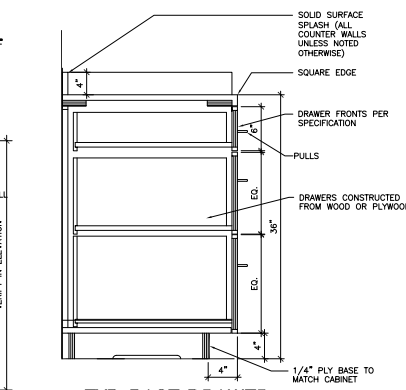
6 MICROWAVE MOUNT DETAIL



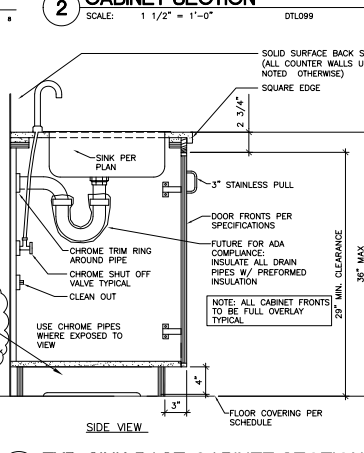
CABINET SECTION TYPE 1



④ UPPER CABINET SECTION



TYP. BASE DRAWER
CABINET SECTION



1 TYP. SINK BASE CABINET SECTION

Attachment D.41

60" HAT SHELF

NOTE: BLOCKING MAY BE
SOLID WOOD
PLYWOOD

1/2" STUD WALL
SEE WALL TYPES

60" HAT SHELF (VARIES)

36" H.C. GRAB BAR
3" BACK OF TOILET

PAPER HOLDER

6" VANITY SUPPORT
3" W/UNDER

6-4" FOR MIRROR "J" CHANNEL
6-4" FOR PICTURE

36" ADJUSTABLE BAR HANGER FOR
VEGETABLES

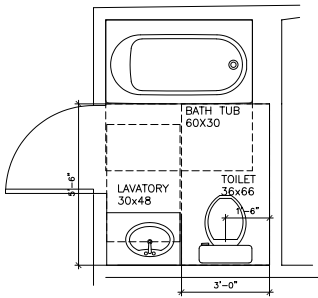
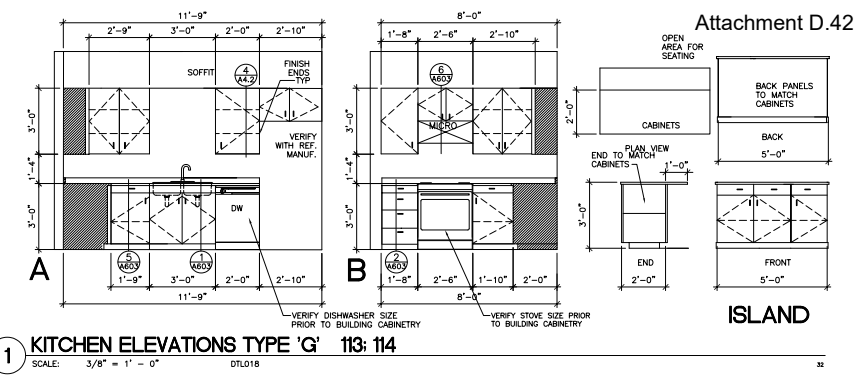
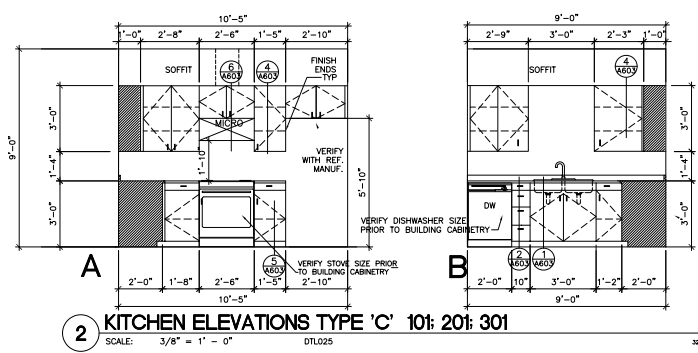
MINIMUM BLOCKING FOR DAMPENING
AS REQUIRED VARY BY LOCATION

STUD BLOCKING HEIGHTS

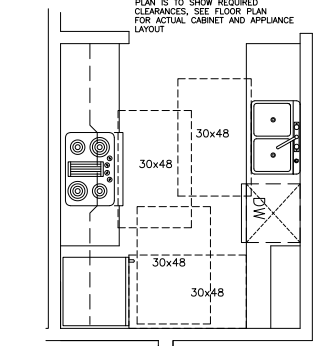
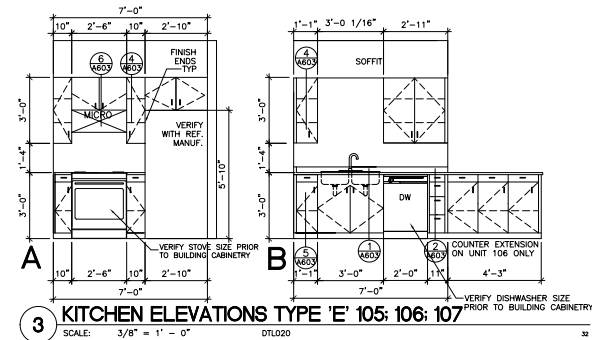
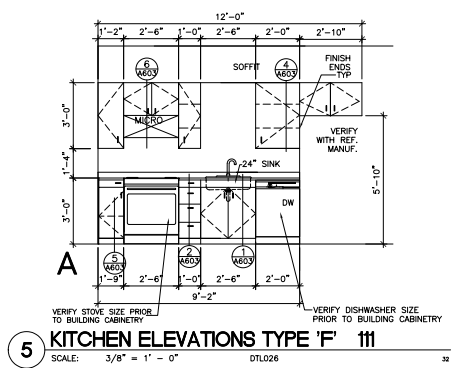
GENERAL NOTES—

1. ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE.
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND VERIFYING ALL REQUIREMENTS OF MECHANICAL AND ELECTRICAL EQUIPMENT.
3. VERIFY AND COORDINATE ALL ROUGH OPENING DIMENSIONS AND REQUIREMENTS FOR DOORS AND WINDOWS.
4. CONSTRUCT FIRE AND SOUND ASSEMBLIES (WALLS AND CEILING) AS INDICATED BY REFERENCED SECTIONS AND DETAILS.
5. SINGING REFRIGERATOR DOOR TOWARD ADJACENT WALL.
6. FIELD VERIFY ALL CABINET DIMENSIONS. VERIFY ROUGH OPENING DIMENSIONS OF REFRIGERATOR AND FRIG.
7. VERIFY EXACT ROUGH OPENING SIZE REQUIRED FOR TUB / SHOWER ASSEMBLY.
8. PROVIDE SLOD BLOCKING AS REQUIRED FOR ALL WALL MOUNTED FIXTURES; EQUIPMENT, GRAB BARS, AND FOR TUBS, GRAB BARS AT ALL BATHTUBS AND WATER CLOSETS.
9. PROVIDE ROD AND SHELF AT ALL CLOSETS AS SHOWN. MOUNT ROD AND SHELF AT 54" A.F.F. UNLESS NOTED OTHERWISE.
10. PROVIDE SHOWER CURTAIN ROD AT ALL TUB/SHOWER ENCLOSURES.
11. ELECTRICAL, MECHANICAL AND PLUMBING EQUIPMENT INSTALLED IN FIRE RATED WALLS ARE TO BE CONSTRUCTED TO MAINTAIN FIRE RATING.
12. PROVIDE SHEET VINYL AND RUBBER BEE AT REMOVABLE CABINET FRAMES AT HANDICAP ADAPTABLE UNIT.

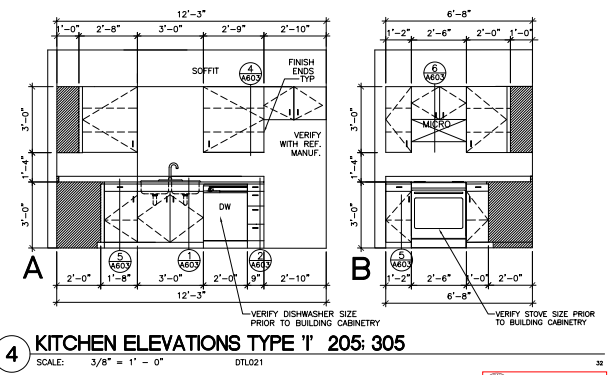
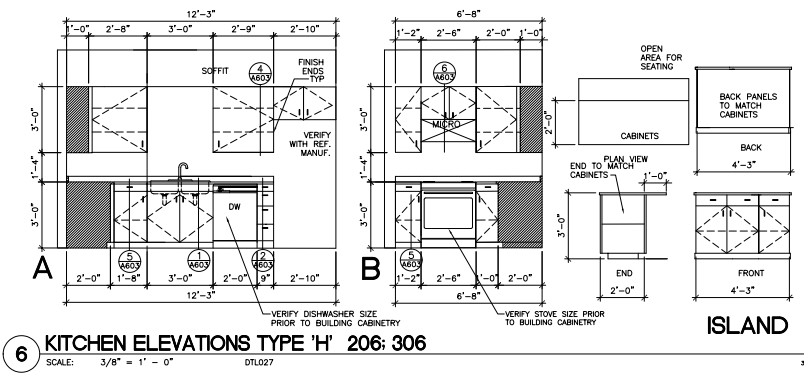
 Revised Page



- ACCESSIBLE UNITS ARE LOCATED ON SECOND, THIRD AND FOURTH FLOORS. CONTRACTOR TO CONSTRUCT WITH THE FOLLOWING REQUIRED CLEAR CLEARANCES TO FIXTURES
1. EACH UNIT HAS AN ON GRADE ACCESSIBLE ENTRANCE THAT IS CONNECTED TO AN ACCESSIBLE ROUTE
 2. THERE IS A CLEAR 36" ACCESSIBLE ROUTE THROUGHOUT.
 3. ALL DOORS ON THE ACCESSIBLE ROUTE ARE 36" WIDE
 4. THE PRIMARY ENTRANCE DOOR IS DESIGNED WITH 32" CLEAR WIDTH, THRESHOLD UNDER LEVER HARMONY, DOOR OPENING FORCE COMPLIANCE.
 5. DOORS INTENDED FOR USER PASSAGE ARE A MINIMUM OF 34" SIDE TO PROVIDE CLEAR PASSAGE OF 31 3/4"
 6. ALL RECEPTACLES ARE MOUNTED BELOW 48". THERMOSTATS ARE MOUNTED AT 48" TO THE TOP OF THE THERMOSTAT BOX.
 7. LOCATIONS OF ALL APPLIANCE-MOUNTED CONTROLS ARE EXEMPTED.
 8. THERE IS ONE BATHROOM IN THE UNIT TO BE ACCESSIBLE.
 9. DOORS DO NOT SWING INTO THE CLEAR FLOOR SPACE FOR ANY FIXTURE.
 10. CLEAR FLOOR SPACE IN BATHROOMS ARE FOR PARALLEL APPROACH TO FIXTURES AND DO NOT REQUIRE KNEE AND TOE CLEARANCES.
 11. CLEAR FLOOR SPACES ARE PERMITTED TO OVERLAP
 12. BATHROOM SHOWERS AND TUB ENCLOSURES ARE DESIGNED BY THE MANUFACTURE WITH BLOCKING FOR THE INSTALLATION OF GRAB BARS AND SEATS.
 13. CABINETRY IS PERMITTED UNDER THE LAVATORY. FLOORING WILL RUN UNDER THE CABINET AND THE BASE IS DESIGNED FOR TO BE REMOVABLE.
 14. REAR WALL OF CABINET TO BE FINISHED.
 15. THE KITCHEN LAYOUT PROVIDES MORE THAN THE MINIMUM 40" CLEARANCE BETWEEN CABINETS.
 16. PARALLEL APPROACHES ARE PLANNED FOR THE KITCHEN SINK, DISHWASHER, OVEN AND REFRIGERATOR.
 17. COUNTER TOPS AREA ALL AT 34" AND THE RIM OF THE SINK WILL NOT EXCEED 34"
 18. KITCHEN SINK IN TYPE 'A' UNITS TO BE MOUNTED AT 34" ABOVE FINISH FLOOR



7 ACCESSIBILITY CLEARANCES
 SCALE: 1/2" = 1' - 0" DTL024



Attachment D.42

BUILDING

J. Salas
 Jun 28, 2025

REVIEWED FOR CODE COMPLIANCE

REVISION DATE/DESCRIPTION

REVISION PER ASI # DECEMBER 30, 2024

CABINET PLANS

ST FRANCIS HOTEL

REMODEL PLANS

ALBANY, OR 97321

406 W 1ST AVE.

REGISTERED ARCHITECT

DON JOHNSON

ALBANY, OREGON

STATE OF OREGON

12/31/2025

These documents were prepared by
 License No. 380, Expiration 12/31/2025
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 Email donjohnson@donjohnson.com

DATE ISSUED August 4, 2024
 PROJECT NUMBER 18-0030

A604

95

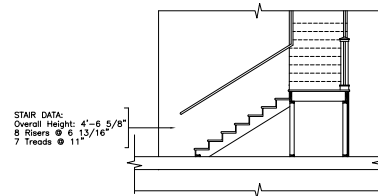
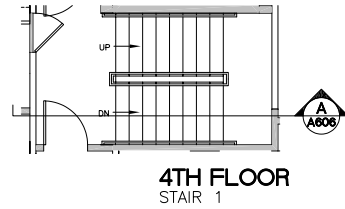
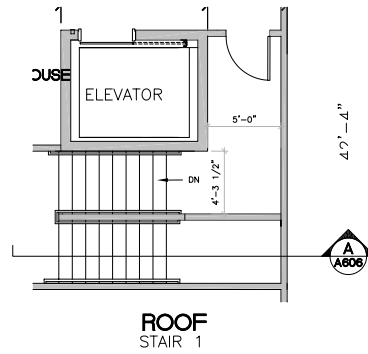
1. FIELD VERIFY FLOOR TO FLOOR HEIGHTS.
2. SEE STRUCTURAL PLANS FOR STAIR FRAMING INFORMATION

1. FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY OWNER IF PROPOSED DIMENSIONS REQUIRE ADJUSTMENT TO EXISTING PLAN.

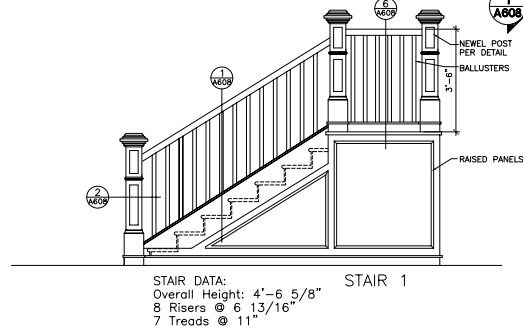
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- Technical drawing of a handrail assembly. The drawing shows a side view of a handrail mounted on a wall. The handrail is labeled "1 1/2\" DIA. W/ WALL MOUNTED HANDRAIL WITH RETURN TO WALL AT EACH END." The wall is labeled "STEEL WALL MOUNTING BRACKET". The handrail is shown with a "WD BLKG AT PARTITION 250 LB LAT. LOAD." and a "GYB PARTITION SEE FLOOR PLANS FOR TYPE." The dimensions are: "3 1/2\" MAX" for the total height, "1 1/2\" MIN" for the minimum height, and "1/4\" for the offset. The distance from the wall to the handrail is labeled "X=10 TO 12\".".

DTL052

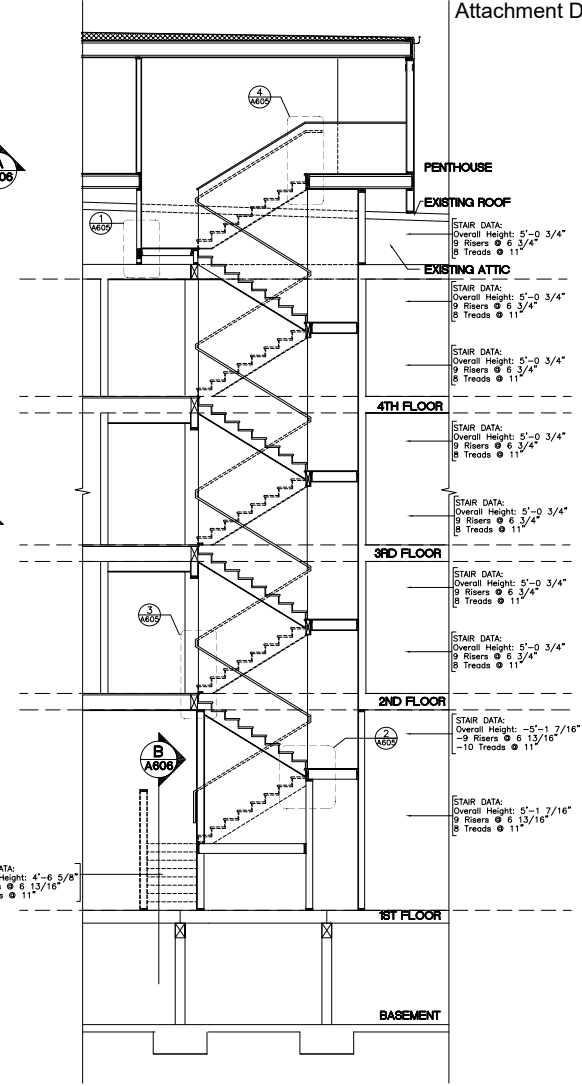
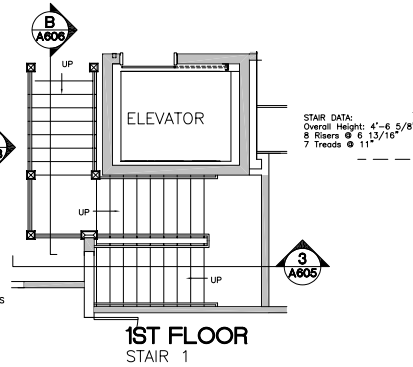
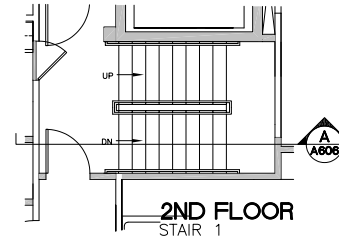
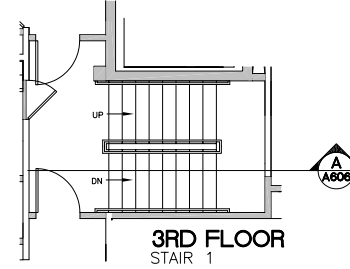




SECTION THROUGH STAIR
SCALE: 1/4" = 1' - 0"



ELEVATOR LOBBY STAIR
SCALE: 1/2" = 1' - 0"



SECTION THROUGH STAIRWELL
SCALE: 1/8" = 1' - 0"

Attachment D.44

STAIR DATA:
Overall Height: 5'-0 3/4"
8 Risers @ 6 3/4"
8 Treads @ 11"

STAIR DATA:
Overall Height: 5'-0 3/4"
8 Risers @ 6 3/4"
8 Treads @ 11"

STAIR DATA:
Overall Height: 5'-0 3/4"
8 Risers @ 6 3/4"
8 Treads @ 11"

STAIR DATA:
Overall Height: 5'-0 3/4"
8 Risers @ 6 3/4"
8 Treads @ 11"

STAIR DATA:
Overall Height: 5'-0 3/4"
8 Risers @ 6 3/4"
8 Treads @ 11"

STAIR DATA:
Overall Height: 5'-0 3/4"
8 Risers @ 6 3/4"
8 Treads @ 11"

STAIR DATA:
Overall Height: 5'-0 3/4"
8 Risers @ 6 3/4"
8 Treads @ 11"

STAIR DATA:
Overall Height: 5'-1 7/16"
9 Risers @ 6 13/16"
10 Treads @ 11"

STAIR DATA:
Overall Height: 5'-1 7/16"
9 Risers @ 6 13/16"
8 Treads @ 11"

Permit Number: **BLD-0840-24**

BUILDING

J. Salas
Jun 28, 2024
REVIEWED FOR
CODE COMPLIANCE

REVISION
NO.
DATE/DESCRIPTION

STAIRWAY PLANS

ST FRANCIS HOTEL

REMODEL PLANS

ALBANY, OR 97321

406 W 1ST AVE.

REGISTERED ARCHITECT

DON JOHNSON

ALBANY, OREGON

STATE OF OREGON

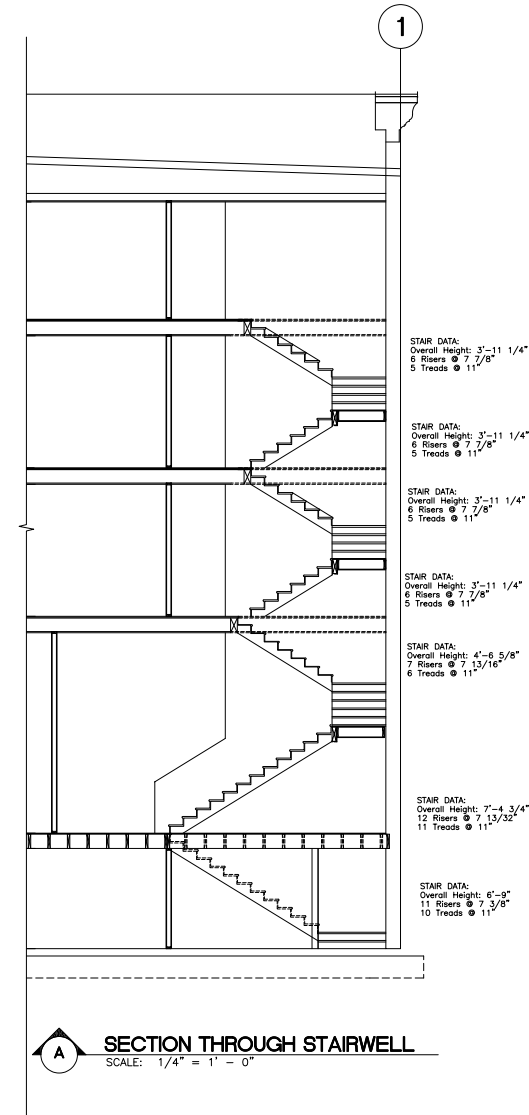
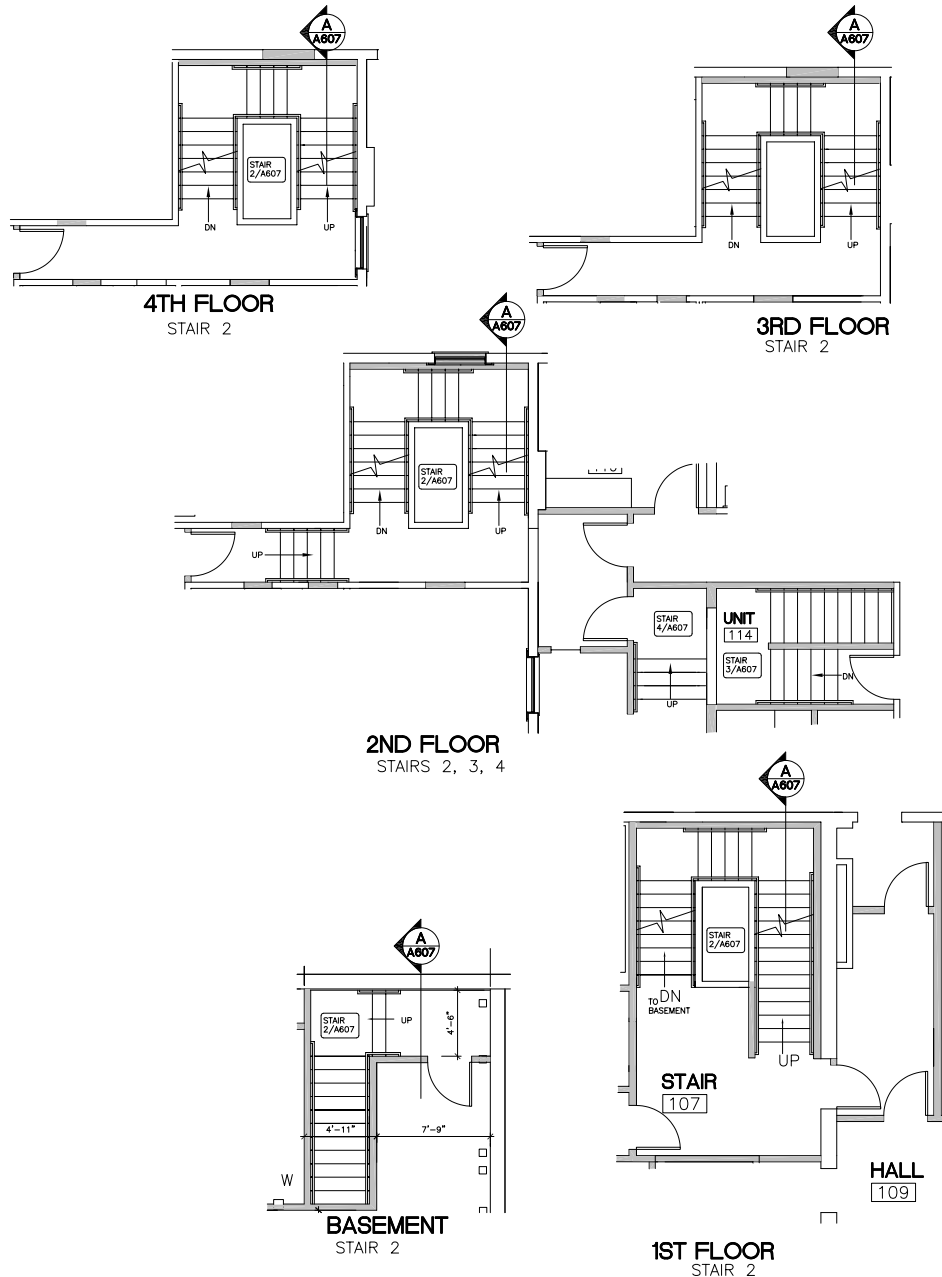
12/31/2025

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Email: donjohnson@donjohnson.com

DATE ISSUED: 7/19/2024
PROJECT NUMBER: 08/2024

A606

97



Attachment D.45

Permit Number: **BLD-0840-24**

BUILDING

J. Salas
Jun 28, 2025

REVIEWED FOR CODE COMPLIANCE

REVISION

NO.

DATE/DESCRIPTION

STAIRWAY PLANS

ST FRANCIS HOTEL

REMODEL PLANS

ALBANY, OR 97321

406 W 1ST AVE.

REGISTERED ARCHITECT

DON JOHNSON

ALBANY, OREGON

STATE OF OREGON

12/31/2025

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DATE: 10/19/2024

A607
98

Permit Number: **BLD-0840-24**

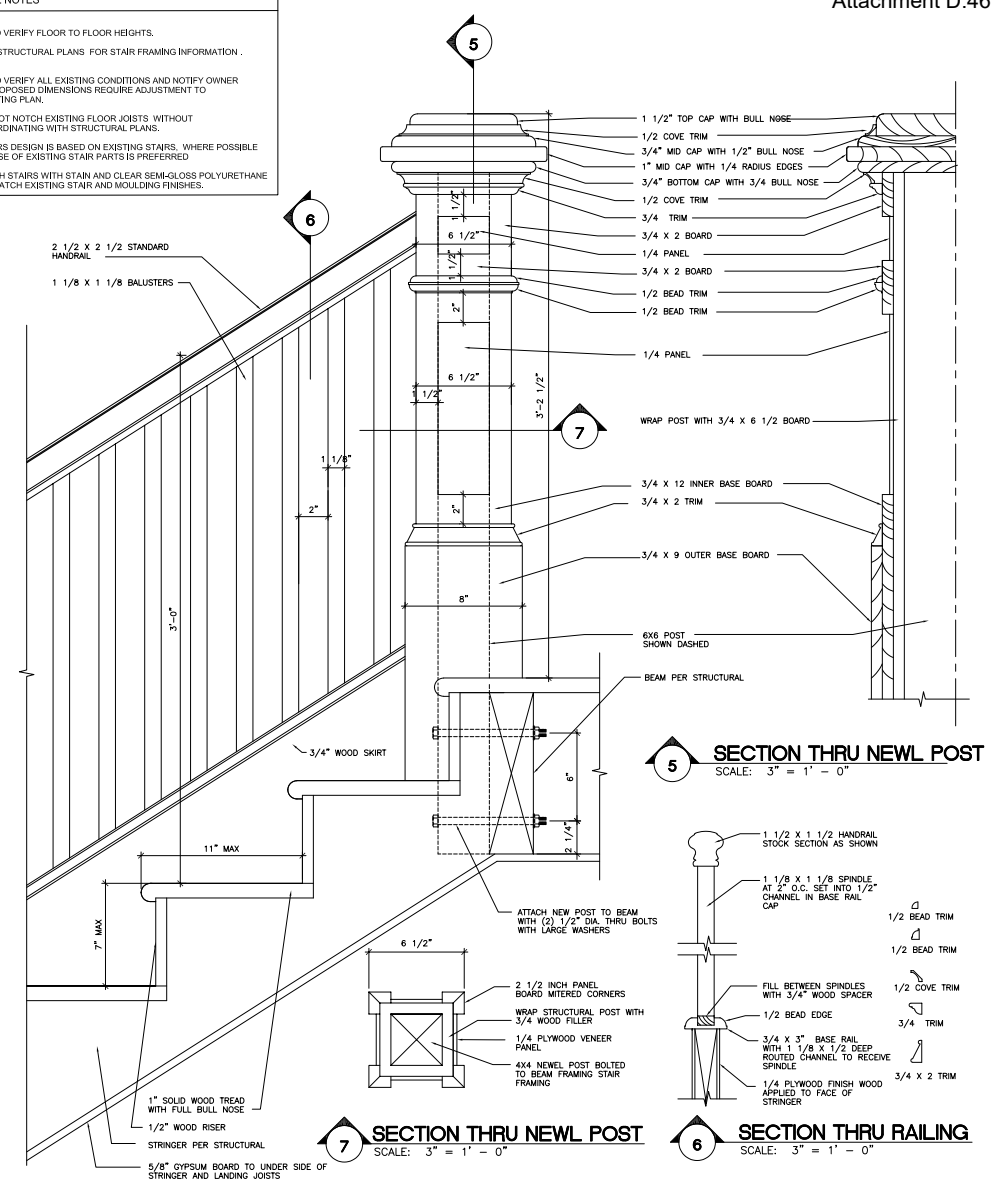
BUILDING

J. Salas
Jun 28, 2025

REVIEWED FOR
CODE COMPLIANCE

REVISION
NO.
DATE/DESCRIPTION

- GENERAL NOTES**
1. FIELD VERIFY FLOOR TO FLOOR HEIGHTS.
 2. SEE STRUCTURAL PLANS FOR STAIR FRAMING INFORMATION.
- NOTE:**
1. FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY OWNER IF PROPOSED DIMENSIONS REQUIRE ADJUSTMENT TO EXISTING PLAN.
 2. DO NOT NOTCH EXISTING FLOOR JOISTS WITHOUT COORDINATING WITH STRUCTURAL PLANS.
 3. STAIRS DESIGN IS BASED ON EXISTING STAIRS. WHERE POSSIBLE RE-USE OF EXISTING STAIR PARTS IS PREFERRED.
 4. FINISH STAIRS WITH STAIN AND CLEAR SEMI-GLOSS POLYURETHANE TO MATCH EXISTING STAIR AND MOULDING FINISHES.



STAIR DETAILS

ST FRANCIS HOTEL

REMODEL PLANS

ALBANY, OR 97321

406 W 1ST AVE.

REGISTERED ARCHITECT

DON JOHNSON

ALBANY, OREGON

STATE OF OREGON

12/31/2025

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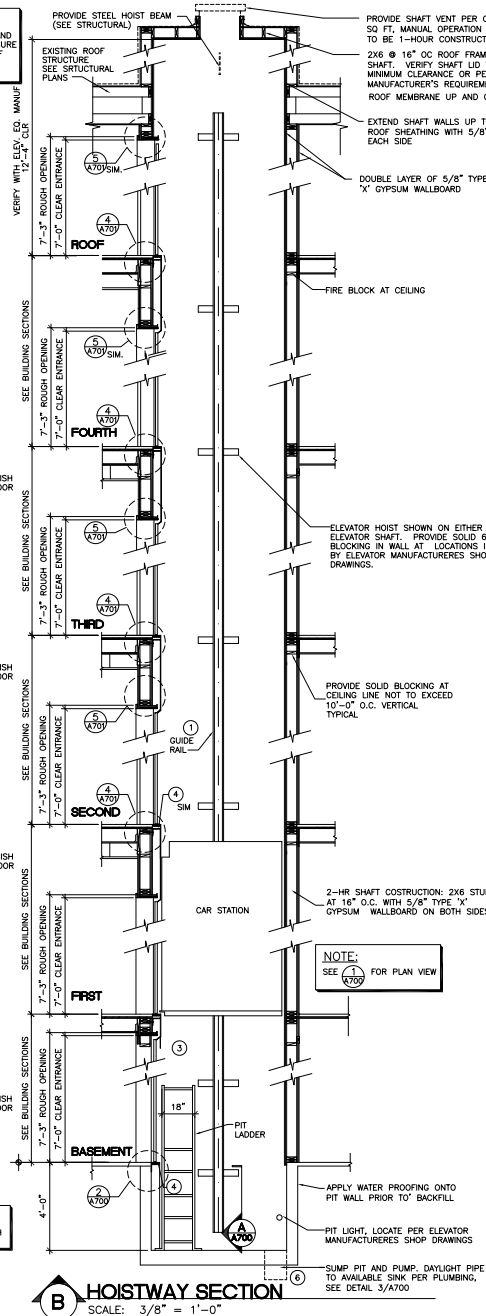
DATE ISSUED: 7/19/2024

REVISION: 8/5/2024

A608

99

NOTE:
COORDINATE WITH CONTRACTOR AND ELEVATOR MANUFACTURER TO INSURE ADEQUATE CLEARANCE AT TOP OF SHAFT AS SHOWN.

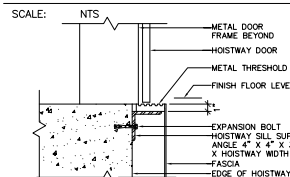


NOTE:
COORDINATE SILL HEIGHT WITH FINISH FLOOR MATERIAL.

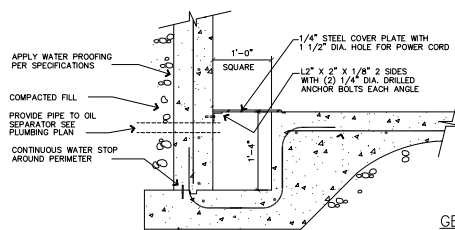
B HOISTWAY SECTION
SCALE: 3/8" = 1'-0"

A STRIKE JAMB DETAIL
SCALE: 1 1/2" = 1' - 0"

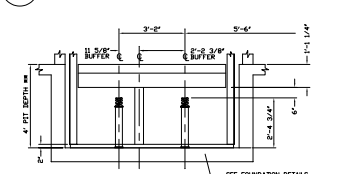
ELEVATOR HOISTWAY PLAN



2 PIT SILL DETAIL
SCALE: 1 1/2" = 1' - 0"



3 ELEVATOR SUMP PIT DETAIL
SCALE: 1" = 1' - 0"



GENERAL NOTES:

1. CLEAR, PLUMB HOISTWAY, WITH VARIATIONS NOT TO EXCEED 1.00" AT ANY POINT.
2. HOISTWAY ENCLOSURE TO BE FIRE RATED. (RULE 100.1)
3. VENTING OF THE HOISTWAY. (RULE 100.4)
4. BLOCKOUT/CUTOUT THRU WALL AS REQUIRED TO ACCOMMODATE HALL BUTTON BOXES, SIGNAL FIXTURES, AND THEIR PATCHING.
5. DRY PIT REINFORCED TO SUSTAIN VERTICAL FORCES FROM RAILS & BUFFERS. (RULES 106.1B, 100.2A & 1308.2)
6. CONVENIENCE OUTLET AND LIGHT FIXTURE IN PIT. (RULE 106.1E)
7. PIT LADDER FOR EACH ELEVATOR EXTENDING NOT LESS 3'-6" ABOVE BOTTOM LANDING AND ALL WALK-IN PIT. (RULE 106.1D)
8. A FUSED DISCONNECT SWITCH OR CIRCUIT BREAKER FOR EACH ELEVATOR, LOCATED PER THE NATIONAL ELECTRICAL CODE (NEPA NO. 70 RULE 620-51A AND 620-51B) SEE ELEVATOR MANUFACTURER'S POWER SUPPLY DATA SHEET. WHERE PRACTICABLE, LOCATE INSIDE MACHINE ROOM ADJACENT TO THE DOOR.
9. SUITABLE FEEDER AND BRANCH WIRING CIRCUITS, AS REQUIRED FOR SIGNAL SYSTEM AND POWER OPERATED DOOR, INCLUDING MAIN LINE SWITCH. SEE ELEVATOR MANUFACTURER'S POWER SUPPLY DATA SHEET.
10. FEEDER AND BRANCH WIRING CIRCUITS FOR CAR LIGHT AND FAN, INCLUDING MAIN LINE SWITCH. SEE ELEVATOR MANUFACTURER'S POWER SUPPLY DATA SHEET.
11. CONVENIENCE OUTLET ON EACH CONTROL PANEL IN MACHINE ROOM.
12. TELEPHONE OUTLET ON ONE OF THE CONTROL PANELS IN MACHINE ROOM.

ELEVATOR GUIDELINES AND NOTES:

Products Supplied but Not Installed by elevator manufacturer

1. Hoist Beam
2. Pit Ladder
3. Blocking and inserts mounted in walls for rail attachments

Work Supplied by Contractor

4. Temporary lighting, including temporary lighting in hoistway for machine space with switch located in hoistway on the strike jamb side of top landing door.
5. Main line disconnects for elevator.
 - a. One fused three phase permanent power in building electrical distribution room
6. Hoistway ventilation in accordance with local and national building code requirements.
7. Guide Rail Support structurally adequate to extend from pit floor to top of hoistway, with spans in accordance with requirements of authority having jurisdiction and final layouts.
8. Removable barricades at all hoistway openings, in compliance with OSHA 29 CFR 1926.502 in addition to any local code requirements.
9. Lifeline attachments capable of withstanding 5000 lb load in accordance with OSHA 29 CFR 1926.502. Provide a minimum of 2 at the top, front of each hoistway.
10. Pit lighting: Fixture with switch and guards. Provide illumination level equal to or greater than that required by ASME A17.1/CSA B44 2000, or applicable version.
11. Control space lighting with switch. Coordinate switch with lighting for machine space as allowable by code.
12. Access Doors: As required for access to governor and/or seismic switch. Access door shall be self-closing, self-locking if necessary and operable from the inside without a key.

DESCRIPTION OF ELEVATOR

- A. Elevator Equipment: To be selected (design/build)
- B. Equipment Control: To be selected (design/build)
- C. Drive: To be selected (design build)
- D. Quantity of Elevators: 1 Elevator
- E. Landings: 5
 1. Openings: 1 Front Openings
Estimated travel: 57'-7" (field verify)
- F. Rated Capacity: 2,500 lb IBC
- G. Rated Speed: 200 FPM
- H. Clear height under ceiling: 7'-6"
- I. Entrance Width and Type: 42" Entrance Height: 7'-0"
- J. Main Power Supply: 480 V Volts + 5%, three-phase
- K. Machine Location: Basement, adjacent to shaft
- L. Control Space Location: Integrated control
- M. Elevator cab to meet all code requirements both federal, state and local
- N. Elevator cab to be sized to accommodate a gurney and associated care providers (Submit documents to show full compliance and for review for the AHJ and local Fire Marshal prior to acceptance of design/build)

GENERAL NOTES:

1. PART OF ELEVATOR MANUFACTURER'S EQUIPMENT.
2. INTERIOR CAB FINISHES TO BE SELECTED FROM ELEVATOR MANUFACTURER'S STANDARD FINISHES.
3. PIT LADDER SUPPLIED BY GENERAL CONTRACTOR.
4. SILL ANGLE SUPPLIED BY GENERAL CONTRACTOR.
5. INSTALL RAILS ON ALL THREE WALLS OF THE ELEVATOR CAB
6. ELECTRICAL TO SUPPLY POWER FOR SUMP PUMP.
7. ELEVATOR SHALL BE OVERSIZED, ALLOWING FOR EASY ACCESS BY A HOSPITAL STRETCHER. (CLEAR INSIDE DISTANCE OF 5'-5" x 7'-8" MIN.) EXACT PLANS AND SPECIFICATIONS SHALL BE PROVIDED AFTER A SPECIFIC ELEVATOR MODEL AS SELECTED BY THE OWNER.
8. FOR JAMB SEE DETAILS 2/A701 & 3/A701
9. SEE CAB REFLECTED CEILING PLAN 6/A701

Attachment D.47

Permit Number: BLD-0840-24	
BUILDING	
J. Salas Jun 28, 2025	
REVIEWED FOR CODE COMPLIANCE	
REVISION	DATE/DESCRIPTION

ELEVATOR DETAILS

ST FRANCIS HOTEL

REMODEL PLANS

ALBANY, OR 97321
406 W 1ST AVE.

REGISTERED ARCHITECT
DON JOHNSON
ALBANY, OREGON
STATE OF OREGON
12/31/2025

These documents were prepared by
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DATE ISSUED: 7/17/2024
DATE REVISION: 8/20/2024

A700
100

AS NOTED

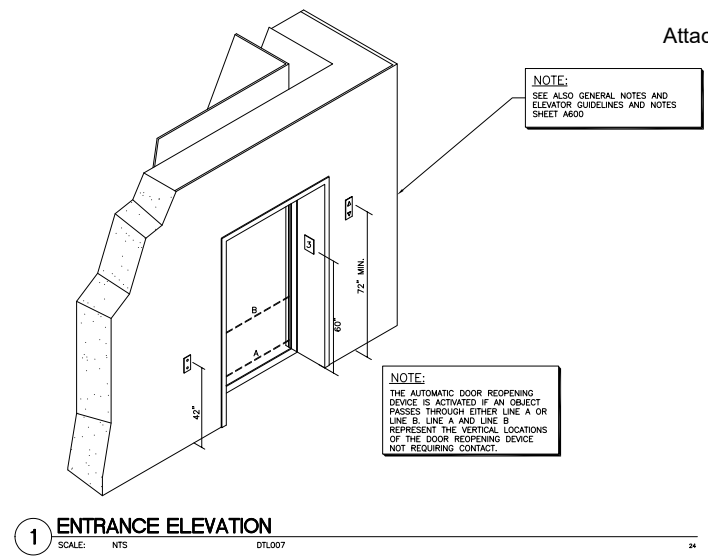
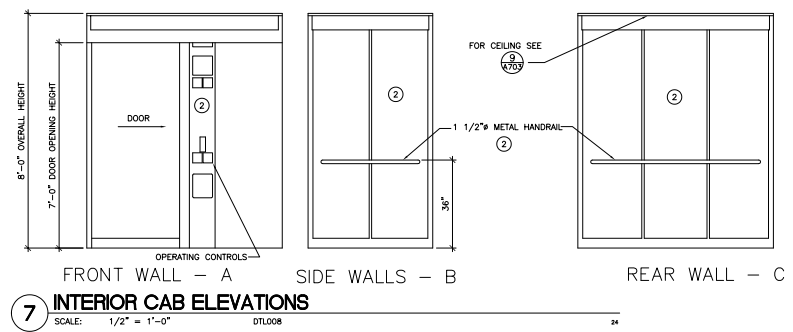
Permit Number:
BLD-0840-24

BUILDING

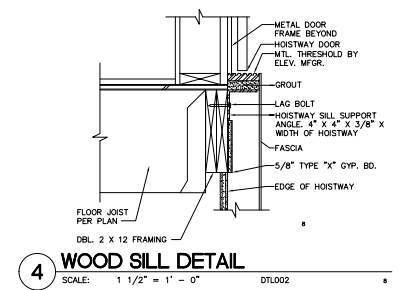
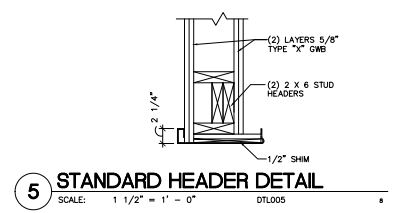
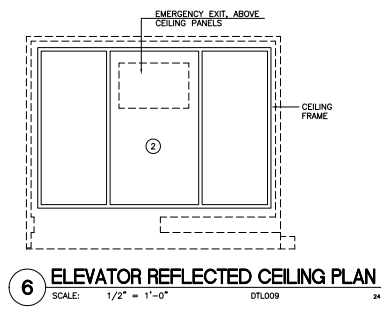
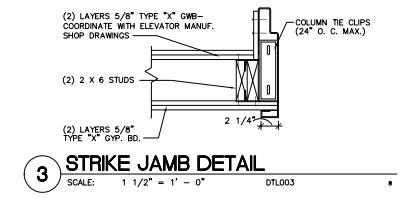
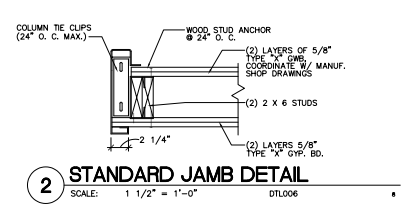

J. J. Salas
Jun 28, 2025

REVIEWED FOR
CODE COMPLIANCE

REVISION	DATE/DESCRIPTION



- GENERAL NOTES:
- 1 PART OF ELEVATOR MANUFACTURER'S EQUIPMENT.
 - 2 INTERIOR CAB FINISHES TO BE SELECTED FROM ELEVATOR MANUFACTURER'S STANDARD FINISHES.
 - 3 PIT LADDER SUPPLIED BY GENERAL CONTRACTOR.
 - 4 SILL ANGLE SUPPLIED BY GENERAL CONTRACTOR.
 - 5 INSTALL RAILS ON ALL THREE WALLS OF THE ELEVATOR CAB
 - 6 ELECTRICAL TO SUPPLY POWER FOR SUMP PUMP.
 - 7 ELEVATOR SHALL BE OVERSIZED, ALLOWING FOR EASY ACCESS BY A HOSPITAL STRETCHER AND TWO EMERGENCY RESPONDERS. EXACT PLANS AND SPECIFICATIONS SHALL BE PROVIDED AFTER A SPECIFIC ELEVATOR MODEL AS SELECTED BY THE OWNER.
 - 8 FOR JAMB SEE DETAILS 2/A701 & 3/A701
 - 9 SEE CAB REFLECTED CEILING PLAN 6/A701



ELEVATOR DETAILS

ST FRANCIS HOTEL

REMODEL PLANS

ALBANY, OR 97321

406 W 1ST AVE.

REGISTERED ARCHITECT

DON JOHNSON

ALBANY, OREGON

STATE OF OREGON

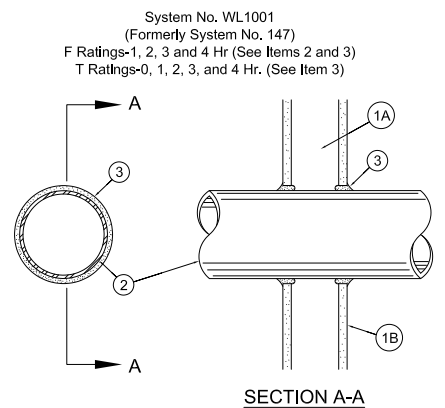
12/31/2025

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Email: donjohnson@comcast.net

DATE ISSUED: 7/19/2024
BY: J. J. Salas
CHECKED: J. J. Salas

A701

101



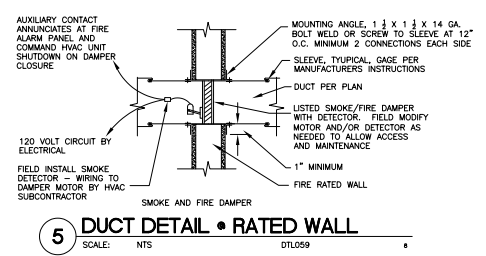
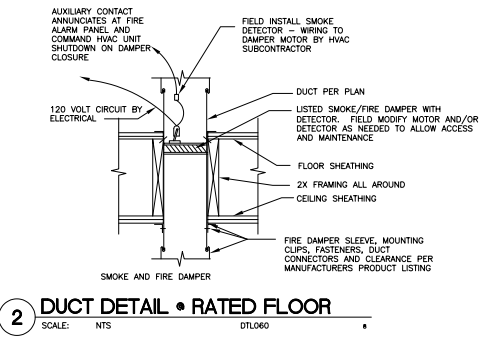
- Wall Assembly—The 1, 2, 3 or 4 hr. fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 or U400 Series Wall or Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
A. Studs—Wall framing may consist of either wood studs (max. 2 hr. fire rated assemblies) or steel channel studs. Wood studs to consist of nom. 2 by 4 lumber spaced 16in. O.C. with nom. 2 by 4in. lumber end plates and cross braces. Steel studs to be min. 3-5/8in. wide by 1-3/8in. deep channels spaced max. 24in. O.C.
B. Wallboard, Gypsum—Nom 1/2 to 5/8in. thick, 4ft. wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max. diam. of opening is 13-1/2in.
- Pipe or Conduit—Nom. 12in. diam. (or smaller) Schedule 10 (or heavier) steel pipe, nom. 6in. diam. (or smaller) steel conduit, nom. 4in. diam. (or smaller) steel electrical metallic tubing or Type L or (or heavier) copper tubing or nom. 1in. diam. (or smaller) flexible steel conduit. When copper pipe or flexible steel conduit is used, max. F Rating of firestop system (Item 3) is 2hr. Steel pipes or conduits larger than nom. 4in. diam. may only be used in walls constructed using steel channel studs. A max. of one pipe or conduit is permitted in the firestop system. Pipe or conduit to be installed near center of stud cavity width and to be rigidly supported on both sides of wall assembly.
- Fill, Void or Cavity Material—Caulk—Caulk fill material installed to completely fill annular space between pipe or conduit and gypsum wallboard and with a min. 1/4in. diam. bead of caulk applied to perimeter of pipe or conduit at it's egress from the wall. Caulk installed asymmetrically on both sides of wall assembly. The hourly F Rating of the firestop system is dependent upon the hourly fire rating of the wall assembly in which it is installed, as shown in the following table. The hourly T Rating of the firestop system is dependent upon the type or size of the pipe or conduit and the hourly fire rating of the wall assembly in which it is installed, as tabulated below:

MAX PIPE OR CONDUIT DIAM. (IN INCHES)	ANNULAR SPACE (IN INCHES)	F RATING (IN HRS)	T RATING (IN HR)
1	0 TO 3/16	1 OR 2	0+, 1 OR 2
1	1/4 TO 1/2	3 OR 4	3 OR 4
4	0 TO 1/4	1 OR 2	0
6	1/4 TO 1/2	3 OR 4	0
12	3/16 TO 3/8	1 OR 2	0

+When copper pipe is used, T rating is 0 h.
Minnesota Mining & Mfg. Co.—Types CP-25 S/L, CP-35 N/S, CP-25 WB, CP-25 WB+
*Bearing the UL Classification Marking

3 PIPE PENETRATION • WALL

SCALE: 1-1/2" = 1'-0" DTLO62



- Attachment D.49
- System No. W-1001
F Rating-1 and 2 Hr. (See Item 1)
T Rating-1 and 2 Hr. (See Item 1)
-
- SECTION A-A
- Wall Assembly—The 1 or 2 hr. fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
A. Stud-Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom. 2 by 4in. lumber spaced 16in. O.C. Steel studs to be min. 2-1/2in. wide and spaced 24in. O.C.
B. Wallboard, Gypsum—5/8in. thick, 4ft. wide square or tapered edges. The gypsum wallboard, type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max. diam. opening is 4-3/8in.
 - The hourly F and T Ratings of the firestop system are equal to the hourly fire rating of the wall assembly in which it is installed.
 - Through-Penetrants—One nonmetallic pipe or conduit to be centered within the firestop system. The max. diam. of the through penetrant and annular space within the firestop system is dependent upon the type of fill material (Item 3). Pipe or conduit to be rigidly supported on both sides of the wall assembly. The following types and sizes of nonmetallic pipes or conduits may be used:
A. Polyvinyl Chloride (PVC) Pipe—Nom. 2in. diam. (or smaller) SDR 17 CPVC pipe for use in closed (process or supply) piping systems.
B. Chlorinated Polyvinyl Chloride (CPVC) Pipe—Nom. 2in. diam. (or smaller) SDR 17 CPVC pipe for use in closed (process or supply) piping systems.
C. Rigid Nonmetallic Conduit—Nom. 2in. diam. (or smaller) Schedule 40 PVC conduit installed in accordance with Article 347 of the National Electrical Code (NFPA 70).
D. Fill, Void or Cavity Material—Sealant—In 2hr. fire rated assemblies, min. 1-1/4in. thickness of fill material applied within annulus, flush with both surfaces of wall. In 1hr. fire rated assemblies, min. 5/8in. thickness of fill material applied within the annulus, on both surfaces of wall. Additional fill material to be installed such that a min. 5/8in. thick crown is formed around the penetrating item and lapping a min. 1in. beyond the periphery of the opening.
The max. diam. of the through penetrant and annular space within the firestop system is dependent upon the type of fill material as tabulated below:

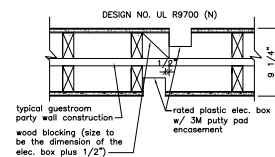
MAX DIAM. OF THROUGH PENETRANT (N INCHES)	NOM. ANNULAR SPACE (IN INCHES)	FILL MATERIAL TYPE
1	1/2	EP
2	1	I

Isoltek International — Types EP and I

+ Bearing the UL Listing Mark
*Bearing the UL Classification Marking

1 PIPE PENETRATION • FIRESTOP

SCALE: 1-1/2" = 1'-0" DTLO65



This category covers compositions which are used to maintain the hourly ratings of fire resistive walls partitions containing flush mounted devices such as outlet boxes, electrical cabinets, and mechanical cabinets. The individual Classifications indicate the specific applications and the method of installation for which the materials have been evaluated. The basic standard used to investigate products in this category is ANSI/UL 263, "Fire Test of Building Construction and Materials".

LOOK FOR CLASSIFICATION MARKING ON PRODUCT

This Classification Marking of Underwriters Laboratories, Inc. (shown above) on the product or container is the only method provided by Underwriters Laboratories, Inc. to identify Wall Opening Protective Materials produced under its Classification and Follow-Up Services.

4 WALL OPENING PROTECTIVE MATERIALS (CLIV)

SCALE: 1-1/2" = 1'-0" WALL08

UNDERWRITERS LABORATORIES, INC.
CLASSIFIED
WALL OPENING PROTECTIVE MATERIAL
FIRE RESISTANCE CLASSIFICATION
SEE PRODUCT CATEGORY
IN UL FIRE RESISTANCE DIRECTORY

MINNESOTA MINING & MFG. CO.
3M CENTER, ST. PAUL, MN 55144
Type MPP-454 moldable putty pads for use with max 4 11/16 by 4 11/16 in. flush device UL listed Metallic Outlet Boxes in fire rated gypsum wallboard wall assemblies framed with min. 1-1/2 in. wide wood or steel studs and constructed as specified in the individual U300 or U400 Series Wall and Partition Designs in the Fire Resistance Directory. Moldable putty pads are to be installed to completely cover the exterior surface box within the stud cavity with a ball of putty material used to plug the end of each electrical metallic tube or conduit at its connection to the box. A min. 1/8 in. thickness of putty material is required on the exterior surfaces of flush device boxes in 1 and 2 hr. fire rated Wall and Partition Designs. When the moldable putty pad outlet box protective material is used as directed, the horizontal separation between outlet boxes on opposite sides of the wall may be less than 24 in. provided that the outlet boxes are not installed back to back.

Permit Number: BLD-0340-24

BUILDING

J. Salamea
Jun 28, 2025

REVIEWED FOR CODE COMPLIANCE

REVISION DATE/DESCRIPTION

REVISION PER ASH # DECEMBER 30, 2024

WALL-FLOOR-ROOF ASSEMBLIES

ST FRANCIS HOTEL

REMODEL PLANS

ALBANY, OR 97321

406 W 1ST AVE.

REGISTERED ARCHITECT

DON JOHNSON

ALBANY, OREGON

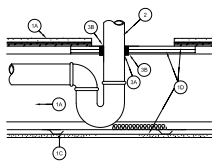
STATE OF OREGON

12/31/2025

These documents were prepared by
Don Johnson, Architect
License No. 380, Expiration 12/31/2025
Address: 2009 46th Ct SE, Albany, OR 97322
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DATE ISSUED: August 7, 2024
REVISION: 08/20/2024

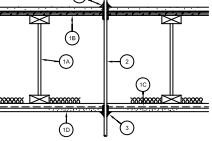
System No. FC2036
T Rating=1 Hr. F Rating=1 Hr.



- Floor-Ceiling Assembly-The fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Design in the UL Fire Resistance Directory. The general construction details of the floor-ceiling assembly are summarized below.
 - Floor System-Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor Ceiling Design. Rectangular cutout in flooring to accommodate the bathtub drain piping (Item 2) to be max 8 by 12in.
 - Wood Joists-Nom 2 by 10in. lumber joists spaced 16in. O.C. with nom 1 by 3in. lumber bridging and ends firestopped. An alternate to lumber joists, nom 10in. deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required with ends firestopped.
 - Furring Channels-Rigid gyl steel furring installed perpendicular to wood joist (Item 1B) between wallboard (Item 1D) and wood joists as required in the individual Floor-Ceiling Design.
 - Wallboard Gypsum*-Nom 4ft. wide by 5/8in. thick as specified in the individual Floor-Ceiling Design. Wallboard secured to wood joists as specified in the individual Floor-Ceiling Design. Two pieces of gypsum wallboard, each min 4in. longer and wider than the cutout in the flooring, screw-attached to bottom of flooring concentric with cutout. Diam of opening hole-sawed through both layers of the gypsum wallboard patch to be 1/2 to 5/8in. larger than outside diam of bathtub drain piping (Item 2).
- Drain Piping-Nom 1-1/2in. diam. Schedule 40 polyvinyl chloride (PVC) or acrylonitrile butadiene styrene (ABS) pipes and drain fittings cemented together and provided with PVC or ABS bathtub waste/overflow fittings, respectively.
- Firestop System-The firestop system shall consist of the following:
 - Fill, Void or Caulk Material*-Wrap Strip-Nom 1/4in. thick intumescent material faced on both sides with a plastic film, supplied in 1-1/2in. Nom 1-1/2in. wide aluminum foil tape and into hole-sawed opening in gypsum wallboard path (Item 1D). Top edge of wrap strip extend a nom 1/2in. below above top surface of gypsum wallboard patch. Specified technologies Inc.-Sesclent RED Strip.
 - Fill, Void or Caulk Material*-Sealant-Nom 1/4in. thickness of fill material to be applied to perimeter of wrap strip at it's egress from the underside of the gypsum wallboard patch. Nom 1/4in. thickness of fill material to be applied to the exposed edge of the wrap strip layer and to fill all gaps between the wrap strip layer and the bottom of the drain fitting on the top surface of the gypsum wallboard patch. Specified technologies Inc.-100, 101 or 105 Sealant

4 FLOOR PENETRATION • TUB
SCALE: 1-1/2" = 1'-0" DTL066

System No. FC3007
(Formerly System No. 452-A)
T Rating=1 Hr. F Rating=1 Hr.

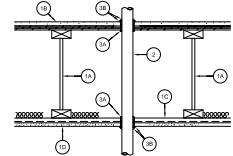


- Floor Assembly-The fire rated wood truss or combination wood and steel truss Floor-Ceiling assembly shall be constructed of the materials and in the manner described in the individual L500 Series Design in the UL Fire Resistance Directory and shall include the following construction features:
 - Trusses-Min 12 in. deep parallel chord trusses fabricated from nom. 2 by 4 in. lumber in conjunction with gyl steel truss plates or Structural Wood Members* with bridging as required.
 - Flooring-Nom 3/4 in. thick plywood flooring with or without Floor Topping Mixture*. Diam of opening hole-sawed in flooring to be 1in.
 - Furring Channels-Rigid or resilient gyl steel furring channels installed perpendicular to bottom chord of trusses.
 - D. Wallboard, Gypsum*-Nom 4ft. wide by 5/8in. thick, screw attached to furring channels. Diam of hole-sawed opening in gypsum wallboard ceiling to be 1in.
- Cables-Max seven conductor No. 12 AWG (or smaller) power/control cables or max. 100 pair No. 22 AWG (or smaller) telecommunication cables with polyvinyl chloride insulation and jacket materials. Individual cables to be centered in nom 16 in. diam. circular cutouts. Cables to be rigidly supported on both sides of Floor-Ceiling assembly.
- Fill, void or Caulk Material*-Caulk or Putty-Generous application of caulk or putty to be applied around the perimeter of the pipe at its interface with the underside of the gypsum wallboard ceiling.

Minnesota Mining & Mfg. Co.-Type CP25 WB Caulk, Type MP Putty
*Bearing the UL Classification Marking

5 CABLE PENETRATION • CLG/FLOOR
SCALE: 1-1/2" = 1'-0" FIRE001

System No. FC2008
(Formerly System No. 451)
T Rating=1 Hr. F Rating=1 Hr.



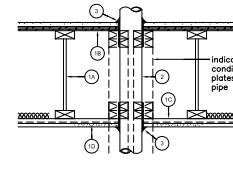
- Floor Assembly-The fire rated wood truss or combination wood and steel truss Floor-Ceiling assembly shall be constructed of the materials and in the manner described in the individual L500 Series Design in the UL Fire Resistance Directory and shall include the following construction features:
 - Trusses-Min 12 in. deep parallel chord trusses fabricated from 2 by 4 in. lumber in conjunction with gyl steel truss plates or Structural Wood Members* with bridging as required.
 - Flooring-Nom 3/4 in. thick plywood flooring with or without Floor Topping Mixture*. Diam of hole-sawed opening in flooring to be 1/2in. to 3/4in. larger than diam of pipe. Max diam of opening in flooring is 3in.
 - Furring Channels-Rigid or resilient gyl steel furring channels installed perpendicular to bottom chord of trusses.
 - D. Wallboard, Gypsum*-Nom 4ft. wide by 5/8in. thick, screw attached to furring channels. Diam of hole-sawed opening in gypsum wallboard ceiling to be 1/2in. to 3/4in. larger than diam of pipe. Max diam of opening in ceiling is 3in.
- Nonmetallic Pipe-Nom 2in. diam (or smaller) Schedule 40 polyvinyl chloride (PVC), SDR 17 chlorinated polyvinyl chloride (CPVC) or solid-core Schedule 40 acrylonitrile-butadiene-styrene (ABS) pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems. One pipe to be installed approx. midway between trusses and centered in circular openings in flooring and in ceiling. A nom 1/4in. to 3/8in. annular space is required in the firestop system. Pipe to be rigidly supported on both sides of Floor-Ceiling assembly.
- Firestop System-The details of the firestop system shall be as follows:
 - Fill, Void or Caulk Material*-Caulk or Putty-Nom 1/4in. thick intumescent elastic material faced on one side with aluminum foil, supplied in 2 in. wide strips. Nom 2in. wide strip tightly-wrapped around nonmetallic pipe (full side exposed), secured with two steel tie wires and slid into hole-sawed opening in flooring (Item 1B) and in gypsum wallboard ceiling (Item 1D). Bottom edge of wrap strip to project 9/16 to 11/16 in. below bottom surface of flooring and below bottom (ceiling) surface of gypsum wallboard.

Minnesota Mining & Mfg. Co.-Type FS-195
B. Fill, Void or Caulk Material*-Caulk or Putty-Nom 1/4in. thick intumescent elastic material faced on one side with aluminum foil, supplied in 2 in. wide strips. Nom 2in. wide strip tightly-wrapped around nonmetallic pipe (full side exposed), secured with two steel tie wires and slid into hole-sawed opening in flooring (Item 1B) and in gypsum wallboard ceiling (Item 1D). Bottom edge of wrap strip to project 9/16 to 11/16 in. below bottom surface of flooring and below bottom (ceiling) surface of gypsum wallboard.

Minnesota Mining & Mfg. Co.-Type CP-25 WB, CP-25 WB+ Caulk, Type MP

2 PIPE PENETRATION • CLG/FLOOR
SCALE: 1-1/2" = 1'-0" FIRE003

System No. FC1006
(Formerly System No. 453)
T Rating=1 Hr. F Rating=1 Hr.

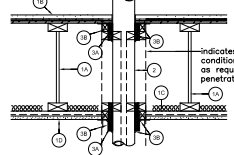


- Floor Assembly-The fire rated wood truss or combination wood and steel truss Floor-Ceiling assembly shall be constructed of the materials and in the manner described in the individual L500 Series Design in the UL Fire Resistance Directory and shall include the following construction features:
 - Trusses-Min 12in. deep parallel chord trusses fabricated from nom 2 by 4 in. lumber in conjunction with gyl steel truss plates or Structural Wood Members* with bridging as required.
 - Flooring-Nom 3/4in. thick plywood flooring with or without Floor Topping Mixture*. Max diam of opening hole-sawed in flooring is 5in.
 - Furring Channels-Rigid or resilient gyl steel furring channels installed perpendicular to bottom chord of trusses.
 - D. Wallboard, Gypsum*-Nom 4ft. wide by 5/8in. thick, screw attached to furring channels. Max diam of hole-sawed opening in gypsum wallboard ceiling to be 1in.
- Pipe or Conduit-Nom 4in. diam (or smaller) Schedule 10 (or heavier) steel pipe, steel conduit or steel CMJ cap pipe, or nom 3in. diam (or smaller) Type L (or heavier) copper tubing. Pipe to be installed approx. midway between trusses and centered in circular cutouts in flooring (Item 1B) and gypsum wallboard ceiling (Item 1D). Diam of circular cutouts in flooring and gypsum wallboard ceiling to be 1/4in. to 1/2in. longer than diam of pipe. Pipe to be rigidly supported on both sides of Floor-Ceiling assembly.
- Fill, void or Caulk Material*-Caulk-Caulk forced into annular space throughout the thickness of the flooring and gypsum wallboard ceiling and with a min 1/4in. diam bead of caulk applied to perimeter of pipe at it's egress from the top of the flooring and the underside of the gypsum wallboard ceiling.

Minnesota Mining & Mfg. Co.-Type CP-25 WB, CP-25 WB+ Caulk, Type MP Putty

3 PIPE PENETRATION • CLG/FLOOR
SCALE: 1-1/2" = 1'-0" DTL064

System No. FC2009
(Formerly System No. 451)
T Rating=0 and 1 Hr. (see Item 3) F Rating=1 Hr.



- Floor Assembly-The fire rated wood truss or combination wood and steel truss Floor-Ceiling assembly shall be constructed of the materials and in the manner described in the individual L500 Series Design in the UL Fire Resistance Directory and shall include the following construction features:
 - Trusses-Min 12 in. deep parallel chord trusses fabricated from nom 2 by 4 in. lumber in conjunction with gyl steel truss plates or Structural Wood Members* with bridging as required.
 - Flooring-Nom 3/4 in. thick plywood flooring with or without Floor Topping Mixture*. Diam of hole-sawed opening in flooring to be max 1/2 in. larger than diam of pipe. Max diam of opening in flooring is 5 in.
 - Furring Channels-Rigid or resilient gyl steel furring channels installed perpendicular to bottom chord of trusses.
 - D. Wallboard, Gypsum*-Nom 4 ft. wide by 5/8 in. thick, screw-attached to furring channels. Diam of hole-sawed opening in gypsum wallboard ceiling to be max 1/2 in. larger than diam of pipe. Max diam of opening in ceiling is 5 in.
- Nonmetallic Pipe-Nom 4 in. diam (or smaller) Schedule 40 polyvinyl chloride (PVC), SDR 17 chlorinated polyvinyl chloride (CPVC) or solid-core Schedule 40 acrylonitrile-butadiene-styrene (ABS) pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems. One pipe to be installed approx. midway between trusses and centered in circular openings in flooring and ceiling. Pipe to be rigidly supported on both sides of Floor-Ceiling assembly.
- Firestop System-The hourly T Rating for the firestop system is dependent upon the type and size of nonmetallic pipe, as tabulated below:

PIPE TYPE	NOM. PIPE DIAM (IN/26NPS)	ANNUAL SPACE (IN INCHES)	T RATING (IN HR)
ABS, PVC, OR CPVC	2-1/2 TO 4	0 TO 1/4	1
ABS	2-1/2 TO 4	0 TO 1/8	0
PVC OR CPVC	2-1/2 TO 4	0 TO 1/4	1

The details of the firestop system shall be as follows:

- Fill, Void or Caulk Material*-Wrap Strip-Nom 1/4 in. thick intumescent elastic material faced on one side with aluminum foil, supplied in 2 in. wide strips. Nom 2 in. wide strip tightly-wrapped around nonmetallic pipe (full side exposed) with the edges butted against the underside of the plywood flooring and against the bottom surface of the gypsum wallboard ceiling around the entire perimeter of the hole-sawed openings. Sufficient layers of wrap strip shall be installed to lap a min. of 3/16 in. on the plywood flooring and on the gypsum wallboard ceiling around the entire perimeter of the hole-sawed opening. For nom 1/2 in. to nom 2 in. diam pipes, a min of one layer of wrap strip is required. For nom 2-1/2 in. and nom 3 in. diam pipes, a min. of two layers of wrap strip is required. For nom 3-1/2 in. and nom 4 in. diam pipes, a min of three layers of wrap strip is required. Each layer of wrap strip to be installed with butted seams, with butted seams in successive layers staggered. Wrap strip layer(s) temporarily held in position using aluminum foil tape, steel wire tie, or equivalent.

Minnesota Mining & Mfg. Co.-Type FS-195

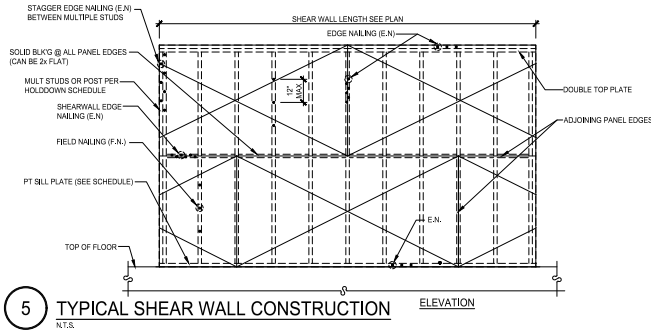
- Steel Collar-Nom 2 in. deep collar with 1-1/4 in. wide by 2 in. long anchor tabs and min 3/4 in. long tabs to retain wrap layers. Colls of protc 0.016 in. thick (30 gauge) gyl steel are available from wrap strip manufacturer. As an alternate, collar may be field fabricated from min. 0.016 in. thick (30 gauge) sheet steel in accordance with instruction sheet applied by wrap strip manufacturer. Steel collar, with anchor tabs bend outward 90 deg., wrapped tightly around wrap strip layers with min 1 in. overlap at the seam. With steel anchor tabs pressed tightly against underside of plywood flooring or underside of gypsum wallboard ceiling, compress collar around wrap strip layers using a min 1/2 in. wide by 0.028 in. thick stainless steel band clamp with worm drive tightening mechanism at the collar midheight. Secure collar to plywood flooring using min. 3/4 in. long steel screws on conjunction with 1-1/4 in. diam. steel fender washers. Secure collar to gypsum wallboard ceiling using 3/16 in. diam steel toggle bolts (5/8 in. grip) in conjunction with 1-1/4 in. diam steel fender washers. min of three fasteners, symmetrically located, required for nom 1-1/2 in. to nom 3 in. diam pipes. Min of four symmetrically located fasteners required for nom 3-1/2 in. and 4 in. diam pipes. As a final step, bend wrap strip retainer tabs 90 deg toward ribs to lock wrap strip layers in position.
- Fill, Void or Caulk Material*-Caulk or Putty-Generous application of caulk or putty to be applied around the perimeter of the pipe at its interface with the underside of the plywood flooring and gypsum wallboard ceiling. A generous application of caulk or putty shall be applied around the perimeter of the pipe at its interface with the underside of the gypsum wallboard ceiling around in accordance with the accompanying installation instructions.

Minnesota Mining & Mfg. Co.-Type CP-25 WB, CP-25 WB+ Caulk, Type MP Putty

- Firestop Devicat*(Not Shown)-As an alternate to Items A, B and C for nom 1-1/2, 2 or 3 or 4 in. diam nonmetallic pipes, a firestop device consisting of a sheet-steel split collar lined with intumescent material and provided with steel clips for attachment may be used. Firestop device to be installed on underside of plywood flooring or underside of gypsum wallboard ceiling around in accordance with the accompanying installation instructions.

Minnesota Mining & Mfg. Co.-Type PFD 150, PFD 300, PFD 400, *Bearing the UL Classification Marking

1 PIPE PENETRATION • CLG/FLOOR
SCALE: 1-1/2" = 1'-0" DTL063



SHEAR WALL SCHEDULE					
MARK	WALL SHEATHING (WOOD STRUCTURAL PANEL - STRUCTURAL II)	FASTENERS	FASTENER SPACING		CONNECTION OF BLOCKING TO TOP PLATE
			AT PANEL EDGE	AT INTERMED. SUPPORT	
◇	3/4" PLYWOOD	100 COMMON NAILS	4"	12"	"SIMPSON A35" @ 18"oc

SHEAR WALL SCHEDULE NOTES:

- WALL SHEATHING SHALL BE WOOD STRUCTURAL PANEL - STRUCTURAL I, UNLESS NOTED OTHERWISE.
- SHEATHING PANELS INSTALLED EITHER HORIZONTALLY OR VERTICALLY. ALL PANEL EDGES ARE BACKED WITH 2" NOMINAL BLOCKING UNLESS NOTED OTHERWISE.
- FRAMING AT ADJOINING PANEL JOINTS SHALL BE 3" NOMINAL OR WIDER WHERE 8d NAILS ARE SPACED AT 3 INCHES OR LESS.
- PANEL EDGE NAILING APPLIES TO ALL PANEL EDGES AND TO TOP AND BOTTOM SUPPORTS.
- FOUNDATION ANCHOR BOLTS NOTED ARE SIZED USING 2x PRESSURE TREATED DOUGLAS FIR SILLS WITHOUT NOTCHING OR COUNTERSINKING OF BOLTS. PROVIDE 3/4" x 3" x 3" WASHER UNDER HEAD OF NUTS FOR ALL BOLTS.

6 SHEARWALL SCHEDULE

N.T.S.

SPECIAL INSPECTION PROGRAM				
TYPE OF WORK	INSPECTION	REFERENCE STANDARDS	IBC REFERENCE	COMMENTS
SOIL				
EXCAVATION, FOUNDATION SUBGRADE	P		1705.1	
STRUCTURAL FILL PLACEMENT	P		1705.1, 1705.3	
CONCRETE				
REINFORCING PLACEMENT	P	ACI 318 CH. 20, 20.5.2-20.5.3, 20.6.4-20.6.5		
RELATING OF JOINT ROWS - BARS, TOP AND	P	ACI 318.4 & ACI 318.20.6.4		
CAST-IN PLACE BOLTS & ANCHORS	C	ACI 318.17.2		
MONITORING USE OF REQUIRED DESIGN MIX	P	ACI 318 CH. 16, 20.6.3, 20.6.4	1904.1, 1904.2	SEE NOTE 8
SAMPLES FROM CONCRETE TAKEN FOR TEST SPECIMENS	C	ACI 318 CH. 16, 20.6.3, 20.6.4, 20.6.12		
CONCRETE PLACEMENT	C	ACI 318.36.5		
MAINTENANCE OF SPECIFIED CURING TECHNIQUES	C	ACI 318.20.5.3-20.5.5		
ANCHORS INSTALLED INTO HARDENED CONCRETE / MASONRY				
ADHESIVE ANCHORS				REQUIREMENTS PER ICC REPORT
EXPANSION ANCHORS	C			REQUIREMENTS PER ICC REPORT
STRUCTURAL STEEL MEMBERS				
SUPPLY OF AS-BUILT DRAWINGS FOR COMPLIANCE WITH CONSTRUCTION DOCUMENTS	P	AS-BUILT, SECTION A-1.5	1704.2	
FABRICATION				
STRUCTURAL WELDING				
WELD MATERIAL VERIFICATION	P			
SINGLE PASS FILLET WELDS > 5/16"	P	AWC 309.5.4-309.5.5, AISC 341.8.4-341.8.5, D1.1	1705.2	
SINGLE PASS FILLET WELDS > 5/16"	C	AWC 309.5.4-309.5.5, AISC 341.8.4-341.8.5, D1.1	1705.2	
MULTIPLE PASS FILLET WELDS	C	AWC 309.5.4-309.5.5, AISC 341.8.4-341.8.5, D1.1	1705.2	
DOUBLE GROOVE WELDS	C	AWC 309.5.4-309.5.5, AISC 341.8.4-341.8.5, D1.1	1705.2	
PARTIAL PEN GROOVE WELDS	C	AWC 309.5.4-309.5.5, AISC 341.8.4-341.8.5, D1.1	1705.2	
WELDED STUDS	P			
WELDED STUD & NAILING SYSTEMS	P			

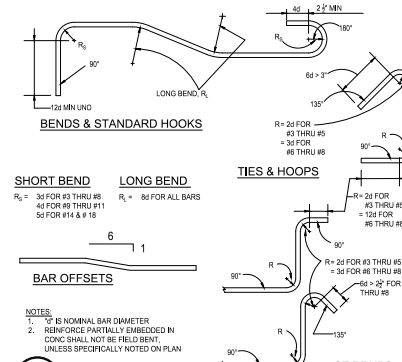
- C = CONTINUOUS
P = PERIODIC
- INSPECTIONS SHOWN TO BE REQUIRED SHALL BE ACCOMPLISHED IN ACCORDANCE WITH IBC CHAPTER 17 BY A CERTIFIED SPECIAL INSPECTOR FROM AN ESTABLISHED TESTING AGENCY. SPECIAL INSPECTION TESTING REQUIREMENTS APPLY EQUALLY TO ALL DESIGN COMPONENTS.
- CONTINUOUS SPECIAL INSPECTION MEANS THAT THE SPECIAL INSPECTOR IS ON THE SITE AT ALL TIMES OBSERVING THE WORK REQUIRING SPECIAL INSPECTION (IBC 1702.1). 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. SPECIAL INSPECTION NOT REQUIRED FOR WORK PERFORMED BY AN APPROVED FABRICATOR PER IBC SECTION 1704.2.
- ALL WELDS SHALL BE VISUALLY INSPECTED.
- VERIFY DEVIATION FROM MIX DESIGN BY SITE ADDITIONS OF WATER OR OTHER ADDITIVES.
- CONTINUOUS INSPECTION IS REQUIRED AS FOLLOWS:
 - WHEN WELDING IS NOT DONE IN AN APPROVED FABRICATION SHOP PER IBC 1704.2.
 - WHERE SINGLE PASS FILLET WELDS EXCEED 5/16" IN SIZE.
 - AT ALL PARTIAL OR COMPLETE JOINT PENETRATION WELDS.

1 SPECIAL INSPECTIONS SCHEDULE

SPECIAL TESTING PROGRAM				
TYPE OF MATERIAL	TYPE OF TEST	FREQUENCY	REFERENCE	NOTES
CONCRETE	CYLINDER COMPRESSIVE STRENGTH	3 CYLINDERS / 100 CY / DAY / EACH MIX DESIGN	ASTM C 31 ASTM C 39	TEST 1 CYLINDER AT 7 DAYS, 2 AT 28 DAYS.
STRUCTURAL MASONRY	PRISM COMPRESSIVE STRENGTH	3 PRISMS / 5000 SF OF WALL, MIN	ASTM C 1314	

NOTES:
1. TESTING SHALL BE ACCOMPLISHED IN ACCORDANCE WITH IBC CHAPTER 17 BY A CERTIFIED TESTING LABORATORY. SAMPLES SHALL BE OBTAINED BY CERTIFIED SPECIAL INSPECTORS AND TESTED BY QUALIFIED PERSONNEL.

2 SPECIAL TESTING SCHEDULE



4 HOOKS AND BARS

N.T.S.

REBAR SPlice SCHEDULE								
BAR SIZE	MINIMUM CLEAR COVER (IN)	MINIMUM C TO C SPACING (IN)	CONCRETE STRENGTH (F.)					
			3,000 psi		4,000 psi		5,000 psi	
			TYP BARS	TOP BARS	TYP BARS	TOP BARS	TYP BARS	TOP BARS
#3	1	3	13	17	12	15	12	13
#4	1	3	18	23	15	20	14	18
#5	1	3	26	34	23	29	20	26
#6	1	3	35	45	31	40	28	36
#7	1	3	57	74	50	65	45	58
#8	1.5	5	62	80	54	70	45	62
#9	1.5	5	66	86	57	74	51	66
#10	1.5	5	79	103	69	89	61	80
#11	1.5	5	93	121	80	104	72	93

NOTES:
1. SPLICES ARE BASED ON CHAPTER 12 OF ACI 318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
2. PROVIDE SPLICE LENGTHS SHOWN IN THIS TABLE AS A MINIMUM, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
3. AMOUNTS SHOWN IN THE TABLE, CONTACT THE STRUCTURAL ENGINEER OF RECORD FOR ADDITIONAL INFORMATION.
4. TOP BARS ARE DEFINED AS HORIZONTAL BARS PLACED SUCH THAT MORE THAN 12" OF CONCRETE IS PLACED BELOW THE BARS. TYPICAL BARS ARE ALL BARS NOT DEFINED AS TOP BARS.
5. VALUES SHOWN IN THIS TABLE ARE FOR NORMAL WEIGHT CONCRETE.

3 REBAR SPlice SCHEDULE

N.T.S.

Attachment D.52

Project Number: BLD-0340-24



REVISIONS	
NO.	DESCRIPTION

BUILDING

ST FRANCIS HOTEL RENOVATIONS

2. Salkema
Jun 20, 2025
Reviewed FOR CODE COMPLIANCE

408 W 1st AVE.
ALBANY, OR 97321

PROJECT NO. 22-106
PLOT DATE: 08/08/2024
DATE: 08/08/2024
DRAWN BY: ES
CHECKED BY: BA

FOUNDATION / BASEMENT SCHEMATIC PLAN

S102
105



Project Number:
BLD-0340-24



REVISIONS

BUILDING

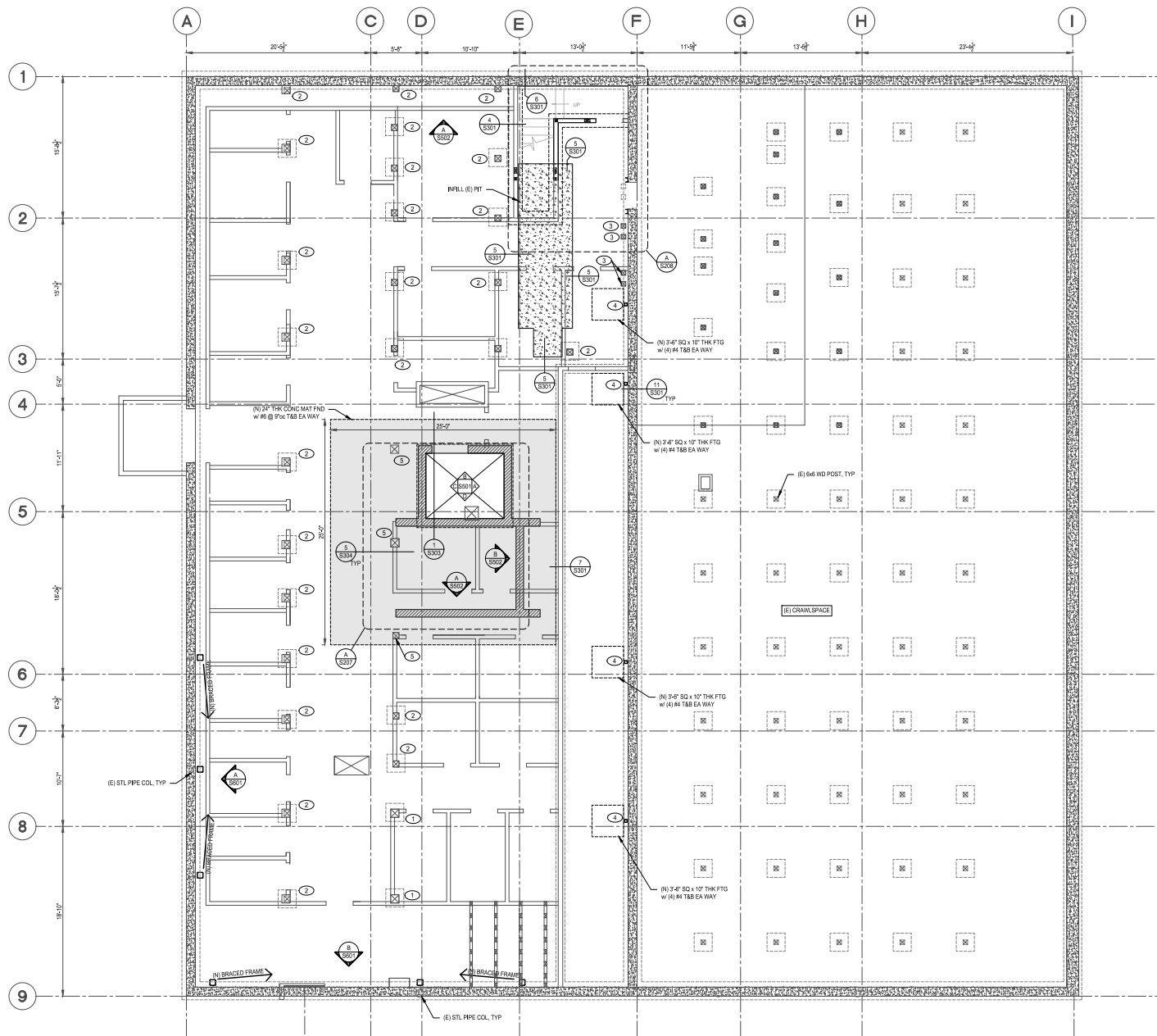
J. Salama
Jun 20, 2025
Reviewed for Code Compliance

ST FRANCIS HOTEL RENOVATIONS
408 W 1st AVE.
ALBANY, OR 97321

PROJECT NO.	22-106
PLOT DATE	08/08/2024
DATE	08/08/2024
DRAWN BY	ES
CHECKED BY	BA

FOUNDATION / BASEMENT SCHEMATIC PLAN

S200
106



PLAN NOTES:

- REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND CONDITIONS NOT SHOWN ON THESE DRAWINGS. USE WRITTEN DIMENSIONS ONLY DO NOT SCALE THESE DRAWINGS. BRING ALL DISCREPANCIES TO THE ARCHITECT'S ATTENTION.
- SUBSTITUTIONS ARE NOT ALLOWED WITHOUT PRIOR APPROVAL. SEE GENERAL NOTES.
- SEE SHEET S101 FOR GENERAL NOTES.
- SEE SHEETS S301 - S304 FOR FOUNDATION DETAILS.
- INDICATES EXISTING CONCRETE WALLS
- INDICATES NEW CONCRETE SLAB ON GRADE INFILL - SEE NOTES
- INDICATES NEW MASONRY WALL - SEE ELEVATIONS ON SHEETS S501 & S502

KEYNOTES:

1	EXISTING 12x12 WOOD POST
2	EXISTING 6x6 WOOD POST
3	EXISTING 6x6 WOOD POST
4	NEW HSS 4x4x1/4" COLUMN
5	EXISTING COLUMN TO BE REMOVED & RE-INSTALLED AFTER FOUNDATION IS POURED & CURED. PROVIDE TEMPORARY SHORING AS REQUIRED.

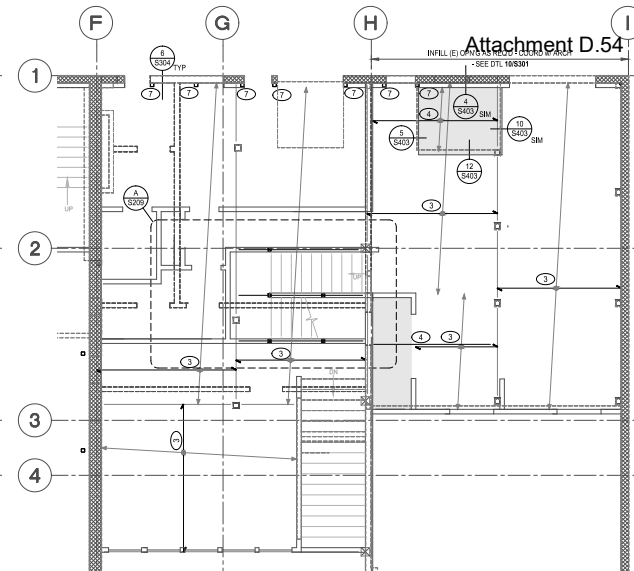
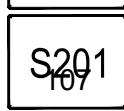
TYPICAL CONCRETE SLAB ON GRADE
4" CONCRETE SLAB ON GRADE w/ #4 @ 18"oc EA WAY AT 2" CLEAR FROM TOP
OVER VAPOR BARRIER
OVER 4" LAYER OF CRUSHED ROCK
OVER PREPARED BASE



A

FOUNDATION / BASEMENT SCHEMATIC PLAN

3/16" = 1'-0"



PLAN NOTES:

1. _____ REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND CONDITIONS NOT SHOWN ON THESE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE THESE DRAWINGS. BRING ALL DISCREPANCIES TO THE ARCHITECT'S ATTENTION.
2. _____ SUBMITTALS ARE NOT ALLOWED WITHOUT PRIOR APPROVAL. SEE GENERAL NOTES.
3. _____ SEE SHEET \$501 FOR GENERAL NOTES.
4. _____ SEE SHEET \$501 - \$410 FOR TYPICAL FRAMING DETAILS.
5.  INDICATES EXISTING UNREINFORCED MASONRY WALL. ALL EXISTING WALLS SHOULD BE POINTED/ REPAIRED. ALL OLD WOOD NAILED ENBEDDED IN EXISTING MASONRY SHOULD BE REMOVED & REPLACED W/ MASONRY. ALL DAMAGED SECTIONS OF THE WALL SHOULD BE REPAIRED OR REPLACED.
6. _____ PROVIDE (2) 2x STUD DOUGLAS FIR @ 24" ON, (UNDER MAIN BEAMS) DOWN TO FOUNDATION, UNO. PROVIDE SAME SIZE SQUASH BLOCK AT FLOOR CAVITIES, TYP
7.  INDICATES NEW FLOOR INFILL.
8.  INDICATES NEW MASONRY WALL - SEE ELEVATIONS ON SHEETS \$501 & \$502
9.  INDICATES AREA OF EXISTING FIRE DAMAGED FLOOR FRAMING

REMARKS	
1	EXISTING 3x12 @ 16"oc
2	EXISTING 2x12 @ 16"oc
3	EXISTING 2x8 @ 16"oc
4	NEW 2x8 @ 16"oc TO BE SISTERED WITH EXISTING
5	NEW 2x12 DF #1 @ 16"oc TO BE SISTERED WITH (E) FIRE DAMAGED FLOOR JOIST
6	NEW 2x12 DF #1 @ 16"oc AT EXISTING FLOOR INFILL
7	NEW HSS 4x4x8 STRONGBACKS @ 4'-0"oc FROM FIRST FLOOR TO SECOND FLOOR
8	CONTINUOUS HSS COLUMN - SEE A3000

  **FIRST FLOOR SCHEMATIC FRAMING PLAN**
3/16/2 = 1/2"



Project Number:
BLD-0340-24

Associated
Consultants,
Inc. Structural Engineers
OFFICE: 1000 NE Oregon Street, Suite 200
Portland, OR 97232
PHONE: 503.281.1111
FAX: 503.281.1112

REVISIONS	
NO.	DESCRIPTION

BUILDING

J. Salamea
Jun 20, 2025
Reviewed For
Code Compliance

ST FRANCIS HOTEL RENOVATIONS
408 W 1st AVE.
ALBANY, OR 97321

PROJECT NO.
22-106
PLOT DATE: 08/08/2024
DATE: 08/08/2024
DRAWN BY: ES
CHECKED BY: BA

THIRD FLOOR
SCHEMATIC
FRAMING PLAN

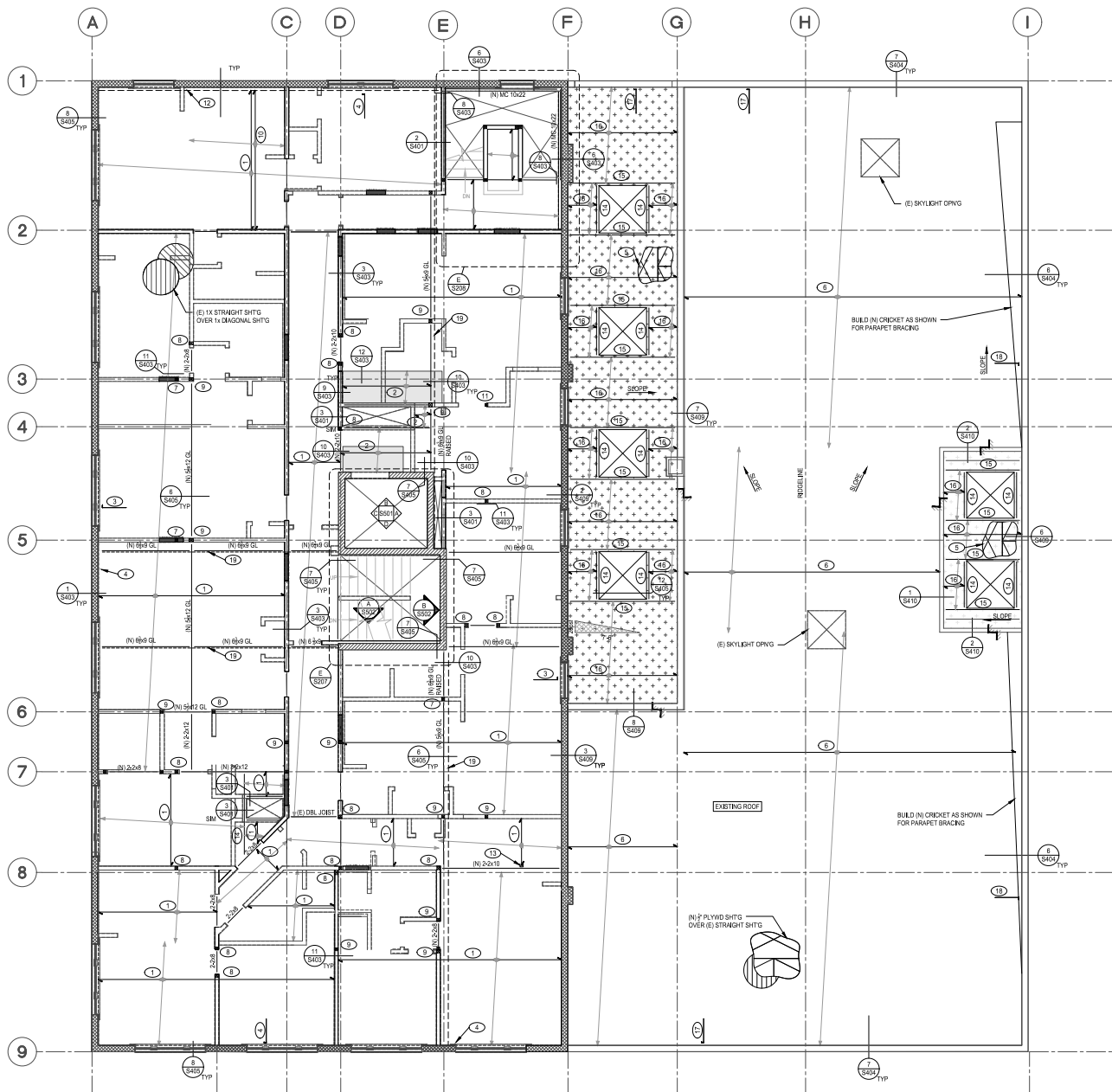
S203
109

- PLAN NOTES:**
- REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND CONDITIONS NOT SHOWN ON THESE DRAWINGS. USE WRITTEN DIMENSIONS ONLY DO NOT SCALE THESE DRAWINGS. BRING ALL DISCREPANCIES TO THE ARCHITECT'S ATTENTION.
 - SUBSTITUTIONS ARE NOT ALLOWED WITHOUT PRIOR APPROVAL. SEE GENERAL NOTES.
 - SEE SHEET S101 FOR GENERAL NOTES.
 - SEE SHEETS S401 - S410 FOR FRAMING DETAILS.
 - INDICATES EXISTING UNREINFORCED MASONRY WALL. ALL EXISTING WALLS SHOULD BE POINTED AS REQUIRED. ALL OLD WOOD NAILED EMBEDDED IN EXISTING MASONRY SHOULD BE REMOVED & REPLACED W/ MASONRY. ALL DAMAGED SECTIONS OF THE WALL SHOULD BE REPAIRED OR REPLACED.
 - INDICATES EXISTING WALL OPENING TO BE FILLED W/ 2x STUDS @ 16"oc - SEE DETAIL 10S405
 - ALL SCREWS, BOLTS, WASHERS, NUTS, AND NAIL CONNECTORS FOR USE WITH PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED.
 - ALL EXPOSED WOOD FRAMING SHOULD BE PRESSURE TREATED.
 - PROVIDE TEMPORARY SHORING AS REQUIRED PRIOR TO START OF DEMOLITION.
 - INDICATES NEW FLOOR INFILL AREA.
 - PROVIDE (2) 3x12 DOUGLAS FIR W/ POST, UND. (UNDER BEAM ENDS) DOWN TO FOUNDATION. UND. PROVIDE SAME SIZE SQUASH BLOCK AT FLOOR CAVITIES, TYP.
 - INDICATES NEW MASONRY WALL - SEE ELEVATIONS ON SHEETS S501 & S502

- KEYNOTES:**
- | | |
|----|---|
| 1 | EXISTING 2x12 @ 16"oc |
| 2 | 2" PLYWOOD SHEATHING AT INFILL - SEE NOTES |
| 3 | NEW 2x12 FLOOR JOIST @ 16"oc |
| 4 | "SIMPSON" L1TP2 WALL TIE @ 32"oc AT BRICK MASONRY WALL |
| 5 | "SIMPSON" L1TB1 WALL TIE @ 32"oc AT BRICK MASONRY WALL |
| 6 | NEW 2x12 @ 16"oc SETTER TO (E) DAMAGED JOIST - SEE DETAILS 10S405 & 10S406 |
| 7 | NEW 4x8 POST ABOVE |
| 8 | NEW 4x8 POST ABOVE |
| 9 | NEW (2) 3x4 POST ABOVE |
| 10 | NEW (3) 2x4 POST ABOVE |
| 11 | "SIMPSON" CMST12 STRAP W/ (2) 10x3x3" NAILS @ 3"oc EACH STRAP |
| 12 | "SIMPSON" CMST12 STRAP W/ (2) 10x3x3" NAILS @ 3"oc OVER 3x4 (FLAT) BLOOMING & MC CHANNEL NAILER |
| 13 | "SIMPSON" CMST12 STRAP W/ (2) 10x3x3" NAILS @ 3"oc EACH STRAP OVER GL. BM. - SEE DETAIL 10S406 |
| 14 | "SIMPSON" BA HANGER |

FLOOR INFILL - 2" CDX PLYWOOD (48 / 24 RATING)	
WALING SCHEDULE	
BOUNDARIES & BLOCKING	10x COMMON NAILS @ 4"oc
SUPPORTED ENDS	10x COMMON NAILS @ 6"oc
FIELD WALING	10x COMMON NAILS @ 12"oc

THIRD FLOOR / ATTIC SCHEMATIC FRAMING PLAN
3/16" = 1'-0"



1. REFERENCE TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND CONDITIONS NOT SHOWN ON THESE DRAWINGS. USE WRITTEN DIMENSIONS IF YOU DO NOT SCALE THESE DRAWINGS, BRING ALL DIMENSIONS TO THE ARCHITECT'S ATTENTION.
2. SUBSTITUTIONS ARE NOT ALLOWED WITHOUT PRIOR APPROVAL. SEE GENERAL NOTES.
3. SEE SHEET 8109 FOR GENERAL NOTES.
4. SEE SHEETS 8104-8109 FOR FOUNDATION DETAILS.
5. INDICATES EXISTING UNREINFORCED MASONRY WALL. ALL EXISTING WALLS SHOULD BE REPOINTED AS REQUIRED. ALL OLD WOOD NAILERS EMBEDDED IN EXISTING MASONRY SHOULD BE REMOVED & REPLACED WITH STEEL. ALL DAMAGED SECTIONS OF THE WALL SHOULD BE REPAIRED OR REPLACED.
6. INDICATES EXISTING WALL OPENING TO BE INFILLED w/ 2x12 STUDS @ 16"oc. SEE DETAIL 105405
7. ALL SCREWS, WOOD WASHERS, NUTS, AND NAIL CONNECTORS FOR USE WITH PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED.
8. ALL EXPOSED WOOD FRAMING SHOULD BE PRESURF TREATED.
9. PROVIDE TYPICAL TRIM AS REQUIRED PRIOR TO START OF DEMOLITION.
10. PROVIDE 2x12 STUD DOUGLAS FIR #2 POST, LONG END BEAM (DIN) INTO FOUNDATION, AND PROVIDE SAME BENE SQUARE LOADS AT FLOOR COLUMNS. TYP
11. INDICATES SNOW DIRT DESIGN LOAD IN POUNDS PER SQUARE FOOT. THIS LOAD IS IN ADDITION TO 20psi UNIFORM SNOW LOAD.



12. INDICATES DISTANCE FOR SNOW DIRT LOAD TO DIMINISH TO 50psi
13. INDICATES STEP IN ROOF ELEVATION
14. INDICATES NEW MASONRY WALL - SEE ELEVATIONS ON SHEETS 8001 & 8002
15. INDICATES AREA OF NEW FLOOR INFILL.
16. INDICATES AREA OF NEW ROOF INFILL.

REMARKS:

1	EXISTING 2x10 @ 16"oc
2	NEW 2x10 @ 16"oc
3	"BRIMSON" LTPP WALL TIE @ 33"oc AT BRICK MASONRY WALL
4	"BRIMSON" LTPD WALL TIE @ 33"oc AT BRICK MASONRY WALL
5	NEW P/ ROOF SHGT AT INFL. - SEE NOTES
6	EXISTING TRUSSES @ 24"oc
7	NEW 4x8 POST ABOVE
8	NEW (2) 2x4 POST ABOVE
9	NEW (3) 2x4 POST ABOVE
10	NEW 2x10 @ 16"oc SISTERED TO (5) DAMAGED JOIST - SEE DETAIL 9.50405 & 10.00405
11	NEW 4x8 POST ABOVE
12	"BRIMSON" CAST/2 STRAP w/ (2) 10d x 3" NAILS @ 3"oc OVER FLAT (PLATE) BLOCKING & MC CHANNEL NAILER
13	"BRIMSON" LSSJ210 HANGER
14	NEW 2x12
15	NEW DOUBLE 2x12
16	NEW 2x12 R/STERS @ 16"oc
17	"BRIMSON" LTPD WALL TIE @ 48"oc AT BRICK MASONRY WALL
18	"BRIMSON" LTPP WALL TIE @ 48"oc AT BRICK MASONRY WALL
19	BRIMSON 2x6T/2 STRAP w/ (2) 10d x 3" NAILS @ 3"oc EACH STRAP OVER BLOCKING & GLULAM BEAM
20	SEE DETAIL 11.00405 & 7.50405

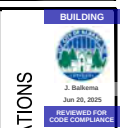
MAIN ROOF DIAPHRAGM - $\frac{3}{4}$" CDX PLYWOOD (32 / 16 RATING) OVER EXISTING 1" STRAIGHT SHEATHING	
NAILING SCHEDULE	
BOUNDARIES & BLOCKING	10d x 3" NAILS @ 4"oc
SUPPORTED ENDS	10d x 3" NAILS @ 6"oc
FIELD NAILING	10d x 3" NAILS @ 12"oc
BLOCK ALL EDGES NOT SUPPORTED BY FRAMING MEMBERS WITH 2x4 PLAT. MINIMUM.	

FLOOR INFILL - $\frac{3}{8}$ " CDX PLYWOOD (32 / 16 RATING)	
NAILING SCHEDULE	
BOUNDARIES & BLOCKING	10d COMMON NAILS @ 4"oc
SUPPORTED ENDS	10d COMMON NAILS @ 6"oc
FIELD NAILING	10d COMMON NAILS @ 12"oc

 **A** **FOURTH FLOOR / LOW ROOF SCHEMATIC FRAMING PLAN**
3/16" = 1'-0"



REVISIONS	
1	1/24/25
2	1/24/25
3	1/24/25
4	1/24/25
5	1/24/25
6	1/24/25
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8	1/24/25
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16	1/24/25
17	1/24/25
18	1/24/25
19	1/24/25
20	1/24/25

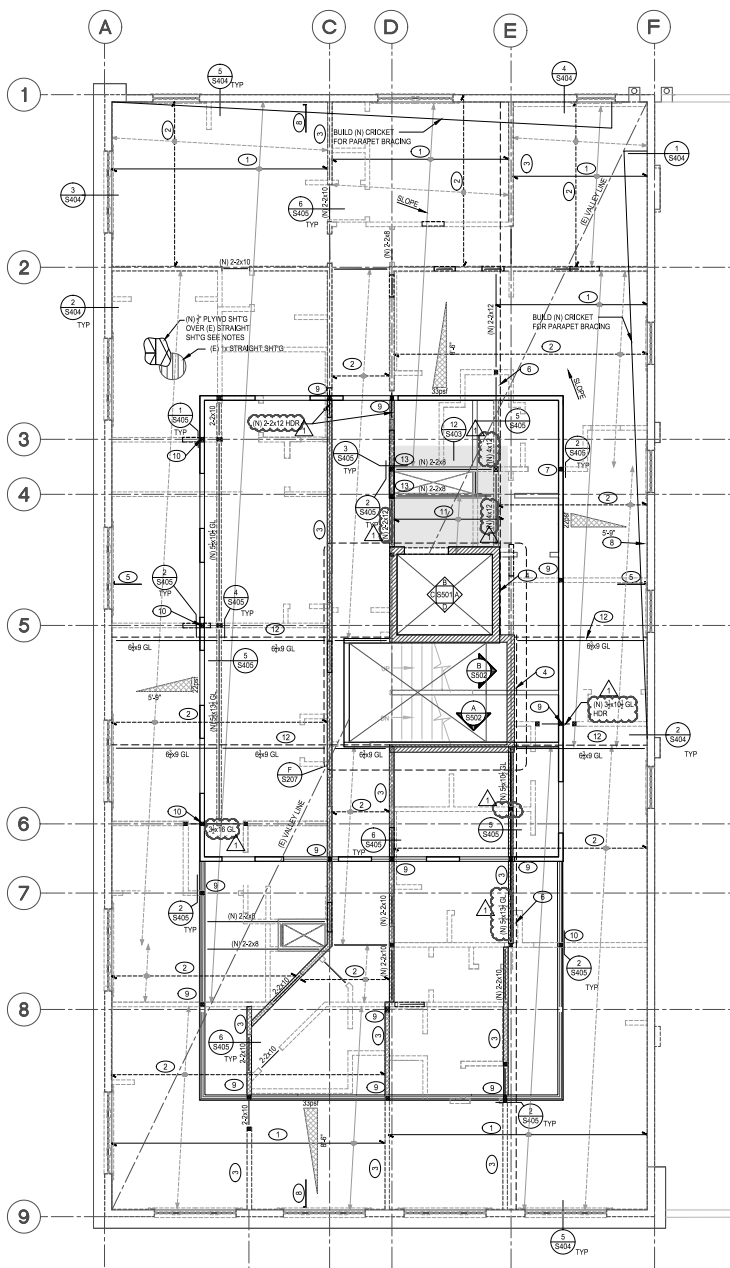


ST FRANCIS HOTEL RENOVATIONS
408 W 1st AVE.
ALBANY, OR 97321

PROJECT NO.
22-106
PLOT DATE : 08/08/2024
DATE : 08/08/2024
DRAWN BY : ES
CHECKED BY : BA

MAIN ROOF
SCHEMATIC
FRAMING PLAN

S205
11/19



PLAN NOTES:

- REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND CONDITIONS NOT SHOWN ON THESE DRAWINGS. USE WRITTEN DIMENSIONS ONLY DO NOT SCALE THESE DRAWINGS. BRING ALL DISCREPANCIES TO THE ARCHITECT'S ATTENTION.
- SUBSTITUTIONS ARE NOT ALLOWED WITHOUT PRIOR APPROVAL. SEE GENERAL NOTES.
- SEE SHEET S101 FOR GENERAL NOTES.
- PROVIDE TEMPORARY SHORING AS REQUIRED PRIOR TO START OF DEMOLITION.
- ALL SCREWS, BOLTS, WASHERS, NUTS, AND NAIL CONNECTORS FOR USE WITH PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED.
- ALL EXPOSED WOOD FRAMING SHOULD BE PRESSURE TREATED.
- INDICATES SNOW DRIFT DESIGN LOAD IN POUNDS PER SQUARE FOOT. THIS LOAD IS IN ADDITION TO 25psf UNIFORM SNOW LOAD.
- INDICATES DISTANCE FOR SNOW DRIFT LOAD TO DIMINISH TO 0psf
- INDICATES NEW 2x4 @ 24" OC PONY WALL - SEE DETAIL 25406 & 95406
- PROVIDE (2) 2x STUD DOUGLAS FIR #2 POST (END UNDER BEAM ENDS) DOWN TO FOUNDATION. UNIFORM SIDE SIZES SQUASH BLOCK AT FLOOR CANTERS. TYP.
- INDICATES NEW MASONRY WALL - SEE ELEVATIONS ON SHEETS 9501 & 9502

KEYNOTES:

1	EXISTING 2x8 RAFTERS @ 16"oc
2	EXISTING 2x6 CEILING JOIST @ 16"oc
3	EXISTING 2x4 PONY WALL ABOVE CEILING
4	NAIL "SIMPSON" STRAP TO W/CMU WALL LEDGER w/ (2) 10d x 3" NAILS @ 3"oc
5	"SIMPSON" L1129 TIES @ 64"oc
6	"SIMPSON" C10112 x CONT STRAP w/ (2) 10d x 3" NAILS @ 3"oc OVER 3x6 BLOCCING - SEE DETAIL 115405
7	4x8 POST ABOVE & BELOW
8	"SIMPSON" L1129 TIES @ 64"oc
9	NEW (2) 2x4 POST ABOVE
10	NEW (3) 2x4 POST ABOVE
11	NEW 2x6 @ 16"oc
12	NEW (2) "SIMPSON" C10112 x REQ'D STRAP (SIDE BY SIDE) w/ (2) 10d x 3" @ 3"oc OVER GLULAM BEAM - SEE DETAIL 718405

MAIN ROOF DIAPHRAGM - 3" CDX PLYWOOD (32 / 16 RATING) OVER EXISTING 1" STRAIGHT SHEATHING	
NAILING SCHEDULE	
BOUNDARIES & BLOCCING	10d x 3" NAILS @ 4"oc
SUPPORTED ENDS	10d x 3" NAILS @ 6"oc
FIELD NAILING	10d x 3" NAILS @ 12"oc
BLOCK ALL EDGES NOT SUPPORTED BY FRAMING MEMBERS WITH 2x4 PLAT. MINIMUM.	

A MAIN ROOF SCHEMATIC FRAMING PLAN
3/16" = 1'-0"



REVISIONS	
1	1/24/25
2	1/24/25
3	1/24/25
4	1/24/25
5	1/24/25
6	1/24/25
7	1/24/25
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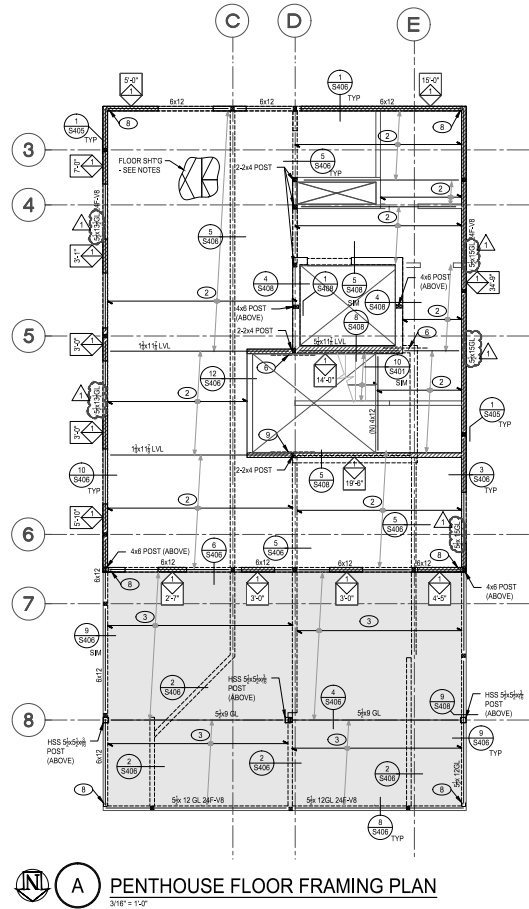
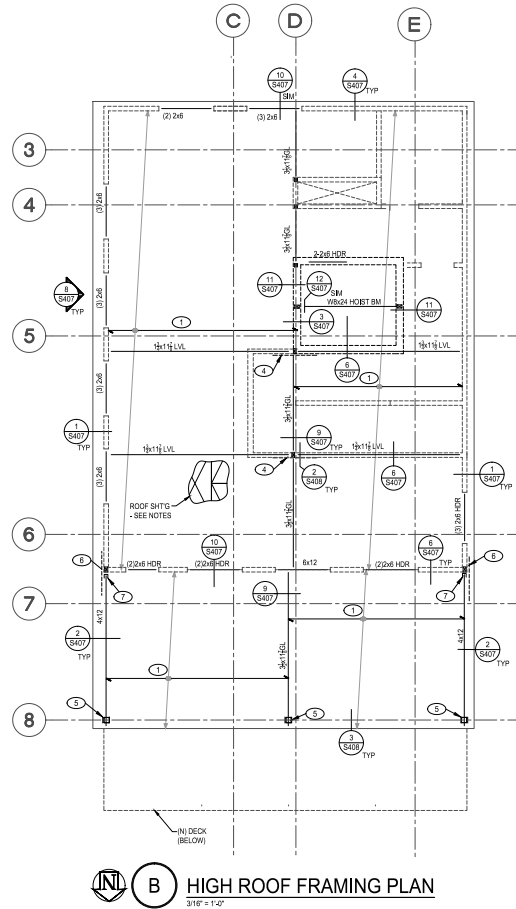


ST FRANCIS HOTEL RENOVATIONS
408 W 1st AVE.
ALBANY, OR 97321

PROJECT NO.
22-106
PLOT DATE: 08/08/24
DATE: 08/08/24
DRAWN BY: ES
CHECKED BY: SA

PENTHOUSE
FRAMING PLAN

S206
H2



PLAN NOTES:

- REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND CONDITIONS NOT SHOWN ON THESE DRAWINGS. USE WRITTEN DIMENSIONS ONLY DO NOT SCALE THESE DRAWINGS. BRING ALL DISCREPANCIES TO THE ARCHITECT'S ATTENTION.
- SUBSTITUTIONS ARE NOT ALLOWED WITHOUT PRIOR APPROVAL. SEE GENERAL NOTES.
- SEE SHEET S101 FOR GENERAL NOTES.
- SEE SHEETS S401 - S410 FOR FRAMING DETAILS.
- INDICATES SHEARWALL MARK NUMBER TO EXTEND FROM THIS LEVEL TO FLOOR ABOVE. SEE S5102 & S5102 FOR SCHEDULES. ALL EXTERIOR WALLS SHALL BE TYPE 1 SHEARWALLS, UNO.
- INDICATES LENGTH OF SHEARWALL.
- PROVIDE TEMPORARY SHORING AS REQUIRED PRIOR TO START OF DEMOLITION OF THE EXISTING ROOF FRAMING FOR THE NEW ELEVATOR & STAIRS OPENING.
- ALL SCREWS, BOLTS, WASHERS, NUTS, AND NAIL CONNECTORS FOR USE WITH PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED.
- ALL EXPOSED WOOD FRAMING SHOULD BE PRESSURE TREATED.
- ALL (N) EXTERIOR WALLS ARE 2x6 @ 16"oc, UNO.
- PROVIDE (2) 2x STUD DOUGLAS FIR #2 POST, UNO, (UNDER BEAM ENDS) DOWN TO FOUNDATION, UNO. PROVIDE SAME SIZE SQUASH BLOCK AT FLOOR CAVITIES, TYP.
- INDICATES NEW POINT WALL (BELOW) w/ 2x4 STUD @ 16"oc.
- INDICATES PENHOUSE DECK AREA.
- DECK TILE SYSTEM WEIGHT NOT TO EXCEED 10 psf.

KEYNOTES:

- | | |
|---|--|
| 1 | 1 1/2" T & J ROOF RAFTERS @ 24"oc |
| 2 | 1 1/2" T & J FLOOR JOISTS @ 16"oc |
| 3 | 2x12 TYP DECK JOISTS @ 12"oc |
| 4 | SIMPSON CS16x4-4" STRAP OVER 1 1/2" LVL w/ (2) 10d NAILS @ 2'oc |
| 5 | SIMPSON CSD4x10S2.5 POST CAP WELDED TO HSB COLUMN |
| 6 | SIMPSON CS16x4-4" STRAP OVER BEAM & DOUBLE TOP PLATE w/ (2) 10d NAILS @ 2'oc |
| 7 | SIMPSON LCE4 POST CAP |
| 8 | SIMPSON HUC HANGER |
| 9 | SIMPSON CS16x4-4" STRAP OVER 1 1/2" LVL & RIMBOARD w/ (2) 10d NAILS @ 2'oc |

HIGH ROOF DIAPHRAGM - 3/4" CDX PLYWOOD (48 / 20 RATING)	
NAILING SCHEDULE	
BOUNDARIES & BLOCKING	16d COMMON NAILS @ 4"oc
SUPPORTED ENDS	16d COMMON NAILS @ 6"oc
FIELD NAILING	16d COMMON NAILS @ 12"oc

FLOOR DIAPHRAGM - 3/4" CDX PLYWOOD (48 / 24 RATING)	
NAILING SCHEDULE	
BOUNDARIES & BLOCKING	16d COMMON NAILS @ 4"oc
SUPPORTED ENDS	16d COMMON NAILS @ 6"oc
FIELD NAILING	16d COMMON NAILS @ 12"oc



S207
H3

1. — REFERS TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND CONDITIONS NOT SHOWN ON THE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE THESE DRAWINGS. BRING ALL DISCREPANCIES TO THE ARCHITECTS ATTENTION.
2. SUBSTITUTIONS ARE NOT ALLOWED WITHOUT PRIOR APPROVAL. SEE SHEET 010500.
3. SEE SHEET 0101 FOR GENERAL NOTES.
4. SEE SHEETS 801 - 8410 FOR FRAMING DETAILS.
5.  INDICATES UNFACED BRICK MASONRY WALL.
6. ALL (N) WALLS SHALL BE 24" STUDS @ 16" O.C. UNO
7. PROVIDE TEMPORARY SHORING TO FLOOR JOINTS REQUIRED FOR SUPPORT OF EXISTING FLOOR FRAMING PRIOR TO START OF DEMOLITION.
8. PROVIDE 2x6 STUD DOUGLAS FIR #2 POST, UNO FOR BEAM ENDS DOWNS.
9. PROVIDE 1/2" SSB SQUEAL BLOCK AT FLOOR JOINTS. TYP
10.  INDICATES NEW F MASONRY WALL - SEE SHEET 010500.

KEYNOTES:	
1	NEW 2x4 PONY WALL - SEE A/S205
2	NEW 1x1½ LSL 1.5SE STRINGERS @ 16"oc
3	NEW 6x6 DF#1 POST
4	NEW SIMPSON HCU BEAM HANGER
5	NEW SIMPSON MBH HANGER w/ (2) 3"Ø ANCHOR - SET IN EPOXY w/ 6" EMBED
6	NEW STUD WALL w/ 2x8 @ 16"oc ABOVE CMU WALL
7	NEW 4x6 DF#1 HOBST BM POST
8	EXISTING WOOD POST → PROVIDE TEMPORARY SHORING & REQUIRED DURING NEW FOUNDATION INSTALLATION
9	FLOOR LANDING SHTD - SEE NOTES
10	NEW 2x6 JOIST @ 16"oc

FLOOR / LANDING DIAPHRAGM - 3/4" CDX PLYWOOD (48 / 24 RATING)

1. NAILING SCHEDULE	
BOUNDARIES & BLOCKING	10d COMMON NAILS @ 4"oc
SUPPORTED ENDS	10d COMMON NAILS @ 6"oc
FIELD NAILING	10d COMMON NAILS @ 12"oc



Project Number:
BLD-0340-24



REVISIONS

BUILDING

ST FRANCIS HOTEL RENOVATIONS

2. Salama
Jun 20, 2025
REVISED FOR
CODE COMPLIANCE

408 W 1st AVE.
ALBANY, OR 97321

PROJECT NO.
22-106

PLOT DATE: 08/08/24

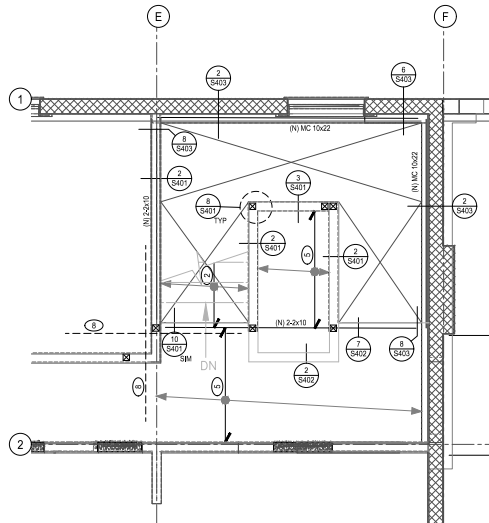
DATE: 08/08/24

DRAWN BY: ES

CHECKED BY: BA

STAIR FRAMING
PLAN

S208
H14





Project Number:
BLD-0340-24



REVISIONS	DATE	DESCRIPTION

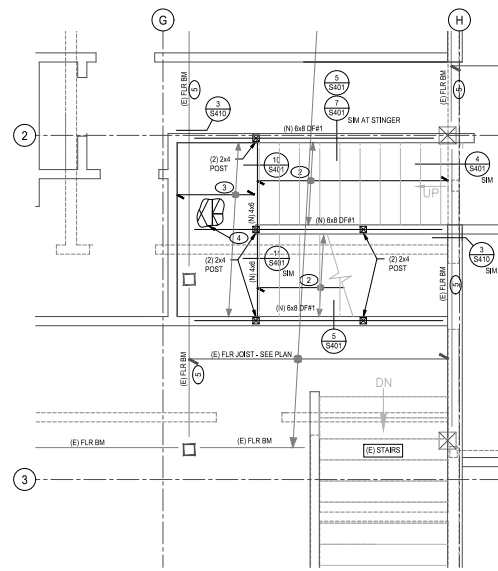
BUILDING

ST FRANCIS HOTEL RENOVATIONS
408 W 1st AVE.
ALBANY, OR 97321

PROJECT NO.	22-106
PLOT DATE	08/08/2024
DATE	08/08/2024
DRAWN BY	ES
CHECKED BY	BA

STAIR FRAMING PLAN

S209
H5



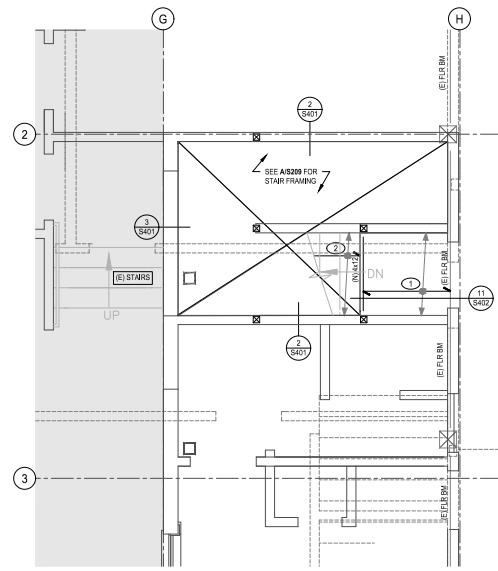
PLAN NOTES:

- REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND CONDITIONS NOT SHOWN ON THESE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE THESE DRAWINGS. BRING ALL DISCREPANCIES TO THE ARCHITECT'S ATTENTION.
- SUBSTITUTIONS ARE NOT ALLOWED WITHOUT PRIOR APPROVAL. SEE GENERAL NOTES.
- SEE SHEET S209 FOR GENERAL NOTES.
- SEE SHEETS S401, S410 FOR FRAMING DETAILS.
- XXXXXX** INDICATES EXISTING UNREINFORCED BRICK MASONRY WALL.
- ALL (N) WALLS SHALL BE 2x4 STUDS @ 16" OC UNO.
- PROVIDE TEMPORARY SHORING TO FOUNDATION AS REQUIRED FOR SUPPORT OF EXISTING FLOOR FRAMING PRIOR TO START OF DEMOLITION.
- PROVIDE (2) 2x STUD DOUGLAS FIR #2 POST UNO, UNDER BEAM ENDS DOWN TO FOUNDATION UNO, PROVIDE SAME SIZE SQUASH BLOCK AT FLOOR CAVITIES, TYP.

(A) MEZZANINE STAIRS FRAMING PLAN - MEZZANINE
3/8" = 1'-0"

KEYNOTES:

(1)	(N) 2x10 JOIST @ 16" OC
(2)	(N) 1x1 1/2 LSL 1.5SE STRINGERS @ 16" OC
(3)	(N) 2x6 JOIST @ 16" OC AT LANDING
(4)	FLOOR LANDING SHEATHING - SEE NOTES
(5)	(E) BEAM TO BE UPGRADED - SEE DETAIL 35410



(B) MEZZANINE STAIRS FRAMING PLAN - SECOND FLOOR
3/8" = 1'-0"

FLOOR / LANDING DIAPHRAGM - 5/8" CDX PLYWOOD (48 / 24 RATING)	
1. NAILING SCHEDULE	
BOUNDARIES & BLOCCING	10d COMMON NAILS @ 4" OC
SUPPORTED ENDS	10d COMMON NAILS @ 5" OC
FIELD NAILING	10d COMMON NAILS @ 12" OC



Project Number:
BLD-0340-24

Associated
Consultants,
Inc. Structural Engineers
1000 N. 10th Street, Suite 200
Albany, NY 12207-1000
(518) 486-1000

REVISIONS

BUILDING



J. Salkema
Jun 20, 2025
Revised Foundation
Concrete Reinforcement

ST FRANCIS HOTEL RENOVATIONS

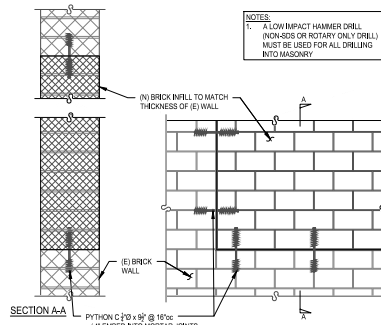
408 W 1st AVE.
ALBANY, OR 97321

PROJECT NO.
22-106

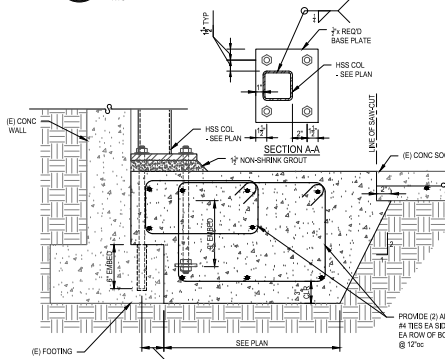
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DATE: 08/06/24
DRAWN BY: ES
CHECKED BY: BA

FOUNDATION
DETAILS

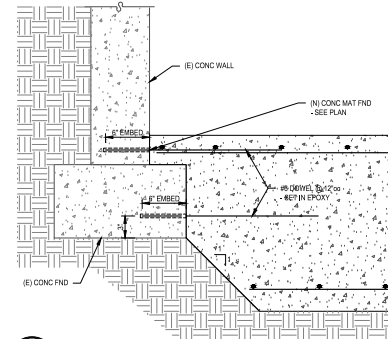
S301
116



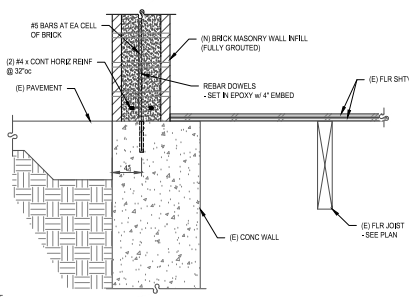
10 BRICK WALL INFILL DETAIL
NTS



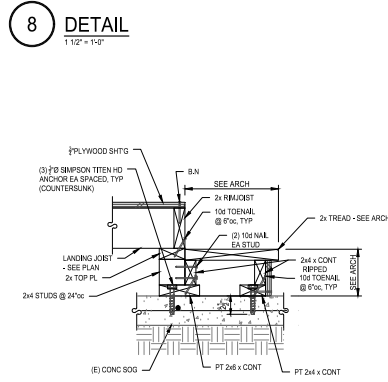
11 DETAIL
1 1/2" = 1'-0"



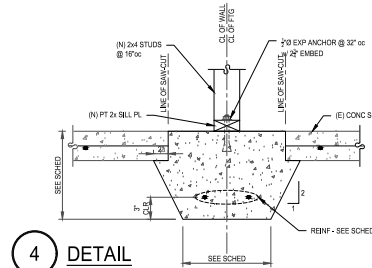
7 DETAIL
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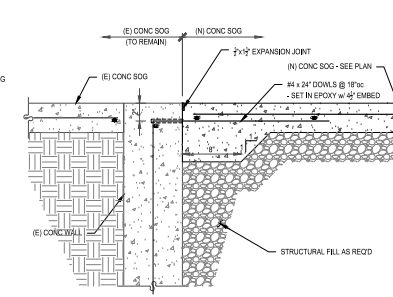
8 DETAIL
1 1/2" = 1'-0"



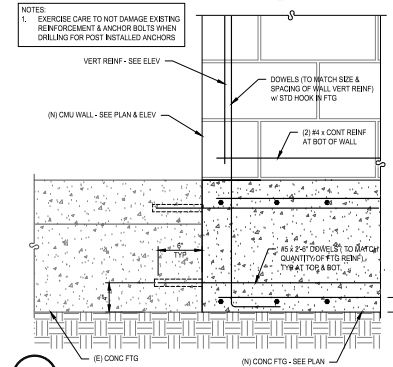
9 STRINGER DETAIL
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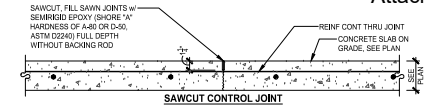
4 DETAIL
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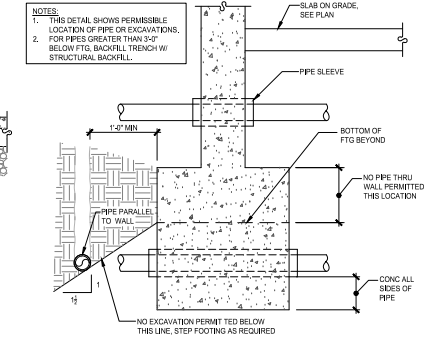
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1 1/2" = 1'-0"



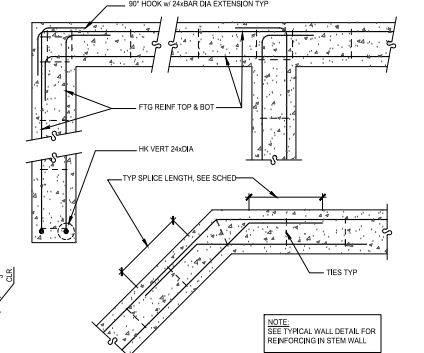
6 DETAIL
1 1/2" = 1'-0"



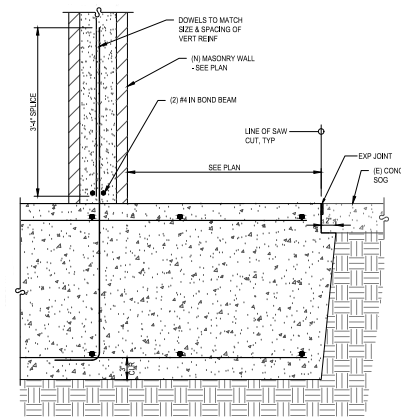
1 SLAB JOINT DETAILS
1 1/2" = 1'-0"



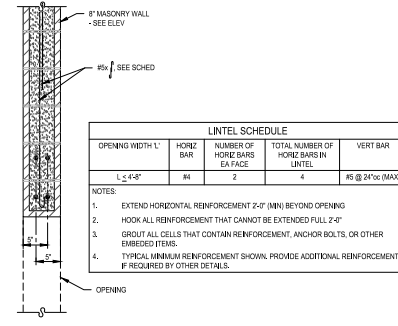
**2 PIPE PENETRATIONS
THROUGH FTG/GRADE BMS**
1" = 1'-0"



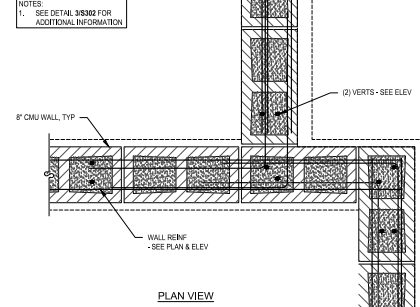
3 REINF AT CORNERS & INT DETAIL
1 1/2" = 1'-0"



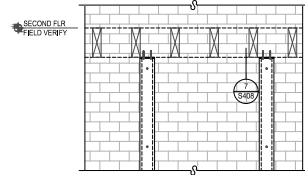
9 DETAIL
1 1/2" = 1'-0"



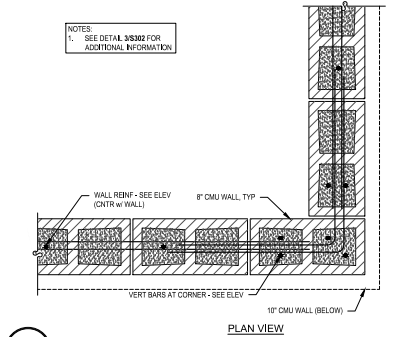
6 MASONRY LINTEL SCHEDULE
NTS



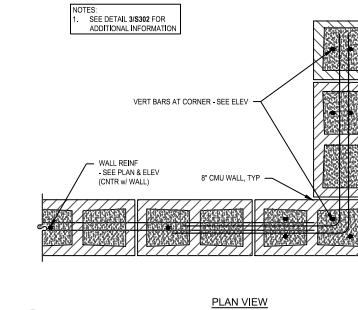
1 DETAIL
1 1/2" = 1'-0"



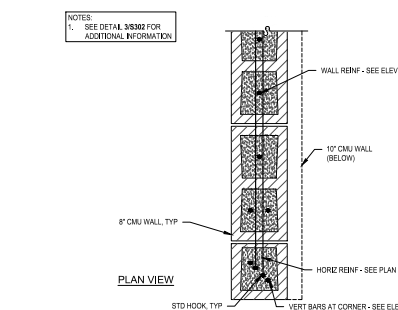
10 NEW OPENING ELEVATION
1 1/2" = 1'-0"



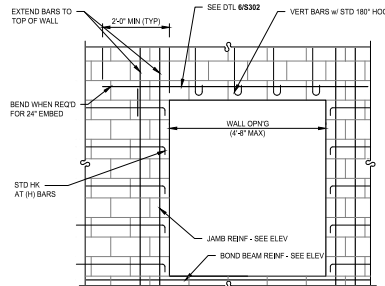
7 DETAIL
1 1/2" = 1'-0"



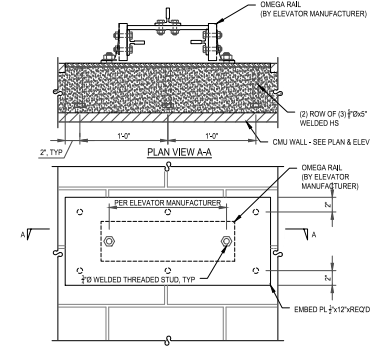
4 DETAIL
NTS



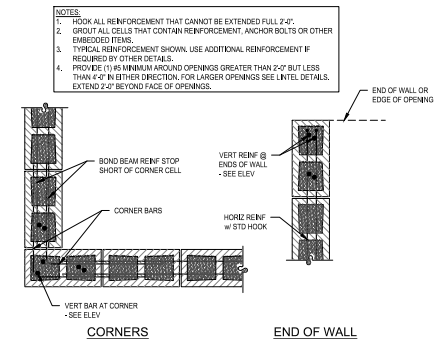
8 DETAIL
1 1/2" = 1'-0"



5 TYPICAL OPENING IN MASONRY
NTS



2 ELEVATOR RAIL ATTACHMENT
1 1/2" = 1'-0"



3 TYPICAL WALL REINFORCEMENT
1" = 1'-0"



Project Number:
BLD-0340-24



REVISIONS	

BUILDING

ST FRANCIS HOTEL RENOVATIONS

408 W 1st AVE.
ALBANY, OR 97321

PROJECT NO.
22-106

PLOT DATE: 08/06/2024
DATE: 08/06/2024
DRAWN BY: ES
CHECKED BY: BA

FOUNDATION DETAILS

PROJECT NO.
22-106

PLOT DATE: 08/06/2024
DATE: 08/06/2024
DRAWN BY: ES
CHECKED BY: BA

FOUNDATION DETAILS

S3302
117





Project Number:
BLD-0340-24



REVISIONS

BUILDING

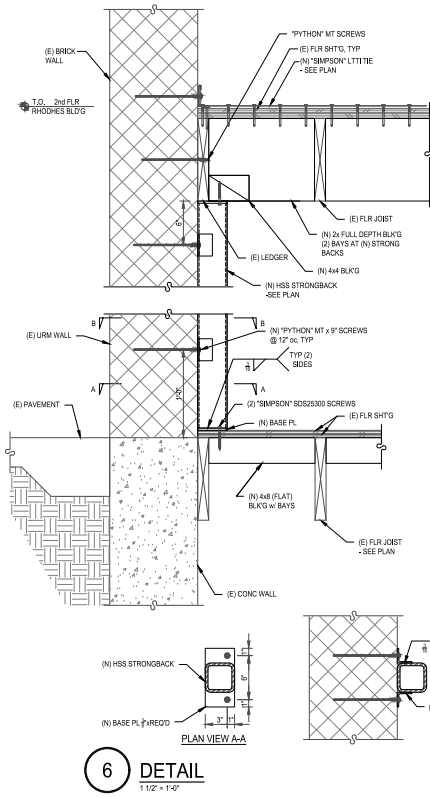
ST FRANCIS HOTEL RENOVATIONS
408 W 1st AVE.
ALBANY, OR 97321

2. Salasama
Jun 20, 2025
REVISED FOR CONC. CURB WALLS

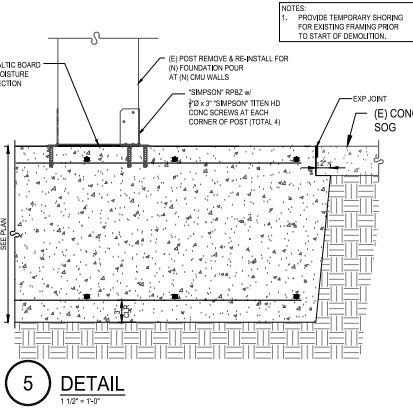
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PLOT DATE: 08/08/24
DATE: 08/08/24
DRAWN BY: ES
CHECKED BY: BA

FOUNDATION
DETAILS

S304
119

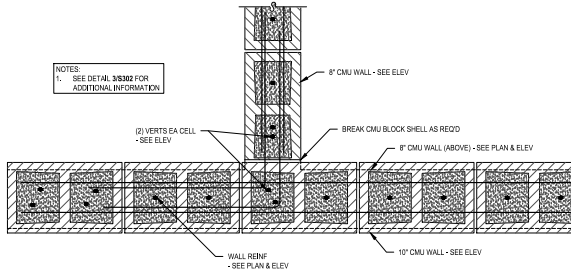


4 DETAIL
1 1/2" = 1'-0"

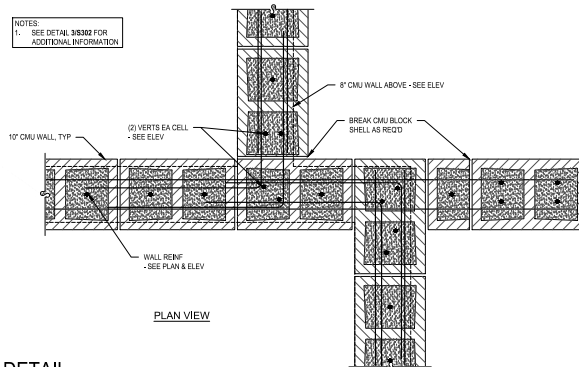


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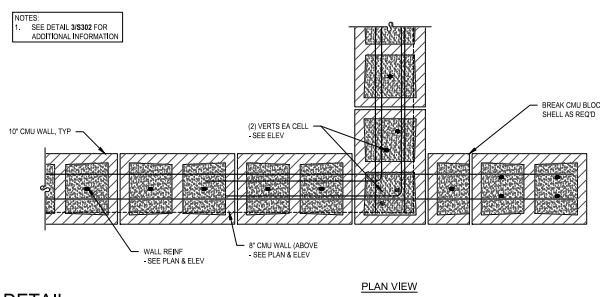
1 TITLE
8\"/>



2 DETAIL
1 1/2\"/>



3 DETAIL
1 1/2\"/>





Print Number:
BLD-0340-24

Associated Consultants, Inc.
Professional Engineer
License No. 18139
State of Oregon
1000 NE Oregon Street, Suite 200
Portland, OR 97232

REVISIONS

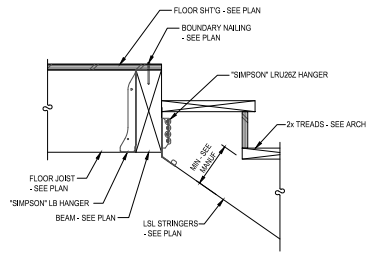


ST FRANCIS HOTEL RENOVATIONS
408 W 1st AVE.
ALBANY, OR 97321

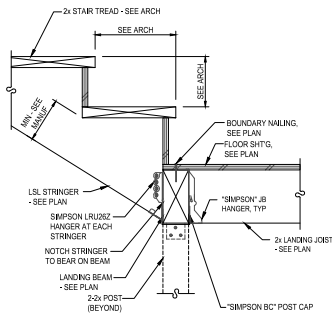
PROJECT NO.
22-106
PLOT DATE: 08/08/24
DATE: 08/08/24
DRAWN BY: ES
CHECKED BY: BA

FRAMING
DETAILS

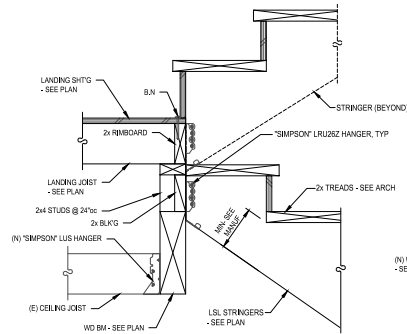
S401
120



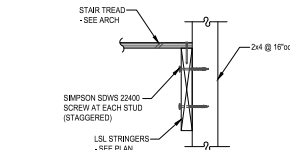
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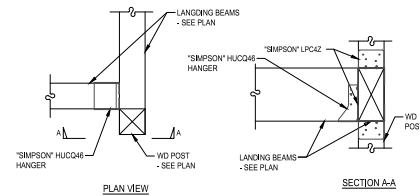
11 STAIR DETAIL
1 1/2" x 1'-0"



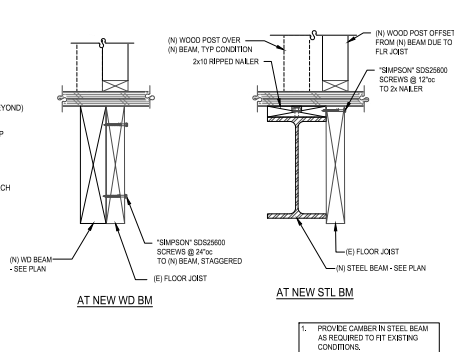
12 STAIR DETAIL
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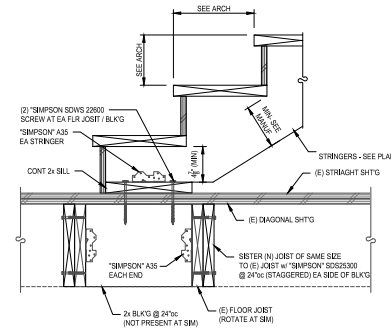
7 DETAIL
1 1/2" x 1'-0"



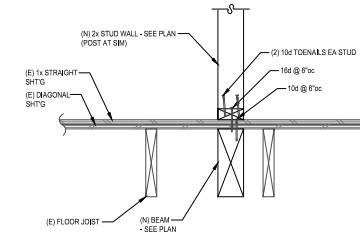
8 DETAIL
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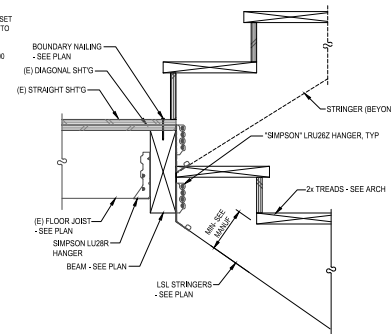
9 DETAIL
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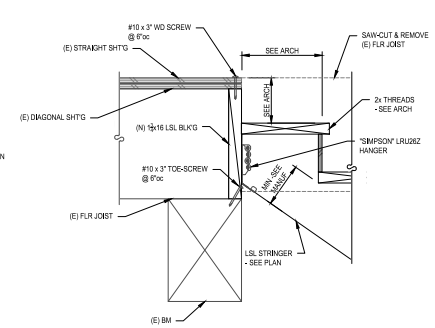
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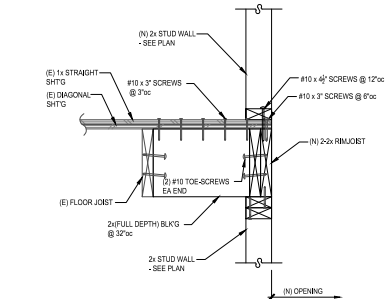
5 DETAIL
1 1/2" x 1'-0"



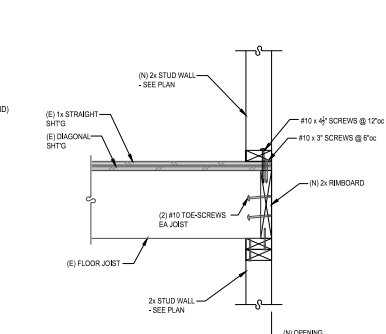
6 STRINGER DETAIL
1 1/2" x 1'-0"



1 DETAIL
1 1/2" x 1'-0"



2 DETAIL
1 1/2" x 1'-0"



3 DETAIL
1 1/2" x 1'-0"

1. PROVIDE CAMBER IN STEEL BEAM AS REQUIRED TO FIT EXISTING CONDITIONS.



Print Number:
BLD-0340-24

Associated
Consultants,
Inc. Structural Engineers
1000 NE Oregon Street, Suite 200
Portland, OR 97232
Phone: 503.241.1111
Fax: 503.241.1112

REVISIONS

BUILDING

ST FRANCIS HOTEL RENOVATIONS

408 W 1st AVE.
ALBANY, OR 97321

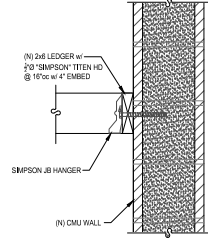
J. Salama
Jun 20, 2025
REVIEWED FOR
CODE COMPLIANCE

PROJECT NO.
22-106

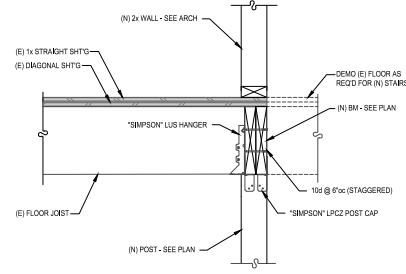
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DATE: 08/06/2024
DRAWN BY: ES
CHECKED BY: BA

FRAMING
DETAILS

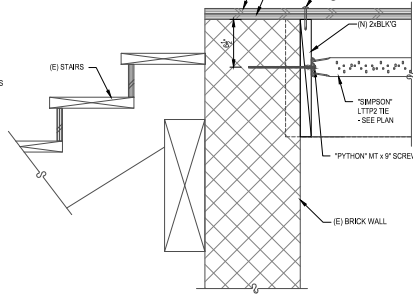
S402
12



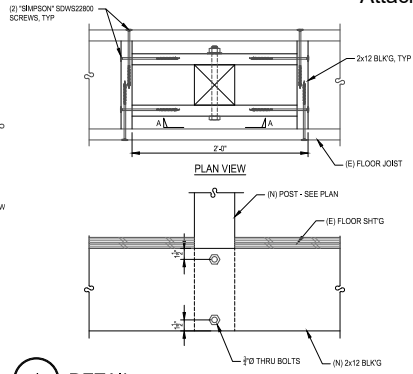
10 DETAIL
1 1/2" x 1-4"



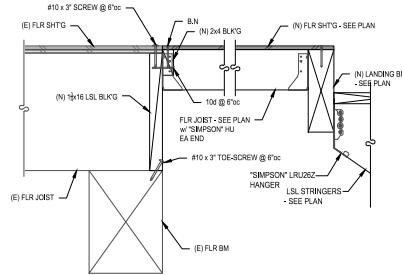
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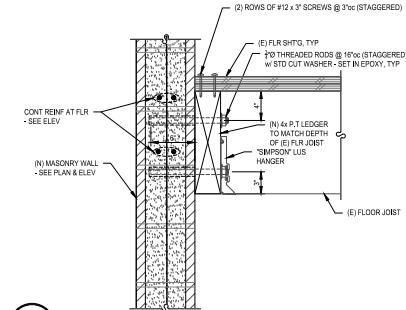
4 DETAIL
1 1/2" x 1-4"



1 DETAIL
1 1/2" x 1-4"

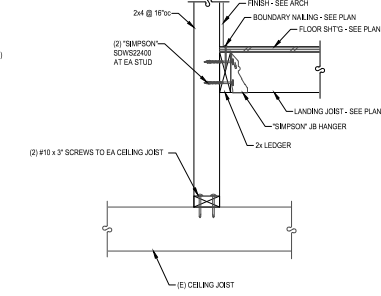


11 DETAIL
1 1/2" x 1-4"

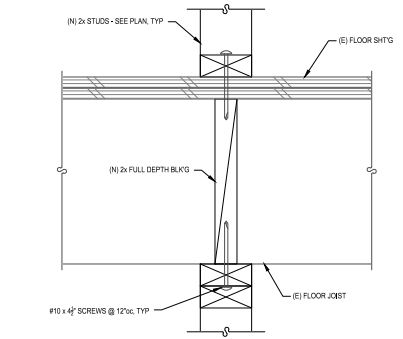


8 DETAIL
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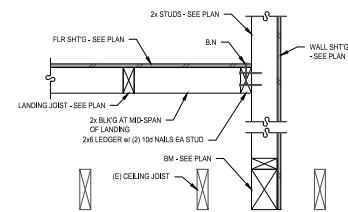
NOTES:
1. EXERCISE CARE TO NOT DAMAGE EXISTING REINFORCEMENT WHEN DRILLING FOR POST INSTALLED ANCHORS



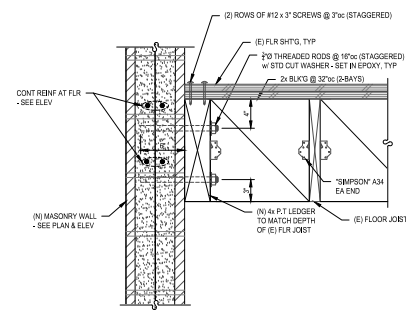
5 DETAIL
1 1/2" x 1-4"



2 DETAIL
3" x 1-2"

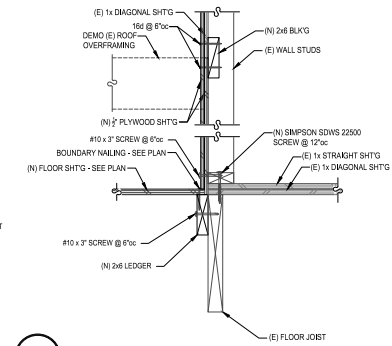


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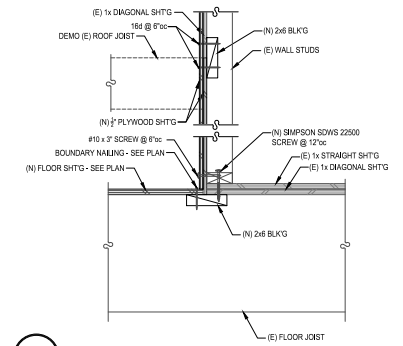


9 DETAIL
1 1/2" x 1-4"

NOTES:
1. EXERCISE CARE TO NOT DAMAGE EXISTING REINFORCEMENT WHEN DRILLING FOR POST INSTALLED ANCHORS



6 DETAIL
1 1/2" x 1-4"



3 DETAIL
1 1/2" x 1-4"





Project Number: **BLD-0340-24**

Associated Consultants, Inc.
Professional Engineers
1000 NE Oregon Street, Suite 200
Portland, Oregon 97232
503.281.1111

REVISIONS

BUILDING

ST FRANCIS HOTEL RENOVATIONS

2. Salkema
Jun 20, 2025
REVISED FOR CODE COMPLIANCE

408 W 1st AVE.
ALBANY, OR 97321

PROJECT NO. 22-106

PLOT DATE: 08/08/24

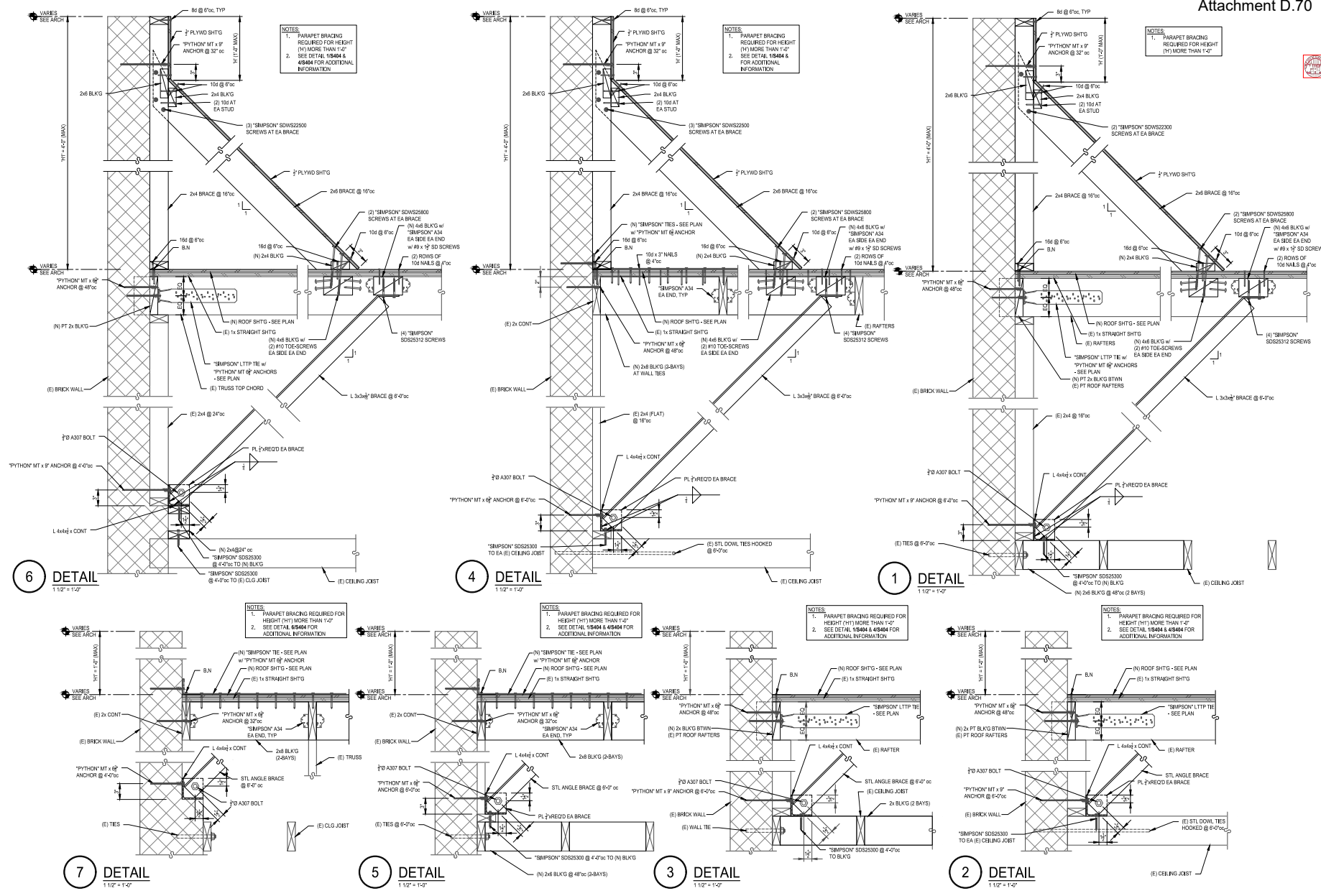
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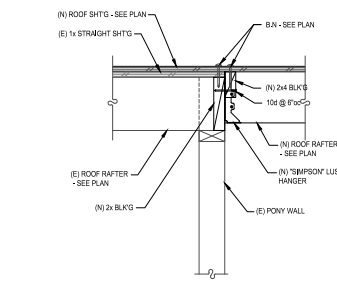
FRAMING DETAILS

S404
123





5 DETAIL
1 1/2" = 1'-0"





Project Number:
BLD-0340-24

Associated
Consultants,
Inc. Licensed Professional Engineer
J. S. Sathuma
1000 NE Oregon Street, Suite 200
Portland, OR 97232

REVISIONS

BUILDING

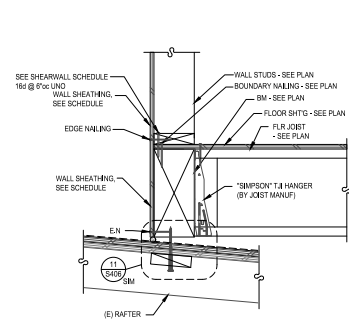


ST FRANCIS HOTEL RENOVATIONS
408 W 1st AVE.
ALBANY, OR 97321

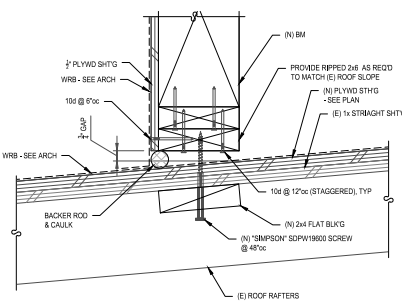
PROJECT NO.
22-106
PLOT DATE: 08/08/2024
DATE: 08/08/2024
DRAWN BY: ES
CHECKED BY: BA

FRAMING
DETAILS

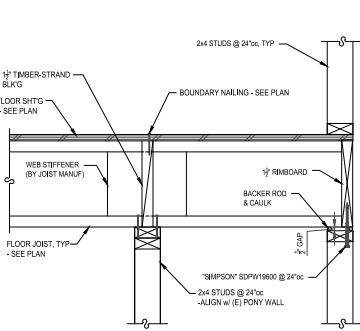
S406
125



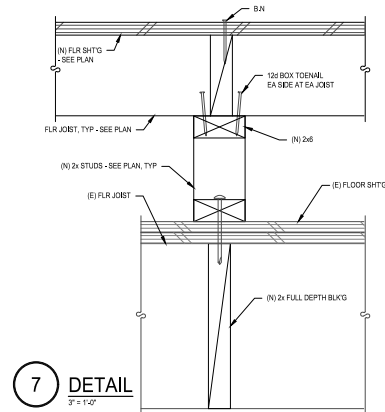
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1 1/2" = 1'-0"



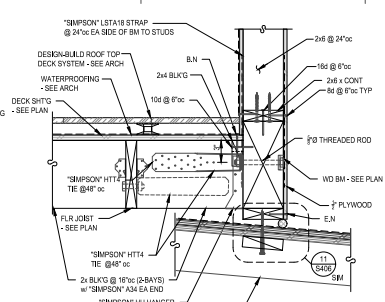
11 DETAIL
3\"/>



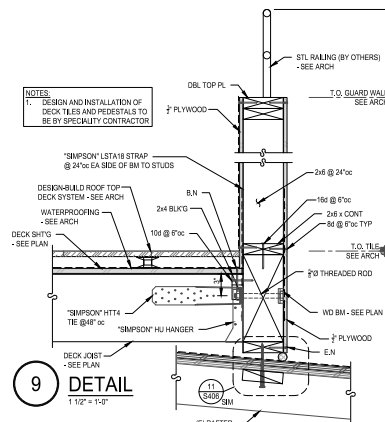
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1 1/2" = 1'-0"



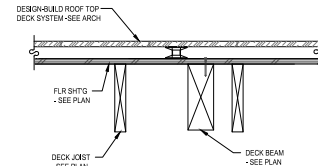
7 DETAIL
3\"/>



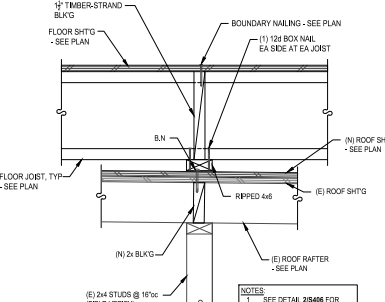
8 DETAIL
1 1/2" = 1'-0"



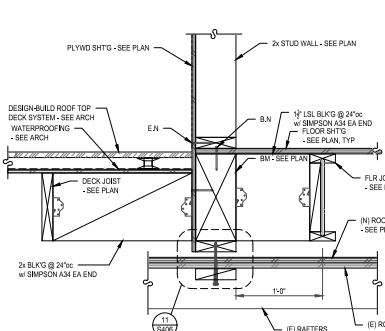
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1 1/2" = 1'-0"



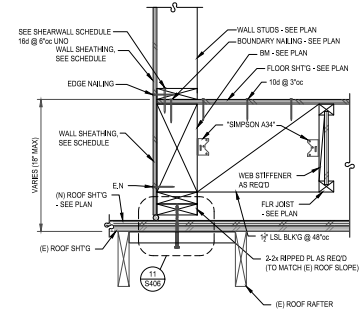
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1 1/2" = 1'-0"



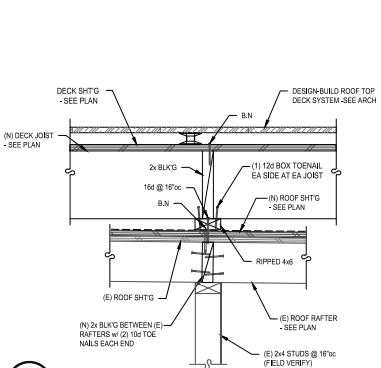
5 DETAIL
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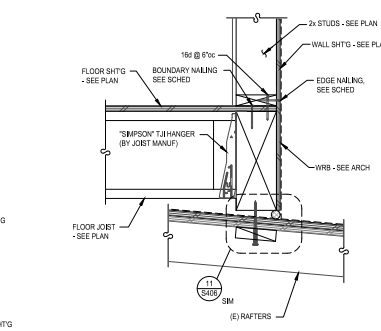
6 DETAIL
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1 DETAIL
1 1/2" = 1'-0"



2 DETAIL
1 1/2" = 1'-0"



3 DETAIL
1 1/2" = 1'-0"

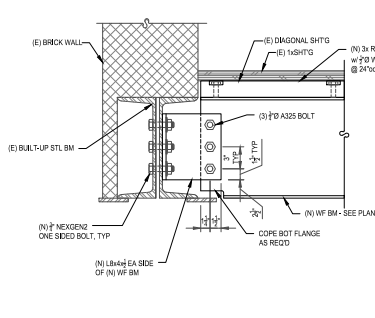
NOTES:
1. DESIGN AND INSTALLATION OF DECK TILES AND PEDESTALS TO BE BY SPECIALTY CONTRACTOR
2. SEE DETAIL 93406 FOR ADDITIONAL INFORMATION

NOTES:
1. SEE DETAIL 25406 FOR ADDITIONAL INFORMATION

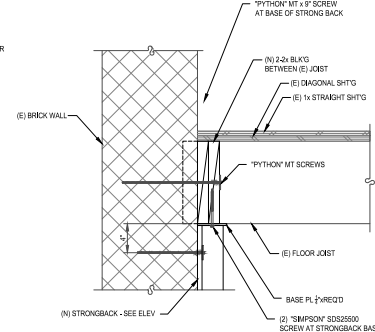
NOTES:
1. DESIGN AND INSTALLATION OF DECK TILES AND PEDESTALS TO BE BY SPECIALTY CONTRACTOR
2. SEE DETAIL 93406 FOR ADDITIONAL INFORMATION

NOTES:
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2. SEE DETAIL 15406 FOR ADDITIONAL INFORMATION

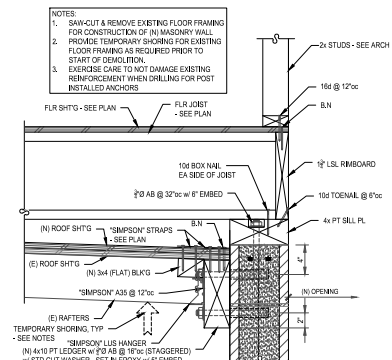
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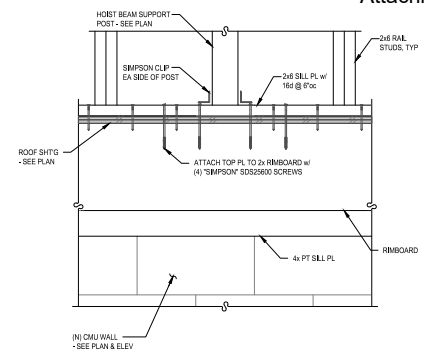
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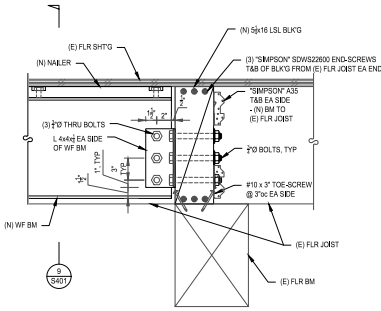
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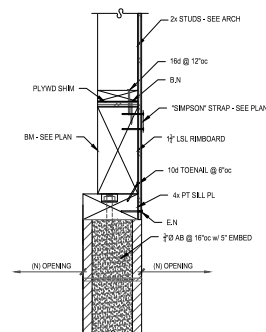
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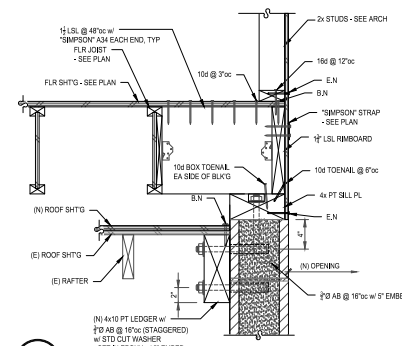
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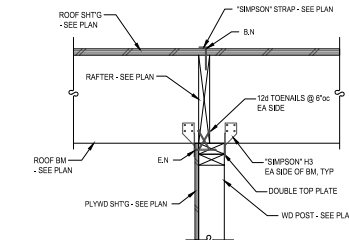
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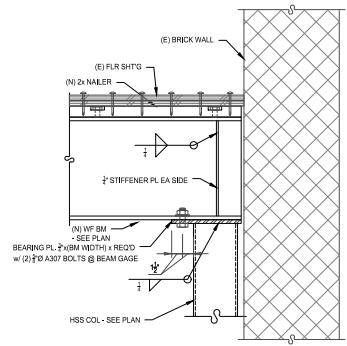
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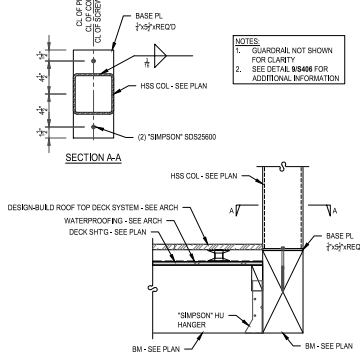
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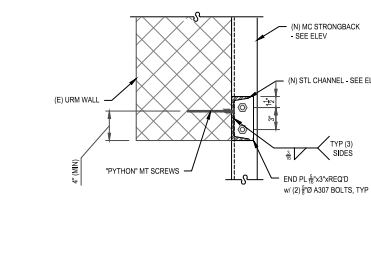
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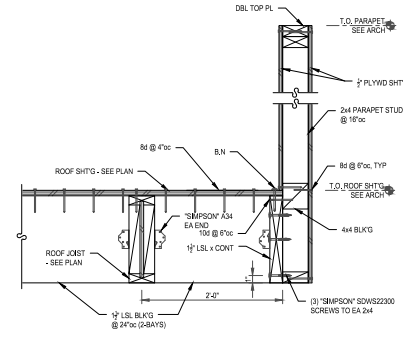
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9 DETAIL
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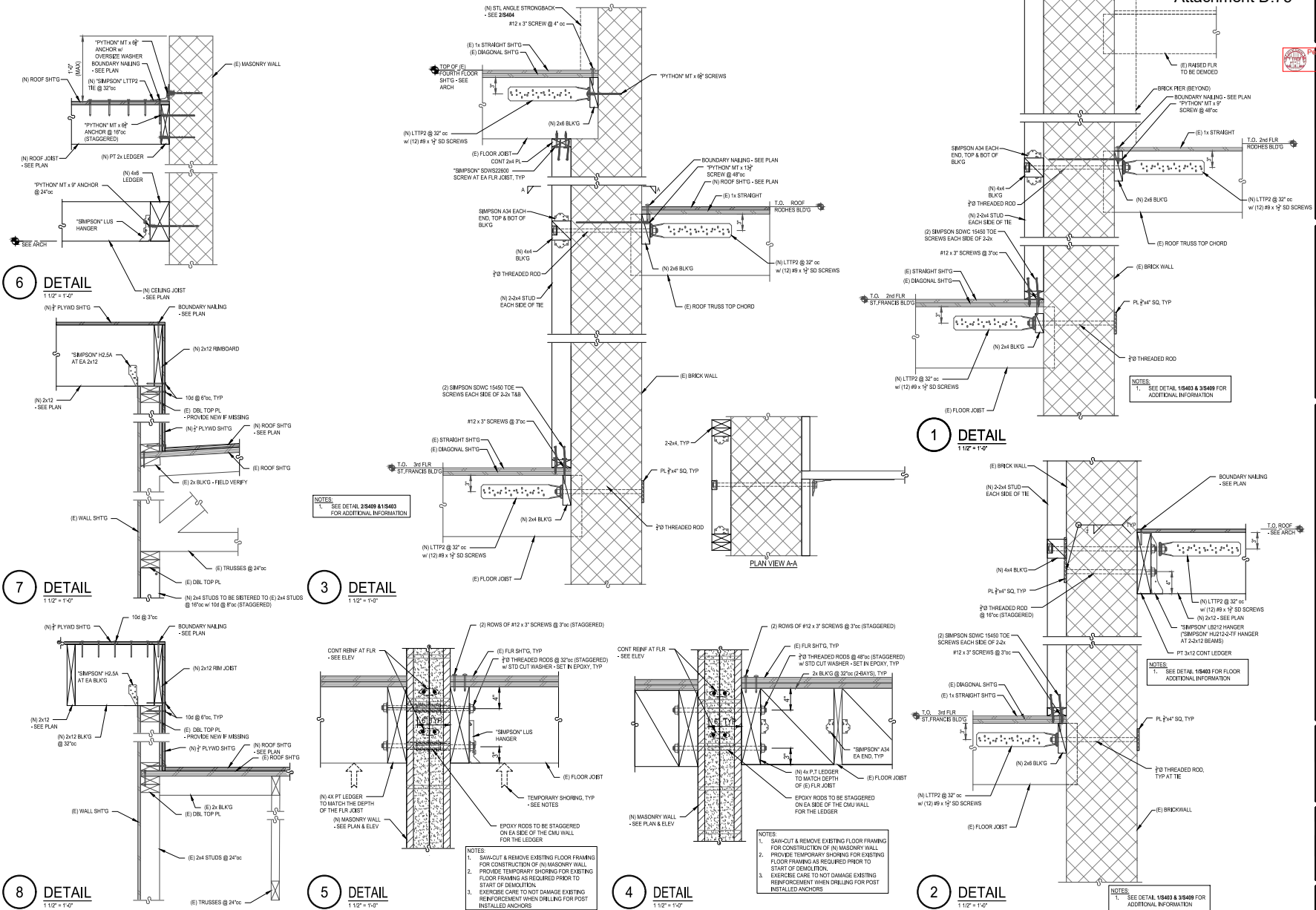


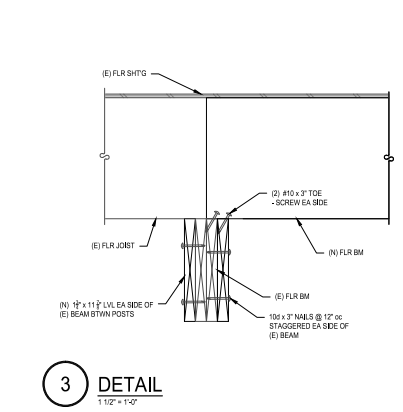
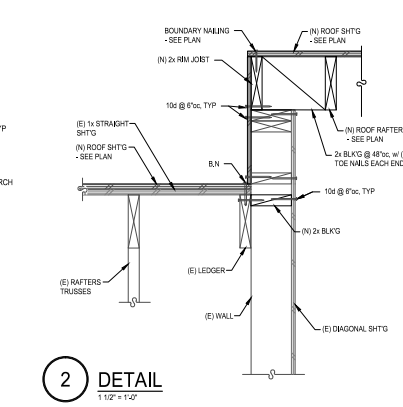
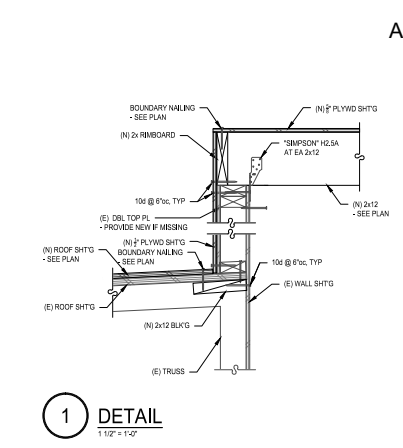
6 DETAIL
1 1/2" = 1'-0"



3 DETAIL
1 1/2" = 1'-0"

Attachment D.75







Print Number:
BLD-0340-24

Associated Consultants, Inc.
Professional Engineer
J. S. Balkema
JUN 20, 2025
RENEWED FOR
CODE COMPLIANCE

REVISIONS

BUILDING



J. S. Balkema
JUN 20, 2025
RENEWED FOR
CODE COMPLIANCE

ST FRANCIS HOTEL RENOVATIONS

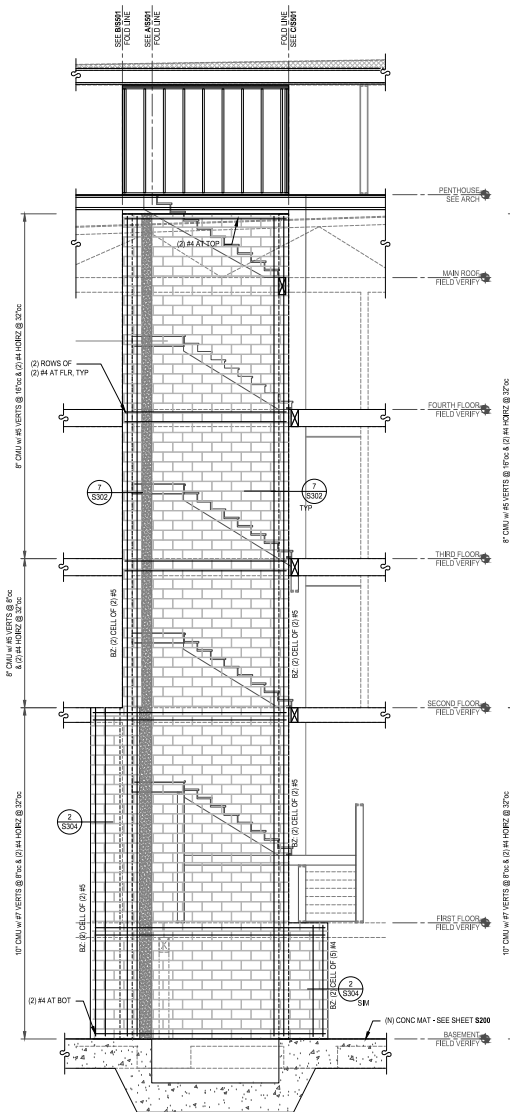
408 W 1st AVE.
ALBANY, OR 97321

PROJECT NO.
22-106

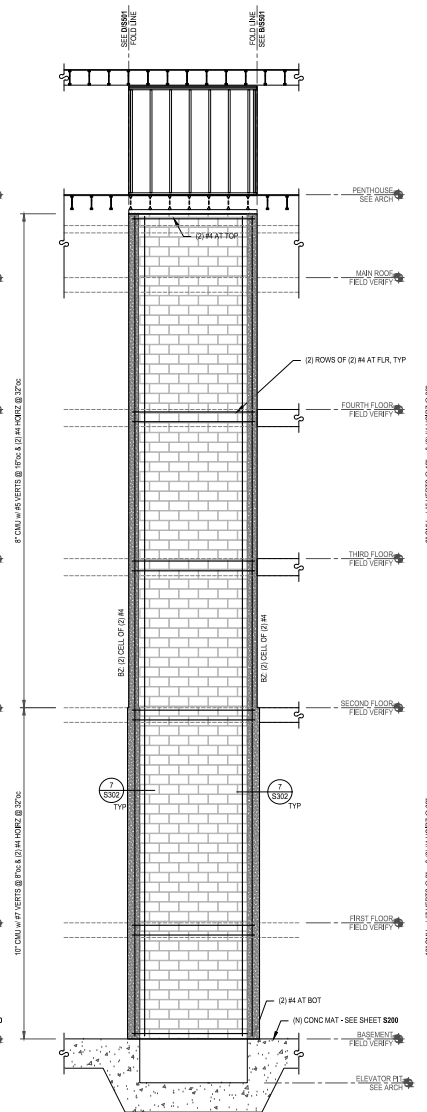
PLOT DATE: 08/16/2024
DATE: 08/16/2024
DRAWN BY: ES
CHECKED BY: BA

MASONRY WALL ELEVATIONS

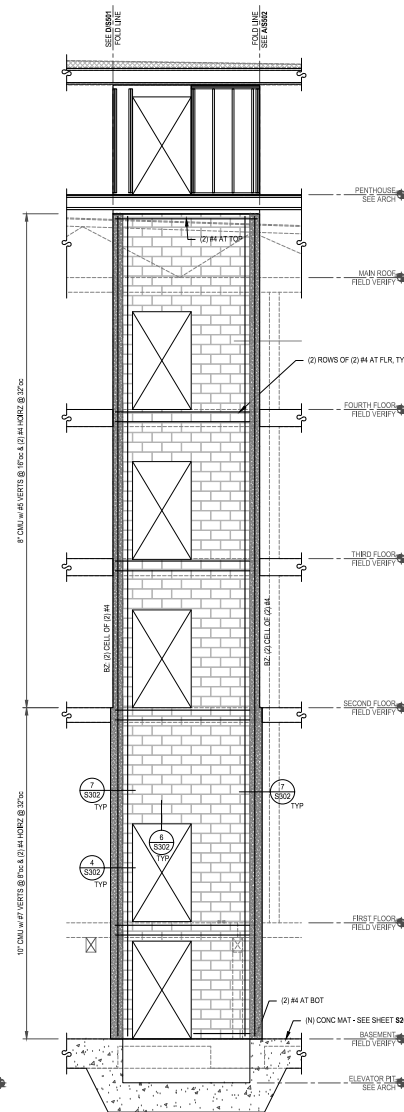
S501
130



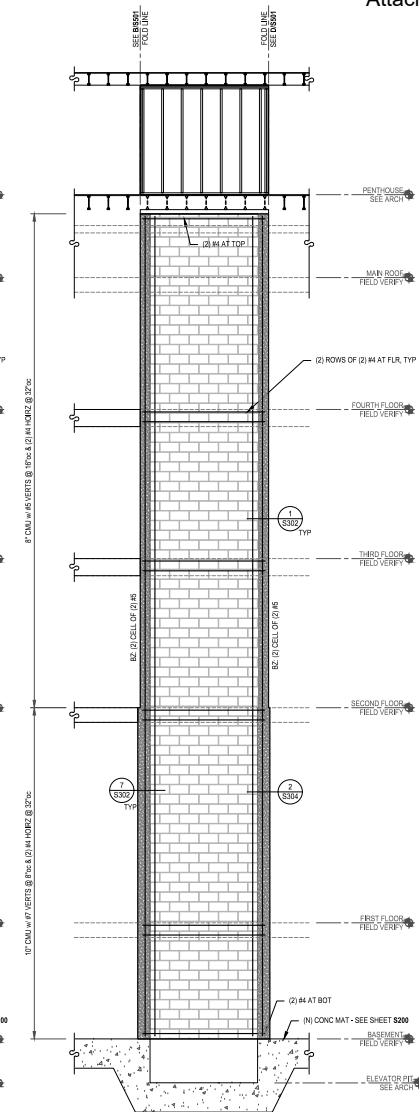
D MASONRY WALL ELEVATION
1/4" = 1'-0"



C MASONRY WALL ELEVATION
1/4" = 1'-0"



B MASONRY WALL ELEVATION
1/4" = 1'-0"



A MASONRY WALL ELEVATION
1/4" = 1'-0"

[illegible]

ST FRANCIS HOTEL RENOVATIONS
 408 W 1st AVE.
 ALBANY, OR 97321

BUILDING

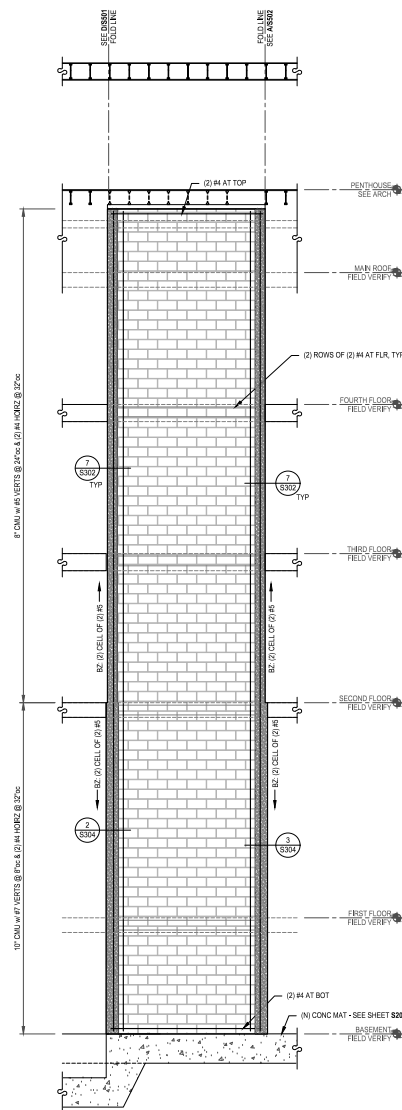
 J. Balkema
 Jun 20, 2025
**REVIEWED FOR
 CODE COMPLIANCE**

PROJECT NO.
22-106

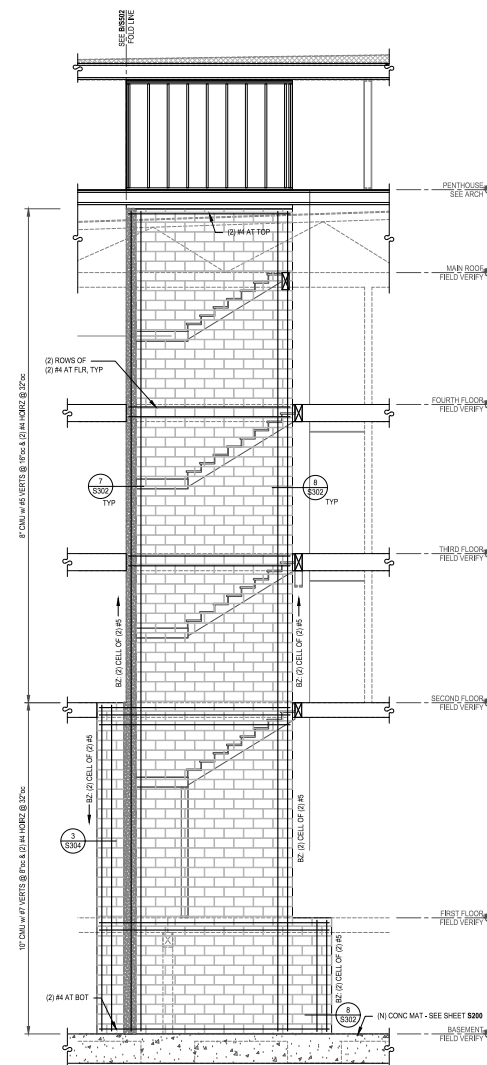
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DATE : 09/06/2024
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CHECKED BY : BA

MASONRY WALL ELEVATIONS

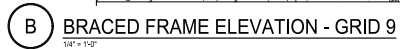
S502



B MASONRY WALL ELEVATION
1/4" = 1'-0"



A MASONRY WALL ELEVATION
1/4" = 1'-0"



- NOTES:
1. SEE DETAIL 1/5601 & 4/5602 FOR ADDITIONAL INFORMATION
 2. SAW-CUT & REMOVE EXISTING FLOOR FRAMING FOR CONSTRUCTION OF NEW MASONRY WALL
 3. PROVIDE TEMPORARY SHORING FOR EXISTING FLOOR FRAMING AS REQUIRED PRIOR TO START OF DEMOLITION.
 4. EXERCISE CARE TO NOT DAMAGE EXISTING REINFORCEMENT WHEN DRILLING FOR POST INSTALLED







Schrems, Alyssa

From: SEARS Joy * OPRD <joy.sears@opr.oregon.gov>
Sent: Monday, September 21, 2026 4:09 PM
To: Schrems, Alyssa
Subject: RE: Notice of Public Hearing for EH Rhodes Building (Albany)

Follow Up Flag: Follow up
Flag Status: Flagged

[WARNING! This email came from outside our organization. Do NOT click unknown attachments or links in email.]

Hello Alyssa,

Thanks, our section is done moving and the rest of the office will be functional soon. This change was proposed in the original submittal. I'm not sure if this is a historic opening or a modern opening. If it's a historic over 50 years old opening, then the blocking should be inset to show the change ideally. If it's a modern opening, then no problem making it flush with the existing back masonry wall.

Thanks,
Joy Sears
OR SHPO on a loaner computer

From: Schrems, Alyssa <Alyssa.Schrems@albanyoregon.gov>
Sent: Thursday, September 17, 2026 9:29 AM
To: SEARS Joy * OPRD <joy.sears@opr.oregon.gov>
Subject: Notice of Public Hearing for EH Rhodes Building (Albany)

Hi Joy,

I know you're in the middle of moving offices with SHPO but I wanted to make sure that this public notice didn't get lost in the shuffle. They are proposing to brick in an alley side opening with bricks matching the rest of the structure. Please let me know if you have any questions.

Thanks,



Alyssa Schrems

Planner II / Historic Planner

Community Development

City of Albany, Oregon

333 Broadalbin St SW, Albany, Oregon 97321

www.albanyoregon.gov

she, her, hers

DISCLAIMER: This email may be considered a public record of the City of Albany and subject to the State of Oregon Retention Schedule. This email also may be subject to public disclosure under the Oregon Public Records Law. This email, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you have received this communication in error, please notify the sender immediately and destroy all copies of the original message.



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | COMMUNITY DEVELOPMENT 541-917-7550

Staff Report

Historic Review of Exterior Alteration

HI-18-26

September 22, 2026

Summary

This staff report evaluates a Historic Review of Exterior Alterations for a structure on a developed lot within the Downtown Commercial National Register Historic District (Attachment A). The applicant proposes to rehabilitate and restore the historic storefronts of 111 and 113 1st Ave W.

Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Alyssa Schrems, Planner II
Property Owner:	Albany Civic Theater Inc, 111 1st Avenue NW, Albany, OR 97321
Applicant:	Josh Mitchell, 3125 Crocker Lane NW, Albany, OR 97321
Address/Location:	111 1st Avenue NW, Albany, OR 97321
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-06CC Tax Lot 04100
Zoning:	Historic Downtown (HD) District (Downtown Commercial National Register Historic District)
Total Land Area:	11,950 square feet
Existing Land Use:	Theater
Neighborhood:	Central Albany
Surrounding Zoning:	North: Historic Downtown (HD) East: Central Business (CB) and HD South HD West HD
Surrounding Uses:	North: Parking Lot and Willamette River East: Commercial South Commercial West Commercial
Prior History:	HI-05-05: Request to restore the storefront of the 113 1st NW building and to put a flat marquis awning across the front of the building (Approved). HI-14-11: Exterior alterations to replace window sashes on back side with fire shutters in openings and replace existing garage and man door with wall and door to resemble original (Approved).

HI-07-26: Historic Review of Exterior Alterations to rehabilitate and restore the store fronts of 111 (Albany Civic Theater), 113, 121, and 129 1st W Avenue (Approved).

Notice Information

On September 8, 2026, a notice of public hearing was mailed to property owners within 100 feet of the subject property. On September 22, 2026, notice of public hearing was also posted on the subject site. As of the writing of this staff report, no comments have been received.

Analysis of Development Code Criteria

Exterior Alteration Criteria (ADC 7.120)

1. **The Director will approve residential alteration requests if one of the following criteria is met:**
 - a. **There is no change in historic character, appearance, or material composition from the existing structure.**
 - b. **The proposed alteration materially duplicates the affected exterior building features as determined from an early photograph, original building plans, or other evidence of original building features.**
 - c. **The proposed alteration is not visible from the street.**
2. **For all other requests, the Landmarks Commission will review and process the alteration proposal. The applicant and adjoining property owners within 100 feet will receive notification of the Landmarks Commission public hearing on the proposal. The Landmarks Commission will accept written and verbal testimony on the proposal. For buildings on the Special Assessment of Historic Property Program, the Landmarks Commission decisions will be forwarded to the State Historic Preservation Office.**

Findings of Fact

- 1.1 According to the Historic Resource Survey (Attachment B), 111 1st Avenue NW (also known as the Rialto Theatre) was constructed in the Italianate style, with segmental arched, double-hung wood sash windows, and pressed metal in rock faced ashlar and shell and fluted patterns. The applicant is proposing to rehabilitate and restore the historic storefronts on the buildings. The subject properties are located within the Downtown Commercial National Register Historic District and are each rated as Historic Contributing. The structures are not part of the Special Assessment of Historic Property Program; however, the work is being funded through the Oregon Main Street program which is subject to review by the State Historic Preservation Office (SHPO).
- 1.2 The properties are located at 111-113 1st Avenue NW with a total area of 11,950 square feet, between Lyons and Ellsworth Streets, facing 1st Avenue NW. (Attachment A).
- 1.3 Exterior alterations proposed with this application include: **South Elevation (front of 111 1st Ave W):** Remove existing wood crash doors, display and box office windows. Install new doorway, wood crash doors, and stucco repair to angled entry

walls. New façade to be approximately 3 feet farther south, open doors shall not impede sidewalk traffic. New wood window boxes shall be installed in the old box office, mail room windows. New recessed lighting in the alcove above the entrance to be installed, as well as a light bar across the front alcove under the awning and above the doorways. Apply new paint. All glass for windows shall be clean, without tinting. The new metal awning shall have a crest upon the middle top and medallion on the east to replicate the historic awning from the early Rialto Theater.

South Elevation (front of 113 1st Avenue W): Remove existing wood, door, windows, and angled walls up to the concrete support beam. Install new concrete curb water barrier along the base of the openings. New custom structural grade #1, State Historic Preservation Office standard solid wood construction. Storefronts with recessed alcove entrance to be installed. Walls shall run perpendicular or parallel to the wall above the new beam, a lower bulkhead to match the eastern part of the storefront shall be incorporated to attach awnings. Install new glazed panel wood entry door with painted trim “to match historic condition”. Install single or double wood-framed storefront windows with solid wood trim and sills and painted wood panel bulkheads below. Install a divided wood panel double transom above the bulkhead. Panels shall be identical in design. Install new steel awning along the storefront, secured to lower bulkhead and attached to existing eyebolts with steel turnbuckles. Apply new paint. All glass for storefront windows, doors, and transoms shall be clean, without tinting.

These proposed alterations are on commercial structures, therefore, the proposed development will be reviewed and processed by the Landmarks Commission.

Exterior Alteration Criteria (ADC 7.150)

For applications other than the use of substitute materials, the review body must find that one of the following criteria has been met in order to approve an alteration request.

- 1. The proposed alteration will cause the structure to more closely approximate the historical character, appearance, or material composition of the original structure than the existing structure; OR**
- 2. The proposed alteration is compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.**

ADC 7.150 further provides that the review body will use the Secretary of the Interior’s Standards for Rehabilitation as guidelines in determining whether the proposed alteration meets the review criteria.

Secretary of Interior’s Standards for Rehabilitation – (ADC 7.160)

The following standards are to be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
- 2. The historic character of a property shall be retained and preserved. The removal**

of historic material or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic material shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Findings of Fact

- 1.1 Location and Historic Character of the Area. The subject properties are located at 111-113 1st Avenue NW in the Historic Downtown (HD) zoning district and within the Downtown Commercial National Register Historic District. The surrounding properties in all directions are located within the Historic Downtown zoning district and are developed with a mix of commercial uses and parking lots.
- 1.2 Historic Rating. The structures are rated as a Historic Contributing resource in the Downtown Commercial National Register Historic District.
- 1.3 History and Architectural Style. The nomination form lists the architectural style of the 111-113 1st Avenue NW as Italianate (Attachment B).
- 1.4 Prior Alterations. The Historic Resource Survey for 111-113 1st Avenue NW indicates that the original 2-25' storefronts no longer exist, the two rear windows

have been filled in, a pair of doors have been added to the rear, and metal storefront windows and doors have been added.

- 1.5 Proposed Exterior Alterations. As detailed in the first finding 1.3, the applicant is proposing to rehabilitate and restore the historic storefronts on three buildings. The Landmarks Commission has the discretion to determine if criterion ADC 7.150(1) is met.
- 1.6 Building Use (ADC 7.160(1)). The building was originally used for entertainment uses. Only minimal exterior alterations are needed in association with the proposed use, which is consistent with ADC 7.160(1).
- 1.7 Historic Character (ADC 7.160(2)). The applicant states that the project is focused on restoring and enhancing the front façade while retaining the overall form, massing, and function of the historic structure. No significant historic features are proposed to be removed. The proposed work retains the historic character of the property and avoids inappropriate alteration of defining features. Based on these facts, this criterion appears to be satisfied.
- 1.8 Historic Record & Changes (ADC 7.160(3) and (4)). The proposed façade reconstruction is based on documented historical evidence of the building's original 1923 appearance, including photographs and physical references where available. The intent is not to create conjectural features, but to accurately restore lost elements of the original façade. The applicant proposes to use new materials, including custom-built #1 structural grade Douglas fir, in a manner consistent with historic design while remaining identifiable upon close inspection as contemporary reconstruction.
- The applicant further states that the existing façade has undergone alterations over time that have diminished the building's historic appearance. The proposed project selectively removes non-historic or incompatible modifications while retaining elements that continue to contribute to the building's use and function. Based on these facts, the proposal appears to be consistent with ADC 7.160(3) and (4).
- 1.9 Distinctive characteristics (ADC 7.160(5)). The applicant states the project emphasizes the preservation and re-establishment of distinctive architectural features associated with the building's historic theater use. The use of high-quality materials and craftsmanship, including custom-milled Douglas fir elements, reflects traditional construction techniques and reinforces the building's historic character. Based on these facts, the proposal appears to be consistent with ADC 7.160(5).
- 1.10 Deteriorated Features (ADC 7.160(6)). The applicant states that where existing historic materials remain viable they will be repaired and retained. Where deterioration or prior alterations necessitate replacement, new features will match the historic design in scale, proportion, and visual qualities, based on available documentation of the original 1923 façade. Based on these facts, ADC 7.160(6) appears to be met.

- 1.11 Use of Chemical or Physical Treatments (ADC 7.160(7)). The applicant does not propose the use of any chemical or physical treatments in relation to the construction of the addition. Based on these facts, the standards in ADC 7.160(7) are met.
- 1.12 Significant Archaeological Resources (ADC 7.160(8)). No ground disturbing work is proposed with this application. As no groundwork is proposed, no disturbance of any archaeological resources is anticipated. Based on these facts, this standard appears to be met.
- 1.13 Historic Materials (ADC 7.160(9)). The applicant states that the reconstructed façade is designed to be compatible with the building's historic massing, scale, and architectural character. While closely reflecting the original 1923 design, the work will be executed in a manner that allows it to be distinguished as a contemporary reconstruction upon detailed inspection. Based on these facts, criterion 7.160(9) is met.
- 1.14 New Additions (ADC 7.160(10)). The applicant states that the façade improvements are designed so that they can be removed or modified in the future without impairing the essential structure and form of the historic building. Based on these facts, criterion 7.160(10) appears to be met.

Conclusions

- 1.1 The Commission may determine if the Secretary of the Interior's standards are met.

Overall Conclusions

The proposal seeks to rehabilitate and restore the historic storefronts.

Staff finds all applicable criteria could be met with conditions for Exterior Alterations.

Options

The Landmarks Commission has three options with respect to the subject application:

Option 1: Approve the request as proposed;

Option 2: Approve the request with conditions of approval;

Option 3: Deny the request.

Motions

Approval: I move to approve the exterior alterations including conditions of approval as noted in the staff report for application planning file no. HI-18-26. This motion is based on the findings and conclusions in the September 22, 2026, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter.

Approval with new conditions of approval: I move to approve the exterior alterations including conditions of approval as **drafted during this meeting** for application planning file no. HI-18-26. This motion is based on the findings and conclusions in the September

22, 2026, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter.

Denial: I move to deny the exterior alterations as detailed in planning file no. HI-18-26. This motion is based on the findings and conclusions made by the Landmarks Commission during deliberations on this matter.

Conditions of Approval

Condition 1 Historic Review – The proposed development shall be performed and completed as specified in the staff report. Deviations from these descriptions may require additional review.

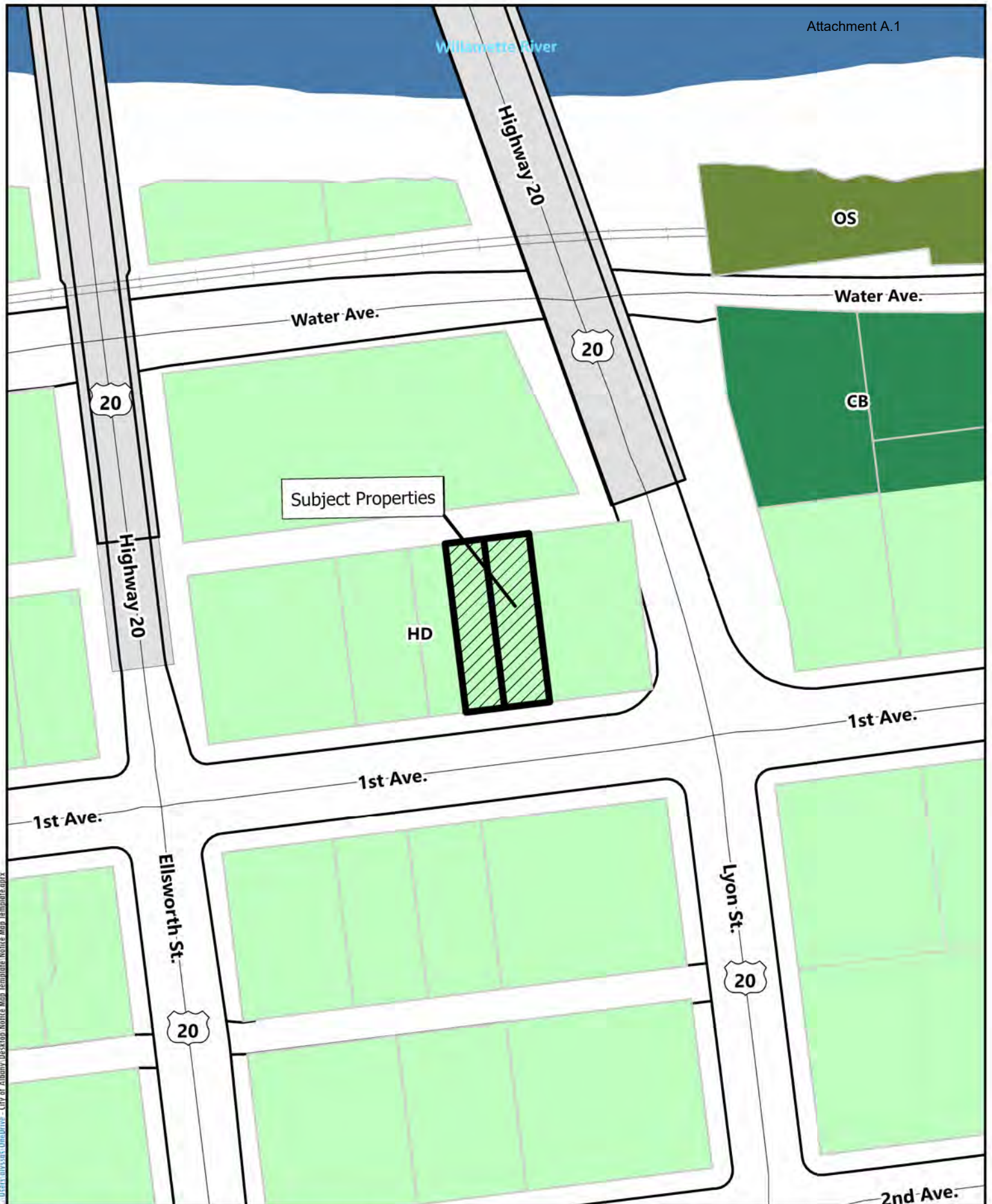
Condition 2 Historic Review – A final historic inspection is required to verify that the work has been done according to this application. Please call the historic planner (541-791-0176) a day or two in advance to schedule.

Attachments

- A. Location Map
- B. Historic Resource Survey
- C. Historic Photos
- D. Applicant's Submittal

Acronyms

ADC	Albany Development Code
CB	Central Business Zoning District
HI	Historic file designation
HD	Historic Downtown Zoning District
SHPO	State Historic Preservation Office



C:\Users\hussar\OneDrive - City of Albany\Desktop\Notice Map Template\Notice Map Template.aprx



0 50 100 200 Feet

Date: 9/3/2026 Map Source:

111 & 113 1st Ave NW

Location Map

ALBANY ARCHITECTURAL SURVEY

Common Name Service Auto Parts
 Historic Name _____
 Address 111-113 N.W. 1st Avenue
 Lot _____ Block 13 Addition _____
 Present Owner _____ Address _____
 Original Use stores Present Use store & theater
 Architect _____ Builder _____
 Construction Date c. 1898 Style Italianate
 Physical Condition Good Significance Primary

Physical Description:

One story, 50' x 100, brick walls, and flat roof. The original building was divided into 2-25' store fronts, none of which remains. The upper portion of the building is sheathed in pressed metal featuring several courses of simulated rock-faced ashlar, a frieze with shell & fluted patterns and a classical cornice. The cornice and frieze are terminated at the ends and center with sloped bracket-like blocks featuring fleur-de-lis and other foliage patterns. Pressed metal work is identical to that on 426 S.W. 1st Avenue.

The rear (north) wall has segmental arch openings with double-hung wood sash, one light over one.

Alterations--see above--two rear windows filled in--a pair of doors has been added at rear.

Brick in rear walls needs repair--metal work on front facade needs paint--otherwise good condition.

Sources:

¹1908 Sanborn

Recorded by GAM Date 4/11/78

✓✓ Linn County Tax Data File

Tax lot #..... 11S03W06CC03800

Tax acct #.... 0080958

Site address.. 111 1ST AVE W

In-City? Y

Owner..... ALBANY CIVIC THEATER, INC

Address-1..... PO BOX 82

Address-2..... ALBANY OR 97321-0025

Address-3.....

Address-4.....

Address-5.....

Property class... 2110 Tax Code #1...0801

Stat class..... 000 Tax Code #2...0000

Land market value... 18,000

Imp. market value... 69,690

20. 111 First Avenue NW.

Present Owner: Albany Little Theater Inc.
P.O. Box 82 - Albany

Significance: Primary

Tax Lot: 11-3W-6CC-3800

Use: Theater

Description: One-story, 50' x 100', brick walls, and flat roof. The original building was divided into 2-25' store fronts, none of which remain. The upper portion of the building is sheathed in pressed metal featuring several courses of simulated rock-faced ashlar, a frieze with shell and fluted patterns and a classical cornice. The cornice and frieze are terminated at the ends and center with sloped bracket-like blocks featuring *fleur-de-lis* and other foliage patterns. Pressed metal work is identical to that on 426 First Avenue SW.

The rear (north wall has segmental arch openings with double-hung wood sash, one light over one. Brick in rear walls needs repair--metal work on front facade needs paint--otherwise good condition.

Style: Italianate

Note: A restaurant and billard hall were located here in 1908. In 1937 it became the Rialto Theater.

east side The Rialto operated until 1950.

Construction Date: c. 1898.

1908 Sanborn Map says "Furne" - furniture sales?
 1912 Sanborn Map says "Moving Pictures"
 1925 Sanborn Map says "Auto supplies"

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY - ALBANY
DOWNTOWN HISTORIC DISTRICT

Attachment B.4

COUNTY: Linn

HISTORIC NAME: Rialto Theatre	ORIGINAL USE: Theatre
COMMON NAME: Albany Civic Theatre	CURRENT USE: Theatre
ADDRESS: 111 1st Ave NW	CONDITION: Good
ADDITIONAL ADDRESS: 113 1st Ave NW	INTEGRITY: Good MOVED?
CITY: Albany	DATE OF CONSTRUCTION: c. 1898
OWNER: Albany Civic Theatre	THEME: Commercial
CATAGORY: Building	STYLE: Italianate
LOCATION: Downtown Historic District	ARCHITECT:
MAP NO: 11S 3W TAX LOT: 3800	BUILDER:
BLOCK: 6 LOT: 6	QUADRANGLE: Albany
ADDITION NAME:	LOCAL RANKING: Primary
PIN NO: 11S03W06CC03800 ZONING: HD	SPECIAL ASSESSMENT: N YR:

PLAN TYPE/SHAPE: Rectangle	NO. OF STORIES: 1
FOUNDATION MAT.: Brick	BASEMENT: Y
ROOF FORM/MAT.: Flat	PORCH: Awning

STRUCTURAL FRAMING: Brick

PRIMARY WINDOW TYPE: Segmental arched double hung wood sash

EXTERIOR SURFACING MATERIALS: Brick, common board pattern

DECORATIVE FEATURES:

Pressed metal in rock faced ashlar and shell and fluted patterns

EXTERIOR ALTERATIONS/ADDITIONS:

Original 2 -25' storefronts no longer exists. 2 rear windows filled in. A pair of doors added to rear. Metal store front windows and doors added

NOTEWORTHY LANDSCAPE FEATURES:

located next to Burkhart Park

ADDITIONAL INFO:

Note 113 1st Ave has a different tax lot number.

INTERIOR FEATURES:



HI-14-11- install fresh shutters on/in
basic window openings. replace

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY - ALBANY
HISTORIC DISTRICT

Attachment B.5

COUNTY: Linn

NAME: Albany Civic Theatre

PIN 11S03W06CC03800

ADDRESS: 111 1st Ave NW

MAP 11S03W06CC

QUADRANGLE Albany

TAX LOT: 3800

SQ FT: 18x103

G/P SOURCES: Planning Division/L. Schwab

EID FOOTPRINT:

OTHER INFO:

ADA ACCESS (Y/N): N

PARKING (Y/N): N PARKING SPACES:

ELEVATOR (Y/N): N

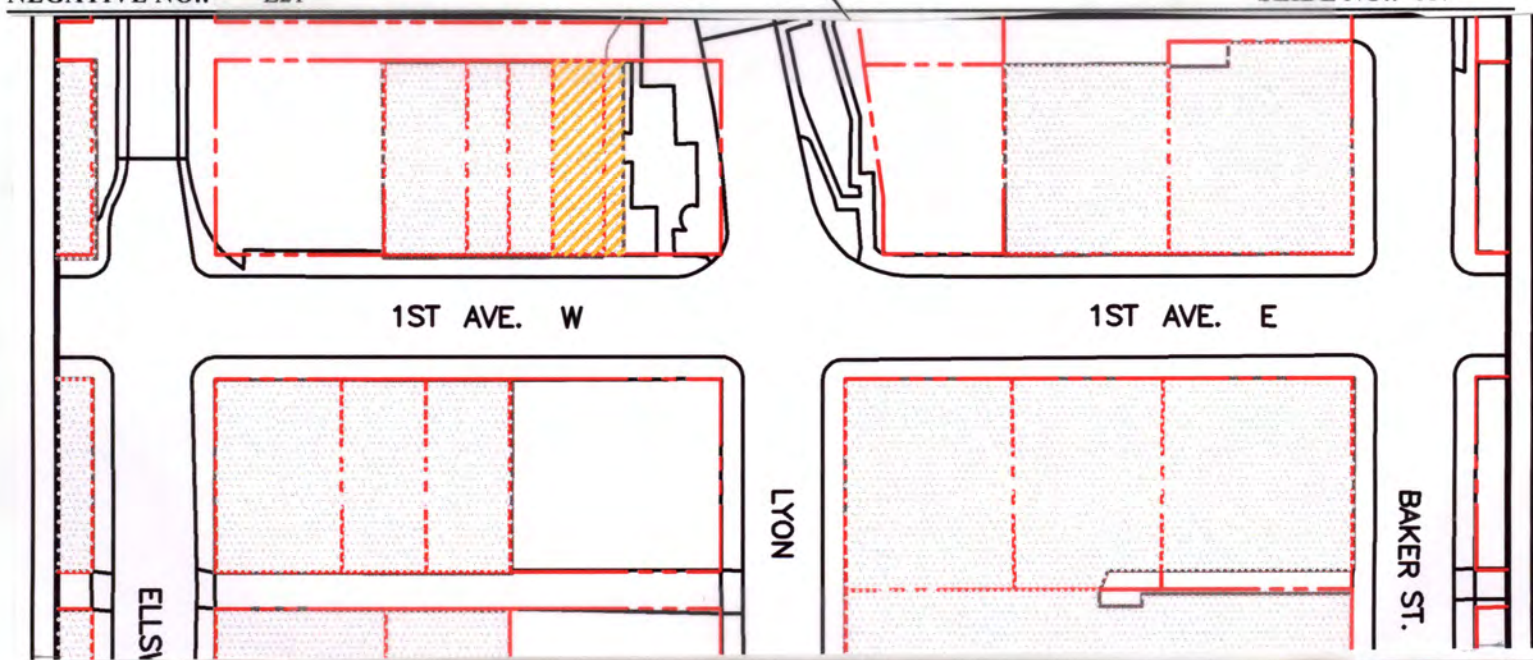
PARAPET (Y/N): Y

SEISMIC (Y/N): N

HISTORIC PHOTO: Y

NEGATIVE NO.: E21

SLIDE NO.: A4



PIN No.: 11S03W06CC03800
111 1ST AVE NW



Subject Property



Tax Lot Boundaries

50 0 50 100



RECORDED BY: Roz Keeney

DATE: 3/99

LOCAL INVENTORY NO.: 02

SHPO INVENTORY NO.:

CASE FILE NUMBER: HI-05-05

11-113 1st AVE W
Ca 1980

















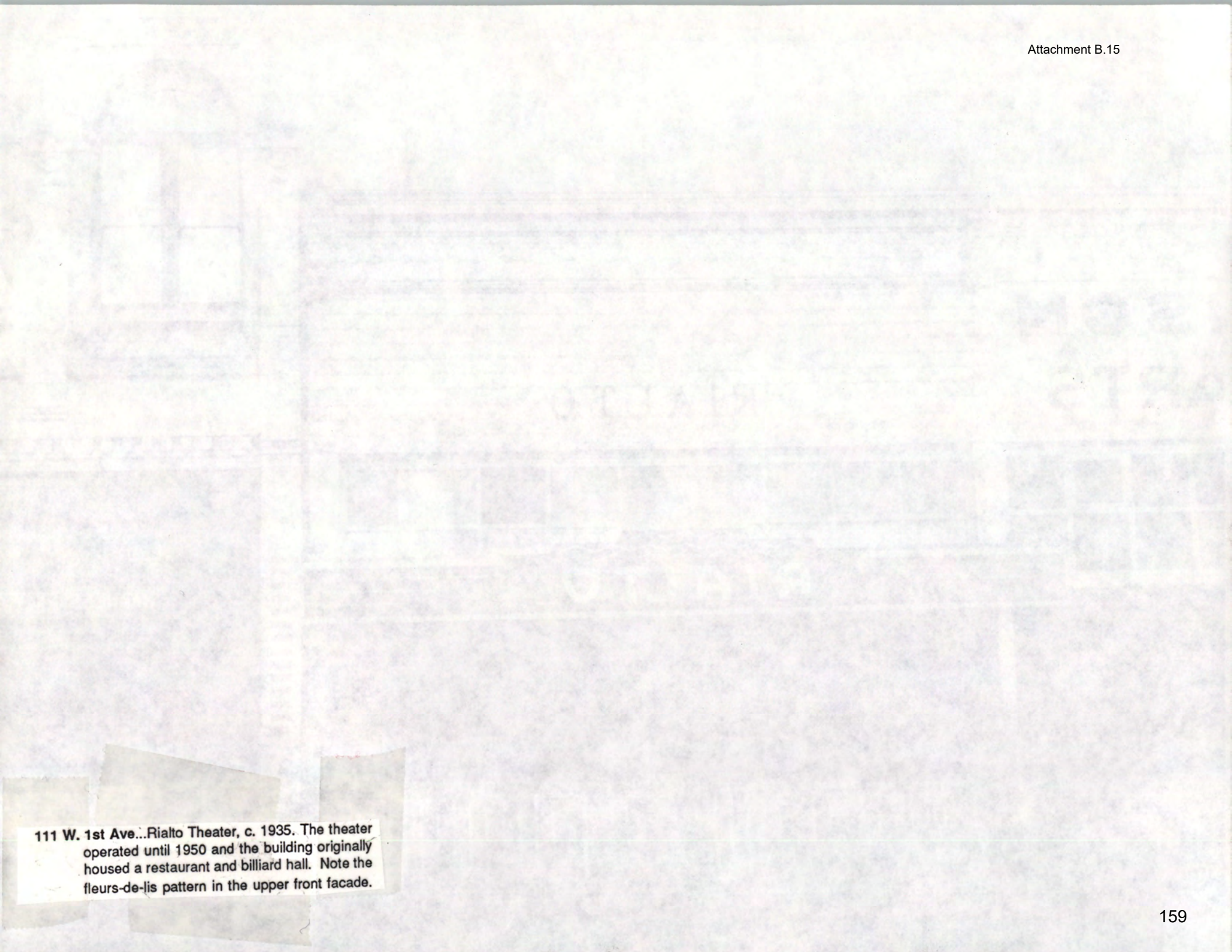


ISON
ARTS

RIALTO

RIALTO

HARNESS H.W.



111 W. 1st Ave...Rialto Theater, c. 1935. The theater operated until 1950 and the building originally housed a restaurant and billiard hall. Note the fleurs-de-lis pattern in the upper front facade.



119 W. 1st Ave...Marching Masons in a parade down First, c. 1918. The vacant lot, stacked with wood is the site of this building. Note the ghost sign, J.W. Horsky Automotive Supplies Diamond Tires, probably hiding between the buildings!

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY - ALBANY
DOWNTOWN HISTORIC DISTRICT

Attachment B.18

COUNTY: Linn

HISTORIC NAME: Rialto Theatre	ORIGINAL USE: Theatre
COMMON NAME: Albany Civic Theatre	CURRENT USE: Theatre
ADDRESS: 113 1st Ave NW	CONDITION: Good
ADDITIONAL ADDRESS 111 1st Ave NW	INTEGRITY: Good MOVED? N
CITY: Albany	DATE OF CONSTRUCTION: c. 1898
OWNER: Albany Civic Theatre	THEME: Commercial
CATAGORY: Building	STYLE: Italianate
LOCATION: Downtown Historic District	ARCHITECT:
MAP NO: 11S 3W 6CC TAX LOT: 03900	BUILDER:
BLOCK: 6 LOT: 6	QUADRANGLE: Albany
ADDITION NAME:	LOCAL RANKING: Primary
PIN NO: 11S03W06CC03900 ZONING: HD	SPECIAL ASSESSMENT: N YR:

PLAN TYPE/SHAPE: Rectangle	NO. OF STORIES: 1
FOUNDATION MAT.: Brick	BASEMENT: Y
ROOF FORM/MAT.: Flat	PORCH: Awning
STRUCTURAL FRAMING: Brick	
PRIMARY WINDOW TYPE: Segmental arched double-hung, wood sash at rear	

EXTERIOR SURFACING MATERIALS: brick

DECORATIVE FEATURES:

Pressed metal in rock faced ashlar, and shell and fluted patterns

EXTERIOR ALTERATIONS/ADDITIONS:

Originally 2 -25' storefronts no longer exists, 2 rear windows filled in, a pair of doors added to rear, metal storefront windows and doors added.

NOTEWORTHY LANDSCAPE FEATURES:

Located next to Burkhart Park

ADDITIONAL INFO:

Note 111 1st Ave has a different tax lot number

INTERIOR FEATURES:

HI-14-11 - fire shutters installed in
Rear window openings.
Remaining sashes in 2 windows - glass removed.



OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY - ALBANY
HISTORIC DISTRICT

Attachment B.19

COUNTY: Linn

NAME: Albany Civic Theatre

PIN 11S03W06CC03900

ADDRESS: 113 1st Ave NW

MAP 11S03W06CC

QUADRANGLE Albany

TAX LOT: 03900

SQ FT: 50x100

G/P SOURCES: Planning Division/L. Schwab

EID FOOTPRINT:

OTHER INFO:

ADA ACCESS (Y/N): N

PARKING (Y/N): N PARKING SPACES:

ELEVATOR (Y/N): N

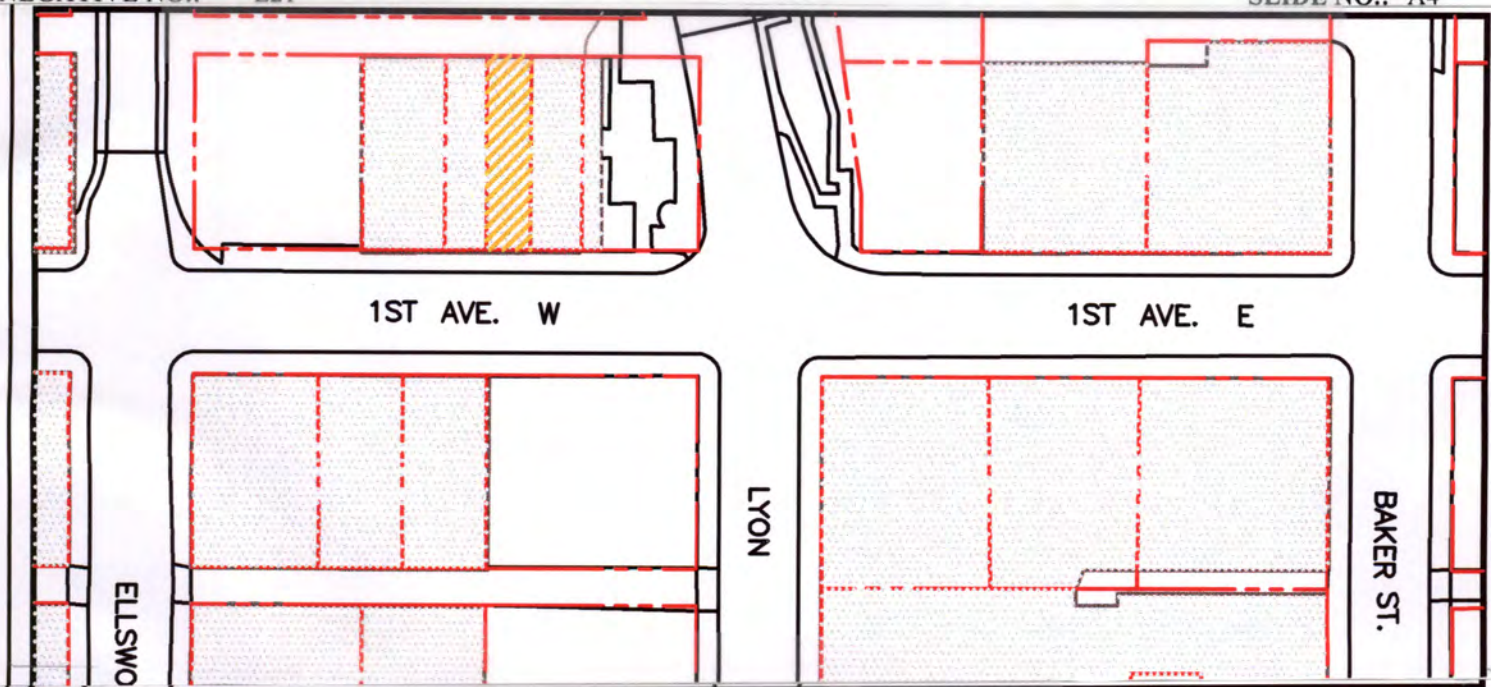
PARAPET (Y/N): Y

SEISMIC (Y/N): N

HISTORIC PHOTO: N

NEGATIVE NO.: E21

SLIDE NO.: A4



PIN No.: 11S03W06CC03900
113 1ST AVE NW



Subject Property



Tax Lot Boundaries

50 0 50 100

RECORDED BY: Roz Keeney

DATE: 3/99

LOCAL INVENTORY NO.: 03

SHPO INVENTORY NO.:

CASE FILE NUMBER:

* See Also 111 1st Ave



1101 W
A.C.T.



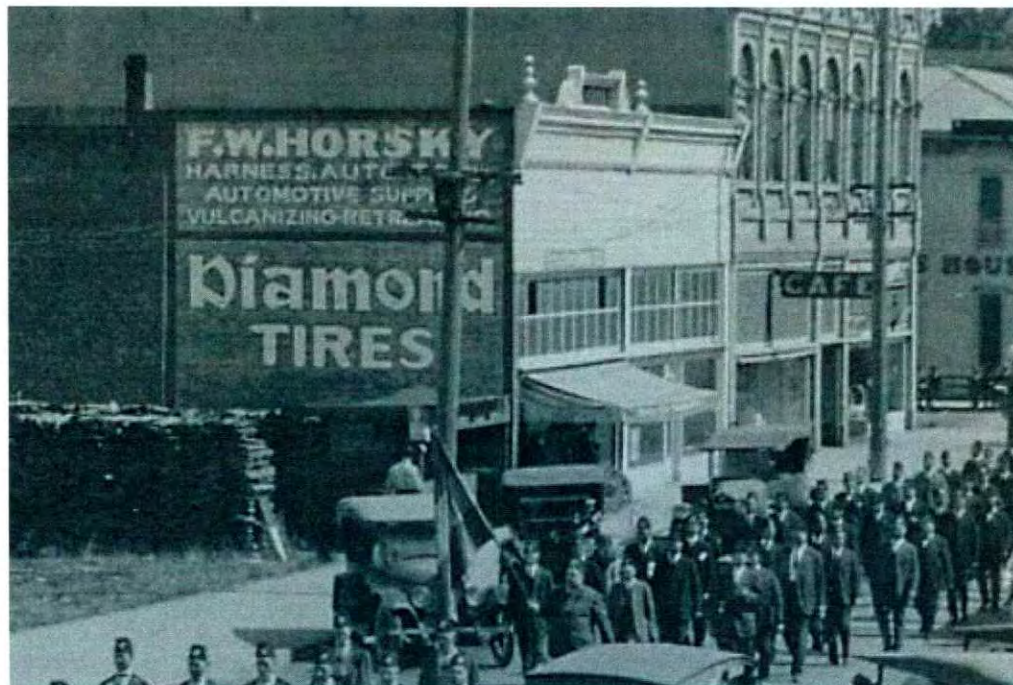
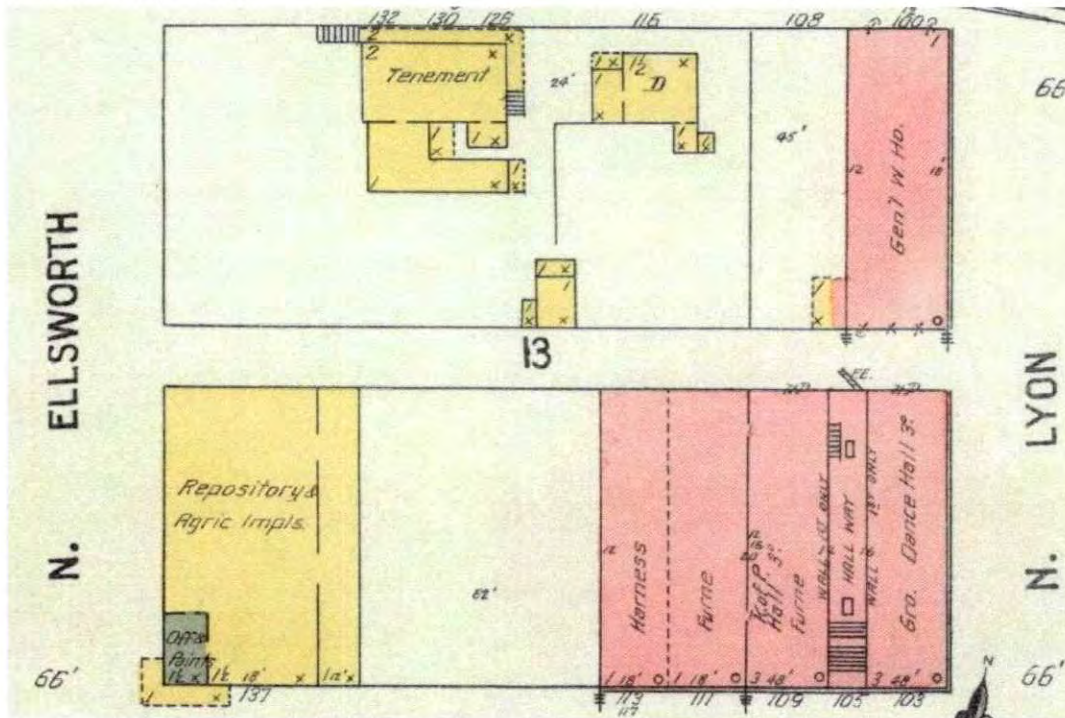
121 1st AVE. W



111 W First Ave (ACT Auditorium) & 113 W First Ave (ACT Lobby)

- Built in 1904 on land that was cleared by fire in August 1904
- Italianate style architecture.
- Architect unknown, but possibly Charles Burggraf

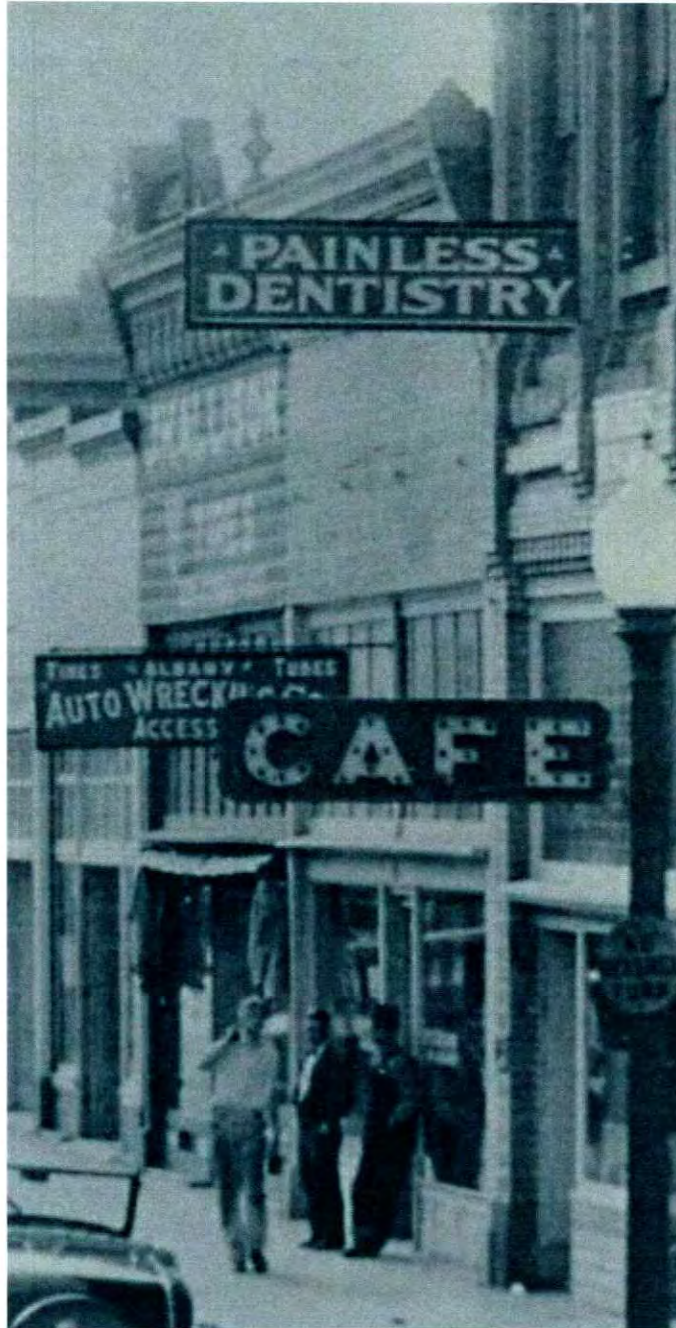
Sanborn Map 1908



Picture 1909

111 W First

- First business in 111 W First was an extension of Pratt and Co. Furniture connected to the tall building next door (the Baltimore Building 1890)
- Some modifications to the front were made in 1912 to convert to the Hub Theatre, these changes were reverted in 1916 when the theatre closed
- From 1917-1932 the space was a series of Automobile related businesses



- Picture circa 1930
- 1932-1968 it housed the Rialto Theater

- The entire 1923 building (both addresses) was a Chevrolet dealership from 1930-32
- Picture Circa 1930, The earliest confirmed picture of the 1923 Burggraf Building

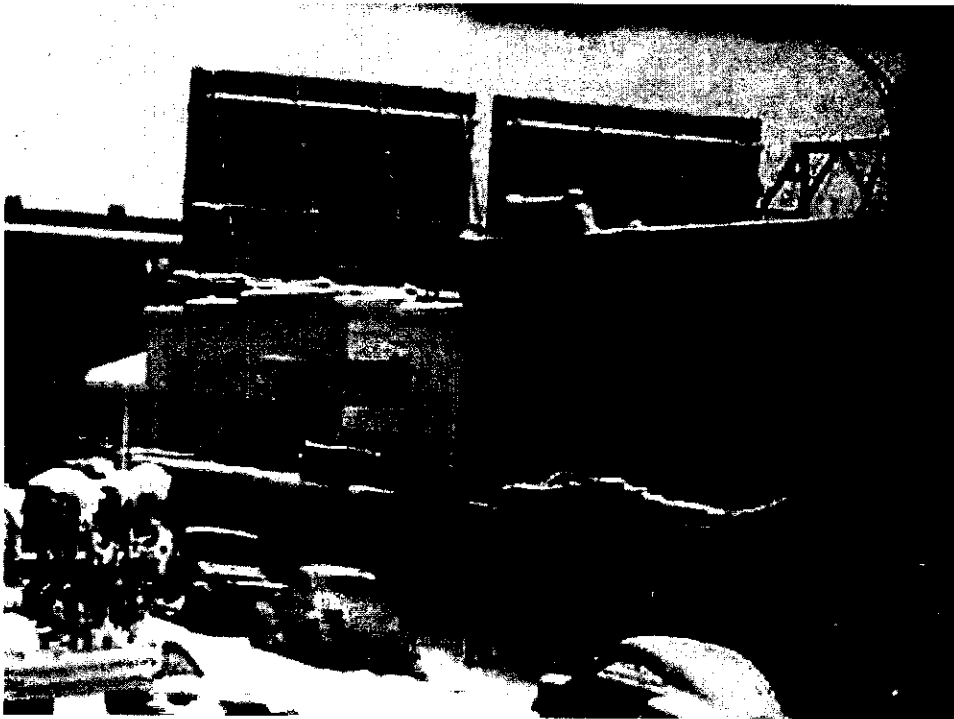


121 W First Ave

- Home to real estate and barbershop businesses from roughly 1932-1971. At some point (~1940's) an aluminum storefront and metal awnings were installed



- Picture Circa 1946
- Picture Circa 1953 there were large billboards on the roof



- From 1973-1989 121 W 1st was The Book Bin. ACT purchased it in 1989
- In 2005-2006 work was done to tie this portion of the building to match the 1904 building



- Picture June 1982
- Other updates can be seen in the pictures of 111 W First.

121 & 129 W First Ave

- Built in 1923
- No specific architecture style
- Architect, builder and owner, Charles Burggraf
- From the beginning the Eastern $\frac{1}{3}$ of the building (121 W 1st Ave) was separate from the western $\frac{2}{3}$ of the building (129 W 1st Ave)
- 121 Started as an extension of the Horsky Harness business
- 129 Started as the Barrett Bros farm implement store
- This may be the first picture of this building



The dealers get out the crowds in the Portland, Oregon, territory. Barrett Bros., Albany Oregon, were hosts to this group and enough more to make one hundred fifty. Their efforts resulted in one of the best attended and most interesting "schools" on the territory.

1924 ~ *The Harvester World*: Volume 15, Number 12, December 1924

- Blade signs were very common on this building

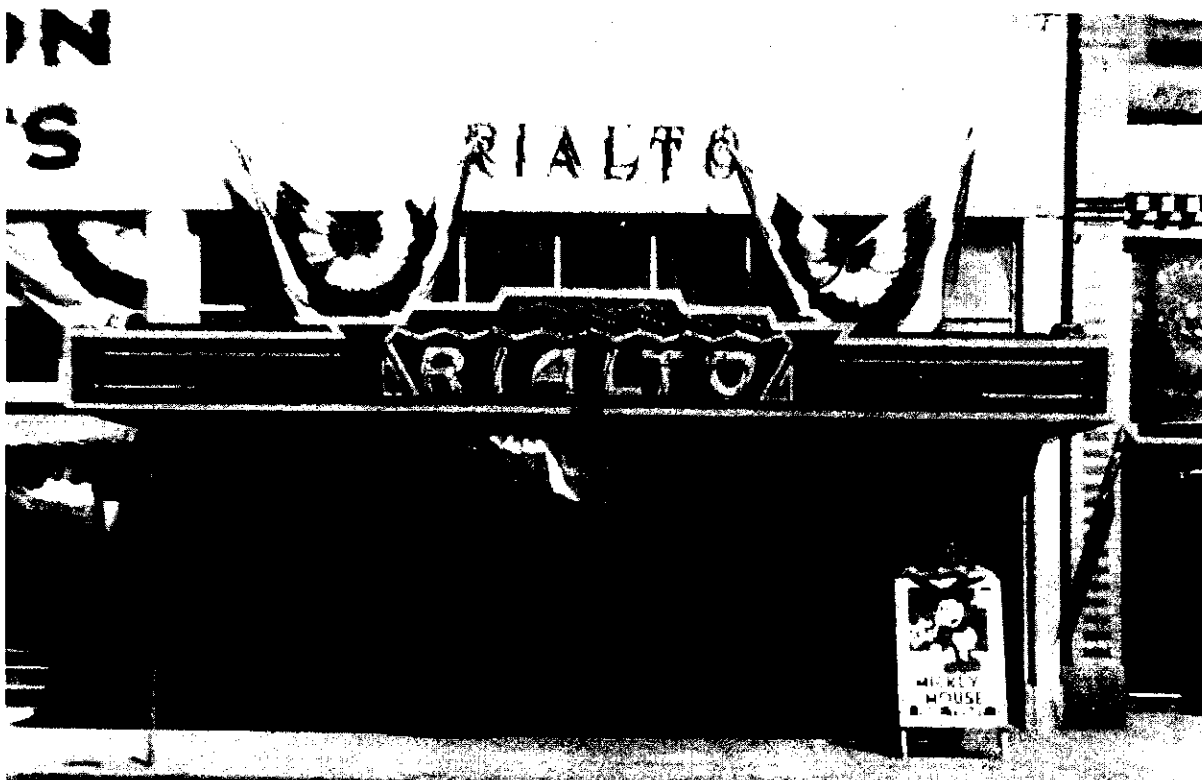
113 W First

- The first tenant was the Horsky Harness shop from 1905 to 1928
- From 1928-1981 it was a series of auto parts stores



- Picture Circa 1943
- At some point an aluminum and brick angled storefront was added and transom windows were covered.
- ACT purchased it in 1982

- Picture Circa 1937



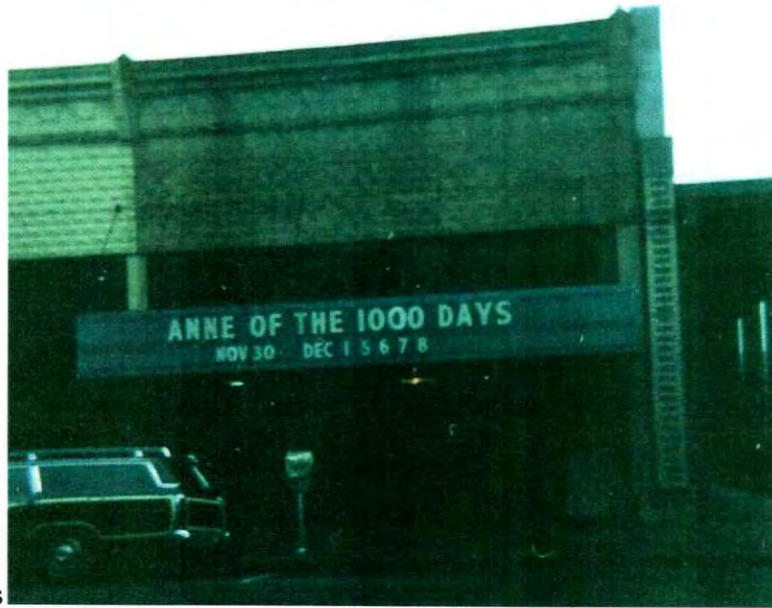
- Picture circa 1953
- Building purchased by Albany Civic Theater in 1968

- Picture circa 1968



- Picture circa 1972

- Picture Nov 1973, The Rialto marquee was covered with a letterboard since the late



1960's

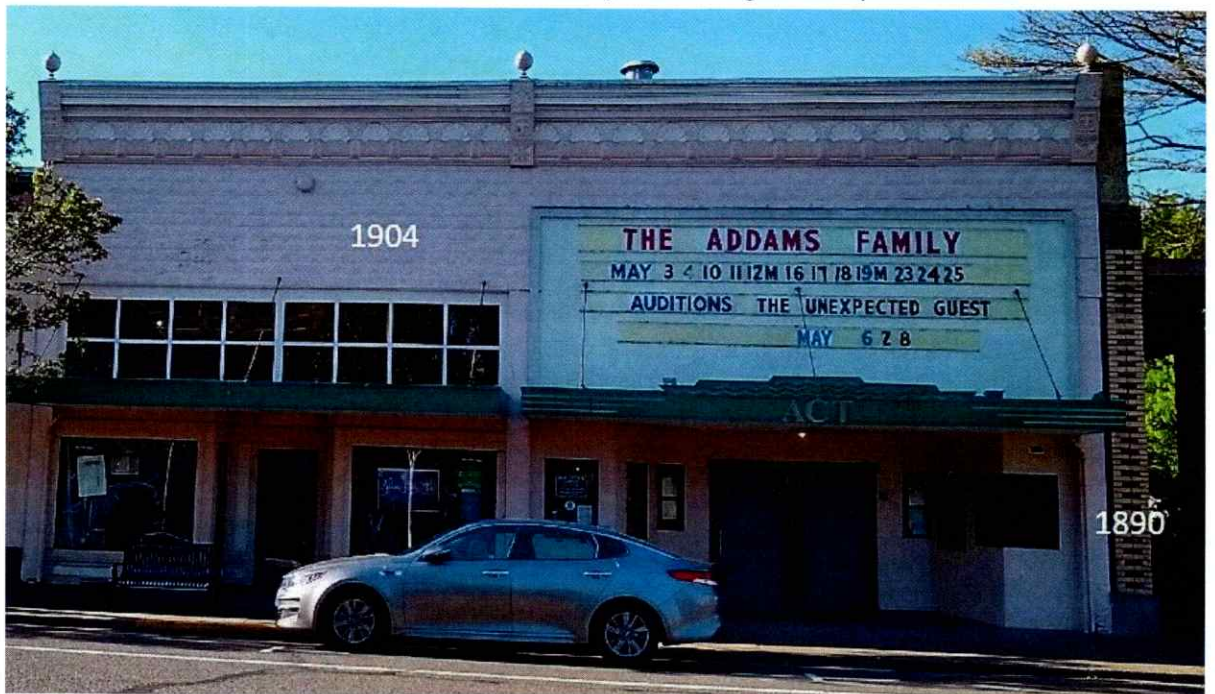


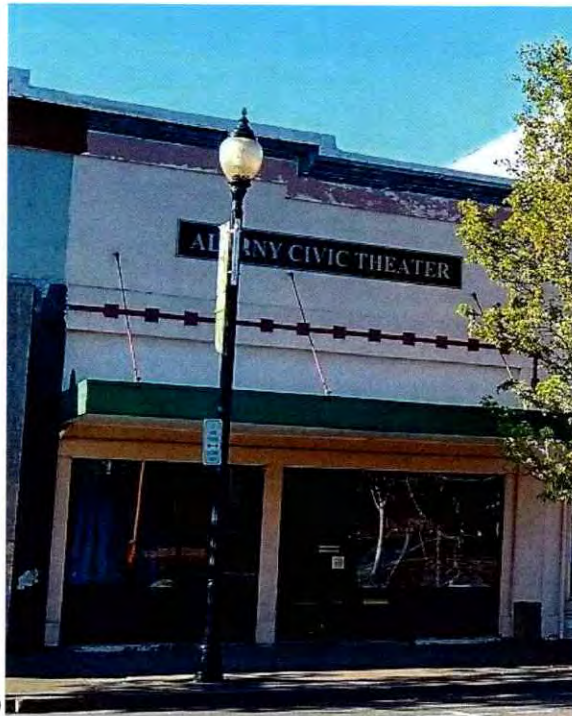
- Picture June 1982
- In 1983 the old marquee was removed and a cloth awning spanned both sides of the 1904 Building

- Picture Sept 1998



- In 2005/2006 the front facade was updated to something more historically accurate
- Picture from May 2019. Note that the Eastern brick wall was once part of the 1890 Baltimore building that burned in 1962, converted to a one story building for several years and was demolished in 1970 to build the Lyon St Bridge and a park.





- Picture from 2019

129 W 1st Ave

- From 1932-2016 It was almost always home to a series of restaurant/bar/taverns and had many changes to the front facade
- Picture from the mid-1940's



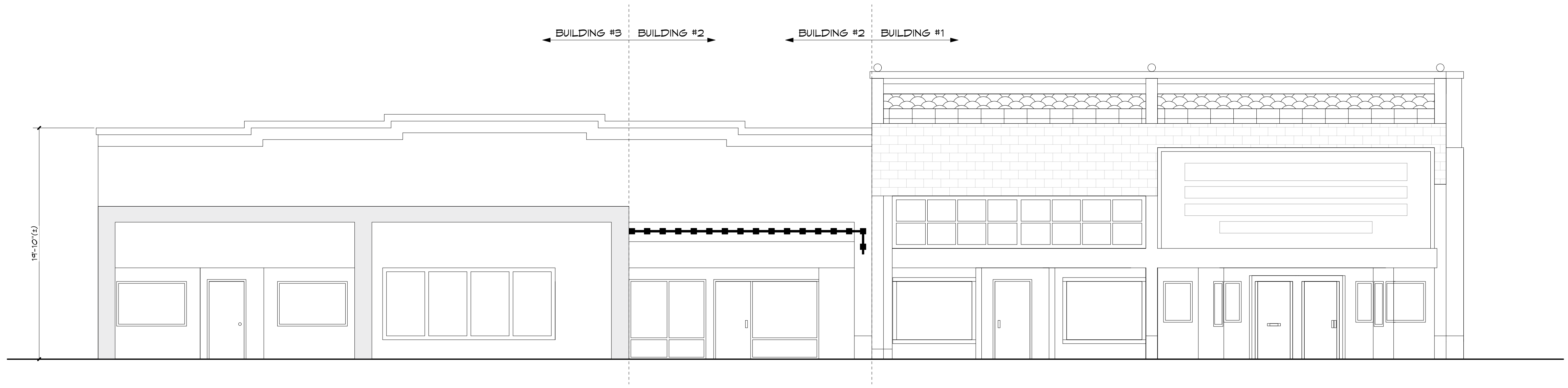
- By the late 1960's the front facade transom windows were covered and an artificial stone facade was added
- The Western wall had 4 windows covered over and a large sign was painted on the side



- Picture from 1982
- In the '80s or 90's the false stone facade was removed and replaced with a modern storefront.
- In 2016 work on the front facade was halted due to structural instability. It has been in this state since that time.
- Picture from 2019



- ACT purchased it in 2025



1 EXISTING FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 PROPOSED ELEVATION
SCALE: 3/16" = 1'-0"

LUKE
Designs
AND ENGINEERING
201 DEADMOND FERRY RD.
SPRINGFIELD, OREGON 97471
541-467-1151

FRONT ELEVATION
3/16" = 1'-0"

INTERIOR REMODEL FOR
JOSH MITCHELL
111 W 1ST AVE
ALBANY, OR 97321
JOSH - 541-231-9119

REGISTERED PROFESSIONAL
ENGINEER
102393PE
OREGON
MAY 09, 2023
AMMON D LUKE
EXPIRES: 12/31/2026

FINAL PLAN
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PROPER WRITTEN PERMISSION
DATE: 8/12/2026
REVISED:
DRAWN BY: AMMON LUKE
CHECKED BY:
JOB # 1261
SHEET
2 OF 8

Albany Civic Theater Project Narrative

The proposed exterior alterations to the Albany Civic Theater are designed to rehabilitate the building in a manner that more closely approximates its historic character, appearance, and material composition than the existing conditions. Over time, non-original and incompatible alterations—including vinyl windows, glass block, and infill construction—have diminished the building’s architectural integrity. The proposed work removes these elements and replaces them with materials and details that are consistent with the building’s historic period. On the west elevation, non-original windows will be replaced with wood windows that replicate the historic configuration in proportion, material, and detailing, restoring the integrity of the façade.

On the south elevation, the project proposes reconstruction of the storefronts along 111–113 1st Ave W, as well as the storefront at 113 1st Ave W, with an emphasis on reinstating defining historic features that have been lost or significantly altered. The design reintroduces distinctive elements such as divided wood transom windows and terra cotta tile accents, which are characteristic of the building’s historic appearance but are currently missing or deteriorated. All storefront systems will be constructed of solid wood in accordance with State Historic Preservation Office standards, replacing non-historic materials and ensuring long-term durability and authenticity. New recessed entries, wood-framed storefront windows, and traditional bulkheads will reestablish the original storefront rhythm and pedestrian scale. Structural upgrades will be integrated in a minimally invasive manner, allowing for necessary reinforcement while preserving existing structural components wherever feasible.

Overall, the project removes non-contributing features, reintroduces character-defining elements, and utilizes historically appropriate materials and construction methods. The result will be a cohesive and accurate restoration that strengthens the building’s architectural integrity and enhances its contribution to the historic district.

Proposed Exterior Alterations for Albany Civic Theater (111 1st Ave W - 113 1st Ave W)

South Elevation (front of 113 1st Ave W)

Remove existing wood, door, windows and alcove up to the concrete support beam.

Install new concrete curb water barrier along the base of the openings.

New custom structural grade #1, State Historic Preservation Office standard solid wood construction.

Storefronts with recessed alcove entrance to be installed. Walls shall run perpendicular or parallel to the wall above the new beam, a lower bulkhead to match the eastern part of the storefront shall be incorporated to attach awnings.

Install new glazed panel wood entry door with painted trim “to match historic condition.”

Install single or double wood-framed storefront windows with solid wood trim and sills and painted wood panel bulkheads below.

Install a divided wood panel double transom above the bulkhead. Panels shall be identical in design.

Install new steel awning along the storefront, secured to lower bulkhead and attached to existing eyebolts with steel turnbuckles.

Apply new paint

All glass for storefront windows, doors and transoms shall be clean, without tinting.

South Elevation (front of 111 1st Ave W)

Remove existing wood crash doors, display and box office windows.

Install new doorway, wood crash doors and stucco repair to angled entry walls. New facade to be ~ 3' farther South, open doors shall not impede sidewalk traffic.

New wood window boxes shall be installed in the old box office, mail room windows. .

New recessed lighting in the alcove above the entrance to be installed. As well as a light bar across the front alcove under the awning and above the doorways.

Apply new paint.

All glass for windows shall be clean, without tinting.

The new metal awning shall have a crest upon the middle top and medallion on the east to replicate the historic awning from the early Rialto Theater.

HISTORIC REVIEW OF EXTERIOR ALTERATIONS REVIEW CRITERIA:

The Secretary of the Interior's Standards for Rehabilitation. The following standards are to be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Criterion (1) *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

Findings of Fact and Conclusions

The Albany Civic Theater has operated continuously as a live performance venue for approximately 75 years, with an additional 20–30 years of prior use as a theater before its current stewardship. The proposed project continues this longstanding historic use. The remodel is limited to exterior façade improvements and does not alter the fundamental use, site layout, or overall function of the building.

The proposed project continues the historic use of the property and requires minimal change to its defining characteristics, thereby meeting this criterion.

Criterion (2) *The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.*

Findings of Fact and Conclusions

The project is focused on restoring and enhancing the front façade while retaining the overall form, massing, and function of the historic structure. No significant historic spatial relationships or primary structural elements are proposed to be removed.

The proposed work retains the historic character of the property and avoids inappropriate alteration of defining features, satisfying this criterion.

Criterion (3) *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

Findings of Fact and Conclusions

The proposed façade reconstruction is based on documented historical evidence of the building's original 1923 appearance, including photographs and physical references where available. The intent is not to create conjectural features, but to accurately restore lost elements of the original façade. New materials, including custom-built #1 structural grade Douglas fir, will be used in a manner consistent with historic design while remaining identifiable upon close inspection as contemporary reconstruction.

Because the proposed work is based on documented evidence and avoids conjectural design, the project does not create a false sense of historical development and meets this criterion.

Criterion (4) *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

Findings of Fact and Conclusions

The existing façade has undergone alterations over time that have diminished the building's historic appearance. The proposed project selectively removes non-historic or incompatible modifications while retaining elements that continue to contribute to the building's use and function.

The project appropriately balances the retention of historically significant changes while removing non-contributing alterations, thereby complying with this criterion.

Criterion (5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

Findings of Fact and Conclusions

The project emphasizes the preservation and re-establishment of distinctive architectural features associated with the building's historic theater use. The use of high-quality materials and craftsmanship, including custom-milled Douglas fir elements, reflects traditional construction techniques and reinforces the building's historic character.

The proposed work preserves and reinforces distinctive features and craftsmanship, satisfying this criterion.

Criterion (6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Findings of Fact and Conclusions

Where existing historic materials remain viable, they will be repaired and retained. Where deterioration or prior alterations necessitate replacement, new features will match the historic design in scale, proportion, and visual qualities, based on available documentation of the original 1923 façade.

The project prioritizes repair and ensures that replacement is accurate and compatible, meeting this criterion.

Criterion (7) *Chemical or physical treatments, such as sandblasting, that cause damage to historic material shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Findings of Fact and Conclusions

No abrasive or damaging cleaning methods are proposed. Any surface preparation or cleaning associated with the project will utilize the gentlest means possible to protect historic materials.

The project complies with this criterion.

Criterion (8) *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

Findings of Fact and Conclusions

The proposed work is limited to exterior façade improvements and is not expected to disturb subsurface archaeological resources. Should any such resources be encountered, appropriate preservation and mitigation measures will be implemented.

The project meets this criterion.

Criterion (9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

Findings of Fact and Conclusions

The reconstructed façade is designed to be compatible with the building's historic massing, scale, and architectural character. While closely reflecting the original 1923 design, the work will be executed in a manner that allows it to be distinguished as a contemporary reconstruction upon detailed inspection.

The proposed alterations are compatible with the historic property while remaining distinguishable, satisfying this criterion.

Criterion (10) *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Findings of Fact and Conclusions

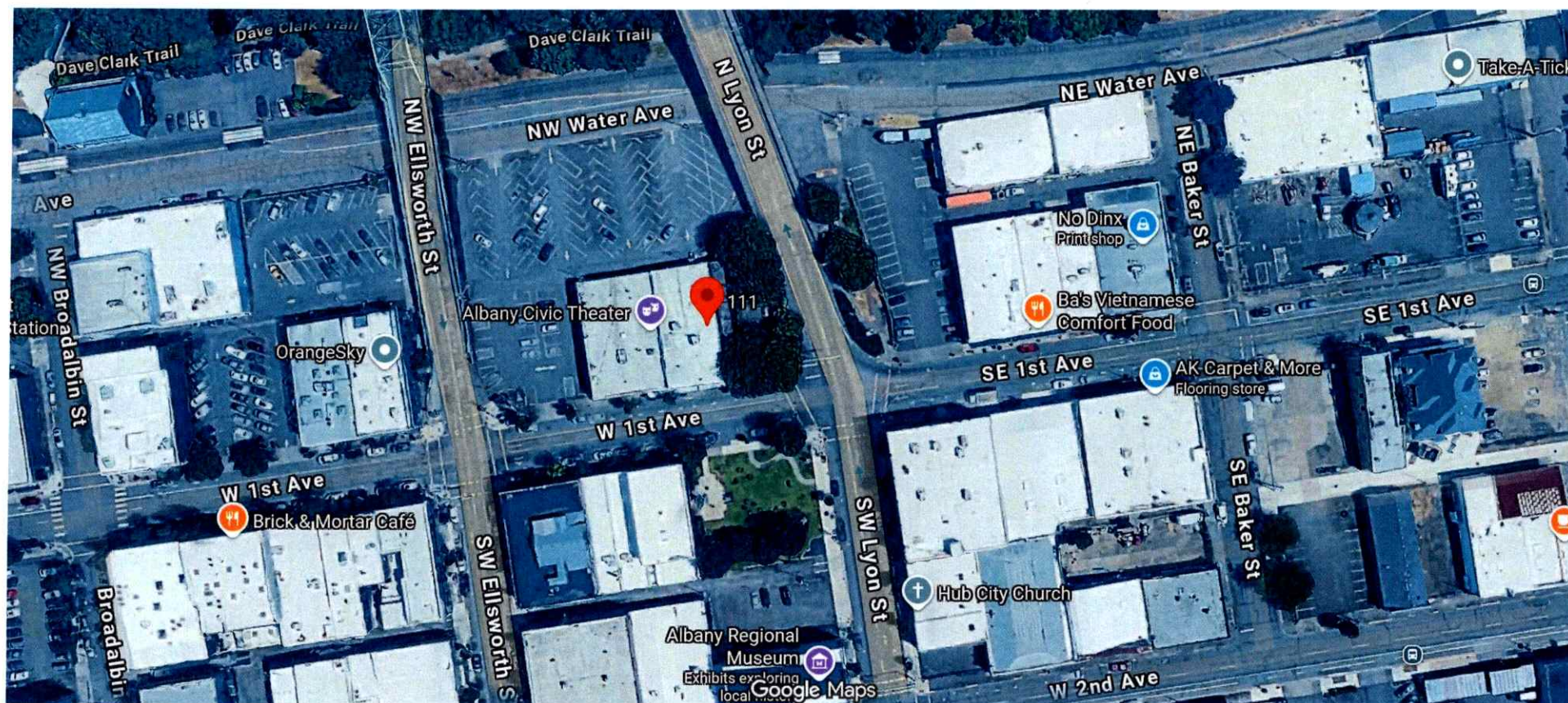
The façade improvements are designed so that they can be removed or modified in the future without impairing the essential structure and form of the historic building.

The project meets the reversibility requirement and complies with this criterion.



111 SE 1st Ave

Vicinity Map



Imagery ©2026 Google, Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 100 ft

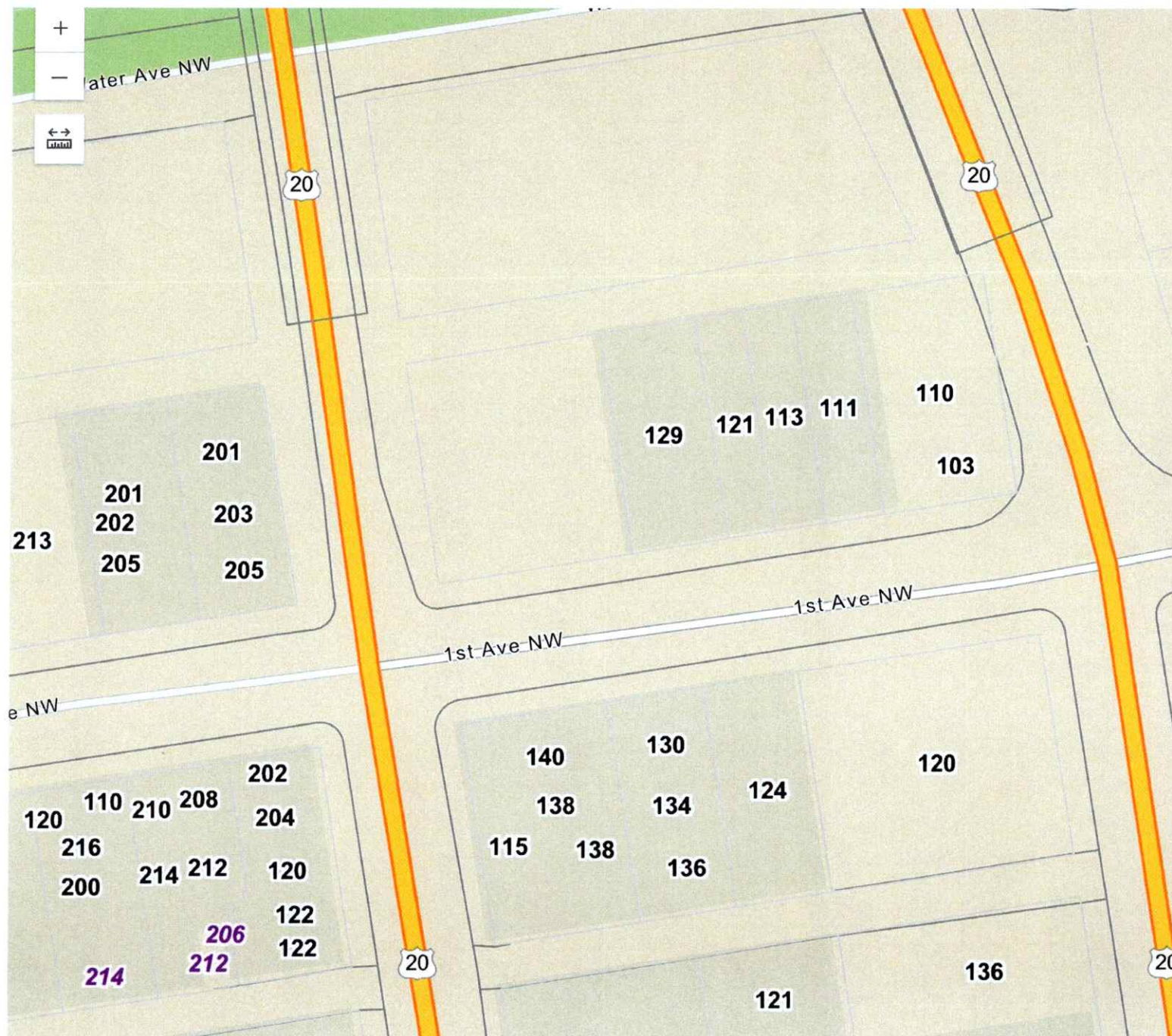


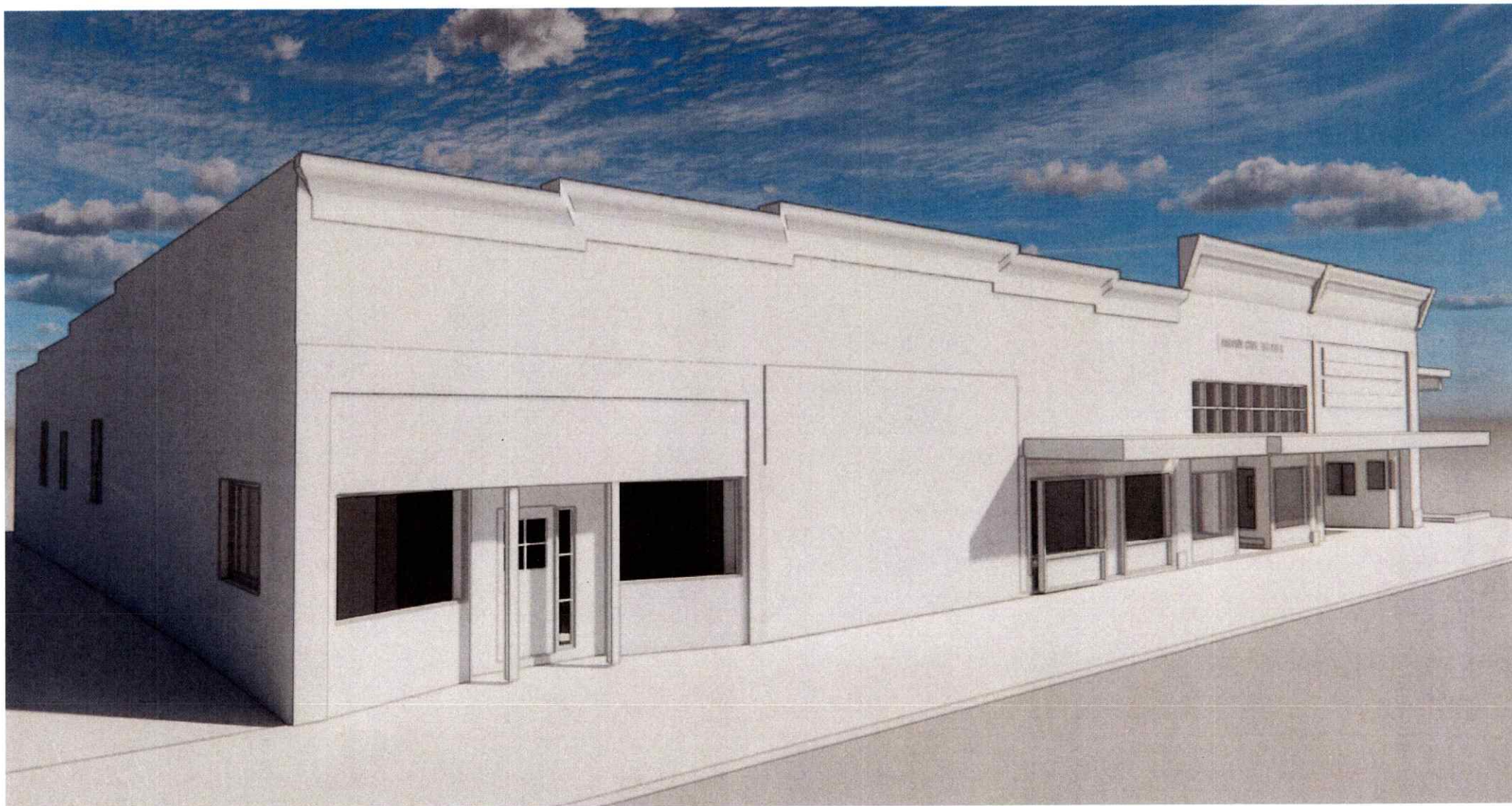
InfoHub - Albany's Community Map

Basemap Gallery

Layers

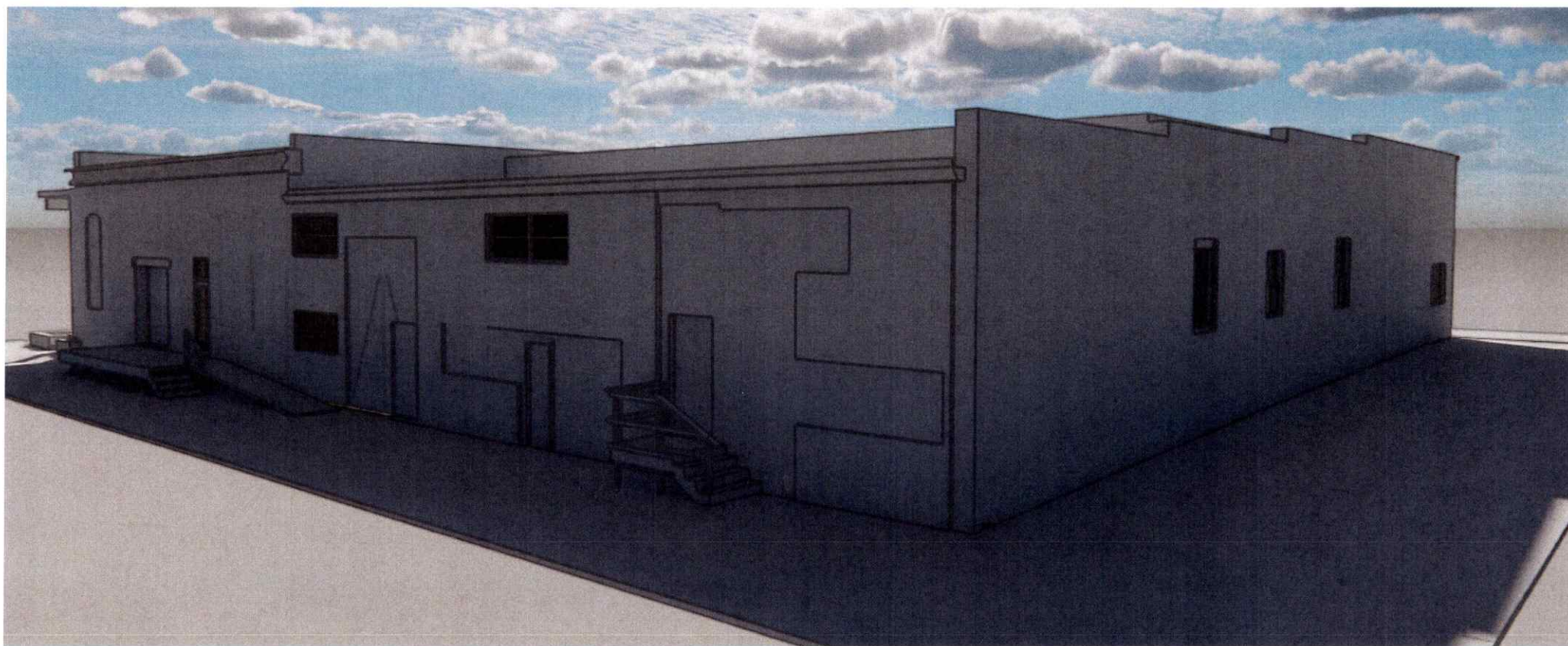
Info





Front + west side

Existing Building Render
c. 2025



Rear + West side

Existing Building Render
c.2025



1 EXISTING FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 PROPOSED ELEVATION
SCALE: 3/16" = 1'-0"



FRONT ELEVATION
1/1

INTERIOR REMODEL FOR
JOSH MITCHELL
111 N 1ST AVE
ALBANY, OR 97321
JOSH - 541-231-3116



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DATE: 4-8-2020

REVISION:

DRAWN BY: JOSH MITCHELL

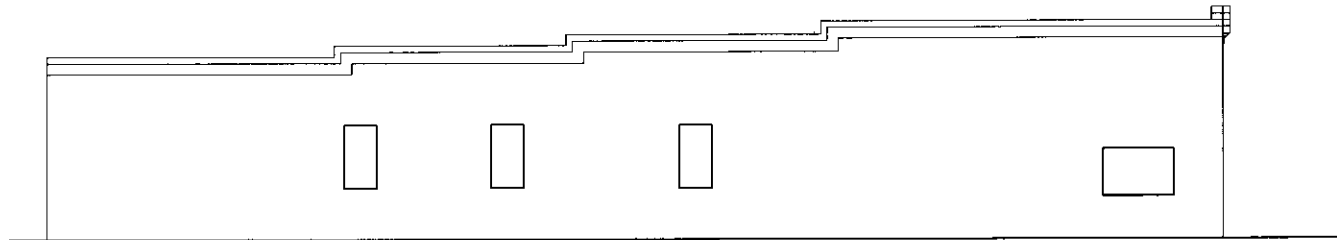
CHECKED BY:

JOB # 1261

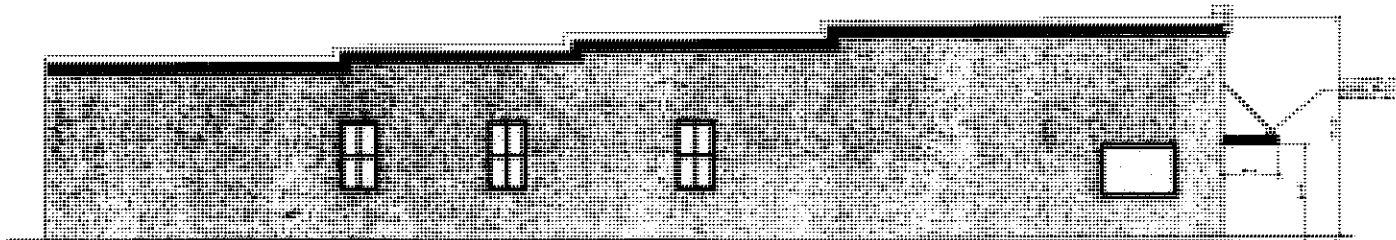
SHEET

1 OF 6

PAPER SIZE: 24" x 36"



1 EXISTING SIDE ELEVATION
SCALE: 3/16" = 1'-0"

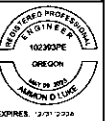


2 PROPOSED SIDE ELEVATION
SCALE: 3/16" = 1'-0"



SIDE ELEVATION
3/16" = 1'-0"

INTERIOR REMODEL FOR
JOSH MITCHELL
111 N 1ST AVE
ALBANY, OR 97321
JOHN - 541-261-3118



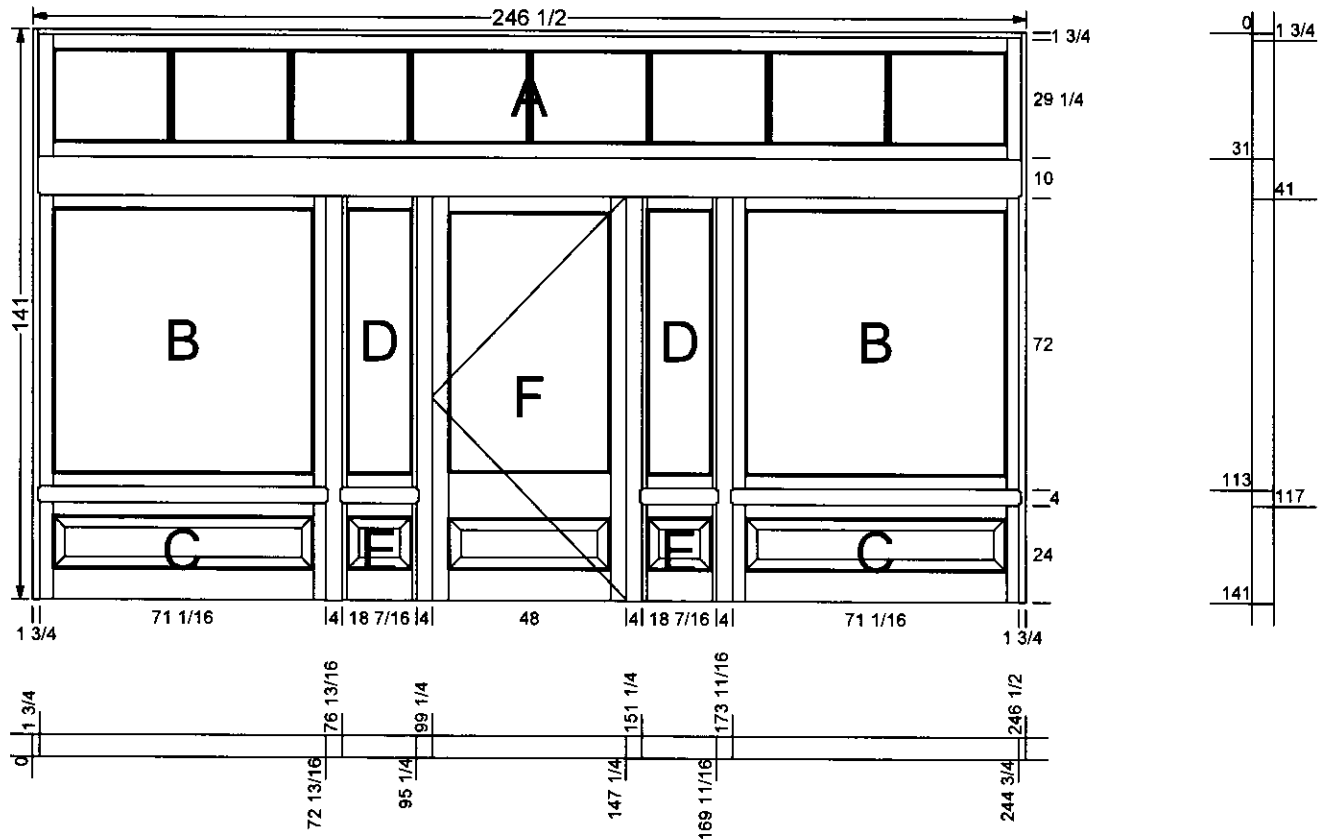
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DATE: 1/8/2026
DESIGNED BY: JMK
CHECKED BY: JMK
JOB # 1261
PAGE 2 OF 6

PAPER SIZE: 34" x 46"

Client **Josh Mitchell**

Job **ALBANY CIVIC THEATER 111 W 1ST AVE**

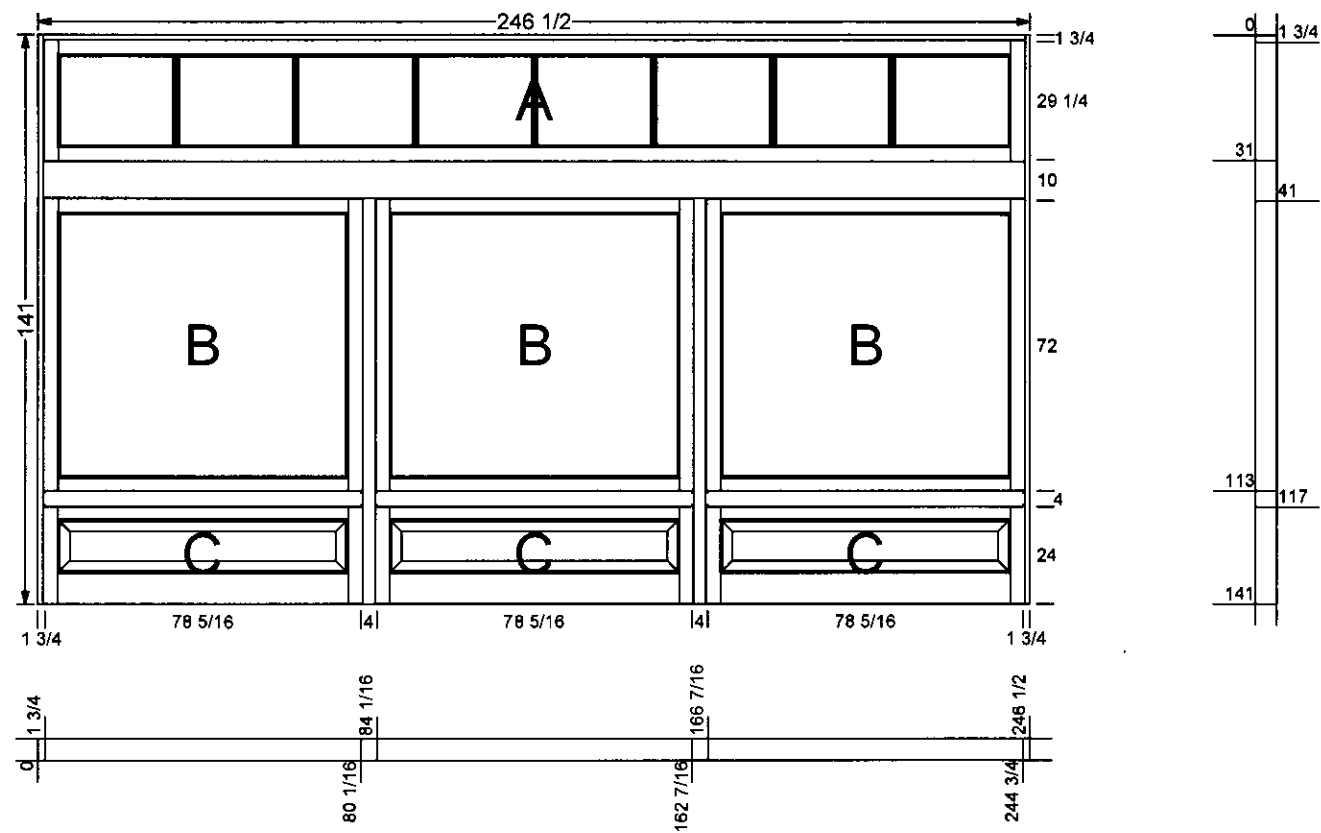
1 X Window - 1



129 1st Ave W

Large Drawings

1 X Window - 2



129 1ST Ave W

Technical drawing of a window assembly showing dimensions and labels A through F. The drawing includes a top section with a grid of 8 panes, a central section with a large pane (B) and a smaller pane (C), and a bottom section with a large pane (B) and a smaller pane (C). The central section is labeled F. The drawing includes dimensions for height and width, and labels A through F indicating specific components or features.

Dimensions (Height):

- Top section: 29 1/4
- Middle section: 72
- Bottom section: 24
- Total height: 141

Dimensions (Width):

- Top section: 232
- Middle section: 71 1/16
- Bottom section: 71 1/16
- Total width: 232

Labels:

- A: Top center pane
- B: Large panes in middle and bottom sections
- C: Small panes in middle and bottom sections
- D: Vertical dividers in middle and bottom sections
- E: Small square features in the bottom section
- F: Central pane in the middle section

121 1ST Ave W

Technical drawing of a window assembly showing a top view and a side view. The top view is a rectangle with a grid of 12 panes (2 rows by 6 columns). The panes are labeled A, B, C, D, E, and F. The side view shows the depth of the window frame and the placement of the panes. Dimensions are given in inches and fractions of an inch.

Top View Dimensions:

- Overall width: 270
- Overall height: 180
- Top section height: $1\frac{3}{4}$
- Section A height: $66\frac{1}{4}$
- Section B height: 80
- Section C height: 24
- Section D height: 4
- Section E height: 4
- Section F height: 4
- Section G height: 4
- Section H height: 4
- Section I height: 4
- Section J height: 4
- Section K height: 4
- Section L height: 4
- Section M height: 4
- Section N height: 4
- Section O height: 4
- Section P height: 4
- Section Q height: 4
- Section R height: 4
- Section S height: 4
- Section T height: 4
- Section U height: 4
- Section V height: 4
- Section W height: 4
- Section X height: 4
- Section Y height: 4
- Section Z height: 4

Side View Dimensions:

- Overall width: 270
- Overall height: 180
- Section A width: $1\frac{3}{4}$
- Section B width: $90\frac{1}{16}$
- Section C width: $11\frac{3}{16}$
- Section D width: 48
- Section E width: $11\frac{3}{16}$
- Section F width: $90\frac{1}{16}$
- Section G width: $1\frac{3}{4}$
- Section H width: $1\frac{3}{4}$
- Section I width: $95\frac{13}{16}$
- Section J width: 107
- Section K width: 111
- Section L width: 159
- Section M width: 163
- Section N width: $174\frac{3}{16}$
- Section O width: $178\frac{3}{16}$
- Section P width: $268\frac{1}{4}$
- Section Q width: 270

113 1ST AVE W

STAYTON WOOD WINDOWS

PO BOX 281 SUBLIMITY, OR 97385 + 503/930/8946 + MGS@STAYTONWOODWINDOWS.COM

Josh Mitchell
Tel: 541-231-3118

QUOTATION

Reference
Quotation Number
Date of Quotation 19 February 2025
Validity 30 days

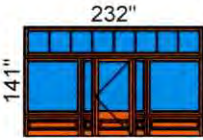
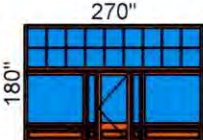
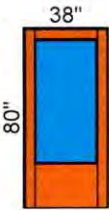
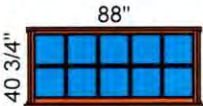
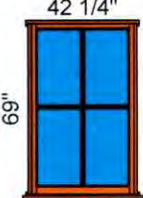
ALBANY CIVIC THEATER 111 W 1ST AVE

Dear Sir

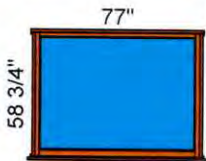
Thank you for your valued enquiry, below is a detailed specification for your project. Should you agree with the details please sign and return the order confirmation sheet enclosed with this Quotation. Should you require any changes please contact me when convenient to yourself.

Item (sizes)	Description
	Window - (1) External Jamb Timber Type: Douglas Fir 679.54 lbs Door 1 3/4" External Open in Door Timber Type: Douglas Fir 3/16 Laminated Casement Casement Sash Timber Type: Douglas Fir 3/16 Laminated
	Window - (2) External Jamb Timber Type: Douglas Fir 653.12 lbs Casement Casement Sash Timber Type: Douglas Fir 3/16 Laminated

Carr

Item (sizes)	Description	Brought F
	Window - (3) External Jamb Timber Type: Douglas Fir 649.81 lbs Door 1 3/4" External Open in Door Timber Type: Douglas Fir 3/16 Laminated Casement Casement Sash Timber Type: Douglas Fir 3/16 Laminated	
	Window - (4) External Jamb Timber Type: Douglas Fir 782.03 lbs Door 1 3/4" External Open in Door Timber Type: Douglas Fir 3/16 Laminated Casement Casement Sash Timber Type: Douglas Fir 3/16 Laminated	
	Door Frame - (5) THEATER CRASH DOORS External Jamb Timber Type: Douglas Fir 139.74 lbs Door 1 3/4" External Open in Door Timber Type: Douglas Fir 3/16 Laminated	
	Window - (6) Casement Jamb Timber Type: Douglas Fir 133.70 lbs Casement Casement Sash Timber Type: Douglas Fir 3/16 Laminated	
	Window - (7) Casement Jamb Timber Type: Douglas Fir 148.96 lbs Casement Casement Sash Timber Type: Douglas Fir 3/16 Laminated	

Carried F

Item (sizes)	Description	Brought F
	Window - (8) Casement Jamb Timber Type: Douglas Fir 59.22 lbs Casement Casement Sash Timber Type: Douglas Fir 3/16 Laminate	

Total Weight 3246.13 lbs

NOTES:

Diagrams of windows, doors and frames indicate style viewed from the outside and do not reflect s
All weights shown on this document are approximate and are intended to assist in manual handling
The colours shown are for presentation only and do not reflect the true finish colour of your timber c

Yours sincerely

Oregon Historic Site Record

LOCATION AND PROPERTY NAME			
address:	111 1st Ave W Albany, Linn County	historic name:	Realto Theatre
assoc addresses:		current/other names:	Albany Civic Theatre
location descr:		block/lot/tax lot:	
		twtnshp/rng/sect/qtr sect:	11S 3W 6
PROPERTY CHARACTERISTICS			
resource type:	Building	height (stories):	1.0
elig evaluation:	eligible/contributing	total elig resources:	
prim constr date:	c.1898	NR Status:	Listed in Historic District
	second date:	date indiv listed:	
primary orig use:	Theater	orig use comments:	
second orig use:			
primary style:	Italianate	prim style comments:	
secondary style:	Commercial (Type)	sec style comments:	
primary siding:	Brick:Other/Undefined	siding comments:	
secondary siding:			
plan type:		architect:	
		builder:	
comments/notes:			
GROUPINGS / ASSOCIATIONS			
Survey/Grouping Included In:	Type of Grouping	Date Listed	Date Compiled
Albany Downtown Commercial Historic District	Listed Historic District	12/09/1982	1998
SHPO INFORMATION FOR THIS PROPERTY			
NR date listed:	N/A	106 Project(s):	None
ILS survey date:		Special Assess Project(s):	None
RLS survey date:	03/01/1999	Federal Tax Project(s):	None
ARCHITECTURAL / PROPERTY DESCRIPTION			
<i>(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)</i>			
Refer to scanned documents links.			
HISTORY			
<i>(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)</i>			
Refer to scanned documents links.			
RESEARCH INFORMATION			
Title Records	Census Records	Property Tax Records	Local Histories
Sanborn Maps	Biographical Sources	SHPO Files	Interviews
Obituaries	Newspapers	State Archives	Historic Photographs
City Directories	Building Permits	State Library	
Local Library:		University Library:	
Historical Society:		Other Respository:	
Bibliography:			

Oregon Historic Site Record

LOCATION AND PROPERTY NAME			
address:	121 1st Ave W Albany, Linn County	historic name:	
assoc addresses:		current/other names:	ACT Annex; Book Bin
location descr:		block/lot/tax lot:	
		twtnshp/rng/sect/qtr sect:	11S 3W 6
PROPERTY CHARACTERISTICS			
resource type:	Building	height (stories):	1.0
elig evaluation:	eligible/contributing	total elig resources:	
prim constr date:	c.1919	NR Status:	Listed in Historic District
	second date:	date indiv listed:	
primary orig use:	Warehouse	orig use comments:	
second orig use:		prim style comments:	
primary style:	Commercial (Type)	sec style comments:	
secondary style:		siding comments:	
primary siding:	Stucco	architect:	
secondary siding:		builder:	
plan type:			
comments/notes:			
GROUPINGS / ASSOCIATIONS			
Survey/Grouping Included In:	Type of Grouping	Date Listed	Date Compiled
Albany Downtown Commercial Historic District	Listed Historic District	12/09/1982	1998
SHPO INFORMATION FOR THIS PROPERTY			
NR date listed:	N/A	106 Project(s):	None
ILS survey date:		Special Assess	None
RLS survey	03/01/1999	Project(s):	None
date:		Federal Tax	None
		Project(s):	
ARCHITECTURAL / PROPERTY DESCRIPTION			
<i>(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)</i>			
Refer to scanned documents links.			
HISTORY			
<i>(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)</i>			
Refer to scanned documents links.			
RESEARCH INFORMATION			
Title Records	Census Records	Property Tax Records	Local Histories
Sanborn Maps	Biographical Sources	SHPO Files	Interviews
Obituaries	Newspapers	State Archives	Historic Photographs
City Directories	Building Permits	State Library	
Local Library:		University Library:	
Historical Society:		Other Respository:	
Bibliography:			

Oregon Historic Site Record

LOCATION AND PROPERTY NAME				
address:	129 1st Ave W Albany, Linn County	historic name:	McAlphins Confectionery	
assoc addresses:		current/other names:	The First Round Bar & Grill, the Westerner	
location descr:		block/lot/tax lot:		
		twshp/rng/sect/qtr sect:	11S 3W 6	
PROPERTY CHARACTERISTICS				
resource type:	Building	height (stories):	1.0	total elig resources:
elig evaluation:	eligible/contributing			total inelig resources:
prim constr date:	c.1919	second date:		NR Status:
				Listed in Historic District
primary orig use:	Restaurant	orig use comments:		
second orig use:		prim style comments:		
primary style:	Commercial (Type)	sec style comments:		
secondary style:		siding comments:		
primary siding:	Stucco	architect:	Charles Burggraf	
secondary siding:		builder:		
plan type:				
comments/notes:				
GROUPINGS / ASSOCIATIONS				
Survey/Grouping Included In:		Type of Grouping	Date Listed	Date Compiled
Albany Downtown Commercial Historic District		Listed Historic District	12/09/1982	1998
SHPO INFORMATION FOR THIS PROPERTY				
NR date listed:	N/A	Special Assessment		106 Project(s):
ILS survey date:		Status	Term	None
RLS survey date:	03/01/1999	Closed	1st	Federal Tax Project(s):
			2005	None
ARCHITECTURAL / PROPERTY DESCRIPTION				
<i>(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)</i>				
Refer to scanned documents links.				
HISTORY				
<i>(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)</i>				
Refer to scanned documents links.				
RESEARCH INFORMATION				
Title Records	Census Records	Property Tax Records	Local Histories	
Sanborn Maps	Biographical Sources	SHPO Files	Interviews	
Obituaries	Newspapers	State Archives	Historic Photographs	
City Directories	Building Permits	State Library		
Local Library:		University Library:		
Historical Society:		Other Repository:		
Bibliography:				

Dean Keeling
 Albany Civic Theater
 Unofficial Historian
 5417913059
mdkeeling1@gmail.com

To whom it may concern,

As ACT submits its proposals for the 129 W. First Ave property as well as the adjoining building previously owned by ACT. I wish to convey some facts that have been incorrect in the past in city/county/state records. In reading a past staff report on this property (HI-11-17) I note several inaccuracies. That document says the building is circa 1919. It also says the eastern building that is home to the theater auditorium was built c1898. These dates are better defined as 1923 and 1904.

The western building was built in the summer of 1923 by Charles Burggraf. Its initial use for the western 2/3rds (129 W. 1st) was as the Barrett Bros hardware and farm implement store. The eastern 1/3 was an extension of the Horsky Harness Shop. The 1999 historic resource survey form that is often used as a reference is very inaccurate. It lists the first use of 129 W 1st as a confectionary store. It was briefly such a business between 1932-35. The build date and first use facts are noted in the following newspaper article:

LOWER FLOOR OF BUILDING IS LET

Agreements were reported last evening to be nearing completion for the occupation of the entire lower floor of the new Burggraf building, on First street between Ellsworth and Lyon streets, now under construction.

Barrett Brothers, hardware and implement merchants, have leased the major portion of the ground floor, and will occupy two-thirds of the space on the west side of the building, running from front to rear. They will move in as soon as their new quarters are ready.

The Horsky Brothers' sporting goods store and harness shop, auto repairing establishment and vulcanizing plant will be so expanded as to include the eastern one-third of the building, running also from front to rear, but Horsky Brothers are planning to sub-lease a rear room to E. R. Cummings for storage purposes.

The building at First and Ellsworth streets, now occupied by Barrett Brothers, will be torn down, it is reported, by the owner, W. H. Goltra. What disposition will be made of the corner property has not yet been determined, so far as could be learned last night. Reports to the effect that this corner had been leased by the Union Oil company were found to be unconfirmed.

The Horsky establishment will be connected with the new building by means of doors to be cut through the wall now separating the present headquarters of this store from the new building. The Horsky brothers expect to devote their new space entirely to their vulcanizing plant and auto trimming work. They reported last night that growing business in that line had compelled them to seek more room, lack of which has handicapped them during the last year.

It is expected by the tenants of the new building that they will be enabled to move soon after August 1, the date set for the completion of the Burggraf building.

Albany Daily Democrat (Albany, Oregon) - 03 Jun 1923,

The eastern building was built in the autumn of 1904 after a fire cleared the area in August 1904. The Eastern part of this building was an extension of the Pratt and Co furniture store and the west portion was the Horsky Harness Shop. It was noted in the previous report that the eastern section was the historic Rialto movie theater starting in 1937, but the Rialto actually started there in 1933. Here are an article and ad supporting these facts:

A New Brick.

A new one story brick is to be erected on the 49 by 100 feet next west of the Baltimore block, on 27 feet owned by the First National bank, and 22 feet formerly covered by the Albany Lunch counter and owned by Mr. Shupe, which has been sold, the deed for which will be transferred tonight or tomorrow. The east part will be made a part of a big store for Pratt & Co. furniture dealers, to be arranged in a modern up-to-date style in connection with the present store, and the west part by J. J. Horsky, the harness maker.

The present store room of Mr. Horsky, with the second floor have been rented by McKillop & Churchill for their lunch counter on a long lease.

Albany Democrat (Albany, Oregon) • 07 Oct 1904

FORMAL OPENING
of the Beautiful, New

RIALTO

THEATER
Opposite Elk's Temple

FRIDAY, JULY 21, 7:00 p.m.

EVERYTHING NEW
Latest Sound and Projection Equipment
New Upholstered Seats

OPENING BILL
"The Phantom Broadcast"

Featuring
Ralph Forbes and Vivian Osborne

We'll be glad to see you and welcome you to this
family theater

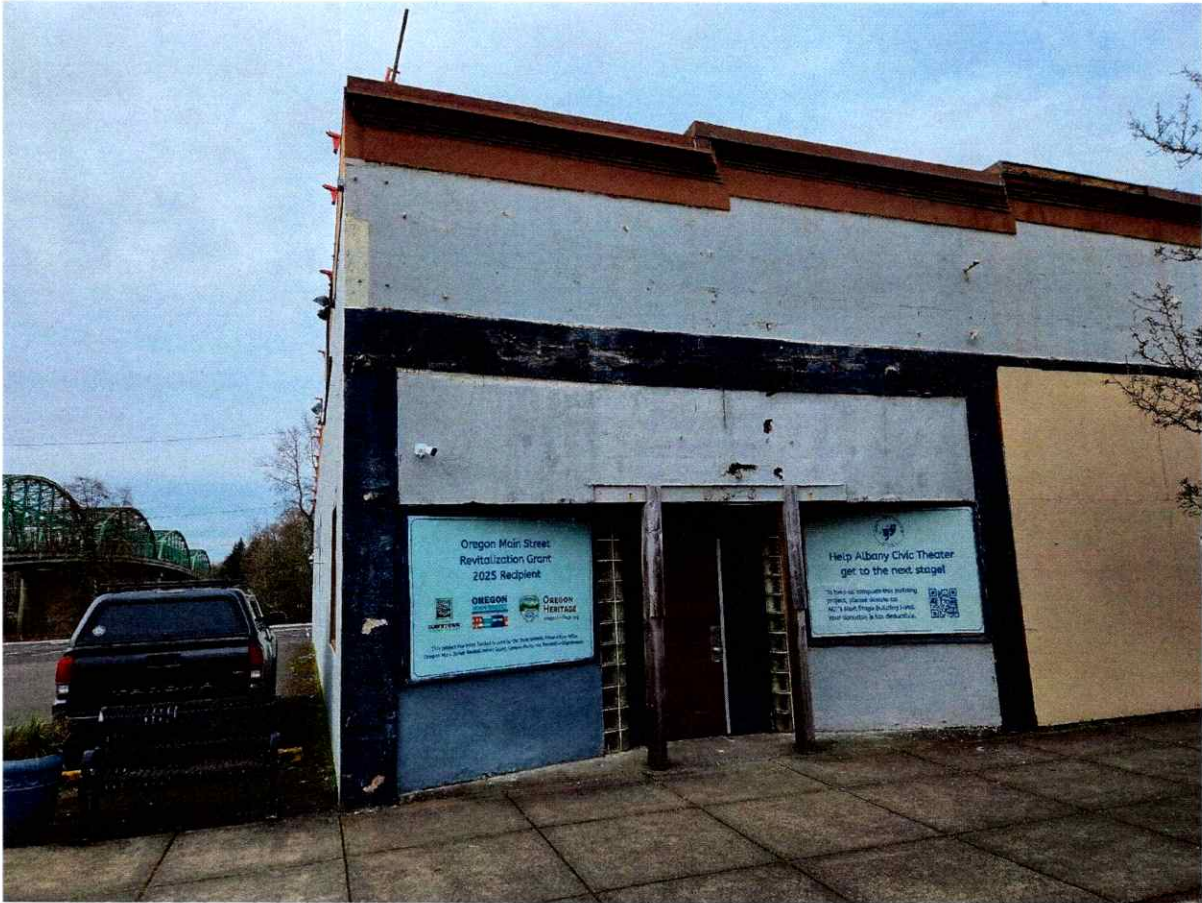
ADULTS—15c CHILDREN—10c

P. RAY HENDERSON, Proprietor

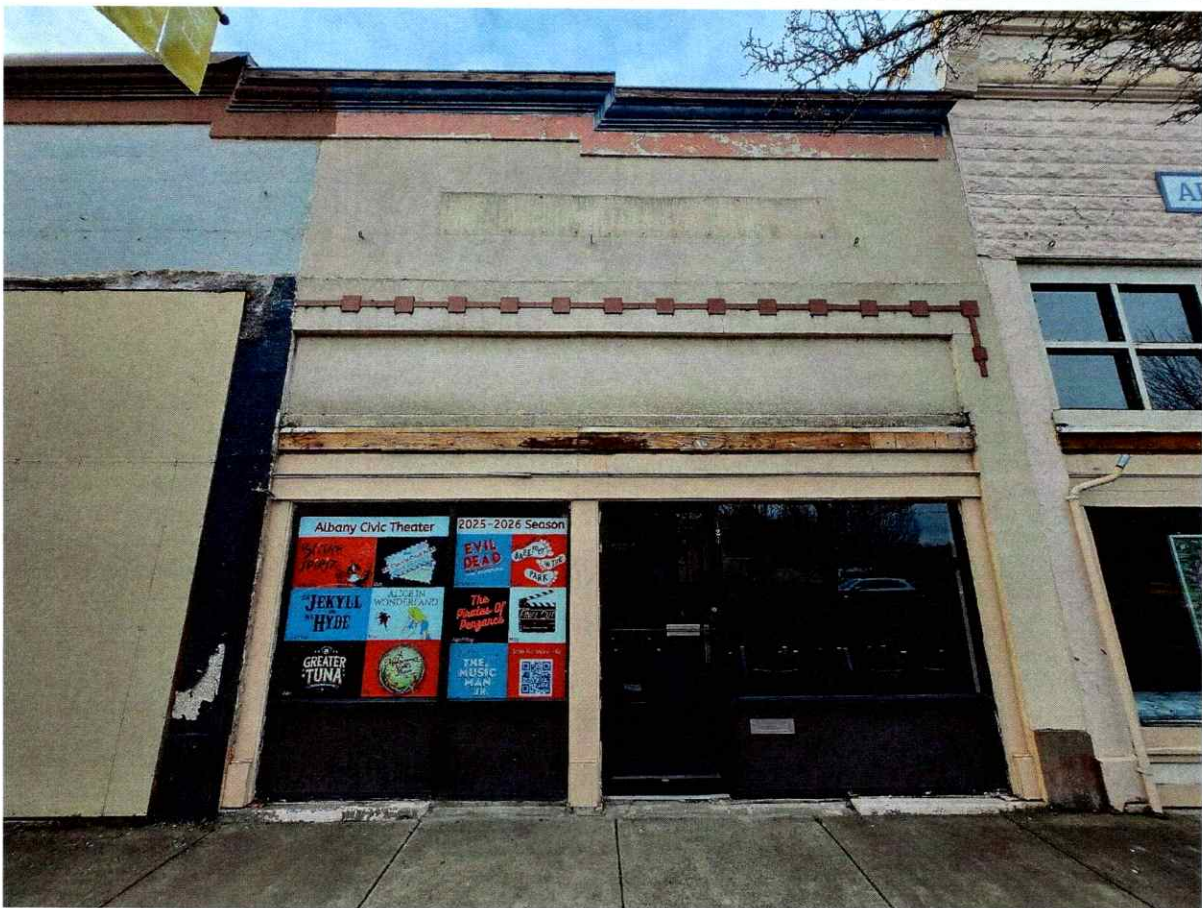
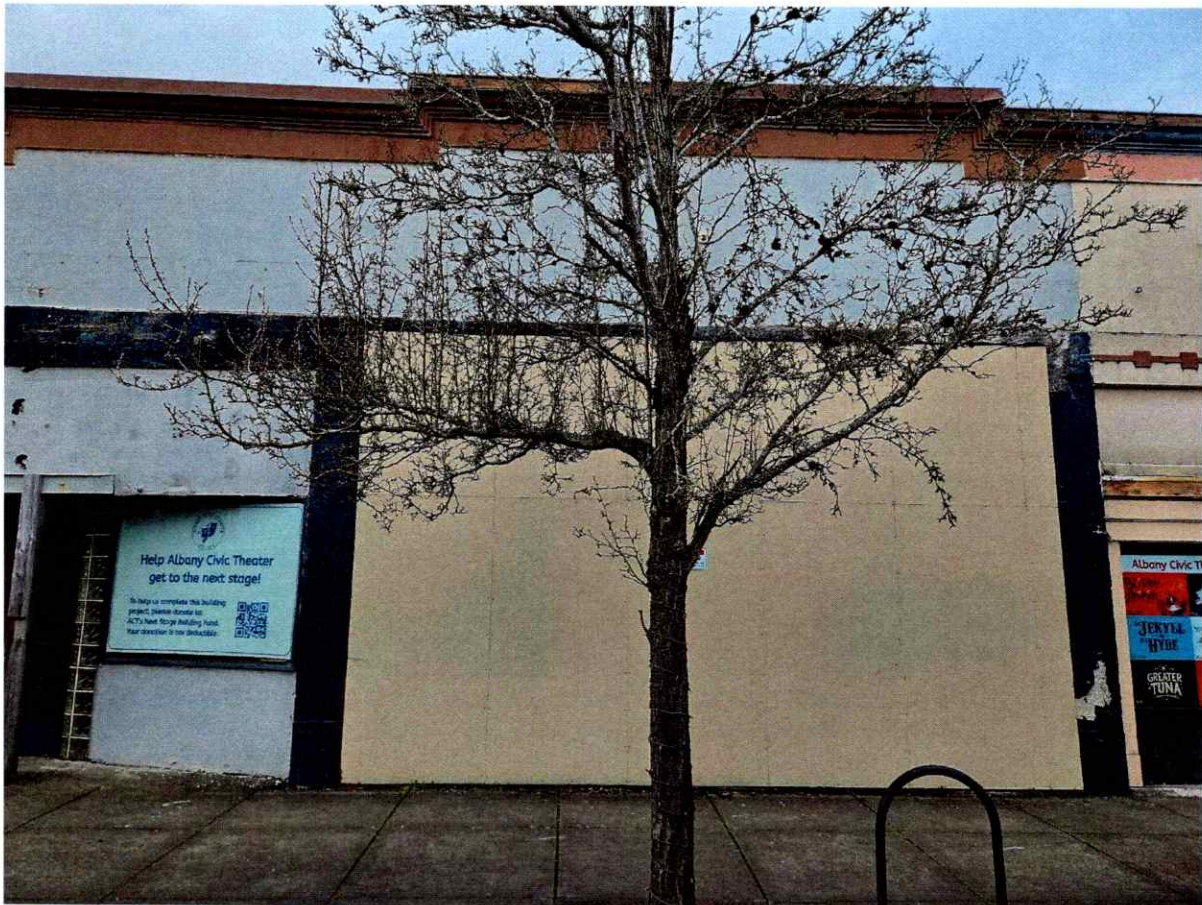
Albany Democrat-Herald (Albany, Oregon) • 20 Jul 1933

If you have any questions or would like more historical pictures of these buildings please do not hesitate to contact me.

Thanks,
Dean Keeling



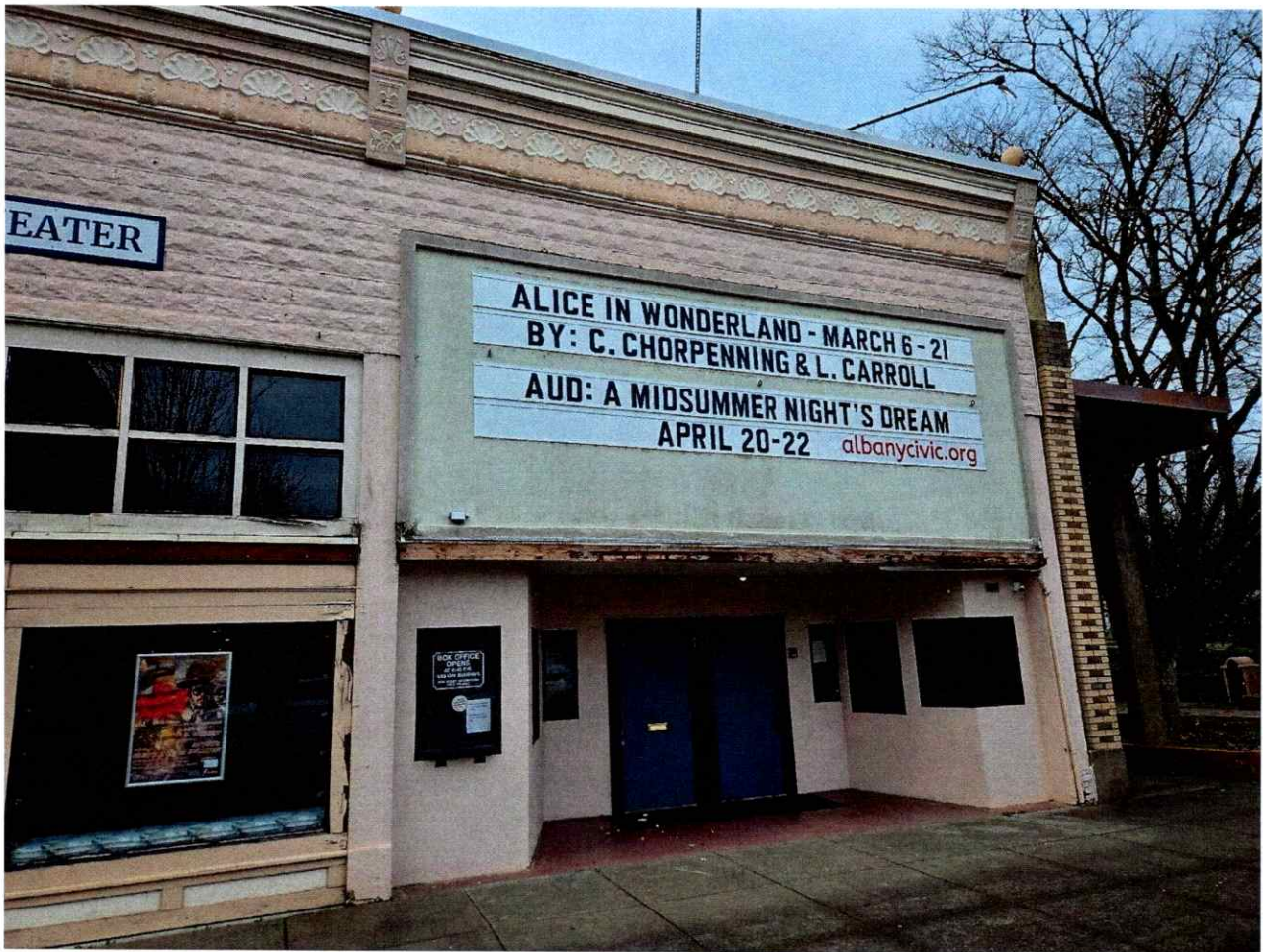
129 1st Ave W c. 2026



129 1st Ave W c. 2026
121 1st Ave W c. 2026



113 1st Ave W c. 2026



111 1st Ave W c2026

**OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY - ALBANY
HISTORIC DISTRICT**

COUNTY: Linn

NAME: Neiland, Gary C.
ADDRESS: 129 1st Ave NW
QUADRANGLE Albany

PIN 11S03W06CC04100
MAP 11S03W06CC
TAX LOT: 04100

SQ FT: 46x103

G/P SOURCES: Planning Division/L. Schwab

EID FOOTPRINT:

OTHER INFO:

ADA ACCESS (Y/N): N

PARKING (Y/N): N PARKING SPACES:

ELEVATOR (Y/N): N

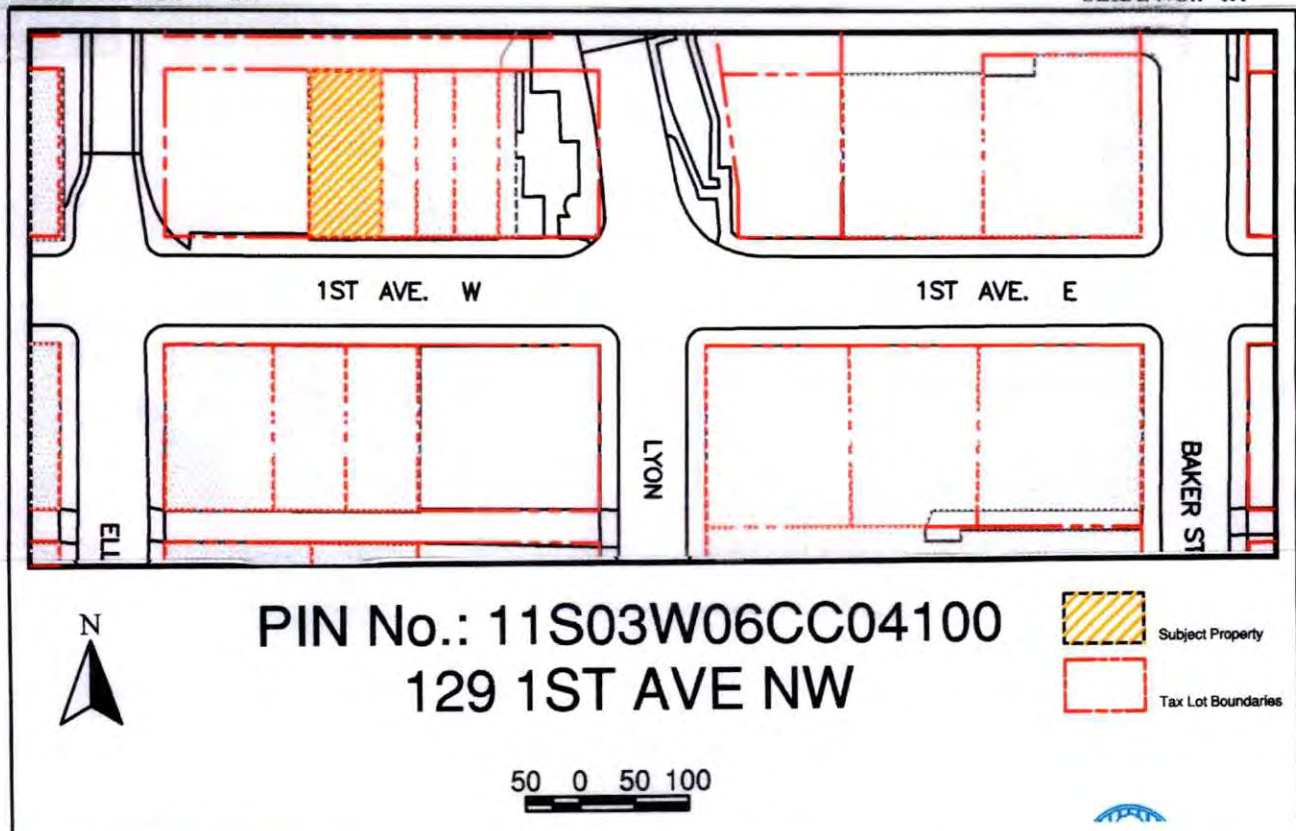
PARAPET (Y/N): Y

SEISMIC (Y/N): N

HISTORIC PHOTO: Y

NEGATIVE NO.: E19

SLIDE NO.: 6A



**PIN No.: 11S03W06CC04100
129 1ST AVE NW**

RECORDED BY: Roz Keeney

DATE: 3/99

LOCAL INVENTORY NO.: 07

SHPO INVENTORY NO.:

CASE FILE NUMBER: HI-23-89

Attachment C.2

**OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY - ALBANY
HISTORIC DISTRICT**

COUNTY: Linn

HISTORIC NAME: McAlphins Confectionery	ORIGINAL USE: Retail
COMMON NAME: The First Round Bar and Grill	CURRENT USE: Tavern
ADDRESS: 129 1st Ave NW	CONDITION: Good
ADDITIONAL ADDRESS:	INTEGRITY: Fair MOVED? N
CITY: Albany	DATE OF CONSTRUCTION: c.1919
OWNER: Neiland, Gary C.	THEME: Commercial
CATAGORY: Building	STYLE: Commercial
LOCATION: Downtown Historic District	ARCHITECT: Charles Burggraf
MAP NO: 11S03W06CC TAX LOT: 04100	BUILDER:
BLOCK: 6 LOT: 7	QUADRANGLE: Albany ASSESSMENT: Y, 1990
ADDITION NAME:	ORIGINAL RATING: Secondary
PIN NO: 11S03W06CC04100 ZONING: HD	CURRENT RATING: Historic Contributing

PLAN TYPE/SHAPE: Rectangular	NO. OF STORIES: 1
FOUNDATION MAT.: Concrete	BASEMENT: Y
ROOF FORM/MAT.: Flat	PORCH: Awning

STRUCTURAL FRAMING: Concrete**PRIMARY WINDOW TYPE:** Storefront**EXTERIOR SURFACING MATERIALS:** Stucco over brick**DECORATIVE FEATURES:**

Stair stepping molded entablature, imitation stone on West side of facade

EXTERIOR ALTERATIONS/ADDITIONS:

Story front windows not original, glass blocks surround entry door.

NOTEWORTHY LANDSCAPE FEATURES:**ADDITIONAL INFO:**

Located next to City parking lot.

INTERIOR FEATURES:**LOCAL INVENTORY NO.:** 07**SHPO INVENTORY NO.:****CASE FILE NUMBER:** HI-23-89

Attachment C.3**OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY - ALBANY
DOWNTOWN HISTORIC DISTRICT****COUNTY:** Linn

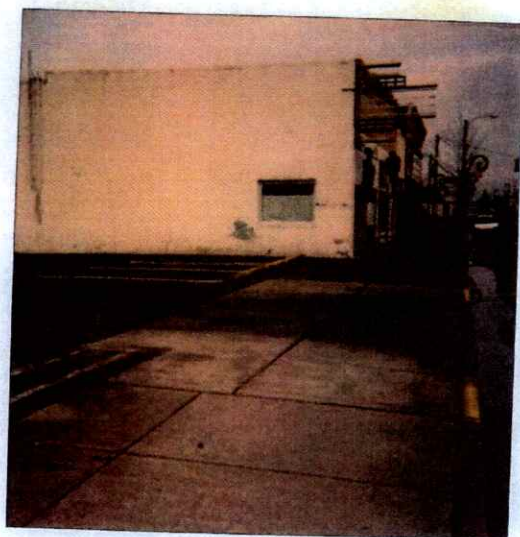
NAME:	Neiland, Gary C.	PIN NO.:	11S03W06CC04100
ADDRESS:	129 1st Ave NW	MAP NO.:	11S 3W 6CC
QUADRANGLE	Albany	TAX LOT:	04100

SQ FT:	46x103	G/P SOURCES:	Planning Division/L. Schwab
EID FOOTPRINT:		OTHER INFO:	
ADA ACCESS (Y/N):	N		
PARKING (Y/N):	N	PARKING SPACES:	
ELEVATOR (Y/N):	N		
PARAPET (Y/N):	Y		
SEISMIC (Y/N):	N		
HISTORIC PHOTO:	Y		

NEGATIVE NO.:	E19	SLIDE NO.:	6A
----------------------	-----	-------------------	----

RECORDED BY:	Roz Keeney	DATE:	3/99
LOCAL INVENTORY NO.:	07	SHPO INVENTORY NO.:	
CASE FILE NUMBER:	HI-23-89		

Attachment C.4



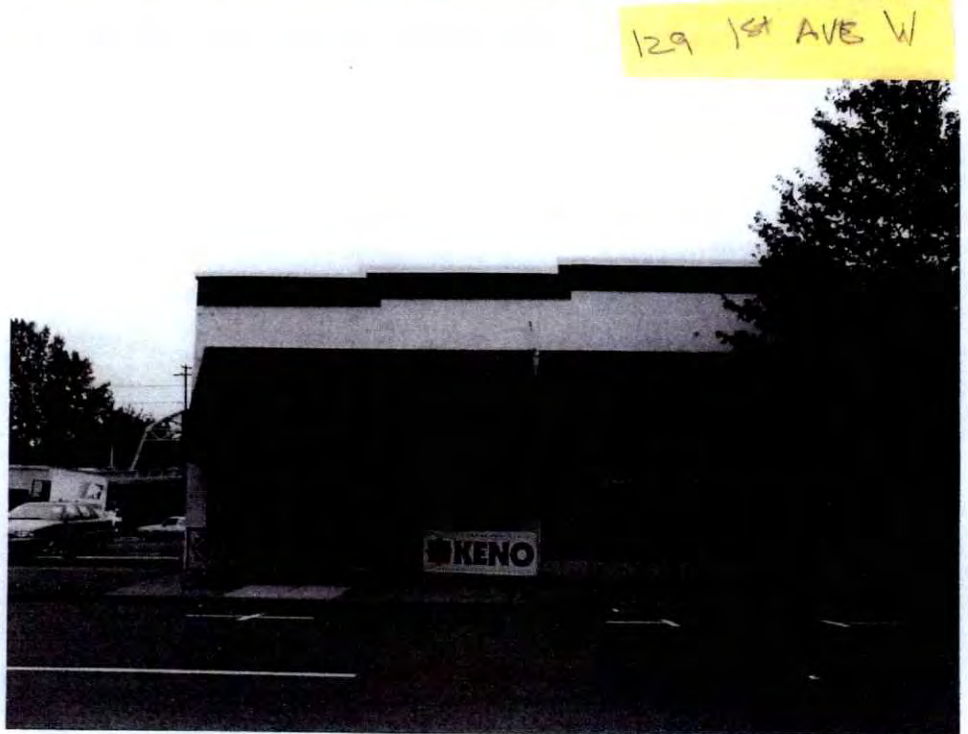
129 1st NW



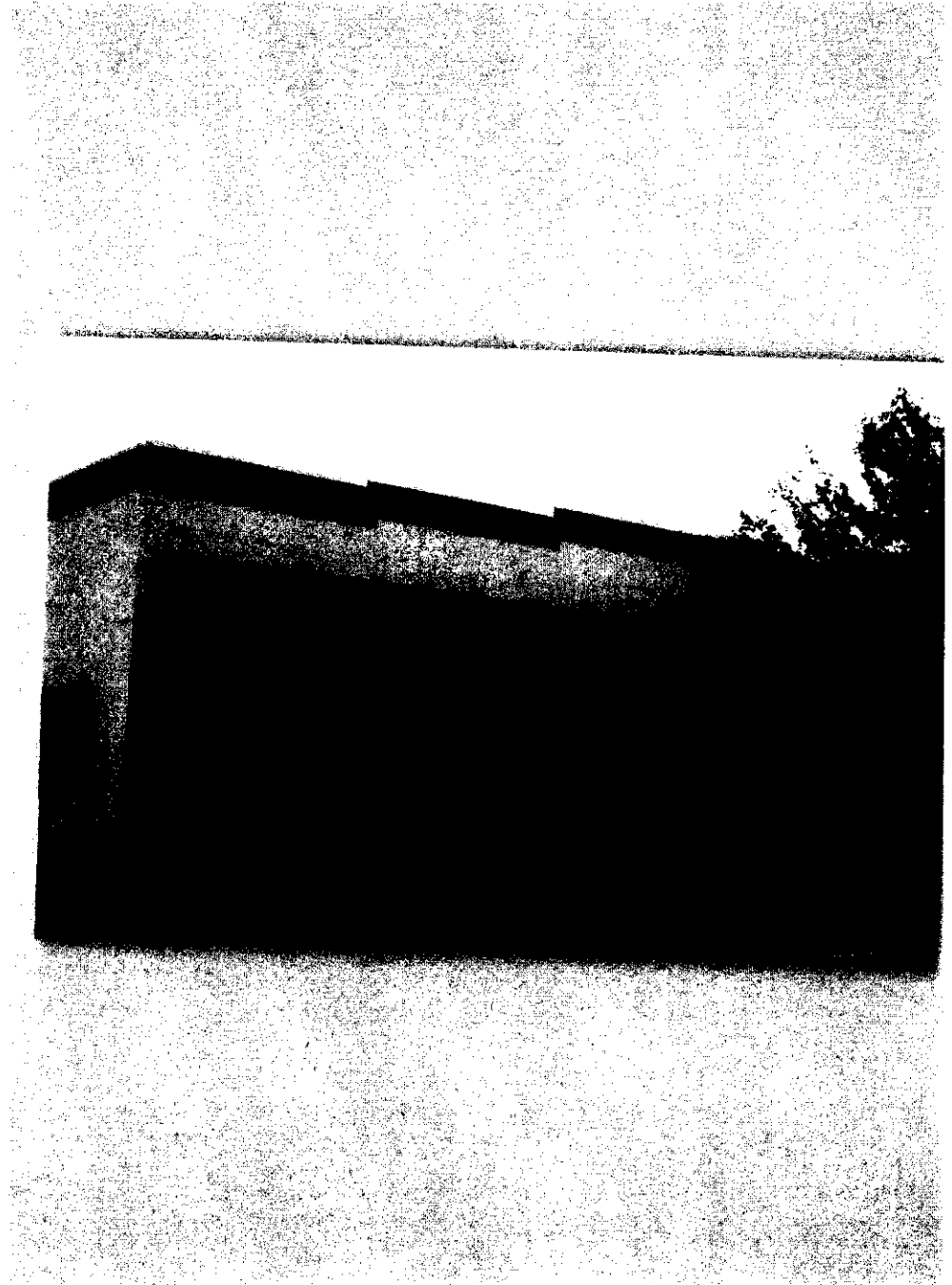
129 1st NW ✓

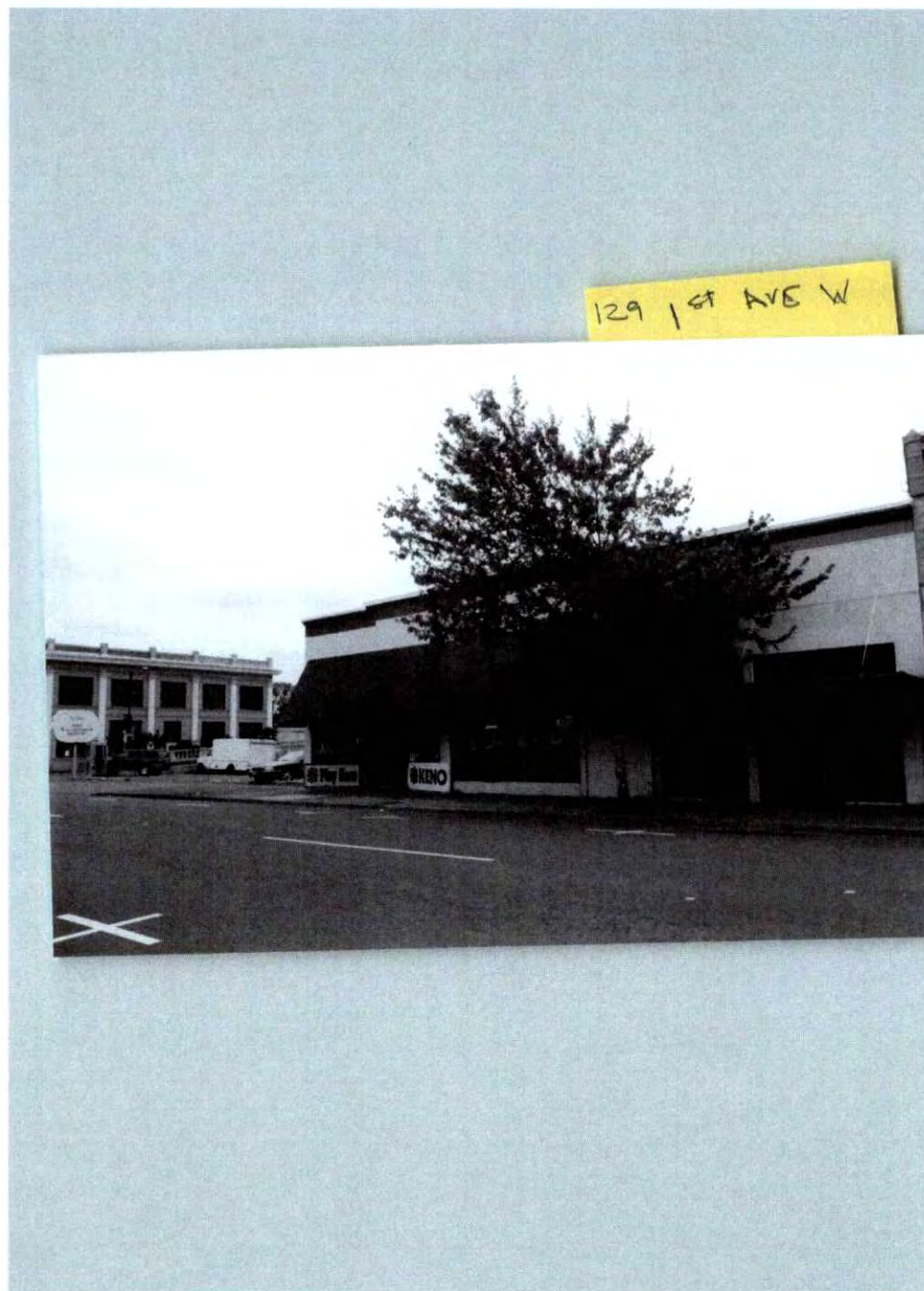


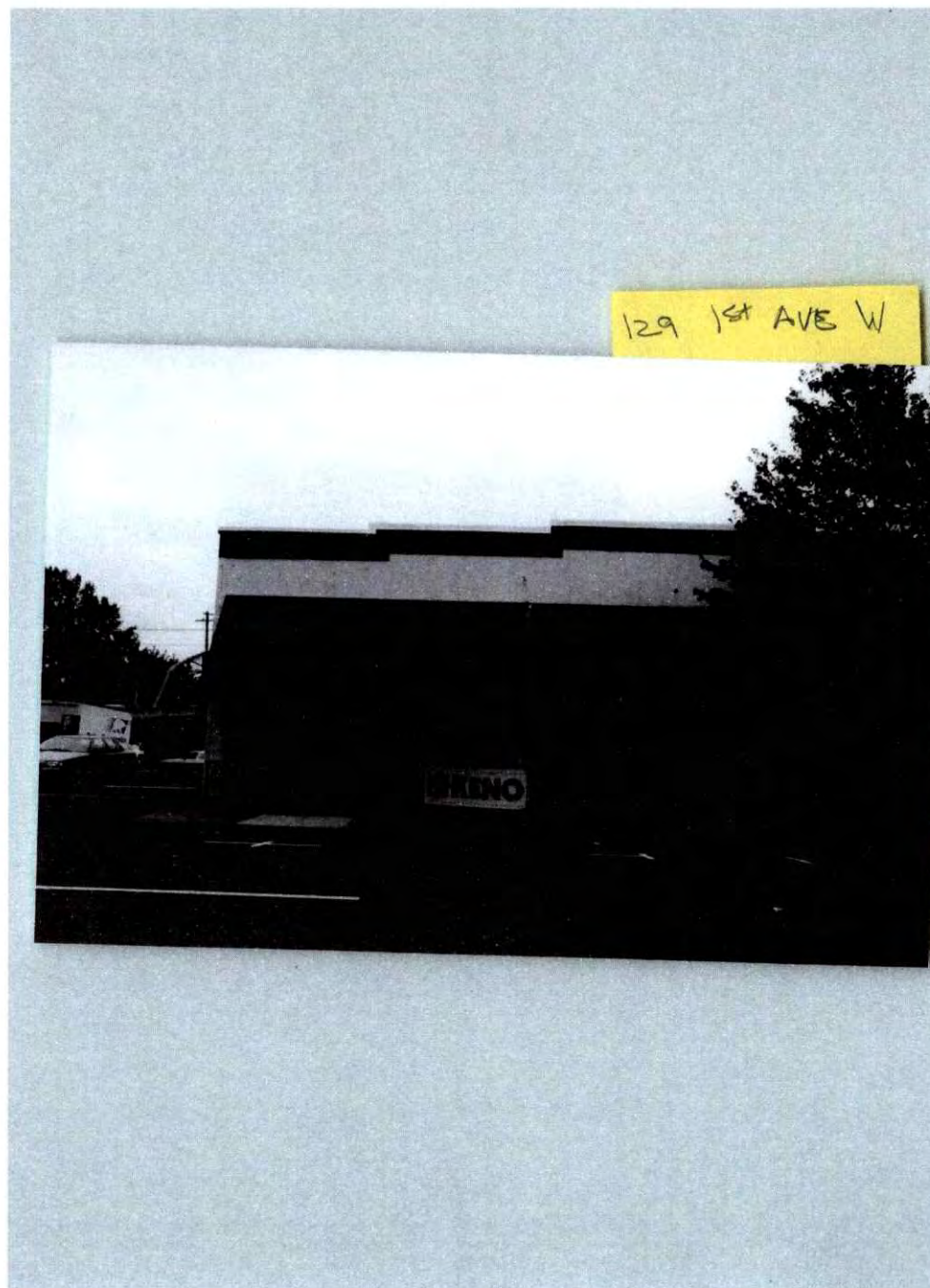
129 1st NW

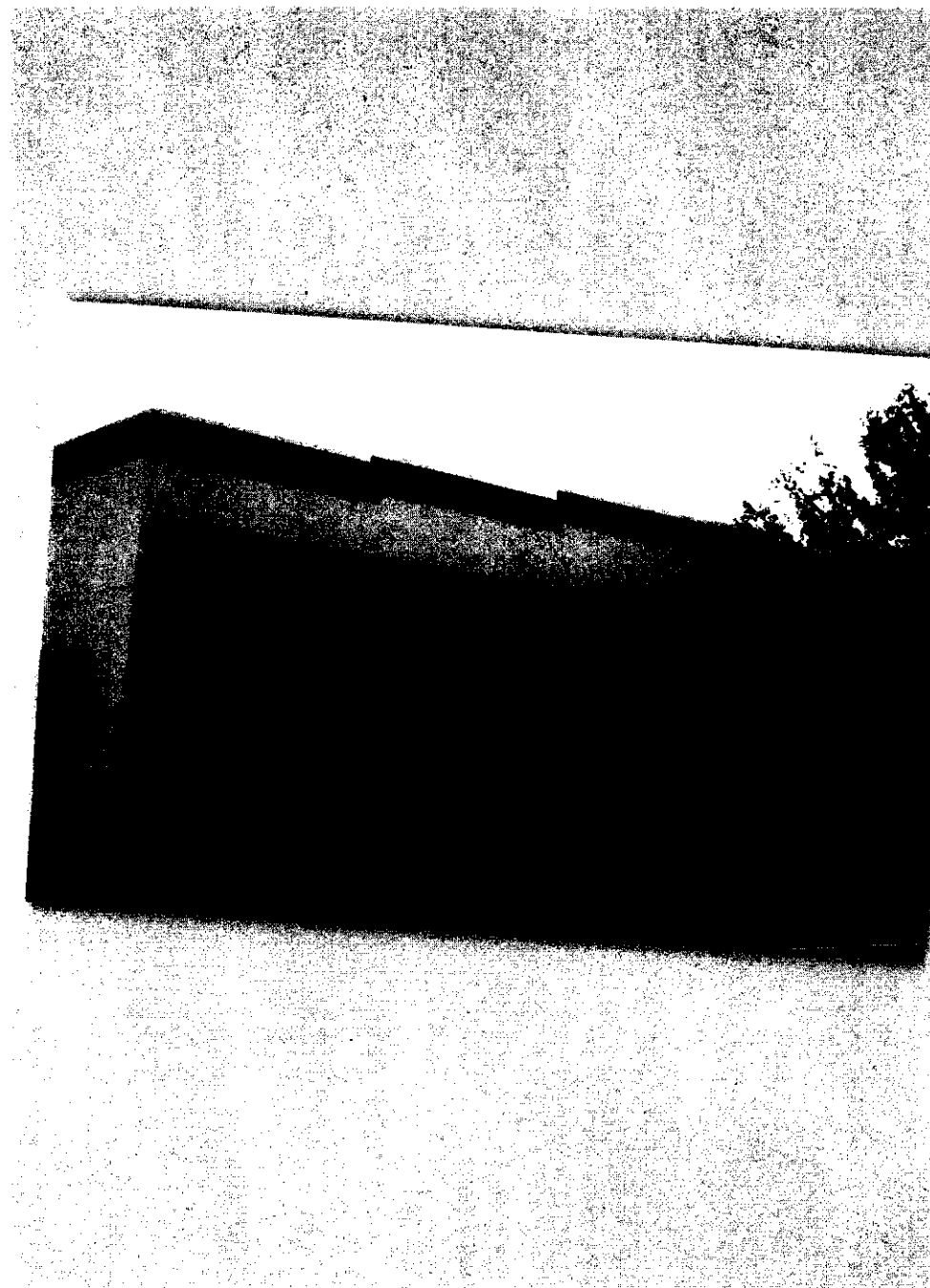












Attachment C.11

17. 129 First Avenue NW.

Significance: Secondary

Use: Tavern (The Westerner)

Present Owner: Gary & Carol Nieland
~~565 Rose St. NE~~
 Salem, OR 973013
 765 Hood St. NE
 Tax Lot: 11-3W-6CC-4100

Description: One-story brick structure with stuccoed finish. Complete molded entablature, stair stepping from a central grouping, surround building. Imitation stone first level facade on part of building; east side of building retained original windows and door entrance ways.

Note: Original use McAlphin's Confectionery Store.

Construction Date: c 1919. Designed by Charles Burggraf.

