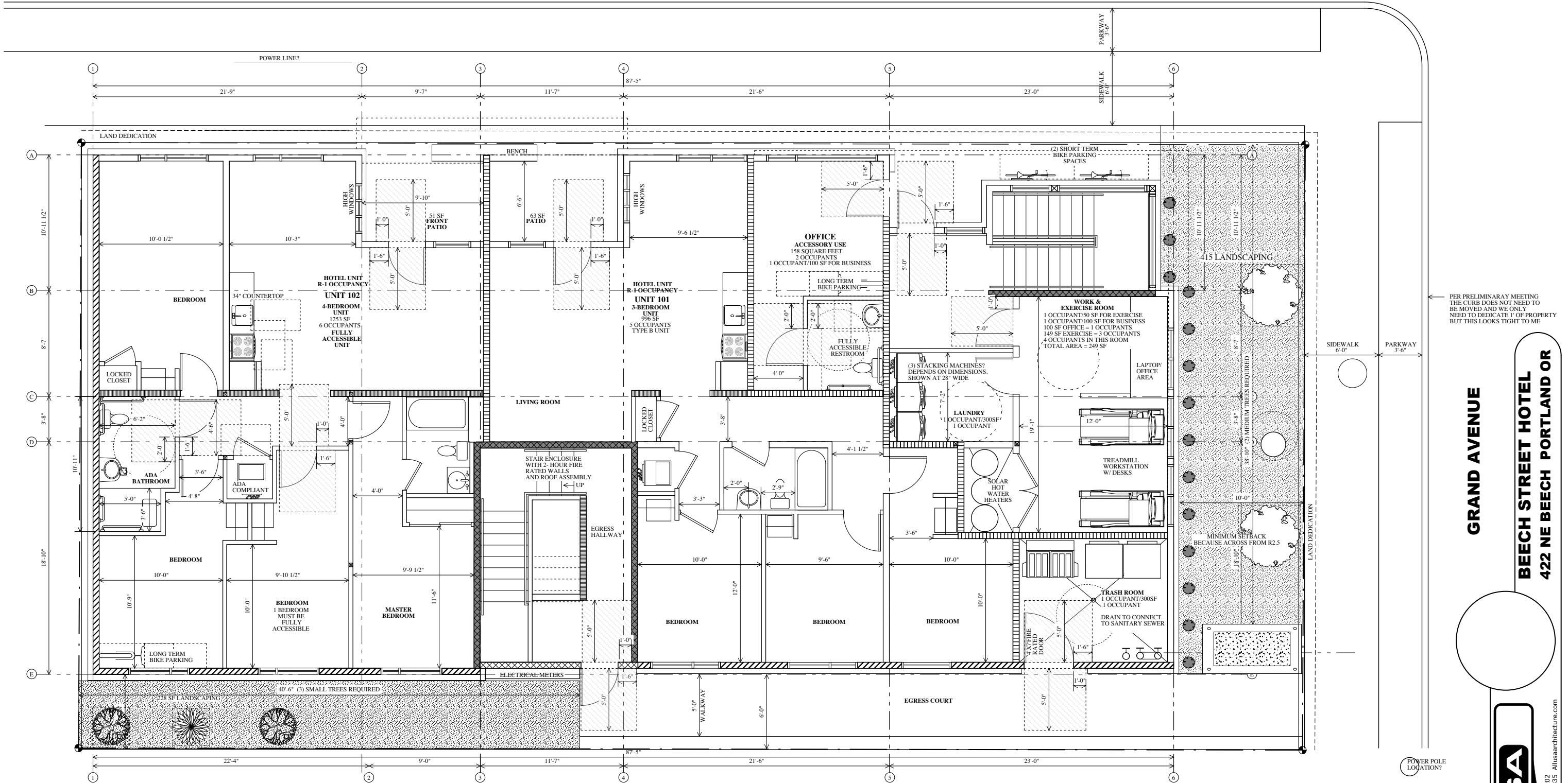


BEECH STREET



FIRST FLOOR PLAN

KEYNOTES

- PROVIDE A WASHER PAN WITH DRAIN BY DURAFLEX OR SIM. VENT DRYER THROUGH FIRE SOFFIT PER DETAIL D1.4, THROUGH A SHAFT PER F2.1 OR DIRECTLY THROUGH THE ROOF. USE "THE DRYER BOX" 1-HOUR RATED UL LISTED SYSTEM NO. W-4-7129 TO RECESS VENTING INTO WALL. FILL SURROUNDING WALL CAVITY WITH R-19 FIBERGLASS INSULATION. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- EXTEND HANDRAIL 11" @ BOTTOM/TOP OF STAIR ON BOTH SIDES. RETURN HANDRAIL TO THE GROUND, A POST OR A WALL.
- RADON SOIL EXHAUST SYSTEM (SES): 3" Ø ABS SSED PIPE TO BE CONTINUOUS FROM BELOW 6 MIL CROSS LINKED POLYETHYLENE GAS RETARDER TO 4" ABOVE ROOF-MEMBRANE. A "T" FITTING SHALL BE USED. SED TO BE INSTALLED PER 2014 OSC OREGON AMENDMENT SECTION 1812. PROVIDE POWER SOURCE FOR FUTURE ACTIVE SUBMEMBRANE DEPRESSURIZATION SYSTEM.
- VENT STOVE, BATHROOM FANS DIRECTLY TO THE EXTERIOR WITHIN THE FLOOR CAVITY PER FLOOR FRAMING PLAN AND DETAIL D2.1
- DOORBELL
- 4" Ø EXHAUST GRILLE WITH MOUNTING COLLAR BELOW WINDOW FOR PORTABLE A/C UNIT. A/C UNIT BY OTHERS. WHEN STOVE SIDING IS BELOW WINDOW PROVIDE EXHAUST GRILLE ADJACENT TO THE WINDOW.
- DASHED LINES INDICATE MECHANICAL SHAFT ABOVE. SEE DETAILS F/2.0, O/2.1 & P/2.1
- PROVIDE CRAWLSPACE ACCESS IN FLOOR. MIN. 20"x30"
- LONG TERM WALL MOUNTED BIKE RACK PER B/1.1
- PROVIDE SIGNAGE THAT STATES "THIS AREA IS DESIGNED FOR 100PSF LIVE LOAD"
- 40 GALLON SHORTY-STYLE ELECTRIC WATER HEATER PLACED IN DRAIN PAN W/ 3/4" PLUMBING DRAIN TO OUTSIDE.
-
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DOOR SCHEDULE 1 ← DOOR DESIGNATION

- DOOR HARDWARE**
ALL DOOR HANDLES TO BE LEVER TYPE. HANDLES, PULLS, LATCHES & LOCKS SHOULD BE OPERABLE WITH ONE HAND AND NO SPECIAL EFFORT. ALL DOOR HARDWARE TO BE BRUSHED CHROME. OPERABLE PARTS SHOULD BE INSTALLED 34-48" ABOVE FINISH FLOOR MAXIMUM.
- ENTRY DOOR:** 36x84" EXTERIOR RATED FIBERGLASS DOOR TO BE OPENABLE FROM THE INSIDE WITH ONE OPERATION AND WITHOUT ANY SPECIAL EFFORT. KEYPED DEADBOLT LOCK TO BE USED. THE OPERATION OF THE LEVER HANDLE WILL RETRACT THE DEADBOLT. THRESHOLD NOT TO EXCEED 1/2" PER DETAIL B/8.1. DOOR CLOSERS SHALL BE PROVIDED TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES IN NOT LESS THAN 3 SECONDS, TO A POINT OF 3" FROM THE LATCH. FIRE RATED DOOR FRAME SHALL BE LABELED WITH THE MANUFACTURER AND INSPECTION AGENCY. PROVIDE SMOKE GASKET (WITH S-LABEL).
 - FIRE RATED ENTRY DOOR:** 36x84" 60 MINUTE DOOR. SOLID CORE. EXTERIOR RATED. DOOR TO BE OPENABLE FROM THE INSIDE WITH ONE OPERATION AND WITHOUT ANY SPECIAL EFFORT. ENTRY LOCK AND KEYPED DEADBOLT. THE OPERATION OF THE LEVER HANDLE WILL RETRACT THE DEADBOLT. 1/2" THRESHOLD MAX PER DETAIL B/8.1. SEE A/8.1 FOR ADA REQUIREMENTS (REQUIRED AT THE FIRST FLOOR ONLY). DOOR CLOSERS SHALL BE PROVIDED TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES IN NOT LESS THAN 3 SECONDS, TO A POINT OF 3" FROM THE LATCH. FIRE RATED DOOR FRAME SHALL BE LABELED WITH THE MANUFACTURER AND INSPECTION AGENCY. PROVIDE SMOKE GASKET (WITH S-LABEL).
 - MECHANICAL ROOM & SERVICE HALLWAY:** 36x84" 60 MINUTE DOOR. SOLID CORE. EXTERIOR RATED. LEVER DOOR HANDLE & 1/2" THRESHOLD MAX PER DETAIL B/8.1. SEE A/8.1 FOR ADA REQUIREMENTS. NO LOCK FROM STAIR TO SERVICE HALLWAY ON FIRST FLOOR. LOCK AT MECHANICAL ROOM TO BE UNLOCKED FROM THE EXTERIOR BY KEY ONLY. NOT LOCKING FROM THE INTERIOR.
 - PATIO DOOR:** 36x84" SOLID CORE EXTERIOR RATED ENTRY DOOR W/ ENTRY LOCK. GLAZING TO BE TEMPERED.
 - 36x80" SOLID CORE DOOR. PRIVACY LOCK AT BEDROOM AND BATHROOM DOORS
 - 30x80" SOLID CORE DOOR. PRIVACY LOCK AT BEDROOM AND BATHROOM DOORS
 - (2) 24x80" SOLID CORE SLIDING CLOSET DOORS: 4'-0" WIDE TOTAL
 - (2) 30x80" SOLID CORE SLIDING CLOSET DOORS: 5'-0" WIDE TOTAL
 - (2) 36x80" SOLID CORE SLIDING CLOSET DOORS: 6'-0" WIDE TOTAL

WINDOW SCHEDULE 1 ← WINDOW DESIGNATION

- MILGUARD ULTRA BROWNSTONE COLOR INSIDE AND OUT. HARDWARE AND SCREEN COLOR TO MATCH. ILL HEIGHT TO BE MIN. 36" A.F.F. FOR ALL WINDOWS @ SECOND FLOOR AND ABOVE
- 72"x48" WINDOW UNIT WITH TWO ADJOINING WINDOWS. ONE CASEMENT/EGRESS WINDOW @ 30"x48". ADJACENT WINDOW FIXED.
 - 36"x48" FIXED WINDOW
 - 36"x48" CASEMENT WINDOW
 - 42"x18" AWNING WINDOW
 - 24"x44" TEMPERED FIXED WINDOW

GENERAL NOTES

- STRUCTURAL**
- SUPPORT INTERIOR 6X BEAMS AND DOUBLE 1.75" MICROLAMS WITH 4X6 POST. MINIMUM U.N.O. PER PLAN. SUPPORT WIDTH OF BEAMS FOR FULL BEARING. MINIMUM DEPTH OF BEARING IS 3.5" FOR THESE BEAMS.
 - SUPPORT 4X BEAMS WITH 4X4 POST. MINIMUM U.N.O. SUPPORT WIDTH OF BEAMS FOR FULL BEARING. MINIMUM DEPTH OF BEARING IS 3.0" FOR THESE BEAMS.
 - ALL 2X, 4X AND 6X FRAMING SHALL BE DF-L NO. 2 MINIMUM.
 - WINDOW HEADERS SHALL BE (2) 2X8. MAXIMUM 3'-0" SPAN. U.N.O.
 - ALL EXTERIOR HEADERS SHALL BE SUPPORTED WITH (2) 2X6 STUD AND KING STUD, TYPICAL.
 - INTERIOR CLOSET HEADERS NOT SUPPORTING FLOOR OR ROOF LOAD SHALL BE (2) 2X6. MAX SPAN 6'-0". U.N.O. SUPPORT WITH (2) 2X4 STUDS.
 - EACH END OF EVERY ROOF JOIST OR RAFTER SHALL BE CONNECTED TO WALL TOP PLATES WITH SIMPSON H3 UPLIFT CLIP.
 - SIMPSON TOP FLANGE HANGERS SHALL BE TYPE LB, BA(MIN), OR HU.
 - SLOPED ROOF RAFTER HANGERS SHALL BE SIMPSON LSSU.
 - 6X BEAM TO 6X6 POST CONNECTOR SHALL BE SIMPSON ACE6, U.N.O.
 - USE SIMPSON BC4, BC6 OR BC46 WHERE POSTS CONNECT TO BEAMS AT MID-SPAN OR OFF-CENTER.
 - 4X BEAM TO 4X POST CONNECTOR SHALL BE SIMPSON LCE4.
 - CONNECT PORCH POSTS TO CONCRETE WITH SIMPSON PB66.
 - ALL CONNECTORS AND FASTENERS AT PRESSURE-TREATED WOOD SHALL BE HDG OR Z-MAX.
 - ROOF SHEATHING SHALL BE 1/2" APA-RATED WITH 8D AT 6"OC AT PANEL EDGES AND 12"OC FIELD, TYPICAL.
 - SECOND AND THIRD FLOOR SHEATHING SHALL BE 3/4" APA-RATED SHEATHING WITH 10D AT 6"OC AT PANEL EDGES AND 12"OC FIELD, TYPICAL.
 - REFER TO SHEAR WALL SCHEDULE FOR BLOCKING AND NAILING INFORMATION BETWEEN ROOF DIAPHRAGM AND SHEAR WALLS.
 - CONCRETE SHALL ATTAIN 28 DAY STRENGTH OF 2500 PSI MINIMUM.
 - REBAR SHALL BE 60KSI STEEL.
- LIGHTING**
ALL LIGHT FIXTURES ARE TO BE SURFACE MOUNTED. IN ANY CASE WHERE A SURFACE MOUNTED FIXTURE IS NOT APPROPRIATE, FLOOR/CEILING ASSEMBLY MUST BE MAINTAINED BY INSTALLING THE FIXTURE ON A FIRE RATED SOFFIT.

WALL TYPES / FIRE BARRIERS

- 1 HOUR EXTERIOR WALL** (WALLS LESS THAN 10' FROM PROPERTY LINE) SEE DETAIL B/A2.0
- 1 HOUR EXTERIOR WALL** (WALLS MORE THAN 10' FROM PROPERTY LINE) SEE DETAIL B/A2.0
- 1 HOUR INTERIOR FIRE RATED WALL**
MIN. 30M CORRIDOR PER TABLE 10B.1
1 HOUR WALLS @ CORRIDOR PER SB CONSTRUCTION
MIN. STC 50
- 1 HOUR INTERIOR FIRE PARTITION @ DEMISING WALL**
SEE DETAIL A/A2.0 GYP.BD. PER DETAIL
MIN. STC 50
- 1 HOUR INTERIOR WALL** (FOR WALLS SUPPORTING STRUCTURE)
SEE DETAIL E/A2.0 GYP.BD. PER DETAIL
- 2X6 NON-BEARING STUD WALL**
USE 2X6 STUDS @ 16" O.C. @ EXTERIOR
WALLS & PLUMBING WALLS. USE 1/2"
GYPSUM BOARD U.O.N. ON A2.0
- 2X4 NON-BEARING INTERIOR STUD WALL**
USE 2X4 STUDS @ 16" O.C. WITH 1/2"
GYPSUM BOARD.
- 2 HOUR EXTERIOR FIRE BARRIER**
- 2 HOUR INTERIOR FIRE BARRIER**

SYMBOLS

- FAN. SEE KEYNOTE 1
- INDICATES DUCT IN SOFFIT @ CEILING VENT OUT WALL. SEE D/2.1
- OR VENT DRYER PIPE, KITCHEN HOOD & BATHROOM VENT VERTICALLY WITHIN FIRE RATED SHAFT ENCLOSURE PER KEYNOTE
- MINI SPLIT AIR HANDLER MOUNTED NEAR CEILING
- ELECTRIC CABINET HEATER
- RD ROOF DRAIN
- OD OVERFLOW DRAIN
- COMBINATION SMOKE DETECTOR W/ BATTERY BACK-UP & INTERCONNECT W/ CARBON MONOXIDE ALARM COMPLYING WITH ANS/UL2034
- 2A10C RATED PORTABLE FIRE EXTINGUISHER
- ILLUMINATED EXIT SIGNAGE WITH MIN. 6" TALL LETTERING
- CEILING MOUNTED FIXTURE
- WALL MOUNTED FIXTURE AT 7'-6" A.F.F.
- "E" WITHIN SYMBOL= EMERGENCY LIGHTING. SEE ASSOCIATED KEYNOTE

GRAND AVENUE

BEECH STREET HOTEL
422 NE BEECH PORTLAND OR



ORIGINAL SET
REVISIONS THIS SHEET / FULL SET

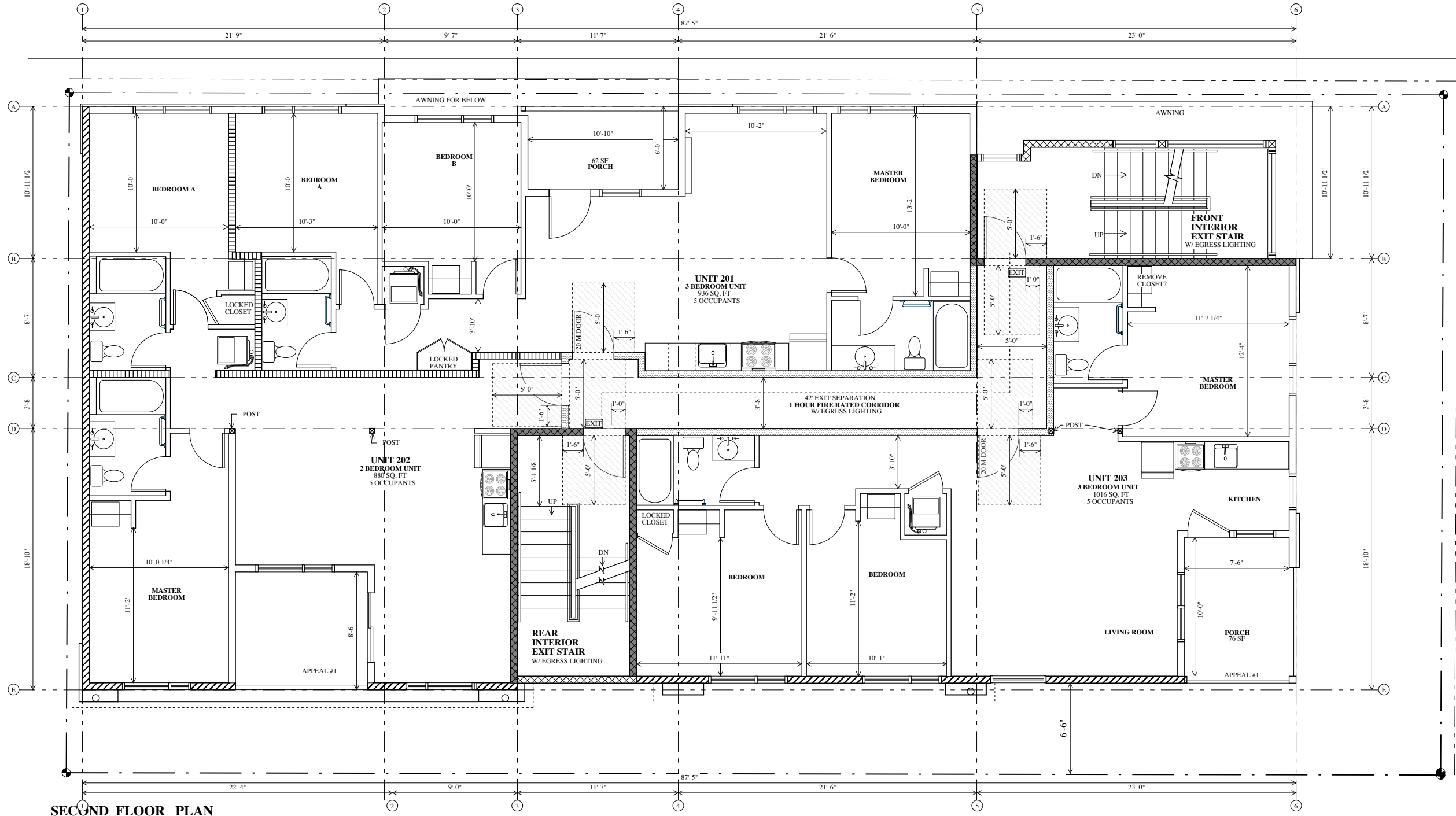
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SHEET
4.0
OF 17

1ST FLOOR PLAN

2118 SE Division Street Portland, OR 97202
Phone (503) 235-8585 Fax (503) 235-0835 Allusaarchitecture.com

PER PRELIMINARY MEETING THE CURB DOES NOT NEED TO BE MOVED AND WE ONLY NEED TO DEDICATE 1' OF PROPERTY BUT THIS LOOKS TIGHT TO ME



SECOND FLOOR PLAN

1/4" = 1'-0"

KEYNOTES

- 1 PROVIDE A WASHER PAN WITH DRAIN BY DURAFLEX OR SIM. VENT DRYER THROUGH FIRE SOFFIT PER DETAIL D1.4, THROUGH A SHAFT PER F2.1 OR DIRECTLY THROUGH THE ROOF. USE "THE DRYER BOX" 1-HOUR RATED UL LISTED SYSTEM NO. W-4-7129 TO RECESS VENTING INTO WALL. FILL SURROUNDING WALL CAVITY WITH R-19 FIBERGLASS INSULATION. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- 2 EXTEND HANDRAIL 11" @ BOTTOM/TOP OF STAIR ON BOTH SIDES. RETURN HANDRAIL TO THE GROUND, A POST OR A WALL.
- 3 RADON SOIL EXHAUST SYSTEM (SED): 3" Ø ABS SSED PIPE TO BE CONTINUOUS FROM BELOW 6 MIL CROSS LINKED POLYETHYLENE GAS RETARDER TO 6" ABOVE ROOF MEMBRANE. A "T" FITTING SHALL BE USED. SED TO BE INSTALLED PER 2014 OSC OREGON AMENDMENT SECTION 1812. PROVIDE POWER SOURCE FOR FUTURE ACTIVE SUBMEMBRANE DEPRESSURIZATION SYSTEM.
- 4 VENT STOVE, BATHROOM FANS DIRECTLY TO THE EXTERIOR WITHIN THE FLOOR CAVITY PER FLOOR FRAMING PLAN AND DETAIL D2.1
- 5 DOORBELL
- 6 4" Ø EXHAUST GRILLE WITH MOUNTING COLLAR BELOW WINDOW FOR PORTABLE A/C UNIT. A/C UNIT BY OTHERS. WHEN STONE SIDING IS BELOW WINDOW PROVIDE EXHAUST GRILL ADJACENT TO THE WINDOW.
- 7 DASHED LINES INDICATE MECHANICAL SHAFT ABOVE SEE DETAILS F/2.0, O/2.1 & P/2.1
- 8 PROVIDE CRAWLSPACE ACCESS IN FLOOR. MIN. 20"x30"
- 9 LONG TERM WALL MOUNTED BIKE RACK PER B/1.1
- 10 PROVIDE SIGNAGE THAT STATES "THIS AREA IS DESIGNED FOR 100PSF LIVE LOAD"
- 11 40 GALLON SHORTY-STYLE ELECTRIC WATER HEATER PLACED IN DRAIN PAN W/ 3/4" PLUMBING DRAIN TO OUTSIDE.
- 12
- 13
- 14

DOOR SCHEDULE 1 ← DOOR DESIGNATION

- DOOR HARDWARE**
ALL DOOR HANDLES TO BE LEVER TYPE. HANDLES, PULLS, LATCHES & LOCKS SHOULD BE OPERABLE WITH ONE HAND AND NO SPECIAL EFFORT. ALL DOOR HARDWARE TO BE BRUSHED CHROME. OPERABLE PARTS SHOULD BE INSTALLED 34-48" ABOVE FINISH FLOOR MAXIMUM.
- 1 ENTRY DOOR: 36"x84" EXTERIOR RATED FIBERGLASS DOOR TO BE OPENABLE FROM THE INSIDE WITH ONE OPERATION AND WITHOUT ANY SPECIAL EFFORT. KEYPED DEADBOLT LOCK TO BE USED. THE OPERATION OF THE LEVER HANDLE WILL RETRACT THE DEADBOLT. THRESHOLD NOT TO EXCEED 1/2" PER DETAIL B/8.1. DOOR CLOSERS SHALL BE PROVIDED TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES IN NOT LESS THAN 3 SECONDS, TO A POINT OF 3" FROM THE LATCH. FIRE RATED DOOR FRAME SHALL BE LABELED WITH THE MANUFACTURER AND INSPECTION AGENCY. PROVIDE SMOKE GASKET (WITH S-LABEL).
 - 2 FIRE RATED ENTRY DOOR: 36"x84" 60 MINUTE DOOR. SOLID CORE. EXTERIOR RATED. DOOR TO BE OPENABLE FROM THE INSIDE WITH ONE OPERATION AND WITHOUT ANY SPECIAL EFFORT. ENTRY LOCK AND KEYPED DEADBOLT. THE OPERATION OF THE LEVER HANDLE WILL RETRACT THE DEADBOLT. 1/2" THRESHOLD MAX PER DETAIL B/8.1. SEE A/8.1 FOR ADA REQUIREMENTS (REQUIRED AT THE FIRST FLOOR ONLY). DOOR CLOSERS SHALL BE PROVIDED TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES IN NOT LESS THAN 3 SECONDS, TO A POINT OF 3" FROM THE LATCH. FIRE RATED DOOR FRAME SHALL BE LABELED WITH THE MANUFACTURER AND INSPECTION AGENCY. PROVIDE SMOKE GASKET (WITH S-LABEL).
 - 3 MECHANICAL ROOM & SERVICE HALLWAY: 36"x84" 60 MINUTE DOOR. SOLID CORE. EXTERIOR RATED. LEVER DOOR HANDLE & 1/2" THRESHOLD MAX PER DETAIL B/8.1. SEE A/8.1 FOR ADA REQUIREMENTS. NO LOCK FROM STAIR TO SERVICE HALLWAY ON FIRST FLOOR. LOCK AT MECHANICAL ROOM TO BE UNLOCKED FROM THE EXTERIOR BY KEY ONLY. NOT LOCKING FROM THE INTERIOR.
 - 4 PATIO DOOR: 36"x84" SOLID CORE EXTERIOR RATED ENTRY DOOR W/ ENTRY LOCK. GLAZING TO BE TEMPERED.
 - 5 36"x80" SOLID CORE DOOR. PRIVACY LOCK AT BEDROOM AND BATHROOM DOORS
 - 6 30"x80" SOLID CORE DOOR. PRIVACY LOCK AT BEDROOM AND BATHROOM DOORS
 - 7 (2) 24"x80" SOLID CORE SLIDING CLOSET DOORS: 4'-0" WIDE TOTAL
 - 8 (2) 30"x80" SOLID CORE SLIDING CLOSET DOORS: 5'-0" WIDE TOTAL
 - 9 (2) 36"x80" SOLID CORE SLIDING CLOSET DOORS: 6'-0" WIDE TOTAL

WINDOW SCHEDULE 1 ← WINDOW DESIGNATION

- MILGUARD ULTRA
ALL WINDOW HANDLES TO BE OPERABLE WITH ONE HAND AND NO SPECIAL EFFORT. HARDWARE AND SCREEN COLOR TO MATCH. ILL HEIGHT TO BE MIN. 36" A.F.F. FOR ALL WINDOWS @ SECOND FLOOR AND ABOVE
- 1 72"x48" WINDOW UNIT WITH TWO ADJOINING WINDOWS. ONE CASEMENT/EGRESS WINDOW @ 30"x48". ADJACENT WINDOW FIXED.
 - 2 36"x48" FIXED WINDOW
 - 3 36"x48" CASEMENT WINDOW
 - 4 42"x18" AWNING WINDOW
 - 5 24"x44" TEMPERED FIXED WINDOW

GENERAL NOTES

- STRUCTURAL**
1. SUPPORT INTERIOR 6X BEAMS AND DOUBLE 1.75" MICROLAMS WITH 4X6 POST. MINIMUM U.N.O. PER PLAN. SUPPORT WIDTH OF BEAMS FOR FULL BEARING. MINIMUM DEPTH OF BEARING IS 3.5" FOR THESE BEAMS.
 2. SUPPORT 4X BEAMS WITH 4X4 POST. MINIMUM U.N.O. SUPPORT WIDTH OF BEAMS FOR FULL BEARING. MINIMUM DEPTH OF BEARING IS 3.0" FOR THESE BEAMS.
 3. ALL 2X, 4X AND 6X FRAMING SHALL BE DF-L NO. 2 MINIMUM.
 4. WINDOW HEADERS SHALL BE (2) 2X8. MAXIMUM 3'-0" SPAN. U.N.O.
 5. ALL EXTERIOR HEADERS SHALL BE SUPPORTED WITH (2) 2X6 STUD AND KING STUD, TYPICAL.
 6. INTERIOR CLOSET HEADERS NOT SUPPORTING FLOOR OR ROOF LOAD SHALL BE (2) 2X6. MAX SPAN 6'-0". U.N.O. SUPPORT WITH (2) 2X4 STUDS.
 7. EACH END OF EVERY ROOF JOIST OR RAFTER SHALL BE CONNECTED TO WALL TOP PLATES WITH SIMPSON H3 UPLIFT CLIP.
 8. SIMPSON TOP FLANGE HANGERS SHALL BE TYPE L.B. BA(MIN), OR HU.
 9. SLOPED ROOF RAFTER HANGERS SHALL BE SIMPSON LSSU.
 10. 6X BEAM TO 6X6 POST CONNECTOR SHALL BE SIMPSON ACE6, U.N.O.
 11. USE SIMPSON BC4, BC6 OR BC46 WHERE POSTS CONNECT TO BEAMS AT MID-SPAN OR OFF-CENTER.
 12. 4X BEAM TO 4X POST CONNECTOR SHALL BE SIMPSON LCE4.
 13. CONNECT PORCH POSTS TO CONCRETE WITH SIMPSON PB66.
 14. ALL CONNECTORS AND FASTENERS AT PRESSURE TREATED WOOD SHALL BE HDG OR Z-MAX.
 15. ROOF SHEATHING SHALL BE 1/2" APA-RATED WITH 8D AT 6"OC AT PANEL EDGES AND 12"OC FIELD, TYPICAL.
 16. SECOND AND THIRD FLOOR SHEATHING SHALL BE 3/4" APA-RATED SHEATHING WITH 10D AT 6"OC AT PANEL EDGES AND 12"OC FIELD, TYPICAL.
 17. REFER TO SHEAR WALL SCHEDULE FOR BLOCKING AND NAILING INFORMATION BETWEEN ROOF DIAPHRAGM AND SHEAR WALLS.
 18. CONCRETE SHALL ATTAIN 28 DAY STRENGTH OF 2500 PSI MINIMUM.
 19. REBAR SHALL BE 60KSI STEEL.
- LIGHTING**
ALL LIGHT FIXTURES ARE TO BE SURFACE MOUNTED. IN ANY CASE WHERE A SURFACE MOUNTED FIXTURE IS NOT APPROPRIATE, FLOOR/CEILING ASSEMBLY MUST BE MAINTAINED BY INSTALLING THE FIXTURE ON A FIRE RATED SOFFIT.

WALL TYPES / FIRE BARRIERS

- 1 HOUR EXTERIOR WALL (WALLS LESS THAN 10' FROM PROPERTY LINE) SEE DETAIL B/A2.0
- 1 HOUR EXTERIOR WALL (WALLS MORE THAN 10' FROM PROPERTY LINE) SEE DETAIL D/A2.0
- 1 HOUR INTERIOR FIRE RATED WALL MIN. 30M CORRIDOR PER TABLE 10B.1 1 HOUR WALLS @ CORRIDOR PER SB CONSTRUCTION MIN. STC 50
- 1 HOUR INTERIOR FIRE PARTITION @ DEMISING WALL SEE DETAIL A/A2.0 GYP.BD. PER DETAIL MIN. STC 50
- 1 HOUR INTERIOR WALL (FOR WALLS SUPPORTING STRUCTURE) SEE DETAIL E/A2.0 PER DETAIL
- 2X6 NON-BEARING STUD WALL USE 2X6 STUDS @ 16" O.C. @ EXTERIOR WALLS & PLUMBING WALLS. USE 1/2" GYPSUM BOARD U.O.N. ON A2.0
- 2X4 NON-BEARING INTERIOR STUD WALL USE 2X4 STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD.
- 2 HOUR EXTERIOR FIRE BARRIER @ STAIR ENCLOSURES PER FIRE APPARATUS ALTERNATES
- 2 HOUR INTERIOR FIRE BARRIER

SYMBOLS

- FAN. SEE KEYNOTE 1
- INDICATES DUCT IN SOFFIT @ CEILING VENT OUT WALL. SEE D/W2.1
- OR VENT DRYER PIPE, KITCHEN HOOD & BATHROOM VENT VERTICALLY WITHIN FIRE RATED SHAFT ENCLOSURE PER KEYNOTE
- MINI MINI SPLIT AIR HANDLER. MOUNTED NEAR CEILING
- ELECTRIC CADET HEATER
- OR ROOF DRAIN
- OR OVERFLOW DRAIN
- COMBINATION SMOKE DETECTOR W/ BATTERY BACK-UP & INTERCONNECT W/ CARBON MONOXIDE ALARM COMPLYING WITH ANSUI2034
- 2A10BC RATED PORTABLE FIRE EXTINGUISHER
- ILLUMINATED EXIT SIGNAGE WITH MIN. 6" TALL LETTERING
- CEILING MOUNTED FIXTURE AT 7'-6" A.F.F.
- WALL MOUNTED FIXTURE AT 7'-6" A.F.F.
- WITHIN SYMBOL- EMERGENCY LIGHTING. SEE ASSOCIATED KEYNOTE

BEECH STREET HOTEL
422 NE BEECH PORTLAND OR

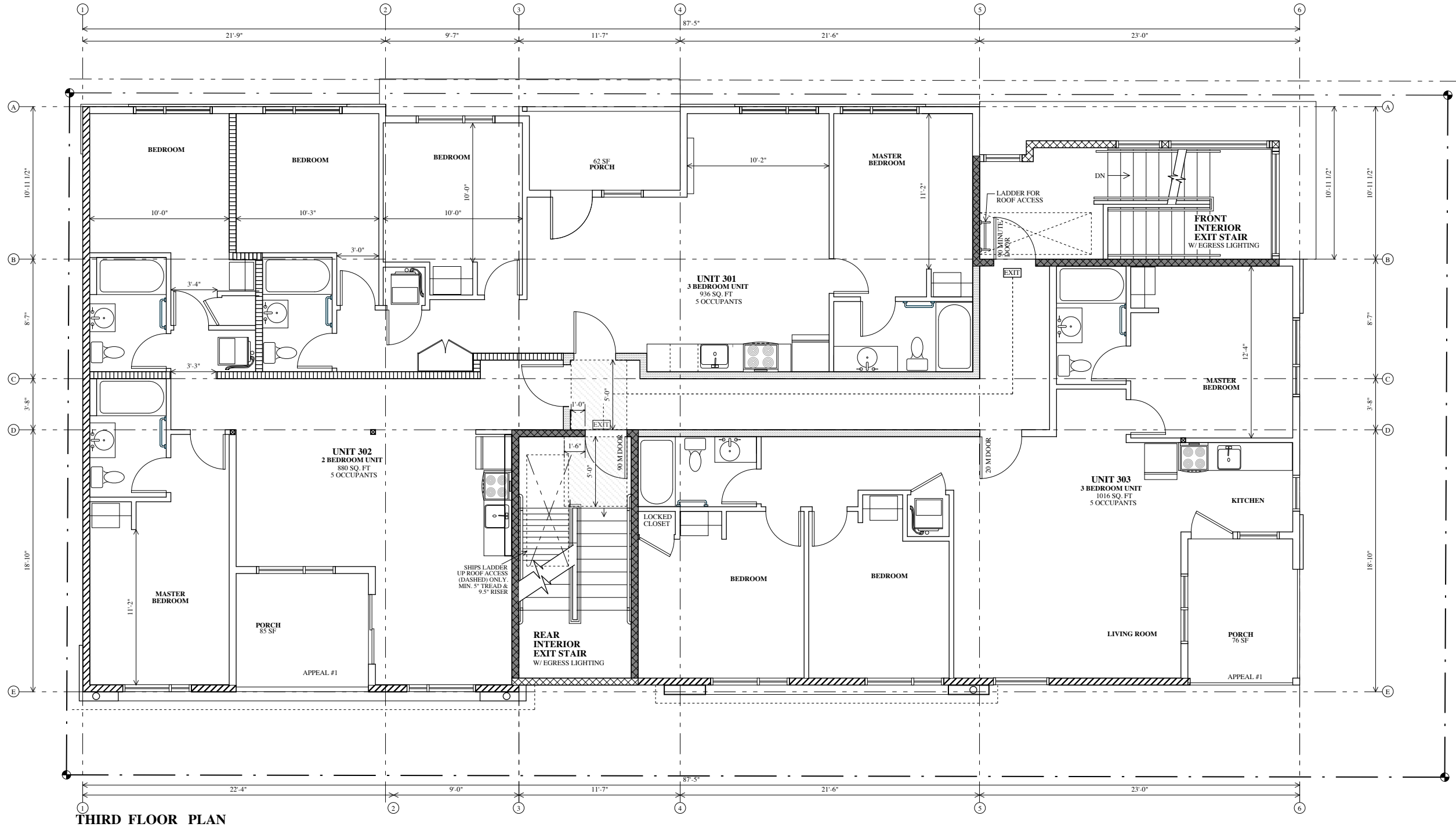
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ARCHITECTURE
2118 SE Division Street Portland, OR 97202
Phone (503) 235-8585 Fax (503) 235-0835 Allusaarchitecture.com

ORIGINAL SET
REVISIONS THIS SHEET / FULL SET

DATE: 8 8 19

SHEET
5.0
OF 17

2ND FLOOR PLAN



THIRD FLOOR PLAN

KEYNOTES

- 1 PROVIDE A WASHER PAN WITH DRAIN BY DURAFLEX OR SIM. VENT DRYER THROUGH FIRE SOFFIT PER DETAIL D1.4, THROUGH A SHAFT PER F2.1 OR DIRECTLY THROUGH THE ROOF. USE "THE DRYER BOX" 1-HOUR RATED UL LISTED SYSTEM NO. W-4-7129 TO RECESS VENTING INTO WALL. FILL SURROUNDING WALL CAVITY WITH R-19 FIBERGLASS INSULATION. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- 2 EXTEND HANDRAIL 11" @ BOTTOM/TOP OF STAIR ON BOTH SIDES, RETURN HANDRAIL TO THE GROUND, A POST OR A WALL.
- 3 RADON SOIL EXHAUST SYSTEM (SED): 3" Ø ABS SSED PIPE TO BE CONTINUOUS FROM BELOW 6 MIL CROSS LINKED POLYETHYLENE GAS RETARDER TO 6" ABOVE ROOF MEMBRANE. A "T" FITTING SHALL BE USED. SED TO BE INSTALLED PER 2014 OSC OREGON AMENDMENT SECTION 1812. PROVIDE POWER SOURCE FOR FUTURE ACTIVE SUBMEMBRANE DEPRESSURIZATION SYSTEM.
- 4 VENT STOVE, BATHROOM FANS DIRECTLY TO THE EXTERIOR WITHIN THE FLOOR CAVITY PER FLOOR FRAMING PLAN AND DETAIL D2.1
- 5 DOORBELL
- 6 4" Ø EXHAUST GRILLE WITH MOUNTING COLLAR BELOW WINDOW FOR PORTABLE A/C UNIT. A/C UNIT BY OTHERS. WHEN STONE SIDING IS BELOW WINDOW PROVIDE EXHAUST GRILL ADJACENT TO THE WINDOW.
- 7 DASHED LINES INDICATE MECHANICAL SHAFT ABOVE SEE DETAILS F/2.0, O/2.1 & P/2.1
- 8 PROVIDE CRAWLSPACE ACCESS IN FLOOR, MIN. 20"x30"
- 9 LONG TERM WALL MOUNTED BIKE RACK PER B/1.1
- 10 PROVIDE SIGNAGE THAT STATES "THIS AREA IS DESIGNED FOR 100PSF LIVE LOAD"
- 11 40 GALLON SHORTY-STYLE ELECTRIC WATER HEATER PLACED IN DRAIN PAN W/ 3/4" PLUMBING DRAIN TO OUTSIDE.
- 12
- 13
- 14

DOOR SCHEDULE 1 ← DOOR DESIGNATION

- DOOR HARDWARE**
ALL DOOR HANDLES TO BE LEVER TYPE. HANDLES, PULLS, LATCHES & LOCKS SHOULD BE OPERABLE WITH ONE HAND AND NO SPECIAL EFFORT. ALL DOOR HARDWARE TO BE BRUSHED CHROME. OPERABLE PARTS SHOULD BE INSTALLED 34-48" ABOVE FINISH FLOOR MAXIMUM.
- 1 ENTRY DOOR: 36x84" EXTERIOR RATED FIBERGLASS DOOR TO BE OPENABLE FROM THE INSIDE WITH ONE OPERATION AND WITHOUT ANY SPECIAL EFFORT. KEYED DEADBOLT LOCK TO BE USED. THE OPERATION OF THE LEVER HANDLE WILL RETRACT THE DEADBOLT. THRESHOLD NOT TO EXCEED 1/2" PER DETAIL B/8.1. DOOR CLOSERS SHALL BE PROVIDED TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES IN NOT LESS THAN 3 SECONDS, TO A POINT OF 3" FROM THE LATCH. FIRE RATED DOOR FRAME SHALL BE LABELED WITH THE MANUFACTURER AND INSPECTION AGENCY. PROVIDE SMOKE GASKET (WITH S-LABEL).
 - 2 FIRE RATED ENTRY DOOR: 36x84" 60 MINUTE DOOR, SOLID CORE, EXTERIOR RATED. DOOR TO BE OPENABLE FROM THE INSIDE WITH ONE OPERATION AND WITHOUT ANY SPECIAL EFFORT. ENTRY LOCK AND KEYED DEADBOLT, THE OPERATION OF THE LEVER HANDLE WILL RETRACT THE DEADBOLT. 1/2" THRESHOLD MAX PER DETAIL B/8.1. SEE A/8.1 FOR ADA REQUIREMENTS (REQUIRED AT THE FIRST FLOOR ONLY). DOOR CLOSERS SHALL BE PROVIDED TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES IN NOT LESS THAN 3 SECONDS, TO A POINT OF 3" FROM THE LATCH. FIRE RATED DOOR FRAME SHALL BE LABELED WITH THE MANUFACTURER AND INSPECTION AGENCY. PROVIDE SMOKE GASKET (WITH S-LABEL).
 - 3 MECHANICAL ROOM & SERVICE HALLWAY: 36x84" 60 MINUTE DOOR, SOLID CORE, EXTERIOR RATED. LEVER DOOR HANDLE & 1/2" THRESHOLD MAX PER DETAIL B/8.1. SEE A/8.1 FOR ADA REQUIREMENTS. NO LOCK FROM STAIR TO SERVICE HALLWAY ON FIRST FLOOR. LOCK AT MECHANICAL ROOM TO BE UNLOCKED FROM THE EXTERIOR BY KEY ONLY. NOT LOCKING FROM THE INTERIOR.
 - 4 PATIO DOOR: 36x84" SOLID CORE EXTERIOR RATED ENTRY DOOR W/ ENTRY LOCK, GLAZING TO BE TEMPERED.
 - 5 36x80" SOLID CORE DOOR. PRIVACY LOCK AT BEDROOM AND BATHROOM DOORS
 - 6 30x80" SOLID CORE DOOR. PRIVACY LOCK AT BEDROOM AND BATHROOM DOORS
 - 7 (2) 24x80" SOLID CORE SLIDING CLOSET DOORS: 4'-0" WIDE TOTAL
 - 8 (2) 30x80" SOLID CORE SLIDING CLOSET DOORS: 5'-0" WIDE TOTAL
 - 9 (2) 36x80" SOLID CORE SLIDING CLOSET DOORS: 6'-0" WIDE TOTAL

WINDOW SCHEDULE 1 ← WINDOW DESIGNATION

- MILGUARD ULTRA BROWNSTONE COLOR INSIDE AND OUT. HARDWARE AND SCREEN COLOR TO MATCH. ILL HEIGHT TO BE MIN. 36" A.F.F. FOR ALL WINDOWS @ SECOND FLOOR AND ABOVE
- 1 72"x48" WINDOW UNIT WITH TWO ADJOINING WINDOWS. ONE CASEMENT/EGRESS WINDOW @ 30"x48", ADJACENT WINDOW FIXED.
 - 2 36"x48" FIXED WINDOW
 - 3 36"x48" CASEMENT WINDOW
 - 4 42"x18" AWNING WINDOW
 - 5 24"x44" TEMPERED FIXED WINDOW

GENERAL NOTES

- STRUCTURAL**
1. SUPPORT INTERIOR 6X BEAMS AND DOUBLE 1.75" MICROLAMS WITH 4X6 POST. MINIMUM U.N.O. PER PLAN. SUPPORT WIDTH OF BEAMS FOR FULL BEARING, MINIMUM DEPTH OF BEARING IS 3.5" FOR THESE BEAMS.
 2. SUPPORT 4X BEAMS WITH 4X4 POST. MINIMUM U.N.O. SUPPORT WIDTH OF BEAMS FOR FULL BEARING, MINIMUM DEPTH OF BEARING IS 3.0" FOR THESE BEAMS.
 3. ALL 2X, 4X AND 6X FRAMING SHALL BE DF-L NO. 2 MINIMUM.
 4. WINDOW HEADERS SHALL BE (2) 2X8, MAXIMUM 3'-0" SPAN, U.N.O.
 5. ALL EXTERIOR HEADERS SHALL BE SUPPORTED WITH (2) 2X6 STUD AND KING STUD, TYPICAL.
 6. INTERIOR CLOSET HEADERS NOT SUPPORTING FLOOR OR ROOF LOAD SHALL BE (2) 2X6, MAX SPAN 6'-0", U.N.O. SUPPORT WITH (2) 2X4 STUDS.
 7. EACH END OF EVERY ROOF JOIST OR RAFTER SHALL BE CONNECTED TO WALL TOP PLATES WITH SIMPSON H3 UPLIFT CLIP.
 8. SIMPSON TOP FLANGE HANGERS SHALL BE TYPE LB, BA(MIN), OR HU.
 9. SLOPED ROOF RAFTER HANGERS SHALL BE SIMPSON LSSU.
 10. 6X BEAM TO 6X6 POST CONNECTOR SHALL BE SIMPSON ACE6, U.N.O.
 11. USE SIMPSON BC4, BC6 OR BC46 WHERE POSTS CONNECT TO BEAMS AT MID-SPAN OR OFF-CENTER.
 12. 4X BEAM TO 4X POST CONNECTOR SHALL BE SIMPSON LCE4.
 13. CONNECT PORCH POSTS TO CONCRETE WITH SIMPSON PB66.
 14. ALL CONNECTORS AND FASTENERS AT PRESSURE TREATED WOOD SHALL BE HDG OR Z-MAX.
 15. ROOF SHEATHING SHALL BE 1/2" APA-RATED WITH 8D AT 6"OC AT PANEL EDGES AND 12"OC FIELD, TYPICAL.
 16. SECOND AND THIRD FLOOR SHEATHING SHALL BE 3/4" APA-RATED SHEATHING WITH 10D AT 6"OC AT PANEL EDGES AND 12"OC FIELD, TYPICAL.
 17. REFER TO SHEAR WALL SCHEDULE FOR BLOCKING AND NAILING INFORMATION BETWEEN ROOF DIAPHRAGM AND SHEAR WALLS.
 18. CONCRETE SHALL ATTAIN 28 DAY STRENGTH OF 2500 PSI MINIMUM.
 19. REBAR SHALL BE 60KSI STEEL.
- LIGHTING**
ALL LIGHT FIXTURES ARE TO BE SURFACE MOUNTED. IN ANY CASE WHERE A SURFACE MOUNTED FIXTURE IS NOT APPROPRIATE, FLOOR/CEILING ASSEMBLY MUST BE MAINTAINED BY INSTALLING THE FIXTURE ON A FIRE RATED SOFFIT.

WALL TYPES / FIRE BARRIERS

- 1 HOUR EXTERIOR WALL (WALLS LESS THAN 10' FROM PROPERTY LINE) SEE DETAIL B/A2.0
- 1 HOUR EXTERIOR WALL (WALLS MORE THAN 10' FROM PROPERTY LINE) SEE DETAIL D/A2.0
- 1 HOUR INTERIOR FIRE RATED WALL MIN. 30M CORRIDOR PER TABLE 10B.1 1 HOUR WALLS @ CORRIDOR PER SB CONSTRUCTION MIN. STC 50
- 1 HOUR INTERIOR FIRE PARTITION @ DEMISING WALL SEE DETAIL A/A2.0 GYP.BD. PER DETAIL MIN. STC 50
- 1 HOUR INTERIOR WALL (FOR WALLS SUPPORTING STRUCTURE) SEE DETAIL E/A2.0 GYP.BD. PER DETAIL
- 2X6 NON-BEARING STUD WALL USE 2X6 STUDS @ 16" O.C. @ EXTERIOR WALLS & PLUMBING WALLS. USE 1/2" GYPSUM BOARD U.O.N. ON A2.0
- 2X4 NON-BEARING INTERIOR STUD WALL USE 2X4 STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD.
- 2 HOUR EXTERIOR FIRE BARRIER @ STAIR ENCLOSURES PER FIRE APPARATUS ALTERNATES
- 2 HOUR INTERIOR FIRE BARRIER

SYMBOLS 1/4" = 1'-0"

- FAN. SEE KEYNOTE 1
- INDICATES DUCT IN SOFFIT @ CEILING VENT OUT WALL. SEE D/2.1
- OR VENT DRYER PIPE, KITCHEN HOOD & BATHROOM VENT VERTICALLY WITHIN FIRE RATED SHAFT ENCLOSURE PER KEYNOTE
- MINI SPLIT AIR HANDLER MOUNTED NEAR CEILING
- ELECTRIC CABLET HEATER
- OR ROOF DRAIN
- OVERFLOW DRAIN
- COMBINATION SMOKE DETECTOR W/ BATTERY BACK-UP & INTERCONNECT W/ CARBON MONOXIDE ALARM COMPLYING WITH ANSUI2034
- 2A10BC RATED PORTABLE FIRE EXTINGUISHER
- ILLUMINATED EXIT SIGNAGE WITH MIN. 6" TALL LETTERING
- CEILING MOUNTED FIXTURE
- WALL MOUNTED FIXTURE AT 7'-6" A.F.F.
- WITHIN SYMBOL= EMERGENCY LIGHTING. SEE ASSOCIATED KEYNOTE

BEECH STREET HOTEL
422 NE BEECH PORTLAND OR

ALLUSA
ARCHITECTURE
2118 SE Division Street Portland, OR 97202
Phone (503) 235-8585 Fax (503) 235-0835 Allusaarchitecture.com

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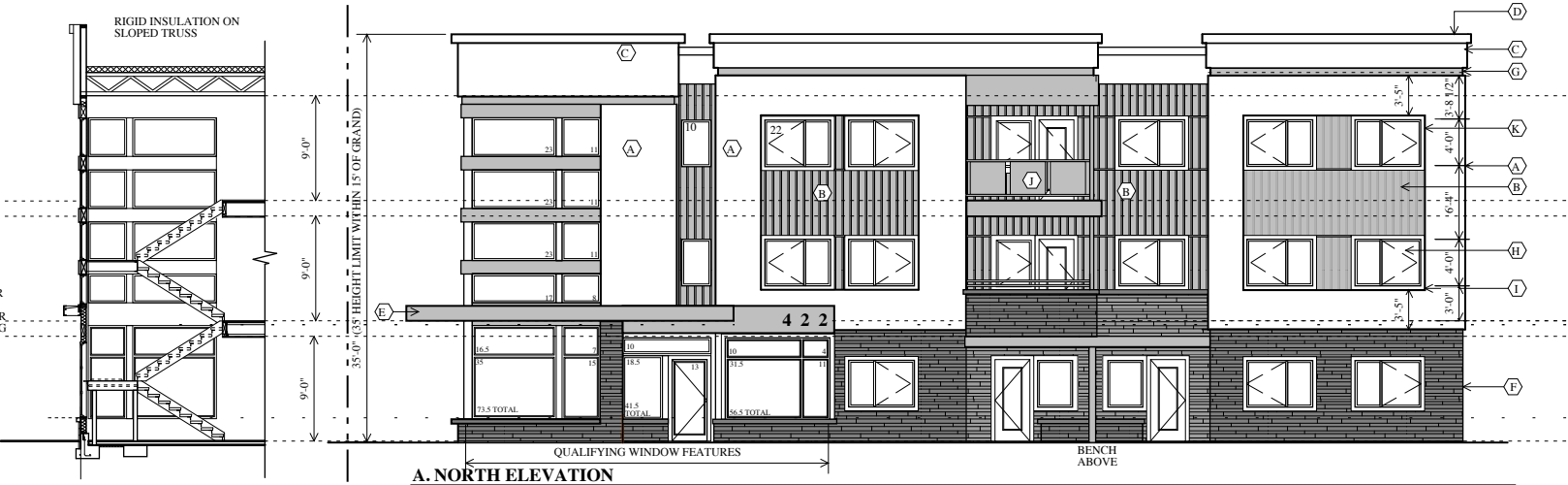
3RD FLOOR PLAN



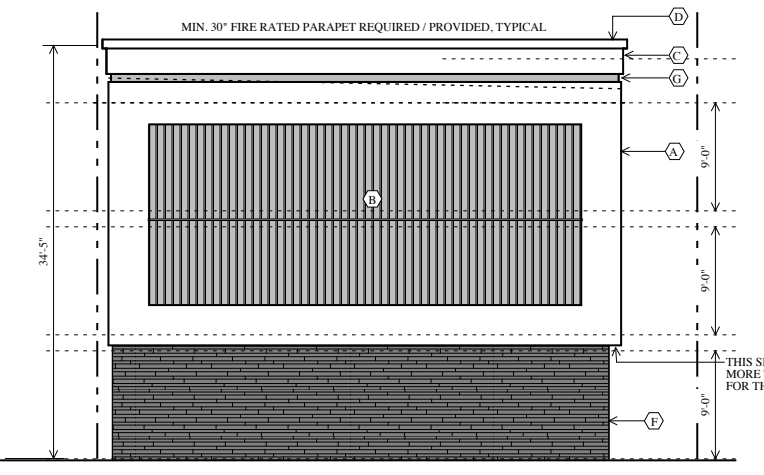
B. EAST ELEVATION
 1/8" = 1'-0"
 40% WINDOW COVERAGE @ GROUND FLOOR PLANNING AND ZONING: WALL AREA BETWEEN 28'-0" ABOVE GRADE = 319 SF * 40% = 127.6 SF MIN. PROVIDED: 145 SF

KEYNOTES

- (A) STUCCO FINISH ON 1/2" CEMENTITIOUS BACKER BOARD
- (B) ALSIDE VINYL VERTICAL BOARD AND BATTEN SIDING
- (C) CORNICE: STUCCO FINISH ON 1/2" CEMENTITIOUS BACKER BOARD
- (D) 22 GAUGE CAP
- (E) STEEL AWNING
- (F) CORNADO STONE VENEER ON MORTAR ON SCRATCH COAT ON 3/4 GALV. METAL LATH ON MORTAR SCREEN ON DELTA DRY STUCCO & STONE ON FLUID APPLIED WEATHER RESISTATIVE BARRIER ON SHEATHING & WALL TYPE PER PLANS CORNADO COLOR: BLACK RUNDLE
- (G) SMOOTH RECESSED METAL TRIM
- (H) FIBERGLASS WINDOWS
- (I) TRIM @ WINDOWS
- (J) STEEL GUARDRAIL, PAINTED
- (K) 4" VINYL TRIM AT CORNERS AND AROUND WINDOWS, TYPICAL
- (L) 4" VERTICAL VINYL TRIM

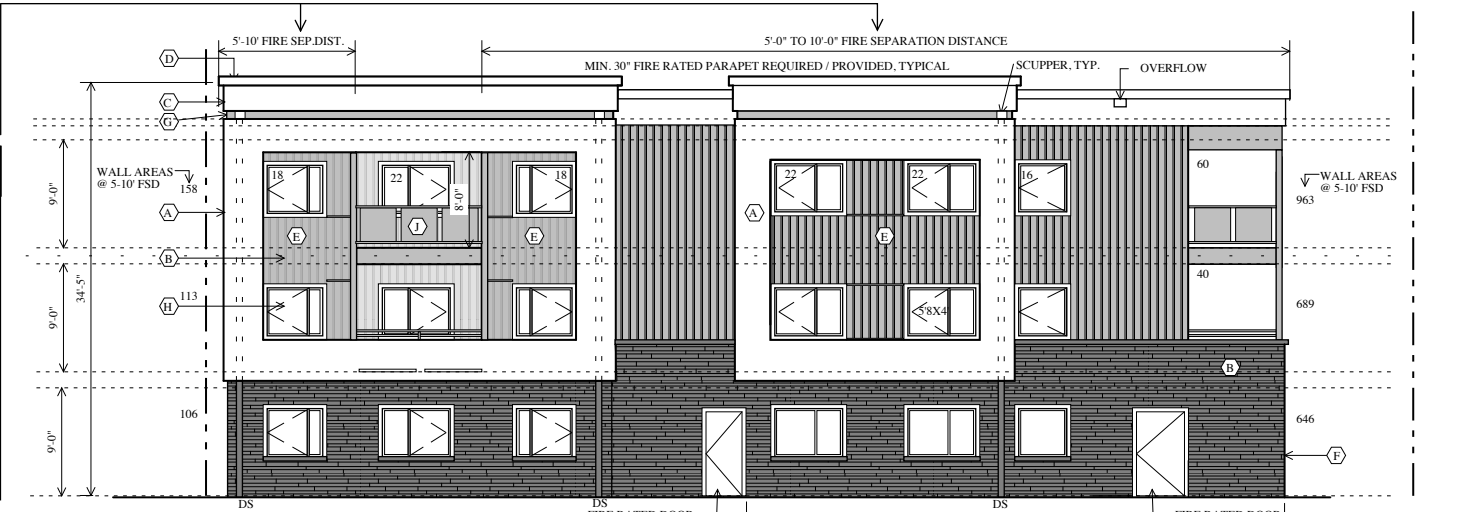


A. NORTH ELEVATION
 1/8" = 1'-0"
 25% WINDOW COVERAGE @ GROUND FLOOR PLANNING AND ZONING: WALL AREA BETWEEN 28'-0" ABOVE GRADE = 686 SF * 25% = 171.5 SF PROVIDED: 171.5 SF (25%)
 15% OF ELEVATION MUST BE WINDOWS OR MAIN ENTRANCE DOORS (33.130-230) ELEVATION = +/- 3, 032 SF x .15 = 455 MIN. REQD 171.5 SF 13x22-286 WINDOWS 35X4 = 140 WINDOW & DOOR COMBO 10X2 = 20 127 SF CORNER 745.5 SF TOTAL WINDOWS & DOORS PROVIDED (24.5%)

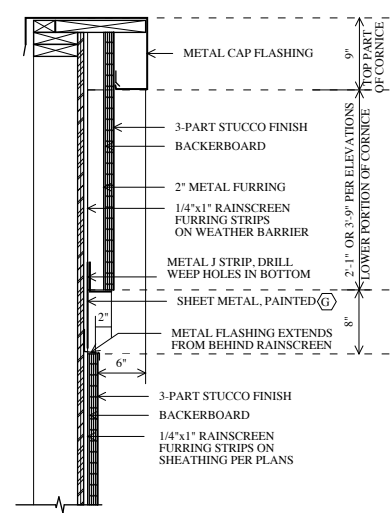


D. WEST ELEVATION
 1/8" = 1'-0"
 MIN. 30" FIRE RATED PARAPET REQUIRED / PROVIDED, TYPICAL

WALL AREA @ 10 TO <15' FROM THE PROPERTY LINE	WALL AREA @ 5 TO <10' FROM THE PROPERTY LINE
PER TABLE 705.8 UNPROTECTED OPENINGS, SPRINKLERED BUILDING THIRD FLOOR ELEVATION 101 SF AREA OF ELEV. 45% = 45 SF ALLOWED 22 SF OPENINGS (22%) SECOND FLOOR ELEVATION 108 SF AREA OF ELEV. 45% = 48 SF ALLOWED 22 SF OPENINGS (21%) FIRST FLOOR ELEVATION 882 SF AREA OF ELEV. 25% = 220 SF ALLOWED 166 SF OPENINGS (19%)	PER TABLE 705.8 UNPROTECTED OPENINGS, SPRINKLERED BUILDING THIRD FLOOR ELEVATION 1121 SF AREA OF ELEV. 25% = 280 SF ALLOWED 142 SF OPENINGS (13%) SECOND FLOOR ELEVATION 802 SF AREA OF ELEV. 25% = 200 SF ALLOWED 128 SF OPENINGS (16%) FIRST FLOOR ELEVATION 882 SF AREA OF ELEV. 25% = 220 SF ALLOWED 166 SF OPENINGS (19%)



C. SOUTH ELEVATION
 1/8" = 1'-0"
 5'-10" FIRE SEP. DIST. 5'-0" TO 10'-0" FIRE SEPARATION DISTANCE
 MIN. 30" FIRE RATED PARAPET REQUIRED / PROVIDED, TYPICAL
 SCUPPER, TYP. OVERFLOW
 WALL AREAS @ 5-10' FSD: 158, 113, 106, 963, 689, 646
 @ BALCONIES
 FIRE RATED DOOR
 EGRESS COURT PER APPEAL: NON OPERABLE WINDOWS @ GROUND FLOOR WITH SPRINKLER HEADS ABOVE EACH WINDOW



CORNICE DETAIL

BEECH STREET HOTEL
422 NE BEECH PORTLAND OR



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 ELEVATIONS