

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005



*Si necesita ayuda para comprender esta información, por favor llame
503-588-6173*

DECISION OF THE HISTORIC PRESERVATION OFFICER

CLASS 1 MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS23-24

APPLICATION NO.: 23-113767-PLN

NOTICE OF DECISION DATE: November 17, 2023

SUMMARY: A proposal to replace the rear deck on the exterior of the Kimball House (1908).

REQUEST: Class 1 Minor Historic Design Review of a proposal to replace the rear deck on the exterior of the Kimball House (1908), an individually listed Local Landmark in the RM2 (Multiple Family Residential) zone, and located at 1075 Capitol Street NE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W23CA10100).

APPLICANT: Jaqualine Bechtel

LOCATION: 1075 Capitol St NE

CRITERIA: Salem Revised Code (SRC) Chapters 230.025(h) – Decks.

FINDINGS: The findings are in the attached Decision dated November 17, 2023.

DECISION: The **Historic Preservation Officer (a Planning Administrator designee)** **APPROVED** Class 1 Minor Historic Design Review Case No. HIS23-24 based on the application deemed complete on November 14, 2023.

The rights granted by the attached decision must be exercised, or an extension granted, by November 18, 2025, or this approval shall be null and void.

Application Deemed Complete:	<u>November 14, 2023</u>
Notice of Decision Mailing Date:	<u>November 17, 2023</u>
Decision Effective Date:	<u>November 18, 2023</u>
State Mandate Date:	<u>March 13, 2024</u>

Case Manager: Kimberli Fitzgerald, kfitzgerald@cityofsalem.net, 503-540-2397

This decision is final.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review by contacting the case manager, or at the Planning Desk in the Permit Application Center, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

<http://www.cityofsalem.net/planning>

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

DECISION

IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS23-24)
1075 CAPITOL ST NE) November 17, 2023

In the matter of the application for a Minor Historic Design Review submitted by Jaqualine Bechtel, the Historic Preservation Officer (a Planning Administrator Designee), having received and reviewed evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

REQUEST

SUMMARY: A proposal to replace the rear deck on the exterior of the Kimball House (c.1908).

REQUEST: Class 1 Minor Historic Design Review of a proposal to replace the rear deck on the exterior of the Kimball House (1910), an individually listed Local Landmark in the RM2 (Multiple Family Residential) zone, and located at 1075 Capitol Street NE - 97301 (Marion County Assessor Map and Tax Lot Number: 073W23CA10100).

A vicinity map illustrating the location of the property is attached hereto, and made a part of this decision (**Attachment A**).

FINDINGS

Minor Historic Design Review Applicability

SRC230.020(f) requires Historic Design Review approval for any alterations to historic resources as those terms and procedures are defined in SRC 230. The Planning Administrator shall render a decision supported by findings that explain conformance or lack thereof with relevant design standards, state the facts relied upon in rendering the decision, and explain justification for the decision.

PROPOSAL

The applicant is proposing to replace the existing non-original deck at the rear of the Kimball House due to its poor condition. The replacement deck will match the original in overall appearance. The applicant is proposing to install new wood composite decking floor boards, and deck rails with cedar and/or metal (aluminum/steel). SRC 230.025(h) *Standards for Contributing Resources in Residential Historic Districts, Decks* are applicable to this project.

SUMMARY OF RECORD

The following items are submitted to the record and are available upon request: All materials submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports; any materials and comments from public agencies, City departments, neighborhood associations, and the public; and all documents referenced in this report.

APPLICANT'S STATEMENT

A request for historic design review must be supported by proof that it conforms to all applicable criteria imposed by the Salem Revised Code. The applicants submitted a written statement; an excerpt is included as **Attachment B** in this staff report.

Staff utilized the information from the applicant's statements to evaluate the applicant's proposal and to compose the facts and findings within the staff report. Salem Revised Code (SRC) SRC .230.025 (h) *Standards for Contributing Resources in Residential Historic Districts, Decks*, are the applicable criteria for evaluation of this proposal.

FACTS & FINDINGS

1. Historic Designation

Under Salem Revised Code (SRC) Chapter 230, no exterior portion of a local historic resource, contributing, non-contributing building or new construction in a historic district shall be erected, altered, restored, moved or demolished until historic design review approval has been granted on the basis of the project's conformity with the applicable criteria in SRC 230. Conditions of approval, if any, shall be limited to project modifications required to meet the applicable criteria.

According to SRC 230.020(f), historic design review approval shall be granted if the application satisfies the applicable standards set forth in Chapter 230. For Class 1 and Class 2 Minor Historic Design Review decisions HLC staff, the Historic Preservation Officer (a designee of the Planning Administrator), shall render their decision supported by findings that explain conformance or lack thereof with relevant design standards, state the facts relied upon in rendering the decision, and explain justification for the decision.

2. Historic Significance

The Hinges/Kimball House is a two and one-half story Colonial Revival residence, which has been moved twice since its original construction c1908. Though the Oregon Historic Site Record indicates a build date of 1910, Mrs. Hinges is listed as living at 295 Summer St as early as 1908 (*Oregon Statesman*, Sep. 11, 1908, p.5). Initially the residence was constructed at 295 Summer Street NE (the corner of Summer and Chemeketa), in Salem's Piety Hill neighborhood. It was first relocated by the State of Oregon to 725 Capitol Street NE in 1957 as part of the redevelopment of the Capitol Mall. In 1990 the house was moved a third time to its present location. Famed Oregon singer, Hallie Parrish Hinges, once lived in this house. Described as the "Oregon Nightingale" by President Theodore Roosevelt, Hinges, who was also the granddaughter of original Methodist missionary J. L. Parrish, had a long and celebrated singing career in Oregon until her death in 1950.

3. Analysis of Minor Historic Design Review Approval Criteria

Staff determined that the following standards from *230.025 Standards for Contributing Resources in Residential Historic Districts*, are applicable to this project.

FINDINGS:

Sec. 230.025. - Standards for historic contributing buildings in residential historic

districts

(h) Decks.

(1) Materials. *The deck shall be constructed of wood, a wood composite, or a material available during the period of significance.*

Findings: The applicant is proposing to install composite decking on the floor of the deck. The applicant is proposing to install rails comprised of wood or metal, both materials available during the period of significance. Overall, the replacement materials will duplicate to the greatest degree feasible the appearance and structural qualities of the material being replaced, therefore staff finds that SRC 230.025(h)(1) has been met for the proposal.

(2) Design. *The deck shall:*

A. Be located off the rear of the resource.

Findings: The proposed replacement deck is located off the rear of the resource, thereby meeting SRC 230.025(h)(2)(A).

B. Not obscure any significant architectural features of the resource.

Findings: The proposed replacement deck will be located in the exact location of the existing deck, on the west and south façades on the second story of the Kimball House. The replacement deck does not obscure any significant architectural features of the resource, thereby meeting SRC 230.025(h)(2)(B).

C. Be of a reasonable size and scale in relationship to the resource.

Findings: The proposed replacement deck will be 36' by 7' 10" in size on the south façade, and approximately 13' by 6'2" on the west facade, matching the existing in size and scale, thereby meeting SRC 230.025(h)(2)(A).

D. Shall not extend beyond the width of the existing footprint of the resource

Findings: The proposed replacement deck does not extend beyond the width of the existing footprint of the Kimball House, thereby meeting SRC 230.025(h)(2)(A).

DECISION

Based upon the application materials deemed complete on November 14, 2023 and the findings as presented in this report, the application for HIS23-24 is **APPROVED**.

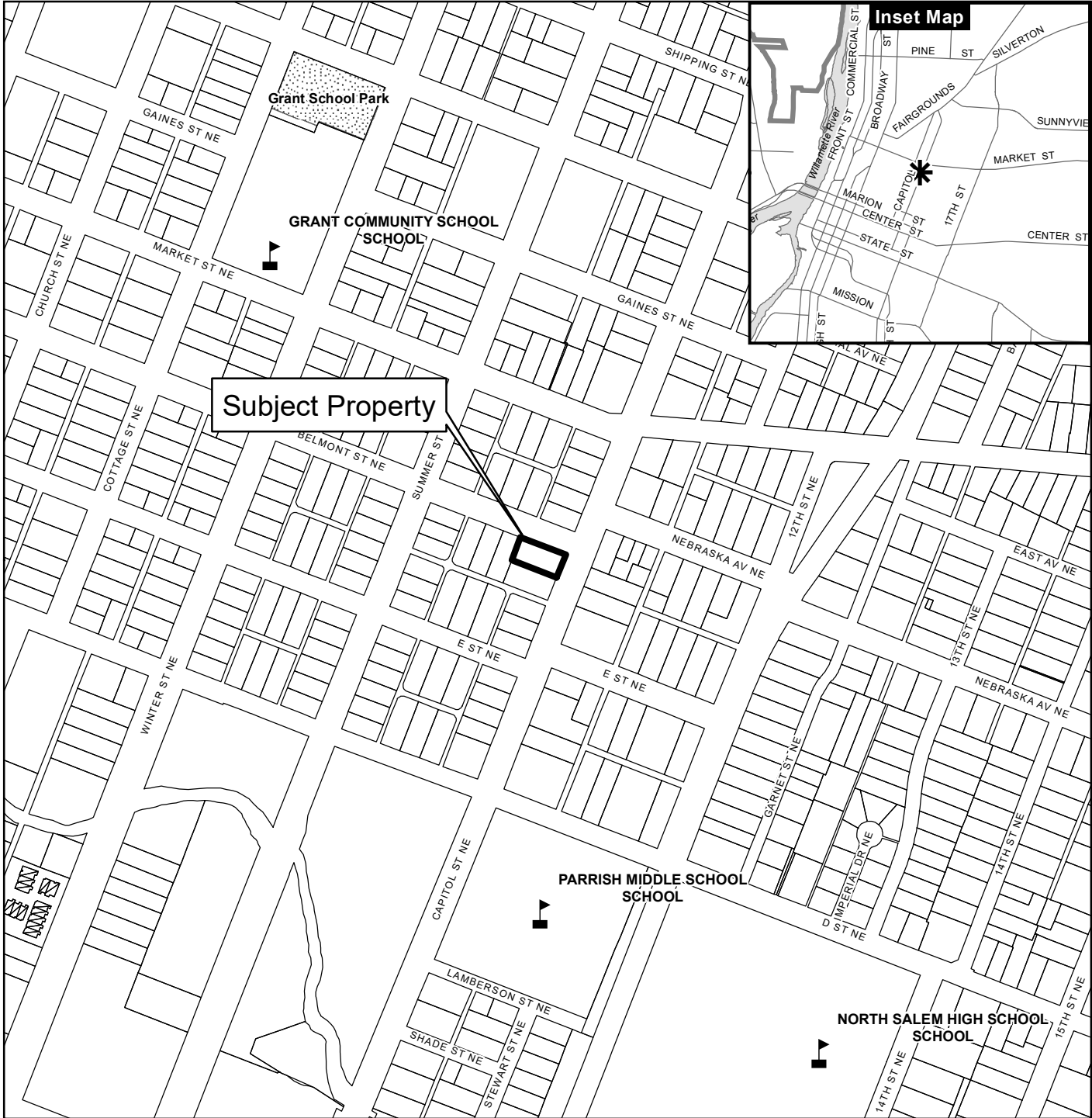


Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee




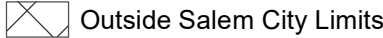

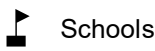

Attachments: A. Vicinity Map

B. Applicant's Submittal Materials- Excerpt

Vicinity Map 1075 Capitol St NE



Legend

-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



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Attachment B

SITE PLAN GENERAL NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
- JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS, SEE CIVIL.
- PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
- EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

SITE DEVELOPMENT CODE REVIEW:

SITE AREA: 8606.40sf = 0.1975ac
 ZONING: RM2 Multi-Family Residential 2



275 COURT ST. NE
 SALEM, OR 97301-3442
 P: 503.390.6500
 www.studio3architecture.com

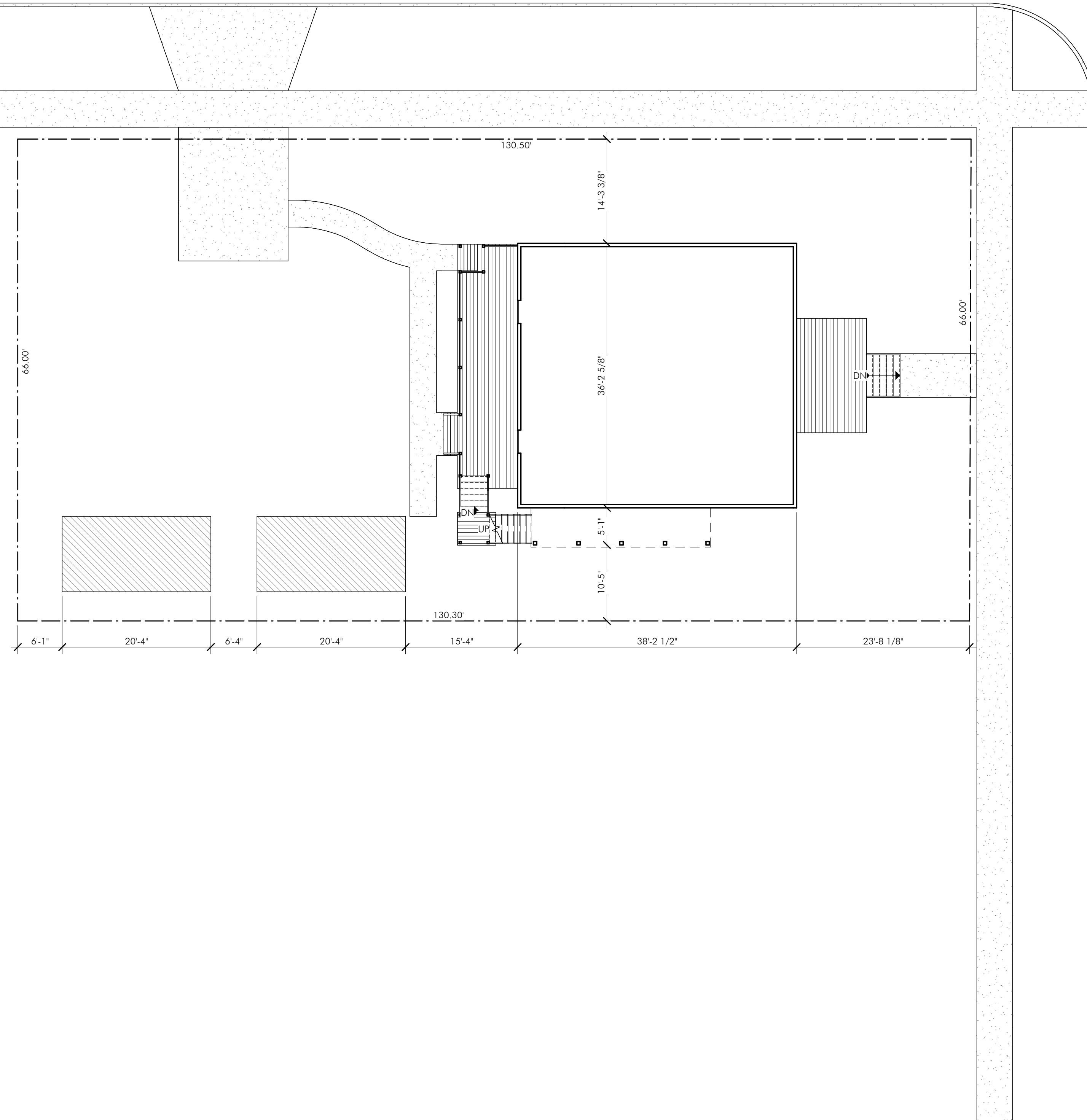


IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2022-000
 DATE: 08/23/2023
 REVISIONS

BELMONT STREET NE

CAPITOL STREET NE

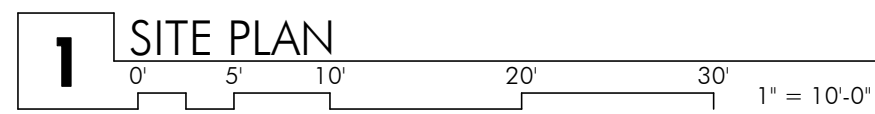


SITE PLAN NOTES:

- 1 SAMPLE SITE PLAN NOTE

BECHTEL RESIDENCE DECK REPLACEMENT

1075 Capitol Street NE Salem OR 97301



SHEET:

A1.01

DECK REPLACEMENT

Bechtel Residence

1075 Capitol Street NE Salem OR 97301

STUDIO



ARCHITECTURE
INCORPORATED

275 COURT ST. NE
SALEM, OR 97301-3442
P: 503.390.6500
www.studio3architecture.com



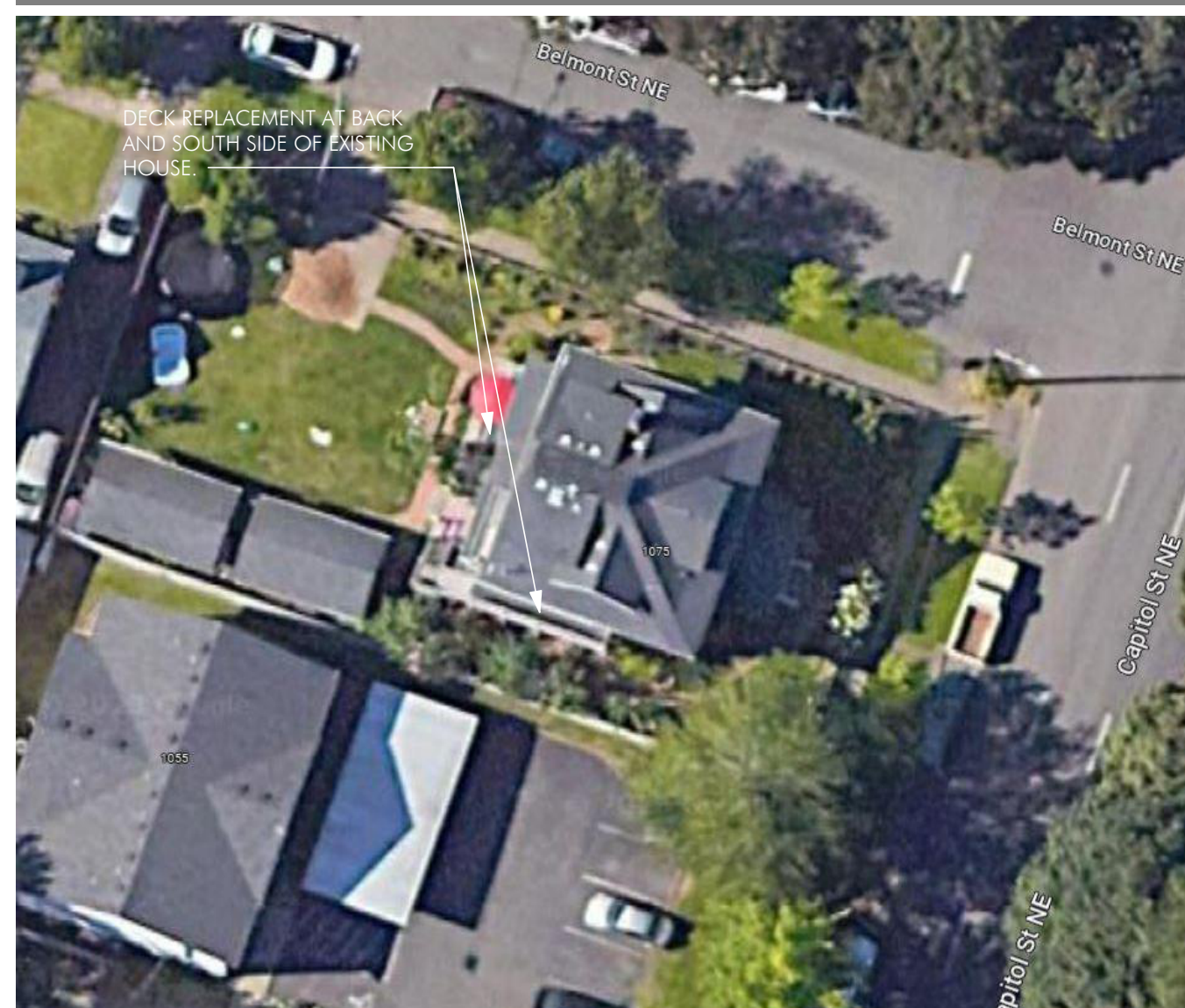
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PROJECT # 2022-000
DATE: 08/23/2023
REVISIONS

SITE VICINITY IMAGE:



SITE IMAGE:



DRAWINGS LIST:

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Revision Description	Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Revision Description
GENERAL DRAWINGS									
G0.01	COVER SHEET	08/23/2023							
ARCHITECTURAL DRAWINGS									
A1.01	SITE PLAN	08/23/2023							
A1.21	LEVEL 00 - FOUNDATION PLAN	08/23/2023							
A1.22	LEVEL 01 - FLOOR PLAN	08/23/2023							
A1.23	LEVEL 02 - FLOOR PLAN	08/23/2023							
A1.24	FRAMING AND FOUNDATION PLANS	08/23/2023							
A5.21	EXTERIOR DETAILS	08/23/2023							

PROJECT TEAM:

OWNER:
BECHTEL FAMILY
1075 CAPITOL STREET NE SALEM OR 97301
c/o Jackie Bechtel
C: 503.949.8167 E: cjbechtel04@yahoo.com

ARCHITECT:
STUDIO 3 ARCHITECTURE, Inc.
275 Court Street St. NE Salem OR 97303-3442
P: 503.390.6500
Project Architect: Leonard Lodder, AIA, LEED AP
D: 971.239.0207
E: leonard@studio3architecture.com
W: www.studio3architecture.com

SYMBOL LEGEND:

ELEVATION DATUM:

- 100.00 F.F.E. ELEVATION
- ELEVATION DATUM LOCATION:

SECTION REFERENCE:

- FILLED ARROW DENOTES BUILDING SECTION
- OPEN ARROW DENOTES WALL SECTION/DETAIL
- DETAIL NUMBER
- SHEET NUMBER
- SIDE NOTE IF REQUIRED

ELEVATION REFERENCE:

- ELEVATION NUMBER OR DESIGNATION AS OCCURS
- SHEET NUMBER

DETAIL REFERENCE:

- DETAIL NUMBER
- SHEET NUMBER
- SIDE NOTE IF REQUIRED
- DETAIL CUT LOCATION IF SHOWN

WINDOW TYPE:

- REFER TO WINDOW ELEVATIONS SHOWN ON DRAWINGS A5.1X

DOOR NUMBER:

- DOOR SIZE OR NUMBER

PLAN NOTE DESIGNATION:

- PLAN OR SIDE NOTE NUMBER
- MARK OR DIAGONAL NOTE NUMBER
- REVISION NUMBER

ROOM TITLE + NUMBER:

- ROOM NAME
- ROOM NUMBER

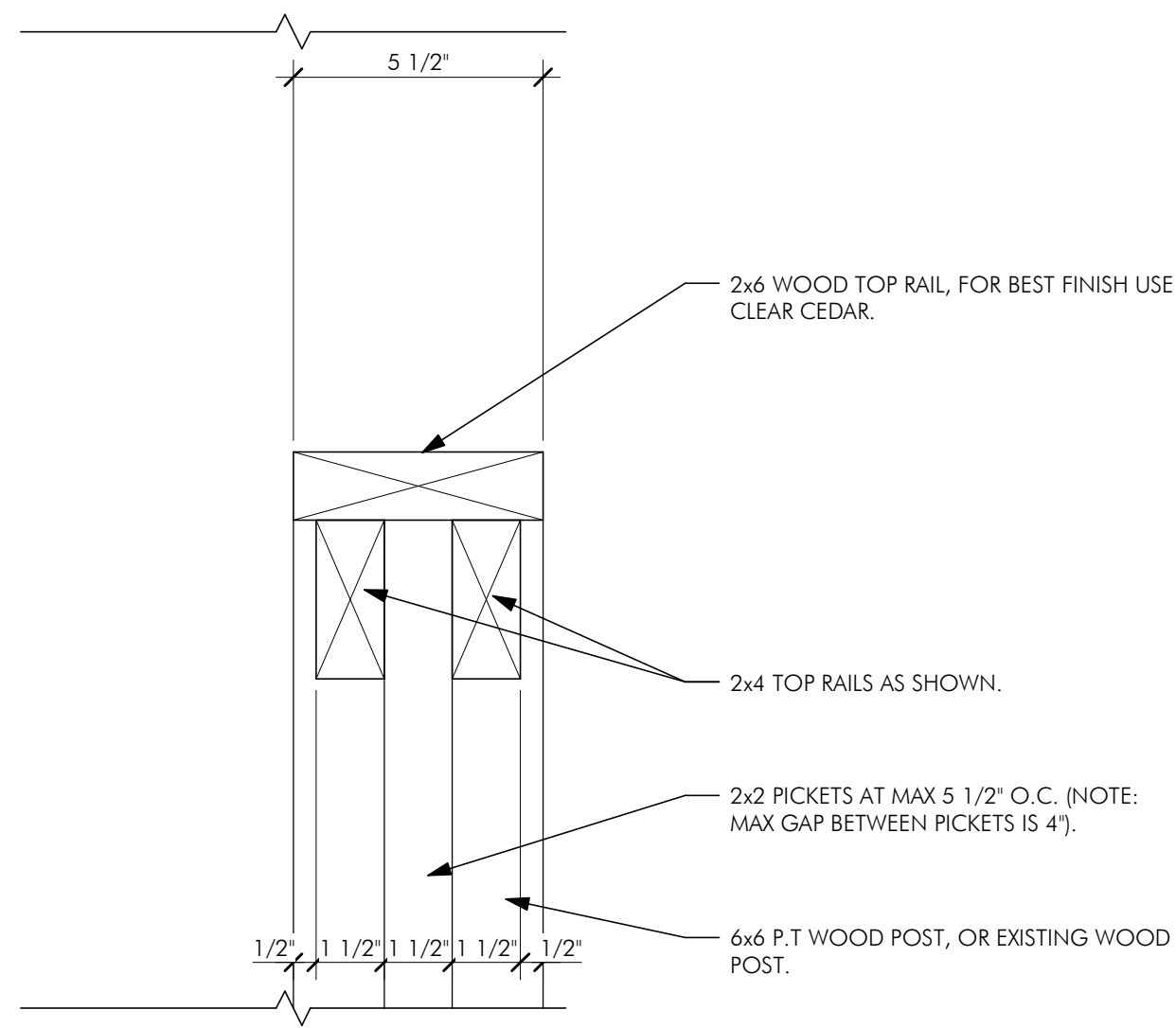
WALL TYPE MARK:

- WALL OR PARTITION CONSTRUCTION TYPE. SEE LEGEND.

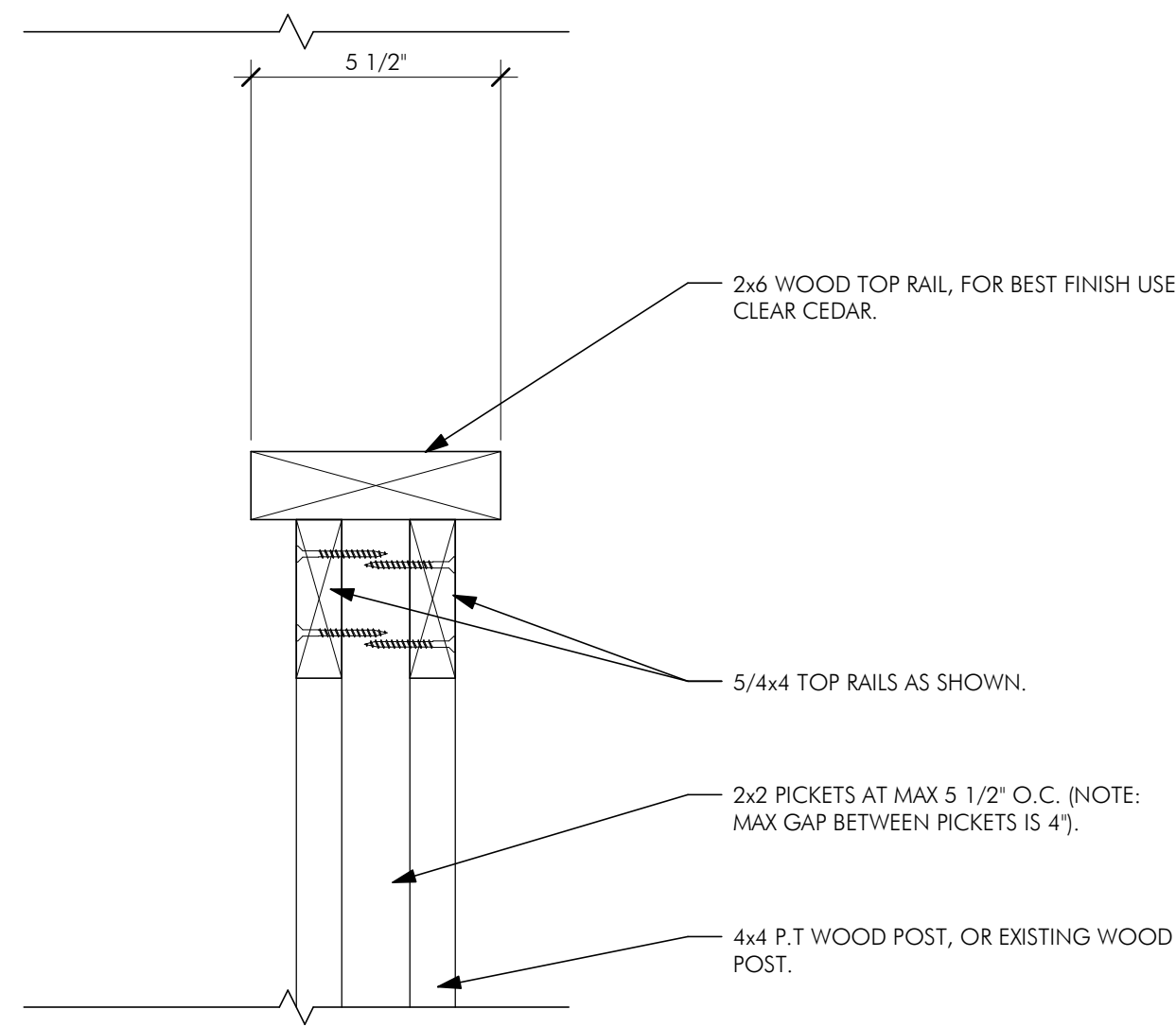
BECHTEL RESIDENCE
DECK REPLACEMENT
 1075 Capitol Street NE Salem OR 97301

SHEET:
G0.01

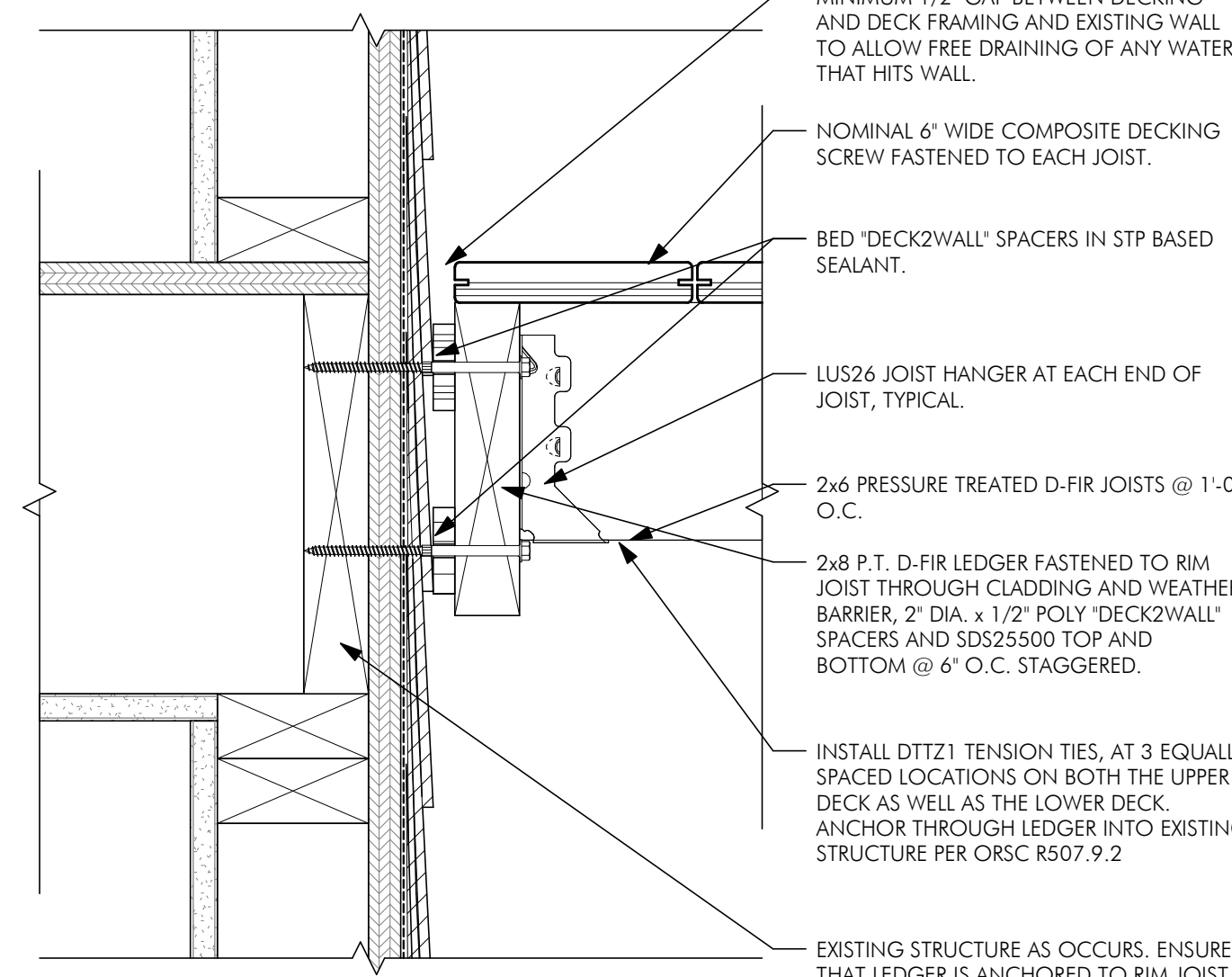
BECHTEL RESIDENCE
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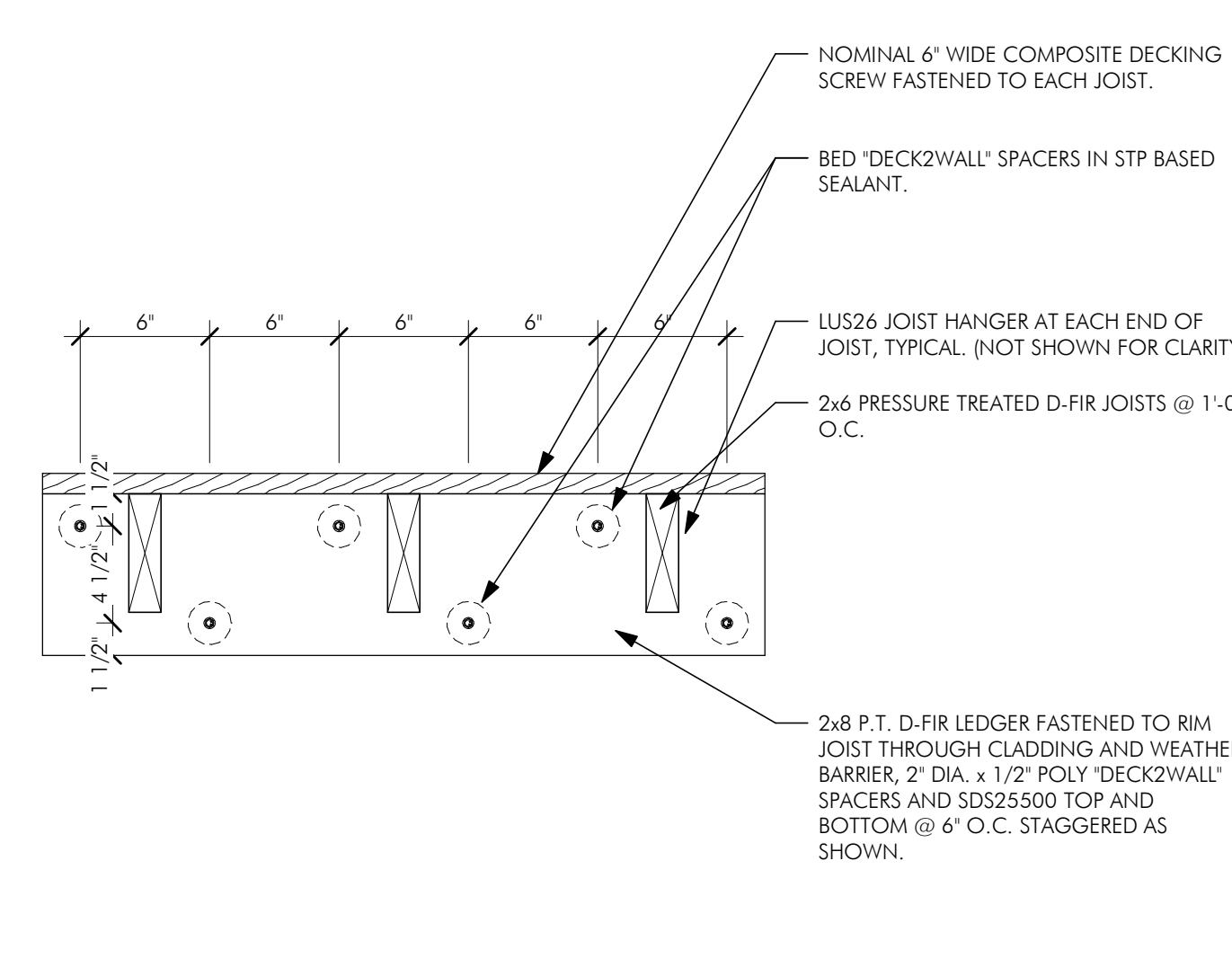
2 DECK RAILING AT 6x6 POSTS



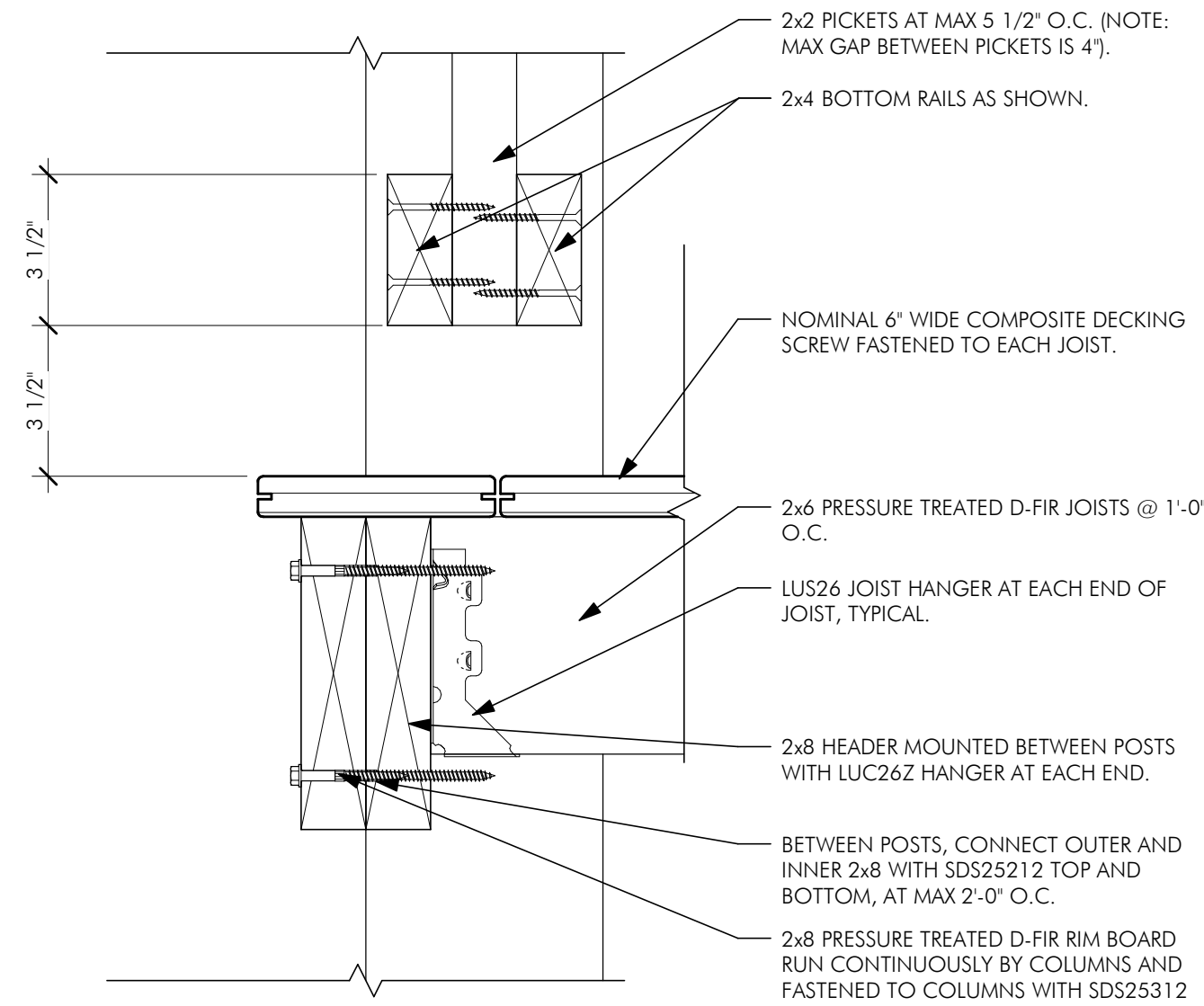
3 DECK RAILING AT 4x4 POSTS



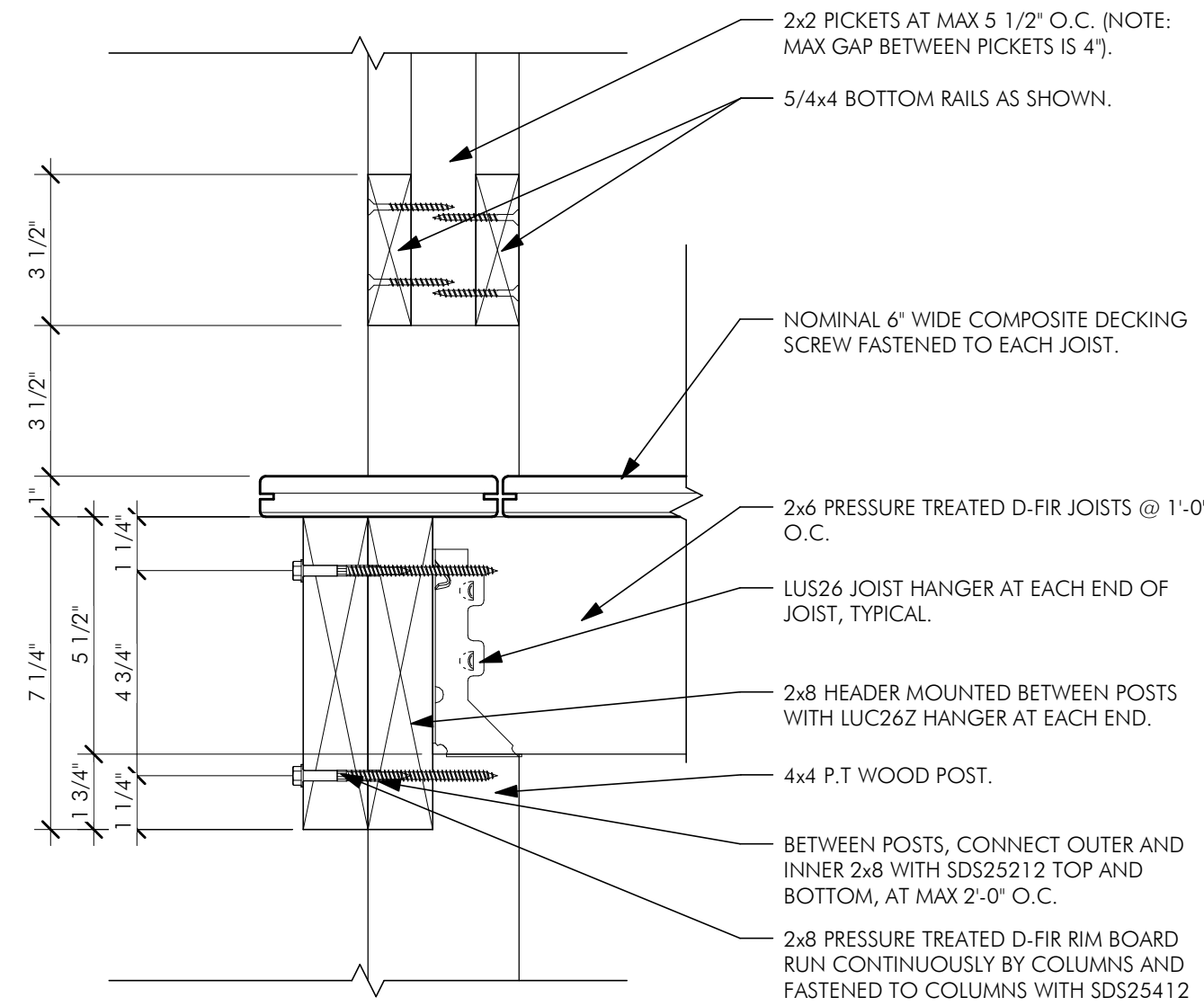
7 LEDGER DETAIL



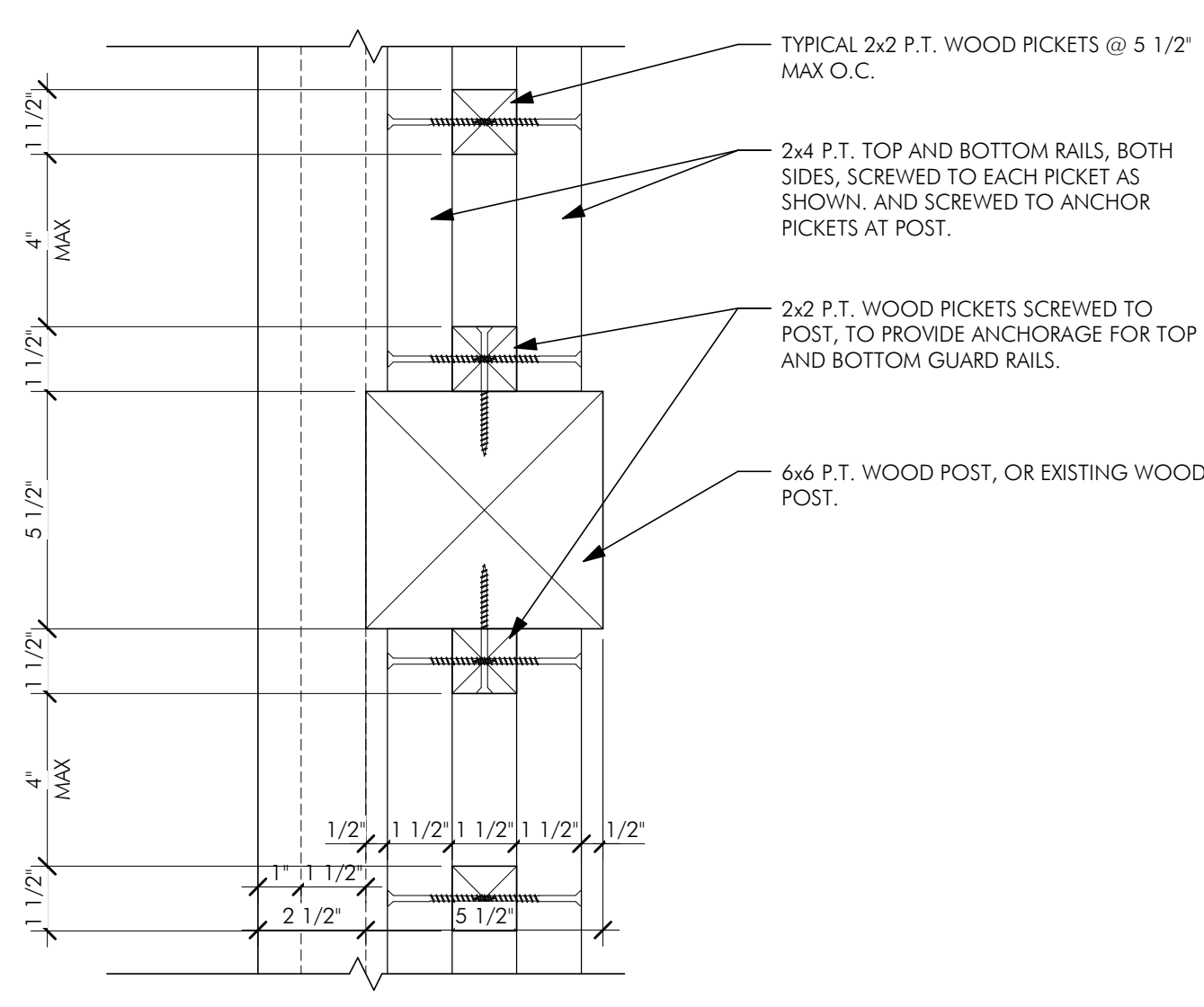
9 LEDGER FASTENING ELEVATION DETAIL



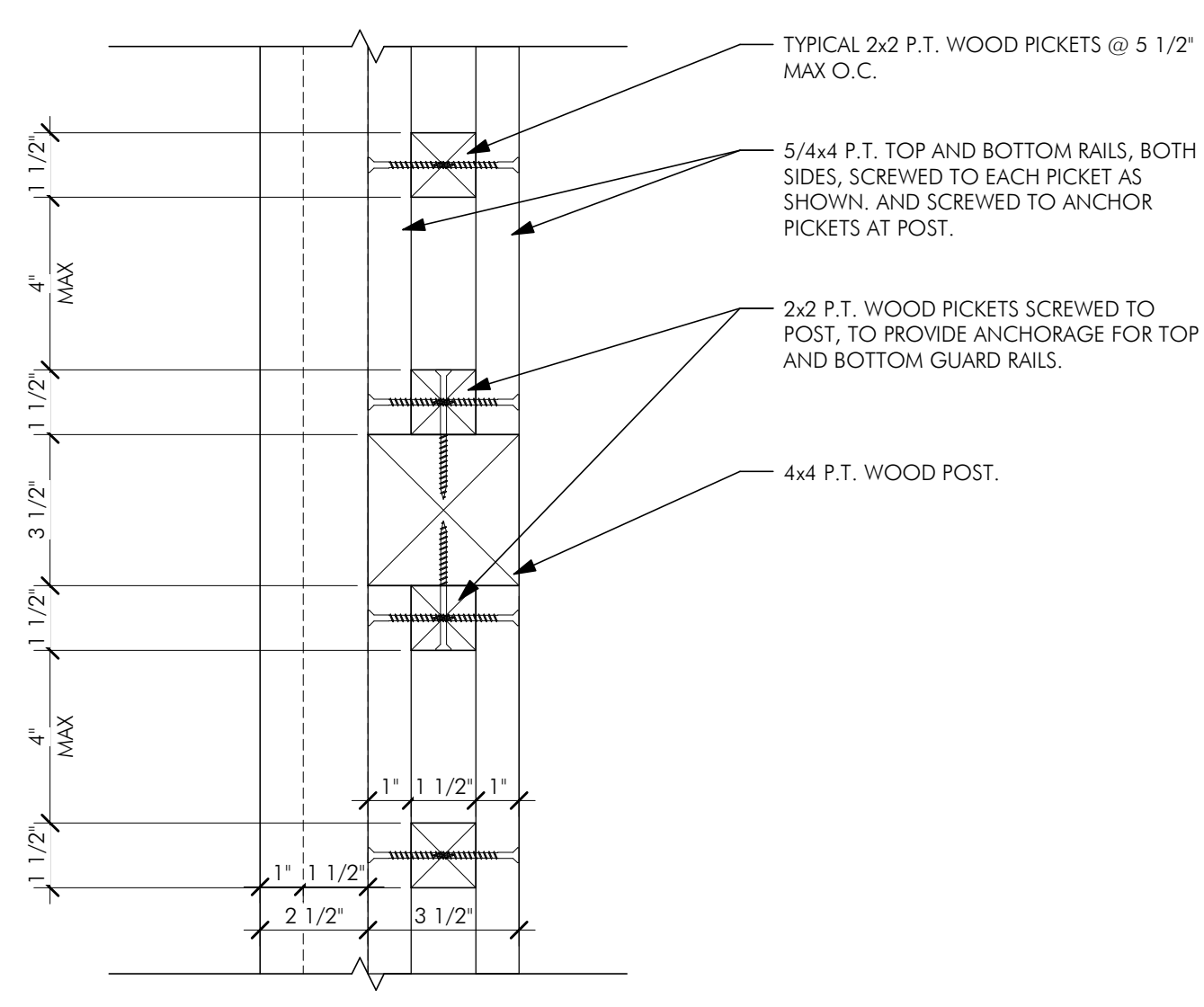
1 DECK EDGE DETAIL AT 6x6 POSTS



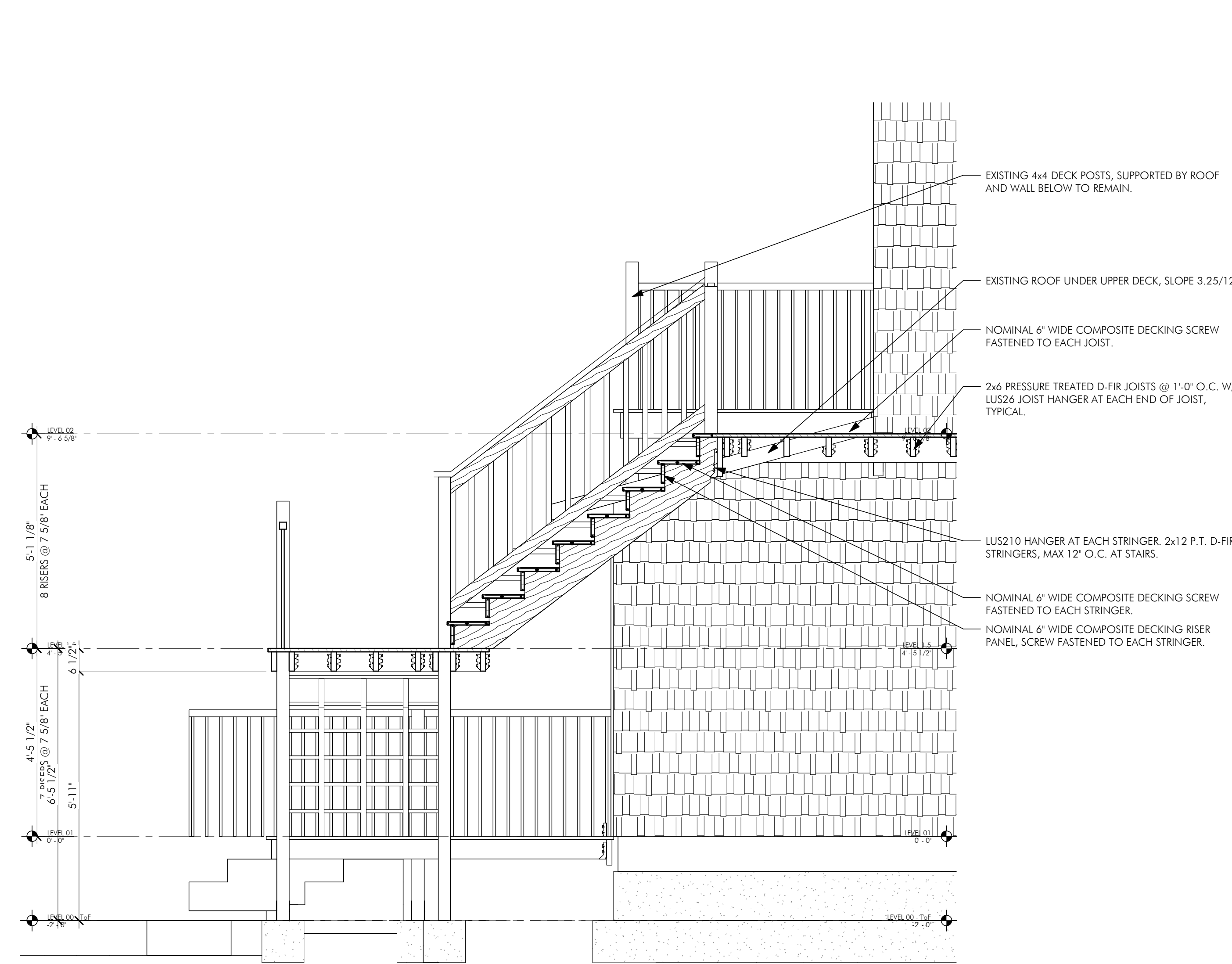
4 DECK EDGE DETAIL AT 4x4 POSTS



6 DECK RAILING AT 6x6 POST DETAIL



5 DECK RAILING AT 4x4 POST DETAIL



8 Section 1

Show method of attachment, support, guards

Post Height



Historic Alteration Review Worksheet

Site Address: 1075 Capitol Street NE, 97301

Resource Status: Contributing Non- Contributing Individual Landmark

Type of Work Activity Proposed: Major Minor

Chose One: Commercial District Individual Resource Public District
Residential District Sign

Replacement, Alteration, Restoration or Addition of:

Architectural Feature:

- Awning
- Door
- Exterior Trim, Lintel
- Other architectural feature
- Roof/Cornice
- Masonry/Siding
- Storefront
- Window(s) Number of windows: _____

Landscape Feature:

- Fence
- Streetscape
- Other Site feature (describe) _____

New:

- Addition
- Accessory Structure
- Sign
- Mural
- Accessibility Ramp
- Energy Improvements
- Mechanical Equipment
- Primary Structure

Will the proposed alteration be visible from any public right-of-way? Yes No

Project's Existing Material: wood Project's New Material: wood/metal/composite

Project Description

Briefly provide an overview of the type of work proposed. Describe how it meets the applicable design criteria in SRC Chapter 230. Please attach any additional information (i.e., product specification sheets) that will help staff and the HLC clearly understand the proposed work:

Replacement of non-original deck on rear/side of house due to unsafe deterioration. We plan to replace the decking floor boards with composite and the rails with cedar, steel or aluminum in a traditional looking style depending on final price quotes.

Christopher R. Bechtel Digitally signed by Christopher R. Bechtel
Date: 2023.11.08 09:33:23 -08'00'

11/8/23

Signature of Applicant

Date Submitted/Signed

Narrative Response Class 1 or Class 2 Administrative Historic Design Review
Residential Contributing Historic Resources

230.025 (h) Decks. *Replacement of decks on historic contributing buildings shall be allowed only where the owner has attempted to repair the original deck, but repair was not feasible due to the poor condition of the original materials. If the deck is not original then every effort shall be made to replicate the original deck; the effort shall be substantiated by historic, physical, or pictorial evidence. If the deck cannot be replicated, then it should be of a compatible design and material.*

(1) Materials.

(A) *The deck shall be constructed of wood, a wood composite, or a material available during the period of significance.*

Response:

**Decking boards to be made of wood composite in a natural wood color.
Rails to be in a traditional style and made of cedar, aluminum or steel,
depending on price quotes**

(2) Design. *The overall design of the porch shall reproduce, to the greatest degree possible, the appearance of the original porch.*

The deck shall:

(A) Be located off the rear of the resource. YES

(B) Not obscure any significant architectural features of the resource. YES

(C) Be of a reasonable size and scale in relationship to the resource. YES

(D) Shall not extend beyond the width of the existing footprint of the resource. YES

Response:

Deck is not original to the house, but we will replicate the existing deck closely

Narrative Response Class 1 or Class 2 Administrative Historic Design Review
Residential Contributing Historic Resources

Additional Required Submittal Materials

Photos (Historic pictures or photos of Existing Porch (Prior to Alteration))

Site Plan and Renderings

Material Spec Sheets and/or photos of proposed new materials

Historic Alteration Worksheet

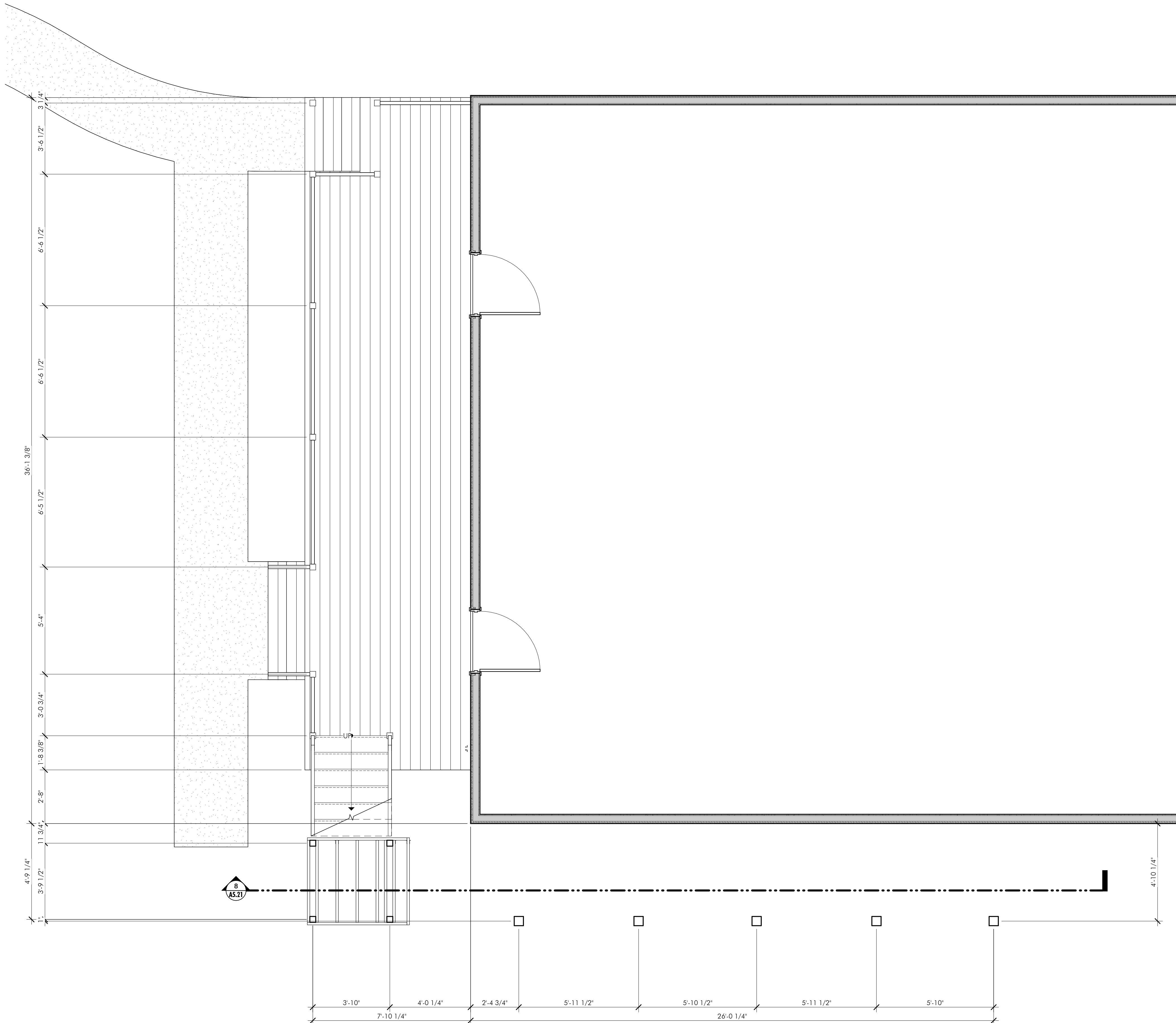
GENERAL PLAN NOTES:

1. GENERAL NOTES APPLY TO ALL DRAWINGS.
2. DRAWINGS ARE DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED. NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY. OBTAIN CLARIFICATION OF DIMENSIONS OR DISCREPANCIES PRIOR TO PROCEEDING WITH AREA OF REQUIRED WORK.
3. DIMENSIONS ARE TO FACE OF FRAMING. DIMENSIONS STATED AS CLEAR ARE TO FACE OF FINISH.
4. SEE WALL SECTIONS FOR DESCRIPTION OF EXTERIOR WALL MATERIALS.
5. ALL INTERIOR PARTITIONS TO RECEIVE GLASS FIBER INSULATION, FULL HEIGHT.
6. COORDINATE LOCATION OF RECESSED OR SEMI-RECESSED ITEMS TO AVOID BACK TO BACK INSTALLATION AND TO REDUCE NOISE TRANSFER THROUGH PARTITIONS.
7. INSTALL WALL BACKING FOR ALL WALL MOUNTED ITEMS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: DOOR STOPS, FIXTURES, WALL CABINETS, SHELVING, COUNTERS, TOILET ACCESSORIES, SECURITY EQUIPMENT, TACK BOARDS AND MARKER BOARDS, HAND RAILS AND WINDOW COVERING TRACKS.
8. SEPARATE AREAS IN WHICH WORK IS BEING CONDUCTED FROM OTHER AREAS THAT ARE STILL OCCUPIED.
 - A. PROVIDE, ERECT, AND MAINTAIN TEMPORARY DUSTPROOF PARTITIONS OF SUITABLE CONSTRUCTION IN LOCATIONS INDICATED ON DRAWINGS OR AS DIRECTED.
9. PROTECT EXISTING WORK TO REMAIN.
 - A. PREVENT MOVEMENT OF STRUCTURE; PROVIDE SHORING AND BRACING IF NECESSARY.
 - B. PERFORM CUTTING TO ACCOMPLISH REMOVALS NEATLY AND AS SPECIFIED FOR CUTTING NEW WORK.
 - C. REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING REMOVAL WORK.
 - D. PATCH AS SPECIFIED FOR PATCHING NEW WORK.
10. REMOVE DEBRIS, JUNK, AND TRASH FROM SITE.
11. REMOVE FROM SITE ALL MATERIALS NOT TO BE REUSED ON SITE; DO NOT BURN OR BURY.
12. LEAVE SITE IN CLEAN CONDITION, READY FOR SUBSEQUENT WORK.
13. CLEAN UP SPILLAGE AND WIND-BLOWN DEBRIS FROM PUBLIC AND PRIVATE LANDS.
14. WORK SHOWN ON THESE DRAWINGS IS TO BE SUPPLIED, FURNISHED, CONSTRUCTED, INSTALLED ALL AS PER THE GENERAL CONDITIONS AND THE SPECIFICATIONS. EXCEPTIONS AS DESCRIBED BY THE FOLLOWING ABBREVIATIONS:
 - A. CFCI CONTRACTOR FURNISHED - CONTRACTOR INSTALLED.
 - B. OFCI OWNER FURNISHED - CONTRACTOR INSTALLED.
 - C. OFOI OWNER FURNISHED - OWNER INSTALLED.
 - D. NIC OR N.I.C. NOT IN CONTRACT OR NOT A PART OF THIS CONTRACT.

PLAN LEGEND:

FLOOR PLAN NOTES:

- 1 SAMPLE PLAN NOTE



1 LEVEL 01
0' 1' 2' 4' 8' 3/8" = 1'-0"





IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2022-000
DATE: 08/23/2023
REVISIONS

BECHTEL RESIDENCE
DECK REPLACEMENT
1075 Capitol Street NE Salem OR 97301

SHEET:
A1.23

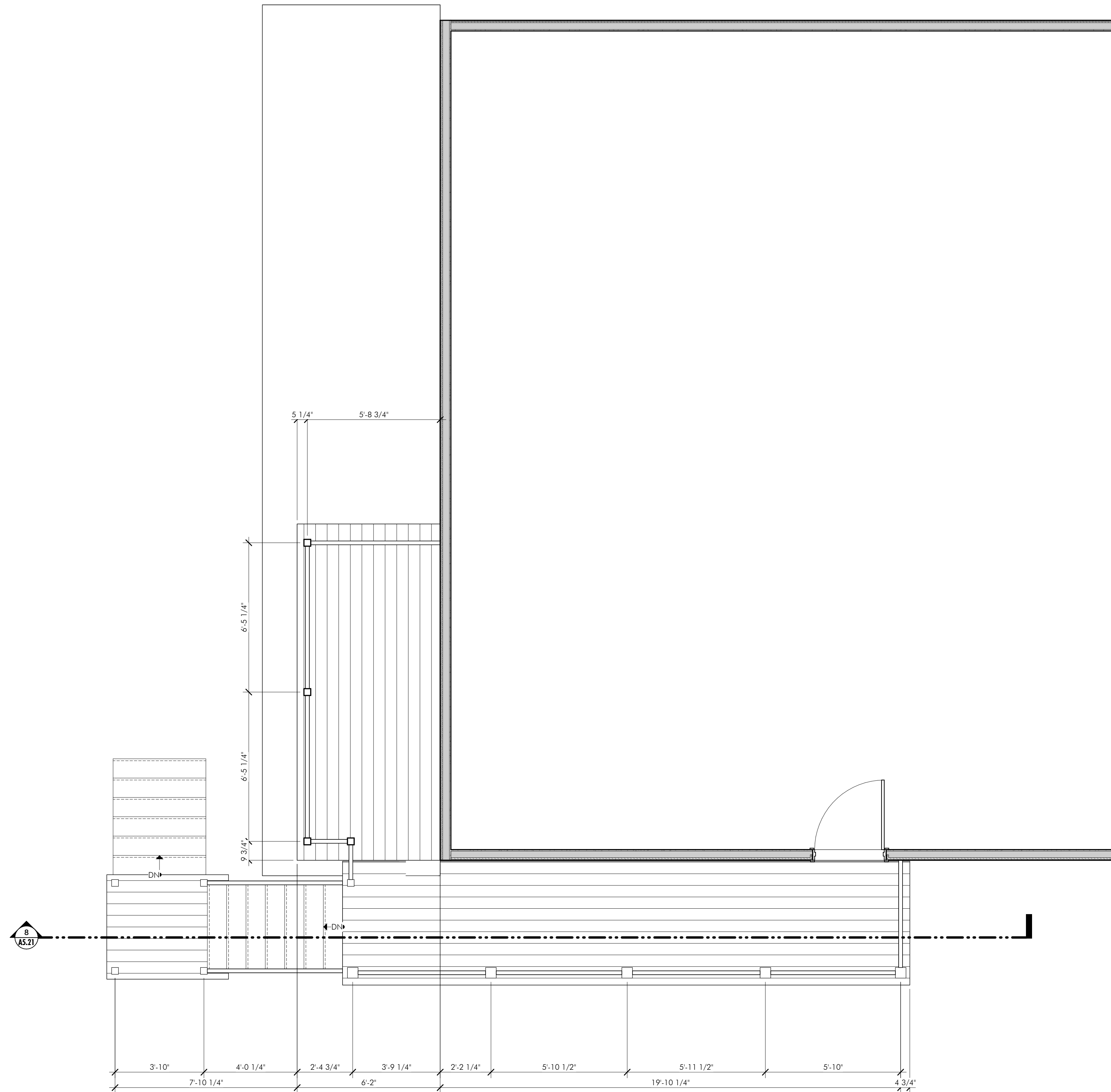
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8. SEPARATE AREAS IN WHICH WORK IS BEING CONDUCTED FROM OTHER AREAS THAT ARE STILL OCCUPIED.
 - A. PROVIDE, ERECT, AND MAINTAIN TEMPORARY DUSTPROOF PARTITIONS OF SUITABLE CONSTRUCTION IN LOCATIONS INDICATED ON DRAWINGS OR AS DIRECTED.
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 - A. PREVENT MOVEMENT OF STRUCTURE; PROVIDE SHORING AND BRACING IF NECESSARY.
 - B. PERFORM CUTTING TO ACCOMPLISH REMOVALS NEATLY AND AS SPECIFIED FOR CUTTING NEW WORK.
 - C. REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING REMOVAL WORK.
 - D. PATCH AS SPECIFIED FOR PATCHING NEW WORK.
10. REMOVE DEBRIS, JUNK, AND TRASH FROM SITE.
11. REMOVE FROM SITE ALL MATERIALS NOT TO BE REUSED ON SITE; DO NOT BURN OR BURY.
12. LEAVE SITE IN CLEAN CONDITION, READY FOR SUBSEQUENT WORK.
13. CLEAN UP SPILLAGE AND WIND-BLOWN DEBRIS FROM PUBLIC AND PRIVATE LANDS.
14. WORK SHOWN ON THESE DRAWINGS IS TO BE SUPPLIED, FURNISHED, CONSTRUCTED, INSTALLED ALL AS PER THE GENERAL CONDITIONS AND THE SPECIFICATIONS. EXCEPTIONS AS DESCRIBED BY THE FOLLOWING ABBREVIATIONS:
 - A. CFCI CONTRACTOR FURNISHED - CONTRACTOR INSTALLED.
 - B. OFCI OWNER FURNISHED - CONTRACTOR INSTALLED.
 - C. OFOI OWNER FURNISHED - OWNER INSTALLED.
 - D. NIC OR N.I.C. NOT IN CONTRACT OR NOT A PART OF THIS CONTRACT.

PLAN LEGEND:

FLOOR PLAN NOTES:

- 1 SAMPLE PLAN NOTE



1 LEVEL 02
0' 1' 2' 4' 8' 3/8" = 1'-0"





Existing Deck – Rear (West) Façade- 2nd story



Existing deck- Secondary Façade (South)