

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 informacion, por favor llame
503-588-6173*

DECISION OF THE HISTORIC LANDMARKS COMMISSION

HISTORIC DESIGN REVIEW CASE NO.: HIS20-23

APPLICATION NO.: 20-114713-DR

NOTICE OF DECISION DATE: October 19, 2020

SUMMARY: A proposal for replacement of an existing storefront, signage, and sidewalk repair on the Huddart Building.

REQUEST: Major Historic Design Review for the replacement of an existing storefront, signage, and sidewalk repair on the Huddart Building(1933/1970s) , a historic non-contributing building within the Salem Downtown Historic District, on property located at 234 Liberty Street NE, 97301; Marion County Assessor Map and Tax Lot number: 073W22DC06800.

APPLICANT: Matthew Johnson on behalf of Tanachai Hanidhikul and Lang Mai LLC

LOCATION: 234 Liberty St NE, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapters 230.056 – Signs in Commercial Historic Districts; 230.070 General Guidelines for Non-Contributing Structures

FINDINGS: The findings are in the attached Decision dated October 16, 2020

DECISION: The **Historic Landmarks Commission APPROVED** Historic Design Review HIS20-23 based upon the application materials deemed complete on September 23, 2020 and the findings as presented in this report.

This Decision becomes effective on November 3, 2020. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).

VOTE:

Yes 6 No 0 Absent 3 (French; Mulvihill, Schutte)


Jennifer Maglinte-Timbrook, Acting Chair
Historic Landmarks Commission

The rights granted by the attached decision must be exercised, or an extension granted, by November 4, 2022 or this approval shall be null and void.

| | |
|----------------------------------|---------------------------|
| Application Deemed Complete: | <u>September 23, 2020</u> |
| Public Hearing Date: | <u>October 15, 2020</u> |
| Notice of Decision Mailing Date: | <u>October 19, 2020</u> |
| Decision Effective Date: | <u>November 4, 2020</u> |
| State Mandate Date: | <u>January 21, 2021</u> |

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

This decision is final unless written appeal and associated fee (if applicable) from an aggrieved party is filed with the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem OR 97301, or by email at planning@cityofsalem.net, no later than 5:00 p.m., November 3, 2020. Any person who presented evidence or testimony at the hearing may appeal the decision. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter(s) 230. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

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>

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

DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

CASE NO.: Historic Design Review Case No. HIS20-23

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report incorporated herein by reference, and testimony provided at the Public Hearing of October 15, 2020 the Historic Landmarks Commission (HLC) finds that the applicant adequately demonstrated that their proposal complies with the applicable provisions of the Salem Revised Code (SRC) 230.045, 230.056 and 230.070 as follows:

FINDINGS

Applicable Criteria: 230.045(d) Standards for Non-Contributing Buildings in Commercial Historic Districts, Storefronts

230.056 Signs in Commercial Historic Districts

230.070 General Guidelines for Non-Contributing Resources

Signage

Criteria: 230.056. Signs in Commercial Historic Districts. In addition to other regulations within this Chapter, signs in commercial historic districts shall be designed and approved in accordance with the following standards:

(C) New signs shall:

(1) *Be located between transom and sill of first story, within a historic signboard, or suspended from awning or marquee.*

Finding: The HLC finds that the applicant is proposing to install new signage on primary façade within the awning location where it has historically been located for this building (within historic signboards) thereby meeting SRC 230.056 (c)(1).

(2) *Be located perpendicular to corner, flush to the facade or perpendicular to building.*

Finding: The HLC finds that the proposed signage will be installed flush to the façade of the Huddart building. The HLC finds that SRC 230.056(c)(2) has been met for this portion of the proposal.

(3) *Not be located in transom areas.*

Finding: The Huddart Building does not have transom windows, and no signage has been proposed for installation within the transom area of the building, therefore the HLC finds that SRC 230.056(c)(3) has been met.

(4) *Not obscure windows or significant architectural features.*

Finding: The HLC finds that the proposed signage does not obscure windows or significant architectural features thereby meeting SRC 230.056(c)(4).

(5) *Be painted on side of building only if the building was previously painted and the sign has historic precedence. Do not paint on brick surfaces, if not previously painted.*

Finding: The HLC finds that the proposal does not include any signage that will be painted on the building; thereby meeting SRC 230.056(c)(5).

(6) *Be oriented to the main entrance and shall not be placed in a manner that has no relationship to main customer entrance.*

Finding: The HLC finds that the proposed signage is oriented to the main entrance of the Huddart Building, thereby meeting SRC 230.056(c)(6) for the proposal.

(7) *Be constructed of materials such as wood or metal, except for untreated mill-finished metals.*

Finding: The HLC finds that the proposed signage is constructed of metal, thereby meeting SRC 230.056(c)(7).

(8) *Not use neon unless incorporated into a larger sign and there is historic precedence.*

Finding: The HLC finds that the proposal does not include neon; therefore this standard is not applicable to the evaluation of this proposal,

(9) *Not use free-standing neon or plastic, back-lighted boxes.*

Finding: The HLC finds that the proposal does not include free-standing neon or plastic back-lighted boxes; therefore, this standard is not applicable to the evaluation of this proposal. However, the applicant has proposed that the signage perimeter be illuminated by LED's (Halo) and the letters will be illuminated white. The HLC finds that this type of illuminated signage is compatible with the Huddart Building and can be found within the Salem Downtown Historic District.

(10) *Be attached into mortar joints, not into masonry, with sign loads properly calculated and distributed.*

Finding: The HLC finds that the proposed signage will be installed flush to the concrete façade of the Huddart Building, therefore the HLC finds that this criterion has been met.

(11) *Have conduit located in the least obtrusive places.*

Finding: The proposed conduit for the signage will not be visible, located behind the signage, therefore the HLC finds that this criterion has been met.

(12) *Not have exposed conduit.*

Finding: The proposed conduit will not be visible, concealed behind the signage, therefore the HLC finds that this criterion has been met.

(13) *Use a dark background with light lettering.*

Finding: The HLC finds that the proposed signage has light lettering on a dark background, thereby meeting SRC 230.056(c)(13).

(14) *Not incorporate faux painting, e.g., stone, brick, metal.*

Finding: The HLC finds that the proposed signage will not incorporate faux painting, thereby meeting SRC 230.056(c)(14).

(15) *Design new signs that respect the size, scale and design of the historic resource.*

Finding: The HLC finds that the scale and size of the signage is compatible with the buildings throughout the Downtown Historic District. No significant features will be adversely affected or obscured by the installation, thereby meeting SRC 230.056(c)(15).

(16) *Locate new signs where they do not obscure significant features.*

Finding: The HLC finds that the proposed signage will not obscure any significant features of the Huddart Building, thereby meeting SRC 230.056(c)(16).

(17) *Design new signs that respect neighboring resources.*

Finding: The HLC finds that the proposed signage is similar in size, scale, and design to the signage that is located throughout the Downtown Historic District. The signage will not adversely affect any neighboring resources, thereby meeting SRC 230.056(c)(17).

(18) *Use materials that are compatible with and characteristic of the buildings or structure's period and style.*

Finding: The HLC finds that the proposed signage is metal, a material compatible with the buildings found throughout the Downtown Historic District, thereby meeting SRC 230.056(c)(18).

(19) *Attach signs carefully to prevent damage to historic materials and ensure the safety of pedestrians.*

Finding: The HLC finds that the proposed sign will be attached flush to the façade of the Huddart building using bolts and no historic materials will be damaged or obscured by the installation, thereby meeting SRC 230.056(c)(19).

(20) Any sign identifying the use of the building or structure otherwise permitted by this Chapter shall be limited to the minimum necessary for such identification.

Finding: The HLC finds that the proposed identification signage is the only proposed signage proposed for the tenant within the Huddart Building, thereby meeting SRC 230.056(c)(20).

Storefront

Criteria 230.045(d) Standards for Non-Contributing Buildings in Commercial Historic Districts.

(d)Storefronts. Replacement of storefronts or components of storefronts in non-contributing buildings is allowed.

(1) Materials.

(A) Materials dating from the period of significance shall, if possible, be retained and repaired or restored.

Finding: The HLC finds that the existing storefront and awning proposed for replacement are not original to the structure. Therefore, there are no historic materials or features proposed for removal, reconstruction, or repair and Standard 230.045 (d)(1)(A) is not applicable to the evaluation of this proposal.

(B) Replacement materials shall be, to the greatest degree possible, of the same type, quality, design, size, finish, proportions and configuration of the storefronts commonly found in the district.

Finding: The HLC finds that the applicant is proposing to install a new aluminum storefront on top of a tile base, metal canopy the existing non-original storefront on the northern facade. The original storefront material is no longer extant. The applicant is proposing to replace the sidewalk tile and the tile in the front entry alcove with 6" square ceramic tile that matches the existing in design and appearance, which can be commonly found throughout the Downtown Historic. The applicant is proposing a new stucco finish over the existing exterior concrete wall as well as a new cornice and parapet cap on top of the existing concrete front façade reflecting the tripartite design of historic contributing buildings in the district. The HLC finds that the proposed replacement materials are compatible, and of the same quality and type of materials currently found on storefronts throughout the Downtown District, therefore staff recommends that the HLC find that SRC 230.045 (d)(1)(B) has been met for this proposal.

(2) Design.

(A) To the extent practicable, original storefront components such as windows, door configuration, transoms, signage, and decorative features shall be preserved.

Finding: The HLC finds that the original storefront is no longer extant, therefore it is not feasible to preserve character defining features of the original storefront. The proposed new storefront over a tile base, flat metal canopy along with the concrete exterior topped with a

stucco finish and cornice with parapet cap is compatible with the surrounding historic district, therefore, the HLC finds that SRC 230.045(d)(2)(A) has been met.

(B) *Restoration of the appearance of the storefront during the period of significance, based on historical research and physical evidence, is preferred.*

Finding: There are no historic photographs clearly showing the exterior front facade of the resource, and the applicant is not proposing to restore the storefront to a precise date within the period of significance, therefore the HLC finds that SRC 230.045(d)(2)(B) does not apply to the evaluation of this proposal.

(C) *Replacement that is contemporary in design shall be compatible with the scale, proportions, massing, height, rhythm, materials, color and texture of historic contributing buildings in the district.*

Finding: The HLC finds that the applicant's proposed new storefront design is similar to and compatible with the scale, massing, height and materials of storefronts within historic contributing buildings throughout Salem's Downtown Historic District and that SRC 230.045(d)(2)(C) has been met.

Skylight and alley door

230.070. General Guidelines for Non-Contributing Buildings and Structures. *In lieu of the standards for non-contributing buildings and structures set forth in SRC 230.030 and SRC 230.045 of this section, an applicant may make changes to a non-contributing building or structure, regardless of type of work, which shall conform to the following guidelines:*

(a) *Materials shall be consistent with those present in buildings and structures in the district generally.*

Finding: The HLC finds that the proposed new rear entry door is insulated hollow metal within a hollow metal frame, both painted gray and of metal, consistent with similar alley facing doors within the district. The HLC finds that the proposed new skylight is of metal and a material commonly found within buildings throughout the Downtown Historic District and that SRC 230.070(a) has been met.

(b) *Alterations and additions shall be compatible in design and construction with the general character of buildings or structures in the historic district. Factors in evaluating compatibility include, but are not limited to:*

- (1)** *Architectural elements such as porches, dormers, doors and windows reflect the spacing, placement, scale, orientation and proportion of buildings in the district, generally.*
- (2)** *The location is at the rear, or on an inconspicuous side, of the building or structure.*
- (3)** *The size and scale is consistent and harmonious with the buildings and structures in the district generally.*
- (4)** *The design reflects, but does not replicate, the architectural style of historic contributing buildings and structures in the district.*
- (5)** *The building uses similar setbacks, orientation on the site, spacing and distance from*

adjacent buildings that is found on buildings in the immediate vicinity and the district as a whole.

Finding: The HLC finds that the applicant is proposing to a new alley door and skylight on the roof of the Huddart Building and that the proposed new door is located at the rear of the structure and the skylight is not visible on the roof of the resource. The HLC finds that the design of the proposed door is a simple utilitarian hollow core metal door, similar to alley entry doors throughout the historic district and that the proposed new skylight is a 6' x 10' metal framed skylight located at the center of the roof of the Huddart Building, not visible from the right of way. The HLC finds that both proposed alterations are consistent in size and scale with buildings throughout the Downtown Historic District and that SRC 230.070(b) has been met for this portion of the proposal.

The Historic Landmarks Commission **APPROVES** the proposal.

VOTE: Yes 6 No 0 Absent 3 (French; Mulvihill; Schutte) Abstain 0

Attachments: A. Hearing Notice and Vicinity Map
B. Excerpt from National Register Historic Resource Document
C. Applicant's Submittal Materials

Prepared by Kimberli Fitzgerald, Historic Preservation Officer



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213

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|-----------------------------------|---|
| CASE NUMBER: | Major Historic Design Review Case No. HIS20-23 |
| PROPERTY LOCATION: | 234 Liberty St NE, Salem OR 97301 |
| SUMMARY: | A proposal to replacement of an existing storefront, signage, and sidewalk repair on the Huddart Building. |
| HEARING INFORMATION: | <p>DUE TO SOCIAL DISTANCING MEASURES IN PLACE TO HELP STOP THE SPREAD OF THE COVID-19 VIRUS THIS HEARING WILL BE HELD DIGITALLY.</p> <p><u>Historic Landmarks Commission, Thursday October 15, 2020 at 5:30 p.m.</u></p> <p>To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: http://bit.ly/planningpublicmeetings</p> |
| HOW TO PROVIDE TESTIMONY: | <p>Both written and in-person comments will be accepted on this case. Only those participating by submitting written testimony, or testifying during the digital hearing, have the right to appeal the decision.</p> <p>To provide written testimony: Direct written comment to the case manager listed below. Staff recommends emailing your comments to ensure receipt before the public hearing.</p> <p>To provide testimony digitally at the public hearing: Sign up by contacting Zachery Cardoso at zcardoso@cityofsalem.net or 503-540-2304 by <u>Thursday, October 15, 2020 at 3:00 P.M.</u> to receive instructions.</p> |
| CASE MANAGER: | <p>Kimberli Fitzgerald, Planner III, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2397; E-mail: kfitzgerald@cityofsalem.net.</p> |
| NEIGHBORHOOD ORGANIZATION: | <p><i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i></p> <p>Central Area Neighborhood Development Organization (CAN-DO), Neal Kern, Chair; Phone: 503-856-2207; Email: neal.t.kern@gmail.com.</p> |
| STAFF REPORT: | The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Community Development website: https://www.cityofsalem.net/notice . |
| ACCESS: | The Americans with Disabilities Act (ADA) accommodations will be provided on request. |
| CRITERIA: | <p>Salem Revised Code (SRC) Chapter(s) 230.056 – Signs in Commercial Historic Districts; 230.070 General Guidelines for Non-Contributing Structures</p> <p>Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode. Type in the chapter number(s) listed above to view the applicable criteria.</p> |

| | |
|------------------------------|--|
| OWNER(S): | Lang Mai LLC (Vien To, Tam To, Kevin To, Ngoc To, Thien Mai) |
| APPLICANT / AGENT(S): | Matthew Johnson on behalf of Tanachai Hanidhikul and Lang Mai LLC |
| PROPOSAL REQUEST: | Major Historic Design Review for the replacement of an existing storefront, signage, and sidewalk repair. on the Huddart Building(1933/1970s) , a historic non-contributing building within the Salem Downtown Historic District, on property located at 234 Liberty Street NE, 97301; Marion County Assessor Map and Tax Lot number: 073W22DC06800. |
| HEARING PROCEDURE: | <p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. A hearing is not a venue to ask questions of staff, the applicant or the decision maker(s) on this case but rather an opportunity to provide testimony to the decision maker(s) on the merits of the land use case; questions about the application, the recommended conditions of approval, or the Planning Administrator's recommendation, should be directed to the Case Manager prior to the hearing.</p> <p>Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony. Failure to raise an issue in person or by letter prior to the close of the Public Hearing with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p> <p>Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.</p> |
| MORE INFORMATION: | Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at https://permits.cityofsalem.net . Just enter the permit number listed here: 20 114713 |
| NOTICE MAILING DATE: | September 25, 2020 |

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.

For more information about Planning in Salem:

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

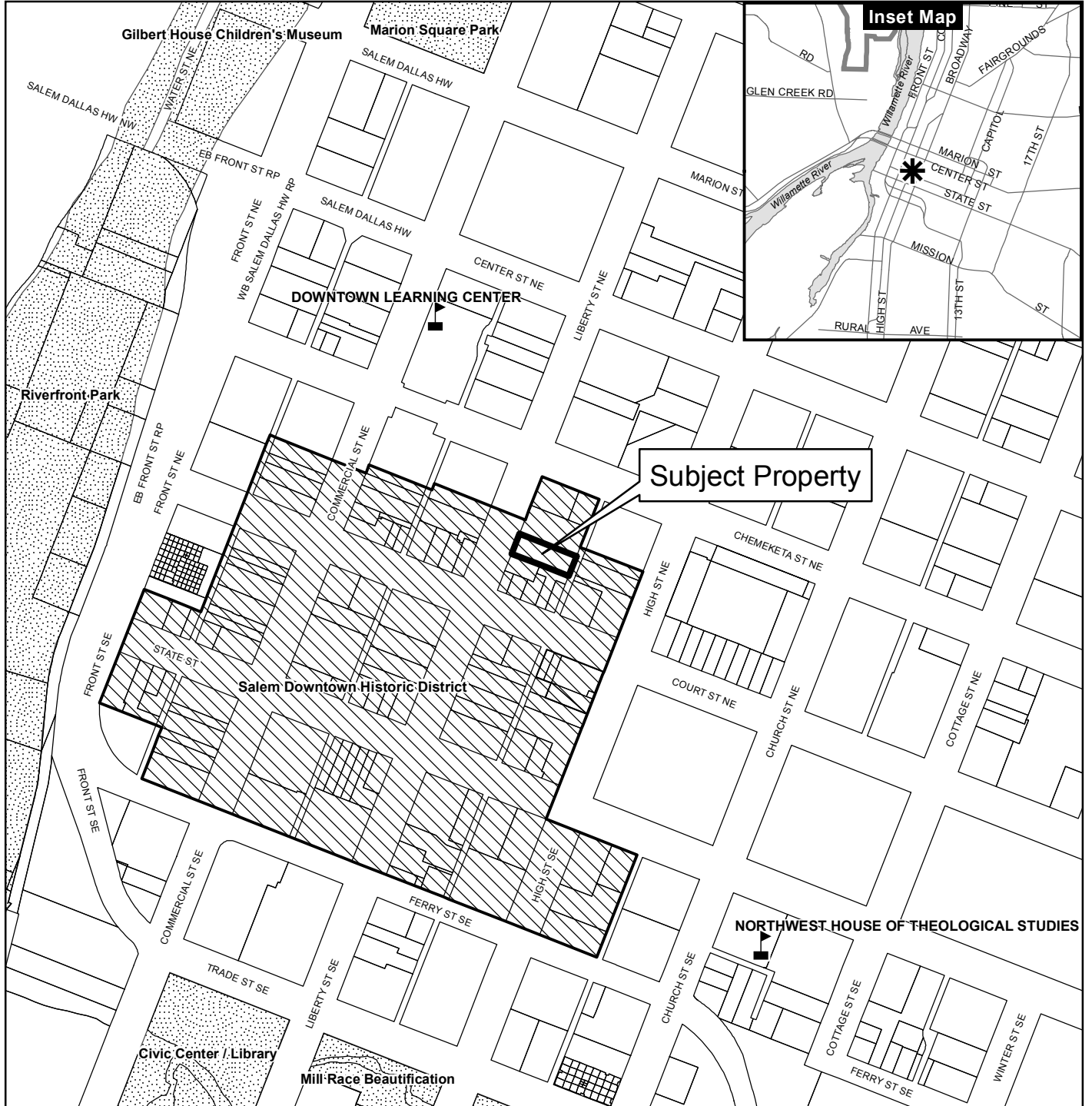
It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community

Development Department at 503-588-6173 at least three business days before this meeting or event.








TTD/TTY telephone 503-588-6439 is also available 24/7

Vicinity Map

234 Liberty Street NE (073W22DC06800)



Legend

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



0 100 200 400 Feet



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PROJECT # 2020-050
 DATE 9/18/2020
 REMARKS

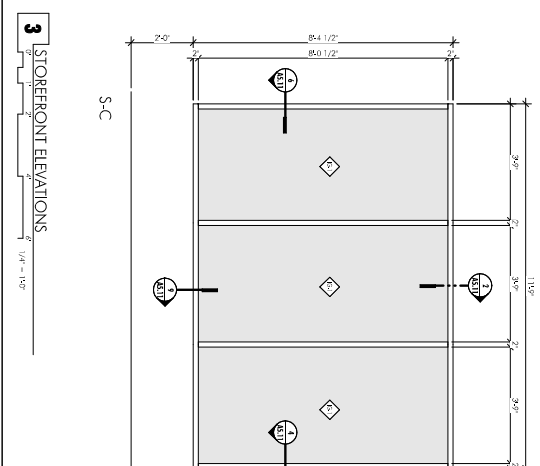
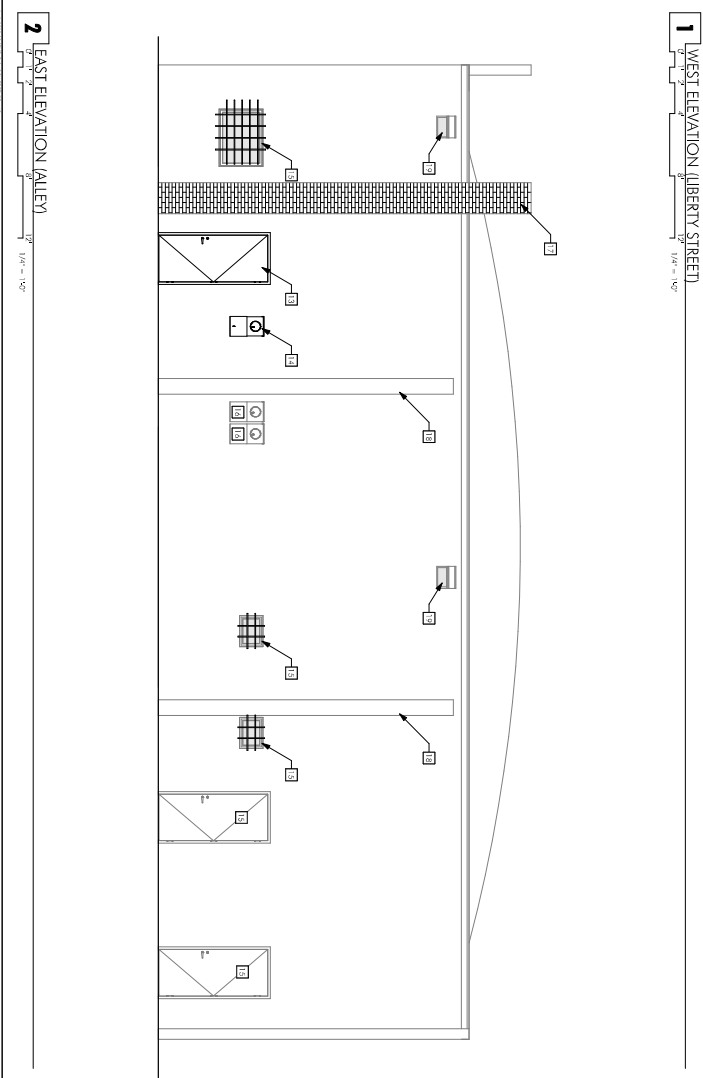
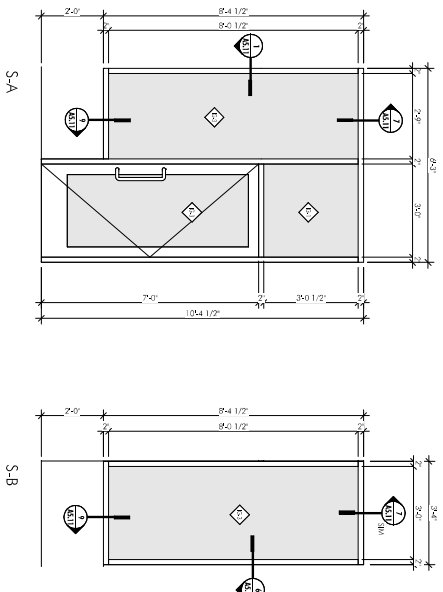
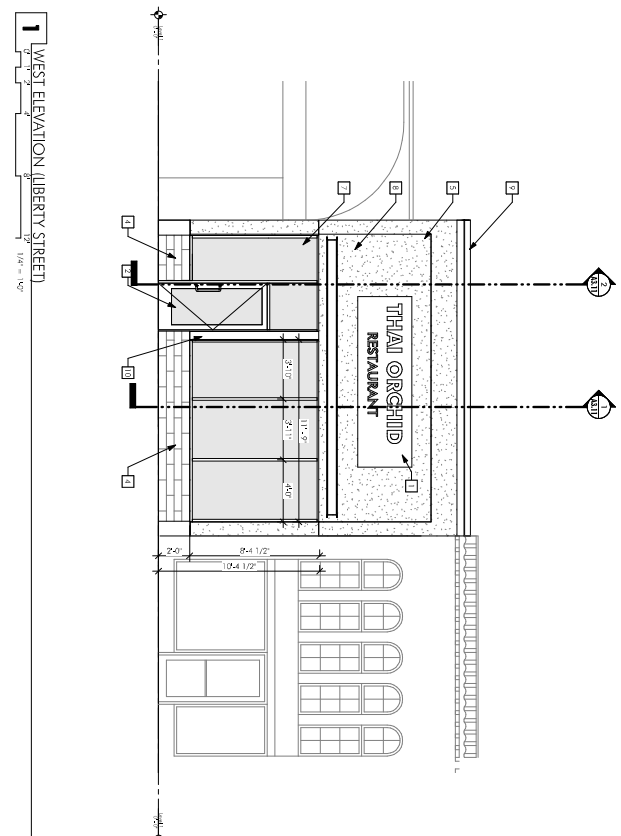
Exterior Improvements Thai Orchid Restaurant

234 Liberty St NE Salem, OR 97301

SHEET: **A2.01**

PLAN/ELEVATION NOTES:

- 1 NEW BURLEIGH SIGN 12'6" W x 3'6" H
- 2 NEW POLYMER STONE/NOV ASSEMBLY FINISHING CORNER
- 3 REPLACE INTERIORS 1/2" x 1" FINISH
- 4 REPAIR ALUMINUM ENTRANCE WITH 1/2" ALUMINUM REPAIRS
- 5 24" H TILE EDGE 6'0" x 4' TIL
- 6 NEW STUCCO FINISH OVER EXISTING EXTERIOR WALL
- 7 NEW ALUMINUM WINDOW
- 8 STUCCO REPAIR REPAIRS
- 9 NEW CORNER AND PARAPET CAP
- 10 ALUMINUM WARD TO MATCH STONEWORK AT CORNER
- 11 FLOOR IN RICHARD REGION WHERE STONEWORK WAS DAMAGED
- 12 NEW TILE FINISHING AT EXTERIOR CORNER
- 13 NEW INSULATED HOLLOW METAL ENTRY DOOR IN RICHARD AREA FROM ENTRY CHAMBER
- 14 NEW ELECTRICAL METER
- 15 BEARING DOWN WINDOW
- 16 BEARING ELECTRICAL WATER
- 17 BEARING CHIMNEY
- 18 BEARING BRASERS
- 19 BEARING WALL/CORNER ENTRY LIGHT FINISH



GLAZING TYPES:

- TYPE 1A1 -** Single Insulating Glass Unit, "Storm-Proof" and "Low-E" glass. All exterior glazing is low-emissive insulating glass. All exterior glazing is low-emissive insulating glass. 1/2\"/>

TYPE 1A2 - Single Insulating Glass Unit, "Storm-Proof" and "Low-E" glass. All exterior glazing is low-emissive insulating glass. All exterior glazing is low-emissive insulating glass. 1/2\"/>

HIS20-23

234 Liberty Street, NE*Classification:* Historic Non-Contributing*Historic Name:* Unknown*Current Name(s):* Fine Jewelry and Diamonds*Year of Construction:* 1933/1970s*Legal Description:* 073W22DC06800; Salem Addition, from Lot 6 in Block 22*Owner(s):* James L. Huddart
POB 14111
Salem, Oregon 97309

Description: This rectangular, one-story commercial building has a angled, recessed entrance with aluminum display windows and doors, surrounded by a stone or brick veneer. The changes to the building have altered its historic appearance and it does not contribute to the qualities of the district in its current condition.

Research completed in 2018 revealed that this building was constructed in 1936 and was originally home to Leon's Beautiful Shoes. More research is need to clarify whether this was originally the same building that housed The Golden Pheasant at 248 Liberty St NE or it if was a separate building.

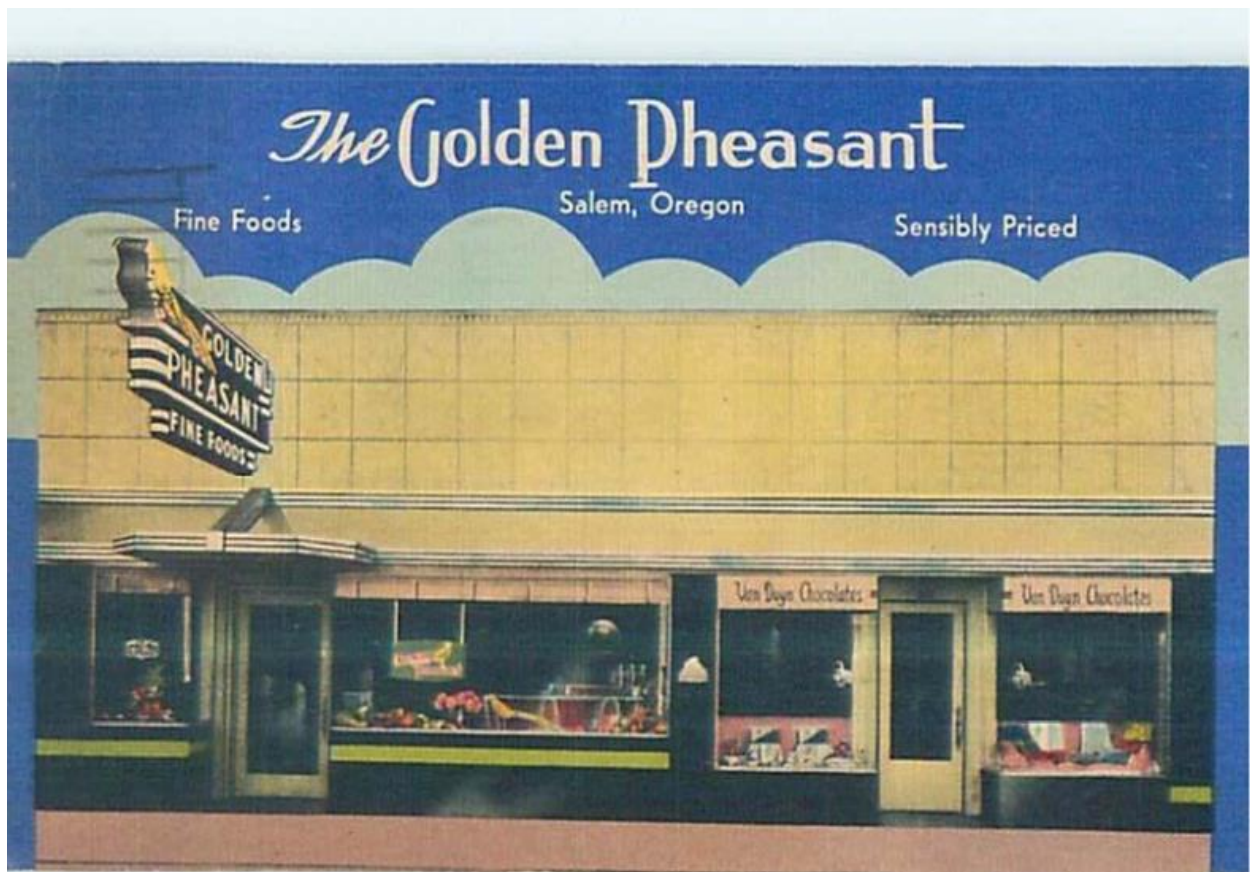


2019

HIS20-23



2001



Undated – circa 1940



January 1, 1937 (Statesman Journal; page 26)

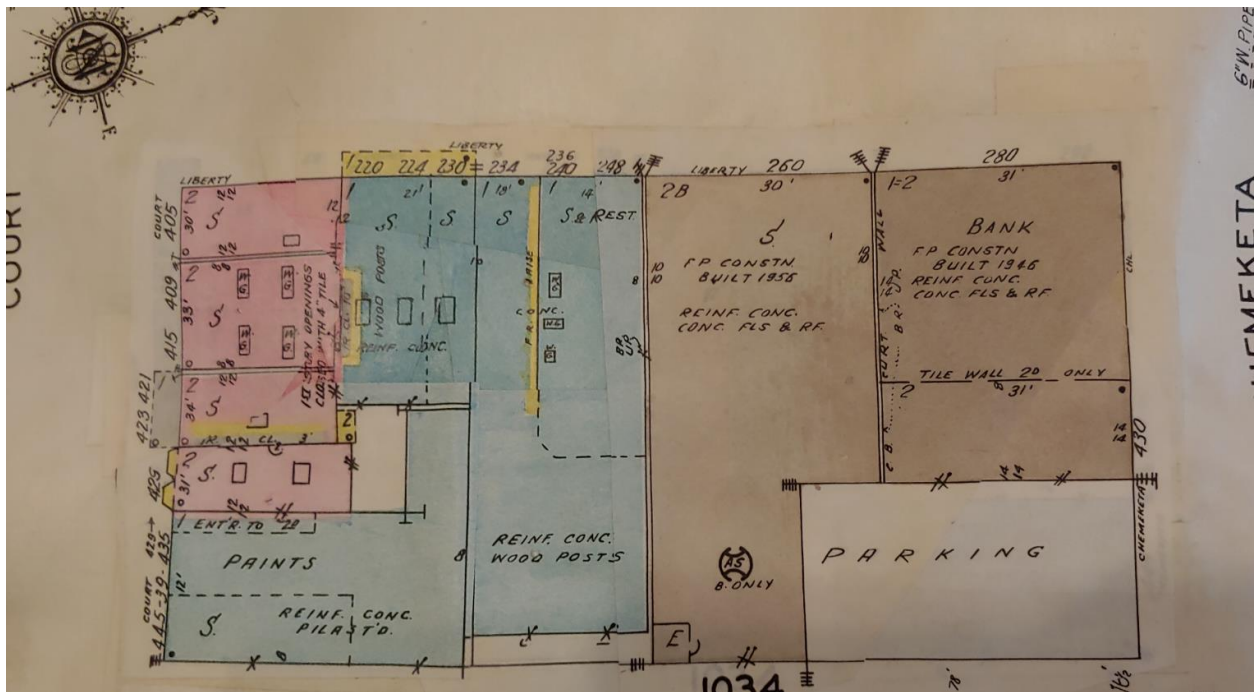




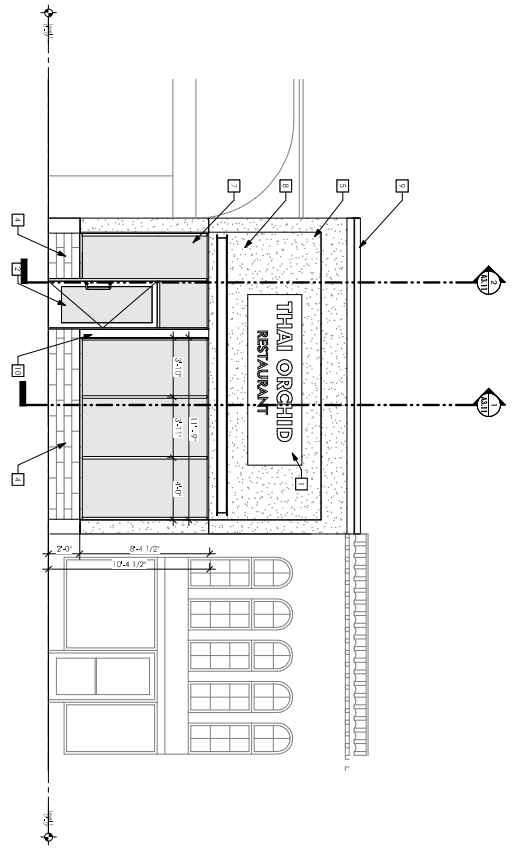
8-3-2015 – Liberty Street NE – pE2; Statesman Journal

Erected at a cost of \$16,600 was a new one-story building at 240 North Liberty street. The new building houses the Golden Pheasant restaurant.

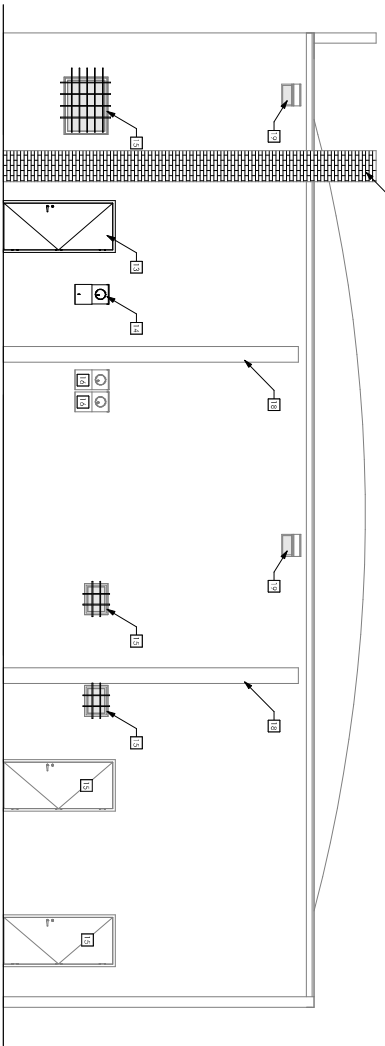
Statesman Journal, Jan. 1, 1937, page 21.



1950 Sanborn Fire Insurance Map



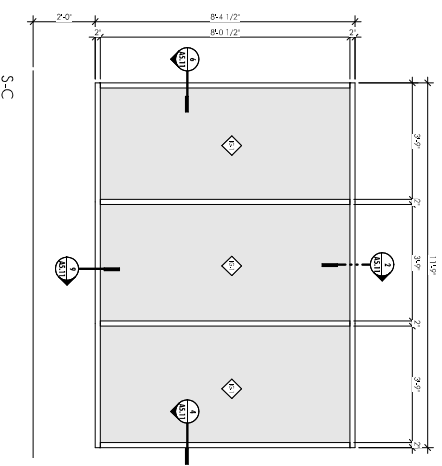
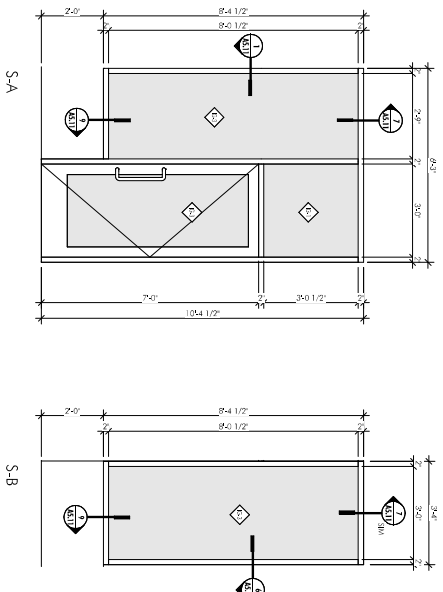
1 WEST ELEVATION (LIBERTY STREET)
1/4" = 1'-0"



2 EAST ELEVATION (ALLEY)
1/4" = 1'-0"

PLAN/ELEVATION NOTES:

- 1 NEW BUILDING SIGN (12'6" W x 3'6" H)
- 2 NEW ALUMINUM STORAGE ASSEMBLY IN REARING CORNER
- 3 REARCE METERS/BOXES, THREE (3) EACH OF REARFACE ALUMINUM FINISH WITH 1/2" AIR-CORED REFRACITIVE
- 4 24" H TILE EDGE (6'0" T/L)
- 5 NEW STUCCO FINISH OVER EXISTING EXTERIOR WALL
- 6 NEW ALUMINUM WINDOW
- 7 NEW ALUMINUM CORNER CANOPY
- 8 STUCCO REAR FACE REPAIRS
- 9 NEW CORNER AND PARAPET CAP
- 10 ALUMINUM WARD TO MATCH STONEWARE AT CORNER
- 11 FLOOR FINISH AT REAR REGION WHERE STONEWARE WAS EXPOSED
- 12 NEW TILE FINISHING AT EXTERIOR ACCENT
- 13 NEW INSULATED GLAZION WITH STURDIO DOOR IN REARFACE AREA, FRONT IN REARING CORNER
- 14 NEW ELECTRICAL METER
- 15 DRINKING FOUNTAIN
- 16 DRINKING ELECTRIC WATER
- 17 DRINKING CHAINES
- 18 DRINKING FOUNTAIN
- 19 DRINKING WALL MOUNTED EXTERIOR LIGHT FIXTURE



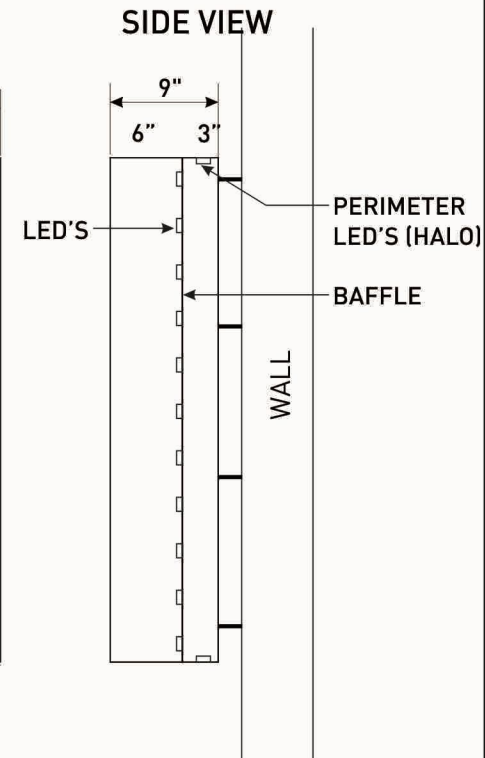
3 STOREFRONT ELEVATIONS
1/4" = 1'-0"

GLAZING TYPES:

- TYPE 1A1** - Single Insulating Glass Unit, 3mm glazing and 1/8" air space. All exterior glazing is clear insulating glass. All interior glazing is clear insulating glass. 1/2" air space.
- TYPE 1A2** - Single Insulating Glass Unit, 3mm glazing and 1/8" air space. All exterior glazing is clear insulating glass. All interior glazing is clear insulating glass. 1/2" air space.
- TYPE 1A3** - Single Insulating Glass Unit, 3mm glazing and 1/8" air space. All exterior glazing is clear insulating glass. All interior glazing is clear insulating glass. 1/2" air space.
- TYPE 1A4** - Single Insulating Glass Unit, 3mm glazing and 1/8" air space. All exterior glazing is clear insulating glass. All interior glazing is clear insulating glass. 1/2" air space.
- TYPE 1A5** - Single Insulating Glass Unit, 3mm glazing and 1/8" air space. All exterior glazing is clear insulating glass. All interior glazing is clear insulating glass. 1/2" air space.
- TYPE 1A6** - Single Insulating Glass Unit, 3mm glazing and 1/8" air space. All exterior glazing is clear insulating glass. All interior glazing is clear insulating glass. 1/2" air space.
- TYPE 1A7** - Single Insulating Glass Unit, 3mm glazing and 1/8" air space. All exterior glazing is clear insulating glass. All interior glazing is clear insulating glass. 1/2" air space.
- TYPE 1A8** - Single Insulating Glass Unit, 3mm glazing and 1/8" air space. All exterior glazing is clear insulating glass. All interior glazing is clear insulating glass. 1/2" air space.
- TYPE 1A9** - Single Insulating Glass Unit, 3mm glazing and 1/8" air space. All exterior glazing is clear insulating glass. All interior glazing is clear insulating glass. 1/2" air space.
- TYPE 1A10** - Single Insulating Glass Unit, 3mm glazing and 1/8" air space. All exterior glazing is clear insulating glass. All interior glazing is clear insulating glass. 1/2" air space.
- TYPE 1A11** - Single Insulating Glass Unit, 3mm glazing and 1/8" air space. All exterior glazing is clear insulating glass. All interior glazing is clear insulating glass. 1/2" air space.
- TYPE 1A12** - Single Insulating Glass Unit, 3mm glazing and 1/8" air space. All exterior glazing is clear insulating glass. All interior glazing is clear insulating glass. 1/2" air space.
- TYPE 1A13** - Single Insulating Glass Unit, 3mm glazing and 1/8" air space. All exterior glazing is clear insulating glass. All interior glazing is clear insulating glass. 1/2" air space.
- TYPE 1A14** - Single Insulating Glass Unit, 3mm glazing and 1/8" air space. All exterior glazing is clear insulating glass. All interior glazing is clear insulating glass. 1/2" air space.
- TYPE 1A15** - Single Insulating Glass Unit, 3mm glazing and 1/8" air space. All exterior glazing is clear insulating glass. All interior glazing is clear insulating glass. 1/2" air space.
- TYPE 1A16** - Single Insulating Glass Unit, 3mm glazing and 1/8" air space. All exterior glazing is clear insulating glass. All interior glazing is clear insulating glass. 1/2" air space.
- TYPE 1A17** - Single Insulating Glass Unit, 3mm glazing and 1/8" air space. All exterior glazing is clear insulating glass. All interior glazing is clear insulating glass. 1/2" air space.
- TYPE 1A18** - Single Insulating Glass Unit, 3mm glazing and 1/8" air space. All exterior glazing is clear insulating glass. All interior glazing is clear insulating glass. 1/2" air space.
- TYPE 1A19** - Single Insulating Glass Unit, 3mm glazing and 1/8" air space. All exterior glazing is clear insulating glass. All interior glazing is clear insulating glass. 1/2" air space.
- TYPE 1A20** - Single Insulating Glass Unit, 3mm glazing and 1/8" air space. All exterior glazing is clear insulating glass. All interior glazing is clear insulating glass. 1/2" air space.



Single Face Illuminated Wall Display



SPECIFICATIONS

SIGN:
*Custom Aluminum
Fabricated with
Letters routed out
& Backed with
White Acrylic

ILLUMINATION:
*White LED's

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

Simulated Night View



Letters illuminated white



Salem Sign Co., Inc.

1825 FRONT ST. N.E.
SALEM, OR 97301

503-371-6362

FAX 503-371-0901

e-mail signs@salem-sign.com

CCB# 65297

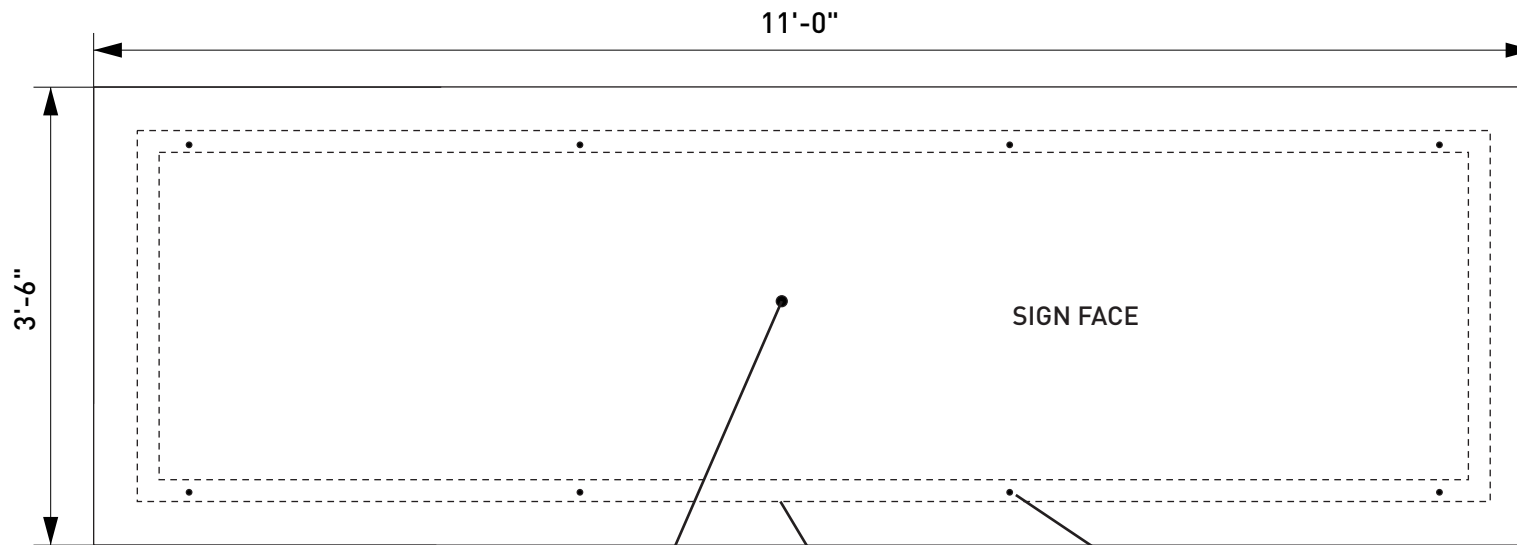


THIS DRAWING IS THE PROPERTY
OF SALEM SIGN CO., INC.

SK# 23360-20



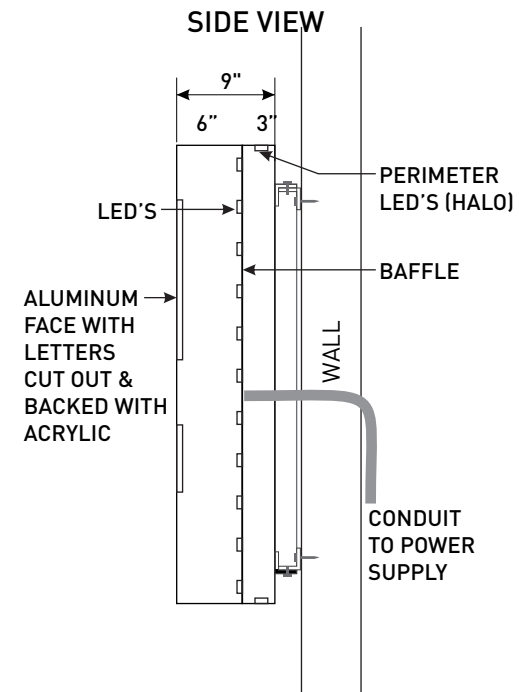
Single Face Illuminated Wall Display



Sign wired directly into building from back of sign; No conduit will be visible.

2" Inset mounting angle iron frame

Sign attached to wall with 3/8" x 3" lags into Wood (4 Top / 4 Bottom)



SPECIFICATIONS

SIGN:
*Aluminum Fabricated

ILLUMINATION:
*White LED's

SCALE: NTS



Salem Sign Co., Inc.

1825 FRONT ST. N.E.
SALEM, OR 97301

503-371-6362

FAX 503-371-0901

e-mail signs@salemsign.com

CCB# 65297



THIS DRAWING IS THE PROPERTY OF SALEM SIGN CO., INC.

JOB TITLE: Thai Orchid

LOCATION: Salem, OR

DATE: 9-3-20

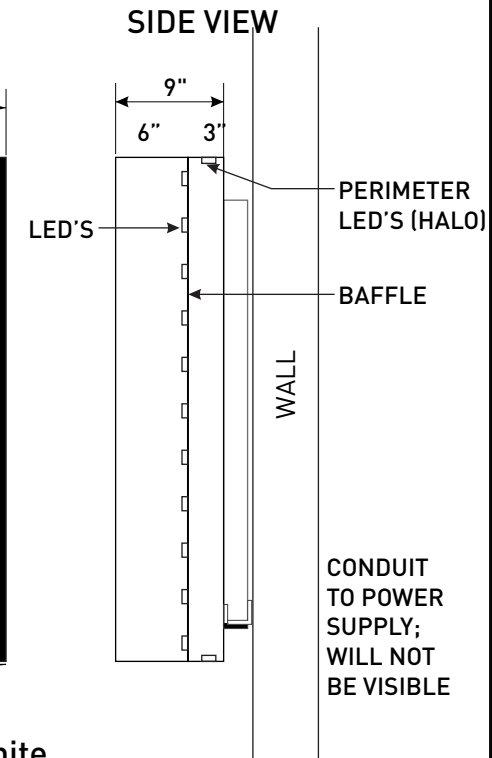
DRAWN BY: E.D.

SALES: Corey Spady

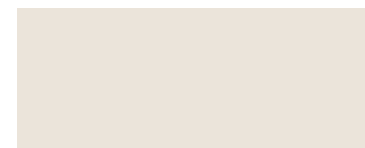
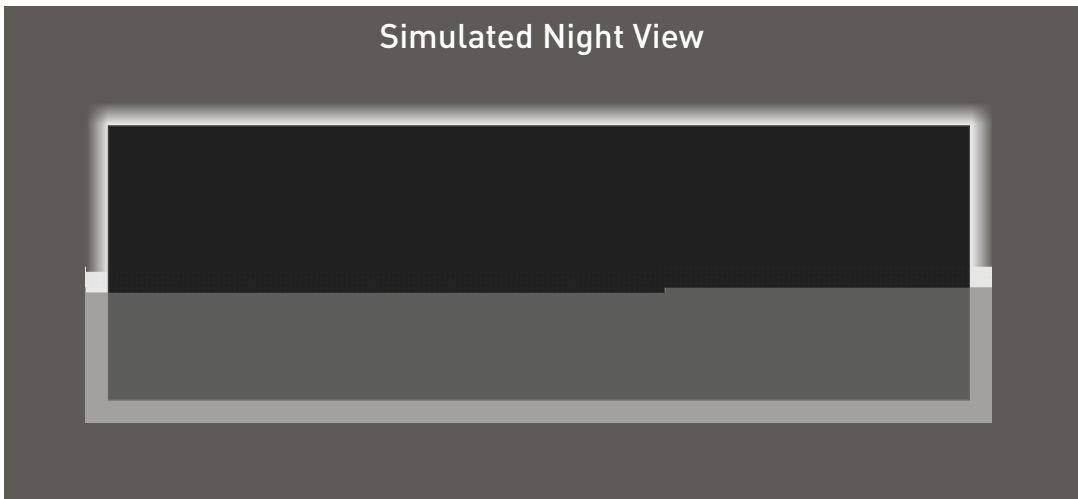
APPROVED BY:



Single Face Illuminated Wall Display



Letters illuminated white



SPECIFICATIONS

SIGN:
 *Custom Aluminum
 Fabricated with
 Letters routed out
 & Backed with
 White Acrylic

ILLUMINATION:
 *White LED's

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



Salem Sign Co., Inc.

1825 FRONT ST. N.E.
 SALEM, OR 97301
503-371-6362
 FAX 503-371-0901
 e-mail signs@salemsign.com
 CCB# 65297



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 OF SALEM SIGN CO., INC.

JOB TITLE: Thai Orchid

LOCATION: Salem, OR

DATE: 9/3/20

DRAWN BY: E.D.

SALES: Corey Spady

APPROVED BY:

SK# 23360-20

FIXED SKYLIGHTS



A skylight in every shape and size.

Solar Innovations® offers fixed skylights in virtually any size and can accommodate a wide range of configurations, including single slope, pyramids, segmented radius domes, barrel vault, hip end, glass roofs, roof lanterns, and more. These skylight systems can attach to virtually any substrate and are suited for both residential and commercial applications. Skylights have several unique delivery options including Pre-Assembled Pre-Glazed, Pre-Assembled Not Pre-Glazed, and Knocked Down.

FEATURES

PANELS:

- Custom configurations available
- Aluminum or wood rafters & purlins
- 2- or 3-tiered drainage system with concealed interior condensation gutters
- LEED friendly system including recycled content
- Designed and manufactured in the U.S.A.

PERFORMANCE:

- Thermally enhanced utilizing thermal fill & debridge

GLAZING:

- Designed to accommodate almost any monolithic, insulated, laminated, decorative, polycarbonate, or solid panel infill

OPTIONS

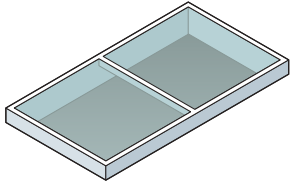
FINISHES:

- Standard finishes
 - AAMA 2603: Bronze, White
 - AAMA 611 Class I Anodized: Clear, Dark Bronze
- Designer finishes
 - AAMA 2603: Hartford Green, Black Natural Clay, Sandstone
- Custom finishes
 - Powder coat finish: AAMA 2604 - 2605
 - Fluoropolymer (50% or 70%): AAMA 2604 - 2605
 - Wood veneer, metal cladding & foiling options
 - Dual color or dual finish options

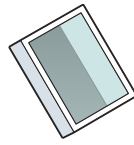
* Note: Walkable Skylights may not be available with all features listed

CONFIGURATIONS

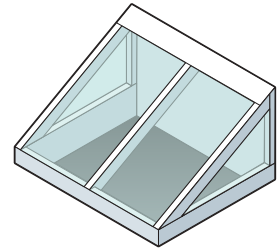
Additional configurations available.



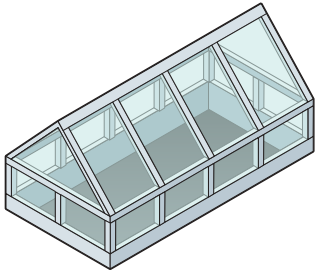
Flat



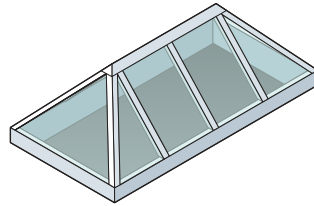
Single Slope



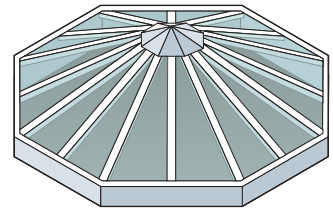
Straight Eave Lean-To



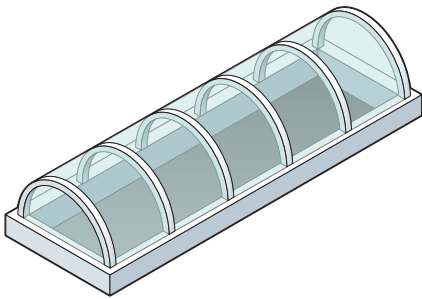
Straight Eave Double Pitch with Lantern



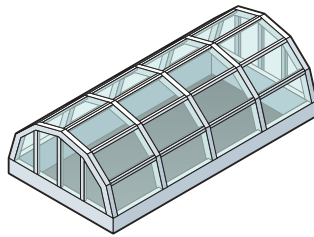
Straight Eave Double Pitch with Hip End



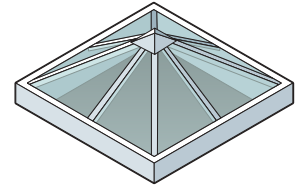
Polygonal



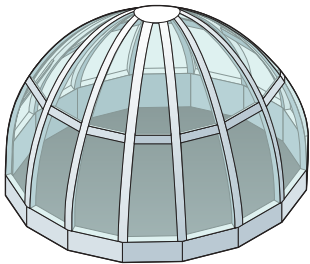
Barrel Vault



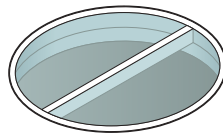
Segmented Radius Barrel Vault



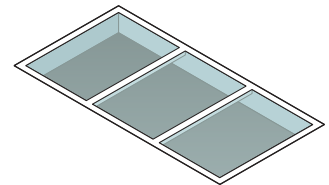
Pyramid



Dome

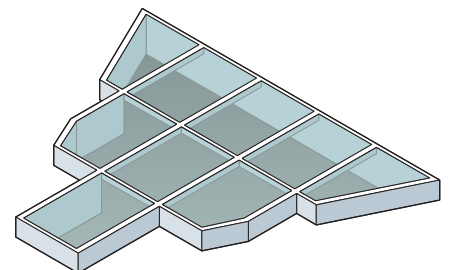
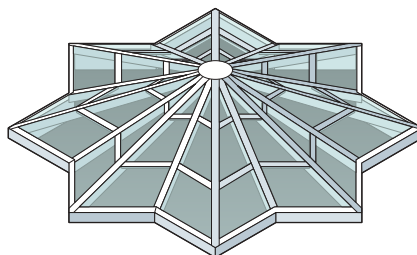
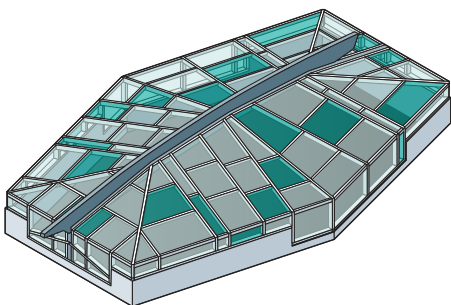


Round Walkable



Rectangular Walkable

CUSTOM DESIGNS





FINISH OPTIONS

Paint STANDARD - AAMA 2603 (5 year warranty). Finishes available while in stock.



Anodized Additional cost



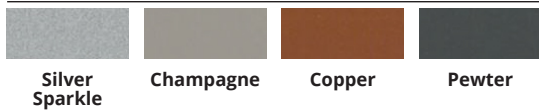
Paint DESIGNER - AAMA 2604 (5 year warranty), AAMA 2605 (10 year; up to 20 year warranty). Scratch & fade resistant; contains no VOCs.*



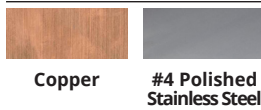
Powder Coat Solids AAMA 2604 (10 year warranty), AAMA 2605 (10 year; up to 20 year warranty). Scratch & fade resistant; contains no VOCs.*



Powder Coat Metallics AAMA 2604, AAMA 2605*



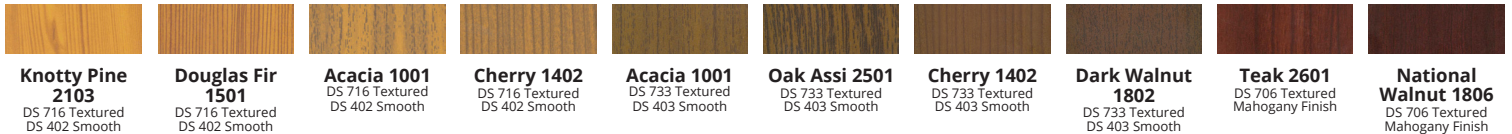
Metal Clad STANDARD*



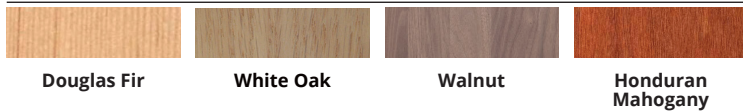
Metal Clad DESIGNER*



Decoral Finishes (Powder Coat)*



Wood Veneering (Unfinished) STANDARD*



Wood Veneering (Unfinished) DESIGNER*



Wood/Glulam STANDARD*



Wood/Glulam DESIGNER*



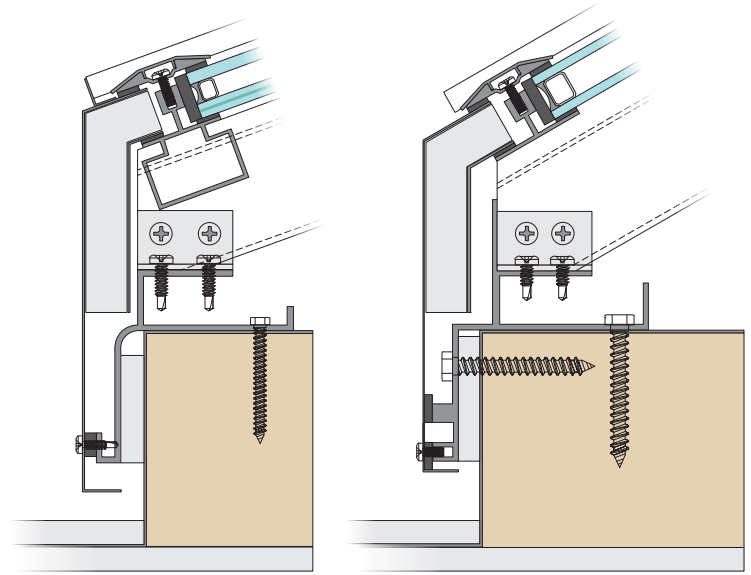
*Adds one to three weeks to lead time.

Note: Depending upon color selection, additional charges and increased lead times may apply. Extended warranties and service plans are available for an additional charge. Examples are shown as accurate as photography and printing processes allow. Final finish selection should be made from a physical sample; contact Solar Innovations® for samples. Product and finish options are subject to vendor availability. Solar Innovations® reserves the right to discontinue any option at any time without notice. Additional options, including custom color match, are available; contact Solar Innovations® for details. FSC options available.

CURB MOUNT SKYLIGHTS



Sill Options



G2 Welded Curb

G3 Welded Curb

Product Overview

Curb mount skylights are uniquely designed to eliminate water penetration, by attaching through the side of the curb rather than the top, as is typical of many other industry skylights. This design minimizes the chances of long term water penetration through the sill pan.

Air & Structure Impact Testing

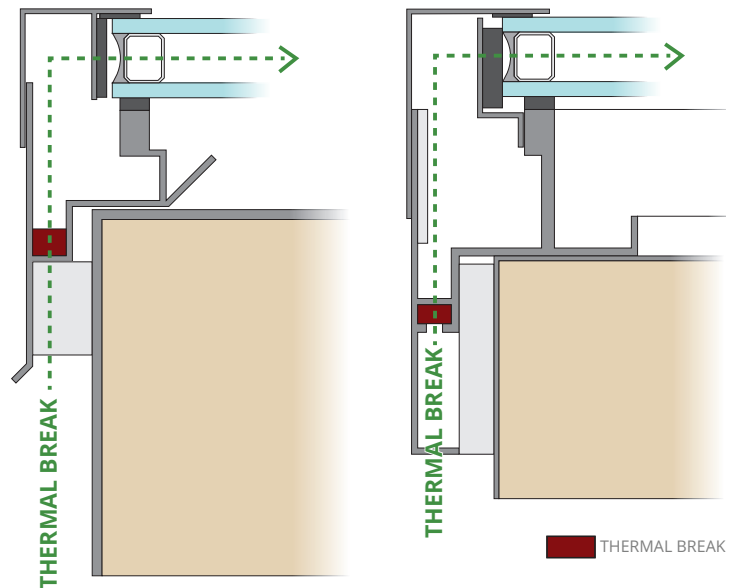
| Test Number | Panel Size | Florida Certified | Design Pressure | Air at 6.24psf | Water |
|------------------------------------|------------|-------------------|-----------------|--------------------------|-------------|
| 11259.4 (FL) 110-11306-2 (NCTL) | 45" x 61" | Yes | ± 65psf | 0.01 cfm/ft ² | 12psf |
| 11259.3 (FL) 110-15873-1 (NCTL) | 72" x 72" | Yes | ± 80psf | 0.01 cfm/ft ² | Up to 30psf |
| 11259.1 (FL) 110-15867-2 (NCTL) | 147" x 99" | Yes | ± 65psf | 0.24 cfm/ft ² | Up to 30psf |

Please Note:

Testing and performance results may vary depending upon sill, size, and hardware selections. Please be sure to visit our website at solarinnovations.com or contact your Solar Innovations® representative for additional product information.

Additional testing (non-impact) available upon request.

Flat Welded Curb Details



G2 Welded Curb

G3 Welded Curb

Panels

- Flat Welded Curb Skylights available in fixed modules up to 6' x 12' or 3-bay maximum; larger sizes available with engineering approval

Glazing

- Designed to accommodate almost any monolithic, insulated, laminated, decorative, polycarbonate, or solid panel infill from 3/16" to 1 1/2"

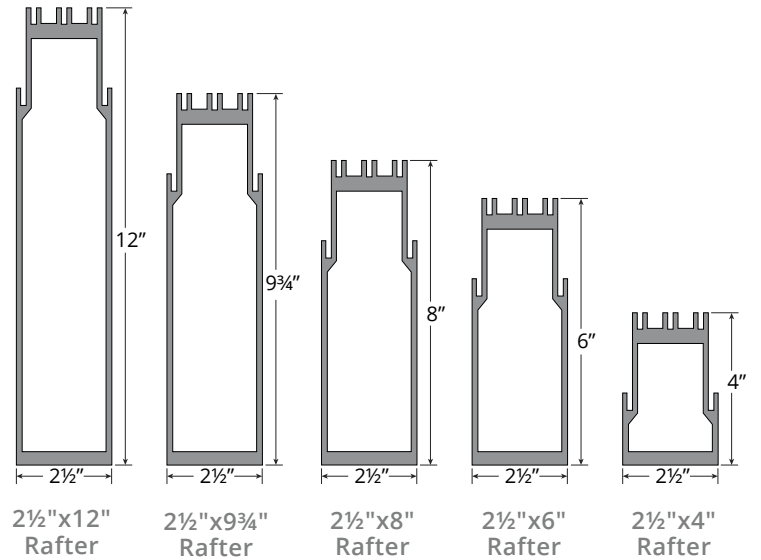
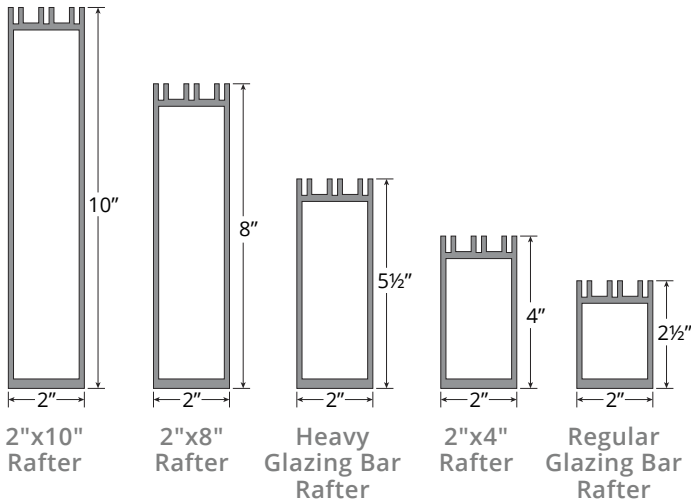
Performance

- Water performance up to 30psf, depending on system
- Structural tested up to a design pressure of 80psf
- Higher water and structural performance available with engineering approval



2" System Rafters

2½" System Rafters



DECORATIVE CAPS



Sunken Fillet



Ogee



Concave Astragal



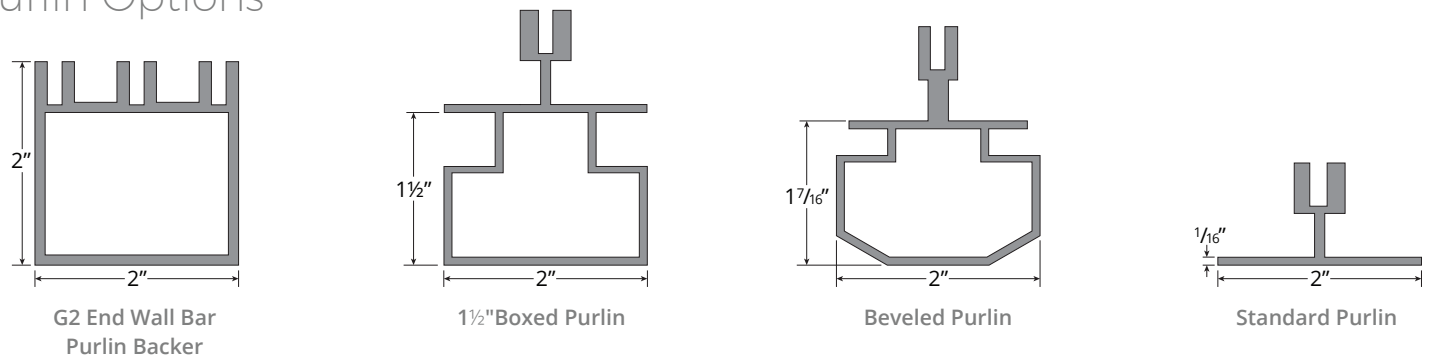
2½"



3"

Condensation Gutter Options

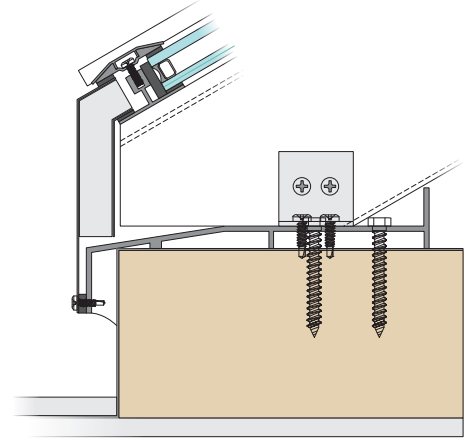
Purlin Options



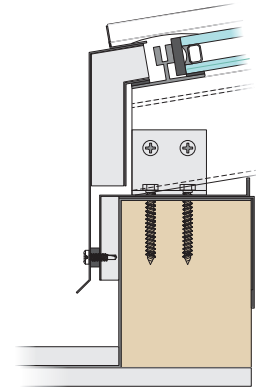
CUSTOM SKYLIGHTS



Sill Options



Extruded Skylight Sill



Pan Flashing Sill

Product Overview

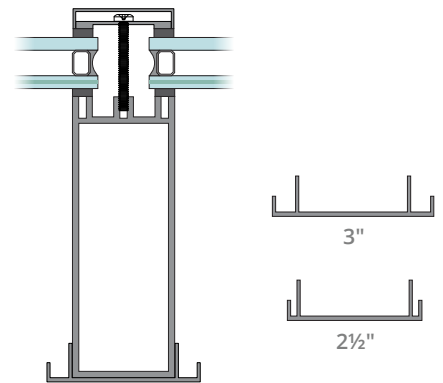
No job is too big or too complex for Solar Innovations® to deliver better than expected results. Our team of designers and engineers will work with you to customize your skylight to exacting specifications. Your skylight will not only be the focal point of your project, but also exhibit among the highest performance ratings in the industry.

| Air & Structure Impact Testing | | | | | |
|------------------------------------|------------|-------------------|-----------------|--------------------------|-------------|
| Test Number | Panel Size | Florida Certified | Design Pressure | Air at 6.24psf | Water |
| 11259.4 (FL) 110-11306-2 (NCTL) | 45" x 61" | Yes | ± 65psf | 0.01 cfm/ft ² | 12psf |
| 11259.3 (FL) 110-15873-1 (NCTL) | 72" x 72" | Yes | ± 80psf | 0.01 cfm/ft ² | Up to 30psf |
| 11259.1 (FL) 110-15867-2 (NCTL) | 147" x 99" | Yes | ± 65psf | 0.24 cfm/ft ² | Up to 30psf |

Please Note:
Testing and performance results may vary depending upon sill, size, and hardware selections. Please be sure to visit our website at solarinnovations.com or contact your Solar Innovations® representative for additional product information.

Additional testing (non-impact) available upon request.

Condensation Gutter Options



3" Condensation Gutter Attached to Heavy Glazing Bar

Panels

- Pre-Assembled and Pre-Glazed up to
 - 8' x 8' Pyramid
 - 8' x 12' Hip Ends

Glazing

- Designed to accommodate almost any monolithic, insulated, laminated, decorative, polycarbonate, or solid panel infill from 3/16" to 1 1/2"

Performance

- Water performance up to 30psf, depending on system
- Structural tested up to a design pressure of 80psf
- Higher water and structural performance available with engineering approval



WALKABLE SKYLIGHTS



Product Overview

Walkable skylights provide the same natural daylighting solutions as traditional skylights while serving double duty as a walkable surface. While walkable skylights can be used for exterior applications, a covered area is recommended; walkable skylights may be placed on the floor below an existing skylight to bring daylight deeper into a building. Light can travel between multiple floors or into dark basements without surrendering the ability to freely travel. Slip resistant glazing is included on all walkable skylights.

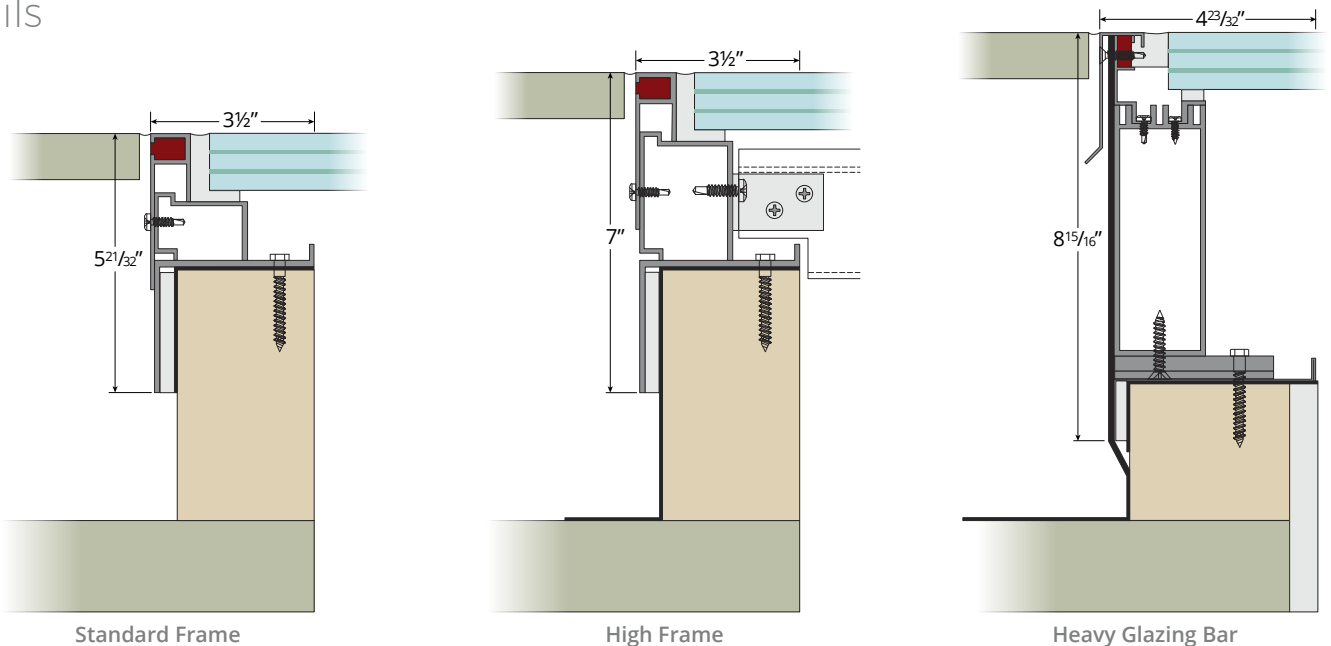


Learn More

To find out more about the features and options of our Fixed Skylights, visit our website at solarinnovations.com/fixed-skylights



Details



Standard Frame

High Frame

Heavy Glazing Bar

 THERMAL BREAK