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503-588-6173*

ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

CASE NO.: Historic Review Case 17-19 / Amanda No. 17-107955-DR

NOTICE OF DECISION DATE: April 28, 2017

SUMMARY: A proposal to repair fire damage on the east façade of the Ethan Graham Cottage (1881).

REQUEST: Minor Historic Design Review of a proposal to repair fire damage, including restoration of siding, windows and door, on the east façade of the Ethan Graham Cottage (1881), a historic contributing resource within the Court/Chemeketa National Register District, located at 1440 Chemeketa St. NE, Marion County Assessors Tax Lot #073W26BA08100.

OWNER: Debra and Rick Keating

LOCATION: 1440 Chemeketa Street NE

CRITERIA: Salem Revised Code Chapter 230.025(a)Siding; (b)Windows; (c) Doors.

DECISION: Based upon the application materials deemed complete on April 27, 2017, and the findings as presented in this report, the application is APPROVED.

FINDINGS: The applicant is proposing to repair to repair and restore siding, windows and door on the east façade of the Ethan Graham Cottage (1881). Staff determined that the following standards from SRC Chapter 230 are applicable to this project:

Siding

230.025(a) Siding, Exterior Trim and Minor Architectural Features. *Replacement of siding, exterior trim, and minor architectural features of historic contributing buildings shall be allowed only where the owner has attempted to repair the original siding, exterior trim or minor architectural feature, but repair was determined to be unfeasible due to poor condition of the original materials. If the trim or siding is not original then every effort shall be made to replicate the original trim or siding; the effort shall be substantiated by historic, physical, or pictorial evidence. If the trim and siding cannot be replicated then it should be of a compatible design and material.*

(1) Materials. *The replacement materials are the same type and quality as the original siding, exterior trim or minor architectural feature, or duplicate, to the greatest degree possible, the appearance and structural qualities of the material being replaced.*

Finding: The applicant is proposing to repair the damaged siding with cedar, matching the material on the existing house. Staff finds that SRC 230.025(a)(1) has been met.

**NOTICE OF
DECISION**

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

CITY OF Salem
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(2) Design. *The replacement reproduces the appearance of the original siding, exterior trim or minor architectural feature.*

Finding: The applicant is proposing to repair the existing siding with cedar plank, replicating the appearance of the siding on the existing resource. Staff finds that SRC 230.25(a)(2) has been met.

(3) Energy Efficiency. *Improvements to improve energy efficiency are allowed, provided the exterior appearance of the historic resource is preserved to the greatest extent possible.
Example: Adding additional insulation to attics, crawl spaces or basements.*

Finding: The applicant is not proposing any alterations to improve energy efficiency. Staff finds that SRC 230.025(a)(3) is not applicable to the evaluation of this proposal.

Windows

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

(1) Materials. *All features of the window, including the window frame, sash, stiles, rails, muntins, lamb's tongues and glass, are replaced with materials that duplicate, to the greatest degree possible, the appearance and structural qualities of the original.*

Finding: The applicant is proposing to replace the existing damaged windows with four individual windows which will be clad and trimmed in wood. Wood was a material commonly available during the period of significance. Staff finds that SRC 230.025(b)(1) has been met.

(2) Design. *Overall design of the window profile of all parts of the window shall reproduce the appearance of the original window.*

Finding: The applicant is proposing to replace the existing damaged windows with four individual one over one windows that will be installed within the rebuilt frame of the restored opening. These windows reproduce the appearance of the original window to the greatest degree feasible and will be trimmed with wood trim to match the window trim throughout the resource. Staff finds that SRC 230.025(b)(2) has been met.

(3) Improvements to Create Energy Efficiency.

(A) *The use of weather stripping, insulation, or materials to either repair or improve the energy efficiency of shall be evaluated as means to achieve the desired energy efficiency objectives prior to seeking authorization to replace a window.*

(B) *If an owner wishes to improve the energy efficiency of windows located on the primary façade, only energy efficiency measures that are removable and do not permanently alter the resource, including, but not limited to, exterior storm windows and weather-stripping, shall be*

used on the primary façade.

(C) *If an owner wishes to improve the energy efficiency of windows located on a façade other than the primary façade, measures that are removable and do not permanently alter the resource, including, but not limited to, exterior storm windows and weather-stripping, shall be used. Reuse of the original window frame and sash with replacement by glass that maintains the overall design and appearance of the window is allowed. Example: Replacement of single pane glass with new energy efficient double-paned glass is permissible, so long as the window is in satisfactory condition, muntins are wide enough to hold the double-paned glass, the double paned glass can be inserted into the original window sash, there are only minor alterations to the overall design of the window, and the double-paned glass is not visibly tinted or reflective.*

Finding: The applicant is not proposing any improvements to create energy efficiency, therefore this Standard is not applicable to the evaluation of this proposal.

Door

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

(1) Materials. *All features of the door shall be replaced with material that duplicate, to the greatest degree possible, the appearance and structural qualities of the original door.*

Finding: The applicant is proposing to replace the damaged door with a solid cedar door. Wood was a material commonly available during the period of significance. Staff finds that SRC 230.035(h)(1) has been met.

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

Finding: The applicant is proposing to replace the damaged door with a new four panel door, replicating the appearance of the original. Wood was a material commonly available during the period of significance. Staff finds that SRC 230.035(h)(1) has been met.

DECISION: Based upon the application materials deemed complete on April 28, 2017 and the findings as presented in this report, the application is APPROVED



Kimberli Fitzgerald, AICP, Historic Preservation Officer
Planning Administrator Designee

kfitzgerald@cityofsalem.net, Phone: (503)540-2397

Attachments: A. Vicinity Map
B. Applicant's Submittal Materials

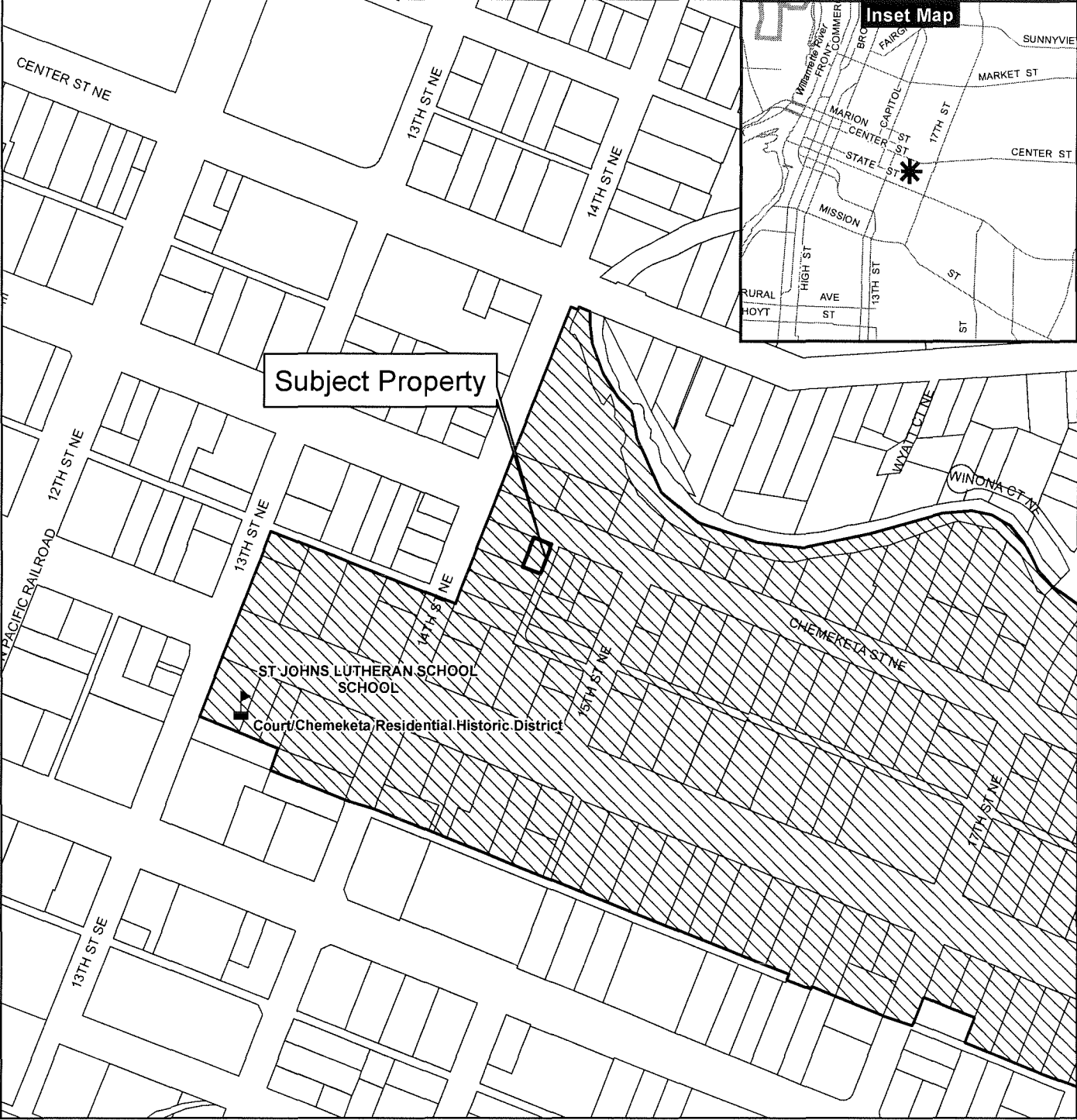
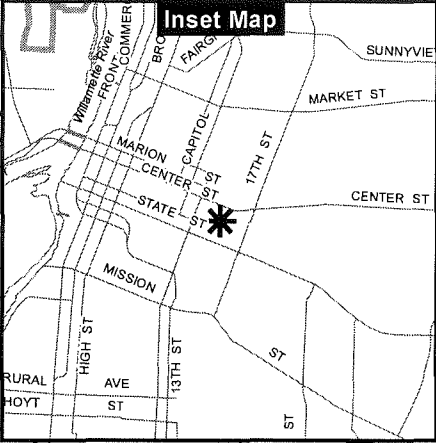
*This Decision becomes effective on **May 16, 2017**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).*

Application Deemed Complete: April 27, 2017
Notice of Decision Mailing Date: April 28, 2017
Decision Effective: May, 16, 2017
State Mandated Decision Date: August 25, 2017








The rights granted by this decision must be exercised by May 16, 2019 or this approval shall be null and void.

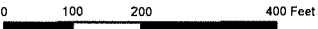
This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, **no later than 5:00 p.m., Monday, May 15, 2017**. The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance (SRC Chapter 230). The appeal must be filed in duplicate with the City of Salem Planning Division. 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 Salem Historic Landmarks Commission will review the appeal at a public hearing. After the hearing, the Historic Landmarks Commission may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

Vicinity Map 1440 Chemeketa St NE



Legend

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



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Historic Alteration Review Worksheet

Site Address: 1440 Chemeketa St. NE Salem 97301Resource 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: one

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 NoProject's Existing Material: wood Project's New Material: wood**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:

House fire Jan 2015 caused damage to roof over porch area. Siding, door (ext) + window need replacement. All materials + work will be in kind:

(1) Exterior door - solid wood ~~4~~ panel - same as existing
 (2) Siding - cedar plank
 (3) window - replacement in kind - wood frame - 4 panes.

Signature of Applicant

Debra Keding

Date Submitted/Signed

4/7/2017

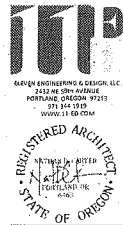
City of Salem Permit Application Center - 555 Liberty Street SE / Room 320 - Salem, OR 97301 / (503) 588-6213

(4) roof - asphalt shingle

KEATING RESIDENCE

REPAIRS FOR FIRE DAMAGE

1440 Chemeketa St NE SALEM, OREGON 97301



KEATING RESIDENCE
1440 CHEMEKETA ST NE
SALEM OR 97301

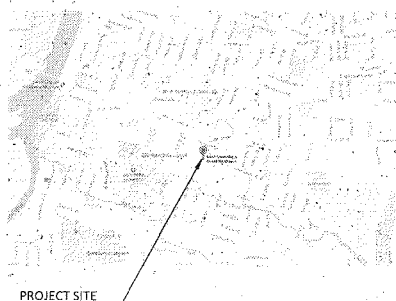
REVISIONS
DESCRIPTION DATE

PROJECT # 17-010
DATE 11-MARCH-2017
SHEET TITLE

COVER

SHEET
**G
000**

PROPERTY LOCATION



PROJECT DESCRIPTION

THE PROPOSED PROJECT IS TO RE-BUILD A FIRE DAMAGED RESIDENCE. THE REPAIRS ARE TO MEET CODE UPDATES AS REQUIRED BY THE CITY OF SALEM AND THE MARION COUNTY. THE NEW WORK WILL MATCH THE EXISTING RESIDENCE IN COLOR AND CHARACTER. THE APPROXIMATE GROSS FLOOR AREA OF DAMAGE IS 18 SQUARE FEET.

PROPERTY INFORMATION

PROPERTY OWNER: KEATING
1440 CHEMEKETA ST NE SALEM, OREGON
PROJECT ADDRESS: 1440 CHEMEKETA ST NE SALEM, OREGON
JURISDICTION: CITY OF SALEM
ZONE: N/A
OVERLAY DISTRICT: N/A
YEAR BUILT: ORIGINAL HOUSE 1981
APPROX. AREA: N/A

DEFERRED SUBMITTALS

DEFERRED SUBMITTALS DESIGN CRITERIA

- DEFERRED SUBMITTAL WORK SHALL BE PROVIDED UNDER A SEPARATE CONTRACT AND PERMIT. SUBMITTALS SHALL BE DEFERRED.
- IT IS THE DESIGN BUILD CONTRACTOR'S RESPONSIBILITY TO CONFORM TO ALL APPLICABLE BUILDING CODES AND TO PROVIDE ALL DOCUMENTATION REQUIRED TO OBTAIN PERMITS FOR WORK UNDER THEIR SCOPE.
- THE OWNER, ARCHITECT, AND THEIR SUB CONTRACTORS ARE NOT RESPONSIBLE FOR ADDITIONAL COST INCURRED DUE TO DESIGN BUILD CONTRACTOR'S ERRORS AND OMISSIONS.
- ELECTRICAL DESIGN BUILD CONTRACTOR WILL COORDINATE POWER, SIGNAL AND LIGHTING DESIGN AND PROVIDE CALCULATIONS IN CONFORMANCE WITH STATE ELECTRICAL CODE, ENERGY CODE, AND BUILDING CODE.
- ELECTRICAL DESIGN BUILD CONTRACTOR WILL REVIEW THE DRAWING SET AND MEET WITH THE OWNER TO FINALIZE THE EXACT POWER LOCATIONS, REQUIREMENTS FOR EQUIPMENT, LIGHTING SWITCH LOCATIONS, PHONE/S DATA INLET LOCATIONS, ETC.. ELECTRICAL DESIGN WILL PROVIDE FOR CODE REQUIRED AND MAINTENANCE RECEPTACLES.
- ALL DESIGN BUILD CONTRACTORS WILL COORDINATE THEIR WORK WITH THE ARCHITECT AND ALL OTHER TRADES PERFORMING WORK ON THIS PROJECT.
- CONSTRUCTION AND AS BUILT DRAWINGS TO BE PROVIDED TO THE ARCHITECT FOR THE OWNER'S FINAL RECORDS.
- ELECTRICAL DESIGN BUILD CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DEVICES, INCLUDE BUT NOT LIMITED TO, TROUBLE, ANNUNCIATOR, AND GROUND LIGHTING, REQUIRED BY ALL APPLICABLE CODES. POWER AND LIGHTING INCLUDED IN THIS DOCUMENT IS TO REFERENCE PURPOSES ONLY.

PROJECT MEMBERS

CLIENT
KEATING & STATEWIDE
12838A NE AIRPORT WAY
PORTLAND, OREGON 97230

DESIGN-BUILD TRADES
ELECTRICAL
MECHANICAL
PLUMBING

ARCHITECT

NEVEN ENGINEERING & DESIGN
ATTN: NATE CARTER
2432 NE 59th AVENUE
PORTLAND, OREGON 97213
NATE.CARTER@1100.COM
953.344.1559

DRAWING INDEX

DRAWING INDEX		ISSUE LOG	
SHEET #	SHEET TITLE	ISSUE #	DATE
0000	COVER SHEET		
0100	FLOOR PLAN		

LEGEND:
- ISSUED AS PART OF SET
* - ISSUED FOR INFORMATION ONLY

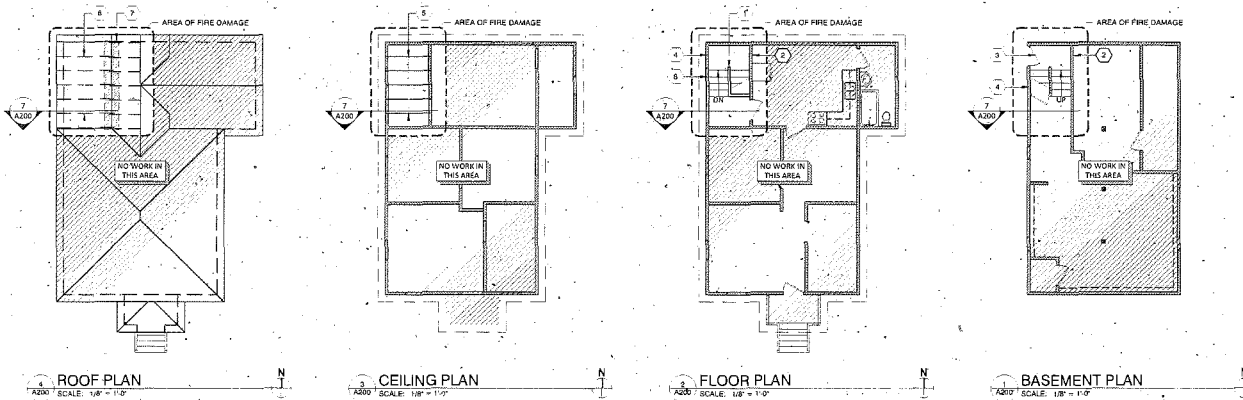
ABBREVIATIONS

AC	ASPHALT PAVING	FE	FIRE EXTN GUISHER	NTS	NOT TO SCALE	SUSP	SUSPENDED
ACDUS	ACoustICAL	FIN	FINISH	NU	NEW	SYM	SYMMETRICAL
AD	AREA DRAWN	FLASH	FLASHING	NIC	NOT IN CONTRACT	THK	THICK
ALT	ALTERNATE	FLR	FLOOR	NOR #	NUMBER	THRU	THROUGH
ALUM	ALUMINUM	FOC	FACE OF CONCRETE	DA	OVERALL	TC	TOP OF CURB
ARCH	ARCHITECTURAL	FOS	FACE OF FINISH	OC	ON CENTER	T/G	TYPED GLASS
BD	BOARD	FT	FOOT, FEET	OD	OUTSIDE DIAMETER	T/O	TOP OF
BIDG	BUILDING	FJR	FACE OF STUDS OR STEEL	OP/C	OWNER FURNISHED/ CONTRACTOR INSTALLED	TOC	TOP OF CURB
BLOCK	BLOCKING	FT	FOOT, FEET	OP/H	OPPOSITE HAND	T/W	TOP OF WALL
B.O.	BOTTOM OF	GAU	GAUGE	OP/HS	OPPOSITE HAND (DIP/HS)	TPP	TYPICAL
BTM	BOTTOM	GL	GALVANIZED GYPSUM BOARD	P	PAINTED	UN	UNLESS OTHERWISE NOTED
CL	CEILING	G	GLASS	P	PAINTED	VER	VERTICAL
CLR	CLEAR	H	HOLLOW CORE CONCRETE	P	PLASTIC LAMINATE	VER	VERTICAL
CMU	CONCRETE MASONRY UNIT	HCT	HOLLOW CORE TROWEL	PLAS	PLAS	VER	VERTICAL
CONC	CONCRETE	HOWR	HOWEL	PS	PRESSURE TREATED	VF	VERIFY IN FIELD
COL	COLUMN	HIC	HIGH	PTD	PAPER TOWEL DISPENSER	WD	WOOD
CONT	CONTINUOUS	HMD	HOLLOW METAL HORIZONTAL	PLW	PLWOOD	W/O	WITHOUT
C.T.	CERAMIC TILE	HRZ	HORIZONTAL	PNL	PANEL	W/P	WITH/OUT WEATHER RESISTANT BARRIER
DBL	DOUBLE	INSUL	INSIDE DIAMETER INSULATION	R	RADIUS	WR	WEATHER RESISTANT BARRIER
DEM	DEMOLISHED	INT	INTERIOR	RD	ROOF DRAIN	WRB	WEATHER RESISTANT BARRIER
DET	DETAIL	JAN	JANITOR	REF	REFERENCE		
DIA	DIAMETER	JNT	JOINT	REFN	REFERENCE(D)		
DN	DOWN	REQD	REQUIRED	RESL	RESILIENT		
D.O.	DOOR OPENING	RESL	RESILIENT	RO	ROUGH OPENING		
DS	DOWNSPOUT (DRAWING)	LAM	LAMINATES	RM	ROOM		
DWG	DRAWING	LAV	LAVATORY	SC	SOLID CORE		
EA	EACH	LT	LIGHT	SCHED	SCHEDULE		
ELEV	ELEVATION	MANUF	MANUFACTURER	SECT	SECTION		
EQ	EQUAL	MAX	MAXIMUM	SHT	SHEET		
EQUIP	EQUIPMENT	MFR	MANUFACTURE	SHT	SHEET		
ES	EACH SIDE	MNS	MINIMUM MINUTE	SHTS	SHEATHINGS		
EX	EXISTING	MISC	MISCELLANEOUS	SIM	SIMILAR		
EXST	EXISTING	M.D.	MISCELLANEOUS MATERIAL	SI	SQUARE		
EXP	EXPANSION	MTO	MOUNTED	STD	STANDARD		
EXT	EXTERIOR	MFL	METAL	ST	STEEL		
		MLLN	MULLION	STRUC	STRUCTURE		

GENERAL NOTES:

- THESE DRAWINGS AND NOTES APPLY TO THIS PROJECT ONLY, AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF 1100.
- CONSTRUCTION SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE AS ADOPTED AND AMENDED BY THE STATE OF OREGON AND ALL APPLICABLE AMENDMENTS BY THE COUNTY OF MULTNOMAH, OREGON AND MAYWOOD PARK.
- CONTRACTOR SHALL COMPLY WITH ALL LOCAL BUILDING CODE REGULATIONS, STATE DEPARTMENT OF INDUSTRIAL RELATIONS, AND OCCUPATIONAL SAFETY & HEALTH ACT (OSHA).
- CONTRACTOR IS RESPONSIBLE FOR WAYS AND MEANS WORK AS SPECIFIED IN DRAWINGS AND NOTES.
- NEVEN ENGINEERING & DESIGN, LLC (1100) WILL NOT HAVE CONTROL OVER OR BE IN CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PROJECT. 1100 WILL NOT BE RESPONSIBLE FOR THE SCHEDULES OR ABILITY TO CARRY OUT THE PROJECT IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS. 1100 WILL NOT HAVE CONTROL OR CHARGE OVER ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER NON 1100 PERSON PERFORMING PORTIONS OF THE PROJECT.
- 1100 IS NOT RESPONSIBLE FOR CONSTRUCTION THAT VARIES FROM THESE NOTES AND DRAWINGS.
- CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS AND DIMENSIONS OF THE PROJECT AND SHALL NOTIFY ARCHITECT/ENGINEER ABOUT ANY CONDITION REQUIRING MODIFICATIONS OR CHANGE BEFORE PROCEEDING WITH THE WORK.
- ALL UNDISCOVERED ELEMENTS ARE TO BE LEFT INTACT. EXISTING BUILDING AND SERVICES SHALL REMAIN IN USE DURING REPAIR WORK. THE BUILDING COULD REMAIN OCCUPIED DURING THE PERFORMANCE OF WORK.
- SITE IS TO NOT BE UNREASONABLY ENCUMBERED WITH MATERIALS OR EQUIPMENT. CONFINE MATERIALS AND EQUIPMENT PER THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE. DO NOT LOAD THE STRUCTURE WITH WEIGHT THAT MAY ENDANGER THE STRUCTURE. CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR PROTECTION AND SAFETY OF PRODUCTS STORED ON PREMISES. MOVE STORED PRODUCTS WHICH INTERFERE WITH OPERATIONS OF OWNER. STORE MATERIALS ONLY IN AREAS PROVIDED BY OWNER.
- CONTRACTOR SHALL REFER TO ADO CROSS CHECK DETAILS DIMENSION NOTES AND ALL REQUIREMENTS SHOWN IN THE ARCHITECTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE CIVIL, LANDSCAPE, STRUCTURAL, PLUMBING, MECHANICAL AND/OR ELECTRICAL DRAWINGS.
- REFERENCE OF DRAWINGS IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT APPLICATION OF ANY DRAWINGS OR DETAILS.
- ALL WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE. ALL DIMENSIONS ARE TO FINISH UNLESS OTHERWISE INDICATED. DIMENSIONS ARE GIVEN TO THE FACE OF CONCRETE OR MASONRY, CENTER LINE OF COLUMNS, TO EXTERIOR FACE OF STUDS AT EXTERIOR WALLS AND CENTERLINE OF STUDS AT INTERIOR PARTITIONS UNLESS NOTED OR SHOWN OTHERWISE. DIMENSIONS LABELED "CLEAN" ARE TO FACE OF FINISH SURFACE.
- HIGHT DIMENSIONS ARE GIVEN FROM FLOOR SHEATHING / CEILING EXCLUSIVE OF FLOOR COVERING. HIGHT DIMENSIONS AT CEILING ARE AS NOTED FROM UNFINISHED FLOOR TO FINISHED CEILING.
- THE STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY BRACING AS REQUIRED OR PORTION THEREOF DURING CONSTRUCTION.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE CONTRACTOR SHALL HAVE EVIDENCE OF CURRENT WORKERS COMPENSATION INSURANCE COVERAGE IN COMPLIANCE WITH THE STATE OF WASHINGTON.
- THE CONTRACTOR SHALL PROVIDE PLANS FOR TEMPORARY SHOWING OF EXCAVATIONS THAT REQUIRE THE LATERAL SUPPORT FROM A PUBLIC WAY OR AN EXISTING BUILDING. EXCAVATION ADJACENT TO A PUBLIC WAY REQUIRES JURISDICTIONAL APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND SHALL BE ALLOWED UNLESS THE NECESSARY PERMIT FROM THE DIVISION OF INDUSTRIAL SAFETY IS OBTAINED PRIOR TO SUCH WORK.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BRACING, FRAMING, AND SHEETS FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, AIR CONDITIONING, HANDRAILS, RAILINGS, AND ALL OTHER ITEMS REQUIRING SAME.
- THE CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE VANDERCOUVER FIRE & RESCUE FIELD INSPECTOR DURING CONSTRUCTION.
- NO WORK SHALL BE PERFORMED OR PERMIT VALIDATED FOR ANY ITEM LISTED AS DEFERRED WITHOUT FIRST BEING REVIEWED AND APPROVED BY THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE AND SUBSEQUENTLY COVER BY THE BUILDING OFFICIAL.

- #### EXISTING CONDITIONS:
- INFORMATION SHOWN REGARDING EXISTING STRUCTURE USED IN THE DEVELOPMENT OF THESE DRAWINGS AND NOTES HAS BEEN UPON A LIMITED VISUAL EXAMINATION OF EXPOSED CONDITIONS AND ALL EXISTING CONDITION DIMENSIONS ARE APPROXIMATE.
 - MEASURE AND FILED VERIFY REQUIRED DIMENSIONS AND INFORMATION, AND DETERMINE EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK OR FABRICATION OF COMPONENTS.
 - REPORT SIGNIFICANT VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS TO THE ARCHITECT / ENGINEER. ERRORS DUE TO FAILURE TO VERIFY SUCH INFORMATION SHALL BE PROPERLY RECTIFIED WITHOUT ADDITIONAL COST TO THE OWNER.
 - PROCEEDING WITH WORK SHALL INDICATE THAT THE REQUIRED INFORMATION FOR ACCURATELY PROCEEDING WITH WORK HAS BEEN OBTAINED AND VERIFIED.
 - CONCEALED CONDITIONS AFFECTING THE SPECIFIED WORK SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT / ENGINEER.
 - PROTECTION PRIOR TO INITIATION OF SELECTIVE DEMOLITION WORK. TEMPORARY PROTECTION SYSTEMS AS REQUIRED TO PREVENT DAMAGE TO EXTERIOR OR INTERIOR SURFACES, FINISHES, AND/OR BUILDING COMPONENTS BELOW OR ADJACENT TO THE WORK AREAS THAT MAY BE AFFECTED BY THE WORK IN PROGRESS.



KEY NOTES

1. EXISTING PARTIAL HEIGHT WALL & STAIRS TO REMAIN AS IS. CHECK FOR NON VISIBLE FIRE DAMAGE ALONG EXTERIOR WALL.
2. RE FINISH EXISTING WALL & CEILING.
3. EXISTING DOOR TO REMAIN AS IS.
4. REMOVE EXISTING WALL FINISHES & FRAMING. NEW 2x4 @ 12" O.C. w/ 1/2" PLYWOOD SHEATHING. THE NEW W.A.B. OVER TOP OF EXISTING W/R.B. INSTALL NEW SINGING TO MATCH EXISTING. FULL WALL CAVITY w/ R-15 FRICTION FIT FIBER GLASS BATT INSULATION. 1" EPSIUM BOARD ON INTERIOR SURFACE. MATCH EXTERIOR SINGING TO ADJACENT.
5. REPLACE EXISTING WOOD FLOORING w/ 1x4 TONGUE & GROOVE WOOD DECKING. CHECK FOR NON VISIBLE FIRE DAMAGE TO FLOOR JOIST.
6. REPLACE DAMAGED CEILING JOISTS w/ 2x4 DOUGLAS FIR LARCH SPANNING BETWEEN WALLS. INSULATE w/ R-49 BATT INSULATION OR BLOW-IN.
7. REPLACE EXISTING 2x4 ROOF RAFTERS, DECORING, SHEATHING UNDERLAYMENT & SHINGLES FROM OVERHANG TO PITCH CHANGE. REPLACE EXTERIOR EAVE & FASCIA TO MATCH EXISTING ADJACENT.
8. REPLACE 1x4 TONGUE & GROOVE SHEATHING, ROOFING UNDERLAYMENT, & SHINGLES IN AREA OF ROOF CUT. THE REMAINDER ARE TO REMAIN AS IS.
9. REPLACE EXISTING WINDOWS USING EXISTING OPENING. CONFIRM OPENING DIMENSIONS PRIOR TO ORDERING. NEW WINDOWS TO BE U.G.S.

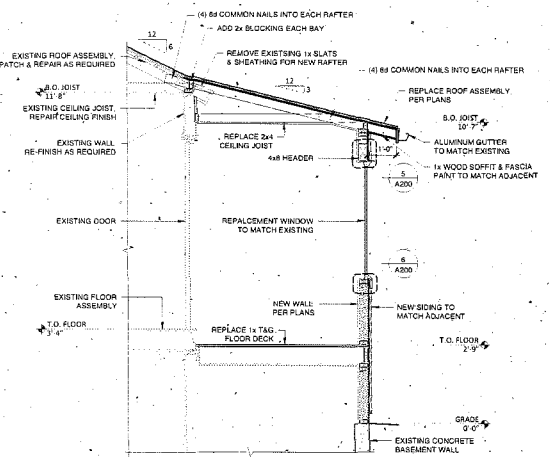


KEATING RESIDENCE
1440 CHEMURETA ST NE
SALEM, OR 97301

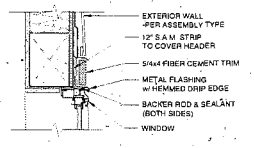
ROUGH CARPENTRY
FIRING LUMBER SHALL BE KILN DRIED (KD) OR SEASON DRIED (SD), MC - 19% & GRADED & MARKED IN ACCORDANCE WITH THE WEST COAST LUMBER INSPECTION BUREAU (WCLBI) OR THE WESTERN WOOD PRODUCTS ASSOCIATION (WWPA)

- STUDS: DOUGLAS FIR STUD GRADE
 - JOIST & MSIC: 2x MEMBERS: DOUGLAS FIR NO. 2
 - HEADERS: DOUGLAS FIR NO. 1
2. PLYWOOD: ALL PLYWOOD SHALL BE RATIO & STAMPED BY APA, THE ENGINEERED WOOD ASSOCIATION. PLYWOOD ROOF SHEATHING: APA RATED
 3. EXPOSED WOOD MATERIALS & METALS IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE TREATED PER AWPA STANDARD T1. TREAT ACCORDING TO USE CATEGORY A/C/A. FIELD TREAT ALL CUT ENDS.
 4. CARPENTRY HARDWARE:
 - NAILS: BOX AMERICAN OR CANADIAN MANUFACTURER ONLY.
 - ANCHORS & CONNECTORS: SIMPSON STRONG TIE.
 - ALL FASTENERS USED IN CONJUNCTION WITH PRESERVATIVE TREATED LUMBER, USE STAINLESS STEEL, OR HOT DRIPPED GALVANIZED PRODUCTS.
 5. MINIMUM NAILING: NAIL PER 2015 IRC TABLE 2304.10.1 UNLESS NOTED OTHERWISE.

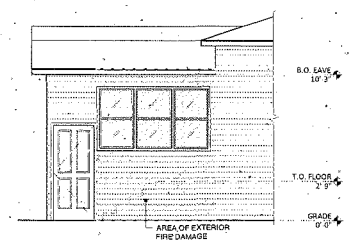
REVISIONS	DESCRIPTION	DATE
7		



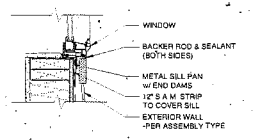
WALL SECTION
SCALE: 1/2" = 1'-0"



WINDOW HEADER DETAIL
SCALE: 1 1/2" = 1'-0"



PARTIAL EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



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

PROJECT #	17-010
DATE	14-MARCH-2017
SHEET TITLE	

PLANS

SHEET

**A
200**

Kimberli Fitzgerald

From: Todd Cannon <toddc@domuscd.com>
Sent: Thursday, April 27, 2017 1:08 PM
To: Kimberli Fitzgerald; Rick Keating
Cc: Debra cell
Subject: Re: Windows and doors
Attachments: P1230633.JPG

Kimberli,

On the door, we will have a period correct wood panel exterior door, either a 4 panel as shown in the photo or a similar multi panel door. This door is a 2'8" x 6'8" and we will replace it with the same dimension door. There will be no changes to the rough opening.

There are 3 windows in a horizontal row under the upper sheet in the photo. Each rough opening is approximately 1'8" x 3'8". We will replace the windows to within 1"-2" of those dimensions when we reframe the wall. Any alteration of the window framing will not be apparent. There is just not enough room in the wall to actually increase the window size. The windows themselves will be single hung wood windows to match the existing windows on the house, and the exterior trim will be matched to the existing trim at that opening.

Essentially, the repair will make the house look exactly as before the fire.

Let me know if you have any further questions

Thank you,

Todd Cannon
Estimator, 503.422.6741 mobile

DOMUS & STATEWIDE
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"THE STATEWIDE ADVANTAGE"

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PARTIAL EXTERIOR ELEVATION





