

# 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 LANDMARKS COMMISSION

**CLASS 3 MAJOR HISTORIC DESIGN REVIEW CASE NO.: HIS24-23**

**APPLICATION NO.: 24-119378-PLN**

**NOTICE OF DECISION DATE:** October 23, 2024

**SUMMARY:** A proposal to construct a new residence to replace one destroyed by fire.

**REQUEST:** A proposal to construct a replacement primary residence to replace the historic Robertson-McLaughlin House, which was destroyed by fire, in Salem's Court Chemeketa Residential Historic District, zoned RS (Single Family Residential), and located at 1598 Court St NE, Salem Oregon 97301; Marion County Assessor's Map and Tax Lot number: 073W26BD02400.

**APPLICANT:** Work With Miller LLC (Matthew Miller)

**LOCATION:** 1598 Court St NE, Salem OR 97301

**CRITERIA:** Salem Revised Code (SRC) Chapters 230.035 – Standards for new construction in residential historic districts

**FINDINGS:** The findings are in the attached Decision dated October 17, 2024.

**DECISION:** The **Historic Landmarks Commission APPROVED** Class 3 Major Historic Design Review Case No. HIS24-23 based on the application deemed complete on September 25, 2024

**Yes 6      No 0      Absent 3** (Maglinter-Timbrook, Strong, Weathers)

Kirsten Straus, Chair  
Historic Landmarks Commission

The rights granted by the attached decision must be exercised, or an extension granted, by November 8, 2026, or this approval shall be null and void.

Application Deemed Complete:	<u>September 25, 2024</u>
Public Hearing Date:	<u>October 17, 2024</u>
Notice of Decision Mailing Date:	<u>October 23, 2024</u>
Decision Effective Date:	<u>November 8, 2024</u>
State Mandate Date:	<u>January 23, 2025</u>

Case Manager: Jacob Morris, [jjmorris@cityofsalem.net](mailto:jjmorris@cityofsalem.net), 503-540-2417

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](mailto:planning@cityofsalem.net), no later than 5:00 p.m. Thursday, November 7, 2024. 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>

## DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

**CASE NO.:** Historic Design Review Case No. HIS24-23

**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 the October 17, 2024 Historic Landmarks Commission (HLC) finds that the applicant adequately demonstrated that their proposal complies with the applicable provisions of the Salem Revised Code (SRC) 230.035 as follows:

### **FINDINGS**

#### ***Criteria:***

#### **230.035. Standards for new construction in residential historic districts**

New buildings may be constructed in residential historic districts, subject to the following standards:

*(a) Materials. Materials shall be similar in scale, proportion, texture, and finish to those found on nearby historic structures.*

**Finding:** Composition shingles are proposed for the roofing material. The horizontal siding will be flat, smooth painted finish, with an approximately 7" reveal. In addition, the proposed plan includes the installation of wood windows. The exterior trim for the windows and doors will be constructed of wood in a simple flat profile. These materials are all similar to the overall historic craftsman elements found in the design and style of neighboring structures in the district. Therefore, the HLC finds that SRC 230.035(a) has been met.

#### ***(b) Design.***

*(1) The design shall be compatible with general character of historic contributing buildings in the historic district. Factors in evaluating compatibility include, but are not limited to:*

*(A) The height, width, proportions, size and scale is consistent with those used in similar historic contributing buildings in the district generally.*

**Finding:** The proposed residence will be two stories tall, with the main facade being 26' wide. This is similar to the majority of contributing historic buildings are also two stories tall with a similar proportionally scaled facade. Based on this analysis, the HLC finds that SRC 230.035 (b)(1)(A) has been met.

*(B) The new building is similar in size and scale to other buildings in the district such that a harmonious relationship is created in relationship.*

**Finding:** The proposed residence will be two stories tall, with the main facade being 26 feet wide. Typical neighboring homes are also two stories tall with similarly proportionate facades, therefore the proposed residence will form a harmonious relationship within the neighborhood. Therefore, the HLC finds that SRC 230.035(b)(1)(B) has been met.

*(C) The design reflects, but does not replicate, the architectural style of historic contributing*

*buildings in the district.*

**Finding:** The proposed construction is of a simplified Craftsmen form and design. Many historic contributing buildings in the district contain Craftsman style elements, such as deep overhangs, clapboard siding, prominent front porches, and eave bracketry. The proposed design uses the same siding profile, exterior trim style, and some eave overhang, but does not use the bracketry so that the proposed house, while it will blend in harmoniously with the style of the neighborhood, will not be confused with a historically built home. The overall roof form is a traditional open gable, which is commonly found in the district on historic contributing buildings in the district. The porch columns and railing are of a traditional material, and relatively evenly spaced, which is consistent with contributing buildings in the district, but the columns are less robust and simple, so the porch reflects the architectural style, but does not replicate it. The first floor windows unit proportions consistent with the style of those found in the district, but the placement is generally a little less regular, allowing them to reflect, but not replicate the style of historic contributing buildings. Therefore, the HLC finds that SRC 230.035(b)(1)(C) has been met.

*(D) Architectural elements are used that are similar to those found on historic contributing buildings in the district.*

**Finding:** Some of the architectural elements that will be used that are similar to those found on historic contributing buildings in the district are window trims, craftsman style headers, wood windows, simple cedar front porch and baluster design. Therefore, the HLC finds that SRC 230.035(b)(1)(D) has been met.

*(E) Architectural elements such as porches, dormers, doors and windows reflect the spacing, placement, scale, orientation and proportion of buildings in the district.*

**Finding:** The proposed design has a covered front porch leading to the front door with a large front window next to it. There is a single front dormer in the roof above. The combination of these elements creates a front entrance design that appears symmetrical, balanced is similar to those on existing historic houses in the district. The front stairs are centered on the porch, which is relatively common. Therefore the HLC finds that SRC 230.035(b)(1)(E) has been met.

*(F) The front facade is designed with human-scaled proportions that are compatible with adjacent buildings and the district as a whole.*

**Finding:** At two stories in height, the proposed house is of a pedestrian scale. It is a two-story home. The covered front porch that brings proportion and balance to the overall approach to the front entrance of the home. The balanced design of the porch, front door and front window, as well as the upper centered dormer window bring a proportion to the home that is comfortable and fits in with the scale and proportions of surrounding homes. Like many neighboring homes in the district, it is three steps up the covered porch in order to approach the front door. Therefore, the HLC finds that SRC 230.035(b)(1)(F) has been met.

*(G) 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 proposed house faces Court Street and is centered on the lot between an existing driveway and set-back 5 feet from the neighboring lot on the east. The front of the house, including the front porch, is set-back 14 feet from the right-of-way, similar to the lot placement of historic buildings in the vicinity. Additionally, the placement of the house in the same location to the previous one restores the property's historic spatial relationship between primary house and historic cottage. Therefore, the HLC finds that SRC 230.035(b)(1)(G) is met.

*(H) Manufactured dwelling units are prohibited.*

**Finding:** The applicant is not proposing a manufactured dwelling unit; therefore, The HLC finds that this guideline is not applicable to the evaluation of this proposal.

*(2) New buildings shall be designed so that the overall character of the site, including, but not limited to, its topography, special geologic features and trees are retained.*

**Finding:** The applicant is not proposing changes to topography, special geologic features or trees will be harmed in the making of this home, therefore the HLC finds that SRC 230.035(2) has been met.

## DECISION

The Historic Landmarks Commission **APPROVES** HIS24-23.

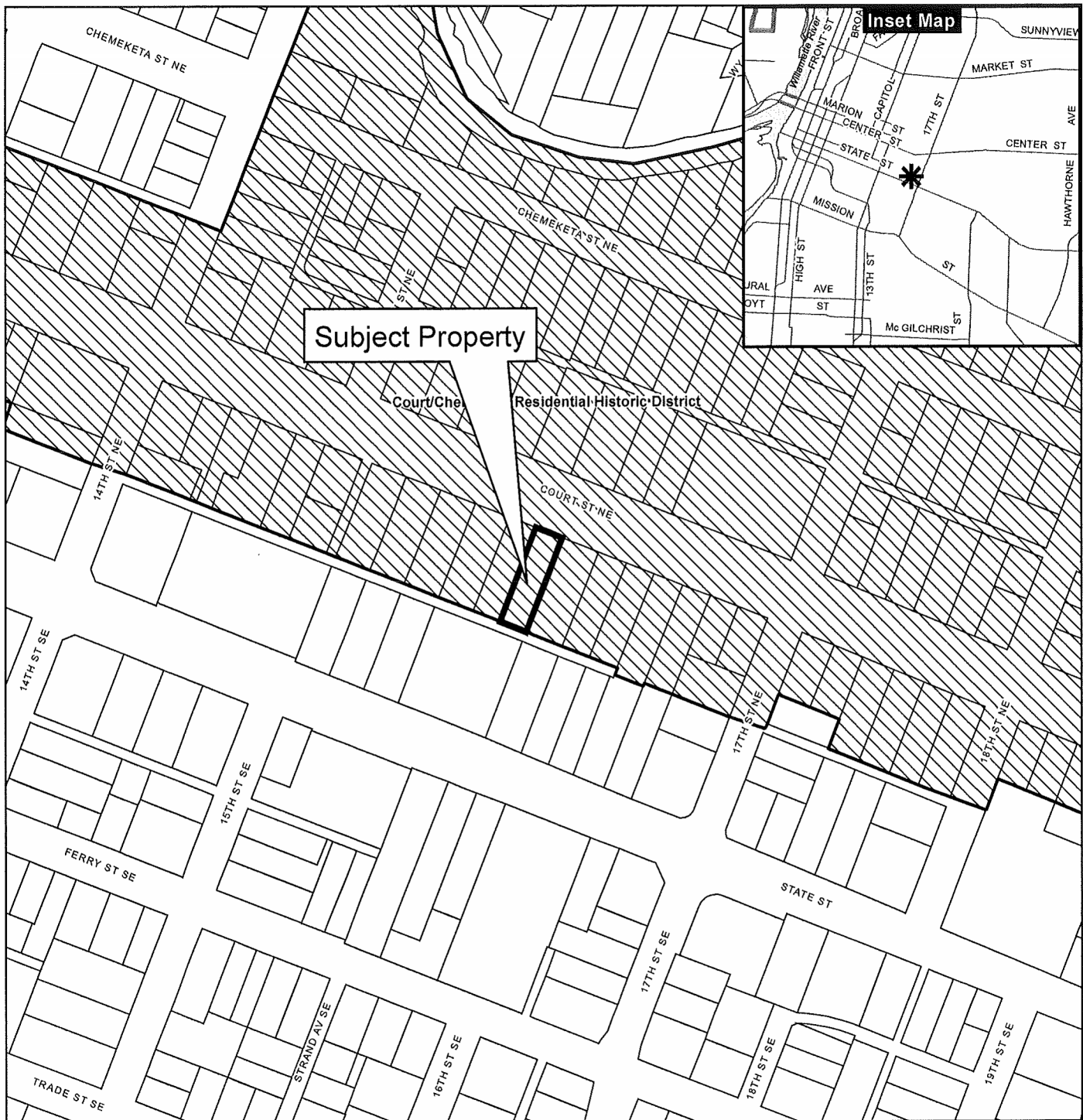
**VOTE: Yes 6    No 0    Abstain 3** (Maglinter-Timbrook, Strong, Weathers)

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

Prepared by Jacob Morris, Historic Preservation Planner

\\allcity\CDGroup\CD\PLANNING\HISTORIC\CASE APPLICATION Files - Processing Documents & Staff Reports\Major Type III\2024\Decisions\HIS24-23 1598 Court St NE. Decision Findings.doc

# Vicinity Map 1598 Court Street NE



## Legend

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

0 100 200 400 Feet



**CITY OF Salem**  
AT YOUR SERVICE  
Community Development Dept.

This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.





### Legend

- Centerline (Labels)
- Historic Buildings
- Annexations (delayed)
- Taxlots
- Creeks
  - 50 - 200
  - 200 - 640
  - 640 - 6400
  - GT 6400
- Hydrology
- Street Class
  - Future Minor Arterial
  - Future Collector
  - Major Arterial
  - Minor Arterial
  - Parkway
  - Collector
  - Highway/Freeway
- Overlay Zones
  - Overlay Zones
  - Compact Development Overlay Zor
  - Mixed-Use Overlay Zone
- Urban Growth Boundary
- City Limit

### Notes

Enter notes here...

0.03 0 0.01 0.03 Miles

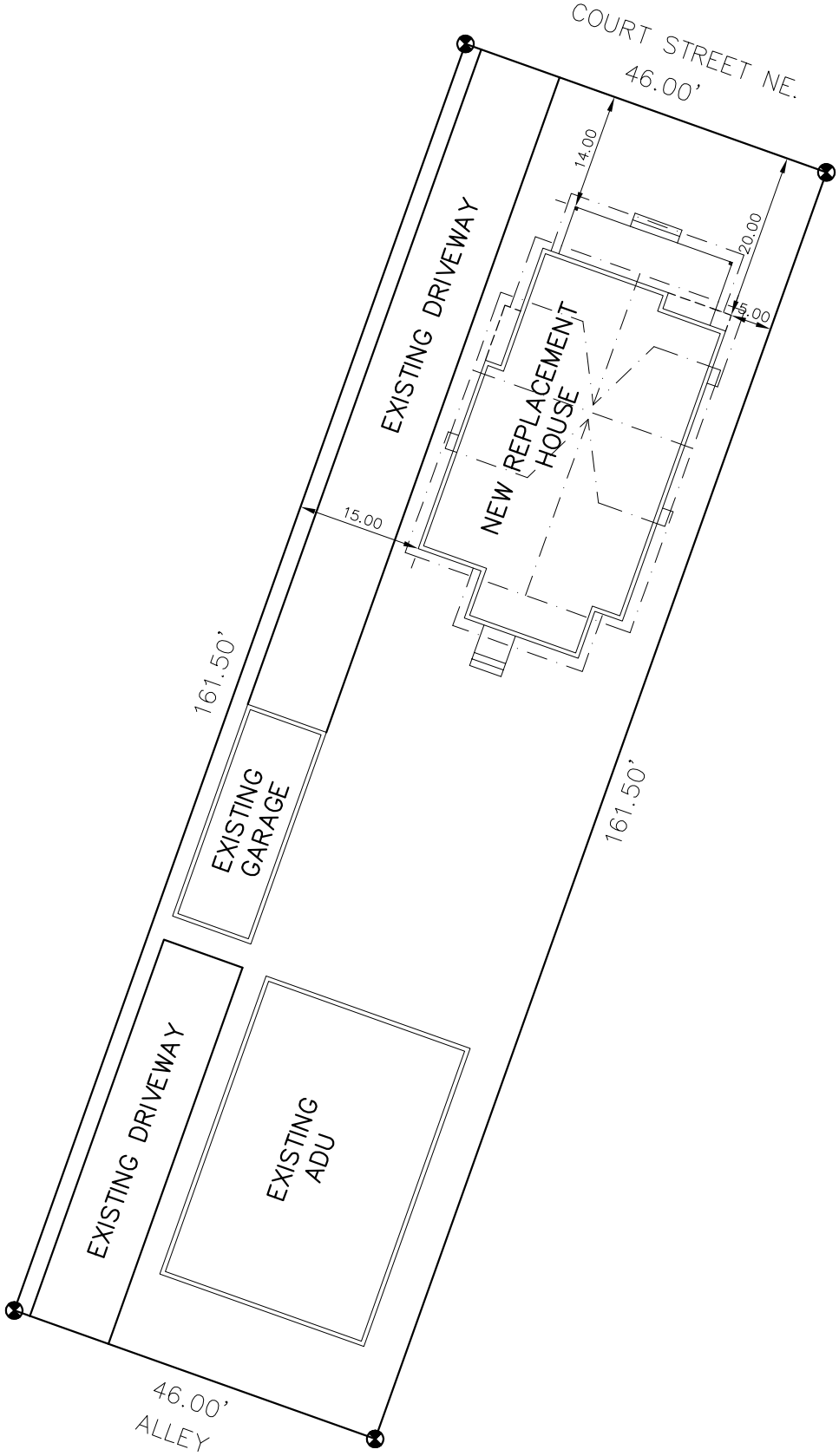
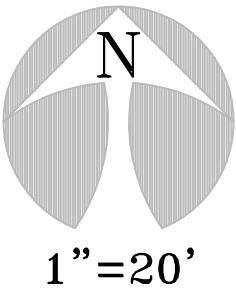
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
City of Salem, Oregon

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

CONTRACTOR:  
MIKE RIDDLE CONST.  
(971) 237-3445

# SITE PLAN



SITE PLAN  
1598 COURT ST. NE.  
SALEM, OR 97301  
SCALE: 1" = 20.00'

\* CONTRACTOR TO VERIFY ALL  
DIMENSIONS IN FIELD\*  
\* ALL UTILITY LOCATIONS ARE  
TO BE DETERMINED BY CONTRACTOR.\*  
\* ALL PROPERTY ELEVATIONS  
ARE TO BE DETERMINED BY CONTRACTOR.\*

SUBDIVISION: \_\_\_\_\_ LOT: \_\_\_\_ BLK: \_\_\_\_  
NAME: \_\_\_\_\_ PH. # \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ CDA: \_\_\_\_\_  
ASBUILT # \_\_\_\_\_ MAP # \_\_\_\_\_  
STORM DRAINAGE: \_\_\_\_\_  
WATER SERVICE LEVEL: \_\_\_\_\_ CODE: \_\_\_\_ PS: \_\_\_\_  
SIDEWALK: \_\_\_\_\_

APPROVAL STAMPS



NOTE:  
DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND ASSUMES NO LIABILITY FOR THE PLANS IN PART OR WHOLE AND/OR THE CONSTRUCTION OF THE WORK CONTAINED HERE IN. A QUALIFIED PROFESSIONAL SHOULD REVIEW PLANS FOR ERRORS AND OMISSIONS. THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A QUALIFIED CONSTRUCTION PROFESSIONAL. THESE PLANS ARE INTENDED TO BE GUIDELINES FOR CONSTRUCTION. THE CONTRACTOR RESERVES THE RIGHT TO MAKE SUCH MINOR DEVIATIONS AS DEEMED NECESSARY AS LONG AS SUCH DEVIATIONS PROMOTE THE OVERALL EFFICACY AND AESTHETICS OF THE PLAN. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. DESIGNER MUST BE NOTIFIED OF ANY DISCREPANCIES OR VARIATIONS OF AND FROM THESE DRAWINGS PRIOR TO WORK ON THE JOB.



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

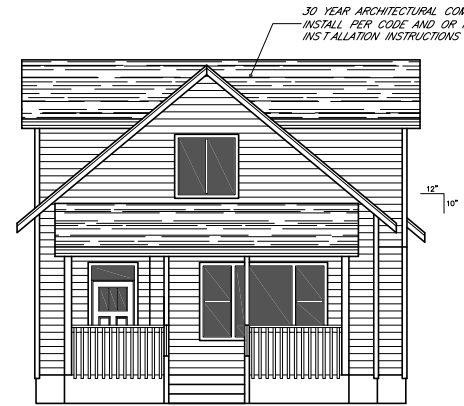
ELEVATIONS ARE ARTISTIC RENDERINGS ONLY

**NOTICE**  
ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS ECT. SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED IN THESE BUILDING PLANS. COORDINATE ALL APPLICABLE MODIFICATIONS TO THESE DRAWINGS AS REQUIRED.



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

GUARDRAIL DESIGN PER CONTRACTOR. GUARDRAIL POST ATTACHMENT, GUARDRAIL RAILING AND PICKET ATTACHMENT TO BE PER CODE & MANUFACTURER'S REQUIREMENTS (TYP.)



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

INSTALLATION OF SIDING, HOUSE WRAP, AND WINDOWS TO BE PER CODE REQUIREMENTS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.

THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CORRECT INSTALLATION OF ALL EXTERIOR FINISHES AND WEATHERPROOFING.



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

HARDY PLANK SIDING OVER APPROVED HOUSE WRAP. INSTALL SIDING/HOUSE WRAP AND WINDOWS PER CODE & MANUFACTURER'S INSTALLATION INSTRUCTIONS



WHITE RESIDENCE  
1598 COURT ST. NE.  
SALEM, OREGON 97301

CONTRACTOR: MIKE RIDDLE CONST.  
(971) 257-3445

DATE: 06-13-24  
SCALE: 1/4" = 1'-0"  
DRAWN BY: ALEX VESA  
PHONE #: 503-508-5773  
SHEET: - OF -  
ELEVATIONS



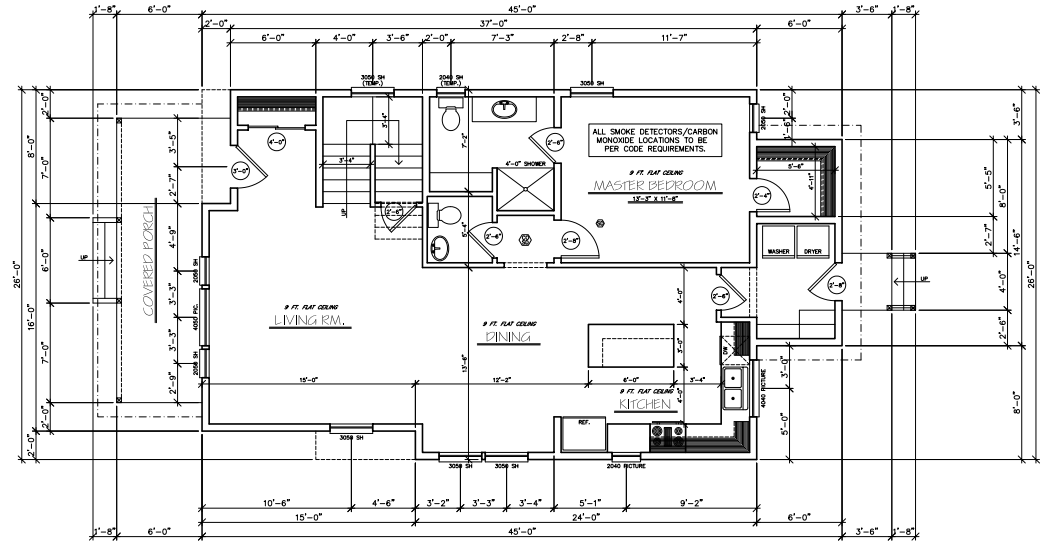
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1598 COURT ST. NE.  
SALEM, OREGON 97301

CONTRACTOR: MIKE RIDDLE CONST.  
(971) 237-3445

DATE: 06-13-24  
SCALE: 1/4" = 1'-0"  
DRAWN BY: ALEX VEGA  
PHONE #: 503-506-8773  
SHEET: - OF -  
FLOOR PLANS

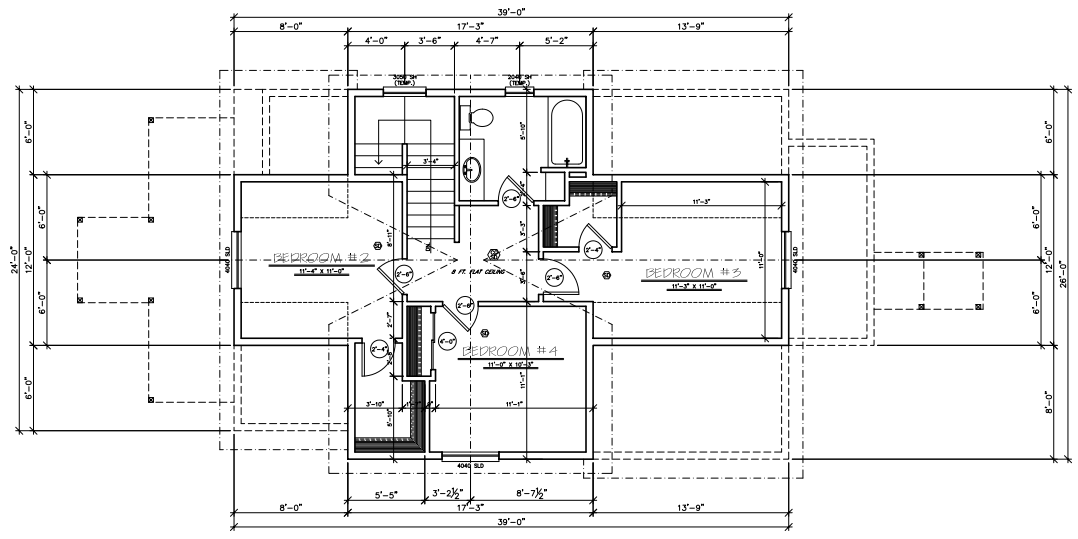
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MAIN FLOOR	1055 SQ. FT.
UPPER FLOOR	646 SQ. FT.
TOTAL LIVING	1701 SQ. FT.



MAIN FLOOR PLAN

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

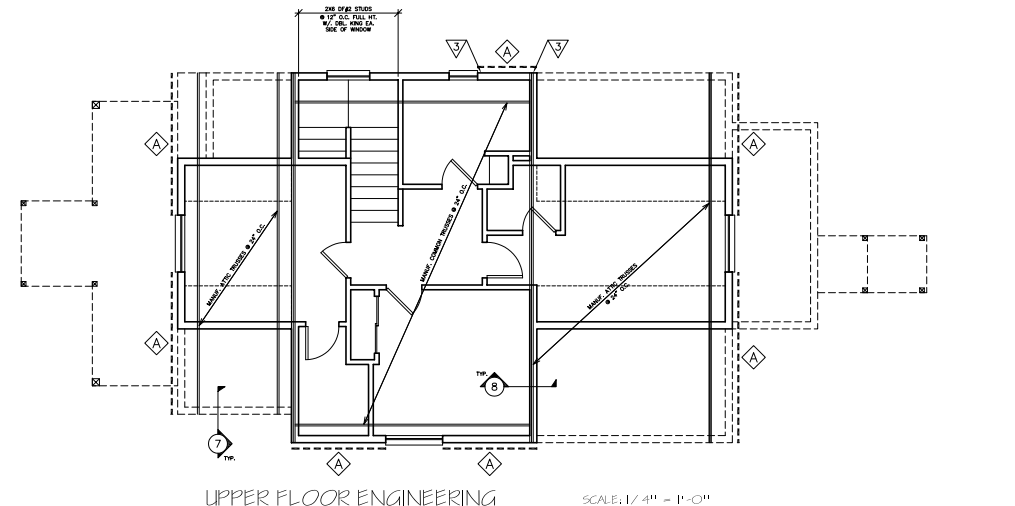
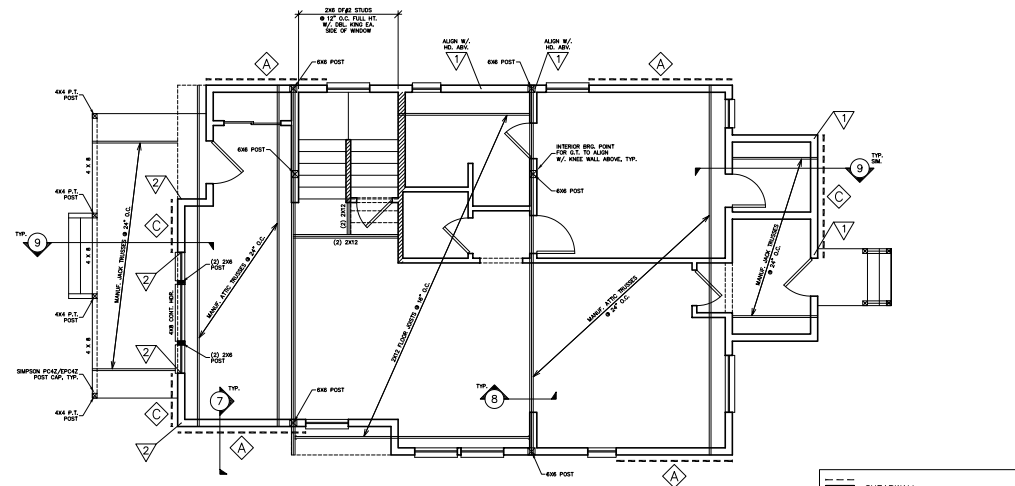
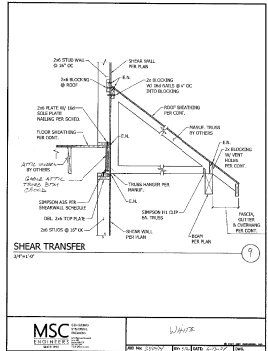
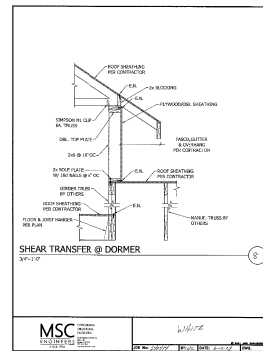
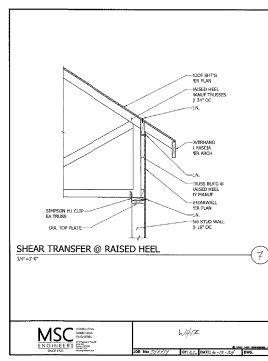
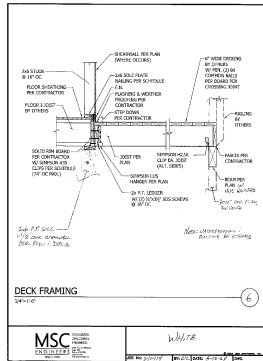


UPPER FLOOR PLAN

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

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DIMENSIONS TO BE VERIFIED  
IN FIELD BY CONTRACTOR



MSC Engineers, Inc.  
Job # 240414  
Project: White

Date: 6/13/2024  
Designer: CTC

Sheet T.1  
Client: MRC

SHEARWALL CONSTRUCTION SCHEDULE <sup>1,2,3,4,6,7,8,9</sup>									
(NOT ALL WALL TYPES SHOWN MAY BE USED ON PROJECT)									
— Sill Plate Connection (A,B) —									
Wall Type	Structural Panel	Edge Nailing <sup>4</sup>	Field Nailing	Remarks	A 35 Clip Double Top Plate Conn. <sup>1</sup>	Sole Plate Connection	Shear Value (psi)	Shear Value (kN)	Shear (kN)
A	7/16" OSB or 15/32" Plywood	0.131" Dia x 2.5" Nails @ 8" O.C.	0.131" Dia x 2.5" Nails @ 12" O.C.	12" O.C.	2" x 8" O.C. <sup>1,2</sup>	16d Nails @ 4 1/2" O.C.	380	326	
B	7/16" OSB or 15/32" Plywood	0.131" Dia x 2.5" Nails @ 8" O.C.	0.131" Dia x 2.5" Nails @ 12" O.C.	12" O.C.	2" x 8" O.C. <sup>1,2</sup>	16d Nails @ 4 1/2" O.C.	380	488	
C	7/16" OSB or 15/32" Plywood <sup>1</sup>	0.131" Dia x 2.5" Nails @ 8" O.C.	0.131" Dia x 2.5" Nails @ 12" O.C.	12" O.C.	2" x 8" O.C. <sup>1,2</sup>	16d Nails @ 3 1/2" O.C.	400	650	

Notes:  
1. Check all edges of sheathing U.O.N.  
2. Do not break sheathing plate in over-drilling hole.  
3. Pre-drill as required to avoid splitting, etc.  
4. Nails should be spaced 50" clear of panel edges.  
5. Use Simpson A35 clips to attach blocking or gable to top plate.  
6. At roof line use Simpson H-1 clips in place of the A35 clips at each end (U.O.N.).  
7. Values of other standard construction methods will require spacing adjustments and must be approved by the engineer of record.  
8. The 10' diagonal gable end walls at all exterior applications.  
9. C.O., C.C. sheathing, plywood panel siding, and other grades covered in AIA Plywood Design Specification.

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DIMENSIONS TO BE VERIFIED IN FIELD BY CONTRACTOR

NOTE:  
-TYP. TRUSS/WALL CONN. TO BE SIMPSON H1 CLIP U.O.N.  
-TYP. FRAMING TO BE DF#2 U.O.N.  
-TYP. HDR. TO BE 4X8 DF#2 U.O.N.

WHITE RESIDENCE  
159B COURT ST. NE,  
SALEM, OREGON 97301

CONTRACTOR: MIKE RIDDLE CONST.  
(971) 257-5445

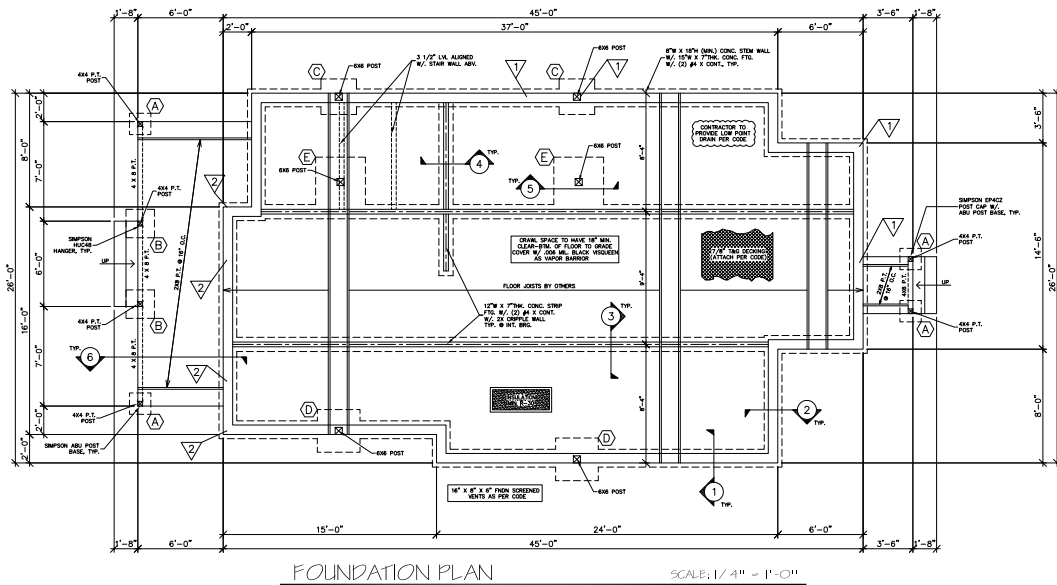
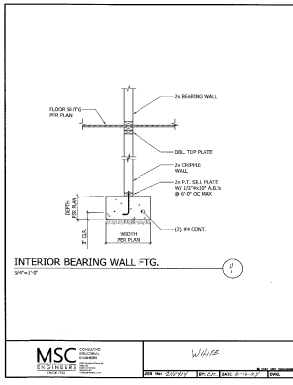
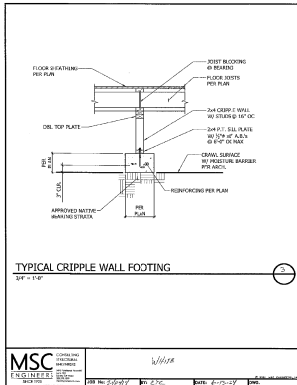
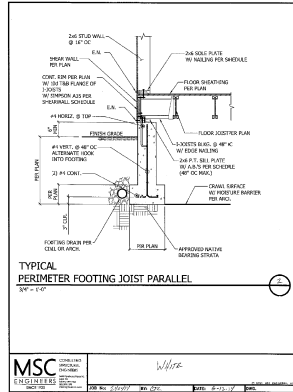
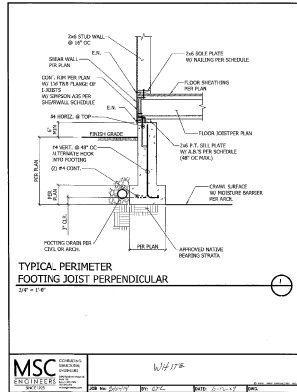
DATE: 06-13-24  
SCALE: 1/4" = 1'-0"  
DRAWN BY: ALEX VEGA  
PHONE #: 503-508-0773  
SHEET: - OF -  
ENGINEERING



WHITE RESIDENCE  
1598 COURT ST. NE.  
SALEM, OREGON 97301

CONTRACTOR: MIKE RIDDLE CONST.  
(971) 257-5445

DATE: 06-13-24  
SCALE: 1/4" = 1'-0"  
DRAWN BY: ALEX VERA  
PHONE #: 503-508-8773  
SHEET: - OF -  
FOUNDATION PLAN



FOUNDATION PLAN

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

- ▽ HOLDOWN TYPE/LOCATION  
A FTG. MARK

**NOTICE**  
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MSC Engineers, Inc.  
Job # 240414  
Project: White

Date: 6/13/2024  
Designer: CTC

Sheet # T.2  
Client: MRC

HOLDOWN SCHEDULE 12.3.4.5									
(Notall holdown types shown may be used on project)									
Mark	Holdown	Anchor Bolt	Embedment Diameter	Length	Minimum Stemwall Width	Minimum Boundary Member	Connection to Boundary Member	Allowable Loads (Wind)	Allowable Loads (Seismic)
1	HDU2	SSTB16	5/8"	12 5/8"	6"	(2) 2x6"	(6) 1/4" x 2 1/2"	3075#	2550#
2	HDU4	SSTB20	5/8"	18 5/8"	6"	(2) 2x6"	(10) 1/4" x 2 1/2"	4145#	2960#
3	MSTC40	N/A	N/A	N/A	N/A	(2) 2x6"	(2) 10# Common	2690#	2690#

Notes:  
1. Holdowns by Simpson Strong Tie Company, Inc. See Simpson catalog for proper installation.  
2. Handmount all holdown anchors prior to concrete pour.  
3. Edge nail sheathing to all posts or boundary members at holdowns.  
4. Locate HD within 6" of end of shear panel.  
5. Install holdown members 8" clear from corner.  
6. Laminate studs with 16d nails at 12" on center staggered. Clinch tips of nails.  
Use Simpson SD514" diameter wood screws.

MARK	FOOTING SIZE	FOOTING REINFORCEMENT
A	1'-6" X 1'-6" X 10"	(2) #4 X 1'-0" EA. WAY
B	2'-0" X 2'-0" X 10"	(3) #4 X 1'-6" EA. WAY
C	2'-6" X 2'-6" X 10"	(3) #4 X 2'-0" EA. WAY
D	3'-0" X 3'-0" X 10"	(4) #4 X 2'-6" EA. WAY
E	3'-6" X 3'-6" X 12"	(4) #4 X 3'-0" EA. WAY

NOTE: THICKEN FTGS. AT EXTERIOR AS REQ'D FOR FROST DEPTH (12" MINIMUM)

NOTE: LOCATE FND. VENTS 12" CLR. (MIN.) FROM HD. A.B.'S

UNDERFLOOR SPACE VENTILATION PER SECTION R408 THE MINIMUM NET FREE AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQ. FT. FOR EACH 150 SQ. FT. OF UNDERFLOOR SPACE AREA.

VENT LOCATIONS TO BE DETERMINED BY CONTRACTOR IN FIELD AND BE INSTALLED PER CODE REQUIREMENTS.

EXPANSIVE SOILS OR OTHER SOIL ISSUES MAY BE PRESENT ON YOUR PROPERTY (BUILDING SITE). THE OWNER OR PERMIT HOLDER IS RESPONSIBLE TO VERIFY IF ANY SOIL CONDITIONS ARE PRESENT PRIOR TO FOUNDATION/ FOOTING INSTALLATION.

ALL CONNECTIONS & FASTENER'S TO BE PER CODE REQUIREMENTS

THIS DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND ASSUMES NO LIABILITY FOR THE PLANS IN PART OR WHOLE AND/OR THE CONSTRUCTION OF THE WORK CONTAINED HERE IN. A QUALIFIED PROFESSIONAL SHOULD REVIEW PLANS FOR ERRORS AND OMISSIONS.