

DESIGN TEAM:

OWNER REPRESENTATIVE:
NORRIS & STEVENS
C/O BRETT SHOCKEY
900 SW 5TH AVE. SUITE 1700
PORTLAND, OREGON 97201

ARCHITECTURAL ENGINEER:
ANDY VOSPER ANDYV@BEE-NW.COM
BUILDING & ENERGY ENGINEERS NORTHWEST
PORTLAND, OR

STRUCTURAL ENGINEER:
ZAC BLOGET ZAC@STRUCTURALDEPT.COM
STRUCTURAL DEPARTMENT
WHITE SALMON, WA

PROJECT CODE SUMMARY

PROJECT / PROPERTY ADDRESS:
WOODSIDE ESTATES
5505 WOODSIDE DR SE
SALEM, OREGON 97306

SITE INFORMATION:
4.41 ACRES - TAXLOT: 21E02AA00900
PLAT: GRABENHORST FRUIT FARMS NO 2, LOT 10
TAX ACC: 575493
TAXLOT #: 083W14CB00300

LOCAL JURISDICTION / CODE (ZONING):
CITY OF SALEM

APPLICABLE CODE (BUILDING):
OREGON STRUCTURAL SPECIALITY CODE - 2022

ZONING DESIGNATION:
RM2 - HIGH DENSITY RESIDENTIAL

BUILDING INFORMATION:
CONSTRUCTION TYPE: VB
OF STORIES: 2
SPRINKLERS: NO
OCCUPANCY: R-2 (NO CHANGE)

GENERAL NOTES

GENERAL CONTRACTOR IS EXPECTED TO VISIT THE SITE OF PROPOSED CONSTRUCTION PRIOR TO SUBMITTAL OF BID. VERIFY AND INSPECT THE EXISTING SITE TO INFORM THEMSELVES OF ALL OBSERVABLE CONDITIONS AND TO DETERMINE DIMENSIONS, CONDITIONS AND GENERAL SCOPE OF WORK. FAILURE TO DO SO DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY OF COMPLETION OF THE PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. STARTING WORK CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND CORRELATION OF ALL ITEMS AND WORK NECESSARY FOR COMPLETION OF THE PROJECT AS INDICATED BY THE CONTRACT DOCUMENTS. SHOULD ANY QUESTION ARISE REGARDING THE CONTRACT DOCUMENTS OR SITE CONDITIONS, THE CONTRACTOR SHALL REQUEST INTERPRETATION AND CLARIFICATION FROM THE ENGINEER BEFORE BEGINNING THE PROJECT. THE ABSENCE OF SUCH REQUEST SHALL SIGNIFY THAT THE CONTRACTOR HAS REVIEWED AND FAMILIARIZED HIMSELF WITH ALL ASPECTS OF THE PROJECT AND HAS COMPLETE COMPREHENSION THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL SAFETY REGULATIONS DURING CONSTRUCTION.

THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SPECIFICALLY NOTED, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION OR CONSTRUCTION LOADS. ONLY THE CONTRACTOR SHALL PROVIDE ALL METHODS, DIRECTION AND RELATED EQUIPMENT NECESSARY TO PROTECT THE STRUCTURE, WORKMEN AND OTHER PERSONS AND PROPERTY DURING CONSTRUCTION. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, ENGAGE PROPERLY QUALIFIED PERSONS TO DETERMINE WHERE AND HOW TEMPORARY PRECAUTIONARY MEASURES SHALL BE USED AND INSPECT SAME IN THE FIELD. ANY MATERIAL NOT AS SPECIFIED OR IMPROPER MATERIAL INSTALLATION OR WORKMANSHIP SHALL BE REMOVED AND REPLACED WITH SPECIFIED MATERIAL IN A WORKMANLIKE MANNER AT THE CONTRACTOR'S EXPENSE.

THESE PLANS, SPECIFICATIONS, ENGINEERING AND DESIGN WORK ARE INTENDED SOLELY FOR THE PROJECT SPECIFIED HEREIN. BUILDING AND ENERGY ENGINEERS NORTHWEST DISCLAIMS ALL LIABILITY IF THESE PLANS AND SPECIFICATIONS OR THE DESIGN, ADVICE AND INSTRUCTIONS ATTENDANT THERETO ARE USED ON ANY PROJECT OR AT ANY LOCATION OTHER THAN THE PROJECT AND LOCATION SPECIFIED HEREIN. OBSERVATION VISITS TO THE JOB SITE AND SPECIAL INSPECTIONS ARE NOT PART OF THE STRUCTURAL ENGINEER'S RESPONSIBILITY UNLESS THE CONTRACT DOCUMENTS SPECIFY OTHERWISE.

PORTIONS OF PROJECT, INCLUDING BUT NOT LIMITED TO PLUMBING, FIRE SUPPRESSION, ELECTRICAL, MECHANICAL, LAND USE, SITE PLANNING, EROSION CONTROL FLASHING AND WATER-PROOFING ARE BEYOND THE SCOPE OF THESE DRAWINGS AND ARE PROVIDED BY OTHERS AS NECESSARY.

TEMPORARY SHORING

WHEREVER SHORING IS REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A SHORING SYSTEM THAT PREVENTS SETTLEMENT AND/OR DAMAGE TO EXISTING FACILITIES AND PROTECTS PERSONNEL, THE PUBLIC, AND THE BUILDING, SUPPORTING STREETS, WALKWAYS, UTILITIES, IMPROVEMENTS AND EXCAVATION AGAINST LOSS OF GROUND OR CAVING OF EMBANKMENTS DURING CONSTRUCTION, AS REQUIRED. THE CONTRACTOR SHALL LOCATE THE SYSTEM CLEAR WITHOUT OBSTRUCTION OF THE PERMANENT STRUCTURE AND TO PERMIT CONSTRUCTION TO PROCEED.

SPECIAL INSPECTION / STRUCTURAL OBSERVATION

AS DICTATED IN THE STRUCTURAL SHEETS, IF SPECIAL INSPECTION AND/OR TESTING IS REQUIRED IN ACCORDANCE WITH IBC SECTION 1704. THE CONTRACTOR SHALL PROVIDE SUFFICIENT NOTICE TO ALLOW SCHEDULING OF SPECIAL INSPECTION. IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE SPECIAL INSPECTION AND TESTING BY A QUALIFIED THIRD PARTY, SUCH AS A TESTING AGENCY REVIEWED BY THE ENGINEER.

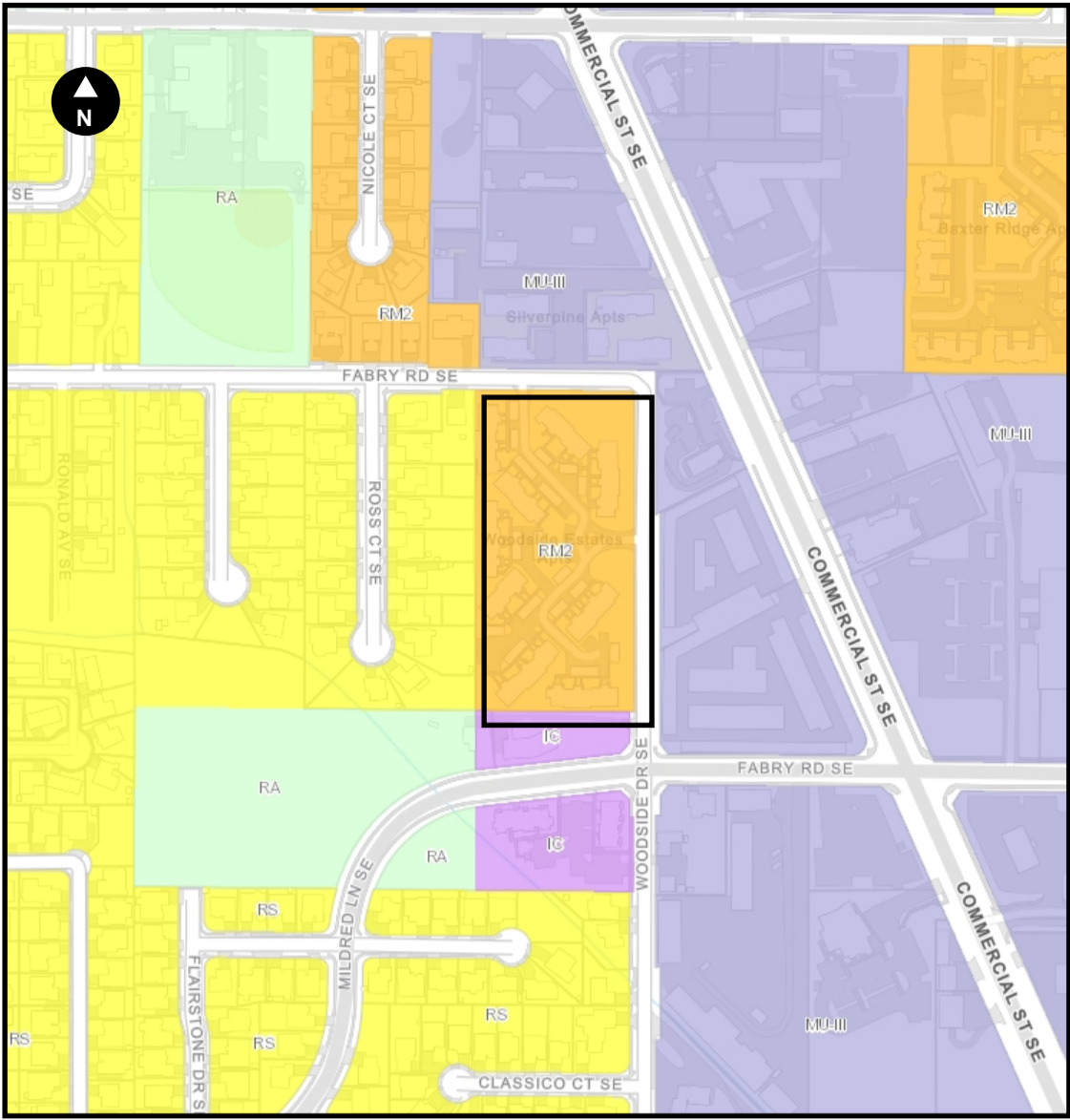
EGRESS

CONTRACTOR SHALL ENSURE MEANS OF EGRESS SHALL BE CONTINUALLY MAINTAINED FREE OF ALL OBSTRUCTIONS OR IMPEDIMENTS TO FULL INSTANT USE IN THE CASE OF FIRE OR OTHER EMERGENCY.

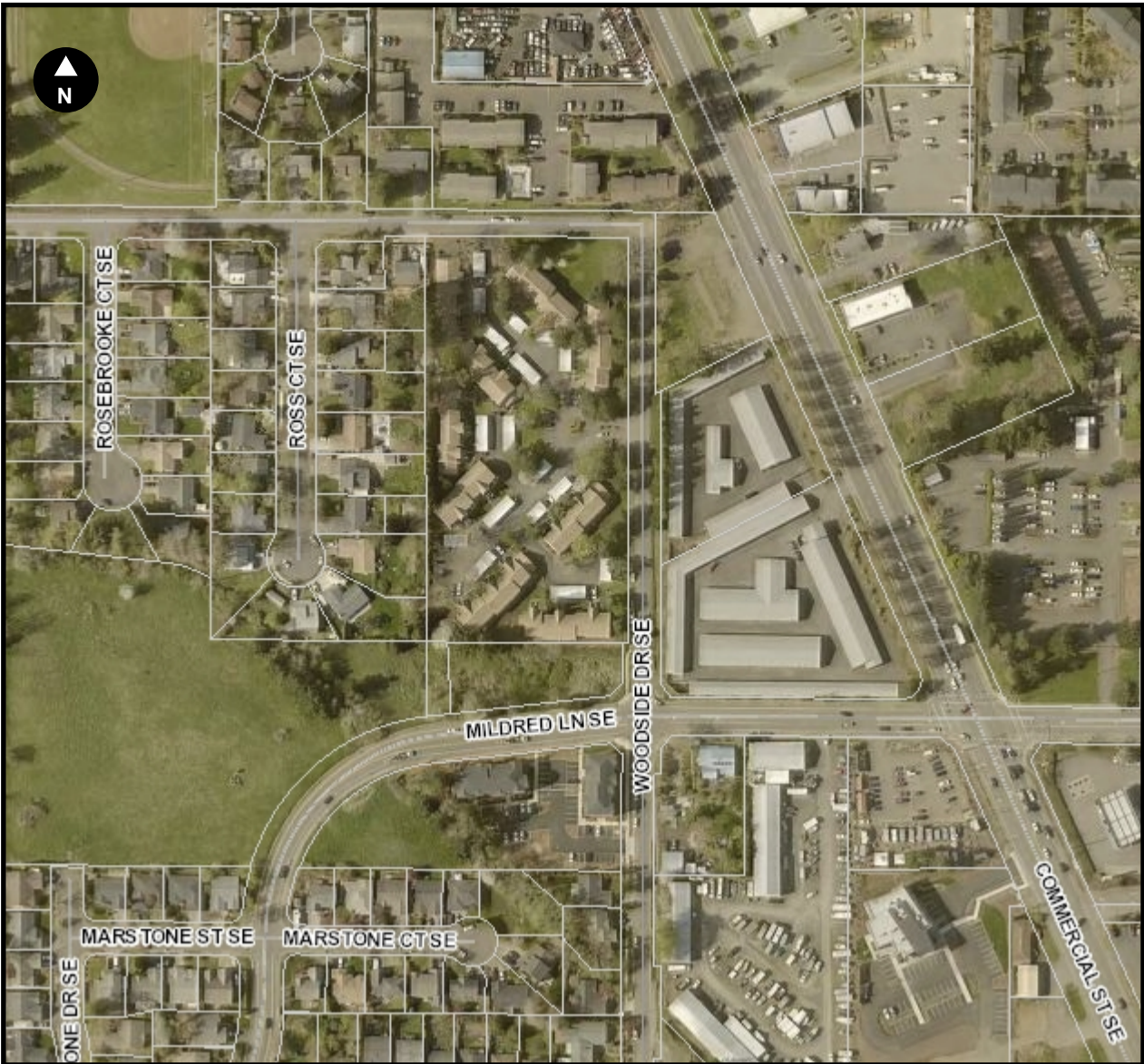
ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH APPLICABLE BUILDING CODE, LOCAL GOVERNMENT CODES AND ORDINANCES. GENERAL CONTRACTOR SHALL PROVIDE COMPETENT SUPERVISION OF THE WORK. INSTALL ALL MATERIALS IN ACCORDANCE TO MANUFACTURER'S APPLICABLE INSTRUCTIONS AND INDUSTRY STANDARDS.

PROVIDE SCAFFOLDING AND WEATHER PROTECTION AS NECESSARY. PROVIDE PROTECTIVE MEASURES FOR CONCRETE FLATWORK, BUILDING AND ADJACENT BUILDING SURFACES AND MATERIALS FROM DAMAGE. PROVIDE DUMPSTER AND TOILET FACILITIES FOR THE DURATION OF THE CONSTRUCTION. PROVIDE ALL REQUIRED PERMITS. COORDINATE WORK SCHEDULE WITH BUILDING MANAGEMENT. PROTECT AGAINST FALLING DEBRIS DURING COURSE OF ALL WORK.

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS. NOTIFY CONSULTANT IF ANY DISCREPANCIES ARE FOUND.



1
A00 ZONING MAP
Scale: NTS



2
A00 VICINITY MAP
Scale: NTS

SCOPE OF WORK

RESIDING

AT EXISTING PANEL SIDING LOCATIONS: INSTALL NEW SIDING & TRIM OVER EXISTING PANEL SIDING. UTILIZE EXISTING PANEL SIDING AS STRUCTURAL SHEATHING. INCLUDES WRB, SAM FLASHINGS, RIGID METAL FLASHINGS, SEALANT & FINISH PAINT.

AT EXISTING LAP SIDING LOCATIONS: REMOVE AND REPLACE EXISTING LAP SIDING. INSTALL NEW APA WOOD SHEATHING PER STRUCTURAL DESIGN AT LOCATIONS CURRENTLY WITHOUT.

FENESTRATION UNITS

REMOVE AND REPLACE WINDOWS, SLIDING GLASS DOOR, ENTRY SWING DOORS (QTY 84), AND STORAGE SWING DOORS (QTY. 82). NO CHANGE TO EXISTING ROUGH OPENING. INSTALL WINDOW, SGD, AND SWING DOOR UNITS PER MANU. INSTALLATION INSTRUCTIONS AND AAMA 2400-21. ALL WINDOWS AND GLAZED DOORS TO HAVE A MINIMUM THERMAL PERFORMANCE OF U-0.30 AND SWING DOORS FOR CONDITIONED SPACES OF U-0.20.

PRIVATE FLOW-THROUGH DECK ASSEMBLIES

A. REMOVE AND REPLACE ENTIRE DECK ASSEMBLY AT SELECT UNITS - INCLUDING FRAMING (POSTS, JOISTS, LEDGERS, BEAMS, WOOD CONNECTORS), CONCRETE FOOTINGS, FLOW-THROUGH DECKING, PRIVACY WALLS, AND GUARDRAILS. REMOVE PRIVACY WALLS AT NON-PARTY WALL LOCATIONS, REPLACE W/ ALUMINUM GUARDRAIL. REFERENCE DECK SCHEDULE FOR APPLICABLE UNITS.

B. TARGETED REPAIR OF DECK. REPLACE FLOW-THROUGH DECKING AND GUARDRAILS. REMOVE PRIVACY WALLS AT NON-PARTY WALL LOCATIONS, REPLACE W/ ALUMINUM GUARDRAIL. REFERENCE DECK SCHEDULE FOR APPLICABLE UNITS.

ENTRY STAIRS

REPLACE FLOW-THROUGH DECKING W/ COMPOSITE DECKING (CLASS "C" FIRE RATING OR BTR.). RESIDE RAIL WALLS W/ NEW METAL CAP.

ROOFING

INSTALL NEW GUTTERS & DOWNSPOUTS. INSTALL NEW DIVERTER / KICK-OUT FLASHINGS AT ROOF-TO-WALL STEP FLASHING TERMINATIONS.

SHEET INDEX:

ARCHITECTURAL DRAWINGS:

A.00	TITLE SHEET / SITE PLAN
A.01	5505 BUILDING - ELEVATIONS / DECK DETAILS
A.02	5515 BUILDING - ELEVATIONS / DECK DETAILS
A.03	5525 BUILDING - ELEVATIONS / DECK DETAILS
A.04	5535 BUILDING - ELEVATIONS / DECK DETAILS
A.05	5555 BUILDING - ELEVATIONS / DECK DETAILS
A.06	5565 BUILDING - ELEVATIONS / DECK DETAILS
A.07	5565 BUILDING - ELEVATIONS / DECK DETAILS
A.08	5585 BUILDING - ELEVATIONS / DECK DETAILS
A.09	5595 BUILDING - ELEVATIONS / DECK DETAILS

STRUCTURAL DRAWINGS

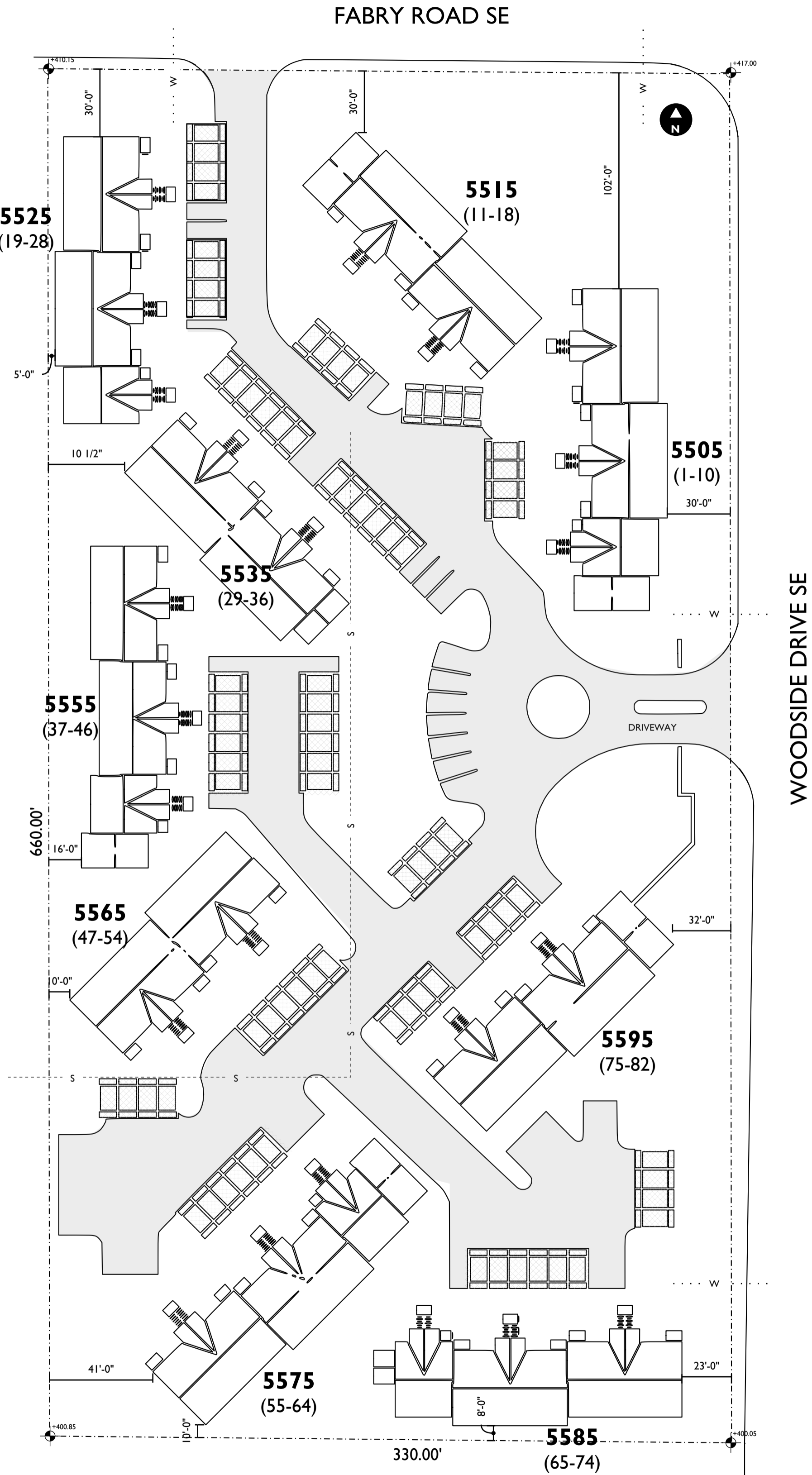
S0.00	COVER SHEET
S2.00	DECK PLAN

SUPPLEMENTAL INFORMATION

STRUCTURAL CALCULATIONS - DECK STRUCTURES

DEFERRED SUBMITTAL

DESIGN AND ATTACHMENT - RAILING ASSEMBLY
STRUCTURAL CALCULATIONS - RAILING ASSEMBLY



3
A00 SITE PLAN
Scale: 1"=40'

LEGEND

CARPORT	
PROPERTY LINE	
UTILITY	



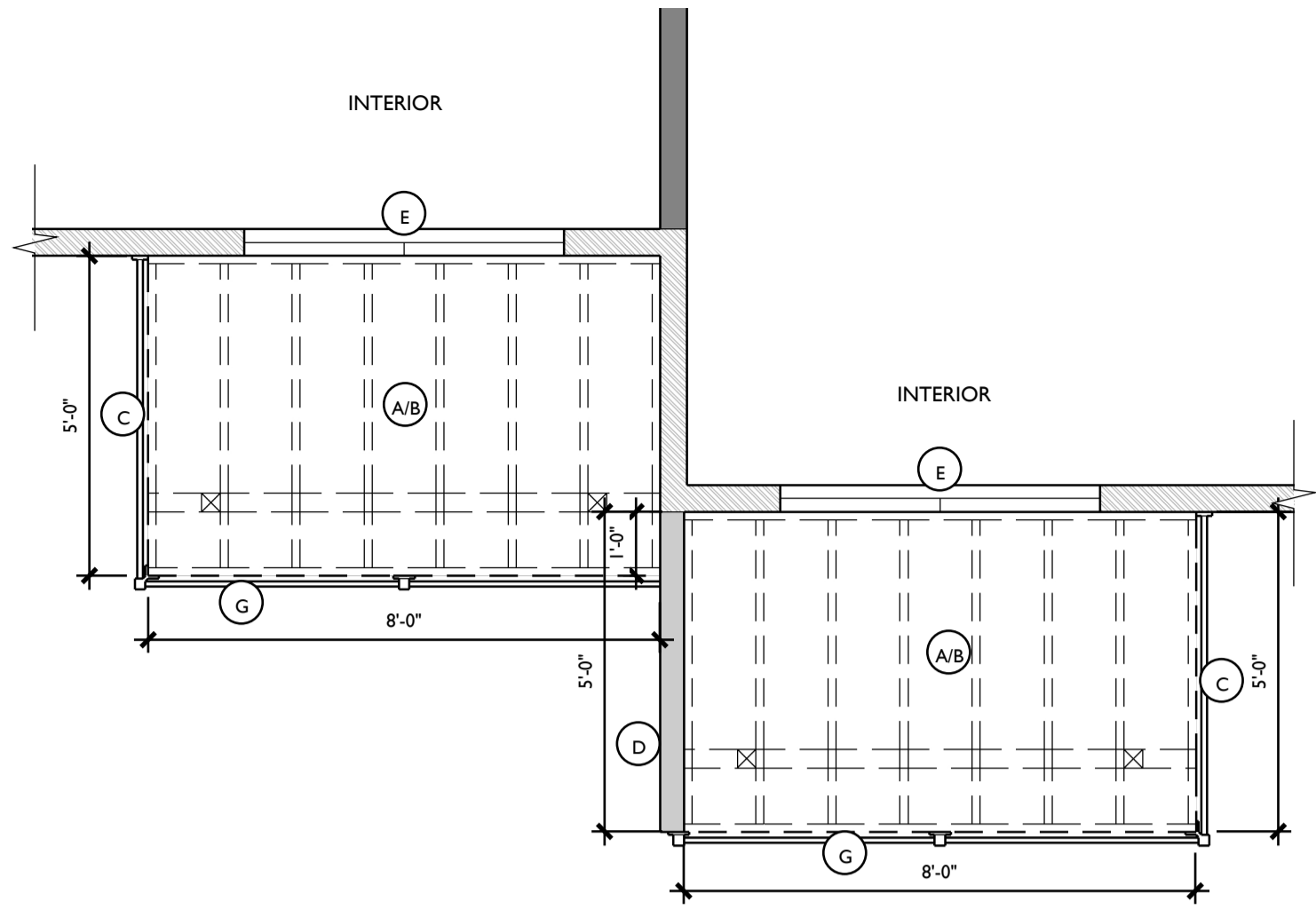
Building & Energy Engineers Northwest LLC
Portland, Oregon

PROJECT
Woodside Estates Apartments
Exterior Repairs

CLIENT
Norris & Stevens

WOODSIDE ESTATES APARTMENTS
5505-5595 WOODSIDE DRIVE SE,
SALEM, OREGON 97306

November 21, 2023



1
A01 DECK TYPE "CENTER OFFSET" - TYPICAL
SCALE: 3/8":1'-0"



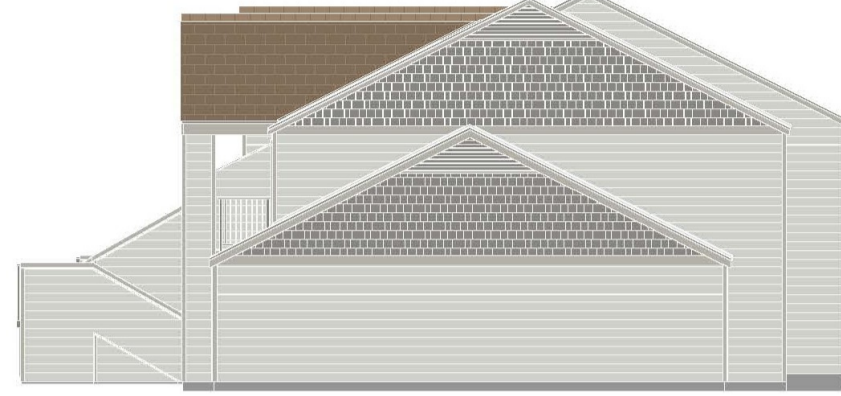
FRONT ELEVATION
DECK TYPE "END" - TYP. 3/A01
DECK TYPE "CENTER OFFSET" - TYP. 1/A01
DECK TYPE "CENTER COLUMN" - TYP. 2/A01



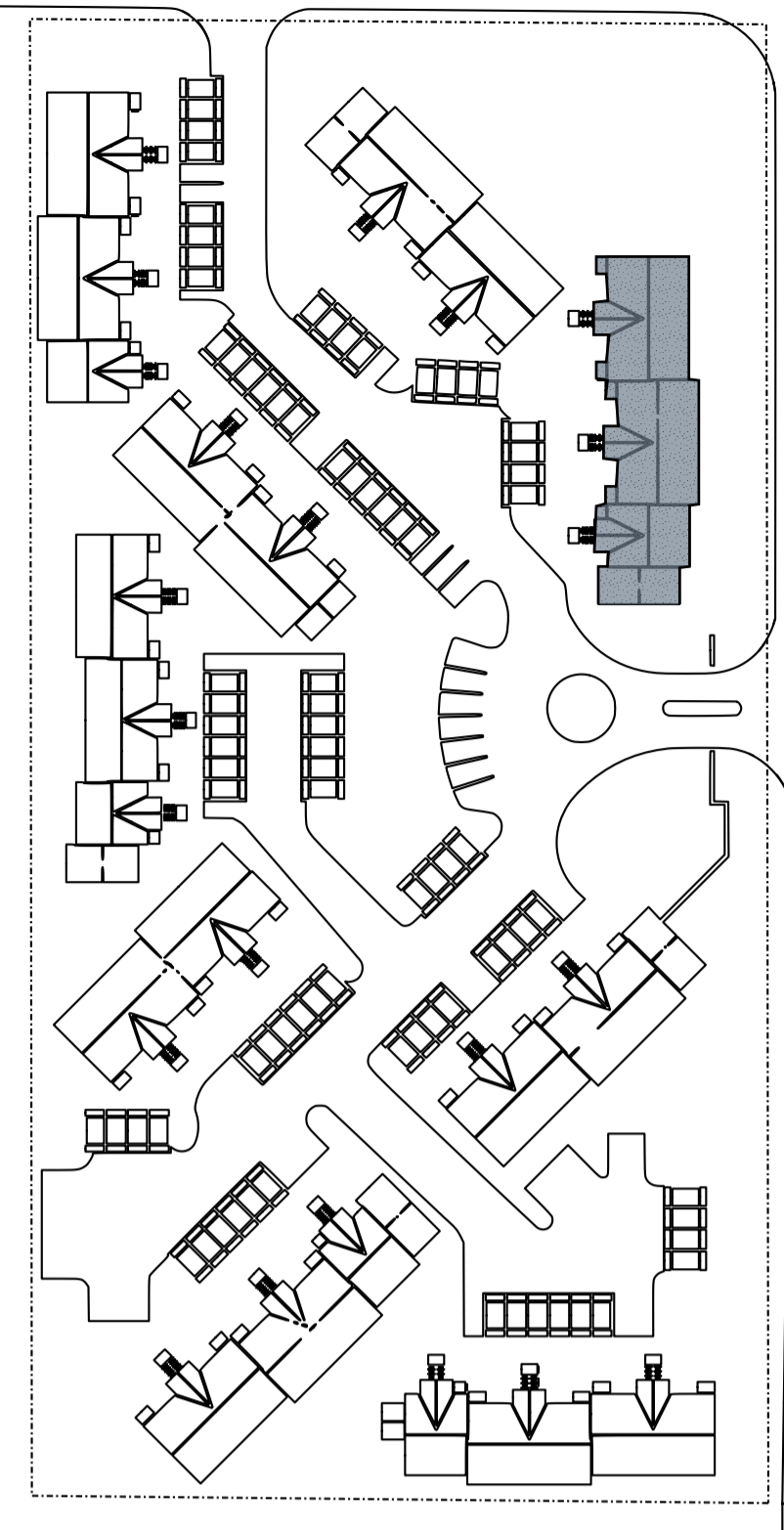
REAR ELEVATION



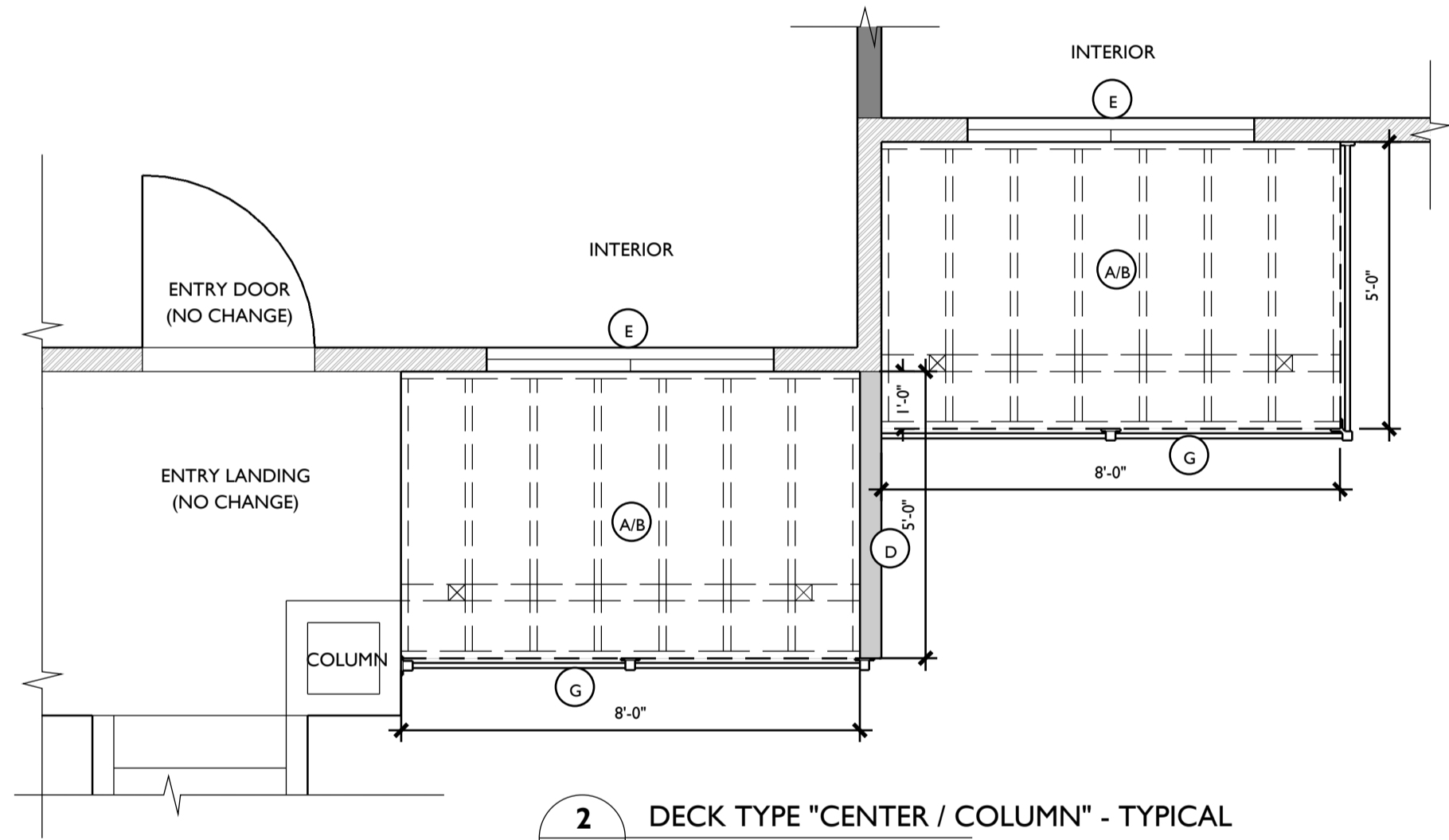
LEFT ELEVATION



RIGHT ELEVATION



1
A01 BUILDING IDENTIFICATION
Scale: N.T.S.



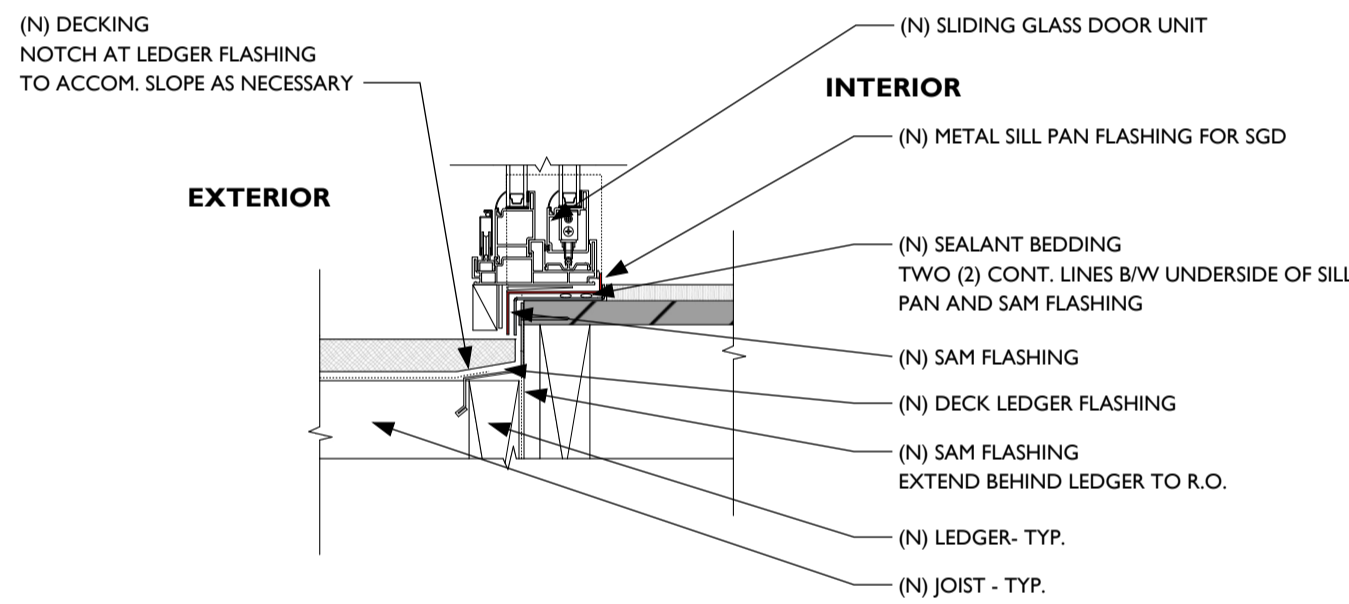
2
A01 DECK TYPE "CENTER / COLUMN" - TYPICAL
SCALE: 3/8":1'-0"

LEGEND

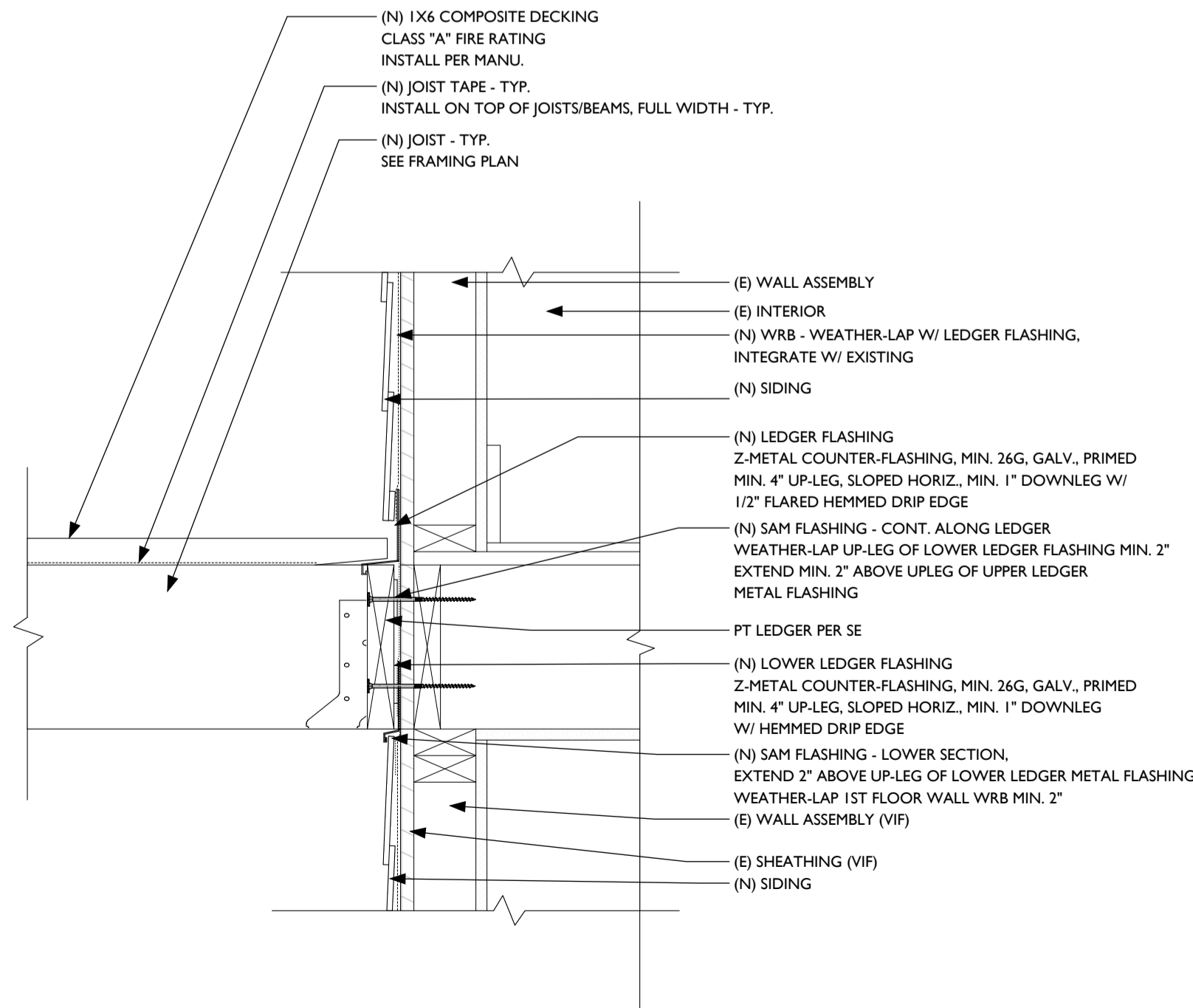
- A/B** **FLOW-THROUGH DECK ASSEMBLIES -**
A - FULL DECK REPLACEMENT
B - REMOVE AND REPLACE DECKING
REFERENCE DECK SCHEDULE FOR APPLICABLE SCOPE OF WORK
- C** **GUARDRAIL AT PREVIOUS PRIVACY WALL -**
DEMO (E) PRIVACY WALL. INSTALL NEW ALUMINUM GUARDRAIL ASSEMBLY.
- D** **PRIVACY WALL -**
RESIDE PRIVACY WALL. PROVIDE FRAMING REPAIRS TO MOISTURE DAMAGE.
- E** **SLIDING GLASS DOOR -**
REMOVE AND REPLACE SLIDING GLASS DOOR UNIT. NO CHANGE TO EXISTING ROUGH OPENING. INSTALL AND SGD UNITS PER MANU. INSTALLATION INSTRUCTIONS AND AAMA 2400-21. METAL SILL PAN FLASHING AT ROUGH OPENING SILL.
- F** **PRIVACY WALL AT ROOF TO WALL TRANSITION -**
RESIDE PRIVACY WALL W/ NEW ROOF TO WALL STEP METAL FLASHING. INTEGRATE FLASHINGS W/ NEW WRB AND CLADDING ASSEMBLY. PROVIDE FRAMING REPAIRS TO MOISTURE DAMAGE AS NEEDED.
- G** **GUARDRAIL -**
INSTALL NEW ALUMINUM GUARDRAIL ASSEMBLY. REFERENCE GUARDRAIL DFS FOR POST ATTACHMENT AND MOUNTING.

DECK SCHEDULE

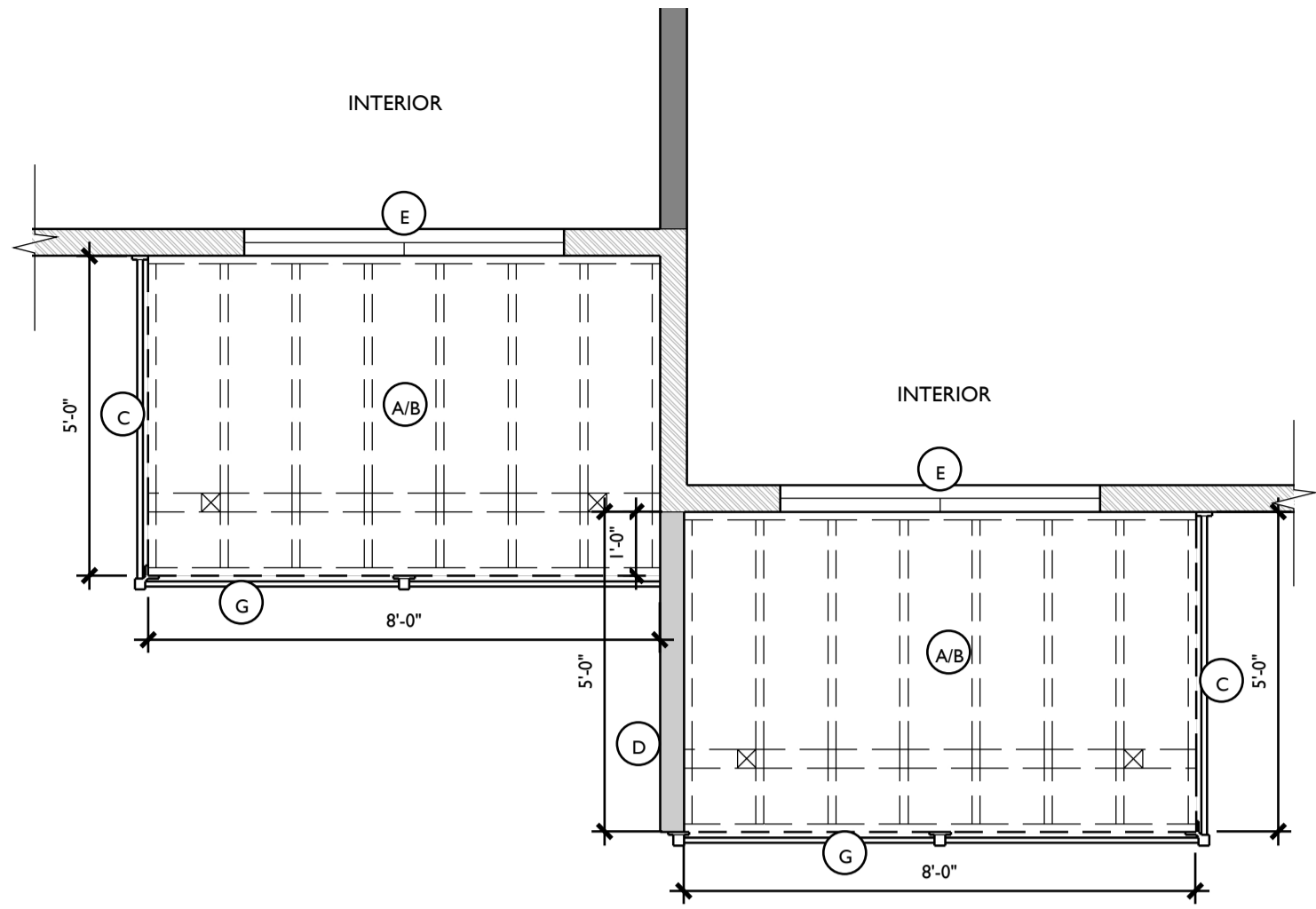
Buildin g (#)	Unit (#)	Deck Type	Deck Scope
5505	1	NIP	-
5505	2	CENTER LANDING	B
5505	3	NIP	-
5505	4	CENTER / SHARED PW	B
5505	5	NIP	-
5505	6	CENTER / SHARED PW	B
5505	7	NIP	-
5505	8	CENTER / SHARED PW	B
5505	9	NIP	-
5505	10	END	B
5515	11	NIP	-
5515	12	END	A
5515	13	NIP	-
5515	14	CENTER	A
5515	15	NIP	-
5515	16	CENTER / SHARED PW	B
5515	17	NIP	-
5515	18	END W/ ROOF LINE	B
5525	19	NIP	-
5525	20	END	B
5525	21	NIP	-
5525	22	CENTER / SHARED PW	A
5525	23	NIP	-
5525	24	CENTER / SHARED PW	A
5525	25	NIP	-
5525	26	CENTER / SHARED PW	B
5525	27	NIP	-
5525	28	CENTER LANDING	B
5535	29	NIP	-
5535	30	END	B
5535	31	NIP	-
5535	32	CENTER / SHARED PW	B
5535	33	NIP	-
5535	34	CENTER / SHARED PW	B
5535	35	NIP	-
5535	36	END W/ ROOF LINE	B
5555	37	NIP	-
5555	38	END	B
5555	39	NIP	-
5555	40	CENTER / SHARED PW	B
5555	41	NIP	-
5555	42	CENTER / SHARED PW	B
5555	43	NIP	-
5555	44	CENTER / SHARED PW	B
5555	45	NIP	-
5555	46	CENTER LANDING	B
5565	47	NIP	-
5565	48	END	B
5565	49	NIP	-
5565	50	CENTER / SHARED PW	B
5565	51	NIP	-
5565	52	CENTER / SHARED PW	B
5565	53	NIP	-
5565	54	END	A
5575	55	NIP	-
5575	56	END	B
5575	57	NIP	-
5575	58	CENTER / SHARED PW	A
5575	59	NIP	-
5575	60	CENTER / SHARED PW	A
5575	61	NIP	-
5575	62	CENTER / SHARED PW	B
5575	63	NIP	-
5575	64	CENTER LANDING	B
5585	65	NIP	-
5585	66	CENTER LANDING	B
5585	67	NIP	-
5585	68	CENTER / SHARED PW	B
5585	69	NIP	-
5585	70	CENTER / SHARED PW	B
5585	71	NIP	-
5585	72	CENTER / SHARED PW	B
5585	73	NIP	-
5585	74	END	A
5595	75	NIP	-
5595	76	END	B
5595	77	NIP	-
5595	78	CENTER / SHARED PW	B
5595	79	NIP	-
5595	80	CENTER / SHARED PW	B
5595	81	NIP	-
5595	82	END W/ ROOF LINE	B



5
A01 DECK - SGD DETAIL
Scale: 1-1/2" : 1'-0"



6
A01 DECK - LEDGER DETAIL
Scale: 1-1/2" : 1'-0"

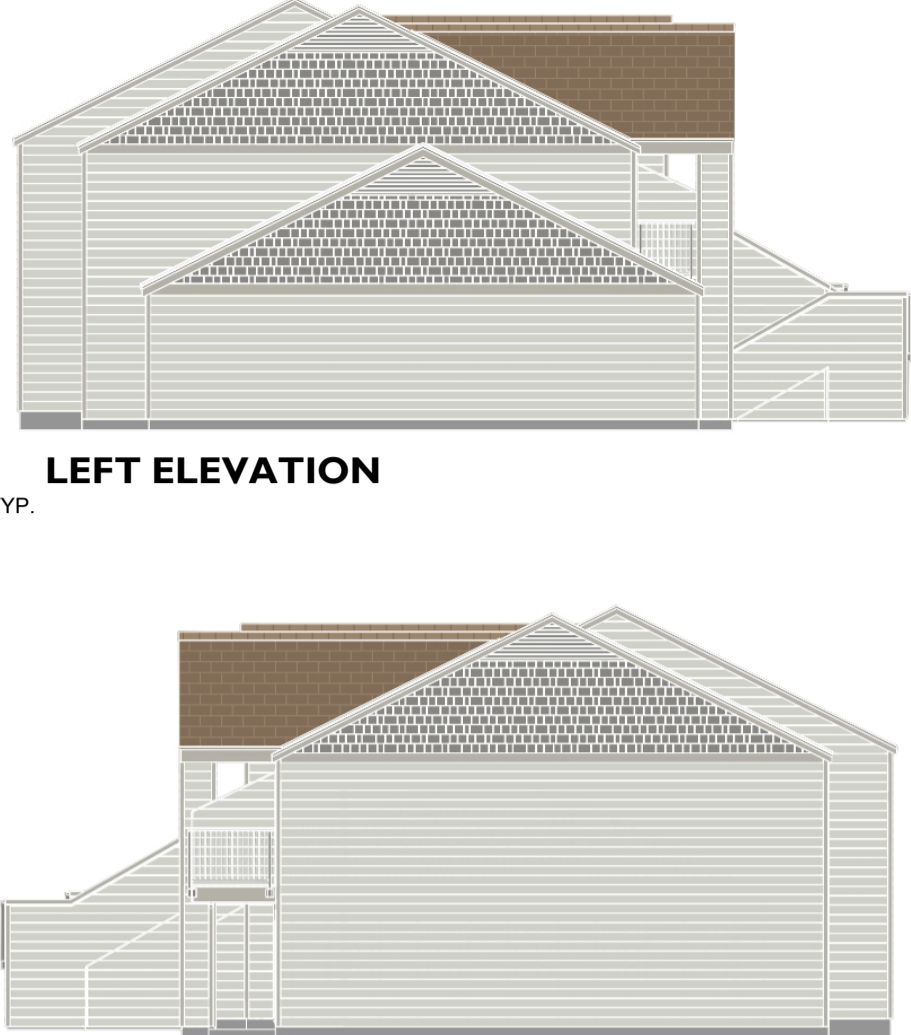


1
A01 DECK TYPE "CENTER OFFSET" - TYPICAL
SCALE: 3/8":1'-0"



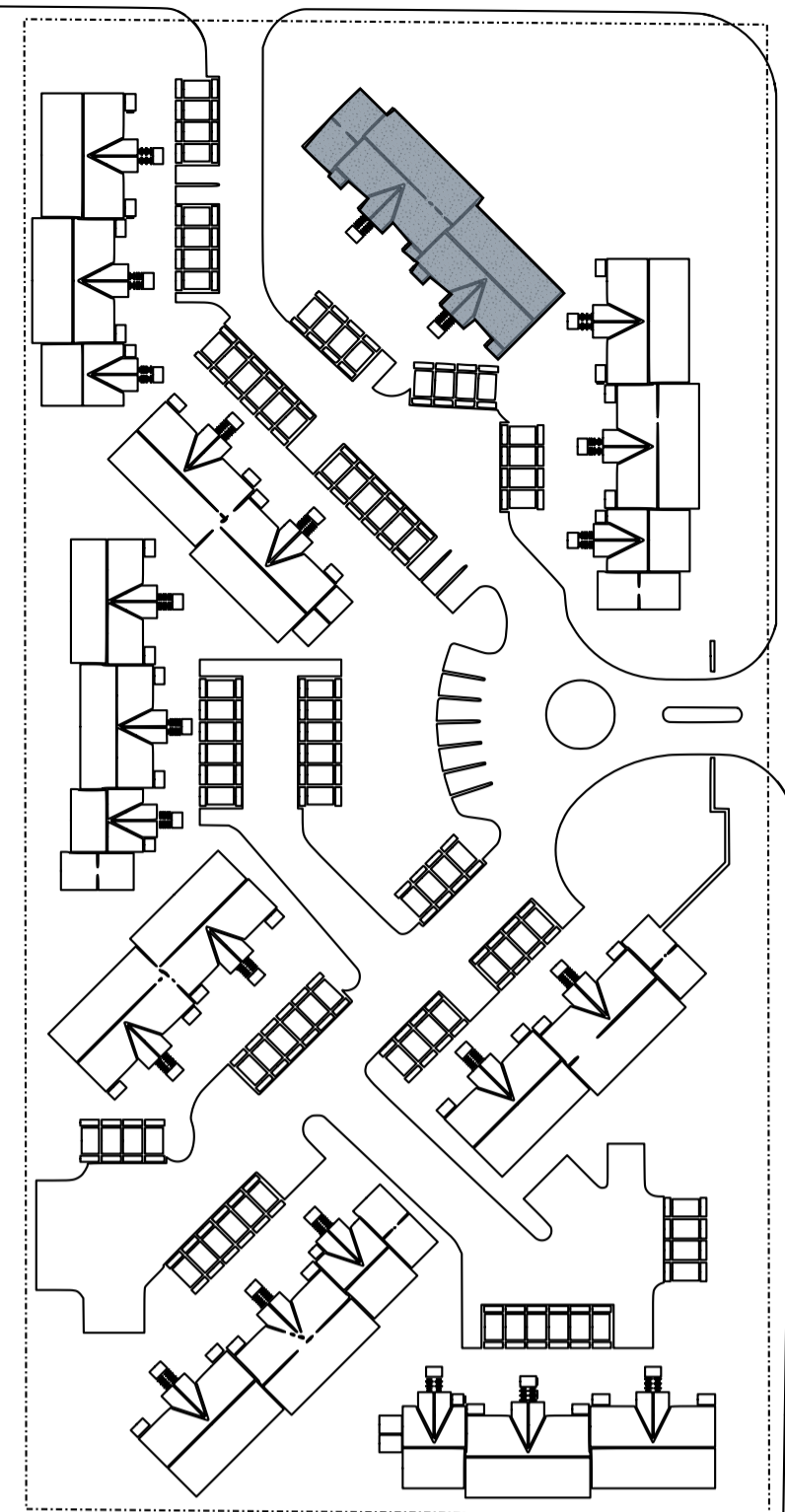
FRONT ELEVATION

REAR ELEVATION

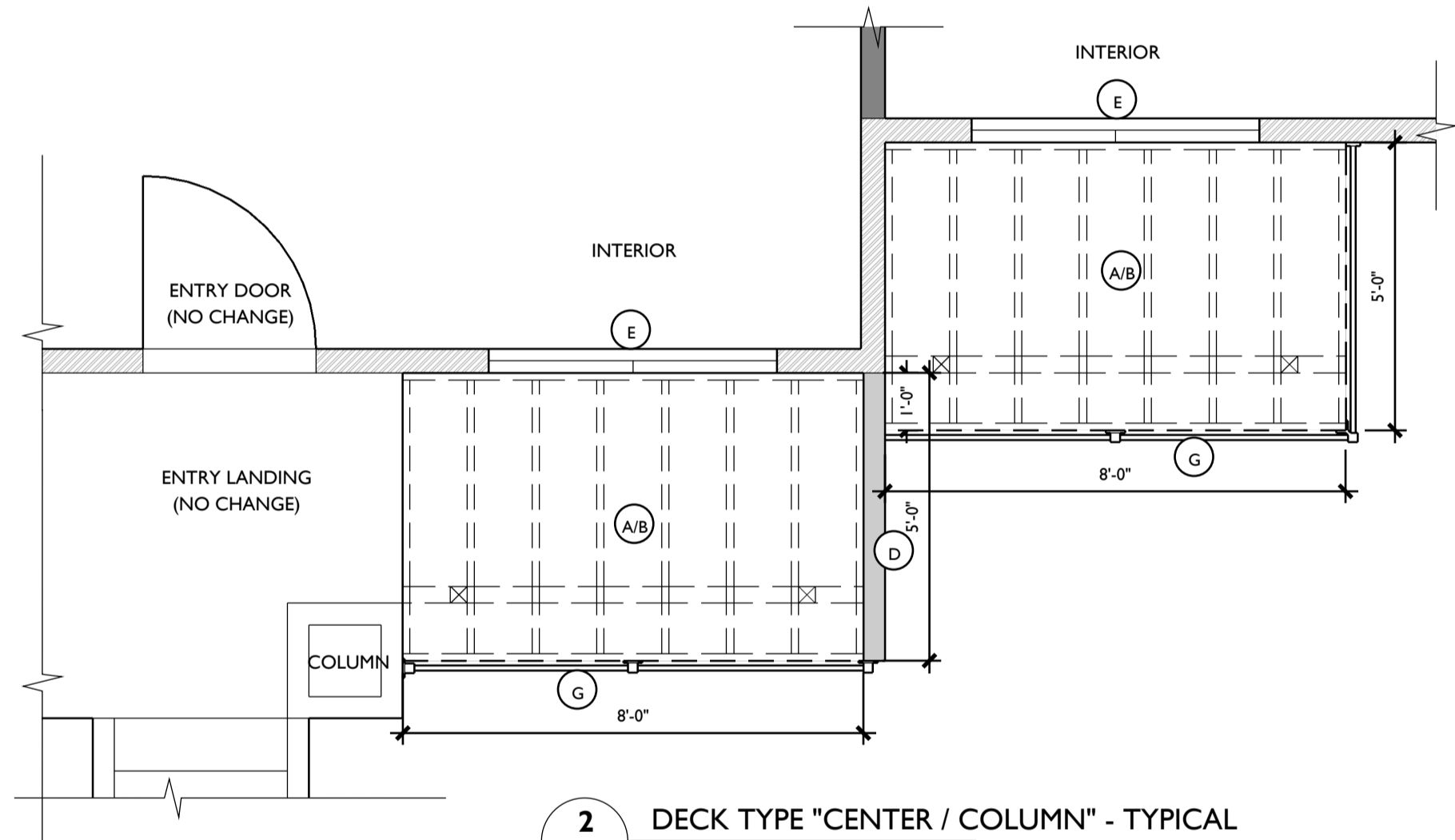


LEFT ELEVATION

RIGHT ELEVATION



1
A01 BUILDING IDENTIFICATION
Scale: N.T.S.



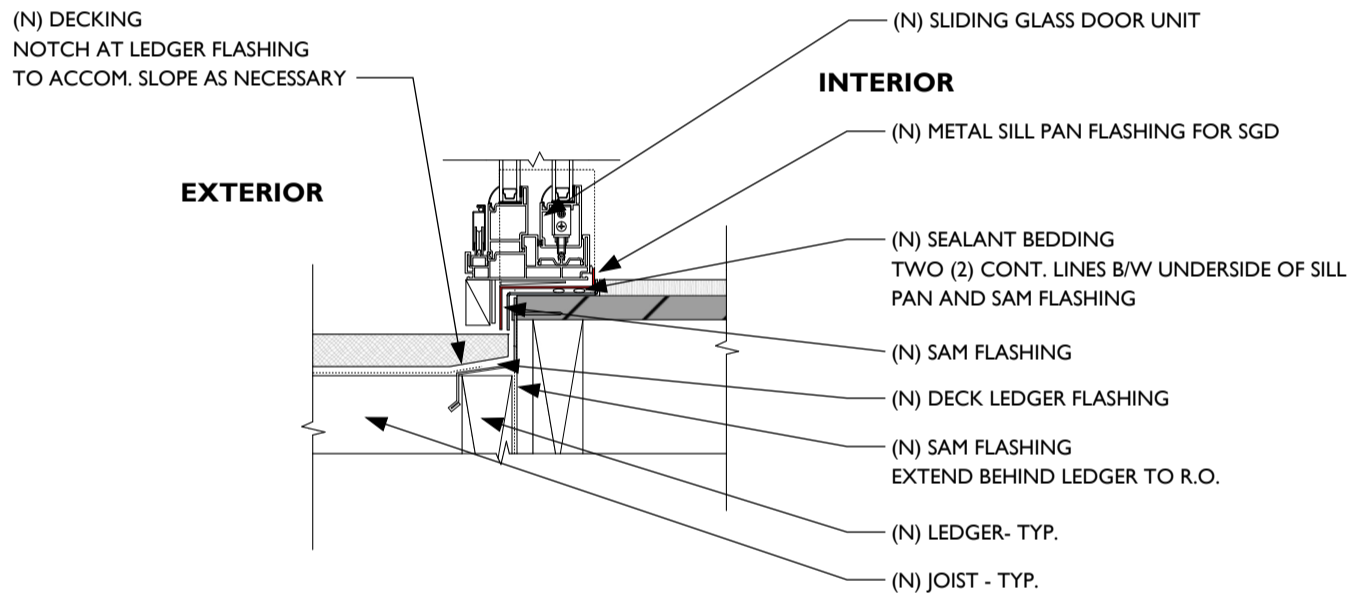
2
A01 DECK TYPE "CENTER / COLUMN" - TYPICAL
SCALE: 3/8":1'-0"

LEGEND

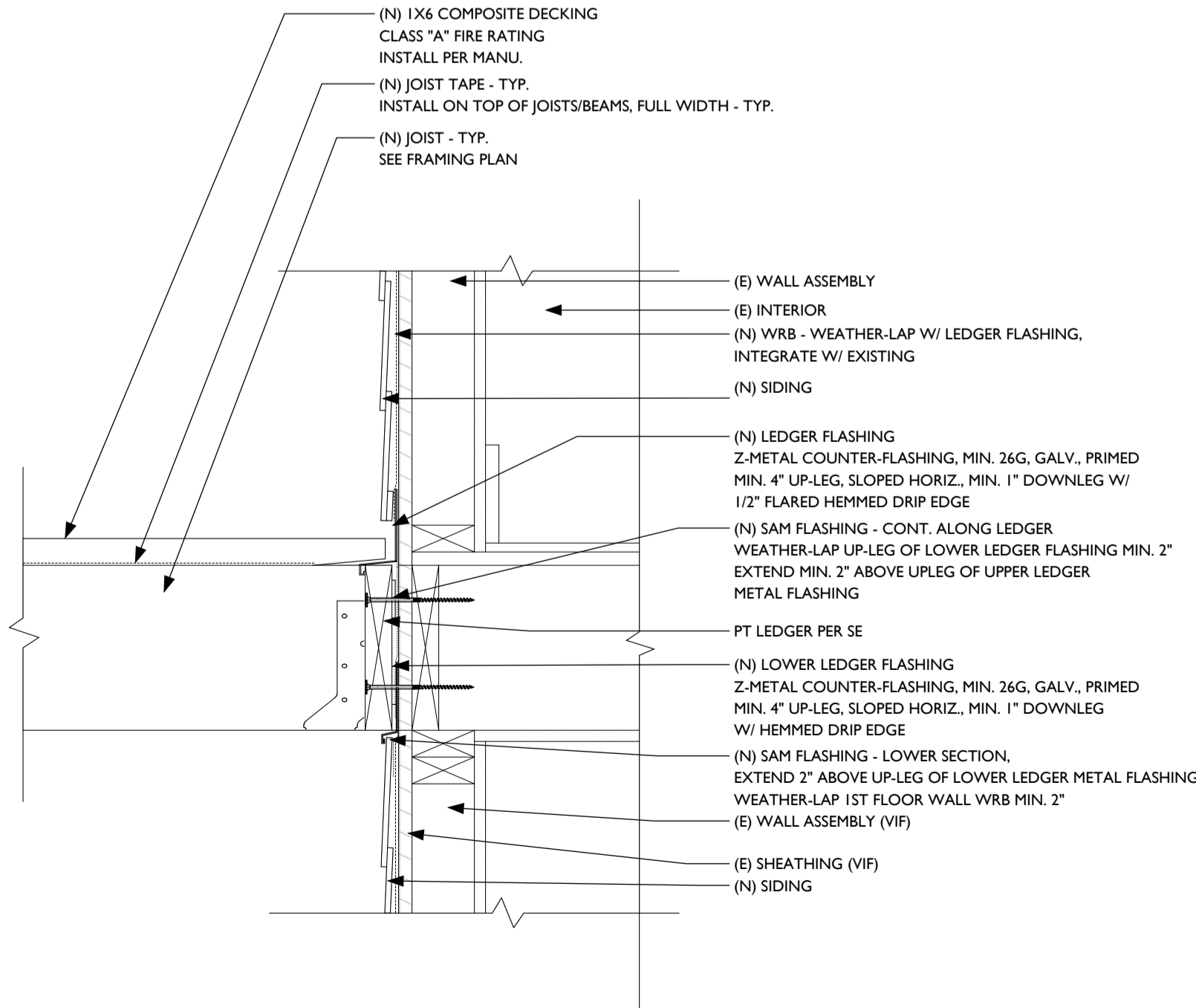
- (A/B) FLOW-THROUGH DECK ASSEMBLIES -**
A - FULL DECK REPLACEMENT
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REFERENCE DECK SCHEDULE FOR APPLICABLE SCOPE OF WORK
- (C) GUARDRAIL AT PREVIOUS PRIVACY WALL -**
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DECK SCHEDULE

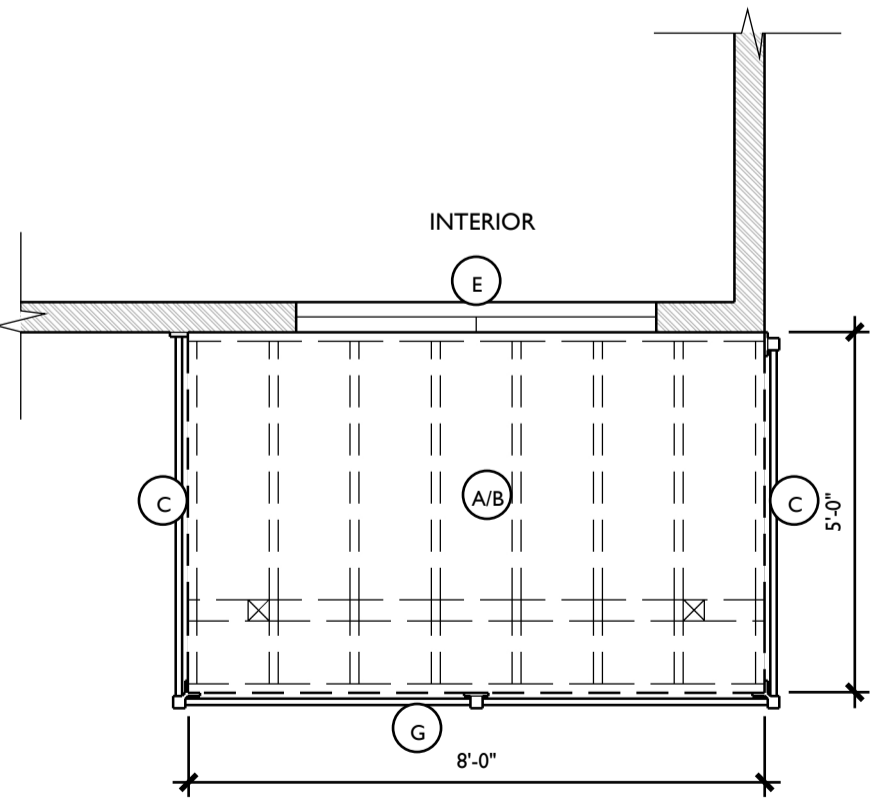
Buildin g (ID)	Unit (#)	Deck Type	Deck Scope
5505	1	NIP	-
5505	2	CENTER LANDING	B
5505	3	NIP	-
5505	4	CENTER / SHARED PW	B
5505	5	NIP	-
5505	6	CENTER / SHARED PW	B
5505	7	NIP	-
5505	8	CENTER / SHARED PW	B
5505	9	NIP	-
5505	10	END	B
5515	11	NIP	-
5515	12	END	A
5515	13	NIP	-
5515	14	CENTER	A
5515	15	NIP	-
5515	16	CENTER / SHARED PW	B
5515	17	NIP	-
5515	18	END W/ ROOF LINE	B
5525	19	NIP	-
5525	20	END	B
5525	21	NIP	-
5525	22	CENTER / SHARED PW	A
5525	23	NIP	-
5525	24	CENTER / SHARED PW	A
5525	25	NIP	-
5525	26	CENTER / SHARED PW	B
5525	27	NIP	-
5525	28	CENTER LANDING	B
5535	29	NIP	-
5535	30	END	B
5535	31	NIP	-
5535	32	CENTER / SHARED PW	B
5535	33	NIP	-
5535	34	CENTER / SHARED PW	B
5535	35	NIP	-
5535	36	END W/ ROOF LINE	B
5555	37	NIP	-
5555	38	END	B
5555	39	NIP	-
5555	40	CENTER / SHARED PW	B
5555	41	NIP	-
5555	42	CENTER / SHARED PW	B
5555	43	NIP	-
5555	44	CENTER / SHARED PW	B
5555	45	NIP	-
5555	46	CENTER LANDING	B
5565	47	NIP	-
5565	48	END	B
5565	49	NIP	-
5565	50	CENTER / SHARED PW	B
5565	51	NIP	-
5565	52	CENTER / SHARED PW	B
5565	53	NIP	-
5565	54	END	A
5575	55	NIP	-
5575	56	NIP	-
5575	57	NIP	-
5575	58	CENTER / SHARED PW	A
5575	59	NIP	-
5575	60	CENTER / SHARED PW	A
5575	61	NIP	-
5575	62	CENTER / SHARED PW	B
5575	63	NIP	-
5575	64	CENTER LANDING	B
5585	65	NIP	-
5585	66	CENTER LANDING	B
5585	67	NIP	-
5585	68	CENTER / SHARED PW	B
5585	69	NIP	-
5585	70	CENTER / SHARED PW	B
5585	71	NIP	-
5585	72	CENTER / SHARED PW	B
5585	73	NIP	-
5585	74	END	A
5595	75	NIP	-
5595	76	END	B
5595	77	NIP	-
5595	78	CENTER / SHARED PW	B
5595	79	NIP	-
5595	80	CENTER / SHARED PW	B
5595	81	NIP	-
5595	82	END W/ ROOF LINE	B



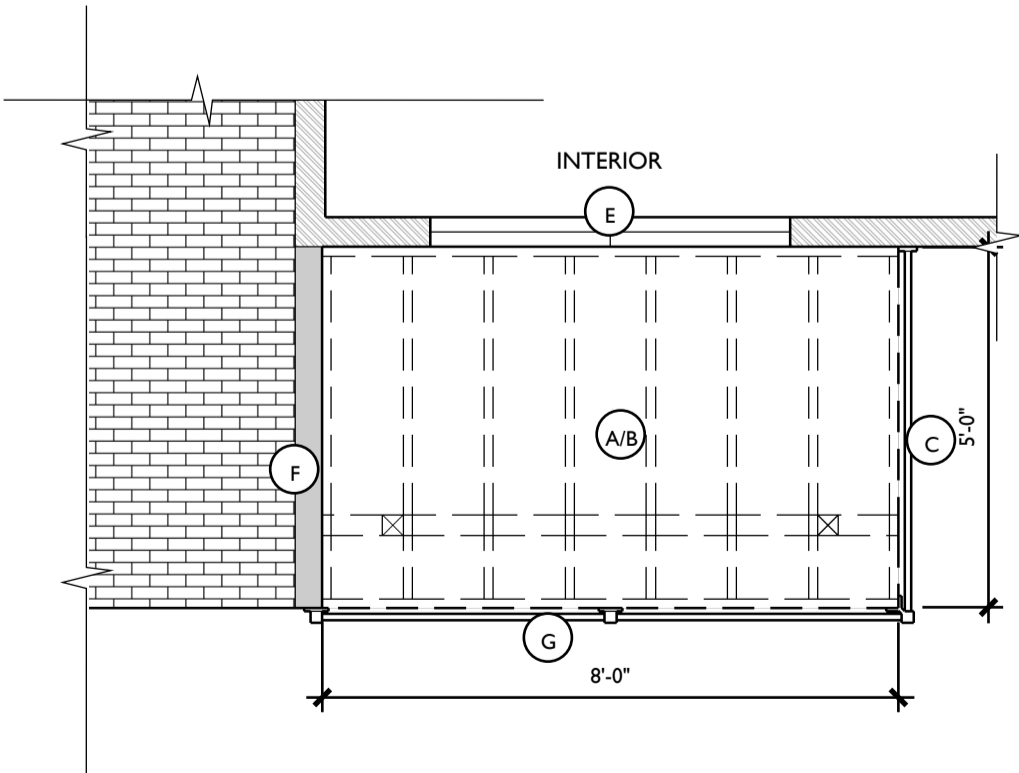
5
A01 DECK - SGD DETAIL
Scale: 1-1/2" : 1'-0"



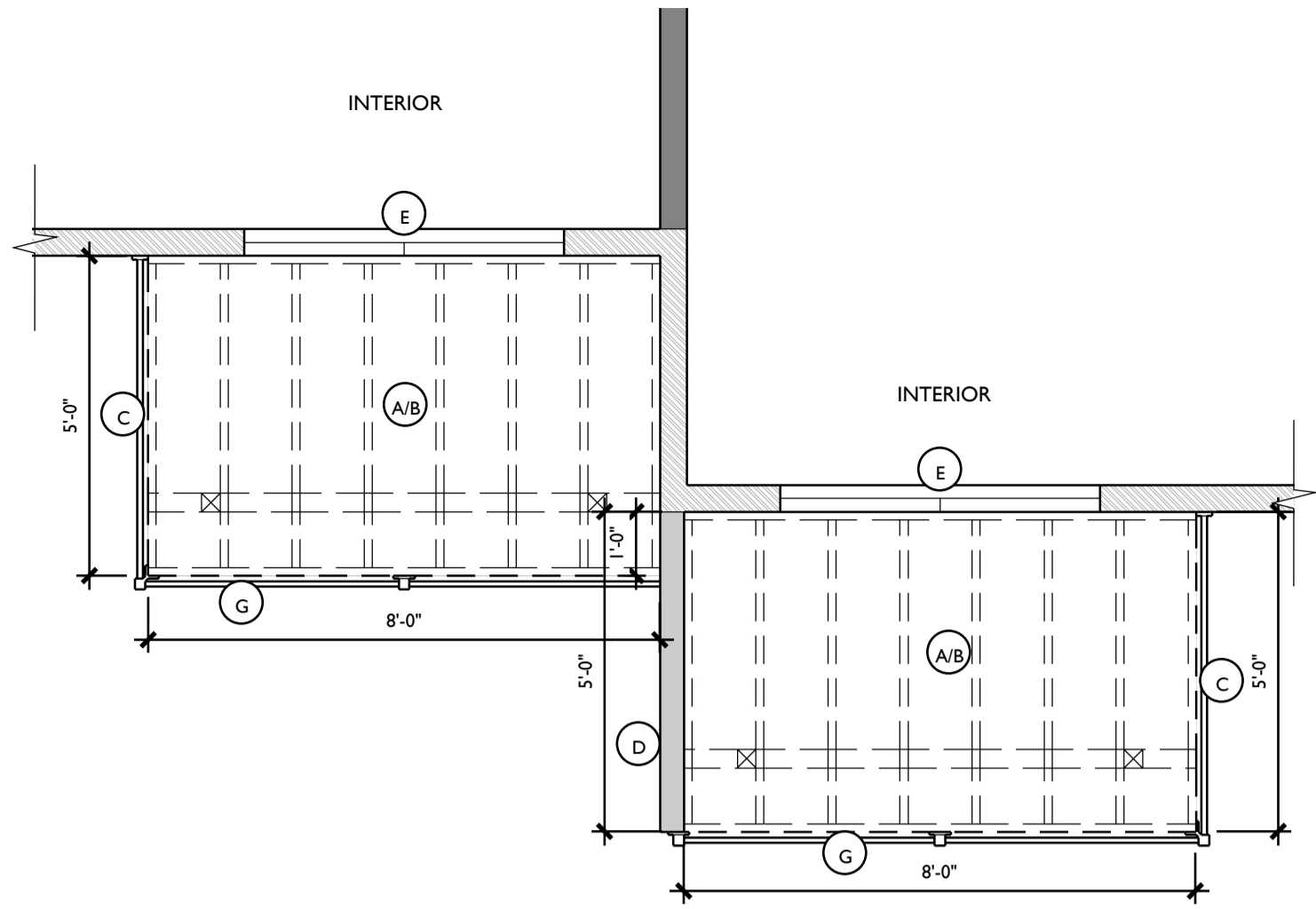
6
A01 DECK - LEDGER DETAIL
Scale: 1-1/2" : 1'-0"



3
A01 DECK TYPE "END" - TYPICAL
SCALE: 3/8":1'-0"



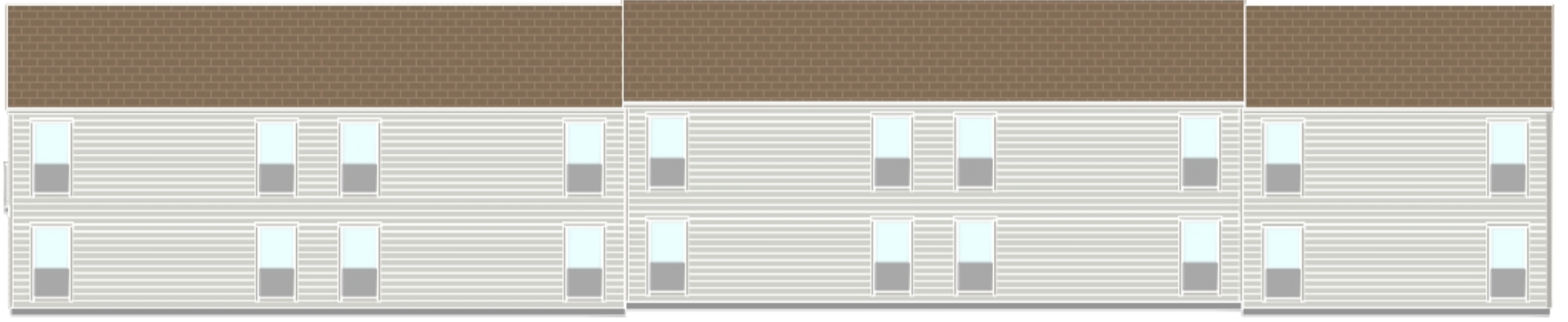
4
A01 DECK TYPE "END W/ ROOF" - TYPICAL
SCALE: 3/8":1'-0"



I A01 DECK TYPE "CENTER OFFSET" - TYPICAL
SCALE: 3/8":1'-0"



FRONT ELEVATION



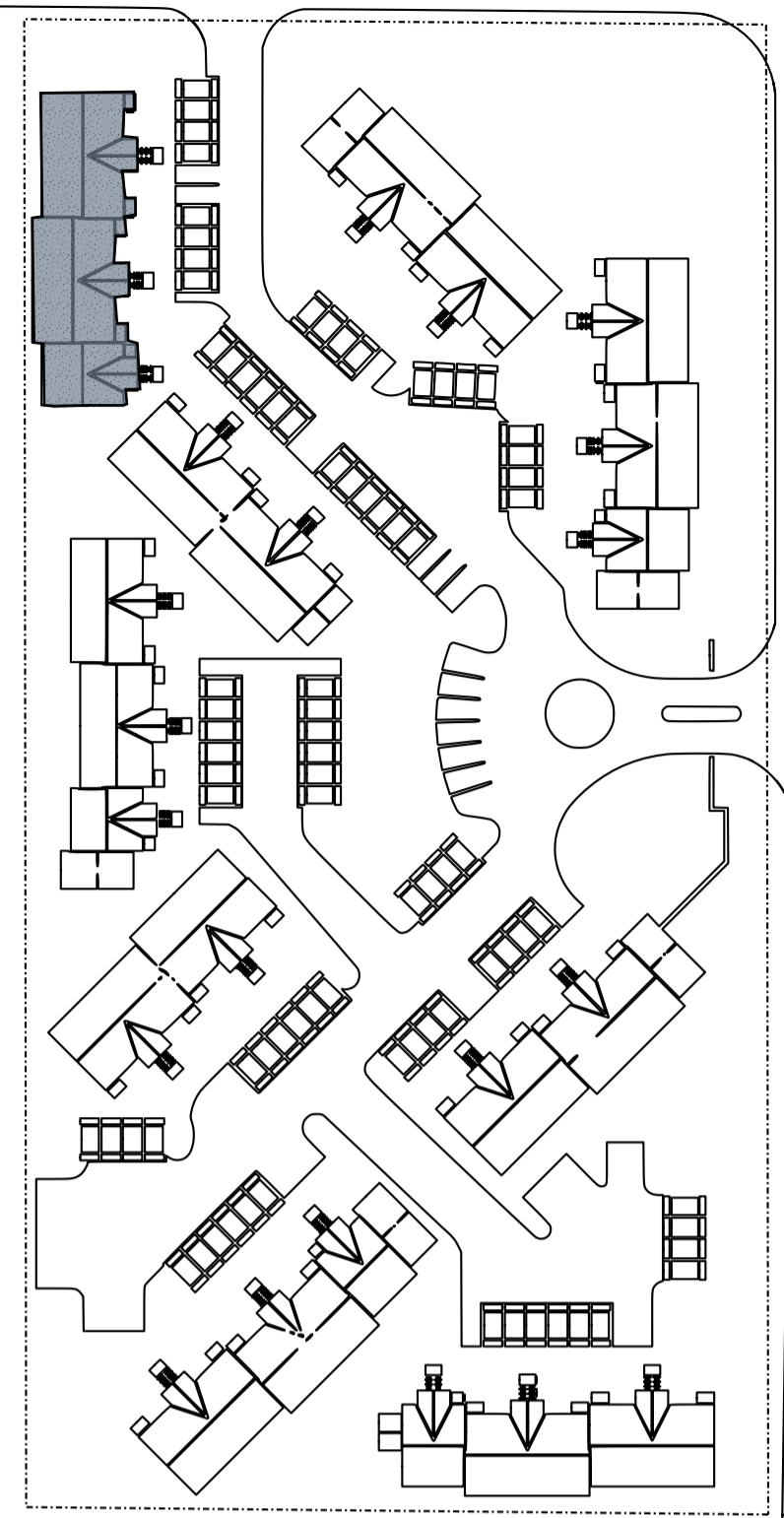
REAR ELEVATION



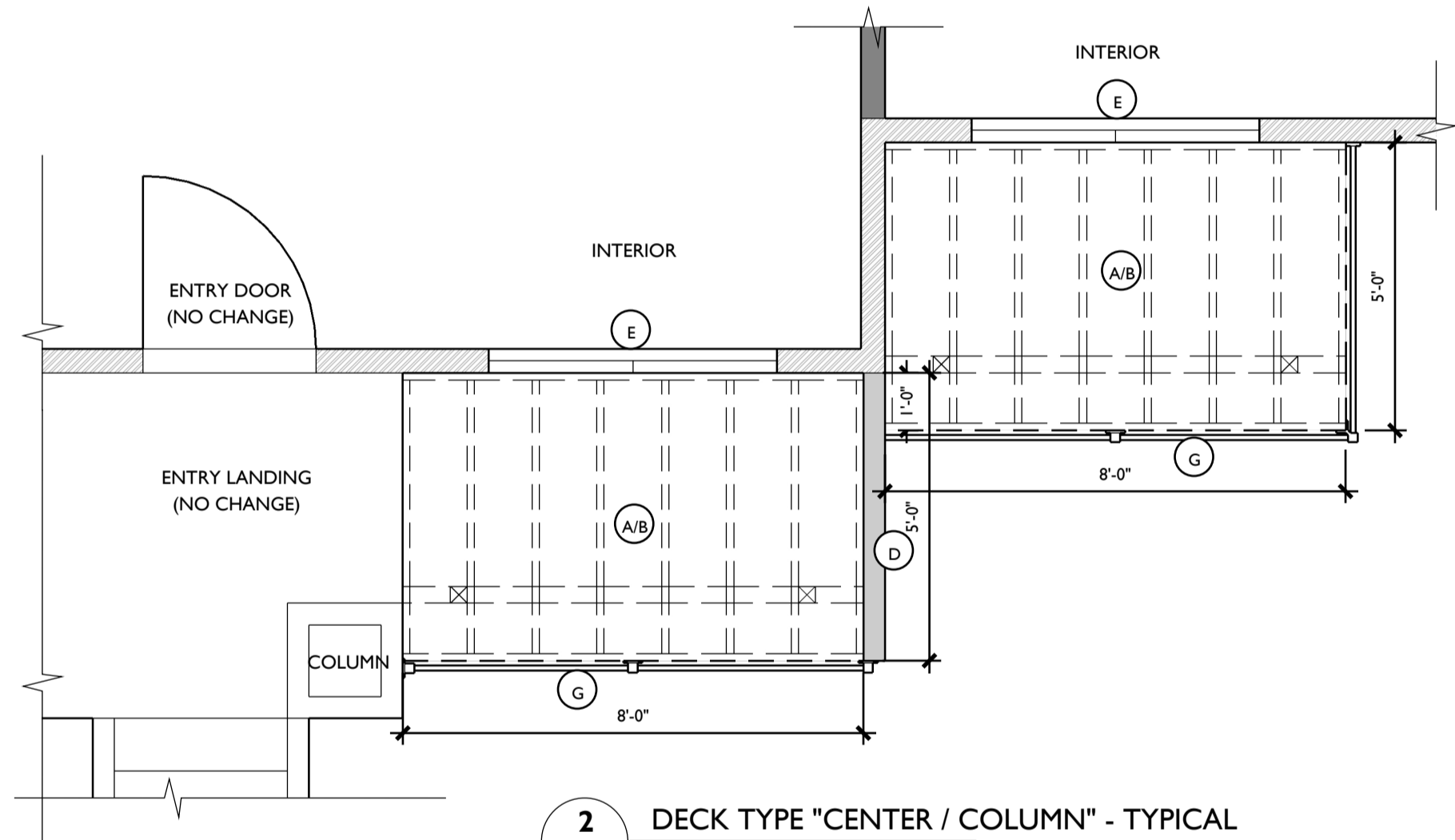
LEFT ELEVATION



RIGHT ELEVATION



I A01 BUILDING IDENTIFICATION
Scale: N.T.S.



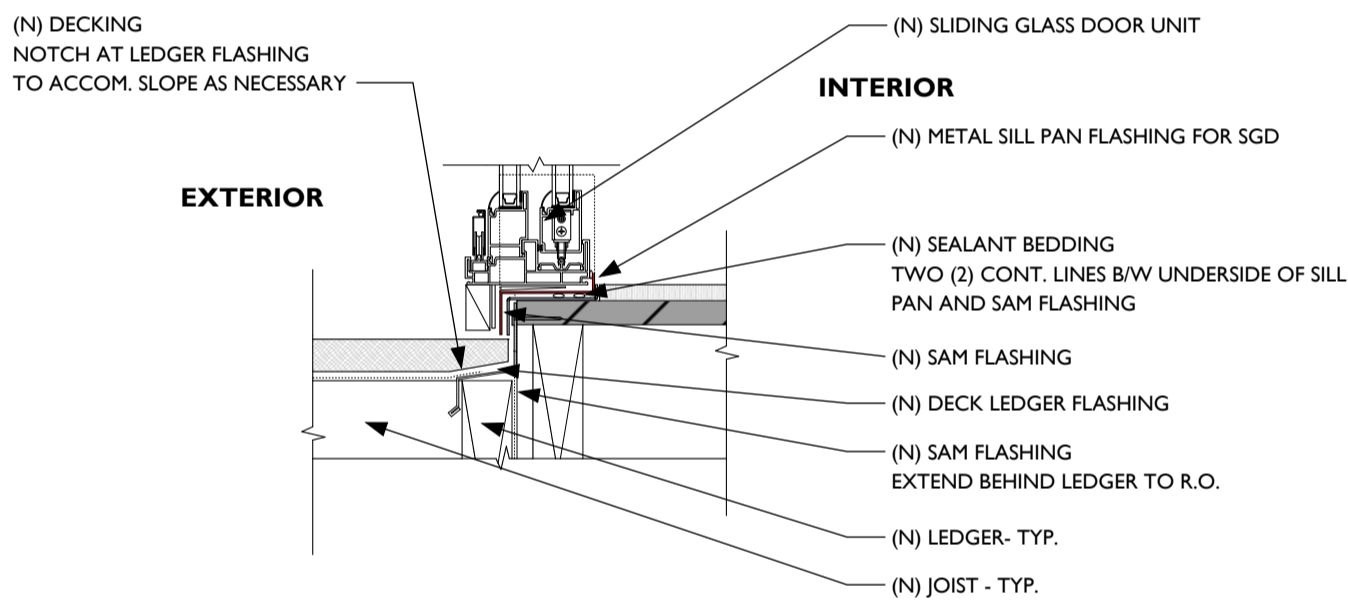
2 A01 DECK TYPE "CENTER / COLUMN" - TYPICAL
SCALE: 3/8":1'-0"

LEGEND

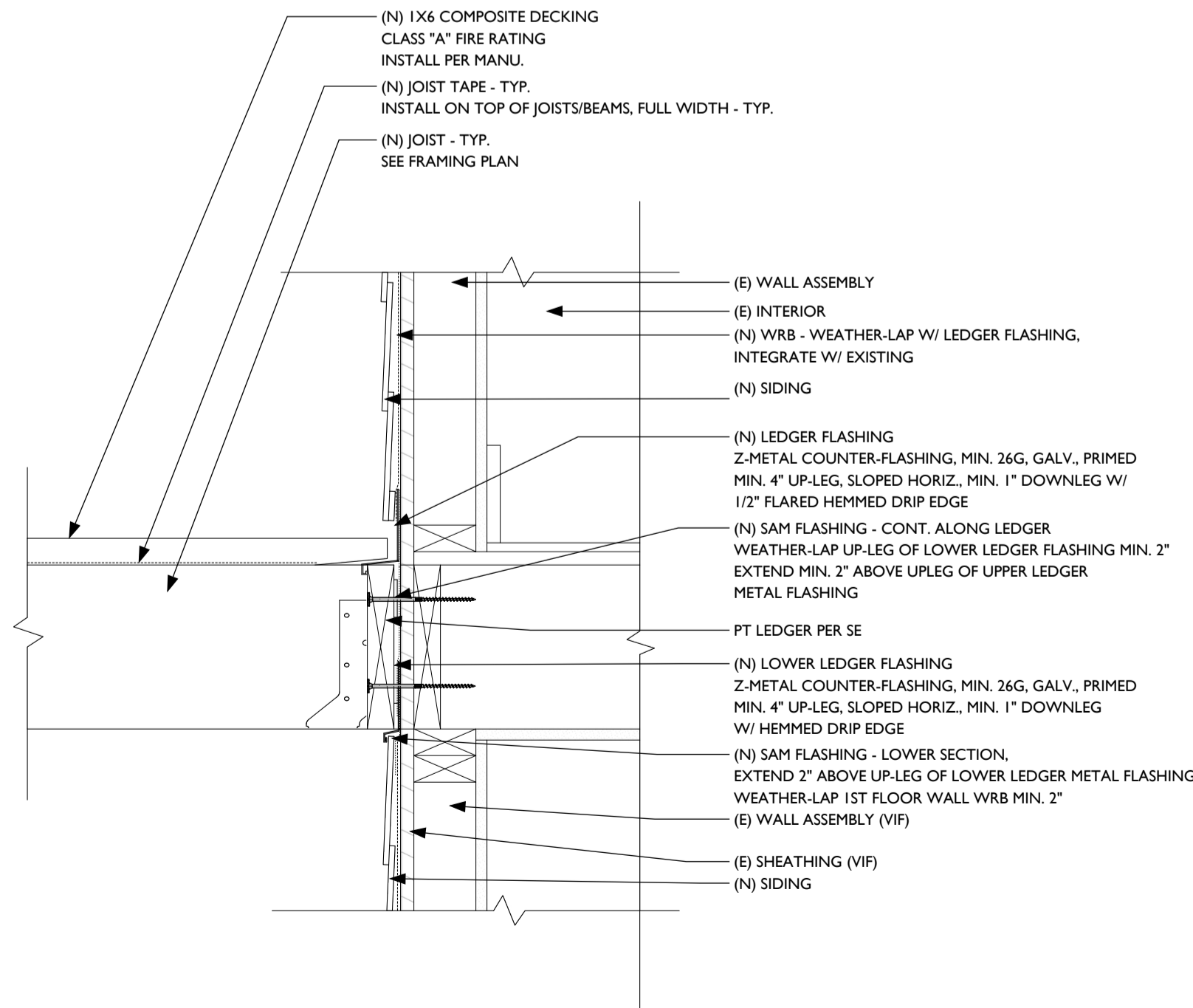
- (A/B) FLOW-THROUGH DECK ASSEMBLIES -**
A - FULL DECK REPLACEMENT
B - REMOVE AND REPLACE DECKING
REFERENCE DECK SCHEDULE FOR APPLICABLE SCOPE OF WORK
- (C) GUARDRAIL AT PREVIOUS PRIVACY WALL -**
DEMO (E) PRIVACY WALL. INSTALL NEW ALUMINUM GUARDRAIL ASSEMBLY.
- (D) PRIVACY WALL -**
RESIDE PRIVACY WALL. PROVIDE FRAMING REPAIRS TO MOISTURE DAMAGE.
- (E) SLIDING GLASS DOOR -**
REMOVE AND REPLACE SLIDING GLASS DOOR UNIT. NO CHANGE TO EXISTING ROUGH OPENING. INSTALL AND SGD UNITS PER MANU. INSTALLATION INSTRUCTIONS AND AAMA 2400-21. METAL SILL PAN FLASHING AT ROUGH OPENING SILL.
- (F) PRIVACY WALL AT ROOF TO WALL TRANSITION -**
RESIDE PRIVACY WALL W/ NEW ROOF TO WALL STEP METAL FLASHING, INTEGRATE FLASHINGS W/ NEW WRB AND CLADDING ASSEMBLY. PROVIDE FRAMING REPAIRS TO MOISTURE DAMAGE AS NEEDED.
- (G) GUARDRAIL -**
INSTALL NEW ALUMINUM GUARDRAIL ASSEMBLY. REFERENCE GUARDRAIL DFS FOR POST ATTACHMENT AND MOUNTING.

DECK SCHEDULE

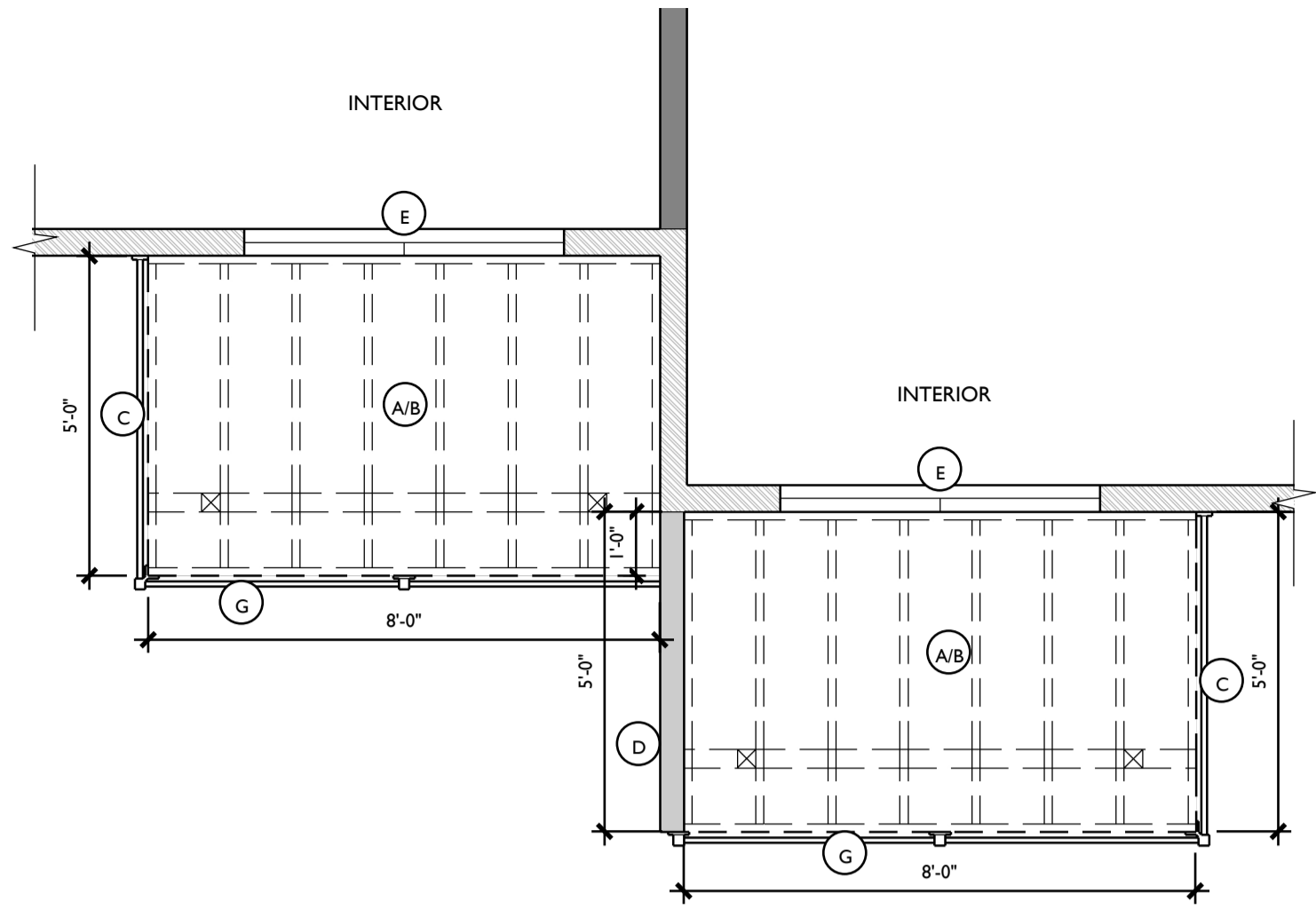
Buildin g (#)	Unit (#)	Deck Type	Deck Scope
5505	1	NIP	-
5505	2	CENTER LANDING	B
5505	3	NIP	-
5505	4	CENTER / SHARED PW	B
5505	5	NIP	-
5505	6	CENTER / SHARED PW	B
5505	7	NIP	-
5505	8	CENTER / SHARED PW	B
5505	9	NIP	-
5505	10	END	B
5515	11	NIP	-
5515	12	END	A
5515	13	NIP	-
5515	14	CENTER	A
5515	15	NIP	-
5515	16	CENTER / SHARED PW	B
5515	17	NIP	-
5515	18	END W/ ROOF LINE	B
5525	19	NIP	-
5525	20	END	B
5525	21	NIP	-
5525	22	CENTER / SHARED PW	A
5525	23	NIP	-
5525	24	CENTER / SHARED PW	A
5525	25	NIP	-
5525	26	CENTER / SHARED PW	B
5525	27	NIP	-
5525	28	CENTER LANDING	B
5535	29	NIP	-
5535	30	END	B
5535	31	NIP	-
5535	32	CENTER / SHARED PW	B
5535	33	NIP	-
5535	34	CENTER / SHARED PW	B
5535	35	NIP	-
5535	36	END W/ ROOF LINE	B
5555	37	NIP	-
5555	38	END	B
5555	39	NIP	-
5555	40	CENTER / SHARED PW	B
5555	41	NIP	-
5555	42	CENTER / SHARED PW	B
5555	43	NIP	-
5555	44	CENTER / SHARED PW	B
5555	45	NIP	-
5555	46	CENTER LANDING	B
5565	47	NIP	-
5565	48	END	B
5565	49	NIP	-
5565	50	CENTER / SHARED PW	B
5565	51	NIP	-
5565	52	CENTER / SHARED PW	B
5565	53	NIP	-
5565	54	END	A
5575	55	NIP	-
5575	56	END	B
5575	57	NIP	-
5575	58	CENTER / SHARED PW	A
5575	59	NIP	-
5575	60	CENTER / SHARED PW	A
5575	61	NIP	-
5575	62	CENTER / SHARED PW	B
5575	63	NIP	-
5575	64	CENTER LANDING	B
5585	65	NIP	-
5585	66	CENTER LANDING	B
5585	67	NIP	-
5585	68	CENTER / SHARED PW	B
5585	69	NIP	-
5585	70	CENTER / SHARED PW	B
5585	71	NIP	-
5585	72	CENTER / SHARED PW	B
5585	73	NIP	-
5585	74	END	A
5595	75	NIP	-
5595	76	END	B
5595	77	NIP	-
5595	78	CENTER / SHARED PW	B
5595	79	NIP	-
5595	80	CENTER / SHARED PW	B
5595	81	NIP	-
5595	82	END W/ ROOF LINE	B



5 A01 DECK - SGD DETAIL
Scale: 1-1/2" : 1'-0"



6 A01 DECK - LEDGER DETAIL
Scale: 1-1/2" : 1'-0"



1
A01 DECK TYPE "CENTER OFFSET" - TYPICAL
SCALE: 3/8":1'-0"



FRONT ELEVATION

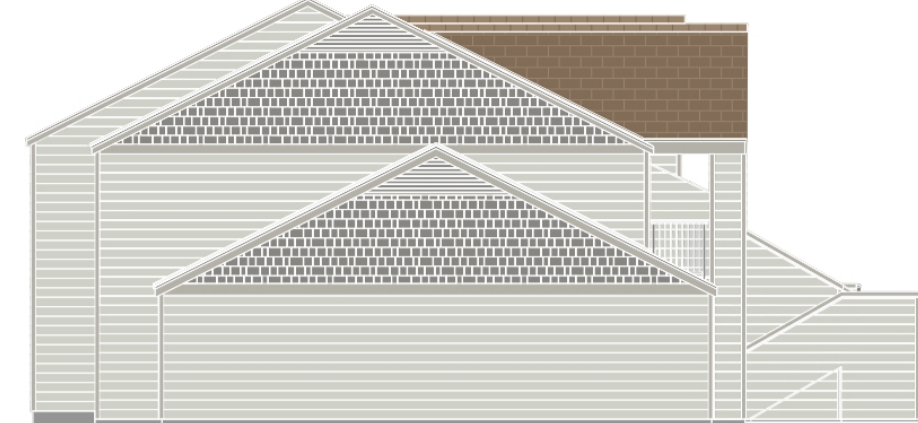
DECK TYPE "END W/ ROOF" - TYP.
4/A01

DECK TYPE "CENTER COLUMN" - TYP.
2/A01

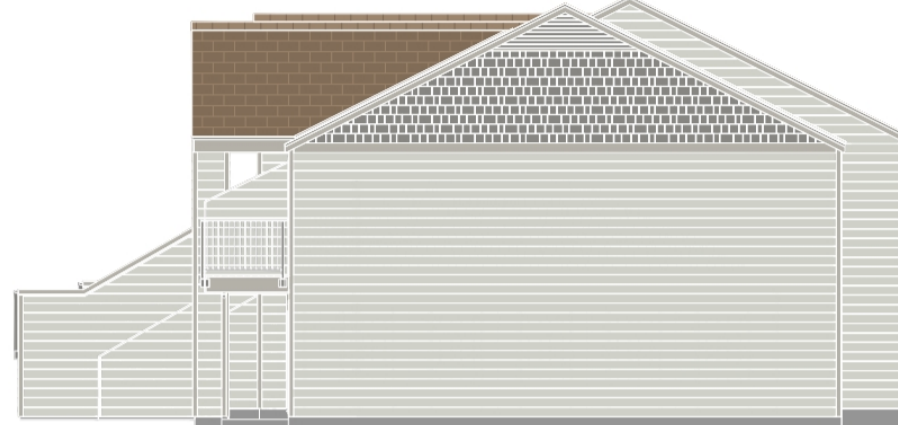
DECK TYPE "END" - TYP.
3/A01



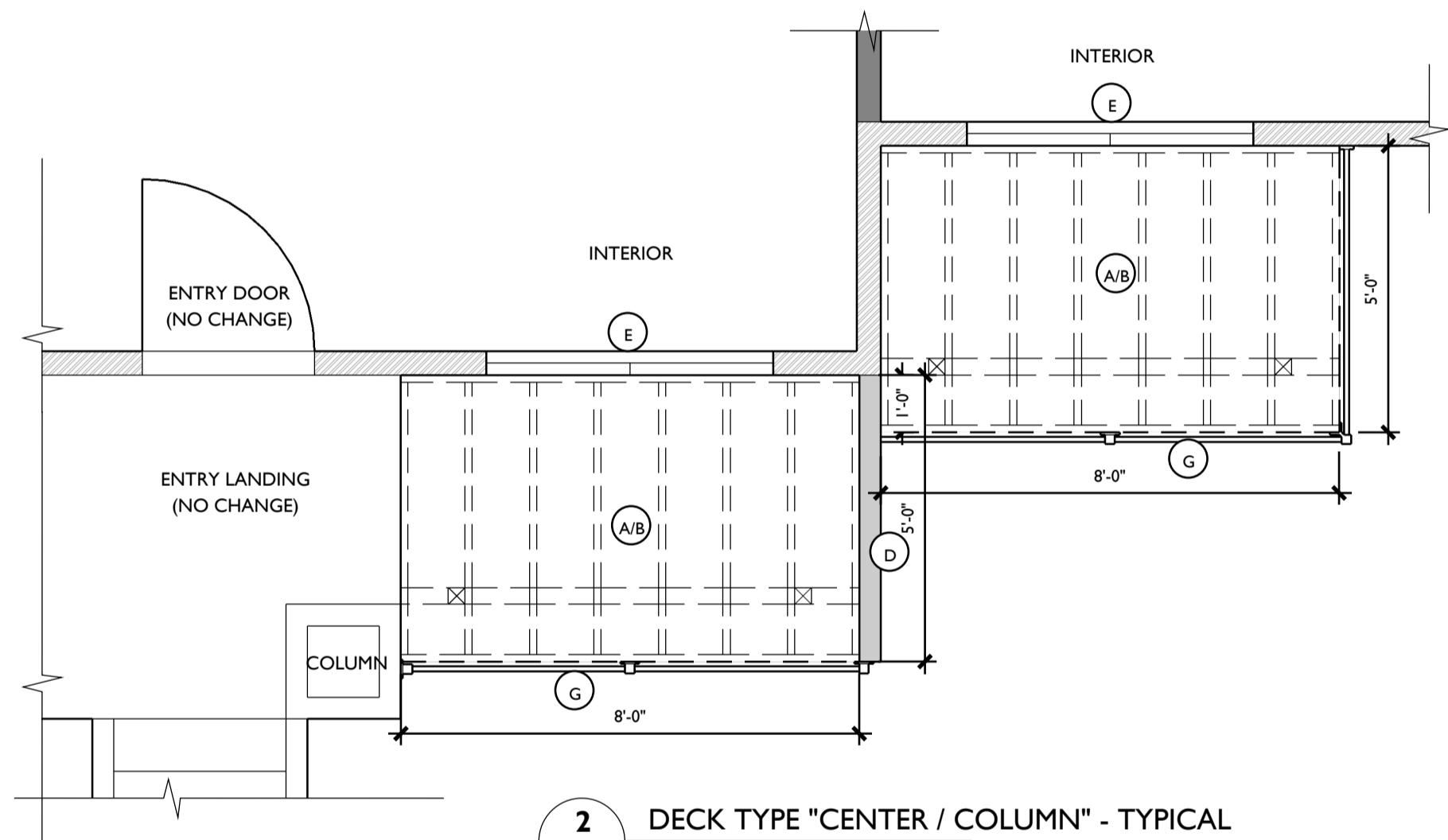
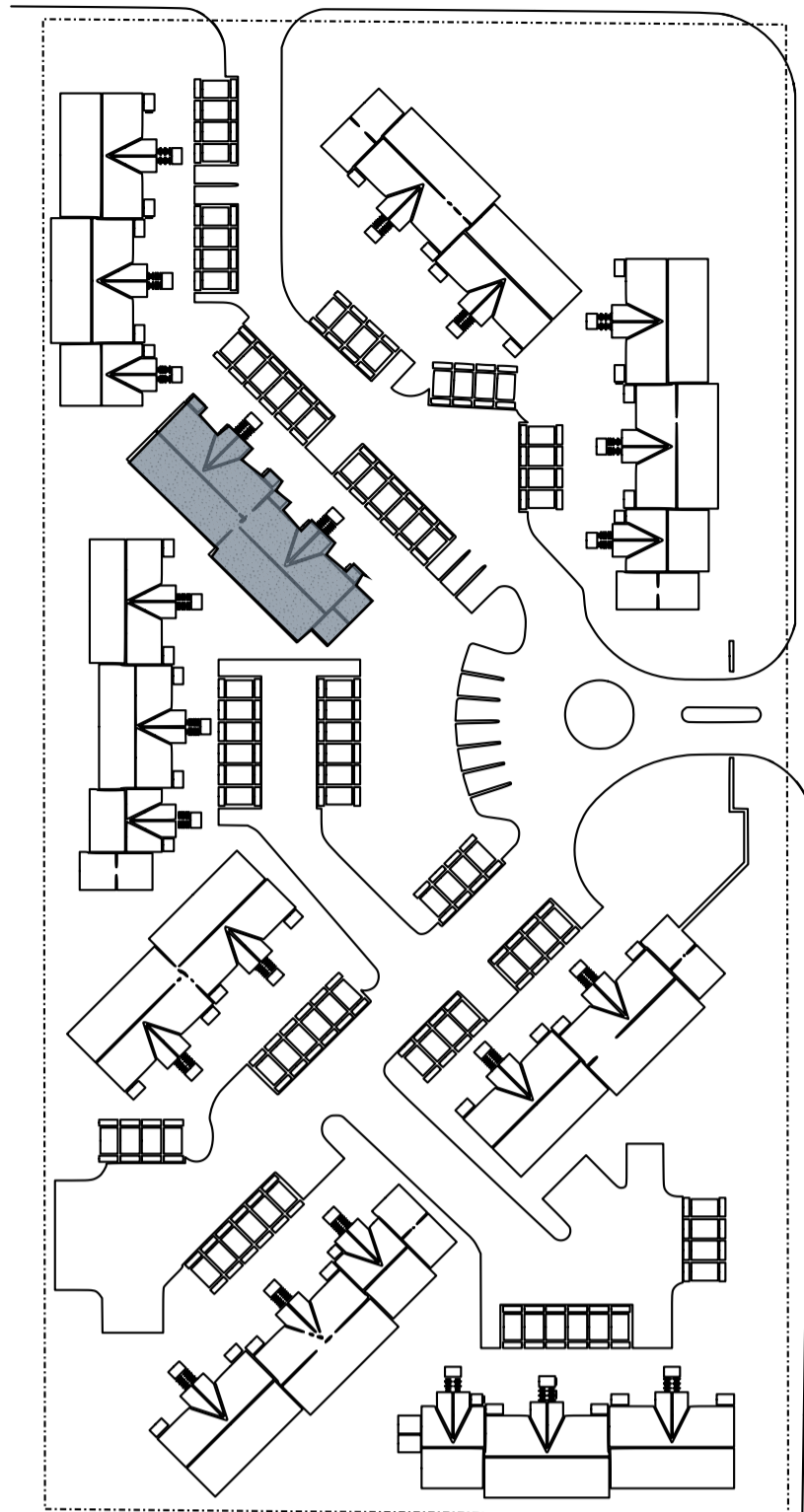
REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



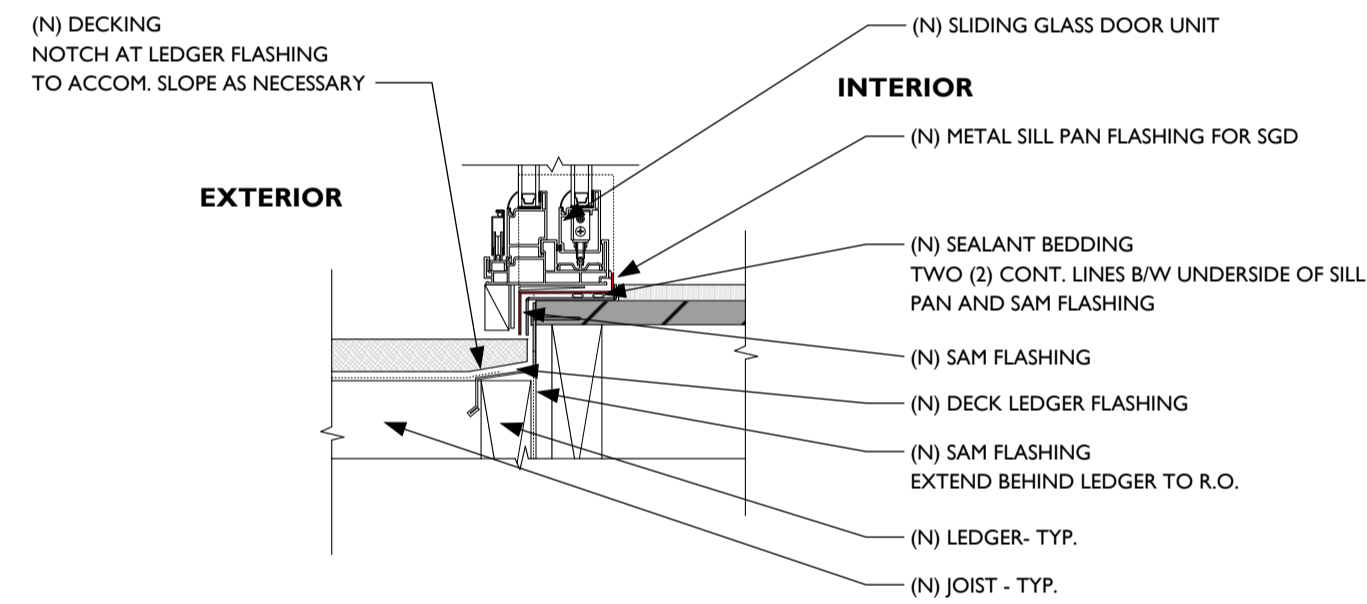
2
A01 DECK TYPE "CENTER / COLUMN" - TYPICAL
SCALE: 3/8":1'-0"

LEGEND

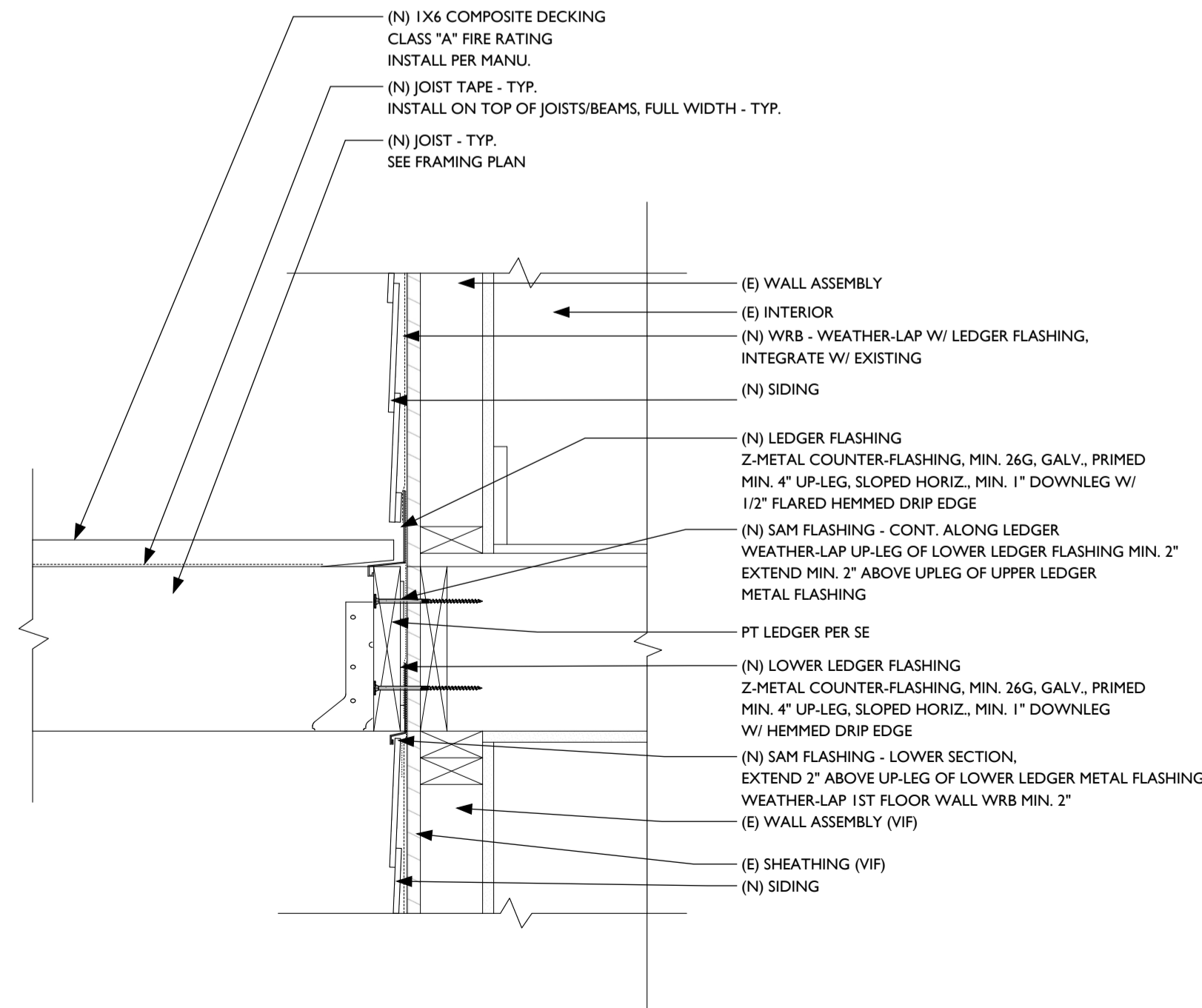
- (A/B) FLOW-THROUGH DECK ASSEMBLIES -**
A - FULL DECK REPLACEMENT
B - REMOVE AND REPLACE DECKING
REFERENCE DECK SCHEDULE FOR APPLICABLE SCOPE OF WORK
- (C) GUARDRAIL AT PREVIOUS PRIVACY WALL -**
DEMO (E) PRIVACY WALL. INSTALL NEW ALUMINUM GUARDRAIL ASSEMBLY.
- (D) PRIVACY WALL -**
RESIDE PRIVACY WALL. PROVIDE FRAMING REPAIRS TO MOISTURE DAMAGE.
- (E) SLIDING GLASS DOOR -**
REMOVE AND REPLACE SLIDING GLASS DOOR UNIT. NO CHANGE TO EXISTING ROUGH OPENING. INSTALL AND SGD UNITS PER MANU. INSTALLATION INSTRUCTIONS AND AAMA 2400-21. METAL SILL PAN FLASHING AT ROUGH OPENING SILL.
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- (G) GUARDRAIL -**
INSTALL NEW ALUMINUM GUARDRAIL ASSEMBLY. REFERENCE GUARDRAIL DFS FOR POST ATTACHMENT AND MOUNTING.

DECK SCHEDULE

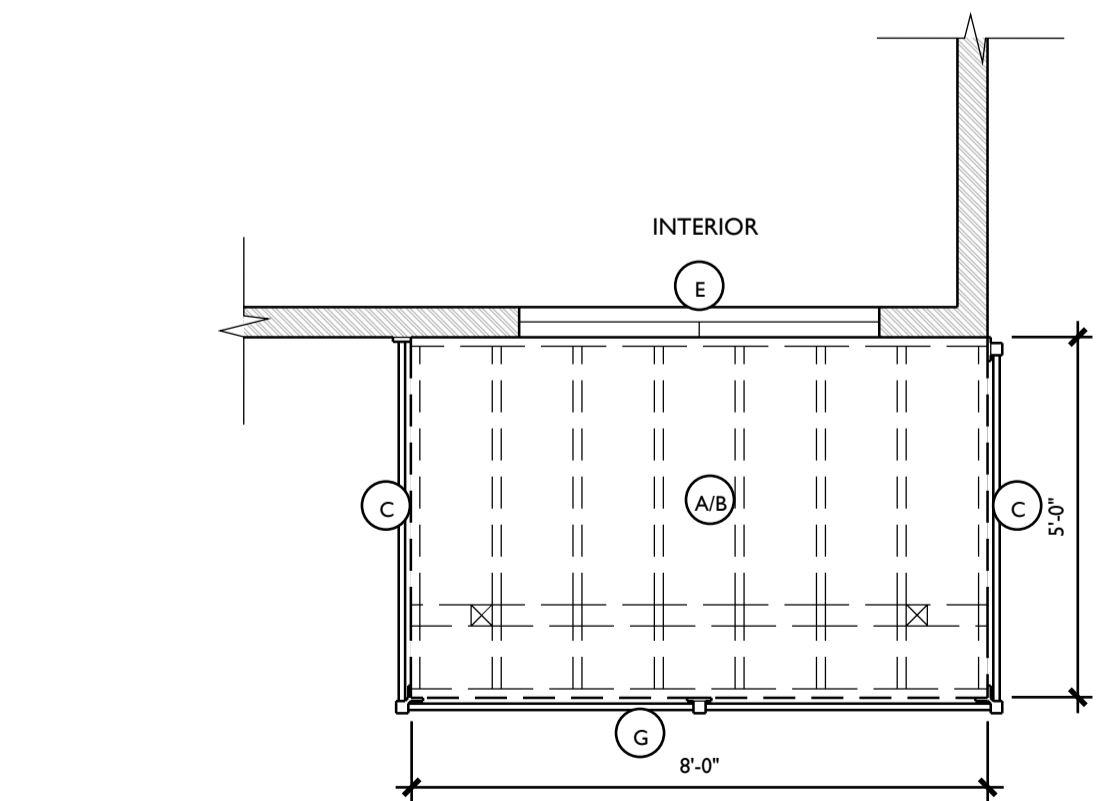
Buildin g (#)	Unit (#)	Deck Type	Deck Scope
5505	1	NIP	-
5505	2	CENTER LANDING	B
5505	3	NIP	-
5505	4	CENTER / SHARED PW	B
5505	5	NIP	-
5505	6	CENTER / SHARED PW	B
5505	7	NIP	-
5505	8	CENTER / SHARED PW	B
5505	9	NIP	-
5505	10	END	B
5515	11	NIP	-
5515	12	END	A
5515	13	NIP	-
5515	14	CENTER	A
5515	15	NIP	-
5515	16	CENTER / SHARED PW	B
5515	17	NIP	-
5515	18	END W/ ROOF LINE	B
5525	19	NIP	-
5525	20	END	B
5525	21	NIP	-
5525	22	CENTER / SHARED PW	A
5525	23	NIP	-
5525	24	CENTER / SHARED PW	A
5525	25	NIP	-
5525	26	CENTER / SHARED PW	B
5525	27	NIP	-
5525	28	CENTER LANDING	B
5535	29	NIP	-
5535	30	END	B
5535	31	NIP	-
5535	32	CENTER / SHARED PW	B
5535	33	NIP	-
5535	34	CENTER / SHARED PW	B
5535	35	NIP	-
5535	36	END W/ ROOF LINE	B
5555	37	NIP	-
5555	38	END	B
5555	39	NIP	-
5555	40	CENTER / SHARED PW	B
5555	41	NIP	-
5555	42	CENTER / SHARED PW	B
5555	43	NIP	-
5555	44	CENTER / SHARED PW	B
5555	45	NIP	-
5555	46	CENTER LANDING	B
5565	47	NIP	-
5565	48	END	B
5565	49	NIP	-
5565	50	CENTER / SHARED PW	B
5565	51	NIP	-
5565	52	CENTER / SHARED PW	B
5565	53	NIP	-
5565	54	END	A
5575	55	NIP	-
5575	56	END	B
5575	57	NIP	-
5575	58	CENTER / SHARED PW	A
5575	59	NIP	-
5575	60	CENTER / SHARED PW	A
5575	61	NIP	-
5575	62	CENTER / SHARED PW	B
5575	63	NIP	-
5575	64	CENTER LANDING	B
5585	65	NIP	-
5585	66	CENTER LANDING	B
5585	67	NIP	-
5585	68	CENTER / SHARED PW	B
5585	69	NIP	-
5585	70	CENTER / SHARED PW	B
5585	71	NIP	-
5585	72	CENTER / SHARED PW	B
5585	73	NIP	-
5585	74	END	A
5595	75	NIP	-
5595	76	END	B
5595	77	NIP	-
5595	78	CENTER / SHARED PW	B
5595	79	NIP	-
5595	80	CENTER / SHARED PW	B
5595	81	NIP	-
5595	82	END W/ ROOF LINE	B



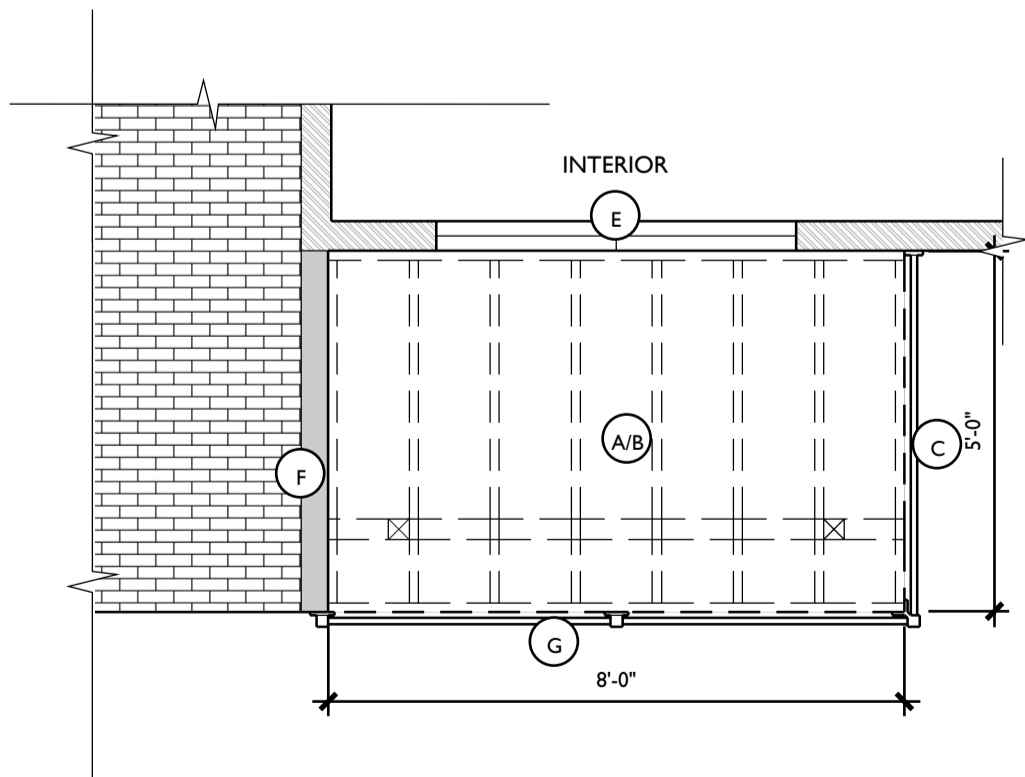
5
A01 DECK - SGD DETAIL
Scale: 1-1/2" : 1'-0"



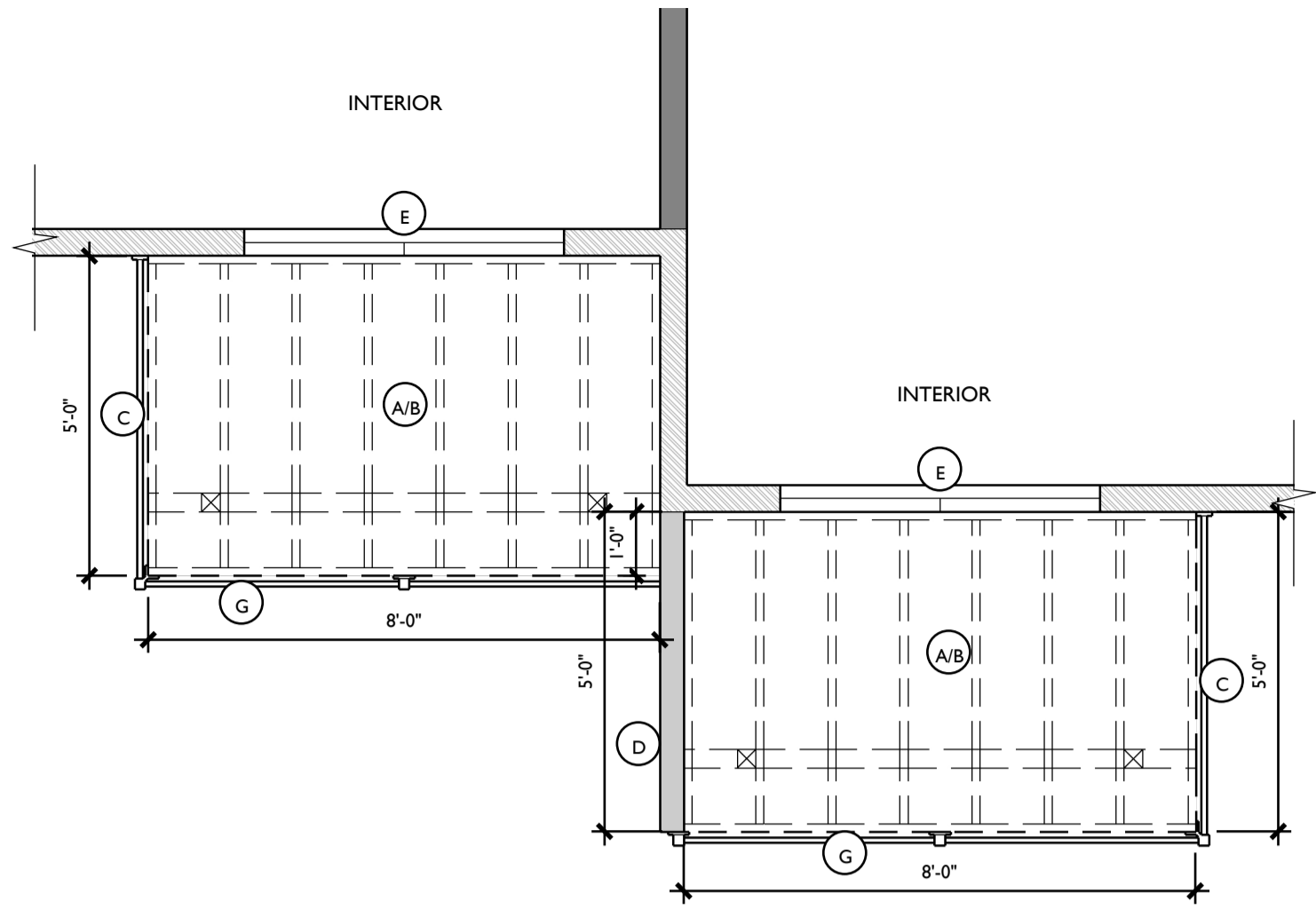
6
A01 DECK - LEDGER DETAIL
Scale: 1-1/2" : 1'-0"



3
A01 DECK TYPE "END" - TYPICAL
SCALE: 3/8":1'-0"



4
A01 DECK TYPE "END W/ ROOF" - TYPICAL
SCALE: 3/8":1'-0"



1
A01 DECK TYPE "CENTER OFFSET" - TYPICAL
SCALE: 3/8":1'-0"



FRONT ELEVATION



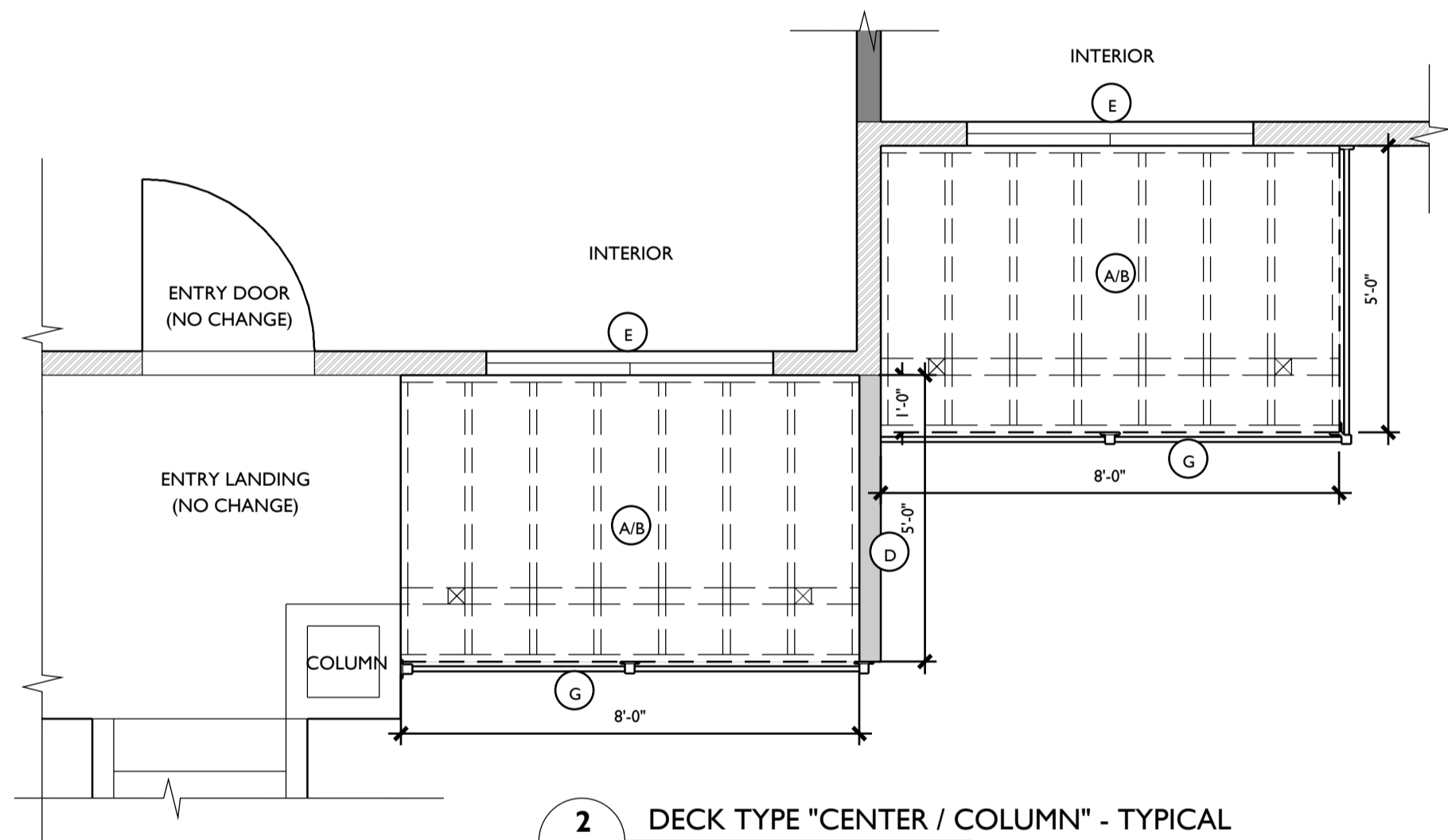
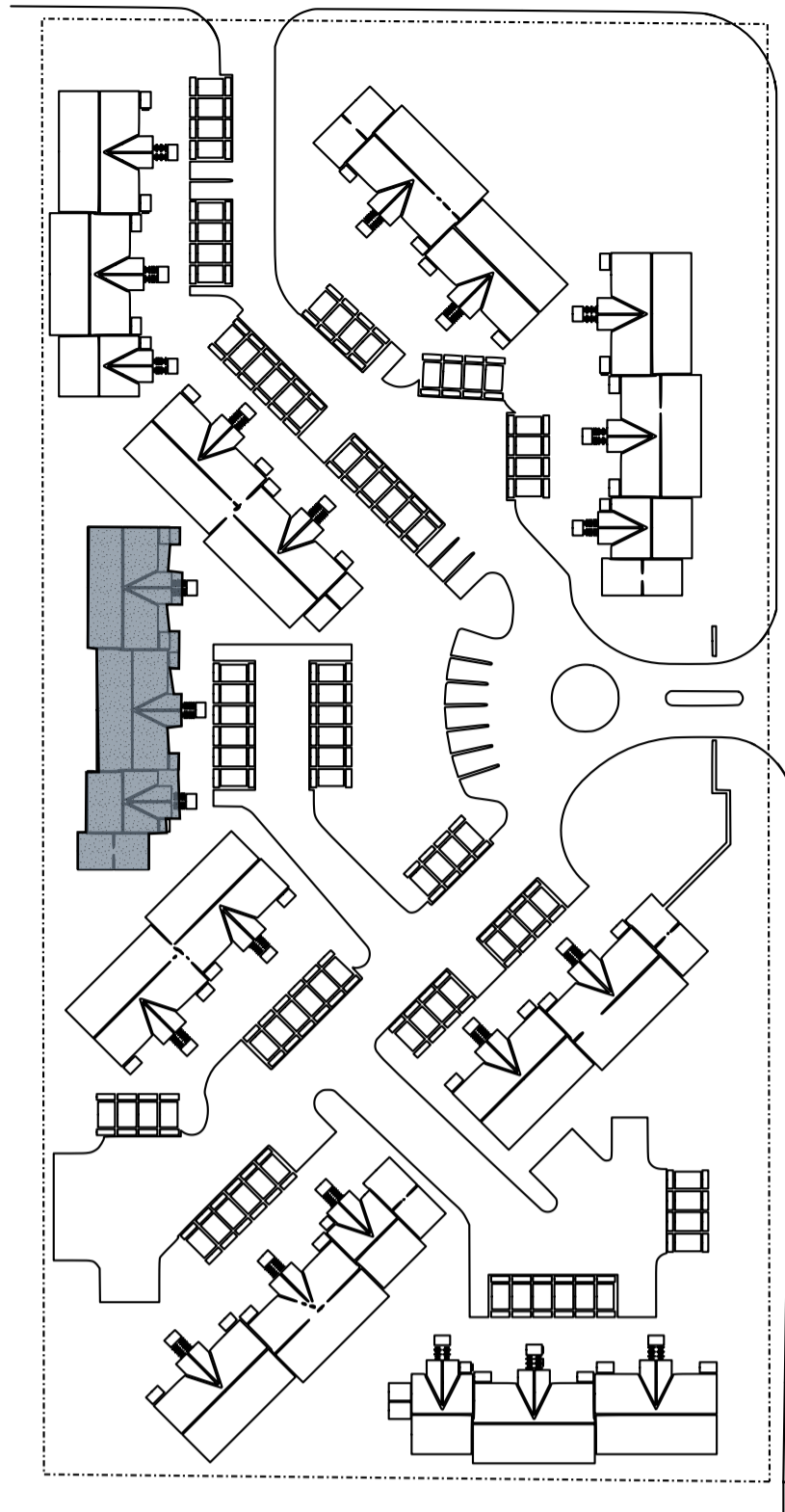
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



2
A01 DECK TYPE "CENTER / COLUMN" - TYPICAL
SCALE: 3/8":1'-0"

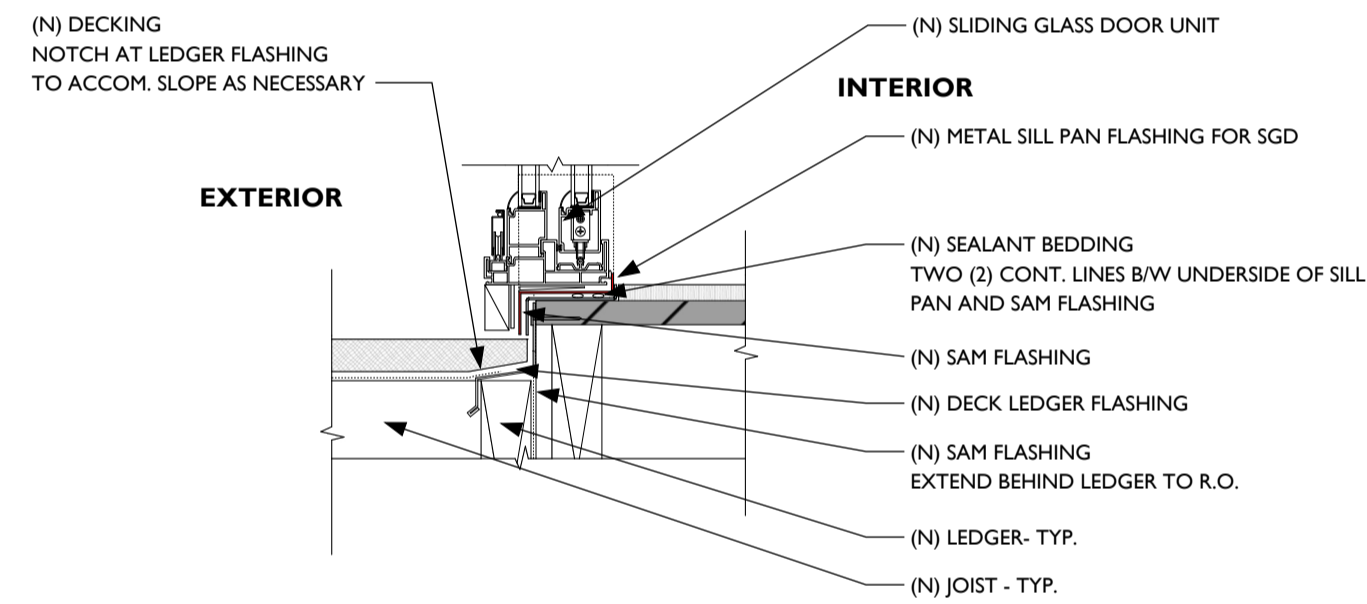
LEGEND

- (A/B) **FLOW-THROUGH DECK ASSEMBLIES -**
A - FULL DECK REPLACEMENT
B - REMOVE AND REPLACE DECKING
REFERENCE DECK SCHEDULE FOR APPLICABLE SCOPE OF WORK
- (C) **GUARDRAIL AT PREVIOUS PRIVACY WALL -**
DEMO (E) PRIVACY WALL. INSTALL NEW ALUMINUM GUARDRAIL ASSEMBLY.
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- (G) **GUARDRAIL -**
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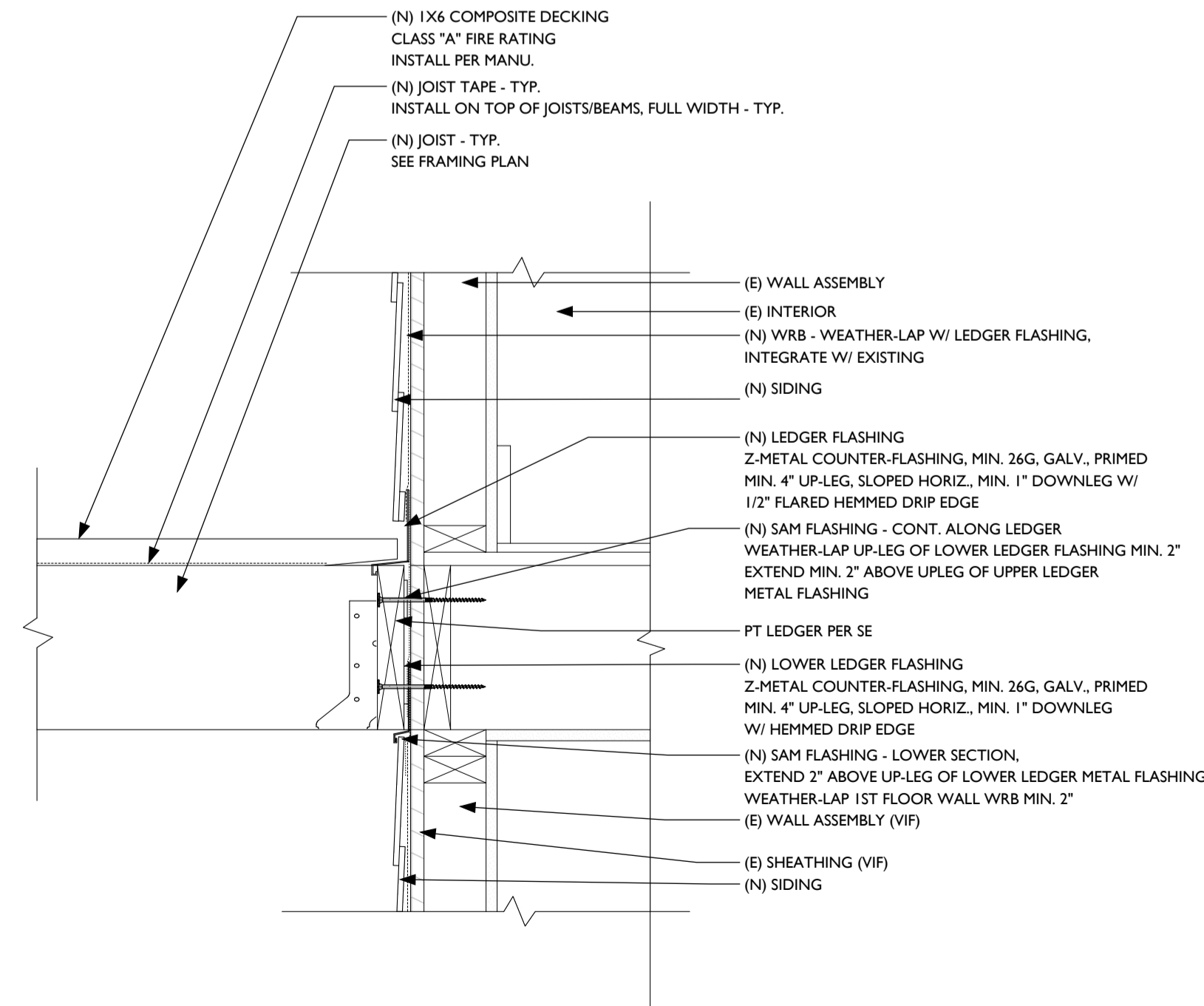
DECK SCHEDULE

Buildin g (#)	Unit (#)	Deck Type	Deck Scope
5505	1	NIP	-
5505	2	CENTER LANDING	B
5505	3	NIP	-
5505	4	CENTER / SHARED PW	B
5505	5	NIP	-
5505	6	CENTER / SHARED PW	B
5505	7	NIP	-
5505	8	CENTER / SHARED PW	B
5505	9	NIP	-
5505	10	END	B
5515	11	NIP	-
5515	12	END	A
5515	13	NIP	-
5515	14	CENTER	A
5515	15	NIP	-
5515	16	CENTER / SHARED PW	B
5515	17	NIP	-
5515	18	END W/ ROOF LINE	B
5525	19	NIP	-
5525	20	END	B
5525	21	NIP	-
5525	22	CENTER / SHARED PW	A
5525	23	NIP	-
5525	24	CENTER / SHARED PW	A
5525	25	NIP	-
5525	26	CENTER / SHARED PW	B
5525	27	NIP	-
5525	28	CENTER LANDING	B
5535	29	NIP	-
5535	30	END	B
5535	31	NIP	-
5535	32	CENTER / SHARED PW	B
5535	33	NIP	-
5535	34	CENTER / SHARED PW	B
5535	35	NIP	-
5535	36	END W/ ROOF LINE	B
5555	37	NIP	-
5555	38	END	B
5555	39	NIP	-
5555	40	CENTER / SHARED PW	B
5555	41	NIP	-
5555	42	CENTER / SHARED PW	B
5555	43	NIP	-
5555	44	CENTER / SHARED PW	B
5555	45	NIP	-
5555	46	CENTER LANDING	B
5565	47	NIP	-
5565	48	END	B
5565	49	NIP	-
5565	50	CENTER / SHARED PW	B
5565	51	NIP	-
5565	52	CENTER / SHARED PW	B
5565	53	NIP	-
5565	54	END	A
5575	55	NIP	-
5575	56	END	B
5575	57	NIP	-
5575	58	CENTER / SHARED PW	A
5575	59	NIP	-
5575	60	CENTER / SHARED PW	A
5575	61	NIP	-
5575	62	CENTER / SHARED PW	B
5575	63	NIP	-
5575	64	CENTER LANDING	B
5585	65	NIP	-
5585	66	CENTER LANDING	B
5585	67	NIP	-
5585	68	CENTER / SHARED PW	B
5585	69	NIP	-
5585	70	CENTER / SHARED PW	B
5585	71	NIP	-
5585	72	CENTER / SHARED PW	B
5585	73	NIP	-
5585	74	END	A
5595	75	NIP	-
5595	76	END	B
5595	77	NIP	-
5595	78	CENTER / SHARED PW	B
5595	79	NIP	-
5595	80	CENTER / SHARED PW	B
5595	81	NIP	-
5595	82	END W/ ROOF LINE	B

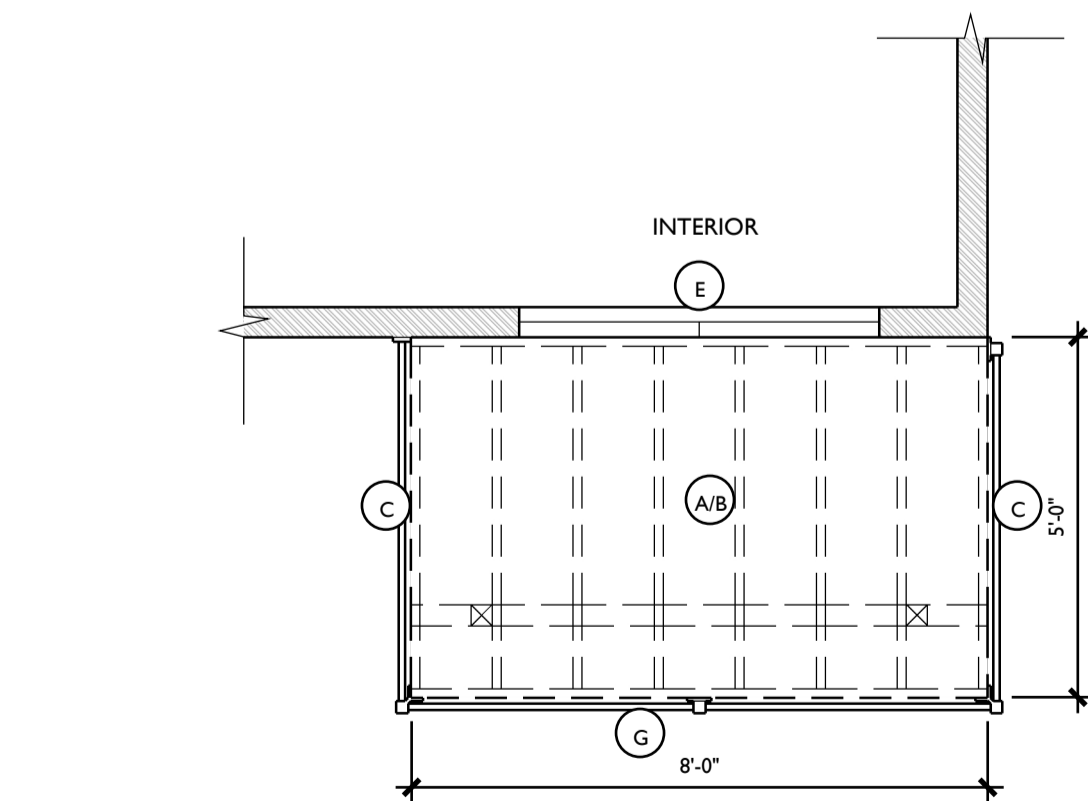
1
A01 BUILDING IDENTIFICATION
Scale: N.T.S.



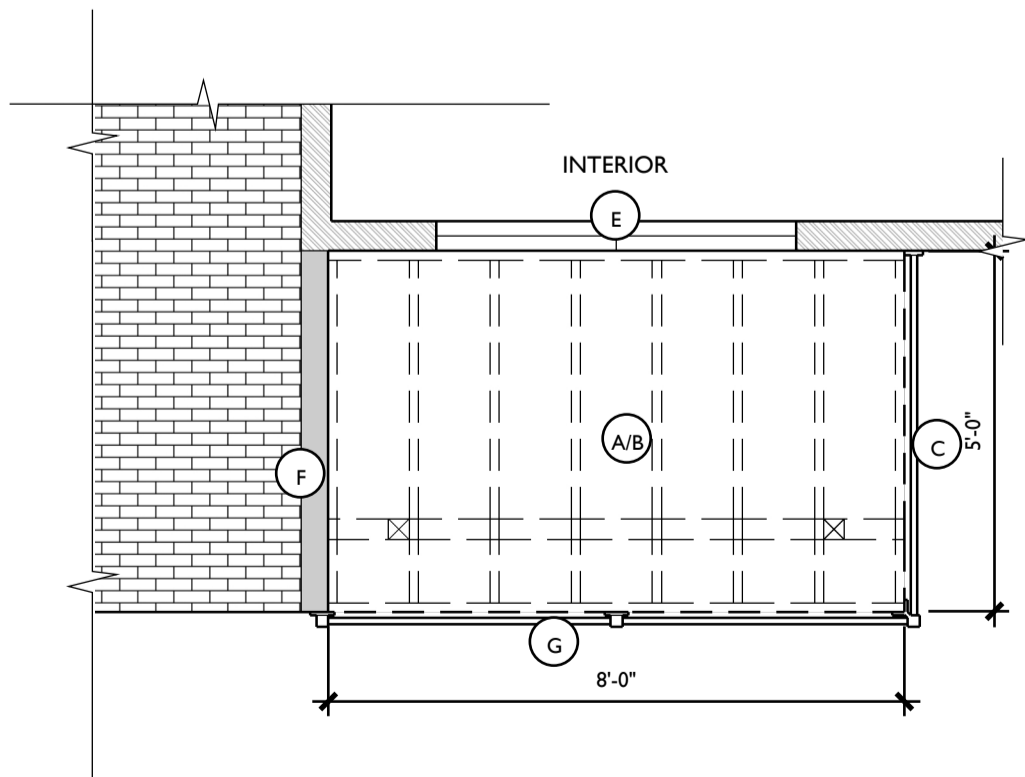
5
A01 DECK - SGD DETAIL
Scale: 1-1/2" : 1'-0"



6
A01 DECK - LEDGER DETAIL
Scale: 1-1/2" : 1'-0"



3
A01 DECK TYPE "END" - TYPICAL
SCALE: 3/8":1'-0"



4
A01 DECK TYPE "END W/ ROOF" - TYPICAL
SCALE: 3/8":1'-0"

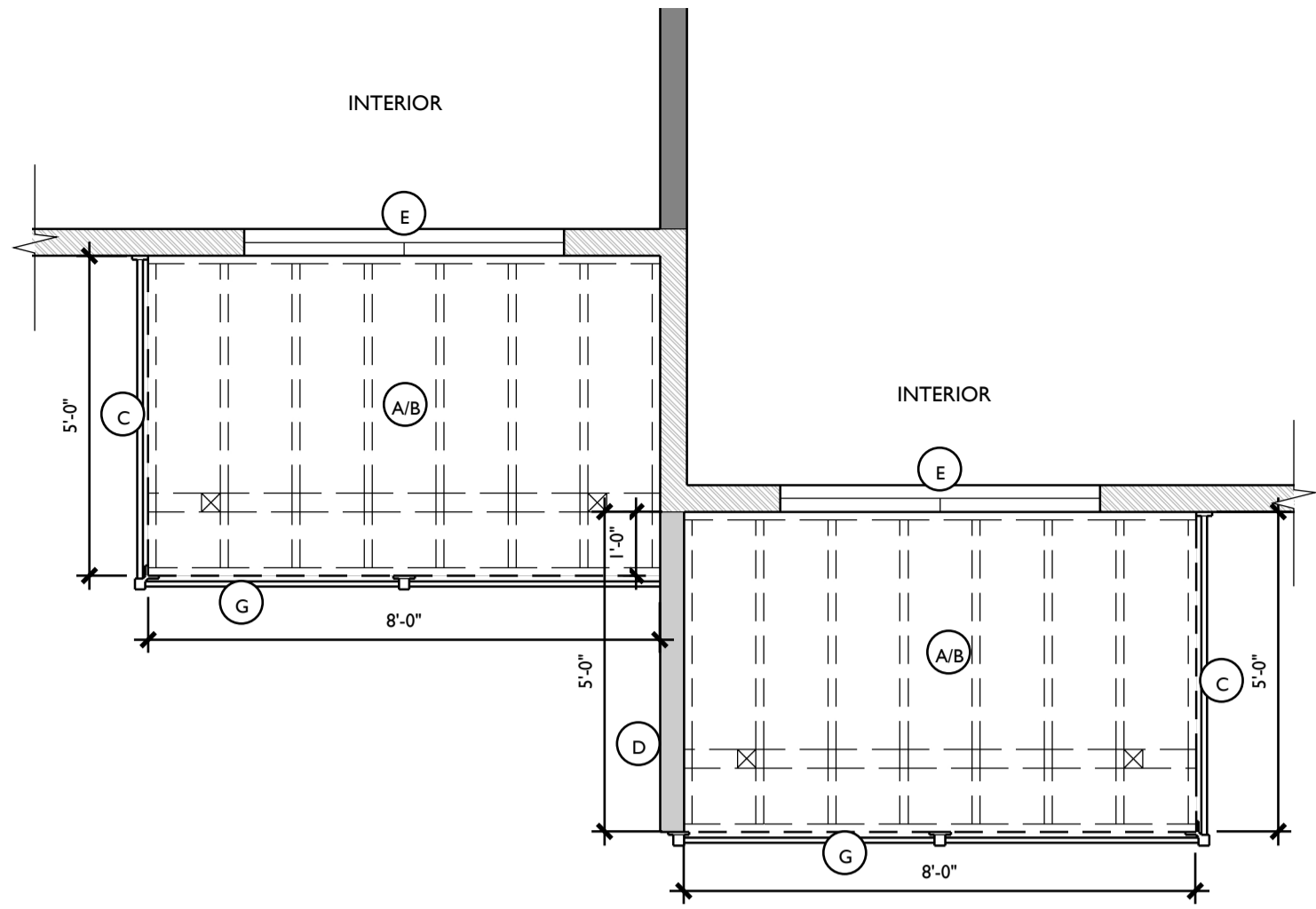
REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

Building & Energy Engineers Northwest LLC
Portland, Oregon

WOODSIDE ESTATES APARTMENTS

5555 SE WOODSIDE DR. SE
EXTERIOR REPAIRS



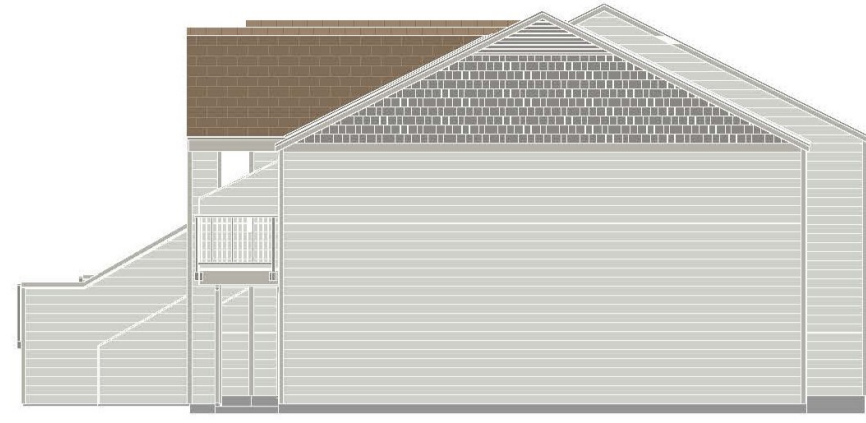
1 A01 DECK TYPE "CENTER OFFSET" - TYPICAL
SCALE: 3/8":1'-0"



FRONT ELEVATION



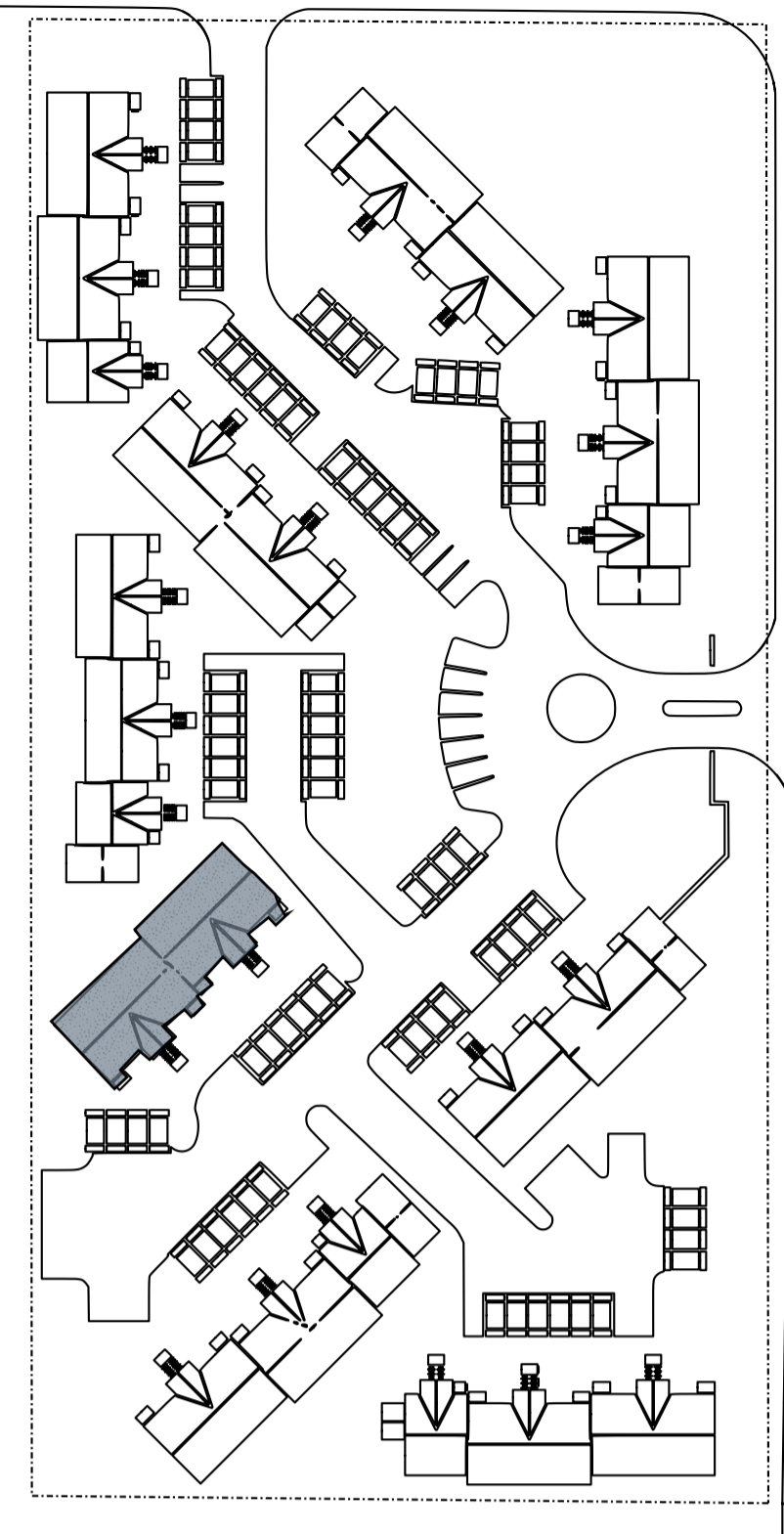
REAR ELEVATION



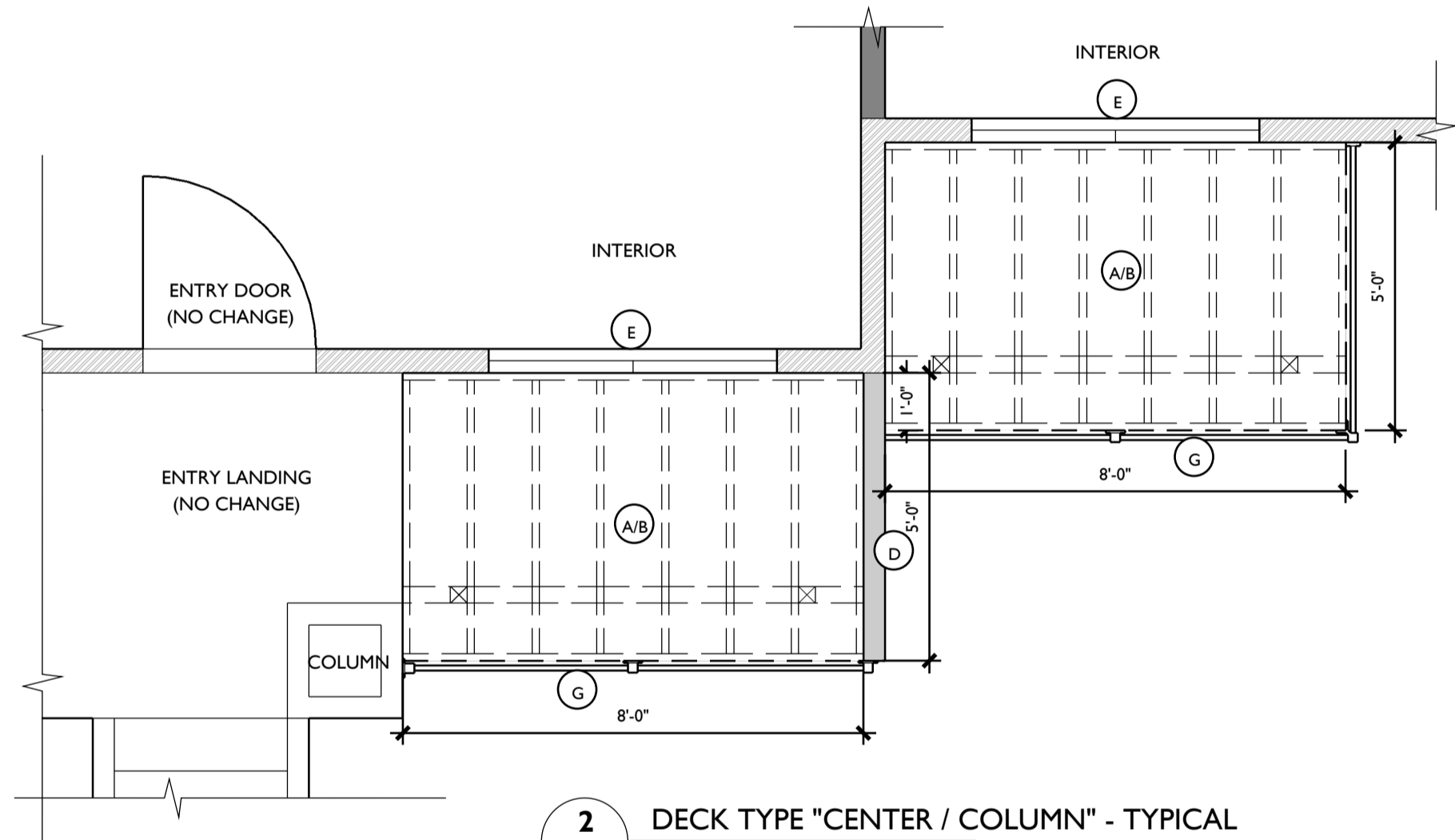
RIGHT ELEVATION



LEFT ELEVATION



1 A01 BUILDING IDENTIFICATION
Scale: N.T.S.



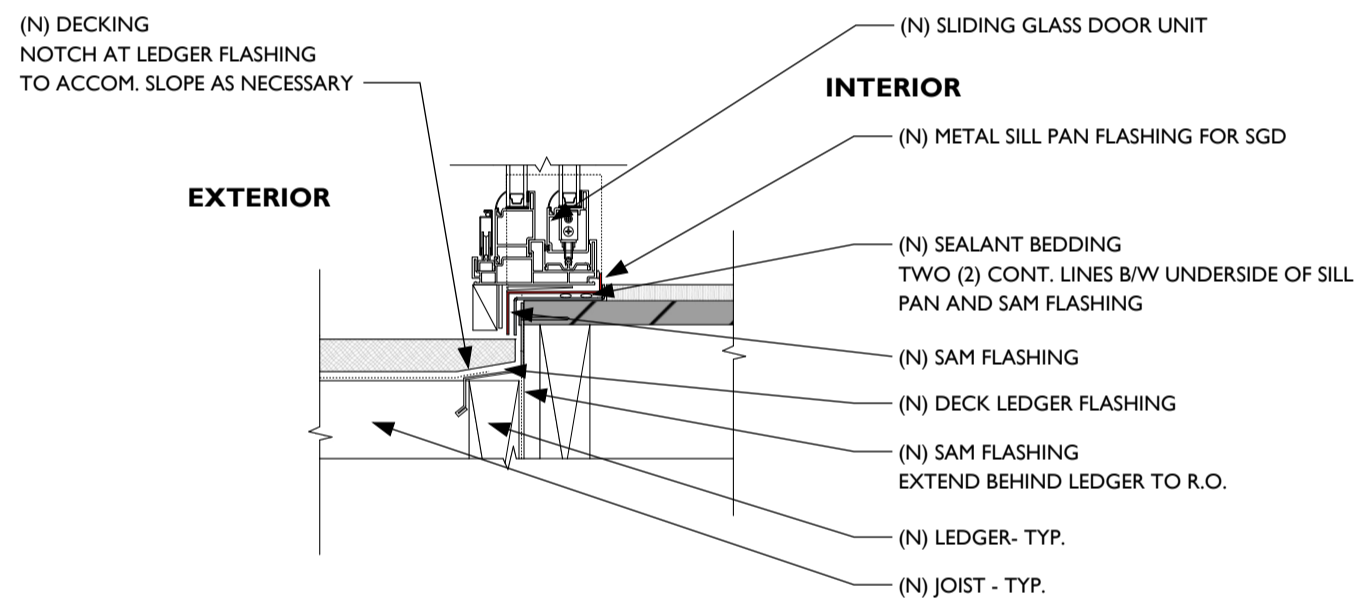
2 A01 DECK TYPE "CENTER / COLUMN" - TYPICAL
SCALE: 3/8":1'-0"

LEGEND

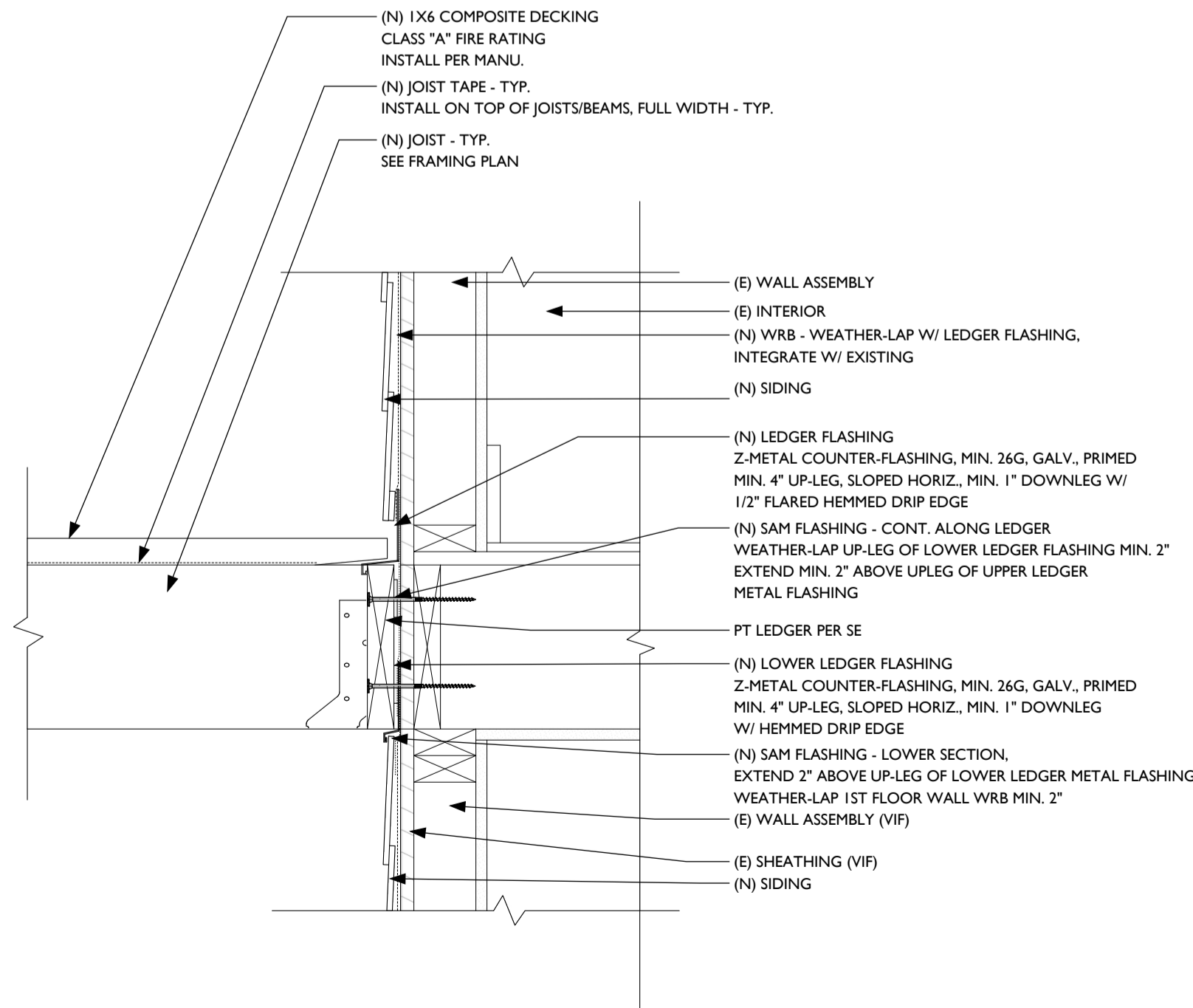
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- (D) **PRIVACY WALL -**
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- (E) **SLIDING GLASS DOOR -**
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DECK SCHEDULE

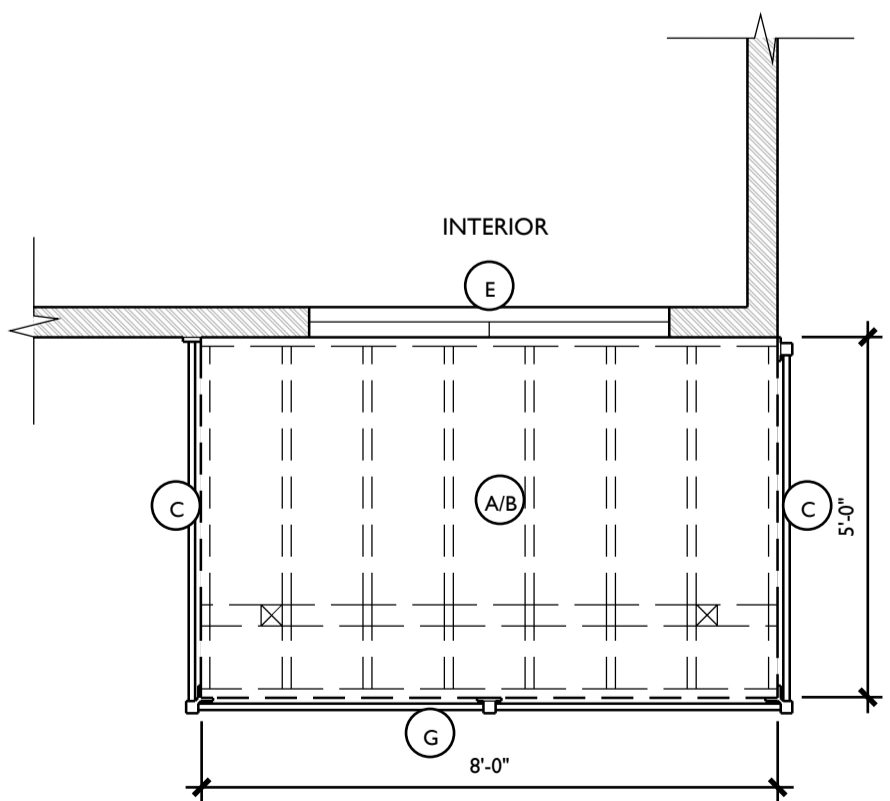
Buildin g (B)	Unit (#)	Deck Type	Deck Scope
5505	1	NIP	-
5505	2	CENTER LANDING	B
5505	3	NIP	-
5505	4	CENTER / SHARED PW	B
5505	5	NIP	-
5505	6	CENTER / SHARED PW	B
5505	7	NIP	-
5505	8	CENTER / SHARED PW	B
5505	9	NIP	-
5505	10	END	B
5515	11	NIP	-
5515	12	END	A
5515	13	NIP	-
5515	14	CENTER	A
5515	15	NIP	-
5515	16	CENTER / SHARED PW	B
5515	17	NIP	-
5515	18	END W/ ROOF LINE	B
5525	19	NIP	-
5525	20	END	B
5525	21	NIP	-
5525	22	CENTER / SHARED PW	A
5525	23	NIP	-
5525	24	CENTER / SHARED PW	A
5525	25	NIP	-
5525	26	CENTER / SHARED PW	B
5525	27	NIP	-
5525	28	CENTER LANDING	B
5535	29	NIP	-
5535	30	END	B
5535	31	NIP	-
5535	32	CENTER / SHARED PW	B
5535	33	NIP	-
5535	34	CENTER / SHARED PW	B
5535	35	NIP	-
5535	36	END W/ ROOF LINE	B
5555	37	NIP	-
5555	38	END	B
5555	39	NIP	-
5555	40	CENTER / SHARED PW	B
5555	41	NIP	-
5555	42	CENTER / SHARED PW	B
5555	43	NIP	-
5555	44	CENTER / SHARED PW	B
5555	45	NIP	-
5555	46	CENTER LANDING	B
5565	47	NIP	-
5565	48	END	B
5565	49	NIP	-
5565	50	CENTER / SHARED PW	B
5565	51	NIP	-
5565	52	CENTER / SHARED PW	B
5565	53	NIP	-
5565	54	END	A
5575	55	NIP	-
5575	56	END	B
5575	57	NIP	-
5575	58	CENTER / SHARED PW	A
5575	59	NIP	-
5575	60	CENTER / SHARED PW	A
5575	61	NIP	-
5575	62	CENTER / SHARED PW	B
5575	63	NIP	-
5575	64	CENTER LANDING	B
5585	65	NIP	-
5585	66	CENTER LANDING	B
5585	67	NIP	-
5585	68	CENTER / SHARED PW	B
5585	69	NIP	-
5585	70	CENTER / SHARED PW	B
5585	71	NIP	-
5585	72	CENTER / SHARED PW	B
5585	73	NIP	-
5585	74	END	A
5595	75	NIP	-
5595	76	END	B
5595	77	NIP	-
5595	78	CENTER / SHARED PW	B
5595	79	NIP	-
5595	80	CENTER / SHARED PW	B
5595	81	NIP	-
5595	82	END W/ ROOF LINE	B



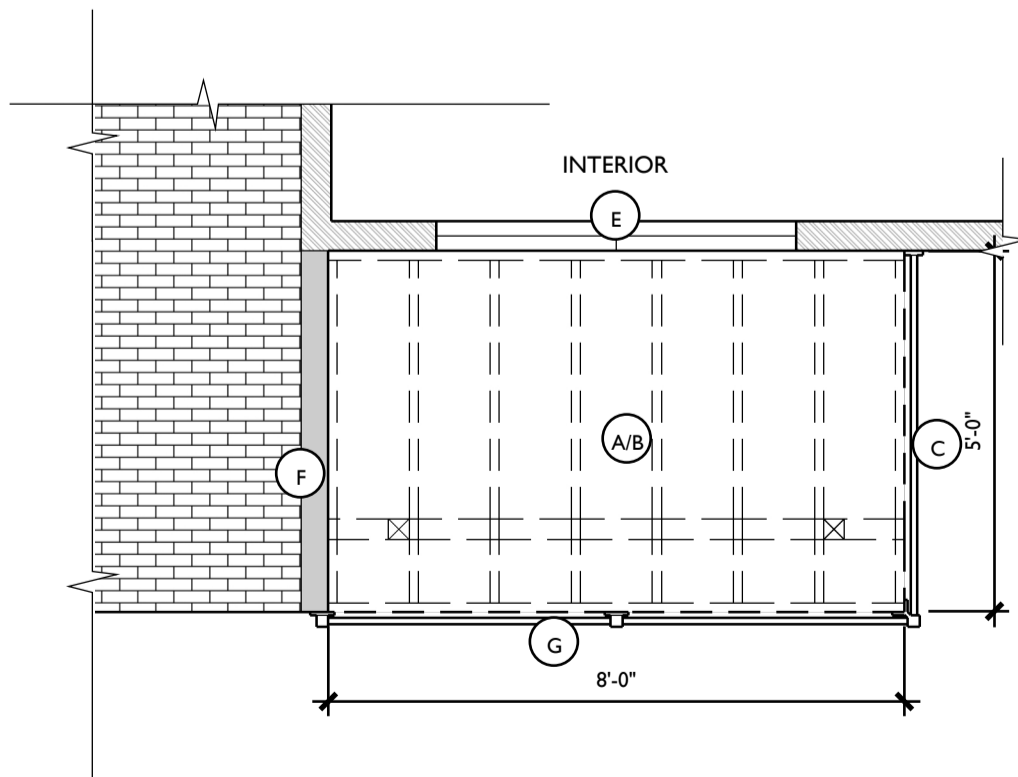
5 A01 DECK - SGD DETAIL
Scale: 1-1/2" : 1'-0"



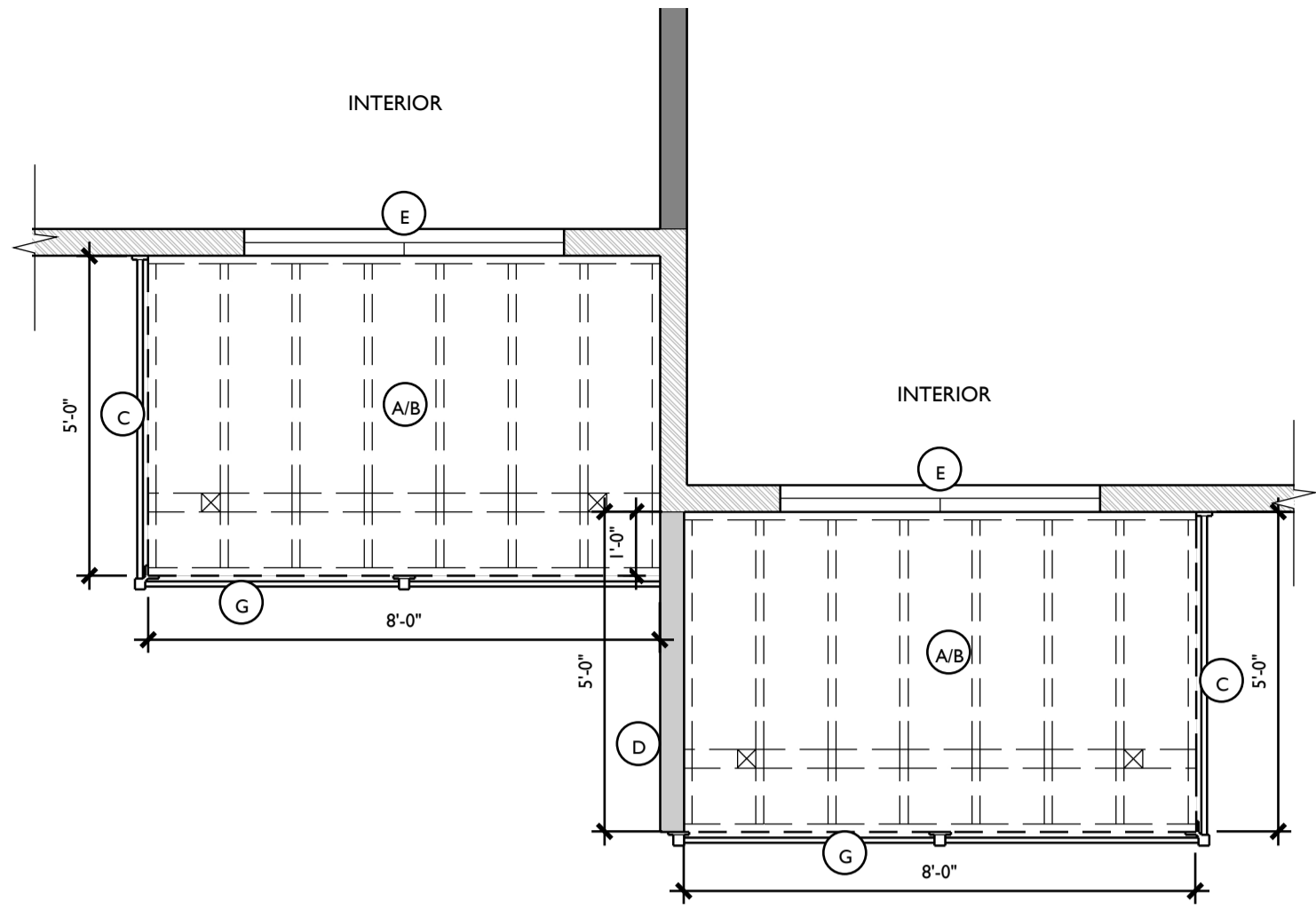
6 A01 DECK - LEDGER DETAIL
Scale: 1-1/2" : 1'-0"



3 A01 DECK TYPE "END" - TYPICAL
SCALE: 3/8":1'-0"



4 A01 DECK TYPE "END W/ ROOF" - TYPICAL
SCALE: 3/8":1'-0"



I A01 DECK TYPE "CENTER OFFSET" - TYPICAL
SCALE: 3/8":1'-0"



FRONT ELEVATION



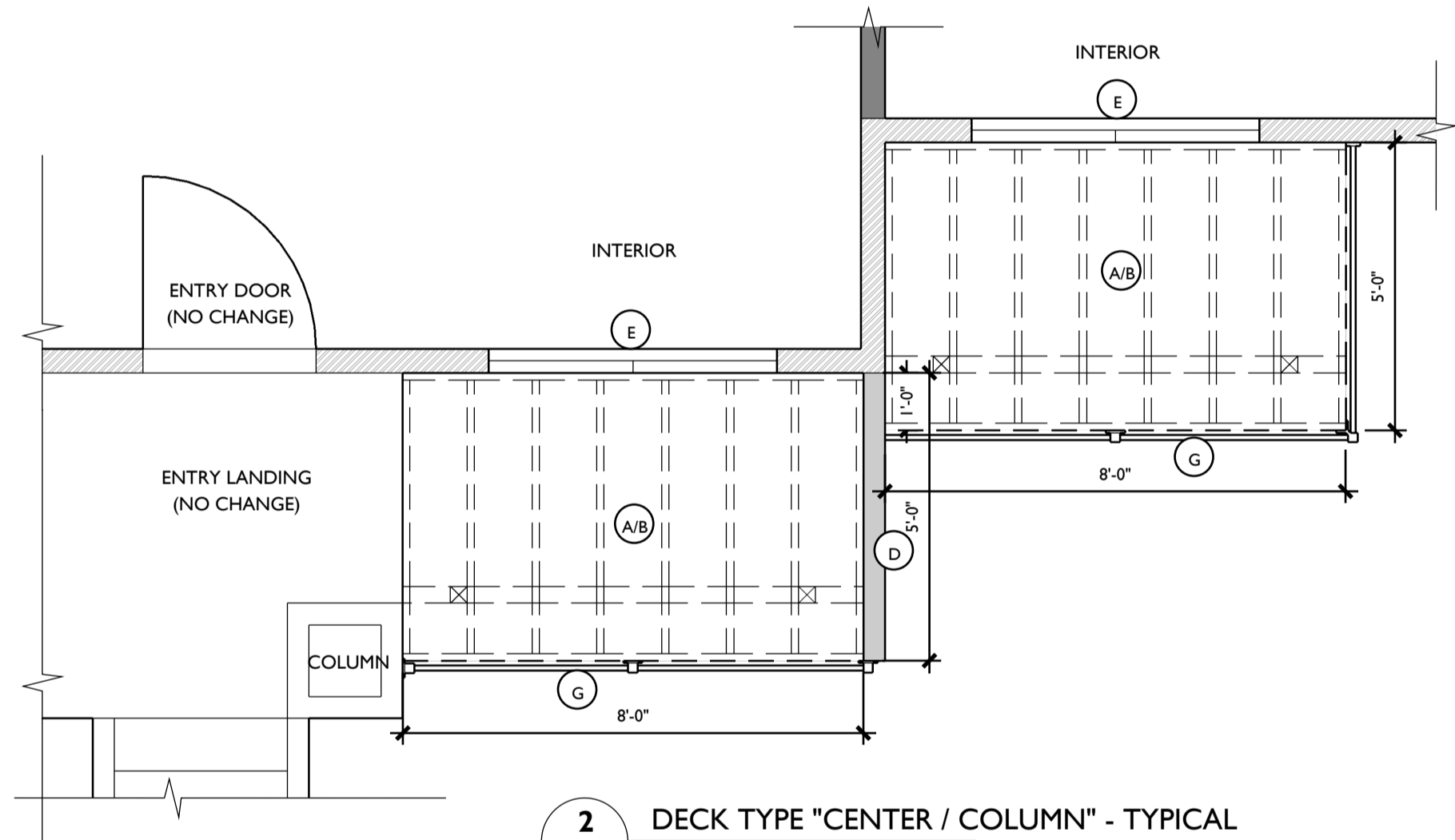
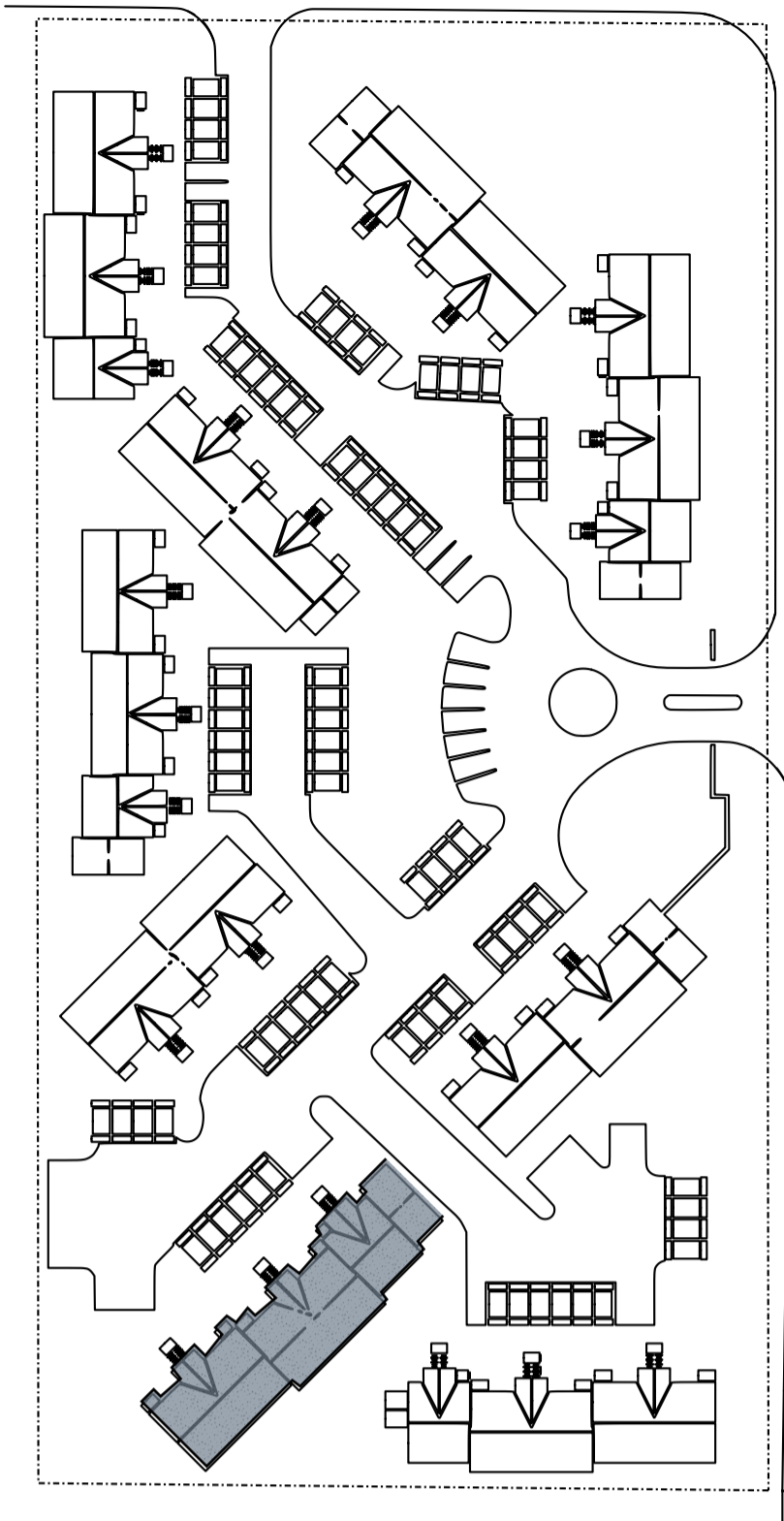
REAR ELEVATION



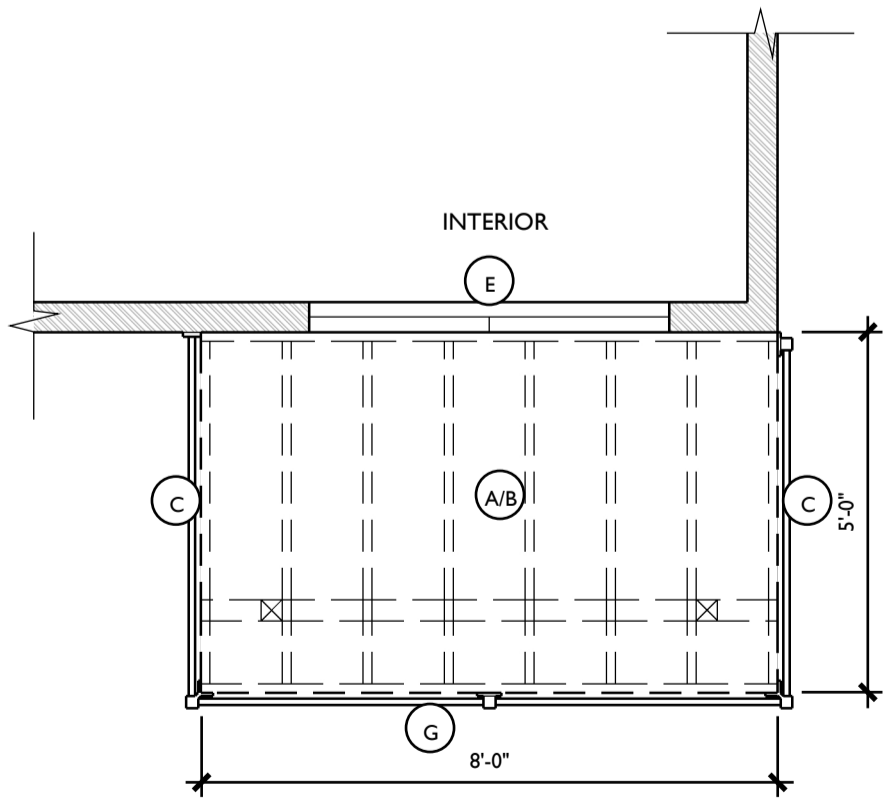
RIGHT ELEVATION



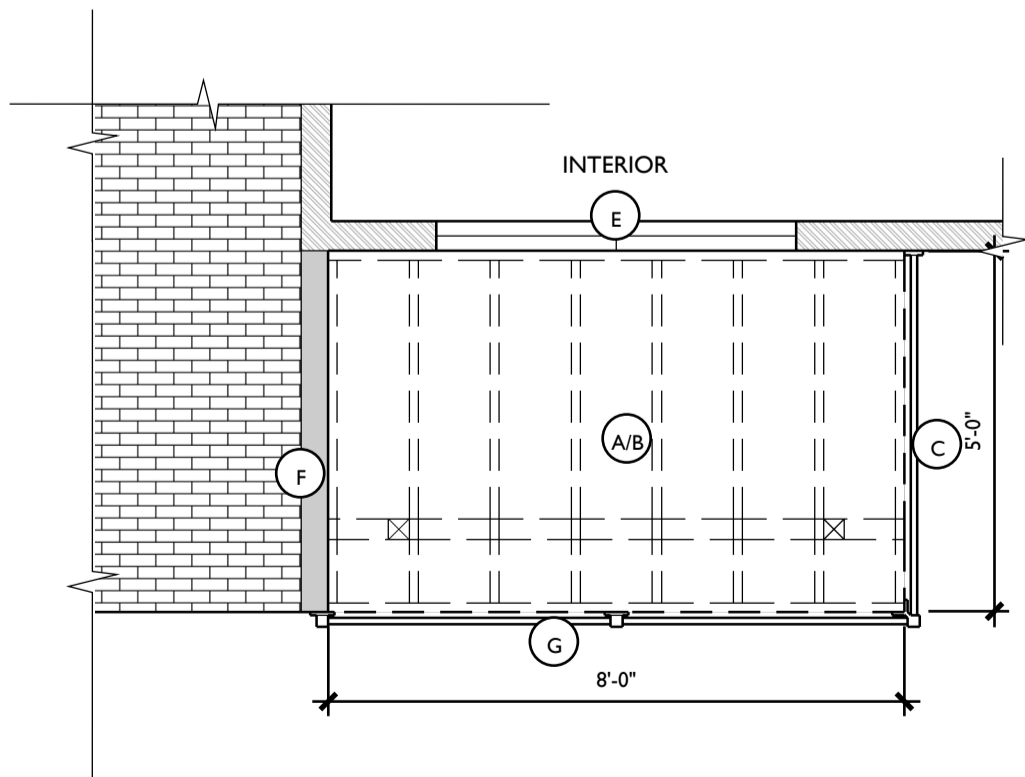
LEFT ELEVATION



2 A01 DECK TYPE "CENTER / COLUMN" - TYPICAL
SCALE: 3/8":1'-0"



3 A01 DECK TYPE "END" - TYPICAL
SCALE: 3/8":1'-0"



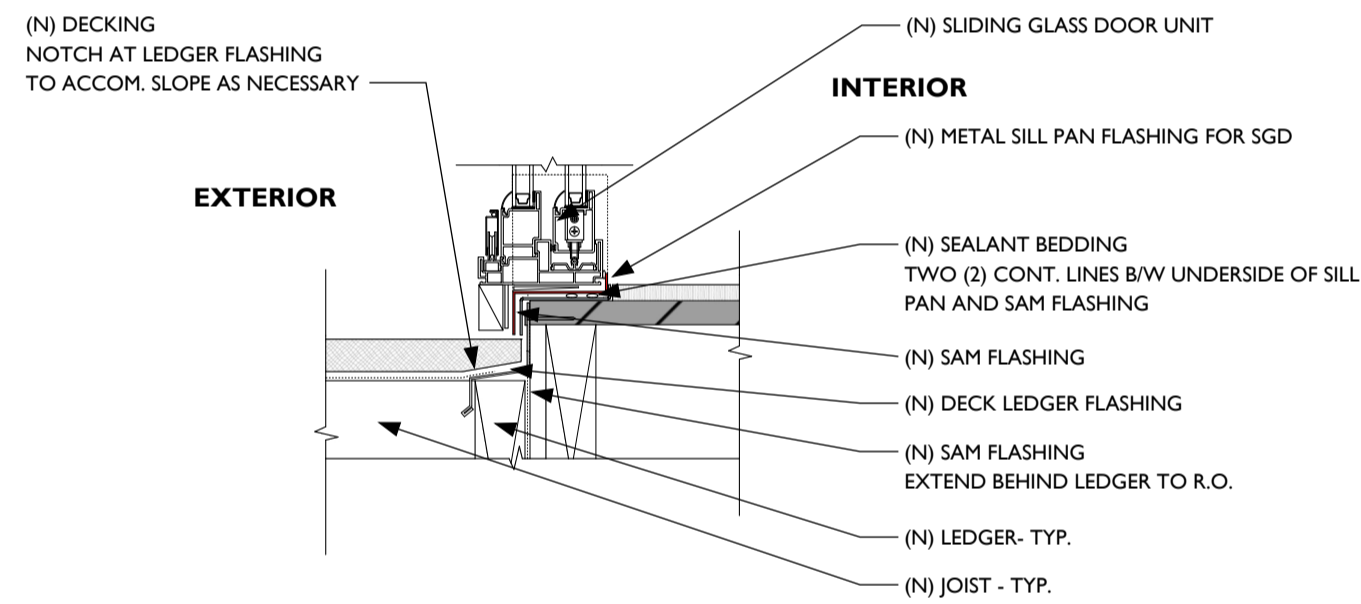
4 A01 DECK TYPE "END W/ ROOF" - TYPICAL
SCALE: 3/8":1'-0"

LEGEND

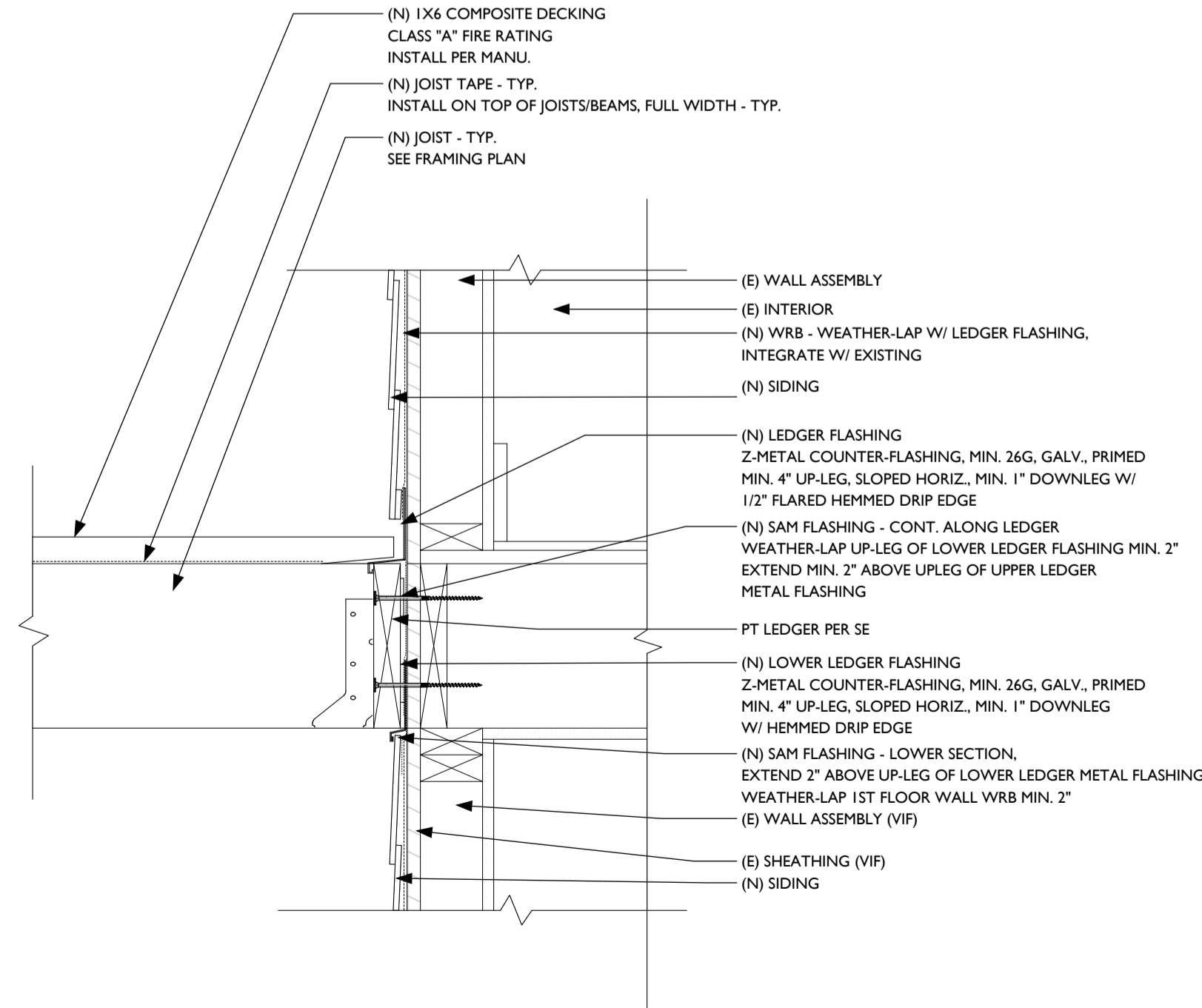
- (A/B) FLOW-THROUGH DECK ASSEMBLIES -**
A - FULL DECK REPLACEMENT
B - REMOVE AND REPLACE DECKING
REFERENCE DECK SCHEDULE FOR APPLICABLE SCOPE OF WORK
- (C) GUARDRAIL AT PREVIOUS PRIVACY WALL -**
DEMO (E) PRIVACY WALL. INSTALL NEW ALUMINUM GUARDRAIL ASSEMBLY.
- (D) PRIVACY WALL -**
RESIDE PRIVACY WALL. PROVIDE FRAMING REPAIRS TO MOISTURE DAMAGE.
- (E) SLIDING GLASS DOOR -**
REMOVE AND REPLACE SLIDING GLASS DOOR UNIT. NO CHANGE TO EXISTING ROUGH OPENING. INSTALL AND SGD UNITS PER MANU. INSTALLATION INSTRUCTIONS AND AAMA 2400-21. METAL SILL PAN FLASHING AT ROUGH OPENING SILL.
- (F) PRIVACY WALL AT ROOF TO WALL TRANSITION -**
RESIDE PRIVACY WALL W/ NEW ROOF TO WALL STEP METAL FLASHING. INTEGRATE FLASHINGS W/ NEW WRB AND CLADDING ASSEMBLY. PROVIDE FRAMING REPAIRS TO MOISTURE DAMAGE AS NEEDED.
- (G) GUARDRAIL -**
INSTALL NEW ALUMINUM GUARDRAIL ASSEMBLY. REFERENCE GUARDRAIL DFS FOR POST ATTACHMENT AND MOUNTING.

DECK SCHEDULE

Buildin g (#)	Unit (#)	Deck Type	Deck Scope
5505	1	NIP	-
5505	2	CENTER LANDING	B
5505	3	NIP	-
5505	4	CENTER / SHARED PW	B
5505	5	NIP	-
5505	6	CENTER / SHARED PW	B
5505	7	NIP	-
5505	8	CENTER / SHARED PW	B
5505	9	NIP	-
5505	10	END	B
5515	11	NIP	-
5515	12	END	A
5515	13	NIP	-
5515	14	CENTER	A
5515	15	NIP	-
5515	16	CENTER / SHARED PW	B
5515	17	NIP	-
5515	18	END W/ ROOF LINE	B
5525	19	NIP	-
5525	20	END	B
5525	21	NIP	-
5525	22	CENTER / SHARED PW	A
5525	23	NIP	-
5525	24	CENTER / SHARED PW	A
5525	25	NIP	-
5525	26	CENTER / SHARED PW	B
5525	27	NIP	-
5525	28	CENTER LANDING	B
5535	29	NIP	-
5535	30	END	B
5535	31	NIP	-
5535	32	CENTER / SHARED PW	B
5535	33	NIP	-
5535	34	CENTER / SHARED PW	B
5535	35	NIP	-
5535	36	END W/ ROOF LINE	B
5555	37	NIP	-
5555	38	END	B
5555	39	NIP	-
5555	40	CENTER / SHARED PW	B
5555	41	NIP	-
5555	42	CENTER / SHARED PW	B
5555	43	NIP	-
5555	44	CENTER / SHARED PW	B
5555	45	NIP	-
5555	46	CENTER LANDING	B
5565	47	NIP	-
5565	48	END	B
5565	49	NIP	-
5565	50	CENTER / SHARED PW	B
5565	51	NIP	-
5565	52	CENTER / SHARED PW	B
5565	53	NIP	-
5565	54	END	A
5575	55	NIP	B
5575	56	END	B
5575	57	NIP	-
5575	58	CENTER / SHARED PW	A
5575	59	NIP	-
5575	60	CENTER / SHARED PW	A
5575	61	NIP	-
5575	62	CENTER / SHARED PW	B
5575	63	NIP	-
5575	64	CENTER LANDING	B
5585	65	NIP	-
5585	66	CENTER LANDING	B
5585	67	NIP	-
5585	68	CENTER / SHARED PW	B
5585	69	NIP	-
5585	70	CENTER / SHARED PW	B
5585	71	NIP	-
5585	72	CENTER / SHARED PW	B
5585	73	NIP	-
5585	74	END	A
5595	75	NIP	-
5595	76	END	B
5595	77	NIP	-
5595	78	CENTER / SHARED PW	B
5595	79	NIP	-
5595	80	CENTER / SHARED PW	B
5595	81	NIP	-
5595	82	END W/ ROOF LINE	B



5 A01 DECK - SGD DETAIL
Scale: 1-1/2" : 1'-0"



6 A01 DECK - LEDGER DETAIL
Scale: 1-1/2" : 1'-0"

REVISIONS

REMARKS

MODIFY

1

2

3

4

5

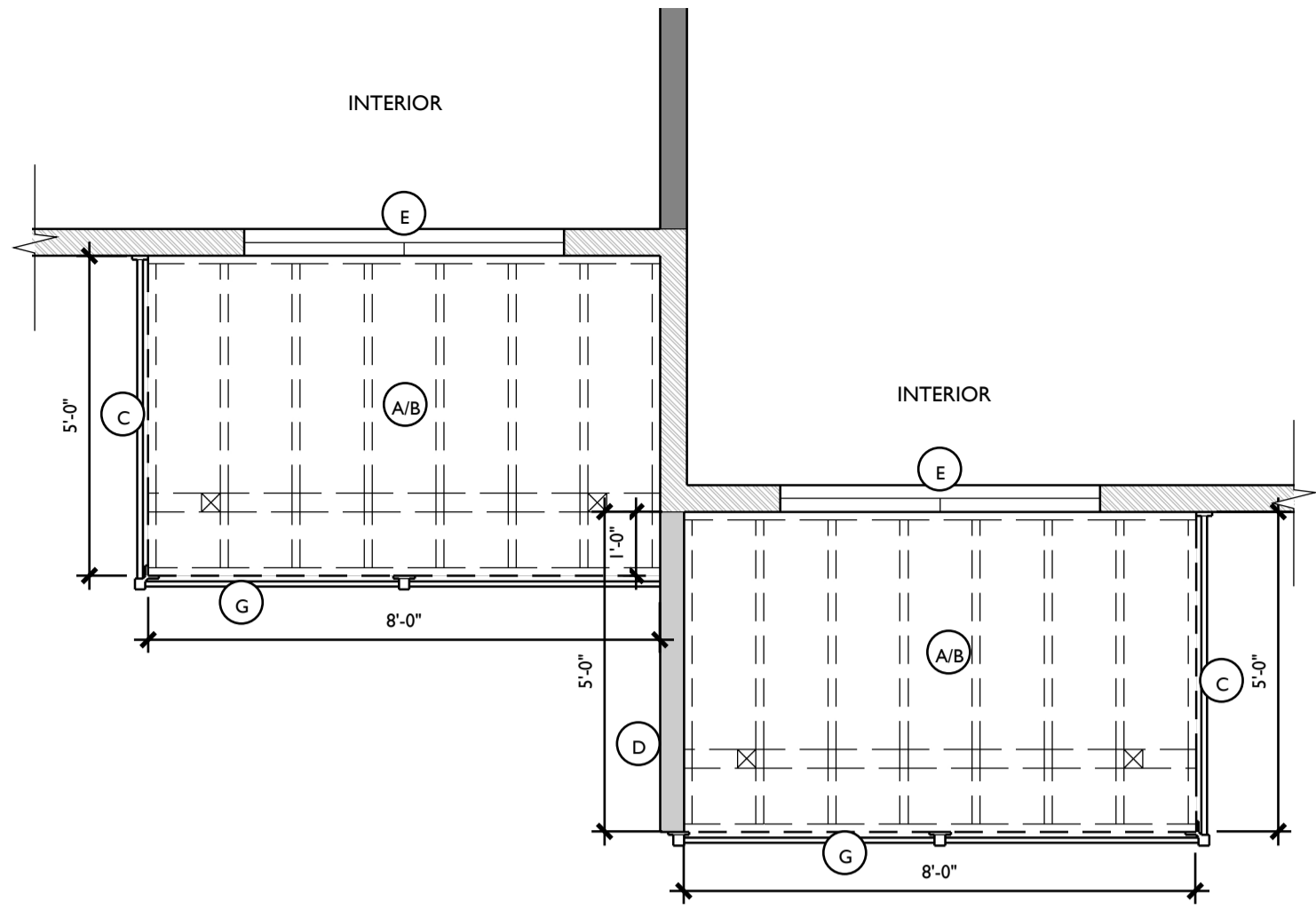
Building & Energy Engineers Northwest LLC
Portland, Oregon

WOODSIDE ESTATES APARTMENTS

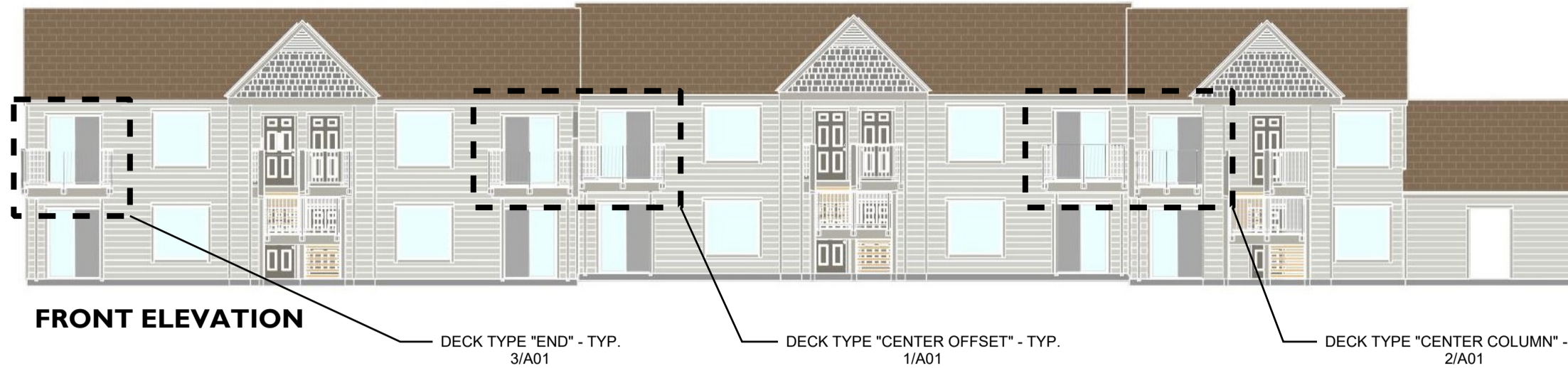
5575 SE WOODSIDE DR. SE
EXTERIOR REPAIRS

A

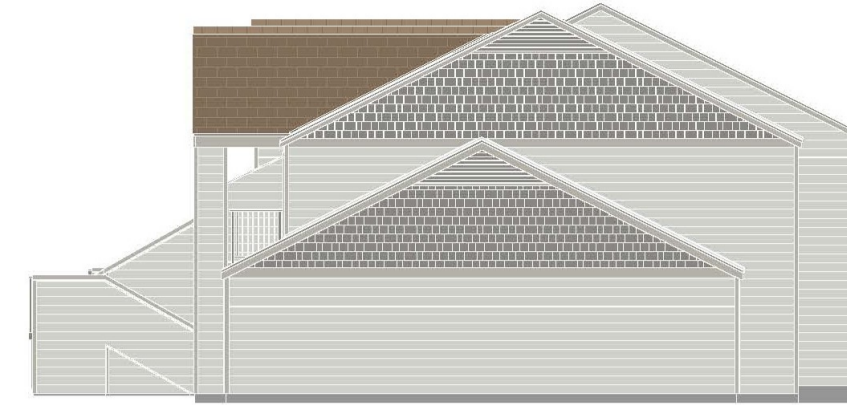
07



1
A01 DECK TYPE "CENTER OFFSET" - TYPICAL
SCALE: 3/8":1'-0"



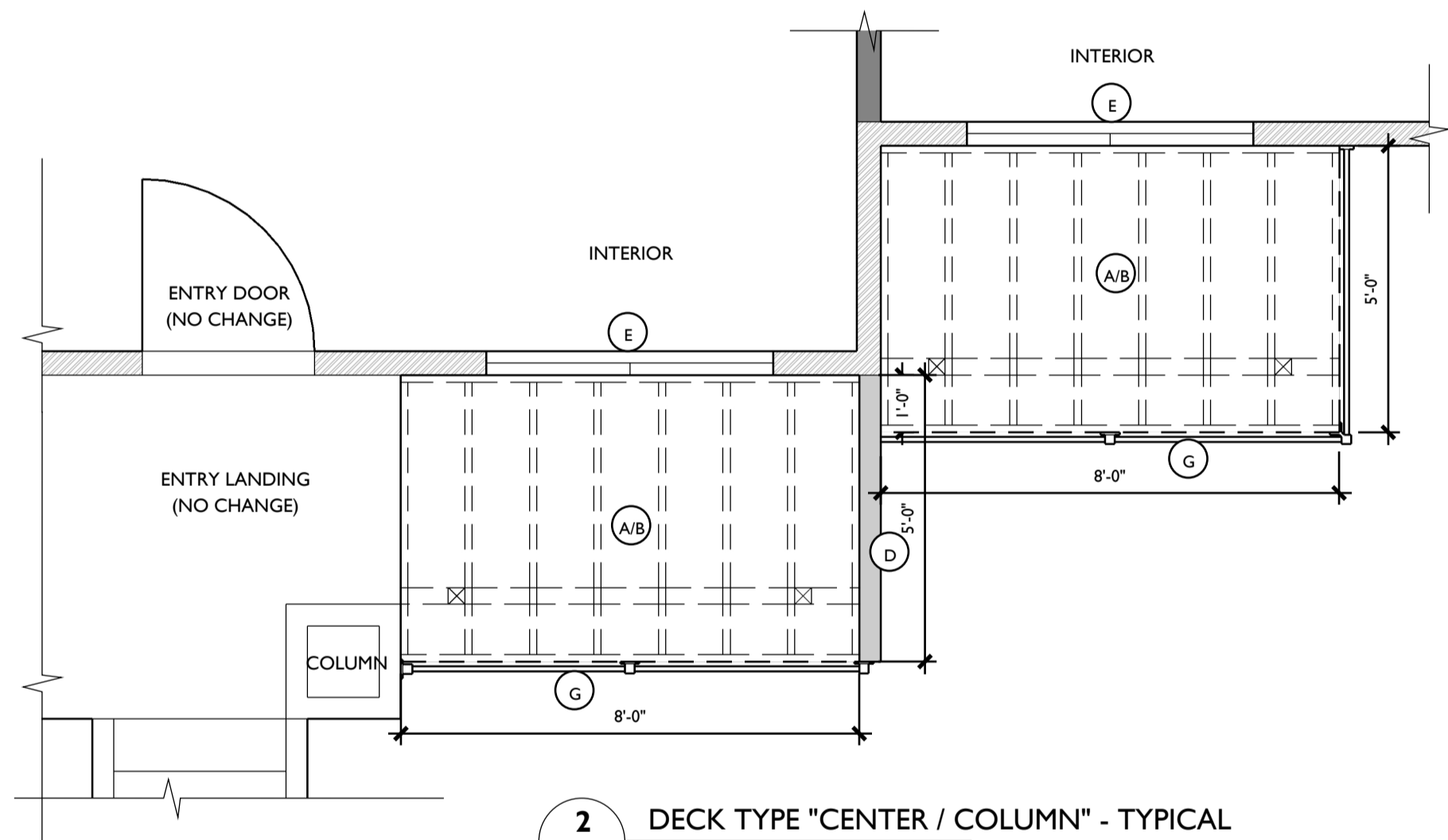
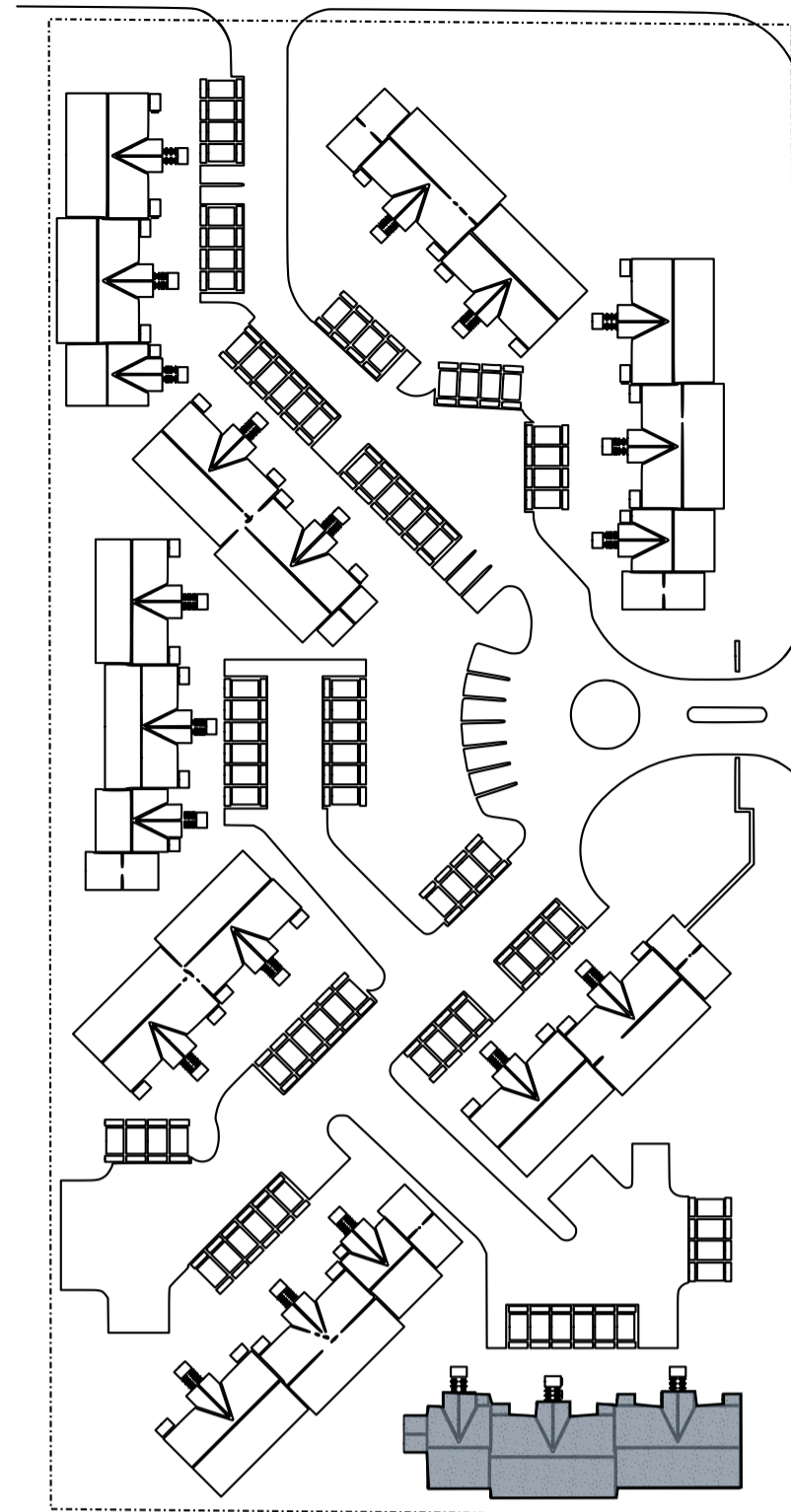
REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



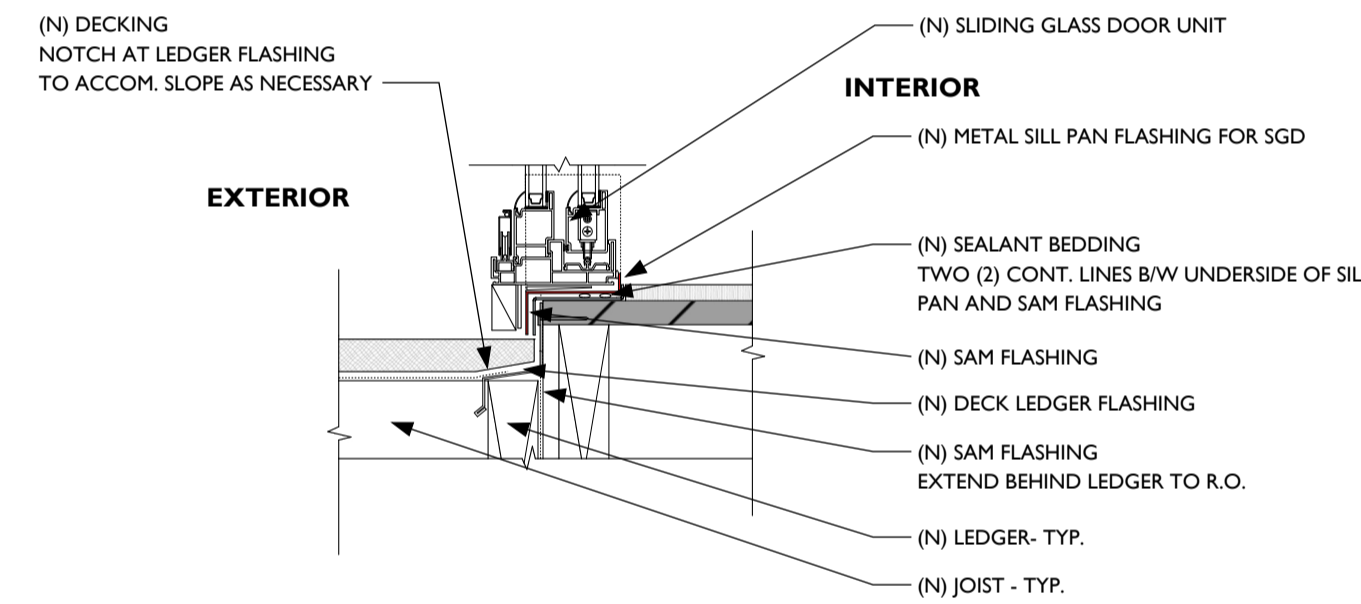
2
A01 DECK TYPE "CENTER / COLUMN" - TYPICAL
SCALE: 3/8":1'-0"

LEGEND

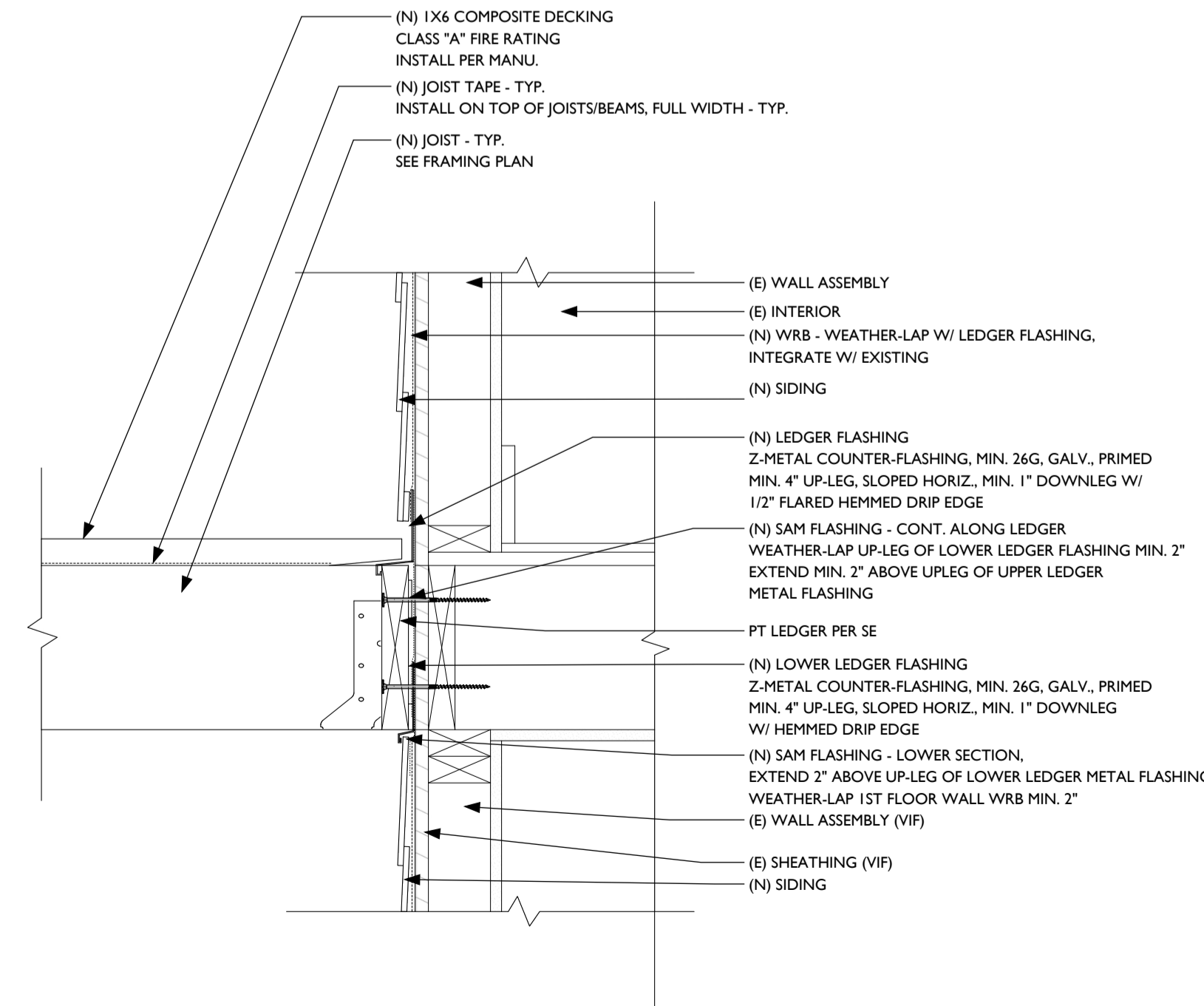
- (A/B) FLOW-THROUGH DECK ASSEMBLIES -**
A - FULL DECK REPLACEMENT
B - REMOVE AND REPLACE DECKING
REFERENCE DECK SCHEDULE FOR APPLICABLE SCOPE OF WORK
- (C) GUARDRAIL AT PREVIOUS PRIVACY WALL -**
DEMO (E) PRIVACY WALL. INSTALL NEW ALUMINUM GUARDRAIL ASSEMBLY.
- (D) PRIVACY WALL -**
RESIDE PRIVACY WALL. PROVIDE FRAMING REPAIRS TO MOISTURE DAMAGE.
- (E) SLIDING GLASS DOOR -**
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- (G) GUARDRAIL -**
INSTALL NEW ALUMINUM GUARDRAIL ASSEMBLY. REFERENCE GUARDRAIL DFS FOR POST ATTACHMENT AND MOUNTING.

DECK SCHEDULE

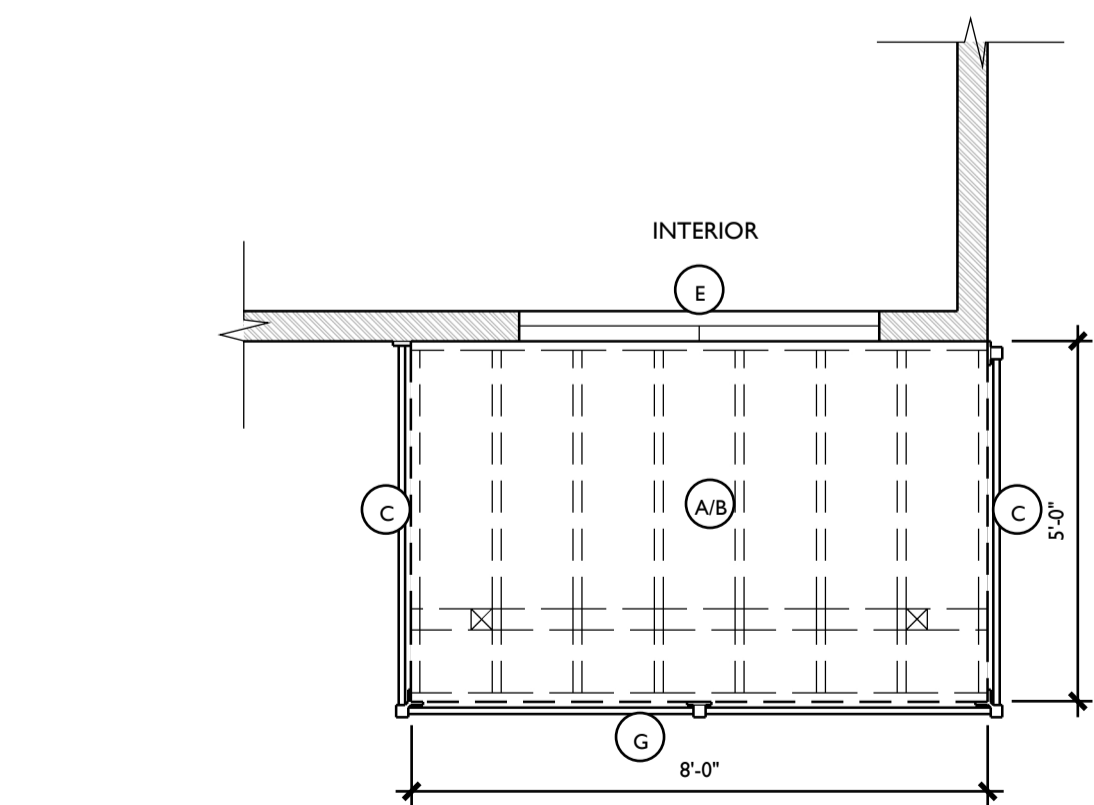
Buildin g (#)	Unit (#)	Deck Type	Deck Scope
5505	1	NIP	-
5505	2	CENTER LANDING	B
5505	3	NIP	-
5505	4	CENTER / SHARED PW	B
5505	5	NIP	-
5505	6	CENTER / SHARED PW	B
5505	7	NIP	-
5505	8	CENTER / SHARED PW	B
5505	9	NIP	-
5505	10	END	B
5515	11	NIP	-
5515	12	END	A
5515	13	NIP	-
5515	14	CENTER	A
5515	15	NIP	-
5515	16	CENTER / SHARED PW	B
5515	17	NIP	-
5515	18	END W/ ROOF LINE	B
5525	19	NIP	-
5525	20	END	B
5525	21	NIP	-
5525	22	CENTER / SHARED PW	A
5525	23	NIP	-
5525	24	CENTER / SHARED PW	A
5525	25	NIP	-
5525	26	CENTER / SHARED PW	B
5525	27	NIP	-
5525	28	CENTER LANDING	B
5535	29	NIP	-
5535	30	END	B
5535	31	NIP	-
5535	32	CENTER / SHARED PW	B
5535	33	NIP	-
5535	34	CENTER / SHARED PW	B
5535	35	NIP	-
5535	36	END W/ ROOF LINE	B
5555	37	NIP	-
5555	38	END	B
5555	39	NIP	-
5555	40	CENTER / SHARED PW	B
5555	41	NIP	-
5555	42	CENTER / SHARED PW	B
5555	43	NIP	-
5555	44	CENTER / SHARED PW	B
5555	45	NIP	-
5555	46	CENTER LANDING	B
5565	47	NIP	-
5565	48	END	B
5565	49	NIP	-
5565	50	CENTER / SHARED PW	B
5565	51	NIP	-
5565	52	CENTER / SHARED PW	B
5565	53	NIP	-
5565	54	END	A
5575	55	NIP	-
5575	56	END	B
5575	57	NIP	-
5575	58	CENTER / SHARED PW	A
5575	59	NIP	-
5575	60	CENTER / SHARED PW	A
5575	61	NIP	-
5575	62	CENTER / SHARED PW	B
5575	63	NIP	-
5575	64	CENTER LANDING	B
5585	65	NIP	-
5585	66	CENTER LANDING	B
5585	67	NIP	-
5585	68	CENTER / SHARED PW	B
5585	69	NIP	-
5585	70	CENTER / SHARED PW	B
5585	71	NIP	-
5585	72	CENTER / SHARED PW	B
5585	73	NIP	-
5585	74	END	A
5595	75	NIP	-
5595	76	END	B
5595	77	NIP	-
5595	78	CENTER / SHARED PW	B
5595	79	NIP	-
5595	80	CENTER / SHARED PW	B
5595	81	NIP	-
5595	82	END W/ ROOF LINE	B



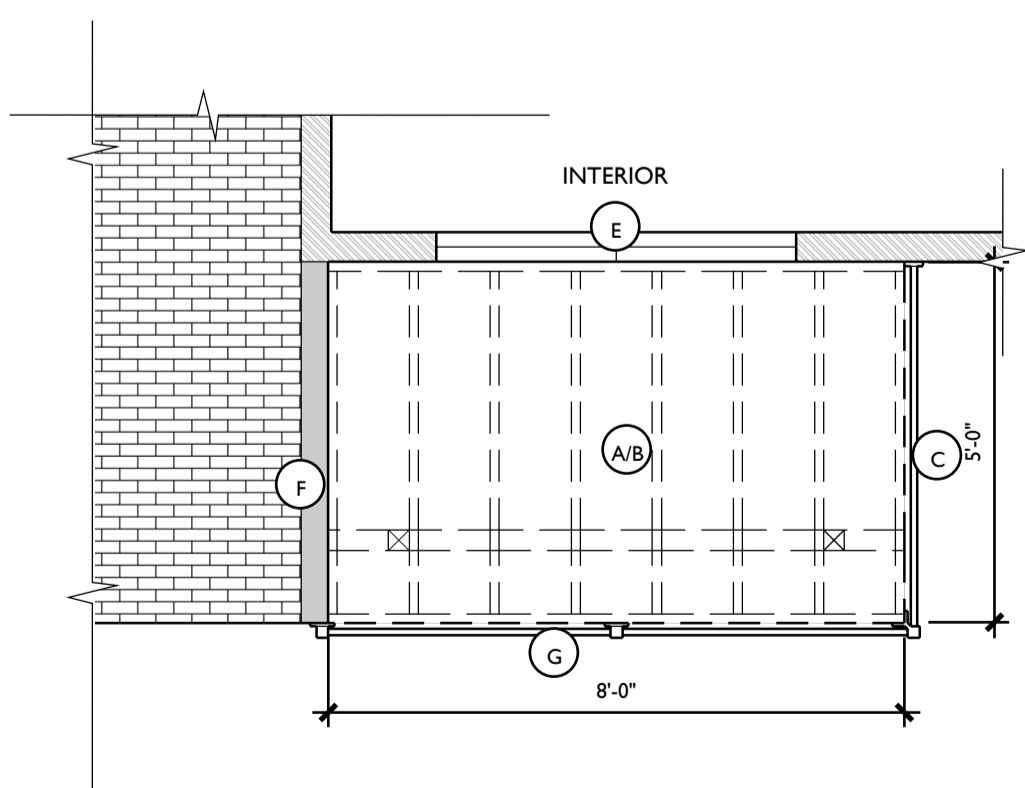
5
A01 DECK - SGD DETAIL
Scale: 1-1/2" : 1'-0"



6
A01 DECK - LEDGER DETAIL
Scale: 1-1/2" : 1'-0"



3
A01 DECK TYPE "END" - TYPICAL
SCALE: 3/8":1'-0"



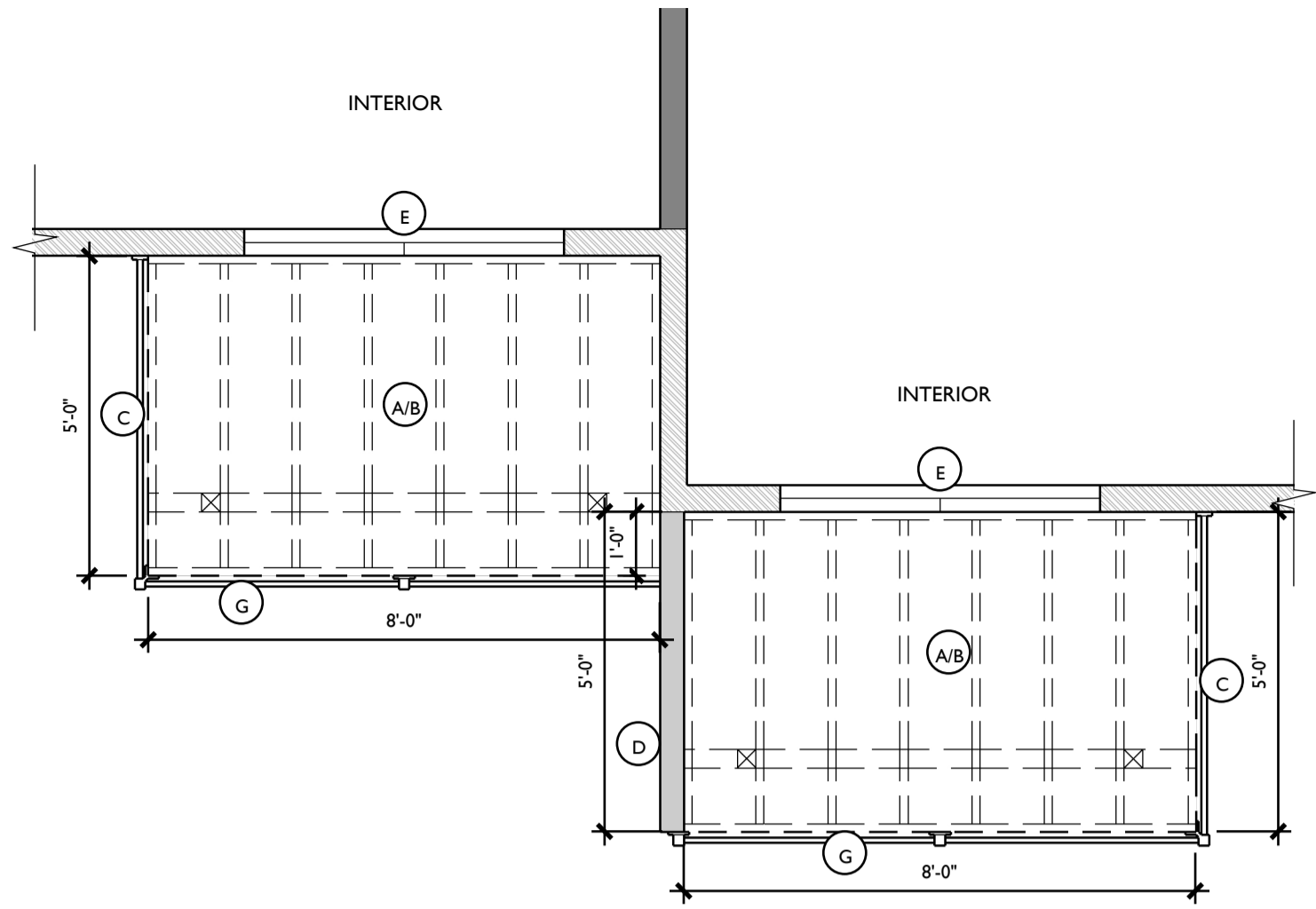
4
A01 DECK TYPE "END W/ ROOF" - TYPICAL
SCALE: 3/8":1'-0"

REVISIONS		REMARKS
1	MMDDYY	
2		
3		
4		
5		

Building & Energy Engineers Northwest LLC
Portland, Oregon

WOODSIDE ESTATES APARTMENTS

5585 SE WOODSIDE DR. SE
EXTERIOR REPAIRS

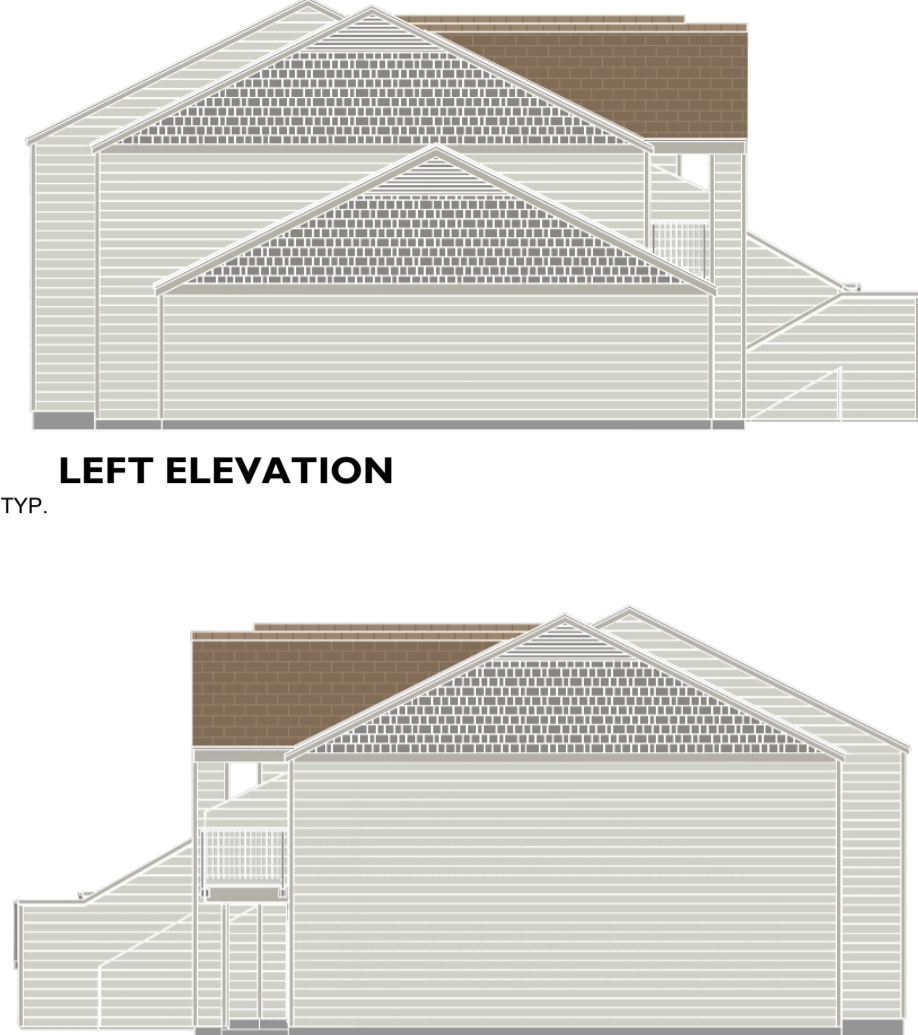


1
A01 DECK TYPE "CENTER OFFSET" - TYPICAL
SCALE: 3/8":1'-0"



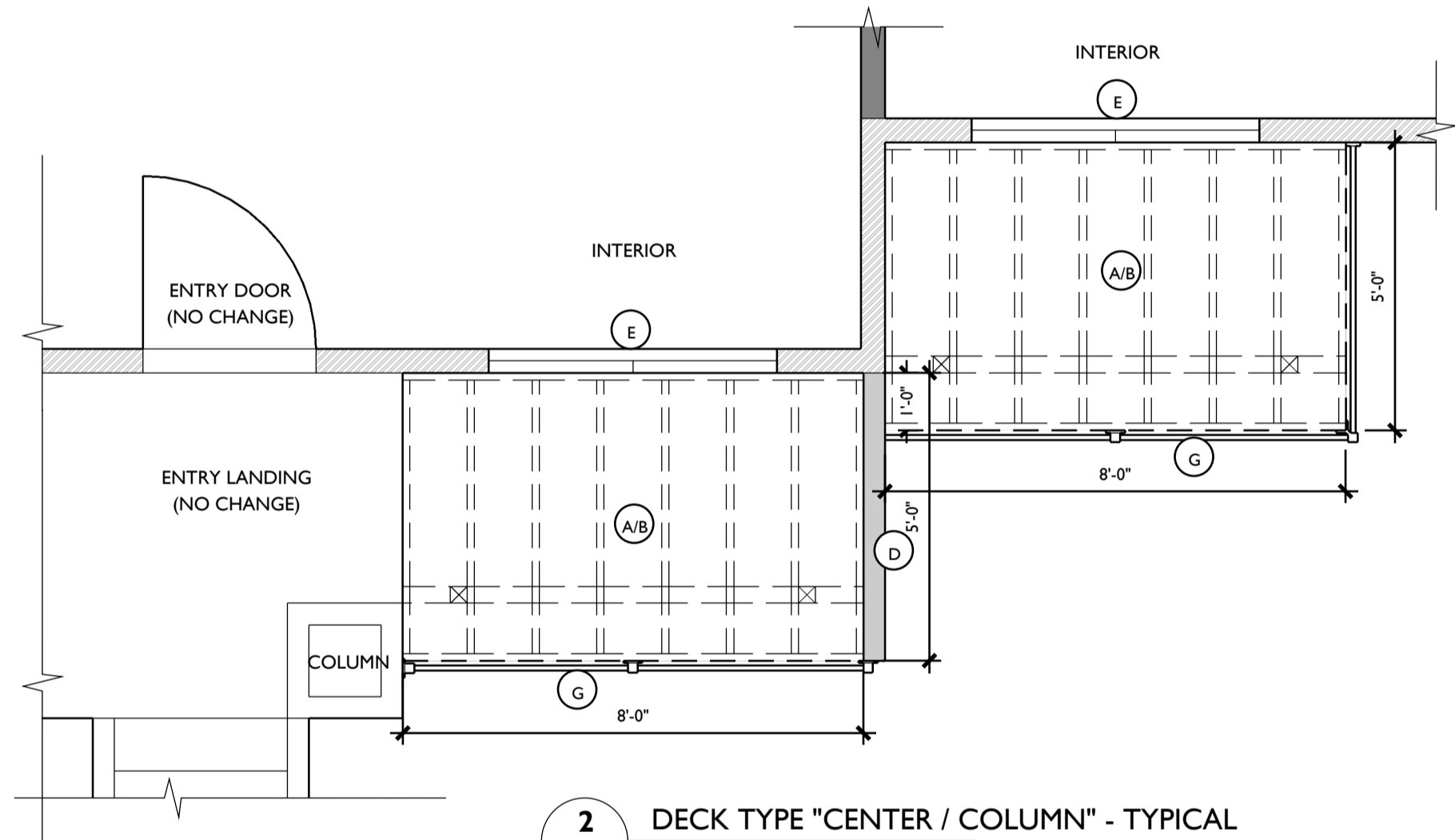
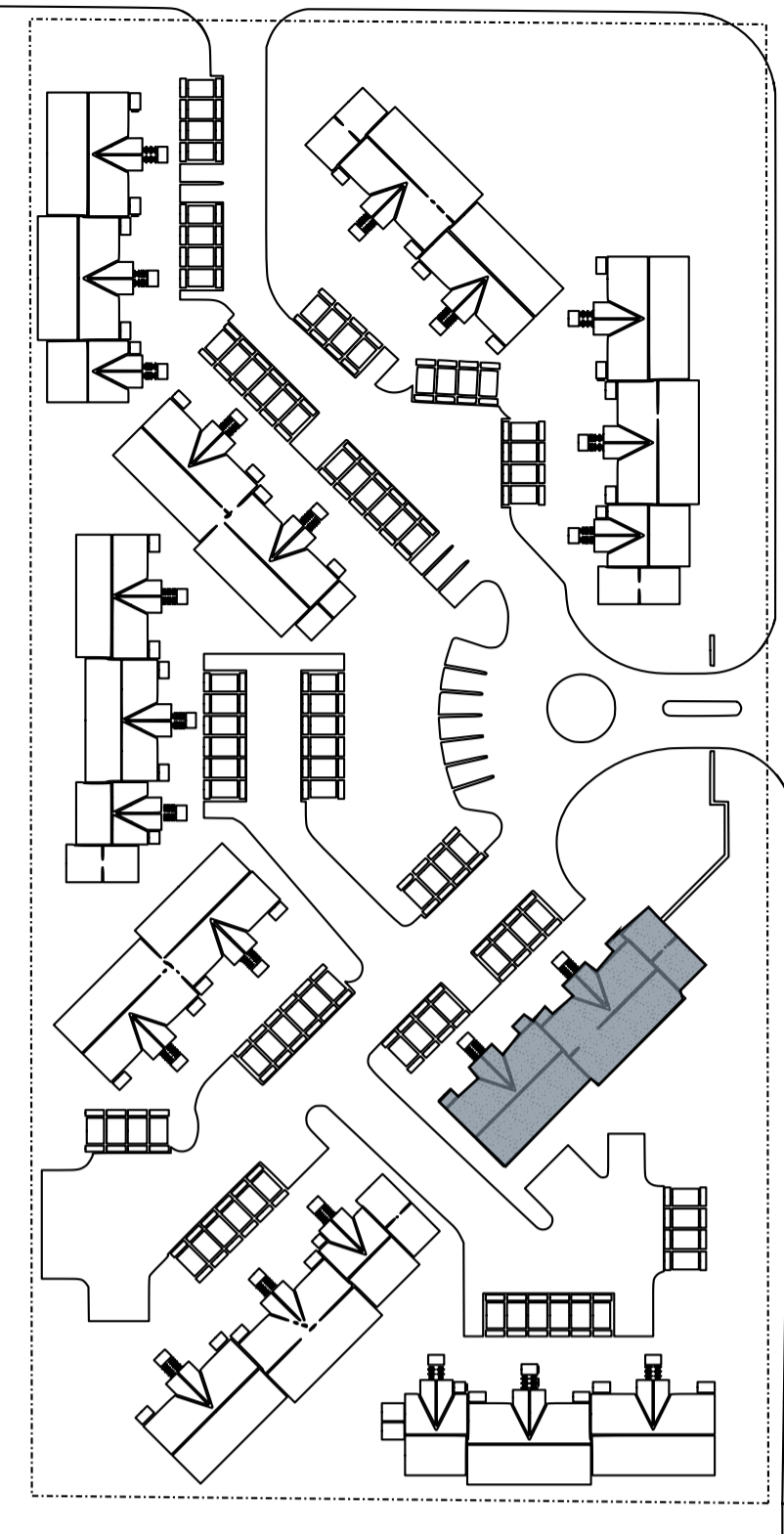
FRONT ELEVATION

REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION



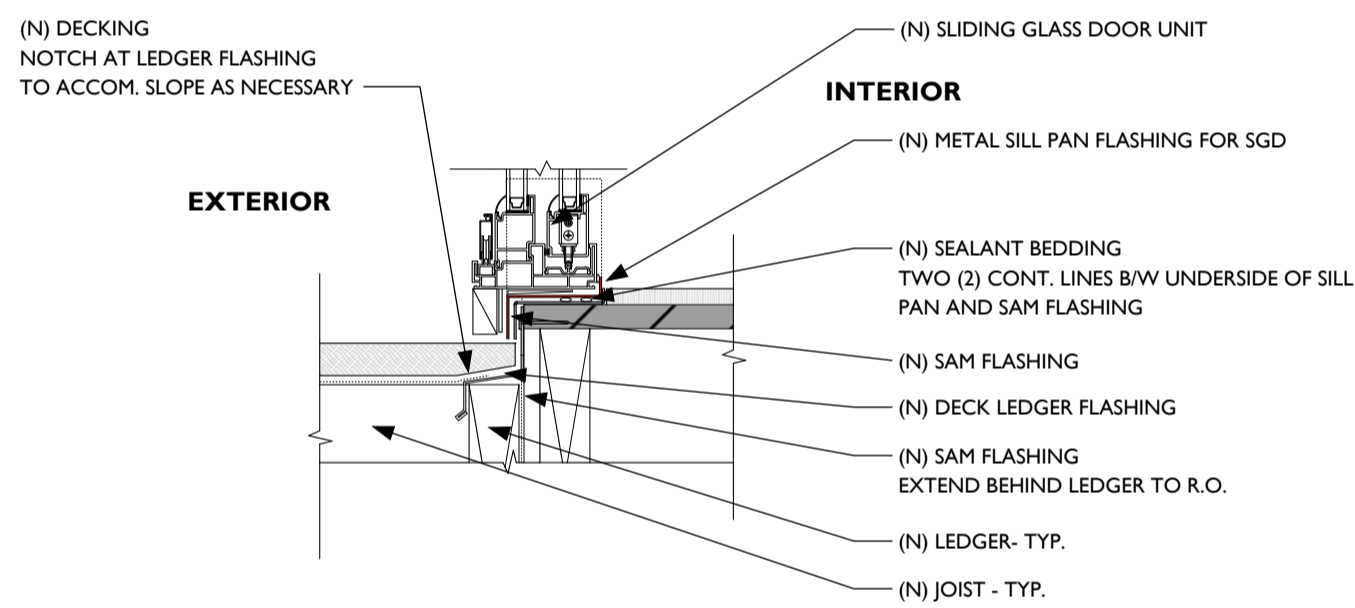
2
A01 DECK TYPE "CENTER / COLUMN" - TYPICAL
SCALE: 3/8":1'-0"

- LEGEND**
- (A/B) FLOW-THROUGH DECK ASSEMBLIES -**
A - FULL DECK REPLACEMENT
B - REMOVE AND REPLACE DECKING
REFERENCE DECK SCHEDULE FOR APPLICABLE SCOPE OF WORK
 - (C) GUARDRAIL AT PREVIOUS PRIVACY WALL -**
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 - (D) PRIVACY WALL -**
RESIDE PRIVACY WALL. PROVIDE FRAMING REPAIRS TO MOISTURE DAMAGE.
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 - (G) GUARDRAIL -**
INSTALL NEW ALUMINUM GUARDRAIL ASSEMBLY. REFERENCE GUARDRAIL DFS FOR POST ATTACHMENT AND MOUNTING.

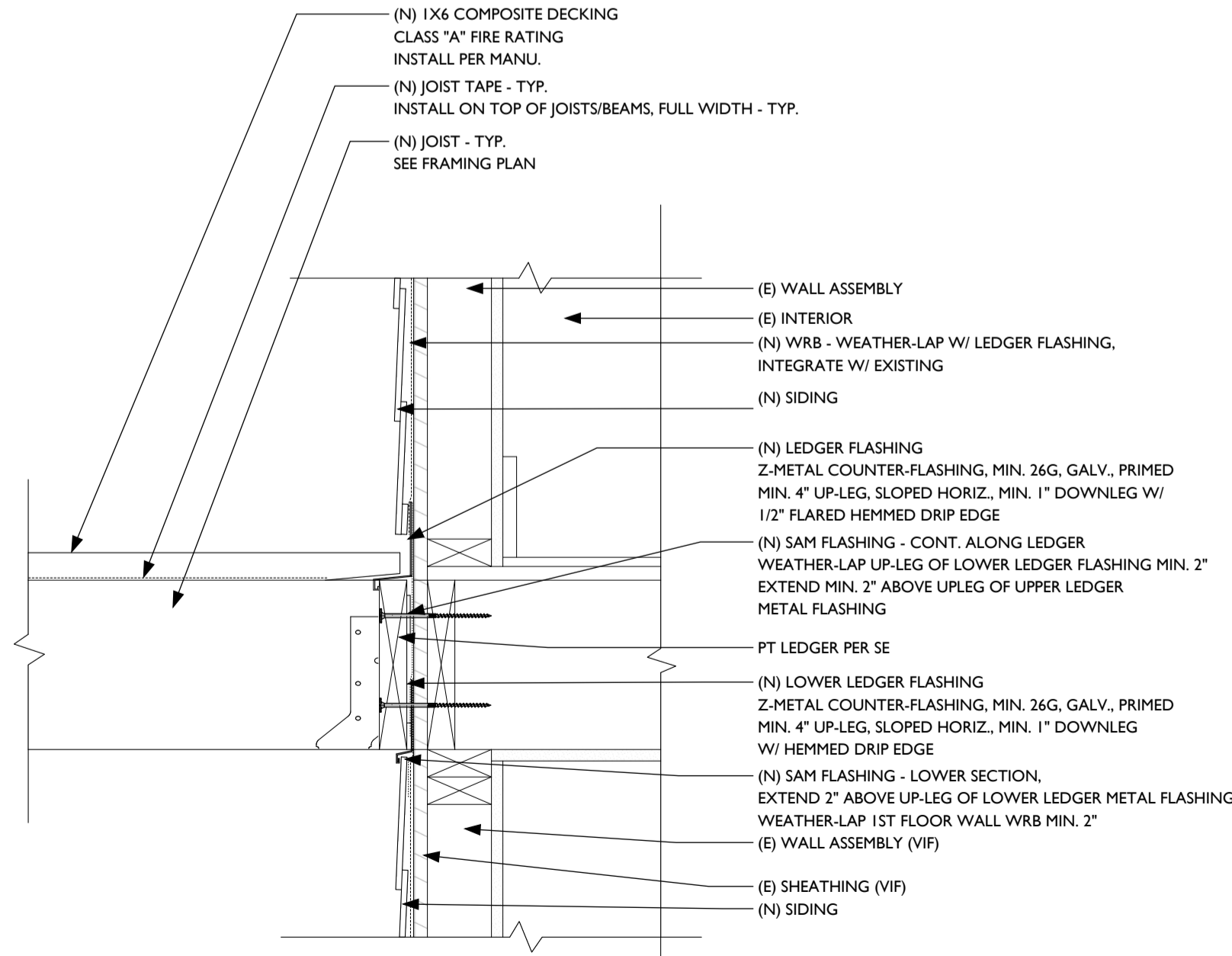
DECK SCHEDULE

Buildin g ID	Unit (#)	Deck Type	Deck Scope
5505	1	NIP	-
5505	2	CENTER LANDING	B
5505	3	NIP	-
5505	4	CENTER / SHARED PW	B
5505	5	NIP	-
5505	6	CENTER / SHARED PW	B
5505	7	NIP	-
5505	8	CENTER / SHARED PW	B
5505	9	NIP	-
5505	10	END	B
5515	11	NIP	-
5515	12	END	A
5515	13	NIP	-
5515	14	CENTER	A
5515	15	NIP	-
5515	16	CENTER / SHARED PW	B
5515	17	NIP	-
5515	18	END W/ ROOF LINE	B
5525	19	NIP	-
5525	20	END	B
5525	21	NIP	-
5525	22	CENTER / SHARED PW	A
5525	23	NIP	-
5525	24	CENTER / SHARED PW	A
5525	25	NIP	-
5525	26	CENTER / SHARED PW	B
5525	27	NIP	-
5525	28	CENTER LANDING	B
5535	29	NIP	-
5535	30	END	B
5535	31	NIP	-
5535	32	CENTER / SHARED PW	B
5535	33	NIP	-
5535	34	CENTER / SHARED PW	B
5535	35	NIP	-
5535	36	END W/ ROOF LINE	B
5555	37	NIP	-
5555	38	END	B
5555	39	NIP	-
5555	40	CENTER / SHARED PW	B
5555	41	NIP	-
5555	42	CENTER / SHARED PW	B
5555	43	NIP	-
5555	44	CENTER / SHARED PW	B
5555	45	NIP	-
5555	46	CENTER LANDING	B
5565	47	NIP	-
5565	48	END	B
5565	49	NIP	-
5565	50	CENTER / SHARED PW	B
5565	51	NIP	-
5565	52	CENTER / SHARED PW	B
5565	53	NIP	-
5565	54	END	A
5575	55	NIP	-
5575	56	NIP	-
5575	57	NIP	-
5575	58	CENTER / SHARED PW	A
5575	59	NIP	-
5575	60	CENTER / SHARED PW	A
5575	61	NIP	-
5575	62	CENTER / SHARED PW	B
5575	63	NIP	-
5575	64	CENTER LANDING	B
5585	65	NIP	-
5585	66	CENTER LANDING	B
5585	67	NIP	-
5585	68	CENTER / SHARED PW	B
5585	69	NIP	-
5585	70	CENTER / SHARED PW	B
5585	71	NIP	-
5585	72	CENTER / SHARED PW	B
5585	73	NIP	-
5585	74	END	A
5595	75	NIP	-
5595	76	END	B
5595	77	NIP	-
5595	78	CENTER / SHARED PW	B
5595	79	NIP	-
5595	80	CENTER / SHARED PW	B
5595	81	NIP	-
5595	82	END W/ ROOF LINE	B

1
A01 BUILDING IDENTIFICATION
Scale: N.T.S.



5
A01 DECK - SGD DETAIL
Scale: 1-1/2" : 1'-0"



6
A01 DECK - LEDGER DETAIL
Scale: 1-1/2" : 1'-0"

REVISIONS		REMARKS
1	MMIDDY	---
2	---	---
3	---	---
4	---	---
5	---	---



1. ALL REINFORCING STEEL SHALL BE PLACED IN CONFORMANCE WITH ACI 318 - LATEST APPROVED EDITION, AND THE "ACI DETAILING MANUAL".
2. REINFORCING STEEL:
 - 2.1. ASTM A615, GRADE 60 DEFORMED BARS.
 - 2.2. ASTM A615 GRADE 40 FOR #3 UNLESS NOTED.
 - 2.3. WELDED WIRE FABRIC TO BE ASTM A185.
3. ALL LAP SPLICES SHALL BE CLASS B SPLICE AND 2'-0" MINIMUM UNLESS OTHERWISE NOTED ON SCHEDULE.
4. MAINTAIN 1 1/2" CLEAR MINIMUM BETWEEN PARALLEL BARS.
5. ALL REINFORCING STEEL AND EMBEDMENTS TO BE HELD SECURELY IN PLACE PRIOR TO PLACING CONCRETE.
6. PROVIDE SUFFICIENT SUPPORTS TO ALLOW WALKING ON REINFORCEMENT.
7. NO BRICK OR POROUS MATERIAL SHALL BE USED TO SUPPORT REINFORCING.
8. WELDING OF REINFORCING IS PROHIBITED UNLESS APPROVED BY STRUCTURAL ENGINEER.
9. REINFORCEMENT SHALL BE PLACED IN RELATIVE POSITION SHOWN ON THE DRAWINGS.
10. NO SPLICES IN REINFORCING WILL BE PERMITTED UNLESS SHOWN IN THE STRUCTURAL DRAWINGS OR APPROVED BY A STRUCTURAL ENGINEER.
11. PROVIDE FOUNDATION DOWELS TO MATCH SIZE & SPACING OF WALL OR COLUMN REINFORCEMENT.
12. EXTEND DOWELS LAP SPLICE LENGTH INTO WALL OR COLUMN AND TERMINATE WITH STANDARD HOOK 3" ABOVE BOTTOM OF FOOTING. UNLESS OTHERWISE NOTED.
13. REINFORCING STEEL SHALL HAVE THE FOLLOWING CONCRETE COVER, BUT NOT LESS THAN (1) BAR DIAMETER UNLESS OTHERWISE NOTED:
 - 13.1. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
 - 13.2. CONCRETE FORMED AND EXPOSED TO EARTH OR WEATHER:
 - 13.2.1. #6 THROUGH #11 BARS: 2"
 - 13.2.2. #5 AND SMALLER: 1 1/2"
 - 13.3. CONCRETE NOT EXPOSED TO WEATHER OR NOT IN CONTACT WITH THE GROUND:
 - 13.4. SLABS AND WALLS: 1"
 - 13.5. BEAMS AND COLUMNS PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS: 1 1/2"

CONCRETE REINFORCING STEEL - GENERAL NOTES

1. ALL CONCRETE SHALL BE MIXED AND PLACED IN ACCORDANCE WITH ACI 318.
2. USE MIXES WITH A MAXIMUM AGGREGATE SIZE APPROPRIATE FOR FORM AND REBAR CLEARANCES TO BE ENCOUNTERED IN ACCORDANCE WITH A.C.I. RECOMMENDATIONS.
3. THE PROPOSED MATERIALS AND MIX DESIGN SHALL BE FULLY DOCUMENTED AND REVIEWED BY THE OWNERS TESTING LABORATORY.
4. RESPONSIBILITY FOR OBTAINING THE REQUIRED DESIGN STRENGTH IS THE CONTRACTOR'S.
5. CONCRETE SHALL HAVE THE FOLLOWING 28 DAY STRENGTHS: MINIMUM FC:2500 PSI
6. SCHEDULING OF WORK MAY REQUIRE DESIGN STRENGTH IN SHORTER PERIODS OF TIME (LESS THAN 28 DAYS)
7. PORTLAND CEMENT SHALL CONFORM TO A.S.T.M. C-150 TYPE I UNLESS NOTED OTHERWISE.
8. AGGREGATE FOR HARD ROCK CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND TESTS OF A.S.T.M. C-33 AND PROJECT SPECIFICATIONS. EXCEPTIONS MAY BE USED ONLY WITH PERMISSION OF THE STRUCTURAL ENGINEER.
9. THE USE OF THE FOLLOWING MATERIALS IS PERMISSIBLE IN ACCORDANCE WITH ACI 318 AND ASTM STANDARDS:
 - 9.1. FLY ASH AND POZZOLAN, IN CONFORMANCE WITH ASTM C618.
 - 9.2. SILICA FUME IN CONFORMANCE WITH ASTM C1240.
 - 9.3. SLAG IN ACCORDANCE WITH ASTM C989
10. ALL CONCRETE TO BE REINFORCED UNLESS SPECIFICALLY NOTED "NOT REINFORCED".
11. MAXIMUM SLUMP SHALL BE FOUR INCHES, UNLESS OTHERWISE NOTED.
12. CONDUIT OR PIPE SIZE (O.D.) SHALL NOT EXCEED 30% OF SLAB THICKNESS, AND SHALL BE PLACED FOUR DIAMETERS MINIMUM APART, UNLESS SPECIFICALLY DETAILED OTHERWISE.
13. PRIOR TO PLACING CONCRETE, THE CONTRACTOR SHALL ENSURE THAT ALL EMBEDMENTS, INCLUDING ANCHOR BOLTS, ARE PROPERLY LOCATED AND SECURELY TIED IN PLACE.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF CONCRETE FROM FREEZING BEFORE CURED WHEN POURED IN COLD WEATHER.

CONCRETE GENERAL NOTES

1. THESE GENERAL NOTES APPLY UNLESS SPECIFICALLY NOTED OTHERWISE.
2. ALL DETAILS ARE TYPICAL FOR CONDITIONS NOT SPECIFICALLY SHOWN; PROVIDE DETAILS SIMILAR TO THOSE SHOWN.
3. VERIFY ALL EXISTING FEATURES AND CONDITIONS (DIMENSIONS, ELEVATIONS, ETC.) UPON WHICH THESE DRAWINGS RELY. OMISSIONS OR DISCREPANCIES BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR STRUCTURAL ENGINEER BEFORE PROCEEDING WITH THE WORK.
4. REFER TO ARCHITECTURAL PLANS FOR FINISH FLOOR ELEVATIONS, FLOOR DEPRESSIONS, OPENINGS, SLOPES, DRAINS, CURBS, PADS, EMBEDDED ITEMS, NON-BEARING PARTITIONS, STAIR HANGERS, ETC.
5. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR SLEEVES, OPENINGS, AND HANGERS FOR PIPES, DUCTS AND EQUIPMENT; COORDINATE ALL THESE WITH STRUCTURAL WORK.
6. DURING THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING, WORKMAN AND OTHER PERSONS AND PROPERTY.
7. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.

GENERAL STRUCTURAL NOTES

1. FRAMING LUMBER GRADES - WPPA GRADING RULES CURRENT EDITION - STRESS VALUES SHOWN ARE BASE MEMBER VALUES.
 - 1.1. 2X4 STUDS (NON BEARING PARTITIONS) CONST. GRADE, D.FIR/LARCH, S.DRY, FB=1000
 - 1.2. STRUCTURAL LIGHT FRAMING NO. 2, D.FIR/LARCH, S.DRY, FB=875
 - 1.3. STRUCTURAL JOISTS & PLANKS (INCLUDES 2X6 & 2X8 WALL STUDS/JOISTS) NO. 2, D.FIR/LARCH, S.DRY, FB=875
 - 1.4. 4X & 3X MEMBERS NO. 1, D.FIR/LARCH, S.GRN, FB=1000
 - 1.5. POSTS & TIMBERS NO. 1, D.FIR/LARCH, S.GRN, FB=1200
2. GLUE LAMINATED MEMBERS: BEAMS - SPECIES = D. FIR-LARCH
- 2.1. FB = 2400 PSI - COMB 24F-V4, TYPICAL UNLESS NOTED OTHERWISE.
- 2.2. FB = 2400 PSI - COMB 24F-V8, AT CANTILEVERS & MULTI-SPAN BEAMS
- 2.3. COLUMNS FC = 2100 PSI, FB = 2200 PSI, COMB 4
- 2.4. USE WATERPROOF ADHESIVE MANUFACTURE PER ANSI A190.1-CURRENT EDITION.
3. WOOD I-JOISTS
 - 3.1. SIZES SHOWN ARE AS MANUFACTURED BY TRUS JOIST / WEYERHAEUSER.
 - 3.1.2. MATERIALS, FABRICATION, HANDLING AND INSTALLATION AS PER NATIONAL EVALUATION SERVICE INC. REPORT NO. ESR-1153 AND TRUS JOIST WRITTEN RECOMMENDATIONS.
 - 3.1.3. MANUFACTURED IN ACCORDANCE WITH NATIONAL EVALUATION SERVICE INC. REPORT NO. ESR-1387
 - 3.0.4. MODULUS OF ELASTICITY: E = 1,900 KSI
 - 3.0.5. BENDING STRENGTH ... FB = 2600 PSI
 - 3.0.6. SPECIES: DOUG FIR/LOGGEPOLE PINE
 4. LAMINATED STRAND LUMBER (LSL)
 - 4.0.1. MANUFACTURED IN ACCORDANCE WITH NATIONAL EVALUATION SERVICE INC. REPORT NO. ESR-1387
 - 4.0.2. MODULUS OF ELASTICITY: E = 1,500 KSI
 - 4.0.3. BENDING STRENGTH ... FB = 2250 PSI
 - 4.0.4. SPECIES: ASPEN
 5. PARALLEL STRAND LUMBER (PSL)
 - 5.0.1. MANUFACTURED IN ACCORDANCE WITH NATIONAL EVALUATION SERVICE INC. REPORT NO. ESR-1387
 - 5.0.2. MODULUS OF ELASTICITY: E = 2,000 KSI
 - 5.0.3. BENDING STRENGTH: FB = 2900 PSI
 - 5.0.4. SPECIES: DOUG FIR/LOGGEPOLE PINE
 6. SILL PLATES:
 - 6.1. PRESSURE TREATED, HEM FIR #2, W/ AWP/ TREATMENT A2CA OR ACQ THE SILL PLATES ARE TO BEAR FULLY ON THE TOPS OF THE FOUNDATION WALLS.
- 7.1. LOCATE AN ANCHOR BOLT AT 6" MINIMUM TO 12" MAXIMUM FROM ENDS OF EACH PIECE.
- 7.2. EACH LENGTH OF PLATE TO HAVE A MINIMUM OF TWO ANCHOR BOLTS.
- 7.3. INSTALL EXTRA ANCHOR BOLTS AS REQUIRED, WHERE PLATE IS CUT OR NOTCHED.
- 7.4. SILL PLATES SHALL NOT BE DAPPED AT BOLT HEADS.

FRAMING LUMBER - GENERAL NOTES

1. THE CONTRACTOR IS CAUTIONED ABOUT DRILLING AND NOTCHING OF STUDS, PLATES, JOIST AND OTHER FRAMING MEMBERS.
2. CONTRACTOR IS CAUTIONED NOT TO DRILL OR NOTCH MEMBERS WHICH HAVE SPECIFIC DETAILS FOR SPLICING BUTT JOINTS, SUCH AS TOP PLATES, LEDGERS, ETC.
3. CONTRACTOR SHALL CONSULT WITH ENGINEER BEFORE NOTCHING OR DRILLING ANY BEAMS, PURLINS, JOISTS, COLUMNS OR OTHER FRAMING MEMBERS.
4. DRILLING AND NOTCHING OF WOOD STUDS:
 - 4.1. NOTCHING OF STUDS SHALL BE WITHIN 2'-6" FROM THE ENDS OF THE STUDS, BUT NO CLOSER THAN 1'-0" OF THE ENDS.
 - 4.2. MAXIMUM DEPTH OF NOTCH SHOULD BE ONE INCH (1").
 - 4.3. NO NOTCHING IN THE MIDDLE PORTION OF THE STUD LENGTH.
 - 4.4. DRILLING IS PERMITTED ANYWHERE ALONG THE LENGTH OF THE STUD.
 - 4.5. MAXIMUM HOLE DIAMETER 1/4 TIMES THE STUD SIZE AND THE EDGE OF THE HOLE SHALL BE AT LEAST ONE AND ONE-HALF INCHES (1 1/2") FROM THE FACE OF THE STUD.
 - 4.6. DRILLED HOLES SHALL BE SPACED AT LEAST SIX INCHES (6") APART AND AT LEAST SIX INCHES (6") FROM ANY KNOT.

NOTCHING OF FRAMING MEMBERS - GENERAL NOTES

1. SIDES OF FOUNDATIONS SHOWN STRAIGHT ARE FORMED. FOUNDATIONS POURED AGAINST THE EARTH AT CONTRACTOR'S OPTION REQUIRE THE FOLLOWING PRECAUTIONS:
 - 1.1. SIDES OF EXCAVATION MUST BE VERTICAL (OVER POURING AND MUSHROOMING NOT ALLOWED).
 - 1.2. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP OF SLOUGHING BEFORE, DURING AND AFTER POUR.
4. CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATION FOR SURFACE WATER, GROUND WATER OR SEEPAGE IF REQUIRED.
5. BACK FILL OVER EXCAVATED FOOTINGS WITH COMPACTED STRUCTURAL FILL.
6. STEP CONTINUOUS FOOTINGS AT VARYING ELEVATIONS PER TYPICAL DETAIL.
7. SLOPING FOOTINGS IS PROHIBITED.
8. ALL FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED SOIL. BOTTOM OF FOOTINGS SHOWN ON THE DRAWINGS ARE MINIMUM AND SHALL BE LOWERED AS REQUIRED TO REMOVE SOFT AND LOOSE MATERIAL.
9. AFTER CONCRETE IS PLACED, IN NO CASE SHALL THE SUPERIMPOSED CONSTRUCTION LOADS BE GREATER THAN SPECIFIED DESIGN LIVE LOADS, UNLESS THE WORK IS SHORED.
10. NO LOADS SHALL BE PLACED ON CONCRETE SLABS WITHIN 7 DAYS AFTER CONCRETE IS PLACED.
11. THE TOPS OF ALL FOUNDATION WALLS SHALL BE SMOOTH AND LEVEL.
12. THE TOPS OF FOUNDATION WALLS SHALL BE CONSIDERED LEVEL WHEN THE MAXIMUM DEVIATION FROM GRADE IS ±1/8 INCH AND THE DEPRESSION BETWEEN HIGH SPOTS IS NOT GREATER THAN 1/8 INCH ALONG A 10 FOOT STRAIGHT EDGE.

FOUNDATION GENERAL NOTES

1. ALL LUMBER IN AN EXTERIOR OR WEATHER EXPOSED SETTING SHALL BE PRESSURE TREATED OR OF A DECAY RESISTANT SPECIES
2. FRAMING CONNECTORS AT EXTERIOR DECKS & EXPOSED EXTERIOR CONDITION:
 - 2.1. ALL SIMPSON "STRONG-TIE" FRAMING CONNECTORS SHALL BE GALVANIZED AND HANGERS SHALL HAVE Z-MAX COATING.
3. ALL NAILS EXPOSED TO WEATHER OR P.T. FRAMING SHALL BE HOT-DIP GALVANIZED, COMMON WIRE NAILS.
4. ALL BOLTS, NUTS, WASHERS AND THREADED RODS OR OTHER STEEL FASTENERS IN CONTACT WITH P.T. LUMBER OR EXPOSED TO WEATHER TO BE HOT DIP GALVANIZED

EXTERIOR OR WEATHER/CONCRETE EXPOSED FRAMING

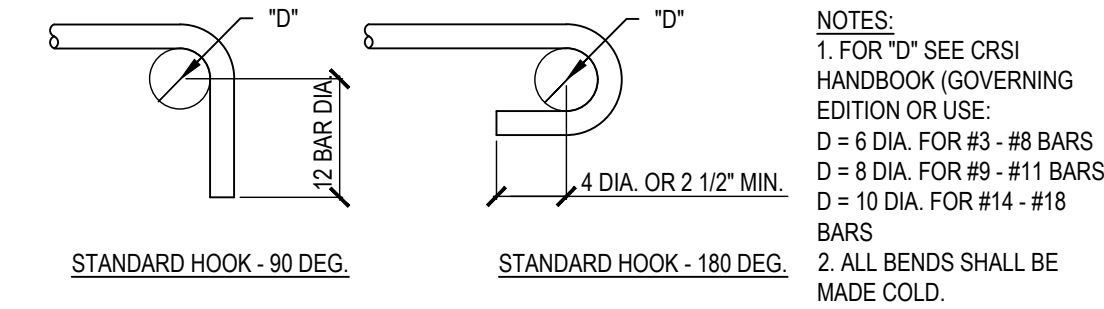
1. DETAILS ARE SHOWN WITH SIMPSON "STRONG-TIE" CONNECTORS.
2. NAILING SHALL BE PER ICBO RESEARCH RECOMMENDATIONS TO ACHIEVE FULL ICC-ES APPROVED LOADS.
3. THE MAXIMUM GAP BETWEEN END OF JOIST AND SUPPORTING BEAM SHALL BE 1/4".
4. UNLESS NOTED OTHERWISE, USE:
 - 4.1.1. "U" SERIES HANGERS WHERE 2X JOISTS FRAME INTO THE SIDES OF MEMBERS
 - 4.1.2. "HU" SERIES HANGERS WHERE 3X OR 4X MEMBERS FRAME INTO THE SIDES OF MEMBERS
 - 4.1.3. "HU" SERIES HANGERS WHERE 3 1/8" & 5 1/8" GLUE LAMINATED MEMBERS FRAME INTO THE SIDES OF OTHER BEAMS.
5. AT PRESSURE TREATED OR EXTERIOR EXPOSED CONDITIONS, USE SIMPSON "Z-MAX" HANGERS (OR STAINLESS STEEL) AND HOT-DIP GALVANIZED FASTENERS, TYP.

JOIST HANGERS AND FRAMING CONNECTORS - GENERAL NOTES

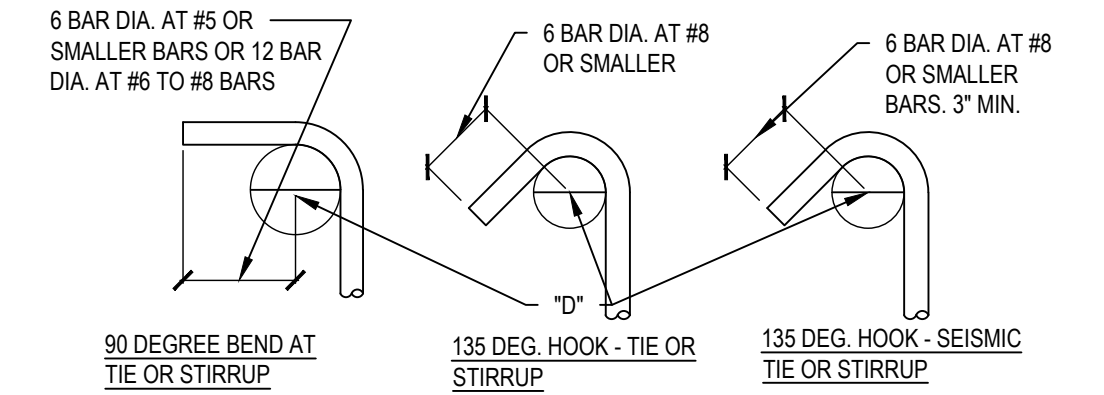
UNLESS NOTED OTHERWISE ON PLANS, PROVIDE THE FOLLOWING MINIMUM NAILING:

1. ENDS OF WALL BLOCKING TO STUDS-TOE OR END NAIL (2) 16D
2. NAILING JOIST TO SUPPORT - TOE NAIL (3) 8D
3. BRIDGING TO JOIST - TOE NAIL EACH END (2) 8D
4. BLOCKING TO JOIST - TOE NAIL EACH END (3) 8D
5. BLOCKING TO PLATE OR BEAM - TOE NAIL (3) 12D
6. 2" DECKING TO SUPPORT - BLIND & FACE NAIL (2) 16D
7. STUD TO PLATE - TOE NAIL (4) 8D
8. OR - END NAIL 2X6 & 2X4 STUDS (3) 16D
9. AND - END NAIL 2X8 STUDS (4) 16D
10. MULTIPLE STUDS OR LAMINATED COLUMNS - FACE NAIL 16D @12"O.C.
11. TOP PLATES - FACE NAIL 16D @12"O.C.
12. TOP PLATES - JOINTS & INTERSECTIONS - FACE NAIL (4) 16D EACH END
13. LAMINATED HEADER - FACE NAIL ALONG EACH EDGE 16D @12"O.C.
14. SISTERED JOISTS - FACE NAIL ALONG EACH EDGE 16D @12"O.C.
15. JOISTS, LAPS OVER SUPPORTS - FACE NAIL (6) 16D
16. BUILT-UP CORNER STUDS 16D @12"O.C.
17. NAILING SCHEDULE AND THE STRUCTURAL DETAILS ARE BASED ON THE USAGE OF "COMMON" WIRE NAILS.

TYPICAL NAILING SCHEDULE



PRINCIPAL REINFORCING

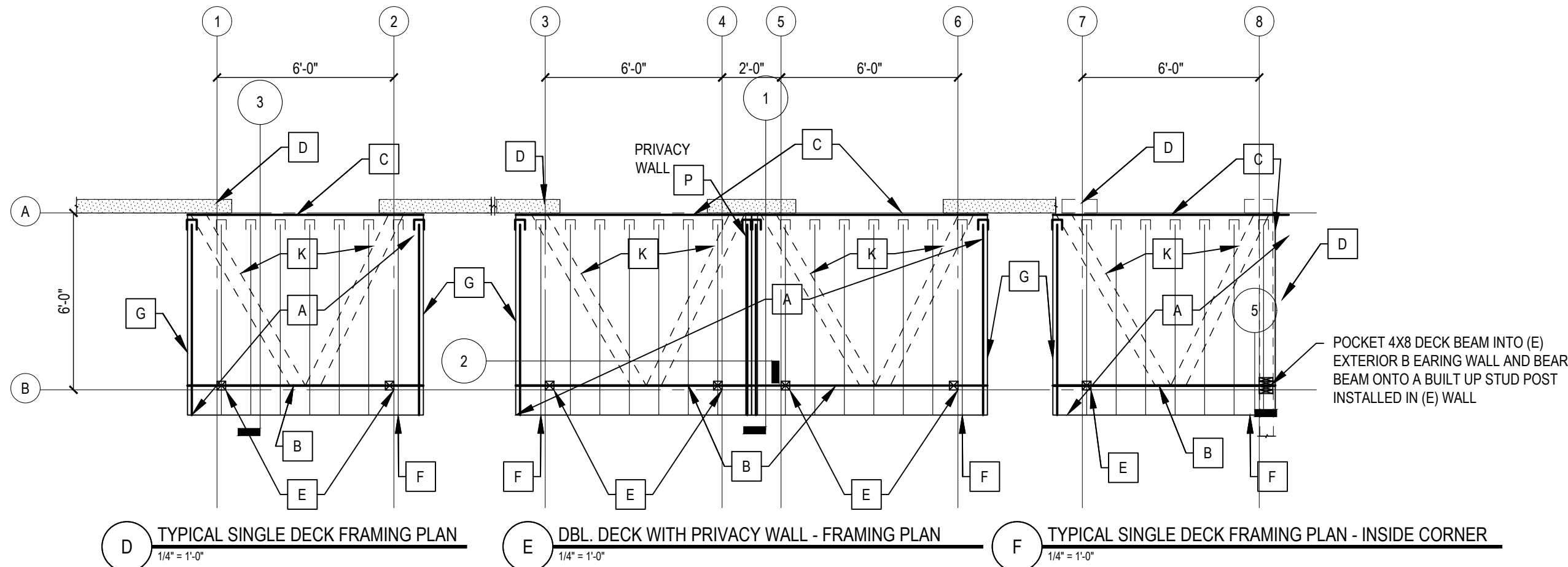


TIES AND STIRRUPS

TYPICAL REBAR HOOKS AND BENDS

REBAR CLEAR COVER SCHEDULE		
CONDITION	#5 BARS OR SMALLER	#6 BARS OR LARGER
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"	3"
FORMED CONCRETE, EXPOSED TO EARTH OR WEATHER	1 1/2"	2"
CONCRETE SLABS OR WALLS NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND	1"	1"
CONCRETE BEAMS, COLUMNS (PRIMARY REINFORCEMENT, TIES AND SPIRALS) NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND	1 1/2"	1 1/2"

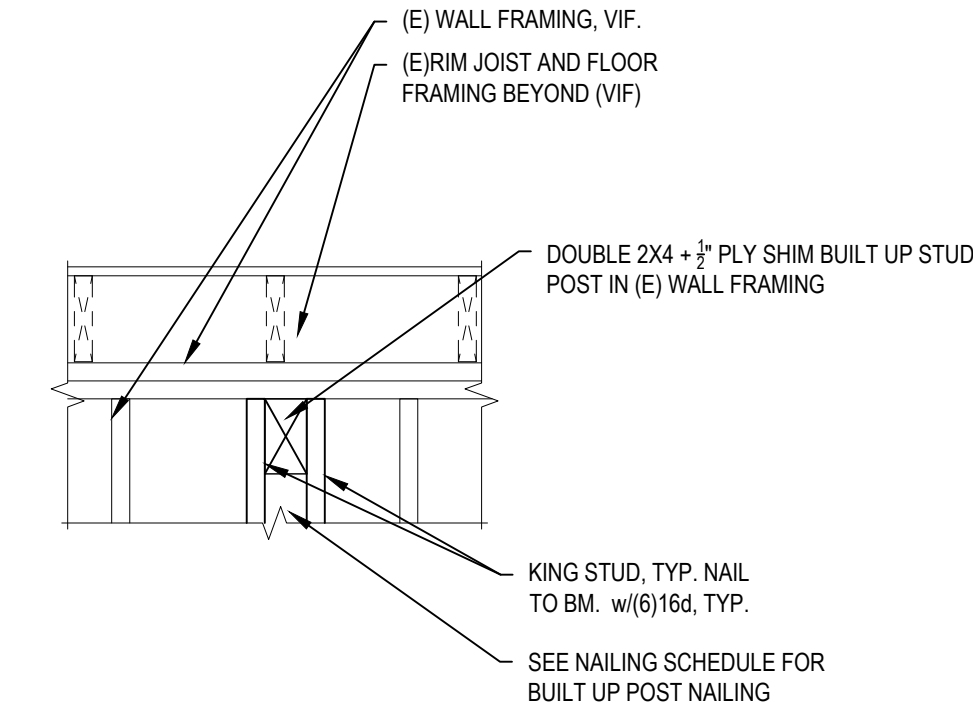
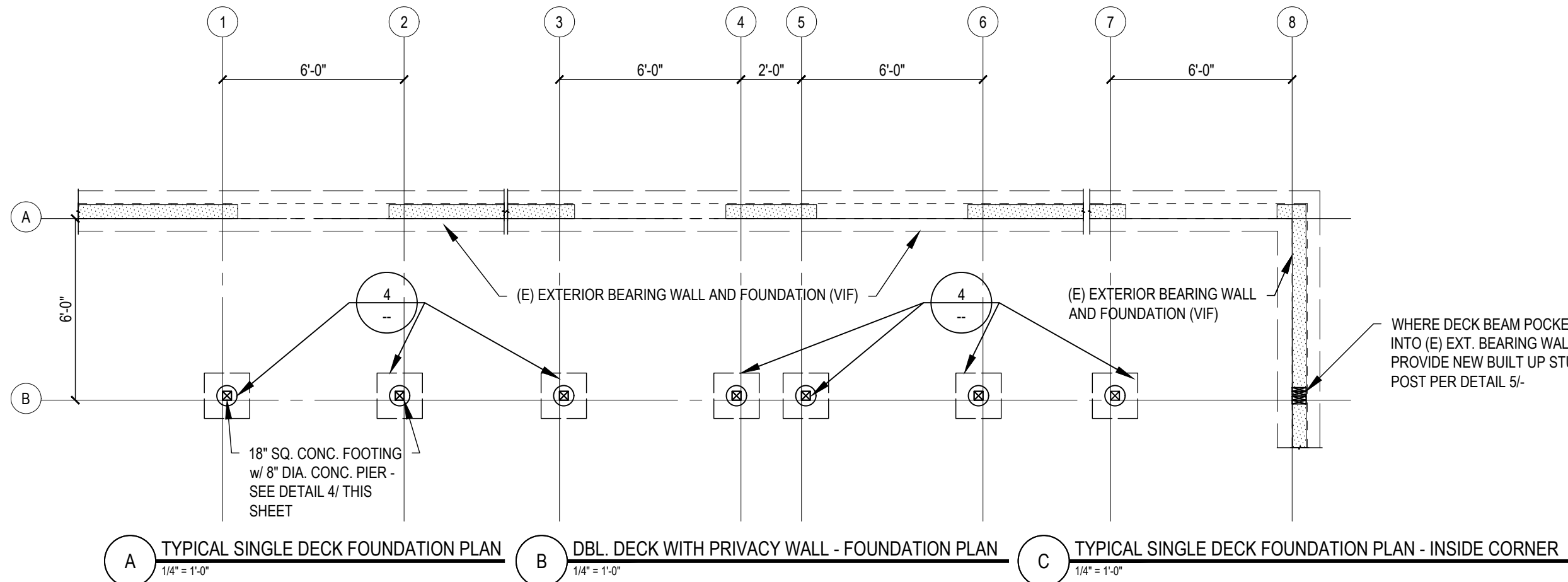
TYPICAL REBAR CLEAR COVER SCHEDULE



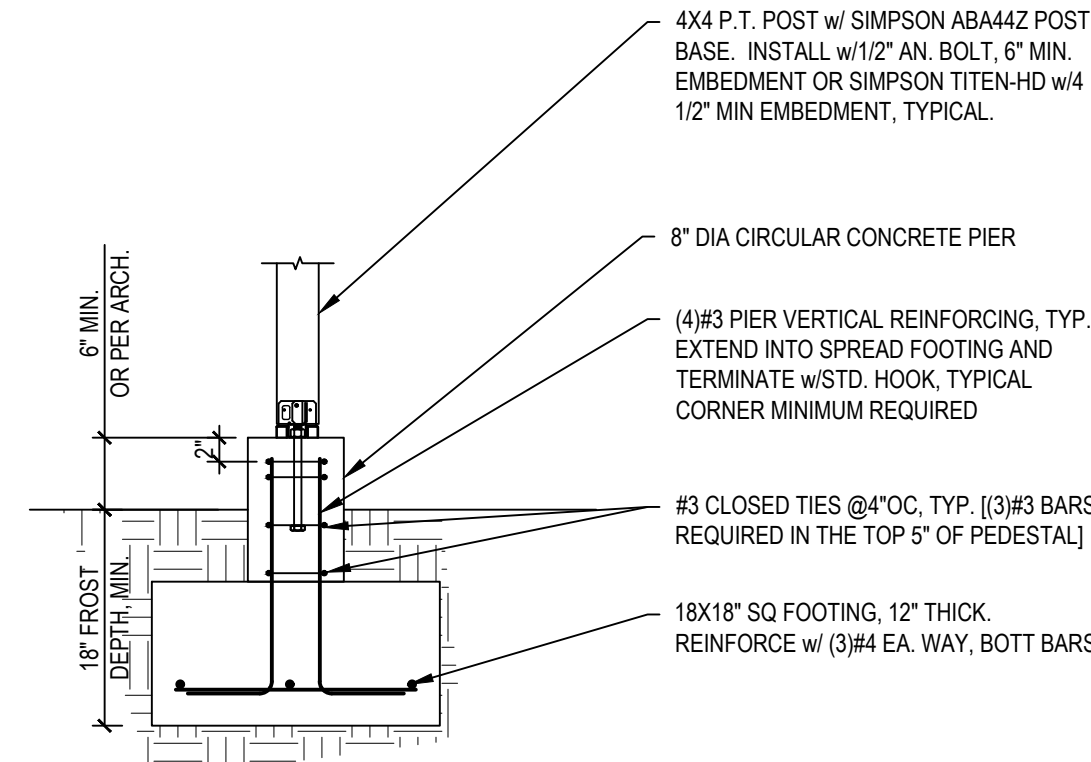
DECK PLAN AND DETAIL KEYNOTES:

- A. 2X6 P.T. HF#2 DECK FRAMING, SPACED @12"OC MAX. FASTEN JOISTS TO DROPPED 4X8 BEAM w/ SIMPSON H3@24"OC. HANG FROM DECK LEDGER w/ SIMPSON LUS26Z. AT DECK EDGES, USE LUC 26 HANGER, TYP.
- B. 4X8 P.T. HF#2 DROPPED DECK BEAM.
- C. 2X8 P.T. HF#2 DECK LEDGER. FASTEN TO EXISTING RIM JOIST w/ SIMPSON SDWS22400DB SCREWS, (2) ROWS, 16"OC EA. ROW.
- D. (E) EXTERIOR WALL AND FLOOR FRAMING, TYP. - VIF
- E. 4X4 P.T. HF#2 POST WITH SIMPSON BC4Z POST CAP, TYP.
- F. 2X12 P.T. HF#2 EDGE JOIST - FASTEN TO ENDS OF 2X6 JOISTS w/ (2)#10X3" DECK SCREWS, TYP. EA. JOIST.
- G. 2X12 P.T. HF#2 SIDE JOIST - SCREW LAMINATE WITH LAST 2X6 JOIST USING #10X3" DECK SCREWS, 12"OC, STAGGERED ROW.
- H. FORTRESS PREMANUFACTURED GUARDRAIL SYSTEM - BY OTHERS - FASTEN THROUGH EDGE JOIST AND ADDITIONAL LAYER OF BLOCKING w/ 3/8" DIA. H.D.G. THRU BOLTS AS DIRECTED IN FORTRESS' INSTRUCTIONS. GUARDRAIL MIN. HEIGHT = 36" ABOVE DECK SURFACE.
- I. 2X6 P.T. HF#2 BLOCKING, CONT. AT DECK EDGE AS REQ'D BY FORTRESS GUARDRAIL INSTALLATION INSTRUCTIONS.

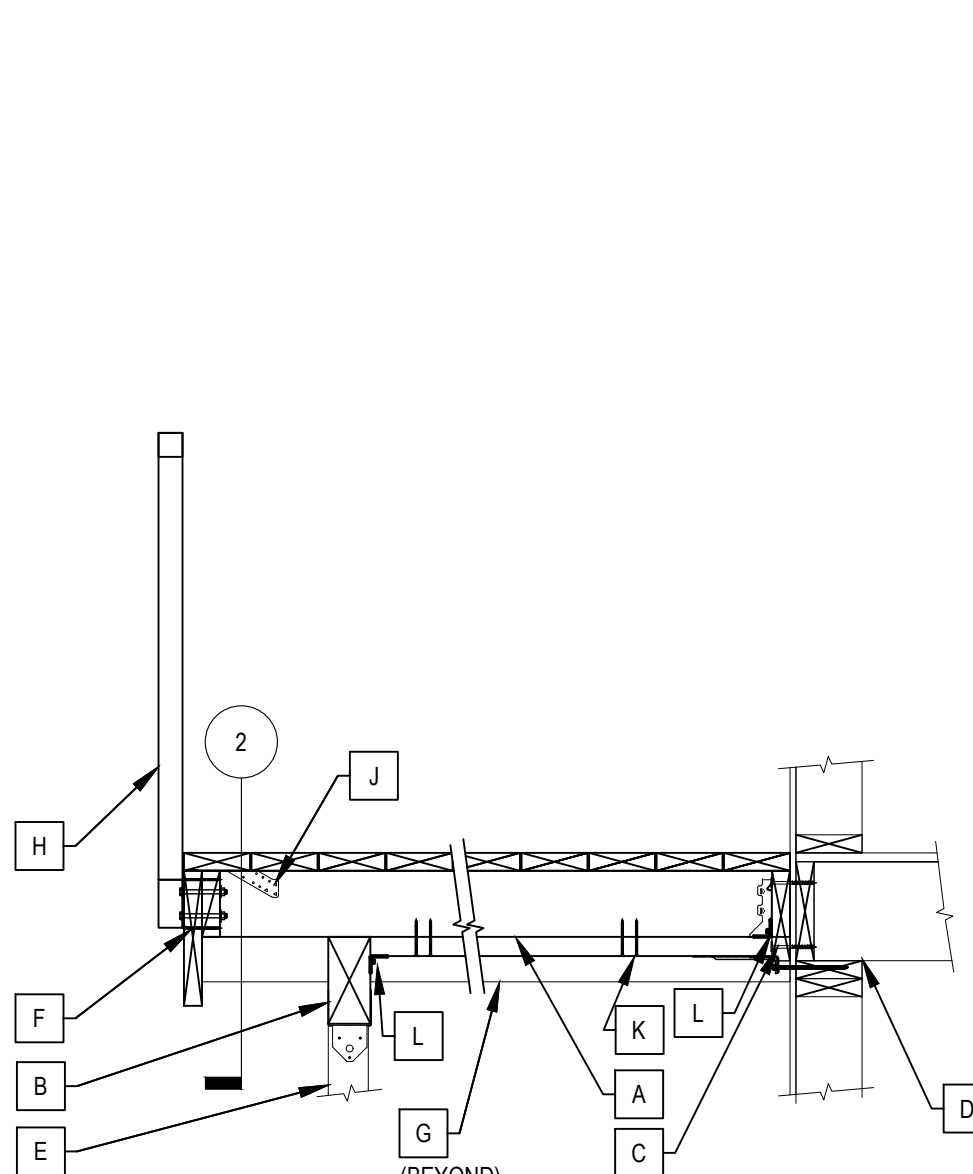
- J. SIMPSON TSP STRAPS - INSTALL (2) TSP STRAPS AT EACH GUARDRAIL BALUSTER BRACKET TO EACH OF THE TWO NEAREST JOISTS TO EACH FORTRESS RAIL BRACKET, TYP.
- K. 2X6 P.T. HF#2 FLAT DECK BRACING, FASTEN TO UNDERSIDES OF DECK JOISTS w/ STAGGERED ROW OF #10X3" DECK SCREWS, ONE PER JOIST.
- L. FASTEN EA. END OF DECK BRACING TO LEDGER / BEAM w/ SIMPSON A35Z, TYP. FASTEN END OF DECK BRACING TO BUILDING w/ SIMPSON DTT12, TYP. EA. BRACE
- M. 4X4 P.T. HF#2 POST AT PRIVACY WALL. FASTEN POST TO BACK SIDE OF 4X8 DECK BEAM & BLOCKING (KEYNOTE O) w/ (2) 3/8" DIA. HDG THRU BOLTS AS SHOWN.
- N. SIMPSON DTT22 TIE, PRIVACY WALL POST TO 4X8 BEAM, w/ 3/8" DIA. HDG THRU BOLT
- O. (2) BAYS OF 2X6 PT HF#2 BLOCKING, FASTEN EA. BLOCK TO T.O. 4X8 BM. w/ (2) SIMPSON A34. FASTEN SECOND BLOCK TO 4X4 PRIVACY WALL POST w/ 3/8" DIA. HDG TH'D ROD THRU BOLT AS SHOWN.
- P. FRAME PRIVACY WALL w/ 2X4@16"OC STUDS. FASTEN A CONT. DBL. TOP PLATE TO THE 4X4 CANT. POST w/ SIMPSON LSS0.
- Q. FASTEN PRIVACY WALL TO (E) BLOCKING (VIF) w/ SIMPSON SDS 1/4X3.5" SCREWS, TYP.



FRAMING DETAIL - BEAM TO (E) WALL
3/4" = 1'-0"



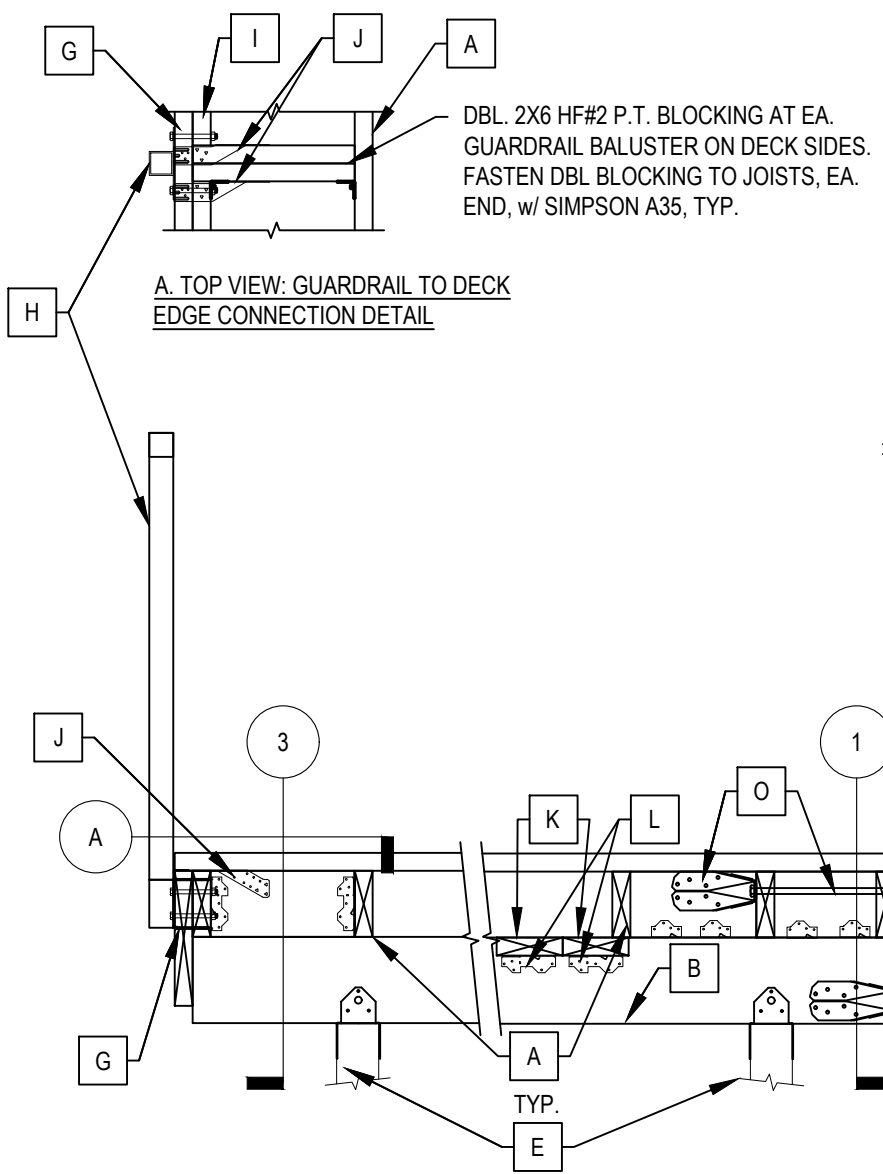
CONC. PIER FOOTING AT DECKS
3/4" = 1'-0"



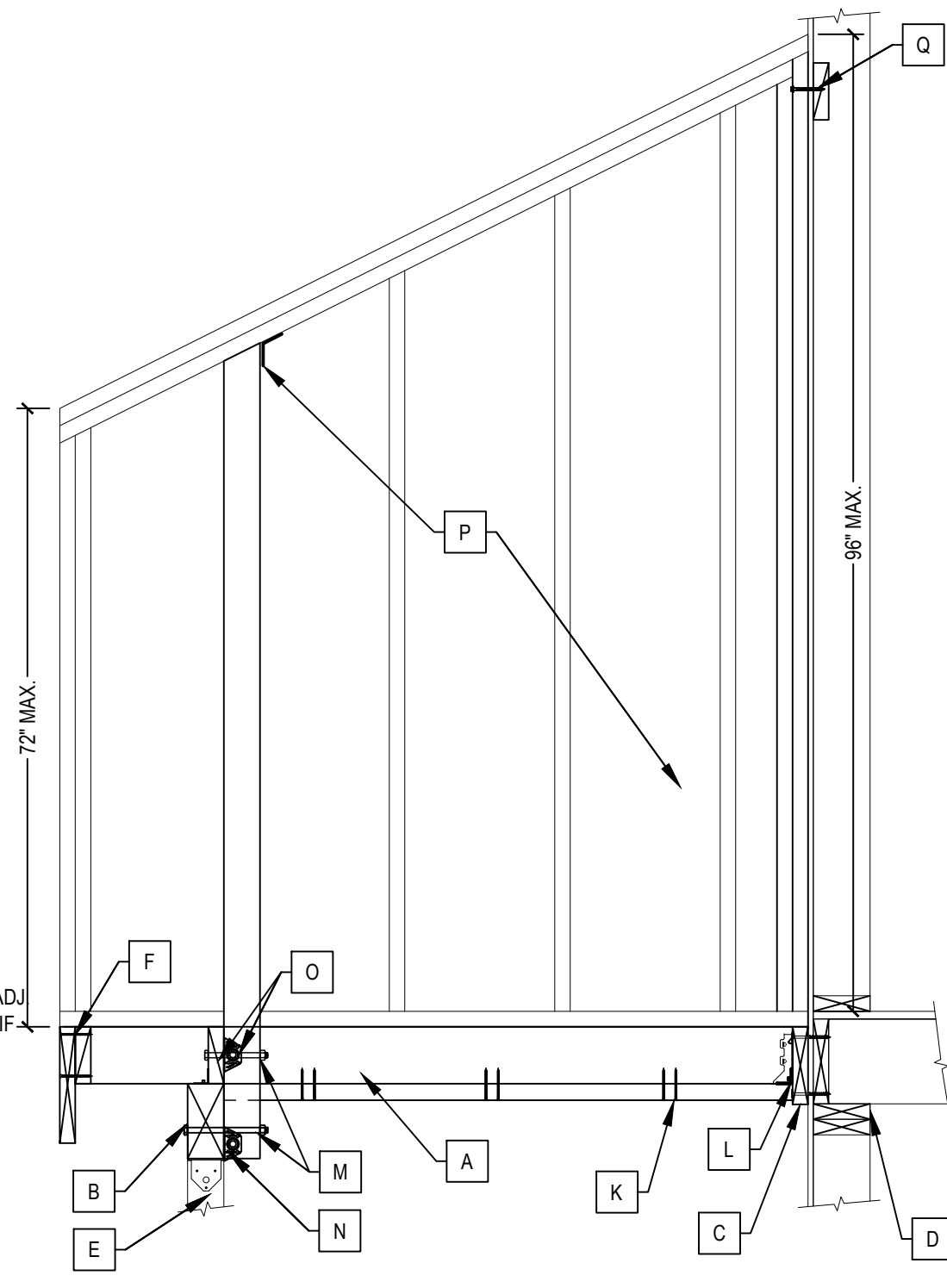
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- D. (E) EXTERIOR WALL AND FLOOR FRAMING, TYP. - VIF
- E. 4X4 P.T. HF#2 POST WITH SIMPSON BC4Z POST CAP, TYP.
- F. 2X12 P.T. HF#2 EDGE JOIST - FASTEN TO ENDS OF 2X6 JOISTS w/ (2)#10X3" DECK SCREWS, TYP. EA. JOIST.
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- I. 2X6 P.T. HF#2 BLOCKING, CONT. AT DECK EDGE AS REQ'D BY FORTRESS GUARDRAIL INSTALLATION INSTRUCTIONS.
- J. SIMPSON TSP STRAPS - INSTALL (2) TSP STRAPS AT EACH GUARDRAIL BALUSTER BRACKET TO EACH OF THE TWO NEAREST JOISTS TO

DECK FRAMING SECTION
3/4" = 1'-0"



DECK FRAMING SECTION
3/4" = 1'-0"



SECTION THRU DECK AT PRIVACY WALL
3/4" = 1'-0"

GENERAL NOTES & DRAWING LEGEND:

- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, MEMBER SIZES IN FIELD WHERE APPLICABLE AND NOTIFY ENGINEER OF ANY DISCREPANCY.
- SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND ELEVATIONS.
- SEE S0.00 SERIES SHEET(S) FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS.

CONCRETE FOUNDATIONS AND WALLS:

- F## INDICATES CONCRETE FOOTING - SEE PLAN, FOUNDATION SCHEDULE AND FOUNDATION AND CONCRETE DETAILS ON S1.00 SERIES SHEET(S)
- SW## INDICATES WOOD FRAMED STRUCTURAL SHEAR WALL - SEE SHEAR WALL SCHEDULE ON S1.10 AND WALL FRAMING SCHEDULE ON S1.20
- HDU## INDICATES SHEAR WALL HOLDDOWN - FOUNDATION HOLDDOWN AT FOUNDATION - SEE TYP. HOLDOWN SCHEDULE AND DETAILS ON S1.10
- MSTC## INDICATES STRAP HOLDOWN AT UPPER FLOOR(S), SEE FLOOR TO FLOOR STRAP HOLDOWN SCHEDULE AND DETAILS ON S1.10

WOOD FRAMED SHEAR WALLS:

- AT ALL SHEAR WALL TYPES EXCEPT SW6 AND SW4, USE DOUBLE 2X MIN. FRAMING AT ALL FRAMING RECEIVING EDGE NAILING INCLUDING PLATES, END POSTS, AND BLOCKING. STAGGER EDGE NAILING TO PREVENT SPLITTING, TYP.
- WHERE SHEAR WALL INDICATED ON PLAN CONTAINS A WINDOW OPENING, PROVIDE HORIZONTAL BLOCKING AND STRAPPING PER THE TYP. OPENING AT WOOD SHEAR WALL STRAPPING DETAIL.

WOOD FRAMED STRUCTURAL WALLS:

- INDICATES WOOD FRAMED STRUCTURAL BEARING WALL. SEE WALL FRAMING SCHEDULE ON SHEET S1.20
- INDICATES STRUCTURAL WALL BELOW
- INDICATES EXISTING WOOD FRAMED BEARING WALL - SEE NOTE 1

- SHEATH ALL EXTERIOR WALLS PER SHEAR WALL SW6 W/MIN. 7/16" APA RATED SHEATHING NAILED W/BD@6"OC AT ALL PANEL EDGES UNLESS NOTED OTHERWISE ON PLANS. NAIL PLYWOOD TO INTERMEDIATE SUPPORTS W/BD@12"OC. PROVIDE CONTINUOUS BLOCKING AT ALL PANEL EDGES, TYP..

FLOOR AND ROOF FRAMING:

- FJ## INDICATES FLOOR JOIST - SEE FRAMING SCHEDULE ON S1.20
- RJ## INDICATES ROOF JOIST/RAFTER - SEE FRAMING SCHEDULE ON S1.20
- DJ## INDICATES DECK JOIST - SEE FRAMING SCHEDULE ON S1.20
- H## INDICATES HEADER BEAM - SEE FRAMING SCHEDULE, TYPICAL HEADER DETAIL AND TYP. R.O. FRAMING DETAIL ON SHEET S1.20
- B## INDICATES - SEE FRAMING SCHEDULE ON S1.20 AND NOTE 7, BELOW.
- GLB## INDICATES GULUM BEAM - SEE FRAMING SCHEDULE AND NOTE 7, BELOW.
- GIRDER INDICATES GIRDER TRUSS BY OTHERS - SEE NOTE 7, BELOW.
- INDICATES BEAM / JOIST HANGER - SEE FRAMING SCHEDULE, S1.20
- C## INDICATES POST/COLUMN - SEE COLUMN SCHEDULE ON SHEET S1.20
- NOTE: COLUMNS ARE CALLED OUT AT THEIR LOWER LEVEL.
- UNLESS NOTED OTHERWISE, USE BUILT-UP 2X STUDS DIRECTLY BELOW BEAMS AND GIRDER TRUSSES CONT. TO FOUNDATION. MINIMUM WIDTH TO MATCH BEAM/GIRDER WIDTH. (2) 2X MIN. PROVIDE BUILT UP STUD POSTS AT WINDOW/DOOR OPENINGS. SEE TYPICAL ROUGH OPENING DETAIL AND SCHEDULE FOR FRAMING REQUIREMENTS.

GENERAL NOTES AND DRAWING LEGEND