



City of Woodburn
Community Development

Memorandum

270 Montgomery Street

Woodburn, Oregon 97071

Phone (503) 982-5246

Fax (503) 982-5244

Date: January 26, 2024
To: Melissa Gitt, Building Official
Cc: Brian Pascoe, Building Inspector / Plans Examiner III
Darren Hendren, Hendren Construction LLC
From: Colin Cortes, AICP, CNU-A, Senior Planner *CC*
Subject: **Building permits 971-22-001059-STR through 1062-STR Cleveland Crossing Apts. (f.k.a. Templeton Apts.): railings**

Introduction

Regarding the draft railing design proposed January 24 (excerpt attached), revise to conform with CU 2020-01 conditions of approval as described on p. 2.

The "[final decision](#)" document with the conditions of approval remains on the [City project webpage](#) or via the City Projects webpage at www.woodburn-or.gov/projects.

Additional Info Needed

A. Condition D10b:

"Railings/fencing & gate: The outermost edges of patio pavement that do not abut building walls shall have either metal or wood railings or cedar wood fencing, 2½ ft high min and 3½ ft high max. If fencing, then opacity shall be full, but if fencing is higher than the min, the area above the height min shall be no more than 90.0% opaque, such as by being fully opaque from grade but from the top having a lattice pattern. *The railings or fencing shall have a gated opening 2 ft and 4 inches wide min.*" [staff emphasis]

Revise sheets such that each patio would have a gated opening 2 ft and 4 inches wide minimum.

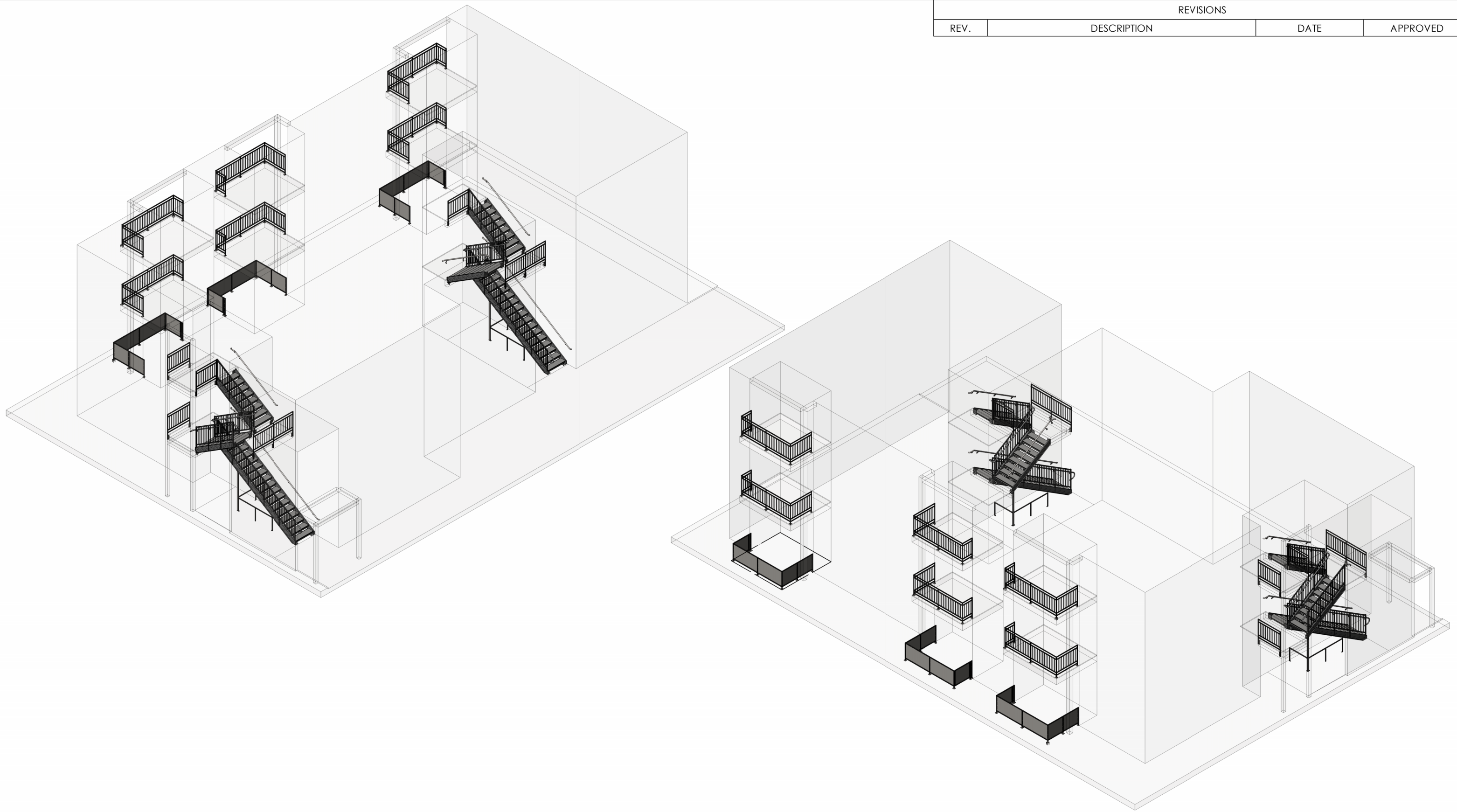
B. Condition CU2c:

"Railings: Balcony railings – and where installed, patio railings – with a bottom or near bottom horizontal member and a second horizontal member in addition to the top railing to allow residents to affix to, hang from, and thread through elements from them instead of the top of the railings. *The cap or top member of balcony and patio railings, as well as the cap or top member of patio wood cedar fencing, flat and 3 inches wide min.*" [staff emphasis]

Revise sheets such that the cap or top member of balcony and patio railings is flat and 3 inches wide minimum.

Attachment(s):

- Railings draft sheets proposed January 24, 2024 (excerpted; 16 pages)



REVISIONS			
REV.	DESCRIPTION	DATE	APPROVED

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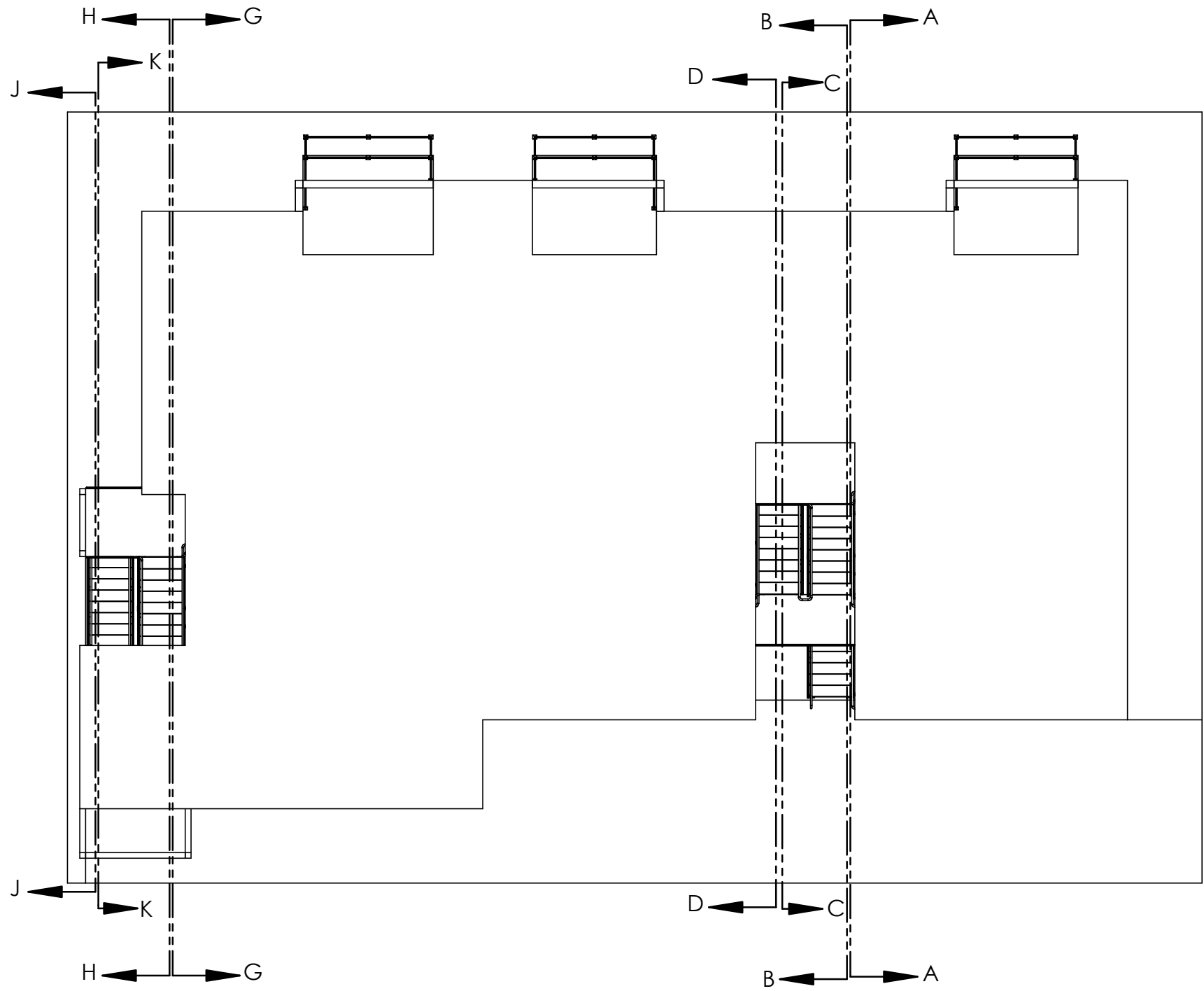
UNLESS OTHERWISE SPECIFIED
 INTERPRET DIMENSIONS AND TOLERANCES AS PER SAME Y14.5M-1994
 ALL DIMENSIONS SHOW APPLY AFTER PLATINGS AND COATINGS
 TOLERANCES APPLY AS SHOWN BELOW

FABCO
 PROJECT NO: _____ DRAWN BY: J.FLEURY
 PART NUMBER: GTL-HCA-ASSEM DRAWN DATE: 1/24/2024
 DESCRIPTION: HARDCASTLE APTS
 CLIENT: GT LANDSCAPING

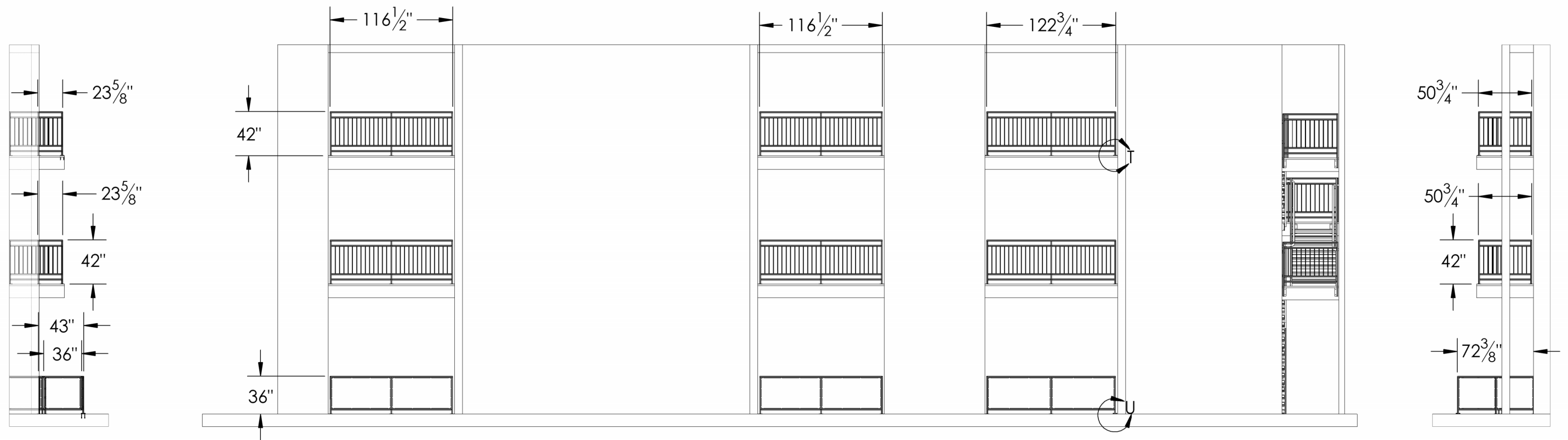
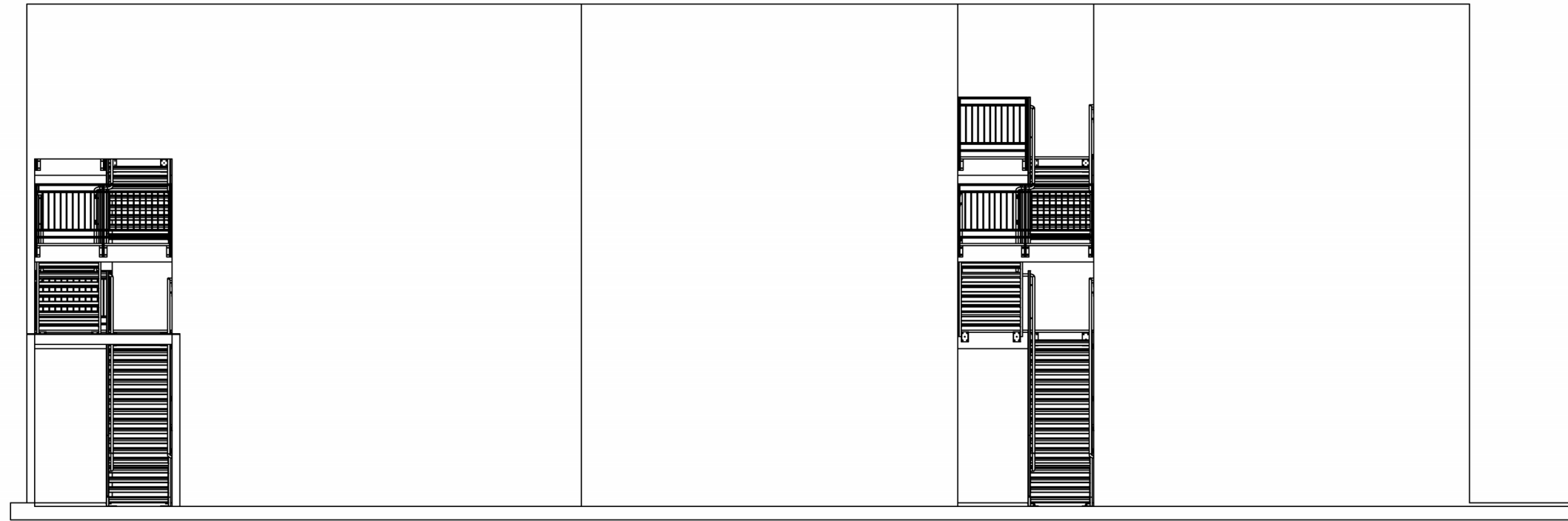
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FRACTION	± 1/16	± 2
.XXX	± .005	± .1
.XX	± .025	± .06
.X	± .050	± .1

SHEET SIZE: B SCALE: _____ SHEET 1 OF 8
 REV: 0

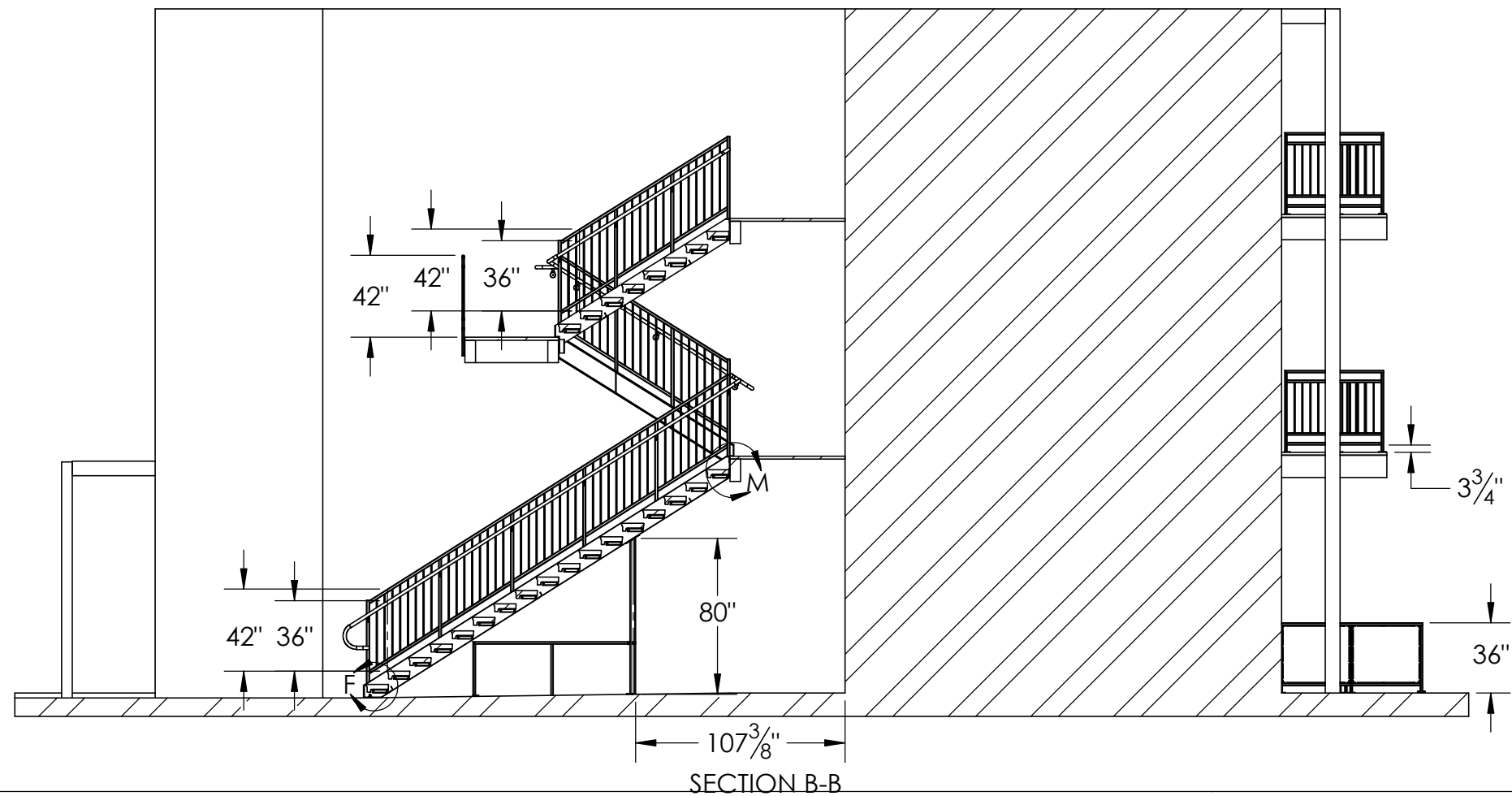
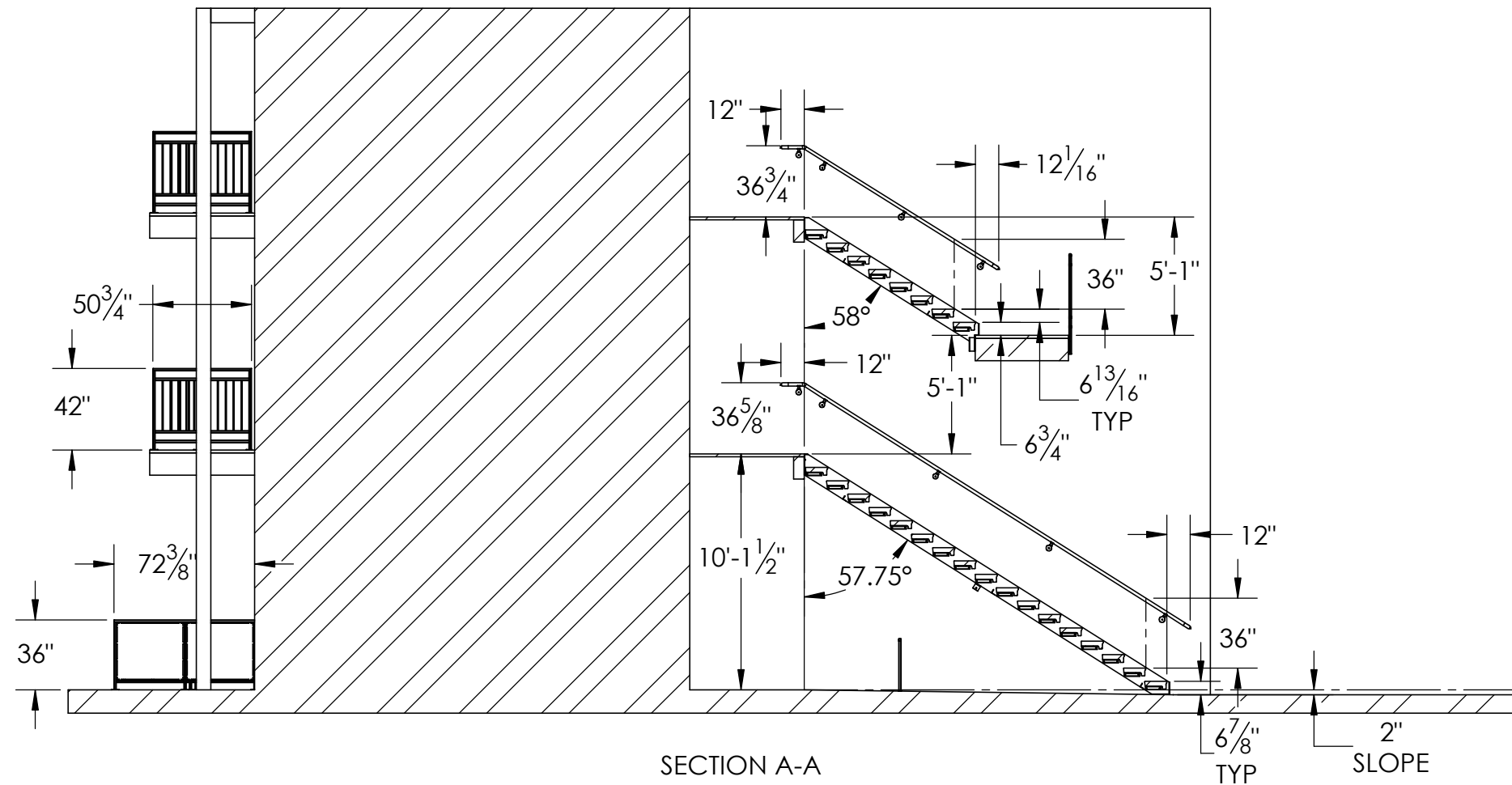




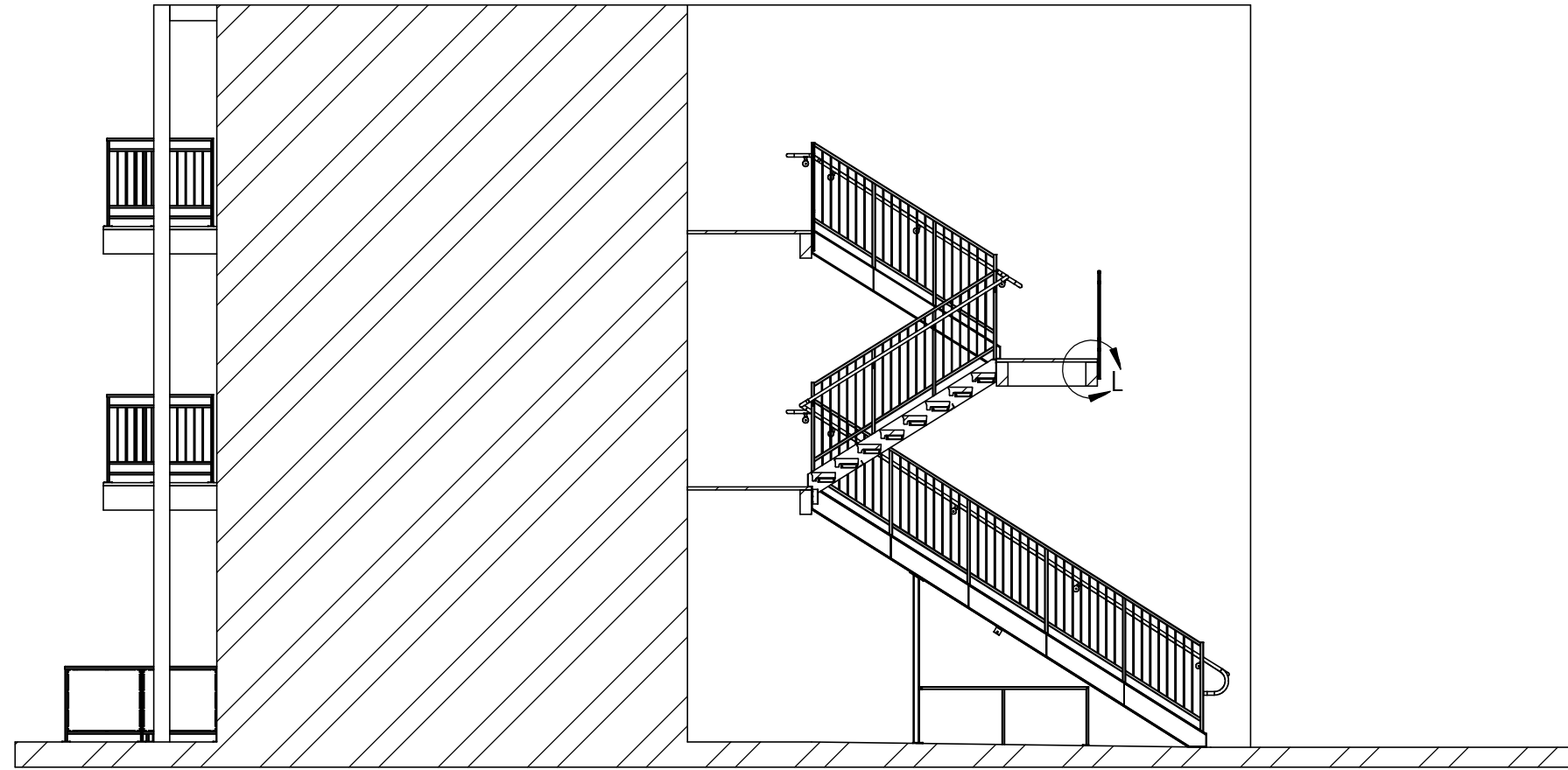
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PART NUMBER:	GT-100-0000	DATE DRAWN:	1/23/2024
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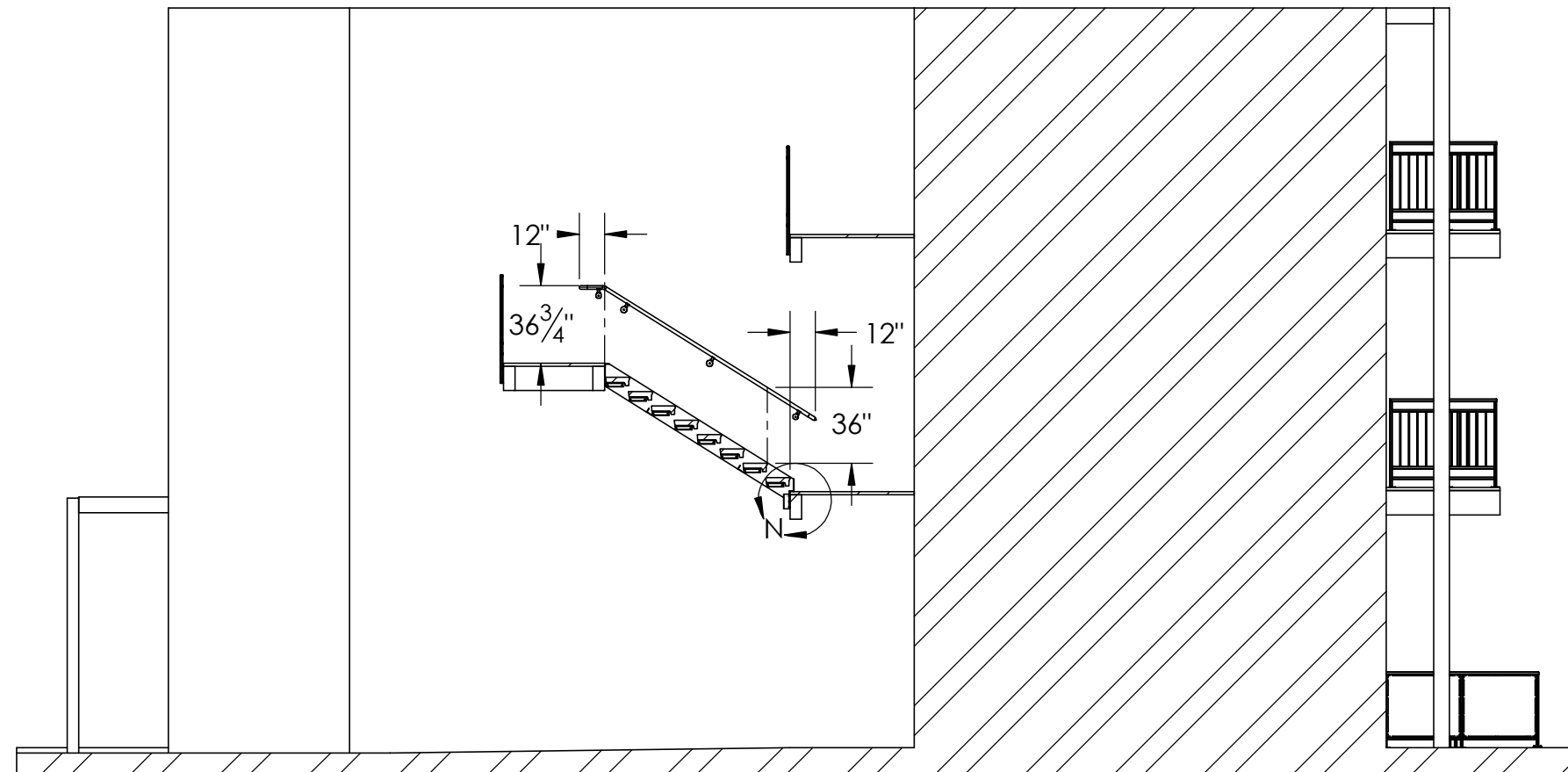
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PART NUMBER: GTL-HCA-ASSEM	DATE DRAWN: 1/23/2024
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SHEET SIZE: B	SCALE: SHEET 3 OF 8



PROJECT NO:	DRAWN BY: J.FLEURY
PART NUMBER: GTL-HCA-ASSEM	DATE DRAWN: 1/23/2024
DESCRIPTION: HARDCASTLE APTS	
CLIENT: GT LANDSCAPING	REV: 0
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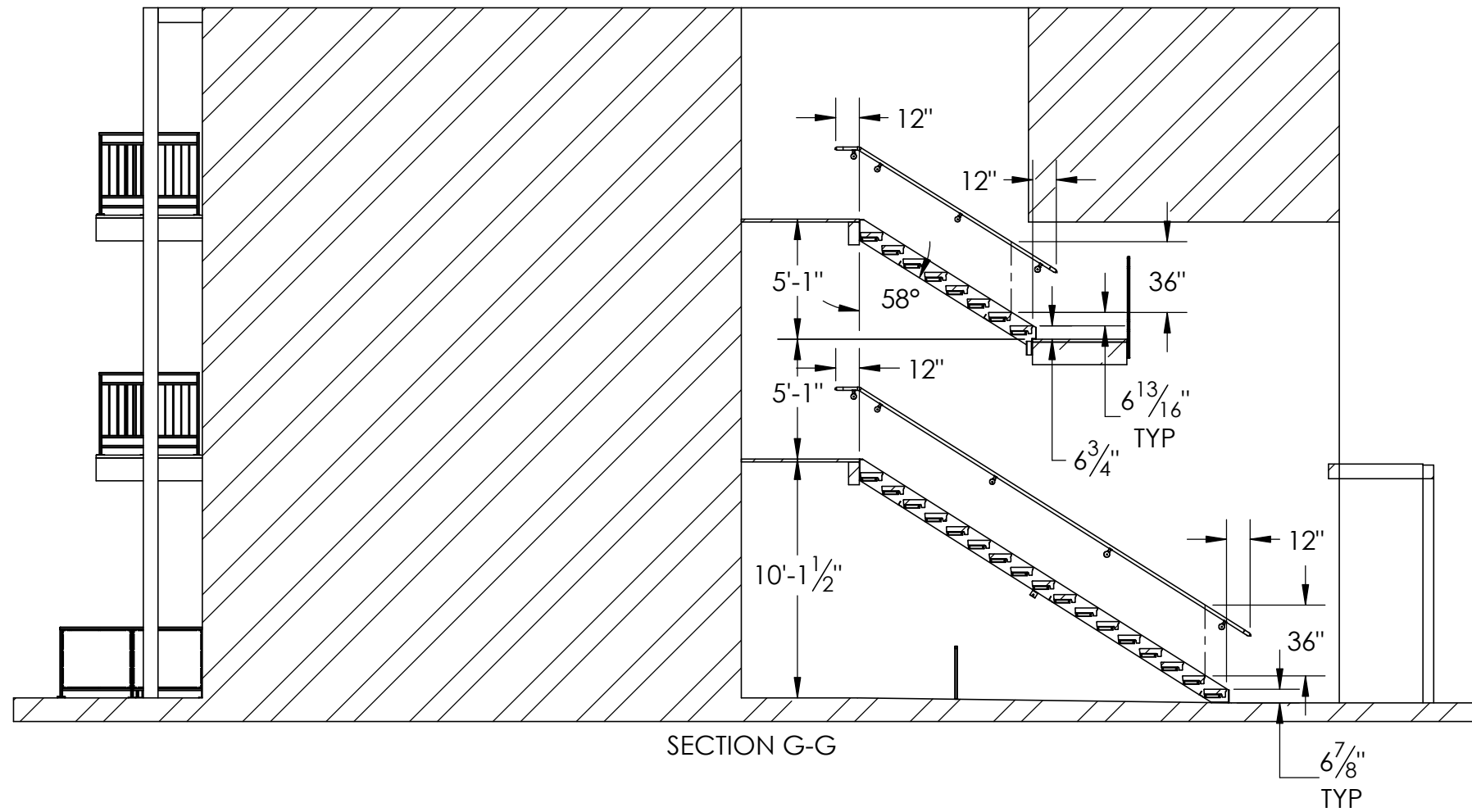


SECTION C-C

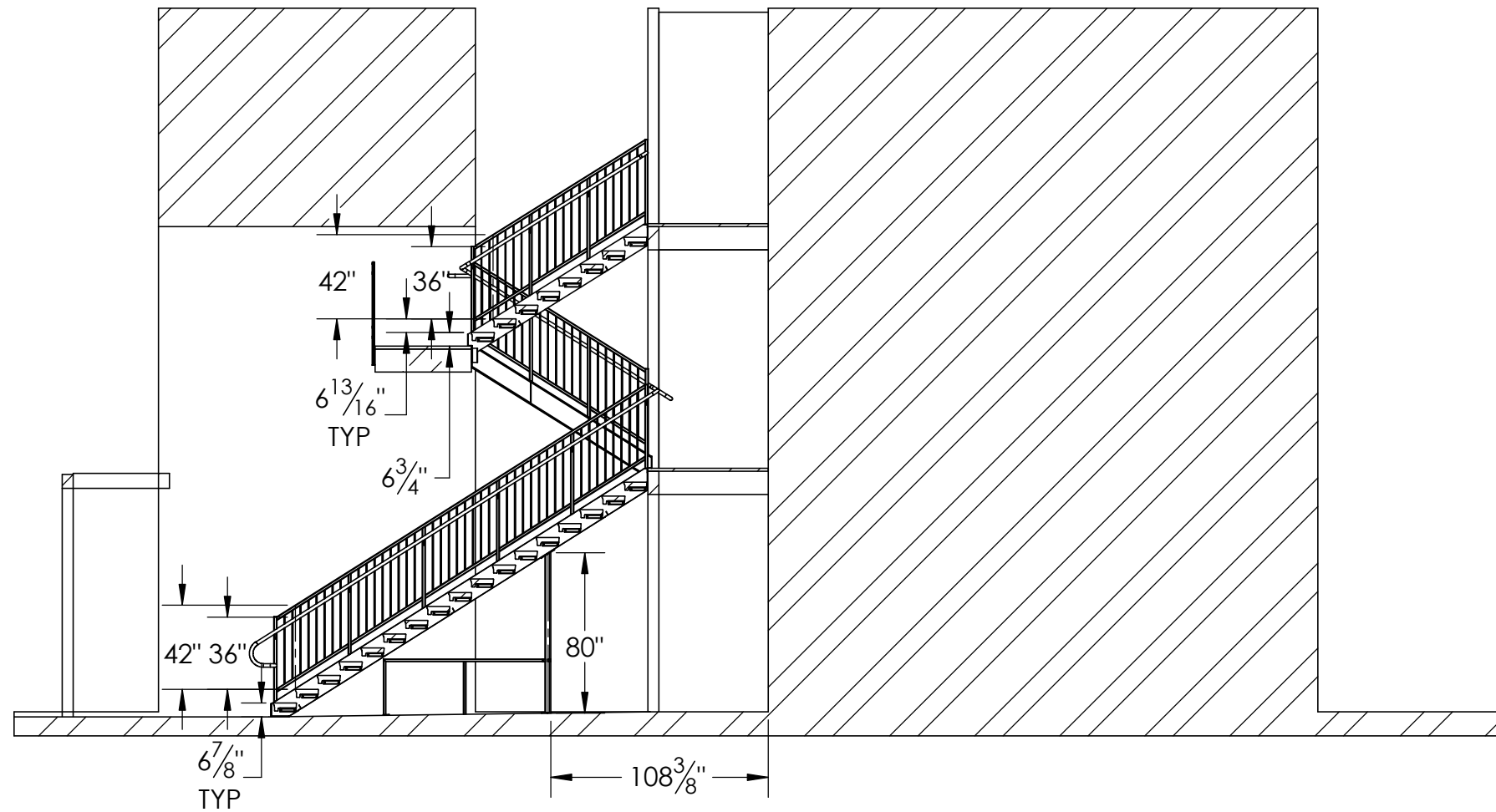


SECTION D-D

PROJECT NO:	DRAWN BY: J.FLEURY
PART NUMBER:GTL-HCA-ASSEM	DATE DRAWN: 1/23/2024
DESCRIPTION:HARDCASTLE APTS	
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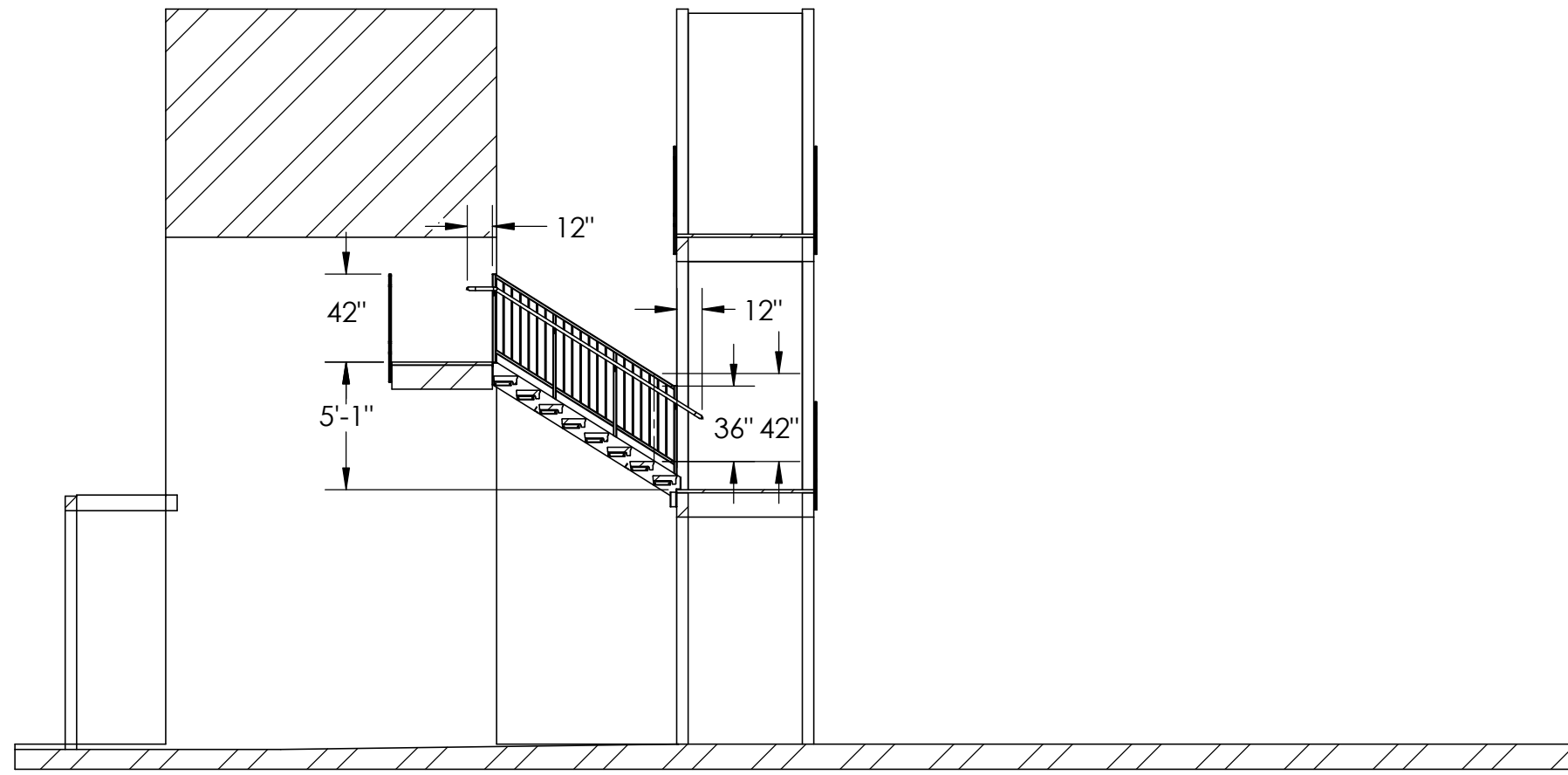


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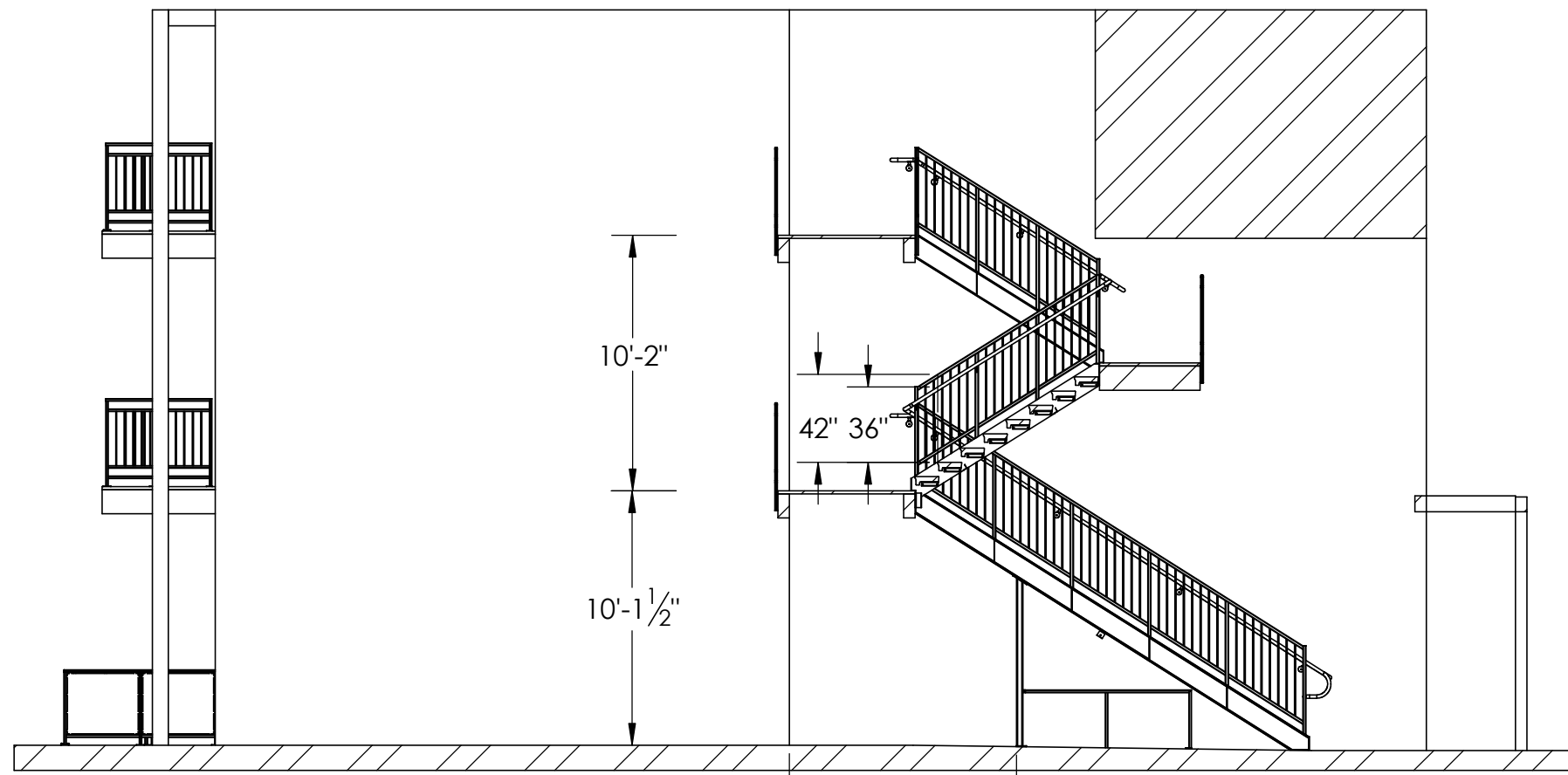


SECTION H-H

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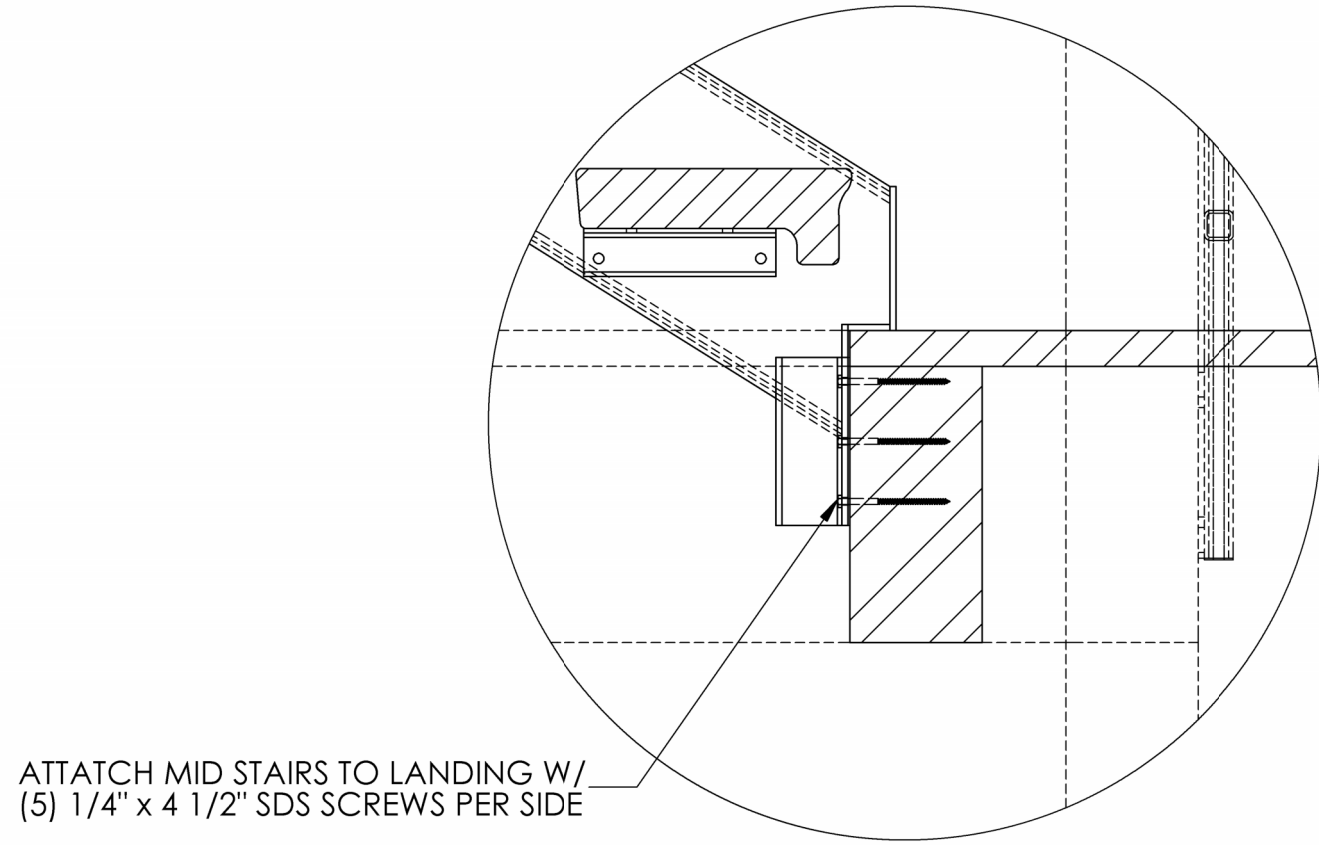


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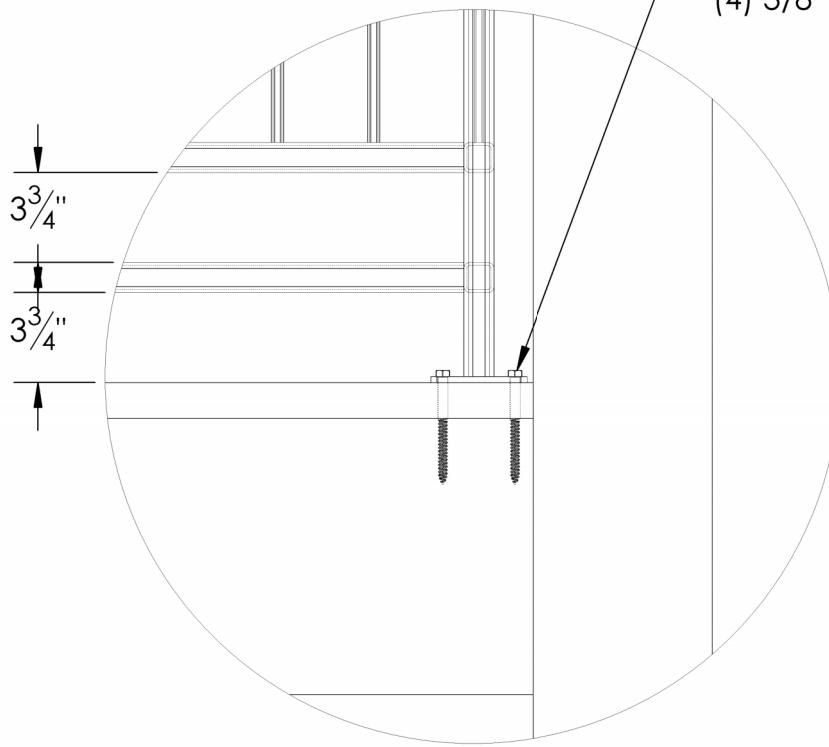


SECTION K-K

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PART NUMBER: GTL-HCA-ASSEM	DATE DRAWN: 1/23/2024
DESCRIPTION: HARDCASTLE APTS	
CLIENT: GT LANDSCAPING	REV: 0
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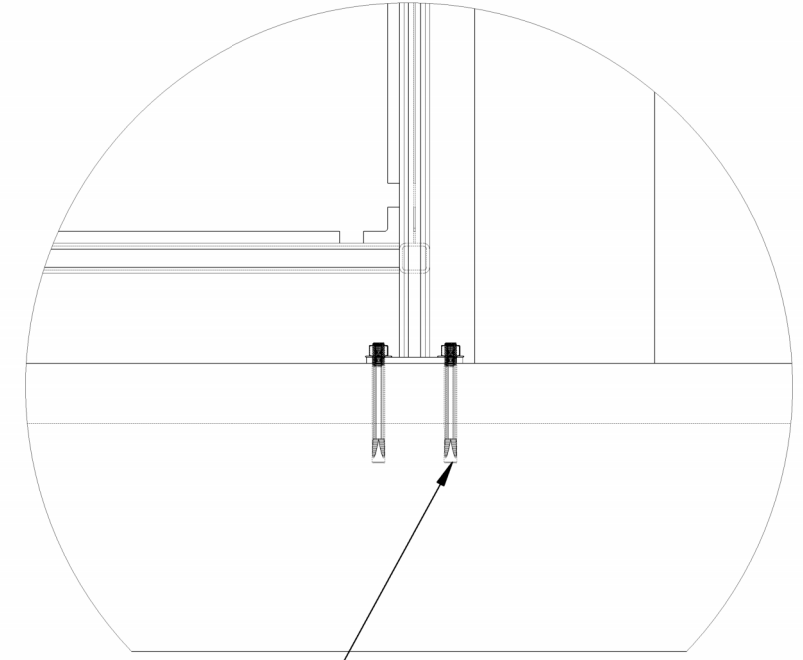


ATTATCH MID STAIRS TO LANDING W/
(5) 1/4" x 4 1/2" SDS SCREWS PER SIDE



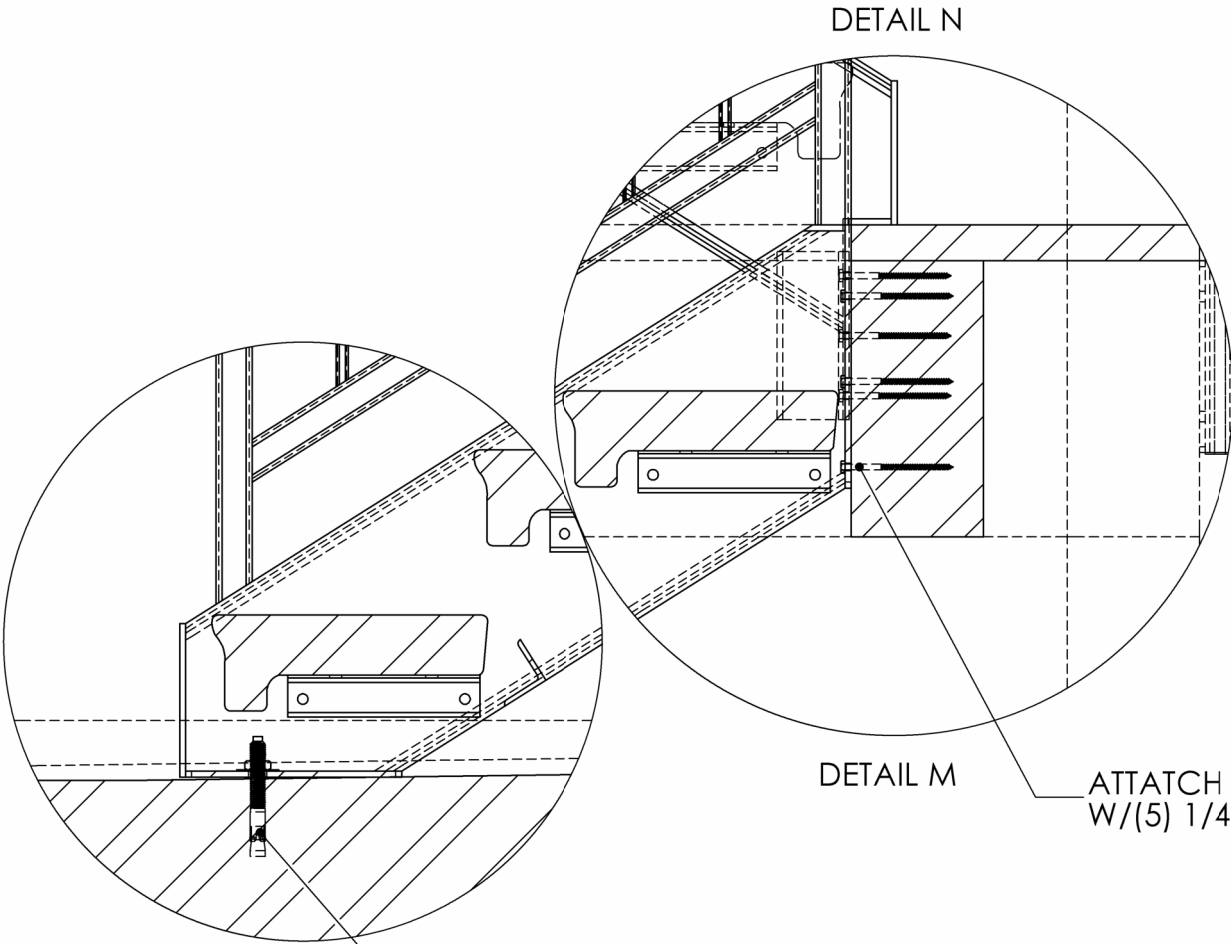
ATTACH DECK RAILING W/
(4) 3/8" DIA. x 4 1/2" LAG SCREW PER LEG

DETAIL T



PATIO RAILS ATTACH W/
(4) 1/2" DIA. x 5" CONCRETE ANCHOR

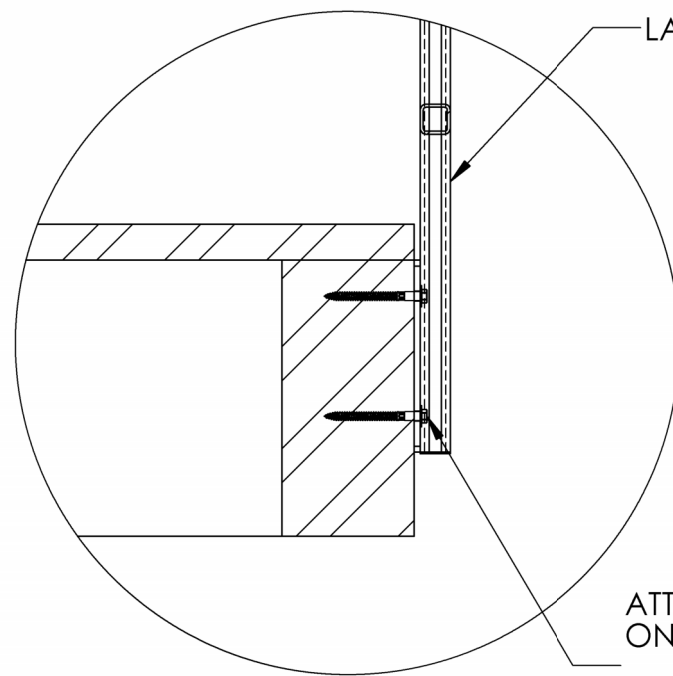
DETAIL U



DETAIL N

DETAIL M

ATTATCH BOTTOM STAIRS TO LANDING
W/(5) 1/4" x 4 1/2" SDS SCREWS PER SIDE

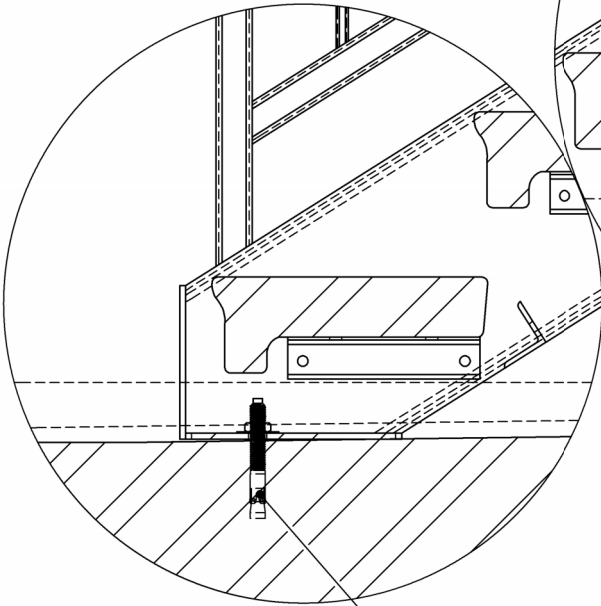


LANDING RAIL

DETAIL L

ATTATCH W/ (8) 3/8" x 4" SDWH SCREWS
ON 95 1/2" WIDE RAILING

USE (4) 3/8" x 4" SDWH SCREWS ON
48 3/4" WIDE RAILING



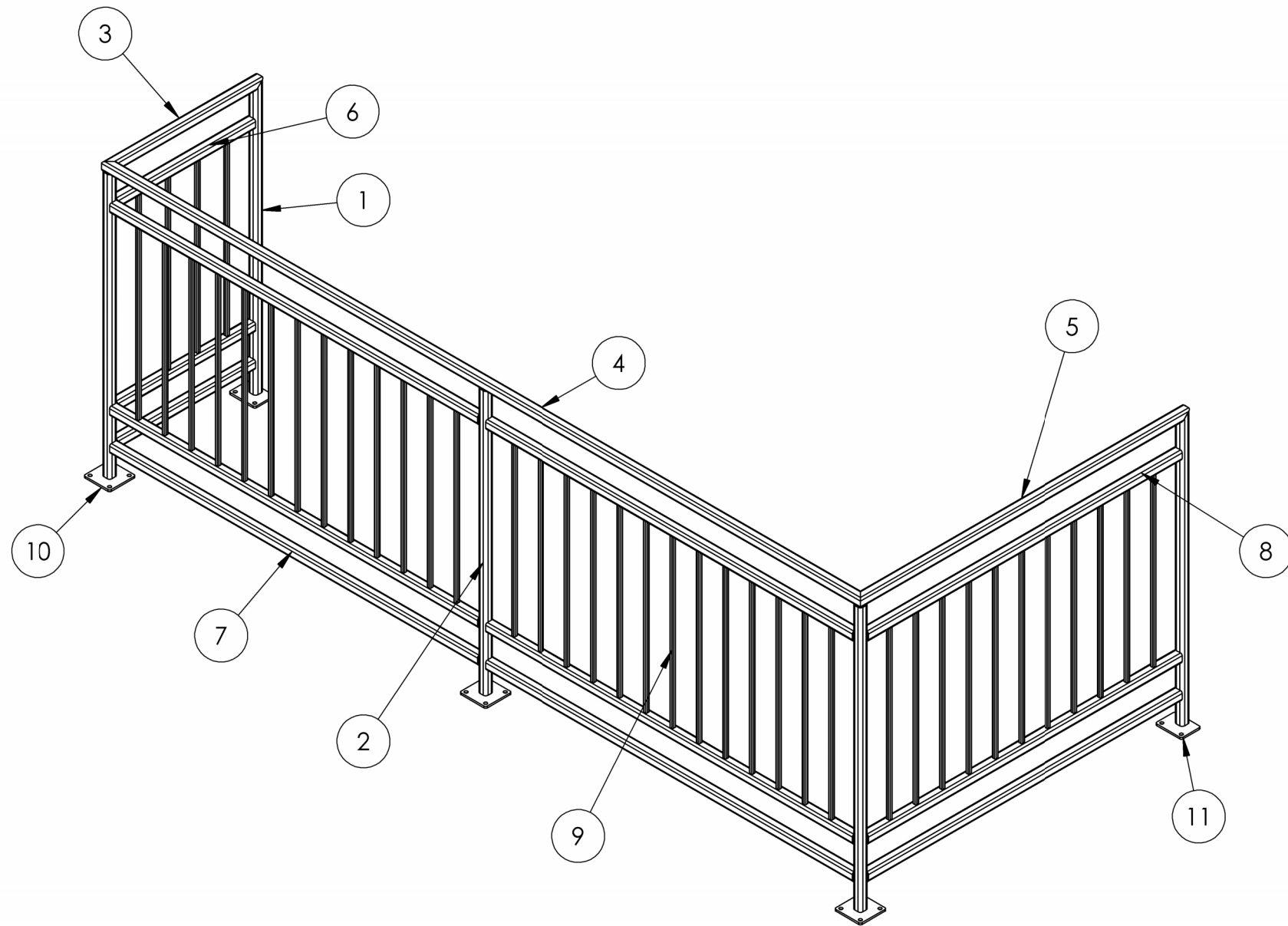
DETAIL F

ATTATCH BOTTOM STAIRS W/
(1) 5/8" x 5" GALV STUD ANCHOR EA. SIDE

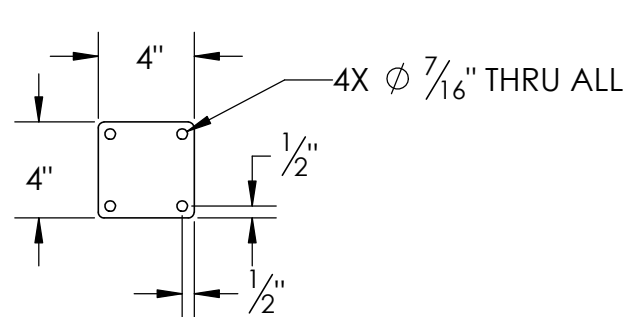
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PART NUMBER:GTL-HCA-ASSEM	DATE DRAWN: 1/23/2024
DESCRIPTION:HARDCASTLE APTS	
CLIENT: GT LANDSCAPING	REV: 0
SHEET SIZE: B	SCALE: SHEET 8 OF 8

ITEM NO.	DESCRIPTION	MATERIAL	QTY.
1	GTL-HCA-DR1-100	TS1.25x1.25x.1875	2
2	GTL-HCA-DR1-101	TS1.25x1.25x.1875	3
3	GTL-HCA-DR1-102	TS1.25x1.25x.125	1
4	GTL-HCA-DR1-103	TS1.25x1.25x.125	1
5	GTL-HCA-DR1-104	TS1.25x1.25x.125	1
6	GTL-HCA-DR1-105	TS1.25x1.25x.125	3
7	GTL-HCA-DR1-106	TS1.25x1.25x.125	6
8	GTL-HCA-DR1-107	TS1.25x1.25x.125	3
9	GTL-HCA-DR1-108	TS.5x.5x.065	41
10	GTL-HCA-DRP1-109	1/4" PLATE	3
11	GTL-HCA-DRP2-110	1/4" PLATE	2

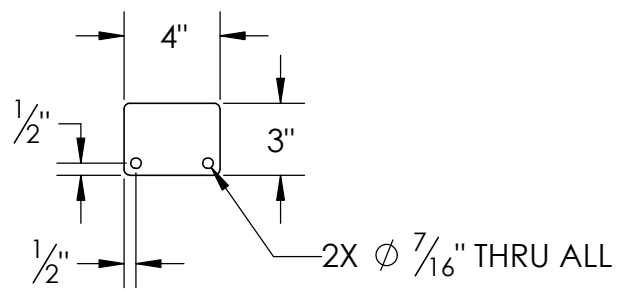
REVISIONS			
REV.	DESCRIPTION	DATE	APPROVED



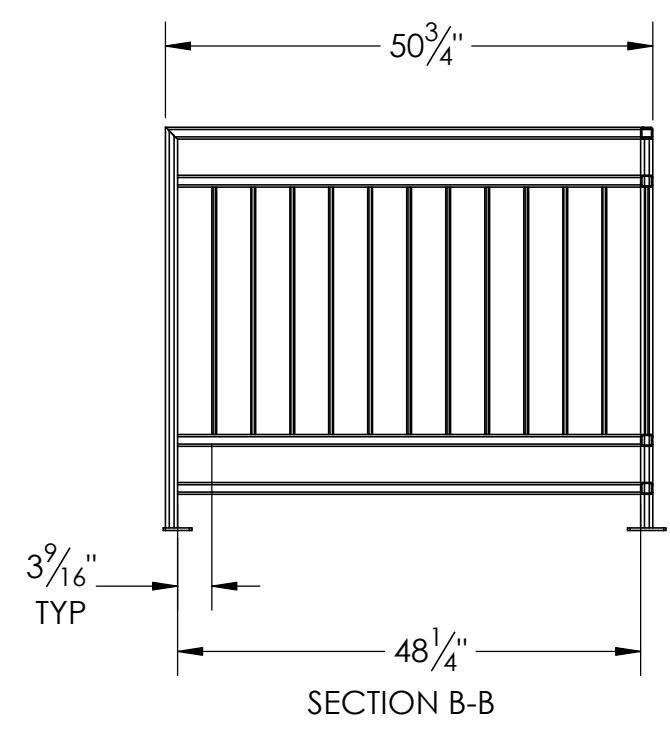
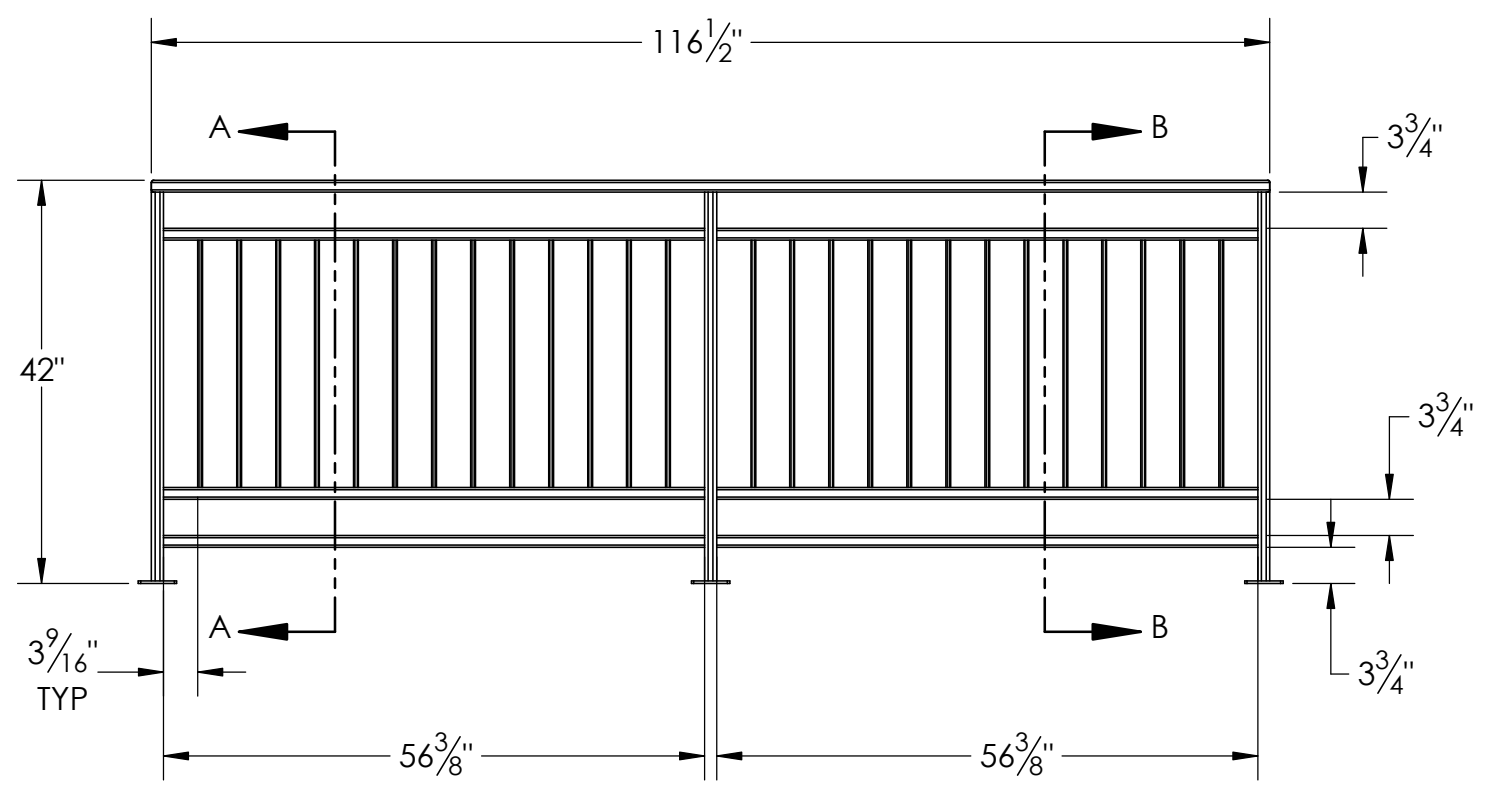
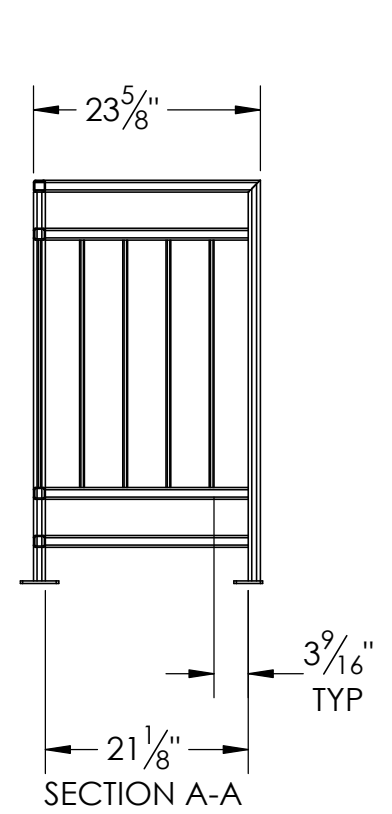
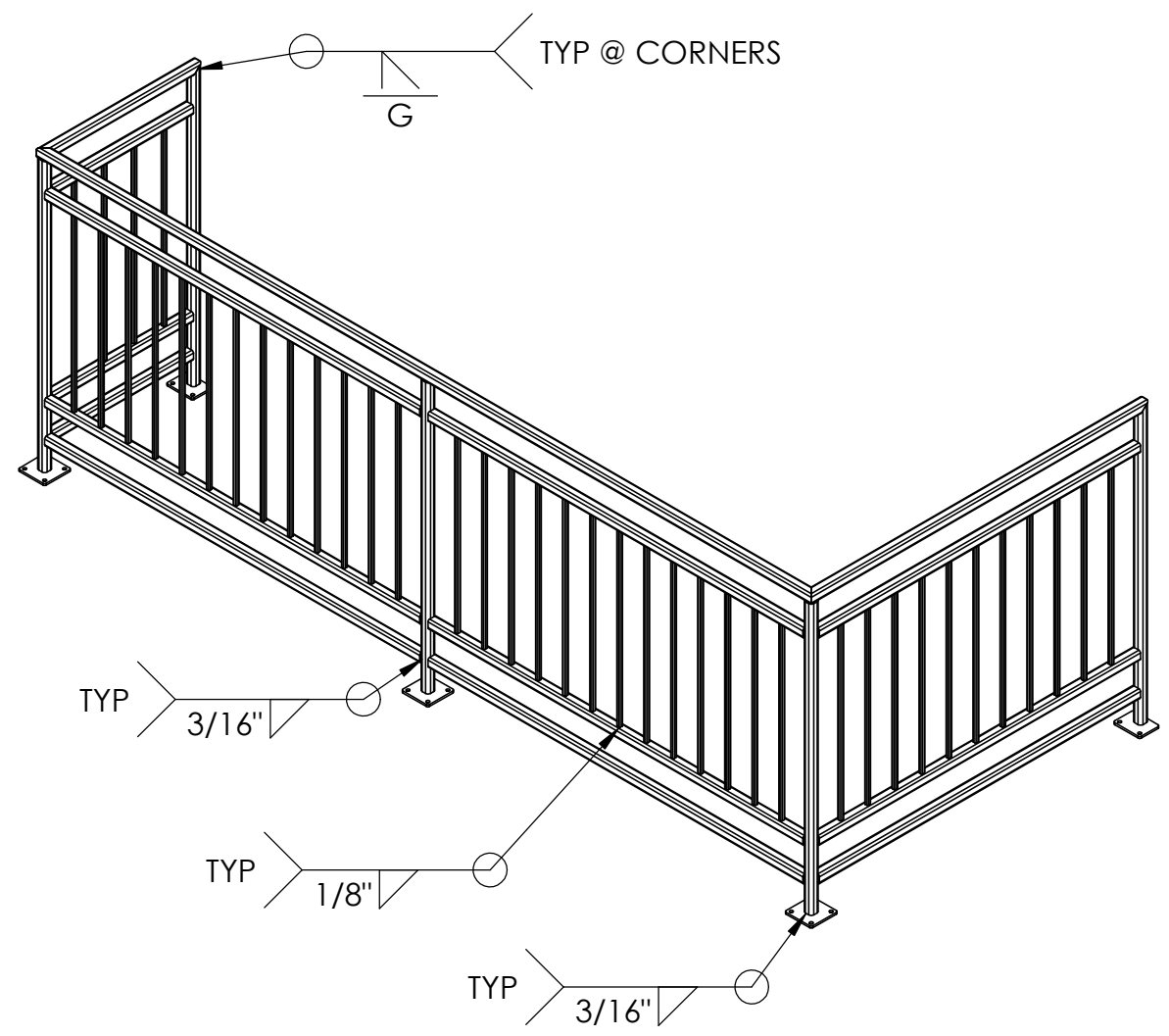
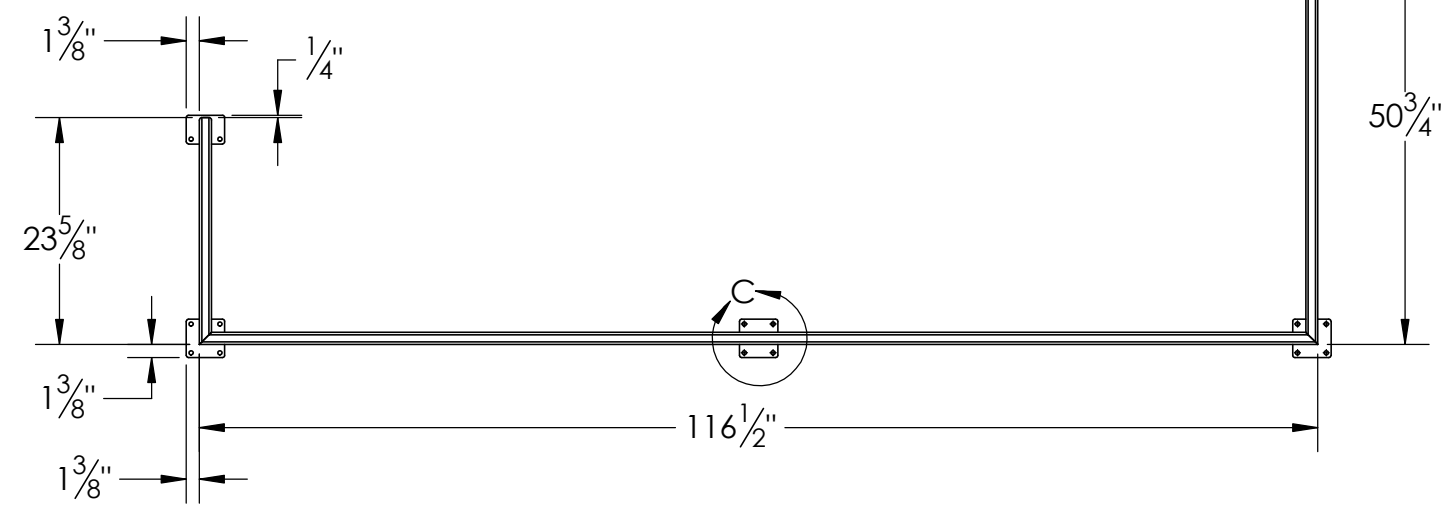
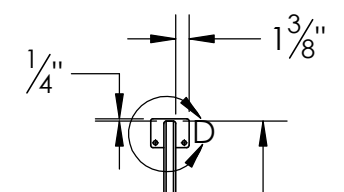
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	DEC. PLCS	INCH	MM	PROJECT NO:
	FRACTION	± 1/16	± 2	PART NUMBER: GTL-HCA-DR-001
	.XXX	± .005	± .1	DESCRIPTION: DECK RAIL 1
.XX	± .025	± .06	CLIENT: GT LANDSCAPING/HCA	
.X	± .050	± .1	REV: 0	
		SHEET SIZE: B	SCALE:	SHEET 1 OF 2



DETAIL C
SCALE 1 : 8



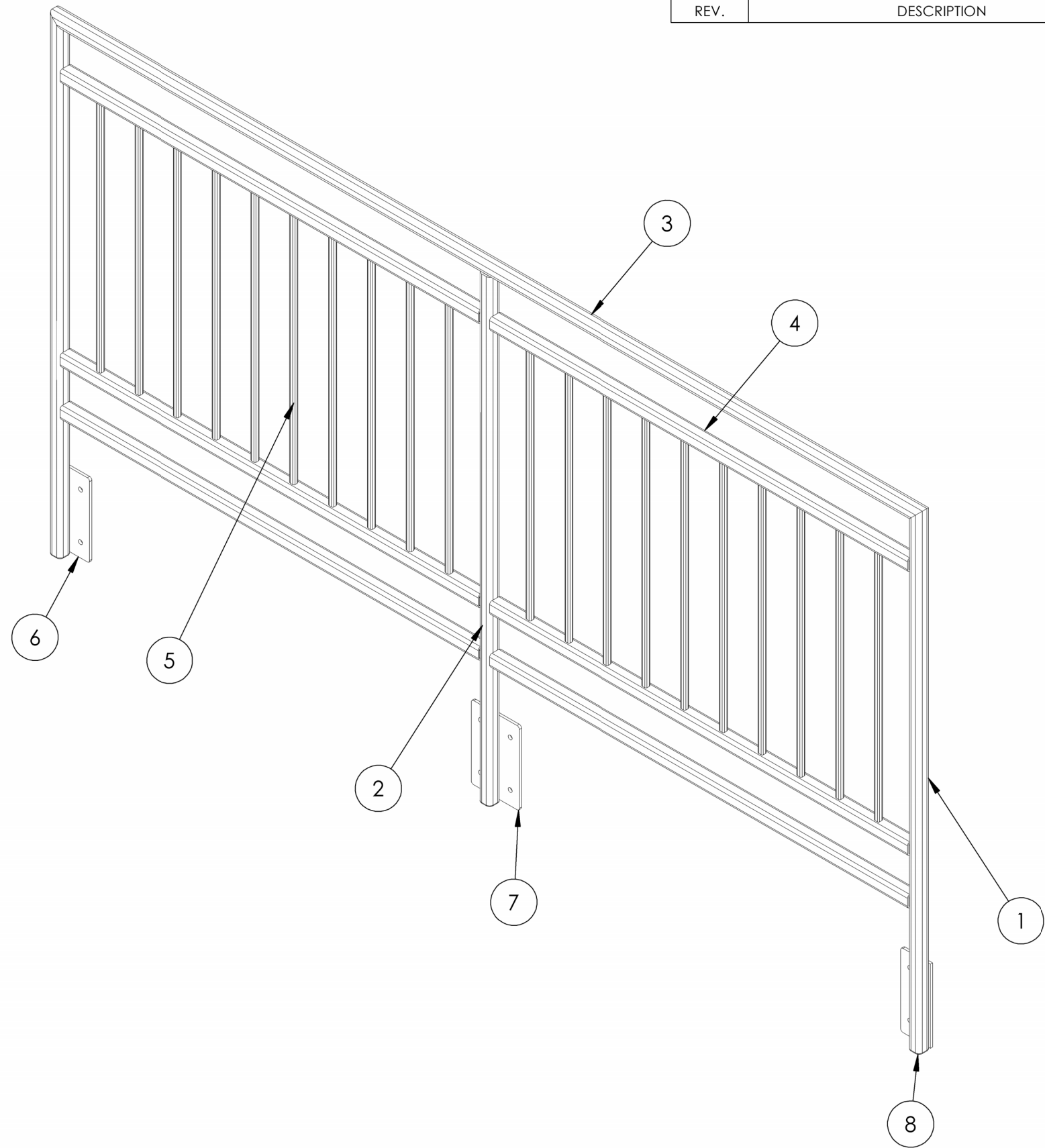
DETAIL D
SCALE 1 : 8



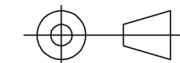
PROJECT NO:	DRAWN BY: J.FLEURY
PART NUMBER: GTL-HCA-DR-001	DATE DRAWN: 1/24/2024
DESCRIPTION: DECK RAIL 1	
CLIENT:	GT LANDSCAPING/HCA
SHEET SIZE: B	SCALE:
	REV: 0
	SHEET 2 OF 2

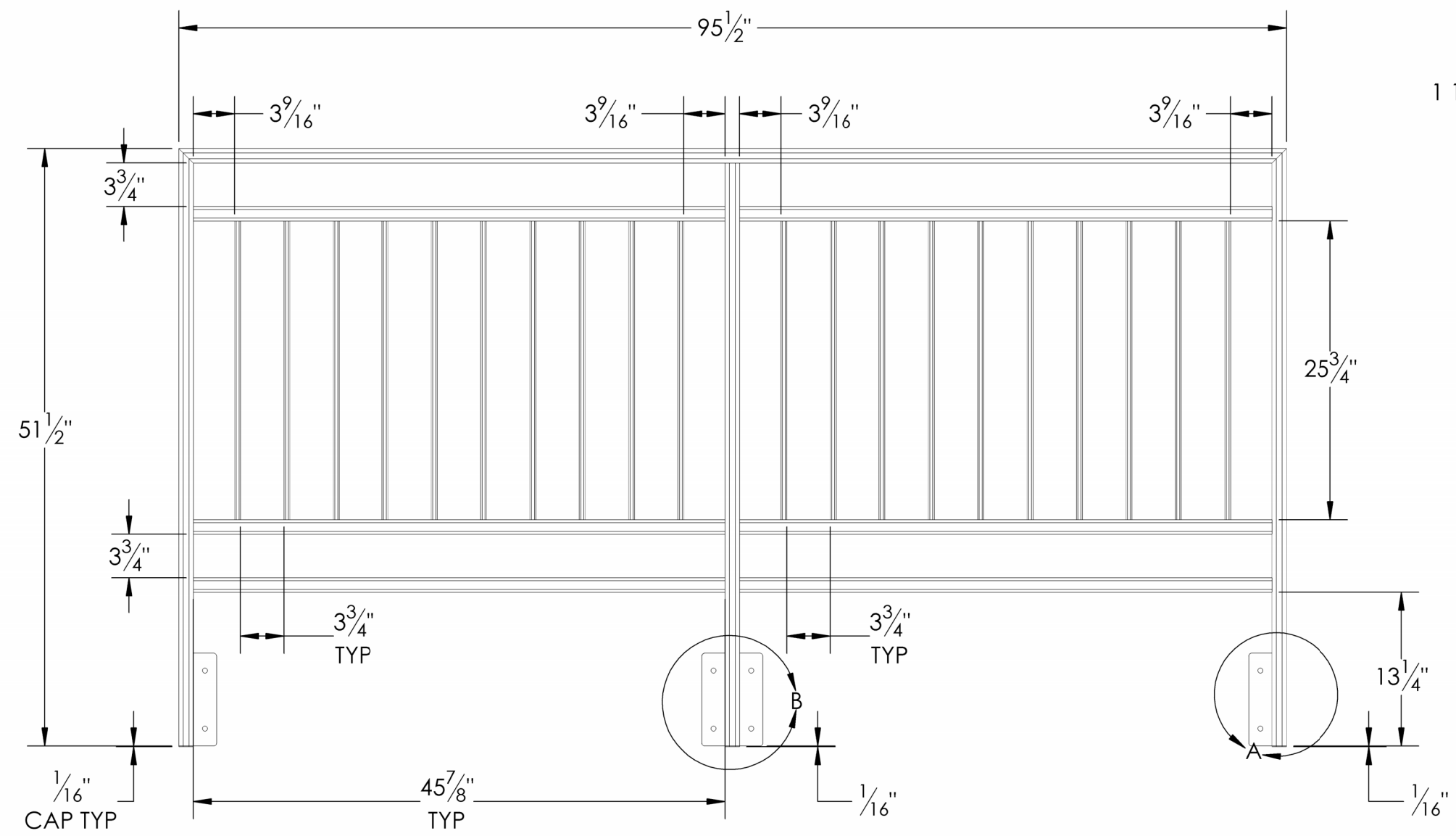
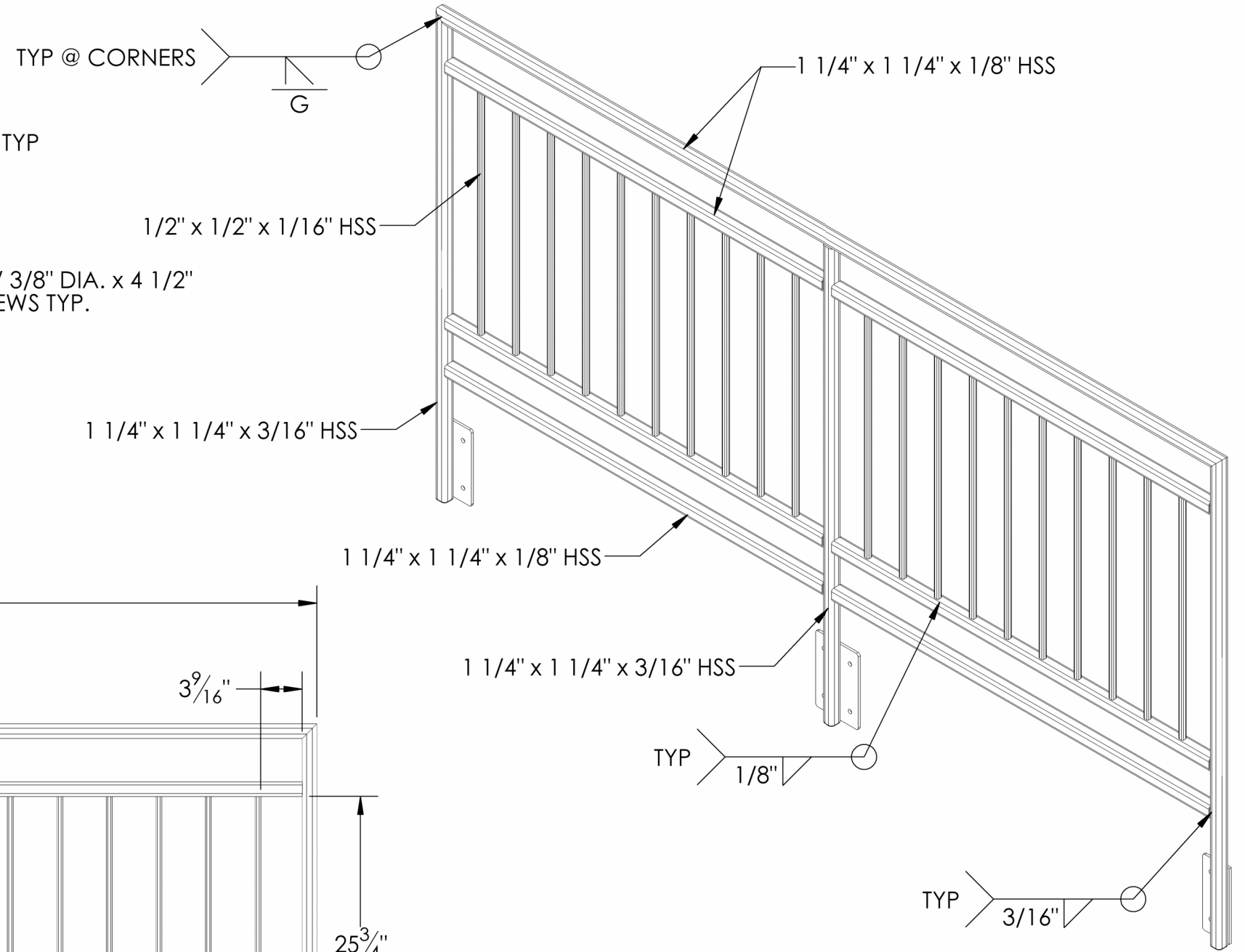
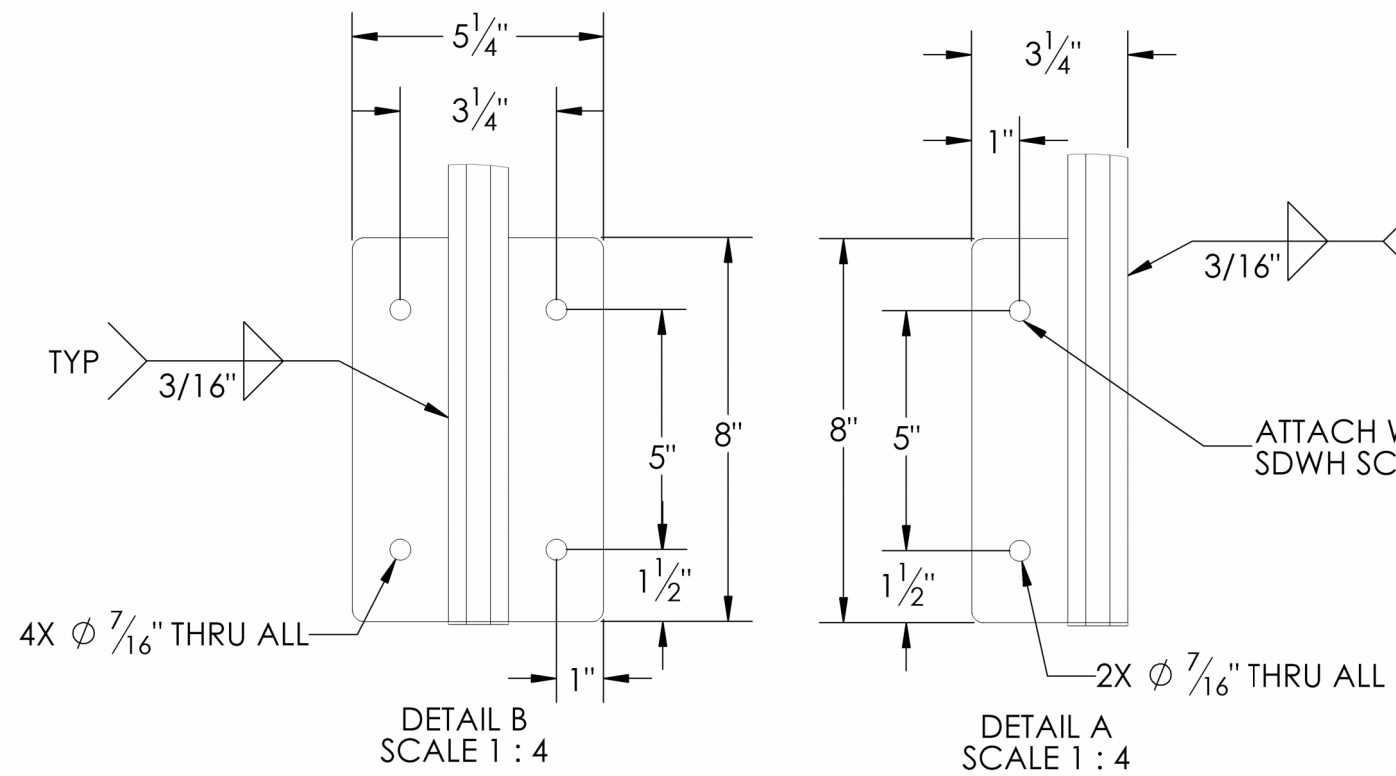
ITEM NO.	DESCRIPTION	MATERIAL	QTY.
1	GTL-HCA-LDR-100	TS1.25x1.25x.1875	2
2	GTL-HCA-LDR-101	TS1.25x1.25x.1875	1
3	GTL-HCA-LDR1-102	TS1.25x1.25x.1875	1
4	GTL-HCA-LDR1-103	TS1.25x1.25x.125	6
5	GTL-HCA-LDR-104	TS.5x.5x.065	20
6	GTL-HCA-LDR-105	1/4" PLATE	2
7	GTL-HCA-LDR-106	1/4" PLATE	1
8	GTL-HCA-LDR-107	16GA SHEET	3

REVISIONS			
REV.	DESCRIPTION	DATE	APPROVED



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	<table border="1"> <thead> <tr> <th>DEC. PLCS</th> <th>INCH</th> <th>MM</th> </tr> </thead> <tbody> <tr> <td>FRACTION</td> <td>± 1/16</td> <td>± 2</td> </tr> <tr> <td>.XXX</td> <td>± .005</td> <td>± .1</td> </tr> <tr> <td>.XX</td> <td>± .025</td> <td>± .06</td> </tr> <tr> <td>.X</td> <td>± .050</td> <td>± .1</td> </tr> </tbody> </table>	DEC. PLCS	INCH		MM	FRACTION	± 1/16	± 2	.XXX	± .005	± .1	.XX	± .025	± .06	.X	± .050	± .1	<p>PROJECT NO: _____ DRAWN BY: J.FLEURY</p> <p>PART NUMBER: GTL-HCA-LDR-001 DRAWN DATE: 1/24/2024</p> <p>DESCRIPTION: LANDING RAIL 1</p>	
	DEC. PLCS	INCH	MM																
FRACTION	± 1/16	± 2																	
.XXX	± .005	± .1																	
.XX	± .025	± .06																	
.X	± .050	± .1																	
<p>CLIENT: GT LANDSCAPING/HCA</p>		<p>REV: 0</p>																	

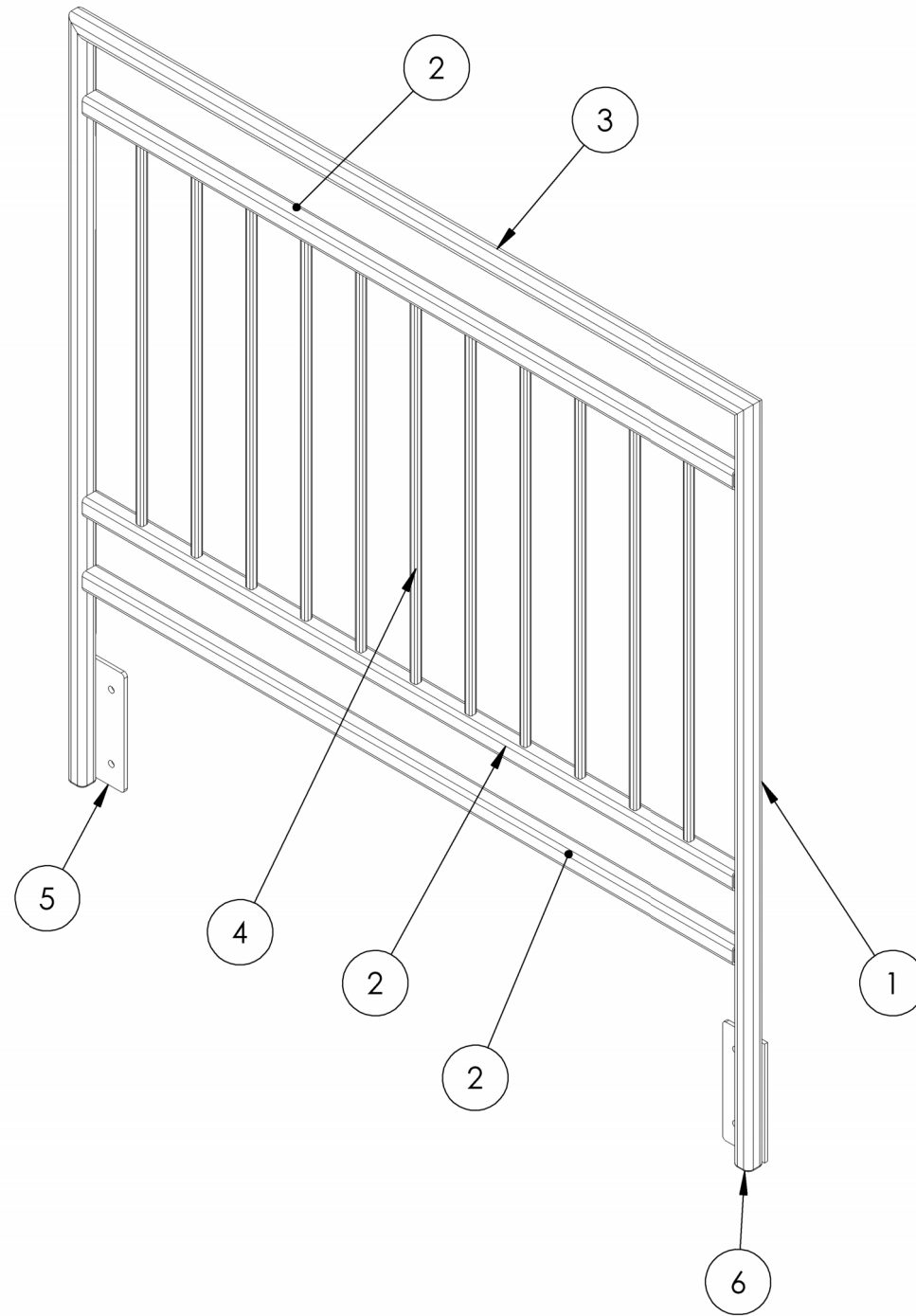




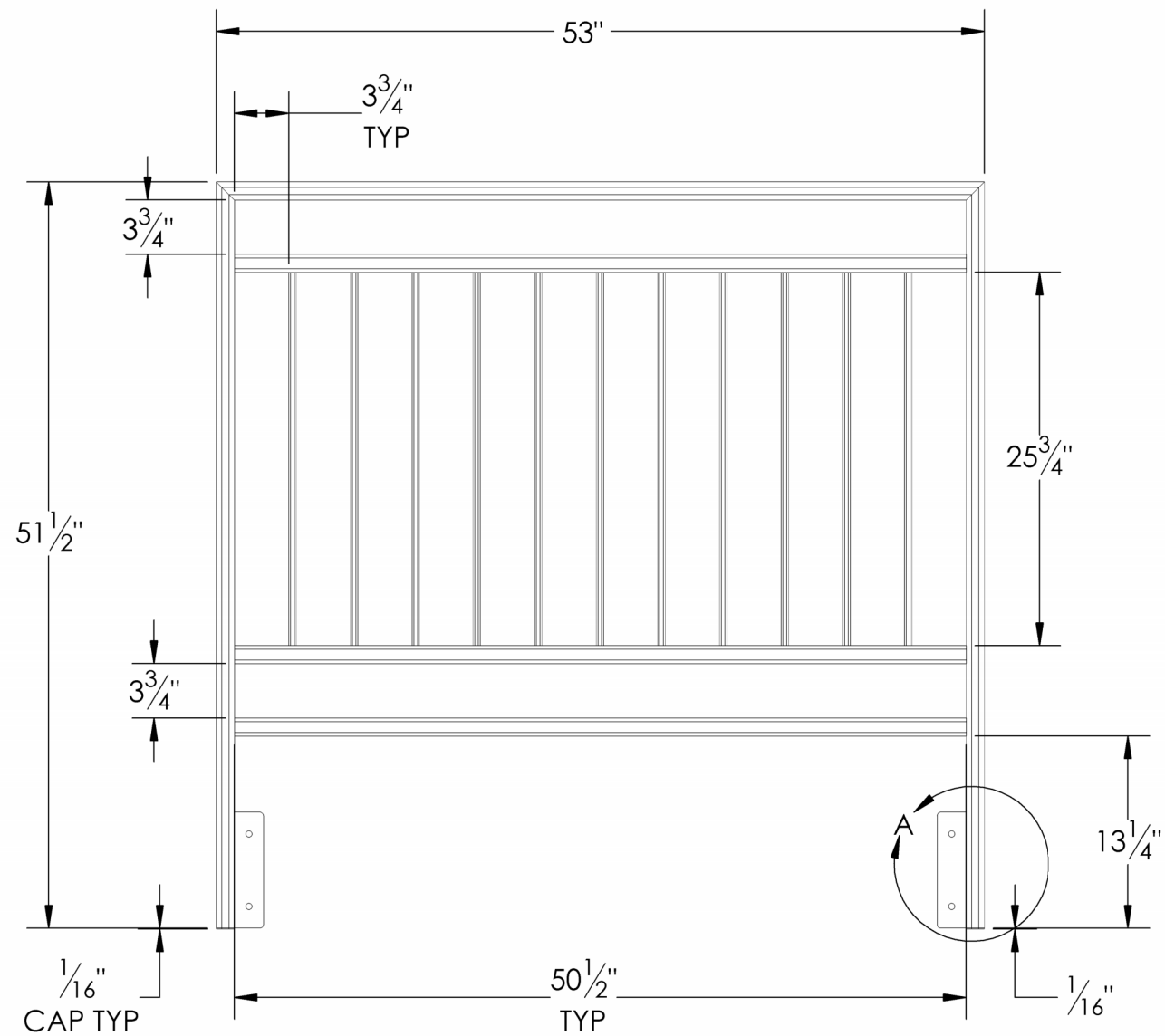
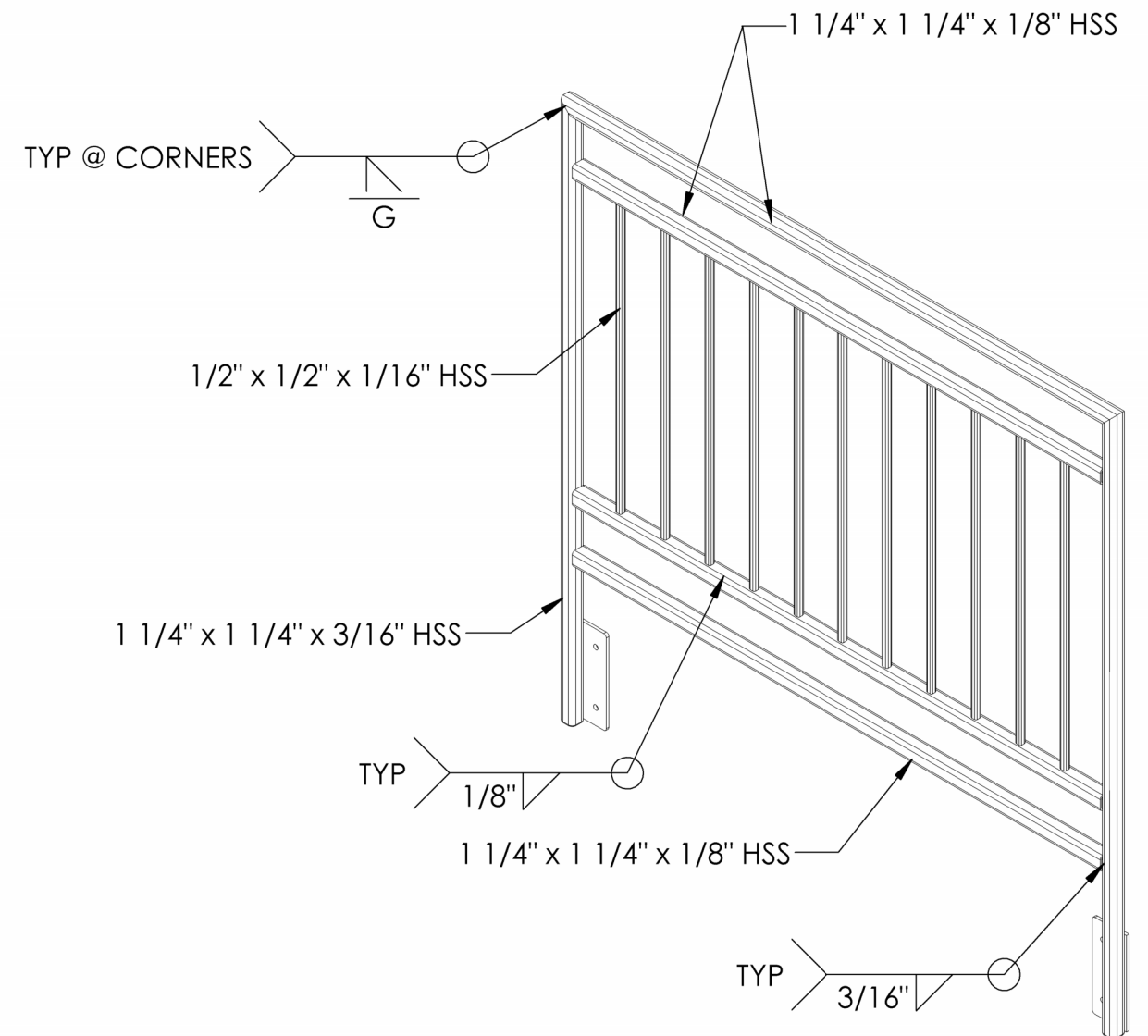
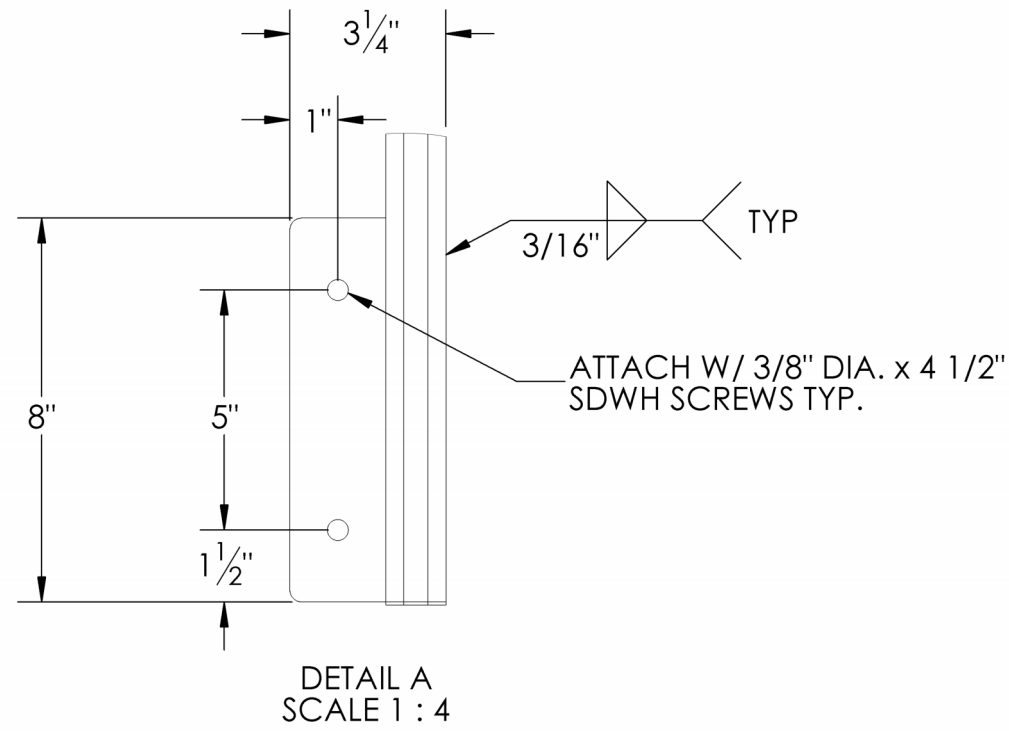
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PART NUMBER: GTL-HCA-LDR-001	DATE DRAWN: 1/22/2024
DESCRIPTION: LANDING RAIL 1	
CLIENT: GT LANDSCAPING/HCA	REV: 0
SHEET SIZE: B	SCALE: SHEET 2 OF 2

ITEM NO.	DESCRIPTION	MATERIAL	QTY.
1	GTL-HCA-LDR-100	TS1.25x1.25x.1875	2
2	GTL-HCA-LDR2-103	TS1.25x1.25x.125	3
3	GTL-HCA-LDR2-102	TS1.25x1.25x.1875	1
4	GTL-HCA-LDR-104	TS.5x.5x.065	11
5	GTL-HCA-LDR-105	1/4" PLATE	2
6	GTL-HCA-LDR-107	16GA SHEET	2

REVISIONS			
REV.	DESCRIPTION	DATE	APPROVED



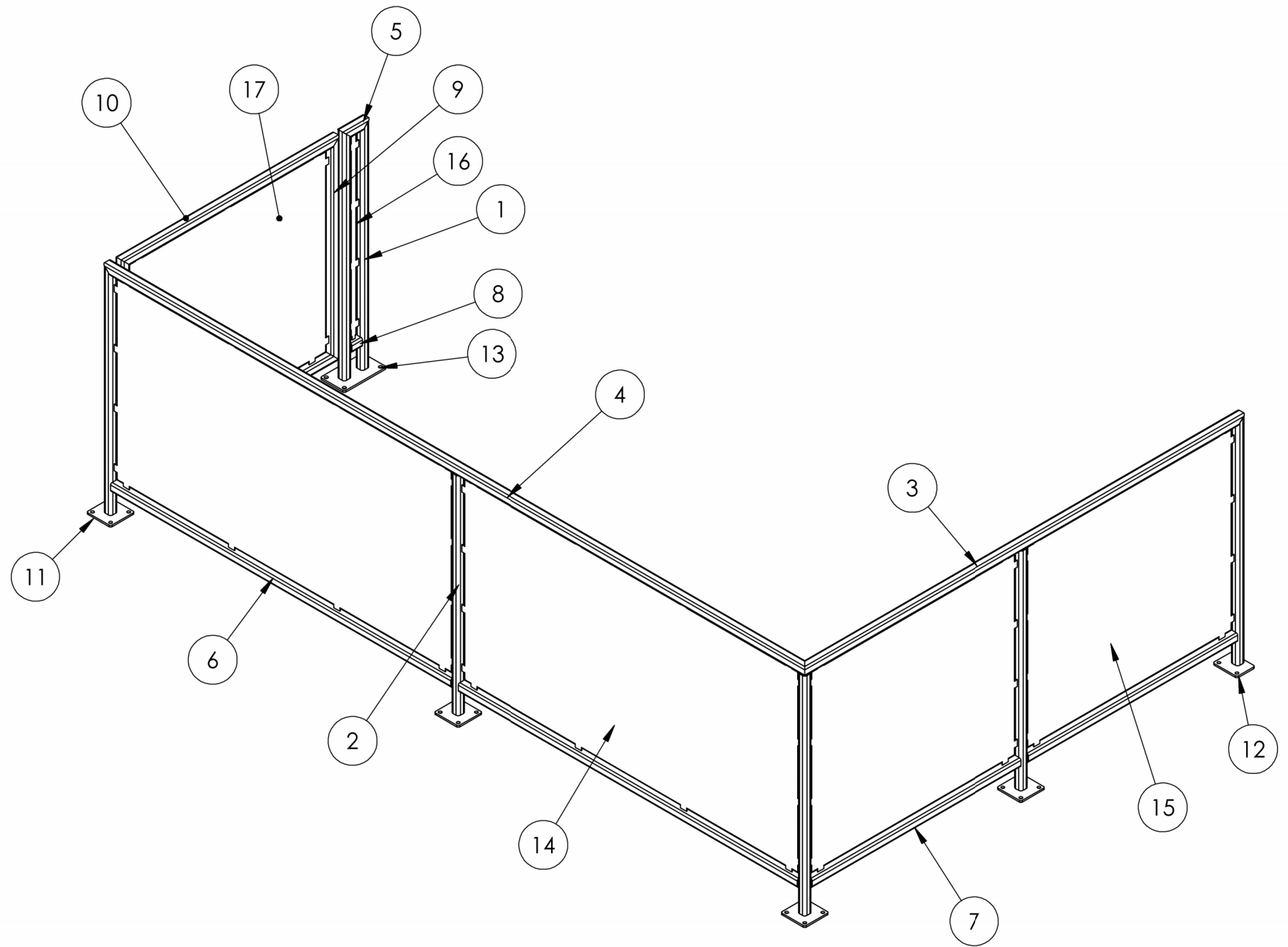
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	<p>CLIENT: GT LANDSCAPING/HCA</p>		<p>REV: 0</p>	<p>SHEET SIZE: B</p>	<p>SCALE:</p>												
<p>SHEET 1 OF 2</p>			<p>SHEET 1 OF 2</p>														



PROJECT NO:	DRAWN BY: J.FLEURY
PART NUMBER: GTL-HCA-LDR-002	DATE DRAWN: 1/22/2024
DESCRIPTION: LANDING RAIL 2	
CLIENT: GT LANDSCAPING/HCA	REV: 0
SHEET SIZE: B	SCALE: SHEET 2 OF 2

ITEM NO.	DESCRIPTION	MATERIAL	QTY.
1	GTL-PR1-100	TS1.25x1.25x.1875	4
2	GTL-HCA-PR1-101	TS1.25x1.25x.1875	3
3	GTL-HCA-PR1-102	TS1.25x1.25x.125	1
4	GTL-HCA-PR1-103	TS1.25x1.25x.125	1
5	GTL-HCA-PR1-104	TS1.25x1.25x.125	1
6	GTL-HCA-PR1-105	TS1.25x1.25x.125	2
7	GTL-HCA-PR1-106	TS1.25x1.25x.125	2
8	GTL-HCA-PR1-107	TS1.25x1.25x.125	1
9	GTL-HCA-PR1-108	TS1.25x1.25x.125	2
10	GTL-HCA-PR1-109	TS1.25x1.25x.125	2
11	GTL-HCA-PR1-110	1/4" PLATE	4
12	GTL-HCA-PR1-111	1/4" PLATE	1
13	GTL-HCA-PR1-112	1/4" PLATE	1
14	GTL-HCA-PR1-113	16GA SHEET	2
15	GTL-HCA-PR1-114	16GA SHEET	2
16	GTL-HCA-PR1-115	16GA SHEET	1
17	GTL-HCA-PR1-116	16GA SHEET	1

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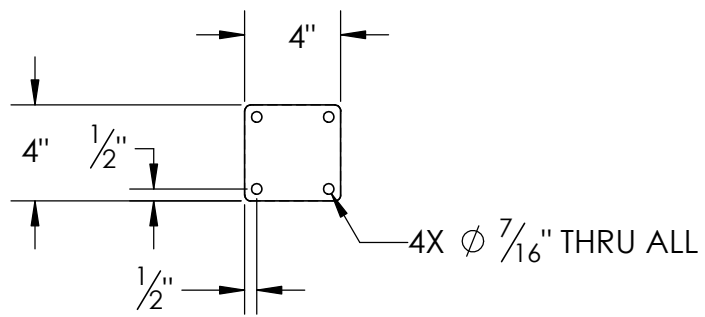
UNLESS OTHERWISE SPECIFIED
 INTERPRET DIMENSIONS AND TOLERANCES AS PER SAME Y14.5M-1994
 ALL DIMENSIONS SHOW APPLY AFTER PLATINGS AND COATINGS
 TOLERANCES APPLY AS SHOWN BELOW

DEC. PLCS	INCH	MM
FRACTION	± 1/16	± 2
.XXX	± .005	± .1
.XX	± .025	± .06
.X	± .050	± .1

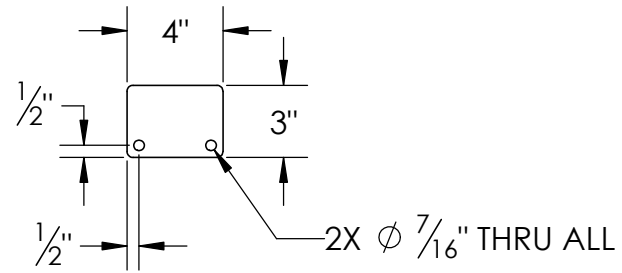
FABCO

PROJECT NO:
 PART NUMBER: **GTL-HCA-PR-001**
 DESCRIPTION: **DECK RAIL 1**
 CLIENT: **GT LANDSCAPING/HCA**
 SHEET SIZE: B
 SCALE:
 SHEET 1 OF 2

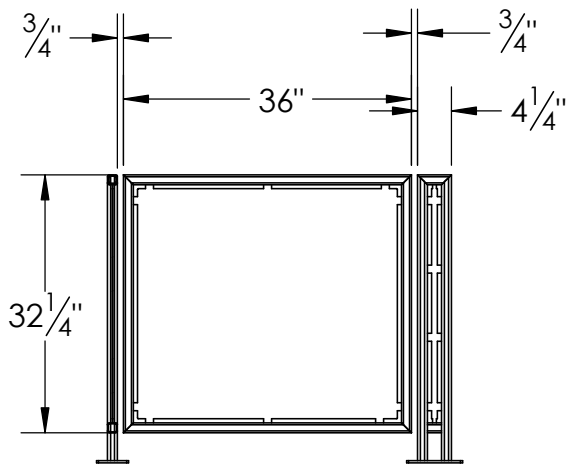
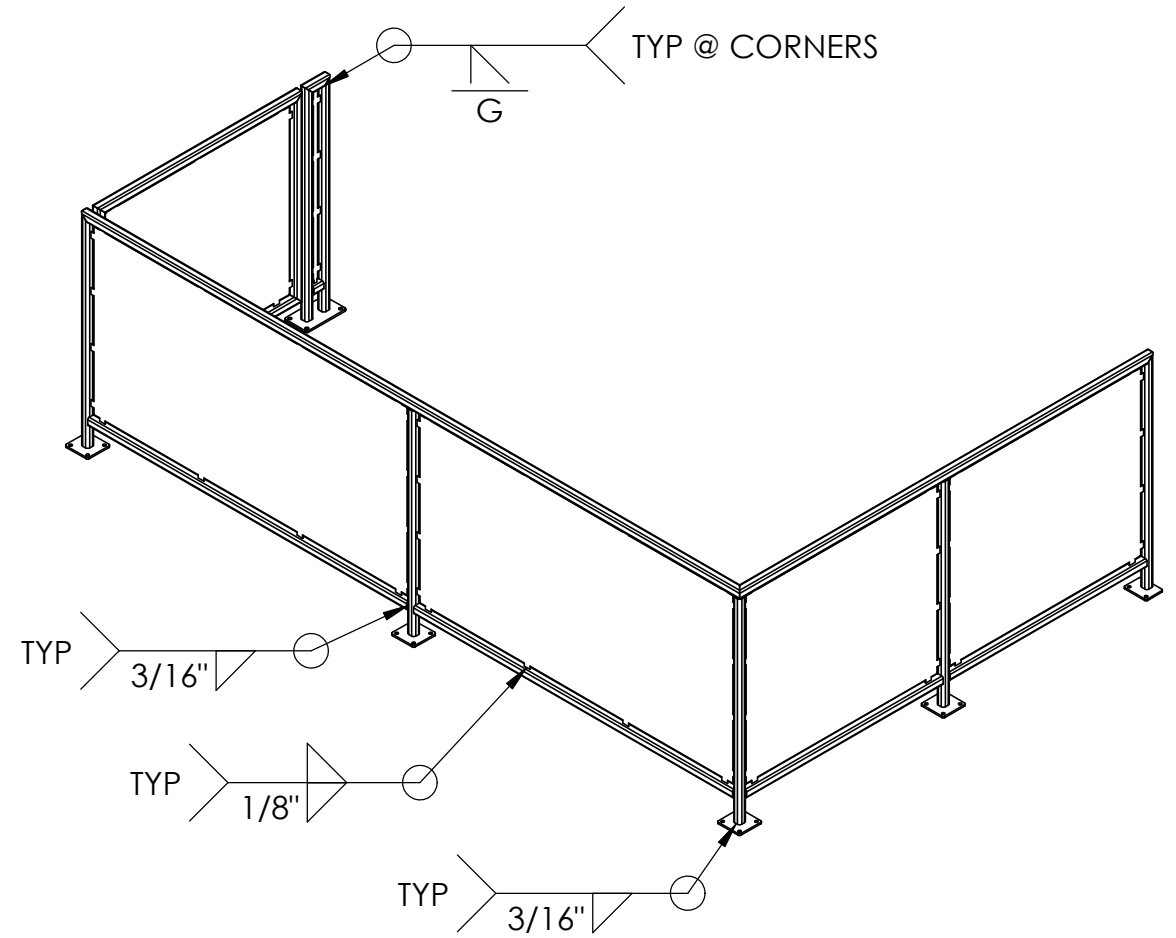
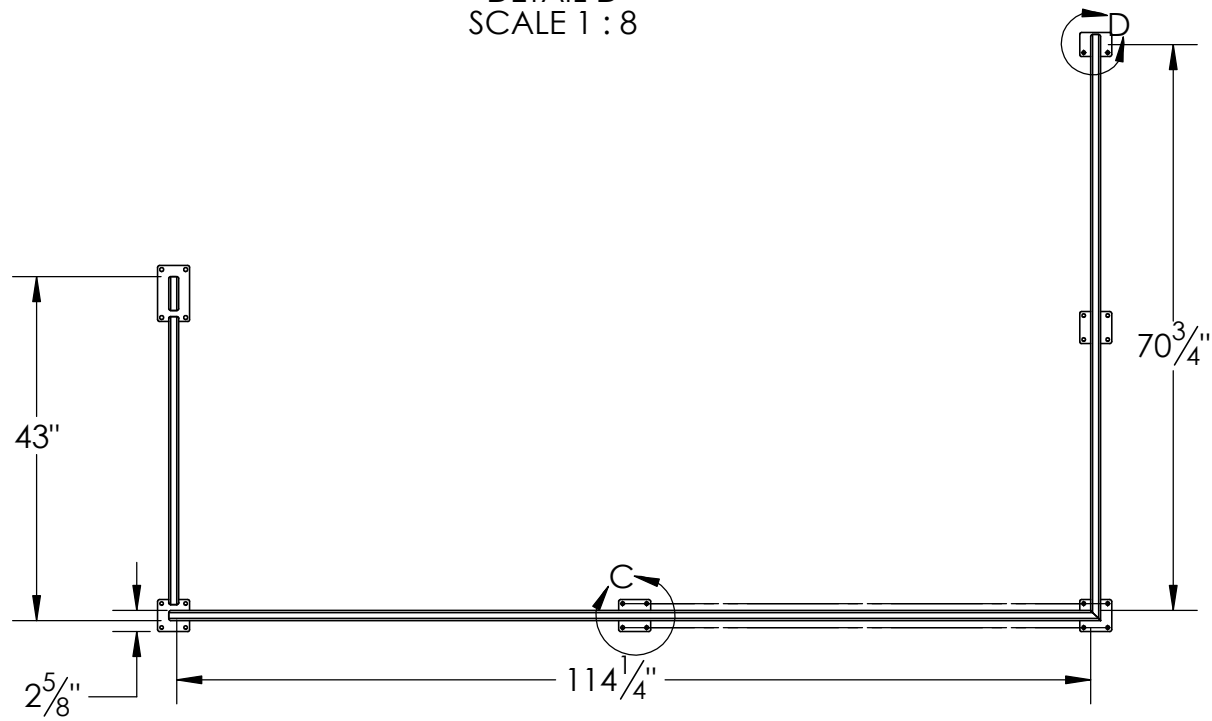
DRAWN BY: J.FLEURY
 DRAWN DATE: 1/24/2024
 REV: **0**



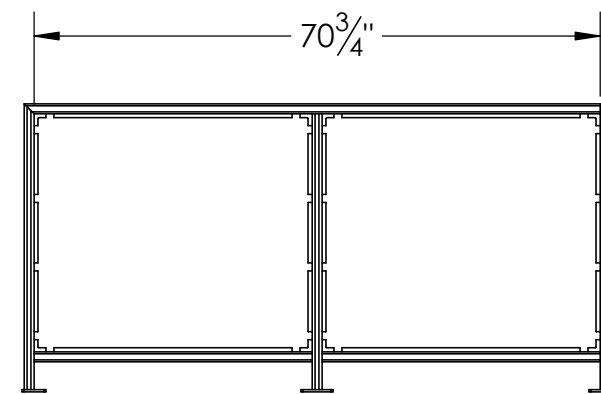
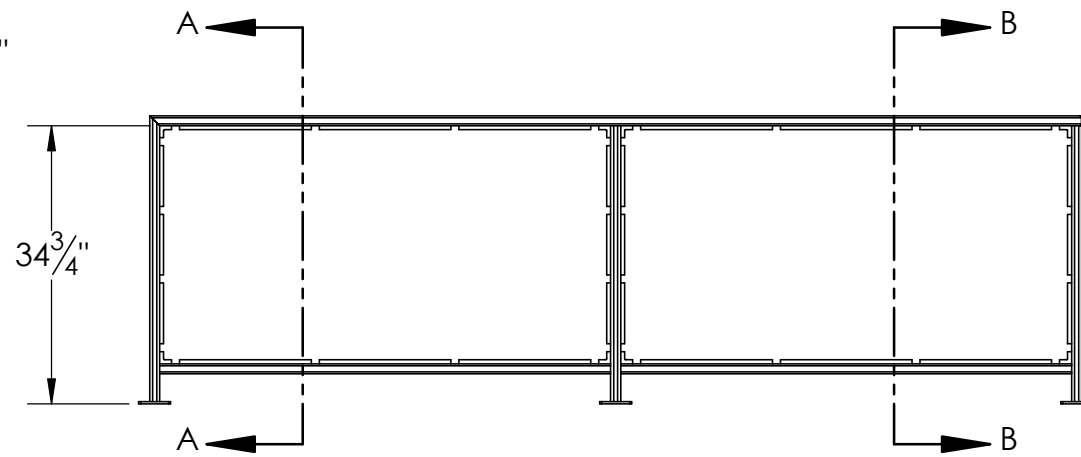
DETAIL C
SCALE 1 : 8



DETAIL D
SCALE 1 : 8



SECTION A-A



SECTION B-B

PROJECT NO:	DRAWN BY: J.FLEURY
PART NUMBER: GTL-HCA-PR-001	DATE DRAWN: 1/24/2024
DESCRIPTION: DECK RAIL 1	
CLIENT:	REV: 0
GT LANDSCAPING/HCA	
SHEET SIZE: B	SCALE: SHEET 2 OF 2