

# PROJECT TEAM

## OWNER

HOMES FOR GOOD HOUSING AGENCY  
100 WEST 13TH AVE  
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## ARCHITECT

BDA ARCHITECTURE & PLANNING, PC.  
1369 OLIVE STREET  
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# PROJECT DESCRIPTION

**Parkview Terrace Apartments:** Existing **Multi-Family Housing** development consisting of 2 residential multistory buildings containing **150 1-bedroom Living Units**, communal laundry rooms at each floor, maintenance/storage rooms, and a community room. Project includes full replacement of exterior windows at all units, replacement of glazing and hollow metal stops at units' kitchen and at community room, interior updates to P-LAM counter and window blinds, and interior painting touch-ups.

### Project DOES NOT INCLUDE :

- additions to existing structures
- demolition or replacement of existing exterior walls
- increase in the number of dwelling units

Project Address: 255 High Street, Eugene OR 97401  
Map / Tax lot: 17033113 / 06500

### Applicable Codes:

2022 Oregon Structural Specialty Code (OSSC)  
2021 Oregon Energy Efficiency Specialty Code (OEESC)

### Energy Compliance per ASHRAE 90.1-2019 (Table 5.5-4):

Attics:	N/A
Exterior Walls:	N/A
Floors :	N/A
Exterior Doors:	N/A
Windows:	Required: 0.36 Max. at Fixed
(U-Value)	0.45 Max. at Operable
Windows:	Required: 0.36 Max. at Fixed
(SHGC)	0.33 Max. at Operable

# SCOPE OF WORK

## A. WINDOWS

1. Replace existing aluminum windows with new aluminum windows at all units as shown in drawings.
2. At hollow metal frame windows: Remove existing glazing and stops and replace with new glazing and stops as indicated in drawings.

## B. FURNISHING

1. Window coverings: Replace existing blinds with new vertical blinds.
2. P-LAM: Install new P-LAM surface at window sill counter as shown in drawings. Demo and salvage all existing aluminum angles at P-LAM window sills for re-use by owner. Coordinate with owner for pick up and storage.

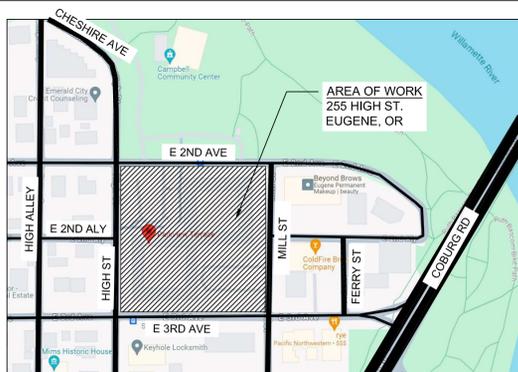
## C. WALLS AND CEILINGS

1. Patch/repair drywall on existing walls and ceiling around existing window openings as needed.
2. Paint jamb and head at window openings as shown in drawings. Color to match existing color on adjacent walls.

## D. ELECTRICAL

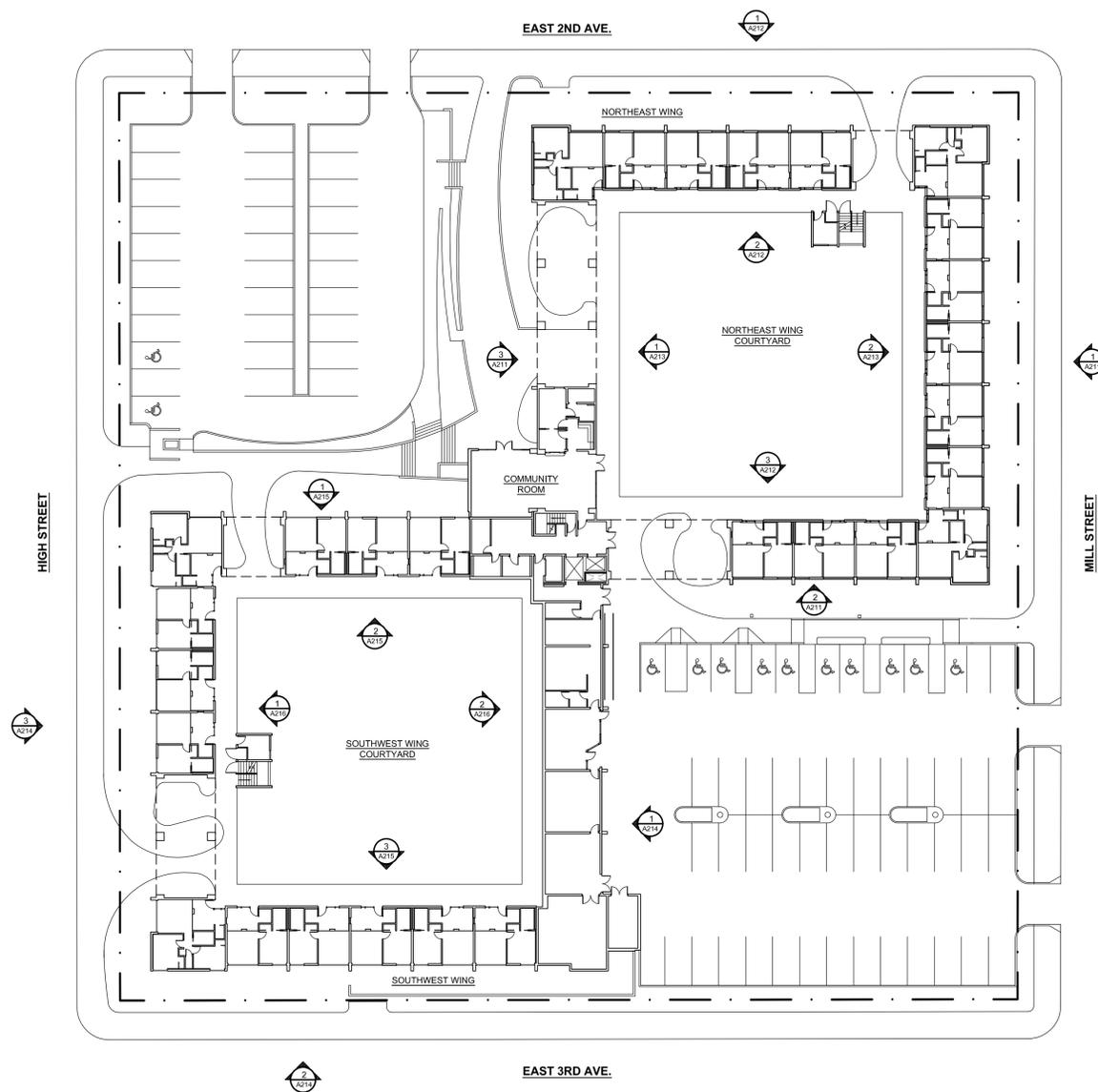
1. Remove heater control in face of window sill counter and re-install in place after new sill is installed at all units living rooms.

# VICINITY MAP



# GENERAL NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH ANY WORK.
2. DIMENSIONS TAKE PRECEDENCE OVER DRAWING: DO NOT SCALE DRAWING TO DETERMINE ANY LOCATIONS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO CONTINUING WITH WORK. DIMENSIONS ARE TAKEN TO THE FACE OF FRAMING OR GRID, UNO.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF ANY CONSTRUCTION UNTIL ALL FINAL LATERAL AND VERTICAL CARRYING SYSTEMS ARE COMPLETED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND COORDINATION OF SUBCONTRACTORS WORK TO SECURE COMPLIANCE OF DRAWINGS AND SPECIFICATIONS FOR THE ACCURATE LOCATION OF STRUCTURAL MEMBERS, AND OPENINGS FOR MECHANICAL, ELECTRICAL, AND MISCELLANEOUS EQUIPMENT. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND OPENING SIZES (CLEARANCES REQUIRED) FROM MFR PRIOR TO CONSTRUCTION AND INSTALLATION OF EQUIPMENT, FURNISHINGS, ACCESSORIES ETC.
5. TRADE PERMITS, INCLUDING BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, EXT. SIGNAGE, ETC. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. DETAILS NOTED AS "TYPICAL" OR "TYP" APPLY IN ALL CASES WHETHER OR NOT SPECIFICALLY REFERENCED. HOWEVER DETAILS THAT ARE SPECIFICALLY REFERENCED SHALL TAKE PRECEDENCE OVER TYPICAL" OR "TYP." DETAILS. SPECIFIC DETAILS AND NOTES SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND DETAILS.
7. WHERE COMPONENTS, ASSEMBLIES, ITEMS, EQUIP., ETC. ARE BASED UPON A PARTICULAR SUPPLIER, FABRICATOR AND/OR MFR, THE CONTRACTOR SHALL ENSURE, PROVIDE OPTIONS, ALLOW FOR, AND SHALL MAKE ANY CHANGES ALTERNATE TO MEET THE DESIGN INTENT OF THE DOCUMENTS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN PROGRESS AND UNTIL JOB COMPLETION.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE WORK.
10. ALL UNPAINTED FERROUS METALS EXPOSED TO THE WEATHER SHALL BE GALVANIZED, UNO.
11. SEPARATE ALL ALUMINUM AND OTHER METALS FROM DIS-SIMILAR METALS WITH BITUMINOUS TAPE OR PT.



1 SITE PLAN  
A001

Scale: 1"=30'



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# BDA

Architecture and Planning, PC

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Eugene, OR 97401

REGISTERED ARCHITECT  
AMANDA DONOFRIO  
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6474

STATE OF OREGON

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Revision Summary	
Revision Number	Revision Date

PARKVIEW TERRACE REHABILITATION  
WINDOW REPLACEMENT

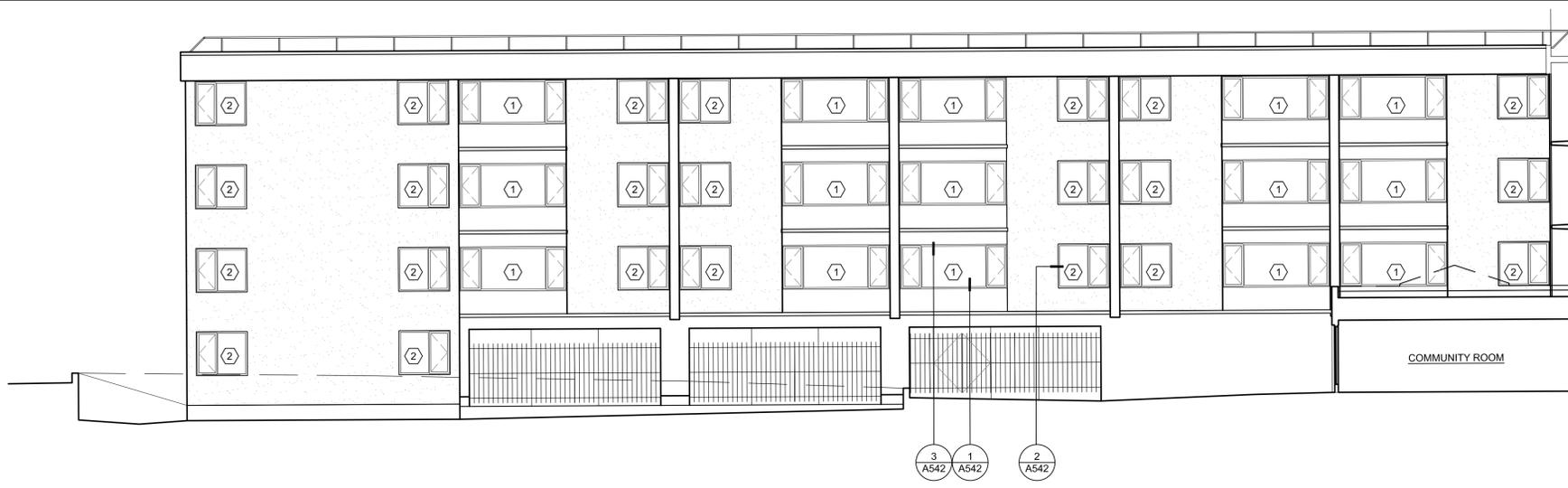
255 HIGH STREET  
EUGENE, OREGON 97401  
HOMES FOR GOOD HOUSING AGENCY

ISSUE FOR BID  
AND PERMIT

SITE PLAN  
GENERAL NOTES

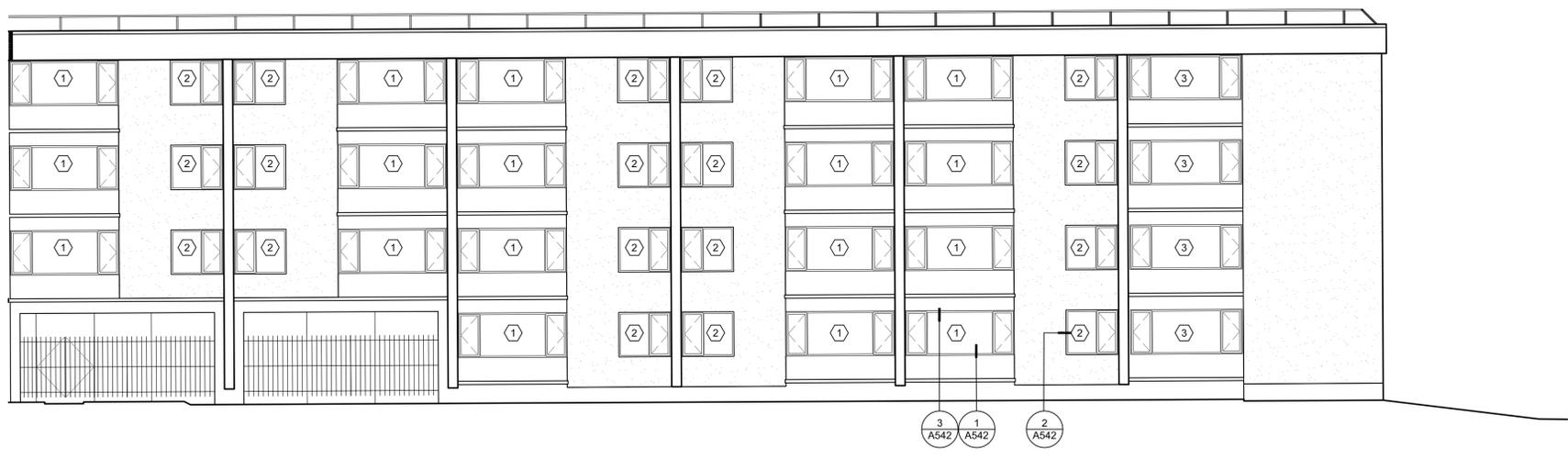
date 12/08/2023  
file PT2\_A001  
d.b. CT

A001



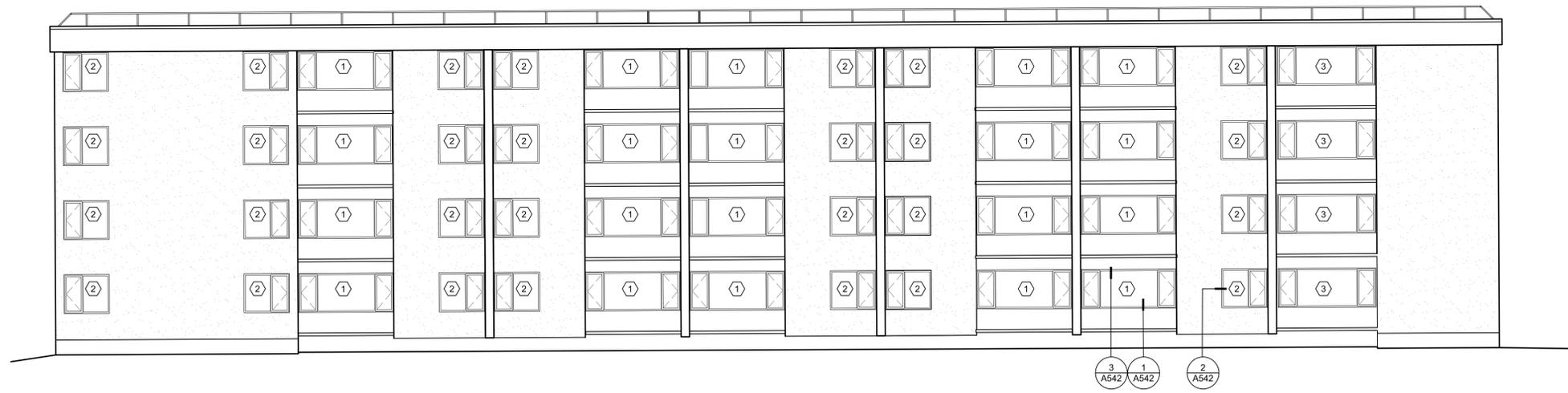
3 WEST ELEVATION OF NORTHEAST WING  
A211

Scale: 1/8" = 1'-0"



2 SOUTH ELEVATION OF NORTHEAST WING  
A211

Scale: 1/8" = 1'-0"



1 EAST ELEVATION OF NORTHEAST WING  
A211

Scale: 1/8" = 1'-0"

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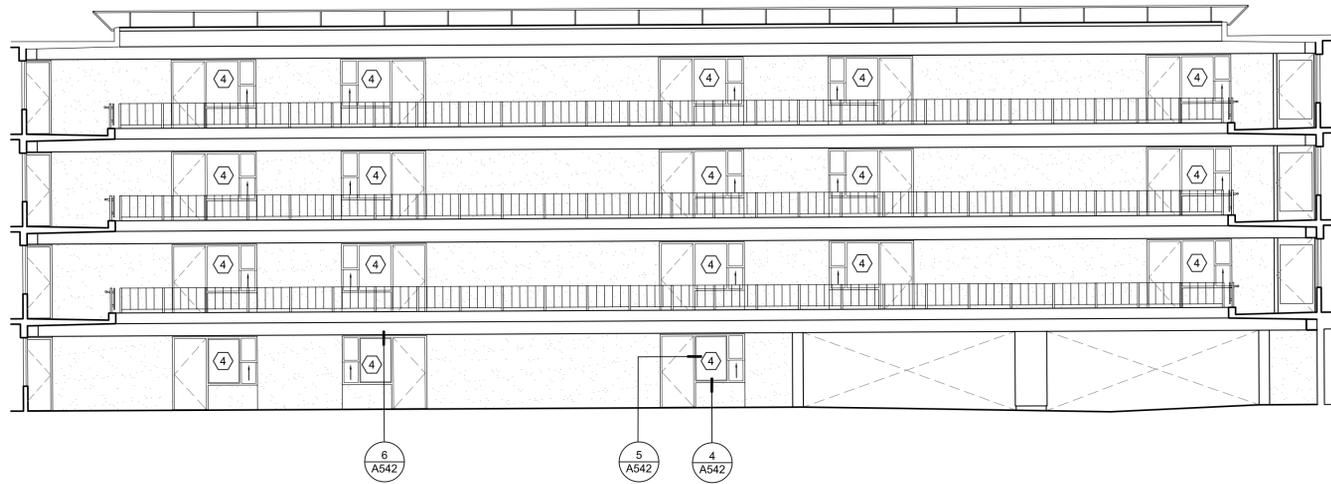
Revision Summary	
Revision Number	Revision Date

PARKVIEW TERRACE REHABILITATION  
WINDOW REPLACEMENT  
255 HIGH STREET  
EUGENE, OREGON 97401  
HOMES FOR GOOD HOUSING AGENCY

BUILDING ELEVATIONS  
NORTHEAST WING

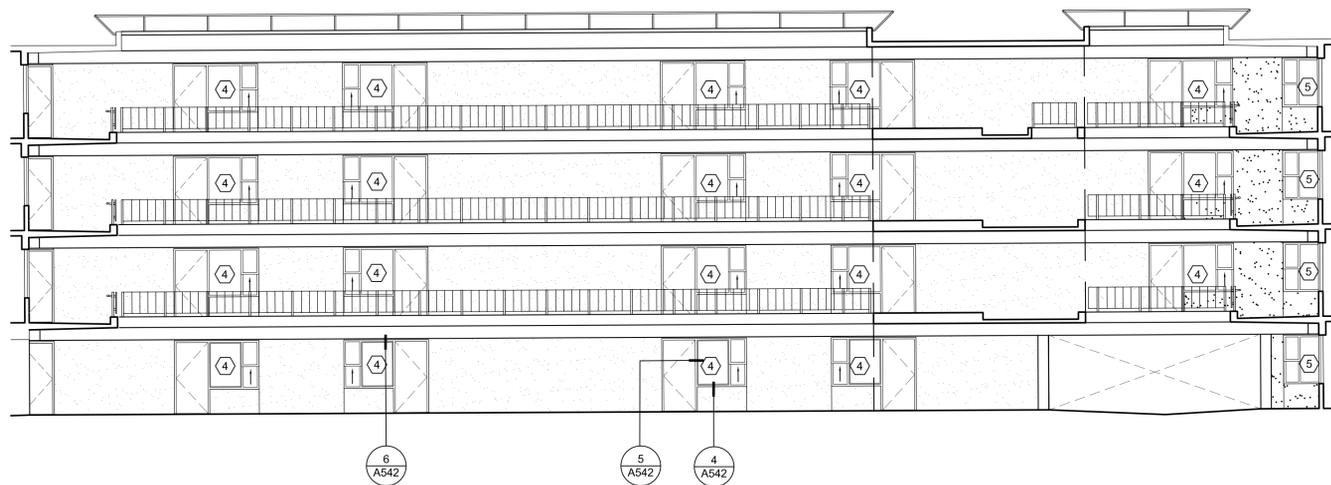
date 12/08/2023  
file 2230 PT-2  
d.b. PP

A211



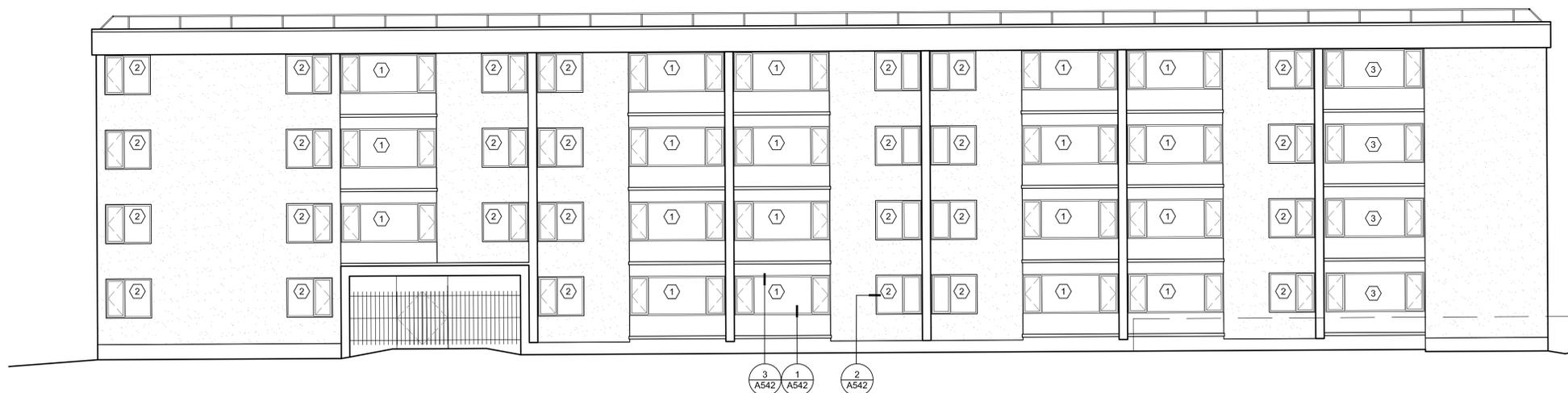
**3** COURTYARD ELEVATION OF NORTHEAST WING - LOOKING SOUTH  
A212

Scale: 1/8" = 1'-0"



**2** COURTYARD ELEVATION OF NORTHEAST WING - LOOKING NORTH  
A212

Scale: 1/8" = 1'-0"



**1** NORTH ELEVATION OF NORTHEAST WING  
A212

Scale: 1/8" = 1'-0"

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Revision Summary	
Revision Number	Revision Date

PARKVIEW TERRACE REHABILITATION  
WINDOW REPLACEMENT  
255 HIGH STREET  
EUGENE, OREGON 97401  
HOMES FOR GOOD HOUSING AGENCY

BUILDING ELEVATIONS  
NORTHEAST WING  
COURTYARD

date 12/08/2023  
file 2230 PT-2  
d.b. PP

A212

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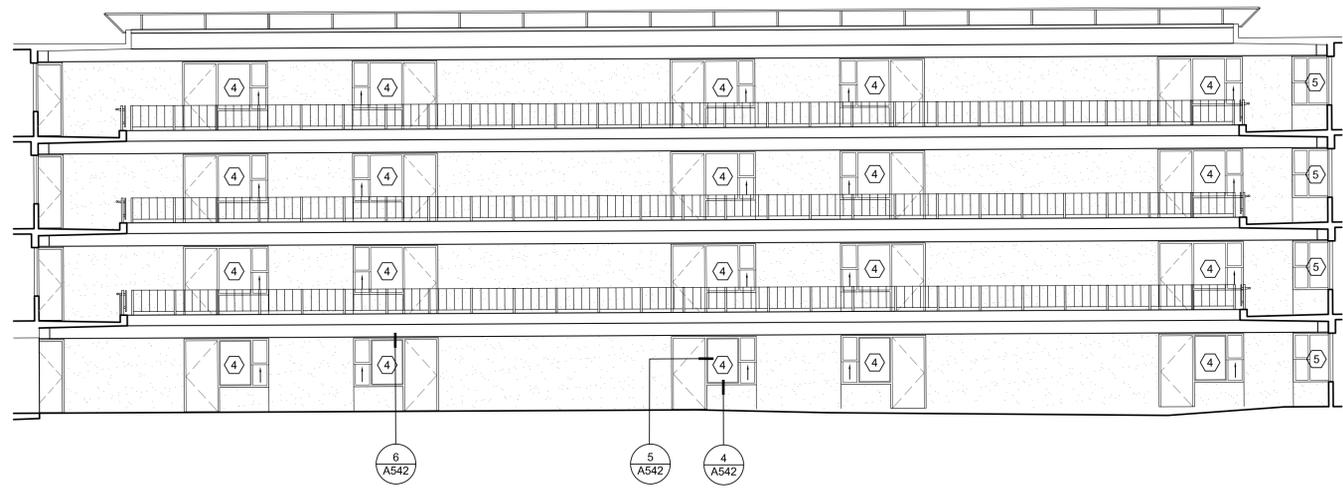
Revision Summary	
Revision Number	Revision Date

**PARKVIEW TERRACE REHABILITATION  
 WINDOW REPLACEMENT**  
 255 HIGH STREET  
 EUGENE, OREGON 97401  
 HOMES FOR GOOD HOUSING AGENCY

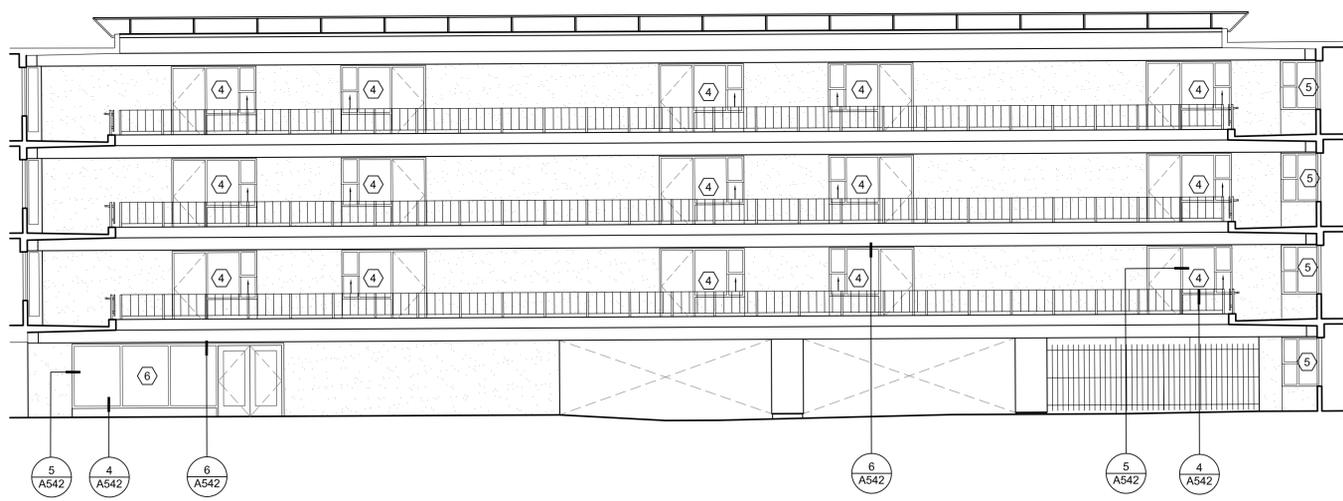
BUILDING ELEVATIONS  
 NORTHEAST WING  
 COURTYARD

date 12/08/2023  
 file 2230 PT-2  
 d.b. CT

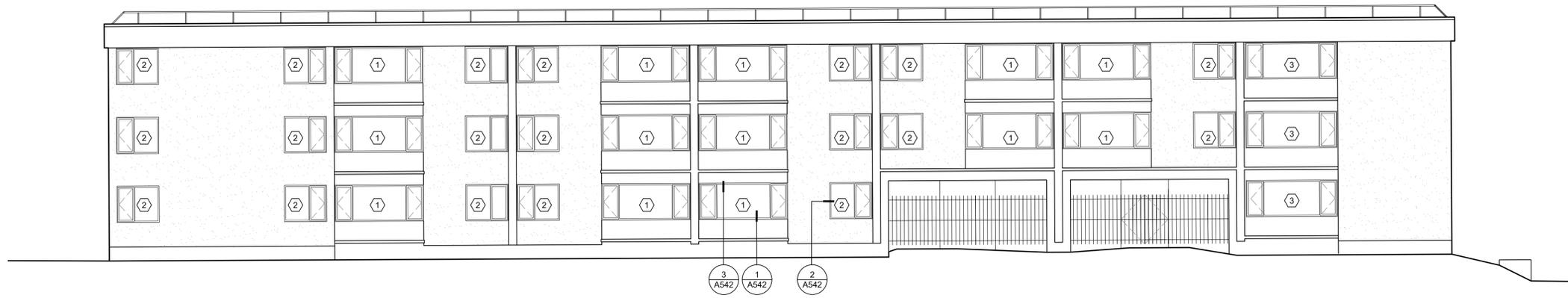
**A213**



**2** COURTYARD ELEVATION OF NORTHEAST WING - LOOKING EAST  
 A213 Scale: 1/8" = 1'-0"

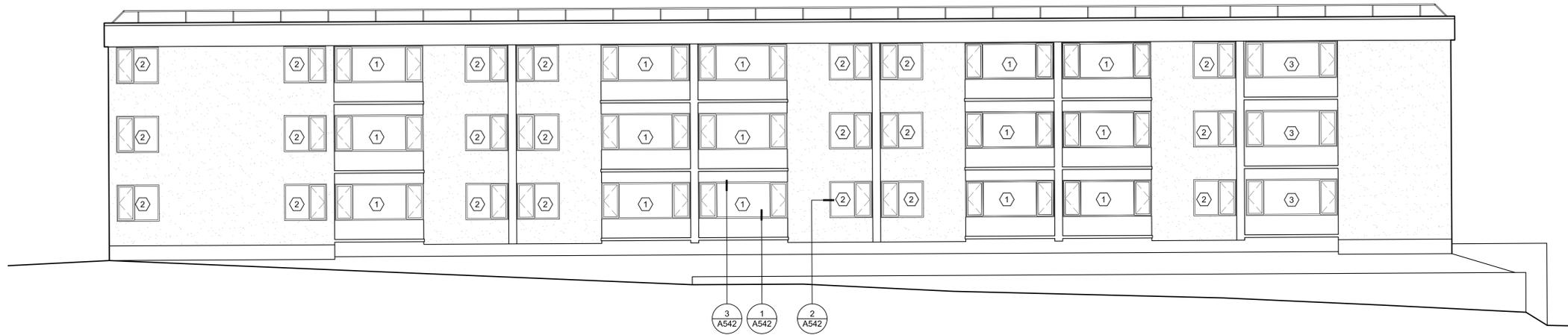


**1** COURTYARD ELEVATION OF NORTHEAST WING - LOOKING WEST  
 A213 Scale: 1/8" = 1'-0"



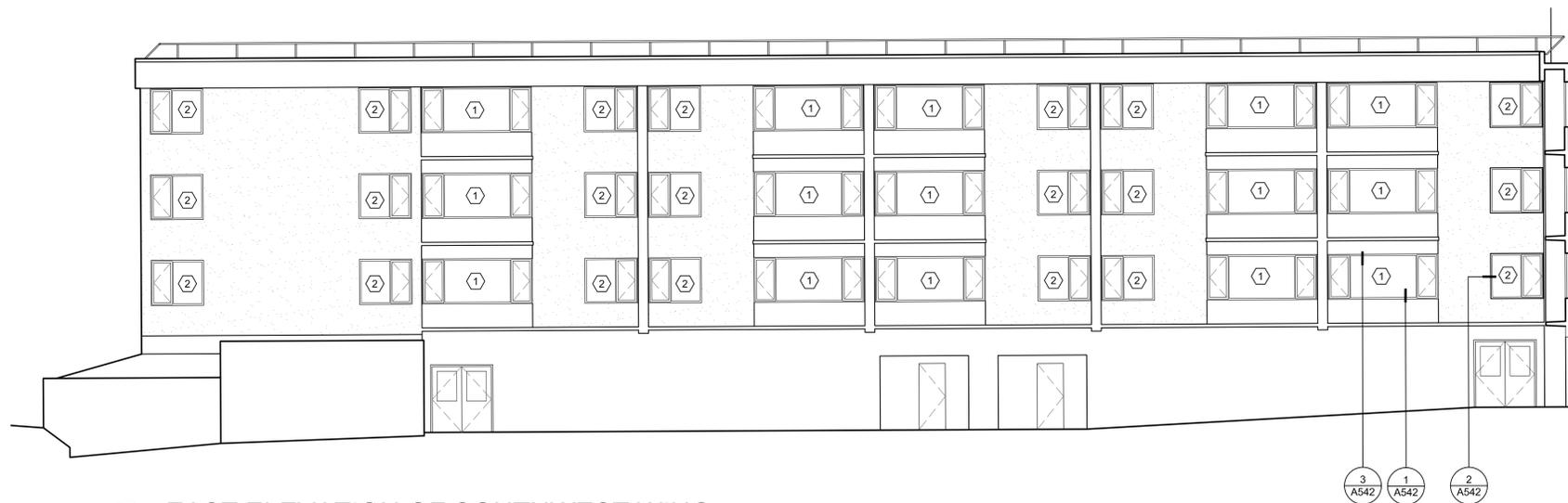
3 WEST ELEVATION OF SOUTHWEST WING

Scale: 1/8" = 1'-0"



2 SOUTH ELEVATION OF SOUTHWEST WING

Scale: 1/8" = 1'-0"



1 EAST ELEVATION OF SOUTHWEST WING

Scale: 1/8" = 1'-0"

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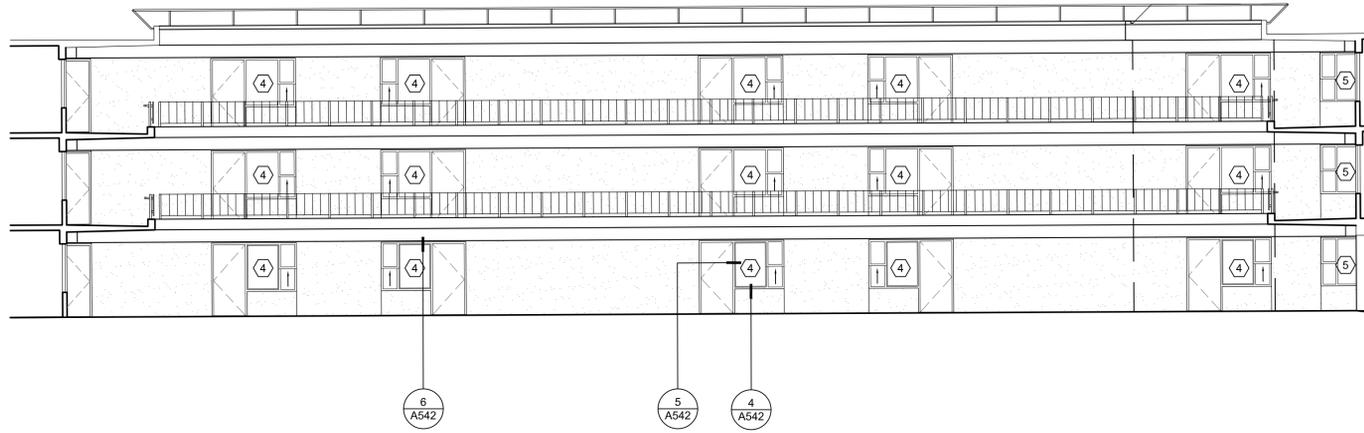
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PARKVIEW TERRACE REHABILITATION  
WINDOW REPLACEMENT  
255 HIGH STREET  
EUGENE, OREGON 97401  
HOMES FOR GOOD HOUSING AGENCY

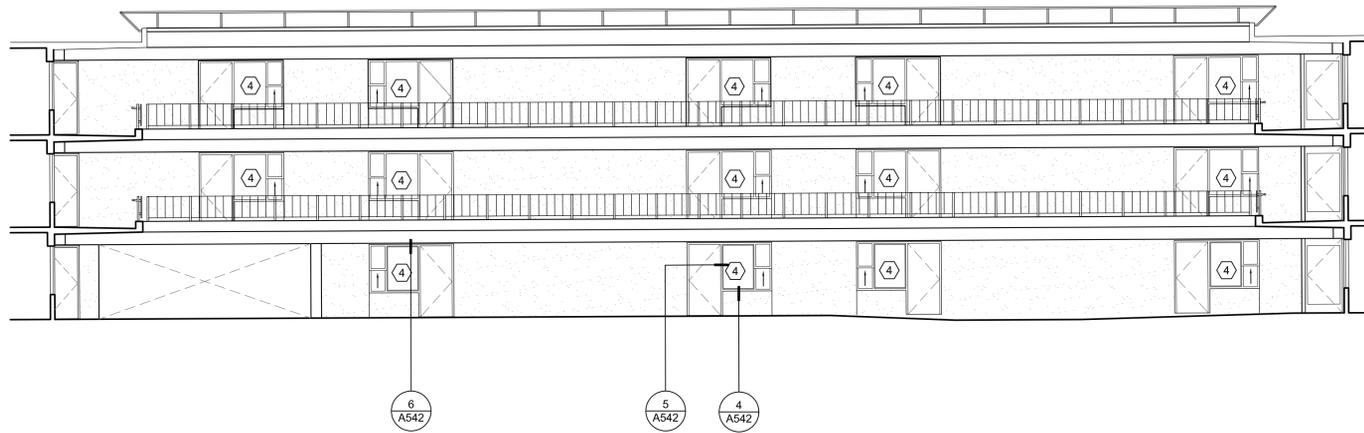
BUILDING ELEVATIONS  
SOUTHWEST WING

date 12/08/2023  
file 2230 PT-2  
d.b. PP

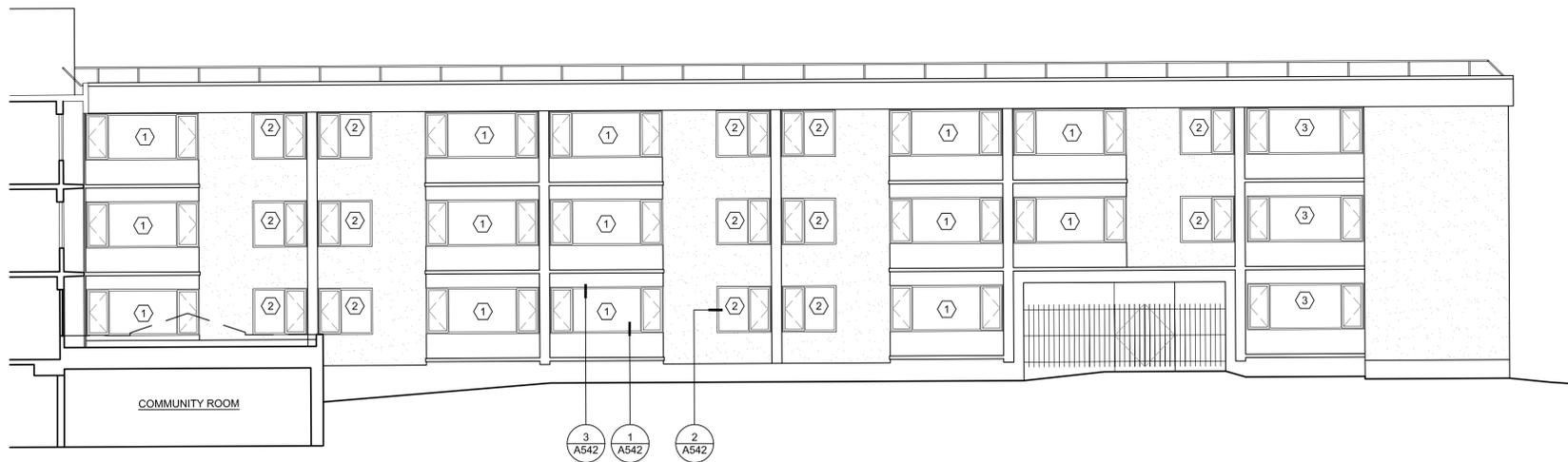
A214



**3** COURTYARD ELEVATION OF SOUTHWEST WING - LOOKING SOUTH  
 215 Scale: 1/8" = 1'-0"



**2** COURTYARD ELEVATION OF SOUTHWEST WING - LOOKING NORTH  
 A215 Scale: 1/8" = 1'-0"



**1** NORTH ELEVATION OF SOUTHWEST WING  
 A215 Scale: 1/8" = 1'-0"

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Revision Summary	
Revision Number	Revision Date

**PARKVIEW TERRACE REHABILITATION  
 WINDOW REPLACEMENT**  
 255 HIGH STREET  
 EUGENE, OREGON 97401  
 HOMES FOR GOOD HOUSING AGENCY

**BUILDING  
 ELEVATIONS  
 SOUTHWEST WING**

date 12/08/2023  
 file 2230 PT-2  
 d.b. AD

**A215**

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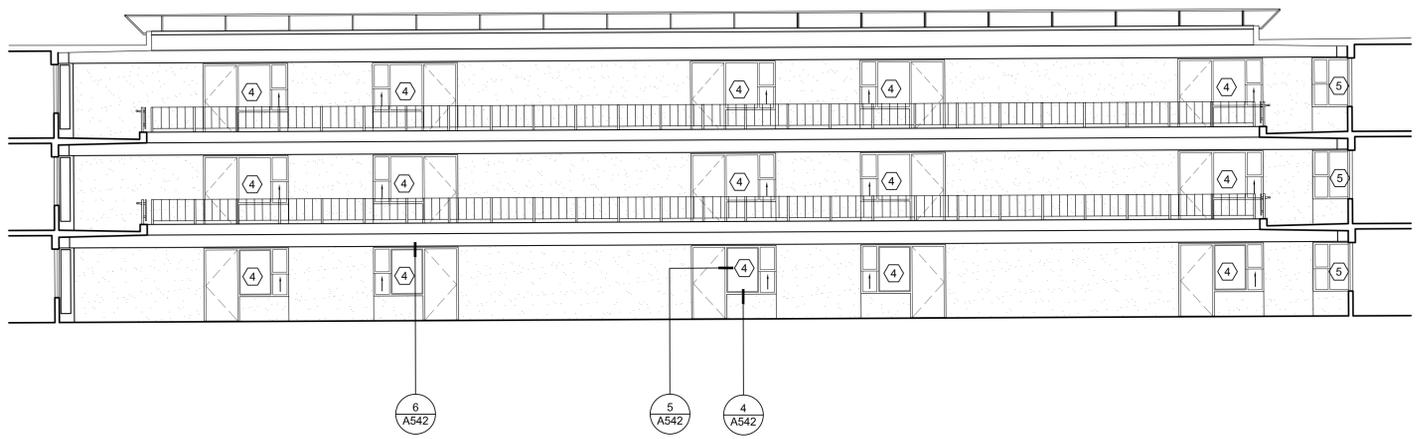
Revision Summary	
Revision Number	Revision Date

PARKVIEW TERRACE REHABILITATION  
 WINDOW REPLACEMENT  
 255 HIGH STREET  
 EUGENE, OREGON 97401  
 HOMES FOR GOOD HOUSING AGENCY

BUILDING ELEVATIONS  
 SOUTHWEST WING  
 WINDOW SCHEDULE & WINDOW DETAILS

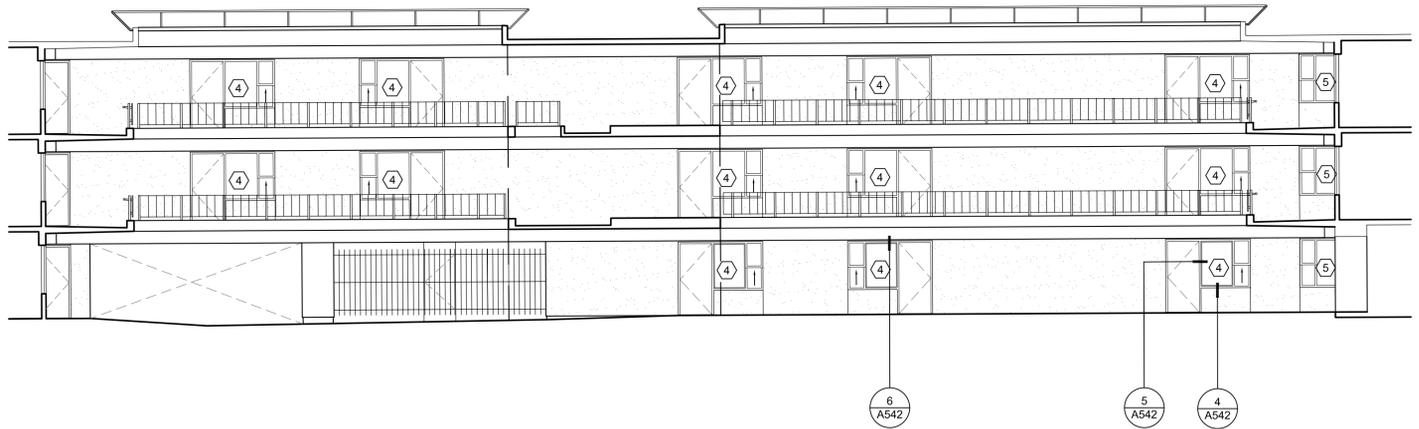
date 12/08/2023  
 file 2230 PT-2  
 d.b. CT

A216



2 COURTYARD ELEVATION OF SOUTHWEST WING - LOOKING EAST

Scale: 1/8" = 1'-0"



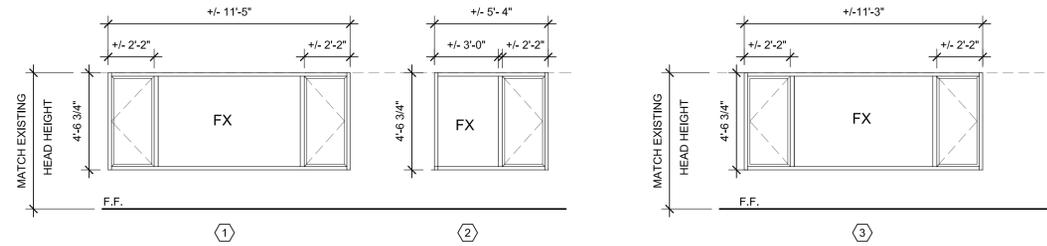
1 COURTYARD ELEVATION OF SOUTHWEST WING - LOOKING WEST

Scale: 1/8" = 1'-0"

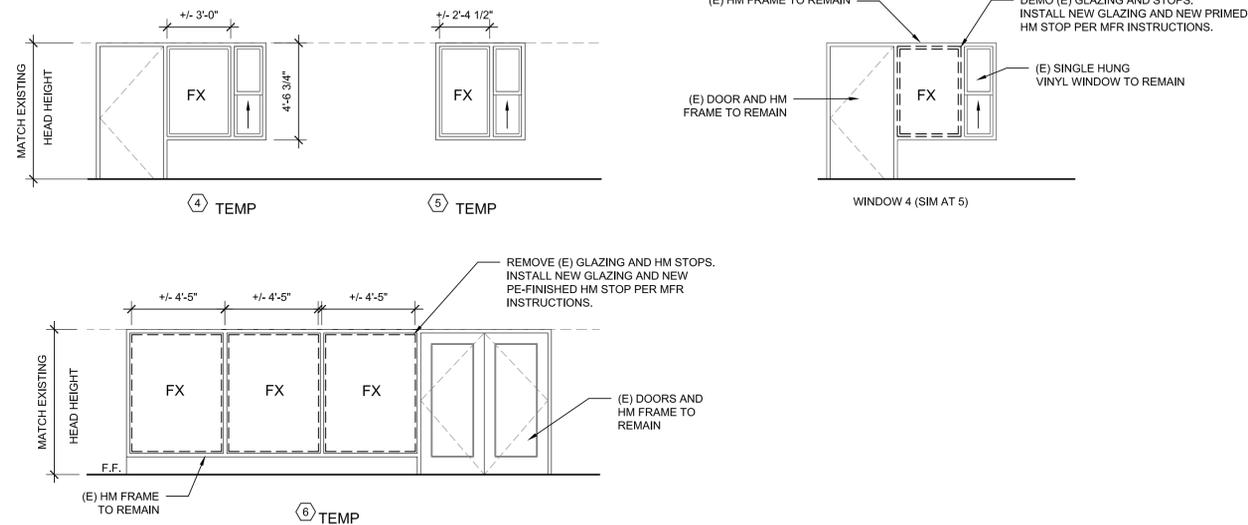
**WINDOW NOTES**

- ALL WINDOW OPENINGS MUST BE FIELD VERIFIED PRIOR TO ORDERING. DIMENSIONS PROVIDED ARE APPROXIMATE AND FOR ESTIMATING PURPOSES ONLY.**
- WINDOW OPENING CONTROL DEVICES (WOCD) ARE REQUIRED WHERE:**  
BOTTOM OF OPERABLE OPENING IS MORE THAN 72 INCHES ABOVE GROUND SURFACE AND LESS THAN 36 INCHES ABOVE FINISHED FLOOR.
- ACCESSIBLE WINDOWS (UNITS #: 103, 104, 106, 107, 112, 235, 238)**  
A) MUST BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE.  
B) FORCE TO OPERATE MUST NOT EXCEED 5 POUNDS.  
C) MUST HAVE OPERABLE PORTION (CRANK HANDLE AND WINDOW LOCK PLACED AT OR BELOW 48" ABOVE FINISHED FLOOR.
- WINDOW LEGEND:**  
TEMP - TEMPERED GLAZING  
FX - FIXED WINDOW PANEL  
HM - HOLLOW METAL

**1. ALUMINUM WINDOWS**

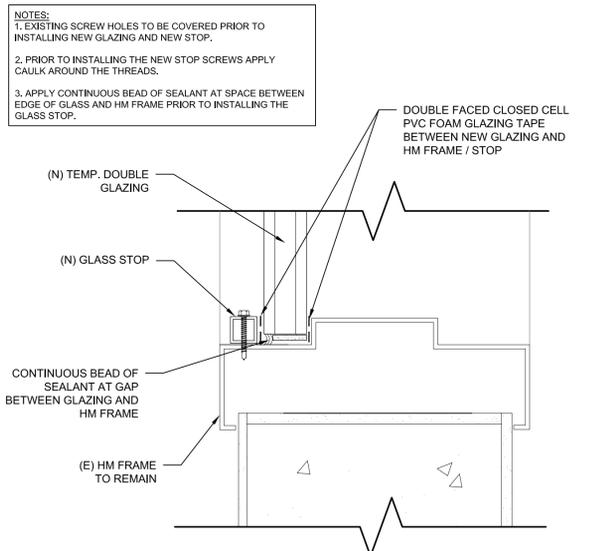


**2. HOLLOW METAL FRAME**



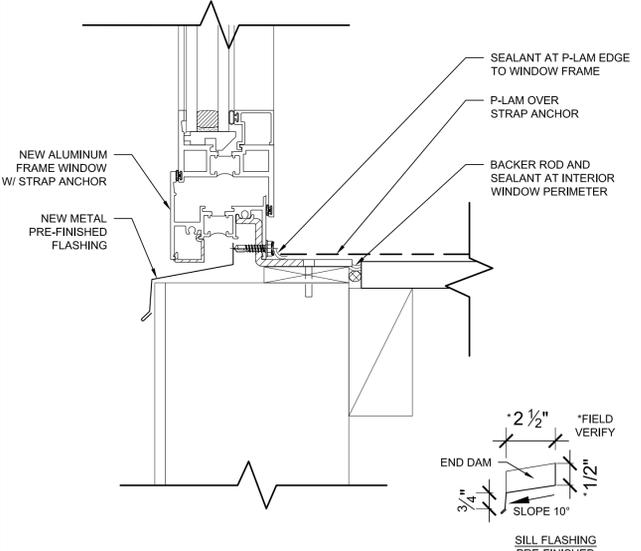
**11 WINDOWS ELEVATIONS**

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



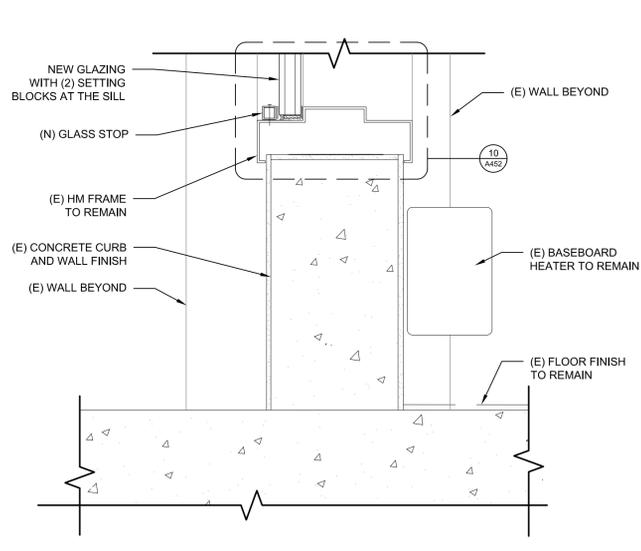
**10 GLAZING AND STOP AT ALL HOLLOW METAL FRAME**

SCALE: 6" = 1'-0"



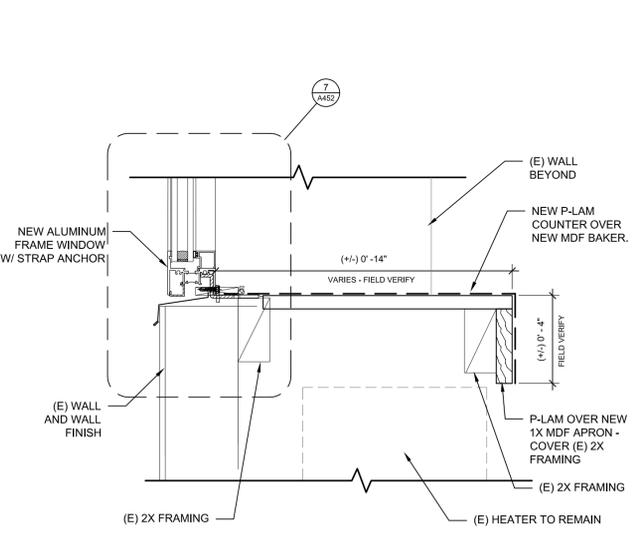
**7 WINDOW SILL FLASHING AT ALUMINUM WINDOWS**

SCALE: 6" = 1'-0"



**4 WINDOW SILL - HOLLOW METAL**

3"=1'-0"



**1 WINDOW SILL - ALUMINUM WINDOWS**

SCALE: 3" = 1'-0"

**6 WINDOW HEAD - HOLLOW METAL**

A543

3"=1'-0"

**3 WINDOW HEAD - ALUMINUM WINDOWS**

A542

SCALE: 3" = 1'-0"

**5 WINDOW JAMB - HOLLOW METAL**

A543

3"=1'-0"

**2 WINDOW JAMB - ALUMINUM WINDOWS**

A542

SCALE: 3" = 1'-0"

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REGISTERED ARCHITECT  
AMANDA DONOFRIO  
EUGENE, OREGON  
6474  
STATE OF OREGON

Revision Summary	
Revision Number	Revision Date

**PARKVIEW TERRACE REHABILITATION WINDOW REPLACEMENT**  
255 HIGH STREET  
EUGENE, OREGON 97401  
HOMES FOR GOOD HOUSING AGENCY

WINDOW ELEVATIONS AND DETAILS

date 12/08/2023  
file 2230 PT-2  
d.b. CT

**A542**

INTERIOR PAINTING SCOPE



WINDOW TYPES: 1 & 3  
UNIT LIVING ROOM - TYP.

(E) HEATER CONTROL -  
REMOVE AND REINSTALL  
IN SAME LOCATION  
AFTER NEW SILL AND  
APRON INSTALL



WINDOW TYPE: 2  
UNIT BEDROOM ROOM - TYP.



NEW PAINT

- NEW PAINT COLOR TO MATCH EXISTING COLOR ON ADJACENT WALLS

ALIGN

**BDA**  
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541.683.8661  
1369 Olive Street  
Eugene, OR 97401



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Revision Number	Revision Date

PARKVIEW TERRACE REHABILITATION  
WINDOW REPLACEMENT

255 HIGH STREET  
EUGENE, OREGON 97401  
HOMES FOR GOOD HOUSING AGENCY

PAINTING SCOPE AND PROJECT SPECIFICATIONS

date 12/08/2023  
file 2230 PT- PH 2  
d.b. CT

A543