

<b>OWNER</b> <hr/> HOMES FOR GOOD HOUSING AGENCY 100 WEST 13TH AVE EUGENE, OREGON 97401 CONTACT: TERESA HASHAGEN EMAIL: <a href="mailto:thashagen@homesforgood.org">thashagen@homesforgood.org</a> PHONE: 541.852.6044	<b>ARCHITECT</b> <hr/> BDA ARCHITECTURE & PLANNING, PC. 1369 OLIVE STREET EUGENE, OREGON 97401 CONTACT: AMANDA DONOFRIO, AIA EMAIL: <a href="mailto:donofrio@bdarch.net">donofrio@bdarch.net</a> PHONE: 541.683.8661; ext. 4
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A001	SITE PLAN AND GENERAL NOTES
A211	BUILDING ELEVATIONS - NORTHEAST WING
A212	BUILDING ELEVATIONS - NORTHEAST WING & COURTYARD
A213	BUILDING ELEVATIONS - NORTHEAST WING COURTYARD
A214	BUILDING ELEVATIONS - SOUTHWEST WING
A215	BUILDING ELEVATIONS - SOUTHWEST WING & COURTYARD
A216	BUILDING ELEVATIONS - SOUTHWEST WING COURTYARD
A217.1	PHOTOS - PAINT AND SITE DETAILS
A217.2	PHOTOS - PAINT AND SIGNAGE DETAILS
A220	COLOR DIAGRAMS

1. Pressure wash and clean all exterior floors, ceiling, walls, soffit, downspouts, and MEP equipments.
2. Apply new paint at exterior walls, exterior doors, metal handrails and guardrails, and hollow metal frames as indicated in the drawings.
3. Apply new paint at all fire extinguishers to match existing red color.
4. Do not paint: Electrical conduits, plumbing, exhaust vents, etc. that have not been painted previously.
5. Do not paint: existing pre-finished bronze roof flashing, aluminum storefront at Community room main entrance.
6. Apply clear sealant at aggregate panels on exterior walls.
7. Remove rubber base from concrete retaining walls at all locations. Clean / remove debris of wall and wall / sidewalk joint and apply new joint filler. Install backer rod prior to applying joint filler at joints larger than  $\frac{1}{4}$ " wide x  $\frac{1}{2}$ " deep.
8. Replace existing signs with new at the following locations: Laundry rooms, unit entries, covered walks, and elevator lobbies. See drawings.

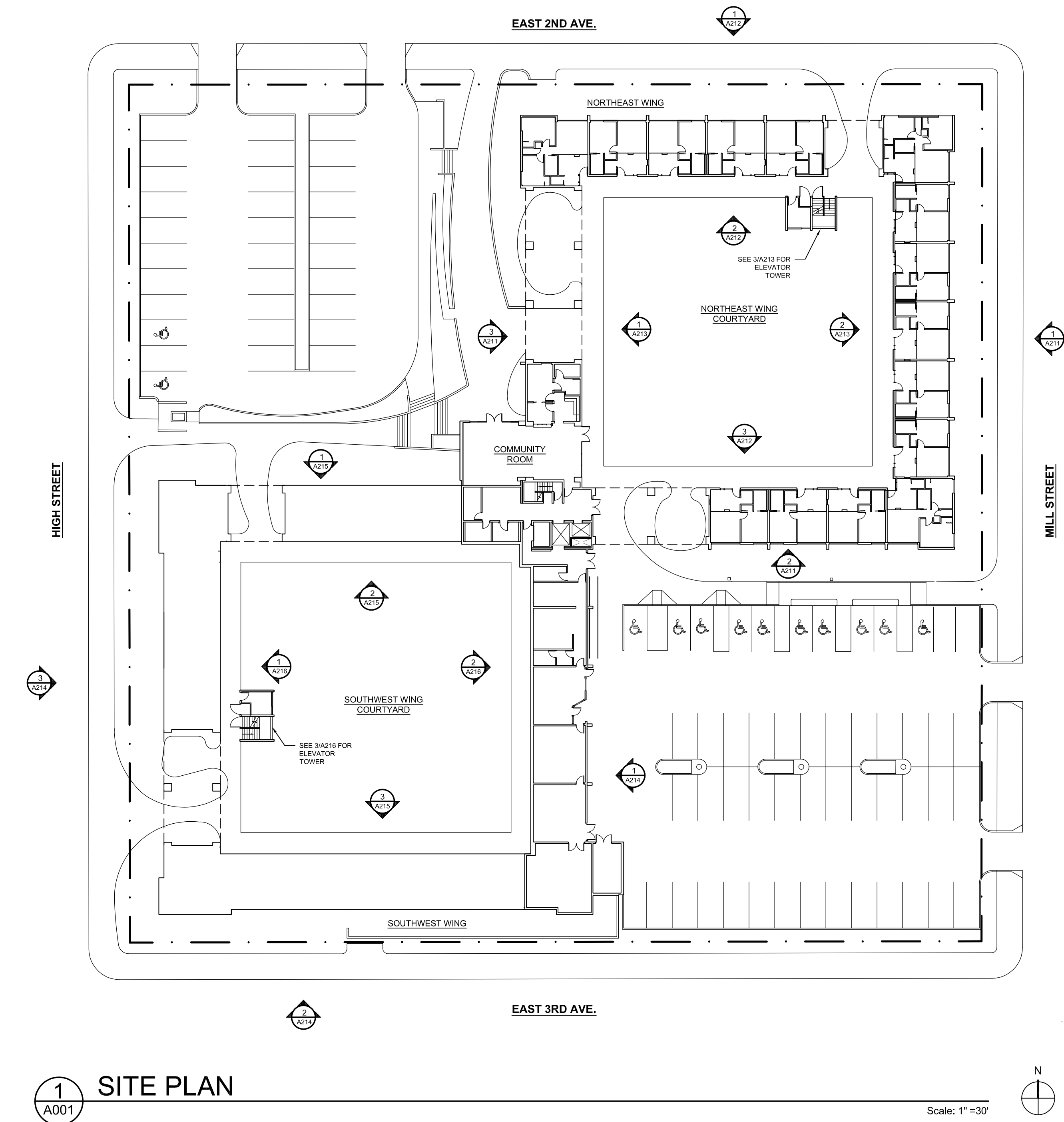
1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH ANY WORK.
2. DIMENSIONS TAKE PRECEDENCE OVER DRAWING: DO NOT SCALE DRAWING TO DETERMINE ANY LOCATIONS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO CONTINUING WITH WORK. DIMENSIONS ARE 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 AND FOR VERIFICATION OF THE ACCURATE LOCATION OF STRUCTURAL MEMBERS, AND OPENINGS FOR MECHANICAL, ELECTRICAL, AND MISCELLANEOUS EQUIPMENT.
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.

**Partview Terrace Apartments:** Existing **Multi-Family Housing** development consisting of 2 residential multistory buildings containing **150 Living Units**, communal laundry rooms at each floor, maintenance/storage rooms, and a community room. Project includes painting of all previously painted surfaces including, but not limited to exterior walls, ceilings, gates, handrails and guardrails, exterior doors and frames.

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



Revision Summary	
Revision Number	Revision Date

**PARKVIEW TERRACE**  
**EXTERIOR PAINT AND SEAL**  
255 HIGH STREET  
EUGENE, OREGON 97401  
HOMES FOR GOOD HOUSING AGENCY

ISSUE FOR BID

## SITE PLAN GENERAL NOTES

date	<u>10/02/2025</u>
file	<u>2230 PT3_A001</u>
d.b.	<u>CT</u>

A001

AMANDA DONOFRIO  
*Amanda Donofrio*  
EUGENE, OREGON  
6474

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WHATSOEVER, NOR ARE THEY TO BE ASSIGNED  
TO A THIRD PARTY WITHOUT FIRST OBTAINING  
THE WRITTEN PERMISSION AND CONSENT OF BDA  
ARCHITECTURE AND PLANNING. IN THE EVENT OF  
UNAUTHORIZED REUSE OF THESE PLANS BY A  
THIRD PARTY, THE THIRD PARTY SHALL HOLD BDA  
ARCHITECTURE & PLANNING P.C. HARMLESS.

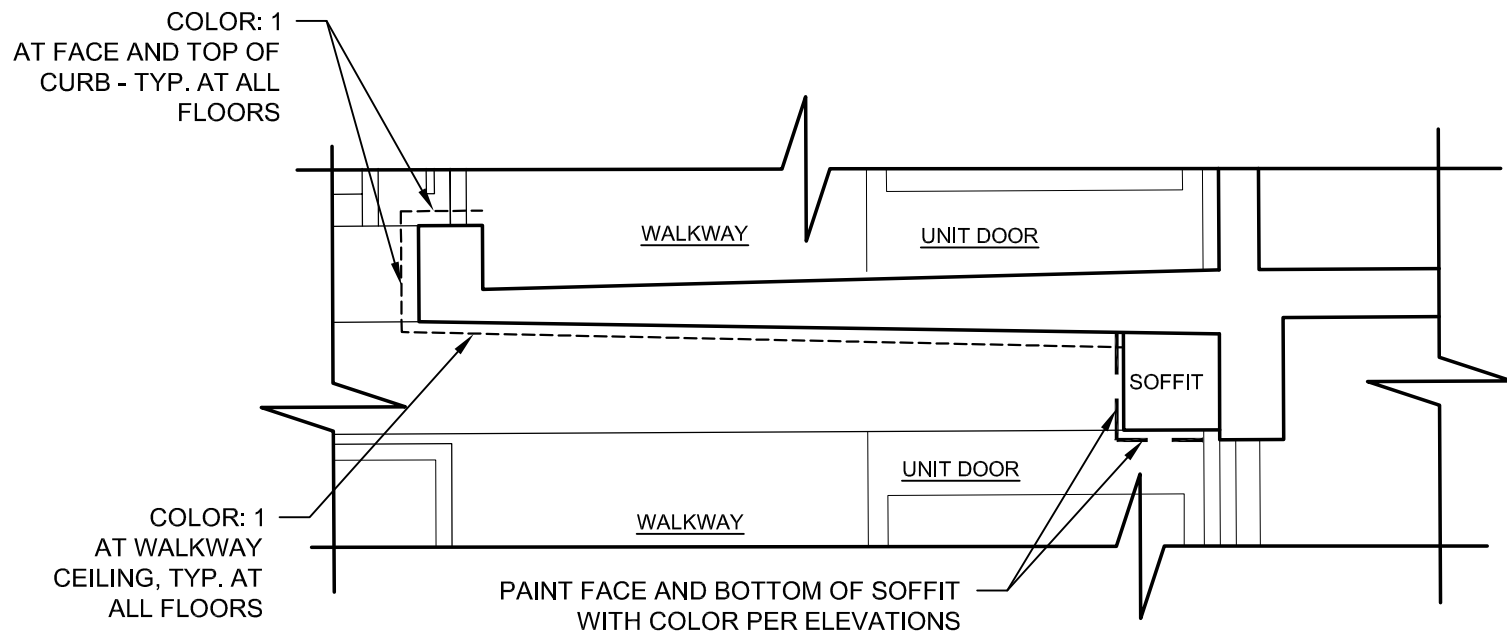






COLOR SCHEDULE - NORTHEAST WING SEE ALSO A220		
NUMBER	COLOR / FINISH	NOTES
1	SW 2822 DOWNING SAND	AT SOFFITS, CONCRETE FASCIA, SMOOTH CONCRETE WALL AND LEDGES, AND RETAINING WALLS
2	SW 9024 VINTAGE GOLD	AT CONCRETE WALLS AROUND 1ST FL. UNIT WINDOWS, AND UNIT EXT. DOORS (COURTYARD SIDE)
3	SW 6457 KIND GREEN	AT CONCRETE WALLS AROUND 2ND FL. UNIT WINDOWS, AND UNIT EXT. DOORS (COURTYARD SIDE)
4	SW 6353 CHIVALRY COPPER	AT CONCRETE WALLS AROUND 3RD FL. UNIT WINDOWS, AND UNIT EXT. DOORS (COURTYARD SIDE)
5	SW 6486 REFLECTING POOL	AT CONCRETE WALLS AROUND 4TH FL. UNIT WINDOWS, AND UNIT EXT. DOORS (COURTYARD SIDE)
9	SW 7027 HICKORY SMOKE	AT STEEL HANDRAILS AND GUARDRAILS, GATES, STEEL DOORS, METAL DOOR FRAMES, AND HOLLOW METAL WINDOW FRAMES AND GLASS STOPS, UNLESS OTHERWISE NOTED
10	CLEAR WATER REPELLANT SEALER	AT EXPOSED AGGREGATE, TYP.

ALL COLORS TO BE CONFIRMED THROUGH DRAW DOWN PROCESS



4  
A212  
**WALKWAY CEILING AND CURB DETAIL**  
TYPICAL AT ALL FLOORS  
Scale: 1/2"=1'-0"

COLOR: 5  
UNIT DOOR  
AND SOFFIT  
AT THIS LEVEL

COLOR: 4  
UNIT DOOR  
AND SOFFIT  
AT THIS LEVEL

COLOR: 3  
UNIT DOOR  
AND SOFFIT  
AT THIS LEVEL

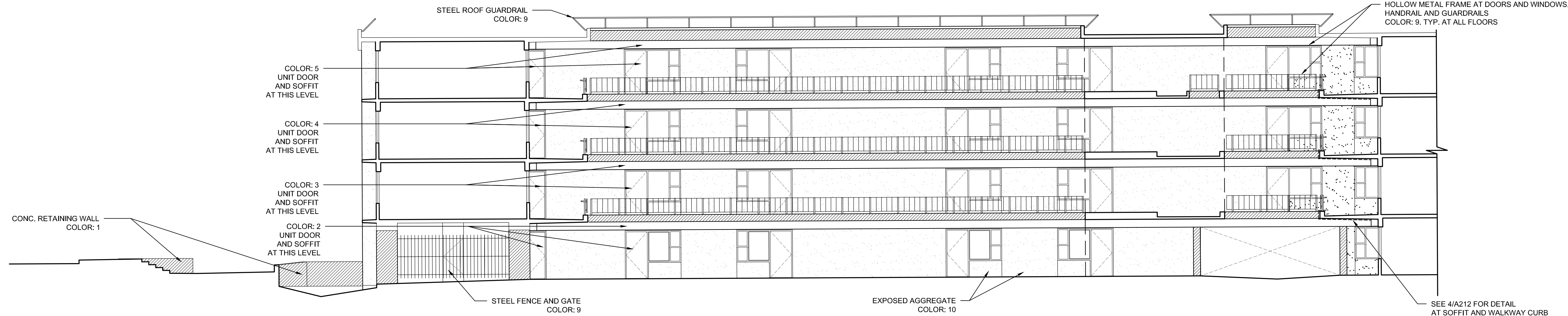
COLOR: 2  
UNIT DOOR  
AND SOFFIT  
AT THIS LEVEL

CONC. FASCIA & CURB  
COLOR: 1

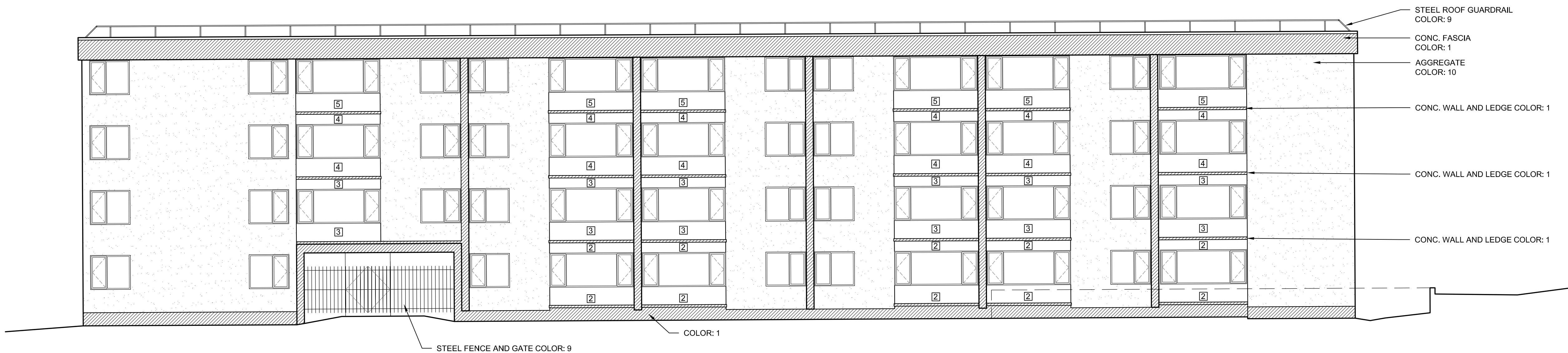
STEEL ROOF GUARDRAIL  
COLOR: 9  
HOLLOW METAL FRAME AT DOORS AND WINDOWS,  
HANDRAIL AND GUARDRAILS  
COLOR: 9. TYP. AT ALL FLOORS

EXPOSED AGGREGATE  
COLOR: 10

3  
A212  
**COURTYARD ELEVATION OF NORTHEAST WING - LOOKING SOUTH**  
Scale: 1/8" = 1'-0"



2  
A212  
**COURTYARD ELEVATION OF NORTHEAST WING - LOOKING NORTH**  
Scale: 1/8" = 1'-0"



1  
A212  
**NORTH ELEVATION OF NORTHEAST WING**  
Scale: 1/8" = 1'-0"

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STATE OF OREGON  
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**EXTERIOR PAINT AND SEAL**  
255 HIGH STREET  
EUGENE, OREGON 97401  
HOMES FOR GOOD HOUSING AGENCY

ISSUE FOR BID

BUILDING  
ELEVATIONS  
NORTHEAST WING  
COURTYARD

date	10/02/2025
file	2230 PT- PH3
d.b.	CT

A212









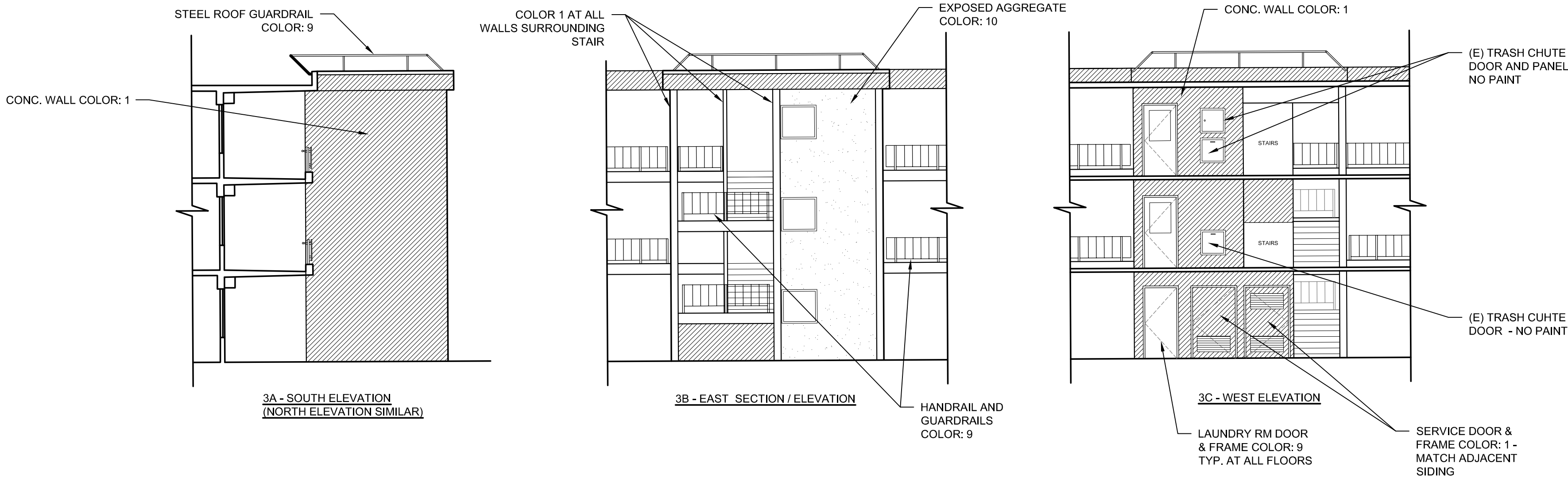






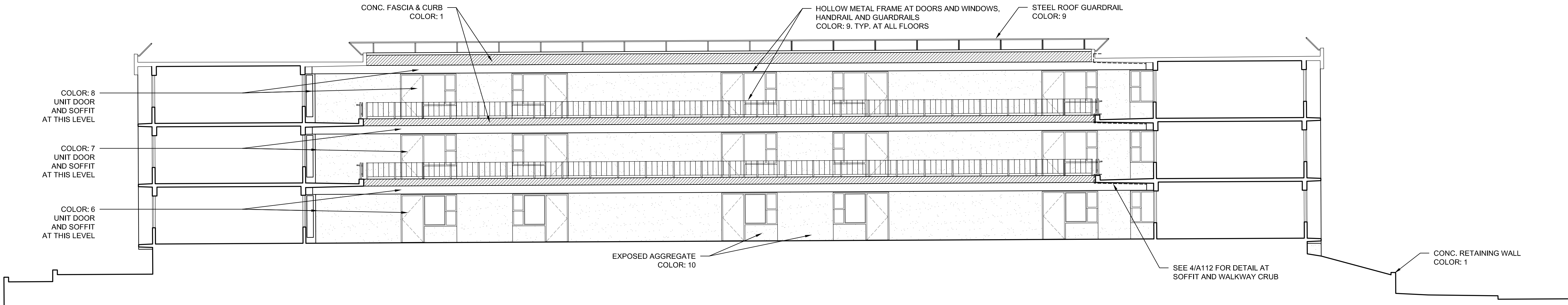
COLOR SCHEDULE - SOUTHWEST WING SEE ALSO A220		
NUMBER	COLOR / FINISH	NOTES
1	SW 2822 DOWNING SAND	AT SOFFITS, CONCRETE FASCIA, SMOOTH CONCRETE WALL AND LEDGES, AND RETAINING WALLS
6	SW 0080 ALEXANDRITE	AT CONCRETE WALLS AROUND 1ST FL. UNIT WINDOWS, AND UNIT EXT. DOORS (COURTYARD SIDE)
7	SW 7707 COPPER WIRE	AT CONCRETE WALLS AROUND 2ND FL. UNIT WINDOWS, AND UNIT EXT. DOORS (COURTYARD SIDE)
8	SW 6494 LAKESHORE	AT CONCRETE WALLS AROUND 3RD FL. UNIT WINDOWS, AND UNIT EXT. DOORS (COURTYARD SIDE)
9	SW 7027 HICKORY SMOKE	AT STEEL HANDRAILS AND GUARDRAILS, GATES, STEEL DOORS, METAL DOOR FRAMES, AND HOLLOW METAL WINDOW FRAMES AND GLASS STOPS, U.N.O. ON DRAWINGS
10	CLEAR WATER REPELLANT SEALER	AT EXPOSED AGGREGATE, TYP.

ALL COLORS TO BE CONFIRMED THROUGH DRAW DOWN PROCESS



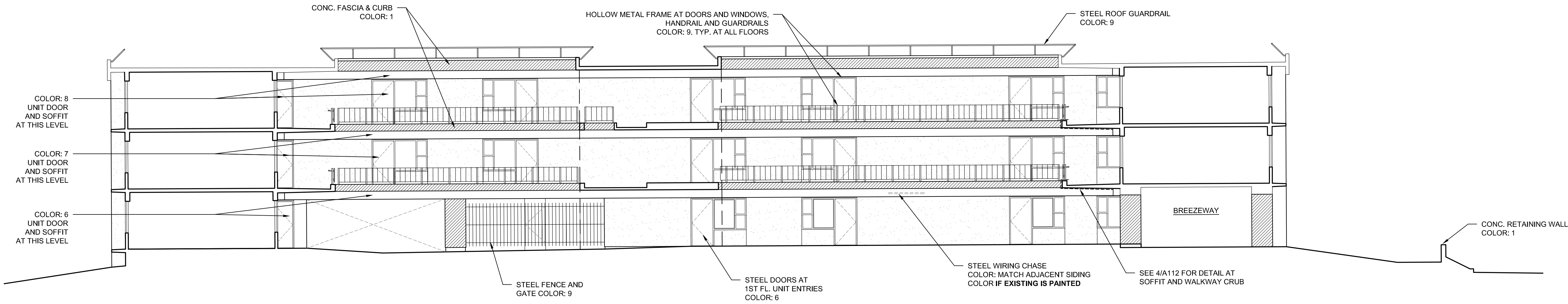
3 SOUTHWEST STAIR/LAUNDRY TOWER

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



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"

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EXTERIOR PAINT AND SEAL  
255 HIGH STREET  
EUGENE, OREGON 97401  
HOMES FOR GOOD HOUSING AGENCY

ISSUE FOR BID

BUILDING  
ELEVATIONS  
SOUTHWEST WING  
COURTYARD &  
STAIR TOWER

date	10/02/2025
file	2230 PT- PH3
d.b.	CT

A216





EXTERIOR DOORS AT EAST WALL OF SOUTHWEST WING - SEE 1/A214



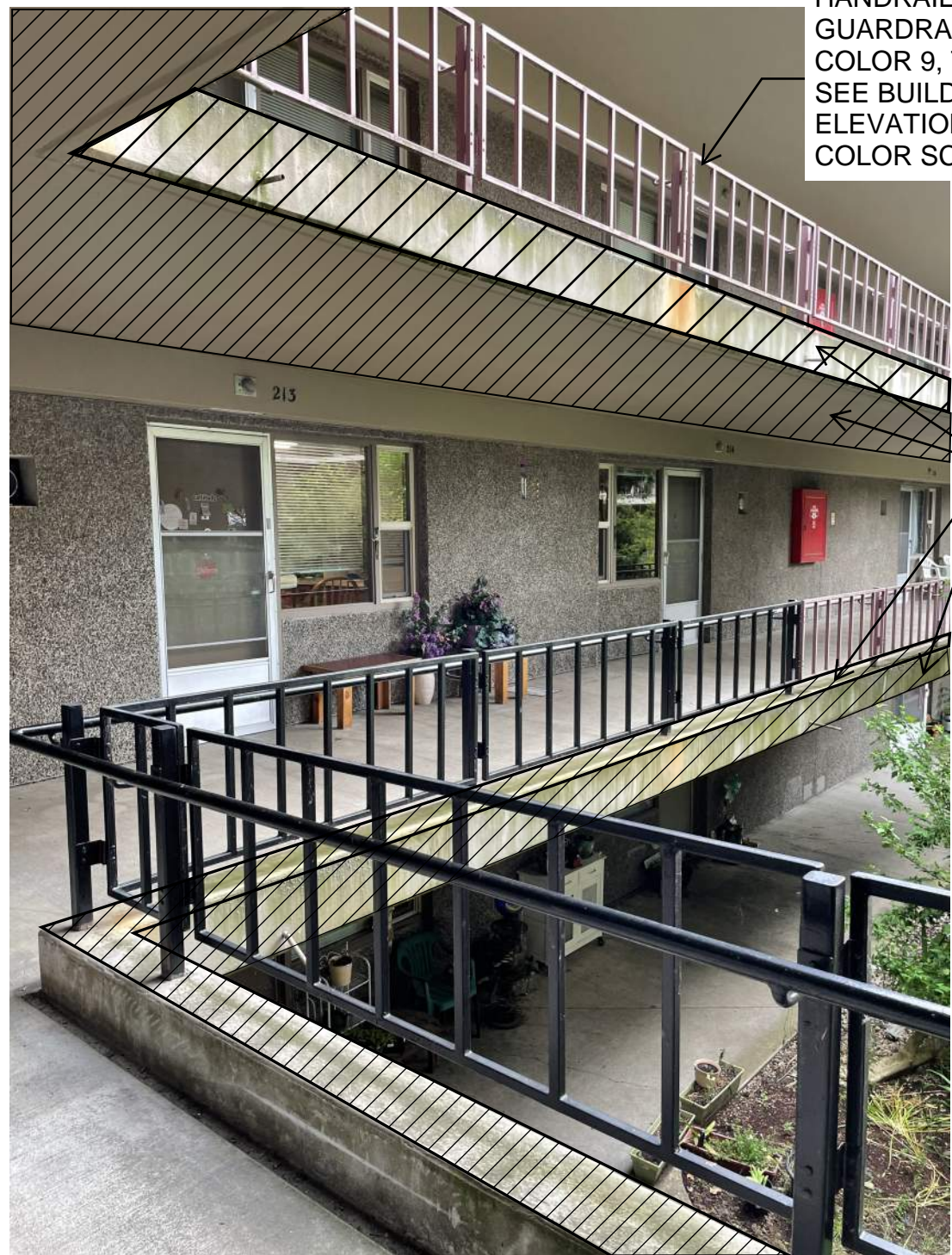
EXTERIOR DOORS AT EAST WALL OF SOUTHWEST WING - SEE 1/A214



PAINT AT ELECTRICAL CONDUITS AND FIRE RISER BY STAIR TOWER



PAINT AT FIRE EXTINGUISHER



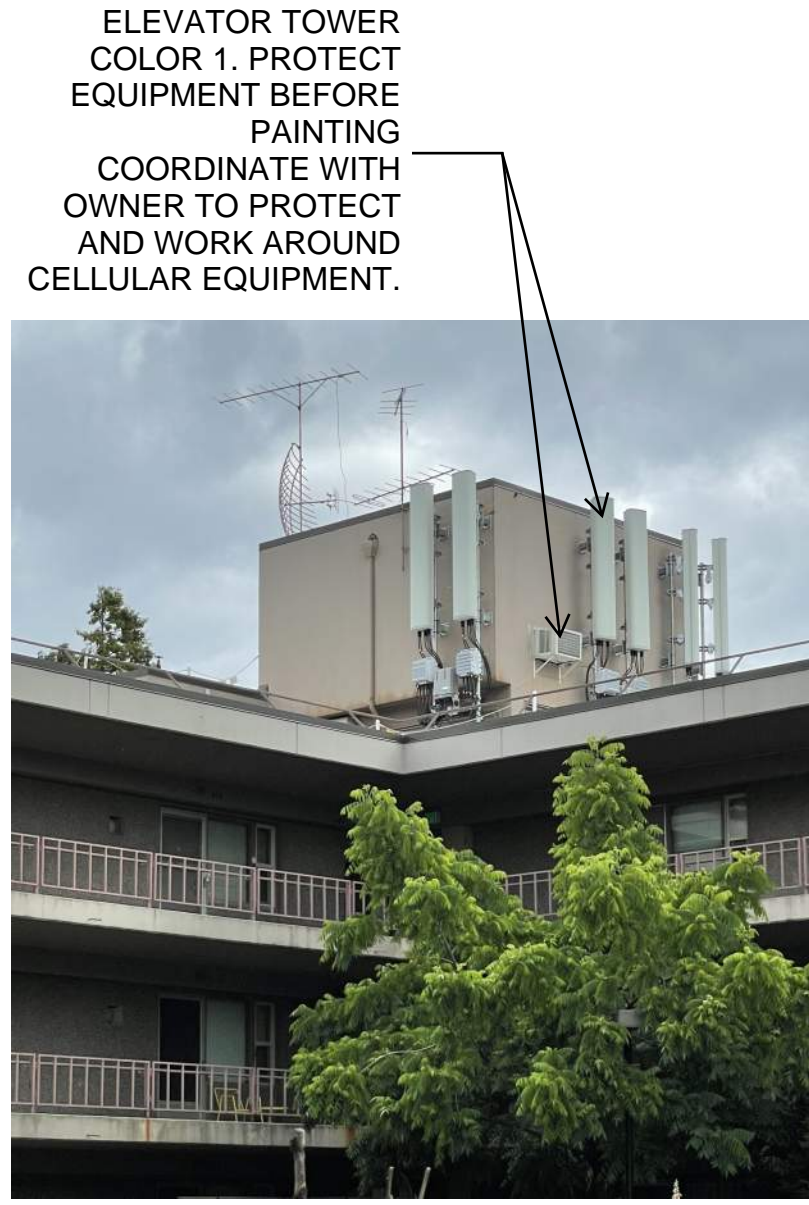
COLOR TRANSITION AT CONC. EDGES - COURTYARD SIDE. TYPICAL AT ALL FLOORS



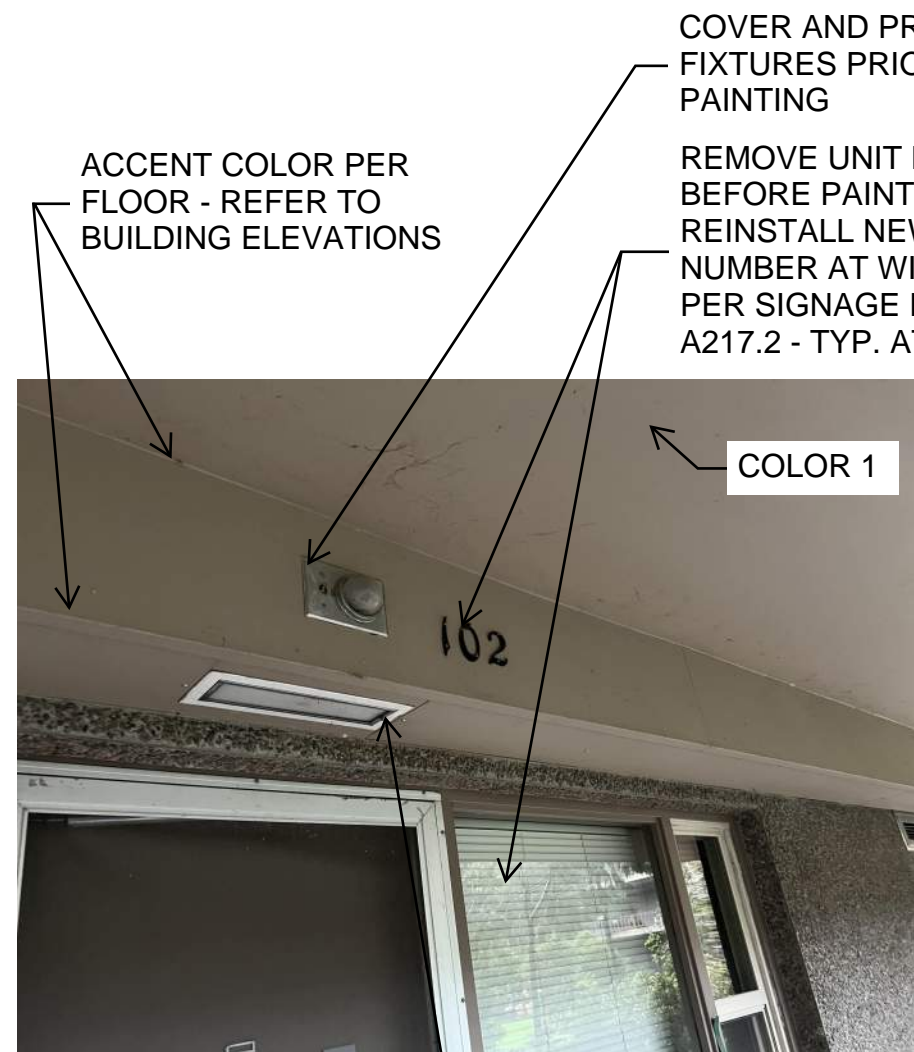
WEST WALL OF NORTHEAST WING - SEE 3/A211



COLOR TRANSITION AT GROUND FLOOR COVERED PATHS



ELEVATOR TOWER



UNIT ENTRY SOFFIT



ELECTRICAL METER ALCOVE



WALL BASE AT CONCRETE RETAINING WALL - NORTH PARKING



CLEAN DEBRIS AND APPLY NEW CAULK AT WALL / SIDEWALK TRANSITION JOINT PER MANUFACTURER'S INSTRUCTIONS.



COMCAST BOXES



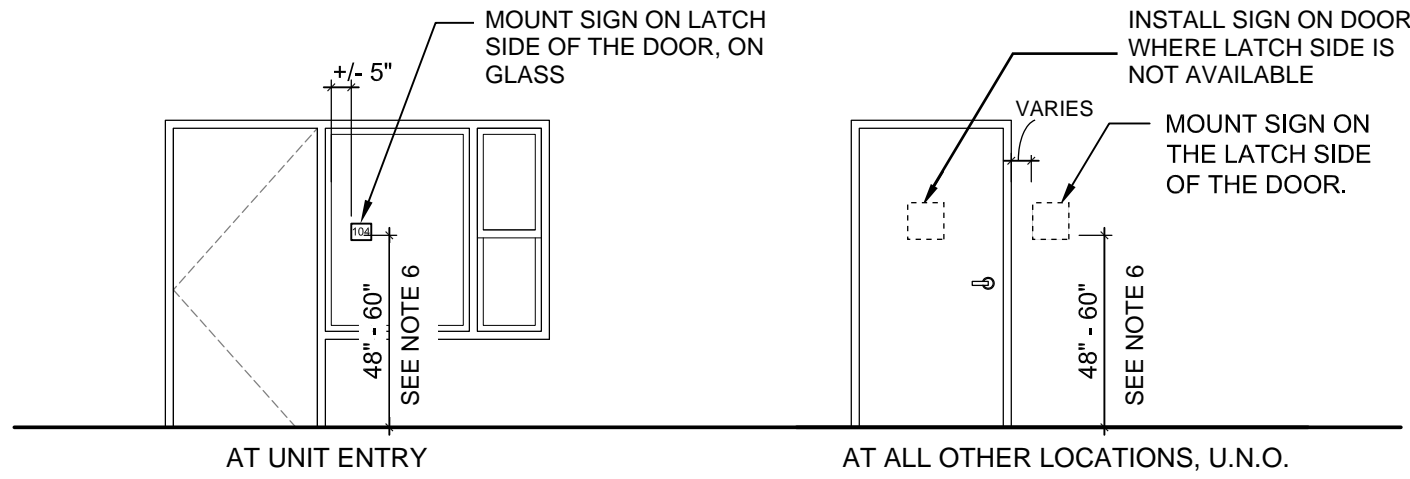
NEWSPAPER HANGER

Revision Summary	
Revision Number	Revision Date



SIGNAGE LOCATION DETAIL

SIGNS SHALL COMPLY WITH ICC/ANSI A117.1-2017 SECTION 703, AND 2010 ADA DOJ SECTION 703.



IF NO ROOM AT LATCH SIDE OF DOOR SIGN CAN BE INSTALLED ON DOOR, WINDOW OR SIDE WALL. CONSULT WITH ARCHITECT PRIOR TO INSTALLATION

GENERAL NOTES:

1. ALL SIGNS MOUNTED ON AGGREGATE WALLS SHOULD STAY IN PLACE, U.N.O.
2. ALL METAL SIGNS MOUNTED ON STUCCO WALLS SHALL BE REMOVED AND SALVAGED FOR REINSTALLATION BY OWNER.
3. CONSULT ARCHITECT AND OWNER FOR DIRECTION IF SIGN CAN'T BE REMOVED WITHOUT DAMAGING THE WALL / DOOR THAT IS MOUNTED ON.
4. GC TO COORDINATE WITH UTILITY SERVICE COMPANY AND FIRE DEPARTMENT FOR GETTING NEW STICKERS AS NEEDED.
5. INSTALL NEW DIRECTIONAL SIGNS AT ELEVATOR LOBBY.

6. SIGNS SHALL BE MOUNTED WITH BASELINE OF BRAILLE AT 48" MIN. TO 60" MAX. ABOVE FINISH FLOOR AND WITH THE BASELINE OF THE LOWEST CHARACTERS AT 48" MIN. AND BASELINE OF THE HIGHEST CHARACTERS 60" MAX. ABOVE THE FINISH FLOOR.



UNIT ENTRY WINDOW



SIGN AT SOUTHWEST WING - EAST ELEVATION

REMOVE SIGN PRIOR TO APPLYING CLEAR SEALANT. CONSULT WITH ARCHITECT AND OWNER IF SIGN REMOVAL WILL DAMAGE AGGREGATE BEHIND.



UNIT NUMBER DIRECTIONAL SIGN



EXTERIOR DOORS AT EAST WALL OF SOUTHWEST WING - SEE 1/A214 AND 3/A215

PAINT COLOR 1 UNDER, TYP.

REMOVE EXISTING LETTERS AND SALVAGE. REPAINT WITH COLOR 9 AND REINSTALL. CONSULT WITH ARCHITECT AND OWNER IF PAINTING IN PLACE IS REQUIRED.

UNPAINTED CONDUITS AND OTHER EQUIPMENT DO NOT GET PAINTED. PRESSURE WASH/CLEAN

RE-STENCIL ROOM NAME WITH COLOR 9

DOOR AND FRAME: COLOR 1 TYP. AT ALL SERVICE METAL DOORS U.N.O.

COVER SIGNS BEFORE PAINTING. REPLACE STICKER AS NEEDED.

REMOVE EXISTING ROOM NAME SIGN.  
REMOVE (E) SIGNS PRIOR TO PAINT AND SALVAGE FOR INSTALLATION BY OWNER

INSTALL NEW ROOM NAME SIGN ON DOOR AT 48" - 60" AFF. SEE SIGNAGE LOCATION DETAIL

REMOVE EXISTING PANEL PRIOR TO PAINTING AND SALVAGE TO REINSTALL

NEW SIGN AT LAUNDRY ROOM - SIGN ON DOOR

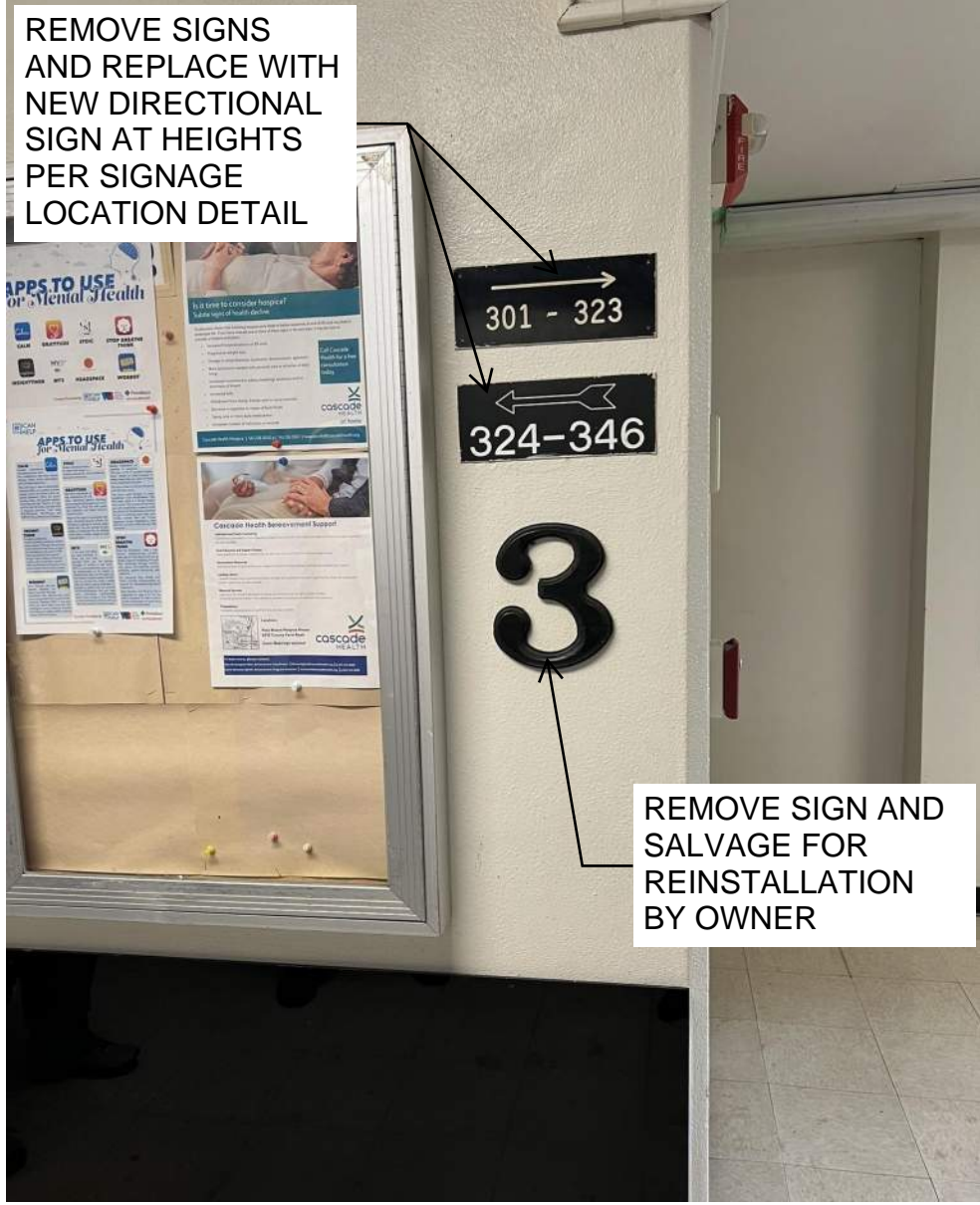


NEW SIGN AT LAUNDRY ROOM - SIGN ON WALL (LATCH SIDE)

INSTALL ROOM NAME NEW SIGN ON DOOR AT 48" - 60" AFF - SEE SIGNAGE LOCATION DETAIL

REMOVE EXISTING SIGN PRIOR TO PAINT. REINSTALL AFTER PAINTING IS COMPLETED.

REMOVE (E) SIGN BEFORE PAINTING. SALVAGE FOR REINSTALLATION BY OWNER



EXISTING SIGNS AT ELEVATOR LOBBY



PROJECT NAME SIGN

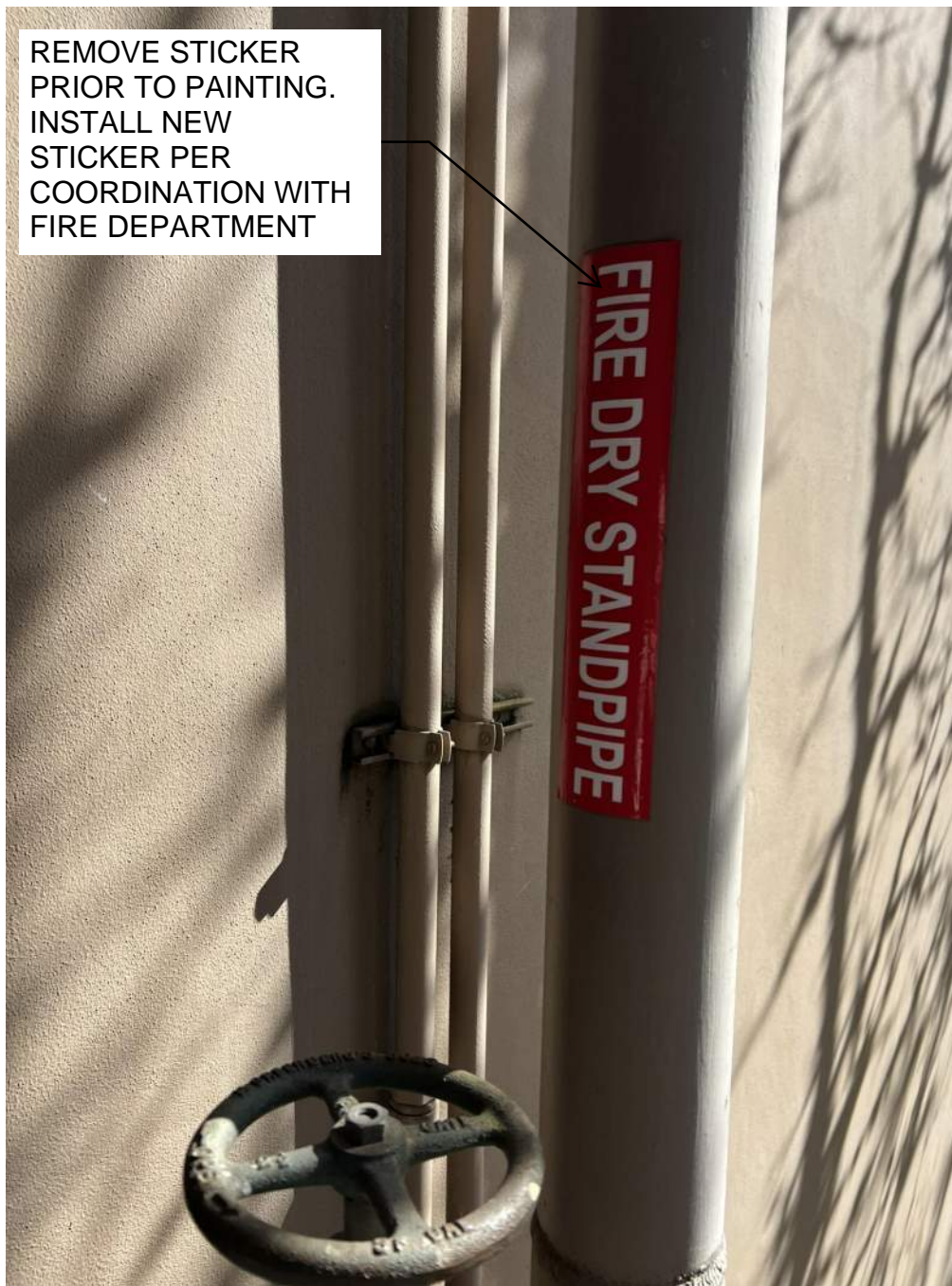


HISTORICAL SIGN - SOUTHWEST WING (HIGH STREET)

EXISTING SIGN GROUTED TO AGGREGATE TO REMAIN, U.N.O. TYP. AT ALL LOCATIONS.



EXISTING SIGNS MOUNTED ON AGGREGATE



EXISTING SIGNS ON FIRE EQUIPMENT

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PARKVIEW TERRACE  
EXTERIOR PAINT AND SEAL  
255 HIGH STREET  
EUGENE, OREGON 97401  
HOMES FOR GOOD HOUSING AGENCY

PHOTOS  
PAINT  
AND  
SIGNAGE  
DETAILS

date	10-02-2025
file	2230 PT-2
d.b.	CT



- Panels**  
SW 6486  
Reflecting Pool

**SW 6353**  
Chivalry Copper

**SW 6457**  
Kind Green

**SW 9024**  
Vintage Gold

**Soffits**  
SW 2822  
Downing Sand

**Metal**  
SW 7027  
Hickory Smoke
- AT STEEL HANDRAILS AND GUARDRAILS, STEEL DOORS, METAL DOOR FRAMES, AND HOLLOW METAL WINDOW FRAMES AND GLASS STOPS

Aggregate Panels - Clear Finish  
Roof Flashing - Pre-finished Dark Bronze to remain



#### ④ TYPICAL COURTYARD ELEVATION

NORTHEAST BUILDING - FOUR STORIES  
N.T.S

- Panels**  
SW 6494  
Lakeshore

**SW 7707**  
Copper Wire

**SW 0060**  
Alexandrite

**Soffits**  
SW 2822  
Downing Sand

**Metal**  
SW 7027  
Hickory Smoke
- AT STEEL HANDRAILS AND GUARDRAILS, STEEL DOORS, METAL DOOR FRAMES, AND HOLLOW METAL WINDOW FRAMES AND GLASS STOPS

Aggregate Panels - Clear Finish  
Roof Flashing - Pre-finished Dark Bronze to remain



#### ② TYPICAL COURTYARD ELEVATION

SOUTHWEST BUILDING - THREE STORIES  
N.T.S

- Panels**  
SW 6486  
Reflecting Pool

**SW 6353**  
Chivalry Copper

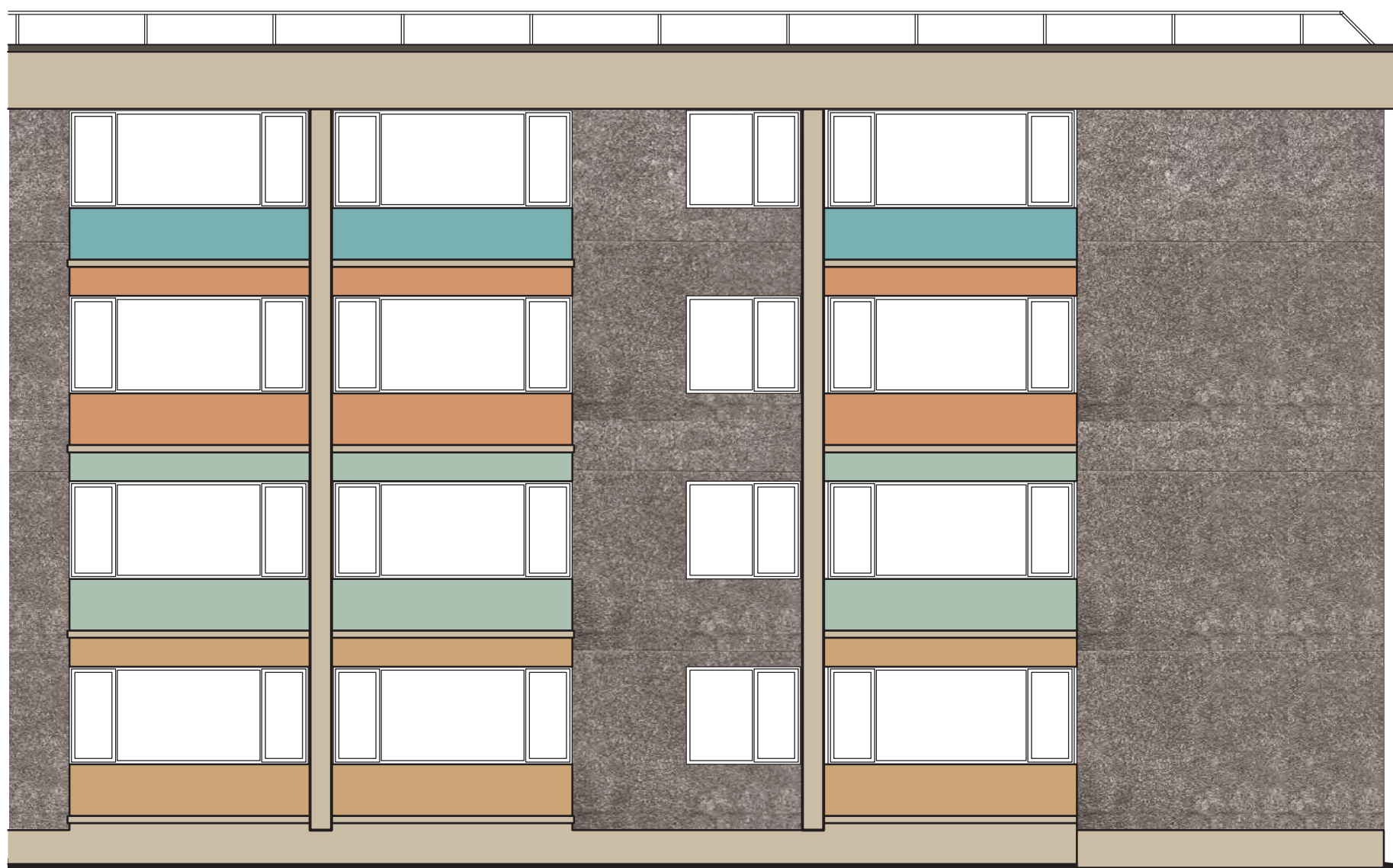
**SW 6457**  
Kind Green

**SW 9024**  
Vintage Gold

**Fins and Frame**  
SW 2822  
Downing Sand

**Metal**  
SW 7027  
Hickory Smoke
- AT STEEL HANDRAILS AND GUARDRAILS, STEEL DOORS, METAL DOOR FRAMES, AND HOLLOW METAL WINDOW FRAMES AND GLASS STOPS

Aggregate Panels - Clear Finish  
Roof Flashing - Pre-finished Dark Bronze to remain



#### ③ TYPICAL STREET ELEVATION

NORTHEAST BUILDING - FOUR STORIES  
N.T.S

- Panels**  
SW 6494  
Lakeshore

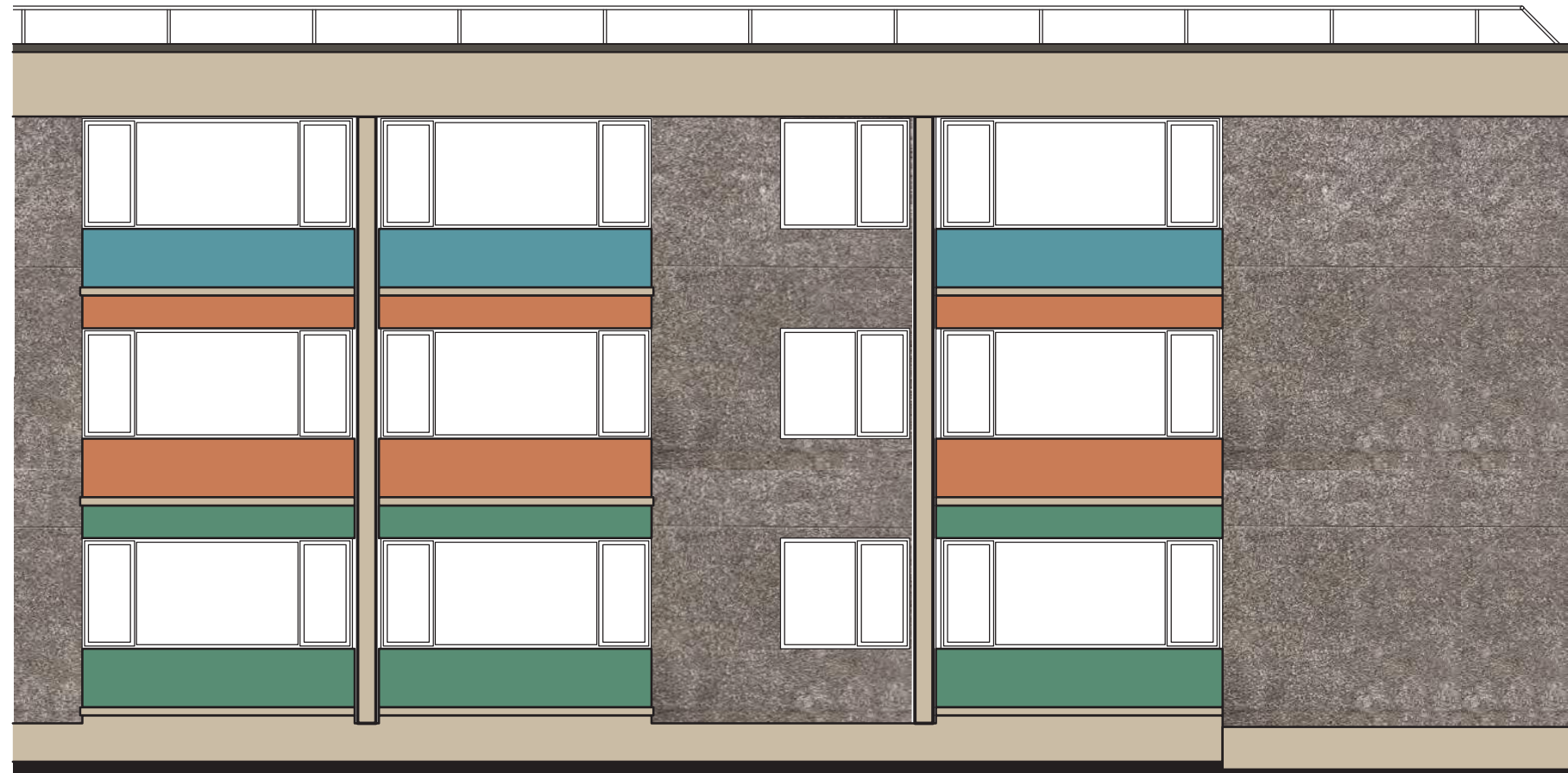
**SW 7707**  
Copper Wire

**SW 0060**  
Alexandrite

**Fins and Frame**  
SW 2822  
Downing Sand

**Metal**  
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Roof Flashing - Pre-finished Dark Bronze to remain



#### ① TYPICAL STREET ELEVATION

SOUTHWEST BUILDING - THREE STORIES  
N.T.S

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EXTERIOR PAINT AND SEAL

255 HIGH STREET  
EUGENE, OREGON 97401

HOMES FOR GOOD HOUSING AGENCY

COLOR  
DIAGRAMS

date	10-02-2025
file	2230 PT- PH3
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A220