

QUEEN AVENUE

FRONTAGE  
129'-6" - EASEMENTS (30') = 99'-6"  
58'-0"  
58' / 100' = 58% (> 50%)

EASEMENT  
(15'-0")

EASEMENT  
(15'-0")

4'

2' ADD'L ROW  
10'-0"  
12'-0"  
ADD'L MINIMUM  
SETBACK FROM  
QUEEN AVE.

25'-0"  
MAXIMUM  
SETBACK

STORMWATER  
BASIN

26'-0"  
SETBACK FROM  
NEIGHBORING SFD

10'-0"  
SETBACK

STORM  
WATER  
BASIN

CARPOOL

1

2

3

4

5

6

7

8

PLANTER

20'-0"

EASEMENT

10'-0"

SETBACK

6'-0"

PLANTER

5'-2" +/-

(5' MIN. REQ'D)

STORMWATER PLANTER

STORMWATER PLANTER

14'-0" +/-

14'-0" +/-

14'-0" +/-

STORM-  
WATER  
PLANTER

BIKES (10)

GARDEN  
STORAGE

STORM-  
WATER  
PLANTER

trash

STORM  
WATER  
BASIN

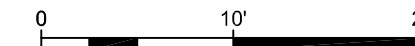
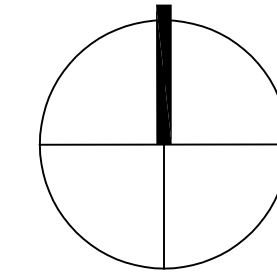
PLANTER

13

12

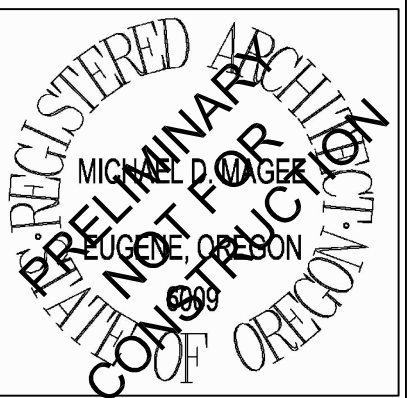
11

10



Scale: 1" = 10'

**BDA**  
Architecture and Planning, PC  
1369 Olive Street  
Eugene, OR 97401  
bidarch.net  
541.663.8661



BDA ARCHITECTURE AND PLANNING EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER 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 AND PLANNING HARMLESS.

Revision Summary	
Revision Number	Revision Date

VALOR PLACE APARTMENTS  
2080 QUEEN AVENUE  
ALBANY, OREGON  
LINN BENTON HOUSING AUTHORITY

PRELIMINARY  
SITE PLAN  
(V2)  
NEW DEVELOPMENT  
AREA

date 06-23-2023  
file  
d.b. mm

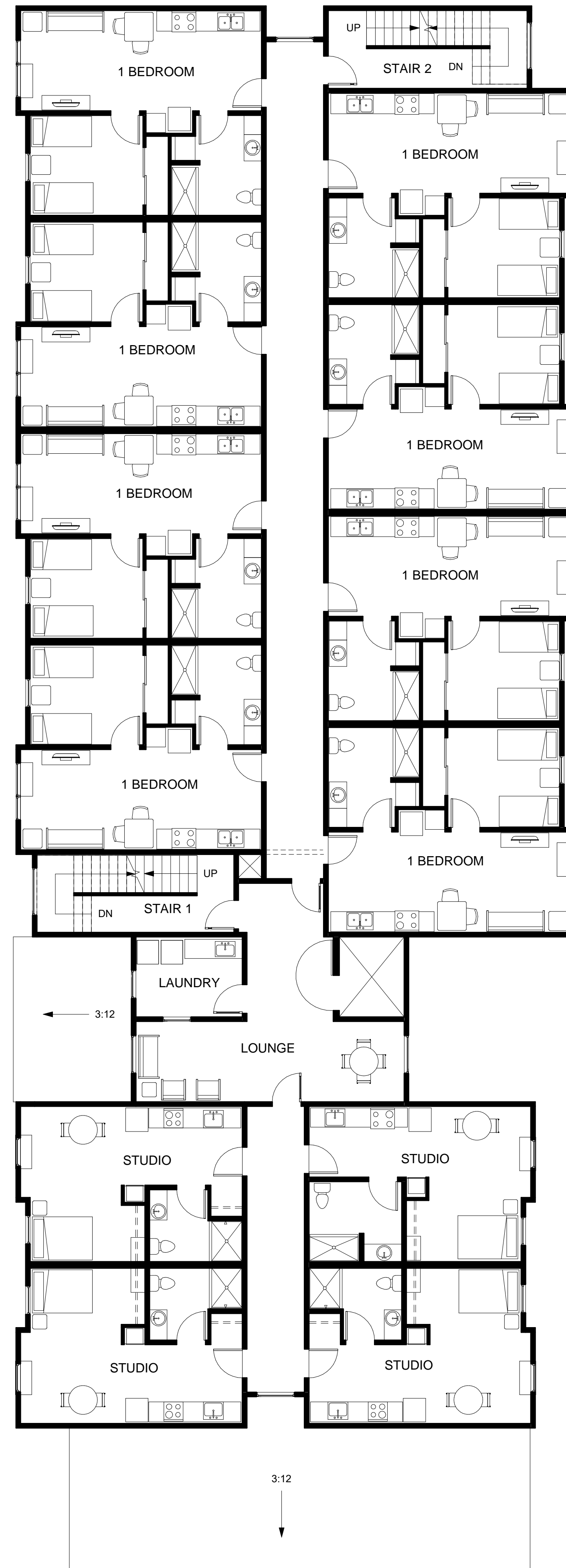
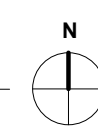
A002

A001

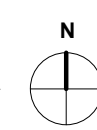
PRELIMINARY SITE PLAN



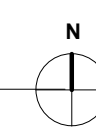
3 FLOOR PLAN - 3RD FLOOR  
1/8" = 1'-0"



2 FLOOR PLAN - 2ND FLOOR  
1/8" = 1'-0"



1 FLOOR PLAN - 1ST FLOOR  
1/8" = 1'-0"



BDA ARCHITECTURE & PLANNING, P.C. EXPRESSLY RESERVES ALL RIGHTS IN THIS AND THESE PLANS AND NOT TO BE REPRODUCED, COPIED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BDA ARCHITECTURE & PLANNING, P.C. IN THE EVENT OF ANY DISCREPANCY BETWEEN THESE PLANS AND ANY OTHER PLANS, THESE PLANS SHALL PREVAIL. IF THESE PLANS ARE USED BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD BDA ARCHITECTURE & PLANNING, P.C. HARMLESS.

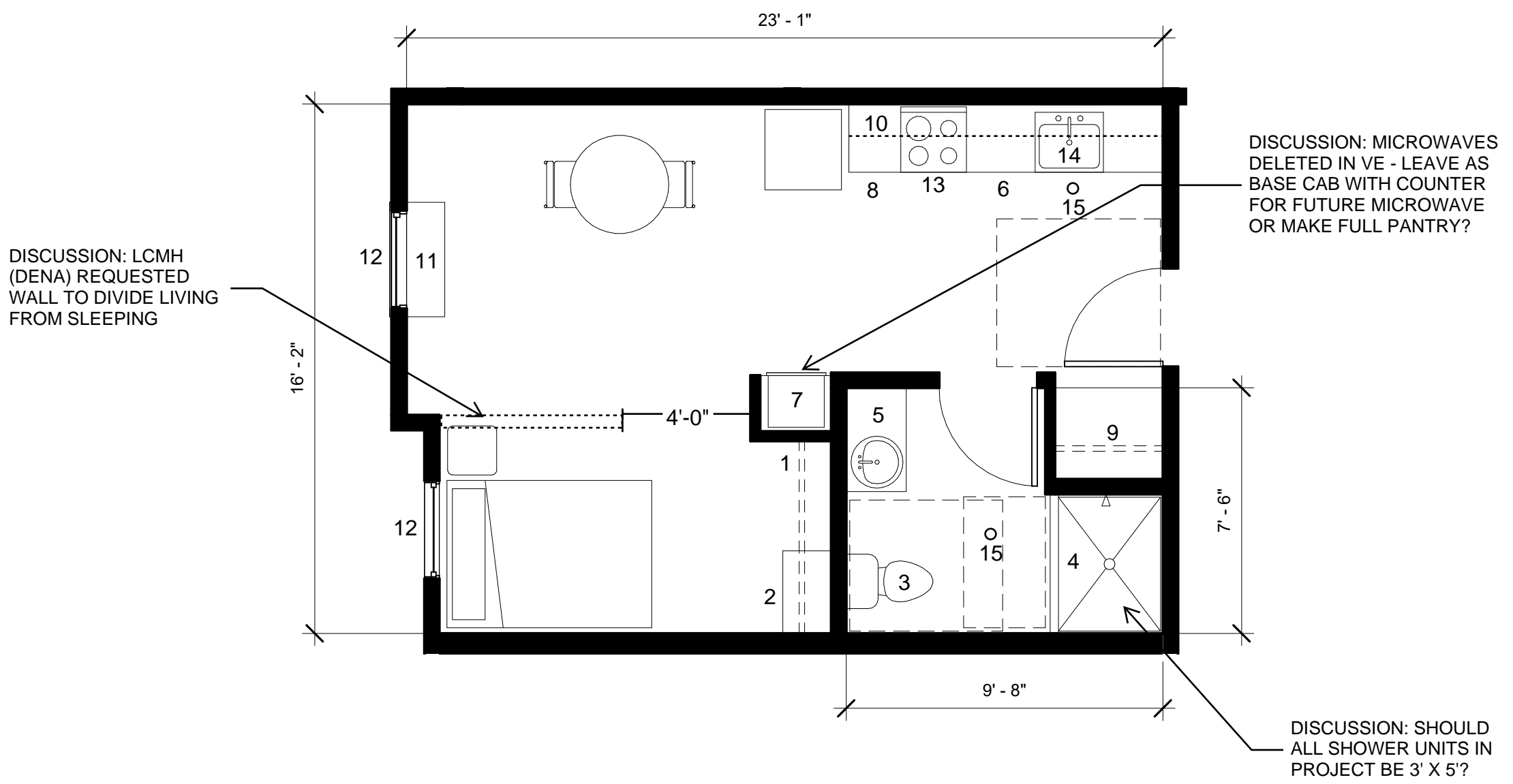
Revision Summary	
Revision Number	Revision Date

**VALOR PLACE APARTMENTS**  
2080 QUEEN AVENUE  
ALBANY, OREGON  
LINN BENTON HOUSING AUTHORITY

FLOOR PLANS

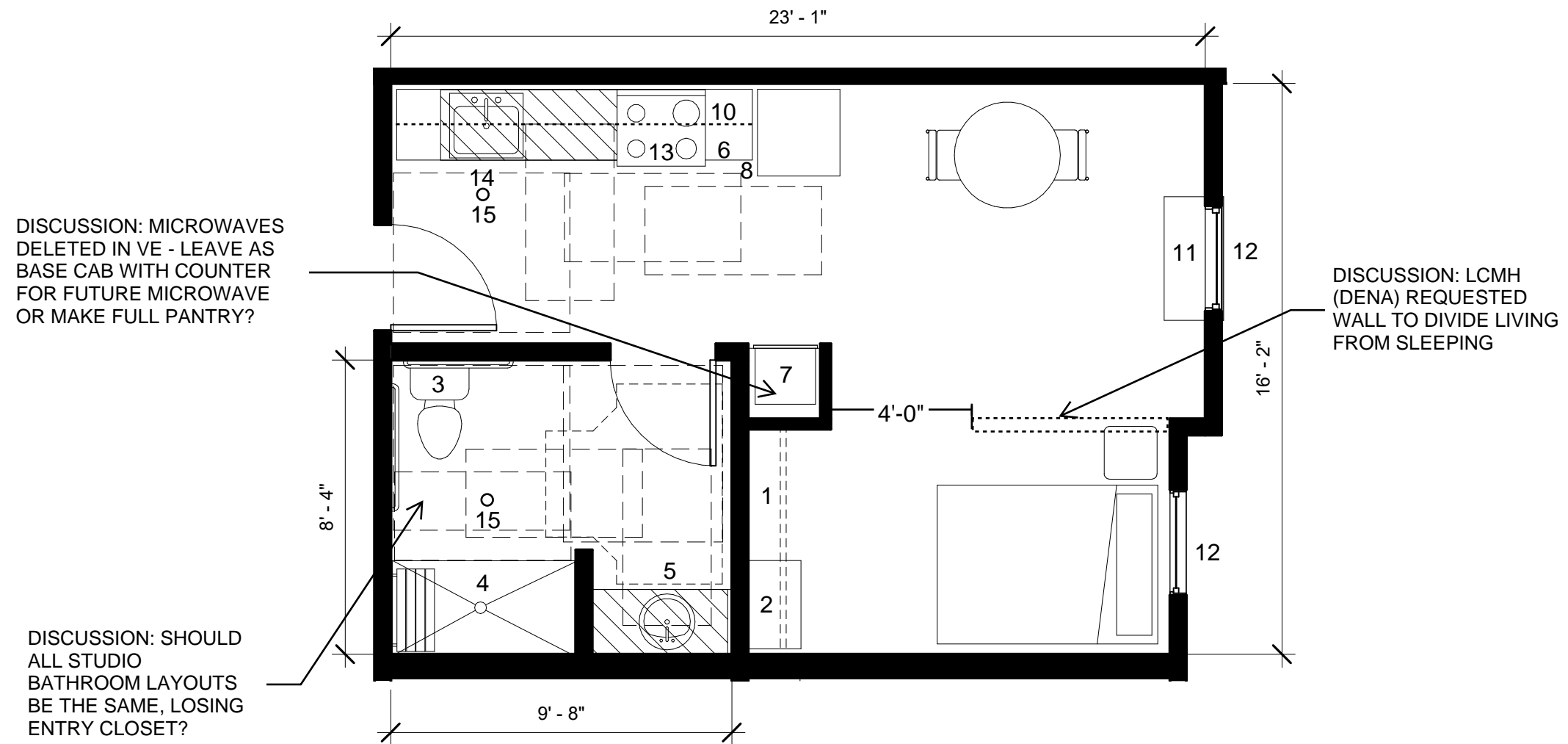
date 01-24-2024  
file 2325  
d.b. CT

- 1 - CLOSET ALCOVE WITH SHELF AND ROD
- 2 - BUILT IN SHELVING CUBBY - 30" WIDE X 30" H - DEPTH TBD TO HOLD LAUNDRY BASKET
- 3 - ADA HEIGHT TOILET WITH ASSOCIATED GRAB BARS INSTALLED
- 4 - 3' X 4' SHOWER UNIT WITH INSTALLED GRAB BARS AND ROD
- 5 - VANITY COUNTER AND CABINET
- 6 - KITCHEN WITH 36" CTR. HT., SINGLE BOWL SINK, 24" RANGE, & 15 - 16 CF REF
- 7 - MICROWAVE ON COUNTER OVER BASE CABINET
- 8 - BASE CABINETS WITH DOORS, INCLUDE 1 BANK OF DRAWERS
- 9 - ENTRY/COAT ALCOVE WITH SHELF AND ROD
- 10 - UPPER CABINETS AT 54" TO BOTTOM SHELF WITH DOORS
- 11 - PTHP UNIT UNDER WINDOW
- 12 - LCMH REQUESTS BLOCKING FOR CURTAIN RODS & CURTAINS IN LIEU OF VERTICAL BLINDS
- 13 - LCMH REQUESTS GLASS TOP TWO BURNER COOKTOP IN LIEU OF RANGE
- 14 - LCMH REQUESTS UNDERMOUNT SINK IN KITCHEN
- 15 - OPTIONAL: FLOOR DRAINS IN KITCHEN AND/OR BATHROOM



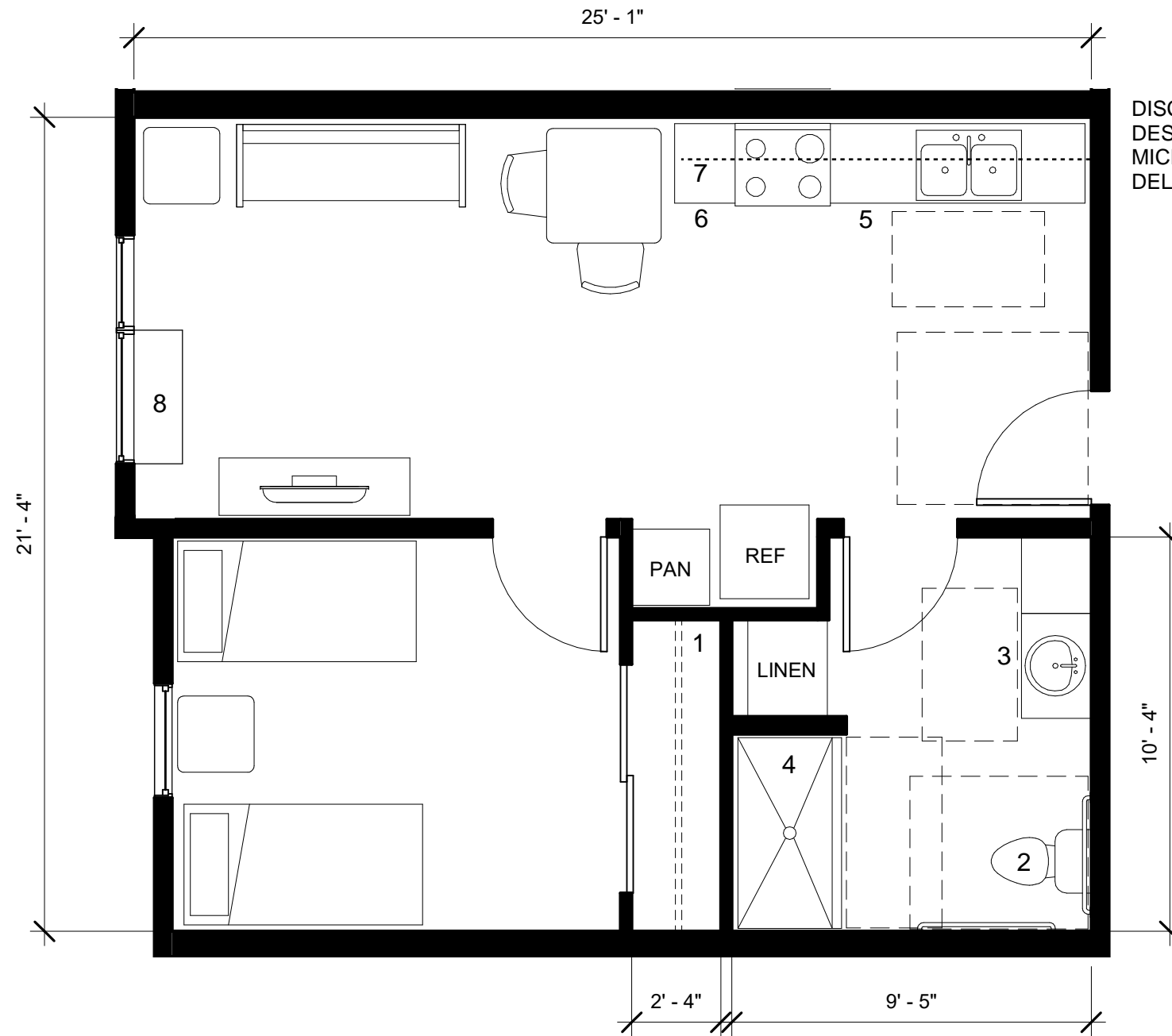
1 UNIT TYPE 1 - STUDIO (ANSI TYPE B)  
 101 1/4" = 1'-0"

- 1 - CLOSET ALCOVE WITH SHELF AND ROD
- 2 - BUILT IN SHELVING CUBBY - 30" WIDE X 30" H - DEPTH TBD TO HOLD LAUNDRY BASKET
- 3 - ADA HEIGHT TOILET WITH ASSOCIATED GRAB BARS INSTALLED
- 4 - 3' X 5' ROLL-IN SHOWER UNIT WITH INSTALLED GRAB BARS AND ROD
- 5 - VANITY COUNTER AND CABINET
- 6 - KITCHEN WITH 34" CTR. HT., SINGLE BOWL SINK, 30" DROP-IN RANGE, & 15 - 16 CF REF
- 7 - MICROWAVE ON COUNTER OVER BASE CABINET
- 8 - BASE CABINETS WITH DOORS, INCLUDE 1 BANK OF DRAWERS
- 9 - NOT INCLUDED: ENTRY/COAT ALCOVE WITH SHELF AND ROD
- 10 - UPPER CABINETS AT 54" TO BOTTOM SHELF WITH DOORS
- 11 - PTHP UNIT UNDER WINDOW
- 12 - LCMH REQUESTS BLOCKING FOR CURTAIN RODS & CURTAINS IN LIEU OF VERTICAL BLINDS
- 13 - LCMH REQUESTS GLASS TOP TWO BURNER COOKTOP IN LIEU OF RANGE
- 14 - LCMH REQUESTS UNDERMOUNT SINK IN KITCHEN
- 15 - OPTIONAL: FLOOR DRAINS IN KITCHEN AND/OR BATHROOM



1 UNIT TYPE 1A - STUDIO (ANSI TYPE A)  
 102 1/4" = 1'-0"

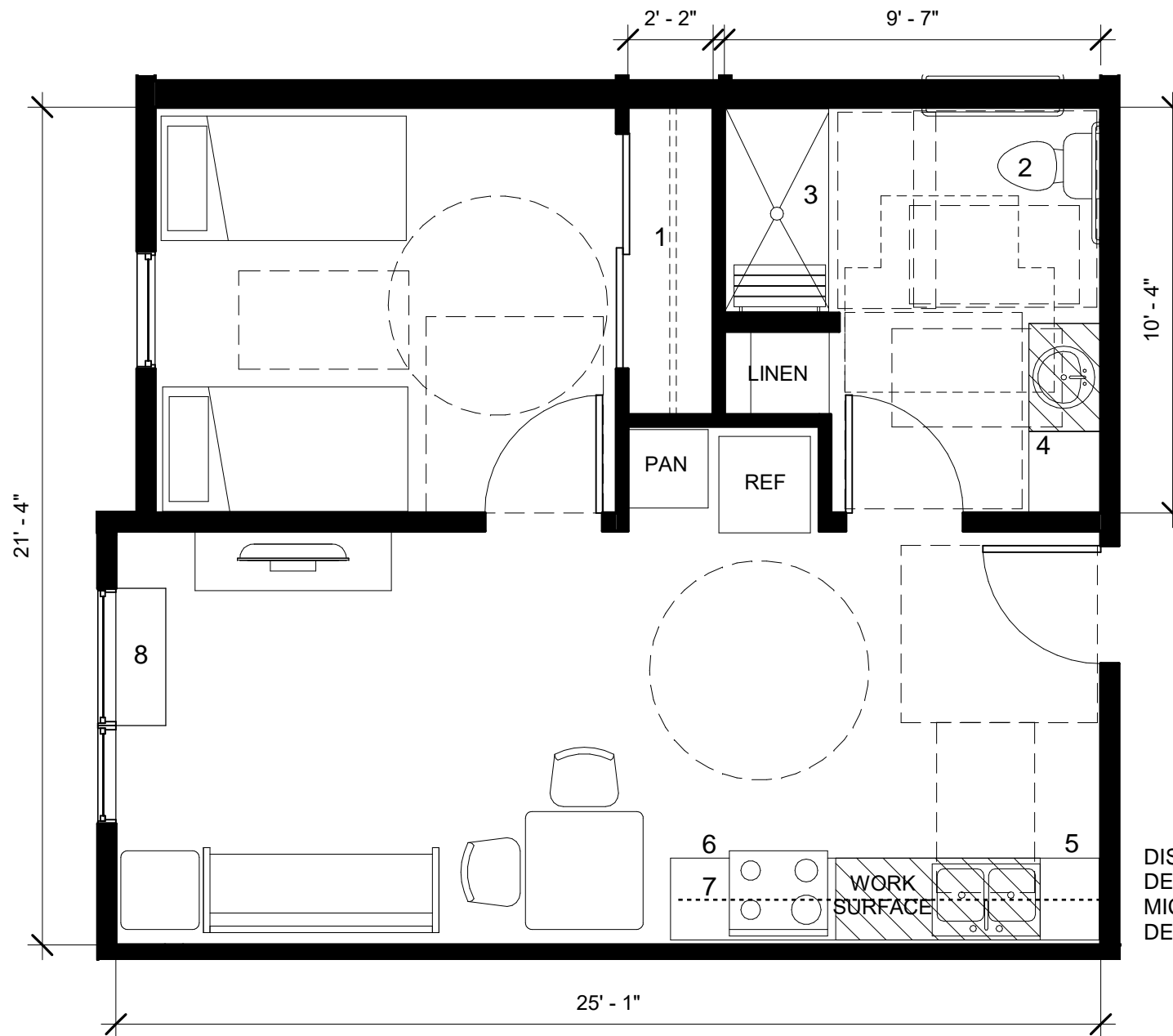
- 1 - CLOSET SHELF AND ROD
- 2 - ADA HEIGHT TOILET WITH ASSOCIATED GRAB BARS INSTALLED
- 3 - 3' X 5' STEP IN SHOWER UNIT WITH INSTALLED GRAB BARS AND ROD
- 4 - VANITY COUNTER AND CABINET
- 5 - KITCHEN WITH 36" CTR. HT., DOUBLE BOWL SINK, 30" SLIDE-IN RANGE, & 15 - 16 CF REF
- 6 - BASE CABINETS WITH DOORS, INCLUDE 1 BANK OF DRAWERS
- 7 - UPPER CABINETS AT 54" TO BOTTOM SHELF WITH DOORS
- 8 - PTHP UNIT UNDER WINDOW



DISCUSSION: CONFIRM  
 DESIRE TO PROVIDE  
 MICROWAVES IN 1 BR UNITS -  
 DELETED IN VE

1 UNIT TYPE 2 - 1 BEDROOM (ANSI TYPE B)  
 103 1/4" = 1'-0"

- 1 - CLOSET SHELF AND ROD
- 2 - ADA HEIGHT TOILET WITH ASSOCIATED GRAB BARS INSTALLED
- 3 - 3' X 5' ROLL- IN SHOWER UNIT WITH INSTALLED GRAB BARS, ROD, AND FOLD-DOWN SEAT
- 4 - VANITY COUNTER AND CABINET
- 5 - KITCHEN WITH 34" CTR. HT., DOUBLE BOWL SINK, 30" DROP-IN RANGE, & 15 - 16 CF REF
- 6 - BASE CABINETS WITH DOORS, INCLUDE 1 BANK OF DRAWERS
- 7 - UPPER CABINETS AT 54" TO BOTTOM SHELF WITH DOORS
- 8 - PTHP UNIT UNDER WINDOW



DISCUSSION: CONFIRM  
 DESIRE TO PROVIDE  
 MICROWAVES IN 1 BR UNITS -  
 DELETED IN VE

1 UNIT YPE 2A - 1 BEDROOM (ANSI TYPE A)  
 104 1/4" = 1'-0"

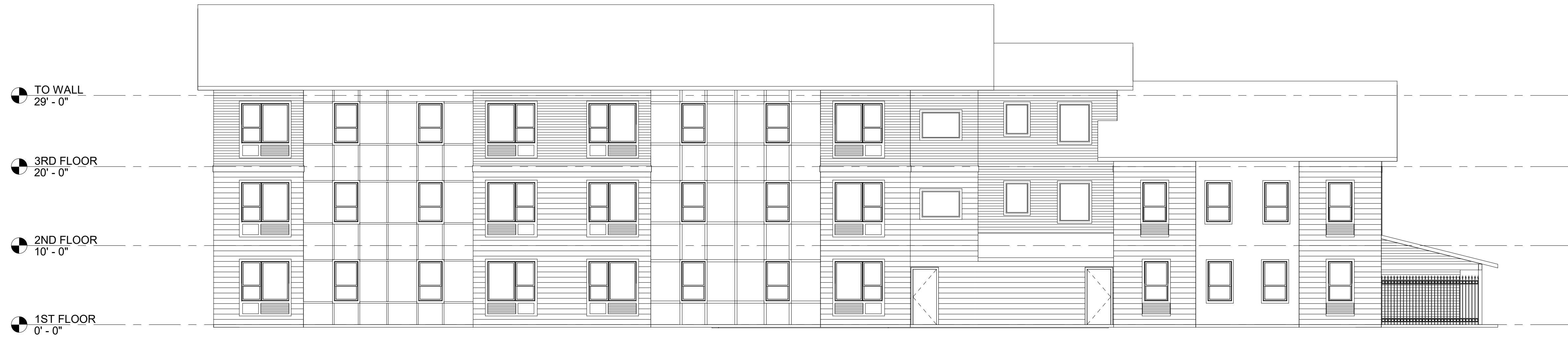
**BDA**  
 Architecture & Planning, P.C.  
 bdarch.net  
 1369 Olive Street  
 Eugene, Oregon 97401  
 541.683.8661

VALOR PLACE APARTMENTS  
 2080 QUEEN AVENUE  
 ALBANY, OREGON  
 LINN BENTON HOUSING AUTHORITY

UNIT TYPE 2A  
 1 BEDROOM  
 ANSI TYPE A

date: 01-24-24  
 d.b.: CT/AD

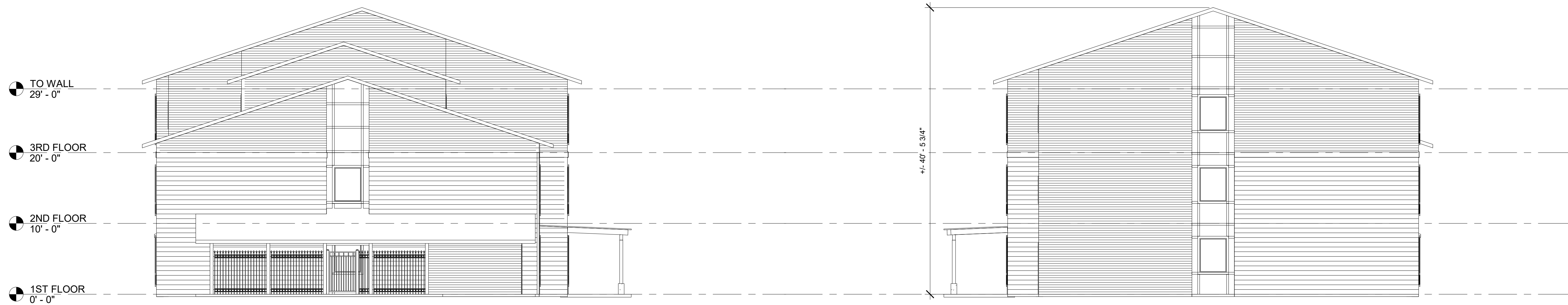
104



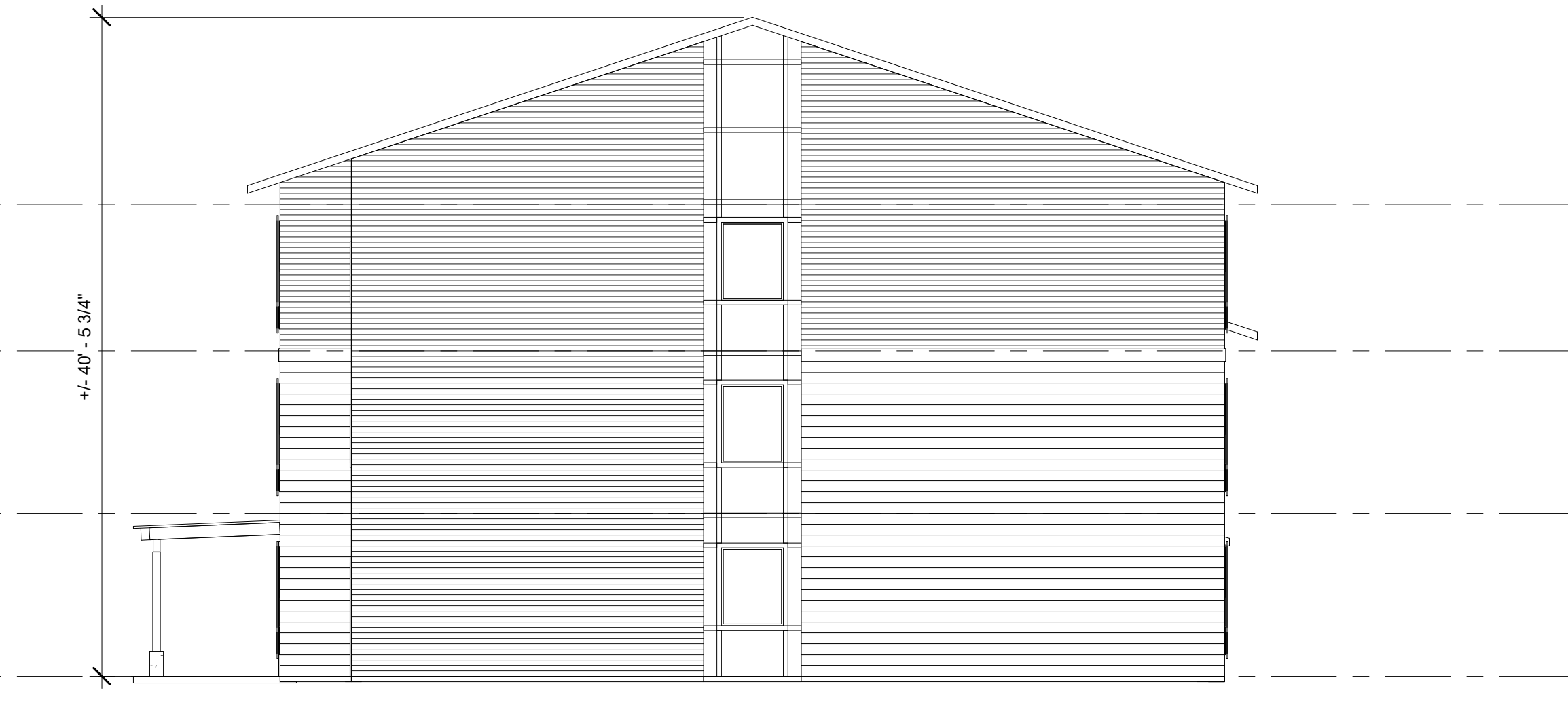
4 BUILDING ELEVATION - WEST  
211 1/8" = 1'-0"



3 BUILDING ELEVATION - EAST  
211 1/8" = 1'-0"



2 BUILDING ELEVATION - SOUTH  
211 1/8" = 1'-0"



1 BUILDING ELEVATION - NORTH  
211 1/8" = 1'-0"

BDA ARCHITECTURE & PLANNING, P.C. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER RIGHTS IN THESE ARCHITECTURAL DRAWINGS AND SHALL BE RESPONSIBLE FOR ANY REPRODUCTION, REVISIONS, OR CHANGES TO THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF BDA ARCHITECTURE & PLANNING, P.C. IN THE EVENT OF ANY DISCREPANCY BETWEEN THESE DRAWINGS AND ANY OTHER DOCUMENTS, THESE DRAWINGS SHALL CONTROL. THESE DRAWINGS ARE THE PROPERTY OF BDA ARCHITECTURE & PLANNING, P.C. AND SHALL REMAIN THE PROPERTY OF BDA ARCHITECTURE & PLANNING, P.C. UNLESS OTHERWISE SPECIFIED.

Revision Summary	
Revision Number	Revision Date

**VALOR PLACE APARTMENTS**  
2080 QUEEN AVENUE  
ALBANY, OREGON  
LINN BENTON HOUSING AUTHORITY

BUILDING ELEVATIONS

date 01-24-2024  
file 2325  
d.b. CT

A211