



## Scope of Work

PROJECT NAME: West Lake Grove  
PROJECT LOCATION: 16858 Boones Ferry Rd., Lake Oswego, OR 97035  
PROJECT DESCRIPTION: New construction of 23 attached townhomes in Lake Oswego, OR.  
SCOPE OF WORK: Framing  
DATE OF WORK: Winter 2025  
BID DUE DATE: February 7<sup>th</sup>, 2025

### **Durations** (TBD w/ trade partner):

Building 1 - 6:

1st floor -

Joists -

2nd floor -

Roof -

Framing pickup -

**Habitat superintendent to communicate exact dates.**

### **Scope of Work:**

#### 1. General -

- a. Framing contractor responsible for passing city inspections for interior and exterior shear, structural, roof trusses, and rough framing.
- b. Framing shall be in accordance with the current Oregon Residential Specialty Code and according to the structural specifications in the approved building plans.
- c. Refer to structural plans and follow all notes and details including fastener schedule and requirements.
- d. Collaborate with other trades to ensure that framing does not obstruct or damage any other trade's work.

- e. Framing to prepare the building for all subcontractors that are to follow after framing. All Rough Openings are to be correct for the anticipation of exterior doors, windows, interior doors, cabinets, medicine cabinets, tubs and showers, and plumbing fixtures. Consideration is to be given to floor joist layout to prevent issues with rough plumbing connections.
- f. Adhere to intermediate & advanced framing details and notes in plans.
- g. No OSB materials with exception of subfloor.
- h. Attend pre-framing walk with Habitat superintendent, mechanical, electrical, and plumbing trades to ensure framing prepares for MEP locations.
- i. Attend onsite pre-rough-in meeting with Habitat superintendent, mechanical, electrical, and plumbing trades
- j. Contractor may use the onsite dumpster to dispose of trash and debris (no hauling). Project area to be left clean.
- k. Coordinate with foundation vendor to confirm hold down locations are code compliant/accurate per plans prior foundation concrete pour.

## 2. Framing -

- a. Habitat will provide lumber from Parr Lumber. Contractor to review lumber takeoff and suggest any changes necessary.
- b. Contractor to provide fasteners. All other materials ordered on Habitat's account from Parr Lumber.
- c. Provide all labor to frame buildings per approved building plans.
- d. Install all shear walls, straps, hold downs and nailing.
- e. Install all blocking:
  - i. surface mount medicine cabinets
  - ii. stair handrail
  - iii. bathroom grab bars
  - iv. continuous blocking for tub flange nailing
  - v. kitchen cabinets
  - vi. towel bars
  - vii. toilet paper holder
  - viii. towel rings
  - ix. water heater
- f. Frame attic access per plans.
- g. Install and maintain all temporary handrails/guardrails per OSHA standards.
- h. Complete all framing pickup items within 5 days of notification by Superintendent.

3. Soffit Framing -
  - a. Frame drop ceilings and other soffits as necessary following MEP rough in.
  
4. Densglass -
  - a. Install all densglass per plan.
  
5. Fireblocking -
  - a. Install all fireblocking per plans and code.
  
6. Roof framing -
  - a. Habitat will provide roof trusses.
  - b. Provide all labor to frame all roofs per approved building plans and truss manufacturer specifications.
  - c. Install all truss and roof systems.
  - d. Install all required bracing and blocking.
  - e. Install roof sheathing.
  - f. Install fire rated roof sheathing where required.
  - g. Install eave venting (mushroom vents at ridge installed by others).