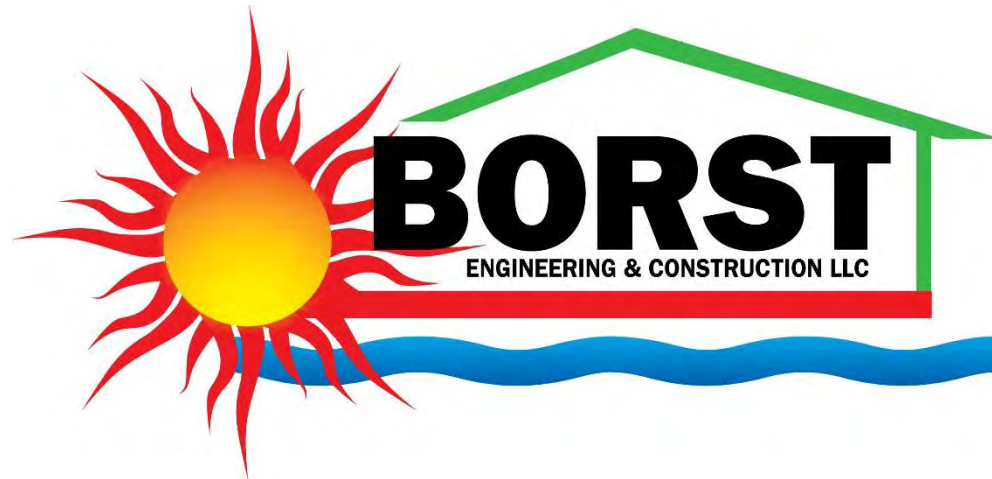


Borst Residence Construction



Retirement Homestead Criteria

- Remote and sparse of people
- Plentiful wildlife
- Four distinct seasons
- In the mountains
- Diversity of trees and nice Fall color
- At least 5 acres
- Plentiful sunshine for active solar power and passive solar heating
- Within 30 minutes of hospital
- Within 45 minutes of cultural activities (dining out, music venues, shopping, etc.)
- Within 1 hour of airport
- Within 2 hours of ocean
- Within 2 hours of skiing
- Ground/Surface water sources available for domestic, fire suppression, hydro power and irrigation
- Grid power available
- Paved road access
- House designed to maximize comfort, energy efficiency, old age livability and to minimize maintenance
- House constructed near road to minimize driveway snow issues
- House constructed to be earthquake, fire, flood and hurricane/tornado resistant
- Separate garage/shop building with guest quarters

Retirement Homestead Design/Construction Criteria

When we designed/constructed our retirement homestead, we wanted to maximize energy efficiency and minimize future maintenance. So we made it one level, constructed the walls using Insulated Concrete Forms (ICF), designed the steel roof overhang and window location/size for maximum passive solar cooling/heating, heated it using hydronic radiant stamped concrete floors and placed a Masonry Heater in the center of the floor plan.

When you can get the required heat gain of your home down to a very small number, the Coefficient of Performance (COP) of the heating system becomes less important and the acquisition cost of the heating system becomes more important. We can heat both our Southern Oregon 2400 sf home and our separate 1600 sf garage/shop/guest quarters (ACCA Manual J 26F 99% Outdoor Design Temp) for under \$30/month using a simple and low acquisition cost electric [NextGen Boiler](#) which is expressly designed for hydronic radiant floor heating and avoids the additional acquisition expense and installation expense of needing a separate hydronic panel (controller, pumps, expansion tank, pressure differential valve, pressure relief valve, etc.). When we also use our [Masonry Heater](#) (via a 90 minute wood firing every other day), this drops to about \$15/month.

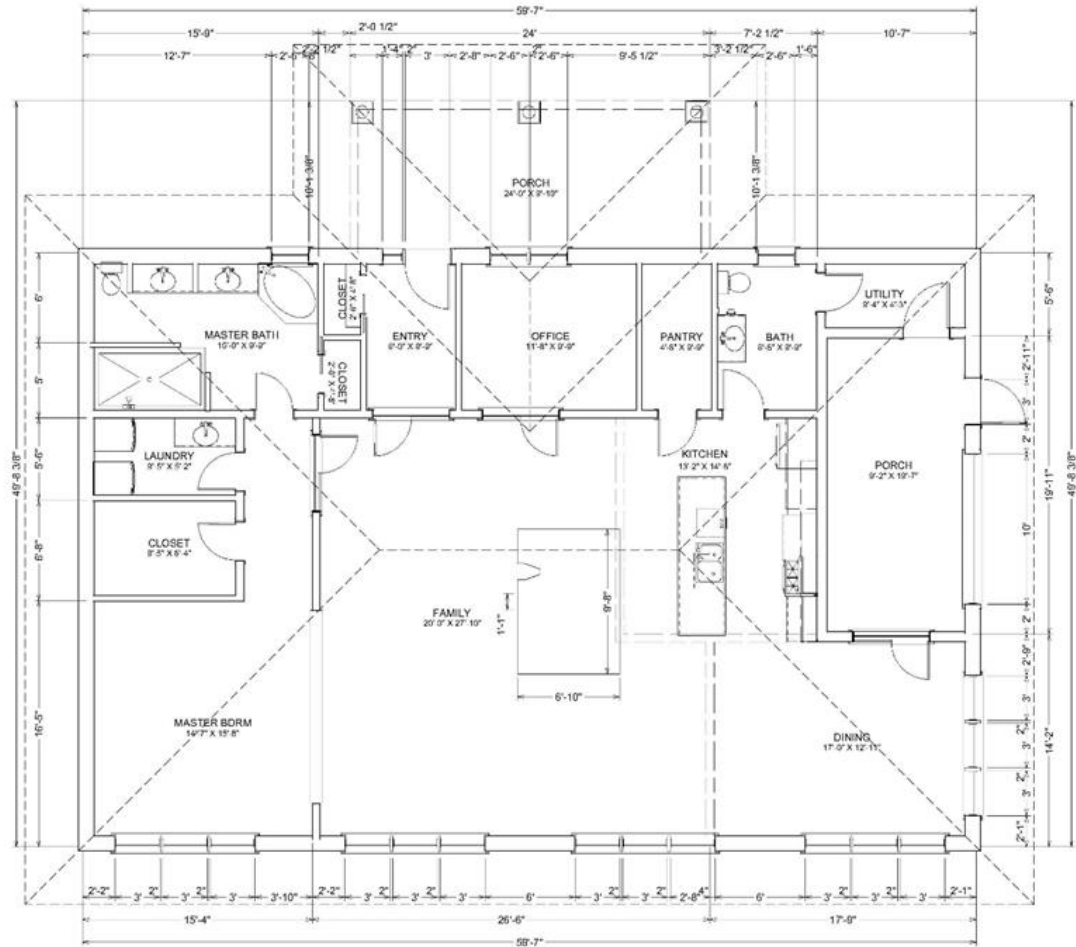
Given our low humidity, diurnal temp climate (ACCA Manual J 95F Outdoor Design Temp) and highly energy efficient home, we don't need or have Air Conditioning (AC). Interior thermal mass, opening the windows at night and running the whole house fan for a couple hours easily keeps our home under 68F during the hot summer months even when we have a couple continuous weeks of triple digit temps reaching 110F. If we needed AC, a mini split system may have gone into our home too.

And having lived in large homes on smallish suburban property previously, we very much prefer a smaller, cozy, well-built home on a large remote rural property, especially as we get up in years and US population civility and IQ continues to keep decreasing.









LIVING AREA
2157.90 FT



REVISION TABLE	NO.	DATE	DESCRIPTION

New Residence at Sunny Falls Ranch
 4000 S. Sunny Falls Rd.
 Hillsboro, OR 97124

Floor Plan

DRAWINGS PROVIDED BY:
 Best Engineering & Construction LLC
 11111 SW 10th St, Suite 100
 Hillsboro, OR 97124

DATE:

5/30/2017

SCALE:

1/4" = 1'

SHEET:

P-2



Building Permit

Residential 1 & 2 Fam Dwelling (New Only)

439-17-001419-DWL

JACKSON COUNTY DEVELOPMENT SERVICES

10 S Oakdale Ave, Room 100
Medford, OR 97501
541-774-6927
Fax: 541-774-6948

<http://www.co.jackson.or.us/>

JCBuilding@jacksoncounty.org

Permit Issued: June 01, 2017

TYPE OF WORK

Type of Work: New
Calculated Value: \$254,401.95
Category of Construction: Single Family Dwelling
Description of Work: 1 BEDROOM, 2 BATHROOM REPLACEMENT DWELLING WITH 10' X 24' COVERED PORCH AND SUN ROOM.

JOB SITE INFORMATION

Property Address: 19000 East Evans Cr Rd, Rogue River, OR
Parcel: 34-2W-19-600 - Primary
Owner: BORST ROBERT/BORST GAYLE
Address: 19000 E EVANS CREEK RD ROGUE RIVER OR 97537

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Nbr	Phone
BORST ENGINEERING & CONSTRUCTION LLC	CCB	193567	541-826-7222

INSPECTIONS - Additional inspections may be required through the life of the project.

The list of inspections below represents the minimum inspections recommended for this project at the time of permit printing.

1220 Underfloor framing	1260 Framing	1460 Insulation
1999 Final Building	2300 Rough Mechanical	2999 Final Mechanical
3170 Underfloor Plumbing	3502 Top Out Rough Plumbing	3999 Final Plumbing
4220 Electrical Service	4500 Rough Electrical	4999 Final Electrical

Schedule Inspections online at www.buildingpermits.oregon.gov or by calling: 1-888-299-2821

When calling for an inspection, use **IVR Number: 439029728134**

OR search "ePermitting" at the Apple App Store to download the **Oregon ePermitting Inspection App** for iOS.

OR search "ePermitting" at the Android App Store to download the **Oregon ePermitting Inspection App** for Android.

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agencies policy.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is (503) 232-1987).

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010.

























OVERSIZE LOAD









































































































































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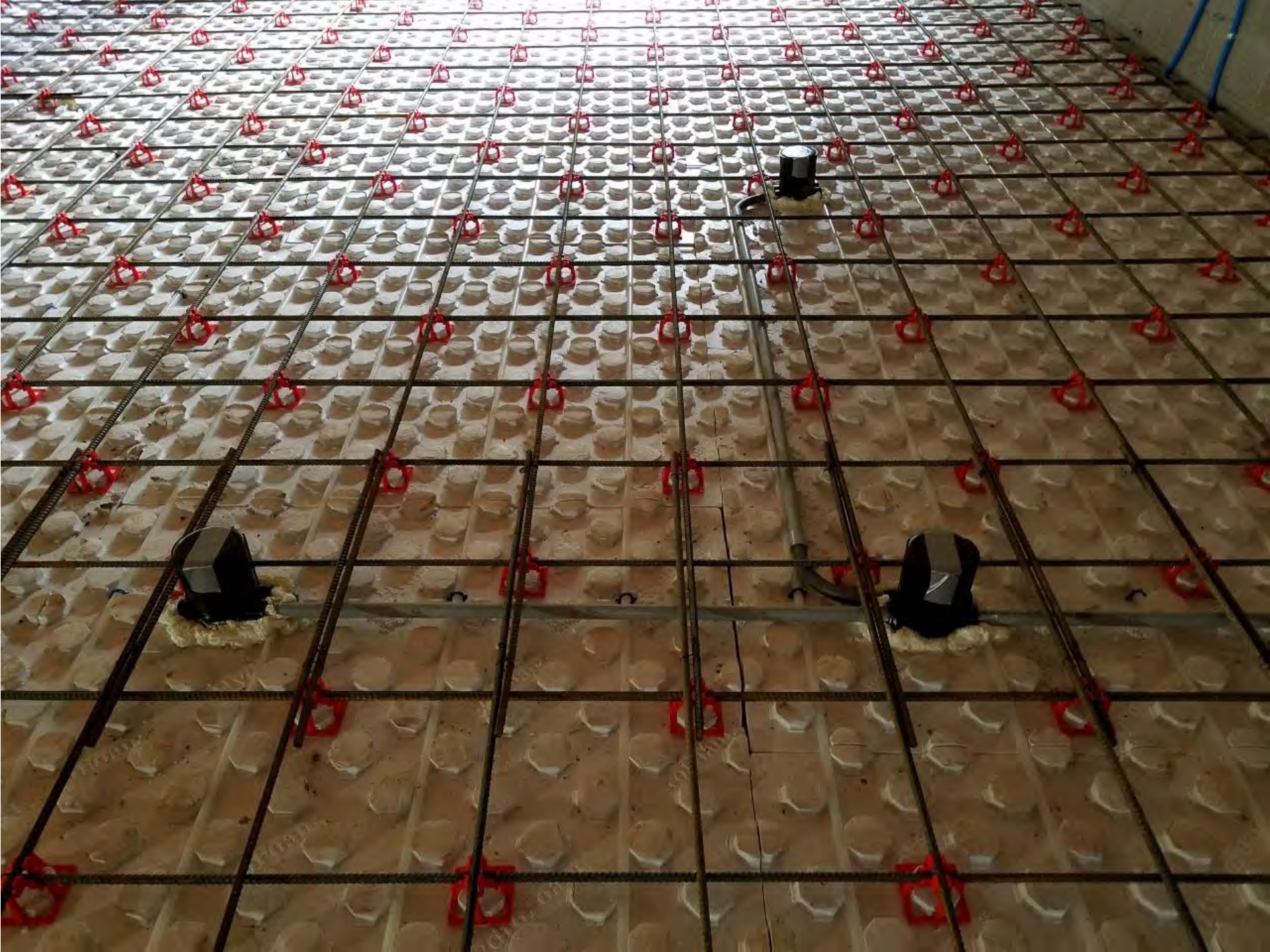




















































































































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LUMBER COMPANY
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ROGUE PACIFIC
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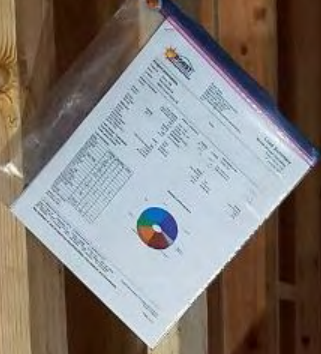




























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DED
KERDI NO INCLUIDO

Easy-to-install
waterproofing system
for tiled showers

Un système
d'imperméabilisation
facile à installer
pour douches carrelées

Un sistema de
impermeabilización para
duchas con cerámica
fácil de instalar

Includes 8.8 (10) KERO
Kerdi waterproofing membrane
Kerdi-Strip waterproofing strip

8.8 (10) KERO
Kerdi waterproofing membrane
Kerdi-Strip waterproofing strip

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Kerdi waterproofing membrane
Kerdi-Strip waterproofing strip

8.8 (10) KERO
Kerdi waterproofing membrane
Kerdi-Strip waterproofing strip



SHOWER
DRAIN
DRAIN

SINK
DRAIN



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VAC
MOUNT

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VAC

KEEP
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BAY
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RV

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SEPTIC
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PANE
OUT





ON-COVER
Name: _____
Date: _____
Time: _____
By: _____



















Shower
Live
con
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PROPANE
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Schluter® KERDI
Shower kit | Ensemble de douche
Kit de douche
48" x 48"

KERDI DRAIN NOT INCLUDED
KERDI DRAIN NON INCLUS (LES OÙ LE KERDI NO INCLUS)

Easy-to-install
waterproofing system
for tiled showers

Un système
d'imperméabilisation
facile à installer
pour douches carrelées

Un sistema de
impermeabilización para
douchas con cerámica
fácil de instalar

NOTE: Shower Kit Includes
- Kerdi Membrane (see instructions for details)
- Kerdi Drain (see instructions for details)

NOTE: Kerdi Membrane is sold
separately. See instructions for details.

NOTE: Kerdi Drain is sold
separately. See instructions for details.

NOTE: Kerdi Drain is sold
separately. See instructions for details.

NOTE: Kerdi Drain is sold
separately. See instructions for details.

NOTE: Kerdi Drain is sold
separately. See instructions for details.

www.schluter.com



SHOWER
DRAIN
DATE: | SIM
PRD |

















BORST
(541) 826-7222 Contractor # 193967
www.BorstEngineeringConstruction.com













































































































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10/10/2015

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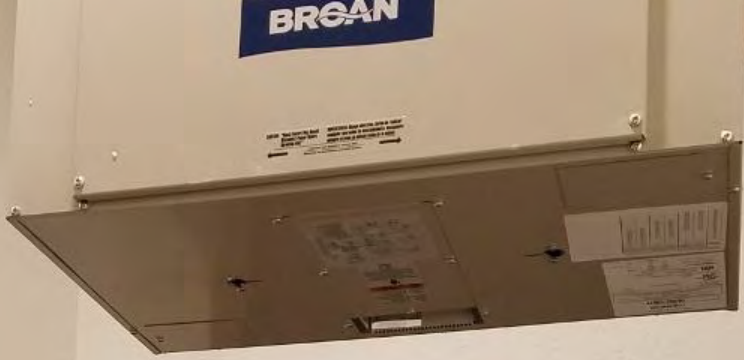














NextGen
BOILER

84

Four directional arrow buttons (up, down, left, right) and a central power button.

Four indicator lights: two green, one pink, and one green.



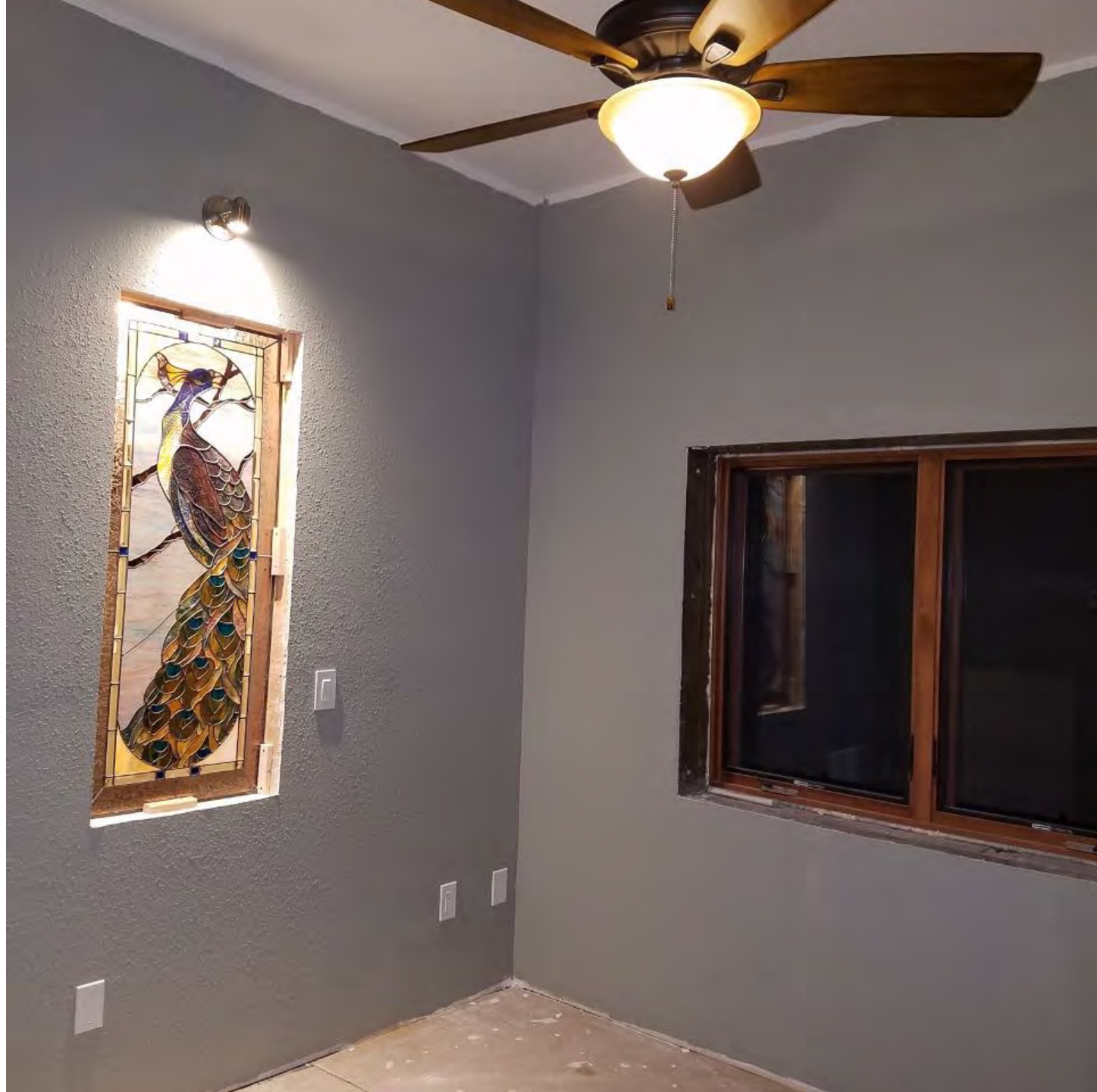


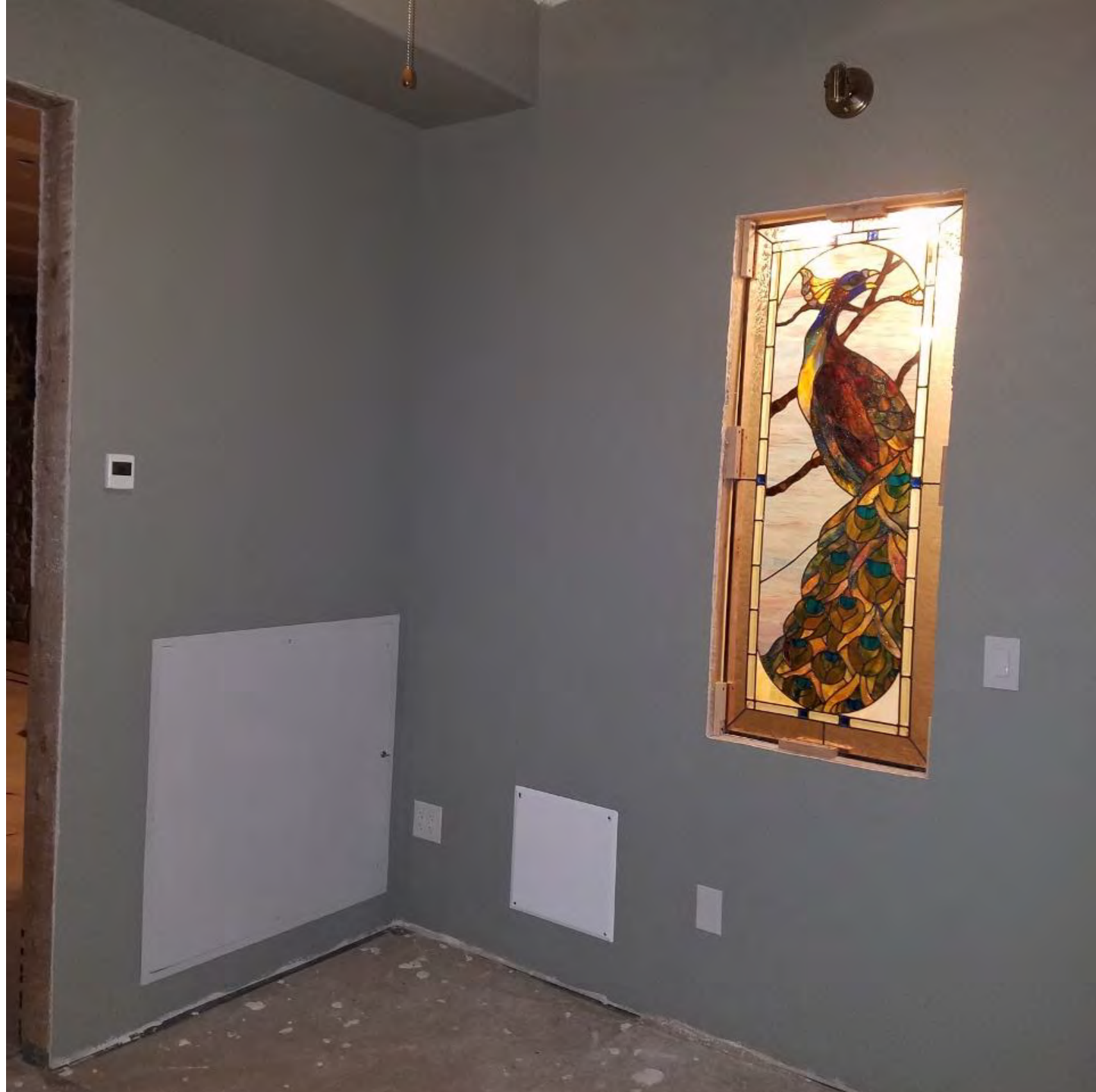




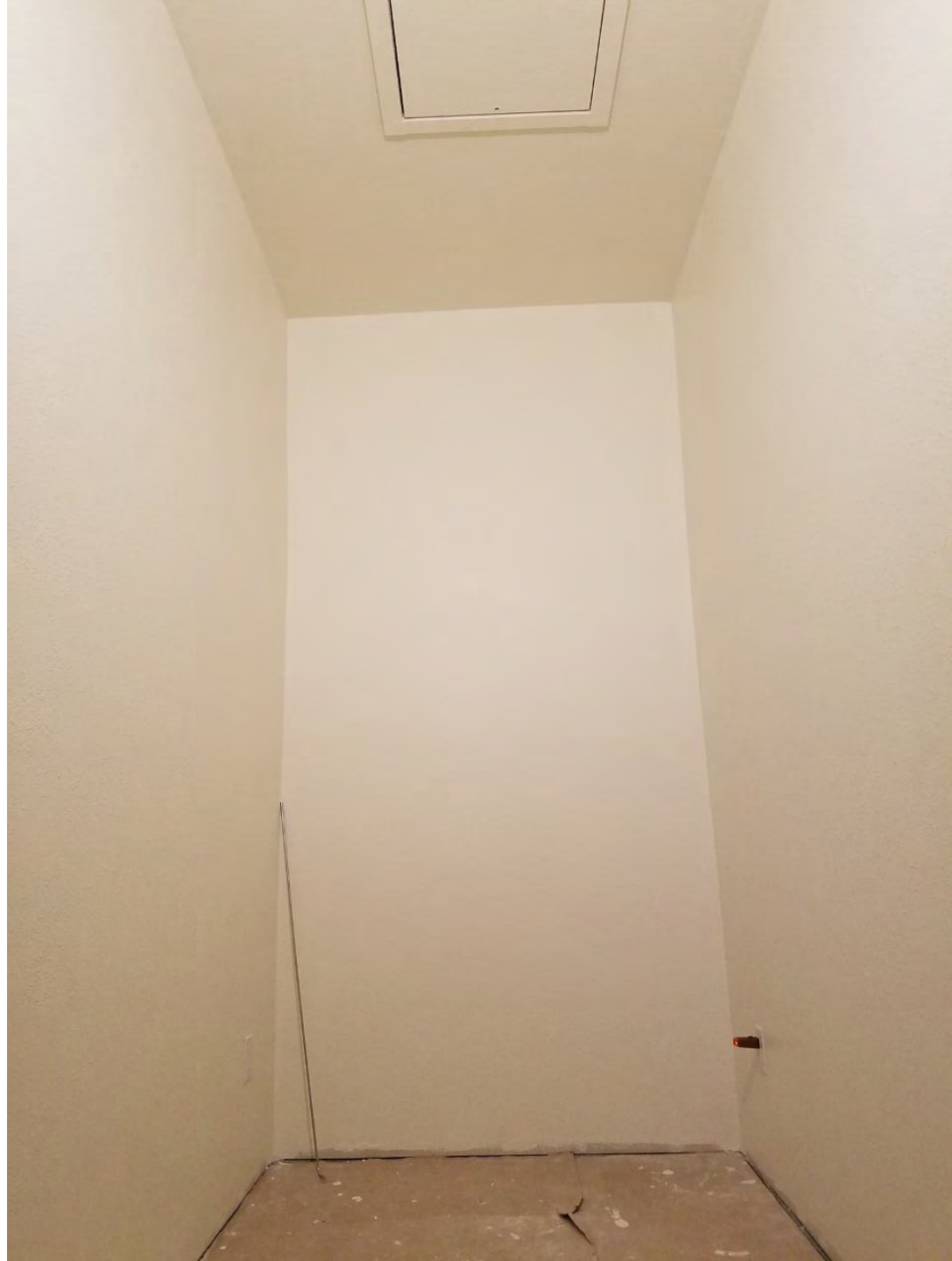




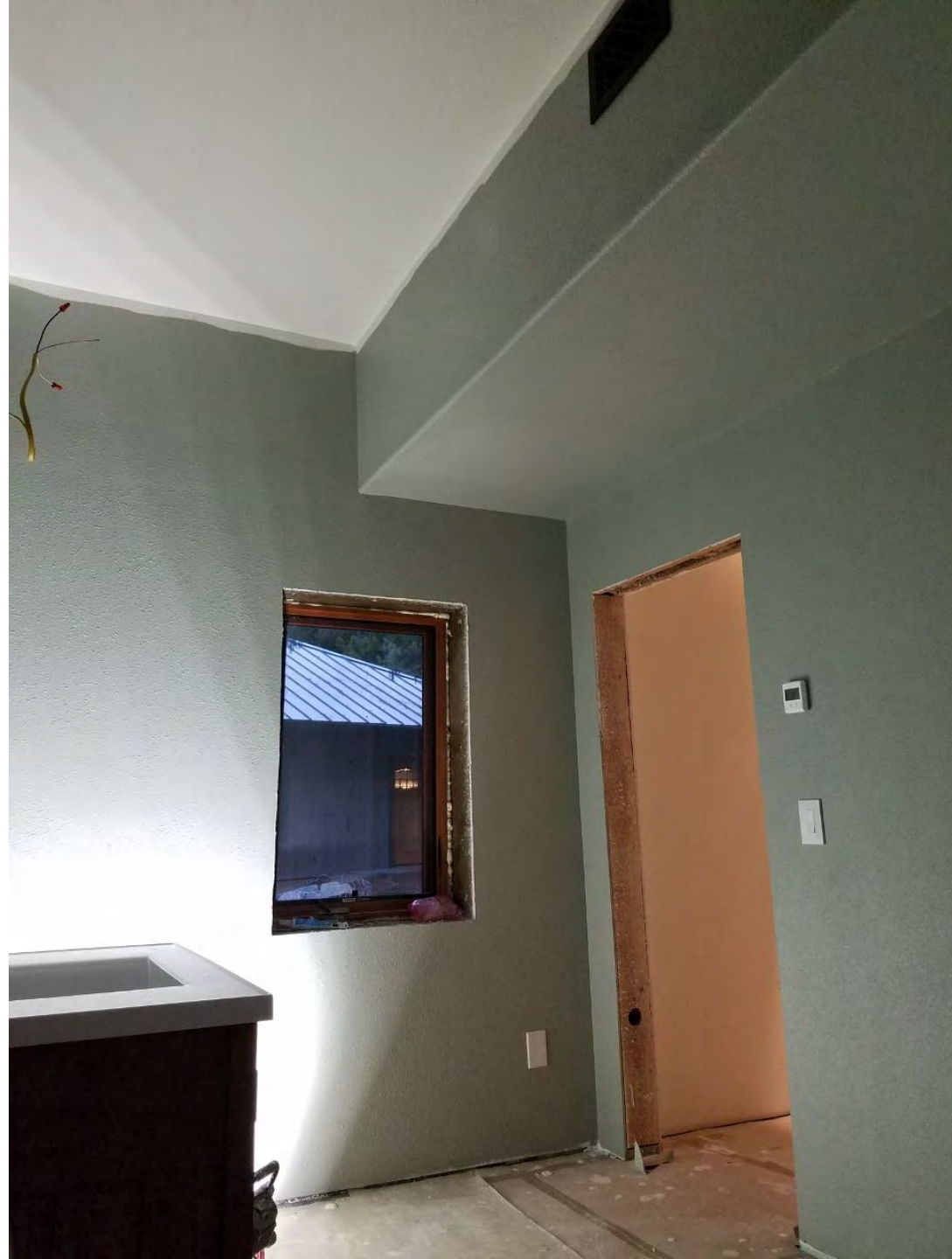






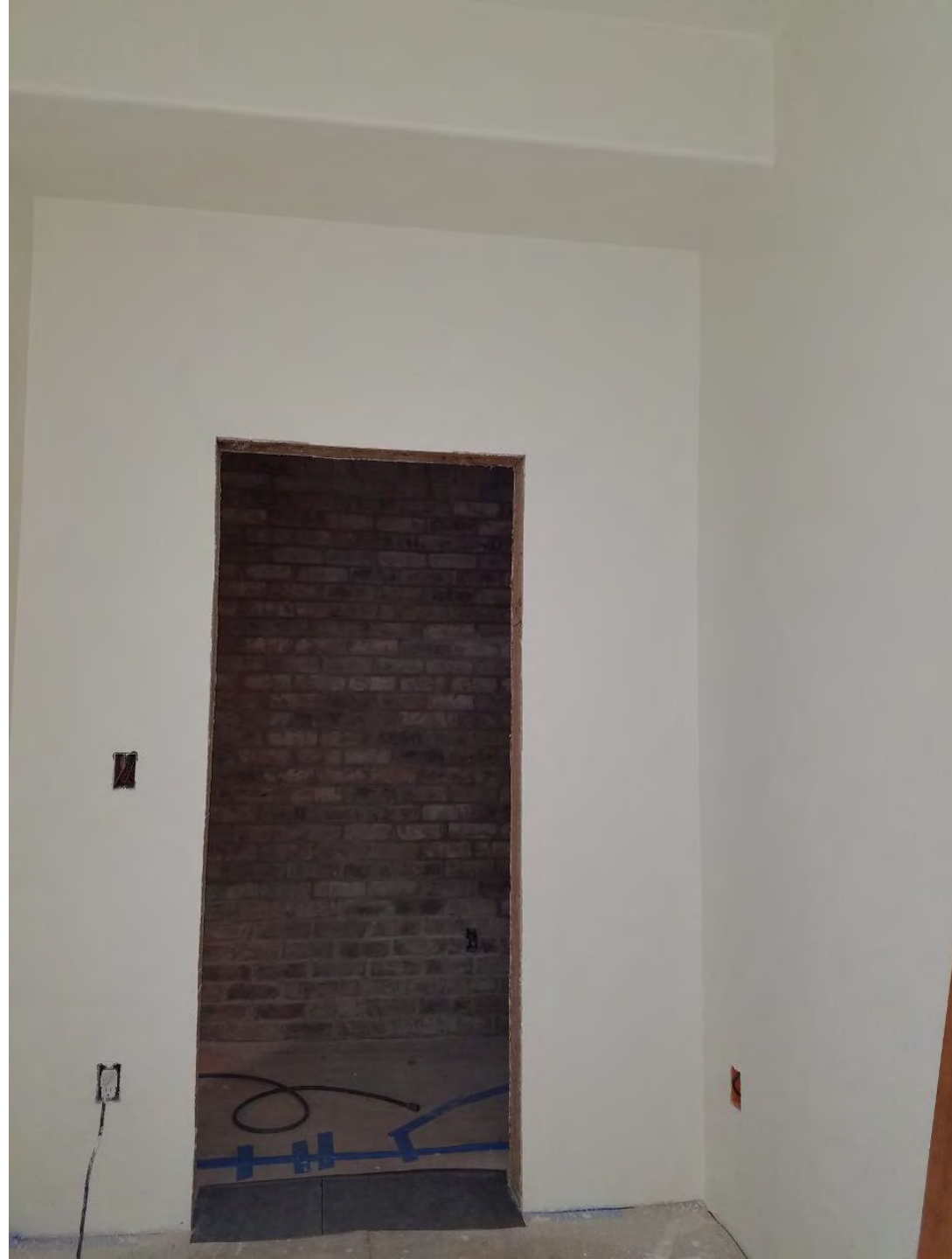


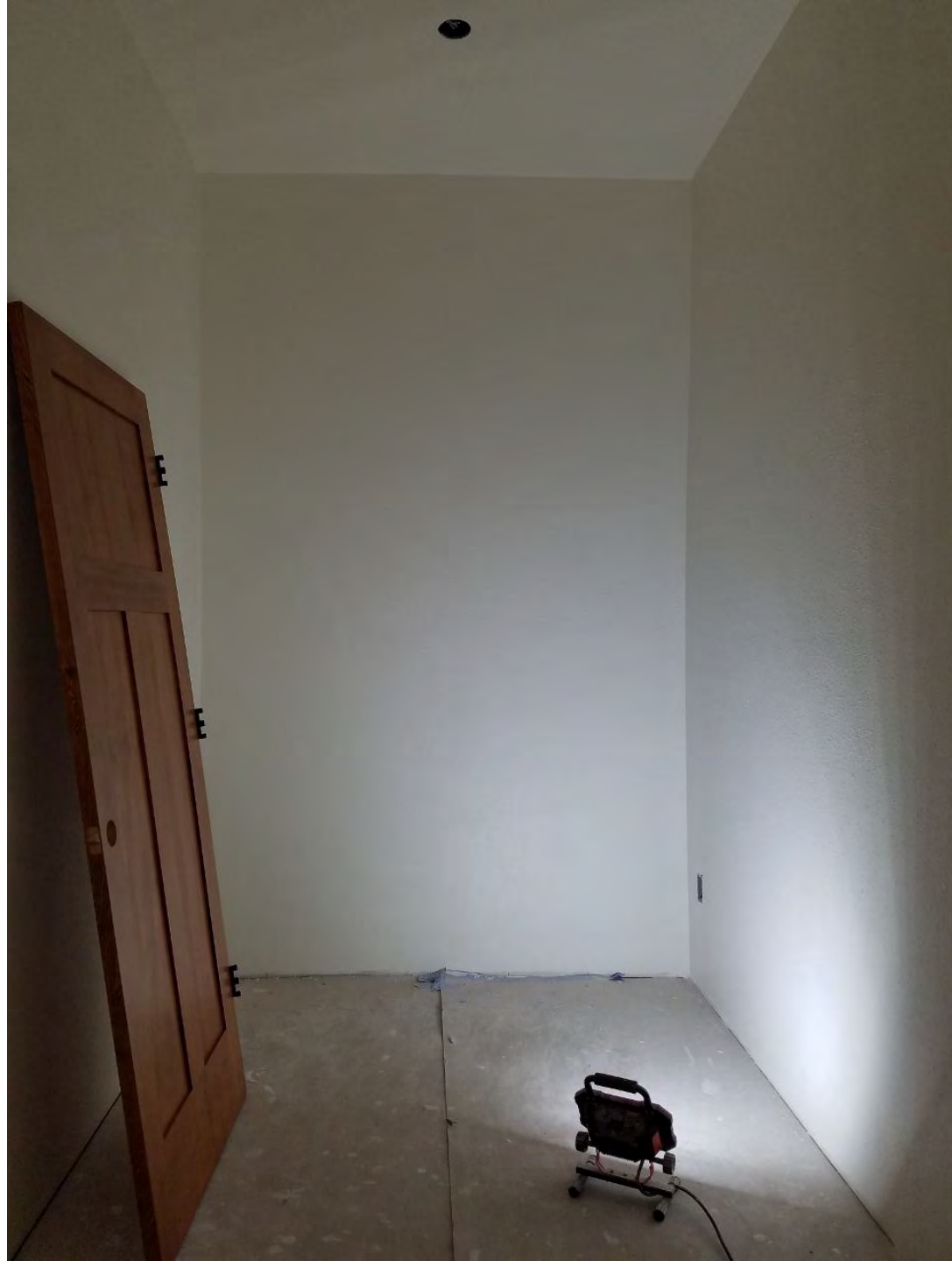












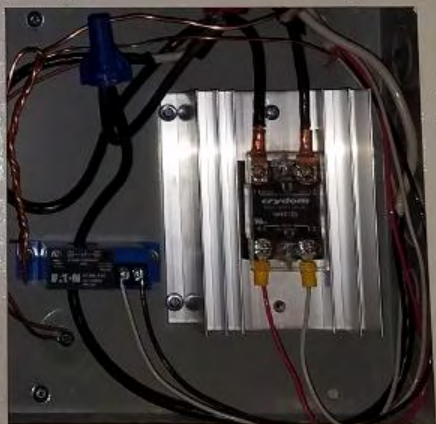
















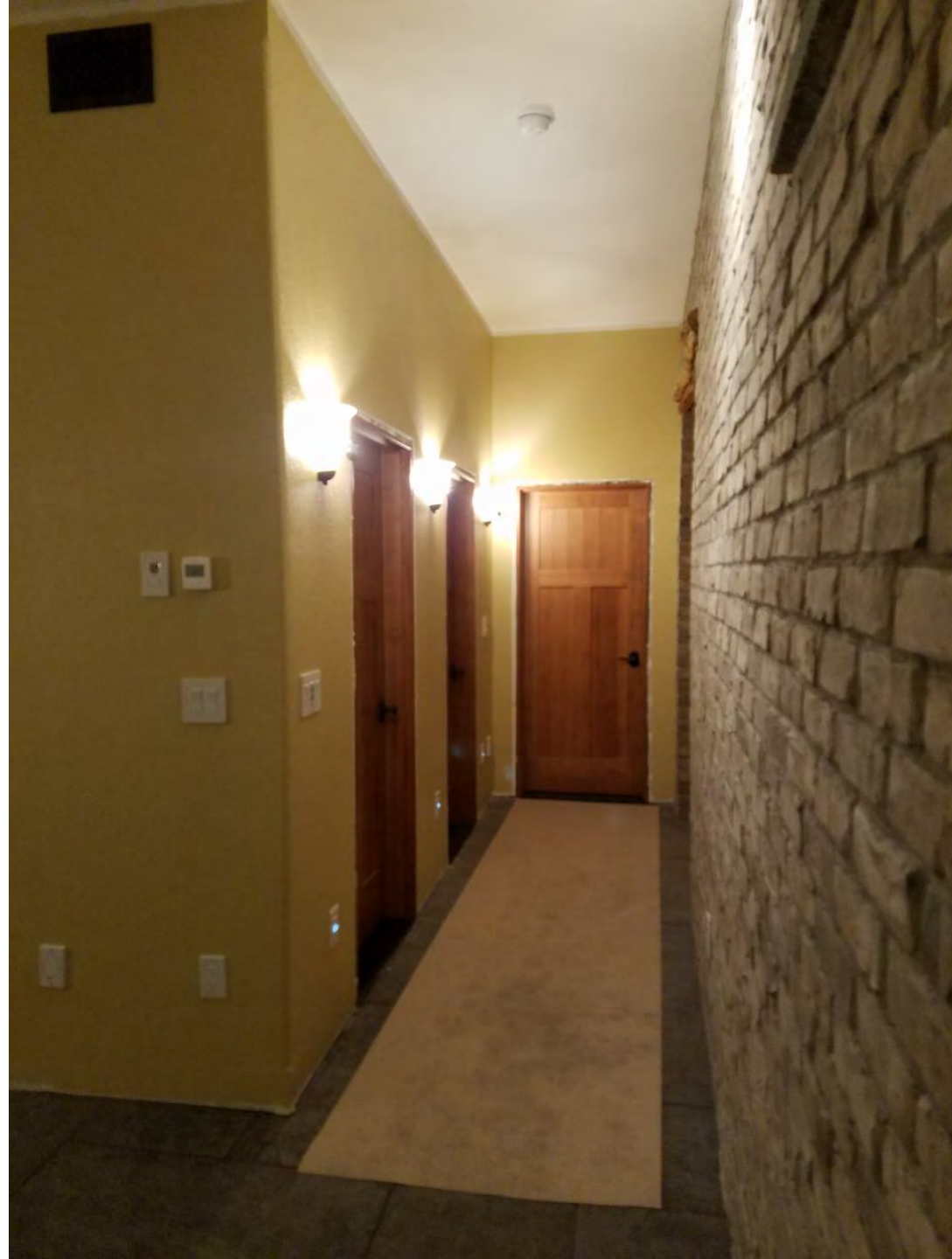






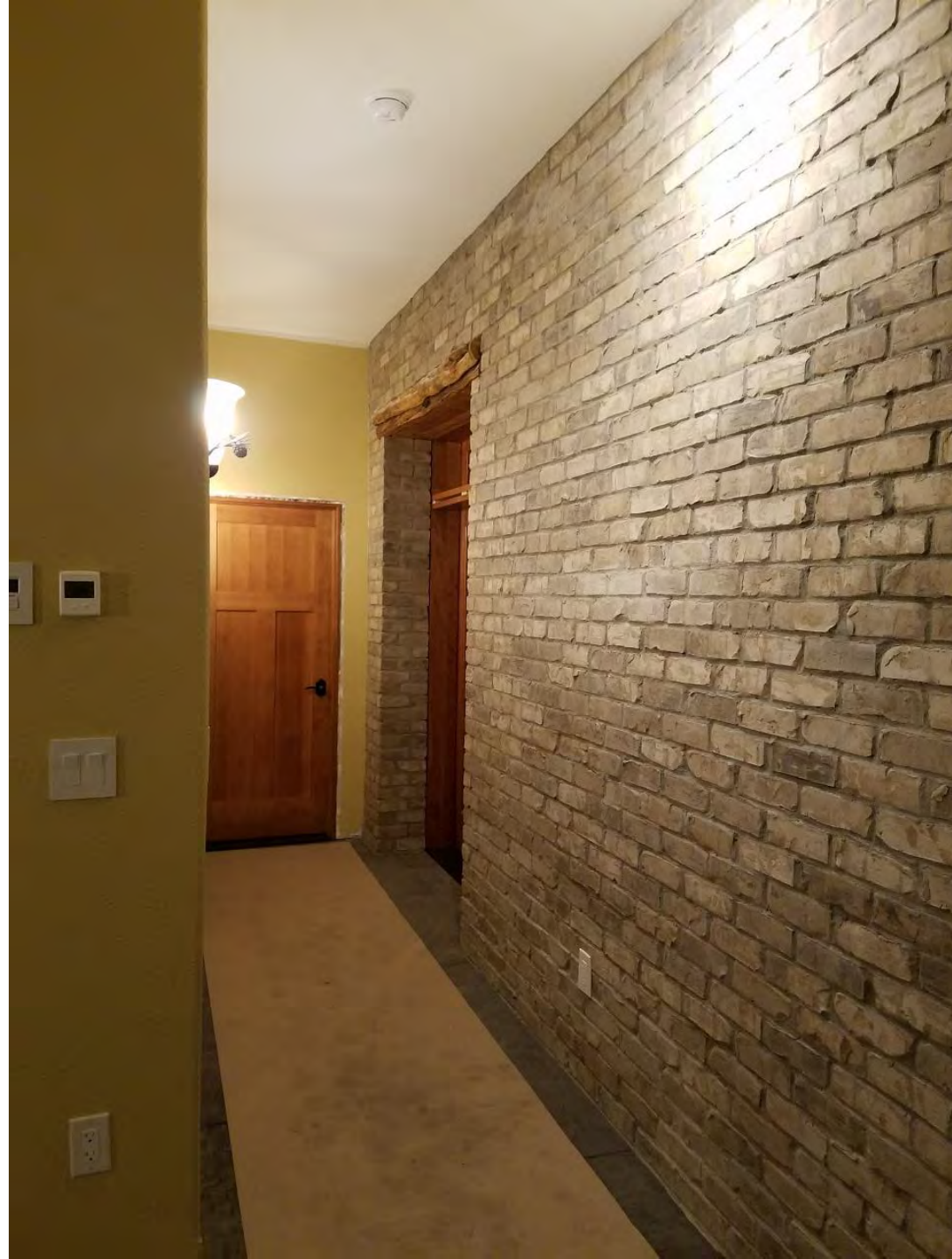
























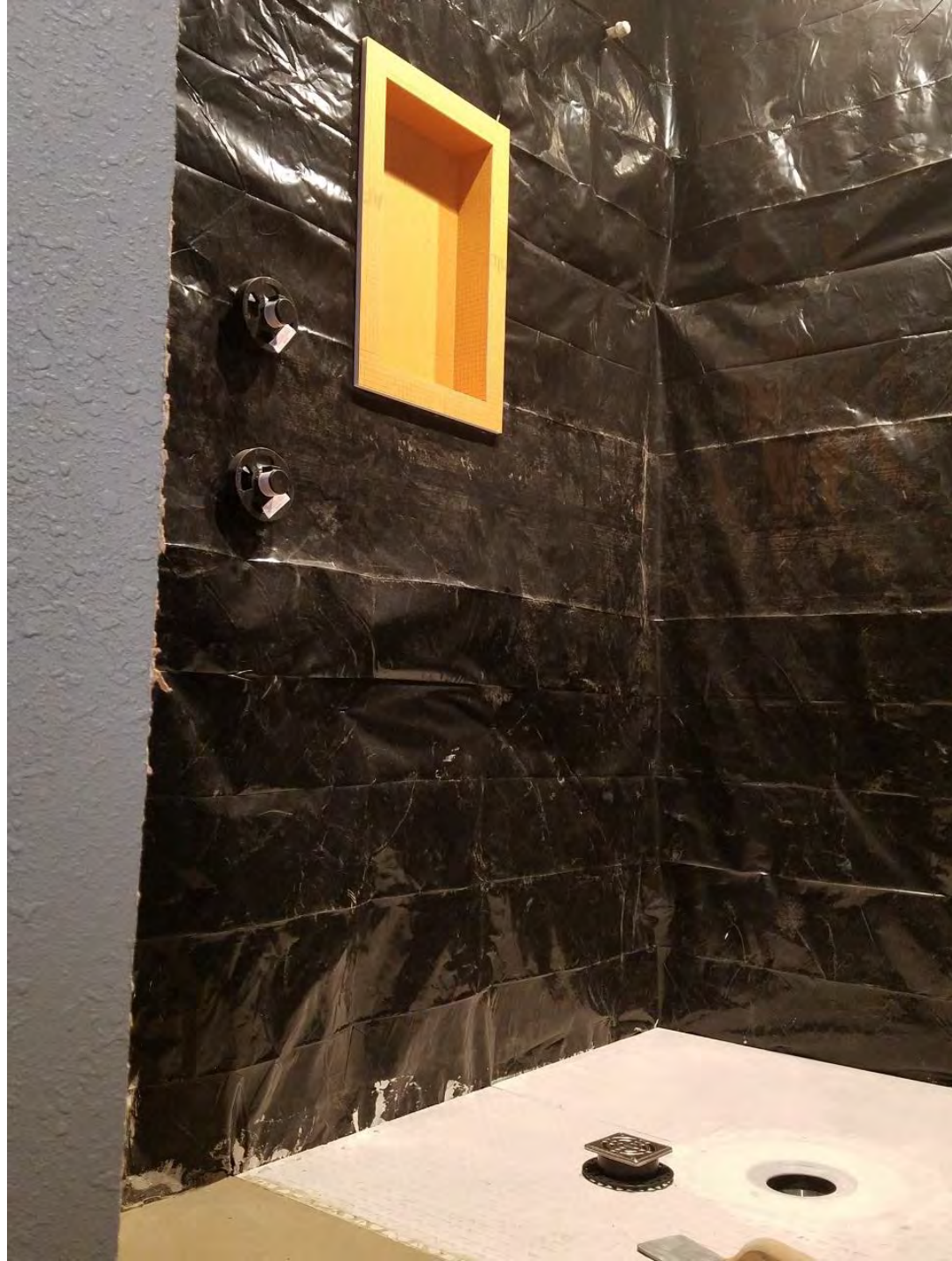








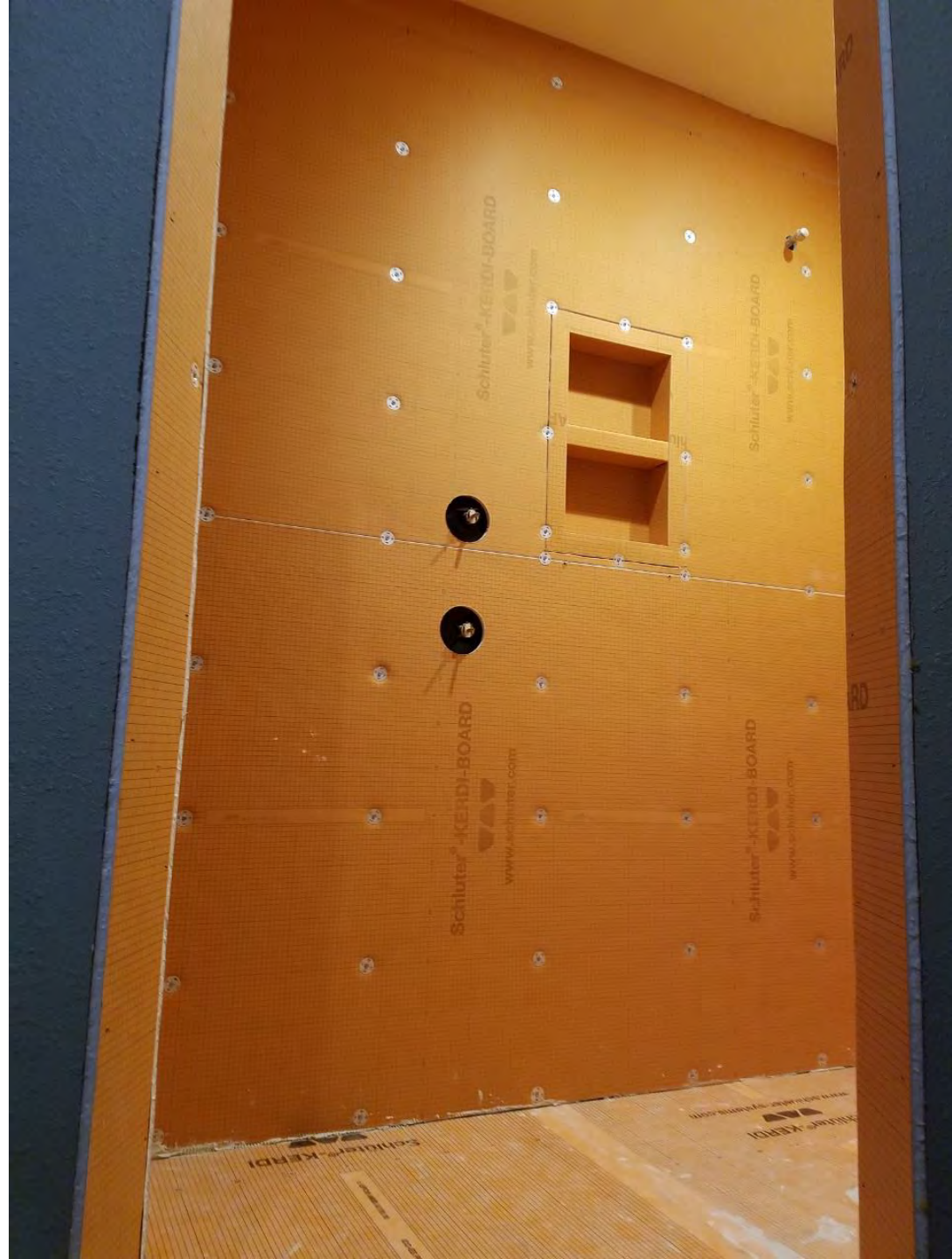






Schüler
Systems



















Baltimore
9:38 PM ET

CORONAVIRUS PANDEMIC

MILLIONS OF AMERICANS TRAVELING DESPITE CDC WARNINGS

LIVE

CNN

9:38 PM ET

TOP OF THE CHARTS TO AUTHORITIES AROUND THE WORLD, "ADDING IT WILL. (C) HOPE TIME



































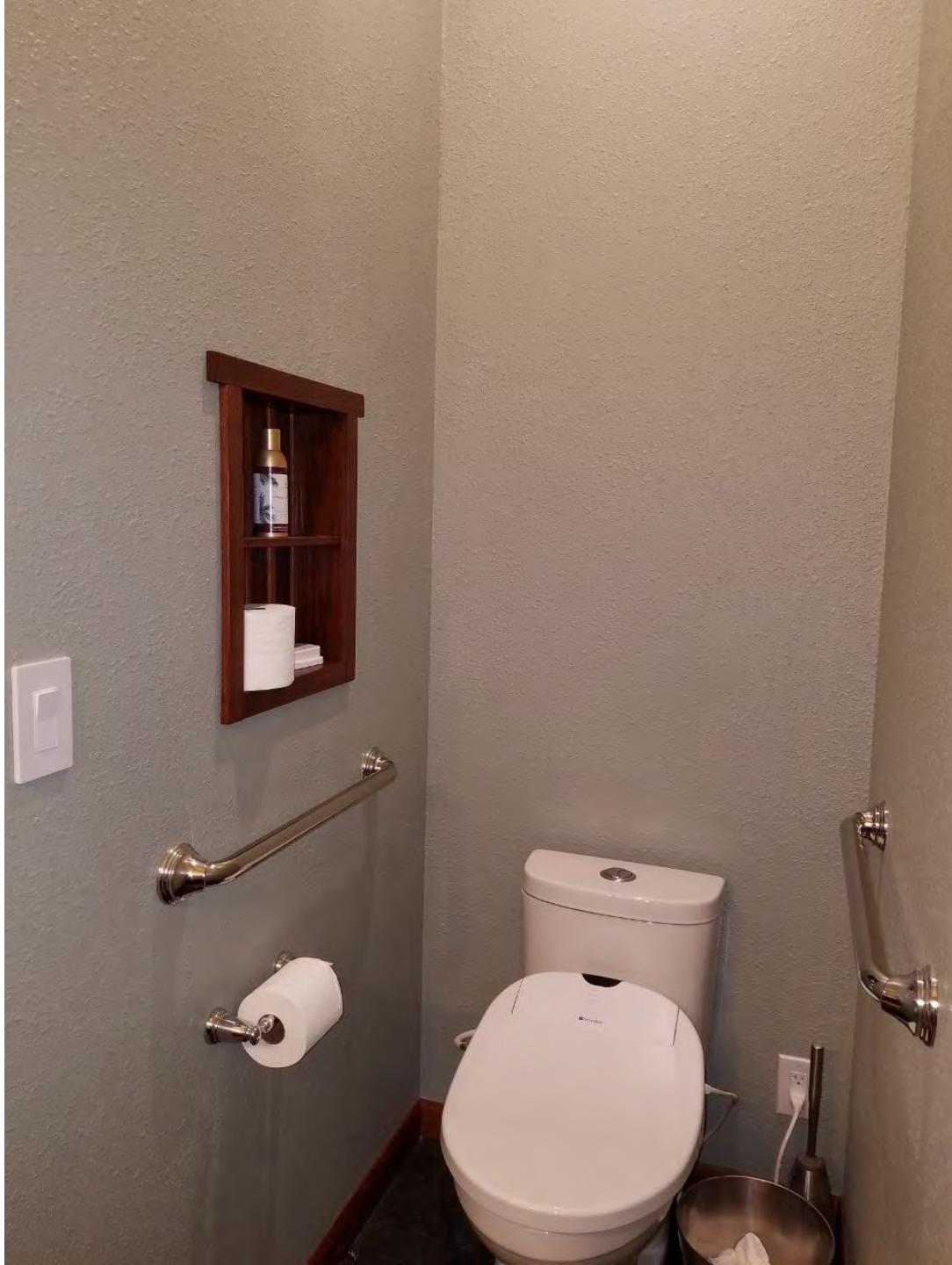
















grow old
along with me
the best is
yet to be...

































