

Borst Shop 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.

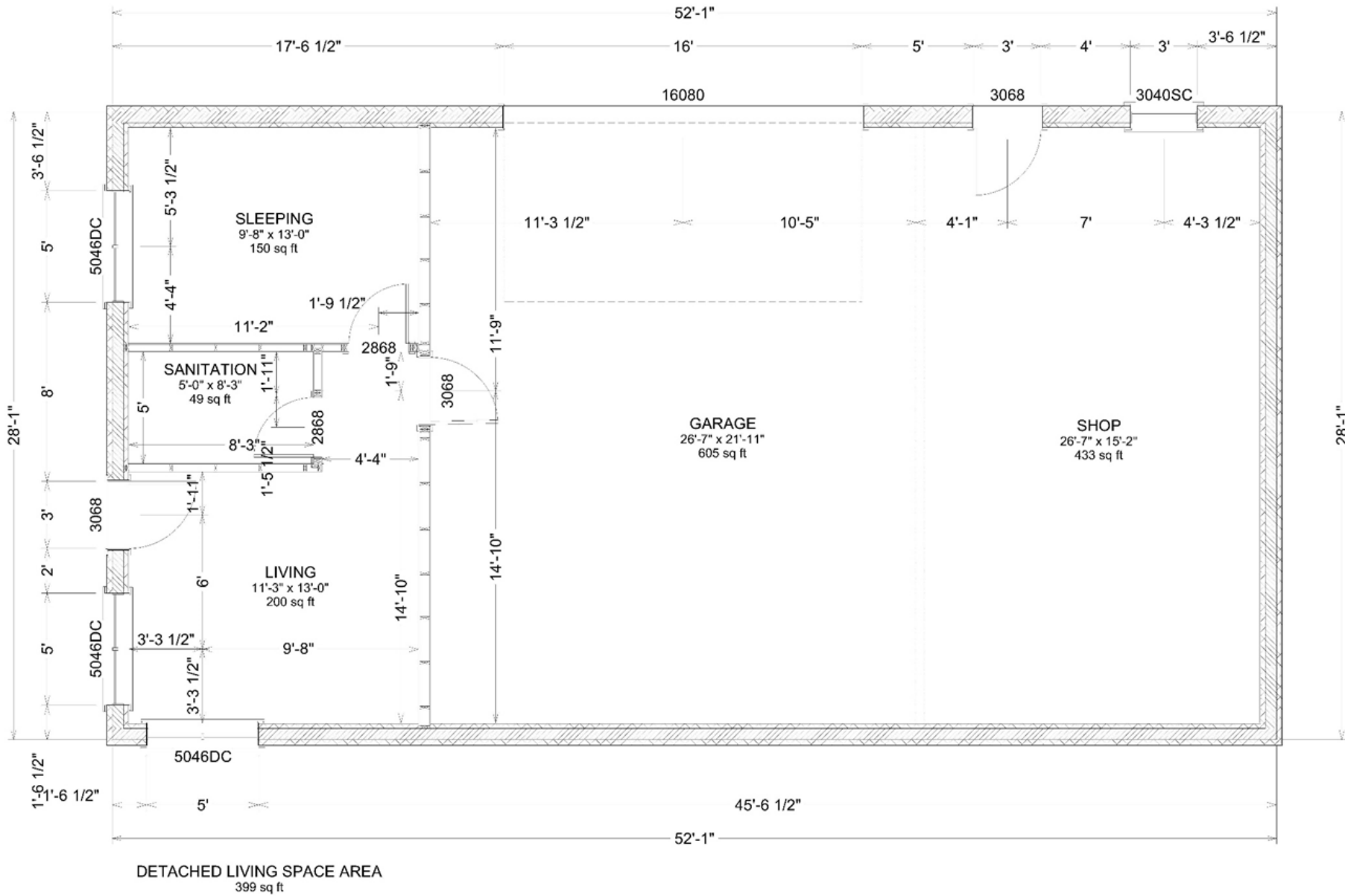
Given our low humidity, diurnal temp climate (ACCA Manual J 95F Outdoor Design Temp) and highly energy efficient home, we don't need or have Air Conditioning (AC). Interior thermal mass, opening the windows at night and running the whole house fan for a couple hours easily keeps our home under 68F during 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.









REVISION	DATE	DESCRIPTION

Garage Building at Sunny Hills Ranch
14500 E Evans Crest Road
Rogue River, OR 97531

Floor Plan

DRAWINGS PROVIDED BY:
Borzi Engineering & Construction LLC
www.borziengineeringconstruction.com

DATE:

3/2/2016

SCALE:

1/2"=1'

SHEET:



Building Permit

Residential Structural

JACKSON COUNTY DEVELOPMENT
10 S Oakdale Ave, Medford, OR 97501
541-774-6927
Fax: 541-774-6948

439-16-000589-STR

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

JCBuilding@jacksoncounty.org

Permit Issued: April 07, 2016

Job Name:

TYPE OF WORK

Type of Work: New
Category of Construction: Detached Accessory Stru
Calculated Value: \$89,923.89
Description of Work: DETACHED GARAGE WITH LIVING SPACE (bedroom, bathroom, and living room)

JOB SITE INFORMATION

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

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Nbr	Phone
	Owner (Property)	owner	

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.

1999 Final Building

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

When calling for an inspection, use **IVR Number: 439090878104**

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

PERMIT FEES - Permit fees may change after staff review

Fee Description	Quantity	Amount
Structural plan review fee		\$458.66
Community Development Fee	89923 Ea	\$1,753.50
CET - Central Point - Res Use	479 SqFt	\$459.65
Structural building permit fee		\$705.63
CET - Central Point - Admin Fee - Res Use		\$19.15
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$84.68
Total Fees:		\$3,481.27

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.



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(541) 826-7222 Contractor # 193567
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Man in white t-shirt and khaki pants standing in the foreground.

Worker in black shirt and yellow cap working on a concrete slab.

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866-222-2175
www.buildblock.com



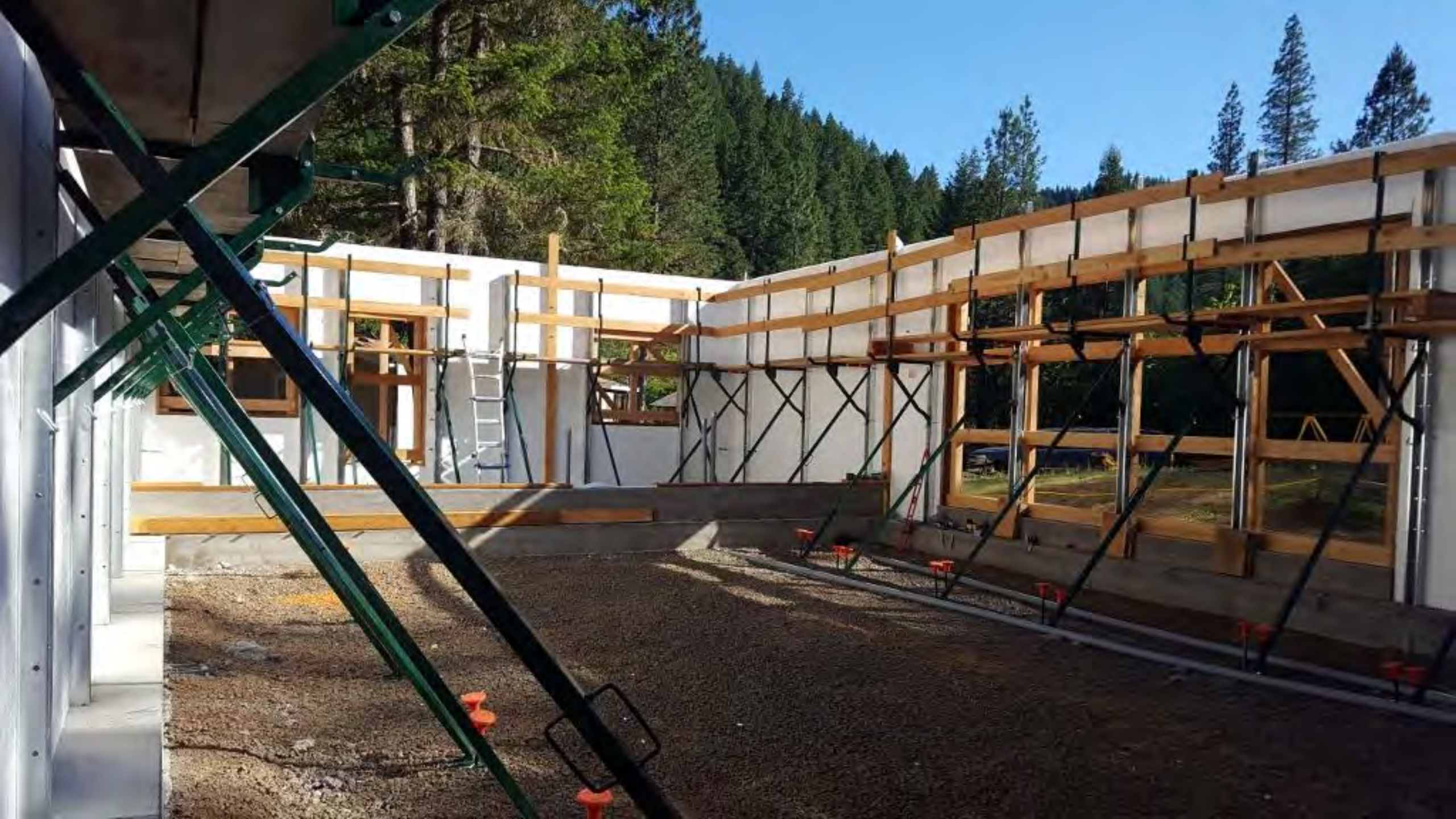




















































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energizadas durante
el servicio.
Usar procedimientos
de seguridad
adecuados.











































PRIVATE
PROPERTY







WARNING
ELECTRIC SHOCK
Hazardous Voltage

WARNING
ELECTRIC SHOCK
Hazardous Voltage

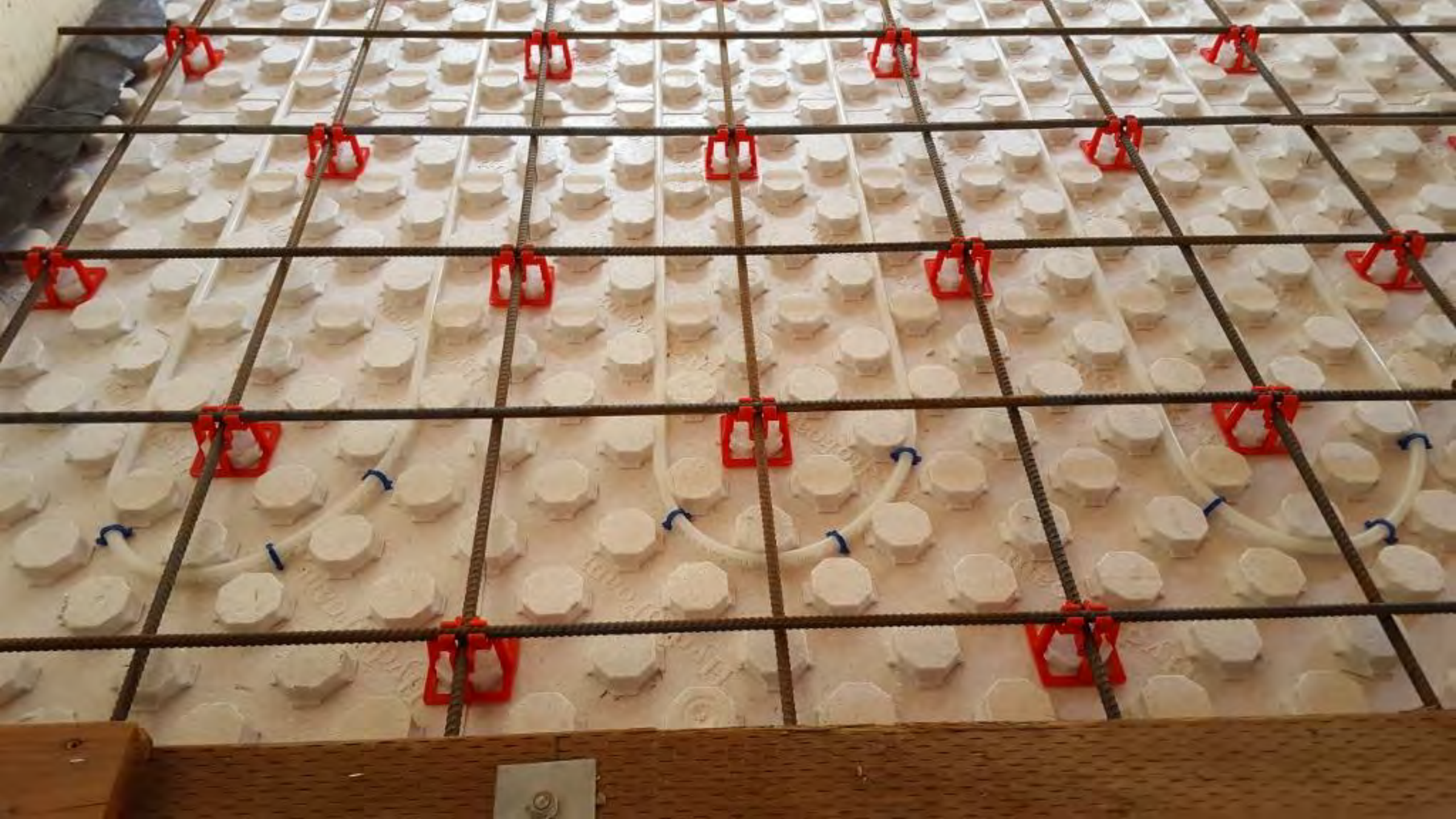
WARNING
ELECTRIC SHOCK
Hazardous Voltage

DO NOT TOUCH REAR
TERMINALS



541-626-7222 Contractor # 118567
www.BorstEngineeringConstruction.com













(841) 620-7222 Contact # 104507
www.BorstEngineering.com





BORST
PH: (828) 773-0834 Fax: (828) 773-0837
www.borstexp.com

















































































Driver

Whole House Quality Electric Water Heater
Check the instructions for "Safe to Remove"
Consultar de Agua Caliente por Siempre Page 7

WELL



Well Case House




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