AGENDA

BURNS PLANNING COMMISSION MEETING

Wednesday, May 6, 2026, at 6:00 p.m.

Burns City Hall
242 S. Broadway
Burns, Oregon 97720

Chairperson Forrest Keady
Commissioner Jamie Attleberger
Commissioner Bryan Garo
Commissioner McKiah Schroeder
Commissioner Ron Bolles

COMMISSIONERS AND CITIZENS ARE WELCOME TO JOIN THE MEETING VIA ZOOM AS WELL AS IN PERSON.

Members of the public and media wishing to address the commission during any public comment period will be able to join the webinar as an "attendee." Attendees will be able to view the Webinar on a desktop, laptop or mobile device such as a smartphone or iPad by using the following link:
https://us02web.zoom.us/j/9020143459 Meeting ID: 902 014 3459

1. Call Meeting to Order
2. Pledge of Allegiance
3. Roll Call
4. Approve Agenda
5. Approve Minutes – October 2, 2024, Meeting Minutes
6. Public Comment

7. Old Business –

   There is no Old Business.

8. New Business

   There is no New Business.

9. Public Hearing –

   9.1 **QCPF-001-2026/QPCF-002-2026:** Request for approval of a Zone Change from SFR-4 to SFR-7 for approximately 8.3 acres within Phase 1 of the Miller Springs Subdivision, and approval of a Planned Unit Development (PUD) concept plan and detailed development plan.

   9.2 **QPCF-001-2025:** Request for approval by Palmer Estates of a Preliminary Subdivision Plat to create 72 residential lots for single-family and multi-family development. This project involves approx. 18 acres at the southern edge of the Burns city limits.

10. Adjourn

The Burns Planning Commission meetings are available via Zoom and in accordance with ORS 192.610 to 192.690, these meetings conform to guidelines set forth on public meeting law. In accordance with the Americans with Disabilities Act, this meeting location is accessible to person with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for person with disabilities should be made at least 48 hours before the meeting to City Recorder Tiffany Leffler (541) 573-5255.

BURNS PLANNING COMMISSION

October 2, 2024

The Burns Planning Commission held a meeting October 2, 2024, at 6:00 p.m. Members present were as follows:

Chairperson Forrest Keady
Commissioner Bryan Garo
Commissioner Jami Attleberger
Commissioner McKiah Schroeder

Also, present were City Manager Judy Erwin, City/Planning Clerk Tiffany Leffler, Public Works Director Ty Richardson, and the President of Telos Development Company, David Glennie. Present Via Zoom were City Land Use Planner Jay Harland, Telos Land Use Planner Britany Randall, Telos Engineer Steve Ward, and Dawn Hert with DLCD.

Chairperson Keady called the meeting to order at 6:00 p.m.

AGENDA

Commissioner Attleberger moved to approve the agenda as presented. Commissioner Garo seconded the motion. All ayes.

MINUTES

July 31, 2024, Meeting Minutes –

Commissioner Attleberger made a motion to approve the July 31, 2024, meeting minutes. Commissioner Garo seconded the motion. All ayes.

PUBLIC COMMENTS

There was no public comment.

OLD BUSINESS

There was no New Business.

PUBLIC HEARING

QCPA-001-2024: Continuance of the hearing on July 31, 2024, for a request for a Comprehensive Plan Amendment and Zone Change for approximately 21 acres of land located within the City of Burns corporate limits.

Chairperson Keady opened the public hearing at 6:03 p.m.

LUP Jay Harland gave the admonishment. He stated they had already asked if any of the Planning Commissioners had any direct conflict of interest or ex parte and they did not so he advised if anything with that had changed to let it be known.

There was still no conflict of interest of ex parte.

Chairperson Keady asked staff to read their report. The report read as such:

REVISED PLANNING COMMISSION STAFF REPORT

DATE: September 25, 2024

PROJECT: "Palmer Estates" Comprehensive Plan Amendment & Zone Change

PLANNING FILE: QCPA-001-2024

APPLICANT/PROPERTY OWNER: Telos Development Company, LLC MAP DESCRIPTIONS: 23S-30E-13-DA-501, 502; 23S-30E-13DB-600, 700, 802

NATURE OF APPLICATION: A request for a Comprehensive Plan amendment and Zone Change for approximately 21 acres of land located within the southern corporate limits of the City of Burns. The application proposes to change the current Comprehensive Plan designations of Commercial, Light Industrial, and Heavy Industrial to Residential and Multi-Family Residential, and to change the zoning from the General Commercial and Industrial zones to the SFR-7 zone for approximately 15.8 acres of the project site, and from Industrial to MFR for approximately 5.3 acres. For quasi-judicial Comprehensive Plan amendments and zone change applications, the Planning Commission is authorized to make a recommendation to the City Council on the proposed Comprehensive Plan amendment, and the Commission is the authorized decision-maker for zone changes. In both instances the burden of proof is upon the Applicant to show that the proposed changes meet all applicable approval criteria.

I. BACKGROUND & STAFF ANALYSIS

The Applicant's conceptual plans for the subject property were first discussed with City of Burns staff in a formal pre-application conference in November 2022, as well as in other subsequent and less formal communications. Some of these communications also involved representatives from the City of Hines as the Applicant's overall project area extends across the shared boundary between the two cities. The Applicant's 2022 pre-application concept plan was for the eventual development of residential lots that would primarily accommodate detached single-family and duplex dwelling units, with many of the lots being smaller than the minimum lot size of 7,500 square feet that was the City's standard at that time. Through the pre-application conference and subsequent informal conversations, staff informed the Applicant that the City of Burns Zoning Ordinance update was going to be getting underway in the near future and staff was going to recommend the creation of a new SFR-7 zoning district that would allow for smaller single-family lots; the idea being that it would help the subject property, and others elsewhere in the city limits, develop at higher densities and use the existing UGB land somewhat more efficiently. The updated zoning ordinance that was

eventually adopted at the end of September 2023 included an SFR-7 zoning district which allows for a minimum lot size of 4,800 square feet Page 2 of 7 and no maximum lot size. At the initial public hearing on the new zoning ordinance, the Applicant submitted a letter in support of the code updates because it would allow for the type of development that the Applicant had discussed with staff in the pre-app. On April 11, 2024, the Applicant submitted a formal request for a Comprehensive Plan Amendment and Zone Change for the subject ~21 acres of land, with the request being to change the Comprehensive Plan designation and the zoning of the subject properties to Multifamily Residential. That application was heard by the Planning Commission at its hearing of July 31, 2024, at which the Applicant agreed to continue the public hearing to October 2, 2024, in order to revise their request to accurately reflect the Comprehensive Plan designation and zoning districts that would allow for the types of future development that are contemplated (detached single-family dwellings, duplexes, and multi-family residential units), as well as to address various required approval criteria that had not been covered in the Applicant's findings. On September 9, 2024, the Applicant submitted the revised application that is now before the Planning Commission.

Formal/Technical Application Review

Besides amending the application to request the land use designations and zoning that will allow for the types of development the Applicant plans to construct in the future, the application has also been updated to sufficiently address Goal 9 (Economic Development) of the Statewide Planning Goals. As outlined in the original staff report, this is a requirement under OAR 660-009-0010(4), which applies whenever a plan amendment proposes to change more than two acres of employment lands (e.g., industrial and commercial designations) to a non-employment designation (e.g., residential). The other major issue with the initial application was the lack of a public facilities and services impact study which is required under Sections 18.20.170(1)(B) and 18.20.715(1)(B) of the Zoning Ordinance. The Applicant's professional engineer has provided the city with an analysis of the anticipated water and sewer flows that would be generated by the future residential development (included as part of Exhibit C to this report). The Applicant's revised submittal provides one half of the required equation being the "new facility demands." The second half of the equation is extent to which the existing system has capacity to handle the "new facility demands." Given the state's statutes related to needed housing, cities are only allowed to apply "clear and objective" standards to residential development proposals. Therefore, once a property is zoned for residential use, the City has no ability to deny permits for a residential development project that meets the applicable development standards of the Zoning Ordinance (e.g., building setbacks, building height, street widths, etc.). In the case of the subject application the primary question or concern at hand is whether or not significant sanitary sewer system upgrades will be necessary in order for the subject property to be developed in accordance with the Applicant's future plans.

II. AGENCY COORDINATION AND PUBLIC NOTICE

Pursuant to State legal requirements and the City of Burns Comprehensive Plan, the proposed Comprehensive Plan Amendment and Zone Change were provided to the Department of Land Conservation and Development (DLCD) for review and comment. Public notice for this hearing

was published in the newspaper and posted to the City's website in accordance with requirements in Section 18.20.035 of the Zoning Ordinance. Page 3 of 7

III. APPLICABLE CRITERIA In order to approve these applications, the city must determine that the Comprehensive Plan Amendment and Zone Change applications are in conformance with Sections 18.20.715(3) and 18.20.710(3) of the City of Burns Zoning Ordinance, respectively.

IV. FINDINGS OF CONFORMANCE FOR THE REQUESTED COMPREHENSIVE PLAN AMENDMENT

Section 18.20.715(3)
Quasi-Judicial Comprehensive Plan Map Amendments Approval Criteria

The City Council may approve a quasi-judicial comprehensive plan amendment if it finds that the amendment satisfies all the criteria in subsections A through D below:

A. The proposed changes are consistent with the balance of the Comprehensive Plan.

FINDINGS: The Applicant has provided updated findings that adequately demonstrate how the proposed amendment is consistent with the Comprehensive Plan.

B. The proposed amendment will significantly advance one or more goals, policies or objectives that are established and set forth in the Comprehensive Plan; Map amendments shall include an analysis that demonstrates the proposed map designation is locationally appropriate when considering impacts and interactions with the planned land uses around the area where the map amendment is proposed.

FINDINGS: The Applicant has provided updated and sufficient findings demonstrating how the proposed amendment will advance numerous goals and policies in Section 2 of the Comprehensive Plan, as well as how the proposed map designations are locationally appropriate.

C. Public facilities are adequate or can be made adequate to support the proposed Comprehensive Plan amendment or public facilities planning can feasibly and will be completed to serve the Comprehensive Plan amendment.

FINDINGS: The Applicant has provided an analysis of the anticipated water and sanitary sewer flows that will be generated by the anticipated development of the subject property, along with conceptual plans demonstrating how public facilities for future development can be constructed.

D. The proposed amendment is consistent with Oregon State Law, the Oregon Statewide Planning Goals and all applicable Oregon Administrative Rules.

FINDINGS: The Applicant has provided updated findings that address all of the applicable Oregon Statewide Planning Goals, including Goal 9 (Economic Development) and OAR 660-

009-0010(4). Specifically for Goal 9, the updated findings now demonstrate that the proposed amendment is consistent with the City's most recent economic opportunities analysis.

V. FINDINGS OF CONFORMANCE FOR THE REQUESTED ZONE CHANGE

Section 18.20.710(3)
Quasi-Judicial Zoning Map Amendments Approval Criteria

The Planning Commission shall approve a quasi-judicial zone change if it finds that the zone change complies with subsections A through C below:

A. *The proposed zone is consistent with the Transportation System Plan (TSP) and the Comprehensive Plan Map designation.*

FINDINGS: If the Planning Commission recommends, and the Council ultimately approves the requested Residential and Multifamily Residential Comprehensive Plan Map designations, then it follows that the requested zoning districts will be consistent with the Comprehensive Plan Map designation and the TSP.

B. *For proposed zone changes to SFR-7, the minimum contiguous area of SFR-7 zoning shall be three or more gross acres, and the average lot size of single-family residential parcels developed with dwellings within 250-feet of the proposed zoning district shall be no greater than 7,000 square feet.*

FINDINGS: The Applicant's updated findings explain that the requested SFR-7 zone change area is approximately 15.8 acres. Furthermore, it can be found that there are no single-family residential parcels within 250-feet of the proposed SFR-7 zoning district, thereby making the second part of this criterion inapplicable.

C. *The proposed zone can feasibly and will be served with urban services and facilities, as described below, to adequately serve the subject property with the permitted uses allowed under the proposed zoning, except as provided in subsection (3) below. The minimum standards for transportation facilities and other public facilities are set forth in the applicable facility master plans.*

(1) Storm drainage, sanitary sewer, and water facilities must already be adequate in condition, capacity, and location to serve the property or they must be able to be extended or otherwise improved to adequately serve the property at the time of issuance of a building permit for vertical construction. Off-site facilities can be shown to be adequate if the site was assumed to be developed at an intensity typical for the proposed zone in the applicable facility master plan and if the master plan does not identify the need for off-site improvements necessary to serve the site under the proposed zoning.

FINDINGS: The Applicant has provided an analysis of the expected water and sanitary sewer flows from the anticipated future development of the site under SFR-7 and MFR zoning, and storm drainage is proposed to be provided through a series of ditches and bioswales within the

development area that will drain to a regional stormwater detention basin. That stated, it is not fully clear at this time whether the City's existing sanitary sewer system has the capacity to serve the expected development of the subject property. To this end, the Planning Commission has the ability to impose special development conditions, stipulations, or restrictions on the proposed zone change as outlined below under subsection (3) of this Criterion C.

> *(2) Adequate streets and street capacity must be provided in accordance with Oregon Administrative Rule 660-012-0060, commonly referred to as the Transportation Planning Rule (TPR). Any request for approval under subsection (9) of the TPR may be allowed but the Planning Commission is under no obligation to approve a zone change seeking to rely on subsection (9); the Planning Commission may request the Applicant provide additional information concerning safety impacts, congestion impacts and public benefits for any zone change request pursuant to subsection (9). For planned improvements that may otherwise be relied upon for transportation facility adequacy under the TPR, Public Works Department may still require that planned improvements be constructed prior to issuance of building permits for reasons of public safety and, when possible, shall base findings for the required improvements on the safety review required by the Public Facilities and Services Impact Study.*

FINDINGS: The Applicant' conceptual plans show how future development of the site can provide adequate streets and street capacity in relation to the existing street network surrounding the area. The final design of the future streets serving the development will be required to meet all City standards as part of any future land division applications, at which time the Planning Commission will have the ability to address any concerns that may arise.

> (3) The Planning Commission may mitigate potential impacts on public facilities and services through the imposition of special development conditions, stipulations, or restrictions attached to the zone change. Special development conditions, stipulations, or restrictions shall be established by deed restriction or covenant and must be recorded at the Harney County Recorder's office with proof of recordation returned to the Planning Department. Such special development conditions include but are not limited to:
>
> (a) Development amount thresholds that can be undertaken before specific infrastructure components are constructed.
>
> (b) Public Facilities and Services Impact Study refinements that will identify when specific infrastructure components, identified in the Public Facilities and Services Impact Study for the entire zone change area, will be needed to serve certain zone change areas or development amount thresholds.
>
> (c) Limitations on development intensities in the zone change area.
>
> (d) For transportation facilities, other mitigation measures allowed by the Transportation Planning Rule.

FINDINGS: As noted herein above, it is unclear at this time if the City's existing sanitary sewer facilities have sufficient capacity to serve the expected future development of the subject property under the proposed SFR-7 and MFR zoning. Additionally, while it is assumed that adequate water and storm drainage facilities exist or can be built to serve that future development, these are also not certainties. Accordingly, the Planning Commission may want to consider imposing conditions on the zone change to ensure adequacy of public facilities and services prior to any vertical development occurring on the subject property.

VI. **CONCLUSIONS** Based upon the findings and conclusions as outlined above, staff is of the opinion that there is sufficient evidence in the record for the Planning Commission to conclude that each of the applicable approval criteria have been satisfied for the requested Comprehensive Plan amendment. Accordingly, staff recommends that the Planning Commission provide a recommendation to the City Council for approval thereof.

On the requested Zone Change, there is some uncertainty as to the adequacy of the existing public facilities that would serve the proposed SFR-7 and MFR zoning districts. Primarily, this uncertainty surrounds the existing sanitary sewer system. State law only allows the City to apply "clear and objective" standards when reviewing applications for residential development, and while the Applicant will almost certainly be able to construct whatever new public facilities are needed within the subject property as part of its future development, it has not been determined what, if any, types of off-site improvements to the existing sanitary sewer system will be needed in order for the subject property to connect to the City's facilities. In light of state law and given this uncertainty, staff is providing the Planning Commission with the following options for consideration with regards to the proposed zone change:

- Recommend approval of the Comprehensive Plan amendment and deny the zone change.

- Recommend approval of the Comprehensive Plan amendment and approve the zone change with the condition that the future development of the subject property shall be required to ensure downstream sanitary sewer facility adequacy in accordance with the below clear and objective formulae:

    - Applicant's Engineer shall calculate the capacity of the existing downstream sanitary sewer system and calculate existing flows in the downstream sanitary sewer system. These calculations shall be reviewed and approved by the City's contract engineer. If the capacity of the existing downstream sanitary sewer flows, plus the new flows from a proposed development (under the requested zoning district designation) exceed the existing capacity of downstream sanitary sewer facilities, the Applicant shall do one of the following:

        - The development shall be limited to the development generated sanitary sewer flows equal to the available capacity until such time as the City completes downstream sanitary sewer improvements with sufficient capacity to accommodate the full development flows; or

        - Applicant shall design and construct downstream sanitary sewer system improvements to accommodate all the existing and new development

sanitary sewer flows from the development site to the wastewater treatment plant. Following approval of the public improvement plans for construction of downstream sanitary sewer improvements to provide adequate capacity but prior to initiating construction of the improvements, the City will establish a reimbursement district for a period of 10 years for the subject sanitary sewer basin whereby the Applicant can be reimbursed for the proportionate cost of such improvements. Proportionate reimbursement shall be equal to the generated flow of any new development utilizing the improvements constructed by the Page 7 of 7 Applicant, divided by the existing flow plus the Applicant's development flows which calculates a percentage of total flow. This percentage shall be multiplied by the Applicant's actual cost of construction for the downstream sanitary improvements to arrive at proportionate reimbursement.

VII. EXHIBITS

A. Applicant's Revised Application and Findings, submitted September 9, 2024
B. Copy of Staff Report and Exhibits from Planning Commission Hearing of July 31, 2024
C. Applicant's Written Testimony Provided at Initial Planning Commission Hearing
D. Letter from City Manager to Applicant dated September 24, 2024

CITY OF BURNS PLANNING & ZONING DEPARTMENT

By: Jay Harland
Contract City Planner

Chairperson Keady asked LUP Jay Harland to clarify what they were saying in the staff report.

LUP Jay Harland said Staff thinks there's evidence in the record to support the plan amendment. As for the sewer, it's basically that the city doesn't have a current Master Plan, and they're seeking funds to do that. As part of a Master Plan, you evaluate the lands that are going to flow to the different basins, and then figure out what pipes are big enough, what pump, what's the capacity of the pump stations, and then compare that to the land that has been planned for future land uses that aren't developed yet. They would look in the Master Planning process to figure out what needs done to support development. He said to his knowledge and from his understanding from the City Manager and Public Works Director, is that the city is actively seeking those funds to do the Master Planning to figure out what the capacity is. This raises up essentially a timeliness issue with the zone change. It comes down to whether the zone change is timely

enough to approve in advance of really knowing what those capacity constraints may or may not be. Staff had laid out 2 options. One is to say no, it's not timely, but they should come back once the city is done with that and they know. That way they can then take their flow data and as part of the Master Plan, plug that in and show what needs done. The other option for the applicant is for the Planning Commission to approve it, subject to the proposed conditions. He said they're still going to be essentially wanting to go ahead of the Master Planning process. So then, it would be on the applicant as part of coming in for development to satisfy that condition by calculating the downstream capacity from this development to the sewer treatment facility. Then it would need to demonstrate that there's capacity available for the additional development.

Chairperson Keady asked if he was correct in his assumption that if they change the zoning right now and Telos decides to build homes, the system could not handle the capacity that would come at it.

LUP Jay Harland said the city doesn't know because they don't have a current Master Plan that calculates what the capacity of all the all those downstream facilities are.

Chairperson Keady asked if the applicant would like to speak.

David Glennie started off by saying he wanted to thank the Planning Commission for granting them the additional time to get some facts established. He also thanked City/Planning Clerk Tiffany Leffler. He said he assumed it was Tiffany who did the meticulous work of the written record of the last meeting. He has tried to do that himself before, and it's a tremendous job, he felt she did a really good job. It was accurate and fair. He then informed the Planning Commission that 2 of his consultants, Steve Ward, their Principal Engineer with West Tech Engineering, and Brittany Randall their Land Use Planner, who's done most of their land use work were present on Zoom that evening. They were there for any technical questions that may arise. He then submitted 3 documents into the record. First, a letter he received the previous week from City Manager Judy Erwin. Second, was a chart that was prepared by Steve Ward showing their purposed sanitary sewer service options. The third document that he handed out was a letter that he had written to the Commissioners. It read as such:

Thank You Chairperson Keady and Commissioners:

For the record, I am David Glennie, President of Telos Development Company. Our business address is 445 Myers Street SE, in Salem.

First of all, I want to thank the commission for holding this hearing open for additional consideration. I also want to thank whoever put together the summary of the July 31 hearing. I assume that heavy task fell to Tiffany; I appreciate the completeness and accuracy of that work.

I am joined this evening with Zoom participants Steve Ward of Westech Engineering and Britany Randall of BRAND Land Use, our two primary consultants in this stage of the proposal.

Having read through the narrative of the prior meeting and the additional staff report, labeled as Item 9.1, which Jay has prepared, I have a few comments I would like to share on the record. I will be submitting a written copy of these comments for your additional review:

1. I appreciate that, in agreeing to change the primary zoning in the application from MFR. to SFR-7, most of the objections incidental to the assumed densities have been overcome.

2. As we discussed in the July meeting, I think it is fair to say that the only substantial issue remaining is the difficult chicken/egg paradigm that persists. I want to summarize our point of view, much of which is a re-hash of what I explained earlier. Before going further, I want to add two other exhibits to the record: One is a copy of a letter I received last week from Judy Erwin through an email; the second is a chart prepared by Steve Ward, our primary civil engineer,

3. Judy's letter explains that the City is unable to provide us with current sanitary sewer flow information for two primary reasons: Time and money. It is important for the commission to understand that Jay's and the staff position have consistently demanded that our engineer provide impact analysis for our proposed subdivision. While we have provided estimates for flows generated by our subdivision at buildout, no such analysis can be provided without first obtaining this base line information from the City.

4. Westech Engineering's summary chart illustrates the estimated costs of five different alternatives for addressing Burns' existing sanitary sewer issues and our own engineering requirements to address sanitary sewer needs for the entire site, including the Hines properties.

In reviewing the narrative from the last meeting, I want to draw your attention to one of Jay's statements found on Page 23 of the staff report. In a selected reading:

"*LUP Jay* Harland said that they *had* talked... The private *engineers then* go away and *look* at those *options* and make *recommendations*. ***Usually*, they *choose* the one that is the most cost *effective* for the project.** That is the normal process. ***He* said it sounded like *they* had done some additional *analysis in the* packet they *had* submitted that evening and *Staff* would need to *look* at that as well as provide *to the* city's contract engineer.** They may want to look at the methods for information that's in there between now and the next hearing.

If such an opinion from an outside engineering firm retained by the City has been completed, there is no evidence of any recommendation yet on the record. We agree that allowing professional engineers to confer amongst themselves on such matters is a customary and prudent process.

We have asked what we consider reasonable questions of staff on sticking points. Examples include the questions: 1) On what basis, apart from an opinion from your Public Works Director, is a new pump station something deemed unworthy of consideration? 2) Why is the suggested alternative of taking all of the effluent on the Burns portion of the site to Hines unworthy of consideration? If either or both of these alternatives prove to be more efficient and/or affordable, why have they been ignored?

5. Jay's recommendation to the Planning Commission is to approve the Comprehensive Plan change but deny the zone change request. His logic is based upon the stated inability to provide "clear and objective standards" to the sewer conundrum. This alternative is a dangerous and misguided one, from our point of view, since it will render the entirety of our Burns site undevelopable, let alone unable to be engineered properly. Our position is that if the City of Burns chooses this path, it may be a regulatory taking, potentially violating our Fifth Amendment rights.

6. I will again ask the global question: Does the City of Burns desire to address its critical shortage of new and affordable housing, reminding you that use of the word "affordable" is not intended to mean low-income or subsidized apartment housing. We all agreed at the outset of these discussions two years ago that the goal of providing new housing that was comparable to the prices in the valley or Central Oregon but priced at +/-$200,000 less was reasonable, if not laudable. The idea that, as a single-family home developer we have the wherewithal to offer millions of dollars to solve your existing sanitary sewer problems (to which we have contributed nothing) is very much in synch with the same belief system of those planners and bureaucrats in Salem and Portland that proud Harney County residents love to hate.

I tend to look at costs in terms of its impact on lot and home prices. As general rule, consider that each million dollars you demand adds a cost of about $5,500 per lot. At a 6% interest rate on a 25-year mortgage, that adds $35/month to a potential homeowner's budget. Looking at Steve's chart, that means an extra $2.0 million is $70/month, and it goes up from there. In a market where the average current home cost is under $300,000, $70/month prices many existing residents out of a chance for improved housing.

7. I do not pretend to know or understand the legal ramifications of Governor Tina's edicts with previous Executive Orders, but in a nutshell here's a synopsis: The State's housing production goal is 36,000 homes per year across Oregon. For context, our second largest city (Salem) has a goal of 1,100 new dwelling units a year to contribute toward the 36,000 dwelling unit goal. This demonstrates the lift comes from every jurisdiction in Oregon doing their part to bring more units online. Burns' own Housing Needs Analysis and Economic Opportunity Analysis both press the issue of adding workforce housing to Burns. Looking at it from another vantage point, the Commission may consider the fact that making strides to address Tina's objectives may one day lead to some financial assistance from State agencies.

8. To close, I offer the following recommendations for your consideration:

1. Approve both the Comp Plan and zone change, as requested.

2. Leave the "how" and "why" discussion regarding the best alternative to address your existing sewer issues to a time when an actual subdivision application is proffered on our part.

3. We cannot and will not agree to any blank check calculation that may evolve 3 to 5 years down the line when the City is able to define all of the variables. This is another proven

technique the many valley municipalities have employed to extort money from developers. And people continue to wring their hands and question why we have a "housing crisis".

As we ended the last meeting, this commission correctly advised staff and our team to try to work out the logistics of seeking to build cooperation to provide affordable housing while addressing its existing sewer issues. Rendering our property unusable and suggesting we need to wait 3-5 years to sort out the fine print is neither reasonable or prudent.

I stand ready to respond to any of your questions and thank you again for your time and attention.

David Glennie
October 2, 2024

Commissioner Garo commented to the email Mr. Glennie submitted that he had received from City Manager Judy Erwin the previous week. He said at the bottom of this email, Judy outlined a path for sewer collection, saying that there's a manhole at the end of South Imperial. He was just wondering what his thoughts were on that, and how that fit into the alternatives that they provided.

David Glennie said they didn't know the capacity or the flow, and 6 and a half feet is not deep. It's hard to get that amount of flow to 6 and a half feet without knowing its point of origination. He said the short answer is an engineering problem, and if that's a prudent thing to do, then he was sure it would be investigated fully. He wanted to emphasize that he didn't want to be the bad guy here. They have money and they are willing to help but they don't want to get blamed for an existing problem that they had nothing to do with. More importantly, they had heard from LUP Jay Harld repeatedly that they city is looking for money. He said they were looking for money 3 months ago, and eventually they will find it, but once they find the money, they still have to go out and hire an engineer and pay which could be a couple $100,000 to get the baseline information that they're seeking, which Telos needs access to. He felt it was a chicken and egg thing, they don't want to wait 5 years to find out what the city expects them to pay.

Chairperson Keady asked if Mr. Glennie could elaborate a little bit more on the blank check scenario in layman's terms. He asked if he was insinuating what would happen or could happen and that the city would approve something and then ask them to do something that might have a large number on it.

David Glennie informed the commission that was exactly what he was worried about from taking a look at the staff report. He thought LUP Jay Harland was a very competent planner, and he was very helpful to them in initial stages. He helped form this concept but as soon as the sewer issue came up, it has been a bugaboo ever since. He said if they looked at the second bullet point in staff's recommendations on page 6 of his step 9.1, they would see a somewhat complicated arithmetic which is a method to determine how much they pay. He said his objection was that the city controls all the variables. He has experienced this where if municipalities are given free range for how they calculate what the developer pays and it is always a big number, whether it's fair or not, and there's no right of appeal. They did a 30-million-dollar project in Happy Valley. They added $300,000 worth of tax rolls. It's a crowning achievement. In Boston City

Hall they paid 1.4 million dollars of Government exactions, and they had to put in an extra $400,000 of pipe because Clackamas County said they had to. They are suffering a financial disaster over there because the interest rates have gone up with their loan maturing. He said it was all connected. They want to provide affordable housing, but there can't be too many pigs of the trough.

Chairperson Keady asked Public Works Director Ty Richardson if he had any thoughts on it specifically as it pertained to the sewer. He said he'd like to have a solution that evening and somehow find a way to get this thing moving forward. He also wanted to clarify that he was understanding it all correctly. He asked Ty if Telos was going to put in the sewer system for their subdivision, if it was his opinion that when it connected into the city's system, that the city's system would not be adequate enough at that point, and it would need to be upgrade at the point where Telos would connect, so that it all works correctly.

David Glennie wanted to remind the Planning Commission that Steve Ward was there, and he had hoped that he could offer testimony on any technical questions, or answer some of the real professional stuff.

Public Works Director Ty Richardson said it is just like how it was described. Sewer flow or anything downstream can be affected by a development. Like he was saying, it's going to be the city's system if he was not mistaken, it's not going to be a private system at all. It's going to be given to the municipality to operate for many years, but they would put in the infrastructure. They would put it in the infrastructure, connect into the city's system, either by means of a lift station or a gravity system. He said he kind of liked the idea, but really didn't know how it would all work. Mr. Glennie had mentioned waiting until the time it comes to development and the city has their sub-division plan. He has seen it done that way before as well. That would be where they could nail out all the details on how to connect into the system. They can make sewer happen, it's just whether they want another lift station, or to explore trying to hook into a gravity system downstream from that Egan Lift station which he has said before does not operate well. It may have capacity issues, but they won't know until the study is done. They are working on grant funding, trying to pay for a study to be done, specifically on Eagle Lift station and this will help them to figure out if it has enough capacity. The policy decisions that the commission has to make is where all these decisions are made with the alternatives such as on the city's findings, on the city's comprehensive plan, or on what Mr. Glennie was saying, He said he'd like to review what Mr. Glennie has submitted a little bit further before making that decision.

Chairperson Keady asked Mr. Glennie if everything was approved the way Telos wanted it, and they submitted subdivision plans today, how long it would take for them to submit subdivision plans.

David Glennie said they got approval with Hines 3 months ago, and they still have not submitted. He said this was where the engineering comes in. They have got to figure out a lot of stuff such as how it's connected and how to pay for it. In this case he guessed it would probably take 4 months to get a plan together, but that's conditioned upon obtaining the same sort of information that they are missing. He felt someone needed to make assumptions on whether Telos does it, or they city does and let the city's professional engineers do it. If the city has contract engineers, he felt that Steve and that person should sit down and look at what they have and what Telos wants to put in and try to find the path that's affordable and serves both sides well.

Chairperson Keady said it really was a chicken and an egg dynamic because they don't have the information that Telos needs to do the engineering for the subdivision plans, because the city doesn't

know what the flows are. At some point they will, and he wondered if they should approve it before they had that information. He then asked Public Works Director Ty Richardson how close the city was to getting that information so that they can reliably give it to the applicant.

David Glennie interjected and said that they had been asked to provide this information for months. He said they need a starting point in order for Steve to do the downflow calculations. He felt they had been the heavies because they hadn't provided the information that Jay needed to justify the subjective. They can't do their work without knowing what the city has. He said it was unusual that there was nothing in the city's system that showed them some of this information. He said he wasn't blaming anybody, but Sanitary Sewer Departments would be able to usually get some estimates. He understood there were problems with the Egan Pump station, but he wanted them to also remember that part of the problem with the city's system was the inflow and infiltration. The city will not be able to figure out how much actual sewage is going through the pump stations until they collect the data of how much of that storm water is actually going in there. He had a feeling it was a big number, and that it was part of the failure. He said this was typically done with grants, bonds, and rate payers, not necessarily just with developers. It's complicated.

Chairperson Keady said they wanted to understand it for themselves. He then asked Mr. Glennie if he had ever run into a scenario where, like this one, a community like Burns is trying to improve their sewer system at the same time, they were trying to do a subdivision while also trying to marry those 2 dynamics that are happening side by side because they city doesn't have the information, but Telos still needs the information. At the same time, Telos is creating what the City of Burns needs but that still doesn't change the fact that the city needs to improve what they already have. He wanted to know if Telos had done that in a community and been successful before.

David Glennie said no. He said he had served on Salem City Council for 4 years in the late 90's and they had an I&I problem. During his 4 years, they found the money and set up the procedures and made homeowners participate to fix it. He said old neighborhoods were rife with I&I because a lot of it was that old concrete 12-inch pipe, and it just didn't work anymore. He felt it was a problem that could be solved if people cooperate, and they could get the right people in the room.

Chairperson Keady wanted to know if Mr. Glennie felt he had the right people in the room.

David Glennie said he thought they city needed to have a professional engineer look at the alternatives.

Chairperson Keady asked Public Works Director Ty Richardson if that was something they were working on.

Public Works Director Ty Richardson said considering they had just received the alternatives moments before the meeting he had not had time to review them but thought it was an option they could look at.

David Glennie wanted to remind them that they had talked about this in July and that was Jay's recommendation that they get the engineers together. He said that was typically what happened.

Chairperson Keady wanted to clarify that Mr. Glennie was saying that he wanted the city's engineer and Telos' engineer to get together and discuss the best options.

Commissioner Garo thought he saw in the minutes, during one of the last phone calls, that he reason the city doesn't want to start with an engineer on their payroll is because they wouldn't be able to get those costs covered by the grant. He was guessing the city doesn't have the money or a slush fund somewhere to just bring an engineer on.

David Glennie said he understood Judy's reason for not wanting to do it now, but he was talking about finding the answer to the current sewage flow question. The 2 professional engineers should look at the site, the objectives, and look at the subdivision and potential engineering routes or an on-site sewer system that works. He said that was a separate matter, but it still costed money.

City Manager Judy Erwin said the city does have an engineer that's been working on the infiltration and inflow issue, but the city was tapped out of all their available resources on that. It was something they had to get under control. They have applied for the funding to apply for a grant. She said you have to apply for funding for a grant so that you can actually apply for a grant. They got the Grant application in and submitted, and they are just waiting for it to be approved. She said frankly they are telling the city it looks good. She felt they would probably get the grant. They have got the second part of the grant written for the $200,000 for the study. They are just waiting for the things to fall into place so that they can submit it.

David Glennie said there was a lot of money out there, they just had to know how to get it. He thought with the city's problems and their location being Rural, they could find all sorts of money. In the meantime, Jay was recommending that the Planning Commission not approve a zone change when, in fact all this engineering stuff should be handled at the subdivision level in his opinion.

City Manager Judy Erwin said they were handling it as quickly as they could. They have not been doing nothing, and the city does not expect Telos to pay for it. The problem has existed for a long time and should have been addressed a long time ago and they are working on it.

Commissioner Attleberger said she wanted to piggyback on what was said. She said everybody sitting up there knows that it is a problem, but nobody was here when the problem should have been addressed. They are all trying to play catch up and understand the full scope of everything. This is why they ask so many questions and are always reviewing information and asking for more information. So that, it's not just one piece of the puzzle and they can try and build the whole puzzle. She also wanted to confirm that they couldn't work on a subdivision plan to submit until these zone changes were approved or a decision had been made.

David Glennie said it was daunting because they have this constant flow of new words and new concepts they've never thought about before. He said they'll learn as they go along. The one thing that he felt was critical was that they look at the whole picture and see how things are connected to really grab the impact of policy decisions.

David Glennie said he doesn't want to pay for a subdivision that hasn't been approved. They don't have the correct zone.

Chairperson Keady asked if there was anyone who would like to speak in favor or in opposition of the applicant. He then asked if the Commissioners had any other questions.

There were no comments given.

Chairperson Keady then asked if Land Use Planner Jay Harland had anything to add.

LUP Jay Harland said he wanted to point out that there was stuff that was just submitted to the record that Staff hadn't looked at yet, so he was unsure of what was in there. He then informed them that this was still something that had to go before the City Council.

Chairperson Keady adjourned the hearing at 6:47 p.m.

Commissioner Garo said he was beginning to agree that the specific sewage issues flow rates, calculations, and the engineers talking to engineers should happen at the subdivision application level. He said he was in favor of applying or voting yes for the zone changes as well as the others. He wanted to keep this ball moving forward because no matter what they are going to have to address sewage. It's coming. They want the development built. He thinks they all do, because they have an old broken-down sewer system. It's coming either way. He didn't feel they needed to hang everything up and pause on a zoning change just because they were not positive on how they were going to move forward with addressing the sewer later.

Chairperson Keady said he would 100% agree with that. Do to the fact they are going to address the sewer issue, it's just a matter of when. He then asked Public Works Ty Richardson if the city started the work of repairing the sewer system, would that not be an emphasis that they can put on that section of the system sooner rather than later in the process, since it is so close to the end of the systems life.

Public Works Ty Richardson said there was a possibility of that. They can connect a pressure system into the existing pressure system and pump it in. They'll just have a few requirements, because most of the city's flow is being registered to the lagoon system. He said what he meant by that was reading how many gallons that are being moved to the city's lagoons. Egan Lift Station is the city's main lift station, so some little upgrades would need to happen so that DEQ could have the information on how many gallons they are putting into the system at the end of when it enters the lagoon.

Chairperson Keady said the other part of the city's problem is this infiltration of just water into the system, but it was something that will be addressed. Then initially, the rest of the system will get upgraded. Once that is addressed, they may possibly have a whole lot more capacity than they think they do.

Public Works Director Ty Richarson said yes but they have to remember this I&I issue happens on wet weather years, so some years, it's really dry here. They don't really know they have an occurrence until the weather happens. He said the Wastewater Master plan was going to help them determine what actually needs done first by recommendations of others that have experienced this before in other locations. They are going to address the I&I issue but it may take many years and millions of dollars.

Chairperson Keady asked Public Works Director Ty Richardson in a perfect scenario, how long it would take to have a new sewer system, or an upgraded/repaired sewer system done.

Public Works Director Ty Richarson said with a fulltime contractor and if the city had all the money to repair that system, about 6 to 7 years to get that completed.

Commissioner Attleberger wanted to clarify that changing the zones allows them to build an appropriate subdivision plan, that way they can actually look at it with Telos and the city's engineers to say, yes, this is

the actual capacity coming into the system and these are the actual lifts or gravity systems needed to make all this work.

Chairperson Keady and Commissioner Garo said that was how they understood it.

Commissioner Garo asked if there was money for the city to do this.

Chairperson Keady said Judy had mentioned that the city was looking for grants, and the applicant mentioned that the State is looking to increase their housing capacity. There is money out there and, in his opinion, sometimes if you are put in the corner and you know you have to get something done, you're more aggressive to go out and get the money and find it.

City Manager Judy Erwin said the city didn't currently have the money in the budget right now. She thought the Council and the Planning Commission need to write letters to the State and try to get congressionally directed spending funds in addition to applying for grants.

Chairperson Keady said he agreed.

Commissioner Schroeder asked what were the maximum density of homes that were allowed in a single family residential zone as well as multifamily zone.

LUP Jay Harland said he didn't believe there are maximums for either zoning types, which is in the staff report on page 6. The City of Burns didn't adopt any minimum density for any of its residential zones. On the multifamily as far as a maximum, there also isn't like a set maximum density per acre, but the development standards in Burns are kind of set up like they may allow you to do like 2 story, walk up type development, and there are parking requirements and setbacks. When you add all that stuff up, he said probably 25 units per acre would be achievable. 30 units to the acre would probably be a little more challenging because there's also maximum height standards. Just those standards together, all kind of translate to 25 to 30 range would probably be the most that someone could do.

Commissioner Schroeder said she was looking more for the difference between SFR-4 and SFR-7.

LUP Jay Harland said the maximum density for the SFR-7 is 7 units to the acre. There's not a hard density maximum. It's more of a design question of what you can achieve in the multifamily. You're limited in height, and you got to provide so much parking. All those things factor into what you can practically do on a site. He thought 25 units to the acre would be achievable on a relatively flat site like this, but for the single family it's 7 units of acre.

Commissioner Garo said he was concerned that they were going to give them the go ahead here, the green light, and then they were going to hit another hang up when it comes time to design the sewer system, because the city doesn't have information to give them. He wanted to know if it was reasonable to ask Telos to pay for the city's engineer. He said they have been quite gracious thus far with things they've been willing to pay for. He felt paying for the time for the city's engineer to talk with Telos' engineer is going to be a much smaller ticket than anything on this sheet, unless that's just not possible.

Chairperson Keady said anything's possible. He didn't know if that was something that they should, as a Planning Commission put in. He thinks that is a hindrance. They are providing something that we the city

want, and we must do our part to make this happen. The last thing he wanted to do was start putting up roadblocks to something very good that could happen for the community. We need housing, they want to provide housing, and he doesn't think they should start nickeling and diming people. It just looks bad for the community. He informed them that was his take on it.

Commissioner Attleberger said she understood where he was coming from with if they approve this, and then there's a hangup, but there is already a hangup. They can't move forward with their plans and their concepts if the zones are not changed. If the city can't get the subdivision plans and plats, they are never going to know how many actual units Telos is putting in and what the city's sewer system needs to provide those houses for those people. Putting in stipulations now doesn't alleviate any hangups in the future, but they must move forward if they want anything to move forward at all, on either side. She said she would like to see the subdivision plan so that way they can say, yes, they are putting in 70 units at this capacity for multifamily or single family. Then the city can say whether they need 2 lift stations, one lift station, we don't need a new one at all, or we can do the gravity system. She said they are never going to know those pieces unless they know the exact plans that they want to put in place, and as it stands now, they can't even put their plans in place because the zone is not right.

Chairperson Keady said they can, but it just doesn't make sense for them to because why spend the money to do that if they don't have the correct zoning.

Commissioner Schroeder said she thought the goal was to have more housing available and the zoning seemed to be the hangup.

Commissioner Attleberger made a motion to approve the Comprehensive Plan Amendment and Zone Change for Telos Development Company, LLC. Commissioner Garo Seconded. All ayes.

Chairperson Keady thanked Telos for their patience. He said he knew the hearing took a little bit longer than it probably should have previously as well as today, but they just need to get the right information and the right people in the right room talking to one another in a way that moves things forward. Sometimes that doesn't always happen correctly at first, but they were going to do their best to get there.

David Glennie wanted to compliment Chairperson Keady again for the how he chaired the last meeting. He said he had been to dozens of public hearings, and that was a difficult one to chair. He felt he did a great job, and he also appreciated the rest of the Planning Commissioners. He said this was complicated but it's important stuff. The fact the curve here was that the sewer issue basically was under, and nobody knew about it. He said that was the key to the kingdom. He said they must work together to figure out how both parties can make it work. Their primary goal here is affordable housing for your community, which he had heard dozens of people testify to. The city has lost a lot of good employees and residents because they don't have a good place to live. He finished by saying he appreciated their work and patience as well. He thanked them and said he appreciated them for being willing to listen to his point of view.

Chairperson Keady said he would like to get letters together for the next long session or Merkley to request funding to help get the Wastewater Master plan done so they can move forward sooner rather than later.

City Manager Judy Erwin said she would get a letter drafted up for the Planning Commission and City Council to sign.

There was no further discussion.

If needed, the next meeting will be November 6, 2024, at 6:00 p.m.

Chairperson Keady made a motion to adjourn at 7:03 p.m. Commissioner Garo seconded the motion. All ayes.

Tiffany Leffler, City Clerk

Forrest Keady, Chairperson

Item 9.1

QPCF-001-2026 / QPCF-002-2026

PLANNING COMMISSION STAFF REPORT

DATE: April 29, 2026

PROJECT: Miller Springs Zone Change & Planned Unit Development (PUD)

PLANNING FILE: QPCF-001-2026/QPCF-002-2026

APPLICANT: Eva Henes – Atlas Land Use Consulting

PROPERTY OWNER: Miller Springs Founders, LLC

MAP DESCRIPTIONS: 23S-30E-12-100

NATURE OF APPLICATION: Request for approval of a Zone Change from SFR-4 to SFR-7 for approximately 8.3 acres within Phase 1 of the Miller Springs Subdivision, and approval of a Planned Unit Development (PUD) concept plan and detailed development plan.

I. BACKGROUND: In June 2023, the City Council approved a Comprehensive Plan Map and Zoning Map amendment for portions of the subject property. Those amendments resulted in the subject property having areas zoned Business Park (BP), Multi-Family Residential (MFR), Single-Family Residential (SFR-4), and General Commercial (GC), with the majority of the property being zoned SFR-4.[1] Concurrently, the Planning Commission approved a preliminary subdivision plat for Phases 1a – 1e of the Miller Springs subdivision.

The final plat for the Phase 1b area of the Miller Springs subdivision was recently finalized and recorded on March 18, 2026, resulting in 28 lots within an area zoned SFR-4, two lots of 2.62 acres and 2.72 acres within the area zoned MFR, and two Developer Parcels of 33.89 acres and 96.13 acres that contain areas zoned BP, SFR-4, and GC. Single-family dwellings can be built on the recently platted lots within the SFR-4 zoned area, and future subdivision phases will be platted within the two Developer Parcels as development progresses within Miller Springs.

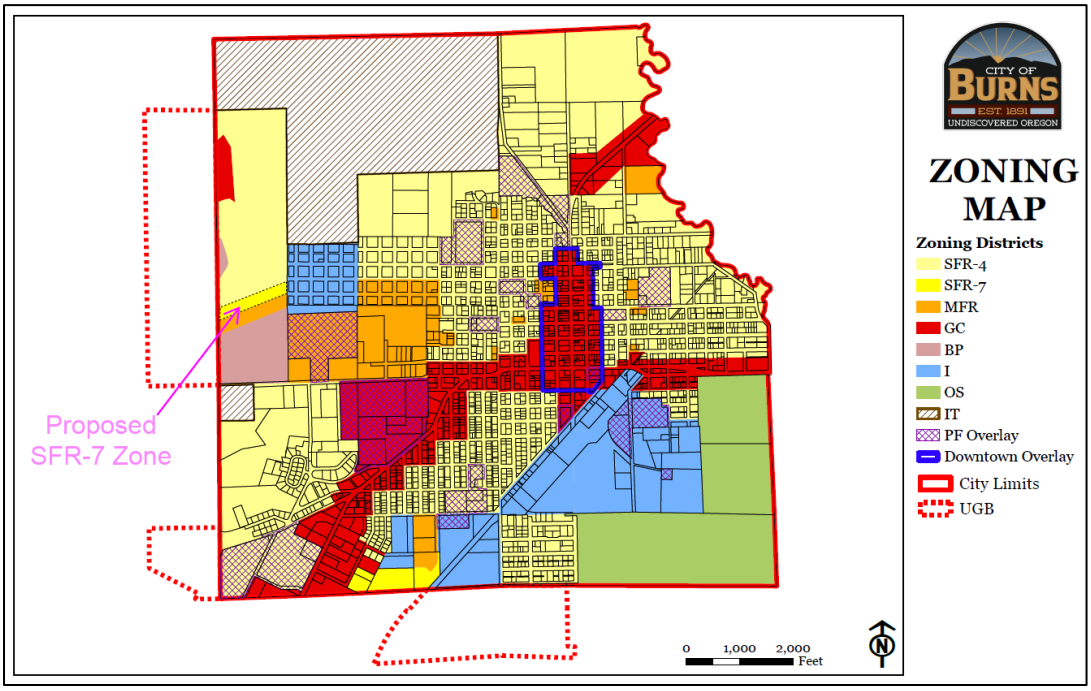
II. STAFF ANALYSIS: ***Zone Change***

The Applicant proposes to change the zoning from SFR-4 to SFR-7 for approximately 8.3 acres within the recently platted first phase of the Miller Springs subdivision. At the time the Miller Springs preliminary subdivision plat was approved in June 2023, the City had not yet adopted its current Development Code which includes an SFR-7 zoning district that permits residential uses at densities between 3 and 7 dwelling units per gross acre. The existing SFR-4 zoning permits densities between 2 and 4 dwelling units per gross acre, and the proposed zone change will allow for increased density on the 14 platted lots that are within the proposed zone change area, which is located immediately north of the MFR zoned portion of Miller Springs, as shown below and also in the Applicant's findings at Exhibit B of this report.

With the zone change area being ~8.3 acres, the maximum permitted density would be increased from 33 dwelling units to 58 dwelling units. The proposed zone change is

[1] At the time of these Comprehensive Plan Map and Zoning Map amendments, the City of Burns was operating under the prior Development Code and its zoning district naming structure. The zoning districts referenced in this report use the naming structure from the current Development Code that was adopted in September 2023.

intrinsically tied to the Applicant's concurrent request for approval of a Planned Unit Development (PUD) as outlined below and fully described and depicted in the Applicant's PUD submittal attached at Exhibit C.



Sanitary Sewer Constraints: As noted above, the existing SFR-4 zoning would allow for the development of up to 33 units within the proposed zone change area, and under the proposed SFR-7 zoning the maximum base density would increase to 58 units. As such, a condition of approval will be necessary in order to limit the number of units built within the proposed zone change area until such time that the sewer system constraints are addressed to the satisfaction of ODEQ to ensure compliance with the City's sewer conveyance and treatment ODEQ permits.[2] The unit count will need to be monitored by staff as building permit applications for new dwellings are submitted; however, the 33 unit capacity within the zone change area that is available under the existing SFR-4 zoning is sufficient for the Applicant to construct the 15 "cottage" units and two four-plexes that are being proposed within the PUD that is outlined in Staff's below analysis and more fully described in the Applicant's narrative. There are three dwellings currently under construction within Phase 1 of Miller Springs, two of which are located on Lot 17 which is within the proposed zone change area.

STAFF ANALYSIS: *Planned Unit Development (PUD)*

The City's current Development Code that was adopted in September 2023 includes provisions for the creation of planned unit developments, the purpose of which is stated in the Development Code as follows:

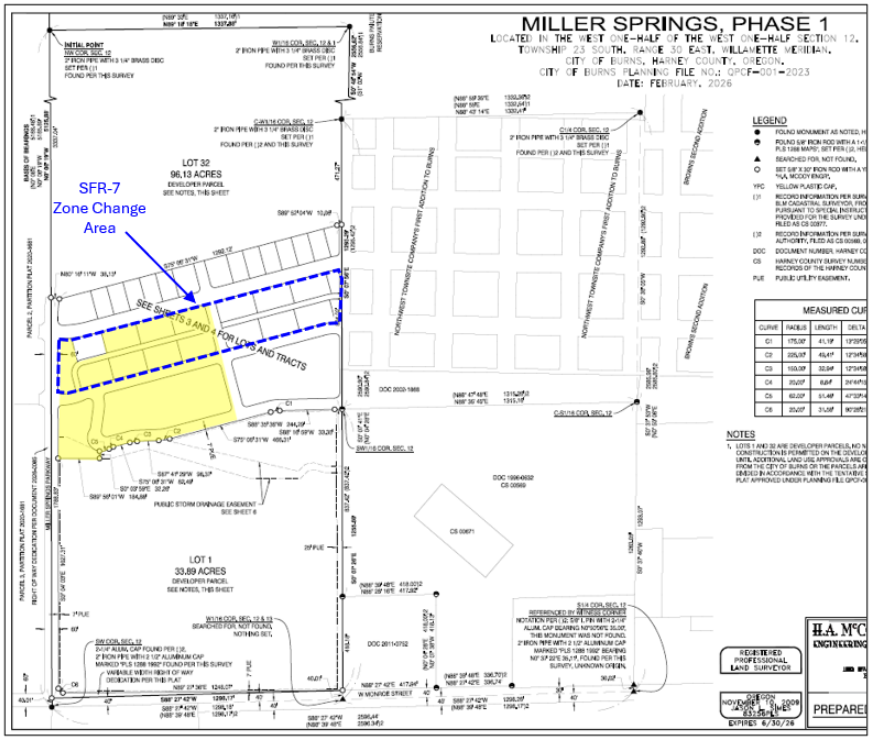
1. *Implement the Comprehensive Plan by providing a means for master planning development sites as an alternative to traditional subdivision development;*

[2] Staff notes that the theoretical sewer demand changes due to the requested SFR-7 are a separate regulatory matter for overall City sewer permit requirements. The City is currently under a memorandum of agreement with ODEQ to address existing city-wide capacity limitations. Thus far, the City has avoided the need to declare a building moratorium. However, the pace of new units may be limited until ODEQ determines the City's obligations under the memorandum of agreement have been satisfied.

2. *Encourage innovative planning that results in projects that benefit the community, for example, through greater efficiency in land use, improved protection of open spaces, transportation efficiency, and housing choices;*
3. *Encourage housing options for a range of household sizes, incomes, and lifestyles;*
4. *Promote an economic arrangement of land use, buildings, circulation systems, open space, and utilities;*
5. *Preserve to the greatest extent possible the existing landscape features and amenities that may not otherwise be protected through conventional development;*
6. *Encourage energy efficiency and improved air and water quality;*
7. *Implement public facility master plans; and*
8. *Provide flexibility in development standards, consistent with the above purposes.*

The PUD process allows for the standards of Chapters 18.30 (Zoning Regulations), 18.40 (Public Facility Standards & Criteria), and 18.50 (Development Standards) to be modified without the need for adjustments or variances.

Concurrent with the above described zone change, the Applicant has submitted a request for approval of a PUD concept plan and a detailed development plan that involves some of the recently platted lots that are located within the proposed SFR-7 zone change area, along with one of the two lots that is located within the MFR zoned area of Miller Springs (see yellow shaded area below depicting PUD lots). This application is the first PUD to be proposed since the adoption of the new Development Code.



The Applicant's proposed PUD has several components that can be summarized as follows:

- **Increased density.** Under the PUD code provisions, a PUD may exceed the maximum residential density of the underlying zoning district so long as the overall density of the project (average of total dwelling units per acre) is not greater than 120 percent of the density permitted by the underlying zone. The standard permitted density range for the proposed SFR-7 zoning district is 3 to 7 dwelling units per gross acre. As such, the PUD ordinance allows for up to 8.4 dwellings per gross acre within an SFR-7 zoning district.

  In this case, the Applicant has requested a zone change to SFR-7 as already outlined above, and the proposed PUD involves approximately 2.86 acres of said zone change area, meaning that under the PUD regulations the maximum density of the SFR-7 zoned portion of the PUD is 24 dwelling units (2.86 ac. X 8.4 d.u./ac. = 24 d.u.). There are 23 dwelling units proposed for the area within the PUD that will be zoned SFR-7, which is three more units than would be allowed under the SFR-7 base density (if the zone change is approved).

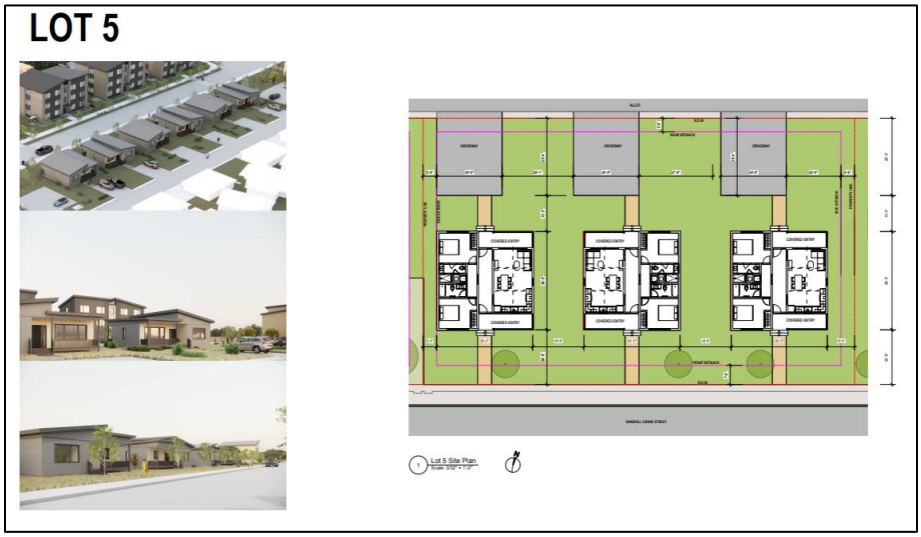
  There is no maximum density for the MFR zoning district, and the MFR zoned portion of the PUD is proposed to be developed with a total of 72 dwelling units contained within six 3-story apartment buildings of 12 units each. In total, 95 units are proposed to be built within the PUD area.

- **Multi-family residential units in SFR-7 zone.** Triplexes and attached dwellings containing four or more units are not permitted uses within the SFR-7 zoning district as identified in Table 18.30.130 (Uses Allowed by Zoning District) of the Development Code. Additionally, two or more primary dwellings on one parcel are a conditionally permitted use in the SFR-7 zone; however, any use can be allowed as part of a PUD if approved by the Planning Commission subject to the PUD approval criteria.

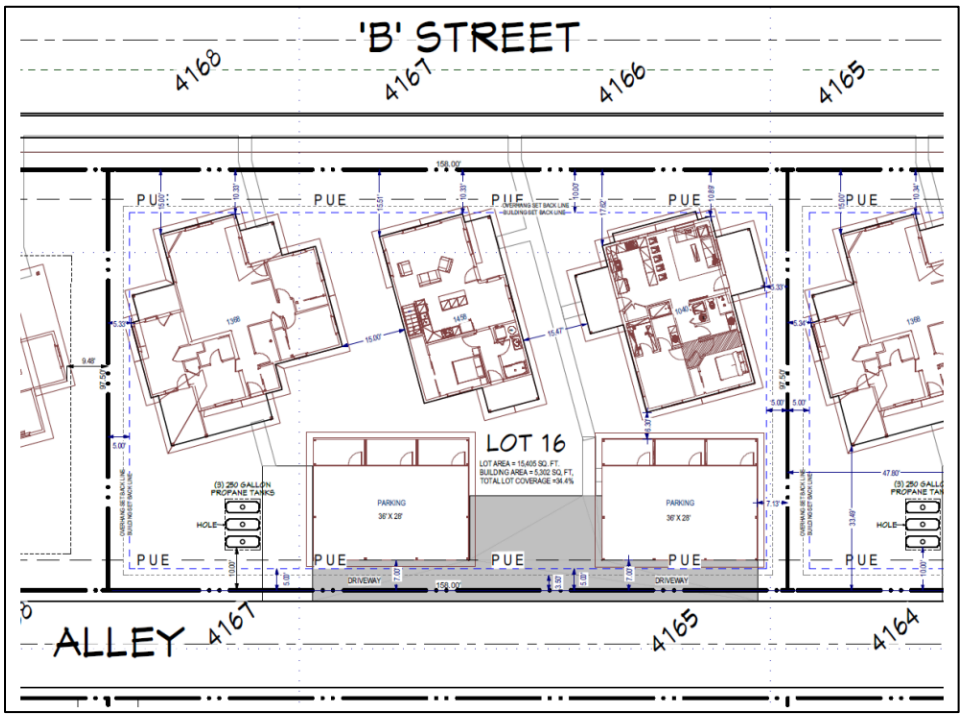
  Within the portion of the PUD that is proposed to be changed to SFR-7 zoning, the Applicant's development plans call for two of the lots (Lots 4 and 7 of the recently platted Phase 1 Miller Springs subdivision) to each be developed with a two-story fourplex as shown here below and on the Applicant's PUD Exhibits J and M which are included as part of Exhibit D to this report.



Located between Lots 4 and 7, Lots 5 and 6 will each be developed with three detached single-family dwellings and open surface parking areas accessed from the alley that runs east-west through the block, as shown below and at Applicant's PUD Exhibits K and L within Exhibit D of this report. The architectural styling of these units on Lots 4-7 is more modern and similar to the proposed design of the multi-family residential apartments to be located directly across the street from 4-7 are located.

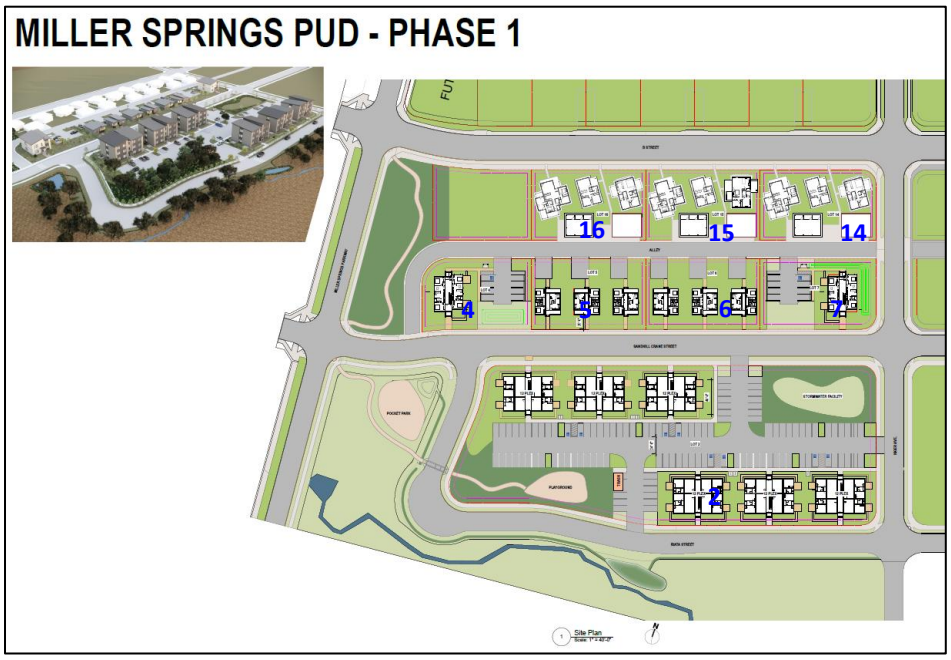


Along the north side of the alley, Lots 14-16 are each proposed to be developed with three detached single-family dwellings as shown here below and at Applicant's PUD Exhibits N-P within Exhibit D of this report. In order to be able to develop these units at the increased density noted above, the Applicant proposes reduced setbacks as outlined below.



- **Reduced building setbacks.** In order to accommodate the proposed residential development, the PUD request includes reductions to the standard minimum front yard, street side yard, and rear yard setbacks. Within the portion of the PUD that is proposed to be zoned SFR-7, the minimum front yard setback of 20-feet is proposed to be reduced to 7-feet for Lots 4, 7, 14, 15, and 16, and the street side yard setback for Lot 14 is proposed to be reduced from the standard 15-feet to 10-feet.

  Similarly, on Lot 2 which is zoned MFR, the front setback is proposed to be reduced from 20-feet to 7-feet, and the rear setback is proposed to be reduced from 10-feet to 7-feet.



  These setback reductions are proposed in order to provide additional flexibility for increasing the number of dwelling units that can be built, and the Applicant states that the reduced setbacks will also allow for the accommodation of parking and vehicular access from the rear via the alley. Additionally, the Applicant states that the plan will provide for more useable open space, all of which is intended to create a visually pleasing mix of residential units when viewed from public rights-of-way. The Applicant also notes that the proposed setbacks are minimums and that the actual building locations may exceed the proposed minimums at the time of building permit application. Staff takes no issue with the proposed reductions in setbacks.

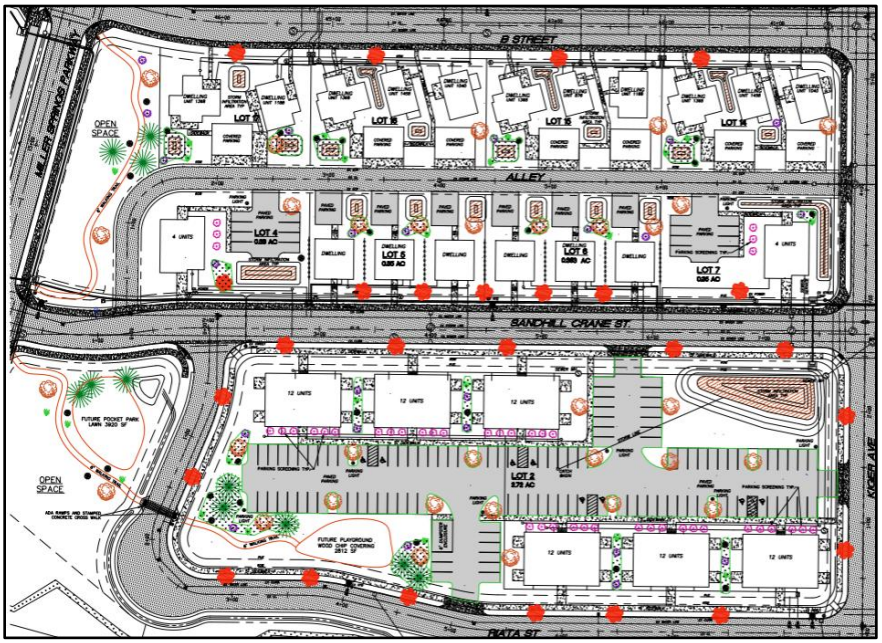
- **Removal of upper floor balcony requirement for multi-family residential units on Lots 2, 4, & 7.** Section 18.50.125 of the Development Code contains design standards for new multi-family residential development (defined as a structure or grouping of structures containing three or more dwellings on the same lot). Specifically, the design standards pertain to minimum requirements for common open space and landscaping, private open space, and the location and concealment of trash storage. The multi-family residential development that is proposed on the MFR zoned Lot 2, and on the proposed SFR-7 zoned Lots 4 and 7 (described and shown above), meet the design standards with the exception of private open space for the upper-floor units. The code minimum is for at least 40 percent of all upper floor units to have balconies or porches containing at least 48 square feet of usable area. In the proposed plan there are a total of 52 upper floor

units between the six multi-family buildings and the two fourplexes, which would equate to a minimum of 21 units that require a balcony or porch.

The proposed multi-family residential buildings are to be of a modular construction type, and the PUD request is to not have balconies on any of the upper floors because any extensions beyond the building envelope would negatively affect the modular building design. In order to help offset the lack of private balconies, the Applicant proposes a site design that will provide outdoor common open space in a quantity that is well above the code minimum of 10 percent of the site area for usable recreation space. Usable recreation space is required to contain one or more of the following amenities: outdoor recreation amenities, turf play fields or playgrounds, sports courts, swimming pool, walking fitness course, or barbecue area.

As shown on the preliminary landscape plan at Applicant's PUD Exhibit F within Exhibit D of this report and also below, the multi-family residential site on Lot 2 is proposed to contain a landscaped playground area in the southwest corner which will be connected to two open space tracts located to the west and northwest of the MFR zoned lot via a 6-foot wide walking trail. The combined area of the two open space tracts within the Phase 1 subdivision is approximately 55,000 square feet, and the plans indicate that open space Tract A, which is located directly west of the MFR zoned Lot 2, will contain a "pocket park" with an approximately 3,900 square foot lawn that can be used for recreation by residents. Additionally, a significant portion of the quadplex Lots 4 and 7 will be landscaped and can be used by those residents for activities such as barbequing and socializing.

Based upon the open space being provided both within the MFR zoned lot and adjacent thereto, Staff's opinion is that the request for waiving the balcony design standard is an acceptable modification under the PUD code, especially given the modular building design scheme which is intended to make the provision of workforce housing units more feasible. The Applicant's plans also propose siding materials that exceed the minimum requirements under the building code; staff recommends a condition of approval to ensure siding materials are substantially consistent with those proposed in the PUD as an aesthetic trade-off to the provision of balconies on the upper floors.



- **Removal of RV parking requirement for multi-family residential.** The minimum parking requirement for residential uses of four or more dwelling units is 1.5 spaces per unit, plus one space per four units to be reserved for recreational vehicles. The proposed PUD will have no reserved parking spaces for recreational vehicles as the Applicant states that the target market for the multi-family units is "workforce housing" which they anticipate will not have a need for on-site parking of recreational vehicles. As shown on Applicant's PUD Exhibits I, J, and K within Exhibit D of this report, the proposed PUD has a total of 72 multi-family residential units within six buildings on the MFR zoned Lot 2, and a quadplex on Lots 4 and 7 within the proposed SFR-7 zone. Eight parking spaces are being provided on Lots 4 and 7, and 112 spaces are provided on Lot 2. As such, the minimum parking requirements are met and Staff does not have concerns about the PUD request to not include reserved parking for recreational vehicles based upon the Applicant's plan to provide these units as workforce housing. Furthermore, should any residents own recreational vehicles they can always be stored off-site.

- **Miller Springs monument sign.** The final portion of the PUD request is for the installation of a monument sign for the Miller Springs Subdivision. Within residential zoning districts the only types of signage permitted by-right are small non-illuminated name plates for dwellings containing a home occupation use, temporary non-illuminated signs for the rental or sale of the subject property, and bulletin boards for churches, public libraries, and neighborhood/community centers. Applicant requests approval of a steel frame, wood clad monument sign to be located within the open space Tract A which is immediately to the west of the MFR zoned Lot 2, along the east side of Miller Springs Parkway. The proposed monument sign is shown in Applicant's PUD Exhibit Q within Exhibit D of this report.

III. AGENCY COORDINATION & PUBLIC NOTICE: Public notice for this hearing was provided in accordance with the requirements in Section 18.20.025 of the Development Code. At the time this report was prepared, staff had not received any comments from members of the public.

IV. APPROVAL CRITERIA & FINDINGS OF CONFORMANCE

Section 18.20.710 Quasi-Judicial Zoning Map Amendments

3. Criteria. The Planning Commission shall approve a quasi-judicial zone change if it finds that the zone change complies with subsections A through C below:

A. The proposed zone is consistent with the Transportation System Plan (TSP) and the Comprehensive Plan Map designation.

FINDINGS: As noted in the Applicant's findings, the subject property is designated Single Family Residential, and the proposed SFR-7 zoning is consistent therewith. As such, the proposed zoning is consistent with the land use assumptions used in the TSP and nothing about the proposal will affect the TSP's street functional classifications or the recently constructed street improvements within the Miller Springs subdivision. As such, the Planning Commission can find that this criterion has been met.

B. For proposed zone changes to SFR-7, the minimum contiguous area of SFR-7 zoning shall be three or more gross acres, and the average lot size of single-family residential parcels developed with dwellings within 250-feet of the proposed zoning district shall be no greater than 7,000 square feet.

FINDINGS: The Applicant has addressed this criterion in their findings and staff concurs that the Planning Commission can conclude that it has been met.

C. The proposed zone can feasibly and will be served with urban services and facilities, as described below, to adequately serve the subject property with the permitted uses allowed under the proposed zoning, except as provided in subsection (3) below. The minimum standards for transportation facilities and other public facilities are set forth in the applicable facility master plans.

(1) Storm drainage, sanitary sewer, and water facilities must already be adequate in condition, capacity, and location to serve the property or they must be able to be extended or otherwise improved to adequately serve the property at the time of issuance of a building permit for vertical construction. Off-site facilities can be shown to be adequate if the site was assumed to be developed at an intensity typical for the proposed zone in the applicable facility master plan and if the master plan does not identify the need for off-site improvements necessary to serve the site under the proposed zoning.

FINDINGS: Staff concurs with the Applicant's findings that the recently completed public improvements for the first phase of the Miller Springs subdivision provide the necessary storm drainage, sanitary sewer, and water facilities to serve the property; however, the capacity of the City's sanitary sewer system is constrained at this time and the proposed zone change will allow for more residential units to be constructed than would otherwise be permitted under the existing SFR-4 zoning. As such, a condition of approval is recommended to the zone change restricting the number of units within the SFR-7 zone change area to a maximum of 33 units until such time the sewer capacity constraints are resolved and the system is deemed to be functional for additional development purposes by the Oregon Department of Environmental Quality (ODEQ). With the Applicant's acceptance of this condition, the Planning Commission can find that this criterion has been met[3].

(2) Adequate streets and street capacity must be provided in accordance with Oregon Administrative Rule 660-012-0060, commonly referred to as the Transportation Planning Rule (TPR). Any request for approval under subsection (9) of the TPR may be allowed but the Planning Commission is under no obligation to approve a zone change seeking to rely on subsection (9); the Planning Commission may request the Applicant provide additional information concerning safety impacts, congestion impacts and public benefits for any zone change request pursuant to subsection (9). For planned improvements that may otherwise be relied upon for transportation facility adequacy under the TPR, Public Works Department may still require that planned improvements be constructed prior to issuance of building permits for reasons of public safety and, when possible, shall base findings for the required improvements on the safety review required by the Public Facilities and Services Impact Study.

FINDINGS: The Applicant's findings have addressed this criterion with respect to extension of the street network to serve this area. Staff also finds that the net change in dwelling units from the zone change and associated PUD are minimal. The City's TSP does not identify any capacity constraints on the City's streets and the minor increase in traffic from the proposed zone change

[3] Staff notes that the theoretical sewer demand changes due to the requested SFR-7 are a separate regulatory matter for overall City sewer permit requirements. The City is currently under a memorandum of agreement with ODEQ to address existing city-wide capacity limitations. Thus far, the City has avoided the need to declare a building moratorium. However, the pace of new units may be limited until ODEQ determines the City's obligations under the memorandum of agreement have been satisfied.

and PUD is minimal when compared to the existing available capacity in the City's transportation system.

(3) The Planning Commission may mitigate potential impacts on public facilities and services through the imposition of special development conditions, stipulations, or restrictions attached to the zone change. Special development conditions, stipulations, or restrictions shall be established by deed restriction or covenant and must be recorded at the Harney County Recorder's office with proof of recordation returned to the Planning Department. Such special development conditions include but are not limited to:

(a) Development amount thresholds that can be undertaken before specific infrastructure components are constructed.

(b) Public Facilities and Services Impact Study refinements that will identify when specific infrastructure components, identified in the Public Facilities and Services Impact Study for the entire zone change area, will be needed to serve certain zone change areas or development amount thresholds.

(c) Limitations on development intensities in the zone change area.

(d) For transportation facilities, other mitigation measures allowed by the Transportation Planning Rule.

FINDINGS: As outlined under the findings for Criterion C(1), with staff recommended conditions of approval limiting development within the SFR-7 zone change area to 33 units until such time the City's sewer capacity constraints are resolved, this criterion can be found to be satisfied.

Section 18.20.635 Planned Unit Development Concept Plan Approval Criteria

The City, in approving or approving with conditions a Concept Plan, shall make findings that all the following criteria are met:

1. *The proposal conforms to any Comprehensive Plan intended by the language and context to function as approval criteria for the proposed PUD concept plan;*

FINDINGS: As noted in the Applicant's findings, there are no provisions or policies within the Comprehensive Plan that are intended to function as approval criteria for the proposed PUD. The Planning Commission can find this criterion is satisfied.

2. *If a tentative plan for land division is concurrently proposed, and except as may be modified under Section 18.20.625, all the requirements for land divisions, under Section 18.20.100, are met;*

FINDINGS: This criterion is not applicable as there is no tentative plan for land division being proposed.

3. *Except as may be modified under Section 18.20.625, all other applicable requirements of Sections 18.30, 18.40, and 18.50 are met;*

FINDINGS: The Applicant's findings and plans demonstrate that all applicable requirements of Sections 18.30, 18.40, and 18.50 are or will be met, with the exception of those modifications

requested as allowed pursuant to Section 18.20.625 which are addressed herein below. The Planning Commission can find that this criterion is met.

4. *Concept Plans for PUDs that are between 5 acres and 12 acres shall contain a minimum of 10 percent open space, and PUDs larger than 12 acres shall contain a minimum of 15 percent open space, which may be public, private, or a combination of public and private open space. The identified open space areas shall relate to the rest of the PUD in a manner that is appropriate for the intended use and function of the open space area; active recreation components shall be convenient to access for intended users of the open space area. Plans may provide space for both active and passive recreational uses, and may include, but are not limited to, neighborhood parks, pathways/trails, natural areas, plazas, and play fields. Open space areas shall be shown on the final plan and recorded with the final plat or separate instrument; the open space shall be conveyed in accordance with one of the following methods:*

   A. *By dedication to the City as publicly owned and maintained open space. Open space proposed for dedication to the City must be acceptable to the Planning Commission with regard to the size, shape, location, improvement, environmental condition (i.e., the applicant may be required to provide an environmental assessment), and approved by City Council based on budgetary, maintenance, and liability considerations; or*

   B. *By leasing or conveying title (including beneficial ownership) to a corporation, homeowners' association, or other legal entity. The terms of such lease or other instrument of conveyance must include provisions for maintenance and property tax payment acceptable to the City. The City, through conditions of approval, may also require public access be provided, where the open space is deemed necessary, based on impacts of the development and to meet public recreational needs pursuant to the Comprehensive Plan.*

FINDINGS: The Planning Commission can find that this criterion has been satisfied as evidenced through the Applicant's findings and proposed project plans.

5. ***Modifications to Standards.*** *Modifications to Code standards must conform to the criteria in Section 18.20.625.*

FINDINGS: The Planning Commission can find that this criterion is satisfied as evidenced by the Applicant's findings regarding Section 18.20.625 which are further supplemented by Staff below.

18.20.625 Modifications to Development Standards

The standards of Sections 18.30, 18.40, and 18.50 may be modified through the planned unit development process without the need for adjustments or variances under 18.20.520 and 18.20.525. Applications shall identify and clearly explain the modifications to development standards proposed in the planned unit development. Modifications may be proposed as part of concept plan and detail plan submittals; modifications submitted with final plans are reviewed for compliance with the concept plan or detail plan approvals, but new modifications cannot be requested as part of final plan submittal and review. In evaluating this criterion, the approving authority shall consider whether the proposal, on balance, will result in superior quality development that provides greater community benefits than would otherwise occur under the base Development Code requirements. In evaluating community benefits, the approving authority shall apply the following criteria; the City may deny an application for Planned Unit Development concept plan approval that does not meet all the following criteria:

1. *Comprehensive Plan*

   The modification does not conflict with the Comprehensive Plan. A Planned Unit Development may exceed the maximum residential density (minimum lot size) permitted by the underlying zone, provided that the overall density of the project (average of total dwelling units per acre) is not greater than 120 percent of the density permitted by the underlying zone.

FINDINGS: As noted in the Applicant's findings, there is nothing in the proposed PUD modifications that conflict within the Comprehensive Plan, but there are Comprehensive Plan policies that support the PUD's objectives and which are cited by the Applicant. As also noted in the Applicant's findings, there is no maximum density within the MFR zone and the proposed PUD will result in a residential density of 8.04 dwelling units per acre within the SFR-7 zoned portion, which is below the maximum of 120 percent of 8.4 units per acre. Accordingly, the Planning Commission can find this criterion is met.

2. *Superior Quality Development Demonstration*

   The proposed modifications are reasonably expected to result in an overall development that will be superior in quality to development under the base regulations by demonstrating one or more of the following:

   A. Greater variety of housing types or lot sizes than would be achieved under the base Development Code standards;

   B. More open space or more usable open space than would result from application of the base Development Code standards;

   C. Greater protection of natural features than would result from application of the base Development Code standards;

   D. Avoidance of natural hazards (e.g., geological hazards, river resources, or flood hazards);

   E. Improved transportation connectivity or facilities, such as the provision of pathways and/or other transportation facilities, that would not otherwise be provided pursuant to base Development Code requirements; or

   F. Integrated mix of housing and employment that will have complimentary design elements throughout.

FINDINGS: The Applicant's findings document that Subsections A and B of this criterion apply to the proposed PUD modifications and with a condition of approval for siding materials depicted on the plans, staff concurs with said findings. The Planning Commission can find this criterion satisfied.

3. *Engineering Design Standards*

   Planned Unit Developments shall not be a basis to modify the City's Engineering Design Standards for public improvements, such as street structural sections, acceptable water line materials, etc. This section does not prohibit code modifications that request alternative streetscape elements like planter strips, lane widths, sidewalks, curbs, pedestrian bulb-outs, special street lighting and similar streetscape elements.

FINDINGS: This criterion is not applicable as the Applicant has not requested any modifications to the City's engineering design standards.

18.20.650 Detailed Development Plan Criteria

Approval of the detailed development plan shall be based upon a finding that the final plan substantially conforms to the concept plan, including any concept plan conditions of approval. The detailed development plan shall comply with applicable code standards except where modifications were approved as part of the concept plan review or new proposed modifications are shown to comply with the criteria for modifications at Section 18.20.625.

Minor changes to the approved concept plan may be approved with the detailed plan where the City Planning Official finds that the modification is necessary to correct an error or to address changes in circumstances beyond the applicant's control that have occurred since the date of project approval or where changes reflect a logical detailed plan refinement to the original Concept Plan approval. Other changes must be reviewed as major modifications under Section 18.20.420.

FINDINGS: The Applicant has concurrently submitted the required plans and information required for review of a PUD detailed development plan, as provided for under Section 18.20.620(2)(D). Based on the level of detail provided on the project plans with regards to the individual lot layouts, floor plans, architectural elevations, and landscaping and preliminary grading, the Planning Commission can find that this criterion is met.

V. CONCLUSION & RECOMMENDATION

Based upon the Applicant's findings and the supplemental staff findings outlined herein above, Staff's conclusion is that the concurrent applications for zone change, planned unit development concept plan, and detailed development plan can be found to be in conformance with the City's standards and approval criteria. As such, Staff recommends approval subject to the proposed conditions of approval.

VI. EXHIBITS

A. Proposed Conditions of Approval
B. Applicant's Zone Change Narrative & Proposed Findings
C. Applicant's PUD Narrative & Proposed Findings
D. Applicant's Proposed PUD Plans
E. Copies of Public Notice Materials

CITY OF BURNS PLANNING & ZONING DEPARTMENT

By: Jay Harland
Contract City Planner

EXHIBIT A

Recommended Conditions of Approval

1. Until such time that the City's sanitary sewer capacity constraints are resolved and approved by ODEQ, a maximum of 33 dwelling units may be constructed within the SFR-7 zone change area; technical note - this regulatory zone change condition is separate from any pace of development restrictions that may limit housing construction until the City has satisfied its obligations to ODEQ under the memorandum of agreement currently in effect.

2. Siding materials of the four-plexes and multi-family structures shall be specified in the building permits submitted for these structures and shall depict materials substantially consistent with the materials list set forth in Applicant's submitted plans.

Planning Commission
Staff Report
Exhibit B

Written Narrative for a
PLAN AMENDMENT APPLICATION
on property identified as Map No. 23S30E12 TL 100
(specifically Lots 4-17 and Tracts B, C and D of the Miller Springs Subdivision)
owned by Miller Springs Founders, LLC

CITY OF BURNS ZONING ORDINANCE

Section 18.20.700 - Amendments to the Zoning Map or Land Use Regulations or the Comprehensive Plan

This Section sets forth the submittal requirements and criteria for zoning map amendments, changes to the City's land use regulations or amendments to the Comprehensive Plan.

Section 18.20.710 - Quasi-Judicial Zoning Map Amendments

1. General Submission Requirements for Type III Zoning Map Amendments (Zone Change)

A. Information required for Type III review, as applicable (See Section 18.20.025).

Section 18.20.025- Type III Land Use Review Procedure (Quasi-Judicial Review without a Comprehensive Plan amendment or annexation)

Type III decisions are made by the Planning Commission after a public hearing, with an opportunity for appeal to the City Council.

1. Application Requirements.

A. Application Forms. Applications requiring Type III Quasi-Judicial review shall be made on forms provided by the City Planning Official.

B. Submittal Information. The City Planning Official shall advise the applicant on application submittal requirements. At a minimum, the application shall include all the following information:

(1) The information requested on the application form;
A completed application form is included with this application.

(2) Plans and exhibits required for the specific approval(s) being sought;
All required plans and exhibits required for the requested zone change are included with this application.

(3) A written statement or letter explaining how the application satisfies each and all of the relevant criteria and standards in sufficient detail;
This written narrative explains how the application satisfies each and all of the relevant criteria and standards contained in the City of Burns Zoning Ordinance.

(4) Information demonstrating compliance with prior decision(s) and conditions of approval for the subject site, as applicable;
Previous land use decisions on the subject properties include approval of the Miller Springs Subdivision plat. All conditions of approval for the plat were satisfied prior to filing of the plat. Applications for development on Lot 17 have been submitted to the Planning Department, separate from this application. No other known development applications have been filed on the subject properties (Lots 4-17 and Tracts B, C and D).

(5) The required fee.
The required fee was submitted to the City of Burns Planning Department.

B. A Public Facilities and Services Impact Study is required unless waived in writing by the Planning Official. The impact study shall quantify and assess the effect of the development on off-site public facilities and services and shall explain how the site can feasibly be connected to the City's infrastructure network. The City Public Works shall advise as to the scope of the study and so will ODOT for any proposals that take access from or have the potential to significantly impact a State Highway. Potential impacts shall be based upon assumptions of development intensity typically expected to result from the proposed zoning districts when compared to the existing zoning on the site. The study shall address, at a minimum, the transportation system, including required improvements for vehicles and pedestrians; the drainage system; the parks system; water system; and sewer system. For each system and type of impact, the study shall propose improvements necessary to meet City requirements.

The subject properties (Lots 4-17 and Tracts B, C and D of the Miller Springs Subdivision) are currently served with city sewer, water, and streets. The subject properties do not receive access from a state highway. A Public Facilities and Services Impact Study was completed for the Miller Springs Subdivision prior to filing the final plat.

C. Proposed Findings of Fact and Conclusions of Law demonstrating how all the applicable criteria for quasi-judicial zoning map amendment are satisfied.

This written narrative has been prepared to address all applicable criteria for the requested quasi-judicial zoning map amendment.

2. Zoning Map Amendment Site Information. In addition to the general submission requirements, the Applicant shall provide the following information, as deemed applicable by the City Planning Official. The City Planning Official may request any information that he or she needs to review the proposal and prepare a complete staff report to the approving authority.

A. Site analysis map. The site analysis map shall contain all the following information, as the City Planning Official deems applicable:

(1) The applicant's entire property and the surrounding property to a distance sufficient to determine the location of the property in the City, and the relationship between the proposed development site and adjacent property and development. The property boundaries, dimensions, and gross area shall be identified;

An excerpt from the Miller Springs Subdivision plat (Attachment A) has been included to satisfy this requirement.

(2) A series of land use maps with north arrow, scale, and legend. One map shall depict the existing Comprehensive Plan map designation for the property and shall also depict any Comprehensive Plan map overlays that apply to the property. Another map shall depict the existing zoning map designation and shall also depict any zoning map overlays that apply to the property. Another map shall depict proposed zoning for the property.

Existing and proposed zoning maps (Attachment B) have been included to satisfy this criteria.

(3) Topographic contour lines at five-foot intervals for slopes, except where the Public Works Director determines that larger intervals will be adequate for steeper slopes;

The Preliminary Grading Plan for Miller Springs Subdivision Phase I has been included to satisfy this criteria (Attachment C).

(4) The location and width of all public and private streets, drives, sidewalks, pathways, rights-of-way, and easements on the site and adjoining the site;

An excerpt from the Miller Springs Subdivision plat (Attachment A) has been included to satisfy this requirement.

(5) Site features, including existing structures, pavement, large rock outcroppings, areas having unique views, and drainage ways, canals, and ditches;

An excerpt from the Miller Springs Subdivision plat (Attachment A) has been included to satisfy this requirement.

(6) Names and addresses of all persons listed as owners of the subject property on the most recently recorded deed; and

Please see the application form submitted as part of this request for the requested information.

3. Criteria. The Planning Commission shall approve a quasi-judicial zone change if it finds that the zone change complies with subsections A through C below:

   A. The proposed zone is consistent with the Transportation System Plan (TSP) and the Comprehensive Plan Map designation.

   This request includes a zone change from SFR-4 to SFR-7, both considered residential zones. After careful review, no conflict has been identified between this application and the City of Burns Comprehensive Plan or the City of Burns Transportation System Plan. A Traffic Impact Study was completed as part of the Miller Springs Subdivision approval process.

   B. For proposed zone changes to SFR-7, the minimum contiguous area of SFR-7 zoning shall be three or more gross acres, and the average lot size of single-family residential parcels developed with dwellings within 250-feet of the proposed zoning district shall be no greater than 7,000 square feet.

   The area proposed to be re-zoned to SFR-7 measures approximately 8.3ac. At the time of application, no single-family residential parcels are developed with habitable dwellings within 250-feet of the proposed zoning district.

   C. The proposed zone can feasibly and will be served with urban services and facilities, as described below, to adequately serve the subject property with the permitted uses allowed under the proposed zoning, except as provided in subsection (3) below. The minimum standards for transportation facilities and other public facilities are set forth in the applicable facility master plans.
      (1) Storm drainage, sanitary sewer, and water facilities must already be adequate in condition, capacity, and location to serve the property or they must be able to be extended or otherwise improved to adequately serve the property at the time of issuance of a building permit for vertical construction. Off-site facilities can be shown to be adequate if the site was assumed to be developed at an intensity typical for the proposed zone in the applicable facility master plan and if the master plan does not identify the need for off-site improvements necessary to serve the site under the proposed zoning.
      (2) Adequate streets and street capacity must be provided in accordance with Oregon Administrative Rule 660-012-0060, commonly referred to as the Transportation Planning Rule (TPR). Any request for approval under subsection (9) of the TPR may be allowed but the Planning Commission is under no obligation to approve a zone change seeking to rely on subsection (9); the Planning Commission may request the Applicant provide additional information concerning safety impacts, congestion impacts and public benefits for any zone change request pursuant to subsection (9). For planned improvements that may otherwise be relied upon for transportation facility adequacy under the TPR, Public Works Department may still require that planned improvements be constructed prior to

issuance of building permits for reasons of public safety and, when possible, shall base findings for the required improvements on the safety review required by the Public Facilities and Services Impact Study.

(3) The Planning Commission may mitigate potential impacts on public facilities and services through the imposition of special development conditions, stipulations, or restrictions attached to the zone change. Special development conditions, stipulations, or restrictions shall be established by deed restriction or covenant and must be recorded at the Harney County Recorder's office with proof of recordation returned to the Planning Department. Such special development conditions include but are not limited to:

(a) Development amount thresholds that can be undertaken before specific infrastructure components are constructed.

(b) Public Facilities and Services Impact Study refinements that will identify when specific infrastructure components, identified in the Public Facilities and Services Impact Study for the entire zone change area, will be needed to serve certain zone change areas or development amount thresholds.

(c) Limitations on development intensities in the zone change area.

(d) For transportation facilities, other mitigation measures allowed by the Transportation Planning Rule.

The entirety of subsection (3) is satisfied, as City sewer, water, stormwater, and streets were constructed and completed in late 2025 as part of Phase I of the Miller Springs Subdivision. No other modifications to these public facilities have been identified as necessary with this zone change request as the infrastructure has been designed to meet the capacity demands for further residential and commercial development in the area.

The subject property is currently zoned SFR-4, which permits 4 dwelling units per acre. The requested zoning change to SFR-7 would permit 7 dwelling units per acre. Within Phase I of the Miller Springs Subdivision, the total development area included within the rezone request measures approximately 8.3 acres.

Zoning	*Maximum Permitted Dwelling Units per Acre*	*Maximum Permitted Dwelling Units in Development Area*	*Total Number of Dwelling Units in Development Area*	*Total Number of Dwelling Units in Concurrent PUD Application, within SFR-7 Zoning*
SFR-4	*4*	*33*	*-*	*-*
SFR-7	*7*	*58*	*43*	*25*

With the proposed zone change and subsequent development plans (under concurrently submitted PUD application; under review), a total of 25 dwelling units are proposed. The number

of dwelling units allowed under existing SFR-4 zoning (33) far exceeds the number of proposed dwelling units should the subject zone change application and subsequent PUD application be approved.

*The City of Burns Wastewater System Master Plan (February 2026) expressly acknowledges Miller Springs as a planned residential subdivision that is "*currently under construction*" and notes that the City must plan infrastructure capacity for such approved subdivisions even when their build-out may cause actual growth to exceed the base 0.5 percent annual population growth rate assumption.*

In the population trends section, the Master Plan states that:

> "The City has prepared for potential community growth with the 2021 Water System Master Plan and the 2025 Miller Springs that is currently under construction. It should be noted for current and any future subdivisions, proposed developments may or may not reach build out during the planning period, but the City will need to plan for capacity for approved subdivisions even if the increase is above the 0.5 annual growth estimate."

This zone change application aims to prepare lands for implementation of a portion of that already-anticipated Miller Springs build-out and therefore falls squarely within the demand envelope the Master Plan is required to accommodate.

ATTACHMENTS

A - Excerpt from the Miller Springs Subdivision Plat – Phase 1

B – Existing and Proposed Zone Maps

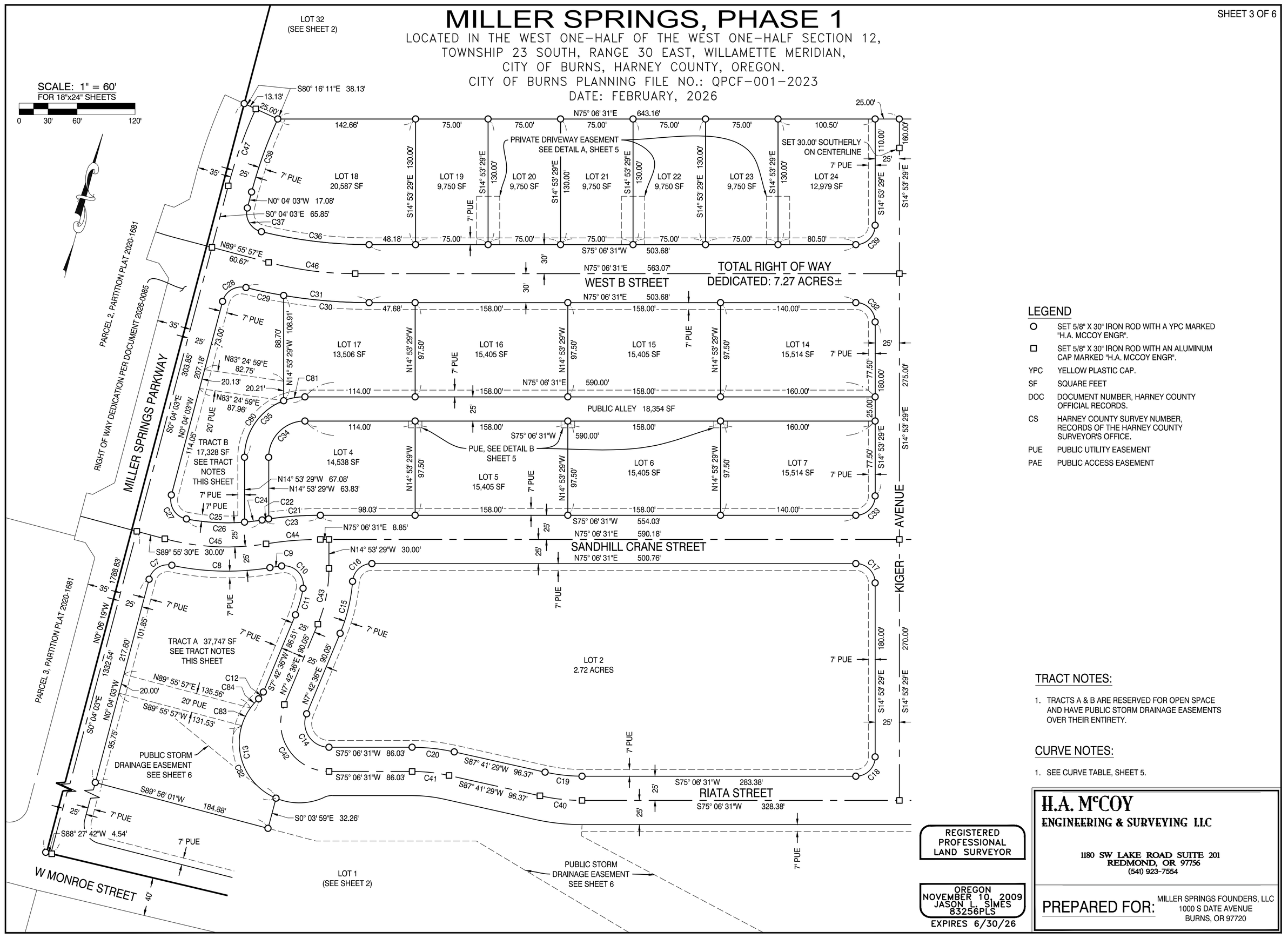
C – Grading + Contour Plan, Miller Springs Subdivision Phase I

ATTACHMENT A - FINAL PLAT EXCERPT- MILLER SPRINGS

MILLER SPRINGS, PHASE 1

LOCATED IN THE WEST ONE-HALF OF THE WEST ONE-HALF SECTION 12,
TOWNSHIP 23 SOUTH, RANGE 30 EAST, WILLAMETTE MERIDIAN,
CITY OF BURNS, HARNEY COUNTY, OREGON.
CITY OF BURNS PLANNING FILE NO.: QPCF-001-2023
DATE: FEBRUARY, 2026

SCALE: 1" = 60'
FOR 18"x24" SHEETS
0 30' 60' 120'



LEGEND

○	SET 5/8" X 30" IRON ROD WITH A YPC MARKED "H.A. MCCOY ENGR".
□	SET 5/8" X 30" IRON ROD WITH AN ALUMINUM CAP MARKED "H.A. MCCOY ENGR".
YPC	YELLOW PLASTIC CAP.
SF	SQUARE FEET
DOC	DOCUMENT NUMBER, HARNEY COUNTY OFFICIAL RECORDS.
CS	HARNEY COUNTY SURVEY NUMBER, RECORDS OF THE HARNEY COUNTY SURVEYOR'S OFFICE.
PUE	PUBLIC UTILITY EASEMENT
PAE	PUBLIC ACCESS EASEMENT

TRACT NOTES:

1. TRACTS A & B ARE RESERVED FOR OPEN SPACE AND HAVE PUBLIC STORM DRAINAGE EASEMENTS OVER THEIR ENTIRETY.

CURVE NOTES:

1. SEE CURVE TABLE, SHEET 5.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

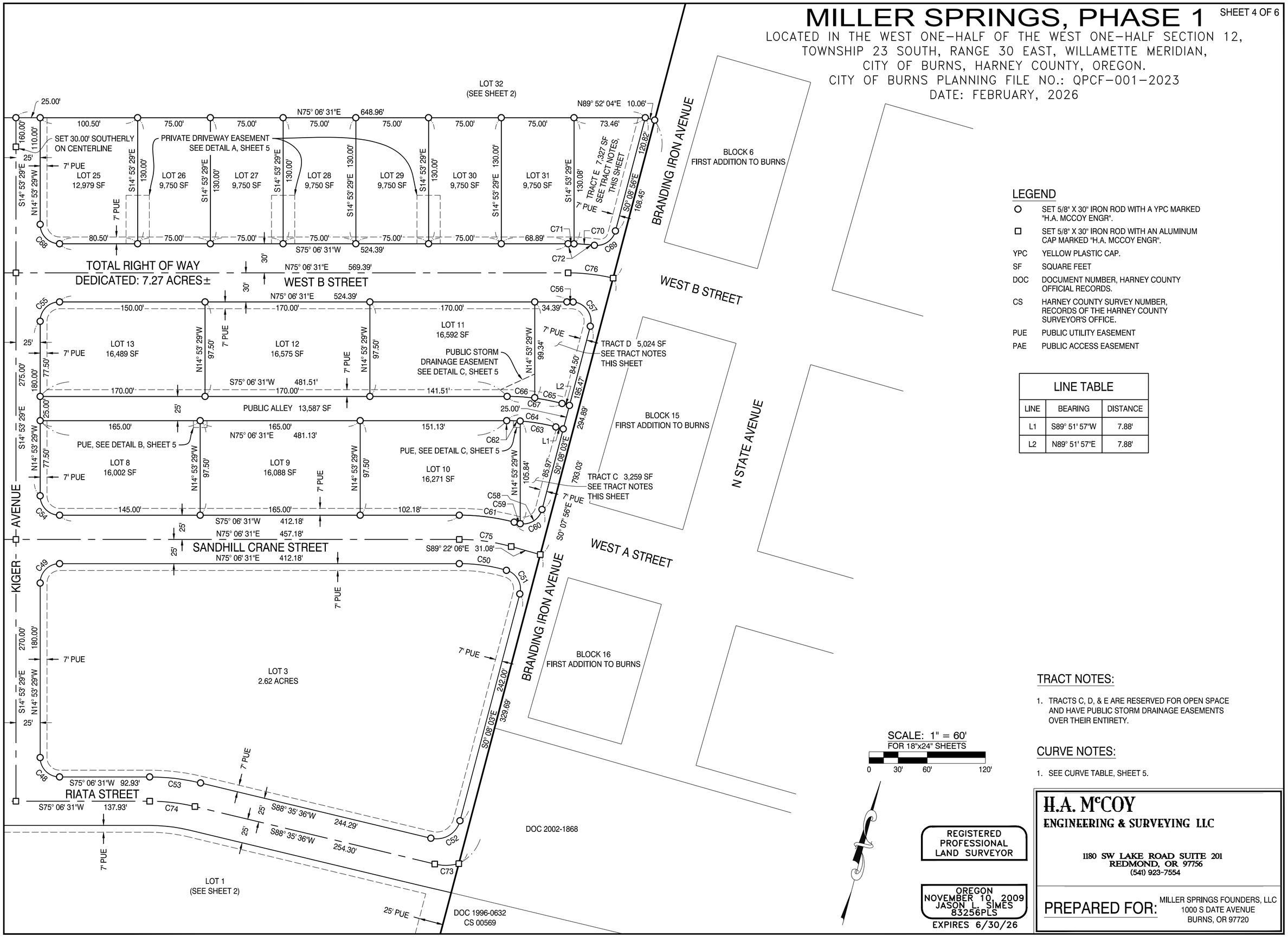
OREGON
NOVEMBER 10, 2009
JASON L. SIMES
83256PLS
EXPIRES 6/30/26

H.A. McCOY
ENGINEERING & SURVEYING LLC
1180 SW LAKE ROAD SUITE 201
REDMOND, OR 97756
(541) 923-7554

PREPARED FOR: MILLER SPRINGS FOUNDERS, LLC
1000 S DATE AVENUE
BURNS, OR 97720

MILLER SPRINGS, PHASE 1

LOCATED IN THE WEST ONE-HALF OF THE WEST ONE-HALF SECTION 12,
TOWNSHIP 23 SOUTH, RANGE 30 EAST, WILLAMETTE MERIDIAN,
CITY OF BURNS, HARNEY COUNTY, OREGON.
CITY OF BURNS PLANNING FILE NO.: QPCF-001-2023
DATE: FEBRUARY, 2026



LEGEND

○	SET 5/8" X 30" IRON ROD WITH A YPC MARKED "H.A. MCCOY ENGR".
□	SET 5/8" X 30" IRON ROD WITH AN ALUMINUM CAP MARKED "H.A. MCCOY ENGR".
YPC	YELLOW PLASTIC CAP.
SF	SQUARE FEET
DOC	DOCUMENT NUMBER, HARNEY COUNTY OFFICIAL RECORDS.
CS	HARNEY COUNTY SURVEY NUMBER, RECORDS OF THE HARNEY COUNTY SURVEYOR'S OFFICE.
PUE	PUBLIC UTILITY EASEMENT
PAE	PUBLIC ACCESS EASEMENT

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89° 51' 57"W	7.88'
L2	N89° 51' 57"E	7.88'

SCALE: 1" = 60'
FOR 18"x24" SHEETS
0 30' 60' 120'

TRACT NOTES:

1. TRACTS C, D, & E ARE RESERVED FOR OPEN SPACE AND HAVE PUBLIC STORM DRAINAGE EASEMENTS OVER THEIR ENTIRETY.

CURVE NOTES:

1. SEE CURVE TABLE, SHEET 5.

REGISTERED PROFESSIONAL LAND SURVEYOR

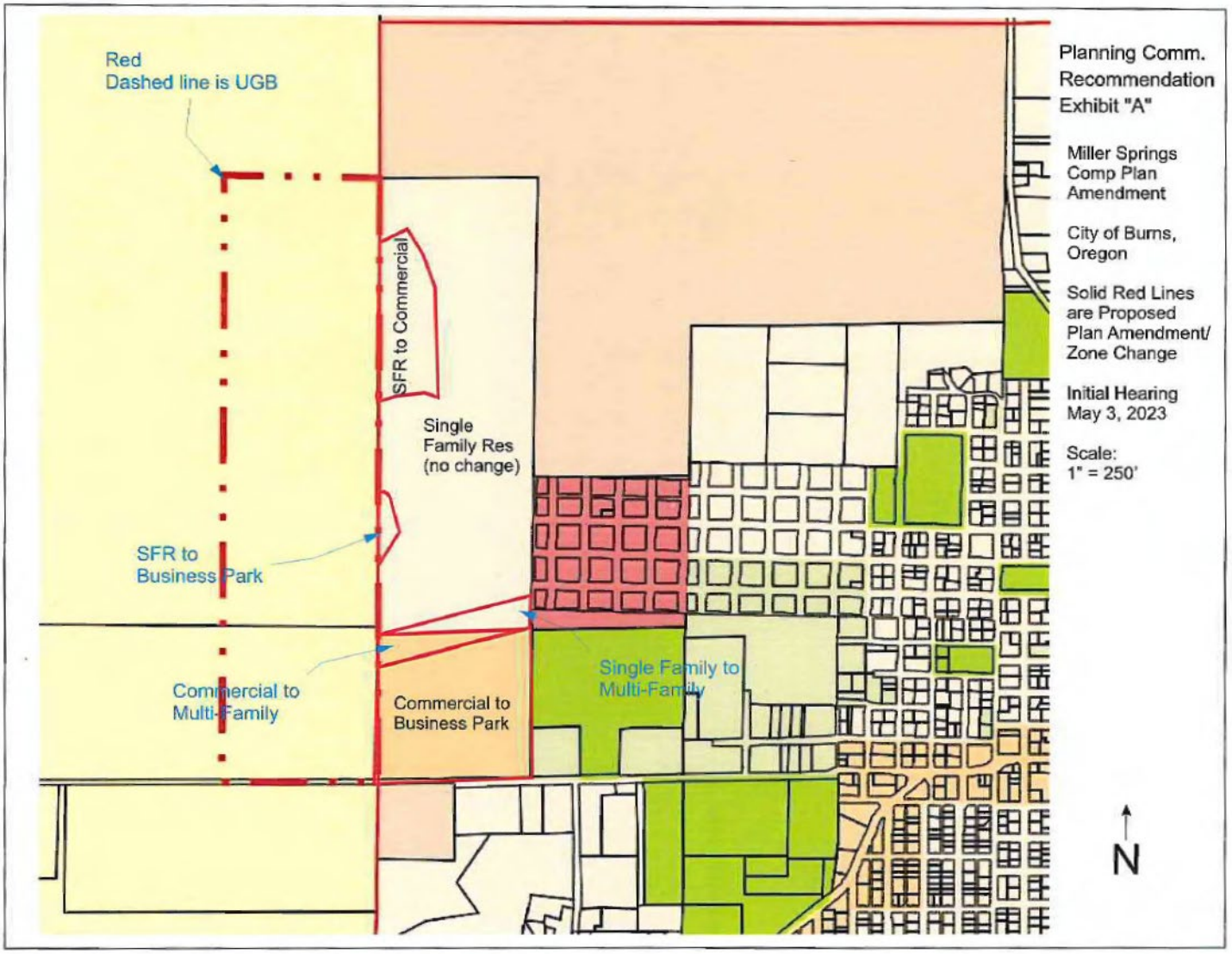
OREGON
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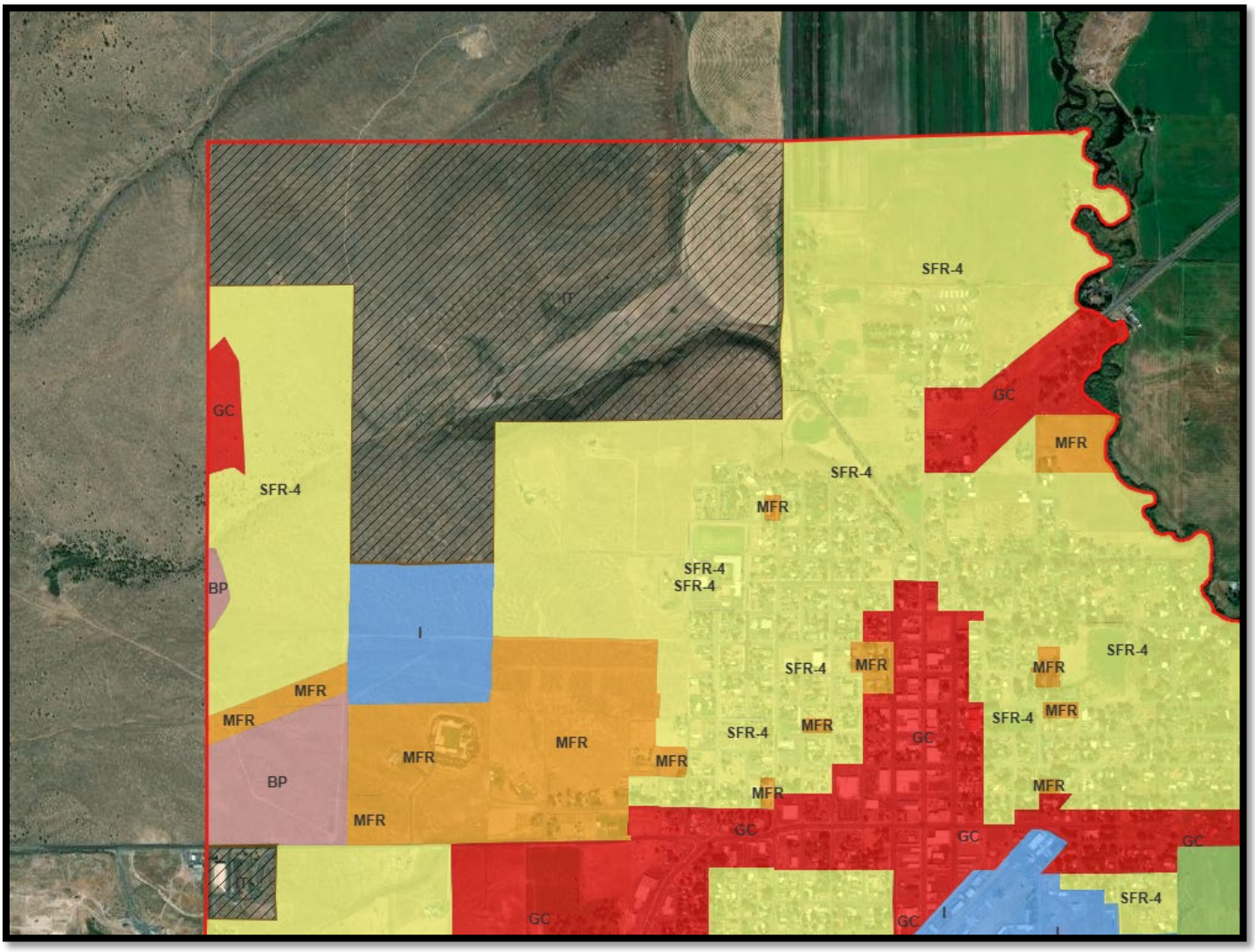
PREPARED FOR: MILLER SPRINGS FOUNDERS, LLC
1000 S DATE AVENUE
BURNS, OR 97720

ATTACHMENT B- Existing and Proposed Zone Maps

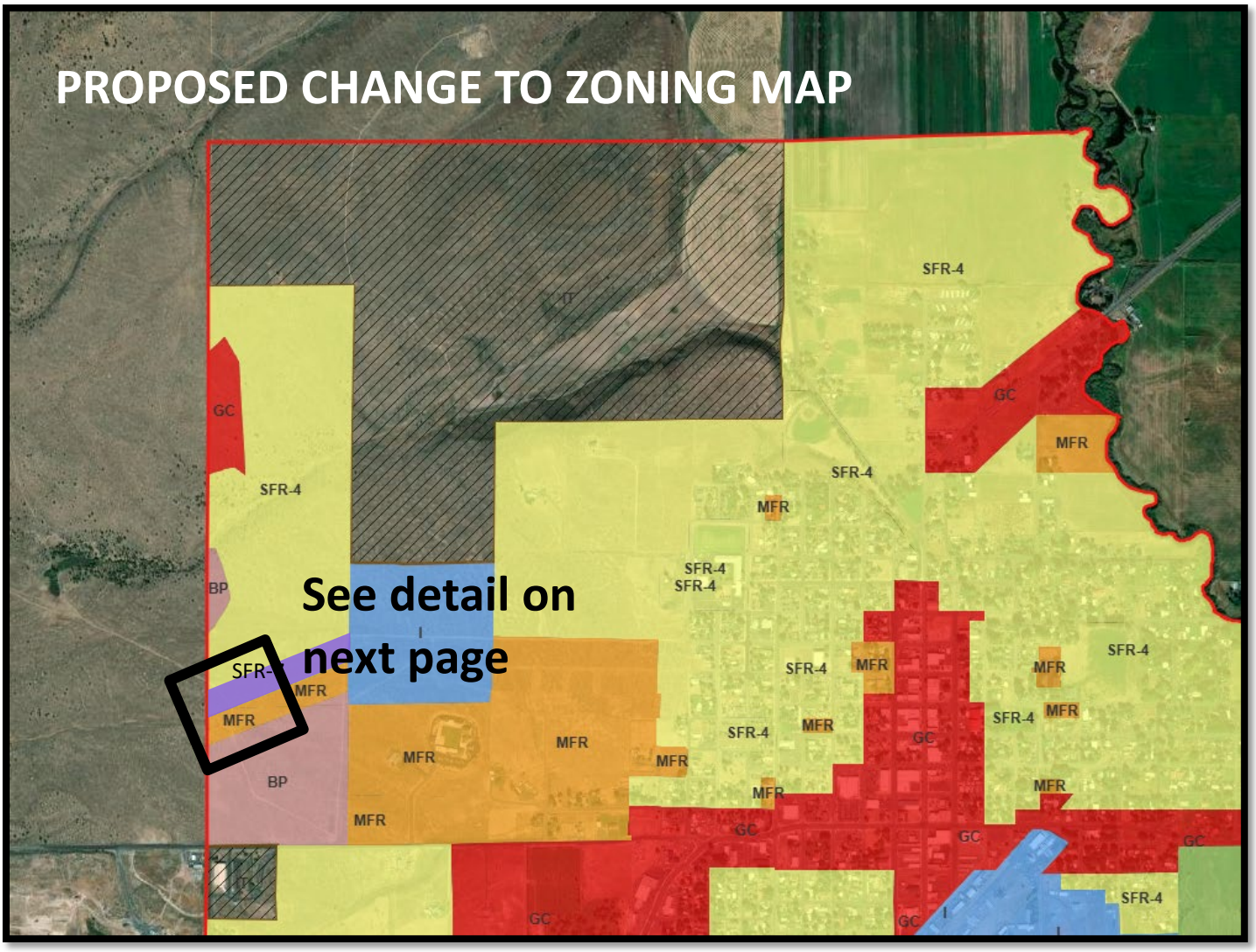
Existing Comprehensive Plan map designation:



Existing zoning map designation:

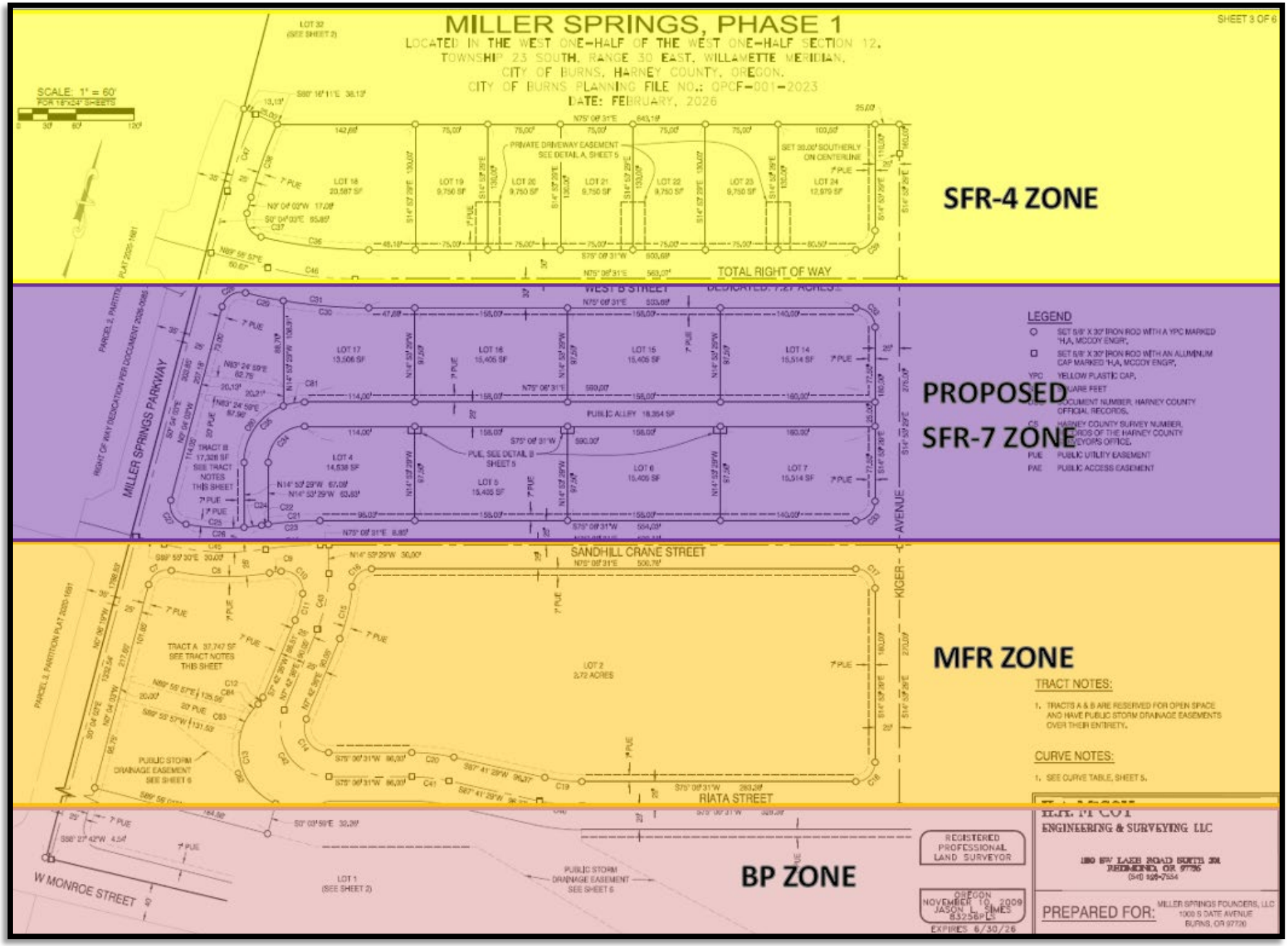


Another map shall depict proposed zoning for the property:



MILLER SPRINGS, PHASE 1

LOCATED IN THE WEST ONE-HALF OF THE WEST ONE-HALF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 30 EAST, WILLAMETTE MERIDIAN, CITY OF BURNS, HARNEY COUNTY, OREGON.
CITY OF BURNS PLANNING FILE NO.: OPCF-001-2023
DATE: FEBRUARY, 2026



LEGEND

- ○ SET 5/8" X 30" IRON ROD WITH A YPC MARKED "H.A. MCCOY ENGR",
- □ SET 5/8" X 30" IRON ROD WITH AN ALUMINUM CAP MARKED "H.A. MCCOY ENGR",
- YPC YELLOW PLASTIC CAP,
- SF SQUARE FEET
- DOC. DOCUMENT NUMBER, HARNEY COUNTY OFFICIAL RECORDS,
- CS HARNEY COUNTY SURVEY NUMBER, RECORDS OF THE HARNEY COUNTY SURVEYORS OFFICE,
- PUE PUBLIC UTILITY EASEMENT
- PAE PUBLIC ACCESS EASEMENT

TRACT NOTES:

1. TRACTS A & B ARE RESERVED FOR OPEN SPACE AND HAVE PUBLIC STORM DRAINAGE EASEMENTS OVER THEIR ENTIRETY.

CURVE NOTES:

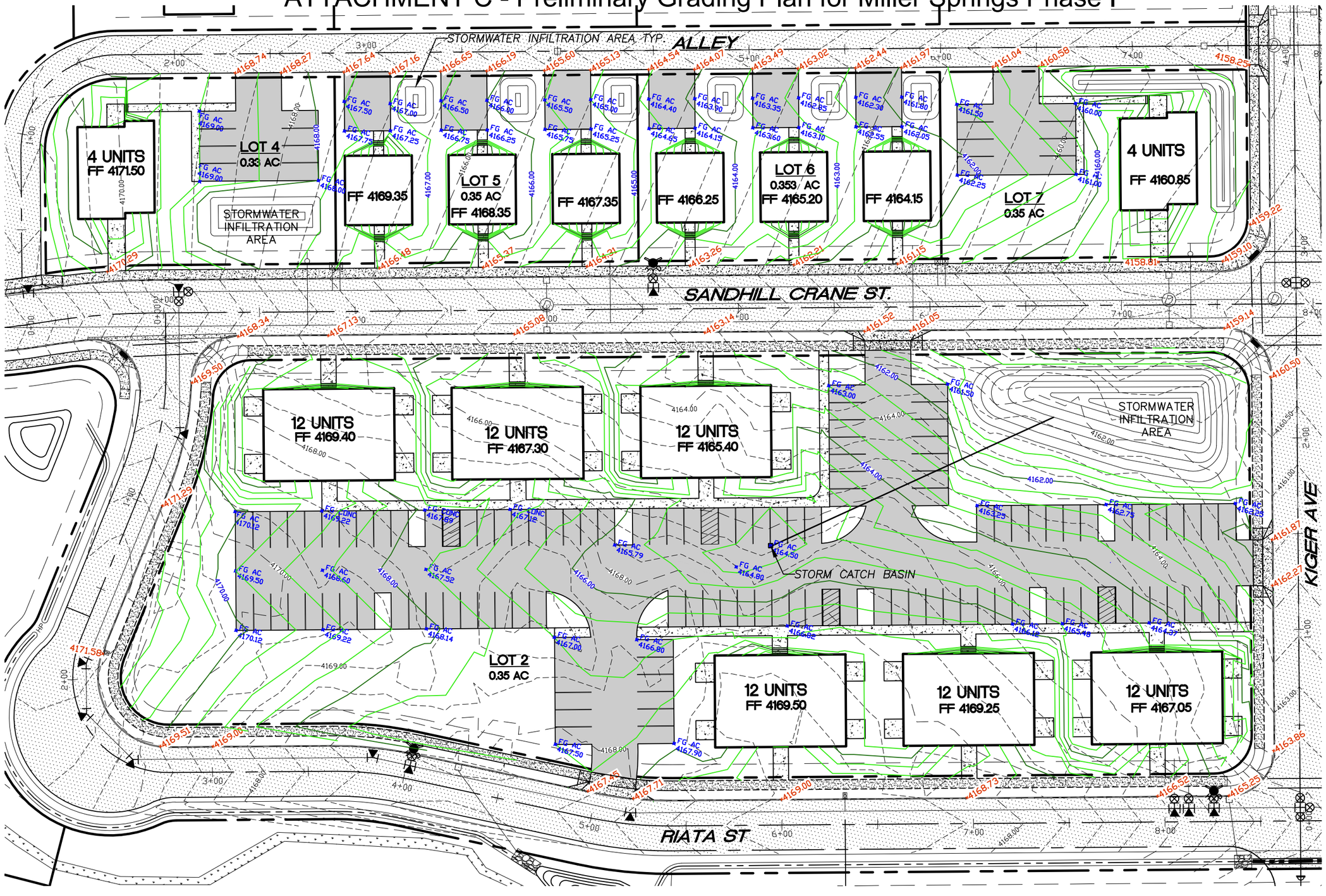
1. SEE CURVE TABLE, SHEET 5.

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
NOVEMBER 10, 2009
JASON L. SIMES
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EXPIRES: 6/30/26

H.A. McCOY
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PREPARED FOR: MILLER SPRINGS FOUNDERS, LLC
1000 S DATE AVENUE
BURNS, OR 97720

ATTACHMENT C - Preliminary Grading Plan for Miller Springs Phase I



REVISIONS	BY

PRELIMINARY GRADING PLAN

MILLER SPRINGS PUD–PHASE 1

SISUL ENGINEERING
158 E. MAIN STREET
JOHN DAY, OREGON
(541) 575–3777

DATE	FEB 2026
SCALE	NOTED
DRAWN	GB
JOB	XX
SHEET	01
OF	01 SHEETS

Planning Commission
Staff Report
Exhibit C

Written Narrative for a
PLANNED UNIT DEVELOPMENT APPLICATION
on property identified as Map No. 23S30E12 TL 100
(specifically Lots 2, 4-7, 14-16, and Tracts A and B of the Miller Springs Subdivision)
owned by Miller Springs Founders, LLC

Background: The Miller Springs Subdivision preliminary plat was approved to include multiple phases:

Phase 1
- a: Business park
- b: Residential SFR-4 + MFR zoning
- c: Residential SFR-4
- d: Residential SFR-4
- e: Residential SFR-4

Phase 2: Future development TBD

A concurrent application for a quasi-judicial zone change has been submitted for Lots 4-17 and Tracts B, C, and D of the Miller Springs Subdivision (within Phase 1b). This project achieves the Comprehensive Plans requirement to encourage and support the provision of adequate numbers of housing units, at affordable price ranges and rent levels, and in various locations, types, and densities, consistent with the needs reflected in local housing data and trends.

This application seeks concurrent Type III PUD concept plan approval (pursuant to Section 18.20.630 and 18.20.635) and Type II detailed development plan/site design review approval (pursuant to Section 18.20.645 and 18.20.650) for Lots 2, 4–7, 14–16, and Tracts A and B within Phase 1b of the Miller Springs Subdivision. The concurrent review process is authorized under Section 18.20.620(2)(D).

City of Burns – Zoning Ordinance

Section 18.30.120 Classification of zoning districts.

A. The SFR-4 district permits residential uses at densities between two and four dwelling units per gross acre. Permitted residential uses consist primarily of detached single-family housing, duplex housing, and public/community/institutional uses appropriate for single-family residential areas. Limited commercial uses that are appropriate for residential zones are also permitted (e.g., day care nursery/kindergarten/youth clubs).

B. The SFR-7 district permits residential uses at densities between three and seven dwelling units per gross acre. Permitted residential uses consist of detached (e.g., single-family and duplex) housing, and public/community/institutional uses appropriate for single-family residential areas. Limited commercial uses that are appropriate for residential zones are also permitted (e.g., day care nursery/kindergarten/youth clubs).

C. The MFR district permits attached (e.g., townhouse and multifamily) housing residential uses, and Public/Community/Institutional uses appropriate for multiple-family residential areas. Limited commercial uses that are appropriate for residential zones are also permitted (e.g., day care nursery/kindergarten/youth clubs).

The lands under review in this PUD application are zoned SFR-7 (concurrent zone change application in process) and MFR.

18.20.610 Purpose. The purposes of this article are to:

1. Implement the Comprehensive Plan by providing a means for master planning development sites as an alternative to traditional subdivision development;
2. Encourage innovative planning that results in projects that benefit the community, for example, through greater efficiency in land use, improved protection of open spaces, transportation efficiency, and housing choices;
3. Encourage housing options for a range of household sizes, incomes, and lifestyles;
4. Promote an economic arrangement of land use, buildings, circulation systems, open space, and utilities;
5. Preserve to the greatest extent possible the existing landscape features and amenities that may not otherwise be protected through conventional development;
6. Encourage energy efficiency and improved air and water quality;
7. Implement public facility master plans; and
8. Provide flexibility in development standards, consistent with the above purposes. [Ord. 23-887 (Exh. A), 2023]

18.20.615 Applicability.

The planned unit development designation may be applied to any of the City's zoning districts. It is an option available for all development and land use review applications for sites at least two net acres in size (two net acres being the fee acreage exclusive of adjacent rights-of-way). [Ord. 23-887 (Exh. A), 2023]

The lands included in this PUD request (all included in Phase 1b of Miller Springs Subdivision) have a net acreage of ±6.72 acres (page 3).

18.20.620 Review and approvals process.

1. Review Steps. There are three required steps to planned unit development approval. The first two steps may be completed individually or combined for concurrent review:

    A. Application for planned unit development concept plan approval;
    B. Application for detailed development plan approval, which may include a preliminary land division plan; and
    C. Application(s) for final development plan (e.g., final plat and/or site design review for conditions compliance) approval.

2. Approval Process.

    A. The planned unit development concept plan shall be reviewed pursuant to the Type III procedure in Section 18.20.025, the submission requirements in Section 18.20.630, and the approval criteria in Section 18.20.635.
    B. The detailed development plan and preliminary land division plan shall be reviewed using the Type II procedure in Section 18.20.020 to ensure substantial compliance with the approved concept plan.
    C. Site design review applications for approved planned developments shall be reviewed using a Type II procedure in Section 18.20.020 to ensure substantial compliance with the approved concept plan.
    D. Steps in subsections (2)(A) through (2)(C) of this section may be combined in any manner, so long as the decision-making sequence follows the above order. Notification and hearings may also be combined. [Ord. 23-887 (Exh. A), 2023]

    This PUD application requests concurrent review of the concept plan and detailed development plans for lands within Phase 1b of the Miller Springs Subdivision, namely Lots 2, 4-7, and 14-16.

Section 18.20.625 Modifications to development standards.

The standards of Chapters 18.30, 18.40, and 18.50 may be modified through the planned unit development process without the need for adjustments or variances under Sections 18.20.520 and 18.20.525. Applications shall identify and

clearly explain the modifications to development standards proposed in the planned unit development. Modifications may be proposed as part of concept plan and detail plan submittals; modifications submitted with final plans are reviewed for compliance with the concept plan or detail plan approvals, but new modifications cannot be requested as part of final plan submittal and review. In evaluating this criterion, the approving authority shall consider whether the proposal, on balance, will result in superior quality development that provides greater community benefits than would otherwise occur under the base development code requirements. In evaluating community benefits, the approving authority shall apply the following criteria; the City may deny an application for planned unit development concept plan approval that does not meet all the following criteria:

1. Comprehensive Plan. The modification does not conflict with the Comprehensive Plan. A planned unit development may exceed the maximum residential density (minimum lot size) permitted by the underlying zone; provided, that the overall density of the project (average of total dwelling units per acre) is not greater than 120 percent of the density permitted by the underlying zone.

TABLE 1.0 West lands in Phase 1b: No LOTS 2 and 3				
	Proposed Lot Area (sf)	Proposed Lot Area (ac)	Proposed No. of Dwellings	Proposed Density
Lot 4	14,538	0.33	4	11.99
Lot 5	15,405	0.35	3	8.48
Lot 6	15,405	0.35	3	8.48
Lot 7	15,514	0.36	4	11.23
Lot 14	15,514	0.36	3	8.42
Lot 15	15,405	0.35	3	8.48
Lot 16	15,405	0.35	3	8.48
Tract B	17,328	0.40	0	0.00
TOTALS	**124,514**	**2.86**	**23**	**8.04**

**the acreage used in these calculations includes fee acreage exclusive of adjacent rights-of-way*

Looking at the entirety of lands included within this PUD request, 23 dwelling units are proposed within the SFR-7 zoning, which covers 2.86 acres, resulting in a density unit of 8.04. The density allowance in the SFR-7 Zone is 3 to 7, though 120 percent allowance permits densities up to 8.4.

There is no maximum density in the MFR Zone, though 72 dwelling units are proposed within the MFR zoning in this PUD request, which covers 3.59 acres, resulting in density unit of 20.1.

Mixed housing types and densities will result in a superior quality development, providing greater community benefits in the form of efficient design, open space, and varied aesthetics.

Therefore, the overall residential density for both the SFR-7 and MFR portions of this PUD remains within the allowed maximums under Section 18.20.625(1). The SFR-7 density of 8.04 units/acre is below the 120% allowance threshold of 8.4 units/acre, and the MFR density of 20.1 units/acre falls within the permitted range for that zone, which has no maximum density limit.

No conflicts between the proposed PUD request and the Comprehensive Plan or Statewide Planning Goals were identified with this application (see below). As outlined on the following pages, Sections 2 (Land Use) and 10 (Housing) of the Comprehensive Plan contain numerous policies that support the proposed PUD.

THE CITY OF BURNS COMPREHENSIVE PLAN

SECTION 1 - CITIZEN INVOLVEMENT

[Implements Statewide Planning Goal 1 - CITIZEN INVOLVEMENT – To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process;

POLICIES:

None listed in the City of Burns Comprehensive Plan (CBCP). It is assumed that all notice requirements outlined in the CBCP have been adhered to by Planning Department staff. Furthermore, it is assumed that the procedures outlined in the CBCP for public hearings for this proposal will be adhered to.

SECTION 2 – LAND USE PLANNING

POLICIES:

A. The City shall maintain an adequate factual base for its land-use planning processes, and all decisions and actions related to the use of land.
B. The City shall identify issues and problems concerning land-use; evaluate alternative land-use actions; and select ultimate policy choices based on consideration of the social, economic, energy, and environmental needs of the community.
C. The City shall coordinate its land-use actions with affected governmental units to the greatest extent practical.
D. The City shall designate suitable and sufficient land to accommodate the residential, commercial, industrial, public facility, and open space needs of the community. Such designation shall be made by specific zoning designations for each type of needed use.
E. The City shall plan its land-uses so as to provide residential flexibility in type, location, and density of housing. The City shall continue to support the development of housing types such as single-family dwellings, duplexes, mobile homes, and apartments. Moderate and high-density residential designations shall be made in a manner which assures compatibility and minimum adverse impacts with surrounding areas.
F. The City shall plan its commercial land-uses so as to increase employment opportunities, provide services needed by the community, promote energy efficient travel and land-use patterns, and assure compatibility with surrounding areas. The City shall designate commercial uses such that residential areas are buffered from potential adverse commercial impacts, traffic and pedestrian safety is accomplished, and a high level of design quality is utilized.
G. The City shall plan its industrial land-uses so as to assure an appropriate and adequate supply of industrial sites sufficient to meet foreseeable needs, and so as to create local job opportunities. Areas designated for current or future industrial use shall be protected from encroachment by incompatible land-uses, which, by their nature, interfere with the integrity or activity of such industrial areas. Areas designated for industrial use shall be located as to derive the maximum benefit from the community's public facilities and services, and be designed so as to promote maximum conservation of energy and efficiency of land, and designed so as to minimize conflicts with surrounding land-uses.
H. The City shall accommodate changing public needs and circumstances in its land-use zones, through zone changes, conditional use permitting, site plan review, and variance procedures undertaken in a manner consistent with all applicable provisions of the Zoning Ordinance.

[Implements Statewide Planning Goal 2 - LAND USE PLANNING – To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.]

Previous approval of the zone change request QCPA-001-2023, as well as approval of the Preliminary Plat for the Miller Springs development suggests overall adherence to the policies of this section. As the proposed PUD provides additional detail on lot development based on zoning and subdivision layout, it is the position of this application that all policies within this section are supported through this PUD request and the continuation of development.

SECTION 3 – LIVESTOCK LANDS

[no policies were identified as applicable to this PUD request]

SECTION 4 – FOREST LANDS

[no policies were identified as applicable to this PUD request]

SECTION 5 – NATURAL RESOURCES

[no policies were identified as applicable to this PUD request]

SECTION 6 – ENVIRONMENTAL QUALITY

All state, federal, and local noise, air, water, and land quality regulations will be adhered to with this development request.

SECTION 7 – NATURAL HAZARDS

[no policies were identified as applicable to this PUD request]

SECTION 8 – RECREATION

[no policies were identified as applicable to this PUD request]

SECTION 9 – COMMERCE AND INDUSTRY

[no policies were identified as applicable to this PUD request]

SECTION 10 - HOUSING

POLICIES

10.1 HOUSING

A. The City shall encourage and support the provision of adequate numbers of housing units, at affordable price ranges and rent levels, and in various locations, types, and densities, consistent with the needs reflected in local housing data and trends.
B. The City shall continue to collect local housing data so as to assess current problems and future needs, and implement appropriate measures for addressing these issues. Residential zoning allocations, densities, and standards shall be the principal means of implementing this policy.
C. The conversion of urbanizable land to urban land for housing purposes shall be consistent with housing needs and the availability of necessary public facilities and services.

D. The City shall assure efficient and orderly conversion of urbanizable land to urban residential purposes through appropriate land development implementation measures, such as subdivision and partitioning regulations.
E. The City shall encourage and support housing rehabilitation through available state and federal programs to the greatest extent practical.
F. The City shall encourage and support residential site design and construction techniques which conserve energy consumption and allows solar access, protects open space, and lowers development costs.

The entirety of the Miller Springs development has been designed to provide a range of housing and commercial lease options to accommodate different lifestyles, businesses, and budgets, all while maximizing efficiency in building and development costs. This project achieves the Comprehensive Plan's requirement to encourage and support the provision of adequate numbers of housing units, at affordable price ranges and rent levels, and in various locations, types, and densities, consistent with the needs reflected in local housing data and trends.

SECTION 11 – PUBLIC FACILITIES AND SERVICES

[no policies were identified as applicable to this PUD request]

SECTION 12 – TRANSPORATION

[no policies were identified as applicable to this PUD request]

SECTION 13 – ENERGY

[no policies were identified as applicable to this PUD request]

SECTION 14 – URBANIZATION

[no policies were identified as applicable to this PUD request]

2. Superior Quality Development Demonstration. The proposed modifications are reasonably expected to result in an overall development that will be superior in quality to development under the base regulations by demonstrating one or more of the following:

A. Greater variety of housing types or lot sizes than would be achieved under the base development code standards;
B. More open space or more usable open space than would result from application of the base Development Code standards;
~~C. Greater protection of natural features than would result from application of the base Development Code standards;~~
~~D. Avoidance of natural hazards (e.g., geological hazards, river resources, or flood hazards);~~
~~E. Improved transportation connectivity or facilities, such as the provision of pathways and/or other transportation facilities, that would not otherwise be provided pursuant to base Development Code requirements; or~~
~~F. Integrated mix of housing and employment that will have complimentary design elements throughout.~~

Subsections A and B apply directly to the proposed modifications listed below, each of which is supported by findings as noted:

- *Permit quadplexes in SFR-7 zoning*

- *Will allow an increase in the number of dwellings which can be accommodated on Lots 4 and 7, which helps to maximize density while balancing aesthetics and creating a visually pleasing, mixed unit development when viewed from public rights-of-way.*

- *Reduce front property line setbacks on Lots 2, 4, 7, 14, 15, and 16 from 20' to ≥7' (Section 18.50.100, Table 18.50.100.3)*

    - *Will allow an increase in the number of dwellings which can be accommodated per lot and accommodate parking and access at the rear of dwelling units, maximizing density while balancing aesthetics and creating a visually pleasing, mixed unit development when viewed from public rights-of-way. This minor adjustment also allows for more useable open space and shielding of parking areas on Lots 2, 4, 7, 14, 15 and 16, creating a more functional community.*

- *Reduce street side property line setbacks on Lot 14 from 15' to 10' (Section 18.50.100, Table 18.50.100.3)*

    - *Will allow an increase in the number of dwellings which can be accommodated on this lot and accommodate parking and access at the rear of dwelling units, maximizing density while balancing aesthetics and creating a visually pleasing, mixed unit development when viewed from public rights-of-way.*

- *Reduce rear property line setbacks on Lot 2 from 10' to ≥7' (Section 18.50.100, Table 18.50.100.3)*

    - *Will allow an increase in the number of dwellings which can be accommodated on this lot and accommodate parking and access at the rear of dwelling units, maximizing density while balancing aesthetics and creating a visually pleasing, mixed unit development when viewed from public rights-of-way.*

- *Remove the balcony requirement for upper-floor units on Lot 2 in lieu of 18% more of common open space on Lot 2 [Section 18.50.125 (3)(B)(2)]*

    - *Will enhance the impact of modular construction by maximizing building efficiency, layout, cost, and timeline to completion.*

- *Remove the RV parking space requirement from all multi-family structures on Lots 2, 4 and 7 (Section 18.50.410(1), Table 18.50.410.1)*

    - *Will allow parking lot size to be reduced, which in turn increases the number of dwelling units and common open space per lot, resulting in a more efficient use of land. This is requested based on the principal that RVs are not anticipated to be prevalent within a work-force housing development such as this.*

- *Permit a 13’x25’ monument sign within a residential zone*

    - *Will act as an identifier to the Miller Springs development at the Miller Springs Parkway entrance.*

Overall, the modifications requested with this PUD request support a functional and thoughtfully-designed work-force housing development, providing inhabitants with:

- *Greater green space throughout the development*
- *Less visual impact from parking areas*
- *Enhanced community aesthetic*
- *Enhanced functionality of private and common open spaces*
- *Enhanced sense of community within Phase 1b of the Miller Springs Subdivision*

3. Engineering Design Standards. Planned unit developments shall not be a basis to modify the City's engineering design standards for public improvements, such as street structural sections, acceptable water line materials, etc. This section does not prohibit code modifications that request alternative streetscape elements like planter strips, lane widths, sidewalks, curbs, pedestrian bulb-outs, special street lighting and similar streetscape elements. [Ord. 23-887 (Exh. A), 2023]

No modifications to the engineering design standards are included in this PUD request.

Section 18.20.630 Concept plan submission.

2. General Submission Requirements. An application for a concept development plan shall follow the submission requirements for a Type III review under Section 18.20.025, and shall include all the following:

A. Statement of planning objectives to be achieved by the planned unit development through the particular approach proposed by the applicant. This statement should include a description of the character of the proposed development and the rationale behind the assumptions and choices made by the applicant;

The Planned Unit Development request for Miller Springs – Phase 1 includes minor adjustments to:

- *Front street setbacks on Lots 2, 4, 7, 14, 15, and 16*
- *Side street setbacks on Lot 14*
- *Rear street setback on Lot 2*
- *Removal of the balcony requirement for multi-family structures on Lot 2*
- *Removal of RV parking space requirement on Lots 2, 4, and 7*
- *Sign area allowance in the MFR Zone*

The rationale behind these modification requests is that each adjustment creates more developable and livable space per lot, which results in more dwelling units and greater livability within the development. As the overall goal of Miller Springs is to provide much needed workforce housing for families (earning up to 130% of the area median income), an increase in the number of units will provide more homes for the community at accessible price points. A sign at the entrance to the Miller Springs development is requested to identify the bounds of the development and create a greater sense of community.

B. Development schedule indicating the approximate dates when construction of the project and its various phases, if any, including public facilities, are expected to be initiated and completed;

All required public facilities, including sewer, water, sidewalks, and paving of streets, are currently in place. It is anticipated that units within this portion of the Miller Springs Subdivision will follow the following approximate timeline:

- ***Stage 1 (2026-2027) –*** *Lots 14-16 (9 units)*

- ***Stage 2+ (2027 and beyond)*** *- Lots 4-7 (11 units) and lot 2 (72 units, which would potentially occur in multiple stages)*

C. Proposed findings of fact and conclusions of law explaining how the proposed PUD concept plan complies with the relevant criteria in Section 18.20.635;

See findings for Section 18.20.635 included within this narrative.

D. Maintenance plan for any common areas or lands not dedicated to a public agency or owned in fee simple; and

Maintenance of common areas will be the responsibility of the Miller Springs Master Owners Association, a nonprofit corporation that has been created to regulate development and maintenance for lands included in the PUD request. A draft Declaration of Covenants, Conditions, and Restrictions for Miller Springs is included in this application (Attachment G).

E. Additional reports or studies prepared by qualified professionals, as required by the City Manager, to determine potential project impacts and mitigation, if any, related to transportation; public facilities; geologic or other hazards; architecture; noise, light, solar access, air quality, or similar concerns; and natural features.

No such reports of studies have been required or requested at the time of application submission.

3. Additional Information. In addition to the general information described in subsection (1) of this section, the concept plan, data, and narrative shall include all the following exhibits and information:

A. Existing conditions map, as defined in Section 18.20.225, Application submission requirements;

18.20.225 Application submission requirements.
All the following information is required for site design review application submittal, except where the City Planning Official determines that some information is not pertinent and therefore is not required.

1. General Submission Requirements.
    A. Information required for Type II or Type III review, as applicable (see Sections 18.20.020 and 18.20.025).
    B. A public facilities and services impact study for nonresidential development is required unless waived in writing by the Planning Official. The impact study shall quantify and assess the effect of the development on public facilities and services. The City Public Works Department shall advise as to the scope of the study, as will ODOT for any proposals that take access from a state highway. The study shall address, at a minimum, the transportation system, including required improvements for vehicles and pedestrians; the drainage system; the parks system; water system; and sewer system. For each system and type of impact, the study shall propose improvements necessary to meet City requirements. The City may require a traffic impact analysis pursuant to Section 18.40.015. Applicants are entitled to rely on any public facilities and services impact study provided as part of a previously approved zone change for the site where the proposed site development is substantially consistent with impacts projected to result at the time the zone change was approved.

    An application meeting the requirements of Section 18.20.020 was submitted as part of this PUD request.

No such public facilities and services impact study was requested at the time of application, as said impact studies were completed at the time of subdivision filing for Miller Springs.

2. Site Design Review Information. In addition to the general submission requirements an applicant for site design review shall provide the following information, as deemed applicable by the City Planning Official. The City Planning Official may request any information that he or she needs to review the proposal and prepare a complete staff report and recommendation to the approval body.

   A. Site Analysis Map. The site analysis map shall contain all the following information, as the City Planning Official deems applicable:

      (1) The applicant's entire property and the surrounding property to a distance sufficient to determine the location of the development in the City, and the relationship between the proposed development site and adjacent property and development. The property boundaries, dimensions, and gross area shall be identified;

      See Attachment A – Aerial Imagery and Attachment B – Final Plat for Miller Springs Subdivision.

      (2) Topographic contour lines at two-foot intervals for slopes, except where the Public Works Director determines that larger intervals will be adequate for steeper slopes;

      See Attachment E– Preliminary Grading Plan for Miller Springs Subdivision.

      (3) Identification of slopes greater than 15 percent, with slope categories identified in five percent increments (e.g., zero percent to five percent, greater than five percent to 10 percent, greater than 10 percent to 15 percent, greater than 15 percent to 20 percent, and so forth);

      See Attachment B – Final Plat for Miller Springs Subdivision.

      (4) The location and width of all public and private streets, drives, sidewalks, pathways, rights-of-way, and easements on the site and adjoining the site;

      See Attachment B – Final Plat for Miller Springs Subdivision.

      (5) Potential natural hazard areas, including, as applicable, the base flood elevation identified on FEMA flood insurance rate maps or as otherwise determined through site specific survey, areas subject to high water table, and areas designated by the City, county, or state as having a potential for geologic hazards;

      See Attachment H – FEMA Floodplain Mapping for Miller Springs Subdivision for flood mapping.

      (6) Areas subject to overlay zones;

      N/A

      (7) Site features, including existing structures, pavement, large rock outcroppings, areas having unique views, and drainage ways, canals, and ditches;

      See Attachment B - Final Plat for Miller Springs Subdivision.

(8) The location, size, and species of trees and other vegetation (outside proposed building envelope) having a caliper (diameter) of 12 inches greater at four feet above grade;

No vegetation of significant size is present on-site.

(9) North arrow, scale, and the names and addresses of all persons listed as owners of the subject property on the most recently recorded deed; and

See Attachment B – Final Plat for Miller Springs Subdivision for this detail.

(10) Name and address of project designer, engineer, surveyor, and/or planner, if applicable.

See application form accompanying this written narrative for these details.

B. Proposed Site Plan. The site plan shall contain all the following information:

(1) The proposed development site, including boundaries, dimensions, and gross area;

See Attachment B – Final Plat for Miller Springs Subdivision for this detail.

(2) Features identified on the existing site analysis maps that are proposed to remain on the site;

Nothing to remain on-site. See Attachment B – Final Plat for Miller Springs Subdivision for this detail.

(3) Features identified on the existing site map, if any, which are proposed to be removed or modified by the development;

Nothing to be removed or modified. See Attachment B – Final Plat for Miller Springs Subdivision.

(4) The location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements;

See Attachment B – Final Plat for Miller Springs Subdivision for this detail.

(5) The location and dimensions of all existing and proposed structures, utilities, pavement, and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan;

See Attachment C – Site Improvements for Miller Springs Subdivision for this detail.

(6) The location and dimensions of entrances and exits to the site for vehicular, pedestrian, and bicycle access;

See Attachment B – Final Plat for Miller Springs Subdivision, Attachment C – Site Improvements for Miller Springs Subdivision, Attachment D – Overall Site Plan, and Attachments I through P, which detail site plans for all lots.

(7) The location and dimensions of all parking and vehicle circulation areas (show striping for parking stalls and wheel stops);

See Attachment D – Overall Site Plan and Attachments I through P, which show detailed site plans for all lots.

(8) Pedestrian and bicycle circulation areas, including sidewalks, internal pathways, pathway connections to adjacent properties, and any bicycle lanes or trails;

See Attachment D – Overall Site Plan and Attachments I through P, which show detailed site plans for all lots.

(9) Loading and service areas for waste disposal, loading, and delivery;

No loading or delivery areas are proposed on any lots within this development. Communal waste disposal is proposed only on Lot 2 (Attachment I).

(10) Outdoor recreation spaces, common areas, plazas, outdoor seating, street furniture, and similar improvements;

See Attachment D – Site Plans, Attachment F – Landscape Plan for this detail, and Attachments I through P, which show detailed site plans for all lots.

(11) Location, type, and height of outdoor lighting;

See Attachment C – Site Improvements for this detail.

(12) Location of mailboxes, if known;

The exact location of mailboxes will be coordinated with USPS prior to placement. We anticipate at least two locations within the development will be requested by USPS, one for the single family and cottage cluster homes and one or more for the multifamily. The Burns Postmaster is currently reviewing the site plans.

(13) Name and address of project designer, if applicable;

Not applicable.

(14) Locations of bus stops and other public or private transportation facilities; and

Not applicable.

(15) Locations, sizes, and types of signs.

A monument entrance sign for the Miller Springs subdivision is proposed within Tract A (Attachment Q – Sign Plan).

C. Architectural Drawings. Architectural drawings shall include, as applicable:

(1) Building elevations with dimensions;

See Attachments I through P, which show detailed elevation information for each lot.

(2) Building materials, colors, and type; and

See Attachments I through P, which show these details for each dwelling on each lot.

(3) Name and contact information of the architect or designer.

Please see individual attachments for these details.

D. Preliminary Grading Plan. A preliminary grading plan prepared by a registered engineer shall be required for development sites one-half acre or larger, or where otherwise required by the City. The preliminary grading plan shall show the location and extent to which grading will take place, indicating general changes to contour lines, slope ratios, slope stabilization proposals, and location and height of retaining walls, if proposed.

See Attachment E – Grading Plan.

E. Landscape Plan. Where a landscape plan is required, it shall show the following, pursuant to Section 18.50.315:

(1) The location and height of existing and proposed fences, buffering, or screening materials;
(2) The location of existing and proposed terraces, retaining walls, decks, patios, shelters, and play areas;
(3) The location, size, and species of the existing and proposed plant materials (at time of planting);
(4) Existing and proposed building and pavement outlines;
(5) Specifications for soil at time of planting, irrigation if plantings are not drought tolerant (may be automatic or other approved method of irrigation), and anticipated planting schedule; and
(6) Other information as deemed appropriate by the City Planning Official. An arborist's report may be required for sites with mature trees that are to be retained and protected.

Please see Attachment F – Landscape Plan.

(1) No fences, buffering, or screening materials currently exist on site. Fences are proposed to surround the communal trash enclosure on Lot 2 (Attachment I).
(2) No existing terraces, retaining walls, decks, patios, shelters, or play areas exist on site. Patios and a playground are proposed on Lot 2, as depicted in Attachment I – Site Plans. Patios are also proposed on all other lots (Attachment D and Attachments J-P).
(3) No plant material currently exists on site. Proposed plant materials are included in Attachment F – Landscape Plan.
(4) No buildings currently exist on site. All streets and sidewalks within the Miller Springs Subdivision have been constructed as depicted in Attachment C – Site Improvements. All proposed building and pavement outlines are included in Attachment F – Landscape Plan.
(5) See detail in Attachment F – Landscape Plan.
(6) No additional information was requested by the City Planning Official at the time of application.

F. Deed Restrictions. Copies of all existing and proposed restrictions or covenants, including those for roadway access control.

Maintenance of common areas will be the responsibility of the Miller Springs Master Owners Association, a nonprofit corporation that has been created to regulate development and maintenance for lands included in the PUD request. A draft Declaration of Covenants, Conditions, and Restrictions for Miller Springs is included as Attachment G.

G. Narrative. Letter or narrative report documenting compliance with the applicable approval criteria contained in Section 18.20.230.

This narrative was compiled to satisfy this criterion.

H. Traffic Impact Analysis. When required by Section 18.40.015.

A traffic impact analysis was not required with this PUD request as one was completed for the subdivision filing for Miller Springs.

I. Other Information Determined by the City Planning Official. The City may require studies or exhibits prepared by qualified professionals to address specific site features or project impacts (e.g., traffic, noise, environmental features, natural hazards, etc.), as necessary to determine a proposal's conformance with this code. [Ord. 23-887 (Exh. A), 2023]

No additional information was requested by the City Planning Official at the time this application was compiled and submitted.

B. Conceptual plan (e.g., general land use, building envelopes, circulation, open space, utility connections, and other information necessary to convey the concept plan);

The following attachments have been created to satisfy this criterion:

Attachment C – Site Improvements
Attachment D – Overall Site Plan
Attachment E – Grading Plan
Attachment F – Landscape Plan

C. Grading concept (for hillside or sloping properties, or where extensive grading is anticipated);

See Attachment E – Grading Plan for this detail.

D. Landscape concept (e.g., shows retention of existing vegetation and general planting areas);

See Attachment F – Landscape Plan for this detail.

E. Architectural concept (e.g., plans illustrate architectural styles, building heights, and general materials);

See Attachments I through P for individual dwelling details, per lot.

F. Sign concept plan (e.g., locations, general size, style, and materials of signs), as applicable; and

See Attachment Q for sign details and location.

G. Copy of all existing covenants and restrictions, and a general description of proposed restrictions or covenants (e.g., for common areas, access, parking, etc.). [Ord. 23-887 (Exh. A), 2023]

No existing covenants or restrictions apply to any of the lands included in this request. Maintenance of common areas will be the responsibility of the Miller Springs Master Owners Association, a nonprofit corporation that has been created to regulate development and maintenance for lands included in the PUD request. A draft Declaration of Covenants, Conditions, and Restrictions for Miller Springs is included as Attachment G.

18.20.635 Concept plan approval criteria.

The City, in approving or approving with conditions a concept plan, shall make findings that all the following criteria are met:

1. The proposal conforms to any Comprehensive Plan intended by the language and context to function as approval criteria for the proposed PUD concept plan;

   The proposed PUD request was not found to violate any provisions or policies within the City of Burns Comprehensive Plan or Development Code.

2. If a tentative plan for land division is concurrently proposed, and except as may be modified under Section 18.20.625, all the requirements for land divisions, under Chapter 18.20, Article I, Land Divisions and Property Line Adjustments, are met;

   No land division is proposed concurrent with this PUD application, as the Miller Springs Subdivision was recorded in early 2025.

3. Except as may be modified under Section 18.20.625, all other applicable requirements of Chapters 18.30, 18.40, and 18.50 are met;

   Please see specific code sections for applicable findings. Modifications are detailed in findings under Section 18.20.625.

4. Concept plans for PUDs that are between five acres and 12 acres shall contain a minimum of 10 percent open space, and PUDs larger than 12 acres shall contain a minimum of 15 percent open space, which may be public, private, or a combination of public and private open space. The identified open space areas shall relate to the rest of the PUD in a manner that is appropriate for the intended use and function of the open space area; active recreation components shall be convenient to access for intended users of the open space area. Plans may provide space for both active and passive recreational uses, and may include, but are not limited to, neighborhood parks, pathways/trails, natural areas, plazas, and play fields. Open space areas shall be shown on the final plan and recorded with the final plat or separate instrument; the open space shall be conveyed in accordance with one of the following methods:

   A. By dedication to the City as publicly owned and maintained open space. Open space proposed for dedication to the City must be acceptable to the Planning Commission with regard to the size, shape, location, improvement, environmental condition (i.e., the applicant may be required to provide an environmental assessment), and approved by City Council based on budgetary, maintenance, and liability considerations; or
   B. By leasing or conveying title (including beneficial ownership) to a corporation, homeowners' association, or other legal entity. The terms of such lease or other instrument of conveyance must include provisions for maintenance and property tax payment acceptable to the City. The City, through conditions of approval, may also require public

access be provided, where the open space is deemed necessary, based on impacts of the development and to meet public recreational needs pursuant to the Comprehensive Plan.

The proposed PUD application includes ±6.72 acres and, as such, 10 percent of the site must remain open space, which equates to ±0.672 acres (±29,272.32 square feet). This requirement is satisfied, as depicted in Attachments B, C, and F). The proposed open spaces include all of Tracts A and B, and a playground, grassy areas, landscape strips, tree wells, and areas reserved for water catchment within the development (Lot 2). In total, approximately ±82,953 square feet (1.9 acres) of open space is provided, representing 28% of the total site area and exceeding the minimum requirement by 18%. Maintenance of open space and common areas will be the responsibility of the Miller Springs Master Owners Association, a nonprofit corporation that has been created to regulate development and maintenance for lands included in the PUD request. A draft Declaration of Covenants, Conditions, and Restrictions for Miller Springs is included as Attachment G. Said attachment includes language relating to maintenance and property tax payments.

5. Modifications to Standards. Modifications to code standards must conform to the criteria in Section 18.20.625. [Ord. 23-887 (Exh. A), 2023]

Please see Section 18.20.625 for applicable findings.

18.20.645 Detailed development plan submission.

Detailed development plan submittal requirements are determined based on the conditions of approval for the concept plan. At a minimum, the detailed development plan submittal shall meet the minimum requirements for final plat submission under Section 18.20.155 (if the PUD included land division) and shall contain information demonstrating compliance with the concept plan. The detailed development plan and preliminary land division plan shall be reviewed using the Type II procedure in Section 18.20.020 to ensure substantial conformance to the approved concept plan. Where the proposal is for a multifamily, commercial, or industrial development, site design review is required, pursuant to Article II of this chapter. Site design review for detailed development plans shall be processed through the Type II procedure. [Ord. 23-887 (Exh. A), 2023]

This application includes both the PUD concept plan and the detailed development plan for concurrent review under Section 18.20.620(2)(D). The attached site plans (Attachments C, D, and I–P), grading plan (Attachment E), landscape plan (Attachment F), architectural elevations (Attachments I–P), and final plat (Attachment B) demonstrate substantial conformance with this concept plan and are submitted as the detailed development plan under Section 18.20.645. These materials provide the information necessary for site design review of the multi-family and single-family attached developments proposed on Lots 2, 4–7, and 14–16.

18.20.650 Detailed development plan criteria.

Approval of the detailed development plan shall be based upon a finding that the final plan substantially conforms to the concept plan, including any concept plan conditions of approval. The detailed development plan shall comply with applicable code standards except where modifications were approved as part of the concept plan review or new proposed modifications are shown to comply with the criteria for modifications at Section 18.20.625.

Minor changes to the approved concept plan may be approved with the detailed plan where the City Planning Official finds that the modification is necessary to correct an error or to address changes in circumstances beyond the applicant's control that have occurred since the date of project approval or where changes reflect a logical detailed plan refinement to the original concept plan approval.

Other changes must be reviewed as major modifications under Section 18.20.420. [Ord. 23-887 (Exh. A), 2023]

18.20.655 Type I final plan reviews.

Where the City has previously approved PUD concept plan and detailed development plan, final plan reviews for the same project will be processed through a Type I review. The Type I review will verify the final development plans are consistent with the detailed development plan for the applicable portions of the project and that any conditions of approval required prior to final plan review have been satisfied. [Ord. 23-887 (Exh. A), 2023]

Article I. Lot and Development Standards

18.50.100 Lot and development standards.

1. Development Standards. This section provides the general lot and development standards for each of the City's base zoning districts. The standards of this section are organized into two tables: Table 18.50.100.3 applies to residential zones, and Table 18.50.100.4 applies to nonresidential zones.

2. Design Standards. City standards for access and circulation, building design, parking and loading, landscaping, fences and screening, among others, are located in this chapter. Notwithstanding the provisions of Tables 18.50.100.3 and 18.50.100.4, and Chapter 18.40, different standards may apply in specific locations, such as at street intersections, within overlay zones, adjacent to natural features, and other areas as may be regulated by this code or subject to state or federal requirements.

3. Lot and Development Standards for Residential Districts. The development standards in Table 18.50.100.3 apply to all new development as of October 27, 2023, in residential zones.

4. Lot and Development Standards for Nonresidential Zones

As part of this PUD request, a reduction to following standards of the SFR-7 Zone are requested (Table 2.0, next page):

- *Front yard setback reduction on Lots 4, 7, 14, 15, and 16*
- *Street side yard setback reduction on Lot 14*

Table 2.0 – DEVELOPMENT STANDARDS in the SFR-7 ZONE								
REQUIRED	*PROPOSED ADJUSTMENTS*							
	Lot 2	*Lot 4*	*Lot 5*	*Lot 6*	*Lot 7*	*Lot 14*	*Lot 15*	*Lot 16*
Lot Area (min. 4,800sf)	-	-	-	-	-	-	-	-

Lot Width (min. 45ft)	-	-	-	-	-	-	-	-
Lot Depth (min. 80ft)	-	-	-	-	-	-	-	-
Lot Frontage (min. 30ft)	-	-	-	-	-	-	-	-
Lot Coverage (n/a)	-	-	-	-	-	-	-	-
Building Height (max. 35ft)	-	-	-	-	-	-	-	-
Front Yard Setback (min. 20ft)	-	*≥7ft*	-	-	*≥7ft*	*≥7ft*	*≥7ft*	*≥7ft*
Side Yard Setback (min. 5ft)	-	-	-	-	-	-	-	-
Street Side Yard Setback (15ft)	-	-	-	-	-	*≥10ft*	-	-
Rear Yard Setback (5ft)	-	-	-	-	-	-	-	-

All setbacks highlighted in Table 2.0 are minimum setbacks requested under this PUD. Actual building locations may exceed these minimums at the time of building permit. Dashes indicate no change requested from current code standards.

As part of this PUD request, a modification to following standards of the MFR Zone are requested (Table 3.0):

- *Front yard setback on Lot 2*
- *Rear yard setback on Lot 2*

Table 3.0 – DEVELOPMENT STANDARDS in the MFR ZONE								
REQUIRED	*PROPOSED*							
	Lot 2	*Lot 4*	*Lot 5*	*Lot 6*	*Lot 7*	*Lot 14*	*Lot 15*	*Lot 16*
Lot Area (no minimum)	-	-	-	-	-	-	-	-
Lot Width (min. 40ft)	-	-	-	-	-	-	-	-
Lot Depth (min. 80ft)	-	-	-	-	-	-	-	-
Lot Frontage (min. 30ft)	-	-	-	-	-	-	-	-
Lot Coverage (max. 40%)	-	-	-	-	-	-	-	-
Building Height (max. 35ft)	-	-	-	-	-	-	-	-
Front Yard Setback (min. 20ft)	*≥7ft*	-	-	-	-	-	-	-
Side Yard Setback (min. 10ft)	-	-	-	-	-	-	-	-
Street Side Yard Setback (15ft)	-	-	-	-	-	-	-	-
Rear Yard Setback (10ft)	*≥7ft*	-	-	-	-	-	-	-

All setbacks highlighted in Table 3.0 are minimum setbacks requested under this PUD. Actual building locations may exceed these minimums at the time of building permit. Dashes indicate no change requested from current code standards.

For purposes of this PUD, the setbacks listed in Tables 2.0 and 3.0 represent the minimum distances from property lines to structures. Building envelopes and footprints shown on Attachments D and I–P are conceptual and may be shifted at the time of building permit, provided all structures continue to meet or exceed these minimum setbacks and all public utility easements remain unobstructed. A summary of actual

All other dimensional development standards not explicitly modified through this PUD request (including lot width, lot depth, lot frontage, lot coverage, and side yard setbacks) are met or exceeded as shown in Tables 2.0, 3.0 and 4.0 (next page).

Subsection (4) is not applicable.

Table 4.0 – SUMMARY OF ACTUAL FIGURES for ALL LOTS								
REQUIRED	*PROPOSED*							
	Lot 2	*Lot 4*	*Lot 5*	*Lot 6*	*Lot 7*	*Lot 14*	*Lot 15*	*Lot 16*
Lot Area (SFR 4,800sf, MFR no min)	*114,127sf*	*14,538sf*	*15,405sf*	*15,405sf*	*15,514sf*	*15,514sf*	*15,405sf*	*15,405sf*
Lot Width (SFR min. 45ft, MFR 40ft)	*+500ft*	*152ft*	*158ft*	*158ft*	*140ft*	*160ft*	*158ft*	*158ft*
Lot Depth (min. 80ft both zones)	*180ft*	*97.50ft*	*97.50ft*	*97.50ft*	*97.50ft*	*97.50ft*	*97.50ft*	*97.5ft*
Lot Frontage (min. 30ft both zones)	*+1,000 ft*	*152ft*	*158ft*	*158ft*	*255ft*	*255ft*	*158ft*	*158ft*
Lot Coverage (SFR no max, SMR max. 40%)	*22%*	*29%*	*81%*	*81%*	*27%*	*34%*	*35%*	*34%*
Building Height (max. 35ft both zones)	*31.5ft*	*30ft*	*13.3ft*	*13.3ft*	*30ft*	*24ft*	*19.5ft*	*24ft*
Front Yard Setback (min. 20ft both zones)	*≥7ft*	*≥15ft*	*20ft*	*20ft*	*≥15ft*	*≥10ft*	*≥10ft*	*≥10ft*
Side Yard Setback (SFR min. 5ft, MFR min. 10ft)	*15ft*	*15ft*	*5ft+*	*≥5ft*	*±93ft*	*5ft*	*5ft*	*5ft*
Street Side Yard Setback (15ft both zones)	*15ft*	*15ft*	-	-	*±26ft*	*10ft*	-	-
Rear Yard Setback (SFR min. 5ft, MFR min. 10ft)	*≥7ft*	*≥5ft*	*≥5ft*	*±41ft*	*≥5ft*	*7ft*	*7ft*	*7ft*

18.50.110 Setback yards exceptions.

1. Encroachments.

   A. Except as otherwise restricted by applicable building codes, building elements such as eaves, chimneys, bay windows, overhangs, heating, cooling and ventilation systems, and similar incidental structures, may extend into the required setback yards by no more than 18 inches; provided, that a setback of not less than 36 inches is maintained, all applicable building codes are met, and the vision clearance standards in Section 18.50.220(6) are met.

   With the requested modification to setbacks, such encroachment by eaves will occur on Lots 4, 7, 14, 15, and 16 but the required 36 inch setback will not be surpassed. No such encroachment is proposed on the remaining lots within the development area.

   Vision clearance standards are met on all lots (Attachment C).

   B. Porches, decks, patios, and similar features not exceeding 30 inches in height may encroach into setbacks, provided a minimum setback of not less than 36 inches is maintained and all applicable building codes are met.

   On Lot 2, the eastern-most 12-plex includes concrete patios, two of which will encroach into the east property line setback (Attachment D). The eastern edge of said patios will be no closer than 3 feet to the property line.

C. Fences may be placed within setback yards, subject to the standards of Article III of this chapter.

No property line fences are proposed with this PUD request. Fences are only proposed to screen the trash receptacle on Lot 2 (Attachment I).

2. Through Lots. Buildings on through lots are required to meet the build-to line standard on only one street. Through lots are subject to the fence height and setback requirements of Section 18.50.320 and the design standards (e.g., materials and landscape buffer requirements) of Section 18.50.315. [Ord. 23-887 (Exh. A), 2023]

All lots within the development are considered through lots. See Tables 2.0 and 3.0 in Section 18.50.100 for detail regarding setbacks.

The standards for Section 18.50.320 and Section 18.50.315 are addressed for each lot within this narrative.

This PUD application requests a reduction to the front and rear line setback requirements from 20ft to ≥7ft on Lot 2 in order to provide more parking and maneuverability at the center of the property, in an effort to showcase the building design on all public rights-of-way and conceal parking at the interior of the property.

This PUD application also requests a reduction to the front line setback requirements for Lots 4, 7, 14, 15, and 16 in a further effort to showcase buildings on standard public rights-of-way and allow alley access and parking to these lots.

18.50.115 Lot coverage.

1. Lot Coverage Calculation. The maximum allowable lot coverage, as provided in Tables 18.50.100.3 and 18.50.100.4, is calculated as the percentage of a lot or parcel covered by buildings and structures (as defined by the foundation plan area). It does not include uncovered surface-level developments such as driveways, parking pads, and patios. [Ord. 23-887 (Exh. A), 2023]

Lot coverage calculations are summarized in Table 5.0 – Lot Coverage Calculations. According to Table 18.50.100.3 in the Burns Development Code, titled Lot and Development Standards for Residential Zones, no maximum lot coverage standard exists for the SFR Zones. The lot coverage maximum for the MFR Zone (i.e. Lot 2) is 40%. No exceptions to the lot coverage standards of the Code are requested or required for this PUD request.

Table 5.0 – LOT COVERAGE CALCULATIONS				
Lot No.	***Lot Area (sf)***	***Proposed Square Footage of All Structures On-Site***	***Lot Coverage Calculation***	***Proposed Lot Coverage Percentage***
Lot 4	*14,538*	*4,171.5*	*0.29*	*29%*
Lot 5	*15,405*	*12,505.05*	*0.81*	*81%*
Lot 6	*15,405*	*12,495.60*	*0.81*	*81%*
Lot 7	*15,514*	*4160.85*	*0.27*	*27%*
Lot 14	*15,514*	*5,302*	*0.34*	*34%*
Lot 15	*15,405*	*5,450*	*0.35*	*35%*
Lot 16	*15,405*	*5,302*	*0.34*	*34%*
Lot 2	*114,127*	*25,007.90*	*0.22*	*22%*

18.50.120 Height measurement and exceptions.

1. Building Height Measurement. Building height is measured as being the vertical distance from the average contact ground level at the front wall of the building to the highest top plate.
2. Exception from Maximum Building Height Standards. Except as required pursuant to FAA regulations, chimneys, bell towers, steeples, roof equipment, flag poles, and similar features not for human occupancy are exempt from the maximum building heights; provided, that all applicable fire and building codes are met. [Ord. 23-887 (Exh. A), 2023]

See Table 2.0 and Table 3.0 within the findings for Section 18.50.100 above. No exception to the building height maximum is requested.

18.50.125 Multifamily development design standards.

1. Purpose. The following standards are intended to ensure that multifamily developments are planned with adequate open space and are designed to prevent conflicts between residential uses, on-site recreation, and vehicle circulation and parking areas.
2. Applicability. This section applies to new multifamily developments.
3. Standards.

A. Common Open Space and Landscaping. A minimum of 10 percent of the site area shall be designated for usable recreation space for multifamily developments consisting of 12 units or more.

(1) "Site area" for the purposes of this section is defined as the subject lot or lots after subtracting any required dedication of street right-of-way.
(2) The usable recreation space shall contain one or more of the following: outdoor recreation amenities, turf play fields or playgrounds, sports courts, swim pool, walking fitness course, or barbecue area. Other usable recreation spaces may be approved by the approving authority.
(3) In order to be counted as eligible toward the minimum usable recreation space area, such areas shall have dimensions of not less than 20 feet.
(4) Open space and common areas not otherwise developed with recreational facilities, buildings, or parking areas shall be landscaped.

Multifamily developments are proposed on Lots 2, 4-7, and 14-16, though only Lot 2 requires common open space and private open space dedication in accordance with this section.

The proposed PUD application includes ±6.72 acres and, as such, 10 percent of the site must remain open space, which equates to ±0.672 acres (±29,272.32 square feet). This requirement is satisfied, as depicted in Attachments B, C, and F) and Figure . The proposed open spaces include all of Tracts A and B, and a playground, grassy areas, landscape strips, tree wells, and areas reserved for water catchment within the development (Lot 2). In total, approximately ±82,953 square feet (1.9 acres) of open space is provided, representing 28% of the total site area and exceeding the minimum requirement by 18%. Maintenance of open space and common areas will be the responsibility of the Miller Springs Master Owners Association, a nonprofit corporation that has been created to regulate development and maintenance for lands included in the PUD request. A draft Declaration of Covenants, Conditions, and Restrictions for Miller Springs is included as Attachment G. Said attachment includes language relating to maintenance and property tax payments.

B. Private Open Space. Private open space areas shall be required for dwelling units based on the following criteria:
   (1) A minimum of 60 percent of all ground-floor dwelling units shall have front or rear patios or decks containing at least 96 square feet of usable area. "Ground-floor housing" means the housing unit entrance (front or rear) is within five feet of the finished ground elevation (i.e., after grading and landscaping).

   As proposed, 100% of the ground floor units on Lot 2 are designed to include 100 square feet of private open space in the form of concrete patios, as detailed in Attachment I – Lot 2 Site Plan + Building Elevations.

   (2) A minimum of 40 percent of all upper-floor housing units shall have balconies or porches containing at least 48 square feet of usable area. "Upper-floor housing" means housing units that are more than five feet above the finished grade.

   Due to the modular construction of the multi-family dwelling units, a request to waive the 40% upper-floor housing unit requirement for balconies is included with this PUD application, as extensions outside of the building envelope negatively affect the design efficiency of modular units. In an effort to mitigate any perceived negative impact this modification request may have on the upper-floor units, the outdoor common open space provided on site has been increased by ±27% over the code-required minimum.

C. Trash Storage. Trash receptacles, recycling, and storage facilities shall be oriented away from building entrances, set back at least 10 feet from any public right-of-way and adjacent residences and shall be screened with an evergreen hedge or solid fence or wall of not less than six feet in height. Receptacles must be accessible to trash pick-up trucks. [Ord. 23-887 (Exh. A), 2023]

All trash receptacles on site have been located and designed in such a way so as to meet the criteria outlined above. See Attachment I for location information. Screening that meets the requirements of the Code will encircle the trash receptacle.

18.50.130 Commercial building orientation and design…

Not applicable to this request.

Article II. Access and Circulation

18.50.210 Purpose.

This article contains standards for vehicular and pedestrian access, circulation, and connectivity. The standards promote safe, reasonably direct, and convenient options for walking and bicycling, while accommodating vehicle access to individual properties. [Ord. 23-887 (Exh. A), 2023]

18.50.215 Applicability.

This article applies to new development and changes in land use necessitating a new or modified street or highway connection. Except where the standards of a roadway authority other than the City supersede City standards, this article applies to all connections to a street or highway, and to driveways and walkways. [Ord. 23-887 (Exh. A), 2023]

18.50.220 Vehicular access and circulation.

1. Permit Required. Vehicular access to a public street (e.g., a new or modified driveway connection to a street or highway) requires an approach permit approved by the applicable roadway authority.

   Appropriate access permits have/will be obtained for each lot within the Miller Springs Development.

2. Traffic Study Requirements. The City, in reviewing a development proposal or other action requiring an approach permit, may require a traffic impact analysis, pursuant to Section 18.40.015, to determine compliance with this code.

   A traffic study was conducted prior to filing the subdivision plat for Miller Springs, record of which is on file with the City of Burns. No additional traffic studies were conducted for this PUD request.

3. Approach and Driveway Development Standards. Approaches and driveways shall conform to all the following development standards:

   A. The number of approaches on higher classification streets (e.g., collector and arterial streets) shall be appropriate for the proposed land use and the functional classification of the street; where practicable, access shall be taken first from collector or lower classification streets.

      All streets providing access to lots included within this PUD request are classified as local streets.

   B. Approaches shall conform to the spacing standards of subsections (3)(E) and (3)(F) of this section, and shall conform to minimum sight distance and channelization standards of the roadway authority.

      All approaches will be constructed to conform to the minimum sight distance and channelization standards of the roadway authority.

   C. Driveways shall be paved and meet applicable construction standards. Where permeable paving surfaces are used, such surfaces shall conform to any applicable Engineering Design Standards.

      All driveways will be paved and shall meet required construction and engineering design standards.

   D. The approving authority may limit the number or location of connections to a street, or limit directional travel at an approach to one-way, right-turn only, or other restrictions. The roadway authority may require turning movement restrictions and associated improvements to mitigate safety or traffic operations concerns

      No such limitations or restrictions were provided at the time of application submission.

   E. Where the spacing standards of the roadway authority limit the number or location of connections to a street or highway, the approving authority may require a driveway extend to one or more edges of a parcel and be

designed to allow for future extension and inter-parcel circulation as adjacent properties develop. The approving authority may also require the owner(s) of the subject site to record an access easement for future joint use of the approach and driveway as the adjacent property(ies) develop(s).

Future extension of roadways was not identified as necessary with this PUD request.

F. Where applicable codes require emergency vehicle access, approaches and driveways shall be designed and constructed to accommodate emergency vehicle apparatus and shall conform to applicable fire protection requirements. The approving authority may restrict parking, require signage, or require other public safety improvements pursuant to the recommendations of an emergency service provider.

All approaches and driveways have been designed to accommodate emergency vehicle apparatus and conform to applicable fire protection requirements.

G. As applicable, approaches and driveways shall be designed and constructed to accommodate truck/trailer-turning movements.

Maneuvering of trucks and trailers was not noted as a feature necessary to include in this PUD request.

H. Except where the approving authority and roadway authority, as applicable, permit an open access with perpendicular or angled parking (see this article), driveways shall accommodate all projected vehicular traffic on site without vehicles stacking or backing up onto a public street.

As designed, no vehicle parking areas will require backing up or stacking onto a public street.

I. Driveways shall be designed so that vehicle areas, including, but not limited to, drive-up and drive-through facilities and vehicle storage and service areas, do not obstruct any public right-of-way.

As designed, no vehicle areas obstruct a public right-of-way.

J. Approaches and driveways shall not be wider than necessary to safely accommodate projected peak hour trips and turning movements, and shall be designed with appropriate crossing distances for pedestrians.

Driveway widths are noted on the site plans included in Attachments I through P.

K. As it deems necessary for pedestrian safety, the approving authority, in consultation with the roadway authority, as applicable, may require that traffic-calming features, such as speed tables, textured driveway surfaces (e.g., pavers or similar devices), curb extensions, signage or traffic control devices, or other features, be installed on or in the vicinity of a site as a condition of development approval.

A speed bump (complete with ADA ramps and a stamped concrete crosswalk) is proposed on Riata Street to slow down traffic within the development. This speed bump is proposed to be located where the walking trail crosses Riata Street. This walking trail extends through the development and acts as an added pedestrian feature, enhancing the livability and connectivity of the development.

L. Construction of approaches along acceleration or deceleration lanes, and along tapered (reduced width) portions of a roadway, shall be avoided; except where no reasonable alternative exists and the approach does not create safety or traffic operations concern.

Approaches are not proposed along acceleration or deceleration lanes.

M. Approaches and driveways shall be located and designed to allow for safe maneuvering in and around loading areas, while avoiding conflicts with pedestrians, parking, landscaping, and buildings.

Loading areas are not proposed with this PUD request.

N. Where sidewalks or walkways occur adjacent to a roadway, driveway aprons constructed of concrete shall be installed between the driveway and roadway edge. The roadway authority may require the driveway apron be installed outside the required sidewalk or walkway surface, consistent with Americans with Disabilities Act (ADA) requirements, and to manage surface water runoff and protect the roadway surface.

All driveway aprons will be installed in conformance with this code and shall be consistent with ADA requirements.

O. Where an accessible route is required pursuant to ADA, approaches and driveways shall meet accessibility requirements where they coincide with an accessible route.

All driveway aprons will be installed in conformance with this code and shall be consistent with ADA requirements.

P. Where a new approach onto a state highway or a change of use adjacent to a state highway requires ODOT approval, any land use approval will be conditioned to require ODOT approval that is substantially consistent with the land use approval.

No state highways are located in the vicinity of this PUD request.

Q. Where a proposed driveway crosses a culvert or drainage ditch, the developer shall install a culvert or other approved drainage conveyance structure that extends under and beyond the edges of the driveway on both sides of it, pursuant to applicable Public Works design standards.

No such crossing area included as part of this PUD request.

R. Except as otherwise required by the applicable roadway authority or waived by the Public Works Director, temporary driveways providing access to a construction site or staging area shall be paved or graveled to prevent tracking of mud onto adjacent paved streets.

No temporary driveways are required or proposed with this PUD request.

4. Approach Separation from Street Intersections. Except as provided by subsection (7) of this section, the following minimum distances shall be maintained between approaches and street intersections, where distance is measured from the edge of an approach surface to the edge of the roadway at its ultimate designated width:
   A. On an arterial street: 200 feet, except as required by ODOT, pursuant to OAR 734-051, for state highways.
   B. On a collector street: 50 feet.
   C. On a local street: 30 feet.

   All streets within this PUD request are designated as local streets. All driveway approaches are located more than 30 feet from any intersection, as detailed in Attachments I through P.

5. Approach Spacing. Except as provided by subsection (7) of this section or as required to maintain street operations and safety, the following minimum distances shall be maintained between approaches, where distance is measured from the edge of one approach to the edge of another:

A. On an arterial street: 250 feet based on speed limit or posted speed, as applicable, except as otherwise required by ODOT for a state highway, pursuant to OAR 734-051.
B. On a collector street: 100 feet for non-residential development and 50 feet for residential development.
C. On a local street: three feet.

All streets within this PUD request are designated as local streets. All driveway approaches are spaced more than 3 feet apart, as detailed in Attachments I through P.

6. Vision Clearance. No visual obstruction (e.g., sign, structure, solid fence, or shrub vegetation) between three feet and eight feet in height shall be placed in "vision clearance areas" at street intersections, as illustrated below in Figure 18.50.220.6.A and 18.50.220.6.B.

The minimum vision clearance area may be modified by the Planning Official through a Type I procedure, upon finding that more or less sight distance is required (i.e., due to traffic speeds, roadway alignment, etc.). The placement of light poles, utility poles, and tree trunks should be avoided within vision clearance areas to the extent practicable.

All required vision clearance area requirements are adhered to with this PUD request (Attachment C – Site Improvements).

7. Exceptions and Adjustments. The Planning Official may approve adjustments to the spacing standards of subsections (4) and (5) of this section, where an existing connection to a City street does not meet the standards of the roadway authority and the proposed development moves in the direction of code compliance. The Planning Official through a Type II procedure may also approve a deviation to the spacing standards on City streets where they find that mitigation measures, such as consolidated access (removal of one access), joint use driveways (more than one property uses same access), directional limitations (e.g., one-way), turning restrictions (e.g., right-in/right-out only), or other mitigation alleviate all traffic operations and safety concerns.

No exceptions or adjustments to the spacing standards of subsections (4) and (5) are requested with this PUD request.

8. Joint Use Access Easement and Maintenance Agreement. Where the City approves a joint use driveway, the property owners shall record an easement with the deed allowing joint use of and cross access between adjacent properties. The owners of the properties agreeing to joint use of the driveway shall record a joint maintenance agreement with the deed, defining maintenance responsibilities of property owners. The applicant shall provide a fully executed copy of the agreement to the City for its records, but the City is not responsible for maintaining the driveway or resolving any dispute between property owners. [Ord. 23-887 (Exh. A), 2023]

No joint use driveways are proposed with this PUD request.

18.50.225 Pedestrian access and circulation.

1. Purpose and Intent. This section is intended to provide for safe, reasonably direct, and convenient pedestrian access and circulation. This section does not apply to development in industrial zones.

2. Standards. Developments shall conform to all the following standards for pedestrian access and circulation:

A. Continuous Walkway System. A pedestrian walkway system shall extend throughout the development site and connect to adjacent public sidewalks, if any, and to all future phases of the development, as applicable.

A pedestrian walkway system extends throughout the development and connects to adjacent public sidewalks, with the opportunity for connection to future phases of development (Attachment D).

B. Safe, Direct, and Convenient. Walkways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas, playgrounds, and public rights-of-way conforming to the following standards:

(1) The walkway is reasonably direct. A walkway is reasonably direct when it follows a route that does not add more than 30 percent of total travel distance when compared to a straight line. In all cases a route that does not add more than 400 feet of out of direction travel shall be considered reasonably direct.

All walkways depicted in this PUD request are reasonably direct (Attachment C, Attachment D and Attachments I through P).

(2) The walkway is designed primarily for pedestrian safety and convenience, meaning it is reasonably free from hazards and provides a reasonably smooth and consistent surface and direct route of travel between destinations. The approving authority may require landscape buffering between walkways and adjacent parking lots or driveways to mitigate safety concerns.

All pedestrian walkways depicted in this PUD request will be free from hazards and separated from public ROWs as necessary. All pedestrian walkways will be surfaced in concrete where they connect parking areas with building entrances. Recreational pathways are also proposed and will be surfaced in bark mulch or another comparable material (Attachment C).

(3) The walkway network connects to all primary building entrances, consistent with the pedestrian access and circulation standards of Section 18.50.225 and, where required, Americans with Disabilities Act (ADA) requirements.

All walkways connecting parking areas with building entrances will be surfaced in concrete and will be designed and constructed to as to meet all ADA requirements (Attachment C, Attachment D and Attachments I through P).

C. Vehicle/Walkway Separation. Except as required for crosswalks, per subsection (2)(D) of this section, where a walkway abuts a driveway or street it shall be raised at least six inches and curbed along the edge of the driveway or street. Alternatively, the approving authority may approve a walkway abutting a driveway at the same grade as the driveway if the walkway is physically separated from all vehicle-maneuvering areas. An example of such separation is a row of bollards (designed for use in parking areas) with adequate minimum spacing between them to prevent vehicles from entering the walkway.

All walkways not contained within public rights-of-way are proposed to be at grade and separated from parking areas and driveways with wheel stops (Attachment C, Attachment D and Attachments I through P).

D. Crosswalks. Where a walkway crosses a parking area or driveway ("crosswalk"), it shall be clearly marked with contrasting paving materials (e.g., pavers, light-color concrete inlay between asphalt, or similar contrasting material). The crosswalk may be part of a speed table to improve driver-visibility of pedestrians.

Stamped concrete crossings are proposed at Sandhill Crane Street and the platted alley; Kiger Avenue and the platted alley; and Riata Street and its intersection with the walking trail (Attachment C – Site Improvements).

E. Walkway Width and Surface. Walkways, including access ways required for subdivisions pursuant to Chapter 18.20, Article I, Land Divisions and Property Line Adjustments, shall be constructed of concrete, asphalt, brick or masonry pavers, or other durable surface, as approved by the City Engineer, and not less than five feet

wide. Multi-use paths (i.e., designed for shared use by bicyclists and pedestrians) shall be concrete or asphalt and shall conform to the transportation standards of Section 18.40.015. [Ord. 23-887 (Exh. A), 2023]

All walkways are proposed to satisfy the requirements of this section. No multi-use paths are proposed with this development request (Attachment C – Site Improvements)..

Article III. Landscaping, Fences, Walls, and Exterior Lighting

18.50.310 Purpose and applicability.

This article establishes design standards for when a fence or a wall not attached to a building is to be erected, extended, or otherwise altered. It also applies to situations where this code requires screening or buffering (e.g., outdoor or unenclosed storage uses). The standards of this article supplement the development standards in Table 18.50.100.4 and any applicable special use requirements under Section 18.30.200. [Ord. 23-887 (Exh. A), 2023]

18.50.315 Landscaping and screening.

1. General Landscape Standard. All portions of a lot not otherwise developed with buildings, accessory structures, vehicle maneuvering areas, or parking shall be landscaped.

2. Minimum Landscape Area. All non-residential lots shall conform to the minimum landscape area standards of the applicable zoning district, as contained in Table 18.50.100.4. The decision-making body may allow credit toward the minimum landscape area for existing vegetation that is retained in the development.

3. Plant Selection. A combination of deciduous and evergreen trees, shrubs, and ground covers shall be used for all planted areas, the selection of which shall be based on the local climate, exposure, water availability, and drainage conditions, among other factors. When new vegetation is planted, soils shall be amended and irrigation shall be provided, as necessary, to allow for healthy plant growth. The selection of plants shall be based on all the following standards and guidelines:

   A. Use plants that are appropriate to the local climate, exposure, and water availability. The presence of utilities and drainage conditions shall also be considered. The City may rely on expert sources in evaluating landscape plans (e.g., Oregon State University Extension Service bulletins/University of Washington Urban Forestry Program guidelines, etc.).

      Only plants appropriate for the local climate, exposure, and water availability are included in the Landscape Plan (Attachment F).

   B. Plant species that do not require irrigation once established (naturalized) are preferred over species that require irrigation.

      Only plants appropriate for the local climate, exposure, and water availability are included in the Landscape Plan (Attachment F).

   C. Trees shall be not less than two-inch caliper for street trees and one-and-one-half-inch caliper for other trees at the time of planting. Trees to be planted under or near power lines shall be selected so as to not conflict with power lines at maturity.

      Please see detailed Landscape Plan (Attachment F).

D. Shrubs shall be planted from five-gallon containers, minimum, where they are for required screens or buffers, and two-gallon containers minimum elsewhere.

Please see detailed Landscape Plan (Attachment F).

E. Shrubs shall be spaced in order to provide the intended screen or canopy cover within two years of planting.

Please see detailed Landscape Plan (Attachment F).

F. All landscape areas, whether required or not, that are not planted with trees and shrubs or covered with allowable non-plant material, shall have ground cover plants that are sized and spaced to achieve plant coverage of not less than 50 percent at maturity.

Please see detailed Landscape Plan (Attachment F).

G. Bark dust, chips, aggregate, or other non-plant ground covers may be used, but shall cover not more than 50 percent of any landscape area. Non-plant ground covers cannot be a substitute for required ground cover plants.

Please see detailed Landscape Plan (Attachment F).

H. Where stormwater retention or detention, or water quality treatment facilities are proposed, they shall be planted with water-tolerant species.

Please see Notes section within detailed Landscape Plan (Attachment F).

I. Existing mature trees that can thrive in a developed area and that do not conflict with other provisions of this code may be retained where specimens are in good health, have desirable aesthetic characteristics, and do not present a hazard. When such trees are proposed to be retained, the decision-making body may reduce the plant coverage standards of subsection (3)(F) of this section by up to one-half.

No existing mature trees exist on site.

J. Landscape plans shall avoid conflicts between plants and buildings, streets, walkways, utilities, and other features of the built environment.

No such conflicts were identified on site. Please see detailed Landscape Plan (Attachment F).

K. Evergreen plants shall be used where a sight-obscuring landscape screen is required.

Sight-obscuring screening is required and proposed to surround the parking areas on each lot. Please see detailed Landscape Plan (Attachment F).

L. Deciduous trees should be used where summer shade and winter sunlight is desirable.

Please see detailed Landscape Plan (Attachment F).

M. Landscape plans should provide focal points within a development, for example, by preserving large or unique trees or groves or by using flowering plants or trees with fall color.

No existing large or unique trees are present on site. Please see detailed Landscape Plan (Attachment F).

N. Landscape plans should use a combination of plants for seasonal variation in color and year-long interest.

Please see detailed Landscape Plan (Attachment F).

O. Where plants are used to screen outdoor storage or mechanical equipment, the selected plants shall have growth characteristics that are compatible with such features.

No such screening is proposed on-site.

P. Landscape plans shall provide for both temporary and permanent erosion control measures, which shall include plantings where cuts or fills, including berms, swales, stormwater detention facilities, and similar grading, is proposed.

Please see detailed Landscape Plan (Attachment F).

Q. When new vegetation is planted, soils shall be amended and irrigation provided, as necessary, until the plants are naturalized and able to grow on their own.

All measures will be taken to ensure plantings survive and thrive on site.

4. Parking Lot Landscaping. The following standards shall be met for all new parking lots. If a development contains multiple parking lots, then the standards shall be evaluated separately for each parking lot.

A. A minimum of 10 percent of the total surface area of all parking areas, as measured around the perimeter of all parking spaces and maneuvering areas, shall be landscaped. Such landscaping shall consist of canopy trees distributed throughout the parking area. A combination of deciduous and evergreen trees, shrubs, and ground cover plants is required. At a minimum, one tree per 12 parking spaces on average shall be planted over and around the parking area.

The following excerpt from Attachment F – Landscape Plan outlines parking area and landscape measurements for each lot. As detailed, the minimum total surface area of all parking areas is met on each lot.

LOTS		LANDSCAPING AREAS			
LOT#	TOTAL (SF)	PARKING (SF)	LANDSCAPE (SF)	% OF PARKING	NATURAL (SF)
2	118527	38559	6323	16.3%	49047
4	14537	2743	1017	37.1%	8192
5	15405	2200	1031	46.8%	8011
6	15405	2200	954	43.3%	8087
7	15514	2743	741	27.0%	9440
14	15514	2740	883	32.2%	6582
15	15405	2740	793	28.9%	6764
16	15405	2740	694	25.3%	6753
17	13506	1370	1267	92.4%	7044

The required 1 tree per 12 parking spaces is proposed throughout the development (Attachment F). Lots 4-6 and 14-16 propose fewer than 12 parking spaces on site. Lot 2 proposes 114 parking spaces on site, which requires 10

trees throughout the parking area. In total, 15 trees are proposed throughout the parking area on Lot 2 (Attachment F and Attachment I).

B. All parking areas with more than 25 spaces shall provide landscape islands with trees that break up the parking area into rows of not more than 10 contiguous parking spaces. Landscape islands and planters shall have dimensions of not less than 48 square feet of area and no dimension of less than six feet (including curbing), to ensure adequate soil, water, and space for healthy plant growth.

Lot 2 includes a parking area with more than 25 spaces. As such, landscaped islands measuring 9ft by 19ft (171sf) are present every 10 spaces (Attachment C and Attachment D).

C. All required parking lot landscape areas not otherwise planted with trees must contain a combination of shrubs and groundcover plants so that, within two years of planting, not less than 50 percent of that area is covered with living plants.

As proposed, this requirement is satisfied (Attachment F).

D. Wheel stops, curbs, bollards, or other physical barriers are required along the edges of all vehicle-maneuvering areas to protect landscaping from being damaged by vehicles. Trees shall be planted not less than two feet from any such barrier.

Wheel stops are proposed to block vehicle travel from exiting designated parking areas (Attachment C and Attachment I).

E. Trees planted in tree wells within sidewalks or other paved areas shall be installed with root barriers.

Noted.

5. Screening Requirements. Screening is required for outdoor storage areas, unenclosed uses, and parking lots, and may be required in other situations as determined by the decision-making body. Landscaping shall be provided pursuant to the standards of subsections (5)(A) through (5)(C) of this section:

A. Outdoor Storage and Unenclosed Uses. All areas of a site containing or proposed to contain outdoor storage of goods, materials, equipment, and vehicles (other than required parking lots and service and delivery areas, per site design review), and areas containing junk, salvage materials, or similar contents, shall be screened from view from adjacent rights-of-way and residential uses by a sight-obscuring fence, wall, landscape screen, or combination of screening methods. See also Article III of this chapter for related fence and wall standards.

No outdoor storage areas or unenclosed uses are proposed.

B. Parking Lots. The edges of parking lots shall be screened to minimize vehicle headlights shining into adjacent rights-of-way and residential yards. Parking lots abutting a sidewalk or walkway shall be screened using a low-growing hedge or low garden wall to a height of between three feet and four feet.

Vegetative screening is proposed. Please see detailed Landscape Plan (Attachment F).

C. Other Uses Requiring Screening. The decision-making body may require screening in other situations as authorized by this code, including, but not limited to, outdoor storage areas, blank walls, and as mitigation where an applicant has requested an adjustment pursuant to Section 18.20.520.

Noted.

6. Maintenance. All landscaping shall be maintained in good condition, or otherwise replaced by the property owner. [Ord. 23-887 (Exh. A), 2023]

All landscaping on site will be maintained by the HOA created to oversee development on these properties, as detailed in Attachment G.

18.50.320 Fences and walls.

1. Purpose. This section provides general development standards for fences, and walls that are not part of a building, such as screening walls and retaining walls…

2. Height.

A. Residential Zones. Fences and freestanding walls (i.e., exclusive of building walls) for residential uses shall not exceed the following heights above grade, where grade is measured from the highest adjacent finished ground level, or in the case of fencing within a required yard area abutting a public street, from the finished grade on the side nearest the street.

(2) Within an Interior Side or Rear Yard Setback: six feet.

A screening fence is proposed to encircle the trash receptacles proposed with this application. Said fence(s) will only be located in an interior side or rear yard and will meet the height requirements for screening (6ft).

18.50.325 Exterior lighting.

In all districts, any operation or activity producing glare shall be so conducted that direct or indirect light from the source shall not spill over to any property in a residential district, other than the lot on which the glare is generated.

1. Exemptions. This section is not intended to apply to public street lighting.
1. Exterior Lighting Plan. At the time any exterior lighting is installed or substantially modified, an exterior lighting plan shall be submitted that identifies the following:

A. Location of light fixtures.
B. Type of luminaire.
C. Height of luminaire.
D. Maximum illumination.
E. Cut-off angle. [Ord. 23-887 (Exh. A), 2023]

On-site lighting details are contained in Attachments I through P.

Article IV. Parking and Loading

18.50.400 Parking, loading, and drive-through queues.

1. Purpose. This section contains requirements for automobile and bicycle parking, as well as standards for loading and drive-through uses. It provides standards for the minimum number of parking spaces for various use types, along with

the location, size, and design of parking, loading, and drive-through areas to ensure such areas can be accessed safely and efficiently.

2. Applicability. The regulations of this section apply to all parking areas in all zones, whether parking is required by this code or put in for the convenience of property owners or users.
3. Occupancy. All required parking areas must be developed in accordance with the requirements of this code prior to occupancy of any structure on the subject site; for phased projects, the required parking must be developed prior to occupancy of structures within the applicable phase. Where landscaping, screening or other improvements are required pursuant to this code, all such improvements must be installed and approved by the Planning Official or their designee prior to occupancy.
4. Calculations of Amounts of Required and Allowed Parking.
   A. When computing parking spaces based on gross floor area, parking structures and non-leasable floor spaces, such as storage closets, mechanical equipment rooms, and similar spaces, are not counted.
   B. When there are two or more separate uses on a site, the minimum parking for the site is the sum of the required parking for the various individual uses. For shared parking, see Section 18.50.410(3).
5. Proximity of Parking to Use. Required parking spaces for residential uses must be located on the site of the use or on a parcel or tract owned in common by all the owners of the properties that will use the parking area. Required parking spaces for nonresidential uses must be located on the site of the use or in a parking area that has its closest pedestrian access point within 300 feet of the site.
6. Improvement of Parking Areas. Motorized vehicle parking is allowed outside the public right-of-way within garages, carports, and other approved structures; and on driveways or parking lots that have been developed in conformance with this code. This section does not apply to on-street parking within the public right-of-way. [Ord. 23-887 (Exh. A), 2023]

18.50.410 Automobile parking.

1. Minimum Number of Off-Street Automobile Parking Spaces. Except as provided by subsection (3) of this section, or as required for Americans with Disabilities Act compliance under subsection (6) of this section, off-street parking shall be provided pursuant to one of the following three standards:

   A. The standards in Table 18.50.410.1;
   B. A standard from Table 18.50.410.1 for a use that the Planning Official determines is similar to the proposed use; or
   C. Subsection (2) of this section, Exceptions and Reductions to Off-Street Parking, which includes a parking demand analysis option.

Table 18.50.410.1 – Off-Street Parking Spaces by Use	
Land Use Category	Unless Otherwise Stated, Parking Standards are Based on Gross Floor Area, and Except as Noted Under Section 18.50.415(3)(A)
	Minimum Number of Required Parking Spaces
Residential Uses	
Dwellings:	
Detached Single-Family	2 spaces
Duplex	4 spaces
Tri-Plex	5 spaces
Four or More Units	1.5 spaces per unit, plus one space for each four units to be reserved for recreational vehicles

Table 18.50.410.1 – Off-Street Parking Spaces by Use	
Land Use Category	Unless Otherwise Stated, Parking Standards are Based on Gross Floor Area, and Except as Noted Under Section 18.50.415(3)(A)
	Minimum Number of Required Parking Spaces
Accessory Dwelling Unit (ADU)	No additional spaces required for single ADU on single parcel

Two parking spaces are proposed for each single-family dwelling on Lots 14, 15 and 16. These spaces are proposed to be provided under covered parking structures and within a surfaced parking area, as noted on the site plan ((Attachment C, Attachment D, and Attachments N to P).

A total of 6 parking spaces are proposed for each 4-plex on Lots 4 and 7. These spaces are proposed to be provided within a surfaced parking area on-site (Attachment C, Attachment D, Attachment J and Attachment M). A request for a modification to the RV parking space requirement is included in this PUD request, as RVs are not anticipated to be prevalent within this work-force housing development.

Two parking spaces are proposed for each single-family dwelling on Lots 5 and 6. These spaces are proposed to be provided within a surfaced parking area on-site (Attachment C, Attachment D, Attachment K and Attachment L).

One-hundred-and-twelve parking spaces are proposed for the multi-family dwelling development proposed on Lot 2 (Attachment C and Attachment I). These spaces are proposed to be provided within a surfaced parking area on-site (Attachment C). A request for a modification to the RV parking space requirement is included in this PUD request, as RVs are not anticipated to be prevalent within this work-force housing development.

2. Exceptions and Reductions to Off-Street Parking.

   A. There is no minimum number of required automobile parking spaces for uses within the Downtown Core Overlay zone.
   B. An applicant may propose a parking standard that is different than the standard under subsections (1)(A) and (1)(B) of this section for review and action by the Planning Official through a Type II procedure. The applicant's proposal shall consist of a written request and a parking analysis prepared by a qualified professional. The parking analysis, at a minimum, shall assess the average parking demand and available supply for existing and proposed uses on the subject site; opportunities for shared parking with other uses in the vicinity; existing public parking in the vicinity; transportation options existing or planned near the site, such as frequent bus service, carpools, or private shuttles; and other relevant factors.

      In addition, the decision-making body, through a Type II procedure, may reduce the off-street parking standards of Table 18.50.410.1 for sites with one or more of the following features:

      (1) Site has a bus stop with frequent transit service located adjacent to it, and the site's frontage is improved with a bus stop waiting shelter, consistent with the standards of the applicable transit service provider: allow up to a 10 percent reduction to the standard number of automobile parking spaces;
      (2) Site has dedicated parking spaces for carpool or vanpool vehicles: allow up to a 10 percent reduction to the standard number of automobile parking spaces;
      (3) Site has dedicated parking spaces for two-wheeled vehicles: allow reductions to the standard dimensions for parking spaces, up to five percent of the total required parking.

C. The number of required off-street parking spaces may be reduced through the provision of shared parking, pursuant to subsection (3) of this section.

No exception to the required number of standard parking spaces requested. A request for a modification to the RV parking space requirement is included in this PUD request, as RVs are not anticipated to be prevalent within this work-force housing development.

2. Shared Parking. Required parking facilities for two or more uses, structures, or parcels of land may be satisfied by the same parking facilities used jointly, to the extent that the owners or operators show that the need for parking facilities does not materially overlap (e.g., uses primarily of a daytime versus nighttime nature; weekday uses versus weekend uses); and provided, that the right of joint use is evidenced by a recorded deed, lease, contract, or similar written instrument establishing the joint use. Shared parking requests shall be subject to review and approval through site plan review.

Shared parking is not proposed.

3. Parking Stall Design and Minimum Dimensions. Where a new off-street parking area is proposed, or an existing off-street parking area is proposed for expansion, the entire parking area shall be improved in conformance with this article. The minimum number of required new parking spaces and the associated drive aisles for new vertical development shall be paved with asphalt or concrete, and shall conform to the minimum dimensions in Table 18.50.410.4. Where additional parking spaces are proposed beyond the minimum requirement for commercial, industrial, or multi-family development with more than four units, the decision-making body may authorize the use of alternative parking area surfacing, such as permeable pavers or laterally stabilized gravel (i.e., gravel parking with interconnected plastic grids that prevent erosion and keeps gravel in the designed location). Through a Type III procedure, the Planning Commission may allow the use of alternative parking area surfacing for required minimum parking spaces.

Table 18.50.410.4
Parking Space Minimum Dimensions*

Parking Angle	Space Width	Space Length	Drive Aisle Width (1-Way)	Drive Aisle Width (2-Way)
90 degrees	9 feet	19 feet	24 feet	24 feet
60 degrees			16 feet	
45 degrees			12 feet	
Parallel	8 feet	24 feet	12 feet	

All parking spaces within the PUD are designed as 90 degree angled, measuring 9 feet wide and 19 feet long. All drive aisle measure 24 feet in width. See Attachment C to confirm details.

4. Unpaved parking areas shall demarcate individual spaces using wheel stops or other similar methods. All off-street parking areas shall be maintained in a dust-free condition at all times, and contain wheel stops, perimeter curbing, bollards, or other edging as necessary to prevent vehicles from damaging buildings or encroaching into walkways, landscapes, or the public right-of-way. Parking areas shall also provide for storm drainage and surface water management, pursuant to Section 18.40.030.

All parking areas on-site are proposed to be surfaced with asphalt.

* See also Section 18.50.130, Commercial building orientation and design, for parking location requirements; Section 18.50.220, Vehicular access and circulation, for driveway standards; and Article III of this chapter for requirements related to landscaping, screening, fences, walls, and outdoor lighting.

5. Adjustments to Parking Area Dimensions. The dimensions in Section 18.50.420(4) are minimum standards. The decision-making body may adjust the dimensions based on evidence that a particular use will require more or less maneuvering area.

No adjustments to parking area dimensions are requested with this application.

6. Americans with Disabilities Act (ADA). Parking shall be provided consistent with ADA requirements, including, but not limited to, the minimum number of spaces for automobiles, van-accessible spaces, location of spaces relative to building entrances, accessible routes between parking areas and building entrances, identification signs, lighting, and other design and construction requirements. [Ord. 23-887 (Exh. A), 2023]

Based on the number of dwelling units proposed, the following number of parking spaces are required:

Table 6.0 – REQUIRED PARKING SPACES

Lot	*Proposed Number of Dwelling Units*	*Required Number of Parking Spaces*	*Number of Parking Spaces Proposed*	*Number of Required ADA-Compliant Spaces*	*Number of Proposed ADA-Compliant Spaces*
2	*72*	*108*	*114*	*5*	*8*
4	*4*	*6 + 1 RV*	*8*	*1*	*1*
5	*3*	*6*	*6*	*0*	*0*
6	*3*	*6*	*6*	*0*	*0*
7	*4*	*6 + 1 RV*	*8*	*1*	*1*
14	*3*	*6*	*6*	*0*	*0*
15	*3*	*6*	*6*	*0*	*0*
16	*3*	*6*	*6*	*0*	*0*

All parking spaces are designed to be 9ft in width, 19 feet in length, and served by a 24 foot drive aisle (Attachment C and Attachment D). All parking spaces are proposed to be surfaced in asphalt. ADA-compliant parking will meet all required ADA standards.

18.50.415 Bicycle parking.

1. Standards. Bicycle parking spaces shall be provided with new development and, where a change of use occurs, pursuant to the standards in Table 18.50.415.1. Where an application is subject to conditional use permit approval or the applicant has requested a reduction to an automobile-parking standard, pursuant to Section 18.50.410(2), the decision-making body may require bicycle parking spaces in addition to those in Table 18.50.415.1.

Table 18.50.415.1 - Required Bicycle Parking

Use	Minimum Number of Spaces
Multifamily Residential (not required for parcels with fewer than 4 dwelling units)	2 bike spaces per 4 dwelling units that do not have garages

2. Design. Bicycle parking shall consist of steel racks or lockers. For uses that require site design review, the application shall include a design typical for the style of bike rack being proposed.

3. Exemptions. This section does not apply to single-family and duplex housing, home occupations, and agricultural uses. The decision-making body may exempt other uses upon finding that, due to the nature of the use or its location, it is unlikely to have any patrons or employees arriving by bicycle.
4. Hazards. Bicycle parking shall not impede or create a hazard to pedestrians or vehicles, and shall be located so as to not conflict with the vision clearance standards of Section 18.50.220(6). [Ord. 23-887 (Exh. A), 2023]

Designated bicycle parking is proposed on Lots 2, 4, and 7, as required by code. Lot 2 includes 24 bicycle parking spaces (Attachment I), and Lots 4 and 7 include 4 bicycle parking spaces each (Attachment J and M). A steel rack will be provided in all instances.

18.50.420 Loading areas.

1. Purpose. The purpose of this section is to provide adequate loading areas for commercial and industrial uses that do not interfere with the operation of adjacent streets.
2. Applicability. This section applies to uses that are expected to have service or delivery truck visits. It applies only to uses visited by trucks with a 40-foot or longer wheelbase, at a frequency of one or more vehicles per week. The decision-making body shall determine through site design review the number, size, and location of required loading areas, if any.
3. Standard. Where an off-street loading space is required, it shall be large enough to accommodate the largest vehicle that is expected to serve the use without obstructing vehicles or pedestrian traffic on adjacent streets and driveways. The decision-making body may restrict the use of other public rights-of-way, so applicants are advised to provide complete and accurate information about the potential need for loading spaces.
5. Exceptions and Adjustments. The decision-making body, through site design review, may approve a loading area adjacent to or within a street right-of-way where it finds that loading and unloading operations are short in duration (i.e., less than one hour), infrequent, do not obstruct traffic during peak traffic hours, do not interfere with emergency response services, and are acceptable to the applicable roadway authority. [Ord. 23-887 (Exh. A), 2023]

As this PUD request includes only residential uses, no loading areas are required or proposed.

18.50.425 Drive-through queues.

Drive-through uses shall provide off-street queuing area for at least five vehicles. Not less than two queuing spaces shall be available before any menu or customer interaction locations. Multiple drive-through lanes can count in combination to satisfy the queuing requirements. Required queuing shall not block circulation or access to any required off-street parking. [Ord. 23-887 (Exh. A), 2023]

No drive through queuing areas are proposed or required with this PUD request.

Article V. Signs

18.50.500 Signs.

1. Purpose. The purpose of this section is to regulate the placement, size, and appearance of signs in the City of Burns.

2. Applicability. The regulations in this section apply to the installation of all new signs, as defined in Section 18.10.070. A sign permit shall be obtained from the Planning Official prior to the construction or placement of any new sign.

3. Exemptions. The following are exempt from the provisions of this section:

    A. Signs not oriented toward or intended to be legible from a public right-of-way, private road, or other private property.
    B. Signs inside a building, except for strobe lights visible from a right-of-way, private road, or other private property.
    C. Street and traffic signs legally erected in the right-of-way.
    D. Building numbers as required by the City of Burns.
    E. Signs carved into or part of materials, which are an integral part of the building.
    F. Government, fraternal, civic, or religious organization flags on permanent flag poles, which are designed to allow raising and lowering of flags.
    G. Painted wall decorations and painted wall highlights.

4. Prohibited Signs. The following types of signs are prohibited.

    A. Off-premise signs (i.e., signs advertising products or services that are not sold or offered on the site at which the sign is located).
    B. Strobe lights and signs containing strobe lights, which are visible beyond the property lines.
    C. Signs placed on or painted on a motor vehicle trailer and parked with the primary purpose of providing a sign not otherwise allowed for by this code.
    D. Signs constructed in the public right-of-way in whole or in part, except signs legally erected for informational purposes by or on behalf of a government agency. Overhead signs shall be a minimum of 14 feet above a sidewalk and shall not extend into the street and the owner agrees to hold the City harmless of any claims resulting thereof from the signs.
    E. Signs placed on rooftops exceeding the 35-foot building height limitation.
    F. Flashing or blinking light rooftop signs, excluding seasonal decorations.

5. Non-Conforming Signs. All existing signs, including billboards, that do not conform to the specific standards of this Code may be considered legal nonconforming pursuant to Section 18.10.055 if the sign was erected in conformance with a valid permit and complied with all applicable laws at the time of the sign's installation. All nonconformities shall be subject to the requirements of Section 18.10.055.

6. Abandoned Signs.

    A. Any sign the no longer contains legible visible images or text shall be considered abandoned. Within 12 months following the date of abandonment, an abandoned sign and its supporting structure shall be removed by the owner of the sign or owner of the premises on which the sign is located.
    B. Any owner of an abandoned sign which is otherwise in conformance with this Section may apply to the Planning Director for an extension of the removal date. If the Planning Official determines that the continued maintenance of the sign is consistent with the purpose of this code, an extension of up to one year may be granted.
    C. Any nonconforming, abandoned sign must be removed within six months. No extension of time is available.

7. Signs in Residential Districts. The following signs are permitted within all residential zones.

    A. One nonilluminated name plate, not to exceed one and one-half square feet in area, placed flat against the building for each dwelling containing a home occupation.
    B. One temporary nonilluminated sign not to exceed five square feet in area pertaining to the lease, rental, or sale of a building or premises upon which it is located.

C. One bulletin board not to exceed 12 square feet in area for each church, public library, neighborhood, or community center.

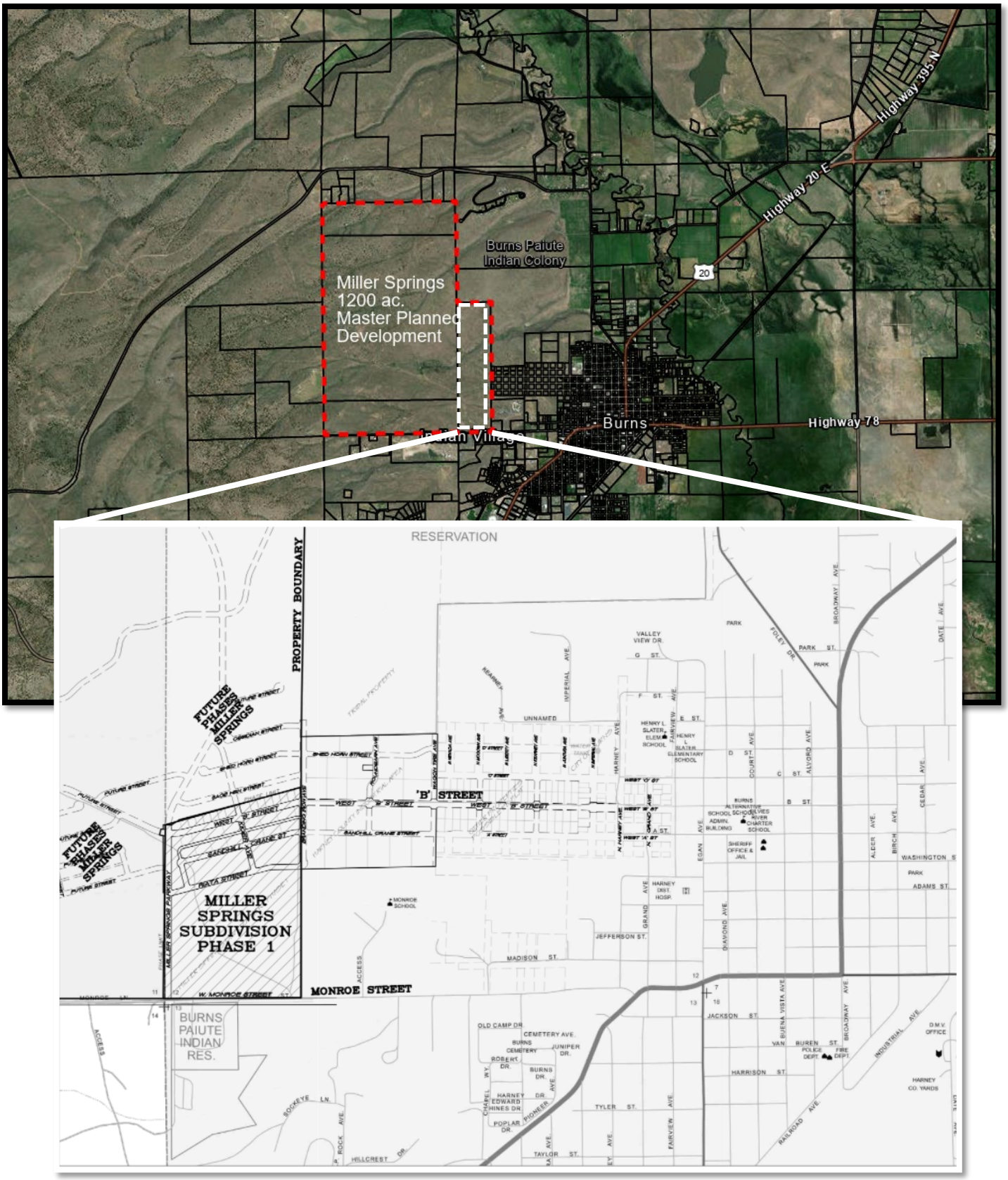
8. Signs in Commercial and Employment Districts….
9. Signs in Open Space Districts…

A 13'x25' monument sign for the entrance to the Miller Springs Subdivision is proposed within Tract A (see Attachment Q – Sign Plan). The sign consists of a steel-frame construction embedded in concrete posts, with wood cladding from Montana Timber, creating a durable, architecturally integrated feature at the primary entrance. Proposed sign lettering and dimensions are shown in Attachment Q, and the sign will be located entirely on private property within Tract A, outside of the public right-of-way and public utility easements.

ATTACHMENTS

Attachment A – Aerial Imagery + Location Information
Attachment B – Final Plat Miller Springs Subdivision
Attachment C – Proposed + Existing Site Improvements
Attachment D – Overall Site Plan
Attachment E – Preliminary Grading Plan
Attachment F – Preliminary Landscape Plan
Attachment G – Declaration of CCRs – Miller Springs
Attachment H – FEMA Floodplain Mapping
Attachment I – Lot 2 Site Plan + Elevation Drawings
Attachment J – Lot 4 Site Plan + Elevation Drawings
Attachment K – Lot 5 Site Plan + Elevation Drawings
Attachment L – Lot 6 Site Plan + Elevation Drawings
Attachment M – Lot 7 Site Plan + Elevation Drawings
Attachment N – Lot 14 Site Plan + Elevation Drawings
Attachment O – Lot 15 Site Plan + Elevation Drawings
Attachment P – Lot 16 Site Plan + Elevation Drawings
Attachment Q – Sign Plan

ATTACHMENT A– AERIAL VIEW + LOCATION DETAILS



PUD ATTACHMENT B

MILLER SPRINGS, PHASE 1

LOCATED IN THE WEST ONE-HALF OF THE WEST ONE-HALF SECTION 12,
TOWNSHIP 23 SOUTH, RANGE 30 EAST, WILLAMETTE MERIDIAN,
CITY OF BURNS, HARNEY COUNTY, OREGON.
CITY OF BURNS PLANNING FILE NO.: QPCF-001-2023
DATE: FEBRUARY, 2026

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS:

THAT MILLER SPRINGS FOUNDERS, LLC, AN OREGON LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THIS PLAT, IN ACCORDANCE WITH PROVISIONS OF ORS CHAPTER 92, AND TO BE KNOWN AS MILLER SPRINGS, PHASE 1 AND HEREBY DEDICATES TO THE PUBLIC FOREVER THE STREET RIGHT-OF-WAYS, PUBLIC ALLEYS, PUBLIC UTILITY EASEMENTS, PUBLIC ACCESS EASEMENTS, AND PUBLIC STORM DRAINAGE EASEMENTS AS DEPICTED AND NOTED ON THE PLAT MAP, AND HEREBY GRANTS THE PRIVATE DRIVEWAY EASEMENT ON LOTS 19 AND 20 FOR THE BENEFIT OF LOTS 19 AND 20, THE PRIVATE DRIVEWAY EASEMENT ON LOTS 21 AND 22 FOR THE BENEFIT OF LOTS 21 AND 22, THE PRIVATE DRIVEWAY EASEMENT ON LOTS 23 AND 24 FOR THE BENEFIT OF LOTS 23 AND 24, THE PRIVATE DRIVEWAY EASEMENT ON LOTS 25 AND 26 FOR THE BENEFIT OF LOTS 25 AND 26, THE PRIVATE DRIVEWAY EASEMENT ON LOTS 27 AND 28 FOR THE BENEFIT OF LOTS 27 AND 28, AND THE PRIVATE DRIVEWAY EASEMENT ON LOTS 29 AND 30 FOR THE BENEFIT OF LOTS 29 AND 30 AS DEPICTED AND NOTED ON THE PLAT MAP.

_____ _____
DARIN HENRY, MANAGER DATE
MILLER SPRINGS FOUNDERS, LLC, AN OREGON LIMITED LIABILITY COMPANY

_____ _____
MONICA HENRY, MANAGER DATE
MILLER SPRINGS FOUNDERS, LLC, AN OREGON LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

STATE OF _____)
) SS
COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20___ TO BE A FREE AND VOLUNTARY ACT AND DEED BY DARIN HENRY, MANAGER OF MILLER SPRINGS FOUNDERS, LLC, AN OREGON LIMITED LIABILITY COMPANY.

_____
NOTARY SIGNATURE

_____
NOTARY PUBLIC - OREGON

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT

STATE OF _____)
) SS
COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20___ TO BE A FREE AND VOLUNTARY ACT AND DEED BY MONICA HENRY, MANAGER OF MILLER SPRINGS FOUNDERS, LLC, AN OREGON LIMITED LIABILITY COMPANY.

_____
NOTARY SIGNATURE

_____
NOTARY PUBLIC - OREGON

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I JASON L. SIMES, REGISTERED PROFESSIONAL LAND SURVEYOR 83256LS, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS IN ACCORDANCE WITH ORS CHAPTER 92, THE LANDS SHOWN ON THE ACCOMPANYING MAP, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE WEST ONE-HALF OF THE WEST ONE-HALF OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 30 EAST, WILLAMETTE MERIDIAN, CITY OF BURNS, HARNEY COUNTY, OREGON, EXCEPTING THEREFROM THE PUBLIC RIGHT OF WAY OF W MONROE STREET, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE **INITIAL POINT** BEING A 2" IRON PIPE WITH A 3-1/4" BRASS DISC AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE ALONG THE NORTH LINE OF SAID SECTION 12 NORTH 89°18'18" EAST 1337.88 FEET TO A 2" IRON PIPE WITH A 3-1/4" BRASS DISC AT THE WEST ONE-SIXTEENTH CORNER ON THE NORTH LINE OF SAID SECTION 12; THENCE ALONG THE EAST LINE OF SAID WEST ONE-HALF OF THE WEST ONE-HALF OF SECTION 12 THE FOLLOWING COURSES: SOUTH 0°48'54" WEST 2556.62 FEET TO A 2" IRON PIPE WITH A 3-1/4" BRASS DISC AT THE CENTER-WEST ONE-SIXTEENTH CORNER OF SAID SECTION 12; SOUTH 0°07'56" EAST 1295.29 FEET TO A 5/8" IRON ROD WITH A 1-1/2" ALUMINUM CAP MARKED "1996 PLS 1288 MAPS" AT THE SOUTHWEST ONE-SIXTEENTH CORNER OF SAID SECTION 12; SOUTH 0°07'26" EAST 1255.60 FEET TO A SET 5/8"x30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "H.A. MCCOY ENGR" AT THE NORTH RIGHT OF WAY LINE OF W MONROE STREET; THENCE LEAVING SAID COURSES AND ALONG THE NORTH RIGHT OF WAY LINE OF SAID W MONROE STREET SOUTH 88°27'42" WEST 1298.17 FEET TO A SET 5/8"X30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "H.A. MCCOY ENGR" AT THE WEST LINE OF SAID SECTION 12; THENCE LEAVING THE NORTH RIGHT OF WAY LINE OF SAID W MONROE STREET AND ALONG THE WEST LINE OF SAID SECTION 12 NORTH 0°06'19" WEST 5125.88 FEET TO THE **INITIAL POINT**.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 153.55 ACRES, MORE OR LESS.

APPROVALS

_____ _____
HARNEY COUNTY SURVEYOR DATE

_____ _____
HARNEY COUNTY COMMISSIONER DATE

_____ _____
BURNS PUBLIC WORKS DIRECTOR DATE

_____ _____
BURNS PLANNING OFFICIAL DATE

_____ _____
BURNS FIRE CHIEF DATE

NOTE: SIGNATURE BY THE CITY OF BURNS CONSTITUTES ACCEPTANCE BY THE CITY OF ANY DEDICATION MADE HEREIN TO THE PUBLIC.

I HEREBY CERTIFY TAXES ARE PAID AS OF THIS DATE.

_____ _____
HARNEY COUNTY TAX COLLECTOR DATE

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 2025-2026 TAX ROLL WHICH BECAME A LIEN ON THIS PLAT DURING THIS TAX YEAR BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID TO ME.

_____ _____
HARNEY COUNTY ASSESSOR DATE

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LANDS DESCRIBED IN DOCUMENT 2025-307, HARNEY COUNTY OFFICIAL RECORDS, ACCORDING TO MY CLIENT'S INSTRUCTIONS AND ACCORDING TO CITY OF BURNS PLANNING FINE NO.: QPCF-001-2023.

THE SUBJECT PROPERTY IS LOCATED IN THE WEST ONE-HALF OF THE WEST ONE-HALF OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 30 EAST, WILLAMETTE MERIDIAN, CITY OF BURNS, HARNEY COUNTY, OREGON.

THE WEST LINE OF THE SUBJECT PROPERTY WAS DETERMINED BY HOLDING THE FOUND MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 12 AND THE FOUND 3 1/4" BRASS DISC AT THE NORTHWEST CORNER OF SAID SECTION 12.

THE NORTH LINE WAS DETERMINED BY HOLDING THE FOUND MONUMENTS AT THE NORTHWEST CORNER AND WEST 1/16TH/ CORNER ON THE NORTH LINE OF SAID SECTION 12 AS SHOWN.

THE EAST LINE WAS DETERMINED BY HOLDING FOUND MONUMENTS AT THE WEST 1/16TH CORNER ON THE NORTH LINE OF SECTION 12, THE CENTER-WEST 1/16TH CORNER, THE SOUTHWEST 1/16TH CORNER, AND THE CALCULATED POSITION OF THE WEST 1/16TH CORNER ON THE SOUTH LINE OF SAID SECTION 12.

THE SOUTH LINE WAS DETERMINED BY HOLDING A LINE 40.00' NORTH OF THE SOUTH LINE OF SAID SECTION 12 BETWEEN AFOREMENTIONED MONUMENTS.

THE BASIS OF BEARING IS NORTH 0°06'19" WEST, AS SHOWN, BETWEEN FOUND MONUMENTS ALONG THE WEST LINE OF SAID SECTION 12 BASED ON GPS OBSERVATION TAKEN USING THE OREGON DEPARTMENT OF TRANSPORTATION LOW DISTORTION PROJECTION BEND-BURNS NAD83 (2011). THE SURVEY WAS PERFORMED UTILIZING CARLSON BRX7 GPS RECEIVERS IN RTK MODE.

PLAT NOTES

1. PROPERTY SUBJECT TO CITY OF BURNS PLANNING FILE NO.: QPCF-001-2023.
2. PROPERTY SUBJECT TO ELECTRIC POWER EASEMENT IN FAVOR OF OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE PER DOCUMENT 1998-001102, HARNEY COUNTY OFFICIAL RECORDS, RECORDED 06/22/1998. (NOT PLATTED, OUTSIDE PLAT BOUNDARY)
3. PROPERTY SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS OR MILLER SPRINGS, PHASE 1 PER DOCUMENT 20__-_____, HARNEY COUNTY OFFICIAL RECORDS, RECORDED __/__/20__.

SHEET INDEX

1. DECLARATION, ACKNOWLEDGEMENT, APPROVALS, SURVEYOR'S CERTIFICATE, NARRATIVE, PLAT NOTES, WATER RIGHTS STATEMENT, SHEET INDEX.
2. BOUNDARY, LOTS 1 & 32, CURVE TABLE, LEGEND.
3. LOT 2, LOTS 4-7, LOTS 14-24, TRACTS A & B, TRACT NOTES, LEGEND.
4. LOT 3, LOTS 8-13, LOTS 25-31, TRACTS C, D, & E, TRACT NOTES, LINE TABLE, LEGEND.
5. DETAILS A, B, & C, CURVE TABLE, LEGEND.
6. PUBLIC STORM DRAINAGE EASEMENT DETAIL, LEGEND.

WATER RIGHTS STATEMENT

THERE ARE NO WATER RIGHTS APPURTENANT TO THESE LANDS.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
NOVEMBER 10, 2009
JASON L. SIMES
83256PLS
EXPIRES 6/30/26

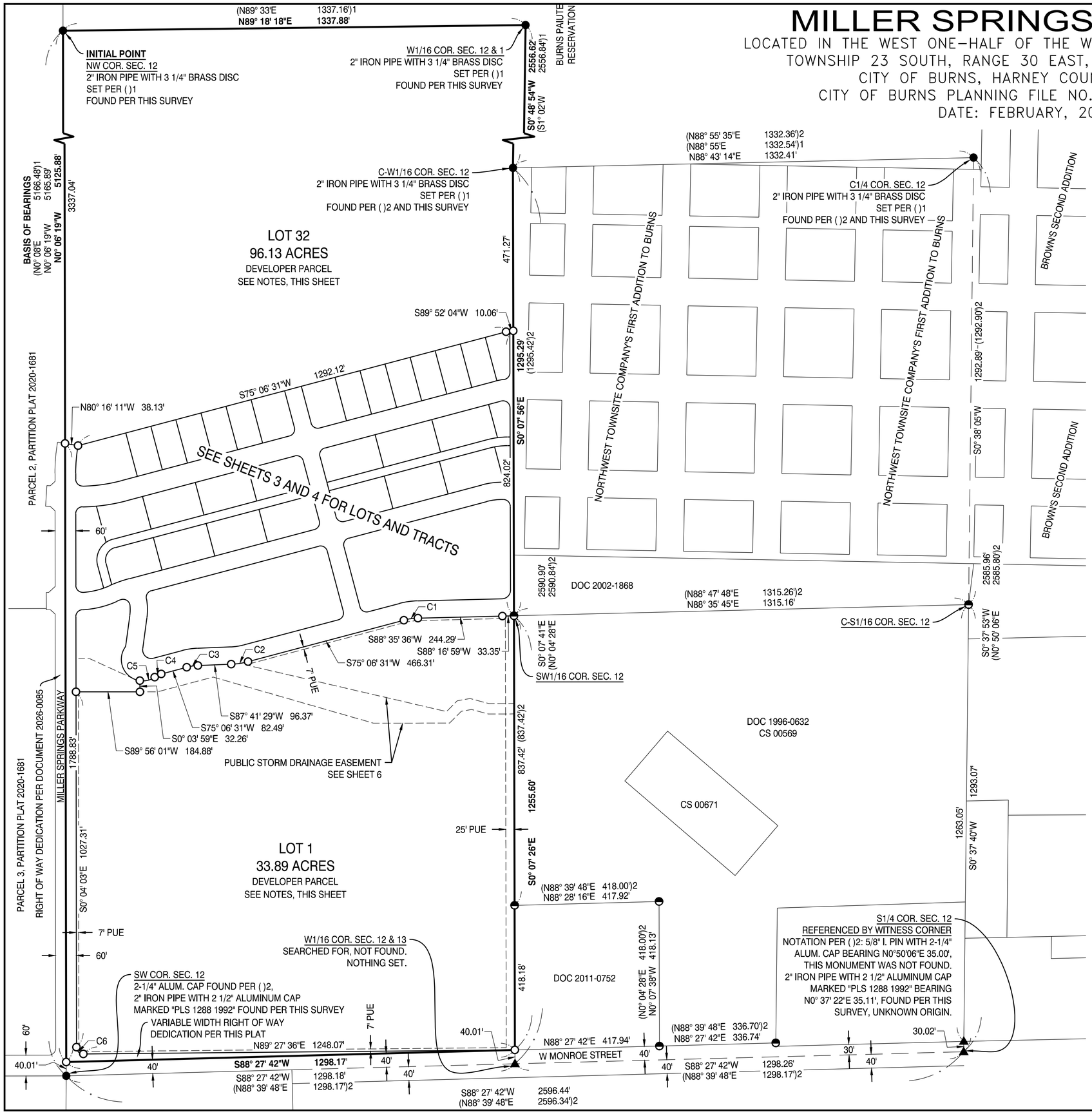
H.A. McCOY
ENGINEERING & SURVEYING LLC

1180 SW LAKE ROAD SUITE 201
REDMOND, OR 97756
(541) 923-7554

PREPARED FOR: MILLER SPRINGS FOUNDERS, LLC
1000 S DATE AVENUE
BURNS, OR 97720

MILLER SPRINGS, PHASE 1

LOCATED IN THE WEST ONE-HALF OF THE WEST ONE-HALF SECTION 12,
TOWNSHIP 23 SOUTH, RANGE 30 EAST, WILLAMETTE MERIDIAN,
CITY OF BURNS, HARNEY COUNTY, OREGON.
CITY OF BURNS PLANNING FILE NO.: QPCF-001-2023
DATE: FEBRUARY, 2026



LEGEND

- ● FOUND MONUMENT AS NOTED, HELD.
- ◒ FOUND 5/8" IRON ROD WITH A 1-1/2" ALUMINUM CAP MARKED "1996 PLS 1288 MAPS", SET PER ( )2, HELD.
- ▲ SEARCHED FOR, NOT FOUND.
- ○ SET 5/8" X 30" IRON ROD WITH A YPC MARKED "H.A. MCCOY ENGR".
- YPC YELLOW PLASTIC CAP.
- ( )1 RECORD INFORMATION PER SURVEY EXECUTED BY DANIEL R. BAUER, BLM CADASTRAL SURVEYOR, FROM MAY 13, 1975 TO MAY 20, 1975 PURSUANT TO SPECIAL INSTRUCTIONS DATED APRIL 30, 1975 WHICH PROVIDED FOR THE SURVEY UNDER GROUP NO. 868, OREGON. FILED AS CS 00377.
- ( )2 RECORD INFORMATION PER SURVEY PLAT FOR OREGON YOUTH AUTHORITY, FILED AS CS 00569, 05/28/1996, PALMER.
- DOC DOCUMENT NUMBER, HARNEY COUNTY OFFICIAL RECORDS.
- CS HARNEY COUNTY SURVEY NUMBER, RECORDS OF THE HARNEY COUNTY SURVEYOR'S OFFICE.
- PUE PUBLIC UTILITY EASEMENT.

MEASURED CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	175.00'	41.19'	13°29'05"	S81° 51' 04"W	41.09'
C2	225.00'	49.41'	12°34'58"	S81° 24' 00"W	49.31'
C3	150.00'	32.94'	12°34'58"	S81° 24' 00"W	32.88'
C4	20.00'	8.64'	24°44'15"	S62° 44' 24"W	8.57'
C5	62.00'	51.46'	47°33'14"	S74° 08' 21"W	49.99'
C6	20.00'	31.58'	90°28'21"	S45° 18' 13"E	28.40'

NOTES

1. LOTS 1 AND 32 ARE DEVELOPER PARCELS. NO NEW VERTICAL CONSTRUCTION IS PERMITTED ON THE DEVELOPER PARCELS UNTIL ADDITIONAL LAND USE APPROVALS ARE OBTAINED FROM THE CITY OF BURNS OR THE PARCELS ARE FURTHER DIVIDED IN ACCORDANCE WITH THE TENTATIVE SUBDIVISION PLAT APPROVED UNDER PLANNING FILE QPCF-001-2023,

SCALE: 1" = 200'
FOR 18"x24" SHEETS
0 100' 200' 400'

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
NOVEMBER 10, 2009
JASON L. SIMES
83256PLS
EXPIRES 6/30/26

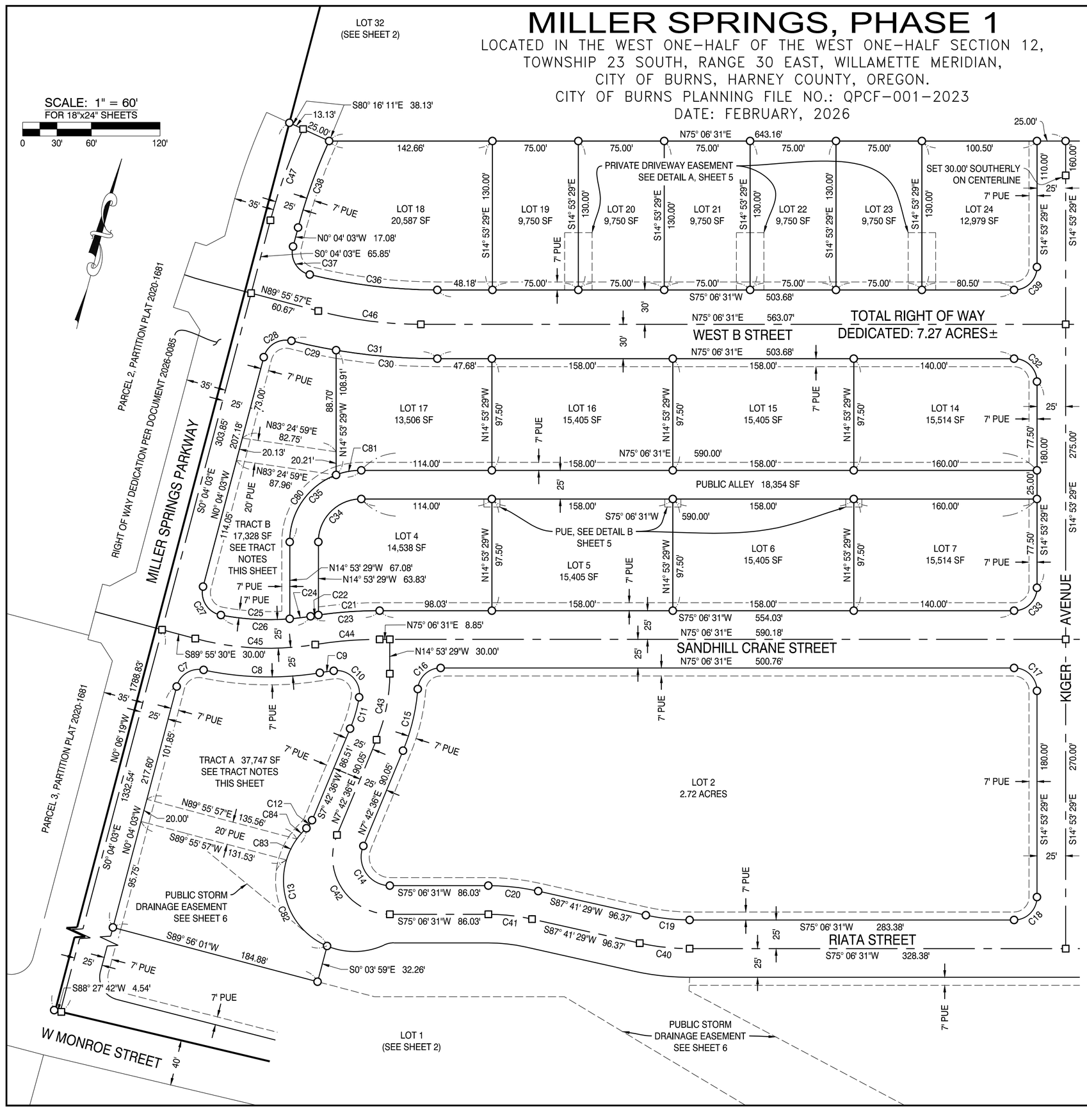
H.A. McCOY
ENGINEERING & SURVEYING LLC
1180 SW LAKE ROAD SUITE 201
REDMOND, OR 97756
(541) 923-7554

PREPARED FOR: MILLER SPRINGS FOUNDERS, LLC
1000 S DATE AVENUE
BURNS, OR 97720

MILLER SPRINGS, PHASE 1

LOCATED IN THE WEST ONE-HALF OF THE WEST ONE-HALF SECTION 12,
TOWNSHIP 23 SOUTH, RANGE 30 EAST, WILLAMETTE MERIDIAN,
CITY OF BURNS, HARNEY COUNTY, OREGON.
CITY OF BURNS PLANNING FILE NO.: QPCF-001-2023
DATE: FEBRUARY, 2026

SCALE: 1" = 60'
FOR 18"x24" SHEETS
0 30' 60' 120'



LEGEND

○	SET 5/8" X 30" IRON ROD WITH A YPC MARKED "H.A. MCCOY ENGR".
□	SET 5/8" X 30" IRON ROD WITH AN ALUMINUM CAP MARKED "H.A. MCCOY ENGR".
YPC	YELLOW PLASTIC CAP.
SF	SQUARE FEET
DOC	DOCUMENT NUMBER, HARNEY COUNTY OFFICIAL RECORDS.
CS	HARNEY COUNTY SURVEY NUMBER, RECORDS OF THE HARNEY COUNTY SURVEYOR'S OFFICE.
PUE	PUBLIC UTILITY EASEMENT
PAE	PUBLIC ACCESS EASEMENT

TRACT NOTES:

1. TRACTS A & B ARE RESERVED FOR OPEN SPACE AND HAVE PUBLIC STORM DRAINAGE EASEMENTS OVER THEIR ENTIRETY.

CURVE NOTES:

1. SEE CURVE TABLE, SHEET 5.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

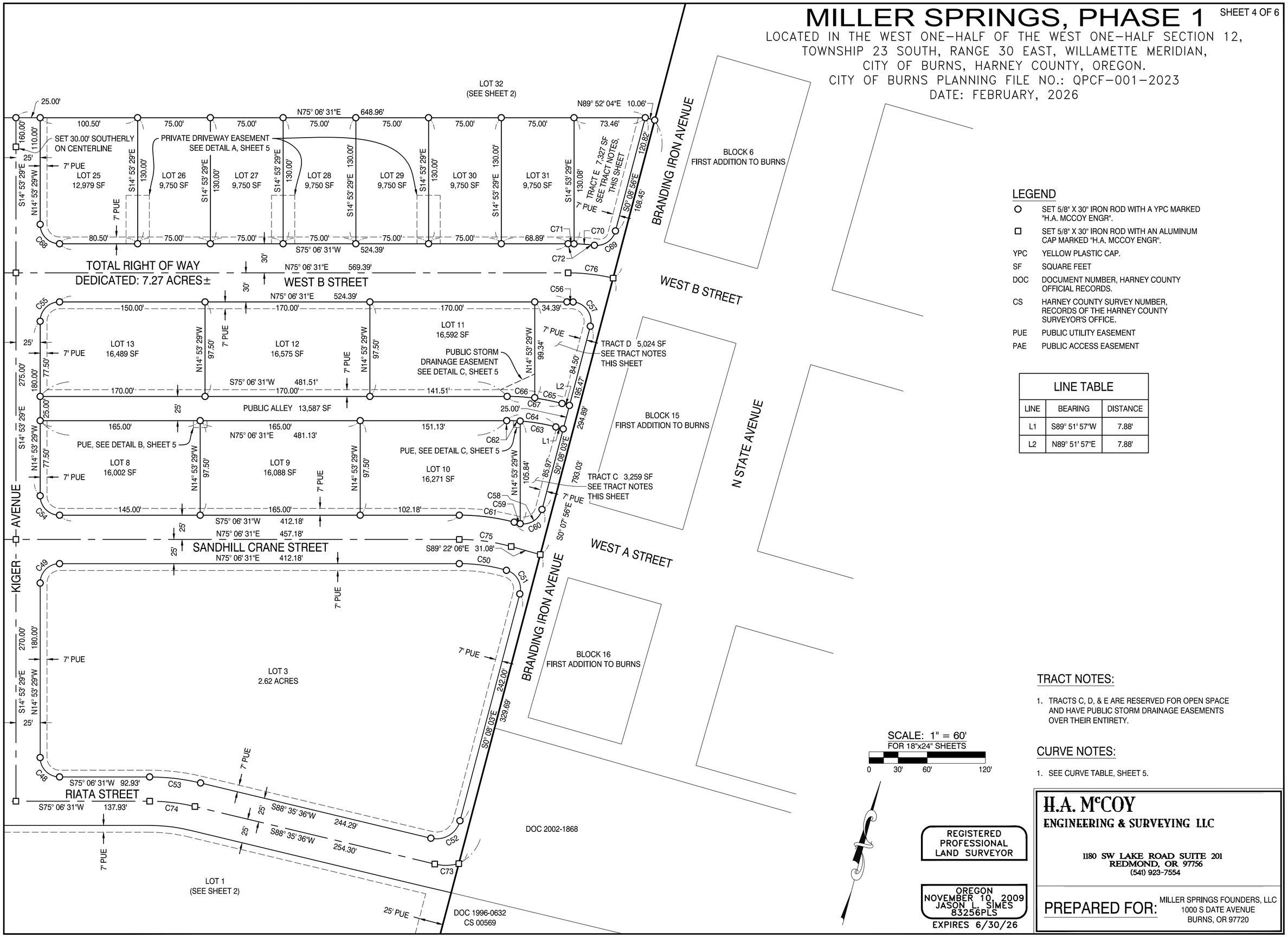
OREGON
NOVEMBER 10, 2009
JASON L. SIMES
83256PLS
EXPIRES 6/30/26

H.A. McCOY
ENGINEERING & SURVEYING LLC
1180 SW LAKE ROAD SUITE 201
REDMOND, OR 97756
(541) 923-7554

PREPARED FOR: MILLER SPRINGS FOUNDERS, LLC
1000 S DATE AVENUE
BURNS, OR 97720

MILLER SPRINGS, PHASE 1

LOCATED IN THE WEST ONE-HALF OF THE WEST ONE-HALF SECTION 12,
TOWNSHIP 23 SOUTH, RANGE 30 EAST, WILLAMETTE MERIDIAN,
CITY OF BURNS, HARNEY COUNTY, OREGON.
CITY OF BURNS PLANNING FILE NO.: QPCF-001-2023
DATE: FEBRUARY, 2026



LEGEND

○	SET 5/8" X 30" IRON ROD WITH A YPC MARKED "H.A. MCCOY ENGR".
□	SET 5/8" X 30" IRON ROD WITH AN ALUMINUM CAP MARKED "H.A. MCCOY ENGR".
YPC	YELLOW PLASTIC CAP.
SF	SQUARE FEET
DOC	DOCUMENT NUMBER, HARNEY COUNTY OFFICIAL RECORDS.
CS	HARNEY COUNTY SURVEY NUMBER, RECORDS OF THE HARNEY COUNTY SURVEYOR'S OFFICE.
PUE	PUBLIC UTILITY EASEMENT
PAE	PUBLIC ACCESS EASEMENT

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89° 51' 57"W	7.88'
L2	N89° 51' 57"E	7.88'

SCALE: 1" = 60'
FOR 18"x24" SHEETS
0 30' 60' 120'

TRACT NOTES:

1. TRACTS C, D, & E ARE RESERVED FOR OPEN SPACE AND HAVE PUBLIC STORM DRAINAGE EASEMENTS OVER THEIR ENTIRETY.

CURVE NOTES:

1. SEE CURVE TABLE, SHEET 5.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
NOVEMBER 10, 2009
JASON L. SIMES
83256PLS
EXPIRES 6/30/26

H.A. McCOY
ENGINEERING & SURVEYING LLC
1180 SW LAKE ROAD SUITE 201
REDMOND, OR 97756
(541) 923-7554

PREPARED FOR: MILLER SPRINGS FOUNDERS, LLC
1000 S DATE AVENUE
BURNS, OR 97720

MILLER SPRINGS, PHASE 1

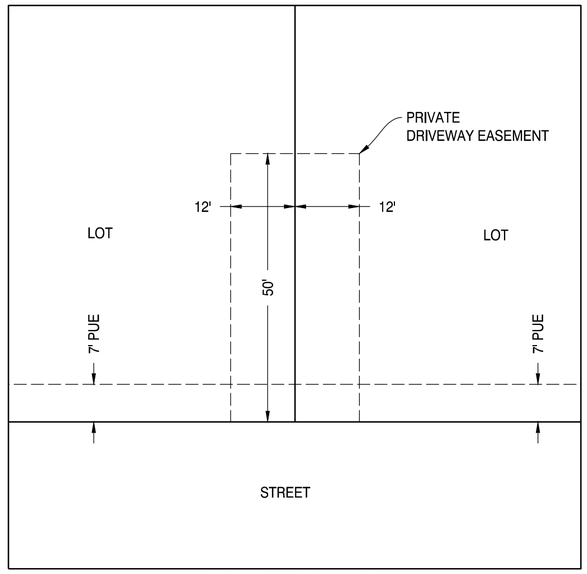
LOCATED IN THE WEST ONE-HALF OF THE WEST ONE-HALF SECTION 12,
TOWNSHIP 23 SOUTH, RANGE 30 EAST, WILLAMETTE MERIDIAN,
CITY OF BURNS, HARNEY COUNTY, OREGON.
CITY OF BURNS PLANNING FILE NO.: QPCF-001-2023
DATE: FEBRUARY, 2026

MEASURED CURVE TABLE

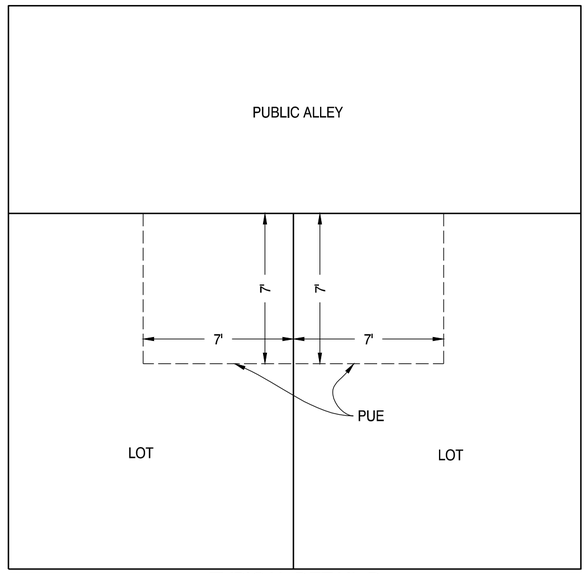
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C7	20.00'	30.44'	87°12'19"	N43° 32' 07"E	27.59'
C8	275.00'	102.12'	21°16'38"	N76° 29' 57"E	101.54'
C9	325.00'	12.30'	2°10'07"	N66° 56' 42"E	12.30'
C10	20.00'	37.20'	106°34'36"	S58° 40' 56"E	32.07'
C11	125.00'	28.59'	13°06'15"	S1° 09' 29"W	28.53'
C12	20.00'	8.64'	24°44'40"	S20° 04' 56"W	8.57'
C13	62.00'	123.94'	114°32'18"	S24° 48' 53"E	104.31'
C14	25.00'	49.13'	112°36'05"	N48° 35' 26"W	41.60'
C15	175.00'	55.56'	18°11'23"	N1° 23' 05"W	55.32'
C16	20.00'	29.88'	85°35'18"	N32° 18' 52"E	27.17'
C17	20.00'	31.42'	90°00'00"	S59° 53' 29"E	28.28'
C18	20.00'	31.42'	90°00'00"	S30° 06' 31"W	28.28'
C19	175.00'	38.43'	12°34'58"	S81° 24' 01"W	38.35'
C20	200.00'	43.92'	12°34'58"	S81° 24' 00"W	43.83'
C21	375.00'	53.65'	8°11'49"	S71° 00' 37"W	53.60'
C22	375.00'	6.88'	1°03'03"	S66° 23' 10"W	6.88'
C23	375.00'	60.53'	9°14'53"	S70° 29' 05"W	60.46'
C24	225.00'	18.34'	4°40'12"	S68° 11' 45"W	18.33'
C25	225.00'	60.40'	15°22'48"	S78° 13' 15"W	60.22'
C26	225.00'	78.74'	20°03'00"	S75° 53' 08"W	78.34'
C27	20.00'	32.82'	94°01'19"	N47° 04' 42"W	29.26'
C28	20.00'	31.10'	89°04'59"	N44° 28' 27"E	28.06'
C29	530.00'	39.91'	4°18'52"	N86° 51' 30"E	39.90'
C30	530.00'	88.74'	9°35'35"	N79° 54' 17"E	88.63'
C31	530.00'	128.65'	13°54'27"	N82° 03' 43"E	128.33'
C32	20.00'	31.42'	90°00'00"	S59° 53' 29"E	28.28'
C33	20.00'	31.42'	90°00'00"	S30° 06' 31"W	28.28'
C34	37.50'	58.90'	90°00'00"	N30° 06' 31"E	53.03'
C35	62.50'	98.17'	90°00'00"	S30° 06' 31"W	88.39'
C36	470.00'	112.41'	13°42'13"	S81° 57' 36"W	112.14'
C37	20.00'	31.81'	91°07'15"	N45° 37' 40"W	28.56'
C38	470.00'	80.37'	9°47'52"	N4° 49' 53"E	80.27'
C39	20.00'	31.42'	90°00'00"	S30° 06' 31"W	28.28'
C40	200.00'	43.92'	12°34'58"	S81° 24' 00"W	43.83'
C41	175.00'	38.43'	12°34'58"	S81° 24' 00"W	38.35'
C42	50.00'	98.26'	112°36'05"	N48° 35' 26"W	83.20'
C43	150.00'	59.17'	22°36'05"	N3° 35' 26"W	58.79'
C44	350.00'	56.49'	9°14'53"	N70° 29' 05"E	56.43'
C45	250.00'	105.66'	24°12'52"	N77° 58' 04"E	104.87'
C46	350.00'	90.55'	14°49'26"	N82° 31' 14"E	90.30'
C47	495.00'	84.65'	9°47'52"	S4° 49' 53"W	84.54'

MEASURED CURVE TABLE

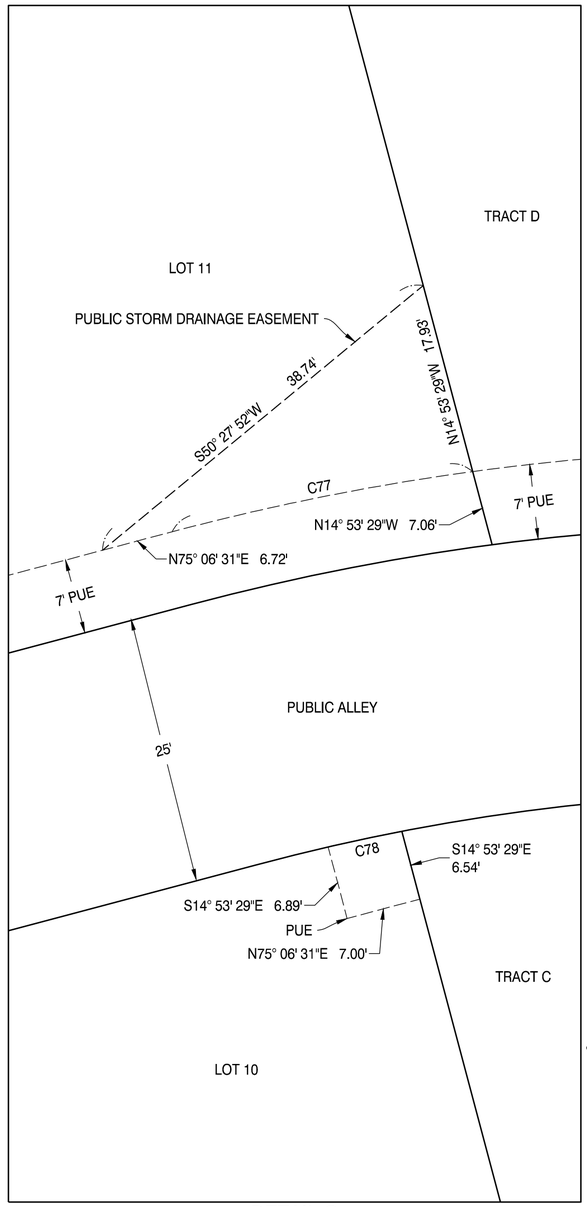
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C48	20.00'	31.42'	90°00'00"	N59° 53' 29"W	28.28'
C49	20.00'	31.42'	90°00'00"	N30° 06' 31"E	28.28'
C50	175.00'	49.30'	16°08'26"	N83° 10' 44"E	49.14'
C51	20.00'	30.93'	88°37'00"	S44° 26' 33"E	27.94'
C52	25.00'	38.71'	88°43'39"	S44° 13' 47"W	34.96'
C53	225.00'	52.95'	13°29'05"	S81° 51' 04"W	52.83'
C54	20.00'	31.42'	90°00'00"	N59° 53' 29"W	28.28'
C55	20.00'	31.42'	90°00'00"	N30° 06' 31"E	28.28'
C56	170.00'	4.07'	1°22'23"	N75° 47' 43"E	4.07'
C57	20.00'	36.09'	103°23'02"	S51° 49' 34"E	31.39'
C58	20.00'	29.47'	84°26'13"	S42° 05' 03"W	26.88'
C59	20.00'	2.25'	6°26'18"	S87° 31' 19"W	2.25'
C60	20.00'	31.72'	90°52'31"	S45° 18' 12"W	28.50'
C61	225.00'	61.39'	15°37'56"	S82° 55' 29"W	61.20'
C62	197.50'	13.88'	4°01'38"	S77° 00' 42"W	13.88'
C63	197.50'	37.37'	10°50'26"	S84° 26' 44"W	37.31'
C64	197.50'	51.25'	14°52'04"	N82° 25' 55"E	51.11'
C65	222.50'	28.74'	7°24'02"	N86° 09' 56"E	28.72'
C66	222.50'	28.57'	7°21'24"	N78° 47' 13"E	28.55'
C67	222.50'	57.31'	14°45'26"	S82° 29' 14"W	57.15'
C68	20.00'	31.42'	90°00'00"	N59° 53' 29"W	28.28'
C69	20.00'	28.63'	82°01'00"	S40° 52' 27"W	26.25'
C70	230.00'	21.08'	5°15'06"	S79° 15' 24"W	21.07'
C71	230.00'	6.11'	1°31'20"	S75° 52' 11"W	6.11'
C72	230.00'	27.19'	6°46'26"	S78° 29' 44"W	27.18'
C73	50.00'	25.07'	28°43'45"	S74° 13' 44"W	24.81'
C74	200.00'	47.07'	13°29'05"	S81° 51' 04"W	46.96'
C75	200.00'	54.19'	15°31'23"	N82° 52' 13"E	54.02'
C76	200.00'	46.81'	13°24'41"	N81° 48' 52"E	46.71'
C77	229.50'	28.56'	7°07'52"	N78° 40' 27"E	28.54'
C78	197.50'	7.01'	2°02'00"	N78° 00' 31"E	7.01'
C80	62.50'	75.69'	69°23'25"	N19° 48' 14"E	71.15'
C81	62.50'	22.48'	20°36'35"	N64° 48' 14"E	22.36'
C82	62.00'	90.85'	83°57'13"	N40° 06' 25"W	82.93'
C83	62.00'	20.50'	18°56'28"	N11° 20' 25"E	20.40'
C84	62.00'	12.60'	11°38'37"	N26° 37' 58"E	12.58'



TYPICAL DETAIL A
SCALE: 1"=20'



TYPICAL DETAIL B
SCALE: 1"=5'



DETAIL C
SCALE: 1"=10'

LEGEND

PUE PUBLIC UTILITY EASEMENT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 10, 2009
JASON L. SIMES
83256PLS
EXPIRES 6/30/26

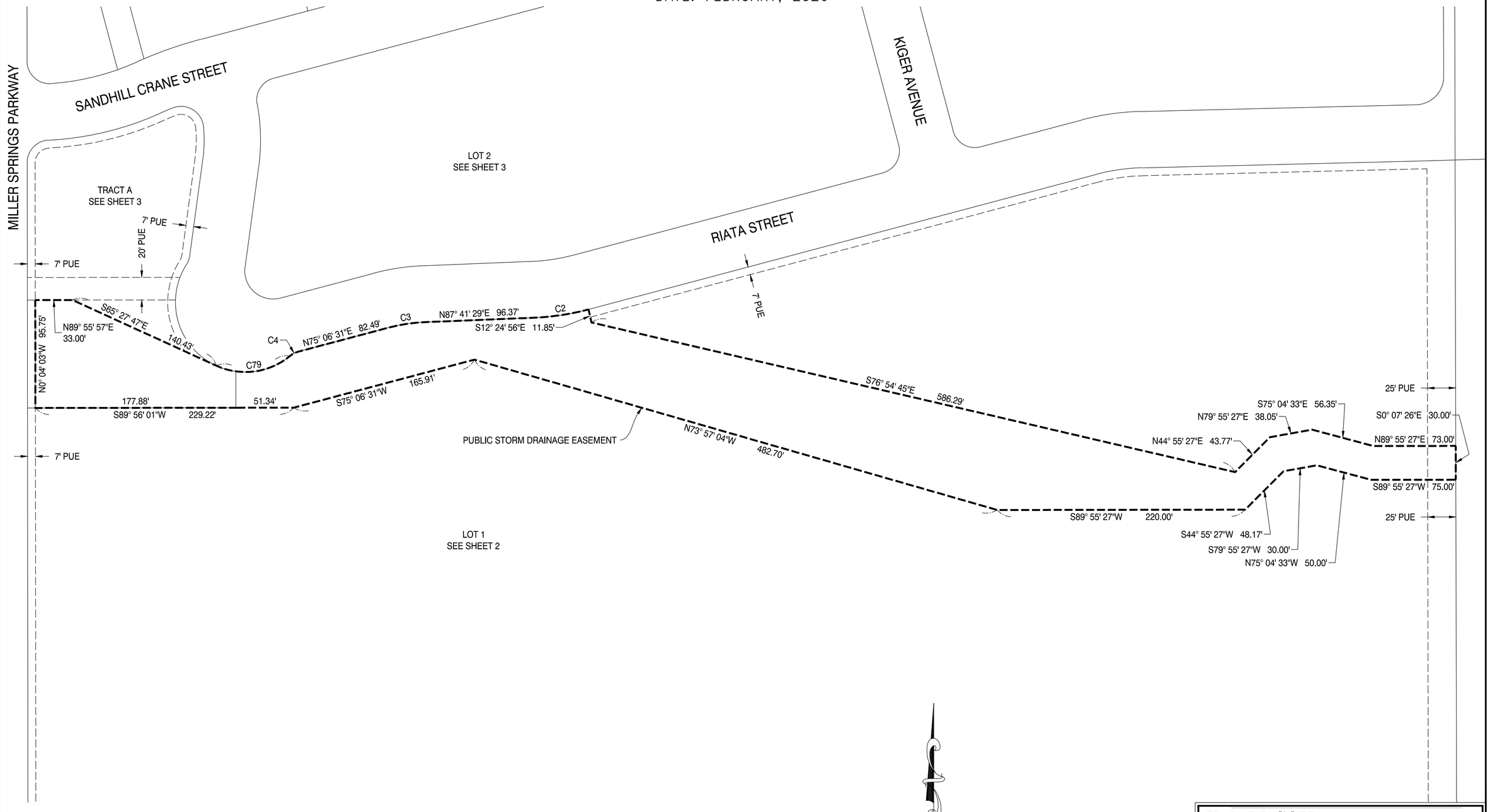
H.A. McCOY
ENGINEERING & SURVEYING LLC

1180 SW LAKE ROAD SUITE 201
REDMOND, OR 97756
(541) 923-7554

PREPARED FOR: MILLER SPRINGS FOUNDERS, LLC
1000 S DATE AVENUE
BURNS, OR 97720

MILLER SPRINGS, PHASE 1

LOCATED IN THE WEST ONE-HALF OF THE WEST ONE-HALF SECTION 12,
TOWNSHIP 23 SOUTH, RANGE 30 EAST, WILLAMETTE MERIDIAN,
CITY OF BURNS, HARNEY COUNTY, OREGON.
CITY OF BURNS PLANNING FILE NO.: QPCF-001-2023
DATE: FEBRUARY, 2026



MEASURED CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C2	225.00'	49.41'	12°34'58"	S81° 24' 00"W	49.31'
C3	150.00'	32.94'	12°34'58"	S81° 24' 00"W	32.88'
C4	20.00'	8.64'	24°44'15"	S62° 44' 24"W	8.57'
C79	62.00'	69.44'	64°10'29"	N82° 26' 58"E	65.87'

LEGEND

PUE PUBLIC UTILITY EASEMENT.

SCALE: 1" = 60'
FOR 18"x24" SHEETS
0 30' 60' 120'

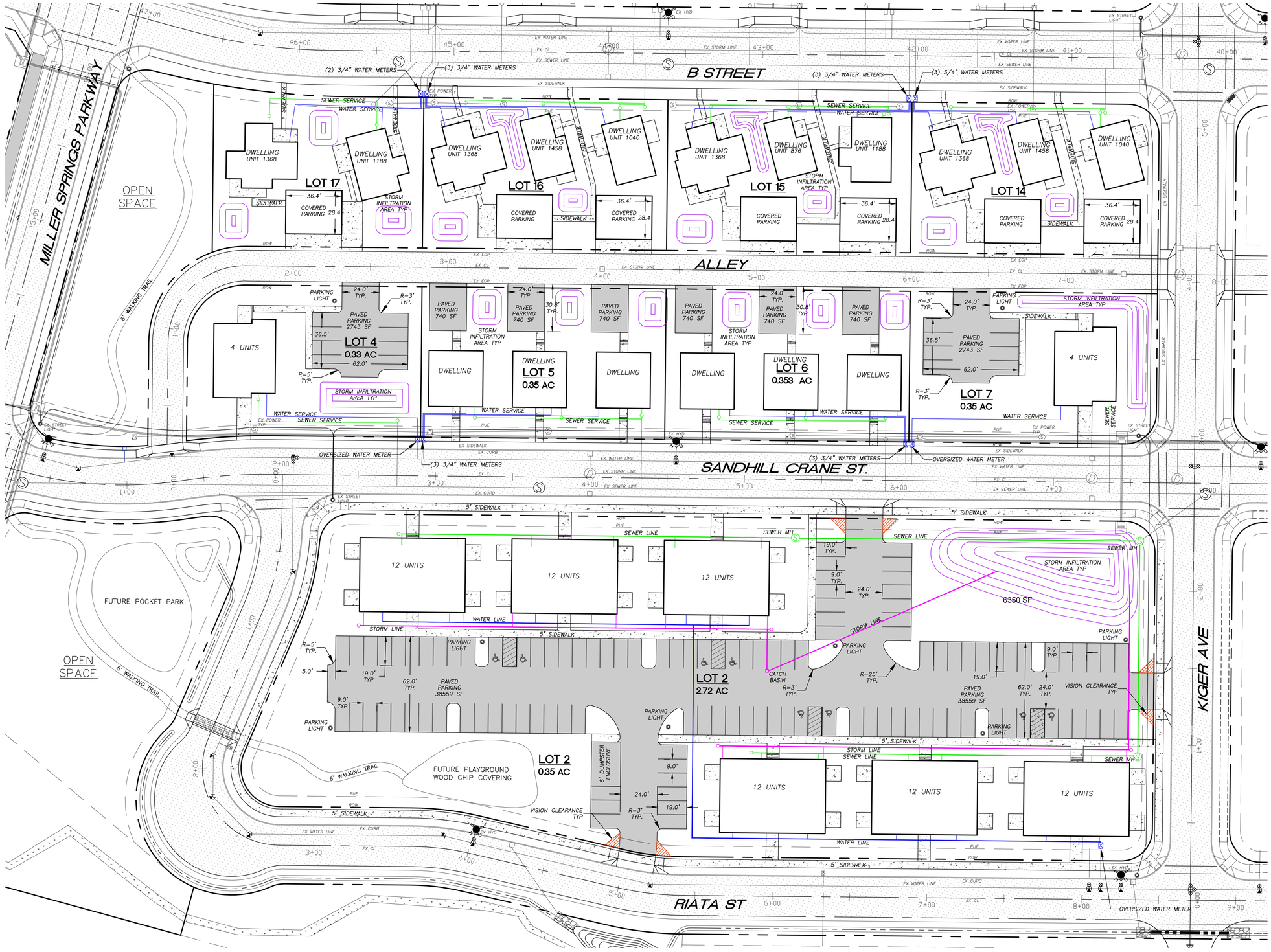
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 10, 2009
JASON L. SIMES
83256PLS
EXPIRES 6/30/26

H.A. McCOY
ENGINEERING & SURVEYING LLC
1180 SW LAKE ROAD SUITE 201
REDMOND, OR 97756
(541) 923-7554

PREPARED FOR: MILLER SPRINGS FOUNDERS, LLC
1000 S DATE AVENUE
BURNS, OR 97720

PUD ATTACHMENT C



REVISIONS	BY

MILLER SPRINGS PUD–PHASE 1

PRELIMINARY SITE IMPROVEMENTS PLAN

SISUL ENGINEERING
155 E. MAIN ST.
SUITE 1 DAYTON, OREGON 97845
(541) 870-3777

DRAWING: WS Utility Water.dwg

DATE	FEB 2026
SCALE	NOTED
DRAWN	GB
JOB	XX–XXX
SHEET	2
2 OF 3	SHEETS

PUD ATTACHMENT D

MILLER SPRINGS PUD - PHASE 1





1 Site Plan
Scale: 1" = 40'-0"

base

www.basedesignarchitecture.com

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PUD Drawings
2/1/2026

Revision
Date: Issue:

PLANNED UNIT DEVELOPMENT (PUD)
Miller Springs Sub-Division Phase 1B
Burns, Oregon

Sheet Title:
Site Plan

Sheet Number:
A001

PUD ATTACHMENT E



REVISIONS	BY

MILLER SPRINGS PUD–PHASE 1

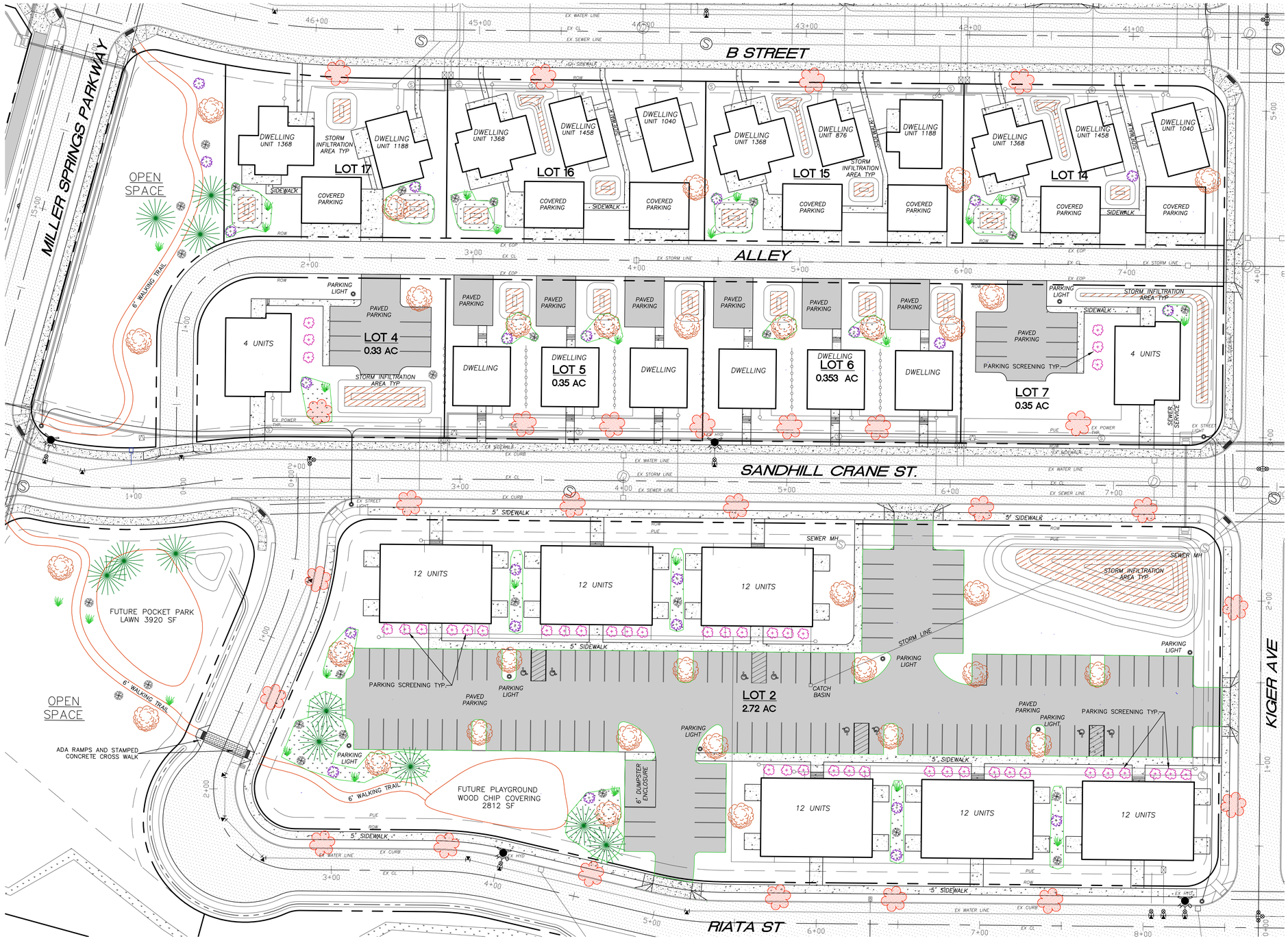
PRELIMINARY GRADING PLAN

SISUL ENGINEERING
158 E. MAIN ST.
JOHN DAY, OREGON 97845
(541) 575-3777

DRAWING: WS Utility Water.dwg

DATE	FEB 2026
SCALE	NOTED
DRAWN	GB
JOB	XX–XX
SHEET	1
1 OF 3	SHEETS

PUD ATTACHMENT F



30 0 15 30
(1 in. = 30 ft.)

N

NOTES:

1) PLANTINGS WILL BE PLANTED BASED ON WEATHER CONDITIONS, RECOMMENDATIONS OF LOCAL NURSERY AND LANDSCAPER.

2) SOILS WILL BE IMPROVED AS RECOMMENDED BY LOCAL NURSERY AND LANDSCAPER.

3) SHRUBS AND TREES WILL BE WATERED BY HAND/HOSE & SPRINKER AS NEEDED TO BE ESTABLISHED.

4) PARKING LOTS SHALL BE SCREENED TO MINIMIZE VEHICLE HEADLIGHTS SHINNING INTO ADJACENT ROW

5) SHURBS USED FOR SCREENING WILL BE FIVE GALLON POTS. ALL OTHERS WILL BE TWO GALLON POTS.

6) LANDSCAPING SHALL BE PLANTED IN A DENSITY TO ACHIEVE NO LESS THAN 50 PERCENT COVER AT MATURITY

7) BARK DUST, CHIPS, AGGREGATE OR OTHER NON PLANT COVERS SHALL NOT COVER MORE THAN 50 PERCENT OF ANY LANDSCAPE AREA

LANDSCAPING LEGEND



AUSTRIAN BLACK PINE



NO HATCH

NATIVE GRASSES AND SHRUBS RABBIT BRUSH, BIG SAGEBRUSH WAX CURRANT



FOERSTER GRASS



GROLOW SUMAC



MIXTURE OF BIG SAGE & LITTLE BLUESTEM



BUTTERFLY BUSHES (SCREENING)

LOTS		LANDSCAPING AREAS			
LOT#	TOTAL (SF)	PARKING (SF)	LANDSCAPE (SF)	% OF PARKING	NATURAL (SF)
2	118527	38559	6323	16.3%	49047
4	14537	2743	1017	37.1%	8192
5	15405	2200	1031	46.8%	8011
6	15405	2200	954	43.3%	8087
7	15514	2743	741	27.0%	9440
14	15514	2740	883	32.2%	6582
15	15405	2740	793	28.9%	6764
16	15405	2740	694	25.3%	6753
17	13506	1370	1267	92.4%	7044

6' CEDAR FENCE

ASPHALT SURFACE

CONCRETE SURFACE

EX. ASPHALT SURFACE



2" CALIPER MIN.

1.5" CALIPER MIN.

KENTUCK COFFFETREE, HACKBERRY HONEY LOCUST



STORMWATER MANAGEMENT NATIVE SEDGES, RUSHES IRIS, RED OISER DOGWOOD, DOUGLAS SPIRAEA



LANSCAPED AREAS PRAIRIE JUNE GRASS, YARROW, GLOBEMALLOW, OREGON SUNSHINE, ROCKKY MTN PENSTREMON

REVISIONS	BY

MILLER SPRINGS
PUD-PHASE 1

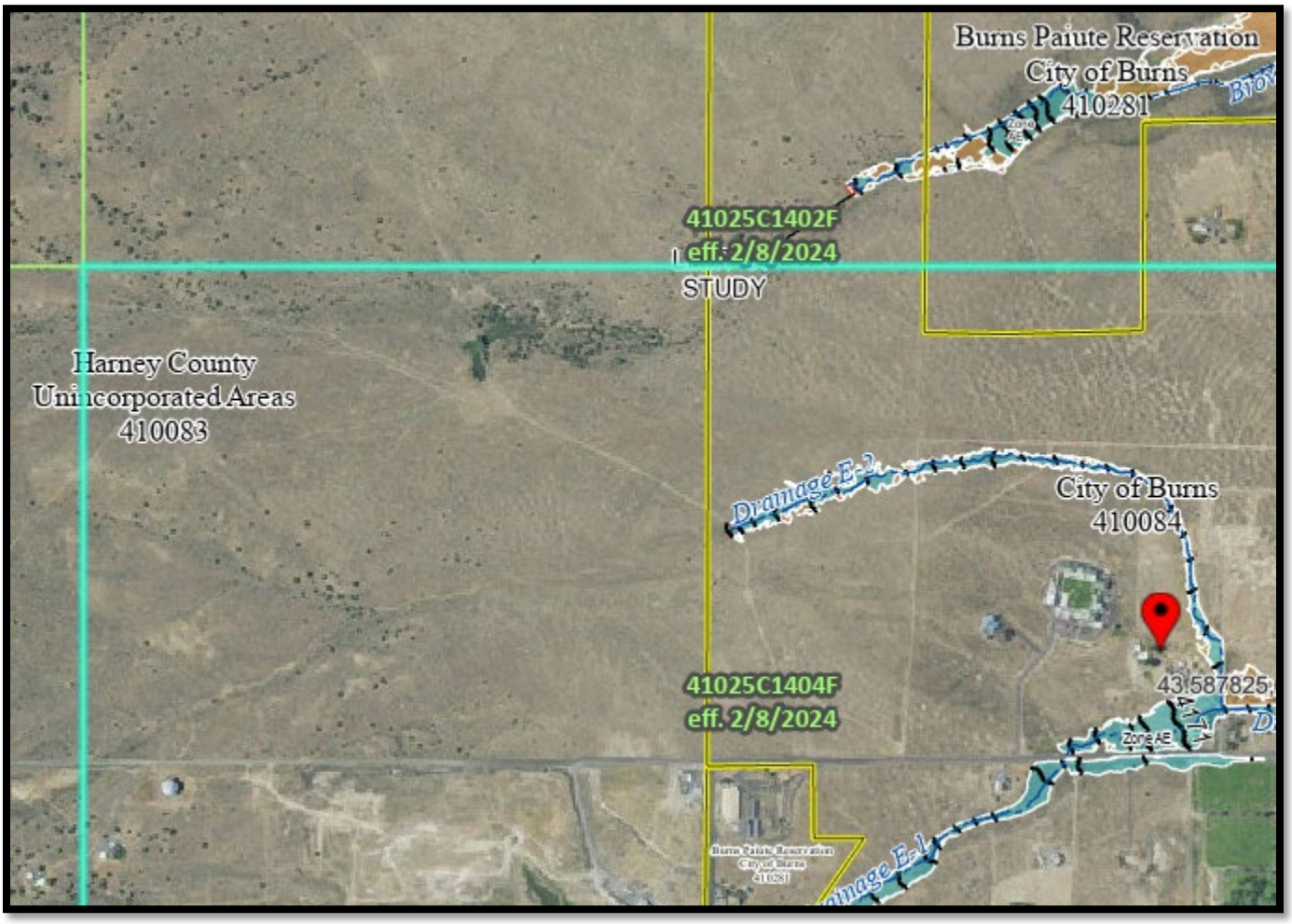
PRELIMINARY
LANDSCAPE
PLAN

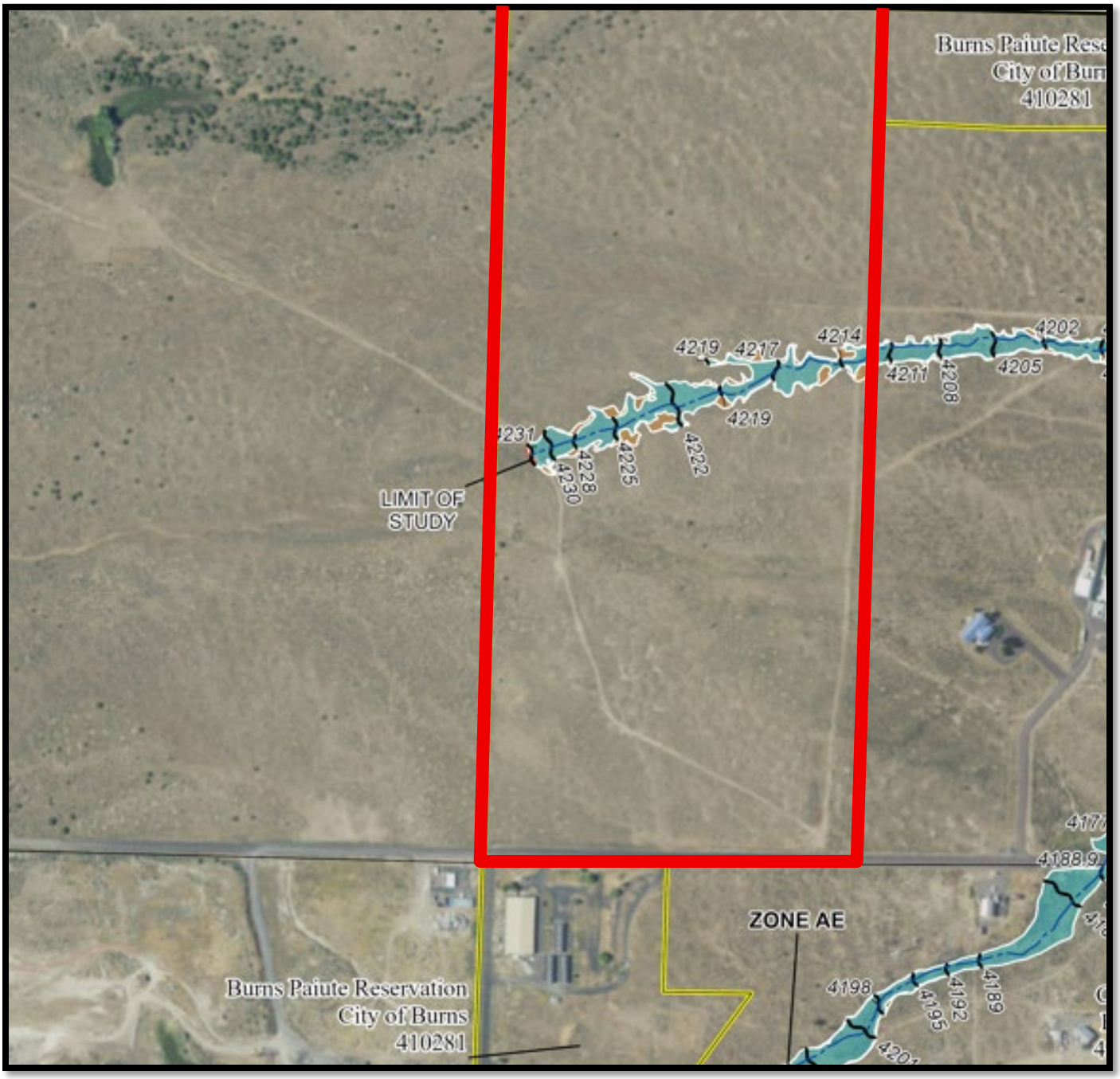
SISUL ENGINEERING
158 E. MAIN ST.
ALBANY, OREGON 97845
(541) 926-3777

DRAWING: MS Utility Water.dwg

DATE	FEB 2026
SCALE	NOTED
DRAWN	GB
JOB	XX-XXX
SHEET	3
	3 OF 3 SHEETS

ATTACHMENT J – FEMA FLOODPLAIN MAPPING FOR MILLER SPRINGS SUBDIVISION




Burns Paiute Rese
City of Burn
410281
4219
4217
4214
4202
4211
4208
4205
4219
4231
4228
4230
4225
4222
LIMIT OF
STUDY
ZONE AE
Burns Paiute Reservation
City of Burns
410281
4198
4195
4192
4189

PUD ATTACHMENT I

LOT 2





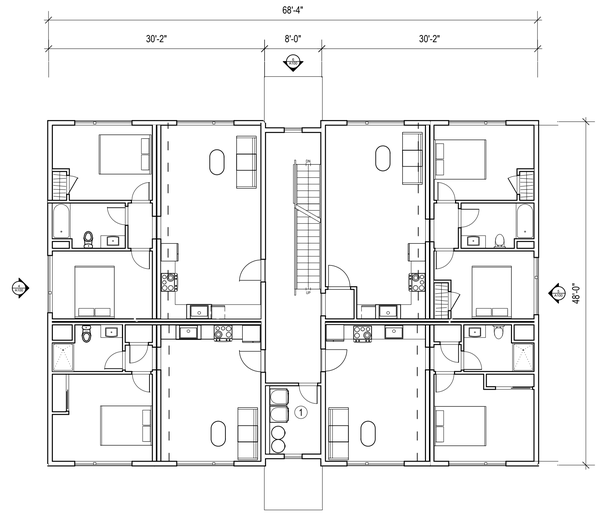


Site Plan Keynotes

1. TRASH ENCLOSURE
2. STORMWATER FACILITY
3. 100 SF PATIO WITH GRAVEL PATHWAY TO BUILDING ENTRIES
4. BYCICLE PARKING
5. EXTERIOR SCONCE LIGHTING FOR PATIOS ON AUTO TIMER
6. EXTERIOR CAN LIGHTING IN ENTRY CANOPY



1 Lot 2 Site Plan
Scale: 1" = 40'-0"



2 Lot 2- 2nd & 3rd Floorplan
Scale: 1" = 10'-0"



Material Keynotes

- S-1. SIDING - T&G WOOD SIDING
- S-2. SIDING - CEMENTITIOUS PANEL SIDING
- S-3. SIDING - CEMENTITIOUS LAP SIDING
- S-4. PT. WOOD COLUMN WITH TRIM WRAP
- R-5. MEMBRANE ROOFING
- F-6. 1X 12 CEMENTITIOUS FASCIA
- T-7. TRIM - 1X4 PTD.
- T-8. TRIM - 2X2 PTD.

3 Front Elevation
Scale: 1" = 10'-0"

4 Side Elevation
Scale: 1" = 10'-0"

5 Side Elevation
Scale: 1" = 10'-0"

6 Back Elevation
Scale: 1" = 10'-0"

base

www.basedesignarchitecture.com

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PUD Drawings
2/1/2026

Revision	
Date:	Issue:

PLANNED UNIT DEVELOPMENT (PUD)
Miller Springs Sub-Division Phase 1B
Burns, Oregon

Sheet Title:
Lot 2 - 12 PLEX

Sheet Number:
A100

PUD ATTACHMENT J

LOT 4

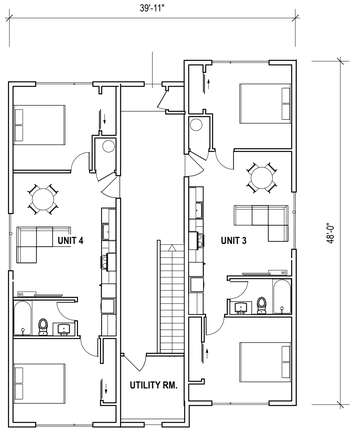




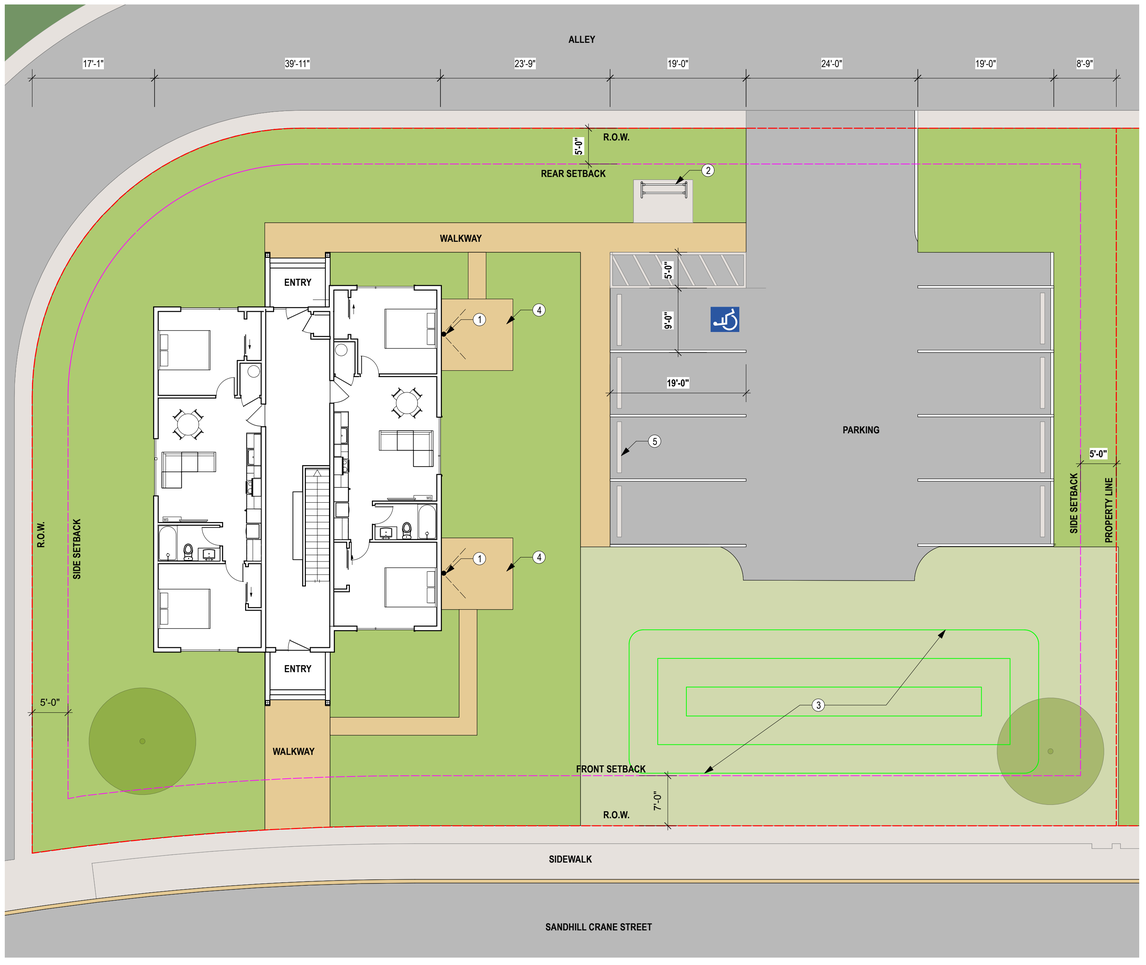


Site Plan Keynotes

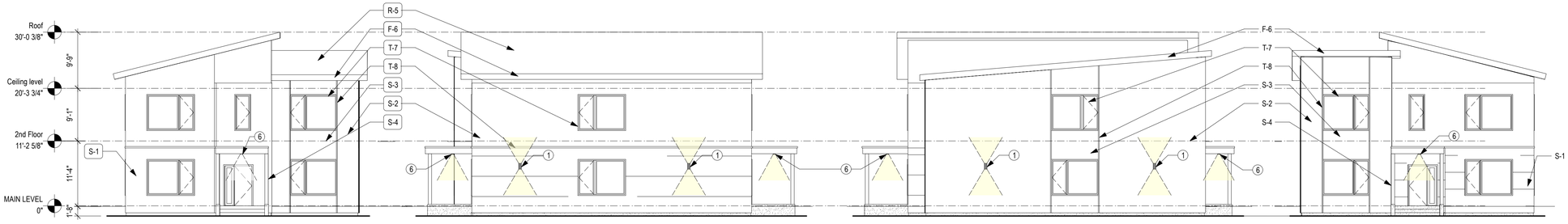
1. PATIO SCONCE LIGHTING
2. BICK RACK ON CONCRETE PAD
3. STORM INFILTRATION AREA
4. 10' x 10' PATIO
5. WHEEL STOPS AT ALL PARKING STALLS
6. EXTERIOR CAN LIGHTING IN ENTRY CANOPY



2 M30 - 2nd Floorplan
Scale: 1" = 10'-0"



1 Lot 4 Site Plan
Scale: 1" = 10'-0"



4 M30 - Front Elevation
Scale: 1" = 10'-0"

5 M30 - Side Elevation
Scale: 1" = 10'-0"

6 M30 - Side Elevation
Scale: 1" = 10'-0"

7 M30 - Back Elevation
Scale: 1" = 10'-0"

Material Keynotes

- S-1. SIDING - T&G WOOD SIDING
- S-2. SIDING - CEMENTITIOUS PANEL SIDING
- S-3. SIDING - CEMENTITIOUS LAP SIDING
- S-4. PT. WOOD COLUMN WITH 1X TRIM WRAP
- R-5. MEMBRANE ROOFING
- F-6. 1 X 12 CEMENTITIOUS FASCIA
- T-7. TRIM - 1 X 4 PTD.
- T-8. TRIM - 2 X 2 PTD

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PUD Drawings
2/1/2026

Revision	
Date:	Issue:

PLANNED UNIT DEVELOPMENT (PUD)
Miller Springs Sub-Division Phase 1B
Burns, Oregon

Sheet Title:
Lot 4 - 4 PLEX

Sheet Number:
A102

PUD ATTACHMENT K

LOT 5

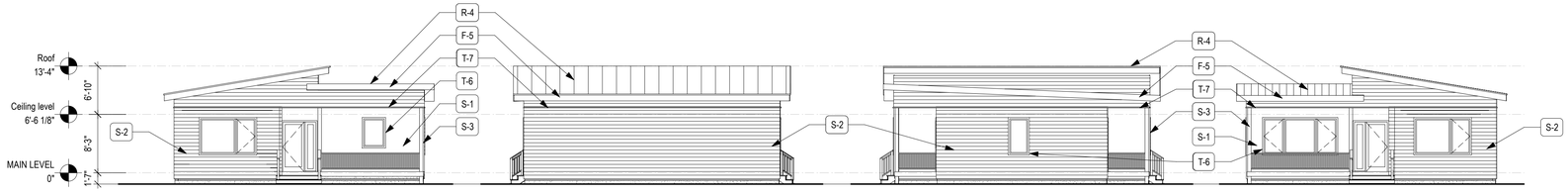








1 Lot 5 Site Plan
Scale: 3/32" = 1'-0"



3 M9 - Front Elevation
Scale: 1" = 10'-0"

4 M9 - Side Elevation
Scale: 1" = 10'-0"

8 M9 - Side Elevation
Scale: 1" = 10'-0"

5 M9 - Back Elevation
Scale: 1" = 10'-0"

Material Keynotes

- S-1. SIDING - T&G WOOD SIDING
- S-2. SIDING - CEMENTITIOUS LAP SIDING
- S-3. PT. WOOD COLUMN WITH TRIM WRAP
- R-4. STANDING SEAM METAL ROOFING
- F-5. 1X12 CEMENTITIOUS FASCIA
- T-6. TRIM - 1X4 PTD.
- T-7. TRIM - 2X2 PTD.

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PLANNED UNIT DEVELOPMENT (PUD)
Miller Springs Sub-Division Phase 1B
Burns, Oregon

Sheet Title:
Lot 5

Sheet Number:
A104

PUD ATTACHMENT L

LOT 6

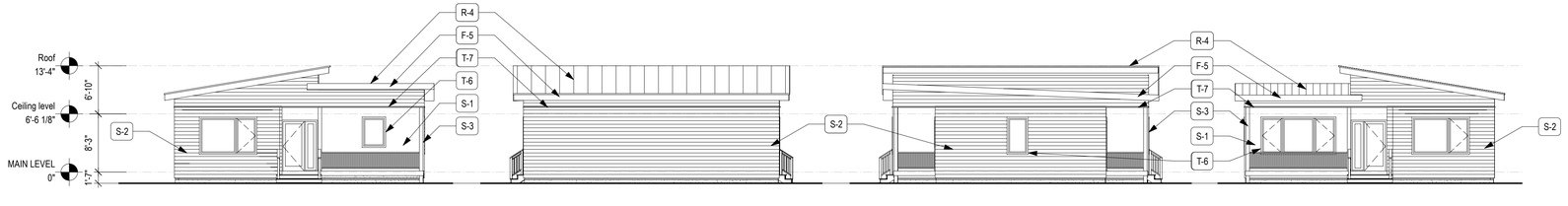








6 Lot 6 Site Plan
Scale: 1" = 10'-0"



9 M9 - Front Elevation
Scale: 1" = 10'-0"

10 M9 - Side Elevation
Scale: 1" = 10'-0"

11 M9 - Side Elevation
Scale: 1" = 10'-0"

12 M9 - Back Elevation
Scale: 1" = 10'-0"

Material Keynotes

- S-1. SIDING - T&G WOOD SIDING
- S-2. SIDING - CEMENTITIOUS LAP SIDING
- S-3. PT WOOD COLUMN WITH TRIM WRAP
- R-4. STANDING SEAM METAL ROOFING
- F-5. 1X12 FASCIA
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PLANNED UNIT DEVELOPMENT (PUD)
Miller Springs Sub-Division Phase 1B
Burns, Oregon

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Lot 6

Sheet Number:
A105

PUD ATTACHMENT M

LOT 7

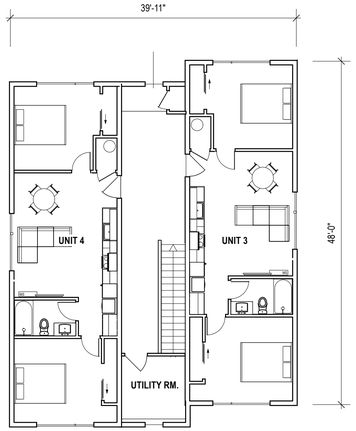




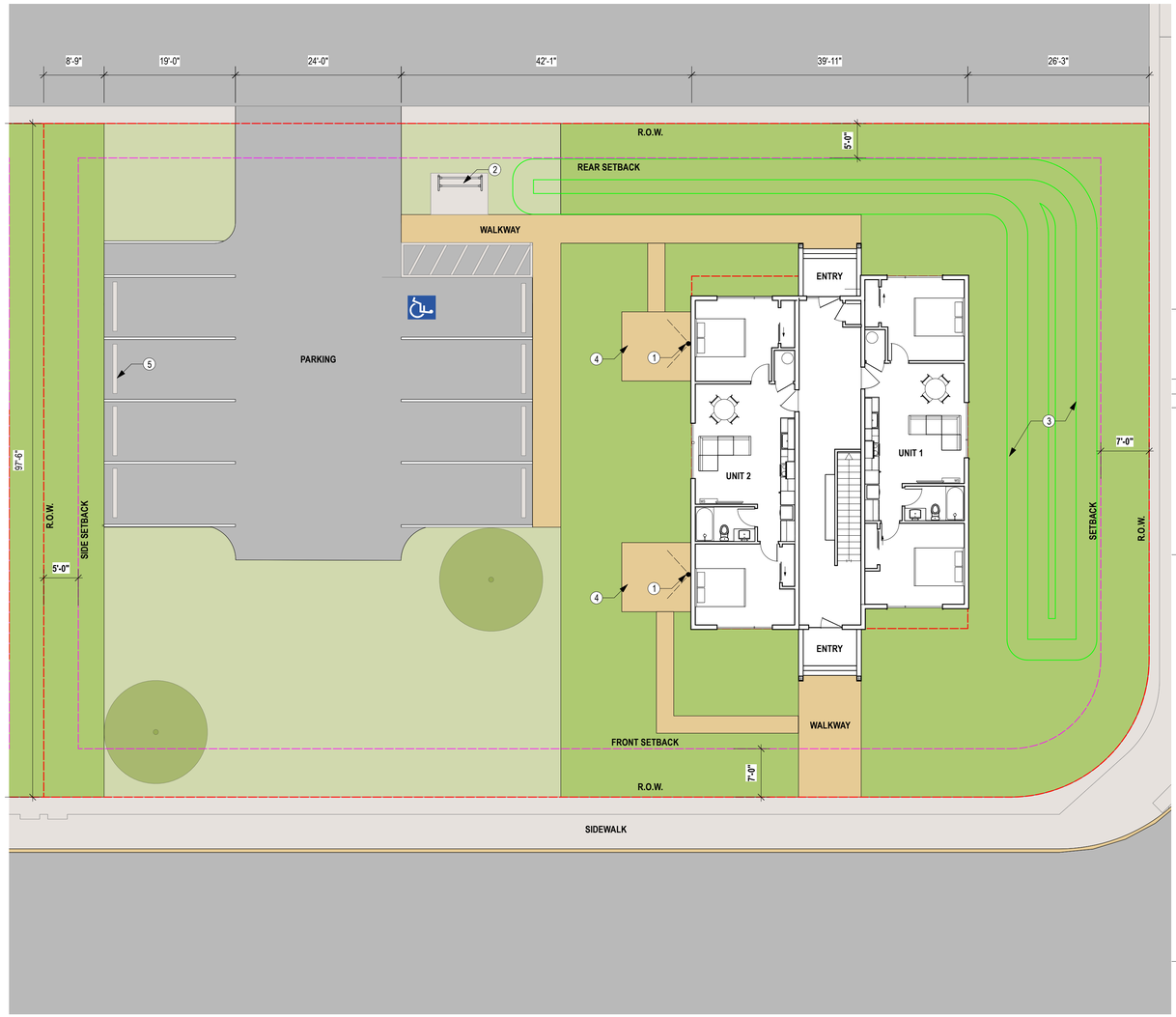


Site Plan Keynotes

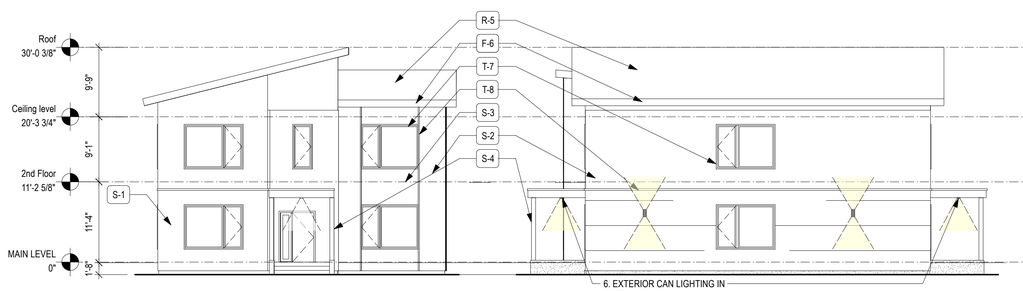
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6. EXTERIOR CAN LIGHTING IN ENTRY CANOPY



2 M30 - 2nd Floorplan
Scale: 1" = 10'-0"

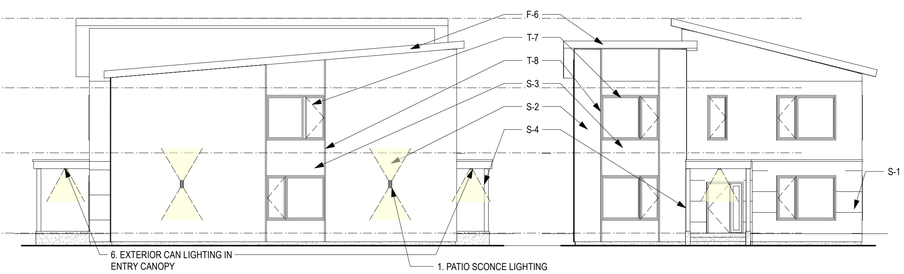


1 Lot 7 Site Plan
Scale: 1" = 10'-0"



4 M30 - Front Elevation
Scale: 1" = 10'-0"

5 M30 - Side Elevation
Scale: 1" = 10'-0"



6 M30 - Side Elevation
Scale: 1" = 10'-0"

7 M30 - Back Elevation
Scale: 1" = 10'-0"

Material Keynotes

- S-1. SIDING - T&G WOOD SIDING
- S-2. SIDING - CEMENTITIOUS PANEL SIDING
- S-3. SIDING - CEMENTITIOUS LAP SIDING
- S-4. PT. WOOD COLUMN WITH 1X TRIM WRAP
- R-5. MEMBRANE ROOF
- F-6. 1X12 CEMENTITIOUS FASCIA
- T-7. TRIM - 1X4 PTD.
- T-8. TRIM - 2X2 PTD

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PUD Drawings
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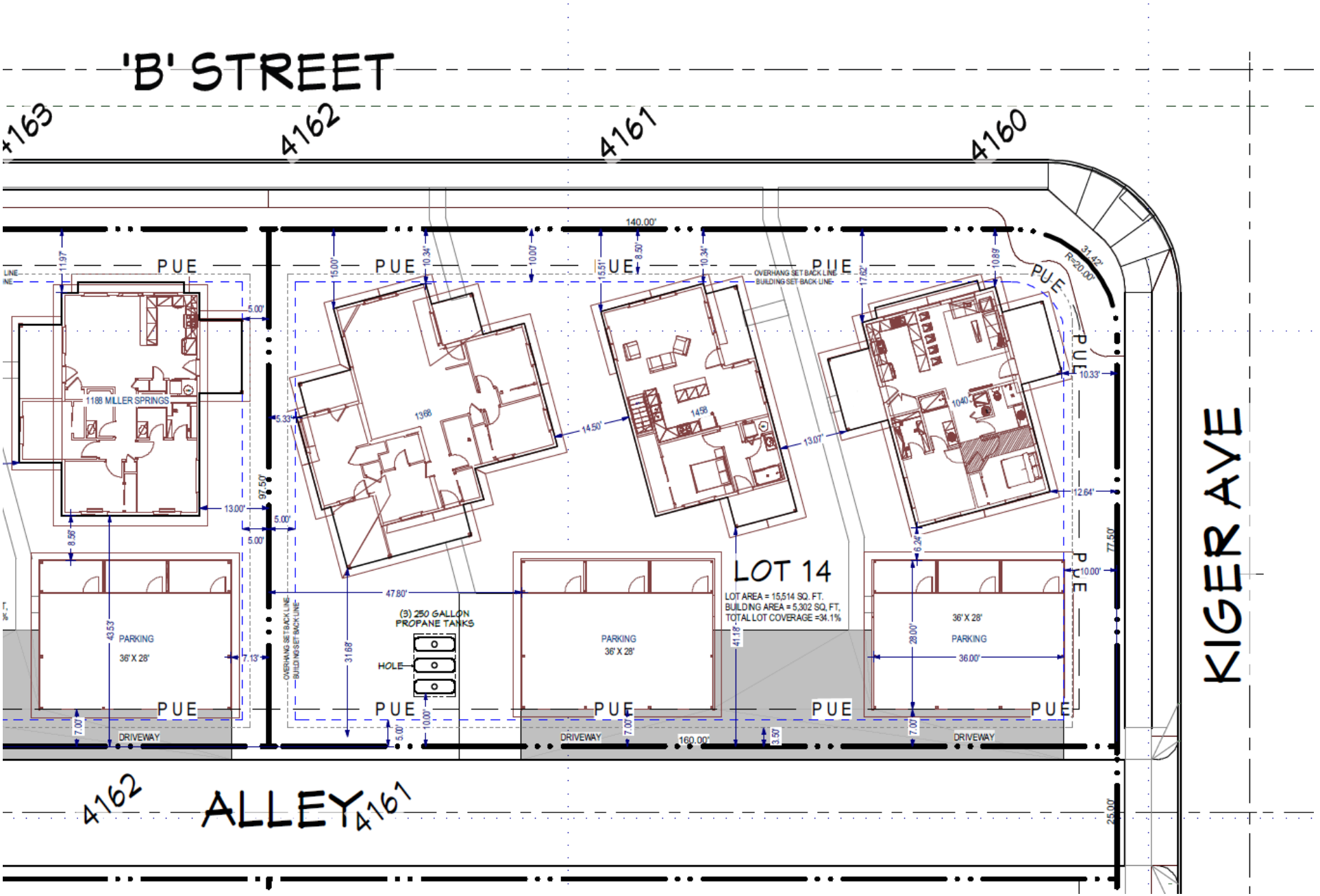
Revision	
Date:	Issue:

PLANNED UNIT DEVELOPMENT (PUD)
Miller Springs Sub-Division Phase 1B
Burns, Oregon

Sheet Title:
Lot 7 - 4 PLEX

Sheet Number:
A103

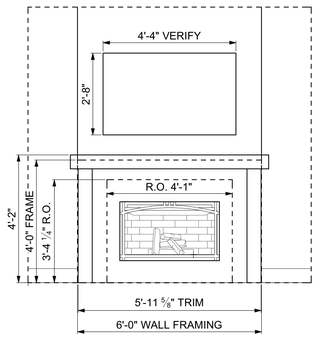
PUD ATTACHMENT N





C16 FLOOR PLAN OVERVIEW
SCALE: -0"

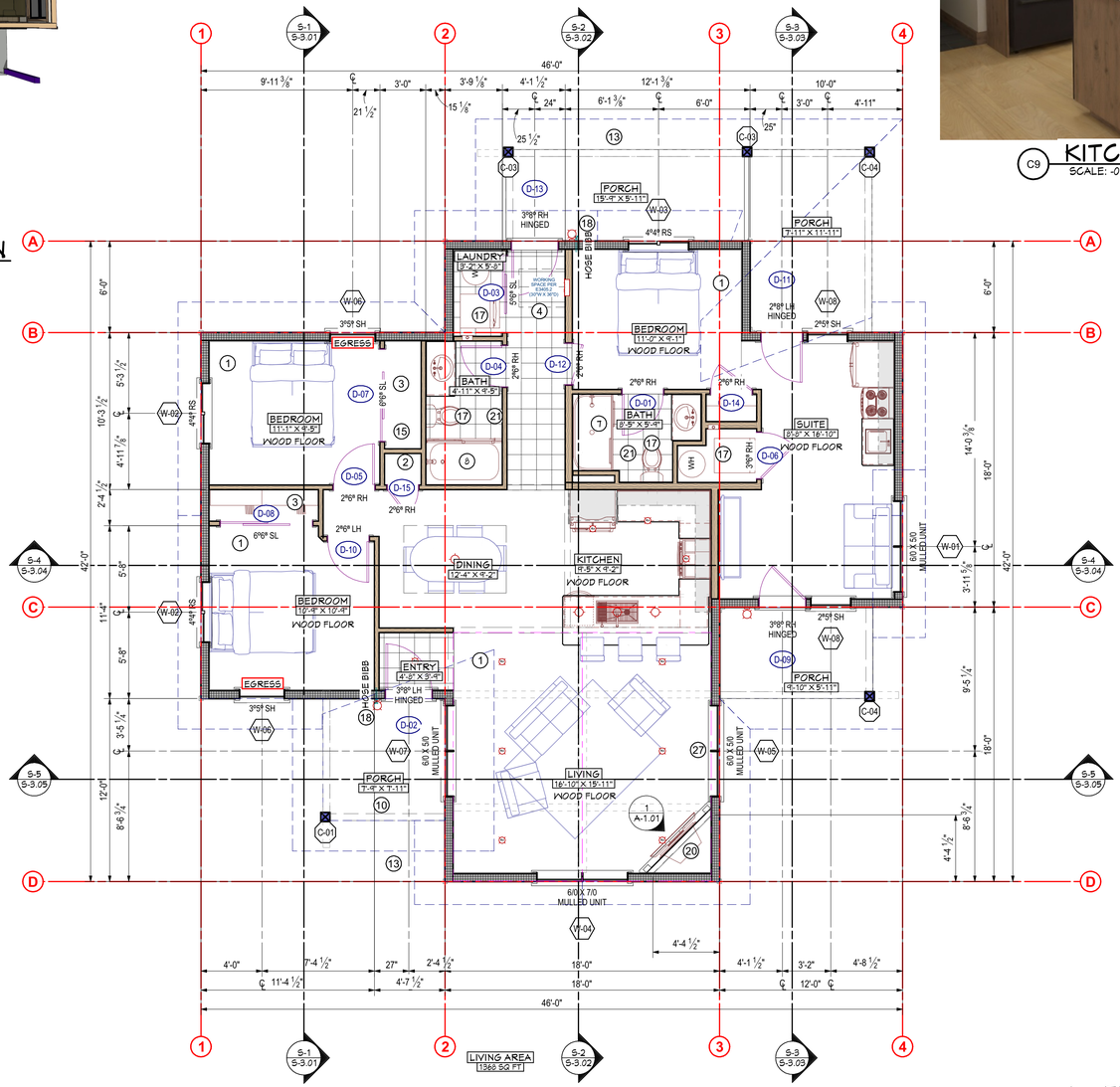




1 CORNER FIRE PLACE
SCALE: 1/2" = 1'-0"



C9 KITCHEN VIEW
SCALE: -0"



A - FLOOR PLAN
SCALE: 1/4" = 1'-0"
2 0 2 4 6 8 16

DIMENSION LINES ARE TO ROUGH FRAMING U.N.O.
SEE WALL FRAMING PLAN FOR INT. DIMENSIONS S-1.03

FLOOR PLAN NOTES

NOTE SCHEDULE - FLOOR PLAN

1	SMOKE AND CARBON MONOXIDE DETECTORS REQ'D
2	LINEN/STORAGE CLOSET
3	ROD & SHELF (OR ORGANIZED CLOSET SYSTEM)
4	--200 AMP BREAKER PANEL W/ WITH DISCONNECT (EXTERIOR) DOOR MUST OPEN 90 DEG MIN. CLEAR HT SHALL BE 6'-6" OR HT OF PANEL, WHICHEVER IS GREATER. CLEAR FLOOR AREA SHALL BE 30" WIDE X 36" DEEP MIN. PANEL IS NOT PERMITTED IN A SPACE USED FOR STORAGE. UFER GROUND IS REQ'D FOR ELECTRICAL SERVICE (METER BASE AT PARKING STRUCTURE) METERS SHALL NOT BE INSTALLED WITHIN 36" OF A GAS METER OR A WINDOW THAT HAS A VIEW OF LIVING SPACE OR RESTROOMS, OR WITHIN 36" OF A DOOR. THE CUSTOMER SHALL OBTAIN POWER COMPANY APPROVAL FOR THE METER LOCATION PRIOR TO INSTALLATION OF SUPPLY CONDUIT. CENTER OF METER SHALL BE BETWEEN 48" & 72" ABOVE FINISHED GRADE OR SURFACE. CLEAR HEADROOM SHALL BE 78" OR 9" ABOVE CENTER OF METER, WHICHEVER IS GREATER. A CLEAR, LEVEL & UNOBSTRUCTED WORKING SPACE OF 30" WIDE X 36" DEEP MIN. MEASURED FROM THE FACE OF THE METER, SHALL BE PROVIDED. SIDE CLEARANCES SHALL BE NO LESS THAN 10" FROM METER BOX. BUILDING SURFACE SHALL NOT PROJECT BEYOND THE FACE OF THE BOX.
5	(UNDERGROUND) NEVER LOCATE UNDERGROUND CONDUCTORS UNDER OR WITHIN 60" HORIZONTALLY FROM THE INSIDE WALL OF A POOL OR SPA. LIKEWISE, POOLS OR SPAS SHALL NOT BE INSTALLED OVER OR WITHIN 60" HORIZONTALLY FROM AN EXISTING UNDERGROUND CONDUCTOR. (OVERHEAD) CONSULT THE POWER COMPANY BEFORE PLACING POOLS, SPAS, OR HOT TUBS BELOW OR NEAR OVERHEAD CONDUCTORS.
6	N1107.4 SOLAR INTERCONNECTION PATHWAY. A SQUARE METAL JUNCTION BOX NOT LESS THAN 4" BY 4" WITH A METAL BOX COVER SHALL BE PROVIDED WITHIN 24" HORIZONTALLY OR VERTICALLY OF THE MAIN ELECTRICAL PANEL. A MINIMUM ¾" RIGID METAL RACEWAY SHALL EXTEND FROM THE JUNCTION BOX TO A CAPPED ROOF TERMINATION OR TO AN ACCESSIBLE LOCATION IN THE ATTIC WITH A VERTICAL CLEARANCE OF NOT LESS THAN 36". WHERE THE RACEWAY TERMINATES IN THE ATTIC, THE TERMINATION SHALL BE LOCATED NOT LESS THAN 6" ABOVE THE INSULATION. THE END OF THE RACEWAY SHALL BE MARKED AS "RESERVED FOR SOLAR." EXCEPTION: IN LIEU OF ¾" RIGID METAL RACEWAY, A MINIMUM #10 COPPER 3-WIRE MC CABLE INSTALLED FROM THE JUNCTION BOX TO THE TERMINATION POINT INCLUDING 6" ADDITIONAL WIRE IS PERMITTED.
7	32" SHOWER
8	36" TUB/SHOWER
9	1/2" CEILING BOARD OR 5/8" GWB NOTE: AN AIR BARRIER AT THE CEILING LINE – SUCH AS SEALED GYPSUM BOARD - SHALL BE PRESENT TO ISOLATE THE ATTIC SPACE FROM THE CONDITIONED SPACE. CAULK / SEAL / FOAM AROUND ALL PIPES OR ELECTRICAL WIRES OR FIXTURES PENETRATING INTO ATTIC SPACES OR OTHER INSULTED CEILINGS
10	PAVERS
11	A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -ORSC R312.1.1 - R312.1.4.
12	A MINIMUM 22"X30" R.O. ATTIC ACCESS IS REQUIRED FOR ATTIC AREAS THAT HAVE AT LEAST 30 SQ. FT. OF SPACE 30" HIGH BETWEEN CEILING/ROOF MEMBERS (MUST BE IN A READILY ACCESSIBLE AREA) (GASKET TO STOP AIR FLOW) - OSSC R301.1 & M1305.1.3 IF MECHANICAL EQUIPMENT IS LOCATED IN THE ATTIC, 30" X 22" MECHANICAL ACCESS PANEL - SHALL BE FLUSH FITTING WITH CONCEALED HARDWARE AND FINISHED TO MATCH WALL OR CEILING SURFACE. PROVIDE AN ATTIC ACCESS "PULL OR DROP DOWN" (STAIR OR LADDER)
13	NOTE: FIELD DESIGNED LANDINGS & WALKS (U.N.O.) NOTE: LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM. HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).
14	ALL IMPERVIOUS / PAVED SURFACE AREAS AROUND THE BUILDING SHALL SLOPE AWAY 1/4" PER FOOT (2%) MIN. ALL OTHER AREAS SHALL SLOPE NOT LESS THAN 5/8" PER FOOT (5%). (6" IN THE FIRST10' MIN.)
15	18X24 THROUGH THE FLOOR OR 16X24 THROUGH A PERIMETER WALL CRAWL SPACE ACCESS - ORSC R408.4 ADDITIONAL SPACE & ADDITIONAL REQUIREMENTS ARE REQUIRED IF MECHANICAL EQUIPMENT (ESPECIALLY GAS FUELED EQUIPMENT), IS PLACED IN THE CRAWL SPACE. THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE
16	DRYER VENT
17	EXHAUST FAN, VENT TO EXTERIOR
18	FROST FREE HOSE BIBB W/ CEDAR BACKING
19	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
20	LPG FIRE PLACE VENT THROUGH ROOF SEE MNFR DETAIL
21	PROVIDE WOOD BLOCKING IN WALL FRAMING FOR ALL ACCESSORIES INCLUDING BUT NOT LIMITED TO: TOWEL BARS, TOILET PAPER HOLDERS, SHELVING ATTACHMENT, ROBE HOOKS, GRAB BARS, ETC.
22	RAIN CHAIN OR SOLID DOWNSPOUT (VERIFY WITH OWNER. SEE ALSO ELEVATION PAGES). TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
23	APPLIANCE FLOOD PANS RECOMMENDED AT ALL APPLIANCES USING WATER SUCH AS DISHWASHERS, REFRIGERATORS WITH WATER, ICE MAKERS, WASHING MACHINES, WATER HEATER ETC. PLUMB TO DRAIN OR DAYLIGHT TO THE EXTERIOR. USE "P" TRAP AT EACH DRAIN. TRAP SHALL BE HAVE A PRIMER OR TRAP SHALL BE FILLED WITH MINERAL OIL OR USE "OATEY DRAIN SEAL" HTTPS://WWW.OATEY.COM/PRODUCTS/OATEY-DRAIN-SEAL--1553341598 OR SIMILAR.
24	WE STRONGLY RECOMMEND USING WATER DETECTORS / WATER-SENSOR SYSTEM WITH AUTOMATIC SHUT OFF SET TO SHUT OFF THE WATER SUPPLY TO A SPECIFIC APPLIANCE OR TO THE ENTIRE HOUSE WHEN A LEAK IS DETECTED. USE THESE SENSORS AT ALL AREAS WHERE WATER IS PLUMBED (ICE MAKER, DISHWASHER, LAUNDRY, SINKS, WATER HEATERS ETC...)
25	WHOLE HOUSE VENTILATION REQUIRED R303.4: (LAYOUT, SPECS & CALCULATIONS BY OTHERS) MECHANICAL DESIGNER SHALL PROVIDE A SIMPLE FLOOR PLAN/SECTION DRAWING SHOWING WHOLE HOUSE VENTILATION. INCLUDE VENTILATION RATES. SEE 2021 ORSC SECTION M1505.4. SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SECTION M1505.4.1 THROUGH M1505.4.3. PROVIDE HIGH-EFFICIENCY HEAT RECOVERY VENTILATORS (HRV) AND ENERGY RECOVERY VENTILATORS (ERV) FOR ENERGY EFFICIENCY & INDOOR AIR QUALITY. EXAMPLE WWW.ZEHNDERAMERICA.COM/
26	DRYER VENTS, COMMERCIAL STYLE RANGES/HOODS, ETC. M1502.7 MAKEUP AIR. INSTALLATIONS EXHAUSTING MORE THAN 200 CUBIC FEET PER MINUTE SHALL BE PROVIDED WITH MAKEUP AIR. M1503.6 MAKEUP AIR REQUIRED. EACH EXHAUST SYSTEM CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE MECHANICALLY OR PASSIVELY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT FEWER THAN ONE DAMPER COMPLYING WITH SECTION M1503.6.2. M1503.6.1 LOCATION. KITCHEN EXHAUST MAKEUP AIR SHALL BE DISCHARGED INTO THE SAME ROOM IN WHICH THE EXHAUST SYSTEM IS LOCATED OR INTO ROOMS OR DUCT SYSTEMS THAT COMMUNICATE THROUGH ONE OR MORE PERMANENT OPENINGS WITH THE ROOM IN WHICH SUCH EXHAUST SYSTEM IS LOCATED. SUCH PERMANENT OPENINGS SHALL HAVE A NET CROSS-SECTIONAL AREA NOT LESS THAN THE REQUIRED AREA OF THE MAKEUP AIR SUPPLY OPENINGS.
27	DUCTLESS HEAT PUMP (HSPF 10 OR BETTER) IF THIS IS THE PRIMARY HEAT SOURCE THEN "HYPER-HEAT" IS REQUIRED TO MAINTAIN 60 DEG. INDOOR WITH OUTDOOR TEMP -10 (VERIFY)

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2/18/2026
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ES, TE,
JOB NUMBER
R3_25004
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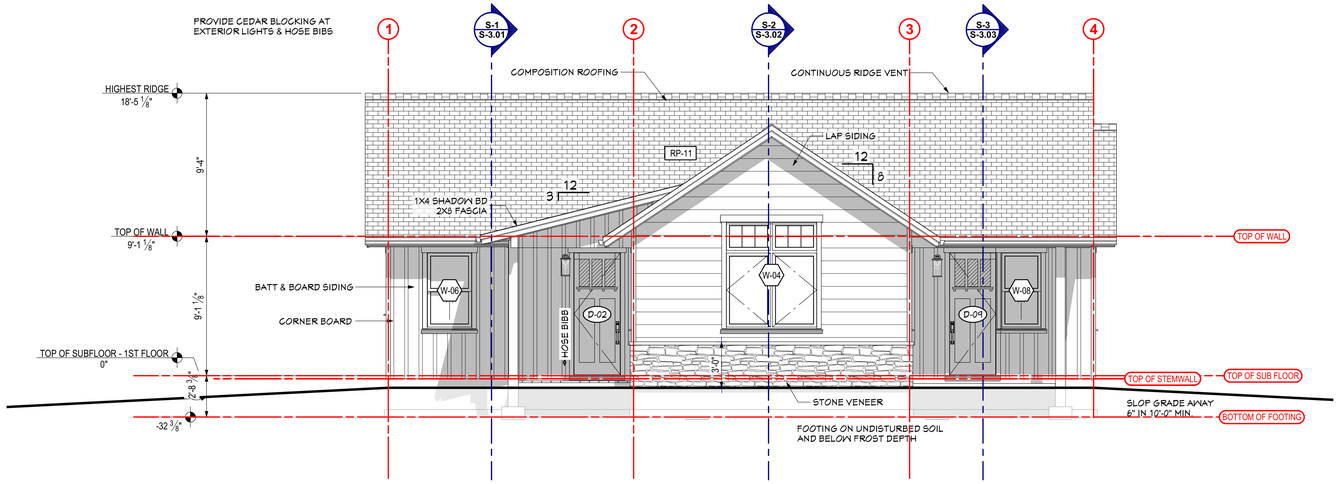
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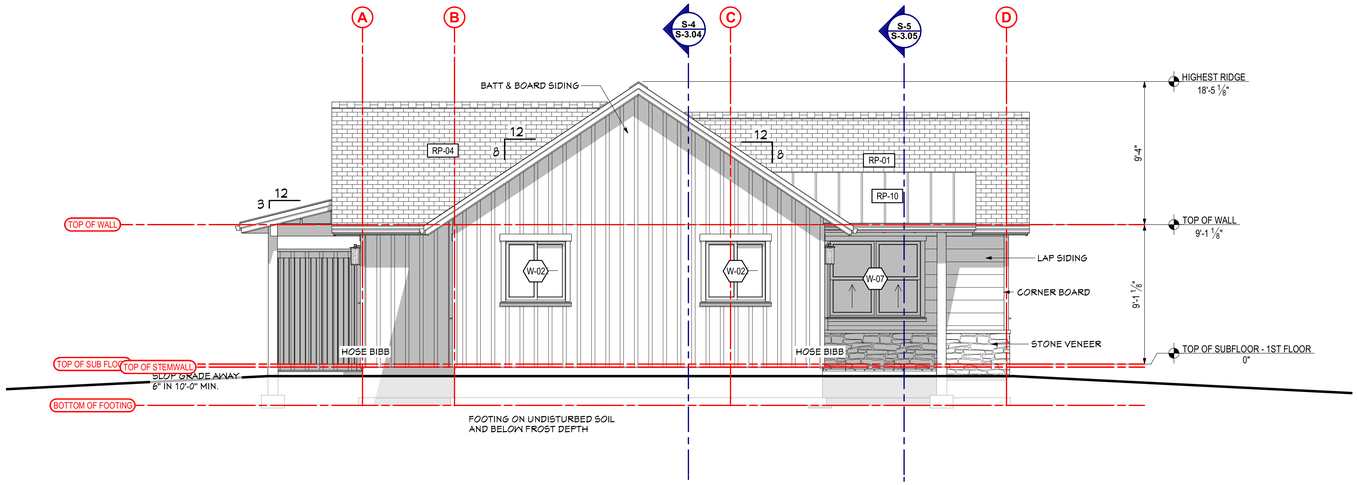


E-1 EXTERIOR ELEVATION FRONT

SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES

LAP SIDING=	R/A ARTISAN DUSK DF#2 - RAKED
12" BOARD & BATTEN SIDING=	RANCHWOOD TACKROOM - CIRCLE SAWN
TRIM=	CHARWOOD EBONY DF#2 - RAKED
FASCIA=	CHARWOOD EBONY DF#2 - RAKED
STONE VENEER=	LEDGE STONE



E-2 EXTERIOR ELEVATION LEFT

SCALE: 1/4" = 1'-0"

BUILDING ELEVATION NOTES

	BUILDING ELEVATION NOTES
1	CONTINUOUS RIDGE VENT (TYP.) SEE ALSO ATTIC VENTILATION NOTES
2	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
3	METAL DRIP EDGE. REQUIRED AT ALL ROOF EDGES (RAKES & EAVES). R-903.2
4	METAL VALLEY FLASHING INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET
5	40 YEAR, HIGH PROFILE ARCHITECTURAL COMPOSITION ROOFING BY:_____ RATING, BRAND, STYLE AND COLOR PER OWNER'S APPROVAL. ROOFING: REFER TO THE MANUFACTURE'S TECHNICAL SPECIFICATION & DETAILS FOR FULL INSTALLATION INSTRUCTIONS
6	STANDING SEAM METAL ROOFING: COLOR PER OWNER'S APPROVAL. ROOFING: REFER TO THE MANUFACTURE'S TECHNICAL SPECIFICATION & DETAILS FOR FULL INSTALLATION INSTRUCTIONS
7	SNOW SHEDDING ROOFS SUCH AS, METAL, TILE, CONCRETE, SLATE, P.V. & OTHER SLICK MATERIALS. (COMPOSITION ROOFING IS A LOWER RISK FOR SLIDING SNOW) IN NO CASE SHALL ROOF SNOW BE DIRECTED TO WHERE IT CAN ENDANGER PEDESTRIANS AND/OR PROPERTY. SNOW FENCES AND/OR GUARDS MUST BE USED IN THESE POTENTIALLY DANGEROUS AREAS.
8	PROVIDE ICE & WATER SHIELD FROM DRIP EDGE UP 3' MIN. BEYOND INSIDE OF EXTERIOR WALL LINE AND AT ALL VALLEYS. IF APPROVED BY OWNER, 30# FELT UNDER ROOFING AT OTHER AREAS. NOTE: ROOF SURFACES UNDER 4:12 SHALL HAVE THE ENTIRE SURFACE COVERED WITH ICE & WATER SHIELD. NOTE: ICE & WATER SHIELD MUST BE RATED FOR HIGH TEMP WHEN PLACED BELOW METAL ROOFING AND ANY FLASHING (EXAMPLE: CRICKETS, STEP & VALLEY FLASHING) SEE ALSO R105.1.2 ICE BARRIERS.
9	ROOFING UNDERLAYMENT SHALL BE ICE BARRIER OR IF APPROVED BY OWNER, #30 NON-PERFORATED ASPHALT SATURATED ORGANIC FELT, 36" WIDE ROLLS, COMPLYING WITH ASTM D 226 TYPE 11, TO BE INSTALLED WITH 1" GALVANIZED ROOFING NAILS OR OTHER SUITABLE FASTENERS OVER THE ROOF SHEATHING. FELT SHALL BE LAID IN HALF-LAP FASHION TO PROVIDE A DOUBLE LAYER MEMBRANE. ROOFING INSTALLER SHALL CONFIRM THAT ROOF SHEATHING IS SUITABLY PREPARED FOR ROOFING INSTALLATION. SEE ALSO R905.1.1
10	WHERE STEEL ROOFING PANELS ARE USED, PANELS SHALL BE INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET AND HAVE AN AIR GAP. NOTE, AN UNDERLAYMENT SUCH AS DELTA®-TRELA (BY DÖRKEN) A VAPOR-PERMEABLE UNDERLAYMENT W/ STRUCTURED SEPARATION & DRAINAGE REPLACES CAP SHEET & AIR GAP AND IS HIGHLY RECOMMENDED. SEE ALSO ORSC R905.10 METAL ROOF PANELS.
11	5/8" PLYWOOD OR OSB ROOF SHEATHING (PLYWOOD IS RECOMMENDED FOR ENTIRE ROOF, BUT A/C PLYWD SHALL BE REQUIRED AT ALL VISIBLE OPEN ROOF OVERHANGS U.N.O.) SHEATHING SHALL BE PLACED PERPENDICULAR TO FRAMING AND STAGGERED END JOINTS AT 4'-0". PROVIDE 1/4" SPACE AT ALL PANEL EDGES FOR EXPANSION, AT ALL ROOF AND WALLS. NAIL W/ 8D @ 6" O.C. EDGE AND 12" O.C. FIELD U.N.O.
12	1X4 SHADOW BOARD OVER 2X8 FASCIA (SEE DETAILS)
13	5/4 X 3 CEDAR TRIM (AT BEAM TO SOFFIT). NOTE: AT BOARD & BATTEN OR BOARD ON BOARD SIDING: USE 2X TRIM AND USE A 1/2" SPACER (OSB OR PLYWOOD) BEHIND TRIM AT WALL TO SOFFIT & APRONS ETC.
14	ALL SIDING SHALL BE INSTALLED OVER WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) OR FULL RAIN SCREEN. SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.). WALLS INSULATED W/ B.I.B. INSULATION. 1/2" G.W.B. AT "DRY" LOCATIONS U.N.O. FOR SIDING, CORNER TRIM AND BELT COURSE, SEE DETAILS #__ & #__ ON SHEET #
15	"Z" FLASHING AT TOP OF PANEL SIDING. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
16	5/4X4 CORNER BOARDS AT OUTSIDE CORNERS AND 5/4X3 INSIDE CORNER TRIM, EACH OVER A DOUBLE LAYER OF WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
17	FLASHING CAP AT ALL EXPOSED (TOP & END GRAIN) WOOD SURFACES. VERIFY SIZE
18	ROOF GUTTER (SLOPE____)
19	"K" STYLE RAIN GUTTER (TYP.) MOUNTED TO PLUMB FASCIA OR TO A CONTINUOUS BEVELED BLOCK ON SQ. CUT FASCIA. (VERIFY STYLE & COLOR WITH OWNER) OR BRONZE SEMI-CIRCULAR RAIN GUTTER (TYP.) MOUNTED TO A CONTINUOUS BEVELED BLOCK - PROVIDE SOLID OR RAIN CHAIN DOWNSPOUT (COMPARE) RAINCHAINS.COM #T4-BR W/ BRONZE POWDER COAT & RCR-2 W/ BRONZE POWDER COATING GUTTER MOUNTING KIT. TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
20	WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING SHALL HAVE A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER. ORSC R317
21	SIDING OVER "ZIP SYSTEM" SHTG OR WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.).
22	SIMULATED BOARD & BATTEN SIDING (BATTENS ARE 1X4S AT 12" O.C.) TRUE BOARD & BATTEN SIDING (BOARDS ARE 1X4S, BATTENS ARE 1X12S)
23	OPTIONAL & NOT SHOWN (UPPER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP AND BOTTOM OF TRIM. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL AL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #__
24	OPTIONAL & NOT SHOWN (LOWER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #
25	36" HIGH MINIMUM GUARDRAIL (POWDER COATED METAL) A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING DECKS OR PATIOS, STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -ORSC R312.1.1 - R312.1.4. (SEE NOTE #12 ON "G" SHEETS AND ANY RAIL DETAILS.)
26	LANDINGS & WALKS ARE FIELD DESIGNED (U.N.O.) WALKS SHALL BE 36" WIDE MINIMUM. LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM IN THE DIRECTION OF TRAVEL. HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).

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PROFESSIONAL BUILDING DESIGNERS GROUP
317 NW LOCUST AVE, PRINEVILLE, OREGON 97754-1452
PHONE: (541) 447-3341 FAX: (877) 442-8369

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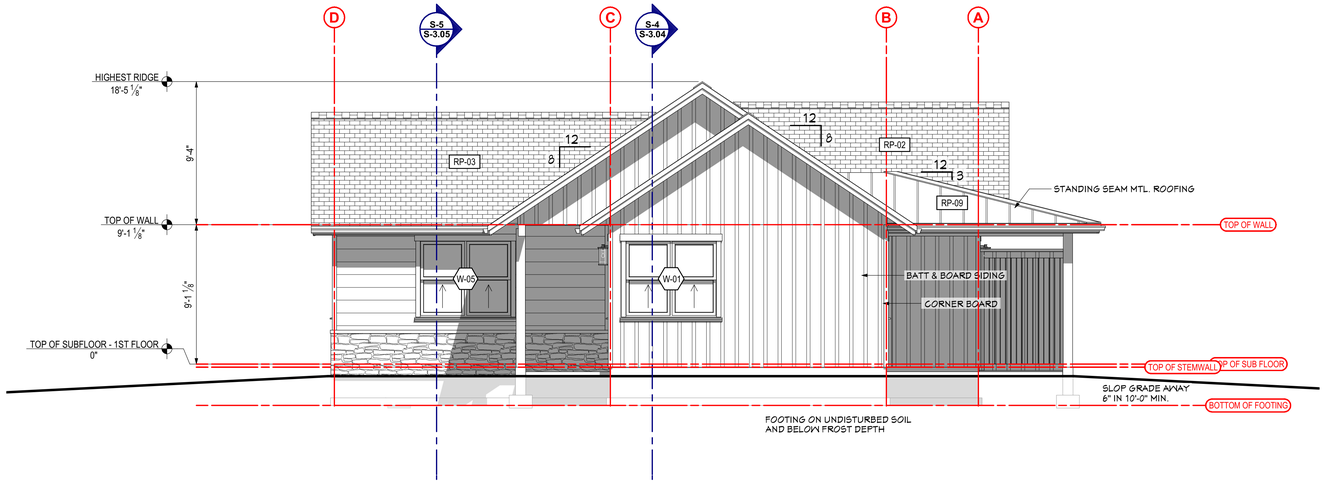
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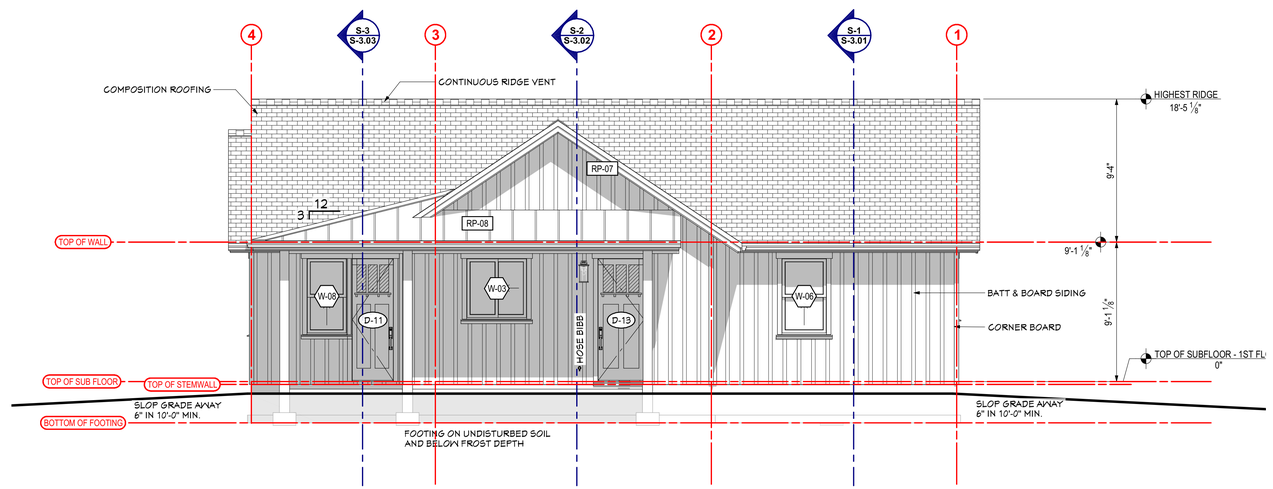
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E-4 EXTERIOR ELEVATION RIGHT
SCALE: 1/4" = 1'-0"



E-3 EXTERIOR ELEVATION BACK
SCALE: 1/4" = 1'-0"

BUILDING ELEVATION NOTES

	BUILDING ELEVATION NOTES
1	CONTINUOUS RIDGE VENT (TYP.) SEE ALSO ATTIC VENTILATION NOTES
2	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
3	METAL DRIP EDGE, REQUIRED AT ALL ROOF EDGES (RAKES & EAVES). R-903.2
4	METAL VALLEY FLASHING INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET
5	40 YEAR, HIGH PROFILE ARCHITECTURAL COMPOSITION ROOFING BY:_____ RATING, BRAND, STYLE AND COLOR PER OWNER'S APPROVAL. ROOFING: REFER TO THE MANUFACTURE'S TECHNICAL SPECIFICATION & DETAILS FOR FULL INSTALLATION INSTRUCTIONS
6	STANDING SEAM METAL ROOFING: COLOR PER OWNER'S APPROVAL. ROOFING: REFER TO THE MANUFACTURE'S TECHNICAL SPECIFICATION & DETAILS FOR FULL INSTALLATION INSTRUCTIONS
7	SNOW SHEDDING ROOFS SUCH AS, METAL, TILE, CONCRETE, SLATE, P.V. & OTHER SLICK MATERIALS. (COMPOSITION ROOFING IS A LOWER RISK FOR SLIDING SNOW) IN NO CASE SHALL ROOF SNOW BE DIRECTED TO WHERE IT CAN ENDANGER PEDESTRIANS AND/OR PROPERTY. SNOW FENCES AND/OR GUARDS MUST BE USED IN THESE POTENTIALLY DANGEROUS AREAS.
8	PROVIDE ICE & WATER SHIELD FROM DRIP EDGE UP 3' MIN. BEYOND INSIDE OF EXTERIOR WALL LINE AND AT ALL VALLEYS. IF APPROVED BY OWNER, 30# FELT UNDER ROOFING AT OTHER AREAS. NOTE: ROOF SURFACES UNDER 4:12 SHALL HAVE THE ENTIRE SURFACE COVERED WITH ICE & WATER SHIELD. NOTE: ICE & WATER SHIELD MUST BE RATED FOR HIGH TEMP WHEN PLACED BELOW METAL ROOFING AND ANY FLASHING (EXAMPLE: CRICKETS, STEP & VALLEY FLASHING) SEE ALSO R105.1.2 ICE BARRIERS.
9	ROOFING UNDERLAYMENT SHALL BE ICE BARRIER OR IF APPROVED BY OWNER, #30 NON-PERFORATED ASPHALT SATURATED ORGANIC FELT, 36" WIDE ROLLS, COMPLYING WITH ASTM D 226 TYPE 11, TO BE INSTALLED WITH 1" GALVANIZED ROOFING NAILS OR OTHER SUITABLE FASTENERS OVER THE ROOF SHEATHING. FELT SHALL BE LAID IN HALF-LAP FASHION TO PROVIDE A DOUBLE LAYER MEMBRANE. ROOFING INSTALLER SHALL CONFIRM THAT ROOF SHEATHING IS SUITABLY PREPARED FOR ROOFING INSTALLATION. SEE ALSO R905.1.1
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11	5/8" PLYWOOD OR OSB ROOF SHEATHING (PLYWOOD IS RECOMMENDED FOR ENTIRE ROOF, BUT A/C PLYWD SHALL BE REQUIRED AT ALL VISIBLE OPEN ROOF OVERHANGS U.N.O.) SHEATHING SHALL BE PLACED PERPENDICULAR TO FRAMING AND STAGGERED END JOINTS AT 4'-0". PROVIDE 1/4" SPACE AT ALL PANEL EDGES FOR EXPANSION, AT ALL ROOF AND WALLS. NAIL W/ 8D @ 6" O.C. EDGE AND 12" O.C. FIELD U.N.O.
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26	LANDINGS & WALKS ARE FIELD DESIGNED (U.N.O.) WALKS SHALL BE 36" WIDE MINIMUM. LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM IN THE DIRECTION OF TRAVEL. HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).

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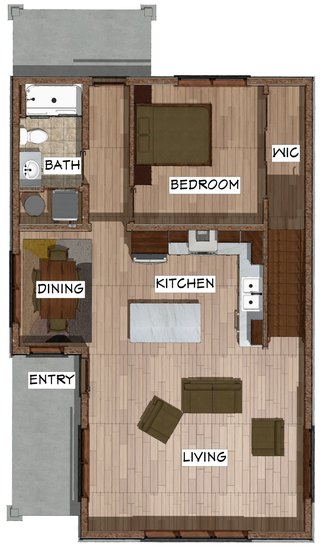
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PHONE:

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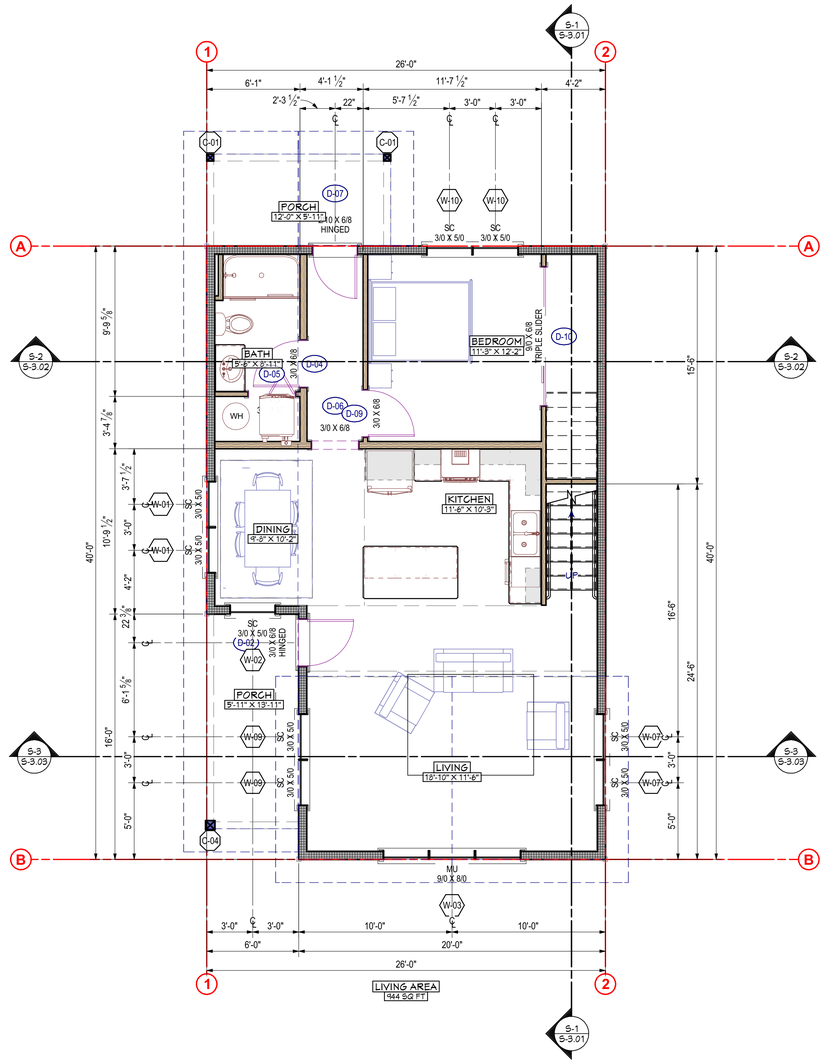
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C22 **FLOOR PLAN OVERVIEW**
SCALE: 3/16" = 1'-0"



DIMENSION LINES ARE TO ROUGH FRAMING U.N.O.
SEE WALL FRAMING PLAN FOR INT. DIMENSIONS

FL 1 **A - FLOOR PLAN**
SCALE: 1/4" = 1'-0"
2 0 2 4 6 8 16



C9 **KITCHEN**
SCALE: -0"

FLOOR PLAN NOTES

NOTE SCHEDULE - FLOOR PLAN

1	SMOKE AND CARBON MONOXIDE DETECTORS REQ'D
2	LINEN/STORAGE CLOSET
3	ROD & SHELF (OR ORGANIZED CLOSET SYSTEM)
4	--200 AMP BREAKER PANEL W/ WITH DISCONNECT (EXTERIOR) DOOR MUST OPEN 90 DEG MIN. CLEAR HT SHALL BE 6'-6" OR HT OF PANEL, WHICHEVER IS GREATER. CLEAR FLOOR AREA SHALL BE 30" WIDE X 36" DEEP MIN. PANEL IS NOT PERMITTED IN A SPACE USED FOR STORAGE. UFER GROUND IS REQ'D FOR ELECTRICAL SERVICE (METER BASE AT PARKING STRUCTURE) METERS SHALL NOT BE INSTALLED WITHIN 36" OF A GAS METER OR A WINDOW THAT HAS A VIEW OF LIVING SPACE OR RESTROOMS, OR WITHIN 36" OF A DOOR. THE CUSTOMER SHALL OBTAIN POWER COMPANY APPROVAL FOR THE METER LOCATION PRIOR TO INSTALLATION OF SUPPLY CONDUIT. CENTER OF METER SHALL BE BETWEEN 48" & 72" ABOVE FINISHED GRADE OR SURFACE. CLEAR HEADROOM SHALL BE 78" OR 9" ABOVE CENTER OF METER, WHICHEVER IS GREATER. A CLEAR, LEVEL & UNOBSTRUCTED WORKING SPACE OF 30" WIDE X 36" DEEP MIN. MEASURED FROM THE FACE OF THE METER, SHALL BE PROVIDED. SIDE CLEARANCES SHALL BE NO LESS THAN 10" FROM METER BOX. BUILDING SURFACE SHALL NOT PROJECT BEYOND THE FACE OF THE BOX.
5	(UNDERGROUND) NEVER LOCATE UNDERGROUND CONDUCTORS UNDER OR WITHIN 60" HORIZONTALLY FROM THE INSIDE WALL OF A POOL OR SPA. LIKEWISE, POOLS OR SPAS SHALL NOT BE INSTALLED OVER OR WITHIN 60" HORIZONTALLY FROM AN EXISTING UNDERGROUND CONDUCTOR. (OVERHEAD) CONSULT THE POWER COMPANY BEFORE PLACING POOLS, SPAS, OR HOT TUBS BELOW OR NEAR OVERHEAD CONDUCTORS.
6	N1107.4 SOLAR INTERCONNECTION PATHWAY A SQUARE METAL JUNCTION BOX NOT LESS THAN 4" BY 4" WITH A METAL BOX COVER SHALL BE PROVIDED WITHIN 24" HORIZONTALLY OR VERTICALLY OF THE MAIN ELECTRICAL PANEL. A MINIMUM ½" RIGID METAL RACEWAY SHALL EXTEND FROM THE JUNCTION BOX TO A CAPPED ROOF TERMINATION OR TO AN ACCESSIBLE LOCATION IN THE ATTIC WITH A VERTICAL CLEARANCE OF NOT LESS THAN 36". WHERE THE RACEWAY TERMINATES IN THE ATTIC, THE TERMINATION SHALL BE LOCATED NOT LESS THAN 6" ABOVE THE INSULATION. THE END OF THE RACEWAY SHALL BE MARKED AS "RESERVED FOR SOLAR." EXCEPTION: IN LIEU OF ½" RIGID METAL RACEWAY, A MINIMUM #10 COPPER 3-WIRE MC CABLE INSTALLED FROM THE JUNCTION BOX TO THE TERMINATION POINT INCLUDING 6" ADDITIONAL WIRE IS PERMITTED.
9	1/2" CEILING BOARD OR 5/8" GWB NOTE: AN AIR BARRIER AT THE CEILING LINE – SUCH AS SEALED GYPSUM BOARD - SHALL BE PRESENT TO ISOLATE THE ATTIC SPACE FROM THE CONDITIONED SPACE. CAULK / SEAL / FOAM AROUND ALL PIPES OR ELECTRICAL WIRES OR FIXTURES PENETRATING INTO ATTIC SPACES OR OTHER INSULTED CEILINGS
10	PAVERS
11	A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -ORSC R312.1.1 - R312.1.4.
12	A MINIMUM 22"X30" R.O. ATTIC ACCESS IS REQUIRED FOR ATTIC AREAS THAT HAVE AT LEAST 30 SQ. FT. OF SPACE 30" HIGH BETWEEN CEILING/ROOF MEMBERS (MUST BE IN A READILY ACCESSIBLE AREA) (GASKET TO STOP AIR FLOW) - OSSC R301.1 & M1305.1.3 IF MECHANICAL EQUIPMENT IS LOCATED IN THE ATTIC, 30" X 22" MECHANICAL ACCESS PANEL - SHALL BE FLUSH FITTING WITH CONCEALED HARDWARE AND FINISHED TO MATCH WALL OR CEILING SURFACE. PROVIDE AN ATTIC ACCESS "PULL OR DROP DOWN" (STAIR OR LADDER)
13	NOTE: FIELD DESIGNED LANDINGS & WALKS (U.N.O.) NOTE: LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM. HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).
14	ALL IMPERVIOUS / PAVED SURFACE AREAS AROUND THE BUILDING SHALL SLOPE AWAY 1/4" PER FOOT (2%) MIN. ALL OTHER AREAS SHALL SLOPE NOT LESS THAN 5/8" PER FOOT (5%), (6" IN THE FIRST 10' MIN.)
15	18X24 THROUGH THE FLOOR OR 16X24 THROUGH A PERIMETER WALL CRAWL SPACE ACCESS - ORSC R408.4 ADDITIONAL SPACE & ADDITIONAL REQUIREMENTS ARE REQUIRED IF MECHANICAL EQUIPMENT (ESPECIALLY GAS FUELED EQUIPMENT), IS PLACED IN THE CRAWL SPACE. THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE
16	DRYER VENT
17	EXHAUST FAN, VENT TO EXTERIOR
18	FROST FREE HOSE BIBB
19	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
21	PROVIDE WOOD BLOCKING IN WALL FRAMING FOR ALL ACCESSORIES INCLUDING BUT NOT LIMITED TO: TOWEL BARS, TOILET PAPER HOLDERS, SHELVING ATTACHMENT, ROBE HOOKS, GRAB BARS, ETC.
22	RAIN CHAIN OR SOLID DOWNSPOUT (VERIFY WITH OWNER. SEE ALSO ELEVATION PAGES). TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
23	APPLIANCE FLOOD PANS RECOMMENDED AT ALL APPLIANCES USING WATER SUCH AS DISHWASHERS, REFRIGERATORS WITH WATER, ICE MAKERS, WASHING MACHINES, WATER HEATER ETC. PLUMB TO DRAIN OR DAYLIGHT TO THE EXTERIOR. USE "P" TRAP AT EACH PAN. TRAP SHALL BE HAVE A PRIMER OR TRAP SHALL BE FILLED WITH MINERAL OIL OR USE "OATEY DRAIN SEAL" HTTPS://WWW.OATEY.COM/PRODUCTS/OATEY-DRAIN-SEAL--1553341548 OR SIMILAR.
24	WE STRONGLY RECOMMEND USING WATER DETECTORS / WATER-SENSOR SYSTEM WITH AUTOMATIC SHUT OFF SET TO SHUT OFF THE WATER SUPPLY TO A SPECIFIC APPLIANCE OR TO THE ENTIRE HOUSE WHEN A LEAK IS DETECTED. USE THESE SENSORS AT ALL AREAS WHERE WATER IS PLUMBED (ICE MAKER, DISHWASHER, LAUNDRY, SINKS, WATER HEATERS ETC...)
25	WHOLE HOUSE VENTILATION REQUIRED R303.4: (LAYOUT, SPECS & CALCULATIONS BY OTHERS) MECHANICAL DESIGNER SHALL PROVIDE A SIMPLE FLOOR PLAN/SECTION DRAWING SHOWING WHOLE HOUSE VENTILATION. INCLUDE VENTILATION RATES. SEE 2021 ORSC SECTION M1505.4. SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1505.4.1 THROUGH M1505.4.3. PROVIDE HIGH-EFFICIENCY HEAT RECOVERY VENTILATORS (HRV) AND ENERGY RECOVERY VENTILATORS (ERV) FOR ENERGY EFFICIENCY & INDOOR AIR QUALITY. EXAMPLE WWW.ZEHNDERAMERICA.COM/
26	DRYER VENTS, COMMERCIAL STYLE RANGES/HOODS, ETC. M1502.1 MAKEUP AIR. INSTALLATIONS EXHAUSTING MORE THAN 200 CUBIC FEET PER MINUTE SHALL BE PROVIDED WITH MAKEUP AIR. M1503.6 MAKEUP AIR REQUIRED. EACH EXHAUST SYSTEM CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE MECHANICALLY OR PASSIVELY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT FEWER THAN ONE DAMPER COMPLYING WITH SECTION M1503.6.2. M1503.6.1 LOCATION. KITCHEN EXHAUST MAKEUP AIR SHALL BE DISCHARGED INTO THE SAME ROOM IN WHICH THE EXHAUST SYSTEM IS LOCATED OR INTO ROOMS OR DUCT SYSTEMS THAT COMMUNICATE THROUGH ONE OR MORE PERMANENT OPENINGS WITH THE ROOM IN WHICH SUCH EXHAUST SYSTEM IS LOCATED. SUCH PERMANENT OPENINGS SHALL HAVE A NET CROSS-SECTIONAL AREA NOT LESS THAN THE REQUIRED AREA OF THE MAKEUP AIR SUPPLY OPENINGS.
27	DUCTLESS HEAT PUMP (HSPF 10 OR BETTER) IF THIS IS THE PRIMARY HEAT SOURCE THEN "HYPER-HEAT" IS REQUIRED TO MAINTAIN 60 DEG. INDOOR WITH OUTDOOR TEMP -10 (VERIFY)

WESTERN DESIGN INTERNATIONAL
PROFESSIONAL BUILDING DESIGNERS GROUP
317 NW LOCUST AVE, PRINEVILLE, OREGON 97754-1452
PHONE: (541) 447-3341 FAX: (877) 442-8369

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1458 R-3
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MILLER SPRINGS PHASE 1
BURNS, OR 97720
PHONE:

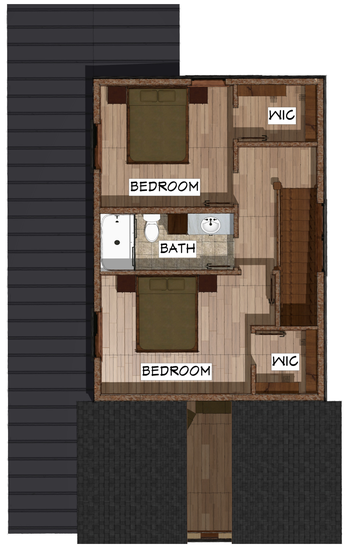
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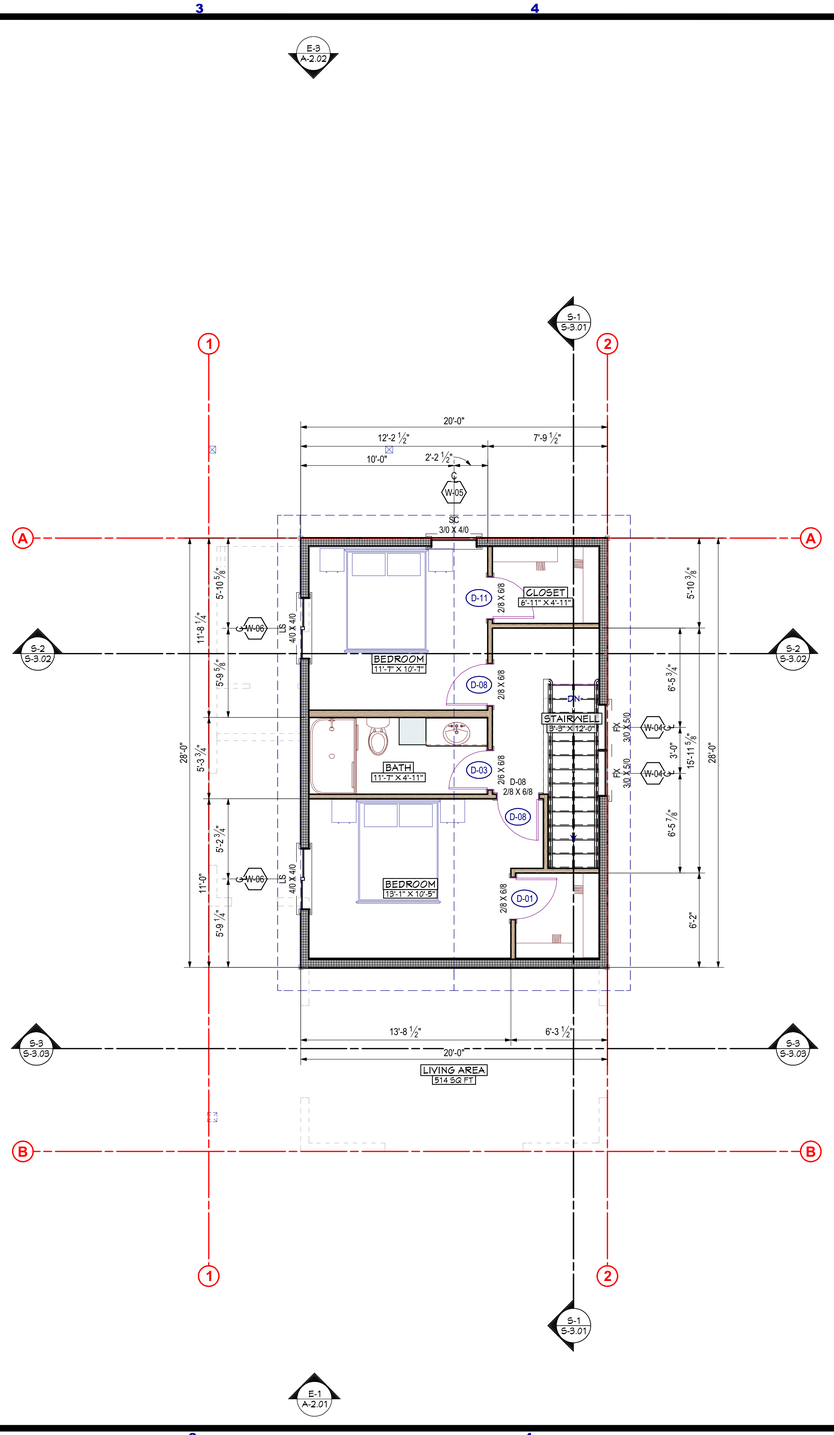
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C23 **FLOOR PLAN OVERVIEW1**
SCALE: 3/16" = 1'-0"

FL 2 **A - FLOOR PLAN UPPER**
SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES

NOTE SCHEDULE - FLOOR PLAN

1	SMOKE AND CARBON MONOXIDE DETECTORS REQ'D
2	LINEN/STORAGE CLOSET
3	ROD & SHELF (OR ORGANIZED CLOSET SYSTEM)
4	--200 AMP BREAKER PANEL W/ WITH DISCONNECT (EXTERIOR) DOOR MUST OPEN 90 DEG MIN. CLEAR HT SHALL BE 6'-6" OR HT OF PANEL, WHICHEVER IS GREATER. CLEAR FLOOR AREA SHALL BE 30" WIDE X 36" DEEP MIN. PANEL IS NOT PERMITTED IN A SPACE USED FOR STORAGE. UFER GROUND IS REQ'D FOR ELECTRICAL SERVICE (METER BASE AT PARKING STRUCTURE) METERS SHALL NOT BE INSTALLED WITHIN 36" OF A GAS METER OR A WINDOW THAT HAS A VIEW OF LIVING SPACE OR RESTROOMS, OR WITHIN 36" OF A DOOR. THE CUSTOMER SHALL OBTAIN POWER COMPANY APPROVAL FOR THE METER LOCATION PRIOR TO INSTALLATION OF SUPPLY CONDUIT. CENTER OF METER SHALL BE BETWEEN 48" & 72" ABOVE FINISHED GRADE OR SURFACE. CLEAR HEADROOM SHALL BE 78" OR 9" ABOVE CENTER OF METER, WHICHEVER IS GREATER. A CLEAR, LEVEL & UNOBSTRUCTED WORKING SPACE OF 30" WIDE X 36" DEEP MIN. MEASURED FROM THE FACE OF THE METER, SHALL BE PROVIDED. SIDE CLEARANCES SHALL BE NO LESS THAN 10" FROM METER BOX. BUILDING SURFACE SHALL NOT PROJECT BEYOND THE FACE OF THE BOX.
5	(UNDERGROUND) NEVER LOCATE UNDERGROUND CONDUCTORS UNDER OR WITHIN 60" HORIZONTALLY FROM THE INSIDE WALL OF A POOL OR SPA. LIKEWISE, POOLS OR SPAS SHALL NOT BE INSTALLED OVER OR WITHIN 60" HORIZONTALLY FROM AN EXISTING UNDERGROUND CONDUCTOR. (OVERHEAD) CONSULT THE POWER COMPANY BEFORE PLACING POOLS, SPAS, OR HOT TUBS BELOW OR NEAR OVERHEAD CONDUCTORS.
6	N1107.4 SOLAR INTERCONNECTION PATHWAY A SQUARE METAL JUNCTION BOX NOT LESS THAN 4" BY 4" WITH A METAL BOX COVER SHALL BE PROVIDED WITHIN 24" HORIZONTALLY OR VERTICALLY OF THE MAIN ELECTRICAL PANEL. A MINIMUM ½" RIGID METAL RACEWAY SHALL EXTEND FROM THE JUNCTION BOX TO A CAPPED ROOF TERMINATION OR TO AN ACCESSIBLE LOCATION IN THE ATTIC WITH A VERTICAL CLEARANCE OF NOT LESS THAN 36". WHERE THE RACEWAY TERMINATES IN THE ATTIC, THE TERMINATION SHALL BE LOCATED NOT LESS THAN 6" ABOVE THE INSULATION. THE END OF THE RACEWAY SHALL BE MARKED AS "RESERVED FOR SOLAR." EXCEPTION: IN LIEU OF ½" RIGID METAL RACEWAY, A MINIMUM #10 COPPER 3-WIRE MC CABLE INSTALLED FROM THE JUNCTION BOX TO THE TERMINATION POINT INCLUDING 6" ADDITIONAL WIRE IS PERMITTED.
9	1/2" CEILING BOARD OR 5/8" GWB NOTE: AN AIR BARRIER AT THE CEILING LINE – SUCH AS SEALED GYPSUM BOARD - SHALL BE PRESENT TO ISOLATE THE ATTIC SPACE FROM THE CONDITIONED SPACE. CAULK / SEAL / FOAM AROUND ALL PIPES OR ELECTRICAL WIRES OR FIXTURES PENETRATING INTO ATTIC SPACES OR OTHER INSULTED CEILINGS
10	FAVERS
11	A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -ORSC R312.1.1 - R312.1.4.
12	A MINIMUM 22"X30" R.O. ATTIC ACCESS IS REQUIRED FOR ATTIC AREAS THAT HAVE AT LEAST 30 SQ. FT. OF SPACE 30" HIGH BETWEEN CEILING/ROOF MEMBERS (MUST BE IN A READILY ACCESSIBLE AREA) (GASKET TO STOP AIR FLOW) - OSSC R201.1 & M1305.1.3 IF MECHANICAL EQUIPMENT IS LOCATED IN THE ATTIC, 30" X 22" MECHANICAL ACCESS PANEL - SHALL BE FLUSH FITTING WITH CONCEALED HARDWARE AND FINISHED TO MATCH WALL OR CEILING SURFACE. PROVIDE AN ATTIC ACCESS "PULL OR DROP DOWN" (STAIR OR LADDER)
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16	DRYER VENT
17	EXHAUST FAN, VENT TO EXTERIOR
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22	RAIN CHAIN OR SOLID DOWNSPOUT (VERIFY WITH OWNER. SEE ALSO ELEVATION PAGES). TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
23	APPLIANCE FLOOD PANS RECOMMENDED AT ALL APPLIANCES USING WATER SUCH AS DISHWASHERS, REFRIGERATORS WITH WATER, ICE MAKERS, WASHING MACHINES, WATER HEATER ETC. PLUMB TO DRAIN OR DAYLIGHT TO THE EXTERIOR. USE "P" TRAP AT EACH PAN. TRAP SHALL BE HAVE A PRIMER OR TRAP SHALL BE FILLED WITH MINERAL OIL OR USE "OATEY DRAIN SEAL" HTTPS://WWW.OATEY.COM/PRODUCTS/OATEY-DRAIN-SEAL--1553341548 OR SIMILAR.
24	WE STRONGLY RECOMMEND USING WATER DETECTORS / WATER-SENSOR SYSTEM WITH AUTOMATIC SHUT OFF SET TO SHUT OFF THE WATER SUPPLY TO A SPECIFIC APPLIANCE OR TO THE ENTIRE HOUSE WHEN A LEAK IS DETECTED. USE THESE SENSORS AT ALL AREAS WHERE WATER IS PLUMBED (ICE MAKER, DISHWASHER, LAUNDRY, SINKS, WATER HEATERS ETC...)
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26	DRYER VENTS, COMMERCIAL STYLE RANGES/HOODS, ETC. M1502.7 MAKEUP AIR. INSTALLATIONS EXHAUSTING MORE THAN 200 CUBIC FEET PER MINUTE SHALL BE PROVIDED WITH MAKEUP AIR. M1503.6 MAKEUP AIR REQUIRED. EACH EXHAUST SYSTEM CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE MECHANICALLY OR PASSIVELY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT FEWER THAN ONE DAMPER COMPLYING WITH SECTION M1503.6.2. M1503.6.1 LOCATION. KITCHEN EXHAUST MAKEUP AIR SHALL BE DISCHARGED INTO THE SAME ROOM IN WHICH THE EXHAUST SYSTEM IS LOCATED OR INTO ROOMS OR DUCT SYSTEMS THAT COMMUNICATE THROUGH ONE OR MORE PERMANENT OPENINGS WITH THE ROOM IN WHICH SUCH EXHAUST SYSTEM IS LOCATED. SUCH PERMANENT OPENINGS SHALL HAVE A NET CROSS-SECTIONAL AREA NOT LESS THAN THE REQUIRED AREA OF THE MAKEUP AIR SUPPLY OPENINGS.
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PROFESSIONAL BUILDING DESIGNERS GROUP
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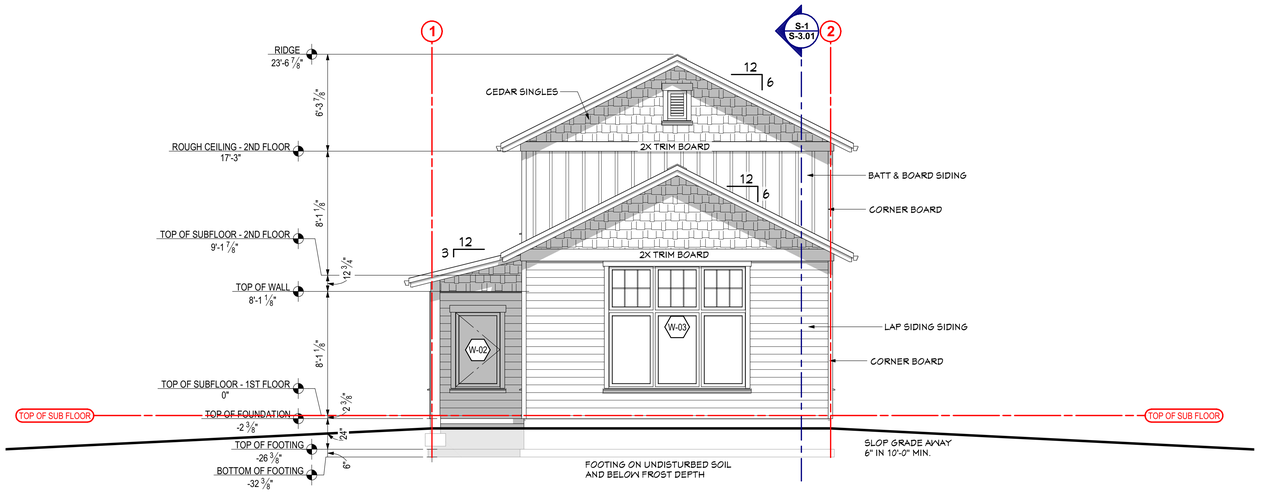
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MILLER SPRINGS FOUNDERS LLC
MILLER SPRINGS PHASE 1
BURNS, OR 97720
PHONE:

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LAST PLOT DATE: 2/18/2026
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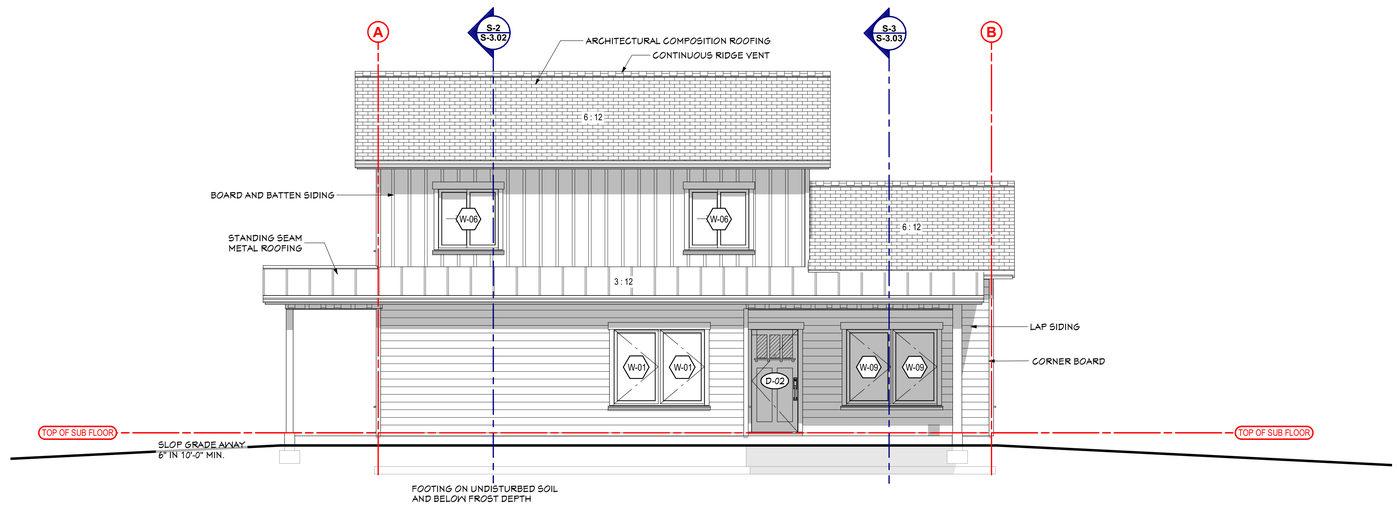
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E-1 EXTERIOR ELEVATION FRONT

SCALE: 1/4" = 1'-0"



E-2 EXTERIOR ELEVATION LEFT

SCALE: 1/4" = 1'-0"

BUILDING ELEVATION NOTES

BUILDING ELEVATION NOTES	
1	CONTINUOUS RIDGE VENT (TYP.) SEE ALSO ATTIC VENTILATION NOTES
2	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
3	METAL DRIP EDGE. REQUIRED AT ALL ROOF EDGES (RAKES & EAVES). R-903.2
4	METAL VALLEY FLASHING INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET
5	40 YEAR, HIGH PROFILE ARCHITECTURAL COMPOSITION ROOFING BY:_____ RATING, BRAND, STYLE AND COLOR PER OWNER'S APPROVAL ROOFING: REFER TO THE MANUFACTURE'S TECHNICAL SPECIFIGATION & DETAILS FOR FULL INSTALLATION INSTRUCTIONS
6	SNOW SHEDDING ROOFS SUCH AS, METAL, TILE, CONCRETE, SLATE, P.V. & OTHER SLICK MATERIALS. (COMPOSITION ROOFING IS A LOWER RISK FOR SLIDING SNOW.) IN NO CASE SHALL ROOF SNOW BE DIRECTED TO WHERE IT CAN ENDANGER PEDESTRIANS AND/OR PROPERTY. SNOW FENCES AND/OR GUARDS MUST BE USED IN THESE POTENTIALLY DANGEROUS AREAS.
7	PROVIDE ICE & WATER SHIELD FROM DRIP EDGE UP 3' MIN. BEYOND INSIDE OF EXTERIOR WALL LINE AND AT ALL VALLEYS. IF APPROVED BY OWNER, 30# FELT UNDER ROOFING AT OTHER AREAS. NOTE: ROOF SURFACES UNDER 4:12 SHALL HAVE THE ENTIRE SURFACE COVERED WITH ICE & WATER SHIELD. NOTE: ICE & WATER SHIELD MUST BE RATED FOR HIGH TEMP WHEN PLACED BELOW METAL ROOFING AND ANY FLASHING (EXAMPLE: CRICKETS, STEP & VALLEY FLASHING) SEE ALSO R905.1.2 ICE BARRIERS.
8	ROOFING UNDERLAYMENT SHALL BE ICE BARRIER OR IF APPROVED BY OWNER, #30 NON-PERFORATED ASPHALT SATURATED ORGANIC FELT, 36" WIDE ROLLS, COMPLYING WITH ASTM D 226 TYPE 11, TO BE INSTALLED WITH 1" GALVANIZED ROOFING NAILS OR OTHER SUITABLE FASTENERS OVER THE ROOF SHEATHING. FELT SHALL BE LAID IN HALF-LAP FASHION TO PROVIDE A DOUBLE LAYER MEMBRANE. ROOFING INSTALLER SHALL CONFIRM THAT ROOF SHEATHING IS SUITABLY PREPARED FOR ROOFING INSTALLATION. SEE ALSO R-905.1.1
9	WHERE STEEL ROOFING PANELS ARE USED, PANELS SHALL BE INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET AND HAVE AN AIR GAP. NOTE, AN UNDERLAYMENT SUCH AS DELTA-TRELA (BY DORKEN) A VAPOR-PERMEABLE UNDERLAYMENT W/ STRUCTURED SEPARATION & DRAINAGE REPLACES CAP SHEET & AIR GAP AND IS HIGHLY RECOMMENDED. SEE ALSO ORSC R905.10 METAL ROOF PANELS.
10	5/8" PLYWOOD OR OSB ROOF SHEATHING (PLYWOOD IS RECOMMENDED FOR ENTIRE ROOF, BUT A/C PLYWD SHALL BE REQUIRED AT ALL VISIBLE OPEN ROOF OVERHANGS U.N.O.) SHEATHING SHALL BE PLACED PERPENDICULAR TO FRAMING AND STAGGERED END JOINTS AT 4'-0". PROVIDE 1/4" SPACE AT ALL PANEL EDGES FOR EXPANSION, AT ALL ROOF AND WALLS. NAIL W/ 8D @ 6" O.C. EDGE AND 12" O.C. FIELD U.N.O.
11	1X4 CEDAR SHADOW BOARD OVER 2X8 CEDAR FASCIA.(SEE DETAILS)
12	5/4 X 3 CEDAR TRIM (AT BEAM TO SOFFIT). NOTE: AT BOARD & BATTEN OR BOARD ON BOARD SIDING: USE 2X TRIM AND USE A 1/2" SPACER (OSB OR PLYWOOD) BEHIND TRIM AT WALL TO SOFFIT & APRONS ETC.
13	ALL SIDING SHALL BE INSTALLED OVER WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) OR FULL RAIN SCREEN. SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.). WALLS INSULATED W/ R-13 BATT INSULATION. 1/2" G.W.B. AT "DRY" LOCATIONS U.N.O. FOR SIDING, CORNER TRIM AND BELT COURSE, SEE DETAILS #__ & #__ ON SHEET #
14	"Z" FLASHING AT TOP OF PANEL SIDING. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
15	5/4X4 CORNER BOARDS AT OUTSIDE CORNERS AND 5/4X3 INSIDE CORNER TRIM, EACH OVER A DOUBLE LAYER OF WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
16	FLASHING CAP AT ALL EXPOSED (TOP & END GRAIN) WOOD SURFACES. VERIFY SIZE
17	ROOF GUTTER (SLOPE____)
18	"K" STYLE RAIN GUTTER (TYP.) MOUNTED TO PLUMB FASCIA OR TO A CONTINUOUS BEVELED BLOCK ON SQ. CUT FASCIA. (VERIFY STYLE & COLOR WITH OWNER) OR BRONZE SEMI-CIRCULAR RAIN GUTTER (TYP.) MOUNTED TO A CONTINUOUS BEVELED BLOCK - PROVIDE SOLID OR RAIN CHAIN DOWNSPOUT (COMPARE) RAINCHAINS.COM #174-BR W/ BRONZE POWDER COAT & RGR-2 W/ BRONZE POWDER COATING GUTTER MOUNTING KIT. TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
19	WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING SHALL HAVE A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER. ORSC R311
20	_____ SIDING OVER "ZIP SYSTEM" SHTG OR WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.).
21	SIMULATED BOARD & BATTEN SIDING (BATTENS ARE 1X4S AT 12" O.C.) TRUE BOARD & BATTEN SIDING (BOARDS ARE 1X4S, BATTENS ARE 1X12S)
22	OPTIONAL & NOT SHOWN (UPPER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP AND BOTTOM OF TRIM. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL AL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #
23	OPTIONAL & NOT SHOWN (LOWER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #__
24	36" HIGH MINIMUM GUARDRAIL (POWDER COATED METAL) A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING DECKS OR PATIOS, STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. ORSC R312.1.1 - R312.1.4. (SEE NOTE #12 ON "G" SHEETS AND ANY RAIL DETAILS.)
25	LANDINGS & WALKS ARE FIELD DESIGNED (U.N.O.) WALKS SHALL BE 36" WIDE MINIMUM. LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM IN THE DIRECTION OF TRAVEL. HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).

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PROFESSIONAL BUILDING DESIGNERS GROUP
317 NW LOCUST AVE, PRINEVILLE, OREGON 97754-1452
PHONE: (541) 447-3341 FAX: (877) 442-8369

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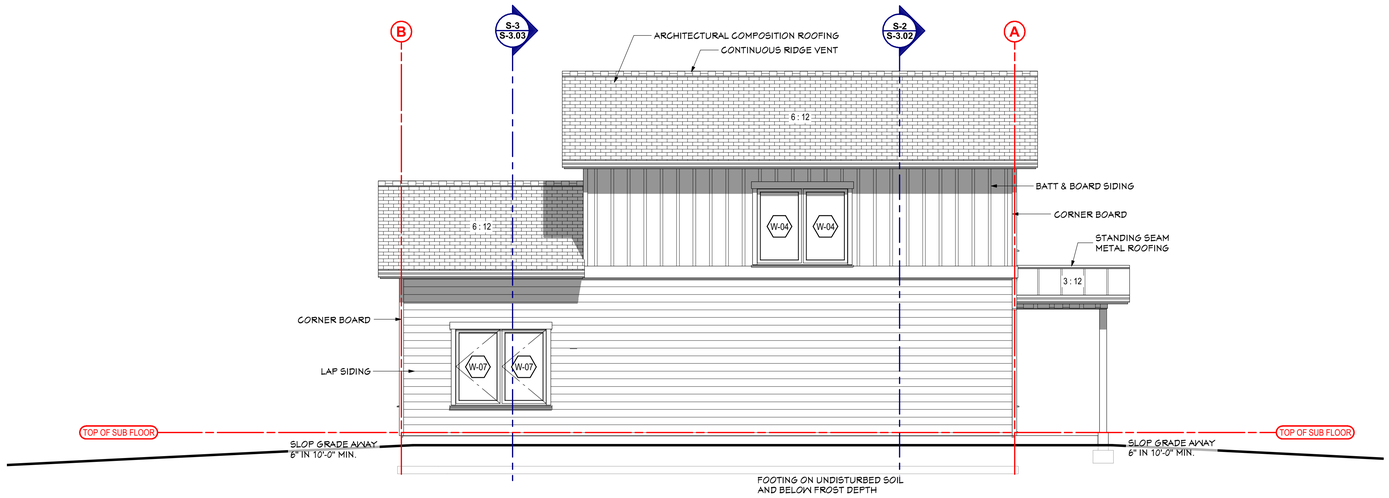
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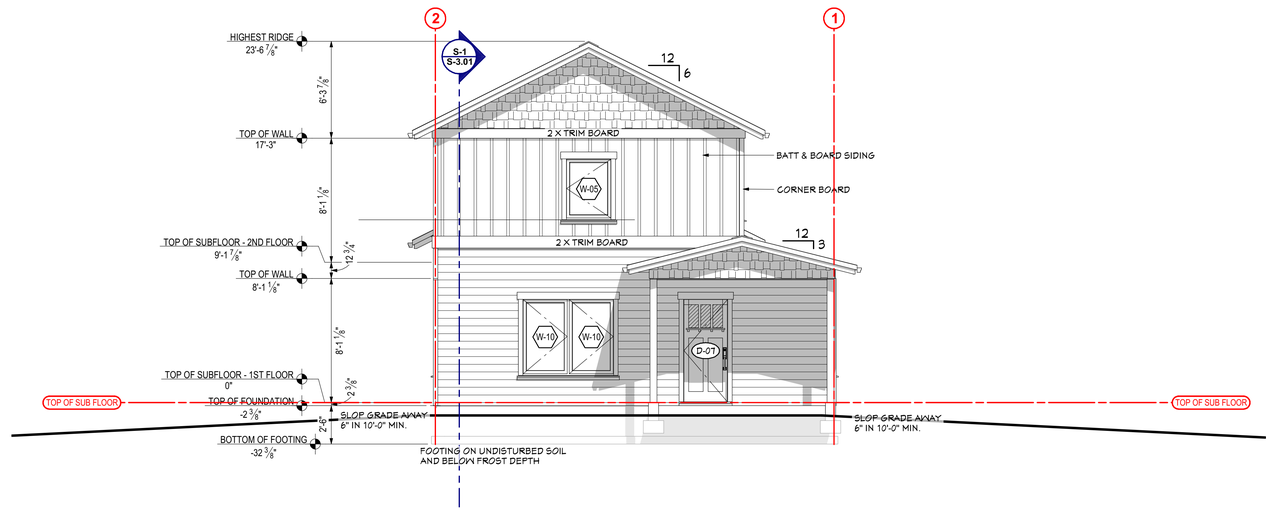
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E-4 EXTERIOR ELEVATION RIGHT
SCALE: 1/4" = 1'-0"



E-3 EXTERIOR ELEVATION BACK
SCALE: 1/4" = 1'-0"

BUILDING ELEVATION NOTES

	BUILDING ELEVATION NOTES
1	CONTINUOUS RIDGE VENT (TYP.) SEE ALSO ATTIC VENTILATION NOTES
2	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
3	METAL DRIP EDGE. REQUIRED AT ALL ROOF EDGES (RAKES & EAVES). R-903.2
4	METAL VALLEY FLASHING INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET
5	40 YEAR, HIGH PROFILE ARCHITECTURAL COMPOSITION ROOFING BY:_____ RATING, BRAND, STYLE AND COLOR PER OWNER'S APPROVAL ROOFING: REFER TO THE MANUFACTURE'S TECHNICAL SPECIFIGATION & DETAILS FOR FULL INSTALLATION INSTRUCTIONS
6	SNOW SHEDDING ROOFS SUCH AS, METAL, TILE, CONCRETE, SLATE, P.V. & OTHER SLICK MATERIALS. (COMPOSITION ROOFING IS A LOWER RISK FOR SLIDING SNOW.) IN NO CASE SHALL ROOF SNOW BE DIRECTED TO WHERE IT CAN ENDANGER PEDESTRIANS AND/OR PROPERTY. SNOW FENCES AND/OR GUARDS MUST BE USED IN THESE POTENTIALLY DANGEROUS AREAS.
7	PROVIDE ICE & WATER SHIELD FROM DRIP EDGE UP 8" MIN. BEYOND INSIDE OF EXTERIOR WALL LINE AND AT ALL VALLEYS. IF APPROVED BY OWNER, 30# FELT UNDER ROOFING AT OTHER AREAS. NOTE: ROOF SURFACES UNDER 4:12 SHALL HAVE THE ENTIRE SURFACE COVERED WITH ICE & WATER SHIELD. NOTE: ICE & WATER SHIELD MUST BE RATED FOR HIGH TEMP WHEN PLACED BELOW METAL ROOFING AND ANY FLASHING (EXAMPLE: CRICKETS, STEP & VALLEY FLASHING) SEE ALSO R905.1.2 ICE BARRIERS.
8	ROOFING UNDERLAYMENT SHALL BE ICE BARRIER OR IF APPROVED BY OWNER, #30 NON-PERFORATED ASPHALT SATURATED ORGANIC FELT, 36" WIDE ROLLS, COMPLYING WITH ASTM D 226 TYPE II, TO BE INSTALLED WITH 1" GALVANIZED ROOFING NAILS OR OTHER SUITABLE FASTENERS OVER THE ROOF SHEATHING. FELT SHALL BE LAID IN HALF-LAP FASHION TO PROVIDE A DOUBLE LAYER MEMBRANE. ROOFING INSTALLER SHALL CONFIRM THAT ROOF SHEATHING IS SUITABLY PREPARED FOR ROOFING INSTALLATION. SEE ALSO R-905.1.1
9	WHERE STEEL ROOFING PANELS ARE USED, PANELS SHALL BE INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET AND HAVE AN AIR GAP. NOTE, AN UNDERLAYMENT SUCH AS DELTA®-TRELA (BY DÖRKEN) A VAPOR-PERMEABLE UNDERLAYMENT W/ STRUCTURED SEPARATION & DRAINAGE REPLACES CAP SHEET & AIR GAP AND IS HIGHLY RECOMMENDED. SEE ALSO ORSC R905.10 METAL ROOF PANELS.
10	5/8" PLYWOOD OR OSB ROOF SHEATHING (PLYWOOD IS RECOMMENDED FOR ENTIRE ROOF, BUT A/C PLYWD SHALL BE REQUIRED AT ALL VISIBLE OPEN ROOF OVERHANGS U.N.O.) SHEATHING SHALL BE PLACED PERPENDICULAR TO FRAMING AND STAGGERED END JOINTS AT 4'-0". PROVIDE 1/4" SPACE AT ALL PANEL EDGES FOR EXPANSION, AT ALL ROOF AND WALLS. NAIL W/ 8D @ 6" O.C. EDGE AND 12" O.C. FIELD U.N.O.
11	1X4 CEDAR SHADOW BOARD OVER 2X8 CEDAR FASCIA.(SEE DETAILS)
12	5/4 X 3 CEDAR TRIM (AT BEAM TO SOFFIT). NOTE: AT BOARD & BATTEN OR BOARD ON BOARD SIDING: USE 2X TRIM AND USE A 1/2" SPACER (OSB OR PLYWOOD) BEHIND TRIM AT WALL TO SOFFIT & APRONS ETC.
13	ALL SIDING SHALL BE INSTALLED OVER WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) OR FULL RAIN SCREEN. SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.). WALLS INSULATED W/ R-13 BIB. INSULATION. 1/2" G.W.B. AT "DRY" LOCATIONS U.N.O. FOR SIDING, CORNER TRIM AND BELT COURSE, SEE DETAILS #__ & #__ ON SHEET #
14	"Z" FLASHING AT TOP OF PANEL SIDING. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
15	5/4X4 CORNER BOARDS AT OUTSIDE CORNERS AND 5/4X3 INSIDE CORNER TRIM, EACH OVER A DOUBLE LAYER OF WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
16	FLASHING CAP AT ALL EXPOSED (TOP & END GRAIN) WOOD SURFACES. VERIFY SIZE
17	ROOF GUTTER (SLOPE____)
18	"K" STYLE RAIN GUTTER (TYP.) MOUNTED TO PLUMB FASCIA OR TO A CONTINUOUS BEVELED BLOCK ON SQ. CUT FASCIA. (VERIFY STYLE & COLOR WITH OWNER) OR BRONZE SEMI-CIRCULAR RAIN GUTTER (TYP.) MOUNTED TO A CONTINUOUS BEVELED BLOCK - PROVIDE SOLID OR RAIN CHAIN DOWNSPOUT (COMPARE) RAINCHAINS.COM #T4-BR W/ BRONZE POWDER COAT & RGR-2 W/ BRONZE POWDER COATING GUTTER MOUNTING KIT. TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
19	WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING SHALL HAVE A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER. ORSC R317
20	_____ SIDING OVER "ZIP SYSTEM" SHTG OR WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.).
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22	OPTIONAL & NOT SHOWN (UPPER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP AND BOTTOM OF TRIM. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL AL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #
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MILLER SPRINGS PHASE 1
BURNS, OR 97720
PHONE:

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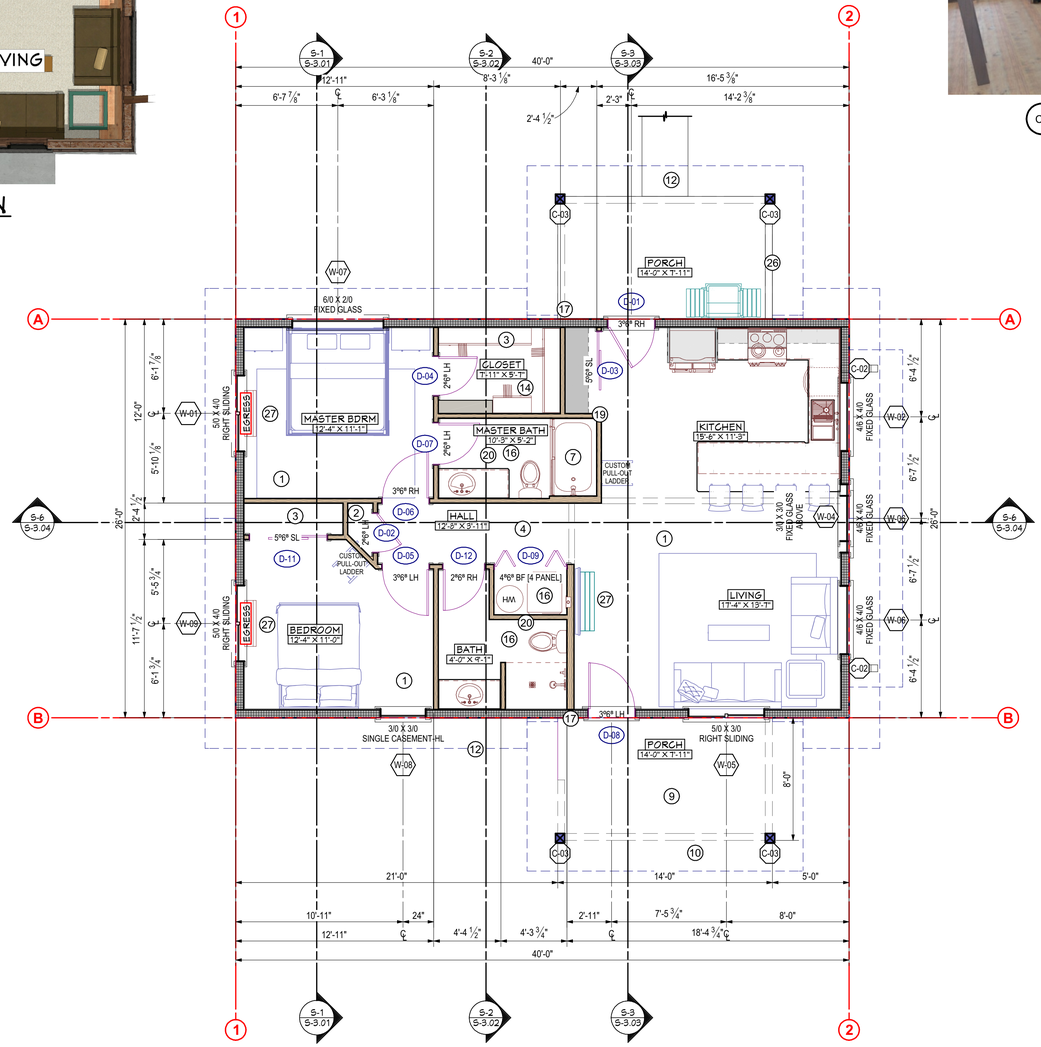
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C22 MAIN FLOOR OVERVIEW
SCALE: 1/4" = 1'-0"



C9 CAMERA KITCHEN
SCALE: -0"



DIMENSION LINES ARE TO ROUGH FRAMING U.N.O.
SEE WALL FRAMING PLAN FOR INT. DIMENSIONS S-1.02

FL 1 A - FLOOR PLAN
SCALE: 1/4" = 1'-0"

LIVING AREA 1040 SQ FT

2 0 2 4 6 8 16

FLOOR PLAN NOTES

NOTE SCHEDULE - FLOOR PLAN

1	SMOKE AND CARBON MONOXIDE DETECTORS REQ'D
2	LINEN/STORAGE CLOSET
3	ROD & SHELF (OR ORGANIZED CLOSET SYSTEM)
4	200 AMP BREAKER PANEL W/ WITH DISCONNECT (EXTERIOR) DOOR MUST OPEN 90 DEG MIN. CLEAR HT SHALL BE 6'-6" OR HT OF PANEL, WHICHEVER IS GREATER. CLEAR FLOOR AREA SHALL BE 30" WIDE X 36" DEEP MIN. PANEL IS NOT PERMITTED IN A SPACE USED FOR STORAGE. UFER GROUND IS REQ'D FOR ELECTRICAL SERVICE (METER BASE AT PARKING STRUCTURE) METERS SHALL NOT BE INSTALLED WITHIN 36" OF A GAS METER OR A WINDOW THAT HAS A VIEW OF LIVING SPACE OR RESTROOMS, OR WITHIN 36" OF A DOOR. THE CUSTOMER SHALL OBTAIN POWER COMPANY APPROVAL FOR THE METER LOCATION PRIOR TO INSTALLATION OF SUPPLY CONDUIT. CENTER OF METER SHALL BE BETWEEN 48" & 72" ABOVE FINISHED GRADE OR SURFACE. CLEAR HEADROOM SHALL BE 78" OR 9" ABOVE CENTER OF METER, WHICHEVER IS GREATER. A CLEAR, LEVEL & UNOBSTRUCTED WORKING SPACE OF 30" WIDE X 36" DEEP MIN. MEASURED FROM THE FACE OF THE METER, SHALL BE PROVIDED. SIDE CLEARANCES SHALL BE NO LESS THAN 10" FROM METER BOX. BUILDING SURFACE SHALL NOT PROJECT BEYOND THE FACE OF THE BOX.
5	(UNDERGROUND) NEVER LOCATE UNDERGROUND CONDUCTORS UNDER OR WITHIN 60" HORIZONTALLY FROM THE INSIDE WALL OF A POOL OR SPA. LIKEWISE, POOLS OR SPAS SHALL NOT BE INSTALLED OVER OR WITHIN 60" HORIZONTALLY FROM AN EXISTING UNDERGROUND CONDUCTOR. (OVERHEAD) CONSULT THE POWER COMPANY BEFORE PLACING POOLS, SPAS, OR HOT TUBS BELOW OR NEAR OVERHEAD CONDUCTORS.
6	N1107.4 SOLAR INTERCONNECTION PATHWAY A SQUARE METAL JUNCTION BOX NOT LESS THAN 4" BY 4" WITH A METAL BOX COVER SHALL BE PROVIDED WITHIN 24" HORIZONTALLY OR VERTICALLY OF THE MAIN ELECTRICAL PANEL. A MINIMUM ½" RIGID METAL RACEWAY SHALL EXTEND FROM THE JUNCTION BOX TO A CAPPED ROOF TERMINATION OR TO AN ACCESSIBLE LOCATION IN THE ATTIC WITH A VERTICAL CLEARANCE OF NOT LESS THAN 36". WHERE THE RACEWAY TERMINATES IN THE ATTIC, THE TERMINATION SHALL BE LOCATED NOT LESS THAN 6" ABOVE THE INSULATION. THE END OF THE RACEWAY SHALL BE MARKED AS "RESERVED FOR SOLAR." EXCEPTION: IN LIEU OF ½" RIGID METAL RACEWAY, A MINIMUM #10 COPPER 3-WIRE MC CABLE INSTALLED FROM THE JUNCTION BOX TO THE TERMINATION POINT INCLUDING 6" ADDITIONAL WIRE IS PERMITTED.
7	36" TUB/SHOWER
8	1/2" CEILING BOARD OR 5/8" GWB NOTE: AN AIR BARRIER AT THE CEILING LINE – SUCH AS SEALED GYPSUM BOARD - SHALL BE PRESENT TO ISOLATE THE ATTIC SPACE FROM THE CONDITIONED SPACE. CAULK / SEAL / FOAM AROUND ALL PIPES OR ELECTRICAL WIRES OR FIXTURES FENETRATING INTO ATTIC SPACES OR OTHER INSULTED CEILINGS
9	PAVERS OVER WOOD DECK (SEE DECK DETAIL)
10	A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -ORSG R312.1.1 - R312.1.4.
11	A MINIMUM 22"X30" R.O. ATTIC ACCESS IS REQUIRED FOR ATTIC AREAS THAT HAVE AT LEAST 30 SQ. FT. OF SPACE 30" HIGH BETWEEN CEILING/ROOF MEMBERS (MUST BE IN A READILY ACCESSIBLE AREA) GASKET TO STOP AIR FLOW) - ORSG R307.1 & M1305.1.3 IF MECHANICAL EQUIPMENT IS LOCATED IN THE ATTIC, 30" X 22" MECHANICAL ACCESS PANEL - SHALL BE FLUSH FITTING WITH CONCEALED HARDWARE AND FINISHED TO MATCH WALL OR CEILING SURFACE PROVIDE AN ATTIC ACCESS "PULL OR DROP DOWN" (STAIR OR LADDER)
12	NOTE: FIELD DESIGNED LANDINGS & WALKS (U.N.O.) NOTE: LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM. HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).
13	ALL IMPERVIOUS / PAVED SURFACE AREAS AROUND THE BUILDING SHALL SLOPE AWAY 1/4" PER FOOT (2%) MIN. ALL OTHER AREAS SHALL SLOPE NOT LESS THAN 5/8" PER FOOT (5%). (6" IN THE FIRST10' MIN.)
14	18X24 THROUGH THE FLOOR OR 16X24 THROUGH A PERIMETER WALL CRAWL SPACE ACCESS - ORSG R408.4 ADDITIONAL SPACE & ADDITIONAL REQUIREMENTS ARE REQUIRED IF MECHANICAL EQUIPMENT (ESPECIALLY GAS FUELED EQUIPMENT), IS PLACED IN THE CRAWL SPACE. THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE
15	DRYER VENT
16	EXHAUST FAN, VENT TO EXTERIOR
17	FROST FREE HOSE BIBB
18	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
19	POT SHELF WITH SWITCHED UP-LIGHTING
20	PROVIDE WOOD BLOCKING IN WALL FRAMING FOR ALL ACCESSORIES INCLUDING BUT NOT LIMITED TO: TOWEL BARS, TOILET PAPER HOLDERS, SHELVING ATTACHMENT, ROBE HOOKS, GRAB BARS, ETC.
21	RAIN CHAIN OR SOLID DOWNSPOUT (VERIFY WITH OWNER. SEE ALSO ELEVATION PAGES). TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
22	APPLIANCE FLOOD PANS RECOMMENDED AT ALL APPLIANCES USING WATER SUCH AS DISHWASHERS, REFRIGERATORS WITH WATER, ICE MAKERS, WASHING MACHINES, WATER HEATER ETC. PLUMB TO DRAIN OR DAYLIGHT TO THE EXTERIOR. USE "P" TRAP AT EACH PAN. TRAP SHALL BE HAVE A PRIMER OR TRAP SHALL BE FILLED WITH MINERAL OIL OR USE "OATEY DRAIN SEAL" HTTPS://WWW.OATEY.COM/PRODUCTS/OATEY-DRAIN-SEAL--1553341548 OR SIMILAR.
23	WE STRONGLY RECOMMEND USING WATER DETECTORS / WATER-SENSOR SYSTEM WITH AUTOMATIC SHUT OFF SET TO SHUT OFF THE WATER SUPPLY TO A SPECIFIC APPLIANCE OR TO THE ENTIRE HOUSE WHEN A LEAK IS DETECTED. USE THESE SENSORS AT ALL AREAS WHERE WATER IS PLUMBED (ICE MAKER, DISHWASHER, LAUNDRY, SINKS, WATER HEATERS ETC…)
24	WHOLE HOUSE VENTILATION REQUIRED R303.4: (LAYOUT, SPECS & CALCULATIONS BY OTHERS) MECHANICAL DESIGNER SHALL PROVIDE A SIMPLE FLOOR PLAN/SECTION DRAWING SHOWING WHOLE HOUSE VENTILATION. INCLUDE VENTILATION RATES. SEE 2021 ORSC SECTION M1505.4. SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1505.4.1 THROUGH M1505.4.3. PROVIDE HIGH-EFFICIENCY HEAT RECOVERY VENTILATORS (HRV) AND ENERGY RECOVERY VENTILATORS (ERV) FOR ENERGY EFFICIENCY & INDOOR AIR QUALITY. EXAMPLE WWW.ZEHNDERAMERICA.COM/
25	DRYER VENTS, COMMERCIAL STYLE RANGES/HOODS, ETC. M1502.7 MAKEUP AIR INSTALLATIONS EXHAUSTING MORE THAN 200 CUBIC FEET PER MINUTE SHALL BE PROVIDED WITH MAKEUP AIR. M1503.6 MAKEUP AIR REQUIRED. EACH EXHAUST SYSTEM CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE MECHANICALLY OR PASSIVELY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT FEWER THAN ONE DAMPER COMPLYING WITH SECTION M1503.6.2. M1503.6.1 LOCATION. KITCHEN EXHAUST MAKEUP AIR SHALL BE DISCHARGED INTO THE SAME ROOM IN WHICH THE EXHAUST SYSTEM IS LOCATED OR INTO ROOMS OR DUCT SYSTEMS THAT COMMUNICATE THROUGH ONE OR MORE PERMANENT OPENINGS WITH THE ROOM IN WHICH SUCH EXHAUST SYSTEM IS LOCATED. SUCH PERMANENT OPENINGS SHALL HAVE A NET CROSS-SECTIONAL AREA NOT LESS THAN THE REQUIRED AREA OF THE MAKEUP AIR SUPPLY OPENINGS.
26	60" TALL SCREEN
27	DUCTLESS HEAT PUMP (HSPF 10 OR BETTER) THIS WALL IF THIS IS THE PRIMARY HEAT SOURCE THEN "HYPER-HEAT" IS REQUIRED TO MAINTAIN 60 DEG. INDOOR WITH OUTDOOR TEMP -10 (VERIFY)

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PHONE:

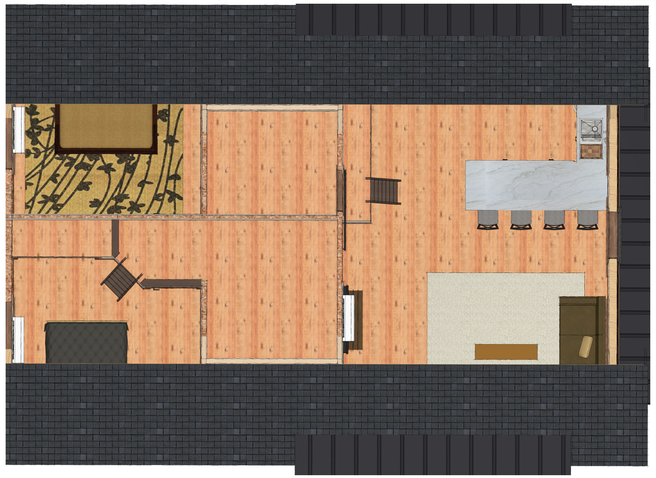
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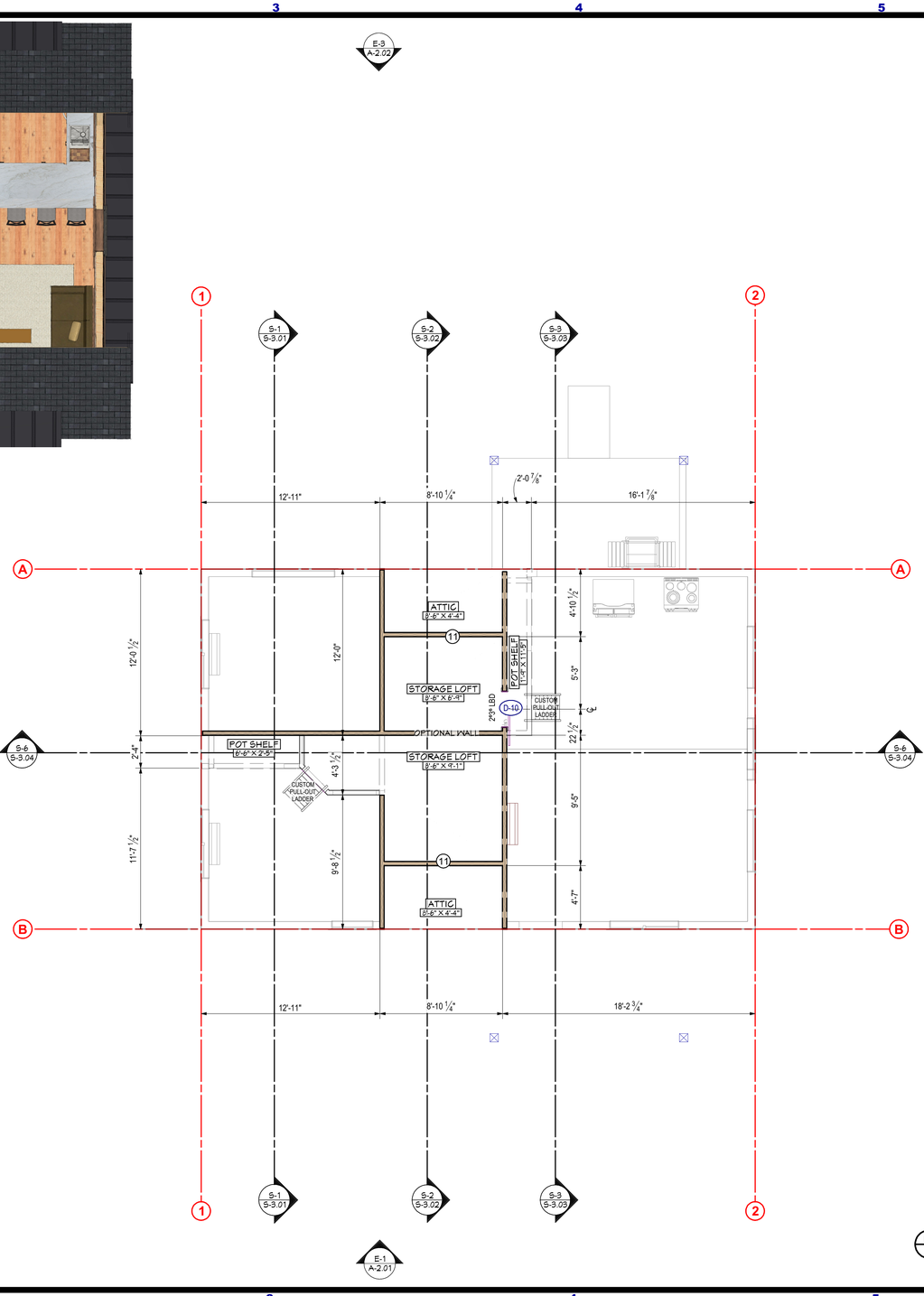
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C23 LOFT OVERVIEW
SCALE: 1/4" = 1'-0"



FL 2 A - FLOOR PLAN LOFT
SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES

NOTE SCHEDULE - FLOOR PLAN

1	SMOKE AND CARBON MONOXIDE DETECTORS REQ'D
2	LINEN/STORAGE CLOSET
3	ROD & SHELF (OR ORGANIZED CLOSET SYSTEM)
4	200 AMP BREAKER PANEL W/ WITH DISCONNECT (EXTERIOR) DOOR MUST OPEN 90 DEG MIN. CLEAR HT SHALL BE 6'-6" OR HT OF PANEL, WHICHEVER IS GREATER. CLEAR FLOOR AREA SHALL BE 30" WIDE X 36" DEEP MIN. PANEL IS NOT PERMITTED IN A SPACE USED FOR STORAGE. UFER GROUND IS REQ'D FOR ELECTRICAL SERVICE (METER BASE AT PARKING STRUCTURE) METERS SHALL NOT BE INSTALLED WITHIN 36" OF A GAS METER OR A WINDOW THAT HAS A VIEW OF LIVING SPACE OR RESTROOMS, OR WITHIN 36" OF A DOOR. THE CUSTOMER SHALL OBTAIN POWER COMPANY APPROVAL FOR THE METER LOCATION PRIOR TO INSTALLATION OF SUPPLY CONDUIT. CENTER OF METER SHALL BE BETWEEN 48" & 72" ABOVE FINISHED GRADE OR SURFACE. CLEAR HEADROOM SHALL BE 78" OR 9" ABOVE CENTER OF METER, WHICHEVER IS GREATER. A CLEAR, LEVEL & UNOBSTRUCTED WORKING SPACE OF 30" WIDE X 36" DEEP MIN. MEASURED FROM THE FACE OF THE METER, SHALL BE PROVIDED. SIDE CLEARANCES SHALL BE NO LESS THAN 10" FROM METER BOX. BUILDING SURFACE SHALL NOT PROJECT BEYOND THE FACE OF THE BOX.
5	(UNDERGROUND) NEVER LOCATE UNDERGROUND CONDUCTORS UNDER OR WITHIN 60" HORIZONTALLY FROM THE INSIDE WALL OF A POOL OR SPA. LIKEWISE, POOLS OR SPAS SHALL NOT BE INSTALLED OVER OR WITHIN 60" HORIZONTALLY FROM AN EXISTING UNDERGROUND CONDUCTOR. (OVERHEAD) CONSULT THE POWER COMPANY BEFORE PLACING POOLS, SPAS, OR HOT TUBS BELOW OR NEAR OVERHEAD CONDUCTORS.
6	N1107.4 SOLAR INTERCONNECTION PATHWAY. A SQUARE METAL JUNCTION BOX NOT LESS THAN 4" BY 4" WITH A METAL BOX COVER SHALL BE PROVIDED WITHIN 24" HORIZONTALLY OR VERTICALLY OF THE MAIN ELECTRICAL PANEL. A MINIMUM ¾" RIGID METAL RACEWAY SHALL EXTEND FROM THE JUNCTION BOX TO A CAPPED ROOF TERMINATION OR TO AN ACCESSIBLE LOCATION IN THE ATTIC WITH A VERTICAL CLEARANCE OF NOT LESS THAN 36". WHERE THE RACEWAY TERMINATES IN THE ATTIC, THE TERMINATION SHALL BE LOCATED NOT LESS THAN 6" ABOVE THE INSULATION. THE END OF THE RACEWAY SHALL BE MARKED AS "RESERVED FOR SOLAR." EXCEPTION: IN LIEU OF ¾" RIGID METAL RACEWAY, A MINIMUM #10 COPPER 3-WIRE MC CABLE INSTALLED FROM THE JUNCTION BOX TO THE TERMINATION POINT INCLUDING 6" ADDITIONAL WIRE IS PERMITTED.
7	36" TUB/SHOWER
8	1/2" CEILING BOARD OR 5/8" GWB NOTE: AN AIR BARRIER AT THE CEILING LINE – SUCH AS SEALED GYPSUM BOARD - SHALL BE PRESENT TO ISOLATE THE ATTIC SPACE FROM THE CONDITIONED SPACE. CAULK / SEAL / FOAM AROUND ALL PIPES OR ELECTRICAL WIRES OR FIXTURES PENETRATING INTO ATTIC SPACES OR OTHER INSULTED CEILINGS
9	PAVERS OVER WOOD DECK (SEE DECK DETAIL)
10	A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -ORSG R312.1.1 - R312.1.4.
11	A MINIMUM 22"X30" R.O. ATTIC ACCESS IS REQUIRED FOR ATTIC AREAS THAT HAVE AT LEAST 30 SQ. FT. OF SPACE 30" HIGH BETWEEN CEILING/ROOF MEMBERS (MUST BE IN A READILY ACCESSIBLE AREA) (GASKET TO STOP AIR FLOW) - OSSC R307.1 & M1305.1.3 IF MECHANICAL EQUIPMENT IS LOCATED IN THE ATTIC. 30" X 22" MECHANICAL ACCESS PANEL - SHALL BE FLUSH FITTING WITH CONCEALED HARDWARE AND FINISHED TO MATCH WALL OR CEILING SURFACE PROVIDE AN ATTIC ACCESS "PULL OR DROP DOWN" (STAIR OR LADDER)
12	NOTE: FIELD DESIGNED LANDINGS & WALKS (U.N.O.) NOTE: LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM. HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).
13	ALL IMPERVIOUS / PAVED SURFACE AREAS AROUND THE BUILDING SHALL SLOPE AWAY 1/4" PER FOOT (2%) MIN. ALL OTHER AREAS SHALL SLOPE NOT LESS THAN 5/8" PER FOOT (5%). (6" IN THE FIRST10' MIN.)
14	18X24 THROUGH THE FLOOR OR 16X24 THROUGH A PERIMETER WALL CRAWL SPACE ACCESS - ORSC R408.4 ADDITIONAL SPACE & ADDITIONAL REQUIREMENTS ARE REQUIRED IF MECHANICAL EQUIPMENT (ESPECIALLY GAS FUELED EQUIPMENT), IS PLACED IN THE CRAWL SPACE. THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE
15	DRYER VENT
16	EXHAUST FAN, VENT TO EXTERIOR
17	FROST FREE HOSE BIBB
18	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
19	POT SHELF WITH SWITCHED UP-LIGHTING
20	PROVIDE WOOD BLOCKING IN WALL FRAMING FOR ALL ACCESSORIES INCLUDING BUT NOT LIMITED TO: TOWEL BARS, TOILET PAPER HOLDERS, SHELVING ATTACHMENT, ROBE HOOKS, GRAB BARS, ETC.
21	RAIN CHAIN OR SOLID DOWNSPOUT (VERIFY WITH OWNER. SEE ALSO ELEVATION PAGES). TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
22	APPLIANCE FLOOD PANS RECOMMENDED AT ALL APPLIANCES USING WATER SUCH AS DISHWASHERS, REFRIGERATORS WITH WATER, ICE MAKERS, WASHING MACHINES, WATER HEATER ETC. PLUMB TO DRAIN OR DAYLIGHT TO THE EXTERIOR. USE "P" TRAP AT EACH PAN. TRAP SHALL BE HAVE A PRIMER OR TRAP SHALL BE FILLED WITH MINERAL OIL OR USE "OATEY DRAIN SEAL" HTTPS://WWW.OATEY.COM/PRODUCTS/OATEY-DRAIN-SEAL--1553341548 OR SIMILAR.
23	WE STRONGLY RECOMMEND USING WATER DETECTORS / WATER-SENSOR SYSTEM WITH AUTOMATIC SHUT OFF SET TO SHUT OFF THE WATER SUPPLY TO A SPECIFIC APPLIANCE OR TO THE ENTIRE HOUSE WHEN A LEAK IS DETECTED. USE THESE SENSORS AT ALL AREAS WHERE WATER IS PLUMBED (ICE MAKER, DISHWASHER, LAUNDRY, SINKS, WATER HEATERS ETC...)
24	WHOLE HOUSE VENTILATION REQUIRED R303.4: (LAYOUT, SPECS & CALCULATIONS BY OTHERS) MECHANICAL DESIGNER SHALL PROVIDE A SIMPLE FLOOR PLAN/SECTION DRAWING SHOWING WHOLE HOUSE VENTILATION. INCLUDE VENTILATION RATES. SEE 2021 ORSC SECTION M1505.4. SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1505.4.1 THROUGH M1505.4.3. PROVIDE HIGH-EFFICIENCY HEAT RECOVERY VENTILATORS (HRV) AND ENERGY RECOVERY VENTILATORS (ERV) FOR ENERGY EFFICIENCY & INDOOR AIR QUALITY. EXAMPLE WWW.ZEHNDERAMERICA.COM/
25	DRYER VENTS, COMMERCIAL STYLE RANGES/HOODS, ETC. M1502.7 MAKEUP AIR. INSTALLATIONS EXHAUSTING MORE THAN 200 CUBIC FEET PER MINUTE SHALL BE PROVIDED WITH MAKEUP AIR. M1503.6 MAKEUP AIR REQUIRED. EACH EXHAUST SYSTEM CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE MECHANICALLY OR PASSIVELY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT FEWER THAN ONE DAMPER COMPLYING WITH SECTION M1503.6.2. M1503.6.1 LOCATION. KITCHEN EXHAUST MAKEUP AIR SHALL BE DISCHARGED INTO THE SAME ROOM IN WHICH THE EXHAUST SYSTEM IS LOCATED OR INTO ROOMS OR DUCT SYSTEMS THAT COMMUNICATE THROUGH ONE OR MORE PERMANENT OPENINGS WITH THE ROOM IN WHICH SUCH EXHAUST SYSTEM IS LOCATED. SUCH PERMANENT OPENINGS SHALL HAVE A NET CROSS-SECTIONAL AREA NOT LESS THAN THE REQUIRED AREA OF THE MAKEUP AIR SUPPLY OPENINGS.
26	60" TALL SCREEN
27	DUCTLESS HEAT PUMP (HSPF 10 OR BETTER) THIS WALL IF THIS IS THE PRIMARY HEAT SOURCE THEN "HYPER-HEAT" IS REQUIRED TO MAINTAIN 66 DEG. INDOOR WITH OUTDOOR TEMP -10 (VERIFY)

WESTERN DESIGN INTERNATIONAL™
PROFESSIONAL BUILDING DESIGNERS GROUP
317 NW LOCUST AVE, PRINEVILLE, OREGON 97754-1452
PHONE: (541) 447-3341 FAX: (877) 442-8369

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PHONE:

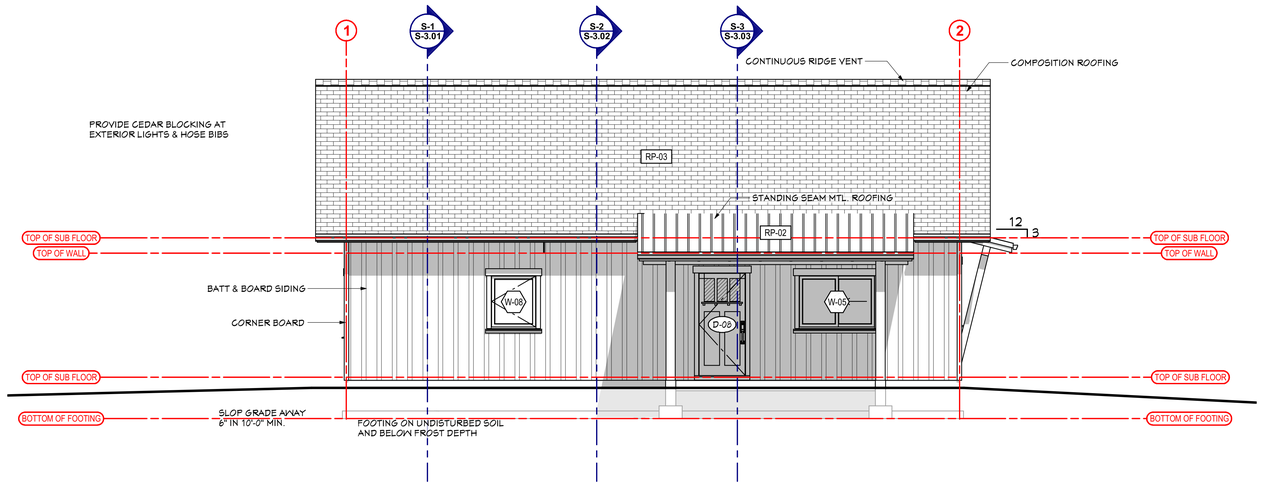
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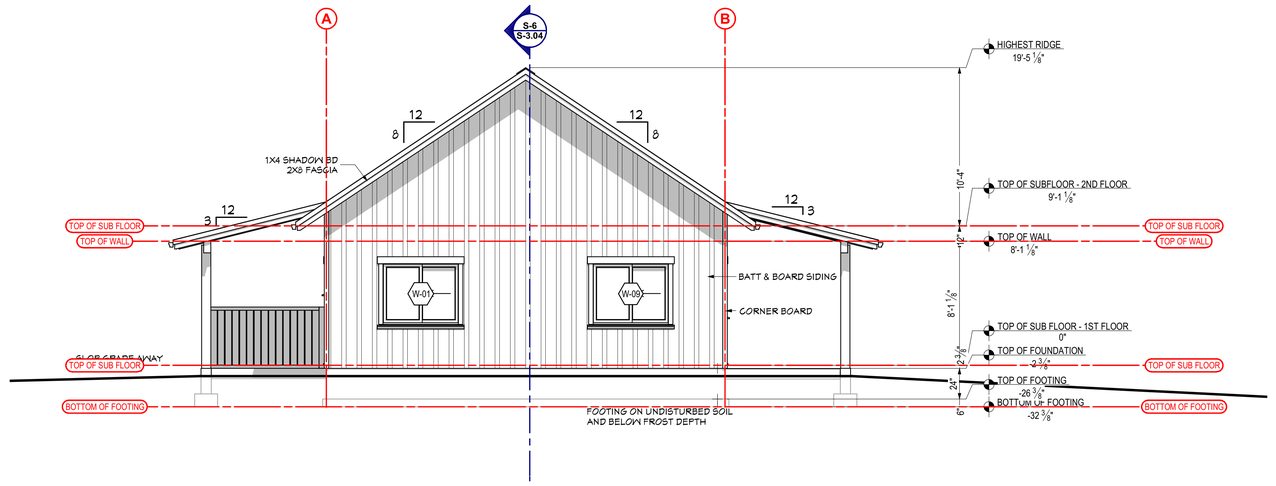
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E-1 **EXTERIOR ELEVATION FRONT**
SCALE: 1/4" = 1'-0"



E-2 **EXTERIOR ELEVATION LEFT**
SCALE: 1/4" = 1'-0"

BUILDING ELEVATION NOTES

	BUILDING ELEVATION NOTES
1	CONTINUOUS RIDGE VENT (TYP.) SEE ALSO ATTIC VENTILATION NOTES
2	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
3	METAL DRIP EDGE. REQUIRED AT ALL ROOF EDGES (RAKES & EAVES). R-903.2
4	METAL VALLEY FLASHING INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET
5	40 YEAR, HIGH PROFILE ARCHITECTURAL COMPOSITION ROOFING BY:_____ RATING, BRAND, STYLE AND COLOR PER OWNER'S APPROVAL ROOFING: REFER TO THE MANUFACTURE'S TECHNICAL SPECIFIGATION & DETAILS FOR FULL INSTALLATION INSTRUCTIONS
6	SNOW SHEDDING ROOFS SUCH AS, METAL, TILE, CONCRETE, SLATE, P.V. & OTHER SLICK MATERIALS. (COMPOSITION ROOFING IS A LOWER RISK FOR SLIDING SNOW.) IN NO CASE SHALL ROOF SNOW BE DIRECTED TO WHERE IT CAN ENDANGER PEDESTRIANS AND/OR PROPERTY. SNOW FENCES AND/OR GUARDS MUST BE USED IN THESE POTENTIALLY DANGEROUS AREAS.
7	PROVIDE ICE & WATER SHIELD FROM DRIP EDGE UP 3' MIN. BEYOND INSIDE OF EXTERIOR WALL LINE AND AT ALL VALLEYS. IF APPROVED BY OWNER, 30# FELT UNDER ROOFING AT OTHER AREAS. NOTE: ROOF SURFACES UNDER 4:12 SHALL HAVE THE ENTIRE SURFACE COVERED WITH ICE & WATER SHIELD. NOTE: ICE & WATER SHIELD MUST BE RATED FOR HIGH TEMP WHEN PLACED BELOW METAL ROOFING AND ANY FLASHING (EXAMPLE: CRICKETS, STEP & VALLEY FLASHING) SEE ALSO R905.1.2 ICE BARRIERS.
8	ROOFING UNDERLAYMENT SHALL BE ICE BARRIER OR IF APPROVED BY OWNER, #30 NON-PERFORATED ASPHALT SATURATED ORGANIC FELT, 36" WIDE ROLLS, COMPLYING WITH ASTM D 226 TYPE II, TO BE INSTALLED WITH 1" GALVANIZED ROOFING NAILS OR OTHER SUITABLE FASTENERS OVER THE ROOF SHEATHING. FELT SHALL BE LAID IN HALF-LAP FASHION TO PROVIDE A DOUBLE LAYER MEMBRANE. ROOFING INSTALLER SHALL CONFIRM THAT ROOF SHEATHING IS SUITABLY PREPARED FOR ROOFING INSTALLATION. SEE ALSO R-905.1.1
9	WHERE STEEL ROOFING PANELS ARE USED, PANELS SHALL BE INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET AND HAVE AN AIR GAP. NOTE, AN UNDERLAYMENT SUCH AS DELTA®-TRELA (BY DÖRKEN) A VAPOR-PERMEABLE UNDERLAYMENT W/ STRUCTURED SEPARATION & DRAINAGE REPLACES CAP SHEET & AIR GAP AND IS HIGHLY RECOMMENDED. SEE ALSO ORSC R905.10 METAL ROOF PANELS.
10	5/8" PLYWOOD OR OSB ROOF SHEATHING (PLYWOOD IS RECOMMENDED FOR ENTIRE ROOF, BUT AG PLYWD SHALL BE REQUIRED AT ALL VISIBLE OPEN ROOF OVERHANGS U.N.O.) SHEATHING SHALL BE PLACED PERPENDICULAR TO FRAMING AND STAGGERED END JOINTS AT 4'-0". PROVIDE 1/4" SPACE AT ALL PANEL EDGES FOR EXPANSION, AT ALL ROOF AND WALLS. NAIL W/ 8D @ 6" O.C. EDGE AND 12" O.C. FIELD U.N.O.
11	1X4 CEDAR SHADOW BOARD OVER 2X8 CEDAR FASCIA.(SEE DETAILS)
12	5/4 X 3 CEDAR TRIM (AT BEAM TO SOFFIT). NOTE: AT BOARD & BATTEN OR BOARD ON BOARD SIDING: USE 2X TRIM AND USE A 1/2" SPACER (OSB OR PLYWOOD) BEHIND TRIM AT WALL TO SOFFIT & APRONS ETC.
13	ALL SIDING SHALL BE INSTALLED OVER WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) OR FULL RAIN SCREEN. SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.). WALLS INSULATED W/ B.I.B. INSULATION. 1/2" G.W.B. AT "DRY" LOCATIONS U.N.O. FOR SIDING, CORNER TRIM AND BELT COURSE, SEE DETAILS #__ & #__ ON SHEET #
14	"Z" FLASHING AT TOP OF PANEL SIDING. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
15	5/4X4 CORNER BOARDS AT OUTSIDE CORNERS AND 5/4X3 INSIDE CORNER TRIM, EACH OVER A DOUBLE LAYER OF WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
16	FLASHING CAP AT ALL EXPOSED (TOP & END GRAIN) WOOD SURFACES. VERIFY SIZE
17	ROOF GUTTER (SLOPE____)
18	"K" STYLE RAIN GUTTER (TYP.) MOUNTED TO PLUMB FASCIA OR TO A CONTINUOUS BEVELED BLOCK ON SQ. CUT FASCIA. (VERIFY STYLE & COLOR WITH OWNER) OR BRONZE SEMI-CIRCULAR RAIN GUTTER (TYP.) MOUNTED TO A CONTINUOUS BEVELED BLOCK - PROVIDE SOLID OR RAIN CHAIN DOWNSPOUT (COMPARE) RAINCHAINS.COM #T4-BR W BRONZE POWDER COAT & RGR-2 W BRONZE POWDER COATING GUTTER MOUNTING KIT. TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
19	WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING SHALL HAVE A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER. ORSC R311
20	_____ SIDING OVER "ZIP SYSTEM" SHTG OR WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.).
21	SIMULATED BOARD & BATTEN SIDING (BATTENS ARE 1X4S AT 12" O.C.) TRUE BOARD & BATTEN SIDING (BOARDS ARE 1X4S, BATTENS ARE 1X12S)
22	OPTIONAL & NOT SHOWN (UPPER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP AND BOTTOM OF TRIM. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL AL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #__
23	OPTIONAL & NOT SHOWN (LOWER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #__
24	36" HIGH MINIMUM GUARDRAIL (POWDER COATED METAL) A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING DECKS OR PATIOS, STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. ORSC R312.1.1 - R312.1.4. (SEE NOTE #12 ON "G" SHEETS AND ANY RAIL DETAILS.)
25	LANDINGS & WALKS ARE FIELD DESIGNED (U.N.O.) WALKS SHALL BE 36" WIDE MINIMUM. LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM IN THE DIRECTION OF TRAVEL. HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).

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317 NW LOCUST AVE, PRINEVILLE, OREGON 97754-1452
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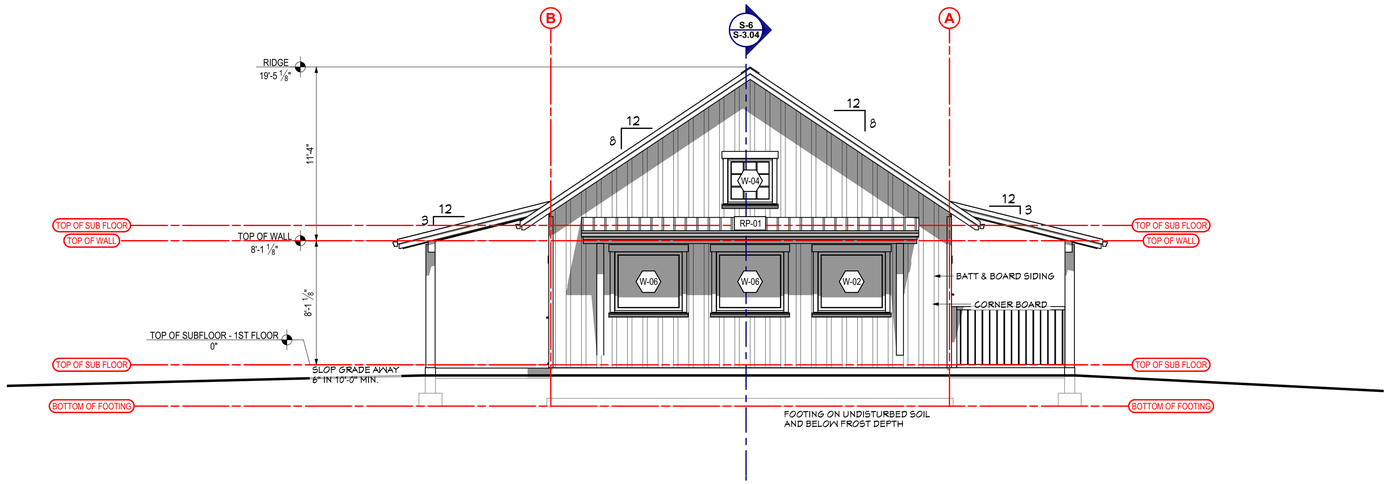
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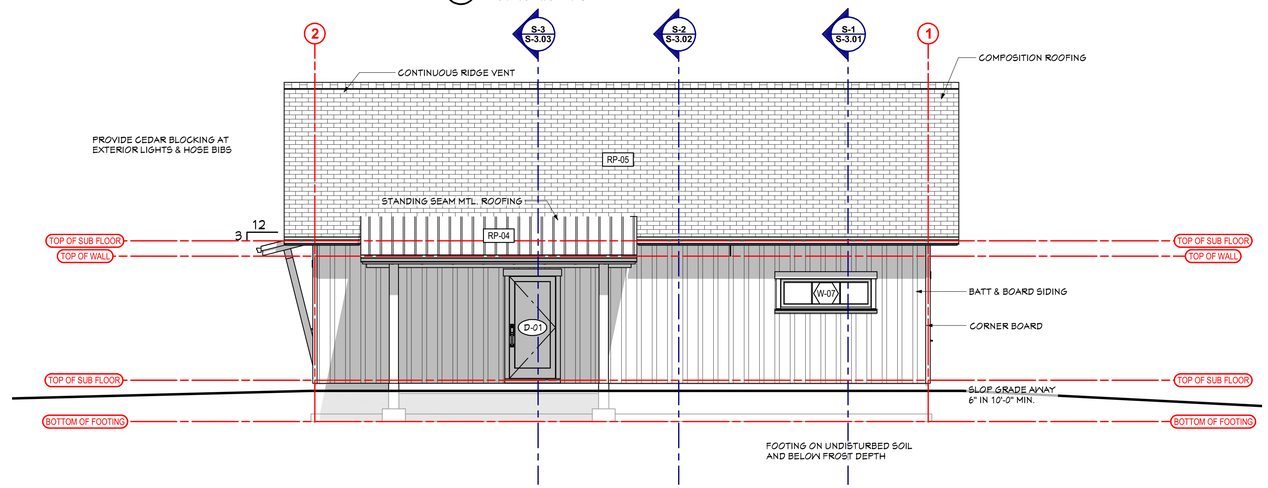
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E-4 EXTERIOR ELEVATION RIGHT

SCALE: 1/4" = 1'-0"



E-3 EXTERIOR ELEVATION BACK

SCALE: 1/4" = 1'-0"

BUILDING ELEVATION NOTES

	BUILDING ELEVATION NOTES
1	CONTINUOUS RIDGE VENT (TYP.) SEE ALSO ATTIC VENTILATION NOTES
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4	METAL VALLEY FLASHING INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET
5	40 YEAR, HIGH PROFILE ARCHITECTURAL COMPOSITION ROOFING BY:_____ RATING, BRAND, STYLE AND COLOR PER OWNER'S APPROVAL ROOFING: REFER TO THE MANUFACTURE'S TECHNICAL SPECIFIGATION & DETAILS FOR FULL INSTALLATION INSTRUCTIONS
6	SNOW SHEDDING ROOFS SUCH AS, METAL, TILE, CONCRETE, SLATE, P.V. & OTHER SLICK MATERIALS. (COMPOSITION ROOFING IS A LOWER RISK FOR SLIDING SNOW.) IN NO CASE SHALL ROOF SNOW BE DIRECTED TO WHERE IT CAN ENDANGER PEDESTRIANS AND/OR PROPERTY. SNOW FENCES AND/OR GUARDS MUST BE USED IN THESE POTENTIALLY DANGEROUS AREAS.
7	PROVIDE ICE & WATER SHIELD FROM DRIP EDGE UP 8" MIN. BEYOND INSIDE OF EXTERIOR WALL LINE AND AT ALL VALLEYS. IF APPROVED BY OWNER, 30# FELT UNDER ROOFING AT OTHER AREAS. NOTE: ROOF SURFACES UNDER 4:12 SHALL HAVE THE ENTIRE SURFACE COVERED WITH ICE & WATER SHIELD. NOTE: ICE & WATER SHIELD MUST BE RATED FOR HIGH TEMP WHEN PLACED BELOW METAL ROOFING AND ANY FLASHING (EXAMPLE: CRICKETS, STEP & VALLEY FLASHING) SEE ALSO R905.1.2 ICE BARRIERS.
8	ROOFING UNDERLAYMENT SHALL BE ICE BARRIER OR IF APPROVED BY OWNER, #30 NON-PERFORATED ASPHALT SATURATED ORGANIC FELT, 36" WIDE ROLLS, COMPLYING WITH ASTM D 226 TYPE II, TO BE INSTALLED WITH 1" GALVANIZED ROOFING NAILS OR OTHER SUITABLE FASTENERS OVER THE ROOF SHEATHING. FELT SHALL BE LAID IN HALF-LAP FASHION TO PROVIDE A DOUBLE LAYER MEMBRANE. ROOFING INSTALLER SHALL CONFIRM THAT ROOF SHEATHING IS SUITABLY PREPARED FOR ROOFING INSTALLATION. SEE ALSO R-905.1.1
9	WHERE STEEL ROOFING PANELS ARE USED, PANELS SHALL BE INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET AND HAVE AN AIR GAP. NOTE, AN UNDERLAYMENT SUCH AS DELTA®-TRELA (BY DÖRKEN) A VAPOR-PERMEABLE UNDERLAYMENT W/ STRUCTURED SEPARATION & DRAINAGE REPLACES CAP SHEET & AIR GAP AND IS HIGHLY RECOMMENDED. SEE ALSO ORSC R905.10 METAL ROOF PANELS.
10	5/8" PLYWOOD OR OSB ROOF SHEATHING (PLYWOOD IS RECOMMENDED FOR ENTIRE ROOF, BUT AC PLYWD SHALL BE REQUIRED AT ALL VISIBLE OPEN ROOF OVERHANGS U.N.O.) SHEATHING SHALL BE PLACED PERPENDICULAR TO FRAMING AND STAGGERED END JOINTS AT 4'-0". PROVIDE 1/4" SPACE AT ALL PANEL EDGES FOR EXPANSION, AT ALL ROOF AND WALLS. NAIL W/ 8D @ 6" O.C. EDGE AND 12" O.C. FIELD U.N.O.
11	1X4 CEDAR SHADOW BOARD OVER 2X8 CEDAR FASCIA.(SEE DETAILS)
12	5/4 X 3 CEDAR TRIM (AT BEAM TO SOFFIT). NOTE: AT BOARD & BATTEN OR BOARD ON BOARD SIDING: USE 2X TRIM AND USE A 1/2" SPACER (OSB OR PLYWOOD) BEHIND TRIM AT WALL TO SOFFIT & APRONS ETC.
13	ALL SIDING SHALL BE INSTALLED OVER WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) OR FULL RAIN SCREEN. SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.). WALLS INSULATED W/ R-13 B. INSULATION. 1/2" G.W.B. AT "DRY" LOCATIONS U.N.O. FOR SIDING, CORNER TRIM AND BELT COURSE, SEE DETAILS #__ & #__ ON SHEET #
14	"Z" FLASHING AT TOP OF PANEL SIDING. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
15	5/4X4 CORNER BOARDS AT OUTSIDE CORNERS AND 5/4X3 INSIDE CORNER TRIM, EACH OVER A DOUBLE LAYER OF WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
16	FLASHING CAP AT ALL EXPOSED (TOP & END GRAIN) WOOD SURFACES. VERIFY SIZE
17	ROOF GUTTER (SLOPE____)
18	"K" STYLE RAIN GUTTER (TYP.) MOUNTED TO PLUMB FASCIA OR TO A CONTINUOUS BEVELED BLOCK ON SQ. CUT FASCIA. (VERIFY STYLE & COLOR WITH OWNER) OR BRONZE SEMI-CIRCULAR RAIN GUTTER (TYP.) MOUNTED TO A CONTINUOUS BEVELED BLOCK - PROVIDE SOLID OR RAIN CHAIN DOWNSPOUT (COMPARE) RAINCHAINS.COM #174-BR W/ BRONZE POWDER COAT & RGR-2 W/ BRONZE POWDER COATING GUTTER MOUNTING KIT. TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
19	WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING SHALL HAVE A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER. ORSC R317
20	_____ SIDING OVER "ZIP SYSTEM" SHTG OR WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.).
21	SIMULATED BOARD & BATTEN SIDING (BATTENS ARE 1X4S AT 12" O.C.) TRUE BOARD & BATTEN SIDING (BOARDS ARE 1X4S, BATTENS ARE 1X1.25)
22	OPTIONAL & NOT SHOWN (UPPER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP AND BOTTOM OF TRIM. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL AL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #
23	OPTIONAL & NOT SHOWN (LOWER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #__
24	36" HIGH MINIMUM GUARDRAIL (POWDER COATED METAL) A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING DECKS OR PATIOS, STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. ORSC R312.1.1 - R312.1.4. (SEE NOTE #12 ON "G" SHEETS AND ANY RAIL DETAILS.)
25	LANDINGS & WALKS ARE FIELD DESIGNED (U.N.O.) WALKS SHALL BE 36" WIDE MINIMUM. LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM IN THE DIRECTION OF TRAVEL. HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).

WESTERN DESIGN INTERNATIONAL
PROFESSIONAL BUILDING DESIGNERS GROUP
317 NW LOCUST AVE, PRINEVILLE, OREGON 97754-1452
PHONE: (541) 447-3341 FAX: (877) 442-8369

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MILLER SPRINGS PHASE 1
BURNS, OR 97720
PHONE:

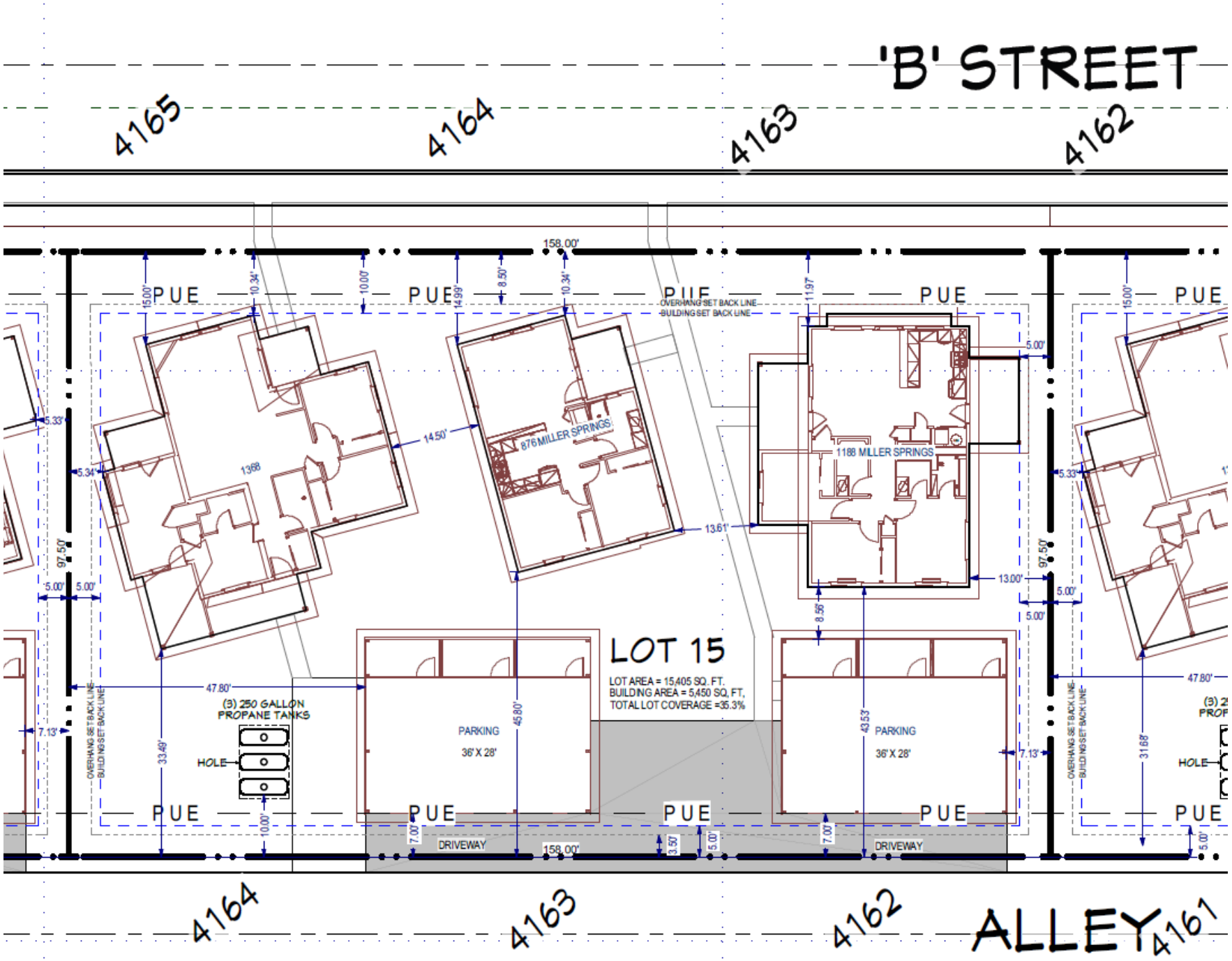
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LAST PLOT DATE:
2/18/2026
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ES, TE,
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24001
CHECKED: TE
DBL. CHECKED: ES

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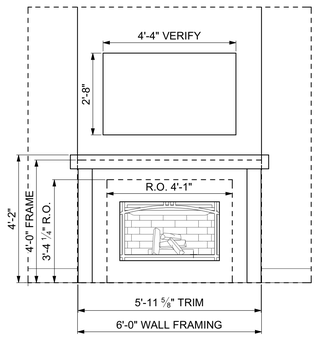
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'B' STREET
4165
4164
4163
4162
158.00'
PUE
OVERHANG SET BACK LINE
BUILDING SET BACK LINE
876 MILLER SPRINGS
1188 MILLER SPRINGS
LOT 15
LOT AREA = 15,405 SQ. FT.
BUILDING AREA = 5,450 SQ. FT.
TOTAL LOT COVERAGE =35.3%
(3) 250 GALLON
PROPANE TANKS
HOLE
PARKING
36' X 28'
DRIVEWAY
97.50'
47.80'
14.50'
13.61'
5.00'
5.33'
5.34'
7.13'
33.49'
45.80'
43.53'
31.88'
ALLEY
4161



C16 FLOOR PLAN OVERVIEW
SCALE: -0"

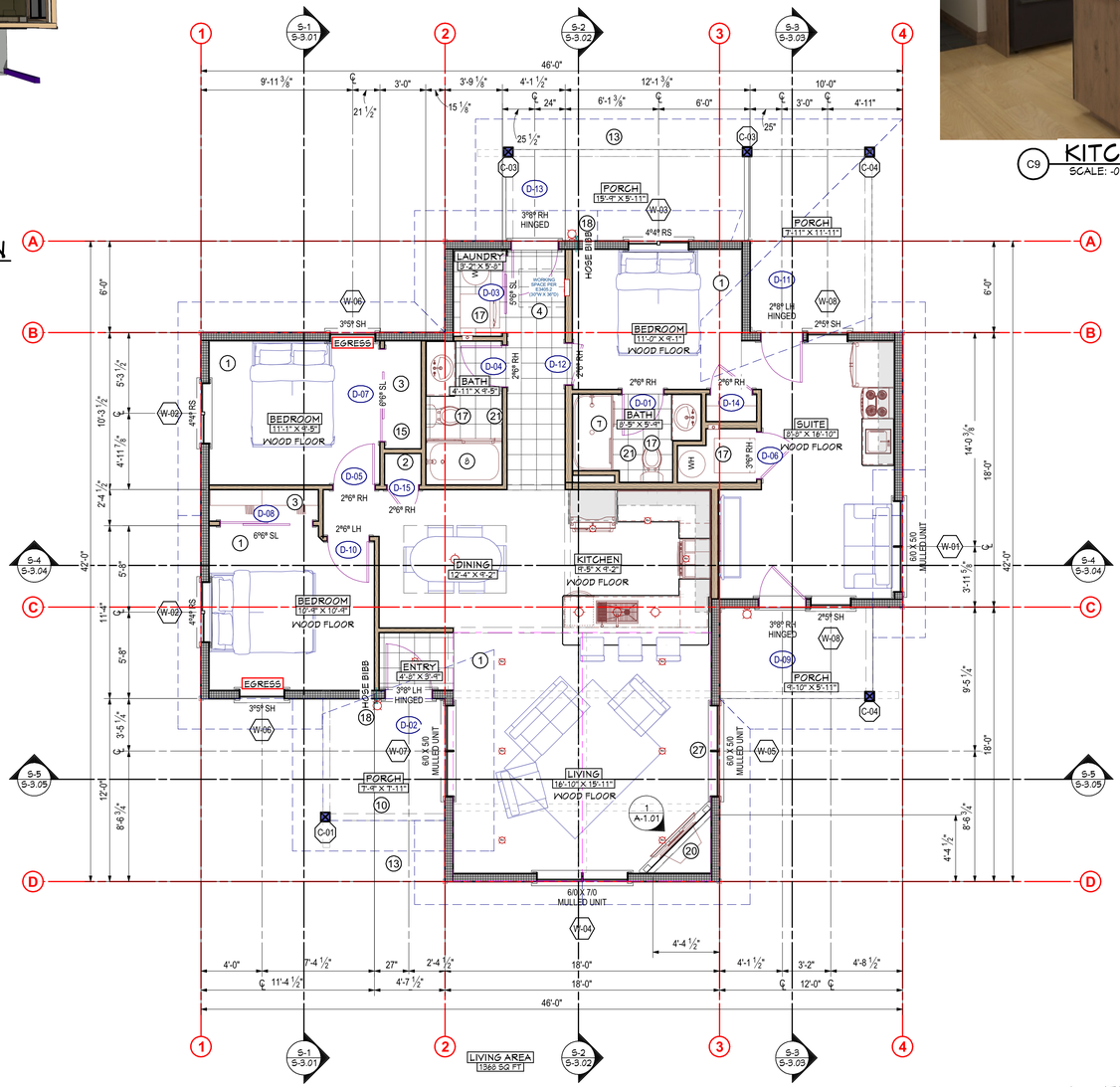




1 CORNER FIRE PLACE
SCALE: 1/2" = 1'-0"



C9 KITCHEN VIEW
SCALE: -0"



A - FLOOR PLAN
SCALE: 1/4" = 1'-0"
2 0 2 4 6 8 16

DIMENSION LINES ARE TO ROUGH FRAMING U.N.O.
SEE WALL FRAMING PLAN FOR INT. DIMENSIONS S-1.03

FLOOR PLAN NOTES

NOTE SCHEDULE - FLOOR PLAN

1	SMOKE AND CARBON MONOXIDE DETECTORS REQ'D
2	LINEN/STORAGE CLOSET
3	ROD & SHELF (OR ORGANIZED CLOSET SYSTEM)
4	--200 AMP BREAKER PANEL W/ WITH DISCONNECT (EXTERIOR) DOOR MUST OPEN 90 DEG MIN. CLEAR HT SHALL BE 6'-6" OR HT OF PANEL, WHICHEVER IS GREATER. CLEAR FLOOR AREA SHALL BE 30" WIDE X 36" DEEP MIN. PANEL IS NOT PERMITTED IN A SPACE USED FOR STORAGE. UFER GROUND IS REQ'D FOR ELECTRICAL SERVICE (METER BASE AT PARKING STRUCTURE) METERS SHALL NOT BE INSTALLED WITHIN 36" OF A GAS METER OR A WINDOW THAT HAS A VIEW OF LIVING SPACE OR RESTROOMS, OR WITHIN 36" OF A DOOR. THE CUSTOMER SHALL OBTAIN POWER COMPANY APPROVAL FOR THE METER LOCATION PRIOR TO INSTALLATION OF SUPPLY CONDUIT. CENTER OF METER SHALL BE BETWEEN 48" & 72" ABOVE FINISHED GRADE OR SURFACE. CLEAR HEADROOM SHALL BE 78" OR 9" ABOVE CENTER OF METER, WHICHEVER IS GREATER. A CLEAR, LEVEL & UNOBSTRUCTED WORKING SPACE OF 30" WIDE X 36" DEEP MIN. MEASURED FROM THE FACE OF THE METER, SHALL BE PROVIDED. SIDE CLEARANCES SHALL BE NO LESS THAN 10" FROM METER BOX. BUILDING SURFACE SHALL NOT PROJECT BEYOND THE FACE OF THE BOX.
5	(UNDERGROUND) NEVER LOCATE UNDERGROUND CONDUCTORS UNDER OR WITHIN 60" HORIZONTALLY FROM THE INSIDE WALL OF A POOL OR SPA. LIKEWISE, POOLS OR SPAS SHALL NOT BE INSTALLED OVER OR WITHIN 60" HORIZONTALLY FROM AN EXISTING UNDERGROUND CONDUCTOR. (OVERHEAD) CONSULT THE POWER COMPANY BEFORE PLACING POOLS, SPAS, OR HOT TUBS BELOW OR NEAR OVERHEAD CONDUCTORS.
6	N1107.4 SOLAR INTERCONNECTION PATHWAY. A SQUARE METAL JUNCTION BOX NOT LESS THAN 4" BY 4" WITH A METAL BOX COVER SHALL BE PROVIDED WITHIN 24" HORIZONTALLY OR VERTICALLY OF THE MAIN ELECTRICAL PANEL. A MINIMUM ¾" RIGID METAL RACEWAY SHALL EXTEND FROM THE JUNCTION BOX TO A CAPPED ROOF TERMINATION OR TO AN ACCESSIBLE LOCATION IN THE ATTIC WITH A VERTICAL CLEARANCE OF NOT LESS THAN 36". WHERE THE RACEWAY TERMINATES IN THE ATTIC, THE TERMINATION SHALL BE LOCATED NOT LESS THAN 6" ABOVE THE INSULATION. THE END OF THE RACEWAY SHALL BE MARKED AS "RESERVED FOR SOLAR." EXCEPTION: IN LIEU OF ¾" RIGID METAL RACEWAY, A MINIMUM #10 COPPER 3-WIRE MC CABLE INSTALLED FROM THE JUNCTION BOX TO THE TERMINATION POINT INCLUDING 6" ADDITIONAL WIRE IS PERMITTED.
7	32" SHOWER
8	36" TUB/SHOWER
9	1/2" CEILING BOARD OR 5/8" GWB NOTE: AN AIR BARRIER AT THE CEILING LINE – SUCH AS SEALED GYPSUM BOARD - SHALL BE PRESENT TO ISOLATE THE ATTIC SPACE FROM THE CONDITIONED SPACE. CAULK / SEAL / FOAM AROUND ALL PIPES OR ELECTRICAL WIRES OR FIXTURES PENETRATING INTO ATTIC SPACES OR OTHER INSULTED CEILINGS
10	PAVERS
11	A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -ORSC R312.1.1 - R312.1.4.
12	A MINIMUM 22"X30" R.O. ATTIC ACCESS IS REQUIRED FOR ATTIC AREAS THAT HAVE AT LEAST 30 SQ. FT. OF SPACE 30" HIGH BETWEEN CEILING/ROOF MEMBERS (MUST BE IN A READILY ACCESSIBLE AREA) (GASKET TO STOP AIR FLOW) - OSSC R301.1 & M1305.1.3 IF MECHANICAL EQUIPMENT IS LOCATED IN THE ATTIC, 30" X 22" MECHANICAL ACCESS PANEL - SHALL BE FLUSH FITTING WITH CONCEALED HARDWARE AND FINISHED TO MATCH WALL OR CEILING SURFACE. PROVIDE AN ATTIC ACCESS "PULL OR DROP DOWN" (STAIR OR LADDER)
13	NOTE: FIELD DESIGNED LANDINGS & WALKS (U.N.O.) NOTE: LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM. HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).
14	ALL IMPERVIOUS / PAVED SURFACE AREAS AROUND THE BUILDING SHALL SLOPE AWAY 1/4" PER FOOT (2%) MIN. ALL OTHER AREAS SHALL SLOPE NOT LESS THAN 5/8" PER FOOT (5%). (6" IN THE FIRST10' MIN.)
15	18X24 THROUGH THE FLOOR OR 16X24 THROUGH A PERIMETER WALL CRAWL SPACE ACCESS - ORSC R408.4 ADDITIONAL SPACE & ADDITIONAL REQUIREMENTS ARE REQUIRED IF MECHANICAL EQUIPMENT (ESPECIALLY GAS FUELED EQUIPMENT), IS PLACED IN THE CRAWL SPACE. THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE
16	DRYER VENT
17	EXHAUST FAN, VENT TO EXTERIOR
18	FROST FREE HOSE BIBB W/ CEDAR BACKING
19	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
20	LPG FIRE PLACE VENT THROUGH ROOF SEE MNFR DETAIL
21	PROVIDE WOOD BLOCKING IN WALL FRAMING FOR ALL ACCESSORIES INCLUDING BUT NOT LIMITED TO: TOWEL BARS, TOILET PAPER HOLDERS, SHELVING ATTACHMENT, ROBE HOOKS, GRAB BARS, ETC.
22	RAIN CHAIN OR SOLID DOWNSPOUT (VERIFY WITH OWNER. SEE ALSO ELEVATION PAGES). TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
23	APPLIANCE FLOOD PANS RECOMMENDED AT ALL APPLIANCES USING WATER SUCH AS DISHWASHERS, REFRIGERATORS WITH WATER, ICE MAKERS, WASHING MACHINES, WATER HEATER ETC. PLUMB TO DRAIN OR DAYLIGHT TO THE EXTERIOR. USE "P" TRAP AT EACH DRAIN. TRAP SHALL BE HAVE A PRIMER OR TRAP SHALL BE FILLED WITH MINERAL OIL OR USE "OATEY DRAIN SEAL" HTTPS://WWW.OATEY.COM/PRODUCTS/OATEY-DRAIN-SEAL--1553341598 OR SIMILAR.
24	WE STRONGLY RECOMMEND USING WATER DETECTORS / WATER-SENSOR SYSTEM WITH AUTOMATIC SHUT OFF SET TO SHUT OFF THE WATER SUPPLY TO A SPECIFIC APPLIANCE OR TO THE ENTIRE HOUSE WHEN A LEAK IS DETECTED. USE THESE SENSORS AT ALL AREAS WHERE WATER IS PLUMBED (ICE MAKER, DISHWASHER, LAUNDRY, SINKS, WATER HEATERS ETC...)
25	WHOLE HOUSE VENTILATION REQUIRED R303.4: (LAYOUT, SPECS & CALCULATIONS BY OTHERS) MECHANICAL DESIGNER SHALL PROVIDE A SIMPLE FLOOR PLAN/SECTION DRAWING SHOWING WHOLE HOUSE VENTILATION. INCLUDE VENTILATION RATES. SEE 2021 ORSC SECTION M1505.4. SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SECTION M1505.4.1 THROUGH M1505.4.3. PROVIDE HIGH-EFFICIENCY HEAT RECOVERY VENTILATORS (HRV) AND ENERGY RECOVERY VENTILATORS (ERV) FOR ENERGY EFFICIENCY & INDOOR AIR QUALITY. EXAMPLE WWW.ZEHNDERAMERICA.COM/
26	DRYER VENTS, COMMERCIAL STYLE RANGES/HOODS, ETC. M1502.7 MAKEUP AIR. INSTALLATIONS EXHAUSTING MORE THAN 200 CUBIC FEET PER MINUTE SHALL BE PROVIDED WITH MAKEUP AIR. M1503.6 MAKEUP AIR REQUIRED. EACH EXHAUST SYSTEM CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE MECHANICALLY OR PASSIVELY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT FEWER THAN ONE DAMPER COMPLYING WITH SECTION M1503.6.2. M1503.6.1 LOCATION. KITCHEN EXHAUST MAKEUP AIR SHALL BE DISCHARGED INTO THE SAME ROOM IN WHICH THE EXHAUST SYSTEM IS LOCATED OR INTO ROOMS OR DUCT SYSTEMS THAT COMMUNICATE THROUGH ONE OR MORE PERMANENT OPENINGS WITH THE ROOM IN WHICH SUCH EXHAUST SYSTEM IS LOCATED. SUCH PERMANENT OPENINGS SHALL HAVE A NET CROSS-SECTIONAL AREA NOT LESS THAN THE REQUIRED AREA OF THE MAKEUP AIR SUPPLY OPENINGS.
27	DUCTLESS HEAT PUMP (HSPF 10 OR BETTER) IF THIS IS THE PRIMARY HEAT SOURCE THEN "HYPER-HEAT" IS REQUIRED TO MAINTAIN 60 DEG. INDOOR WITH OUTDOOR TEMP -10 (VERIFY)

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PROFESSIONAL BUILDING DESIGNERS GROUP
317 NW LOCUST AVE, PRINEVILLE, OREGON 97754-1452
PHONE: (541) 447-3341 FAX: (877) 442-8369

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R-3 1368
MILLER SPRINGS FOUNDERS LLC
BURNS, OREGON 97720
PHONE:

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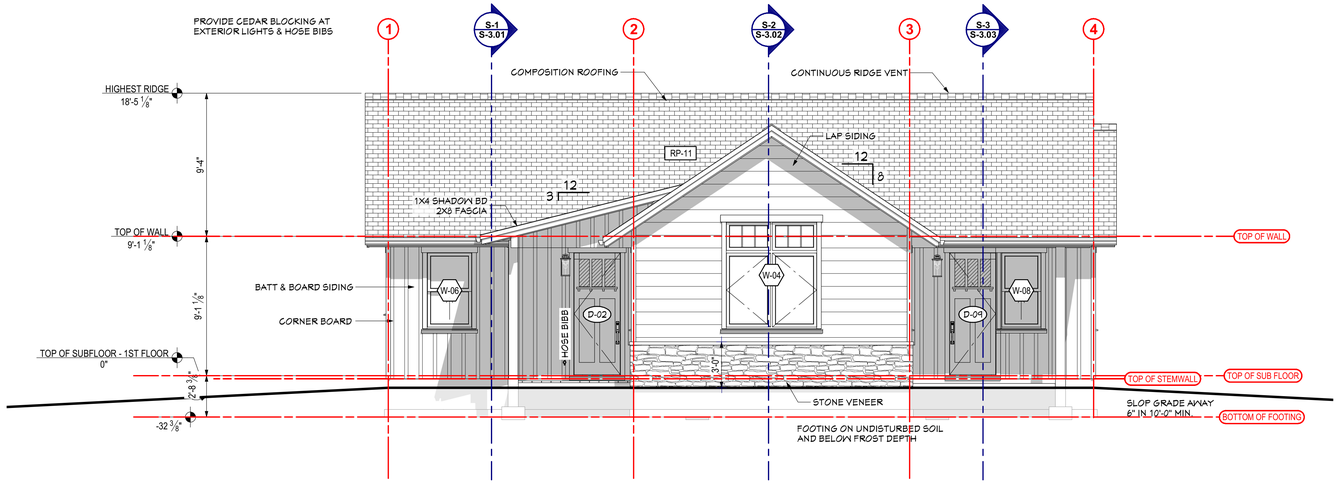
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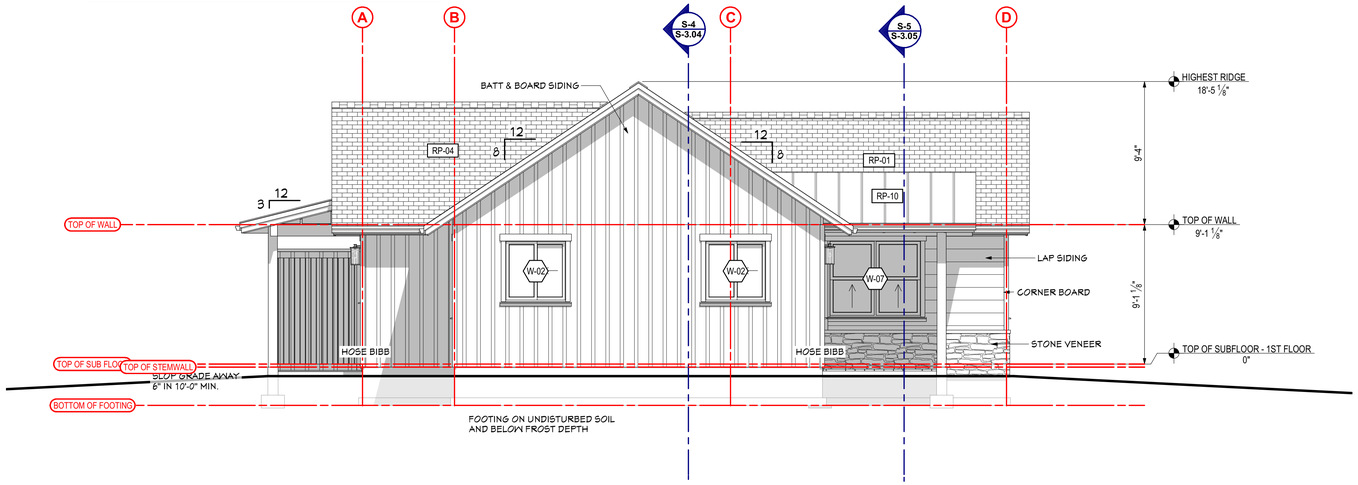


E-1 EXTERIOR ELEVATION FRONT

SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES

LAP SIDING=	R/A ARTISAN DUSK DF#2 - RAKED
12" BOARD & BATTEN SIDING=	RANCHWOOD TACKROOM - CIRCLE SAWN
TRIM=	CHARWOOD EBONY DF#2 - RAKED
FASCIA=	CHARWOOD EBONY DF#2 - RAKED
STONE VENEER=	LEDGE STONE



E-2 EXTERIOR ELEVATION LEFT

SCALE: 1/4" = 1'-0"

BUILDING ELEVATION NOTES

	BUILDING ELEVATION NOTES
1	CONTINUOUS RIDGE VENT (TYP.) SEE ALSO ATTIC VENTILATION NOTES
2	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
3	METAL DRIP EDGE. REQUIRED AT ALL ROOF EDGES (RAKES & EAVES). R-903.2
4	METAL VALLEY FLASHING INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET
5	40 YEAR, HIGH PROFILE ARCHITECTURAL COMPOSITION ROOFING BY:_____ RATING, BRAND, STYLE AND COLOR PER OWNER'S APPROVAL. ROOFING: REFER TO THE MANUFACTURE'S TECHNICAL SPECIFICATION & DETAILS FOR FULL INSTALLATION INSTRUCTIONS
6	STANDING SEAM METAL ROOFING: COLOR PER OWNER'S APPROVAL. ROOFING: REFER TO THE MANUFACTURE'S TECHNICAL SPECIFICATION & DETAILS FOR FULL INSTALLATION INSTRUCTIONS
7	SNOW SHEDDING ROOFS SUCH AS, METAL, TILE, CONCRETE, SLATE, P.V. & OTHER SLICK MATERIALS. (COMPOSITION ROOFING IS A LOWER RISK FOR SLIDING SNOW) IN NO CASE SHALL ROOF SNOW BE DIRECTED TO WHERE IT CAN ENDANGER PEDESTRIANS AND/OR PROPERTY. SNOW FENCES AND/OR GUARDS MUST BE USED IN THESE POTENTIALLY DANGEROUS AREAS.
8	PROVIDE ICE & WATER SHIELD FROM DRIP EDGE UP 3' MIN. BEYOND INSIDE OF EXTERIOR WALL LINE AND AT ALL VALLEYS. IF APPROVED BY OWNER, 30# FELT UNDER ROOFING AT OTHER AREAS. NOTE: ROOF SURFACES UNDER 4:12 SHALL HAVE THE ENTIRE SURFACE COVERED WITH ICE & WATER SHIELD. NOTE: ICE & WATER SHIELD MUST BE RATED FOR HIGH TEMP WHEN PLACED BELOW METAL ROOFING AND ANY FLASHING (EXAMPLE: CRICKETS, STEP & VALLEY FLASHING) SEE ALSO R105.1.2 ICE BARRIERS.
9	ROOFING UNDERLAYMENT SHALL BE ICE BARRIER OR IF APPROVED BY OWNER, #30 NON-PERFORATED ASPHALT SATURATED ORGANIC FELT, 36" WIDE ROLLS, COMPLYING WITH ASTM D 226 TYPE 11, TO BE INSTALLED WITH 1" GALVANIZED ROOFING NAILS OR OTHER SUITABLE FASTENERS OVER THE ROOF SHEATHING. FELT SHALL BE LAID IN HALF-LAP FASHION TO PROVIDE A DOUBLE LAYER MEMBRANE. ROOFING INSTALLER SHALL CONFIRM THAT ROOF SHEATHING IS SUITABLY PREPARED FOR ROOFING INSTALLATION. SEE ALSO R905.1.1
10	WHERE STEEL ROOFING PANELS ARE USED, PANELS SHALL BE INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET AND HAVE AN AIR GAP. NOTE, AN UNDERLAYMENT SUCH AS DELTA®-TRELA (BY DÖRKEN) A VAPOR-PERMEABLE UNDERLAYMENT W/ STRUCTURED SEPARATION & DRAINAGE REPLACES CAP SHEET & AIR GAP AND IS HIGHLY RECOMMENDED. SEE ALSO ORSC R905.10 METAL ROOF PANELS.
11	5/8" PLYWOOD OR OSB ROOF SHEATHING (PLYWOOD IS RECOMMENDED FOR ENTIRE ROOF, BUT A/C PLYWD SHALL BE REQUIRED AT ALL VISIBLE OPEN ROOF OVERHANGS U.N.O.) SHEATHING SHALL BE PLACED PERPENDICULAR TO FRAMING AND STAGGERED END JOINTS AT 4'-0". PROVIDE 1/4" SPACE AT ALL PANEL EDGES FOR EXPANSION, AT ALL ROOF AND WALLS. NAIL W/ 8D @ 6" O.C. EDGE AND 12" O.C. FIELD U.N.O.
12	1X4 SHADOW BOARD OVER 2X8 FASCIA (SEE DETAILS)
13	5/4 X 3 CEDAR TRIM (AT BEAM TO SOFFIT). NOTE: AT BOARD & BATTEN OR BOARD ON BOARD SIDING: USE 2X TRIM AND USE A 1/2" SPACER (OSB OR PLYWOOD) BEHIND TRIM AT WALL TO SOFFIT & APRONS ETC.
14	ALL SIDING SHALL BE INSTALLED OVER WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) OR FULL RAIN SCREEN. SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.). WALLS INSULATED W/ B.I.B. INSULATION. 1/2" G.W.B. AT "DRY" LOCATIONS U.N.O. FOR SIDING, CORNER TRIM AND BELT COURSE, SEE DETAILS #__ & #__ ON SHEET #
15	"Z" FLASHING AT TOP OF PANEL SIDING. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
16	5/4X4 CORNER BOARDS AT OUTSIDE CORNERS AND 5/4X3 INSIDE CORNER TRIM, EACH OVER A DOUBLE LAYER OF WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
17	FLASHING CAP AT ALL EXPOSED (TOP & END GRAIN) WOOD SURFACES. VERIFY SIZE
18	ROOF GUTTER (SLOPE____)
19	"K" STYLE RAIN GUTTER (TYP.) MOUNTED TO PLUMB FASCIA OR TO A CONTINUOUS BEVELED BLOCK ON SQ. CUT FASCIA. (VERIFY STYLE & COLOR WITH OWNER) OR BRONZE SEMI-CIRCULAR RAIN GUTTER (TYP.) MOUNTED TO A CONTINUOUS BEVELED BLOCK - PROVIDE SOLID OR RAIN CHAIN DOWNSPOUT (COMPARE) RAINCHAINS.COM #T4-BR W/ BRONZE POWDER COAT & RCR-2 W/ BRONZE POWDER COATING GUTTER MOUNTING KIT. TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
20	WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING SHALL HAVE A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER. ORSC R317
21	SIDING OVER "ZIP SYSTEM" SHTG OR WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.).
22	SIMULATED BOARD & BATTEN SIDING (BATTENS ARE 1X4S AT 12" O.C.) TRUE BOARD & BATTEN SIDING (BOARDS ARE 1X4S, BATTENS ARE 1X12S)
23	OPTIONAL & NOT SHOWN (UPPER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP AND BOTTOM OF TRIM. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL AL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #__
24	OPTIONAL & NOT SHOWN (LOWER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #
25	36" HIGH MINIMUM GUARDRAIL (POWDER COATED METAL) A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING DECKS OR PATIOS, STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -ORSC R312.1.1 - R312.1.4. (SEE NOTE #12 ON "G" SHEETS AND ANY RAIL DETAILS.)
26	LANDINGS & WALKS ARE FIELD DESIGNED (U.N.O.) WALKS SHALL BE 36" WIDE MINIMUM. LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM IN THE DIRECTION OF TRAVEL. HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).

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PROFESSIONAL BUILDING DESIGNERS GROUP
317 NW LOCUST AVE, PRINEVILLE, OREGON 97754-1452
PHONE: (541) 447-3341 FAX: (877) 442-8369

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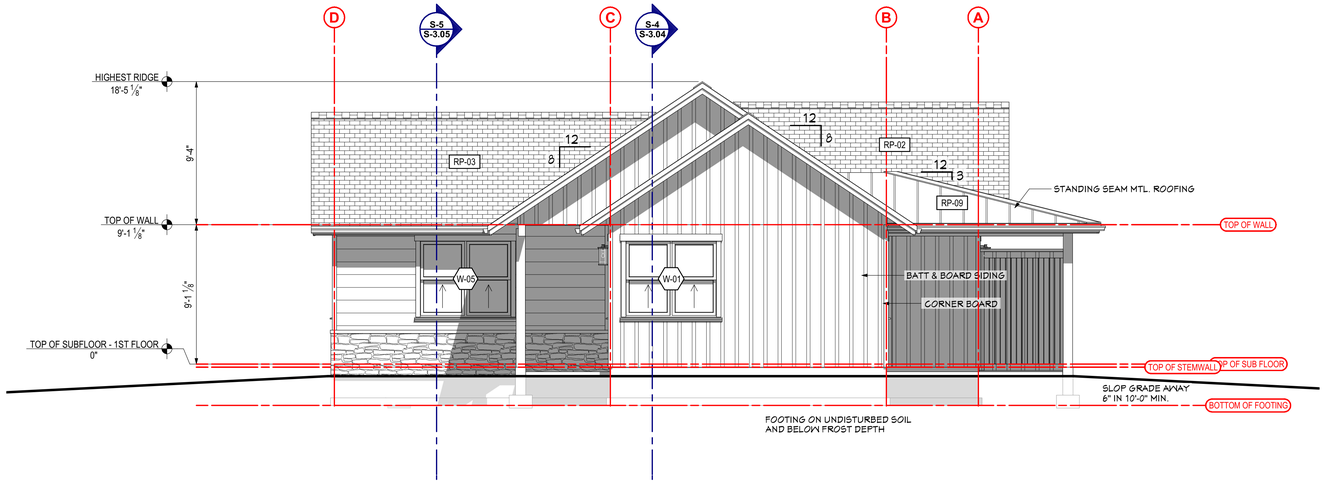
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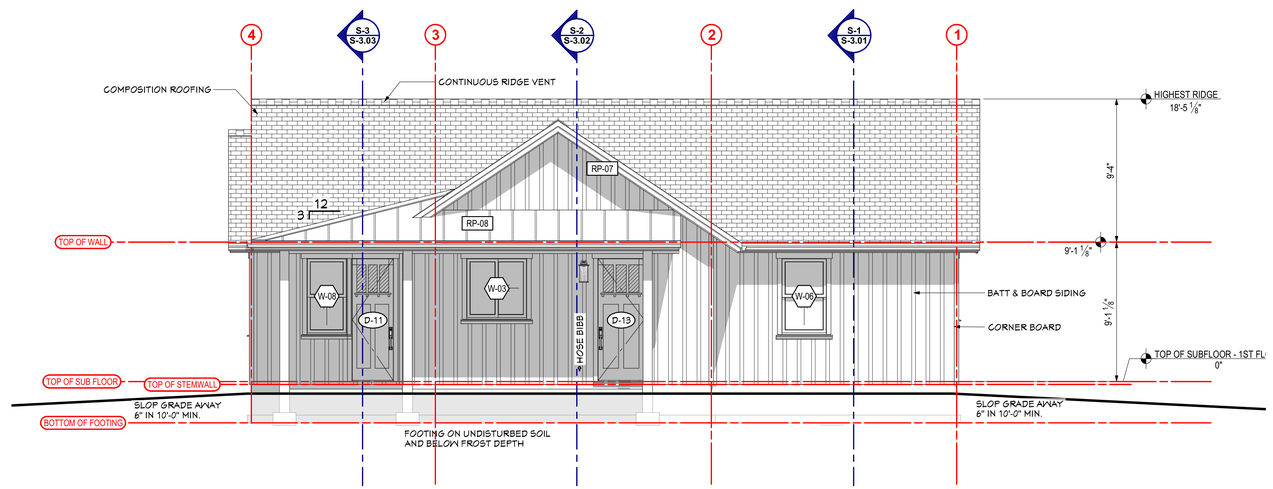
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E-4 EXTERIOR ELEVATION RIGHT
SCALE: 1/4" = 1'-0"



E-3 EXTERIOR ELEVATION BACK
SCALE: 1/4" = 1'-0"

BUILDING ELEVATION NOTES

	BUILDING ELEVATION NOTES
1	CONTINUOUS RIDGE VENT (TYP.) SEE ALSO ATTIC VENTILATION NOTES
2	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
3	METAL DRIP EDGE, REQUIRED AT ALL ROOF EDGES (RAKES & EAVES). R-903.2
4	METAL VALLEY FLASHING INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET
5	40 YEAR, HIGH PROFILE ARCHITECTURAL COMPOSITION ROOFING BY:_____ RATING, BRAND, STYLE AND COLOR PER OWNER'S APPROVAL. ROOFING: REFER TO THE MANUFACTURE'S TECHNICAL SPECIFICATION & DETAILS FOR FULL INSTALLATION INSTRUCTIONS
6	STANDING SEAM METAL ROOFING: COLOR PER OWNER'S APPROVAL. ROOFING: REFER TO THE MANUFACTURE'S TECHNICAL SPECIFICATION & DETAILS FOR FULL INSTALLATION INSTRUCTIONS
7	SNOW SHEDDING ROOFS SUCH AS, METAL, TILE, CONCRETE, SLATE, P.V. & OTHER SLICK MATERIALS. (COMPOSITION ROOFING IS A LOWER RISK FOR SLIDING SNOW) IN NO CASE SHALL ROOF SNOW BE DIRECTED TO WHERE IT CAN ENDANGER PEDESTRIANS AND/OR PROPERTY. SNOW FENCES AND/OR GUARDS MUST BE USED IN THESE POTENTIALLY DANGEROUS AREAS.
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11	5/8" PLYWOOD OR OSB ROOF SHEATHING (PLYWOOD IS RECOMMENDED FOR ENTIRE ROOF, BUT A/C PLYWD SHALL BE REQUIRED AT ALL VISIBLE OPEN ROOF OVERHANGS U.N.O.) SHEATHING SHALL BE PLACED PERPENDICULAR TO FRAMING AND STAGGERED END JOINTS AT 4'-0". PROVIDE 1/4" SPACE AT ALL PANEL EDGES FOR EXPANSION, AT ALL ROOF AND WALLS. NAIL W/ 8D @ 6" O.C. EDGE AND 12" O.C. FIELD U.N.O.
12	1X4 SHADOW BOARD OVER 2X6 FASCIA (SEE DETAILS)
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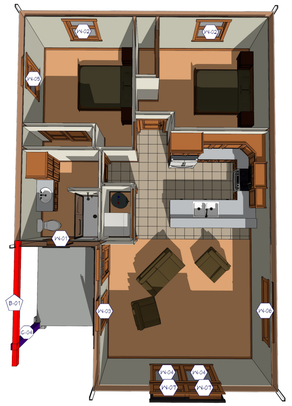
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BURNS, OREGON 97720
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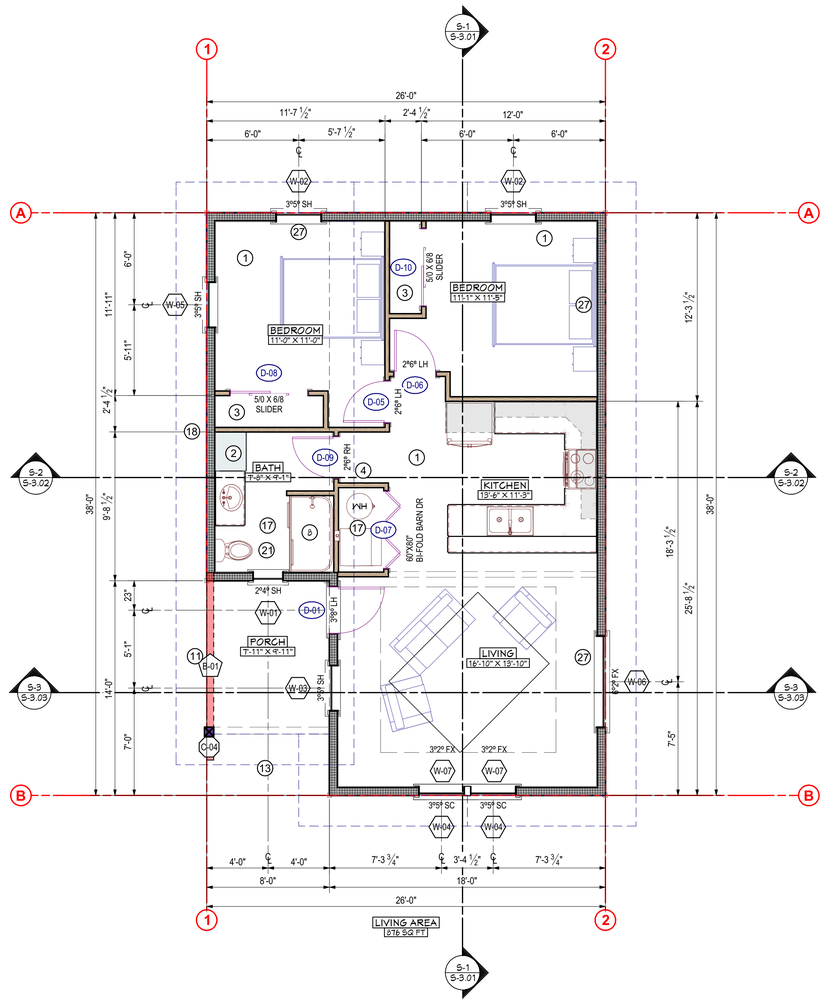
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C16 FLOOR PLAN OVERVIEW
SCALE: -0"



DIMENSION LINES ARE TO ROUGH FRAMING U.N.O.
SEE WALL FRAMING PLAN FOR INT. DIMENSIONS

FL 1 A - FLOOR PLAN
SCALE: 1/4" = 1'-0"

2 0 2 4 6 8 16



C9 KITCHEN
SCALE: -0"

FLOOR PLAN NOTES

NOTE SCHEDULE - FLOOR PLAN

1	SMOKE AND CARBON MONOXIDE DETECTORS REQ'D
2	LINEN/STORAGE CLOSET
3	ROD & SHELF (OR ORGANIZED CLOSET SYSTEM)
4	--200 AMP BREAKER PANEL W/ WITH DISCONNECT (EXTERIOR) DOOR MUST OPEN 90 DEG MIN. CLEAR HT SHALL BE 6'-6" OR HT OF PANEL, WHICHEVER IS GREATER. CLEAR FLOOR AREA SHALL BE 30" WIDE X 36" DEEP MIN. PANEL IS NOT PERMITTED IN A SPACE USED FOR STORAGE. UFER GROUND IS REQ'D FOR ELECTRICAL SERVICE (METER BASE AT PARKING STRUCTURE) METERS SHALL NOT BE INSTALLED WITHIN 36" OF A GAS METER OR A WINDOW THAT HAS A VIEW OF LIVING SPACE OR RESTROOMS, OR WITHIN 36" OF A DOOR. THE CUSTOMER SHALL OBTAIN POWER COMPANY APPROVAL FOR THE METER LOCATION PRIOR TO INSTALLATION OF SUPPLY CONDUIT. CENTER OF METER SHALL BE BETWEEN 48" & 72" ABOVE FINISHED GRADE OR SURFACE. CLEAR HEADROOM SHALL BE 78" OR 9" ABOVE CENTER OF METER, WHICHEVER IS GREATER. A CLEAR, LEVEL & UNOBSTRUCTED WORKING SPACE OF 30" WIDE X 36" DEEP MIN. MEASURED FROM THE FACE OF THE METER, SHALL BE PROVIDED. SIDE CLEARANCES SHALL BE NO LESS THAN 10" FROM METER BOX. BUILDING SURFACE SHALL NOT PROJECT BEYOND THE FACE OF THE BOX.
5	(UNDERGROUND) NEVER LOCATE UNDERGROUND CONDUCTORS UNDER OR WITHIN 60" HORIZONTALLY FROM THE INSIDE WALL OF A POOL OR SPA. LIKEWISE, POOLS OR SPAS SHALL NOT BE INSTALLED OVER OR WITHIN 60" HORIZONTALLY FROM AN EXISTING UNDERGROUND CONDUCTOR. (OVERHEAD) CONSULT THE POWER COMPANY BEFORE PLACING POOLS, SPAS, OR HOT TUBS BELOW OR NEAR OVERHEAD CONDUCTORS.
6	N1107.4 SOLAR INTERCONNECTION PATHWAY A SQUARE METAL JUNCTION BOX NOT LESS THAN 4" BY 4" WITH A METAL BOX COVER SHALL BE PROVIDED WITHIN 24" HORIZONTALLY OR VERTICALLY OF THE MAIN ELECTRICAL PANEL. A MINIMUM ½" RIGID METAL RACEWAY SHALL EXTEND FROM THE JUNCTION BOX TO A CAPPED ROOF TERMINATION OR TO AN ACCESSIBLE LOCATION IN THE ATTIC WITH A VERTICAL CLEARANCE OF NOT LESS THAN 36". WHERE THE RACEWAY TERMINATES IN THE ATTIC, THE TERMINATION SHALL BE LOCATED NOT LESS THAN 6" ABOVE THE INSULATION. THE END OF THE RACEWAY SHALL BE MARKED AS "RESERVED FOR SOLAR." EXCEPTION: IN LIEU OF ½" RIGID METAL RACEWAY, A MINIMUM #10 COPPER 3-WIRE MC CABLE INSTALLED FROM THE JUNCTION BOX TO THE TERMINATION POINT INCLUDING 6" ADDITIONAL WIRE IS PERMITTED.
8	36" TUB/SHOWER
9	1/2" CEILING BOARD OR 5/8" GWB NOTE: AN AIR BARRIER AT THE CEILING LINE – SUCH AS SEALED GYPSUM BOARD - SHALL BE PRESENT TO ISOLATE THE ATTIC SPACE FROM THE CONDITIONED SPACE - CAULK / SEAL / FOAM AROUND ALL PIPES OR ELECTRICAL WIRES OR FIXTURES PENETRATING INTO ATTIC SPACES OR OTHER INSULTED CEILINGS
10	PAVERS
11	A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -ORSC R312.1.1 - R312.1.4.
12	A MINIMUM 22"X30" R.O. ATTIC ACCESS IS REQUIRED FOR ATTIC AREAS THAT HAVE AT LEAST 30 SQ. FT. OF SPACE 30" HIGH BETWEEN CEILING/ROOF MEMBERS (MUST BE IN A READILY ACCESSIBLE AREA) (GASKET TO STOP AIR FLOW) - OSSC R307.1 & M1305.1.3 IF MECHANICAL EQUIPMENT IS LOCATED IN THE ATTIC, 30" X 22" MECHANICAL ACCESS PANEL - SHALL BE FLUSH FITTING WITH CONCEALED HARDWARE AND FINISHED TO MATCH WALL OR CEILING SURFACE PROVIDE AN ATTIC ACCESS "PULL OR DROP DOWN" (STAIR OR LADDER)
13	NOTE: FIELD DESIGNED LANDINGS & WALKS (U.N.O.) NOTE: LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).
14	ALL IMPERVIOUS / PAVED SURFACE AREAS AROUND THE BUILDING SHALL SLOPE AWAY 1/4" PER FOOT (2%) MIN. ALL OTHER AREAS SHALL SLOPE NOT LESS THAN 5/8" PER FOOT (5%). (6" IN THE FIRST10' MIN.)
15	18X24 THROUGH THE FLOOR OR 16X24 THROUGH A PERIMETER WALL CRAWL SPACE ACCESS - ORSC R408.4. ADDITIONAL SPACE & ADDITIONAL REQUIREMENTS ARE REQUIRED IF MECHANICAL EQUIPMENT (ESPECIALLY GAS FUELED EQUIPMENT), IS PLACED IN THE CRAWL SPACE. THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE
16	DRYER VENT
17	EXHAUST FAN, VENT TO EXTERIOR
18	FROST FREE HOSE BIBB
19	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
21	PROVIDE WOOD BLOCKING IN WALL FRAMING FOR ALL ACCESSORIES INCLUDING BUT NOT LIMITED TO: TOWEL BARS, TOILET PAPER HOLDERS, SHELVING ATTACHMENT, ROBE HOOKS, GRAB BARS, ETC.
22	RAIN CHAIN OR SOLID DOWNSPOUT (VERIFY WITH OWNER. SEE ALSO ELEVATION PAGES). TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
23	APPLIANCE FLOOD PANS RECOMMENDED AT ALL APPLIANCES USING WATER SUCH AS DISHWASHERS, REFRIGERATORS WITH WATER, ICE MAKERS, WASHING MACHINES, WATER HEATER ETC. PLUMB TO DRAIN OR DAYLIGHT TO THE EXTERIOR. USE "P" TRAP AT EACH PAN. TRAP SHALL BE HAVE A PRIMER OR TRAP SHALL BE FILLED WITH MINERAL OIL OR USE "OATEY DRAIN SEAL" HTTPS://WWW.OATEY.COM/PRODUCTS/OATEY-DRAIN-SEAL-1553341598 OR SIMILAR.
24	WE STRONGLY RECOMMEND USING WATER DETECTORS / WATER-SENSOR SYSTEM WITH AUTOMATIC SHUT OFF SET TO SHUT OFF THE WATER SUPPLY TO A SPECIFIC APPLIANCE OR TO THE ENTIRE HOUSE WHEN A LEAK IS DETECTED. USE THESE SENSORS AT ALL AREAS WHERE WATER IS PLUMBED (ICE MAKER, DISHWASHER, LAUNDRY, SINKS, WATER HEATERS ETC...)
25	WHOLE HOUSE VENTILATION REQUIRED R303.4: (LAYOUT, SPECS & CALCULATIONS BY OTHERS) MECHANICAL DESIGNER SHALL PROVIDE A SIMPLE FLOOR PLAN/SECTION DRAWING SHOWING WHOLE HOUSE VENTILATION. INCLUDE VENTILATION RATES. SEE 2021 ORSC SECTION M1505.4. SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1505.4.1 THROUGH M1505.4.3. PROVIDE HIGH-EFFICIENCY HEAT RECOVERY VENTILATORS (HRV) AND ENERGY RECOVERY VENTILATORS (ERV) FOR ENERGY EFFICIENCY & INDOOR AIR QUALITY. EXAMPLE WWW.ZEHNDERAMERICA.COM/
26	DRYER VENTS, COMMERCIAL STYLE RANGES/HOODS, ETC. M1502.1 MAKEUP AIR. INSTALLATIONS EXHAUSTING MORE THAN 200 CUBIC FEET PER MINUTE SHALL BE PROVIDED WITH MAKEUP AIR. M1503.6 MAKEUP AIR REQUIRED. EACH EXHAUST SYSTEM CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE MECHANICALLY OR PASSIVELY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT FEWER THAN ONE DAMPER COMPLYING WITH SECTION M1503.6.2. M1503.6.1 LOCATION. KITCHEN EXHAUST MAKEUP AIR SHALL BE DISCHARGED INTO THE SAME ROOM IN WHICH THE EXHAUST SYSTEM IS LOCATED OR INTO ROOMS OR DUCT SYSTEMS THAT COMMUNICATE THROUGH ONE OR MORE PERMANENT OPENINGS WITH THE ROOM IN WHICH SUCH EXHAUST SYSTEM IS LOCATED. SUCH PERMANENT OPENINGS SHALL HAVE A NET CROSS-SECTIONAL AREA NOT LESS THAN THE REQUIRED AREA OF THE MAKEUP AIR SUPPLY OPENINGS.
27	DUCTLESS HEAT PUMP (HSPF 10 OR BETTER) IF THIS IS THE PRIMARY HEAT SOURCE THEN "HYPER-HEAT" IS REQUIRED TO MAINTAIN 66 DEG. INDOOR WITH OUTDOOR TEMP -10 (VERIFY)

WESTERN DESIGN INTERNATIONAL
PROFESSIONAL BUILDING DESIGNERS GROUP
317 NW LOCUST AVE, PRINEVILLE, OREGON 97754-1452
PHONE: (541) 447-3341 FAX: (877) 442-8369

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MILLER SPRINGS PHASE 1
BURNS, OR 97720
PHONE:

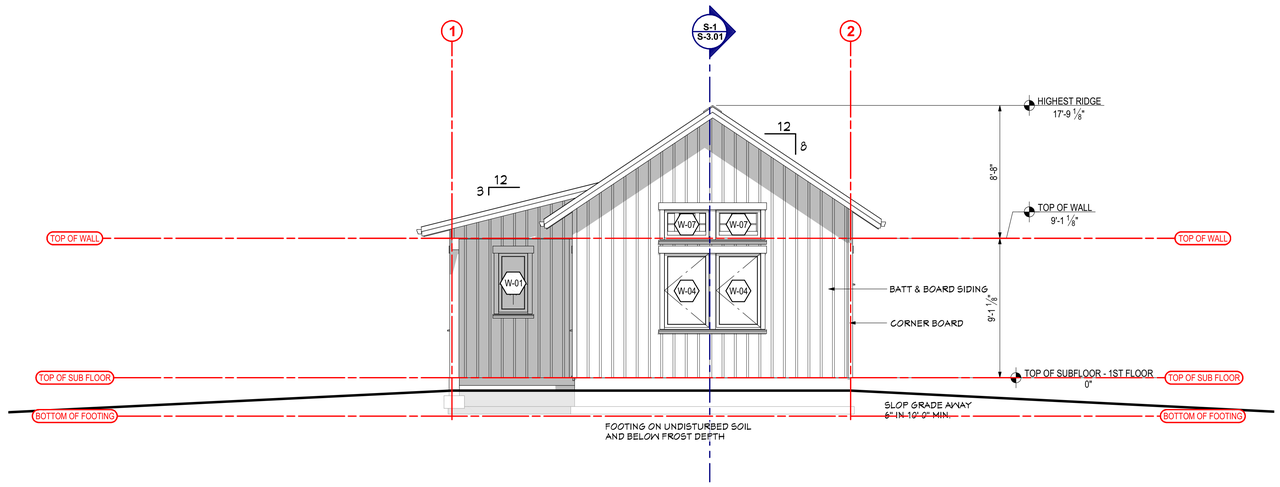
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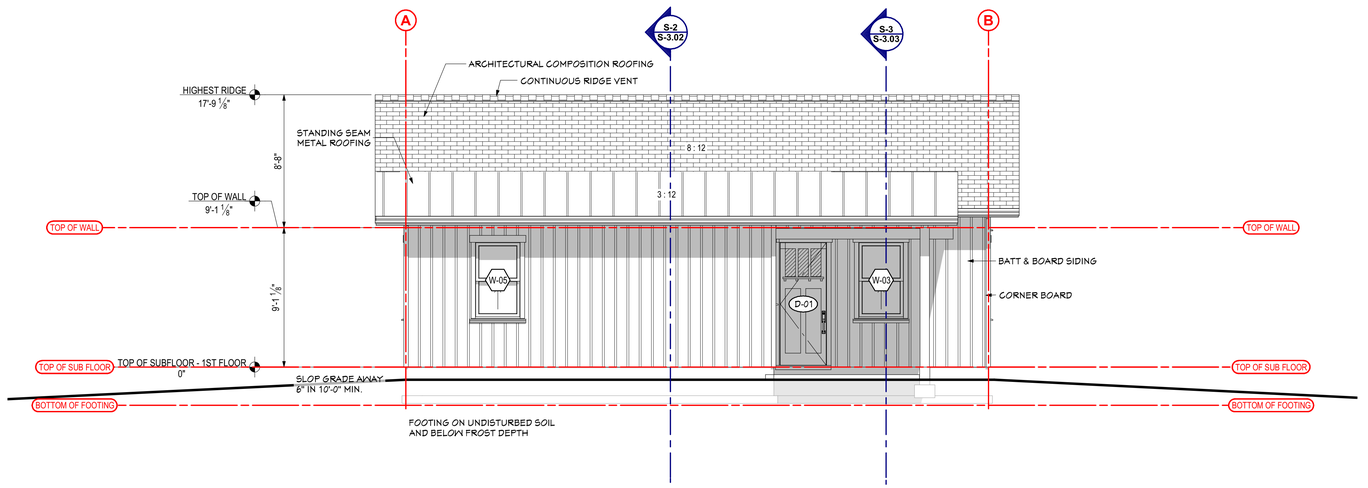
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E-1 EXTERIOR ELEVATION FRONT

SCALE: 1/4" = 1'-0"



E-2 EXTERIOR ELEVATION LEFT

SCALE: 1/4" = 1'-0"

BUILDING ELEVATION NOTES

	BUILDING ELEVATION NOTES
1	CONTINUOUS RIDGE VENT (TYP.) SEE ALSO ATTIC VENTILATION NOTES
2	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
3	METAL DRIP EDGE. REQUIRED AT ALL ROOF EDGES (RAKES & EAVES). R-903.2
4	METAL VALLEY FLASHING INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET
5	40 YEAR, HIGH PROFILE ARCHITECTURAL COMPOSITION ROOFING BY:_____ RATING, BRAND, STYLE AND COLOR PER OWNER'S APPROVAL ROOFING: REFER TO THE MANUFACTURE'S TECHNICAL SPECIFIGATION & DETAILS FOR FULL INSTALLATION INSTRUCTIONS
6	SNOW SHEDDING ROOFS SUCH AS, METAL, TILE, CONCRETE, SLATE, P.V. & OTHER SLICK MATERIALS. (COMPOSITION ROOFING IS A LOWER RISK FOR SLIDING SNOW.) IN NO CASE SHALL ROOF SNOW BE DIRECTED TO WHERE IT CAN ENDANGER PEDESTRIANS AND/OR PROPERTY. SNOW FENCES AND/OR GUARDS MUST BE USED IN THESE POTENTIALLY DANGEROUS AREAS.
7	PROVIDE ICE & WATER SHIELD FROM DRIP EDGE UP 8' MIN. BEYOND INSIDE OF EXTERIOR WALL LINE AND AT ALL VALLEYS. IF APPROVED BY OWNER, 30# FELT UNDER ROOFING AT OTHER AREAS. NOTE: ROOF SURFACES UNDER 4:12 SHALL HAVE THE ENTIRE SURFACE COVERED WITH ICE & WATER SHIELD. NOTE: ICE & WATER SHIELD MUST BE RATED FOR HIGH TEMP WHEN PLACED BELOW METAL ROOFING AND ANY FLASHING (EXAMPLE: CRICKETS, STEP & VALLEY FLASHING) SEE ALSO R905.1.2 ICE BARRIERS.
8	ROOFING UNDERLAYMENT SHALL BE ICE BARRIER OR IF APPROVED BY OWNER, #30 NON-PERFORATED ASPHALT SATURATED ORGANIC FELT, 36" WIDE ROLLS, COMPLYING WITH ASTM D 226 TYPE II, TO BE INSTALLED WITH 1" GALVANIZED ROOFING NAILS OR OTHER SUITABLE FASTENERS OVER THE ROOF SHEATHING. FELT SHALL BE LAID IN HALF-LAP FASHION TO PROVIDE A DOUBLE LAYER MEMBRANE. ROOFING INSTALLER SHALL CONFIRM THAT ROOF SHEATHING IS SUITABLY PREPARED FOR ROOFING INSTALLATION. SEE ALSO R-905.1.1
9	WHERE STEEL ROOFING PANELS ARE USED, PANELS SHALL BE INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET AND HAVE AN AIR GAP. NOTE, AN UNDERLAYMENT SUCH AS DELTA-TRELA (BY DORKEN) A VAPOR-PERMEABLE UNDERLAYMENT W/ STRUCTURED SEPARATION & DRAINAGE REPLACES CAP SHEET & AIR GAP AND IS HIGHLY RECOMMENDED. SEE ALSO ORSC R905.10 METAL ROOF PANELS.
10	5/8" PLYWOOD OR OSB ROOF SHEATHING (PLYWOOD IS RECOMMENDED FOR ENTIRE ROOF, BUT AC PLYWD SHALL BE REQUIRED AT ALL VISIBLE OPEN ROOF OVERHANGS U.N.O.) SHEATHING SHALL BE PLACED PERPENDICULAR TO FRAMING AND STAGGERED END JOINTS AT 4'-0". PROVIDE 1/4" SPACE AT ALL PANEL EDGES FOR EXPANSION, AT ALL ROOF AND WALLS. NAIL W/ 8D @ 6" O.C. EDGE AND 12" O.C. FIELD U.N.O.
11	1X4 CEDAR SHADOW BOARD OVER 2X8 CEDAR FASCIA.(SEE DETAILS)
12	5/4 X 3 CEDAR TRIM (AT BEAM TO SOFFIT). NOTE: AT BOARD & BATTEN OR BOARD ON BOARD SIDING: USE 2X TRIM AND USE A 1/2" SPACER (OSB OR PLYWOOD) BEHIND TRIM AT WALL TO SOFFIT & APRONS ETC.
13	ALL SIDING SHALL BE INSTALLED OVER WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) OR FULL RAIN SCREEN. SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.). WALLS INSULATED W/ R I.B. INSULATION. 1/2" G.W.B. AT "DRY" LOCATIONS U.N.O. FOR SIDING, CORNER TRIM AND BELT COURSE, SEE DETAILS #__ & #__ ON SHEET #
14	"Z" FLASHING AT TOP OF PANEL SIDING. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
15	5/4X4 CORNER BOARDS AT OUTSIDE CORNERS AND 5/4X3 INSIDE CORNER TRIM, EACH OVER A DOUBLE LAYER OF WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
16	FLASHING CAP AT ALL EXPOSED (TOP & END GRAIN) WOOD SURFACES. VERIFY SIZE
17	ROOF GUTTER (SLOPE____)
18	"K" STYLE RAIN GUTTER (TYP.) MOUNTED TO PLUMB FASCIA OR TO A CONTINUOUS BEVELED BLOCK ON SQ. CUT FASCIA. (VERIFY STYLE & COLOR WITH OWNER) OR BRONZE SEMI-CIRCULAR RAIN GUTTER (TYP.) MOUNTED TO A CONTINUOUS BEVELED BLOCK - PROVIDE SOLID OR RAIN CHAIN DOWNSPOUT (COMPARE) RAINCHAINS.COM #14-BR W/ BRONZE POWDER COAT & RGR-2 W/ BRONZE POWDER COATING GUTTER MOUNTING KIT. TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
19	WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING SHALL HAVE A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER. ORSC R311
20	_____ SIDING OVER "ZIP SYSTEM" SHTG OR WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.).
21	SIMULATED BOARD & BATTEN SIDING (BATTENS ARE 1X4S AT 12" O.C.) TRUE BOARD & BATTEN SIDING (BOARDS ARE 1X4S, BATTENS ARE 1X1.25)
22	OPTIONAL & NOT SHOWN (UPPER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP AND BOTTOM OF TRIM. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL AL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #
23	OPTIONAL & NOT SHOWN (LOWER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #__
24	36" HIGH MINIMUM GUARDRAIL (POWDER COATED METAL) A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING DECKS OR PATIOS, STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. .ORSC R312.1.1 - R312.1.4. (SEE NOTE #12 ON "G" SHEETS AND ANY RAIL DETAILS.)
25	LANDINGS & WALKS ARE FIELD DESIGNED (U.N.O.) WALKS SHALL BE 36" WIDE MINIMUM. LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM IN THE DIRECTION OF TRAVEL. HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).

WESTERN DESIGN INTERNATIONAL™
PROFESSIONAL BUILDING DESIGNERS GROUP
317 NW LOCUST AVE, PRINEVILLE, OREGON 97754-1452
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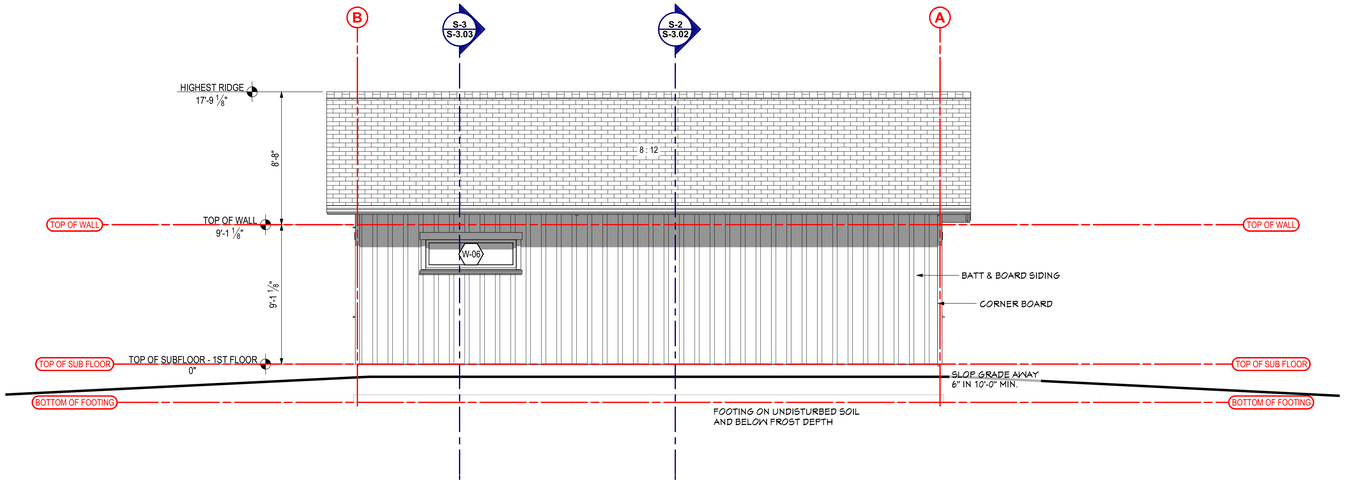
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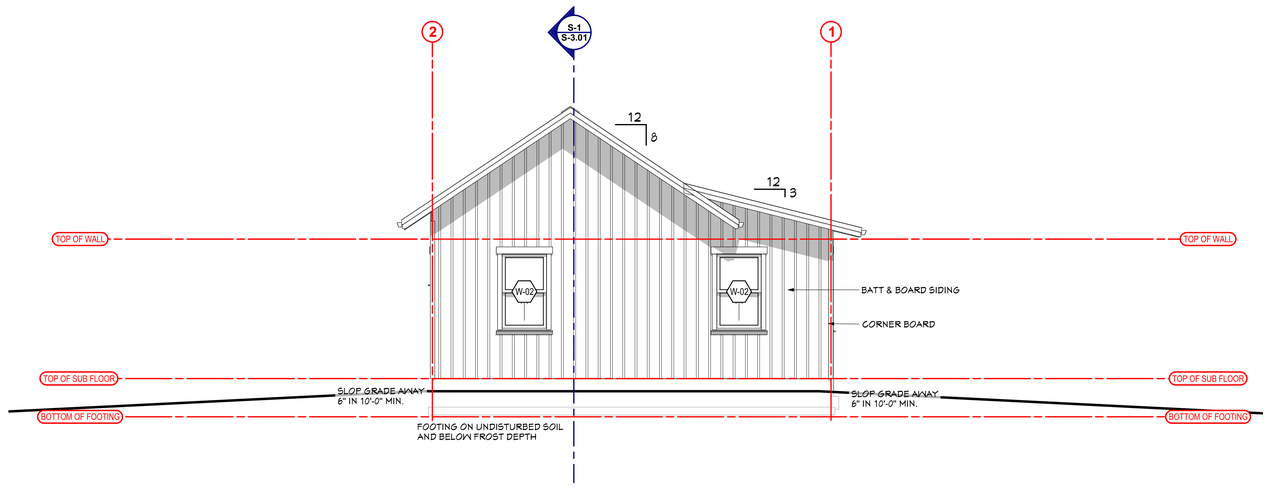
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E-4 EXTERIOR ELEVATION RIGHT

SCALE: 1/4" = 1'-0"



E-3 EXTERIOR ELEVATION BACK

SCALE: 1/4" = 1'-0"

BUILDING ELEVATION NOTES

	BUILDING ELEVATION NOTES
1	CONTINUOUS RIDGE VENT (TYP.) SEE ALSO ATTIC VENTILATION NOTES
2	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
3	METAL DRIP EDGE. REQUIRED AT ALL ROOF EDGES (RAKES & EAVES). R-903.2
4	METAL VALLEY FLASHING INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET
5	40 YEAR, HIGH PROFILE ARCHITECTURAL COMPOSITION ROOFING BY:_____ RATING, BRAND, STYLE AND COLOR PER OWNER'S APPROVAL ROOFING: REFER TO THE MANUFACTURE'S TECHNICAL SPECIFIGATION & DETAILS FOR FULL INSTALLATION INSTRUCTIONS
6	SNOW SHEDDING ROOFS SUCH AS, METAL, TILE, CONCRETE, SLATE, P.V. & OTHER SLICK MATERIALS. (COMPOSITION ROOFING IS A LOWER RISK FOR SLIDING SNOW.) IN NO CASE SHALL ROOF SNOW BE DIRECTED TO WHERE IT CAN ENDANGER PEDESTRIANS AND/OR PROPERTY. SNOW FENCES AND/OR GUARDS MUST BE USED IN THESE POTENTIALLY DANGEROUS AREAS.
7	PROVIDE ICE & WATER SHIELD FROM DRIP EDGE UP 8' MIN. BEYOND INSIDE OF EXTERIOR WALL LINE AND AT ALL VALLEYS. IF APPROVED BY OWNER, 30# FELT UNDER ROOFING AT OTHER AREAS. NOTE: ROOF SURFACES UNDER 4:12 SHALL HAVE THE ENTIRE SURFACE COVERED WITH ICE & WATER SHIELD. NOTE: ICE & WATER SHIELD MUST BE RATED FOR HIGH TEMP WHEN PLACED BELOW METAL ROOFING AND ANY FLASHING (EXAMPLE: CRICKETS, STEP & VALLEY FLASHING) SEE ALSO R905.1.2 ICE BARRIERS.
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10	5/8" PLYWOOD OR OSB ROOF SHEATHING (PLYWOOD IS RECOMMENDED FOR ENTIRE ROOF, BUT A/C PLYWD SHALL BE REQUIRED AT ALL VISIBLE OPEN ROOF OVERHANGS U.N.O.) SHEATHING SHALL BE PLACED PERPENDICULAR TO FRAMING AND STAGGERED END JOINTS AT 4'-0". PROVIDE 1/4" SPACE AT ALL PANEL EDGES FOR EXPANSION, AT ALL ROOF AND WALLS. NAIL W/ 8D @ 6" O.C. EDGE AND 12" O.C. FIELD U.N.O.
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13	ALL SIDING SHALL BE INSTALLED OVER WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) OR FULL RAIN SCREEN. SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.). WALLS INSULATED W/ R-13 MIN. INSULATION. 1/2" G.W.B. AT "DRY" LOCATIONS U.N.O. FOR SIDING, CORNER TRIM AND BELT COURSE, SEE DETAILS #__ & #__ ON SHEET #
14	"Z" FLASHING AT TOP OF PANEL SIDING. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
15	5/4X4 CORNER BOARDS AT OUTSIDE CORNERS AND 5/4X3 INSIDE CORNER TRIM, EACH OVER A DOUBLE LAYER OF WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
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17	ROOF GUTTER (SLOPE____)
18	"K" STYLE RAIN GUTTER (TYP.) MOUNTED TO PLUMB FASCIA OR TO A CONTINUOUS BEVELED BLOCK ON SQ. CUT FASCIA. (VERIFY STYLE & COLOR WITH OWNER) OR BRONZE SEMI-CIRCULAR RAIN GUTTER (TYP.) MOUNTED TO A CONTINUOUS BEVELED BLOCK - PROVIDE SOLID OR RAIN CHAIN DOWNSPOUT (COMPARE) RAINCHAINS.COM #14-BR W/ BRONZE POWDER COAT & RGR-2 W/ BRONZE POWDER COATING GUTTER MOUNTING KIT. TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
19	WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING SHALL HAVE A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER. ORSC R317
20	_____ SIDING OVER "ZIP SYSTEM" SHTG OR WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.).
21	SIMULATED BOARD & BATTEN SIDING (BATTENS ARE 1X4S AT 12" O.C.) TRUE BOARD & BATTEN SIDING (BOARDS ARE 1X4S, BATTENS ARE 1X12S)
22	OPTIONAL & NOT SHOWN (UPPER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP AND BOTTOM OF TRIM. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL AL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #
23	OPTIONAL & NOT SHOWN (LOWER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #__
24	36" HIGH MINIMUM GUARDRAIL (POWDER COATED METAL) A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING DECKS OR PATIOS, STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. ORSC R312.1.1 - R312.1.4. (SEE NOTE #12 ON "G" SHEETS AND ANY RAIL DETAILS.)
25	LANDINGS & WALKS ARE FIELD DESIGNED (U.N.O.) WALKS SHALL BE 36" WIDE MINIMUM. LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM IN THE DIRECTION OF TRAVEL. HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).

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PROFESSIONAL BUILDING DESIGNERS GROUP
317 NW LOCUST AVE, PRINEVILLE, OREGON 97754-1452
PHONE: (541) 447-3341 FAX: (877) 442-8369

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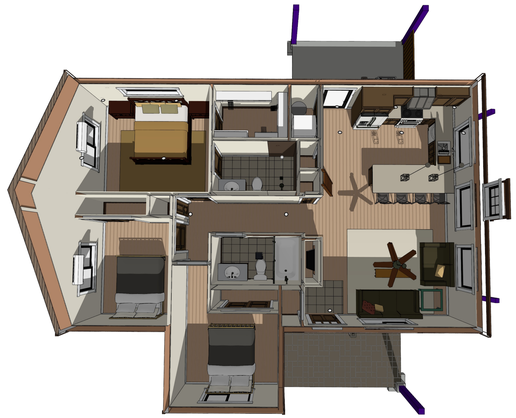
A NEW PROJECT FOR:
R-3
MILLER SPRINGS FOUNDERS LLC
MILLER SPRINGS PHASE 1
BURNS, OR 97720
PHONE:

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LAST PLOT DATE:
2/18/2026
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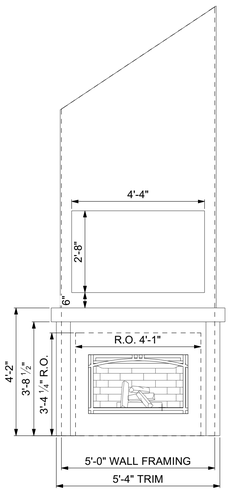
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C16 FLOOR PLAN OVERVIEW
SCALE: -0"

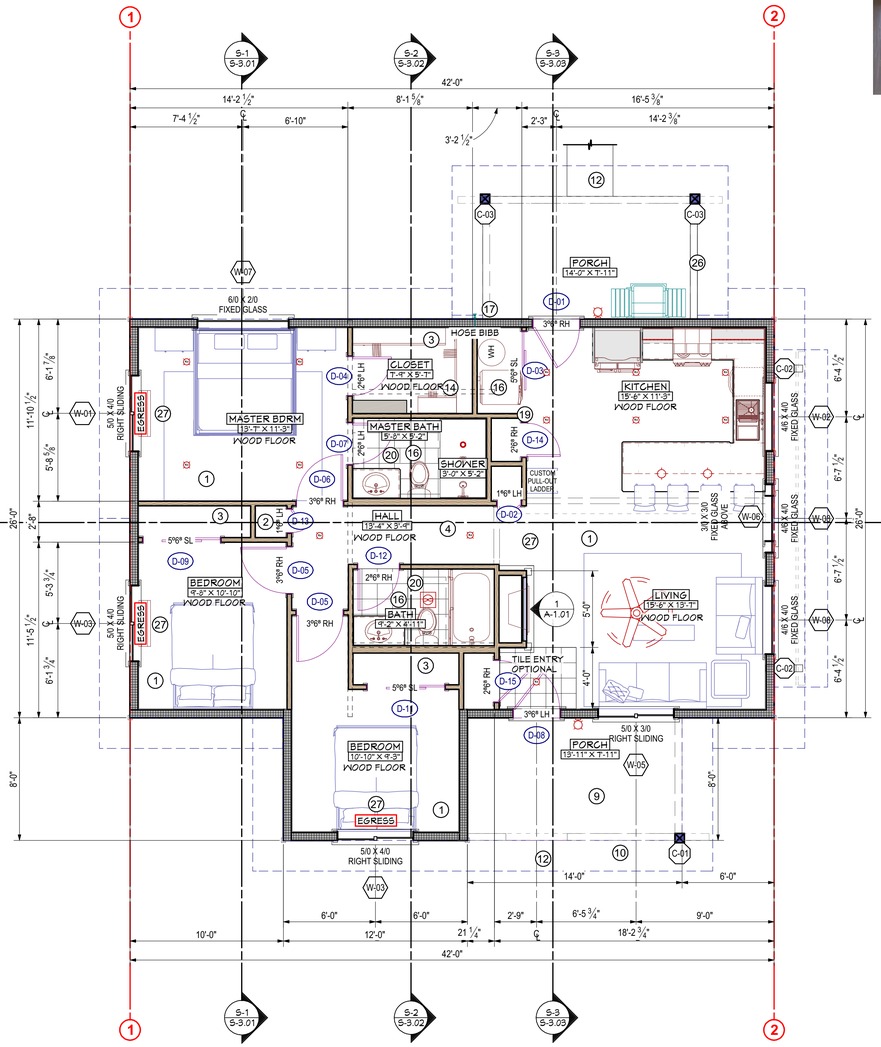


E-2 A-2.01



1 OPTIONAL FIRE PLACE
SCALE: 1/2" = 1'-0"

E-3 A-2.02



E-1 A-2.01

DIMENSION LINES ARE TO ROUGH FRAMING U.N.O.
SEE WALL FRAMING PLAN FOR INT. DIMENSIONS S-1.02

LIVING AREA 1186 SQ FT

FL 1 A - FLOOR PLAN
SCALE: 1/4" = 1'-0"
2 0 2 4 6 8 16



C9 CAMERA KITCHEN
SCALE: -0"

E-4 A-2.02

FLOOR PLAN NOTES

NOTE SCHEDULE - FLOOR PLAN

1	SMOKE AND CARBON MONOXIDE DETECTORS REQ'D
2	LINEN/STORAGE CLOSET
3	ROD & SHELF (OR ORGANIZED CLOSET SYSTEM)
4	200 AMP BREAKER PANEL W/ WITH DISCONNECT (EXTERIOR) DOOR MUST OPEN 90 DEG MIN. CLEAR HT SHALL BE 6'-6" OR HT OF PANEL, WHICHEVER IS GREATER. CLEAR FLOOR AREA SHALL BE 30" WIDE X 36" DEEP MIN. PANEL IS NOT PERMITTED IN A SPACE USED FOR STORAGE. UFER GROUND IS REQ'D FOR ELECTRICAL SERVICE (METER BASE AT PARKING STRUCTURE) METERS SHALL NOT BE INSTALLED WITHIN 36" OF A GAS METER OR A WINDOW THAT HAS A VIEW OF LIVING SPACE OR RESTROOMS, OR WITHIN 36" OF A DOOR. THE CUSTOMER SHALL OBTAIN POWER COMPANY APPROVAL FOR THE METER LOCATION PRIOR TO INSTALLATION OF SUPPLY CONDUIT. CENTER OF METER SHALL BE BETWEEN 48" & 72" ABOVE FINISHED GRADE OR SURFACE. CLEAR HEADROOM SHALL BE 78" OR 9" ABOVE CENTER OF METER, WHICHEVER IS GREATER. A CLEAR, LEVEL & UNOBSTRUCTED WORKING SPACE OF 30" WIDE X 36" DEEP MIN. MEASURED FROM THE FACE OF THE METER, SHALL BE PROVIDED. SIDE CLEARANCES SHALL BE NO LESS THAN 10" FROM METER BOX. BUILDING SURFACE SHALL NOT PROJECT BEYOND THE FACE OF THE BOX.
5	(UNDERGROUND) NEVER LOCATE UNDERGROUND CONDUCTORS UNDER OR WITHIN 60" HORIZONTALLY FROM THE INSIDE WALL OF A POOL OR SPA. LIKEWISE, POOLS OR SPAS SHALL NOT BE INSTALLED OVER OR WITHIN 60" HORIZONTALLY FROM AN EXISTING UNDERGROUND CONDUCTOR. (OVERHEAD) CONSULT THE POWER COMPANY BEFORE PLACING POOLS, SPAS, OR HOT TUBS BELOW OR NEAR OVERHEAD CONDUCTORS.
6	N1107.4 SOLAR INTERCONNECTION PATHWAY. A SQUARE METAL JUNCTION BOX NOT LESS THAN 4" BY 4" WITH A METAL BOX COVER SHALL BE PROVIDED WITHIN 24" HORIZONTALLY OR VERTICALLY OF THE MAIN ELECTRICAL PANEL. A MINIMUM ½" RIGID METAL RACEWAY SHALL EXTEND FROM THE JUNCTION BOX TO A CAPPED ROOF TERMINATION OR TO AN ACCESSIBLE LOCATION IN THE ATTIC WITH A VERTICAL CLEARANCE OF NOT LESS THAN 36". WHERE THE RACEWAY TERMINATES IN THE ATTIC, THE TERMINATION SHALL BE LOCATED NOT LESS THAN 6" ABOVE THE INSULATION. THE END OF THE RACEWAY SHALL BE MARKED AS "RESERVED FOR SOLAR." EXCEPTION: IN LIEU OF ½" RIGID METAL RACEWAY, A MINIMUM #10 COPPER 3-WIRE MC CABLE INSTALLED FROM THE JUNCTION BOX TO THE TERMINATION POINT INCLUDING 6" ADDITIONAL WIRE IS PERMITTED.
8	1/2" CEILING BOARD OR 5/8" GWB NOTE: AN AIR BARRIER AT THE CEILING LINE – SUCH AS SEALED GYPSUM BOARD - SHALL BE PRESENT TO ISOLATE THE ATTIC SPACE FROM THE CONDITIONED SPACE. CAULK / SEAL / FOAM AROUND ALL PIPES OR ELECTRICAL WIRES OR FIXTURES PENETRATING INTO ATTIC SPACES OR OTHER INSULTED CEILINGS
9	PAVERS OVER WOOD DECK (SEE DECK DETAIL)
10	A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -ORSC R312.1.1 - R312.1.4.
11	A MINIMUM 22"X30" R.O. ATTIC ACCESS IS REQUIRED FOR ATTIC AREAS THAT HAVE AT LEAST 30 SQ. FT. OF SPACE 30" HIGH BETWEEN CEILING/ROOF MEMBERS (MUST BE IN A READILY ACCESSIBLE AREA) (GASKET TO STOP AIR FLOW) - OSSC R807.1 & M1305.1.3 IF MECHANICAL EQUIPMENT IS LOCATED IN THE ATTIC. 30" X 22" MECHANICAL ACCESS PANEL - SHALL BE FLUSH FITTING WITH CONCEALED HARDWARE AND FINISHED TO MATCH WALL OR CEILING SURFACE PROVIDE AN ATTIC ACCESS "PULL OR DROP DOWN" (STAIR OR LADDER)
12	NOTE: FIELD DESIGNED LANDINGS & WALKS (U.N.O.) NOTE: LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM. HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).
13	ALL IMPERVIOUS / PAVED SURFACE AREAS AROUND THE BUILDING SHALL SLOPE AWAY 1/4" PER FOOT (2%) MIN. ALL OTHER AREAS SHALL SLOPE NOT LESS THAN 5/8" PER FOOT (5%). (6" IN THE FIRST 10' MIN.)
14	18X24 THROUGH THE FLOOR OR 16X24 THROUGH A PERIMETER WALL CRAWL SPACE ACCESS - ORSC R408.4 ADDITIONAL SPACE & ADDITIONAL REQUIREMENTS ARE REQUIRED IF MECHANICAL EQUIPMENT (ESPECIALLY GAS FUELED EQUIPMENT), IS PLACED IN THE CRAWL SPACE. THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE
15	DRYER VENT
16	EXHAUST FAN, VENT TO EXTERIOR
17	FROST FREE HOSE BIBB
18	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
19	POT SHELF WITH SWITCHED UP-LIGHTING
20	PROVIDE WOOD BLOCKING IN WALL FRAMING FOR ALL ACCESSORIES INCLUDING BUT NOT LIMITED TO: TOWEL BARS, TOILET PAPER HOLDERS, SHELVING ATTACHMENT, ROBE HOOKS, GRAB BARS, ETC.
21	RAIN CHAIN OR SOLID DOWNSPOUT (VERIFY WITH OWNER. SEE ALSO ELEVATION PAGES). TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
22	APPLIANCE FLOOD PANS RECOMMENDED AT ALL APPLIANCES USING WATER SUCH AS DISHWASHERS, REFRIGERATORS WITH WATER, ICE MAKERS, WASHING MACHINES, WATER HEATER ETC. PLUMB TO DRAIN OR DAYLIGHT TO THE EXTERIOR. USE "P" TRAP AT EACH PAN. TRAP SHALL BE HAVE A PRIMER OR TRAP SHALL BE FILLED WITH MINERAL OIL OR USE "OATEY DRAIN SEAL" HTTPS://WWW.OATEY.COM/PRODUCTS/OATEY-DRAIN-SEAL--1553341548 OR SIMILAR.
23	WE STRONGLY RECOMMEND USING WATER DETECTORS / WATER-SENSOR SYSTEM WITH AUTOMATIC SHUT OFF SET TO SHUT OFF THE WATER SUPPLY TO A SPECIFIC APPLIANCE OR TO THE ENTIRE HOUSE WHEN A LEAK IS DETECTED. USE THESE SENSORS AT ALL AREAS WHERE WATER IS PLUMBED (ICE MAKER, DISHWASHER, LAUNDRY, SINKS, WATER HEATERS ETC...)
24	WHOLE HOUSE VENTILATION REQUIRED R303.4: (LAYOUT, SPECS & CALCULATIONS BY OTHERS) MECHANICAL DESIGNER SHALL PROVIDE A SIMPLE FLOOR PLAN/SECTION DRAWING SHOWING WHOLE HOUSE VENTILATION. INCLUDE VENTILATION RATES. SEE 2021 ORSC SECTION M1505.4. SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1505.4.1 THROUGH M1505.4.3. PROVIDE HIGH-EFFICIENCY HEAT RECOVERY VENTILATORS (HRV) AND ENERGY RECOVERY VENTILATORS (ERV) FOR ENERGY EFFICIENCY & INDOOR AIR QUALITY. EXAMPLE WWW.ZEHNDERAMERICA.COM/
25	DRYER VENTS, COMMERCIAL STYLE RANGES/HOODS, ETC. M1502.7 MAKEUP AIR. INSTALLATIONS EXHAUSTING MORE THAN 200 CUBIC FEET PER MINUTE SHALL BE PROVIDED WITH MAKEUP AIR. M1503.6 MAKEUP AIR REQUIRED. EACH EXHAUST SYSTEM CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE MECHANICALLY OR PASSIVELY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT FEWER THAN ONE DAMPER COMPLYING WITH SECTION M1503.6.2. M1503.6.1 LOCATION. KITCHEN EXHAUST MAKEUP AIR SHALL BE DISCHARGED INTO THE SAME ROOM IN WHICH THE EXHAUST SYSTEM IS LOCATED OR INTO ROOMS OR DUCT SYSTEMS THAT COMMUNICATE THROUGH ONE OR MORE PERMANENT OPENINGS WITH THE ROOM IN WHICH SUCH EXHAUST SYSTEM IS LOCATED. SUCH PERMANENT OPENINGS SHALL HAVE A NET CROSS-SECTIONAL AREA NOT LESS THAN THE REQUIRED AREA OF THE MAKEUP AIR SUPPLY OPENINGS.
26	60" TALL SCREEN
27	DUCTLESS HEAT PUMP (H5FF 10 OR BETTER) THIS WALL IF THIS IS THE PRIMARY HEAT SOURCE THEN "HYPER-HEAT" IS REQUIRED TO MAINTAIN 66 DEG. INDOOR WITH OUTDOOR TEMP -10 (VERIFY)

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317 NW LOCUST AVE, PRINEVILLE, OREGON 97754-1452
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MILLER SPRINGS PHASE 1
BURNS, OR 97720
PHONE:

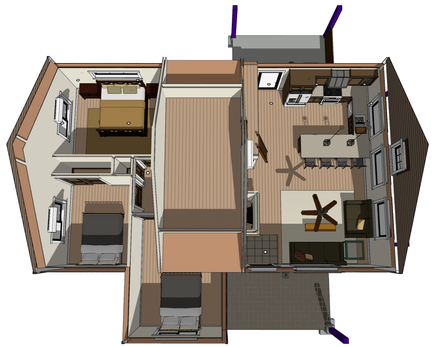
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2/18/2026
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JOB NUMBER
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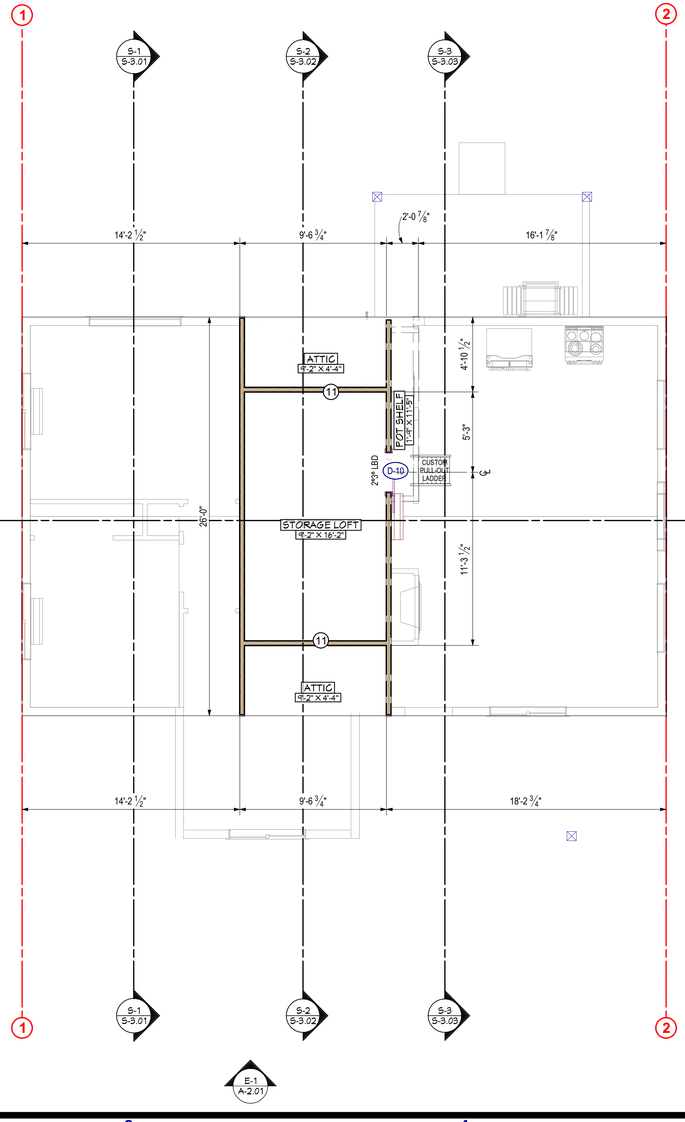
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C18 LOFT PLAN OVERVIEW
SCALE: -0"



FL 2 A - FLOOR PLAN LOFT
SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES

NOTE SCHEDULE - FLOOR PLAN

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23	WE STRONGLY RECOMMEND USING WATER DETECTORS / WATER-SENSOR SYSTEM WITH AUTOMATIC SHUT OFF SET TO SHUT OFF THE WATER SUPPLY TO A SPECIFIC APPLIANCE OR TO THE ENTIRE HOUSE WHEN A LEAK IS DETECTED. USE THESE SENSORS AT ALL AREAS WHERE WATER IS PLUMBED (ICE MAKER, DISHWASHER, LAUNDRY, SINKS, WATER HEATERS ETC...)
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25	DRYER VENTS, COMMERGIAL STYLE RANGES/HOODS, ETC. M1502.7 MAKEUP AIR. INSTALLATIONS EXHAUSTING MORE THAN 200 CUBIC FEET PER MINUTE SHALL BE PROVIDED WITH MAKEUP AIR. M1503.6 MAKEUP AIR REQUIRED. EACH EXHAUST SYSTEM CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE MECHANICALLY OR PASSIVELY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT FEWER THAN ONE DAMPER COMPLYING WITH SECTION M1503.6.2. M1503.6.1 LOCATION. KITCHEN EXHAUST MAKEUP AIR SHALL BE DISCHARGED INTO THE SAME ROOM IN WHICH THE EXHAUST SYSTEM IS LOCATED OR INTO ROOMS OR DUCT SYSTEMS THAT COMMUNICATE THROUGH ONE OR MORE PERMANENT OPENINGS WITH THE ROOM IN WHICH SUCH EXHAUST SYSTEM IS LOCATED. SUCH PERMANENT OPENINGS SHALL HAVE A NET CROSS-SECTIONAL AREA NOT LESS THAN THE REQUIRED AREA OF THE MAKEUP AIR SUPPLY OPENINGS.
26	60" TALL SCREEN
27	DUCTLESS HEAT PUMP (HSPF 10 OR BETTER) THIS WALL IF THIS IS THE PRIMARY HEAT SOURCE THEN "HYPER-HEAT" IS REQUIRED TO MAINTAIN 66 DEG. INDOOR WITH OUTDOOR TEMP -10 (VERIFY)

WESTERN DESIGN INTERNATIONAL
PROFESSIONAL BUILDING DESIGNERS GROUP
317 NW LOCUST AVE. PRINEVILLE, OREGON 97754-1452
PHONE: (541) 447-3341 FAX: (877) 442-8369

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1188 R-3
MILLER SPRINGS FOUNDERS LLC
MILLER SPRINGS PHASE 1
BURNS, OR 97720
PHONE:

REVISED
00/00/24

LAST PLOT DATE:
2/18/2026
DRAWN BY:
ES, TE
JOB NUMBER
24001

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TE	ES

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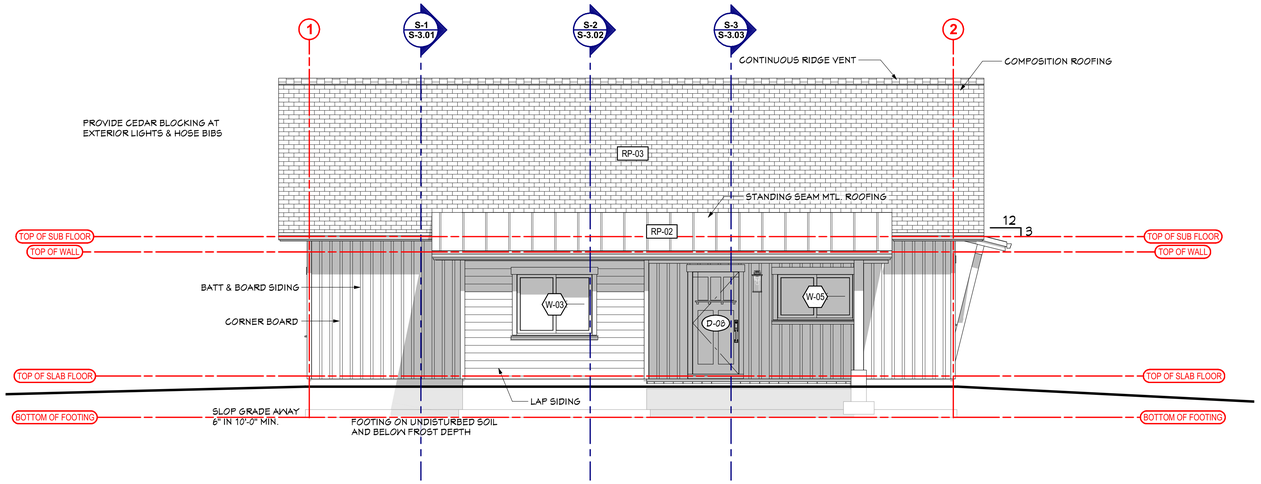
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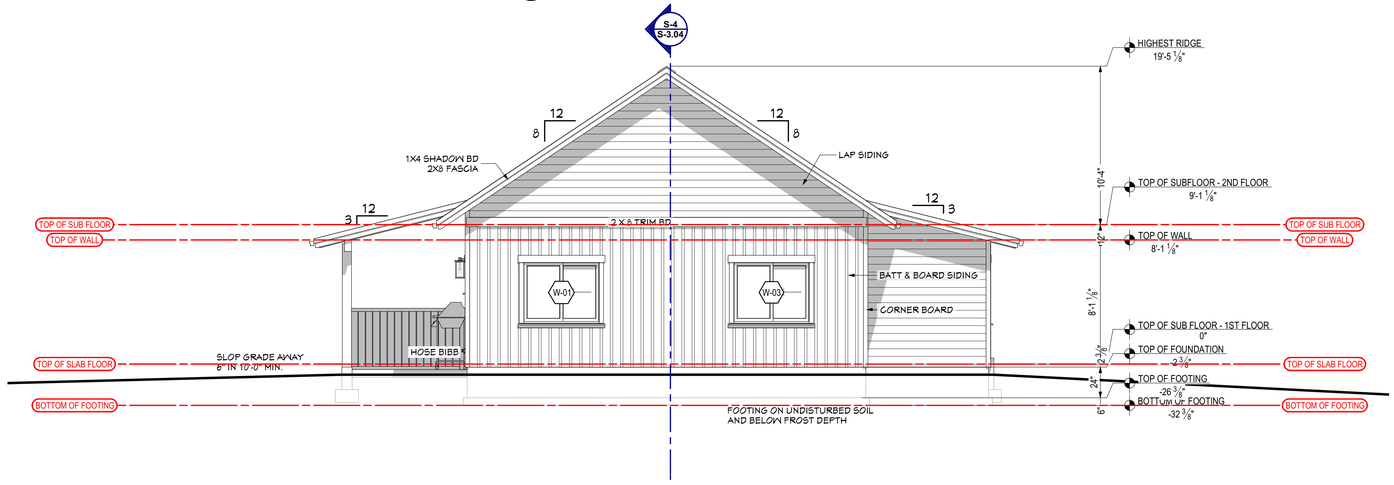
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EXTERIOR FINISHES

LAP SIDING=	RON ARTISAN HOMESTEAD DF#2 - RAKED
12" BOARD & BATTEN SIDING=	RANCHWOOD TACKROOM - CIRCLE SAWN
TRIM=	RANCHWOOD TACKROOM - CIRCLE SAWN
FASCIA=	CHARWOOD EBONY DF#2



E-1 **EXTERIOR ELEVATION FRONT**
SCALE: 1/4" = 1'-0"



E-2 **EXTERIOR ELEVATION LEFT**
SCALE: 1/4" = 1'-0"

BUILDING ELEVATION NOTES

BUILDING ELEVATION NOTES	
1	CONTINUOUS RIDGE VENT (TYP.) SEE ALSO ATTIC VENTILATION NOTES
2	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
3	METAL DRIP EDGE. REQUIRED AT ALL ROOF EDGES (RAKES & EAVES). R-903.2
4	METAL VALLEY FLASHING INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET
5	STANDING SEAM METAL ROOFING: BRAND, COLOR PER OWNER'S APPROVAL. ROOFING: REFER TO THE MANUFACTURE'S TECHNICAL SPECIFICATION & DETAILS FOR FULL INSTALLATION INSTRUCTIONS
6	40 YEAR, HIGH PROFILE ARCHITECTURAL COMPOSITION ROOFING BY:_____ RATING, BRAND, STYLE AND COLOR PER OWNER'S APPROVAL. ROOFING: REFER TO THE MANUFACTURE'S TECHNICAL SPECIFICATION & DETAILS FOR FULL INSTALLATION INSTRUCTIONS
7	SNOW SHEDDING ROOFS SUCH AS, METAL, TILE, CONCRETE, SLATE, P.V. & OTHER SLICK MATERIALS. (COMPOSITION ROOFING IS A LOWER RISK FOR SLIDING SNOW.) IN NO CASE SHALL ROOF SNOW BE DIRECTED TO WHERE IT CAN ENDANGER PEDESTRIANS AND/OR PROPERTY. SNOW FENCES AND/OR GUARDS MUST BE USED IN THESE POTENTIALLY DANGEROUS AREAS.
8	PROVIDE ICE & WATER SHIELD FROM DRIP EDGE UP 8' MIN. BEYOND INSIDE OF EXTERIOR WALL LINE AND AT ALL VALLEYS. IF APPROVED BY OWNER, 30# FELT UNDER ROOFING AT OTHER AREAS. NOTE: ROOF SURFACES UNDER 4:12 SHALL HAVE THE ENTIRE SURFACE COVERED WITH ICE & WATER SHIELD. NOTE: ICE & WATER SHIELD MUST BE RATED FOR HIGH TEMP WHEN PLACED BELOW METAL ROOFING AND ANY FLASHING (EXAMPLE: CRICKETS, STEP & VALLEY FLASHING) SEE ALSO R905.1.2 ICE BARRIERS.
9	ROOFING UNDERLAYMENT SHALL BE ICE BARRIER OR IF APPROVED BY OWNER, #30 NON-PERFORATED ASPHALT SATURATED ORGANIC FELT, 36" WIDE ROLLS, COMPLYING WITH ASTM D 226 TYPE II, TO BE INSTALLED WITH 1" GALVANIZED ROOFING NAILS OR OTHER SUITABLE FASTENERS OVER THE ROOF SHEATHING. FELT SHALL BE LAID IN HALF-LAP FASHION TO PROVIDE A DOUBLE LAYER MEMBRANE. ROOFING INSTALLER SHALL CONFIRM THAT ROOF SHEATHING IS SUITABLY PREPARED FOR ROOFING INSTALLATION. SEE ALSO R-905.1.1
10	WHERE STEEL ROOFING PANELS ARE USED, PANELS SHALL BE INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET AND HAVE AN AIR GAP. NOTE, AN UNDERLAYMENT SUCH AS DELTA®-TRELA (BY DÖRKEN) A VAPOR-PERMEABLE UNDERLAYMENT W/ STRUCTURED SEPARATION & DRAINAGE REPLACES CAP SHEET & AIR GAP AND IS HIGHLY RECOMMENDED. SEE ALSO ORSC R905.10 METAL ROOF PANELS.
11	5/8" PLYWOOD OR OSB ROOF SHEATHING (PLYWOOD IS RECOMMENDED FOR ENTIRE ROOF, BUT A/C PLYWD SHALL BE REQUIRED AT ALL VISIBLE OPEN ROOF OVERHANGS U.N.O.) SHEATHING SHALL BE PLACED PERPENDICULAR TO FRAMING AND STAGGERED END JOINTS AT 4'-0". PROVIDE 1/4" SPACE AT ALL PANEL EDGES FOR EXPANSION, AT ALL ROOF AND WALLS. NAIL W/ 8D @ 6" O.C. EDGE AND 12" O.C. FIELD U.N.O.
12	1X4 SHADOW BOARD OVER 2X8 FASCIA (SEE DETAILS)
13	5/4 X 3 CEDAR TRIM (AT BEAM TO SOFFIT). NOTE: AT BOARD & BATTEN OR BOARD ON BOARD SIDING: USE 2X TRIM AND USE A 1/2" SPACER (OSB OR PLYWOOD) BEHIND TRIM AT WALL TO SOFFIT & APRONS ETC.
14	ALL SIDING SHALL BE INSTALLED OVER WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) OR FULL RAIN SCREEN. SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.). WALLS INSULATED W/ B.I.B. INSULATION. 1/2" G.W.B. AT "DRY" LOCATIONS U.N.O. FOR SIDING, CORNER TRIM AND BELT COURSE, SEE DETAILS #__ & #__ ON SHEET #
15	"Z" FLASHING AT TOP OF PANEL SIDING. "SHINGLE" FLASHING. BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
16	5/4X4 CORNER BOARDS AT OUTSIDE CORNERS AND 5/4X3 INSIDE CORNER TRIM, EACH OVER A DOUBLE LAYER OF WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
17	FLASHING GAP AT ALL EXPOSED (TOP & END GRAIN) WOOD SURFACES. VERIFY SIZE
18	ROOF GUTTER (SLOPE____)
19	"K" STYLE RAIN GUTTER (TYP.) MOUNTED TO PLUMB FASCIA OR TO A CONTINUOUS BEVELED BLOCK ON SQ. CUT FASCIA. (VERIFY STYLE & COLOR WITH OWNER) OR BRONZE SEMI-CIRCULAR RAIN GUTTER (TYP.) MOUNTED TO A CONTINUOUS BEVELED BLOCK - PROVIDE SOLID OR RAIN CHAIN DOWNSPOUT (COMPARE) RAINCHAINS.COM #T4-BR W/ BRONZE POWDER COAT & RCR-2 W/ BRONZE POWDER COATING GUTTER MOUNTING KIT. TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
20	WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING SHALL HAVE A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER. ORSC R317
21	_____ SIDING OVER "ZIP SYSTEM" SHTG OR WEATHER RESISTANT BUILDING WRAP (WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.).
22	SIMULATED BOARD & BATTEN SIDING (BATTENS ARE 1X4S AT 12" O.C.) TRUE BOARD & BATTEN SIDING (BOARDS ARE 1X8, BATTENS ARE 1X12S)
23	OPTIONAL & NOT SHOWN (UPPER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP AND BOTTOM OF TRIM. "SHINGLE" FLASHING. BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL AL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #
24	OPTIONAL & NOT SHOWN (LOWER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP. "SHINGLE" FLASHING. BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #__
25	36" HIGH MINIMUM GUARDRAIL (POWDER COATED METAL) A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING DECKS OR PATIOS, STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -ORSC R312.1.1 - R312.1.4. (SEE NOTE #12 ON "S" SHEETS AND ANY RAIL DETAILS.)
26	LANDINGS & WALKS ARE FIELD DESIGNED (U.N.O.) WALKS SHALL BE 36" WIDE MINIMUM. LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM IN THE DIRECTION OF TRAVEL. HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).

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PHONE: (541) 447-3341 FAX: (877) 442-8369

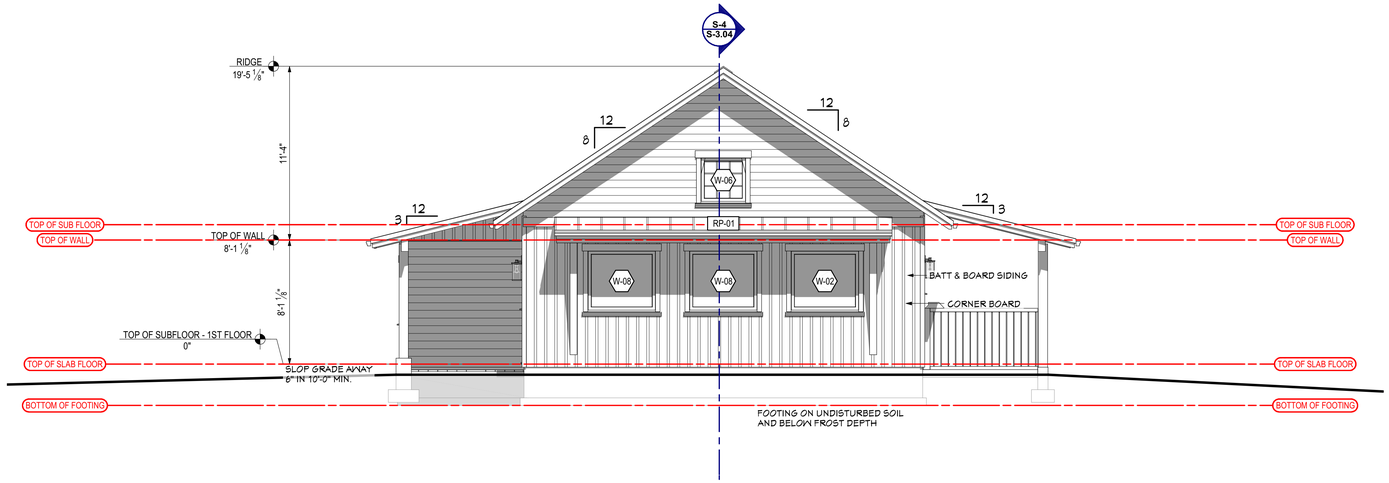
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WORKING DRAWINGS BY THEIR VERY NATURE ARE DIAGRAMMATIC AND DO NOT NECESSARILY REFLECT EVERY DETAIL OF CONSTRUCTION. WHILE EVERY EFFORT HAS BEEN MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND DRAWINGS, IT'S THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND BUILD IN COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL CODES.

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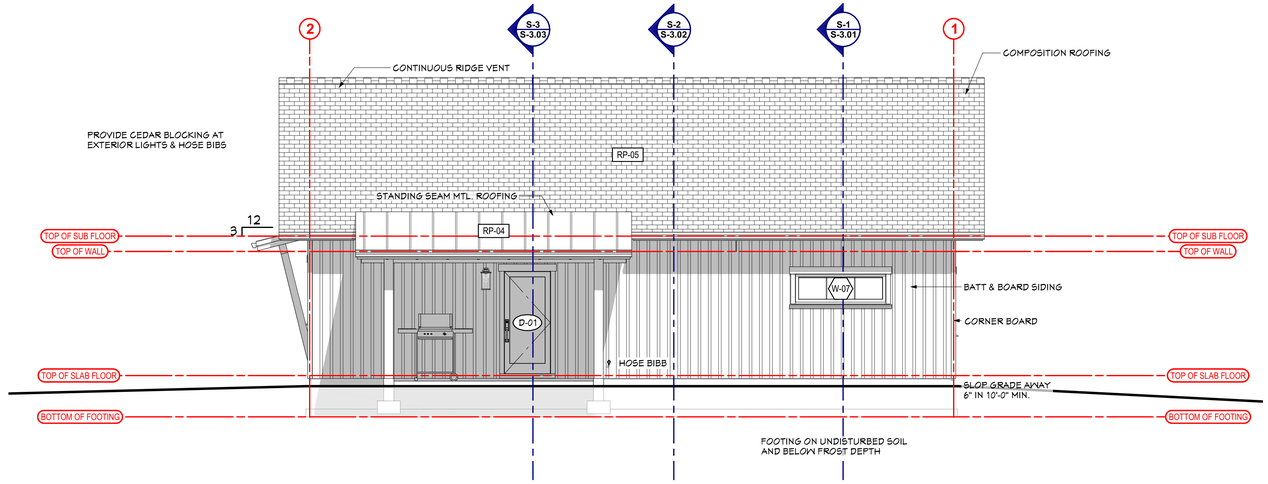
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JOB NUMBER
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E-4 EXTERIOR ELEVATION RIGHT

SCALE: 1/4" = 1'-0"



E-3 EXTERIOR ELEVATION BACK

SCALE: 1/4" = 1'-0"

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PROFESSIONAL BUILDING DESIGNERS GROUP
317 NW LOCUST AVE, PRINEVILLE, OREGON 97754-1452
PHONE: (541) 447-3341 FAX: (877) 442-8369

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MILLER SPRINGS FOUNDERS LLC
MILLER SPRINGS PHASE 1
BURNS, OR 97720
PHONE:

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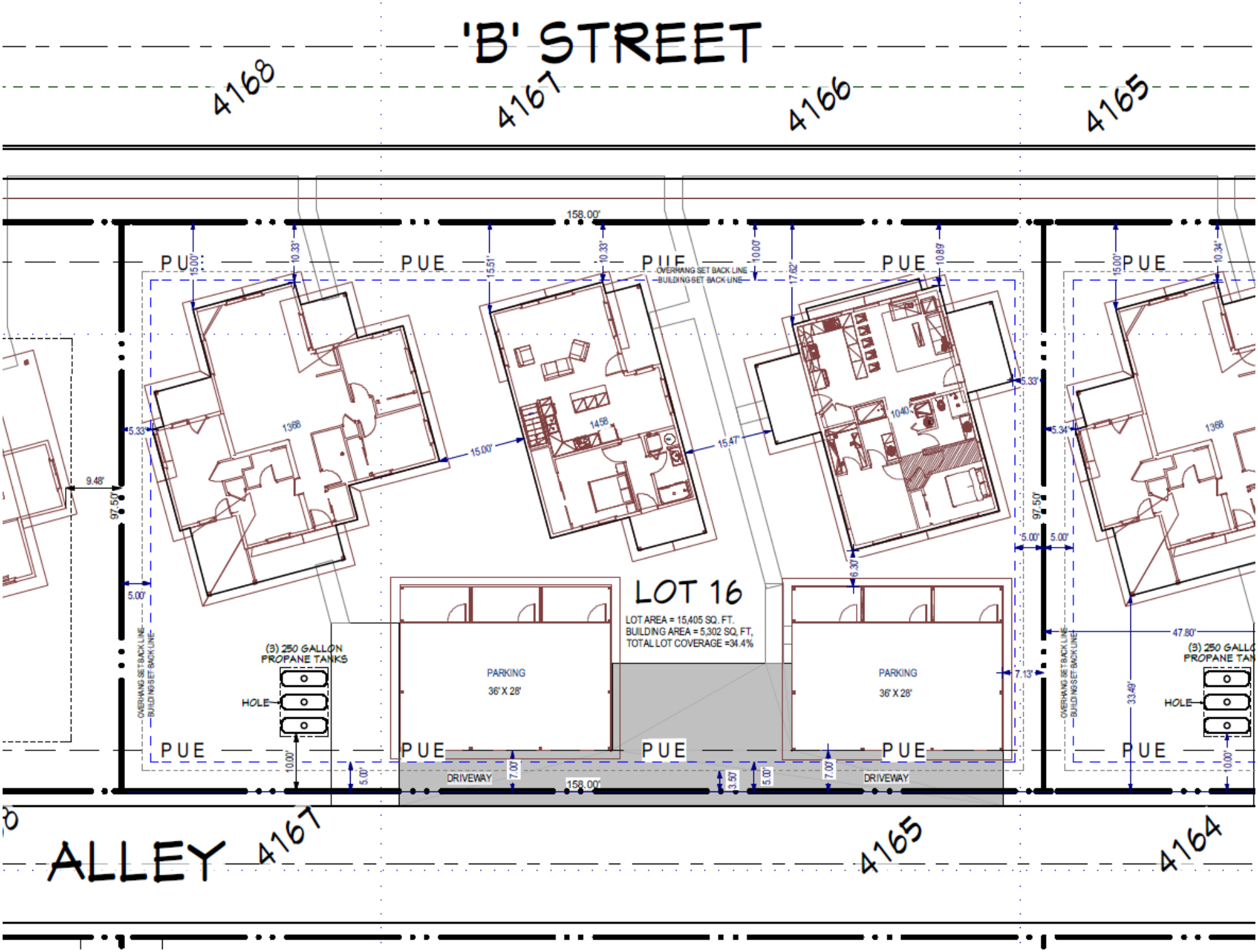
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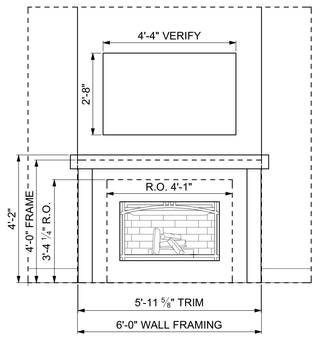
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C16 FLOOR PLAN OVERVIEW
SCALE: -0"

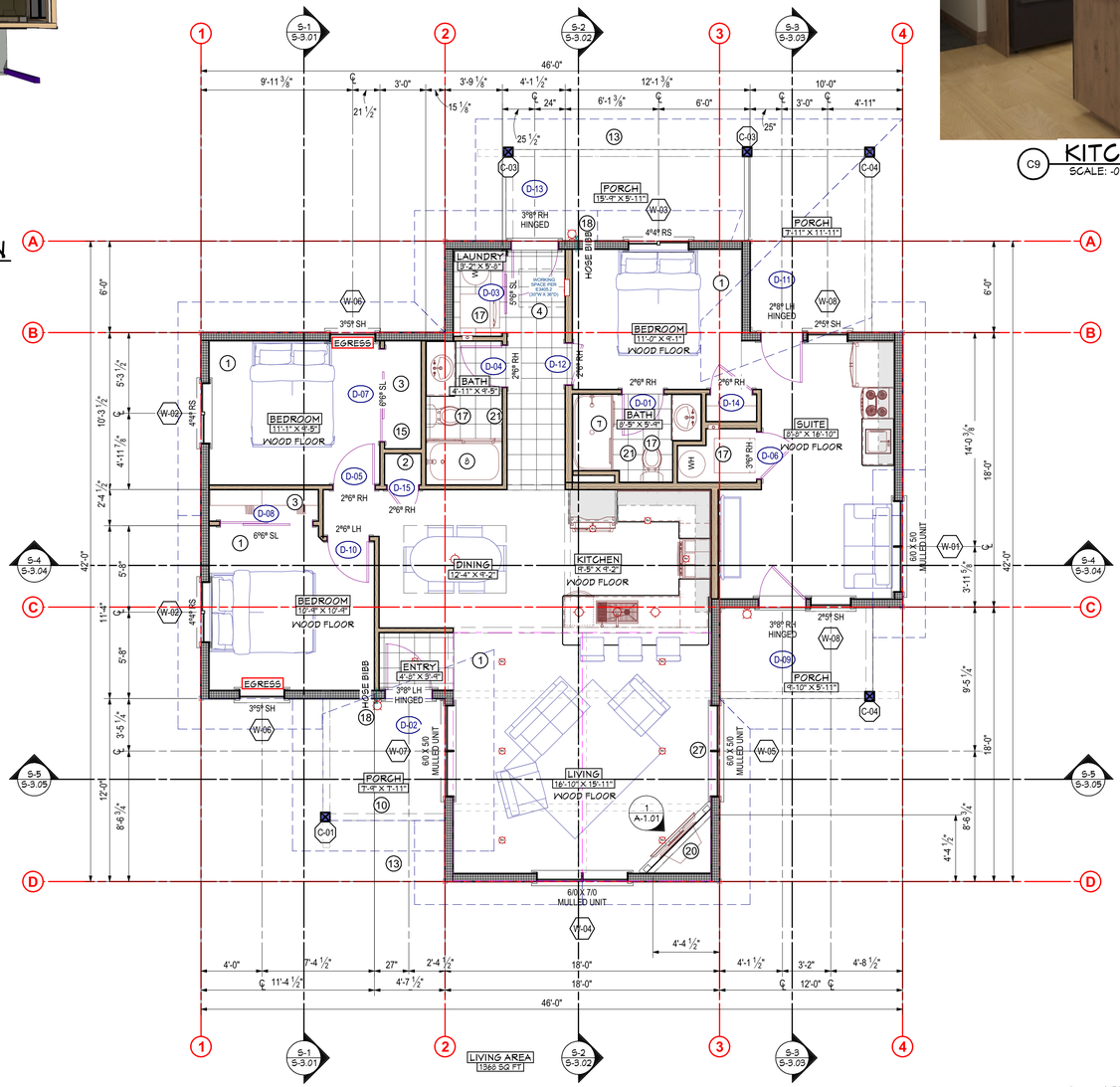




1 CORNER FIRE PLACE
SCALE: 1/2" = 1'-0"



C9 KITCHEN VIEW
SCALE: -0"



A - FLOOR PLAN
SCALE: 1/4" = 1'-0"
2 0 2 4 6 8 16

DIMENSION LINES ARE TO ROUGH FRAMING U.N.O.
SEE WALL FRAMING PLAN FOR INT. DIMENSIONS S-1.03

FLOOR PLAN NOTES

NOTE SCHEDULE - FLOOR PLAN

1	SMOKE AND CARBON MONOXIDE DETECTORS REQ'D
2	LINEN/STORAGE CLOSET
3	ROD & SHELF (OR ORGANIZED CLOSET SYSTEM)
4	--200 AMP BREAKER PANEL W/ WITH DISCONNECT (EXTERIOR) DOOR MUST OPEN 90 DEG MIN. CLEAR HT SHALL BE 6'-6" OR HT OF PANEL, WHICHEVER IS GREATER. CLEAR FLOOR AREA SHALL BE 30" WIDE X 36" DEEP MIN. PANEL IS NOT PERMITTED IN A SPACE USED FOR STORAGE. UFER GROUND IS REQ'D FOR ELECTRICAL SERVICE (METER BASE AT PARKING STRUCTURE) METERS SHALL NOT BE INSTALLED WITHIN 36" OF A GAS METER OR A WINDOW THAT HAS A VIEW OF LIVING SPACE OR RESTROOMS, OR WITHIN 36" OF A DOOR. THE CUSTOMER SHALL OBTAIN POWER COMPANY APPROVAL FOR THE METER LOCATION PRIOR TO INSTALLATION OF SUPPLY CONDUIT. CENTER OF METER SHALL BE BETWEEN 48" & 72" ABOVE FINISHED GRADE OR SURFACE. CLEAR HEADROOM SHALL BE 78" OR 9" ABOVE CENTER OF METER, WHICHEVER IS GREATER. A CLEAR, LEVEL & UNOBSTRUCTED WORKING SPACE OF 30" WIDE X 36" DEEP MIN. MEASURED FROM THE FACE OF THE METER, SHALL BE PROVIDED. SIDE CLEARANCES SHALL BE NO LESS THAN 10" FROM METER BOX. BUILDING SURFACE SHALL NOT PROJECT BEYOND THE FACE OF THE BOX.
5	(UNDERGROUND) NEVER LOCATE UNDERGROUND CONDUCTORS UNDER OR WITHIN 60" HORIZONTALLY FROM THE INSIDE WALL OF A POOL OR SPA. LIKEWISE, POOLS OR SPAS SHALL NOT BE INSTALLED OVER OR WITHIN 60" HORIZONTALLY FROM AN EXISTING UNDERGROUND CONDUCTOR. (OVERHEAD) CONSULT THE POWER COMPANY BEFORE PLACING POOLS, SPAS, OR HOT TUBS BELOW OR NEAR OVERHEAD CONDUCTORS.
6	N1107.4 SOLAR INTERCONNECTION PATHWAY. A SQUARE METAL JUNCTION BOX NOT LESS THAN 4" BY 4" WITH A METAL BOX COVER SHALL BE PROVIDED WITHIN 24" HORIZONTALLY OR VERTICALLY OF THE MAIN ELECTRICAL PANEL. A MINIMUM ¾" RIGID METAL RACEWAY SHALL EXTEND FROM THE JUNCTION BOX TO A CAPPED ROOF TERMINATION OR TO AN ACCESSIBLE LOCATION IN THE ATTIC WITH A VERTICAL CLEARANCE OF NOT LESS THAN 36". WHERE THE RACEWAY TERMINATES IN THE ATTIC, THE TERMINATION SHALL BE LOCATED NOT LESS THAN 6" ABOVE THE INSULATION. THE END OF THE RACEWAY SHALL BE MARKED AS "RESERVED FOR SOLAR." EXCEPTION: IN LIEU OF ¾" RIGID METAL RACEWAY, A MINIMUM #10 COPPER 3-WIRE MC CABLE INSTALLED FROM THE JUNCTION BOX TO THE TERMINATION POINT INCLUDING 6" ADDITIONAL WIRE IS PERMITTED.
7	32" SHOWER
8	36" TUB/SHOWER
9	1/2" CEILING BOARD OR 5/8" GWB NOTE: AN AIR BARRIER AT THE CEILING LINE – SUCH AS SEALED GYPSUM BOARD - SHALL BE PRESENT TO ISOLATE THE ATTIC SPACE FROM THE CONDITIONED SPACE. CAULK / SEAL / FOAM AROUND ALL PIPES OR ELECTRICAL WIRES OR FIXTURES PENETRATING INTO ATTIC SPACES OR OTHER INSULTED CEILINGS
10	PAVERS
11	A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -ORSC R312.1.1 - R312.1.4.
12	A MINIMUM 22"X30" R.O. ATTIC ACCESS IS REQUIRED FOR ATTIC AREAS THAT HAVE AT LEAST 30 SQ. FT. OF SPACE 30" HIGH BETWEEN CEILING/ROOF MEMBERS (MUST BE IN A READILY ACCESSIBLE AREA) (GASKET TO STOP AIR FLOW) - OSSC R301.1 & M1305.1.3 IF MECHANICAL EQUIPMENT IS LOCATED IN THE ATTIC, 30" X 22" MECHANICAL ACCESS PANEL - SHALL BE FLUSH FITTING WITH CONCEALED HARDWARE AND FINISHED TO MATCH WALL OR CEILING SURFACE. PROVIDE AN ATTIC ACCESS "PULL OR DROP DOWN" (STAIR OR LADDER)
13	NOTE: FIELD DESIGNED LANDINGS & WALKS (U.N.O.) NOTE: LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM. HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).
14	ALL IMPERVIOUS / PAVED SURFACE AREAS AROUND THE BUILDING SHALL SLOPE AWAY 1/4" PER FOOT (2%) MIN. ALL OTHER AREAS SHALL SLOPE NOT LESS THAN 5/8" PER FOOT (5%). (6" IN THE FIRST10' MIN.)
15	18X24 THROUGH THE FLOOR OR 16X24 THROUGH A PERIMETER WALL CRAWL SPACE ACCESS - ORSC R408.4 ADDITIONAL SPACE & ADDITIONAL REQUIREMENTS ARE REQUIRED IF MECHANICAL EQUIPMENT (ESPECIALLY GAS FUELED EQUIPMENT), IS PLACED IN THE CRAWL SPACE. THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE
16	DRYER VENT
17	EXHAUST FAN, VENT TO EXTERIOR
18	FROST FREE HOSE BIBB W/ CEDAR BACKING
19	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
20	LPG FIRE PLACE VENT THROUGH ROOF SEE MNFR DETAIL
21	PROVIDE WOOD BLOCKING IN WALL FRAMING FOR ALL ACCESSORIES INCLUDING BUT NOT LIMITED TO: TOWEL BARS, TOILET PAPER HOLDERS, SHELVING ATTACHMENT, ROBE HOOKS, GRAB BARS, ETC.
22	RAIN CHAIN OR SOLID DOWNSPOUT (VERIFY WITH OWNER. SEE ALSO ELEVATION PAGES). TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
23	APPLIANCE FLOOD PANS RECOMMENDED AT ALL APPLIANCES USING WATER SUCH AS DISHWASHERS, REFRIGERATORS WITH WATER, ICE MAKERS, WASHING MACHINES, WATER HEATER ETC. PLUMB TO DRAIN OR DAYLIGHT TO THE EXTERIOR. USE "P" TRAP AT EACH DRAIN. TRAP SHALL BE HAVE A PRIMER OR TRAP SHALL BE FILLED WITH MINERAL OIL OR USE "OATEY DRAIN SEAL" HTTPS://WWW.OATEY.COM/PRODUCTS/OATEY-DRAIN-SEAL--1553341598 OR SIMILAR.
24	WE STRONGLY RECOMMEND USING WATER DETECTORS / WATER-SENSOR SYSTEM WITH AUTOMATIC SHUT OFF SET TO SHUT OFF THE WATER SUPPLY TO A SPECIFIC APPLIANCE OR TO THE ENTIRE HOUSE WHEN A LEAK IS DETECTED. USE THESE SENSORS AT ALL AREAS WHERE WATER IS PLUMBED (ICE MAKER, DISHWASHER, LAUNDRY, SINKS, WATER HEATERS ETC...)
25	WHOLE HOUSE VENTILATION REQUIRED R303.4: (LAYOUT, SPECS & CALCULATIONS BY OTHERS) MECHANICAL DESIGNER SHALL PROVIDE A SIMPLE FLOOR PLAN/SECTION DRAWING SHOWING WHOLE HOUSE VENTILATION. INCLUDE VENTILATION RATES. SEE 2021 ORSC SECTION M1505.4. SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SECTION M1505.4.1 THROUGH M1505.4.3. PROVIDE HIGH-EFFICIENCY HEAT RECOVERY VENTILATORS (HRV) AND ENERGY RECOVERY VENTILATORS (ERV) FOR ENERGY EFFICIENCY & INDOOR AIR QUALITY. EXAMPLE WWW.ZEHNDERAMERICA.COM/
26	DRYER VENTS, COMMERCIAL STYLE RANGES/HOODS, ETC. M1502.7 MAKEUP AIR. INSTALLATIONS EXHAUSTING MORE THAN 200 CUBIC FEET PER MINUTE SHALL BE PROVIDED WITH MAKEUP AIR. M1503.6 MAKEUP AIR REQUIRED. EACH EXHAUST SYSTEM CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE MECHANICALLY OR PASSIVELY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT FEWER THAN ONE DAMPER COMPLYING WITH SECTION M1503.6.2. M1503.6.1 LOCATION. KITCHEN EXHAUST MAKEUP AIR SHALL BE DISCHARGED INTO THE SAME ROOM IN WHICH THE EXHAUST SYSTEM IS LOCATED OR INTO ROOMS OR DUCT SYSTEMS THAT COMMUNICATE THROUGH ONE OR MORE PERMANENT OPENINGS WITH THE ROOM IN WHICH SUCH EXHAUST SYSTEM IS LOCATED. SUCH PERMANENT OPENINGS SHALL HAVE A NET CROSS-SECTIONAL AREA NOT LESS THAN THE REQUIRED AREA OF THE MAKEUP AIR SUPPLY OPENINGS.
27	DUCTLESS HEAT PUMP (HSPF 10 OR BETTER) IF THIS IS THE PRIMARY HEAT SOURCE THEN "HYPER-HEAT" IS REQUIRED TO MAINTAIN 60 DEG. INDOOR WITH OUTDOOR TEMP -10 (VERIFY)

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BURNS, OREGON 97720
PHONE:

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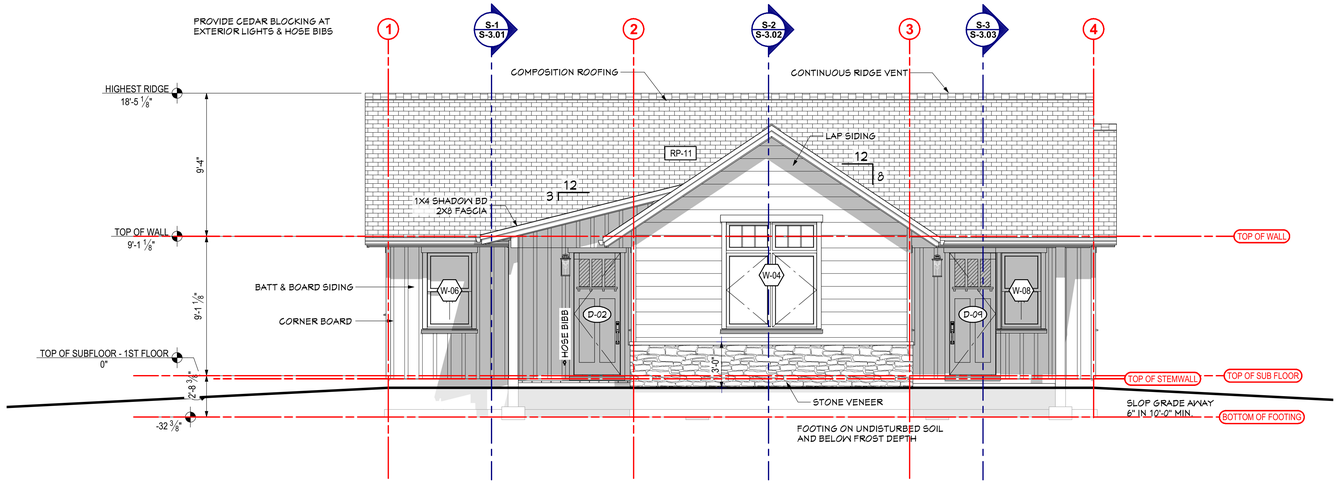
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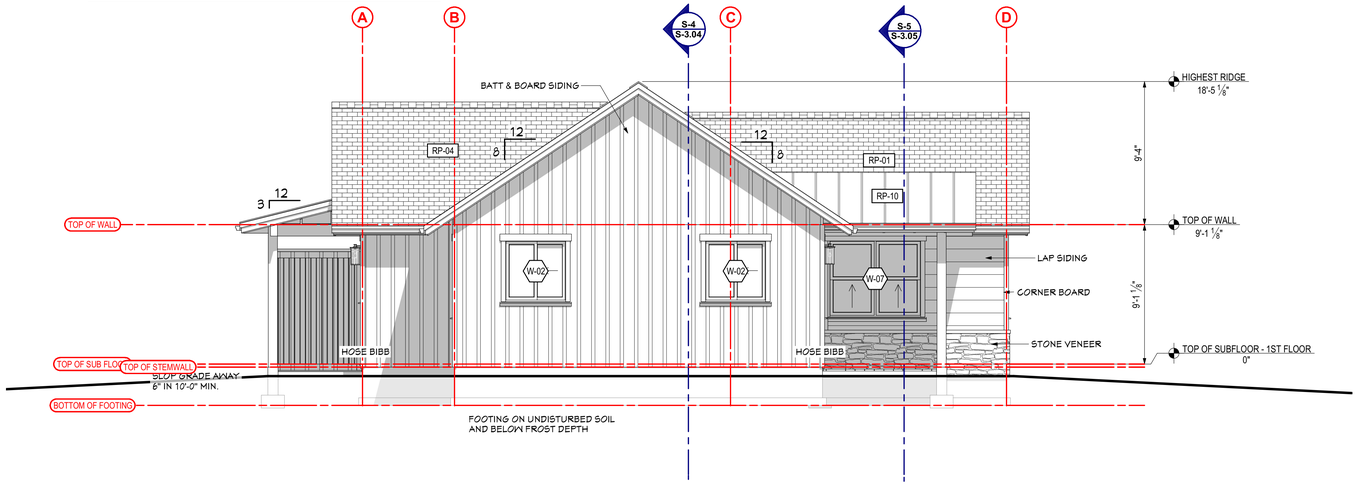


E-1 EXTERIOR ELEVATION FRONT

SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES

LAP SIDING=	R/A ARTISAN DUSK DF#2 - RAKED
12" BOARD & BATTEN SIDING=	RANCHWOOD TACKROOM - CIRCLE SAWN
TRIM=	CHARWOOD EBONY DF#2 - RAKED
FASCIA=	CHARWOOD EBONY DF#2 - RAKED
STONE VENEER=	LEDGE STONE



E-2 EXTERIOR ELEVATION LEFT

SCALE: 1/4" = 1'-0"

BUILDING ELEVATION NOTES

	BUILDING ELEVATION NOTES
1	CONTINUOUS RIDGE VENT (TYP.) SEE ALSO ATTIC VENTILATION NOTES
2	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
3	METAL DRIP EDGE. REQUIRED AT ALL ROOF EDGES (RAKES & EAVES). R-903.2
4	METAL VALLEY FLASHING INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET
5	40 YEAR, HIGH PROFILE ARCHITECTURAL COMPOSITION ROOFING BY:_____ RATING, BRAND, STYLE AND COLOR PER OWNER'S APPROVAL. ROOFING: REFER TO THE MANUFACTURE'S TECHNICAL SPECIFICATION & DETAILS FOR FULL INSTALLATION INSTRUCTIONS
6	STANDING SEAM METAL ROOFING: COLOR PER OWNER'S APPROVAL. ROOFING: REFER TO THE MANUFACTURE'S TECHNICAL SPECIFICATION & DETAILS FOR FULL INSTALLATION INSTRUCTIONS
7	SNOW SHEDDING ROOFS SUCH AS, METAL, TILE, CONCRETE, SLATE, P.V. & OTHER SLICK MATERIALS. (COMPOSITION ROOFING IS A LOWER RISK FOR SLIDING SNOW) IN NO CASE SHALL ROOF SNOW BE DIRECTED TO WHERE IT CAN ENDANGER PEDESTRIANS AND/OR PROPERTY. SNOW FENCES AND/OR GUARDS MUST BE USED IN THESE POTENTIALLY DANGEROUS AREAS.
8	PROVIDE ICE & WATER SHIELD FROM DRIP EDGE UP 3' MIN. BEYOND INSIDE OF EXTERIOR WALL LINE AND AT ALL VALLEYS. IF APPROVED BY OWNER, 30# FELT UNDER ROOFING AT OTHER AREAS. NOTE: ROOF SURFACES UNDER 4:12 SHALL HAVE THE ENTIRE SURFACE COVERED WITH ICE & WATER SHIELD. NOTE: ICE & WATER SHIELD MUST BE RATED FOR HIGH TEMP WHEN PLACED BELOW METAL ROOFING AND ANY FLASHING (EXAMPLE: CRICKETS, STEP & VALLEY FLASHING) SEE ALSO R105.1.2 ICE BARRIERS.
9	ROOFING UNDERLAYMENT SHALL BE ICE BARRIER OR IF APPROVED BY OWNER, #30 NON-PERFORATED ASPHALT SATURATED ORGANIC FELT, 36" WIDE ROLLS, COMPLYING WITH ASTM D 226 TYPE 11, TO BE INSTALLED WITH 1" GALVANIZED ROOFING NAILS OR OTHER SUITABLE FASTENERS OVER THE ROOF SHEATHING. FELT SHALL BE LAID IN HALF-LAP FASHION TO PROVIDE A DOUBLE LAYER MEMBRANE. ROOFING INSTALLER SHALL CONFIRM THAT ROOF SHEATHING IS SUITABLY PREPARED FOR ROOFING INSTALLATION. SEE ALSO R905.1.1
10	WHERE STEEL ROOFING PANELS ARE USED, PANELS SHALL BE INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET AND HAVE AN AIR GAP. NOTE, AN UNDERLAYMENT SUCH AS DELTA®-TRELA (BY DÖRKEN) A VAPOR-PERMEABLE UNDERLAYMENT W/ STRUCTURED SEPARATION & DRAINAGE REPLACES CAP SHEET & AIR GAP AND IS HIGHLY RECOMMENDED. SEE ALSO ORSC R905.10 METAL ROOF PANELS.
11	5/8" PLYWOOD OR OSB ROOF SHEATHING (PLYWOOD IS RECOMMENDED FOR ENTIRE ROOF, BUT A/C PLYWD SHALL BE REQUIRED AT ALL VISIBLE OPEN ROOF OVERHANGS U.N.O.) SHEATHING SHALL BE PLACED PERPENDICULAR TO FRAMING AND STAGGERED END JOINTS AT 4'-0". PROVIDE 1/4" SPACE AT ALL PANEL EDGES FOR EXPANSION, AT ALL ROOF AND WALLS. NAIL W/ 8D @ 6" O.C. EDGE AND 12" O.C. FIELD U.N.O.
12	1X4 SHADOW BOARD OVER 2X8 FASCIA (SEE DETAILS)
13	5/4 X 3 CEDAR TRIM (AT BEAM TO SOFFIT). NOTE: AT BOARD & BATTEN OR BOARD ON BOARD SIDING: USE 2X TRIM AND USE A 1/2" SPACER (OSB OR PLYWOOD) BEHIND TRIM AT WALL TO SOFFIT & APRONS ETC.
14	ALL SIDING SHALL BE INSTALLED OVER WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) OR FULL RAIN SCREEN. SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.). WALLS INSULATED W/ B.I.B. INSULATION. 1/2" G.W.B. AT "DRY" LOCATIONS U.N.O. FOR SIDING, CORNER TRIM AND BELT COURSE, SEE DETAILS #__ & #__ ON SHEET #
15	"Z" FLASHING AT TOP OF PANEL SIDING. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
16	5/4X4 CORNER BOARDS AT OUTSIDE CORNERS AND 5/4X3 INSIDE CORNER TRIM, EACH OVER A DOUBLE LAYER OF WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
17	FLASHING CAP AT ALL EXPOSED (TOP & END GRAIN) WOOD SURFACES. VERIFY SIZE
18	ROOF GUTTER (SLOPE____)
19	"K" STYLE RAIN GUTTER (TYP.) MOUNTED TO PLUMB FASCIA OR TO A CONTINUOUS BEVELED BLOCK ON SQ. CUT FASCIA. (VERIFY STYLE & COLOR WITH OWNER) OR BRONZE SEMI-CIRCULAR RAIN GUTTER (TYP.) MOUNTED TO A CONTINUOUS BEVELED BLOCK - PROVIDE SOLID OR RAIN CHAIN DOWNSPOUT (COMPARE) RAINCHAINS.COM #T4-BR W/ BRONZE POWDER COAT & RCR-2 W/ BRONZE POWDER COATING GUTTER MOUNTING KIT. TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
20	WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING SHALL HAVE A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER. ORSC R317
21	SIDING OVER "ZIP SYSTEM" SHTG OR WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.).
22	SIMULATED BOARD & BATTEN SIDING (BATTENS ARE 1X4S AT 12" O.C.) TRUE BOARD & BATTEN SIDING (BOARDS ARE 1X4S, BATTENS ARE 1X12S)
23	OPTIONAL & NOT SHOWN (UPPER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP AND BOTTOM OF TRIM. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL AL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #__
24	OPTIONAL & NOT SHOWN (LOWER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #
25	36" HIGH MINIMUM GUARDRAIL (POWDER COATED METAL) A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING DECKS OR PATIOS, STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -ORSC R312.1.1 - R312.1.4. (SEE NOTE #12 ON "G" SHEETS AND ANY RAIL DETAILS.)
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PROFESSIONAL BUILDING DESIGNERS GROUP
317 NW LOCUST AVE, PRINEVILLE, OREGON 97754-1452
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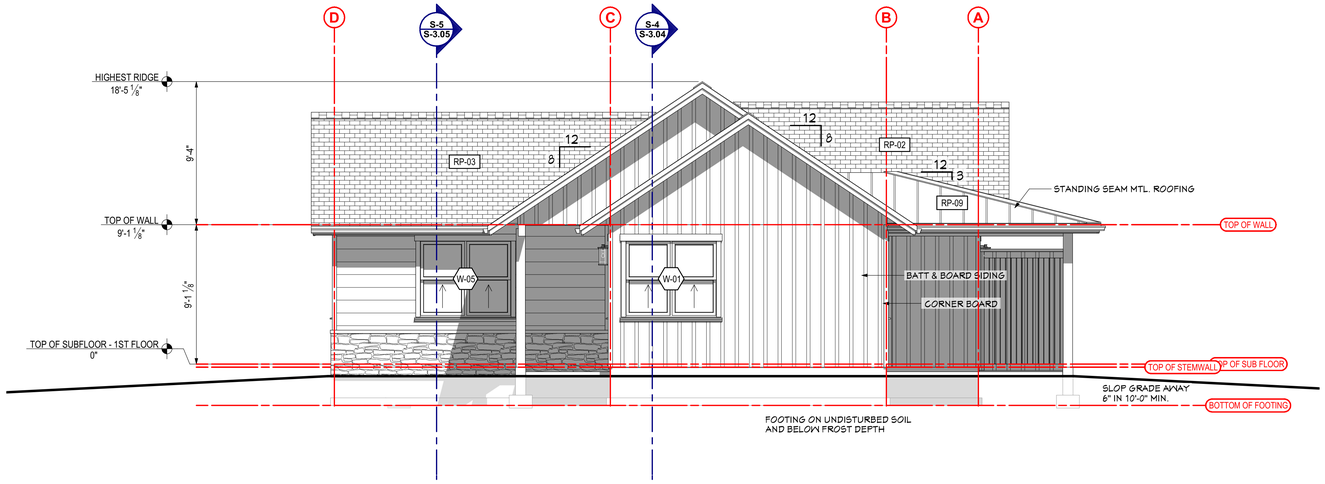
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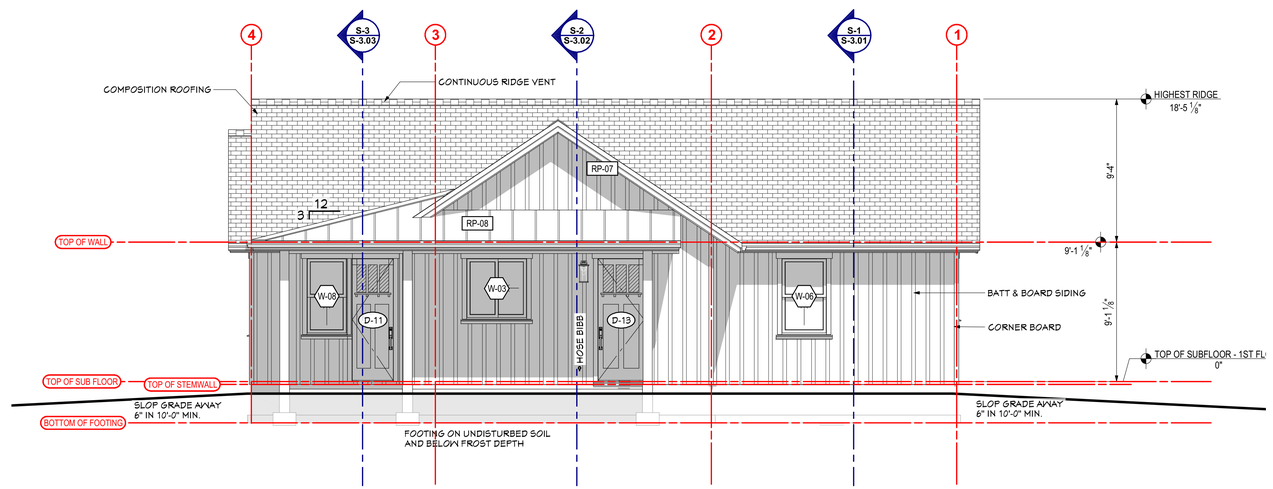
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E-4 EXTERIOR ELEVATION RIGHT
SCALE: 1/4" = 1'-0"



E-3 EXTERIOR ELEVATION BACK
SCALE: 1/4" = 1'-0"

BUILDING ELEVATION NOTES

	BUILDING ELEVATION NOTES
1	CONTINUOUS RIDGE VENT (TYP.) SEE ALSO ATTIC VENTILATION NOTES
2	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
3	METAL DRIP EDGE, REQUIRED AT ALL ROOF EDGES (RAKES & EAVES). R-903.2
4	METAL VALLEY FLASHING INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET
5	40 YEAR, HIGH PROFILE ARCHITECTURAL COMPOSITION ROOFING BY:_____ RATING, BRAND, STYLE AND COLOR PER OWNER'S APPROVAL. ROOFING: REFER TO THE MANUFACTURE'S TECHNICAL SPECIFICATION & DETAILS FOR FULL INSTALLATION INSTRUCTIONS
6	STANDING SEAM METAL ROOFING: COLOR PER OWNER'S APPROVAL. ROOFING: REFER TO THE MANUFACTURE'S TECHNICAL SPECIFICATION & DETAILS FOR FULL INSTALLATION INSTRUCTIONS
7	SNOW SHEDDING ROOFS SUCH AS, METAL, TILE, CONCRETE, SLATE, P.V. & OTHER SLICK MATERIALS. (COMPOSITION ROOFING IS A LOWER RISK FOR SLIDING SNOW) IN NO CASE SHALL ROOF SNOW BE DIRECTED TO WHERE IT CAN ENDANGER PEDESTRIANS AND/OR PROPERTY. SNOW FENCES AND/OR GUARDS MUST BE USED IN THESE POTENTIALLY DANGEROUS AREAS.
8	PROVIDE ICE & WATER SHIELD FROM DRIP EDGE UP 3' MIN. BEYOND INSIDE OF EXTERIOR WALL LINE AND AT ALL VALLEYS. IF APPROVED BY OWNER, 30# FELT UNDER ROOFING AT OTHER AREAS. NOTE: ROOF SURFACES UNDER 4:12 SHALL HAVE THE ENTIRE SURFACE COVERED WITH ICE & WATER SHIELD. NOTE: ICE & WATER SHIELD MUST BE RATED FOR HIGH TEMP WHEN PLACED BELOW METAL ROOFING AND ANY FLASHING (EXAMPLE: CRICKETS, STEP & VALLEY FLASHING) SEE ALSO R105.1.2 ICE BARRIERS.
9	ROOFING UNDERLAYMENT SHALL BE ICE BARRIER OR IF APPROVED BY OWNER, #30 NON-PERFORATED ASPHALT SATURATED ORGANIC FELT, 36" WIDE ROLLS, COMPLYING WITH ASTM D 226 TYPE 11, TO BE INSTALLED WITH 1" GALVANIZED ROOFING NAILS OR OTHER SUITABLE FASTENERS OVER THE ROOF SHEATHING. FELT SHALL BE LAID IN HALF-LAP FASHION TO PROVIDE A DOUBLE LAYER MEMBRANE. ROOFING INSTALLER SHALL CONFIRM THAT ROOF SHEATHING IS SUITABLY PREPARED FOR ROOFING INSTALLATION. SEE ALSO R905.1.1
10	WHERE STEEL ROOFING PANELS ARE USED, PANELS SHALL BE INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET AND HAVE AN AIR GAP. NOTE, AN UNDERLAYMENT SUCH AS DELTA®-TRELA (BY DÖRKEN) A VAPOR-PERMEABLE UNDERLAYMENT W/ STRUCTURED SEPARATION & DRAINAGE REPLACES CAP SHEET & AIR GAP AND IS HIGHLY RECOMMENDED. SEE ALSO ORSC R905.10 METAL ROOF PANELS.
11	5/8" PLYWOOD OR OSB ROOF SHEATHING (PLYWOOD IS RECOMMENDED FOR ENTIRE ROOF, BUT A/C PLYWD SHALL BE REQUIRED AT ALL VISIBLE OPEN ROOF OVERHANGS U.N.O.) SHEATHING SHALL BE PLACED PERPENDICULAR TO FRAMING AND STAGGERED END JOINTS AT 4'-0". PROVIDE 1/4" SPACE AT ALL PANEL EDGES FOR EXPANSION, AT ALL ROOF AND WALLS. NAIL W/ 8D @ 6" O.C. EDGE AND 12" O.C. FIELD U.N.O.
12	1X4 SHADOW BOARD OVER 2X6 FASCIA (SEE DETAILS)
13	5/4 X 3 CEDAR TRIM (AT BEAM TO SOFFIT). NOTE: AT BOARD & BATTEN OR BOARD ON BOARD SIDING: USE 2X TRIM AND USE A 1/2" SPACER (OSB OR PLYWOOD) BEHIND TRIM AT WALL TO SOFFIT & APRONS ETC.
14	ALL SIDING SHALL BE INSTALLED OVER WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) OR FULL RAIN SCREEN. SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.). WALLS INSULATED W/ B.I.B. INSULATION. 1/2" G.W.B. AT "DRY" LOCATIONS U.N.O. FOR SIDING, CORNER TRIM AND BELT COURSE, SEE DETAILS #__ & #__ ON SHEET #
15	"Z" FLASHING AT TOP OF PANEL SIDING. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
16	5/4X4 CORNER BOARDS AT OUTSIDE CORNERS AND 5/4X3 INSIDE CORNER TRIM, EACH OVER A DOUBLE LAYER OF WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
17	FLASHING CAP AT ALL EXPOSED (TOP & END GRAIN) WOOD SURFACES. VERIFY SIZE
18	ROOF GUTTER (SLOPE____)
19	"K" STYLE RAIN GUTTER (TYP.) MOUNTED TO PLUMB FASCIA OR TO A CONTINUOUS BEVELED BLOCK ON SQ. CUT FASCIA. (VERIFY STYLE & COLOR WITH OWNER) OR BRONZE SEMI-CIRCULAR RAIN GUTTER (TYP.) MOUNTED TO A CONTINUOUS BEVELED BLOCK - PROVIDE SOLID OR RAIN CHAIN DOWNSPOUT (COMPARE) RAINCHAINS.COM #T4-BR W/ BRONZE POWDER COAT & RCR-2 W/ BRONZE POWDER COATING GUTTER MOUNTING KIT. TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
20	WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING SHALL HAVE A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER. ORSC R317
21	SIDING OVER "ZIP SYSTEM" SHTG OR WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.).
22	SIMULATED BOARD & BATTEN SIDING (BATTENS ARE 1X4S AT 12" O.C.) TRUE BOARD & BATTEN SIDING (BOARDS ARE 1X4S, BATTENS ARE 1X12S)
23	OPTIONAL & NOT SHOWN (UPPER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP AND BOTTOM OF TRIM. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL AL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #___ ON SHEET #___
24	OPTIONAL & NOT SHOWN (LOWER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #___ ON SHEET #
25	36" HIGH MINIMUM GUARDRAIL (POWDER COATED METAL) A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING DECKS OR PATIOS, STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -ORSC R312.1.1 - R312.1.4. (SEE NOTE #12 ON "G" SHEETS AND ANY RAIL DETAILS.)
26	LANDINGS & WALKS ARE FIELD DESIGNED (U.N.O.) WALKS SHALL BE 36" WIDE MINIMUM. LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM IN THE DIRECTION OF TRAVEL. HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).

WESTERN DESIGN
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317 NW LOCUST AVE, PRINEVILLE, OREGON 97754-1452
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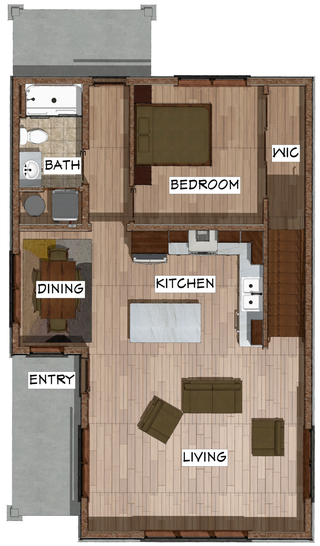
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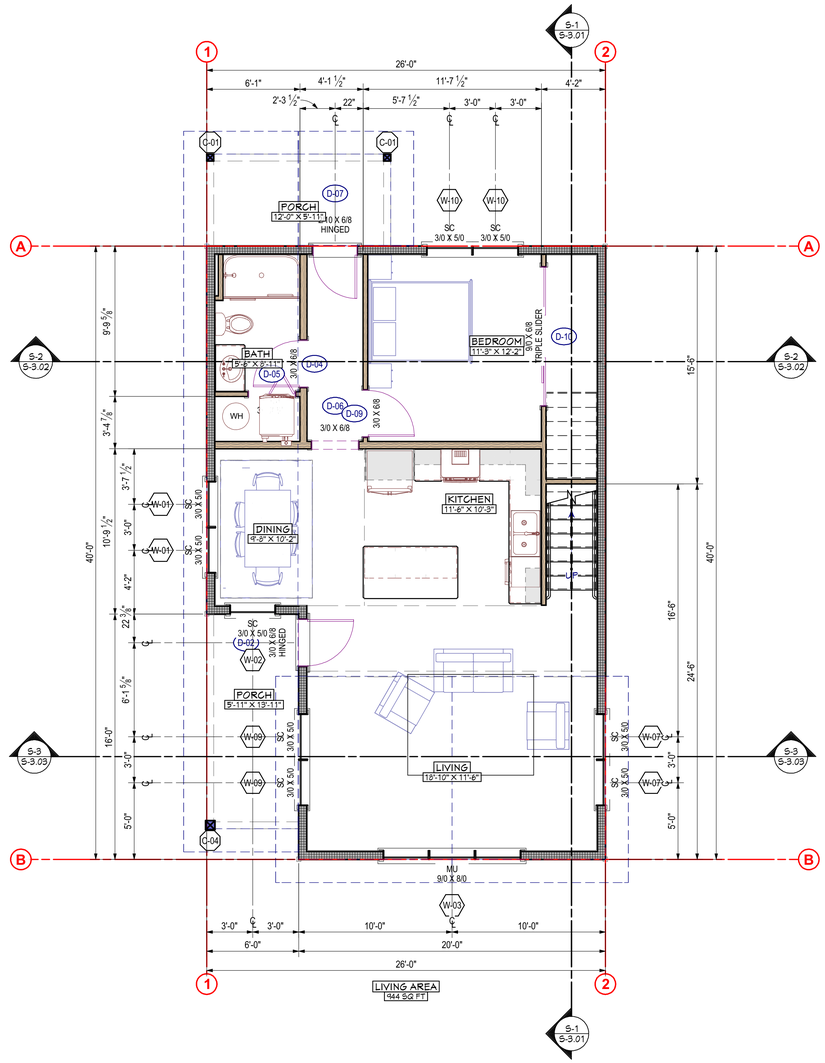
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C22 **FLOOR PLAN OVERVIEW**
SCALE: 3/16" = 1'-0"



DIMENSION LINES ARE TO ROUGH FRAMING U.N.O.
SEE WALL FRAMING PLAN FOR INT. DIMENSIONS

FL 1 **A - FLOOR PLAN**
SCALE: 1/4" = 1'-0"
2 0 2 4 6 8 16



C9 **KITCHEN**
SCALE: -0"

FLOOR PLAN NOTES

NOTE SCHEDULE - FLOOR PLAN

1	SMOKE AND CARBON MONOXIDE DETECTORS REQ'D
2	LINEN/STORAGE CLOSET
3	ROD & SHELF (OR ORGANIZED CLOSET SYSTEM)
4	--200 AMP BREAKER PANEL W/ WITH DISCONNECT (EXTERIOR) DOOR MUST OPEN 90 DEG MIN. CLEAR HT SHALL BE 6'-6" OR HT OF PANEL, WHICHEVER IS GREATER. CLEAR FLOOR AREA SHALL BE 30" WIDE X 36" DEEP MIN. PANEL IS NOT PERMITTED IN A SPACE USED FOR STORAGE. UFER GROUND IS REQ'D FOR ELECTRICAL SERVICE (METER BASE AT PARKING STRUCTURE) METERS SHALL NOT BE INSTALLED WITHIN 36" OF A GAS METER OR A WINDOW THAT HAS A VIEW OF LIVING SPACE OR RESTROOMS, OR WITHIN 36" OF A DOOR. THE CUSTOMER SHALL OBTAIN POWER COMPANY APPROVAL FOR THE METER LOCATION PRIOR TO INSTALLATION OF SUPPLY CONDUIT. CENTER OF METER SHALL BE BETWEEN 48" & 72" ABOVE FINISHED GRADE OR SURFACE. CLEAR HEADROOM SHALL BE 78" OR 9" ABOVE CENTER OF METER, WHICHEVER IS GREATER. A CLEAR, LEVEL & UNOBSTRUCTED WORKING SPACE OF 30" WIDE X 36" DEEP MIN. MEASURED FROM THE FACE OF THE METER, SHALL BE PROVIDED. SIDE CLEARANCES SHALL BE NO LESS THAN 10" FROM METER BOX. BUILDING SURFACE SHALL NOT PROJECT BEYOND THE FACE OF THE BOX.
5	(UNDERGROUND) NEVER LOCATE UNDERGROUND CONDUCTORS UNDER OR WITHIN 60" HORIZONTALLY FROM THE INSIDE WALL OF A POOL OR SPA. LIKEWISE, POOLS OR SPAS SHALL NOT BE INSTALLED OVER OR WITHIN 60" HORIZONTALLY FROM AN EXISTING UNDERGROUND CONDUCTOR. (OVERHEAD) CONSULT THE POWER COMPANY BEFORE PLACING POOLS, SPAS, OR HOT TUBS BELOW OR NEAR OVERHEAD CONDUCTORS.
6	N1107.4 SOLAR INTERCONNECTION PATHWAY A SQUARE METAL JUNCTION BOX NOT LESS THAN 4" BY 4" WITH A METAL BOX COVER SHALL BE PROVIDED WITHIN 24" HORIZONTALLY OR VERTICALLY OF THE MAIN ELECTRICAL PANEL. A MINIMUM ½" RIGID METAL RACEWAY SHALL EXTEND FROM THE JUNCTION BOX TO A CAPPED ROOF TERMINATION OR TO AN ACCESSIBLE LOCATION IN THE ATTIC WITH A VERTICAL CLEARANCE OF NOT LESS THAN 36". WHERE THE RACEWAY TERMINATES IN THE ATTIC, THE TERMINATION SHALL BE LOCATED NOT LESS THAN 6" ABOVE THE INSULATION. THE END OF THE RACEWAY SHALL BE MARKED AS "RESERVED FOR SOLAR." EXCEPTION: IN LIEU OF ½" RIGID METAL RACEWAY, A MINIMUM #10 COPPER 3-WIRE MC CABLE INSTALLED FROM THE JUNCTION BOX TO THE TERMINATION POINT INCLUDING 6" ADDITIONAL WIRE IS PERMITTED.
9	1/2" CEILING BOARD OR 5/8" GWB NOTE: AN AIR BARRIER AT THE CEILING LINE – SUCH AS SEALED GYPSUM BOARD - SHALL BE PRESENT TO ISOLATE THE ATTIC SPACE FROM THE CONDITIONED SPACE. CAULK / SEAL / FOAM AROUND ALL PIPES OR ELECTRICAL WIRES OR FIXTURES PENETRATING INTO ATTIC SPACES OR OTHER INSULTED CEILINGS
10	PAVERS
11	A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -ORSC R312.1.1 - R312.1.4.
12	A MINIMUM 22"X30" R.O. ATTIC ACCESS IS REQUIRED FOR ATTIC AREAS THAT HAVE AT LEAST 30 SQ. FT. OF SPACE 30" HIGH BETWEEN CEILING/ROOF MEMBERS (MUST BE IN A READILY ACCESSIBLE AREA) (GASKET TO STOP AIR FLOW) - OSSC R301.1 & M1305.1.3 IF MECHANICAL EQUIPMENT IS LOCATED IN THE ATTIC, 30" X 22" MECHANICAL ACCESS PANEL - SHALL BE FLUSH FITTING WITH CONCEALED HARDWARE AND FINISHED TO MATCH WALL OR CEILING SURFACE. PROVIDE AN ATTIC ACCESS "PULL OR DROP DOWN" (STAIR OR LADDER)
13	NOTE: FIELD DESIGNED LANDINGS & WALKS (U.N.O.) NOTE: LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM. HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).
14	ALL IMPERVIOUS / PAVED SURFACE AREAS AROUND THE BUILDING SHALL SLOPE AWAY 1/4" PER FOOT (2%) MIN. ALL OTHER AREAS SHALL SLOPE NOT LESS THAN 5/8" PER FOOT (5%), (6" IN THE FIRST 10' MIN.)
15	18X24 THROUGH THE FLOOR OR 16X24 THROUGH A PERIMETER WALL CRAWL SPACE ACCESS - ORSC R408.4 ADDITIONAL SPACE & ADDITIONAL REQUIREMENTS ARE REQUIRED IF MECHANICAL EQUIPMENT (ESPECIALLY GAS FUELED EQUIPMENT), IS PLACED IN THE CRAWL SPACE. THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE
16	DRYER VENT
17	EXHAUST FAN, VENT TO EXTERIOR
18	FROST FREE HOSE BIBB
19	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
21	PROVIDE WOOD BLOCKING IN WALL FRAMING FOR ALL ACCESSORIES INCLUDING BUT NOT LIMITED TO: TOWEL BARS, TOILET PAPER HOLDERS, SHELVING ATTACHMENT, ROBE HOOKS, GRAB BARS, ETC.
22	RAIN CHAIN OR SOLID DOWNSPOUT (VERIFY WITH OWNER. SEE ALSO ELEVATION PAGES). TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
23	APPLIANCE FLOOD PANS RECOMMENDED AT ALL APPLIANCES USING WATER SUCH AS DISHWASHERS, REFRIGERATORS WITH WATER, ICE MAKERS, WASHING MACHINES, WATER HEATER ETC. PLUMB TO DRAIN OR DAYLIGHT TO THE EXTERIOR. USE "P" TRAP AT EACH PAN. TRAP SHALL BE HAVE A PRIMER OR TRAP SHALL BE FILLED WITH MINERAL OIL OR USE "OATEY DRAIN SEAL" HTTPS://WWW.OATEY.COM/PRODUCTS/OATEY-DRAIN-SEAL--1553341548 OR SIMILAR.
24	WE STRONGLY RECOMMEND USING WATER DETECTORS / WATER-SENSOR SYSTEM WITH AUTOMATIC SHUT OFF SET TO SHUT OFF THE WATER SUPPLY TO A SPECIFIC APPLIANCE OR TO THE ENTIRE HOUSE WHEN A LEAK IS DETECTED. USE THESE SENSORS AT ALL AREAS WHERE WATER IS PLUMBED (ICE MAKER, DISHWASHER, LAUNDRY, SINKS, WATER HEATERS ETC...)
25	WHOLE HOUSE VENTILATION REQUIRED R303.4: (LAYOUT, SPECS & CALCULATIONS BY OTHERS) MECHANICAL DESIGNER SHALL PROVIDE A SIMPLE FLOOR PLAN/SECTION DRAWING SHOWING WHOLE HOUSE VENTILATION. INCLUDE VENTILATION RATES. SEE 2021 ORSC SECTION M1505.4. SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1505.4.1 THROUGH M1505.4.3. PROVIDE HIGH-EFFICIENCY HEAT RECOVERY VENTILATORS (HRV) AND ENERGY RECOVERY VENTILATORS (ERV) FOR ENERGY EFFICIENCY & INDOOR AIR QUALITY. EXAMPLE WWW.ZEHNDERAMERICA.COM/
26	DRYER VENTS, COMMERCIAL STYLE RANGES/HOODS, ETC. M1502.1 MAKEUP AIR. INSTALLATIONS EXHAUSTING MORE THAN 200 CUBIC FEET PER MINUTE SHALL BE PROVIDED WITH MAKEUP AIR. M1503.6 MAKEUP AIR REQUIRED. EACH EXHAUST SYSTEM CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE MECHANICALLY OR PASSIVELY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT FEWER THAN ONE DAMPER COMPLYING WITH SECTION M1503.6.2. M1503.6.1 LOCATION. KITCHEN EXHAUST MAKEUP AIR SHALL BE DISCHARGED INTO THE SAME ROOM IN WHICH THE EXHAUST SYSTEM IS LOCATED OR INTO ROOMS OR DUCT SYSTEMS THAT COMMUNICATE THROUGH ONE OR MORE PERMANENT OPENINGS WITH THE ROOM IN WHICH SUCH EXHAUST SYSTEM IS LOCATED. SUCH PERMANENT OPENINGS SHALL HAVE A NET CROSS-SECTIONAL AREA NOT LESS THAN THE REQUIRED AREA OF THE MAKEUP AIR SUPPLY OPENINGS.
27	DUCTLESS HEAT PUMP (HSPF 10 OR BETTER) IF THIS IS THE PRIMARY HEAT SOURCE THEN "HYPER-HEAT" IS REQUIRED TO MAINTAIN 60 DEG. INDOOR WITH OUTDOOR TEMP -10 (VERIFY)

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PROFESSIONAL BUILDING DESIGNERS GROUP
317 NW LOCUST AVE, PRINEVILLE, OREGON 97754-1452
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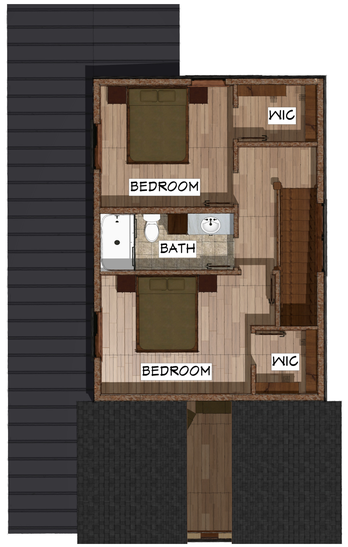
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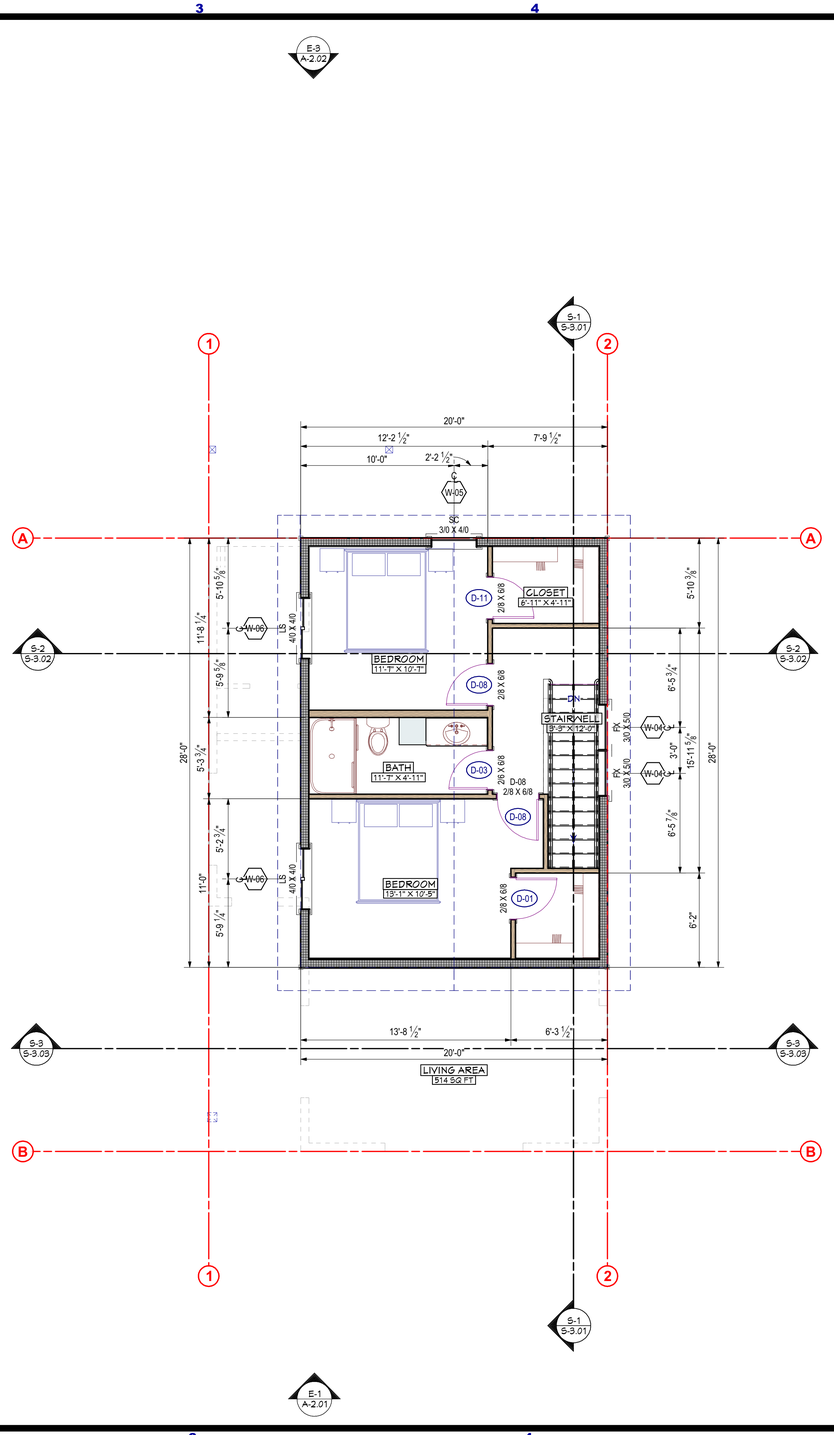
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C23 **FLOOR PLAN OVERVIEW1**
SCALE: 3/16" = 1'-0"

FL 2 **A - FLOOR PLAN UPPER**
SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES

NOTE SCHEDULE - FLOOR PLAN

1	SMOKE AND CARBON MONOXIDE DETECTORS REQ'D
2	LINEN/STORAGE CLOSET
3	ROD & SHELF (OR ORGANIZED CLOSET SYSTEM)
4	--200 AMP BREAKER PANEL W/ WITH DISCONNECT (EXTERIOR) DOOR MUST OPEN 90 DEG MIN. CLEAR HT SHALL BE 6'-6" OR HT OF PANEL, WHICHEVER IS GREATER. CLEAR FLOOR AREA SHALL BE 30" WIDE X 36" DEEP MIN. PANEL IS NOT PERMITTED IN A SPACE USED FOR STORAGE. UFER GROUND IS REQ'D FOR ELECTRICAL SERVICE (METER BASE AT PARKING STRUCTURE) METERS SHALL NOT BE INSTALLED WITHIN 36" OF A GAS METER OR A WINDOW THAT HAS A VIEW OF LIVING SPACE OR RESTROOMS, OR WITHIN 36" OF A DOOR. THE CUSTOMER SHALL OBTAIN POWER COMPANY APPROVAL FOR THE METER LOCATION PRIOR TO INSTALLATION OF SUPPLY CONDUIT. CENTER OF METER SHALL BE BETWEEN 48" & 72" ABOVE FINISHED GRADE OR SURFACE. CLEAR HEADROOM SHALL BE 78" OR 9" ABOVE CENTER OF METER, WHICHEVER IS GREATER. A CLEAR, LEVEL & UNOBSTRUCTED WORKING SPACE OF 30" WIDE X 36" DEEP MIN. MEASURED FROM THE FACE OF THE METER, SHALL BE PROVIDED. SIDE CLEARANCES SHALL BE NO LESS THAN 10" FROM METER BOX. BUILDING SURFACE SHALL NOT PROJECT BEYOND THE FACE OF THE BOX.
5	(UNDERGROUND) NEVER LOCATE UNDERGROUND CONDUCTORS UNDER OR WITHIN 60" HORIZONTALLY FROM THE INSIDE WALL OF A POOL OR SPA. LIKEWISE, POOLS OR SPAS SHALL NOT BE INSTALLED OVER OR WITHIN 60" HORIZONTALLY FROM AN EXISTING UNDERGROUND CONDUCTOR. (OVERHEAD) CONSULT THE POWER COMPANY BEFORE PLACING POOLS, SPAS, OR HOT TUBS BELOW OR NEAR OVERHEAD CONDUCTORS.
6	N1107.4 SOLAR INTERCONNECTION PATHWAY A SQUARE METAL JUNCTION BOX NOT LESS THAN 4" BY 4" WITH A METAL BOX COVER SHALL BE PROVIDED WITHIN 24" HORIZONTALLY OR VERTICALLY OF THE MAIN ELECTRICAL PANEL. A MINIMUM ½" RIGID METAL RACEWAY SHALL EXTEND FROM THE JUNCTION BOX TO A CAPPED ROOF TERMINATION OR TO AN ACCESSIBLE LOCATION IN THE ATTIC WITH A VERTICAL CLEARANCE OF NOT LESS THAN 36". WHERE THE RACEWAY TERMINATES IN THE ATTIC, THE TERMINATION SHALL BE LOCATED NOT LESS THAN 6" ABOVE THE INSULATION. THE END OF THE RACEWAY SHALL BE MARKED AS "RESERVED FOR SOLAR." EXCEPTION: IN LIEU OF ½" RIGID METAL RACEWAY, A MINIMUM #10 COPPER 3-WIRE MC CABLE INSTALLED FROM THE JUNCTION BOX TO THE TERMINATION POINT INCLUDING 6" ADDITIONAL WIRE IS PERMITTED.
9	1/2" CEILING BOARD OR 5/8" GWB NOTE: AN AIR BARRIER AT THE CEILING LINE – SUCH AS SEALED GYPSUM BOARD - SHALL BE PRESENT TO ISOLATE THE ATTIC SPACE FROM THE CONDITIONED SPACE. CAULK / SEAL / FOAM AROUND ALL PIPES OR ELECTRICAL WIRES OR FIXTURES PENETRATING INTO ATTIC SPACES OR OTHER INSULTED CEILINGS
10	FAVERS
11	A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -ORSC R312.1.1 - R312.1.4.
12	A MINIMUM 22"X30" R.O. ATTIC ACCESS IS REQUIRED FOR ATTIC AREAS THAT HAVE AT LEAST 30 SQ. FT. OF SPACE 30" HIGH BETWEEN CEILING/ROOF MEMBERS (MUST BE IN A READILY ACCESSIBLE AREA) (GASKET TO STOP AIR FLOW) - OSSC R201.1 & M1305.1.3 IF MECHANICAL EQUIPMENT IS LOCATED IN THE ATTIC, 30" X 22" MECHANICAL ACCESS PANEL - SHALL BE FLUSH FITTING WITH CONCEALED HARDWARE AND FINISHED TO MATCH WALL OR CEILING SURFACE. PROVIDE AN ATTIC ACCESS "PULL OR DROP DOWN" (STAIR OR LADDER)
13	NOTE: FIELD DESIGNED LANDINGS & WALKS (U.N.O.) NOTE: LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM. HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).
14	ALL IMPERVIOUS / PAVED SURFACE AREAS AROUND THE BUILDING SHALL SLOPE AWAY 1/4" PER FOOT (2%) MIN. ALL OTHER AREAS SHALL SLOPE NOT LESS THAN 5/8" PER FOOT (5%), (6" IN THE FIRST 10' MIN.)
15	18X24 THROUGH THE FLOOR OR 16X24 THROUGH A PERIMETER WALL CRAWL SPACE ACCESS - ORSC R408.4. ADDITIONAL SPACE & ADDITIONAL REQUIREMENTS ARE REQUIRED IF MECHANICAL EQUIPMENT (ESPECIALLY GAS FUELED EQUIPMENT), IS PLACED IN THE CRAWL SPACE. THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE
16	DRYER VENT
17	EXHAUST FAN, VENT TO EXTERIOR
18	FROST FREE HOSE BIBB
19	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
21	PROVIDE WOOD BLOCKING IN WALL FRAMING FOR ALL ACCESSORIES INCLUDING BUT NOT LIMITED TO: TOWEL BARS, TOILET PAPER HOLDERS, SHELVING ATTACHMENT, ROBE HOOKS, GRAB BARS, ETC.
22	RAIN CHAIN OR SOLID DOWNSPOUT (VERIFY WITH OWNER. SEE ALSO ELEVATION PAGES). TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
23	APPLIANCE FLOOD PANS RECOMMENDED AT ALL APPLIANCES USING WATER SUCH AS DISHWASHERS, REFRIGERATORS WITH WATER, ICE MAKERS, WASHING MACHINES, WATER HEATER ETC. PLUMB TO DRAIN OR DAYLIGHT TO THE EXTERIOR. USE "P" TRAP AT EACH PAN. TRAP SHALL BE HAVE A PRIMER OR TRAP SHALL BE FILLED WITH MINERAL OIL OR USE "OATEY DRAIN SEAL" HTTPS://WWW.OATEY.COM/PRODUCTS/OATEY-DRAIN-SEAL--1553341548 OR SIMILAR.
24	WE STRONGLY RECOMMEND USING WATER DETECTORS / WATER-SENSOR SYSTEM WITH AUTOMATIC SHUT OFF SET TO SHUT OFF THE WATER SUPPLY TO A SPECIFIC APPLIANCE OR TO THE ENTIRE HOUSE WHEN A LEAK IS DETECTED. USE THESE SENSORS AT ALL AREAS WHERE WATER IS PLUMBED (ICE MAKER, DISHWASHER, LAUNDRY, SINKS, WATER HEATERS ETC...)
25	WHOLE HOUSE VENTILATION REQUIRED R303.4: (LAYOUT, SPECS & CALCULATIONS BY OTHERS) MECHANICAL DESIGNER SHALL PROVIDE A SIMPLE FLOOR PLAN/SECTION DRAWING SHOWING WHOLE HOUSE VENTILATION. INCLUDE VENTILATION RATES. SEE 2021 ORSC SECTION M1505.4. SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1505.4.1 THROUGH M1505.4.3. PROVIDE HIGH-EFFICIENCY HEAT RECOVERY VENTILATORS (HRV) AND ENERGY RECOVERY VENTILATORS (ERV) FOR ENERGY EFFICIENCY & INDOOR AIR QUALITY. EXAMPLE WWW.ZEHNDERAMERICA.COM/
26	DRYER VENTS, COMMERCIAL STYLE RANGES/HOODS, ETC. M1502.7 MAKEUP AIR. INSTALLATIONS EXHAUSTING MORE THAN 200 CUBIC FEET PER MINUTE SHALL BE PROVIDED WITH MAKEUP AIR. M1503.6 MAKEUP AIR REQUIRED. EACH EXHAUST SYSTEM CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE MECHANICALLY OR PASSIVELY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT FEWER THAN ONE DAMPER COMPLYING WITH SECTION M1503.6.2. M1503.6.1 LOCATION. KITCHEN EXHAUST MAKEUP AIR SHALL BE DISCHARGED INTO THE SAME ROOM IN WHICH THE EXHAUST SYSTEM IS LOCATED OR INTO ROOMS OR DUCT SYSTEMS THAT COMMUNICATE THROUGH ONE OR MORE PERMANENT OPENINGS WITH THE ROOM IN WHICH SUCH EXHAUST SYSTEM IS LOCATED. SUCH PERMANENT OPENINGS SHALL HAVE A NET CROSS-SECTIONAL AREA NOT LESS THAN THE REQUIRED AREA OF THE MAKEUP AIR SUPPLY OPENINGS.
27	DUCTLESS HEAT PUMP (HSPF 10 OR BETTER) IF THIS IS THE PRIMARY HEAT SOURCE THEN "HYPER-HEAT" IS REQUIRED TO MAINTAIN 60 DEG. INDOOR WITH OUTDOOR TEMP -10 (VERIFY)

WESTERN DESIGN INTERNATIONAL
PROFESSIONAL BUILDING DESIGNERS GROUP
317 NW LOCUST AVE, PRINEVILLE, OREGON 97754-1452
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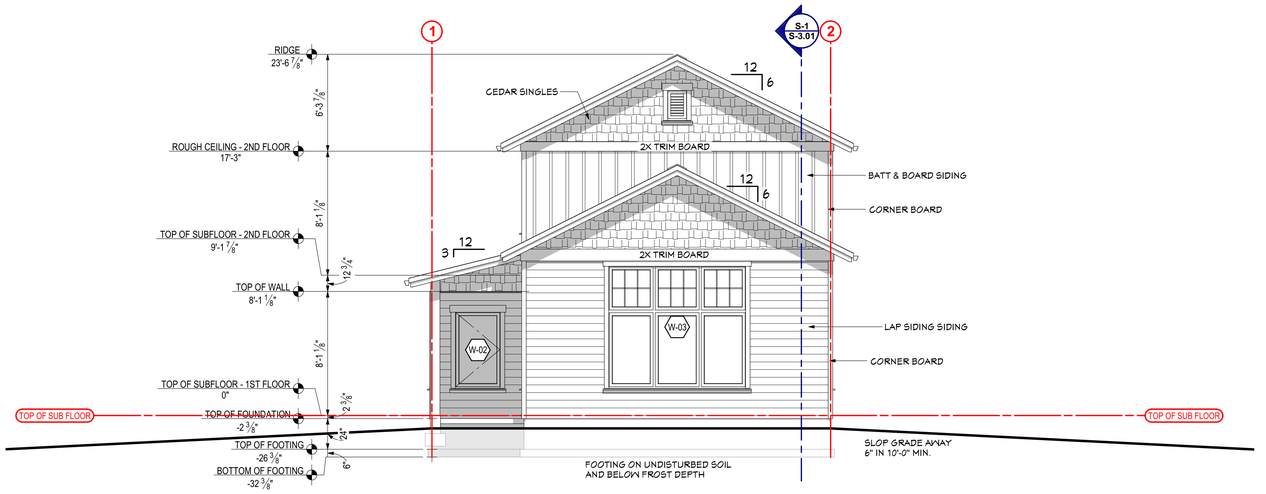
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MILLER SPRINGS FOUNDERS LLC
MILLER SPRINGS PHASE 1
BURNS, OR 97720
PHONE:

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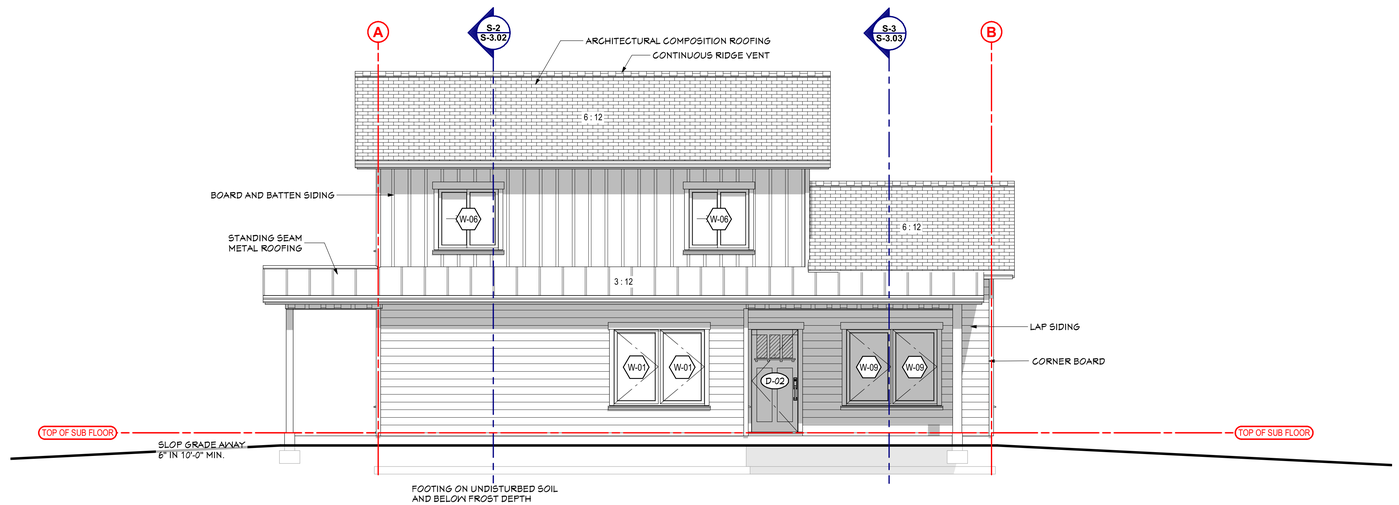
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E-1 EXTERIOR ELEVATION FRONT

SCALE: 1/4" = 1'-0"



E-2 EXTERIOR ELEVATION LEFT

SCALE: 1/4" = 1'-0"

BUILDING ELEVATION NOTES

BUILDING ELEVATION NOTES	
1	CONTINUOUS RIDGE VENT (TYP.) SEE ALSO ATTIC VENTILATION NOTES
2	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
3	METAL DRIP EDGE. REQUIRED AT ALL ROOF EDGES (RAKES & EAVES). R-903.2
4	METAL VALLEY FLASHING INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET
5	40 YEAR, HIGH PROFILE ARCHITECTURAL COMPOSITION ROOFING BY:_____ RATING, BRAND, STYLE AND COLOR PER OWNER'S APPROVAL ROOFING: REFER TO THE MANUFACTURE'S TECHNICAL SPECIFIGATION & DETAILS FOR FULL INSTALLATION INSTRUCTIONS
6	SNOW SHEDDING ROOFS SUCH AS, METAL, TILE, CONCRETE, SLATE, P.V. & OTHER SLICK MATERIALS. (COMPOSITION ROOFING IS A LOWER RISK FOR SLIDING SNOW.) IN NO CASE SHALL ROOF SNOW BE DIRECTED TO WHERE IT CAN ENDANGER PEDESTRIANS AND/OR PROPERTY. SNOW FENCES AND/OR GUARDS MUST BE USED IN THESE POTENTIALLY DANGEROUS AREAS.
7	PROVIDE ICE & WATER SHIELD FROM DRIP EDGE UP 3' MIN. BEYOND INSIDE OF EXTERIOR WALL LINE AND AT ALL VALLEYS. IF APPROVED BY OWNER, 30# FELT UNDER ROOFING AT OTHER AREAS. NOTE: ROOF SURFACES UNDER 4:12 SHALL HAVE THE ENTIRE SURFACE COVERED WITH ICE & WATER SHIELD. NOTE: ICE & WATER SHIELD MUST BE RATED FOR HIGH TEMP WHEN PLACED BELOW METAL ROOFING AND ANY FLASHING (EXAMPLE: CRICKETS, STEP & VALLEY FLASHING) SEE ALSO R905.1.2 ICE BARRIERS.
8	ROOFING UNDERLAYMENT SHALL BE ICE BARRIER OR IF APPROVED BY OWNER, #30 NON-PERFORATED ASPHALT SATURATED ORGANIC FELT, 36" WIDE ROLLS, COMPLYING WITH ASTM D 226 TYPE 11, TO BE INSTALLED WITH 1" GALVANIZED ROOFING NAILS OR OTHER SUITABLE FASTENERS OVER THE ROOF SHEATHING. FELT SHALL BE LAID IN HALF-LAP FASHION TO PROVIDE A DOUBLE LAYER MEMBRANE. ROOFING INSTALLER SHALL CONFIRM THAT ROOF SHEATHING IS SUITABLY PREPARED FOR ROOFING INSTALLATION. SEE ALSO R-905.1.1
9	WHERE STEEL ROOFING PANELS ARE USED, PANELS SHALL BE INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET AND HAVE AN AIR GAP. NOTE, AN UNDERLAYMENT SUCH AS DELTA-TRELA (BY DORKEN) A VAPOR-PERMEABLE UNDERLAYMENT W/ STRUCTURED SEPARATION & DRAINAGE REPLACES CAP SHEET & AIR GAP AND IS HIGHLY RECOMMENDED. SEE ALSO ORSC R905.10 METAL ROOF PANELS.
10	5/8" PLYWOOD OR OSB ROOF SHEATHING (PLYWOOD IS RECOMMENDED FOR ENTIRE ROOF, BUT A/C PLYWD SHALL BE REQUIRED AT ALL VISIBLE OPEN ROOF OVERHANGS U.N.O.) SHEATHING SHALL BE PLACED PERPENDICULAR TO FRAMING AND STAGGERED END JOINTS AT 4'-0". PROVIDE 1/4" SPACE AT ALL PANEL EDGES FOR EXPANSION, AT ALL ROOF AND WALLS. NAIL W/ 8D @ 6" O.C. EDGE AND 12" O.C. FIELD U.N.O.
11	1X4 CEDAR SHADOW BOARD OVER 2X8 CEDAR FASCIA.(SEE DETAILS)
12	5/4 X 3 CEDAR TRIM (AT BEAM TO SOFFIT). NOTE: AT BOARD & BATTEN OR BOARD ON BOARD SIDING: USE 2X TRIM AND USE A 1/2" SPACER (OSB OR PLYWOOD) BEHIND TRIM AT WALL TO SOFFIT & APRONS ETC.
13	ALL SIDING SHALL BE INSTALLED OVER WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) OR FULL RAIN SCREEN. SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.). WALLS INSULATED W/ R-13 BATT INSULATION. 1/2" G.W.B. AT "DRY" LOCATIONS U.N.O. FOR SIDING, CORNER TRIM AND BELT COURSE, SEE DETAILS #__ & #__ ON SHEET #
14	"Z" FLASHING AT TOP OF PANEL SIDING. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
15	5/4X4 CORNER BOARDS AT OUTSIDE CORNERS AND 5/4X3 INSIDE CORNER TRIM, EACH OVER A DOUBLE LAYER OF WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
16	FLASHING CAP AT ALL EXPOSED (TOP & END GRAIN) WOOD SURFACES. VERIFY SIZE
17	ROOF GUTTER (SLOPE____)
18	"K" STYLE RAIN GUTTER (TYP.) MOUNTED TO PLUMB FASCIA OR TO A CONTINUOUS BEVELED BLOCK ON SQ. CUT FASCIA. (VERIFY STYLE & COLOR WITH OWNER) OR BRONZE SEMI-CIRCULAR RAIN GUTTER (TYP.) MOUNTED TO A CONTINUOUS BEVELED BLOCK - PROVIDE SOLID OR RAIN CHAIN DOWNSPOUT (COMPARE) RAINCHAINS.COM #174-BR W/ BRONZE POWDER COAT & RGR-2 W/ BRONZE POWDER COATING GUTTER MOUNTING KIT. TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
19	WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING SHALL HAVE A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER. ORSC R311
20	_____ SIDING OVER "ZIP SYSTEM" SHTG OR WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.).
21	SIMULATED BOARD & BATTEN SIDING (BATTENS ARE 1X4S AT 12" O.C.) TRUE BOARD & BATTEN SIDING (BOARDS ARE 1X4S, BATTENS ARE 1X12S)
22	OPTIONAL & NOT SHOWN (UPPER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP AND BOTTOM OF TRIM. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL AL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #
23	OPTIONAL & NOT SHOWN (LOWER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #__
24	36" HIGH MINIMUM GUARDRAIL (POWDER COATED METAL) A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING DECKS OR PATIOS, STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. ORSC R312.1.1 - R312.1.4. (SEE NOTE #12 ON "G" SHEETS AND ANY RAIL DETAILS.)
25	LANDINGS & WALKS ARE FIELD DESIGNED (U.N.O.) WALKS SHALL BE 36" WIDE MINIMUM. LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM IN THE DIRECTION OF TRAVEL. HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).

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PROFESSIONAL BUILDING DESIGNERS GROUP
317 NW LOCUST AVE, PRINEVILLE, OREGON 97754-1452
PHONE: (541) 447-3341 FAX: (877) 442-8369

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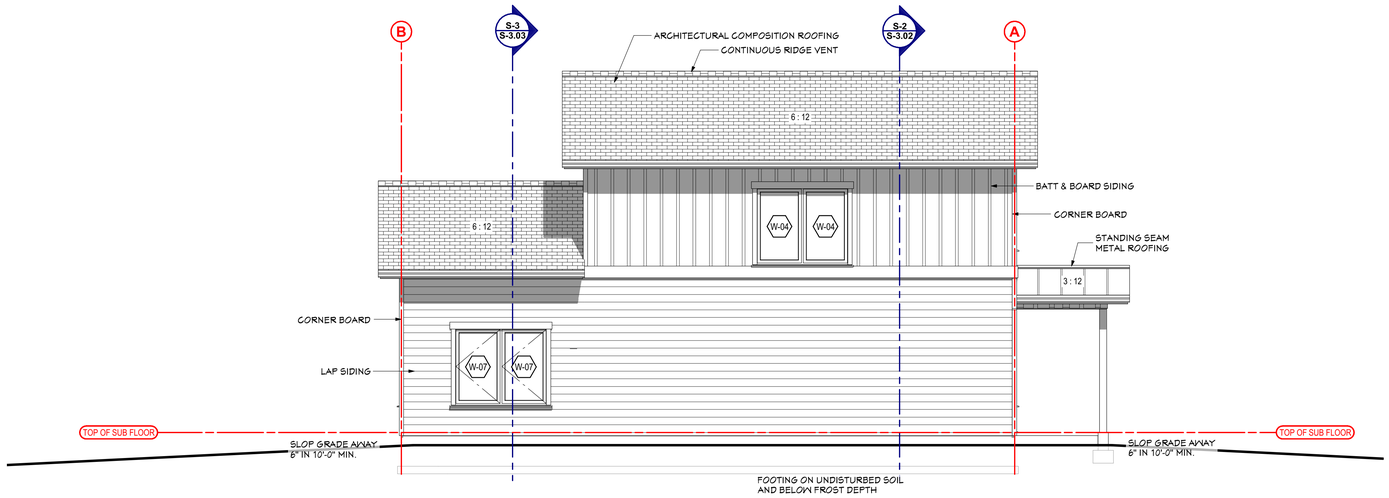
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1458 R-3
MILLER SPRINGS FOUNDERS LLC
MILLER SPRINGS PHASE 1
BURNS, OR 97720
PHONE:

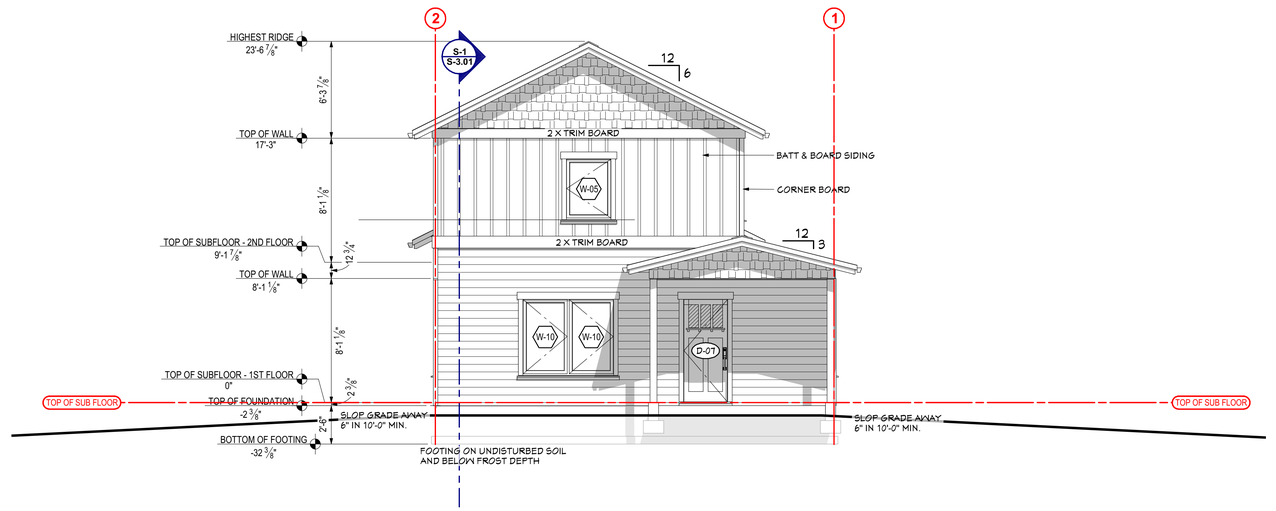
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2/18/2026
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ES, TE,
JOB NUMBER
24001
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E-4 EXTERIOR ELEVATION RIGHT
SCALE: 1/4" = 1'-0"



E-3 EXTERIOR ELEVATION BACK
SCALE: 1/4" = 1'-0"

BUILDING ELEVATION NOTES

	BUILDING ELEVATION NOTES
1	CONTINUOUS RIDGE VENT (TYP.) SEE ALSO ATTIC VENTILATION NOTES
2	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
3	METAL DRIP EDGE. REQUIRED AT ALL ROOF EDGES (RAKES & EAVES). R-903.2
4	METAL VALLEY FLASHING INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET
5	40 YEAR, HIGH PROFILE ARCHITECTURAL COMPOSITION ROOFING BY:_____ RATING, BRAND, STYLE AND COLOR PER OWNER'S APPROVAL ROOFING: REFER TO THE MANUFACTURE'S TECHNICAL SPECIFIGATION & DETAILS FOR FULL INSTALLATION INSTRUCTIONS
6	SNOW SHEDDING ROOFS SUCH AS, METAL, TILE, CONCRETE, SLATE, P.V. & OTHER SLICK MATERIALS. (COMPOSITION ROOFING IS A LOWER RISK FOR SLIDING SNOW.) IN NO CASE SHALL ROOF SNOW BE DIRECTED TO WHERE IT CAN ENDANGER PEDESTRIANS AND/OR PROPERTY. SNOW FENCES AND/OR GUARDS MUST BE USED IN THESE POTENTIALLY DANGEROUS AREAS.
7	PROVIDE ICE & WATER SHIELD FROM DRIP EDGE UP 8" MIN. BEYOND INSIDE OF EXTERIOR WALL LINE AND AT ALL VALLEYS. IF APPROVED BY OWNER, 30# FELT UNDER ROOFING AT OTHER AREAS. NOTE: ROOF SURFACES UNDER 4:12 SHALL HAVE THE ENTIRE SURFACE COVERED WITH ICE & WATER SHIELD. NOTE: ICE & WATER SHIELD MUST BE RATED FOR HIGH TEMP WHEN PLACED BELOW METAL ROOFING AND ANY FLASHING (EXAMPLE: CRICKETS, STEP & VALLEY FLASHING) SEE ALSO R905.1.2 ICE BARRIERS.
8	ROOFING UNDERLAYMENT SHALL BE ICE BARRIER OR IF APPROVED BY OWNER, #30 NON-PERFORATED ASPHALT SATURATED ORGANIC FELT, 36" WIDE ROLLS, COMPLYING WITH ASTM D 226 TYPE II, TO BE INSTALLED WITH 1" GALVANIZED ROOFING NAILS OR OTHER SUITABLE FASTENERS OVER THE ROOF SHEATHING. FELT SHALL BE LAID IN HALF-LAP FASHION TO PROVIDE A DOUBLE LAYER MEMBRANE. ROOFING INSTALLER SHALL CONFIRM THAT ROOF SHEATHING IS SUITABLY PREPARED FOR ROOFING INSTALLATION. SEE ALSO R-905.1.1
9	WHERE STEEL ROOFING PANELS ARE USED, PANELS SHALL BE INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET AND HAVE AN AIR GAP. NOTE, AN UNDERLAYMENT SUCH AS DELTA®-TRELA (BY DÖRKEN) A VAPOR-PERMEABLE UNDERLAYMENT W/ STRUCTURED SEPARATION & DRAINAGE REPLACES CAP SHEET & AIR GAP AND IS HIGHLY RECOMMENDED. SEE ALSO ORSC R905.10 METAL ROOF PANELS.
10	5/8" PLYWOOD OR OSB ROOF SHEATHING (PLYWOOD IS RECOMMENDED FOR ENTIRE ROOF, BUT A/C PLYWD SHALL BE REQUIRED AT ALL VISIBLE OPEN ROOF OVERHANGS U.N.O.) SHEATHING SHALL BE PLACED PERPENDICULAR TO FRAMING AND STAGGERED END JOINTS AT 4'-0". PROVIDE 1/4" SPACE AT ALL PANEL EDGES FOR EXPANSION, AT ALL ROOF AND WALLS. NAIL W/ 8D @ 6" O.C. EDGE AND 12" O.C. FIELD U.N.O.
11	1X4 CEDAR SHADOW BOARD OVER 2X8 CEDAR FASCIA.(SEE DETAILS)
12	5/4 X 3 CEDAR TRIM (AT BEAM TO SOFFIT). NOTE: AT BOARD & BATTEN OR BOARD ON BOARD SIDING: USE 2X TRIM AND USE A 1/2" SPACER (OSB OR PLYWOOD) BEHIND TRIM AT WALL TO SOFFIT & APRONS ETC.
13	ALL SIDING SHALL BE INSTALLED OVER WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) OR FULL RAIN SCREEN. SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.). WALLS INSULATED W/ R-13 BIB. INSULATION. 1/2" G.W.B. AT "DRY" LOCATIONS U.N.O. FOR SIDING, CORNER TRIM AND BELT COURSE, SEE DETAILS #__ & #__ ON SHEET #
14	"Z" FLASHING AT TOP OF PANEL SIDING. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
15	5/4X4 CORNER BOARDS AT OUTSIDE CORNERS AND 5/4X3 INSIDE CORNER TRIM, EACH OVER A DOUBLE LAYER OF WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
16	FLASHING CAP AT ALL EXPOSED (TOP & END GRAIN) WOOD SURFACES. VERIFY SIZE
17	ROOF GUTTER (SLOPE____)
18	"K" STYLE RAIN GUTTER (TYP.) MOUNTED TO PLUMB FASCIA OR TO A CONTINUOUS BEVELED BLOCK ON SQ. CUT FASCIA. (VERIFY STYLE & COLOR WITH OWNER) OR BRONZE SEMI-CIRCULAR RAIN GUTTER (TYP.) MOUNTED TO A CONTINUOUS BEVELED BLOCK - PROVIDE SOLID OR RAIN CHAIN DOWNSPOUT (COMPARE) RAINCHAINS.COM #T4-BR W/ BRONZE POWDER COAT & RGR-2 W/ BRONZE POWDER COATING GUTTER MOUNTING KIT. TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
19	WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING SHALL HAVE A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER. ORSC R317
20	_____ SIDING OVER "ZIP SYSTEM" SHTG OR WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.).
21	SIMULATED BOARD & BATTEN SIDING (BATTENS ARE 1X4S AT 12" O.C.) TRUE BOARD & BATTEN SIDING (BOARDS ARE 1X4S, BATTENS ARE 1X1.25)
22	OPTIONAL & NOT SHOWN (UPPER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP AND BOTTOM OF TRIM. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL AL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #
23	OPTIONAL & NOT SHOWN (LOWER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #__
24	36" HIGH MINIMUM GUARDRAIL (POWDER COATED METAL) A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING DECKS OR PATIOS, STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. ORSC R312.1.1 - R312.1.4. (SEE NOTE #12 ON "G" SHEETS AND ANY RAIL DETAILS.)
25	LANDINGS & WALKS ARE FIELD DESIGNED (U.N.O.) WALKS SHALL BE 36" WIDE MINIMUM. LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM IN THE DIRECTION OF TRAVEL. HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).

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PROFESSIONAL BUILDING DESIGNERS GROUP
317 NW LOCUST AVE, PRINEVILLE, OREGON 97754-1452
PHONE: (541) 447-3341 FAX: (877) 442-8369

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A NEW PROJECT FOR:
1458 R-3
MILLER SPRINGS FOUNDERS LLC
MILLER SPRINGS PHASE 1
BURNS, OR 97720
PHONE:

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LAST PLOT DATE:
2/18/2026
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ES, TE,
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24001
CHECKED: TE | DBL. CHECKED: ES

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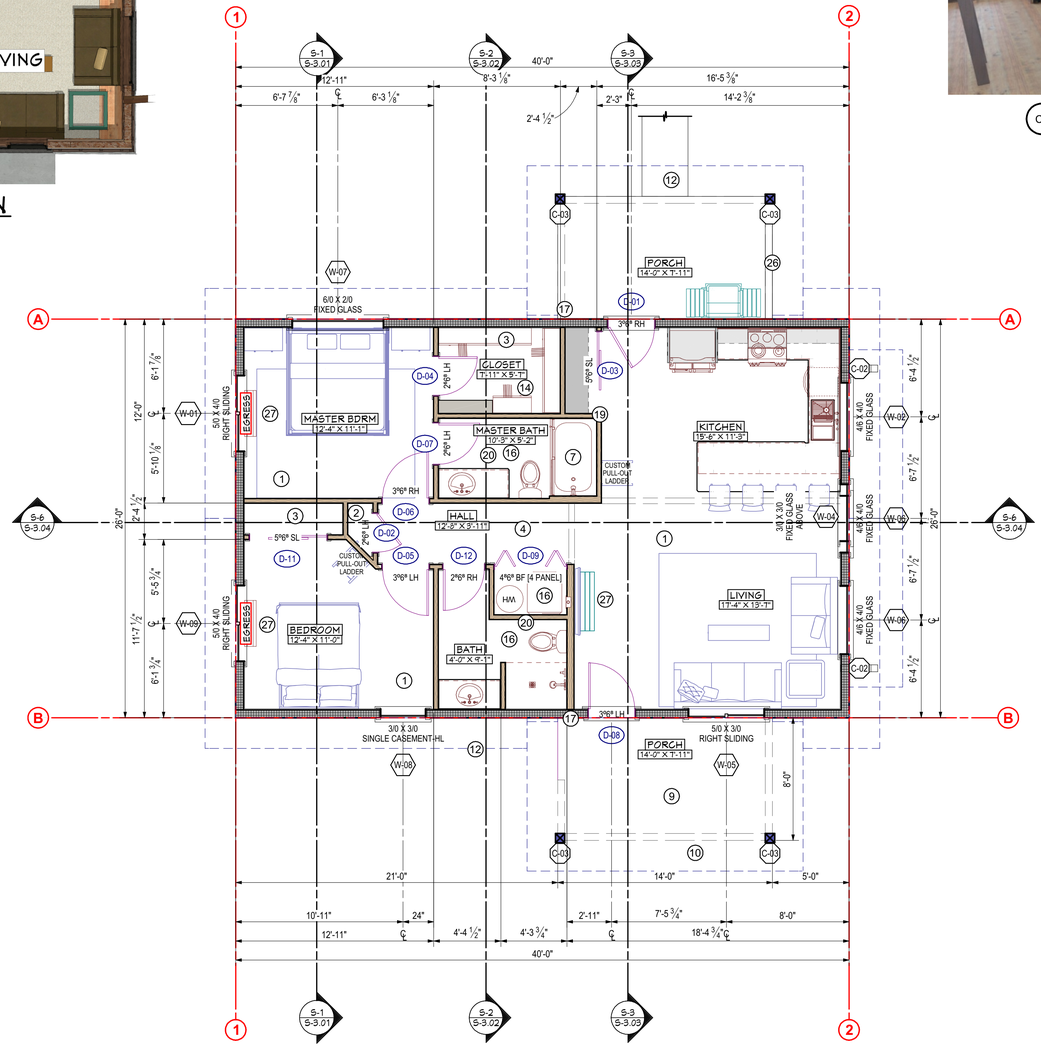
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C22 MAIN FLOOR OVERVIEW
SCALE: 1/4" = 1'-0"



C9 CAMERA KITCHEN
SCALE: -0"



DIMENSION LINES ARE TO ROUGH FRAMING U.N.O.
SEE WALL FRAMING PLAN FOR INT. DIMENSIONS S-1.02

FL 1 A - FLOOR PLAN
SCALE: 1/4" = 1'-0"

LIVING AREA 1040 SQ FT

2 0 2 4 6 8 16

FLOOR PLAN NOTES

NOTE SCHEDULE - FLOOR PLAN

1	SMOKE AND CARBON MONOXIDE DETECTORS REQ'D
2	LINEN/STORAGE CLOSET
3	ROD & SHELF (OR ORGANIZED CLOSET SYSTEM)
4	200 AMP BREAKER PANEL W/ WITH DISCONNECT (EXTERIOR) DOOR MUST OPEN 90 DEG MIN. CLEAR HT SHALL BE 6'-6" OR HT OF PANEL, WHICHEVER IS GREATER. CLEAR FLOOR AREA SHALL BE 30" WIDE X 36" DEEP MIN. PANEL IS NOT PERMITTED IN A SPACE USED FOR STORAGE. UFER GROUND IS REQ'D FOR ELECTRICAL SERVICE (METER BASE AT PARKING STRUCTURE) METERS SHALL NOT BE INSTALLED WITHIN 36" OF A GAS METER OR A WINDOW THAT HAS A VIEW OF LIVING SPACE OR RESTROOMS, OR WITHIN 36" OF A DOOR. THE CUSTOMER SHALL OBTAIN POWER COMPANY APPROVAL FOR THE METER LOCATION PRIOR TO INSTALLATION OF SUPPLY CONDUIT. CENTER OF METER SHALL BE BETWEEN 48" & 72" ABOVE FINISHED GRADE OR SURFACE. CLEAR HEADROOM SHALL BE 78" OR 9" ABOVE CENTER OF METER, WHICHEVER IS GREATER. A CLEAR, LEVEL & UNOBSTRUCTED WORKING SPACE OF 30" WIDE X 36" DEEP MIN. MEASURED FROM THE FACE OF THE METER, SHALL BE PROVIDED. SIDE CLEARANCES SHALL BE NO LESS THAN 10" FROM METER BOX. BUILDING SURFACE SHALL NOT PROJECT BEYOND THE FACE OF THE BOX.
5	(UNDERGROUND) NEVER LOCATE UNDERGROUND CONDUCTORS UNDER OR WITHIN 60" HORIZONTALLY FROM THE INSIDE WALL OF A POOL OR SPA. LIKEWISE, POOLS OR SPAS SHALL NOT BE INSTALLED OVER OR WITHIN 60" HORIZONTALLY FROM AN EXISTING UNDERGROUND CONDUCTOR. (OVERHEAD) CONSULT THE POWER COMPANY BEFORE PLACING POOLS, SPAS, OR HOT TUBS BELOW OR NEAR OVERHEAD CONDUCTORS.
6	N1107.4 SOLAR INTERCONNECTION PATHWAY A SQUARE METAL JUNCTION BOX NOT LESS THAN 4" BY 4" WITH A METAL BOX COVER SHALL BE PROVIDED WITHIN 24" HORIZONTALLY OR VERTICALLY OF THE MAIN ELECTRICAL PANEL. A MINIMUM ½" RIGID METAL RACEWAY SHALL EXTEND FROM THE JUNCTION BOX TO A CAPPED ROOF TERMINATION OR TO AN ACCESSIBLE LOCATION IN THE ATTIC WITH A VERTICAL CLEARANCE OF NOT LESS THAN 36". WHERE THE RACEWAY TERMINATES IN THE ATTIC, THE TERMINATION SHALL BE LOCATED NOT LESS THAN 6" ABOVE THE INSULATION. THE END OF THE RACEWAY SHALL BE MARKED AS "RESERVED FOR SOLAR." EXCEPTION: IN LIEU OF ½" RIGID METAL RACEWAY, A MINIMUM #10 COPPER 3-WIRE MC CABLE INSTALLED FROM THE JUNCTION BOX TO THE TERMINATION POINT INCLUDING 6" ADDITIONAL WIRE IS PERMITTED.
7	36" TUB/SHOWER
8	1/2" CEILING BOARD OR 5/8" GWB NOTE: AN AIR BARRIER AT THE CEILING LINE – SUCH AS SEALED GYPSUM BOARD - SHALL BE PRESENT TO ISOLATE THE ATTIC SPACE FROM THE CONDITIONED SPACE. CAULK / SEAL / FOAM AROUND ALL PIPES OR ELECTRICAL WIRES OR FIXTURES FENETRATING INTO ATTIC SPACES OR OTHER INSULTED CEILINGS
9	PAVERS OVER WOOD DECK (SEE DECK DETAIL)
10	A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -ORSG R312.1.1 - R312.1.4.
11	A MINIMUM 22"X30" R.O. ATTIC ACCESS IS REQUIRED FOR ATTIC AREAS THAT HAVE AT LEAST 30 SQ. FT. OF SPACE 30" HIGH BETWEEN CEILING/ROOF MEMBERS (MUST BE IN A READILY ACCESSIBLE AREA) GASKET TO STOP AIR FLOW) - ORSG R307.1 & M1305.1.3 IF MECHANICAL EQUIPMENT IS LOCATED IN THE ATTIC, 30" X 22" MECHANICAL ACCESS PANEL - SHALL BE FLUSH FITTING WITH CONCEALED HARDWARE AND FINISHED TO MATCH WALL OR CEILING SURFACE PROVIDE AN ATTIC ACCESS "PULL OR DROP DOWN" (STAIR OR LADDER)
12	NOTE: FIELD DESIGNED LANDINGS & WALKS (U.N.O.) NOTE: LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM. HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).
13	ALL IMPERVIOUS / PAVED SURFACE AREAS AROUND THE BUILDING SHALL SLOPE AWAY 1/4" PER FOOT (2%) MIN. ALL OTHER AREAS SHALL SLOPE NOT LESS THAN 5/8" PER FOOT (5%). (6" IN THE FIRST10' MIN.)
14	18X24 THROUGH THE FLOOR OR 16X24 THROUGH A PERIMETER WALL CRAWL SPACE ACCESS - ORSG R408.4 ADDITIONAL SPACE & ADDITIONAL REQUIREMENTS ARE REQUIRED IF MECHANICAL EQUIPMENT (ESPECIALLY GAS FUELED EQUIPMENT), IS PLACED IN THE CRAWL SPACE. THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE
15	DRYER VENT
16	EXHAUST FAN, VENT TO EXTERIOR
17	FROST FREE HOSE BIBB
18	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
19	POT SHELF WITH SWITCHED UP-LIGHTING
20	PROVIDE WOOD BLOCKING IN WALL FRAMING FOR ALL ACCESSORIES INCLUDING BUT NOT LIMITED TO: TOWEL BARS, TOILET PAPER HOLDERS, SHELVING ATTACHMENT, ROBE HOOKS, GRAB BARS, ETC.
21	RAIN CHAIN OR SOLID DOWNSPOUT (VERIFY WITH OWNER. SEE ALSO ELEVATION PAGES). TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
22	APPLIANCE FLOOD PANS RECOMMENDED AT ALL APPLIANCES USING WATER SUCH AS DISHWASHERS, REFRIGERATORS WITH WATER, ICE MAKERS, WASHING MACHINES, WATER HEATER ETC. PLUMB TO DRAIN OR DAYLIGHT TO THE EXTERIOR. USE "P" TRAP AT EACH PAN. TRAP SHALL BE HAVE A PRIMER OR TRAP SHALL BE FILLED WITH MINERAL OIL OR USE "OATEY DRAIN SEAL" HTTPS://WWW.OATEY.COM/PRODUCTS/OATEY-DRAIN-SEAL--1553341548 OR SIMILAR.
23	WE STRONGLY RECOMMEND USING WATER DETECTORS / WATER-SENSOR SYSTEM WITH AUTOMATIC SHUT OFF SET TO SHUT OFF THE WATER SUPPLY TO A SPECIFIC APPLIANCE OR TO THE ENTIRE HOUSE WHEN A LEAK IS DETECTED. USE THESE SENSORS AT ALL AREAS WHERE WATER IS PLUMBED (ICE MAKER, DISHWASHER, LAUNDRY, SINKS, WATER HEATERS ETC…)
24	WHOLE HOUSE VENTILATION REQUIRED R303.4: (LAYOUT, SPECS & CALCULATIONS BY OTHERS) MECHANICAL DESIGNER SHALL PROVIDE A SIMPLE FLOOR PLAN/SECTION DRAWING SHOWING WHOLE HOUSE VENTILATION. INCLUDE VENTILATION RATES. SEE 2021 ORSC SECTION M1505.4. SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1505.4.1 THROUGH M1505.4.3. PROVIDE HIGH-EFFICIENCY HEAT RECOVERY VENTILATORS (HRV) AND ENERGY RECOVERY VENTILATORS (ERV) FOR ENERGY EFFICIENCY & INDOOR AIR QUALITY. EXAMPLE WWW.ZEHNDERAMERICA.COM/
25	DRYER VENTS, COMMERCIAL STYLE RANGES/HOODS, ETC. M1502.7 MAKEUP AIR INSTALLATIONS EXHAUSTING MORE THAN 200 CUBIC FEET PER MINUTE SHALL BE PROVIDED WITH MAKEUP AIR. M1503.6 MAKEUP AIR REQUIRED. EACH EXHAUST SYSTEM CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE MECHANICALLY OR PASSIVELY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT FEWER THAN ONE DAMPER COMPLYING WITH SECTION M1503.6.2. M1503.6.1 LOCATION. KITCHEN EXHAUST MAKEUP AIR SHALL BE DISCHARGED INTO THE SAME ROOM IN WHICH THE EXHAUST SYSTEM IS LOCATED OR INTO ROOMS OR DUCT SYSTEMS THAT COMMUNICATE THROUGH ONE OR MORE PERMANENT OPENINGS WITH THE ROOM IN WHICH SUCH EXHAUST SYSTEM IS LOCATED. SUCH PERMANENT OPENINGS SHALL HAVE A NET CROSS-SECTIONAL AREA NOT LESS THAN THE REQUIRED AREA OF THE MAKEUP AIR SUPPLY OPENINGS.
26	60" TALL SCREEN
27	DUCTLESS HEAT PUMP (HSPF 10 OR BETTER) THIS WALL IF THIS IS THE PRIMARY HEAT SOURCE THEN "HYPER-HEAT" IS REQUIRED TO MAINTAIN 60 DEG. INDOOR WITH OUTDOOR TEMP -10 (VERIFY)

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317 NW LOCUST AVE, PRINEVILLE, OREGON 97754-1452
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A NEW PROJECT FOR:
1040 R-3
MILLER SPRINGS FOUNDERS LLC
MILLER SPRINGS PHASE 1
BURNS, OR 97720
PHONE:

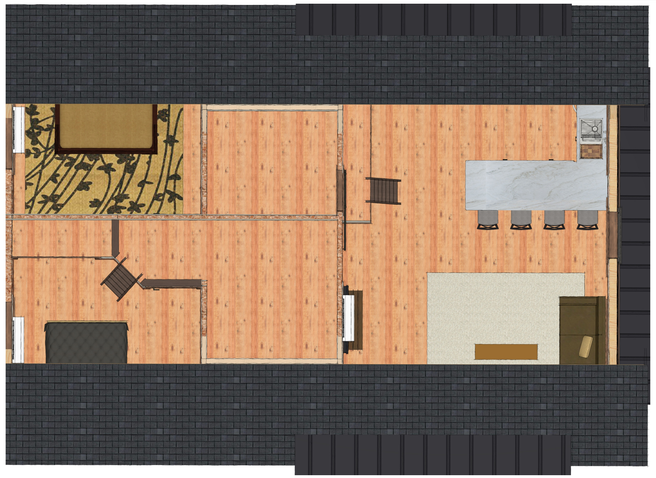
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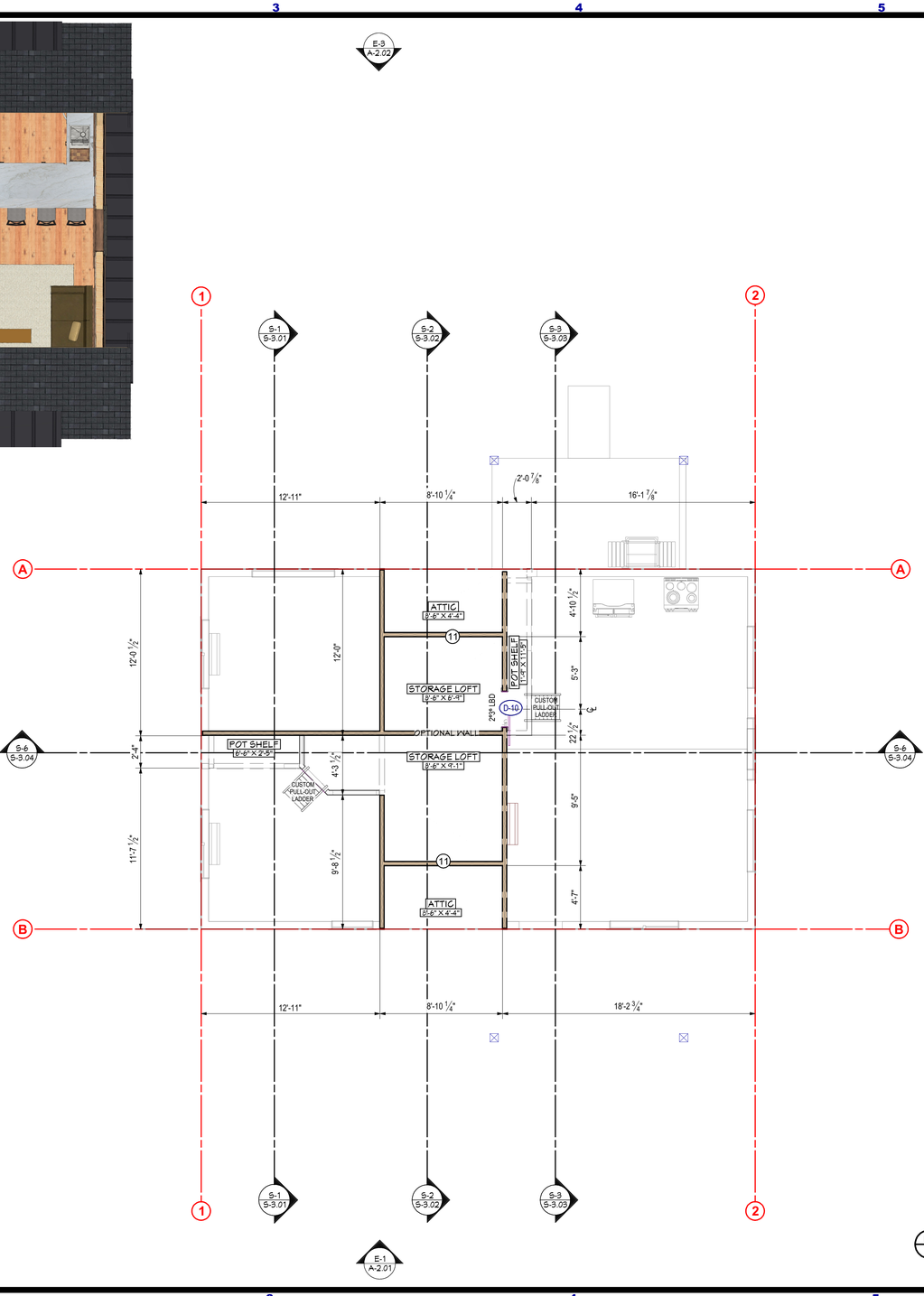
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C23 LOFT OVERVIEW
SCALE: 1/4" = 1'-0"



FL 2 A - FLOOR PLAN LOFT
SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES

NOTE SCHEDULE - FLOOR PLAN

1	SMOKE AND CARBON MONOXIDE DETECTORS REQ'D
2	LINEN/STORAGE CLOSET
3	ROD & SHELF (OR ORGANIZED CLOSET SYSTEM)
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5	(UNDERGROUND) NEVER LOCATE UNDERGROUND CONDUCTORS UNDER OR WITHIN 60" HORIZONTALLY FROM THE INSIDE WALL OF A POOL OR SPA. LIKEWISE, POOLS OR SPAS SHALL NOT BE INSTALLED OVER OR WITHIN 60" HORIZONTALLY FROM AN EXISTING UNDERGROUND CONDUCTOR. (OVERHEAD) CONSULT THE POWER COMPANY BEFORE PLACING POOLS, SPAS, OR HOT TUBS BELOW OR NEAR OVERHEAD CONDUCTORS.
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9	PAVERS OVER WOOD DECK (SEE DECK DETAIL)
10	A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -ORSG R312.1.1 - R312.1.4.
11	A MINIMUM 22"X30" R.O. ATTIC ACCESS IS REQUIRED FOR ATTIC AREAS THAT HAVE AT LEAST 30 SQ. FT. OF SPACE 30" HIGH BETWEEN CEILING/ROOF MEMBERS (MUST BE IN A READILY ACCESSIBLE AREA) (GASKET TO STOP AIR FLOW) - OSSC R307.1 & M1305.1.3 IF MECHANICAL EQUIPMENT IS LOCATED IN THE ATTIC. 30" X 22" MECHANICAL ACCESS PANEL - SHALL BE FLUSH FITTING WITH CONCEALED HARDWARE AND FINISHED TO MATCH WALL OR CEILING SURFACE PROVIDE AN ATTIC ACCESS "PULL OR DROP DOWN" (STAIR OR LADDER)
12	NOTE: FIELD DESIGNED LANDINGS & WALKS (U.N.O.) NOTE: LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM. HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).
13	ALL IMPERVIOUS / PAVED SURFACE AREAS AROUND THE BUILDING SHALL SLOPE AWAY 1/4" PER FOOT (2%) MIN. ALL OTHER AREAS SHALL SLOPE NOT LESS THAN 5/8" PER FOOT (5%). (6" IN THE FIRST10' MIN.)
14	18X24 THROUGH THE FLOOR OR 16X24 THROUGH A PERIMETER WALL CRAWL SPACE ACCESS - ORSC R408.4 ADDITIONAL SPACE & ADDITIONAL REQUIREMENTS ARE REQUIRED IF MECHANICAL EQUIPMENT (ESPECIALLY GAS FUELED EQUIPMENT), IS PLACED IN THE CRAWL SPACE. THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE
15	DRYER VENT
16	EXHAUST FAN, VENT TO EXTERIOR
17	FROST FREE HOSE BIBB
18	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
19	POT SHELF WITH SWITCHED UP-LIGHTING
20	PROVIDE WOOD BLOCKING IN WALL FRAMING FOR ALL ACCESSORIES INCLUDING BUT NOT LIMITED TO: TOWEL BARS, TOILET PAPER HOLDERS, SHELVING ATTACHMENT, ROBE HOOKS, GRAB BARS, ETC.
21	RAIN CHAIN OR SOLID DOWNSPOUT (VERIFY WITH OWNER. SEE ALSO ELEVATION PAGES). TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
22	APPLIANCE FLOOD PANS RECOMMENDED AT ALL APPLIANCES USING WATER SUCH AS DISHWASHERS, REFRIGERATORS WITH WATER, ICE MAKERS, WASHING MACHINES, WATER HEATER ETC. PLUMB TO DRAIN OR DAYLIGHT TO THE EXTERIOR. USE "P" TRAP AT EACH PAN. TRAP SHALL BE HAVE A PRIMER OR TRAP SHALL BE FILLED WITH MINERAL OIL OR USE "OATEY DRAIN SEAL" HTTPS://WWW.OATEY.COM/PRODUCTS/OATEY-DRAIN-SEAL--1553341548 OR SIMILAR.
23	WE STRONGLY RECOMMEND USING WATER DETECTORS / WATER-SENSOR SYSTEM WITH AUTOMATIC SHUT OFF SET TO SHUT OFF THE WATER SUPPLY TO A SPECIFIC APPLIANCE OR TO THE ENTIRE HOUSE WHEN A LEAK IS DETECTED. USE THESE SENSORS AT ALL AREAS WHERE WATER IS PLUMBED (ICE MAKER, DISHWASHER, LAUNDRY, SINKS, WATER HEATERS ETC...)
24	WHOLE HOUSE VENTILATION REQUIRED R303.4: (LAYOUT, SPECS & CALCULATIONS BY OTHERS) MECHANICAL DESIGNER SHALL PROVIDE A SIMPLE FLOOR PLAN/SECTION DRAWING SHOWING WHOLE HOUSE VENTILATION. INCLUDE VENTILATION RATES. SEE 2021 ORSC SECTION M1505.4. SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1505.4.1 THROUGH M1505.4.3. PROVIDE HIGH-EFFICIENCY HEAT RECOVERY VENTILATORS (HRV) AND ENERGY RECOVERY VENTILATORS (ERV) FOR ENERGY EFFICIENCY & INDOOR AIR QUALITY. EXAMPLE WWW.ZEHNDERAMERICA.COM/
25	DRYER VENTS, COMMERCIAL STYLE RANGES/HOODS, ETC. M1502.7 MAKEUP AIR. INSTALLATIONS EXHAUSTING MORE THAN 200 CUBIC FEET PER MINUTE SHALL BE PROVIDED WITH MAKEUP AIR. M1503.6 MAKEUP AIR REQUIRED. EACH EXHAUST SYSTEM CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE MECHANICALLY OR PASSIVELY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT FEWER THAN ONE DAMPER COMPLYING WITH SECTION M1503.6.2. M1503.6.1 LOCATION. KITCHEN EXHAUST MAKEUP AIR SHALL BE DISCHARGED INTO THE SAME ROOM IN WHICH THE EXHAUST SYSTEM IS LOCATED OR INTO ROOMS OR DUCT SYSTEMS THAT COMMUNICATE THROUGH ONE OR MORE PERMANENT OPENINGS WITH THE ROOM IN WHICH SUCH EXHAUST SYSTEM IS LOCATED. SUCH PERMANENT OPENINGS SHALL HAVE A NET CROSS-SECTIONAL AREA NOT LESS THAN THE REQUIRED AREA OF THE MAKEUP AIR SUPPLY OPENINGS.
26	60" TALL SCREEN
27	DUCTLESS HEAT PUMP (HSPF 10 OR BETTER) THIS WALL IF THIS IS THE PRIMARY HEAT SOURCE THEN "HYPER-HEAT" IS REQUIRED TO MAINTAIN 66 DEG. INDOOR WITH OUTDOOR TEMP -10 (VERIFY)

WESTERN DESIGN INTERNATIONAL™
PROFESSIONAL BUILDING DESIGNERS GROUP
317 NW LOCUST AVE, PRINEVILLE, OREGON 97754-1452
PHONE: (541) 447-3341 FAX: (877) 442-8369

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MILLER SPRINGS FOUNDERS LLC
MILLER SPRINGS PHASE 1
BURNS, OR 97720
PHONE:

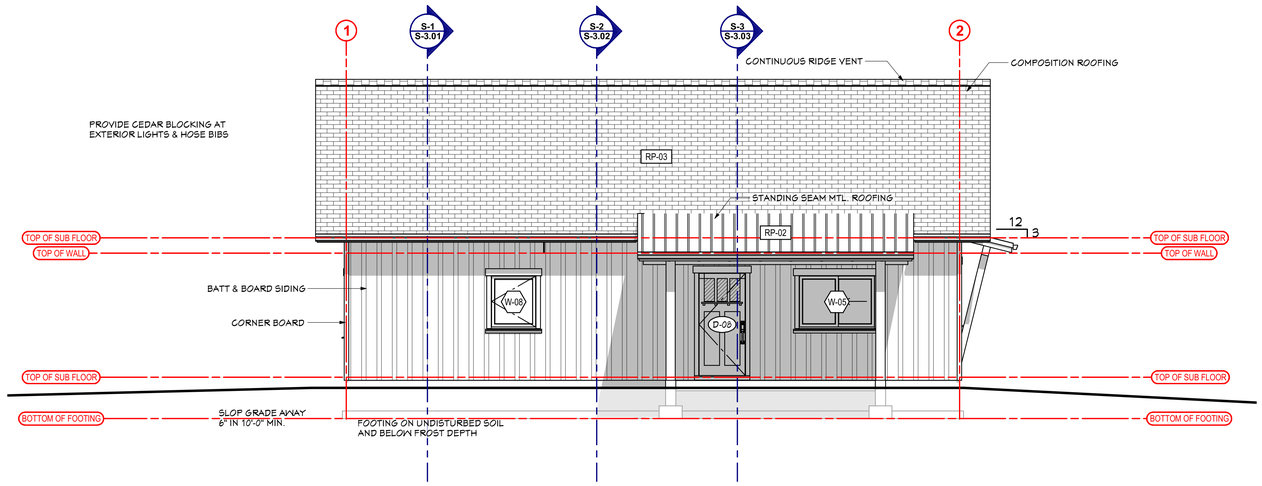
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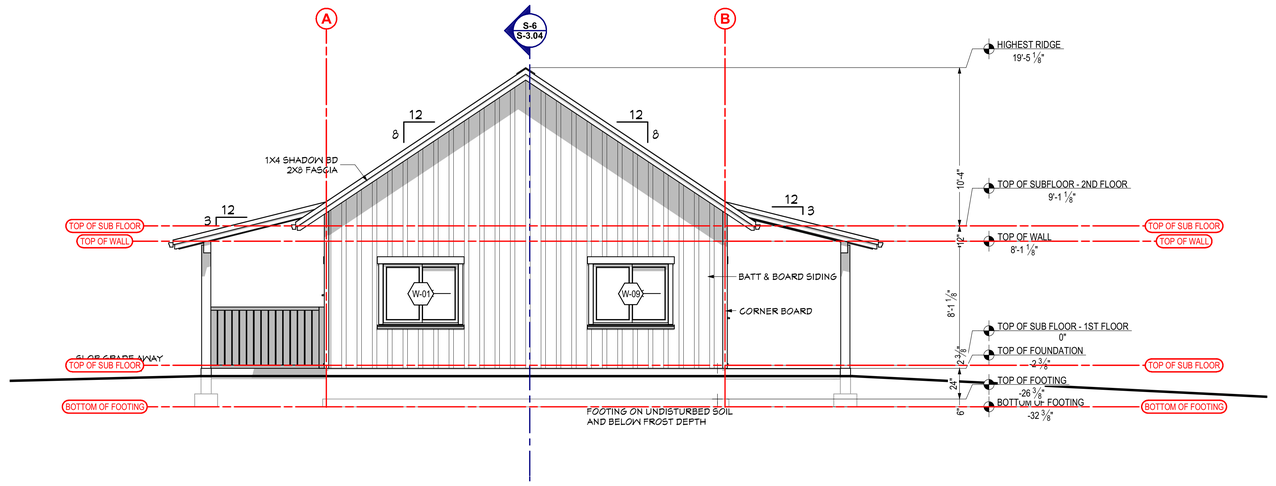
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E-1 **EXTERIOR ELEVATION FRONT**
SCALE: 1/4" = 1'-0"



E-2 **EXTERIOR ELEVATION LEFT**
SCALE: 1/4" = 1'-0"

BUILDING ELEVATION NOTES

	BUILDING ELEVATION NOTES
1	CONTINUOUS RIDGE VENT (TYP.) SEE ALSO ATTIC VENTILATION NOTES
2	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
3	METAL DRIP EDGE. REQUIRED AT ALL ROOF EDGES (RAKES & EAVES). R-903.2
4	METAL VALLEY FLASHING INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET
5	40 YEAR, HIGH PROFILE ARCHITECTURAL COMPOSITION ROOFING BY:_____ RATING, BRAND, STYLE AND COLOR PER OWNER'S APPROVAL ROOFING: REFER TO THE MANUFACTURE'S TECHNICAL SPECIFIGATION & DETAILS FOR FULL INSTALLATION INSTRUCTIONS
6	SNOW SHEDDING ROOFS SUCH AS, METAL, TILE, CONCRETE, SLATE, P.V. & OTHER SLICK MATERIALS. (COMPOSITION ROOFING IS A LOWER RISK FOR SLIDING SNOW.) IN NO CASE SHALL ROOF SNOW BE DIRECTED TO WHERE IT CAN ENDANGER PEDESTRIANS AND/OR PROPERTY. SNOW FENCES AND/OR GUARDS MUST BE USED IN THESE POTENTIALLY DANGEROUS AREAS.
7	PROVIDE ICE & WATER SHIELD FROM DRIP EDGE UP 3' MIN. BEYOND INSIDE OF EXTERIOR WALL LINE AND AT ALL VALLEYS. IF APPROVED BY OWNER, 30# FELT UNDER ROOFING AT OTHER AREAS. NOTE: ROOF SURFACES UNDER 4:12 SHALL HAVE THE ENTIRE SURFACE COVERED WITH ICE & WATER SHIELD. NOTE: ICE & WATER SHIELD MUST BE RATED FOR HIGH TEMP WHEN PLACED BELOW METAL ROOFING AND ANY FLASHING (EXAMPLE: CRICKETS, STEP & VALLEY FLASHING) SEE ALSO R905.1.2 ICE BARRIERS.
8	ROOFING UNDERLAYMENT SHALL BE ICE BARRIER OR IF APPROVED BY OWNER, #30 NON-PERFORATED ASPHALT SATURATED ORGANIC FELT, 36" WIDE ROLLS, COMPLYING WITH ASTM D 226 TYPE II, TO BE INSTALLED WITH 1" GALVANIZED ROOFING NAILS OR OTHER SUITABLE FASTENERS OVER THE ROOF SHEATHING. FELT SHALL BE LAID IN HALF-LAP FASHION TO PROVIDE A DOUBLE LAYER MEMBRANE. ROOFING INSTALLER SHALL CONFIRM THAT ROOF SHEATHING IS SUITABLY PREPARED FOR ROOFING INSTALLATION. SEE ALSO R-905.1.1
9	WHERE STEEL ROOFING PANELS ARE USED, PANELS SHALL BE INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET AND HAVE AN AIR GAP. NOTE, AN UNDERLAYMENT SUCH AS DELTA®-TRELA (BY DÖRKEN) A VAPOR-PERMEABLE UNDERLAYMENT W/ STRUCTURED SEPARATION & DRAINAGE REPLACES CAP SHEET & AIR GAP AND IS HIGHLY RECOMMENDED. SEE ALSO ORSC R905.10 METAL ROOF PANELS.
10	5/8" PLYWOOD OR OSB ROOF SHEATHING (PLYWOOD IS RECOMMENDED FOR ENTIRE ROOF, BUT AG PLYWD SHALL BE REQUIRED AT ALL VISIBLE OPEN ROOF OVERHANGS U.N.O.) SHEATHING SHALL BE PLACED PERPENDICULAR TO FRAMING AND STAGGERED END JOINTS AT 4'-0". PROVIDE 1/4" SPACE AT ALL PANEL EDGES FOR EXPANSION, AT ALL ROOF AND WALLS. NAIL W/ 8D @ 6" O.C. EDGE AND 12" O.C. FIELD U.N.O.
11	1X4 CEDAR SHADOW BOARD OVER 2X8 CEDAR FASCIA.(SEE DETAILS)
12	5/4 X 3 CEDAR TRIM (AT BEAM TO SOFFIT). NOTE: AT BOARD & BATTEN OR BOARD ON BOARD SIDING: USE 2X TRIM AND USE A 1/2" SPACER (OSB OR PLYWOOD) BEHIND TRIM AT WALL TO SOFFIT & APRONS ETC.
13	ALL SIDING SHALL BE INSTALLED OVER WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) OR FULL RAIN SCREEN. SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.). WALLS INSULATED W/ B.I.B. INSULATION. 1/2" G.W.B. AT "DRY" LOCATIONS U.N.O. FOR SIDING, CORNER TRIM AND BELT COURSE, SEE DETAILS #__ & #__ ON SHEET #
14	"Z" FLASHING AT TOP OF PANEL SIDING. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
15	5/4X4 CORNER BOARDS AT OUTSIDE CORNERS AND 5/4X3 INSIDE CORNER TRIM, EACH OVER A DOUBLE LAYER OF WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
16	FLASHING CAP AT ALL EXPOSED (TOP & END GRAIN) WOOD SURFACES. VERIFY SIZE
17	ROOF GUTTER (SLOPE____)
18	"K" STYLE RAIN GUTTER (TYP.) MOUNTED TO PLUMB FASCIA OR TO A CONTINUOUS BEVELED BLOCK ON SQ. CUT FASCIA. (VERIFY STYLE & COLOR WITH OWNER) OR BRONZE SEMI-CIRCULAR RAIN GUTTER (TYP.) MOUNTED TO A CONTINUOUS BEVELED BLOCK - PROVIDE SOLID OR RAIN CHAIN DOWNSPOUT (COMPARE) RAINCHAINS.COM #T4-BR W BRONZE POWDER COAT & RGR-2 W BRONZE POWDER COATING GUTTER MOUNTING KIT. TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
19	WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING SHALL HAVE A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER. ORSC R311
20	_____ SIDING OVER "ZIP SYSTEM" SHTG OR WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.).
21	SIMULATED BOARD & BATTEN SIDING (BATTENS ARE 1X4S AT 12" O.C.) TRUE BOARD & BATTEN SIDING (BOARDS ARE 1X4S, BATTENS ARE 1X12S)
22	OPTIONAL & NOT SHOWN (UPPER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP AND BOTTOM OF TRIM. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL AL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #__
23	OPTIONAL & NOT SHOWN (LOWER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #__
24	36" HIGH MINIMUM GUARDRAIL (POWDER COATED METAL) A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING DECKS OR PATIOS, STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. ORSC R312.1.1 - R312.1.4. (SEE NOTE #12 ON "G" SHEETS AND ANY RAIL DETAILS.)
25	LANDINGS & WALKS ARE FIELD DESIGNED (U.N.O.) WALKS SHALL BE 36" WIDE MINIMUM. LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM IN THE DIRECTION OF TRAVEL. HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).

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317 NW LOCUST AVE, PRINEVILLE, OREGON 97754-1452
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1040 R-3
MILLER SPRINGS FOUNDERS LLC
MILLER SPRINGS PHASE 1
BURNS, OR 97720
PHONE:

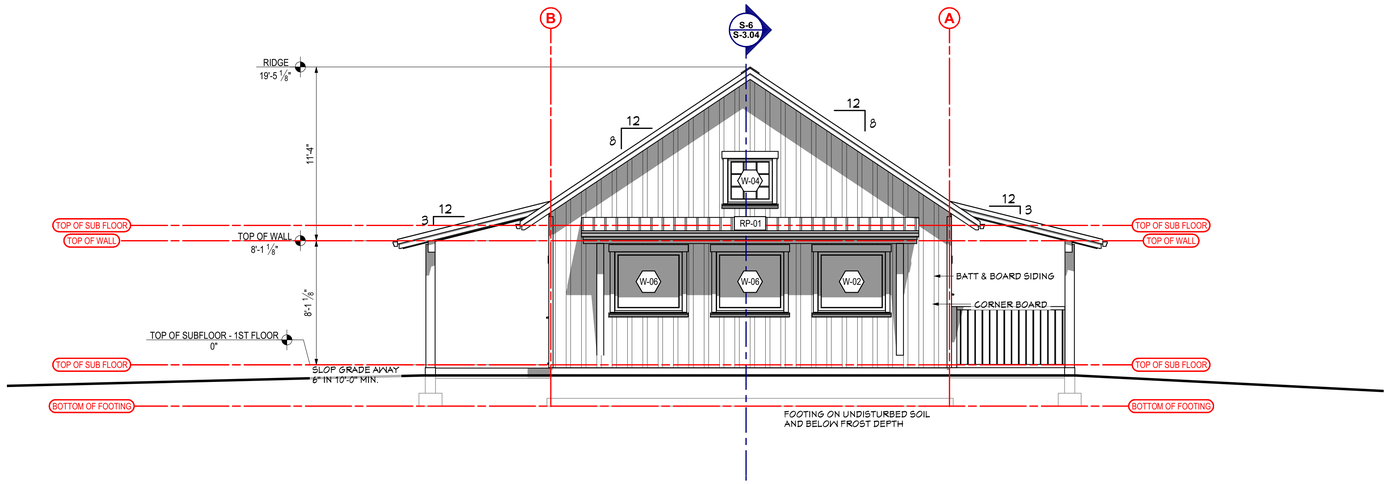
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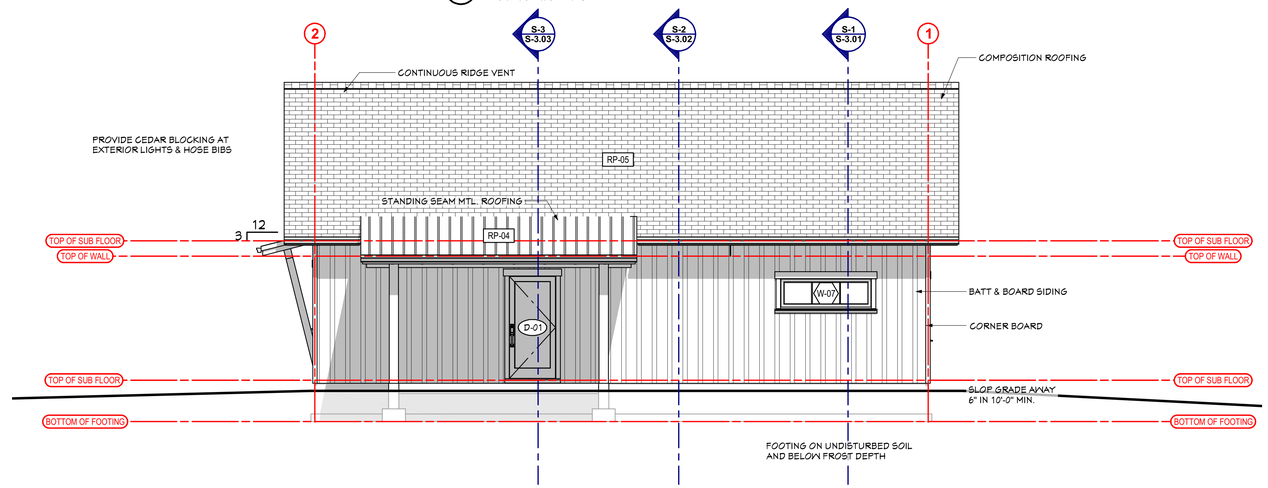
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E-4 EXTERIOR ELEVATION RIGHT

SCALE: 1/4" = 1'-0"



E-3 EXTERIOR ELEVATION BACK

SCALE: 1/4" = 1'-0"

BUILDING ELEVATION NOTES

	BUILDING ELEVATION NOTES
1	CONTINUOUS RIDGE VENT (TYP.) SEE ALSO ATTIC VENTILATION NOTES
2	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
3	METAL DRIP EDGE. REQUIRED AT ALL ROOF EDGES (RAKES & EAVES). R-903.2
4	METAL VALLEY FLASHING INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET
5	40 YEAR, HIGH PROFILE ARCHITECTURAL COMPOSITION ROOFING BY:_____ RATING, BRAND, STYLE AND COLOR PER OWNER'S APPROVAL ROOFING: REFER TO THE MANUFACTURE'S TECHNICAL SPECIFIGATION & DETAILS FOR FULL INSTALLATION INSTRUCTIONS
6	SNOW SHEDDING ROOFS SUCH AS, METAL, TILE, CONCRETE, SLATE, P.V. & OTHER SLICK MATERIALS. (COMPOSITION ROOFING IS A LOWER RISK FOR SLIDING SNOW.) IN NO CASE SHALL ROOF SNOW BE DIRECTED TO WHERE IT CAN ENDANGER PEDESTRIANS AND/OR PROPERTY. SNOW FENCES AND/OR GUARDS MUST BE USED IN THESE POTENTIALLY DANGEROUS AREAS.
7	PROVIDE ICE & WATER SHIELD FROM DRIP EDGE UP 8" MIN. BEYOND INSIDE OF EXTERIOR WALL LINE AND AT ALL VALLEYS. IF APPROVED BY OWNER, 30# FELT UNDER ROOFING AT OTHER AREAS. NOTE: ROOF SURFACES UNDER 4:12 SHALL HAVE THE ENTIRE SURFACE COVERED WITH ICE & WATER SHIELD. NOTE: ICE & WATER SHIELD MUST BE RATED FOR HIGH TEMP WHEN PLACED BELOW METAL ROOFING AND ANY FLASHING (EXAMPLE: CRICKETS, STEP & VALLEY FLASHING) SEE ALSO R905.1.2 ICE BARRIERS.
8	ROOFING UNDERLAYMENT SHALL BE ICE BARRIER OR IF APPROVED BY OWNER, #30 NON-PERFORATED ASPHALT SATURATED ORGANIC FELT, 36" WIDE ROLLS, COMPLYING WITH ASTM D 226 TYPE II, TO BE INSTALLED WITH 1" GALVANIZED ROOFING NAILS OR OTHER SUITABLE FASTENERS OVER THE ROOF SHEATHING. FELT SHALL BE LAID IN HALF-LAP FASHION TO PROVIDE A DOUBLE LAYER MEMBRANE. ROOFING INSTALLER SHALL CONFIRM THAT ROOF SHEATHING IS SUITABLY PREPARED FOR ROOFING INSTALLATION. SEE ALSO R-905.1.1
9	WHERE STEEL ROOFING PANELS ARE USED, PANELS SHALL BE INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET AND HAVE AN AIR GAP. NOTE, AN UNDERLAYMENT SUCH AS DELTA®-TRELA (BY DÖRKEN) A VAPOR-PERMEABLE UNDERLAYMENT W/ STRUCTURED SEPARATION & DRAINAGE REPLACES CAP SHEET & AIR GAP AND IS HIGHLY RECOMMENDED. SEE ALSO ORSC R905.10 METAL ROOF PANELS.
10	5/8" PLYWOOD OR OSB ROOF SHEATHING (PLYWOOD IS RECOMMENDED FOR ENTIRE ROOF, BUT AC PLYWD SHALL BE REQUIRED AT ALL VISIBLE OPEN ROOF OVERHANGS U.N.O.) SHEATHING SHALL BE PLACED PERPENDICULAR TO FRAMING AND STAGGERED END JOINTS AT 4'-0". PROVIDE 1/4" SPACE AT ALL PANEL EDGES FOR EXPANSION, AT ALL ROOF AND WALLS. NAIL W/ 8D @ 6" O.C. EDGE AND 12" O.C. FIELD U.N.O.
11	1X4 CEDAR SHADOW BOARD OVER 2X8 CEDAR FASCIA.(SEE DETAILS)
12	5/4 X 3 CEDAR TRIM (AT BEAM TO SOFFIT). NOTE: AT BOARD & BATTEN OR BOARD ON BOARD SIDING: USE 2X TRIM AND USE A 1/2" SPACER (OSB OR PLYWOOD) BEHIND TRIM AT WALL TO SOFFIT & APRONS ETC.
13	ALL SIDING SHALL BE INSTALLED OVER WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) OR FULL RAIN SCREEN. SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.). WALLS INSULATED W/ R-13 B. INSULATION. 1/2" G.W.B. AT "DRY" LOCATIONS U.N.O. FOR SIDING, CORNER TRIM AND BELT COURSE, SEE DETAILS #__ & #__ ON SHEET #
14	"Z" FLASHING AT TOP OF PANEL SIDING. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
15	5/4X4 CORNER BOARDS AT OUTSIDE CORNERS AND 5/4X3 INSIDE CORNER TRIM, EACH OVER A DOUBLE LAYER OF WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
16	FLASHING CAP AT ALL EXPOSED (TOP & END GRAIN) WOOD SURFACES. VERIFY SIZE
17	ROOF GUTTER (SLOPE____)
18	"K" STYLE RAIN GUTTER (TYP.) MOUNTED TO PLUMB FASCIA OR TO A CONTINUOUS BEVELED BLOCK ON SQ. CUT FASCIA. (VERIFY STYLE & COLOR WITH OWNER) OR BRONZE SEMI-CIRCULAR RAIN GUTTER (TYP.) MOUNTED TO A CONTINUOUS BEVELED BLOCK - PROVIDE SOLID OR RAIN CHAIN DOWNSPOUT (COMPARE) RAINCHAINS.COM #174-BR W/ BRONZE POWDER COAT & RGR-2 W/ BRONZE POWDER COATING GUTTER MOUNTING KIT. TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
19	WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING SHALL HAVE A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER. ORSC R317
20	_____ SIDING OVER "ZIP SYSTEM" SHTG OR WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.).
21	SIMULATED BOARD & BATTEN SIDING (BATTENS ARE 1X4S AT 12" O.C.) TRUE BOARD & BATTEN SIDING (BOARDS ARE 1X4S, BATTENS ARE 1X1.25)
22	OPTIONAL & NOT SHOWN (UPPER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP AND BOTTOM OF TRIM. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL AL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #
23	OPTIONAL & NOT SHOWN (LOWER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #__
24	36" HIGH MINIMUM GUARDRAIL (POWDER COATED METAL) A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING DECKS OR PATIOS, STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. ORSC R312.1.1 - R312.1.4. (SEE NOTE #12 ON "G" SHEETS AND ANY RAIL DETAILS.)
25	LANDINGS & WALKS ARE FIELD DESIGNED (U.N.O.) WALKS SHALL BE 36" WIDE MINIMUM. LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM IN THE DIRECTION OF TRAVEL. HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).

WESTERN DESIGN INTERNATIONAL
PROFESSIONAL BUILDING DESIGNERS GROUP
317 NW LOCUST AVE, PRINEVILLE, OREGON 97754-1452
PHONE: (541) 447-3341 FAX: (877) 442-8369

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MILLER SPRINGS PHASE 1
BURNS, OR 97720
PHONE:

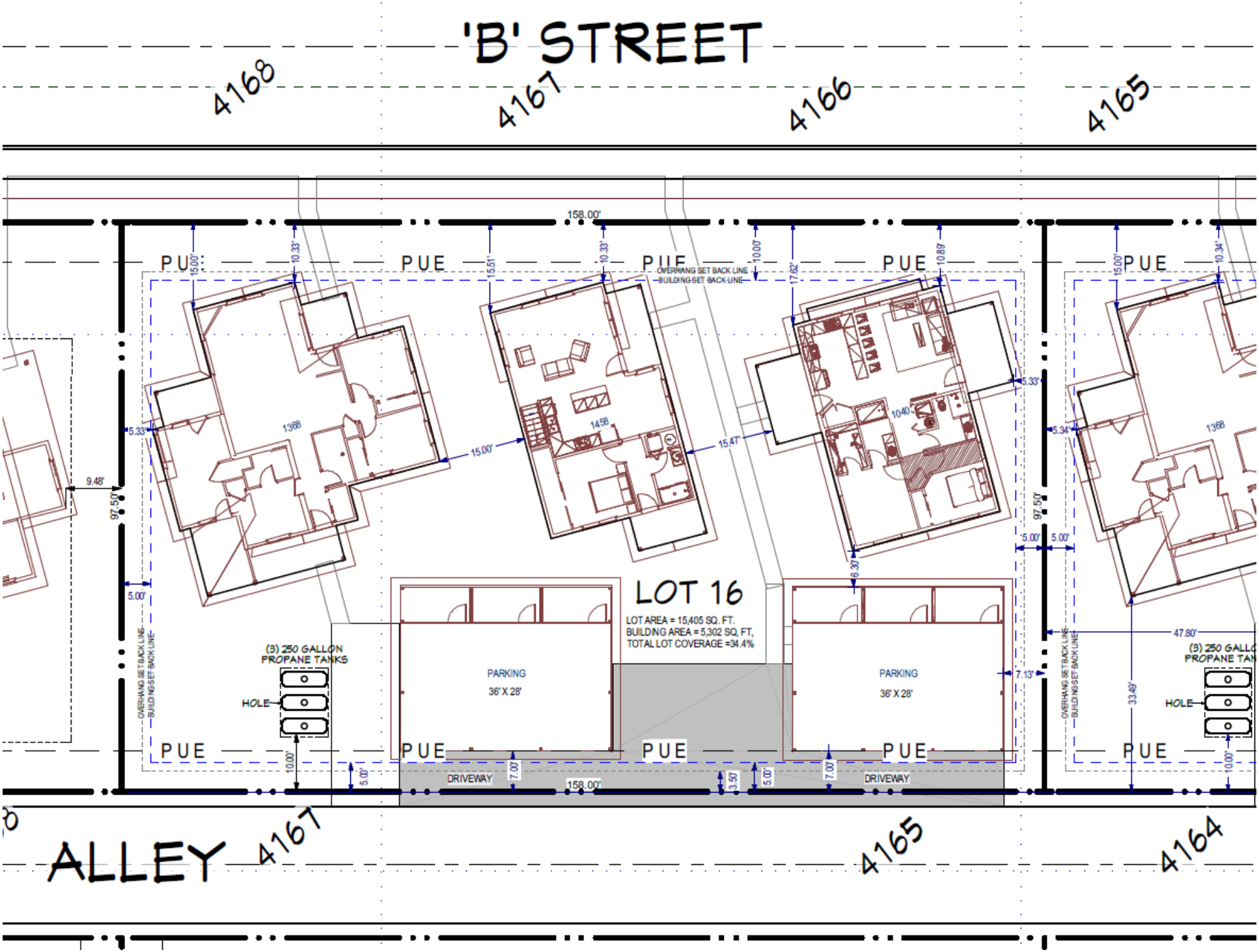
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LAST PLOT DATE:
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DRAWN BY:
ES, TE,
JOB NUMBER
24001
CHECKED: TE
DBL. CHECKED: ES

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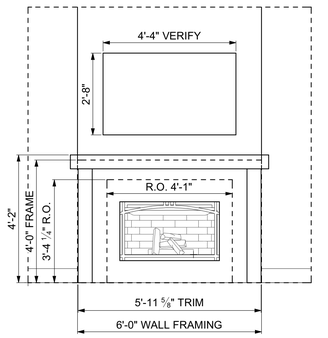
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'B' STREET
4168
4167
4166
4165
158.00'
PUE
OVERHANG SET BACK LINE
BUILDING SET BACK LINE
LOT 16
LOT AREA = 15,405 SQ. FT.
BUILDING AREA = 5,302 SQ. FT.
TOTAL LOT COVERAGE =34.4%
(3) 250 GALLON
PROPANE TANKS
HOLE
PARKING
36' X 28'
DRIVEWAY
97.50'
9.48'
5.00'
47.80'
33.49'
7.13'
ALLEY
4167
4165
4164



C16 FLOOR PLAN OVERVIEW
SCALE: -0"

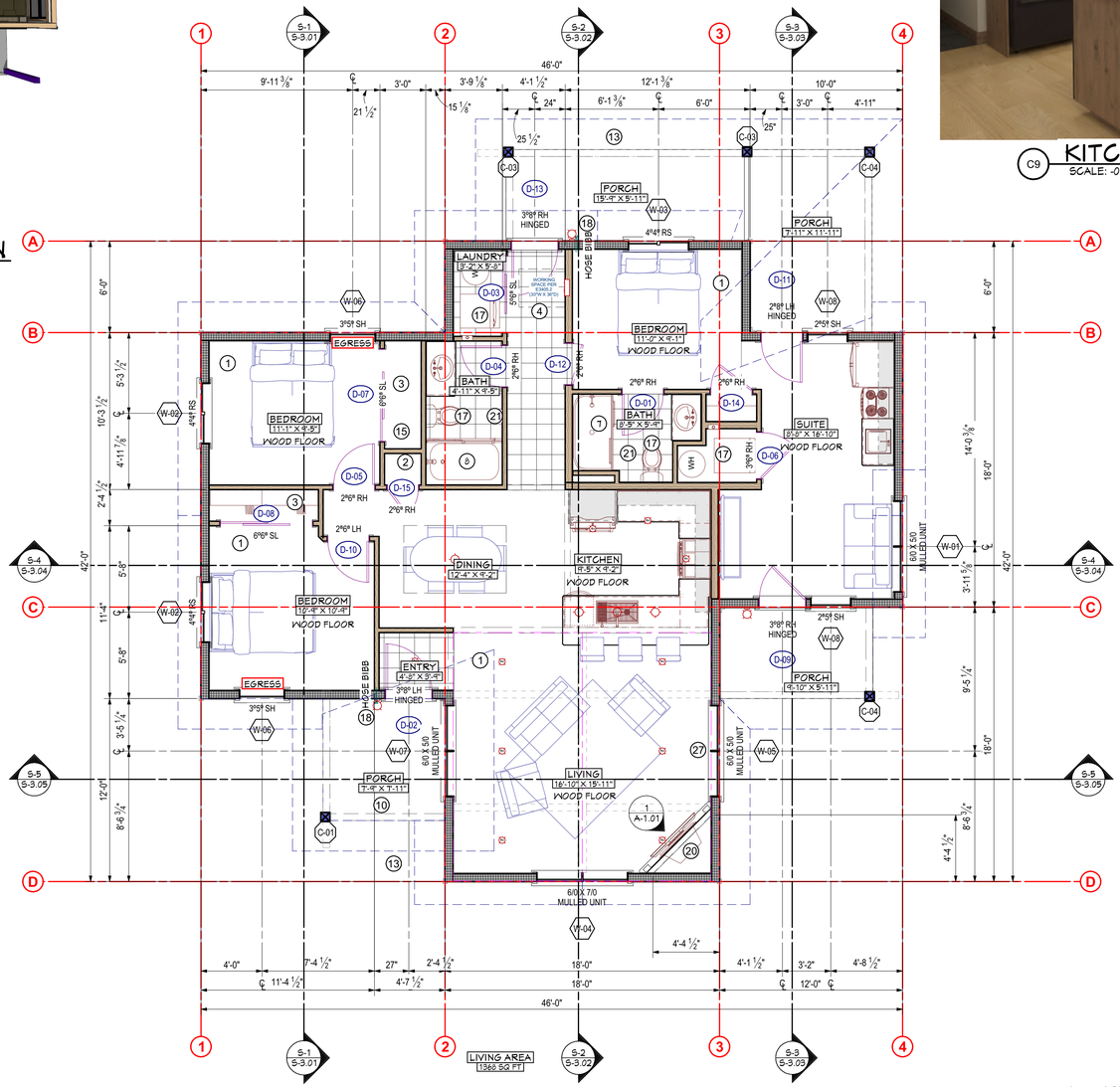




1 CORNER FIRE PLACE
SCALE: 1/2" = 1'-0"



C9 KITCHEN VIEW
SCALE: -0"



A - FLOOR PLAN
SCALE: 1/4" = 1'-0"
2 0 2 4 6 8 16

DIMENSION LINES ARE TO ROUGH FRAMING U.N.O.
SEE WALL FRAMING PLAN FOR INT. DIMENSIONS S-1.03

FLOOR PLAN NOTES

NOTE SCHEDULE - FLOOR PLAN

1	SMOKE AND CARBON MONOXIDE DETECTORS REQ'D
2	LINEN/STORAGE CLOSET
3	ROD & SHELF (OR ORGANIZED CLOSET SYSTEM)
4	--200 AMP BREAKER PANEL W/ WITH DISCONNECT (EXTERIOR) DOOR MUST OPEN 90 DEG MIN. CLEAR HT SHALL BE 6'-6" OR HT OF PANEL, WHICHEVER IS GREATER. CLEAR FLOOR AREA SHALL BE 30" WIDE X 36" DEEP MIN. PANEL IS NOT PERMITTED IN A SPACE USED FOR STORAGE. UFER GROUND IS REQ'D FOR ELECTRICAL SERVICE (METER BASE AT PARKING STRUCTURE) METERS SHALL NOT BE INSTALLED WITHIN 36" OF A GAS METER OR A WINDOW THAT HAS A VIEW OF LIVING SPACE OR RESTROOMS, OR WITHIN 36" OF A DOOR. THE CUSTOMER SHALL OBTAIN POWER COMPANY APPROVAL FOR THE METER LOCATION PRIOR TO INSTALLATION OF SUPPLY CONDUIT. CENTER OF METER SHALL BE BETWEEN 48" & 72" ABOVE FINISHED GRADE OR SURFACE. CLEAR HEADROOM SHALL BE 78" OR 9" ABOVE CENTER OF METER, WHICHEVER IS GREATER. A CLEAR, LEVEL & UNOBSTRUCTED WORKING SPACE OF 30" WIDE X 36" DEEP MIN. MEASURED FROM THE FACE OF THE METER, SHALL BE PROVIDED. SIDE CLEARANCES SHALL BE NO LESS THAN 10" FROM METER BOX. BUILDING SURFACE SHALL NOT PROJECT BEYOND THE FACE OF THE BOX.
5	(UNDERGROUND) NEVER LOCATE UNDERGROUND CONDUCTORS UNDER OR WITHIN 60" HORIZONTALLY FROM THE INSIDE WALL OF A POOL OR SPA. LIKEWISE, POOLS OR SPAS SHALL NOT BE INSTALLED OVER OR WITHIN 60" HORIZONTALLY FROM AN EXISTING UNDERGROUND CONDUCTOR. (OVERHEAD) CONSULT THE POWER COMPANY BEFORE PLACING POOLS, SPAS, OR HOT TUBS BELOW OR NEAR OVERHEAD CONDUCTORS.
6	N1107.4 SOLAR INTERCONNECTION PATHWAY. A SQUARE METAL JUNCTION BOX NOT LESS THAN 4" BY 4" WITH A METAL BOX COVER SHALL BE PROVIDED WITHIN 24" HORIZONTALLY OR VERTICALLY OF THE MAIN ELECTRICAL PANEL. A MINIMUM ¾" RIGID METAL RACEWAY SHALL EXTEND FROM THE JUNCTION BOX TO A CAPPED ROOF TERMINATION OR TO AN ACCESSIBLE LOCATION IN THE ATTIC WITH A VERTICAL CLEARANCE OF NOT LESS THAN 36". WHERE THE RACEWAY TERMINATES IN THE ATTIC, THE TERMINATION SHALL BE LOCATED NOT LESS THAN 6" ABOVE THE INSULATION. THE END OF THE RACEWAY SHALL BE MARKED AS "RESERVED FOR SOLAR." EXCEPTION: IN LIEU OF ¾" RIGID METAL RACEWAY, A MINIMUM #10 COPPER 3-WIRE MC CABLE INSTALLED FROM THE JUNCTION BOX TO THE TERMINATION POINT INCLUDING 6" ADDITIONAL WIRE IS PERMITTED.
7	32" SHOWER
8	36" TUB/SHOWER
9	1/2" CEILING BOARD OR 5/8" GWB NOTE: AN AIR BARRIER AT THE CEILING LINE – SUCH AS SEALED GYPSUM BOARD - SHALL BE PRESENT TO ISOLATE THE ATTIC SPACE FROM THE CONDITIONED SPACE. CAULK / SEAL / FOAM AROUND ALL PIPES OR ELECTRICAL WIRES OR FIXTURES PENETRATING INTO ATTIC SPACES OR OTHER INSULTED CEILINGS
10	PAVERS
11	A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -ORSC R312.1.1 - R312.1.4.
12	A MINIMUM 22"X30" R.O. ATTIC ACCESS IS REQUIRED FOR ATTIC AREAS THAT HAVE AT LEAST 30 SQ. FT. OF SPACE 30" HIGH BETWEEN CEILING/ROOF MEMBERS (MUST BE IN A READILY ACCESSIBLE AREA) (GASKET TO STOP AIR FLOW) - OSSC R301.1 & M1305.1.3 IF MECHANICAL EQUIPMENT IS LOCATED IN THE ATTIC, 30" X 22" MECHANICAL ACCESS PANEL - SHALL BE FLUSH FITTING WITH CONCEALED HARDWARE AND FINISHED TO MATCH WALL OR CEILING SURFACE. PROVIDE AN ATTIC ACCESS "PULL OR DROP DOWN" (STAIR OR LADDER)
13	NOTE: FIELD DESIGNED LANDINGS & WALKS (U.N.O.) NOTE: LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM. HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).
14	ALL IMPERVIOUS / PAVED SURFACE AREAS AROUND THE BUILDING SHALL SLOPE AWAY 1/4" PER FOOT (2%) MIN. ALL OTHER AREAS SHALL SLOPE NOT LESS THAN 5/8" PER FOOT (5%). (6" IN THE FIRST10' MIN.)
15	18X24 THROUGH THE FLOOR OR 16X24 THROUGH A PERIMETER WALL CRAWL SPACE ACCESS - ORSC R408.4 ADDITIONAL SPACE & ADDITIONAL REQUIREMENTS ARE REQUIRED IF MECHANICAL EQUIPMENT (ESPECIALLY GAS FUELED EQUIPMENT), IS PLACED IN THE CRAWL SPACE. THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE
16	DRYER VENT
17	EXHAUST FAN, VENT TO EXTERIOR
18	FROST FREE HOSE BIBB W/ CEDAR BACKING
19	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
20	LPG FIRE PLACE VENT THROUGH ROOF SEE MNFR DETAIL
21	PROVIDE WOOD BLOCKING IN WALL FRAMING FOR ALL ACCESSORIES INCLUDING BUT NOT LIMITED TO: TOWEL BARS, TOILET PAPER HOLDERS, SHELVING ATTACHMENT, ROBE HOOKS, GRAB BARS, ETC.
22	RAIN CHAIN OR SOLID DOWNSPOUT (VERIFY WITH OWNER. SEE ALSO ELEVATION PAGES). TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
23	APPLIANCE FLOOD PANS RECOMMENDED AT ALL APPLIANCES USING WATER SUCH AS DISHWASHERS, REFRIGERATORS WITH WATER, ICE MAKERS, WASHING MACHINES, WATER HEATER ETC. PLUMB TO DRAIN OR DAYLIGHT TO THE EXTERIOR. USE "P" TRAP AT EACH DRAIN. TRAP SHALL BE HAVE A PRIMER OR TRAP SHALL BE FILLED WITH MINERAL OIL OR USE "OATEY DRAIN SEAL" HTTPS://WWW.OATEY.COM/PRODUCTS/OATEY-DRAIN-SEAL--1553341598 OR SIMILAR.
24	WE STRONGLY RECOMMEND USING WATER DETECTORS / WATER-SENSOR SYSTEM WITH AUTOMATIC SHUT OFF SET TO SHUT OFF THE WATER SUPPLY TO A SPECIFIC APPLIANCE OR TO THE ENTIRE HOUSE WHEN A LEAK IS DETECTED. USE THESE SENSORS AT ALL AREAS WHERE WATER IS PLUMBED (ICE MAKER, DISHWASHER, LAUNDRY, SINKS, WATER HEATERS ETC...)
25	WHOLE HOUSE VENTILATION REQUIRED R303.4: (LAYOUT, SPECS & CALCULATIONS BY OTHERS) MECHANICAL DESIGNER SHALL PROVIDE A SIMPLE FLOOR PLAN/SECTION DRAWING SHOWING WHOLE HOUSE VENTILATION. INCLUDE VENTILATION RATES. SEE 2021 ORSC SECTION M1505.4. SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SECTION M1505.4.1 THROUGH M1505.4.3. PROVIDE HIGH-EFFICIENCY HEAT RECOVERY VENTILATORS (HRV) AND ENERGY RECOVERY VENTILATORS (ERV) FOR ENERGY EFFICIENCY & INDOOR AIR QUALITY. EXAMPLE WWW.ZEHNDERAMERICA.COM/
26	DRYER VENTS, COMMERCIAL STYLE RANGES/HOODS, ETC. M1502.7 MAKEUP AIR. INSTALLATIONS EXHAUSTING MORE THAN 200 CUBIC FEET PER MINUTE SHALL BE PROVIDED WITH MAKEUP AIR. M1503.6 MAKEUP AIR REQUIRED. EACH EXHAUST SYSTEM CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE MECHANICALLY OR PASSIVELY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT FEWER THAN ONE DAMPER COMPLYING WITH SECTION M1503.6.2. M1503.6.1 LOCATION. KITCHEN EXHAUST MAKEUP AIR SHALL BE DISCHARGED INTO THE SAME ROOM IN WHICH THE EXHAUST SYSTEM IS LOCATED OR INTO ROOMS OR DUCT SYSTEMS THAT COMMUNICATE THROUGH ONE OR MORE PERMANENT OPENINGS WITH THE ROOM IN WHICH SUCH EXHAUST SYSTEM IS LOCATED. SUCH PERMANENT OPENINGS SHALL HAVE A NET CROSS-SECTIONAL AREA NOT LESS THAN THE REQUIRED AREA OF THE MAKEUP AIR SUPPLY OPENINGS.
27	DUCTLESS HEAT PUMP (HSPF 10 OR BETTER) IF THIS IS THE PRIMARY HEAT SOURCE THEN "HYPER-HEAT" IS REQUIRED TO MAINTAIN 60 DEG. INDOOR WITH OUTDOOR TEMP -10 (VERIFY)

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PROFESSIONAL BUILDING DESIGNERS GROUP
317 NW LOCUST AVE, PRINEVILLE, OREGON 97754-1452
PHONE: (541) 447-3341 FAX: (877) 442-8369

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R-3 1368
MILLER SPRINGS FOUNDERS LLC
BURNS, OREGON 97720
PHONE:

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JOB NUMBER
R3_25004
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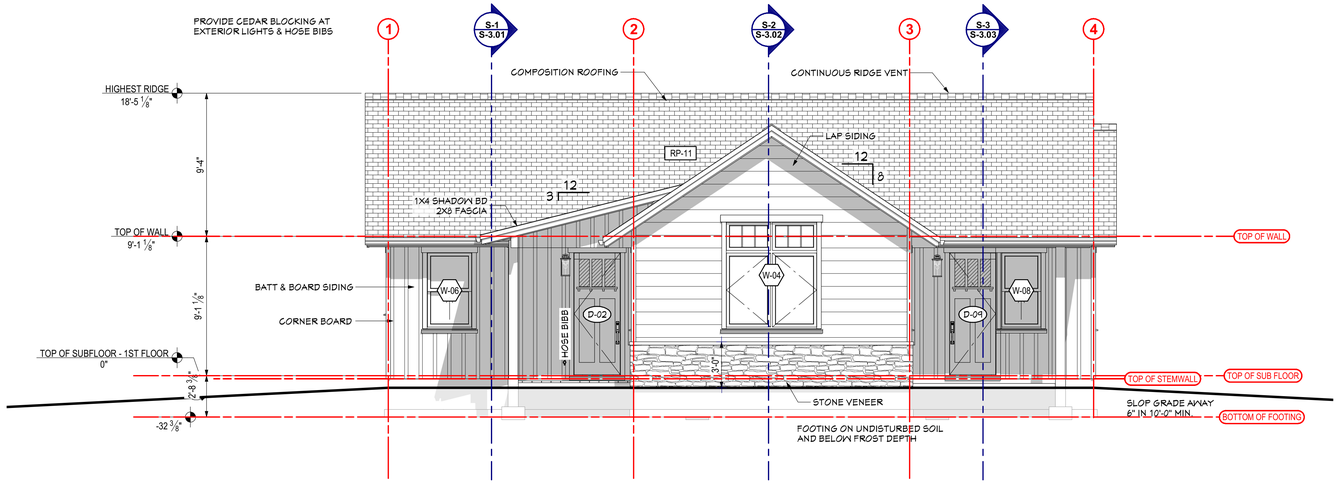
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9

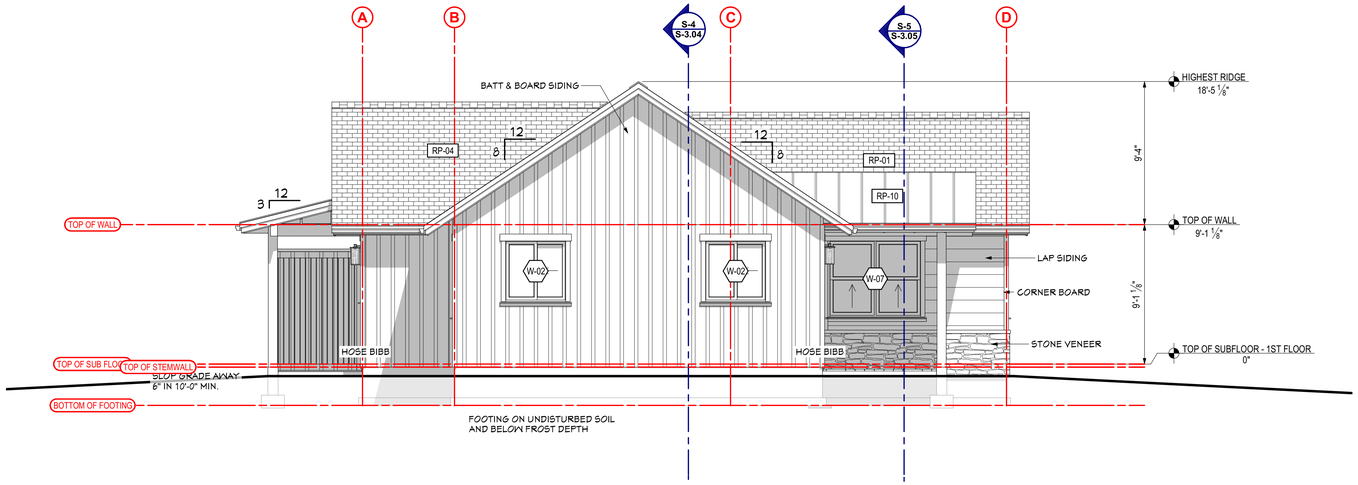


E-1 EXTERIOR ELEVATION FRONT

SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES

LAP SIDING=	R/A ARTISAN DUSK DF#2 - RAKED
12" BOARD & BATTEN SIDING=	RANCHWOOD TACKROOM - CIRCLE SAWN
TRIM=	CHARWOOD EBONY DF#2 - RAKED
FASCIA=	CHARWOOD EBONY DF#2 - RAKED
STONE VENEER=	LEDGE STONE



E-2 EXTERIOR ELEVATION LEFT

SCALE: 1/4" = 1'-0"

BUILDING ELEVATION NOTES

	BUILDING ELEVATION NOTES
1	CONTINUOUS RIDGE VENT (TYP.) SEE ALSO ATTIC VENTILATION NOTES
2	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
3	METAL DRIP EDGE. REQUIRED AT ALL ROOF EDGES (RAKES & EAVES). R-903.2
4	METAL VALLEY FLASHING INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET
5	40 YEAR, HIGH PROFILE ARCHITECTURAL COMPOSITION ROOFING BY:_____ RATING, BRAND, STYLE AND COLOR PER OWNER'S APPROVAL. ROOFING: REFER TO THE MANUFACTURE'S TECHNICAL SPECIFICATION & DETAILS FOR FULL INSTALLATION INSTRUCTIONS
6	STANDING SEAM METAL ROOFING: COLOR PER OWNER'S APPROVAL. ROOFING: REFER TO THE MANUFACTURE'S TECHNICAL SPECIFICATION & DETAILS FOR FULL INSTALLATION INSTRUCTIONS
7	SNOW SHEDDING ROOFS SUCH AS, METAL, TILE, CONCRETE, SLATE, P.V. & OTHER SLICK MATERIALS. (COMPOSITION ROOFING IS A LOWER RISK FOR SLIDING SNOW) IN NO CASE SHALL ROOF SNOW BE DIRECTED TO WHERE IT CAN ENDANGER PEDESTRIANS AND/OR PROPERTY. SNOW FENCES AND/OR GUARDS MUST BE USED IN THESE POTENTIALLY DANGEROUS AREAS.
8	PROVIDE ICE & WATER SHIELD FROM DRIP EDGE UP 3' MIN. BEYOND INSIDE OF EXTERIOR WALL LINE AND AT ALL VALLEYS. IF APPROVED BY OWNER, 30# FELT UNDER ROOFING AT OTHER AREAS. NOTE: ROOF SURFACES UNDER 4:12 SHALL HAVE THE ENTIRE SURFACE COVERED WITH ICE & WATER SHIELD. NOTE: ICE & WATER SHIELD MUST BE RATED FOR HIGH TEMP WHEN PLACED BELOW METAL ROOFING AND ANY FLASHING (EXAMPLE: CRICKETS, STEP & VALLEY FLASHING) SEE ALSO R105.1.2 ICE BARRIERS.
9	ROOFING UNDERLAYMENT SHALL BE ICE BARRIER OR IF APPROVED BY OWNER, #30 NON-PERFORATED ASPHALT SATURATED ORGANIC FELT, 36" WIDE ROLLS, COMPLYING WITH ASTM D 226 TYPE 11, TO BE INSTALLED WITH 1" GALVANIZED ROOFING NAILS OR OTHER SUITABLE FASTENERS OVER THE ROOF SHEATHING. FELT SHALL BE LAID IN HALF-LAP FASHION TO PROVIDE A DOUBLE LAYER MEMBRANE. ROOFING INSTALLER SHALL CONFIRM THAT ROOF SHEATHING IS SUITABLY PREPARED FOR ROOFING INSTALLATION. SEE ALSO R905.1.1
10	WHERE STEEL ROOFING PANELS ARE USED, PANELS SHALL BE INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET AND HAVE AN AIR GAP. NOTE, AN UNDERLAYMENT SUCH AS DELTA®-TRELA (BY DÖRKEN) A VAPOR-PERMEABLE UNDERLAYMENT W/ STRUCTURED SEPARATION & DRAINAGE REPLACES CAP SHEET & AIR GAP AND IS HIGHLY RECOMMENDED. SEE ALSO ORSC R905.10 METAL ROOF PANELS.
11	5/8" PLYWOOD OR OSB ROOF SHEATHING (PLYWOOD IS RECOMMENDED FOR ENTIRE ROOF, BUT A/C PLYWD SHALL BE REQUIRED AT ALL VISIBLE OPEN ROOF OVERHANGS U.N.O.) SHEATHING SHALL BE PLACED PERPENDICULAR TO FRAMING AND STAGGERED END JOINTS AT 4'-0". PROVIDE 1/4" SPACE AT ALL PANEL EDGES FOR EXPANSION, AT ALL ROOF AND WALLS. NAIL W/ 8D @ 6" O.C. EDGE AND 12" O.C. FIELD U.N.O.
12	1X4 SHADOW BOARD OVER 2X8 FASCIA (SEE DETAILS)
13	5/4 X 3 CEDAR TRIM (AT BEAM TO SOFFIT). NOTE: AT BOARD & BATTEN OR BOARD ON BOARD SIDING: USE 2X TRIM AND USE A 1/2" SPACER (OSB OR PLYWOOD) BEHIND TRIM AT WALL TO SOFFIT & APRONS ETC.
14	ALL SIDING SHALL BE INSTALLED OVER WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) OR FULL RAIN SCREEN. SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.). WALLS INSULATED W/ B.I.B. INSULATION. 1/2" G.W.B. AT "DRY" LOCATIONS U.N.O. FOR SIDING, CORNER TRIM AND BELT COURSE, SEE DETAILS #__ & #__ ON SHEET #
15	"Z" FLASHING AT TOP OF PANEL SIDING. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
16	5/4X4 CORNER BOARDS AT OUTSIDE CORNERS AND 5/4X3 INSIDE CORNER TRIM, EACH OVER A DOUBLE LAYER OF WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
17	FLASHING CAP AT ALL EXPOSED (TOP & END GRAIN) WOOD SURFACES. VERIFY SIZE
18	ROOF GUTTER (SLOPE____)
19	"K" STYLE RAIN GUTTER (TYP.) MOUNTED TO PLUMB FASCIA OR TO A CONTINUOUS BEVELED BLOCK ON SQ. CUT FASCIA. (VERIFY STYLE & COLOR WITH OWNER) OR BRONZE SEMI-CIRCULAR RAIN GUTTER (TYP.) MOUNTED TO A CONTINUOUS BEVELED BLOCK - PROVIDE SOLID OR RAIN CHAIN DOWNSPOUT (COMPARE) RAINCHAINS.COM #T4-BR W/ BRONZE POWDER COAT & RCR-2 W/ BRONZE POWDER COATING GUTTER MOUNTING KIT. TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
20	WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING SHALL HAVE A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER. ORSC R317
21	SIDING OVER "ZIP SYSTEM" SHTG OR WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.).
22	SIMULATED BOARD & BATTEN SIDING (BATTENS ARE 1X4S AT 12" O.C.) TRUE BOARD & BATTEN SIDING (BOARDS ARE 1X4S, BATTENS ARE 1X12S)
23	OPTIONAL & NOT SHOWN (UPPER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP AND BOTTOM OF TRIM. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL AL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #__
24	OPTIONAL & NOT SHOWN (LOWER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #
25	36" HIGH MINIMUM GUARDRAIL (POWDER COATED METAL) A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING DECKS OR PATIOS, STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -ORSC R312.1.1 - R312.1.4. (SEE NOTE #12 ON "G" SHEETS AND ANY RAIL DETAILS.)
26	LANDINGS & WALKS ARE FIELD DESIGNED (U.N.O.) WALKS SHALL BE 36" WIDE MINIMUM. LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM IN THE DIRECTION OF TRAVEL. HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).

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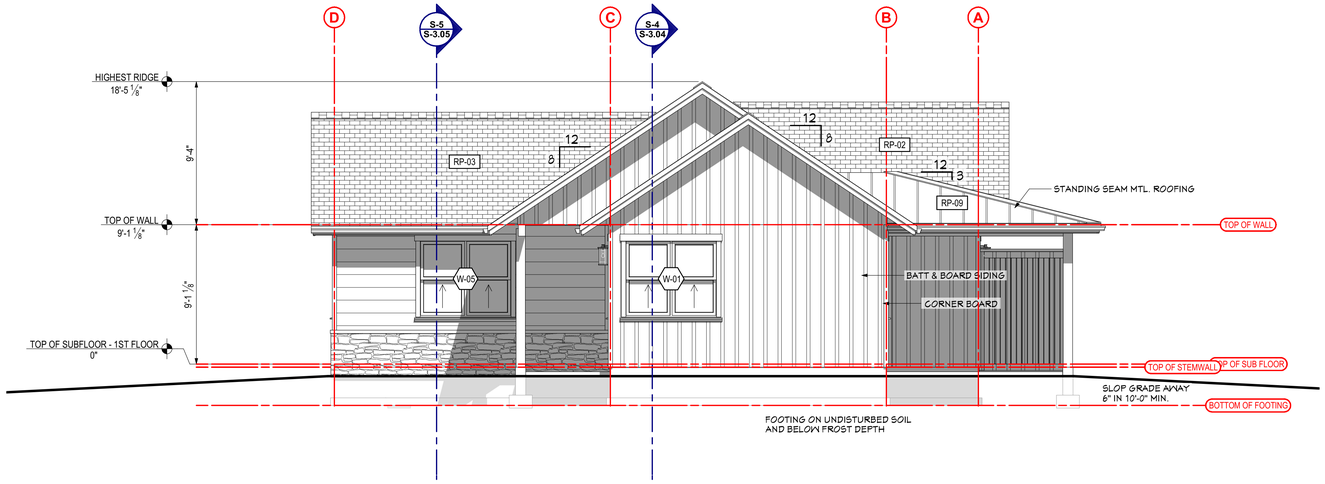
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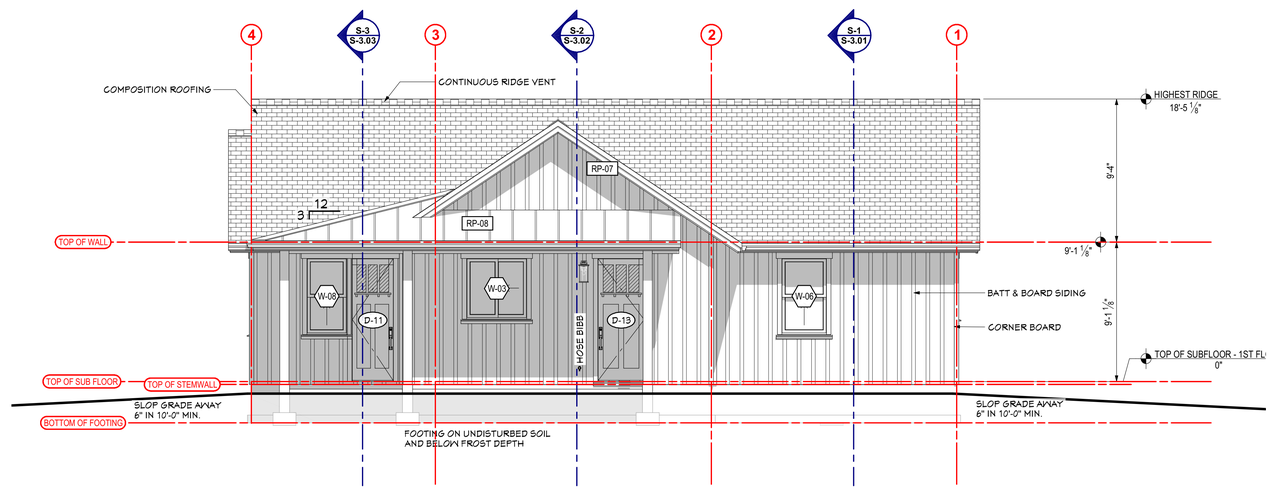
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E-4 EXTERIOR ELEVATION RIGHT
SCALE: 1/4" = 1'-0"



E-3 EXTERIOR ELEVATION BACK
SCALE: 1/4" = 1'-0"

BUILDING ELEVATION NOTES

	BUILDING ELEVATION NOTES
1	CONTINUOUS RIDGE VENT (TYP.) SEE ALSO ATTIC VENTILATION NOTES
2	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
3	METAL DRIP EDGE, REQUIRED AT ALL ROOF EDGES (RAKES & EAVES). R-903.2
4	METAL VALLEY FLASHING INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET
5	40 YEAR, HIGH PROFILE ARCHITECTURAL COMPOSITION ROOFING BY:_____ RATING, BRAND, STYLE AND COLOR PER OWNER'S APPROVAL. ROOFING: REFER TO THE MANUFACTURE'S TECHNICAL SPECIFICATION & DETAILS FOR FULL INSTALLATION INSTRUCTIONS
6	STANDING SEAM METAL ROOFING: COLOR PER OWNER'S APPROVAL. ROOFING: REFER TO THE MANUFACTURE'S TECHNICAL SPECIFICATION & DETAILS FOR FULL INSTALLATION INSTRUCTIONS
7	SNOW SHEDDING ROOFS SUCH AS, METAL, TILE, CONCRETE, SLATE, P.V. & OTHER SLICK MATERIALS. (COMPOSITION ROOFING IS A LOWER RISK FOR SLIDING SNOW) IN NO CASE SHALL ROOF SNOW BE DIRECTED TO WHERE IT CAN ENDANGER PEDESTRIANS AND/OR PROPERTY. SNOW FENCES AND/OR GUARDS MUST BE USED IN THESE POTENTIALLY DANGEROUS AREAS.
8	PROVIDE ICE & WATER SHIELD FROM DRIP EDGE UP 3' MIN. BEYOND INSIDE OF EXTERIOR WALL LINE AND AT ALL VALLEYS. IF APPROVED BY OWNER, 30# FELT UNDER ROOFING AT OTHER AREAS. NOTE: ROOF SURFACES UNDER 4:12 SHALL HAVE THE ENTIRE SURFACE COVERED WITH ICE & WATER SHIELD. NOTE: ICE & WATER SHIELD MUST BE RATED FOR HIGH TEMP WHEN PLACED BELOW METAL ROOFING AND ANY FLASHING (EXAMPLE: CRICKETS, STEP & VALLEY FLASHING) SEE ALSO R105.1.2 ICE BARRIERS.
9	ROOFING UNDERLAYMENT SHALL BE ICE BARRIER OR IF APPROVED BY OWNER, #30 NON-PERFORATED ASPHALT SATURATED ORGANIC FELT, 36" WIDE ROLLS, COMPLYING WITH ASTM D 226 TYPE 11, TO BE INSTALLED WITH 1" GALVANIZED ROOFING NAILS OR OTHER SUITABLE FASTENERS OVER THE ROOF SHEATHING. FELT SHALL BE LAID IN HALF-LAP FASHION TO PROVIDE A DOUBLE LAYER MEMBRANE. ROOFING INSTALLER SHALL CONFIRM THAT ROOF SHEATHING IS SUITABLY PREPARED FOR ROOFING INSTALLATION. SEE ALSO R905.1.1
10	WHERE STEEL ROOFING PANELS ARE USED, PANELS SHALL BE INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET AND HAVE AN AIR GAP. NOTE, AN UNDERLAYMENT SUCH AS DELTA®-TRELA (BY DÖRKEN) A VAPOR-PERMEABLE UNDERLAYMENT W/ STRUCTURED SEPARATION & DRAINAGE REPLACES CAP SHEET & AIR GAP AND IS HIGHLY RECOMMENDED. SEE ALSO ORSC R905.10 METAL ROOF PANELS.
11	5/8" PLYWOOD OR OSB ROOF SHEATHING (PLYWOOD IS RECOMMENDED FOR ENTIRE ROOF, BUT A/C PLYWD SHALL BE REQUIRED AT ALL VISIBLE OPEN ROOF OVERHANGS U.N.O.) SHEATHING SHALL BE PLACED PERPENDICULAR TO FRAMING AND STAGGERED END JOINTS AT 4'-0". PROVIDE 1/4" SPACE AT ALL PANEL EDGES FOR EXPANSION, AT ALL ROOF AND WALLS. NAIL W/ 8D @ 6" O.C. EDGE AND 12" O.C. FIELD U.N.O.
12	1X4 SHADOW BOARD OVER 2X6 FASCIA (SEE DETAILS)
13	5/4 X 3 CEDAR TRIM (AT BEAM TO SOFFIT). NOTE: AT BOARD & BATTEN OR BOARD ON BOARD SIDING: USE 2X TRIM AND USE A 1/2" SPACER (OSB OR PLYWOOD) BEHIND TRIM AT WALL TO SOFFIT & APRONS ETC.
14	ALL SIDING SHALL BE INSTALLED OVER WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) OR FULL RAIN SCREEN. SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.). WALLS INSULATED W/ B.I.B. INSULATION. 1/2" G.W.B. AT "DRY" LOCATIONS U.N.O. FOR SIDING, CORNER TRIM AND BELT COURSE, SEE DETAILS #__ & #__ ON SHEET #
15	"Z" FLASHING AT TOP OF PANEL SIDING. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
16	5/4X4 CORNER BOARDS AT OUTSIDE CORNERS AND 5/4X3 INSIDE CORNER TRIM, EACH OVER A DOUBLE LAYER OF WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
17	FLASHING CAP AT ALL EXPOSED (TOP & END GRAIN) WOOD SURFACES. VERIFY SIZE
18	ROOF GUTTER (SLOPE____)
19	"K" STYLE RAIN GUTTER (TYP.) MOUNTED TO PLUMB FASCIA OR TO A CONTINUOUS BEVELED BLOCK ON SQ. CUT FASCIA. (VERIFY STYLE & COLOR WITH OWNER) OR BRONZE SEMI-CIRCULAR RAIN GUTTER (TYP.) MOUNTED TO A CONTINUOUS BEVELED BLOCK - PROVIDE SOLID OR RAIN CHAIN DOWNSPOUT (COMPARE) RAINCHAINS.COM #T4-BR W/ BRONZE POWDER COAT & RCR-2 W/ BRONZE POWDER COATING GUTTER MOUNTING KIT. TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
20	WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING SHALL HAVE A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER. ORSC R317
21	SIDING OVER "ZIP SYSTEM" SHTG OR WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.).
22	SIMULATED BOARD & BATTEN SIDING (BATTENS ARE 1X4S AT 12" O.C.) TRUE BOARD & BATTEN SIDING (BOARDS ARE 1X4S, BATTENS ARE 1X12S)
23	OPTIONAL & NOT SHOWN (UPPER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP AND BOTTOM OF TRIM. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL AL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #___ ON SHEET #___
24	OPTIONAL & NOT SHOWN (LOWER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #___ ON SHEET #
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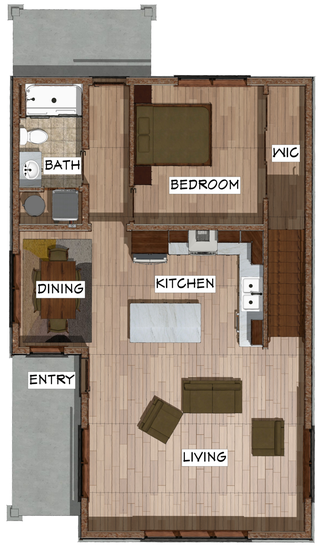
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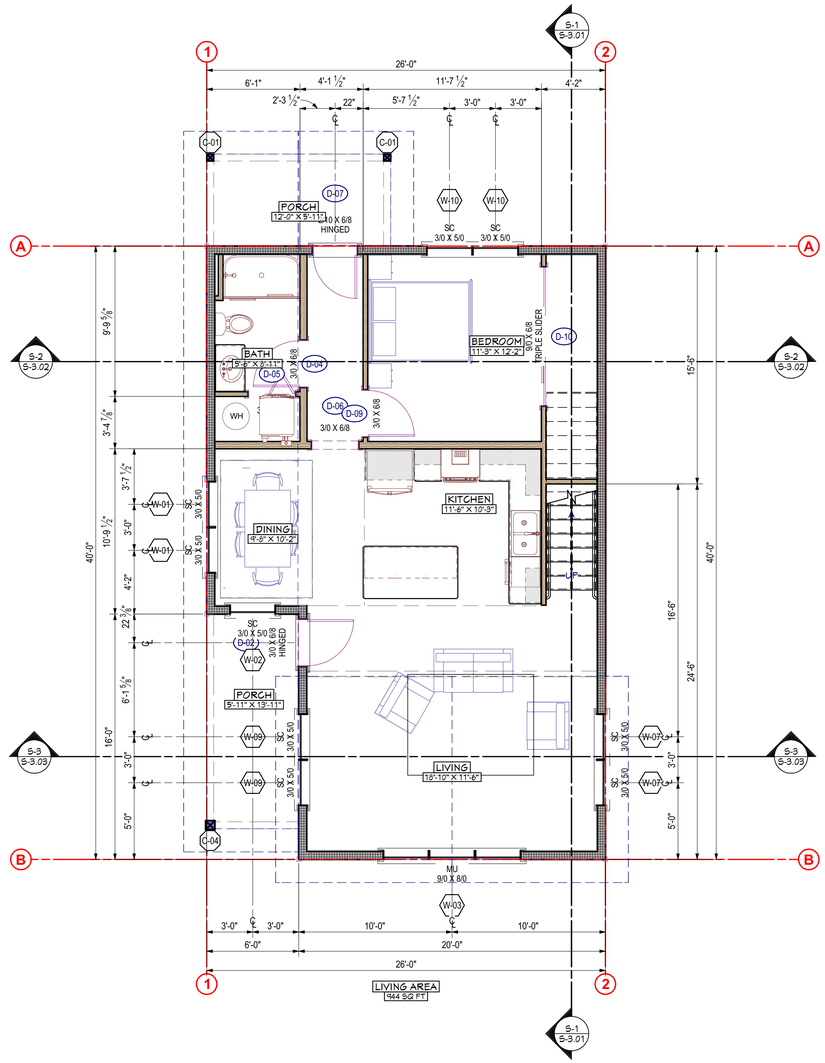
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C22 **FLOOR PLAN OVERVIEW**
SCALE: 3/16" = 1'-0"



DIMENSION LINES ARE TO ROUGH FRAMING U.N.O.
SEE WALL FRAMING PLAN FOR INT. DIMENSIONS

FL 1 **A - FLOOR PLAN**
SCALE: 1/4" = 1'-0"
2 0 2 4 6 8 16



C9 **KITCHEN**
SCALE: -0"

FLOOR PLAN NOTES

NOTE SCHEDULE - FLOOR PLAN

1	SMOKE AND CARBON MONOXIDE DETECTORS REQ'D
2	LINEN/STORAGE CLOSET
3	ROD & SHELF (OR ORGANIZED CLOSET SYSTEM)
4	--200 AMP BREAKER PANEL W/ WITH DISCONNECT (EXTERIOR) DOOR MUST OPEN 90 DEG MIN. CLEAR HT SHALL BE 6'-6" OR HT OF PANEL, WHICHEVER IS GREATER. CLEAR FLOOR AREA SHALL BE 30" WIDE X 36" DEEP MIN. PANEL IS NOT PERMITTED IN A SPACE USED FOR STORAGE. UFER GROUND IS REQ'D FOR ELECTRICAL SERVICE (METER BASE AT PARKING STRUCTURE) METERS SHALL NOT BE INSTALLED WITHIN 36" OF A GAS METER OR A WINDOW THAT HAS A VIEW OF LIVING SPACE OR RESTROOMS, OR WITHIN 36" OF A DOOR. THE CUSTOMER SHALL OBTAIN POWER COMPANY APPROVAL FOR THE METER LOCATION PRIOR TO INSTALLATION OF SUPPLY CONDUIT. CENTER OF METER SHALL BE BETWEEN 48" & 72" ABOVE FINISHED GRADE OR SURFACE. CLEAR HEADROOM SHALL BE 78" OR 9" ABOVE CENTER OF METER, WHICHEVER IS GREATER. A CLEAR, LEVEL & UNOBSTRUCTED WORKING SPACE OF 30" WIDE X 36" DEEP MIN. MEASURED FROM THE FACE OF THE METER, SHALL BE PROVIDED. SIDE CLEARANCES SHALL BE NO LESS THAN 10" FROM METER BOX. BUILDING SURFACE SHALL NOT PROJECT BEYOND THE FACE OF THE BOX.
5	(UNDERGROUND) NEVER LOCATE UNDERGROUND CONDUCTORS UNDER OR WITHIN 60" HORIZONTALLY FROM THE INSIDE WALL OF A POOL OR SPA. LIKEWISE, POOLS OR SPAS SHALL NOT BE INSTALLED OVER OR WITHIN 60" HORIZONTALLY FROM AN EXISTING UNDERGROUND CONDUCTOR. (OVERHEAD) CONSULT THE POWER COMPANY BEFORE PLACING POOLS, SPAS, OR HOT TUBS BELOW OR NEAR OVERHEAD CONDUCTORS.
6	N1107.4 SOLAR INTERCONNECTION PATHWAY A SQUARE METAL JUNCTION BOX NOT LESS THAN 4" BY 4" WITH A METAL BOX COVER SHALL BE PROVIDED WITHIN 24" HORIZONTALLY OR VERTICALLY OF THE MAIN ELECTRICAL PANEL. A MINIMUM ½" RIGID METAL RACEWAY SHALL EXTEND FROM THE JUNCTION BOX TO A CAPPED ROOF TERMINATION OR TO AN ACCESSIBLE LOCATION IN THE ATTIC WITH A VERTICAL CLEARANCE OF NOT LESS THAN 36". WHERE THE RACEWAY TERMINATES IN THE ATTIC, THE TERMINATION SHALL BE LOCATED NOT LESS THAN 6" ABOVE THE INSULATION. THE END OF THE RACEWAY SHALL BE MARKED AS "RESERVED FOR SOLAR." EXCEPTION: IN LIEU OF ½" RIGID METAL RACEWAY, A MINIMUM #10 COPPER 3-WIRE MC CABLE INSTALLED FROM THE JUNCTION BOX TO THE TERMINATION POINT INCLUDING 6" ADDITIONAL WIRE IS PERMITTED.
9	1/2" CEILING BOARD OR 5/8" GWB NOTE: AN AIR BARRIER AT THE CEILING LINE – SUCH AS SEALED GYPSUM BOARD - SHALL BE PRESENT TO ISOLATE THE ATTIC SPACE FROM THE CONDITIONED SPACE. CAULK / SEAL / FOAM AROUND ALL PIPES OR ELECTRICAL WIRES OR FIXTURES PENETRATING INTO ATTIC SPACES OR OTHER INSULTED CEILINGS
10	PAVERS
11	A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -ORSC R312.1.1 - R312.1.4.
12	A MINIMUM 22"X30" R.O. ATTIC ACCESS IS REQUIRED FOR ATTIC AREAS THAT HAVE AT LEAST 30 SQ. FT. OF SPACE 30" HIGH BETWEEN CEILING/ROOF MEMBERS (MUST BE IN A READILY ACCESSIBLE AREA) (GASKET TO STOP AIR FLOW) - OSSC R301.1 & M1305.1.3 IF MECHANICAL EQUIPMENT IS LOCATED IN THE ATTIC, 30" X 22" MECHANICAL ACCESS PANEL - SHALL BE FLUSH FITTING WITH CONCEALED HARDWARE AND FINISHED TO MATCH WALL OR CEILING SURFACE. PROVIDE AN ATTIC ACCESS "PULL OR DROP DOWN" (STAIR OR LADDER)
13	NOTE: FIELD DESIGNED LANDINGS & WALKS (U.N.O.) NOTE: LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM. HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).
14	ALL IMPERVIOUS / PAVED SURFACE AREAS AROUND THE BUILDING SHALL SLOPE AWAY 1/4" PER FOOT (2%) MIN. ALL OTHER AREAS SHALL SLOPE NOT LESS THAN 5/8" PER FOOT (5%), (6" IN THE FIRST 10' MIN.)
15	18X24 THROUGH THE FLOOR OR 16X24 THROUGH A PERIMETER WALL CRAWL SPACE ACCESS - ORSC R408.4 ADDITIONAL SPACE & ADDITIONAL REQUIREMENTS ARE REQUIRED IF MECHANICAL EQUIPMENT (ESPECIALLY GAS FUELED EQUIPMENT), IS PLACED IN THE CRAWL SPACE. THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE
16	DRYER VENT
17	EXHAUST FAN, VENT TO EXTERIOR
18	FROST FREE HOSE BIBB
19	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
21	PROVIDE WOOD BLOCKING IN WALL FRAMING FOR ALL ACCESSORIES INCLUDING BUT NOT LIMITED TO: TOWEL BARS, TOILET PAPER HOLDERS, SHELVING ATTACHMENT, ROBE HOOKS, GRAB BARS, ETC.
22	RAIN CHAIN OR SOLID DOWNSPOUT (VERIFY WITH OWNER. SEE ALSO ELEVATION PAGES). TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
23	APPLIANCE FLOOD PANS RECOMMENDED AT ALL APPLIANCES USING WATER SUCH AS DISHWASHERS, REFRIGERATORS WITH WATER, ICE MAKERS, WASHING MACHINES, WATER HEATER ETC. PLUMB TO DRAIN OR DAYLIGHT TO THE EXTERIOR. USE "P" TRAP AT EACH PAN. TRAP SHALL BE HAVE A PRIMER OR TRAP SHALL BE FILLED WITH MINERAL OIL OR USE "OATEY DRAIN SEAL" HTTPS://WWW.OATEY.COM/PRODUCTS/OATEY-DRAIN-SEAL--1553341548 OR SIMILAR.
24	WE STRONGLY RECOMMEND USING WATER DETECTORS / WATER-SENSOR SYSTEM WITH AUTOMATIC SHUT OFF SET TO SHUT OFF THE WATER SUPPLY TO A SPECIFIC APPLIANCE OR TO THE ENTIRE HOUSE WHEN A LEAK IS DETECTED. USE THESE SENSORS AT ALL AREAS WHERE WATER IS PLUMBED (ICE MAKER, DISHWASHER, LAUNDRY, SINKS, WATER HEATERS ETC...)
25	WHOLE HOUSE VENTILATION REQUIRED R303.4: (LAYOUT, SPECS & CALCULATIONS BY OTHERS) MECHANICAL DESIGNER SHALL PROVIDE A SIMPLE FLOOR PLAN/SECTION DRAWING SHOWING WHOLE HOUSE VENTILATION. INCLUDE VENTILATION RATES. SEE 2021 ORSC SECTION M1505.4. SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1505.4.1 THROUGH M1505.4.3. PROVIDE HIGH-EFFICIENCY HEAT RECOVERY VENTILATORS (HRV) AND ENERGY RECOVERY VENTILATORS (ERV) FOR ENERGY EFFICIENCY & INDOOR AIR QUALITY. EXAMPLE WWW.ZEHNDERAMERICA.COM/
26	DRYER VENTS, COMMERCIAL STYLE RANGES/HOODS, ETC. M1502.1 MAKEUP AIR. INSTALLATIONS EXHAUSTING MORE THAN 200 CUBIC FEET PER MINUTE SHALL BE PROVIDED WITH MAKEUP AIR. M1503.6 MAKEUP AIR REQUIRED. EACH EXHAUST SYSTEM CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE MECHANICALLY OR PASSIVELY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT FEWER THAN ONE DAMPER COMPLYING WITH SECTION M1503.6.2. M1503.6.1 LOCATION. KITCHEN EXHAUST MAKEUP AIR SHALL BE DISCHARGED INTO THE SAME ROOM IN WHICH THE EXHAUST SYSTEM IS LOCATED OR INTO ROOMS OR DUCT SYSTEMS THAT COMMUNICATE THROUGH ONE OR MORE PERMANENT OPENINGS WITH THE ROOM IN WHICH SUCH EXHAUST SYSTEM IS LOCATED. SUCH PERMANENT OPENINGS SHALL HAVE A NET CROSS-SECTIONAL AREA NOT LESS THAN THE REQUIRED AREA OF THE MAKEUP AIR SUPPLY OPENINGS.
27	DUCTLESS HEAT PUMP (HSPF 10 OR BETTER) IF THIS IS THE PRIMARY HEAT SOURCE THEN "HYPER-HEAT" IS REQUIRED TO MAINTAIN 60 DEG. INDOOR WITH OUTDOOR TEMP -10 (VERIFY)

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PROFESSIONAL BUILDING DESIGNERS GROUP
317 NW LOCUST AVE, PRINEVILLE, OREGON 97754-1452
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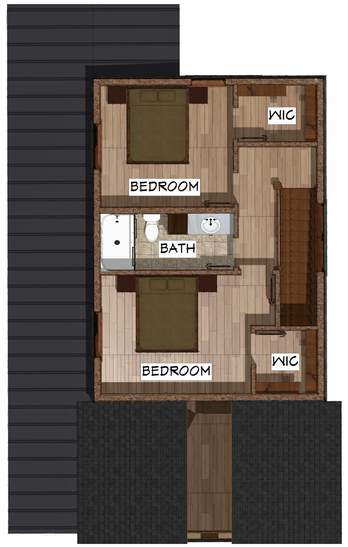
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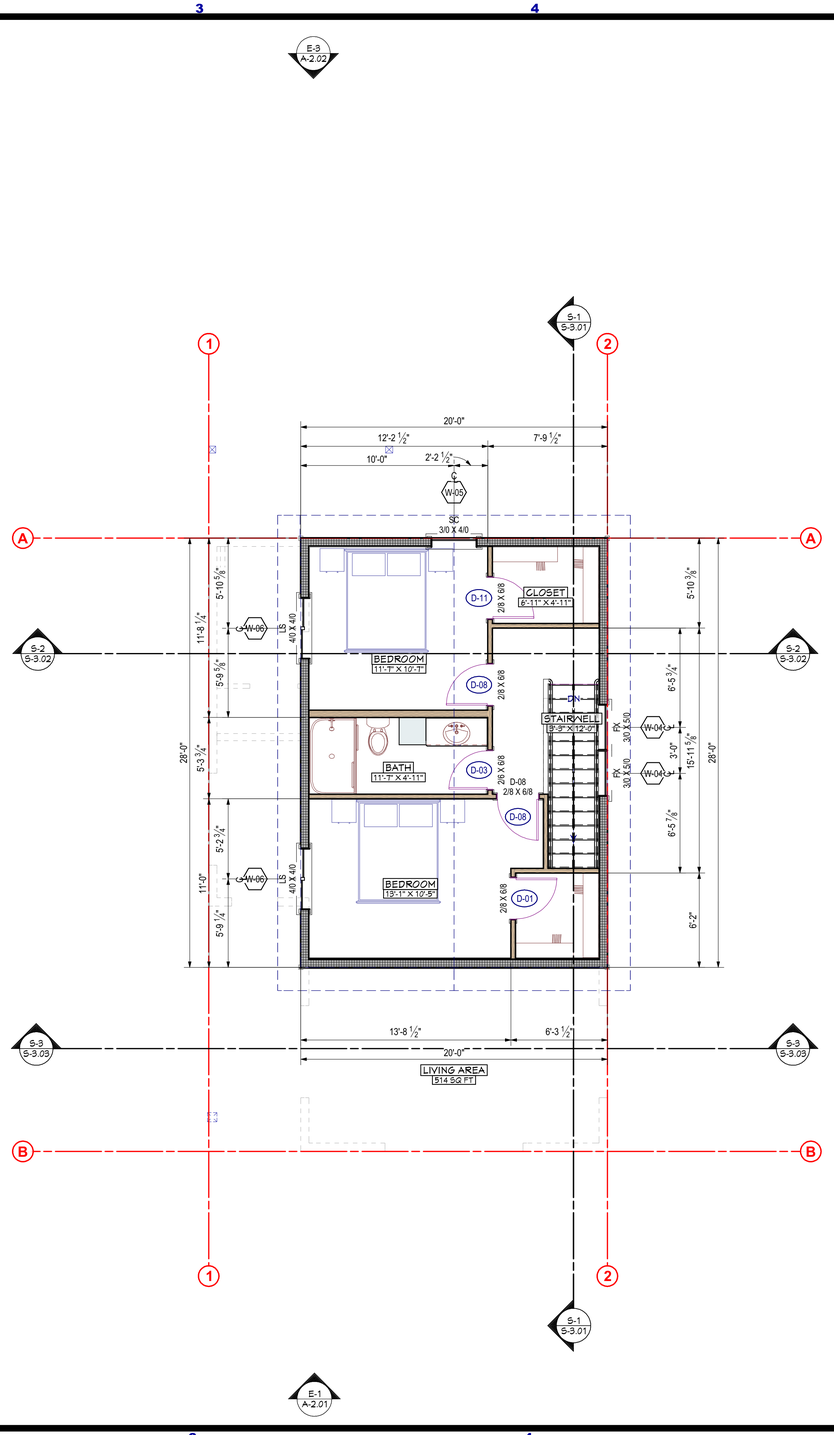
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DRAWN BY:
ES, TE,
JOB NUMBER
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C23 **FLOOR PLAN OVERVIEW1**
SCALE: 3/16" = 1'-0"

FL 2 **A - FLOOR PLAN UPPER**
SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES

NOTE SCHEDULE - FLOOR PLAN

1	SMOKE AND CARBON MONOXIDE DETECTORS REQ'D
2	LINEN/STORAGE CLOSET
3	ROD & SHELF (OR ORGANIZED CLOSET SYSTEM)
4	--200 AMP BREAKER PANEL W/ WITH DISCONNECT (EXTERIOR) DOOR MUST OPEN 90 DEG MIN. CLEAR HT SHALL BE 6'-6" OR HT OF PANEL, WHICHEVER IS GREATER. CLEAR FLOOR AREA SHALL BE 30" WIDE X 36" DEEP MIN. PANEL IS NOT PERMITTED IN A SPACE USED FOR STORAGE. UFER GROUND IS REQ'D FOR ELECTRICAL SERVICE (METER BASE AT PARKING STRUCTURE) METERS SHALL NOT BE INSTALLED WITHIN 36" OF A GAS METER OR A WINDOW THAT HAS A VIEW OF LIVING SPACE OR RESTROOMS, OR WITHIN 36" OF A DOOR. THE CUSTOMER SHALL OBTAIN POWER COMPANY APPROVAL FOR THE METER LOCATION PRIOR TO INSTALLATION OF SUPPLY CONDUIT. CENTER OF METER SHALL BE BETWEEN 48" & 72" ABOVE FINISHED GRADE OR SURFACE. CLEAR HEADROOM SHALL BE 78" OR 9" ABOVE CENTER OF METER, WHICHEVER IS GREATER. A CLEAR, LEVEL & UNOBSTRUCTED WORKING SPACE OF 30" WIDE X 36" DEEP MIN. MEASURED FROM THE FACE OF THE METER, SHALL BE PROVIDED. SIDE CLEARANCES SHALL BE NO LESS THAN 10" FROM METER BOX. BUILDING SURFACE SHALL NOT PROJECT BEYOND THE FACE OF THE BOX.
5	(UNDERGROUND) NEVER LOCATE UNDERGROUND CONDUCTORS UNDER OR WITHIN 60" HORIZONTALLY FROM THE INSIDE WALL OF A POOL OR SPA. LIKEWISE, POOLS OR SPAS SHALL NOT BE INSTALLED OVER OR WITHIN 60" HORIZONTALLY FROM AN EXISTING UNDERGROUND CONDUCTOR. (OVERHEAD) CONSULT THE POWER COMPANY BEFORE PLACING POOLS, SPAS, OR HOT TUBS BELOW OR NEAR OVERHEAD CONDUCTORS.
6	N1107.4 SOLAR INTERCONNECTION PATHWAY A SQUARE METAL JUNCTION BOX NOT LESS THAN 4" BY 4" WITH A METAL BOX COVER SHALL BE PROVIDED WITHIN 24" HORIZONTALLY OR VERTICALLY OF THE MAIN ELECTRICAL PANEL. A MINIMUM ½" RIGID METAL RACEWAY SHALL EXTEND FROM THE JUNCTION BOX TO A CAPPED ROOF TERMINATION OR TO AN ACCESSIBLE LOCATION IN THE ATTIC WITH A VERTICAL CLEARANCE OF NOT LESS THAN 36". WHERE THE RACEWAY TERMINATES IN THE ATTIC, THE TERMINATION SHALL BE LOCATED NOT LESS THAN 6" ABOVE THE INSULATION. THE END OF THE RACEWAY SHALL BE MARKED AS "RESERVED FOR SOLAR." EXCEPTION: IN LIEU OF ½" RIGID METAL RACEWAY, A MINIMUM #10 COPPER 3-WIRE MC CABLE INSTALLED FROM THE JUNCTION BOX TO THE TERMINATION POINT INCLUDING 6" ADDITIONAL WIRE IS PERMITTED.
9	1/2" CEILING BOARD OR 5/8" GWB NOTE: AN AIR BARRIER AT THE CEILING LINE – SUCH AS SEALED GYPSUM BOARD - SHALL BE PRESENT TO ISOLATE THE ATTIC SPACE FROM THE CONDITIONED SPACE. CAULK / SEAL / FOAM AROUND ALL PIPES OR ELECTRICAL WIRES OR FIXTURES PENETRATING INTO ATTIC SPACES OR OTHER INSULTED CEILINGS
10	FAVERS
11	A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -ORSC R312.1.1 - R312.1.4.
12	A MINIMUM 22"X30" R.O. ATTIC ACCESS IS REQUIRED FOR ATTIC AREAS THAT HAVE AT LEAST 30 SQ. FT. OF SPACE 30" HIGH BETWEEN CEILING/ROOF MEMBERS (MUST BE IN A READILY ACCESSIBLE AREA) (GASKET TO STOP AIR FLOW) - OSSC R201.1 & M1305.1.3 IF MECHANICAL EQUIPMENT IS LOCATED IN THE ATTIC, 30" X 22" MECHANICAL ACCESS PANEL - SHALL BE FLUSH FITTING WITH CONCEALED HARDWARE AND FINISHED TO MATCH WALL OR CEILING SURFACE. PROVIDE AN ATTIC ACCESS "PULL OR DROP DOWN" (STAIR OR LADDER)
13	NOTE: FIELD DESIGNED LANDINGS & WALKS (U.N.O.) NOTE: LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM. HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).
14	ALL IMPERVIOUS / PAVED SURFACE AREAS AROUND THE BUILDING SHALL SLOPE AWAY 1/4" PER FOOT (2%) MIN. ALL OTHER AREAS SHALL SLOPE NOT LESS THAN 5/8" PER FOOT (5%), (6" IN THE FIRST 10' MIN.)
15	18X24 THROUGH THE FLOOR OR 16X24 THROUGH A PERIMETER WALL CRAWL SPACE ACCESS - ORSC R408.4. ADDITIONAL SPACE & ADDITIONAL REQUIREMENTS ARE REQUIRED IF MECHANICAL EQUIPMENT (ESPECIALLY GAS FUELED EQUIPMENT), IS PLACED IN THE CRAWL SPACE. THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE
16	DRYER VENT
17	EXHAUST FAN, VENT TO EXTERIOR
18	FROST FREE HOSE BIBB
19	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
21	PROVIDE WOOD BLOCKING IN WALL FRAMING FOR ALL ACCESSORIES INCLUDING BUT NOT LIMITED TO: TOWEL BARS, TOILET PAPER HOLDERS, SHELVING ATTACHMENT, ROBE HOOKS, GRAB BARS, ETC.
22	RAIN CHAIN OR SOLID DOWNSPOUT (VERIFY WITH OWNER. SEE ALSO ELEVATION PAGES). TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
23	APPLIANCE FLOOD PANS RECOMMENDED AT ALL APPLIANCES USING WATER SUCH AS DISHWASHERS, REFRIGERATORS WITH WATER, ICE MAKERS, WASHING MACHINES, WATER HEATER ETC. PLUMB TO DRAIN OR DAYLIGHT TO THE EXTERIOR. USE "P" TRAP AT EACH PAN. TRAP SHALL BE HAVE A PRIMER OR TRAP SHALL BE FILLED WITH MINERAL OIL OR USE "OATEY DRAIN SEAL" HTTPS://WWW.OATEY.COM/PRODUCTS/OATEY-DRAIN-SEAL--1553341548 OR SIMILAR.
24	WE STRONGLY RECOMMEND USING WATER DETECTORS / WATER-SENSOR SYSTEM WITH AUTOMATIC SHUT OFF SET TO SHUT OFF THE WATER SUPPLY TO A SPECIFIC APPLIANCE OR TO THE ENTIRE HOUSE WHEN A LEAK IS DETECTED. USE THESE SENSORS AT ALL AREAS WHERE WATER IS PLUMBED (ICE MAKER, DISHWASHER, LAUNDRY, SINKS, WATER HEATERS ETC...)
25	WHOLE HOUSE VENTILATION REQUIRED R303.4: (LAYOUT, SPECS & CALCULATIONS BY OTHERS) MECHANICAL DESIGNER SHALL PROVIDE A SIMPLE FLOOR PLAN/SECTION DRAWING SHOWING WHOLE HOUSE VENTILATION. INCLUDE VENTILATION RATES. SEE 2021 ORSC SECTION M1505.4. SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1505.4.1 THROUGH M1505.4.3. PROVIDE HIGH-EFFICIENCY HEAT RECOVERY VENTILATORS (HRV) AND ENERGY RECOVERY VENTILATORS (ERV) FOR ENERGY EFFICIENCY & INDOOR AIR QUALITY. EXAMPLE WWW.ZEHNDERAMERICA.COM/
26	DRYER VENTS, COMMERCIAL STYLE RANGES/HOODS, ETC. M1502.7 MAKEUP AIR. INSTALLATIONS EXHAUSTING MORE THAN 200 CUBIC FEET PER MINUTE SHALL BE PROVIDED WITH MAKEUP AIR. M1503.6 MAKEUP AIR REQUIRED. EACH EXHAUST SYSTEM CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE MECHANICALLY OR PASSIVELY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT FEWER THAN ONE DAMPER COMPLYING WITH SECTION M1503.6.2. M1503.6.1 LOCATION. KITCHEN EXHAUST MAKEUP AIR SHALL BE DISCHARGED INTO THE SAME ROOM IN WHICH THE EXHAUST SYSTEM IS LOCATED OR INTO ROOMS OR DUCT SYSTEMS THAT COMMUNICATE THROUGH ONE OR MORE PERMANENT OPENINGS WITH THE ROOM IN WHICH SUCH EXHAUST SYSTEM IS LOCATED. SUCH PERMANENT OPENINGS SHALL HAVE A NET CROSS-SECTIONAL AREA NOT LESS THAN THE REQUIRED AREA OF THE MAKEUP AIR SUPPLY OPENINGS.
27	DUCTLESS HEAT PUMP (HSPF 10 OR BETTER) IF THIS IS THE PRIMARY HEAT SOURCE THEN "HYPER-HEAT" IS REQUIRED TO MAINTAIN 60 DEG. INDOOR WITH OUTDOOR TEMP -10 (VERIFY)

WESTERN DESIGN INTERNATIONAL
PROFESSIONAL BUILDING DESIGNERS GROUP
317 NW LOCUST AVE, PRINEVILLE, OREGON 97754-1452
PHONE: (541) 447-3341 FAX: (877) 442-8369

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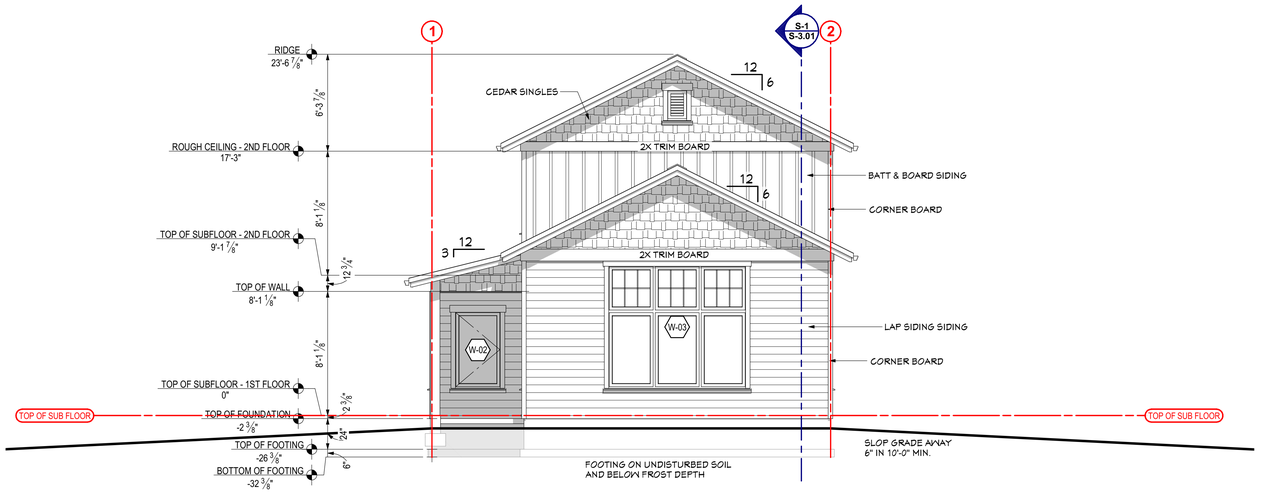
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PHONE:

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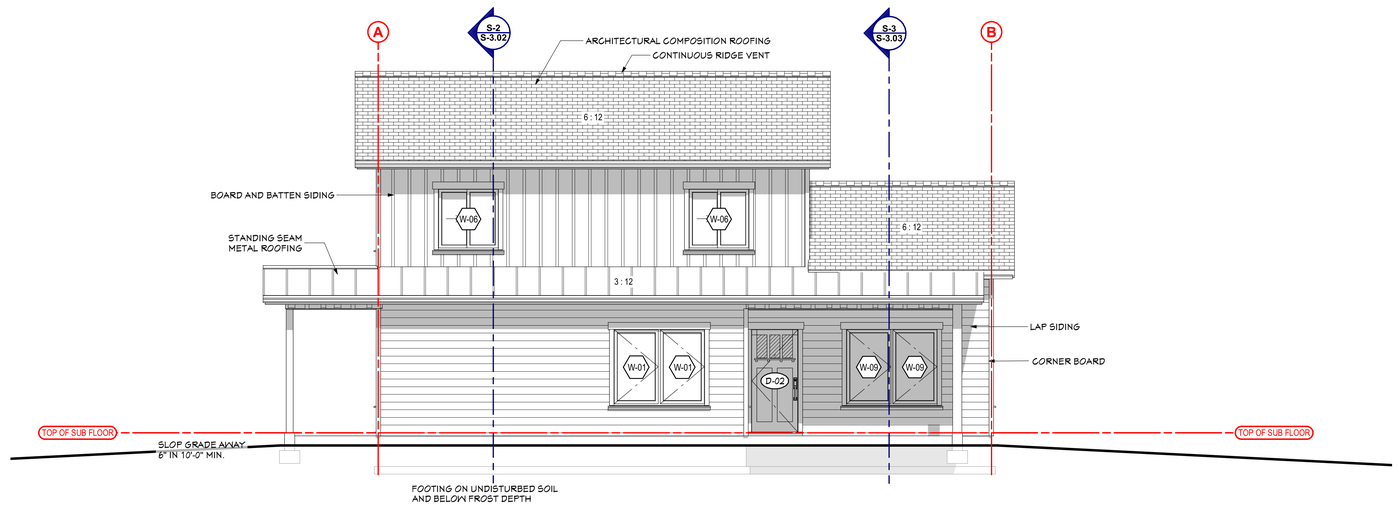
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E-1 EXTERIOR ELEVATION FRONT

SCALE: 1/4" = 1'-0"



E-2 EXTERIOR ELEVATION LEFT

SCALE: 1/4" = 1'-0"

BUILDING ELEVATION NOTES

BUILDING ELEVATION NOTES	
1	CONTINUOUS RIDGE VENT (TYP.) SEE ALSO ATTIC VENTILATION NOTES
2	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
3	METAL DRIP EDGE. REQUIRED AT ALL ROOF EDGES (RAKES & EAVES). R-903.2
4	METAL VALLEY FLASHING INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET
5	40 YEAR, HIGH PROFILE ARCHITECTURAL COMPOSITION ROOFING BY:_____ RATING, BRAND, STYLE AND COLOR PER OWNER'S APPROVAL ROOFING: REFER TO THE MANUFACTURE'S TECHNICAL SPECIFIGATION & DETAILS FOR FULL INSTALLATION INSTRUCTIONS
6	SNOW SHEDDING ROOFS SUCH AS, METAL, TILE, CONCRETE, SLATE, P.V. & OTHER SLICK MATERIALS. (COMPOSITION ROOFING IS A LOWER RISK FOR SLIDING SNOW.) IN NO CASE SHALL ROOF SNOW BE DIRECTED TO WHERE IT CAN ENDANGER PEDESTRIANS AND/OR PROPERTY. SNOW FENCES AND/OR GUARDS MUST BE USED IN THESE POTENTIALLY DANGEROUS AREAS.
7	PROVIDE ICE & WATER SHIELD FROM DRIP EDGE UP 3' MIN. BEYOND INSIDE OF EXTERIOR WALL LINE AND AT ALL VALLEYS. IF APPROVED BY OWNER, 30# FELT UNDER ROOFING AT OTHER AREAS. NOTE: ROOF SURFACES UNDER 4:12 SHALL HAVE THE ENTIRE SURFACE COVERED WITH ICE & WATER SHIELD. NOTE: ICE & WATER SHIELD MUST BE RATED FOR HIGH TEMP WHEN PLACED BELOW METAL ROOFING AND ANY FLASHING (EXAMPLE: CRICKETS, STEP & VALLEY FLASHING) SEE ALSO R905.1.2 ICE BARRIERS.
8	ROOFING UNDERLAYMENT SHALL BE ICE BARRIER OR IF APPROVED BY OWNER, #30 NON-PERFORATED ASPHALT SATURATED ORGANIC FELT, 36" WIDE ROLLS, COMPLYING WITH ASTM D 226 TYPE 11, TO BE INSTALLED WITH 1" GALVANIZED ROOFING NAILS OR OTHER SUITABLE FASTENERS OVER THE ROOF SHEATHING. FELT SHALL BE LAID IN HALF-LAP FASHION TO PROVIDE A DOUBLE LAYER MEMBRANE. ROOFING INSTALLER SHALL CONFIRM THAT ROOF SHEATHING IS SUITABLY PREPARED FOR ROOFING INSTALLATION. SEE ALSO R-905.1.1
9	WHERE STEEL ROOFING PANELS ARE USED, PANELS SHALL BE INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET AND HAVE AN AIR GAP. NOTE, AN UNDERLAYMENT SUCH AS DELTA-TRELA (BY DORKEN) A VAPOR-PERMEABLE UNDERLAYMENT W/ STRUCTURED SEPARATION & DRAINAGE REPLACES CAP SHEET & AIR GAP AND IS HIGHLY RECOMMENDED. SEE ALSO ORSC R905.10 METAL ROOF PANELS.
10	5/8" PLYWOOD OR OSB ROOF SHEATHING (PLYWOOD IS RECOMMENDED FOR ENTIRE ROOF, BUT A/C PLYWD SHALL BE REQUIRED AT ALL VISIBLE OPEN ROOF OVERHANGS U.N.O.) SHEATHING SHALL BE PLACED PERPENDICULAR TO FRAMING AND STAGGERED END JOINTS AT 4'-0". PROVIDE 1/4" SPACE AT ALL PANEL EDGES FOR EXPANSION, AT ALL ROOF AND WALLS. NAIL W/ 8D @ 6" O.C. EDGE AND 12" O.C. FIELD U.N.O.
11	1X4 CEDAR SHADOW BOARD OVER 2X8 CEDAR FASCIA.(SEE DETAILS)
12	5/4 X 3 CEDAR TRIM (AT BEAM TO SOFFIT). NOTE: AT BOARD & BATTEN OR BOARD ON BOARD SIDING: USE 2X TRIM AND USE A 1/2" SPACER (OSB OR PLYWOOD) BEHIND TRIM AT WALL TO SOFFIT & APRONS ETC.
13	ALL SIDING SHALL BE INSTALLED OVER WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) OR FULL RAIN SCREEN. SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.). WALLS INSULATED W/ R-13 BATT INSULATION. 1/2" G.W.B. AT "DRY" LOCATIONS U.N.O. FOR SIDING, CORNER TRIM AND BELT COURSE, SEE DETAILS #__ & #__ ON SHEET #
14	"Z" FLASHING AT TOP OF PANEL SIDING. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
15	5/4X4 CORNER BOARDS AT OUTSIDE CORNERS AND 5/4X3 INSIDE CORNER TRIM, EACH OVER A DOUBLE LAYER OF WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
16	FLASHING CAP AT ALL EXPOSED (TOP & END GRAIN) WOOD SURFACES. VERIFY SIZE
17	ROOF GUTTER (SLOPE____)
18	"K" STYLE RAIN GUTTER (TYP.) MOUNTED TO PLUMB FASCIA OR TO A CONTINUOUS BEVELED BLOCK ON SQ. CUT FASCIA. (VERIFY STYLE & COLOR WITH OWNER) OR BRONZE SEMI-CIRCULAR RAIN GUTTER (TYP.) MOUNTED TO A CONTINUOUS BEVELED BLOCK - PROVIDE SOLID OR RAIN CHAIN DOWNSPOUT (COMPARE) RAINCHAINS.COM #174-BR W/ BRONZE POWDER COAT & RGR-2 W/ BRONZE POWDER COATING GUTTER MOUNTING KIT. TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
19	WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING SHALL HAVE A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER. ORSC R311
20	_____ SIDING OVER "ZIP SYSTEM" SHTG OR WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.).
21	SIMULATED BOARD & BATTEN SIDING (BATTENS ARE 1X4S AT 12" O.C.) TRUE BOARD & BATTEN SIDING (BOARDS ARE 1X4S, BATTENS ARE 1X12S)
22	OPTIONAL & NOT SHOWN (UPPER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP AND BOTTOM OF TRIM. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL AL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #
23	OPTIONAL & NOT SHOWN (LOWER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #__
24	36" HIGH MINIMUM GUARDRAIL (POWDER COATED METAL) A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING DECKS OR PATIOS, STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. ORSC R312.1.1 - R312.1.4. (SEE NOTE #12 ON "G" SHEETS AND ANY RAIL DETAILS.)
25	LANDINGS & WALKS ARE FIELD DESIGNED (U.N.O.) WALKS SHALL BE 36" WIDE MINIMUM. LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM IN THE DIRECTION OF TRAVEL. HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).

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PROFESSIONAL BUILDING DESIGNERS GROUP
317 NW LOCUST AVE, PRINEVILLE, OREGON 97754-1452
PHONE: (541) 447-3341 FAX: (877) 442-8369

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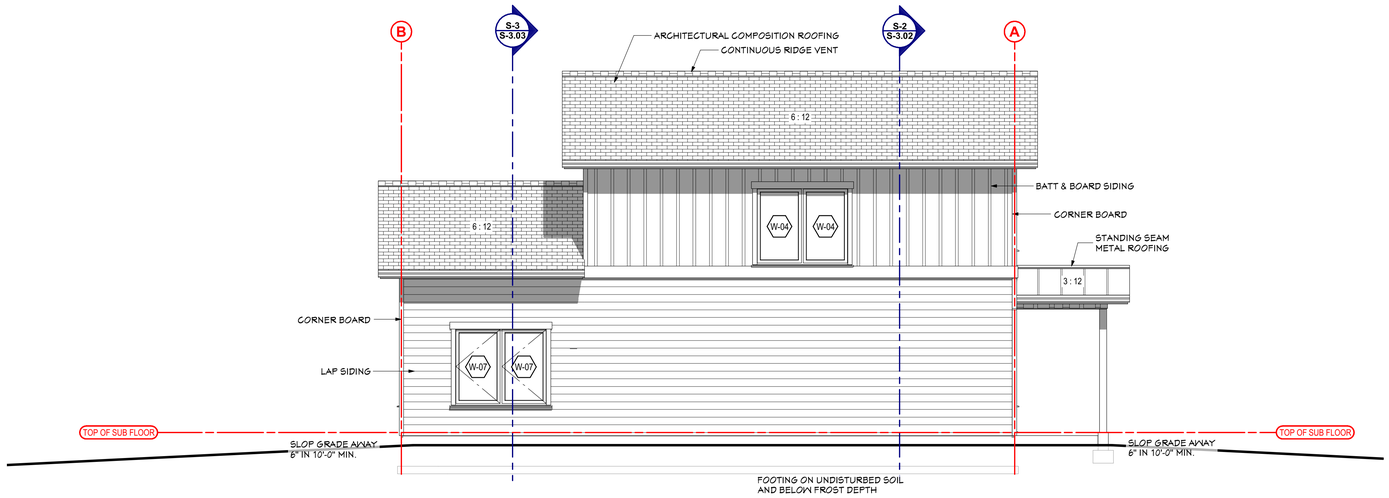
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BURNS, OR 97720
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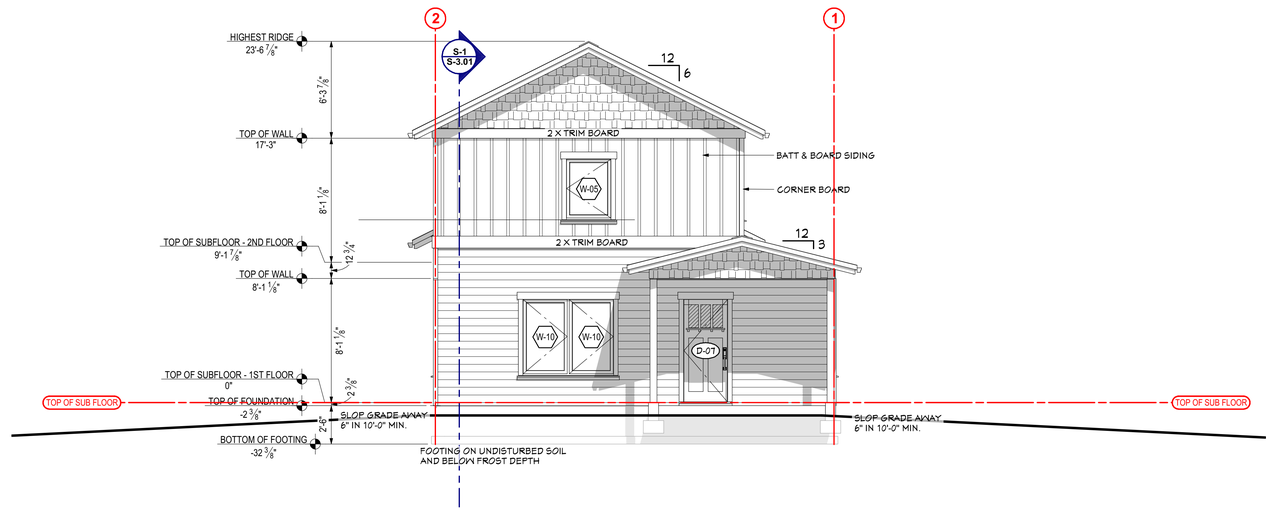
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E-4 EXTERIOR ELEVATION RIGHT
SCALE: 1/4" = 1'-0"



E-3 EXTERIOR ELEVATION BACK
SCALE: 1/4" = 1'-0"

BUILDING ELEVATION NOTES

	BUILDING ELEVATION NOTES
1	CONTINUOUS RIDGE VENT (TYP.) SEE ALSO ATTIC VENTILATION NOTES
2	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
3	METAL DRIP EDGE. REQUIRED AT ALL ROOF EDGES (RAKES & EAVES). R-903.2
4	METAL VALLEY FLASHING INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET
5	40 YEAR, HIGH PROFILE ARCHITECTURAL COMPOSITION ROOFING BY:_____ RATING, BRAND, STYLE AND COLOR PER OWNER'S APPROVAL ROOFING: REFER TO THE MANUFACTURE'S TECHNICAL SPECIFIGATION & DETAILS FOR FULL INSTALLATION INSTRUCTIONS
6	SNOW SHEDDING ROOFS SUCH AS, METAL, TILE, CONCRETE, SLATE, P.V. & OTHER SLICK MATERIALS. (COMPOSITION ROOFING IS A LOWER RISK FOR SLIDING SNOW.) IN NO CASE SHALL ROOF SNOW BE DIRECTED TO WHERE IT CAN ENDANGER PEDESTRIANS AND/OR PROPERTY. SNOW FENCES AND/OR GUARDS MUST BE USED IN THESE POTENTIALLY DANGEROUS AREAS.
7	PROVIDE ICE & WATER SHIELD FROM DRIP EDGE UP 8" MIN. BEYOND INSIDE OF EXTERIOR WALL LINE AND AT ALL VALLEYS. IF APPROVED BY OWNER, 30# FELT UNDER ROOFING AT OTHER AREAS. NOTE: ROOF SURFACES UNDER 4:12 SHALL HAVE THE ENTIRE SURFACE COVERED WITH ICE & WATER SHIELD. NOTE: ICE & WATER SHIELD MUST BE RATED FOR HIGH TEMP WHEN PLACED BELOW METAL ROOFING AND ANY FLASHING (EXAMPLE: CRICKETS, STEP & VALLEY FLASHING) SEE ALSO R905.1.2 ICE BARRIERS.
8	ROOFING UNDERLAYMENT SHALL BE ICE BARRIER OR IF APPROVED BY OWNER, #30 NON-PERFORATED ASPHALT SATURATED ORGANIC FELT, 36" WIDE ROLLS, COMPLYING WITH ASTM D 226 TYPE II, TO BE INSTALLED WITH 1" GALVANIZED ROOFING NAILS OR OTHER SUITABLE FASTENERS OVER THE ROOF SHEATHING. FELT SHALL BE LAID IN HALF-LAP FASHION TO PROVIDE A DOUBLE LAYER MEMBRANE. ROOFING INSTALLER SHALL CONFIRM THAT ROOF SHEATHING IS SUITABLY PREPARED FOR ROOFING INSTALLATION. SEE ALSO R-905.1.1
9	WHERE STEEL ROOFING PANELS ARE USED, PANELS SHALL BE INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET AND HAVE AN AIR GAP. NOTE, AN UNDERLAYMENT SUCH AS DELTA®-TRELA (BY DÖRKEN) A VAPOR-PERMEABLE UNDERLAYMENT W/ STRUCTURED SEPARATION & DRAINAGE REPLACES CAP SHEET & AIR GAP AND IS HIGHLY RECOMMENDED. SEE ALSO ORSC R905.10 METAL ROOF PANELS.
10	5/8" PLYWOOD OR OSB ROOF SHEATHING (PLYWOOD IS RECOMMENDED FOR ENTIRE ROOF, BUT A/C PLYWD SHALL BE REQUIRED AT ALL VISIBLE OPEN ROOF OVERHANGS U.N.O.) SHEATHING SHALL BE PLACED PERPENDICULAR TO FRAMING AND STAGGERED END JOINTS AT 4'-0". PROVIDE 1/4" SPACE AT ALL PANEL EDGES FOR EXPANSION, AT ALL ROOF AND WALLS. NAIL W/ 8D @ 6" O.C. EDGE AND 12" O.C. FIELD U.N.O.
11	1X4 CEDAR SHADOW BOARD OVER 2X8 CEDAR FASCIA.(SEE DETAILS)
12	5/4 X 3 CEDAR TRIM (AT BEAM TO SOFFIT). NOTE: AT BOARD & BATTEN OR BOARD ON BOARD SIDING: USE 2X TRIM AND USE A 1/2" SPACER (OSB OR PLYWOOD) BEHIND TRIM AT WALL TO SOFFIT & APRONS ETC.
13	ALL SIDING SHALL BE INSTALLED OVER WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) OR FULL RAIN SCREEN. SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.). WALLS INSULATED W/ R-13 BIB. INSULATION. 1/2" G.W.B. AT "DRY" LOCATIONS U.N.O. FOR SIDING, CORNER TRIM AND BELT COURSE, SEE DETAILS #__ & #__ ON SHEET #
14	"Z" FLASHING AT TOP OF PANEL SIDING. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
15	5/4X4 CORNER BOARDS AT OUTSIDE CORNERS AND 5/4X3 INSIDE CORNER TRIM, EACH OVER A DOUBLE LAYER OF WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
16	FLASHING CAP AT ALL EXPOSED (TOP & END GRAIN) WOOD SURFACES. VERIFY SIZE
17	ROOF GUTTER (SLOPE____)
18	"K" STYLE RAIN GUTTER (TYP.) MOUNTED TO PLUMB FASCIA OR TO A CONTINUOUS BEVELED BLOCK ON SQ. CUT FASCIA. (VERIFY STYLE & COLOR WITH OWNER) OR BRONZE SEMI-CIRCULAR RAIN GUTTER (TYP.) MOUNTED TO A CONTINUOUS BEVELED BLOCK - PROVIDE SOLID OR RAIN CHAIN DOWNSPOUT (COMPARE) RAINCHAINS.COM #T4-BR W/ BRONZE POWDER COAT & RGR-2 W/ BRONZE POWDER COATING GUTTER MOUNTING KIT. TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
19	WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING SHALL HAVE A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER. ORSC R317
20	_____ SIDING OVER "ZIP SYSTEM" SHTG OR WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.).
21	SIMULATED BOARD & BATTEN SIDING (BATTENS ARE 1X4S AT 12" O.C.) TRUE BOARD & BATTEN SIDING (BOARDS ARE 1X4S, BATTENS ARE 1X1.25)
22	OPTIONAL & NOT SHOWN (UPPER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP AND BOTTOM OF TRIM. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL AL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #
23	OPTIONAL & NOT SHOWN (LOWER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #__
24	36" HIGH MINIMUM GUARDRAIL (POWDER COATED METAL) A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING DECKS OR PATIOS, STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. ORSC R312.1.1 - R312.1.4. (SEE NOTE #12 ON "G" SHEETS AND ANY RAIL DETAILS.)
25	LANDINGS & WALKS ARE FIELD DESIGNED (U.N.O.) WALKS SHALL BE 36" WIDE MINIMUM. LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM IN THE DIRECTION OF TRAVEL. HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).

WESTERN DESIGN INTERNATIONAL™
PROFESSIONAL BUILDING DESIGNERS GROUP
317 NW LOCUST AVE, PRINEVILLE, OREGON 97754-1452
PHONE: (541) 447-3341 FAX: (877) 442-8369

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A NEW PROJECT FOR:
1458 R-3
MILLER SPRINGS FOUNDERS LLC
MILLER SPRINGS PHASE 1
BURNS, OR 97720
PHONE:

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LAST PLOT DATE:
2/18/2026
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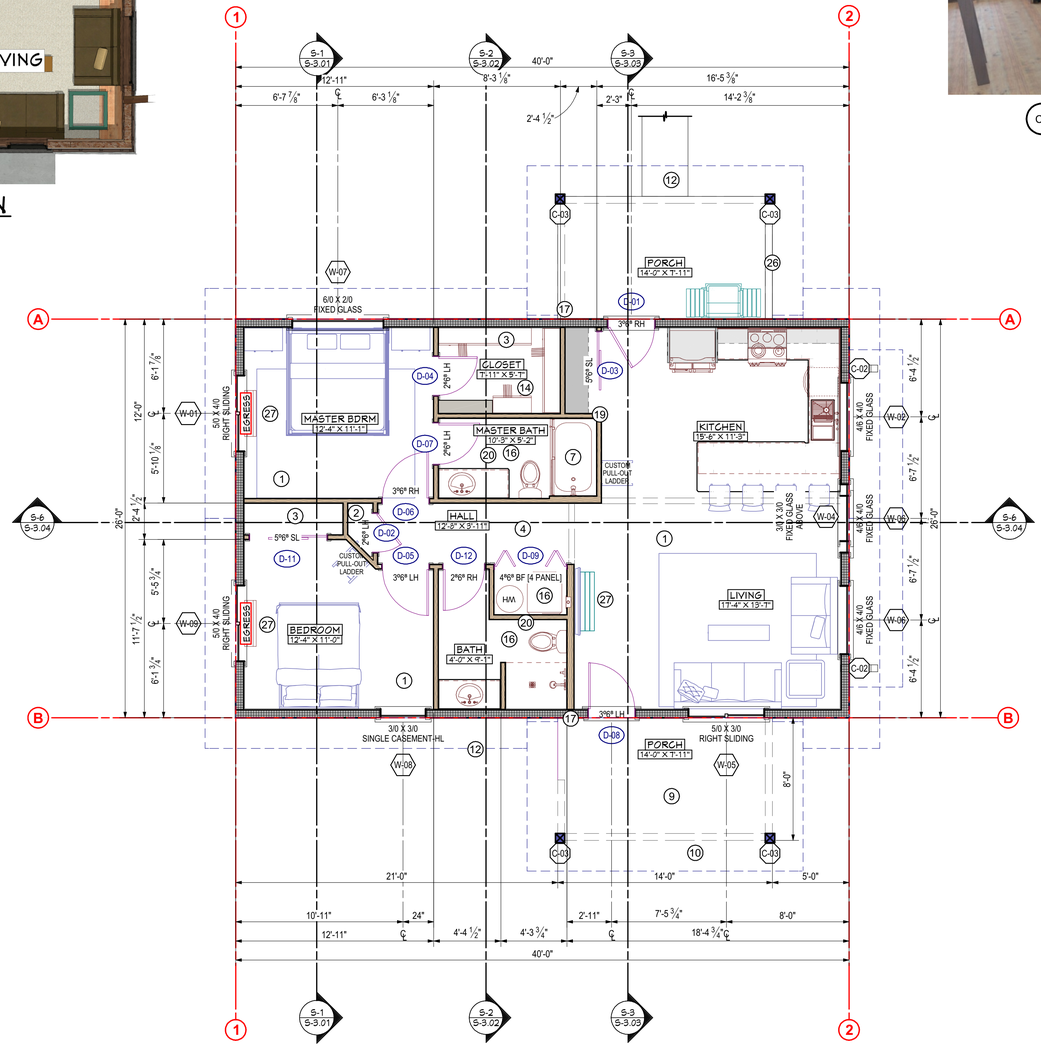
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C22 MAIN FLOOR OVERVIEW
SCALE: 1/4" = 1'-0"



C9 CAMERA KITCHEN
SCALE: -0"



DIMENSION LINES ARE TO ROUGH FRAMING U.N.O.
SEE WALL FRAMING PLAN FOR INT. DIMENSIONS S-1.02

FL 1 A - FLOOR PLAN
SCALE: 1/4" = 1'-0"

LIVING AREA 1040 SQ FT

2 0 2 4 6 8 16

FLOOR PLAN NOTES

NOTE SCHEDULE - FLOOR PLAN

1	SMOKE AND CARBON MONOXIDE DETECTORS REQ'D
2	LINEN/STORAGE CLOSET
3	ROD & SHELF (OR ORGANIZED CLOSET SYSTEM)
4	200 AMP BREAKER PANEL W/ WITH DISCONNECT (EXTERIOR) DOOR MUST OPEN 90 DEG MIN. CLEAR HT SHALL BE 6'-6" OR HT OF PANEL, WHICHEVER IS GREATER. CLEAR FLOOR AREA SHALL BE 30" WIDE X 36" DEEP MIN. PANEL IS NOT PERMITTED IN A SPACE USED FOR STORAGE. UFER GROUND IS REQ'D FOR ELECTRICAL SERVICE (METER BASE AT PARKING STRUCTURE) METERS SHALL NOT BE INSTALLED WITHIN 36" OF A GAS METER OR A WINDOW THAT HAS A VIEW OF LIVING SPACE OR RESTROOMS, OR WITHIN 36" OF A DOOR. THE CUSTOMER SHALL OBTAIN POWER COMPANY APPROVAL FOR THE METER LOCATION PRIOR TO INSTALLATION OF SUPPLY CONDUIT. CENTER OF METER SHALL BE BETWEEN 48" & 72" ABOVE FINISHED GRADE OR SURFACE. CLEAR HEADROOM SHALL BE 78" OR 9" ABOVE CENTER OF METER, WHICHEVER IS GREATER. A CLEAR, LEVEL & UNOBSTRUCTED WORKING SPACE OF 30" WIDE X 36" DEEP MIN. MEASURED FROM THE FACE OF THE METER, SHALL BE PROVIDED. SIDE CLEARANCES SHALL BE NO LESS THAN 10" FROM METER BOX. BUILDING SURFACE SHALL NOT PROJECT BEYOND THE FACE OF THE BOX.
5	(UNDERGROUND) NEVER LOCATE UNDERGROUND CONDUCTORS UNDER OR WITHIN 60" HORIZONTALLY FROM THE INSIDE WALL OF A POOL OR SPA. LIKEWISE, POOLS OR SPAS SHALL NOT BE INSTALLED OVER OR WITHIN 60" HORIZONTALLY FROM AN EXISTING UNDERGROUND CONDUCTOR. (OVERHEAD) CONSULT THE POWER COMPANY BEFORE PLACING POOLS, SPAS, OR HOT TUBS BELOW OR NEAR OVERHEAD CONDUCTORS.
6	N1107.4 SOLAR INTERCONNECTION PATHWAY A SQUARE METAL JUNCTION BOX NOT LESS THAN 4" BY 4" WITH A METAL BOX COVER SHALL BE PROVIDED WITHIN 24" HORIZONTALLY OR VERTICALLY OF THE MAIN ELECTRICAL PANEL. A MINIMUM ½" RIGID METAL RACEWAY SHALL EXTEND FROM THE JUNCTION BOX TO A CAPPED ROOF TERMINATION OR TO AN ACCESSIBLE LOCATION IN THE ATTIC WITH A VERTICAL CLEARANCE OF NOT LESS THAN 36". WHERE THE RACEWAY TERMINATES IN THE ATTIC, THE TERMINATION SHALL BE LOCATED NOT LESS THAN 6" ABOVE THE INSULATION. THE END OF THE RACEWAY SHALL BE MARKED AS "RESERVED FOR SOLAR." EXCEPTION: IN LIEU OF ½" RIGID METAL RACEWAY, A MINIMUM #10 COPPER 3-WIRE MC CABLE INSTALLED FROM THE JUNCTION BOX TO THE TERMINATION POINT INCLUDING 6" ADDITIONAL WIRE IS PERMITTED.
7	36" TUB/SHOWER
8	1/2" CEILING BOARD OR 5/8" GWB NOTE: AN AIR BARRIER AT THE CEILING LINE – SUCH AS SEALED GYPSUM BOARD - SHALL BE PRESENT TO ISOLATE THE ATTIC SPACE FROM THE CONDITIONED SPACE. CAULK / SEAL / FOAM AROUND ALL PIPES OR ELECTRICAL WIRES OR FIXTURES FENETRATING INTO ATTIC SPACES OR OTHER INSULTED CEILINGS
9	PAVERS OVER WOOD DECK (SEE DECK DETAIL)
10	A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -ORSG R312.1.1 - R312.1.4.
11	A MINIMUM 22"X30" R.O. ATTIC ACCESS IS REQUIRED FOR ATTIC AREAS THAT HAVE AT LEAST 30 SQ. FT. OF SPACE 30" HIGH BETWEEN CEILING/ROOF MEMBERS (MUST BE IN A READILY ACCESSIBLE AREA) GASKET TO STOP AIR FLOW) - ORSG R307.1 & M1305.1.3 IF MECHANICAL EQUIPMENT IS LOCATED IN THE ATTIC, 30" X 22" MECHANICAL ACCESS PANEL - SHALL BE FLUSH FITTING WITH CONCEALED HARDWARE AND FINISHED TO MATCH WALL OR CEILING SURFACE PROVIDE AN ATTIC ACCESS "PULL OR DROP DOWN" (STAIR OR LADDER)
12	NOTE: FIELD DESIGNED LANDINGS & WALKS (U.N.O.) NOTE: LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM. HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).
13	ALL IMPERVIOUS / PAVED SURFACE AREAS AROUND THE BUILDING SHALL SLOPE AWAY 1/4" PER FOOT (2%) MIN. ALL OTHER AREAS SHALL SLOPE NOT LESS THAN 5/8" PER FOOT (5%). (6" IN THE FIRST10' MIN.)
14	18X24 THROUGH THE FLOOR OR 16X24 THROUGH A PERIMETER WALL CRAWL SPACE ACCESS - ORSG R408.4 ADDITIONAL SPACE & ADDITIONAL REQUIREMENTS ARE REQUIRED IF MECHANICAL EQUIPMENT (ESPECIALLY GAS FUELED EQUIPMENT), IS PLACED IN THE CRAWL SPACE. THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE
15	DRYER VENT
16	EXHAUST FAN, VENT TO EXTERIOR
17	FROST FREE HOSE BIBB
18	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
19	POT SHELF WITH SWITCHED UP-LIGHTING
20	PROVIDE WOOD BLOCKING IN WALL FRAMING FOR ALL ACCESSORIES INCLUDING BUT NOT LIMITED TO: TOWEL BARS, TOILET PAPER HOLDERS, SHELVING ATTACHMENT, ROBE HOOKS, GRAB BARS, ETC.
21	RAIN CHAIN OR SOLID DOWNSPOUT (VERIFY WITH OWNER. SEE ALSO ELEVATION PAGES). TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
22	APPLIANCE FLOOD PANS RECOMMENDED AT ALL APPLIANCES USING WATER SUCH AS DISHWASHERS, REFRIGERATORS WITH WATER, ICE MAKERS, WASHING MACHINES, WATER HEATER ETC. PLUMB TO DRAIN OR DAYLIGHT TO THE EXTERIOR. USE "P" TRAP AT EACH PAN. TRAP SHALL BE HAVE A PRIMER OR TRAP SHALL BE FILLED WITH MINERAL OIL OR USE "OATEY DRAIN SEAL" HTTPS://WWW.OATEY.COM/PRODUCTS/OATEY-DRAIN-SEAL--1553341548 OR SIMILAR.
23	WE STRONGLY RECOMMEND USING WATER DETECTORS / WATER-SENSOR SYSTEM WITH AUTOMATIC SHUT OFF SET TO SHUT OFF THE WATER SUPPLY TO A SPECIFIC APPLIANCE OR TO THE ENTIRE HOUSE WHEN A LEAK IS DETECTED. USE THESE SENSORS AT ALL AREAS WHERE WATER IS PLUMBED (ICE MAKER, DISHWASHER, LAUNDRY, SINKS, WATER HEATERS ETC…)
24	WHOLE HOUSE VENTILATION REQUIRED R303.4: (LAYOUT, SPECS & CALCULATIONS BY OTHERS) MECHANICAL DESIGNER SHALL PROVIDE A SIMPLE FLOOR PLAN/SECTION DRAWING SHOWING WHOLE HOUSE VENTILATION. INCLUDE VENTILATION RATES. SEE 2021 ORSC SECTION M1505.4. SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1505.4.1 THROUGH M1505.4.3. PROVIDE HIGH-EFFICIENCY HEAT RECOVERY VENTILATORS (HRV) AND ENERGY RECOVERY VENTILATORS (ERV) FOR ENERGY EFFICIENCY & INDOOR AIR QUALITY. EXAMPLE WWW.ZEHNDERAMERICA.COM/
25	DRYER VENTS, COMMERCIAL STYLE RANGES/HOODS, ETC. M1502.7 MAKEUP AIR INSTALLATIONS EXHAUSTING MORE THAN 200 CUBIC FEET PER MINUTE SHALL BE PROVIDED WITH MAKEUP AIR. M1503.6 MAKEUP AIR REQUIRED. EACH EXHAUST SYSTEM CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE MECHANICALLY OR PASSIVELY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT FEWER THAN ONE DAMPER COMPLYING WITH SECTION M1503.6.2. M1503.6.1 LOCATION. KITCHEN EXHAUST MAKEUP AIR SHALL BE DISCHARGED INTO THE SAME ROOM IN WHICH THE EXHAUST SYSTEM IS LOCATED OR INTO ROOMS OR DUCT SYSTEMS THAT COMMUNICATE THROUGH ONE OR MORE PERMANENT OPENINGS WITH THE ROOM IN WHICH SUCH EXHAUST SYSTEM IS LOCATED. SUCH PERMANENT OPENINGS SHALL HAVE A NET CROSS-SECTIONAL AREA NOT LESS THAN THE REQUIRED AREA OF THE MAKEUP AIR SUPPLY OPENINGS.
26	60" TALL SCREEN
27	DUCTLESS HEAT PUMP (HSPF 10 OR BETTER) THIS WALL IF THIS IS THE PRIMARY HEAT SOURCE THEN "HYPER-HEAT" IS REQUIRED TO MAINTAIN 60 DEG. INDOOR WITH OUTDOOR TEMP -10 (VERIFY)

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317 NW LOCUST AVE, PRINEVILLE, OREGON 97754-1452
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A NEW PROJECT FOR:
1040 R-3
MILLER SPRINGS FOUNDERS LLC
MILLER SPRINGS PHASE 1
BURNS, OR 97720
PHONE:

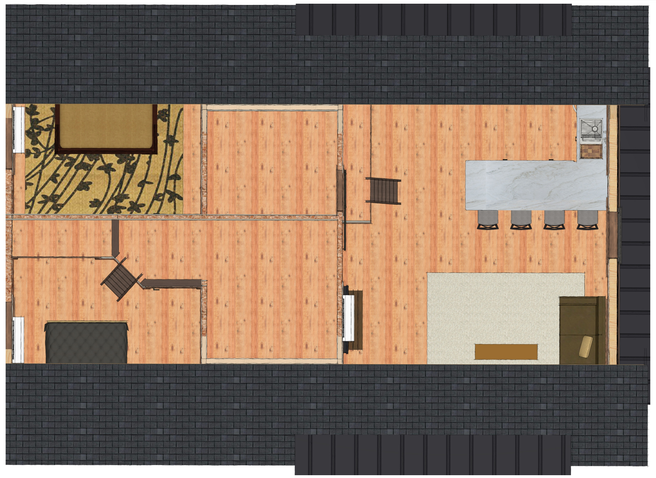
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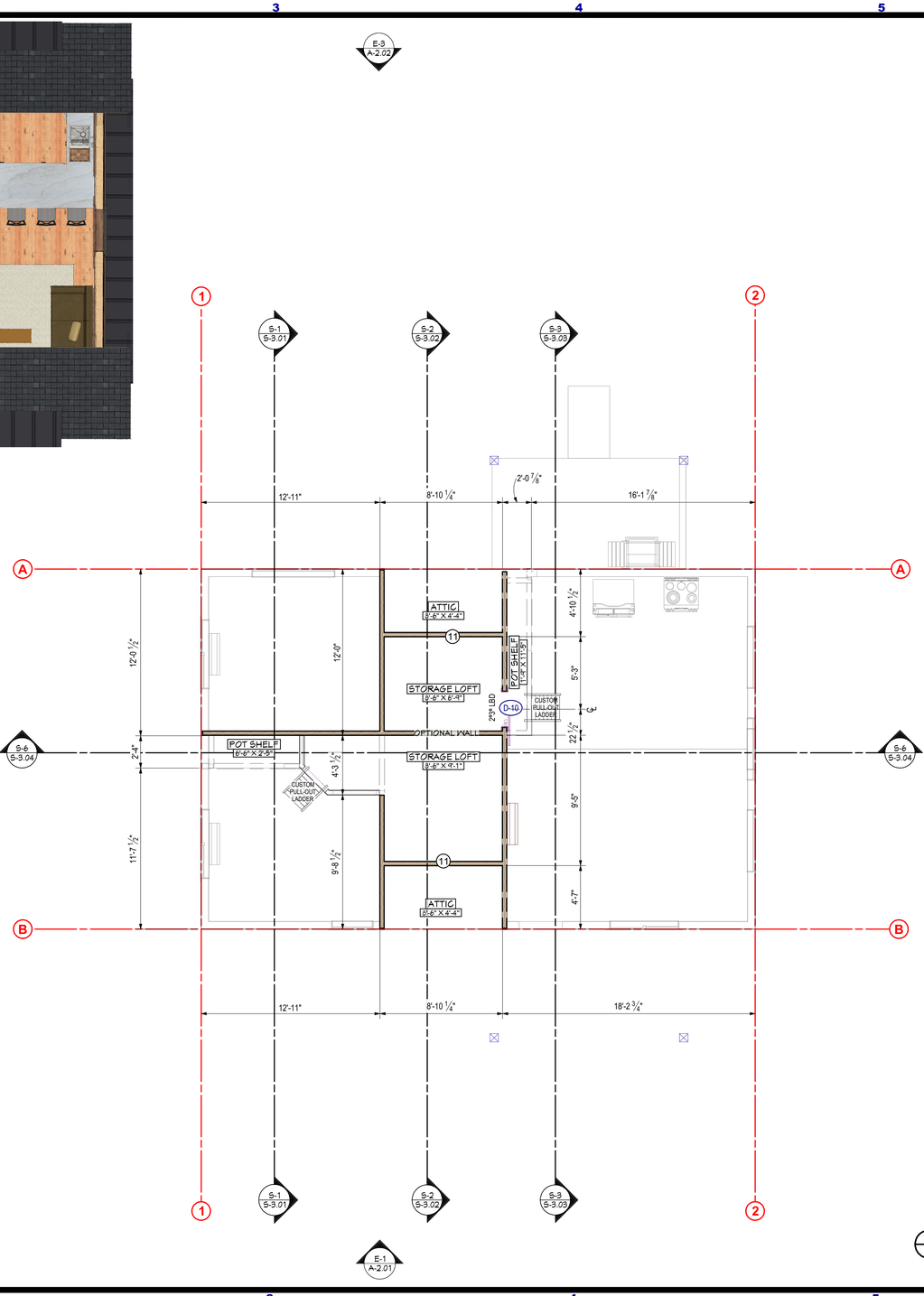
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C23 LOFT OVERVIEW
SCALE: 1/4" = 1'-0"



FL 2 A - FLOOR PLAN LOFT
SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES

NOTE SCHEDULE - FLOOR PLAN

1	SMOKE AND CARBON MONOXIDE DETECTORS REQ'D
2	LINEN/STORAGE CLOSET
3	ROD & SHELF (OR ORGANIZED CLOSET SYSTEM)
4	200 AMP BREAKER PANEL W/ WITH DISCONNECT (EXTERIOR) DOOR MUST OPEN 90 DEG MIN. CLEAR HT SHALL BE 6'-6" OR HT OF PANEL, WHICHEVER IS GREATER. CLEAR FLOOR AREA SHALL BE 30" WIDE X 36" DEEP MIN. PANEL IS NOT PERMITTED IN A SPACE USED FOR STORAGE. UFER GROUND IS REQ'D FOR ELECTRICAL SERVICE (METER BASE AT PARKING STRUCTURE) METERS SHALL NOT BE INSTALLED WITHIN 36" OF A GAS METER OR A WINDOW THAT HAS A VIEW OF LIVING SPACE OR RESTROOMS, OR WITHIN 36" OF A DOOR. THE CUSTOMER SHALL OBTAIN POWER COMPANY APPROVAL FOR THE METER LOCATION PRIOR TO INSTALLATION OF SUPPLY CONDUIT. CENTER OF METER SHALL BE BETWEEN 48" & 72" ABOVE FINISHED GRADE OR SURFACE. CLEAR HEADROOM SHALL BE 78" OR 9" ABOVE CENTER OF METER, WHICHEVER IS GREATER. A CLEAR, LEVEL & UNOBSTRUCTED WORKING SPACE OF 30" WIDE X 36" DEEP MIN. MEASURED FROM THE FACE OF THE METER, SHALL BE PROVIDED. SIDE CLEARANCES SHALL BE NO LESS THAN 10" FROM METER BOX. BUILDING SURFACE SHALL NOT PROJECT BEYOND THE FACE OF THE BOX.
5	(UNDERGROUND) NEVER LOCATE UNDERGROUND CONDUCTORS UNDER OR WITHIN 60" HORIZONTALLY FROM THE INSIDE WALL OF A POOL OR SPA. LIKEWISE, POOLS OR SPAS SHALL NOT BE INSTALLED OVER OR WITHIN 60" HORIZONTALLY FROM AN EXISTING UNDERGROUND CONDUCTOR. (OVERHEAD) CONSULT THE POWER COMPANY BEFORE PLACING POOLS, SPAS, OR HOT TUBS BELOW OR NEAR OVERHEAD CONDUCTORS.
6	N1107.4 SOLAR INTERCONNECTION PATHWAY. A SQUARE METAL JUNCTION BOX NOT LESS THAN 4" BY 4" WITH A METAL BOX COVER SHALL BE PROVIDED WITHIN 24" HORIZONTALLY OR VERTICALLY OF THE MAIN ELECTRICAL PANEL. A MINIMUM ¾" RIGID METAL RACEWAY SHALL EXTEND FROM THE JUNCTION BOX TO A CAPPED ROOF TERMINATION OR TO AN ACCESSIBLE LOCATION IN THE ATTIC WITH A VERTICAL CLEARANCE OF NOT LESS THAN 36". WHERE THE RACEWAY TERMINATES IN THE ATTIC, THE TERMINATION SHALL BE LOCATED NOT LESS THAN 6" ABOVE THE INSULATION. THE END OF THE RACEWAY SHALL BE MARKED AS "RESERVED FOR SOLAR." EXCEPTION: IN LIEU OF ¾" RIGID METAL RACEWAY, A MINIMUM #10 COPPER 3-WIRE MC CABLE INSTALLED FROM THE JUNCTION BOX TO THE TERMINATION POINT INCLUDING 6" ADDITIONAL WIRE IS PERMITTED.
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8	1/2" CEILING BOARD OR 5/8" GWB NOTE: AN AIR BARRIER AT THE CEILING LINE – SUCH AS SEALED GYPSUM BOARD - SHALL BE PRESENT TO ISOLATE THE ATTIC SPACE FROM THE CONDITIONED SPACE. CAULK / SEAL / FOAM AROUND ALL PIPES OR ELECTRICAL WIRES OR FIXTURES PENETRATING INTO ATTIC SPACES OR OTHER INSULTED CEILINGS
9	PAVERS OVER WOOD DECK (SEE DECK DETAIL)
10	A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -ORSG R312.1.1 - R312.1.4.
11	A MINIMUM 22"X30" R.O. ATTIC ACCESS IS REQUIRED FOR ATTIC AREAS THAT HAVE AT LEAST 30 SQ. FT. OF SPACE 30" HIGH BETWEEN CEILING/ROOF MEMBERS (MUST BE IN A READILY ACCESSIBLE AREA) (GASKET TO STOP AIR FLOW) - OSSC R307.1 & M1305.1.3 IF MECHANICAL EQUIPMENT IS LOCATED IN THE ATTIC. 30" X 22" MECHANICAL ACCESS PANEL - SHALL BE FLUSH FITTING WITH CONCEALED HARDWARE AND FINISHED TO MATCH WALL OR CEILING SURFACE PROVIDE AN ATTIC ACCESS "PULL OR DROP DOWN" (STAIR OR LADDER)
12	NOTE: FIELD DESIGNED LANDINGS & WALKS (U.N.O.) NOTE: LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM. HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).
13	ALL IMPERVIOUS / PAVED SURFACE AREAS AROUND THE BUILDING SHALL SLOPE AWAY 1/4" PER FOOT (2%) MIN. ALL OTHER AREAS SHALL SLOPE NOT LESS THAN 5/8" PER FOOT (5%). (6" IN THE FIRST10' MIN.)
14	18X24 THROUGH THE FLOOR OR 16X24 THROUGH A PERIMETER WALL CRAWL SPACE ACCESS - ORSC R408.4 ADDITIONAL SPACE & ADDITIONAL REQUIREMENTS ARE REQUIRED IF MECHANICAL EQUIPMENT (ESPECIALLY GAS FUELED EQUIPMENT), IS PLACED IN THE CRAWL SPACE. THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE
15	DRYER VENT
16	EXHAUST FAN, VENT TO EXTERIOR
17	FROST FREE HOSE BIBB
18	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
19	POT SHELF WITH SWITCHED UP-LIGHTING
20	PROVIDE WOOD BLOCKING IN WALL FRAMING FOR ALL ACCESSORIES INCLUDING BUT NOT LIMITED TO: TOWEL BARS, TOILET PAPER HOLDERS, SHELVING ATTACHMENT, ROBE HOOKS, GRAB BARS, ETC.
21	RAIN CHAIN OR SOLID DOWNSPOUT (VERIFY WITH OWNER. SEE ALSO ELEVATION PAGES). TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
22	APPLIANCE FLOOD PANS RECOMMENDED AT ALL APPLIANCES USING WATER SUCH AS DISHWASHERS, REFRIGERATORS WITH WATER, ICE MAKERS, WASHING MACHINES, WATER HEATER ETC. PLUMB TO DRAIN OR DAYLIGHT TO THE EXTERIOR. USE "P" TRAP AT EACH PAN. TRAP SHALL BE HAVE A PRIMER OR TRAP SHALL BE FILLED WITH MINERAL OIL OR USE "OATEY DRAIN SEAL" HTTPS://WWW.OATEY.COM/PRODUCTS/OATEY-DRAIN-SEAL--1553341548 OR SIMILAR.
23	WE STRONGLY RECOMMEND USING WATER DETECTORS / WATER-SENSOR SYSTEM WITH AUTOMATIC SHUT OFF SET TO SHUT OFF THE WATER SUPPLY TO A SPECIFIC APPLIANCE OR TO THE ENTIRE HOUSE WHEN A LEAK IS DETECTED. USE THESE SENSORS AT ALL AREAS WHERE WATER IS PLUMBED (ICE MAKER, DISHWASHER, LAUNDRY, SINKS, WATER HEATERS ETC...)
24	WHOLE HOUSE VENTILATION REQUIRED R303.4: (LAYOUT, SPECS & CALCULATIONS BY OTHERS) MECHANICAL DESIGNER SHALL PROVIDE A SIMPLE FLOOR PLAN/SECTION DRAWING SHOWING WHOLE HOUSE VENTILATION. INCLUDE VENTILATION RATES. SEE 2021 ORSC SECTION M1505.4. SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1505.4.1 THROUGH M1505.4.3. PROVIDE HIGH-EFFICIENCY HEAT RECOVERY VENTILATORS (HRV) AND ENERGY RECOVERY VENTILATORS (ERV) FOR ENERGY EFFICIENCY & INDOOR AIR QUALITY. EXAMPLE WWW.ZEHNDERAMERICA.COM/
25	DRYER VENTS, COMMERCIAL STYLE RANGES/HOODS, ETC. M1502.7 MAKEUP AIR. INSTALLATIONS EXHAUSTING MORE THAN 200 CUBIC FEET PER MINUTE SHALL BE PROVIDED WITH MAKEUP AIR. M1503.6 MAKEUP AIR REQUIRED. EACH EXHAUST SYSTEM CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE MECHANICALLY OR PASSIVELY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT FEWER THAN ONE DAMPER COMPLYING WITH SECTION M1503.6.2. M1503.6.1 LOCATION. KITCHEN EXHAUST MAKEUP AIR SHALL BE DISCHARGED INTO THE SAME ROOM IN WHICH THE EXHAUST SYSTEM IS LOCATED OR INTO ROOMS OR DUCT SYSTEMS THAT COMMUNICATE THROUGH ONE OR MORE PERMANENT OPENINGS WITH THE ROOM IN WHICH SUCH EXHAUST SYSTEM IS LOCATED. SUCH PERMANENT OPENINGS SHALL HAVE A NET CROSS-SECTIONAL AREA NOT LESS THAN THE REQUIRED AREA OF THE MAKEUP AIR SUPPLY OPENINGS.
26	60" TALL SCREEN
27	DUCTLESS HEAT PUMP (HSPF 10 OR BETTER) THIS WALL IF THIS IS THE PRIMARY HEAT SOURCE THEN "HYPER-HEAT" IS REQUIRED TO MAINTAIN 66 DEG. INDOOR WITH OUTDOOR TEMP -10 (VERIFY)

WESTERN DESIGN INTERNATIONAL™
PROFESSIONAL BUILDING DESIGNERS GROUP
317 NW LOCUST AVE, PRINEVILLE, OREGON 97754-1452
PHONE: (541) 447-3341 FAX: (877) 442-8369

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MILLER SPRINGS FOUNDERS LLC
MILLER SPRINGS PHASE 1
BURNS, OR 97720
PHONE:

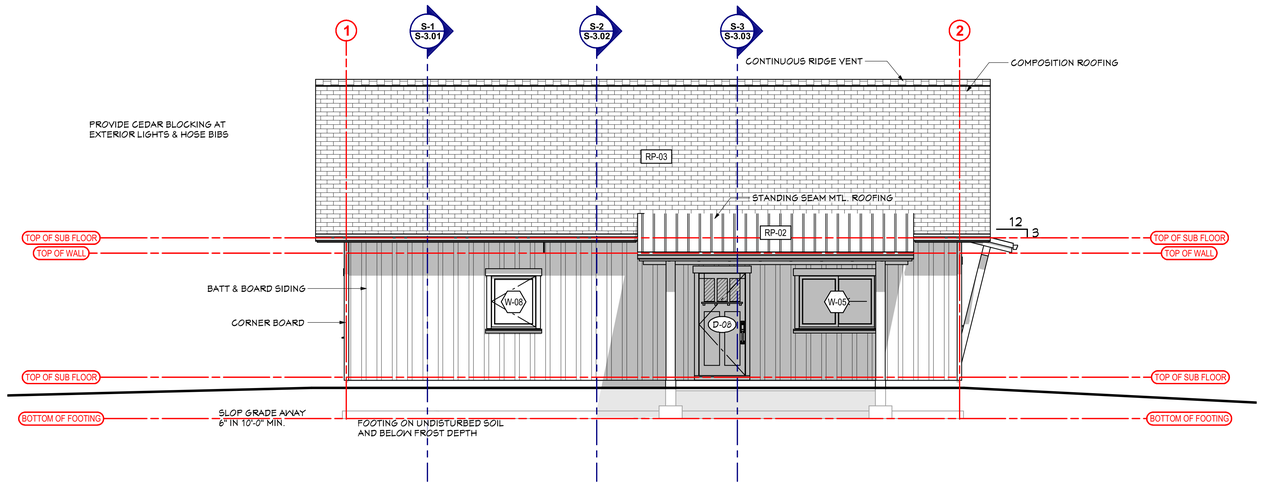
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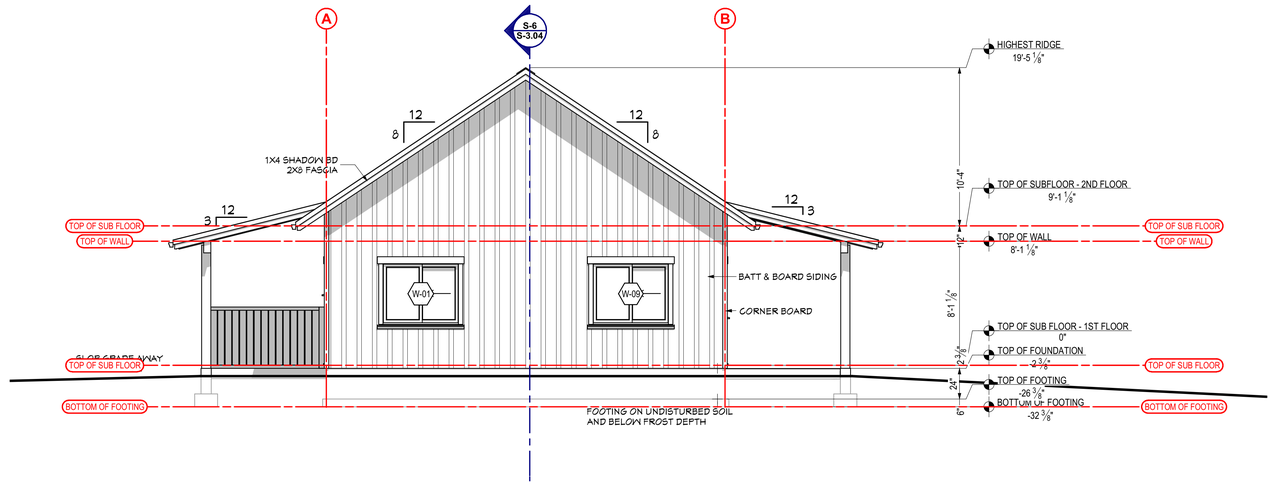
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E-1 **EXTERIOR ELEVATION FRONT**
SCALE: 1/4" = 1'-0"



E-2 **EXTERIOR ELEVATION LEFT**
SCALE: 1/4" = 1'-0"

BUILDING ELEVATION NOTES

	BUILDING ELEVATION NOTES
1	CONTINUOUS RIDGE VENT (TYP.) SEE ALSO ATTIC VENTILATION NOTES
2	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
3	METAL DRIP EDGE. REQUIRED AT ALL ROOF EDGES (RAKES & EAVES). R-903.2
4	METAL VALLEY FLASHING INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET
5	40 YEAR, HIGH PROFILE ARCHITECTURAL COMPOSITION ROOFING BY:_____ RATING, BRAND, STYLE AND COLOR PER OWNER'S APPROVAL ROOFING: REFER TO THE MANUFACTURE'S TECHNICAL SPECIFIGATION & DETAILS FOR FULL INSTALLATION INSTRUCTIONS
6	SNOW SHEDDING ROOFS SUCH AS, METAL, TILE, CONCRETE, SLATE, P.V. & OTHER SLICK MATERIALS. (COMPOSITION ROOFING IS A LOWER RISK FOR SLIDING SNOW.) IN NO CASE SHALL ROOF SNOW BE DIRECTED TO WHERE IT CAN ENDANGER PEDESTRIANS AND/OR PROPERTY. SNOW FENCES AND/OR GUARDS MUST BE USED IN THESE POTENTIALLY DANGEROUS AREAS.
7	PROVIDE ICE & WATER SHIELD FROM DRIP EDGE UP 3' MIN. BEYOND INSIDE OF EXTERIOR WALL LINE AND AT ALL VALLEYS. IF APPROVED BY OWNER, 30# FELT UNDER ROOFING AT OTHER AREAS. NOTE: ROOF SURFACES UNDER 4:12 SHALL HAVE THE ENTIRE SURFACE COVERED WITH ICE & WATER SHIELD. NOTE: ICE & WATER SHIELD MUST BE RATED FOR HIGH TEMP WHEN PLACED BELOW METAL ROOFING AND ANY FLASHING (EXAMPLE: CRICKETS, STEP & VALLEY FLASHING) SEE ALSO R905.1.2 ICE BARRIERS.
8	ROOFING UNDERLAYMENT SHALL BE ICE BARRIER OR IF APPROVED BY OWNER, #30 NON-PERFORATED ASPHALT SATURATED ORGANIC FELT, 36" WIDE ROLLS, COMPLYING WITH ASTM D 226 TYPE II, TO BE INSTALLED WITH 1" GALVANIZED ROOFING NAILS OR OTHER SUITABLE FASTENERS OVER THE ROOF SHEATHING. FELT SHALL BE LAID IN HALF-LAP FASHION TO PROVIDE A DOUBLE LAYER MEMBRANE. ROOFING INSTALLER SHALL CONFIRM THAT ROOF SHEATHING IS SUITABLY PREPARED FOR ROOFING INSTALLATION. SEE ALSO R-905.1.1
9	WHERE STEEL ROOFING PANELS ARE USED, PANELS SHALL BE INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET AND HAVE AN AIR GAP. NOTE, AN UNDERLAYMENT SUCH AS DELTA®-TRELA (BY DÖRKEN) A VAPOR-PERMEABLE UNDERLAYMENT W/ STRUCTURED SEPARATION & DRAINAGE REPLACES CAP SHEET & AIR GAP AND IS HIGHLY RECOMMENDED. SEE ALSO ORSC R905.10 METAL ROOF PANELS.
10	5/8" PLYWOOD OR OSB ROOF SHEATHING (PLYWOOD IS RECOMMENDED FOR ENTIRE ROOF, BUT AG PLYWD SHALL BE REQUIRED AT ALL VISIBLE OPEN ROOF OVERHANGS U.N.O.) SHEATHING SHALL BE PLACED PERPENDICULAR TO FRAMING AND STAGGERED END JOINTS AT 4'-0". PROVIDE 1/4" SPACE AT ALL PANEL EDGES FOR EXPANSION, AT ALL ROOF AND WALLS. NAIL W/ 8D @ 6" O.C. EDGE AND 12" O.C. FIELD U.N.O.
11	1X4 CEDAR SHADOW BOARD OVER 2X8 CEDAR FASCIA.(SEE DETAILS)
12	5/4 X 3 CEDAR TRIM (AT BEAM TO SOFFIT). NOTE: AT BOARD & BATTEN OR BOARD ON BOARD SIDING: USE 2X TRIM AND USE A 1/2" SPACER (OSB OR PLYWOOD) BEHIND TRIM AT WALL TO SOFFIT & APRONS ETC.
13	ALL SIDING SHALL BE INSTALLED OVER WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) OR FULL RAIN SCREEN. SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.). WALLS INSULATED W/ B.I.B. INSULATION. 1/2" G.W.B. AT "DRY" LOCATIONS U.N.O. FOR SIDING, CORNER TRIM AND BELT COURSE, SEE DETAILS #__ & #__ ON SHEET #
14	"Z" FLASHING AT TOP OF PANEL SIDING. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
15	5/4X4 CORNER BOARDS AT OUTSIDE CORNERS AND 5/4X3 INSIDE CORNER TRIM, EACH OVER A DOUBLE LAYER OF WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
16	FLASHING CAP AT ALL EXPOSED (TOP & END GRAIN) WOOD SURFACES. VERIFY SIZE
17	ROOF GUTTER (SLOPE____)
18	"K" STYLE RAIN GUTTER (TYP.) MOUNTED TO PLUMB FASCIA OR TO A CONTINUOUS BEVELED BLOCK ON SQ. CUT FASCIA. (VERIFY STYLE & COLOR WITH OWNER) OR BRONZE SEMI-CIRCULAR RAIN GUTTER (TYP.) MOUNTED TO A CONTINUOUS BEVELED BLOCK - PROVIDE SOLID OR RAIN CHAIN DOWNSPOUT (COMPARE) RAINCHAINS.COM #T4-BR W BRONZE POWDER COAT & RGR-2 W BRONZE POWDER COATING GUTTER MOUNTING KIT. TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
19	WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING SHALL HAVE A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER. ORSC R311
20	_____ SIDING OVER "ZIP SYSTEM" SHTG OR WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.).
21	SIMULATED BOARD & BATTEN SIDING (BATTENS ARE 1X4S AT 12" O.C.) TRUE BOARD & BATTEN SIDING (BOARDS ARE 1X4S, BATTENS ARE 1X12S)
22	OPTIONAL & NOT SHOWN (UPPER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP AND BOTTOM OF TRIM. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL AL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #__
23	OPTIONAL & NOT SHOWN (LOWER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #__
24	36" HIGH MINIMUM GUARDRAIL (POWDER COATED METAL) A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING DECKS OR PATIOS, STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. ORSC R312.1.1 - R312.1.4. (SEE NOTE #12 ON "G" SHEETS AND ANY RAIL DETAILS.)
25	LANDINGS & WALKS ARE FIELD DESIGNED (U.N.O.) WALKS SHALL BE 36" WIDE MINIMUM. LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM IN THE DIRECTION OF TRAVEL. HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).

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317 NW LOCUST AVE, PRINEVILLE, OREGON 97754-1452
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MILLER SPRINGS FOUNDERS LLC
MILLER SPRINGS PHASE 1
BURNS, OR 97720
PHONE:

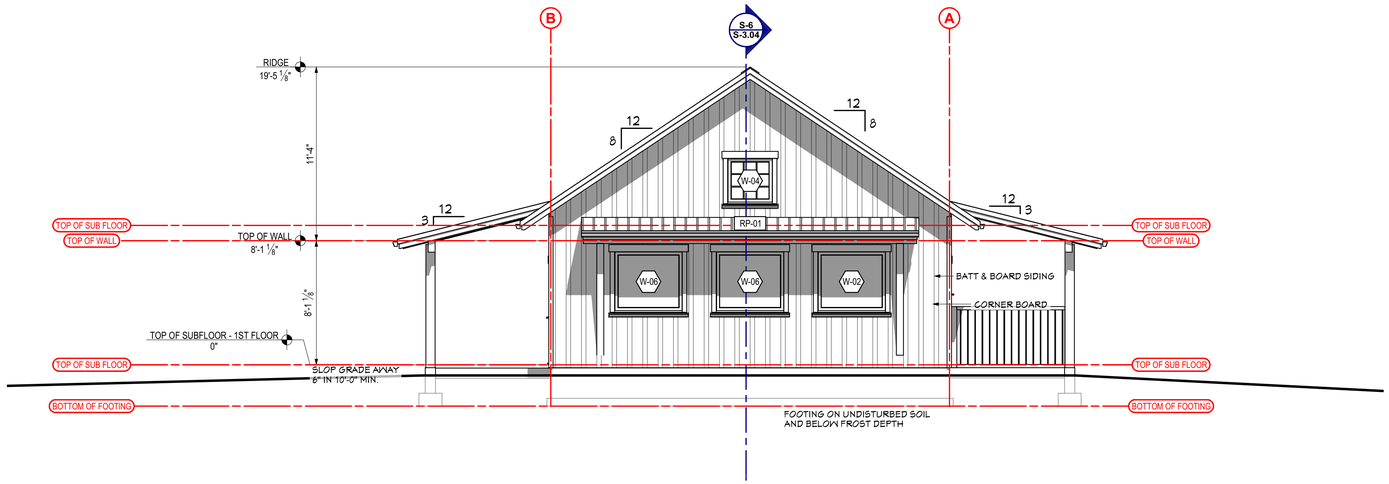
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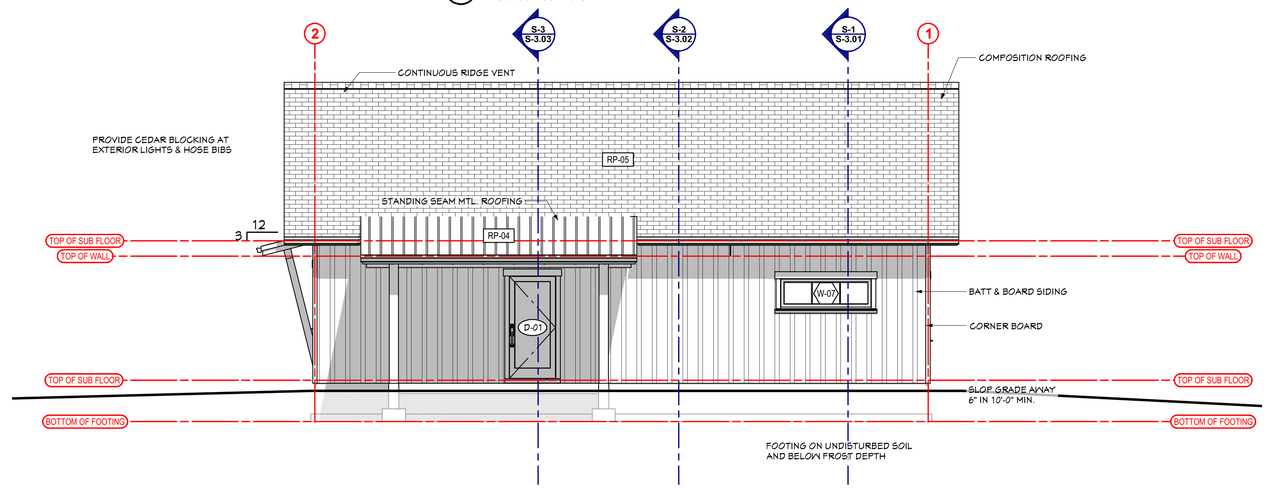
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E-4 EXTERIOR ELEVATION RIGHT

SCALE: 1/4" = 1'-0"



E-3 EXTERIOR ELEVATION BACK

SCALE: 1/4" = 1'-0"

BUILDING ELEVATION NOTES

	BUILDING ELEVATION NOTES
1	CONTINUOUS RIDGE VENT (TYP.) SEE ALSO ATTIC VENTILATION NOTES
2	ALL METAL FLASHING SHALL BE 24 GA. BROWN UNLESS NOTED OTHERWISE. FLASHING SHALL BE NEATLY FINISHED AT ALL EDGES, MITERS AND TERMINATIONS
3	METAL DRIP EDGE. REQUIRED AT ALL ROOF EDGES (RAKES & EAVES). R-903.2
4	METAL VALLEY FLASHING INSTALLED OVER A MODIFIED HIGH TEMP RATED BITUMINOUS CAP SHEET
5	40 YEAR, HIGH PROFILE ARCHITECTURAL COMPOSITION ROOFING BY:_____ RATING, BRAND, STYLE AND COLOR PER OWNER'S APPROVAL ROOFING: REFER TO THE MANUFACTURE'S TECHNICAL SPECIFIGATION & DETAILS FOR FULL INSTALLATION INSTRUCTIONS
6	SNOW SHEDDING ROOFS SUCH AS, METAL, TILE, CONCRETE, SLATE, P.V. & OTHER SLICK MATERIALS. (COMPOSITION ROOFING IS A LOWER RISK FOR SLIDING SNOW.) IN NO CASE SHALL ROOF SNOW BE DIRECTED TO WHERE IT CAN ENDANGER PEDESTRIANS AND/OR PROPERTY. SNOW FENCES AND/OR GUARDS MUST BE USED IN THESE POTENTIALLY DANGEROUS AREAS.
7	PROVIDE ICE & WATER SHIELD FROM DRIP EDGE UP 8" MIN. BEYOND INSIDE OF EXTERIOR WALL LINE AND AT ALL VALLEYS. IF APPROVED BY OWNER, 30# FELT UNDER ROOFING AT OTHER AREAS. NOTE: ROOF SURFACES UNDER 4:12 SHALL HAVE THE ENTIRE SURFACE COVERED WITH ICE & WATER SHIELD. NOTE: ICE & WATER SHIELD MUST BE RATED FOR HIGH TEMP WHEN PLACED BELOW METAL ROOFING AND ANY FLASHING (EXAMPLE: CRICKETS, STEP & VALLEY FLASHING) SEE ALSO R905.1.2 ICE BARRIERS.
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10	5/8" PLYWOOD OR OSB ROOF SHEATHING (PLYWOOD IS RECOMMENDED FOR ENTIRE ROOF, BUT AC PLYWD SHALL BE REQUIRED AT ALL VISIBLE OPEN ROOF OVERHANGS U.N.O.) SHEATHING SHALL BE PLACED PERPENDICULAR TO FRAMING AND STAGGERED END JOINTS AT 4'-0". PROVIDE 1/4" SPACE AT ALL PANEL EDGES FOR EXPANSION, AT ALL ROOF AND WALLS. NAIL W/ 8D @ 6" O.C. EDGE AND 12" O.C. FIELD U.N.O.
11	1X4 CEDAR SHADOW BOARD OVER 2X8 CEDAR FASCIA.(SEE DETAILS)
12	5/4 X 3 CEDAR TRIM (AT BEAM TO SOFFIT). NOTE: AT BOARD & BATTEN OR BOARD ON BOARD SIDING: USE 2X TRIM AND USE A 1/2" SPACER (OSB OR PLYWOOD) BEHIND TRIM AT WALL TO SOFFIT & APRONS ETC.
13	ALL SIDING SHALL BE INSTALLED OVER WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) OR FULL RAIN SCREEN. SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.). WALLS INSULATED W/ R-13 B. INSULATION. 1/2" G.W.B. AT "DRY" LOCATIONS U.N.O. FOR SIDING, CORNER TRIM AND BELT COURSE, SEE DETAILS #__ & #__ ON SHEET #
14	"Z" FLASHING AT TOP OF PANEL SIDING. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
15	5/4X4 CORNER BOARDS AT OUTSIDE CORNERS AND 5/4X3 INSIDE CORNER TRIM, EACH OVER A DOUBLE LAYER OF WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING
16	FLASHING CAP AT ALL EXPOSED (TOP & END GRAIN) WOOD SURFACES. VERIFY SIZE
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18	"K" STYLE RAIN GUTTER (TYP.) MOUNTED TO PLUMB FASCIA OR TO A CONTINUOUS BEVELED BLOCK ON SQ. CUT FASCIA. (VERIFY STYLE & COLOR WITH OWNER) OR BRONZE SEMI-CIRCULAR RAIN GUTTER (TYP.) MOUNTED TO A CONTINUOUS BEVELED BLOCK - PROVIDE SOLID OR RAIN CHAIN DOWNSPOUT (COMPARE) RAINCHAINS.COM #174-BR W/ BRONZE POWDER COAT & RGR-2 W/ BRONZE POWDER COATING GUTTER MOUNTING KIT. TIE INTO 3" DIA. SCH. 40 PVC DRAIN PIPE BELOW GRADE TIED INTO SITE DRAINAGE (SEE SITE DRAINAGE PLAN) DURABLE RIGID BAFFLES ARE REQUIRED BY N1104.2.5
19	WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING SHALL HAVE A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER. ORSC R317
20	_____ SIDING OVER "ZIP SYSTEM" SHTG OR WEATHER RESISTANT BUILDING WRAP WITH DRAINAGE SYSTEM (EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING, OVER 7/16" O.S.B. SHTG MIN. (1/2" PLYWOOD RECOMMENDED) OVER 2 X STUD WALL (DBL TOP PLATE U.N.O.).
21	SIMULATED BOARD & BATTEN SIDING (BATTENS ARE 1X4S AT 12" O.C.) TRUE BOARD & BATTEN SIDING (BOARDS ARE 1X4S, BATTENS ARE 1X1.25)
22	OPTIONAL & NOT SHOWN (UPPER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP AND BOTTOM OF TRIM. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL AL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #
23	OPTIONAL & NOT SHOWN (LOWER) 2X12 BAND / WATER TABLE WITH CONTINUOUS 2X2 DRIP CAP "Z" FLASHING AT TOP. "SHINGLE" FLASHING BUILDING WRAP (WITH DRAINAGE SYSTEM. EXAMPLE: DUPONT™ TYVEK® DRAINWRAP™) SEAL ALL JOINTS WITH APPROVED TAPE OR FLUID APPLIED FLASHING. SEE ALSO DETAIL #__ ON SHEET #__
24	36" HIGH MINIMUM GUARDRAIL (POWDER COATED METAL) A GUARDRAIL IS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING DECKS OR PATIOS, STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. ORSC R312.1.1 - R312.1.4. (SEE NOTE #12 ON "G" SHEETS AND ANY RAIL DETAILS.)
25	LANDINGS & WALKS ARE FIELD DESIGNED (U.N.O.) WALKS SHALL BE 36" WIDE MINIMUM. LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR THEY SERVE, BUT NOT LESS THAN 36" AND MUST EXTEND OUT 36" (CLEAR) MINIMUM IN THE DIRECTION OF TRAVEL. HAND RAILS ARE REQUIRED WHEN THERE ARE 4 OR MORE RISERS IN A RUN. NOTE: EVEN IF HAND RAILS ARE NOT REQUIRED, THEY ARE STRONGLY RECOMMENDED AT ALL STAIRS. (VERIFY WITH OWNER).

WESTERN DESIGN INTERNATIONAL
PROFESSIONAL BUILDING DESIGNERS GROUP
317 NW LOCUST AVE, PRINEVILLE, OREGON 97754-1452
PHONE: (541) 447-3341 FAX: (877) 442-8369

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A NEW PROJECT FOR:
1040 R-3
MILLER SPRINGS FOUNDERS LLC
MILLER SPRINGS PHASE 1
BURNS, OR 97720
PHONE:

REVISED
00/00/24

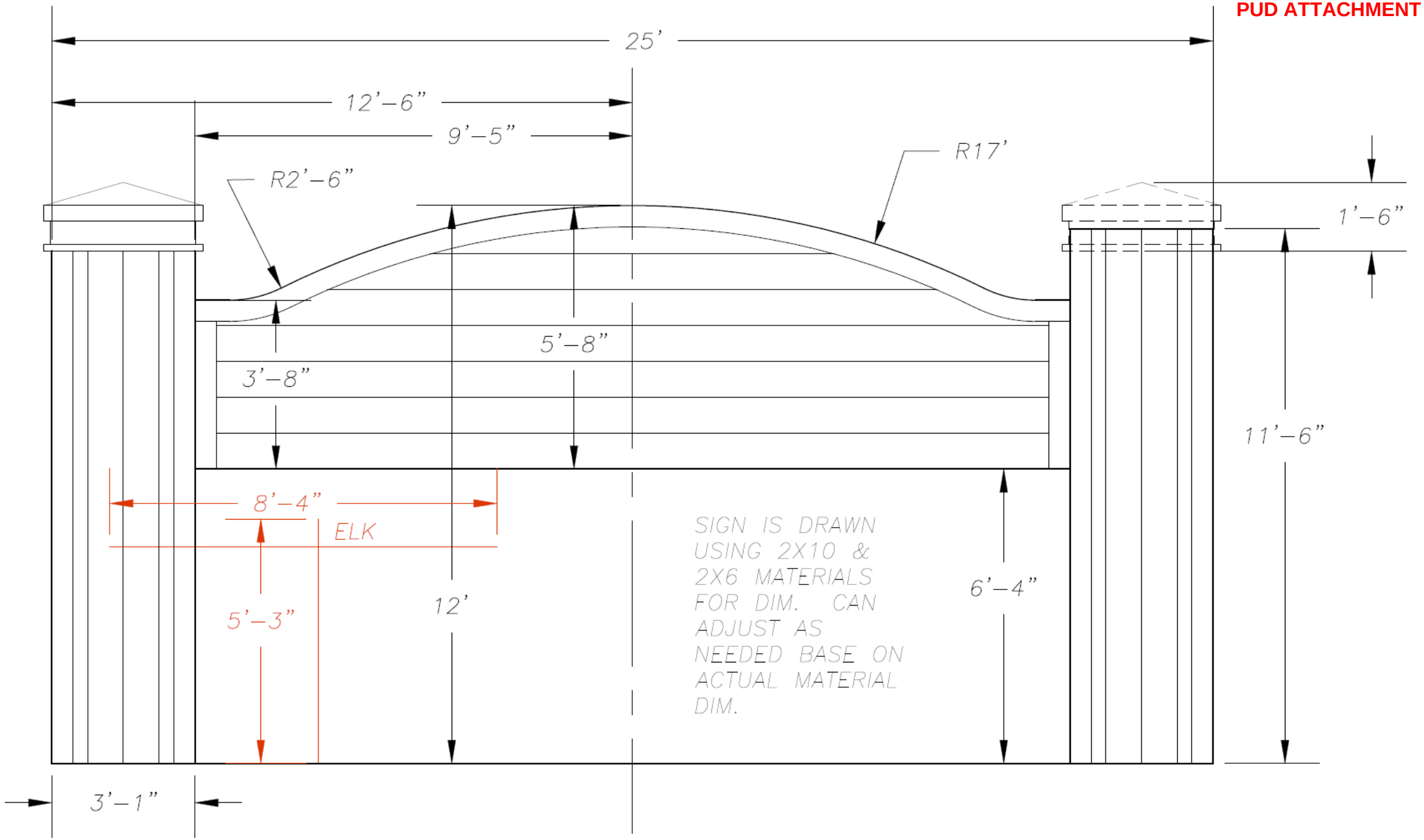
LAST PLOT DATE:
2/18/2026
DRAWN BY:
ES, TE,
JOB NUMBER
24001
CHECKED: TE
DBL. CHECKED: ES

PAGE #
A-2.02

These plans were drawn to the owner's and/or builder's specifications and any changes made to them after prints are made will be done at the owner's and/or builder's expense and responsibility. The design drawings were not prepared or checked by a licensed engineer or architect. While every effort has been made in the preparation of this design to avoid mistakes, Western Design Intl will not be responsible for any damages relating to the accuracy and overall integrity of the design plans. The owner/contractor must check and verify all dimensions and other plan details prior to construction and be solely responsible thereafter. NOTE: THE FINAL PRODUCT WILL NOT LOOK EXACTLY LIKE THESE PLANS & THE FINAL PRODUCT WILL VARY IN APPEARANCE FROM THE PLANS & ANY CONCEPTUAL DRAWINGS

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PUD ATTACHMENT Q





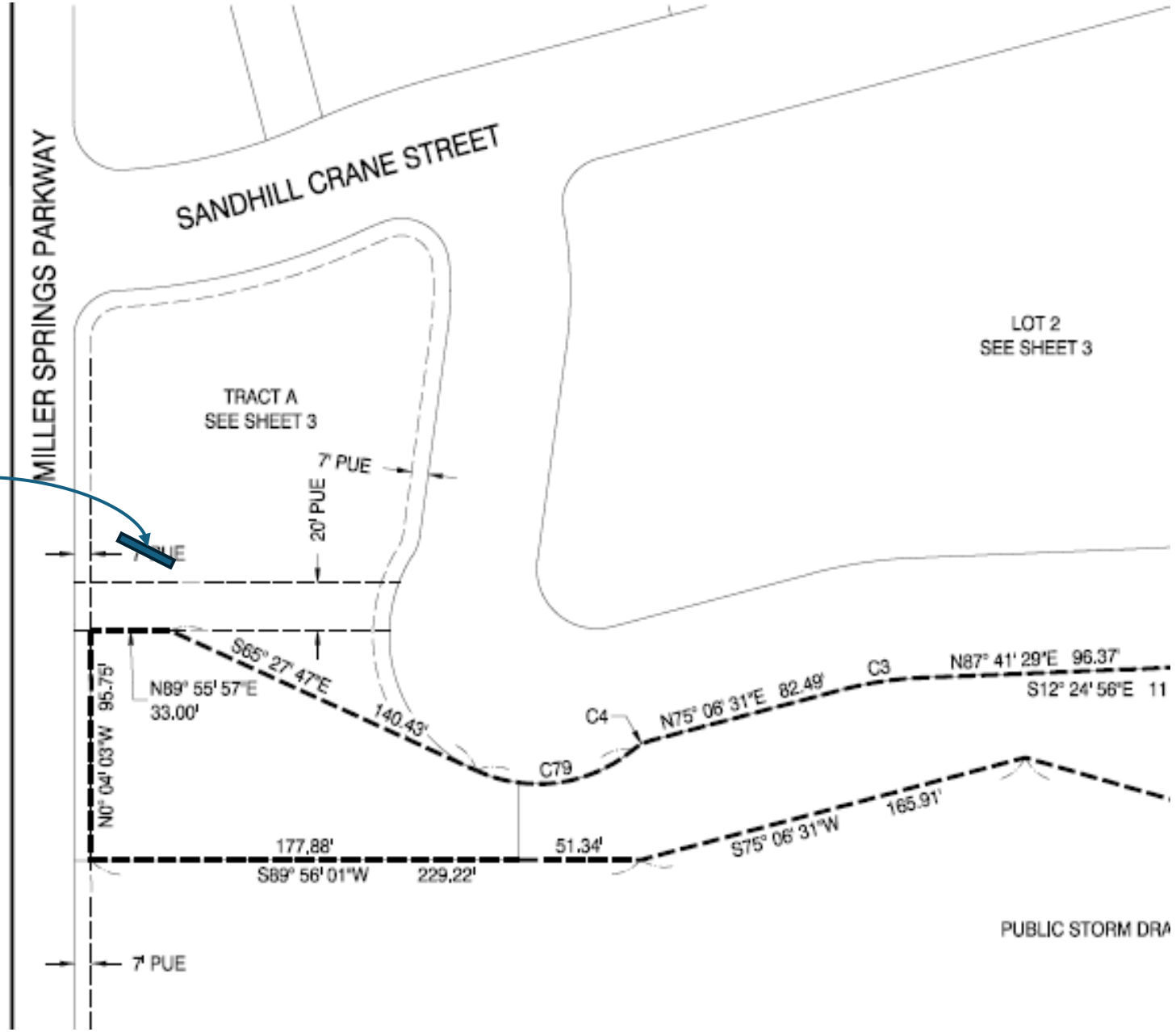


Steel frame construction embedded in concrete posts with wood cladding from Montana Timber



Proposed sign lettering and dimensions

Sign placement within Tract A



PUBLIC HEARING NOTICE

CITY OF BURNS PLANNING COMMISSION

YOU ARE HEREBY NOTIFIED that a public hearing will be held before the City of Burns Planning Commission in the Burns City Hall in Burns, Harney County, Oregon, on the **6th day of May, 2026**, at the hour of **6:00P.M.** to consider the application of Atlas Land Use Consulting for a Zoning Map Amendment to change approximately 8.3 acres within Phase 1 of the Miller Springs Subdivision from SFR-4 to SFR-7 zoning, and a Planned Unit Development (PUD) concept plan and detailed plan for single-family and multi-family development within the approved Miller Springs master plan area. The subject property is located north of W. Monroe St. and east of Miller Springs Pkwy. and identified as Tax Lot 100 of Tax Map 23S-30E-12. The Planning Commission is the decision-making body for the proposed Zoning Map Amendment and PUD plans.

Testimony may be submitted orally or in writing. If testimony is written, it shall be submitted at least two (2) days prior to the hearing. Failure to raise a specific issue at this hearing precludes appeal to the Land Use Board of Appeals (LUBA) based on this issue. Failure to provide sufficient specificity to afford the decision maker an opportunity to respond to an issue that is raised precludes appeal to LUBA based on that issue.

This notice is required by ordinance to property owners within 100 feet of the exterior boundary of the proposed property, which is the subject of the application.

A copy of the application and all documents and evidence relied upon by the applicant, along with the applicable approval criteria, are available for inspection at no cost at Burns City Hall. If a Staff Report has been prepared, a copy may be available for inspection at no cost at least seven (7) days prior to the hearing.

If you have further questions, you may contact City Clerk Tiffany Leffler, at Burns City Hall. (541) 573-5255.

HEARINGS PROCEDURE

Scope

Conduct of all public hearings on application by the Commission or the Council shall be governed by procedural rules. Every person entitled to notice of hearing shall be entitled to be heard in accordance with the rules as established in the Development Code. These rules shall be interpreted to promote justice. Technical violations which do not affect substantial rights of parties or of the public shall not interfere with the hearing of an application.

General Conduct of Hearing

Each person appearing before the Commission or Council shall give their name and address in an audible tone of voice for the record. Persons may be required to be sworn prior to speaking. No person shall speak more than once without obtaining permission from the presiding officer. No person shall be disorderly, abusive, or disruptive of the orderly conduct of the hearing. The Commission or Council may set reasonable time limits for all presentations, and may exclude or limit cumulative, repetitious, or immaterial matter.

Date Mailed: April 08, 2026

Department of Land Conservation and Development

PAPA Current Version: Burns - Amendment 001-26

Submitted On-line/Sent To DLCD: 03/17/2026

Local File #: QPCF-001-2026

1st Hearing: 05/06/2026 **Days Difference:** 50

Final Hearing: **Days Difference:**

Proposal Type:

- [ ] Comprehensive Plan Map Change
- [x] Zoning Map Change
- [ ] Comprehensive Plan Map & Zoning Map Change
- [ ] Comprehensive Plan Text Change
- [ ] Land Use Regulation Change
- [ ] UGB using Simplified Method (div 38)
- [ ] UGB amendment by city with population less than 2,500 within UGB (div24)
- [ ] UGB amendment of 50 acres or less by a city with population 2,500 or more within UGB (div 24)
- [ ] UGB amendment adding more than 50 acres by city with population 2,500 or more within UGB (div 24)
- [ ] UGB amendment that adds more than 100 acres by Metro (div 24)
- [ ] Urban Reserve designation by Metro or a city with population 2,500 or more within UGB
- [ ] Urban Reserve amendment to add over 50 acres by a city with population 2,500 or more within UGB
- [ ] Urban Reserve designation or amendment by a city with population less than 2,500 within UGB
- [ ] Urban Reserve amendment by Metro
- [ ] Urban Reserve Other
- [ ] Annexation
- [ ] Other
- [ ] Periodic Review Task

Topics:

- [ ] Housing Capacity Analysis
- [ ] Transportation System Plan
- [ ] Economic Opportunities Analysis
- [ ] Manufactured and prefabricated housing, including HB4064
- [ ] Public Facility Master Plans (e.g. non-transportation-related master or special area plans for stormwater, wastewater, or water; capital improvement plans, etc.)
- [ ] None of these apply

Summary of Proposed Change: Zone change from Single Family Residential - 4 units per acre (SFR-4) to Single Family Residential - 7 units per acre (SFR-7)

An exception to a statewide planning goal is proposed: No

Goals Subject to Exception:

Total Acres: 8.30

Locations:

Type	Tax Lot			Acres	
Zoning Map Change	00100	Zone: SF Res 4-5 units/ac	Zone: SF Res 6-8 units/ac	8.30	

Contacts:

Jay Harland

Documents:

Uploaded	Document Name
03/17/2026	Proposal_Existing_Zoning_Map_2026-03-17_10-30-35.pdf
03/17/2026	Proposal_Proposed_Zoning_Map_2026-03-17_10-30-50.pdf

Item 9.1

QPCF-001-2025

PLANNING COMMISSION STAFF REPORT

DATE: April 29, 2026

PROJECT: Palmer Estates Subdivision

PLANNING FILE: QPCF-001-2025

APPLICANT: Britany Randall – BRAND Land Use

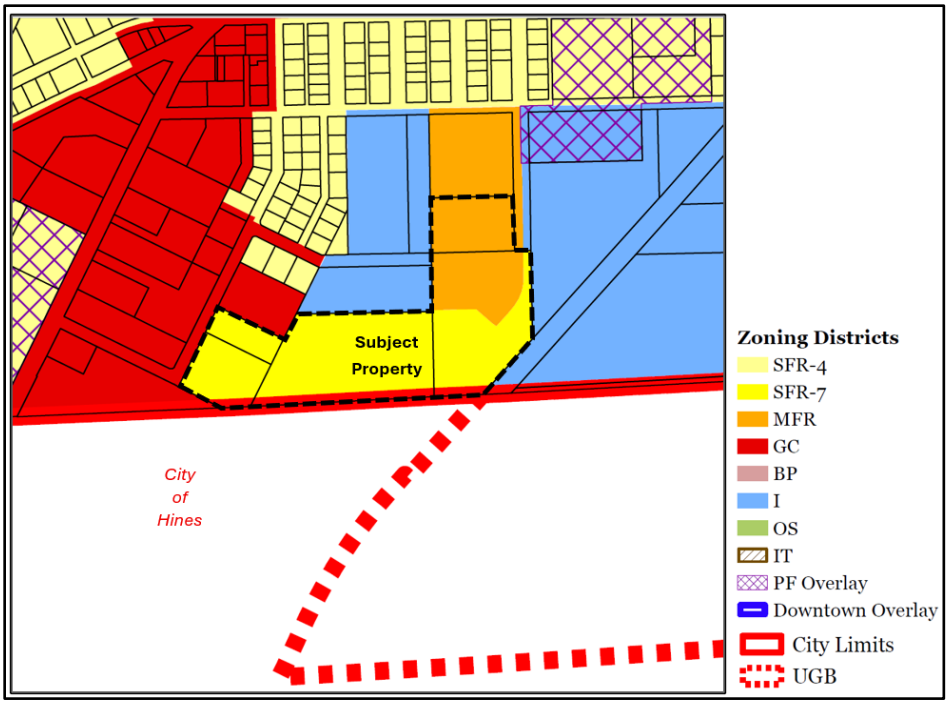
AGENT: David Glennie, President of Telos Development Co.

PROPERTY OWNER: Telos Development Co.

MAP DESCRIPTIONS: 23S-30E-13DA-501, 23S-30E-13DA-502, 23S-30E-13DB-600, 23S-30E-13DB-700, 23S-30E-13DB-802

NATURE OF APPLICATION: Request for approval of a Preliminary Subdivision Plat to create 72 residential lots for single-family and multi-family development.

I. BACKGROUND: In December 2024, the City Council approved a Comprehensive Plan amendment for the subject property, changing the Comprehensive Plan designations from Commercial, Light Industrial, and Heavy Industrial to Residential and Multi-Family Residential. Zone changes were concurrently approved by the Planning Commission, making the majority of the subject property SFR-7 zoning and the northeastern most portion MFR zoning. *See,* below excerpt from the City of Burns Zoning Map.



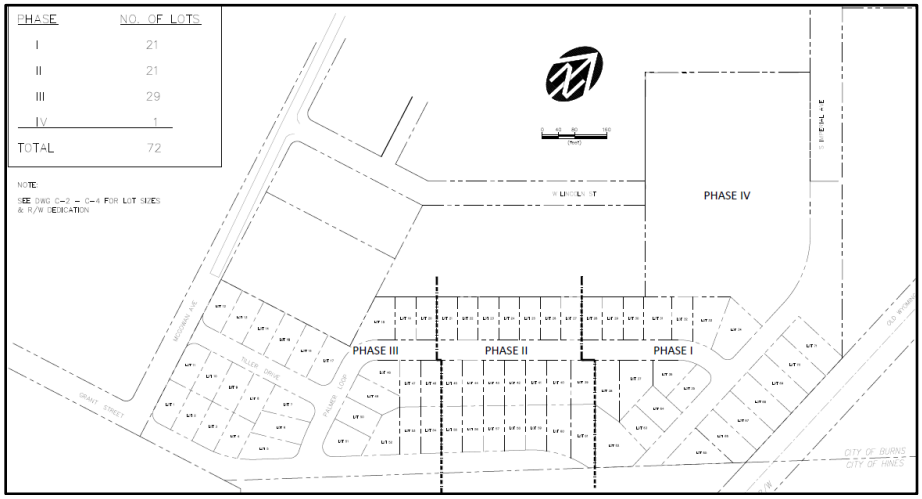
II. STAFF ANALYSIS: The proposed "Palmer Estates" subdivision involves five existing parcels containing a total of approximately 18.32 acres and located along the southern edge of the City of Burns corporate limits. *See,* Exhibits A and B.

The proposed subdivision would extend to the south into the City of Hines corporate limits, and a preliminary subdivision plat application has also been filed with Hines. That subdivision application is also currently in process and the staff from both cities have held meetings and coordinated with each other at various times during their respective application reviews.

Lot Size: The portion of the Palmer Estate Subdivision located within Burns has a total of 71 single-family residential lots ranging in size from 5,510 sq. ft. to 12,567 sq. ft., and one lot of approximately 5.31 acres that is reserved for future multi-family residential development. The 5.31 acre lot is located within the portion of the site that is zoned MFR and the 71 single-family lots are located within the SFR-7 zoned portion. Any proposed future development within the MFR zoned lot will be subject to a Type II Site Design Review approval to ensure the development is in conformance with the applicable development standards. All proposed lots conform to the minimum area and dimensional standards for the SFR-7 and MFR zoning districts.

Phasing: The subdivision is proposed to be developed in four phases beginning with the single-family lots in the eastern portion of the site, and the final phase being development of the ~5.3 acre multi-family residential lot located on the west side of S. Imperial Avenue. The Planning Commission may approve phased subdivisions subject to the following parameters: (1) the construction time period for the first phase (i.e., for required public improvements, utilities, streets) shall be no longer than four years; (2) public facilities shall be constructed in conjunction with or prior to each phase; and (3) all public facilities shall be constructed by the developer and not the City or the owners of the subdivision lots. The Applicant has acknowledged these requirements in their written narrative and stated that they can and will comply. Planning Commission approval is required for any future modifications to an approved phasing schedule and the Applicant has also acknowledged this requirement.

As proposed, the phasing plan shows 21 single-family lots to be developed in the first phase, along with the extension of S. Imperial Avenue and the eastern most segment of Palmer Loop. While staff would not typically have any concerns over this type of phasing, there are some public facility matters which are addressed in more detail below and which are likely to impact the proposed phasing plan.

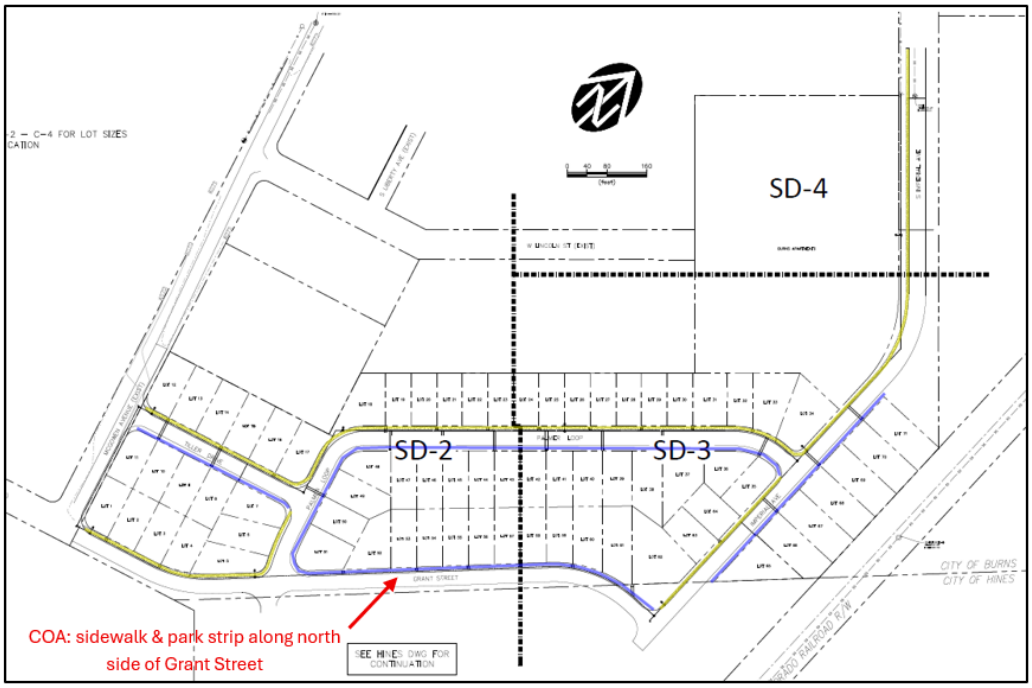


Access: The primary point of vehicular access to the proposed subdivision will be from southward extensions of S. Imperial Avenue on the east, and S. McGowan Avenue on the west. The subdivision plans indicate the full width of S. Imperial will be improved with pavement and curbing on both sides, and the existing sidewalk along the west side of S. Imperial is to be extended through the proposed subdivision in accordance with the alternative street design standard described below. S. Imperial Avenue will be extended to the southwest into the City of Hines to serve the portion of the Palmer Estates development that is proposed within that jurisdiction. The eastern half of S. McGowan is proposed to be improved along the subject property's frontage. The western half of S. McGowan will be required to be improved when the abutting properties to the west develop in the future.

W. Grant Street is an existing unimproved street right-of-way located between Oregon Avenue/Highway 20 and the southwest corner of the subject property where it terminates at S. McGowan Avenue. W. Grant Street is proposed to be extended along the southern boundary of the subdivision where it will connect to the extension of S. Imperial Avenue at a point just south of the Burns city limits. The existing unimproved western segment of W. Grant Street is not proposed or required to be improved as part of the subdivision, and with the proposed improvements to S. McGowan and S. Imperial, the project has sufficient legal access for emergency purposes. A condition of approval has been recommended by staff that Lots 53 – 63 are not to be platted until Grant Street and S. Imperial Ave. are constructed and fully connected to one another so that adequate emergency fire access is provided to those eleven lots; unless Hines provides a letter approving a temporary all-weather public access to ensure emergency services function appropriately until the portion of Grant Street that will be located in Hines and connected to S. Imperial is constructed.

Additionally, the subdivision includes two new streets that are proposed to be named Tiller Drive and Palmer Loop. Tiller Drive is approximately 350-feet in length and will connect S. McGowan to Palmer Loop which is, as the name implies, a looped street that connects S. Imperial Avenue to Grant Street. With the exception of S. McGowan Avenue as described above, all other streets within the subdivision are proposed to be fully improved with a right-of-way width of 50-feet, and again with the exception of S. McGowan, all streets within the subdivision are proposed to be built to the "Alternative" Minor Street design standards that are allowed within residentially zoned areas pursuant to the specifications in Table 18.40.015.1 of the Development Code. This "Alternative" standard is an asymmetric cross-section that has an 11-foot right-of-way area on one side of the street that is an open swale to provide a location for drainage and snow storage.

For new development areas utilizing the Alternative street standard, the approving authority has the authority to decide which side of the street will have the sidewalk and park strip and which side will have the open swale. The proposed subdivision plans depict sidewalks in the locations highlighted yellow below, and the open swales in the locations highlighted blue. Staff does not have objections to the locations of the swales, noting however, that where there is an open swale shown along the north side of Grant Street, the south side of Grant street is along the city limit line, and the subdivision plans for the portion of Palmer Estates to be located within Hines do not show a sidewalk along the south side of Grant Street. Instead, the south side of Grant Street on the Hines side will have the front yards of single-family lots, which would result in there being no sidewalks along Grant Street between Palmer Loop and S. Imperial Avenue. Accordingly, staff has recommended a condition of approval requiring a sidewalk and park strip along the northern side of Grant Street between Palmer Loop and S. Imperial Avenue.



Public Facilities: Pursuant to Section 18.20.140.1.B of the Development Code, all applications for preliminary subdivision plat are required to provide a preliminary public facility plan demonstrating how all lots will be served by streets, municipal water, sanitary sewer, and storm drainage. Additionally, Section 18.40.030.1 of the Code requires a preliminary grading and storm drainage plan with an accompanying drainage analysis prepared by an Oregon Registered Professional Engineer. While the Applicant's plans depict the location of proposed water, sanitary sewer, and storm drainage facilities, there was insufficient detail provided for the City's contract engineer (Jesse Chritensen, P.E., of HECO Engineers) to be able to discern if the storm drainage and sanitary sewer facilities will be adequate to serve the development.

The issues surrounding lack of adequate information on sanitary sewer and storm drainage facilities were raised by staff in two separate notice of incompleteness letters to the Applicant which are included as Exhibit D to this report. Examples of significant deficiencies in the project plans include the lack of preliminary engineering sewer flows and preliminary sewer elevations, and the fact that the plans show sanitary sewer flows from the Hines side of the project being pumped to the existing force main in Burns. No discharges to force mains are allowed, and at this moment in time it is uncertain if the existing Burns wastewater treatment system can receive additional sewer volumes without the proposed subdivision sewer flows being verified.

As previously noted, this site was rezoned in December 2024 under Planning File No. QCPA-001-2024. Typically, off-site sewer capacity would be evaluated at the time of zone change to ensure the subdivision process is limited to a review of lot designs and on-site public improvements. The issue of potential limitations on off-site sewer capacity was raised during the proceedings in front of the City Council during the zone change process. During the Council hearings process, the Applicant stated that these issues would be addressed at

the time of subdivision, both orally and in writing. Specifically, the following statements were made:[1]

- David Glennie: *The project doesn't use the Burns sanitary sewer system and we have offered solutions that are ignored. The easiest is to build a pump station, at our sole expense, that has the capacity to serve the entire site, not just the Burns site. All the sanitary sewer flows from both Burns and Hines would be pumped to Hines, and then Burns and Hines would sign an intergovernmental agreement. If this is done the problem would be solved, and most, if not all the sewer details could be hashed out at the subdivision application level.*

- Steven Ward (Applicant's Engineer): *The sanitary sewer on Imperial is not deep enough to serve the site by gravity, and Mr. Glennie has to build a pump station one way or another.*

Conceptual public improvement plans that show how the sanitary sewer improvements will be laid out to ensure the project is consistent with the above representations to the Council during the plan amendment and zone change process have been requested by staff but not provided.

Requiring these public facility details is standard practice at the time of preliminary plat review, and it is not expected that the preliminary plat include construction level engineering, only sufficient evidence that the proposed facilities will serve their needed purpose. This is necessary to help ensure that the City is not approving development that may not be able to be constructed as planned (e.g., the City Engineer needs to be able to determine with a reasonable level of comfort that the stormwater conveyance pipes and detention facilities are properly sized to handle the expected runoff flows); however, the Applicant's response to the requests for this missing information was that no additional information would be provided and that the application is to be deemed complete in accordance with the provisions of ORS 227.178(2)(c). *See,* Exhibit E. As such, the City is required to proceed with processing the application and a final decision must be made on the application within 120 days after it is deemed complete by either the City or the Applicant. The Applicant requested that the application be deemed complete on March 2, 2026, and also authorized a 30-day extension of the statutory 120 day timeline. As such, a final decision (including resolution of all appeals) must be made by July 30, 2026.

With respect to stormwater, the project plans do not provide information on how onsite stormwater will be conveyed, stored, and discharged from the subdivision. This is an especially important factor since the subject property is located within a natural drainage area of the city. The required stormwater calculations can be provided when the public improvement plans are submitted, and it may well be that these calculations will show that the street side swales can adequately accommodate the stormwater flows. Alternatively, the City has no minimum density requirements so additional storm detention could be added by eliminating one or more of the buildable lots. Staff recommends a condition of approval be imposed requiring stormwater calculations be provided with the public improvement plans that show the off-site storm water flows for the design year storm will be similar in volume and location for any discharge offsite following existing drainage patterns, or show that downstream facilities are adequate for discharge into any public storm drainage system (whether owned by Burns or Hines).

[1] These statements are not verbatim quotations from the recording of the meeting, but are instead taken from the staff prepared minutes of the Council hearing and/or from the AI prepared meeting summary.

With respect to off-site sewer capacity, ODEQ is required to issue permits for City of Burns sewer extensions and this permit requires a capacity statement from the City to ODEQ. Given the representations made by the property owner to the Council at the time of rezoning, staff recommends a condition of approval that prior to approval of the public improvement plans for the project, the Applicant shall furnish the City with a capacity analysis of all downstream sewer facilities and sewer treatments facilities; the City will forward this analysis to ODEQ for concurrence with the analysis prior to issuing the capacity statement.

III. AGENCY COORDINATION & PUBLIC NOTICE: Public notice for this hearing was mailed to surrounding property owners and posted to the City's website in accordance with requirements in Section 18.20.025 of the Development Code. At the time this report was prepared, staff had not received any comments from members of the public.

III. APPROVAL CRITERIA & FINDINGS OF CONFORMANCE

Section 18.20.145 Preliminary Plat Approval Criteria

1. *Approval Criteria. The Planning Commission may approve, approve with conditions, or deny a preliminary plat. The Planning Commission decision shall be based on findings of compliance with all the following approval criteria:*

   A. *The land division application shall conform to the requirements of Sections 18.20.100 through 18.20.140;*

FINDINGS: The subject application is for a preliminary subdivision plat consisting of 71 single-family residential lots and one multi-family residential lot. The proposed preliminary plat has been prepared in accordance with ORS 92 and is being reviewed under the Type III procedures. The application is in conformance with the requirements of Sections 18.20.100 through 18.20.135, but as outlined above under Section II of this report, the Applicant has not provided the preliminary public facility plans required under Section 18.20.140.1.B, nor the needed evidence demonstrating that the proposed designs for City sewer and storm water drainage and treatment are sufficient, as required by Sections 18.20.140.1.C(7) and (8), which refer to conformance with Sections 18.40.025 and 18.40.030.

Accordingly, conditions of approval are recommended by staff to ensure that all public facilities will be designed and constructed in a manner that complies with City and State requirements, including the necessary sanitary sewer permits from the Oregon Department of Environmental Quality (ODEQ). These conditions of approval will need to be met prior to final plat approval, and with their acceptance by the Applicant the Planning Commission can find that this criterion has been met.

   B. *All proposed lots, blocks, and proposed land uses shall conform to the applicable provisions of Sections 18.30, 18.40 and 18.50, except where as allowed by Section 18.20.135.*

FINDINGS: Staff concurs with the Applicant's findings that the proposed lots, blocks, and land uses are in conformance with the applicable provisions of Sections 18.30, 18.40 and 18.50. Staff notes that the subject property has SFR-7 and MFR zoning, and the proposed single-family lots are located within the SFR-7 zoned portion of the site and the ~5.31 acre multi-family residential lot is located within the MFR zoned portion. All proposed lots are in conformance with the lot area and dimensional standards in Table 18.50.100.3, and the proposed blocks meet the standards of Section 18.40.015.4(D). As such, the Planning Commission can find that this criterion has been met.

C. *Access to individual lots, and public improvements necessary to serve the development, including but not limited to water, sewer, and streets, shall conform to sections 18.40 and 18.50;*

FINDINGS: Staff concurs with the Applicant's findings that the subdivision provides for access to all individual lots, as well as the necessary water and street improvements. As outlined above however, conditions of approval need to be applied to the project to ensure that all public facilities will be designed and constructed in a manner that complies with City and State requirements, including the necessary sanitary sewer permits from the Oregon Department of Environmental Quality (ODEQ), and with their acceptance by the Applicant the Planning Commission can find that this criterion has been met.

D. *The proposed plat name is not already recorded for another subdivision, and satisfies the provisions of ORS 92;*

FINDINGS: The Applicant's findings have addressed this criterion, and the Planning Commission can find it has been satisfied.

E. *The proposed streets, utilities, and surface water drainage facilities conform to City of Burns adopted master plans and applicable engineering standards, and allow for logical extension to adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications;*

FINDINGS: Staff concurs with the Applicant's finding that the proposed streets are generally in conformance with City standards and allow for logical extension to adjacent lands, but the preliminary plat does not show a sidewalk along Grant Street. Additionally, while the preliminary plat does identify proposed water, sanitary sewer, and storm drainage improvements, as noted previously, there is insufficient evidence in the application for the City Engineer to determine that the sewer and storm drainage improvements are adequate to serve the subdivision. As such, conditions of approval surrounding these public improvements are being applied to ensure that this criterion can and will be satisfied through completion of said conditions.

F. *All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas will be assured through appropriate legal instrument;*

FINDINGS: Applicant's findings and the proposed plans indicate that there are no private common areas or improvements being proposed. As such, this criterion is not applicable.

G. *Evidence that any required state and federal permits, as applicable, are not precluded as a matter of law; and*

FINDINGS: There is nothing in the proposed replat that would necessarily preclude issuance of any required state or federal permits; however, the conditions of approval require that the Applicant obtain permit approval from ODEQ for the subdivision's proposed sanitary sewer system improvements.

H. *Evidence that improvements or conditions required by the City, road authority, Harney County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met.*

FINDINGS: Construction of all required improvements for the subdivision will be assured through imposition of the recommended conditions of approval.

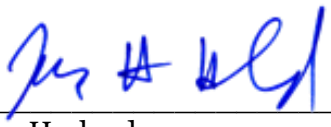
V. CONCLUSION & RECOMMENDATION

The proposed preliminary subdivision plat is in conformance with the City's standards with respect to lot standards, street design (excepting for Grant Street that is lacking a sidewalk on the plans), and access standards. As outlined herein above, Staff is unable to determine with any level of confidence that the proposed sanitary sewer and storm drainage improvements (as shown) are sufficient to serve the proposed subdivision. As such, Staff recommends that the Planning Commission approve the preliminary subdivision plat and only with the full recommended list of conditions of approval.

VI. EXHIBITS

A. Staff Recommended Conditions of Approval
B. Applicant's Project Narrative & Proposed Findings
C. Proposed Preliminary Subdivision Plat
D. Incomplete Letters provided to Applicant, dated October 9 and December 15, 2025
E. Correspondence from Applicant deeming application complete, dated March 2, 2026
F. Copies of Public Notice Materials

CITY OF BURNS PLANNING & ZONING DEPARTMENT



By: Jay Harland
Contract City Planner

EXHIBIT A

Recommended Conditions of Approval

1. Prior to approval of the public improvement plans for the project, the Applicant shall furnish the City with a capacity analysis of all downstream sewer facilities and sewer treatments facilities; the City will forward this analysis to ODEQ for concurrence with the analysis prior to issuing the capacity statement.[2]

2. Prior to approval of the public improvement plans for the project, the Applicant shall obtain permits from ODEQ for the proposed sewer extensions within the project area.

3. Prior to approval of the public improvement plans for the project, the Applicant shall provide stormwater calculations that show the off-site storm water flows for the design year storm will be similar in volume and location for any discharge offsite following existing drainage patterns, or show that downstream facilities are adequate where discharge is proposed into any public storm drainage system (whether owned by Burns or Hines). Storm drainage shall be designed to ensure water quality shall comply with any applicable ODEQ NPDES permitting requirements.

4. No grading or earthwork on the site is permitted until a 1200-C permit is issued by ODEQ or evidence is provided that the project does not require a 1200-C permit.

5. Development phasing of the subdivision shall be arranged such that Lots 53 – 63 are not platted until Grant Street and S. Imperial Ave. are fully constructed and connected so that adequate emergency fire access to said lots will be provided.

6. Final plat shall be submitted to the City within four years of the date of approval for the preliminary plat. The final plat shall be substantially consistent in design with the approved preliminary plat, and all conditions of approval shall have been met. Extensions of the approval effective period not to exceed one year per extension, may be provided by the Planning Commission subject to the criteria in Section 18.20.120(3).

7. The Applicant may request changes to the approved preliminary plat or conditions of approval following the procedures and criteria provided in Section 18.20.400.

8. Prior to construction of public improvements, the Applicant shall have all public improvement plans prepared by an Oregon Registered Professional Engineer and approved by City of Burns Public Works, specifically including the following:

    a. All notes on the preliminary engineering plans shall be considered conditions of approval, except where specifically modified by conditions set forth in this section.

    b. All proposed water system connections and improvements shall be to City Standards.

    c. Final hydrant locations shall be determined during the engineering design phase and must be approved by the Fire Marshal and Public Works.

[2] Applicant should be advised, that the City of Burns is currently under a memorandum of agreement to address identified sewer treatment capacity constraints. Until the obligations in the memorandum of agreement have been satisfied, an analysis demonstrating capacity exists sufficient for the City to issue a capacity statement acceptable to ODEQ may not be feasible.

9. Unless otherwise bonded in conformance with Section 18.40.120, all public facilities shall be constructed in conjunction with or prior to each phase, and all public improvements shall have been approved by the City or applicable service provider if different than the City of Burns.

10. All proposed sewer system connections and improvements shall be to City Standards.

11. A 5-foot wide sidewalk and 5-foot park strip shall be constructed along the north side of Grant Street for the block located between Palmer Loop and S. Imperial Avenue, in accordance with the design standards in Table 18.40.015.1.

12. All proposed streets shall be improved to City Structural Standards. Reserve strips shall be provided at any terminus of a street that ends a right-of-way not improved to a standard deemed appropriate for through traffic by the Public Works Director.

13. All street lights shall be designed in accordance with the City Standards. Precise locations of street lights will be determined during public improvement plan review.

14. All utilities proposed for installation that are not supplied by the City of Burns shall have a franchise agreement in good-standing with the City.

15. The public improvement plans shall satisfy all applicable requirements of the Oregon Fire Code and shall be approved by the City of Burns Fire Marshal (the Fire Chief acts as the Fire Marshal in the City of Burns).

16. A geotechnical report will be required to ensure physical stability of proposed public improvements. The scope of work for the geotechnical report shall be coordinated and approved by the City of Burns Public Works Director or the Director's designee.

17. All required streets, access ways, roads, easements, and other dedications or reservations shall be shown on the final plat, and all public streets and roads for public use shall be dedicated without reservation or restriction other than reversionary rights upon vacation of any such street or road and easements for public utilities.

18. Concurrent with final plat submittal and as applicable, the Applicant shall furnish acceptable copies of Covenants, Conditions, and Restrictions (CC&Rs); easements; maintenance agreements (e.g., for access, common areas, parking, etc.); and other documents pertaining to common improvements recorded and referenced on the plat.

19. Submittal of final plat for review shall include written verification from the City that water and sanitary sewer service is available to every lot depicted on the plat.

20. The final plat shall contain an affidavit by the surveyor who surveyed the land, represented on the plat to the effect the land was correctly surveyed and marked with proper monuments as provided by ORS 92, indicating the initial point of the survey, and giving the dimensions and kind of each monument and its reference to some corner approved by the Harney County Surveyor for purposes of identifying its location.

21. Within 60 days of City approval of the final plat, the Applicant shall submit the final plat to Harney County for signatures of County officials, as required by ORS 92. The final plat shall be recorded with the County no later than 120 days after City approval.

22. Upon final recording with the County, the Applicant shall submit to the City a mylar copy and three paper copies of all sheets of the recorded final plat. This shall occur prior to the issuance of building permits for the newly created lots.

23. No plat shall be recorded unless all ad valorem taxes and all special assessments, fees, or other charges required by law to be placed on the tax roll have been paid in the manner provided by ORS 92.

24. No plat shall be recorded until the County Surveyor approves it in the manner provided by ORS 92.

Planning Commission
Staff Report
Exhibit B

Revised - Subdivision

Submittal Date:	September 2025 Revised December 2025
Submitted To:	City of Burns Planning & Zoning Department
Project Location:	Burns, OR
Applicant(s):	Telos Development Company
Applicant's Land Use Consultant:	Britany Randall, BRAND Land Use Britany@brandlanduse.com



BRAND

FEASIBILITY | PLANNING | LAND USE

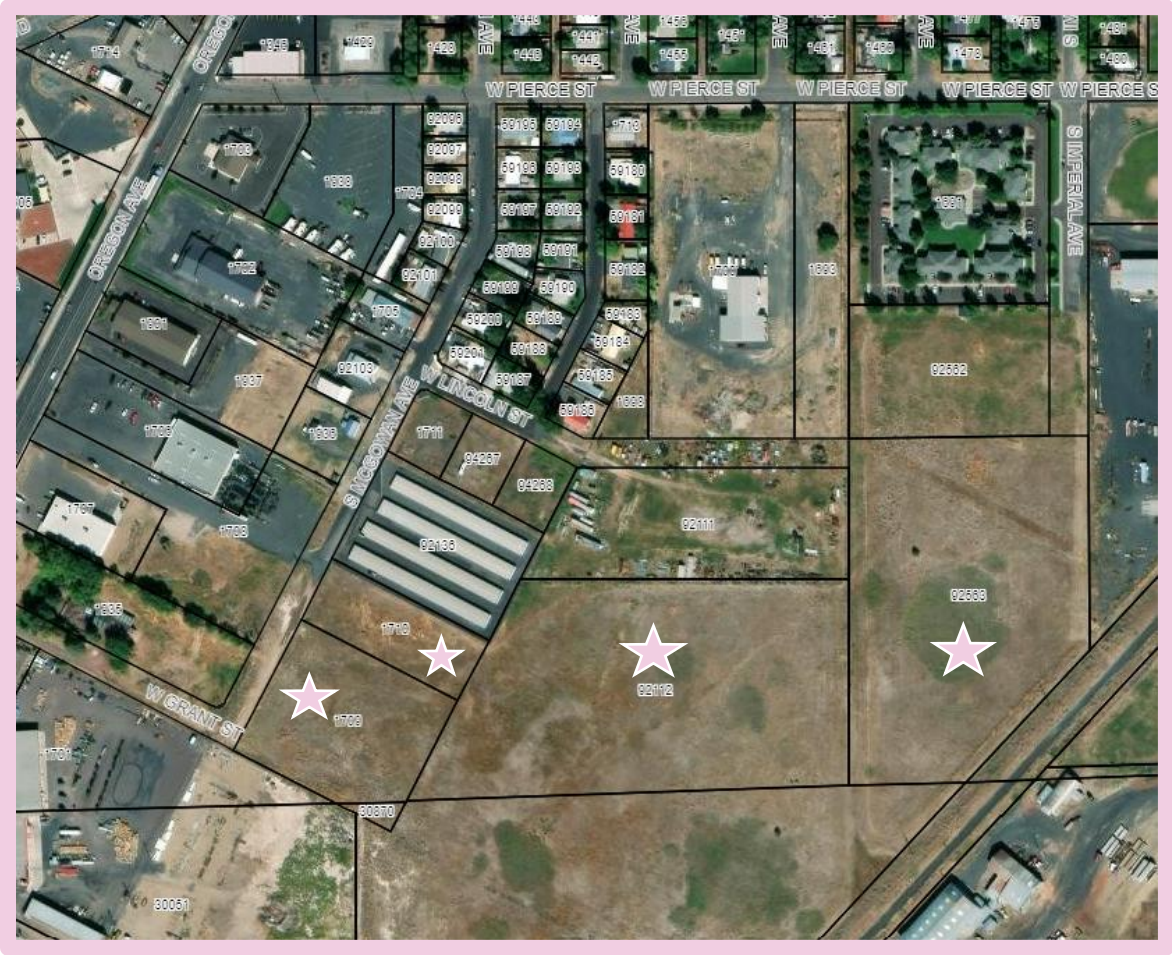
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503-370-8704

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Aerial View of Subject Property and Existing Development



Section 1: Property Background and Request

The property owner, Telos Development Company, is presenting a tentative subdivision plan application for the Burns portion of Palmer Estates. The Burns site totals approximately twenty-one acres within the corporate limits of the City of Burns and consists of five parcels identified as Harney County Map and Tax Lot Numbers 23S30E13DA00501, 23S30E13DA00502, 23S30E13DB00802, 23S30E13DB00600, and 23S30E13DB00700. The subdivision implements the land use direction pursued through the companion comprehensive plan amendment and zone change request, which transitioned the site from industrial and commercial designations to residential.

The owner's previously approved land use actions transitioned Commercial, Light Industrial, and Heavy Industrial designations to residential districts, with the SFR-7 designation on approximately fifteen and eight-tenths acres and MFR on approximately five and three-tenths acres, to create a neighborhood that can support single family homes, duplexes on appropriate

corner lots, and a small area of multifamily housing. The subdivision establishes the residential blocks and access network needed to deliver that mix in a coordinated manner.

The development history of the combined holdings frames today's request. Telos has owned and invested in the area for more than three decades, including retail development at Steens Mountain Plaza, land exchanges that supported community facilities, and delivery of affordable rental housing at Quail Court. The Palmer Estates name honors Cork Palmer, a longtime local engineer and surveyor who supported public and private projects in Burns and Hines. Subdivision phasing is anticipated, beginning with an initial set of lots and progressing as infrastructure is extended and market demand supports buildout.

Section 2: Existing Conditions

The development site is approximately 18.32 acres in size and is described as Harney County Assessor Map and Tax Lots 23S30E13DB00700, 23S30E13DB00600, 23S30E13DB00802, and 23S30E13DA00502 a Harney County Tax Map is included within the exhibits list identifying the subject properties.

Section 3: Findings Applicable to Subdivision

Chapter 18.20 – Land Use Regulation Application Procedures and Approval Criteria

Section 18.20.100 – Land Divisions and Property Line Adjustments

Section 18.20.110 - Purpose

The purpose of this section is to implement the following objectives:

1. Provide rules, regulations, and standards governing the approval of subdivisions, partitions, and property line adjustments as follows:
    1. Subdivisions are the creation of four or more lots from one parent lot, parcel, or tract, within one (1) calendar year.
    2. Partitions are the creation of three or fewer lots from one parent lot, parcel, or tract within one calendar year.
    3. Property line adjustments are modifications to lot lines or parcel boundaries that do not result in the creation of new lots (includes consolidation of lots).
2. Carry out the City's development pattern, as envisioned by the City's comprehensive plan.
3. Encourage efficient use of land resources and public services, and to provide transportation options.
4. Promote the public health, safety, and general welfare through orderly and efficient urbanization.
5. Ensure units of land are appropriately configured for urban development in a manner that take appropriate account of transportation facilities, water supply, sanitary sewage, fire

protection, pollution control, surface water management, and protection against natural hazards.

Applicant's Findings: *The applicant has reviewed the applicable provisions of the Burns Land Use Ordinance and demonstrates that the proposed subdivision complies with each standard. The tentative plat illustrates an orderly pattern of development with appropriately sized lots, adequate access, and public utilities designed to meet City specifications. Water, sewer, and storm drainage facilities will be extended as necessary to serve all proposed lots. Streets and rights-of-way are laid out in a manner that promotes connectivity and safe circulation, while also respecting site constraints such as wetlands and existing easements. The subdivision conforms to the requirements of ORS Chapter 92 and City of Burns Subdivision Regulations. Where specific approval criteria apply, supporting evidence has been provided through engineering plans, maps, and narrative findings. The proposal advances the intent of the City's Comprehensive Plan by facilitating residential growth within the urban area, providing housing choice, and ensuring the logical and efficient extension of public facilities.*

Section 18.20.115 – General Requirements

1. Subdivision and Partition Approval Through Two-Step Process. Applications for subdivision or partition approval shall be processed by means of a preliminary plat evaluation and a final plat evaluation, according to the following two steps:
    1. The preliminary plat must be approved before the final plat can be submitted for approval consideration; and
    2. The final plat must demonstrate compliance with all conditions of approval of the preliminary plat.

Note: Property line adjustments and lot consolidation requests (i.e., no new lot is created) are subject to Section 18.20.160; they are not subject to Sections 18.20.115 through 18.20.155.

Applicant's Findings: *The applicant acknowledges that subdivision approval within the City of Burns is processed through a two-step procedure consisting of preliminary plat and final plat review. The present application is for approval of a preliminary plat for the Burns portion of the Palmer Estates Subdivision. No lots can be recorded until a final plat has been prepared in compliance with Oregon Revised Statutes, Harney County recording requirements, and the conditions of approval established by the City of Burns during preliminary plat review.*

Upon receiving preliminary plat approval, the applicant will prepare and submit a final plat that incorporates any required modifications and demonstrates compliance with all imposed conditions. At that time, the City will verify that infrastructure, dedications, and other requirements have been satisfied before authorizing recording. This ensures that the development will proceed in a phased and orderly manner, consistent with local ordinance requirements and the expectations of City staff and reviewing agencies. The proposal is

therefore consistent with Section 18.20.115 because the applicant has submitted the preliminary plat for review and will comply with all conditions as part of the final plat process.

2. Compliance With Oregon Revised Statutes (ORS) 92. All subdivision and partition proposals shall conform to state regulations in Oregon Revised Statute (ORS) 92 Subdivisions and Partitions.

Applicant's Findings: *The applicant acknowledges that all subdivision plats must conform to the requirements of ORS Chapter 92, which governs the creation of lots, the recordation of plats, and the establishment of public rights-of-way. The Palmer Estates Subdivision preliminary plat has been prepared in accordance with ORS 92 standards, and the subsequent final plat will be reviewed by the City of Burns and recorded with Harney County in compliance with statutory requirements. The surveyor preparing the plat is a licensed professional authorized under Oregon law to certify subdivision plats, and the plat will include all dedications, easements, and statements mandated by statute. This ensures that the subdivision is legally recognized, properly recorded, and enforceable under state law. The applicant therefore demonstrates compliance with ORS 92.*

3. Future Re-division Plan. When subdividing or partitioning tracts into large lots (i.e., greater than three times the minimum lot size allowed by the underlying land use district), the lots shall be of such size, shape, and orientation as to facilitate future re-division and extension of streets and utilities. The applicant shall submit a future re-division plan, or shadow plan, indicating how re-division of oversized lots and extension of planned public facilities to adjacent parcels can occur in the future in a manner that would allow future development at not more than 150% of the minimum density for the zone. See also, Section 18.20.130 Schematic Planning for Large Sites.

Applicant's Findings: *The proposed subdivision creates residential lots consistent with the minimum and average lot size requirements of the SFR-7 and MFR zones. None of the proposed lots exceed three times the minimum lot size for the underlying zone, and therefore a future re-division or "shadow plat" is not required. The tentative plat establishes a complete and connected street and utility network that will serve all lots within the development as well as provide logical connections to adjacent properties, should they develop in the future. This ensures that the site will achieve its planned density and that future development of adjacent parcels will not be precluded. To the extent that future re-division could occur on nearby properties, the Palmer Estates subdivision is designed to allow the extension of streets, pedestrian facilities, and utilities to those sites, consistent with Section 18.20.130. The criterion is satisfied.*

4. Utilities. All lots created through land division shall have public utilities and facilities such as streets, water, sewer, gas, and electrical systems at the property boundary for each

newly created lot pursuant to section 18.40. These systems shall be located and constructed underground where feasible.

Applicant's Findings: *All proposed lots will be served with municipal water, sanitary sewer, and stormwater systems that connect to existing City infrastructure. Franchise utilities, including electrical, telephone, cable, and natural gas, will be extended underground to the extent practicable, ensuring safe and efficient service to all residential lots. The subdivision layout demonstrates that utility mains and service laterals can be extended within public rights-of-way, minimizing the need for easements across private property. The preliminary engineering plans confirm that utility services will be available at the boundary of each lot upon development. Compliance with Section 18.40 will be verified during final engineering review and final plat approval. This standard is met.*

5. Drainage. All subdivision and partition proposals shall comply with Section 18.30.325 for floodplain development permit within a regulatory flood hazard zone and shall provide surface water drainage facilities engineered to accommodate the design year storm, the 10-year storm, in a manner that will release waters in quantity and location less than or equal to the pre-development conditions.

Applicant's Findings: *The site is not located within a designated regulatory flood hazard zone as defined by the current FEMA Flood Insurance Rate Maps covering the City of Burns. Nonetheless, the subdivision is designed to comply with City drainage standards by providing engineered stormwater facilities sized to accommodate the 10-year design storm. The drainage system will manage runoff so that post-development flows do not exceed pre-development conditions in volume, rate, or point of release. This is accomplished through a combination of detention and infiltration facilities to be constructed as part of subdivision improvements. The engineering design will be reviewed by the City prior to construction, and the final plat will only be approved upon demonstration that drainage requirements have been satisfied. Therefore, the subdivision complies with Section 18.30.325 and Section 18.20.115(5).*

6. Adequate Access. All lots created or reconfigured shall have adequate vehicle access and parking, as may be required, pursuant to Sections 18.50.220 and 18.50.400.

Applicant's Findings: *Each lot within the subdivision has been designed to front on a public or private street that meets City standards for right-of-way width and pavement improvements. The subdivision's internal street system provides multiple points of ingress and egress, including connections to the existing public street system, ensuring adequate vehicle access and circulation. Street widths and curb-to-curb improvements are designed to accommodate on-street parking, and off-street parking will be provided at the time of dwelling construction in compliance with Sections 18.50.220 and 18.50.400. The proposed block pattern distributes traffic evenly and provides safe, convenient access for vehicles, pedestrians, and emergency responders. This standard is satisfied.*

Section 18.20.120 – Preliminary Plat Approval Process

1. Review of Preliminary Plat. Subdivision preliminary plats shall be processed using the Type III procedure under Section 18.20.025 and Partition preliminary plats shall be processed using the Type II procedure (unless elevated to a Type III at the discretion of the Planning Official). All preliminary plats, including partitions and subdivisions, are subject to the approval criteria in Section 18.20.145.
2. Preliminary Plat Approval Period. Preliminary plat approval shall be effective for a period of four years from the date of approval. The preliminary plat shall lapse if a final plat has not been submitted or other assurance provided, pursuant to Section 18.20.145, within the four-year period. The Planning Commission may approve phased subdivisions, pursuant to Section 18.20.125, with an overall time frame of more than four years between preliminary and final plat approvals. For phased subdivisions, the Applicant shall specifically request the effective period requested for the phased project and the approving authority shall specify the effective time frames as conditions of approval.
3. Modifications and Extensions. The applicant may request changes to the approved preliminary plat or conditions of approval following the procedures and criteria provided in Section 18.20.400. The Planning Commission may, upon written request by the applicant and payment of the required fee, grant written
4. extensions of the approval effective period not to exceed one year per extension, provided that all of the following criteria are met:
    1. Any changes to the preliminary plat follow the procedures in Section 18.20.400;
    2. The applicant has submitted written intent to file a final plat within the one-year extension period;
    3. An extension of time will not prevent the lawful development of abutting properties;
    4. There have been no changes to the applicable Code provisions on which the approval was based. If such changes have occurred, a new preliminary plat application shall be required; and
    5. The extension request shall be received by the Burns Planning Department addressing all the requirements in subsections A through D above before expiration of the original approved plan.

Applicant's Findings: *The applicant acknowledges that subdivision preliminary plats within the City of Burns are processed through the Type III procedure, which includes public notice, agency review, and a public hearing before the Planning Commission. This application has been submitted accordingly, and the approval criteria in Section 18.20.145 are addressed throughout this narrative. Preliminary plat approval is effective for four years, and the applicant intends to complete engineering and final plat preparation within that timeframe to ensure timely compliance. If the subdivision is phased, the applicant will request and adhere to a phasing*

schedule consistent with Section 18.20.125, and the Planning Commission will specify effective time frames for each phase as conditions of approval.

The applicant also acknowledges that modifications to the preliminary plat or conditions of approval must follow the procedures in Section 18.20.400 and that any extension of time must be requested in writing prior to expiration of the approval period. Extensions are limited to one year each and will only be granted upon a showing that the applicant intends to file the final plat, that the extension will not interfere with the lawful development of abutting properties, and that no applicable code provisions have changed. Should such changes occur, the applicant understands that a new preliminary plat application would be required.

Based on the above, the proposed subdivision complies with Section 18.20.120 because it has been submitted under the proper review procedure, the applicant acknowledges and accepts the four-year approval period with the possibility of extensions, and any future phasing, modifications, or time extensions will follow the process and criteria established by the City's development code.

Section 18.20.125 – Phased Subdivision

The Planning Commission may approve plans for phasing a subdivision, and changes to approved phasing plans, provided the applicant's proposal meets all of the following criteria:

1. In no case shall the construction time period (i.e., for required public improvements, utilities, streets) for the first subdivision phase be more than four years;
2. Public facilities shall be constructed in conjunction with or prior to each phase;
3. The phased development shall not result in requiring the City or a third party (e.g., owners of lots) to construct public facilities that are required as part of the approved development proposal;
4. The proposed phasing schedule shall be reviewed with the preliminary subdivision plat application; and
5. Planning Commission approval is required for modifications to phasing plans.

Applicant's Findings: *The applicant is requesting approval of the Palmer Estates Subdivision as a phased development. The subdivision has been designed and evaluated in discrete phases to ensure orderly growth, manageable infrastructure installation, and consistency with City of Burns standards. A Transportation Impact Analysis (TIA) was prepared for the project that specifically evaluated traffic generation, distribution, and mitigation in alignment with the proposed phasing plan, thereby ensuring that transportation facilities are provided concurrent with each stage of development.*

The phasing plan complies with all requirements of Section 18.20.125. First, the applicant understands that construction of required public improvements, utilities, and streets for the initial phase must occur within four years of preliminary plat approval. This condition is

acceptable, and engineering has been sequenced to allow timely construction. Second, all public facilities—including water, sewer, streets, and other required utilities—will be constructed concurrent with or prior to the buildout of each phase so that no lot is left without adequate infrastructure at the time of development. Third, the phasing plan is structured so that neither the City nor third parties will be responsible for constructing public facilities that are the obligation of the applicant; each phase will independently provide its required improvements. Fourth, the phasing schedule has been submitted with the preliminary plat application and has been fully coordinated with the transportation and utility plans provided in support of this application. Finally, the applicant acknowledges that any future modification to the approved phasing schedule will require Planning Commission approval, and commits to pursuing such approval should circumstances necessitate adjustments.

Accordingly, the proposal satisfies the criteria for approval of phased subdivisions, ensures that infrastructure and transportation improvements are aligned with each phase, and provides for orderly and efficient development of the Palmer Estates project consistent with Section 18.20.125.

Section 18.20.130 – Schematic Planning for Large Sites

1. Purpose. This section requires the schematic planning of large sites. Applications requesting annexation or zone change shall include a consolidated application for schematic plan approval or shall be conditioned to require a schematic plan prior to land division or vertical construction. Schematic plans are intended to avoid piecemeal development and plan the logical extension of infrastructure.
2. Applicability. This section applies to annexations or zone changes affecting more than 40 acres of land under the same contiguous ownership, even where only a portion of the site is proposed for annexation or zone change. This section does not apply to annexations or zone changes that file concurrent applications for Planned Unit Development. For the purposes of this section, the same contiguous ownership means the same individual, or group of individuals, corporations, or other entities, controls a majority share of ownership.
3. Schematic Plan Required. Prior to submittal of an annexation petition or zone change for an area subject to this Section, the schematic plan shall be submitted to the City Planning Official with the required application materials for the project or proposal. The schematic plan shall illustrate the type and location of planned streets, utility corridors, parks, open spaces, and land uses for the ultimate buildout of the subject property and all lands under contiguous ownership.
4. Criteria. The schematic plan required under subsection C shall include sufficient level of detail so that the City officials can determine that it meets the following land development layout criteria:

1. Streets are interconnected to the extent practicable; blocks in residential and commercial areas are walkable in scale. Blocks in commercial and residential areas shall be less than 800 feet in length (centerline-to-centerline). The approving authority may allow longer blocks at their discretion based upon topography, existing development, other physical features, or planned land uses that require larger blocks. The approving authority may require pedestrian access ways that connect through blocks that exceed 800 feet;
2. Water, sewer, and storm drainage facilities shall be planned logically for extension to serve the site at buildout, consistent with adopted public facility plans. Where a public facility plan identifies a need for new capacity-related improvements (e.g., water storage, sewage treatment, pump stations, etc.) in the future, the plan shall describe conceptually how such improvements will be accommodated;
3. Overall, the plan can feasibly achieve a housing density that is consistent with the Comprehensive Plan and Development Code; and
4. The plan identifies land areas needed for public use (e.g., schools, parks, fire stations, and other facilities), in accordance with the Comprehensive Plan and to the extent allowed under applicable law.

5. Implementation. The City will review the Schematic Plan required by this section. The City will refer the plan to outside agencies with jurisdiction for their input. Future development and land division requests shall be consistent with the approved Schematic Plan with respect to block layout and infrastructure extension or the Applicant shall request an amendment to the Schematic Plan prior to or concurrently with the subsequent development or land division applications.

Applicant's Findings: *The Palmer Estates Subdivision was preceded by a comprehensive plan amendment and zone change with the City of Burns. As part of that earlier process, a schematic plan was prepared and submitted to demonstrate the logical extension of streets, utilities, parks, and land uses for the larger project area, which includes property under contiguous ownership in both Burns and Hines. The schematic plan was reviewed by City officials and referred to affected agencies, ensuring that long-term infrastructure and development patterns were coordinated between jurisdictions.*

The schematic plan meets the criteria of Section 18.20.130. First, the plan demonstrates an interconnected street system designed to provide efficient vehicular and pedestrian circulation. Blocks are appropriately scaled for residential development, with block lengths designed to remain under 800 feet where practicable, and opportunities for pedestrian connections are identified in areas where block length may approach that standard due to topography or physical site constraints. Second, the schematic plan provides for the orderly extension of public facilities, including water, sewer, and storm drainage, in coordination with the adopted public

facility plans of the City of Burns. These utility extensions are sequenced to serve each phase of development while also planning for ultimate buildout of the larger site. Where new capacity-related improvements may be required in the future, such as additional water storage or sewer treatment capacity, the schematic plan conceptually accommodates those improvements consistent with long-term service planning.

Third, the schematic plan demonstrates that the site can feasibly achieve housing densities consistent with the City's Comprehensive Plan and Development Code. The phasing and lot layout ensure that the long-term residential density goals of the community can be met without precluding efficient future use of the land. Finally, the schematic plan identifies land areas needed for public purposes, including open space, parkland, and access corridors, consistent with Comprehensive Plan policies and in coordination with agency review.

Because the schematic plan was submitted and reviewed in conjunction with the comprehensive plan amendment and zone change, and because the current subdivision is consistent with the approved schematic plan, the proposal complies with Section 18.20.130. Any future adjustments or modifications to the schematic plan, if necessary, will be processed through the City prior to or concurrently with future development or land division applications.

Section 18.20.135 – Lot Size Averaging, Flag Lots, and Infill Lots

1. Lot Size Averaging for Subdivisions. To allow flexibility in subdivision design and to address physical constraints, such as topography, existing development, significant trees, and other natural and built features, the approval body may grant up to a 20 percent modification to the lot area and/or lot dimension (width/depth) standards in Section 18.50.100, on up to 25 percent of the proposed lots in the subdivision provided that the overall density of the subdivision does not exceed the allowable density of the district; except this section shall not be used to modify the lot width to less than 45 feet.
2. Flag Lots. Flag lots may be created when the spacing between existing parallel streets in the street grid are spaced 800 feet or less centerline-to-centerline. A flag lot driveway ("flag pole") shall serve not more than two parcels. The width of the flagpole shall be not less than 22 feet and not more than 40 feet. The length of the flagpole shall not be longer than 2.5 times the lot depth (excluding the flagpole).
3. Emergency Vehicle Access. A drive serving more than one lot shall have a reciprocal access and maintenance easement recorded for all lots it serves. No fence, structure, or other obstacle shall be placed within the drive area. Where required, emergency vehicle apparatus lanes, including any required turn-around, shall conform to applicable building and fire code requirements. Fire sprinklers may also be required for buildings that cannot be fully served by fire hydrants (i.e., due to distance from hydrant or insufficient fire flow).

4. Maximum Drive Lane Length. The maximum length of a drive serving more than one dwelling is subject to requirements of the Uniform Fire Code.

Applicant's Findings: *The proposed Palmer Estates subdivision creates a total of 72 lots on 19.88 acres. The lot configuration includes one large multi-family lot (Lot 178) comprising 231,143 square feet (5.31 acres), 46 single-family lots ranging in size between 5,500 and 7,000 square feet with an average of 6,041 square feet, and 25 single-family lots greater than 7,000 square feet with an average of 8,029 square feet. In addition, the subdivision includes right-of-way dedication of 144,799 square feet (3.40 acres).*

1. *Lot Size Averaging for Subdivisions. The applicable zoning district standards establish minimum lot sizes consistent with the designations applied to this property through the approved comprehensive plan amendment and zone change. The proposed lots within the 5,500–7,000 square foot range and those exceeding 7,000 square feet comply with these standards. None of the lots fall below the 5,500 square foot threshold, and the average lot sizes of 6,041 square feet and 8,029 square feet demonstrate compliance with minimum area requirements. No adjustment or modification of lot size standards under the averaging allowance is required. Accordingly, the subdivision achieves compliance with lot area and dimension standards while maintaining overall density consistent with the Comprehensive Plan.*
2. *Flag Lots. No flag lots are proposed as part of this subdivision. All lots are served by public streets or otherwise meet standard frontage requirements. Therefore, the provisions for flag lots are not applicable.*
3. *Emergency Vehicle Access. All lots are designed with direct access to the planned public street system. The subdivision provides standard rights-of-way that meet City standards for street width, intersection spacing, and turning movements, as demonstrated in the accompanying transportation impact study. No shared flag drives are proposed, and all lots will be served by streets capable of providing emergency vehicle access consistent with fire code requirements.*
4. *Maximum Drive Lane Length. Because no shared driveways serving multiple lots are proposed, and because all lots are accessed from standard public rights-of-way, the maximum drive lane length standard does not apply. The subdivision design ensures that all emergency access requirements will be satisfied.*

Based on the subdivision lot summary and supporting materials, the proposed development complies with Section 18.20.135. The lots are appropriately sized and configured for single-family and multi-family development, no flag lots are proposed, and adequate access is provided for all lots.

Section 18.20.140 – Preliminary Plat Submission Requirements

Applications for Preliminary Plat approval shall contain all of the following information:

1. General Submission Requirements.
    1. Information required for a Type II review for Partitions and Type III reviews for Subdivisions (see Sections 18.20.020 and 18.20.025); and
    2. Public Facility Plan. An Oregon Registered Professional Engineer shall provide a preliminary public facility plan that demonstrates how all lots to be created will be served by streets, municipal water, sanitary sewer and storm drainage. The City's Public Works Department is available to advise as to the scope of the study, which shall address, at a minimum, the transportation system, including required improvements for vehicles and pedestrians; the drainage system; the parks system (for subdivisions and planned unit developments of 20 or more dwelling units); water system; and sewer system. For each system, the plan shall propose improvements necessary to meet City standards under adopted ordinances and identify any off-site facility improvements necessary to implement adopted facility Master Plan projects necessary to serve the proposed lots or to meet service standards identified adopted facility Master Plans or the Comprehensive Plan. The City may require a Traffic Impact Analysis pursuant to Section 18.40.015 for proposed land divisions in commercial or industrial zones.
2. Preliminary Plat Information. In addition to the general information described in subsection 1, above, the preliminary plat application shall consist of drawings and supplementary written material (i.e., on forms and/or in a written narrative) adequate to provide all the following information, in quantities determined by City Planning Official:
    1. General information:
        1. Name of subdivision (partitions are named by year and file number), which shall not duplicate the name of another land division in Harney County;
        2. Date, north arrow, and scale of drawing;
        3. Location of the development sufficient to define its location in the city, boundaries, and a legal description of the site;
        4. Zoning of parcel to be divided, including any overlay zones;
        5. A title block including the names, addresses, and telephone numbers of the owners of the subject property and, as applicable, the name of the engineer and surveyor, and the date of the survey; and
        6. Identification of the drawing as a "preliminary plat."
    2. Existing Conditions. Except where the City Planning Official deems certain information is not relevant, applications for Preliminary Plat approval shall contain all the following information on existing conditions of the site:
        1. Streets: Location, name, and present width of all streets, alleys, and rights-of-way on and abutting the site;

2. Easements: Width, location, and purpose of all existing easements of record on and abutting the site;
3. Utilities: Location and identity of all utilities on and abutting the site. If water mains and sewers are not on or abutting the site, indicate the direction and distance to the nearest one and show how utilities will be brought to standards;
4. Ground elevations shown by contour lines at two-foot vertical intervals or less. Such ground elevations shall be related to some established benchmark or other datum approved by the County Surveyor;
5. The location and elevation of the closest benchmark(s) within or adjacent to the site (i.e., for surveying purposes);
6. The Base Flood Elevation, per FEMA Flood Insurance Rate Maps, as applicable if any portion of the land to be divided is located within a regulatory floodplain;
7. North arrow and scale; and
8. Other information, as deemed necessary by the City Planning Official for review of the application. The City may require studies or exhibits prepared by qualified professionals to address specific site features and code requirements.

3. Proposed Development. Except where the City Planning Official deems certain information is not relevant, applications for Preliminary Plat approval shall contain all the following information on the proposed development:
    1. Proposed lots, streets, tracts, open space, and park land (if any); location, names, right-of-way dimensions, approximate radius of street curves; and approximate finished street center line grades. All streets and tracts that are being held for private use and all reservations and restrictions relating to such private tracts shall be identified;
    2. Easements: location, width, and purpose of all proposed easements;
    3. Lots and private tracts (e.g., private open space, common area, or street): approximate dimensions, area calculation (e.g., in square feet), and identification numbers for all proposed lots and tracts;
    4. Proposed uses of the property, including all areas proposed to be dedicated as public right-of-way or reserved as open space for the purpose of surface water management, recreation, or other use;
    5. Proposed public street improvements, pursuant to Section 18.40.015;
    6. On slopes exceeding an average grade of 10 percent, as determined by the City Public Works, the preliminary location of development on lots (e.g., building envelopes), demonstrating that future development can

meet minimum required setbacks and applicable engineering design standards;

7. Preliminary design for extending City water and sewer service to each lot, per Section 18.40.025;
8. Proposed method of storm water drainage and treatment, if required, pursuant to Section 18.40.030;
9. The approximate location and identity of other utilities, including the locations of street lighting fixtures, as applicable;
10. Evidence of compliance with applicable overlay zones, including but not limited to City of Burns Flood Hazard Area Overlay; and
11. Evidence of facility access coordination with the applicable road authority for proposed new street connections.

Applicant's Findings: *The application materials for Palmer Estates include all information required for Preliminary Plat review under Section 18.20.140. The proposed subdivision has been processed as a Type III procedure consistent with Section 18.20.025 and includes both a narrative statement of compliance and detailed plan sets prepared by a licensed professional engineer and surveyor. The preliminary public facility plan demonstrates that all proposed lots can and will be served by public streets, municipal water, sanitary sewer, and storm drainage consistent with City standards. The plan set also incorporates the findings of the Transportation Impact Analysis prepared in support of the project, which was based on the phased development plan and demonstrates that the transportation system, including pedestrian and vehicular circulation, can accommodate the subdivision with the identified improvements. The plans further identify the extension of utilities within public rights-of-way, stormwater treatment and conveyance facilities.*

The preliminary plat drawings identify the subdivision name, north arrow, scale, date, and legal description of the site. The zoning of the parcel, including the approved residential designations, is noted on the plans. The title block includes the name, address, and contact information of the property owner as well as the engineer and surveyor of record. The sheets are clearly identified as the preliminary plat for Palmer Estates.

Existing conditions are documented within the plan set. The location and width of existing streets and abutting rights-of-way are shown, including tie-ins to the existing City street network. Recorded easements, existing utilities, and the direction and distance to off-site utilities are noted, along with proposed extensions to serve the site. Ground elevations are depicted with two-foot contour intervals referenced to an approved benchmark. Benchmark information and elevations are clearly called out on the plans. FEMA Flood Insurance Rate Map information is included, and the plans demonstrate that the subject site is not located within a regulatory floodplain. The drawings include a north arrow, scale, and sufficient supplemental exhibits to allow full review of site conditions.

The proposed development is illustrated through the subdivision lot layout and associated supporting materials. The preliminary plat shows the location and alignment of proposed lots and rights-of-way. The plans identify right-of-way dimensions, street names, and curve radii, along with approximate centerline grades for the planned internal street system. All reservations, restrictions, and public dedications are clearly identified. Proposed easements are illustrated with their respective width and purpose. Each lot is numbered and dimensioned, with square footage calculations included in the lot summary. The intended uses of the property are described, including single-family and multi-family residential. Public street improvements are shown consistent with Section 18.40.015. The extension of water and sewer facilities to each lot is depicted in the preliminary utility plan consistent with Section 18.40.025. The stormwater plan identifies treatment and conveyance methods consistent with Section 18.40.030. The approximate locations of other utilities, including provisions for street lighting, are shown. Compliance with applicable overlay zones has been reviewed, and no portion of the subject site lies within the City of Burns Flood Hazard Area Overlay. Access coordination with the applicable road authority has been undertaken, and the preliminary plat reflects the planned improvements and connections approved through the transportation review process. These criteria are met.

Section 18.20.145 – Preliminary Plat Approval Criteria

1. Approval Criteria. The Planning Commission may approve, approve with conditions, or deny a preliminary plat. The Planning Commission decision shall be based on findings of compliance with all the following approval criteria:
    1. The land division application shall conform to the requirements of Section 18.20.100 through 18.20.140;

Applicant's Findings: *The Preliminary Plat for Palmer Estates has been prepared consistent with the requirements of Sections 18.20.100 through 18.20.140. The application includes a narrative addressing all applicable criteria, detailed plan sets prepared by a professional engineer and surveyor, a transportation impact analysis, a public facility plan, and supporting documentation. The submission demonstrates the logical extension of streets and utilities, the phased nature of the subdivision, and compliance with the City's standards for land divisions.*

    2. All proposed lots, blocks, and proposed land uses shall conform to the applicable provisions of Sections 18.30, 18.40 and 18.50, except where as allowed by Section 18.20.135.

Applicant's Findings: *The proposed subdivision layout and lot design comply with the applicable standards in Sections 18.30, 18.40, and 18.50. The subdivision provides 46 single-family residential lots ranging from 5,500 to 7,000 square feet, averaging 6,041 square feet, and 25 single-family residential lots greater than 7,000 square feet, averaging 8,029 square feet. Lot size averaging under Section 18.20.135 has been applied within the allowable limits to provide*

design flexibility while maintaining overall density within the district standards. In addition, one 5.31-acre lot has been reserved for multi-family development, consistent with the approved zoning and housing needs analysis. All proposed lots and uses conform to the applicable dimensional, density, and use provisions of the development code.

3. Access to individual lots, and public improvements necessary to serve the development, including but not limited to water, sewer, and streets, shall conform to sections 18.40 and 18.50;

Applicant's Findings: *The subdivision has been designed to provide adequate access to individual lots and public improvements consistent with Sections 18.40 and 18.50. The transportation system has been evaluated through a Transportation Impact Analysis prepared for the project, which was based on the approved phased subdivision plan. The TIA demonstrates that the planned street network can safely accommodate the anticipated trips generated by the development and that required improvements are identified to mitigate impacts. Each lot will be served by municipal water, sanitary sewer, and storm drainage facilities constructed in conjunction with each phase of development. The design ensures compliance with City standards and does not place a burden on the City or third parties to construct required facilities.*

4. The proposed plat name is not already recorded for another subdivision, and satisfies the provisions of ORS 92;

Applicant's Findings: *The proposed subdivision name, Palmer Estates, is unique within Harney County and not already recorded for another subdivision. The plat name satisfies the requirements of ORS Chapter 92 regarding subdivision naming.*

5. The proposed streets, utilities, and surface water drainage facilities conform to City of Burns adopted master plans and applicable engineering standards, and allow for logical extension to adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications;

Applicant's Findings: *The proposed streets, utility extensions, and storm drainage facilities have been designed consistent with the City of Burns adopted master plans and applicable engineering standards. The preliminary plat identifies all proposed public improvements, including the dedication of approximately 3.40 acres of right-of-way. The planned infrastructure improvements have been designed to allow for logical extension to adjacent lands, thereby supporting orderly development of the surrounding area.*

6. All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas will be assured through appropriate legal instrument;

Applicant's Findings: *No private common areas are proposed as part of this application. If any private tracts are ultimately created, appropriate legal instruments such as recorded covenants and easements will be established to ensure their long-term maintenance.*

7. Evidence that any required state and federal permits, as applicable, are not precluded as a matter of law; and

Applicant's Findings: *There are no state or federal permits that preclude approval of the preliminary plat as a matter of law. Any required permits, such as Department of Environmental Quality approvals for sanitary sewer extension or Department of State Lands permits if wetlands were present, can be obtained prior to construction. The preliminary plat does not authorize construction activity and therefore does not conflict with applicable permitting requirements.*

8. Evidence that improvements or conditions required by the City, road authority, Harney County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met.

Applicant's Findings: *The preliminary plat demonstrates that all improvements and conditions required by the City, the applicable road authority, Harney County, special districts, utilities, and other service providers can be met. The City and service providers have reviewed the proposal through the land use application process, and conditions of approval will ensure that all necessary improvements are constructed or bonded prior to final plat approval.*

2. Conditions of Approval. The Planning Commission may attach such conditions as are necessary to carry out the provisions of this Code, and other applicable ordinances and regulations.

Applicant's Findings: *The applicant acknowledges that the Planning Commission may attach conditions necessary to implement the provisions of the Development Code and other applicable ordinances and regulations. The applicant agrees to comply with all reasonable conditions of approval to ensure the subdivision is developed consistent with City standards.*

Chapter 18.30 – Zoning Regulations

Section 18.30.120 - Classification of Zoning Districts

Section 18.30 establishes zoning districts, consistent with the City of Burns Comprehensive Plan. Every unit of land (parcel, lot, tract, and right-of-way) within the City of Burns is designated with a zoning district or "zone," and may also be designated with one or more overlay zones. The use of land is limited to the uses allowed by the applicable zone(s). Zoning designations are as depicted on the City of Burns Zoning Map. The Planning Official maintains official copies of the Zoning Map and Comprehensive Plan. Where a conflict between documents arises, the Comprehensive Plan shall govern.

1. Residential Districts (SFR-4, SFR-7, MFR) Residential zoning districts are intended to accommodate a mix of residential uses at planned densities and to allow non-residential uses appropriate for residential areas. The following summarizes the purpose of each residential district.
    a. The SFR-4 district permits residential uses at densities between 2 and 4 dwelling units per gross acre. Permitted residential uses consist primarily of detached single-family housing, duplex housing, and Public/Community/Institutional uses appropriate for single-family residential areas. Limited commercial uses that are appropriate for residential zones are also permitted (e.g., day care nursery/kindergarten/youth clubs).
    b. The SFR-7 district permits residential uses at densities between 3 and 7 dwelling units per gross acre. Permitted residential uses consist of detached (e.g., single-family and duplex) housing, and Public/Community/Institutional uses appropriate for single-family residential areas. Limited commercial uses that are appropriate for residential zones are also permitted (e.g., day care nursery/kindergarten/youth clubs).
    c. The MFR district permits attached (e.g., townhouse and multifamily) housing residential uses, and Public/Community/Institutional uses appropriate for multiple-family residential areas. Limited commercial uses that are appropriate for residential zones are also permitted (e.g., day care nursery/kindergarten/youth clubs).

Applicant's Findings: *The subject property has been designated and zoned consistent with the City of Burns Comprehensive Plan. A Comprehensive Plan amendment and zone change were approved to establish a combination of SFR-7 and MFR zoning districts across the 19.88-acre subdivision site. The proposed Preliminary Plat for Palmer Estates implements those land use designations by providing a mix of lot sizes and housing types that are compatible with the purposes of the applicable residential districts.*

The subdivision includes 46 lots ranging in size from 5,500 to 7,000 square feet, averaging 6,041 square feet, which are consistent with the permitted density and development standards of the SFR-7 district. The project also includes 25 lots averaging 8,029 square feet, which align with the lower-density development pattern anticipated in the SFR-7 district. In addition, one 5.31-acre lot is reserved for future multifamily residential development, consistent with the purpose of the MFR district. Together, these districts provide for a balanced mix of single-family and multifamily housing that achieves the City's goals of accommodating residential growth at a variety of densities.

The design and arrangement of the lots, tracts, and right-of-way demonstrate that all land within the subdivision is assigned to an applicable zoning district, consistent with Section 18.30.120. Each unit of land has been designed for a permitted use within the respective district.

The planned multifamily lot provides higher-density housing opportunities in proximity to lower-density single-family neighborhoods, consistent with the City's Comprehensive Plan policies to diversify housing options and provide opportunities for attainable housing.

The subdivision does not propose any uses that are inconsistent with the SFR-7 or MFR districts. The permitted mix of detached single-family housing, future multifamily housing, and supporting public facilities are allowed outright in the designated zoning districts. Limited commercial or institutional uses permitted in residential districts are not proposed at this time, but the subdivision design would not preclude such uses in the future where allowed by code. Based on the approved zoning and Comprehensive Plan designations, the Preliminary Plat complies with the requirements of Section 18.30.120.

Chapter 18.40 – Public Facility Standards and Criteria

Section 18.40.015 - Transportation Standards

1. General Requirements.
    A. Except as provided by subsection E, below, existing substandard streets and planned streets within a proposed development shall be improved and offered for public dedication commensurate with the required right-of-way in accordance with the standards of Section 18.40 as a condition of development approval. For existing substandard streets and planned streets at the boundary of a proposed development, the development-side half of the street shall be improved and offered for public dedication commensurate with the required right-of-way in accordance with the standards of Section 18.40 as a condition of development approval; the approving authority may require 8 to 12 feet of travel surface improvement beyond new centerline of the improved street to ensure appropriate travel surface for the remaining street.
    B. All street improvements, including the extension or widening of existing streets and public access ways, shall conform to Section 18.40, and shall be constructed consistent with the City of Burns [Engineering Design Standards Manual].
    C. All new streets shall be contained within a public right-of-way. Public access ways (e.g., pedestrian ways) may be contained within a right-of-way or a public access easement, as set forth in the land use decision.
    D. The purpose of this subsection is coordinate the review of land use applications with roadway authorities and to implement Section 660-012-0045(2)(e) of the state Transportation Planning Rule, which requires the City to adopt a process to apply conditions to development proposals in order to minimize impacts and protect transportation facilities. The following provisions also establish when a proposal must be reviewed for potential traffic impacts; when a Traffic Impact Analysis must be submitted with a development application in order to determine whether conditions are needed to minimize impacts to and protect

transportation facilities; the required contents of a Traffic Impact Analysis; and who is qualified to prepare the analysis.

i. When a Traffic Impact Analysis is Required. The City or other road authority with jurisdiction may require a Traffic Impact Analysis (TIA) as part of an application for development, a change in use, or a change in access. A TIA shall be required where a change of use or a development would involve one or more of the following:
    1. A change in zoning or a plan amendment designation where the proposed change is expected to impact an existing or planned intersection by 50 or more net PM peak hour vehicular trips;
    2. Operational or safety concerns documented in writing by a road authority, such as existing or proposed approaches or access connections that do not meet minimum spacing or sight distance requirements or are located where vehicles entering or leaving the property are restricted, or such vehicles are likely to queue or hesitate at an approach or access connection, creating a safety hazard;
    3. An increase in site traffic volume generation by 300 or more Average Daily Trips (ADT) and a new access to a higher order (Highway, arterial, or collector) level roadway is proposed;
    4. An increase in the use of adjacent streets by vehicles exceeding 20,000 pound gross vehicle weights by 50 vehicles or more per day;
    5. A TIA required by ODOT pursuant to OAR 734-051.

ii. Traffic Impact Analysis Preparation. A professional engineer registered by the State of Oregon, in accordance with the requirements of the road authority, shall prepare the Traffic Impact Analysis. The professional engineer shall request a scope of work from applicable transportation facility providers and the TIA shall be conducted in accordance with the scope-of-work or else specifically state in the TIA where analysis diverged from the scope-of-work with an explanation for the divergence. Facility capacity of off-site intersections is required for all intersections described in subsection 1(a). All other TIAs required by subsection 1 above are limited to the capacity of adjacent intersections, safety issues, and access points to the public transportation system.

E. The Public Works Director may waive or allow deferral of standard street improvements, including sidewalk, roadway, bicycle lane, undergrounding of utilities, and landscaping, as applicable, where one or more of the following

conditions in subsections (1) through (3) is met. Where the Public Works Director agrees to defer a street improvement, it shall do so only where the property owner agrees to enter into a Deferred Improvement Agreement in a form acceptable to the City.

i. The standard improvement conflicts with an adopted capital improvement plan.
ii. The standard improvement would create a safety hazard.
iii. It is unlikely due to the developed condition of adjacent and nearby property that street segment will be improved to current standards in the foreseeable future, and the improvement under consideration does not by itself significantly improve transportation operations or safety.

2. Street Location, Alignment, Extension, and Grades.
    A. All new streets, to the extent practicable, shall connect to the existing street network and allow for the continuation of an interconnected street network, consistent with adopted public facility plans and pursuant to subsection 18.40.015(4) Transportation Connectivity and Future Street Plans.
    B. Specific street locations and alignments shall be determined in relation to existing and planned streets, topographic conditions. Streets that are not part of a solely residential development, shall be designed to consider the public convenience and safety, and in appropriate relation to the proposed use of the land to be served by such streets.
    C. Grades of streets shall conform as closely as practicable to the original (pre-development) topography to minimize grading.
    D. New streets and street extensions exceeding a grade of 15 percent over a distance more than 200 feet are prohibited unless they are unavoidable. Where such grades are unavoidable, the City may approve an exception to the 200-foot standard and require mitigation, such as a secondary access for the subdivision, installation of fire protection sprinkler systems in dwellings, or other mitigation to protect public health and safety.
    E. Where the locations of planned streets are shown on a local street network plan, the development shall implement the street(s) shown on the plan.
    F. Where required local street connections are not shown on an adopted City street plan, or the adopted street plan does not designate future streets with sufficient specificity, the development shall provide street stubs to adjacent developable properties in a manner that would allow future street construction on those properties in conformance to the standards of this Code.
    G. Existing street-ends that abut a proposed development site shall be extended with the development, unless prevented by environmental or topographical constraints, existing development patterns, or compliance with other standards

in this Code. In such situations, the applicant must provide evidence that the environmental or topographic constraint precludes reasonable street connection.

H. Proposed streets and any street extensions required pursuant to this section shall be located, designed, and constructed to allow continuity in street alignments and to facilitate future development of vacant or redevelopment of lands.

3. Rights-of-Way and Street Section Widths. The standards contained in Table 18.40.015.1 are intended: to provide for streets of suitable location, width, and design to accommodate expected vehicle, pedestrian, and bicycle traffic; to afford satisfactory access to law enforcement, fire protection, sanitation, and road maintenance equipment; and to provide a convenient and accessible network of streets, avoiding undue hardships to adjoining properties. Where a range of street width or improvement options is indicated, the Approving Authority shall determine requirements based on evidence in the record and all the following factors:
    A. Street classification and requirements of the roadway authority, if different than the City's street classifications and requirements;
    B. Existing and projected facility operations relative to applicable standards for all modes;
    C. Safety of motorists, pedestrians, bicyclists, and any transit users, including consideration of accident history;
    D. Provision of on-street parking;
    E. Placement of utilities;
    F. Street lighting;
    G. Geotechnical conditions;
    H. Surface water management and storm drainage requirements;
    I. Emergency vehicles or apparatus and emergency access, including evacuation needs;
    J. Transitions between varying street widths (i.e., existing streets and new streets); and
    K. Other factors related to public health, safety, and welfare.

* All streets shall be improved in accordance with the construction standards and specifications of the applicable roadway authority, including requirements for pavement, curbs, drainage, striping, and traffic control devices. Where a park strip is provided it shall consist of a minimum 5–foot wide strip between the sidewalk and the curb or roadway. Where a swale is provided, it shall either be placed between the roadway and sidewalk or behind the sidewalk on private property, subject to City approval and recording of required public drainage way and drainage way maintenance easements. Streets with parking on one side only should be avoided. When used, they must be posted NO PARKING.

** The alternative Minor Street standard in residential areas is an asymmetric cross-section. It has an 11-foot right-of-way area on one side with an open swale and AC driveways to provide a location for drainage and snow storage. The street is designed to drain all to the 11-foot open swale area. For new development areas utilizing this standard, the approving authority will approve which side of the street will have the curb and sidewalk versus the open swale. Where this standard is being extended, the existing pattern shall be continued.

*** New alleys shall not be dedicated as public rights-of-way but shall be privately owned and maintained by the abutting property owners within a private access easement benefiting all properties within the block served by the alley. The dimensional standards in Table 18.40.015.1 are minimums. A public utility easement shall be provided along the full length and width of all newly created alleys.

4. Transportation Connectivity and Future Street Plans. The following standards apply to the creation of new streets:
    A. Intersections. Streets shall be located and designed to intersect as nearly as possible to a right angle. Street intersections shall have a minimum intersection angle of 75 degrees. All legs of an intersection shall meet the above standard for at least 100 feet back from the point of intersection. No more than two streets shall intersect, i.e., creating a four-legged intersection, at any one point. Street jogs and intersection offsets of less than 200 feet are not permitted (measured centerline-to-centerline). Intersections shall be designed to facilitate storm water runoff into City-approved storm water facilities.
    B. Access Ways. An access way is required where the creation of a cul-de-sac or dead-end street is unavoidable, and the access way connects the end of the street to another street, a park, or a public access way. Where an access way is required, it shall be within a right-of-way or easement at least 10-feet wide and shall contain a minimum six-foot-wide paved surface or other all-weather surface approved by the Public Works Director. Access ways shall be contained within a public right-of-way or public access easement, as required by the City.
    C. Connectivity to Abutting Lands. The street system of a proposed subdivision shall be designed to connect to existing, proposed, and planned streets adjacent to the subdivision. Wherever a proposed development abuts unplatted land or a future development phase of an existing development, street stubs shall be provided to allow access to future abutting subdivisions and to logically extend the street system into the surrounding area. Street ends shall contain turnarounds constructed to Uniform Fire Code standards, as the City deems applicable, and shall be designed to facilitate future extension in terms of grading, width, and temporary barricades. A 1-foot wide control strip shall be granted in fee simple to the City at the end of any street stub.

D. Street Connectivity and Formation of Blocks. In order to promote efficient vehicular and pedestrian circulation throughout the city, subdivisions and site developments shall be served by an interconnected street network, pursuant to the standards in subsections (1) through (3) below. Distances are measured centerline-to-centerline. Where a street connection cannot be made due to physical site constraints, approach spacing requirements, access management requirements, existing or planned land uses, or similar restrictions; a pedestrian access way may be required.
    i. Residential zones: Minimum of 200-foot block length and maximum of 900-foot length;
    ii. General Commercial zone and Business Park zone: Minimum of 200-foot length and maximum of 1200-foot length; maximum 3,200-foot perimeter; and
    iii. Not applicable to the Industrial or Open Space zones or within a PF Overlay.

E. Cul-de-sacs. A cul-de-sac street shall only be used where the Approving Authority determines that environmental or topographical constraints, existing development patterns, or compliance with other applicable City requirements preclude a street extension or where all block length requirements will be satisfied even with the cul-de-sac. Where the City determines that a cul-de-sac is allowed, all the following standards shall be met:
    i. The cul-de-sac shall not exceed a length of 600 feet, except where the Approving Authority determines that topographic or other physical constraints of the site require a longer cul-de-sac. The length of the cul-de-sac shall be measured along the centerline of the roadway from the near side of the intersecting street to the farthest point of the cul-de-sac.
    ii. The cul-de-sac shall terminate with a circular or hammer-head turnaround meeting the Uniform Fire Code and the standards of Table 18.40.015.1.
    iii. The cul-de-sac may be required to provide, or not preclude the opportunity to later install, a pedestrian and bicycle access way between it and adjacent developable lands. Such access ways shall conform to subsection 18.40.015(4)(B).

F. Future Street Plan. Where a subdivision is proposed adjacent to other developable land, a future street plan shall be filed by the applicant in conjunction with an application for a subdivision in order to facilitate orderly development of the street system. The plan shall show the pattern of existing and proposed future streets from the boundaries of the proposed land division

and shall include other divisible parcels within 600 feet surrounding and adjacent to the proposed land division. The street plan is not binding, but is intended to show potential future street extensions with future development. The plan must illustrate that the proposed development does not preclude future street connections to adjacent development land that could feasibly comply with applicable City standards.

G. Private Streets and Drives. Except where approved as part of a Planned Unit Development pursuant to Section 18.20.600, private streets and gated drives shall not be used to satisfy block length and connectivity standards of this ordinance.

5. Engineering Design Standards. Street design shall conform to the standards of the applicable roadway authority; for City streets that is the Engineering/Public Works Design Standards Manual. Where a conflict occurs between this Code and the Manual, the provisions of this Code shall govern.
6. Fire Code Standards. Proposed streets shall provide access for fire, life, and safety. Where Fire Code standards conflict with City standards, the City shall consult with the Fire Marshal in determining appropriate requirements. The land use decision shall be the final determination regarding applicable standards.
7. Substandard Existing Right-of-Way. Where an existing right-of-way adjacent to a proposed development is less than the standard width, the Planning Commission may require the dedication of additional rights-of-way at the time of Subdivision, Partition, or Site Plan Review, pursuant to the standards in Table 18.40.015.1.
8. Traffic Calming. The City may require the installation of traffic calming features such as traffic circles, curb extensions, reduced street width (parking on one side), medians with pedestrian crossing refuges, speed tables, speed humps, or special paving to slow traffic in neighborhoods or commercial areas with high pedestrian traffic.
9. Streets Adjacent to Railroad Right-of-Way. When a transportation improvement is proposed within 300 feet of a railroad crossing, or a modification is proposed to an existing railroad crossing, the Oregon Department of Transportation and the rail service provider shall be notified and given an opportunity to comment. Private crossing improvements are subject to review and licensing by the rail service provider.
10. Street Names. No new street name shall be used which will duplicate or be confused with the names of existing streets in the City of Burns or vicinity.
11. Survey Monuments. Upon completion of a street improvement and prior to acceptance by the City, it shall be the responsibility of the developer's registered professional land surveyor to provide certification to the City that all boundary and interior monuments have been reestablished and protected.
12. Street Signs. The city, county, or state with jurisdiction shall install all signs for traffic control and street names. The cost of signs required for new development shall be the

responsibility of the developer. Street name signs shall be installed at all street intersections. Stop signs and other signs may be required.

13. Streetlight Standards. Streetlights shall be relocated or new lights installed, as applicable, with street improvement projects. Streetlights shall conform to City standards, or the requirements of the roadway authority, if different than the City.
14. Mail Boxes. Mailboxes shall conform to the requirements of the United States Postal Service and the State of Oregon Structural Specialty Code.

Applicant's Findings: *The applicant submitted a Traffic Impact Analysis prepared by a licensed professional engineer in accordance with Section 18.40.015(1)(D)(2). The TIA evaluated site-generated trips, distribution patterns, and impacts to the adjacent street network under full build-out conditions of the proposed subdivision. The analysis concluded that the proposed development will not cause any study intersection to exceed mobility standards adopted by the City of Burns or the Oregon Department of Transportation. The findings of the TIA are incorporated by reference as evidence that the subdivision can be served by the existing and planned street system with appropriate improvements. Pursuant to Section 18.40.015(1)(A) and (B), existing substandard streets abutting the site will be improved to City standards as development occurs, with half-street improvements constructed along the frontage of the subject property. All new internal streets will be dedicated as public right-of-way and constructed in conformance with the City of Burns Engineering Design Standards Manual, consistent with subsection (1)(B) and (C). The subdivision layout includes a connected street network that aligns with adopted public facility plans and provides for future extensions to adjacent parcels, consistent with Section 18.40.015(2)(A) through (H).*

The TIA demonstrates that the proposed subdivision will generate new trips at levels below thresholds that would necessitate off-site mitigation under Section 18.40.015(1)(a) through (d). No operational or safety deficiencies were identified at the study intersections that would require mitigation beyond standard frontage and internal improvements. The study further confirms that the street design and connectivity proposed with this application maintain adequate levels of service and provide safe and efficient access for vehicles, pedestrians, bicycles, emergency responders, and service vehicles. Rights-of-way widths and street cross-sections will comply with Table 18.40.015.1, providing adequate room for travel lanes, sidewalks, utilities, and stormwater facilities. The subdivision incorporates street stubs that will facilitate logical continuation of the public street system and ensure that adjacent lands can develop in compliance with connectivity standards.

The TIA confirms that phased development of the subdivision will not overload adjacent facilities, and that traffic generated by each phase can be safely and efficiently accommodated by the street system. Street lighting, signage, survey monuments, traffic control devices, and other appurtenances will be installed in accordance with City standards and as a condition of final plat approval. The subdivision design has also been reviewed for consistency with

emergency access requirements and fire protection standards, and no conflicts were identified. Based on the submitted TIA, the proposed subdivision complies with the transportation standards in Chapter 18.40 by ensuring that adequate public facilities are provided to serve the development, that the street system is constructed to City standards, and that traffic impacts are mitigated consistent with the Transportation Planning Rule and local code.

Section 18.40.025 - Sanitary Sewer and Water Service Improvements

1. Sewers and Water Mains Required. All new development is required to connect to City water and sanitary sewer systems. Sanitary sewer and water system improvements shall be installed to serve each new development and to connect developments to existing mains in accordance with the adopted facility master plans and applicable Engineering/Public Works Design Standards. Where streets are required to be stubbed to the edge of the subdivision, sewer and water system improvements and other utilities shall also be stubbed with the streets, except as may be waived by the Public Works Director where alternate alignment(s) are provided and approved.
2. Sewer and Water Plan Approval. Development permits for sewer and water improvements shall not be issued until the Public Works Director has approved all sanitary sewer and water plans in conformance with City standards.
3. Over-Sizing. The City may require as a condition of development approval that sewer and water lines serving new development be sized to accommodate future development within the area as projected by the applicable facility master plans, and the City may authorize other cost-recovery or cost-sharing methods as provided under state law.
4. Inadequate Facilities. Development permits may be restricted or rationed by the Planning Commission where a deficiency exists in the existing water or sewer system that cannot be rectified by the development and which, if not rectified, will result in a threat to public health or safety, surcharging of existing mains, or violations of state or federal standards pertaining to operation of domestic water and sewerage treatment systems. Land use approvals may impose requirements such as water booster pumps, sanitary sewer lift stations, and other critical facilities be installed with backup power to address such issues.

Applicant's Findings: *The proposed phased subdivision will comply with the requirements of Section 18.40.025 by providing sanitary sewer and municipal water service to each lot created. All lots will be served by a public water system connection to the City of Burns, and sanitary sewer service will be provided consistent with the adopted Public Works Design Standards. As part of subdivision approval, the applicant is coordinating with the City of Burns and the City of Hines regarding sanitary sewer service. If both cities execute an intergovernmental agreement (IGA), sanitary sewer flow may be directed to the Hines wastewater treatment plant. This*

arrangement will be reviewed and confirmed at the time of the subdivision permit issuance, with engineers determining compliance with state and federal standards.

In accordance with subsection (1), all required sewer and water improvements will be installed with each subdivision phase, and stubs will be provided at designated street extensions to ensure logical connection to adjoining properties and the future buildout of the system. Subsection (2) is satisfied because the Public Works Director will review and approve all utility plans prior to issuance of development permits. The applicant acknowledges the City's authority under subsection (3) to require oversizing of sewer or water lines to accommodate future growth consistent with adopted facility master plans. Should oversizing be required, design and cost-recovery mechanisms will be coordinated with the City.

Section 18.40.030 - Storm Drainage and Surface Water Management Facilities

1. General Provisions and Applicability. The City shall issue a development permit only where adequate provisions for stormwater runoff will be made. Developments shall install any on- site improvements identified in the most current version of the City's Stormwater and Drainage Master Plan.

   Storm drainage facilities shall be designed to accommodate the design year storm specified in the most current version of the City's Stormwater and Drainage Master Plan or the 10-year storm where a design year storm is not specified in the City's Stormwater and Drainage Master Plan. The City may impose conditions of approval on any development proposal to prevent storm water impacts on adjacent properties.

   Type II, III, and IV land use applications for developments that propose a net increase of new impervious surface of one acre or greater, shall provide a preliminary grading and storm drainage plan with an accompanying drainage analysis prepared by an Oregon Registered Professional Engineer. This plan shall demonstrate compliance with the most current version of the City's Stormwater and Drainage Master Plan and all provisions of this code.

2. Accommodation of Upstream Drainage. Culverts and other drainage facilities installed within the development shall be engineered to be large enough to accommodate existing and potential future runoff from the entire upstream drainage area for the design year storm, whether inside or outside the development.

3. Downstream Drainage Discharge. Stormwater discharge shall either be into a public drainage facility or shall discharge in the same location, manner, and quantity as the pre-development condition. Type II, III, and IV land use applications for developments that propose a net increase of new impervious surface of one acre or greater, shall provide a preliminary grading and storm drainage plan with an accompanying drainage analysis prepared by an Oregon Registered Professional Engineer that demonstrates

downstream public drainage facilities are adequate in condition and capacity to handle the discharge.

4. Over-Sizing. The City may require as a condition of development approval that sewer, water, or storm drainage systems serving new development be sized to accommodate additional future development within the area as projected by the applicable facility master plan; cost implications of such conditions shall comply with applicable limitations on exactions.

5. Existing Watercourse Easements or Rights of Way. Where a proposed development is traversed by a watercourse, drainageway, channel, or stream, there shall be provided a storm water easement or drainage right-of-way dedicated to the public. The easement or right-of-way width shall be not less than a lateral extension at right angles 8 feet distal from the watercourse, drainageway, channel, or stream banks; if there is no discernable bank the easement shall extend 10 feet from the centerline of the watercourse, drainageway, channel, or stream.

6. Engineered Improvement Plans Required. Type II, III, and IV land use applications for developments that propose a net increase of new impervious surface of one acre or greater or developments approved with specific drainage conditions, shall provide a final grading and drainage plan prepared by an Oregon Registered Professional Engineer. The grading and drainage plan shall be reviewed and approved by the Public Works Department prior to installation of new drainage facilities. All facility improvements shall be installed with the development in accordance with the approved engineered plans.

Applicant's Findings: *The proposed phased subdivision complies with Section 18.40.030 because adequate provisions for stormwater management will be incorporated as part of subdivision improvements. The applicant will provide engineered storm drainage facilities sized to accommodate the design storm requirements of City Standards. A preliminary grading and drainage plan will be prepared by an Oregon Registered Professional Engineer prior to final plat approval, as required for developments that propose one acre or more of new impervious surface. Consistent with subsection (2), culverts and on-site drainage facilities will be designed to accommodate not only runoff from the project site but also potential upstream flows from the contributing drainage area. In accordance with subsection (3), stormwater discharge from the development will be directed to either existing public drainage facilities or discharged in the same location, manner, and quantity as pre-development conditions. The accompanying drainage analysis will confirm that downstream facilities have adequate condition and capacity.*

The applicant acknowledges the City's authority under subsection (4) to require oversizing of storm drainage facilities to accommodate projected future growth within the master planning area. Any such oversizing requirements will be incorporated into engineered plans in

coordination with the City. The project site does not contain a mapped stream channel or designated watercourse; however, to the extent drainageways are identified during engineering design, stormwater easements or rights-of-way will be dedicated consistent with subsection (5).

Finally, in accordance with subsection (6), final engineered grading and drainage plans will be submitted by an Oregon Registered Professional Engineer and reviewed by the Public Works Department prior to installation. All approved stormwater facilities will be constructed with the subdivision phases to ensure each lot has adequate service and that no adverse impacts occur to adjacent properties.

Section 18.40.035 - Utilities

The following standards apply to new development where extension of electric power or communication lines is required:

1. General Provision. The developer of a property is responsible for coordinating the development plan with the applicable utility providers and paying for the extension and installation of utilities not otherwise available to the subject property.
2. Underground Utilities.
    A. General Requirement. The requirements of the utility service provider shall be met. All utility lines in new subdivisions, including, but not limited to, those required for electric, communication, and lighting, and related facilities, shall be placed underground, except where the Approving Authority determines that placing utilities underground would not adversely impact adjacent land uses. The Approving Authority may require screening and buffering of above ground facilities to protect the public health, safety, or welfare.
    B. Subdivisions. In order to facilitate underground placement of utilities, the following additional standards apply to all new subdivisions:
        i. The developer shall make all necessary arrangements with the serving utility to provide the underground services. Care shall be taken to ensure that no above ground equipment obstructs vision clearance areas for vehicular traffic, per Section 18.50.220.6.
        ii. The City reserves the right to approve the location of all surface-mounted facilities.
        iii. All underground utilities installed in streets must be constructed and approved by the applicable utility provider and the Public Works Director prior to the surfacing of the streets.
        iv. Stubs for service connections shall be long enough to avoid disturbing the street improvements when future service connections are made.
3. Exception to Undergrounding Requirement. The Approving Authority for the land use application may grant exceptions to the undergrounding standard where existing

physical constraints, such as geologic conditions, streams, or existing development conditions make underground placement impractical or where the development is small in relation to the existing development patterns around the site that all have above-ground utilities.

Applicant's Findings: *The proposed subdivision will comply with Section 18.40.035 because all new utilities necessary to serve the development, including electric power, communications, and street lighting, will be coordinated with the respective service providers. The applicant will be responsible for all extensions and installations of utilities to ensure that each new lot is adequately served. Coordination with utility providers will occur during the preparation of construction drawings and prior to issuance of building permits, consistent with subsection (1). In compliance with subsection (2)(A), all utilities within the subdivision will be placed underground. The applicant will work directly with utility providers to arrange for underground service connections, and the design will ensure that surface-mounted equipment, if required, does not obstruct vision clearance areas or create conflicts with vehicular or pedestrian circulation, consistent with subsection (2)(B)(1). The City will retain authority to review and approve the placement of any above-ground facilities, consistent with subsection (2)(B)(2).*

All underground utilities located within public streets will be installed and approved by both the utility providers and the Public Works Director prior to final street surfacing, as required by subsection (2)(B)(3). Utility service stubs will be designed with sufficient length so that future service connections can be made without disturbing finished street improvements, consistent with subsection (2)(B)(4). The applicant does not anticipate the need for exceptions to the undergrounding requirement. The subdivision design and site conditions allow utilities to be placed underground in compliance with this section, and no physical or geologic constraints exist that would make undergrounding impractical.

Section 18.40.040 - Easements

1. Provision. The developer shall make arrangements with the City and applicable utility providers for each utility franchise for the provision and dedication of utility easements necessary to provide full services to the development.
2. Standard. Utility easements shall conform to the requirements of the utility service provider. All other easements shall conform to the City of Burns Engineering Design Standards/Public Works Design Standards.
3. Recordation. All easements for sewers, storm drainage and water quality facilities, water mains, electric lines, or other utilities shall be recorded and referenced on a survey or final plat, as applicable. See Section 18.20.100 Land Divisions, and Section 18.20.200 Site Design Review.

Applicant's Findings: *The proposed subdivision has been designed to accommodate all required utility and service easements consistent with Section 18.40.040. The applicant will coordinate*

with the City of Burns and each utility service provider during the preparation of construction plans to ensure that all necessary utility easements are provided and dedicated for the full range of services required to serve the development, consistent with subsection (1). Utility easements will be established in accordance with the specifications of each utility provider, and all other required easements will be designed to conform to the City of Burns Engineering and Public Works Design Standards, consistent with subsection (2). Locations and widths of easements will be confirmed through final engineering review and will be shown on the final plat for recordation. As required by subsection (3), all easements for sanitary sewer, storm drainage and water quality facilities, water mains, and franchise utilities such as electric and communications will be recorded and properly referenced on the final plat survey. This ensures that future maintenance access and service obligations are preserved and enforceable. Through these measures, the subdivision will comply with the easement requirements established in Section 18.40.040.

Chapter 18.50 – Development Standards

Section 18.50.100 - Lot and Development Standards

1. Development Standards. Section 18.50.100 provides the general lot and development standards for each of the City's base zoning districts. The standards of Section 18.50.100 are organized into two tables: Table 18.50.100.3 applies to residential zones, and Table 18.50.100.4 applies to non-residential zones.
2. Design Standards. City standards for access and circulation, building design, parking and loading, landscaping, fences and screening, among others, are located in Section 18.50. Notwithstanding the provisions of Tables 18.50.100.3 and 18.50.100.4, and Section 18.40, different standards may apply in specific locations, such as at street intersections, within overlay zones, adjacent to natural features, and other areas as may be regulated by this Code or subject to state or federal requirements.
3. Lot and Development Standards for Residential Districts. The development standards in Table 18.50.100.3 apply to all new development as of (code effective date) in residential zones.
4. Lot and Development Standards for Non-Residential Districts. The development standards in Table 18.50.100.4 apply to all new developments as of (code effective date) in the City's Non-Residential zones, as follows.

Applicant's Findings: *The subject property is zoned SFR-7 and MFR, and the proposed subdivision has been designed to comply with the lot and development standards set forth in Section 18.50.100 and Table 18.50.100.3 for residential districts. Each lot within the SFR-7 portion of the site meets or exceeds the minimum lot size, lot width, and lot depth requirements, except where slight modifications are permitted through the lot size averaging provisions of Section 18.20.135. The overall density of the subdivision remains within the allowable range of*

the SFR-7 district, and no lot width has been reduced below the minimum threshold established by the Code.

In the MFR portion of the site, the subdivision creates lots appropriately sized and configured to accommodate attached and multifamily housing consistent with the development standards for that zone. These lots have been designed to ensure sufficient frontage, depth, and area to accommodate future building envelopes, access, parking, landscaping, and stormwater facilities, in compliance with Table 18.50.100.3.

The subdivision does not include any non-residential zoning districts; therefore, Table 18.50.100.4 does not apply. Design standards for access, circulation, landscaping, and related improvements will be addressed at the time of Site Design Review for individual developments within the subdivision. The subdivision layout ensures that such standards can be met by providing appropriately sized lots and adequate rights-of-way. Based on this analysis, the proposed subdivision conforms to the applicable lot and development standards of Section 18.50.100.

Section 18.50.200 - Access and Circulation

Section 18.50.210 - Purpose

This section contains standards for vehicular and pedestrian access, circulation, and connectivity. The standards promote safe, reasonably direct, and convenient options for walking and bicycling, while accommodating vehicle access to individual properties.

Section 18.50.215 - Applicability

This section applies to new development and changes in land use necessitating a new or modified street or highway connection. Except where the standards of a roadway authority other than the City supersede City standards, Section 18.50.200 applies to all connections to a street or highway, and to driveways and walkways.

Applicant's Findings: *The proposed subdivision has been designed with an interconnected street system and pedestrian facilities that provide safe, direct, and convenient access within the development and to adjacent areas. Streets and sidewalks are designed to encourage walking and biking while accommodating vehicular circulation. The subdivision design fulfills the purpose of this section by integrating multimodal access and circulation into the neighborhood layout. The application proposes the creation of new public streets and pedestrian facilities. As such, the standards of Section 18.50.200 apply. The proposed design complies with these provisions by providing new local streets, sidewalks, and trail connections that serve individual lots and connect to the existing street network. There are no conflicts with other roadway authority standards.*

Section 18.50.220 - Vehicular Access and Circulation

1. Permit Required. Vehicular access to a public street (e.g., a new or modified driveway connection to a street or highway) requires an approach permit approved by the applicable roadway authority.

Applicant's Findings: *All new street connections to the existing public street system will be constructed in accordance with City of Burns standards and will require approach permits as administered by the City and any other applicable roadway authority. At the time of public improvement permitting, the applicant will coordinate with the City to obtain all required approvals.*

2. Traffic Study Requirements. The City, in reviewing a development proposal or other action requiring an approach permit, may require a traffic impact analysis, pursuant to Section 18.40.015, to determine compliance with this code.

Applicant's Findings: *A Transportation Impact Study, prepared by a licensed traffic engineer and dated June 17, 2025, was submitted with the application. The TIS analyzed existing traffic conditions, trip generation from the proposed subdivision, intersection operations, and safety. The study concluded that the subdivision will not cause operations to fall below acceptable levels of service and that the transportation system has capacity to accommodate the proposed development with identified improvements. The City's requirement for a traffic study has therefore been met.*

3. Approach and Driveway Development Standards. Approaches and driveways shall conform to all the following development standards:
    A. The number of approaches on higher classification streets (e.g., collector and arterial streets) shall be appropriate for the proposed land use and the functional classification of the street; where practicable, access shall be taken first from collector or lower classification streets.

Applicant's Findings: *The proposed subdivision accesses the public street network in a manner consistent with the functional classification of the streets. Access points are designed to take advantage of local and collector streets rather than directly connecting to higher classification routes. The TIS confirms that the proposed access locations are appropriate for the size and nature of the subdivision and will provide safe and efficient access for residents and service vehicles.*

    B. Approaches shall conform to the spacing standards of subsections E and F, below, and shall conform to minimum sight distance and channelization standards of the roadway authority.

Applicant's Findings: *The TIS and subdivision plans demonstrate that all approaches meet minimum spacing requirements and provide adequate sight distance consistent with roadway authority standards. No variances or adjustments are requested.*

C. Driveways shall be paved and meet applicable construction standards. Where permeable paving surfaces are used, such surfaces shall conform to any applicable Engineering Design Standards.

Applicant's Findings: *All individual residential driveways will be paved and constructed to City standards as part of the subdivision improvements. No permeable paving is proposed, but should it be utilized, it will conform to applicable engineering standards.*

D. The approving authority may limit the number or location of connections to a street, or limit directional travel at an approach to one-way, right-turn only, or other restrictions. The roadway authority may require turning movement restrictions and associated improvements to mitigate safety or traffic operations concerns.

Applicant's Findings: *The subdivision street network has been designed to provide safe turning movements and minimize conflicts with through traffic. The Transportation Impact Study confirms that full turning movements are acceptable at the proposed intersections. If the roadway authority later determines that turn restrictions or directional limitations are needed to maintain safety or operations, such restrictions can be imposed at the time of construction. At present, no such restrictions are necessary, and the proposal is consistent with this standard.*

E. Where the spacing standards of the roadway authority limit the number or location of connections to a street or highway, the approving authority may require a driveway extend to one or more edges of a parcel and be designed to allow for future extension and inter-parcel circulation as adjacent properties develop. The approving authority may also require the owner(s) of the subject site to record an access easement for future joint use of the approach and driveway as the adjacent property(ies) develop(s).

Applicant's Findings: *The subdivision design provides a connected street system that will allow for inter-parcel circulation as surrounding areas develop. Streets extend to parcel edges where appropriate, ensuring that future development can connect to this network. Recorded access easements are not required at this time because all connections are through dedicated public rights-of-way, but the design accommodates future connectivity consistent with this standard.*

F. Where applicable codes require emergency vehicle access, approaches and driveways shall be designed and constructed to accommodate emergency vehicle apparatus and shall conform to applicable fire protection requirements. The approving authority may restrict parking, require signage, or require other

public safety improvements pursuant to the recommendations of an emergency service provider.

Applicant's Findings: *The proposed streets and driveways are designed to meet City and fire protection requirements for emergency vehicle access. The subdivision provides adequate street widths, turning radii, and fire hydrant placement to serve emergency apparatus. No conflicts with parking or obstructions are proposed, and the City or Fire District may impose signage restrictions where necessary to maintain emergency access. This standard is satisfied.*

G. As applicable, approaches and driveways shall be designed and constructed to accommodate truck/trailer-turning movements.

Applicant's Findings: *Although the subdivision is residential in character, street widths and turning radii have been designed to allow for safe movement of service vehicles such as garbage trucks, delivery vehicles, and emergency apparatus. The TIS reviewed turning movement diagrams and confirmed that design vehicles can navigate the subdivision without conflict.*

H. Except where the approving authority and roadway authority, as applicable, permit an open access with perpendicular or angled parking (See Section 18.50.200), driveways shall accommodate all projected vehicular traffic on-site without vehicles stacking or backing up onto a public street.

Applicant's Findings: *The subdivision is residential and does not propose drive-up or drive-through facilities. Each dwelling unit will be served by private driveways and garages, providing adequate stacking on-site so that no vehicles will back up onto a public street.*

I. Driveways shall be designed so that vehicle areas, including, but not limited to, drive-up and drive-through facilities and vehicle storage and service areas, do not obstruct any public right-of-way.

Applicant's Findings: *All vehicle areas, including driveways and parking spaces, are located fully on private lots and do not obstruct public rights-of-way. The subdivision street network is dedicated to the City, and no encroachments into the right-of-way are proposed.*

J. Approaches and driveways shall not be wider than necessary to safely accommodate projected peak hour trips and turning movements, and shall be designed with appropriate crossing distances for pedestrians.

Applicant's Findings: *Individual residential driveways will be designed to the minimum width necessary to accommodate peak trips, consistent with City standards. Crossing distances for pedestrians are minimized by limiting driveway widths, and pedestrian safety is preserved.*

K. As it deems necessary for pedestrian safety, the approving authority, in consultation with the roadway authority, as applicable, may require that traffic-

calming features, such as speed tables, textured driveway surfaces (e.g., pavers or similar devices), curb extensions, signage or traffic control devices, or other features, be installed on or in the vicinity of a site as a condition of development approval.

Applicant's Findings: *The subdivision includes sidewalks and pedestrian connections throughout. If the roadway authority determines additional safety features such as signage, striping, or traffic calming devices are warranted, the applicant will comply as a condition of development approval. The street design promotes slow vehicle speeds through short block lengths and residential street design.*

L. Construction of approaches along acceleration or deceleration lanes, and along tapered (reduced width) portions of a roadway, shall be avoided; except where no reasonable alternative exists and the approach does not create safety or traffic operations concern.

Applicant's Findings: *No approaches are proposed along acceleration or deceleration lanes, nor are any proposed on tapered portions of existing roadways. All proposed connections are to local or collector streets where no such features exist. This standard is met.*

M. Approaches and driveways shall be located and designed to allow for safe maneuvering in and around loading areas, while avoiding conflicts with pedestrians, parking, landscaping, and buildings.

Applicant's Findings: *The subdivision does not include commercial or industrial loading areas. Service and delivery vehicles will access individual lots via the local street system, and the street network is designed to minimize conflicts with pedestrians and landscaping.*

N. Where sidewalks or walkways occur adjacent to a roadway, driveway aprons constructed of concrete shall be installed between the driveway and roadway edge. The roadway authority may require the driveway apron be installed outside the required sidewalk or walkway surface, consistent with Americans with Disabilities Act (ADA) requirements, and to manage surface water runoff and protect the roadway surface.

Applicant's Findings: *All driveways will include concrete aprons between the driveway and roadway edge, consistent with Public Works design standards and ADA requirements. This standard will be implemented during construction.*

O. Where an accessible route is required pursuant to ADA, approaches and driveways shall meet accessibility requirements where they coincide with an accessible route.

Applicant's Findings: *Sidewalks are proposed throughout the subdivision and will provide continuous ADA-compliant routes. Driveway crossings will meet accessibility standards to ensure barrier-free pedestrian travel.*

P. Where a new approach onto a state highway or a change of use adjacent to a state highway requires ODOT approval, any land use approval will be conditioned to require ODOT approval that is substantially consistent with the land use approval.

Applicant's Findings: *The proposed subdivision will generate traffic that ultimately accesses U.S. 20/395, a state highway under the jurisdiction of the Oregon Department of Transportation (ODOT). While direct driveway approaches from the subdivision to the highway are not proposed, ODOT oversight is required for any new or modified approaches that intersect the highway or impact its operations. The submitted Transportation Impact Study, prepared by Kittelson & Associates and dated June 17, 2025, evaluated traffic operations at the study intersections, including those under ODOT jurisdiction, and provided recommendations to ensure safe and efficient function of the highway system. The applicant will coordinate with ODOT during the land use and permitting process to secure any required approvals, and any land use approval will be conditioned to require ODOT's concurrence that improvements are substantially consistent with the adopted TIS. This demonstrates compliance with the standard.*

Q. Where a proposed driveway crosses a culvert or drainage ditch, the developer shall install a culvert or other approved drainage conveyance structure that extends under and beyond the edges of the driveway on both sides of it, pursuant to applicable Public Works design standards.

Applicant's Findings: *All driveway crossings of drainage features will be constructed with culverts or other approved structures, consistent with Public Works standards. Final construction drawings will be reviewed to ensure adequate conveyance of stormwater at all driveways.*

R. Except as otherwise required by the applicable roadway authority or waived by the Public Works Director, temporary driveways providing access to a construction site or staging area shall be paved or graveled to prevent tracking of mud onto adjacent paved streets.

Applicant's Findings: *If a temporary construction driveway or staging access is needed during subdivision construction, it will be graveled or paved consistent with City requirements to prevent tracking mud and debris onto adjacent streets.*

4. Approach Separation from Street Intersections. Except as provided by subsection 18.50.220.7, the following minimum distances shall be maintained between approaches and street intersections, where distance is measured from the edge of an approach surface to the edge of the roadway at its ultimate designated width:

A. On an arterial street: 200 feet, except as required by ODOT, pursuant to Oregon Administrative Rule (OAR) 734-051, for state highways
B. On a collector street: 50 feet
C. On a local street: 30 feet

Applicant's Findings: *The proposed subdivision is accessed from newly created local streets within the development that connect to the existing street network. The Transportation Impact Study (DKS Associates, June 17, 2025) evaluated spacing and operational impacts at all study intersections, including those under ODOT jurisdiction. The subdivision street connections are designed to provide adequate separation from existing intersections consistent with City standards, with a minimum of 30 feet maintained for local streets. No direct approaches to the state highway are proposed, and any future modifications to approaches along U.S. 20/395 will be coordinated with ODOT under OAR 734-051. This criterion is satisfied.*

5. Approach Spacing. Except as provided by subsection 18.50.220.7 or as required to maintain street operations and safety, the following minimum distances shall be maintained between approaches, where distance is measured from the edge of one approach to the edge of another:
    A. On an arterial street: 250 feet based on speed limit or posted speed, as applicable, except as otherwise required by ODOT for a state highway, pursuant to Oregon Administrative Rules (OAR) 734-051.
    B. On a collector street: 100 feet for non-residential development and 50 feet for residential development.
    C. On a local street: 3 feet.

Applicant's Findings: *Within the subdivision, approaches are limited to the newly platted local streets. The spacing between these approaches exceeds the minimum 3 feet required for local streets serving residential development, and the proposed configuration reduces the potential for conflict points by consolidating access through the subdivision street network rather than creating multiple individual driveways onto existing streets. The TIS prepared by DKS Associates confirms that approach spacing is adequate to maintain safe operations and compliance with applicable City and ODOT standards. This standard is met.*

6. Vision Clearance. No visual obstruction (e.g., sign, structure, solid fence, or shrub vegetation) between three feet and eight feet in height shall be placed in "vision clearance areas" at street intersections, as illustrated below in Figure 18.50.220.6.A and 18.50.220.6.B.

The minimum vision clearance area may be modified by the Planning Official through a Type I procedure, upon finding that more or less sight distance is required (i.e., due to traffic speeds, roadway alignment, etc.). The placement of light poles, utility poles, and tree trunks should be avoided within vision clearance areas to the extent practicable.

Applicant's Findings: *The subdivision has been designed to maintain clear vision triangles at all intersections in accordance with Figures 18.50.220.6.A and 18.50.220.6.B. No fences, signs, landscaping, or other obstructions between three and eight feet in height will be placed within required vision clearance areas. Any landscaping installed will be selected and maintained to preserve clear sight distance for vehicles, pedestrians, and bicycles. This ensures compliance with City vision clearance standards.*

7. Exceptions and Adjustments. The Planning Official may approve adjustments to the spacing standards of subsections 4 and 5, above, where an existing connection to a City street does not meet the standards of the roadway authority and the proposed development moves in the direction of code compliance. The Planning Official through a Type II procedure may also approve a deviation to the spacing standards on City streets where they find that mitigation measures, such as consolidated access (removal of one access), joint use driveways (more than one property uses same access), directional limitations (e.g., one-way), turning restrictions (e.g., right-in/right-out only), or other mitigation alleviate all traffic operations and safety concerns.

Applicant's Findings: *The proposed subdivision does not rely on existing substandard connections. All new local street connections are designed to meet current spacing standards. The TIS prepared by DKS Associates confirms that the proposed access layout moves traffic operations in the direction of compliance with both City and ODOT standards. No exceptions or adjustments are required at this time, but should ODOT or the City require future mitigation such as directional limitations or consolidated access, the applicant will coordinate with the roadway authority. This standard is satisfied.*

8. Joint Use Access Easement and Maintenance Agreement. Where the City approves a joint use driveway, the property owners shall record an easement with the deed allowing joint use of and cross access between adjacent properties. The owners of the properties agreeing to joint use of the driveway shall record a joint maintenance agreement with the deed, defining maintenance responsibilities of property owners. The applicant shall provide a fully executed copy of the agreement to the City for its records, but the City is not responsible for maintaining the driveway or resolving any dispute between property owners.

Applicant's Findings: *The subdivision has been designed with public local streets, rather than private shared driveways, to serve lots within the development. Therefore, a joint use driveway easement and maintenance agreement is not required. Should a joint access easement be necessary for any lot-specific driveway serving multiple parcels, the applicant will record such agreements consistent with this section and provide executed copies to the City. At this stage, compliance is achieved through the subdivision design.*

Section 18.50.225 - Pedestrian Access and Circulation

1. Purpose and Intent. This section is intended to provide for safe, reasonably direct, and convenient pedestrian access and circulation. This section does not apply to development in industrial zones.

Applicant's Findings: *The proposed subdivision is located in a residential zone and therefore subject to the pedestrian access and circulation standards of this section. The subdivision is designed to provide safe, reasonably direct, and convenient pedestrian access by integrating sidewalks along internal streets and connections to the surrounding public sidewalk network. The design ensures that future residents will have safe pedestrian access to and through the site consistent with the intent of this section.*

2. Standards. Developments shall conform to all the following standards for pedestrian access and circulation:
    A. Continuous Walkway System. A pedestrian walkway system shall extend throughout the development site and connect to adjacent public sidewalks, if any, and to all future phases of the development, as applicable.

Applicant's Findings: *The subdivision is designed with a continuous pedestrian walkway system in the form of sidewalks along all new local streets. These sidewalks will connect to adjacent public sidewalks at the perimeter of the site and extend to serve all platted lots. The sidewalk network will also connect to future phases of development, if any, ensuring long-term continuity and compliance with this standard.*

    B. Safe, Direct, and Convenient. Walkways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas, playgrounds, and public rights-of-way conforming to the following standards:
        (1) The walkway is reasonably direct. A walkway is reasonably direct when it follows a route that does not add more than 30 percent of total travel distance when compared to a straight line. In all cases a route that does not add more than 400 feet of out of direction travel shall be considered reasonably direct.
        (2) The walkway is designed primarily for pedestrian safety and convenience, meaning it is reasonably free from hazards and provides a reasonably smooth and consistent surface and direct route of travel between destinations. The approving authority may require landscape buffering between walkways and adjacent parking lots or driveways to mitigate safety concerns.
        (3) The walkway network connects to all primary building entrances, consistent with the pedestrian access and circulation standards of

Section 18.50.225 and, where required, Americans with Disabilities Act (ADA) requirements.

Applicant's Findings: *The internal sidewalk system provides reasonably direct pedestrian connections between building sites (i.e., residential lots), on-street parking areas, and the public right-of-way. Sidewalks are designed to minimize out-of-direction travel and provide smooth, consistent surfaces to support pedestrian safety. Landscaping and street design will maintain pedestrian visibility and reduce potential conflicts with vehicles. All pedestrian routes will meet ADA accessibility requirements, ensuring safety and convenience for all users.*

C. Vehicle/Walkway Separation. Except as required for crosswalks, per subsection D below, where a walkway abuts a driveway or street it shall be raised at least six inches and curbed along the edge of the driveway or street. Alternatively, the approving authority may approve a walkway abutting a driveway at the same grade as the driveway if the walkway is physically separated from all vehicle-maneuvering areas. An example of such separation is a row of bollards (designed for use in parking areas) with adequate minimum spacing between them to prevent vehicles from entering the walkway.

Applicant's Findings: *Sidewalks within the subdivision are separated from vehicular travel lanes by curb and gutter consistent with City standards, providing at least a six-inch vertical separation. This separation ensures that pedestrian facilities are distinct from vehicle maneuvering areas, in compliance with the requirement for physical separation between sidewalks and driveways or streets.*

D. Crosswalks. Where a walkway crosses a parking area or driveway ("crosswalk"), it shall be clearly marked with contrasting paving materials (e.g., pavers, light-color concrete inlay between asphalt, or similar contrasting material). The crosswalk may be part of a speed table to improve driver-visibility of pedestrians.

Applicant's Findings: *Where pedestrian walkways cross intersections within the subdivision, crosswalks will be naturally defined by the installation of ADA-compliant curb ramps at each corner. Given that the subdivision is served by local streets with low traffic volumes, additional enhancements such as textured paving or raised speed tables are not anticipated or practical. The design provides safe and visible pedestrian crossings consistent with City of Burns/Hines Public Works Design Standards while accommodating snow removal and long-term maintenance.*

E. Walkway Width and Surface. Walkways, including access ways required for subdivisions pursuant to Section 18.20.100, shall be constructed of concrete, asphalt, brick or masonry pavers, or other durable surface, as approved by the

City Engineer, and not less than five feet wide. Multi-use paths (i.e., designed for shared use by bicyclists and pedestrians) shall be concrete or asphalt and shall conform to the transportation standards of Section 18.40.015.

Applicant's Findings: *All sidewalks and pedestrian connections within the subdivision will be constructed of concrete, consistent with City standards, and will meet or exceed the minimum width of five feet. Multi-use pathways are not proposed as part of this subdivision, but all sidewalks and accessways will provide durable, ADA-compliant pedestrian surfaces that meet applicable Engineering Design Standards.*

Section 5: Conclusion

This application demonstrates that the proposed subdivision fully complies with the City of Burns Development Code and the applicable standards for residential development. Detailed findings have been provided to address each relevant section of the Code, and supporting documentation, including the Transportation Impact Study prepared by DKS Associates, confirms that the design will operate safely and efficiently within the City's transportation system and in coordination with ODOT. Utility service, access, circulation, and pedestrian connections are all designed consistent with City standards and will be constructed at the time of development. The proposal also responds directly to state and local housing priorities. Oregon law requires cities to apply only clear and objective standards to housing developments. This ensures that needed housing is not subject to discretionary barriers, delays, or subjective review criteria. The applicant has shown that the proposed subdivision satisfies all applicable clear and objective standards of the Burns Development Code. Nothing in the record demonstrates otherwise, and there is no basis to impose conditions beyond what the standards require.

In addition to strict code compliance, the subdivision advances broader community objectives. It will provide new housing opportunities in an area identified for residential growth, helping to address ongoing housing supply challenges. The design incorporates a connected system of local streets and pedestrian facilities. These features reinforce neighborhood livability, walkability, and interjurisdictional connectivity, offering long-term benefits to current and future residents. Taken together, the record demonstrates that the application meets the burden of proof. It is consistent with the City's adopted plans, complies with all clear and objective development standards, and provides meaningful community benefits in the form of needed housing, improved connectivity, and public open space. For these reasons, approval of the application is both required by law and warranted by the evidence.

Section 6: Exhibits

Exhibit A – Harney County Tax Map

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

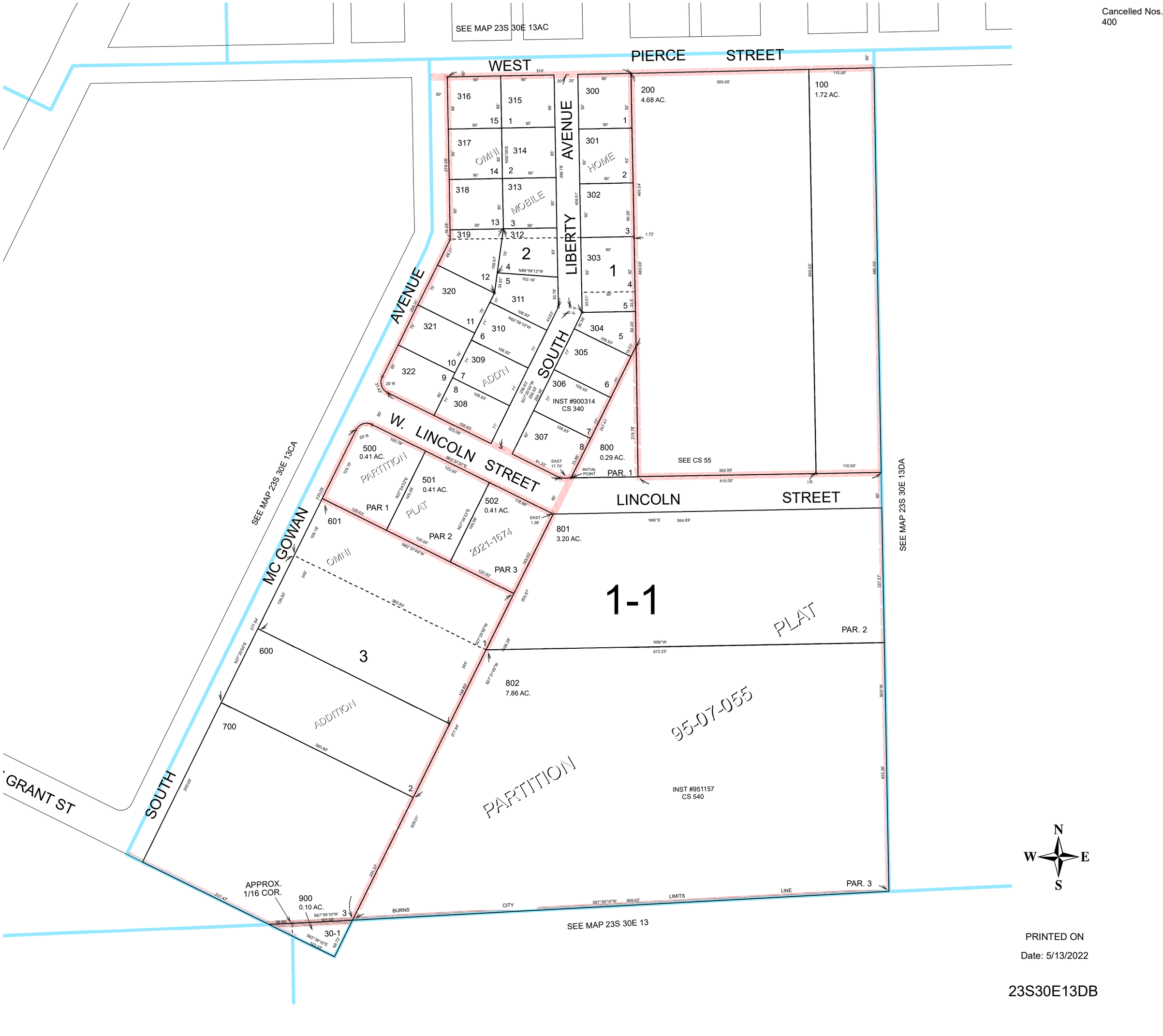
N.W.1/4 S.E.1/4 SEC.13 T.23S. R.30E. W.M.

HARNEY COUNTY

1" = 100'

23S30E13DB

Cancelled Nos.
400



PRINTED ON

Date: 5/13/2022

23S30E13DB

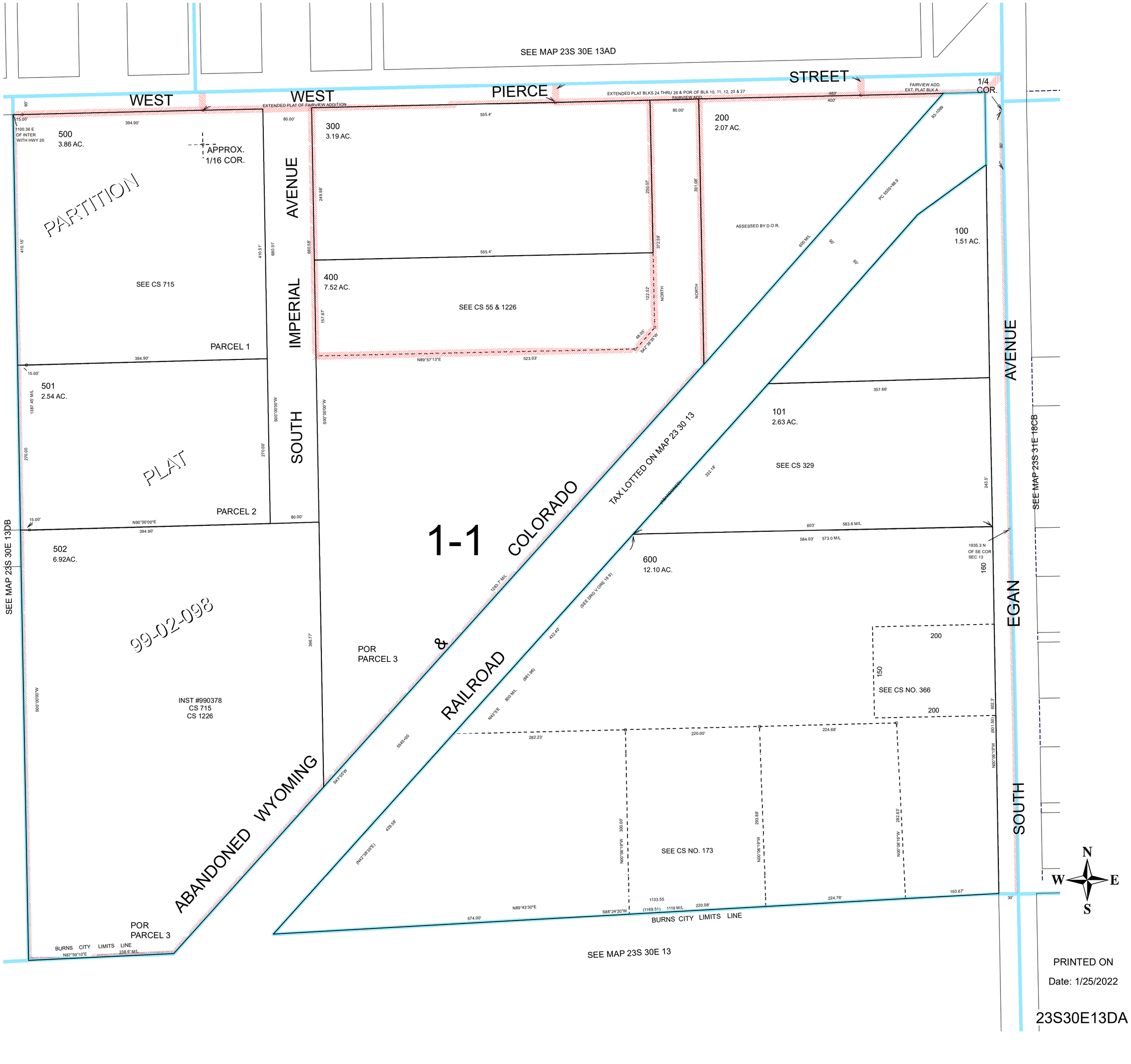
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

N.E.1/4 S.E.1/4 SEC.13 T.23S. R.30E. W.M.

HARNEY COUNTY

1" = 100'

23S30E13DA



PRINTED ON

Date: 1/25/2022

23S30E13DA

Exhibit B – Deeds

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTY
Office of County Assessor – Harney County, Oregon

Reference # 92563 Code Area 1-1

Map # 23 30 13DA Tax Lot # 502 Acres 6.92

Legal Description	Date	Deed Record
Land in Harney County, Oregon, as follows: Parcel 3 of Partition Plat #99-02-098, lying within the NE1/4SE1/4 of Section 13, Township 23 S., Range 30 E., W.M. SAVE & EXCEPT: A tract of land located in the SE1/4NE1/4 and in the N1/2SE1/4 of Section 13, Township 23 S., Range 30 E., W.M., in the City of Burns, Harney County, Oregon, being more particularly described as follows: Beginning at a point being South 467.92 feet from the Southwest corner of Block 28 of the Fairview Addition to the City of Burns, said point being the Southwest corner of the tract of land described in Harney County Deed Instrument #2012-0822; thence N 89*57'13" E., 523.03 feet to a point; thence N 42*36'33" E., 48.09 feet to a point; thence North, 372.59 feet to a point on the South line of W. Pierce Street; thence N 89*56'57" E along the said South line of W. Pierce Street., 80 feet to a point; thence South, 391.08 feet to the Northerly line of abandoned Wyoming-Colorado Railroad Right of Way; thence S 42*46'39" E along said Northerly line abandoned right of way line, 935.85 feet to point; thence North, 669.52 feet to the Point of Beginning.		
William Tiller	8/19/78 9/19/79 2/4/81	107 297 110 341 114 92
B&S: William Tiller & Hollis Tiller, each as to an Undivided ½ interest as tenants in common to William Tiller & Hollis Tiller, Trustees of the William Tiller Family Trust and William Tiller & Hollis Tiller, Trustees of the Hollis Tiller Family Trust	3/7/83 3/7/83	118 267 118 274
WD: William Tiller & Hollis Tiller, Trustees of the William Tiller Family Trust and William Tiller and Hollis Tiller, Trustees of the Hollis Tiller Family Trust to: Ronald W. Tiller	12/26/90	901824
WD: Ronald W. Tiller to: Telos Development Company	11/12/98 12/21/98 2/8/99	982058 982309 990271

Partition Plat #99-02-098 Filed	2/23/99	990378
City Approval of Land Use: Property Line Adjustment	4-1-14	2014-0386
B&S: Property Line Adjustment – Incorrect Legal	4-1-14	2014-0389
Corrected B&S: Property Line Adjustment	6-30-14	2014-0842
Trust Deed, Assignment of Rents, Security Agreement, and Fixture Filing	3-7-18	2018-0274
Subordination Agreement – Instrument #2018-0274	3-2-20	2020-0253
Appointment of Successor Trustee- Instrument # 2018-0274	4/12/22	2022-0491
Deed of Reconveyance- Instrument # 2018-0274	4/12/22	2022-0492

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES
Office of County Assessor – Harney County

Reference # 1710 | Code Area 1-1

Map # 23 30 13 DB | Tax Lot # 600 | Acres

Legal Description	Date	Deed Record
Land in Omni Addition, City of Burns, Harney County, Oregon, as follows: Block 3, & the South ½ of Lot		
Jett C. & Dorothy A. Blackburn & John W. & Gail McAllister	1/18/78 1/22/81	105 496 Add'l plat filed
B&S: Jett C. & Dorothy A. Blackburn to John W. & Donna G. McAllister	1/23/86	860142
B&S: John W. & Donna G. McAllister to The Scholarship Fund – Burns Lions Club	1/23/86	860143
The Scholarship Fund – Burns Lions Club to Jett C. & Dorothy A. Blackburn	9/27/90	901420
B&S: Donna Gail McAllister to Donna Gail McAllister, Trustee, U/D/T dated July 24, 1990, FBO The John W. McAllister Family Trust	9/27/90	901420
B&S: Jett C. & Dorothy A. Blackburn tso Donna Gail McAllister	9/27/90	901421
WD: Donna Gail McAllister, Trustee of the U/D/T dated July 24, 1990, F/B/O the John W. McAllister Family Trust, to Telos Development Company	2/4/99	990228
Trust Deed, Assignment of Rents, Security Agreement, and Fixture Filing	3-7-18	2018-0274
Subordination Agreement – Instrument #2018-0274	3-2-20	2020-0253
Appointment of Successor Trustee- Instrument # 2018-0274	4/12/22	2022-0491
Deed of Reconveyance- Instrument # 2018-0274	4/12/22	2022-0492

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES
Office of County Assessor – Harney County

Reference # 1709 | Code Area 1-1

Map # 23 30 13DB | Tax Lot # 700 | Acres

Legal Description	Date	Deed Record
Land in the Omni Addition, City of Burns, Harney County, Oregon, as follows: Block 3 & Lot 3		
Jett C. & Dorothy A. Blackburn & John W. & Gail McAllister	1/18/78	105 496
Plat filed	1/22/81	
B&S: Jett C. & Dorothy A. Blackburn to John W. & Donna G. McAllister	1/23/86	860142
B&S: John W. McAllister & Donna G. McAllister to The Scholarship Fund – Burns Lions Club	1/23/86	860143
B&S: The Scholarship Fund – Burns Lions Club to Jett C. & Dorothy A. Blackburn	1/9/87	870019
B&S: John W. McAllister & Donna Gail McAllister to Donna Gail McAllister, Trustee u/d/t dated July 24, 1990, f/b/o The John W. McAllister Family Trust	9/27/90	901420
B&S: Jett C. & Dorothy A. Blackburn to John W. McAllister & Donna Gail McAllister	9/27/90	901421
WD: Donna Gail McAllister, Trustee of the U/D/T dated July 24, 1990, F/B/O the John W. McAllister Family Trust, to Telos Development Company	2/4/99	990228
Trust Deed, Assignment of Rents, Security Agreement, and Fixture Filing	3-7-18	2018-0274
Subordination Agreement – Instrument #2018-0274	3-2-20	2020-0253
Appointment of Successor Trustee- Instrument # 2018-0274	4/12/22	2022-0491
Deed of Reconveyance- Instrument # 2018-0274	4/12/22	2022-0492

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES
Office of County Assessor – Harney County

Reference # 92112 Code Area 1-1

Map # 23 30 13DB Tax Lot # 802 Acres 7.86

Legal Description	Date	Deed Record
That portion situated in the NW1/4SE1/4, described as follows: Parcel 3 of Partition Plat No. 95-07-055, recorded July 18, 1995, as Instrument No. 951157, Harney County Plat Records		
Ronald W. Tiller		
WD: Ronald W. Tiller to Telos Development Company	11/12/98	982058
Re- Recorded to correct legal description	2/8/99	990271
Trust Deed, Assignment of Rents, Security Agreement, and Fixture Filing	3-7-18	2018-0274
Appointment of Successor Trustee – Instrument # 2018-0274	4/12/22	2022-0491
Deed of Reconveyance- Instrument # 2018-0274	4/12/22	2022-0492

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES
Office of County Assessor – Harney County

Reference # 30870 Code Area 30-1

Map # 23 30 13DB Tax Lot # 900 Acres .10

Legal Description	Date	Deed Record

A tract of land situated in the SW1/4SE1/4 & the SE1/4SW1/4 of Section 13, Township 23 S., Range 30 E., W.M., City of Hines, Harney County, Oregon, & more particularly described as follows:

Beginning at the initial point of the Omni Addition to the City of Burns, Oregon, said point being S. 61° 56' 15" W. 2980.39 feet from the E1/4 corner of said Section 13;

thence S. 88º 48' 00" W. along the South boundary of said Omni Addition a distance of 39.90 feet;

thence S. 62º 39' 10" E. a distance of 123.33 feet;

thence N. 27º 20' 50" E. a distance of 68.73 feet to the South boundary of said Omni Addition, thence S. 87° 59' 10" W. along said boundary a distance of 101.29 feet to the point of beginning

Jett C. & Dorothy A. Blackburn

WD: Jett C. Blackburn & Dorothy A. Blackburn, husband & wife, to Telos Development Company	2/4/99	990227
Trust Deed, Assignment of Rents, Security Agreement, a Fixture Filing	3-7-18	2018-0274
Subordination Agreement – Instrument #2018-0274	3-2-20	2020-0253
Appointment of Successor Trustee – Instrument # 2018-0274	4/12/22	2022-0491
Deed of Reconveyance – Instrument # 2018-0274	4/12/22	2022-0492
Resolution #2353	7-3-24	2024-0691
Ordinance #337	8-12-24	2024-0878

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTY
Office of County Assessor – Harney County, Oregon

Reference # 92562 Code Area 1-1

Map # 23 30 13DA Tax Lot # 501 Acres 2.54

Legal Description	Date	Deed Record
Land in Harney County, Oregon, as follows: Parcel 2 of Partition Plat #99-02-098 lying within The NE1/4SE1/4 of Section 13, Township 23 S., Range 30 E., W.M.		
William Tiller		107 297
B&S: William Tiller to Hollis Tiller, as to an Undivided ½ interest as tenants by the entirety	3/7/83	118 274
B&S: William Tiller & Hollis Tiller to William Tiller & Hollis Tiller, Trustees of the William Tiller Family Trust and William Tiller & Hollis Tiller, Trustees of the Hollis Tiller Family Trust	3/7/83	118 267
WD: William Tiller & Hollis Tiller, Trustees of the William Tiller Family Trust and Hollis Tiller Family Trust to Ronald W. Tiller	12/26/90	901824
WD: Ronald W. Tiller to Telos Development Company	11/12/98 12/21/98 2/9/99	982058 982309 990271
Partition Plat #99-02-098 Filed	2/23/99	990378
Trust Deed, Assignment of Rents, Security Agreement, and Fixture Filing	3-7-18	2018-0274
Appointment of Successor Trustee- Instrument # 2018-0274	4/12/22	2022-0491
Deed of Reconveyance – Instrument # 2018-0274	4/12/22	2022-0492

Exhibit C – Articles of Organization

AMENDED ANNUAL REPORT

Corporation Division
sos.oregon.gov/business

E-FILED
Apr 25, 2025
OREGON SECRETARY OF STATE

REGISTRY NUMBER

20692380

REGISTRATION DATE

06/14/1990

BUSINESS NAME

TELOS DEVELOPMENT COMPANY, LLC

BUSINESS ACTIVITY

REAL ESTATE DEVELOPMENT

MAILING ADDRESS

445 MYERS ST SE
SALEM OR 97302 USA

TYPE

DOMESTIC LIMITED LIABILITY COMPANY

PRIMARY PLACE OF BUSINESS

445 MYERS ST SE
SALEM OR 97302 USA

JURISDICTION

OREGON

REGISTERED AGENT

WILLIAM GLENNIE
445 MYERS STREET SE
SALEM OR 97302 USA
If the Registered Agent has changed, the new agent has consented to the appointment.

MANAGER

REUEL FISH
445 MYERS ST SE
SALEM OR 97302 USA

MANAGER

DAVID S GLENNIE
445 MYERS ST SE
SALEM OR 97302 USA

I declare, under penalty of perjury, that this document does not fraudulently conceal, fraudulently obscure, fraudulently alter or otherwise misrepresent the identity of the person or any officers, managers, members or agents of the limited liability company on behalf of which the person signs. This filing has been examined by me and is, to the best of my knowledge and belief, true, correct, and complete. Making false statements in this document is against the law and may be penalized by fines, imprisonment, or both.

By typing my name in the electronic signature field, I am agreeing to conduct business electronically with the State of Oregon. I understand that transactions and/or signatures in records may not be denied legal effect solely because they are conducted, executed, or prepared in electronic form and that if a law requires a record or signature to be in writing, an electronic record or signature satisfies that requirement.

ELECTRONIC SIGNATURE

NAME

DAVID S GLENNIE

TITLE

MANAGER

DATE

04-25-2025

Exhibit D – Subdivision Plans

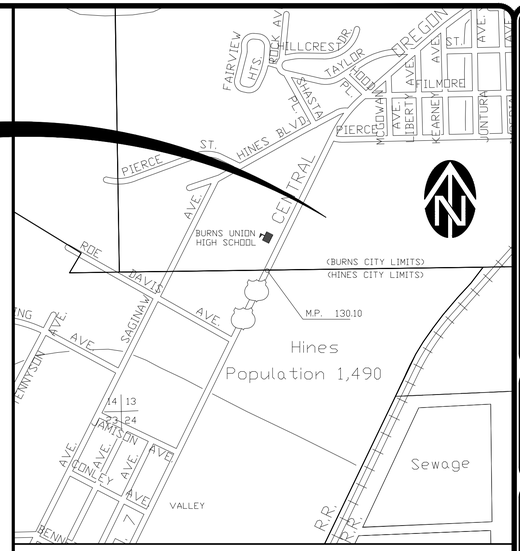
DRAWINGS FOR:

PALMER ESTATES
CITY OF BURNS
PRELIMINARY PLAT APPLICATION

FOR:

TELOS DEVELOPMENT
445 MYERS STREET
SALEM, OR 97302

PROJECT LOCATION



VICINITY MAP

GENERAL LEGEND

ITEM	PROPOSED	EXISTING
SANITARY SEWER		SS
STORM DRAIN		SD
WATER		W
GAS		G
TELEPHONE		T
POWER		P
FENCE	X X	X X
BARRICADE		
TELEPHONE MANHOLE		T
TELEPHONE PEDESTAL		TEL
SANITARY SEWER MANHOLE	S	S
STORM DRAIN MANHOLE	D	D
CATCH BASIN		
FIRE HYDRANT AND VALVE		
WATER METER		
WATER VALVE		
POWER POLE		
POWER POLE W/ANCHOR		
POLE W/LUMINARE		
LIGHT POLE		
SIGN POST		
MAILBOX		
HEDGE OR BRUSH		
TREES		
STREET OR ALLEY RIGHT OF WAY	R/W	
PLATTED LOT LINE		
OWNERSHIP LINE		
EASEMENT OR TEMPORARY RIGHT OF WAY		
PROJECT CENTERLINE AND	2 3 4 5	

811
Know what's **below.**
Call before you dig.

BY	DESCRIPTION	NO.	DATE
	REVISIONS	1	

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 IF NOT ONE INCH, ADJUST THIS SHEET, ADJUST SCALES ACCORDINGLY 1"

DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

REGISTERED PROFESSIONAL ENGINEER
STEVEN A. WEST
OREGON
16, 1982
EXPIRES: 6/30/2026
REVIEW

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com

TELOS DEVELOPMENT
PALMER ESTATES – BURNS

COVER SHEET,
VICINITY & LOCATION MAPS

DRAWING
G–1

JOB NUMBER
3409.0000.0

10/24/2025 9:59:45 AM
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DRAWING INDEX

DWG	TITLE
G-1	COVER SHEET, VICINITY & LOCATION MAPS,
G-2	DRAWING INDEX
G-3	CONSTRUCTION NOTES
G-4	CONSTRUCTION NOTES
G-5	SITE SURVEY
EC-1	OVERALL EXISTING CONDITIONS, EROSION CONTROL, & DEMOLITION PLAN
EC-2	EXISTING CONDITIONS, EROSION CONTROL, & DEMOLITION PLAN
EC-3	EXISTING CONDITIONS, EROSION CONTROL, & DEMOLITION PLAN
EC-4	EXISTING CONDITIONS, EROSION CONTROL, & DEMOLITION PLAN
C-1	OVERALL LOT LAYOUT
C-2	LOT LAYOUT
C-3	LOT LAYOUT
C-4	LOT LAYOUT
P-1	OVERALL PHASING PLAN
ST-1	TYPICAL STREET SECTIONS
ST-2	SURFACING PLAN
ST-3	SURFACING PLAN
ST-4	SURFACING PLAN
ST-5	GRANT STREET PLAN-PROFILE STA 9+00 TO STA 14+00
ST-6	GRANT STREET PLAN-PROFILE STA 14+00 TO STA 19+00
ST-7	GRANT STREET PLAN-PROFILE STA 19+00 TO STA 23+00
ST-8	PALMER LOOP PLAN-PROFILE STA 29+00 TO STA 34+00
ST-9	PALMER LOOP PLAN-PROFILE STA 34+00 TO STA 39+00
ST-10	PALMER LOOP PLAN-PROFILE STA 39+00 TO STA 43+00
ST-11	MCCOWEN PLAN-PROFILE STA 49+60 TO STA 55+00
ST-12	TILLER DRIVE PLAN-PROFILE STA 59+60 TO STA 65+00
ST-13	IMPERIAL AVENUE PLAN-PROFILE STA 69+80 TO STA 75+00
ST-14	IMPERIAL AVENUE PLAN-PROFILE STA 75+00 TO STA 79+60
ST-15	IMPERIAL AVENUE PLAN-PROFILE STA 79+60 TO STA 84+00
SD-1	OVERALL STORM DRAINAGE PLAN
SD-2	STORM DRAINAGE PLAN
SD-3	STORM DRAINAGE PLAN
SD-4	STORM DRAINAGE PLAN
SS-1	OVERALL SANITARY SEWER PLAN
SS-2	SANITARY SEWER PLAN
SS-3	SANITARY SEWER PLAN
SS-4	SANITARY SEWER PLAN
W-1	OVERALL WATERLINE PLAN
W-2	WATERLINE PLAN
W-3	WATERLINE PLAN
W-4	WATERLINE PLAN

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VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 IF NOT ONE INCH, OT THIS SHEET, ADJUST SCALES ACCORDINGLY 1"

DSN.	SAW
DRN.	AR
CKD.	SAW
DATE:	SEP 2022

NO.	DATE	DESCRIPTION	BY
1		REVISIONS	

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 16, 1982
STEVEN A. WARD
RENEWS: 6/30/2026

REVIEW

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com

TELOS DEVELOPMENT
PALMER ESTATES – BURNS

DRAWING INDEX

DRAWING
G–2

JOB NUMBER
3409.0000.0

GENERAL NOTES

1. Contractor shall procure, and conform to all construction permits required by the City of Burns.

2. Owner to pay all project permit costs, including but not limited to utility tapping, TV, and chlorination costs. The Contractor shall coordinate with the Approving Agency to determine appropriate fees and provide the Owner with 48 hours notice prior to the required payment of fees or costs. Contractor to apply for and pay all Private Plumbing and Electrical Permits

3. Oregon law requires the Contractor 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. Obtain copies of the rules by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is 503–232–1987).

4. Contractor to notify City and all utility companies a minimum of 48 business hours (2 business days) prior to start of construction, and comply with all other notification requirements of the Approving Agency with jurisdiction over the work.

5. Contractor shall provide all bonds and insurance required by public and/or private agencies having jurisdiction. Where required by public and/or private agencies having jurisdiction, the Contractor shall submit a suitable maintenance bond prior to final payment.

6. For City Construction Permits, contact Salem Public Works Engineering Construction Management at 503–588–6211. For City Building Permits, contact Salem Permit Application Center at 503–588–6256.

7. Contractor to apply for services at the Permit Application Center (PAC office) for work to be done by City forces on public mains.

8. All materials and workmanship for facilities in street right–of–way or easements shall conform to Approving Agencies' construction specifications wherein each has jurisdiction, including but not limited to the City, County, Oregon Health Division (OHD) and the Oregon Department of Environmental Quality (DEQ).

9. Unless otherwise approved by the Public Works Director, construction of all public facilities shall be done between 7:00 a.m. and 6:00 p.m., Monday through Saturday.

10. The Contractor shall perform all work necessary to complete the project in accordance with the approved construction drawings including such incidentals as may be necessary to meet the Approving Agencies' requirements and provide a completed project.

11. Any inspection by the City or other Approving Agency shall not, in any way, relieve the Contractor from any obligation to perform the work in strict compliance with the contract documents, applicable codes, and Approving Agency requirements.

12. Contractor shall maintain one complete set of approved drawings on the construction site at all times whereon he will record all approved deviations in construction from the approved drawings, as well as the station locations and depths of all existing utilities encountered. These field record drawings shall be kept up to date at all times and shall be available for inspection by the Approving Agency or Owner's Representative upon request. Failure to conform to this requirement may result in delay in payment and/or final acceptance of the project.

13. Upon completion of construction of all new facilities, Contractor shall submit a clean set of field record drawings containing all as–built information to the Engineer. All information shown on the Contractor's field record drawings shall be subject to verification. If significant errors or deviations are noted, an as–built survey prepared and stamped by a registered professional Land Surveyor shall be completed at the Contractor's expense.

14. Contractor shall procure and conform to DEQ stormwater permit No. 1200C for construction activities where 1 acre or more are disturbed.

15. The contractor shall retain and pay for the services of a registered Civil Engineer and/or Land Surveyor licensed in the State of Oregon to establish construction control and perform initial construction surveys to establish the lines and grades of improvements as indicated on the drawings. Staking for buildings, structures, curbs, gravity drainage pipes/structures and other critical improvements shall be completed using equipment accurate to 0.04 feet horizontally and 0.02 feet vertically, or better. Use of GPS equipment for final construction staking of these critical improvements is prohibited. The registered professional surveyor shall provide the design engineer with copies of all grade sheets for construction staking performed for the project.

16. Not used.

TRAFFIC CONTROL:

17. Contractor shall erect and maintain barricades, warning signs, traffic cones (and all other traffic control devices required) per City requirements in accordance with the current MUTCD (including Oregon amendments). Access to driveways shall be maintained at all times. All traffic control measures shall be approved and in place prior to any construction activity. Prior to any work in the existing public right–of–way, Contractor shall submit final traffic control plan to the Approving Agency for review and issuance of a Lane Closure or Work in Right–of–Way Permit.

18. Prior to any work in the existing right–of–way, Contractor shall submit final traffic control plan to City of Salem for review and issuance of lane closure permit. Contractor to obtain a lane closure permit before construction starts for any work within the existing public right–of–way, including public street improvements or driveway connections to existing streets.

TESTING AND INSPECTION:

19. For public and private improvements, the Contractor shall be responsible to ensure that all required or necessary inspections are completed by authorized inspectors prior to proceeding with subsequent work which covers or that is dependent on the work to be inspected. Failure to obtain necessary inspection(s) and approval(s) shall result in the Contractor being fully responsible for all problems and/or corrective measures arising from uninspected work.

20. Unless otherwise specified, the attached "Required Testing and Frequency" table outlines the minimum testing schedule for private improvements on the project. This testing schedule is not complete, and does not relieve the Contractor of the responsibility of obtaining all necessary inspections or observations for all work performed, regardless of who is responsible for payment. Cost for retesting shall be borne by the Contractor.

EXISTING UTILITIES & FACILITIES:

21. The location and descriptions of existing utilities shown on the drawings are compiled from available records and/or field surveys. The Engineer or utility companies do not guarantee the accuracy or the completeness of such records. Contractor shall field verify locations and sizes of all existing utilities prior to construction.

22. Utility locations are based on record information and should be field–verified. Call 1–800–332–2344 at least 48 hours prior to construction for on–site locating of utilities.

23. Contractor shall field verify location and depth of all existing utilities where new facilities cross. All utility crossings marked or shown on the drawings shall be potholed using hand tools or other non–invasive methods prior to excavating or boring. Contractor shall be responsible for exposing potential utility conflicts far enough ahead of construction to make necessary grade or alignment modifications without delaying the work. If grade or alignment modification is necessary, Contractor shall notify the Design Engineer, and the Design Engineer or the Owner's Representative shall obtain approval from the Approving Agency prior to construction.

24. The Contractor shall be responsible for locating and marking all existing survey monuments of record (including but not limited to property and street monuments) prior to construction. If any survey monuments are removed, disturbed or destroyed during construction of the project, the Contractor shall retain and pay for the services of a Registered Professional Surveyor licensed in the State of Oregon to reference and replace all such monuments prior to final payment. The monuments shall be replaced within a maximum of 90 days, and the County Surveyor shall be notified in writing as required by per ORS 209.150.

25. All facilities shall be maintained in–place by the Contractor unless otherwise shown or directed. Contractor shall take all precautions necessary to support, maintain, or otherwise protect existing utilities and other facilities at all times during construction. Contractor to leave existing facilities in an equal or better–than–original condition and to the satisfaction of the Approving Agency and Owner's Representative.

26. Utilities or interfering portions of utilities that are abandoned in place shall be removed by the Contractor to the extent necessary to accomplish the work. The Contractor shall plug the remaining exposed ends of abandoned utilities after appropriate verification procedures have taken place.

27. Contractor shall remove all existing signs, mailboxes, fences, landscaping, etc., as required to avoid damage during construction and replace them to existing or better condition.

28. Unless otherwise approved by the Approving Agency, all field tiles or drain lines intercepted or exposed during construction shall be connected to new storm lines, unless they are removed completely during construction, or are located and plugged at 50 foot maximum intervals uphill of the location intercepted. Any abandoned drain tiles downstream of the intercepting trenches shall be plugged with grout.

29. The Contractor shall be responsible for managing construction activities to ensure that public streets and right–of–ways are kept clean of mud, dust or debris. Dust abatement shall be maintained by adequate watering of the site by the Contractor.

GRADING, PAVING & DRAINAGE:

30. Not used.

31. Not used.

32. Unless otherwise noted, all grading, rocking and paving to conform to Oregon Standard Specifications for Construction (OSSC/ODOT/APWA), 2018 edition.

33. Clear and grub within work limits all surface vegetation, trees, stumps, brush, roots, etc. Do not damage or remove trees except as approved by the Owner's Representative or as shown on the drawings. Protect all roots two inches in diameter or larger.

34. Strip work limits, removing all organic matter, which cannot be compacted into a stable mass. All trees, brush, and debris associated with clearing, stripping or grading shall be removed and disposed of off–site.

35. For public and private improvements, drawing details or notes, immediately following stripping and grading operations, compact subgrade to 92% of the maximum dry density per AASHTO T–180 test method (Modified Proctor). Subgrade must be inspected and approved by the Owner's authorized representative before placing, engineered fills or fine grading for base rock.

36. Unless otherwise required by Salem Standard Construction Specifications, Engineered fills shall be constructed and compacted in 6" lifts over approved subgrade. All fills shall be engineered and comply with the Oregon Structural Specialty Code, with each lift compacted to 92% of the maximum dry density per AASHTO T–180 test method (Modified Proctor).

37. For private improvements, Granular baserock shall conform to the requirements of OSSC (ODOT/APWA) 02630.10 (Dense Graded Base Aggregate), with no more than 10% passing the #40 sieve and no more than 5% passing the #200 sieve.

38. Compact granular baserock to 92% of the maximum dry density per AASHTO T–180 test method (Modified Proctor). Written baserock compaction test results from an independent testing laboratory must be received by the Owner's authorized representative before placing AC pavement, and a finished rock grade proof–roll (witnessed by the Owners authorized representative) must be performed.

39. For private improvements, A.C. pavement shall conform to OSSC (ODOT/APWA) 00745 (Hot Mixed Asphalt Concrete Pavement) for standard duty mix. Unless otherwise specified or shown on the drawings, base lifts shall be 3/4" dense graded mix, while wearing courses shall be 1/2" dense graded mix. Unless otherwise specified or shown on the drawings, A.C. pavement for parking lots and streets shall be Level 2 mix (50 blow Marshall) per OSSC (ODOT/APWA) 00744.13. A.C. Pavement shall be compacted to a minimum of 91% of maximum density as determined by the Rice standard method. Written AC pavement compaction test results from an independent testing laboratory must be received by the Owner's authorized representative before final payment.

40. Pavement surface shall be a smooth, well–sealed, tight mat without depressions or bird baths. Bony or open graded pavement surfaces shall be repaired to the satisfaction of the Owner's authorized representative, prior to final acceptance of the work.

41. Not used.

42. Contractor shall protect new pavement against traffic as required, until it has cooled sufficiently to avoid tracking.

43. Not used.

44. Unless otherwise shown on the drawings or details, straight grades shall be run between all finish grade elevations and/or finish contour lines shown (exception: where grades are shown across sidewalks, slopes shall be adjusted to ensure that maximum allowable sidewalk cross slopes are not exceeded).

45. Finish pavement grades at transition to existing pavement shall match existing pavement grades or be feathered past joints with existing pavement as required to provide a smooth, free draining surface.

46. All existing or constructed manholes, cleanouts, monument boxes, gas valves, water valves and similar structures shall be adjusted to match finish grade of the pavement, sidewalk, landscaped area or median strip wherein they lie. Verify that all valve boxes and risers are clean and centered over the operating nut.

47. Unless otherwise shown on the drawings, no cut or fill slopes shall be constructed steeper than 3H:1V.

48. Not used.

49. Contractor shall seed and mulch (uniformly by hand or hydroseed) all exposed slopes and disturbed areas which are not scheduled to be landscaped, including trench restoration areas. If the Contractor fails to apply seed and mulch in a timely manner during periods favorable for germination, or if the seeded areas fail to germinate, the Owner's Representative may (at his discretion) require the Contractor to install sod to cover such disturbed areas.

50. Not used.

51. Not used.

CURBS & SIDEWALKS:

52. Unless otherwise shown or indicated on the drawings, 6–inches nominal curb exposure used for design of all parking lot and street grades.

53. Where new curbing connects to existing curbing or is installed along existing streets or pavement, the gutter grade shall match the existing street grades so as to allow drainage from the street to the gutter and through any transitions. The Contractor shall notify the Owner's Representative in writing of any grade discrepancies or problems prior to curb placement.

54. Not used.

55. Contractor shall construct all handicap access ramps in accordance with current ADA requirements.

56. Sidewalks shall be a minimum of 4–inches thick and standard residential driveways shall be a minimum of 6–inches thick. Commercial use driveways and alley approaches shall be minimum 8–inches thick. All curbs, sidewalks and driveways shall be constructed using 3300–psi concrete, and shall be cured with Type 1 or Type 1D clear curing compound. All sidewalks shall be ADA compliant.

57. Curb & sidewalk concrete shall be placed only during periods when it will not be damaged by rain (protect unhardened concrete from precipitation). Concrete shall not be placed on frozen baserock. Do not begin concrete placement until temperature in the shade is a minimum of 35°F and rising, and stop placement if air temperature falls below 35°F. Protect concrete from freezing for a minimum of 5 days after placement per OSSC (ODOT/APWA) 00440.40.d & 00756.40 or the project specifications, whichever is more stringent.

58. Contraction joints shall be installed directly over any pipes that cross under the sidewalk, to control cracking. In general, cracks in new curbs or sidewalks (at locations other than contraction joints) are not acceptable, and cracked panels shall be removed & replaced unless otherwise approved by the Approving Agency and the design engineer.

59. All sidewalks shall be ADA compliant. Direction of sidewalk cross slope shall conform with the slope direction shown on the grading plan. Sidewalk cross slopes shall not exceed 1:67 (1.5%) nor be less than 1%. Longitudinal slope shall not exceed 1:20 (5%).

60. Where trench excavation requires removal of PCC curbs and/or sidewalks, the curbs and/or sidewalks shall be sawcut and removed at a tooled joint unless otherwise authorized in writing by the Approving Agency. The sawcut lines shown on the drawings are schematic and not intended to show the exact alignment of such cuts.

61. Not used.

PIPED UTILITIES:

62. All tapping of existing public sanitary sewer, storm drain mains, and manholes must be done by contractor forces.

63. Not used.

64. The Contractor shall have appropriate equipment on site to produce a firm, smooth, undisturbed subgrade at the trench bottom, true to grade. The bottom of the trench excavation shall be smooth, free of loose materials or tooth grooves for the entire width of the trench prior to placing the granular bedding material.

65. All pipes shall be bedded with minimum 6–inches of 3/4"–0 crushed rock bedding and backfilled with compacted 3/4"–0 crushed rock in the pipe zone (crushed rock shall extend a minimum of 12–inches over the top of the pipe in all cases). Unless CDF or other backfill is shown or noted on the drawings, crushed rock trench backfill shall be used under all improved areas, including pavement, sidewalks, foundation slabs, buildings, etc.

66. Granular trench bedding and backfill shall conform to the requirements of OSSC (ODOT/APWA) 02630.10 (Dense Graded Base Aggregate), 3/4"–0. Unless otherwise shown on the drawings, compact granular backfill to 92% of the maximum dry density per AASHTO T–180 test method (Modified Proctor).

67. Not used.

68. All piped utilities abandoned in place shall have all openings closed with concrete plugs with a minimum length equal to 2 times the diameter of the abandoned pipe.

69. The end of all utility service lines shall be marked with a 2–x–4 painted white and wired to pipe stub. The pipe depth shall be written on the post in 2" block letters and red lined on the drawings for preparation of As–Built Drawings.

70. All non–metallic water, sanitary and storm sewer piping shall have an electrically conductive insulated 12 gauge solid core copper tracer wire the full length of the installed pipe using blue wire for water and green wire for storm and sanitary piping. Tracer wire shall be extended up into all valve boxes, catch basins, manholes and lateral cleanout boxes. Tracer wire penetrations into manholes shall be within 18 inches of the rim elevation and adjacent to manhole steps. The tracer wire shall be tied to the top manhole step or otherwise supported to allow retrieval from the outside of the manhole. All tracer wire splices shall be made with waterproof splices or waterproof/corrosion resistant wire nuts.

71. No trenches in sidewalks, roads, or driveways shall be left in an open condition overnight. All such trenches shall be closed before the end of each workday and normal traffic and pedestrian flows restored.

72. Before mandrel testing, TV inspection or final acceptance of gravity pipelines, all trench compaction shall be completed and all sewers and storm drains flushed & cleaned to remove all mud, debris & foreign material from the pipelines, manholes and/or catch basins.

73. Where future extensions are shown upstream of new manholes (sewer or storm), catch basins or junction boxes, pipe stubs (with gasketed caps) shall be installed at design grades to a point 2' minimum outside of the structure.

WATER SYSTEM:

74. City forces to operate all valves, including fire hydrants, on existing public mains.

75. All Public water mains shall be C900 PVC.

76. Not used.

77. All fittings 4–inches through 24–inches in diameter shall be ductile iron fittings in conformance with AWWA C–153 or AWWA C–110. The minimum working pressure for all MJ cast iron or ductile iron fittings 4–inches through 24–inch in diameter shall be 350 psi for MJ fittings and 250 psi for flanged fittings.

78. All water mains to be installed with a minimum 36 inch cover to finish grade unless otherwise noted or directed. Water service lines shall be installed with a minimum 30–inch cover. Deeper depths may be required as shown on the drawings or to avoid obstructions.

79. Unless otherwise shown or approved by the Engineer, all valves shall be flange connected to adjacent tees or crosses.

80. Thrust restraint shall be provided on all bends, tees and other direction changes per Approving Agency requirements and as specified or shown on the drawings.

81. Not used.

82. Not used.

83. Contractor shall provide all necessary equipment and materials (including plugs, blowoffs, valves, service taps, etc.) required to flush, test and disinfect waterlines per the Approving Agency requirements.

84. The work shall be performed in a manner designated to maintain water service to buildings supplied from the existing waterlines. In no case shall service to any main line or building be interrupted for more than four (4) hours in any one–day. Contractor shall notify the Approving Agency and all affected residents and businesses a minimum of 24 business hours (1 business day) before any interruption of service.

ALL PUBLIC FACILITY IMPROVEMENTS INCLUDING, BUT NO LIMITED TO SANITARY SEWER, WATER, TRANSPORTATION, SURFACE WATER AND STORM DRAINAGE, AND PARKS WILL BE DESIGNED TO CONFORM TO CITY OF BURNS PUBLIC WORKS/ENGINEERING DESIGN STANDARDS MANUAL (CITY STANDARDS) IN ACCORDANCE WITH SECTION 18.40.010.3 OF THE CITY CODE OF BURNS OREGON (CITY CODE).

NO.	DATE	DESCRIPTION	BY
		REVISIONS	
1			

DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

REGISTERED PROFESSIONAL ENGINEER
STEVEN A. WARD
EXPIRES: 6/30/2026
REVIEW
RENEWS: 6/30/2026

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585–2474 Fax: (503) 585–3986
E–mail: westech@westech–eng.com

TELOS DEVELOPMENT
PALMER ESTATES – BURNS

CONSTRUCTION NOTES

DRAWING
G–3

JOB NUMBER
3409.0000.0

10/24/2025 9:59:49 AM
R:\Dwg\Glennie\Palmer Estates 3409.0000.0\Civil – Burns\Plots\G–3 Construction Notes.dwg, (G–3 tab)

85. Where new waterlines cross below or within 18–inches vertical separation above a sewer main or sewer service lateral, center one full length of waterline pipe at point of crossing the sewer line or sewer lateral. In addition (unless otherwise approved in writing by the Approving Agency, existing sewer mains and/or service laterals within this zone shall be replaced with a full length of Class 50 Ductile Iron or C–900 PVC pipe (DR 18) centered at the crossing in accordance with OAR 333–061 and Approving Agency requirements. Connect to existing sewer lines with approved rubber couplings. Example: For an 8–inch waterline with 36–inches cover, 4–inch service lateral inverts within 5.67–feet (68–inches) of finish grade must be DI or C–900 PVC at the crossing.

86. All waterlines, services and appurtenances shall be pressure tested for leakage. All testing shall conform to requirements as outlined in the specifications, Approving Agency standards and/or testing forms. The hydrostatic test shall be performed with all service line corporation stops open and meter stops closed, and with all hydrant line valves open. Prior to the start of each pressure test, the position of all mainline valves, hydrant line valves and service line corporation stops in the test segment shall be verified.

87. After the pressure test and prior to disinfecting, the water lines shall be thoroughly flushed through hydrants, blow offs or by other approved means.

88. Disinfection & Bacteriological Testing. All water mains and service lines shall be chlorine disinfected per Approving Agency requirements, AWWA C–651 or OAR 333–061 (25 mg/L minimum chlorine solution, 24 hours contact time), whichever is more stringent. Unless otherwise approved by the Approving Agency, a Representative from the Approving Agency shall witness the application of the chlorine solution and the chlorine testing at the end of the 24 hour contact period. After the 24 hour chlorine contact period, the free chlorine concentration shall be checked, and if it is found to be 10 mg/L or more, the chlorine solution shall be drained (otherwise the line shall be rechlorinated), the waterline flushed with potable water, and a minimum of two consecutive samples taken at least 24 hours apart shall be collected from the waterline for microbiological analysis (ie. one sample immediately after flushing, and another sample 24 hours later). Contractor to pay for laboratory analysis of water samples taken under the supervision of the Approving Agency. If the results of both analyses indicate that the water is free of coliform organisms, the waterline may be placed in service. Should the initial treatment prove ineffective, the chlorination shall be repeated until confirmed tests show acceptable results.

89. Disinfection of Connections. For connections which cannot be disinfected with the waterline mainlines as noted above, all fittings, valves and appurtenances, including tool surfaces which will come in contact with potable water, shall be thoroughly cleaned by washing with potable water and then swabbed or sprayed with a one percent (1%) hypochlorite solution (10,000 mg/L) in accordance with the requirements of AWWA C–651 and OAR 333–061.

SEWER & STORM MANHOLES:

90. All precast manholes shall be provided with integral rubber boots. Where manholes without integral rubber boots are approved by the Owner's Representative and Approving Agency, a pipe joint shall be provided on all mainlines within 1.5 feet of the outside face of the manhole. Where required by Public Works, watertight lockdown lids required on all manholes outside of public right–of–way.

91. Openings for connections to existing manholes shall be made by core–drilling the existing manhole structure, and installing a rubber boot. Connections shall be watertight and shall provide a smooth flow into and through the manhole with no ponding. Small chipping hammers or similar light tools which will not damage or crack the manhole base may be used to shape channels, but may be used to enlarge existing openings only if authorized in writing by the Owner's Representative. Use of pneumatic jackhammers shall be prohibited.

92. Manhole channels depths (sewer & storm) shall be to the heights shown on the drawings, but in no case shall the channel depth be less than 2/3 of the pipe diameter. Channels, as well as shelves between the channels and the manhole walls, shall be sloped to drain per plan details.

93. Manholes constructed over existing sanitary sewers shall conform to the requirements of OSSC (ODOT/APWA) 490.41, Manholes over Existing Sewers. The existing pipe shall not be broken out until after the completion of the manhole test.

SANITARY SEWER SYSTEM:

94. Unless otherwise specified, sanitary sewer pipe shall be solid wall PVC in conformance with ASTM D3034, SDR 35 (≤15") or ATSM F–679, PS 46 (≥18"). Minimum stiffness shall be 46 psi per ASTM D–2412 and joint type shall be elastomeric gasket conforming to ASTM D–3212. All other appurtenances and installation to conform to the Approving Agency's specifications. All materials and workmanship for all private sanitary sewers, including sewers located within any building envelope, shall be installed in conformance with Uniform Plumbing Code requirements.

95. Unless otherwise specifically noted on the drawings, manufactured fittings (tee or wye per Approving Agency) shall be used for all lateral connections to new sewer mainlines.

96. Contractor shall provide all necessary materials, equipment and facilities to test sanitary sewer pipe and appurtenances for leakage in accordance with testing schedule herein or the Approving Agency's construction standards, whichever are more stringent. Sanitary sewer pipe and appurtenances shall be tested for leakage. Leakage tests shall include an air test of all sewer mains and laterals and vacuum testing of the manholes. Manhole testing shall be performed after completion of AC pavement and final surface restoration.

97. After manhole channeling and prior to mandrel testing and/or TV inspection, flush and clean all sewers, and remove all foreign material from the mainlines and manholes. Failure to clean all dirt, rock and debris from pipelines prior to TV inspection will result in the need to re–clean and re–TV the sewer lines.

98. Contractor shall conduct deflection test of flexible sanitary sewer pipes by pulling an approved mandrel through the completed pipeline following trench compaction. The diameter of the mandrel shall be 95% of the initial pipe diameter. Test shall be conducted not less than 30 days after the trench backfilling and compaction has been completed, unless otherwise approved by the Approving Agency.

99. Upon completion of all sanitary sewer construction, testing and repair, the Contractor shall conduct a color TV acceptance inspection of all mainlines in accordance with OSSC (ODOT/APWA) 445.74 to determine compliance with grade requirements of OSSC (ODOT/APWA) 445.40.b. The TV inspection shall be conducted by an approved technical service which is equipped to make audio–visual recordings of the TV inspections on DVD or flash drive. Unless otherwise required by the Approving Agency, a standard 1–inch diameter ball shall be suspended in front of the camera during the inspection to determine the depth of any standing water. Sufficient water to reveal low areas or reverse grades shall be discharged into the pipe immediately prior to initiation of the TV inspection. The DVD and written report shall be delivered to the Approving Agency.

STORM DRAIN SYSTEM:

100. Storm sewer pipe materials shall conform to the construction drawings and Approving Agency's requirements. Unless otherwise noted or shown on the drawings, storm sewer pipe materials with watertight joints shall conform to the attached "Storm Pipe Table". Contractor shall use uniform pipe material on each pipe run between structures unless otherwise directed or approved. Jointed HDPE pipe shall not be used for slopes exceeding ten percent (10%). All materials and workmanship for all private storm drains, including storm drains located within any building envelope, shall be installed in conformance with Uniform Plumbing Code requirements.

101. Contractor shall designate the pipe material actually installed on the field record drawings and provide this information for inclusion on the as–built drawings.

102. Catch basins and junction boxes shall be set square with buildings or with the edge of the parking lot or street wherein they lie. Storm drain inlet structures and paving shall be adjusted so water flows into the structure without ponding water.

103. Unless otherwise approved by the Engineer, all storm drain connections shall be by manufactured tees or saddles.

104. Unless otherwise shown on the drawings, all storm pipe inlets & outfalls shall be beveled flush to match the slope wherein they lie.

105. Sweep (deflect) storm sewer pipe into catch basins and manholes as required. Maximum joint deflection shall not exceed 5 degrees or manufacturers recommendations, whichever is less.

106. Unless otherwise shown or directed, install storm sewer pipe in accordance with manufacturer installation guidelines.

107. After manhole channeling and prior to mandrel testing or final acceptance, flush and clean all sewers, and remove all foreign material from the mainlines, manholes and catch basins.

108. Mandrel Testing. Contractor shall conduct deflection test of flexible storm sewer pipes by pulling an approved mandrel through the completed pipeline following trench compaction. The diameter of the mandrel shall be 95% of the initial pipe diameter. Test shall be conducted not more than 30 days after the trench backfilling and compaction has been completed.

109. TV Inspection. Upon completion of all storm sewer construction, testing and repair, the Contractor shall conduct a color TV acceptance inspection of all mainlines in accordance with OSSC (ODOT/APWA) 445.74 to determine compliance with grade requirements of OSSC (ODOT/APWA) 445.40.b. The TV inspection shall be conducted by an approved technical service which is equipped to make audio–visual recordings of the TV inspections on DVD (VHS video tape acceptable only upon prior written approval by Public Works). Unless otherwise required by the agency with jurisdiction, a standard 1–inch diameter ball shall be suspended in front of the camera during the inspection to determine the depth of any standing water. Sufficient water to reveal low areas or reverse grades shall be discharged into the pipe immediately prior to initiation of the TV inspection. The DVD and written report shall be delivered to the Approving Agency.

110. Prior to acceptance, the Owner's Representative may lamp storm lines upstream & downstream of structures to verify that the pipes are clean and there is no grout or concrete in the mainlines, and that there are no observable bellies in the line. When necessary, sufficient water to reveal low areas shall be discharged into the pipe by the Contractor prior to any such inspection by the Owner's Representative or the Approving Agency.

STREET LIGHTS:

111. Street lights shall be installed after all other earthwork and public utility installations are completed and after rough grading of the property is accomplished to prevent damage to the poles.

112. Streetlight poles shall be set to a depth as specified by the manufacturer, but not less than 5 feet.

113. Street light poles shall be installed within one degree (1°) of plumb.

114. Contractor shall coordinate with utility companies and pay all costs for procurement, installation, wiring, hook up and activation of streetlights.

FRANCHISE & PRIVATE UTILITIES:

115. Unless otherwise shown on the drawings or approved by jurisdiction having authority, all new franchise and private utilities (power, cable TV, telephone, gas, data, communication, control, alarms, etc.) shall be installed underground. Installation of such utilities or associated conduits in a common trench with public water, sanitary sewer, or storm sewer is prohibited.

116. Contractor shall coordinate with gas, power, telephone, and cable TV Company for location of conduits in common trenches, as well as location or relocation of vaults, pedestals, etc. The Contractor shall be responsible for providing franchise utility companies adequate written notice of availability of the open trench (typically 10 days minimum), and reasonable access to the open trench. Unless otherwise approved in writing by the Approving Agency, all above–grade facilities shall be located in PUEs (where PUEs exist or will be granted by the development), and otherwise shall be placed in a location outside the proposed sidewalk location.

REQUIRED TESTING AND FREQUENCY TABLE *Contractor to notify Owner's Representative prior to all testing, to allow Owner's Representative to be present if desired.*		Party Responsible for payment	
		Contractor	Others (see note 1)
Streets, Fire Lanes, Common Driveways, Parking Lots, Pads, Fills, etc.			
Subgrade	1 Test/4000 S.F./Lift (4 min), locations acceptable to approving agency (typically alternate sides of road or access aisles)	✓ See note 2 & note 3	
Engineered Fills	1 Test/4000 S.F./Lift (4 min), locations acceptable to approving agency	✓ See note 2 & note 5	
Baserock	1 Test/4000 S.F./Lift (4 min), locations acceptable to approving agency (typically alternate sides of road or access aisles)	✓ See note 2 & note 3	
Asphalt	1 Test/6000 S.F./Lift (4 min), locations acceptable to AA (typ. alternate as above)	✓ See note 2	
Piped Utilities, All			
Trench Backfill	1 Test/200 Foot Trench/Lift (4 min)	✓ See note 2	
Trench AC Restoration	1 Test/300 Foot Trench (4 min)	✓ See note 2	
Water			
Pressure Test	(to be witnessed by Owner's Representative or approving agency)	✓ See note 4	
Bacterial Water Test	Per Oregon Health Division	✓ See note 2	
Chlorine Residual Test	Per City Requirements	✓	
Sanitary Sewer			
Air Test	Per City or APWA Requirements, whichever is more stringent	✓ See note 4	
Mandrel	95% of actual inside diameter	✓ See note 4	
TV Inspection	All. Lines must be cleaned prior to TV work	✓	
Manhole	(1) Vacuum test per manhole, witnessed by Owner's Representative or approving agency	✓ See note 2	
Pressure Test (force main)	Hydrostatic pressure test, witnessed by Owner's Representative or approving agency	✓ See note 4	
Storm			
Mandrel	95% of actual inside diameter	✓ See note 4	
TV Inspection	All. Lines must be cleaned prior to TV work	✓	
Concrete, Block, etc.			
Slump, Air & Cylinders for structural & reinforced concrete, equipment slabs, curbs, sidewalks & PCC pavements. Unless otherwise specified, one set of cylinders per 100 cubic yards (or portion thereof) of each class of concrete placed per day. Slump & air tests required on same load as cylinders.		✓ See note 2	
Building permit inspection & Special Inspection for structural concrete, reinforced masonry, epoxy anchors, etc. as required by applicable State Building Codes.		✓ See note 6	
Retaining Walls			
Building permit inspection and Special Inspection, as well as compaction testing on backfill, all in conformance with applicable State Building Code requirements		✓ See note 5 & note 6	

Note 1: "Others" refers to Owner's authorized Representative or Approving Agency as applicable. Contractor responsible for scheduling testing. All testing must be completed prior to performing subsequent work.

Note 2: Testing must be performed by an approved independent testing laboratory.

Note 3: In addition to in–place density testing, the subgrade and base rock shall be proof–rolled with a loaded 10 yard dump truck provided by the Contractor. Baserock proofroll shall take place immediately prior to (within 24 hours of) paving, and shall be witnessed by the Owner's authorized Representative or approving agency. Location and pattern of testing and proofroll to be as approved or directed by said Owner's authorized Representative or approving agency.

Note 4: To be witnessed by the Owner's Representative or approving agency. The Contractor shall perform pretests prior to scheduling witnessed waterline or sanitary sewer pressure tests, or pipeline mandrel test.

Note 5: The approved independent laboratory retained by the Contractor shall provide a certification (stamped by an engineer licensed in the State of Oregon) that the subgrade was prepared and all engineered fills were placed in accordance with the provisions of the construction drawings and the contract documents.

Note 6: Regardless of who is responsible for payment, the Contractor is responsible for scheduling and coordinating any and all required inspections and Special Inspections as required by applicable building codes or jurisdictions having authority.

Contractor to notify Owner's Representative prior to all testing, to allow Owner's Representative to be present if desired.

STORM PIPE TABLE	
Cover Depth	6" – 18" Diameter
Less than 2' Cover	Class 50 ductile iron pipe with bell and spigot joints and rubber gasket.
2' to 2–1/2' Cover	Pipe specified for lesser cover depths –or– Class 3, ASTM C–14 non–reinforced concrete pipe with bell and spigot joints & rubber gaskets, ASTM 150 Type II cement. –or– PVC pipe conforming to AWWA C900 DR 18 (6"–12") or AWWA C–905 (14"–18") with bell and spigot joints and rubber gasket
2–1/2' to 15' Cover	Pipe specified for lesser cover depths –or– PVC pipe conforming to ASTM D–3034 PVC SDR 35 (6"–15") or ASTM F–679 PVC solid wall SDR 35 (18") with bell and spigot joints and rubber gasket. –or– HDPE (high density polyethlene) pipe conforming to AASHTO M–252, (6"–10") or AASHTO M–294 (12"–18"). For slopes less than 6% the pipe shall be ADS N–12 IB ST, Hancor Sure–Lok F477, or approved equal. For slopes greater than 6% the pipe shall be ADS N–12 IB WT, Hancor Blue Seal, or approved equal with watertight pressure testable fittings, –except– jointed HDPE (high density polyethylene) pipe referenced above not permitted for depth to invert greater than 12 feet.
More than 15' Cover	See construction drawings.
Cover Depth	21" – 30" Diameter
Less than 2' Cover	Class 50 ductile iron pipe with bell and spigot joints and rubber gasket.
2' to 2–1/2' Cover	Pipe specified for lesser cover depths –or– Class IV ASTM C–76 reinforced concrete pipe with bell and spigot joints and rubber gasket, ASTM 150, Type II cement.
2–1/2' to 15' Cover (**HDPE allowed up to 60" diameter subject to max. depth limits listed)	Pipe specified for lesser cover depths –or– ASTM F–679 PVC solid wall SDR 35 pipe with bell and spigot joints and rubber gasket –or– HDPE (high density polyethlene) pipe conforming to AASHTO M–294. For slopes less than 6% the pipe shall be ADS N–12 IB ST, Hancor Sure–Lok F477. or approved equal. For slopes greater than 6% the pipe shall be ADS N–12 IB WT, Hancor Blue Seal, or approved equal with watertight pressure testable fittings, –except– (**)jointed HDPE (high density polyethylene) pipe referenced above not permitted for depth to invert greater than 12 feet.
More than 15' Cover	See construction drawings.
Greater than 30" diameter and other pipe materials: Case by case basis.	
Perforated pipe underdrains to be SCH 40 ABS or SCH 40 PVC perforated or slotted pipe unless otherwise specified.	

NO.	DATE	DESCRIPTION	BY
1		REVISIONS	

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

REGISTERED PROFESSIONAL ENGINEER
OREGON JULY 16, 2004 STEVEN A. WARD
RENEWS: 6/30/2026

REVIEW

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585–2474 Fax: (503) 585–3986
E–mail: westech@westech–eng.com

TELOS DEVELOPMENT
PALMER ESTATES – BURNS

CONSTRUCTION NOTES

DRAWING
G–4

JOB NUMBER
3409.0000.0

10/24/2025 9:59:50 AM
R:\Dwg\Glenn\Palmer Estates 3409.0000.0\Civil – Burns\Plots\G–3 Construction Notes.dwg, (G–4 tab)

NOTES:

1. SEE DWG C-1 FOR MULTI-FAMILY & RESIDENTIAL ZONED PROPERTIES.
2. NO OVERLAY ZONES ON THE PROPERTY
3. THERE ARE NO EXISTING EASEMENTS ON THE PROPERTY.

8" INV=4065.20

SEE BOUNDARY A

NOT A

L-12

4070

N 89°57'44" E 394.90'
N 90°00'00 E 394.90' (8)

S0°00'33"E 270.00'
S 0°00'00" W 270.00' (8)

TL 501

PARCEL 2 (8)

S 0°00'15" E 270.00'
S 0°00'00" W 270.00' (8)

N 0°01'02" E 430.60'
S 0°00'00" W 430.60'

L-11

L-10

S 89°58'20" E 394.91'
N 90°00'00 E 394.90' (8)

L-9

L-13

N 0°02'39" W 227.31' 227.27' (5)

S 0°00'00" W (5)

PP 99-02-098

PARCEL 3 (8)

N 0°01'02" E 439.07'
S 0°00'00" W 396.77' (D)

1289.16'

N 42°50'18" E (9)

FENCE POST AT CORNER LOCATION

S 89°59'09" E 672.17'
N 90°00'00 E 672.23' (5)

TL 502

S 62°34'50" E 360.80'
S 62°39'10" E 360.80' (P)(6)

138.82' (6)
138.78'

438.91'
438.94' (P)

TL 600

LOT 2, BLOCK 3 (P)

LOT 3, BLOCK 3 (P)

N 27°21'31" E
N 27°20'50" E

PP 95-07-055

PARCEL 3 (5)

4070

S 0°00'41" W 420.16'
S 0°00'00" W 420.26' (5)

508.85'
509.01 (P)(5)

S 27°22'09" W
S 27°20'50" W

OMNI ADDITION
TL 700

TL 802

413.45' (D)
353.63'

S 42°47'32" W

OMNI FORCEMAIN
RIM=4071.68
INV=4067.70

L-8

237.20' 237.47'
N 62°35'12" W
N 62°39'10" W (P)

101.29' (P)
101.29'

906.57' 906.62' (5)

248.74' ±236.03' (1)

N88°00'17"E

CITY OF BURNS
CITY OF HINES

S 88°00'17" W 1007.86'
S 87°59'10" W (P)(5)

L-7

L-6

4070

513.54'

OLD WYOMING-COLORADO RAILROAD R/W

S 0°12'57" W 573.62' (7)
S 0°12'42" W 573.49'

R/W SPIRAL CURVE
S=2°24'00"
L=244.16'
C=N41°59'20"E 242.04'

PT

N 62°39'10" W 603.89'
N 62°39'47" W

TL 1600

VERIFY SCALE
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0 1"
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DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 16, 1982
STEVEN A. WRAY

REVIEW

RENEWS: 6/30/2026

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
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Phone: (503) 585-2474 Fax: (503) 585-3986
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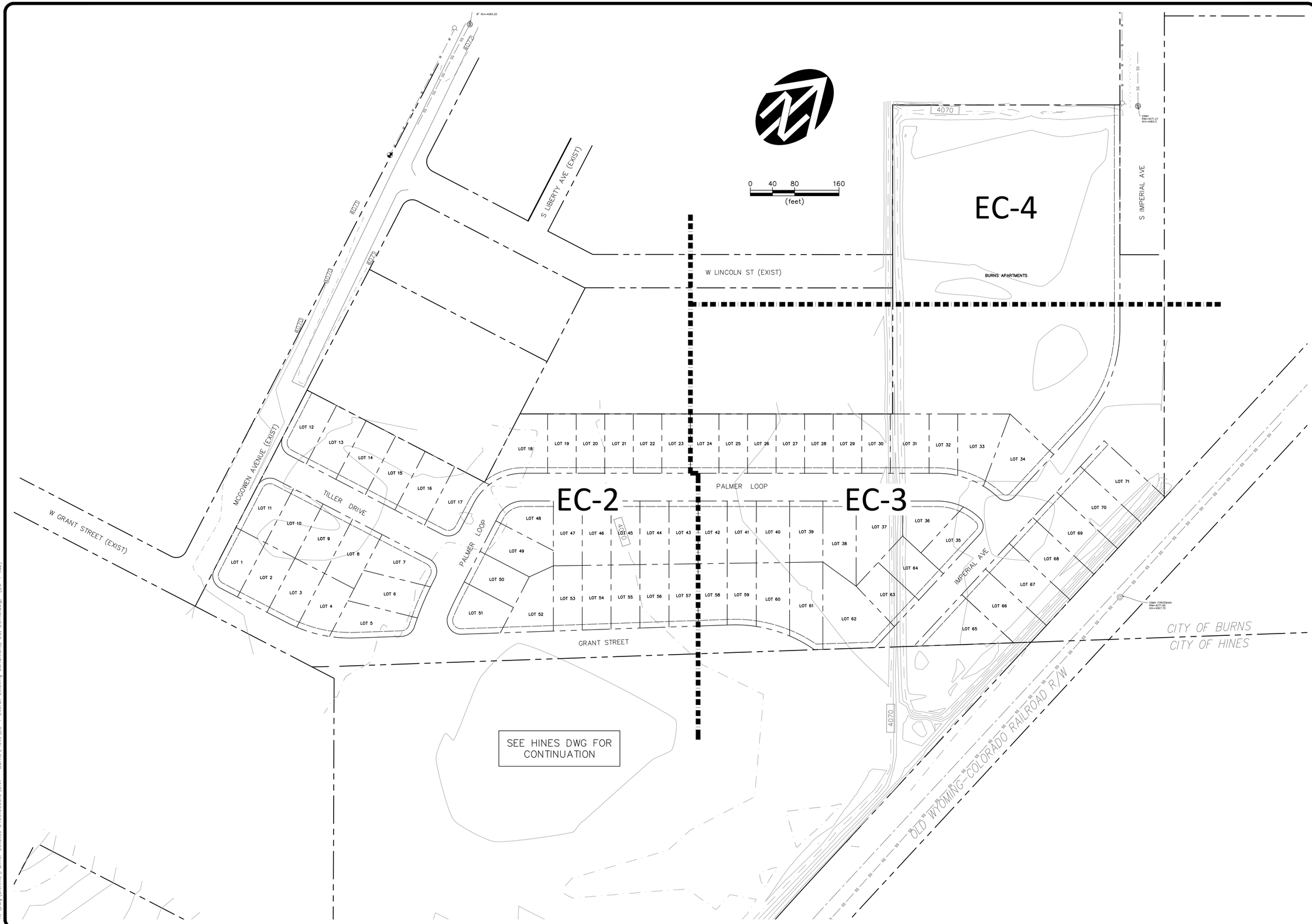
TELOS DEVELOPMENT
PALMER ESTATES - BURNS

SITE SURVEY

DRAWING
G-5

JOB NUMBER
3409.0000.0

10/24/2025 9:59:53 AM
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DRN.	AR
CKD.	SAW
DATE:	SEP 2022

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

REGISTERED PROFESSIONAL ENGINEER
OREGON JULY 16, 1982 STEVEN A. WAY
REVIEW
RENEWS: 6/30/2026

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
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TELOS DEVELOPMENT

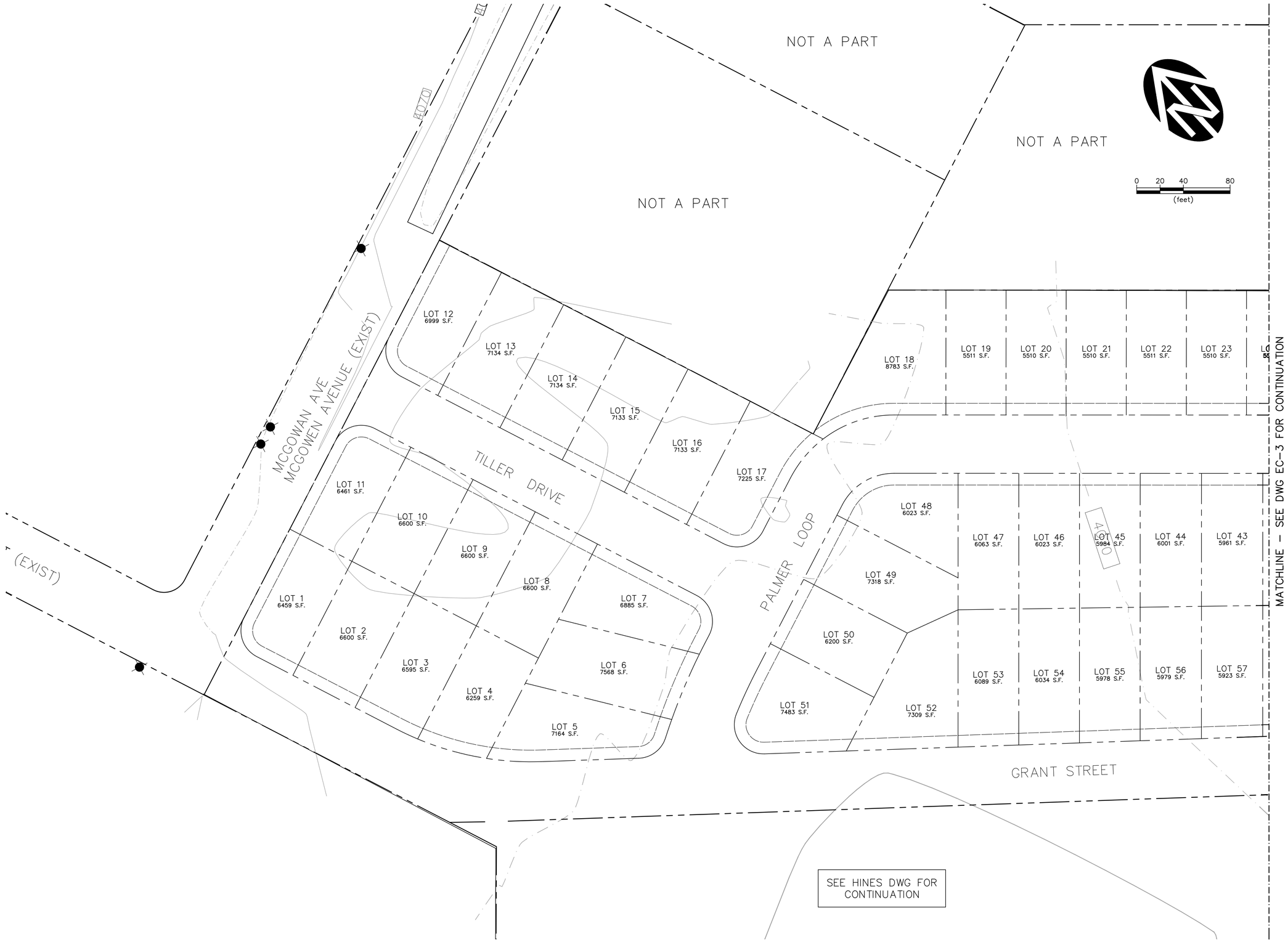
PALMER ESTATES – BURNS

OVERALL EXISTING CONDITIONS, EROSION CONTROL, & DEMOLITION PLAN

DRAWING
EC–1

JOB NUMBER
3409.0000.0

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VERIFY SCALE
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0 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY 1"

DSN.	SAW
DRN.	AR
CKD.	SAW
DATE:	SEP 2022

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

REVIEW
REGISTERED PROFESSIONAL ENGINEER
STEVEN A. WARD
EXPIRES: JUNE 30, 2026
RENEWS: 6/30/2026

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com

TELOS DEVELOPMENT
PALMER ESTATES – BURNS
EXISTING CONDITIONS, EROSION CONTROL, & DEMOLITION PLAN

DRAWING
EC–2

JOB NUMBER
3409.0000.0

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MATCHLINE – SEE DWG EC–4 FOR CONTINUATION

MATCHLINE – SEE DWG EC–2 FOR CONTINUATION

NOT A PART

MULTI–FAMILY PARCEL
BURNS APARTMENTS
231143 S.F.

PALMER LOOP

IMPERIAL AVE

LOT 24
[illegible] S.F.

LOT 25
5511 S.F.

LOT 26
5510 S.F.

LOT 27
5511 S.F.

LOT 28
5510 S.F.

LOT 29
5510 S.F.

LOT 30
5511 S.F.

LOT 31
7490 S.F.

LOT 32
5561 S.F.

LOT 33
8649 S.F.

LOT 34
10118 S.F.

LOT 35
6354 S.F.

LOT 36
6417 S.F.

LOT 37
9073 S.F.

LOT 38
7903 S.F.

LOT 39
6620 S.F.

LOT 40
6672 S.F.

LOT 41
5881 S.F.

LOT 42
5921 S.F.

LOT 58
5866 S.F.

LOT 59
5878 S.F.

LOT 60
7328 S.F.

LOT 61
8859 S.F.

LOT 62
12567 S.F.

LOT 63
6171 S.F.

LOT 64
6500 S.F.

LOT 65
8117 S.F.

LOT 66
9207 S.F.

LOT 67
9450 S.F.

LOT 68
9450 S.F.

LOT 69
9450 S.F.

LOT 70
9450 S.F.

LOT 71
9447 S.F.

SSMH FORCEMAIN
RIM=4071.66
INV=4067.70

CITY OF BURNS
CITY OF HINES

SEE HINES DWG FOR CONTINUATION

0 20 40 80
(feet)

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
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DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

REGISTERED PROFESSIONAL ENGINEER
STEVEN A. WARD
EXPIRES: 6/30/2026
REVIEW
RENEWS: 6/30/2026

WESTECH ENGINEERING, INC.
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TELOS DEVELOPMENT
PALMER ESTATES – BURNS

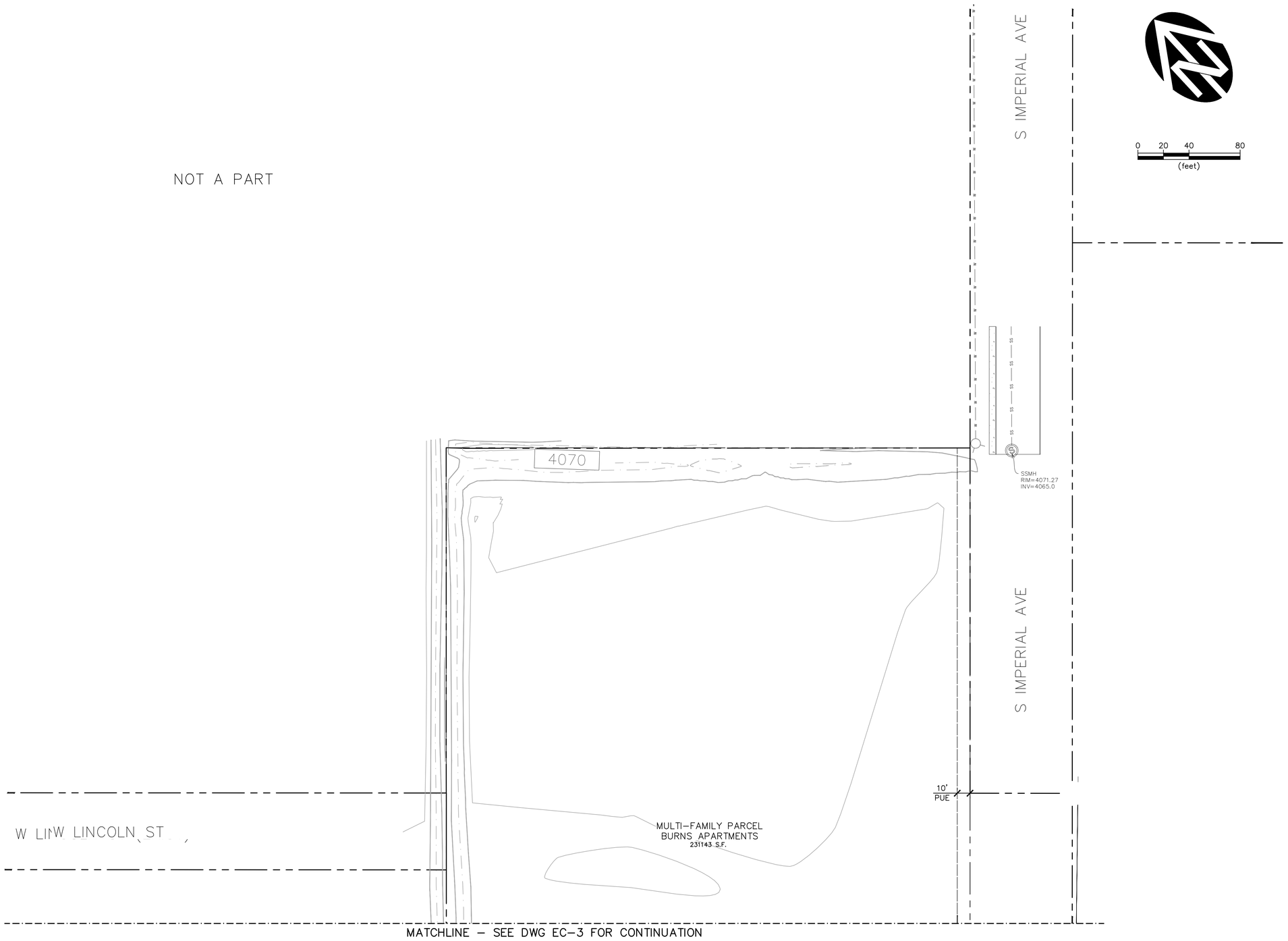
EXISTING CONDITIONS, EROSION CONTROL, & DEMOLITION PLAN

DRAWING
EC–3

JOB NUMBER
3409.0000.0

10/24/2025 10:00:00 AM
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NOT A PART



NO.	DATE	DESCRIPTION	BY
		REVISIONS	

VERIFY SCALE
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DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

REVIEW
REGISTERED PROFESSIONAL ENGINEER
STEVEN A. WRIGHT
16, MARCH
RENEWS: 6/30/2026

WESTECH ENGINEERING, INC.
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TELOS DEVELOPMENT
PALMER ESTATES – BURNS

EXISTING CONDITIONS, EROSION CONTROL, & DEMOLITION PLAN

DRAWING
EC–4

JOB NUMBER
3409.0000.0

10/24/2025 10:00:01 AM
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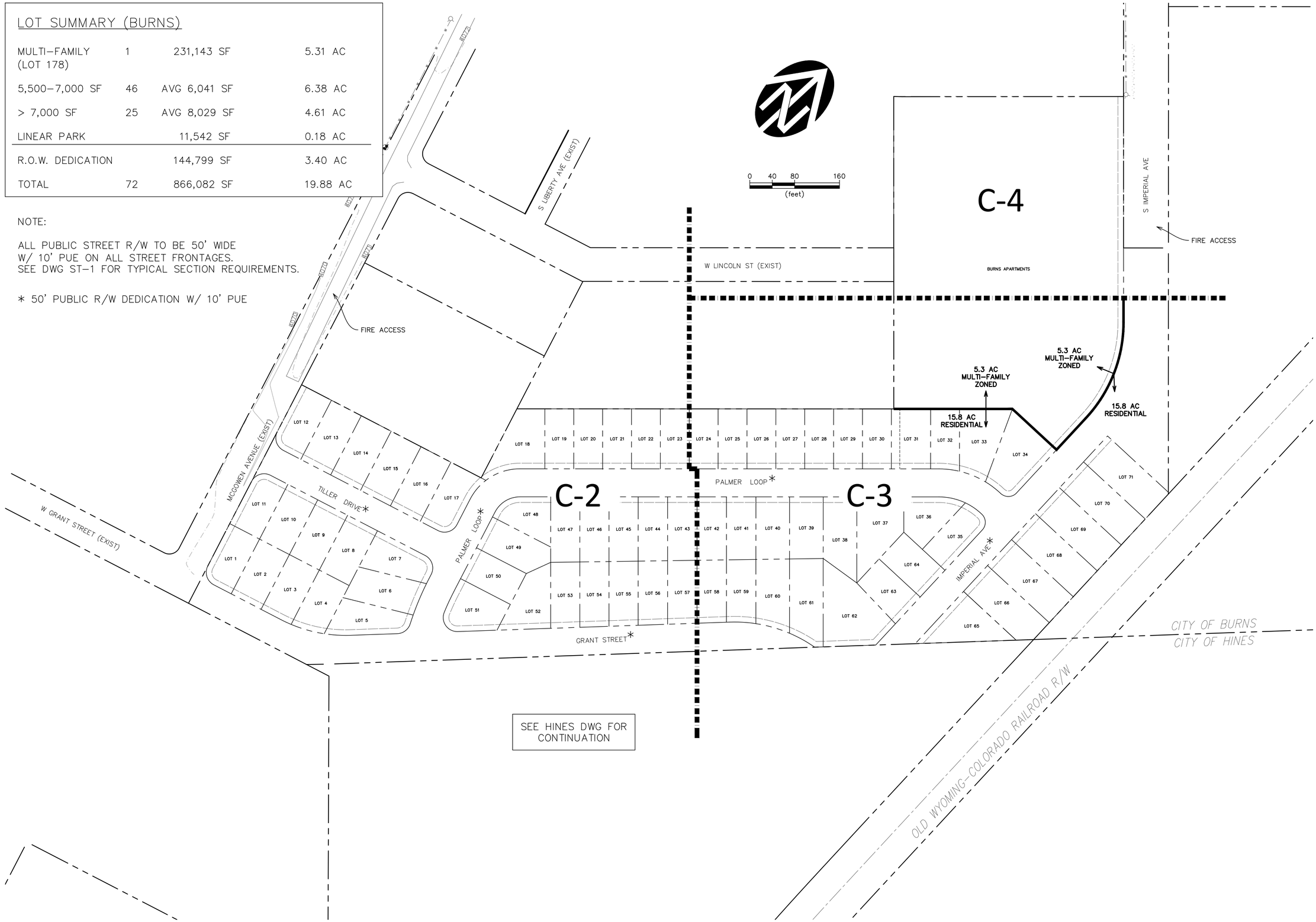
LOT SUMMARY (BURNS)

MULTI–FAMILY (LOT 178)	1	231,143 SF	5.31 AC
5,500–7,000 SF	46	AVG 6,041 SF	6.38 AC
> 7,000 SF	25	AVG 8,029 SF	4.61 AC
LINEAR PARK		11,542 SF	0.18 AC
R.O.W. DEDICATION		144,799 SF	3.40 AC
TOTAL	72	866,082 SF	19.88 AC

NOTE:

ALL PUBLIC STREET R/W TO BE 50' WIDE
W/ 10' PUE ON ALL STREET FRONTAGES.
SEE DWG ST–1 FOR TYPICAL SECTION REQUIREMENTS.

* 50' PUBLIC R/W DEDICATION W/ 10' PUE



NO.	DATE	DESCRIPTION	BY
		REVISIONS	

VERIFY SCALE
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0 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY 1"

DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

REGISTERED PROFESSIONAL ENGINEER
STEVEN A. WARD
OREGON JULY 16, 1982
REVIEW
RENEWS: 6/30/2026

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585–2474 Fax: (503) 585–3986
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TELOS DEVELOPMENT
PALMER ESTATES – BURNS

OVERALL LOT LAYOUT

DRAWING
C–1

JOB NUMBER
3409.0000.0

10/24/2025 10:00:04 AM
R:\Dwg\Glennie\Palmer Estates 3409.0000.0\Civil – Burns\Plots\C–1 Overall Lot Layout.dwg, (C–1 tab)

* 50' PUBLIC R/W DEDICATION W/ 10' PUE

NOT A PART

NOT A PART

NOT A PART

0 20 40 80
(feet)

MCGOWEN AVENUE (EXIST)

TILLER DRIVE*

PALMER LOOP*

PALMER LOOP*

GRANT STREET*

LOT 1 6459 S.F.
LOT 2 6600 S.F.
LOT 3 6595 S.F.
LOT 4 6259 S.F.
LOT 5 7164 S.F.
LOT 6 7568 S.F.
LOT 7 6885 S.F.
LOT 8 6600 S.F.
LOT 9 6600 S.F.
LOT 10 6600 S.F.
LOT 11 6461 S.F.
LOT 12 6999 S.F.
LOT 13 7134 S.F.
LOT 14 7134 S.F.
LOT 15 7133 S.F.
LOT 16 7133 S.F.
LOT 17 7225 S.F.
LOT 18 8783 S.F.
LOT 19 5511 S.F.
LOT 20 5510 S.F.
LOT 21 5510 S.F.
LOT 22 5511 S.F.
LOT 23 5510 S.F.
LOT 43 5961 S.F.
LOT 44 6001 S.F.
LOT 45 5984 S.F.
LOT 46 6023 S.F.
LOT 47 6063 S.F.
LOT 48 6023 S.F.
LOT 49 7318 S.F.
LOT 50 6200 S.F.
LOT 51 7483 S.F.
LOT 52 7309 S.F.
LOT 53 6089 S.F.
LOT 54 6034 S.F.
LOT 55 5978 S.F.
LOT 56 5979 S.F.
LOT 57 5923 S.F.

10' PUE
50'

MATCHLINE – SEE DWG C-3 FOR CONTINUATION

SEE HINES DWG FOR CONTINUATION

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 IF NOT ONE INCH, DO THIS SHEET, ADJUST SCALES ACCORDINGLY 1"

DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

REGISTERED PROFESSIONAL ENGINEER
OREGON JULY 16, 1976
STEVEN A. WARD

REVIEW

RENEWS: 6/30/2026

WESTECH ENGINEERING, INC.
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TELOS DEVELOPMENT
PALMER ESTATES – BURNS

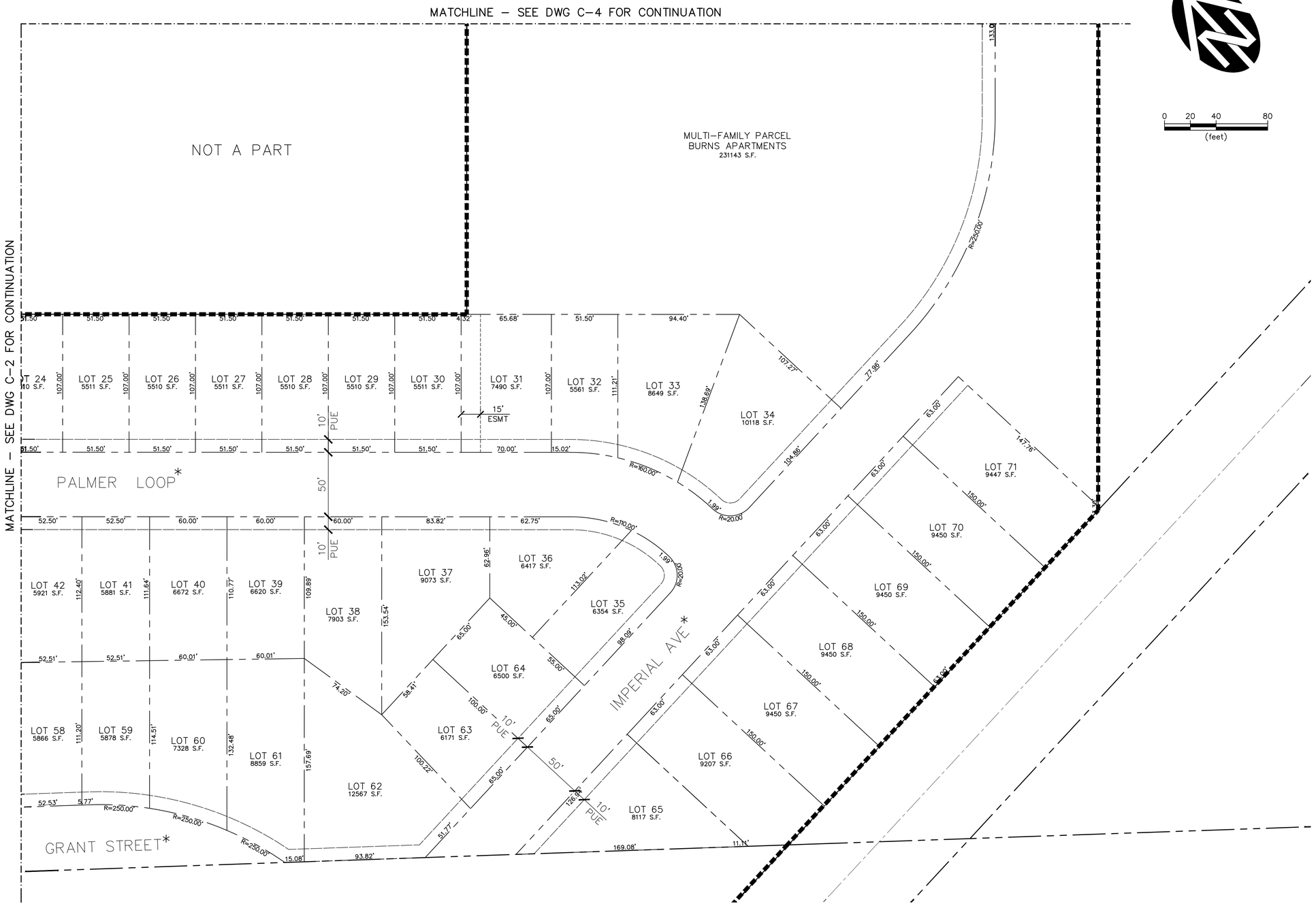
LOT LAYOUT

DRAWING
C-2

JOB NUMBER
3409.0000.0

10/24/2025 10:00:07 AM
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* 50' PUBLIC R/W DEDICATION W/ 10' PUE



SEE HINES DWG FOR CONTINUATION

10/24/2025 10:00:08 AM
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NO.	DATE	DESCRIPTION	BY
		REVISIONS	

VERIFY SCALE
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DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

REGISTERED PROFESSIONAL ENGINEER
STEVEN A. WARD
REVIEW
RENEWS: 6/30/2026

WESTECH ENGINEERING, INC.
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TELOS DEVELOPMENT
PALMER ESTATES – BURNS

LOT LAYOUT

DRAWING
C–3

JOB NUMBER
3409.0000.0

NOT A PART

S IMPERIAL AVE

0 20 40 80
(feet)

W LINCOLN ST (EXIST)

MULTI-FAMILY PARCEL
BURNS APARTMENTS
231143 S.F.

10'
PUE

133.09'

S IMPERIAL AVE

MATCHLINE - SEE DWG C-3 FOR CONTINUATION

10/24/2025 10:06:09 AM
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NO.	DATE	DESCRIPTION	BY
		REVISIONS	

VERIFY SCALE
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DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

REGISTERED PROFESSIONAL ENGINEER
STEVEN A. WARD
JULY 16, 1982
OREGON

REVIEW
RENEWS: 6/30/2026

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
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TELOS DEVELOPMENT
PALMER ESTATES - BURNS

LOT LAYOUT

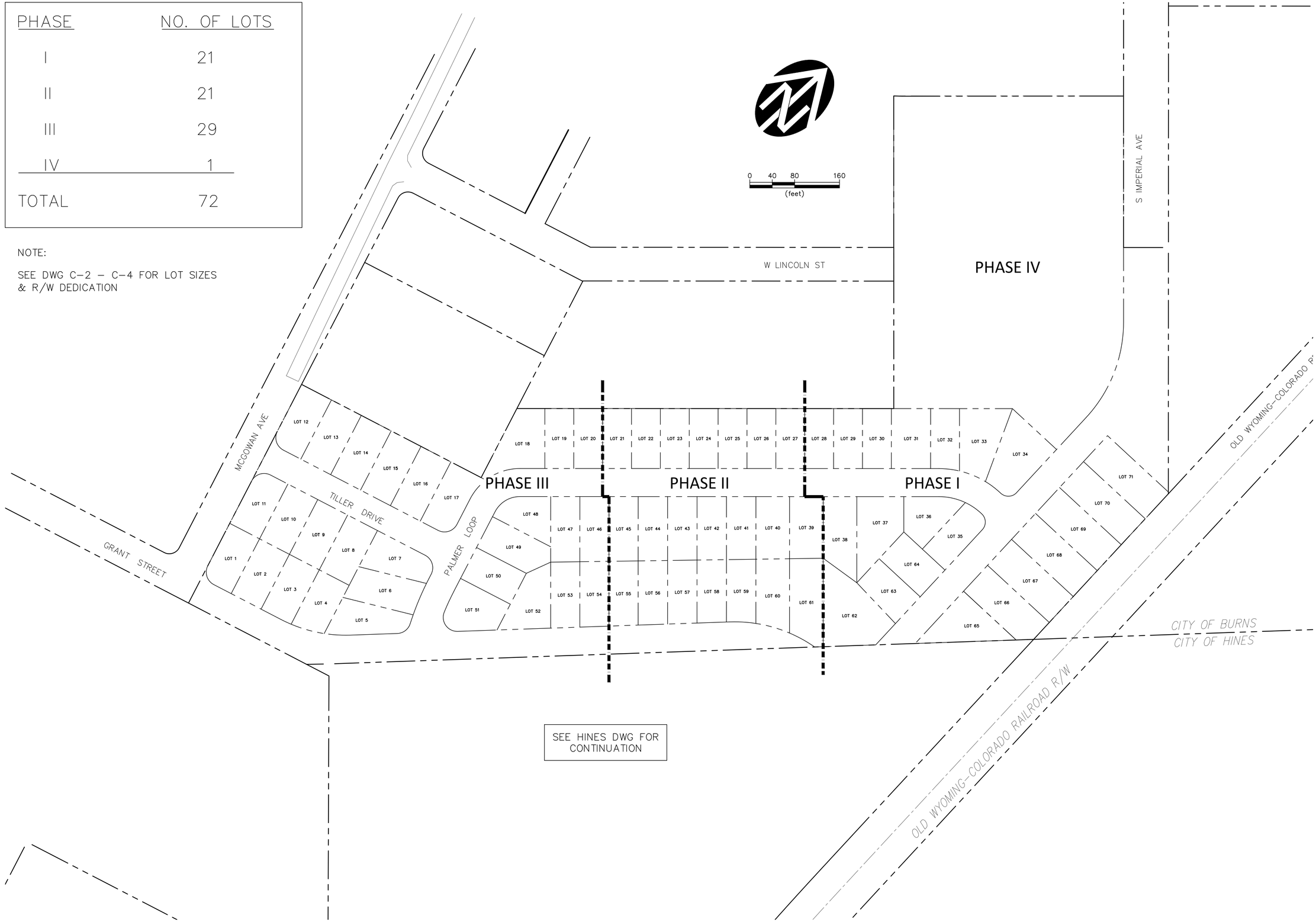
DRAWING
C-4

JOB NUMBER
3409.0000.0

PHASE	NO. OF LOTS
I	21
II	21
III	29
IV	1
TOTAL	72

NOTE:

SEE DWG C-2 – C-4 FOR LOT SIZES & R/W DEDICATION



SEE HINES DWG FOR CONTINUATION

BY	DESCRIPTION	NO.	DATE
	REVISIONS		

VERIFY SCALE
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DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

REGISTERED PROFESSIONAL ENGINEER
OREGON JULY 16, 1976
STEVEN A. WARD
RENEWS: 6/30/2026

REVIEW

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
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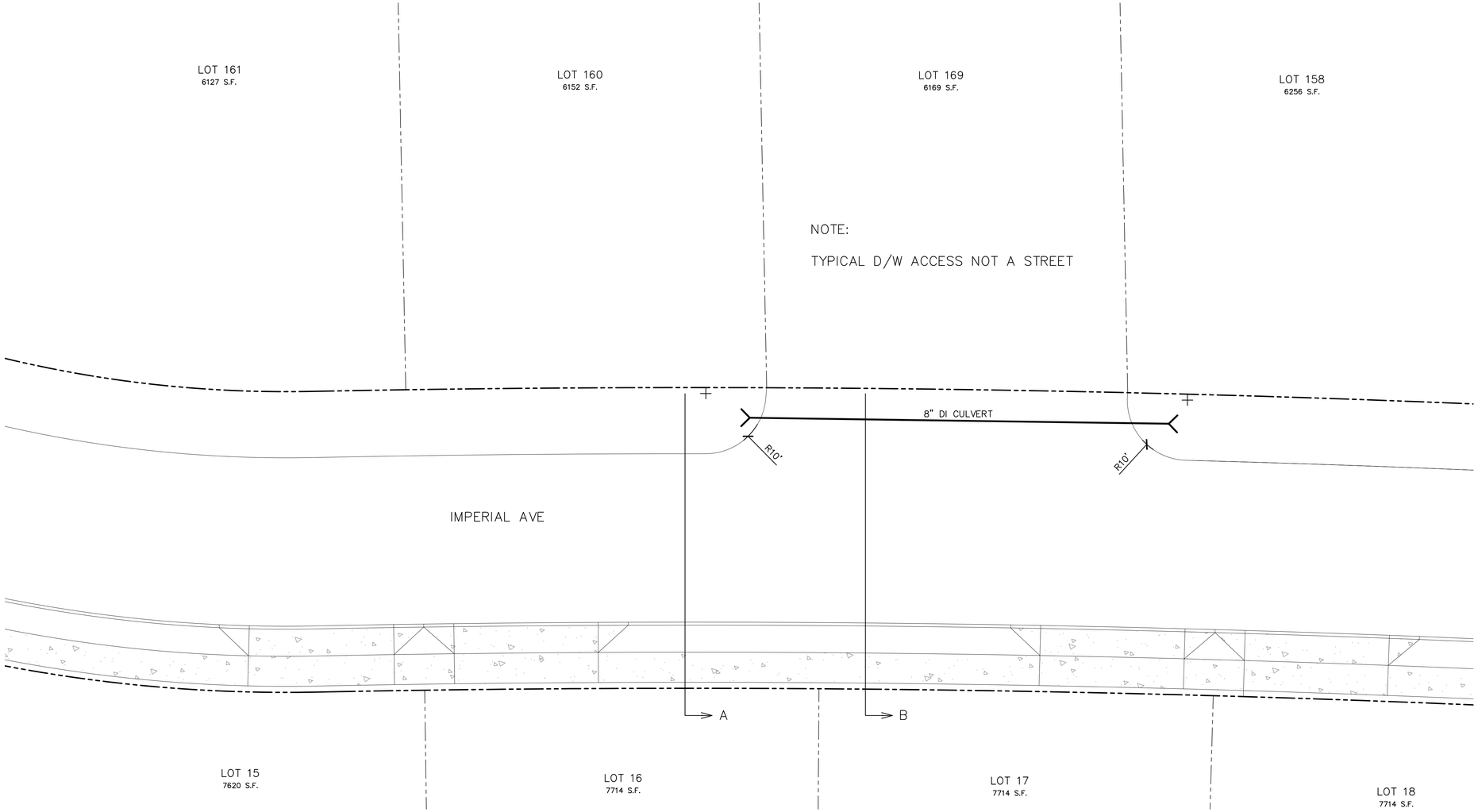
TELOS DEVELOPMENT
PALMER ESTATES – BURNS

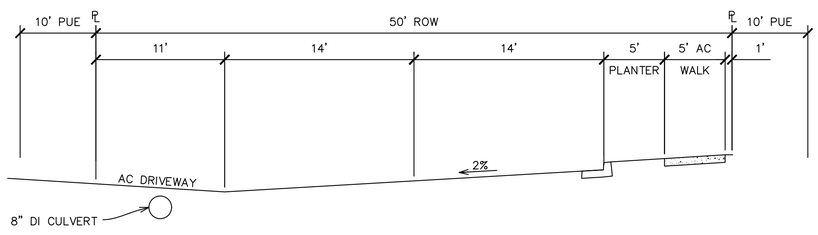
PHASING PLAN

DRAWING
P-1

JOB NUMBER
3409.0000.0

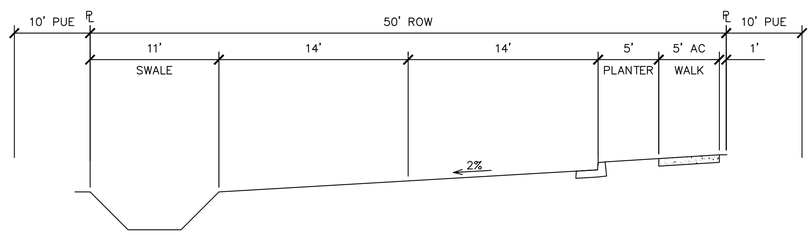
10/24/2025 10:00:12 AM
R:\Dwg\Glenna\Palmer Estates 3409.0000.0\Civil – Burns\Plots\P-1 Phasing Plan.dwg, (P-1 tab)





TYPICAL SECTION @ DRIVEWAY (B)

NTS



TYPICAL SECTION W/ PARKING ON 1 SIDE (A)

NTS

10/24/2025 10:00:15 AM
R:\Dwg\Gemma\Palmer Estates 3409.0000.0\Civil - Burns\Plots\ST-1 Typical Sections.dwg, (ST-1 tab)

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH, ADJUST SCALES ACCORDINGLY

DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

REVIEW
REGISTERED PROFESSIONAL ENGINEER
STEVEN A. WARD
EXPIRES: 6/30/2026
RENEWS: 6/30/2026

WESTECH ENGINEERING, INC.
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TELOS DEVELOPMENT
PALMER ESTATES - BURNS

TYPICAL SECTIONS

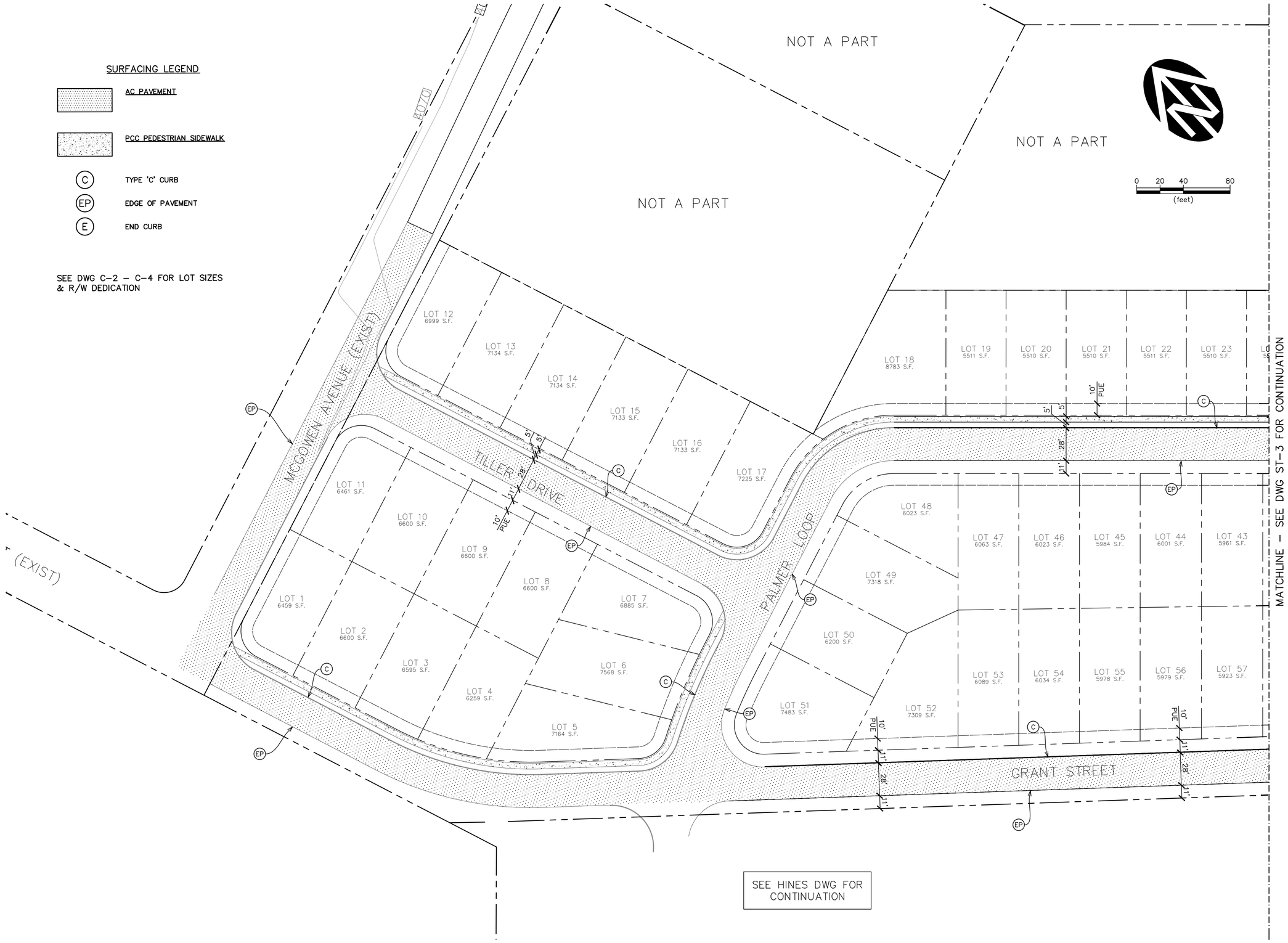
DRAWING
ST-1

JOB NUMBER
3409.0000.0

SURFACING LEGEND

- AC PAVEMENT
- PCC PEDESTRIAN SIDEWALK
- (C) TYPE 'C' CURB
- (EP) EDGE OF PAVEMENT
- (E) END CURB

SEE DWG C-2 – C-4 FOR LOT SIZES & R/W DEDICATION



NO.	DATE	DESCRIPTION	BY
		REVISIONS	

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY 1"

DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

REGISTERED PROFESSIONAL ENGINEER — STEVEN A. WEBB — 16, JULY — RENEWS: 6/30/2026

REVIEW

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com

TELOS DEVELOPMENT
PALMER ESTATES – BURNS

SURFACING PLAN

DRAWING
ST–2

JOB NUMBER
3409.0000.0

10/24/2025 10:00:18 AM
R:\Dwg\Glennie\Palmer Estates 3409.0000.0\Civil – Burns\Plots\ST-2 Surfacing.dwg, (ST-2 tab)

MATCHLINE – SEE DWG C–4 FOR CONTINUATION

MATCHLINE – SEE DWG C–2 FOR CONTINUATION

NOT A PART

SURFACING LEGEND

AC PAVEMENT

PCC PEDESTRIAN SIDEWALK

(C) TYPE 'C' CURB

(EP) EDGE OF PAVEMENT

(E) END CURB

SEE DWG C–2 – C–4 FOR LOT SIZES & R/W DEDICATION

0 20 40 80 (feet)

PALMER LOOP

IMPERIAL AVE.

CITY OF BURNS

CITY OF HINES

RAILROAD R/W

LOT 24 10 S.F.
LOT 25 5511 S.F.
LOT 26 5510 S.F.
LOT 27 5511 S.F.
LOT 28 5510 S.F.
LOT 29 5510 S.F.
LOT 30 5511 S.F.
LOT 31 7490 S.F.
LOT 32 5561 S.F.
LOT 33 8649 S.F.
LOT 34 10118 S.F.
LOT 35 6354 S.F.
LOT 36 6417 S.F.
LOT 37 9073 S.F.
LOT 38 7903 S.F.
LOT 39 6620 S.F.
LOT 40 6672 S.F.
LOT 41 5881 S.F.
LOT 42 5921 S.F.
LOT 58 5866 S.F.
LOT 59 5878 S.F.
LOT 60 7328 S.F.
LOT 61 8859 S.F.
LOT 62 12567 S.F.
LOT 63 6171 S.F.
LOT 64 6500 S.F.
LOT 65 8117 S.F.
LOT 66 9207 S.F.
LOT 67 9450 S.F.
LOT 68 9450 S.F.
LOT 69 9450 S.F.
LOT 70 9450 S.F.
LOT 71 9447 S.F.

10' PUE
5'
28'
11'

SEE HINES DWG FOR CONTINUATION

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

VERIFY SCALE
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DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

REGISTERED PROFESSIONAL ENGINEER
OREGON JULY 16, 1982
STEVEN A. WARD
REVIEW
RENEWS: 6/30/2026

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TELOS DEVELOPMENT
PALMER ESTATES – BURNS

SURFACING PLAN

DRAWING
ST–3

JOB NUMBER
3409.0000.0

10/24/2025 10:00:19 AM
R:\Dwg\Glennie\Palmer Estates 3409.0000.0\Civil – Burns\Plots\ST–2 Surfacing.dwg, (ST–3 tab)

NOT A PART

S IMPERIAL AVE

0 20 40 80
(feet)

SURFACING LEGEND

AC PAVEMENT

PCC PEDESTRIAN SIDEWALK

(C) TYPE 'C' CURB

(EP) EDGE OF PAVEMENT

(E) END CURB

SEE DWG C-2 – C-4 FOR LOT SIZES & R/W DEDICATION

W LINW LINCOLN ST

MULTI-FAMILY PARCEL
BURNS APARTMENTS
231143 S.F.

10' PUE

S IMPERIAL AVE

MATCHLINE – SEE DWG ST-3 FOR CONTINUATION

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

VERIFY SCALE
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0 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY
1"

DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

REGISTERED PROFESSIONAL ENGINEER
STEVEN A. WARD
16, APR
EXPIRES: 6/30/2026
REVIEW

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
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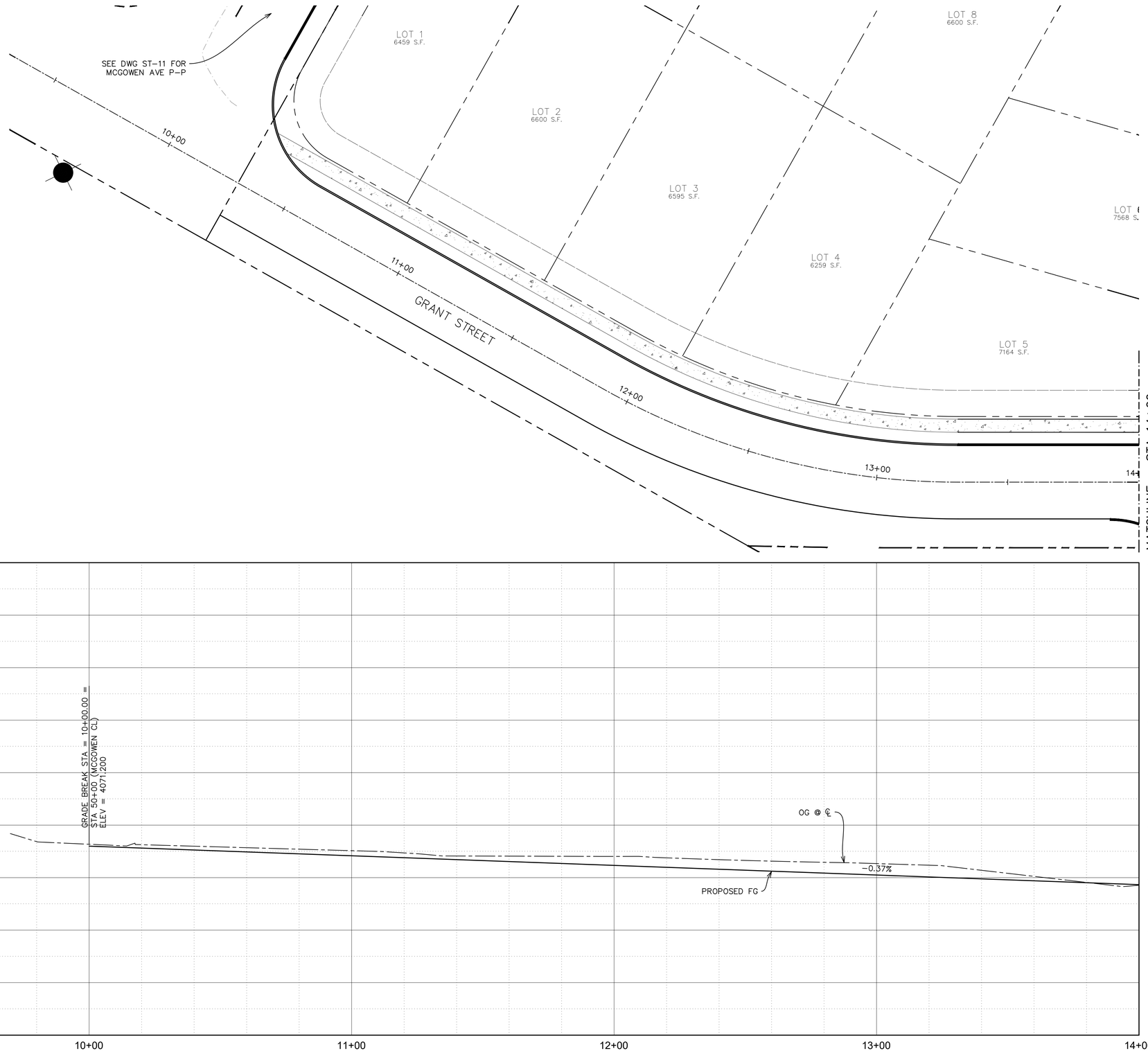
TELOS DEVELOPMENT
PALMER ESTATES – BURNS

SURFACING PLAN

DRAWING
ST-4

JOB NUMBER
3409.0000.0

10/24/2025 10:00:20 AM
R:\Dwg\Glennie\Palmer Estates 3409.0000.0\Civil – Burns\Plots\ST-2 Surfacing.dwg, (ST-4 tab)



VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING 1"
IF NOT ONE INCH, ADJUST SCALES ACCORDINGLY

DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

REGISTERED PROFESSIONAL ENGINEER
STEVEN A. WEGENER
EXPIRES: 12/31/2026
REVIEW
RENEWS: 6/30/2026

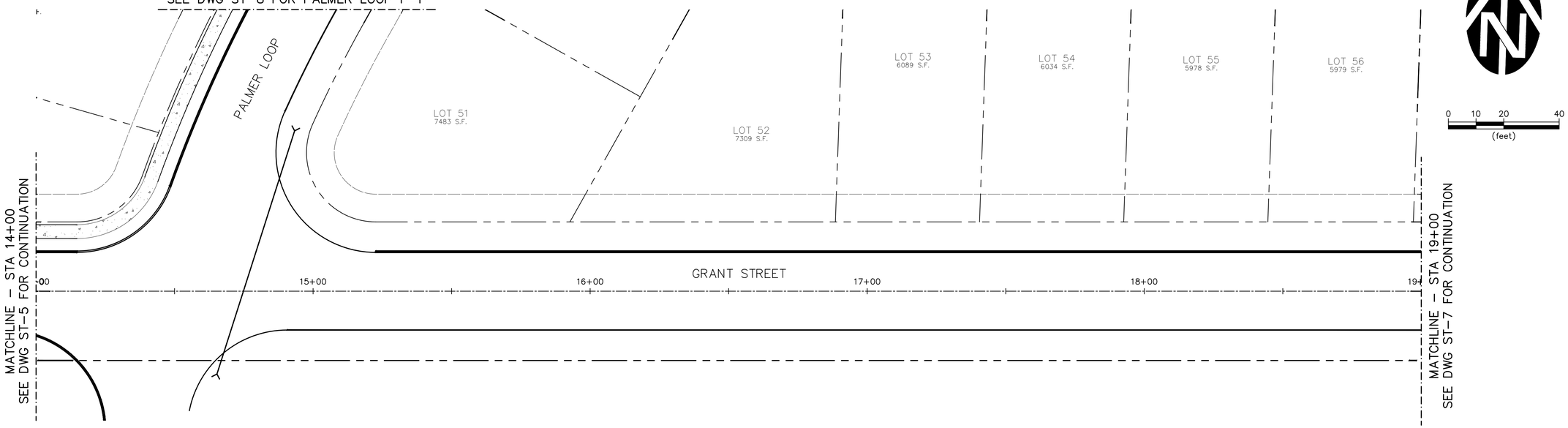
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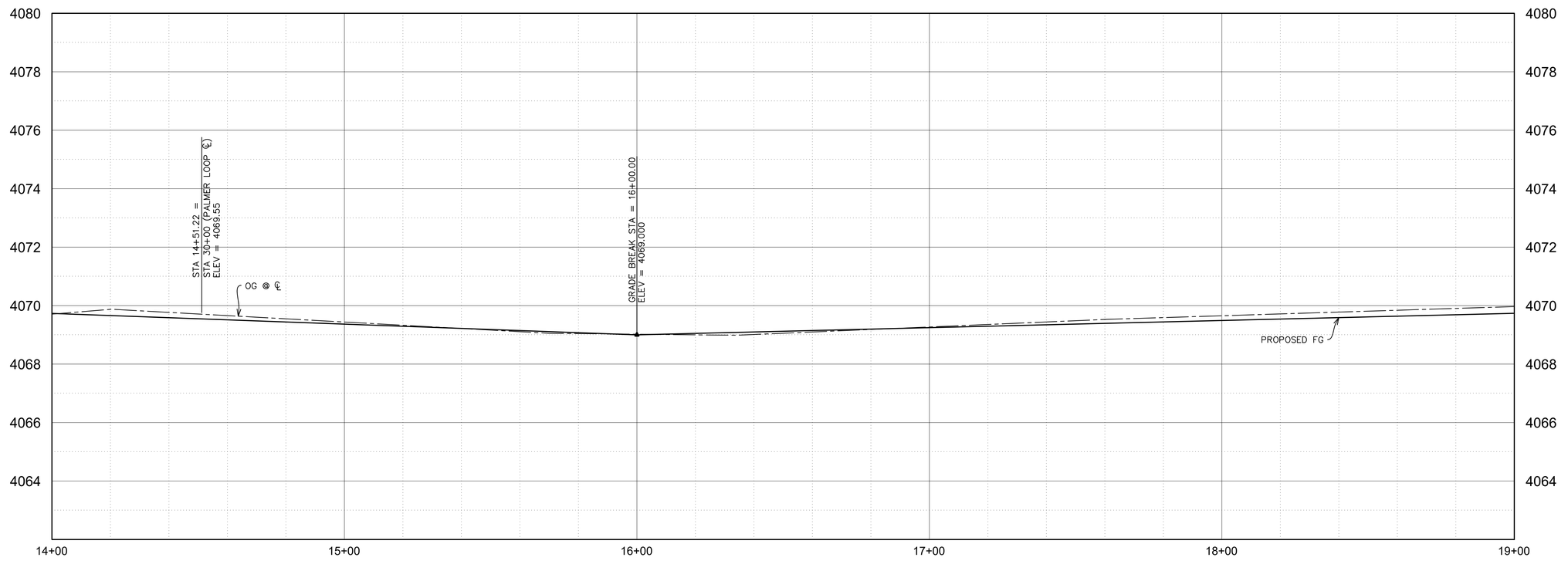
TELOS DEVELOPMENT
PALMER ESTATES - BURNS
GRANT STREET
PLAN-PROFILE
STA 9+00 TO STA 14+00

DRAWING
ST-5

JOB NUMBER
3409.0000.0

10/24/2025 10:00:27 AM
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BY	DESCRIPTION	NO.	DATE
	REVISIONS		

VERIFY SCALE
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DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

REVIEW
REGISTERED PROFESSIONAL ENGINEER
STEVEN A. WARD
EXPIRES: 6/30/2026

WESTECH ENGINEERING, INC.
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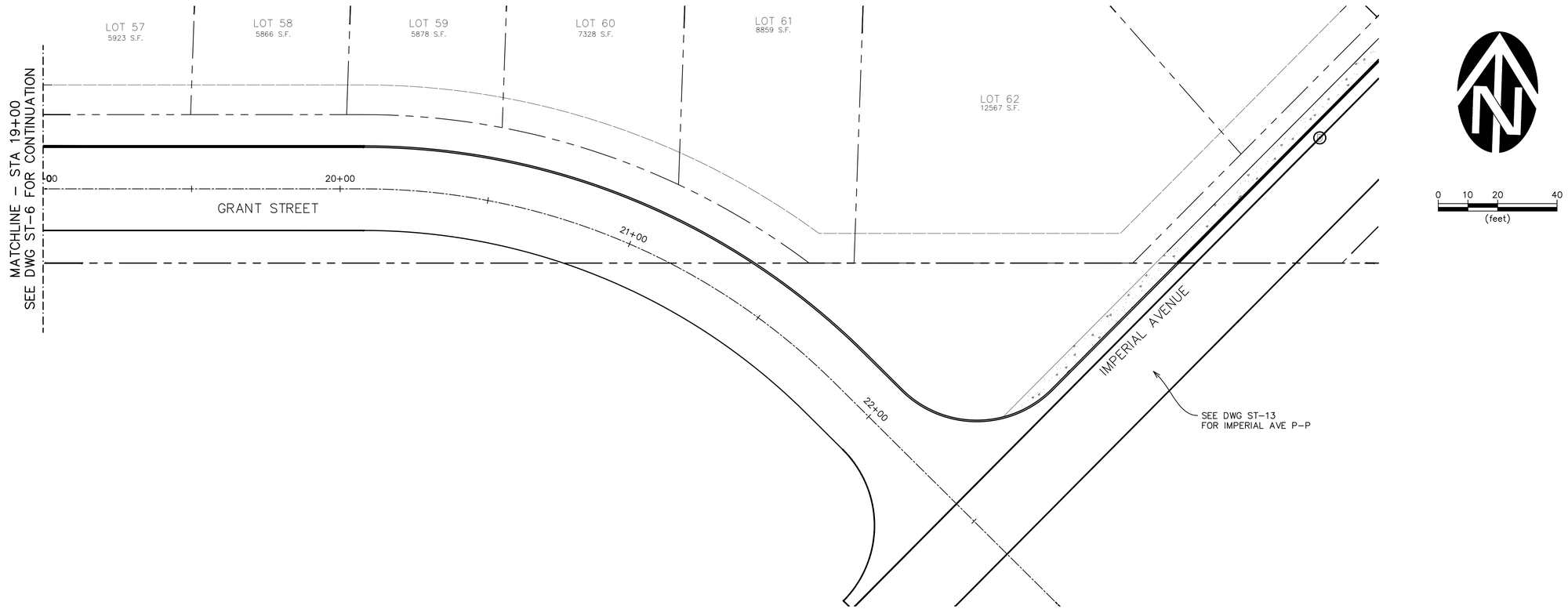
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PALMER ESTATES - BURNS

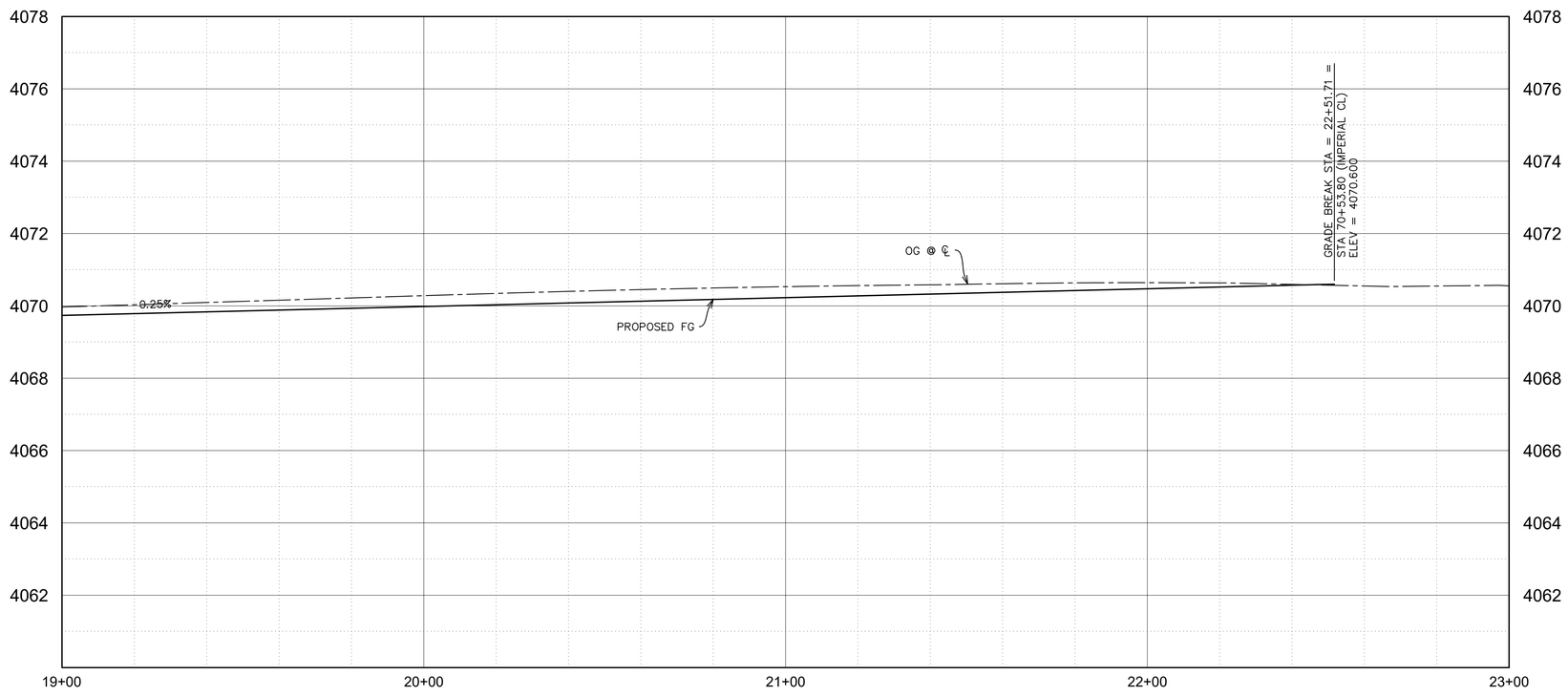
GRANT STREET
PLAN-PROFILE
STA 14+00 TO STA 19+00

DRAWING
ST-6

JOB NUMBER
3409.0000.0

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10/24/2025 10:00:29 AM
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VERIFY SCALE
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NO.	DATE	DESCRIPTION	BY
		REVISIONS	

DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

REVIEW
REGISTERED PROFESSIONAL ENGINEER
STEVEN A. WARD
RENEWS: 6/30/2026

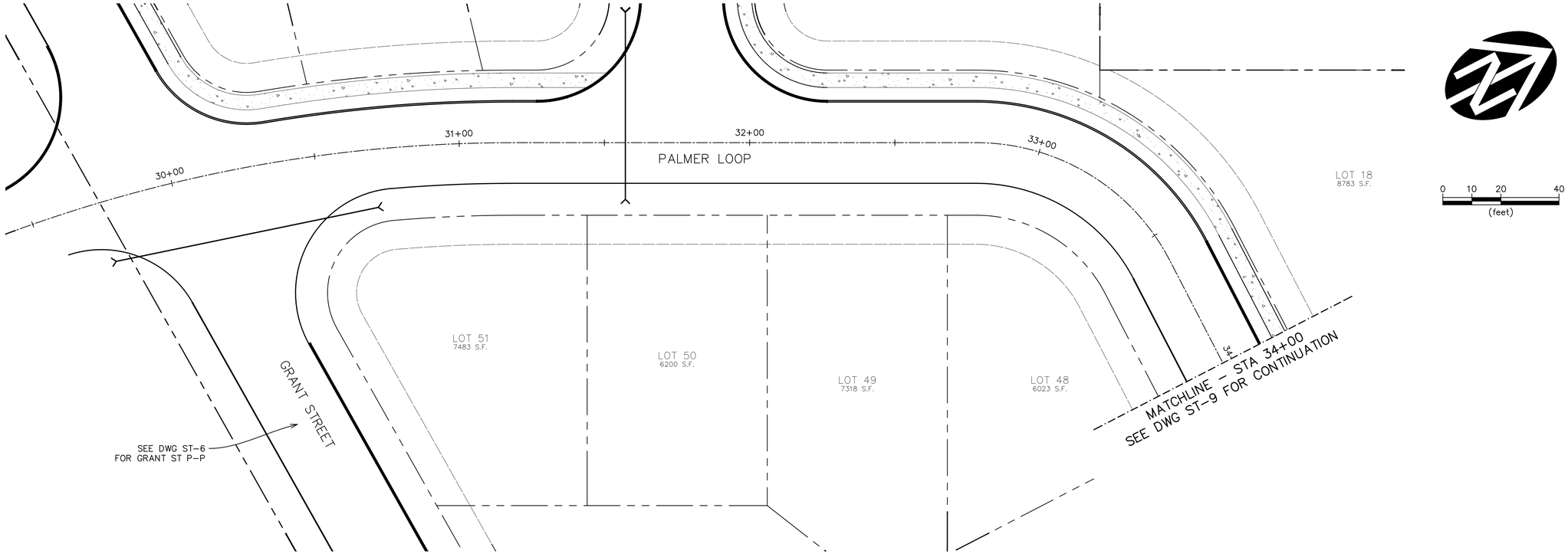
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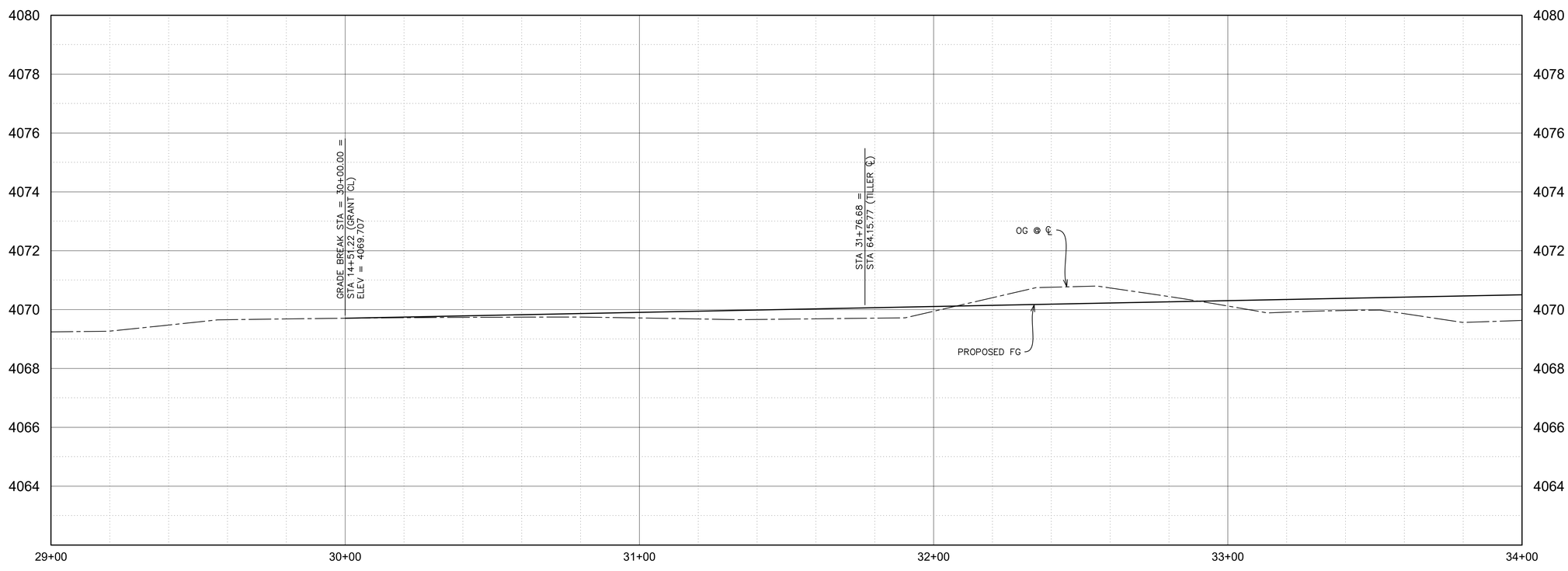
TELOS DEVELOPMENT
PALMER ESTATES – BURNS

GRANT STREET
PLAN–PROFILE
STA 14+00 TO STA 19+00

DRAWING
ST–7

JOB NUMBER
3409.0000.0





NO.	DATE	DESCRIPTION	BY
		REVISIONS	

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DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

REVIEW
PROFESSIONAL ENGINEER
STEVEN A. WEGENER
RENEWS: 6/30/2026

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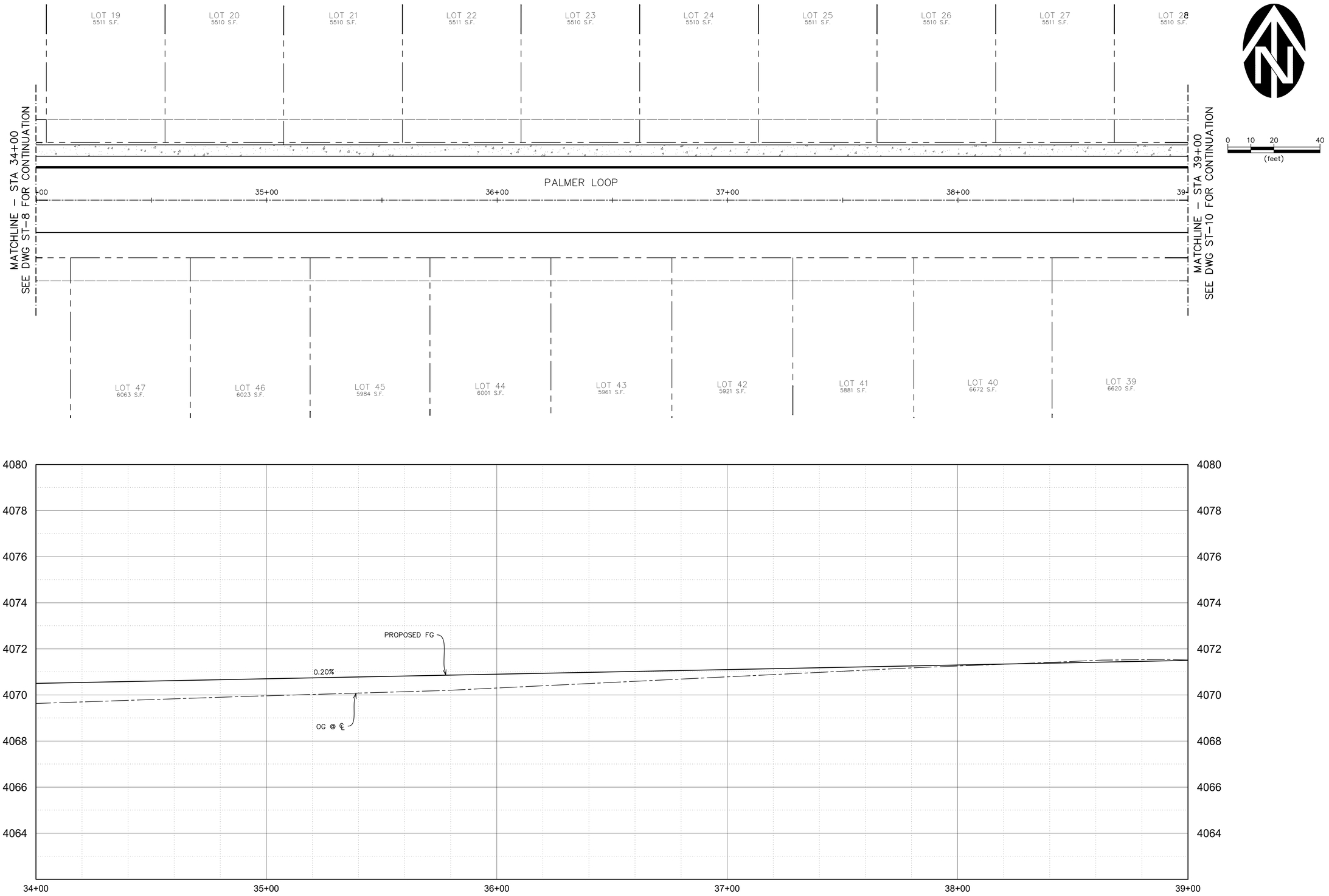
TELOS DEVELOPMENT
PALMER ESTATES - BURNS

PALMER LOOP
PLAN-PROFILE
STA 29+00 TO STA 34+00

DRAWING
ST-8

JOB NUMBER
3409.0000.0

10/24/2025 10:00:33 AM
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NO.	DATE	DESCRIPTION	BY
		REVISIONS	

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DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

REGISTERED PROFESSIONAL ENGINEER
STEVEN A. WARD
EXPIRES: 6/30/2026
REVIEW

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CONSULTING ENGINEERS AND PLANNERS
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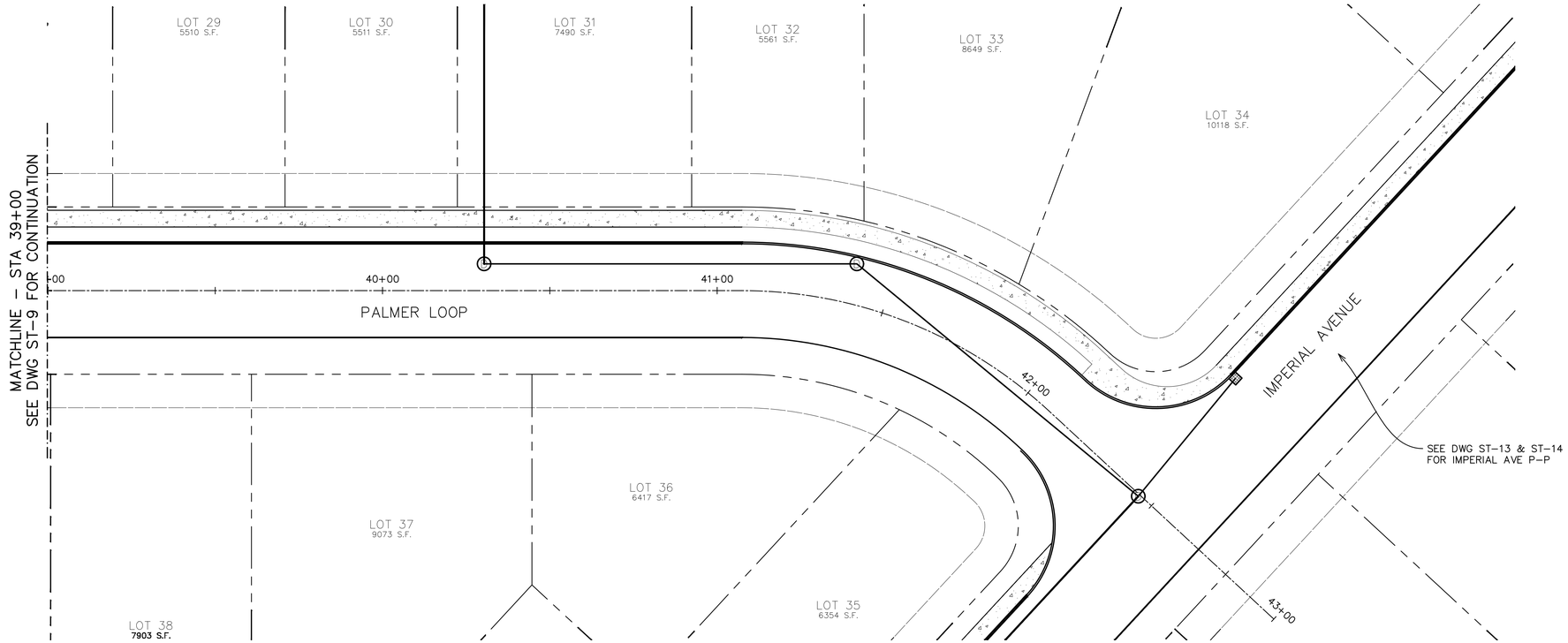
TELOS DEVELOPMENT
PALMER ESTATES – BURNS

PALMER LOOP
PLAN–PROFILE
STA 34+00 TO STA 39+00

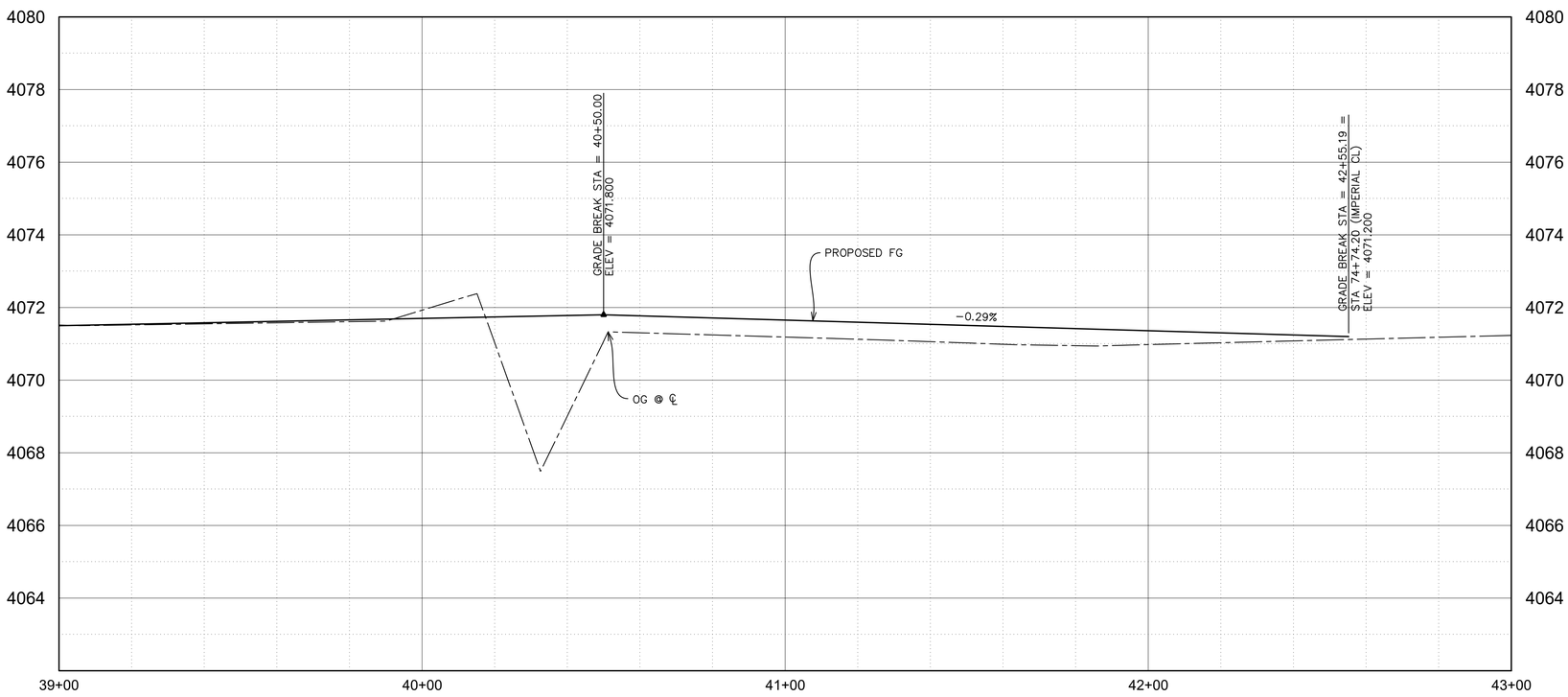
DRAWING
ST–9

JOB NUMBER
3409.0000.0

10/24/2025 10:00:34 AM
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0 10 20 40
(feet)



NO.	DATE	DESCRIPTION	BY
		REVISIONS	

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY
1"
0

DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

REVIEW
REGISTERED PROFESSIONAL ENGINEER
STEVEN A. WARD
RENEWS: 6/30/2026

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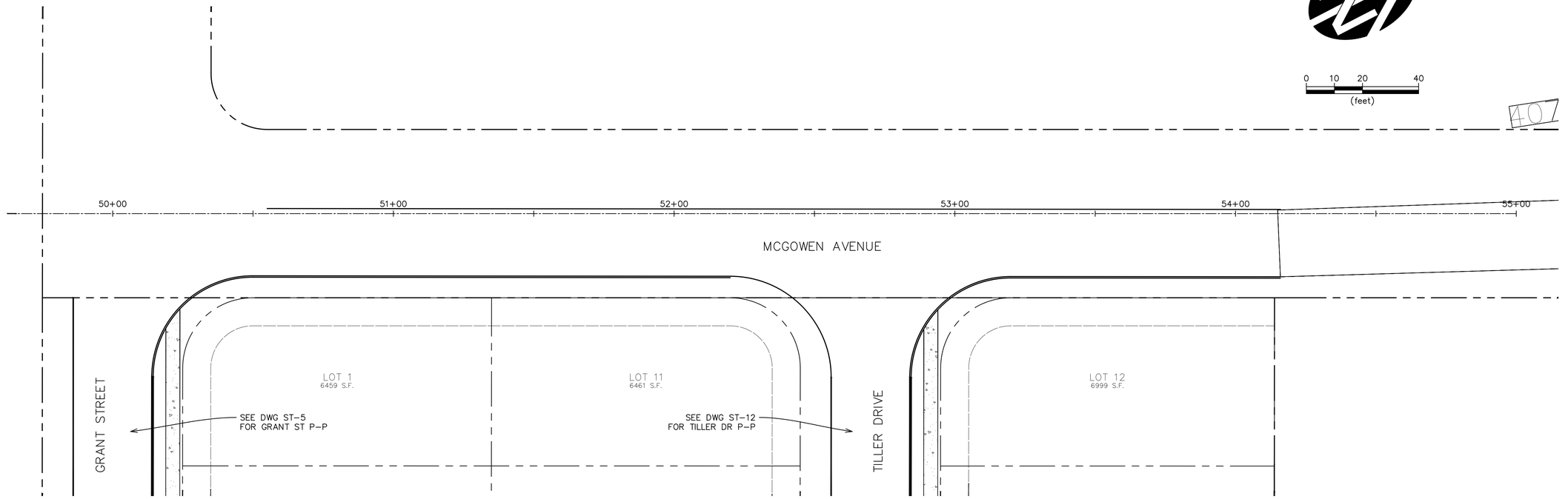
TELOS DEVELOPMENT
PALMER ESTATES – BURNS

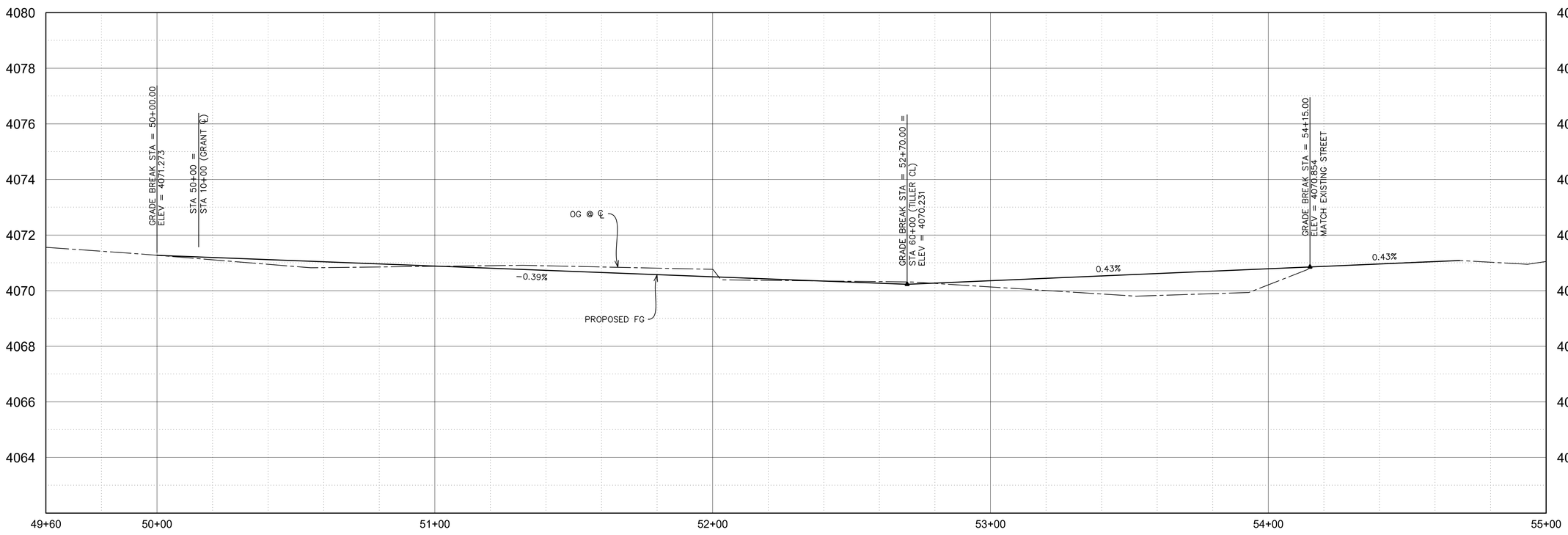
PALMER LOOP
PLAN–PROFILE
STA 39+00 TO STA 43+00

DRAWING
ST–10

JOB NUMBER
3409.0000.0

10/24/2025 10:00:35 AM
R:\Dwg\Glennie\Palmer Estates 3409.0000.0\Civil – Burns\Plots\ST–8 Palmer Loop P–P.dwg, (ST–10 tab)





NO.	DATE	DESCRIPTION	BY
		REVISIONS	

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH, ADJUST SCALES ACCORDINGLY

DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

REVIEW
REGISTERED PROFESSIONAL ENGINEER
STEVEN A. WARD
RENEWS: 6/30/2026

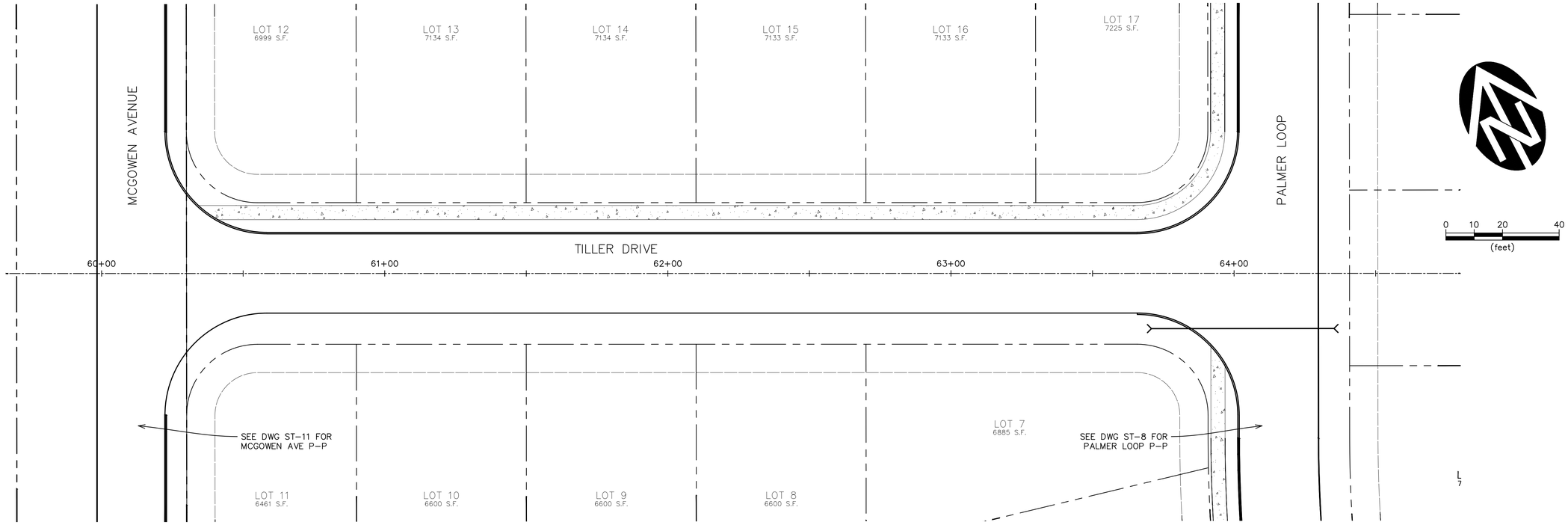
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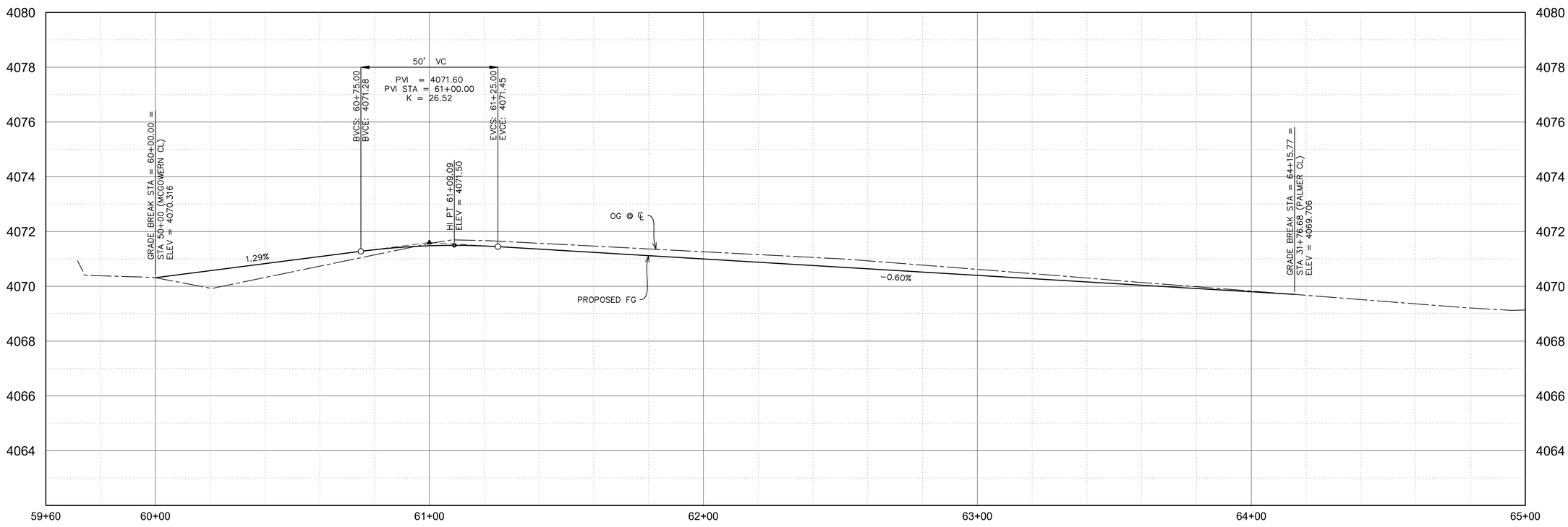
TELOS DEVELOPMENT
PALMER ESTATES - BURNS
MCGOWEN AVENUE
PLAN-PROFILE
STA 49+60 TO STA 55+00

DRAWING
ST-11

JOB NUMBER
3409.0000.0

10/24/2025 10:00:38 AM
R:\Dwg\Glennie\Palmer Estates 3409.0000.0\Civil - Burns\Plots\ST-11 McGowen Ave P-P.dwg, (ST-11 tab)





VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

REGISTERED PROFESSIONAL ENGINEER
STEVEN A. WARD
EXPIRES: 6/30/2026
REVIEW
RENEWS: 6/30/2026

WESTECH ENGINEERING, INC.
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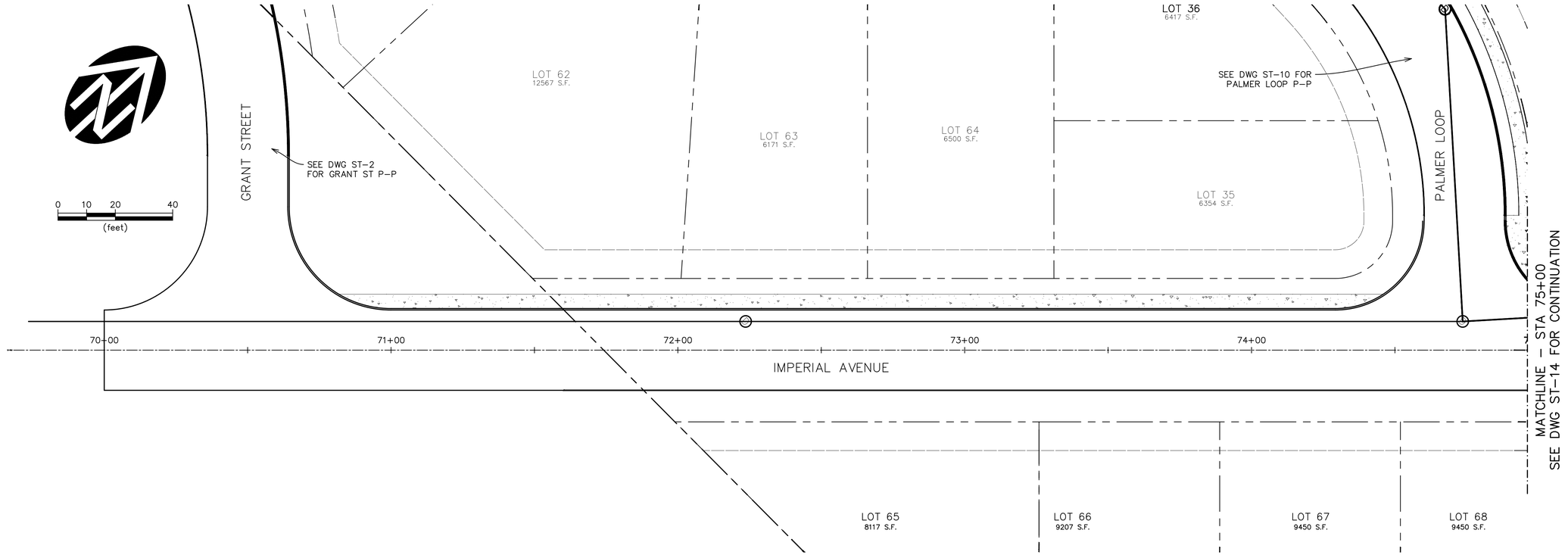
TELOS DEVELOPMENT
PALMER ESTATES - BURNS

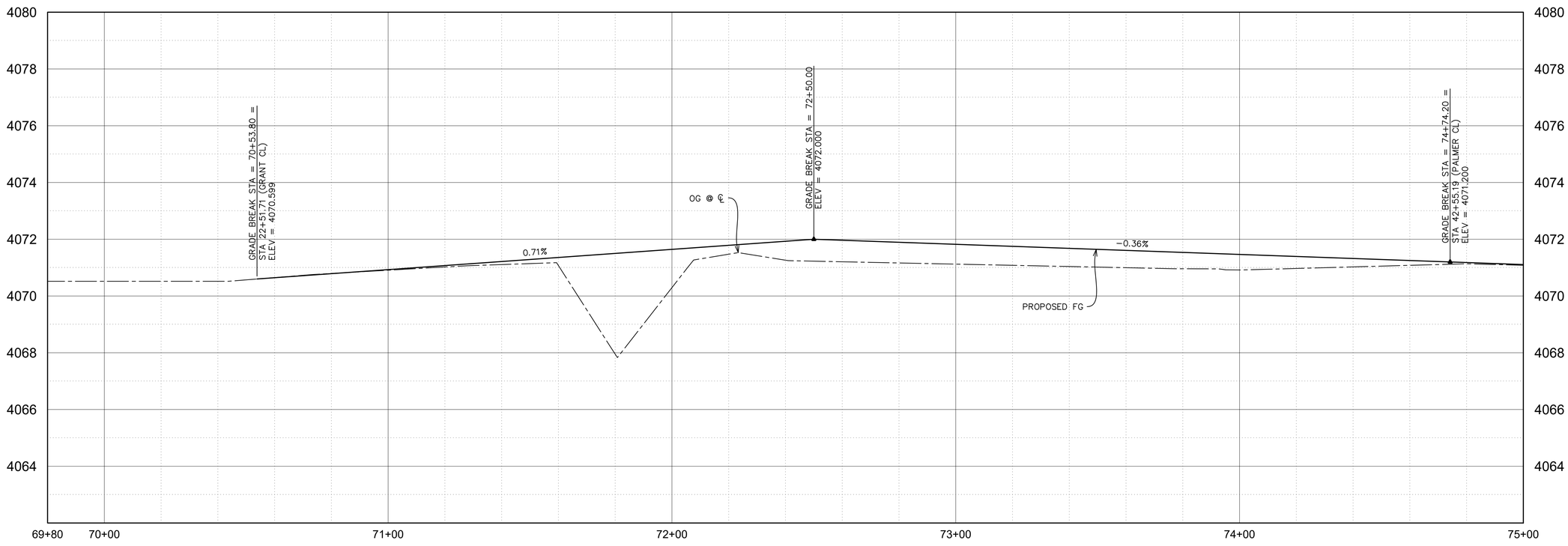
TILLER DRIVE
PLAN-PROFILE
STA 59+60 TO STA 65+00

DRAWING
ST-12

JOB NUMBER
3409.0000.0

10/24/2025 10:00:42 AM
R:\Dwg\Glennie\Palmer Estates 3409.0000.0\Civil - Burns\Plots\ST-12 Tiller Drive P-P.dwg, (ST-12 tab)





VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

REVIEW
REGISTERED PROFESSIONAL ENGINEER
STEVEN A. WARD
RENEWS: 6/30/2026

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
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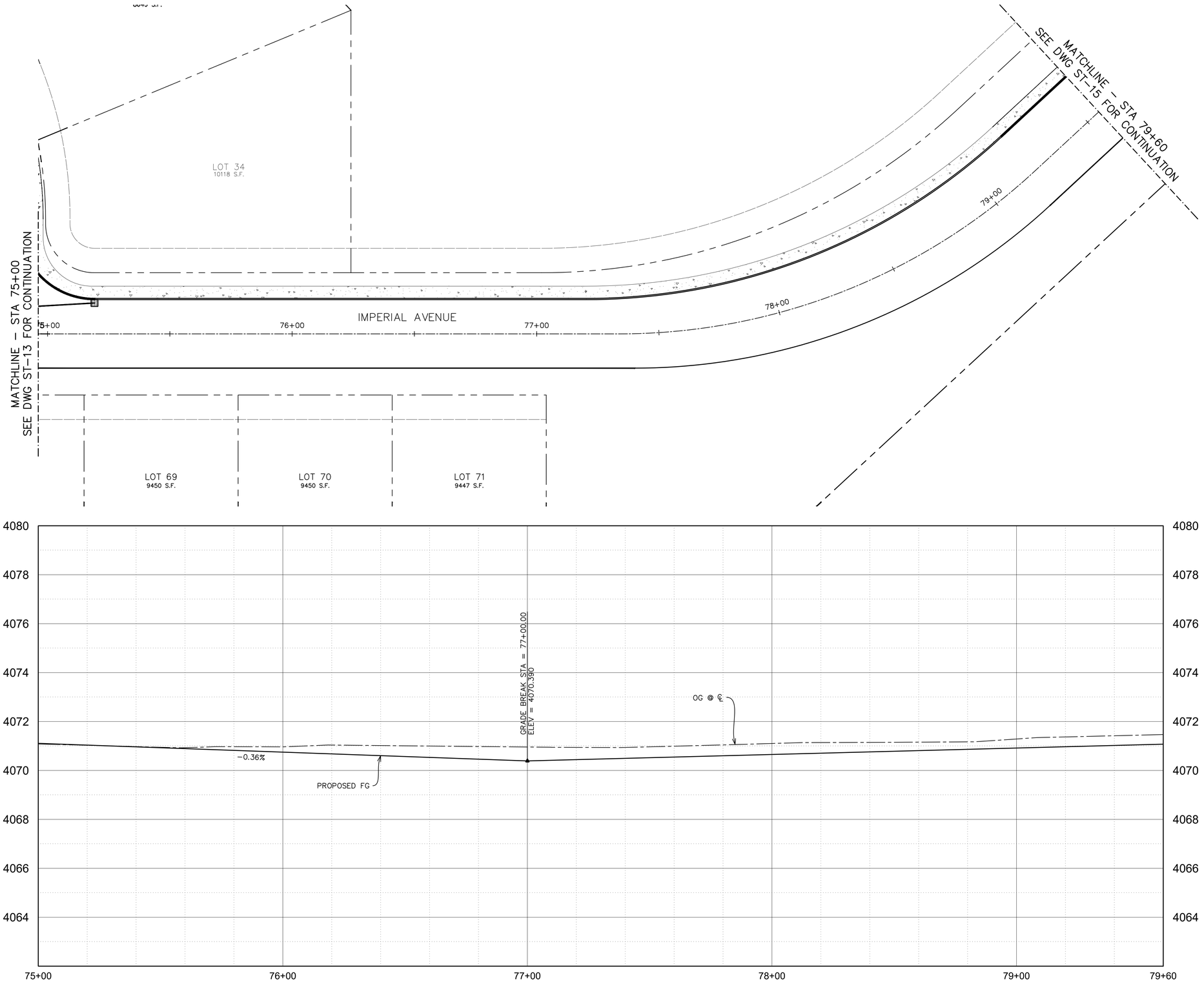
TELOS DEVELOPMENT
PALMER ESTATES - BURNS

IMPERIAL AVENUE
PLAN-PROFILE
STA 69+80 TO STA 75+00

DRAWING
ST-13

JOB NUMBER
3409.0000.0

10/24/2025 10:00:45 AM
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10/24/2025 10:00:46 AM
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NO.	DATE	DESCRIPTION	BY
		REVISIONS	

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

REGISTERED PROFESSIONAL ENGINEER
STEVEN A. WARD
EXPIRES: 6/30/2026
REVIEW

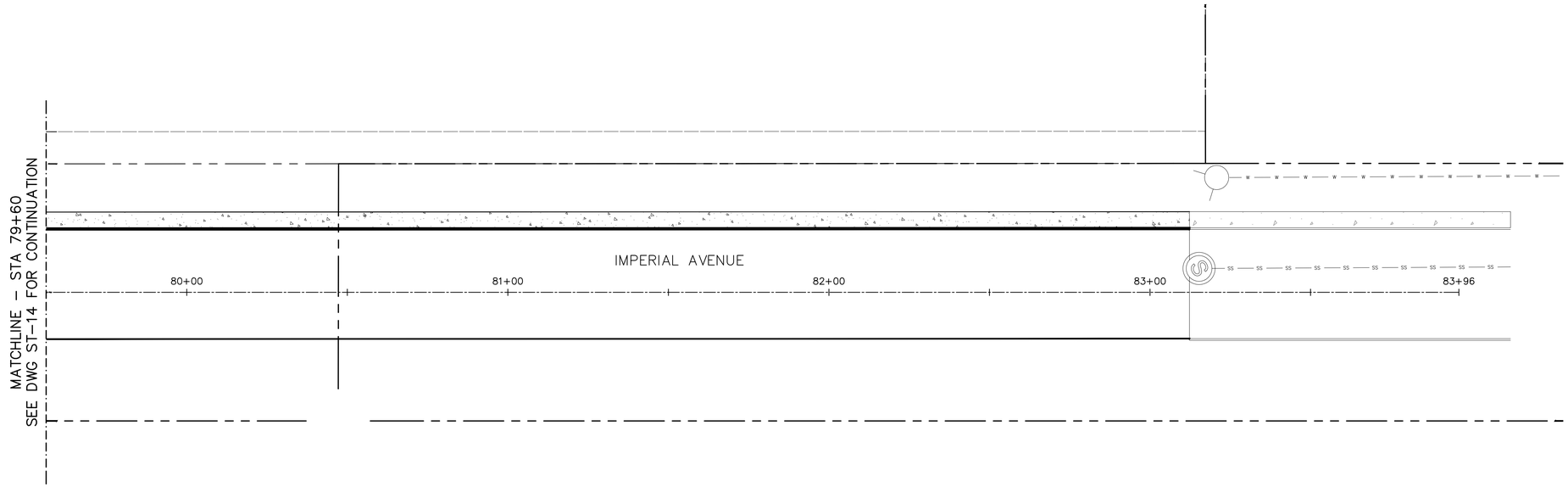
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Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com

TELOS DEVELOPMENT
PALMER ESTATES – BURNS

IMPERIAL AVENUE
PLAN–PROFILE
STA 75+00 TO STA 79+60

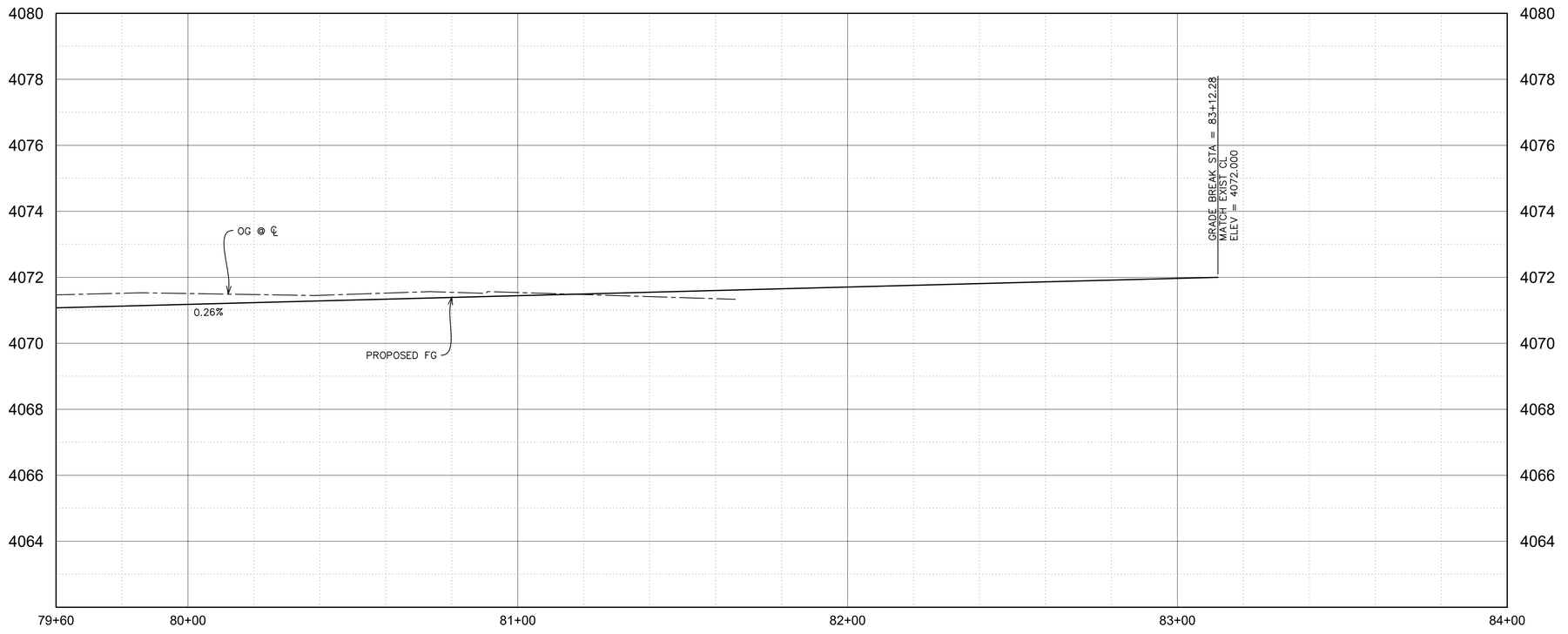
DRAWING
ST–14

JOB NUMBER
3409.0000.0





0 10 20 40
(feet)



NO.	DATE	DESCRIPTION	BY
		REVISIONS	

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH, OTHIS SHEET, ADJUST SCALES ACCORDINGLY

DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

REGISTERED PROFESSIONAL ENGINEER
STEVEN A. WARD
EXPIRES: 6/30/2026
REVIEW

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com

TELOS DEVELOPMENT
PALMER ESTATES – BURNS

IMPERIAL AVENUE
PLAN–PROFILE
STA 79+60 TO STA 84+00

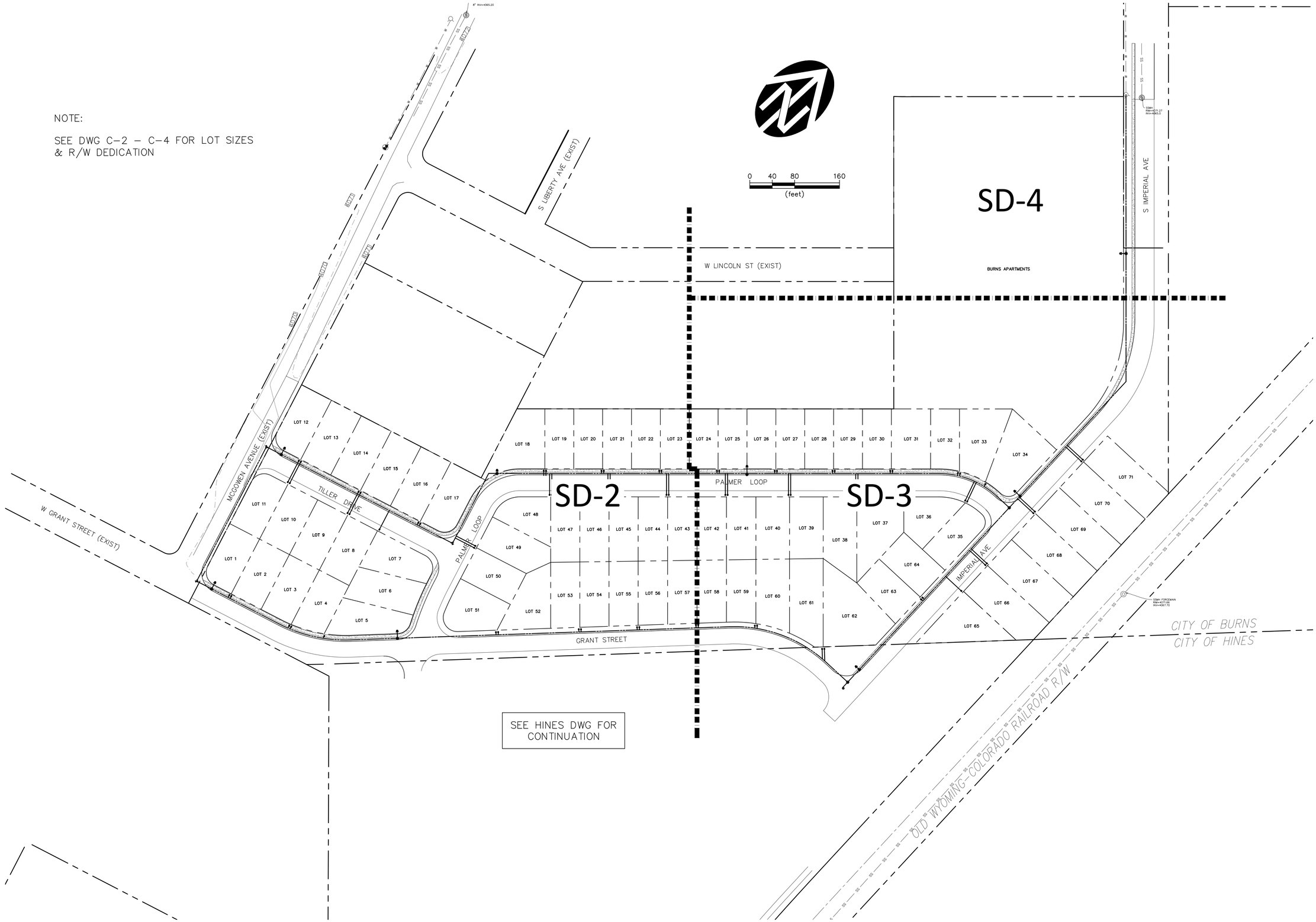
DRAWING
ST–15

JOB NUMBER
3409.0000.0

10/24/2025 10:00:47 AM
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NOTE:

SEE DWG C-2 – C-4 FOR LOT SIZES
& R/W DEDICATION



SEE HINES DWG FOR CONTINUATION

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

REGISTERED PROFESSIONAL ENGINEER
STEVEN A. WRAY
EXPIRES: 12/31/2026
REVIEW
RENEWS: 6/30/2026

WESTECH ENGINEERING, INC.
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TELOS DEVELOPMENT
PALMER ESTATES – BURNS

OVERALL STORM DRAINAGE PLAN

DRAWING
SD–1

JOB NUMBER
3409.0000.0

10/24/2025 10:00:51 AM
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NOTE:

SEE DWG C-2 – C-4 FOR LOT SIZES
& R/W DEDICATION



NO.	DATE	DESCRIPTION	BY
		REVISIONS	

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

REGISTERED PROFESSIONAL ENGINEER
STEVEN A. WARD
REVIEW
RENEWS: 6/30/2026

WESTECH ENGINEERING, INC.
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TELOS DEVELOPMENT
PALMER ESTATES – BURNS

STORM DRAINAGE PLAN

DRAWING
SD-2

JOB NUMBER
3409.0000.0

10/24/2025 10:00:54 AM
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MATCHLINE – SEE DWG SD–4 FOR CONTINUATION

MATCHLINE – SEE DWG SD–2 FOR CONTINUATION

NOT A PART

NOTE:

SEE DWG C–2 – C–4 FOR LOT SIZES
& R/W DEDICATION

0 20 40 80
(feet)

PALMER LOOP

IMPERIAL AVE

LOT 24
10 S.F.

LOT 25
5511 S.F.

LOT 26
5510 S.F.

LOT 27
5511 S.F.

LOT 28
5510 S.F.

LOT 29
5510 S.F.

LOT 30
5511 S.F.

LOT 31
7490 S.F.

LOT 32
5561 S.F.

LOT 33
8649 S.F.

LOT 34
10118 S.F.

LOT 71
9447 S.F.

LOT 70
9450 S.F.

LOT 69
9450 S.F.

LOT 68
9450 S.F.

LOT 67
9450 S.F.

LOT 66
9207 S.F.

LOT 65
8117 S.F.

LOT 36
6417 S.F.

LOT 37
9073 S.F.

LOT 35
6354 S.F.

LOT 38
7903 S.F.

LOT 64
6500 S.F.

LOT 63
6171 S.F.

LOT 62
12567 S.F.

LOT 42
5921 S.F.

LOT 41
5881 S.F.

LOT 40
6672 S.F.

LOT 39
6620 S.F.

LOT 58
5866 S.F.

LOT 59
5878 S.F.

LOT 60
7328 S.F.

LOT 61
8859 S.F.

SSMH FORCEMAIN
RIM=4071.66
INV=4067.70

CITY OF BURNS
CITY OF HINES

AILROAD R/W

SEE HINES DWG FOR
CONTINUATION

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

REGISTERED PROFESSIONAL ENGINEER
STEVEN A. WARD
16, APR, 1981
REVIEW
RENEWS: 6/30/2026

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
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E-mail: westech@westech-eng.com

TELOS DEVELOPMENT
PALMER ESTATES – BURNS

STORM DRAINAGE PLAN

DRAWING
SD–3

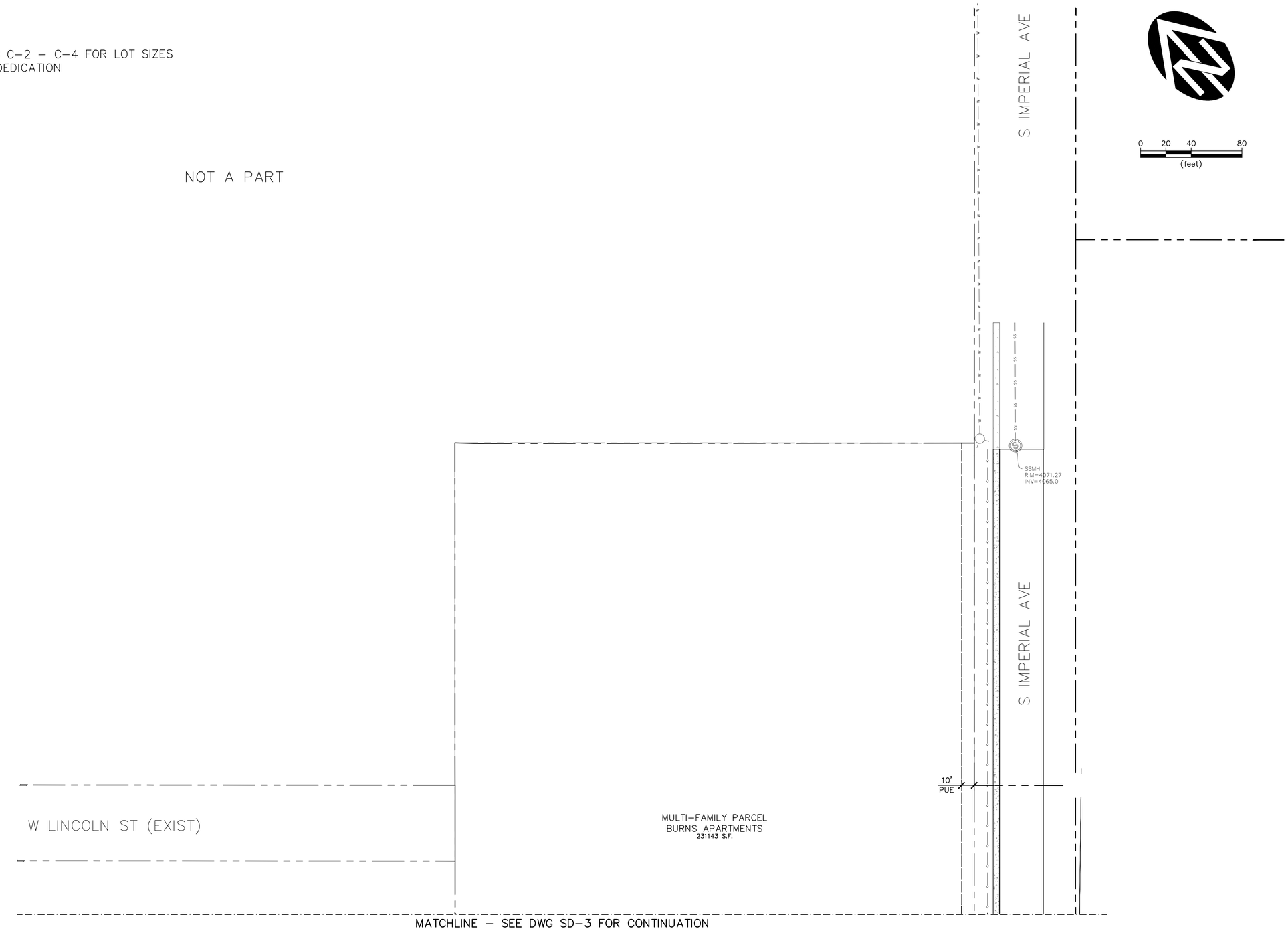
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10/24/2025 10:00:55 AM
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NOTE:

SEE DWG C-2 – C-4 FOR LOT SIZES
& R/W DEDICATION

NOT A PART



VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 IF NOT ONE INCH, OT THIS SHEET, ADJUST SCALES ACCORDINGLY

DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

REGISTERED PROFESSIONAL ENGINEER
STEVEN A. WARD
16, APR
OREGON

REVIEW

RENEWS: 6/30/2026

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TELOS DEVELOPMENT
PALMER ESTATES – BURNS

STORM DRAINAGE PLAN

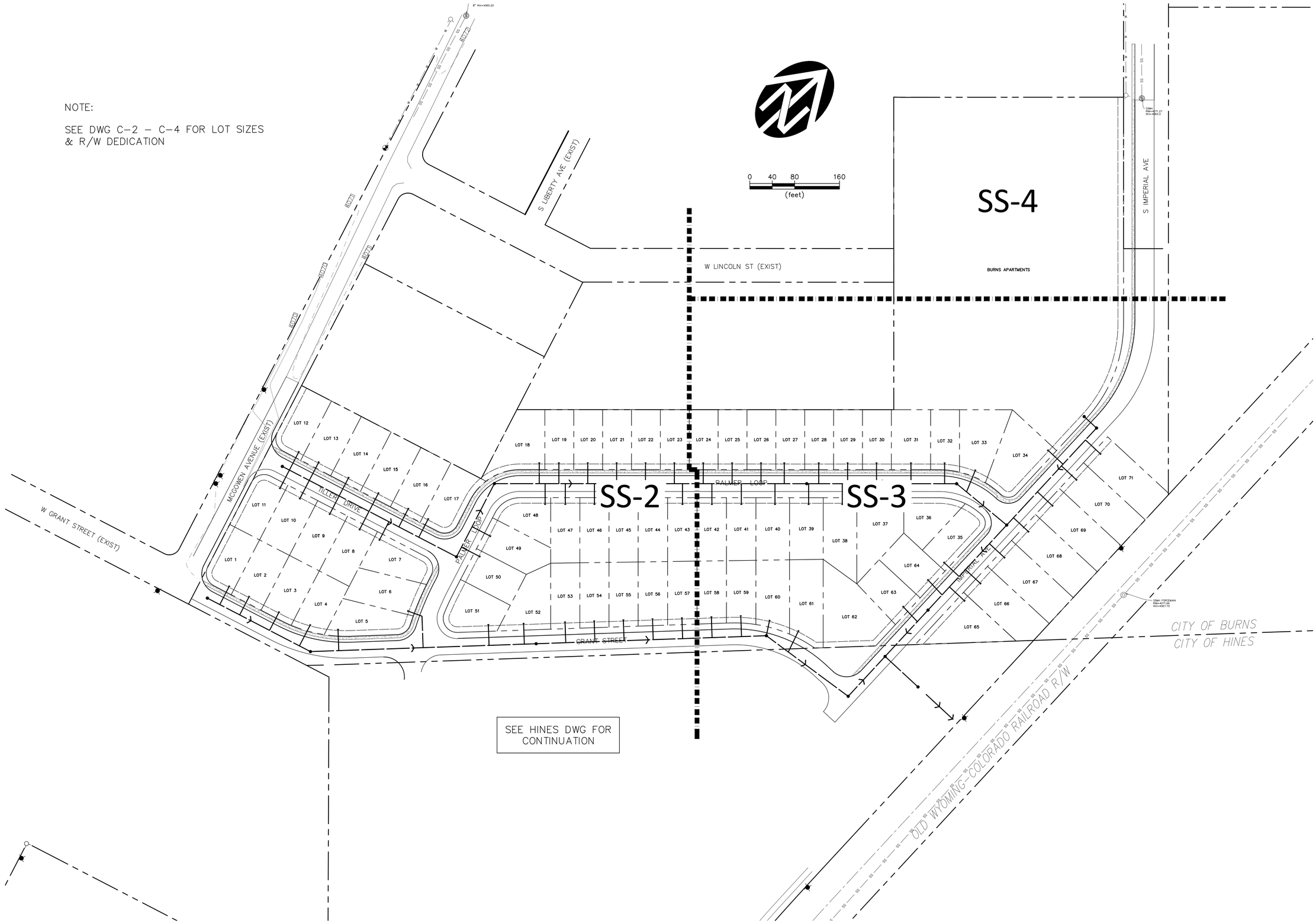
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JOB NUMBER
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NOTE:

SEE DWG C-2 – C-4 FOR LOT SIZES
& R/W DEDICATION



SEE HINES DWG FOR CONTINUATION

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

VERIFY SCALE
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IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

REGISTERED PROFESSIONAL ENGINEER
STEVEN A. WARD
EXPIRES: 12/31/2026
REVIEW
RENEWS: 6/30/2026

WESTECH ENGINEERING, INC.
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TELOS DEVELOPMENT
PALMER ESTATES – BURNS

OVERALL SANITARY SEWER PLAN

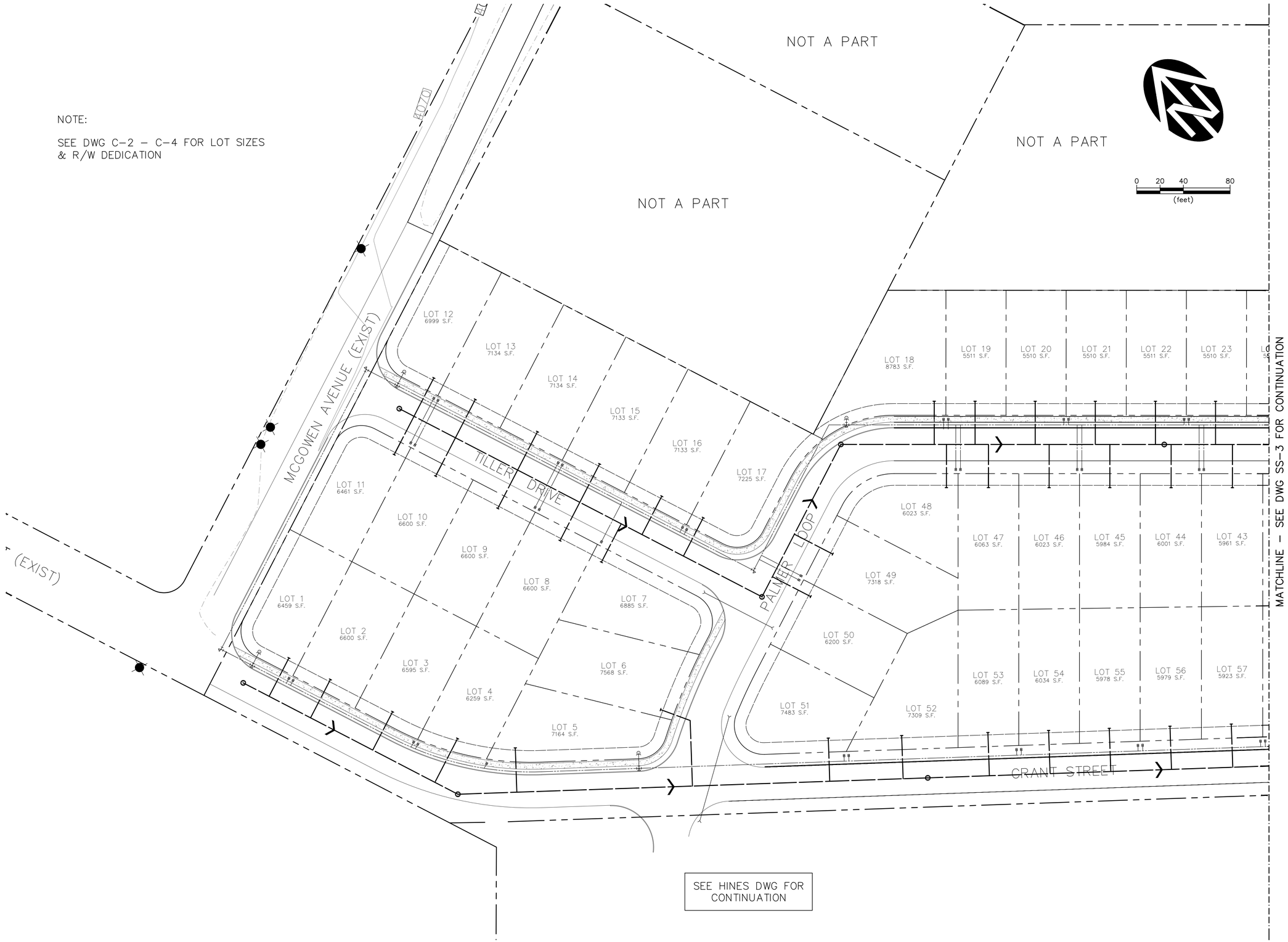
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JOB NUMBER
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NOTE:

SEE DWG C-2 – C-4 FOR LOT SIZES & R/W DEDICATION



VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH, ADJUST SCALES ACCORDINGLY

DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 16, 1982
STEVEN A. WEBB

REVIEW

RENEWS: 6/30/2026

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
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TELOS DEVELOPMENT
PALMER ESTATES – BURNS

SEWER PLAN

DRAWING
SS–2

JOB NUMBER
3409.0000.0

10/24/2025 10:01:02 AM
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MATCHLINE – SEE DWG SS–4 FOR CONTINUATION

MATCHLINE – SEE DWG SS–2 FOR CONTINUATION

NOT A PART

NOTE:

SEE DWG C–2 – C–4 FOR LOT SIZES
& R/W DEDICATION

0 20 40 80
(feet)

PALMER LOOP

IMPERIAL AVE

LOT 24 10 S.F.
LOT 25 5511 S.F.
LOT 26 5510 S.F.
LOT 27 5511 S.F.
LOT 28 5510 S.F.
LOT 29 5510 S.F.
LOT 30 5511 S.F.
LOT 31 7490 S.F.
LOT 32 5561 S.F.
LOT 33 8649 S.F.
LOT 34 10118 S.F.
LOT 35 6354 S.F.
LOT 36 6417 S.F.
LOT 37 9073 S.F.
LOT 38 7903 S.F.
LOT 39 6620 S.F.
LOT 40 6672 S.F.
LOT 41 5881 S.F.
LOT 42 5921 S.F.
LOT 58 5866 S.F.
LOT 59 5878 S.F.
LOT 60 7328 S.F.
LOT 61 8859 S.F.
LOT 62 12567 S.F.
LOT 63 6171 S.F.
LOT 64 6500 S.F.
LOT 65 8117 S.F.
LOT 66 9207 S.F.
LOT 67 9450 S.F.
LOT 68 9450 S.F.
LOT 69 9450 S.F.
LOT 70 9450 S.F.
LOT 71 9447 S.F.

SSMH FORCEMAIN
RIM=4071.66
INV=4067.70

CITY OF BURNS
CITY OF HINES

SEE HINES DWG FOR CONTINUATION

SS PS

PS DISCHARGE TO EXISTING BURNS FM

RAILROAD R/W

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

VERIFY SCALE
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IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

REGISTERED PROFESSIONAL ENGINEER
STEVEN A. WARD
EXPIRES: 6/30/2026
REVIEW
RENEWS: 6/30/2026

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TELOS DEVELOPMENT
PALMER ESTATES – BURNS

SEWER PLAN

DRAWING
SS–3

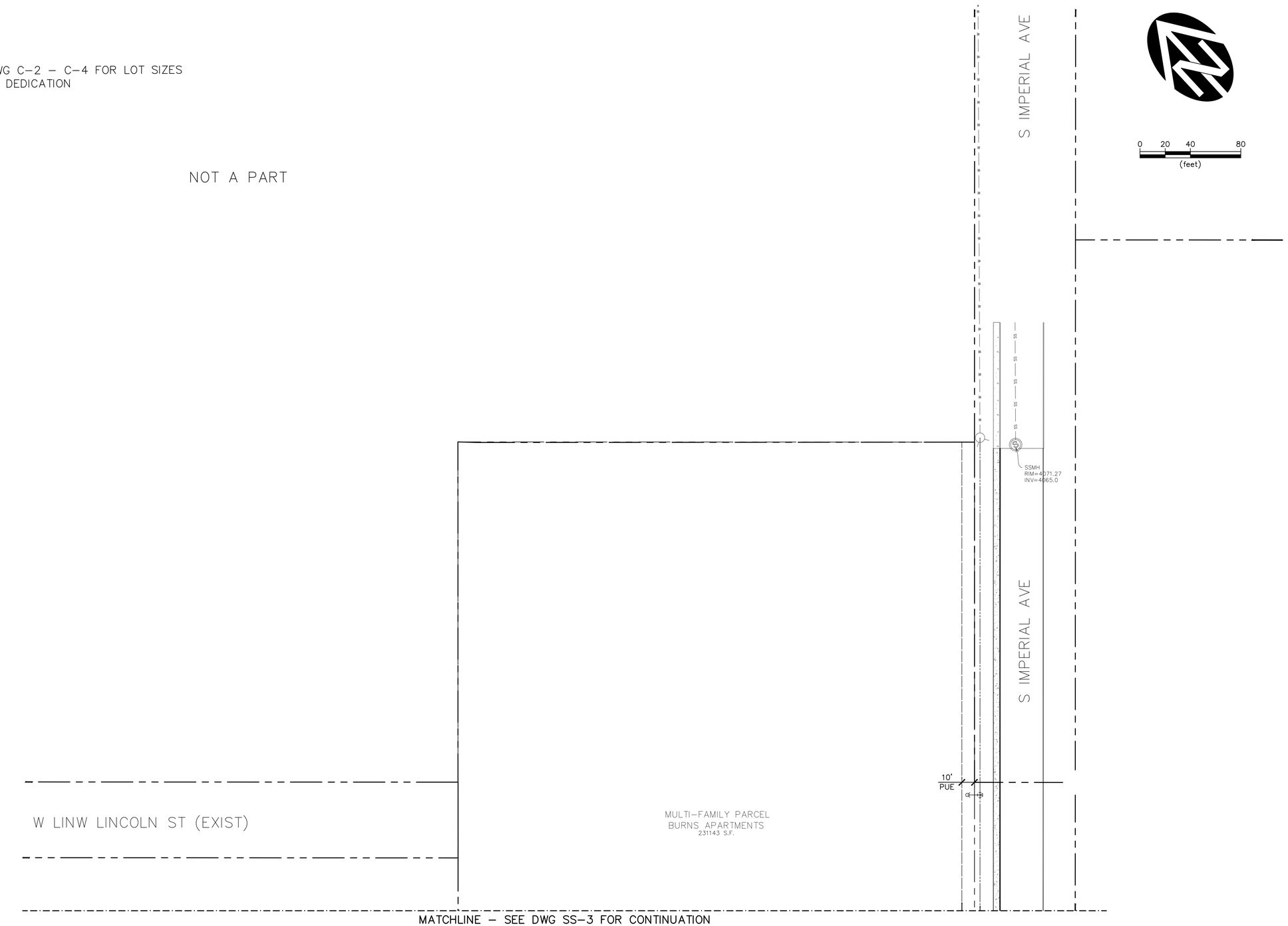
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NOTE:

SEE DWG C-2 – C-4 FOR LOT SIZES
& R/W DEDICATION

NOT A PART



VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH, OT THIS SHEET, ADJUST SCALES ACCORDINGLY

DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

REGISTERED PROFESSIONAL ENGINEER
STEVEN A. WARD
16, 1986
OREGON

REVIEW

RENEWS: 6/30/2026

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
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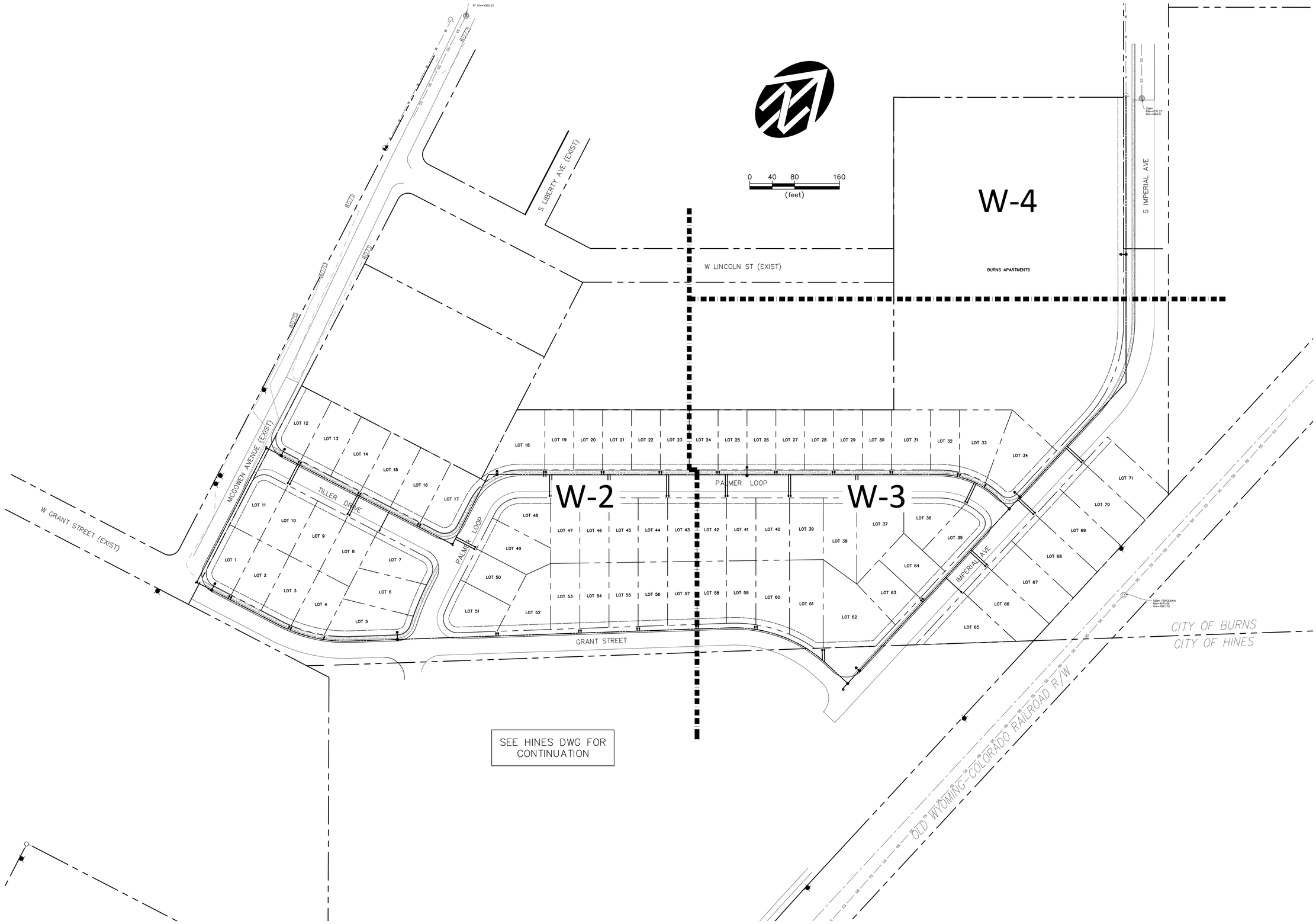
TELOS DEVELOPMENT
PALMER ESTATES – BURNS

SEWER PLAN

DRAWING
SS-4

JOB NUMBER
3409.0000.0

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VERIFY SCALE
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IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DSN.	SAW
DRN.	AR
CKD.	SAW
DATE:	SEP 2022

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

REGISTERED PROFESSIONAL ENGINEER
STEVEN A. WARD
16, JULY
OREGON

REVIEW

RENEWS: 6/30/2026

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
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TELOS DEVELOPMENT
PALMER ESTATES – BURNS

OVERALL WATER PLAN

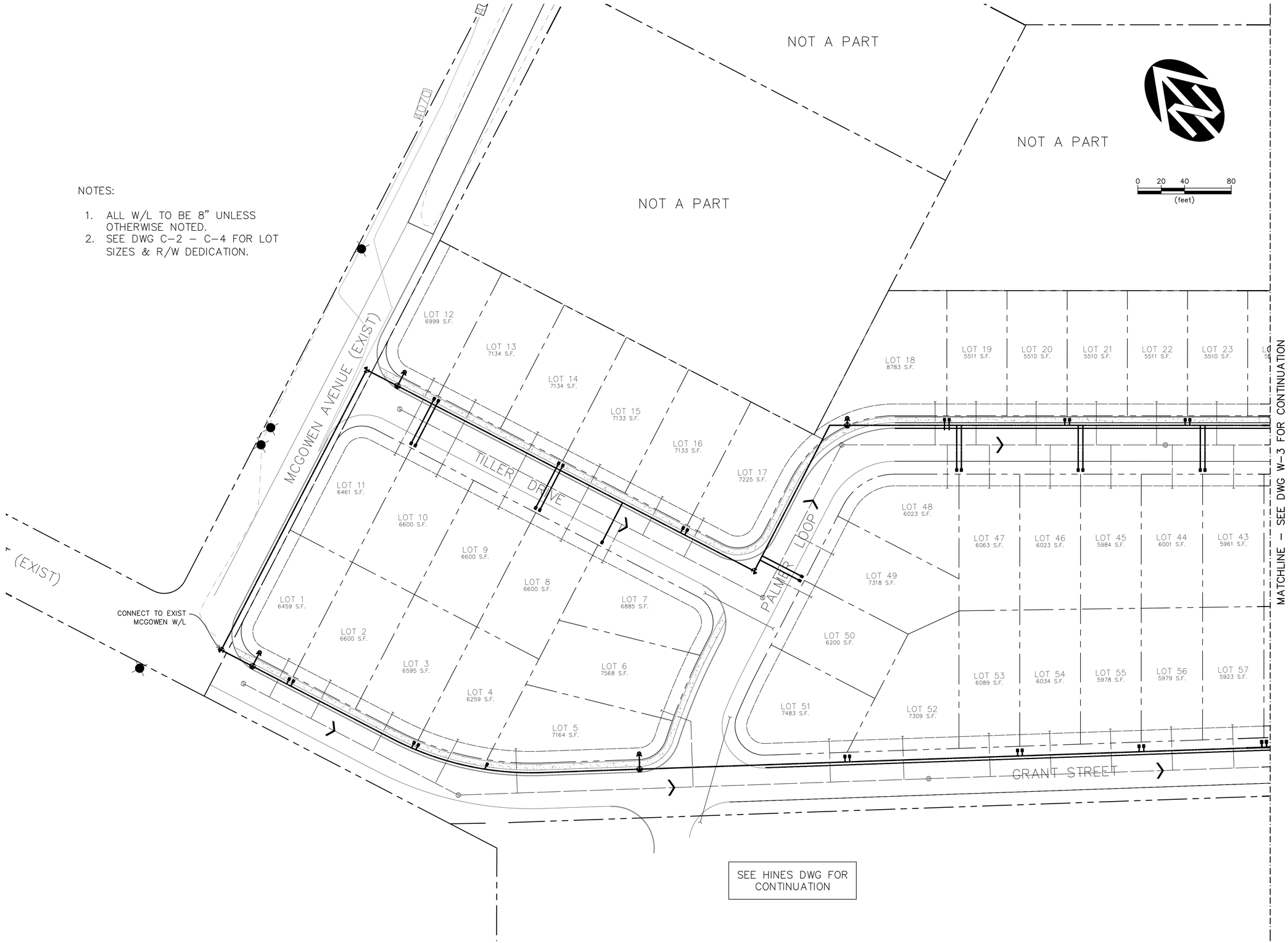
DRAWING
W–1

JOB NUMBER
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NOTES:

1. ALL W/L TO BE 8" UNLESS OTHERWISE NOTED.
2. SEE DWG C-2 – C-4 FOR LOT SIZES & R/W DEDICATION.



VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 IF NOT ONE INCH, ADJUST SCALES ACCORDINGLY

DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

REGISTERED PROFESSIONAL ENGINEER
OREGON JULY 16, 1982
STEVEN A. WEST
REVIEW
RENEWS: 6/30/2026

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TELOS DEVELOPMENT
PALMER ESTATES – BURNS

WATER PLAN

DRAWING
W-2

JOB NUMBER
3409.0000.0

10/24/2025 10:01:10 AM
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MATCHLINE – SEE DWG W–4 FOR CONTINUATION

MATCHLINE – SEE DWG W–2 FOR CONTINUATION

NOT A PART

NOTES:

1. ALL W/L TO BE 8" UNLESS OTHERWISE NOTED.
2. SEE DWG C–2 – C–4 FOR LOT SIZES & R/W DEDICATION.

0 20 40 80
(feet)

LOT 24 5510 S.F.
LOT 25 5511 S.F.
LOT 26 5510 S.F.
LOT 27 5511 S.F.
LOT 28 5510 S.F.
LOT 29 5510 S.F.
LOT 30 5511 S.F.
LOT 31 7490 S.F.
LOT 32 5561 S.F.
LOT 33 8649 S.F.
LOT 34 10118 S.F.
LOT 71 9447 S.F.
LOT 70 9450 S.F.
LOT 69 9450 S.F.
LOT 68 9450 S.F.
LOT 67 9450 S.F.
LOT 66 9207 S.F.
LOT 65 8117 S.F.
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LOT 62 12567 S.F.
LOT 61 8859 S.F.
LOT 60 7328 S.F.
LOT 59 5878 S.F.
LOT 58 5866 S.F.
LOT 42 5921 S.F.
LOT 41 5881 S.F.
LOT 40 6672 S.F.
LOT 39 6620 S.F.
LOT 38 7903 S.F.
LOT 37 9073 S.F.
LOT 36 6417 S.F.
LOT 35 6354 S.F.

PALMER LOOP

IMPERIAL AVE

12" W/L

SSMH FORCEMAIN
RIM=4071.66
INV=4067.70

CITY OF BURNS
CITY OF HINES

ROAD R/W

SEE HINES DWG FOR CONTINUATION

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

VERIFY SCALE
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0 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY 1"

DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

REGISTERED PROFESSIONAL ENGINEER
STEVEN A. WEBB
EXPIRES: 6/30/2026

REVIEW

RENEWS: 6/30/2026

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E-mail: westech@westech-eng.com

TELOS DEVELOPMENT
PALMER ESTATES – BURNS

WATER PLAN

DRAWING
W–3

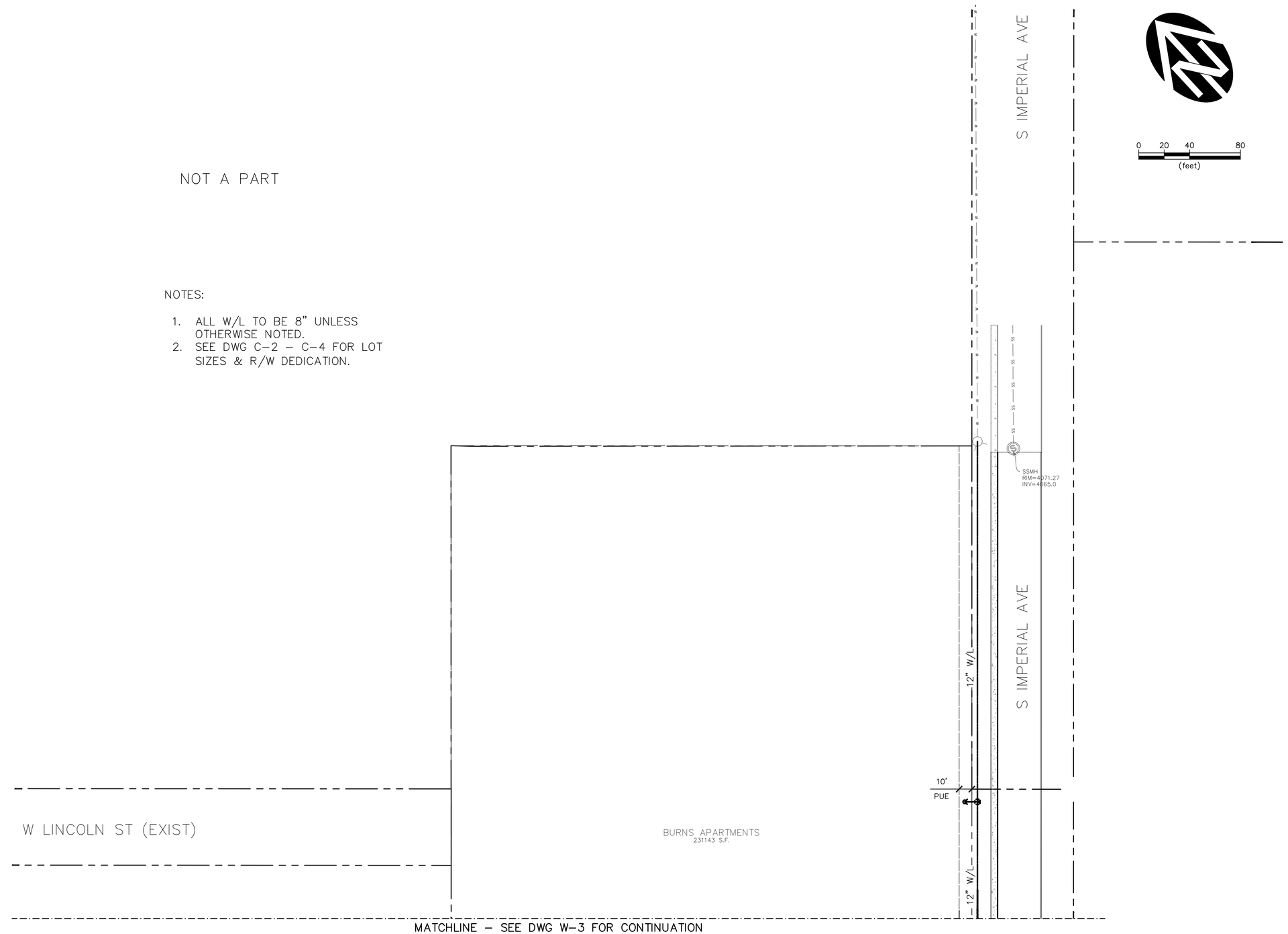
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NOT A PART

NOTES:

1. ALL W/L TO BE 8" UNLESS OTHERWISE NOTED.
2. SEE DWG C-2 – C-4 FOR LOT SIZES & R/W DEDICATION.



NO.	DATE	DESCRIPTION	BY
		REVISIONS	

VERIFY SCALE
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DSN. SAW
DRN. AR
CKD. SAW
DATE: SEP 2022

REGISTERED PROFESSIONAL ENGINEER
STEVEN A. WARD
EXPIRES: JUNE 30, 2026

REVIEW

RENEWS: 6/30/2026

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TELOS DEVELOPMENT
PALMER ESTATES – BURNS

WATER PLAN

DRAWING
W-4

JOB NUMBER
3409.0000.0

10/24/2025 10:01:11 AM
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"PALMER ESTATES SUBDIVISION"
APPLICATION STATUS LETER
Planning & Zoning Department

PLANNING FILE: QPCF-001-2025

Dear Ms. Randall:

On September 11, 2025, the City of Burns Planning and Zoning Department received an application for a Preliminary Subdivision Plat for the property identified in the application as Harney County Map and Tax Lot Numbers 23S30E13DA00501, 23S30E13DA00502, 23S30E13DB00600, 23S30E13DB00700, and 23S30E13DB00802.

The City is deeming the application incomplete because there is required information missing from the application. Specifically, the application needs to address the following matters in order to be deemed complete:

1. Please provide updated plans to address all completeness items identified in the attached letter from HECO Engineers.
2. Please ensure all references to Comprehensive Plan designations and Zoning Districts throughout the narrative and findings are accurate. For example, on Page 2 under Section 2 it states the property has a Comprehensive Plan designation of Multifamily Residential, and that the properties are zoned Commercial and Industrial. The property has Comprehensive Plan designations of Residential and Multifamily Residential, and the zoning districts are SFR-7 and MFR. Similarly, on Page 12 of the findings there are references to R-1 and R-2 zoning designations, and the same findings cite incorrect lot area standards. The minimum lot area for the SFR-7 zone is 4,800 s.f. and there is no maximum. There are also incorrect citations for SFR-4 zoning on Page 20 of the findings.
3. Use of the lot size averaging provisions of the code are not necessary as all proposed lots exceed the SFR-7 zone minimum of 4,800 square feet, and all lots exceed minimum width and depth standards. Please revise the findings accordingly on Page 17 under Section 18.20.145.2, as well as on Page 35 under Section 18.50.100.
4. Sheet SD-3 of the subdivision plans shows a stormdrain line going through the west side of Lot 31 which is 51.5 feet in width. Given that any such underground storm line will require an easement for maintenance, it appears Lots 30 – 32 will need to be modified in order to have a buildable lot once setbacks and any easement are accounted for.
5. Please provide a copy of the subdivision plans for the City of Hines.

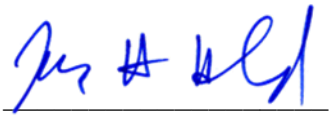
The City will consider the application incomplete until we receive the requested information, or until we receive information from the Applicant indicating that no additional information will be provided. The Applicant has 180 days to provide the additional information or provide a statement that no additional information will be provided, otherwise the application will be deemed void after 180 days from the date of this letter.

In addition to the above application completeness items, the following comments are being provided for informational purposes to assist you in your project planning.

- Pursuant to Section 18.40.020.1.B, the City of Burns has no obligation to accept the proposed dedication of the linear park, and Staff is inclined not to recommend acceptance of said dedication.

- Be advised that Staff is going to recommend that the proposed sidewalk along the east side of Imperial Avenue be moved to the west side of the street in an extension of the existing sidewalk. This sidewalk should be extended along the full length of Imperial Avenue within the Burns portion of the project. As a result, the full length along the east side of Imperial Avenue would then have the open swale design.
- Grant Street runs along the south edge of the development and a portion of the street will be within Hines per the subdivision plans. One side of Grant Street will need to have a sidewalk and Staff will coordinate with the City of Hines regarding recommendations for which side of Grant will have the sidewalk and which side will have the open swale.
- There is a small triangular shaped area within the Palmer Way right-of-way at the southwest corner of 18. It is recommended that this triangular area be incorporated into Lot 18 to avoid having such a small area of unusable land within the right-of-way.
- Be advised that the public improvement plans will need to demonstrate that each phase of the subdivision can be functionally serviceable as a standalone development.

Sincerely,



Jay Harland
Contract Planning Official

Dated: October 9, 2025

Attachment:

- Letter from HECO Engineers dated October 9, 2025

HECO ENGINEERS

October 9, 2025

Tiffany Leffler
City of Burns
242 S. Broadway
Burns, Oregon 97720

Subject: **Palmer Estates**
Preliminary Plat
HECO File No. BR25-0352

Dear Tiffany:

We have reviewed the Preliminary Plat (PP) for Palmer Estates City of Burns (Subdivision) prepared by Westech Engineering, Inc., dated September 2022. This was received for review on September 18, 2025. We have the following comments which need to be addressed prior to approval of the Preliminary Plat.

1. **Sheet G-3 of Subdivision plans**: include reference(s) indicating all public facility improvements including, but not limited to sanitary sewer, water, transportation, surface water and storm drainage, and parks will be designed to conform to City of Burns Public Works/Engineering Design Standards Manual (City Standards) in accordance with Section 18.40.010.3 of the City Code of Burns, Oregon (City Code).
2. **Sheet C-1 of Subdivision plans**: Right-of-Way (ROW) dedication is stated on the LOT SUMMARY (BURNS) table. However, it is unclear which sheets show the ROW dedication. All ROW dedication shall be identified in the corresponding sheets in accordance with Section 18.20.140.2.C.4 and Section 18.20.145.1.E of the City Code.
3. Per the Preliminary Plat General Information Submission Requirements, drawings are required to show zoning of parcel to be divided including any overlay zones, surveyor and date of survey, and identification of the drawings as “preliminary plat” in accordance with Section 18.20.140.2.A(4)(5)&(6) of the City Code of. Provide revised drawings showing this information.
4. Per the Preliminary Plat Existing Conditions Requirements, drawings are required to show existing easements, ground elevations shown by contour lines at two-foot vertical intervals or less, and location and elevation of closest benchmark(s) within or adjacent to the site in accordance with Section 18.20.140.2.B(2)(4)&(5) of the City Code. Provide revised drawings showing this information.
5. Per the Preliminary Plat Proposed Development Requirements, drawings are required to show approximate finished grade center line grades in accordance with Section 18.20.140.2.C.1 of the City Code. Provide a preliminary grading plan showing this information.
6. There are no easements shown on the subdivision drawings. Per the Preliminary Plat Proposed Development Requirements, drawings are required to show location, width, and

purpose of all proposed easements in accordance with Section 18.20.140.2.C.2 of the City Code. Provide a preliminary grading plan showing this information.

7. Per the Preliminary Plat Proposed Development Requirements, drawings are required to provide a preliminary design for extending City water and sewer service to each lot in accordance with Section 18.20.140.2.C.7, 18.20.145.1.E, and 18.40.025 of the City Code. Provide revised drawings showing this information.
8. Provide updated preliminary engineering sewer flows and preliminary sewer elevations in a preliminary grading plan showing this information.
9. The drawings do not show how the Hines side of the Subdivision will receive water on Grant St. Provide revised drawings showing the water main(s) required to connect to the Hines side of the Subdivision.
10. The 2021 City of Burns Water System Master Plan Existing System Available Fire Flows map shows 3,500 gallons per minute (gpm) fire flows available at the existing hydrants on S. McGowan Ave near the intersection of W. Pierce St. The proposed Subdivision water system shall be revised to be looped through McGowan Ave to achieve the required fire flows. The revised water system plan shall be reviewed and approved by the City of Burns and the City Fire Chief.
11. Sheets SD-1 to SD-4 do not provide information on how onsite stormwater will be conveyed, stored, and disposed of within the subdivision. Per the Preliminary Plat Proposed Development Requirements, drawings are required to provide a proposed method of storm water drainage and treatment in accordance with Section 18.20.140.2.C.8, 18.20.145.1.E, and 18.40.030 of the City Code. Provide a preliminary grading plan, stormwater plan, and drainage analysis showing this information.
12. The Subdivision improvements plans do not show details street access for emergency vehicles from the subdivision to W. Pierce St. and HWY-20. Provide revised drawings showing this information.
13. Provide revised drawings showing full-width street section improvements on Grant Street and McGowen Ave.
14. There was no fire emergency access identified in the drawings. Provide revised drawings showing this information.

In addition to the above completeness items, please be advised that the below requirements will need to be addressed in the public improvement plans:

15. It is difficult to compare the proposed water, sewer, and stormwater facilities with regards to separation requirements since separation distances are not noted on the drawings for these utilities. Provide revised drawings to indicate non-potable water crossings in accordance with the City Standards and Oregon Standards Specifications for Construction (OSSC) requirements.
16. Sheet W-3, the 8-inch water main on Palmer Loop and the 12 in water main on S. Imperial Ave. do not meet minimum horizontal separation requirements with the storm drain line. Provide revised drawings showing revised water plan mains with minimum separation requirements with non-potable mains.
17. Sheet W-2, the 8-inch water main on Palmer Loop is shown going across the concrete curb, planter area, and sidewalk. The 8-inch water main is also shown going along the

planter area on Tiller Drive, Palmer Loop, and Grant Street. Water mains shall be designed so a minimum number of non-potable water crossings occur in the development construction and that generally follow the corridor. All water main locations will be constructed in accordance with City Standards and approved by the Public Works Director. Provide revised drawings showing acceptable water main locations.

18. Actual locations of water lines and associated features including but not limited to fire hydrants, valves, and fittings shall be determined during development of final construction plans.
19. Actual locations of sewer lines and associated features including but not limited to manholes and services will be determined during development of final construction plans
20. The culvert and swale sizing shown on the typical sections on Sheet ST-1 will be contingent on the drainage analysis results.
21. Sheet ST-1, The City will approve which side of street will have the curb and sidewalk versus the open swale in accordance with Section 18.40.015.3 of the City Code.
22. The 10-foot radius shown on Sheet ST-1 is not consistent with the rest of the streets on the drawings and the City Standards. Also, a 10-foot radius is also not compliant with fire emergency access vehicles or other large vehicles per Section 18.50.220.3.F. Please clarify.
23. Typical street section on Sheet ST-1 shall be revised to show subbase, base, and asphalt material sections per the City Standards.
24. Typical street section on Sheet ST-1 shall be revised to show minimum concrete sidewalk slopes compliant with the Americans with Disabilities Act (ADA) and per Section 18.50.220.3.N.
25. Streetlights will be required throughout the subdivision in accordance with Section 18.20.140.2.C.9 of the City Code of Burns, Oregon. The actual locations for streetlights will be determined during design per Section 18.40.015.13 of the City Code of Burns, Oregon.
26. The proposed Linear Park shall be owned by the Developer or Home Owners Association (HOA) with access to pedestrians outside of the Subdivision.

Sincerely,
HECO Engineers

By: _____
Jesse Christensen, PE
Burns City Engineer

cc: Steven A. Ward, Westech Engineering (email)

HECO File No.: BR25-0352

"PALMER ESTATES SUBDIVISION"
APPLICATION STATUS LETER
Planning & Zoning Department

PLANNING FILE: QPCF-001-2025

Dear Ms. Randall:

On December 1, 2025, the City of Burns Planning and Zoning Department received the resubmittal of materials provided in response to the notice of incompleteness that was sent by the City on October 9, 2025. The subject application is for a Preliminary Subdivision Plat for the property identified in the application as Harney County Map and Tax Lot Numbers 23S30E13DA00501, 23S30E13DA00502, 23S30E13DB00600, 23S30E13DB00700, and 23S30E13DB00802.

The resubmittal includes several items identified in the October 9, 2025 incompleteness letter. Thank you. However, the Applicant's response to several of the requested items was that the requested information is not required for tentative plat review. Specifically, the application resubmittal did not address the following matters that were noted in the comments accompanying the incompleteness letter provided on 10/9/2025:

1. Please provide updated plans to address the items identified in the attached letter from HECO Engineers dated 12/11/2025. Please note that under Section 18.40.030.1 of the Burns Development Code (which is cited verbatim on page 30 of the Applicant's findings), a preliminary grading and storm drainage plan with an accompanying drainage analysis prepared by an Oregon Registered Professional Engineer is required for all Type II, III, and IV land use applications proposing a net increase of one acre or greater of new impervious surface. The subject application is a Type III land use application and will create more than one net acre of new impervious surface, therefore these items are required as part of the application and not prior to final plat as indicated on page 31 of the findings. This was noted in the first notice of incompleteness and has been included again under Comment 10 of the attached letter from HECO.

2. Please remove the remaining references to SFR-4 zoning for the subject property found on pages 19 and 20 of the findings.

3. The proposed linear park has been removed from the subdivision plans, and this was noted by the project engineer in his response. The findings, however, still indicate that the proposal includes the linear park (pgs. 12, 15, 16, 17, 18, 28, 29, 32, 35, 36, and 46). Please note that there is no City of Burns requirement that parkland be dedicated for subdivisions as suggested in the findings , and as stated in the prior notice of incompleteness, the City of Burns has no obligation to accept any proposed park dedications and is not inclined to do so.

While items 2 and 3 are things Staff can clarify in the staff report for a land use hearing, we think the process will be smoothest if those items are cleaned up prior to the staff report preparation. With respect to item 1, understanding how drainage will work for the subdivision is a required submittal under the code. This is a standard requirement for subdivisions in Oregon because it is important to understand how drainage will be handled, at least conceptually, when a tentative plat is reviewed. Be advised that if drainage has not been analyzed at a conceptual level that is sufficient to know that detailed engineering plans can feasibly be prepared for the public improvement plans, Staff would be compelled to recommend denial because it will

be impossible to determine compliance with Oregon drainage law and ensuring that adverse drainage impacts will be prevented for the design-year storm event. A recommendation for denial on this basis is something that staff would prefer to avoid.

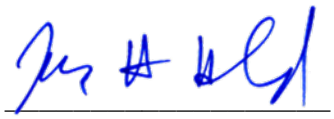
Pursuant to ORS 227.178, Applicants are required to do one of the following in response to an incompleteness letter:

(1) [provide] all of the requested missing information;
(2) [provide] some of the missing information and written notice from the Applicant indicating that no other information will be provided; or
(3) [provide] written notice from the Applicant that none of the missing information will be provided.

The resubmittal is unclear as to whether the Applicant is looking for the review and response provided in this letter and the Applicant intends to provide the requested missing information, or if the information submitted on December 1st is all the additional information the Applicant intends to provide. Please provide clarification by close of business, December 19, 2025.

If the Applicant clarifies its intent to provide the requested information, the Applicant has 180 days from the October 9th incompleteness date to provide the additional information identified in this letter and the Application will continue to be considered incomplete. If the Applicant clarifies that none of the additional information will be provided, or if no response is received by close of business on December 19, 2025, the City of Burns will consider the 120-day clock started on December 1st and proceed to process the application and schedule hearings.

Sincerely,



Jay Harland
Contract Planning Official

Dated: December 15, 2025

Attachment:

- Letter from HECO Engineers dated December 11, 2025

HECO ENGINEERS

December 11, 2025

Tiffany Leffler
City of Burns
242 S. Broadway
Burns, Oregon 97720

Subject: **Palmer Estates**
Preliminary Plat
HECO File No. BR25-0352

Dear Tiffany:

We have reviewed the revised Preliminary Plat (PP) for Palmer Estates City of Burns (Subdivision) prepared by Westech Engineering, Inc., dated September 2022. This was received for review on December 2, 2025. We have the following comments which need to be addressed prior to approval of the Preliminary Plat.

1. The Topographic Survey Sheet G-5 is required to be stamped by an Oregon Professional Land Surveyor with name of surveyor and date of survey in accordance with Section 18.20.140.2.A(5) of the City Code. Provide revised drawings showing this information.
2. Some elevations on the site survey and drawings are not clearly shown on all contours. Include a legend identifying the site survey features, north arrow, and scale. Provide revised drawings showing this information.
3. Water service is not shown serving Lot 6 and Sewer service is not shown serving Lots 36 and 62. Please clarify.
4. Water and Sewer service is not shown serving the proposed Burns Apartments lot. Please clarify.
5. Provide updated preliminary engineering sewer flows and preliminary sewer elevations in a preliminary grading plan showing this information. This is required to verify available wastewater treatment system capacity to serve the proposed 71 subdivision lots.
6. Sheet SS-3 shows the subdivision on the Hines side proposed to pump sewer to the existing Burns force main. No discharge to any existing Burns force mains shall be allowed. In addition, it is uncertain if the Burns existing wastewater treatment system can receive additional sewer volumes without verifying the proposed subdivision flows.
7. Sheets W-1 to W-4 do not show a clear water main connection for the Hines and Burns subdivisions on Grant St. This connection shall be clearly identified and shown in the revised drawings.
8. The proposed Subdivision water system shall be revised to be looped through McGowan Ave to achieve the required fire flows. The revised drawings do not show a looped connection that includes a water main extension from the subdivision to the existing main on McGowen Ave. Provide revised drawings showing the proposed water main extension

and connection including size and type. The revised water system drawings shall be approved by the City of Burns and the City Fire Chief.

9. Sheets SD-1 to SD-4 do not provide information on how onsite stormwater will be conveyed, stored, and disposed of within the subdivision. Per the Preliminary Plat Proposed Development Requirements, drawings are required to provide a proposed method of storm water drainage and treatment in accordance with Section 18.20.140.2.C.8, 18.20.145.1.E, and 18.40.030 of the City Code. Provide a preliminary grading plan, stormwater plan, and drainage analysis showing this information.
10. Drainage easements and agreements will be required where water flows from one lot to another and for the drainage swales or other facilities.
11. The proposed 15-ft easement shown on Lot 31 on Sheet C-3 will require a legal description and documentation of the agreement which describes the use of the easement.
12. The revised drawings do not show full-width street improvements for Grant Street connecting to HWY-20 on the surfacing plan sheets. Provide revised drawings showing this information.
13. Provide revised drawings showing full-width street improvement details for Grant Street, McGowen Ave., and S. Imperial Ave connecting to the existing streets.
14. The identified fire access roads on McGowen Ave. and S. Imperial shall include road width dimensions that are compliant with International Fire Code Standards and with City of Burns Fire Chief. The revised drawings shall include full-width street section details for the proposed improvements for both fire access roads. The revised drawings shall be reviewed and approved by the City of Burns and the City Fire Chief.
15. All fire lane accesses are required to be a minimum of 26-feet wide. The fire lane access from McGowen Ave. onto Tiller Drive and Grant Street shall have the inside radii be a minimum of 28-feet between the edges of the fire lane at all corners. The same applies to the fire lane access from Imperial Ave. onto Palmer Loop and Grant Street. Revise to show the radii called out.
16. All references to Linear Park shall be removed on the drawings since it is indicated it will be eliminated. This reference is currently shown on Sheet C-1. Provide revised drawings showing the updated information.
17. It is difficult to review and compare at once the Burns and Hines Subdivision PP drawings in the submittal documents. Provide revised drawings showing both subdivisions regarding water, sewer, storm, and street improvements on the same sheets.

Sincerely,
HECO Engineers

By: Jesse Christensen Digitally signed by Jesse Christensen Date: 2025.12.15 12:46:42 -07'00'

Jesse Christensen, PE
Burns City Engineer

cc: Steven A. Ward, Westech Engineering (email)
HECO File No.: BR25-0352

From: Britany Randall
To: Jay Harland
Cc: Tiffany Leffler; Brenda Engebretson; Dave Glennie; Seth Adams; Steve Ward; William Glennie; Ty Richardson; Jesse Christensen; Elizabeth Britton
Subject: Re: Subdivision Application Submittal - DEEM COMPLETE REQUEST
Date: Monday, March 2, 2026 2:05:56 PM
Attachments: Outlook-fkfpwdwc.png
Importance: High

IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender britany@brandlanduse.com

Proceed with caution: This email hails from an external source. Unverified emails may lead to phishing attacks or malware infiltration. Always exercise due diligence.

Hello All,

After further consideration, our team is now requesting our application be deemed complete as of today's date, pursuant to ORS 227.178(2)(c). No further information will be provided, and we are ready for our application to be processed and scheduled for public hearing.

Thank you,

Britany Randall
BRAND
Owner & Principal Planner
Office: (503) 370-8704
Cell: (503) 680-0949
Place: 1720 Liberty Street SE
Salem, OR 97302
www.brandlanduse.com
Britany@brandlanduse.com

OUT OF OFFICE NOTICE FEBRUARY:
February 27th

From: Britany Randall
Sent: Thursday, December 18, 2025 6:51 AM
To: Jay Harland <jay@csaplanning.com>
Cc: Tiffany Leffler <tleffler@cityofburnsor.gov>; Brenda Engebretson <citymanager@cityofburnsor.gov>; Dave Glennie <dave@telosdevelopment.com>; Seth Adams <Seth@csaplanning.com>; Steve Ward <sward@westech-eng.com>; William Glennie <william@telosdevelopment.com>; Ty Richardson <trichardson@cityofburnsor.gov>; Jesse Christensen <jessec@hecoengineers.com>
Subject: Re: Subdivision Application Submittal

Hello!

You're correct. We are not asking you to deem the application complete at this time.

Thank you,

Britany Randall
BRAND Land Use
Owner & Principal Planner
Office: (503)370-8704
Cell: (503)680-0949
www.brandlanduse.com

> On Dec 18, 2025, at 6:34 AM, Jay Harland <jay@csaplanning.com> wrote:
>
> Britany,
>
> Thank you for the planning clarifications.
>
> I understand this email as confirmation in writing that the Applicant intends to provide additional information, and accordingly, the Applicant accepts that the status of the application will continue to be deemed incomplete until additional engineering responses/information is provided.
>
> If this is not the case, please clearly state the Applicant is deeming the application complete and requesting the 120-day clock start running.
>
> Thanks,
>
> <image001.png>

From: Tiffany Leffler <tleffler@cityofburnsor.gov>
Sent: Wednesday, December 17, 2025 6:56 PM
To: Britany Randall <britany@brandlanduse.com>
Cc: Brenda Engebretson <citymanager@cityofburnsor.gov>; Jay Harland <jay@csaplanning.com>; Dave Glennie <dave@telosdevelopment.com>; Seth Adams <Seth@csaplanning.com>; Steve Ward <sward@westech-eng.com>; William Glennie <william@telosdevelopment.com>; Ty Richardson <trichardson@cityofburnsor.gov>;

REVISED DATE

PUBLIC HEARING NOTICE

CITY OF BURNS PLANNING COMMISSION

YOU ARE HEREBY NOTIFIED that a public hearing will be held before the City of Burns Planning Commission in the Burns City Hall in Burns, Harney County, Oregon, on the **6th day of May, 2026**, at the hour of **6:00P.M.** to consider the application of Telos Development Company, LLC for a Preliminary Subdivision Plat to create 72 lots for single-family and multi-family residential development. The subject property is located along the southern edge of the City of Burns corporate limits, to south of W. Pierce Street between S. McGowan Avenue and S. Imperial Avenue. The subject property is identified as Tax Lots 501 and 502 of Tax Map 23S-30E-13DA, and Tax Lots 600, 700, and 802 of Tax Map 23S-30E-13DB. The Planning Commission is the decision-making body for the proposed subdivision.

Testimony may be submitted orally or in writing. If testimony is written, it shall be submitted at least two (2) days prior to the hearing. Failure to raise a specific issue at this hearing precludes appeal to the Land Use Board of Appeals (LUBA) based on this issue. Failure to provide sufficient specificity to afford the decision maker an opportunity to respond to an issue that is raised precludes appeal to LUBA based on that issue.

This notice is required by ordinance to property owners within 100 feet of the exterior boundary of the proposed property, which is the subject of the application.

A copy of the application and all documents and evidence relied upon by the applicant, along with the applicable approval criteria, are available for inspection at no cost at Burns City Hall. If a Staff Report has been prepared, a copy may be available for inspection at no cost at least seven (7) days prior to the hearing.

If you have further questions, you may contact City Clerk Tiffany Leffler, at Burns City Hall. (541) 573-5255.

HEARINGS PROCEDURE

Scope
Conduct of all public hearings on application by the Commission or the Council shall be governed by procedural rules. Every person entitled to notice of hearing shall be entitled to be heard in accordance with the rules as established in the Development Code. These rules shall be interpreted to promote justice. Technical violations which do not affect substantial rights of parties or of the public shall not interfere with the hearing of an application.

General Conduct of Hearing
Each person appearing before the Commission or Council shall give their name and address in an audible tone of voice for the record. Persons may be required to be sworn prior to speaking. No person shall speak more than once without obtaining permission from the presiding officer. No person shall be disorderly, abusive, or disruptive of the orderly conduct of the hearing. The Commission or Council may set reasonable time limits for all presentations, and may exclude or limit cumulative, repetitious, or immaterial matter.

Date Mailed: March 24, 2026