LEGEND

- o — FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "DAVID EVANS & ASSOC.", UNLESS NOTED OTHERWISE
- (R) — BEARING & DISTANCE PER PLAT OF "CROSSWATER PHASES 1 AND 2" BY DAVID BATEMAN, LS#1068, CS#11403, FILED 07/27/1994
- (M) — MEASURED BEARING & DISTANCE
- 4 — 4" PVC STUBOUT WITH CAP
- 2 — 2" PVC STUBOUT (PAINTED GREEN)
- G — 2" GAS PVC STUBOUT
- T — TELEPHONE PEDESTAL
- PB — POWER BOX
- Q — QWEST PEDESTAL
- W — WATER VALVE
- EXISTING TO SAVE
- EXISTING TO BE REMOVED

NOTES:

THIS SURVEY IS FOR TOPOGRAPHIC PURPOSES ONLY AND DOES NOT MEET THE REQUIREMENTS OF A BOUNDARY SURVEY AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY REVEAL.

CONTOURS ARE BASED ON AN ASSUMED DATUM AND HAVE NO RELATIONSHIP TO SEA LEVEL DATUM.

CONTOUR INTERVAL IS 0.5' DUE TO THE FLATNESS OF THE LOT.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT ON THE LAND.

MOUNTAIN VIEWS ARE FROM GOOGLE EARTH AND MAY NOT BE VISIBLE FROM THIS LOT.

OPEN SPACE
ON NORTH & EAST SIDES OF LOT #41

ROOF GUTTER & DOWNSPOUT NOTES

GUTTER & DOWNSPOUT DESIGNS FOR BUILDINGS DEPEND ON THE FOLLOWING FACTORS:
- DESIGN AREA OF THE ROOF (TOTAL ROOF AREA X PITCH FACTOR)
- RAINFALL INTENSITY FOR THE GEOGRAPHIC AREA (MUCH OF CENTRAL OREGON IS 3.75)
- LENGTH OF GUTTER AND ROOF AREA PER DOWNSPOUT
- THE TERMS "LEADER" AND "CONDUCTOR" HAVE THE SAME MEANING AS DOWNSPOUT.

100 SQ FT OF DESIGN ROOF AREA REQUIRES 1 SQ IN. OF DOWNSPOUT MIN.

FOR MORE INFORMATION ON RAINFALL INTENSITY, SIZING OF GUTTERS, SIZING AND SPACING OF DOWNSPOUTS AND CONSTRUCTION DETAILS, CONTACT THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA) & THE "ARCHITECTURAL SHEET METAL MANUAL".

DOWNSPOUT NOTES

a. FORMED AND EXTRUDED DOWNSPOUT SIZES ARE 3 × 4 TO 6 × 6; ROUND SIZES ARE 3, 4, OR 5 IN. IN DIAMETER. (EXTRUDED DOWNSPOUTS ARE FOR HEAVY TRAFFIC.)
b. GENERALLY, SPACE DOWNSPOUTS A MINIMUM OF 20 FT 0 IN. AND A MAXIMUM OF 50 FT 0 IN. APART.
c. A DOWNSPOUT OF 7 SQ IN. MINIMUM SHOULD BE USED, EXCEPT FOR CANOPIES OR SMALL PORCHES.
d. CORRUGATED SHAPES RESIST BREAKAGE DUE TO FREEZING BETTER THAN STRAIGHT PROFILES. ELBOWS ARE AVAILABLE IN 45°, 60°, 75°, AND 90° ANGLES.

ADDITIONAL NOTES:

ALL WATER FROM THE OUTLETS OF DOWNSPOUTS SHALL BE CONTAINED WITHIN THE PROPERTY BOUNDARY WITH THE USE OF DRY-WELLS, DRY CREEK BEDS OR OTHER IN-GROUND ABSORPTION METHODS. SEE SITE GRADING, LANDSCAPING AND/OR STORM WATER PLANS.

PAGE	TITLE
1	COVER / TITLE PAGE
2	GENERAL
3	GENERAL
4	GENERAL
5	GENERAL – GALVANIC CORROSION
6	EXISTING GRADING / TOPO
L-1.1	LANDSCAPING - PLANTING
L-2.1	GRADING/DRAINAGE
L-3.1	IRRIGAATION PLAN
7	ARCHITECTURAL SITE PLAN
8	FOUNDATION (FOOTINGS ONLY) PLAN
9	FOUNDATION PLAN
10	ITEMS CAST IN CONCRETE
11	FOUNDATION DETAILS & ENTRY DETAILS
12	FOUNDATION DETAILS & SECTION
13	MAIN FLOOR FRAMING PLAN
14	MAIN FLOOR WALL LAYOUT PLAN
15	MAIN FLOOR PLAN
16	DOOR SCHEDULES (ALL FLOORS)
17	WINDOWS SCHEDULES (ALL FLOORS)
18	WINDOWS, DOORS, TRIM, WALL COVERING DETAILS
19	3D ROOF FRAMING
20	BEAM, HEADER & POST/COLUMN SCHEDULES, WALL DETAILS
21	FRAMING PLAN SET, COLUMNS, WALLS, HEADERS & BEAMS
22	ROOF FRAMING PLAN
23	QUALITY TRUSS
24	ROOF EDGE DETAILS
25	DETAILS - GREATROOM (FAUX) TRUSS, CHIMNEY CAP, BEAM CAPS
26	ROOF FLASHING DETAILS
27	EXTERIOR ELEVATIONS – EAST
28	EXTERIOR ELEVATIONS – SOUTH
29	EXTERIOR ELEVATIONS –WEST
30	EXTERIOR ELEVATIONS – NORTH
31	CROSS SECTION
32	CROSS SECTION
33	CROSS SECTION
34	CROSS SECTION
35	CROSS SECTIONS
36	CROSS SECTIONS
37	CROSS SECTIONS
38	CROSS SECTIONS

LITTLE RIVER DR. (35' R/W)

EDGE OF PAVEMENT

TRACT J OPEN SPACE (GOLF COURSE)

CROSSWATER SETBACK LINE

BUILDING ENVELOPE

A NON-COMBUSTIBLE SURROUNDING SURFACE TREATMENT, SUCH AS PAVERS,SHALL BE INSTALLED AND SET AT GRADE. PROVIDE A SPARK ARRESTING SCREEN. PLUMB WITH NATURAL GAS.

GAS METER

GAS/WOOD FIRE PIT SEE LANDSCAPE PLAN FOR ALTERNATE DESIGN AND LOCATION

S01°44'56"W 153.31' (R)
S01°44'35"W 153.33' (M)
PROPERTY LINE

100.5833' +/- SLOPE AWAY 6" MIN. IN 10' MAX. TYPICAL AT ALL AREAS

FINISHED GRADE AT THESE POINTS = 101.0938'

(3) 7-1/4" RISERS ■ DOWN TO GRADE/LANDING FROM THIS DECK

TOP OF PAVER DECK = 102.9063'

(2) 7-1/4" RISERS DOWN TO GRADE/LANDING FROM THIS DECK

100.9792' GRADE

191'-9 5/8" TO APPROX. CENTER OF GOLF GREEN ELEVATION = 105.45'

NOTE: HOUSE SUB FLOOR IS APPROXIMATELY 2'-6" ABOVE EXISTING GRADE. THIS IS THE MIN. HT TO CONFORM W THE GEO-TECH REQUIREMENT AND STATE BUILDING CODE.

TOP OF FLOOR SHEETING = 103.1042'
TOP OF BUILDING STEMWALLS = 101.9167'
DECK STEMWALL HEIGHTS VARY (SEE DETAILS)
ALL BOTTOM OF FOOTINGS ARE AT 99.25'

FINISHED GRADE AT THESE POINTS = 101.4167' (6" BELOW TOP OF STEMWALL)

RAISED DECK WITH PAVERS 102.9063'

RAISED DECK SURFACE @ 102.7292'

100.875' GRADE

"YUKON" BY "ARCTIC SPA" (OR SIMILAR) 86"X86"X41" JETTED HOT TUB RECESSED INTO THE DECK 23". HOT TUB AREA IS SURROUNDED W/ A SOLID SCREEN THAT EXTENDS 24" MIN ABOVE TOP OF TUB (42" ABOVE DECK) TUB SUPPORT AT 100.9846'

ALL TREES ON THIS PAGE ARE EXISTING

LOT 42 SETBACK LINES

TOP OF EXISTING PIPE 99.7300'

99.0937'

RUN PIPE TO STUB-OUT AND ADD CLEAN-OUT ACCESS. TIE INTO CROSSWATER SUBSURFACE DRAINAGE SYSTEM.

CROSSWATER SUBSURFACE DRAINAGE SYSTEM

S88°20'15"W 206.64' (M)
S88°22'48"W 206.78' (R)

99.7709' @ 1/4" PER FT.

ASPHALT BACKUP AREA

LOT 41 ---------- = 53,272 S.F.
BUILDING ENVELOPE = 14,900 SQ.FT.
BUILDING ENVELOPE = 27.97 % OF THE LOT

THE GRADING CONTOUR LINES SHOW HERE AND ON THE SURVEYOR'S DRAWINGS ARE EXISTING CONDITIONS FOR NEW GRADING CONTOURS, SEE LANDSCAPING PLAN

THE FINISHED GRADE AROUND FOUNDATION MUST NOT BE LOWER THAN = 100.7292' (18" MIN. ABOVE THE BOTTOM OF THE FOOTING) FOR FROST PROTECTION. IN ADDITION, GRADE / LANDSCAPING SHALL NOT BE WITHIN 6" OF SIDING MATERIALS.

PARKING & SNOW STORAGE AREA

ASPHALT PARKING

103.0313' WOOD DECKING

100.7813' LANDING

100.3385' GRADE

100.3906' GRADE

HEATED SIDEWALK

PAVERS

1/8" PER FT VALLEY SLOPE

GARAGE

SLAB @ DOOR 101.5834'

SLAB 101.9167'

TOP OF STEM WALL = 101.9167'

SLAB 101.5834'

TRASH & HVAC ENCLOSURE

GATE

60" TALL SOLID SCREEN

HEATED PAVER SIDEWALK

UTILITY TENCH

METER

NOTE: THERE SHALL NOT BE ANY EXTERIOR HVAC EQUIPMENT LOCATED OUTSIDE OF THE "TRASH & HVAC" ENCLOSURE.

NOTE: NO FENCING OF PROPERTY IS PROPOSED.

S84°45'31"E 319.12' (M)
S84°45'31"E 319.13' (R)
BASIS OF BEARINGS

VERIFY WATER & SEWER CONNECTION LOCATIONS

CENTER OF ROAD = 101.00' MIN.

CENTER OF SWALE = 99.75' +/- MAX SIDE SLOPE 1:3
EDGE OF SHOULDER = 100.625' (1:1.5 MAX SLOPE)
EDGE OF ROAD = 100.875' MIN. (2% SLOPE)
CENTER OF ROAD = 101.00' MIN.

ADDRESS SIGN LOCATION (SEE LANDSCAPE PLAN)

12" WIDE ASPHALT DRIVEWAY

12X11X10"

NEST PINE DR. (35'R/W)

EDGE OF PAVEMENT

N

SITE PLAN WITH SPOT ELEVATION'S

1/8" = 1'-0"

4 0 4 8 12 16 32 48

EXISTING STRUCTURE

HOUSE

1) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES 2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER/ OWNER TO CHECK FOR ANY ERROR OR OMISSIONS TO THE PLANS. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. 3) VERIFY LOCATION OF ALL ELECTRICAL FIXTURES AND OUTLETS. 4) VERIFY ALL BEAM SIZES AND LOCATIONS. 5) VERIFY GIRDER TRUSS LOCATION AND POINT LOADS. 6) VERIFY ALL FOOTING PAD LOCATIONS AND SIZES.

WESTERN DESIGN INTERNATIONAL
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WORKING DRAWINGS BY THEIR VERY NATURE ARE DIAGRAMMATIC AND DO NOT PROVIDE ALL THE INFORMATION NECESSARY FOR CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE ACCURACY OF DIMENSIONS AND COMPLIANCE WITH ALL APPLICABLE CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND BUILD IN COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL CODES.

A NEW RESIDENCE FOR:

PHONE:

PAGE CONTENTS:
ARCHITECTURAL SITE PLAN
SITE PLAN - BUILDING ENVELOPE, SETBACK, NEW CONSTRUCTION, NOTES, SPOT ELEVATIONS

PLOT SCALE
THIS PAGE HAS BEEN PRINTED AT **FULL SCALE**
USE WRITTEN MEASUREMENTS - NEVER SCALE DRAWING

LAST PLOT DATE:	9/29/2019
DRAWN BY:	ES, SS, AS, JS
JOB NUMBER:	# 16016
CHECKED: JS	DBL. CHECKED: ES

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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 the design to avoid mistakes, Western Design 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 therefor. NOTE THAT THE FINAL PRODUCT WILL NOT LOOK EXACTLY LIKE THESE PLANS AND THE FINAL PRODUCT WILL VARY IN APPEARANCE FROM THE PLANS AND THE ARTIST'S CONCEPTUAL DRAWINGS