Deschutes County Board of Commissioners
1300 NW Wall St., Suite 200, Bend, OR 97701-1960
(541) 388-6570 - Fax (541) 385-3202 - www.deschutes.org

AGENDA REQUEST & STAFF REPORT

For Board Business Meeting of 5/23/16

DATE: 5/12/16

FROM: Will Groves CDD Phone 541-388-6518

TITLE OF AGENDA ITEM:
Consideration and Signature of Document No. 2016-292, an Improvement Agreement bewteen Deschutes County and VRE Tract Y, L.L.C. for Fifty-Five (55) Visitor-Oriented Lodging Units at the Tetherow Destination Resort in the the Forest Gateway Phase I Subdivision Granted Approval under 247-15-000485-TP.

PUBLIC HEARING ON THIS DATE? No.

BACKGROUND AND POLICY IMPLICATIONS:
VRE Tract Y, L.L.C. is the owner of the Forest Gateway Phase I subdivision granted approval under 247-15-000485-TP. A developer may, in lieu of completing the required fifty-five (55) Overnight Lodging Units prior to filing a final subdivision plat, enter into an agreement with the County for the completion of such units and provide a good and sufficient form of security, to provide for the completion of such units.

VRE Tract Y, L.L.C. has proposed to provide an Irrevocable Letter of Credit in the amount of One Million Four Hundred Sixty-One Thousand Five Hundred Forty-Five and 10/100 Dollars ($1,461,545.10) (the "Security") in favor of the County, as the "Security" to provide for the completion of the roads and utilities required improvements. The amount of the Security represents one hundred and ten percent (110%) of the estimated costs. The estimated cost of construction has been reviewed by the County Property and Facilities Department. Under this agreement, the required improvements must be completed not later than two (2) years from the recordation of this Agreement.

FISCAL IMPLICATIONS:
None.

RECOMMENDATION & ACTION REQUESTED:
Motion: Approve signature of Document 2016-292.

ATTENDANCE: Will Groves, Legal

DISTRIBUTION OF DOCUMENTS:
CDD Staff.

REVIEWED

_____

LEGAL COUNSEL

For Recording Stamp Only

After Recording Return to:
Deschutes County
Community Development Department
117 NW Lafayette Street
Bend, OR 97703

IMPROVEMENT AGREEMENT
(Overnight Lodging)

This Improvement Agreement ("Agreement"), relating to the construction and installation of certain required improvements (the "Required Improvements"), as defined below in Section 5 for the Cascade Highlands/Tetherow Destination Resort (the "Resort"), as required in the conditions of approval in the Tentative Subdivision Plan approval, File No. 247-15-000485-TP ("Tentative Plan") and Site Plan approval, File No. 247-15-000486-SP (the "Site Plan"), by and between DESCHUTES COUNTY, OREGON, a political subdivision of the State of Oregon ("County") and VRE TRACT Y, L.L.C., ("Developer'').

RECITALS:

A. WHERAS, pursuant to the Tentative Plan and the Site Plan, Developer intends to construct fifty-five (55) visitor-oriented lodging at the Tetherow Destination Resort (the "Overnight Lodging Units"), which will constitute Overnight Lodging Units under Oregon State Law and Deschutes County Code. As such, completion of these units will permit the development of additional single-family lots, subject to the current 2.5:1 ratio applicable to the Tetherow Resort; and

B. WHEREAS, Developer wishes to file an application for a final subdivision plat for Phase 7 of the Resort (the "Phase 7 Final Plat"), prior to the completion of the Overnight Lodging Units; and

C. WHEREAS, Deschutes County Code (DCC) Section 19.106.110 provides that Developer may, in lieu of completing Overnight Lodging Units prior to filing a final subdivision plat, enter into an agreement with the County for the completion of such units and provide a good and sufficient form of security, to provide for the completion of such units; and

D. WHEREAS, Developer therefore seeks to bond fifteen (15) of the Overnight Lodging Units on three lots. Each lot includes four units in one building and one unit above the stand-alone garage structure on the same lot, all as shown on the tentative plan for Forest Gateway at Tetherow Phase 1, attached hereto as part of **Exhibit A** (the "Required Improvements"); and

E. WHEREAS, Overnight Lodging Units under this Agreement do not constitute a "Public Improvement" as that term is defined in ORS 279A.010(1)(cc); and

F. WHEREAS, the Required Improvements under this Agreement do not constitute a Public Improvement as the term is defined in ORS 279A.010(1)(cc).

NOW THEREFORE, IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES above mentioned, for and in consideration of the mutual obligations hereinafter stated, as follows:

1. **Recitals.** The Recitals to this Agreement set forth above are hereby incorporated herein as if fully set out, shall constitute contractual provisions and are not mere recitals.

2. **Real Property Description.** The real property subject to this Agreement, hereinafter, the "Real Property", is described as Development Tract Y, Tetherow Phase 1, containing approximately 12 acres, within Township 18S, Range 11E, Tax Lot 120.

3. **Exhibits.** The exhibits listed below and attached to this Agreement are hereby incorporated herein by reference:

   3.1 Exhibit A – Depiction and Plans for Required Improvements, including cost estimate.

   3.2 Exhibit B - Deschutes County Site Plan approval, File No. 247-15-000486-SP

   3.3 Exhibit C - Security – Letter of Credit

   3.4 Exhibit D - Contractor List per DCC 17.24.120(A)(1)

4. **Identification of Required Improvements.**

   4.1 Developer shall install and complete, or cause to be installed and completed, the improvements listed in **Exhibit A** in accordance with the Site Plan Approval set forth in **Exhibit B** to the extent that same remain to be completed (the "Required Improvements").

   4.2 As of the effective date of this Agreement, the Required Improvements consist of fifteen (15) separately rentable units, to be located on three lots, for Overnight Lodgings, as that term is defined in Deschutes County Code ("DCC") 19.04.040.

   4.3 This Agreement shall be recorded against and shall encumber the Real Property and every developable unit of land lawfully created from the Real Property (each, a "Lot").

5. **Construction of Required Improvements; Status Reports.**

   5.1 The Required Improvements shall be installed and completed in accordance with the requirements of 247-15-000486-SP and the plans attached as part of **Exhibit A** and in conformance with any additional applicable County and/or State of Oregon specifications or regulations.

   5.2 Developer shall promptly repair any damage to existing and new roads, water lines, stormwater facilities, and similar facilities within and without the Real Property, which are caused by the installation of the Required Improvements.

   5.3 Developer shall cause the Required Improvements to be completed in compliance with the applicable codes, regulations, and laws in effect at the time the applicable building permits were issued, to schedule final inspections and to have the Required Improvements in a condition determined by County to be sufficient to receive a final certificate of occupancy not later than two (2) years from the date of recordation of this Agreement (the "Completion Date").

   5.4 Developer may submit a written request to the County for up to three (3) one-year extensions of this Agreement for the completion of the Overnight Lodging Improvements.

      5.4.1 Developer shall submit the request for an extension sixty (60) days prior to the expiration of this Agreement or any previously granted extension.

5.4.2 Developer may request one extension in any calendar year.

5.4.3 Where applicable, Developer shall apply for and receive an extension per DCC 22.36.010(C) ("Land Use Extension") prior to submitting a request for an extension of this Improvement Agreement.

5.4.4 Developer shall obtain a new letter of credit in a form and amount approved by the County and consistent with all applicable extensions/amendments and as directed by County.

5.4.5 A rider from the issuer of the letter of credit stating that the existing letter of credit is also valid as security for the extension/amendment may, at the discretion of County, be submitted to County in lieu of a new letter of credit.

5.4.6 Within thirty (30) days of Developer's written request for an extension and submittal of the document required in either 5.4.4. or 5.4.5., the Completion Date may, if the County deems it to be in the public interest to do so, be extended in writing.

5.4.7 Any extension of the Completion Date shall constitute a new Completion Date for the purposes of this Agreement.

6. License to Enter and Remain on Property.

6.1 Developer hereby grants County and County's employees, engineers, consultants, agents, contractors, subcontractors and suppliers license to come onto and remain on the Real Property as necessary to make inspections of the Required Improvements.

6.2 If County determines that any portion of the Required Improvements has not been completed as required under Section 5.3 above by the Completion Date, and after providing notice to Developer and a thirty (30) day period to cure, County or its employees, engineers, consultants, agents, contractors, subcontractors and suppliers may enter onto and remain on the Real Property and may cause the Required Improvements to be completed.

7. Right to Draw on Security.

7.1 Upon failure of the Developer to complete the Required Improvements as required under Section 6.3 above by the Completion Date, County shall notify Developer in writing of such failure (the "Default Notice").

7.2. Upon receipt of the Default Notice, Developer shall have thirty (30) days to complete the Required Improvements to the condition required under Section 5.3 (the "Default Grace Period").

7.3 Should Developer fail to complete the Required Improvements within the Default Grace Period, County may, at its sole discretion, cause incomplete or unsatisfactory Required Improvements to be completed.

7.4 If County causes the Required Improvements to be completed, County may draw upon the Security for any and all costs and expenses incurred by County, or reasonably anticipated or projected to be incurred by the County, in construction and/or completion of the Required Improvements.

7.5 If County affirmatively elects (with written documentation of same signed by the Chair of the Board of County Commissioners) not to cause the Required Improvements to be completed, County shall cause the Security to be released to Developer.

7.6 For the purposes of this Agreement and access to any security offered and accepted to secure Developer's performance, Developer's failure to complete the Required Improvements shall

include failure to install or have installed any portion of the Required Improvements to the standards required under Section 5.3 above.

7.7 In the event that (a) the County receives notice that the bank issuing the Security identified in Section 13 will not renew the Security such that the Security will not remain in place until the expiration of this Agreement; an (b) Owner has not provided alternative Security reasonably satisfactory to the County, then the County shall have the right to declare a default under this Agreement and seek the proceeds of the Security.

8. No County Guarantee. County does not guarantee that any of the Overnight Lodging, Required Improvements referred to in this Agreement will be constructed, maintained or operated.

9. License to Use Permits, Specifications and Plans.

9.1 If County determines that any portion of the Required Improvements have not been completed as required by Section 5.3 above, upon expiration of the Default Grace Period, Developer shall, upon written request of the County, license and assign to County all of Developer's, applicable permits, plans, specifications, shop drawings, instruments, permits and approvals, and other documents necessary or useful in the completion of or related in any manner to the applicable Required Improvements.

9.2 Developer shall ensure that any contracts for supply of labor and materials used in connection with constructing Required Improvements are, upon request of County, assignable to the County.

9.3 Upon such request, Developer shall deliver or shall cause to be delivered, physical possession of such permits, plans, specifications, shop drawings, instruments, permits, approvals, and other documents to the County.

9.4 Upon the termination of the Default Grace Period, County may sub-assign or license the rights referred to in this Section 9 for any purpose without further approval from Developer.

10. No Third Party Beneficiaries.

10.1 County and Developer are the only parties to this Agreement and are the only parties entitled to enforce its terms.

10.2 Nothing in this Agreement gives or provides any benefit or right, whether directly, indirectly, or otherwise, to third persons unless such third persons are individually identified by name in this Agreement and expressly described as intended beneficiaries of this Agreement.

11. Restoration of Monuments. Developer shall restore any monument erected or used for the purpose of designating a survey marker or boundary of any town, tract, plat or parcel of land that is broken, damaged, removed or destroyed, during the course of work provided for or anticipated by this Agreement, whether intentional or otherwise, by the Developer or Developer's agents, employees or independent contractors.

12. Costs of Inspection. Developer shall pay to County the actual costs incurred by County in the inspection of the completed Required Improvements plus any fees, such as plan review fees and structural, electrical, plumbing and other specialty codes inspection fees normally associated with the review and inspection of any improvements on the Real Property.

13. Security for Required Improvements.

13.1 Attached as **Exhibit C** is an Irrevocable Letter of Credit in the amount of One Million Four Hundred Sixty-One Thousand Five Hundred Forty-Five and 10/100 Dollars ($1,461,545.10) (the "Security"), issued by Academy Bank, N.A. ("Surety") in favor of the County.

13.2 The amount of the Security represents one hundred ten percent (110%) of the estimated costs, as set forth in **Exhibit A**, of completing the Requirement Improvements.

13.2 Cost Notice Update

13.2.1 Beginning with the first anniversary of this Agreement, the County Commissioners may require the Developer to provide an updated construction cost estimate for the then remaining Required Improvements (the "Cost Update Notice").

13.2.2 Upon receipt of the Cost Update Notice, the Developer shall have thirty (30) days to provide the updated construction cost estimate (the "Developer's Response").

13.2.3 Upon receipt of the Developer's Response, or if no Response is received within the thirty (30) day period, if the County Commissioners determine that the Developer's obligations under this Agreement together with the Security do not provide adequate financial assurance for completion of the Required Improvements, the County Commissioners shall have the option to require Developer to increase the amount of the Security and to memorialize such increase in an amendment to this Agreement (the "Security Amendment").

13.2.4 If the County Commissioners require Developer to increase the amount of the Security, Developer shall also file the requisite application along with required fees and materials to amend this Agreement to memorialize the Security Amendment within thirty (30) days of receipt of the County's notice to increase the Security.

13.2.5 If Developer fails or refuses to increase the amount of Security as directed by the County Commissioners, such failure or refusal shall be considered failure of the Developer to complete the Required Improvements as required under Section 5.3 and the County may draw upon the Security pursuant to Section 7.

14. Developer's Obligation for Costs.

14.1 Developer expressly acknowledges, understands, and agrees that this Agreement shall not relieve Developer from the obligation to complete and fully pay for the Required Improvements and other costs and fees set forth in this Agreement.

14. 2 Should Developer default in its obligation to complete the Required Improvements as required by Section 5.3, Developer agrees to compensate County for all costs related to Developer's default.

15. Release of Security or Obligation.

15.1 Upon issuance by County of the final certificate of occupancy for the Required Improvements, Developer may submit a written request for release of the Security; County shall release the Security within thirty (30) calendar days of receipt of the written request.

15.2 Upon Developer's completion and County's inspection and approval of the Required Improvements located on any particular Lot as shown on the Site Plan (a "Completed Lot"), County may release a proportionate amount of the Security provided County, in its sole discretion and consistent with 15.7 below, determines that adequate security remains in place for Developer to complete the remaining Required Improvements in accordance with this Agreement.

15.3 County may, at County's sole discretion and consistent with applicable law, release such other portions of the Security provided other financial assurances are in place per the DCC.

15.4 County's release of any portion of the Security shall not be construed as a waiver of County's right to require full compliance with this Agreement and Developer's obligation to satisfy any costs and expenses incurred in completion of the Required Improvements.

15.5 County may, at the County's sole discretion and consistent with applicable law, release Developer from any of Developer's obligations under the terms and conditions of this Agreement.

15.6 County's release of any of Developer's obligations shall not be construed as a waiver of County's right to require full compliance with the remainder of this Agreement and Developer's obligation to satisfy any costs and expenses incurred in completion of the Required Improvements.

15.7 Developer is precluded as a term of this Agreement, from requesting release of any portion of the Security until at a minimum, seventy-five percent (75%) of the Required Improvements have received a Certificate of Occupancy; any request for a release of Security shall be accompanied by an estimate of all costs to complete the remaining units.

16. Shortfall in Security.

16.1 If the amount available to be drawn from the Security is less than the costs and expenses anticipated to be incurred, or actually incurred, by County, County may apply the proceeds of the Security to the anticipated or actual costs and expenses of completion of the Required Improvements.

16.2 Developer shall be responsible and liable for any shortfall between the actual costs and expenses of completion of the Required Improvements and the amount of the Security available to fund such costs and expenses.

17. Incidental Costs. Without limiting the generality of the foregoing, if upon County's written notice to Surety in the form prescribed by the Surety (set forth as Exhibit A-1 to the ILOC is the form prescribed by the ILOC's Surety) of Developer's failure to complete Required Improvements, the proceeds of the Security are not remitted to County within the timeframe set forth in the Security, or the Required Improvements are not installed within a reasonable time period determined by County after notice to Developer and/or Surety, then County's costs of obtaining the proceeds of the Security or other security and/or completing the Required Improvements and all incidental costs to the extent not covered by the Security or other security, shall be added to the amount due to County from Developer, and shall be paid to County by Developer, in addition to and with all other amounts due hereunder.

18. Successors in Interest.

18.1 The original of this Agreement shall be recorded with the Deschutes County Clerk and shall be a condition and covenant that shall run with the Real Property including any Lots.

18.2 It is the intent of the parties that the provisions of this Agreement shall be binding upon the parties to this Agreement, and subject to the terms contained in Section 19, their respective successors, heirs, executors, administrators, and assigns, and any other party deriving any right, title or interest in or to the Real Property or any Lot, including any person who holds such interest as security for the payment of any obligation, including a mortgagee or other secured party in actual possession of said Real Property by foreclosure or otherwise or any person taking title from such security holder.

19. Lot Purchasers.

19.1 Notwithstanding the terms of Section 18, the terms of this Section 19 shall apply to each Completed Lot as defined in Section 15.2 above.

19.2 Each Completed Lot shall be conveyed free of any obligation to pay money or complete any obligation arising from or related to this Agreement.

19.3 The owner of a Completed Lot, other than Developer, is under no obligation or burden to complete the terms and conditions of this Agreement.

19.4 A purpose for the recordation of this Agreement is to place owners and prospective purchasers on notice of the Agreement's terms, that the County has no obligation to construct the Required Improvements or any portion of the Required Improvements, and the Agreement does not in any way guarantee that any of the Required Improvements will be constructed.

19.5 The Agreement conveys no right or right of action by a Completed Lot owner, other than Developer, against the County for any act or omission of the County including, but not limited to, County decisions or acts that required or authorized the Required Improvements, or any part of the Required Improvements, not being constructed.

20. Binding Authorization. By signing this Agreement, each signatory signing in a representative capacity, certifies that the signer is authorized to sign the Agreement on behalf of and bind the signer's principal.

21. Expiration.

21.1 This Agreement shall expire one (1) year after the Completion Date (as extended or amended), or by the County's express written release of Developer from this Agreement.

21.2 Upon expiration, County shall provide Developer with a document in recordable form, formally evidencing such expiration and the parties agree to execute such document within thirty (30) days of receipt of such document by the other party.

22. Survival. County's rights under this Agreement, including County's right to draw upon the Security in whole or in part to pay the full costs and expenses of completing the Required Improvements and repairs or replacements required herein along with any licenses granted in this Agreement and any costs of enforcement of this Agreement, shall survive the expiration of this Agreement.

23. No Agency.

23.1 It is agreed by and between the parties that Developer is not carrying out a function on behalf of County, and County does not have the right of direction or control of the manner in which Developer completes performance under this Agreement nor does County have a right to exercise any control over Developer's activities.

23. 2 Developer is not an officer, employee or agent of County as those terms are used in ORS 30.265.

24. No Joint Venture or Partnership. County is not, by virtue of this Agreement, a partner or joint venturer with Developer in connection with the Site Plan, the Required Improvements, the Real Property, or any Lot and shall have no obligation with respect to Developer's debts or other liabilities of each and every nature.

25. Liens.

25.1 Developer shall pay as due all claims for work done on and for services rendered or materials furnished to the Real Property and shall keep the Real Property free from liens.

25.2 If Developer fails to pay any such claims or to discharge any lien, County may do so and collect the cost plus ten percent (10%) from the Developer or Surety; provided, however, County may not pay such claims or discharge any lien while Developer is timely disputing the validity of such claims or liens.

25.3 Such action by County shall not constitute a waiver of any right or remedy that County may have on account of Developer's failure to complete the Required Improvements or failure to observe the terms of this Agreement.

26. Indemnification. The County shall not be responsible for any injury to any and all persons or property caused directly or indirectly by reason of any and all activities of Developer under this Agreement and on the Real Property; Developer further agrees to defend, indemnify and save harmless County, its officers, agents and employees from and against all claims, suits, actions, damages, costs, losses and expenses in any manner resulting from, arising out of, or connected with any such injury.

27. Limitation of Liability. County's liability, if any, pursuant to this Agreement is subject to the Oregon Tort Claims Act, ORS 30.260 to 30.300.

28. Attorney Fees and Costs. In the event an action or suit or proceeding, including appeal therefrom, is brought by any party arising directly and/or indirectly out of the provisions of this Agreement or the interpretation thereof, for Developer's failure to complete the Required Improvements or to observe any of the terms of this Agreement or the interpretation thereof, County shall be entitled to recover, in addition to other sums or performances due under this Agreement, reasonable attorney's fees and costs as the court may adjudge in said action, suit, proceeding or appeal.

29. Waiver.

29.1 Waiver of the strict performance of any provision of this Agreement shall not constitute the waiver of any other provision or of the Agreement.

29.2 No waiver may be enforced against the County unless such waiver is in writing and signed by the County.

30. Compliance with provisions, requirements of Federal and State laws, statutes, rules, regulations, executive orders and policies. Debt Limitation.

30.1 This Agreement is expressly subject to the debt limitation of Oregon counties set forth in Article XI, Section 10, of the Oregon Constitution.

30.2 Any provisions herein that conflict with applicable law are deemed inoperative to that extent.

30.3 Additionally, Developer shall comply with any requirements, conditions or limitations arising under the any Federal or State law, statute, rule, regulation, executive order and policy applicable to the Required Improvements.

30.4 If this Agreement is in any manner construed to constitute the lending of the County's credit or constitute a debt of County in violation of Article XI, Section 10, of the Oregon Constitution, this Agreement shall be void.

31. No Inducement. No representations, statements, or warranties have induced the making and execution of this Agreement other than those herein expressed.

32. Governing Law.

32.1 This Agreement shall be governed by and construed in accordance with the laws of the State of Oregon without regard to principles of conflicts of law.

32.2 Any claim, action, suit or proceeding (each a "Claim") between County and Developer that arises from or relates to this Agreement shall be brought and conducted solely and exclusively within the Circuit Court of Deschutes County for the State of Oregon; provided, however, if a Claim shall be brought in a federal forum, then it shall be brought and conducted solely and exclusively within the United States District Court for the District of Oregon in Eugene, Oregon.

32.3 By signing below, Developer hereby consents to the in personam jurisdiction of the courts identified in Section 33.2.

32.4 The parties agree that the UN Convention on International Sales of Goods shall not apply.

33. Severability. If any term or provision of this Agreement is declared by a court of competent jurisdiction to be void, invalid or unenforceable in one respect, the validity of the term or provision in any other respect and that of the remaining terms and provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced to the extent possible.

34. Counterparts.

34.1 This Agreement may be executed in several counterparts, all of which when taken together shall constitute one Agreement binding on all parties, notwithstanding that all parties are not signatories to the same counterpart.

34.2 Each copy of this Agreement so executed shall constitute one original.

34.3. If this Agreement is signed in counterpart, each counterpart shall be recorded as provided herein for the recording of this Agreement.

35. Notice.

35.1 Except as otherwise expressly provided in this Agreement, any communications between the parties hereto or notices to be given hereunder shall be given in writing to Developer or County at the address or fax number set forth below or to such other addresses or fax numbers as either party may hereafter indicate in writing.

35.2 Delivery may be by personal delivery, facsimile, or mailing the same, postage prepaid.

35.3 Communication or notice by personal delivery shall be deemed delivered when actually given to the designated person or representative.

35.4 Any communication or notice sent by facsimile shall be deemed delivered when the transmitting machine generates receipt of the transmission. To be effective against either party, such facsimile transmission shall be confirmed by telephone notice to County's Director of Administrative Services or VRE Management, as applicable.

35.5 Any communication or notice mailed shall be deemed delivered five (5) days after mailing. Any notice under this Agreement shall be mailed by first class mail or delivered as follows:

To Developer:	To County:
VRE Crescent, L.L.C. c.o. VRE Management 100 S. Brentwood Blvd., Suite 240 St. Louis, Missouri 63105 Fax No. 314-244-3519	Deschutes County Administration County Administration 1300 NW Wall Street, Ste 200 Bend, Oregon 97703 Fax No. 541-388-4752

37. Time is of the Essence. Time is of the essence of each and every provision of this Agreement.

38. Captions.

38.1 The captions contained in this Agreement were inserted for the convenience of reference only.

38.2 Captions do not, in any manner, define, limit, or describe the provisions of this Agreement or the intentions of the parties.

39. Amendment.

39.1 The Agreement may only be amended by written instrument signed by both parties and recorded pursuant to Section 4.3 except that an amendment shall not be recorded against any Completed Lot.

39.2 For purposes of Section 39.1, the signatures of the County shall be the signatures of the Board.

39.3 Developer shall make application and pay the applicable fee (including internal service fees associated with planning, building and legal review) to bring a proposed amendment before the Board.

40. Merger Clause. This Agreement and the attached exhibits constitute the entire agreement between the parties and supersedes any and all prior or contemporaneous negotiations and/or agreements among the parties, whether written or oral.

41. Effective Date. Notwithstanding mutual execution of this Agreement, this Agreement shall not become effective until recorded.

Dated this _____ of _____, 2016

BOARD OF COUNTY COMMISSIONERS
OF DESCHUTES COUNTY, OREGON

_____
ALAN UNGER, Chair

_____
TAMMY BANEY, Vice Chair

ATTEST:

_____
Recording Secretary

_____
ANTHONY DEBONE, Commissioner

STATE OF OREGON)
) ss.
County of Deschutes)

Before me, a Notary Public, personally appeared ANTHONY DEBONE, ALAN UNGER, TAMMY BANEY, the above-named Board of County Commissioners of Deschutes County, Oregon and acknowledged the foregoing instrument on behalf of Deschutes County, Oregon.

DATED this __ day of _____ , 2016

_____
Notary Public, State of Oregon
My Commission Expires: _____

DATED this __ day of _____ , 2016

DEVELOPER:

_____
By:
Its:

STATE OF OREGON)
) ss.
County of Deschutes)

Before me, a Notary Public, personally appeared _____, and acknowledged the foregoing instrument as _____ of _____..

DATED this __ day of _____ , 2016

_____
Notary Public, State of Oregon
My Commission Expires: _____

16-258-IA

April 29, 2016

Mr. Will Groves
Senior Planner
Deschutes County Community Development
117 NW Lafayette
Bend, Oregon 97701

Re: Overnight Lodging Improvement Agreement, VRE Tract Y, L.L.C.

Dear Mr. Groves:

Please find enclosed the following as part of our application for Overnight Lodging Improvement Agreement.

1. Application Form
2. Check in the amount of $1,365.00
3. Approved Site Plan
4. Approved Site Plan (incl. highlight of the 15 Overnight Lodging Units subject to the I.A.).
5. Building Plans for Cabins A, B and C.
6. Construction Estimates for Cabins A, B and C.
7. Authorization for signature of Jason Eckhoff
8. Letter to Will Groves Re: Change of building plans from R-3 to R-1.
9. Form of Letter of Credit from Academy Bank

Please let me know if there are any questions or concerns.

Thank you,

Jason L. Eckhoff
VRE Tract Y, L.L.C.

Community Development Department
Planning Division Building Safety Division Environmental Soils Division

P.O. Box 6005 117 NW Lafayette Avenue Bend, Oregon 97708-6005
Phone: (541) 388-6575 Fax: (541) 385-1764
http://www.deschutes.org/cd

IMPROVEMENT AGREEMENT APPLICATION

FEE: $1,365

Applicant's Name (print): VRE Tract Y, L.L.C. Phone: (____) _____

Mailing Address: c/o VRE Management, 100 S. Brentwood Blvd, Ste 240 City/State/Zip: St. Louis, MO 63105

Property Owner's Name (if different)*: _____ Phone: (____) _____

Mailing Address: _____ City/State/Zip: _____

Property Description: Township 18S Range 11E Section 11 ~~Tax Lot~~ Subdivision of Tract Y, Tetherow, Phase 1

Partition, Subdivision or Site Plan File Numbers: 247-15-000-485-TP / 247-15-000-486-SP

Please submit the following information with your application:

1. **Complete application form with appropriate signatures.**
2. **Schedule for all required improvements including the completion date and cost for each improvement or repair to be covered by this Agreement.**
3. **A list of contractors who will construct or complete the required repairs and improvements, along with completed bid forms from each listed contractor.**
4. **A preliminary title report.**
5. **Correct application fee.**
6. **Burden of proof statement explaining the reasons why the required repairs and improvements cannot be completed prior to final plat approval and the purpose for the Improvement Agreement. If color exhibits are submitted, black and white copies with captions or shading delineating the color areas shall also be provided.**
7. **Name, address and phone number of the financial institution that will issue the financial assurance for the Agreement.**
8. **Draft of financial assurance.**

INSTRUCTIONS

Once your application has been reviewed and deemed complete, this office will prepare an Improvement Agreement, with a County contract number, for your signature. As the financial assurance for the Agreement is also subject to County review, the draft of the financial assurance must be approved prior to executing the Agreement. Please sign the Agreement before a notary and send it to your surety company. The surety company can then prepare the final version of the financial assurance, with reference to the County contract number. The financial assurance must be dated the same day as, or later than, the signing date on the Improvement Agreement. Next, bring the Improvement Agreement, along with the financial assurance, to the Community Development Department, so that the Director can sign the Agreement. Finally, you must then record the Agreement and financial assurance with the Deschutes County Clerk, and place the volume and page number of the recorded Agreement on the final mylar, as applicable. Keep in mind that the original Agreement will be recorded, so if your surety company also needs an original, then you will need to prepare two original versions.

Applicant's Signature: _____ Date: 4/29/16

Property Owner's Signature (if different)*: _____ Date: _____

Agent's Name (if applicable): Jason Eckhoff Phone: (314) 706-8660

Mailing Address: 61158 Riverbluff Trail City/State/Zip: Bend, OR 97702

***If this application is not signed by the property owner, a letter authorizing signature by the applicant must be attached.** 10/15

REVIEWED

LEGAL COUNSEL

For Recording Stamp Only

After Recording Return to:
Deschutes County
Community Development Department
117 NW Lafayette Street
Bend, OR 97703

IMPROVEMENT AGREEMENT
(Overnight Lodging)

This Improvement Agreement ("Agreement"), relating to the construction and installation of certain required improvements (the "Required Improvements"), as defined below in Section 5 for the Cascade Highlands/Tetherow Destination Resort (the "Resort"), as required in the conditions of approval in the Tentative Subdivision Plan approval, File No. 247-15-000485-TP ("Tentative Plan") and Site Plan approval, File No. 247-15-000486-SP (the "Site Plan"), by and between DESCHUTES COUNTY, OREGON, a political subdivision of the State of Oregon ("County") and VRE TRACT Y, L.L.C., ("Developer").

RECITALS:

A. WHERAS, pursuant to the Tentative Plan and the Site Plan, Developer intends to construct fifty-five (55) visitor-oriented lodging at the Tetherow Destination Resort (the "Overnight Lodging Units"), which will constitute Overnight Lodging Units under Oregon State Law and Deschutes County Code. As such, completion of these units will permit the development of additional single-family lots, subject to the current 2.5:1 ratio applicable to the Tetherow Resort; and

B. WHEREAS, Developer wishes to file an application for a final subdivision plat for Phase 7 of the Resort (the "Phase 7 Final Plat"), prior to the completion of the Overnight Lodging Units; and

C. WHEREAS, Deschutes County Code (DCC) Section 19.106.110 provides that Developer may, in lieu of completing Overnight Lodging Units prior to filing a final subdivision plat, enter into an agreement with the County for the completion of such units and provide a good and sufficient form of security, to provide for the completion of such units; and

D. WHEREAS, Developer therefore seeks to bond fifteen (15) of the Overnight Lodging Units on three lots. Each lot includes four units in one building and one unit above the stand-alone garage structure on the same lot, all as shown on the tentative plan for Forest Gateway at Tetherow Phase 1, attached hereto as part of **Exhibit A** (the "Required Improvements"); and

E. WHEREAS, Overnight Lodging Units under this Agreement do not constitute a "Public Improvement" as that term is defined in ORS 279A.010(1)(cc); and

F. WHEREAS, the Required Improvements under this Agreement do not constitute a Public Improvement as the term is defined in ORS 279A.010(1)(cc).

NOW THEREFORE, IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES above mentioned, for and in consideration of the mutual obligations hereinafter stated, as follows:

1. **Recitals.** The Recitals to this Agreement set forth above are hereby incorporated herein as if fully set out, shall constitute contractual provisions and are not mere recitals.

2. **Real Property Description.** The real property subject to this Agreement, hereinafter, the "Real Property", is described as Development Tract Y, Tetherow Phase 1, containing approximately 12 acres, within Township 18S, Range 11E, Tax Lot 120.

3. **Exhibits.** The exhibits listed below and attached to this Agreement are hereby incorporated herein by reference:

   3.1 Exhibit A – Depiction and Plans for Required Improvements, including cost estimate.

   3.2 Exhibit B - Deschutes County Site Plan approval, File No. 247-15-000486-SP

   3.3 Exhibit C - Security – Letter of Credit

   3.4 Exhibit D - Contractor List per DCC 17.24.120(A)(1)

4. **Identification of Required Improvements.**

   4.1 Developer shall install and complete, or cause to be installed and completed, the improvements listed in **Exhibit A** in accordance with the Site Plan Approval set forth in **Exhibit B** to the extent that same remain to be completed (the "Required Improvements").

   4.2 As of the effective date of this Agreement, the Required Improvements consist of fifteen (15) separately rentable units, to be located on three lots, for Overnight Lodgings, as that term is defined in Deschutes County Code ("DCC") 19.04.040.

   4.3 This Agreement shall be recorded against and shall encumber the Real Property and every developable unit of land lawfully created from the Real Property (each, a "Lot").

5. **Construction of Required Improvements; Status Reports.**

   5.1 The Required Improvements shall be installed and completed in accordance with the requirements of 247-15-000486-SP and the plans attached as part of **Exhibit A** and in conformance with any additional applicable County and/or State of Oregon specifications or regulations.

   5.2 Developer shall promptly repair any damage to existing and new roads, water lines, stormwater facilities, and similar facilities within and without the Real Property, which are caused by the installation of the Required Improvements.

   5.3 Developer shall cause the Required Improvements to be completed in compliance with the applicable codes, regulations, and laws in effect at the time the applicable building permits were issued, to schedule final inspections and to have the Required Improvements in a condition determined by County to be sufficient to receive a final certificate of occupancy not later than two (2) years from the date of recordation of this Agreement (the "Completion Date").

   5.4 Developer may submit a written request to the County for up to three (3) one-year extensions of this Agreement for the completion of the Overnight Lodging Improvements.

      5.4.1 Developer shall submit the request for an extension sixty (60) days prior to the expiration of this Agreement or any previously granted extension.

      5.4.2 Developer may request one extension in any calendar year.

      5.4.3 Where applicable, Developer shall apply for and receive an extension per DCC 22.36.010(C) ("Land Use Extension") prior to submitting a request for an extension of this

Improvement Agreement.

5.4.4 Developer shall obtain a new letter of credit in a form and amount approved by the County and consistent with all applicable extensions/amendments and as directed by County.

5.4.5 A rider from the issuer of the letter of credit stating that the existing letter of credit is also valid as security for the extension/amendment may, at the discretion of County, be submitted to County in lieu of a new letter of credit.

5.4.6 Within thirty (30) days of Developer's written request for an extension and submittal of the document required in either 5.4.4. or 5.4.5., the Completion Date may, if the County deems it to be in the public interest to do so, be extended in writing.

5.4.7 Any extension of the Completion Date shall constitute a new Completion Date for the purposes of this Agreement.

6. License to Enter and Remain on Property.

6.1 Developer hereby grants County and County's employees, engineers, consultants, agents, contractors, subcontractors and suppliers license to come onto and remain on the Real Property as necessary to make inspections of the Required Improvements.

6.2 If County determines that any portion of the Required Improvements has not been completed as required under Section 5.3 above by the Completion Date, and after providing notice to Developer and a thirty (30) day period to cure, County or its employees, engineers, consultants, agents, contractors, subcontractors and suppliers may enter onto and remain on the Real Property and may cause the Required Improvements to be completed.

7. Right to Draw on Security.

7.1 Upon failure of the Developer to complete the Required Improvements as required under Section 6.3 above by the Completion Date, County shall notify Developer in writing of such failure (the "Default Notice").

7.2. Upon receipt of the Default Notice, Developer shall have thirty (30) days to complete the Required Improvements to the condition required under Section 5.3 (the "Default Grace Period").

7.3 Should Developer fail to complete the Required Improvements within the Default Grace Period, County may, at its sole discretion, cause incomplete or unsatisfactory Required Improvements to be completed.

7.4 If County causes the Required Improvements to be completed, County may draw upon the Security for any and all costs and expenses incurred by County, or reasonably anticipated or projected to be incurred by the County, in construction and/or completion of the Required Improvements.

7.5 If County affirmatively elects (with written documentation of same signed by the Chair of the Board of County Commissioners) not to cause the Required Improvements to be completed, County shall cause the Security to be released to Developer.

7.6 For the purposes of this Agreement and access to any security offered and accepted to secure Developer's performance, Developer's failure to complete the Required Improvements shall include failure to install or have installed any portion of the Required Improvements to the standards required under Section 5.3 above.

8. No County Guarantee. County does not guarantee that any of the Overnight Lodging, Required Improvements referred to in this Agreement will be constructed, maintained or operated.

9. License to Use Permits, Specifications and Plans.

9.1 If County determines that any portion of the Required Improvements have not been completed as required by Section 5.3 above, upon expiration of the Default Grace Period, Developer shall, upon written request of the County, license and assign to County all of Developer's, applicable permits, plans, specifications, shop drawings, instruments, permits and approvals, and other documents necessary or useful in the completion of or related in any manner to the applicable Required Improvements.

9.2 Developer shall ensure that any contracts for supply of labor and materials used in connection with constructing Required Improvements are, upon request of County, assignable to the County.

9.3 Upon such request, Developer shall deliver or shall cause to be delivered, physical possession of such permits, plans, specifications, shop drawings, instruments, permits, approvals, and other documents to the County.

9.4 Upon the termination of the Default Grace Period, County may sub-assign or license the rights referred to in this Section 9 for any purpose without further approval from Developer.

10. No Third Party Beneficiaries.

10.1 County and Developer are the only parties to this Agreement and are the only parties entitled to enforce its terms.

10.2 Nothing in this Agreement gives or provides any benefit or right, whether directly, indirectly, or otherwise, to third persons unless such third persons are individually identified by name in this Agreement and expressly described as intended beneficiaries of this Agreement.

11. Restoration of Monuments. Developer shall restore any monument erected or used for the purpose of designating a survey marker or boundary of any town, tract, plat or parcel of land that is broken, damaged, removed or destroyed, during the course of work provided for or anticipated by this Agreement, whether intentional or otherwise, by the Developer or Developer's agents, employees or independent contractors.

12. Costs of Inspection. Developer shall pay to County the actual costs incurred by County in the inspection of the completed Required Improvements plus any fees, such as plan review fees and structural, electrical, plumbing and other specialty codes inspection fees normally associated with the review and inspection of any improvements on the Real Property.

13. Security for Required Improvements.

13.1 Attached as **Exhibit C** is an Irrevocable Letter of Credit in the amount of _____ _____ (the "Security"), issued by Academy Bank ("Surety") in favor of the County.

13.2 The amount of the Security represents one hundred ten percent (110%) of the estimated costs, as set forth in **Exhibit A**, of completing the Requirement Improvements.

13.2 Cost Notice Update

13.2.1 Beginning with the first anniversary of this Agreement, the County Commissioners may require the Developer to provide an updated construction cost estimate for the then remaining Required Improvements (the "Cost Update Notice").

13.2.2 Upon receipt of the Cost Update Notice, the Developer shall have thirty (30) days to provide the updated construction cost estimate (the "Developer's Response").

13.2.3 Upon receipt of the Developer's Response, or if no Response is received within the thirty (30) day period, if the County Commissioners determine that the Developer's obligations under this Agreement together with the Security do not provide adequate financial assurance for completion of the Required Improvements, the County Commissioners shall have the option to require Developer to increase the amount of the Security and to memorialize such increase in an amendment to this Agreement (the "Security Amendment").

13.2.4 If the County Commissioners require Developer to increase the amount of the Security, Developer shall also file the requisite application along with required fees and materials to amend this Agreement to memorialize the Security Amendment within thirty (30) days of receipt of the County's notice to increase the Security.

13.2.5 If Developer fails or refuses to increase the amount of Security as directed by the County Commissioners, such failure or refusal shall be considered failure of the Developer to complete the Required Improvements as required under Section 5.3 and the County may draw upon the Security pursuant to Section 7.

14. Developer's Obligation for Costs.

14.1 Developer expressly acknowledges, understands, and agrees that this Agreement shall not relieve Developer from the obligation to complete and fully pay for the Required Improvements and other costs and fees set forth in this Agreement.

14. 2 Should Developer default in its obligation to complete the Required Improvements as required by Section 5.3, Developer agrees to compensate County for all costs related to Developer's default.

15. Release of Security or Obligation.

15.1 Upon issuance by County of the final certificate of occupancy for the Required Improvements, Developer may submit a written request for release of the Security; County shall release the Security within thirty (30) calendar days of receipt of the written request.

15.2 Upon Developer's completion and County's inspection and approval of the Required Improvements located on any particular Lot as shown on the Site Plan (a "Completed Lot"), County may release a proportionate amount of the Security provided County, in its sole discretion and consistent with 15.7 below, determines that adequate security remains in place for Developer to complete the remaining Required Improvements in accordance with this Agreement.

15.3 County may, at County's sole discretion and consistent with applicable law, release such other portions of the Security provided other financial assurances are in place per the DCC.

15.4 County's release of any portion of the Security shall not be construed as a waiver of County's right to require full compliance with this Agreement and Developer's obligation to satisfy any costs and expenses incurred in completion of the Required Improvements.

15.5 County may, at the County's sole discretion and consistent with applicable law, release Developer from any of Developer's obligations under the terms and conditions of this Agreement.

15.6 County's release of any of Developer's obligations shall not be construed as a waiver of County's right to require full compliance with the remainder of this Agreement and Developer's obligation to satisfy any costs and expenses incurred in completion of the Required Improvements.

15.7 Developer is precluded as a term of this Agreement, from requesting release of any portion of the Security until at a minimum, seventy-five percent (75%) of the Required Improvements have received a Certificate of Occupancy; any request for a release of Security shall be accompanied by an estimate of all costs to complete the remaining units.

16. Shortfall in Security.

16.1 If the amount available to be drawn from the Security is less than the costs and expenses anticipated to be incurred, or actually incurred, by County, County may apply the proceeds of the Security to the anticipated or actual costs and expenses of completion of the Required Improvements.

16.2 Developer shall be responsible and liable for any shortfall between the actual costs and expenses of completion of the Required Improvements and the amount of the Security available to fund such costs and expenses.

17. Incidental Costs. Without limiting the generality of the foregoing, if upon County's written notice to Surety in the form prescribed by the Surety (set forth as Exhibit A-1 to the ILOC is the form prescribed by the ILOC's Surety) of Developer's failure to complete Required Improvements, the proceeds of the Security are not remitted to County within the timeframe set forth in the Security, or the Required Improvements are not installed within a reasonable time period determined by County after notice to Developer and/or Surety, then County's costs of obtaining the proceeds of the Security or other security and/or completing the Required Improvements and all incidental costs to the extent not covered by the Security or other security, shall be added to the amount due to County from Developer, and shall be paid to County by Developer, in addition to and with all other amounts due hereunder.

18. Successors in Interest.

18.1 The original of this Agreement shall be recorded with the Deschutes County Clerk and shall be a condition and covenant that shall run with the Real Property including any Lots.

18.2 It is the intent of the parties that the provisions of this Agreement shall be binding upon the parties to this Agreement, and subject to the terms contained in Section 19, their respective successors, heirs, executors, administrators, and assigns, and any other party deriving any right, title or interest in or to the Real Property or any Lot, including any person who holds such interest as security for the payment of any obligation, including a mortgagee or other secured party in actual possession of said Real Property by foreclosure or otherwise or any person taking title from such security holder.

19. Lot Purchasers.

19.1 Notwithstanding the terms of Section 18, the terms of this Section 19 shall apply to each Completed Lot as defined in Section 15.2 above.

19.2 Each Completed Lot shall be conveyed free of any obligation to pay money or complete any obligation arising from or related to this Agreement.

19.3 The owner of a Completed Lot, other than Developer, is under no obligation or burden to complete the terms and conditions of this Agreement.

19.4 A purpose for the recordation of this Agreement is to place owners and prospective purchasers on notice of the Agreement's terms, that the County has no obligation to construct the Required Improvements or any portion of the Required Improvements, and the Agreement does not in any way guarantee that any of the Required Improvements will be constructed.

19.5 The Agreement conveys no right or right of action by a Completed Lot owner, other than Developer, against the County for any act or omission of the County including, but not limited to, County decisions or acts that required or authorized the Required Improvements, or any part of the Required Improvements, not being constructed.

20. Binding Authorization. By signing this Agreement, each signatory signing in a representative capacity, certifies that the signer is authorized to sign the Agreement on behalf of and bind the signer's principal.

21. Expiration.

21.1 This Agreement shall expire one (1) year after the Completion Date (as extended or amended), or by the County's express written release of Developer from this Agreement.

21.2 Upon expiration, County shall provide Developer with a document in recordable form, formally evidencing such expiration and the parties agree to execute such document within thirty (30) days of receipt of such document by the other party.

22. Survival. County's rights under this Agreement, including County's right to draw upon the Security in whole or in part to pay the full costs and expenses of completing the Required Improvements and repairs or replacements required herein along with any licenses granted in this Agreement and any costs of enforcement of this Agreement, shall survive the expiration of this Agreement.

23. No Agency.

23.1 It is agreed by and between the parties that Developer is not carrying out a function on behalf of County, and County does not have the right of direction or control of the manner in which Developer completes performance under this Agreement nor does County have a right to exercise any control over Developer's activities.

23. 2 Developer is not an officer, employee or agent of County as those terms are used in ORS 30.265.

24. No Joint Venture or Partnership. County is not, by virtue of this Agreement, a partner or joint venturer with Developer in connection with the Site Plan, the Required Improvements, the Real Property, or any Lot and shall have no obligation with respect to Developer's debts or other liabilities of each and every nature.

25. Liens.

25.1 Developer shall pay as due all claims for work done on and for services rendered or materials furnished to the Real Property and shall keep the Real Property free from liens.

25.2 If Developer fails to pay any such claims or to discharge any lien, County may do so and collect the cost plus ten percent (10%) from the Developer or Surety; provided, however, County may not pay such claims or discharge any lien while Developer is timely disputing the validity of such claims or liens.

25.3 Such action by County shall not constitute a waiver of any right or remedy that County may have on account of Developer's failure to complete the Required Improvements or failure to observe the terms of this Agreement.

26. Indemnification. The County shall not be responsible for any injury to any and all persons or property caused directly or indirectly by reason of any and all activities of Developer under this Agreement and on the Real Property; Developer further agrees to defend, indemnify and save harmless County, its officers, agents and employees from and against all claims, suits, actions, damages, costs, losses and expenses in any manner resulting from, arising out of, or connected with any such injury.

27. Limitation of Liability. County's liability, if any, pursuant to this Agreement is subject to the Oregon Tort Claims Act, ORS 30.260 to 30.300.

28. Attorney Fees and Costs. In the event an action or suit or proceeding, including appeal therefrom, is brought by any party arising directly and/or indirectly out of the provisions of this Agreement or the interpretation thereof, for Developer's failure to complete the Required Improvements or to observe any of the terms of this Agreement or the interpretation thereof, County shall be entitled to recover, in addition to other sums or performances due under this Agreement, reasonable attorney's fees and costs as the court may adjudge in said action, suit, proceeding or appeal.

29. Waiver.

29.1 Waiver of the strict performance of any provision of this Agreement shall not constitute the waiver of any other provision or of the Agreement.

29.2 No waiver may be enforced against the County unless such waiver is in writing and signed by the County.

30. Compliance with provisions, requirements of Federal and State laws, statutes, rules, regulations, executive orders and policies. Debt Limitation.

30.1 This Agreement is expressly subject to the debt limitation of Oregon counties set forth in Article XI, Section 10, of the Oregon Constitution.

30.2 Any provisions herein that conflict with applicable law are deemed inoperative to that extent.

30.3 Additionally, Developer shall comply with any requirements, conditions or limitations arising under the any Federal or State law, statute, rule, regulation, executive order and policy applicable to the Required Improvements.

30.4 If this Agreement is in any manner construed to constitute the lending of the County's credit or constitute a debt of County in violation of Article XI, Section 10, of the Oregon Constitution, this Agreement shall be void.

31. No Inducement. No representations, statements, or warranties have induced the making and execution of this Agreement other than those herein expressed.

32. Governing Law.

32.1 This Agreement shall be governed by and construed in accordance with the laws of the State of Oregon without regard to principles of conflicts of law.

32.2 Any claim, action, suit or proceeding (each a "Claim") between County and Developer that arises from or relates to this Agreement shall be brought and conducted solely and exclusively within the Circuit Court of Deschutes County for the State of Oregon; provided, however, if a Claim shall be brought in a federal forum, then it shall be brought and conducted solely and exclusively within the United States District Court for the District of Oregon in Eugene, Oregon.

32.3 By signing below, Developer hereby consents to the in personam jurisdiction of the courts identified in Section 33.2.

32.4 The parties agree that the UN Convention on International Sales of Goods shall not apply.

33. Severability. If any term or provision of this Agreement is declared by a court of competent jurisdiction to be void, invalid or unenforceable in one respect, the validity of the term or provision in any other respect and that of the remaining terms and provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced to the extent possible.

34. Counterparts.

34.1 This Agreement may be executed in several counterparts, all of which when taken together shall constitute one Agreement binding on all parties, notwithstanding that all parties are not signatories to the same counterpart.

34.2 Each copy of this Agreement so executed shall constitute one original.

34.3. If this Agreement is signed in counterpart, each counterpart shall be recorded as provided herein for the recording of this Agreement.

35. Notice.

35.1 Except as otherwise expressly provided in this Agreement, any communications between the parties hereto or notices to be given hereunder shall be given in writing to Developer or County at the address or fax number set forth below or to such other addresses or fax numbers as either party may hereafter indicate in writing.

35.2 Delivery may be by personal delivery, facsimile, or mailing the same, postage prepaid.

35.3 Communication or notice by personal delivery shall be deemed delivered when actually given to the designated person or representative.

35.4 Any communication or notice sent by facsimile shall be deemed delivered when the transmitting machine generates receipt of the transmission. To be effective against either party, such facsimile transmission shall be confirmed by telephone notice to County's Director of Administrative Services or VRE Management, as applicable.

35.5 Any communication or notice mailed shall be deemed delivered five (5) days after mailing. Any notice under this Agreement shall be mailed by first class mail or delivered as follows:

To Developer:

VRE Crescent, L.L.C.
c.o. VRE Management
100 S. Brentwood Blvd., Suite 240
St. Louis, Missouri 63105
Fax No. 314-244-3519

To County:

Deschutes County Administration
County Administration
1300 NW Wall Street, Ste 200
Bend, Oregon 97703
Fax No. 541-388-4752

37. Time is of the Essence. Time is of the essence of each and every provision of this Agreement.

38. Captions.

38.1 The captions contained in this Agreement were inserted for the convenience of reference only.

38.2 Captions do not, in any manner, define, limit, or describe the provisions of this Agreement or the intentions of the parties.

39. Amendment.

39.1 The Agreement may only be amended by written instrument signed by both parties and recorded pursuant to Section 4.3 except that an amendment shall not be recorded against any Completed Lot.

39.2 For purposes of Section 39.1, the signatures of the County shall be the signatures of the Board.

39.3 Developer shall make application and pay the applicable fee (including internal service fees associated with planning, building and legal review) to bring a proposed amendment before the Board.

40. Merger Clause. This Agreement and the attached exhibits constitute the entire agreement between the parties and supersedes any and all prior or contemporaneous negotiations and/or agreements among the parties, whether written or oral.

41. Effective Date. Notwithstanding mutual execution of this Agreement, this Agreement shall not become effective until recorded.

Dated this _____ of _____, 2016

BOARD OF COUNTY COMMISSIONERS
OF DESCHUTES COUNTY, OREGON

_____
ALAN UNGER, Chair

_____
TAMMY BANEY, Vice Chair

ATTEST:

_____
Recording Secretary

_____
ANTHONY DEBONE, Commissioner

STATE OF OREGON)
) ss.
County of Deschutes)

Before me, a Notary Public, personally appeared ANTHONY DEBONE, ALAN UNGER, TAMMY BANEY, the above-named Board of County Commissioners of Deschutes County, Oregon and acknowledged the foregoing instrument on behalf of Deschutes County, Oregon.

DATED this __ day of _____ , 2016

_____
Notary Public, State of Oregon
My Commission Expires: _____

DATED this __ day of _____ , 2016 **DEVELOPER:**

_____
By:
Its:

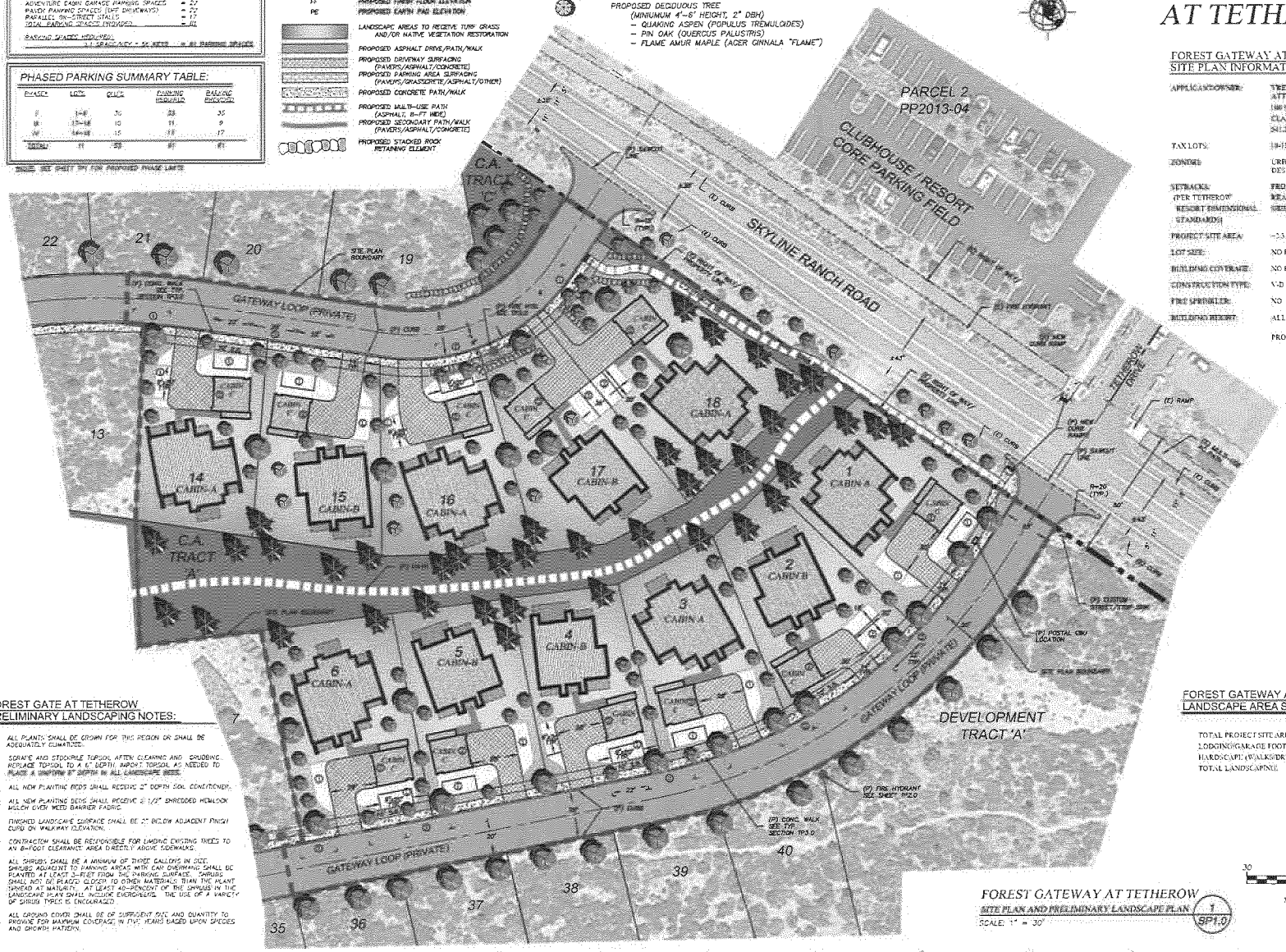
STATE OF OREGON)
) ss.
County of Deschutes)

Before me, a Notary Public, personally appeared _____, and acknowledged the foregoing instrument as _____ of _____..

DATED this __ day of _____ , 2016

_____
Notary Public, State of Oregon
My Commission Expires: _____

SITE PLAN FOR FOREST GATEWAY AT TETHEROW



SITE NOTES:

OVERNIGHT LODGING UNITS (OLU) "KEYS" SUMMARY:

TOTAL OVERNIGHT LODGING UNITS (OLUs)
51 ADVENTURE CABINS * 2 KEYS/CABIN = 102 KEYS

PARKING SUMMARY:

ADVENTURE CABIN GARAGE PARKING SPACES	= 27
PAVED PARKING SPACES (OFF DRIVEWAYS)	= 27
PARALLEL ON-STREET STALLS	= 17
TOTAL PARKING SPACES PROVIDED	= 71

PARKING SPACES REQUIRED:
1 SPACE/CABIN + 1/4 KEYS = 51 PARKING SPACES

PHASED PARKING SUMMARY TABLE:

PHASE	LOTS	CABINS	PARKING REQUIRED	PARKING PROVIDED
I	1-8	30	38	35
II	13-18	10	11	9
III	9-12	11	18	17
TOTAL		51	67	61

SEE SHEET SP1.1 FOR PROPOSED PHASE LINES

LEGEND

- EXISTING RIGHT OF WAY (R.O.W.) LINE
- EXISTING PROPERTY LINE
- EXISTING MINOR CONTOUR
- 1505 EXISTING MAJOR CONTOUR
- PROPOSED 10-FT FRONT YARD SETBACK LINE
- PROPOSED PARKING SPACE/STALL COUNT
- FF PROPOSED FINISH FLOOR ELEVATION
- PE PROPOSED EARTH PAD ELEVATION
- LANDSCAPE AREAS TO RECEIVE TURF GRASS AND/OR NATIVE VEGETATION RESTORATION
- PROPOSED ASPHALT DRIVE/PATH/WALK
- PROPOSED DRIVEWAY SURFACING (PAVERS/ASPHALT/CONCRETE)
- PROPOSED PARKING AREA SURFACING (PAVERS/GRASSCRETE/ASPHALT/OTHER)
- PROPOSED CONCRETE PATH/WALK
- PROPOSED MULTI-USE PATH (ASPHALT, 8-FT WIDE)
- PROPOSED SECONDARY PATH/WALK (PAVERS/ASPHALT/CONCRETE)
- PROPOSED STACKED ROCK RETAINING ELEMENT

PROPOSED EVERGREEN TREE
- PONDEROSA PINE (PINUS PONDEROSA)
- AUSTRIAN PINE (PINUS NIGRA)
- SCOTS PINE (PINUS SYLVESTRIS)
- SUBALPINE FIR (ABIES LASIOCARPA)

PROPOSED DECIDUOUS TREE (MINIMUM 4'-6" HEIGHT, 2" DBH)
- QUAKING ASPEN (POPULUS TREMULOIDES)
- PIN OAK (QUERCUS PALUSTRIS)
- FLAME AMUR MAPLE (ACER GINNALA "FLAME")

FOREST GATEWAY AT TETHEROW SITE PLAN INFORMATION

APPLICANT/OWNER:	TRE TRACT Y LLC ATTN: JASON HICKOFF 180 S BRENTWOOD #240 CLAYTON, MO 63105-1420 541.388.2662
TAX LOTS:	18-13-03-DD-00300
ZONING:	URBAN AREA RESERVE (UAR-10) WITHIN IN A DESTINATION RESORT (DR) OVERLAY
SETBACKS: (PER TETHEROW RESORT DIMENSIONAL STANDARDS)	FRONT: 10' REAR: NONE SIDES: NONE
PROJECT SITE AREA:	~2.5 ACRES
LOT SIZE:	NO REQUIREMENT
BUILDING COVERAGE:	NO REQUIREMENT
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLER:	NO
BUILDING HEIGHT:	ALLOWED: 40' HT. (TETHEROW RESORT COMMERCIAL USE) PROPOSED: VARIES, SEE ARCH. PLANS (LESS THAN 30-FT)

FOREST GATE AT TETHEROW PRELIMINARY LANDSCAPING NOTES:

1. ALL PLANTS SHALL BE GROWN FOR THIS REGION OR SHALL BE ADEQUATELY ACCLIMATIZED.
2. SCRAPE AND STOCKPILE TOPSOIL AFTER CLEARING AND GRUBBING. REPLACE TOPSOIL TO A 6" DEPTH. IMPORT TOPSOIL AS NEEDED TO PLACE A UNIFORM 6" DEPTH IN ALL LANDSCAPE BEDS.
3. ALL NEW PLANTING BEDS SHALL RECEIVE 2" DEPTH SOIL CONDITIONER.
4. ALL NEW PLANTING BEDS SHALL RECEIVE 2 1/2" SHREDDED HEMLOCK MULCH OVER WEED BARRIER FABRIC.
5. FINISHED LANDSCAPE SURFACE SHALL BE 2" BELOW ADJACENT FINISH CURB OR WALKWAY ELEVATION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR LIMBING EXISTING TREES TO AN 8-FOOT CLEARANCE AREA DIRECTLY ABOVE SIDEWALKS.
7. ALL SHRUBS SHALL BE A MINIMUM OF THREE GALLONS IN SIZE. SHRUBS ADJACENT TO PARKING AREAS WITH CAR OVERHANG SHALL BE PLANTED AT LEAST 3-FEET FROM THE PARKING SURFACE. SHRUBS SHALL NOT BE PLACED CLOSER TO OTHER MATERIALS THAN THE PLANT SPREAD AT MATURITY. AT LEAST 40-PERCENT OF THE SHRUBS IN THE LANDSCAPE PLAN SHALL INCLUDE EVERGREENS. THE USE OF A VARIETY OF SHRUB TYPES IS ENCOURAGED.
8. ALL GROUND COVER SHALL BE OF SUFFICIENT SIZE AND QUANTITY TO PROVIDE FOR MAXIMUM COVERAGE IN FIVE YEARS BASED UPON SPECIES AND GROWTH RATION.

FOREST GATEWAY AT TETHEROW SITE PLAN LANDSCAPE AREA SUMMARY:

TOTAL PROJECT SITE AREA:	+2.5 - ACRES
LODGING/GARAGE FOOTPRINT:	+0.5 - ACRES (+ 21.5%)
HARDSCAPE (WALKS/DRIVES):	+0.9 - ACRES (+ 37.5%)
TOTAL LANDSCAPING:	+1.3 - ACRES (+ 52.0%)

SCALE
30 0 15 30 60
(FEET)
1 INCH = 30 FT

FOREST GATEWAY AT TETHEROW
SITE PLAN AND PRELIMINARY LANDSCAPE PLAN 1 SP1.0
SCALE: 1" = 30'

D'Agostino Parker, LLC
155 SHEVLIN PARK ROAD, SUITE 101
BEND, OR 97701
P: (541) 322-0007

VRE TRACT Y LLC
FOREST GATEWAY AT TETHEROW
SITE PLAN

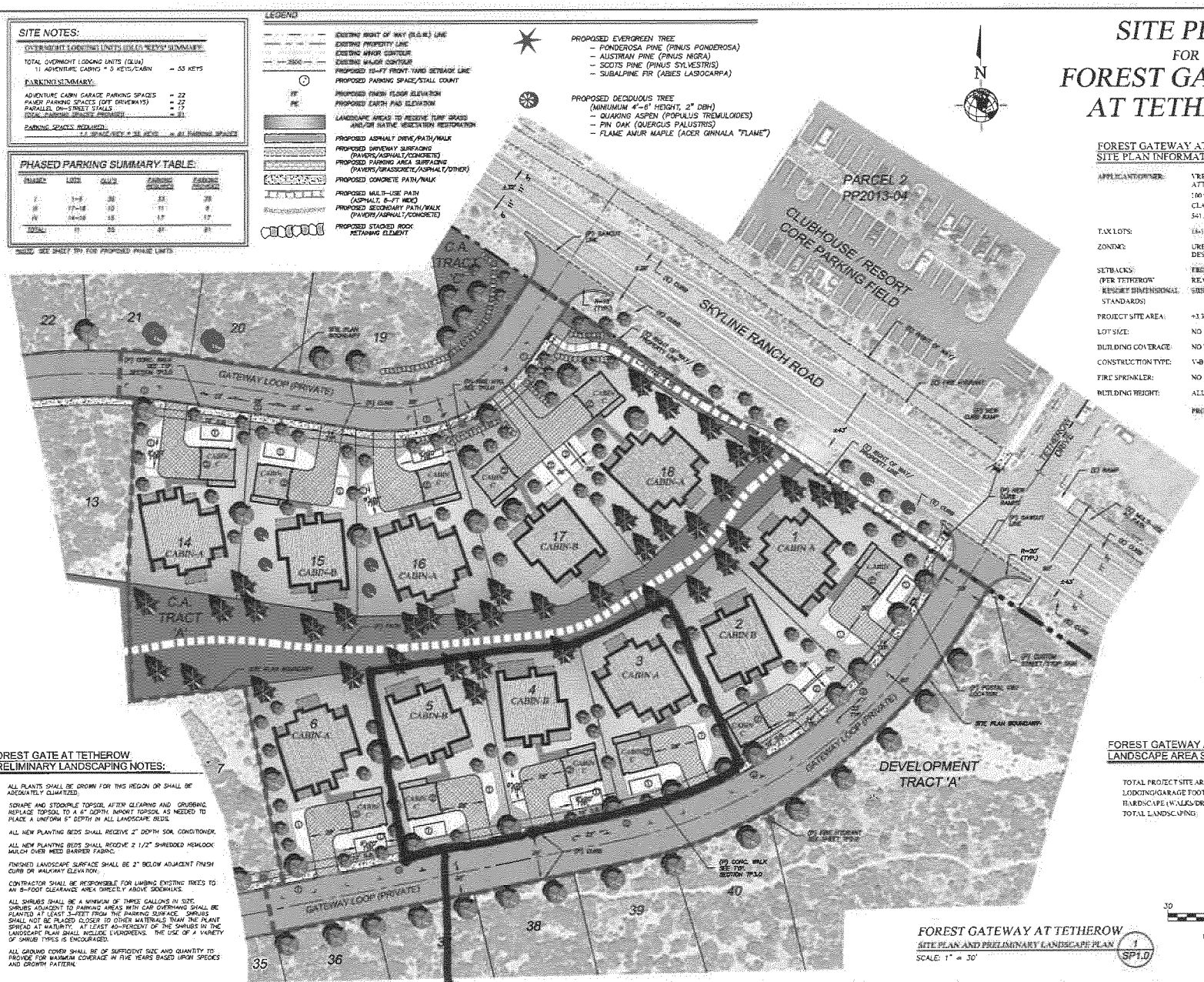
DESIGNED BY: KD/JE | CHECKED BY: KD
DRAWN BY: JE | APPROVED: JE
LAST EDIT: 8/31/2015 | PLOT DATE: 8/31/2015
SCALE: 1" = 30' | PROJECT NO: VRE02
DRAWING FILE NAME: TRACT Y_TP.dwg

DATE	BY	REVISION	CK'D APP'D

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
OREGON
KEVIN S. DAGOSTINO
EXPIRES: 12/31/2015

SHEET
SP1.0

SITE PLAN FOR FOREST GATEWAY AT TETHEROW



SITE NOTES:

OVERNIGHT LODGING UNITS (OLUs)

TOTAL OVERNIGHT LODGING UNITS (OLUs)
11 ADVENTURE CABINS * 5 KEYS/CABIN = 55 KEYS

PARKING SUMMARY:

ADVENTURE CABIN GARAGE PARKING SPACES	= 22
PAVER PARKING SPACES (OFF DRIVEWAYS)	= 22
PARALLEL ON-STREET STALLS	= 17
TOTAL PARKING SPACES PROVIDED	= 61

PARKING SPACES REQUIRED:
11 ADVENTURES * 2 SPACES = 44 PARKING SPACES

PHASED PARKING SUMMARY TABLE:

PHASE*	LOTS	OLUs	PARKING REQUIRED	PARKING PROVIDED
I	1–5	30	33	39
II	17–18	10	11	9
III	14–16	15	17	17
TOTAL:		55	61	61

*NOTE: SEE SHEET TP1 FOR PROPOSED PHASE LIMITS

FOREST GATEWAY AT TETHEROW SITE PLAN INFORMATION

APPLICANT/OWNER:	VRE TRACT Y LLC ATTN: JASON ECKHOFF 100 S BRENTWOOD #210 CLAYTON, MO 63105-1635 541.388.2582
TAX LOTS:	[redacted]
ZONING:	URBAN AREA RESERVE (UAR-10) WITHIN IN A DESTINATION RESORT (DR) OVERLAY
SETBACKS: (PER TETHEROW RESORT DIMENSIONAL STANDARDS)	FRONT: 15' REAR: NONE SIDES: NONE
PROJECT SITE AREA:	+3.3 ACRES
LOT SIZE:	NO REQUIREMENT
BUILDING COVERAGE:	NO REQUIREMENT
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLER:	NO
BUILDING HEIGHT:	ALLOWED: 40' MT. (TETHEROW RESORT COMMERCIAL USE) PROPOSED: VARIES, SEE ARCH PLANS (LESS THAN 30-FT)

FOREST GATE AT TETHEROW PRELIMINARY LANDSCAPING NOTES:

1. ALL PLANTS SHALL BE GROWN FOR THIS REGION OR SHALL BE ADEQUATELY ACLIMATIZED.
2. SCRAPE AND STOCKPILE TOPSOIL AFTER CLEARING AND GRUBBING. REPLACE TOPSOIL TO A 6" DEPTH. IMPORT TOPSOIL AS NEEDED TO PLACE A UNIFORM 6" DEPTH IN ALL LANDSCAPE BEDS.
3. ALL NEW PLANTING BEDS SHALL RECEIVE 2" DEPTH SOIL CONDITIONER.
4. ALL NEW PLANTING BEDS SHALL RECEIVE 2 1/2" SHREDDED HEMLOCK MULCH OVER WEED BARRIER FABRIC.
5. FINISHED LANDSCAPE SURFACE SHALL BE 2" BELOW ADJACENT FINISH CURB OR WALKWAY ELEVATION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR LIMBING EXISTING TREES TO AN 8–FOOT CLEARANCE AREA DIRECTLY ABOVE SIDEWALKS.
7. ALL SHRUBS SHALL BE A MINIMUM OF THREE GALLONS IN SIZE. SHRUBS ADJACENT TO PARKING AREAS WITH CAR OVERHANG SHALL BE PLANTED AT LEAST 3–FEET FROM THE PARKING SURFACE. SHRUBS SHALL NOT BE PLACED CLOSER TO OTHER MATERIALS THAN THE PLANT SPREAD AT MATURITY. AT LEAST 40–PERCENT OF THE SHRUBS IN THE LANDSCAPE PLAN SHALL INCLUDE EVERGREENS. THE USE OF A VARIETY OF SHRUB TYPES IS ENCOURAGED.
8. ALL GROUND COVER SHALL BE OF SUFFICIENT SIZE AND QUANTITY TO PROVIDE FOR MAXIMUM COVERAGE IN FIVE YEARS BASED UPON SPECIES AND GROWTH PATTERN.

FOREST GATEWAY AT TETHEROW SITE PLAN LANDSCAPE AREA SUMMARY:

TOTAL PROJECT SITE AREA:	+3.3 - ACRES
LODGING/GARAGE FOOTPRINT:	+0.7 - ACRES (+21 %)
HARDSCAPE (WALKS/DRIVES):	+0.9 - ACRES (+27 %)
TOTAL LANDSCAPING:	+1.7 - ACRES (+52 %)

FOREST GATEWAY AT TETHEROW
SITE PLAN AND PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 30'
1 SP1.0

D'Agostino Parker, LLC
1305 SW LOLO PASS RD. SUITE 101
BEND, OR 97702
P: (541) 322-5047

VRE TRACT Y LLC
FOREST GATEWAY AT TETHEROW
SITE PLAN

DESCHUTES CO. OREGON
SCALE: 1" = 30'
PROJECT NO: VRE02
DRAWING FILE NAME: TRACT Y_TP.dwg

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
OREGON
JULY 25, 1986
KEITH D. D'AGOSTINO
EXPIRES: 12/31/15

DESIGNED BY: KD/AE
DRAWN BY: AE
LAST EDIT: 8/31/2015
CHECKED BY: KD
APPROVED: KD
PLOT DATE: 8/31/2015

DATE	BY	NO.	REVISION

SHEET
SP1.0

→ Cabins included in Improvement Agreement

TETHEROW ADVENTURE CABINS

Volume 1
03-19-2015

100% CD

DESIGN TEAM

OWNER
VIRTUAL REALITY ENTERPRISES
100 S BRENTWOOD BLVD, SUITE 740
SAINT LOUIS, MO 63105-1625
Phone: (314) 706-8060
Contact: JASON ECKHOFF

ARCHITECT
BLRB ARCHITECTS P.S.
404 SW COLUMBIA SUITE 100
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Phone: (541) 330-6506
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SCOTT WINTERS
HENRY RHETT

STRUCTURAL ENGINEER
ASHLEY & VANCE ENGINEERING
37 NW FRANKLIN AVE
BEND, OR 97703
Phone: (541) 647-1455 x 153
Contact: JOHN FISCHER, PE - PRINCIPAL

Revisions:

BLRB architects

15.21B

100% CD

COVER SHEET - CABIN A

A0.A0

TETHEROW ADVENTURE CABINS

VIRTUAL REALITY ENTERPRISES

VOLUME 1 OF 1

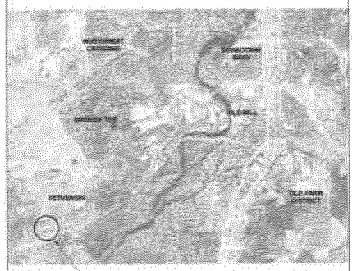
PROJECT DATA

DEVELOPMENT:	TETHEROW PHASE I - TRACT "I"
PROJECT ADDRESS:	SKYLINE RANCH ROAD BEND, OR 97701
TAX LOT NO.:	181111D000259
GOVERNING CODES:	DESCHUTES COUNTY PLANNING 2014 OREGON RESIDENTIAL SPECIALTY CODE
ZONING CLASSIFICATION:	UAR / OR
OCCUPANCY GROUPS:	R (RESIDENTIAL)
TYPE OF CONSTRUCTION:	TYPE V-B

DESIGN CRITERIA

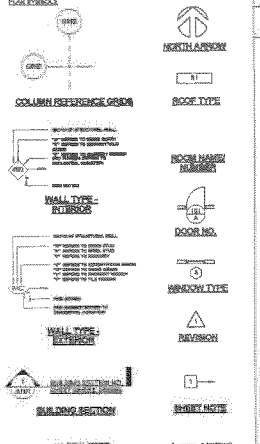
Current Residential Code:	2014 Oregon Residential Specialty Code
Soil Bearing Capacity	1500# min (Upon assumption--specific to site condition) without engineered soil bearing analysis
Seismic	C for 2014 Oregon Residential Specialty Code only
Wind Pressure	130lbs per square foot
Weathering	Severe
Frost Depth:	12" min.
Wind Speed:	70 mph 85 mph 3 sec. gusts
Snow Load	25 #psf.
Exposure:	"C"
Energy Code	2014 ORSC , chapt. 11- Additional Measures (Table 1101.1): Envelope Enhancement Measure : 2 Exterior walls---U-0.030/R-21 (nominal) framing, and Vaulted ceilings---U-0.026/R-38, and Flat ceilings---U-0.026/R-49, and Framed floors---U-0.026/R-38, and Windows---U-0.30; and Doors---All doors U-0.20 . Conservation Measure : 8 High Efficiency HVAC System

VICINITY MAP



ARCHITECTURAL SYMBOLS

PLAN SYMBOLS



ABBREVIATIONS

AB	ANCHOR BOLT	FDW	FACE OF MASONRY	PWC	PROTECTIVE WALL COVERING
ABF	ACRYLONITRILE-BUTADIENE-STYRENE PLASTIC	FOS	FACE OF STUD	PWP	PROTECTIVE WALL PANELS
ACM	ADHERING CONCRETING MATERIAL	FPP	FOLDING PANEL PARTITION	QT	QUARRY TILE
ACP	ACOUSTICAL CEILING PANEL	FR	FIRE RETARDANT	R	RISER
ACP	ASPHALT CONCRETE PAVEMENT	FRCP	FIBER REINFORCED CEMENT PANEL	RAU	RUBBERIZED ASPHALT UNDERLAYMENT
ACT	ACOUSTICAL TILE	FRP	FIBER REINFORCED PANEL	RB	RESILIENT BASE
AD	AREA DRAIN	FRT	FIRE RESISTANT TREATMENT	RD	ROOF DRAIN
ADJ	ADJACENT	FS	FINE STOP (SIM)	REF	REFERENCE
ADJT	ADJUSTABLE	FT	FOOT, FEET	REF	REFRIGERATOR
ADP	ACOUSTICAL DIFFUSION PANEL	FTG	FOOTING	REINF	REINFORCE (D)
AFF	ABOVE FINISH FLOOR	FURR	FURRING	REQ	REQUIRED
AGG	AGGREGATE	FW	FULLER'S WALL	RESLT	RESILIENT TREADS, RISERS, TILE (LANDINGS)
AL	ALUMINUM	GA	GAUGE	RH	RIGHT HAND
ALT	ALTERNATE	GALV	GALVANIZED	RM	ROOM
AP	ACCORDION PARTITION	GB	GRAB BAR	RO	ROUGH OPENING
AR	ABUSE RESISTANT	GC	GENERAL CONTRACT OR	ROW	RIGHT OF WAY
ARGWB	ABUSE RESISTANT GYPSUM WALL BOARD	GCMU	GLAZED CMU	RT	RIGHT
ARCH	ARCHITECT (URAL)	GL	GLASS, GLAZING	S	SIDE
ATB	ASPHALT TREATED BASE	GLB	GLU-LAM BEAM	S	SOUTH
AWP	ACOUSTICAL WALL PANEL	GWB	GYPSUM WALLBOARD	SA	SEALER/ABSORBER
BIT	BITUMINOUS	GWL	GRAVEL	SAC	SUSPENDED ACOUSTICAL CEILING
BL	BLANKET	GWB	GYPSUM WALL BOARD	SC	SPECIAL COATING
BLDG	BUILDING	HB	HOSE BIB	SCHED	SCHEDULE (D)
BLK'D	BLOCKED	HC	HANDICAP	SCMU	SOUND BLOCK CMU
BM	BEAM	HDR	HEADER	SD	SOAP DISPENSER
BMU	BRACE MOUNT UNIT	HDW	HARDWARE	SEC	SECTION
BOT	BOTTOM	HDWD	HARDWOOD	SF	SQUARE FOOT (FEET)
BR	BRICK	HM	HOLLOW METAL	SH	SHEATHING
BUR	BUILT UP ROOFING	HORIZ	HORIZONTAL	SHR	SHOWER
CAB	CLOSET/CABINET	HR	HANGING	SHT	SHEET
CAB	CABINET	HT	HEIGHT	SIM	SIMILAR (CONDITIONS VARY)
CB	CATCH BASIN	HVAC	HEATING, VENTILATING & AIR CONDITIONING	SL	SLOPE
CG	CURBING GUTTER	HY	HOT WATER	SMD	SANITARY NAPKIN DISPENSER
CHB	CHALKBOARD	HWH	HOT WATER HEATER/TANK	SNR	SANITARY NAPKIN RECEPTACLE
CJ	CONTROL JOINT	ID	INSIDE DIAMETER	SPEC	SPECIFIED / SPECIFICATIONS
CL	CENTER LINE	INSL	INSULATED (SHEET)	SQ	SQUARE
CLF	CHAIN LINK FENCE	INT	INTERIOR, MEDIA BOARD	SS	STAINLESS STEEL
CLG	CEILING	INCL	INCLUDE (D, ING)	ST	STAIN
CLR	CLEAR (ANCE)	INSUL	INSULATE (D, ING)	STL	STAIN & LACQUER
CMT	CERAMIC MOSAIC TILE	INT	INTERIOR	STN	STAIN & VARNISH
CMU	CONCRETE MASONRY UNIT	IRT	INTUMESCENT PAINT	STD	STANDARD
CO	CLEAN OUT	IR	IMPACT RESISTANT	STL	STEEL
COL	COLUMN	IRGWB	IMPACT RESISTANT GYPSUM WALL BOARD	STOR	STORAGE
CONC	CONCRETE	JST	JOIST	STRUCT	STRUCTURAL
CONST	CONSTRUCTION	JT	JOINT	SUSP	SUSPEND (ED)
CONT	CONTINUOUS/CONTINUATION	KO	KNOCK OUT	SV	SHEET VINYL
CONTR	CONTRACTOR	LB	LAG BOLT	T	TREAD
COR	CORRIDOR	LAB	LABORATORY	T&G	TONGUE &M
CORR SV	CORR UGATED VINYL	LAM	LAMINATE (D)	TB	TILE BACKER BOARD
CPT	CARPET	LAV	LAVATORY	TBD	TACKBOARD
CR	CLASSROOM	LF	LINEAR FOOT (FEET)	TBD	TO BE DETERMINED
CT	CERAMIC TILE	LGL	LAMINATED GLASS	TC	TERRAZZO CONTINUOUS
CTRS	COUNTER TOPS	LH	LEFT HAND	TEL	TELEPHONE
CUSP	CUSPIDORE	LN	LINOLEUM	TF	TRANSPARENT FINISH
CUST	CUSTODIAN'S	LT	LIGHT	TNG	TONGUE & GROOVE
CW	CURB WATER	MAR	MOISTURE BARRIER ROOFING	TGL	TEMPERED GLASS
D	DEEP	MAT	MATERIAL	THK	THICK
DBL	DOUBLE	MAX	MAXIMUM	TO	TOP OF
DEMO	DEMOLITION	MB	MAGNETIC BOARD	TRSP	TRANSLUCENT SKYLIGHT PANEL (S) (SG)
DF	DRINKING FOUNTAIN	MDF	MEDIUM DENSITY OVERLAY PLYWOOD	TRWP	TRANSLUCENT WALL PANEL (S) (SG)
DIA	DIAMETER	MECH	MECHANICAL	TTD	TOILET TISSUE DISPENSER
DIM	DIMENSION	MFR	MANUFACTURE	TWP	TACKABLE WALL PANEL
DISP	DISPENSER	MH	MANHOLE	TYP	TYPICAL
DN	DOWN	MIN	MINIMUM	UON	UNLESS OTHERWISE NOTED
DE	DOOR	MIR	MIRROR	UR	URINAL
DS	DOWNSPOUT	MISC	MISCELLANEOUS	VAR	VARIES
DTL	DETAIL	MTL	METAL	VB	VAPOR BARRIER/RETARDER
DW	DISHWASHER	MW	MICROWAVE	VCT	VINYL COMPOSITION TILE
DWR	DRAWER	N	NORTH	VDN	VENDER
DWR	DRAWER	NA	NOT APPLICABLE	VRB	VENTED RUBBER BASE
E	EAST	NIC	NOT IN CONTRACT	VERT	VERTICAL
EA	EACH	NO	NUMBER	VIF	VERIFY IN FIELD
EF	EXHAUST FAN	NOM	NOMINAL	VP	VITREOUS PLASTER
EIFS	EXT. INSUL. FINISH SYSTEM	NRV	NON-RISE SHEET VINYL	VR	VAPOR RETARDER
EJ	EXPANSION JOINT	NTS	NOT TO SCALE	VS	VARNISH SYSTEM
ELECT	ELECTRIC (AL)	OC	ON CENTER	VWC	VINYL WALL COVERING
ELEV	ELEVATION	OD	OUTSIDE DIAMETER	W	WEST
ELEV	ELEVATOR	OFCI	OWNER FURNISHED/CONTRACTOR INSTALLED	W	WITH
EM	EMERGENCY	OFD	OVERFLOW DRAIN	WO	WITHOUT
EMC	ELECTRIC MAGNETIC CHOKER	OH	OVER HEAD	WD	WOOD
EMH	ELECTRIC MAGNETIC HOLDER	OP	OPERABLE PARTITION	WF	WOOD FLOORING
EP	EXHAUST PANEL	OPG	OPENING	WGL	WIRE GLASS
EPNL	ELECTRICAL PANEL	OPP	OPPOSITE	WIN	WINDOW
EQ	EQUAL	OSB	ORIENTED STRAND BOARD	WM	WIRE MESH
EQUIP	EQUIPMENT	PAR	PARALLEL	WMP	WIRE MESH PARTITION
ER	EXHAUST REGR.	PART	PARTITION	WR	WATER RESISTANT
ERB	EARTHWORKS, SHEET FLOORING	PBG	PROTECTIVE BUMPER GUARD	WRB	WATER RESISTIVE BARRIER
EXIST	EXISTING	PB	PEGBOARD; TEMPERED HARDBOARD	WRGWB	WATER RESISTANT GYPSUM WALL BOARD
EXPS	EXPOSED STRUCTURE	PC	PRECAST	WSCT	WAINSCOT
EXT	EXTERIOR	PERF	PERFORATE (D)	WWF	WELDED WIRE FABRIC
FA	FIRE ALARM	PFRP	PERFORCELAIN	WWM	WOVEN WIRE MESH
FCB	FIBER CEMENT BOARD	PH	PANIC HARDWARE	YD	YARD
FCS	FIBER CEMENT SIDING	PL	PROPERTY LINE		
FCP	FIBER CEMENT PANELS	PL	PLATE		
FD	FLOOR DRAIN	PLAM	PLASTIC LAMINATE		
FDN	FOUNDATION	PLYWD	PLYWOOD		
FE	FIRE EXTINGUISHER	PNL	PANEL, ANCHOR BOLT		
FEC	FIRE EXTINGUISHER CABINET	PR	PAIR		
FF	FINISH FLOOR	PRT	PRESSURE TREATED		
FG	FINISH GRADE	PS	PROJECTION SCREEN		
FHCP	FIRE HOSE STANDPIPE PANEL	PSF	POUNDS PER SQUARE FOOT		
FH	FIRE HYDRANT	PSI	POUNDS PER SQUARE INCH		
FH	FINISH HIGH	PT	PAINT		
FLR	FLOOR	PTD	PAPER TOWEL DISPENSER		
FO	FACE OF	PTR	PAPER TOWEL DISPENSER / RECEPTACLE		
FOF	FACE OF FINISH	PVC	POLYVINYL CHLORIDE (PLASTIC)		

INDEX OF DRAWINGS

VOLUME 1

ARCHITECTURAL - CABIN A

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A0.A1	DATA SHEET - CABIN A
A1.A0	SITE PLAN - CABIN A
A2.A0	WALL TYPES - CABIN A
A3.A1	FLOOR PLAN - CABIN A - LEVEL 1
A3.A2	ROOF PLAN - CABIN A
A4.A	EXTERIOR ELEVATIONS - CABIN A
A4.A1	BUILDING SECTIONS - CABIN A - NORTH-SOUTH SECTIONS
A4.A2	BUILDING SECTIONS - CABIN A - EAST-WEST SECTIONS
A5.A	SECTION DETAILS - CABIN A - LEVEL 1
A7.A1	WINDOW SCHEDULE CABIN A
A7.A2	DOOR SCHEDULE AND DETAILS CABIN A
A8.A1	DETAILS - CABIN A
A8.A3	DETAILS - CABIN A

DEFERRED SUBMITTALS

1. MECHANICAL SYSTEM DESIGN
2. ELECTRICAL SYSTEM DESIGN

GENERAL NOTES

1. DO NOT SCALE THE DRAWINGS.

2. DIMENSIONS ARE TO STRUCTURAL GRID OR TO FACE OF STUD, UNLESS OTHERWISE NOTED.

3. VERIFY FIELD CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT FOR RESOLUTION OF OCCURRENT DISCREPANCIES PRIOR TO COMMENCEMENT OF THE WORK.

4. DRAWINGS AND PROJECT MANUAL (SPECIFICATIONS, WALL TYPES AND DETAILS) ARE COMPLEMENTARY (INCOMPLETE WITHOUT ONE ANOTHER). THE PROJECT MANUAL INCLUDES PROJECT SPECIFICATIONS IN ONE VOLUME. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE IN POSSESSION OF A COMPLETE SET OF THE DRAWINGS AND PROJECT MANUAL. CLAIMS FOR ADDITIONAL COST ASSOCIATED WITH WORK KNOWN ON ONE DISCIPLINE'S DRAWINGS BUT NOT ON ANOTHER DISCIPLINE WILL NOT BE CONSIDERED OR APPROVED. CLAIMS FOR ADDITIONAL COSTS ASSOCIATED WITH THE GENERAL CONTRACTOR'S AND/OR SUBCONTRACTOR'S USE OF AN INCOMPLETE OR PARTIAL SET OF CONSTRUCTION DOCUMENTS WILL NOT BE CONSIDERED OR APPROVED.

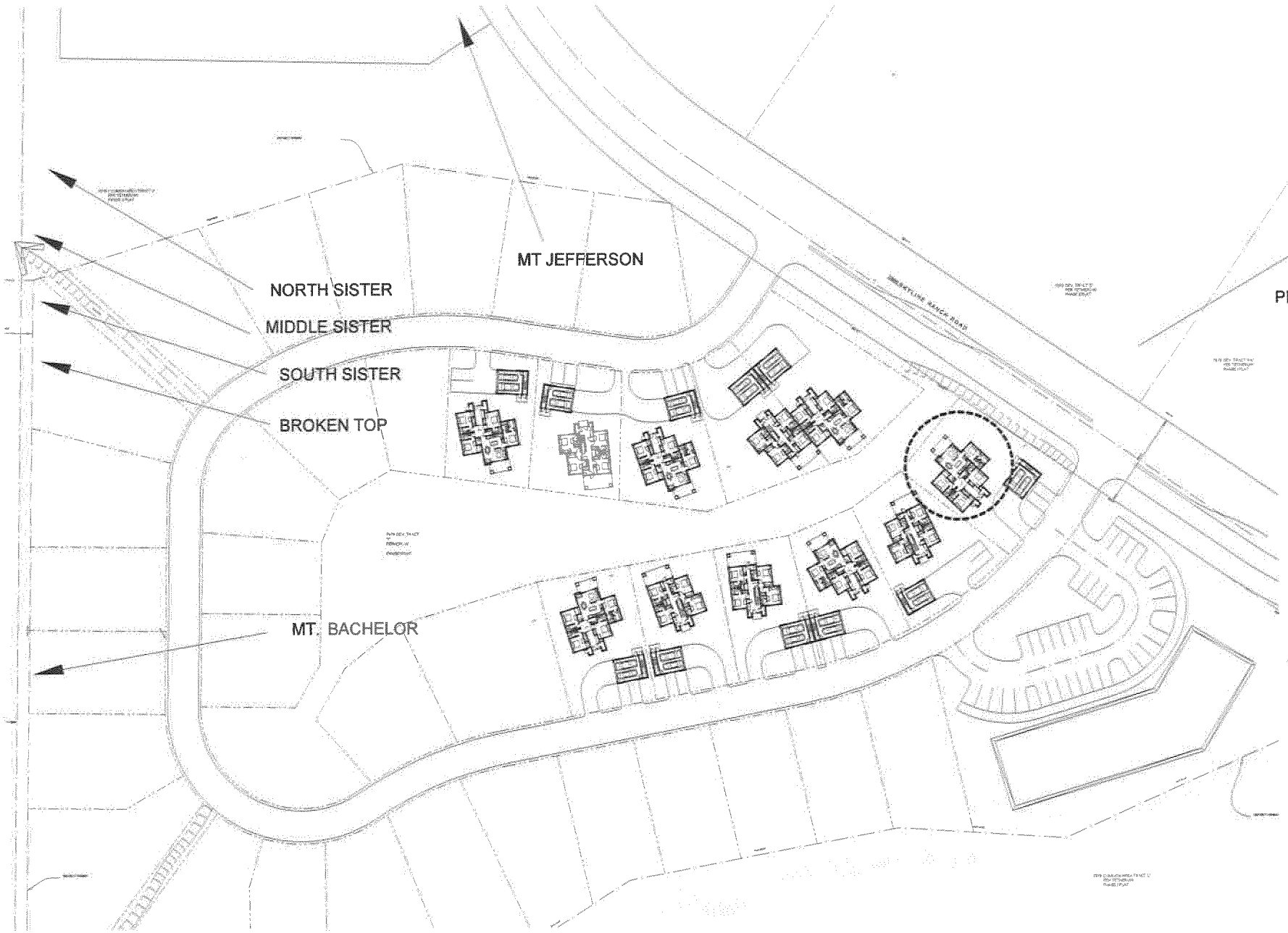
100% CD

TETHEROW ADVENTURE CABINS
Skyline Ranch Road
Bend, Oregon

BLRB architects

Drawing Title:	DATA SHEET - CABIN A
Date:	03-19-2015
Drawn By:	SW
Project No:	15.218
Stamp:	PRELIMINARY - NOT FOR CONSTRUCTION
Sheet No:	A0.A1

BLRB ARCHITECTS, P.C.



1 SITE PLAN - CABIN A

100% CD

TETHEROW ADVENTURE CABINS
Skyline Ranch Road
Bend, Oregon

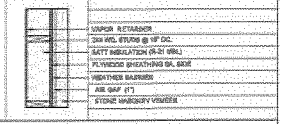
BLRB architects

Drawing Title:
SITE PLAN - CABIN A

Date: 03-19-2015
Drawn By: SW
Project No: 1521B

PRELIMINARY - NOT FOR CONSTRUCTION

Sheet No:
A1.A0

EXT. WALL TYPE	MATERIAL	DESCRIPTION
EW4FT EW4SB		EXTERIOR GYPSUM BOARD (1/2") VAPOR RETARDER 2X6 WD. STUDS @ 16" OC. BATT INSULATION (5.5" MIN.) 1/2" PLYWD. SHEATHING WEATHER BARRIER 3/8" PLASTIC FURRING BATTENS WOOD OR CEMENTITIOUS SIDING (SEE ELEVS. FOR LOCATION AND ORIENTATION)
EW2FT		INTERIOR GYPSUM BOARD (1/2") VAPOR RETARDER 2X4 WD. STUDS @ 16" OC. BATT INSULATION (3.5" MIN.) 1/2" PLYWD. SHEATHING WEATHER BARRIER AIR GAP (1") STONE MASONRY VENEER
EW2SB		VAPOR RETARDER 2X4 WD. STUDS @ 16" OC. BATT INSULATION (3.5" MIN.) PLYWOOD SHEATHING SA. SIDE WEATHER BARRIER AIR GAP (1") STONE MASONRY VENEER

EXTERIOR WALL NOTES:

1. ENERGY CODE ADDITIONAL MEASURES:
   ENVELOPE ENHANCEMENT MEASURE 1.2
   - INTERMEDIATE FRAMING 6.21 (2x_WD)
   - FULLY INSULATED 2 STUD CORNERS 6
   - FULLY INSULATED WALL INTERSECTIONS 8
   - INSULATE HEADER WITH 1" RIGID FOAM 9
2. FOR SHEAR PANEL LOCATIONS AND SHEATHING NAILING PATTERN S SEE STRUCTURAL DRAWINGS
3. EXTERIOR ENVELOPE STUDS TO BE 2X6 @ 16" OC. (MIN.)

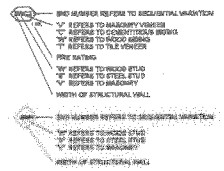
   DESIGNATIONS: 6W = 2X6 STUDS @ 16" OC.
   8W = 2X8 STUDS @ 16" OC.

INT. WALL TYPE	MATERIAL	DESCRIPTION
IW2FT		2X4 WD. STUDS @ 16" OC. INTERIOR GYPSUM BOARD EA. SIDE (1/2")
IW3FT		2X6 WD. STUDS @ 16" OC. INTERIOR GYPSUM BOARD EA. SIDE (1/2")
IW2SB		STONE MASONRY VENEER 2X4 WD. STUDS @ 16" OC. AIR GAP (1") 1/2" PLYWD.

WALL TYPE NOTES

1. SEE FLOOR PLAN(S) FOR WALL TYPE LOCATIONS
2. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL SPECIFICATION.
3. BATT INSULATION TO FILL WALL CAVITY IN INDICATED WALLS.
4. PROVIDE FULLY INSULATED CORNERS AND PARTITION INTERSECTIONS AT EXTERIOR WALLS
5. FILL HEADER VOIDS WITH 3.4 / 1" RIGID FOAM AT EXTERIOR WALLS
7. VAPOR BARRIER APPLIED TO WARM SIDE AT ALL EXTERIOR WALLS
8. INSTALL CONTINUOUS FIRE RATED SEALANT AT ALL PENETRATIONS THROUGH RATED PARTITIONS, BOTH SIDES TYPICAL.
9. ALL EXTERIOR WALLS TO COMPLY WITH OREGON ENERGY CODE ADDITIONAL MEASURES (TABLE 1101.2) ENHANCEMENT MEASURE #2

WALL TYPE IDENTIFIER LEGEND



100% CD

TETHEROW ADVENTURE CABINS
Skyline Ranch Road
Bend, Oregon

BLRB architects

Revisions:	Date:

Drawing Title: WALL TYPES - CABIN A

Date: 03-19-2015 | Drawn By: SW

Project No.: 15.218

Status: PRELIMINARY - NOT FOR CONSTRUCTION

Sheet No.: A2.A0

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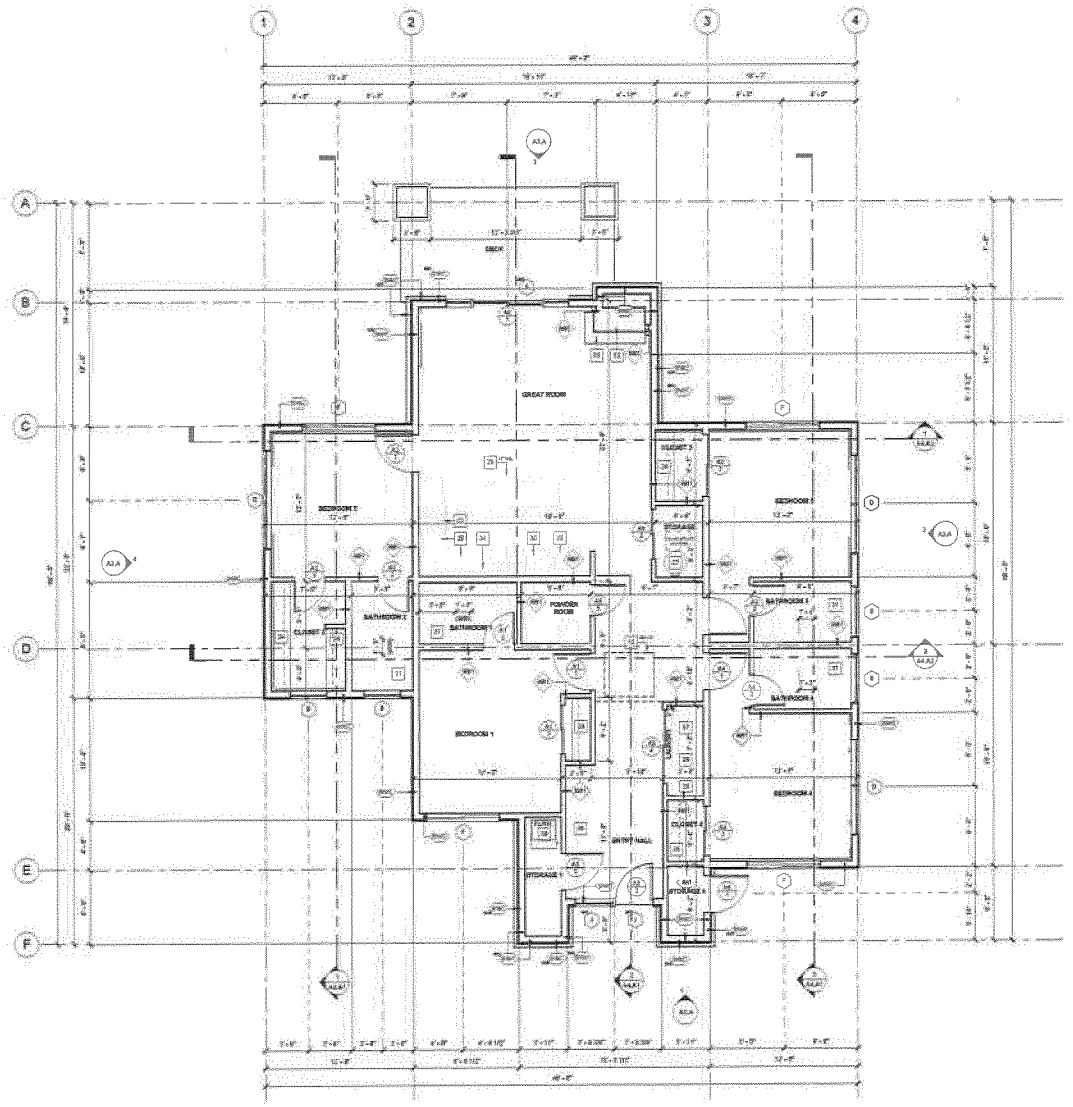

1 LEVEL 1 — CABIN A — 1,900 SF

MATERIALS KEY

32 SKYLIGHT
33 FREESTANDING RANGE/OVEN
34 CLOSET SHELF AND HANGING ROD
35 PLAN DISCONTINUITY
36 STONE HEARTH
37 WATER HEATER
38 DISHWASHER
39 SHOWER STALL
40 GAS FIREPLACE
41 STONE HEARTH
34 CABINET/VANITY
42 WOOD BENCH
37 WASHER
38 DRYER
39 HIGH EFFICIENCY GAS FURNACE

100% CD

TETHEROW ADVENTURE CABINS
Skyline Ranch Road
Bend, Oregon

BLRB architects

Drawing Title: FLOOR PLAN - CABIN A - LEVEL 1

Date: 03-19-2015 | Drawn By: SW

Project no. 15.218

Status: PRELIMINARY - NOT FOR CONSTRUCTION

Sheet No. A2.A1

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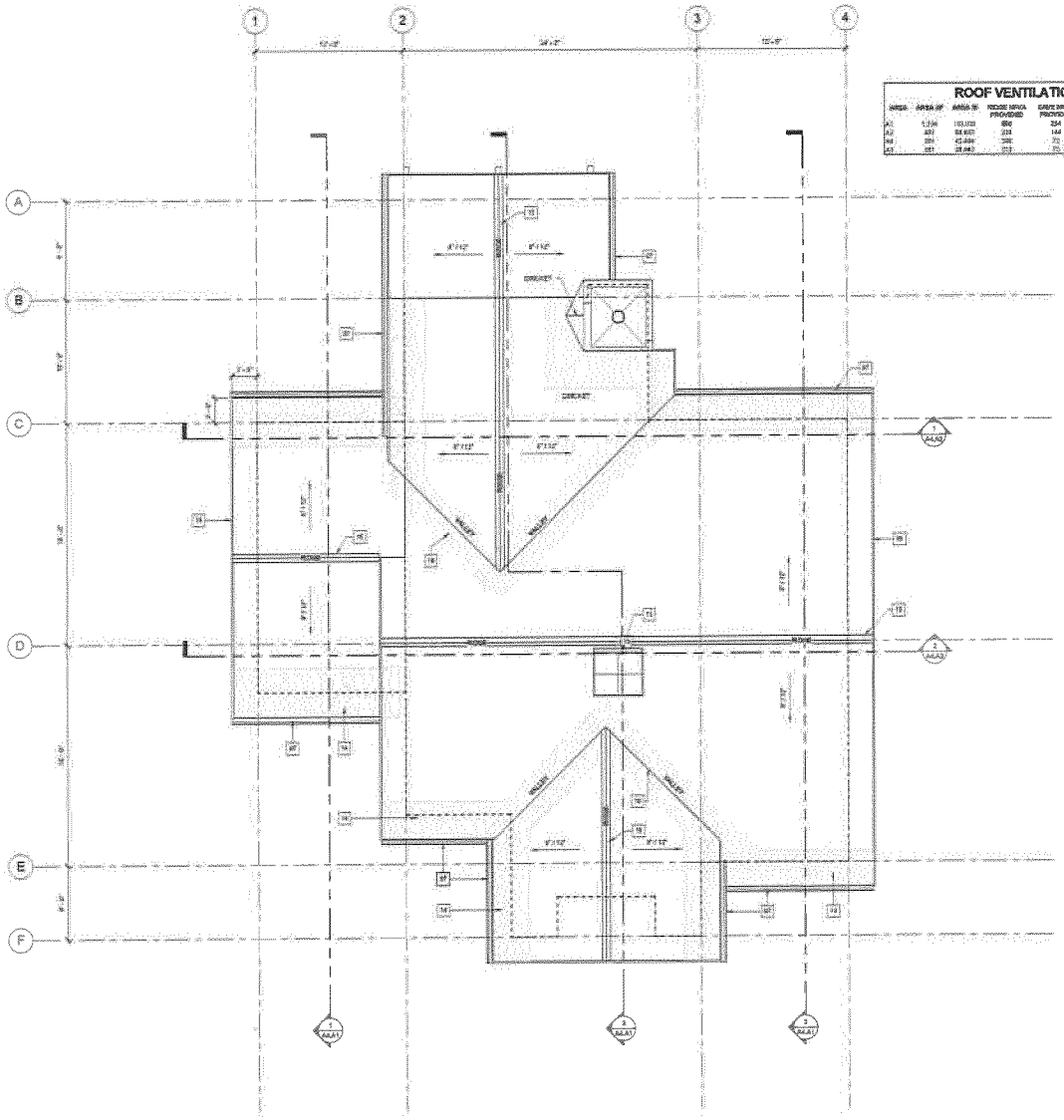

ROOF PLAN

ROOF VENTILATION A

AREA	AREA SF	AREA SF	RIDGE NFVA PROVIDED	EAVE NFVA PROVIDED	RIDGE NFVA	TOTAL NFVA
A1	1,238	123.800	550	554	443	550
A2	831	83.100	231	144	166	308
A3	354	42.480	236	70	141	373
A4	661	39.660	221	70	47	294

MATERIALS KEY

- 09 ZEE FASCIA BOARD
- 07 METAL GUTTER
- 13 SKYLIGHT
- 14 SNOW AND ICE SHIELD
- 15 RIDGE VENT
- 19 VALLEY FLASHING

GRAPHIC LEGEND

- SNOW AND ICE SHIELD
- RIDGE VENT
- EXTERIOR WALL BELOW

ROOF PLAN NOTES

1. SNOW AND ICE SHIELD TO BE APPLIED AT ALL EAVES AND TO EXTEND 24" MIN. OVER INNER FACE
2. PROVIDE A TOTAL NET FREE VENTILATING AREA EQUAL OF 1/300 IN ALL ROOFS
3. PROVIDE CONTINUOUS 1" MIN. AIR SPACE IN ALL PENETRATIONS UNLESS NOTED.
4. ALL EAVE BLOCK VENTS SHALL BE SCREENED

100% CD

TETHEROW ADVENTURE CABINS
Skyline Ranch Road
Bend, Oregon

BLRB architects

Date	Description

Drawing Title:
ROOF PLAN - CABIN A

Date : 03-19-2015
Drawn By : SW
Project No. 15.218

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A2.A2

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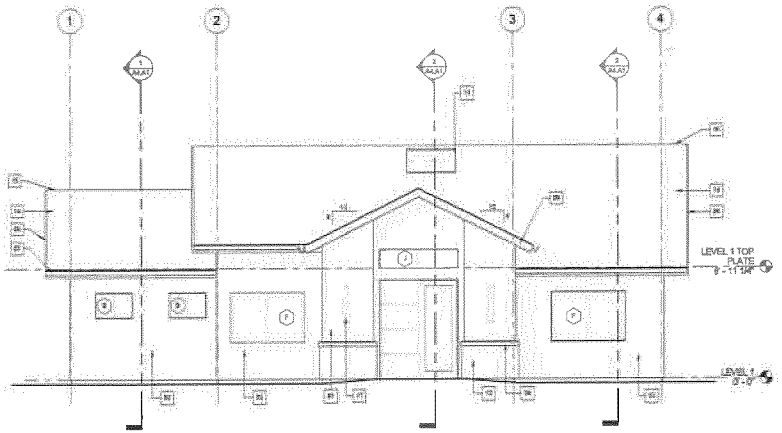
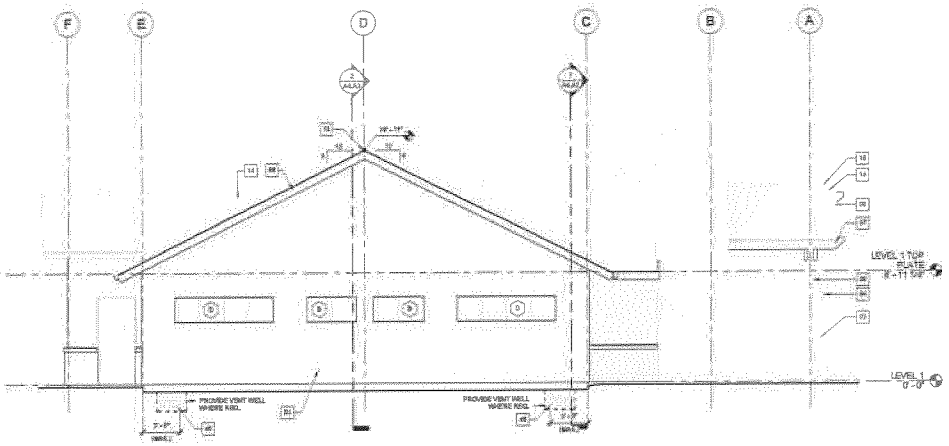


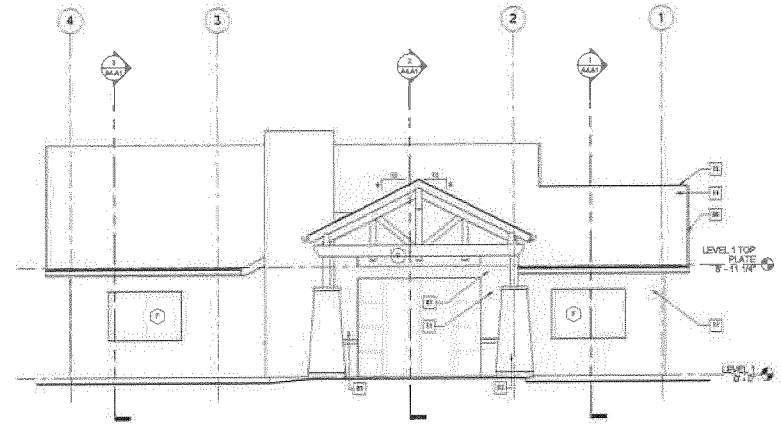
1 FRONT ELEVATION - CABIN A



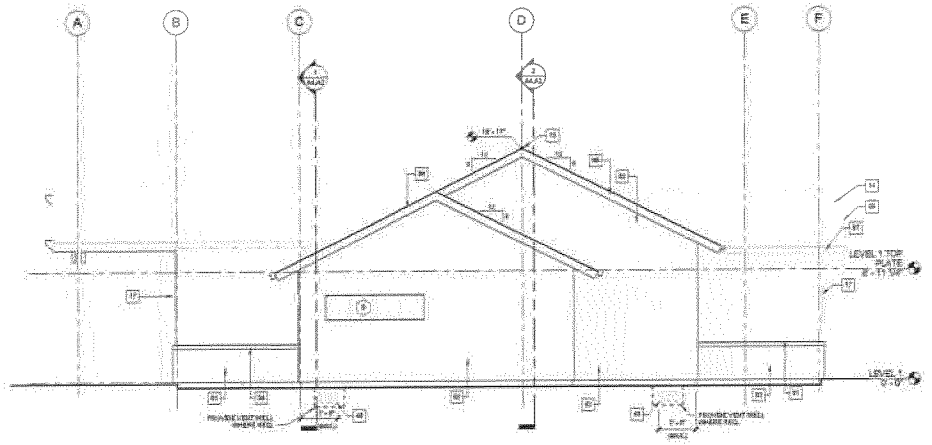
2 RIGHT ELEVATION - CABIN A

MATERIALS KEY

- 01 COMPOSITION SIDING-HORIZONTAL
- 02 WOOD SIDING-VERTICAL
- 03 STONE MASONRY VENEER
- 04 STONE CAP
- 05 1X4 FASCIA BOARD
- 07 METAL GUTTER
- 08 SNOW AND ICE SHIELD
- 10 HOSE VENT
- 11 SHIELDED EXTERIOR WALL SCONE
- 48 CRAWLSPACE VENT



3 BACK ELEVATION - CABIN A



4 LEFT ELEVATION - CABIN A

100% CD

TETHEROW ADVENTURE CABINS
Skyline Ranch Road
Bend, Oregon

BLRB architects

Drawing Title: EXTERIOR ELEVATIONS - CABIN A

Date: 03-19-2015 | Drawn By: SW | Project No.: 1521M

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Sheet No.: A3.A

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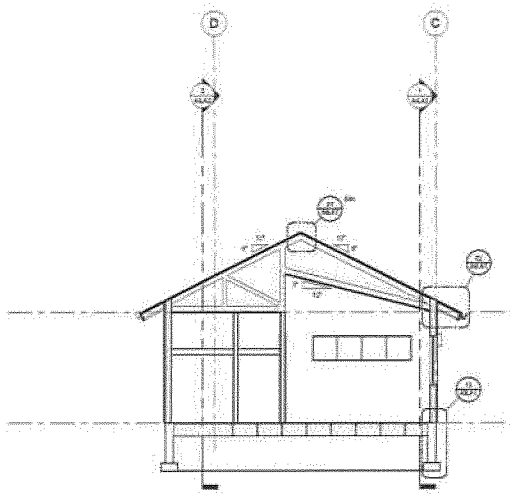
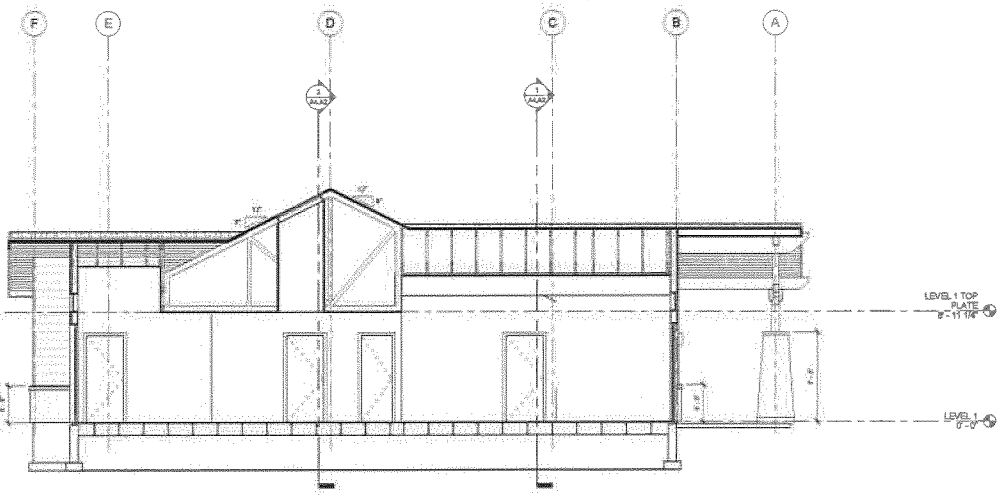
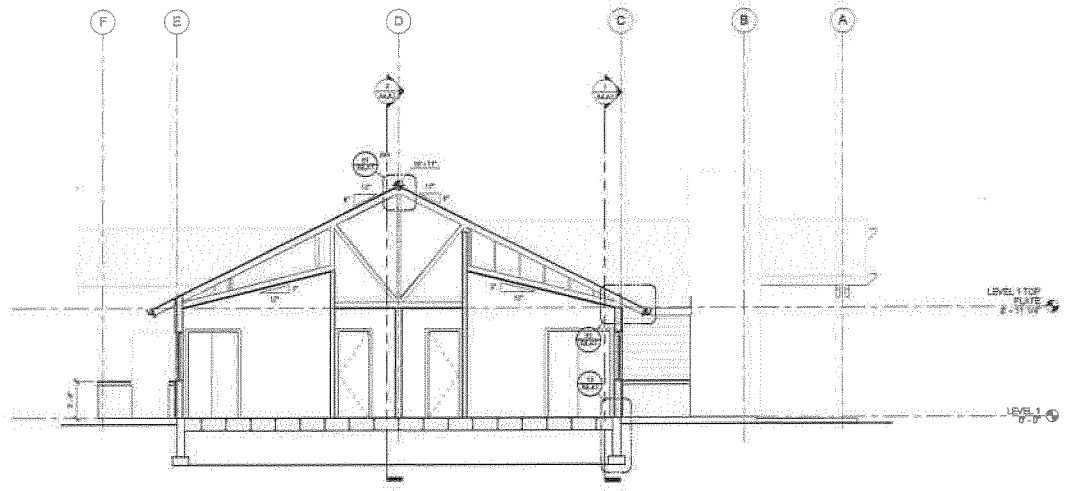


1 NS SECTION 1 - CABIN A



2 NS SECTION 2 - CABIN A



3 NS SECTION 3 - CABIN A

100% CD

TETHEROW ADVENTURE CABINS
Skyline Ranch Road
Bend, Oregon

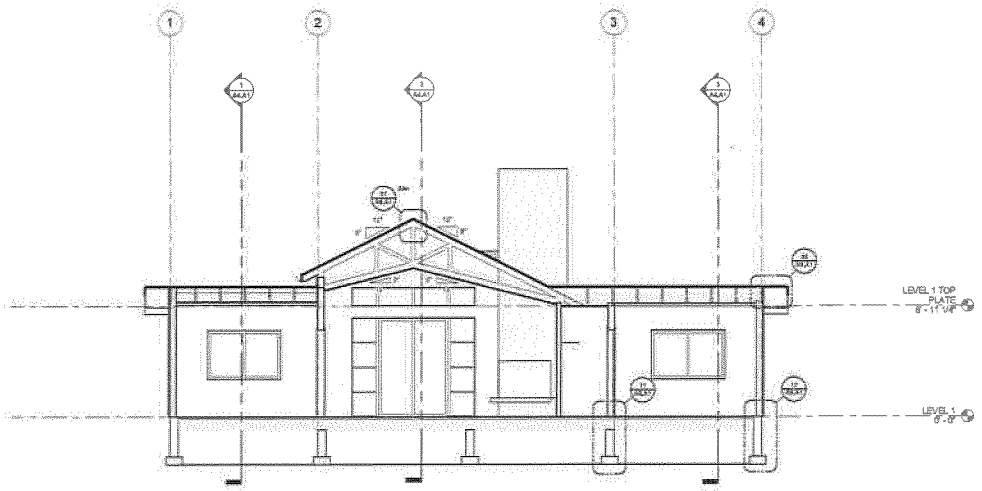
BLRB architects

Drawing Title:
BUILDING SECTIONS - CABIN A - NORTH-SOUTH SECTIONS

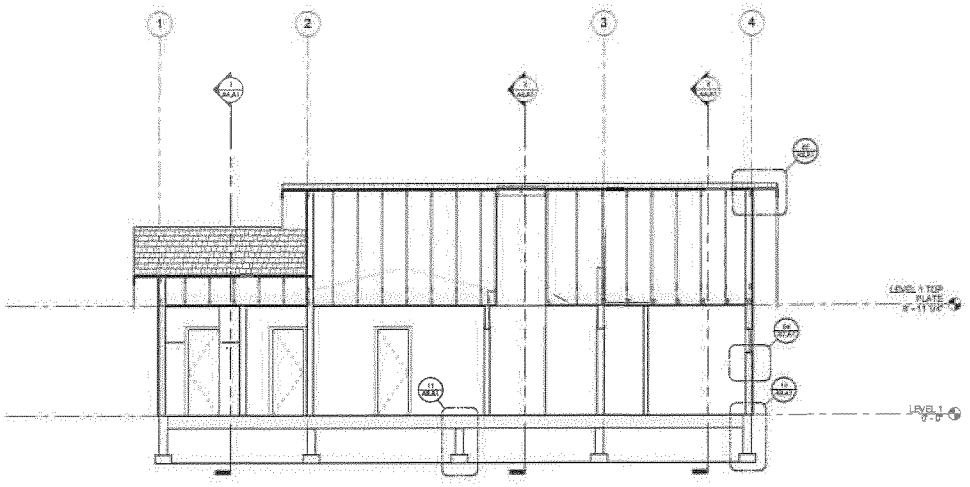
Date: 03-19-2015
Project No. 13.218

Stamp:
PRELIMINARY - NOT FOR CONSTRUCTION

Sheet No.
A4.A1



1 EW SECTION 1 - CABIN A



2 EW SECTION 2 - CABIN A

100% CD

TETHEROW ADVENTURE CABINS

Skyline Ranch Road
Bend, Oregon

BLRB architects

Revisions:

Drawing Title:
BUILDING SECTIONS - CABIN A - EAST-WEST SECTIONS

Date: 03-19-2015 | Drawn By: SW

Project No. 13.218

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Sheet No. A4.A2

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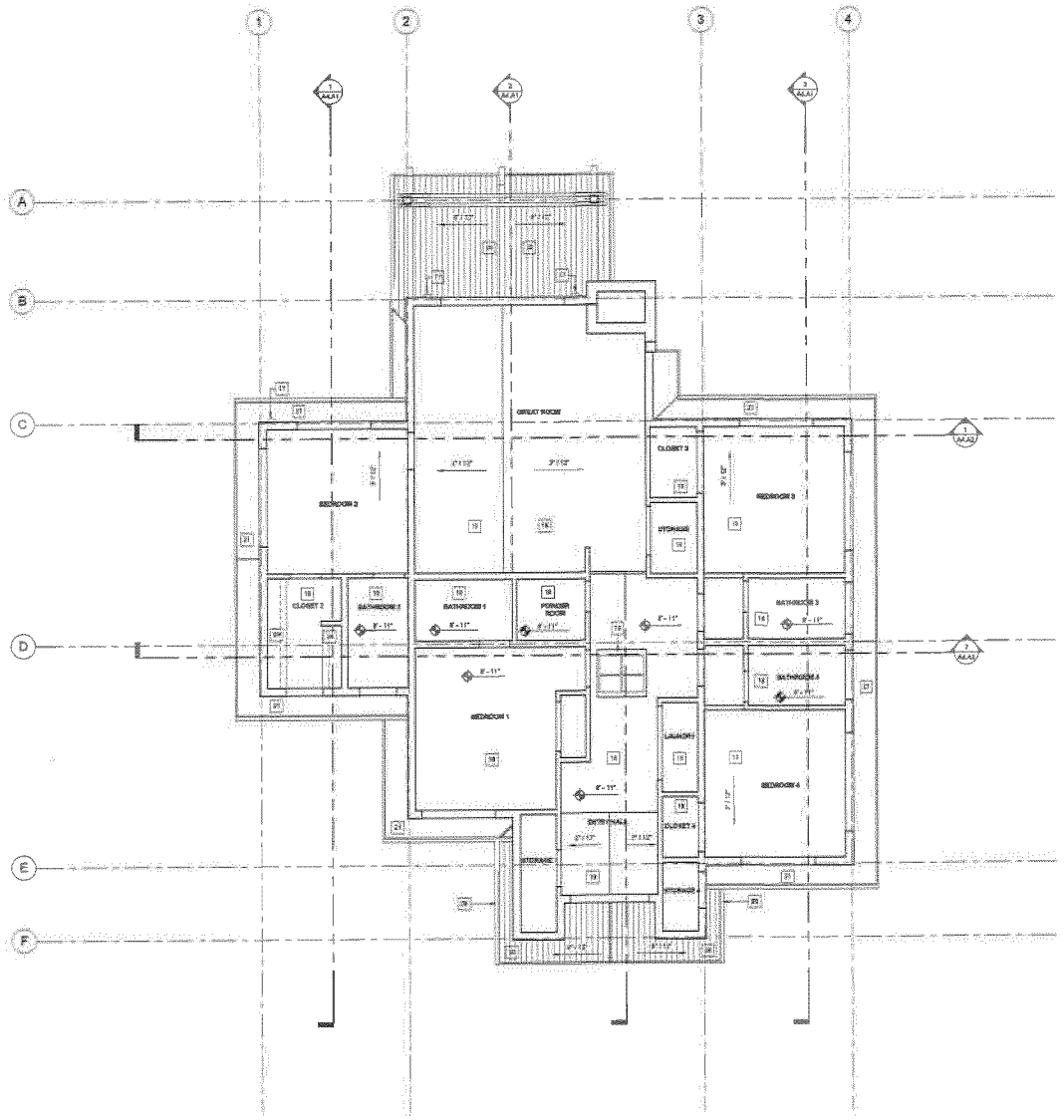

1 RCP - LEVEL 1 - CABIN A

MATERIALS KEY

RCP NOTES

1. VERIFY LIGHT FIXTURE TYPES & MODELS WITH ELECTRICAL PLAN.
2. REFERENCE MECHANICAL FOR ELECTRIC, GRILLE AND DIFFUSER INFORMATION.

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TETHEROW ADVENTURE CABINS
Skyline Ranch Road
Bend, Oregon

BLRB architects

Revisions:

Drawing Title:
REFLECTED CEILING PLAN - CABIN A - LEVEL 1

Date: 03-19-2015
Drawn By: SW
Project No.: 1321R

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A6.A

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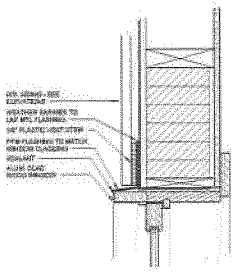
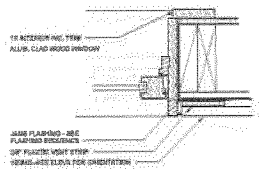
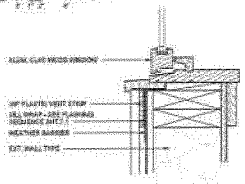


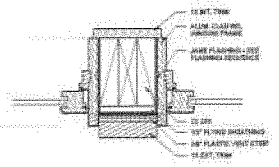
01 WINDOW HEAD - WD SIDING



02 WINDOW JAMB - WD SIDING



04 WINDOW SILL - WD SIDING



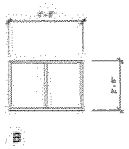
05 WINDOW JAMB - MULLION

WINDOW SCHEDULE - CABIN A					
Type Mark	Window Type	Window Construction	Frame Finish	Glass	Comments
B	FIXED	MC	F	TG	
D	FIXED	MC	F	TG	
F	FIXED	MC	F	TG	

WINDOW SCHEDULE - CABIN A					
Type Mark	Window Type	Window Construction	Frame Finish	Glass	Comments
J	FIXED	MC	F	TG	
K	FIXED	MC	F	TG	

WINDOW NOTES

1. ALL WINDOW GLAZING TO BE DOUBLE GLAZED WITH 1/2" AIR SPACE AND LOW "E" COATING, SHGC/SHGC (U-VALUE = .30, MAXIMUM SHADING COEFFICIENT = .27).
2. SAFETY GLAZING REQUIRED AT WINDOWS WITHIN 24" OF DOOR.
3. SEE ELEVATIONS FOR OPERATIONAL DIRECTION, (WHERE OCCURS).



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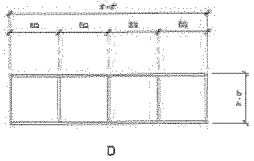

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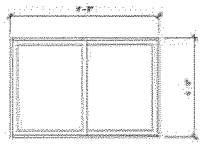

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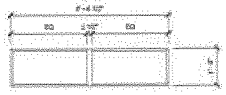

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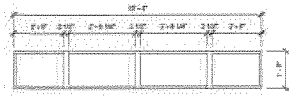

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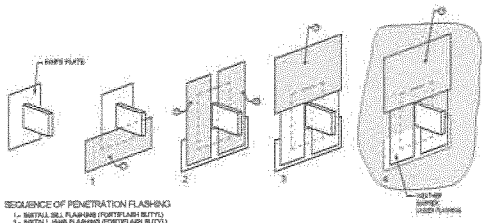
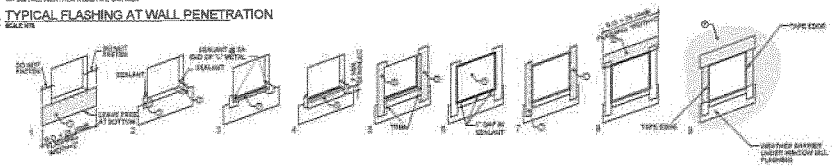


SEQUENCE OF PENETRATION FLASHING
1.- INSTALL SILL FLASHING (FORTIFLASH BUTYL)
2.- INSTALL JAMB FLASHING (FORTIFLASH BUTYL)
3.- INSTALL HEAD FLASHING (FORTIFLASH BUTYL)
4.- INSTALL WEATHER RESISTIVE BARRIER

02 TYPICAL FLASHING AT WALL PENETRATION



SEQUENCE OF WINDOW FLASHING
1.- INSTALL SILL FLASHING (MOISTOP MAT)
2.- INSTALL MOISTOP CORNER SHEETS OUT FROM SILL CORNER, (WITH FASTENER) AND 3/8" BEAD OF SEALANT (MOISTOP SEALANT)
3.- INSTALL SILL TAPE 1 1/2" INSTALL FLASHING THE WIDTH OF WINDOW ROUGH OPENING.
4.- INSTALL SILL WRAP 9" (FORTIFLASH BUTYL), NOTE: SILL WRAP MUST COMPLETELY COVER THE ROUGH OPENING SILL INCLUDING CORNER SHEILDS
5.- INSTALL JAMB FLASHING (MOISTOP MAT) WRAP INTO SIDE OF JAMB OPENING (MAT ITEM UNLESS STATED OTH.).
6.- INSTALL WINDOW, PACKER, 3/8" BEAD OF SEALANT (MOISTOP SEALANT) AROUND WINDOW FLANGE, PROVIDE 1" GAP IN SEALANT AT BOTTOM EDGE 3" IN FROM CORNER AT EACH SIDE, PROVIDE ADDITIONAL 1" GAP IN SEALANT AT CENTER FOR WINDOWS 3'-0" WIDE OR WIDER, PROVIDE FASTENERS AND SHIM AS REQUIRED BY WINDOW MANUFACTURER
7.- INSTALL JAMB FLASHING (FORTIFLASH BUTYL)
8.- INSTALL HEAD FLASHING (FORTIFLASH BUTYL)
9.- INSTALL WEATHER RESISTIVE BARRIER

03 WINDOW FLASHING SEQUENCE

NOTE:
1. INSTALLATION OF MATERIALS TO BE FLASHED PER THE MANUFACTURER RECOMMENDATION. CONTRACTOR TO PROVIDE MANUFACTURERS RECOMMENDED METHOD FOR REVIEW.
2. CONTRACTOR TO PROVIDE MOCK-UP OF WINDOW FLASHING AND WINDOW INSTALLATION FOR APPROVAL BY ARCHITECT.

100% CD

TETHEROW ADVENTURE CABINS
Skyline Ranch Road
Bend, Oregon

BLRB architects

Drawing Title: WINDOW SCHEDULE CABIN A

Date: 03-19-2015 | Drawn By: SW | Project No.: 15.218

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Sheet No.: A7.A1

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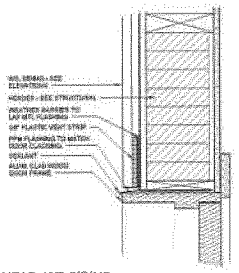
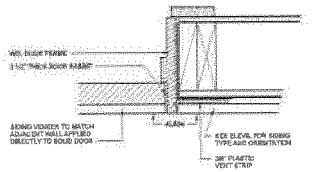


01 DOOR HEAD -WD SIDING



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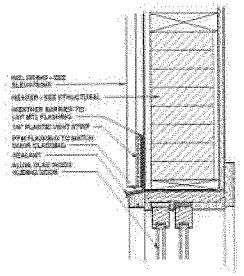
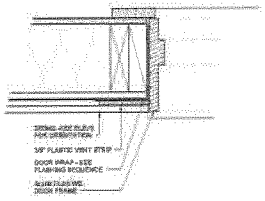
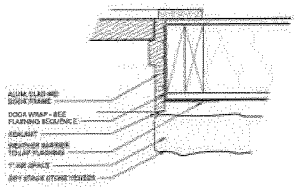


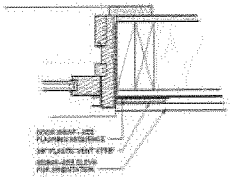
3 DOOR HEAD -WD SIDING



06 DOOR JAMB - WD SIDING



07 DOOR JAMB - STONE



08 DOOR JAMB - WD SIDING

DOOR SCHEDULE - CABIN A

Mark	Function	Opening			Doors				Frames			Comments
		Type	Width	Height	Thickness	Material	Finish	Type	Material	Finish	
A.1	Entry	3	3'-0"	7'-0"	1 3/4"	WD	P	1	WD	P	
A.2	Entry	3	3'-0"	7'-0"	1 3/4"	WD	P	1	WD	P	
B.1	Entry	3	3'-0"	7'-0"	1 3/4"	WD	P	1	WD	P	
B.2	Entry	3	3'-0"	7'-0"	1 3/4"	WD	P	1	WD	P	
C.1	Entry	3	3'-0"	7'-0"	1 3/4"	WD	P	1	WD	P	
C.2	Entry	3	3'-0"	7'-0"	1 3/4"	WD	P	1	WD	P	
D.1	Entry	3	3'-0"	7'-0"	1 3/4"	WD	P	1	WD	P	
D.2	Entry	3	3'-0"	7'-0"	1 3/4"	WD	P	1	WD	P	
E.1	Entry	3	3'-0"	7'-0"	1 3/4"	WD	P	1	WD	P	
E.2	Entry	3	3'-0"	7'-0"	1 3/4"	WD	P	1	WD	P	
A.3	Interior	3	2'-6"	7'-0"	1 3/8"	WD	P	1	WD	P	
A.4	Interior	3	2'-6"	7'-0"	1 3/8"	WD	P	1	WD	P	
B.3	Interior	3	2'-6"	7'-0"	1 3/8"	WD	P	1	WD	P	
B.4	Interior	3	2'-6"	7'-0"	1 3/8"	WD	P	1	WD	P	
C.3	Interior	3	2'-6"	7'-0"	1 3/8"	WD	P	1	WD	P	
C.4	Interior	3	2'-6"	7'-0"	1 3/8"	WD	P	1	WD	P	
D.3	Interior	3	2'-6"	7'-0"	1 3/8"	WD	P	1	WD	P	
D.4	Interior	3	2'-6"	7'-0"	1 3/8"	WD	P	1	WD	P	
E.3	Interior	3	2'-6"	7'-0"	1 3/8"	WD	P	1	WD	P	
E.4	Interior	3	2'-6"	7'-0"	1 3/8"	WD	P	1	WD	P	
A.5	Interior	3	2'-6"	7'-0"	1 3/8"	WD	P	1	WD	P	
A.6	Interior	3	2'-6"	7'-0"	1 3/8"	WD	P	1	WD	P	
B.5	Interior	3	2'-6"	7'-0"	1 3/8"	WD	P	1	WD	P	
B.6	Interior	3	2'-6"	7'-0"	1 3/8"	WD	P	1	WD	P	
C.5	Interior	3	2'-6"	7'-0"	1 3/8"	WD	P	1	WD	P	
C.6	Interior	3	2'-6"	7'-0"	1 3/8"	WD	P	1	WD	P	
D.5	Interior	3	2'-6"	7'-0"	1 3/8"	WD	P	1	WD	P	
D.6	Interior	3	2'-6"	7'-0"	1 3/8"	WD	P	1	WD	P	
E.5	Interior	3	2'-6"	7'-0"	1 3/8"	WD	P	1	WD	P	
E.6	Interior	3	2'-6"	7'-0"	1 3/8"	WD	P	1	WD	P	
A.7	Entry	3	3'-0"	7'-0"	1 3/4"	WD	P	1	WD	P	EXTERIOR FINISH TO MATCH ADJACENT WALL
B.7	Entry	3	3'-0"	7'-0"	1 3/4"	WD	P	1	WD	P	
C.7	Entry	3	3'-0"	7'-0"	1 3/4"	WD	P	1	WD	P	
D.7	Entry	3	3'-0"	7'-0"	1 3/4"	WD	P	1	WD	P	
E.7	Entry	3	3'-0"	7'-0"	1 3/4"	WD	P	1	WD	P	
A.8	Entry	3	3'-0"	7'-0"	1 3/4"	WD	P	1	WD	P	
B.8	Entry	3	3'-0"	7'-0"	1 3/4"	WD	P	1	WD	P	
C.8	Entry	3	3'-0"	7'-0"	1 3/4"	WD	P	1	WD	P	
D.8	Entry	3	3'-0"	7'-0"	1 3/4"	WD	P	1	WD	P	
E.8	Entry	3	3'-0"	7'-0"	1 3/4"	WD	P	1	WD	P	

SCHEDULE CODES:

DOOR

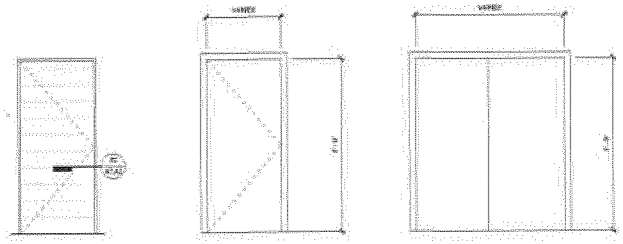
MATERIAL
- HC - HOLLOW CORE
- FG - FIBERGLASS
- MDF - MEDIUM DENSITY FIBERBOARD
- PnL - PANEL
- SC - SOLID CORE
- VNL - VINYL
- WD - WOOD
- MC - METAL CLAD
- TG - TEMPERED GLASS
- IG - INSULATED GLASS
- CG - COLORED/TINTED GLASS

FINISH
- F - FACTORY FINISH
- PT - PAINTED
- ST - STAINED

FRAME

MATERIAL
- S - SWING
- D - 2 LEAVES
- S - SYMAIL
- L - SIDE LIGHT
- P - POCKET
- G - GARAGE
- T - TRANSOM

FINISH
- F - FACTORY FINISH
- PT - PAINTED
- ST - STAINED
- WV - WICKED VENEER



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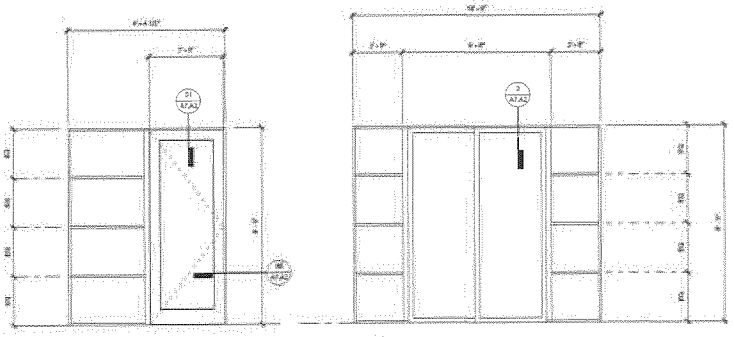

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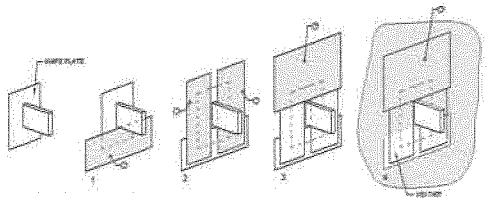
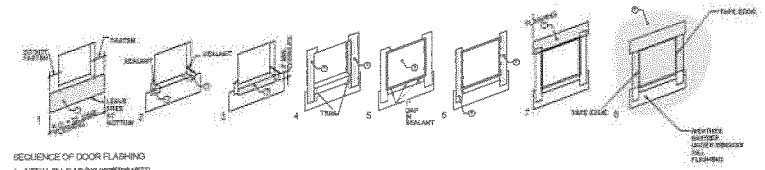


SEQUENCE OF PENETRATION FLASHING
1.- INSTALL SILL FLASHING (PORTFLASH BUTYL)
2.- INSTALL JAMB FLASHING (PORTFLASH BUTYL)
3.- INSTALL HEAD FLASHING (PORTFLASH BUTYL)
4.- INSTALL WEATHER RESISTIVE BARRIER

02 TYPICAL FLASHING AT WALL PENETRATION
SCALE: 1"=1'0



SEQUENCE OF DOOR FLASHING
1.- INSTALL SILL FLASHING (SUBSTOP SHEET)
2.- INSTALL SUBSTOP CORNER SHIELDS AT EACH SILL CORNER WITH FASTENERS AND 3/8" BEAD OF SEALANT (SUBSTOP SEALANT)
3.- INSTALL SILL WRAP W/ (PORTFLASH BUTYL) NOTE: SILL WRAP MUST COMPLETELY COVER THE ROUGH OPENING SILL INCLUDING CORNER SHIELDS
4.- INSTALL JAMB FLASHING (SUBSTOP SHEET) WRAP OVER END OF JAMB OPENING AND TRIM EXCESS BELOW SILL.
5.- INSTALL DOOR THRESHOLD AND SHIM AS REQUIRED BY WINDOW MANUFACTURER.
6.- INSTALL JAMB FLASHING (PORTFLASH BUTYL)
7.- INSTALL HEAD FLASHING (PORTFLASH BUTYL)
8.- INSTALL WEATHER RESISTIVE BARRIER

NOTE:
1. INSTALLATION OF MATERIALS TO BE FLASHED PER THE MANUFACTURERS RECOMMENDATIONS. CONTRACTOR TO PROVIDE MANUFACTURERS RECOMMENDED METHOD FOR REVIEW.
2. CONTRACTOR TO PROVIDE MOCK-UP OF WINDOW FLASHING AND WINDOW INSTALLATION FOR APPROVAL BY ARCHITECT.

04 DOOR FLASHING SEQUENCE
SCALE: 1"=1'0

100% CD

TETHEROW ADVENTURE CABINS
Skyline Ranch Road
Bend, Oregon

BLRB architects

DOOR SCHEDULE AND DETAILS CABIN A

Date: 03-19-2021
Drawn By: SW
Project No.: 15.218

PRELIMINARY - NOT FOR CONSTRUCTION

Sheet No.: A7.A2

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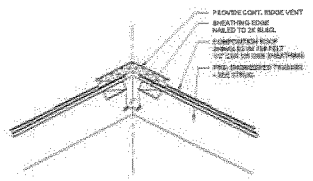
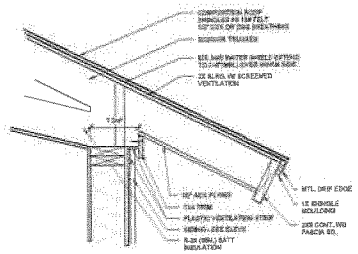
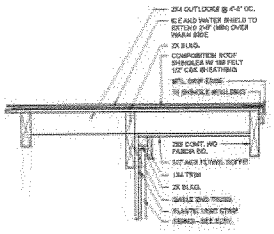


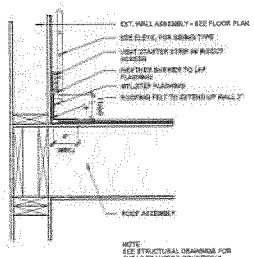
01 RIDGE VENT @ ATTIC



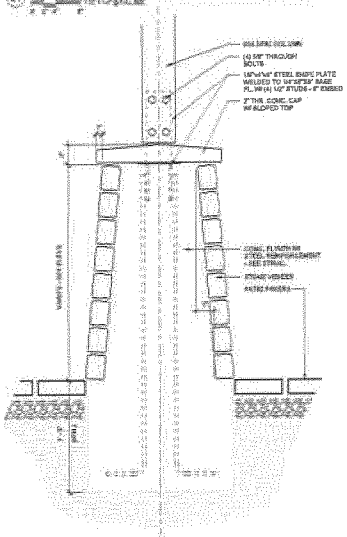
02 TYPICAL EAVE



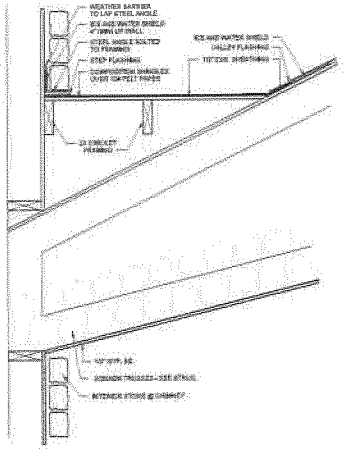
03 TYPICAL EAVE@ GABLE END



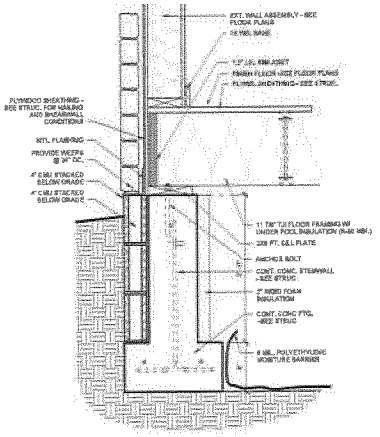
06 ROOF @ EXT. WALL



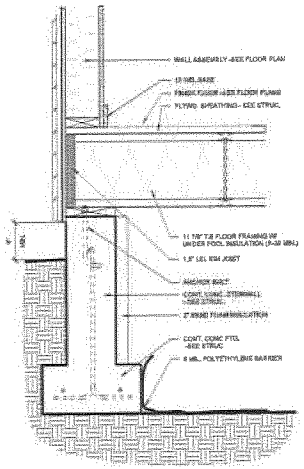
05 STONE COLUMN BASE



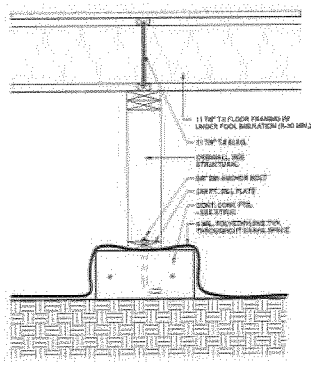
06 CHIMNEY/ ROOF DETAIL



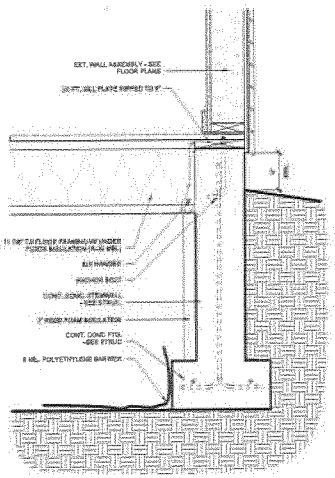
08 STONE VENEER @ RIM JOIST/STEMWALL



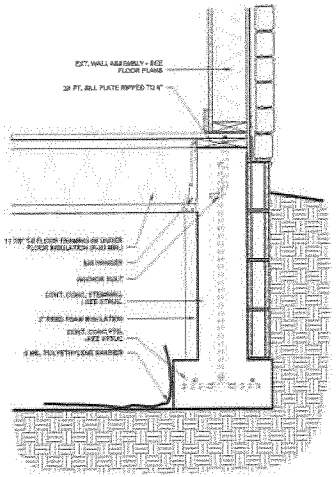
10 FLOOR ABOVE STEMWALL



11 FOUNDATION CRIBWALL



12 FLOOR INSIDE STEMWALL



13 FLOOR INSIDE STEMWALL W/STONE VENEER

100% CD

TETHEROW ADVENTURE CABINS

Skyline Ranch Road
Bend, Oregon

BLRB architects

Residence

Drawing Title:
DETAILS - CABIN A

Date: 03-19-2015
Drawn By: SW
Project No. 1521B

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A8.A1

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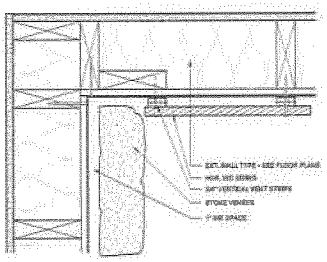
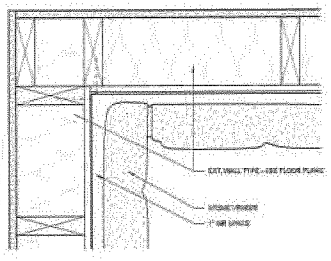
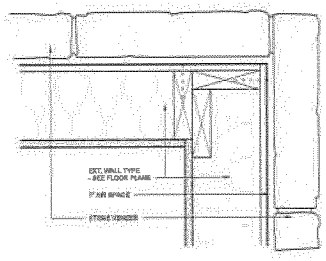


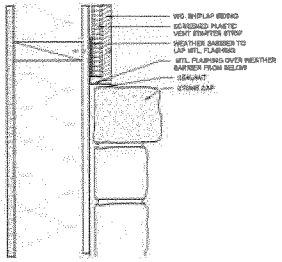
01 STONE/WOOD @ INSIDE CORNER



02 STONE @ INSIDE CORNER



03 STONE @ OUTSIDE CORNER



05 STONE/WOOD CAP

100% CD

TETHEROW ADVENTURE CABINS
Skyline Ranch Road
Bend, Oregon

BLRB architects

Revisions:

Drawing Title:
DETAILS - CABIN A

Date: 03-19-2015 | Drawn by: HR

Project No. 13.218

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Sheet No.
A8.A2

of

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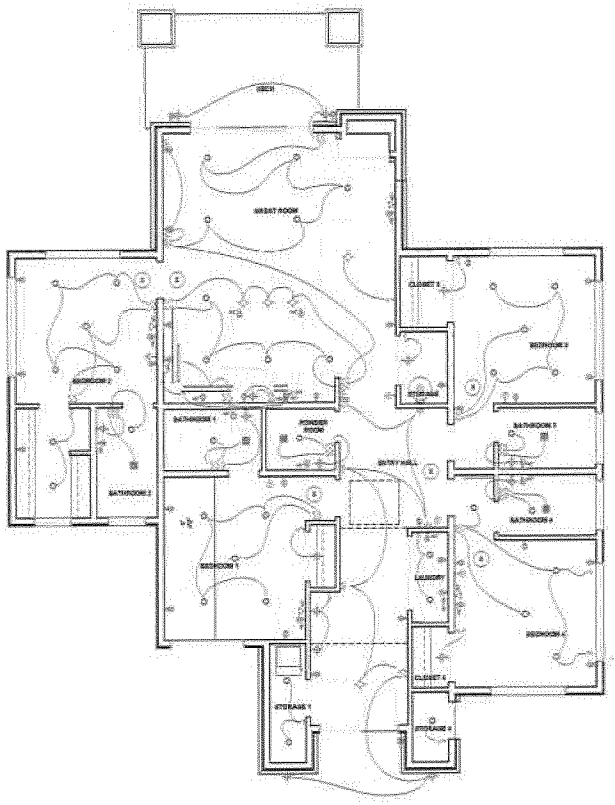

1 LEVEL 1 - ELECTRICAL - CABIN A

OUTLET
SPECIAL PURPOSE OUTLET
SWITCH
PENDANT
FAN
CEILING FIXTURE
WALL MOUNTED LIGHT FIXTURE
WALL SCONCE
THERMOSTAT
DATA
SMOKE DETECTOR
UNDER CABINET FLOURESCENT LIGHTING
ABOVE CABINET FLOURESCENT LIGHTING

100% CD

TETHEROW ADVENTURE CABINS
Skyline Ranch Road
Bend, Oregon

BLRB architects

Author:

Drawing Title:
ELECTRICAL PLAN - CABIN A - LEVEL 1

Date: 03-19-2015
Drawn By: Author
Project no. 15.219

Status: PRELIMINARY - NOT FOR CONSTRUCTION
Drawing No. E1.A1

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TETHEROW ADVENTURE CABINS

Volume 1
03-19-2015

100% CD

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Revisions:

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15.21B

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COVER SHEET - CABIN B

A0.B0

TETHEROW ADVENTURE CABINS

VIRTUAL REALITY ENTERPRISES

VOLUME 1 OF 1

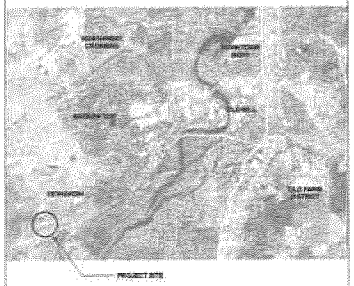
PROJECT DATA

DEVELOPMENT:	TETHEROW PHASE I - TRACT "F"
PROJECT ADDRESS:	SKYLINE RANCH ROAD BEND, OR 97701
TAX LOT NO.:	171113 DD00200
GOVERNING CODES:	DESCHUTES COUNTY PLANNING: 2014 OREGON RESIDENTIAL SPECIALTY CODE
ZONING CLASSIFICATION:	UAR / DR
OCCUPANCY GROUP(S):	R (RESIDENTIAL)
TYPE OF CONSTRUCTION:	TYPE VB

DESIGN CRITERIA

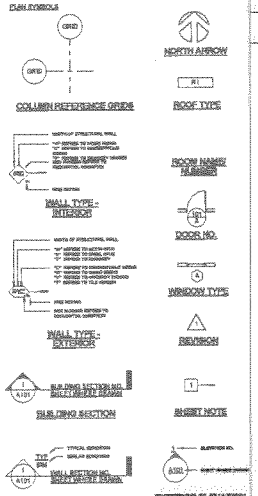
Current Residential Code:	2014 Oregon Residential Specialty Code
Soil Bearing Capacity	1500 psf (Upon acceptable-specific in situ condition) without engineered soil bearing analysis
Seismic	C for 2014 Oregon Residential Specialty Code only
Wind Pressure	1 Site per eastern foot
Weathering	Severe
Frost Depth	18" min.
Wind Speed	75 mph 85 mph 3 sec. gusts
Snow Load	25 lbs/sf.
Elevation	"C"
Energy Code	2014 OEEC, chapt. 11- Additional Measures (Table 1101.1): Envelope Enhancement Measure : 3 Shorter walls—U-0.033(R-21 intervention) framing, and Vaulted ceilings—U-0.026(R-38)Fa.a. and Flat ceilings—U-0.026/R-49 and Framed floors—U-0.028/R-30 and Windows—U-0.30; and Doors—All doors U-0.20. Conservation Measure : A High Efficiency HVAC System

VICINITY MAP



ARCHITECTURAL SYMBOLS

PLAN SYMBOLS



ABBREVIATIONS

AB	ANCHOR BOLT	FOM	FACE OF MASONRY	PPC	PROTECTIVE MALL COATING
ABS	ACRYLONITRILE-BUTADIENE-STYRENE (PLASTIC)	FOS	FACE OF STUD	PWF	PROTECTIVE WALL PANELS
ACM	ASBESTOS CONTAINING MATERIAL	FPF	FOLDING PANEL PARTITION	QT	QUARRY TILE
ACP	ACOUSTICAL CEILING PANEL	FR	FIRE RETARDANT	R	RISER
ACP	ASPHALT CONCRETE PAVEMENT	FRCP	FIBER REINFORCED CEMENT PANEL	RAU	RUBBERIZED ASPHALT UNDERLAYMENT
ACT	ACOUSTICAL TILE	FRP	FIBER REINFORCED PANEL	RB	RUBBER BASE
AD	AREA DRAIN	FRT	FIRE RESISTANT TREATMENT	RD	ROOF DRAIN
ADJ	ADJACENT	FS	FIRE STOP WALL	REF	REFERENCE
ADJT	ADJUSTABLE	FT	FOOT, FEET	REF	REFRIGERATOR
ADP	ACOUSTICAL DIFFUSER PANEL	FTG	FOOTING	REINF	REINFORCE (D)
AFF	ABOVE FINISH FLOOR	FURR	FURRING	REQ	REQUIRED
AGG	AGGREGATE	FW	FOLDING WALL	RESLT	RESILIENT TREADS, RISERS, TILE LANDINGS
AL	ALUMINUM	GA	GAUGE	RH	RIGHT HAND
ALT	ALTERNATE	GALV	GALVANIZED	RM	ROOM
AP	ACCUMULATOR PARTITION	GB	GRAB BAR	RO	ROUGH OPENING
AR	ABUSE RESISTANT	GC	GENERAL CONTRACT (OR)	ROW	RIGHT OF WAY
ARGWB	ABUSE RESISTANT GYPSUM WALL BOARD	GCMU	GRADED MIX	RT	RIGHT
ARCH	ARCHITECT (URAL)	GL	GLASS, GLAZING	S	SINK
ATB	ANCHOR TREATED BASE	GLB	GLULAM BEAM	S	SOLID
AWP	ARCHITECTURAL WALL PANEL	GWB	GYPSUM WALLBOARD	SAH	SOLAR WATER HEATER
BIT	BITUMINOUS	GYL	GRAVEL	SAC	SUSPENDED ACOUSTICAL CEILING
BL	BLADE	GWB	GYPSUM WALL BOARD	SC	SPECIAL CONDITIONS
BLDG	BUILDING	HB	HOSE BIB	SCHED	SCHEDULE (D)
BLK'G	BLOCKING	HC	HANDICAP	SCMU	SCORED BLOCK CMU
BM	BEAM	HDR	HEADER	SD	SOAP DISPENSER
BMU	BARN MASONRY UNIT	HDW	HARDWARE	SEC	SECTION
BOT	BOTTOM	HDWD	HARDWOOD	SF	SQUARE FOOT (FEET)
BR	BRICK	HM	HOLLOW METAL	SH	SHEATHING
BUR	BUILT UP ROOFING	HORIZ	HORIZONTAL	SHR	SHOWER
C/C	CLEAR/CLEARANCE	HR	HOURS	SHT	SHEET
CAB	CABINET	HT	HEIGHT	SIM	SIMILAR (CONDITIONS VARY)
CB	CATCH BASIN	HVAC	HEATING, VENTILATING & AIR CONDITIONING	SL	SLOPE
CD	SHOWER CURBS	HY	HOT WATER	SND	SANITARY NAPKIN DISPENSER
CHB	CHALKBOARD	HWH	HOT WATER HEATERTANK	SNR	SANITARY NAPKIN RECEPTACLE
CJ	CONTROL JOINT	ID	INSIDE DIAMETER	SPEC	SPECIFIED / SPECIFICATIONS
CL	CENTER LINE	INL	INSULATED GLASS	SQ	SQUARE
CLF	CHAIN LINK FENCE	INS	INTEGRATED METAL SHAKE	SS	STAINLESS STEEL
CLG	CEILING	INCL	INCLUDE (D) (ING)	ST	STEEL
CLP	CLEAR PANEL	INSUL	INSULATE (D) (ION)	STA	STAIR & LANDER
CMT	CEMENT, CEMENTITIOUS TILE	INT	INTERIOR	STH	STAIR & HANDRAIL
C.MU	CONCRETE MASONRY UNIT	IP	INTUMESCENT PAINT	STD	STANDARD
CO	CLEAN OUT	IR	IMPACT RESISTANT	STL	STEEL
COL	COLUMN	IRGWB	IMPACT RESISTANT GYPSUM WALL BOARD	STOR	STORAGE
CONC	CONCRETE	JST	JOIST	STRUCT	STRUCTURAL
CONST	CONSTRUCTION	JT	JOINT	SUSP	SUSPENDED (ED)
CONT	CONTINUE/RECEPTION	KD	KNOCK OUT	SV	SHEET VINYL
COUNTR	CONTRACTOR	KS	KNEE SPACE	T	TREAD
COVR	COVERED	LAB	LABORATORY	TB	TOWEL BAR
COVE EV	COVE SHEET VINYL	LAM	LAMINATE (D)	TBB	TILE BACKER BOARD
CPT	CARPET	LAV	LAVATORY	TBD	TO BE DETERMINED
CR	CLASSROOM	LF	LINEAR FOOT (FEET)	TBD	TO BE DETERMINED
CT	CERAMIC TILE	LGL	LAMINATED GLUED	TC	TERRAZZO CURBING
CTRS	COUNTER SINK	LH	LEFT HAND	TEL	TELEPHONE
CUHP	CUSPIDOR	LIN	LINOLEUM	TF	THRESHOLD/ENTRY TRIM
CUST	CUSTODIAN	LT	LIGHT	TMG	TONGUE & GROOVE
CW	COLD WATER	MAR	MARGINAL	TSL	TEMPERED GLASS
D	DRIP	MAT	MATERIAL	THK	THICK
DBL	DOUBLE	MAX	MARBLE	TO	TOP OF
DECMD	DEMOLITION	MB	MARKER BOARD	TRES	TRANSLUCENT RESIDENT PANEL (S) (SIN)
DF	DRINKING FOUNTAIN	MDF	MEDIUM DENSITY OVERLAY PLYWOOD	TRWP	TRANSLUCENT WALL PANEL (S) (SIN)
DIA	DIAMETER	MECH	MECHANICAL	TTD	TOILET TISSUE DISPENSER
DIM	DIMENSION	MFR	MANUFACTURE	TWD	TAKEABLE WALL PANEL
DISP	DISPENSER	MH	MANHOLE	TYP	TYPICAL
DN	DOWN	MIN	MINIMUM	UON	UNLESS OTHERWISE NOTED
DR	DOOR	MIR	MIRROR	UR	URINAL
DS	DOWNSPOUT	MISC	MISCELLANEOUS	VAR	VARIES
DTL	DETAIL	MT	METAL	VB	VACUUM BREAKER/DIVERTER
DW	DISHWASHER	MW	MICROWAVE	VCT	VINYL COMPOSITION TILE
DWG	DRAWING	N	NORTH	VIN	VINYL
DWR	DRAWER	NA	NOT APPLICABLE	VAB	VENTED RUBBER BASE
E	EAST	NIC	NOT IN CONTRACT	VERT	VERTICAL
EA	EACH	NO	NUMBER	VIF	VERIFY IN FIELD
EF	EXHAUST FAN	NOM	NOMINAL	VP	VINYL PLASTIC
EFS	EXT. INSUL. FINISH SYSTEM	NSV	NON-SKID SHEET VINYL	VS	VANITY SPLASHER
EJ	EXPANSION JOINT	NTS	NOT TO SCALE	VS	VARIOUS SYSTEM
ELECT	ELECTRIC (AL)	OC	ON CENTER	VWC	VINYL WALL COVERING
ELEV	ELEVATION	OD	OUTSIDE DIAMETER	W	WEST
ELEV	ELEVATOR	OFCI	OWNER FURNISHED/CONTRACTOR INSTALLED	W	WITH
EM	EMERGENCY	OFS	OVERFLOW DRAIN	WD	WITHOUT
EMC	ELECTRIC MAGNETIC CLOSER	OH	OVER HEAD	WD	WOOD
EMH	ELECTRIC MAGNETIC HOLDER	OP	OPERABLE PARTITION	WF	WIDE FLOORING
EP	EQUIP PAINT	OPG	OPENING	WGL	WIRE GLASS
EPWL	ELECTRICAL PANEL	OPP	OPPOSITE	WN	WINDOW
EQ	EQUAL	OSB	ORIENTED STRAND BOARD	WW	WIRE MESH
EQUIP	EQUIPMENT	PAR	PARALLEL	WWP	WARP WEAVE PARTITION
ES	EQUIP SINK	PART	PARTITION	WR	WATER RESISTANT
ESR	ELASTOMERIC SHEET ROOFING	PBG	PROTECTIVE BUMPER GUARD	WRB	WATER RESISTIVE BARRIER
EWBT	EARTHEN	PB	PARTICLE BOARD	WRGWB	WATER RESISTANT GYPSUM WALL BOARD
EXPS	EXPOSED STRUCTURE	PC	PRECAST	WSCT	WAINSCOT
EXT	EXTERIOR	PERF	PERFORATED	WWF	WELDED WIRE FABRIC
FA	FIRE ALARM	PGB	PAPER GRAB BAR	WWM	WATCH WIRE MESH
FACP	FIRE ALARM CONTROL PANEL	PH	PANIC HARDWARE	YD	YARD
FCP	FIRE CABINET PANELS	PL	PROPERTY LINE		
FD	FLOOR DRAIN	PL	PLATE		
FDN	FOUNDATION	PLAM	PLASTIC LAMINATE		
FE	FIRE EXTINGUISHER	PLYWD	PLYWOOD		
FEC	FIRE EXTINGUISHER CABINET	PML	PANEL MACHINE BOLT		
FF	FINISH FLOOR	PR	PAIR		
FG	FINISH GRADE	PRT	PRESSURE TREATED		
FACP	FIRE ALARM CONTROL PANEL	PS	PROJECTION SCREEN (D)		
FH	FIRE HYDRANT	PSF	POUNDS PER SQUARE FOOT		
FIN	FINISH (ED)	PSI	POUND PER SQUARE INCH		
FLR	FLOOR	PT	PAINT		
FO	FACE OF	PTB	PAPER TOWEL DISPENSER		
FOF	FACE OF FINISH	PTR	PAPER TOWEL DISPOSABLE RECEPTACLE		
		PVC	POLYVINYL CHLORIDE (PLASTIC)		

INDEX OF DRAWINGS

VOLUME 1

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A0.01	DATA SHEET - CABIN B
A1.00	SITE PLAN - CABIN B
A2.00	WALL TYPES - CABIN B
A3.01	FLOOR PLAN - CABIN B - LEVEL 1
A3.02	FLOOR PLAN - CABIN B - LEVEL 2
A3.03	ROOF PLAN - CABIN B
A4.0	EXTERIOR ELEVATIONS - CABIN B
A5.01	BUILDING SECTIONS - CABIN B - NORTH/SOUTH SECTIONS
A5.02	BUILDING SECTIONS - CABIN B - EAST/WEST SECTIONS
A6.0	REFLECTED CEILING PLANS - CABIN B - LEVEL 1 AND 2
A7.01	WINDOW SCHEDULE CABIN B
A7.02	DOOR SCHEDULE AND DETAILS CABIN B
A8.01	DETAILS - CABIN B
A8.02	DETAILS - CABIN B

DEFERRED SUBMITTALS

1. MECHANICAL SYSTEM DESIGN
2. ELECTRICAL SYSTEM DESIGN

GENERAL NOTES

1. DO NOT SCALE THE DRAWINGS

2. DIMENSIONS ARE TO STRUCTURAL GRID OR TO FACE OF STUD, UNLESS OTHERWISE NOTED.

3. VERIFY FIELD CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT FOR RESOLUTION OF DOCUMENT DISCREPANCIES PRIOR TO COMMENCEMENT OF THE WORK.

4. DRAWINGS AND PROJECT MANUAL (SPECIFICATIONS WALL TYPES AND DETAILS) ARE COMPLEMENTARY (INCOMPLETE WITHOUT ONE ANOTHER). THE PROJECT MANUAL INCLUDES PROJECT SPECIFICATIONS IN ONE VOLUME. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE IN POSSESSION OF A COMPLETE SET OF THE DRAWINGS AND PROJECT MANUAL CLAIMS FOR ADDITIONAL COST ASSOCIATED WITH WORK SHOWN ON ONE DISCIPLINE'S DRAWINGS BUT NOT ON ANOTHER DISCIPLINE'S WILL NOT BE CONSIDERED OR APPROVED. CLAIMS FOR ADDITIONAL COSTS ASSOCIATED WITH THE GENERAL CONTRACTOR'S AND/OR SUBCONTRACTOR'S USE OF AN INCOMPLETE OR PARTIAL SET OF CONSTRUCTION DOCUMENTS WILL NOT BE CONSIDERED OR APPROVED.

100% CD

TETHEROW ADVENTURE CABINS
Skyline Ranch Road
Bend, Oregon

BLRB architects

Revisions:

Drawing Title:
DATA SHEET - CABIN B

Date: 03-19-2015 Drawn By: SW

Project No.: 15.21B

Stamp: PRELIMINARY - NOT FOR CONSTRUCTION

Sheet No.: A0.B1

BLRB ARCHITECTS, P.C.

1 SITE PLAN - CABIN B
1" = 20'-0"

100% CD

TETHEROW ADVENTURE CABINS
Skyline Ranch Road
Bend, Oregon

BLRB architects

Drawing Title:
SITE PLAB - CABIN B

Date: 09-19-2015
Drawn By: Author
Project no.: 15.21B

Stamp: PRELIMINARY - NOT FOR CONSTRUCTION

Sheet No.: A1.B0

BLRB ARCHITECTS, P.C.

EXT. WALL TYPE	MATERIAL	DESCRIPTION
6W/1" / 6W/4"		INTERIOR GYPSUM BOARD (1/2") VAPOR RETARDER 2X6 WD. STUDS @ 16" OC. BATT INSULATION (R-21 MIN.) 1/2" FLYWD. SHEATHING WEATHER BARRIER 1/4" FURRING BATTEN WOOD OR CEMENTITIOUS SIDING (SEE ELEVS. FOR LOCATION AND ORIENTATION)
6W/SC		INTERIOR GYPSUM BOARD (1/2") VAPOR RETARDER 2X6 WD. STUDS @ 16" OC. BATT INSULATION (R-21 MIN.) 1/2" FLYWD. SHEATHING WEATHER BARRIER AIR GAP (1") STONE MASONRY VENEER
6W/SM		VAPOR RETARDER 2X6 WD. STUDS @ 16" OC. BATT INSULATION (R-21 MIN.) PLYWOOD SHEATHING EA. SIDE WEATHER BARRIER AIR GAP (1") STONE MASONRY VENEER

EXTERIOR WALL NOTES:

1. ENERGY CODE ADDITIONAL MEASURES:
   ENVELOPE ENHANCEMENT MEASURE : 3
   - INTERMEDIATE HEADER PLY (U .028)
   - FULLY INSULATED, 3 STUD, CORNERS
   - FULLY INSULATED WALL INTERSECTIONS
   - INSULATE HEADER VOIDS W/ RIGID FOAM

2. FOR SHEAR PANEL LOCATIONS AND SHEATHING NAILING PATTERNS SEE STRUCTURAL DRAWINGS

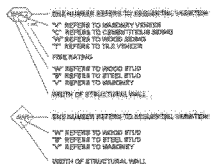
3. EXTERIOR ENVELOPE STUDS TO BE 2X6 @ 16" OC. (MIN).
   DIMENSIONS: AW = 2X4 STUDS @ 16" OC.
   BW = 2X6 STUDS @ 16" OC.

INT. WALL TYPE	MATERIAL	DESCRIPTION
2W		2X4 WD. STUDS @ 16" OC. INTERIOR GYPSUM BOARD EA. SIDE (1/2")
6W		2X6 WD. STUDS @ 16" OC. INTERIOR GYPSUM BOARD EA. SIDE (1/2")
6M		STONE MASONRY VENEER 2X6 WD. STUDS @ 16" OC. AIR GAP (1") 1/2" PLYWD.

WALL TYPE NOTES

1. SEE FLOOR PLANS FOR WALL TYPE LOCATIONS.
2. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
4. BATT INSULATION TO FILL WALL CAVITY IN INDICATED WALLS.
5. PROVIDE FULLY INSULATED CORNERS AND PARTITION INTERSECTIONS AT EXTERIOR WALLS
6. FILL HEADER VOIDS WITH 3-4 / 1" RIGID FOAM AT EXTERIOR WALLS
7. VAPOR BARRIER APPLIED TO WARM SIDE AT ALL EXTERIOR WALLS
9. INSTALL CONTINUOUS FIRE RATED SEALANT AT ALL PENETRATIONS THROUGH RATED PARTITIONS , BOTH SIDES, TYPICAL.
8. ALL EXTERIOR WALLS TO COMPLY WITH OREGON ENERGY CODE ADDITIONAL MEASURES (TABLE 1101.A) ENHANCEMENT MEASURE #3

WALL TYPE IDENTIFIER LEGEND



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TETHEROW ADVENTURE CABINS
Skyline Ranch Road
Bend, Oregon

BLRB architects

Statement:

Drawing Title:
WALL TYPES - CABIN B

Date: 03-19-2015
Drawn By: Author
Project No. 15.219
Status: PRELIMINARY - NOT FOR CONSTRUCTION
Sheet No. A2.B0

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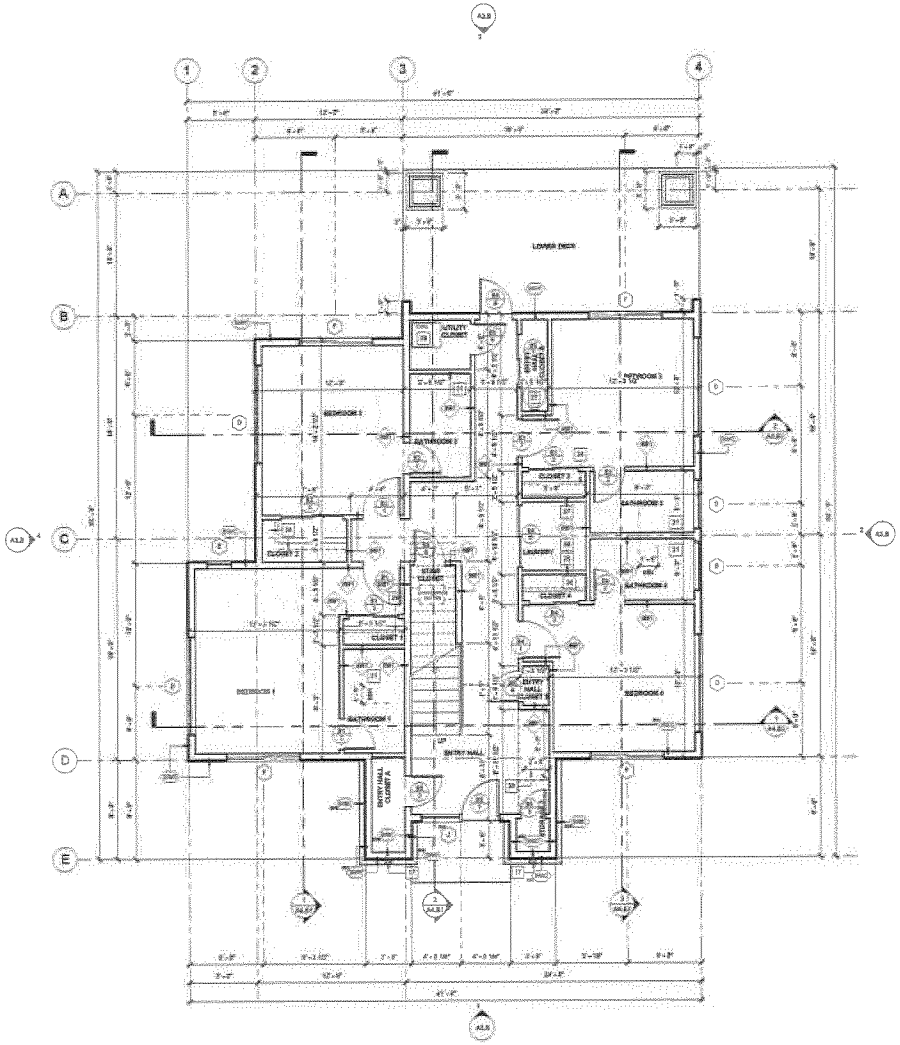

1 LEVEL 1

CABIN B
1ST FLOOR
1528 SF

MATERIALS KEY

17 SHINGLES EXTERIOR WALL SIDING
24 CLOSET SHELF AND HANGER ROD
25 PLAM COUNTERTOP
27 WATER HEATER
28 SHOWER STALL
29 WOOD BENCH
37 WASHER
38 DRYER
39 HIGH EFFICIENCY GAS FURNACE

100% CD

TETHEROW ADVENTURE CABINS
Skyline Ranch Road
Bend, Oregon

BLRB architects

Drawing Title:
FLOOR PLAN - CABIN B - LEVEL 1

Date: 03-19-2015
Drawn By: SW
Project No. 15.219

Stamp:
PRELIMINARY - NOT FOR CONSTRUCTION

Sheet No.
A2.B1

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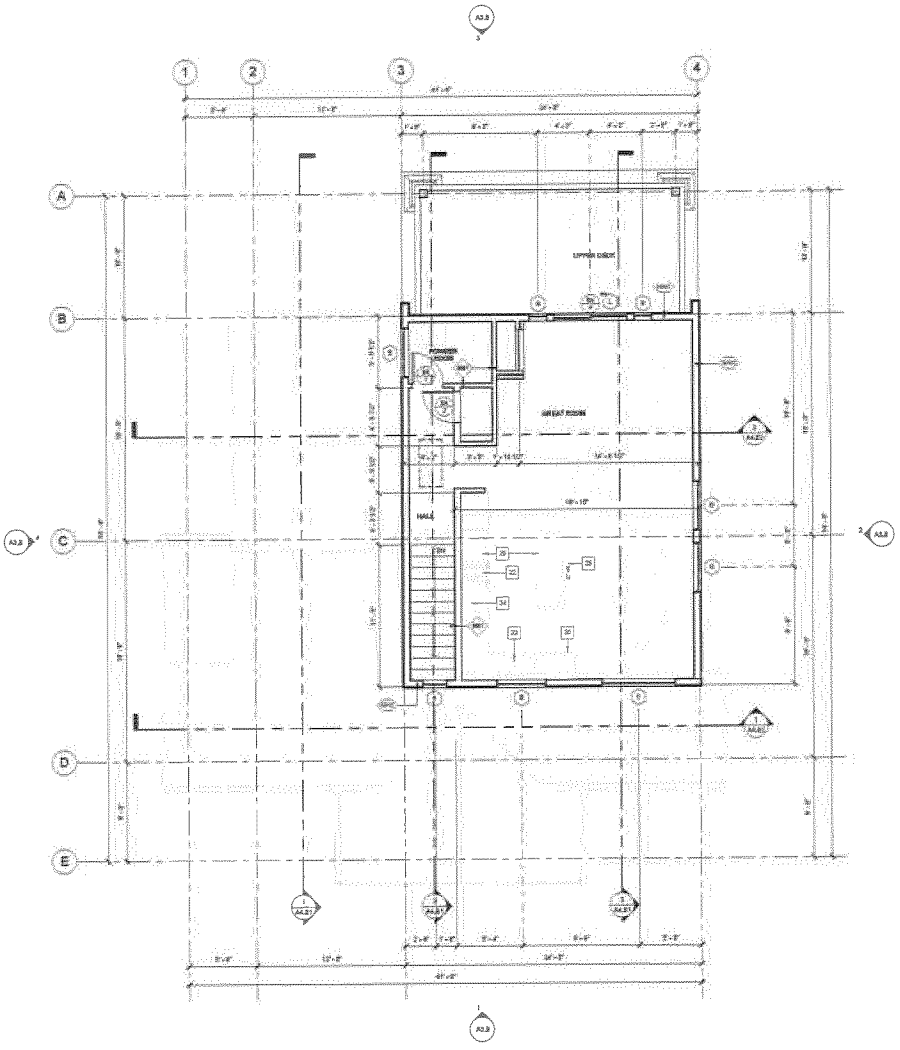

1 LEVEL 2

CABIN B
2ND FLOOR
695 SF

MATERIALS KEY

22 PRESTAINED/PAINTED SIDING
31 TBD
35 TBD
36 TBD
37 TBD

100% CD

TETHEROW ADVENTURE CABINS
Skyline Ranch Road
Bend, Oregon

BLRB architects

Revisions:

Drawing Title:
FLOOR PLAN - CABIN B - LEVEL 2

Date:	Drawn By:
03-19-2015	SW
	Project No. 15.218

Stamp: PRELIMINARY - NOT FOR CONSTRUCTION

Sheet No.: A2.B2

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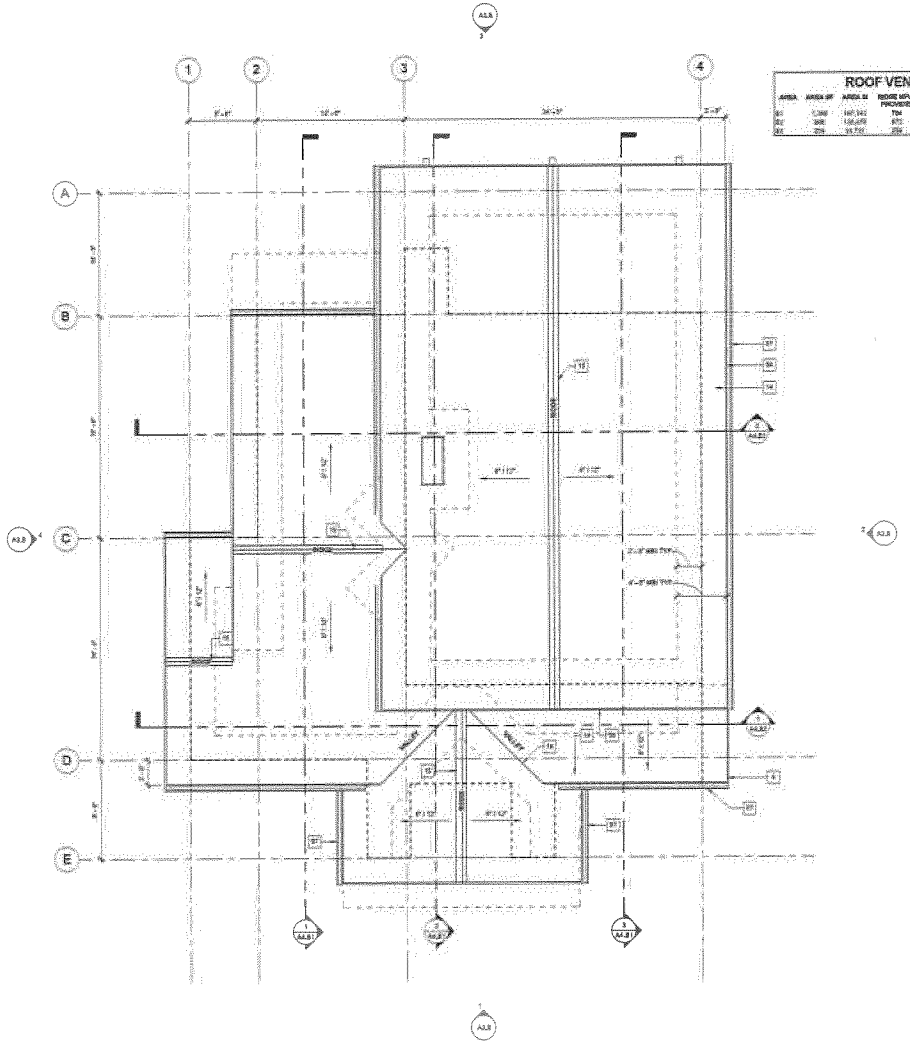

ROOF VENTILATION B

AREA	AREA SF	AREA %	RIDGE NFVA PROVIDED	EAVE NFVA PROVIDED	REQD NFVA	TOTAL NFVA
B1	1,366	1667.141	704	340	697	1044
B2	906	1106.478	470	240	463	710
B3	254	310.101	254	93	116	139

MATERIALS KEY

06 2X8 FASCIA BOARD

07 METAL GUTTER

14 ASHOW ANG ICE SHIELD

15 RIDGE VENT

16 VALLEY FLASHING

GRAPHIC LEGEND

ASHOW ANG ICE SHIELD

RIDGE VENT

EXTERIOR WALL BELOW

ROOF PLAN NOTES

1. ASHOW ANG ICE SHIELD TO BE APPLIED AT ALL EAVES AND TO EXTEND 24" INSIDE WARM WALL.
2. PROVIDE A TOTAL NET FREE VENTILATING AREA EQUAL OR MORE IN ALL ROOFS.
3. PROVIDE CONTINUOUS 1" (MIN.) AIR SPACE IN ALL INSULATED CAVITIES.
4. ALL SKYLIGHTS SHALL BE SCREENED

ROOF PLAN

100% CD

TETHEROW ADVENTURE CABINS

Skyline Ranch Road
Bend, Oregon

BLRB ARCHITECTS

Revisions:			

Drawing Title:
ROOF PLAN - CABIN B

Date: 03-19-2015 Drawn By: SW

Project No: 1522B

Status:
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Sheet No.:
A2.B3

of:

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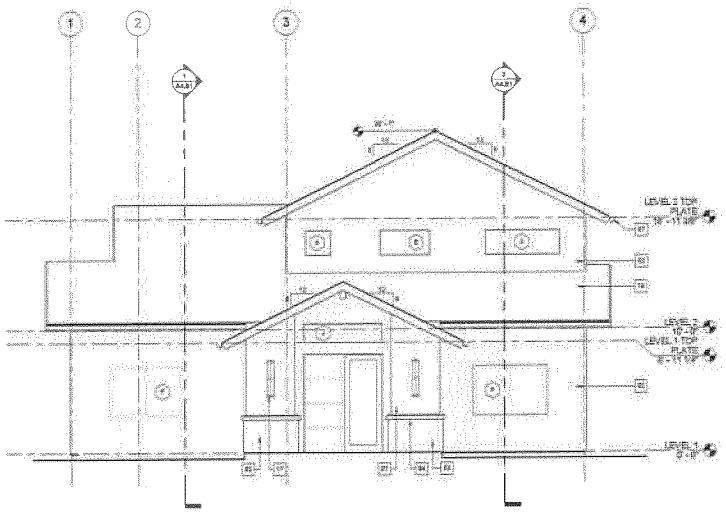
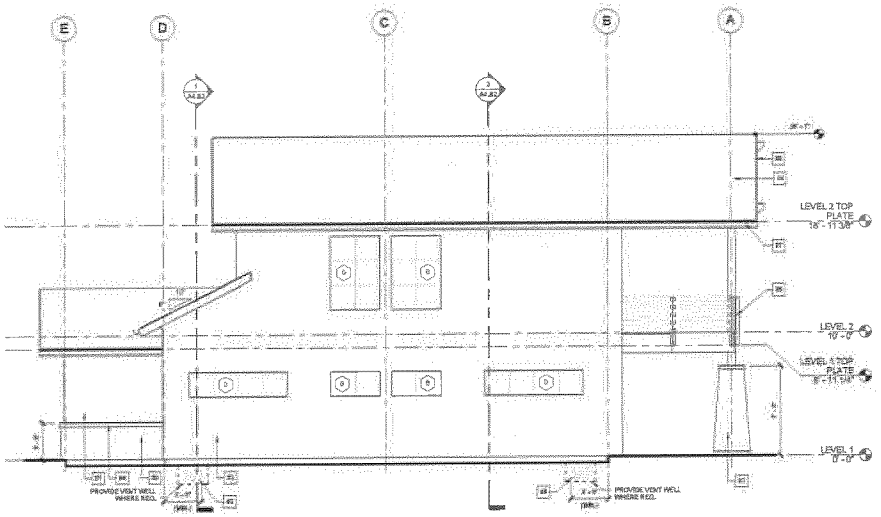
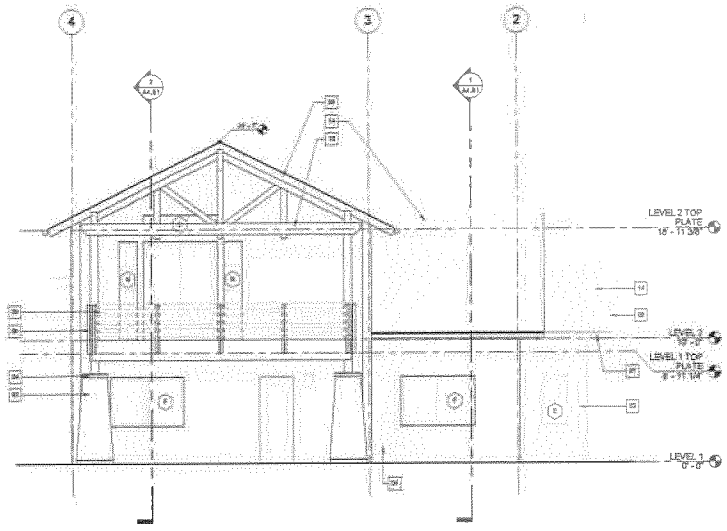


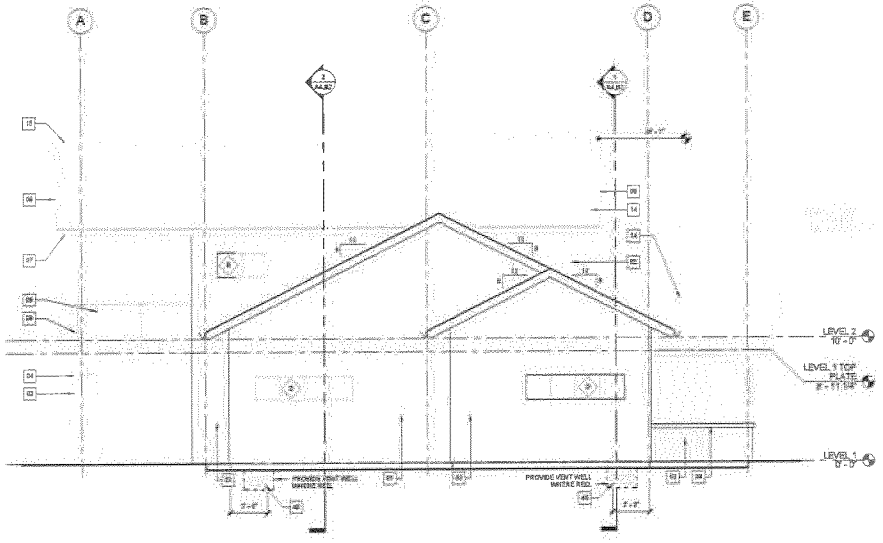
1 FRONT ELEVATION -CABIN B



2 RIGHT ELEVATION - CABIN B



3 BACK ELEVATION - CABIN B



4 LEFT ELEVATION - CABIN B

MATERIALS KEY

01 CEMENTITIOUS SIDING-HORIZONTAL
02 WOOD SIDING-VERTICAL
03 STONE MASONRY VENEER
04 STONE CAP
05 1X6 FASCIA BOARD
07 METAL GUTTER
08 METAL STEEL REGISTER
09 1X4 EYE BROW
10 TIMBER FRAMING
11 SNOW AND ICE SHIELD
12 RIDGE VENT
13 SHINGLED EXTERIOR WALL SIDING
14 DRIP CAP VENT

100% CD

TETHEROW ADVENTURE CABINS
Skyline Ranch Road
Bend, Oregon

BLRB architects

Revisions:

Drawing Title:
EXTERIOR ELEVATIONS - CABIN B

Date: 03-19-2015
Drawn By: SW
Project No: 1521B

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A3.B

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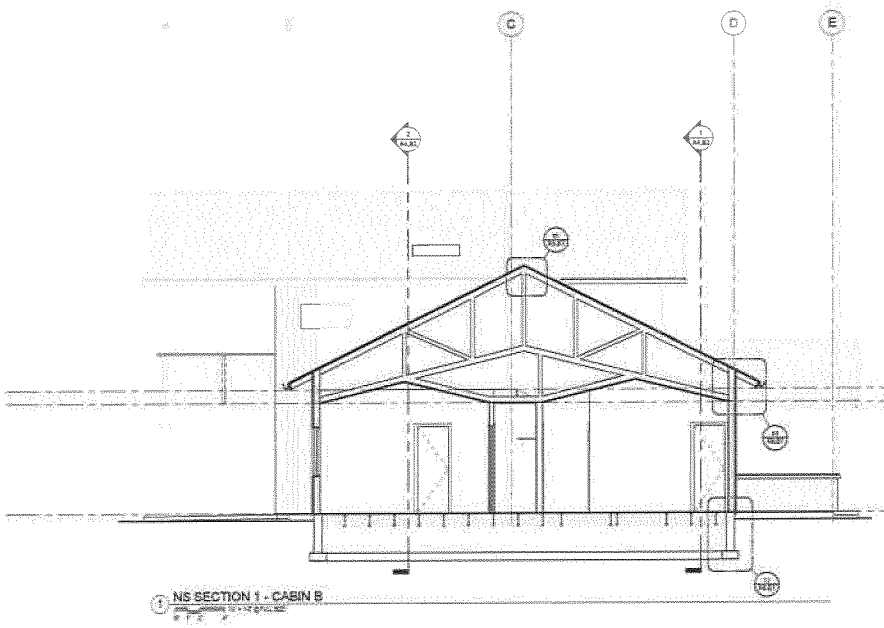
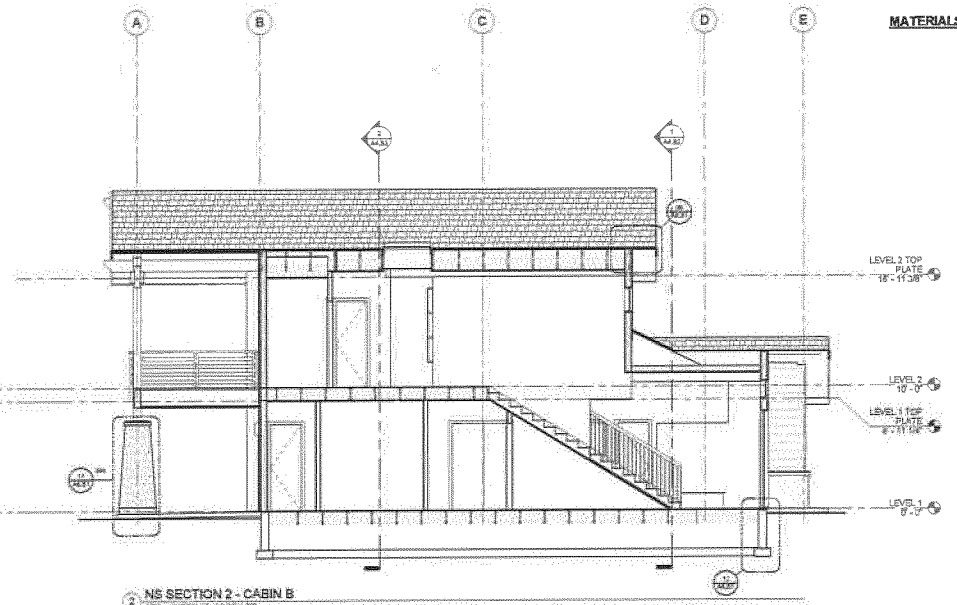
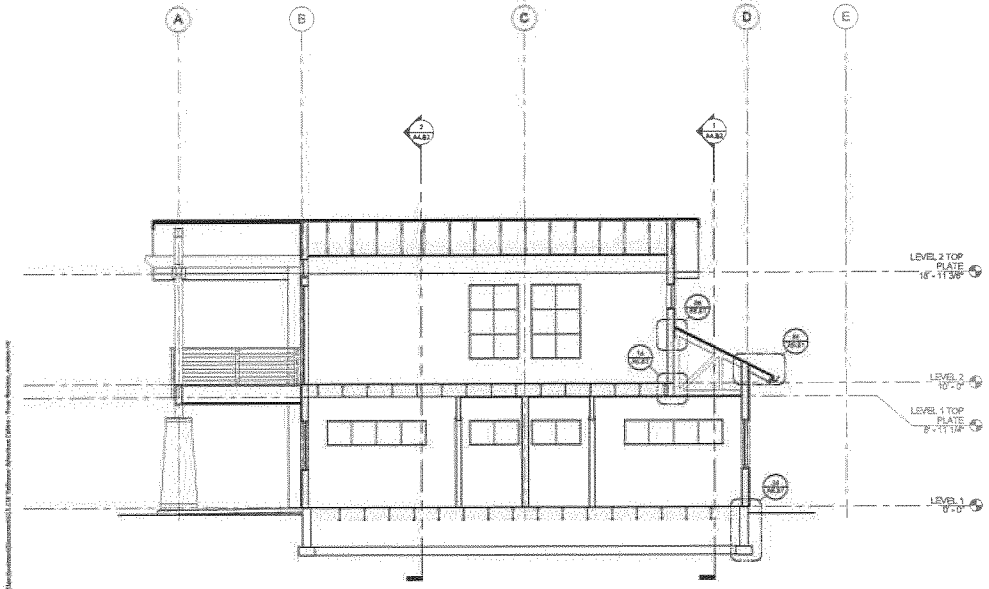


1 NS SECTION 1 - CABIN B



2 NS SECTION 2 - CABIN B



3 NS SECTION 3 - CABIN B

MATERIALS KEY

100% CD

TETHEROW ADVENTURE CABINS
Skyline Ranch Road
Bend, Oregon

SLRB architects

Revisions:

Drawing Title:
BUILDING SECTIONS - CABIN B - NORTH-SOUTH SECTIONS

Date:	Drawn By:
03-19-2015	SW
	Project No. 1521B

Stamp:
PRELIMINARY - NOT FOR CONSTRUCTION

Sheet No.
A4.B1

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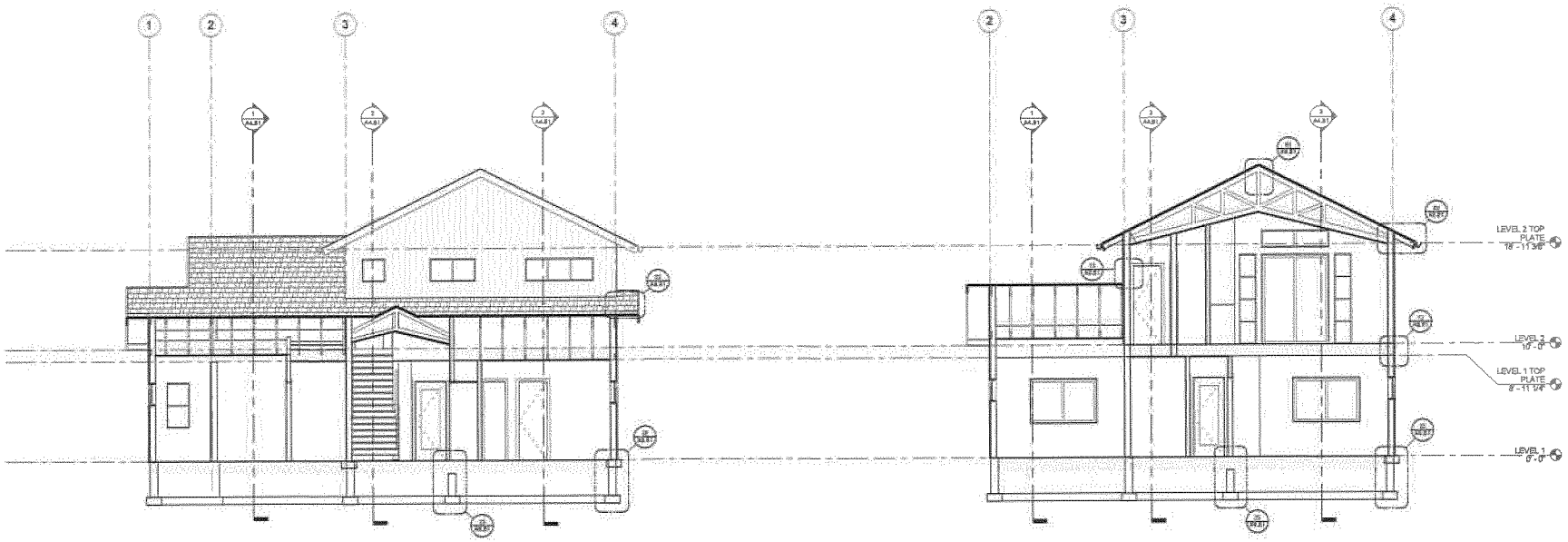


1 EW SECTION 1 - CABIN B

2 EW SECTION 2 - CABIN B

100% CD

TETHEROW ADVENTURE CABINS

Skyline Ranch Road
Bend, Oregon

BLRB architects

Revisions:			

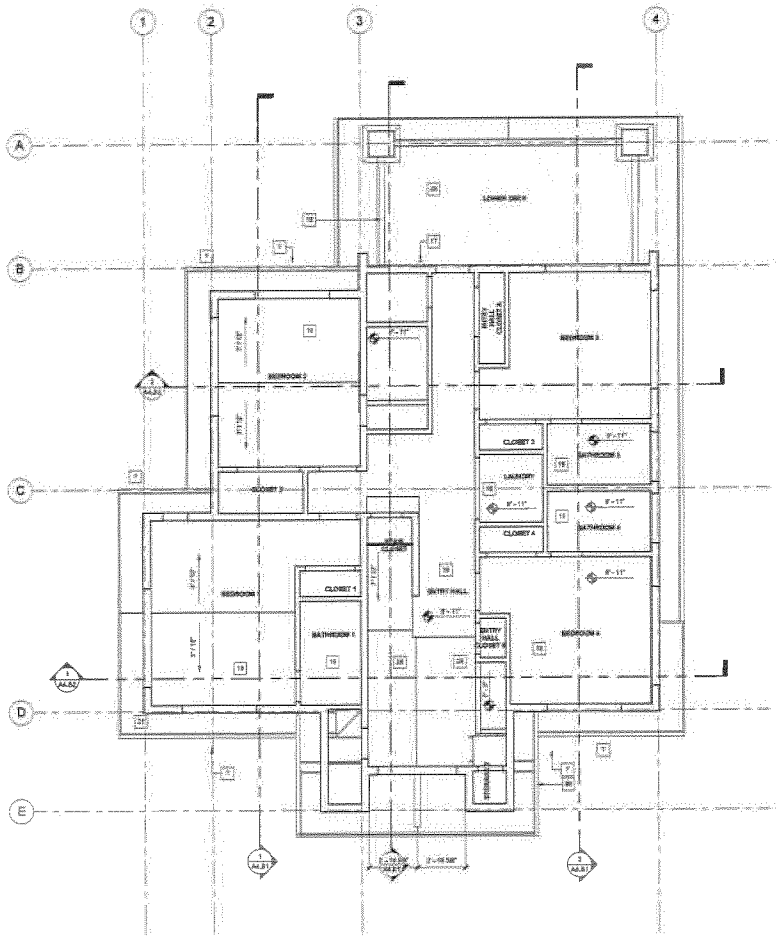
Drawing Title:
BUILDING SECTIONS - CABIN B - EAST-WEST SECTIONS

Date:	03-19-2015	Drawn By:	SW
		Project No.	1521B

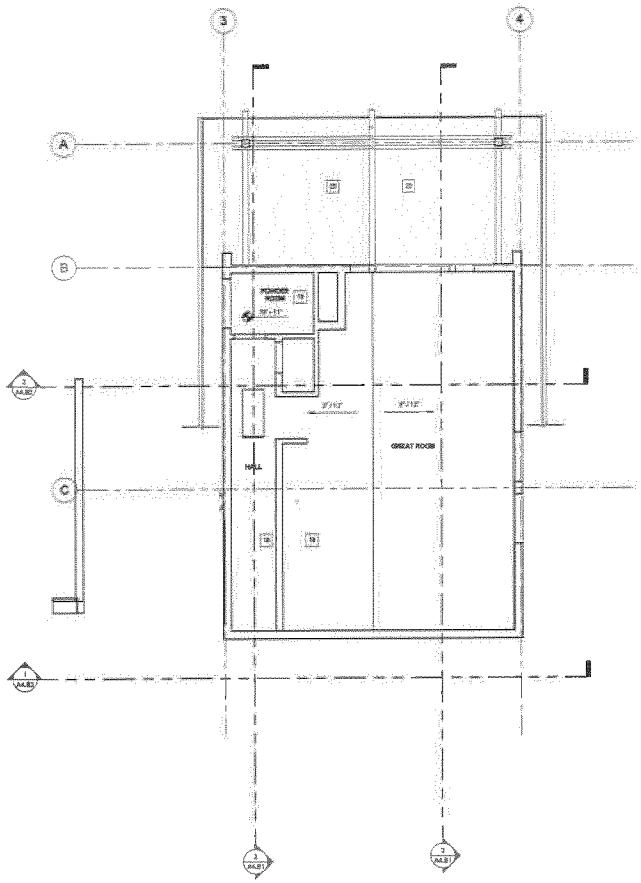
Stamp:
PRELIMINARY - NOT FOR CONSTRUCTION

Sheet No.:
A4.B2

BLRB ARCHITECTS, P.C.



1 RCP - LEVEL 1 - CABIN B



2 RCP - LEVEL 2 - CABIN B

MATERIALS KEY

RCP NOTES

1. VERIFY LIGHT FIXTURE TYPES & MODELS WITH ELECTRICAL WORK.
2. REFERENCE MECHANICAL FOR DUCTWORK, GRILLE AND DIFFUSER INFORMATION.

100% CD

TETHEROW ADVENTURE CABINS
Skyline Ranch Road
Bend, Oregon

BLRB architects

Drawing Title:
REFLECTED CEILING PLAN - CABIN B - LEVELS 1 AND 2

Date: 03-19-2015 | Drawn By: SW

Project No. 1521B

Status: PRELIMINARY - NOT FOR CONSTRUCTION

Sheet No. A6.B

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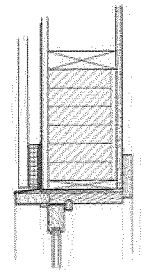
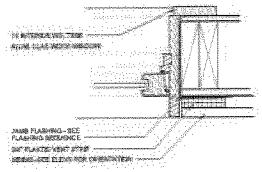
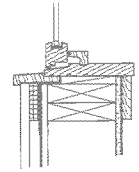


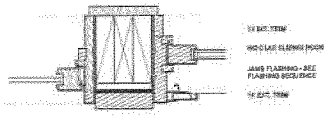
01 WINDOW HEAD - WD SIDING



02 WINDOW JAMB - WD SIDING

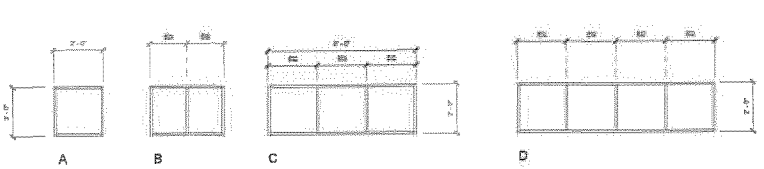


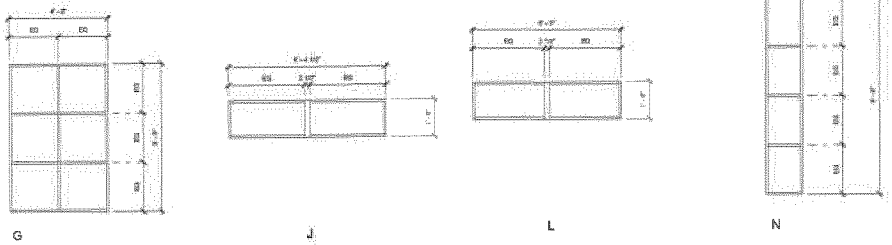
04 WINDOW SILL - WD SIDING



05 DOOR JAMB - MULLION

WINDOW SCHEDULE - CABIN B					
Type Mark	Window Type	Window Construction	Frame Finish	Glass	Comments
A	FIXED	MC	F	TG	
B	FIXED	MC	F	TG	
C	FIXED	MC	F	TG	
D	FIXED	MC	F	TG	
E	FIXED	MC	F	TG	
G	FIXED	MC	F	TG	
J	FIXED	MC	F	TG	
L	FIXED	MC	F	TG	
N	FIXED	MC	F	TG	



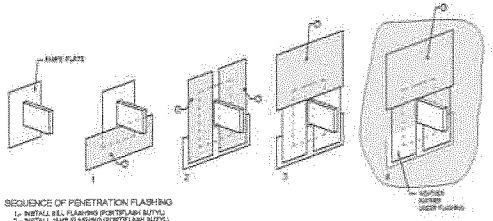


WINDOW NOTES

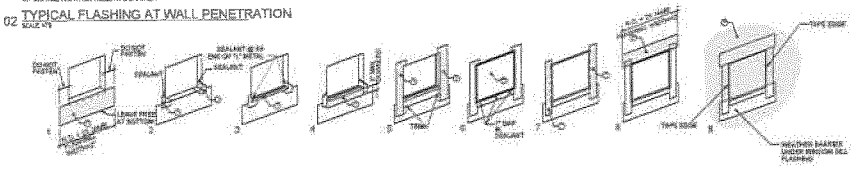
1. ALL WINDOW GLAZING TO BE DOUBLE GLAZED WITH 1/2" AIR SPACE AND LOW "E" COATING, MAXIMUM U-VALUE = .30, MAXIMUM SHGC/SRI COEFFICIENT = .57.

2. SAFETY GLAZING REQUIRED AT WINDOWS WITHIN 24" OF DOOR.

3. SEE ELEVATIONS FOR OPERATIONAL DIRECTION. (WHERE DECLARE).



02 TYPICAL FLASHING AT WALL PENETRATION



NOTE:
1. INSTALLATION OF MATERIALS TO BE FLASHED PER THE MANUFACTURER'S RECOMMENDATION. CONTRACTOR TO PROVIDE MANUFACTURERS RECOMMENDED METHOD FOR REVIEW.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF WINDOW FLASHING AND WINDOW INSTALLATION FOR APPROVAL BY ARCHITECT.

03 WINDOW FLASHING SEQUENCE

100% CD

TETHEROW ADVENTURE CABINS
Skyline Ranch Road
Bend, Oregon

BLRB architects

Revisions

Drawing Title: WINDOW SCHEDULE CABIN B

Date: 03-19-2015 | Drawn By: Author

Project No: 15.21B

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Sheet No: A7.B1

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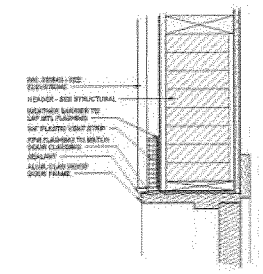
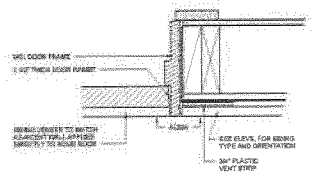
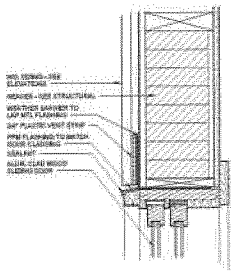


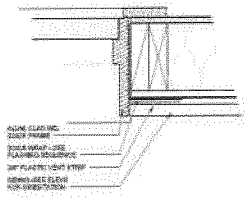
01 DOOR HEAD -WD SIDING
3" = 1'-0" @ FULL SIZE



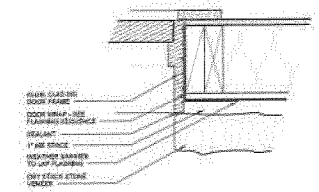
02 DOOR JAMB - WD SIDING
3" = 1'-0" @ FULL SIZE



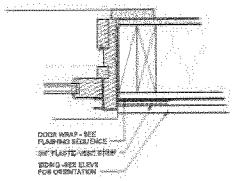
03 DOOR HEAD -WD SIDING
3" = 1'-0" @ FULL SIZE



04 DOOR JAMB - WOOD
3" = 1'-0" @ FULL SIZE



05 DOOR JAMB - STONE
3" = 1'-0" @ FULL SIZE



06 DOOR JAMB - WD SIDING
3" = 1'-0" @ FULL SIZE

DOOR SCHEDULE - CABIN B

Mark	Function	Door Type	Door Width	Door Height	Door Thickness	Door Material	Door Finish	Frame Type	Frame Material	Frame Finish	Comments
01.1	Exterior	2C	3'-0"	7'-0"	1 3/4"	WD	SF	A	WD	SF	
01.2	Exterior	2C	3'-0"	7'-0"	1 3/4"	WD	SF	A	WD	SF	
01.3	Exterior	2C	3'-0"	7'-0"	1 3/4"	WD	SF	A	WD	SF	
01.4	Exterior	2C	3'-0"	7'-0"	1 3/4"	WD	SF	A	WD	SF	
01.5	Exterior	2C	3'-0"	7'-0"	1 3/4"	WD	SF	A	WD	SF	
01.6	Exterior	2C	3'-0"	7'-0"	1 3/4"	WD	SF	A	WD	SF	
01.7	Exterior	2C	3'-0"	7'-0"	1 3/4"	WD	SF	A	WD	SF	
01.8	Exterior	2C	3'-0"	7'-0"	1 3/4"	WD	SF	A	WD	SF	
02.1	Exterior	2C	3'-0"	7'-0"	1 3/4"	WD	SF	A	WD	SF	
02.2	Exterior	2C	3'-0"	7'-0"	1 3/4"	WD	SF	A	WD	SF	
02.3	Exterior	2C	3'-0"	7'-0"	1 3/4"	WD	SF	A	WD	SF	
03.1	Exterior	2C	3'-0"	7'-0"	1 3/4"	WD	SF	A	WD	SF	
03.2	Exterior	2C	3'-0"	7'-0"	1 3/4"	WD	SF	A	WD	SF	
03.3	Exterior	2C	3'-0"	7'-0"	1 3/4"	WD	SF	A	WD	SF	
04.1	Exterior	2C	3'-0"	7'-0"	1 3/4"	WD	SF	A	WD	SF	
04.2	Exterior	2C	3'-0"	7'-0"	1 3/4"	WD	SF	A	WD	SF	
04.3	Exterior	2C	3'-0"	7'-0"	1 3/4"	WD	SF	A	WD	SF	
05.1	Exterior	2C	3'-0"	7'-0"	1 3/4"	WD	SF	A	WD	SF	
05.2	Exterior	2C	3'-0"	7'-0"	1 3/4"	WD	SF	A	WD	SF	
05.3	Exterior	2C	3'-0"	7'-0"	1 3/4"	WD	SF	A	WD	SF	
06.1	Exterior	2C	3'-0"	7'-0"	1 3/4"	WD	SF	A	WD	SF	
06.2	Exterior	2C	3'-0"	7'-0"	1 3/4"	WD	SF	A	WD	SF	
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08.3	Exterior	2C	3'-0"	7'-0"	1 3/4"	WD	SF	A	WD	SF	
09.1	Exterior	2C	3'-0"	7'-0"	1 3/4"	WD	SF	A	WD	SF	
09.2	Exterior	2C	3'-0"	7'-0"	1 3/4"	WD	SF	A	WD	SF	
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15.2	Exterior	2C	3'-0"	7'-0"	1 3/4"	WD	SF	A	WD	SF	
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16.1	Exterior	2C	3'-0"	7'-0"	1 3/4"	WD	SF	A	WD	SF	
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20.3	Exterior	2C	3'-0"	7'-0"	1 3/4"	WD	SF	A	WD	SF	

SCHEDULE CODES:

DOOR

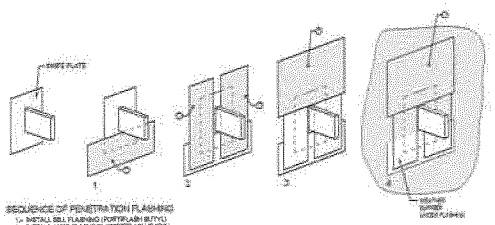
MATERIAL:
- HC - HOLLOW CORE
- FG - FIBERGLASS
- MDF - MEDIUM DENSITY FIBERBOARD
- PNL - PANEL
- SC - SOLID CORE
- VNL - VINYL
- WD - WOOD
- MC - METAL CLAD
- TG - TEMPERED GLASS
- IG - INSULATED GLASS
- CG - COLOR EMBEDDED GLASS

FINISH:
- F - FACTORY FINISH
- PT - PAINTED
- ST - STAINED

FRAME

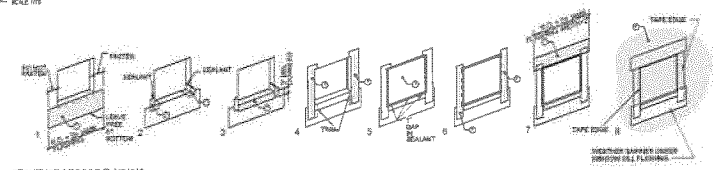
MATERIAL:
- E - EMBED
- S - SLIDING
- B - BYPASS
- L - SIDE LIGHT
- P - POCKET
- G - GARAGE
- T - TRANSOM

FINISH:
- F - FACTORY FINISH
- PT - PAINTED
- ST - STAINED
- WV - WOOD VENEER



SEQUENCE OF PENETRATION FLASHING
1.- INSTALL SILL FLASHING (PORTAFLASH BUTYL)
2.- INSTALL JAMB FLASHING (PORTAFLASH BUTYL)
3.- INSTALL HEAD FLASHING (PORTAFLASH BUTYL)
4.- INSTALL WEATHER RESISTIVE BARRIER

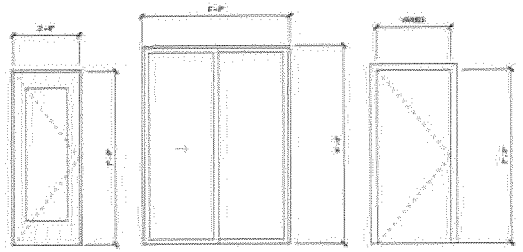
02 TYPICAL FLASHING AT WALL PENETRATION
SCALE: 1"=1'

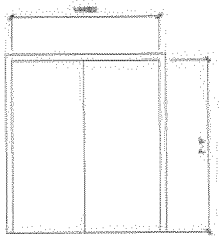


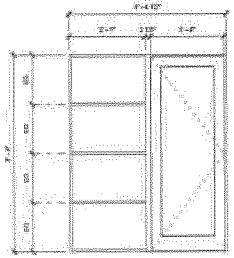
SEQUENCE OF DOOR FLASHING
1.- INSTALL SILL FLASHING (WEATHOP WEST)
2.- INSTALL WEATTOP CORNER SHIELDS AT EACH SILL CORNER WITH FASTNERS AND 3/8" BEAD OF SEALANT (WEATTEOP SEALANT)
3.- INSTALL SILL PANS (PORTAFLASH BUTYL) - NOTE: SILL WRAP MUST COMPLETELY COVER THE ROUGH OPENING SILL INCLUDING CORNER SHIELDS
4.- INSTALL JAMB FLASHING (WEATTOP WEST) WRAP ONTO SIDE OF JAMB OPENING AND TRIM EXCESS BELOW SILL
5.- INSTALL DOOR THRESHOLD AND SHIMS AS REQUIRED BY WINDOW MANUFACTURER.
6.- INSTALL JAMB FLASHING (PORTAFLASH BUTYL)
7.- INSTALL HEAD FLASHING (PORTAFLASH BUTYL)
8.- INSTALL WEATHER RESISTIVE BARRIER

NOTE
1. INSTALLATION OF MATERIALS TO BE FLASHED PER THE MANUFACTURER RECOMMENDATIONS, CONTRACTOR TO PROVIDE MANUFACTURERS RECOMMENDED SECTION FOR REVIEW.
2. CONTRACTOR TO PROVIDE MOCK-UP OF WINDOW FLASHING AND WINDOW INSTALLATION FOR APPROVAL BY ARCHITECT.

04 DOOR FLASHING SEQUENCE
SCALE: 1"=1'







100% CD

TETHEROW ADVENTURE CABINS
Skyline Ranch Road
Bend, Oregon

BLRB architects

Revisions:

Drawing Title:
DOOR SCHEDULE AND DETAILS CABIN B

Date: 03-19-2015 | Drawn By: Author
Project No: 1521B

Stamp: PRELIMINARY - NOT FOR CONSTRUCTION

Sheet No.: A7.B2

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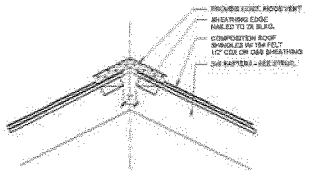
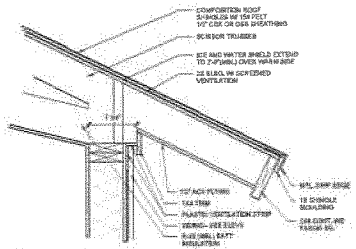
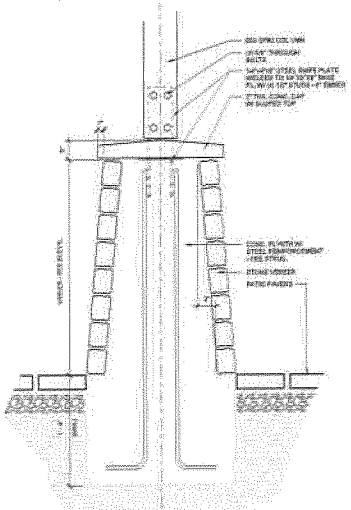


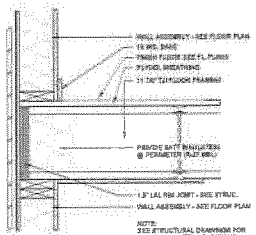
01 RIDGE VENT @ ATTIC



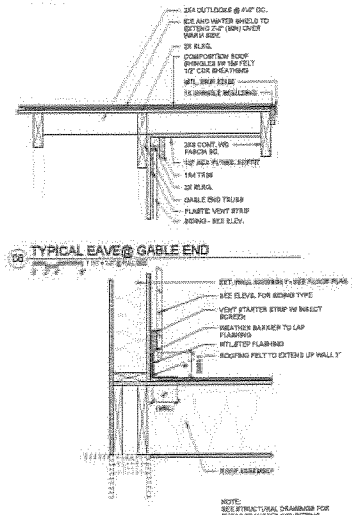
03 TYPICAL EAVE



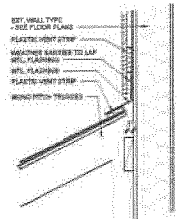
11 STONE COLUMN BASE



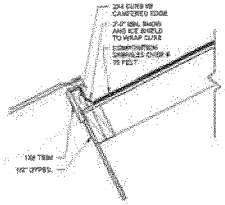
12 FLOOR @ EXT. WALL



08 TYPICAL EAVE @ GABLE END



09 SHED ROOF @ EXT. WALL



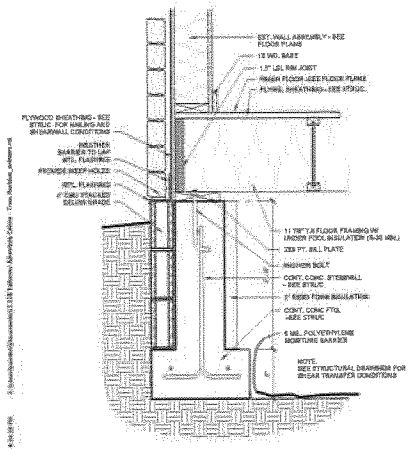
10 SKYLIGHT DETAIL

12 FLOOR @ EXT. WALL

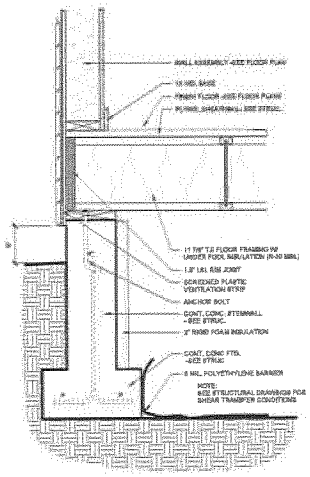
13 ROOF @ EXT. WALL

14 2ND FL. BEAM - CABIN B

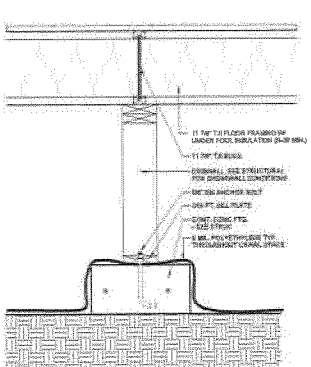
15 DECK EDGE BEAM



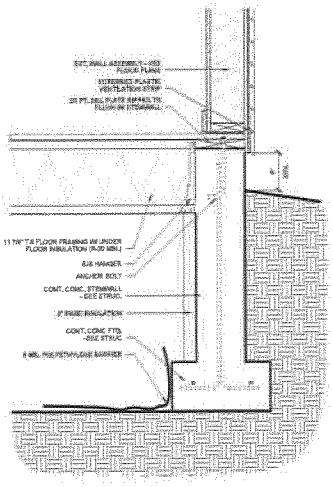
21 STONE VENEER @ RIM JOIST/STEMWALL



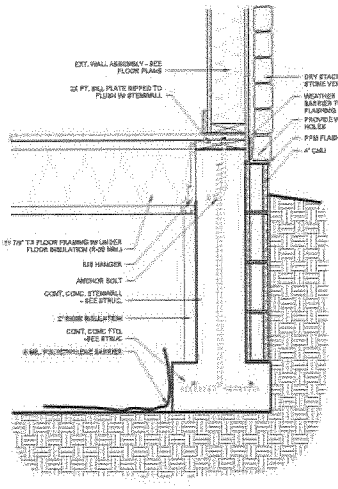
22 FLOOR ABOVE STEMWALL



23 FOUNDATION CRIBWALL



24 FLOOR INSIDE STEMWALL



25 FLOOR INSIDE STEMWALL W/STONE VENEER

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TETHEROW ADVENTURE CABINS
Skyline Ranch Road
Bend, Oregon

BLRB architects

Drawing Title: DETAILS - CABIN B

Date: 03-19-2015 Drawn By: HR

Project No.: 1521B

Stamp: PRELIMINARY - NOT FOR CONSTRUCTION

Sheet No.: A8.B1

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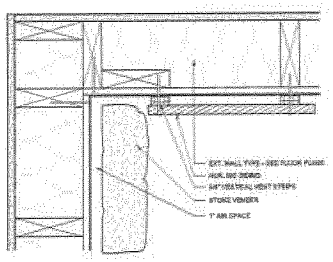
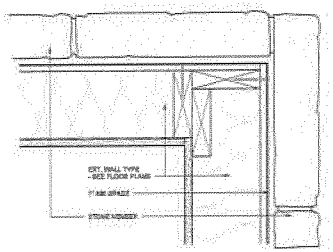
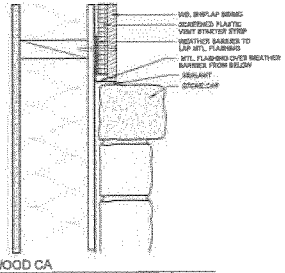


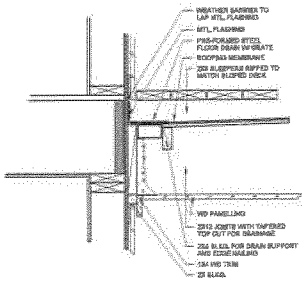
02 STONE/WOOD @ INSIDE CORNER B



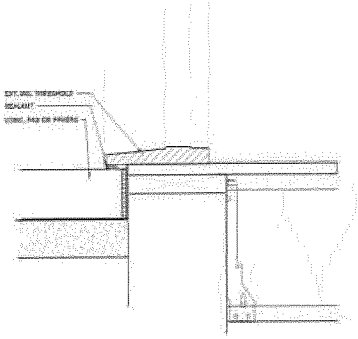
04 STONE @ OUTSIDE CORNER



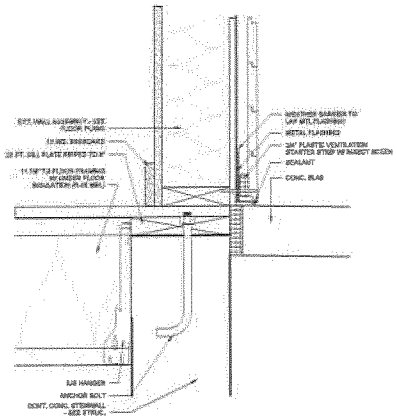
05 STONE/WOOD CA



18 DECK TRENCH DRAIN @ WALL



19 TYPICAL EXT. DR. THRESHOLD



20 STEMWALL @ CONC. PAD

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TETHEROW ADVENTURE CABINS

Skyline Ranch Road
Bend, Oregon

BLRB architects

Issue:	03-19-2015
Drawn By:	HR
Project No.	13.218
Stamp:	PRELIMINARY - NOT FOR CONSTRUCTION
Sheet No.	A8.B2

Drawing Title: DETAILS - CABIN B

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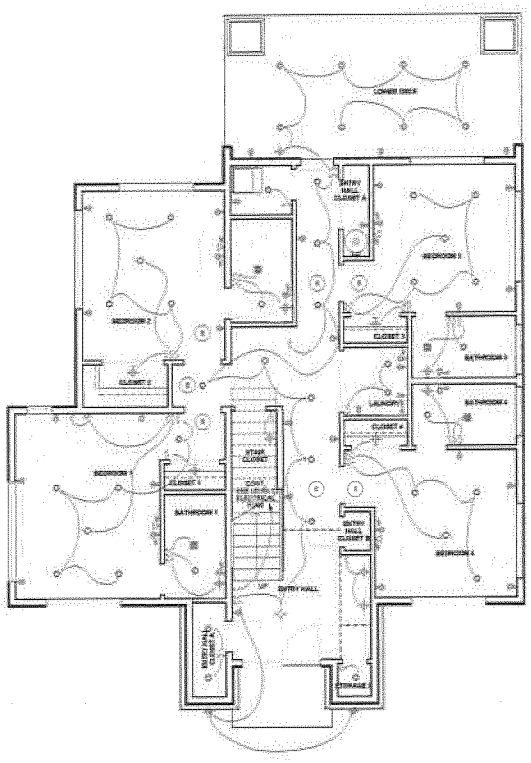
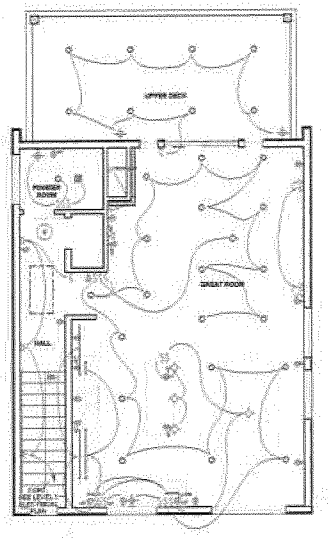


1 LEVEL 1 - ELECTRICAL - CABIN B



2 LEVEL 2 - ELECTRICAL - CABIN B

- OUTLET
- SPECIAL PURPOSE OUTLET
- SWITCH
- PENDANT
- FAN
- CEILING FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- WALL SCONCE
- THERMOSTAT
- DATA
- SMOKE DETECTOR
- UNDER CABINET FLOURESCENT LIGHTING
- ABOVE CABINET FLOURESCENT LIGHTING

100% CD

TETHEROW ADVENTURE CABINS
Skyline Ranch Road
Bend, Oregon

BLRB architects

Revisions:

Drawing Title:
ELECTRICAL PLAN - CABIN B - LEVEL 1 AND 2

Date: 03-19-2015
Drawn By: Author
Project No. 13.216

Stamp:
PRELIMINARY - NOT FOR CONSTRUCTION

Sheet No.
E1.B1

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3/9/2015 1:24:23 PM C:\Users\jmarshall\Documents\13.216 Tetherow Adventure Cabins - Tree Dynamics_marshall.rvt

TETHEROW ADVENTURE CABINS

Volume 1
03-19-2015

100% CD

DESIGN TEAM

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VIRTUAL REALITY ENTERPRISES
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Revisions

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15.21B

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COVER SHEET - CABIN C

A0.C0

TETHEROW ADVENTURE CABINS

VIRTUAL REALITY ENTERPRISES

VOLUME 1 OF 1

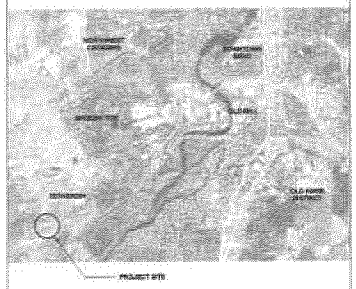
PROJECT DATA

DEVELOPMENT	TETHEROW PHASE 1- TRACT "X"
PROJECT ADDRESS:	2570 LAZ RANCH ROAD BEND, OR 97701
TAX LOT NO.:	181111D000200
GOVERNING CODES:	DESCHUTES COUNTY PLANNING 2014 OREGON RESIDENTIAL SPECIALTY CODE
ZONING:	MUA 10 DR
CLASSIFICATION:	
OCCUPANCY GROUPS	R (RESIDENTIAL)
TYPE OF CONSTRUCTION:	TYPE VB

DESIGN CRITERIA

Current Residential Code:	2014 Oregon Residential Specialty Code
Soil Bearing Capacity	1500# max (Upon assumption--specific to site conditions without engineered soil bearing analysis
Seismic	C for 2014 Oregon Residential Specialty Code only
Wind Pressure	110lbs per square foot
Weathering	Severe
Frost Depth	18" min.
Wind Speed	70 mph 90 mph 3 sec. gusts
Snow Load	25 lbs/sf
Exposure	"C"
Energy Code	2014 ORSC, chapt. 11- Additional Standards (Table 1101.1): Envelope Enhancement Measure 1.2 Wall R-value—21.0 (2x6"O.C. with batt insulation having and finished wall grade)—U=0.039% (2x6"O.C. and Roof/ceiling—U=0.031%-R= and Floor—U=0.033%-R= and Windows—U=0.30 and Doors—U of more U=0.30 Conservation Measure 1.4: High Efficiency HVAC System

VICINITY MAP

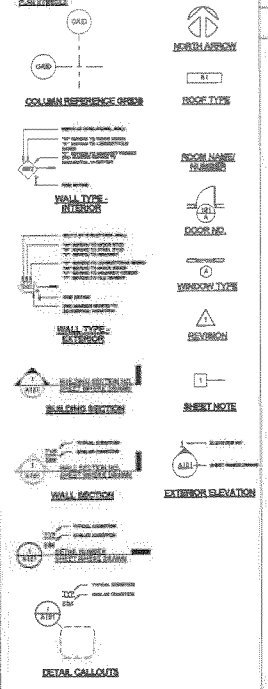


ABBREVIATIONS

AB	ANCHOR BOLT	FOM	FACE OF MASONRY	PWC	PROTECTIVE WALL COVERING
ABS	ACRYLONITRILE-BUTADIENE-STYRENE (PLASTIC)	FOS	FACE OF STUD	PWF	PROTECTIVE WALL FINISH
ACM	ASBESTOS CONTAINING MATERIAL	FPP	FOLDING PANEL PARTITION	QT	QUARRY TILE
ACP	ARCHITECTURAL CONCRETE PAVEMENT	FR	FIRE RESISTANT	R	RISER
ADP	ASPHALT CONCRETE PAVEMENT	FRCP	FIBER REINFORCED CEMENT PANEL	RAU	RAINWATER ASPHALT UNDERLAYMENT
ACT	ACOUSTICAL TILE	FRP	FIBER REINFORCED PANEL	RB	RESILIENT BASE
AD	AREA DRAIN	FRT	FIRE RESISTANT TREATMENT	RD	ROOF DRAIN
ADJ	ADJACENT	FS	FIRE STOP SAND	RTF	REFERENCE
ADJT	ADJACENTLY	FT	FOOT, FEET	REP	REPRESENTATIVE
AFF	ACOUSTICAL DIFFUSION PANEL	FTG	FOOTING	RFNP	REMOVABLE PIT
AFF	ABOVE FINISH FLOOR	FURR	FURRING	RBD	RESILIENT
AGG	AGGREGATE	FW	FOLDING WALL	RSLT	RESILIENT TREADS, RISERS, TILE LAMINATION
AL	ALUMINUM	GA	GAUGE	RH	RIGHT HAND
ALT	ALTERNATE	GALV	GALVANIZED	RM	ROOM
AP	ACOUSTICAL PARTITION	GB	GRAB BAR	RO	ROUGH OPENING
AR	ABUSE RESISTANT	GC	GENERAL CONTRACT (OR)	ROW	RIGHT OF WAY
ARGWB	ABUSE RESISTANT GYPSUM WALL BOARD	GCMJ	GLAZED CMU	RT	RIGHT
ARCH	ARCHITECT (URAL)	GL	GLASS, GLAZING	S	SINK
ATB	ASPHALT TREATED BASE	GLB	GLULAM BEAM	S	SHOWER
AWP	ACOUSTICAL WALL PANEL	GMH	GYPSUM SHEETROCK	SAH	SEALS/HARDENER
BIT	BITUMINOUS	GN	GRAVEL	SAC	SUSPENDED ACOUSTICAL CEILING
BL	BLANKET	GWB	GYPSUM WALL BOARD	SC	SPECIAL COATING
BLDG	BUILDING	HB	HOSE BIB	SCHED	SCHEDULE (D)
BLKG	BLOCKING	HC	HANDICAP	SCMJ	SCORED MASONRY UNIT
BM	BEAM	HDR	HEADER	SD	SOAP DISPENSER
BMU	BRICK MASONRY UNIT	HDW	HARDWARE	SEC	SECTION
BOT	BOTTOM	HDWD	HARDWOOD	SF	SQUARE FOOT (FEET)
BR	BRICK	HM	HOLLOW METAL	SH	SHEATHING
BLD	BUILT UP ROOFING	HORIZ	HORIZONTAL	SHR	SHOWER
CB	CHALKBOARD	HR	HANGRAIL	SHT	SHEET
CAB	CABINET	HT	HEIGHT	SIM	SIMILAR (STRAIGHTENED VERT)
CB	CATCH BASIN	HVAC	HEATING, VENTILATION & AIR CONDITIONING	SL	SLOPE
CG	CORNER GUARD	HT	HOT WATER	SND	SANITARY NAPKIN DISPENSER
CHB	CHALKBOARD	HWH	HOT WATER HEATER/TANK	SNR	SANITARY NAPKIN RECEPTACLE
CJ	CONTROL JOINT	ID	INSIDE DIAMETER	SPEC	SPECIFIED / SPECIFICATIONS
CL	CENTER LINE	IGU	INSULATED GLASS	SQ	SQUARE
CLF	CHAIN LINK FENCE	INS	INSULATING MEDIA BOARD	SS	STAINLESS STEEL
CLG	CEILING	INCL	INCLUDE, INCLUDED	ST	STEAM
CLR	CLEAR (ANCE)	INSUL	INSULATE (D) (ING)	STA	STAIR & LANDING
CMT	CERAMIC MOSAIC TILE	INT	INTERIOR	STY	STAIR & HANDRAIL
CMU	CONCRETE MASONRY UNIT	IPT	INTUMESCENT PAINT	STD	STANDARD
CO	CLEAN OUT	IR	IMPACT RESISTANT	STL	STEEL
COL	COLUMN	IRGWB	IMPACT RESISTANT GYPSUM WALL BOARD	STOR	STORAGE
CONC	CONCRETE	JST	JOIST	STRUCT	STRUCTURAL
CONST	CONSTRUCTION	JT	JOINT	SUSP	SUSPEND (ED)
CONT	CONSTRUCTION/CONTINUATION	KO	KNOCK OUT	SV	SHEET VINYL
CONTR	CONTRACTOR	KS	KNEE SPACE	T	TREAD
COVE	COVE BASE	LAB	LABORATORY	TB	TOWEL BAR
COVE BV	COVE SHEET VINYL	LAM	LAMINATE (D)	TBB	TILE BACKER BOARD
CPT	CARPET	LAV	LAVATORY	TBD	TO BE DETERMINED
CS	CASEWORK	LF	LINEAR FOOT (FEET)	TBD	TILE BATTEN BOARD
CT	CERAMIC TILE	LGL	LAMINATED GLASS	TC	TELECOMMUNICATIONS
CSMC	COUNTER SINK	LH	LEFT HAND	TEL	TELEPHONE
CURB	CURB/ICE	LIN	LINOLEUM	TF	TRANSPARENT FINISH
CVST	CUSTOMARY	LT	LIGHT	T&G	TONGUE & GROOVE
CW	COLD WATER	MAS	MODIFIED ASPHALT ROOFING	TGL	TEMPERED GLASS
D	DEEP	MAT	MATERIAL	THK	THICK
DBL	DOUBLE	MAX	MAXIMUM	TO	TOP OF
DEMO	DEMOLISH	MB	MULCH BOARD	TRB	TRANSLUCENT BATTERY PANEL (S) (ING)
DF	DRINKING FOUNTAIN	MDF	MEDIUM DENSITY OVERLAY PLYWOOD	TRWP	TRANSLUCENT WALL PANEL (S) (ING)
DIA	DIAMETER	MECH	MECHANICAL	TTD	TOILET TISSUE DISPENSER
DIM	DIMENSION	MFR	MANUFACTURER	TWP	TACKABLE WALL PANEL
DISP	DISPENSER	MH	MANHOLE	TYP	TYPICAL
DN	DOWN	MIN	MINIMUM	UON	UNLESS OTHERWISE NOTED
DR	DOOR	MIR	MIRROR	UR	URINAL
DS	DOWNSPOUT	MISC	MISCELLANEOUS	VAR	VARIES
DTL	DETAIL	MTL	METAL	VB	VAPOR BARRIER/HEADER
DW	DISHWASHER	NIC	NOT IN CONTRACT	VCT	VINYL COMPOSITION TILE
DWG	DRAWING	NTS	NOT TO SCALE	VEN	VENEER
DWR	DRAWER	NA	NOT APPLICABLE	VRB	VENTED RUBBER BASE
E	EAST	NIC	NOT IN CONTRACT	VERT	VERTICAL
EA	EACH	NO	NUMBER	VIF	VERIFY IN FIELD
EF	EXHAUST FAN	NOM	NOMINAL	VP	VINYL PLANTER
EIFS	EXT. INSUL. FINISH SYSTEM	NRV	NON-RISE SHEET VINYL	VR	VAPOR RETARDER
EJ	EXPANSION JOINT	NTS	NOT TO SCALE	VS	VENTILATION SYSTEM
ELECT	ELECTRIC (AL)	OC	ON CENTER	VWC	VINYL WALL COVERING
ELEV	ELEVATION	OD	OUTSIDE DIAMETER	W	WEST
ELEV	ELEVATOR	OFCI	OWNER FURNISHED/CONTRACTOR INSTALLED	WI	WITH
EM	EMPTY METER	OFD	OVERFLOW DRAIN	WO	WITHOUT
EMC	ELECTRO MAGNETIC CLOSER	OH	OPPOSITE HAND	WD	WOOD
EMH	ELECTRO MAGNETIC HOLDER	OP	OPPOSITE PARTITION	WF	WOOD FLOORING
EP	EPOXY PAINT	OPNG	OPENING	WGL	WIRE GLASS
EPH	ELECTRICAL PANEL	OPP	OPPOSITE	WN	WINDOW
EQ	EQUAL	OSB	ORIENTED STRAND BOARD	WS	WIRE SCRN
EQUIP	EQUIPMENT	PAR	PARALLEL	WSP	WIRE SCRN PARTITION
ER	EPOXY RESIN	PART	PARTITION	WR	WATER RESISTANT
ERB	ELASTOMERIC SHEET ROOFING	PBG	PAINTED TEXTURED GLASS	WRB	WATER RESISTIVE BARRIER
EXIST	EXISTING	PB	PEGBOARD (TEMPERED HARDBOARD)	WRGWB	WATER RESISTANT GYPSUM WALL BOARD
EXMS	EXPOSED STRUCTURE	PC	PRECAST	WRCT	WAINSCOT
EXT	EXTERIOR	PER	PERIMETER (R)	WWF	WALKED-WIRE FABRIC
FA	FIRE ALARM	PERP	PERPENDICULAR	WWM	WELDED WIRE MESH
FCB	FIBER CEMENT BOARD	PH	PANIC HARDWARE	YD	YARD
FCS	FIBER CEMENT SIDING	PL	PROPERTY LINE		
FCP	FIBER CEMENT PANELS	PL	PLATE		
FD	FLOOR DRAIN	PLAM	PLASTIC LAMINATE		
FDN	FOUNDATION	PLYWD	PLYWOOD		
FE	FIRE EXTINGUISHER	PNL	PANEL, PAINTED, BOLT		
FEC	FIRE EXTINGUISHER CABINET	PR	PAIR		
FF	FINISH FLOOR	PRT	PRESSURE TREATED		
FG	FINISH GRADE	PS	PROJECTION SCREEN		
FACP	FIRE ALARM GRAPHIC PANEL	PSF	POUNDS PER SQUARE FOOT		
FN	FIRE HYDRANT	PSI	POUND PER SQUARE INCH		
FIN	FINISH (ED)	PT	PAINT		
FLR	FLOOR	PTD	PAPER TOWEL DISPENSER		
FO	FACE OF	PTR	PAPER TOWEL DISPENSER / RECEPTACLE		
FOF	FACE OF FINISH	PVC	POLYVINYL CHLORIDE (PLASTIC)		

ARCHITECTURAL SYMBOLS

PLAN SYMBOLS



INDEX OF DRAWINGS

VOLUME 1

ARCHITECTURAL - CABIN C

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A0.1	DATA SHEET - CABIN C
A1.00	SITE PLAN - CABIN C
A2.0	WALL TYPES - CABIN C
A3.1	FLOOR, FOUNDATION FRAMING AND ROOF PLANS - CABIN C
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A4.01	BUILDING SECTIONS - CABIN C
A7.01	WINDOW SCHEDULE CABIN C
A7.03	DOOR SCHEDULE AND DETAILS CABIN C
A8.01	MATERIALS CABIN C
A8.02	DETAILS CABIN C

DEFERRED SUBMITTALS

1. MECHANICAL SYSTEM DESIGN
2. ELECTRICAL SYSTEM DESIGN

GENERAL NOTES

1. DO NOT SCALE THE DRAWINGS.

2. DIMENSIONS ARE TO STRUCTURAL GRID OR FACING OF STUD, UNLESS OTHERWISE NOTED.

3. VERIFY FIELD CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT FOR RESOLUTION OF DISCREPANCIES AND/OR CONFLICTS PRIOR TO COMMENCEMENT OF THE WORK.

4. DRAWINGS AND PROJECT MANUAL SPECIFICATIONS SHALL TYPES AND DETAILS ARE COMPLEMENTARY (INCOMPLETE WITHOUT ONE ANOTHER). THE PROJECT MANUAL INCLUDES PROJECT SPECIFICATIONS IN ONE VOLUME. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE IN POSSESSION OF A COMPLETE SET OF THE DRAWINGS AND PROJECT MANUAL (COMBO FOR ADDITIONAL COST ASSOCIATED WITH MORE KNOWN ON ONE DISCIPLINE'S DRAWINGS BUT NOT ON ANOTHER SHALL ONLY WILL NOT BE CONSIDERED OR APPROVED. CLAIMS FOR ADDITIONAL COSTS ASSOCIATED WITH THE GENERAL CONTRACTOR'S INCHOR SUBCONTRACTORS USE OF AN INCOMPLETE OR PARTIAL SET OF CONSTRUCTION DOCUMENTS WILL NOT BE CONSIDERED OR APPROVED.

100% CD

TETHEROW ADVENTURE CABINS
Skyline Ranch Road
Bend, Oregon

BLRB architects

Drawing Title:
DATA SHEET - CABIN C

Date: 03-19-2015
Drawn By: SW
Project No.: 1521B

Status:
PRELIMINARY - NOT FOR CONSTRUCTION

Sheet No.:
A0.C1

BLRB ARCHITECTS, P.C.

1 SITE PLAN - CABIN C

100% CD

TETHEROW ADVENTURE CABINS
Skyline Ranch Road
Bend, Oregon

BLRB architects

PORTLAND | BEND

Revisions:

Drawing Title: SITE PLAN - CABIN C

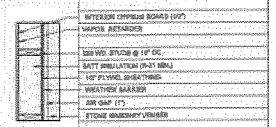
Date: 03-19-2015 | Drawn By: Author

Project No. 1521B

Stamp: PRELIMINARY - NOT FOR CONSTRUCTION

Sheet No. A1.C0

BLRB ARCHITECTS, P.C.

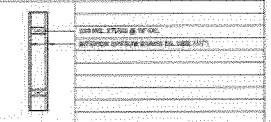
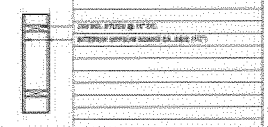
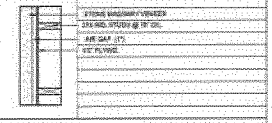
EXT. WALL TYPE	MATERIAL	DESCRIPTION
EW4C EW4D		INTERIOR GYPSUM BOARD (1/2") VAPOR RETARDER 2X6 WD. STUDS @ 16" OC. BATT INSULATION (R-21 MIN.) 1/2" PLYWD. SHEATHING WEATHER BARRIER 3/4" PLASTIC FURRING BATTEN WOOD OR CEMENTITIOUS SIDING (SEE ELEVS. FOR LOCATION AND DIRECTION)
EW5C		INTERIOR GYPSUM BOARD (1/2") VAPOR RETARDER 2X6 WD. STUDS @ 16" OC. BATT INSULATION (R-21 MIN.) 1/2" PLYWD. SHEATHING WEATHER BARRIER AIR GAP (1") STONE MASONRY VENEER
EW6C		VAPOR RETARDER 2X6 WD. STUDS @ 16" OC. BATT INSULATION (R-21 MIN.) PLYWOOD SHEATHING SA. GRDE WEATHER BARRIER AIR GAP (1") STONE MASONRY VENEER

EXTERIOR WALL NOTES:

1. ENERGY CODE ADDITIONAL MEASURES:
   ENVELOPE ENHANCEMENT MEASURE - 3
   - INTERMEDIATE FRAMING R-21 (3- 2X6)
   - FULLY INSULATED, 3 STUD, CORNERS
   - FULLY INSULATED WALL INTERSECTIONS
   - INSULATE HEADER WITH W RIGID FOAM

2. NOR PANEL LINE STRING AND SHEATHING NAILING PATTERN SEE STRUCTURAL DRAWINGS

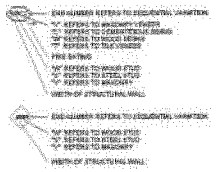
3. EXTERIOR ENVELOPE STUDS TO BE 2X6 @ 16" OC. MAX.
   DESIGNATIONS: 4W = 2X4 STUDS @ 16" OC.
   6W = 2X6 STUDS @ 16" OC.

INT. WALL TYPE	MATERIAL	DESCRIPTION
IW4C		2X4 WD. STUDS @ 16" OC. INTERIOR GYPSUM BOARD EA. SIDE (1/2")
IW5C		2X6 WD. STUDS @ 16" OC. INTERIOR GYPSUM BOARD EA. SIDE (1/2")
IW6C		STONE MASONRY VENEER 2X6 WD. STUDS @ 16" OC. AIR GAP (1") 1/2" PLYWD.

WALL TYPE NOTES

1. SEE FLOOR PLAN(S) FOR WALL TYPE LOCATIONS.
2. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
4. BATT INSULATION TO FILL WALL CAVITY IN INDICATED WALLS.
5. PROVIDE FULLY INSULATED CORNERS AND PARTITION INTERSECTIONS AT EXTERIOR WALLS
6. FILL HEADER VOIDS WITH R-4 / 1" RIGID FOAM AT EXTERIOR WALLS
7. VAPOR BARRIER APPLIED TO WARM SIDE AT ALL EXTERIOR WALLS
8. INSTALL CONTINUOUS FIRE RATED SEALANT AT ALL PENETRATIONS THROUGH RATED PARTITIONS, BOTH SIDES, TYPICAL.
9. ALL EXTERIOR WALLS TO COMPLY WITH OREGON ENERGY CODE ADDITIONAL MEASURES (TABLE 1101.4) ENHANCEMENT MEASURE #2

WALL TYPE IDENTIFIER LEGEND



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TETHEROW ADVENTURE CABINS
Skyline Ranch Road
Bend, Oregon

BLRB architects

Drawing Title:	WALL TYPES - CABIN C
Date: 03-19-2015	Drawn by: Author
	Project No. 13.218
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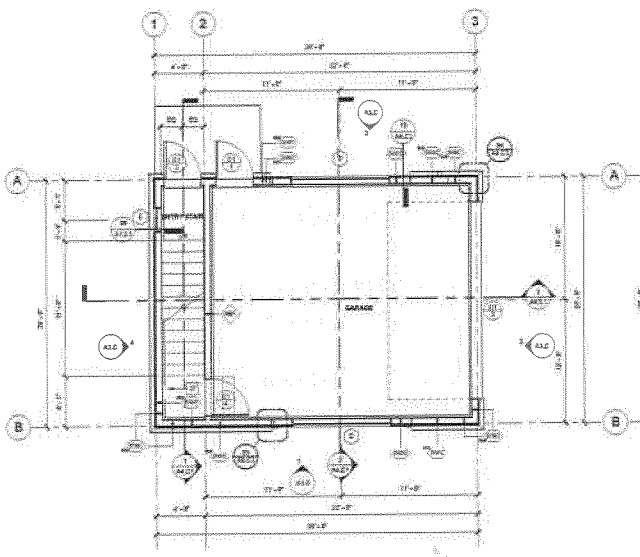
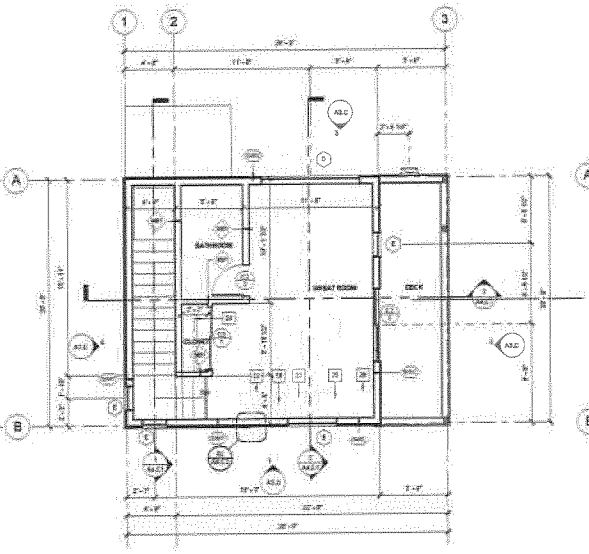
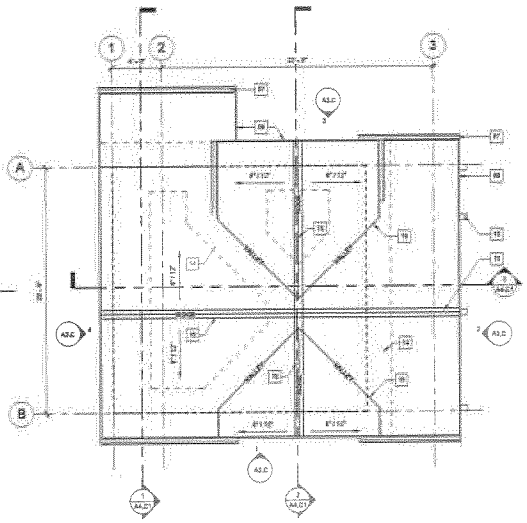


1 LEVEL 1 — 1ST FLOOR 520 SF



2 LEVEL 2 — 2ND FLOOR 321 SF



3 ROOF PLAN

ROOF VENTILATION C

AREA	AREA SF	AREA @	RIDGE NFVA PROVIDED	EAVE NFVA PROVIDED	REQD NFVA	TOTAL NFVA
R1	1016	97.250	484	192	384	939
R2	1139	29.958	306	64	87	262
R3	80	11.000	180	99	58	178

* EAVE BLOCK VENTS CALCULATED AT 9 NFVA PER RAFTER BAY
** RIDGE VENTS CALCULATED AT 18 NFVA PER LINEAR FT.

ROOF PLAN NOTES

1. SNOW AND ICE SHIELD TO BE APPLIED AT ALL EAVES AND TO EXTEND 24" (MIN) OVER INSIDE FACE
2. PROVIDE A TOTAL NET FREE VENTILATING AREA (NFVA) OF 1/300 IN ALL ROOFS
3. PROVIDE CONTINUOUS 1" (MIN.) AIR SPACE IN ALL FINS/MODULATED CAVITIES.
4. ALL EAVE BLOCK VENTS SHALL BE SCREENED

MATERIALS KEY

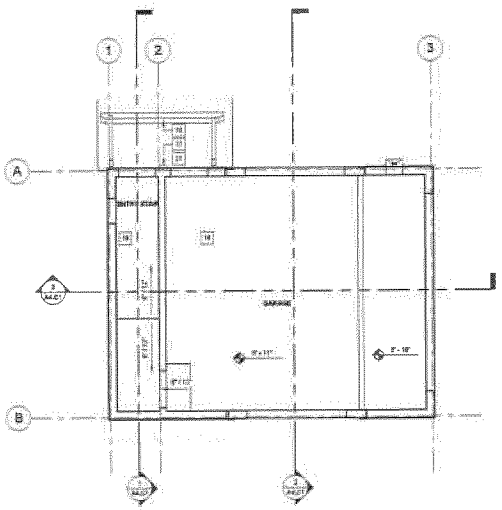
06	2X8 FASCIA BOARD
07	METAL GUTTER
15	TRUSS FRAMING
16	VALLEY FLASHING
17	SHIPLAP EXTERIOR WALL SIDING
18	INTERIOR GYPSUM BOARD
19	RANGE HOOD
20	WOOD TRIM SOFFIT
21	PLYWOOD SOFFIT
22	FREESTANDING RANGE/OVEN
23	SINK
24	ELEVATED SHELF AND RANGER RISE
25	PLAM COUNTERTOP
27	WATER HEATER
28	UNDER THE COUNTER REFRIGERATOR

GRAPHIC LEGEND

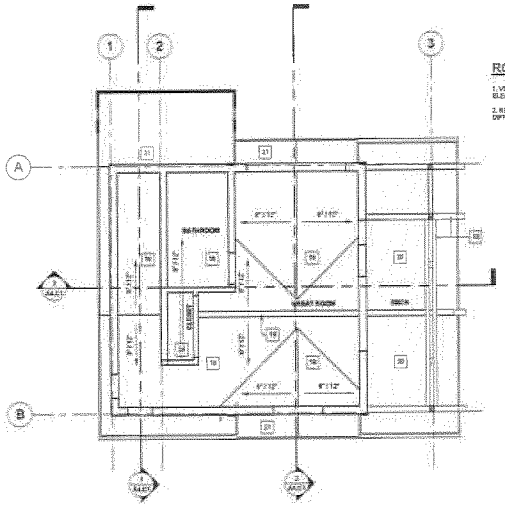
SNOW AND ICE SHIELD

RIDGE VENT

EXTERIOR WALL BELOW



4 RCP - LEVEL 1



5 RCP - LEVEL 2

RCP NOTES

1. VERIFY LIGHT FIXTURE TYPES & MODELS WITH ELECTRICAL WORK.
2. REFERENCE MECHANICAL FOR DUCTING GRILLE AND DIFFUSER INFORMATION.

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TETHEROW ADVENTURE CABINS
Skyline Ranch Road
Bend, Oregon

BLRB architects

Revisions:

Drawing Title:
FLOOR, REFLECTED CEILING, AND ROOF PLANS - CABIN C

Date: 03-19-2015 | Drawn By: SW
Project No.: 13.

Stamp: PRELIMINARY - NOT FOR CONSTRUCTION

Sheet No.: A2.C1

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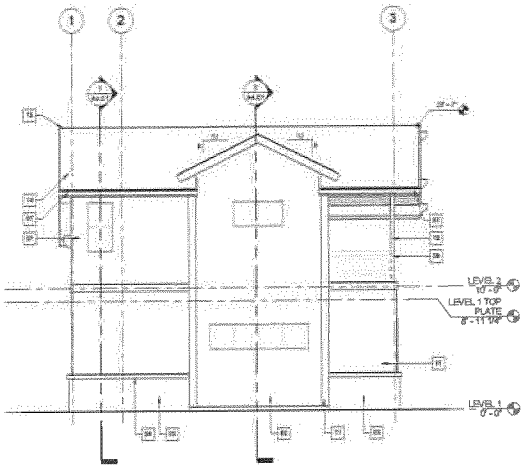
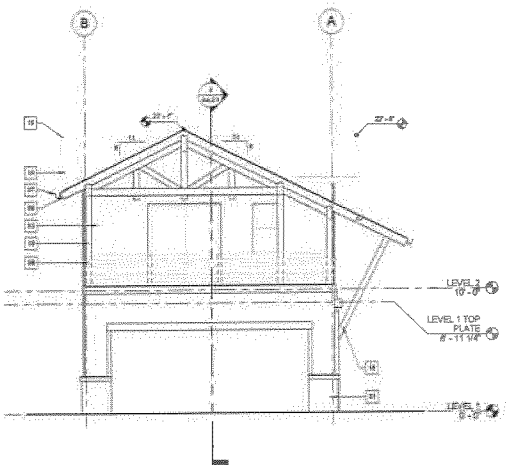
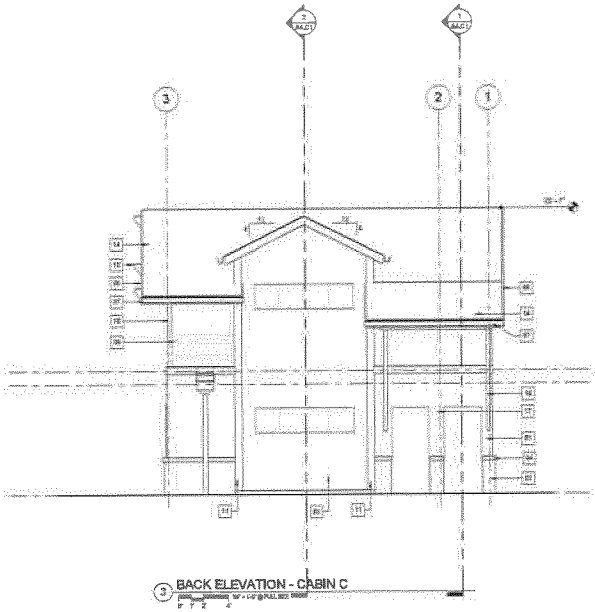


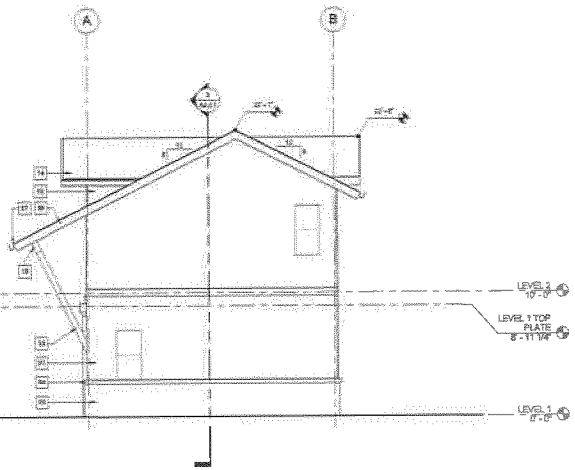
1 FRONT ELEVATION - CABIN C



2 RIGHT ELEVATION - CABIN C



3 BACK ELEVATION - CABIN C



4 LEFT ELEVATION - CABIN C

MATERIALS KEY

01 COMPOSITE/FIBER CEMENT SIDING-HORIZONTAL

02 WOOD SIDING-VERTICAL

03 STONE MASONRY VENEER

04 STONE CAP

05 1X8 FASCIA BOARD

07 METAL GUTTER

08 METAL RAKE

10 TIMBER FRAMING

11 TIMBER TRIM

14 METAL ROOF SIDE SHINGLE

15 SCREEN VENT

17 SHINGLED EXTERIOR WALL SIDING

100% CD

TETHEROW ADVENTURE CABINS

Skyline Ranch Road
Bend, Oregon

BLRB architects

Date:	03-19-2015
Drawn By:	SW
Project No.	1523B

Drawing Title:
EXTERIOR ELEVATIONS - CABIN C

Status:
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Sheet No.
A3.C

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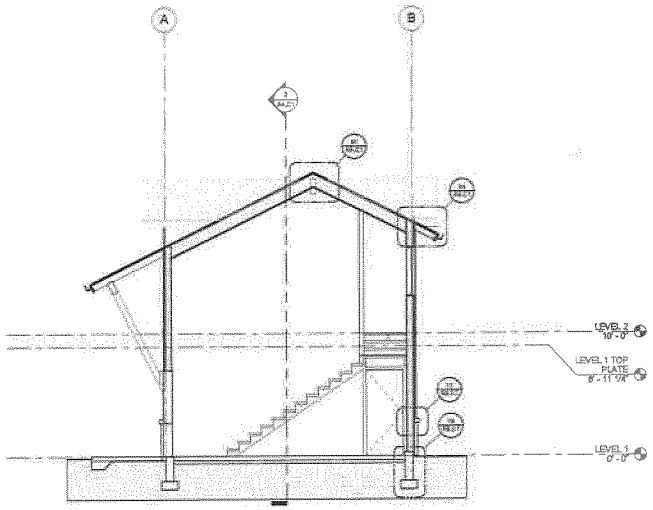
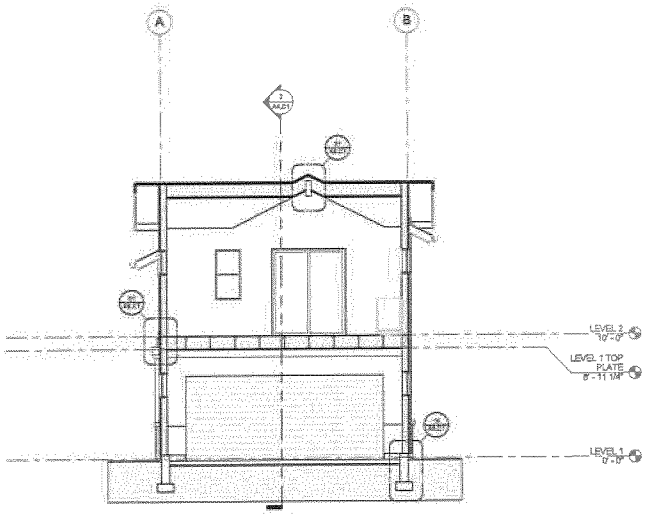


1 Section 1



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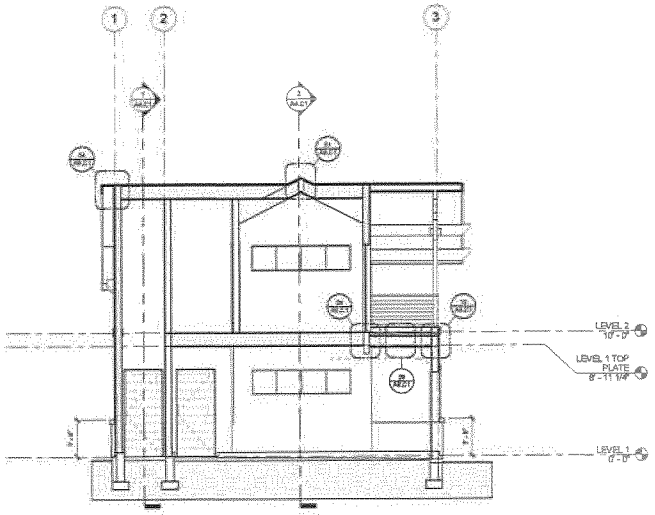

3 Section 3

100% CD

TETHEROW ADVENTURE CABINS
Skyline Ranch Road
Bend, Oregon

BLRB architects

PORTLAND BEND

Drawing Title:
BUILDING SECTIONS - CABIN C

Date: 03-19-2015
Drawn By: SW
Project No. 1321B

Stamp:
PRELIMINARY - NOT FOR CONSTRUCTION

Sheet No.
A4.C1

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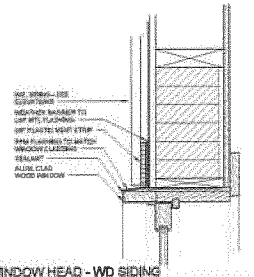
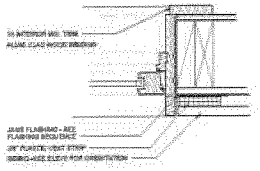


01 WINDOW HEAD - WD SIDING



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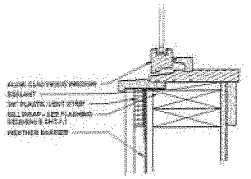
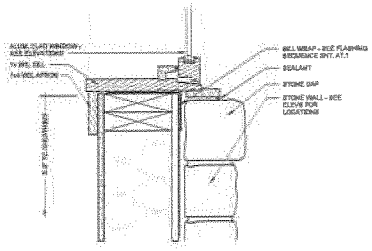


06 WINDOW SILL - WD SIDING



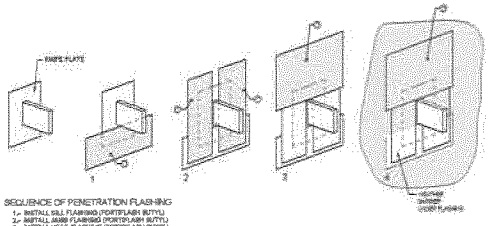
08 WINDOW SILL @ STONE CAP

WINDOW NOTES

1. ALL WINDOW GLAZING TO BE DOUBLE GLAZED WITH 1/2" AIR SPACE AND LOW "E" COATING. MAXIMUM U-VALUE = .30, MAXIMUM SHADING COEFFICIENT = .57.

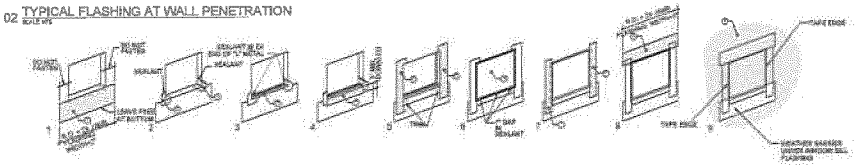
2. SAFETY GLAZING REQUIRED AT WINDOWS WITHIN 24" OF DOOR.

3. SEE ELEVATIONS FOR OPERATIONAL DIRECTION, (WHERE OCCURS).



SEQUENCE OF PENETRATION FLASHING
1.- INSTALL SILL FLASHING (PORTFLASH BUTYL)
2.- INSTALL JAMB FLASHING (PORTFLASH BUTYL)
3.- INSTALL HEAD FLASHING (PORTFLASH BUTYL)
4.- INSTALL WEATHER RESISTIVE BARRIER

02 TYPICAL FLASHING AT WALL PENETRATION
SCALE 1½



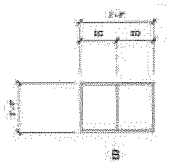
SEQUENCE OF WINDOW FLASHING
1.- INSTALL SILL FLASHING (MONITOR NEXT).
2.- INSTALL MONITOR CORNER SHIELDS (+7 EACH SILL CORNER (WITH FASTENERS AND 3/8" BEAD OF SEALANT (MONITOR SEALANT).
3.- INSTALL CUT'N & TID METAL FLASHING TIED TO OR WINDOW ROUGH OPENING.
4.- INSTALL SILL WRAP 9" (PORTFLASH BUTYL) (NOTE: SILL WRAP MUST COMPLETELY COVER THE ALUMA WINDOW SILL INCLUDING CORNER SHIELDS).
5.- INSTALL JAMB FLASHING (MONITOR NEXT) WRAP OVER SIDE OF JAMB OPENING AND TRIM EXCESS BELOW SILL.
6.- INSTALL WINDOWS, PROVIDE 3/8" BEAD OF SEALANT (MONITOR SEALANT) AROUND WINDOW FLANGE, PROVIDE 1" GAP IN SEALANT AT BOTTOM STONE IT IN CROSS CURRENT AT BACK SIDE, PROVIDE EQUITEMAC 9" GAP IN SEALANT AT CENTER FOR WEEPHOLES AT BASE OF UNDER, PROVIDE FASTENERS AND JAMBS AS REQUIRED BY WINDOW MANUFACTURER.
7.- INSTALL JAMB FLASHING (PORTFLASH BUTYL).
8.- INSTALL HEAD FLASHING (PORTFLASH BUTYL).
9.- INSTALL WEATHER RESISTIVE BARRIER.

03 WINDOW FLASHING SEQUENCE
SCALE 1½

NOTE:
1. INSTALLATION OF MATERIALS TO BE FLASHED PER THE MANUFACTURER RECOMMENDATION. CONTRACTOR TO PROVIDE MANUFACTURER'S RECOMMENDED METHOD FOR REVIEW.
2. CONTRACTOR TO PROVIDE MOCK-UP OF WINDOW FLASHING AND WINDOW INSTALLATION FOR APPROVAL BY ARCHITECT.

WINDOW SCHEDULE - CABIN C

Type Mark	Window Type	Window Construction	Frame Finish	Glass	Comments
B	FIXED	MC	F	TG	
D	FIXED	MC	F	TG	
E	FIXED	MC	F	TG	



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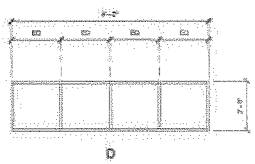

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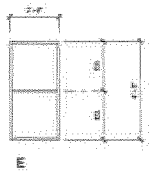

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100% CD

TETHEROW ADVENTURE CABINS
Skyline Ranch Road
Bend, Oregon

BLRB architects

Revisions:

Drawing Title:
WINDOW SCHEDULE CABIN C

Date: 03-19-2015 | Drawn By: Author
Project no.: 15.218

Stamp:
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Sheet No.:
A7.C1

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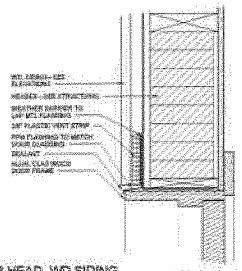
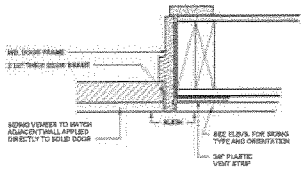


01 DOOR HEAD -WD SIDING



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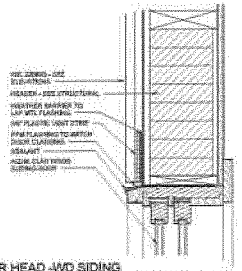
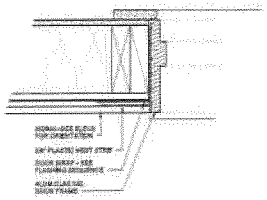


03 DOOR HEAD -WD SIDING



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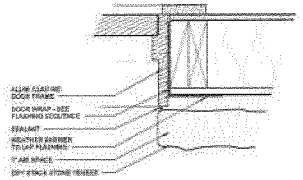
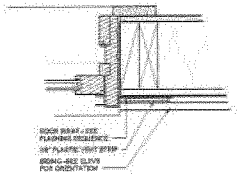
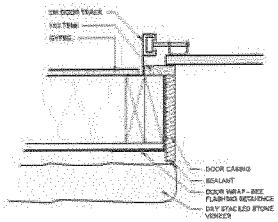


07 DOOR JAMB - STONE



08 DOOR JAMB - WD SIDING



09 OVERHEAD DOOR JAMB

SCHEDULE CODES:

DOOR

MATERIAL
- HC - HOLLOW CORE
- FG - FIBERGLASS
- MDF - MEDIUM DENSITY FIBERBOARD
- PNL - PANEL
- SC - SOLID CORE
- VNL - VINYL
- WD - WOOD
- MC - METAL CLAD
- TG - TEMPERED GLASS
- IG - INSULATED GLASS
- CG - COLOR ESTINTED GLASS

FINISH
- F - FACTORY FINISH
- PT - PAINTED
- ST - STAINED

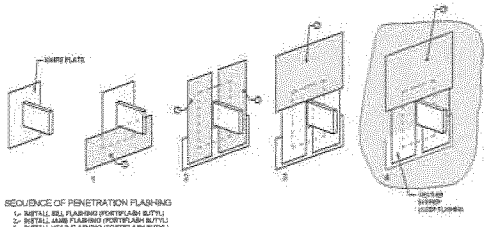
FRAME

MATERIAL
- S - SWING
- SL - SLIDING
- B - BYPASS
- P - POCKET
- GR - GARAGE
- T - TRANSOM

FINISH
- F - FACTORY FINISH
- PT - PAINTED
- ST - STAINED
- WV - WOOD VENEER

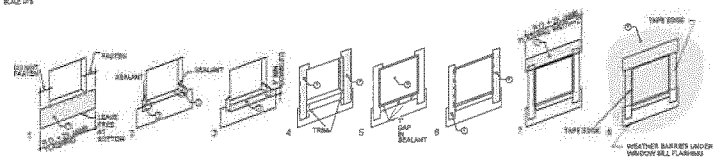
DOOR SCHEDULE - CABIN C

Mark	Function	DOOR Type	Width	Height	Thickness	Material	Finish	Fire Rating (min)	FRAME Type	Material	Finish	Comments
C.1	Exterior	H	2'-8"	7'-0"	2 1/4"	VNYL				WD		EXTERIOR FINISH TO MATCH ADJACENT SIDING
C.2	Entrance	H	2'-8"	7'-0"	2 1/4"	WD				WD		EXTERIOR FINISH TO MATCH ADJACENT SIDING
C.3	Storage	HC	1'-6"	7'-0"	2 1/4"	WD				WD		
C.4	Bathroom	S	2'-6"	6'-8"	1 3/8"	WD				WD		
C.5	Bedroom	S	2'-6"	6'-8"	1 3/8"	WD				WD		
C.6	Bedroom	S	2'-6"	6'-8"	1 3/8"	WD				WD		
C.7	Entrance	S	3'-0"	7'-0"	1 3/8"	WD				WD		



SEQUENCE OF PENETRATION FLASHING
1.- INSTALL SILL FLASHING (FORTIFLASH BUTYL)
2.- INSTALL JAMB FLASHING (FORTIFLASH BUTYL)
3.- INSTALL HEAD FLASHING (FORTIFLASH BUTYL)
4.- INSTALL WEATHER RESISTIVE BARRIER

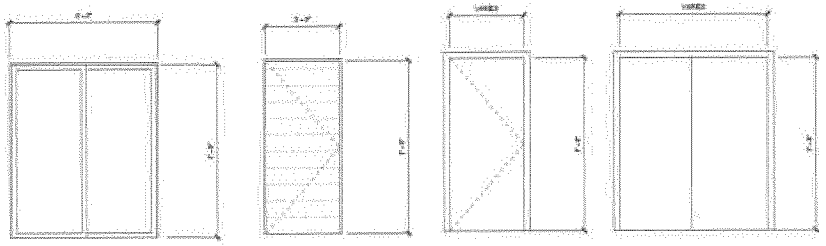
02 TYPICAL FLASHING AT WALL PENETRATION
SCALE 3"=1'



SEQUENCE OF DOOR FLASHING
1.- INSTALL SILL FLASHING (INSERTOP NEXT)
2.- INSTALL MONITOP CORNER SHIELDS AT EACH SILL CORNER WITH FASTNERS AND 3/8" BEAD OF SEALANT (INSERTOP SEALANT)
3.- INSTALL SILL WRAP 9" (FORTIFLASH BUTYL). NOTE: SILL WRAP MUST COMPLETELY COVER TWO TOUGH OPENING SILL INCLUDING CORNER SHIELDS
4.- INSTALL JAMB FLASHING (INSERTOP 4 SET) WRAP ONTO SIDE OF JAMB OPENING AND TRIM EXCESS BELOW SILL.
5.- INSTALL DOOR, THRESHOLD AND SHIMS AS REQUIRED BY WINDOW MANUFACTURER.
6.- INSTALL JAMB FLASHING (FORTIFLASH BUTYL)
7.- INSTALL HEAD FLASHING (FORTIFLASH BUTYL)
8.- INSTALL WEATHER RESISTIVE BARRIER

04 DOOR FLASHING SEQUENCE
SCALE 3"=1'

NOTE:
1. INSTALLATION OF MATERIALS TO BE FLASHED PER THE MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO PROVIDE MANUFACTURER'S RECOMMENDED METHOD FOR REVIEW.
2. CONTRACTOR TO PROVIDE MOCK-UP OF WINDOW FLASHING AND WINDOW INSTALLATION FOR APPROVAL BY ARCHITECT.



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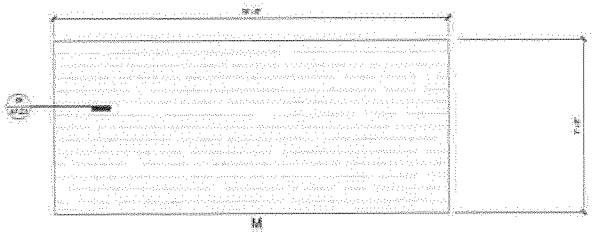


M

100% CD

TETHEROW ADVENTURE CABINS
Skyline Ranch Road
Bend, Oregon

BLRB architects

Revisions:

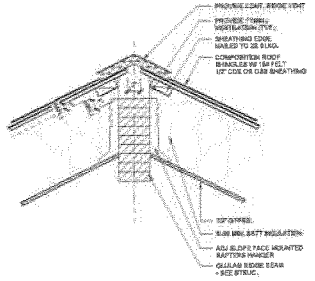
Drawing Title:
DOOR SCHEDULE AND DETAILS CABIN C

Date: 03-19-2015
Drawn By: Author
Project no. 15.218

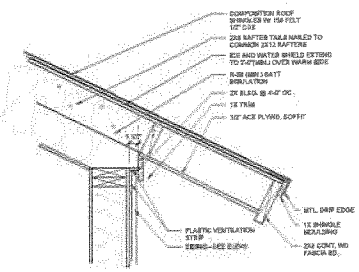
Stamp:
PRELIMINARY - NOT FOR CONSTRUCTION

Sheet No.
A7.C2

BLRB ARCHITECTS, P.C.



01 RIDGE VENT @ BEAM



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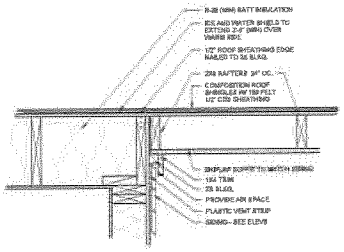
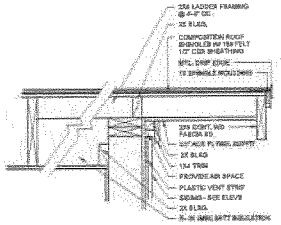


03 ROOF @ BALCONY WALL



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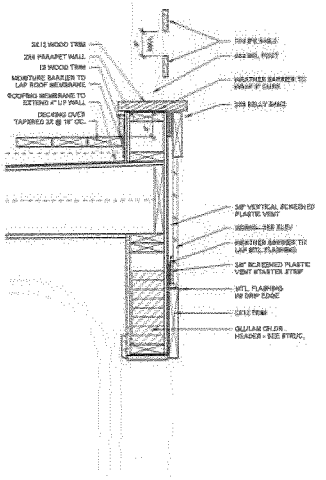
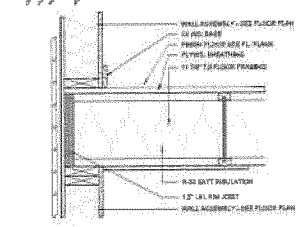
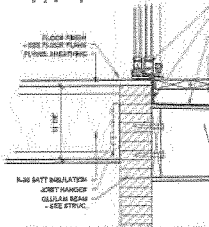


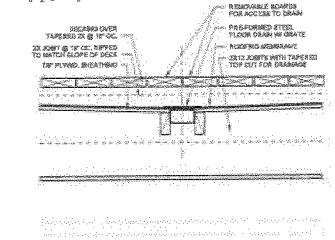
10 DECK FRAMING/ PARAPET WALL



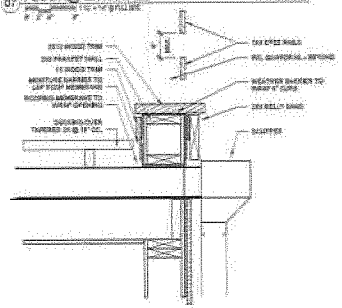
07 FLOOR@ EXT. WALL



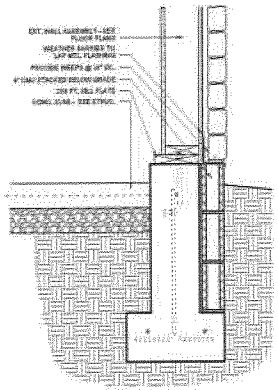
08 DECK FRAMING @ FLOOR BEAM



09 DECK TRENCH DRAIN



13 DECK TRENCH DRAIN @ CONDUCTOR HEAD



18 GARAGE SLAB @ STEMWALL

100% CD

TETHEROW ADVENTURE CABINS
Skyline Ranch Road
Bend, Oregon

BLRB architects

Drawing Title:	DETAILS - CABIN C
Date:	03-19-2015
Drawn By:	Author
Project No:	15218
Stamp:	PRELIMINARY - NOT FOR CONSTRUCTION
Sheet No:	A8.C1

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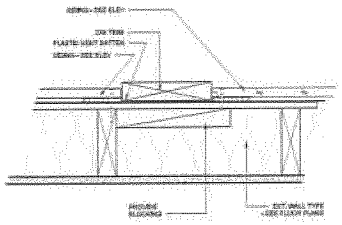
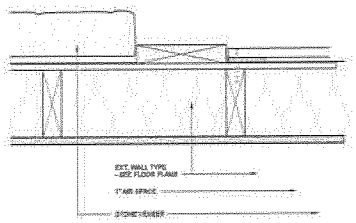
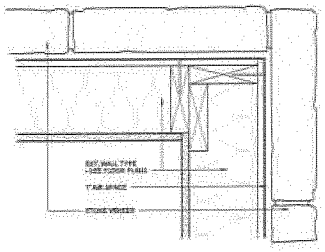


02 WD / WD TRIM



03 STONE @ WOOD TRIM



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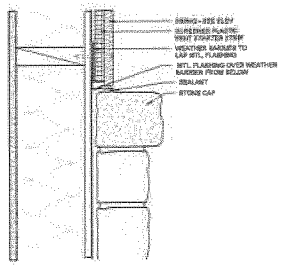
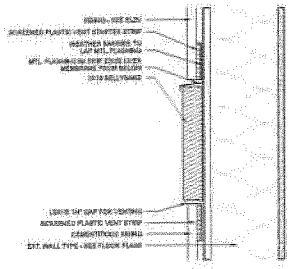
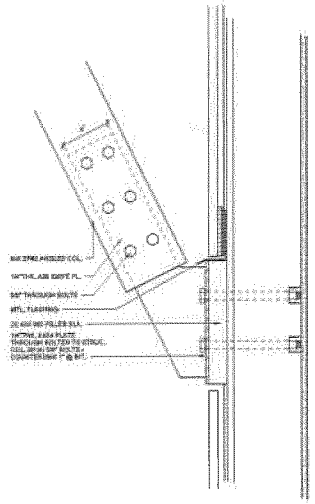


13 STONE/WOOD CAP



14 BELLY BAND



15 ANGLED COL./WALL CONNECTION

100% CD

TETHEROW ADVENTURE CABINS
Skyline Ranch Road
Bend, Oregon

BLRB architects

Revisions:

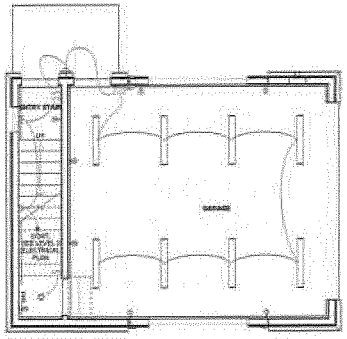
Drawing Title:
DETAILS - CABIN C

Date: 03-19-2015
Drawn By: Author
Project No. 1521B

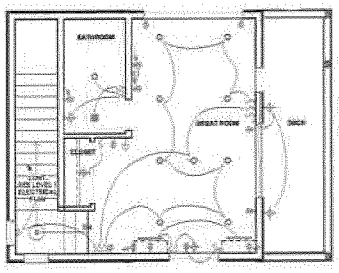
Stamp:
PRELIMINARY - NOT FOR CONSTRUCTION

Sheet No.
A8.C2

BLRB ARCHITECTS, P.C.



2 LEVEL 1 - CABIN C Copy 1



9 LEVEL 2 - CABIN C Copy 1

OUTLET

SPECIAL PURPOSE OUTLET

SWITCH

PENDANT

FAN

CEILING FIXTURE

WALL MOUNTED LIGHT FIXTURE

WALL SCONCE

THERMOSTAT

DATA

SMOKE DETECTOR

UNDER CABINET FLUORESCENT LIGHTING

ABOVE CABINET FLUORESCENT LIGHTING

100% CD

TETHEROW ADVENTURE CABINS
Skyline Ranch Road
Bend, Oregon

BLRB architects

Revisions:

Drawing Title:
ELECTRICAL PLAN - CABIN C

Date: 03-19-2015
Drawn By: SW
Project No. 15218

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PRELIMINARY - NOT FOR CONSTRUCTION

Sheet No.
E1.C1

SUM ARCHITECTS, P.C.

3/19/2015 4:06:16 PM C:\Users\sw\Documents\15218 Tetherow Adventure Cabins - Trees Revision_sumarch.rvt

COPPERLINE
Homes, Inc

TETHEROW ADVENTURE CABINS

CABIN 'A' + CABIN 'C'

BUDGETARY ESTIMATE

prepared by
COPPERLINE HOMES

	DIVISION	SUB-TOTAL	%	DIV. TOTAL	COMMENTS
A.	**SOFT COSTS**				
	Design/Engineering/Permits	$ -	0.0%		NIC, paid directly by owner
	Reproduction	$ 355.00	0.1%		Copies of plan set as necessary
	Pre-Construction	$ 1,065.00	0.3%		Surveyor to locate house corners for foundation, tree protection, construction fencing, etc.
	Division A Total			$ 1,420.00	
1	**SITE WORK**				
A.	Excavation, Underground Utilities	$ 8,520.00	1.9%		Dig-out, foundation prep, backfill, driveway prep, underground utility installation *NOTE: excludes rock hammering, hauling of hammered rock, or imported backfill material
B.	Backfill Material	$ -	0.0%		NIC
C.	Drainage	$ -	0.0%		Foundation, site, gutter drainage
D.	Boulders	$ -	0.0%		NIC
	Division 1 Total			$ 8,520.00	
2	**CONCRETE / PAVING**				
A.	Foundation	$ 14,275.97	3.2%		Footings, stem walls, board-formed retaining and site walls, garage slab
B.	Garage Floor Coating	$ -	0.0%		NIC
C.	Driveway	$ 2,245.38	0.5%		Allowance for ~1150 SF asphalt @ $2.75/SF
D.	Pavers	$ 4,480.10	1.0%		24"x24" Vancouver Bay Architectural Slab pavers at entry, rear patio, all bedroom patios
	Division 2 Total			$ 21,001.45	
3	**PLUMBING / MECHANICAL**				
A.	Plumbing Rough & Finish	$ 13,937.30	3.1%		Includes gas piping, tankless water heaters (recirc system??? ADD: $1,100)
B.	Plumbing Fixtures	$ 3,550.00	0.8%		Allowance for all fixtures
C.	HVAC	$ 14,200.00	3.2%		(2) Lennox single stage gas furnaces, (2) Lennox A/C units, 2-zone system
D.	Temp. Heat	$ -	0.0%		NIC
E.	Central Vac	$ -	0.0%		NIC
	Division 3 Total			$ 31,687.30	
4	**ELECTRICAL**				
A.	Rough & Finish	$ 20,412.50	4.6%		Labor and materials, includes (50) 4" cans with trim
B.	Electrical Fixtures	$ 5,325.00	1.2%		Allowance for all decorative and utility fixtures
C.	Low-Voltage	$ 1,775.00	0.4%		Pre-wire for audio & video, complete security system
D.	A/V Equipment	$ -	0.0%		NIC
	Division 4 Total			$ 27,512.50	
5	**CARPENTRY**				
A.	Framing Material	$ 46,150.00	10.4%		KD framing lumber, roof trusses
B.	Framing Labor	$ 23,359.00	5.3%		Framing of house, set all windows

TETHEROW ADVENTURE CABINS

CABIN 'A' + CABIN 'C'

BUDGETARY ESTIMATE

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COPPERLINE HOMES

	DIVISION	SUB-TOTAL	%	DIV. TOTAL	COMMENTS
C.	Siding Material	$ 12,780.00	2.9%		Per plan specifications
D.	Siding Labor	$ 12,780.00	2.9%		Install house wrap, siding, trim and T&G soffits
E.	Finish Material	$ 10,650.00	2.4%		Allowance for wood wrapped windows and doors
F.	Finish Labor	$ 10,650.00	2.4%		Set all doors, trim, baseboards
G.	Cabinetry	$ 12,425.00	2.8%		Metro wood to similar, no finish required
H.	Garage Cabinetry	$ -	0.0%		NIC
I.	Closet Packs	$ 1,775.00	0.4%		Rod and shelf in all locations
	Division 5 Total			$ 130,569.00	
6	**THERMAL & MOISTURE PROTECTION**				
A.	Insulation	$ 4,615.00	1.0%		Eco-batt insulation walls and vaulted ceilings, blown-in attics
B.	Gutters	$ 2,485.00	0.6%		Per plan
C.	Roofing	$ 5,626.75	1.3%		26 gauge standing seam metal shed roofs, ballasted TPO flat roofs
D.	Waterproofing	$ -	0.0%		NIC
	Division 6 Total			$ 12,726.75	
7	**DOORS & WINDOWS**				
A.	Interior Doors	$ 9,017.00	2.0%		1 3/4" slab doors
B.	Entry Door	$ 710.00	0.2%		Allowance
C.	Windows & Exterior Doors	$ 20,093.00	4.5%		Sierra Pacific, aluminum-clad, pine interiors
D.	Skylights	$ 532.50	0.1%		Velux 4646
E.	Garage Doors	$ 2,485.00	0.6%		Allowance for clear cedar door including opener
F.	Door Hardware	$ 1,931.20	0.4%		Allowance
	Division 7 Total			$ 34,768.70	
8	**FINISHES**				
A.	Drywall	$ 10,295.00	2.3%		5/8", hand-texture finish
B.	Stucco / Plaster	$ -	0.0%		NIC
C.	Hardwood Flooring				
i.	Main Floor	$ 9,760.09	2.2%		Allowance for ~920 SF @ $12/SF
ii.	Stair Treads & Risers	$ 4,366.50	1.0%		Treads, risers, nosing, and install for Cabin C only
D.	Carpet	$ 1,654.30	0.4%		Allowance @ $22/SY including install
E.	Countertops	$ 5,733.25	1.3%		Allowance for 3CM slab tops at kitchens and all bathrooms, includes 4" splashes in bathrooms
F.	Tile				
i.	Materials	$ 6,120.20	1.4%		Allowance for tile showers, floors in all bathrooms, storage areas, and laundry
ii.	Labor	$ 15,754.90	3.6%		Layout TBD
G.	Wallpaper	$ -	0.0%		NIC

COPPERLINE Homes, Inc.

TETHEROW ADVENTURE CABINS

CABIN 'A' + CABIN 'C'

BUDGETARY ESTIMATE

prepared by
COPPERLINE HOMES

	DIVISION	SUB-TOTAL	%	DIV. TOTAL	COMMENTS
H.	Painting / Staining				
i.	Interior / Exterior	$ 13,135.00	3.0%		All materials & labor, (3) interior colors
ii.	Cabinets	$ -	0.0%		NIC, included in line item 5G. Cabinetry
	Division 8 Total			$ 66,819.24	
9	**MASONRY**				
A.	Stone Veneer	$ 18,910.14	4.3%		Install "tuft stone' supplied by client per plan
B.	Blockwork	$ 1,242.50	0.3%		CMU block at tapered post bases
	Division 9 Total			$ 20,152.64	
10	**STEEL / ORNAMENTAL METAL**				
A.	Structural	$ -	0.0%		NIC
B.	Railings	$ 2,485.00	0.6%		Allowance for railings at interior stairscases
C.	Chimney Shroud Cap	$ 355.00	0.1%		Allowance, none shown on plan
D.	Ornamental	$ -	0.0%		NIC
	Division 10 Total			$ 2,840.00	
11	**HARDWARE / GLASS**				
A.	Bath Hardware	$ 905.25	0.2%		Allowance
B.	Cabinet Hardware	$ 355.00	0.1%		Allowance
C.	Mirrors	$ 710.00	0.2%		Allowance for slab mirrors in all bathrooms
D.	Shower Doors	$ 2,556.00	0.6%		3/8" frameless glass door at all showers, not including tub shower
	Division 11 Total			$ 4,526.25	
12	**EQUIPMENT**				
	Appliances	$ 10,650.00	2.4%		Allowance
	Photovoltaic Panels	$ -	0.0%		NIC
	Division 12 Total			$ 10,650.00	
13	**SPECIAL CONSTRUCTION**				
A.	Great Room Fireplace	$ 3,550.00	0.8%		Allowance
B.	Master Bedroom Stove	$ -	0.0%		NIC
C.	Patio Fire Pit	$ -	0.0%		NIC
D.	Patio Heaters	$ -	0.0%		NIC
	Division 13 Total			$ 3,550.00	

COPPERLINE Homes, Inc

TETHEROW ADVENTURE CABINS

CABIN 'A' + CABIN 'C'

BUDGETARY ESTIMATE

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COPPERLINE HOMES

DIVISION	SUB-TOTAL	%	DIV. TOTAL	COMMENTS
14 LANDSCAPING				
A. Planting and Irrigation	$ -	0.0%		NIC
B. Water Feature	$ -	0.0%		NIC
C. Low-voltage Lighting	$ -	0.0%		NIC
Division 14 Total			$ -	
15 MICELLANEOUS				
A. Utilities (during construction)	$ -	0.0%		Pacific Power, Cascade Natural Gas, etc. to be paid by owner direct
B. Job Toilet	$ 319.50	0.1%		Allowance @ $75/mo. for 12 mos.
C. Equipment Rentals	$ 355.00	0.1%		Allowance
D. Construction Clean-up & Dump Fees	$ 1,065.00	0.2%		Allowance
E. Final Clean	$ 1,065.00	0.2%		Includes window cleaning
F. Miscellaneous Labor	$ 3,550.00	0.8%		Allowance @ $50/hr.
G. Miscellaneous Materials	$ 1,775.00	0.4%		Allowance
Division 15 Total			$ 8,129.50	
TOTAL COST SUMMARY				
Estimated Costs			$ 384,873.32	
Contingency			$ -	
Contractor's Fee			$ 57,730.00	15% of Estimated Costs
TOTAL ESTIMATE			**$ 442,603.32**	
Total SF (Living)			2,223	
Total SF (incl. Garage)			2,743	
Total SF (incl. Garage, Patios)			3,787	
Cost / SF (Living)			$ 199.10	
Cost / SF (Incl. Garage)			$ 89.13	
Cost / SF (Incl. Garage, Patios)			$ 50.57	

COPPERLINE
Homes, Inc

TETHEROW ADVENTURE CABINS

CABIN 'A' + CABIN 'C'

BUDGETARY ESTIMATE

prepared by
COPPERLINE HOMES

	DIVISION	SUB-TOTAL	%	DIV. TOTAL	COMMENTS
A.	**SOFT COSTS**				
	Design/Engineering/Permits	$ -	0.0%		NIC, paid directly by owner
	Reproduction	$ 370.00	0.1%		Copies of plan set as necessary
	Pre-Construction	$ 1,110.00	0.3%		Surveyor to locate house corners for foundation, tree protection, construction fencing, etc.
		$ -			
	Division A Total			$ 1,480.00	
1	**SITE WORK**				
A.	Excavation, Underground Utilities	$ 9,250.00	2.1%		Dig-out, foundation prep, backfill, driveway prep, underground utility installation *NOTE: excludes rock hammering, hauling of hammered rock, or imported backfill material
B.	Backfill Material	$ -	0.0%		NIC
C.	Drainage	$ -	0.0%		Foundation, site, gutter drainage
D.	Boulders	$ -	0.0%		NIC
	Division 1 Total			$ 9,250.00	
2	**CONCRETE / PAVING**				
A.	Foundation	$ 15,359.44	3.5%		Footings, stem walls, board-formed retaining and site walls, garage slab
B.	Garage Floor Coating	$ -	0.0%		NIC
C.	Driveway	$ 2,340.25	0.5%		Allowance for ~1150 SF asphalt @ $2.75/SF
D.	Pavers	$ 4,121.80	0.9%		24"x24" Vancouver Bay Architectural Slab pavers at entry, rear patio, all bedroom patios
	Division 2 Total			$ 21,821.49	
3	**PLUMBING / MECHANICAL**				
A.	Plumbing Rough & Finish	$ 13,342.20	3.0%		Includes gas piping, tankless water heaters (recirc system??? ADD: $1,100)
B.	Plumbing Fixtures	$ 3,700.00	0.8%		Allowance for all fixtures
C.	HVAC	$ 14,800.00	3.3%		(2) Lennox single stage gas furnaces, (2) Lennox A/C units, 2-zone system
D.	Temp. Heat	$ -	0.0%		NIC
E.	Central Vac	$ -	0.0%		NIC
	Division 3 Total			$ 31,842.20	
4	**ELECTRICAL**				
A.	Rough & Finish	$ 18,685.00	4.2%		Labor and materials, includes (50) 4" cans with trim
B.	Electrical Fixtures	$ 3,700.00	0.8%		Allowance for all decorative and utility fixtures
C.	Low-Voltage	$ 1,850.00	0.4%		Pre-wire for audio & video, complete security system
D.	A/V Equipment	$ -	0.0%		NIC
	Division 4 Total			$ 24,235.00	

TETHEROW ADVENTURE CABINS

CABIN 'A' + CABIN 'C'

BUDGETARY ESTIMATE

prepared by
COPPERLINE HOMES

	DIVISION	SUB-TOTAL	%	DIV. TOTAL	COMMENTS
5	**CARPENTRY**				
A.	Framing Material	$ 48,100.00	10.8%		KD framing lumber, roof trusses
B.	Framing Labor	$ 24,131.40	5.4%		Framing of house, set all windows
C.	Siding Material	$ 13,320.00	3.0%		Per plan specifications
D.	Siding Labor	$ 13,320.00	3.0%		Install house wrap, siding, trim and T&G soffits
E.	Finish Material	$ 11,100.00	2.5%		Allowance for wood wrapped windows and doors
F.	Finish Labor	$ 11,100.00	2.5%		Set all doors, trim, baseboards
G.	Cabinetry	$ 12,950.00	2.9%		Metro wood to similar, no finish required
H.	Garage Cabinetry	$ -	0.0%		NIC
I.	Closet Packs	$ 1,850.00	0.4%		Rod and shelf in all locations
	Division 5 Total			$ 135,871.40	
6	**THERMAL & MOISTURE PROTECTION**				
A.	Insulation	$ 4,070.00	0.9%		Eco-batt insulation walls and vaulted ceilings, blown-in attics
B.	Gutters	$ 2,590.00	0.6%		Per plan
C.	Roofing	$ 5,908.90	1.3%		26 gauge standing seam metal shed roofs, ballasted TPO flat roofs
D.	Waterproofing	$ -	0.0%		NIC
	Division 6 Total			$ 12,568.90	
7	**DOORS & WINDOWS**				
A.	Interior Doors	$ 7,696.00	1.7%		1 3/4" slab doors
B.	Entry Door	$ 740.00	0.2%		Allowance
C.	Windows & Exterior Doors	$ 18,807.10	4.2%		Sierra Pacific, aluminum-clad, pine interiors,H3
D.	Skylights	$ 555.00	0.1%		Velux 4646
E.	Garage Doors	$ 2,590.00	0.6%		Allowance for clear cedar door including opener
F.	Door Hardware	$ 2,012.80	0.5%		Allowance
	Division 7 Total			$ 32,400.90	
8	**FINISHES**				
A.	Drywall	$ 10,730.00	2.4%		5/8", hand-texture finish
B.	Stucco / Plaster	$ -	0.0%		NIC
C.	Hardwood Flooring				
i.	Main Floor	$ 8,218.88	1.9%		Allowance for ~920 SF @ $12/SF
ii.	Stair Treads & Risers	$ 4,514.00	1.0%		Treads, risers, nosing, and install for Cabin C only
D.	Carpet	$ 1,361.60	0.3%		Allowance @ $22/SY including install
E.	Countertops	$ 5,975.50	1.3%		Allowance for 3CM slab tops at kitchens and all bathrooms, includes 4" splashes in bathrooms
F.	Tile				
i.	Materials	$ 6,275.20	1.4%		Allowance for tile showers, floors in all bathrooms, storage areas, and laundry
ii.	Labor	$ 15,969.20	3.6%		Layout TBD
G.	Wallpaper	$ -	0.0%		NIC
H.	Painting / Staining				

COPPERLINE Homes, Inc.

TETHEROW ADVENTURE CABINS

CABIN 'A' + CABIN 'C'

BUDGETARY ESTIMATE

prepared by
COPPERLINE HOMES

	DIVISION	SUB-TOTAL	%	DIV. TOTAL	COMMENTS
I.	Interior / Exterior	$ 14,060.00	3.2%		All materials & labor, (3) interior colors
ii.	Cabinets	$ -	0.0%		NIC, included in line item 5G. Cabinetry
	Division 8 Total			$ 67,104.38	
9	**MASONRY**				
A.	Stone Veneer	$ 18,781.57	4.2%		Install "tuft stone' supplied by client per plan
B.	Blockwork	$ 1,174.38	0.3%		CMU block at all tapered post bases
	Division 9 Total			$ 19,955.95	
10	**STEEL / ORNAMENTAL METAL**				
A.	Structural	$ -	0.0%		NIC
B.	Railings	$ 740.00	0.2%		Allowance for railings at interior stairscases
C.	Chimney Shroud Cap	$ 370.00	0.1%		Allowance, none shown on plan
D.	Ornamental	$ -	0.0%		NIC
	Division 10 Total			$ 1,110.00	
11	**HARDWARE / GLASS**				
A.	Bath Hardware	$ 943.50	0.2%		Allowance
B.	Cabinet Hardware	$ 370.00	0.1%		Allowance
C.	Mirrors	$ 740.00	0.2%		Allowance for slab mirrors in all bathrooms
D.	Shower Doors	$ 2,664.00	0.6%		3/8" frameless glass door at all showers, not including tub shower
	Division 11 Total			$ 4,717.50	
12	**EQUIPMENT**				
	Appliances	$ 11,100.00	2.5%		Allowance
	Photovoltaic Panels	$ -	0.0%		NIC
	Division 12 Total			$ 11,100.00	
13	**SPECIAL CONSTRUCTION**				
A.	Great Room Fireplace	$ 3,700.00	0.8%		Allowance
B.	Master Bedroom Stove	$ -	0.0%		NIC
C.	Patio Fire Pit	$ -	0.0%		NIC
D.	Patio Heaters	$ -	0.0%		NIC
	Division 13 Total			$ 3,700.00	

COPPERLINE
Homes, Inc

TETHEROW ADVENTURE CABINS

CABIN 'A' + CABIN 'C'

BUDGETARY ESTIMATE

prepared by
COPPERLINE HOMES

	DIVISION	SUB-TOTAL	%	DIV. TOTAL	COMMENTS
14	**LANDSCAPING**				
A.	Planting and Irrigation	$ -	0.0%		NIC
B.	Water Feature	$ -	0.0%		NIC
C.	Low-voltage Lighting	$ -	0.0%		NIC
	Division 14 Total			$ -	
15	**MICELLANEOUS**				
A.	Utilities (during construction)	$ -	0.0%		Pacific Power, Cascade Natural Gas, etc. to be paid by owner direct
B.	Job Toilet	$ 333.00	0.1%		Allowance @ $75/mo. for 12 mos.
C.	Equipment Rentals	$ 370.00	0.1%		Allowance
D.	Construction Clean-up & Dump Fees	$ 1,110.00	0.3%		Allowance
E.	Final Clean	$ 1,110.00	0.3%		Includes window cleaning
F.	Miscellaneous Labor	$ 3,700.00	0.8%		Allowance @ $50/hr.
G.	Miscellaneous Materials	$ 1,850.00	0.4%		Allowance
	Division 15 Total			$ 8,473.00	
	TOTAL COST SUMMARY				
	Estimated Costs			$ 385,630.72	
	Contingency			$ -	
	Contractor's Fee			$ 57,840.00	15% of Estimated Costs
	TOTAL ESTIMATE			**$ 443,470.72**	
	Total SF (Living)			2,221	
	Total SF (Incl. Garage)			2,741	
	Total SF (Incl. Garage, Patios, Decks)			3,516	
	Cost / SF (Living)			$ 199.67	
	Cost / SF (incl. Garage)			$ 89.37	
	Cost / SF (incl. Garage, Patios)			$ 52.31	

Virtual Realty Enterprises, LLC
VRE Management

April 28, 2016

Commissioner Tammy Baney
Commissioner Alan Unger
Commissioner Tony Debone
Offices of the Deschutes County Commissioners
1300 NW Wall Street
Bend, OR 97701

Mr. Will Groves
Senior Planner
Deschutes County Community Development
117 NW Lafayette
Bend, Oregon 97701

Re: Owner's Authorized Representative / Agent
Tetherow Resort – Deschutes County Oregon

Dear Commissioners and Mr. Groves:

I am writing you to submit this correspondence as our authorization, on behalf of our various ownership interests at the Tetherow Resort, to allow Mr. Jason Eckhoff to act as our representative on matters concerning land use and construction permits, entitlements and improvement / implementation agreements associated with the Tetherow Resort. We hereby authorize Mr. Eckhoff to submit, process and execute such applications, permits and agreements necessary for the continued development of the Tetherow Resort properties owned by VRE, or owned by our related entities as suggested below:

Resort Property	**Ownership Entity**
Development Tract AB	VRE Lodge Homes, L.L.C.
Development Tract Y	VRE Tract Y, L.L.C.
Crescent Homesites (Hosmer Lake Drive)	VRE Crescent, L.L.C.

We greatly appreciate your assistance and please do not hesitate to contact me, or Jason Eckhoff if you have additional needs in this regard.

Sincerely,

Henry Warshaw
President
Ocala First Corporation, Inc., manager of
Virtual Realty Enterprises, L.L.C.

April 29, 2016

Mr. Will Groves
Senior Planner
Deschutes County Community Development
117 NW Lafayette
Bend, Oregon 97701

Re: Overnight Lodging Improvement Agreement, VRE Tract Y, L.L.C.

Dear Mr. Groves:

As you are aware the building plans for the Overnight Lodging Units subject to the Overnight Lodging Improvement Agreement, submitted with this application, are currently being reviewed by the Deschutes County Building Official. As part of that review, it has been determined that the building plans must be modified from the current R-3 standards to meet the R-1 standards.

VRE Tract Y, L.L.C. and our architects are in the process of making these nominal changes. The changes will not require any change to the approved site plan nor will they create a significant increase in the cost to construct the units. Our intent is to meet the R-1 standards and to submit revised plans to the Building Official in the very near future.

Any increase in construction cost associated with meeting the R-1 standards will be absorbed within the construction budgets provided as exhibits to the Overnight Lodging Improvement Agreement.

We would kindly ask that you allow the Overnight Lodging Improvement Agreement to be processed with the attached plans and construction budgets while we make the required changes to our building plans to meet the R-1 standard.

Thank you,

Jason Eckhoff
VRE Tract Y, L.L.C.

[BANK LETTERHEAD]

STANDBY LETTER OF CREDIT

_____, 2016

Letter of Credit No. _____

"**Expiry Date**": 2:00 P.M., CST, _____ ___, 2018

Deschutes County Administration
County Administration
1300 NW Wall Street, Suite 200
Bend, Oregon 97701

Gentlemen/Ladies:

1. At the request and for the account of our customers, **VRE TRACT Y, L.L.C.**, a Missouri limited liability company ("**Owner**"), a wholly owned subsidiary of Virtual Realty Enterprises, L.L.C., a Missouri limited liability company ("**Account Party**"), **ACADEMY BANK, N.A.** ("**Bank**"), hereby establishes in favor of Deschutes County, Oregon, a political subdivision of the State of Oregon, ("**Beneficiary**"), this Standby Letter of Credit ("**Letter of Credit**"). This Letter of Credit is issued to you pursuant to the terms of that certain Improvement Agreement _____ by and between Owner and Deschutes County, Oregon, dated as of _____, 2016 (collectively, the "**Agreement**"). This Letter of Credit authorizes you to draw on us in amounts which in the aggregate shall not exceed the "**Stated Amount**" of _____Dollars ($_____).

2. You or your duly authorized successor or transferee may obtain the funds available under this Letter of Credit by presentment to us, of your sight draft or drafts drawn on us in the form set forth as Exhibit "A" hereto, accompanied by your executed statement certifying that the amount set forth in the draft is immediately due and payable pursuant to the Agreement and accompanied by the original of this Letter of Credit and amendment(s) thereto, if any.

   (i) If cancellation of this Letter of Credit is required at any time before the then-effective Expiry Date, the original of this Letter of Credit and amendment(s) thereto, if any, must be returned to us accompanied by the Beneficiary's letter requesting cancellation in the form attached hereto as Exhibit "B".

   (ii) We hereby engage with the Beneficiary that draft(s) drawn and required documents presented in compliance with the terms contained in this Letter of Credit will be duly honored upon presentation and delivery to us on or before the then-effective Expiry Date hereof.

3. Your sight draft will be honored by payment to you of the draft amount in immediately available funds. Each draft presented for payment under this Letter of Credit must be dated as of the date of its presentation to us and must be marked conspicuously, "Drawn under Academy Bank, N.A.

Standby Letter of Credit No. _____", accompanied by your certification(s) to us stating the following:

> "I am a duly authorized representative of the beneficiary of Academy Bank, N.A. Standby Letter of Credit No. _____ and hereby certify that the amount drawn hereunder represents funds due as a result of a failure of Owner to [construct the Improvements in accordance with the plans and specifications approved by the undersigned on or before the date required] [complete the Improvements on or before the date required] or [renew the Letter of Credit on or before the date required] in accordance with the terms of the Improvement Agreement _____ between Owner and the undersigned."

4. All drafts, statements, documents and other materials required or permitted to be delivered to us pursuant to this Letter of Credit shall be delivered in person or by nationally recognized overnight courier to Academy Bank, N.A., Attention: Mike Jobe, 1111 Main Street, Suite 202, Kansas City, Missouri 64105. Any such delivery not actually received by us as required herein by 2:00 P.M., Central Standard Time, shall be deemed received by us on the following banking day.

5. You may draw the full amount of this Letter of Credit or only part of it, in your discretion for any request properly submitted pursuant to the Agreement provided that drafts honored by us under this Letter of Credit shall not exceed the original Stated Amount available to you under this Letter of Credit (as such may be increased by amendment).

6. We consider this Letter of Credit to be irrevocable and unconditional (except as expressly stated herein) under the terms above mentioned.

7. Unless otherwise expressly stated herein, this irrevocable Standby Letter of Credit is subject to the uniform Customs and Practice for Documentary Credits (2007 Revision), International Chamber of Commerce Publication No. 600.

Very truly yours,

ACADEMY BANK, N.A.

By: _____
Name: _____
Its: _____

EXHIBIT "A"

TO LETTER OF CREDIT

Drawn Under Academy Bank, N.A. Standby Letter of Credit No. _____

$_____ (U.S.) _____, 20____

To: Academy Bank, N.A.

Drawn under Academy Bank, N.A. Standby Letter of Credit No. _____.

I am a duly authorized representative of the beneficiary of Academy Bank, N.A. Standby Letter of Credit No. 9610200193 and hereby certify that the amount drawn hereunder represents funds due as a result of a failure of Owner to [construct the Improvements in accordance with the plans and specifications approved by the undersigned on or before the date required] [complete the Improvements on or before the date required] or [renew the Letter of Credit on or before the date required] in accordance with the terms of the Improvement Agreement _____ between Owner and the undersigned.

Accordingly, please pay to the order of the Deschutes County, Oregon _____ _____ Dollars ($_____).

DESCHUTES COUNTY, OREGON

By: _____
Name: _____
Its: _____

EXHIBIT "B"

TO LETTER OF CREDIT

Date: _____

To: Academy Bank, N.A.
1111 Main Street, Suite 1600
Kansas City, Missouri 64105

Ref: Letter of Credit No. _____

As parties to the above referenced Letter of Credit, we request that this Letter of Credit be canceled, effective immediately.

Enclosed herewith are the original Letter of Credit documents, including the amendment(s), if any, thereto.

(Note: If any of these documents are not included with this letter, you must specify each missing document and explain the reason why it is not being returned.)

_____

_____

_____

Authorization:

Beneficiary:

Deschutes County, Oregon
a political subdivision of the State of Oregon

By: _____
Print Name: _____
Title: _____

Account Party:

Virtual Realty Enterprises, L.L.C.,
a Missouri limited liability company

By: **Ocala First Corporation, Inc.,**
a Florida corporation,
its Manager

By: _____
Print Name: **Henry Warshaw**
Title: President