



LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

SHEET NOTES

- 1 "MURPHY BED" & CAB BUILT-INS. SEE INT. DES. DRAWINGS BY OTHERS (STEVEY DESIGN)
- 2 EGRESS & LIGHT SHAFT W/ STL. BAR LADDER RUNGS AS SHOWN. SEE SECT. A.
- 3 ISOLATED WINE STORAGE RM. W/ BUILT-IN WINE RACKS AS PER OWNER. PROVIDE SOLID CORE SEALED DOOR & THERMAL INSULATION THROUGHOUT, EXCEPT @ EXT. CONC. WALL.
- 4 CUSTOM RESIDENTIAL ELEVATOR. LOCAL CONTACT: ALLIANCE OF MEDFORD (JOE YORK: 245-9298); WHEEL-O-VATOR: DESTINY MODEL DH 15. VERIFY ALL MFR'S REQUIREMENTS & RECOMMENDATIONS PRIOR TO ANY WORK NECESSARY.
- 5 SPECIAL WALL FRAMING (LL & UL) @ ELEVATOR RAIL LOCATIONS. VERIFY ORIENTATION & LOCATION W/ OWNER & MFR, PRIOR TO THIS WALL FRAMING.
- 6 BUILT IN BASE CAB AND TOP @ LL ENTRY. VERIFY W/ OWNER & INT. DES.
- 7 BUILT-IN "NICHE" CAB AS SHOWN. VERIFY W/ OWNER & INT. DES.
- 8 M.D.P.: 40 CIRC. 400A PANEL W/ 200A BREAKER FOR SUB-PANEL @ U.L. ELSEWHERE.
- 9 400A SERVICE ENTRANCE & METER W/ ALL REQ'D SET UPS. VERIFY W/ CITY & ELEC. SUB-CONTRACTOR.
- 10 3"Ø ELEC. CONDUIT IN SLAB W/ 2-500 CU. & 1-300 CU.
- 11 ELEC.: 125A SUB-PANEL W/ 2-1 1/4" CHASES TO CRAWL SPACE. USE 40 CIRC.; 200A MLO PANEL FED W/ 1 1/2" Ø FROM M.D.P.
- 12 UTILITY SINK: WALL HUNG (VERIFY W/ OWNER'S FIXTURE SCHEDULE).
- 13 STEP CONC SLAB @ THIS SHOP AREA: PROVIDE RAISED FLOOR SYSTEM (SEE SECTION B & C). 1 1/8" PLAYWOOD (NO T&G) OVER OPEN WES JOISTS ON 4x6 FT. SLEEPERS ON REINF. CONC. SLAB. PROVIDE VENTING (VERIFY LOCATIONS W/ OWNER). FASTEN FLYND. W/ SLEEVED SCREWS FOR FUTURE REMOVAL & ACCESS TO UNDER-FLOOR AREA.
- 14 SELF-CLOSING SOLID CORE SEALED DOOR WHERE INDICATED.
- 15 AUTOMATIC GARAGE DOORS AS SELECTED BY OWNER (OVERHEAD DOOR, OR EQ.)
- 16 2X4 STUD WALL W/ 3" RIGID INSULATION W/ R-7 PER INCH, AS REQ'D, WHERE INDICATED.
- 17 LINE OF CONC. PATIO ABOVE. SEE LANDSCAPE SITE PLAN & DETAILS BY OTHERS: KENCAIRN / SAGER LANDSCAPE ARCHITECTS
- 18 PROVIDE FULL THICKNESS SOUND INSULATION @ WALLS INDICATED. VERIFY W/ OWNER.
- 19 BUILT-UP POSTS UNDER FRONT ENTRY PORCH. SEE FOUND. PLAN FOR PIER LOCATIONS. SITE BUILT POST WRAPS (CONTRACTORS OPTION FOR LEAST COST: 10" SQ. PREFAB COLUMNS FROM SPARTAN ARCHITECTURAL OF MEDFORD: (800) 449-5450).
- 20 REINF. CONC. LANDSCAPE RET. WALL: VERIFY & SELECT WALL SECTION AS PER SHT. S-1. VERIFY W/ FINISH GRADES & W/ LANDSCAPE ARCHITECTS.
- 21 SEE FOUNDATION PLAN FOR WALL CALL OUTS
- 22 LINE OF M.L. ABOVE, FOR REFERENCE.

(N) = NEW
(E) = EXISTING

REVISIONS

NO.	DESCRIPTION



RICHARD WAGNER ARCHITECT

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SWEETHOME

A RESIDENCE DESIGN FOR DICK & ELAINE SWEET
150 MANZANITA
ASHLAND, OREGON 97520

DATE: 8/3/05

DRN BY: RWA

SHEET

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OF 13 SHEETS