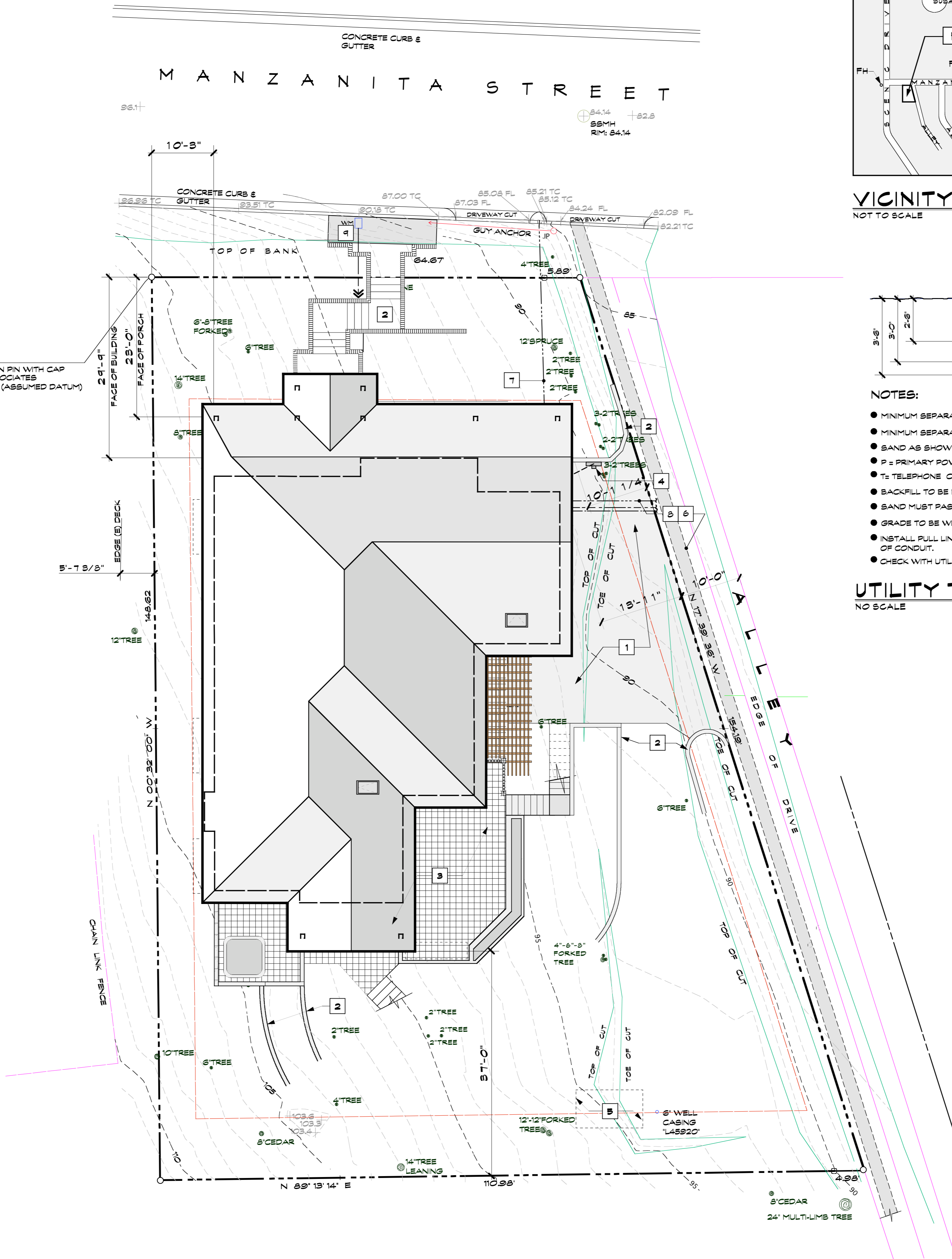


SITE PLAN LEGEND

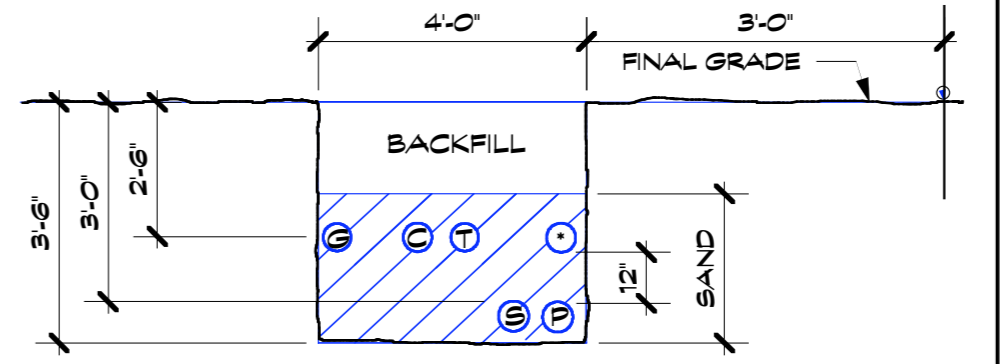
- PROPERTY LINE
- FOUND 5/8 IRON PIN 'FRIAR & ASSOCIATES' OR AS NOTED (OR AS OTHERWISE NOTED)
- WM □ WATER METER
- SSMH □ SANITARY SEWER MANHOLE
- FENCE AS NOTED
- JP ○ JOINT UTILITY POLE
- +103.4 SPOT ELEVATIONS
- 12"SPRUCE ○ TREE DIAMETER/SPECIES(F KNOWN)
- LINE OF SETBACKS REQUIRED

TEM
TOP OF FOUND 5/8 IRON PIN WITH CAP
STAMPED FRIAR & ASSOCIATES
ELEVATION: 100.30 (ASSUMED DATUM)



VICINITY MAP

NOT TO SCALE



NOTES:

- MINIMUM SEPARATION ELECTRIC & TELEPHONE/CATV = 12"
- MINIMUM SEPARATION ELECTRIC & GAS = 36"
- SAND AS SHOWN
- P = PRIMARY POWER S = SECONDARY POWER
- T = TELEPHONE C = CABLE G = GAS
- BACKFILL TO BE FREE OF LARGE OR SHARP ROCKS
- SAND MUST PASS THROUGH A NO. 10 SIEVE FRAME
- GRADE TO BE WITHIN 2% OF FINAL BEFORE UTILITY PLACEMENT
- INSTALL PULL LINE...SOOLS STRENGTH EXTENDING 6' EACH END OF CONDUIT.
- CHECK WITH UTILITIES USING DITCH FOR REQUIRED BACKFILL

UTILITY TRENCH DETAIL

NO SCALE

PROJECT INFO

- PROPERTY OWNER: RICHARD SWEET
ADDRESS: 150 MANZANITA ST., ASHLAND, OR. 97520
PHONE: (650) 619-6507
LEGAL: 39 1E 05DD TAX LOT #6900
ZONING: R-1-T-5
- BRIEF DESCRIPTION OF PROJECT:
CONSTRUCTION OF A NEW RESIDENCE WITH A DAY-LIGHTED GARAGE W/ SHOP BELOW. ALL CONSTRUCTION SHALL BE STANDARD WOOD FRAMING ON A CONTINUOUS ENGINEERED CONCRETE FOOTING & RETAINING WALLS.
- SQUARE FOOTAGE CALCULATIONS:
LOT SIZE: ± 13,792 S.F.
LIVING - MAIN LEVEL: 3040 S.F.
BASEMENT HEATED: 919 S.F.
(N) GARAGE BAYS (B) & STORAGE: 1175 S.F.
SHOP SPACE: 145 S.F.
MECHANICAL ROOM: 145 S.F.
PAVING & HARDSCAPE: 1013 S.F.
COVERED PATIOS & DECKS: 320 S.F.

- SOLAR SETBACK CALCULATIONS:
HIGHEST SHADOW PRODUCING POINT = 13 FT.
SLOPE = -.003
30' SWS = 78 FT. MIN. N-S DIMENSION : USE STD A
REQ'D SWS = H-6/10,449 * (0.003) = 71.442 = 15.5 FT.
ACTUAL SWS = 20.55 FT (TO FRONT YARD PROFLINE)
MANZANITA R.O.W. IS ALSO TO THE NORTH OF THIS SITE.
- PLUMBING FIXTURE COUNT:
4- TOILETS
4- SINKS
2- BATH-TUBS
2- STALL SHOWER
3- WATER HEATERS
7- HOSE BIBS

MAXIMUM HOUSE SIZE IN HISTORIC DISTRICT

- MPFA (MAX. PERMITTED FLR. AREA, IN HISTORIC DISTRICT):
LOT S.F.: 13,792.6 S.F.
ADJ. FACTOR: X .59
ADJ. LOT SIZE: 8,157.6 S.F.
FAR FACTOR: X 1.8
M.F.P.A.: 3092
- ACTUAL ABOVE GRADE LIVING AREA: 3040 S.F.

SHEET NOTES

- 1 AREA OF PAVED DRIVEWAY. REINF. CONC.; DETERMINE EXTENTS @ SITE W/ OWNER.
- 2 REINF. CONC. RETAINING WALL OR STEPS. SEE ARCHITECTURAL LANDSCAPE PLANS & DETAILS. BY KENCAIRN / LAGER.
- 3 AREA OF CONCRETE PATIO. SEE MAIN LEVEL PLAN & LANDSCAPE ARCH. DRAG'S BY OTHERS.
- 4 ELECTRIC SERVICE ENTRANCE & METER.
- 5 LOCATION OF WELL WATER HOLDING TANK: 1800 GAL.; 11' L X 75" W X 66" D.
- 6 (N) UNDERGROUND CONDUIT FOR ELECTRIC & TELCO SERVICES: 3" PVC CONDUIT FOR ELECTRIC; 3-2" PVC CONDUIT FOR T.V./FIBER & TELEPHONE. VERIFY LOCATION @ SITE & W/ OWNER & ELEC. SUBCONTR. PROVIDE 12" CHANGE IN DEPTH, AS REQUIRED SEPARATION. SEE GENERAL CITY DETAIL THIS SHEET. NOTE: VERIFY W/ CITY RE. NEWLY ESTABLISHED CITY UTILITY TRENCH IN LIEU OF ABOVE, INCLUDING NAT. GAS & STORM.
- 7 FOOTING AND D.S. DRAINS: TAKE TO PORT @ CURB, AS SHOWN.
- 8 SANITARY SEWER TO ALLEY, AS SHOWN.
- 9 WATER LINE FROM (E) WATER METER @ STREET, AS SHOWN.

INDEX OF SHEETS:

SHEET 1	SITE PLAN + VICINITY MAP
SHEET L-1	ARCH'L LANDSCAPE PLAN
SHEET 2	MAIN LEVEL PLAN
SHEET 3	LOWER LEVEL PLAN
SHEET 4	BUILDING SECTION A
SHEET 5	BUILDING SECTION B
SHEET 6	BUILDING SECTION C
SHEET 7	BUILDING SECTION D
SHEET 8	BUILDING SECTION E
SHEET 9	EXTERIOR ELEVATIONS - N & E
SHEET 10	EXTERIOR ELEVATIONS - W & S
SHEET 11	FOUNDATION PLAN
SHEET 12	MAIN LEVEL FLR FRAM'G PLAN
SHEET 13	ROOF PLAN
SHEET S1	STRUCTURAL DETAILS
SHEET S2	STRUCTURAL DETAILS

SITE PLAN - SWEETHOME

SCALE: 1" = 10.0'

REVISIONS

RWA

RICHARD WAGNER ARCHITECT

349 EAST MAIN STREET, SUITE 4
ASHLAND, OREGON 97520
(541) 482-5492; FAX: 482-1577

SWEETHOME

New Home Design for Dick & Elaine Sweet
150 MANZANITA
ASHLAND, OREGON 97520

DATE: 8/3/05

DRN BY: RWA/PLC

SHEET

1

OF 13 SHEETS