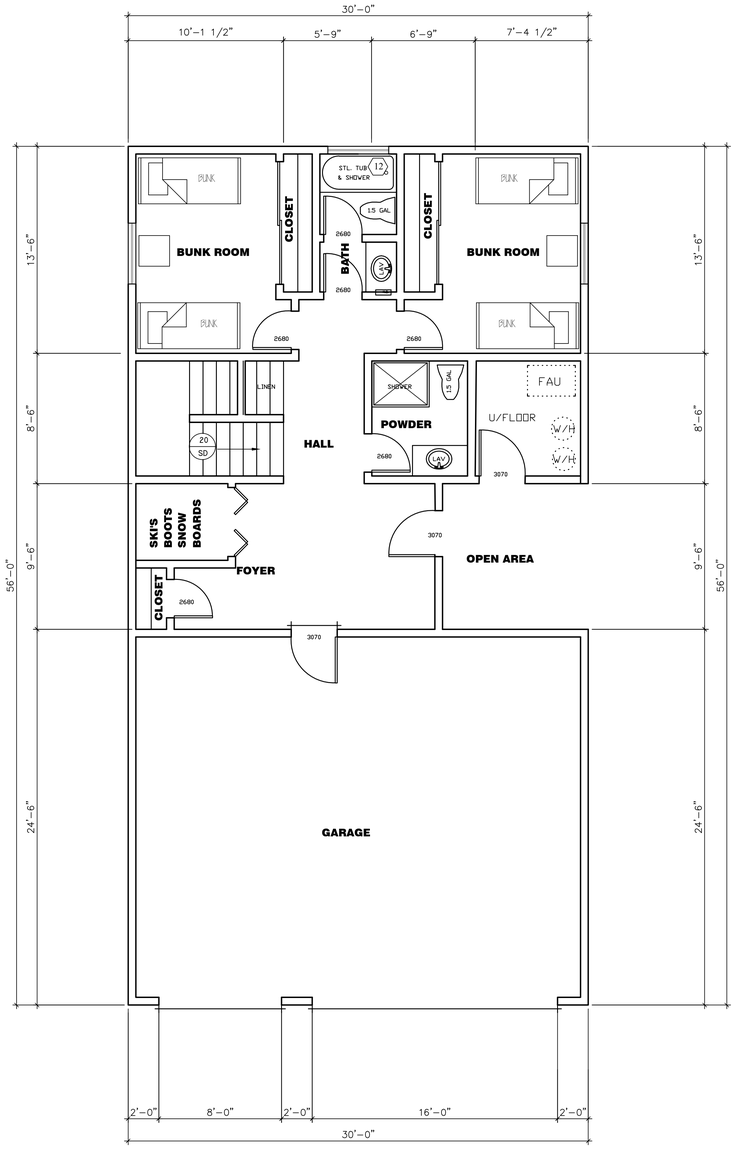
BASIC FRONT ELEVATION PLAN SCALE: 1/4"=1'-0"



GARAGE LEVEL FLOOR PLAN (213 SQ.FT.) SCALE: 1/4"=1'-0"

GARAGE (727 SQ.FT.)

ALL PLANS COMPLY WITH THE FOLLOWING;
REFERENCE: *C-1 FOR "CODE COMPLIANCE"
***C-2 FOR GENERAL NOTES & SPEC.'S**
***CALIF. FIRE SAFETY OVERLAY CODE 7A**

FLOOR PLAN NOTES:

A. Water piping may not be installed in exterior walls.
B. Each single-family dwelling shall have a minimum of two 3/4" hose bibs, one located readily accessible to the front yard, one readily accessible to the rear yard.
C. At rough installation or during storage on the site and until final startup of the heating and cooling equipment, all duct and other related air distribution openings shall be covered with tape, plastic, sheet metal or other acceptable methods to reduce dust or debris which may collect in the system.
D. All rooms used for sleeping shall be privided with a window for emergency egress.
24" net clear openable height & 20" net clear openable width.
44" max finished sill height above finish floor.
Provide installation & insulation certificates to the Building Dept. prior to final inspection.
E. Structure openings: louvers, ventilators, or openings in walls, roofs, attics, and underfloor areas having headroom less than four feet in height which arfe not fitted with sash or doors, shall be covered with wire screen. The screen covering such openings shall be of corrosion-resistant metal or other approved material that offers equivalent protection and shall have a maximum mesh of 1/8".
F. Domestic hot water piping shall be insulated throughout the proposed structure.
G. Provide surface mount medicine cabinet and mirror. Verify location and w/owner.

AGEING IN PLACE DESIGN & FALL PREVENTION
a) Provide reinforcement for grab bars in at least one bathroom on the entry level. Where there is no bathroom on the entry level, install in at least one bathroom on the 2nd floor.
b)Electrical receptacle outlets, switches & controls (including controls for heating, ventilation & air conditioning) shall be located no more than 48" measured from the top of the outlet box & not less than 15" measured from the bottom of the outlet box above finished floor.
c) Doorbell buttons or controls, when installed, shall not exceed 48" above exterior floor or landing, measured from the top of the doorbell button assembly.

MECHANICAL
New condensate lines from mechanical equipment shall discharge to a plumbing fixture or storm drain by means of an indirect waste pipe. Condensate lines shall not terminate over a public way.

MATERIAL CONSERVATION & RESOURCE EFFICIENCY
The annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar methods.

EGRESS & EXTERIOR DOOR
Egress doors shall be side-hinged, and shall provide a clear width of not less than 32: where measured between the face of the door and the stop, with the door open 90 degrees. For double-doors, at least on leaf shall provide the required opening.

ENERGY CONSERVATION
See sheet C-2 & the form CF-1R plans for insulation, glazing, HVAC, & water heating req. Vapor barriers not exceeding 1 perm are required on the conditioned side of all insulation in all exterior walls, on the floors of unvented attics, and on the floors over unvented crawl spaces to protect insulation from condensation.

EXTERIOR DOORS
Noncombustible material OR b. Ignition-resistant material OR c. Solid core wood having stiles and rails not less than 1-3/8in. thick with interior panel thickness not less than 1-1/4 in. thick. OR d. Minimum 20-min. rated OR e. Complies with SFM 12-7A-1.

FLOOR PLAN KEY NOTES:

1. Exterior Windows, Skylights & Exterior glazed door requirements;
   1. Be constructed of multi-pane glazing with a min. of one tempered pane meeting the req. of Sec. R-308 Safety Glazing or
   2. Be constructed of glass block units, or
   3. Have a fire-resistance rating of not less than 20 min. when tested according to NFPA 257, or
   4. Be tested to meet the performance requirements of SFM 12-7A-2, or
   5. Glass in the following locations shall have double-pane safety glazing: Within 24" of a door except when the door opens into a closet/storage area that is 3' or less in depth, within 18" of the floor or a walkway, at the bottom of a stairway & within 36" horizontally & 60" vertically of the walking surface of a stairway, & where the bottom edge of the window glazing is less than 60" above a standing surface & drain inlet of tub/shower.
2. Doors between garage and dwelling shall be either a solid wood door or a solid or honeycomb core steel door not less than 1 3/8" thick & self closing & self latching. The door may also be a 20-min. rated assembly.
   Exception: Dwellings protected by an automatic fire sprinkler system need only be self-closing & self-latching.
   A. Garages beneath habitable rooms shall be separated by no less than 5/8" Type X gypsum board. Provide min 1/2" gypsum board on the garage side elsewhere.
   B. Provide min. 1/2" gypsum board on the garage side of detached garages less than 3' from a dwelling unit or structural members supporting floor or ceiling assemblies.
   C. Ducts on the garage side shall be min. 26 ga. sheet metal.
   D. The area of the floor used for parking of vehicles shall be sloped to drain toward the main vehicle entry door.
3. Enclosed accessible space under stairs shall have walls, under-stair softs protected on the enclosed side with 1/2- inch gypsum board.
4. Provide clear space in front of forced air unit of 30" for maintenance. Provide 200 sq. in. of combussion air for units up to 100,000 btu/hr, plus 2 sq. in. for each 1,000 btu/hr over that amount. The return air plenum serving the mechanical equipment must be fully ducted from the equipment to the conditioned space. Drop ceilings, wall cavities and equipment platforms may not be used as plenums. Gas furnaces installed in garages shall have pilots a minimum of 18" above the floor. Units installed in compartments shall have clearances of 3" along sides and back and 6" in the front when the compartment doors are closed. Compartments shall be a minimum of 12" wider than the unit. "Tank type water heaters shall be equipped with a pressure/temperature relief valve discharging to the outside. Minimum insulation of tank shall be R-16. Tanks shall be anchored in the upper 1/3 and the lower 1/3 of its vertical dimension to resist seismic forces, the lower point shall be a min. of 4" above the controls. The first 5 ft of the hot water supply line shall be insulated to R-3. Gas water heaters installed in garages shall have pilots a minimum of 18" above the floor. Water heaters installed in compartments shall be provided with combussion air using two openings with a minimum of 100 sq. in., 1/2 within 6" of the compartment ceiling and 1/2 within 6" of the compartment floor. Water heater compartment doors shall not be less than 24" in width.
5. A domestic clothes dryer duct shall be of metal and a min. of 4" diameter. The exhaust duct shall not exceed a total combined horizontal and vertical length of 14', including two 90 degree elbows. Two feet shall be deducted for each 90 degree elbow in excess of two. Caulk around all penetrations through exterior envelope. Provide 100 sq. in. make-up air for laundry room.
6. Water closet shall have 15" to any wall or obstruction on each side of its centerline & 24" clear space in front. 30" clear width for water closets. Provide surface mount medicine cabinet and mirror. Verify location and size with owner.
7. **Shower compartments** shall be not less than 1,024 sq. in. & also be capable of encompassing a 30" diameter circle. **Bathtub & shower floors and walls** above bathtubs with showers & shower compartments shall be finished with a nonabsorbent surface to a height of 6' above the floor. Doors and enclosures shall be shatterproof. *Cement, fiber-cement, fiber-mat reinforced cement, glass mat gypsum, or fiber-reinforced gypsum backers shall be used as a base for wall tile in tub & shower areas and wall & ceiling panels in shower areas. Ref. General notes page (C-2) for req. on Showers & tub-shower combinations.
8. Attic areas having an area exceeding 30 s.f. & a clear height of over 30" shall have an opening of not less than 22"x30" min. clear headroom shall be provided at or above the access opening.
9. Any installed Gas fireplace or stove shall be direct-vent sealed-combustion type. Piping system shall have an accessible, approved manual shutoff valve with a non-displaceable valve member, or a listed gas convenience outlet installed within 6 ft. of the appliance.

SHEAR SCHEDULE

1	3/8" Struct I plywd. w/ 8d @ 6" o.c. edges & 12" o.c. field w/ 16d @ 5" o.c. sills < 280 PLF w/ LTP4's @ 32" o.c. or
2	3/8" Struct I plywd. w/ 8d @ 4" o.c. edges & 12" o.c. field w/ 16d @ 4" o.c. sills < 349 PLF w/ LTP4's @ 22" o.c.
3	3/8" Struct I plywd. w/ 8d @ 4" o.c. edges & 12" o.c. field w/ 20d @ 4" o.c. sills < 430 PLF w/ LTP4's @ 20" o.c.
1	3/8" Struct I plywd. w/ 8d @ 3" o.c. edges & 12" o.c. field w/ 20d @ 3" o.c. sills < 550 PLF w/ LTP4's @ 16" o.c. - Special Insp. Req'd.
1	1/2" Struct I plywd. w/ 10d @ 6" o.c. edges & 12" o.c. field w/ 16d @ 5" o.c. sills < 340 PLF w/ LTP4's @ 22" o.c.
2	1/2" Struct I plywd. w/ 10d @ 4" o.c. edges & 12" o.c. field w/ 20d @ 4" o.c. sills < 510 PLF w/ LTP4's @ 15" o.c.
3	1/2" Struct I plywd. w/ 10d @ 3" o.c. edges & 12" o.c. field w/ 20d @ 3" o.c. sills < 665 PLF w/ LTP4's @ 12" o.c.

Note: 1. If walls are double sided exterior and interior panel edges must be staggered so not to fall on the same stud, all double sided shear use 3x edge studs.
2. Use 2x edge studs on 1, 2a, 4. Use 3x edge studs on 2b,3,5,6.
3. Shear panel edges shall break at cent of ri or provide LTP4's @specified spacing shown above.

TABLE - MAXIMUM FIXTURE WATER USE
IN COMPLIANCE W/CALI. GREEN CODE 4.303.1

FIXTURE TYPE	FLOW RATE
SINGLE & MULTI SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI. MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.20 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
WALL MOUNTED URINALS	0.125 GAL/FLUSH
NON-MOUNTED URINALS	0.5 GAL/FLUSH

WALL SCHEDULE
WALL TO BE REMOVED
EXISTING WALL
PROPOSED WALL

TOP PLATE SPLICING:
USE 5 -16d's PER LAP

SIMPSON STRONGWALL

Ident.	Wall	Manufacturers #
WSWH	C	2- WSWH 24 x 11

See Sheets SSW-1 Thru SSW-4
for Steel StrongWall Installation Instructions
See Sheets WSW-1 Thru WSW-4
for Wood StrongWall Installation Instructions

STAMP

Bergeson ENGINEERING GROUP
DESIGNER
TOM OWENS
P.O. BOX 1242
BIG BEAR LAKE, CA 92315
(909) 585-7015

ENGINEER
JEFFREY BERGESON
BRYANT BERGESON
P.O. BOX 4885
LAKE ARROWHEAD, CA 92325
(909) 336-4970

Tom Owens Designs Inc.
AND DRAFTING SERVICES
(909) 585-7015

New Custom Home Design for Christopher & Heidi Van Horn
774 St. Moritz Dr.

ARCHITECTURAL
/STRUCTURAL
GARAGE
FLOOR PLANS

DRAWN: Tom
CHECKED: T. Owens
DATE: Rev. 11-8-23
SCALE: 1/4" = 1'-0"
JOB No.: Van Horn
SHEET: AS-3