

SCALE: 1/8" = 1'-0"

NEW BUILDING: (TOTAL 11 UNITS)

UNIT 1	
FIRST FLOOR	542 SF
SECOND FLOOR	1,065 SF
TOTAL LIVING SPACE	1,607 SF
TWO CAR GARAGE	476 SF
BALCONY	32 SF
PORCH	34 SF
UNIT 2	
FIRST FLOOR	551 SF
SECOND FLOOR	1,042 SF
TOTAL LIVING SPACE	1,477 SF
TWO CAR GARAGE	452 SF
BALCONY	32 SF
PORCH	39 SF
UNIT 3,4,7,8,11	
FIRST FLOOR	554 SF
SECOND FLOOR	902 SF
TOTAL LIVING SPACE	1,456 SF
TWO CAR GARAGE	434 SF
BALCONY	57 SF
PORCH	13 SF
UNIT 5,6,10	
FIRST FLOOR	554 SF
SECOND FLOOR	895 SF
TOTAL LIVING SPACE	1,449 SF
TWO CAR GARAGE	434 SF
BALCONY	57 SF
PORCH	13 SF
UNIT 9	
FIRST FLOOR	855 SF
SECOND FLOOR	1,300 SF
TOTAL LIVING SPACE	2,114 SF
TWO CAR GARAGE	529 SF
BALCONY	114 SF
PORCH	23 SF

NOTES

GLAZING:

GLAZING IN ENCLOSURES FOR OR WALLS FACING BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" MEASURED VERTICALLY ABOVE A STANDING OR WALKING SURFACE.

WINDER TREADS: (R311.7.5.2)

- 1) CONSISTENTLY SHAPED WINDERS AT THE WALKLINE ARE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND DO NOT HAVE TO BE THE 3/8" INCH OF THE RECTANGULAR TREAD WIDTH.
- 2) 6" MINIMUM RUN AT NARROWER SIDE.
- 3) 10" MINIMUM RUN AT THE WALK LINE (THE WALK LINE IS MEASURED 12" FROM THE NARROWER SIDE).
- 4) THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN 3/32 INCH.

HANDRAILS:

- 1) HANDRAIL(S) SHALL BE CONTINUOUS THE FULL LENGTH OF THE FLIGHT. ENDS SHALL BE RETURNED OR TERMINATE IN POST. (R311.7.8.2)
- 2) PROVIDE HANDRAILS NOT LESS THAN 34" OR MORE THAN 38" ABOVE THE NOSING OF THE TREAD (R311.7.8.1)
- 3) HANDRAIL (TYPE) SHALL BE AT LEAST 1.25" AND NOT MORE THAN 2" OUTSIDE DIAMETER. IF HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6.25" AND A MAXIMUM CROSS-SECTIONAL DIMENSION OF 2.25". (R311.7.8.3)
- 4) HANDRAIL (TYPE) WITH A PERIMETER GREATER THAN 6-1/4" SHALL HAVE A GRIPABLE SURFACE. A BASE AREA ON BOTH SIDES OF THE PROFILE. RECESSES SHALL BEGIN WITHIN 3/4" FROM THE TALLEST PORTION OF THE PROFILE AND BE AT LEAST 5/16" DEEP WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8" TO A LEVEL THAT IS NOT LESS THAN 1" BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH ABOVE THE RECESS SHALL BE 1-1/4" TO2-3/4". (R311.7.8.3)
- 5) PROVIDE HANDGRIP MINIMUM 11/2" FROM WALL.(R311.7.8.2)
- 6) GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF 4-3/8" DIAMETER SPHERE
- 7) IF THE SPACE FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD-A-6 CAN NOT PASS THROUGH.
- 8) DESIGN HANDRAILS TO WITHSTAND A LATERAL FORCE OF 200-LB APPLIED AT TOP OF RAIL. (CBC 1607.8.1.1) 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 AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS (R702.4.2 CRC)

MECHANICAL, ELECTRICAL, AND PLUMBING PLANS ARE NOT REVIEW AND ARE SUBJECT FIELD INSPECTION.

GUARDS: (R312)

- 1) ONE SIDE OF WALKING SURFACES, STAIRWAYS, LANDINGS LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" MEASURED HORIZONTALLY SHALL HAVE A MINIMUM 42" HIGH GUARD.
- 2) GUARDS SHALL BE 42" IN HEIGHT.
- 3) OPEN GUARDS SHALL HAVE NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A 4-INCH DIAMETER SPHERE.
- 4) PROVIDE STRUCTURAL CALCULATIONS AND DETAILS FOR THE GUARDS. DESIGN GUARDS TO WITHSTAND A LATERAL FORCE OF 200-LB APPLIED AT TOP OF RAIL.

EXTERIOR WINDOW AND DOORS:

- * WINDOWS AND DOORS SHALL BE INSTALLED AND FLASHED PER MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.
- * ALL NEW LOW-RISE RESIDENTIAL BUILDING AND ADDITIONS GREATER THAN 1,000 S.F. MUST HAVE A WHOLE HOUSE VENTILATION SYSTEM THAT PROVIDES A CALCULATED MINIMUM AMOUNT OF OUTDOOR AIR BY USING EITHER A CONTINUOUSLY RUNNING MECHANICAL EXHAUST FAN OR SUPPLY OR RETURN AIR VENTILATION THRU A CENTRAL HVAC SYSTEM. THE MINIMUM VENTILATION VOLUME MUST BE A MINIMUM OF 1 C.F.M. FOR EACH 100 SQ. FT. OF FLOOR AREA PLUS 7.5 C.F.M. FOR EACH OCCUPANT. THE NUMBER OF OCCUPANTS IS DETERMINED BY MULTIPLYING THE NUMBER OF BEDROOMS AND THEN ADDING ONE. (ASHRAE 62.2)

FLOOR PLAN NOTES

1. 48" CLEAR REFRIGERATOR SPACE, PLUMB FOR WATER SUPPLY. VERIFY WIDTH AND DEPTH IF BUILT-IN REFRIGERATOR.
2. 36" COOKTOP AND METAL EXHAUST FAN ABOVE W/ LIGHT AND FAN. (MIN 100 C.F.M., MAX 3 SONE, AND VENTED TO OUTSIDE AIR).
3. 5'-0" PRE-FAB FIBERGLASS TUB/SHOWER WITH WATER RESISTANT WAINSCOT TO 72" ABOVE DRAIN (UNLESS NOTED OTHERWISE).
4. PROVIDE SHOWER CURTAINROD (UNLESS NOTED OTHERWISE).
5. BATH SHELVELS BY OTHERS.
6. TANKLESS WATER HEATER.
7. ELECTRIC VEHICLE CHARGING.
8. 34"-38" HIGH HANDRAIL ABOVE NOISING PER C.R.C R311.7.8.1 SEE DETAIL 1 (SHEET D1.1)
9. LINE OF SYNTHETIC STONE VENEER, SEE ELEVATION.
10. OPENINGS SHALL BE EQUIPPED WITH SOLID WOOD DOORS OR SOLID OR HONEYCOMBED CORE STEEL DOOR NOT LESS 1 3/8" THICK DOOR OR 20-MINUTE FIRE-RATED DOORS. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING, WHERE THE GARAGE IS PROTECTED BY AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM, THE DOORS NEED ONLY BE SELF-CLOSING AND SELF-LATCHING.
11. GARAGE BENEATH HABITABLE ROOM ABOVE SHALL BE SEPARATED BY 5/8" GYP. BOARD ON THE GARAGE SIDE.
12. 5/8" TYPE "XX" GYPSUM BOARD WALL AND CEILING UNDER THE INTERIOR STAWAY.
13. AUTOMATIC GARAGE DOOR OPENER SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325.

DOOR PLAN NOTES

1. ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/8" THICK UNLESS NOTED OTHERWISE (SEE PLAN FOR SIZE). AT DOOR, DOUBLE FRENCH DOORS PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
2. ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1 3/4" THICK EXTERIOR GRADE (SEE PLAN FOR SIZE)
3. ALL ENTRY DOORS TO BE SOLID CORE 1 3/4" THICK (SEE PLAN FOR SIZE), AT DOUBLE ENTRY DOORS PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
4. ALL EXTERIOR FRENCH DOORS TO BE SOLID CORE 1 3/4" THICK (SEE PLAN FOR SIZE) AT DOOR, DOUBLE FRENCH DOORS PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
5. EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE A NET CLEAR OPENING OF 20 INCHES ABOVE THE FINISH FLOOR AND GREATER THAN 72 INCHES ABOVE THE FINISH GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING. THE OPERABLE WINDOW SHALL COMPLY WITH THE R312.2.1. (1), (2) & (3).
6. EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE A SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR. (C.R.C. R310.2.2)
7. WINDOW FALL PROTECTION: WHEN TOP OF THE WINDOW SILL IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISH FLOOR AND GREATER THAN 72 INCHES ABOVE THE FINISH GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH THE R312.2.1. (1), (2) & (3).

SHOWER NOTE

NET AREA OF SHOWER RECEPTOR NOT LESS THAN 1,024 SQ.IN. OF FLOOR AREA
AN ENCOMPASS 30 INCH DIAMETER CIRCLE. (CRC R307. 1 AND CPC 411.7)

LEGEND

- NEW WALL
- 1HR FIRE RATED WALL

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CONSULTANTS:

[illegible]

PROJECT NUMBER: _____

Author

Checker

GRAPHIC SCALE:

NOTES:

SHEET TITLE:

FIRST FLOOR PLAN

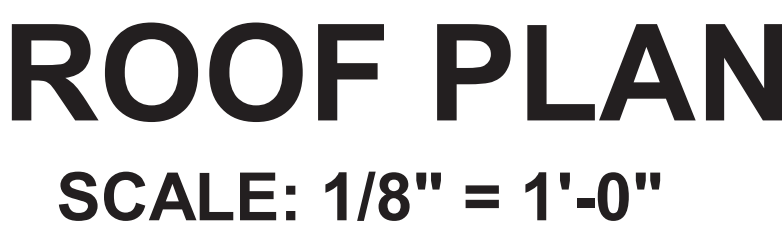
A1.1



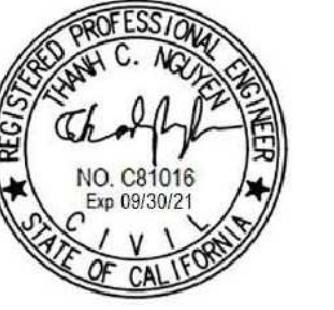
SCALE: 1/8" = 1'-0"

SECOND FLOOR PLAN

A1.2



A1.3



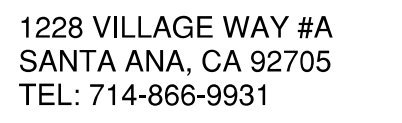
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FIRST FLOOR PLAN WITH MATERIALS

A1.4



SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN WITH MATERIALS

A1.5

SCALE: 1/8" = 1'-0"

CORSO ITALIA - ALPE GRAPHITE 12 IN. x 24 IN.
PORCELAIN FLOOR AND WALL TILE

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PR-2020-000190 (TTM, DR, VR) – Exhibit 8 – Project Plans

