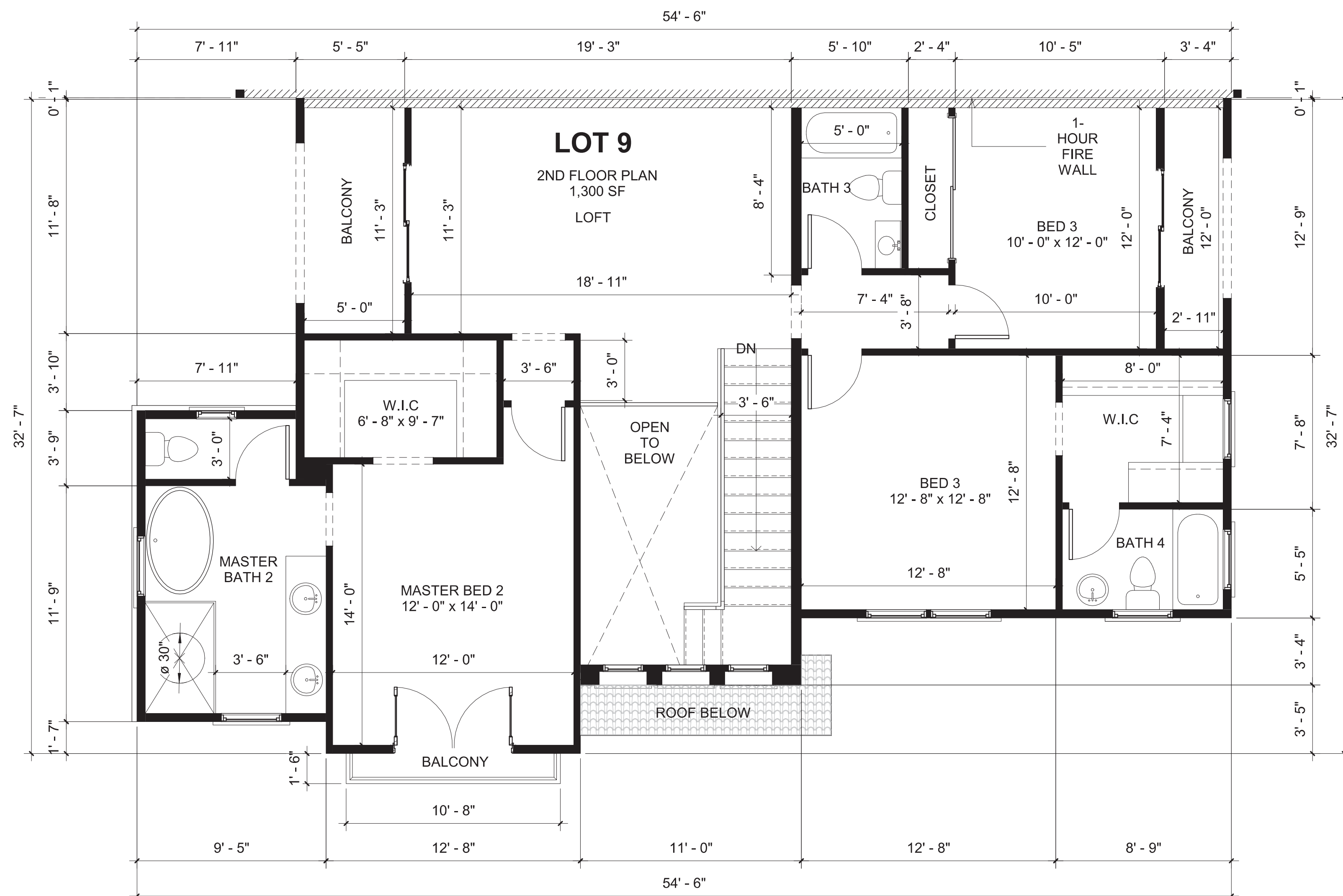
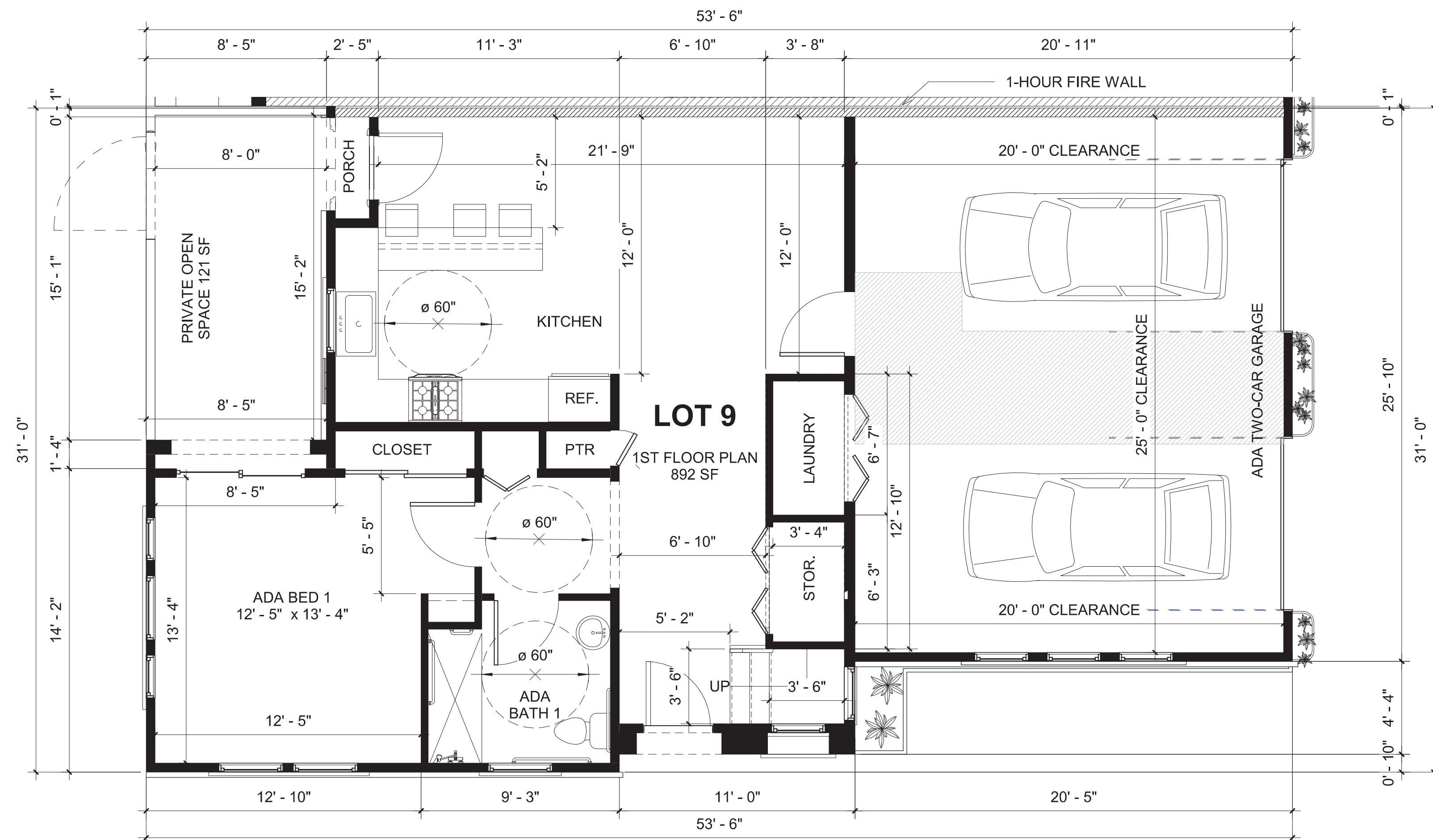
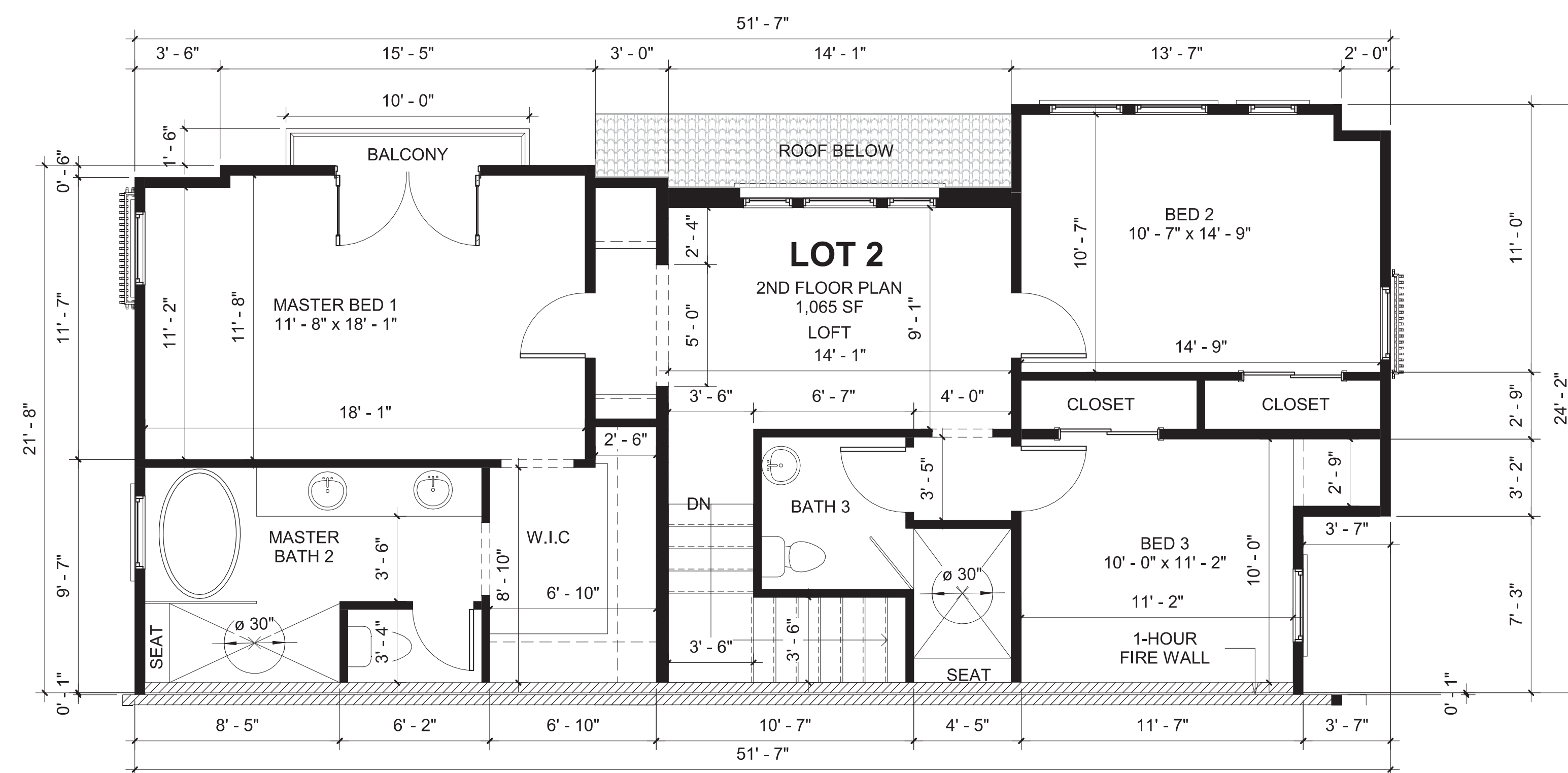
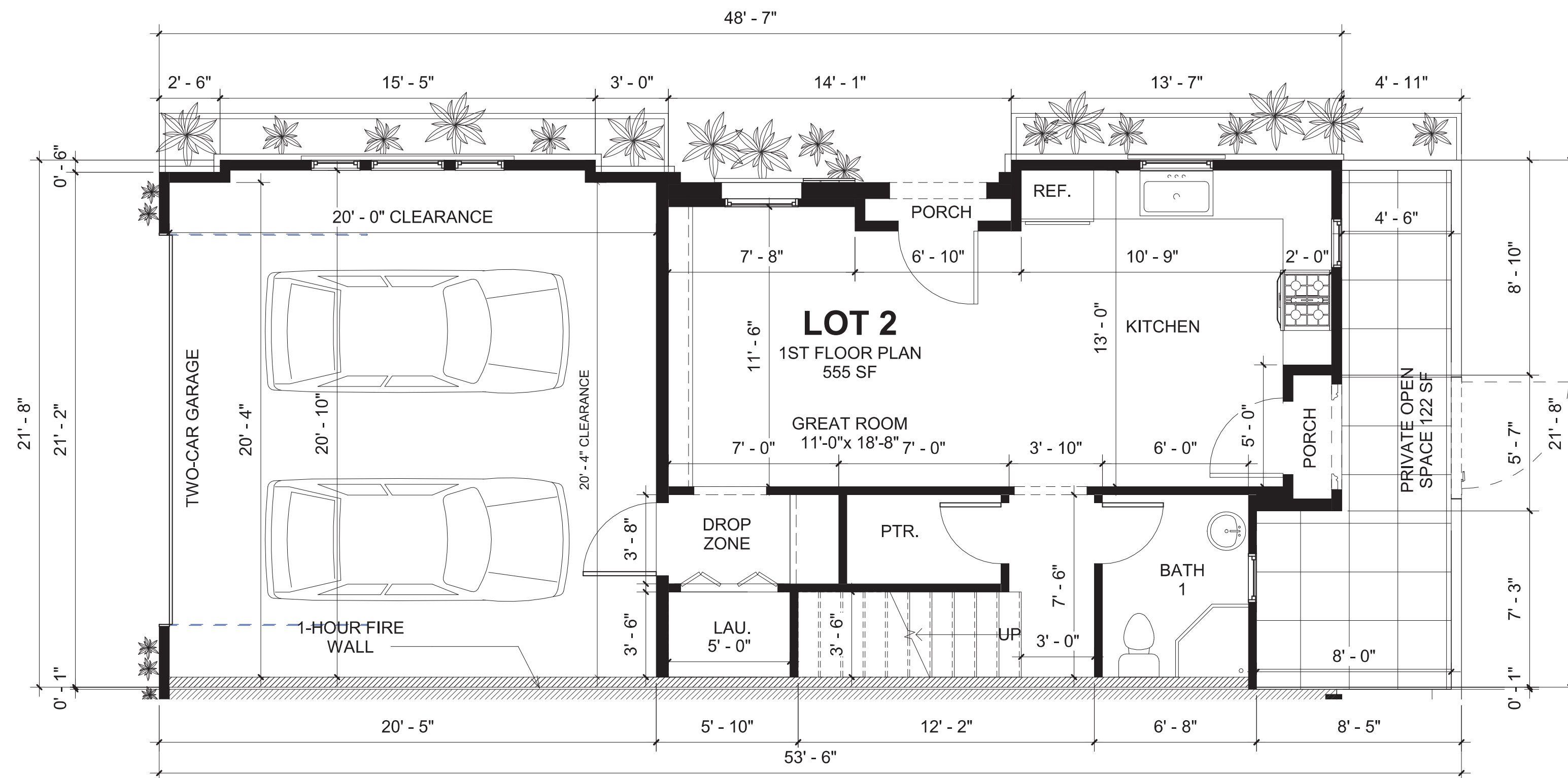
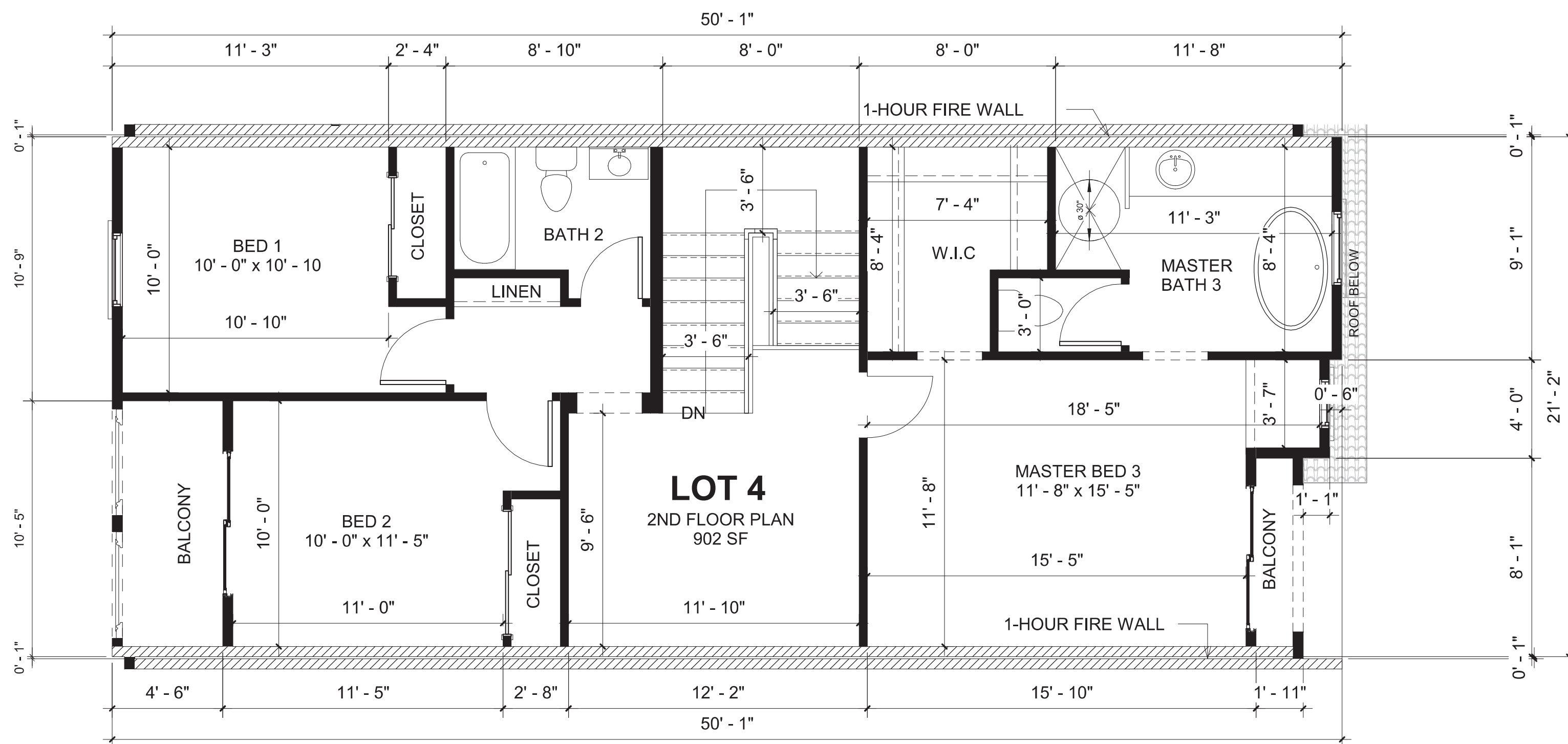
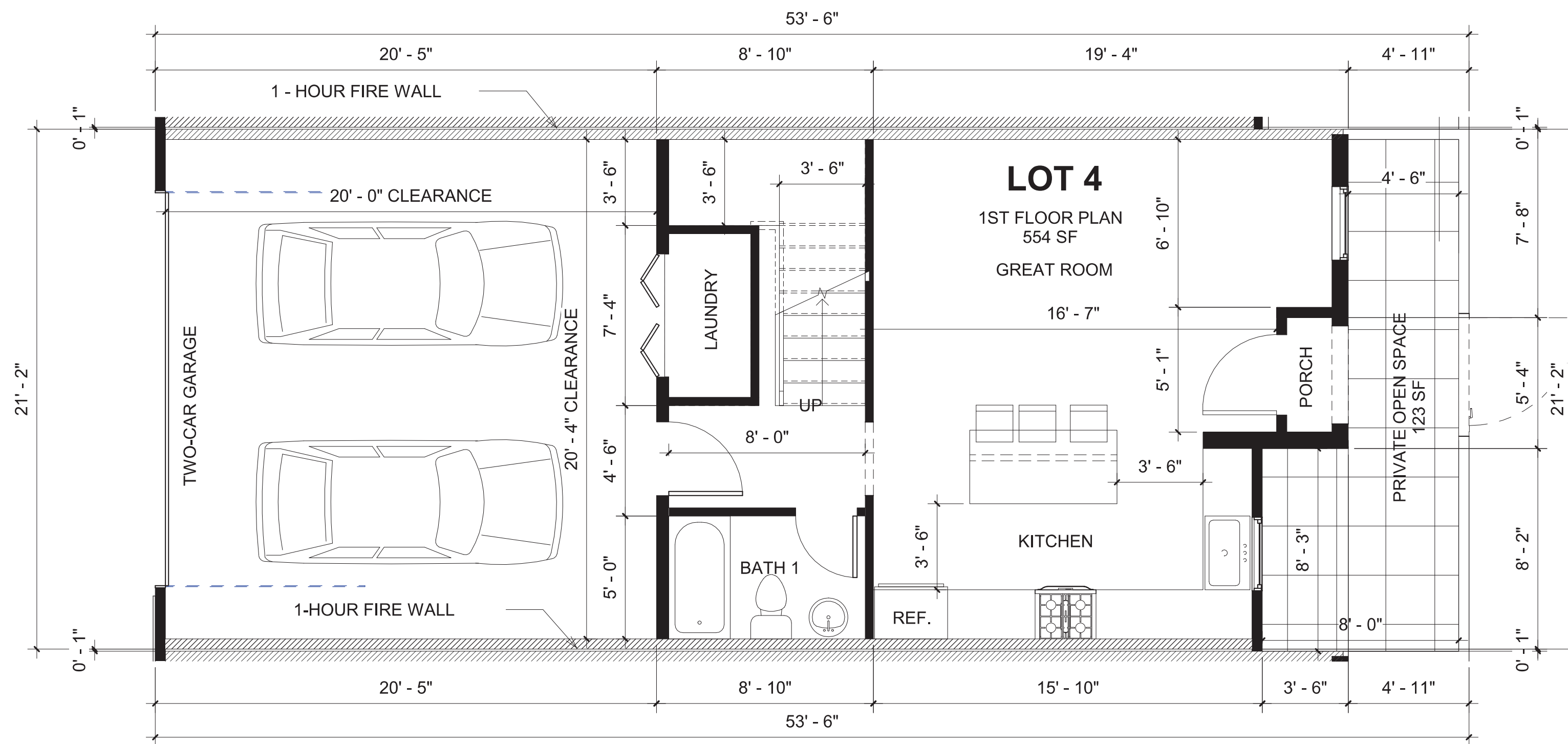


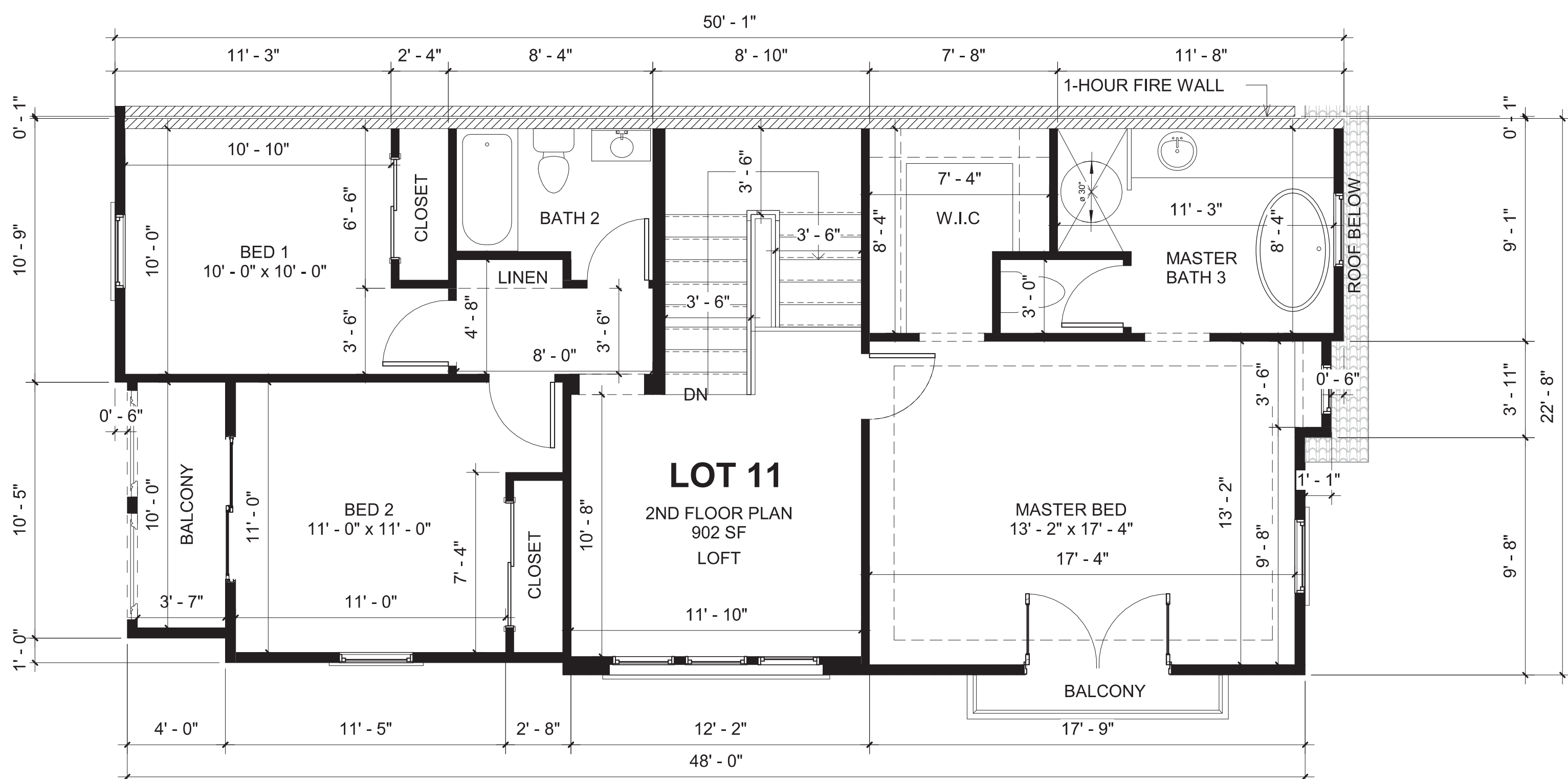
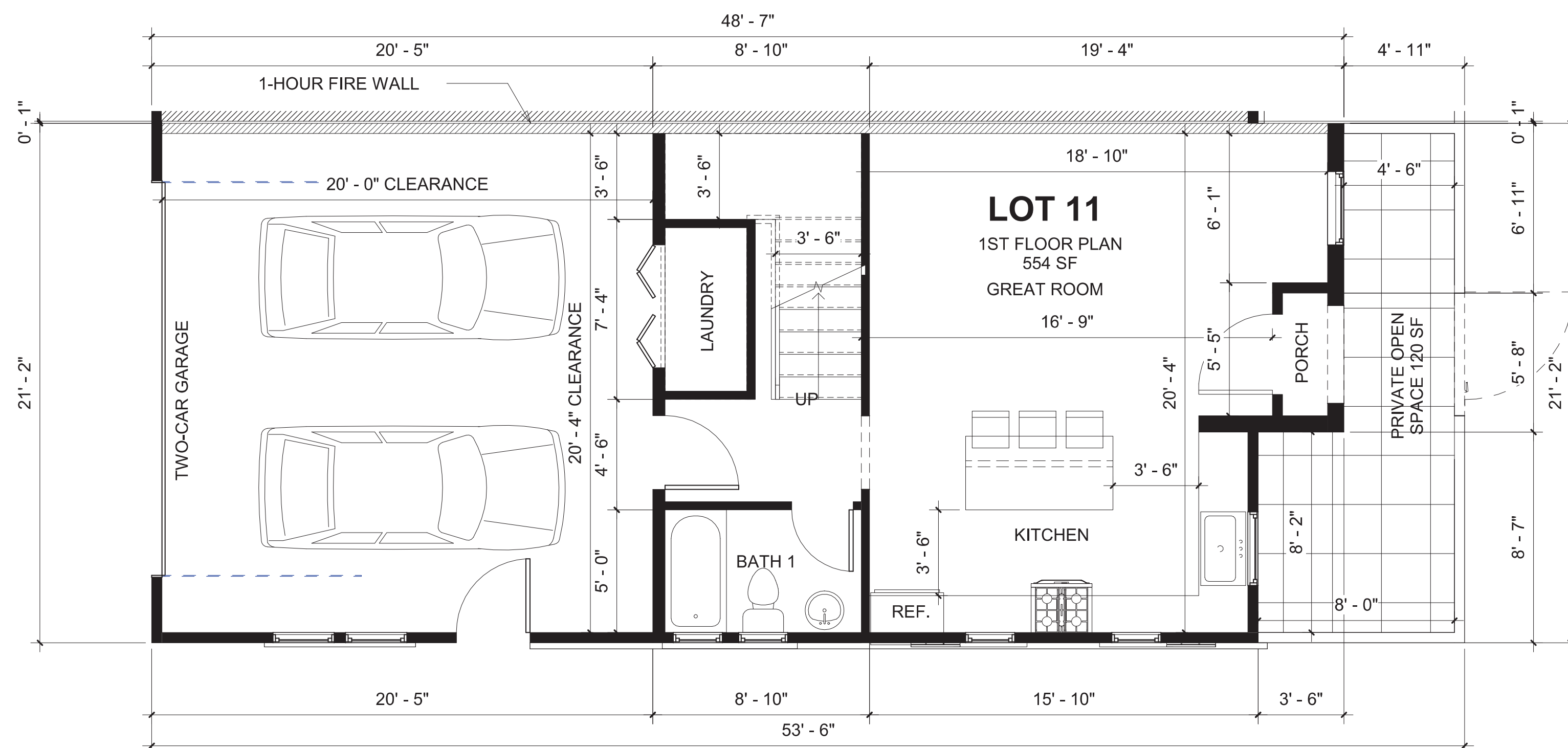
PR-2020-000190 (TTM, DR, VR) – Exhibit 8 – Project Plans







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



NOTES

SAFETY 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 FILGT OF STAIRS AS RECTANGULAR TREADS AND DO NOT HAVE TO BE WITHIN 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 WIDER TREAD BY MORE THAN 3/3 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 TREAD. (R311.7.8.1)

3) HANDRAILS (TYPE I) 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) HANDRAILS (TYPE II) WITH A PERIMETER GREATER THAN 6'-1/4" SHALL HAVE A GRASPABLE FINGER RECESS 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-Y4" T02-3/4". (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

- 7) AT THE SPACE FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD-A 6" SPHERE CANNOT 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-CIMENT 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 TO FIELD INSPECTION.

GUARDS: (R312)

1) OPEN SIDES 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

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 BATHROOM FAN OR A 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

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 HOOD ABV. WLIGHT 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 7" ABOVE DRAIN (UNLESS NOTED OTHERWISE).
4. PROVIDE SHOWER CURTAINROD (UNLESS NOTED OTHERWISE).
11. BUILT-IN SHELVES BY OTHERS.
12. TANKLESS WATER HEATER.
15. ELECTRIC VEHICLE CHARGING.
41. 34"-38" HIGH HANDRAIL ABOVE NOISING PER C.R.C R311.7.8.1 SEE DETAIL 1 (SHEET D1.1)
42. LINE OF SYNTHETIC STONE VENEER. SEE ELEVATION.
46. OPENINGS SHALL BE EQUIPPED WITH SOLID WOOD DOORS OR SOLID OR HONEYCOMBED CORE STEEL DOOR NOT LESS 1 3/8 INCHES 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.
47. GARAGE BENEATH HABITABLE ROOM ABOVE SHALL BE SEPARATED BY 5/8" GYP. BOARD ON THE GARAGE SIDE.
51. "X" OR "X" ON GYP. WALL AND CEILING UNDER THE INTERIOR STAIRWAY
52. 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 DOUBLE INTERIOR DOOR CONDITIONS PROVIDE DEADBOLT AT TOP OF INACTIVE DOOR.
2. ALL EXTERIOR GRADE FLOOR 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 INTERIOR 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 5' 5 7/8". THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES. EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET. (C.F.R.3102.1-1)
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 OR GREATER THAN 72 INCHES ABOVE THE FINISH GRADE OR THE FINISH FLOOR IS BELOW 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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Author

Checker

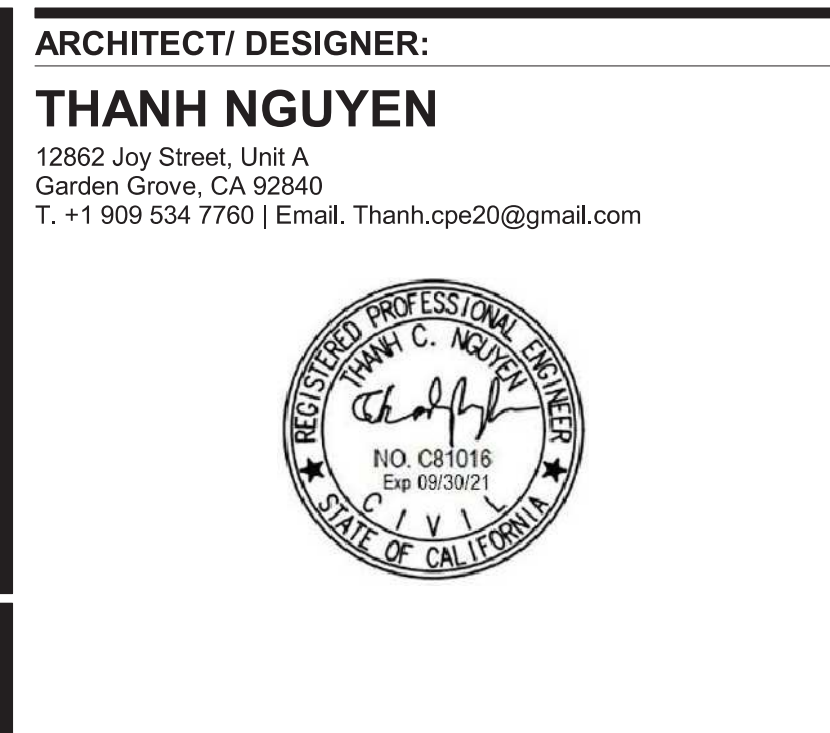
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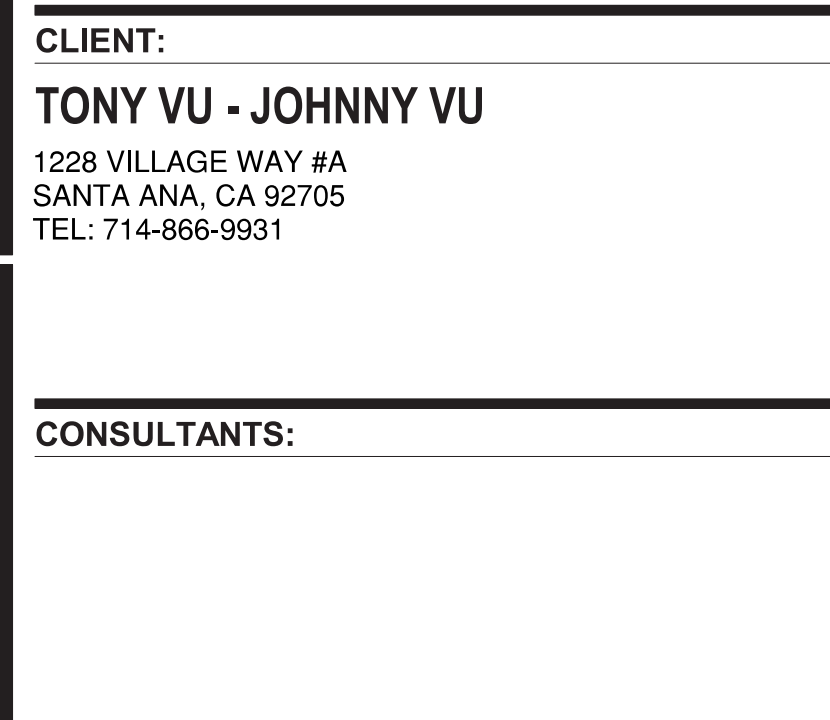
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LOT 11 FIRST AND SECOND FLOOR PLANS

A1.11



SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"

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**OVERALL FRONT &
BACK ELEVATIONS**

A2.1