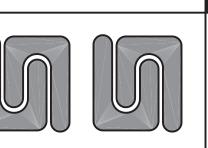


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PERMIT SET

front elevation

SCALE: 1/4" = 1'-0"

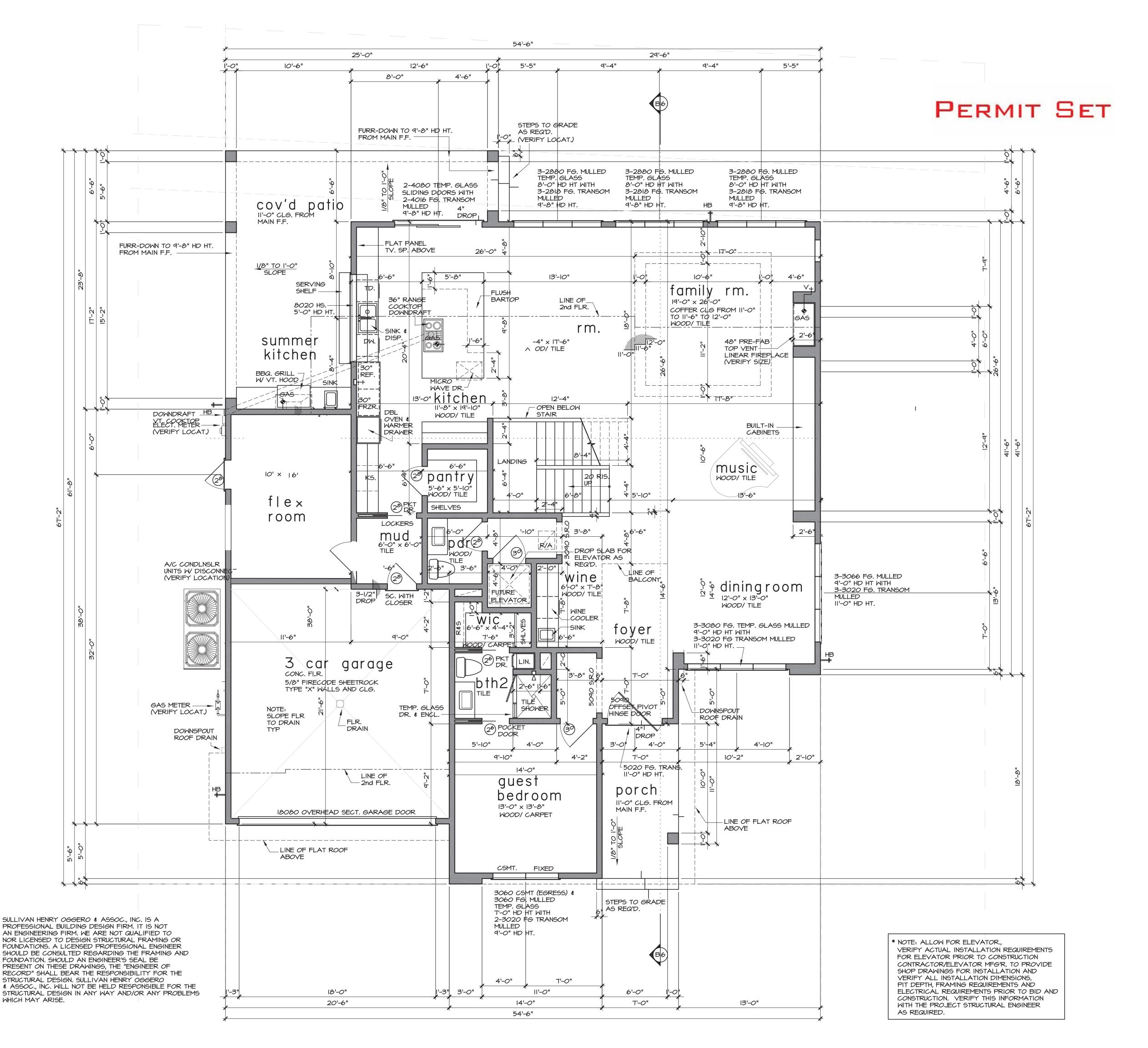
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City of Spring Valley Village 7/30/2020



unless otherwise no led

- GYP. BOARD WLLS AND CEILING
- II'-O" CLG. HT. AT FIRST FLOOR 6" WALLS TYP U.O.N. - 10'-0" CLG. HT. AT SECOND FLOOR
- ALL ANGLES TO BE 45 DEGREES - 1 3/4" S.C. DOORS
- 8'-0" DOOR HT. AT FIRST FLOOR - 8'-0" DOOR HT. AT SECOND FLOOR
- VINYL WINDOWS WITH DIVIDED LTS.
- 8'-0" HEADER HT. AT FIRST FLOOR
- 8'-0" HEADER HT. AT SECOND FLOOR - ALL BEDROOM WINDOWS TO BE 44" A.F.F. (MAX.) 24" HIGH x 20" WIDE (MIN.) OPENING WITH
- 5.7 SQ. FT. (MIN.) NET CLEAR OPENING
- WHEN DOORS ARE USED FOR EMERGENCY EGRESS IT SHALL BE OPERATIONAL FROM THE INSIDE
- WITHOUT THE USE OF KEYS OR TOOLS.
- ALL BEDROOM WDW @ 2nd FLR. TO BE MIN. 24" A.F.F.
- ALL GLAZING WITHIN HAZARDOUS LOCATIONS SHALL HAVE SAFETY GLASS IN COMPLIANCE WITH R308 (IRC 2015.)
- ALL EGRESS DOORS & WINDOWS SHALL HAVE LOCKS ALLOWING EGRESS WITHOUT THE USE OF A KEY AND MEET R310 & 311. - SMOKE DETECTORS REQUIRE 110Y CONNECTION TO HOUSE
- WIRING AND BATTERY BACKUP. LOCATIONS TO COMPLY WITH R314 (IRC 2015). MULTIPLE UNITS SHALL BE 2015 INTERCONNECTED TO ACTIVATE ALL ALARMS. CONSULT
- MANUF. RECOMMENDATIONS FOR DISTANCE FROM R/A. - LOCATE GAS WATER HEATER IN ATTIC ABV. LOAD BEARING PARTITION IN PAN WITH RELIEF DRAIN LINE TO OUTSIDE, INSTALLATION MUST COMPLY WITH MANUF. INSTRUCT.
- AND ALL APPL. CODES. - PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THROUGH NATURAL OR MECH. MEANS AND COMPLY WITH
- R303 & MI507 (IRC 2015) - CHIMNEYS TO BE 3'-O" MIN. ABV. THE HIGHEST POINT WHERE THEY PASS THROUGH THE ROOF AND AT LEAST
- 2'-O" MIN. HIGHER THAN ANY PORTION OF THE ROOF WITHIN A 10'-0" RADIUS - ALL PREFAB FIREPLACES TO BE U.L. & IRC 2015 APPROVED
- & A COPY OF THE MANUF. INSTALLATION MANUAL SHALL BE AVAILABLE @ JOB SITE FOR INSPECTOR'S REVIEW - A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN BEDROOMS WHEN A GAS FIREPLACE IS INSTALLED AND OUTSIDE EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE
- ARE INSTALLED & OR HAVE ATTACHED GARAGES. - STAIRWAYS SHALL COMPLY WITH R311 (IRC 2015.) SEE DETAIL SH1 - HANDRAILS TO BE 34" TO 38" ABV. NOSE OF TREAD 7 SHALL BE CONTINUIOUSFOR THE FULL FLIGHT & TERNINATE AT A NEWEL OR SAFETY TERNIMAL. ADJACENT TO THE WALL ALLOW 2" MIN. BTWN WALL & RAIL R 311.7

VICINITY OF THE BEDROOMS WHICH FUEL-FIRED APPLIANCES

- ALL GUARDRAILS AND HANDRAILS SHALL COMPLY WITH R311 & R301.5 (IRC 2015). THE MIN UNIFORM LIVE LOAD SHALL BE 200# AND A SINGLE CONCENTRATED LOAD APPLIED IN ANY
- DIRECTION AT ANY POINT ALONG THE TOP - GUARDRAILS TO BE 36" A.F.F. (MIN.) WITH BALUSTERS
- AT 4" O.C. MAX. PER R3II & 312 (IRC 2015.) SEE DETAIL SHT. - THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6 INCHES (152 mm) CANNOT PASS THROUGH.
- HANDGRIPPING PORTION OF HANDRAILS SHALL BE NOT LESS THAN I 1/4" NOT MORE THAN 2" IN CROSS SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AND EQUIV. GRIPPING SURFACE PER R311 (IRC 2015)
- ENCLOSE UNDERSIDE OF STAIRWELL WITH 5/8" TYPE "X" FIRE CODE GYP. BOARD
- SIZE AND NUMBER OF NAILS CONNECTING WOOD MEMBERS SHALL COMPLY WITH IRC 2015 TABLE R602.3 (1) \$.3 (2) (OR EQ.) REFER TO STANDARD DETAIL SHEET - DISAPPEARING STAIRS TO BE MIN. 22" x 30" CLEAR OPENING
- (30" x 54" R.O.) & SHALL COMPLY WITH R807 (IRC 2015). INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR UNIFORMLY DISTRIBUTED LIVE LOAD OR A 350 LB CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQ. INCHES, WHICHEVER PRODUCES THE GREATEST STRESS
- ATTIC ACCESS/DISAPPEARING STAIRS IN THE GARAGE CLG. MAY BE INSTALLED PROVIDED THE EXPOSED PANEL IS NOT LESS THAN 3/8" THICK FIRE RETARDANT TREATED PLYWOOD. 1/2" SHEET ROCK OR COVERED W/ A MIN. OF 169a SHEET METAL. ROUGH OPENING SHALL NOT BE LESS THAN 22" X 30" AS PER IRC 2015 SECTION R807.1.
- ALL HEIGHTS ARE DEFINED FROM MAIN FINISHED FLOOR. - SLOPE I/8" PER EVERY I'-0" TYP. AT PORCH, PAVILION, ETC.

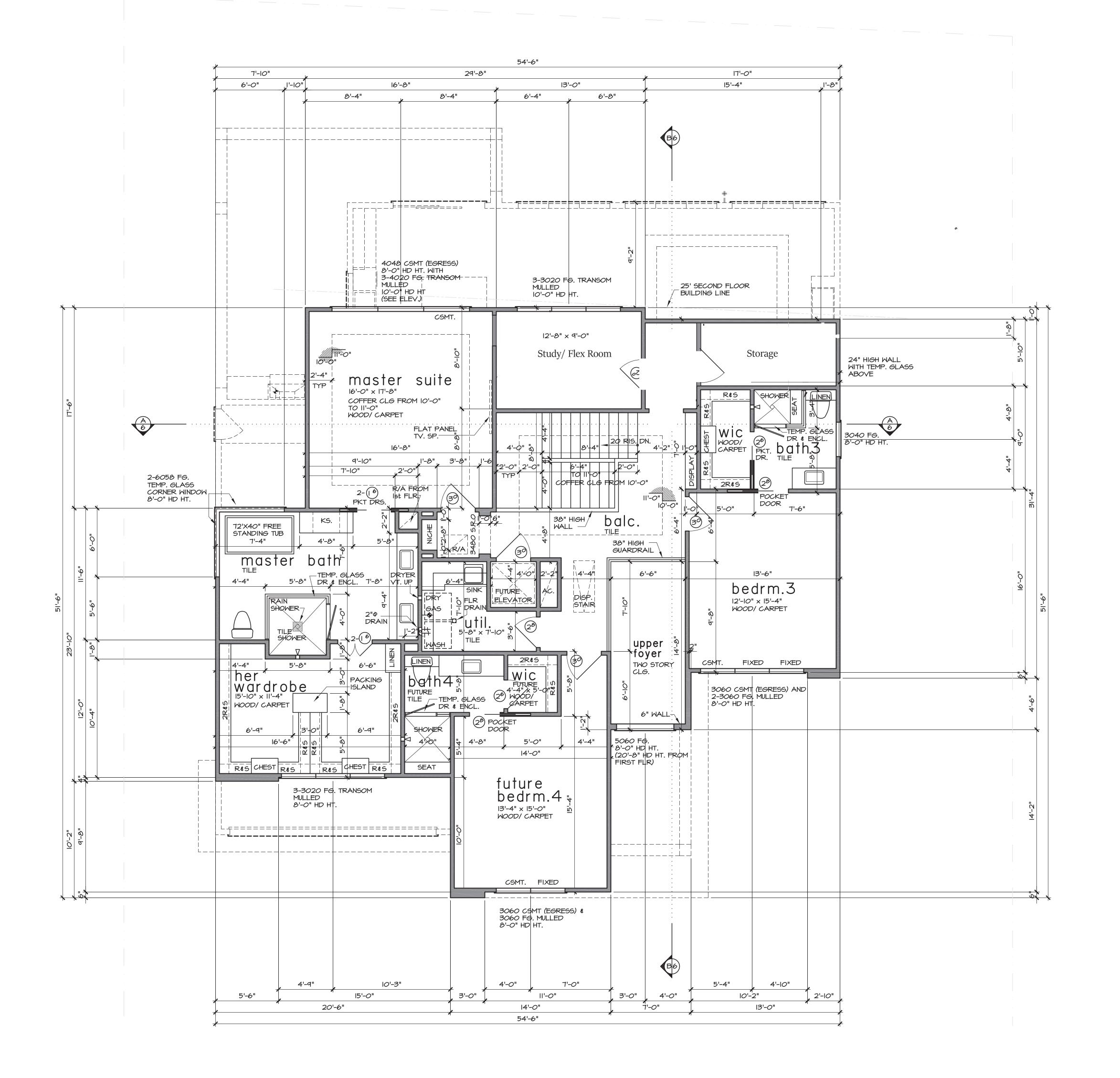
bath schedule

- TILE FLOORS (AT WET AREAS) - TILE WALLS AT TUB (SECONDARY BATHS)
- TILE FULL AT SHOWER
- SOLID SURFACE COUNTER TOPS AND SPLASHES - ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED
- SAFETY GLASS AND MUST COMPLY WITH R308 (IRC 2015.) - SHOWER STALLS AND TUB (WITH SHOWER HEADS) WALLS TO BE FINISHED WITH NON ABSORBENT SURFACE TO A HT. OF NOT LESS THAN 72" ABV. DRAIN INLET OVER
- CONCRETE BACKERBOARD R307.2. - ALL PLUMBING FIXTURES SHALL BE SPACED PER
- R307.1 (IRC 2015) - DROP SLAB AT SHOWER AS REQUIRED

first floor plan

SCALE: 1/4" = 1'-0"

ley Village 7/30/2020 PLAN NO 3441 SHEET NO 2 OF II



PERMIT SET

second floor plan

SCALE: 1/4" = 1'-0"

City of Spring Valley Village 7/30/2020 PLAN NO 3441 SHEET NO 3 OF II