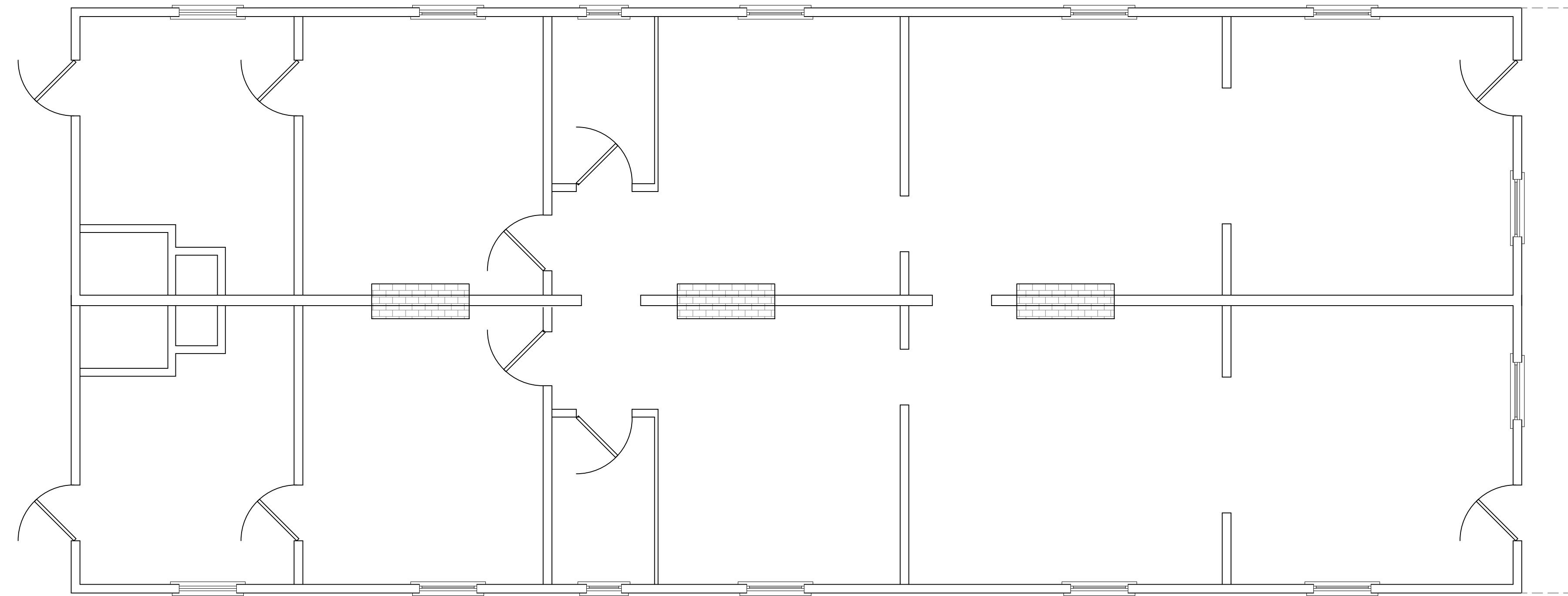
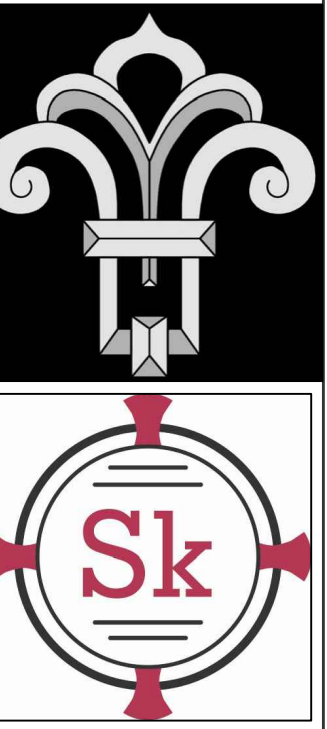
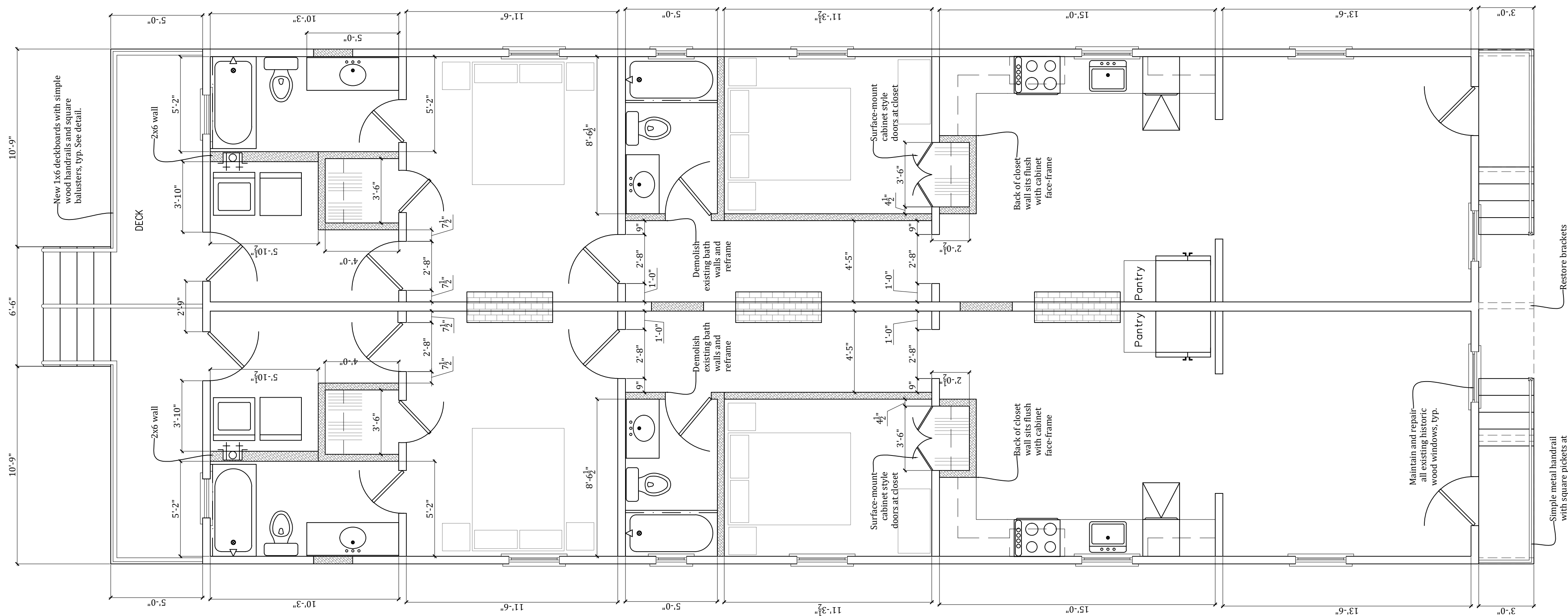


# 409-11 St. Maurice Avenue

## Structural Renovation of Existing Double | No Additions | No Change of Use or Occupancy



Existing Floor Plan



Level 1 Proposed Floor Plan

1. All construction shall comply with city, state, and national codes as required.
2. No work shall be concealed until approved by regulatory inspectors.
3. Paint grade to be of high quality. All work to receive three (3) coats.
4. All new wood that comes in contact with concrete or masonry shall be treated.
5. All new wood framing and fasteners shall comply with the Wood Frame Construction Manual (WFCM) by the American Forest and Paper Association.
6. All new framing lumber shall be Southern Yellow Pine, S4s, No. 2 or better, 15% maximum moisture content.
7. New plywood sub-flooring shall be 3/4" tongue and groove, APA rated  $\frac{46}{24}$ , nailed and glued to floor joist with 8d nails. Nail spacing shall be 6" o.c. at panel edges and 12" o.c. at intermediate supports.
8. Provide 2x10 headers for all new openings between 3'-0" and 5'-0" wide. Provide 2x8 headers to all new openings less than 3' wide.
9. All new glass openings shall either have a) Precut, minimum  $\frac{5}{8}$ " thick plywood/OSB shutters provided with installation clips or screws where louvered shutters are not provided, or b) impact resistant glass per ASTM E 1986 or ASTM E 1996 or approved test methods for performance criteria.
10. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Handrail height, measured vertically from the sloped plan adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches and not more than 38 inches. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts of safety terminals. Handrails shall be consistently shaped, and no opening shall permit the passage of a 4-inch-diameter sphere.

11. The maximum riser height for new stairs shall be 7-3/4 inches in accordance with R311.7.4 IRC 2012 ed. The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than  $\frac{3}{8}$  inch.

12. The minimum tread depth shall be 10 inches in accordance with R311.7.4 IRC 2012 ed. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than  $\frac{3}{8}$  inch. Consistently shaped winders at the walkline shall be allowed within the same flight of stairs as rectangular treads and do not have to be within  $\frac{3}{8}$  inch of the rectangular tread depth.

### Revisions