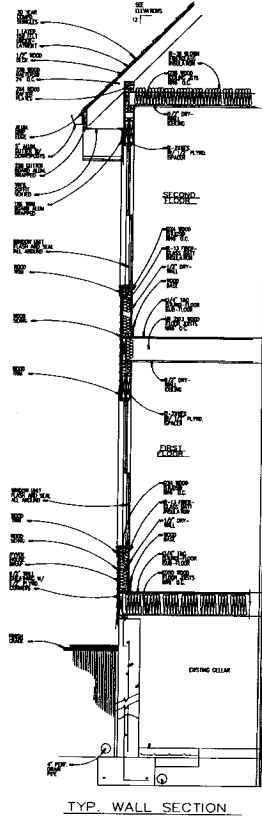
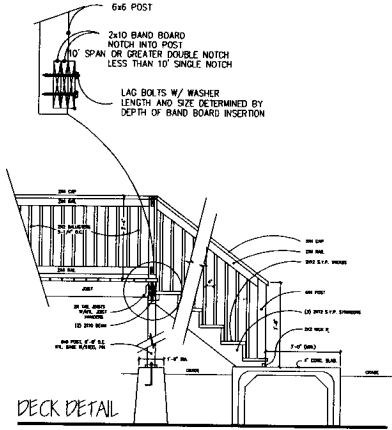


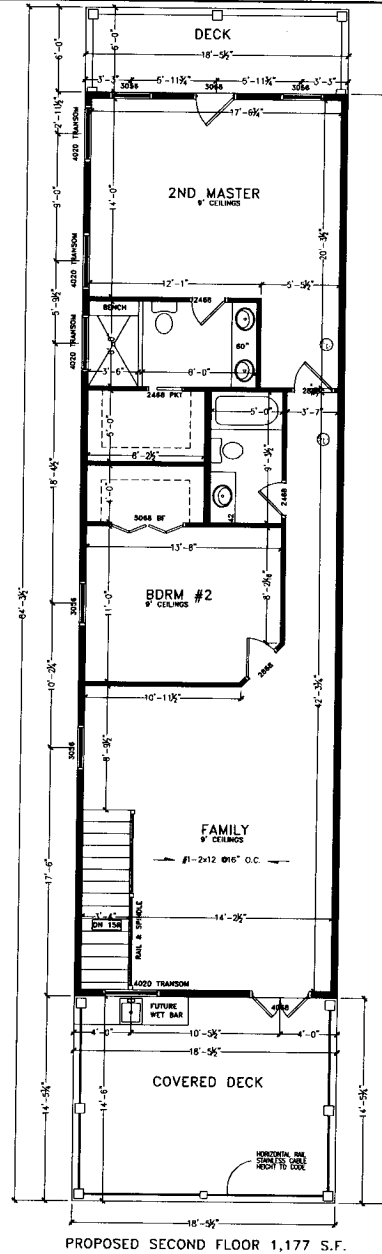
NOTE:
ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS ETC. SHALL BE CONSIDERED AS PART OF SPECIFICATION FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN DESCRIBED OR IMPLIED, WHERE SAME ARE AT VARIANCE.



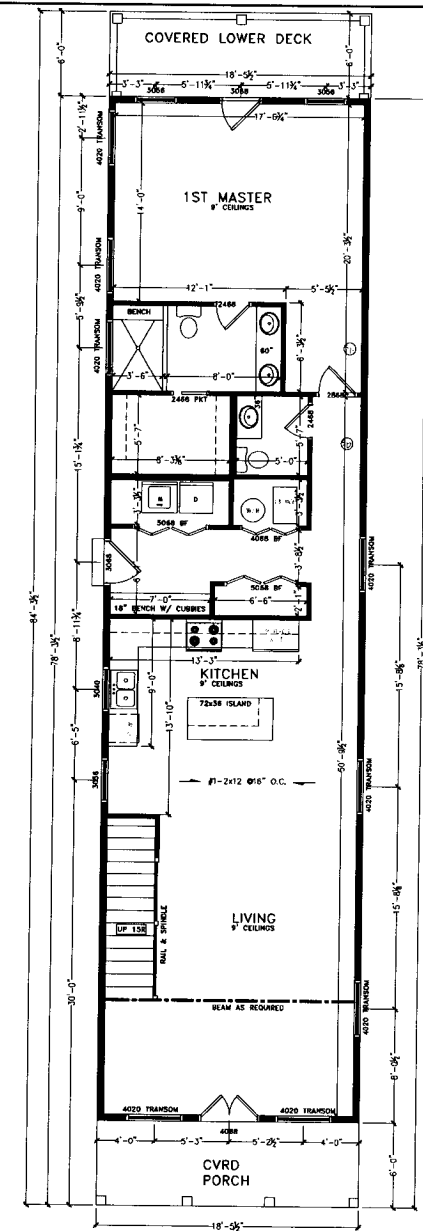
SMOKE DETECTORS	
INSTALL SMOKE ALARMS IN ALL SLEEPING ROOMS AND OUTSIDE OF EACH SEPARATE SLEEPING ROOM AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.	
INSTALL AT LEAST ONE SMOKE DETECTOR ON EACH ADDITIONAL STORY INCLUDING BASEMENT.	
ALL SMOKE ALARMS SHALL BE INTERCONNECTED AND HARD WIRED WITH BATTERY BACK UP.	
WINDOW NOTES	
ALL WINDOWS MUST BE OPENED FROM THE INSIDE AND WITHOUT THE USE OF A SEPARATE TOOL.	
AT LEAST ONE WINDOW IN A SLEEPING ROOM SHALL BE CONSIDERED EMERGENCY RESCUE ACCESS AND HAVE A MINIMUM NET CLEAR OPENING AREA OF 5.7 SQUARE FEET AND THE WINDOW SILL SHALL NOT EXCEED 44" IN HEIGHT.	
THE WINDOW THAT IS CONSIDERED EMERGENCY RESCUE ACCESS SHALL HAVE A MINIMUM NET CLEAR OPENING HEIGHT OF 20" AND A MINIMUM NET CLEAR OPENING HEIGHT OF 24".	
STAIR REQUIREMENTS	
STAIR WIDTH MIN	36" CLEAR AT ALL POINTS
RISERS	7 1/4" MAX.
TREADS	9" MIN.
HEADROOM	6'-8" MIN.
HANDRAILS	34" MIN. - 38" MAX.
GRABBARS	38" MIN.
HANDRAIL GRIP SIZE	1 1/4" Ø MIN. - 2 5/8" Ø MAX.
STAIR LANDING	36" MIN.
NOTE: RAILING SPINDLES/SPOCKETS SHALL BE CONSTRUCTED AND SIZED IN A WAY THAT A 2" DIAMETER SPHERE CAN NOT PASS THRU.	

PROJECT SCOPE:
EXISTING HOME IS GUTTED TO STUDS IN PREPARATION OF RECONSTRUCTION HOME REPAIR ANY SUBSTANDARD PREVIOUS CONSTRUCTION. REMOVE ROOF APPLY FLOOR JOISTS ADD SECOND FLOOR, UPDATE ALL NEW ELECTRIC TO CODE ALL NEW CONSTRUCTION MATERIALS, WINDOWS, SUBSTRUCTURE PLUMBING, HVAC MECHANICALS TO CODE

DRAWN BY: JAMES K. NIX
INTELLIGENT DESIGNS
DESIGN DRAFTING SERVICES
102 S. MAIN ST. CHARLESTON, SC 29401
CELL: 704.684.0007



PROPOSED SECOND FLOOR 1,177 S.F.



PROPOSED FIRST FLOOR 1,344 S.F.

NOTE:
ALL DIMENSIONS AND MEASUREMENTS SHALL BE FIELD VERIFIED BY CONTRACTOR AND HOMEOWNER BEFORE CONSTRUCTION BEGINS.

FIRST FLOOR 1,344 S.F.
SECOND FLOOR 1,137 S.F.
TOTAL FINISHED 2,481 S.F.

1/4" = 1'-0" 06.19.20
R & G HOMES
PRESENTS
2025 BAYVIEW