

CONSTRUCTION DOCUMENT NOTES

- BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE 2018 INTERNATIONAL RESIDENTIAL CODE AND/OR LOCAL COUNTY BUILDING CODE (LOCAL CODE TO TAKE PRECEDENCE OVER ANY NOTES IN THESE PLANS). THESE PLANS ARE TO BE VERIFIED BY A STRUCTURAL ENGINEER.
- ENGINEER'S DRAWINGS SHALL TAKE PRECEDENCE OVER ANY NOTES IN THESE PLANS.
 - THESE DRAWINGS SHALL TAKE PRECEDENCE FOR ALL DIMENSIONS.
 - MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL TAKE PRECEDENCE OVER PLAN NOTES.

BUILDING PLANNING NOTES

- SITE ADDRESS SHALL BE PROVIDED IN A POSITION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM STREET FRONTING THE PROPERTY.
- CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATION OF EXTERIOR WALLS SHALL COMPLY w/ TABLE R502.1(1).
- REVIEW FIRE RESISTANT CONSTRUCTION IF LESS THAN 5' SEPARATION BETWEEN STRUCTURES.
- ALL HABITABLE ROOMS SHALL HAVE EXTERIOR GLAZING NOT LESS THAN 8% OF THEIR FLOOR AREA TO PROVIDE NATURAL LIGHT, OR THEY SHALL BE PROVIDED WITH ARTIFICIAL LIGHT.
- ALL HABITABLE ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION THROUGH OPENINGS TO THE OUTDOOR AIR IN ACCORDANCE WITH SECTION R303, OR THEY SHALL BE PROVIDED WITH MECHANICAL VENTILATION.
- LIGHT & VENTILATION FOR BATHROOMS, KITCHENS AND SIMILAR ROOMS SHALL COMPLY WITH SECTION R303.3.
- OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED AT LEAST 10' FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT.
- OUTSIDE EXHAUST OPENINGS SHALL BE LOCATED SO AS TO NOT CREATE A NUISANCE AND SHALL NOT BE DIRECTED ONTO WALKWAYS NOR PORCHES.
- DWELLING SHALL BE PROVIDED WITH HEATING FACILITIES THAT WILL MAINTAIN A TEMPERATURE OF 68°F AT 3' ABOVE THE FLOOR AND 2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS.
- THE MIN. CEILING HEIGHT FOR HABITABLE ROOMS, HALLWAYS, CORRIDORS, BATHROOMS, KITCHENS, LAUNDRY ROOMS & BASEMENTS SHALL NOT BE LESS THAN 7'.
- SANITATION, TOILET, BATH & SHOWER SPACES PER SECTIONS R306 & R307
- MIN. 21" CLEARANCE IN FRONT OF FIXTURES.
- SAFETY GLAZING SHALL BE IN ACCORDANCE WITH SECTION R308.
- OPENINGS BETWEEN THE GARAGE AND THE DWELLING SHALL BE EQUIPPED WITH 1 3/4" THICK SOLID WOOD DOORS, HONEYCOMB CORE STEEL DOORS, OR 20 MINUTE FIRE-RATED DOORS.
- ANY GARAGE SHALL BE SEPARATED FROM THE DWELLING & ATTIC AREA IN ACCORDANCE WITH SECTION R304.
- GARAGE FLOOR SURFACES SHALL BE SLOPED TO A DRAIN TOWARD THE VEHICLE ENTRY POINT.
- EVERY SLEEPING ROOM SHALL HAVE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENINGS PER SECTION R311.
- ALL EMERGENCY AND RESCUE OPENINGS SHALL HAVE A MIN. CLEAR OPENING OF 5.7sqft WITH A MIN. NET CLEAR OPENING HEIGHT OF 24" AND WIDTH OF 20" AND NO HIGHER THAN 44" AFF.
- STAIRWAYS SHALL HAVE A MIN. HEADROOM HEIGHT OF 80".
- STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 31 1/2" AT AND BELOW THE HANDRAIL WHERE ONLY ONE HANDRAIL IS PROVIDED OR 27" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.
- A FLIGHT OF STAIRS SHALL HAVE NO MORE THAN 14" OF VERTICAL RISE BETWEEN FLOORS OR LANDINGS.
- STAIRWELL TREADS SHALL BE AT LEAST 10" DEEP AND SHALL NOT EXCEED MORE THAN 3/8" VARIATION FROM LARGEST TO SMALLEST TREAD.
- STAIRWELL RISERS SHALL BE NOT GREATER THAN 7.3/4" IN HEIGHT AND SHALL NOT EXCEED 3/8" IN ANY FLIGHT OF STAIRS - SEE R311.7.
- A CONTINUOUS HANDRAIL SHALL BE PROVIDED ON AT LEAST ONE SIDE OF THE STAIRWAY.
- THE TOP OF THE HANDRAILS SHALL BE PLACED NOT LESS THAN 34" AND NOT MORE THAN 38" ABOVE THE NOSING OF THE TREADS.
- GUARDS AT LEAST 36" IN HEIGHT SHALL BE PROVIDED WHERE PORCHES, BALCONIES OR RAISED FLOOR SURFACES ARE GREATER THAN 30".
- GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.
- SMOKE ALARMS SHALL BE INSTALLED PER SECTION R314 IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING (INCLUDING BASEMENTS AND HABITABLE ATTICS, BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS).
- SMOKE ALARMS SHALL BE INTERCONNECTED AS INDICATED IN SECTION R314.4.
- THE POWER SOURCE FOR SMOKE ALARMS SHALL COMPLY WITH SECTION R314.6.
- PROTECTION OF WOOD FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED: (1) WOOD JOISTS OR FLOORS LESS THAN 18" FROM EXPOSED GROUND OR WOOD GIRDERS LESS THAN 12" FROM EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREAS WITHIN THE BUILDING FOUNDATION (2) FLOOR FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR WALLS AND ARE LESS THAN 8" FROM EXPOSED GROUND (3) SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB UNLESS SEPARATED BY SUCH A SLAB BY AN IMPERVIOUS MOISTURE BARRIER (4) WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING LESS THAN 6" FROM THE GROUND.
- AREAS SUBJECT TO TERMITE INFESTATION SHALL COMPLY WITH SECTION R310.
- A ROUGH-FRAMED OPENING NOT LESS THAN 20x30" w/80" MIN. HEADROOM SHALL BE PROVIDED TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30" OR GREATER (MEASURED TO THE BOTTOM OF ROOF FRAMING MEMBERS) OVER AN AREA GREATER THAN 30SQFT.
- MECHANICAL EQUIPMENT IN ATTICS SHALL BE PROVIDED WITH ACCESS PER SECTION M1305.1.3.

FLOOR JOIST SPAN REFERENCE

2018IRC - R502.3.1(2) - SOUTHERN PINE #2 40psf LIVE LOAD - 20psf DEAD LOAD L/360 DEFLECTION		
SIZE	SPACING	SPAN
2 x 6	12" o/c	10' - 3"
	16" o/c	9' - 4"
2 x 8	12" o/c	13' - 6"
	16" o/c	11' - 10"
2 x 10	12" o/c	16' - 2"
	16" o/c	14' - 0"
2 x 12	12" o/c	19' - 1"
	16" o/c	16' - 6"
*SPANS OVER 19' - 1" = ENGINEERED TRUSS or I-JOIST		

WINDOW, DOOR & GARAGE DOOR
HEADER SELECTION TABLE

SOUTHERN PINE #2 SUPPORTING ROOF, WALL AND FLOOR LIVE LOADS UP TO 20psf - 1.25 LOAD DURATION - 16' SPAN OF SUPPORTED ROOF & FLOOR FRAMING	
CLEAR OPENING	MIN. HEADER SIZE
4' - 0"	(1) 2 x 10
6' - 0"	(2) 2 x 10
8' - 0"	(3) 2 x 10
10' - 0"	3-1/2" x 9-1/4"
12' - 0"	3-1/2" x 11-7/8"
16' - 0"	5-1/2" x 14"
OVER 16'	ENGINEERED

WALL & HEADER STUD
SELECTION TABLE

K/EQM TABLE 3-22E SOUTHERN PINE #2		MAX. HEADER SPAN					
		3	5	9	12	15	18
		NUMBER OF JACK STUDS					
		1	1	2	2	2	2
UNSUPPORTED WALL HEIGHT	STUD SPACING	NUMBER OF KING STUDS (END OF HEADER)					
10' OR LESS	12" o/c	2	2	3	3	3	3
	16" o/c	2	2	3	3	3	3
GREATER THAN 10'	12" o/c	2	2	3	4	5	5
	16" o/c	2	2	3	3	4	4

CEILING JOIST SPAN REFERENCE

R502.4.2(2) - SOUTHERN PINE #2 20psf LIVE LOAD - 10psf DEAD LOAD LIMITED STORAGE - L/240 DEFLECTION		
SIZE	SPACING	SPAN
2 x 4	12" o/c	9' - 3"
	16" o/c	8' - 0"
2 x 6	12" o/c	13' - 11"
	16" o/c	12' - 0"
2 x 8	12" o/c	17' - 7"
	16" o/c	15' - 3"
2 x 10	12" o/c	20' - 11"
	16" o/c	18' - 1"
2 x 12	12" o/c	*19' - 1"
	16" o/c	*16' - 6"

ROOF RAFTER SPAN REFERENCE

R502.5.1(2) - SOUTHERN PINE #2 20psf LIVE LOAD - L/240 DEFLECTION CEILING ATTACHED TO RAFTERS		
SIZE	SPACING	SPAN
2 x 4	12" o/c	9' - 0"
	16" o/c	7' - 9"
2 x 6	12" o/c	13' - 6"
	16" o/c	11' - 8"
2 x 8	12" o/c	17' - 1"
	16" o/c	14' - 9"
2 x 10	12" o/c	20' - 3"
	16" o/c	17' - 6"
2 x 12	12" o/c	23' - 10"
	16" o/c	20' - 8"

STRUCTURE SQUARE FOOTAGE:

FIRST FLOOR CONDITIONED X,XXX SQFT
SECOND FLOOR CONDITIONED X,XXX SQFT
LOWER LEVEL CONDITIONED X,XXX SQFT
BONUS AREA X,XXX SQFT

TOTAL CONDITIONED X,XXX SQFT

GARAGE X,XXX SQFT

COVERED PORCHES X,XXX SQFT

SCREENED PORCHES X,XXX SQFT

TOTAL UNDER ROOF X,XXX SQFT

PROJECT RENDERING

NOT TO SCALE
*THIS IS A CONCEPT ONLY, NOT MEANT AS CONSTRUCTION DRAWINGS

SHEET INDEX		
LABEL	TITLE	DESCRIPTION
SURV	TREE & TOPOGRAPHY SURVEY	
SITE	SITE PLAN	
DRAIN	DRAINAGE PLAN	
MOB	MOBILIZATION PLAN	
D&M	DRAINAGE & MOBILIZATION PLAN	
A1.1	PILE/FOOTER PLAN	
A1.2	FOUNDATION PLAN	
A1.3	1ST FLOOR FRAMING PLAN	
A1.4	1ST FLOOR PLAN	
A1.5	2ND FLOOR FRAMING PLAN	
A1.6	2ND FLOOR PLAN	
A1.7	ROOF PLAN	
A2.1	STREET ELEVATION	
A2.2	MARSH ELEVATION	
A2.3	LEFT SIDE ELEVATION	
A2.4	RIGHT SIDE ELEVATION	
A3.1	WINDOW, DOOR & TRIM DETAILS	
E1.1	ELECTRICAL PLAN	
M1.1	HVAC PLAN	
OVER	OVERVIEW	
REND	PROJECT RENDERINGS	

REVISIONS	
DATE	DESCRIPTION

IS THERE A WAY TO AUTOMATE THIS
DATA??? OR FEED FROM THE PLAN FILE?
OR EVEN ADD UP AUTOMATICALLY IF I
MANUALLY ENTER???

MEMBER
**A I
B D**

AMERICAN INSTITUTE OF
BUILDING DESIGNERS

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RESIDENTIAL DESIGN for MR. & MRS. XXXX
XXX
BEAUFORT, SOUTH CAROLINA

HOMEOWNER SIGNATURE &
DATE OF ACCEPTANCE

REVISION DATE

SHEET

COVER