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ALL CONSTRUCTION SHALL CONFORM TO BUILDING CODES REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. ALL IRC SECTIONS & TABLES REFERENCED REFER TO IRC 2018 VERSION

1. **BUILDER SHALL VERIFY ALL DIMENSIONS, EASEMENTS, BUILDING LINES, AERIAL EASEMENTS, HEIGHT RESTRICTIONS, ROOF OVERLAP & UTILITY LIMITATIONS, FINISH FLOOR HEIGHTS (H) (W/ RESPECT TO DRAINAGE & FLOOD PLAIN ISSUES), COVERAGE % AND ALL OTHER CONSTRUCTION REQUIREMENTS.**
2. **BUILDER SHALL HAVE CONTRACTORS SHALL VERIFY ALL DIMENSIONS & INTACT ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY BEFORE COMMENCING ADDITIONAL WORK.**
3. **TERRACE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY 12" C/P. BD. & FROM HABITABLE ROOMS BY 6" C/P. GARAGE BY 8" C/P. X-C/P. BD. AND COMPLY WITH IBC SEC. R302.**
4. **ESCAPE/RESCUE WINDOW FROM SLEEPING AREAS SHALL HAVE A MINIMUM OF 5.7 SQ. FT. CLEAR NET OPENING AND A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20". FINISHED SILL HEIGHT SHALL BE A MAXIMUM OF 44" ABOVE THE FINISHED FLOOR SURFACE.**
5. **CONTRACTOR IS TO PROVIDE STEEL LINTELS ABOVE ALL OPENINGS WITH MASONRY ABOVE PER IBC SEC. 703.8.**
6. **ONE HOUR RATED GYPSUM BOARD SHALL BE INSTALLED UNDER STAIRS.**
7. **PROVIDE CROSS VENTILATION AT ENCLOSED ATTICS PER IBC SEC. R306.**
8. **ELECTRICAL CONTRACTOR TO LOCATE 110V OUTLET WITHIN 20" OF 5/8" AC COMPRESSOR (GFI).**
9. **FIREPLACE CHIMNEY TO BE 2" HIGHER THAN ANY STRUCTURE WITHIN 10' OF 3/8" AIR INLET (AT RIDGE).**
10. **BATTERY BACKUP SHALL BE INSTALLED IN ACCORDANCE WITH IBC SECTION R310 & SHALL BE TESTED IN ACCORDANCE W/ IBC 127.**
11. **SMOKE ALARMS SHALL BE HARD WIRED IN SERIES WITH BATTERY BACKUP POWER AS PER IBC SEC. R314.**
12. **HANDRAILS SHALL BE INSTALLED ALONG ALL STEPS/STAIRS WITH 4 OR MORE RISERS AND COMPLY TO IBC SEC R311.**
13. **ALL HORIZONTAL BALCONY RAILS WILL BE A MINIMUM OF 36" IN LENGTH & COMPLY WITH IBC SEC. R302.1.**
14. **WALLS SHALL BE BRACED IN ACCORDANCE OF IBC SEC. R602.10.**
15. **GLAZING SHALL COMPLY WITH IBC SEC. R308.**
16. **ROOF OVERHANGS SHALL NOT EXTEND INTO ANY UTILITY EASEMENTS.**
17. **IN AREAS UNDER IBC 2006 OR LATER, PROJECTIONS LESS THAN 5" FROM PROP. LINE SHALL HAVE A 1-HOUR RM. FIRE RESISTANCE RATING ON THE UNDERSIDE & SHALL NOT EXTEND TO WITHIN 4' OF PROP. LINE PER R302 & TABLE 302.1.**
18. **ALL DETAILS MUST BE IN ACCORDANCE WITH THE 2015 IBC. CONTRACTOR SHALL PROVIDE SUFFICIENT OVERSIGHT AND INSURING ALL WATER-PROOFING, STRUCTURAL, AND OTHER CONSTRUCTION IS BUILT PROPERLY, PER CODES, ORDINANCES, AND MANUFACTURER'S SPECIFICATIONS.**
19. **ALL DETAILS MUST BE IN ACCORDANCE WITH THE 2015 IBC. CONTRACTOR SHALL PROVIDE SUFFICIENT OVERSIGHT AND INSURING ALL WATER-PROOFING, STRUCTURAL, AND OTHER CONSTRUCTION IS BUILT PROPERLY, PER CODES, ORDINANCES, AND MANUFACTURER'S SPECIFICATIONS.**
20. **FOR STANDARD DETAILS & RECOMMENDATIONS FOR PORTIONS OF THE LATEST INTERNATIONAL ENERGY CODE (IECC) REQUIREMENTS (REFER TO AUTHORITIES HAVING JURISDICTION AND CURRENT ADAPTED IECC REQUIREMENTS FOR OTHER PROJECT CLIMATE ZONES), INTACT ARCHITECT IMMEDIATELY IF NOT INCLUDED IN THIS SET OF DRAWINGS.**
21. **ALL SITE & A SURVEY INFORMATION PROVIDED BY OTHERS.**
22. **ALL SITE GRADING AND DRAINAGE PLANS PROVIDED BY OTHERS.**
23. **ALL ELECTRICAL, MECHANICAL, PLUMBING, AND HVAC SHALL NOT BE LIMITED TO, CIVIL, GEOTECHNICAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SHALL BE PROVIDED BY OTHERS.**

28'-2"

23'-8"

4'-6"

2'-0"

7'-0"

3'-0" x 8'-0"

WORK BENCH

OPEN SHLVS

STORAGE AREA
CONC.
10'-0" CLG. HT.

BASE CAB

4'-0" x 8'-0" SHLVS
@ 8'-0" FOR. HT.

9'-0"

3'-0" x 8'-0"

220 OUTLET TO BE
ADDED TO ELECTRICAL

OPEN SHLVS

7'-0"

TANKLESS W.H.

WS

SLOPE CLG.
UNDER
STAIRS

2'-6" x 5'-0"

STOR.
CONC.

10'-0" x 5'-0"

20' x 5'

LINE OF AIMING AIR

CONC. GOLF CART
PARKING PAD

20'-5"

13'-8"

HOTACOLDTM
SOFT WATER

UP

3'-0" x 8'-0"

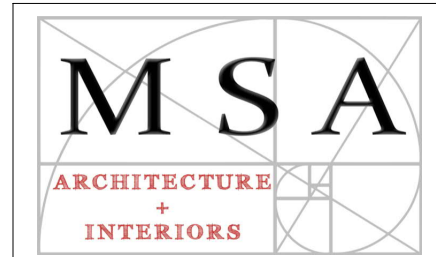
3'-0" x 8'-0"

O.H.D. 18'-0" x 8'-0"

23'-4"

4'-10"

1R1S	1 ROD 1 SHELF
2R1S	2 RODS 1 SHELF
A.F.F.	ABOVE FINISH FLOOR
AV	AUDIO VISUAL
C.O.	CASED OPENING
COVD	COVERED
CPT.	CARPET
DBL	DOUBLE
DISP.	GARBAGE DISPOSAL
DO	DOUBLE OVEN
D.V.	DIRECT VENT
DW	DISH WASHER
F.F.	FINISH FLOOR
FLR.	FLOOR
H.	HIGH
KS	KNEE SPACE
MICRO	MICROWAVE
MTL	METAL
N.T.S.	NOT TO SCALE
PLYWD	PLYWOOD
R.O.	RANGE WITH OVEN
RE.	REFER TO
REF.	REFRIGERATOR
SLP	SLOPED (CEILING OR FLOOR)
SEP	SEPERATION
SHLVs	SHELVES
SRO	SHEET ROCK OPENING
TD	TRENCH DRAIN
T&G	TONGUE AND GROOVE
T.B.D.	TO BE DETERMINED
TPP.	TYPICAL
U.C.	UNDER COUNTER
U.N.O.	UNLESS NOTED OTHERWISE
W.I.C.	WALK IN CLOSET
WH	WATER HEATER
WS	WATER SOFTNER
V.T.R.	VENT THROUGH ROOF

[illegible]

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CONSTRUCTION

BRENT R ANDERSON
REGISTRATION NO. 17241

A RESIDENCE FOR

DOCTORS

SWEARINGEN

LOT 25A, BLK. 4061
464 S. ACADEMY AVE.
SOPHIENBURG HILL
HISTORIC DISTRICT

SQUARE FOOTAGES

FIRST FLOOR	2987 SF
SECOND FLOOR	872 SF
TOTAL LIVING	3859 SF
REAR COV'D PATIO	595 SF
FRONT PORCH	175 SF
PORTE-COCHERE	308 SF
WALK-IN ATTIC	911 SF
STORAGE	
	1969 SF

DETACHED GARAGE	827 SF
APARTMENT	692 SF
	1518 SF
	<u>7366 SF</u>
TOTAL COVERAGE	

KEITH WING
CUSTOM BUILDERS

**FIRST FLOOR &
DETACHED
GARAGE FLOOR
PLAN**

#2 OF **5**

2GR-4-3859

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FIRST FLOOR
1/4" = 1'



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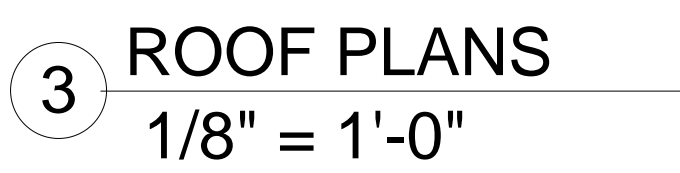
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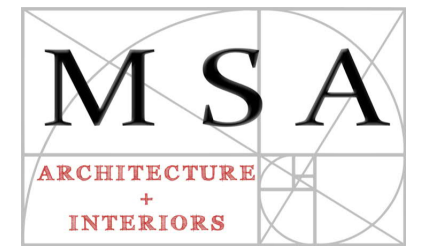
SECOND FLOOR & APARTMENT FLOOR PLAN & ROOF PLAN

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LA	03-07-20	MOCK-UP SKETCH
LA	04-11-20	PRELIMINARY
LA	05-01-20	PRELIMINARY
VV	06-03-20	PRELIMINARY
GB	06-17-20	DESIGN DEV.
GB	07-02-20	DD REVISIONS
JA	07-13-20	STREETSCAPE
GS	07-15-20	STREETSCAPE



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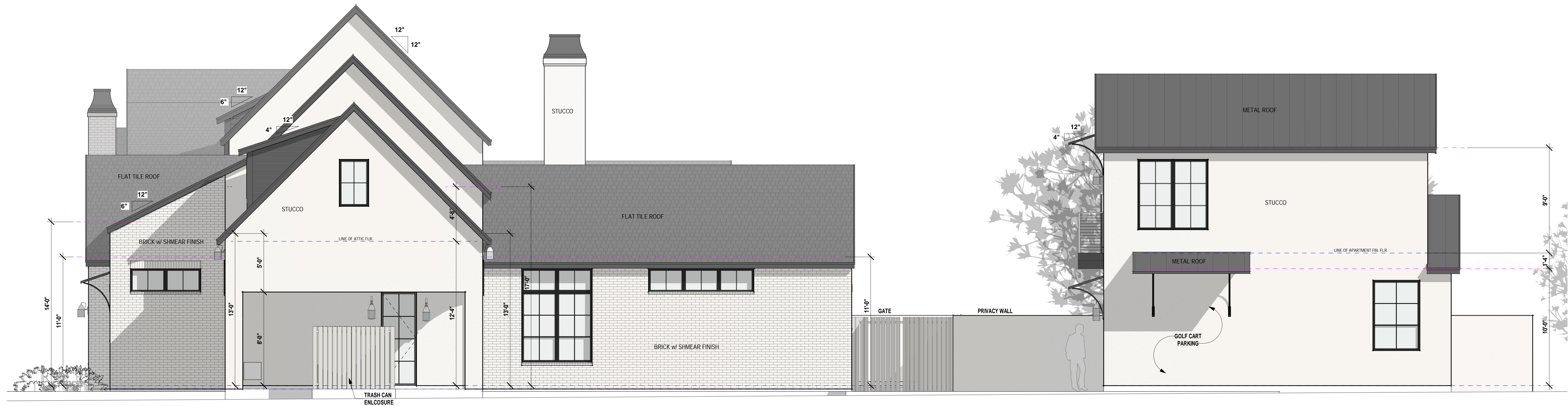
KEITH WING
CUSTOM BUILDERS

EXTERIOR
ELEVATIONS

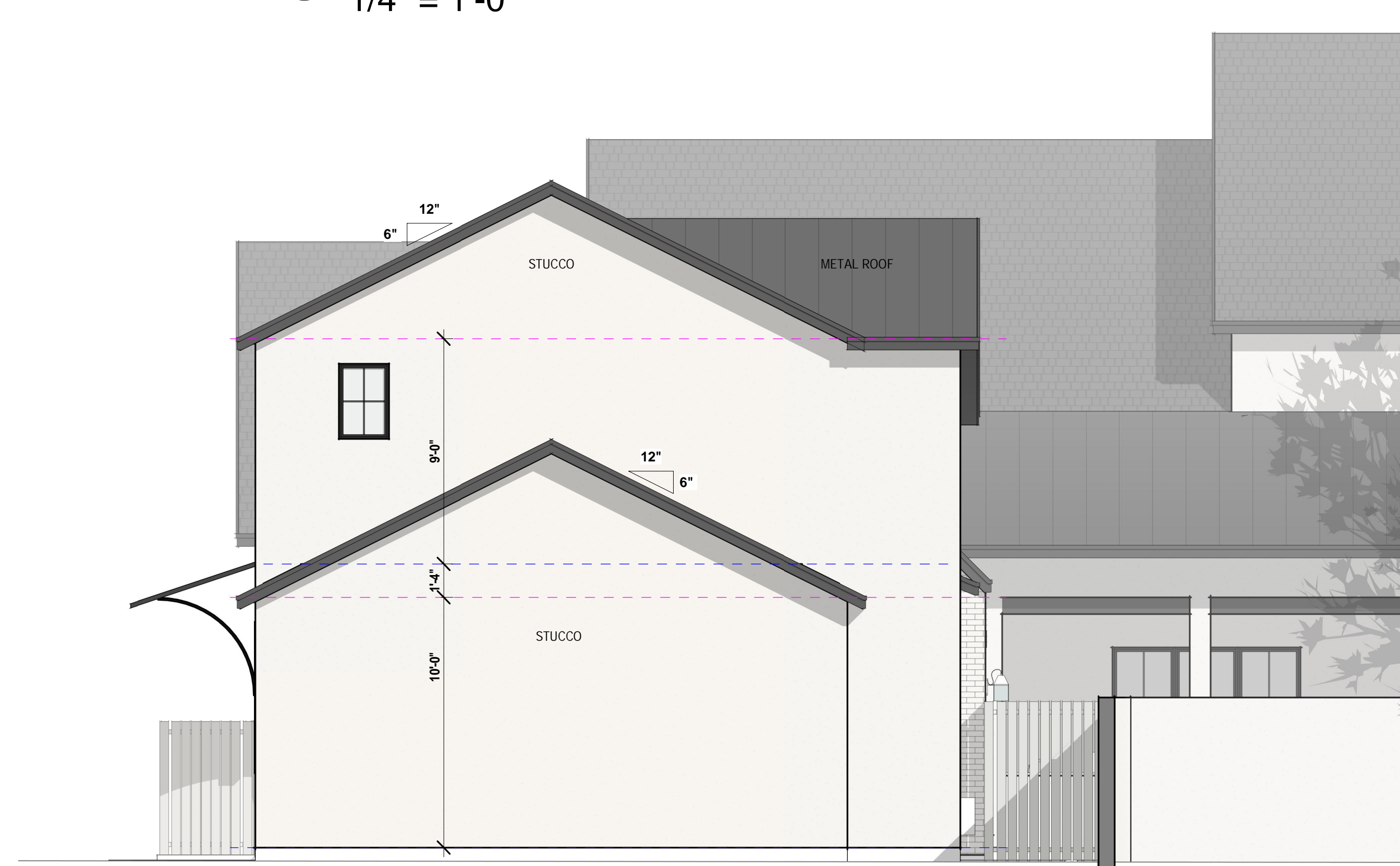
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3 RIGHT ELEVATION
1/4" = 1'-0"



1 REAR ELEVATION - DETACHED GARAGE
1/4" = 1'-0"

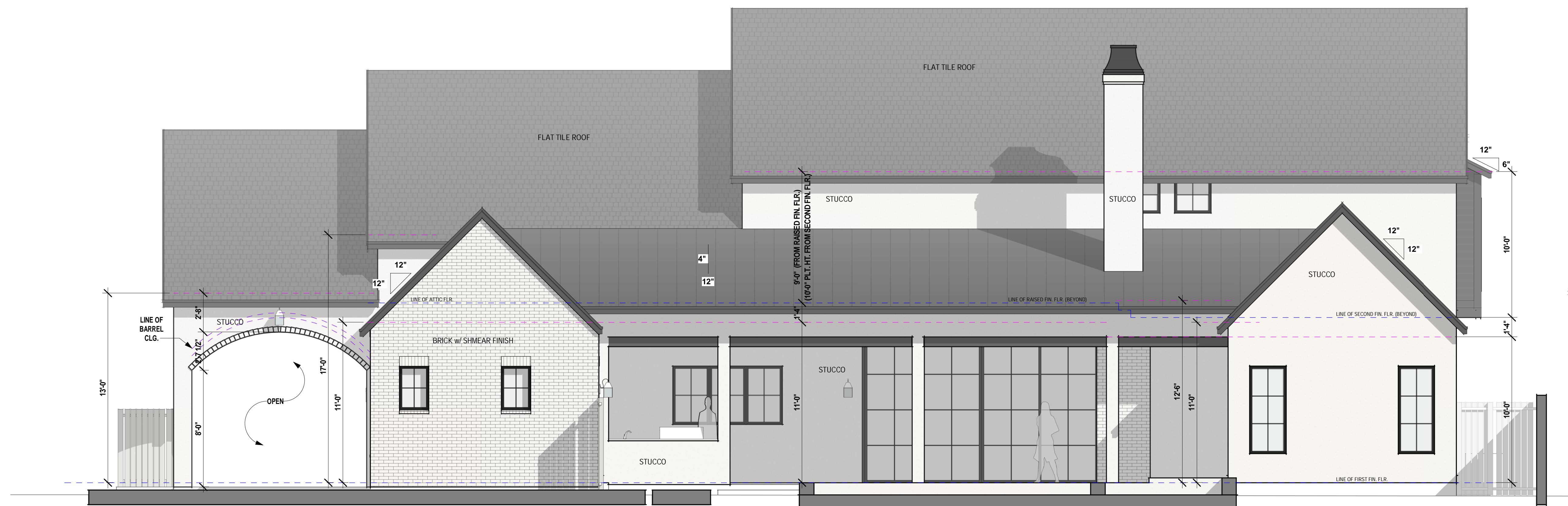


EXTERIOR-REAR AERIAL

FOR ILLUSTRATION ONLY

NO SCALE

NOTE:
CHIMNEY SHALL BE 2'-0" HIGHER THAN
NEAREST STRUCTURE WITHIN 10'-0"



2 REAR ELEVATION
1/4" = 1'-0"