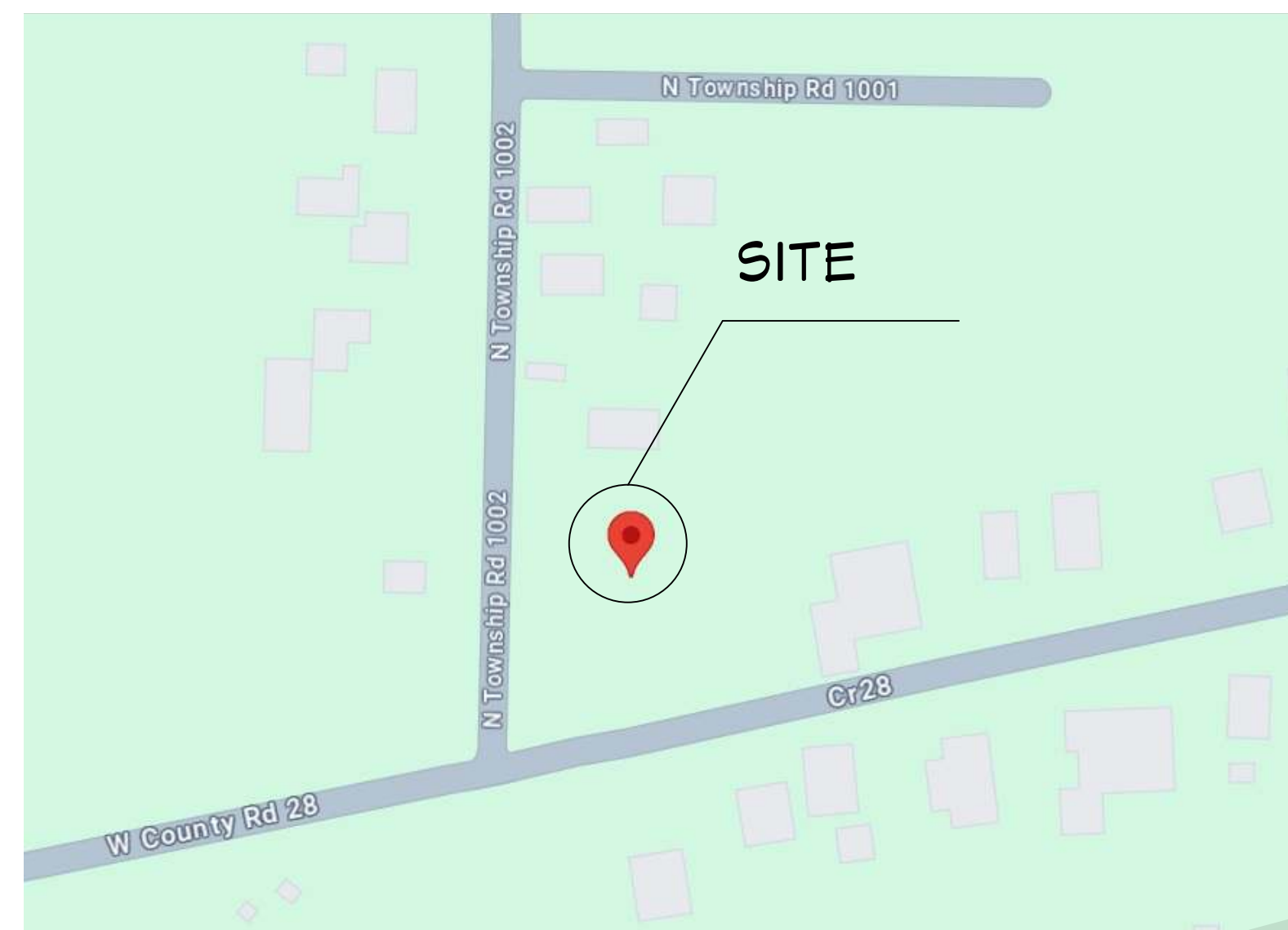


TINY HOUSE RESIDENTIAL BUILDING



VICINITY MAP
NOT TO SCALE



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GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING DESIGN AND CODE DATA:

NOTE: THIS WAS A PURPOSE DRAWING Branch Circuitry and Panel designations to be designed and installed by certified local electrician. L.S. (NFPA 101 LIFE SAFETY CODE) AS APPLICABLE.

- APPLICABLE BUILDING CODES:**
 2021 International Building Code
 2021 International Residential Code
 2021 International Fire Code
 2021 International Plumbing Code
 2021 International Mechanical Code
 2020 National Electric Code NFPA 70

CONSTRUCTION TYPE: (BASED ON CHAPTER 5 OF THE IBC)

CONSTRUCTION TYPE: V B
 FIRE RATINGS FOR BUILDING ELEMENTS (BASED ON SECTION 602.1 & TABLES 601 & 602 OF THE IBC):

FIRE PROTECTION SYSTEMS SUMMARY:
 AN AUTOMATIC FIRE SPRINKLER SYSTEM AS DESCRIBED PER IBC SECTION 903 IS NOT REQUIRED.

OWNER: [REDACTED]
 PROJECT: RESIDENTIAL HOUSE
 ADDRESS: [REDACTED]
 44830
 WATER/SEWER: PUBLIC
 BUILDING PERMIT: OHIO PERMIT
 DESIGNER: ASWIN KUMAR
 DESIGN CONSULTANT: TRANSFORMATIVE
 CONSTRUCTION
 BUILDER: TBD
 SITE DISTURBANCE: 605 SQ.FT

PROJECT SUMMARY

- 1 SITE & DISTURBANCE PLAN
- 2 PROPOSED FLOOR PLAN
- 3 DIMENSIONED FLOOR PLAN
- 4 FOUNDATION PLAN
- 5 FLOOR FRAMING PLAN
- 6 WALL FRAMING PLAN
- 7 ROOF & FRAMING PLAN
- 8 ELEVATIONS
- 9 SECTIONS
- 10 DETAILS
- 11 ELECTRICAL NOTES
- 12 ELECTRICAL PLAN
- 13 PLUMBING NOTES
- 14 PLUMBING PLAN
- 15 HVAC NOTES
- 16 HVAC PLAN
- 17
- 18

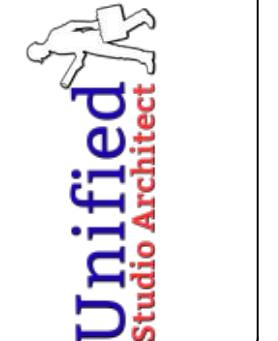
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PROJECT SUMMARY

SCALE @ 24" X 36"
 DATE: 10-16-2024
 DRAWN BY: AK

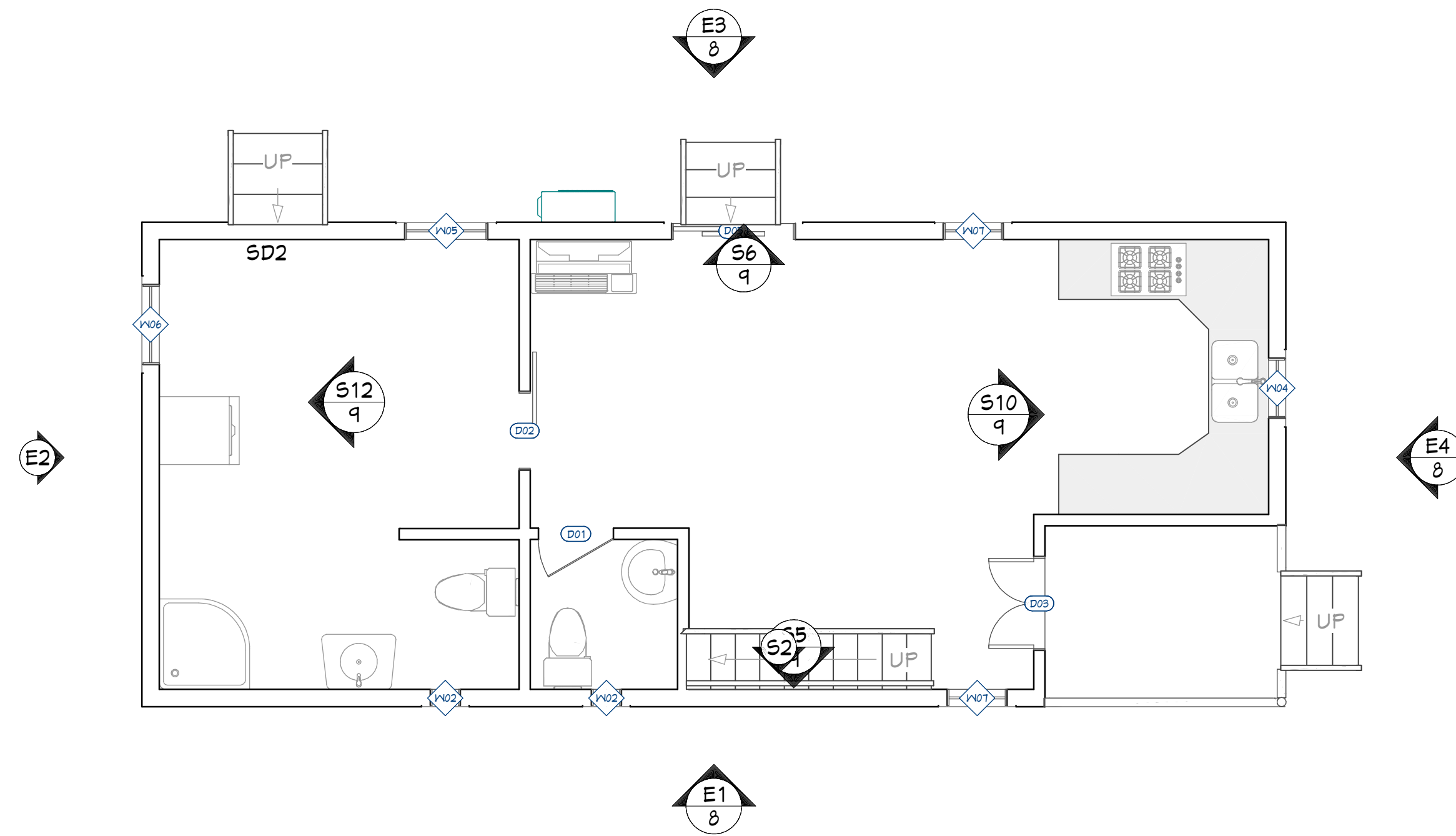
SINGLE-FAMILY RESIDENCE

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 Ph: 302 889 1886

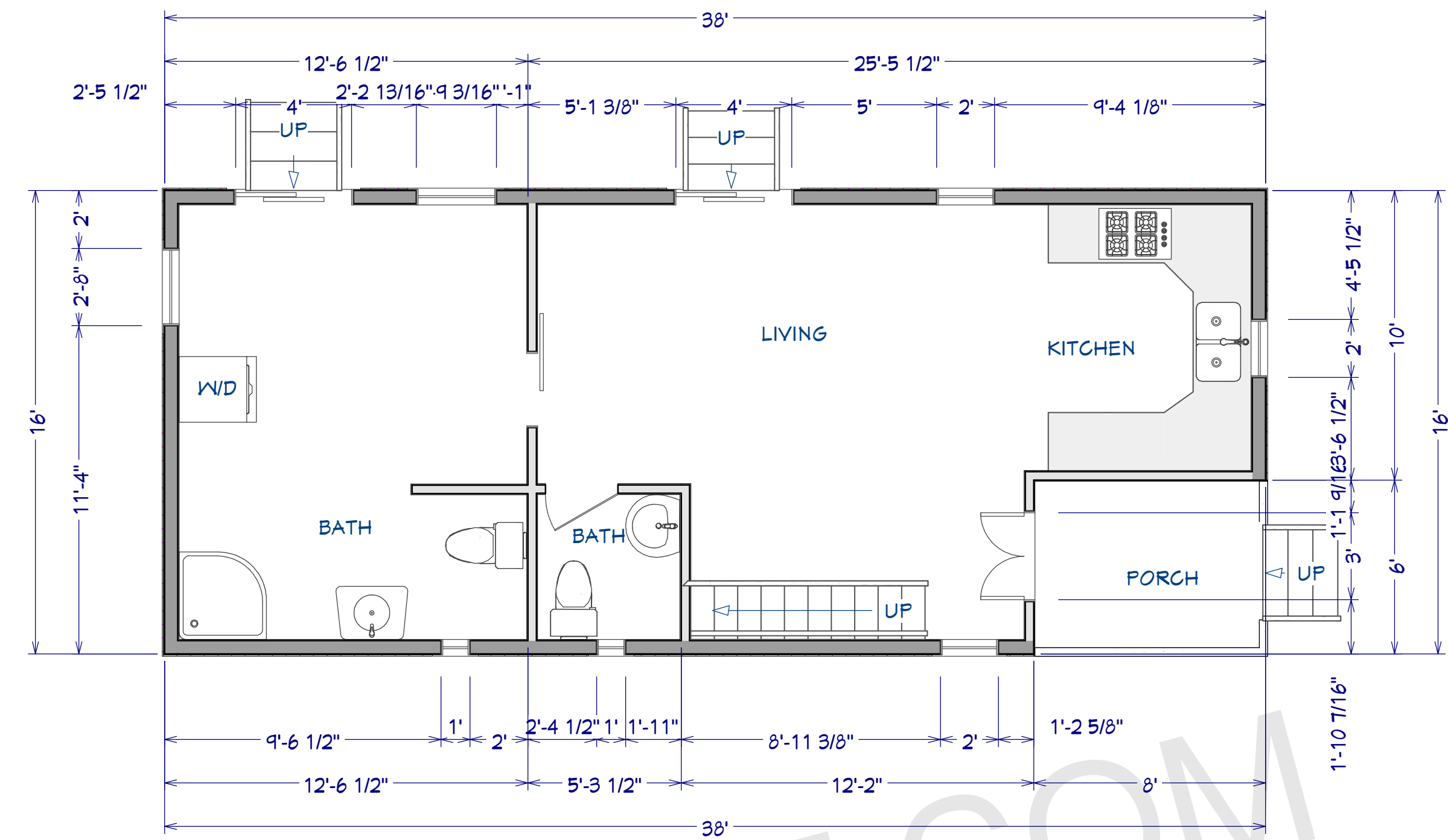


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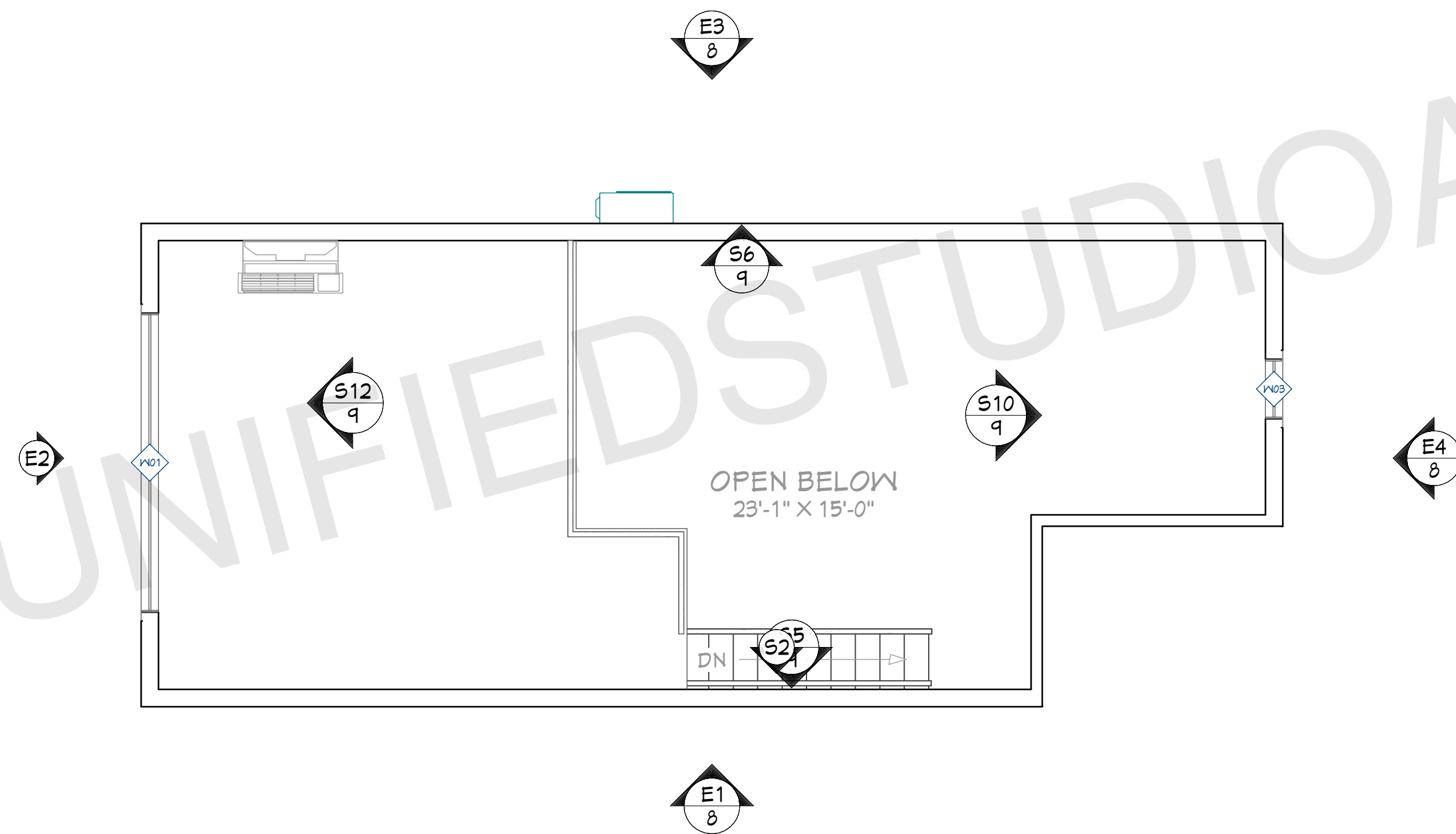
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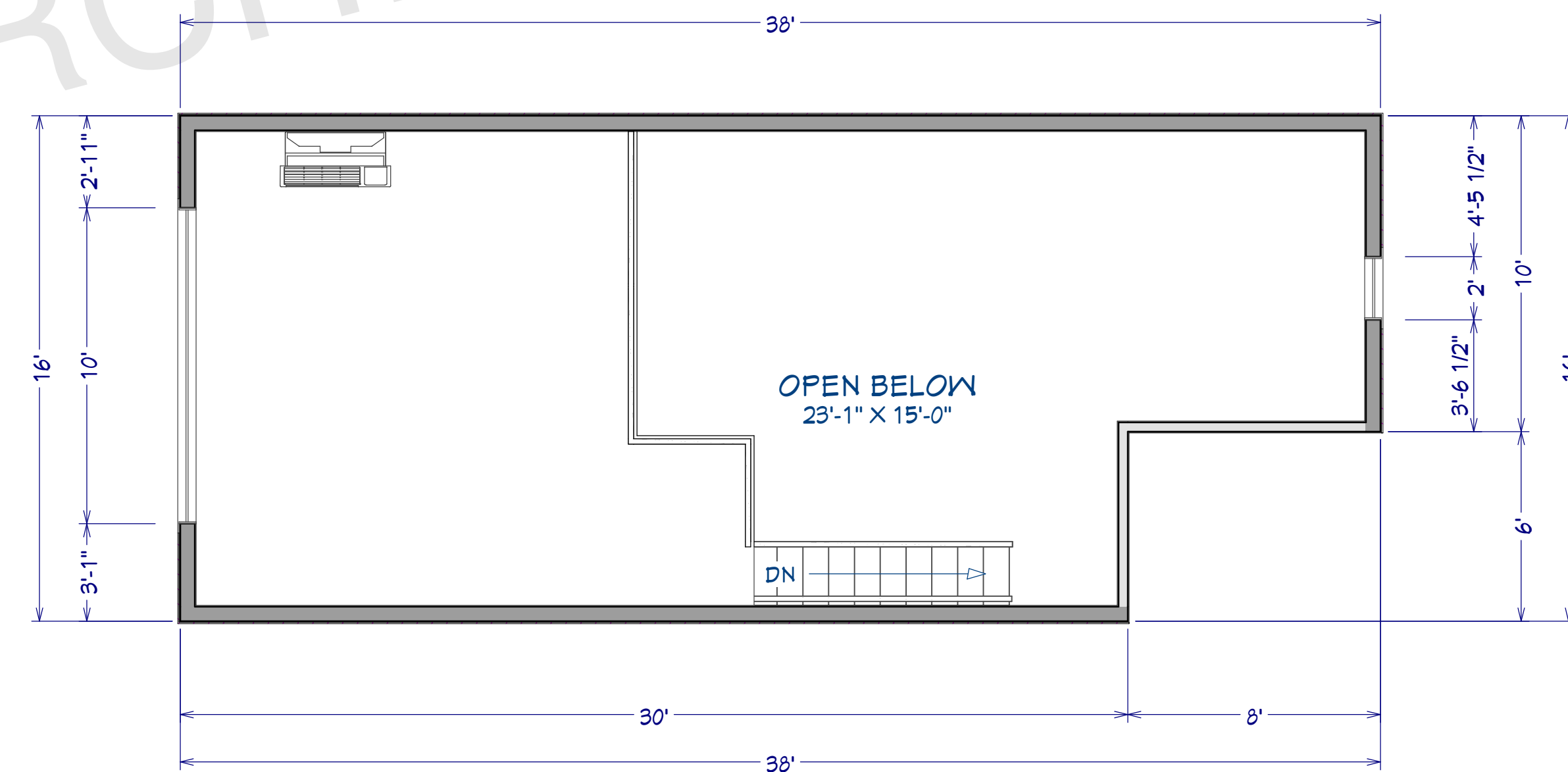
PROPOSED 1ST FLOOR PLAN
FOR ILLUSTRATION ONLY 1/4"=1'



DIMENSIONED 1ST FLOOR PLAN
1/4"=1'



PROPOSED 2ND FLOOR PLAN
FOR ILLUSTRATION ONLY 1/4"=1'



DIMENSIONED 2ND FLOOR PLAN
1/4"=1'

- FLOOR PLAN NOTES:**
- ALL EXTERIOR DIMENSIONS ARE TO THE FRAMING OR MAIN LAYER. DIMENSIONS TO OPENINGS ARE TO THE CENTER.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

- WINDOW NOTES:**
- WOOD WINDOWS WITH GLAD EXTERIOR
 - INTERIOR WINDOW MATERIALS: PAINTED OR STAINED WITH FACTORY FINISH, VERIFY WITH OWNER
 - WINDOW HARDWARE TO BE OWNER SELECTED AT TIME OF ORDER
 - WINDOW ROUGH OPENING: 1/2" FOR TOP/BOTTOM & 1/2" FOR SIDES, UNO BY MFG
 - SEE WINDOW SCHEDULE CALLOUT FOR WINDOWS THAT USE A WOOD OR STEEL BEAM FOR THE HEADER
 - BEDROOM WINDOWS SILL FINISHED MUST BE WITHIN 44" OF THE FLOOR AND PROVIDE MINIMUM CLEAR OPENINGS OF 5.7 SQ. FEET WITH HEIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20" - HRC R310.1-R310.1.4

DOOR NOTES:

- DOORS SHALL BE 96", UNO
- ALL DOORS SHALL BE SOLID CORE 1 3/4" THICK, UNO
- INTERIOR DOORS SHALL BE PAINTED OR STAINED, VERIFY WITH OWNER
- DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1 3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING
- EXTERIOR EXIT DOORS SHALL BE 36" MIN. NET CLEAR DOOR WAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE
- GARAGE DOORS TO BE SECTIONAL INSULATED, OVERHEAD DOORS. GLASS PANELS TO BE INSULATED
- ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING
- ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS
- BARN DOORS, MEASURE TO FIT OPENING. ALL HARDWARE TO BE STAINLESS, UNO

WINDOW & DOOR SCHEDULE

- MD-MAIN DOOR- 3'X6'-8"
- SD1-SLIDING DOOR -3'-4"X6'8"
- SD2- SLIDING DOOR-3'X6'8"
- SD3- BARN DOOR-5'-1"X6'-8"
- W1- WINDOW- 2'X4'
- W2- WINDOW-2'-6"X4'
- W3-WINDOW-2'X4'
- W4-WINDOW- 10'X3'

ARCHITECT SEAL:

FLOOR PLAN

SCALE @ 24" X 36"

DATE: 10-16-2024

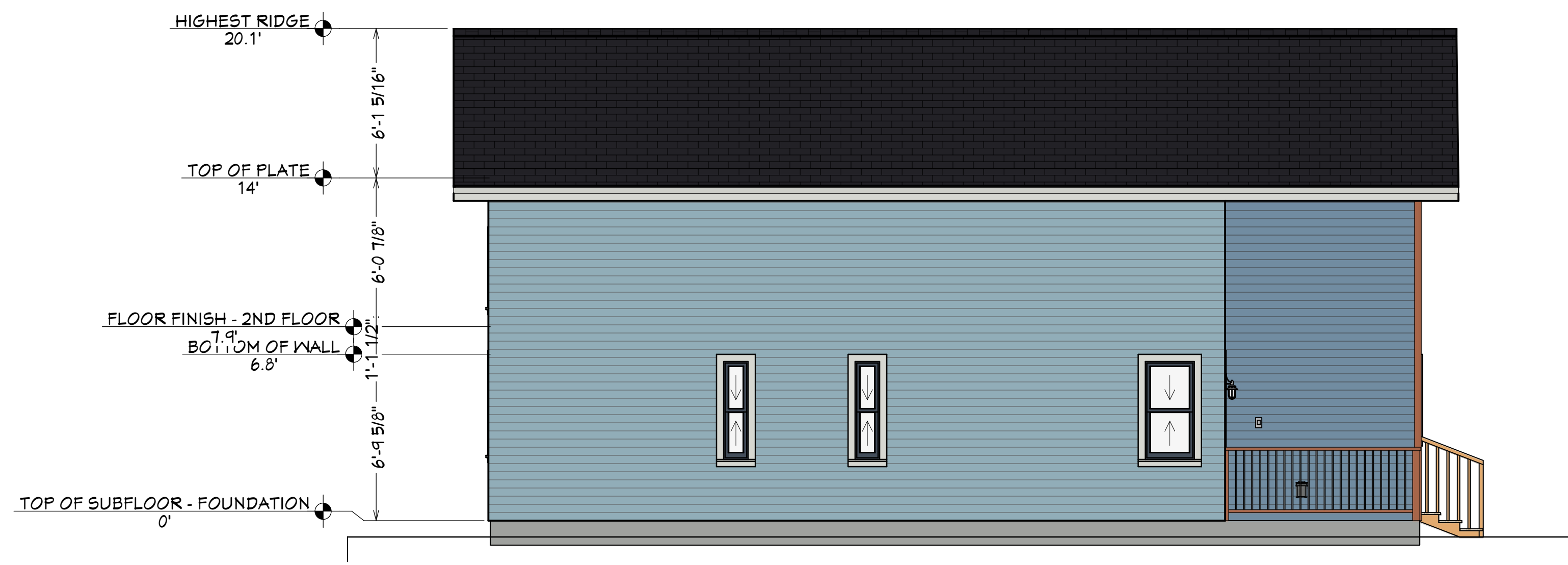
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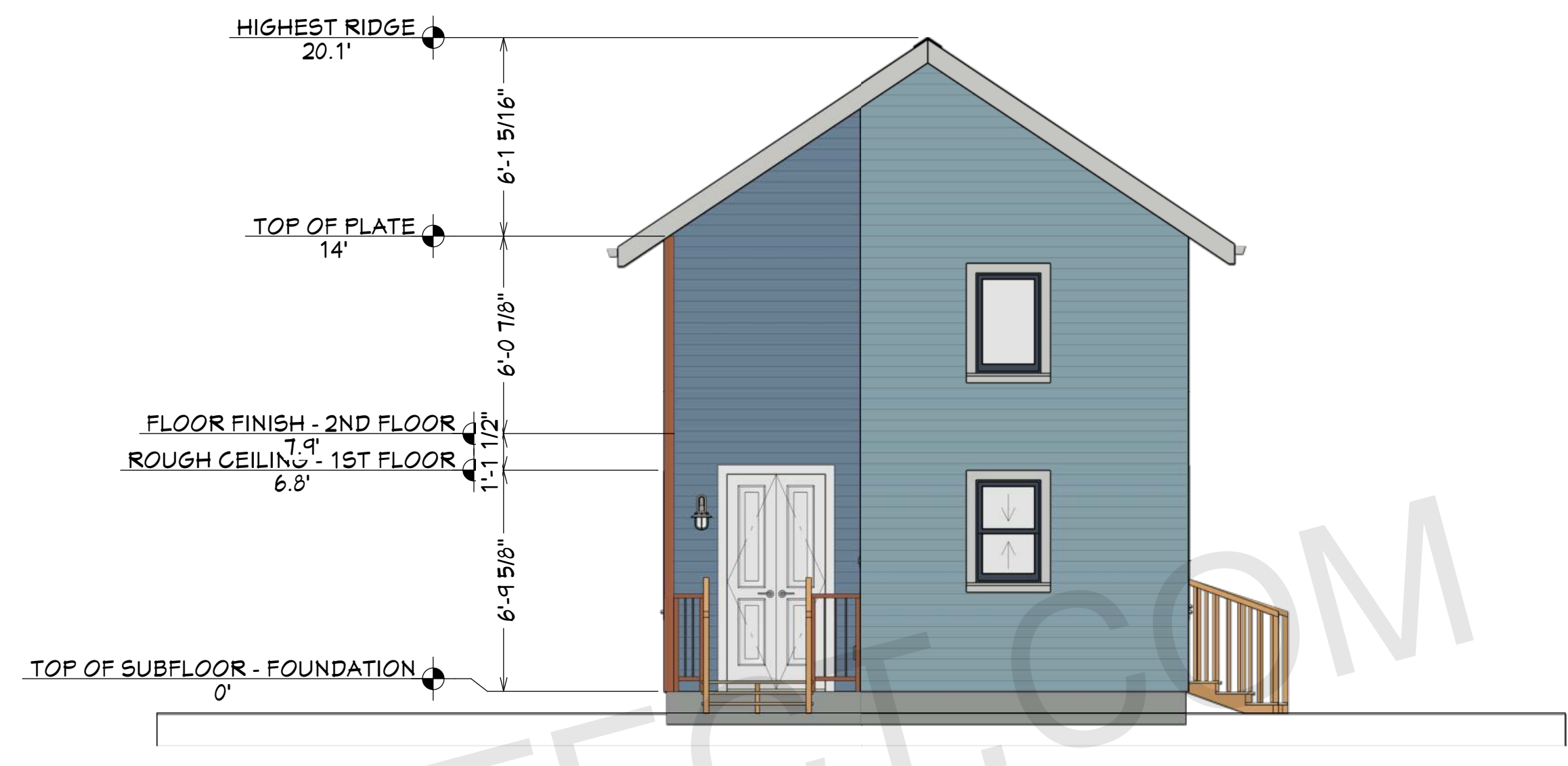
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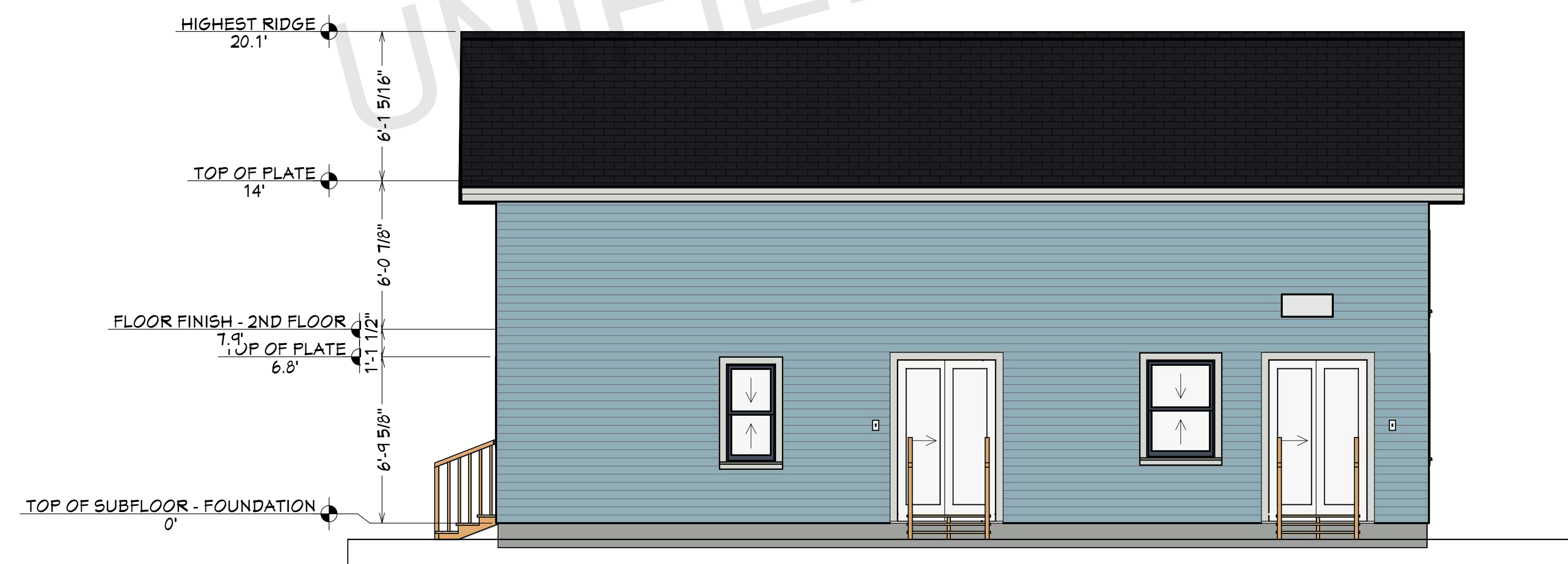
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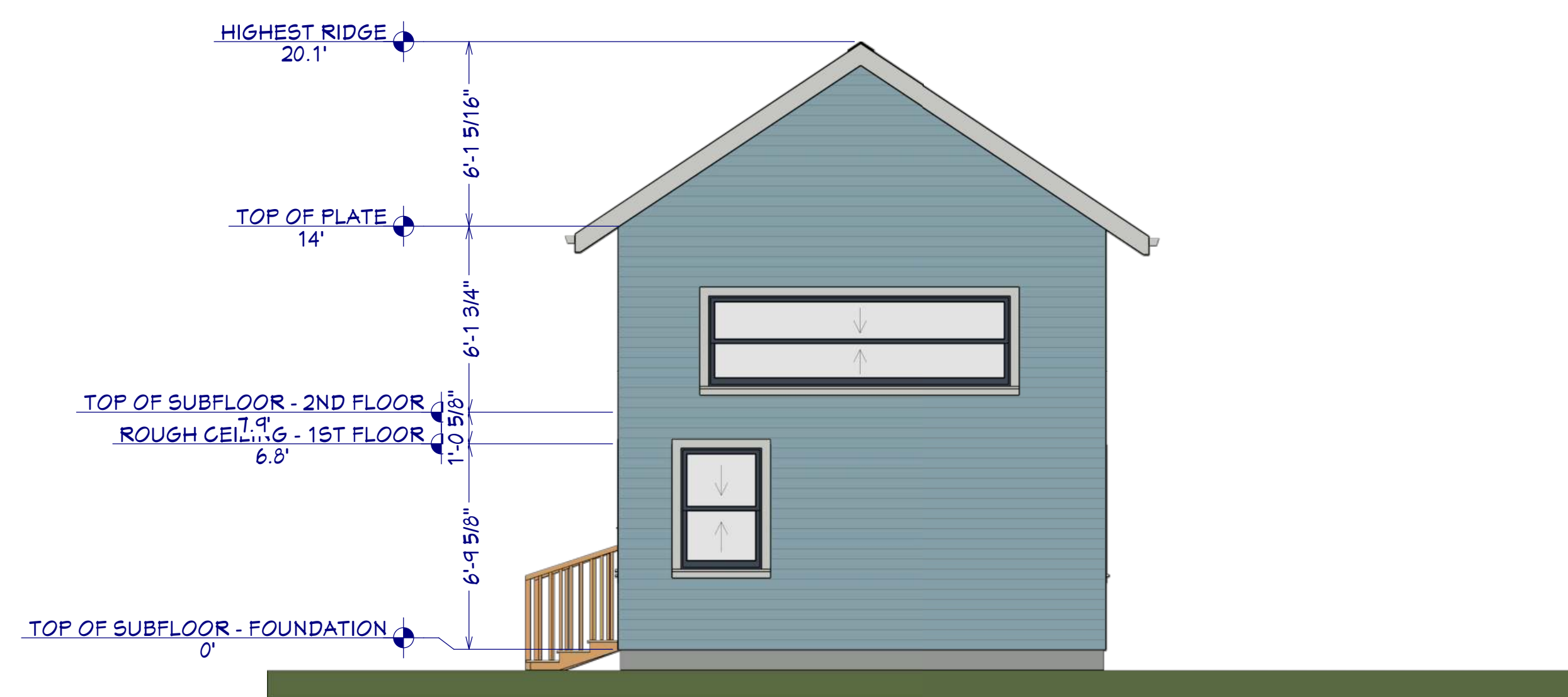
FRONT ELEVATION
1/4"=1'



RIGHT SIDE ELEVATION
1/4"=1'



REAR ELEVATION
1/4"=1'



LEFT SIDE ELEVATION
1/4"=1'

ARCHITECT SEAL:

**ELEVATION
PLAN**

SCALE @ 24" X 36"

DATE: 10-16-2024

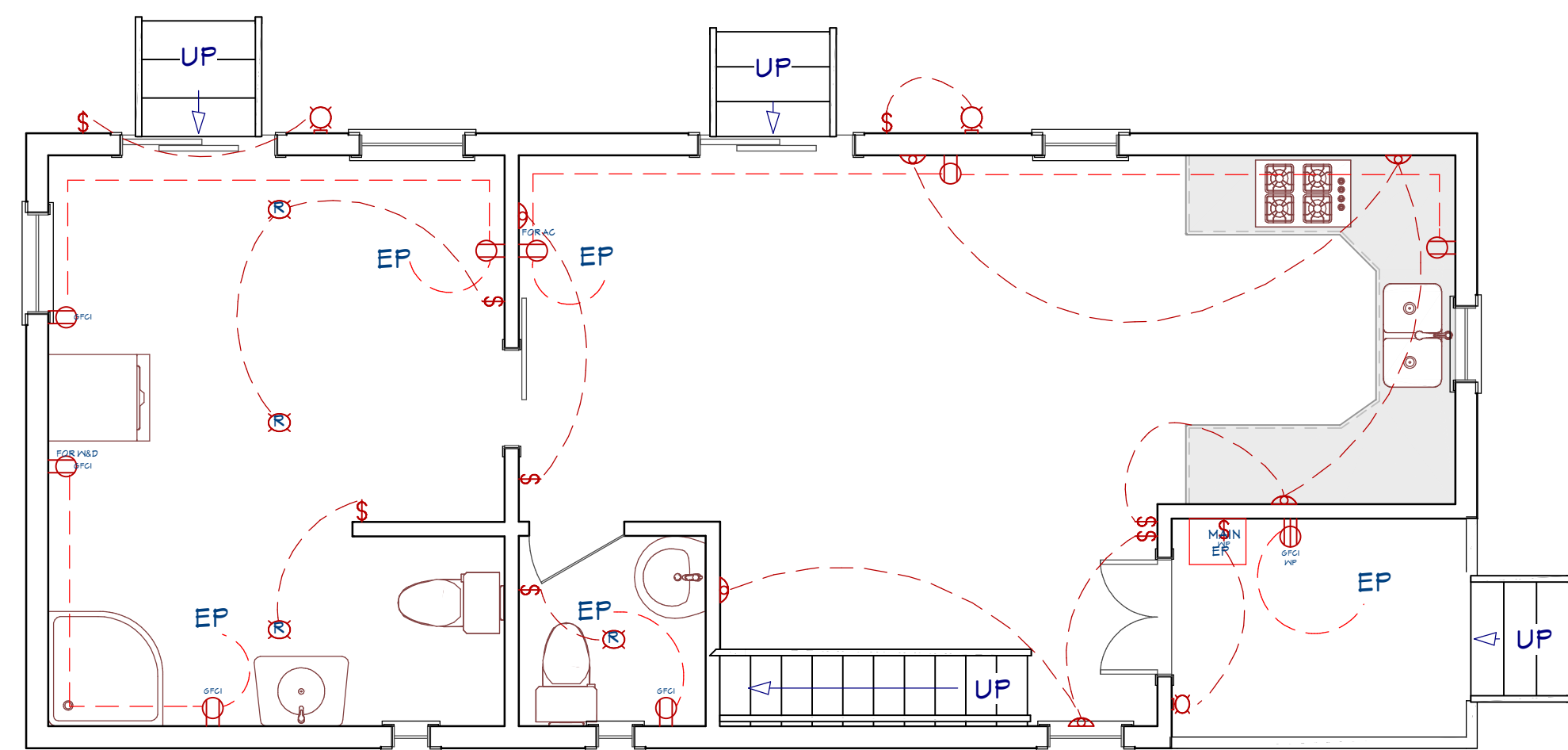
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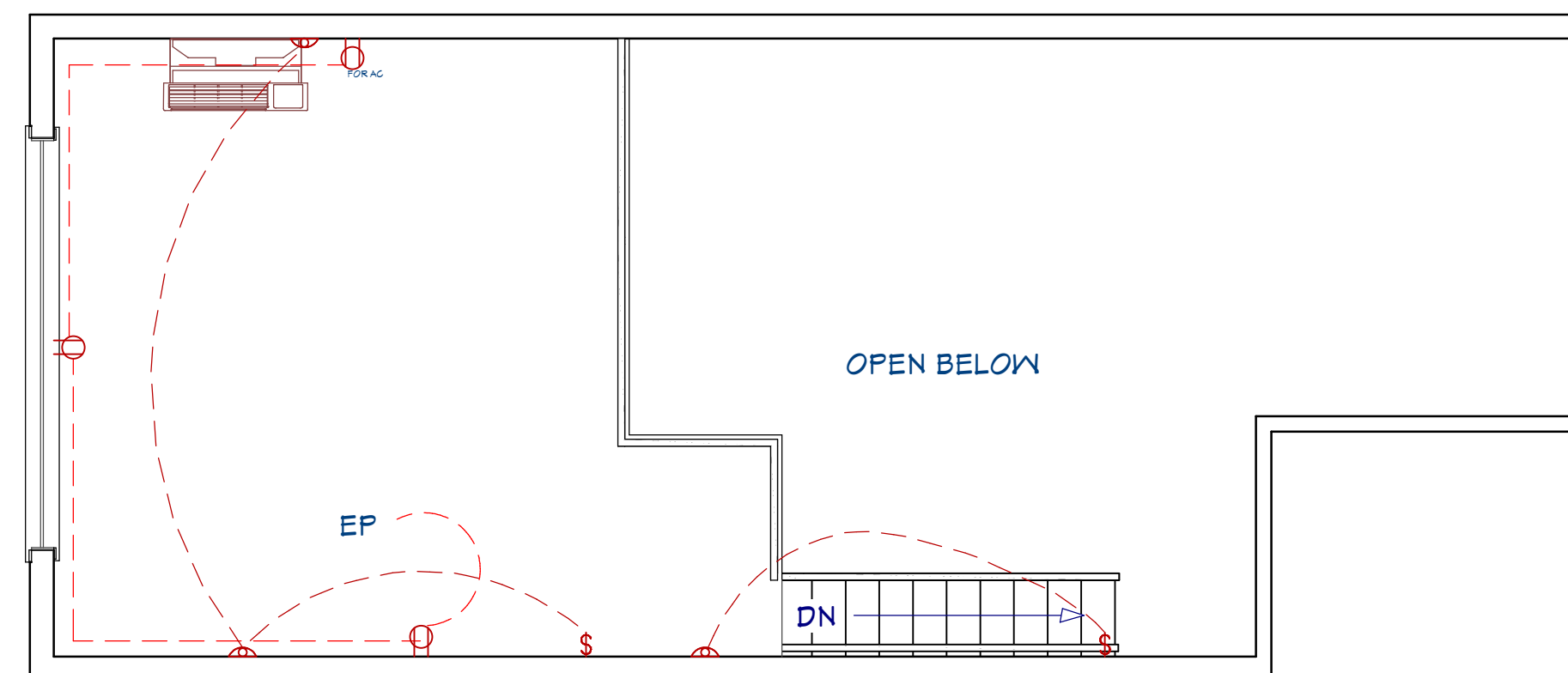
SHEET NUMBER

A03



ELECTRICAL PLAN-1ST FLOOR

1/4"=1'



ELECTRICAL PLAN-2ND FLOOR

1/4"=1'

NOTES:

ELECTRICAL:

ELECTRICAL OUTLETS IN ROOMS SHALL BE INSTALLED PER CODE TYP. HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, VACUUM, ETC.

PROVIDE MIN. 400 AMP SERVICE TO MAIN PANEL(S)
ALL APPLIANCES & UTILITIES TO HAVE DEDICATED CIRCUITS. SEE MFG'S SPECS. FOR REQUIREMENTS

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, FOUNDATION AND GARAGE SHALL BE G.F.C.I. PER NATIONAL ELECTRICAL CODE REQUIREMENTS
ALL BEDROOM OUTLETS AND LIGHTS BE ARCH FAULT PROTECTED

ALL VENTILATION FANS SHALL BE ON TIMER SWITCHES, UNO.
PROVIDE ONE SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.

FIXTURES TO BE SELECTED BY HOME OWNER.
UNO - ALL SWITCHES TO BE 48" ASF. INTERIOR OUTLETS TO BE 15" ASF. OUTLETS OVER COUNTERTOPS TO BE 3" ABOVE COUNTER FROM BOTTOM. GARAGE OUTLETS TO BE 40" ASF. (ASF = ABOVE SUBFLOOR)

ALL LIGHTING SHALL BE DIMABLE AND USE LED, UNO.
AUDIO:

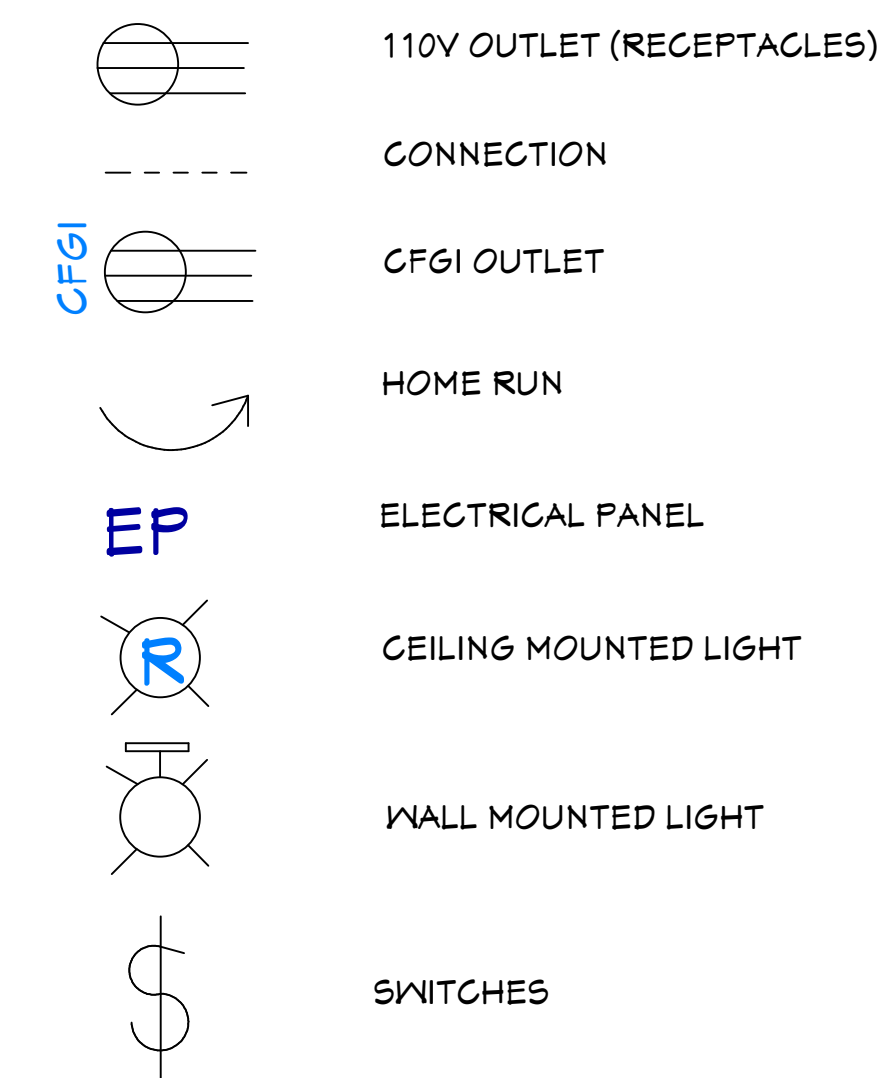
LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR; AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.

DATA / CABLE:
LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER. HOME OWNER PROVIDED & INSTALLED

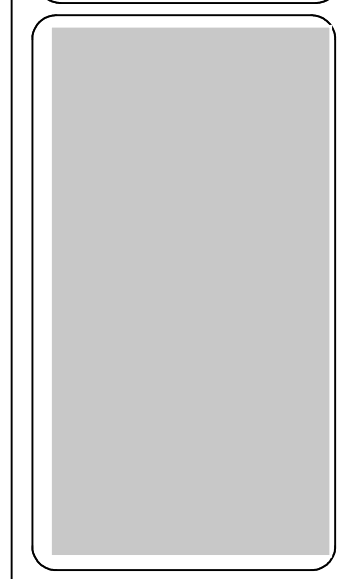
ABBREVIATIONS AND CALLOUTS (TYP.)

Δ	DELTA	IU-X	INDOOR UNIT
∇	WYE	JJB	JUNCTION BOX
A	AMPS	kcmil	THOUSAND CIRCULAR MIL
AC	ALTERNATING CURRENT	KEF-X	KITCHEN EXHAUST FAN
AD	ACCESS DOOR	kW	KILOWATT
AFCI/AFI	ARC FAULT CIRCUIT INTERRUPTER	L-X	LOUVER (POWERED)
AFF	ABOVE FINISH FLOOR	LED	LIGHT EMITTING DIODE
AHU-X	AIR HANDLING UNIT	MAU-X	MAKE UP AIR UNIT
AIC	AMPERE INTERRUPTING CAPACITY	MAX	MAXIMUM
AJD	ADJUSTABLE	MCA	MAX. CIRCUIT AMPERAGE
AL	ALUMINUM	MCB	MAIN CIRCUIT BREAKER
AOR	ARCHITECT OF RECORD	MCC	MOTORIZED CONTROL CENTER
ATS	AUTOMATIC TRANSFER SWITCH	MIN	MINIMUM
BC-X	BRANCH CONTROLLER	MIU-X	MULTI-SPLIT INDOOR UNIT
BKR	BREAKER	MLO	MAIN LUGS ONLY
BOD	BASIS OF DESIGN	MOCP	MAX. OVERCURRENT PROTECTION
CB	CIRCUIT BRANCH	MOU-X	MULTI-SPLIT OUTDOOR UNIT
CLG	CEILING	MOD	MOTORIZED DAMPER
COMP-X	COMPRESSOR	N	NEUTRAL
CU	COPPER	N/A	NOT APPLICABLE
CU-X	CONDENSING UNIT	NC	NORMALLY CLOSED
DC	DIRECT CURRENT	NO	NORMALLY OPEN
DIM	DIMMER	OU-X	OUTDOOR UNIT
DWGS	DRAWINGS	PNL	PANEL
EDH	ELECTRICAL DUCT HEATER	PIU-X	POWERED INDUCTION UNIT
EF-X	EXHAUST FAN	RMS	ROOT MEAN SQUARE
EOR	ENGINEER OF RECORD	RTU-X	ROOFTOP UNIT
EX	EXISTING	SF	SQUARE FEET
FA	FIRE ALARM	SWBD	SWITCHBOARD
FAA	FIRE ALARM ANNUNCIATOR PANEL	TP	TAMPER PROOF
FACP	FIRE ALARM CONTROL PANEL	TV	TELEVISION
FCU-X	FAN COIL UNIT	TYP	TYPICAL
FD	FIRE DAMPER	UG	UNDERGROUND
FSD	FIRE/SMOKE DAMPER	UH-X	UNIT HEATER (ELECTRIC)
FT	FEET	V	VOLTS
G/GRND	GROUND	VA	VOLT-AMPERES
GEN	GENERATOR	VAV-X	VARIABLE AIR VOLUME UNIT
GFCI/GFI	GROUND FAULT CIRCUIT INTERRUPTER	VMD	VOLUME DAMPER (MANUAL)
GUH-X	GAS UNIT HEATER	VFD	VARIABLE FREQUENCY DRIVE
H/C	HEATING COIL	W	WATTS
HP	HORSEPOWER	W/	WITH
HP-X	HEAT PUMP	WH-X	WATER HEATER
HR	HOUR	WP	WEATHERPROOF
HZ	HERZ	XFMR	TRANSFORMER
IG	ISOLATED GROUND	XP	EXPLOSION PROOF
IN	INCHES	Z	IMPEDANCE

ELECTRICAL LEGEND



ARCHITECT SEAL:



ELECTRICAL PLAN

SCALE @ 24" X 36"

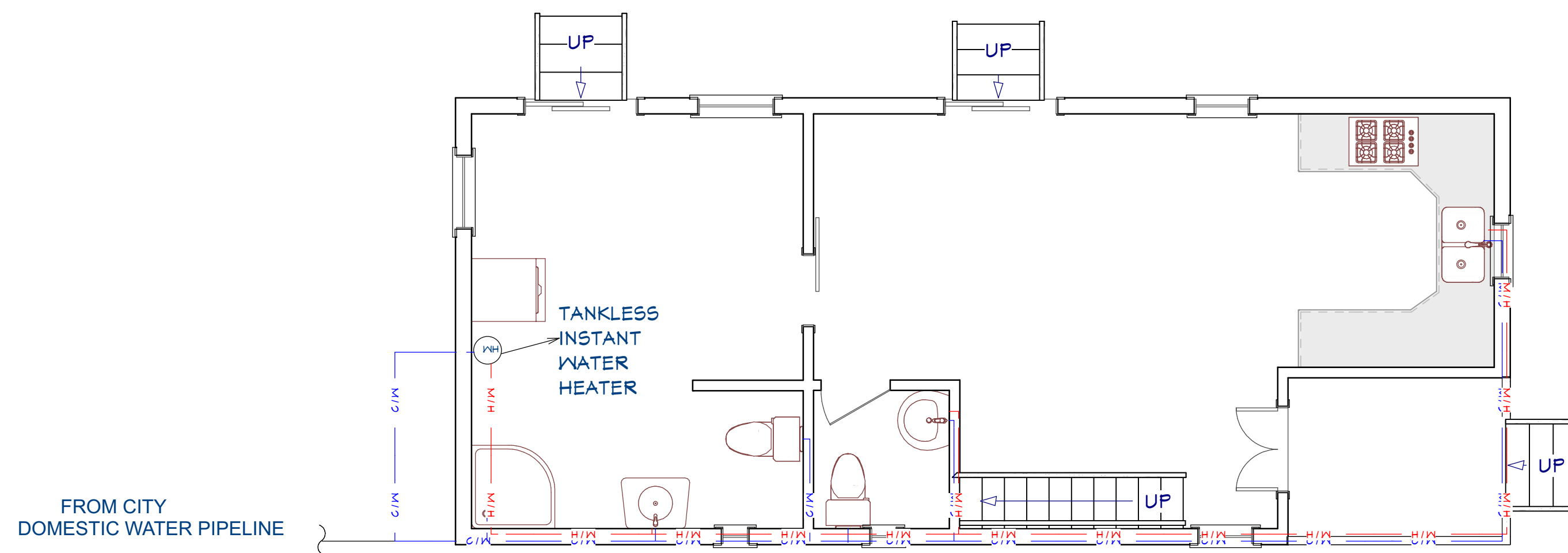
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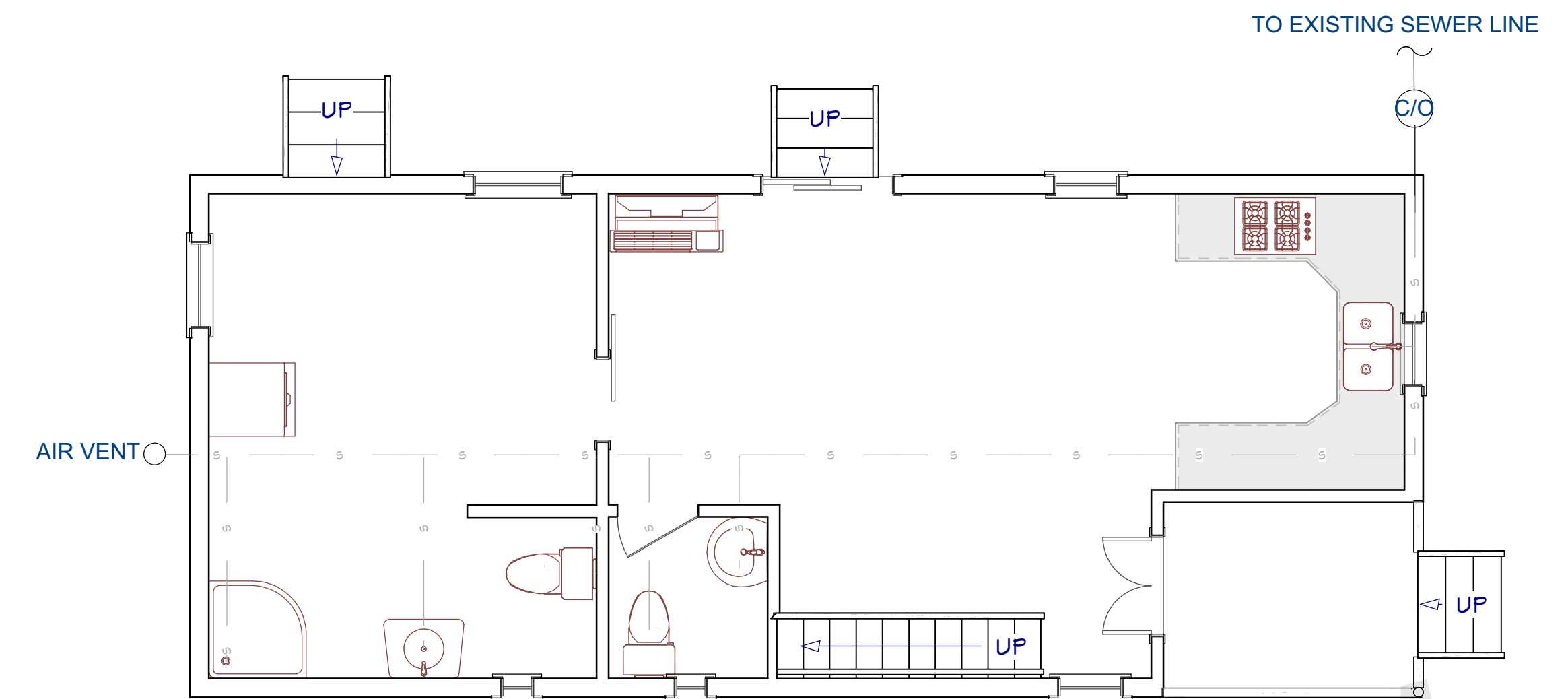
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SHEET NUMBER
A09



DOMESTIC WATER LINE PLAN
1/4"=1'



SEWER PLAN
1/4"=1'

GENERAL PLUMBING NOTES:

1. WATER CLOSETS TO HAVE A FLOW RATE OF 1.6 GALLONS OR LESS PER FLUSH -IRC P2903.2
2. SHOWER HEADS TO HAVE FLOW RATE OF 2.5 GALLONS PER MINUTE OR LESS. - IRC P2903.2
3. TUBS/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE.
4. INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 84" ABOVE SHOWER DRAINS.
5. WATER SOFTENER UNIT, SHALL CONDITION WATER BEFORE ENTERING THE WATER HEATERS AND THE COLD WATER SOURCE. WATER TO REFRIGERATOR, KITCHEN AND BATH SINKS SHALL NOT HAVE CONDITION WATER.
6. EACH HOSE BIBB SHALL BE EQUIPPED WITH A BACK FLOW PREVENTION DEVICE.
7. ALL GAS LINES SHALL BE SIZED FOR APPLIANCE LOAD. "BLACK" PIPE SHALL BE USED INSIDE THE BUILDING, "GREEN" PIPE WHERE UNDERGROUND OR EXPOSED TO WEATHER. ALL JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER.
8. INSULATE WASTE LINES FOR SOUND CONTROL.
9. INSTALL CENTRAL VACUUM SYSTEM & PIPING; CONFIRM BRAND WITH HOMEOWNER.

PLUMBING LEGEND

- WH WATER HEATER
- C/O CLEAN OUT
- COLD WATER PIPE
- HOT WATER PIPE
- SEWER PIPE

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ARCHITECT SEAL:

SEWER PLAN

SCALE @ 24" X 36"

DATE: 10-16-2024

DRAWN BY: AK

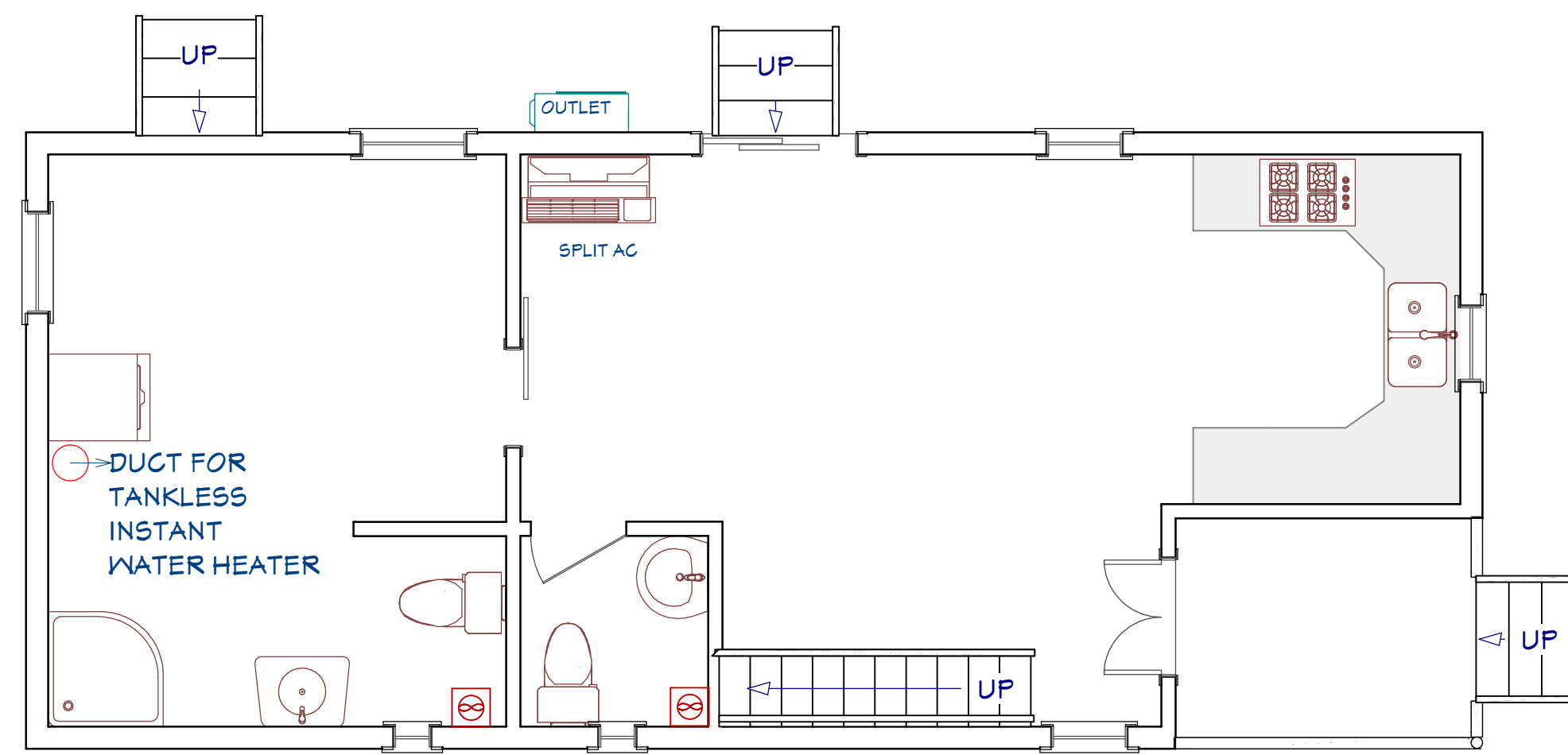
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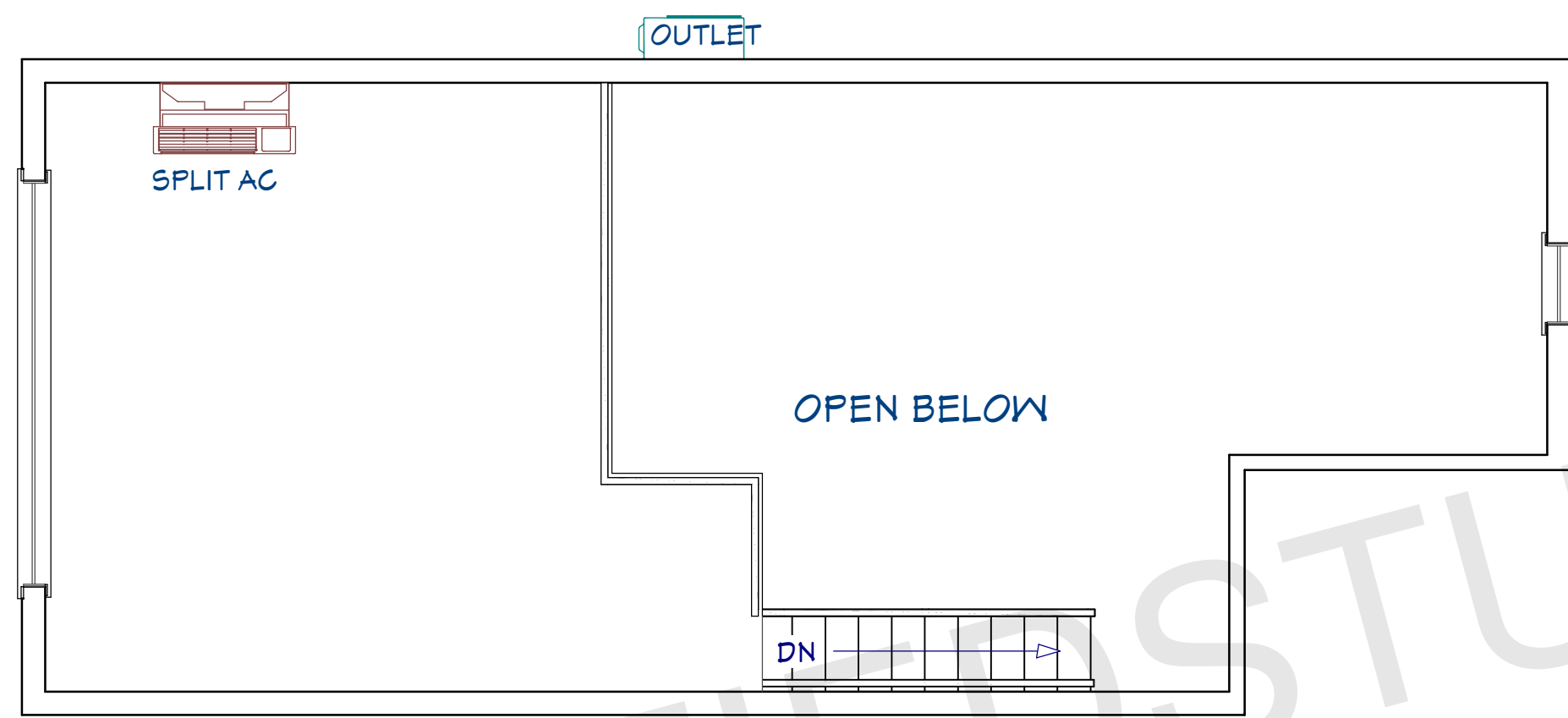
SHEET NUMBER

A10



HVAC PLAN-1ST FLOOR

1/4"=1'



HVAC PLAN-2ND FLOOR

1/4"=1'

MECHANICAL LEGEND	
CR-10' 300	DIFFUSER, REGISTER OR LOUVER TYPE - REFER TO THE SCHEDULE AIRFLOW (IN CFM)
AxB	RECTANGULAR DUCTWORK
ØA	ROUND DUCTWORK
[Symbol]	DUCTWORK TRANSITION
[Symbol]	TURNING VANES AT DUCT ELBOW
[Symbol]	SUPPLY DIFFUSER
[Symbol]	RETURN GRILLE
[Symbol]	EXHAUST GRILLE OR EXHAUST FAN
[Symbol]	SIDE WALL OR DUCT MOUNTED SUPPLY
[Symbol]	SIDE WALL OR DUCT MOUNTED RETURN
FD	FIRE DAMPER (RATING PER PENETRATED ASSEMBLY RATING)
SD	SMOKE DAMPER
FSD	COMBINATION FIRE AND SMOKE DAMPER (RATING PER PENETRATED ASSEMBLY RATING)
MD	MANUAL VOLUME DAMPER
[Symbol]	FLEXIBLE DUCTWORK - LIMITED TO 6' LENGTH AT DIFFUSER, GRILLES AND REGISTERS
[Symbol]	THERMOSTAT - 48" A.F.F.
[Symbol]	HUMIDISTAT - 48" A.F.F.
[Symbol]	DUCT DOWN
[Symbol]	DUCT UP
[Symbol]	FLEXIBLE CONNECTION IN DUCTWORK. IF NOT SHOWN, IT SHALL BE LOCATED AT EACH DUCT CONNECTION TO MECHANICAL EQUIPMENT
[Symbol]	CONDENSATE LINE. IF NOT SHOWN, ROUTING BY CONTRACTOR TO CODE
[Symbol]	REFRIGERANT LINE SETS (SUCTION&LIQUID LINE). IF NOT SHOWN, ROUTING BY CONTRACTOR TO CODE
[Symbol]	EXTERNAL OR INTERNAL DUCT INSULATION PER SPECIFICATION

ABBREVIATIONS			
AD	ACCESS DOOR	KW	KILOWATT
AFF	ABOVE FINISH FLOOR	LAT	LEAVING AIR TEMPERATURE
AHU-X	AIR HANDLING UNIT	LBS	POUNDS
AJD	ADJUSTABLE	LD	LINEAR SLOT DIFFUSER
AOR	ARCHITECT OF RECORD	LF	LINEAR FEET
BD	BACKDRAFT DAMPER	LR	LINEAR SLOT RETURN
BOD	BASIS OF DESIGN	MA	MAKE UP AIR
BTU	BRITISH THERMAL UNIT	MAU-X	MAKE UP AIR UNIT
BTU/HR	BRITISH THERMAL UNIT PER HOUR	MAX	MAXIMUM
C/C	COOLING COIL	MBH	1,000 BTH/HR
CD	CEILING DIFFUSER	MCA	MAX. CIRCUIT AMPERAGE
CFM	CUBIC FEET PER MINUTE	MIN	MINIMUM
CLG	CEILING	MIU-X	MULTI-SPLIT INDOOR UNIT
COMP-X	COMPRESSOR	MOCP	MAX. OVERCURRENT PROTECTION
CONC	CONCRETE	MOD	MOTORIZED DAMPER
COND	CONDENSATE	MOU-X	MULTI-SPLIT OUTDOOR UNIT
CU-X	CONDENSING UNIT	MD	MANUAL DAMPER
dB	DECIBEL	NO	NORMALLY OPENED
DB	DRY BULB	NC	NORMALLY CLOSED
Ø	DIAMETER	N/A	NOT APPLICABLE
DD	DUCT MOUNTED AIR DIFFUSER	OA	OUTSIDE AIR
DN	DOWN	OC	ON CENTER
DR	DUCT MOUNTED AIR RETURN	OU-X	MINI-SPLIT OUTDOOR UNIT
DWGS	DRAWINGS	PIU-X	POWERED INDUCTION UNIT
EA	EXHAUST AIR	RA	RETURN AIR
EAT	ENTERING AIR TEMPERATURE	RG	RETURN AIR GRILLE
EDH	ELECTRICAL DUCT HEATER	RH	RELATIVE HUMIDITY
EF-X	EXHAUST FAN	RPM	ROTATIONS PER MINUTE
EG	EXHAUST GRILLE	RTU-X	ROOFTOP UNIT
EOR	ENGINEER OF RECORD	SA	SUPPLY AIR
ESP	EXTERNAL STATIC PRESSURE	SF	SQUARE FEET
EX	EXISTING	SP	STATIC PRESSURE
EXH	EXHAUST	SR	SUPPLY REGISTER
FCU-X	FAN COIL UNIT	SS	STAINLESS STEEL
FD	FIRE DAMPER	TG	TRANSFER GRILLE
FSD	FIRE/SMOKE DAMPER	TYP	TYPICAL
FT	FEET	UC	UNDERCUT
H/C	HEATING COIL	UH-X	UNIT HEATER
HP	HORSEPOWER	VAV-X	VARIABLE AIR VOLUME UNIT
HP-X	HEAT PUMP	VFD	VARIABLE FREQUENCY DRIVE
HR	HOUR	W/	WITH
IN	INCHES	WET BULB	WET BULB
IU-X	MINI-SPLIT INDOOR UNIT	WC	WATER COLUMN
KEF-X	KITCHEN EXHAUST FAN	WG	WATER GAUGE

GENERAL HVAC NOTES:

- HVAC SHALL HAVE TWO ZONES, ONE FOR EACH FLOOR.
- INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS GARAGES, ETC
- ALL DUCTING SHALL BE THRU FLOOR TRUSSES / JOISTS
- ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS SHALL HAVE CLEAR GROSS VENTILATION AREA TO THE OUTSIDE VENTS. 1/150 OF SPACE VENTILATED FOR GABLE VENTS. 1/3000 OF SPACE VENTILATED FOR BOTH GABLE AND EAVE VENTS.
- DRYER, WATER HEATER, KITCHEN AND BATHROOM VENTING SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPER. VENT DRYER VENT, MAX. LENGTH OF DUCT 14' WITH TWO 90 DEGREE ANGLES.
- PROVIDE 30" CLEARANCE FROM RANGE TOP TO COMBUSTIBLE MATERIALS. FOR EXCEPTIONS, SEE INT. MECHANICAL CODE. SIDE CLEARANCE SHALL BE AS SPECIFIED BY PERMANENT MARKING ON THE UNIT. - IRC M1401.1

ARCHITECT SEAL:

MECHANICAL PLAN

SCALE @ 24" X 36"

DATE: 10-16-2024

DRAWN BY: AK

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