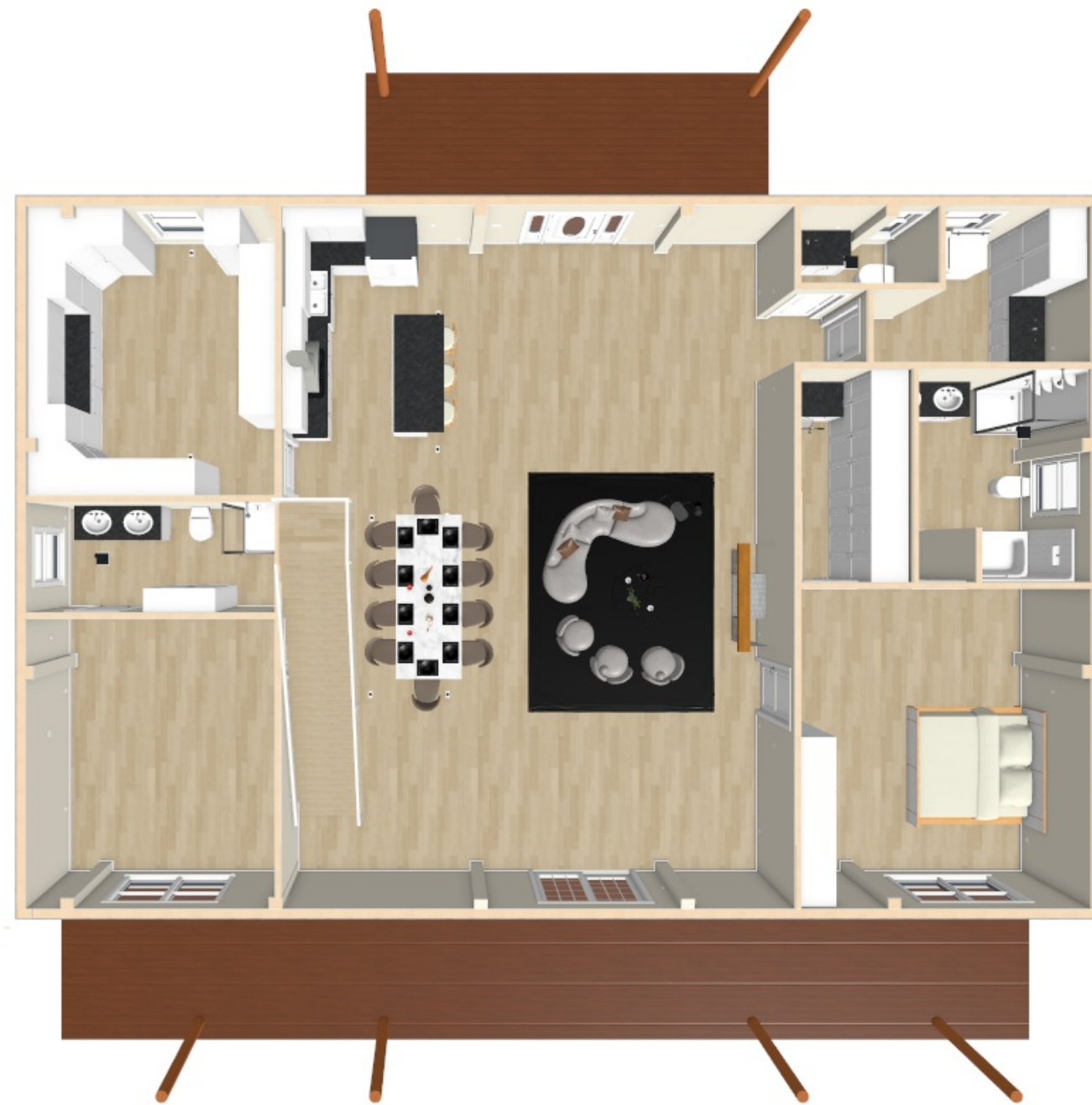
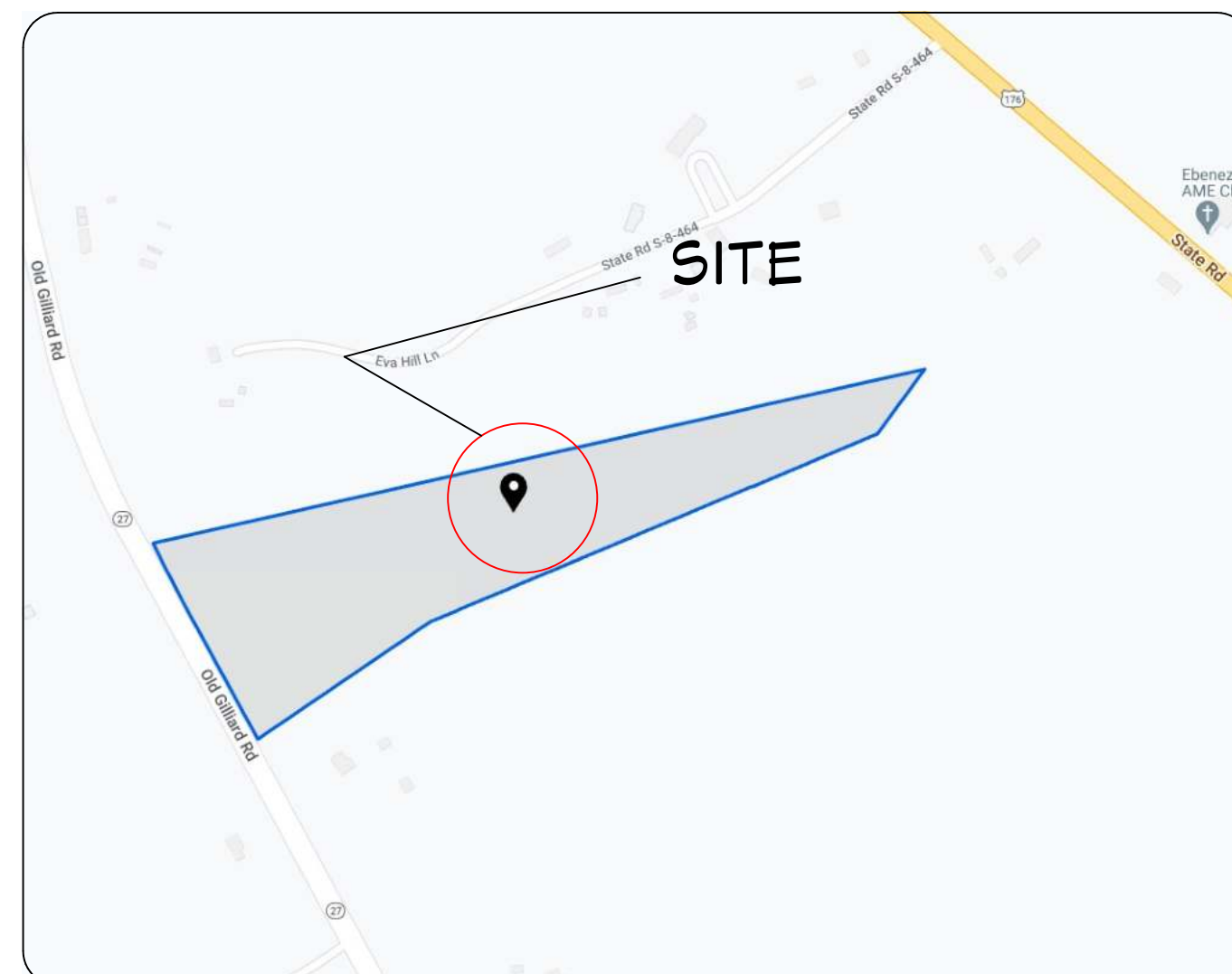
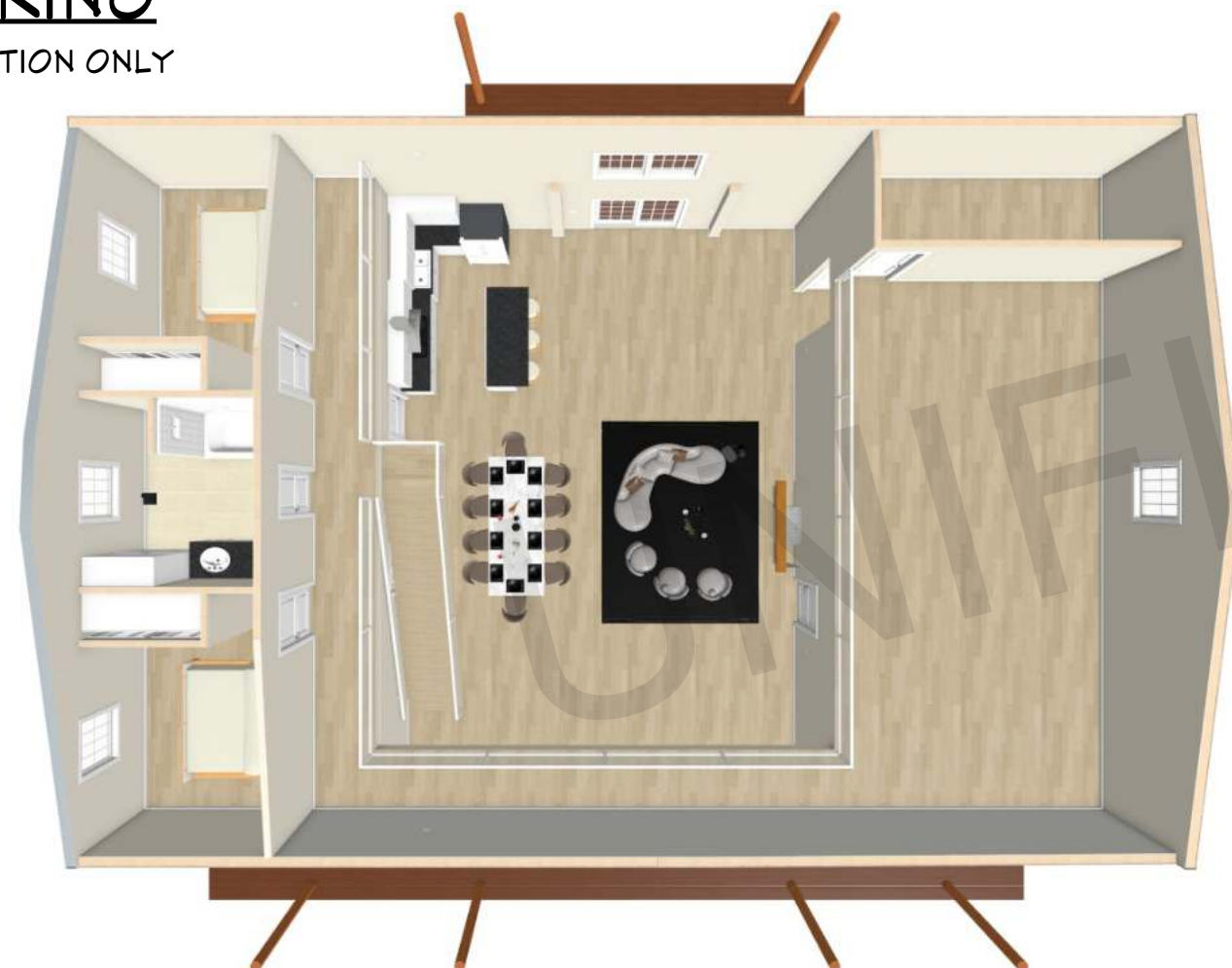


# SINGLE-FAMILY RESIDENTIAL BUILDING



**RENDERING**  
FOR ILLUSTRATION ONLY



**VICINITY MAP**  
NOT TO SCALE

## 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).

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:

- 2018 International Building Code
- 2018 International Plumbing Code
- 2018 International Mechanical Code
- 2018 International Residential Code (all appendices except L)
- 2020 National Electric Code, NFPA 70
- 2018 International Existing Building Code

## CODE INFORMATION:

**PROJECT DESCRIPTION:**  
PROPOSED SINGLE FAMILY RESIDENTIAL UNIT

**BUILDING CODE:**  
INTERNATIONAL BUILDING CODE 2018

**CHAPTER 3- CLASSIFICATION:**  
R-3 RESIDENTIAL

**CHAPTER 5- HEIGHT AND AREA:**  
ALLOWABLE HEIGHT = 60'-0"  
ACTUAL HEIGHT = 23'-0"  
ALLOWABLE AREA = UL  
ACTUAL AREA = 3,300 SQ.FT

**CHAPTER 6- CONSTRUCTION TYPE:**  
TYPE V FOR R-3 RESIDENTIAL CLASSIFICATION

**CHAPTER 7- FIRE SEPARATION AND RATINGS:**

2HRS FIRE RESISTANCE RATING

**CHAPTER 8- INTERIOR FINISH RATINGS:**  
INTERIOR EXIT PASSAGEWAYS: CLASS C  
CORRIDORS AND ENCLOSURES: CLASS C  
ROOMS AND ENCLOSED SPACES: CLASS C

**CHAPTER 9- FIRE PROTECTION:**  
NOT PROVIDED

**CHAPTER 10- MEANS OF EGRESS:**

Smoke alarms are required to be installed in the following locations:

- Inside each sleeping room
- Outside each sleeping area
- On each level of the dwelling

FIRE ALARM NOT NECESSARY UNLESS THE BUILDING AREA IS LARGE OR HAS MULTIPLE DWELLING UNITS

**CHAPTER 29- PLUMBING FIXTURES:**  
4- WATER CLOSET AND 5- LAVATORY PROVIDED

## PROJECT INFORMATION:

**OWNER PROJECT ADDRESS:**  
[REDACTED]  
[REDACTED]  
[REDACTED]

**WATER SEWER BUILDING PERMIT ZONING LAND USE PERMIT COUNTY PARCEL NUMBER LOT AREA BUILDING AREA:**  
: MUNICIPAL ON SITE  
: SEPTIC ON SITE  
: STATE OF South Carolina  
: AGRICULTURE  
: FLEX1  
: SINGLE AND TWO FAMILY, ADU COMMERCIAL AND INDUSTRIAL  
: Orangeburg  
: 045-00-00-149  
: 1,02,366 SFT / 2.35 ACRES  
: 3,300 SFT / 0.076 ACRES

**ARCHITECT CONTACT:**  
: ASWIN KUMAR  
: +1 302-889-1886

**DESIGN CONSULTANT BUILDER:**  
: TRANSFORMATIVE CONSTRUCTION  
: TBD

## INDEX

LABEL	TITLE
G01	PROJECT SUMMARY
G02	GENERAL NOTES
G03	SITE PLAN
G04	FOUNDATION PLAN
A01	FIRST FLOOR PLAN
A01	ATTIC FLOOR PLAN
A02	GARAGE FLOOR PLAN
A03	DIMENSION PLAN - 1
A03	DIMENSION PLAN - 2
A05	ELEVATION-1
A06	ELEVATION-2
A07	ELEVATION-3
A08	ROOF PLAN
A04	GARAGE ROOF PLAN
E01	ELECTRICAL NOTES
E02	FIRST FLOOR ELECTRICAL PLAN
E02	ATTIC AND GARAGE ELECTRICAL PLAN
F01	PLUMBING NOTES
F02	FIRST FLOOR PLUMBING PLAN
F02	ATTIC AND GARAGE PLUMBING PLAN
F04	FIRST FLOOR SEWER PLAN
F04	ATTIC AND GARAGE SEWER PLAN
M01	HVAC NOTES
M02	FIRST FLOOR HVAC PLAN
M02	ATTIC FLOOR HVAC PLAN

ARCHITECT SEAL:

## PROJECT SUMMARY

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

8735 Dunwoody Place  
#6694, Atlanta, GA 30350  
unifiedstudioarchitect.com  
Ph: 302 889 1886

SHEET NUMBER  
**G01**

DOOR SCHEDULE						
NUMBER	DESCRIPTION	SIZE	THICKNESS	FEATURE	MANUFACTURER	MODEL
D01	BARN-DOOR P04	30" X 80"	1.72 INCH			
D02	POCKET DOOR	30" X 80"	1.72 INCH			
D03	EXT. HINGED-DOOR E21	36" X 80"	1.72 INCH			
D04	GARAGE-GARAGE DOOR CHD05	180" X 120"	5 INCH			
D05	72 IN. X 80 IN. V-4500 CONTEMPORARY BLACK FINISHIELD VINYL LEFT-HAND 15 LITE SLIDING PATIO DOOR W/WHITE INTERIOR	72" X 80"	5 INCH	ARGON FILLED GLASS, LEFT-HAND/SLIDE	JELD-WEN	# THDJW155900432
D06	HINGED-DOOR P04	36" X 80"	1.72 INCH			
D07	HINGED-DOOR P04	30" X 80"	1.72 INCH			
D08	LEGACY 60 IN. X 80 IN. 3/4-6-LITE CLEAR GLASS LHS PRIMED BLACK FINISH FIBERGLASS PREHUNG FRONT DOOR WITH DBL 10 IN. SL	60" X 80"	1.75 INCH	ARGON FILLED GLASS, BRICKMOLD, LOCKSET BORE (DOUBLE BORE), TAMPER-PROOF HINGES, WEATHERSTRIPPING	STEVES & SONS	# SIF0000021908
D09	2 DR. BIFOLD-LOUVERED	30" X 80"	1.72 INCH			

### DOOR NOTES:

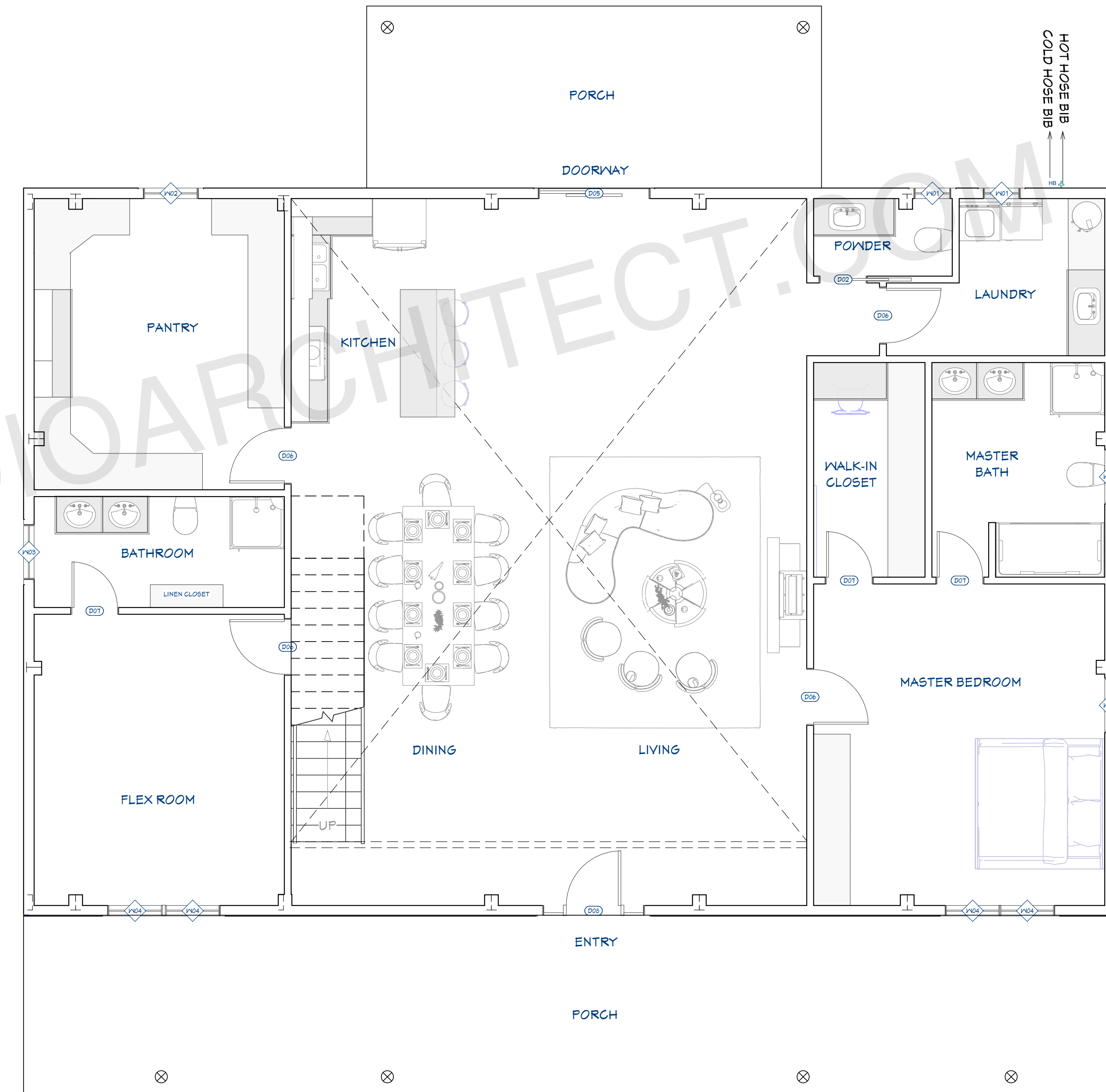
- DOORS SHALL BE 96", UNO
- ALL DOORS SHALL BE SOLID CORE 1 3/4" THICK, UNO
- INTERIOR DOORS SHALL BE PAINTED OR STAINED, VERIFY WITH OWNER
- DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1 3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING
- EXTERIOR EXIT DOORS 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 SCHEDULE					
NUMBER	DESCRIPTION	SIZE	THICKNESS	FEATURE	MANUFACTURER
W01	24 IN. X 36 IN. DOUBLE HUNG WINDOW BLACK FRAME GRILLE	24" X 36"	3.25 INCH JAMB	ARGON GAS FILLED, INSECT SCREEN, INTEGRATED NAIL FIN, DOUBLE-PANE GLAZING TYPE	
W02	36 IN. X 48 IN. DOUBLE HUNG WINDOW BLACK FRAME WITH GRILLE	36" X 48"	3.25 INCH JAMB	ARGON GAS FILLED, INSECT SCREEN, INTEGRATED NAIL FIN, TILT-IN CLEANING, DOUBLE-PANE GLAZING TYPE	
W03	36 IN. X 48 IN. CASEMENT WINDOW BLACK FRAME WITH GRILLE	36" X 48"	3.25 INCH JAMB	ARGON GAS FILLED, INSECT SCREEN, INTEGRATED NAIL FIN, DOUBLE-PANE GLAZING TYPE	
W04	36 IN. X 60 IN. V-4500 SERIES BLACK FINISHIELD VINYL RIGHT-HANDED CASEMENT WINDOW WITH COLONIAL GRIDS/GRILLES	36" X 60"	3.25 INCH JAMB	INTEGRATED NAIL FIN, DOUBLE-PANE GLAZING TYPE, SIMULATED DIVIDED LITE GRILLE TYPE, MULTI-POINT SINGLE ACTUATOR LOCK TYPE	JELD-WEN
W05	36 IN. X 48 IN. V-4500 SERIES BLACK EXTERIOR/WHITE INTERIOR FINISHIELD VINYL FIXED PICTURE WINDOW, COLONIAL GRIDS/GRILLE	36" X 48"	3.25 INCH JAMB	ARGON GAS FILLED, INTEGRATED NAIL FIN, DOUBLE-PANE GLAZING TYPE	JELD-WEN

### WINDOW NOTES:

- WOOD WINDOWS WITH CLAD 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

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	DECK RAILING/FENCE
	INTERIOR-4
	INTERIOR-6
	SIDING-6



### FIRST FLOOR PLAN

1/4"=1'

ARCHITECT SEAL:

## FLOOR PLAN

SCALE @ 24" X 36"

DATE: 10-16-2024

DRAWN BY: AK

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#6694, Atlanta, GA 30350  
unifiedstudioarchitect.com  
Ph: 302 889 1886



SHEET NUMBER

A02

DOOR SCHEDULE						
NUMBER	DESCRIPTION	SIZE	THICKNESS	FEATURE	MANUFACTURER	MODEL
D01	BARN-DOOR P04	30" X 80"	1.72 INCH			
D02	POCKET DOOR	30" X 80"	1.72 INCH			
D03	EXT. HINGED-DOOR E21	36" X 80"	1.72 INCH			
D04	GARAGE-GARAGE DOOR CHD05	180" X 120"	5 INCH			
D05	72 IN. X 80 IN. V-4500 CONTEMPORARY BLACK FINISHIELD VINYL LEFT-HAND 15 LITE SLIDING PATIO DOOR WITH WHITE INTERIOR	72" X 80"	5 INCH	ARGON FILLED GLASS, LEFT-HAND/SLIDE	JELD-WEN	# THDJN155900432
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D09	2 DR. BIFOLD-LOUVERED	30" X 80"	1.72 INCH			

**DOOR NOTES:**

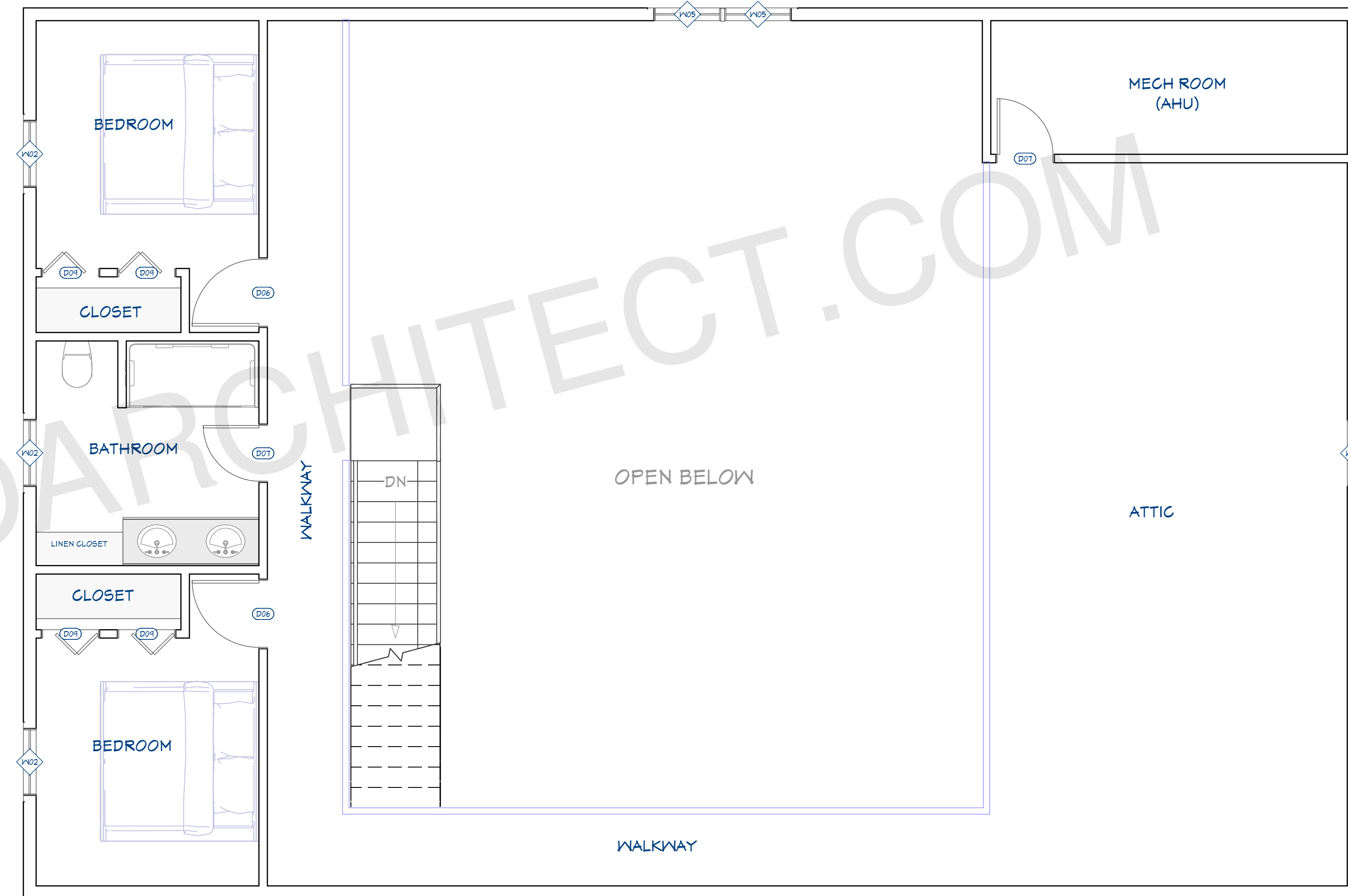
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NUMBER	DESCRIPTION	SIZE	THICKNESS	FEATURE	MANUFACTURER	
W01	24 IN. X 36 IN. DOUBLE HUNG WINDOW BLACK FRAME GRILLE	24" X 36"	3.25 INCH JAMB	ARGON GAS FILLED, INSECT SCREEN, INTEGRATED NAIL FIN, DOUBLE-PANE GLAZING TYPE		
W02	36 IN. X 48 IN. DOUBLE HUNG WINDOW BLACK FRAME WITH GRILLE	36" X 48"	3.25 INCH JAMB	ARGON GAS FILLED, INSECT SCREEN, INTEGRATED NAIL FIN, TILT-IN CLEANING, DOUBLE-PANE GLAZING TYPE		
W03	36 IN. X 48 IN. CASEMENT WINDOW BLACK FRAME WITH GRILLE	36" X 48"	3.25 INCH JAMB	ARGON GAS FILLED, INSECT SCREEN, INTEGRATED NAIL FIN, DOUBLE-PANE GLAZING TYPE		
W04	36 IN. X 60 IN. V-4500 SERIES BLACK FINISHIELD VINYL RIGHT-HANDED CASEMENT WINDOW WITH COLONIAL GRIDS/GRILLES	36" X 60"	3.25 INCH JAMB	INTEGRATED NAIL FIN, DOUBLE-PANE GLAZING TYPE, SIMULATED DIVIDED LITE GRILLE TYPE, MULTI-POINT SINGLE ACTUATOR LOCK TYPE	JELD-WEN	
W05	36 IN. X 48 IN. V-4500 SERIES BLACK EXTERIOR/WHITE INTERIOR FINISHIELD VINYL FIXED PICTURE WINDOW, COLONIAL GRIDS/GRILLE	36" X 48"	3.25 INCH JAMB	ARGON GAS FILLED, INTEGRATED NAIL FIN, DOUBLE-PANE GLAZING TYPE	JELD-WEN	

**WINDOW NOTES:**

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WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	DECK RAILING/FENCE
	INTERIOR-4
	INTERIOR-6
	SIDING-6



**ATTIC FLOOR PLAN**

1/4"=1'



ARCHITECT SEAL:

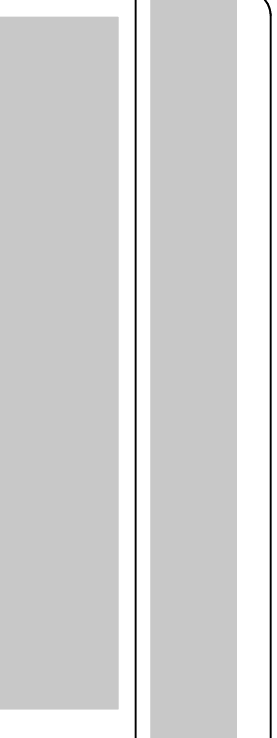


**FLOOR PLAN**

SCALE @ 24" X 36"

DATE: 10-16-2024

DRAWN BY: AK







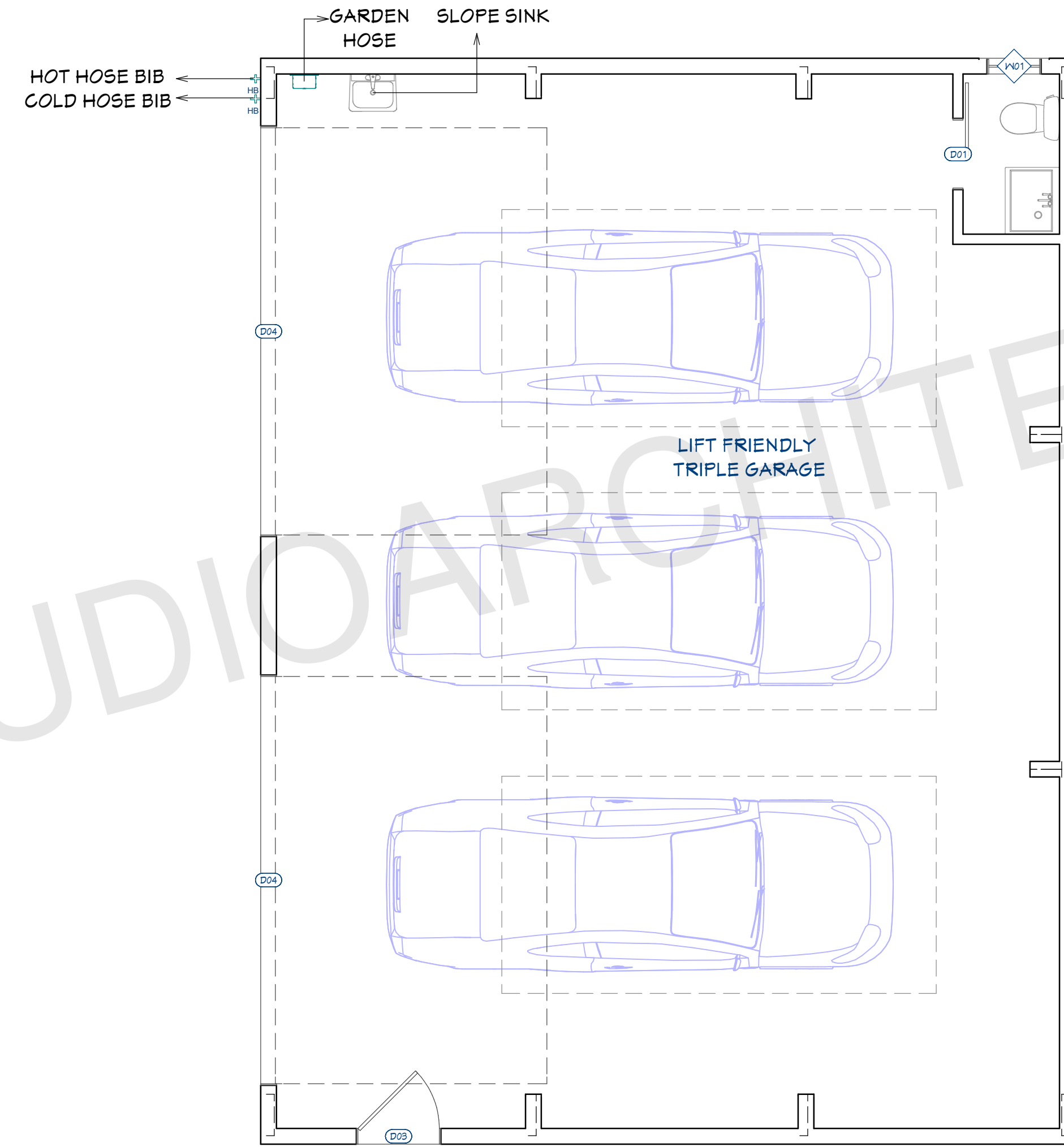
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#6694, Atlanta, GA 30350  
unifiedstudioarchitect.com  
Ph: 302 889 1886



SHEET NUMBER

**A03**

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	DECK RAILING/FENCE
	INTERIOR-4
	INTERIOR-6
	SIDING-6



**GARAGE PLAN**

1/4"=1'

ARCHITECT SEAL:

**GARAGE PLAN**

SCALE @ 24" X 36"

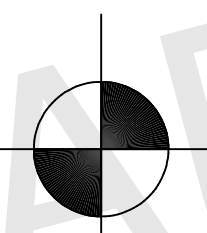
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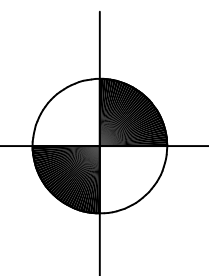
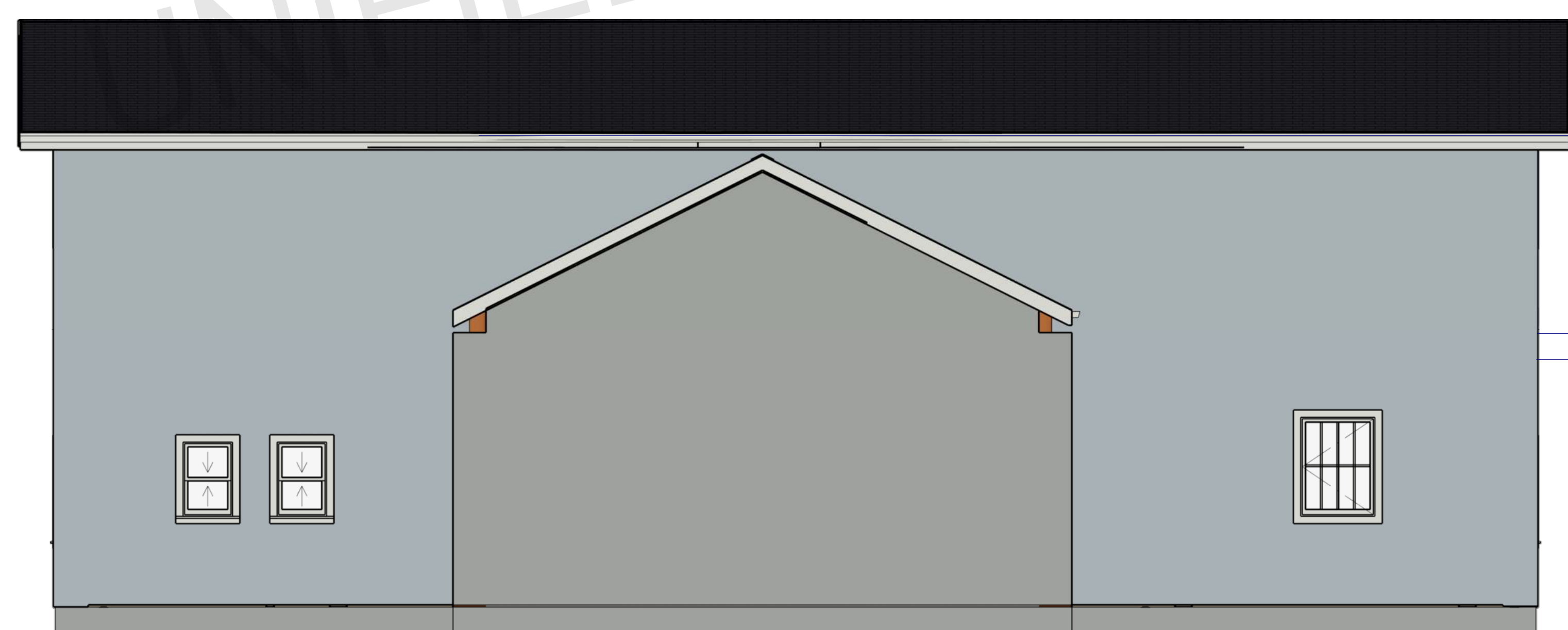
SHEET NUMBER

**A09**



FRONT ELEVATION

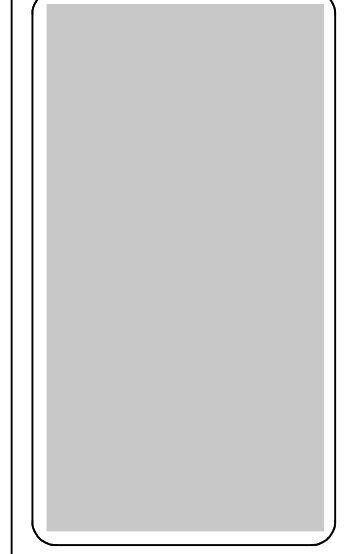
1/4" = 1'0"



REAR ELEVATION

1/4" = 1'0"

ARCHITECT SEAL:

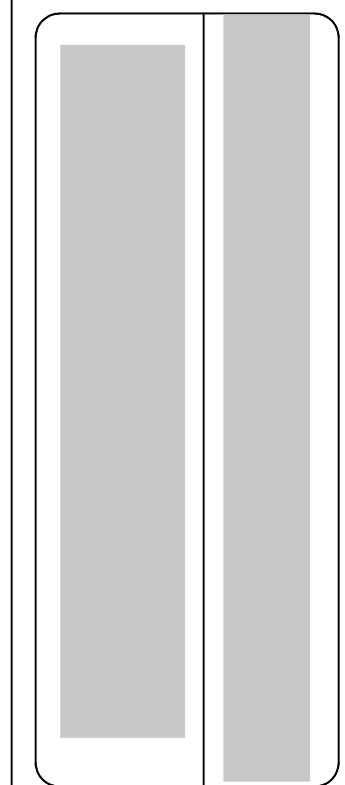


**ELEVATION**

SCALE @ 24" X 36"

DATE: 10-16-2024

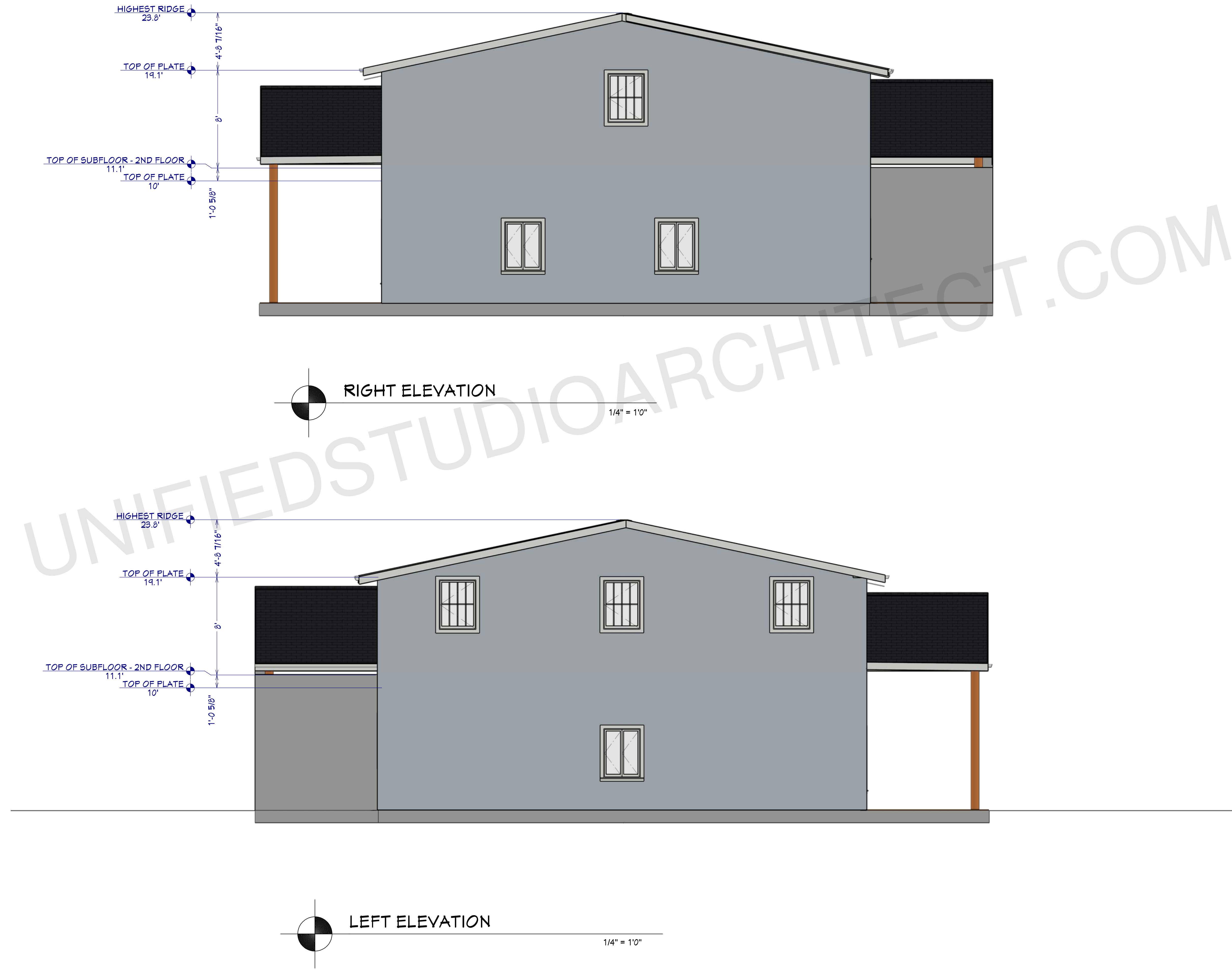
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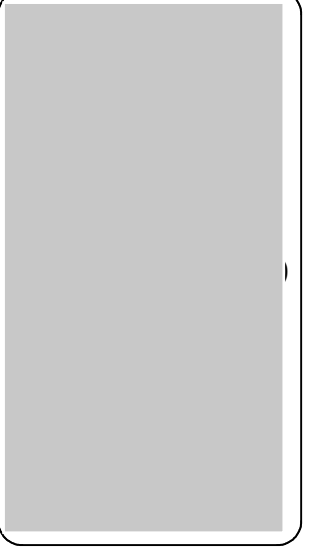
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 #6694, Atlanta, GA 30350  
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 Ph: 302 889 1886

SHEET NUMBER

**A10**



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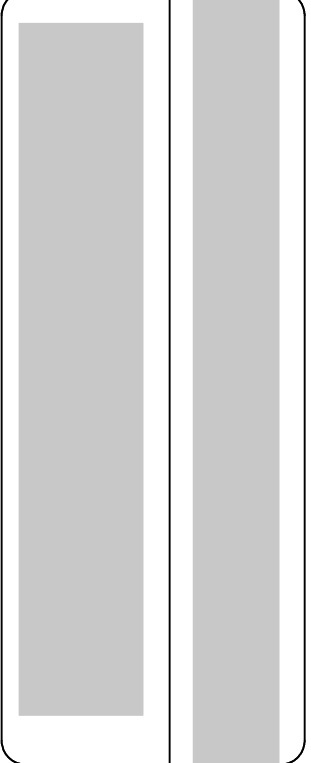


**ELEVATION**

SCALE @ 24" X 36"

DATE: 10-16-2024

DRAWN BY: AK



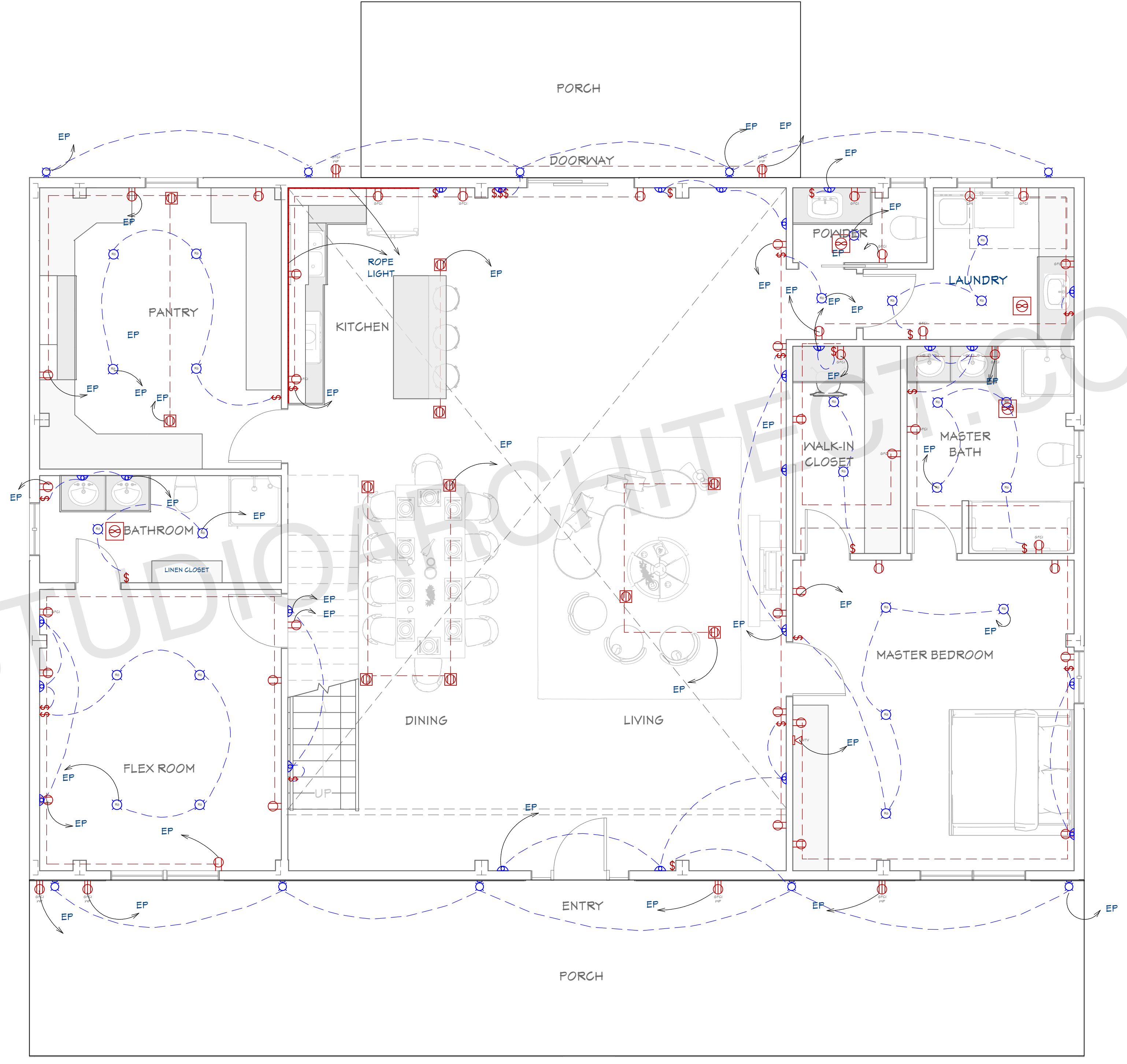
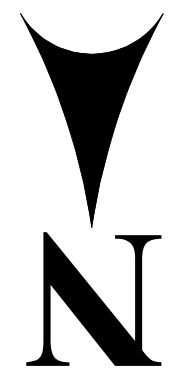
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 #6694, Atlanta, GA 30350  
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SHEET NUMBER

**E02**

**ELECTRICAL LEGEND**

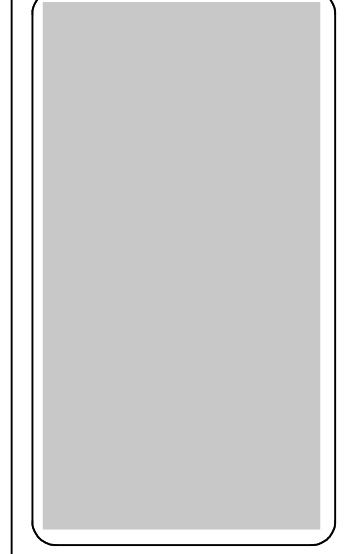
	110V OUTLET (RECEPTACLES)
	CONNECTION
	CFGI OUTLET
	HOME RUN
	EP ELECTRICAL PANEL
	LED LIGHT
	WALL MOUNTED LIGHT
	SWITCHES
	TV OUTLET
	TELEPHONE OUTLET
	FLOOR OUTLET



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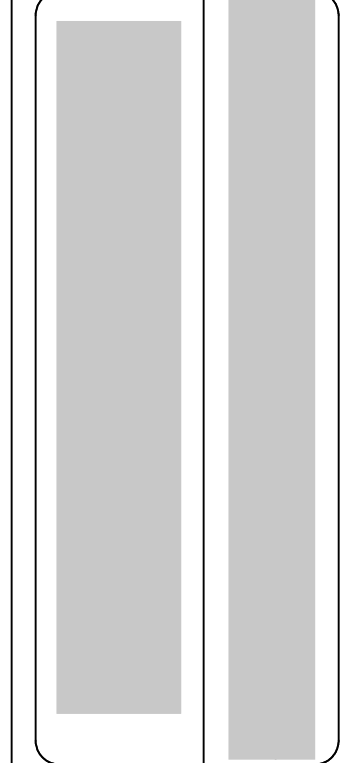
**FIRST FLOOR ELECTRICAL PLAN**  
1/4"=1'

ARCHITECT SEAL:



**ELECTRICAL PLAN**

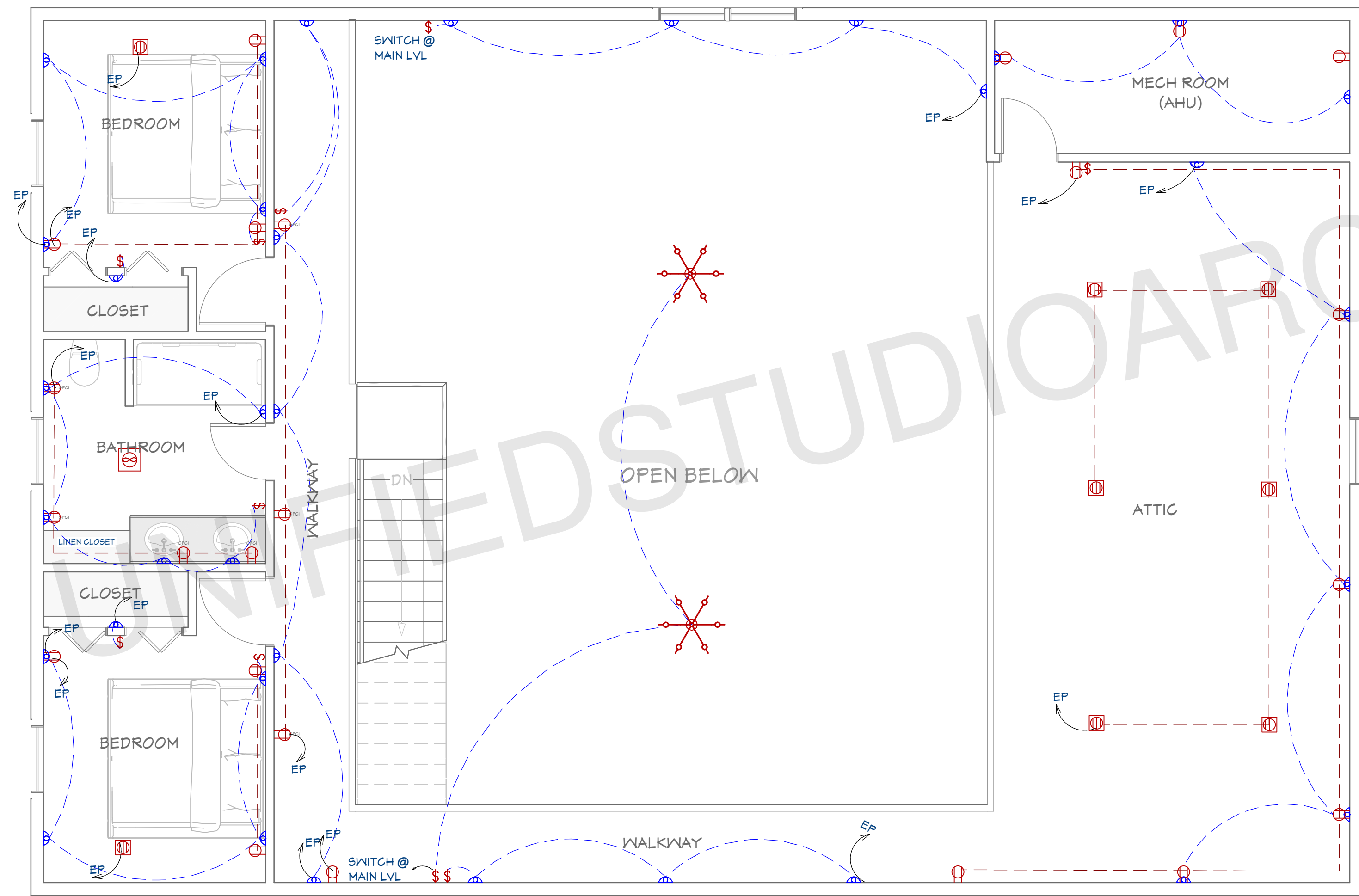
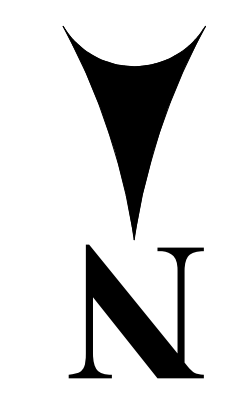
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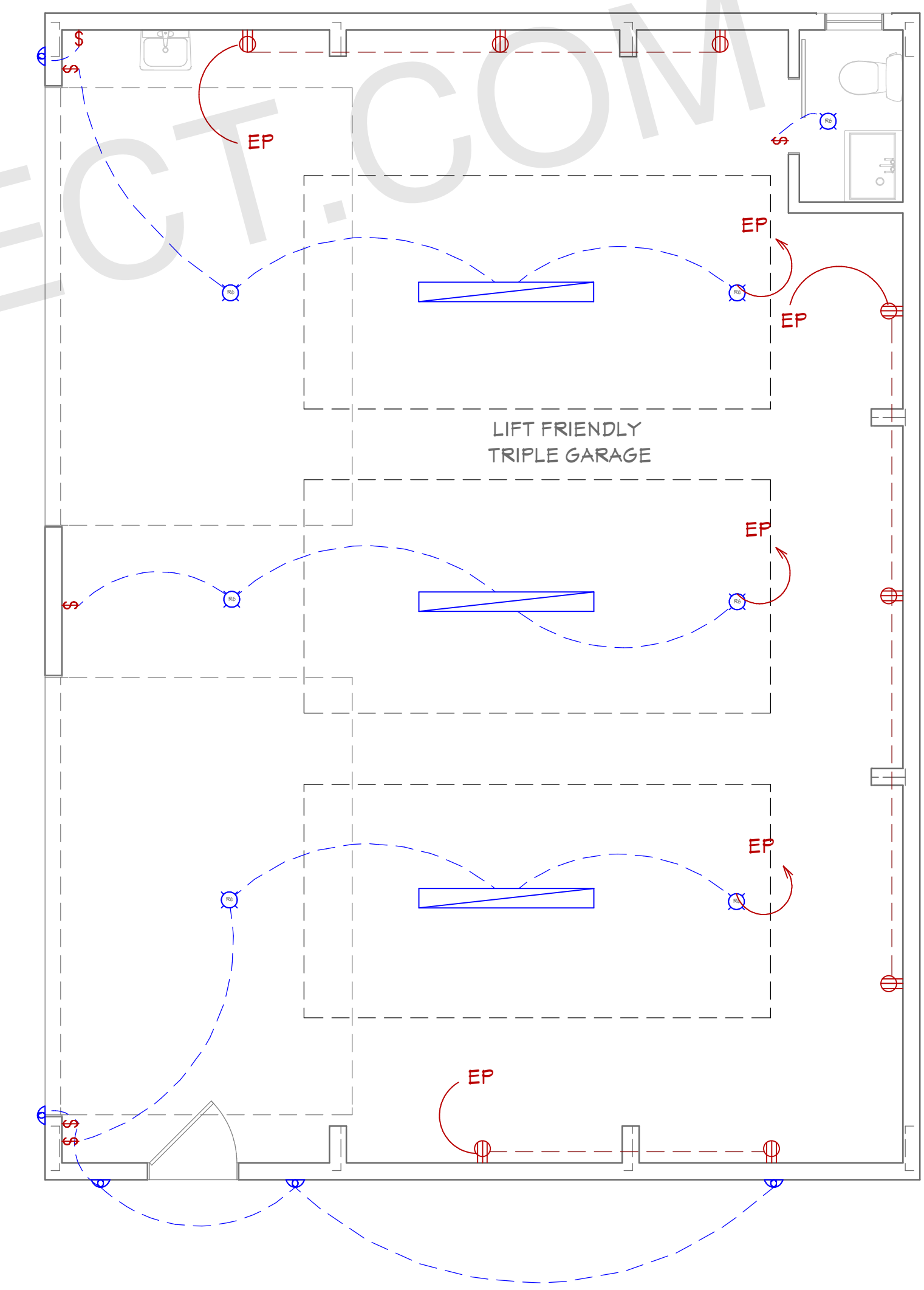
SHEET NUMBER  
**E03**

ELECTRICAL LEGEND	
	110V OUTLET (RECEPTACLES)
	CONNECTION
	CFG OUTLET
	HOME RUN
	ELECTRICAL PANEL
	LED LIGHT
	WALL MOUNTED LIGHT
	SWITCHES
	TV OUTLET
	TELEPHONE OUTLET
	FLOOR OUTLET



**ATTIC FLOOR ELECTRICAL PLAN**

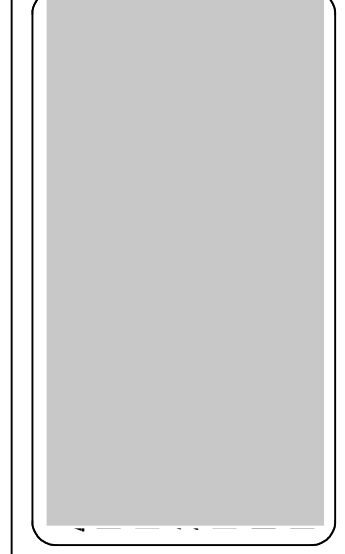
1/4"=1'



**GARAGE ELECTRICAL PLAN**

1/4"=1'

ARCHITECT SEAL:

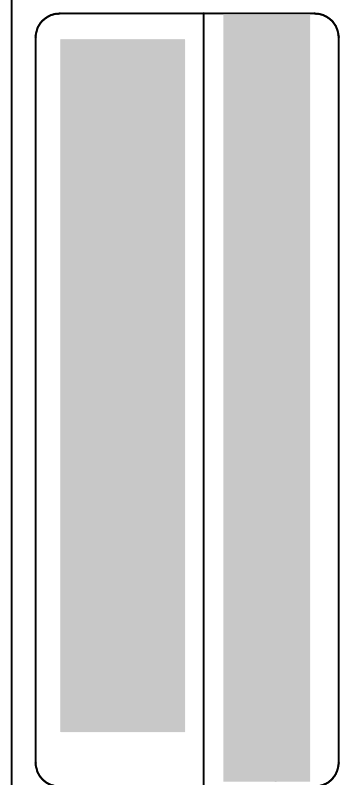


**ELECTRICAL PLAN**

SCALE @ 24" X 36"

DATE: 10-16-2024

DRAWN BY: AK



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 #6694, Atlanta, GA 30350  
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SHEET NUMBER

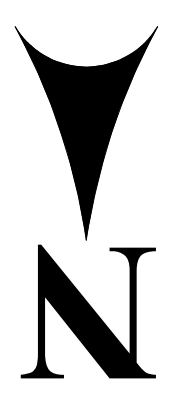
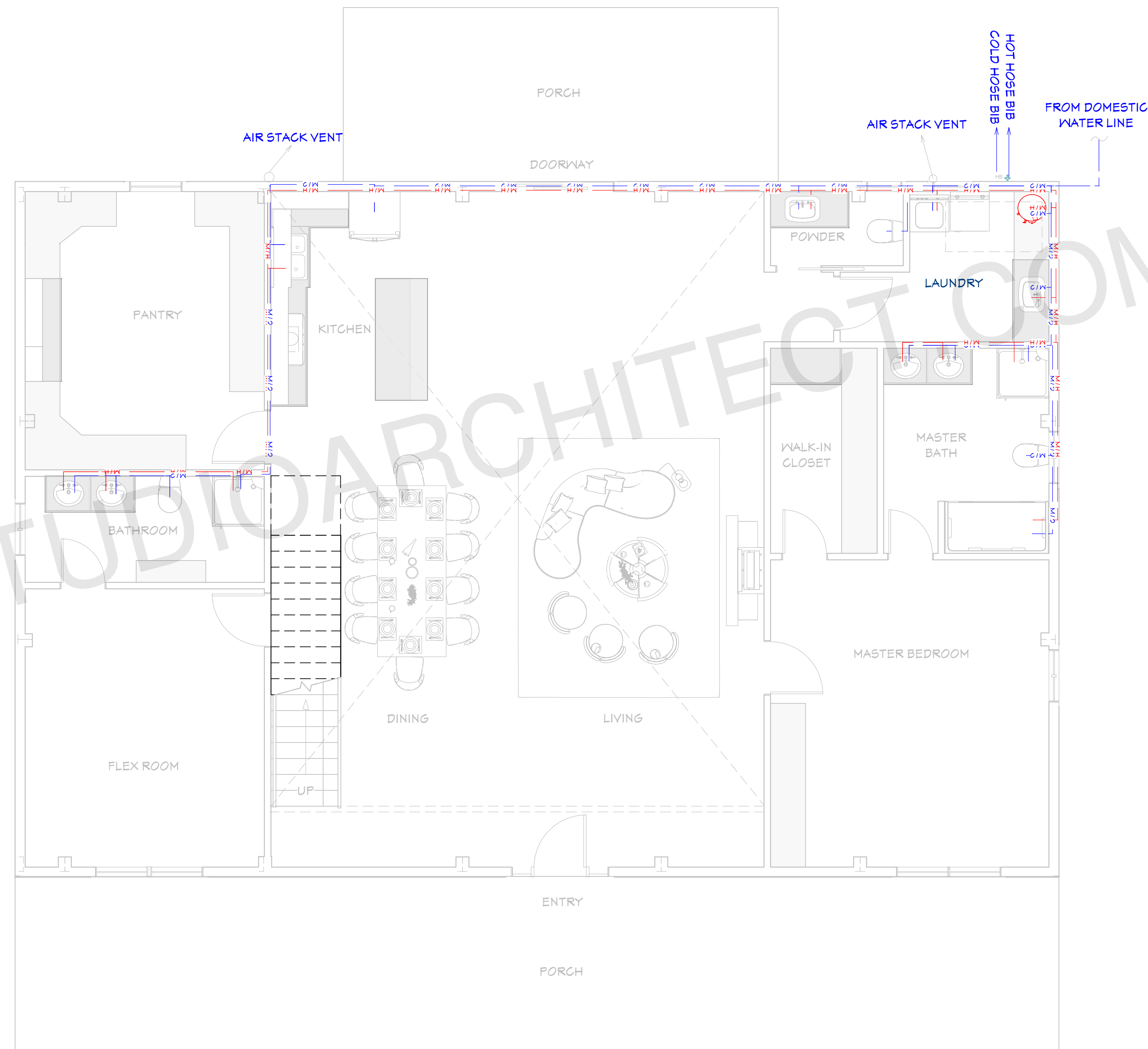
**P02**



PLUMBING LEGEND	
SYMBOL	DESCRIPTION
— HW —	HOT WATER, COPPER TYPE L, OR CPVC
— W —	COLD WATER, COPPER TYPE L, OR PVC
— SS —	WASTE, PVC, SCHEDULE 40 (DWV)
— — —	VENT, (DWV)

**PIPE SIZES:**

Cold Water Pipe Line = 3/4"  
 Hot Water Pipe Line = 1/2"  
 Sewer Pipe = 2.5"  
 Main sewer Pipe = 3"  
 Vent = 2"



UNIFIEDSTUDIOARCHITECT.COM

**FIRST FLOOR PLUMBING PLAN**

1/4"=1'

ARCHITECT SEAL:

**PLUMBING PLAN**

SCALE @ 24" X 36"

DATE: 10-16-2024

DRAWN BY: AK

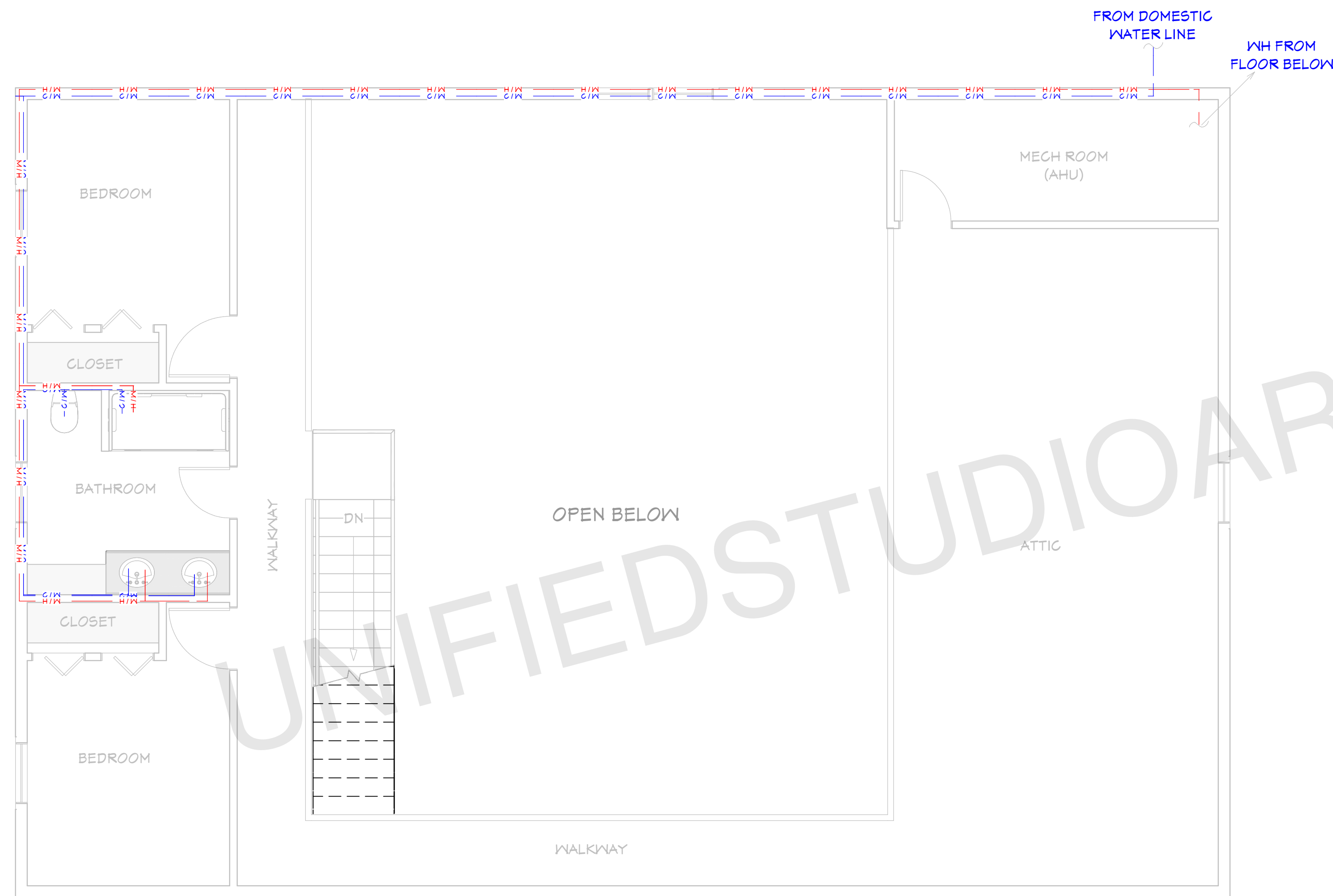
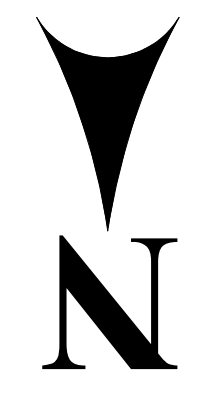
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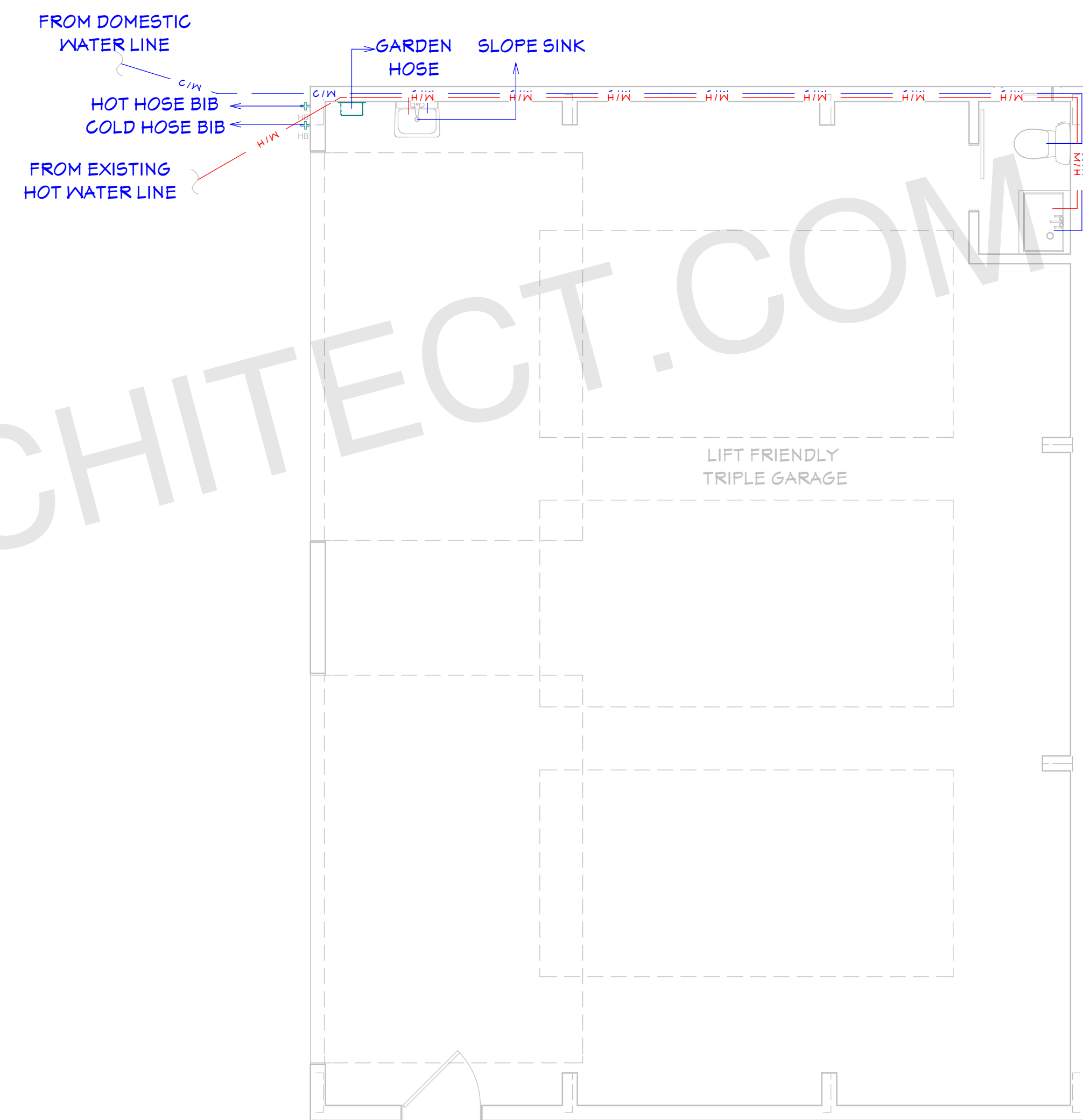
**P03**

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
— HW —	HOT WATER, COPPER TYPE L, OR CPVC
— W —	COLD WATER, COPPER TYPE L, OR PVC
— SS —	WASTE, PVC, SCHEDULE 40 (DWV)
— — —	VENT, (DWV)

PIPE SIZES:	
Cold Water Pipe Line	= 3/4"
Hot Water Pipe Line	= 1/2"
Sewer Pipe	= 2.5"
Main sewer Pipe	= 3"
Vent	= 2"



**ATTIC FLOOR PLUMBING PLAN**  
1/4"=1'



**GARAGE PLUMBING PLAN**  
1/4"=1'

ARCHITECT SEAL:

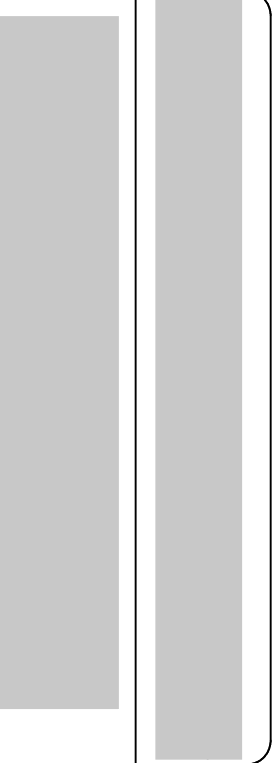


**PLUMBING PLAN**

SCALE @ 24" X 36"

DATE: 10-16-2024

DRAWN BY: AK



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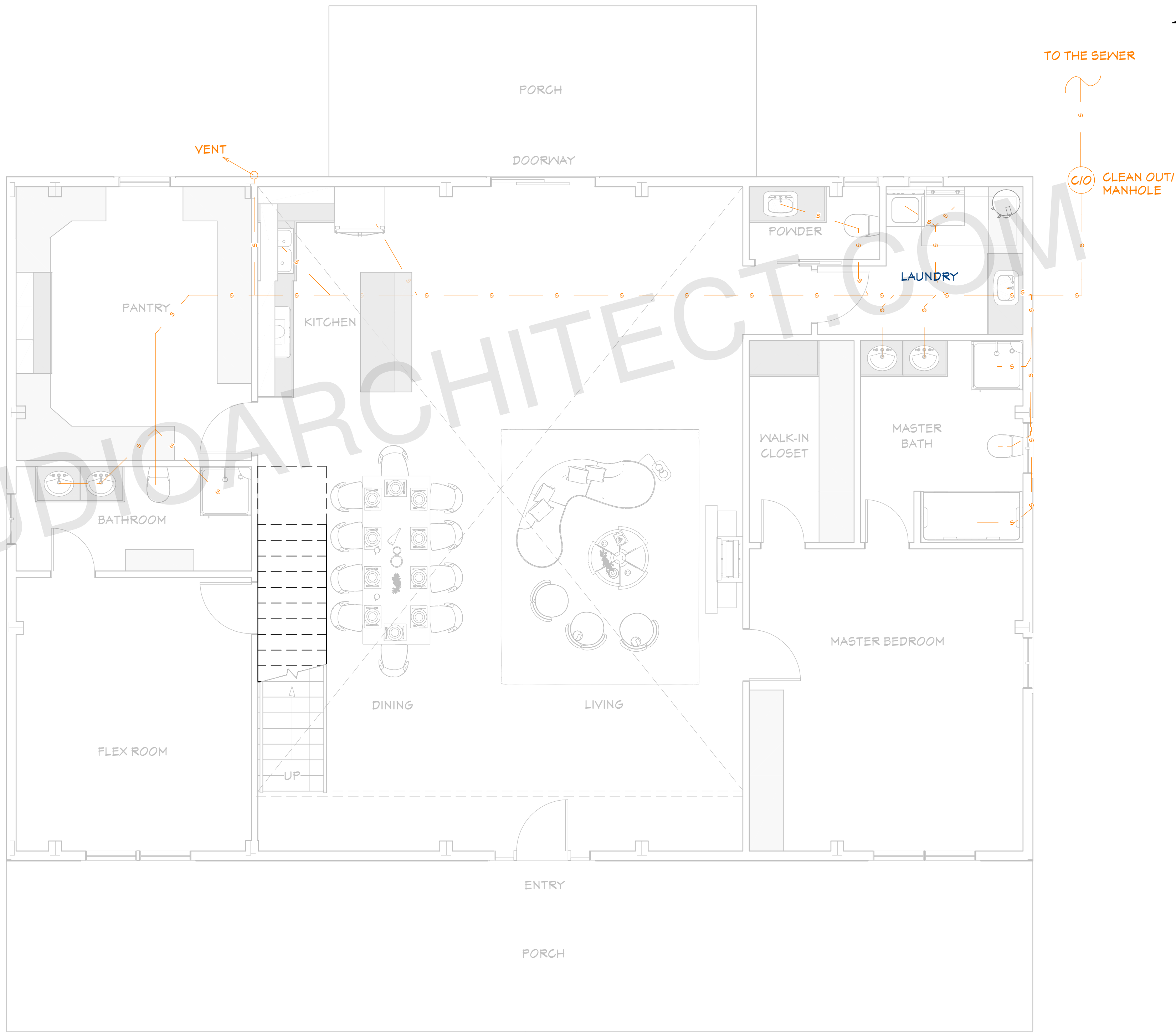
SHEET NUMBER

**P04**

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
— HW —	HOT WATER, COPPER TYPE L, OR CPVC
— W —	COLD WATER, COPPER TYPE L, OR PVC
— SS —	WASTE, PVC, SCHEDULE 40 (DWV)
— — —	VENT, (DWV)

**PIPE SIZES:**

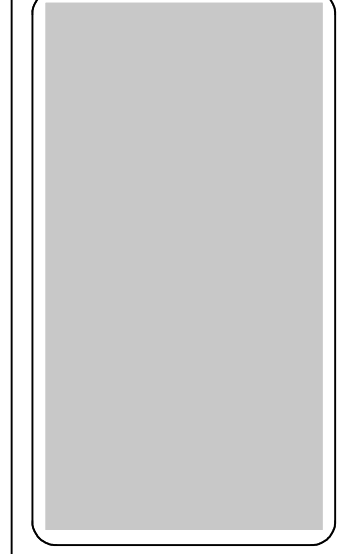
Cold Water Pipe Line	= 3/4"
Hot Water Pipe Line	= 1/2"
Sewer Pipe	= 2.5"
Main sewer Pipe	= 3"
Vent	= 2"



**FIRST FLOOR SEWER PLAN**

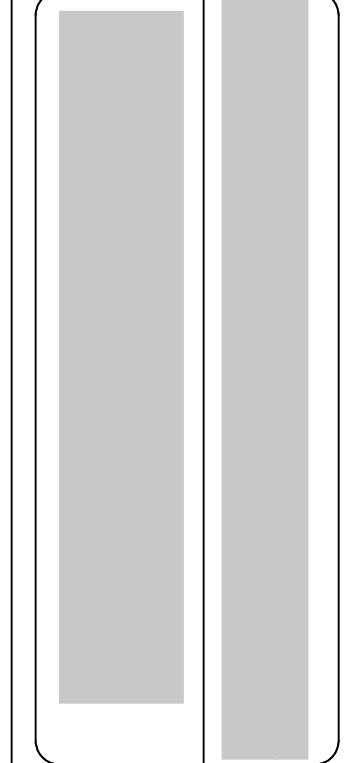
1/4"=1'

ARCHITECT SEAL:



**SEWER PLAN**

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

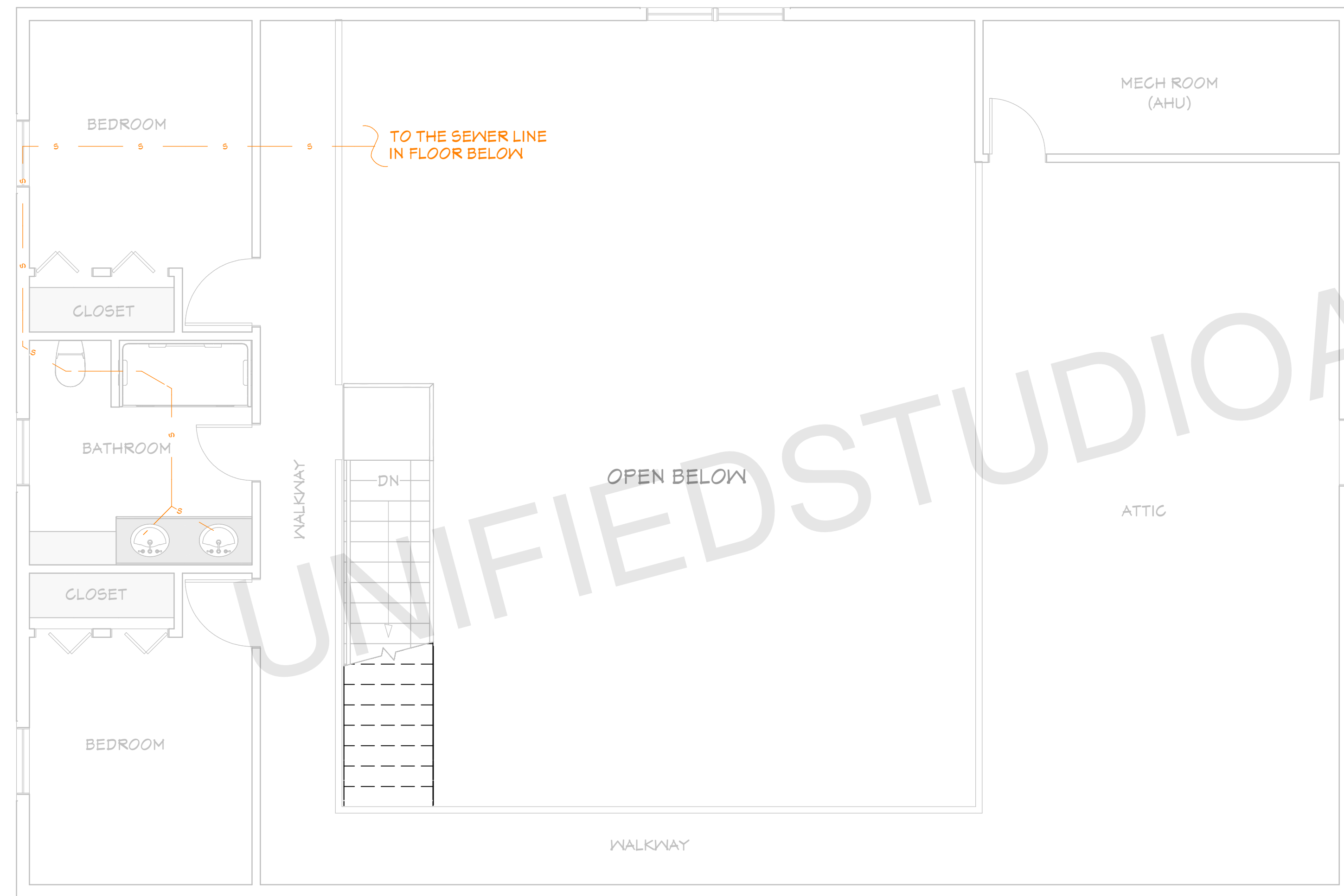


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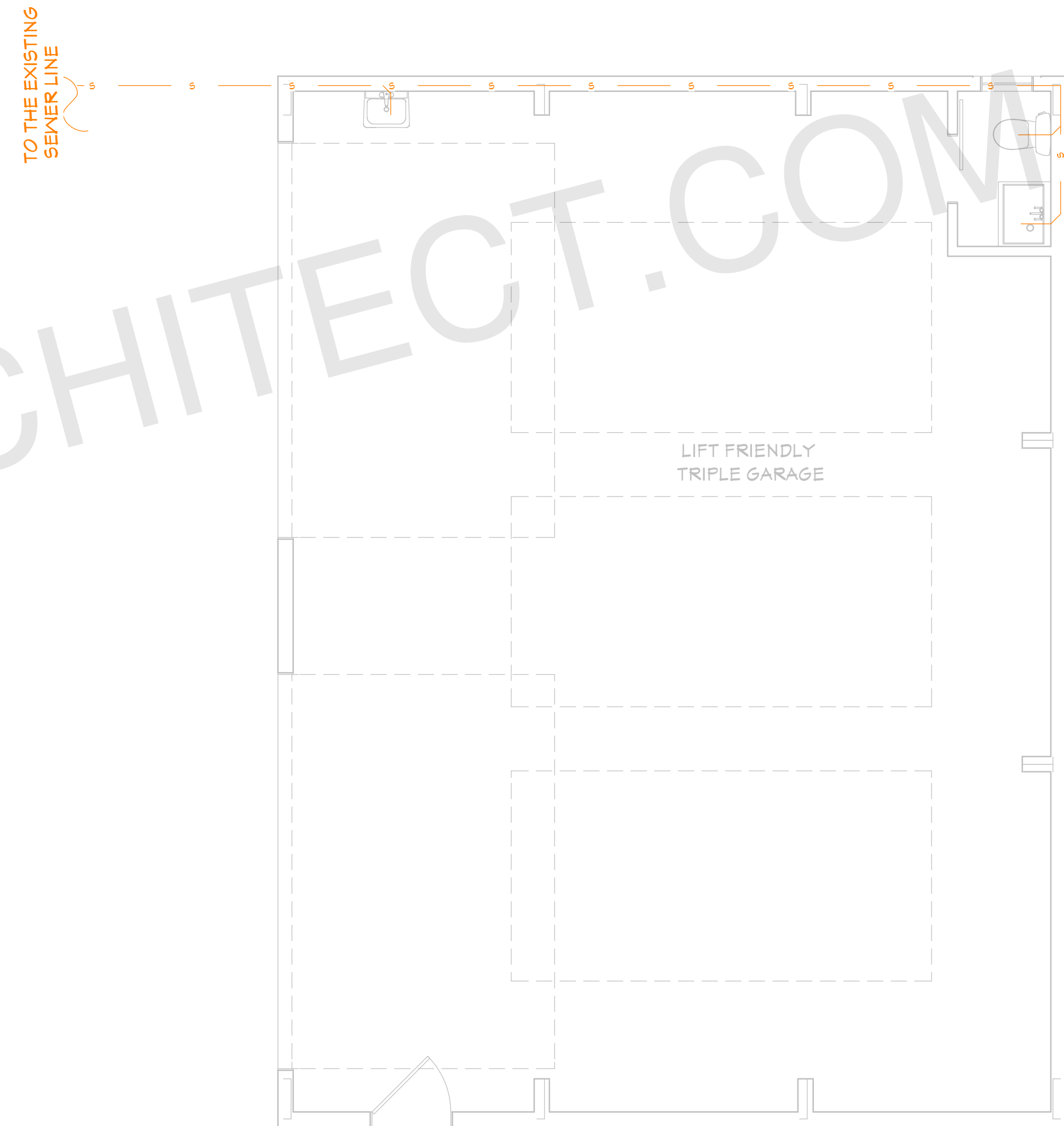
SHEET NUMBER  
**P05**

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
— HW —	HOT WATER, COPPER TYPE L, OR CPVC
— W —	COLD WATER, COPPER TYPE L, OR PVC
— SS —	WASTE, PVC, SCHEDULE 40 (DWV)
— — —	VENT, (DWV)

PIPE SIZES:	
Cold Water Pipe Line	= 3/4"
Hot Water Pipe Line	= 1/2"
Sewer Pipe	= 2.5"
Main sewer Pipe	= 3"
Vent	= 2"



**FIRST FLOOR SEWER PLAN**  
1/4"=1'



**GARAGE SEWER PLAN**  
1/4"=1'

ARCHITECT SEAL:

**SEWER PLAN**

SCALE @ 24" X 36"

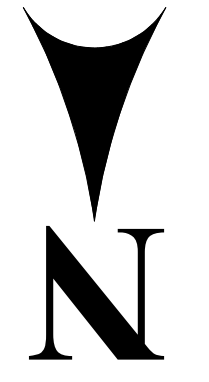
DATE: 10-16-2024

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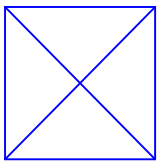
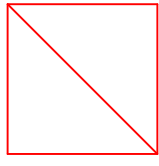



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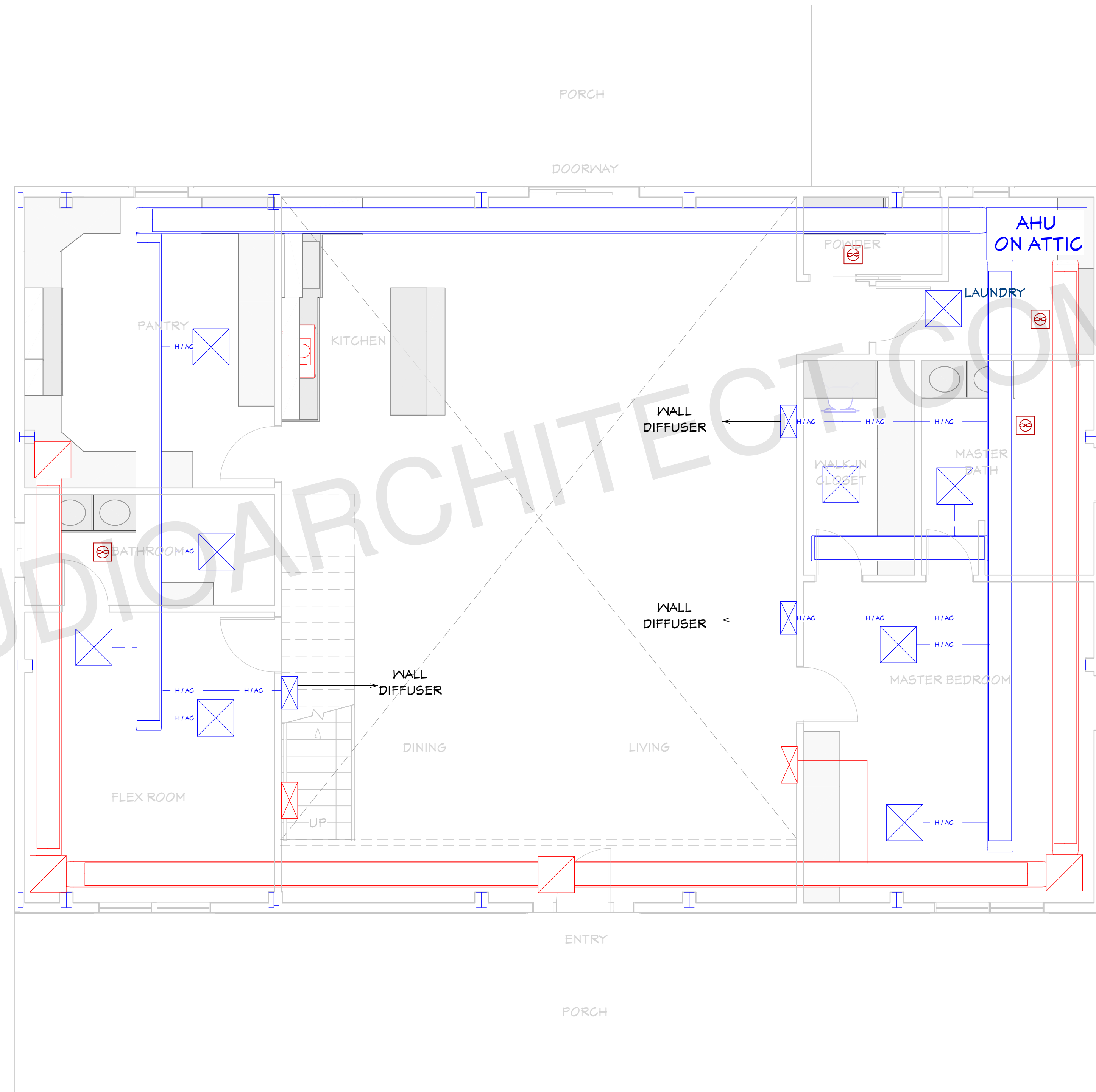
SHEET NUMBER

**P05**



**LEGEND**

-  SUPPLY DIFFUSER
-  RETURN
-  SUPPLY DUCT
-  RETURN DUCT
-  MAIN DUCT



**FIRST FLOOR HVAC PLAN**  
1/4"=1'

ARCHITECT SEAL:

**HVAC PLAN**

SCALE @ 24" X 36"

DATE: 10-16-2024

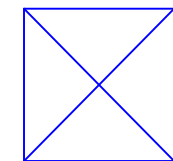
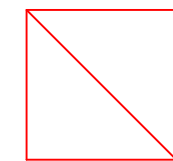


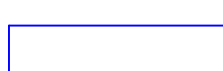
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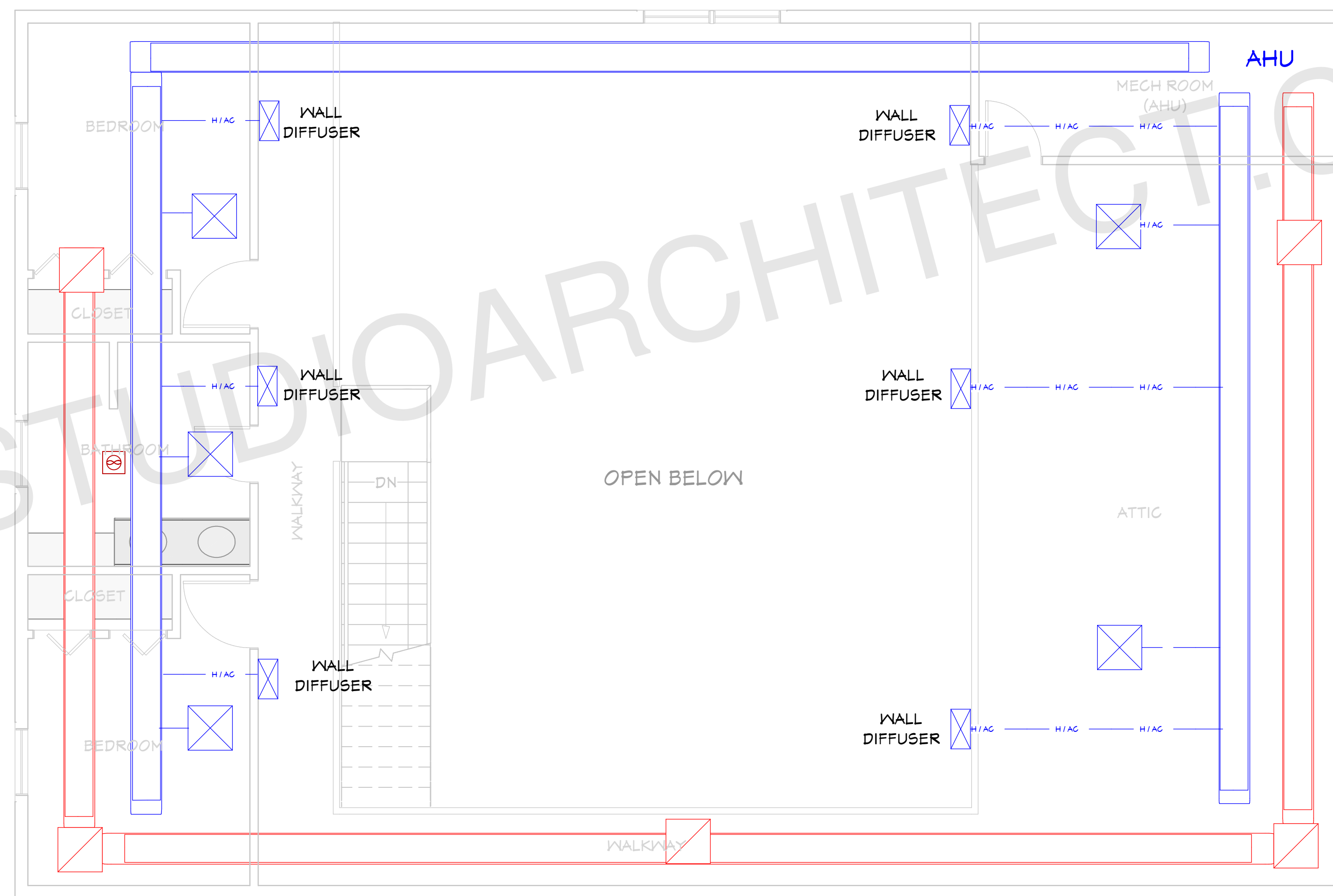
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**P05**

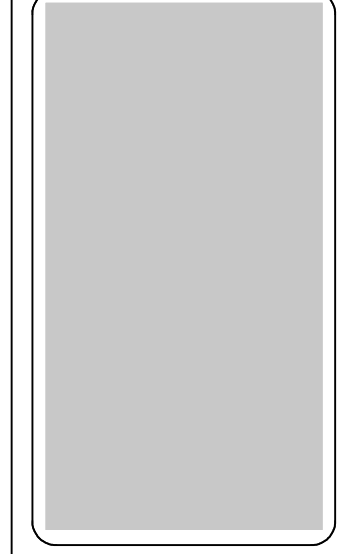
**LEGEND**

-  SUPPLY DIFFUSER
-  RETURN
-  SUPPLY DUCT
-  RETURN DUCT
-  MAIN DUCT



**ATTIC FLOOR HVAC PLAN**  
1/4"=1'

ARCHITECT SEAL:

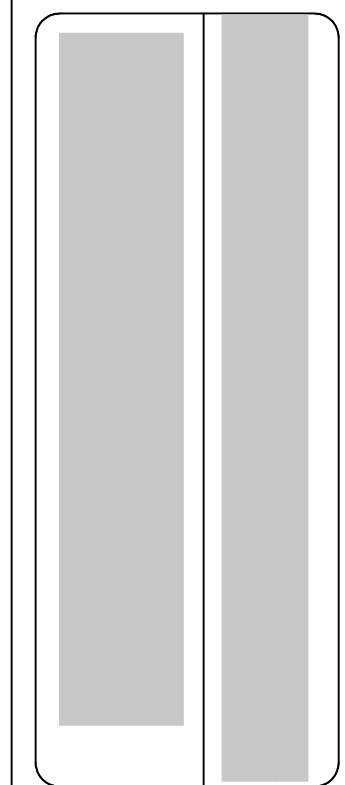


**HVAC PLAN**

SCALE @ 24" X 36"

DATE: 10-16-2024

DRAWN BY: AK



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SHEET NUMBER

**P05**