

**A NEW 8 UNIT BUILDING #2
FOR
OBRECHT-RIEHL PROPERTIES
140 FRONTAGE ROAD
BRUSWICK, GEORGIA**

Owner: PATEL & MODI INC
171 PALISADE DRIVE
BRUNSWICK, GA 31523

Civil Engineer: ROBERTS CIVIL ENGINEERING, P.C.
301 SEA ISLAND ROAD
ST. SIMONS ISLAND, GA 31522
(912)638-9618

2018	IBC	INTERNATIONAL BUILDING CODE W/ G/A AMENDMENTS (2020, 2022, 2024, 2025)
2018	IPC	INTERNATIONAL PLUMBING CODE W/ G/A AMENDMENTS (2020, 2022, 2023, 2024)
2018	IMC	INTERNATIONAL MECHANICAL CODE W/ G/A AMENDMENTS (2020, 2024)
2018	IFC	INTERNATIONAL FIRE CODE, AS ADOPTED AND AMENDED BY THE RULES & REGULATIONS OF THE SAFETY FIRE COMMISSIONER CHAPTER 120—3—20.—(04/72)
2018	IFGC	INTERNATIONAL FIRE GAS CODE W/ G/A AMENDMENTS (2020, 2022, 2023)
2015	IECC	INTERNATIONAL ENERGY CONSERVATION CODE W/ G/A AMENDMENTS (2020, 2022, 2023)
2023	NFPA 70	NATIONAL ELECTRICAL CODE
2024	NFPA 101	FIRE SAFETY CODE, AS ADOPTED AND AMENDED BY THE RULES & REGULATIONS OF THE SAFETY FIRE COMMISSIONER CHAPTER 120—3—20.—(04/72)
2010	ADA	STANDARDS FOR ACCESSIBLE DESIGN, AS ADOPTED AND AMENDED BY THE RULES & REGULATIONS OF THE SAFETY FIRE COMMISSIONER CHAPTER 120—3—20.—(02/21)(b)
2024—3—3		RULES & REGULATIONS OF THE SAFETY FIRE COMMISSIONER CHAPTER 120—3—3(STATE MINIMUM FIRE SAFETY STANDARDS) – EFFECTIVE JULY 15, 2025

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV		TYPE V	
	A	B	A	B	A	B	A	A	B	
PRIMARY STRUCTURAL FRAME (SEE SECTION 202)	3	2	3	0	1	0	HT	1	0	
BEARING WALLS EXTERIOR INTERIOR	3 3	2 2	1 1	0 0	2 1	2 0	2 1/HT	1 0	0 0	
NONBEARING WALLS AND PARTITIONS EXTERIOR	SEE TABLE 602									
NONBEARING WALLS AND PARTITIONS INTERIOR	0	0	0	0	0	0	SEE SECTION 2304-N	0	0	
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS (SEE SECTION 202)	2	2	1	0	1	0	HT	1	0	
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS (SEE SECTION 202)	1-2	1	1	0	1	0	HT	1	0	

FIRE SEPARATION DISTANCE = X (FEET)	TYPES OF CONSTRUCTION	OCCUPANCY GROUP H	OCCUPANCY GROUP F-1,M,S-1	OCCUPANCY GROUP A, B, E, F-2, I, R, S-2, U
X < 5	ALL	3	2	1
5 ≤ X < 10	IA	3	2	1
	OTHERS	2	1	
10 ≤ X < 30	IA, IB	2	1	1
	II B, VB	1	0	0
	OTHERS	1	1	1
X ≥ 30	ALL	0	0	0

8 UNITS	14,280 S.F./30	=	476
TOTAL OCCUPANCY		=	476

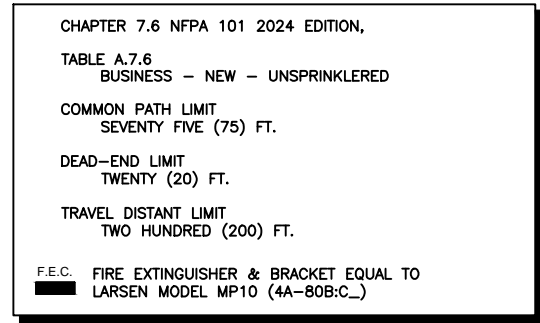
GENERAL CONTRACTOR SHALL INVESTIGATE ON-SITE SOILS TO CONFIRM SOIL BEARING CAPACITY OF 2000 LBS./SQ.FT. MINIMUM. IF UNSUITABLE SOILS ARE FOUND, CONTRACTOR SHALL NOTIFY ENGINEER/ARCHITECT FOR DIRECTIVES.

SHEET		ISSUE DATE	REV. DATE	REV. No.
G0.1	COVERSHEET	10/23/25		
LS1.1	LIFE SAFETY PLAN	10/23/25		
S1.1	FOUNDATION PLAN	10/23/25		
A0.1	DOOR & WINDOW SCHEDULE	10/23/25		
A1.1	FLOOR PLAN	10/23/25		
A2.1	EXTERIOR ELEVATIONS	10/23/25		
A3.1	FIRE SEPARATION PLAN	10/23/25		
A5.1	BUILDING THRU-SECTION	10/23/25		
A5.2	SECTION DETAILS	10/23/25		
P1.1	WATER SUPPLY PLAN	10/23/25		
P2.1	SANITARY SEWER PLAN	10/23/25		
M1.1	MECHANICAL PLAN	10/23/25		
FA1.1	FIRE ALARM PLAN	10/23/25		
E1.1	LIGHTING PLAN & LIGHT FIXTURE SCHEDULE	10/23/25		
E2.1	POWER PLAN & ELECTRICAL NOTES	10/23/25		
E3.1	PANEL SCHEDULE & ELECTRICAL RISER	10/23/25		

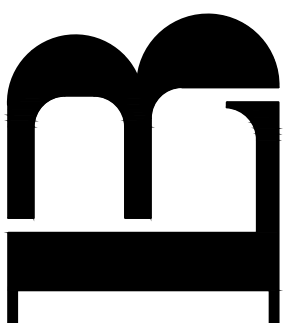
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(912) 638-6745



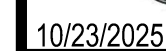
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LIFE SAFETY PLAN

sheet

LS1.1

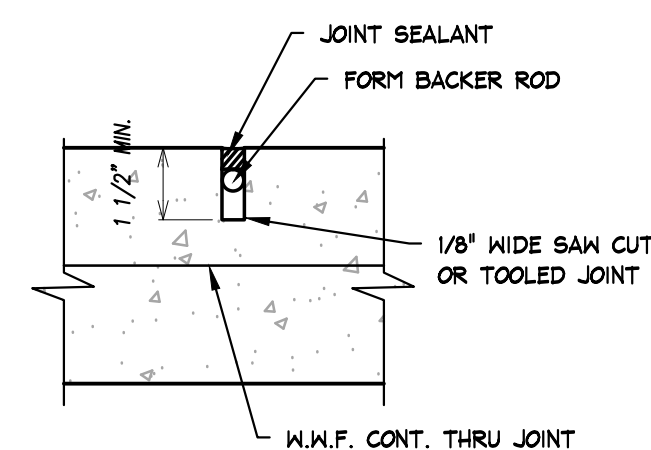


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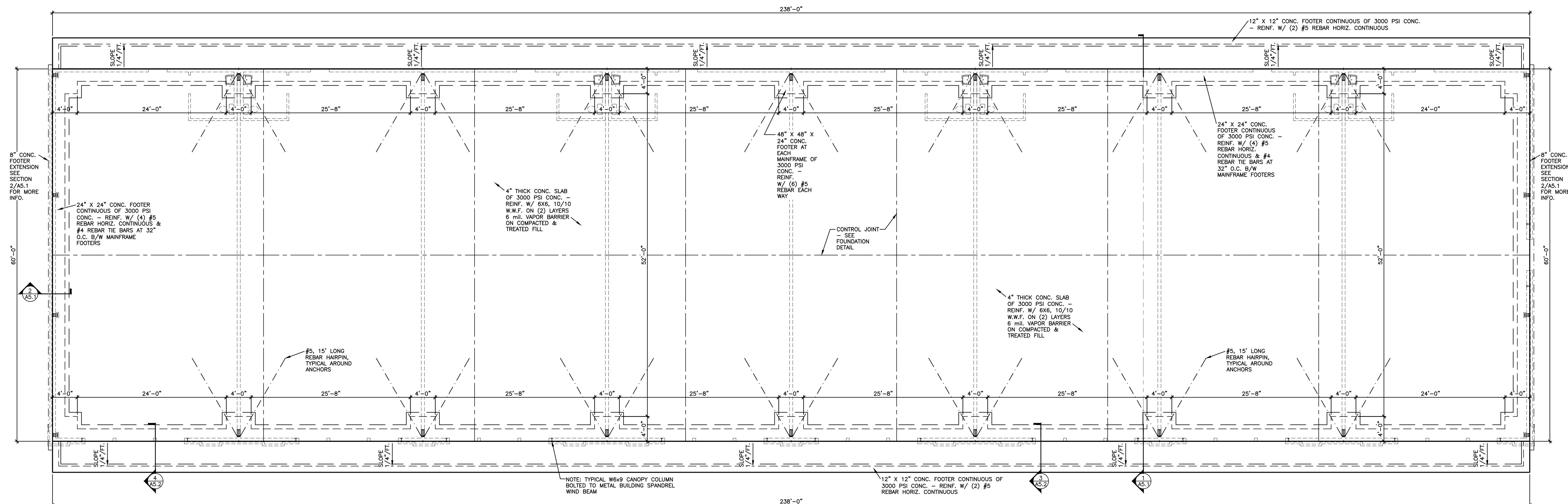
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S1.1



SAW CUT CONTROL JOINT

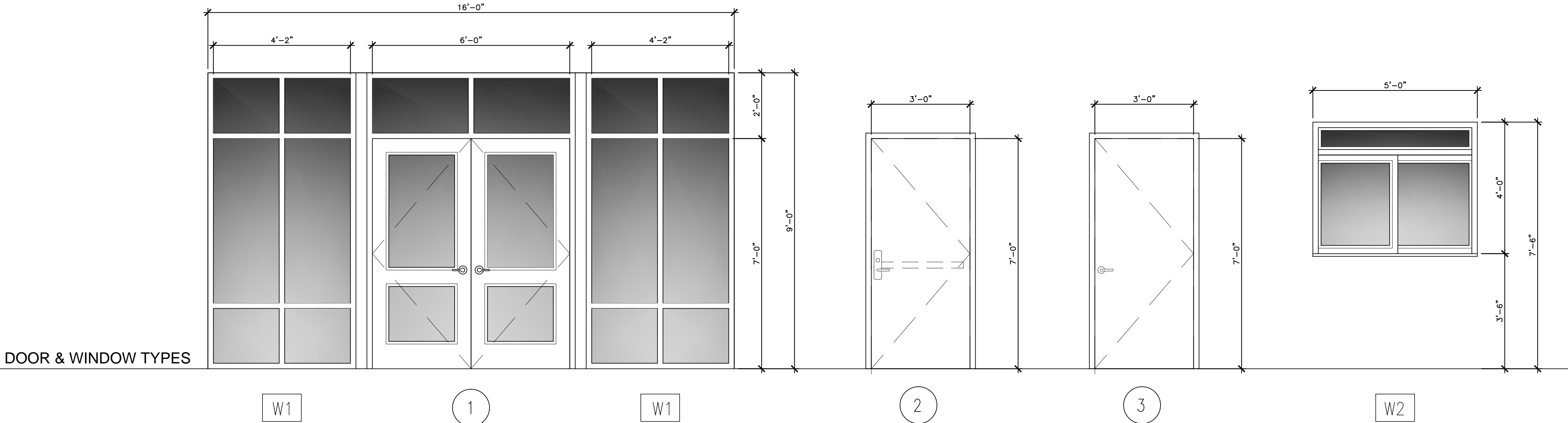
3" = 1'-0"



BLDG. 2 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

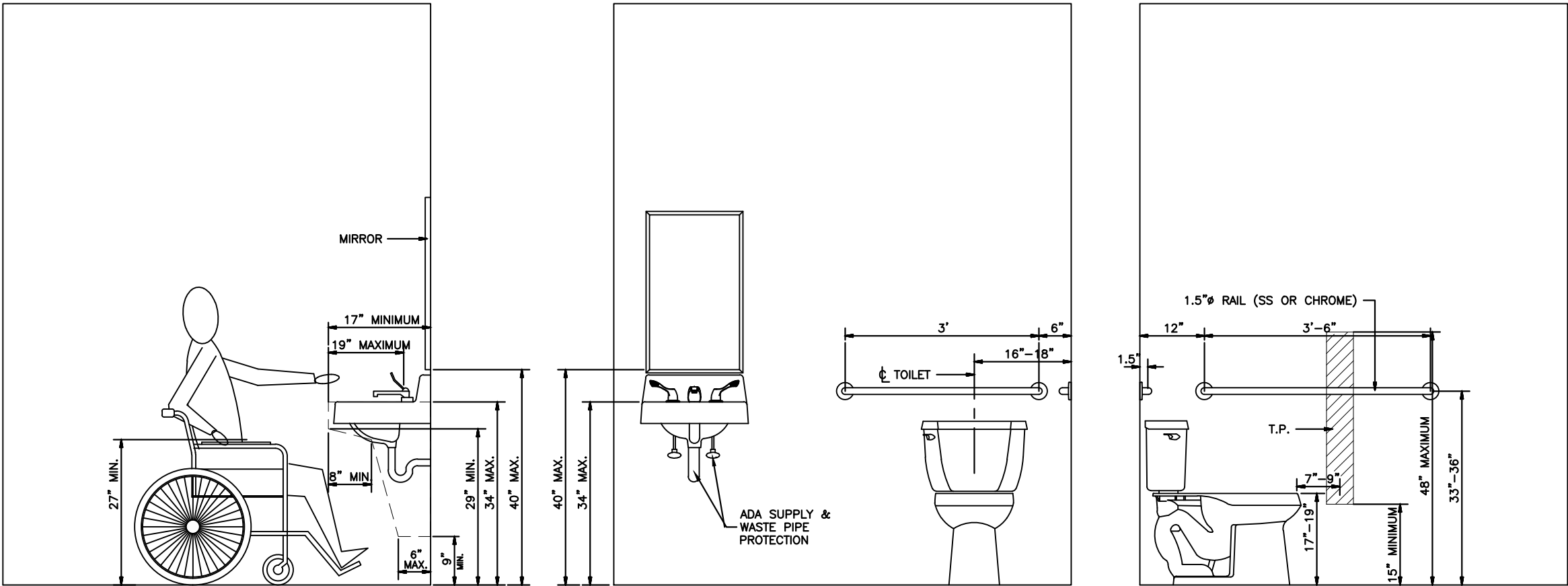
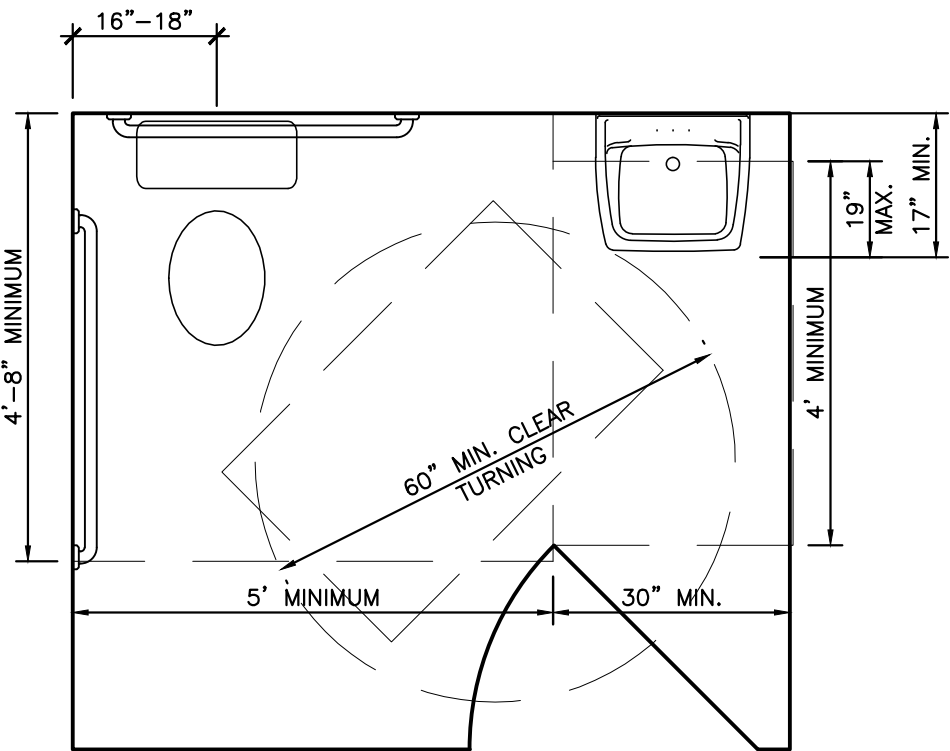
DOOR & HARDWARE LEGEND	
LOCK/LEVER SETS: SCHLAGE "ND" SERIES LEVER: SPARTA (SPA) FINISH: 626 - SATIN CHROME CYLINDER: STANDARD STRIKE: STANDARD (U.N.O.)	
A	PRIVACY FUNCTION - ND40S
B	OFFICE FUNCTION - ND50PD
C	ENTRANCE FUNCTION - ND53PD
D	CLASSROOM FUNCTION - ND70PD
E	PASSAGE - ND10S
F	PER DOOR SYSTEM MANUFACTURER
PANIC / PUSHBAR HARDWARE: VONDUPRN 98 SERIES LEVER: #17 (SIMILAR TO SCHLAGE SPARTA) FINISH: 626 - SATIN CHROME CYLINDER: STANDARD STRIKE: STANDARD (U.N.O.)	
F	98 RIM EXIT DEVICE 98 L LEVER (KEY LOCKS & UNLOCKS) 6300 SERIES SURFACE MOUNT ELECTRIC STRIKE PROVIDE 24V POWERTRANSFORMER AS REQUIRED KEYPAD BY SECURITY / ACCESS CONTRACTOR
G	98 - F RIM EXIT FIRE DEVICE 98 L LEVER (KEY LOCKS & UNLOCKS) 6300 SERIES SURFACE MOUNT ELECTRIC STRIKE PROVIDE 24 POWERTRANSFORMER AS REQUIRED KEYPAD BY SECURITY / ACCESS CONTRACTOR
H	98 - E RIM EXIT FIRE DEVICE 98 L - BE - F LEVER, BLANK ESUTCHEON (ALWAYS OPERABLE)
J	98 RIM EXIT DEVICE 98 L LEVER (KEY LOCKS & UNLOCKS)
HINGES, STANDARD: EQUAL TO IVES 5BB1NRP 4.5x4.5	
HINGES, SELF-CLOSING: EQUAL TO STANLEY FULL MORTISE SPRING HINGE 4.5x4.5	
DOUBLE ACTING DOOR HARDWARE: IVES 7253 CENTER HUNG PIVOT	
DUAL SWING GATE HARDWARE: ELIASON SCP-8	
CLOSER (PULLSIDE): EQUAL TO LCN 4010	
CLOSER (PUSHSIDE): EQUAL TO LCN 4110	
WALL BUMBER: IVES WS401CCV	
ROLLER CATCH: IVES RL32	
HEAD & FOOT BOLT: IVES FB358 (WOOD DOOR) - FB458 (METAL DOOR)	
ELECTRIC STRIKE: EQUAL TO VON DUPRN 6300 SERIES SURFACE MOUNT, 24V DC, FAIL-SECURE PROVIDE 120-24V TRANSFORMER AS REQ'D	
PUSH BUTTON RELEASE: UNDER DESK TOP MOUNTING, SDC 15-2	
KEYPAD ACCESS: PER OWNER'S SECURITY VENDOR COORDINATE RACEWAYS AND BACK BOX REQUIREMENTS	
ADA THRESHOLD: EQUAL TO PEMKO 2005AV LATCHING PANIC EXT THRESHOLD, MILL FINISH ALUMINUM	
DOOR BOTTOM SWEEP: EQUAL TO PEMKO 345ANB BRUSH SEAL / ALUMINUM RETAINER W/ RAIN DRIP	
PERIMETER WEATHERSTRIPPING: EQUAL TO PEMKO 285CPK STANDARD PERIMETER GASKETING	
ASTRAGAL WEATHERSTRIPPING: EQUAL TO PEMKO 29310CPK SPLIT ASTRAGAL WITH CONCEAL FASTENERS	
AUTOMATIC DOOR BOTTOM - ACOUSTIC: EQUAL TO PEMKO STC411_PK PEMKO STC411_PK (WOOD DOORS), PEMKO 420_PKL (METAL DOORS) COORDINATE WITH DOOR MANUFACTURER	
ACOUSTIC DOOR SEAL: EQUAL TO PEMKO S773	
PUSH PLATE: IVES 6200-4"x16"	
PULL PLATE: IVES 8302-4"x16"	
KICK PLATES: IVES 8400-8"x34"	
DOOR SILENCERS: IVES SR64 (METAL FRAME)	
KICK DOWN HOLDER: IVES FS455	
*** ALL DOOR HARDWARE TO BE 626 - SATIN CHROME FINISH	

DOOR SCHEDULE																																						
DOOR No.	DOOR											FRAME			HARDWARE															NOTES								
	WIDTH	HGT	SIZE THK	TRANSOM	SIDELITE	ELEVATION	TYPE	FIRE RATING	MAT'L	FINISH	GLAZING	MAT'L	FINISH	FIRE RATING	LOCKSET	HINGES STANDARD	HINGES SELF-CLOSING	CLOSER (PULLSIDE)	CLOSER (PUSHSIDE)	ELECTRIC STRIKE	KEYPAD W/ PROX. ACCESS	PUSH BUTTON RELEASE	HEAD & FOOT BOLT	ROLLER CATCH	WALL STOP/BUMPER	ADA THRESHOLD	WEATHERSTRIPING, PERIMETER	AUTO. DOOR BOTTOM	ACOUSTIC DOOR SEAL		PUSH PLATE	PULL PLATE	KICK PLATE	KICK DOWN HOLDER	DOOR BOTTOM SWEEP	ASTROGAL WEATHERSTRIPING		
1	PR 3-0	7-0	13 MM	2-0	-	1	D1	-	ALUM	PRE-FIN	INS / IMP	ALUM	PRE-FIN	-	F	X				X							X	X										
2	3-0	7-0	1-3/4"	-	-	2	D3	-	WOOD	PAINT	-	H.M.	PAINT	-	A	X									X													
3	3-0	7-0	1-3/4"	-	-	3	D2	-	STEEL	PAINT	-	H.M.	PAINT	-	B	X			X								X	X					X					
H.M. = HOLLOW METAL, COLD-ROLLED STEEL																																						
C.O. = HOLLOW METAL CASED OPENING																																						
COORDINATE FINAL HARDWARE SELECTIONS WITH OWNER & OWNER'S SECURITY VENDOR TO ENSURE PROPER INSTALLATION OF INFRASTRUCTURE, I.E. CONDUITS, BACKBOXES, ETC.																																						



DOOR TYPES LEGEND	
D1	EXTERIOR DOORS & FRAMES: EQUAL TO KAWNEER 350T SERIES (THERMAL MEDIUM STILE, 3-1/2" VERTICAL & TOP, 6-1/2" BOTTOM RAIL, 1" INFILL (INSULATED, LOW-E) #29 BLACK.
D2	EXTERIOR DOORS & FRAMES: EQUAL TO STEELCRAFT F-SERIES, 16 GA FLUSH STEEL DOOR WITH 16 GA HOLLOW METAL FRAMES
D3	INTERIOR DOORS: EQUAL TO MASONITE, CENDURA SERIES, BIRCH WOOD VENEER, EXTRA HEAVY DUTY PARTICLE BOARD CORE, NON-RATED, FLUSH DOOR WITH 16 GA HOLLOW METAL FRAMES

WINDOW SCHEDULE									
UNIT	UNIT SIZE		HEAD	DESCRIPTION	GLAZING	FRAME MAT'L	EXTERIOR FINISH	INTERIOR FINISH	REMARKS
ID	WIDTH	HGT	HEIGHT						
W1	4-6	9-0	6-8	STOREFRONT	INSULATED	ALUMINUM	FACTORY	FACTORY	SEE NOTE 1
W2	5-0	4-0	7-6	SLIDING	INSULATED	ALUMINUM	FACTORY	FACTORY	SEE NOTE 2
1. STOREFRONT WINDOWS EQUAL TO YKK AP W45 TU, THERMALLY BROKEN, CENTER SET WITH 1" INSULATED									
2. SLIDING WINDOWS EQUAL TO READY ACCESS MODEL NO. 600 SINGLE PANEL SLIDER W/ 12" ATTACHED TRANSOM									



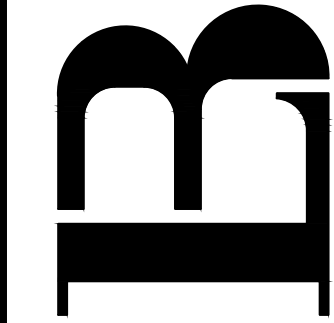
GENERAL NOTES:
1) ALL DIMENSIONS ARE TO FINISHED SURFACES
2) PROVIDE 2x BLOCKING BEHIND ALL ACCESSORIES, FIXTURES AND GRAB BARS

TYPICAL ADA RESTROOM
SCALE: 1/2" = 1'-0"



10/23/2025

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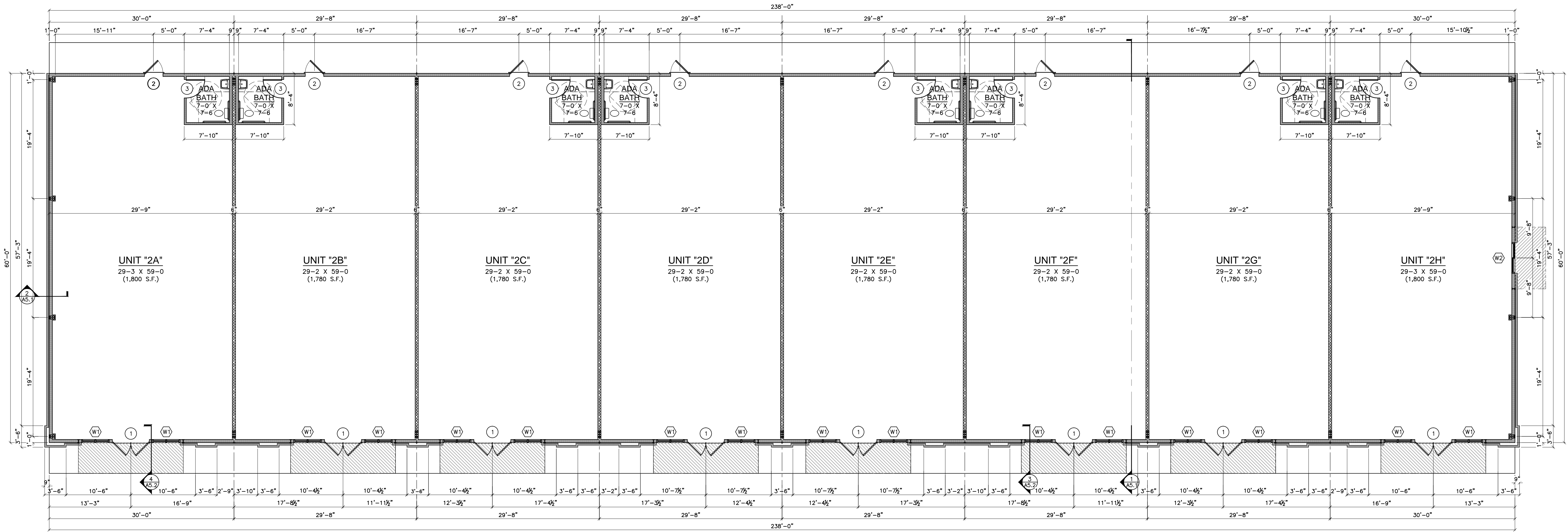


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no.	revisions	date
1	ISSUE FOR BID & PERMIT	10/23/2025
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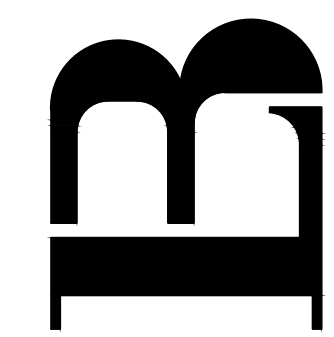


BLDG. 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"



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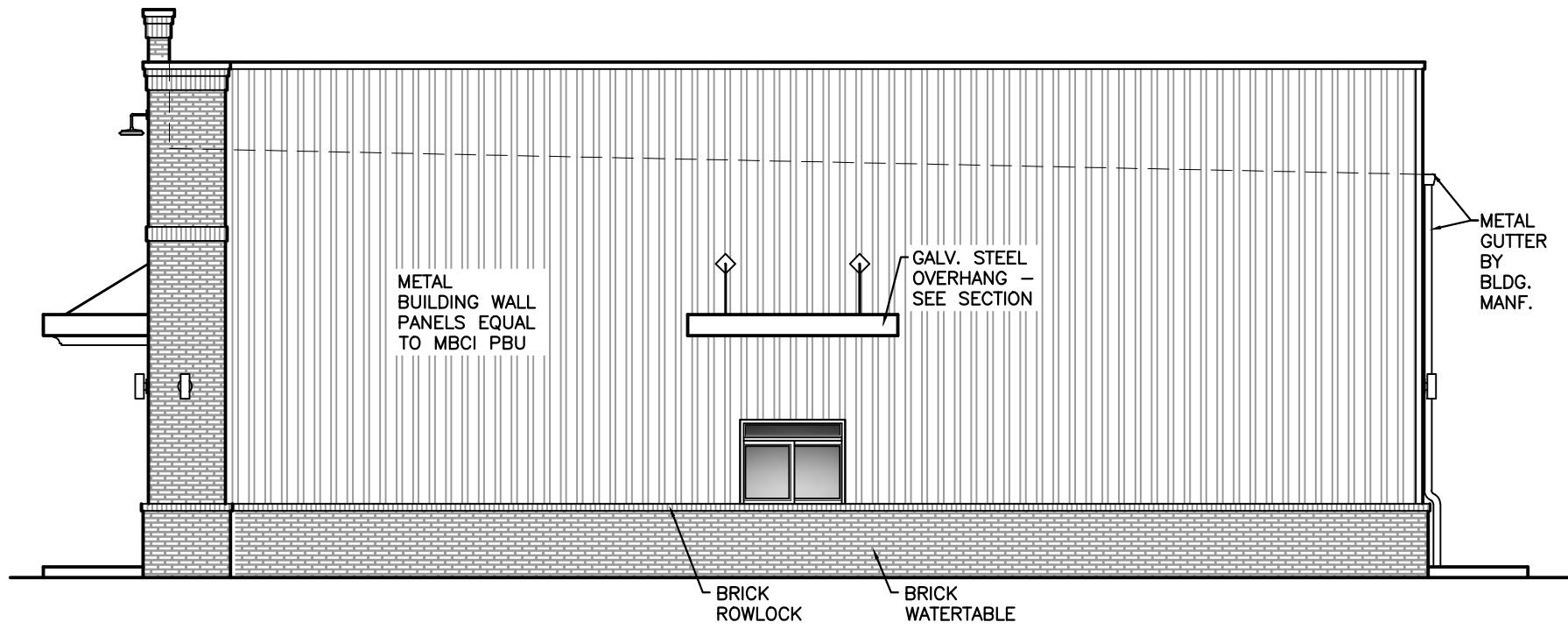
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revisions		no.	date
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job no. 25-02-3799			

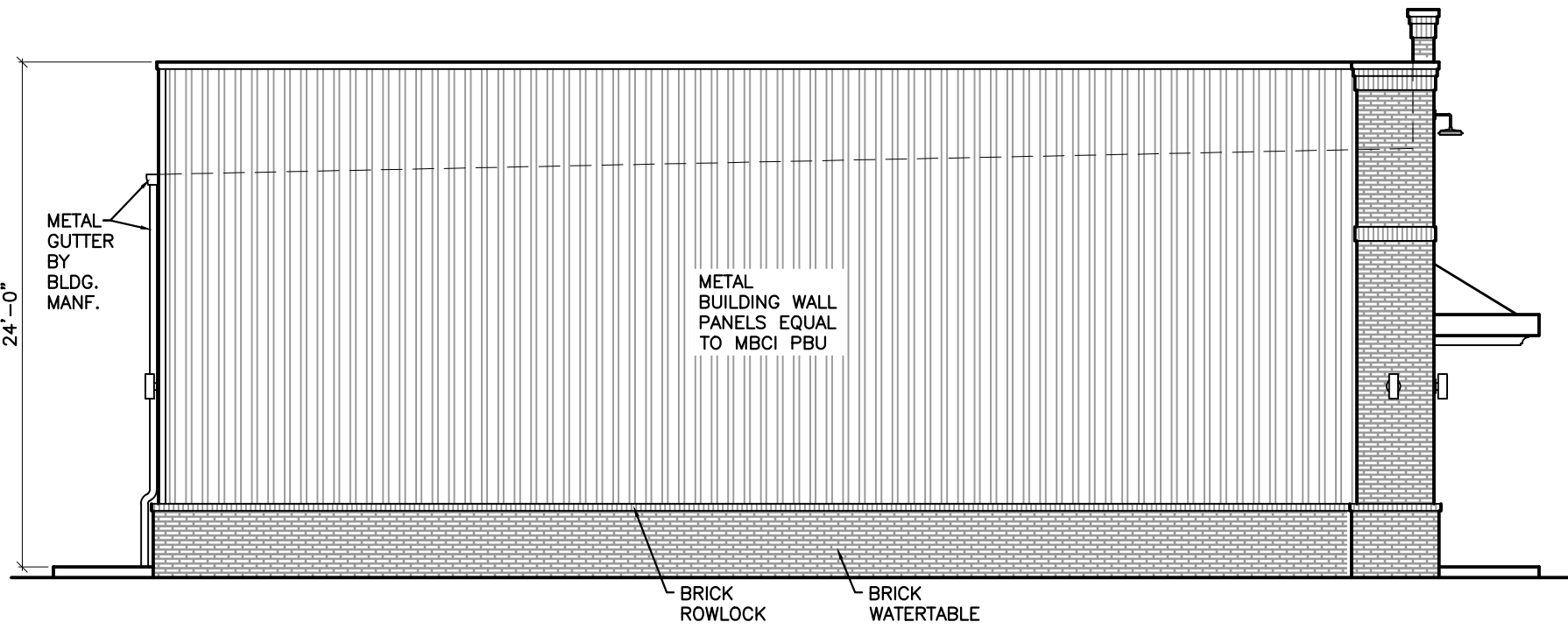
BUILDING #1 PLAN

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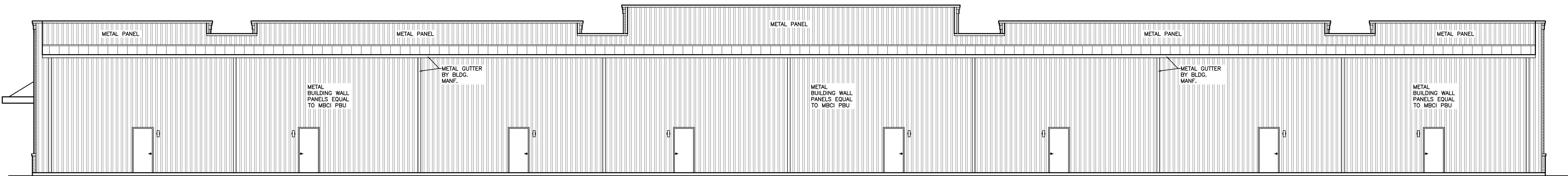
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BLDG. 2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



BLDG. 2 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



BLDG. 2 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

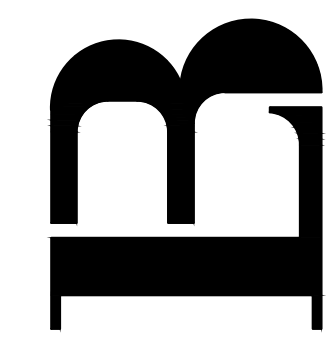


BLDG. 2 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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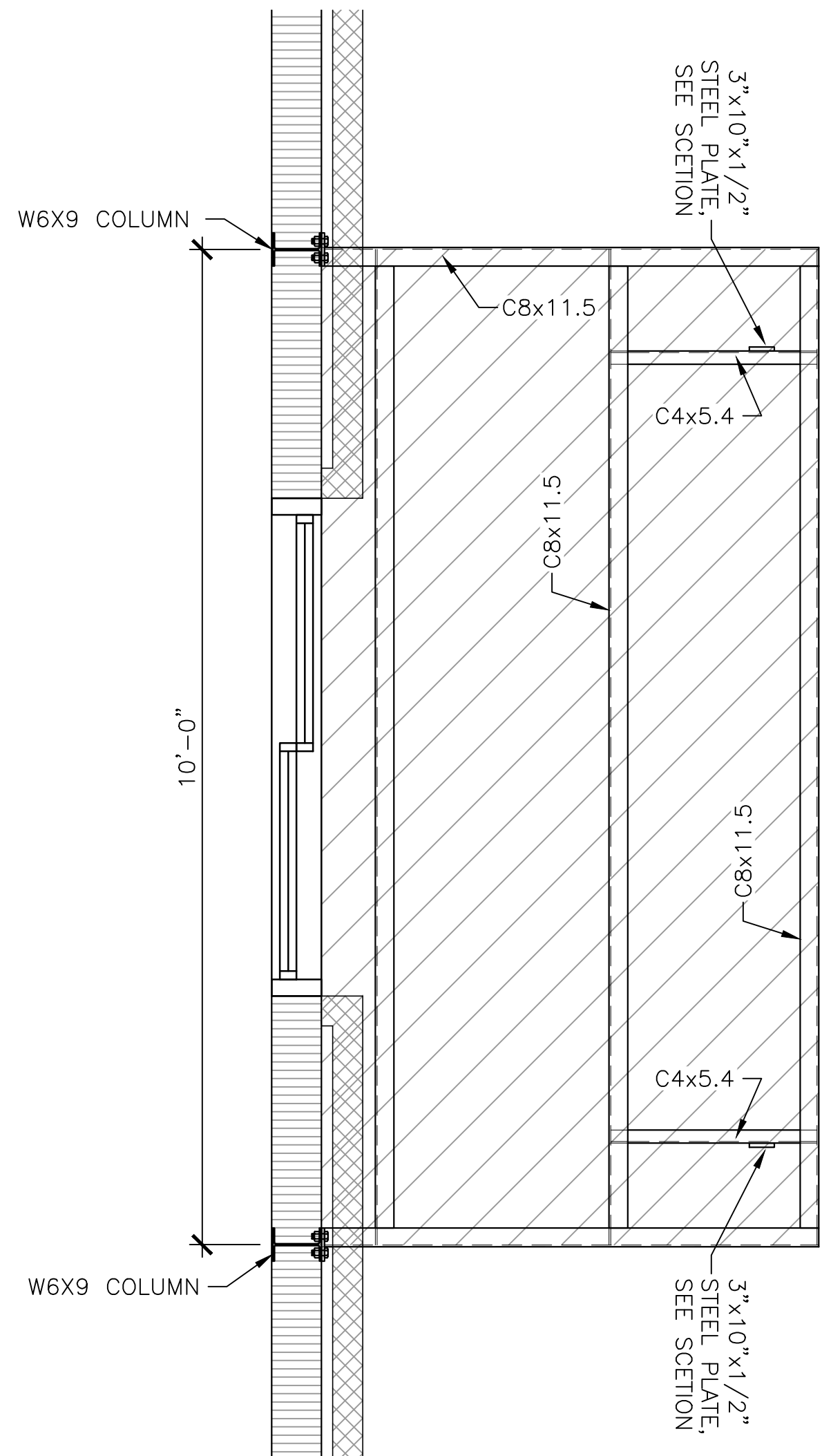
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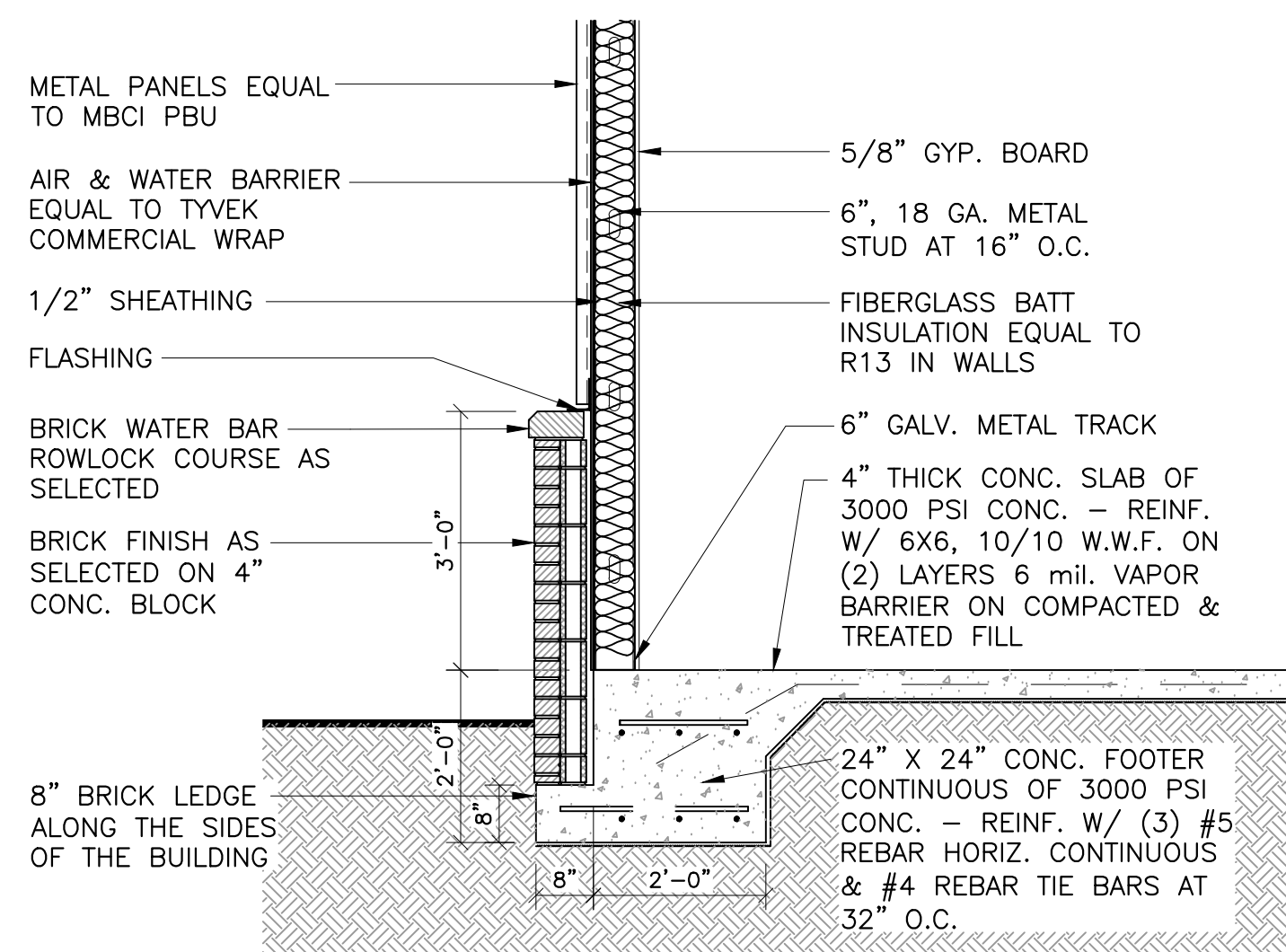
EXTERIOR ELEVATIONS

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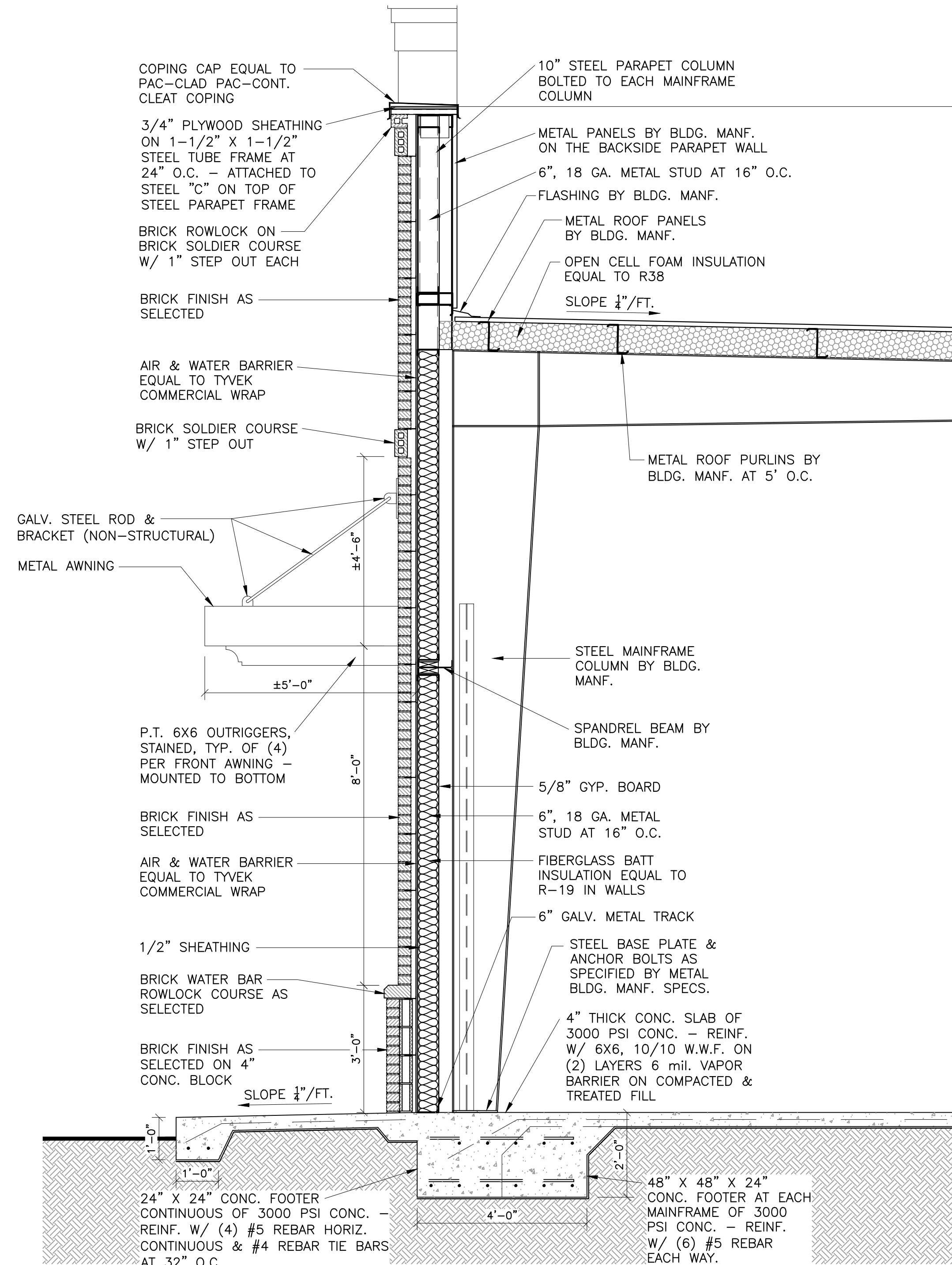
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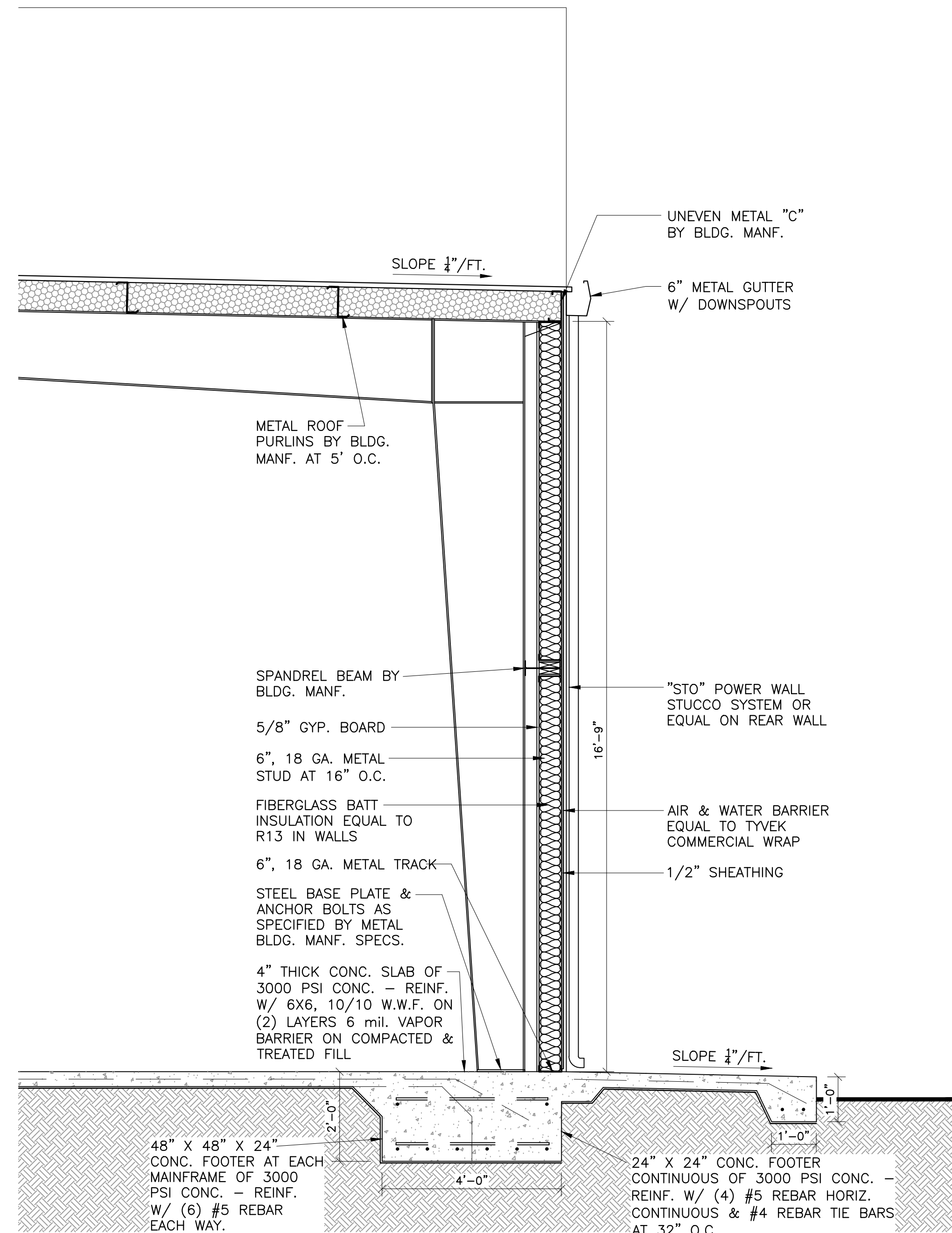
SIDE CANOPY FRAMING PLAN
SCALE: 1/2" = 1'-0"



2 SECTION THRU SIDE WALL
A5.1 SCALE: 1/2" = 1'-0"

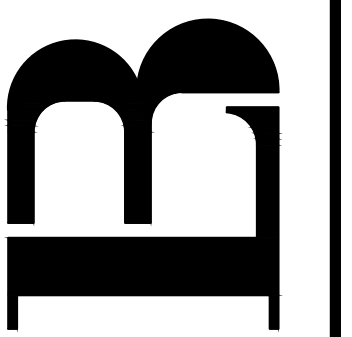


1 BUILDING THRU SECTION
A5.1 SCALE: 1/2" = 1'-0"



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10/23/2025		6
10/23/2025		7
10/23/2025		8
10/23/2025		9
10/23/2025		10

SECTIONS

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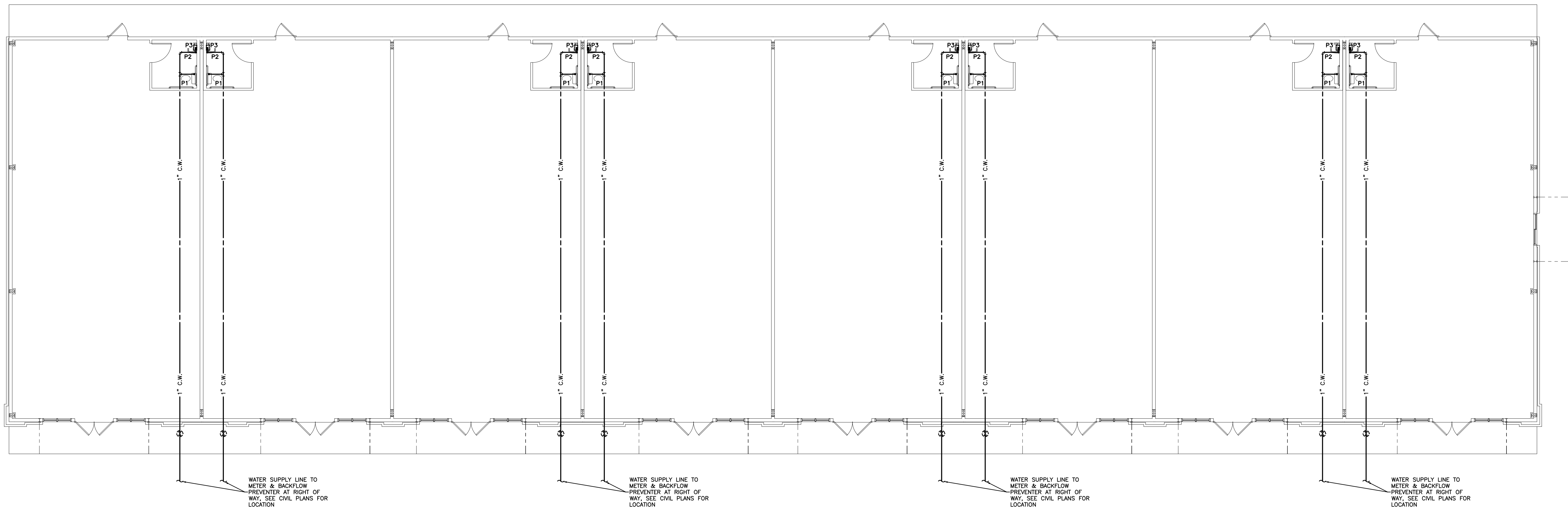
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PLUMBING FIXTURE SCHEDULE					
		C/W	H/W	WASTE	VENT
P1	WATER CLOSET ADA KOHLER K-3590-0 TANK TOLLET KOHLER K-4650-0 OPEN FRONT SEAT * LOCATE LEVER ON WIDE SIDE APPROACH	1/2"	-	3"	3"
P2	LAVATORY KOHLER K-1720-0 WALL HUNG MOEN MODEL 8425 FACET W/ GRD STRAINER ADA MOUNTING HEIGHT	1/2"	1/2"	2"	1-1/2"
P3	INSTANT WATER HEATER EEMAX SP2308 200V, 3 INVL, 14.4A	1/2"	-	-	-
G.C.G	GROUND CLEAN-OUT ZURN - C22 - EXTERIOR GRADE	-	-	3"	-

DOMESTIC COLD WATER SUPPLY _____ C.W. _____
DOMESTIC HOT WATER SUPPLY _____ H.W. _____
DOMESTIC HOT WATER RETURN _____ H.W.R. _____
SANITARY SEWER LINE _____
SANITARY VENT LINE _____

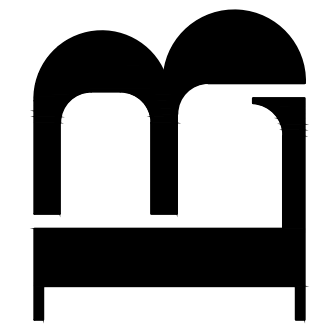


1 BLDG. 2 WATER SUPPLY PLAN
P1.1 SCALE: 1/8" = 1'-0"



0/23/2025

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WATER SUPPLY PLAN	date: 10/23/2025	-	ISSUE FOR BID & PERMIT	10/23/2025
	job no. 25-02-3789	no.	revisions	date

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P1.1

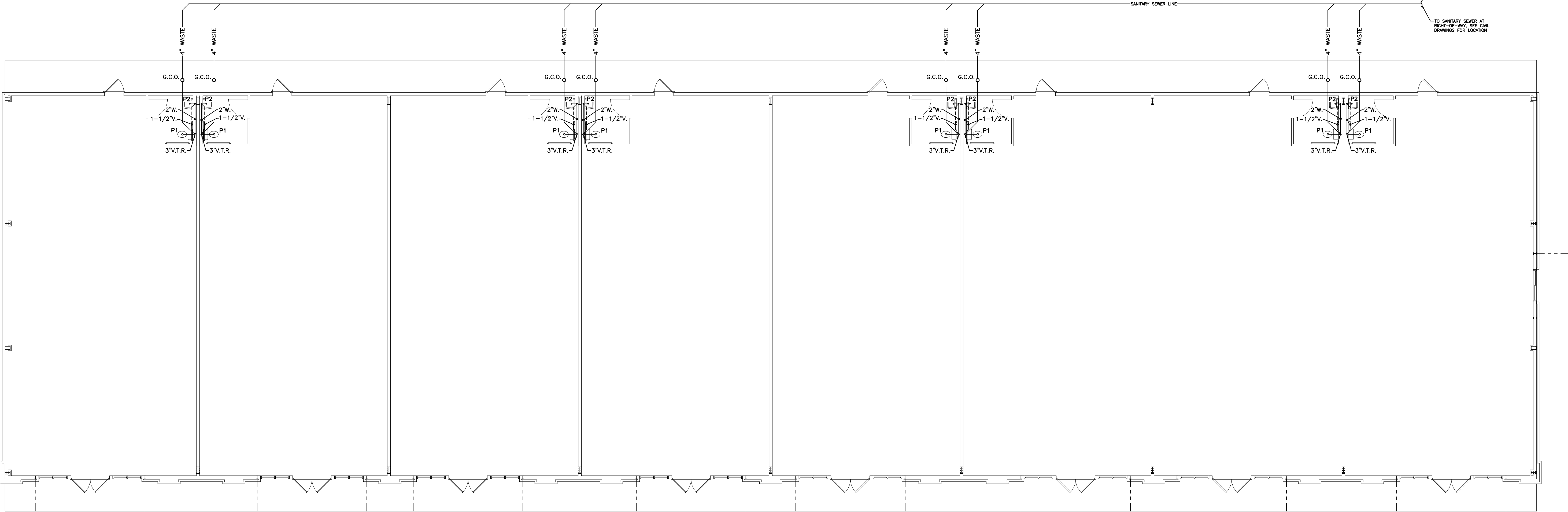
PLUMBING NOTES:

- CODES: INSTALL IN ACCORDANCE WITH LATEST EDITION OF REGULATIONS OF THE GOVERNING LOCAL, STATE, COUNTY, AND OTHER APPLICABLE CODES: INTERNATIONAL PLUMBING CODE 2018 WITH GEORGIA AMENDMENTS, INTERNATIONAL FUEL GAS CODE 2018 WITH GEORGIA AMENDMENTS.
- COORDINATION: PROVIDE REQUIRED COORDINATION WHERE WORK CONNECTS TO OR IS AFFECTED BY WORK OF OTHERS. NO ADDITIONAL COST WILL BE CONSIDERED FOR WORK WHICH MUST BE RELOCATED DUE TO CONFLICTS WITH OTHER TRADES.
- INSPECTION: DO NOT ALLOW ANY WORK TO BE COVERED UP OR ENCLOSED UNTIL INSPECTED, TESTED AND APPROVED BY AUTHORITIES HAVING JURISDICTION OVER THE WORK.
- SUBMITTALS: SUBMIT SHOP DRAWINGS, MANUFACTURER'S LITERATURE, DATA SHEET, ETC. OF ALL THE MATERIALS, EQUIPMENT AND FIXTURES REQUIRED FOR APPROVAL. SUBMIT IN BOUND FORM AND INDEXED.
- SCOPE: PROVIDE ALL PLUMBING WORK SHOWN ON THE DRAWINGS AND REQUIRED FOR COMPLETE SANITARY WASTE AND VENT, COLD WATER AND HOT WATER SYSTEMS. INCLUDE FIXTURES AND TRIM, ACCESSORIES AND INCIDENTALS, COMPLETE, CONNECT TO SITE SERVICES AND TEST FOR PROPER OPERATION.
- PIPE AND FITTING MATERIAL: PER APPLICABLE CODES AND DRAWINGS.
 - WATER PIPING: SCHEDULE 40 CPVC, SOLVENT WELDED. WATER SUPPLY PIPING TO RUN OVERHEAD.
 - VENT PIPING: SCHEDULE 40 PVC WHERE CONCEALED. SCHEDULE 40 GALVANIZED WHERE EXPOSED.
 - BUILDING DRAIN SERVICE: WEIGHT CAST IRON WITH HUB AND SPOUT JOINTS.
 - EXPOSED FITTINGS AT FIXTURES: CHROME PLATED BRASS.
 - WATER CONNECTIONS TO FIXTURES SHALL BE FURNISHED WITH STOP VALVES AND FLEX SUPPLIES.
 - HOSE BIBS: WALL HYDRANT AS SCHEDULED, 3/4" HOSE THREADS WITH VACUUM BREAKER.
 - VALVES: ALL VALVES SHALL BE BY ONE MANUFACTURER THROUGHOUT. 1" AND LARGER SHALL BE WEDGE GATE OR APPROVED BALL VALVES. SMALLER THAN 1" VALVES SHALL BE GLOBE VALVES WITH APPROVED COMPOSITION SEATS. CHECK VALVES SHALL BE HORIZONTAL. SWING CHECK TYPE. VALVES SHALL BE EQUAL TO POWELL, CONIG, IZZO, OR SPAC.
 - PVC FITTINGS SHALL BE SCHEDULE 40 PVC, SOLVENT WELDED.
 - INSTALL CHROME-PLATED EXTERIOR PLATE WHERE PIPES PASS THRU FINISHED WALLS.
 - FLASHING: FLASH ALL PIPES PASSING THROUGH THE ROOF WITH EVERGLARD SELF-ADHERED FREEDOM TPO PRE-FORMED PIPE BOOT PER ROOF MEMBRANE MANUFACTURER'S SPECIFICATIONS.
- INSULATION: PRE-FORMED FIBERGLASS SECTIONS WITH FIRE RETARDANT JACKET OR FIRE RETARDANT CLOSED CELL FLEXIBLE FOAM MATERIAL SHALL COMPLY WITH 25/50 FIRE/SMOKE CRITERIA OF ASTM E824.
- SLEEVES: DO ALL SLEEVING, CUTTING AND PATCHING CONSTRUCTION FOR PIPING. ANY DAMAGE CAUSED BY CUTTING SHALL BE REPAIRED EQUAL TO ORIGINAL CONDITIONS. SLEEVE UNITED WALLS AND FLOORS WITH STEEL PIPE AND FIRE STOPPING.
- INSTALLATION OF PIPING:
 - CUT PIPING ACCURATELY TO MEASUREMENTS ESTABLISHED BY CONTRACTOR AT OR IN THE BUILDING WORK INTO PLACE WITHOUT SPRINGING OR FORCING. MAKE PROVISIONS FOR EXPANSION AND CONTRACTION OF ALL PIPING. INSTALL ALL PIPING WITH PIPE LINES FREE FROM TRAPS AND AIR POCKETS AND TRUE TO LINE OF GRADE.
 - PIPING IN SPACES ABOVE CEILING SHALL BE INSTALLED WITHIN THE BUILDING INSULATION ENVELOPE.
 - PIPE STOP ALL PENETRATIONS OF FIRE WALLS, BLOCK AND CONCRETE SLABS. SELECT MULTI PRESTOP WALL SYSTEM NO. PER APPLICATION.
 - PROVIDE SOIL & WATER LAW GUARDS PER SCHEDULE AT ALL EXPOSED LAVATORIES. EQUAL TO TRUEBERG, INC. LAW GUARD MODEL #103-WHITE.
- GUARANTEE: GUARANTEE MATERIAL AND WORKMANSHIP FOR ONE YEAR AFTER FINAL ACCEPTANCE. REPAIR AND REPLACE ANY DEFECTS WITHOUT CHARGE TO OWNER.
- TEST AND INSPECTIONS: DISCONNECT EQUIPMENT THAT CAN BE DAMAGED BY PRESSURE USED IN TESTING. CLEAN AND PURGE ALL EQUIPMENT AND PIPING BEFORE EACH TEST AND TEST IN ACCORDANCE WITH REQUIREMENTS UNDER SUPERVISION OF AUTHORITIES HAVING JURISDICTION. SHOULD A PIECE OF MATERIAL FAIL ANY OF THE TESTS, IMMEDIATELY REMOVE AND REPLACE WITH NEW. RE-TEST THE NEW SYSTEM MATERIAL UNTIL RESULTS ARE SATISFACTORY.

PLUMBING LEGEND:

- DOMESTIC COLD WATER SUPPLY ——— C.W. ———
- DOMESTIC HOT WATER SUPPLY ——— H.W. ———
- DOMESTIC HOT WATER RETURN ——— H.W.R. ———
- SANITARY SEWER LINE ——— S.S. ———
- SANITARY VENT LINE ——— S.V. ———

PLUMBING FIXTURE SCHEDULE				
		C.W.	H.W.	WASTE
P1	WATER CLOSET, ADA KOHLER K-3580S TANK TOILET KOHLER K-4650 OPEN FRONT SEAT LOCATE LEVER ON WIDE SIDE APPROACH	1/2"	-	3"
P2	LAVATORY KOHLER K-1728-0 WALL HUNG MOEN MODEL 8425 FAUCET W/ GRID STRAINER ADA MOUNTING HEIGHT	1/2"	1/2"	2"
P3	INSTANT WATER HEATER EEMAX SP720S DRY, 3.0 GPM, 14.4A	1/2"	-	-
G.C.O.	GROUND CLEANOUT ZURN - E20 - EXTERIOR GRADE	-	-	3"

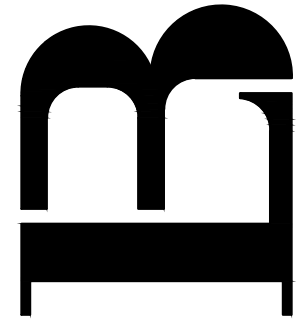


1 BLDG. 2 SANITARY SEWER PLAN
P2.1 SCALE: 1/8" = 1'-0"



10/23/2025

LARRY L. BRYSON
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A NEW 8 UNIT BUILDING #2
FOR
OBRECHT-RIEHL PROPERTIES
140 FRONTAGE ROAD
BRUNSWICK, GEORGIA

no.	revisions	date
-	ISSUE FOR BID & PERMIT	10/23/2025

sheet
P2.1

HEATING, VENTILATION AND AIR CONDITIONING NOTES:

- REFER TO ALL OTHER DRAWINGS AND SPECIFICATIONS, AND BASE BUILDING DRAWINGS AND SPECIFICATIONS AND BE RESPONSIBLE FOR ALL APPLICABLE PROVISIONS THEREIN.
- FURNISH AND INSTALL ALL NECESSARY LABOR AND MATERIALS FOR A COMPLETE SYSTEM, ANY APPLIANCES OR MATERIALS CONSIDERED PART OF THE SYSTEM AND NECESSARY FOR ITS PROPER OPERATION, ALTHOUGH NOT SPECIFICALLY MENTIONED HEREIN, SHALL BE FURNISHED AND INSTALLED AS IF CALLED FOR IN DETAIL.
- WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, AND NFPA STANDARD 96A, INTERNATIONAL MECHANICAL CODE 2018 WITH GEORGIA AMENDMENTS.
- ATTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES.

SUBMITTALS

- SUBMIT THREE (3) COPIES OF SHOP DRAWINGS, MANUFACTURER'S LITERATURE, DATA SHEETS, ETC. OF ALL MATERIALS, EQUIPMENT AND FITTINGS REQUIRED FOR APPROVAL. SUBMIT IN BOUND FORM AND SHEETS.
- DRAWINGS ARE GENERALLY DIMENSIONAL, AND DO NOT NECESSARILY SHOW EVERY FITTING AND DETAIL. INSTALL DUCTS, EQUIPMENT AND CONTROLS IN A NEAT WORKMANLIKE MANNER, AND IN ACCORDANCE WITH GOOD PRACTICE FOR COMPLETE WORKMANLIKE INSTALLATION. AVOID CONFLICT WITH OTHER WORK. MAKE ADEQUATE PROVISIONS FOR PREVENTING NOISE AND VIBRATION. ARRANGE EQUIPMENT INTO THE AVAILABLE SPACE IN A MANNER TO MAKE ALL WORKING PARTS ACCESSIBLE FOR MAINTENANCE AND SERVICE.
- MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED AGAINST DEFECTS FOR ONE YEAR. PROVIDE 5-YEAR (MINIMUM) WARRANTY ON ALL NEW A/C COMPRESSORS.
- PROTECT ALL MATERIALS AND EQUIPMENT FROM DAMAGE.
- EQUIPMENT AND MATERIALS SHALL BE NEW, UNLESS OTHERWISE SPECIFIED.
- APPROVED EQUIPMENT MANUFACTURERS:
 - CARRIER CORP., DIVISION OF CONDITIONING DIVISION, UNITED TECHNOLOGIES CORPORATION (800-827-7420 x3486)
 - LENEX INTERNATIONAL, INC. (800-953-6660)
 - TRANE, A BUSINESS OF AMERICAN STANDARD COMPANIES (847-884-3246)
 - YORK, A JOHNSON CONTROLS COMPANY (717-771-7980)
 - RUDOLPH/REEM
 - MITSUBISHI ELECTRIC (888-333-4822)
 - DANCO
- INSTALL CHIMNEYS FIRE RESISTANT DUCT CONNECTIONS AT ALL ROTATING EQUIPMENT.
- AIR HANDLERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND IN A SECONDARY DRAIN PAN. PAN SHALL BE CONSTRUCTED OF AT LEAST 22 GA. GALVANIZED STEEL. PAN SHALL HAVE A MINIMUM DEPTH OF 1-1/2" AND SHALL NOT BE LESS THAN 3" LARGER THAN AIR HANDLER. SECONDARY PAN SHALL HAVE A FLOAT SWITCH TO DISABLE THE AIR HANDLER.
- CONSTRUCT AIR DUCTS OF GALVANIZED STEEL IN ACCORDANCE WITH SMACNA DUCT MANUALS LATEST EDITION.
- EXACT LOCATION OF ALL SUPPLY DIFFUSERS, RETURN AIR GRILLES AND EXHAUST REGISTERS TO BE COORDINATED WITH LIGHTING LAYOUT AND REFLECTED CEILING PLAN.
- ELECTRICAL - DISCONNECTS AND/OR BREAKERS, POWER WIRING THRU MOTOR CONTROL DEVICES TO ALL MOTORS OR TO JUNCTION BOXES OF FACTORY WIND EQUIPMENT ARE PROVIDED UNDER THE ELECTRICAL DIVISION OF WORK. MECHANICAL WORK SHALL INCLUDE CONTROL AND INTERLOCK WIRING REQUIRED FOR PROPER OPERATION OF THE SYSTEM AND SHALL INCLUDE FURNISHING OF WATERTIGHT SWITCHES OR CONTRACTORS WHERE REQUIRED.
- COORDINATE VOLTAGE AND PHASE OF EACH PIECE OF EQUIPMENT WITH ELECTRICAL CONTRACTOR BEFORE ORDERING.
- PROVIDE UL LISTED HEAVY GLASS FIBER FABRIC DUCT CONNECTOR AT FAN CONNECTORS, FABRIC CONNECTORS SHALL BE AT LEAST 4" LONG AND HAVE METAL COLLAR AT EACH END, ALLOW AT LEAST 1" SLACK TO ELIMINATE VIBRATION TRANSMISSION.
- DUCTWORK MATERIALS SHALL BE GALVANIZED SHEET METAL, FABRICATED AND SUPPORTED IN ACCORDANCE WITH SMACNA LOW PRESSURE DUCT CONSTRUCTION STANDARDS AND ASIANE STANDARDS, EXCEPT AS INDICATED. DUCT SHALL BE SUPPORTED AT LEAST EVERY 5 FEET WITH A PAIR OF 1" X 22 GA. GALVANIZED STRIP HANGERS.

- FIRE DAMPERS SHALL BE STEEL BLADES AND FRAME, BLADES OUT OF AIR STREAM, 16ST LINK, INSTALLED UL 555, SIZE PER CONNECTING DUCT. PROVIDE ACCESS DOORS IN DUCT AND ADJACENT CEILING.
- GRILLES, REGISTERS AND DIFFUSERS - SEE SCHEDULE ON PLAN.
- FLEXIBLE DUCTWORK SHALL BE GENETEX TYPE G3, OR APPROVED EQUAL.
- FLEXIBLE DUCT RUNOUTS TO CEILING DIFFUSERS SHALL BE INSTALLED FREE OF KINKS AND SAGS. ALL BRANCH DUCTWORK SHALL BE SIZED TO MATCH THE INLET OF THE DIFFUSERS SERVED.
- PORTIONS OF DUCTWORK VISIBLE THROUGH SUPPLY AND RETURN AIR OPENINGS SHALL BE PAINTED FLAT BLACK.
- COMPLETION AND TEST SHALL INCLUDE CLEANING AND LUBRICATION OF ALL EQUIPMENT, AND ADJUSTMENTS FOR PROPER OPERATION. ADJUST DAMPERS, REGISTERS AND DIFFUSERS FOR PROPER AIR DISTRIBUTION. CHECK SYSTEM UNDER ACTUAL OPERATING CONDITIONS AND MAKE ADJUSTMENTS FOR A UNIFORM TEMPERATURE THROUGHOUT THE CONDITIONED SPACE. ALL TESTING, ADJUSTING & BALANCING SHALL BE PERFORMED BY LICENSED TAB CONTRACTOR. AIR VOLUMES SHALL BE ADJUSTED TO DESIGN AIR VOLUMES WITHIN TEN PERCENT (10%) OF DESIGN. ADJUST FAN SPEEDS AND MOTOR DRIVES FOR REQUIRED AIR VOLUMES.
- LOCATIONS SHOWN FOR EQUIPMENT ARE APPROXIMATE LOCATIONS. CONTRACTOR SHALL COORDINATE WITH THE FIELD CONDITIONS FOR THE EXACT LOCATION AND MOODY BOX SYSTEM ACCORDINGLY.
- CONTRACTOR SHALL FILL VERY AVAILABLE SPACE FOR DUCTWORK BEFORE FABRICATION. CONTRACTOR SHALL MOOPY DUCTWORK TO FILL AVAILABLE FIELD CONDITIONS.
- SEAL DUCTWORK & INSULATION WITH GLASS FABRIC AND MASTIC.
- WEATHER PROTECTION OF EQUIPMENT AND BUILDING SHALL BE HANG CONTRACTOR'S RESPONSIBILITY.
- EXHAUST FANS, SEE PLAN AND DETAIL DRAWINGS.
- DUCTWORK INSULATION, SUPPLY AND RETURN DUCTS: UL LISTED, FLAME SPREAD/FUEL CONTRIBUTED/SMOKE DEVELOPED RATING: 25/20/50 PER ASTM E84, FLEXIBLE FIRECLASSES, COMPRESSION: 0.05, R-VALUE OF 0.20 AT 72, 1/2" O.D. INCH FOL SCRM VAPOR BARRIER, 2" THICKNESS.
- CONDENSED PIPING: ROUTE PIPING FROM AIR HANDLERS VIA INDIRECT DISCHARGE INTO DRAIN COVER. CONDENSED DRAIN PIPING WITH 1/2" THICK CLOSED CELL TUBULAR FOAM INSULATION. CONDENSED DRAIN SHALL CONSIST OF 1" SOLVENT WELDED SCHEDULE 40 PVC, PROVIDE 4" WATER SEAL P-TWAP AT AIR HANDLING UNITS.
- REFRIGERANT PIPING SHALL BE REFRIGERANT GRADE COPPER, SEE SPECIFICATIONS.
- HOT GAS REFRIGERANT PIPING AND CONDENSATE PIPING SHALL BE INSULATED WITH 1" FLEXFORM PIPE INSULATION OR APPROVED EQUAL. EXPOSED PIPING AT ROOF SHALL BE PROTECTED BY APPROVED ALUMINUM JACKETING OR CLADDING DESIGNED FOR EXPOSURE.
- COORDINATE ALL WORK UNDER OTHER DIVISIONS WITH WORK UNDER OTHER DIVISIONS. PROVIDE ADJUSTMENTS AS NECESSARY. EQUIPMENT, APPARATUS, DUCTWORK, ETC. INSTALLED WITHOUT REGARD FOR THE SPACE REQUIREMENTS OF OTHER TRADES WILL BE REWORKED AT THE EXPENSE OF THE INSTALLING SUBCONTRACTOR IF IT CREATES AN UNNECESSARY INTERFERENCE TO THE INSTALLATION OF OTHER TRADES' WORK. ALL ITEMS MOUNTED AT OR BELOW THE CEILING AND ANY ITEM PENETRATING THE CEILING SHALL BE COORDINATED WITH THE ARCHITECTURAL REFLECTIVE CEILING PLANS.
- PROTECTION OF WORK DURING CONSTRUCTION PROVIDE PROTECTIVE COVERS, SKIDS, PLUGS OR CAPS TO PROTECT EQUIPMENT AND MATERIALS FROM DAMAGE AND DEGRADATION DURING CONSTRUCTION. PROTECT EXPOSED COILS WITH PLUMBOOD OR OTHER SUITABLE RIGID COVERS TO AVOID DAMAGE TO FINS. PROVIDE COVERS TO ELIMINATE DUST COLLECTION WITHIN DUCTWORK AND/OR EQUIPMENT. CONTRACTOR SHALL TAKE PRECAUTIONS AGAINST DAMAGING OR DISRUPTING BUILDING SYSTEMS, WORK OR CONTROL TUBING FOR ADJACENT TRADES. ANY DAMAGE SHALL BE REPAIRED USING THE SAME MATERIALS AT THE CONTRACTOR'S COST.
- OUTSIDE AIR SUPPLY DUCTS SHALL BE PROVIDED WITH A MOTOR OPERATED DAMPER LOCATED AT THE AIR HANDLING UNIT AS SHOWN ON PLAN. DAMPER SHALL BE OPEN ONLY WHEN UNIT IS IN COOLING OR HEATING MODE. DAMPER SHALL BE CLOSED WHEN UNIT IS NOT CALLING FOR COOLING OR HEATING AND FAN IN IN THE OFF POSITION.

HVAC LEGEND	
	SUPPLY DIFFUSER
	FILTERED RETURN
	EXHAUST GRILLE
	OUTSIDE AIR INLET
	RELIEF AIR OUTLET
	VOLUME DAMPER
	GRAVITY DAMPER
	MOTOR OPERATED DAMPER
	FIRE DAMPER
	THERMOSTAT
	REMOTE TEMPERATURE SENSOR
	SCIBE UNIT G

DIFFUSER, GRILLE, AND REGISTER SCHEDULE

CALLOUT	FACE SIZE (IN)	DESCRIPTION	MODEL	NOTES
E1	12x12	EXHAUST FAN	BROAN - ZBDM (80 CFM)	
R1	24x24	FILTER RETURN GRILLE	PRICE - BOFF-SM-QUARTER TURN RELEASE	
R2	12x12	FILTER RETURN GRILLE	PRICE - BOFF-SM-QUARTER TURN RELEASE	
S1	24x24	SQUARE CONE DIFFUSER	PRICE - SCMD-TYE31-TBAR	
S2	12x12	SQUARE CONE DIFFUSER	PRICE - SCMD-TYE31-TBAR	
S3	12x6	SPIRAL DUCT GRILLE	PRICE - SDG	W/ VCS3 STEEL OPPOSED BLADE DAMPER

- ALL DIFFUSERS/GRILLES INSTALLED IN LAYIN TILE CEILINGS SHALL HAVE LAYIN STYLE BORDERS WITH FULL 24x24 MODULES.
- ALL RETURN GRILLES ARE EXHHAUST FAN TO RECEIVE 1" FILTER UNLESS NOTED OTHERWISE ON PLANS.
- PROVIDE SQUARE TO ROUND NECK TRANSITION WHERE APPLICABLE.
- COORDINATE BORDER TYPES WITH ARCHITECTURAL FLOOR PLAN AND REFLECTED CEILING PLAN.
- COORDINATE THROW PATTERN WITH FLOOR PLANS.
- RETURN GRILLES SHALL HAVE QUARTER-TURN STYLE RELEASES.

HVAC EQUIPMENT SCHEDULE

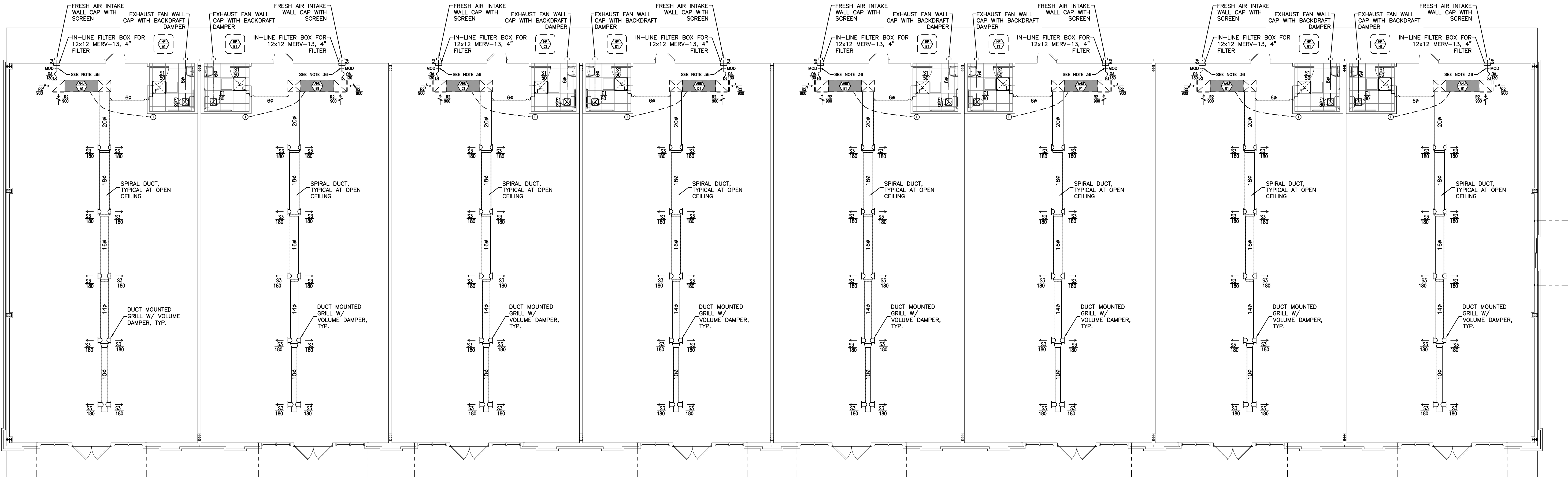
SYS. #	UNIT SIZE	AIR HANDLING UNIT										ELEC. HTR. KW	MANUF. - MODEL NO.	HEATPUMP / CONDENSING UNIT										NOTES
		MARK	CFM UNIT MAX.	CFM SUPPLIED (MIN)	O.A.	POWER				MARK	SEER			POWER				MANUF. - MODEL NO.						
						VOLTS	PH.	MCA	MOCP					RLA/FLA	VOLTS	PH.	MCA		MOCP	RLA/FLA				
1	5	AHU-A1	2,000	1,850	130	230	1	56.9	60	47.0	10	CARRIER - FJ5ANXV08L10	HP-A1	14.3	230	1	31.1	50	25.2	CARRIER - 27SCA560A003	SEE BELOW			
2	5	AHU-B1	2,000	1,850	130	230	1	56.9	60	47.0	10	CARRIER - FJ5ANXV08L10	HP-B1	14.3	230	1	31.1	50	25.2	CARRIER - 27SCA560A003	SEE BELOW			
3	5	AHU-C1	2,000	1,850	130	230	1	56.9	60	47.0	10	CARRIER - FJ5ANXV08L10	HP-C1	14.3	230	1	31.1	50	25.2	CARRIER - 27SCA560A003	SEE BELOW			
4	5	AHU-D1	2,000	1,850	130	230	1	56.9	60	47.0	10	CARRIER - FJ5ANXV08L10	HP-D1	14.3	230	1	31.1	50	25.2	CARRIER - 27SCA560A003	SEE BELOW			
5	5	AHU-E1	2,000	1,850	130	230	1	56.9	60	47.0	10	CARRIER - FJ5ANXV08L10	HP-E1	14.3	230	1	31.1	50	25.2	CARRIER - 27SCA560A003	SEE BELOW			
6	5	AHU-F1	2,000	1,850	130	230	1	56.9	60	47.0	10	CARRIER - FJ5ANXV08L10	HP-F1	14.3	230	1	31.1	50	25.2	CARRIER - 27SCA560A003	SEE BELOW			
7	5	AHU-G1	2,000	1,850	130	230	1	56.9	60	47.0	10	CARRIER - FJ5ANXV08L10	HP-G1	14.3	230	1	31.1	50	25.2	CARRIER - 27SCA560A003	SEE BELOW			
8	5	AHU-H1	2,000	1,850	130	230	1	56.9	60	47.0	10	CARRIER - FJ5ANXV08L10	HP-H1	14.3	230	1	31.1	50	25.2	CARRIER - 27SCA560A003	SEE BELOW			
PAN COLL UNIT NOTES																								
✓	(1)	SUPPLEMENTAL HEAT AS SCHEDULED ABOVE																						
✓	(2)	PROGRAMMABLE THERMOSTAT SYSTEM CONTROL - CARRIER 33C32P3RH-03																						
✓	(3)	AUXILIARY DRAIN PAN WITH FLOAT SWITCH																						
✓	(4)	THERMAL EXPANSION VALVE																						
✓	(5)	PROVIDE GPS-C24AC COMPACT SELF-CLEANING IONIZATION SYSTEM IN EACH AIRHANDLER																						
CONDENSING UNIT NOTES																								
✓	(1)	CORROSION RESISTANT COIL (COASTAL SERIES)																						
✓	(2)	R-453 REEPH HANDED																						
✓	(3)	EXTENDED REFRIGERANT LINE KIT (AS REQ'D)																						
✓	(4)	COIL GUARDS																						
✓	(5)	LOW AMBIENT COOLING TO 30 DEG. F																						
✓	(6)	R-454B REFRIGERANT																						

PAN COOLANT NOTES:

- SUPPLEMENTAL HEAT AS SCHEDULED ABOVE
- PROGRAMMABLE THERMOSTAT WITH HUMIDITY CONTROL - CARRIER 33CS2PPRH-03
- AUXILIARY DRAIN PAN WITH FLOAT SWITCH
- THERMAL EXPANSION VALVE
- PROVIDE GPS-F024-A-C COMPACT SELF-CLEANING IONIZATION SYSTEM IN EACH AIRHANDLER

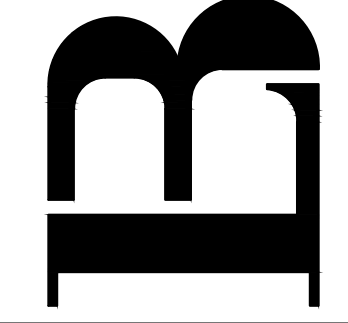
CONDENSING UNIT NOTES:

- CORROSION RESISTANT COIL (COASTAL SERIES)
- 14.3 SEER MINIMUM
- EXTENDED REFRIGERANT LINE KIT (AS REQ'D)
- COIL GUARDS
- LOW AMBIENT COOLING TO 30 DEG. F
- R-454B REFRIGERANT



10/23/2025

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A NEW 8 UNIT BUILDING #2 FOR
OBRECHT-RIEHL PROPERTIES
140 FRONTAGE ROAD
BRUNSWICK, GEORGIA

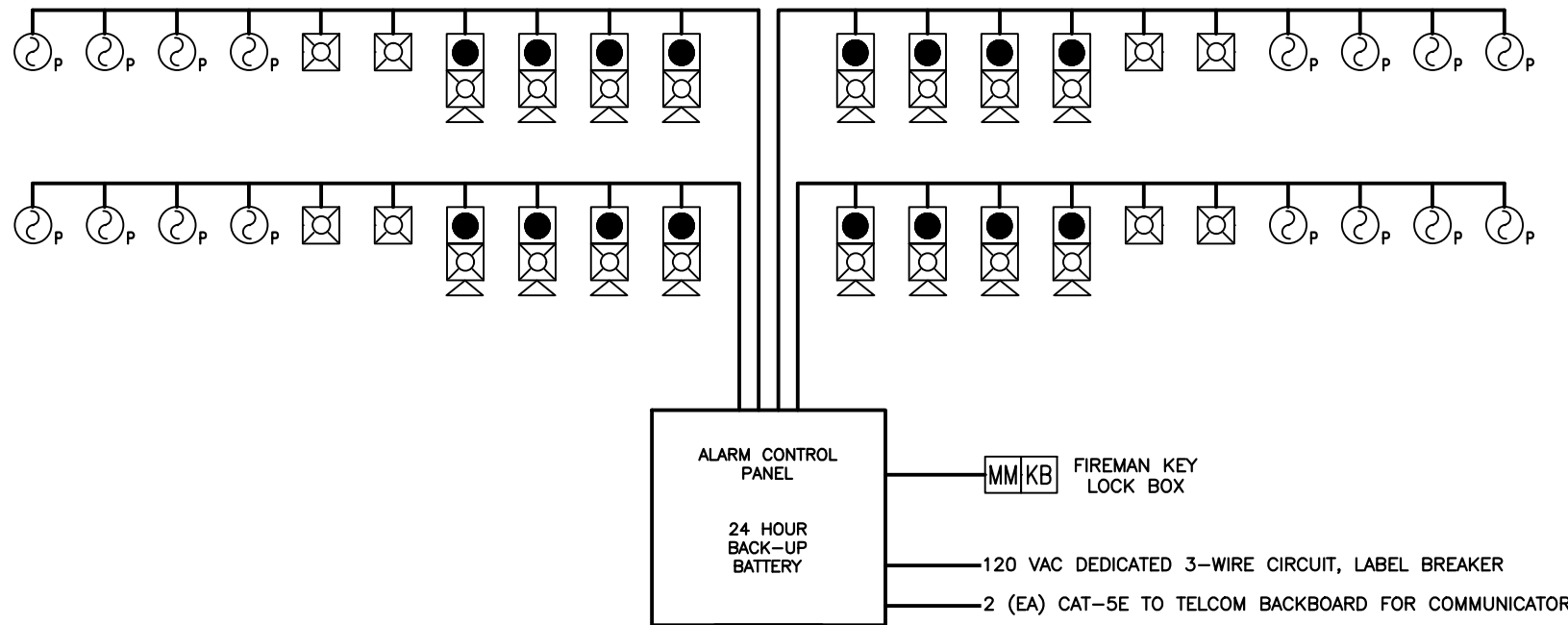
MECHANICAL PLAN	date
	10/23/2025
	ISSUE FOR BID & PERMIT
	revisions
	no.
	job no. 25-02-3799
	date: 10/23/2025

FIRE ALARM SYSTEM INSTALLATION NOTES:

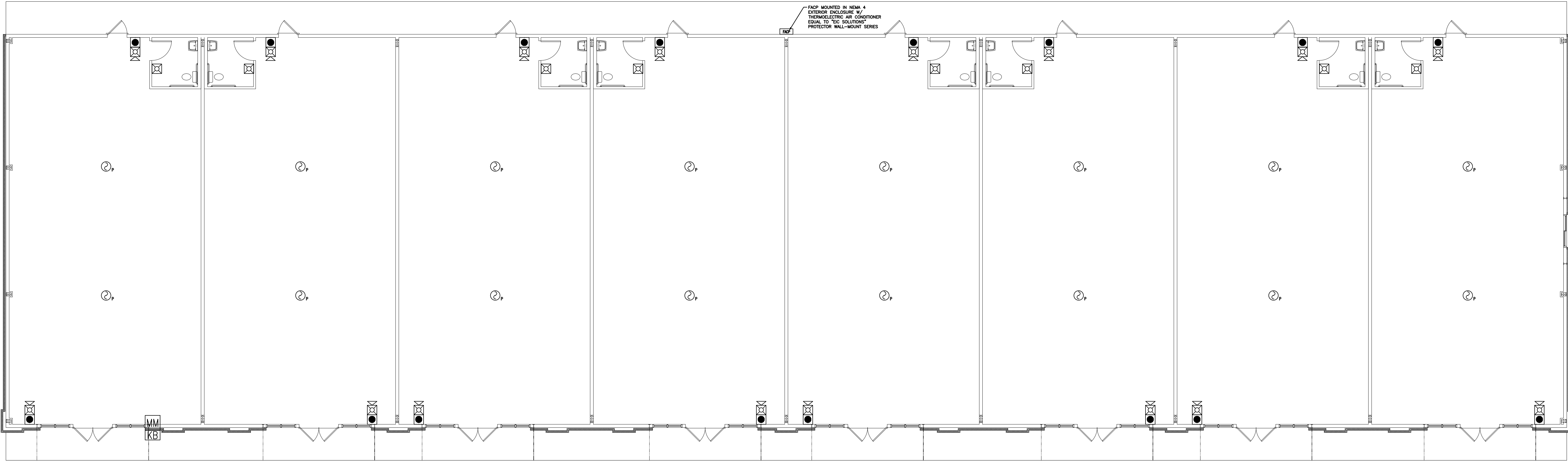
1. SLC SIGNAL CABLE: 16/2 SH/TW MINIMUM, 40 OHM MAXIMUM.(MAY BE STYLE "4")
2. INTELLIGENT INITIATING CIRCUIT: STYLE 4, MAXIMUM 100 OHMS LOOP RESISTANCE.
3. ALL SIGNAL LOOP CIRCUIT WIRING SHALL BE TWISTED, SHIELDED TYPE, MINIMUM 18/2.
4. INSULATE SLC SIGNAL CABLE SHIELD COND. FROM METAL R/WAY SYS. MAINTAIN SHIELD CONTINUITY.
5. INDICATING CIRCUIT LOOP: # 16 AWG TWISTED PAIR MINIMUM, 40 OHMS MAXIMUM, LOOP MAY BE STYLE "Z".
6. SOUNDING DEVICES AND VISUAL DEVICES SHOULD NOT BE CONNECTED TO SAME INDICATING CIRCUIT.
7. 24 VDC AUX. POWER LOOP: 14/2 TWISTED PAIR MINIMUM, 40 OHMS MAX. TO LAST DEVICE.
8. 24 VDC AUX. REGULATED POWER LOOP SHOULD BE SUPERVISED WITH A A77-716-02 POWER SUPERVISION RELAY.
9. LIMIT EIA-232/RS485 EQUIPMENT CONNECTIONS TO 50 FEET MAXIMUM.
10. EIA-485 SIGNAL CONDUCTOR TO BE AN OVERALL FOIL/BRAIDED SHIELD TWISTED PAIR.
11. EIA-485 24 VDC FILTER/REG. POWER CONNECTION TO BE MIN. 18/2 TWISTED PAIR. 10 OHMS MAX.
12. PROVIDE DED. 3-WIRE, 20 A 120 VAC CIRCUIT TO F.A.C.P. & INDICATING DEVICE POWER SUPPLY LOCATIONS.
13. ALL FIRE ALARM SYSTEM SIGNAL AND POWER WIRING TO BE INSTALLED IN METALLIC RACEWAY SYSTEM.
14. MAINTAIN AS BUILT DRAWING THROUGH INSTALLATION. AT PROJECT COMPLETION FORWARD TO OWNER.
15. FACTORY AUTHORIZED REPRESENTATIVE TO PROVIDE ALL PANEL TERMINATIONS AND SYSTEM CERTIFICATIONS.

FIRE ALARM LEGEND & NOTES

- SMOKE DETECTOR (PHOTO-ELEC)
- HEAT DETECTOR
- MANUAL PULL STATION
- DUCT DETECTOR
- MONITOR MODULE
- RELAY MODULE
- CONTROL MODULE
- SOUNDER-STROBE
- STROBE ONLY
- SPRINKLER WATER FLOW
- SPRINKLER VALVE TAMPER
- FIRE ALARM CONTROL PLAN
- FIRE ALARM POWER SUPPLY
- FIRE ALARM ANNUNCIATOR PANEL
- 120 VAC SURGE SUPPRESSOR



1. THIS PLAN IS SCHEMATIC IN DESIGN AND CONCEPT. FINAL DESIGN AND INSTALLATION SHALL BE BY A LICENSED ALARM CONTRACTOR TO MEET ALL REQUIREMENTS OF STATE AND LOCAL AUTHORITIES. SYSTEM SHALL MEET OR EXCEED THE REQUIREMENTS OF THE 2016 LIFE SAFETY CODE, NFPA 101 SECTION 9.6. FIRE DETECTION, ALARM AND COMMUNICATION SYSTEMS; AND 36.3.4 DETECTION, ALARM AND COMMUNICATION SYSTEMS FOR MERCANTILE OCCUPANCIES. COORDINATE WITH GENERAL CONTRACTOR AND FIRE ALARM SUB-CONTRACTOR.
2. FIRE ALARM CONTRACTOR TO PROVIDE SHOP DRAWINGS TO THE FIRE MARSHALL'S OFFICE FOR REVIEW AND APPROVAL.

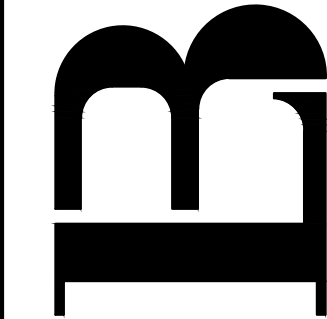


BLDG. 2 FIRE ALARM PLAN
SCALE: 1/8" = 1'-0"



10/23/2025

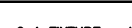





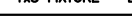














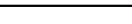











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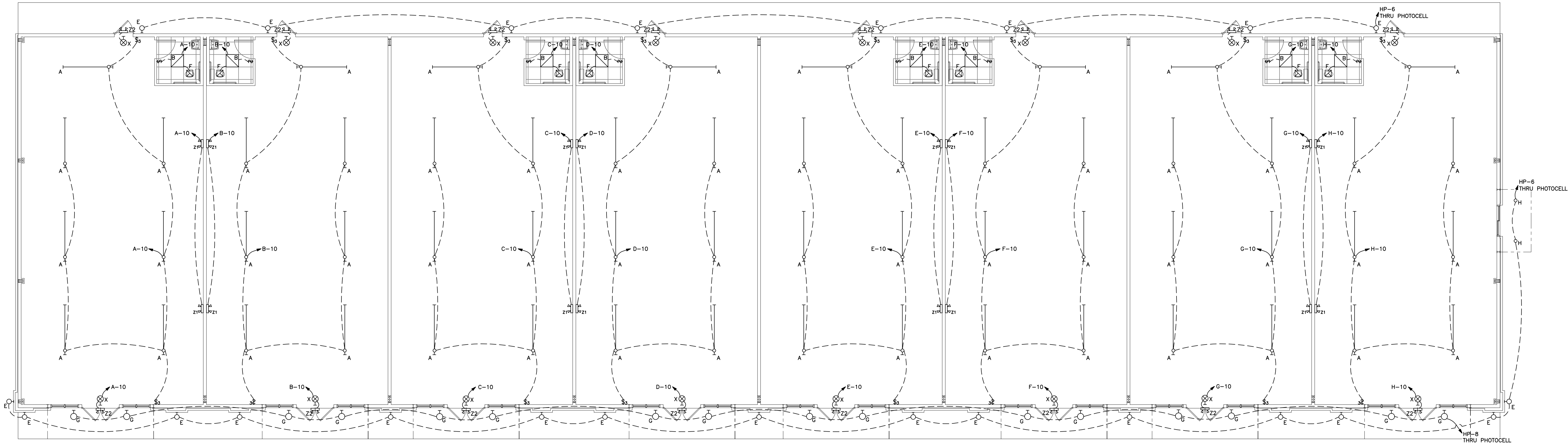
**A NEW 8 UNIT BUILDING #2
FOR
OBRECHT-RIEHL PROPERTIES
140 FRONTAGE ROAD
BRUNSWICK, GEORGIA**

FIRE ALARM PLAN	date: 10/23/2025	job no. 25-02-3799	no.	revisions	date
				ISSUE FOR BID & PERMIT	10/23/2025

sheet
FA1.1

ELECTRICAL SYMBOL LEGEND					
	2x4 FIXTURE - LED		EXIT SIGN (SHADED AREA INDICATES TEXT FACE)		GROUND-FAULT CIRCUIT-INTERRUPTER
	1x8 FIXTURE - LED		EMERGENCY LIGHT FIXTURE		WEATHER PROOF DUPLEX RECEPTACLE
	2x2 FIXTURE - LED		SINGLE POLE LIGHT SWITCH		ABOVE COUNTER DUPLEX RECEPTACLE (A.A.C.)
	CEILING SURFACE MOUNT FIXTURE		THREE-WAY LIGHT SWITCH		DUPLEX RECEPTACLE (A.A.F.)
	CEILING SURFACE MOUNT GARAGE FIXTURE		FOUR-WAY LIGHT SWITCH		QUAD RECEPTACLE (A.A.F.)
	RECESSED DOWNLIGHT FIXTURE		PIR/ULTRASONIC OCCUPANCY WALL SWITCH W/ DIMMING		QUAD RECEPTACLE (A.A.F.)
	WALLER COUNTER FIXTURE		PIR OCCUPANCY WALL SWITCH		SPECIAL RECEPTACLE (A.A. RANGE, DRYER, ETC)
	UNDER-COUNTER LIGHT		PIR/ULTRASONIC OCCUPANCY CEILING SENSOR		FLOOR DUPLEX RECEPTACLE
	COMBO VENT/LIGHT BATH EXHAUST FAN		T.V. COAX OUTLET (RG-6)		FLOOR QUAD RECEPTACLE
			TELEPHONE OUTLET		JUNCTION BOX
			DATA/NETWORK OUTLET		FUSED DISCONNECT
			DUPLEX RECEPTACLE (A.A.F.)		ELECTRICAL PANEL

CALLOUT	DESCRIPTION	MODEL	VOLTS	INPUT WATTS	MOUNTING	NOTE 1
A	8 FT LED STRIP	LITHONIA - CSS-126-ALUM-MOUL-T-SING-802R	120V 1P 2W	117	CABLE HUNG	
B	LED 2x2 TROFFER	LITHONIA - STM-232-400LM-ROCK COIL MOUNT	120V 1P 2W	33	LAV-IN	
C	LED 2x4 TROFFER	LITHONIA - STM-234-400LM-ROCK COIL MOUNT	120V 1P 2W	33	LAV-IN	
D	INDOOR LED CIG LIGHT	LITHONIA - FMALES 7 SING	120V 1P 2W	12	CEILING	
E	OUTDOOR WALL SCONCE	LANTERNA - 8003 W2 RW LED 4080 FT B2 UNV RSM	120V 1P 2W	20	WALL	
F	EXHAUST FAN - MOTION SENSING	BROWN - ZBROW	120V 1P 2W	40	CEILING	
G	LED GOOSENECK WALL LIGHT	ASD - ASD-ONL1-25W40B-PC	120V 1P 2W	25	WALL	
H	6" LED DOWNLIGHT	JUNO - TCC2L3-64-20LM-40K-MOVT110	120V 1P 2W	25	RECESSED	
X	LED EXIT LIGHT	LITHONIA - LUMIN S W 3 R	120V 1P 2W	0.71	WALL/CEILING	W/ BATTERY BACKUP
Z1	LED EMERGENCY LIGHT	LITHONIA - EL02L	120V 1P 2W	0.52	WALL	
Z2	LED WET LOCATION REMOTE EMERGENCY LIGHT	LITHONIA - ELAWN LP220L DWARD T	120V 1P 2W	0.52	WALL	

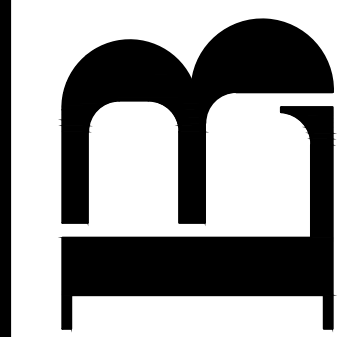


1 BLDG. 2 LIGHTING PLAN
E1.1 SCALE: 1/8" = 1'-0"



10/23/2025

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no.	revisions	date
1	ISSUE FOR BID & PERMIT	10/23/2025
2		
3		
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LIGHTING PLAN

sheet

E1.1

1. CONTRACTOR SHALL FURNISH:
LABOR, SUPPLIES AND MATERIALS
SHOP DRAWINGS AND EQUIPMENT CUTSHEETS
PERMITS AND FEES
CERTIFICATE OF FINAL INSPECTION AND APPROVAL
ONE YEAR GUARANTEE
AS-BUILT RECORD DRAWINGS
OPERATING AND MAINTENANCE DATA

2. **CONTRACTOR SHALL PERFORM:**
 INSTALLATION OF ALL ELECTRICAL EQUIPMENT
 COORDINATION WITH OTHER TRADES
 MATERIAL PROTECTION DURING CONSTRUCTION
 TEST OF ENTIRE SYSTEM IN PRESENCE OF OWNER OR HIS REPRESENTATIVE
 EXCAVATION, BACK FILLING, CUTTING, PATCHING AND CLEANING
 COORDINATION FOR ELECTRICAL POWER SERVICE AND METERING
 COORDINATION FOR TELEPHONE SERVICE

3. GOVERNING CODES:
STATE, COUNTY AND CITY ELECTRICAL CODES
NATIONAL ELECTRICAL CODE, 2017 EDITION

4. MATERIAL STANDARDS:
ALL MATERIALS SHALL BE NEW AND UL OR ETL LISTED.

5. SUBMITTALS:
SUBMIT SHOP DRAWINGS, MANUFACTURER'S LITERATURE, DATA SHEETS, ETC. OF ALL THE MATERIALS, EQUIPMENT AND FIXTURES REQUIRED FOR APPROVAL. SUBMIT IN BOUND FORM AND INDEXED.

6. CUTTING AND PATCHING:
ALL WORK SHALL BE PERFORMED TO ARCHITECTURAL STANDARDS. SPECIAL CARE SHALL BE TAKEN DURING CUTTING OPERATIONS INVOLVING OPEN FLAME OR EXTREME HEAT.

7. CONDUITS – METALLIC AND FITTINGS:
- A. ELECTRICAL TIGHT FIBRING (EMT): STEEL, TUBING, SMOOTH INSIDE AND OUT, GALVANIZED OR SHERED, WITH CONNECTORS AND COUPLINGS SHALL BE BUTTWELD WITH HEXAGONAL HEADS OR TAP-ON, MULTIPLE POINT, STAINLESS STEEL LOCKING RING WHERE REQUIRED FOR WEAT LOCATIONS. ALL FITTINGS TO HAVE INSULATED THROAT. STEEL SHALL BE TYPE: FITTINGS FOR DRY INTERIOR LOCATIONS, ALL CONDUITS 4" IN DIAMETER AND SMALLER.
 - B. LIQUID-TIGHT FLEXIBLE CONDUIT: FLEXIBLE SINGLE STRIP GALVANIZED STEEL HOSE WITH A CROWN TIGHT, OR POLYMER OR POLYETHYLENE, INSULATED, WITH A CROWN TIGHT, COMPRESSION RING FITTINGS TO CONNECTIONS TO ROTATING OR VIBRATING EQUIPMENT (MOTOR, TRANSFORMERS, ETC.)
 - C. FLEXIBLE METALLIC CONDUIT: FLEXIBLE SINGLE STRIP GALVANIZED CONDUIT WITH INSULATED THROAT, INSULATED RING FITTINGS, USES: FLEXIBLE CONNECTIONS TO ACCESSIBLE RECESSED LIGHTING FIXTURES ONLY.
 - D. TYPE NM, TYPE NMC, AND TYPE NMS CABLES SHALL BE PERMITTED TO BE USED IN CONSTRUCTION (WOOD FRAME). CABLES SHALL BE CONCEALED WITHIN WALLS & CEILINGS.

8. BOXES MATERIAL:
STAMPED TYPE: OCTAGONAL, SQUARE, 1-GANG, CONCRETE & MASONRY TYPE BOX FROM CODE GAUGE STEEL, GALVANIZED FINISH. MINIMUM DEPTH OF 1-1/2". USES: FLUSH MOUNTED CEILING OR WALL LIGHTING FIXTURES. FLUSH MOUNTED WIRING OR SYSTEM DEVICES. FLUSH MOUNTED DEVICES WITH MORE THAN TWO CONDUITS TO A SINGLE DEVICE OR FIXTURE.

9. PANEL BOARDS:
UL LABEL 67, UL LABEL 50; NEMA PB1 STANDARDS
ALUMINUM BUSSING, DOUBLE ROW CONSTRUCTION
FULL AMPCITY NEUTRAL BUS AND 50% CAPACITY G
SEQUENTIAL PHASE AND NUMBERED TOP TO BOTTOM
FULL COVER WITH HINGED DOOR.
MOLDED CASE THERMAL MAGNETIC BOLT-IN TYPE CI
RATING, VOLTAGES, WITHSTAND AND BREAKERS, AS S
SERVICE ENTRANCE AS NOTED
MANUFACTURERS: GENERAL ELECTRIC, SQUARE D OR

10. CONDUCTORS:
TYPES:
NO.12 THRU 10 - THHN/THWN SOLID COPPER CONDUCTOR
NO.8 AND LARGER - THHN/THWN STRANDED COPPER CONDUCTOR

COLOR CODE	208Y/120V	480Y/277V
PHASE A	BLACK	BROWN
PHASE B	RED	YELLOW
PHASE C	BLUE	ORANGE
NEUTRAL	WHITE	GRAY
GROUND	GREEN	GREEN

- 11. DISCONNECT SWITCHES:**
- A. FUSIBLE TYPES: HEAVY DUTY TYPE, NEMA 1 FOR DRY LOCATIONS, NEMA 39 FOR DAMP/NEUTRAL LOCATIONS, QUARK-WAKE, QUICK-BREAK OPERATION WITH COVER INTERLOCK, NEUTRAL AND GROUND BAR INDICATED, FUSE CLIPS TO MATCH FUSE STYLE, HP/AMPERE AND VOLTAGE RATING TO MATCH CIRCUIT CHARACTERISTICS.
 - B. NON-FUSIBLE TYPES: CIRCUITS RATED 20 AMPERES AND LESS UTIZE ALCT AS MANUAL MOTOR STARTING TYPE SWITCHES WITH NEMA 1 OR NEMA 3R ENCLOSURE, SINGLE THROW DOUBLE BREAK CONTACT, MOTOR RATED TWO AND THREE POLE, 20 AMPERE 600 VOLT RATED (SQUARE D CLASS 2510 TYPE KG).
 - C. CIRCUITS RATED 20 AMPERES AND LESS, HEAVY DUTY, NEMA 1 OR NEMA 3R, QUARK-WAKE, QUICK-BREAK OPERATION WITH COVER INTERLOCK, NEUTRAL AND GROUND BAR AS INDICATED, HP/AMPERE AND VOLTAGE RATING TO MATCH CIRCUIT CHARACTERISTICS.

12. COORDINATION:
VISIT EXISTING SITE TO REVIEW CONDITIONS. CONTRACTOR SHALL PATCH ALL FIRE PROOFING
DAMAGED DURING CONSTRUCTION. COORDINATE WITH ELECTRIC POWER & TELEPHONE UTILITY
COMPANIES FOR SERVICE.

13. MOTORS, STARTERS AND CONTROL WIRING:
- A. ALL MECHANICAL MOTORS, STARTERS AND CONTROL WIRING ARE FURNISHED AND INSTALLED BY HVAC CONTRACTOR. SEE HVAC SPECIFICATIONS.
 - B. ALL POWER TO STARTERS FROM STARTER TO MOTOR SHALL BE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
 - C. PROVIDE FOR MOUNTING AND WIRING OF OTHER EQUIPMENT, CONTROLS, APPLIANCES, ETC.
14. FUSES:
- A. LESS THAN 600 AMPS: BUSSMAN LIMITRON CLASS J REJECTION TYPE.
 - B. MOTOR CIRCUITS: BUSSMAN LOW-PEAK CLASS RK1 DUAL ELEMENT TYPE.

15. GROUND CONNECTIONS:
- A. RECEPTACLES AND SWITCHES: NO.12 GREEN WIRE FROM DEVICE LUG TO PANEL GROUND BUS.
 - B. ISOLATED GROUND RECEPTACLES: NO.12 GREEN WIRE TO DEVICE TO PANEL GROUND BUS.

- 16. NAMEPLATES:**
COLOR: WHITE CORE WITH BLACK BAKELITE FOR 120/208 VOLT ITEMS.

- 1/4" HIGH LETTERS: PANELS, TRANSFORMERS, DISCONNECT SWITCHES, TIME CLOCKS, CONTACTORS, AH'S, CU'S, ETC..

17. IDENTIFICATION:
IDENTIFY EACH JUNCTION BOX COVER WITH A PERMANENT FELT MARKER STATING PANEL
CIRCUITS AND LOADS CONTAINED IN BOX.

- 18. WIRING DEVICES AND COVER PLATES:**
- A. FLUSH MOUNTED DEVICES: STAIN FINISHED STAINLESS STEEL, MOLDED UREA OR PHENOLIC: COLOR SELECTED BY ARCHITECT.
 - B. SURFACE MOUNTED DEVICES: WIRE MOLD BRACES.
 - C. WEATHERPROOF DEVICES: APPLETON GFCI SERIES OR EQUIVALENT SHALL SURFACE WEATHERPROOFING WHILE IN USE.
 - D. DUPLEX RECEPTACLES: NEMA 5-20R CONFIGURATION AND RATING, BACK AND SIDE MOUNTED UREA BODY OR STAIN FINISHED STAINLESS STEEL, COLOR SELECTED BY ARCHITECT. EQUALS BY: ARROW-HART, HUBBELL, LEVITON, GENERAL ELECTRIC, PASCO & SEYMORE, EAGLE.
 - E. NOTE: ISOLATED GROUND OUTLETS SHALL BE NEMA 5-20R CONFIGURATION AND RATING.
 - F. ISOLATED GROUND DUPLEX RECEPTACLES: NEMA 5-20R (16) CONFIGURATION AND RATING, SELF-CONTAINED GROUND FAULT CURRENT INTERRUPTING DUPLEX RECEPTACLE, COLOR SELECTED BY ARCHITECT. EQUAL: BY: ARROW-HART, LEVITON, GENERAL ELECTRIC, PASCO & SEYMORE, EAGLE.
 - G. GFCI DUPLEX RECEPTACLES: NEMA 5-15R CONFIGURATION AND RATING, SELF-CONTAINED GROUND FAULT CURRENT INTERRUPTING DUPLEX RECEPTACLE, TAMPER-RESISTANT, COLOR SELECTED BY ARCHITECT. EQUAL: BY: ARROW-HART, LEVITON, PASS & SEYMORE, EAGLE.
 - H. WALL SWITCHES: MOLDED PHENOLIC OR UREA BODY, RATED FOR 20 AMPERES AT 240 VOLT, SIDE WIRED, GROUNDING SCREW OR SINGLE GROUNDING WIRE, NON-FRAMED, TOGGLE OR KEY OPERATED AS INDICATED, SINGLE POLE, DOUBLE POLE, THREE AND FOUR POLES AS INDICATED, COLOR SELECTED BY ARCHITECT. EQUALS BY: BRYANT, HUBBELL, LEVITON, GENERAL ELECTRIC, PASCO & SEYMORE, EAGLE.
 - I. ALL RECEPTACLES WITHIN 6' OF SINKS TO BE PROTECTED BY GFCI.

- 19. LIGHTING FIXTURES:**
- A. FIXTURES: LIGHT FIXTURES ARE TO BE PROVIDED AS INDICATED ON THE LIGHTING FIXTURE SCHEDULE.
 - B. LAMPS: PROVIDE LAMPS FOR ALL LIGHTING FIXTURES.
 - C. INSTALLATION: PROVIDE FOR THE COMPLETE INSTALLATION AND CONNECTIONS FOR ALL LIGHTING FIXTURES. COORDINATE THE FIXTURE TYPE WITH THE MOUNTING REQUIREMENTS. CEILING TYPE AND CONSTRUCTION, ELECTRICAL CHARACTERISTICS, THERMAL PROTECTION, ETC.,

- 20. SUPPORT:**
SUPPORT EACH RECESSED TYPE FIXTURE WITH A SUPPORT CABLE FROM STRUCTURE ATTACHED TO EACH CORNER OF FIXTURE. SUPPORT SURFACE MOUNTED FIXTURES WITH A RIGID SUPPORT FROM STRUCTURE. PROVIDE SURFACE MOUNTED FIXTURES WITH SUITABLE SPACERS TO COMPLY WITH CODE REQUIREMENTS.
COORDINATE WITH AUDIO/VISUAL PLANS FOR ADDITIONAL SUPPORTS REQUIRED TO BE INSTALLED BY ELECTRICAL CONTRACTOR, IE. UNISTRUT, CABLES, ETC.

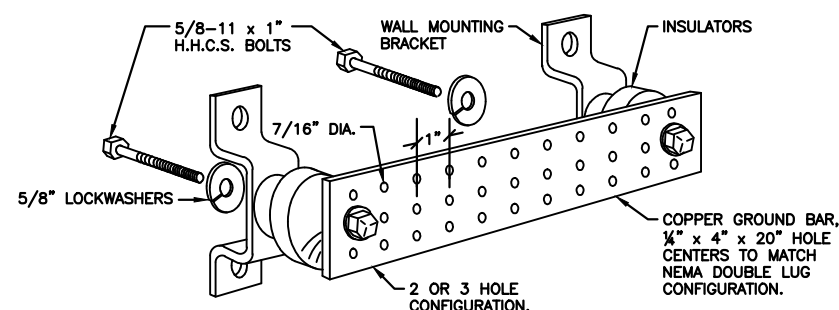
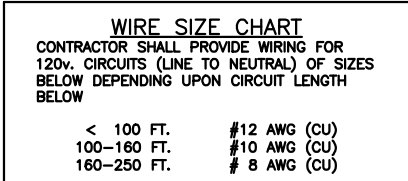
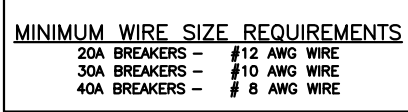
- 21.SURGE SUPPRESSER:
SUITABLE FOR SERVICE APPLICATION AND COMFORMING TO CATEGORY C3 & UL 1449. INSTALL
PER MANUFACTURER'S INSTRUCTIONS AT EACH PANEL.

22. WALL BACKBOARDS:
PROVIDE 4'x8'x3/4" A/D GRADE FIRE RETARDANT PLYWOOD,
PAINTED GRAY AT TELCOM CLOSET.

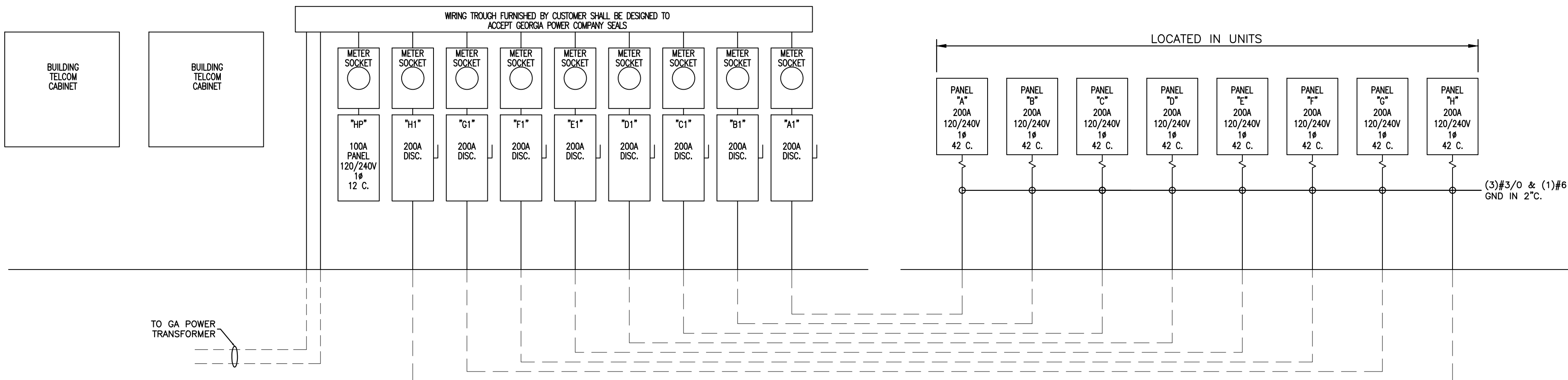
23. TELEPHONE RACEWAYS:
COORDINATE AND INSTALL IN ACCORDANCE WITH TELEPHONE COMPANY REQUIREMENTS.
TERMINATE WITH SMOOTH INSULATED BUSHING. PROVIDE PULL LINE EACH EMPTY CONDUIT
LABEL CONDUITS.

- 24. DATA/TELEPHONE/TELEVISION CABLING:**
- a. AT EACH TELEPHONE/CEILING PROVIDE 4"x4" GALV. DEEP BOX & 2"x4" MUD RING WITH 1" CONDUIT TO ABOVE CEILING.
 - b. PROVIDE (2) RUNS OF RG6 QUAD SHIELD COAXIAL CABLE TO EACH T.V. OUTLET.
 - c. PROVIDE (4 SHOWN) RUNS OF CAT5e NETWORK CABLE TO EACH DATA/TELEPHONE OUTLET.
 - d. ALL CABLING SHALL BE HOME RUN FROM OUTLET TO TELCOM BACKBOARD

25. DATA/TELEPHONE/TELEVISION CABLING:
- a. PROVIDE (2) 2" PVC CONDUITS FROM SERVICE PROVIDER'S BOX TO BUILDING TELCOM CABINET LOCATED AT EXTERIOR BACK WALL
 - b. PROVIDE (2) 1" PVC CONDUITS FROM BUILDING TELCOM CABINET TO TENANT UTILITY CLOSET.



2 GROUNDING BAR DETAIL
E3.1 N.T.S.



HOUSE PANEL (HP)

ROOM		VOLTS 240/120V 2P 3W				AIC 22,000	
MOUNTING SURFACE		BUS AMPS 100				MAIN BKR MLO	
FED FROM METER		NEUTRAL 100%				LUGS STANDARD	
NOTE							

CKT #	CKT BKR	CIRCUIT DESCRIPTION	LOAD KVA		CKT #	CKT BKR	CIRCUIT DESCRIPTION	LOAD KVA	
			A	B				A	B
1	20/1	SITE SIGN	1		2	20/1	FIRE ALARM PANEL	0.5	
3	20/1	IRRIGATION CONTROL		1	4	20/1	LANDSCAPE LIGHTING		1
5	20/1	TELCOM CABINET	0.18		6	20/1	LIGHTING	0.92	
7	20/1	SPACE		0	8	20/1	LIGHTING		0.32
9	20/1	SPACE	0		10	20/1	SPACE	0	
11	20/1	SPACE		0	12	20/1	SPACE		0
					TOTAL CONNECTED KVA BY PHASE			2.6	2.32
		CONN KVA	CALC KVA	(125%)			CALC KVA		
LIGHTING		1.24	1.55		TOTAL LOAD		5.23		
RECEPTACES		3.68	3.68	(50%-10)	BALANCED LOAD		21.8 A		

TYPICAL UNIT PANEL

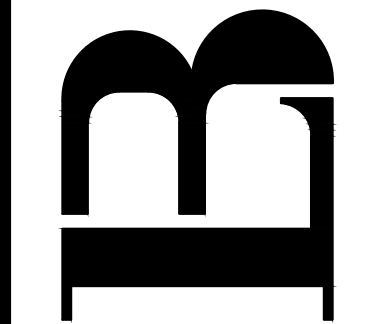
ROOM			VOLTS 240/120V 2P 3W			A/C 22,000			
MOUNTING FLUSH			BUS AMPS 200			MAIN BKR MLO			
FED FROM METER/DISCONNECT			NEUTRAL 100%			LUGS STANDARD			
NOTE									
CKT #	CKT BKR	CIRCUIT DESCRIPTION	LOAD KVA		CKT #	CKT BKR	CIRCUIT DESCRIPTION	LOAD KVA	
			A	B				A	B
3	40/2	AHU-D1	3.22		2	20/2	WATER HEATER	1.5	
5	40/2	HP-D1	2.92		3.22	4		1.44	1.5
7						2.92	8		
9	20/1	TELCOM	1.5		10	20/1	RECEPTACLE	0.908	1.26
11	20/1	SIGNAGE		0.6	12	20/1	SPACE		0
13	20/1	AUTOMATIC WINDOW	0.6		14	20/1	SPACE	0	
15	20/1	SPACE		0	16	20/1	SPACE		0
17	20/1	SPACE	0		18	20/1	SPACE	0	
19	20/1	SPACE		0	20	20/1	SPACE		
21	20/1	SPACE	0		22	20/1	SPACE	0	
23	20/1	SPACE		0	24	20/1	SPACE		0
25	20/1	SPACE	0		26	20/1	SPACE	0	
27	20/1	SPACE		0	28	20/1	SPACE		0
29	20/1	SPACE	0		30	20/1	SPACE	0	
31	20/1	SPACE		0	32	20/1	SPACE		0
33	20/1	SPACE	0		34	20/1	SPACE	0	
35	20/1	SPACE		0	36	20/1	SPACE		0
37	20/1	SPACE	0		38	20/1	SPACE	0	
39	20/1	SPACE		0	40	20/1	SPACE		0
41	20/1	SPACE	0		42	20/1	SPACE	0	
					TOTAL CONNECTED KVA BY PHASE			12.1	9.49
		CONN KVA	CALC KVA				CONN KVA	CALC KVA	
LIGHTING		0.908	1.13	(125%)	NONCONTINUOUS		3	3	(100%)
LARGEST MOTOR		6.43	1.61	(25%)	HEATING		12.3	12.3	(100%)
RECEPTACLES		5.4	5.4	(50%-10)	COOLING		12.3	0	(0%)
					TOTAL LOAD		23.4		
					BALANCED LOAD		97.5 A		

1 ELECTRICAL RISER DIAGRAM
E3.1 N.T.S.



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ELECTRICAL PANEL SCHEDULES

date: 10/23/2025	-
job no. 25-02-3799	no.

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E3.1