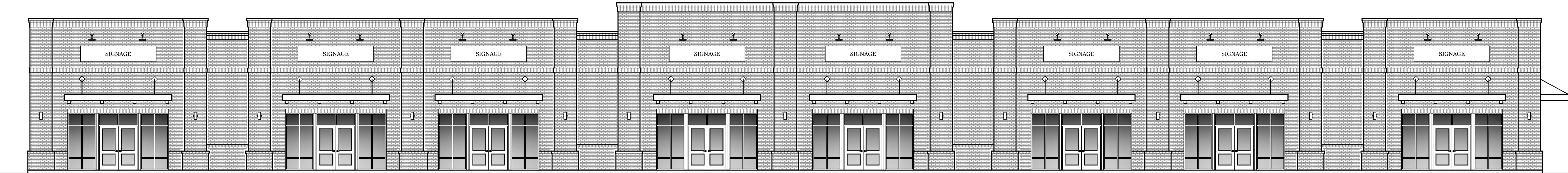


# A NEW 8 UNIT BUILDING #2

## 140 FRONTAGE ROAD

### BRUNSWICK, GEORGIA



Project Directory		Design Codes & Criteria		Sheet Index	
Owner:	PATEL & MODI INC 171 PALISADE DRIVE BRUNSWICK, GA 31523	IBC CHAPTER 3 USE & OCCUPANCY CLASSIFICATION IBC 2018 – MERCANTILE NFPA 2024 – NEW MERCANTILE	IBC TABLE 602 FIRE-RESISTANCE REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)	IBC CHAPTER 16 STRUCTURAL DESIGN TABLE 1604.5 RISK CATEGORY II WIND LOADS PER FIGURE 1609.3(2) & TABLE 1609.3.1 FOR RISK CATEGORY II BASIC DESIGN WIND SPEED (V) = 130 MPH ALLOWABLE STRESS DESIGN WIND SPEED (V <sub>ASD</sub> ) = 101 MPH EXPOSURE = B HURRICANE PRONE REGION = YES WIND BOURNE DEBRIS REGION = NO	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
Architect:	LARRY L. BRYSON, ARCHITECT, P.C. 1403 FOUNTAIN PARK CIRCLE BRUNSWICK, GA 31520 (912)638-6745 OFFICE (912)634-1822 FAX	IBC CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY – NO SPECIAL REQUIREMENTS	IBC TABLE 603 FIRE SEPARATION DISTANCE = X (FEET)	IBC CHAPTER 7 FIRE & SMOKE PROTECTION FEATURES CORRIDOR WALLS AS REQUIRED BY TABLE 1020.1	IBC CHAPTER 10 LIFE SAFETY CODE CHAPTER 7 OCCUPANCY LOAD FACTOR TABLE 7.3.1.2 OCCUPANT LOAD
Civil Engineer:	ROBERTS CIVIL ENGINEERING, P.C. 301 SEA ISLAND ROAD ST. SIMONS ISLAND, GA 31522 (912)638-9618	IBC CHAPTER 5 GENERAL BUILDING HEIGHT & AREA 2018 IBC – TYPE V-B CONSTRUCTION – NON SPRINKLED 2024 NFPA – TYPE V-B (000)	IBC TABLE 604.3 ALLOWABLE BLDG. HT. ABOVE GRADE PLANE GROUP M, TYPE V-B = 40 FT.	IBC CHAPTER 9 FIRE PROTECTION SYSTEM 903.2. GROUP M MERCANTILE GROUP M FIRE AREA DOES NOT EXCEED 12,000 S.F. AUTOMATIC SPRINKLER SYSTEM IS NOT REQUIRED	IBC TABLE 1020.1 CORRIDOR FIRE-RESISTANCE RATING
Design Data	PROJECT LOCATION 140 FRONTAGE ROAD BRUNSWICK, GA 31523 USE: MERCANTILE SHOPS ZONING: FC PARKING REQUIREMENTS SEE SITE INFO BY: ROBERTS CIVIL ENGINEERING, P.C. 301 SEA ISLAND ROAD ST. SIMONS ISLAND, GA 31522 (912)638-9618 ZONING & CODE INFORMATION ZONING ORDINANCE: GLYNN COUNTY, GEORGIA BUILDING CODES: 2018 IBC INTERNATIONAL BUILDING CODE W/ GA AMENDMENTS (2020, 2022, 2024, 2025) 2018 IPC INTERNATIONAL PLUMBING CODE W/ GA AMENDMENTS (2020, 2022, 2023, 2024) 2018 IMC INTERNATIONAL MECHANICAL CODE W/ GA 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 IFCC INTERNATIONAL FUEL GAS CODE W/ GA AMENDMENTS (2020, 2022) 2015 IECC INTERNATIONAL ENERGY CONSERVATION CODE W/ GA AMENDMENTS (2020, 2022, 2023) 2023 NFPA 70 NATIONAL ELECTRICAL CODE 2024 NFPA 101 LIFE 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(2)(b) 120-3-3 RULES & REGULATIONS OF THE SAFETY FIRE COMMISSIONER CHAPTER 120-3-3 (STAE MINIMUM FIRE SAFETY STANDARDS) – EFFECTIVE JULY 15, 2025	IBC TABLE 601 BUILDING ELEMENT PRIMARY STRUCTURAL FRAME (SEE SECTION 202) BEARING WALLS EXTERIOR INTERIOR NONBEARING WALLS AND PARTITIONS EXTERIOR NONBEARING WALLS AND PARTITIONS INTERIOR FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS (SEE SECTION 202) ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS (SEE SECTION 202)	MINIMUM SOIL REQUIREMENTS: 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.		

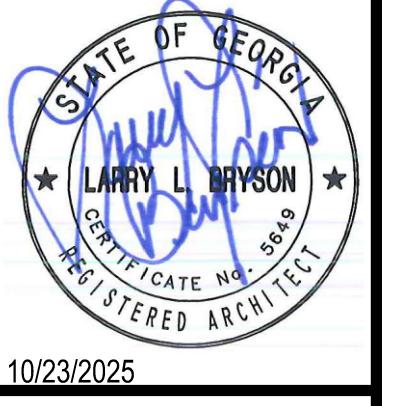
STATE OF GEORGIA  
LARRY L. BRYSON  
CERTIFIED NO. 5649  
10/23/2025

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**1B**

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

COVER SHEET  
date: 10/23/2025 - ISSUE FOR BID & PERMIT  
job no. 25-02-3799 no. revisions  
sheet  
G0.1



10/23/2025

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**LB**

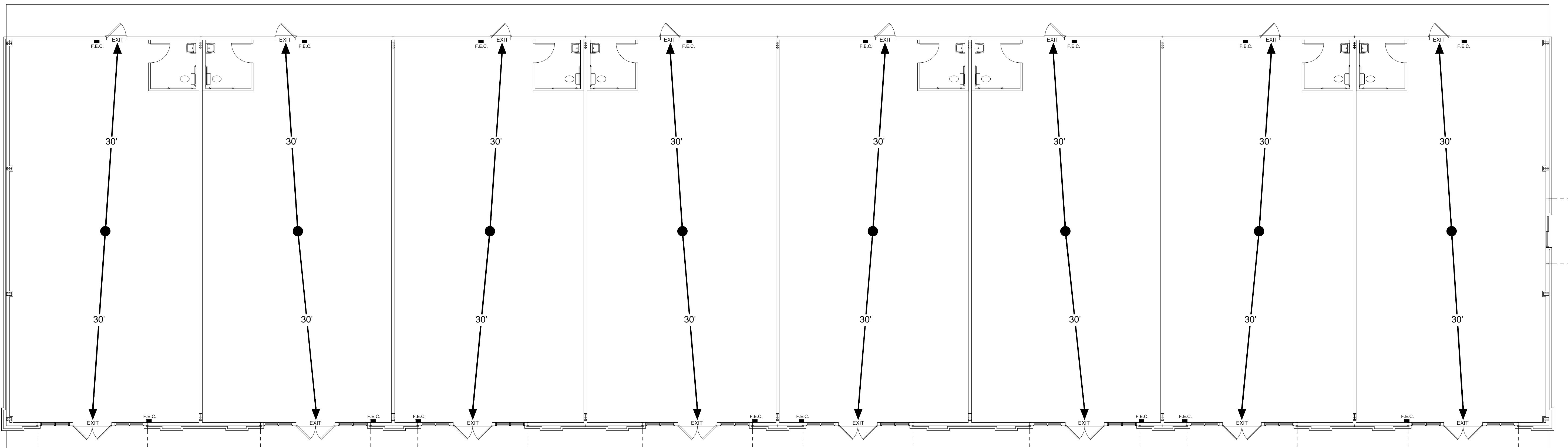
**A NEW 8 UNIT BUILDING #2  
FOR  
OBRECHT-RIEHL PROPERTIES  
140 FRONTAGE ROAD  
BRUNSWICK, GEORGIA**

LIFE SAFETY PLAN		ISSUE FOR BID & PERMIT	date
		10/23/2025	
		revisions	
		no.	

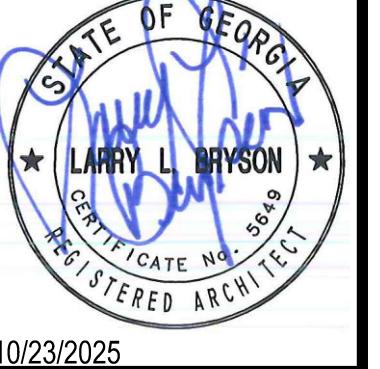
sheet

**LS1.1**

CHAPTER 7.6, NFPA 101, 2024 EDITION.  
TABLE A.7.6  
BUSINESS - NEW - UNSPRINKLERED  
COMMON PATH LIMIT  
SEVEN FIVE (75) FT.  
DEPARTURE LIMIT  
TWENTY (20) FT.  
TRAVEL DISTANCE LIMIT  
THREE HUNDRED (300) FT.  
F.E.C. FIRE EXTINGUISHER & BRACKET EQUAL TO  
LARSEN MODEL MP10 (4A-80BC...)



**BLDG. 2 LIFE SAFETY PLAN**  
SCALE: 1/8" = 1'-0"



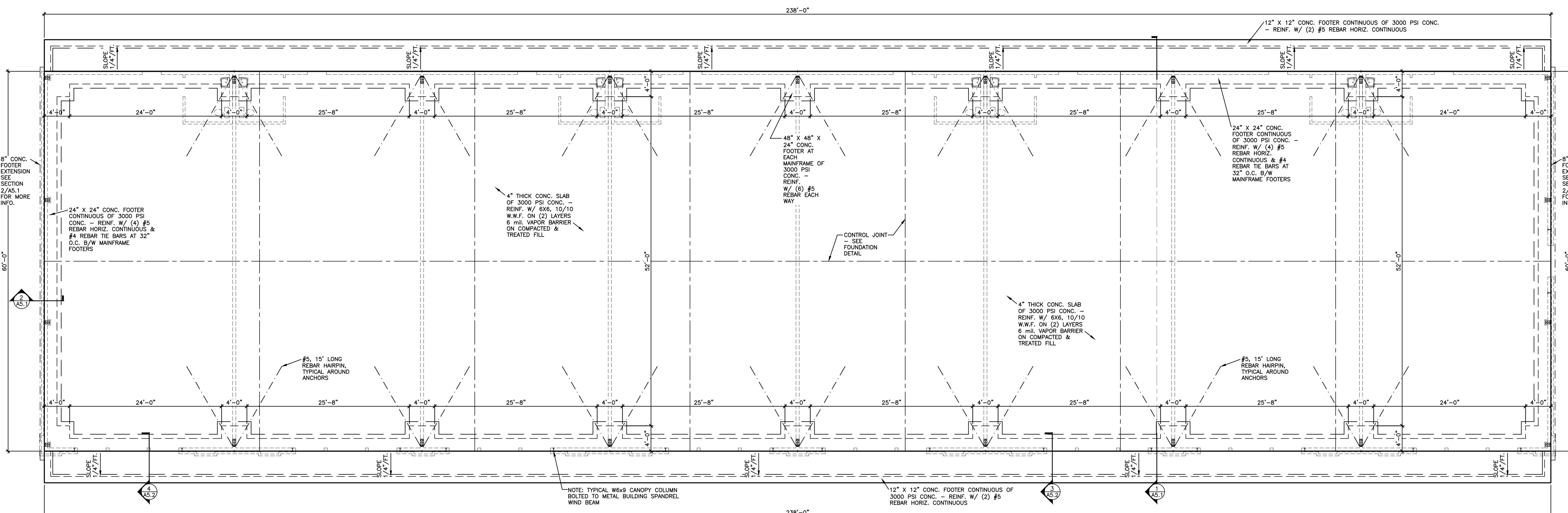
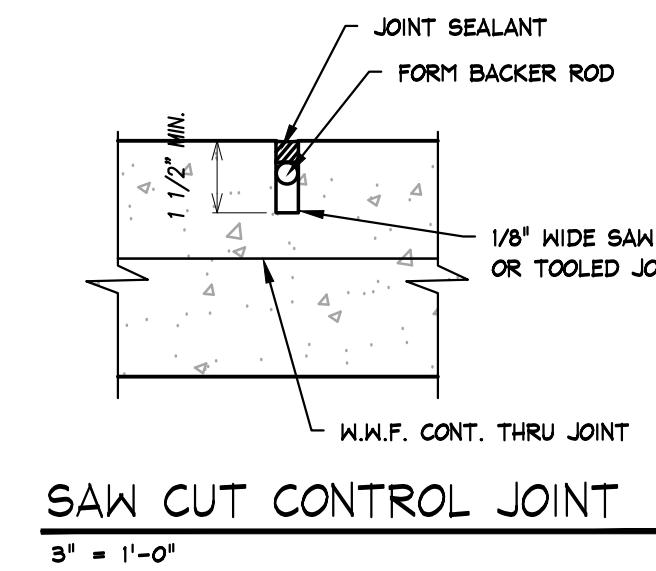
10/23/2025

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**1B**  
A NEW 8 UNIT BUILDING #2  
FOR  
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140 FRONTAGE ROAD  
BRUSWICK, GEORGIA

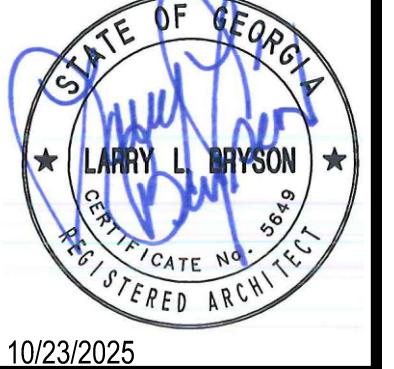
FOUNDATION PLAN		date: 10/23/2025	- ISSUE FOR BID & PERMIT	10/23/2025	date
revisions	no.				
sheet	no.				

BLDG. 2 FOUNDATION PLAN  
SCALE: 1/8" = 1'-0"  
NOTE: TYPICAL W6X9 CANOPY COLUMN  
BOLTED TO METAL BUILDING SPANDEL  
WIND BEAM  
12" X 12" CONC. FOOTER CONTINUOUS OF  
3000 PSI CONC. - REINF. W/ (2) #5  
REBAR HORIZ. CONTINUOUS



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

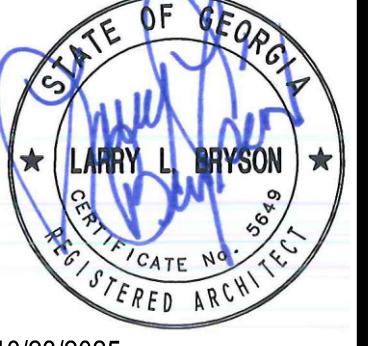
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10/23/2025

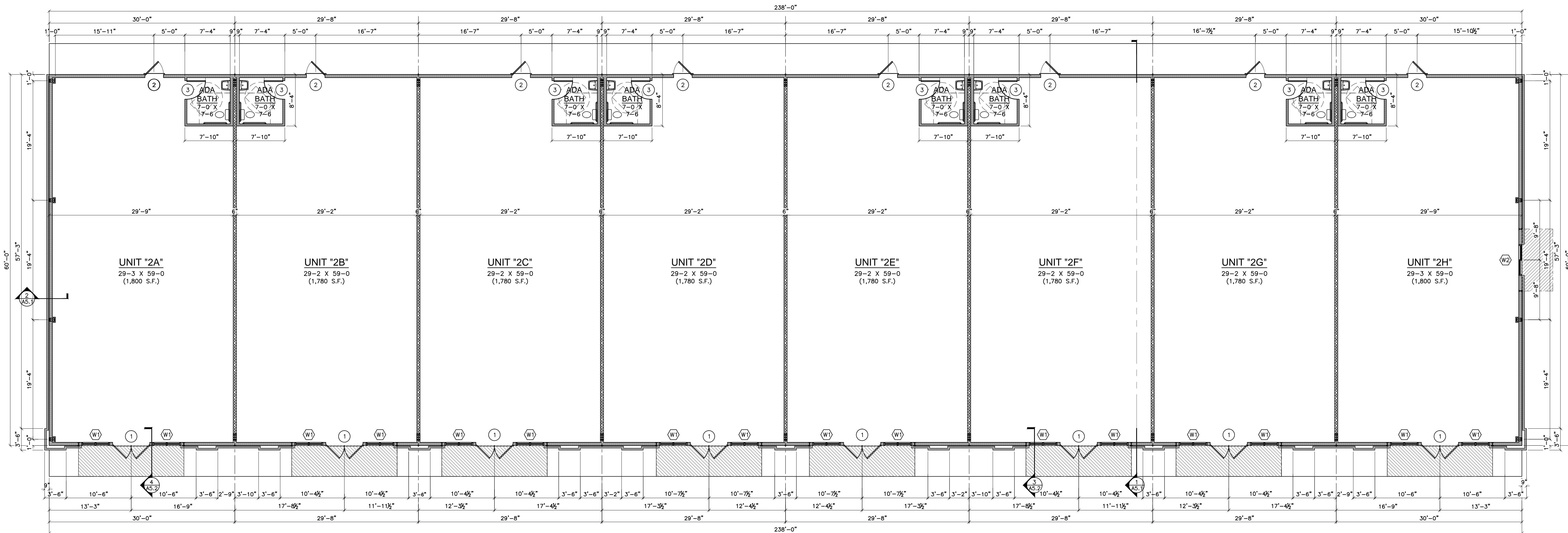
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DOOR & HARDWARE LEGEND																										
LOCK/LEVER SETS:																										
SCHLAGE "ND" SERIES																										
LEVER: SPARTA (SPA)																										
FINISH: 626 - SATIN CHROME																										
CYLINDER: STANDARD																										
STRIKE: STANDARD (U.N.O.)																										
A	PRIVACY FUNCTION - ND40S																									
B	OFFICE FUNCTION - ND50PD																									
C	ENTRANCE FUNCTION - ND53PD																									
D	CLASSROOM FUNCTION - ND70PD																									
E	PASSAGE - ND105																									
F	PER DOOR SYSTEM MANUFACTURER																									
PANIC / PUSHBAR HARDWARE:																										
VONDUPRIN 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 ESUCHEON (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 BUMPER: IVES WS401CCV																										
ROLLER CATCH: IVES RL32																										
HEAD & FOOT BOLT: IVES FB358 (WOOD DOOR) - FB458 (METAL DOOR)																										
ELECTRIC STRIKE: EQUAL TO VON DUPRIN 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 EXIT 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 2931CPK SPLIT ASTRAGAL WITH CONCEAL FASTENERS																										
AUTOMATIC DOOR BOTTOM - ACOUSTIC: EQUAL TO PEMKO STC411_PK PEMKO STC411_PK (WOOD DOORS), PEMKO 420_FKL (METAL DOORS) COORDINATE WITH DOOR MANUFACTURER																										
ACOUSTIC DOOR SEAL: EQUAL TO PEMKO S773																										
PUSH PLATE: IVES 8200-4"x16"																										



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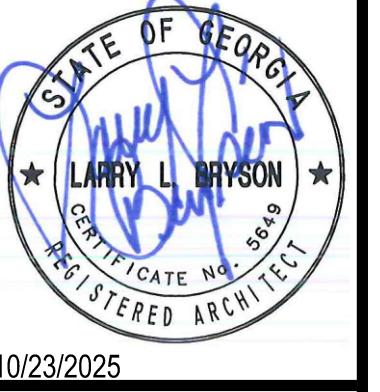
BLDG. 2 FLOOR PLAN

## **BUILDING #1 PLAN**

1

1

## A1.1



10/23/2025

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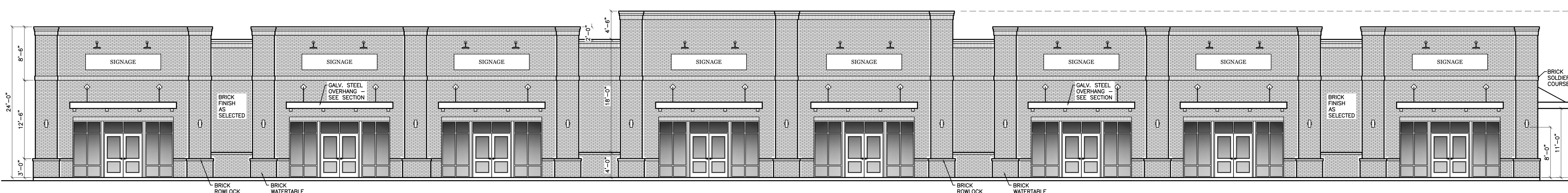
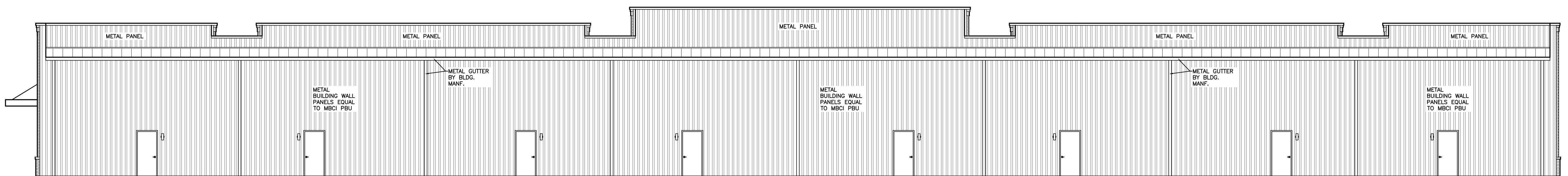
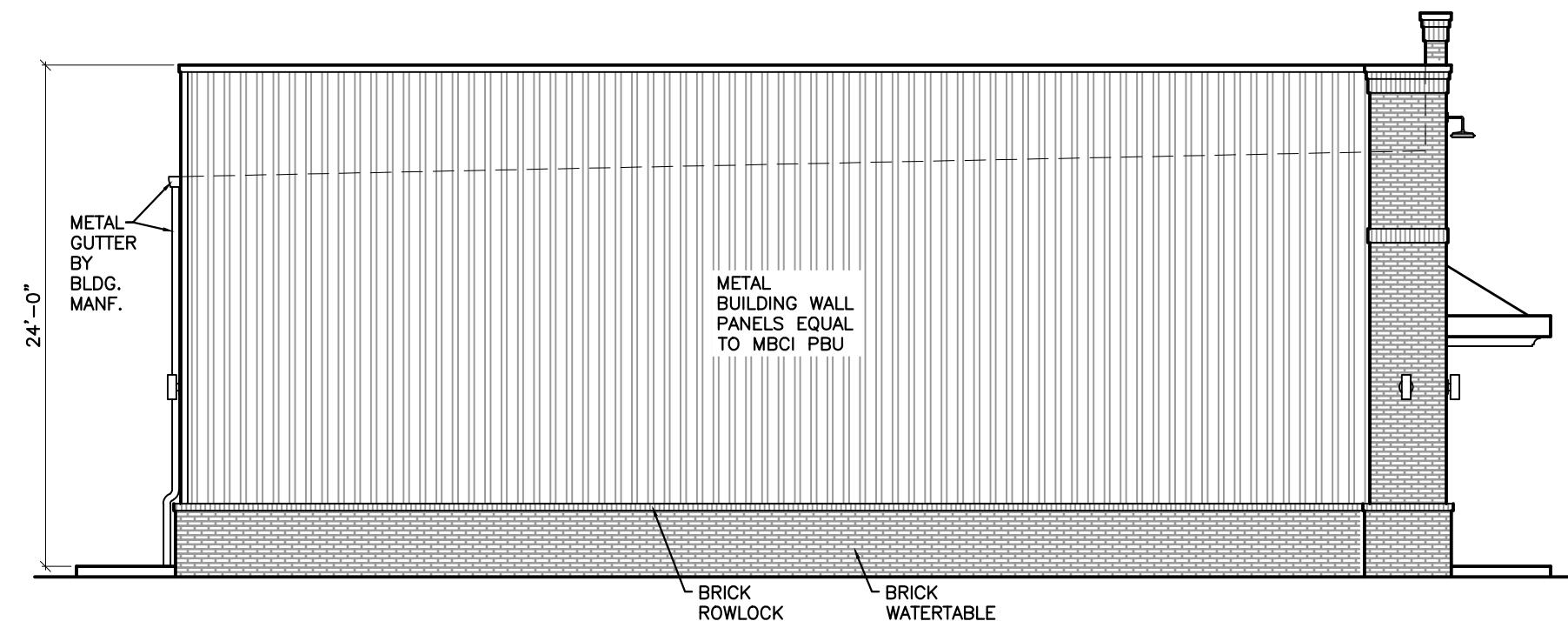
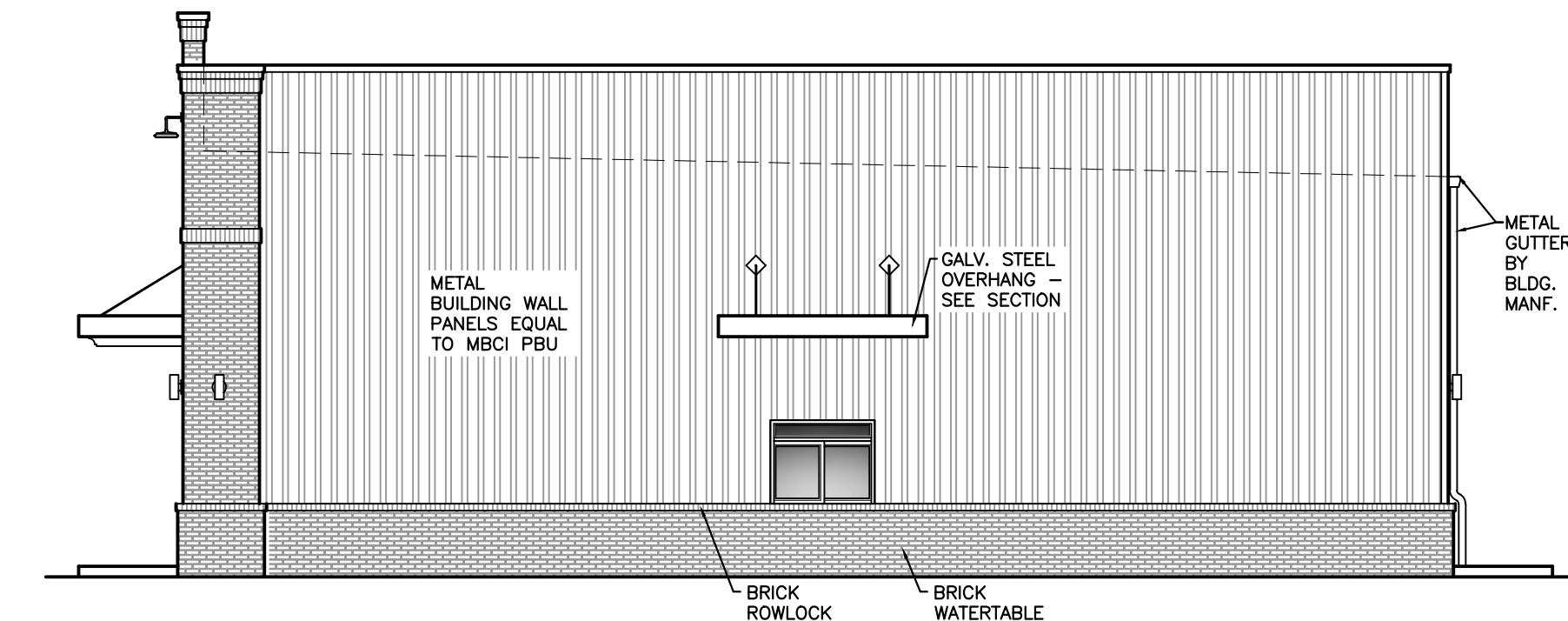
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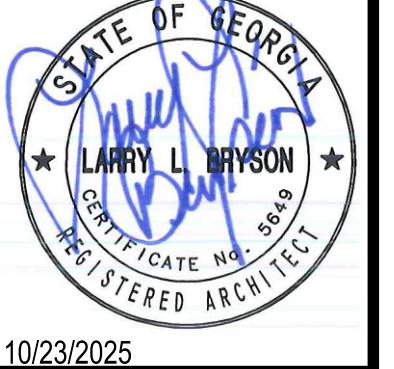
**A NEW 8 UNIT BUILDING #2  
FOR  
OBRECHT-RIEHL PROPERTIES  
140 FRONTAGE ROAD  
BRUSWICK, GEORGIA**

EXTERIOR ELEVATIONS	ISSUE FOR BID & PERMIT	10/23/2025

sheet

**A2.1**





10/23/2025

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**LB**

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

4 UNIT BUILDING #2 FIRE SEPARATION PLAN	ISSUE FOR BID & PERMIT	10/23/2025	date
job no. 25-02-3799	revisions		

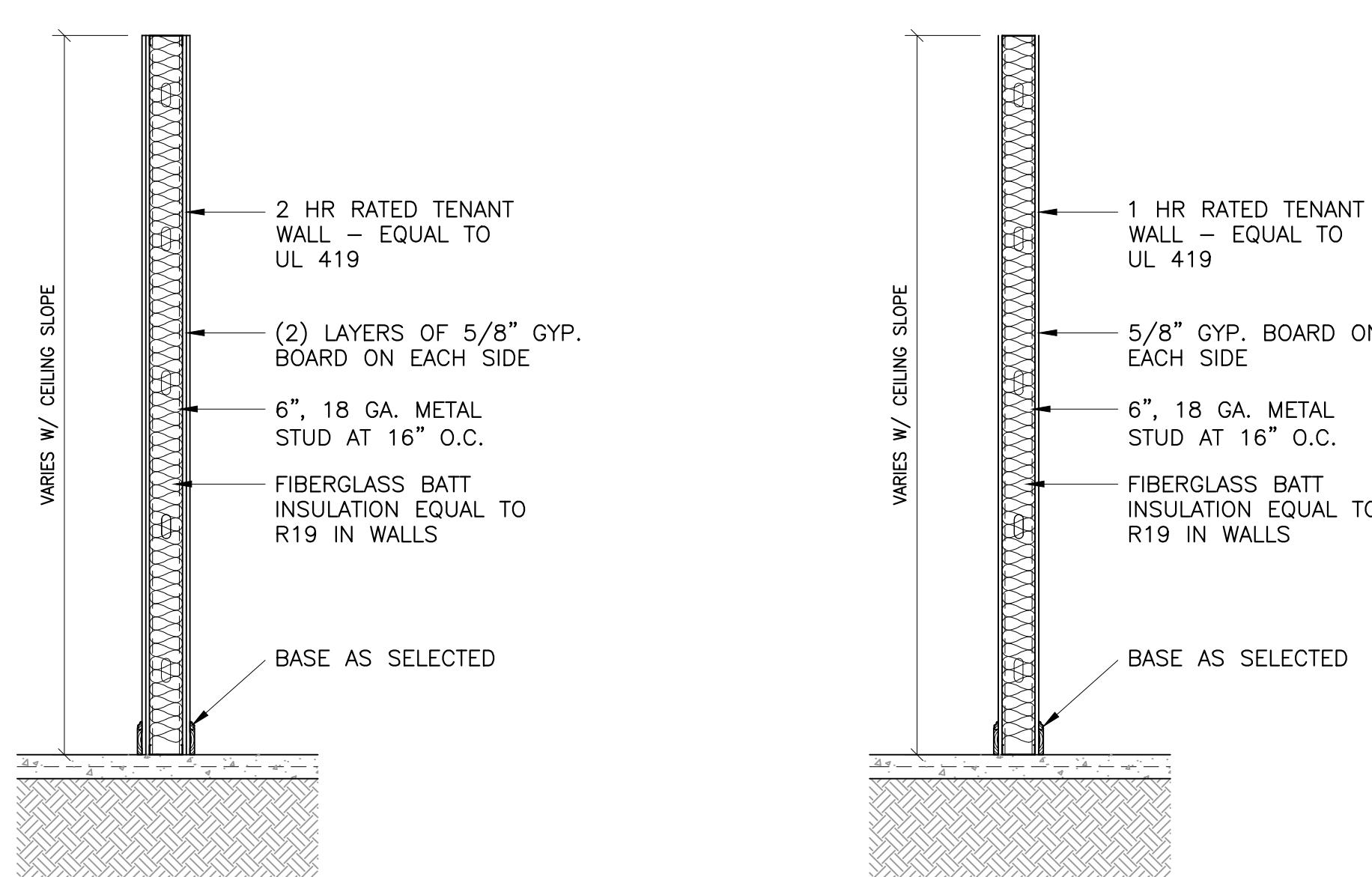
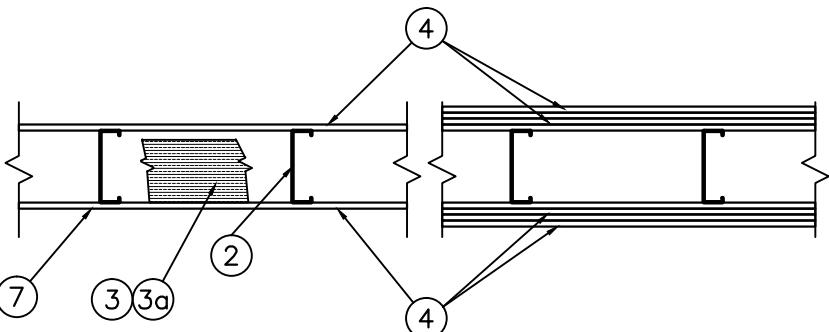
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**A3.1**

**DESIGN No. U419**

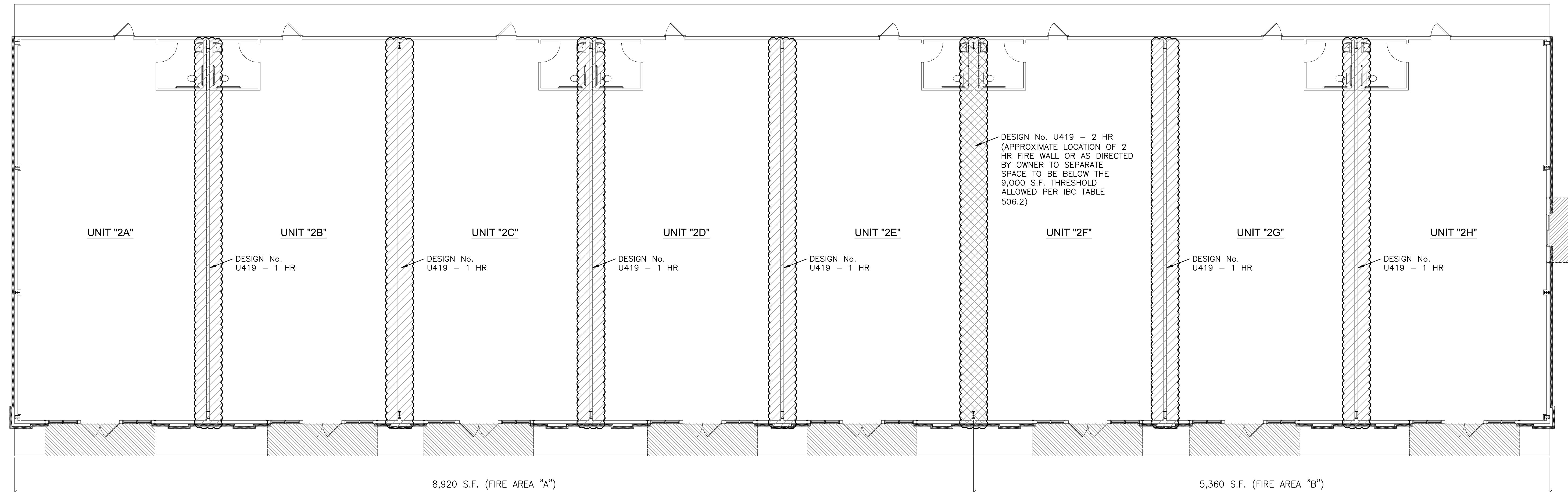
(INTERIOR WALLS)

NON-BEARING WALL RATINGS - 1, 2, 3 OR 4 HR (SEE ITEMS 3 & 4)



**3** 2-HR TENANT WALL SECTION  
A3.1 SCALE: 1/2" = 1'-0"

**2** 1-HR TENANT WALL SECTION  
A3.1 SCALE: 1/2" = 1'-0"



**1** FIRE WALL SEPARATION PLAN  
A3.1 SCALE: 1/8" = 1'-0"

STATE OF GEORGIA  
LARRY L. BRYSON  
REGISTERED ARCHITECT  
10/23/2025

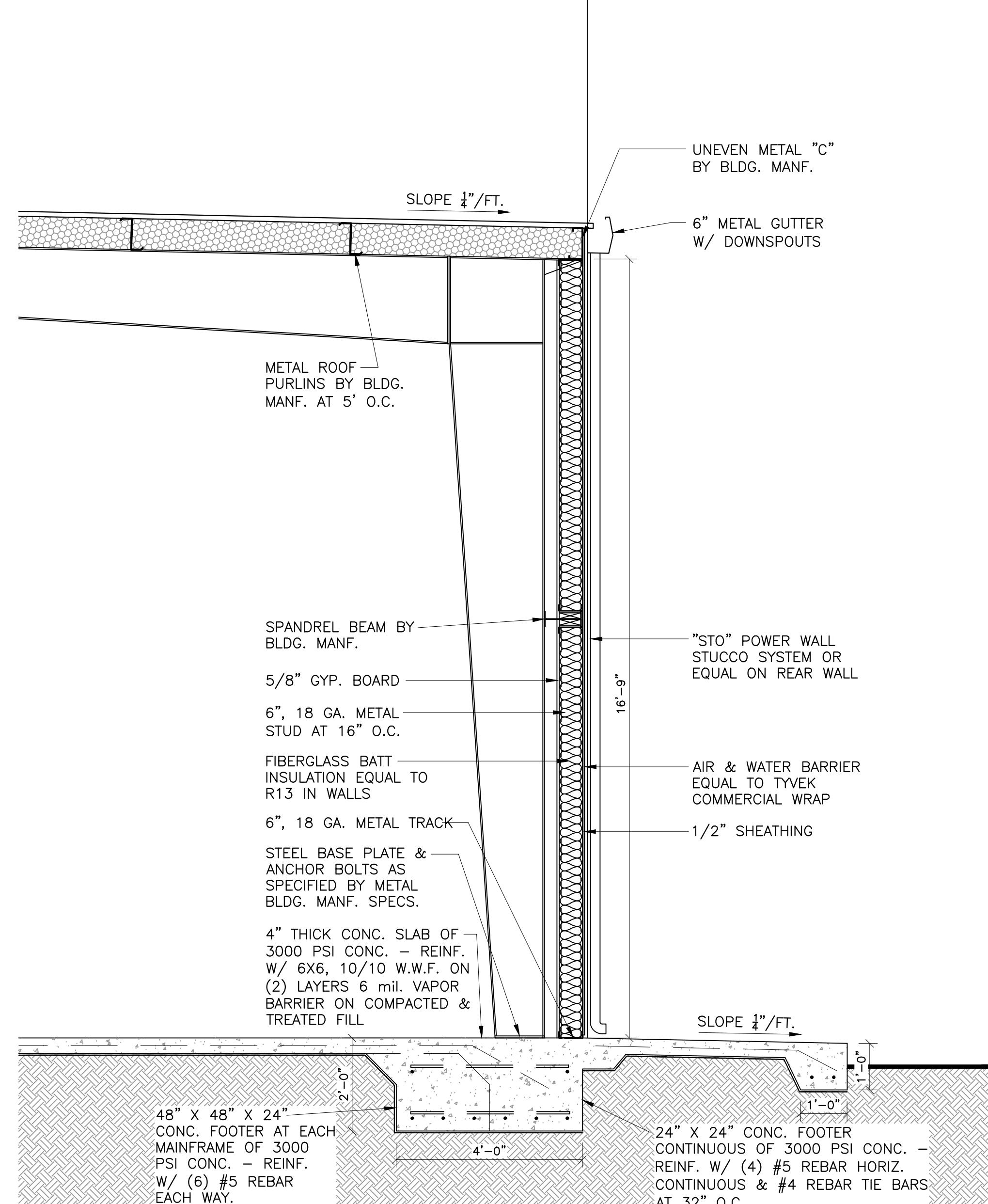
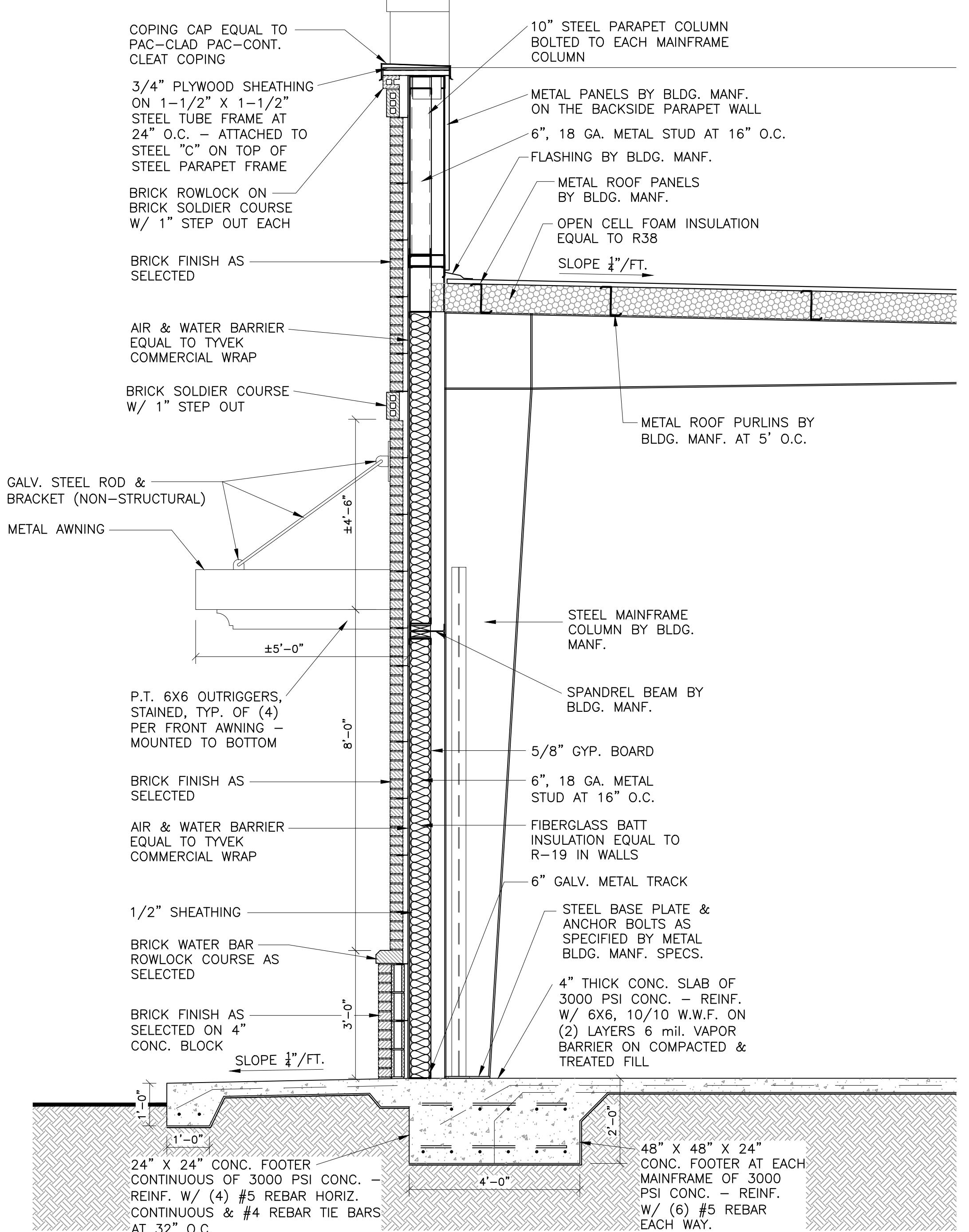
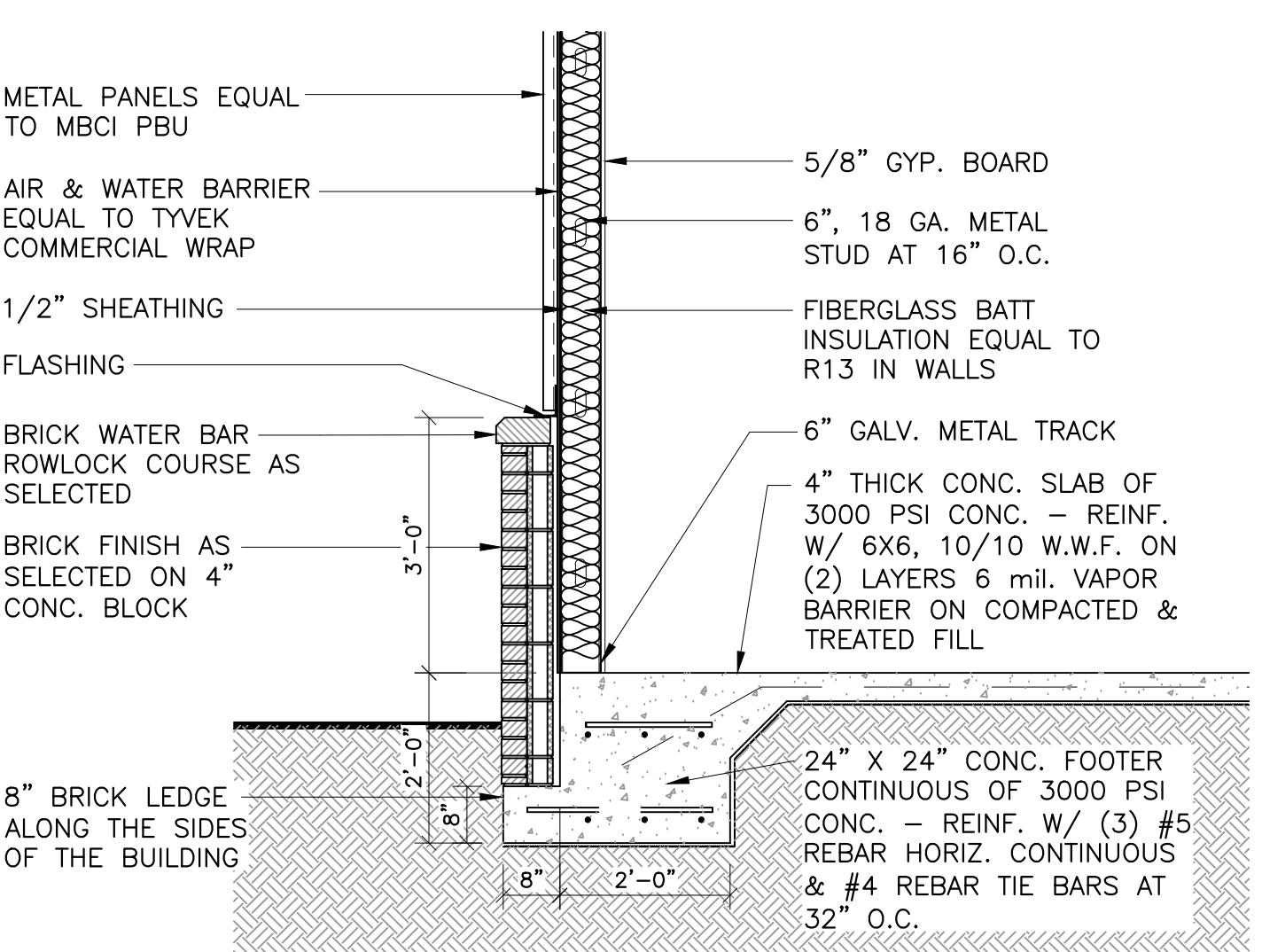
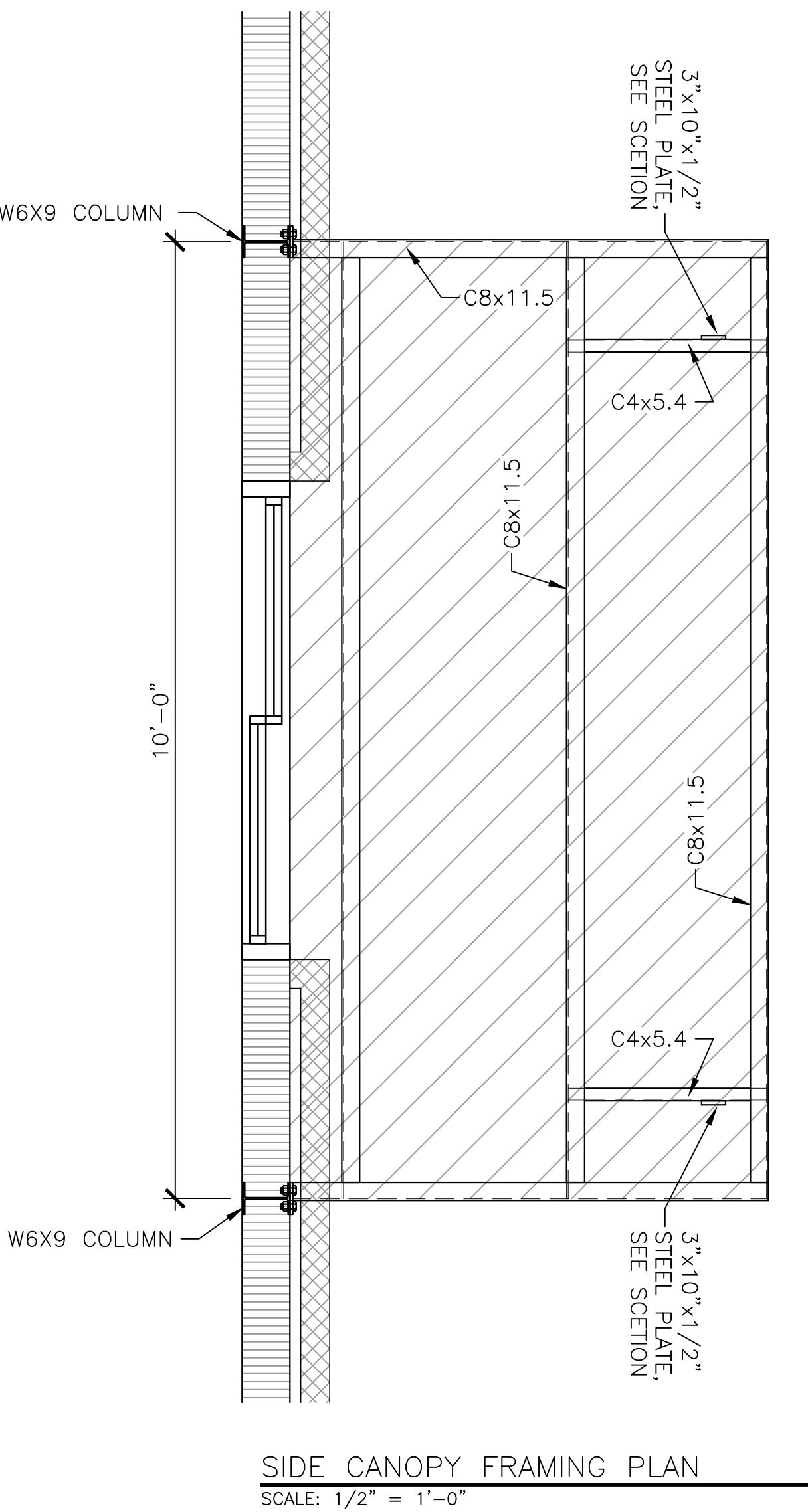
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**A NEW 8 UNIT BUILDING #2  
FOR  
OBRECHT-RIEHL PROPERTIES  
140 FRONTAGE ROAD  
BRUSWICK, GEORGIA**

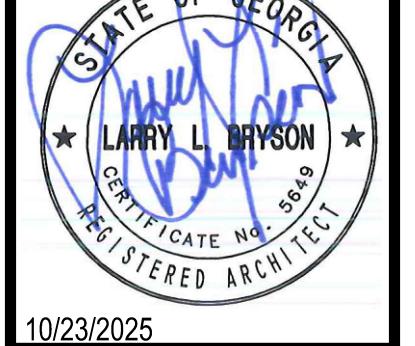
SECTIONS	date: 10/23/2025	- ISSUE FOR BID & PERMIT	10/23/2025	date
Job no. 25-02-3799				

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**A5.1**







10/23/2025

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**LB**

**A NEW 8 UNIT BUILDING #2  
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140 FRONTAGE ROAD  
BRUSWICK, GEORGIA**

WATER SUPPLY PLAN	ISSUE FOR BID & PERMIT	10/23/2025
date: 10/23/2025 job no. 25-0-23799	no. revisions	date

sheet

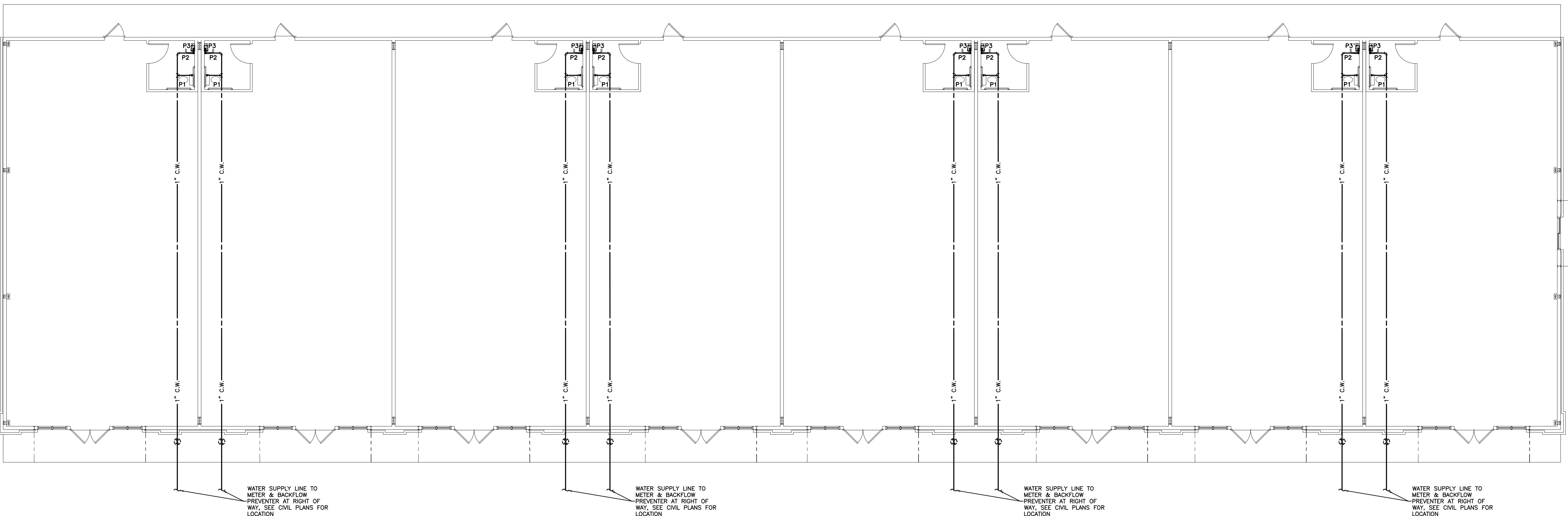
**P1.1**

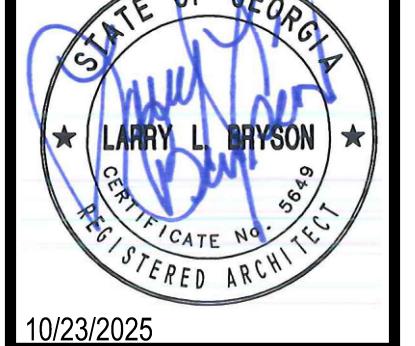
**PLUMBING NOTES:**

1. TAKES TOLL 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.
2. COORDINATION REQUIRED COORDINATION WHERE WORK CONNECTS TO OR IS AFFILIATED BY WORK OF OTHER CONTRACTORS. ACTUAL COSTS TO CONNECT FOR WORK WHICH IS NOT RELATED DUE TO THE CONTRACTS OF OTHER CONTRACTORS.
3. INSPECTION: DO NOT ALLOW ANY WORK TO BE COVERED UP OR REMOVED UNTIL INSPECTED, TESTED AND APPROVED BY AUTHORITIES HAVING JURISDICTION OVER THE WORK.
4. 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.
5. SCOPE: PROVIDE ALL PLUMBING WORK SHOWN ON THE DRAWINGS AND REQUIRED FOR COMPLETE SANITARY WASTE AND VENT, COLD WATER AND HOT WATER SYSTEMS. INCLUDE ALL THE MATERIALS, EQUIPMENT AND FIXTURES REQUIRED FOR APPROVAL. SUBMIT IN BOUND FORM AND INDEXED.
6. PIPE AND FITTING MATERIAL PER APPLICABLE CODES AND ORDINANCES
  - A. WATER PIPING: SCHEDULE 40 PVC, SOLVENT WELDED. WATER SUPPLY PIPING TO RUN OVERHEAD.
  - B. WASTE PIPING: SCHEDULE 40 PVC WHERE CONCEALED. SCHEDULE 40 GALVANIZED WHERE EXPOSED.
  - C. BUILDER DRINK SERVICE: CAST IRON WITH HUB AND SPOT JOINTS.
  - D. PLUMBING: SCHEDULE 40 PVC, SOLVENT WELDED.
  - E. WATER CONNECTIONS TO FIXTURES SHALL BE FURNISHED WITH STOP VALVES AND FLEX SUPPLIES.
  - F. PLUMBING: WALL HYDRANT AS SCHEDULED, 3/4" NOSE THREADS WITH VACUUM BREAKER.
  - G. VALVES: ALL VALVES SHALL BE OF ONE MANUFACTURER THROUGHOUT, AND VALVES SHALL BE APPROVED BY THE APPROVED BUREAU. VALVES SMALLER THAN 1" SHALL BE GLOBE VALVES WITH APPROVED COMPOSITION SEATS. CHECK VALVES SHALL BE HORIZONTAL SWING CHECK TYPE. VALVES SHALL BE EQUAL TO OR GREATER THAN 1" IN SIZE.
  - H. PIPE FITTINGS SHALL BE SCHEDULE 40 PVC, SOLVENT WELDED.
  - I. INSTALL CHROME-PLATED ESCUTCHEON PLATE WHERE PIPES PASS THRU FINISHED SURFACE.
  - J. FLASHING: FLASH ALL PIPES PASSING THROUGH THE ROOF WITH EVERGUARD SELF-ADHERED FLEXIBLE TPO PRE-FORMED PIPE BOOT PER ROOF MEMBRANE MANUFACTURER'S REQUIREMENTS.
7. INSULATION: PRE-FORMED FIBERGLASS SECTION WITH FIRE RETARDANT JACKET OR FIRE RETARDANT CLOSED CELL FLEXIBLE FOAM. MATERIAL SHALL COMPLY WITH 25/50 FIRE/SMOKE CRITERIA OF ASTM E84.
8. SLEEVES: DO ALL SLEEVING, CUTTING AND PATCHING CONSTRUCTION FOR PIPING. ANY DAMAGE CAUSED BY CUTTING SHALL BE REPAIRED EQUAL TO ORIGINAL CONDITIONS. SLEEVE RATING WALLS AND FLOORS WITH STEEL PIPE AND FIRE STOPPING.
9. INSTALLATION OF PIPING:
  - A. CLOTHESLINE ATTACHED TO MEASUREMENTS ESTABLISHED BY CONTRACTOR AT OR IN THE BUILDING WORK TO PLACE WITHOUT SPRINGS OR FORCING. MAKE PROVISIONS FOR EXPANSION AND CONTRACTION OF ALL PIPING. INSTALL ALL PIPING WHERE PIPE LINES FREE FROM TRAPS AND AIR POCKETS AND TRUE TO LINE OF GRADE.
  - B. PIPING IN SPACES ABOVE CEILING SHALL BE INSTALLED WITHIN THE BUILDING.
  - C. FIRE STOP ALL PENETRATIONS OF FIRE WALLS, BLOCK AND CONCRETE SLABS.
  - D. SELECT HILTI PRESTIGE U.L. SYSTEM PER APPLICATION.
  - E. PIPING: SCHEDULE 40 PVC, SOLVENT WELDED. WHERE PIPING IS EXPOSED, EQUAL TO TRUBERO, INC. LAG GUARD MODEL #103-WH.
10. GUARANTEE: GUARANTEE MATERIAL AND WORKMANSHIP FOR ONE YEAR AFTER FINAL ACCEPTANCE, REPAIR AND REPLACE ANY DEFECTS WITHOUT EXPENSE TO OWNER.
11. TEST AND INSPECTION: 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 OVER THE WORK. IF ANY OF THE TESTS FAIL, 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	— — —
SANITARY VENT LINE	— - -





10/23/2025

**LARRY L. BRYSON**  
ARCHITECT, P.C.  
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(912) 638-6745

**LB**

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

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

sheet

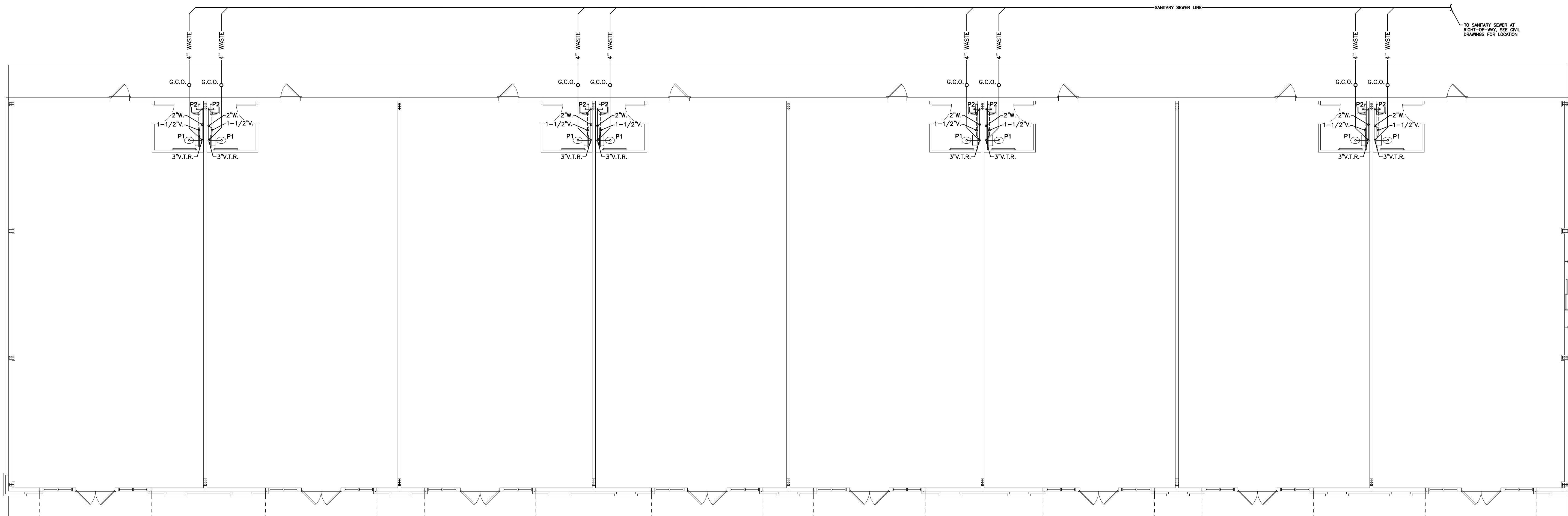
**P2.1**

**PLUMBING NOTES:**

1. PLUMBING INSTALLATION IN CONFORMANCE 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.
2. COORDINATOR PROVISE REQUIRED COORDINATION WHERE WORK CONNECTS TO OR IS AFFILIATED WITH WORK OF OTHER CONTRACTORS. COST OF COORDINATION FOR WORK WHICH IS NOT RELATED DUE TO CONFLICTS WITH OTHER TRADES.
3. INSPECTION: DO NOT ALLOW ANY WORK TO BE COVERED UP OR REMOVED UNTIL INSPECTED, TESTED AND APPROVED BY AUTHORITIES HAVING JURISDICTION OVER THE WORK.
4. 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.
5. SCOPE: PROVIDE ALL PLUMBING WORK SHOWN ON THE DRAWINGS AND REQUIRED FOR COMPLETE SANITARY WASTE AND VENT, COLD WATER AND HOT WATER SYSTEMS. INCLUDE ALL THE MATERIALS, EQUIPMENT AND FIXTURES REQUIRED FOR APPROVAL. SUBMIT IN BOUND FORM AND INDEXED.
6. PIPE AND FITTING MATERIAL: PER APPLICABLE CODES AND ORDINANCES
  - A. WATER PIPING: SCHEDULE 40 PVC, SOLVENT WELDED. WATER SUPPLY PIPING TO RUN OVERHEAD.
  - B. PLUMBING SCHEDULE 40 PVC WHERE CONCEALED, SCHEDULE 40 GALVANIZED WHERE EXPOSED.
  - C. BUILDING DRINKING SERVICE: WROUGHT CAST IRON WITH HEAD AND SPROUT JOINTS.
  - D. APPROVED PLATE FIXTURES: CHROME PLATED BRASS.
  - E. WATER CONNECTIONS TO FIXTURES SHALL BE FURNISHED WITH STOP VALVES AND FLEX SUPPLY LINE. WALL HOLLOW ARE SCHEDULED, 3/4" HOSE THREADS WITH VACUUM BREAKER.
  - F. 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 APPROVED CHECK TYPE. VALVES SHALL BE EQUAL TO POWELL, DURKIN OR RPAC.
  - G. PVC FITTINGS SHALL BE SCHEDULE 40 PVC, SOLVENT WELDED.
  - H. CHROME-PLATED EXPOSURE PLATE WHERE PIPES PASS THRU FINISHED WALLS.
  - I. FLASHING: FLASHING PASSING THROUGH THE ROOF OVER DURKIN, DURKIN FLEX, DURKIN FLEX, THE PRE-FORMED PIPE BOOT PER ROOF MEMBRANE MANUFACTURERS SPECIFICATIONS.
7. INSULATION: PRE-FORMED FIBERGLASS SECTION WITH FIRE RETARDANT JACKET OR FIRE RETARDANT CLOSED CELL FLEXIBLE FOAM. MATERIAL SHALL COMPLY WITH 25/50 FIRE/SMOKE CRITERIA OF ASTM E824.
8. SLEEVES: DO ALL SLEEVING, CUTTING AND PATCHING CONSTRUCTION FOR PIPING. ANY DAMAGE CAUSED TO PIPING SHALL BE REPAIRED EQUAL TO ORIGINAL CONDITIONS. SLEEVE INSULATION AND FLASHING WITH STEEL PIPE AND FIRE STOPPING.
9. INSTALLATION OF PIPES:
  - A. CUT PIPING ACCURATELY TO MEASUREMENTS ESTABLISHED BY CONTRACTOR AT OR IN THE BUILDING WORK, INTO PLACE WITHOUT SPRINGING OR FORCING. MAKE PIPING TIGHT AND FREE FROM KINKS, BURRS, CRACKS, ETC. DO NOT BEND PIPING WITH PIPE LINES FREE FROM TRAPS AND AIR POCKETS AND TRUE TO LINE OF GRADE.
  - B. DRAINS IN SPACES ABOVE CEILING SHALL BE INSTALLED WITHIN THE BUILDING INSULATION ENVELOPE.
  - C. FIRE STOP: ALL PENETRATIONS OF FIRE WALLS, BLOCK AND CONCRETE SLABS.
  - D. PROVIDE SOIL & WATER LAV GUARDS PER SCHEDULE AT ALL EXPOSED LATRINES, EQUAL TO TRUBRO, INC. LAV GUARD MODEL #103-WHITE.
10. GUARANTEED: MATERIAL AND WORKMANSHIP FOR ONE YEAR AFTER FINAL ACCEPTANCE. REPAIR AND REPLACE ANY DEFECTS WITHOUT EXPENSE TO OWNER.
11. TEST AND INSPECTION: DISCONNECT EQUIPMENT THAT CAN BE DAMAGED BY PRESSURE TEST. USE A TESTER, CLEAR, PURGE, AND TEST, AND PIPING AND FIXTURES TESTED IN CONFORMANCE WITH REQUIREMENTS UNDER SURVEY 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	— - - - -
SANITARY VENT LINE	— - - - -



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



10/23/2025

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**LB**

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

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

sheet

**M1.1**

BLDG. 2 MECHANICAL PLAN  
M1.1 SCALE: 1/8" = 1'-0"

**HEATING, VENTILATION AND AIR CONDITIONING NOTES**

1. REFER TO ALL OTHER DRAWINGS AND SPECIFICATIONS AND BASE BUILDING DRAWINGS AND SPECIFICATIONS AND BE RESPONSIBLE FOR ALL APPLICABLE PROVISIONS THEREIN.

2. FURNISH AND INSTALL ALL NECESSARY LABOR AND MATERIALS FOR A COMPLETE SYSTEM. ANY APPLIANCES OR MATERIALS PROVIDED BY THE OWNER SHALL BE PROVIDED BY THE OWNER AT THEIR OWN EXPENSE. ANY EQUIPMENT NOT SPECIFICALLY MENTIONED HEREIN, SHALL BE FURNISHED AND INSTALLED AS FOLLOWS IN DETAIL.

3. WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, AND NFPA STANDARD 90A, INTERNATIONAL MECHANICAL CODE 2018 WITH GEORGIA AMENDMENTS.

4. ATIAN AND PAY FOR ALL REQUIRED PERMITS AND FEES.

5. SUBMIT THREE (3) COPIES OF SHOP DRAWINGS, MANUFACTURER'S LITERATURE, DATA SHEETS, ETC. OF ALL MATERIALS, EQUIPMENT AND PARTS REQUIRED FOR APPROVAL. SUBMIT IN BOUND FORM AND INDEXED.

6. DRAWINGS ARE GENERALLY DETAILED AND DO NOT NECESSARILY SHOW EVERY PART AND DETAIL. INSTALL DUCTS, DUCTWORK, AND DUCTING SHALL BE DESIGNED AND INSTALLED WITH DUE CARE FOR A COMPLETE, DETAILED, AND COMPLETE WORKABLE INSTALLATION. AVOID CONFLICT WITH OTHER WORK. MAKE ADEQUATE PROVISIONS FOR PREVENTING DAMAGE TO EXISTING EQUIPMENT AND CONSTRUCTION. PROVIDE ACCESS TO EXISTING EQUIPMENT INTO THE AVAILABLE SPACE IN A MANNER TO MAKE ALL WORKING PARTS ACCESSIBLE FOR MAINTENANCE AND INSPECTION.

7. MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED AGAINST DEFECTS FOR ONE YEAR. PROVIDE 5-YEAR (MINIMUM) WARRANTY ON ALL NEW A/C COMPRESSORS.

8. PROTECT ALL MATERIALS AND EQUIPMENT FROM DAMAGE.

9. EQUIPMENT AND MATERIALS SHALL BE NEW, UNLESS OTHERWISE SPECIFIED.

10. APPROVED EQUIPMENT MANUFACTURERS

- 10.1. CARRIER CORP., CARRIER AIR CONDITIONING DIVISION, UNITED TECHNOLOGIES CORPORATION (800-827-7435 x4989)
- 10.2. LENNOX INTERNATIONAL INC. (800-214-4999)
- 10.3. TRANE INC. (800-274-7300)
- 10.4. YORK, A JOHNSON CONTROLS COMPANY (717-771-7890)
- 10.5. RUD/RIEHL
- 10.6. MITSUBISHI ELECTRIC (866-323-4822)
- 10.7. DAIKIN AMERICA INC.

11. INSTALL CANVAS FIRE RETARDANT DUCT CONNECTIONS TO ALL ROTATING EQUIPMENT.

12. 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 SHAL 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.

13. CONSTRUCT AIR DUCTS OF GALVANIZED STEEL IN ACCORDANCE WITH SMACNA DUCT MANUALS LATEST EDITION.

14. EXACT LOCATION OF ALL SUPPLY DIFFUSERS, RETURN AIR GRILLES AND EXHAUST REGISTERS TO BE COORDINATED WITH LIGHTING LAYOUT AND REFLECTED CEILING PLAN.

15. ELECTRICAL - DISCONNECTS AND/OR BREAKERS, POWER WIRING THRU MOTOR CONTROL DEVICES TO ALL MOTORS OR TO DEDICATED PANELS. PROVIDE PROTECTION FOR ALL MOTORS AND CONTROLS. PROVIDE PROTECTION FOR ALL MECHANICAL WORK. SHALL INCLUDE CONTROL AND INTERLOCK WIRING REQUIRED FOR PROPER OPERATION OF THE SYSTEM AND SHALL INCLUDE FURNISHING OF MAGNETIC STARTERS OR CONTRACTORS WHERE REQUIRED.

16. COORDINATE VOLUME AND PHASE OF EACH PIECE OF EQUIPMENT WITH ELECTRICAL CONTRACTOR BEFORE ORDERING.

17. PROVIDE UL LISTED HEAVY GLASS FIBER 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.

18. DUCTWORK MATERIALS SHALL BE GALVANIZED STEEL, FABRICATED AND SUPPORTED IN ACCORDANCE WITH SMACNA DUCT CONSTRUCTION STANDARDS AND ASME STANDARDS, EXCEPT AS INDICATED. DUCT SHALL BE SUPPORTED AT LEAST EVERY 5 FEET WITH A PAIR OF 1" X 22 GA. GALVANIZED STRIP HANGERS.

HVAC LEGEND	
	5-2" 5-2" SUPPLY DIFFUSER
	8-2" 8-2" FILTERED RETURN
	22" 22" EXHAUST GRILLE
	26" 26" OUTSIDE AIR INLET
	28" 28" RELIEF AIR OUTLET
	VOLUME DAMPER
	GRAVITY DAMPER
	MOTOR OPERATED DAMPER
	175 THERMOSTAT
	AMH-# DEVICE UNIT ID

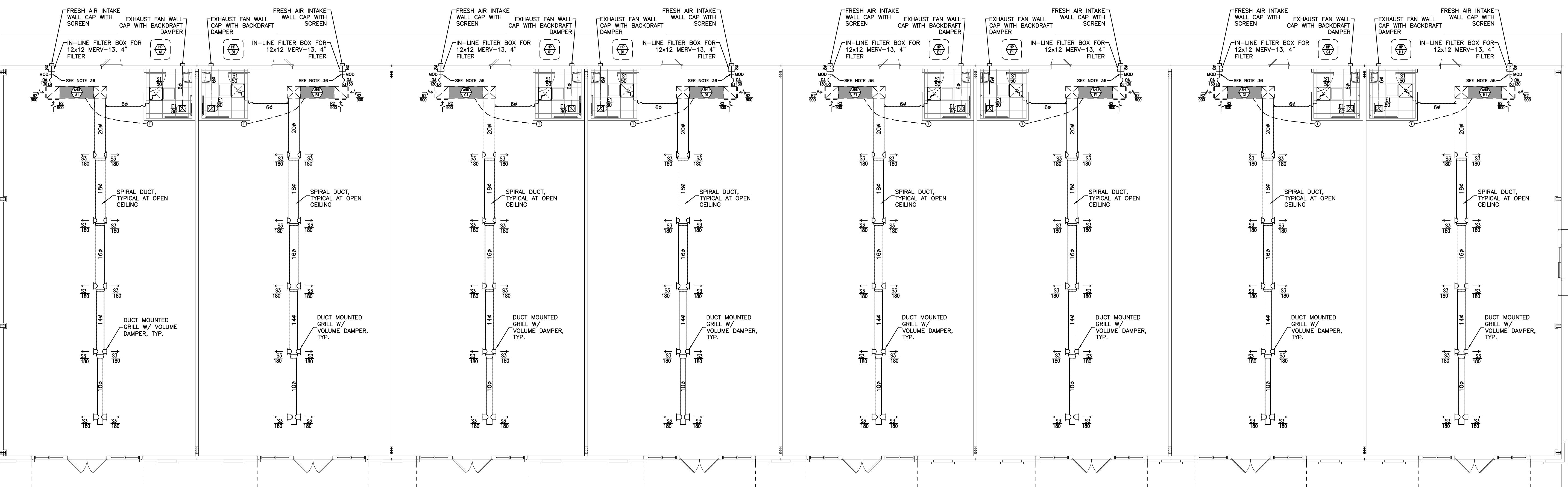
DIFFUSER, GRILLE, AND REGISTER SCHEDULE				
CALLOUT	FACE SIZE (IN)	DESCRIPTION	MODEL	NOTES
E1	12x12	EXHAUST FAN	BROAN - ZB80M (80 CFM)	
R1	24x24	FILTER RETURN GRILLE	PRICE - 80FF-SM-QUATER TURN RELEASE	
R2	12x12	FILTER RETURN GRILLE	PRICE - 80FF-SM-QUATER TURN RELEASE	
S1	24x24	SQUARE CONE DIFFUSER	PRICE - 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	

HVAC EQUIPMENT SCHEDULE									
SYS #	UNIT	UNIT	CFM	CFM	O.A.	POWER		ELEC. HTR.	MANUF. MODEL No.
			SUPPLIED	(MIN)	PH.	MCA	MOOP		
1	5	1	130	130	1	65.5	60	47.0	CARRIER - F-5A1V20G0L10
2	5	1	130	130	1	65.5	60	47.0	CARRIER - F-5A1V20G0L10
3	5	1	130	130	1	65.5	60	47.0	CARRIER - F-5A1V20G0L10
4	5	1	130	130	1	65.5	60	47.0	CARRIER - F-5A1V20G0L10
5	5	1	130	130	1	65.5	60	47.0	CARRIER - F-5A1V20G0L10
6	5	1	130	130	1	65.5	60	47.0	CARRIER - F-5A1V20G0L10
7	5	1	130	130	1	65.5	60	47.0	CARRIER - F-5A1V20G0L10
8	5	1	130	130	1	65.5	60	47.0	CARRIER - F-5A1V20G0L10

PAN COLLUMNT NOTES

- (1) SUPPLEMENTAL HEAT AS SCHEDULED ABOVE
- (2) PROGRAMMABLE THERMOMSTAT WITH HUMIDITY CONTROL - CARRIER 33CS2PRH03
- (3) 14.3 SEER MINIMUM
- (4) 14.0 SEER MAXIMUM
- (5) 14.0 SEER REFRIGERANT LINE KIT (AS REQ'D)
- (6) COIL GUARDS
- (7) THERMAL EXPANSION VALVE
- (8) PROVIDE GPS-C24-AC COMPACT SELF-CLEANING IONIZATION SYSTEM IN EACH AIRHANDLER
- (9) CORROSION RESISTANT COIL (COASTAL SERIES)
- (10) 14.3 SEER MINIMUM
- (11) 14.0 SEER MAXIMUM
- (12) 14.0 SEER REFRIGERANT LINE KIT (AS REQ'D)
- (13) COIL GUARDS
- (14) LOW AMBIENT COOLING TO 30 DEG. F
- (15) R-410B REFRIGERANT

CONDENSING UNIT NOTES





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140 FRONTAGE ROAD  
BRUSWICK, GEORGIA**

FIRE ALARM PLAN		date	ISSUE FOR BID & PERMIT	10/23/2025
date: 10/23/2025	no.	revisions		

sheet

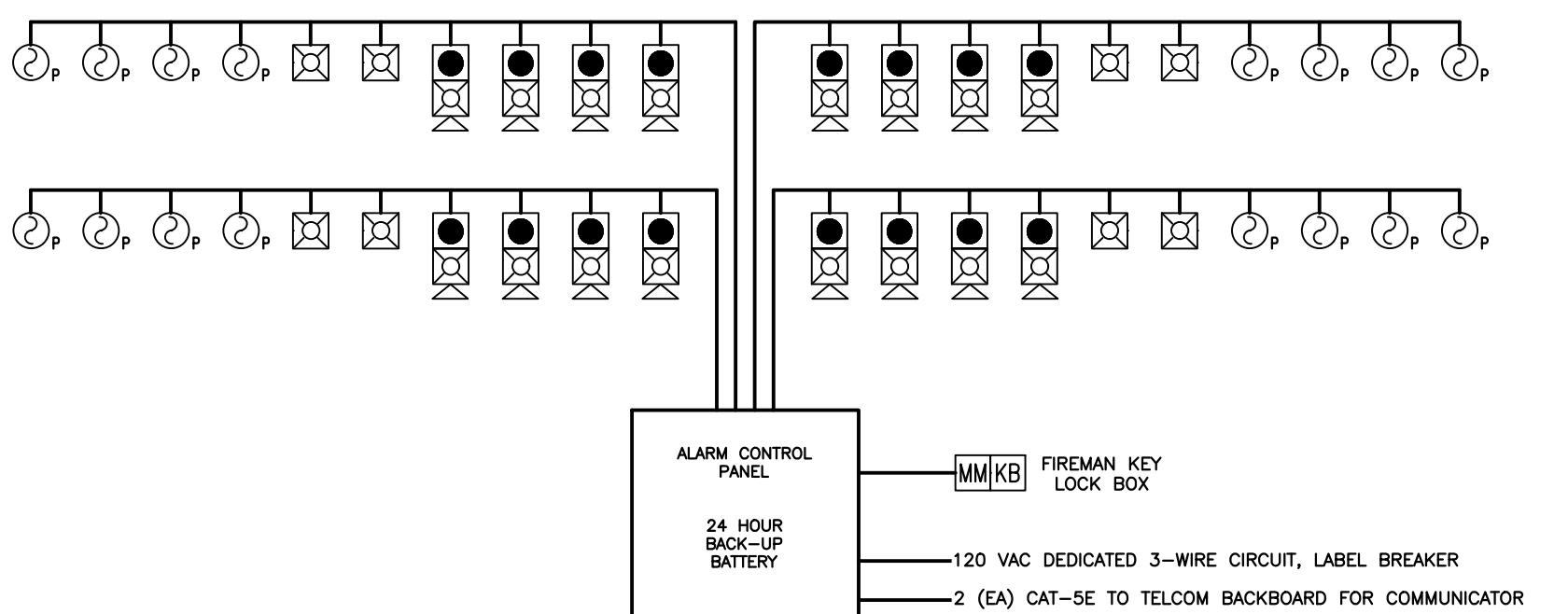
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**FIRE ALARM SYSTEM INSTALLATION NOTES:**

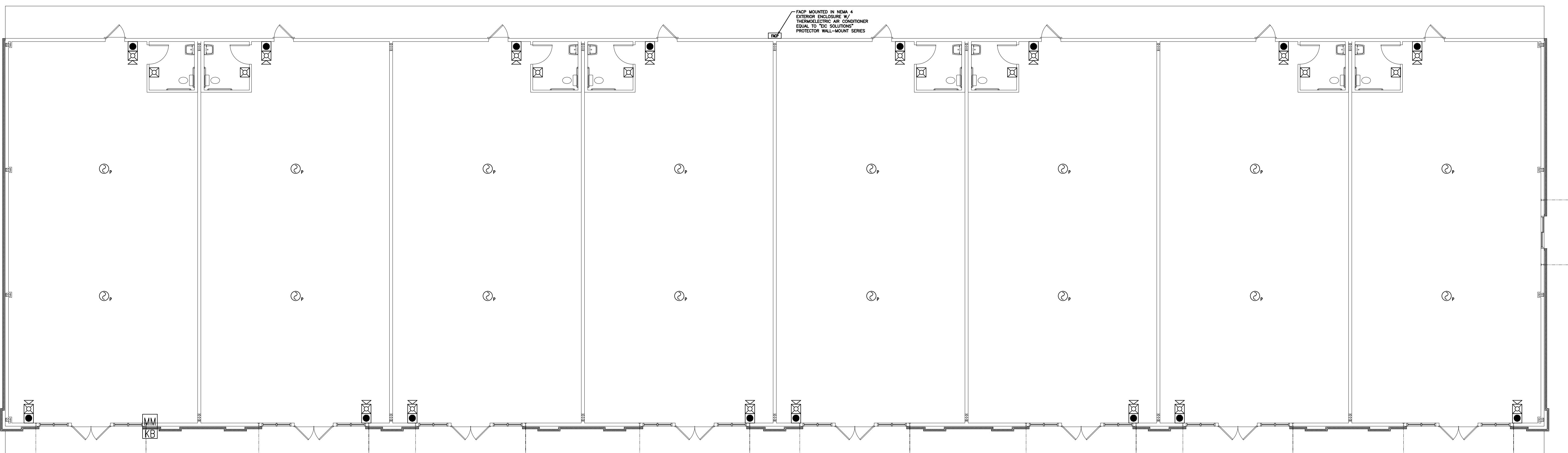
1. SLC SIGNAL CABLE: 16/2 SH/TW MINIMUM, 40 OHM MAXIMUM, (MAY BE STYLE "4")
2. INTELLIGENT INITIATING CIRCUIT: STYLE 4, MAXIMUM 100 OHMS LOOP RESISTANCE.
3. ALL SIGNAL LOOP CIRCUIT WIRING SHALL BE TWISTED, SHIELDED TYPE, MINIMUM 18/2.
4. INSULATE SLC SIGNAL CABLE SHIELD COND. FROM METAL R/WAY SYS. MAINTAIN SHIELD CONTINUITY.
5. INDICATING CIRCUIT LOOP: # 16 AWG TWISTED PAIR MINIMUM, 40 OHMS MAXIMUM, LOOP MAY BE STYLE "Z".
6. SOUNDER/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 EA-232/RS485 EQUIPMENT CONNECTIONS TO 50 FEET MAXIMUM.
10. EA-485 SIGNAL CONDUCTOR TO BE AN OVERALL FOIL/BRAIDED SHIELD TWISTED PAIR.
11. EA-485 24 VDC FILTER/REG. POWER CONNECTION TO BE MIN. 16/2 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**

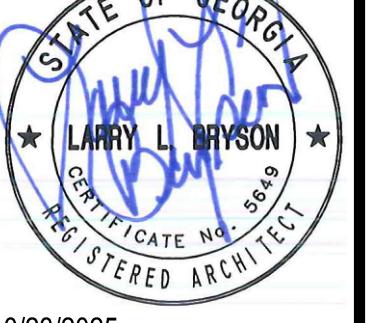
○P	SMOKE DETECTOR (PHOTO-ELEC)
○I	HEAT DETECTOR
□	MANUAL PULL STATION
○Q	DUCT DETECTOR
■	MONITOR MODULE
■	RELAY MODULE
■	CONTROL MODULE
■	■ SOUNDER-STROBE
■	STROBE ONLY
■	SPRINKLER WATER FLOW
■	SPRINKLER VALVE TAMPER
■	FIRE ALARM CONTROL PANEL
■	FIRE ALARM POWER SUPPLY
■	FIRE ALARM ANNUNCIATOR PANEL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



1. THIS PLAN IS SCHEMATIC IN DESIGN AND CONCEPT. FINAL DESIGN AND INSTALLATION CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR TO MEET ALL REQUIREMENTS OF STATE AND LOCAL AUTHORITIES. SYSTEM DESIGN AND EQUIPMENT REQUIREMENTS OF THE 2010 LIFE SAFETY CODE, NFPA 101 SECTION 8.6 "FIRE DETECTION, ALARM AND COMMUNICATION SYSTEMS" AND NFPA 1 "FIRE 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"

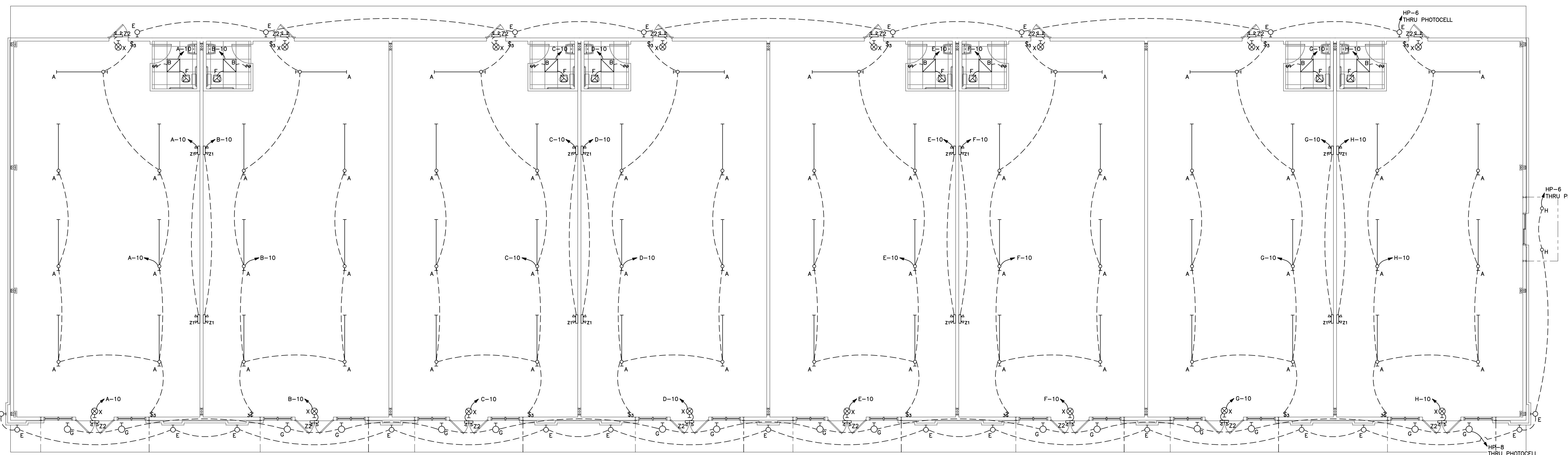


10/23/2025

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ELECTRICAL SYMBOL LEGEND	
	2x2 FUTURE - LED
	1x1 FUTURE - LED
	2x2 FUTURE - LED
	CEILING SURFACE MOUNT FIXTURE
	CEILING SURFACE MOUNT GARAGE FIXTURE
	RECESSED DOWNLIGHT FIXTURE
	WALL MOUNT FIXTURE
	UNDER-COUNTER LIGHT
	COMBO VENT/LIGHT BATH EXHAUST FAN
	2x2 FUTURE - LED
	1x1 FUTURE - LED
	SINGLE POLE LIGHT SWITCH
	THREE-WAY LIGHT SWITCH
	FOUR-WAY LIGHT SWITCH
	PIR/ULTRASONIC OCCUPANCY WALL SWITCH W/ DIMMING
	PIR OCCUPANCY WALL SWITCH
	PIR/ULTRASONIC OCCUPANCY CEILING SENSOR
	T.V. COAX OUTLET (RGS-6)
	TELEPHONE OUTLET
	DATA/NETWORK OUTLET
	DUPLEX RECEPTACLE (18" A/F.)
	GFCI GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX RECEPTACLE
	EXIT SIGN (SHADED AREA INDICATES TEXT FACE)
	WEATHER PROOF DUPLEX RECEPTACLE
	ABOVE COUNTER DUPLEX RECEPTACLE (+ ABV. CNTR.)
	DUPLEX RECEPTACLE (6" A/F.)
	QUAD RECEPTACLE (18" A/F.)
	SPECIAL RECEPTACLE (i.e. RANGE, DRYER, ETC.)
	FLOOR DUPLEX RECEPTACLE
	FLOOR QUAD RECEPTACLE
	FUSED DISCONNECT
	ELECTRICAL PANEL

LIGHT FIXTURE SCHEDULE					
CAL/OUT	DESCRIPTION	MODEL	VOLTS	INPUT WATTS	MOUNTING
A	8 FT LED STRIP	LITHONA - CSS-116-AL04-MWLT-SW008R	120V IP 2W	117	CABLE HUNG
B	LED 2x2 TROFFER	LITHONA - STAK 2x2 4000LM 80CR COOL WHT	120V IP 2W	33	LAY-IN
C	LED 2x2 TROFFER	LITHONA - STAK 2x4 4000LM 80CR COOL WHT	120V IP 2W	33	LAY-IN
D	INDOOR LED CLG LIGHT	LITHONA - PAMES 7 SW008	120V IP 2W	12	CEILING
E	OUTDOOR WALL SCONCE	LANTERNA - 9003 W2 RW LED 4000 FF BZ UNV RSM	120V IP 2W	20	WALL
F	EXHAUST FAN - MOTION SENSING	BROAN - ZEBOM	120V IP 2W	40	CEILING
G	LED GOODNECK WALL LIGHT	ASD - ASD-ONL-25H408-PC	120V IP 2W	25	WALL
H	6" LED DOWNLIGHT	JUNO - T2CLLED-G4-20LM-40K-MW07210	120V IP 2W	25	RECESSED
X	LED EXIT LIGHT	LITHONA - LION 3 R 3	120V IP 2W	0.71	WALL/CEILING W/ BATTERY BACKUP
Z1	LED EMERGENCY LIGHT	LITHONA - EJ02L	120V IP 2W	0.52	WALL
Z2	LED WET LOCATION REMOTE EMERGENCY LIGHT	LITHONA - ELMRW LP220L DNWDL T	120V IP 2W	0.52	WALL



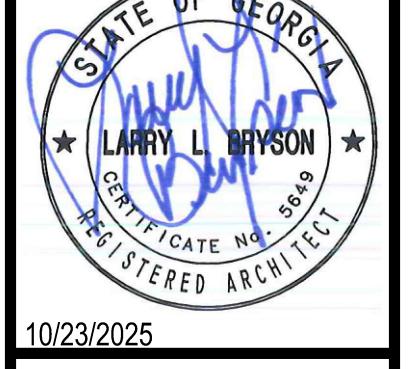
1 BLDG. 2 LIGHTING PLAN  
E1.1 SCALE: 1/8" = 1'-0"

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BRUSWICK, GEORGIA**

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

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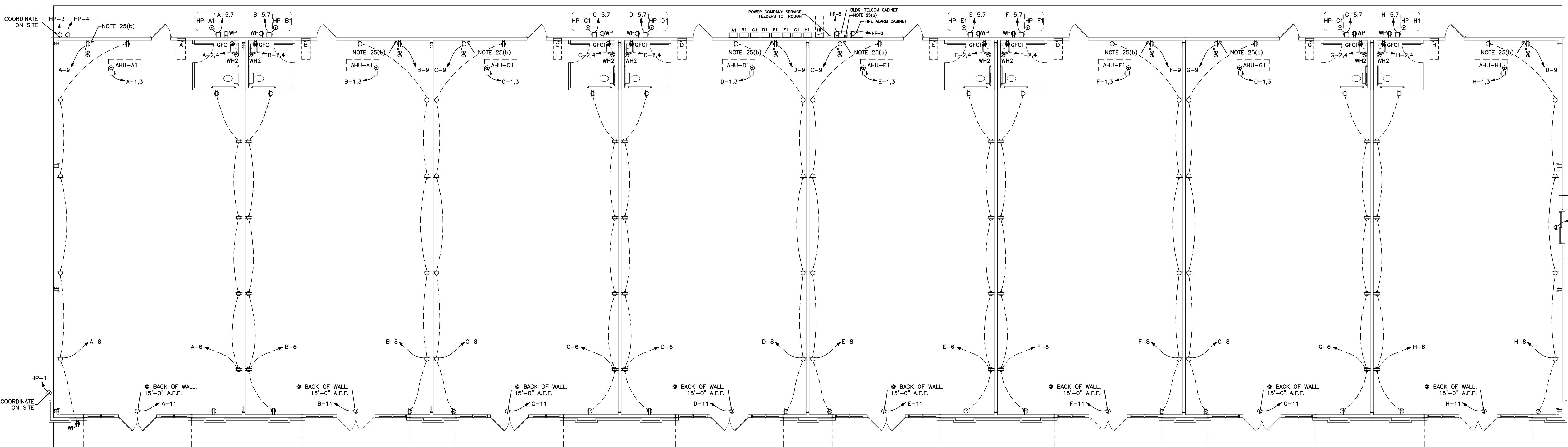


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ELECTRICAL SYMBOL LEGEND	
2x4 FIXTURE - LED	1x8 FIXTURE - LED
1x8 FIXTURE - LED	EXIT SIGN (SHADED AREA INDICATES TEXT FACE)
2x4 FIXTURE - LED	GFCI GROUNDED-FAULT CIRCUIT-INTERRUPTER DUPLEX RECEPTACLE
CEILING SURFACE MOUNT FIXTURE	EMERGENCY LIGHT FIXTURE
CEILING SURFACE MOUNT GARAGE FIXTURE	SINGLE POLE LIGHT SWITCH
RECESSED DOWNLIGHT FIXTURE	THREE-WAY LIGHT SWITCH
WALL MOUNT FIXTURE	DUPLEX RECEPTACLE (4 A.F.F.)
UNDER-COUNTER LIGHT	QUAD RECEPTACLE (16 A.F.F.)
COMBO VENT/LIGHT BATH EXHAUST FAN	PIR/ULTRASONIC OCCUPANCY WALL SWITCH w/ DIMMING
	PIR OCCUPANCY WALL SWITCH
	PIR/ULTRASONIC OCCUPANCY CEILING SENSOR
	TV. COAX OUTLET (RG-6)
	FLOOR QUAD RECEPTACLE
	JUNCTION BOX
	FUSED DISCONNECT
	ELECTRICAL PANEL

LIGHT FIXTURE SCHEDULE					
CALLOUT	DESCRIPTION	MODEL	VOLTS	INPUT WATTS	MOUNTING
A	8 FT LED STRIP	LITHONA - CSS-L8S-AL04-MV015-8008	120V IP 2W	117	CABLE HUNG
B	LED 2x2 TROFER	LITHONA - STK 2x2 4000LM 80CR COL. WOLVT	120V IP 2W	33	LAY-IN
C	LED 2x4 TROFER	LITHONA - STK 2x4 4000LM 80CR COL. WOLVT	120V IP 2W	33	LAY-IN
D	INDOOR LED CLG LIGHT	LITHONA - FIMM15 7.3WZ	120V IP 2W	12	CEILING
E	OUTDOOR WALL SCONCE	LANTERRA - 9003 W2 RW LED 4000 FF BZ UNV RSM	120V IP 2W	20	WALL
F	EXHAUST FAN - MOTION SENSING	BROM - Z80M	120V IP 2W	40	CEILING
G	LED GOOSENECK WALL LIGHT	ASD - ASD-041-25H40B-PC	120V IP 2W	25	WALL
H	6" LED DOWNLIGHT	JUNO - T22LED-64-20W-40K-MV01ZT10	120V IP 2W	25	RECESSED
X	LED EXIT LIGHT	LITHONA - LHW-S W 3 R	120V IP 2W	0.71	WALL/CEILING w/ BATTERY BACKUP
Z1	LED EMERGENCY LIGHT	LITHONA - EUL2L	120V IP 2W	0.32	WALL
Z2	LED WET LOCATION REMOTE EMERGENCY LIGHT	LITHONA - ELMRW-UP220L DMWAD T	120V IP 2W	0.32	WALL



1 BLDG. 2 POWER PLAN  
E2.1 SCALE: 1/8" = 1'-0"

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

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

sheet

**E2.1**

GENERAL ELECTRICAL NOTES:

1. CONTRACTOR SHALL FURNISH:  
LABOR, SUPPLIES AND MATERIALS  
SHOP DRAWINGS AND EQUIPMENT CUTSHEETS  
PERMIT 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 EQUIPMENT 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 - MATERIAL AND FITTINGS:  
A. ELECTRICAL METALIC TUBING (EMT): STEEL TUBING, SMOOTH INSIDE AND OUT. GALVANIZED OR SMOOTHED CONNECTORS AND COUPLINGS SHALL BE WATER-TIGHT WITH HEXAGONAL HEADS OR TAP-ON, MULTIPLE POINT, STAINLESS STEEL LOCKING RM TYPE WHERE REQUIRED FOR WET LOCATIONS. ALL FITTINGS TO HAVE INSULATED THROAT. STEEL SET-SCREW TYPE: FITTINGS FOR DRY INTERIOR LOCATIONS. ALL CONDUITS 4" IN DIAMETER AND 10' LONG.

B. LIQUID TIGHT FLEXIBLE CONDUIT: FLEXIBLE SINGLE STRIP GALVANIZED STEEL HOSE WITH A LIQUID-TIGHT, OIL RESISTANT POLYVINYL CHLORIDE OUTER INSULATED THROAT AND COMPRESSION RING FITTINGS TO CONNECT TO ROTATING OR VIBRATING EQUIPMENT (MOTOR, TRANSFORMER, ETC.)

C. FLEXIBLE METALIC CONDUIT: FLEXIBLE SINGLE STRIP GALVANIZED CONDUIT WITH INSULATED THROAT AND COMPRESSION RING FITTINGS. USES: FLEXIBLE CONNECTIONS TO ACCESSIBLE RECESSING SPACING FIXTURES.

D. TYPE NM, TYPE NMC, AND TYPE NM-C CABLES SHALL BE PERMITTED TO BE USED IN TYPE V CONSTRUCTION (WOOD FRAMED). CABLES SHALL BE CONCEALED WITHIN WALLS & CEILINGS.

8. BOXES MATERIAL:  
STAMPED TYPE: OCTAGONAL, SQUARE, 1-GANG, CONCRETE & MASONRY TYPE BOX FROM CODE CAUL 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 AMPLITY NEUTRAL BUS AND 50% CAPACITY GROUND BUS  
SEQUENTIAL PHASE AND NUMBERED TOP TO BOTTOM EACH SIDE  
FULL COVERAGE, SINGLE JOKER

MOLDED CASE THERMOMATIC BOLT-IN TYPE CIRCUIT BREAKERS

RATING, VOLTS, WITHSTAND AND BREAKERS, AS SCHEDULED

MANUFACTURERS: GENERAL ELECTRIC, SQUARE D OR SIEMENS

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 3R FOR DAMP/WET LOCATIONS, QUICK-MAKE, QUICK-BREAK OPERATION WITH COVER INTERLOCK, NEUTRAL AND GROUND BAR AS 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 UTILIZE AC MANUAL INTERLOCK TYPE, NEMA 1 OR NEMA 3R ENCLOSURE, SINGLE THROW DOUBLE BREAK CONTACTS, MOTOR RATED, TWO AND THREE POLE, 20 AMPERE 600 VOLT RATED (SQUARE D CLASS 2510 TYPE KG).

C. CIRCUITS RATED OVER 20 AMPERES UTILIZE HEAVY DUTY, NEMA 1 OR NEMA 3R, QUICK-MAKE, QUICK-BREAK OPERATION WITH COVER INTERLOCK, NEUTRAL AND GROUND BAR AS INDICATED, HP/AMPERE AND VOLTAGE RATED 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 MOTOR AND 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 BASEPLATE FOR 120/208 VOLT ITEMS.  
1/4" HIGH LETTERS: PANELS, TRANSFORMERS, DISCONNECT SWITCHES, TIME CLOCKS, CONTACTORS, AHS, CUTS, ETC.

17. IDENTIFICATION:  
IDENTIFY EACH JUNCTION BOX COVER WITH A PERMANENT FELT MARKER STATING PANEL, CIRCUIT AND LOAD CAPACITY 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 BOXES.  
C. WEATHERPROOF DEVICES: APPLETION FSX SERIES OR EQUAL; COVER SHALL PROVIDE DURABLE, DUST-TIGHT, WATER-TIGHT, AND CORROSION RESISTANT.

D. DUPLEX RECEPTACLES: NEMA 5-20P CONFIGURATION AND RATING, BACK AND SIDE WIRED, UREA BODY, GROUND TERMINAL SCREW COLOR SELECTED BY ARCHITECT, EQUALS TO ARROW-HART, HUBBELL, LEVITON, GENERAL ELECTRIC, PASS & SEYMORE, EAGLE.

E. NOTE: ISOLATED GROUND OUTLETS SHALL BE NEMA 5-20R CONFIGURATION AND RATING.

F. ISOLATED GROUND DUAL RECEPTACLES: NEMA 5-20R CONFIGURATION AND RATING, SELF-CONTAINED GROUND FAULT CLOSER, INTERRUPTING DUAL RECEPTACLE, TAMPER-RESISTANT, COLOR SELECTED BY ARCHITECT, EQUAL BY ARROW-HART, LEVITON, GENERAL ELECTRIC, PASS & SEYMORE, EAGLE.

G. GFCI DUPLX RECEPTACLES: NEMA 5-15R CONFIGURATION AND RATING, SELF-CONTAINED GROUND FAULT CLOSER, INTERRUPTING DUAL RECEPTACLE, TAMPER-RESISTANT, COLOR SELECTED BY ARCHITECT, EQUAL BY ARROW-HART, LEVITON, GENERAL ELECTRIC, PASS & SEYMORE, EAGLE.

H. WALL SWITCHES: MOLDED PLATE OR UREA BODY, RATED FOR 20 AMPERES AT 240 VOLTS, SIDE WIRED, GROUNDING SCREW OR GREEN GROUNDING WIRE, NON-FRAMED, TOGGLE OR KEY OPERATED AS INDICATED, SINGLE POLE, DOUBLE POLE, THREE AND FOUR WAYS AS INDICATED, COLOR SELECTED BY ARCHITECT, EQUALS BY: BRYANT, HUBBELL, LEVITON, GENERAL ELECTRIC, PASS & SEYMORE, EAGLE.

I. ALL RECEPTACLES WITHIN 6 FT. OF SINKS TO BE PROTECTED BY GFCI.

19. LIGHTING FIXTURES:  
A. FIXTURES: LIGHT FIXTURES ARE TO BE PROVIDED AS INDICATED ON THE LIGHTING FIXTURE SHEET.

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, I.E. UNISTRUT, CABLES, ETC.

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

22. WALL BACKWARDS:  
PROVIDE 4"X3" A/D GRADE FIRE RETARDANT PLYWOOD, PAINTED GRAY AT TELCOM CLOSET.

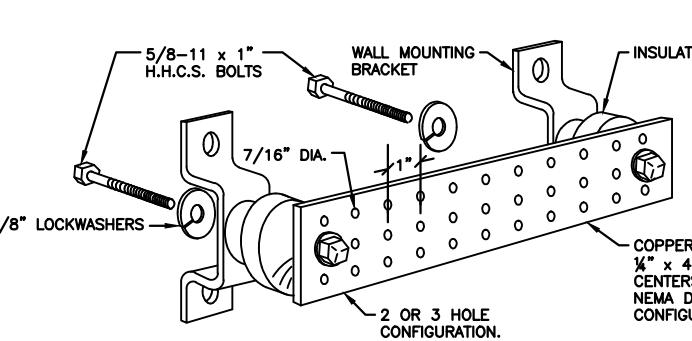
23. TELEPHONE RACERS:  
COORDINATE AND INSTALL IN ACCORDANCE WITH TELEPHONE COMPANY REQUIREMENTS. TERMINATE WITH SMOOTH INSULATED BUSHING. PROVIDE PULL LINE EACH EMPTY CONDUIT. LABEL CONDUITS.

24. DATA/TELEPHONE/TELEVISION CABLING:  
a. EACH TELEPHONE DATA PROVIDE 4"X4" GALV. DEEP BOX & 2"X4" MUD RING WITH 1" CONDUIT TO ABOVE CEILING.  
b. PROVIDE (2) RUNS OF RG58 QUAD SHIELD COAXIAL CABLE TO EACH TV OUTLET.  
c. PROVIDE (2) 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.

MINIMUM WIRE SIZE REQUIREMENTS  
20A BREAKERS - #12 AWG WIRE  
30A BREAKERS - #10 AWG WIRE  
40A BREAKERS - #8 AWG WIRE

WIRE SIZE CHART  
CIRCUIT LENGTH (FT.) WIRE SIZE (AWG)  
< 100 FT. #12 AWG (CU)  
100-150 FT. #10 AWG (CU)



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 #			
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
						LIGHTING	1.24 1.55 (125%)
						RECEPTACLES	3.68 3.68 (50%>10)
						TOTAL LOAD	5.23
						BALANCED LOAD	21.8 A

## TYPICAL UNIT PANEL

ROOM	VOLTS	240/120V 2P 3W	AIC	22,000			
MOUNTING	FLUSH	BUS AMPS	MAIN BKR	MLO			
FED FROM METER/DISCONNECT	NEUTRAL	100%	LUGS	STANDARD			
NOTE							
CKT #	CKT BKR	CIRCUIT DESCRIPTION	LOAD KVA	CKT #			
A	B		A	B			
1	40/2	AHU-D1	3.22	2	20/2	WATER HEATER	1.5
3	1		3.22	4	20/1	RECEPTACLE	1.5
5	40/2	HP-D1	2.92	6	20/1	RECEPTACLE	1.44
7	1		2.92	8	20/1	RECEPTACLE	1.26
9	20/1	TELCOM	1.5	10	20/1	LIGHTING	0.908
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	0
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							