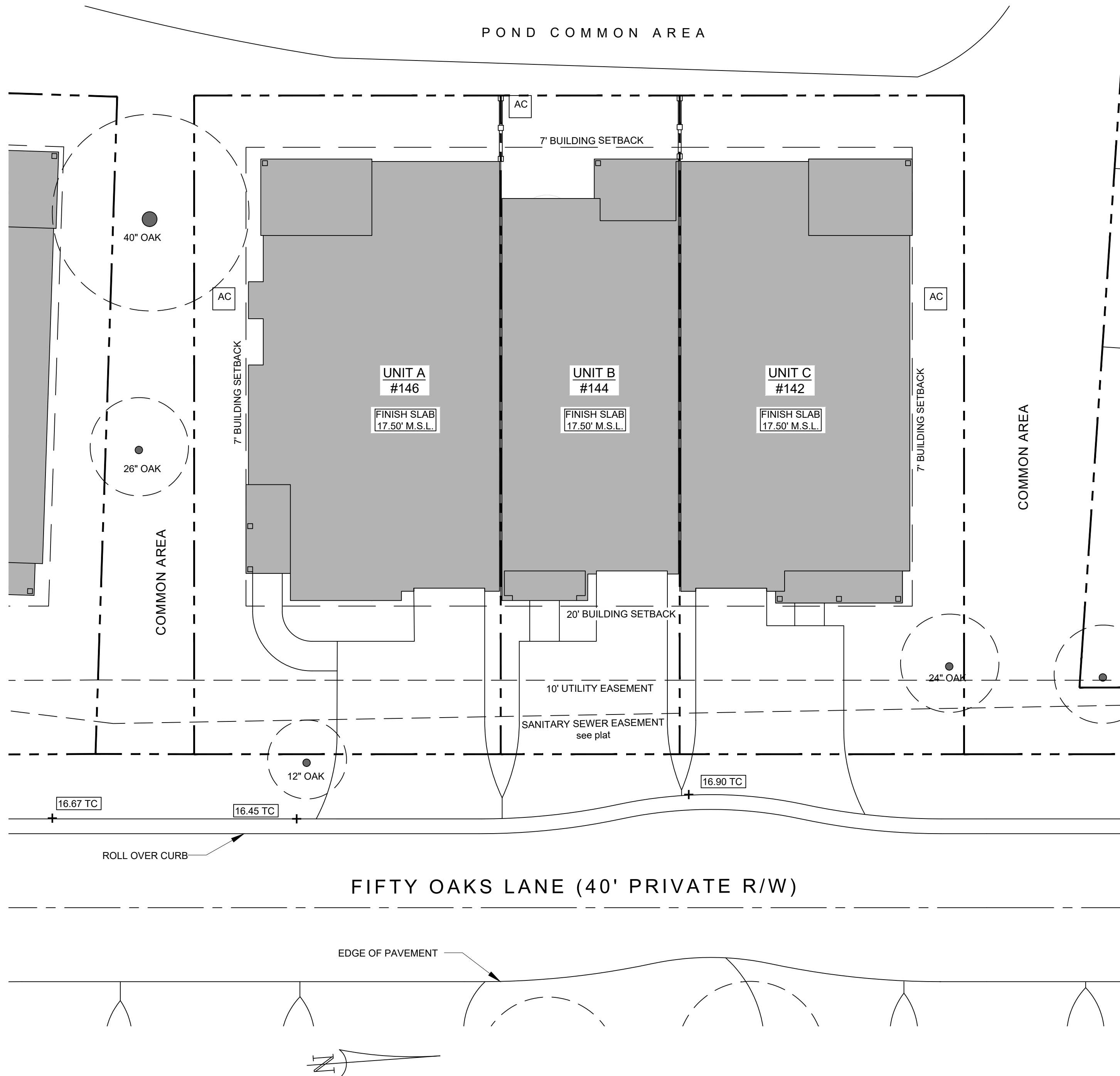




VICINITY MAP N.T.S.



1 SITE PLAN BUILDING 13
A0.1

NOTES:

SEE PLAT BY SHUPE SURVEYING COMPANY FOR BOUNDARY DATA AND LOT CONFIGURATION.

FINISHED SLAB ELEVATIONS ARE BASED ON TOP OF PAVEMENT ELEVATIONS (T.P.) AND TOP OF CURB (T.C.) AS SHOWN ON THE CIVIL DRAINAGE PLAN DATED 4/30/20. **VERIFY.**

+ 1.00 INDICATES FINISHED GRADE ELEVATIONS

GENERAL NOTES:

- ZONING:**
THIS PROJECT IS ZONED PD.

PROJECT DESCRIPTION: PART OF A 54 UNIT ROWHOUSE DWELLING AND ONE FAMILY ATTACHED DWELLING PROJECT REGULATED BY THE RED BARN DEVELOPMENT TEXT AS REVISED JAN. 30th 2009.
- SURVEY DATA TAKEN FROM PRELIMINARY PLAT BY SHUPE SURVEYING COMPANY, P.C., 3837 DARIEN HIGHWAY, BRUNSWICK, GA 31525. DATED 12/20/17.
- ACCORDING TO F.I.R.M. MAP NO. 13127C, PANEL 0234H & 0253H, DATED 01/05/18, INDICATES THIS PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONE 'X'(UNSHADED), WHICH IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO BEGINNING CONSTRUCTION.
- TO PREVENT CONFLICTS, CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES IN CONSTRUCTION AREAS LOCATED PRIOR TO BEGINNING CONSTRUCTION AND EXERCISE EXTREME CAUTION WHEN DIGGING IN THESE AREAS.
- ALL COMMON AREA WITHIN THE DEVELOPMENT SHALL REMAIN PRIVATE AND BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- BUILDING HEIGHT:** MAXIMUM ALLOWED = 35 FT. PROPOSED BUILDING 5 = APPROXIMATELY 33' - 6"
- OWNER / DEVELOPER:**
FIFTY OAKS GROUP, LLC
- ARCHITECT:**
USSERY - RULE ARCHITECTS, P.C.
1804-A FREDERICA ROAD
ST. SIMONS ISLAND, GA 31522
(912) 638-6688

CODE INFORMATION

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:

- APPLICABLE CODES:**
 - 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
 - 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 - NFPA 70
 - NEC 2017
- WIND LOADING:**
 - DESIGN WIND SPEED: 130 MPH (3-SEC GUST) *IRC R301.2(5)A*
 - EXPOSURE CATEGORY: C *IRC R301.2.1.4(2)*
 - WINDBORNE DEBRIS REGION: WITHIN (1) MILE OF COASTAL MEAN HIGH WATER
- PROTECTION OF OPENINGS:**
 - IMPACT RESISTANT EXTERIOR GLAZING REQUIRED IN WIND BORNE DEBRIS REGIONS
- TOWNHOUSE REQUIREMENTS:**
 - COMMON WALL SHALL BE 2-HOUR RATED, W/ NO PLUMBING OR MECHANICAL PENETRATIONS. *IRC R302.2*
- MISC. CODE REQUIREMENTS:**
 - A. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF APPLICABLE CODES
 - B. GARAGE CEILING SHALL HAVE 5/8" TYPE-X GYPBOARD *IRC R302.6*
 - C. GARAGE SEPARATION FROM THE RESIDENCE SHALL BE NOT LESS THAN 1/2" GYPBOARD
 - D. EMERGENCY ESCAPE & RESCUE OPENINGS REQUIRED IN ALL SLEEPING ROOMS. NET CLEAR OPENING OF NOT LESS THAN 5.7 SQ/FT. MAXIMUM SILL HEIGHT OF 44 IN.

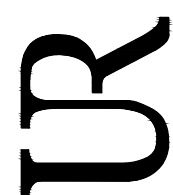
SHEET INDEX

A0.1	SITE PLAN
A1.1	FOUNDATION PLAN
A2.1	FIRST FLOOR PLAN
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added easements to site plan
changes to 1st flr electrical



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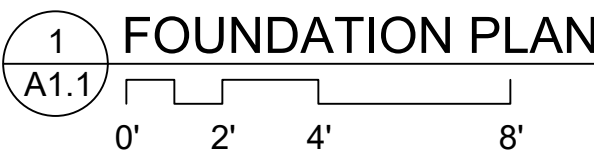


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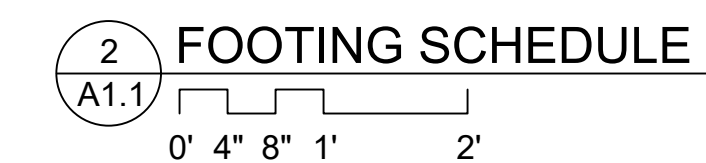
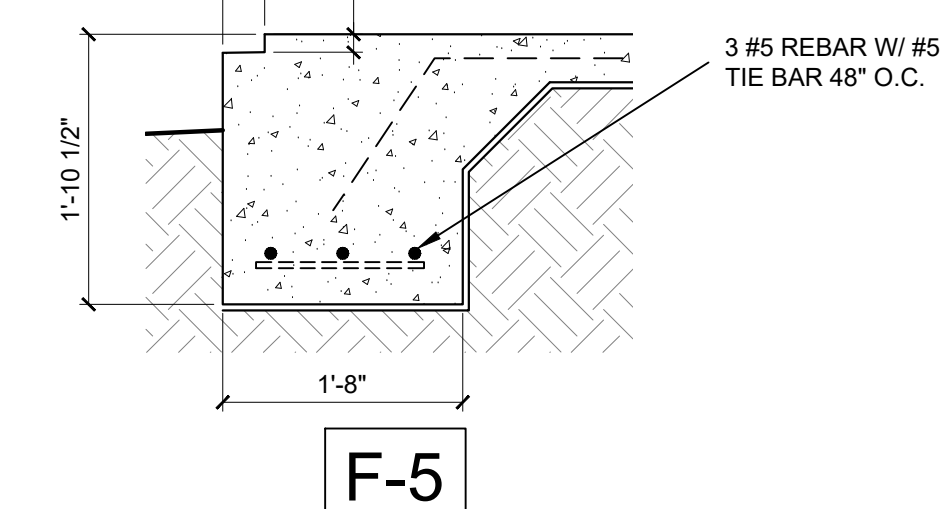
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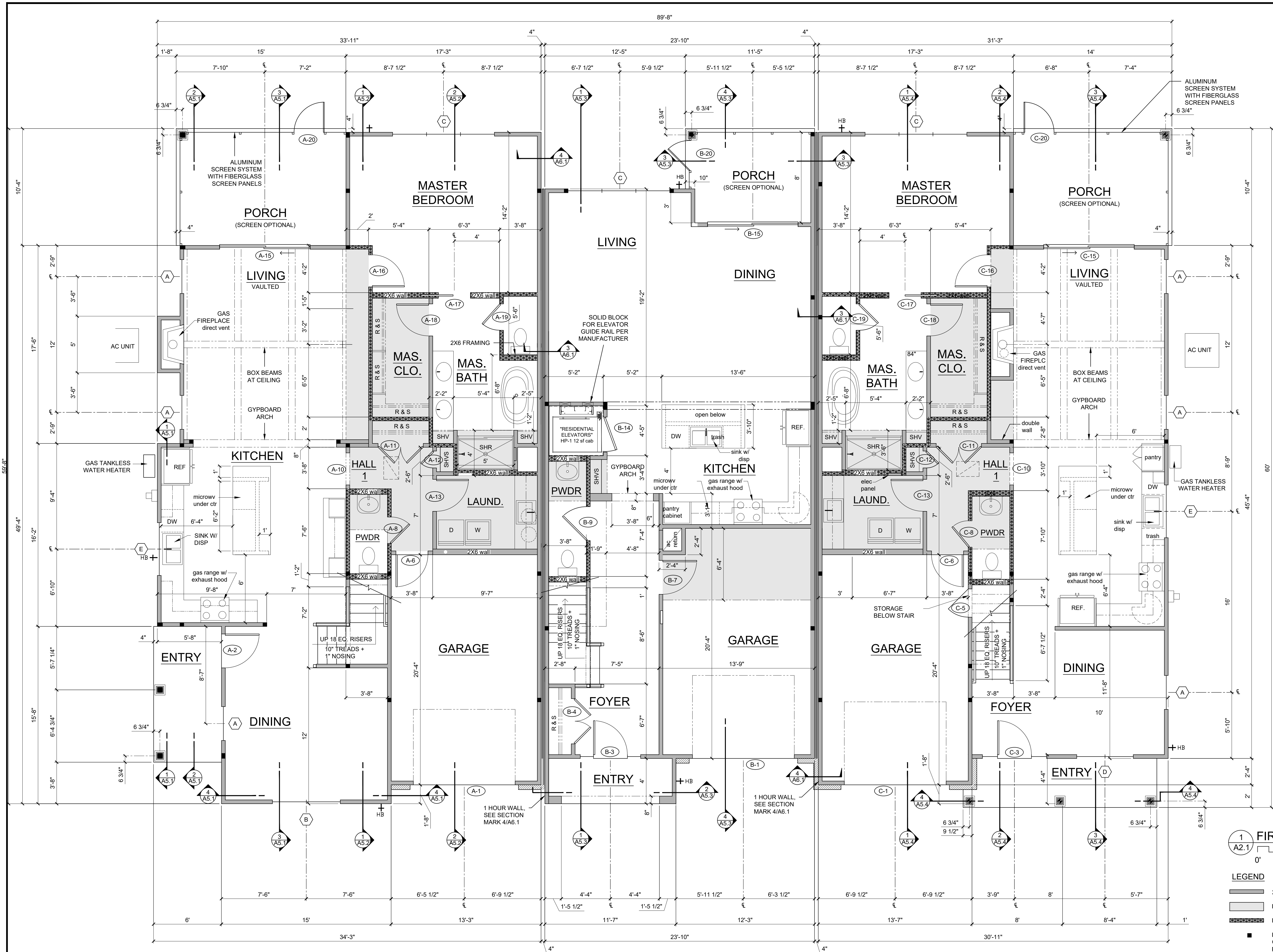
10-21-22	
11-29-22	
4-27-23	

A0.1



- ## GENERAL NOTES
1. COORDINATE LOCATION OF NATURAL GAS LINE BELOW SLAB FOR FIREPLACE, STOVE, AND GRILL CONNECTIONS.
 2. FINISH SLAB AT GARAGE SHALL BE 8" MINIMUM ABOVE FINISH GRADE. VERIFY FINISH GRADES AT BUILDING LOCATIONS PER SITE CONDITIONS.
 3. PROVIDE TERMITE TREATMENT UNDER ALL CONCRETE SLABS & FOOTINGS





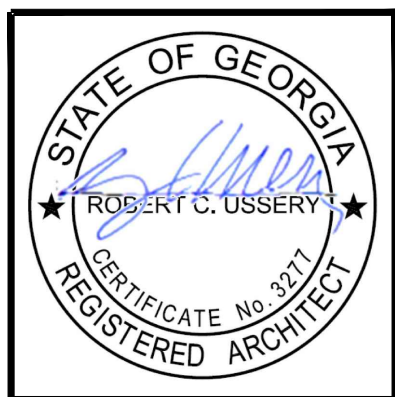
UNIT - A SQUARE FOOTAGE
146 H and C- 2,387 s.f.
GARAGE- 273 s.f.
PORCHES- 210 s.f.
TOTAL- 2,870 s.f.

UNIT - B SQUARE FEET
144 H and C- 2,188 s.f.
GARAGE- 281 s.f.
PORCHES- 139 s.f.
TOTAL- 2,608 s.f.

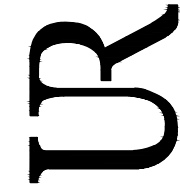
UNIT - C SQUARE FEET
142 H and C- 2,099 s.f.
GARAGE- 277 s.f.
PORCHES- 219 s.f.
TOTAL- 2,595 s.f.

1 FIRST FLOOR PLAN
A2.1

- LEGEND**
- 2X4 FRAMING STUD WALL, UNLESS NOTED OTHERWISE
 - INDICATES DROP SOFFIT or CEILING AT 8'-2" to FRAME
 - INDICATES SOUND INSULATION IN WALL
 - INDICATES BEAM BEARING POINT; PROVIDE POST CONTINUOUS TO BOTTOM OF BEAM SEE FRAMING PLANS AND SECTIONS



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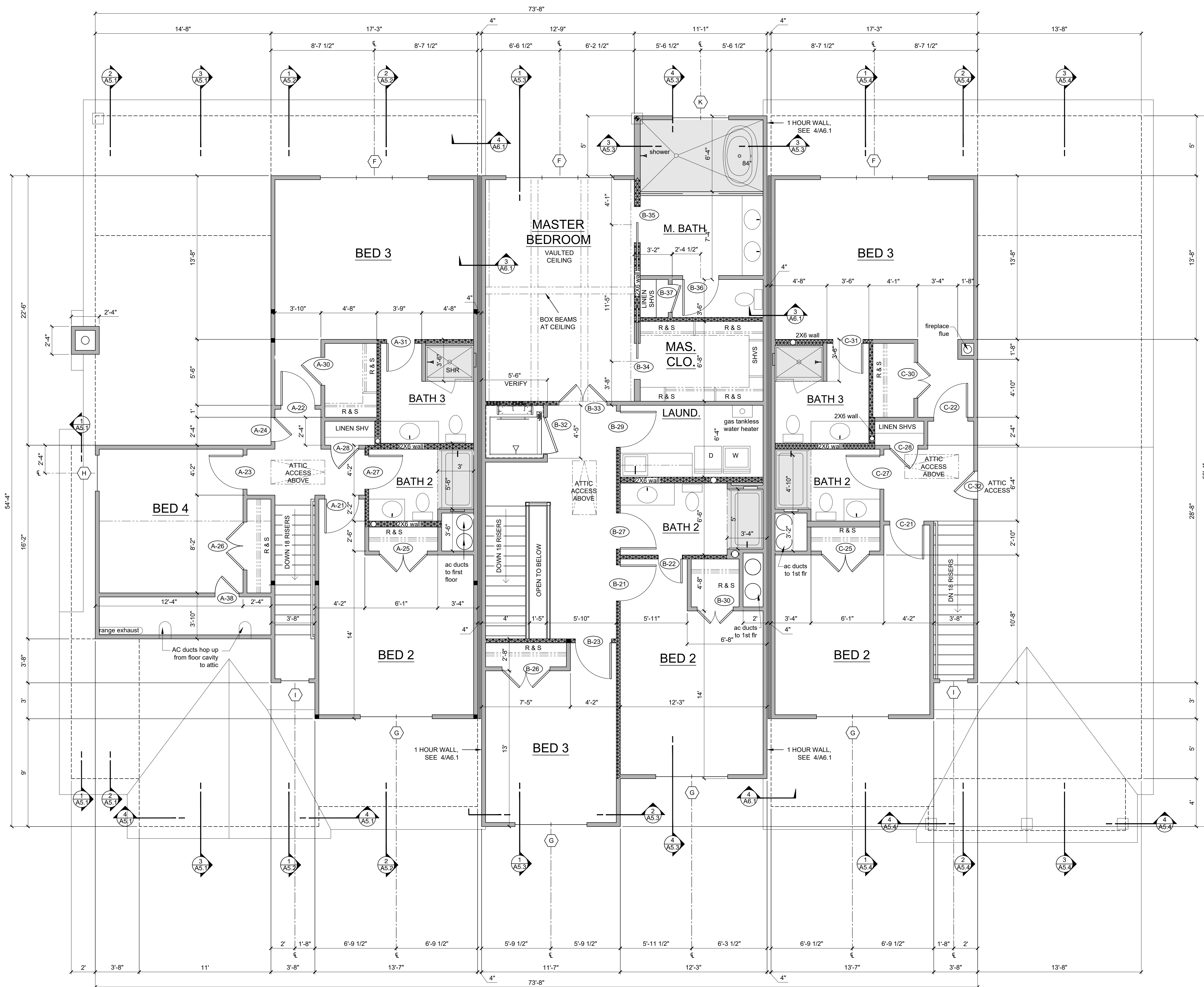


FIFTY OAKS - BUILDING 13
South Harrington Road
St. Simons Island, Georgia

1622

10-21-22	

A2.1



UNIT - A
146

UNIT - B
144

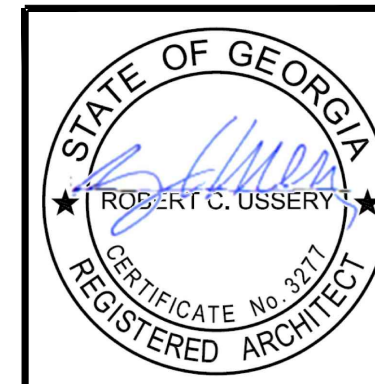
UNIT - C
142

1
A2.2
SECOND FLOOR PLAN

0' 2' 4' 8'

LEGEND

- 2X4 FRAMING STUD WALL, UNLESS NOTED OTHERWISE
- INDICATES DROP SOFFIT CEILING AT 8'-1" FRAME
- INDICATES SOUND INSULATION IN WALL
- INDICATES BEAM BEARING POINT; PROVIDE POST CONTINUOUS TO BOTTOM OF BEAM SEE FRAMING PLANS AND SECTIONS



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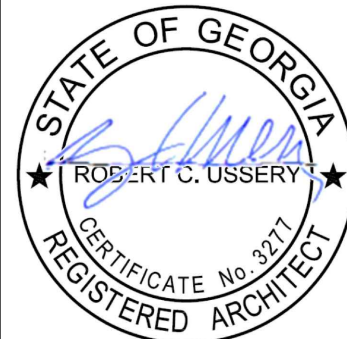


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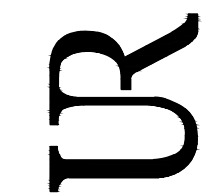
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10-21-22	

A2.2



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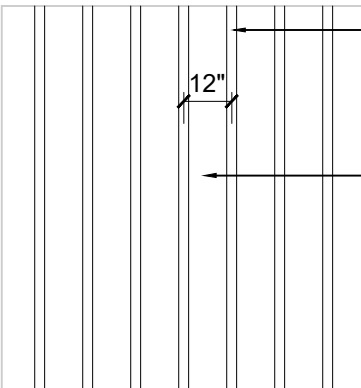
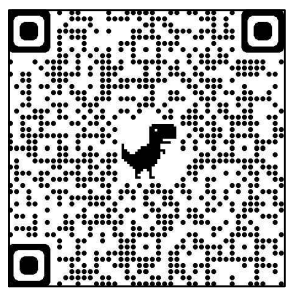
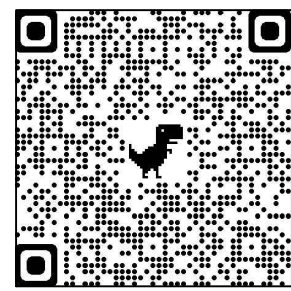
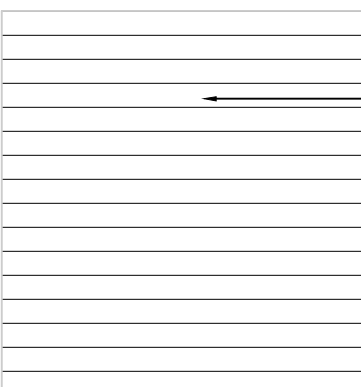
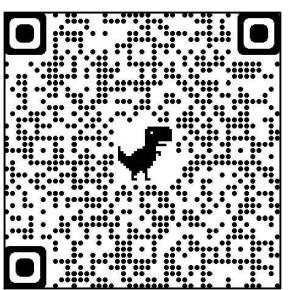
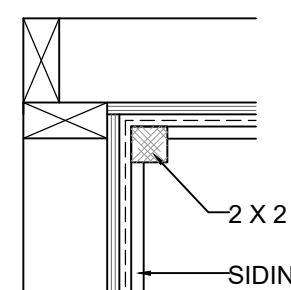
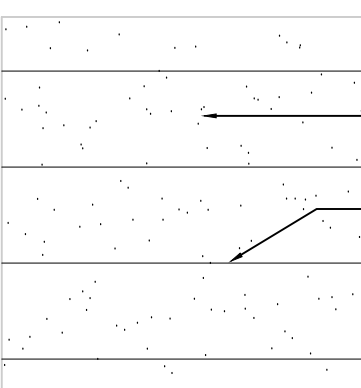
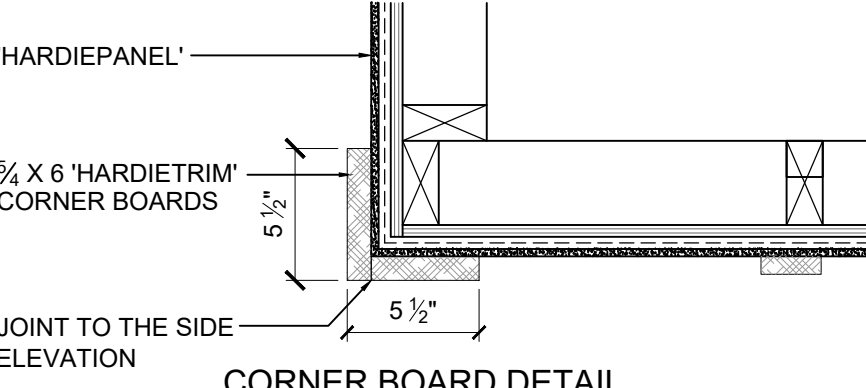
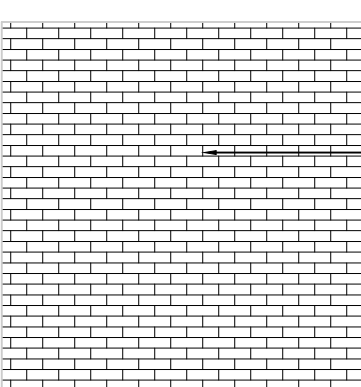
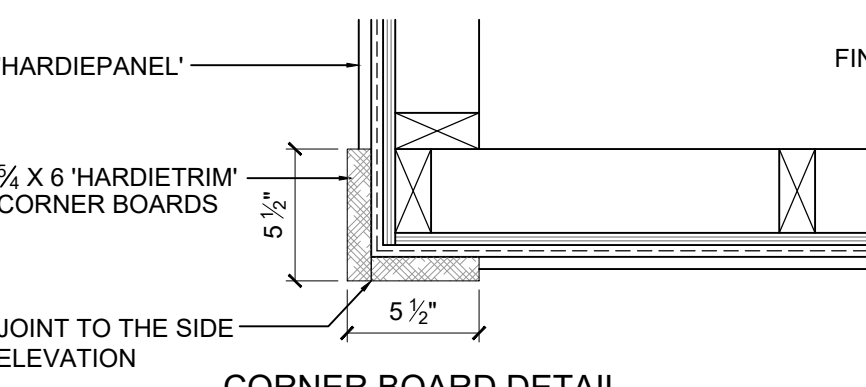
FIFTY OAKS - BUILDING 13
South Harrington Road
St. Simons Island, Georgia

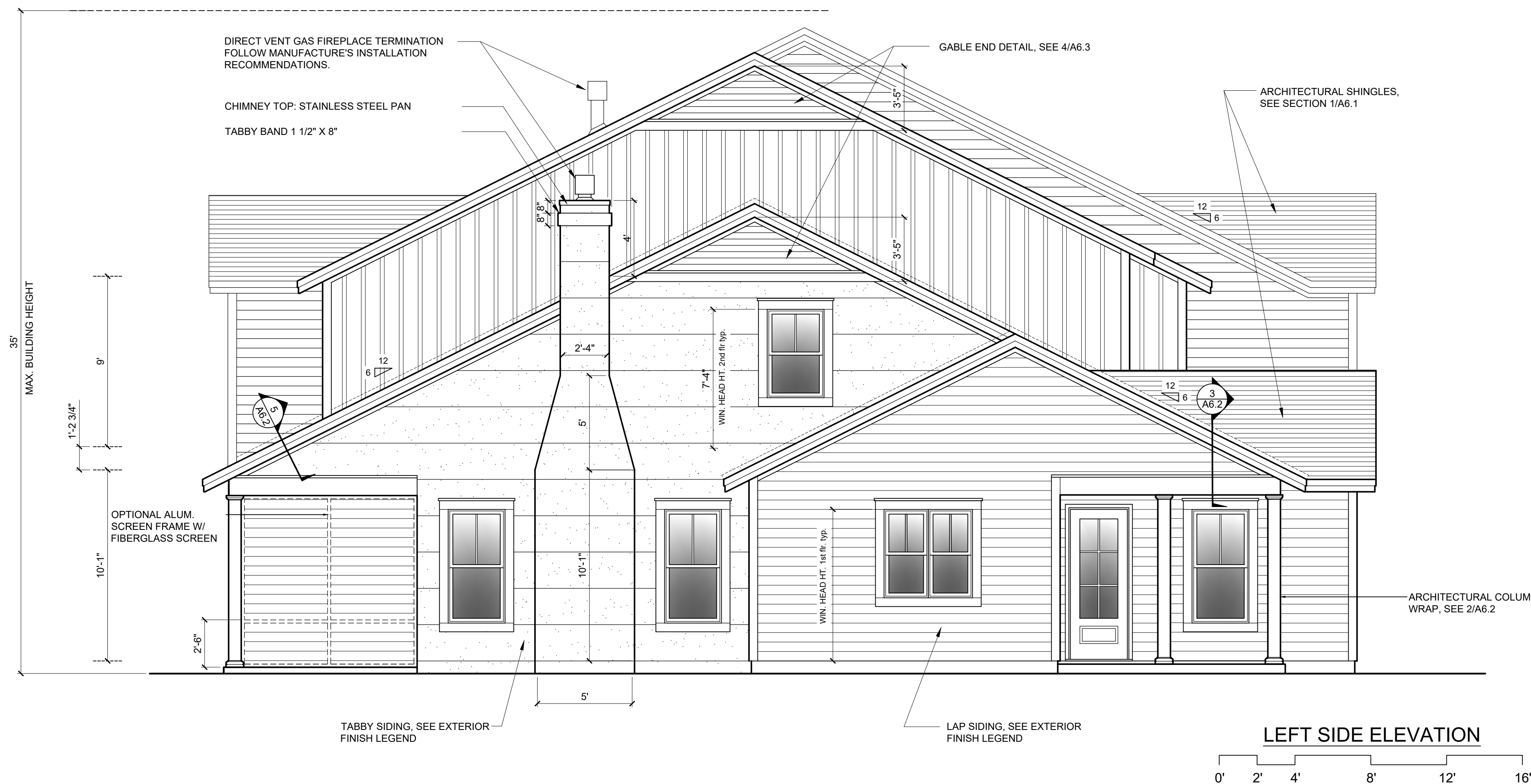
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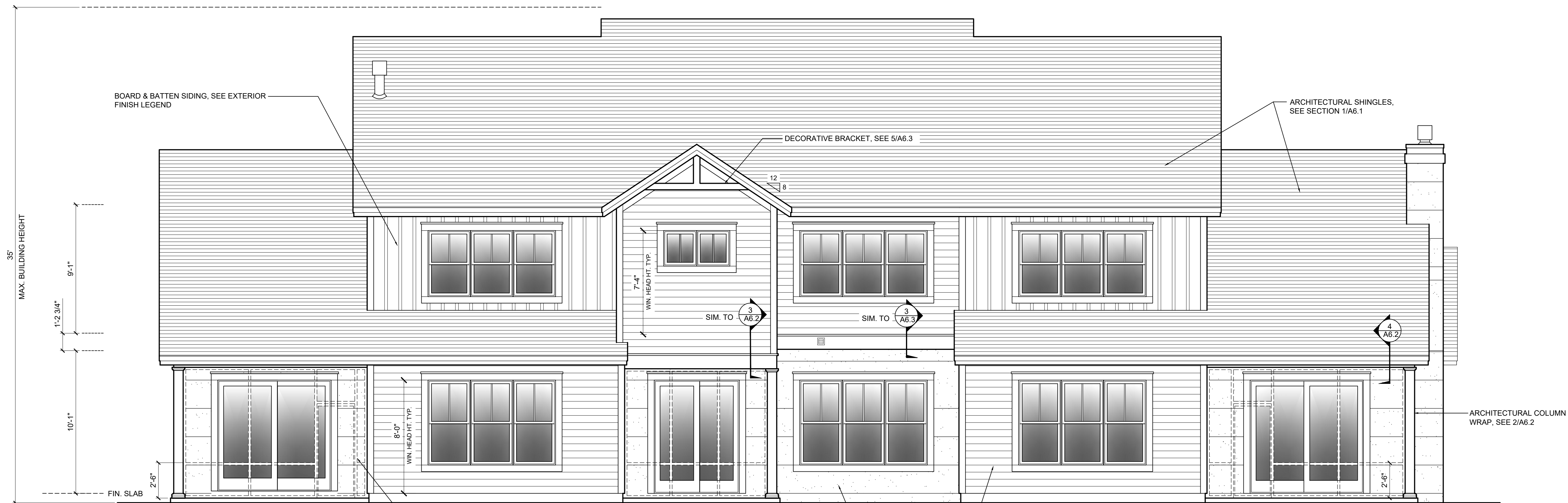
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A3.1



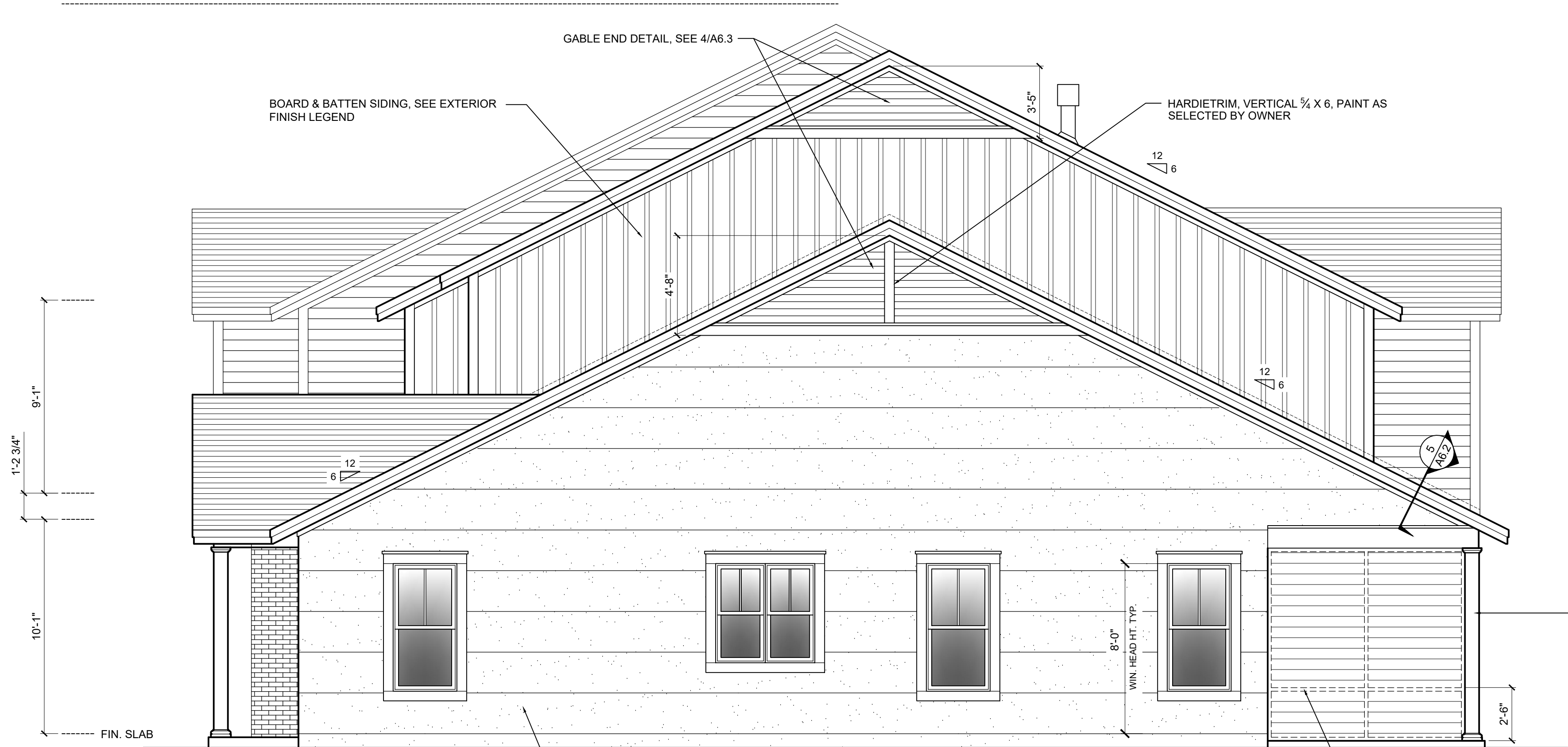
EXTERIOR FINISH LEGEND			
 2 1/2" X 3/4" 'HARDIETRIM' BOARDS - SMOOTH BATTEN BOARDS, 12" O.C. install per mfg. recommendations, SEE QRT CODE 5/8" 'HARDIEPANEL' VERTICAL SIDING, SMOOTH FINISH, INSTALL BEHIND ALL TRIM, install per mfg. recommendations, SEE QRT CODE painting finish, as selected BOARD & BATTEN SIDING	 HARDIE PANEL QRT CODE	 HARDIE TRIM - BATTENS QRT CODE	
 HZ10 'HARDIEPLANK' LAP SIDING, 6" EXPOSURE, SMOOTH FINISH, INSTALL PER MFG. SEE QRT CODE painting finish, as selected LAP SIDING SIDING	 HARDIE LAP QRT CODE	 INSIDE CORNER BOARD DETAIL AT HARDIE SIDING	
 OYSTER SHELL TABBY FINISH, TWO COAT SYSTEM. V-GROOVE SCORE LINES, ± 24" O.C. SPACED EQUALLY, FIELD VERIFY W/ ARCHITECT TABBY SIDING	 'HARDIEPANEL' 5/8" X 6" 'HARDIETRIM' CORNER BOARDS 5 1/2" 5 1/2" JOINT TO THE SIDE ELEVATION CORNER BOARD DETAIL AT BOARD & BATTEN		
 BRICK VENEER, AS SELECTED W/ 3/4" MORTAR JOINT. MORTAR COLOR AS SELECTED BRICK VENEER	 'HARDIEPANEL' 5/8" X 6" 'HARDIETRIM' CORNER BOARDS 5 1/2" 5 1/2" JOINT TO THE SIDE ELEVATION CORNER BOARD DETAIL AT LAP SIDING	FIN. SLAB	





REAR ELEVATION

0' 2' 4' 8' 12' 16'

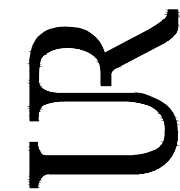


RIGHT SIDE ELEVATION

0' 2' 4' 8' 12' 16'



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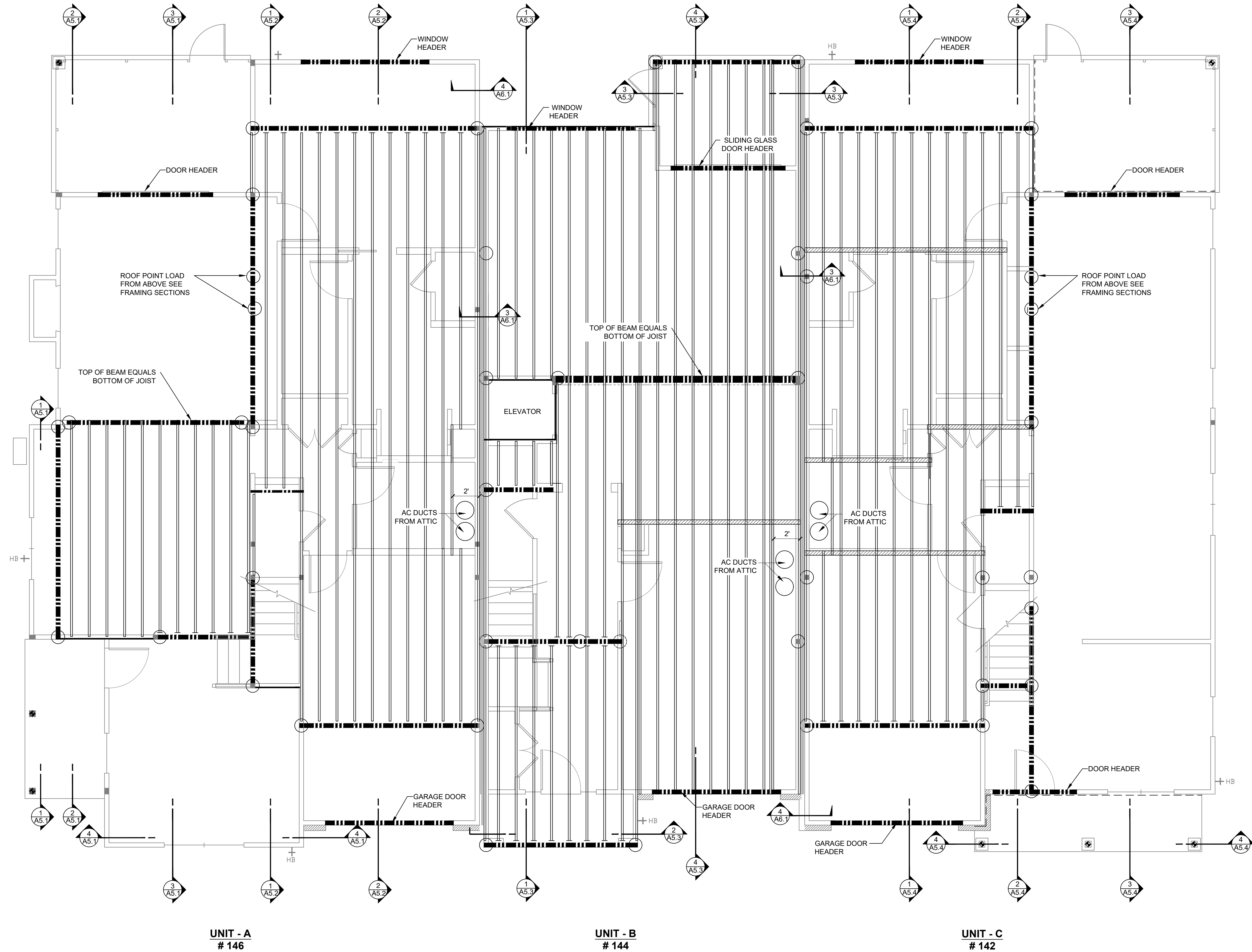


FIFTY OAKS - BUILDING 13
South Harrington Road
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10-21-22

A3.2

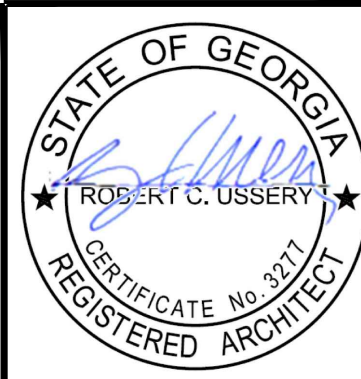


FLOOR FRAMING NOTES

1. ALL FLOOR JOISTS SHALL BE 14" I-JOIST 16" O.C. UNLESS OTHERWISE NOTED.
2. FLOOR BEAMS TO BE ENGINEERED BY MANUFACTURER.
3. INSTALL FLOOR SYSTEM IN ACCORDANCE WITH MANUFACTURERS APPROVED SHOP DRAWINGS.
4. ALL LVL BEAMS SHALL BE IN LINE WITH THE FLOOR SYSTEM UNLESS OTHERWISE NOTED.
5. MINIMUM FLOOR SYSTEM DESIGN LOADS:
D.L. = 15LB/SQFT
L.L. = 40LB/SQFT
T.L. = 55 LB/SQFT
MAX ALLOWED DEFLECTIO: L/360

- INDICATES I-JOIST
- INDICATES ENGINEERED LVL BEAM
- INDICATES RIM BOARD
- CIRCLE INDICATES BEAM BEARING POINT OR POINT LOAD FROM ABOVE
- INDICATES INTERIOR BEARING WALL

1 FLOOR FRAMING PLAN
A4.1
0' 2' 4' 8'



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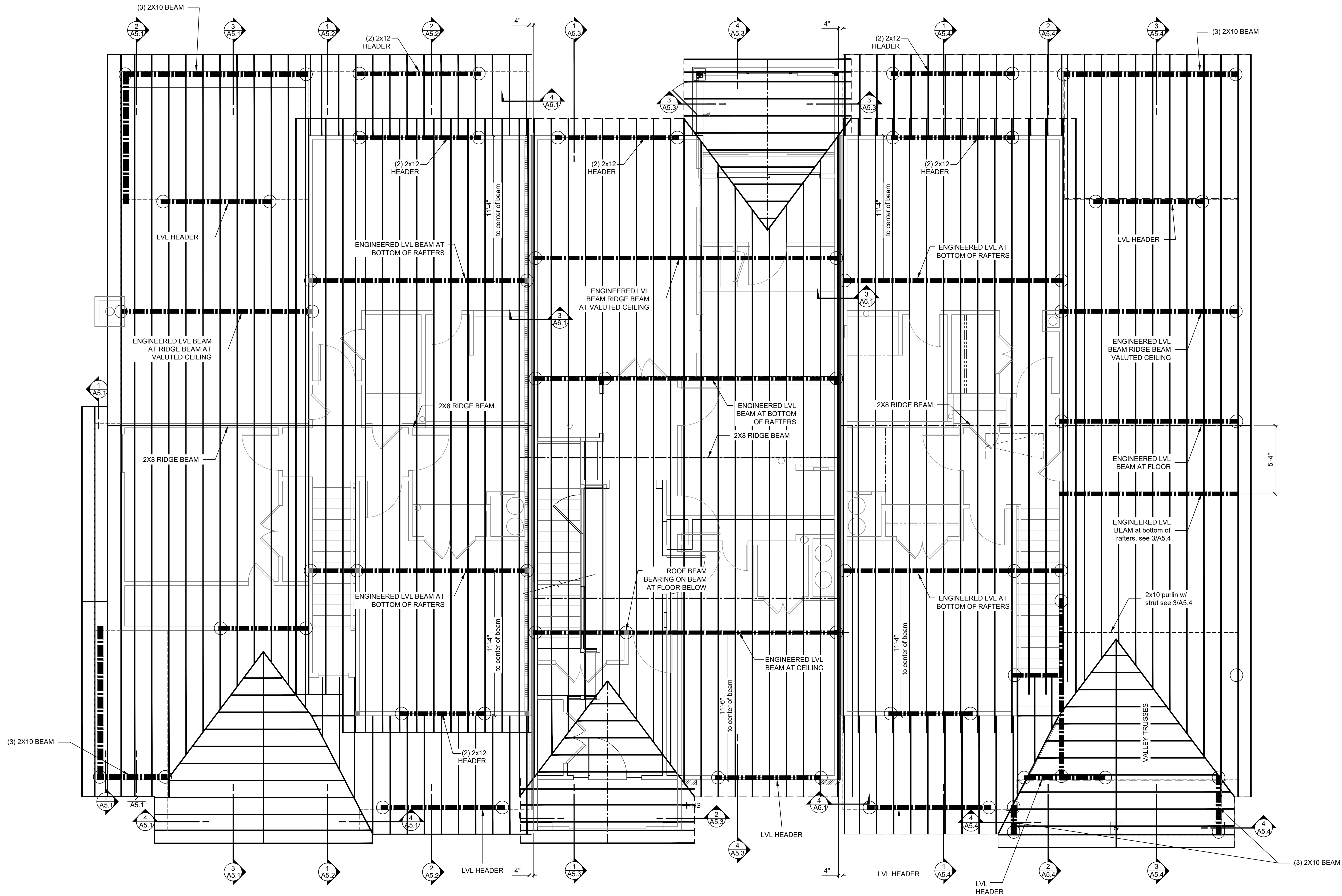


FIFTY OAKS - BUILDING 13
South Harrington Road
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10-21-22

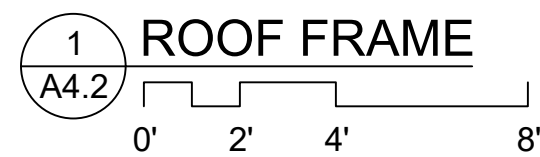
A4.1



UNIT - A
146

UNIT - B
144

UNIT - C
142

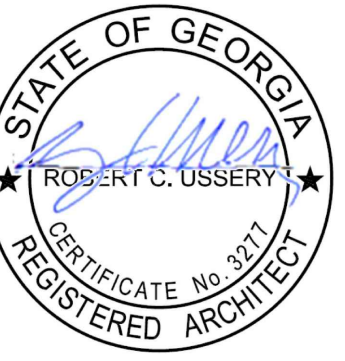


NOTES:

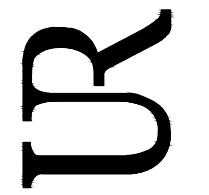
RAFTERS TO BE 2X6's 16" O.C. UNLESS OTHERWISE NOTED.

SEE FRAMING SECTIONS FOR ADDITIONAL ROOF BRACING NOTES. NOT ALL ROOF SUPPORTS ARE INDICATED ON ROOF FRAMING PLAN.

INDICATES ENGINEERED LVL BEAM WITH BEARING POINTS UNLESS OTHERWISE NOTED. SEE MANUFACTURER'S SHOP DRAWINGS FOR SIZES



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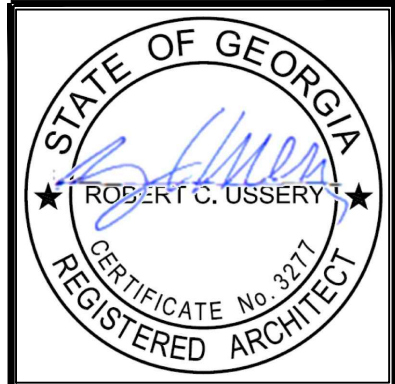


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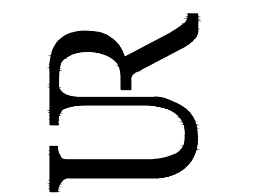
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10-21-22

A4.2



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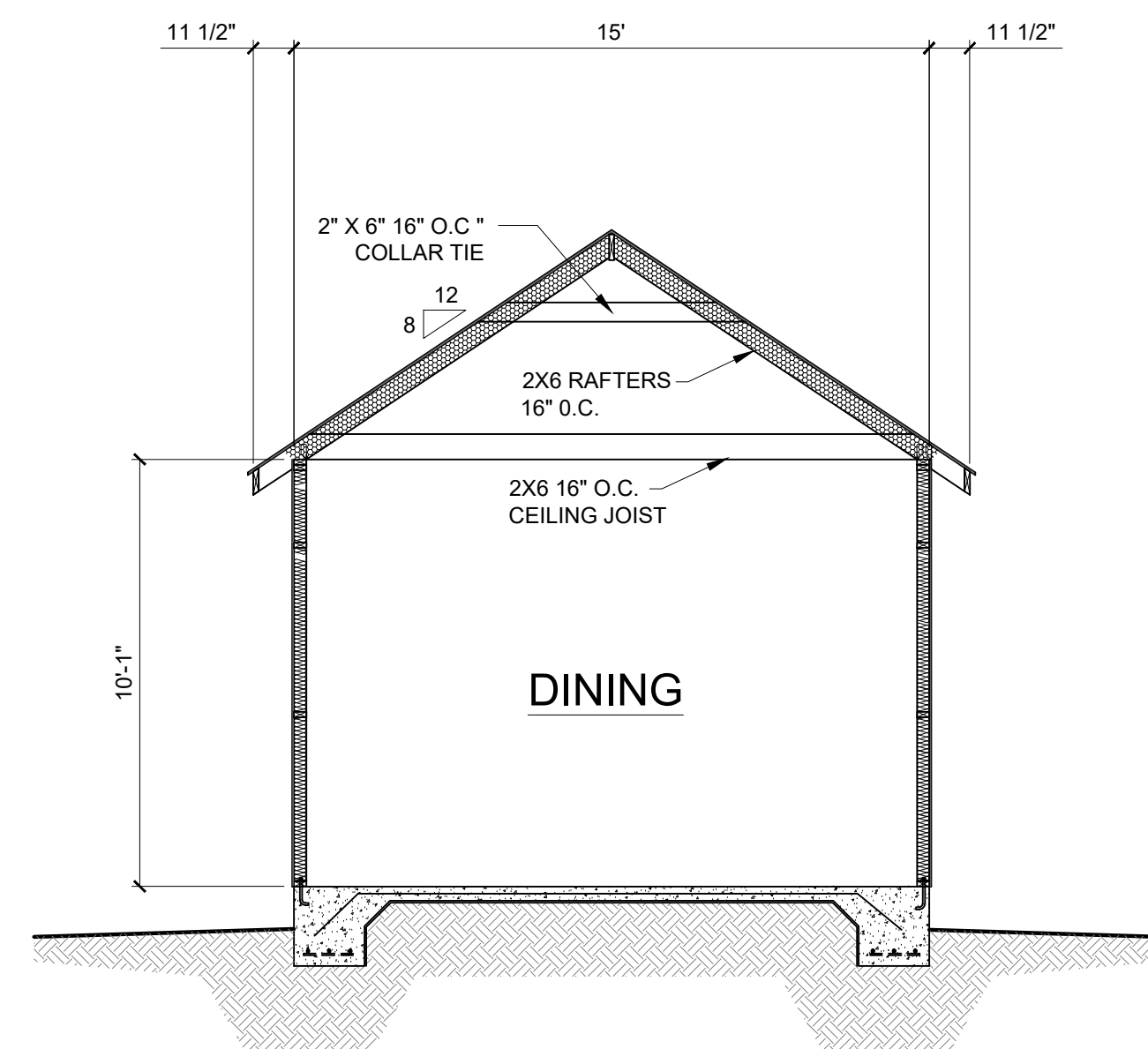


FIFTY OAKS - Framing Sections
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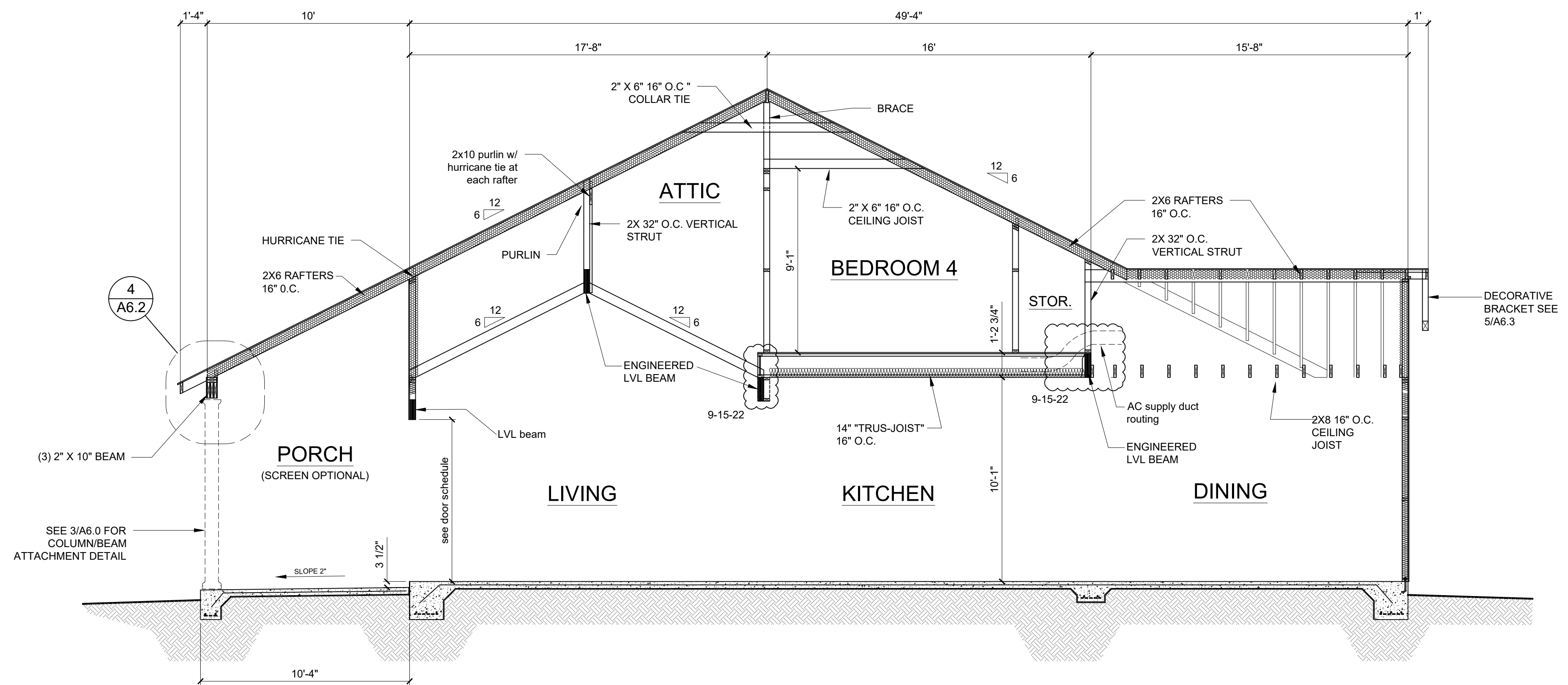
1622

6-01-21	9-15-22
9-28-21	
11-30-21	
1-05-22	
3-4-22	
9-12-22	

A5.1



4
A5.1
FRAMING SECTION - UNIT A



3
A5.1
FRAMING SECTION - UNIT A

FRAMING NOTES:

WALLS, STUDS: TO BE 2X4'S 16" O.C. OR 2X6'S 16" O.C. AS NOTED ON FLOOR PLAN

FLOOR FRAME: 14" TRUSS JOIST 16" O.C. SEE MANUFACTURER'S SHOP DRAWINGS FOR ADDITIONAL INFORMATION. OTHER FLOOR FRAMING AS NOTED ON FRAMING PLAN.

ROOF FRAME: WOOD FRAMING 16" O.C. DESIGN INTENT ARE INDICATED ON FRAMING SECTIONS.

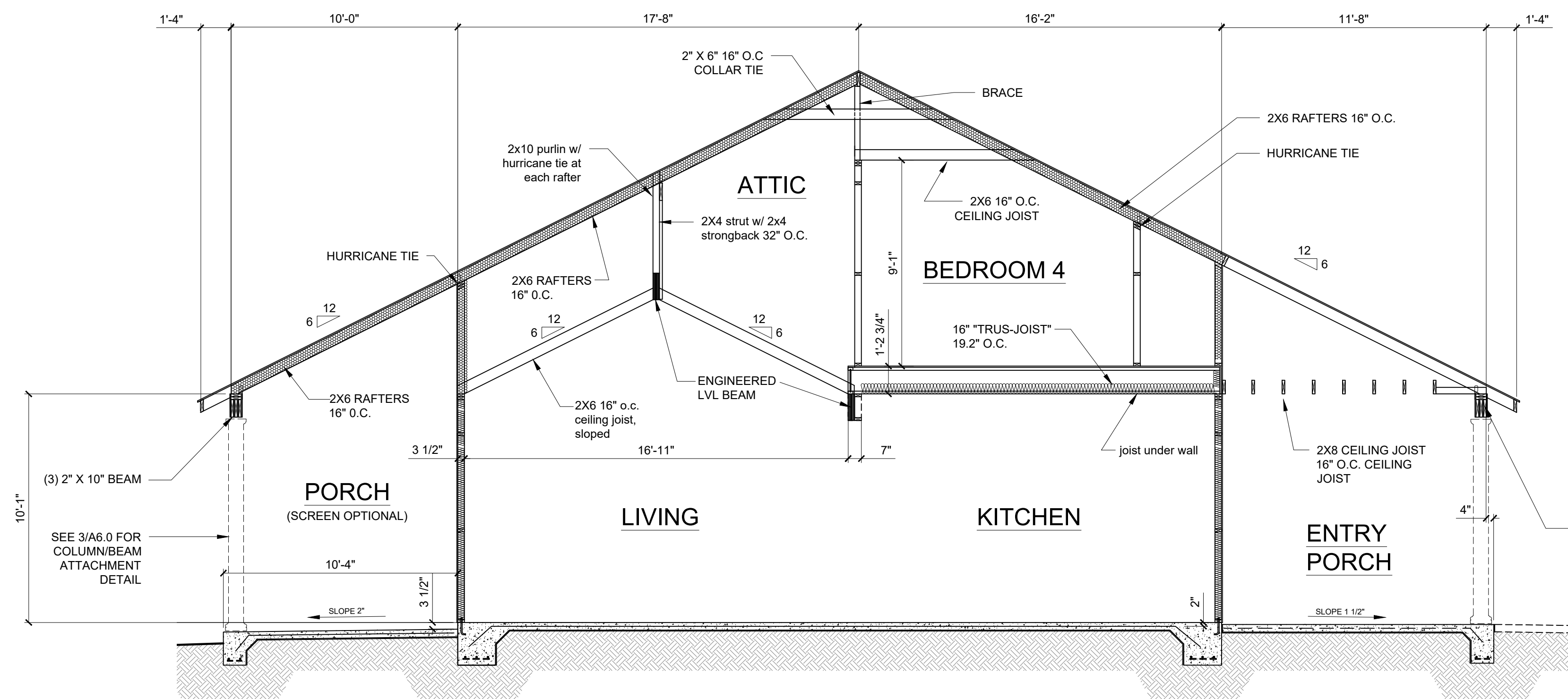
HEADER BEAMS: ALL WINDOW AND DOOR HEADERS OVER 6'-0" TO BE "MICRO-LAM" BEAMS PER MANUFACTURER'S SPECIFICATIONS UNLESS OTHERWISE NOTED. HEADERS 6'-0" TO 4'-0" TO MIN (2) 2X12 OTHER HEADERS TO BE MIN (2) 2X10 UNLESS OTHERWISE SPECIFIED.

HURRICANE TIES: SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.

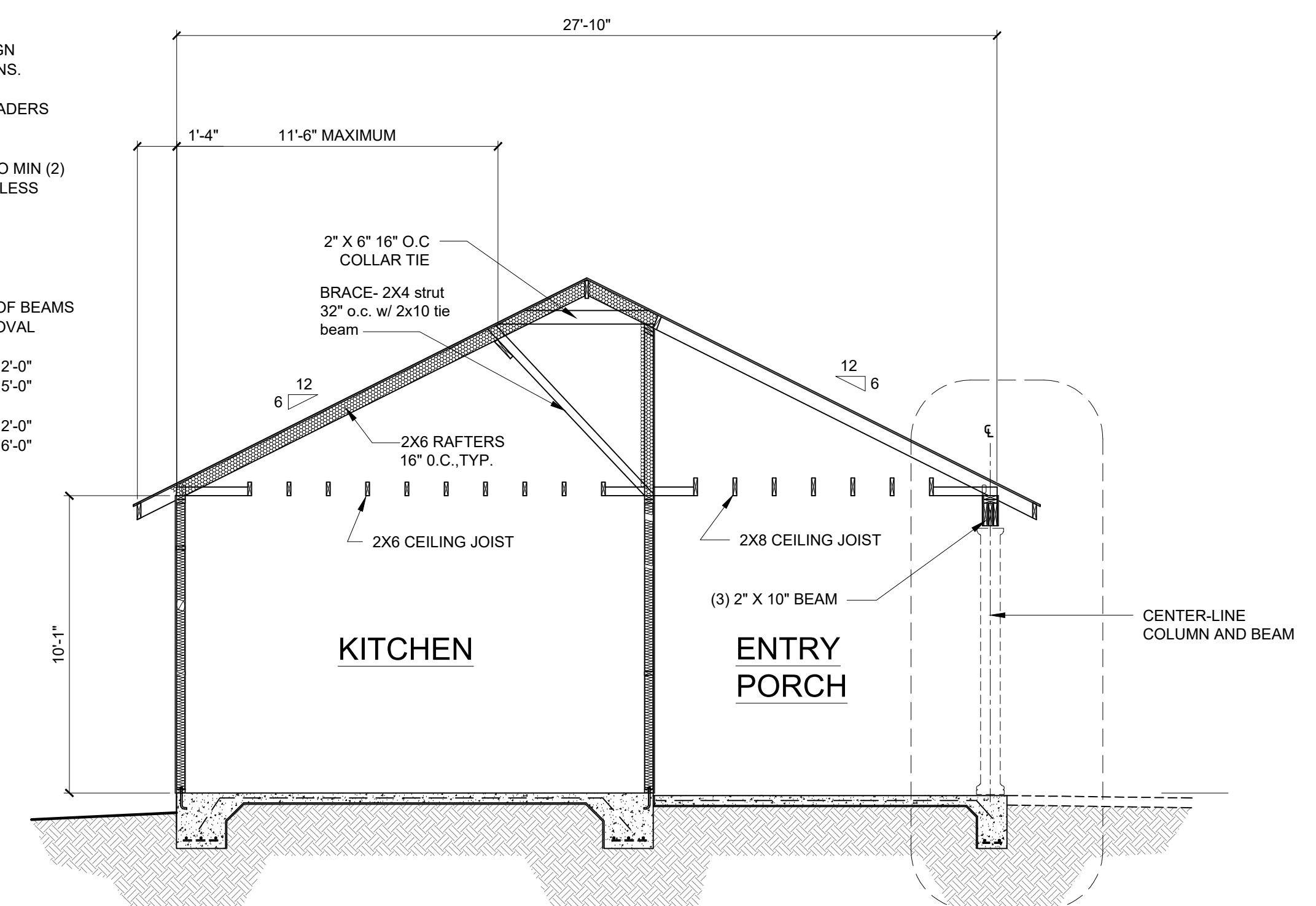
SHOP DRAWINGS: FLOOR FRAME and LVL ROOF BEAMS TO BE SUBMITTED TO ARCHITECT FOR APPROVAL

MAX RAFTER SPAN: 2X6 16" O.C. - 12'-0"
2X8 16" O.C. - 15'-0"

MAX CEILING JOIST SPAN: 2X6 16" O.C. - 12'-0"
2X8 16" O.C. - 16'-0"

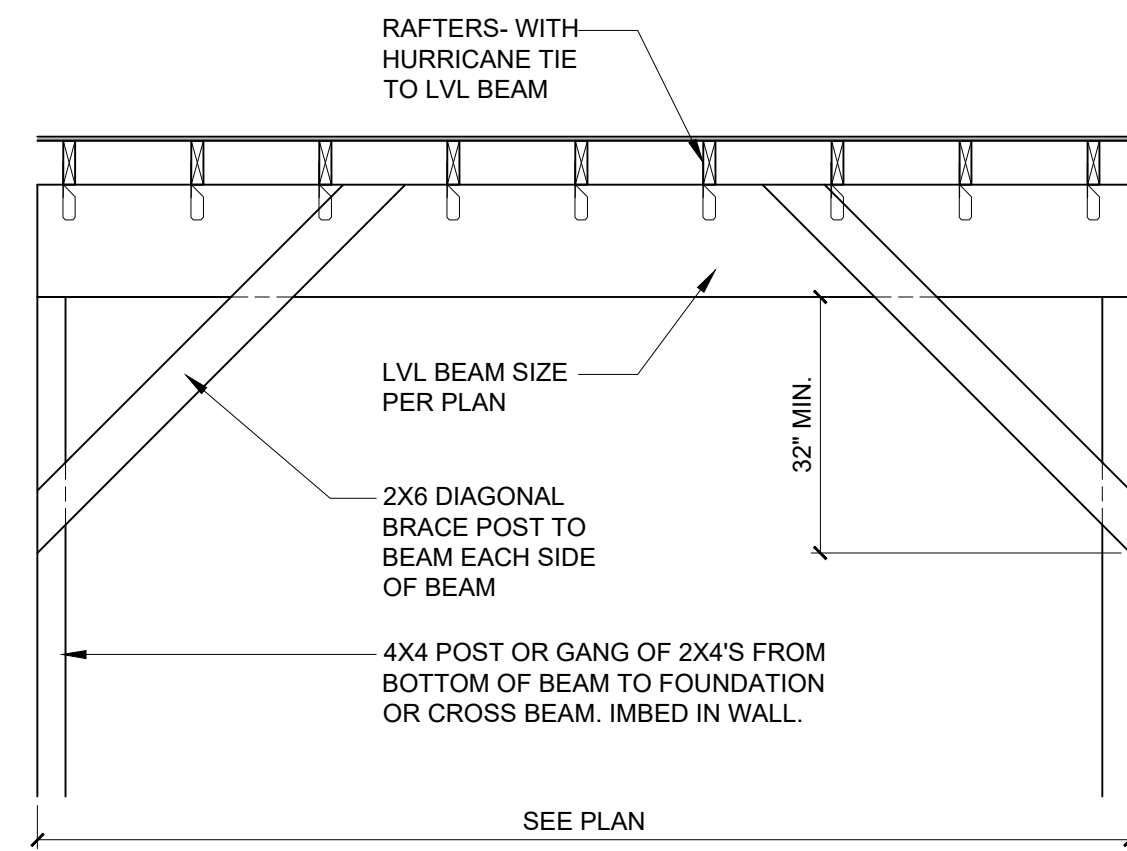


2
A5.1
FRAMING SECTION - UNIT A

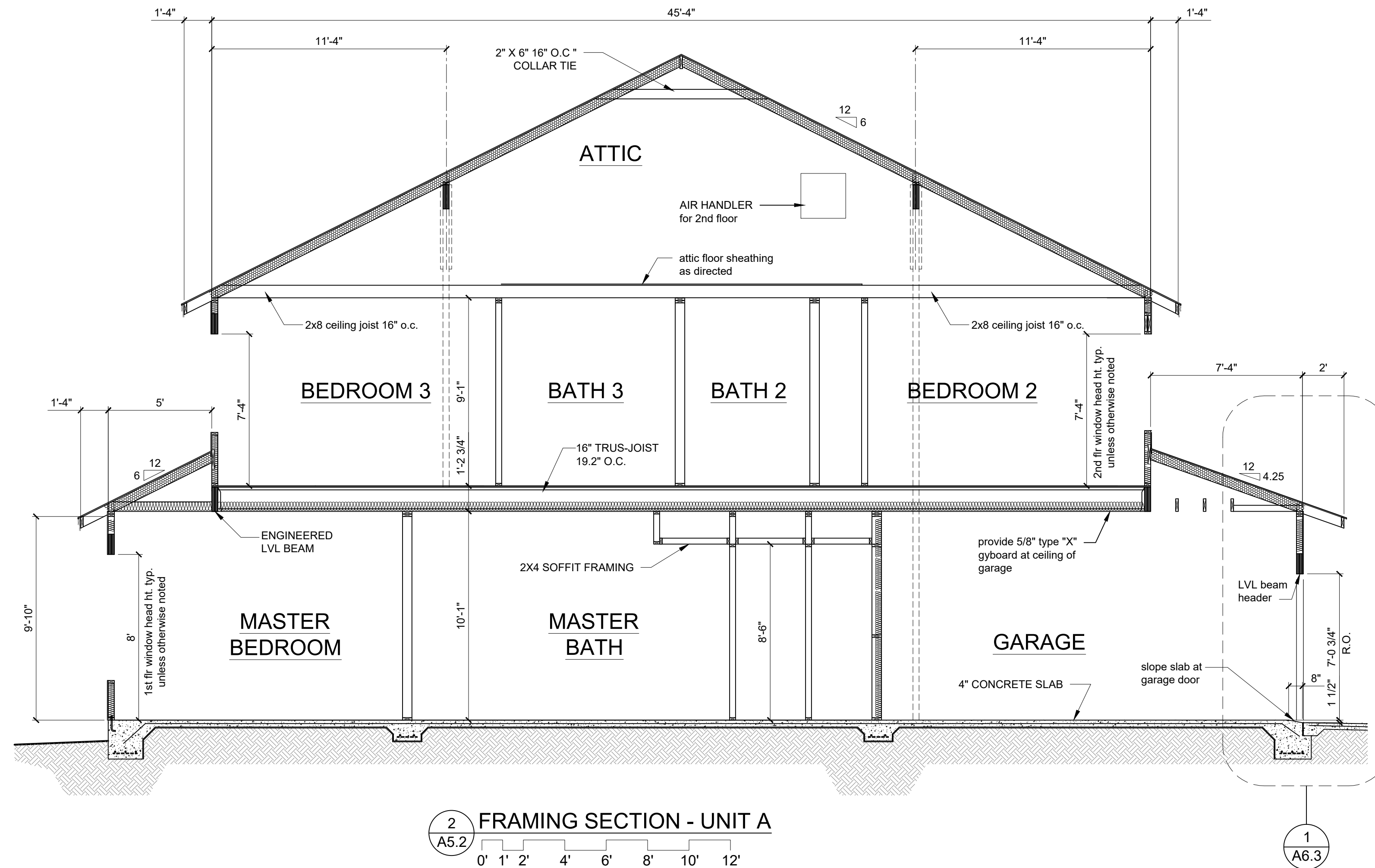


1
A5.1
FRAMING SECTION - UNIT A

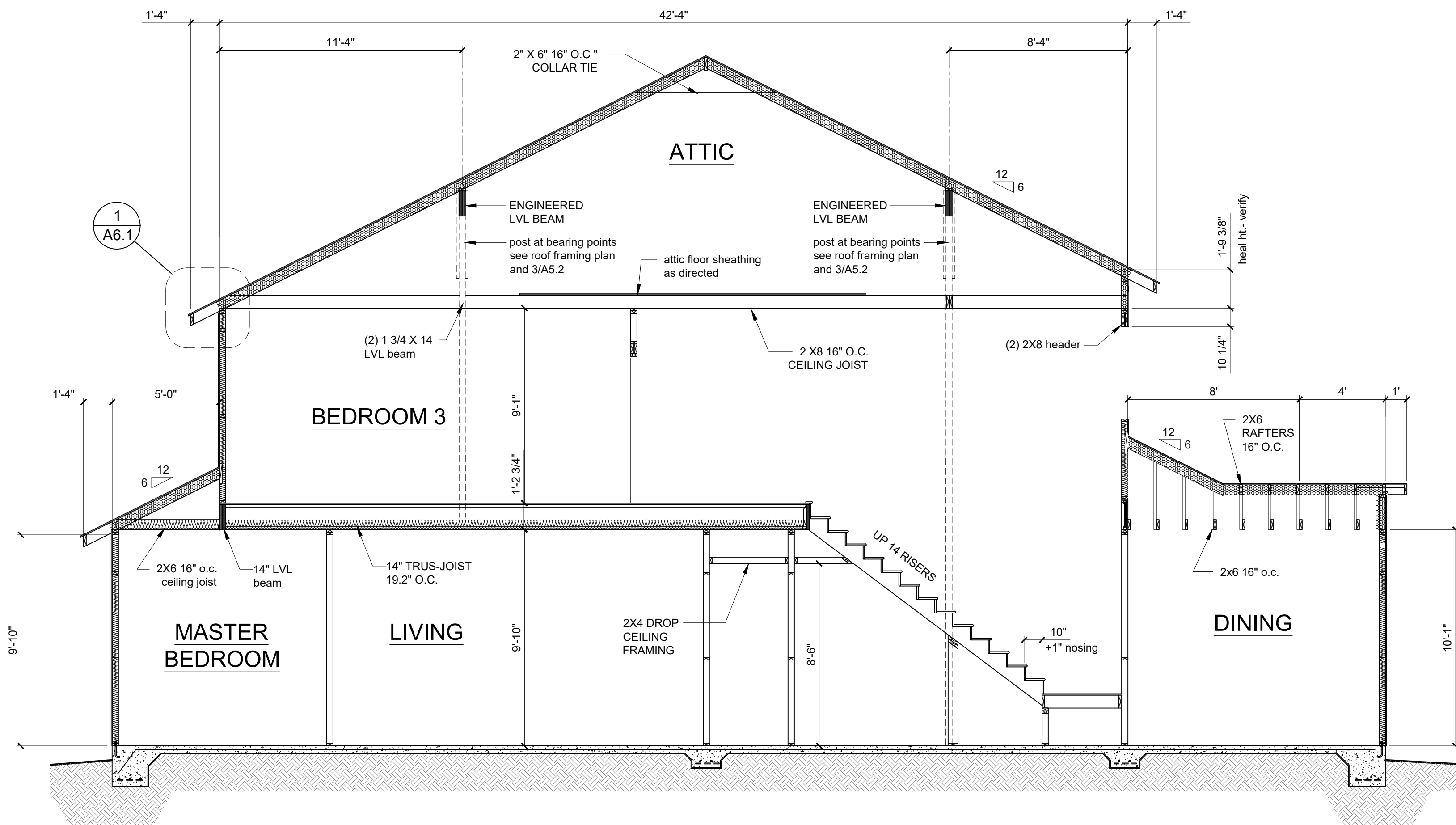
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A6.2
BEAM-COLUMN CONNECTION



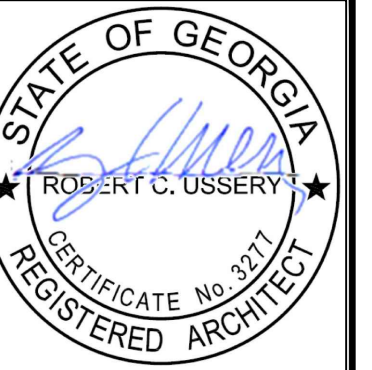
3 ATTIC BEAM DETAIL
A5.2 not to scale



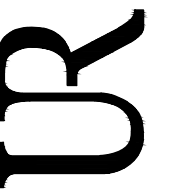
2 FRAMING SECTION - UNIT A
A5.2



1 FRAMING SECTION - UNIT A
A5.2



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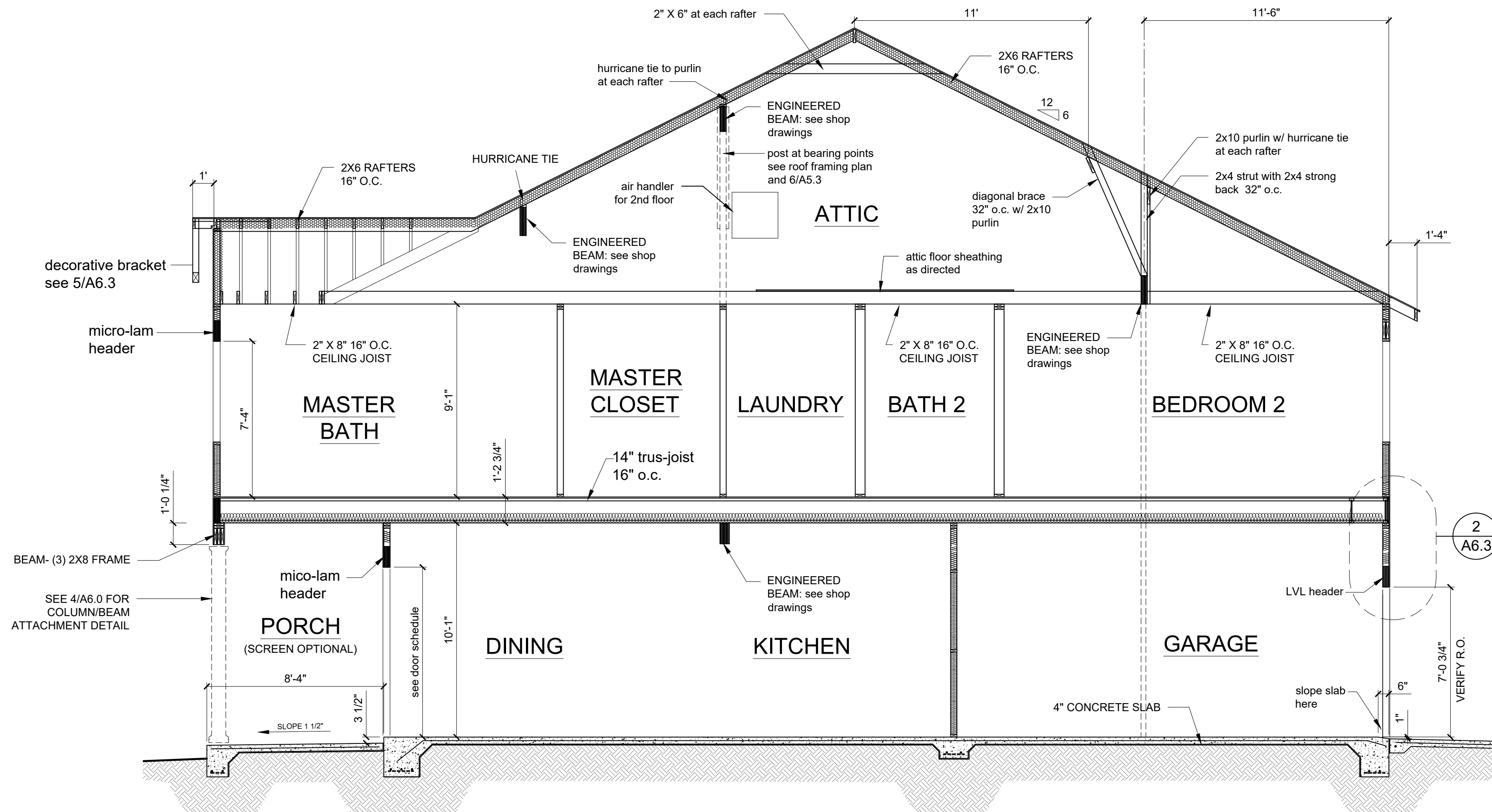


FIFTY OAKS - Framing Sections
South Harrington Road
St. Simons Island, Georgia

1622

6-01-21	
9-28-21	
11-30-21	
1-05-22	
3-4-22	
9-12-22	

A5.2



4 FRAMING SECTION - UNIT B
A5.3

FRAMING NOTES:

WALLS: STUDS: TO BE 2X4'S 16" O.C. OR 2X6'S 16" O.C AS NOTED ON FLOOR PLAN

FLOOR FRAME: 14" TRUSS JOIST 16" O.C. SEE MANUFACTURER'S SHOP DRAWINGS FOR ADDITIONAL INFORMATION. OTHER FLOOR FRAMING AS NOTED ON FRAMING PLAN.

ROOF FRAME: WOOD FRAMING 16" O.C. DESIGN INTENT ARE INDICATED ON FRAMING SECTIONS.

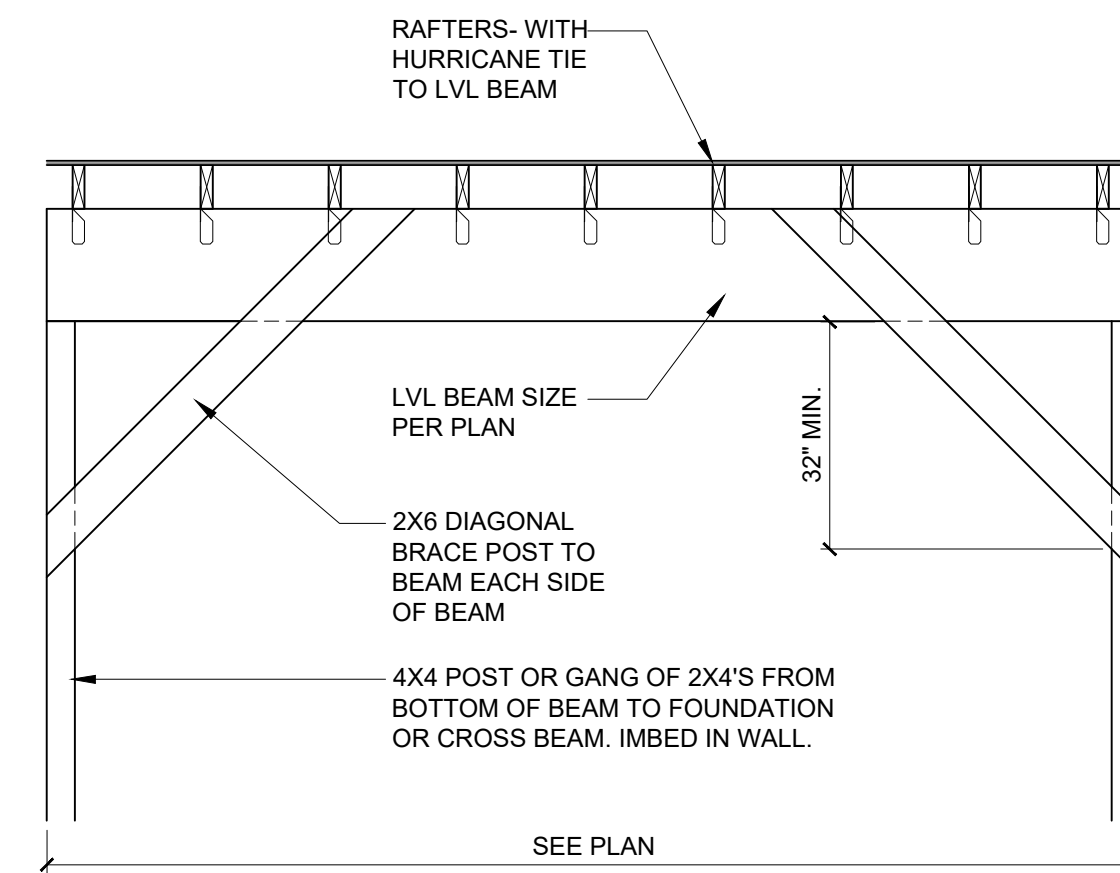
HEADER BEAMS: ALL WINDOW AND DOOR HEADERS OVER 6'-0" TO BE "MICRO-LAM" BEAMS PER MANUFACTURER'S SPECIFICATIONS. HEADERS 6'-0" TO 4'-0" TO MIN (2) 2X12 OTHER HEADERS TO BE MIN (2) 2X10 UNLESS OTHERWISE SPECIFIED.

HURRICANE TIES: SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.

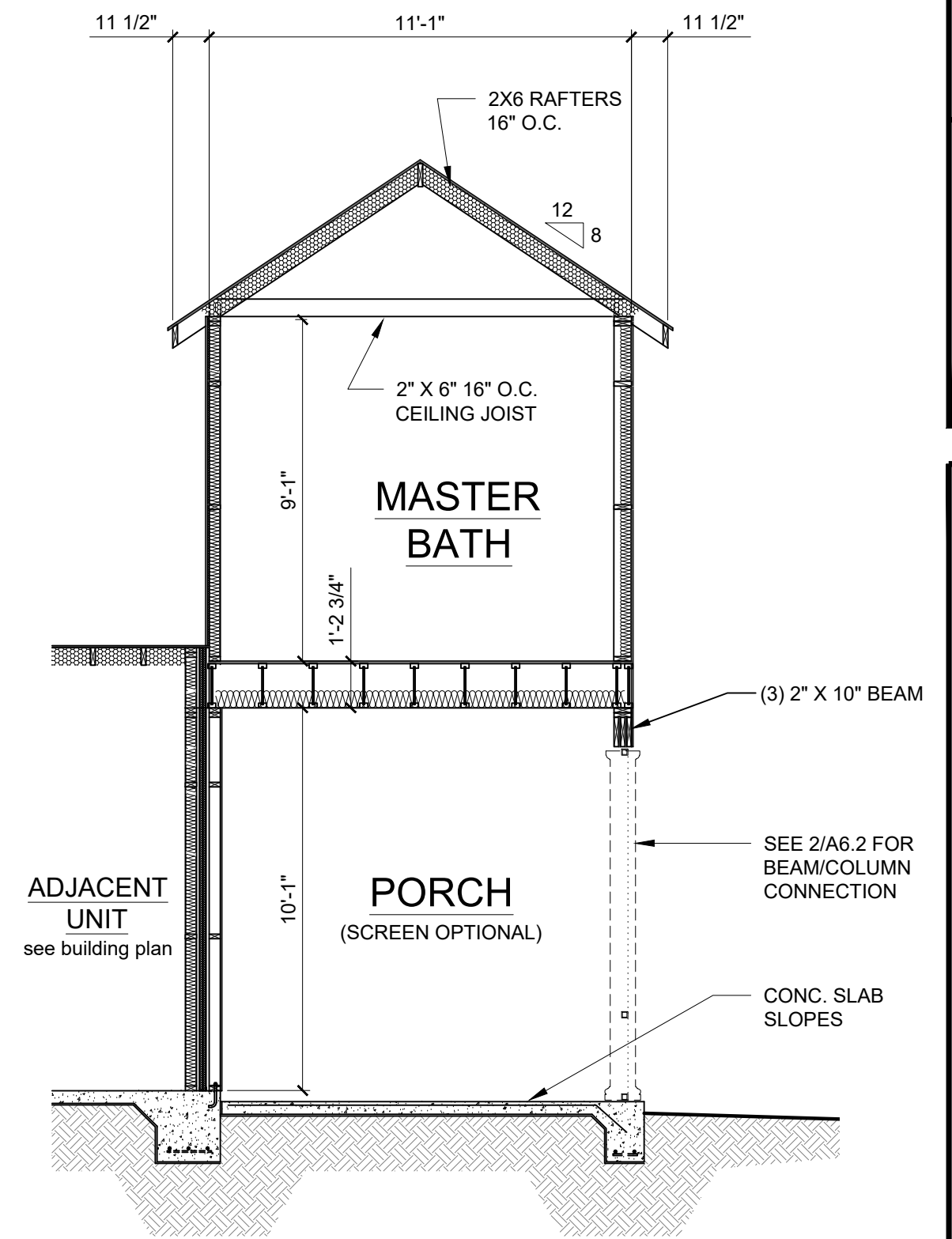
SHOP DRAWINGS: FLOOR FRAME AND LVL BEAM SIZING TO BE SUBMITTED TO ARCHITECT FOR APPROVAL

MAX RAFTER SPAN: 2X6 16" O.C. - 12'-0" 2X8 16" O.C. - 15'-0"

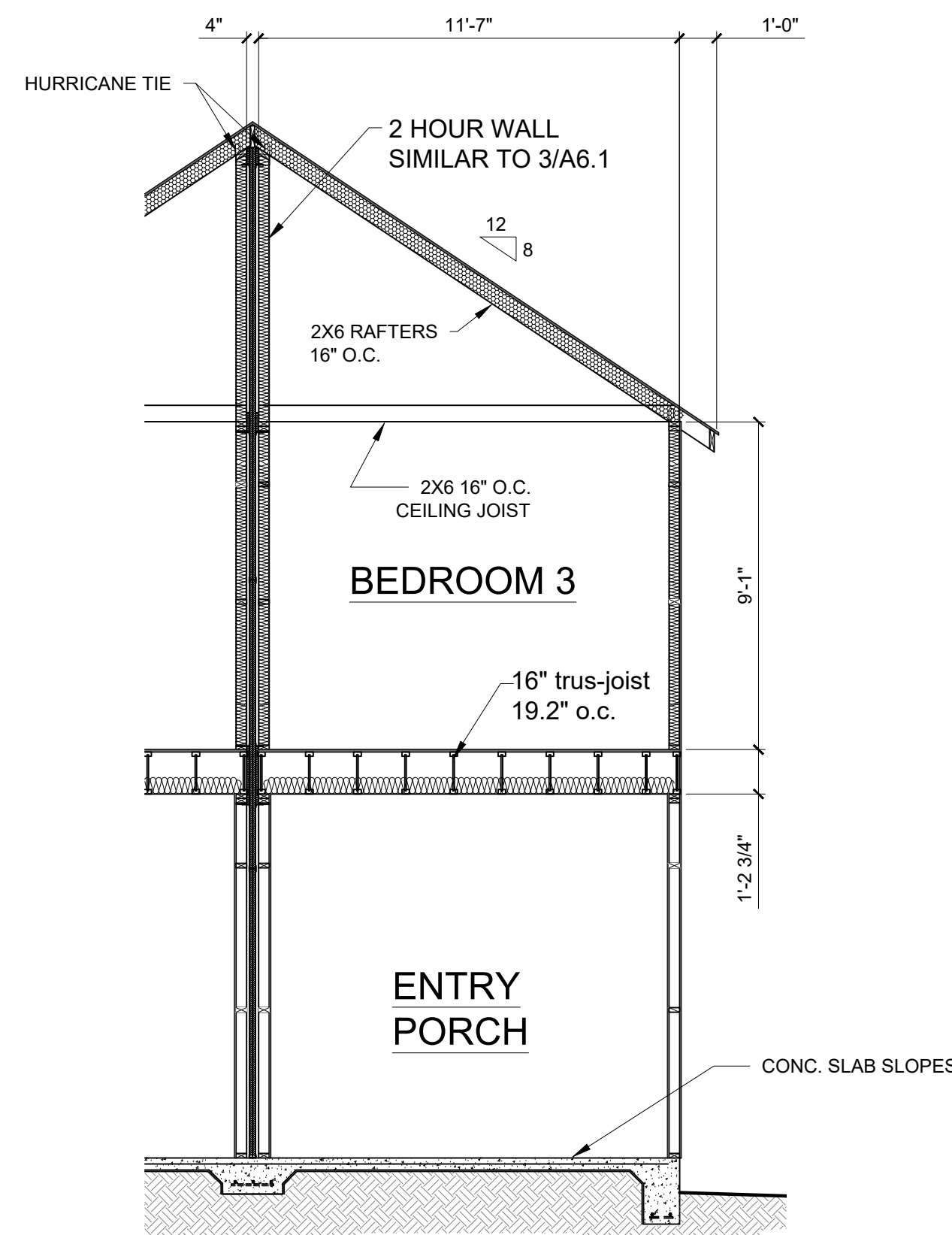
MAX CEILING JOIST SPAN: 2X6 16" O.C. - 12'-0" 2X8 16" O.C. - 16'-0"



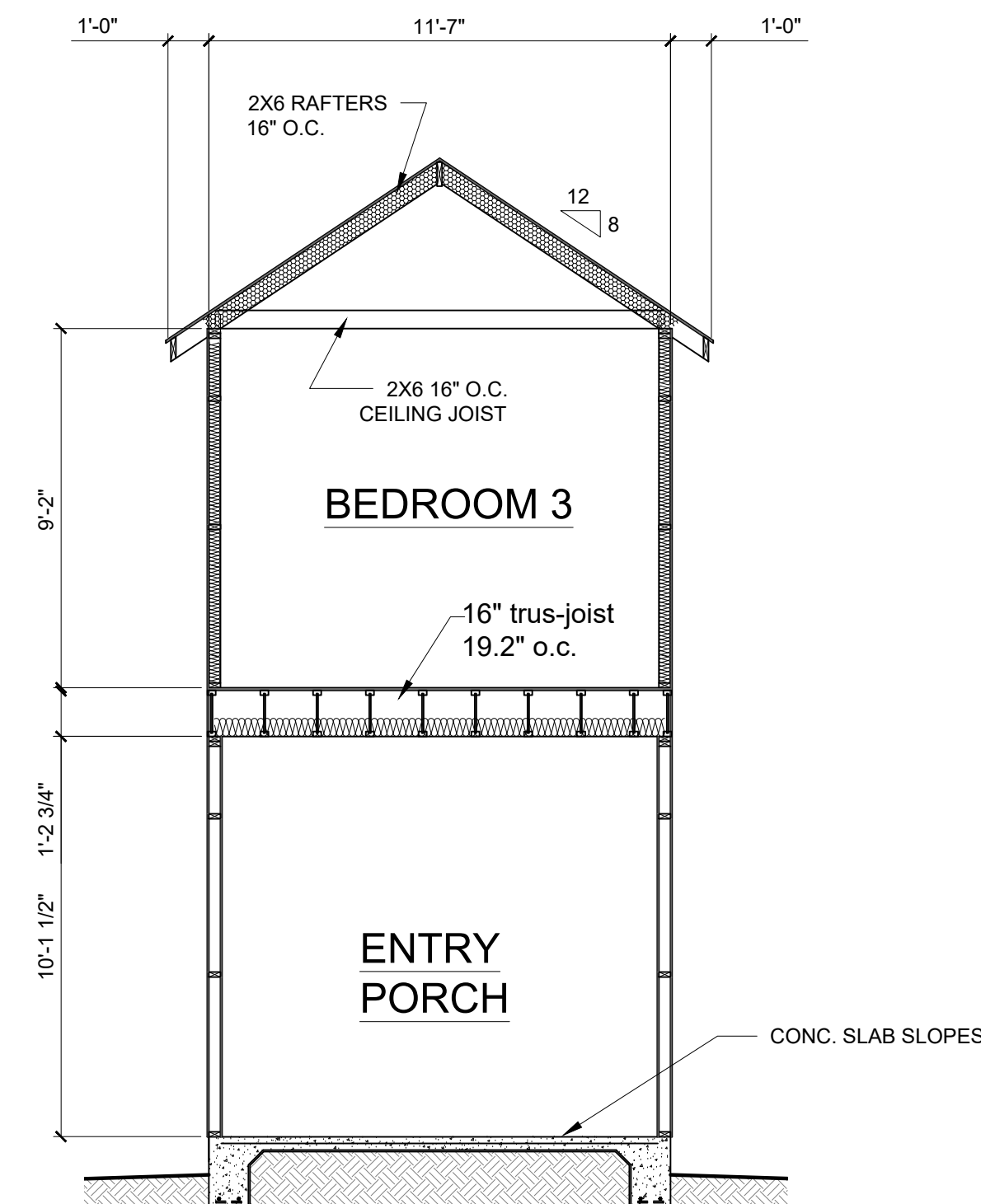
6 ATTIC BEAM DETAIL
A5.3 not to scale



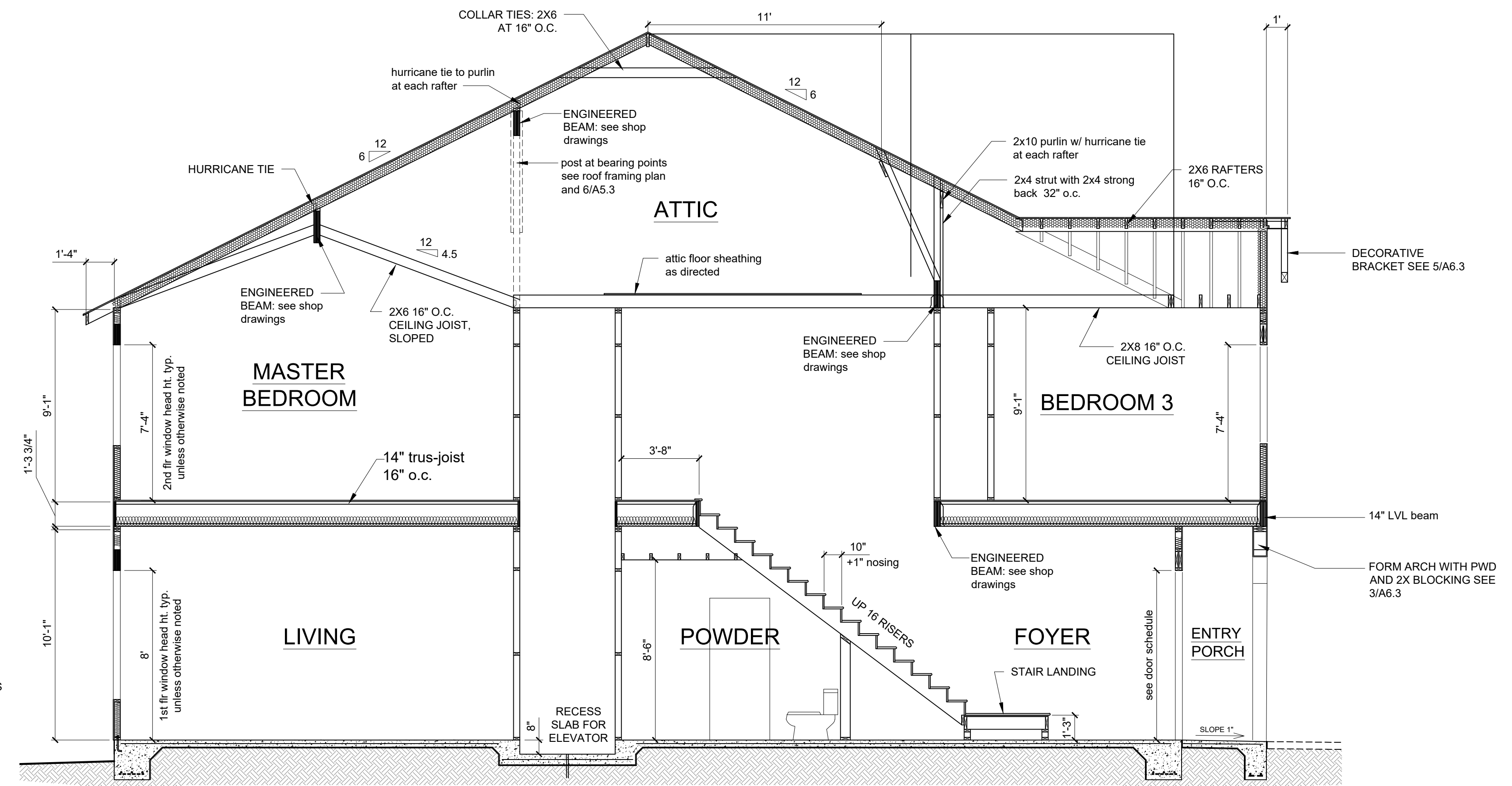
3 FRAMING SECTION - UNIT B
A5.3



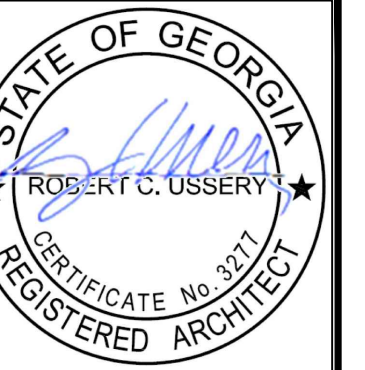
5 FRAMING SECTION - UNIT B
A5.3



2 FRAMING SECTION - UNIT B
A5.3



1 FRAMING SECTION - UNIT B
A5.3



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FIFTY OAKS - Framing Sections
South Harrington Road
St. Simons Island, Georgia

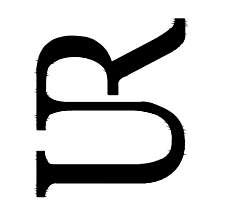
1622

6-01-21	9-12-22
9-28-21	
11-30-21	
1-05-22	
2-11-22	
3-4-22	

A5.3



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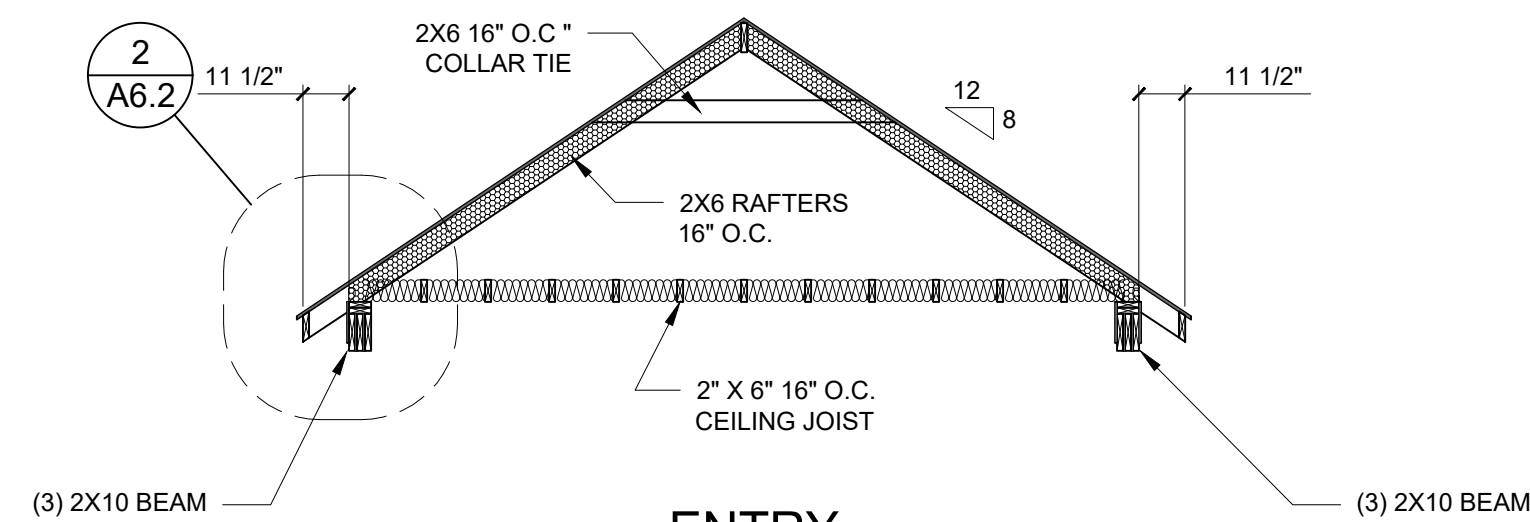


FIFTY OAKS - Framing Sections
South Harrington Road
St. Simons Island, Georgia

1622

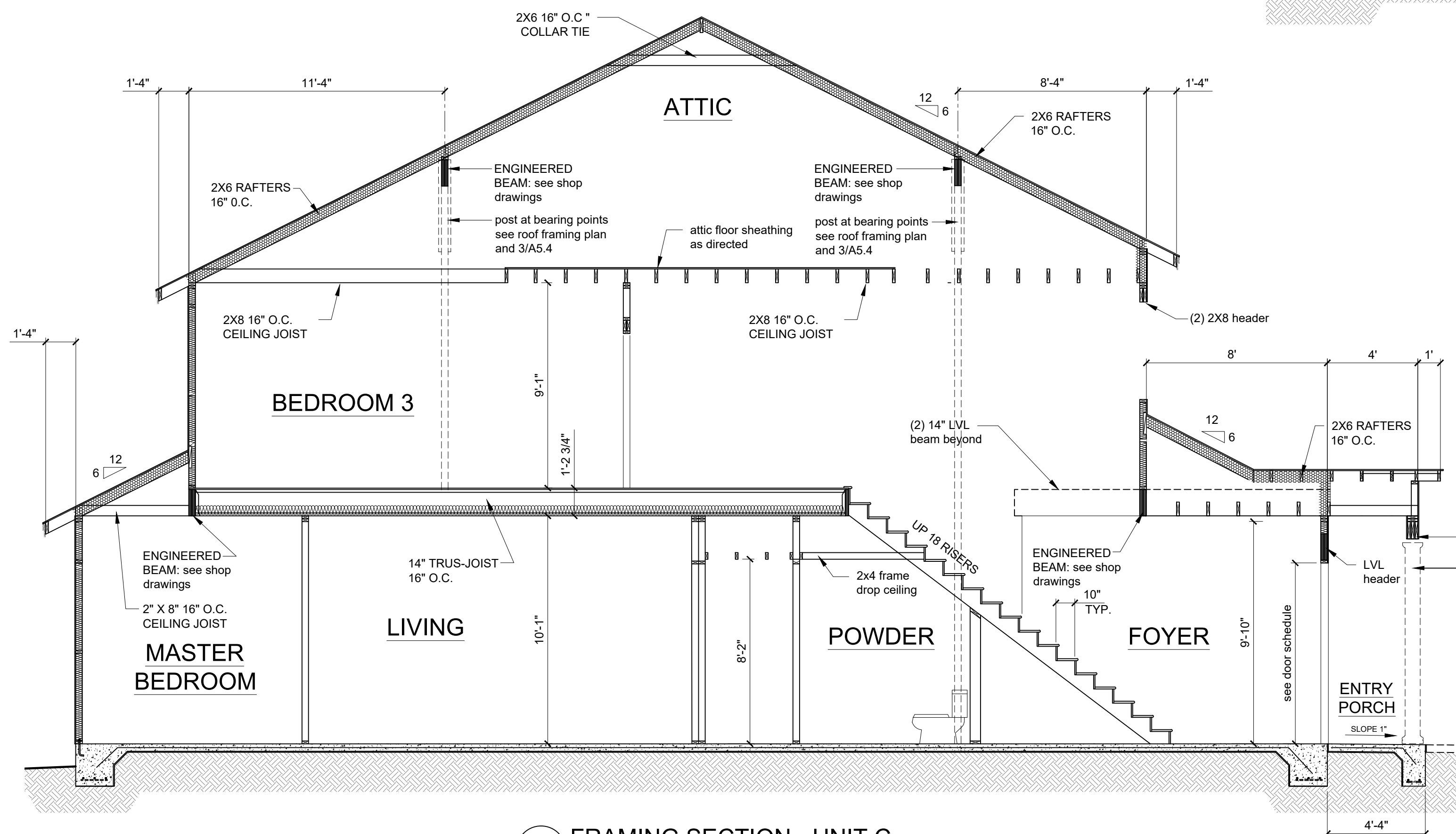
6-01-21	9-12-22
9-28-21	
11-30-21	
1-05-22	
2-11-22	
3-4-22	

A5.4



ENTRY PORCH

FRAMING SECTION - UNIT C
A5.4



FRAMING SECTION - UNIT C
A5.4

FRAMING NOTES:

WALLS: STUDS: TO BE 2X4'S 16" O.C. OR 2X6'S 16" O.C AS NOTED ON FLOOR PLAN

FLOOR FRAME: 14" TRUSS JOIST 16" O.C. SEE MANUFACTURER'S SHOP DRAWINGS FOR ADDITIONAL INFORMATION. OTHER FLOOR FRAMING AS NOTED ON FRAMING PLAN.

ROOF FRAME: WOOD FRAMING 16" O.C. DESIGN INTENT ARE INDICATED ON FRAMING SECTIONS.

HEADER BEAMS: ALL WINDOW AND DOOR HEADERS OVER 6'-0" TO BE "MICRO-LAM" BEAMS PER MANUFACTURERS SPECIFICATIONS UNLESS OTHERWISE NOTED. HEADERS 6'-0" TO 4'-0" TO MIN (2) 2X12 OTHER HEADERS TO BE MIN (2) 2X10 UNLESS OTHERWISE SPECIFIED.

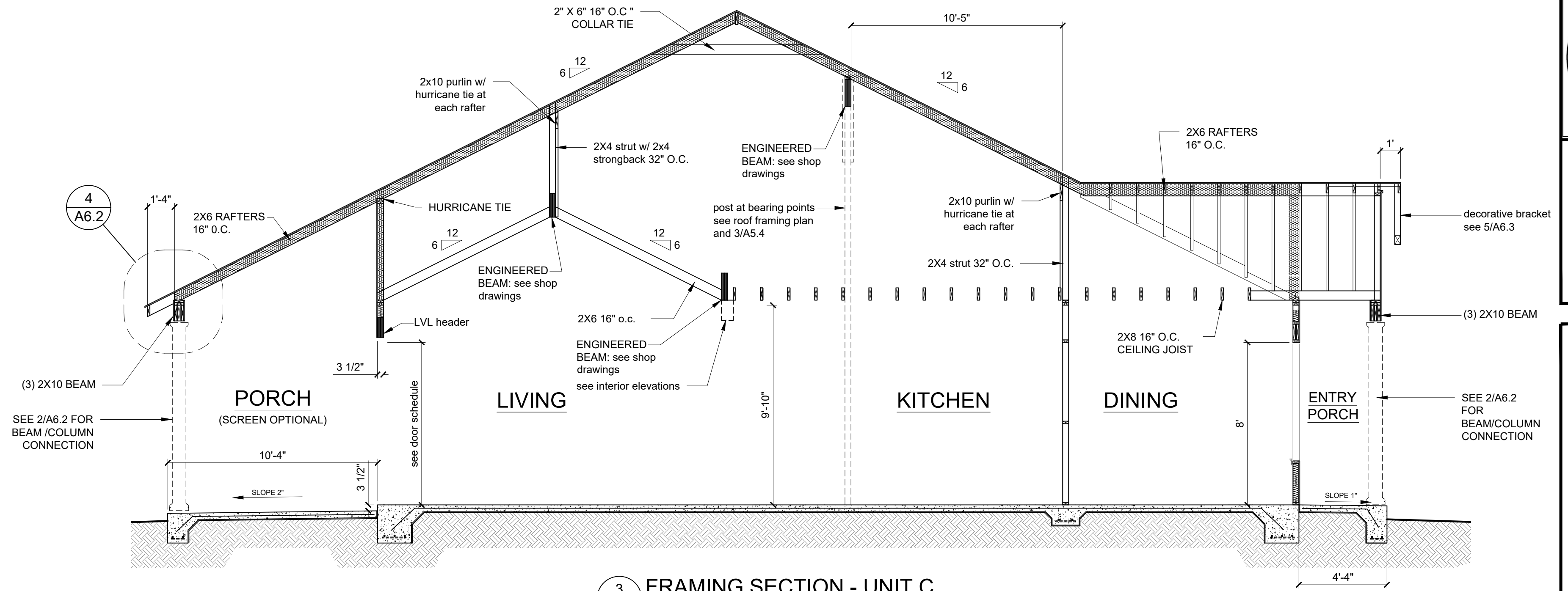
HURRICANE TIES: SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.

SHOP DRAWINGS: FLOOR FRAME and LVL BEAM SIZING TO BE SUBMITTED TO ARCHITECT FOR APPROVAL

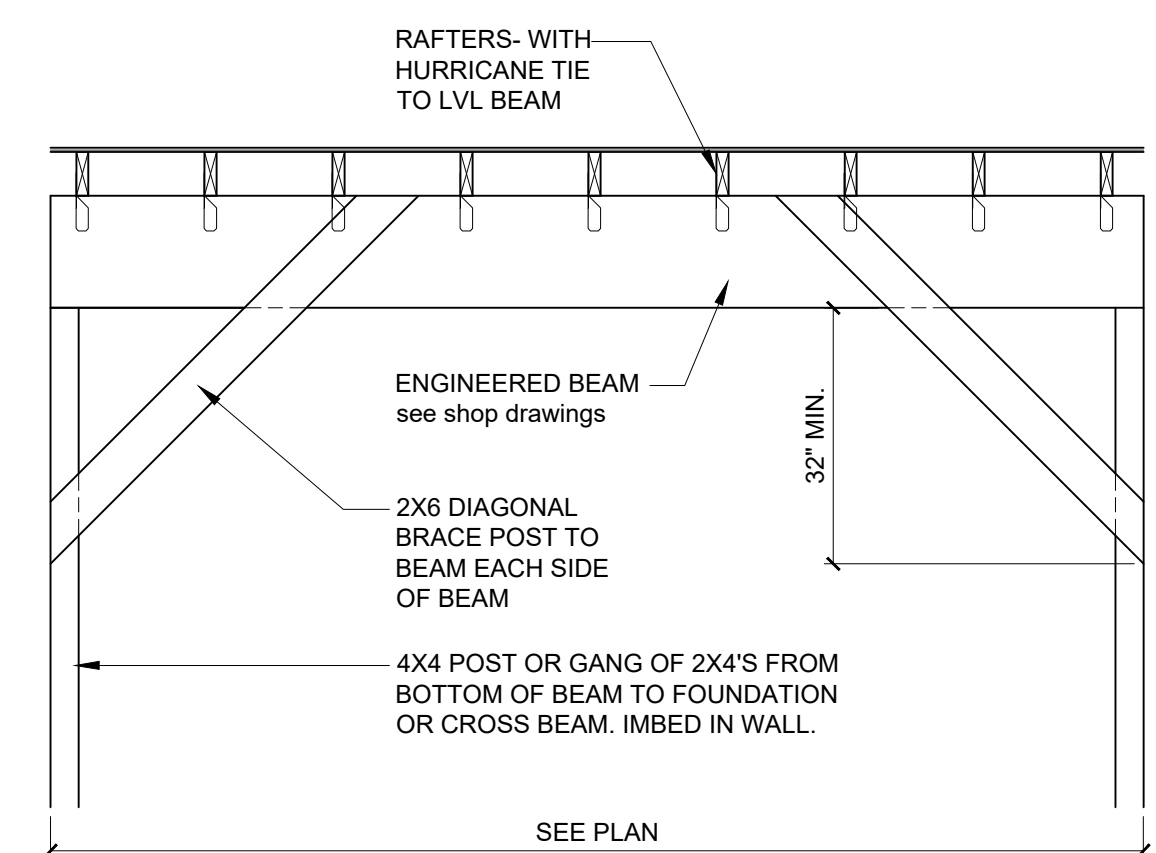
MAX RAFTER SPAN: 2X6 16" O.C. - 12'-0"
2X8 16" O.C. - 15'-0"

MAX CEILING JOIST SPAN: 2X6 16" O.C. - 12'-0"
2X8 16" O.C. - 16'-0"

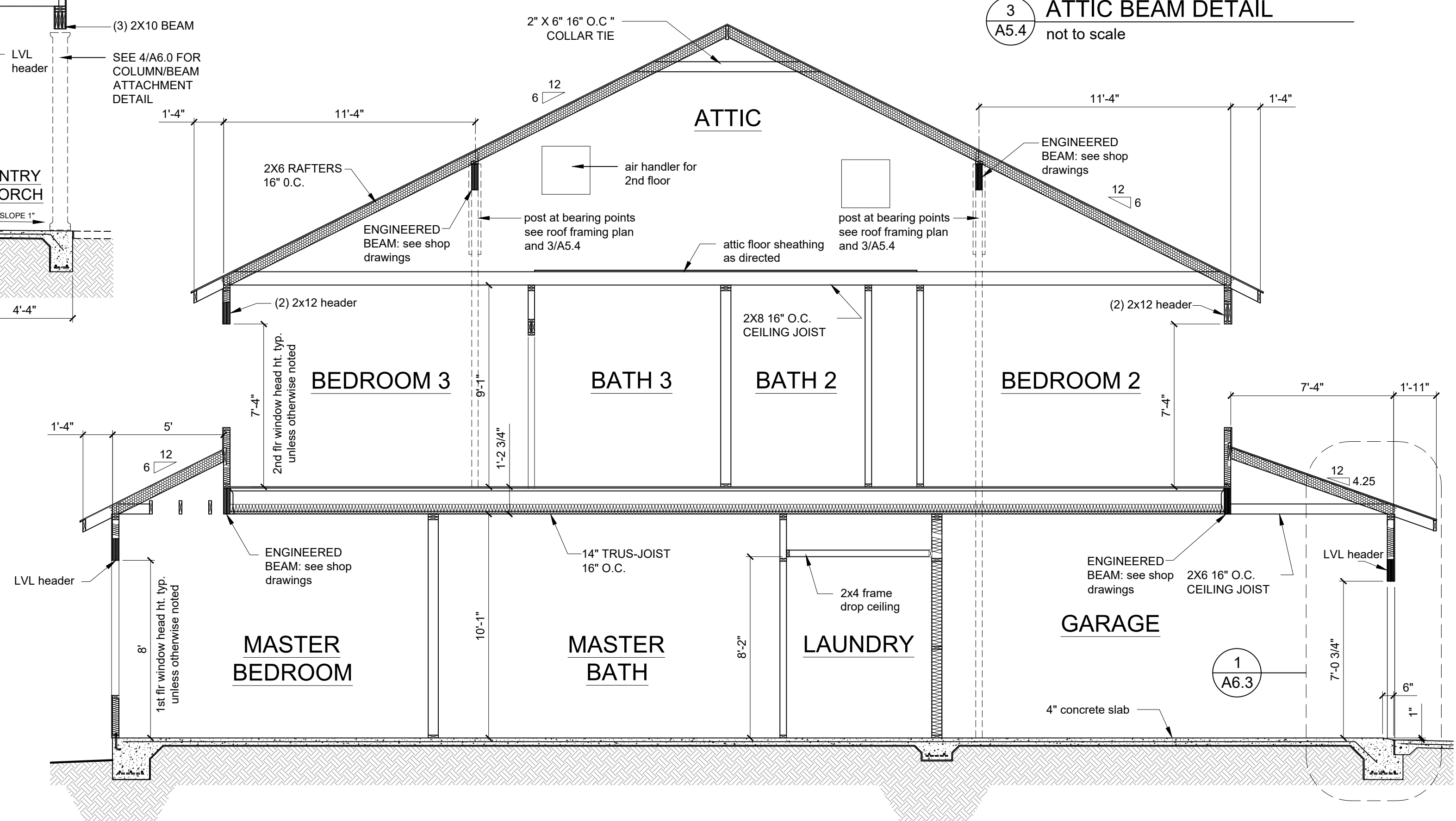
FRAMING SECTION - UNIT C
A5.4



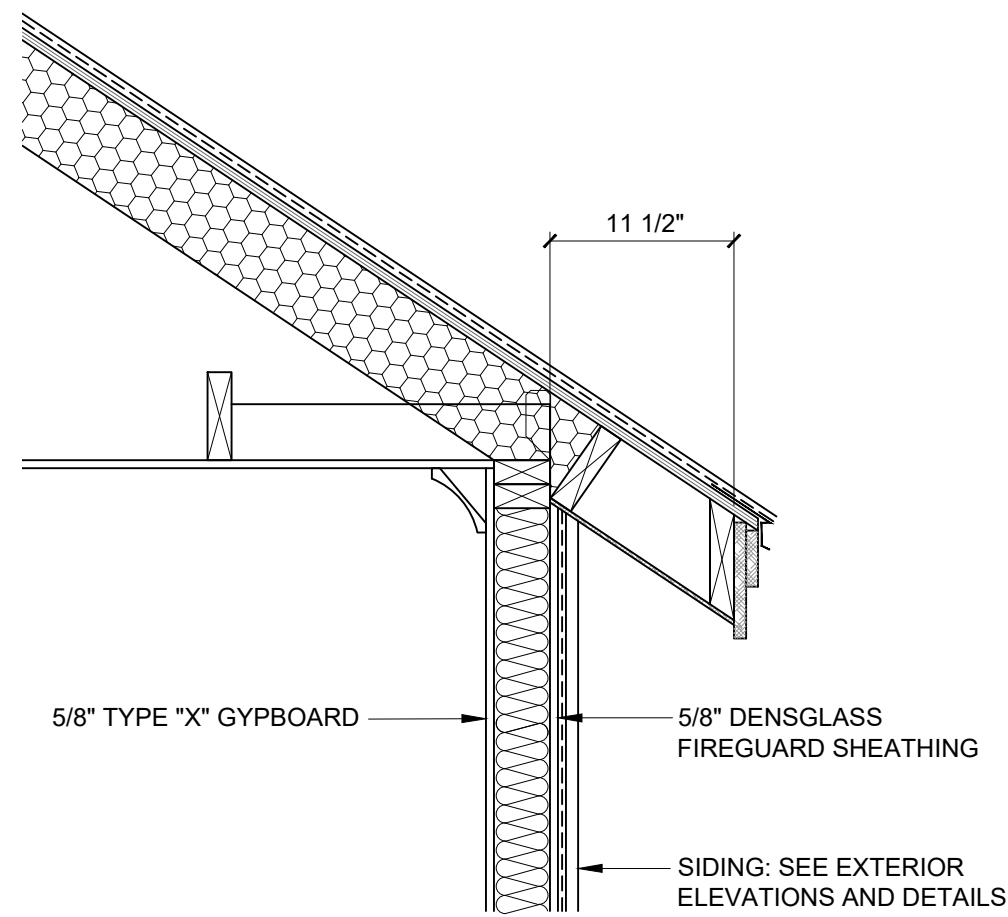
FRAMING SECTION - UNIT C
A5.4



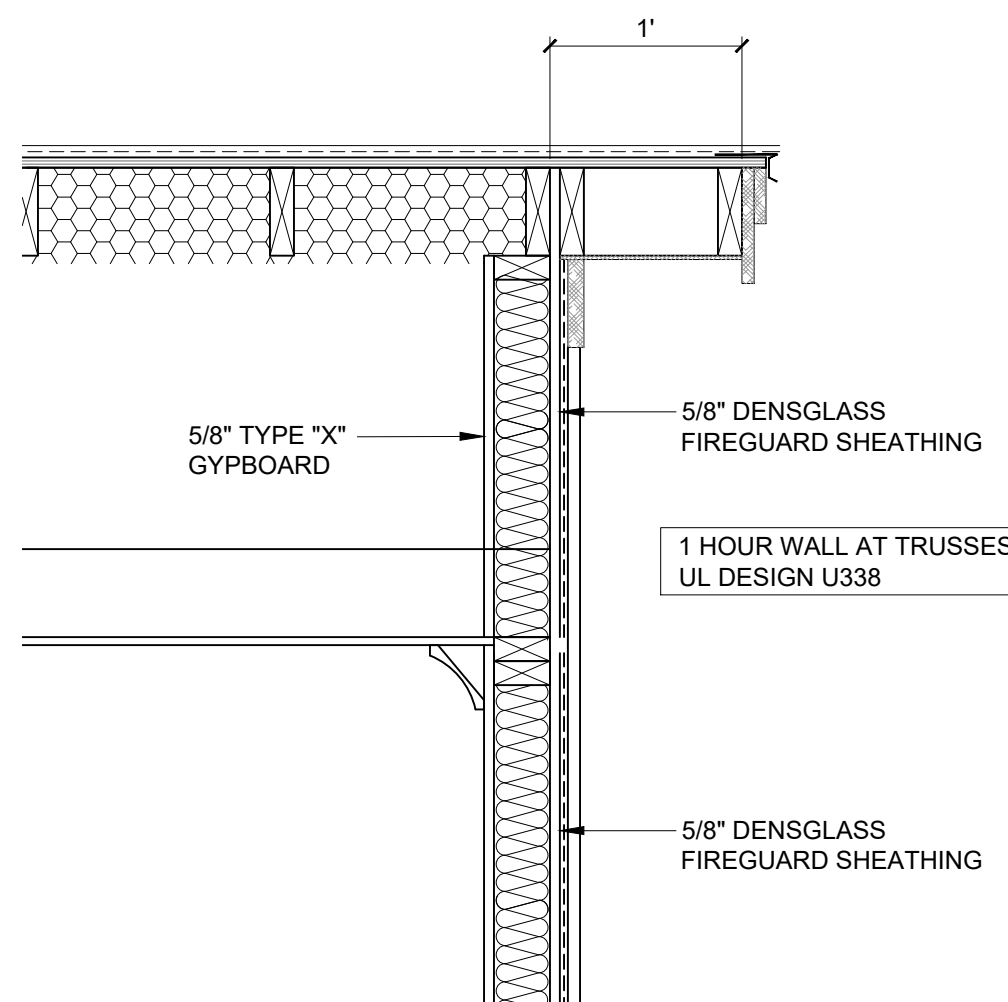
ATTIC BEAM DETAIL
A5.4 not to scale



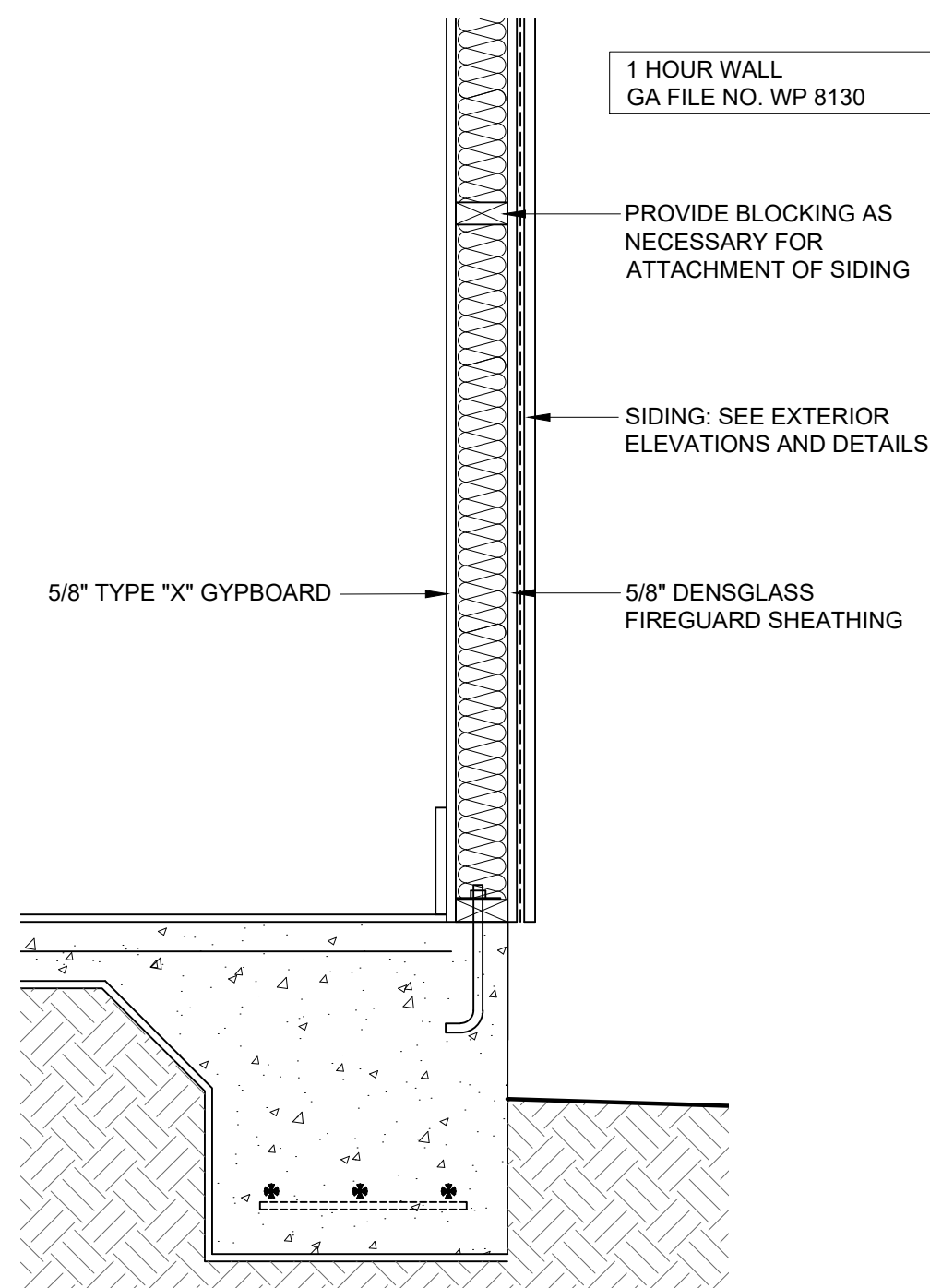
FRAMING SECTION - UNIT C
A5.4



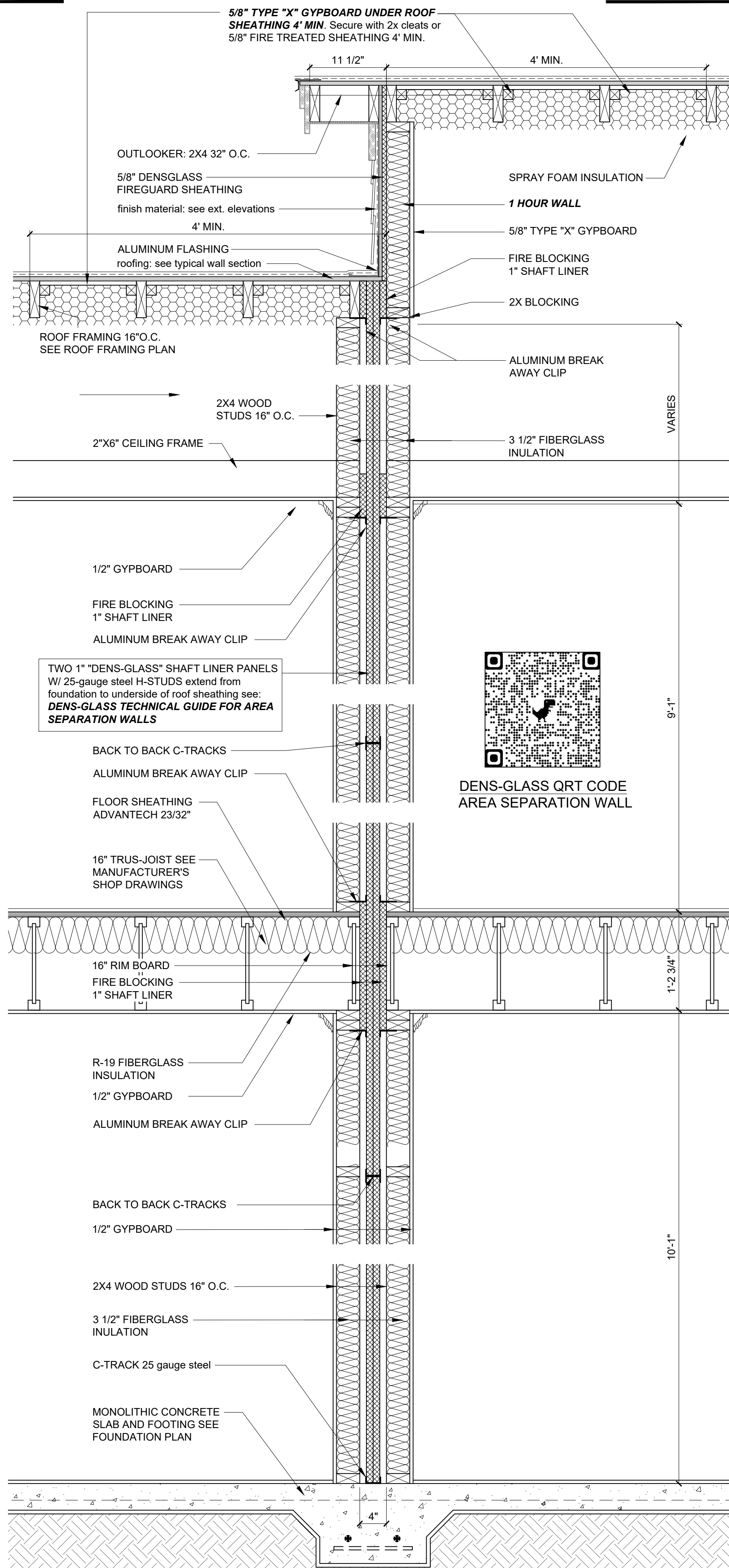
CONDITION AT ROOF EAVE
SEE TYP. WALL SECTION FOR ADDITIONAL NOTES



CONDITION AT ROOF RAKE between Units

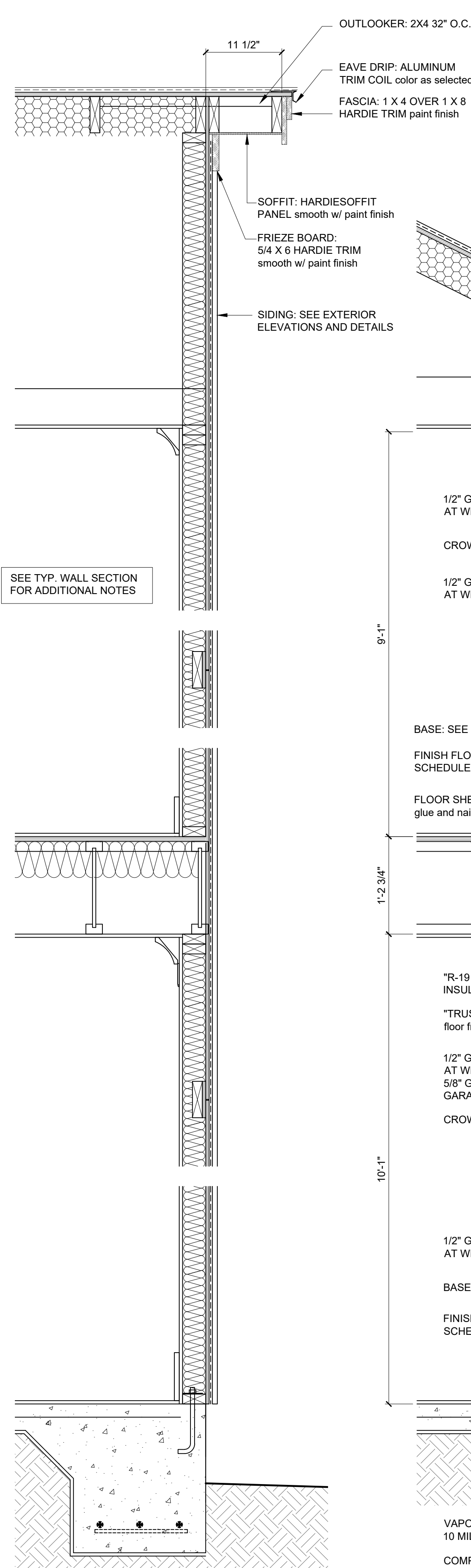


4 TYPICAL 1 HOUR WALL
A6.1 0 3' 6" 1' 2'

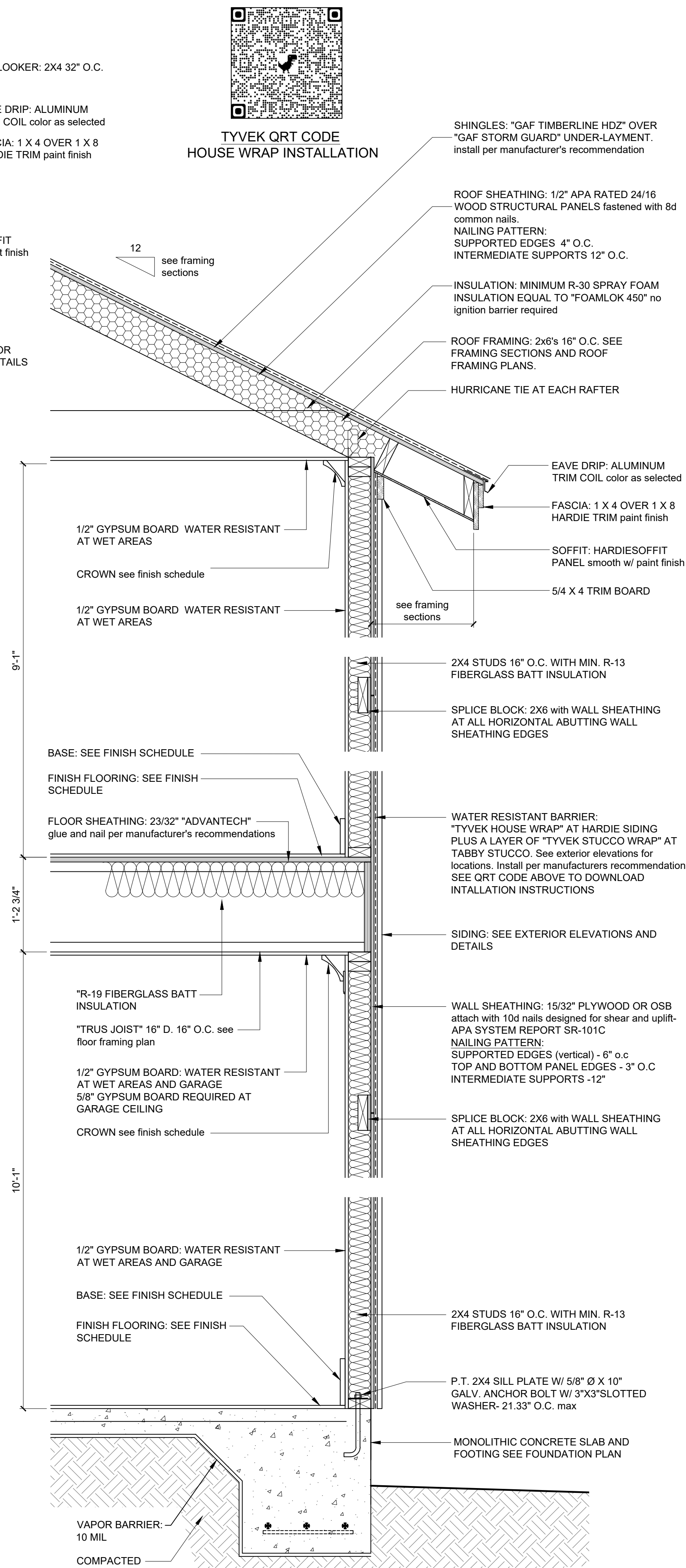


3 SEPARATION WALL SECTION
A6.1 0 3' 6" 1' 2'

2 HOUR AREA SEPARATION WALL
UL DESIGN U373
1 HOUR WALL ABOVE LOW ROOF
UL DESIGN U338



2 TYPICAL WALL AT GABLE END RAKE
A6.1 0 3' 6" 1' 2'



1 TYPICAL WALL SECTION
A6.1 0 3' 6" 1' 2'

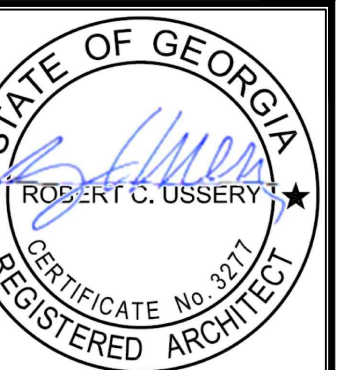
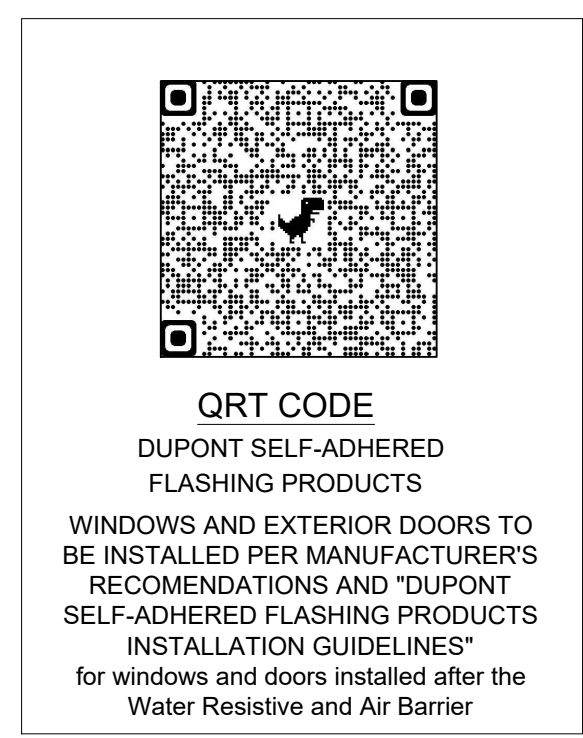
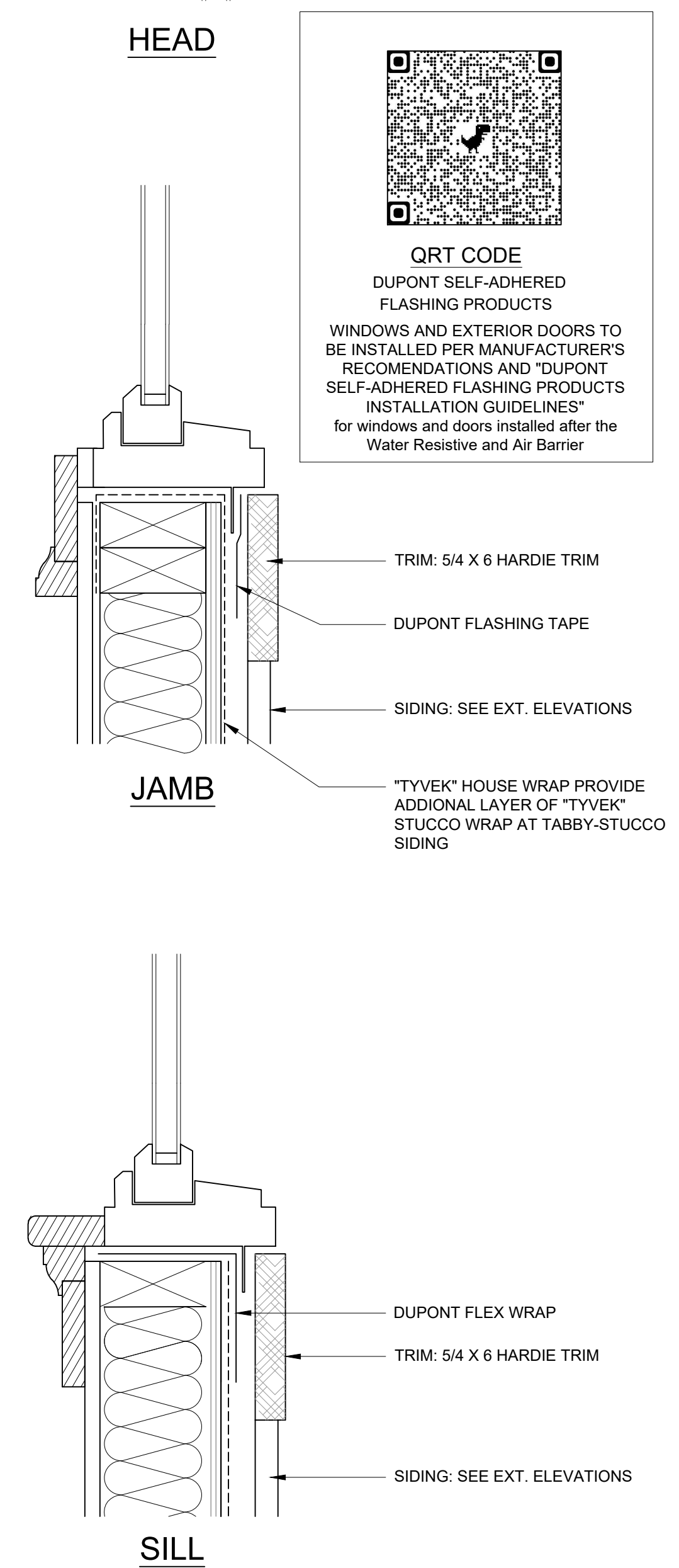
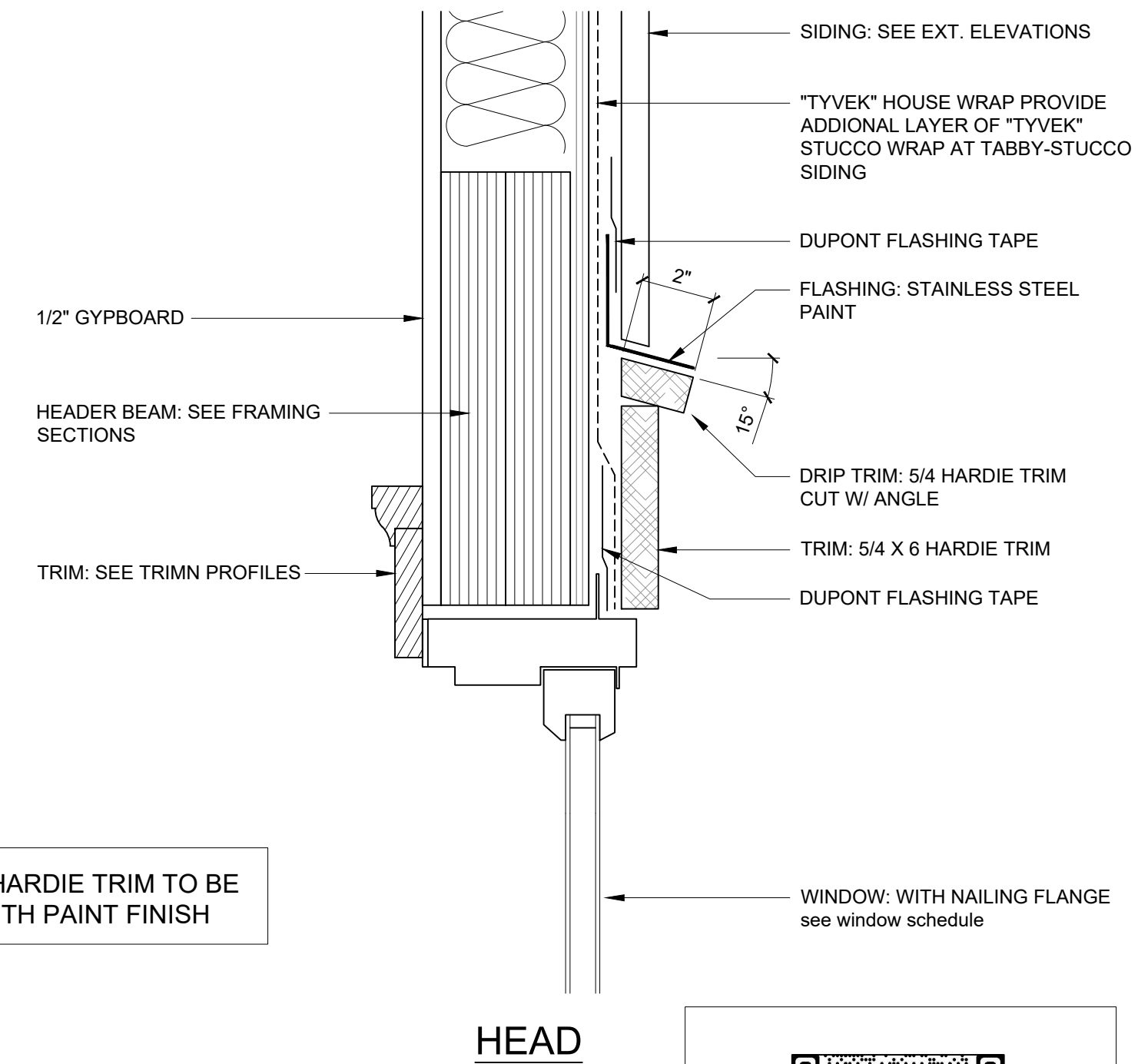
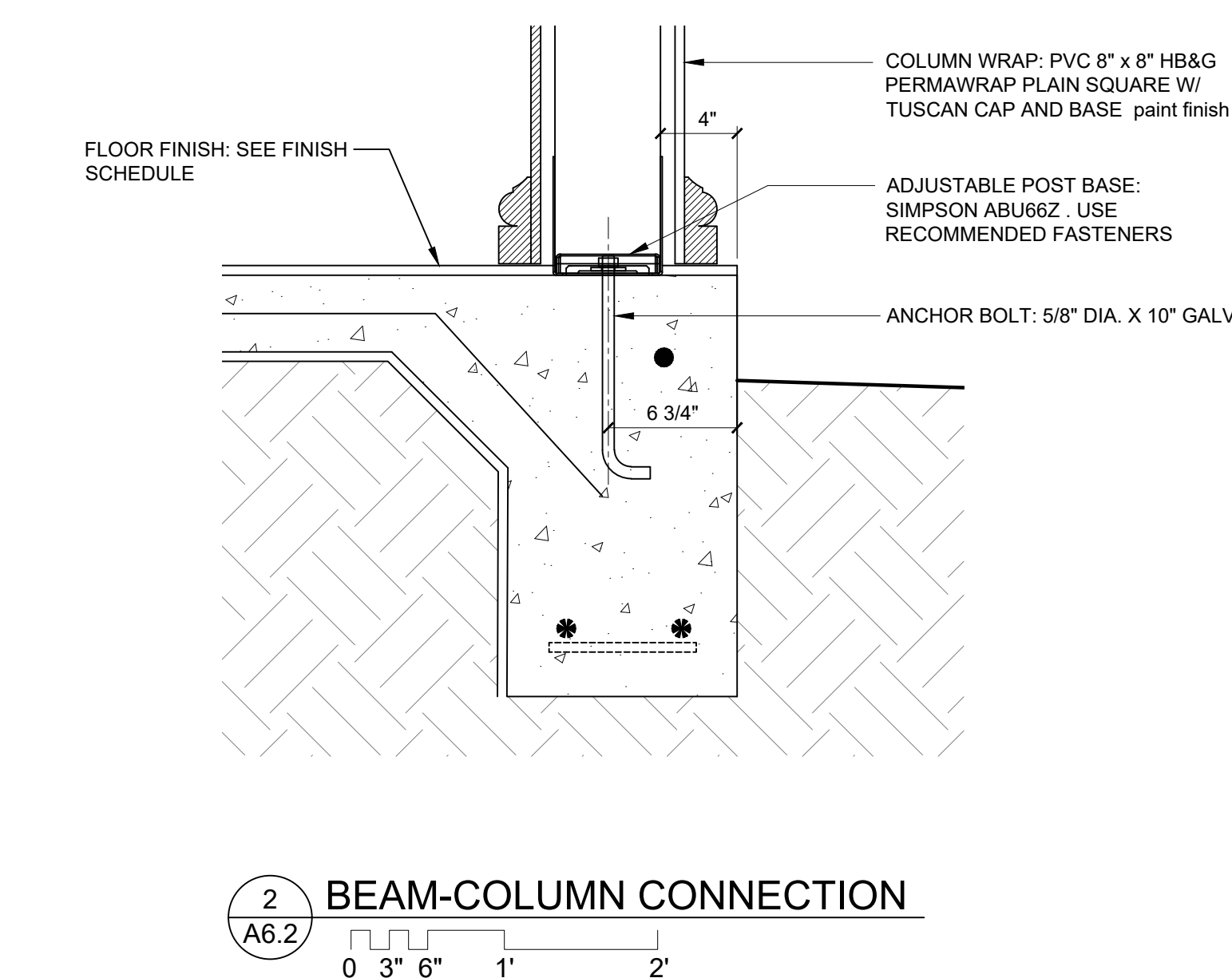
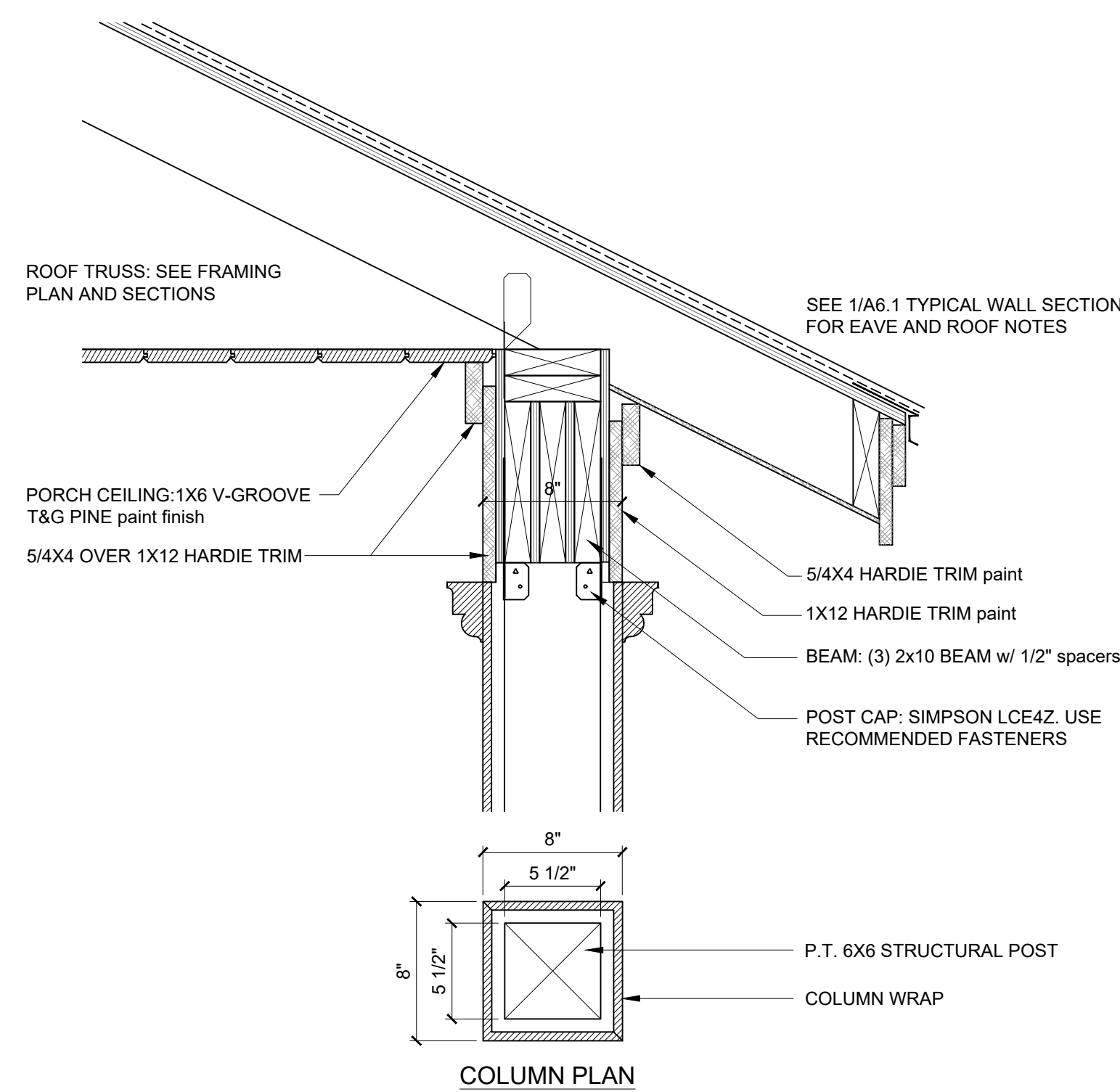
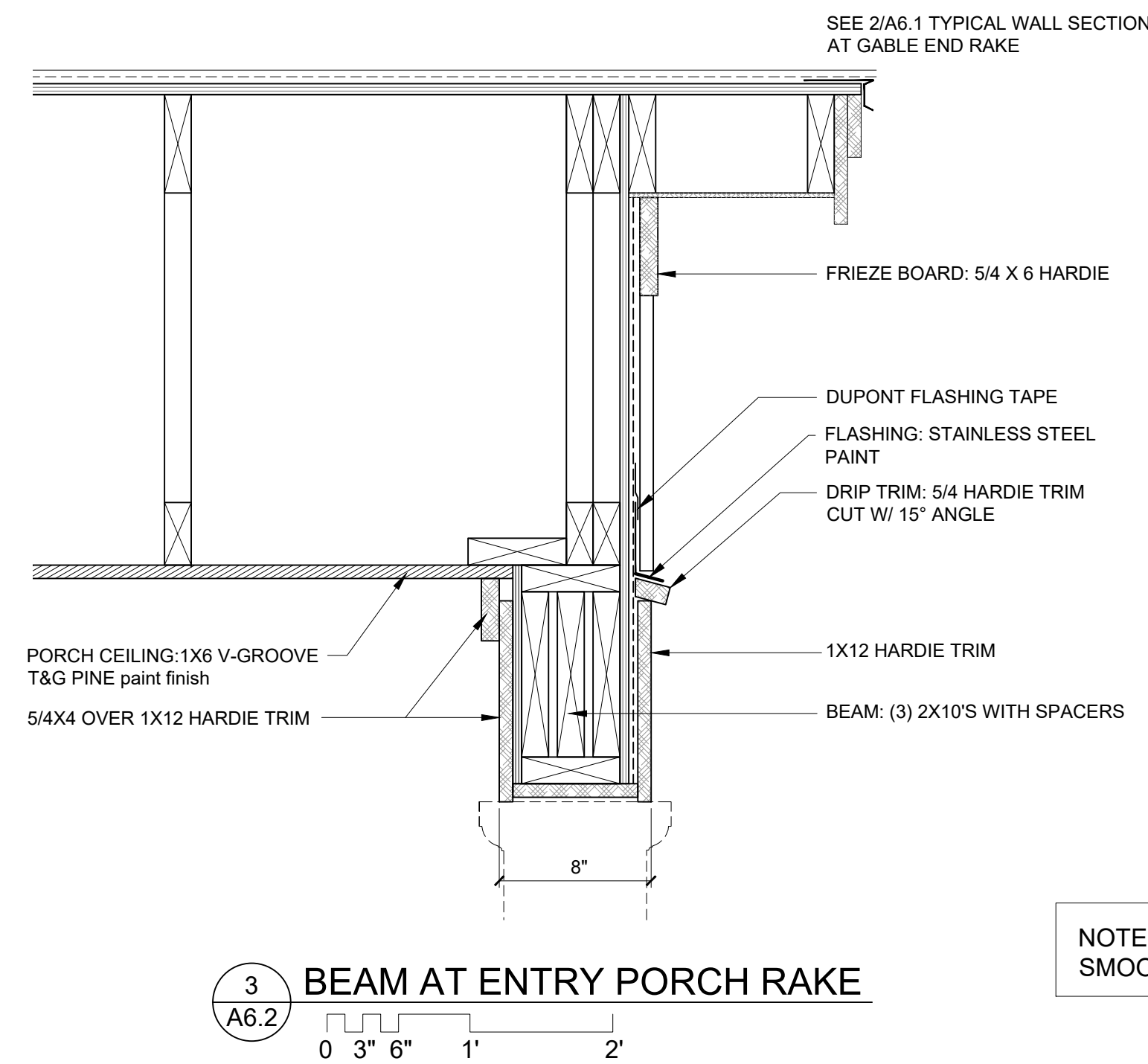
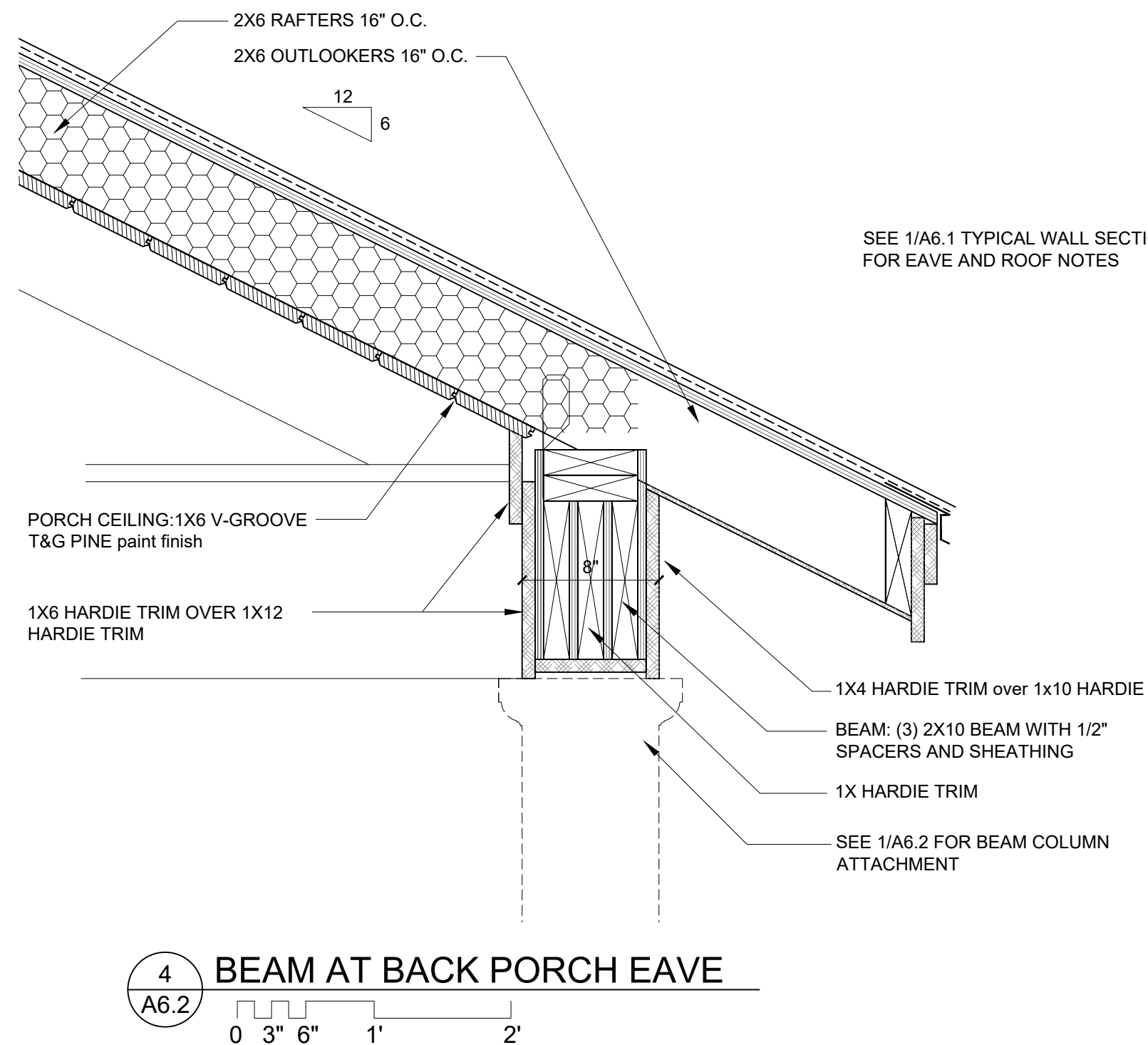
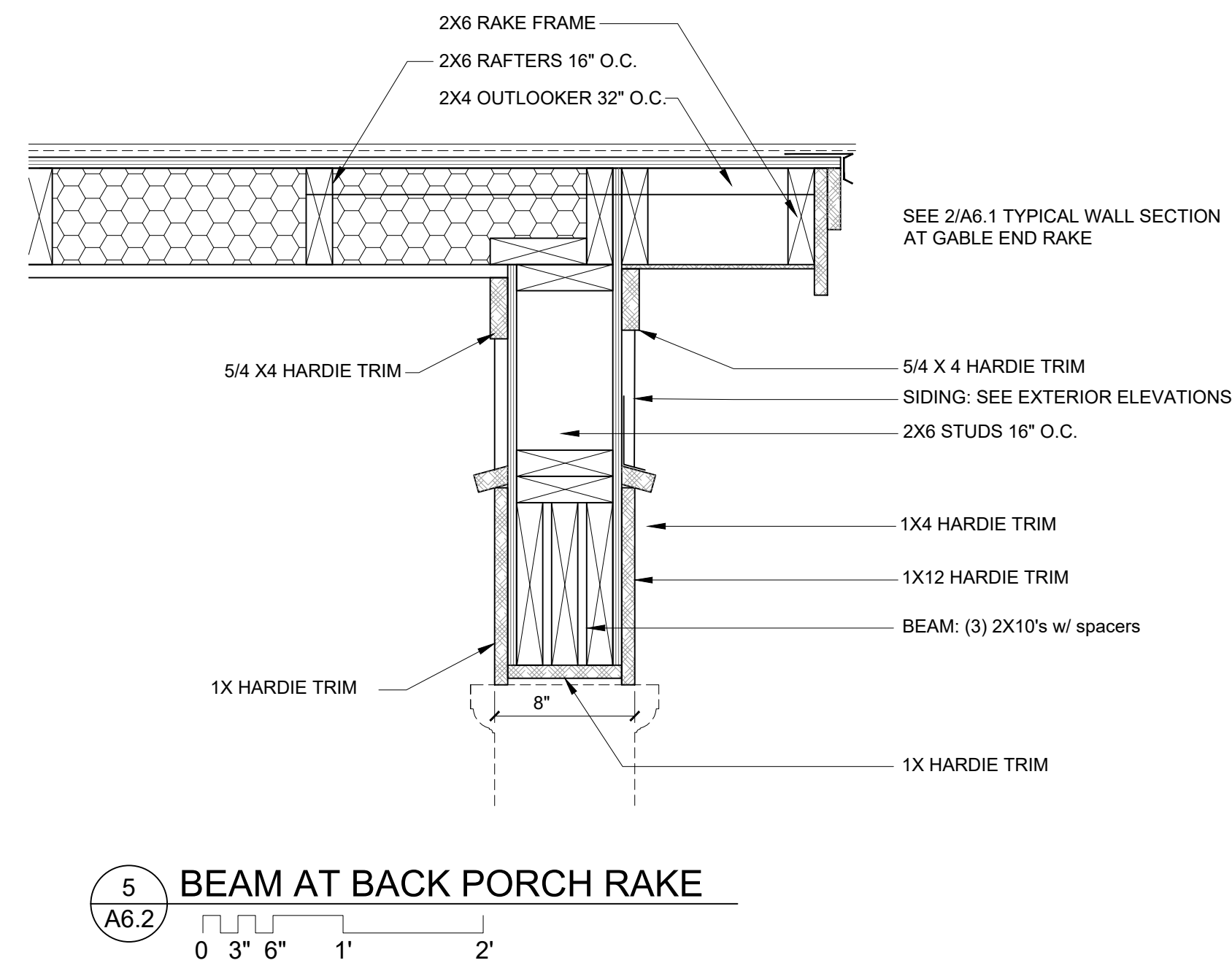


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FIFTY OAKS - Wall Sections
South Harrington Road
St. Simons Island, Georgia

1622	
6-01-21	
9-28-21	
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2-11-22	
3-4-22	
9-12-22	

A6.1

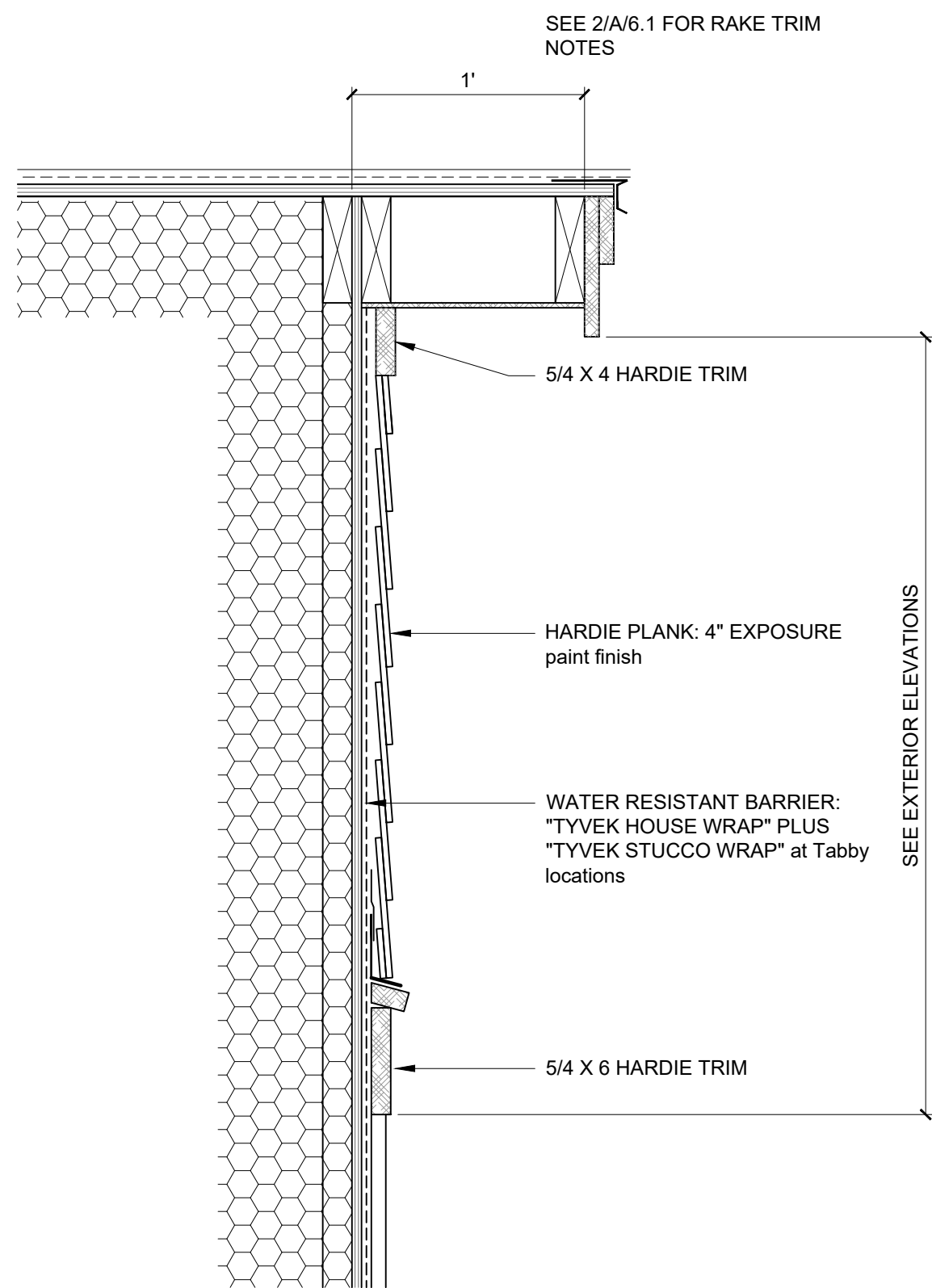


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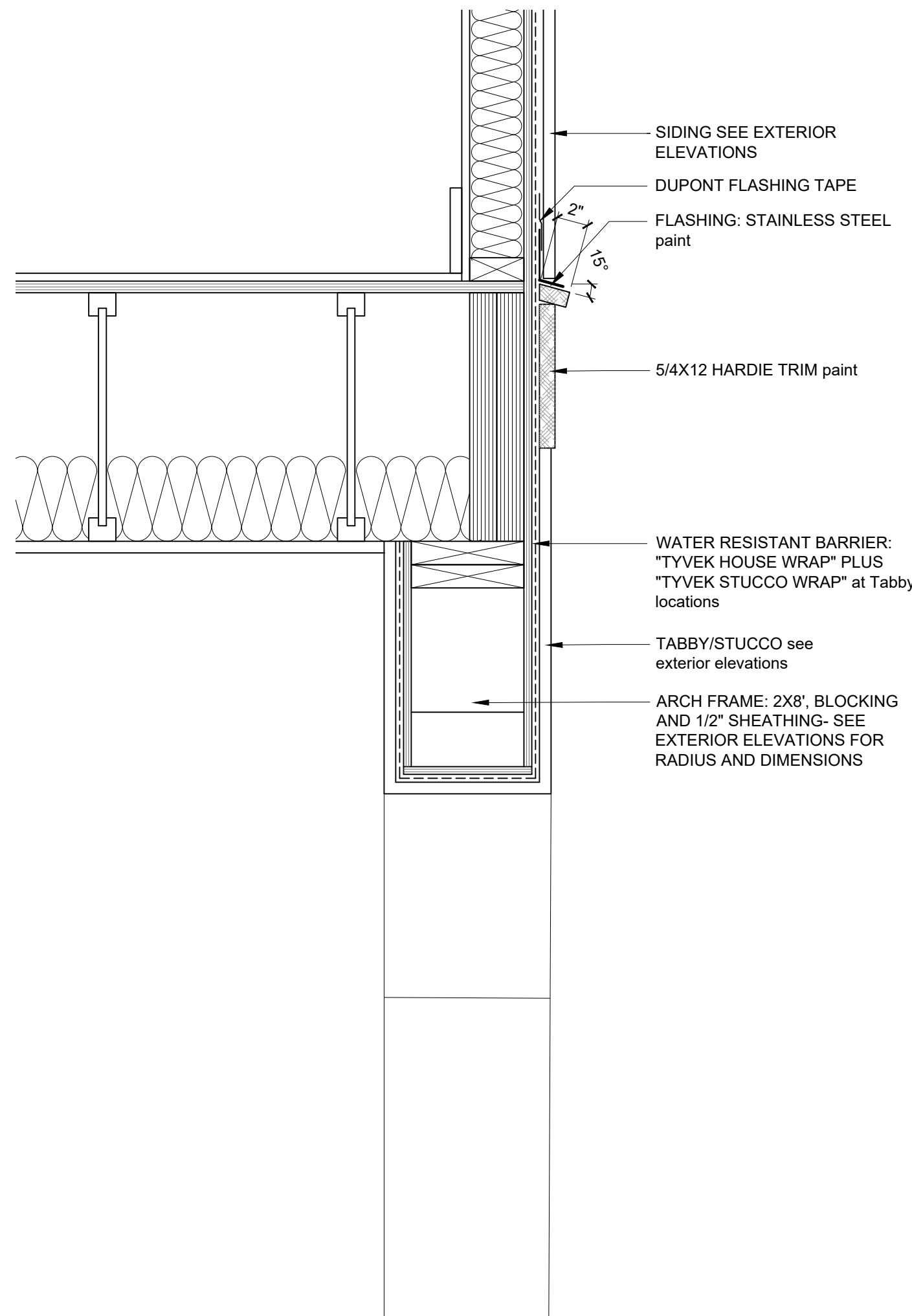
FIFTY OAKS - Wall Sections
South Harrington Road
St. Simons Island, Georgia

1622	
6-01-21	
9-28-21	
1-05-22	
2-11-22	
3-4-22	
9-12-22	

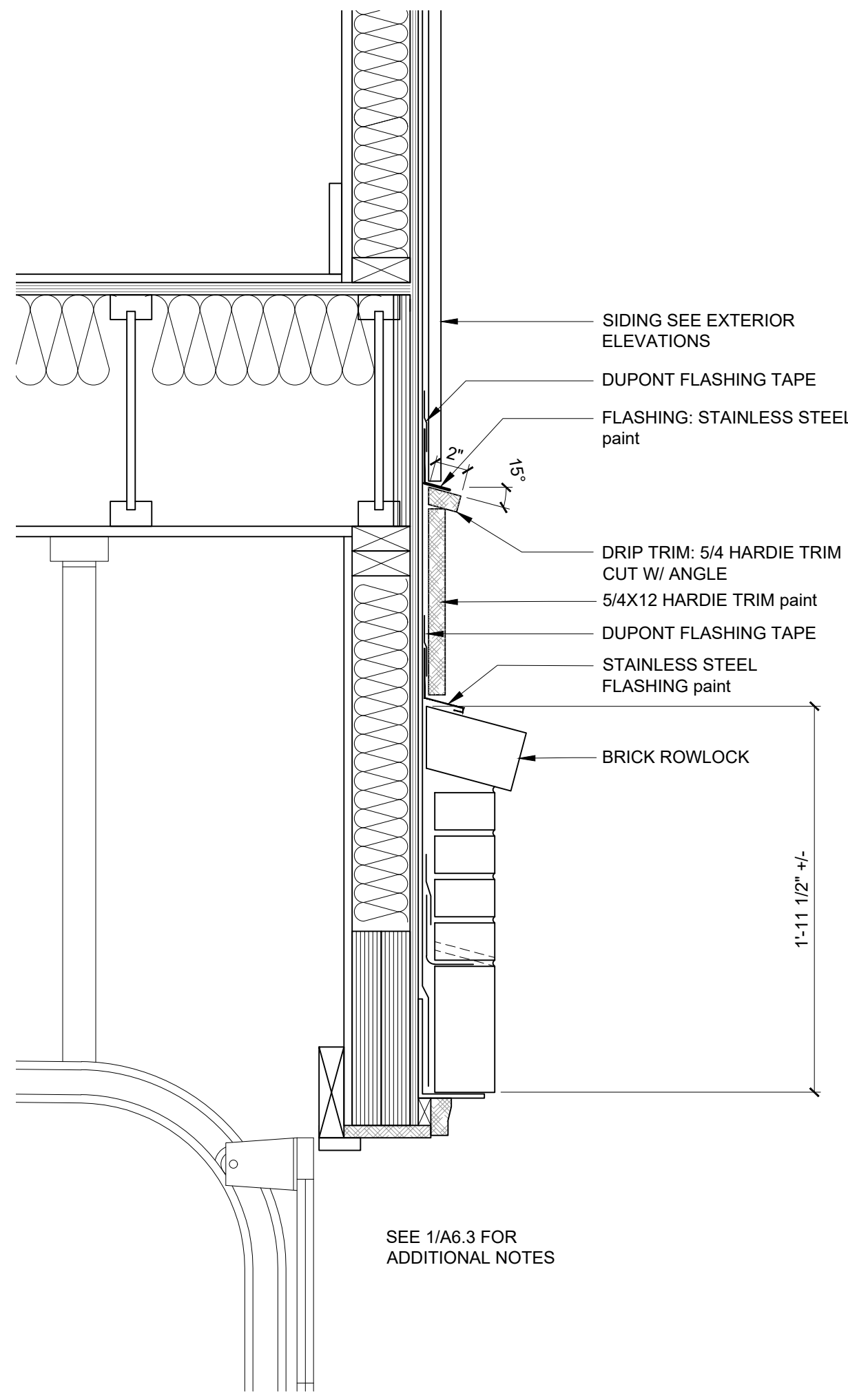
A6.2



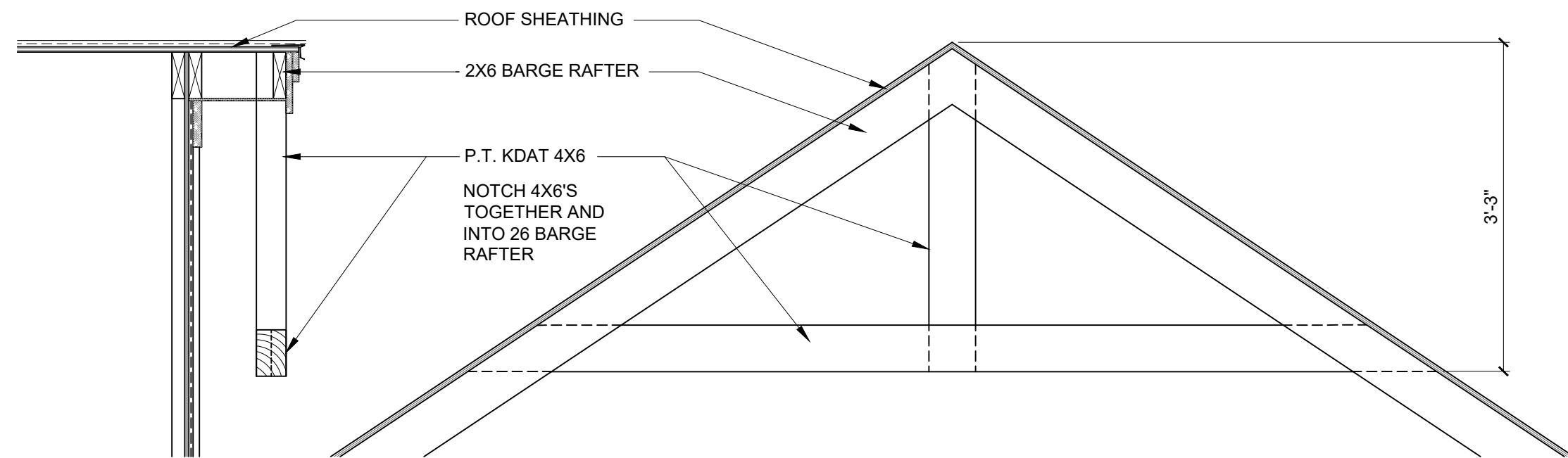
4 GABLE FEATURE
A6.3
0 3" 6" 9" 1' 2'



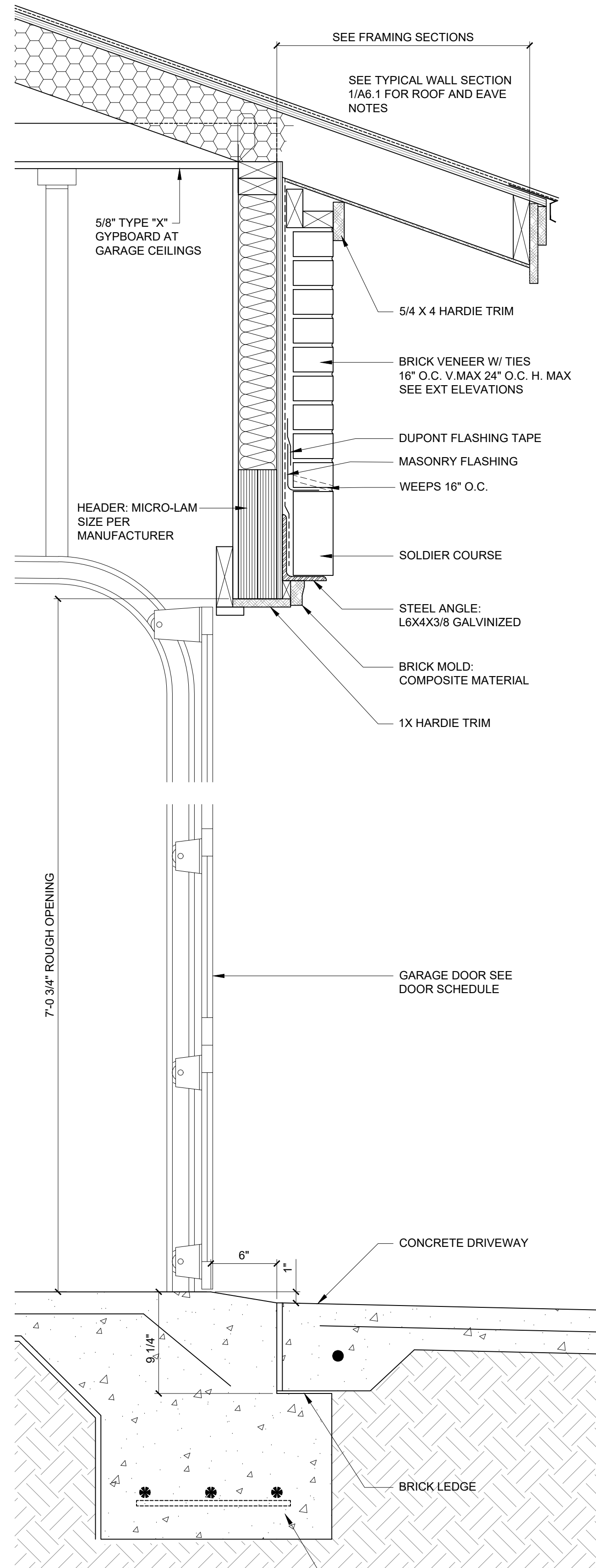
3 TABBY ARCH AT UNIT TYPE "B" AND "E"
A6.3
0 3" 6" 9" 1' 2'



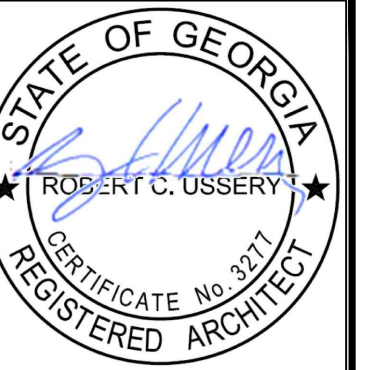
2 GARAGE DOOR SECTION
A6.3
0 3" 6" 9" 1' 2'



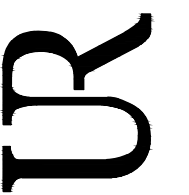
5 GABLE BRACKET DETAIL
A6.3
0 1' 2' 4'



1 GARAGE DOOR SECTION
A6.3
0 3" 6" 9" 1' 2'



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1622

6-01-21	
9-28-21	
1-05-22	
2-11-22	
3-4-22	
9-12-22	

A6.3

UNIT A - DOOR SCHEDULE							
MARK	UNIT SIZE	DESCRIPTION	FRAME	GLAZING	CASING	HARDWARE	COMMENTS
A-1	9-0 X 7-0	INSULATED GARGE DOOR	-	MFG	-	MFG	SEE ELEVATIONS, ANY GLAZING TO BE IMPACT RESIST.
A-2	3-0 X 8-0 X 1 3/4	EXTERIOR ENTRANCE DOOR, AS SELECTED	WOOD	MFG	-	SEC	IMPACT RESISTANT GLASS, THRESHOLD & WEATHERSTRIPPING
A-6	2-8 X 6-8 X 1 3/4	INTERIOR DOOR, AS SELECTED	WOOD	-	-	SEC	SOLID WOOD, OR 20 MIN. RATED W/ CLOSER. THRESHOLD & WEATHER STRIPPING
A-8	2-4 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
A-10	2-8 X 6-8	CASED OPENING	WOOD	-	-	-	-
A-11	PR. 2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-12	1-6 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-13	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-15	8-0 X 8-0	SLIDING GLASS DOOR, AS SELECTED	WOOD	MFG	-	SEC	IMPACT RESISTANT GLASS
A-16	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
A-17	2-8 X 6-8 X 1 3/8	INTERIOR POCKET DOOR, AS SELECTED	WOOD	-	-	PRIV	-
A-18	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-19	2-4 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
A-20	3-0 X 6-8	ALUMINUM SCREEN DOOR, AS SELECTED	ALUM.	N/A	N/A	MFG	-
A-21	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
A-22	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
A-23	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
A-24	2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-25	PR. 2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	WEATHER STRIP AND THRESHOLD
A-26	PR. 2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	
A-27	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
A-28	2-4 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-30	2-4 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-31	2-4 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-38	2-0 X 7 X 1 3/8	FLUSH CUSTOM HEIGHT INTERIOR DOOR	WOOD	-	-	PASS	-

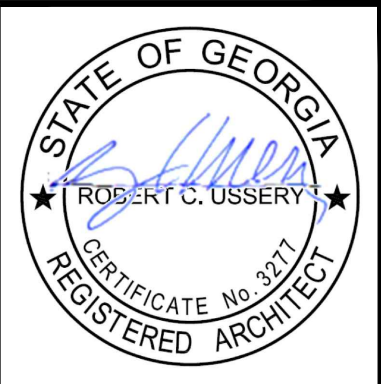
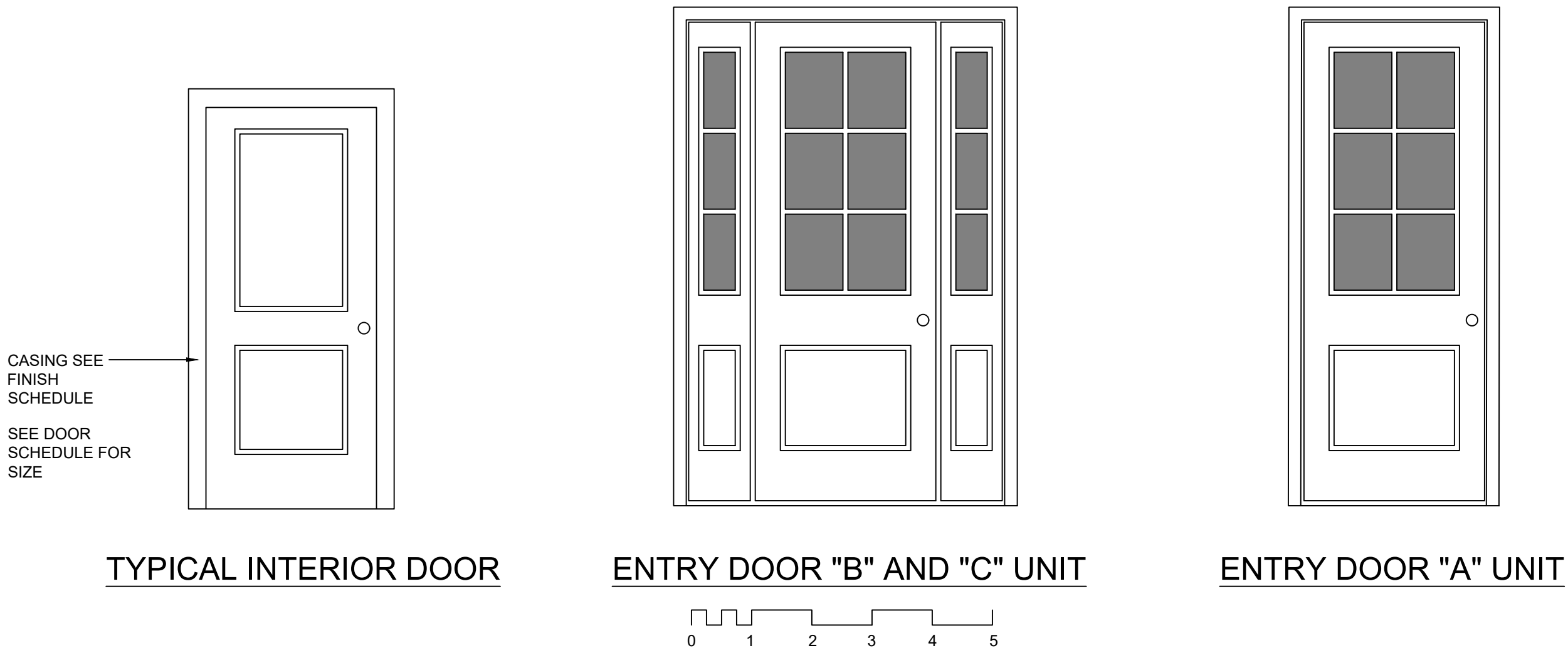
UNIT B - DOOR SCHEDULE							
MARK	UNIT SIZE	DESCRIPTION	FRAME	GLAZING	CASING	HARDWARE	COMMENTS
B-1	9-0 X 7-0	INSULATED GARGE DOOR	-	MFG	-	MFG	SEE ELEVATIONS, ANY GLAZING TO BE IMPACT RESIST.
B-3	3-0 X 8-0 X 1 3/4	EXTERIOR ENTRANCE DOOR, AS SELECTED	WOOD	MFG	-	SEC	IMPACT RESISTANT GLASS, 14" SIDELIGHTS, THRESHOLD & WEATHERSTRIPPING
B-4	PR. 2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
B-7	3-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	SEC	SOLID WOOD, OR 20 MIN. RATED W/ CLOSER. THRESHOLD & WEATHERSTRIPPING
B-9	3-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
B-14	3-0 X 8-0 X 1 3/4	INTERIOR DOOR, AS SELECTED	WOOD	-	-		RECESSED TO MEET ELEVATOR REQUIREMENTS
B-15	8-0 X 8-0	SLIDING GLASS DOOR, AS SELECTED	WOOD	MFG	-	SEC	IMPACT RESISTANT GLASS
B-20	3-0 X 6-8	ALUMINUM SCREEN DOOR, AS SELECTED	AL	N/A	N/A	MFG	-
B-21	3-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
B-22	2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
B-23	3-0 X 6-8 X 1 3/8	INTERIOR POCKET DOOR, AS SELECTED	WOOD	-	-	PRIV	-
B-26	PR. 2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
B-27	3-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
B-29	3-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
B-32	3-0 X 6-8 X 1 3/4	ELEVATOR DOOR	WOOD	-	-	PASS	RECESSED TO MEET ELEVATOR REQUIREMENTS
B-33	PR. 2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
B-34	3-0 X 6-8 X 1 3/8	INTERIOR POCKET DOOR, AS SELECTED	WOOD	-	-	PASS	-
B-35	3-0 X 6-8 X 1 3/8	INTERIOR POCKET DOOR, AS SELECTED	WOOD	-	-	PRIV	-
B-36	3-0 X 6-8 X 1 3/8	INTERIOR DOOR AS SELECTED	WOOD	-	-	PRIV	-
B-37	2-4 X 6-8 X 1 3/8	INTERIOR DOOR AS SELECTED	WOOD	-	-	PASS	-

UNIT C - DOOR SCHEDULE							
MARK	UNIT SIZE	DESCRIPTION	FRAME	GLAZING	CASING	HARDWARE	COMMENTS
C-1	9-0 X 7-0	INSULATED GARGE DOOR	-	MFG	-	MFG	SEE ELEVATIONS, ANY GLAZING TO BE IMPACT RESIST.
C-3	3-0 X 8-0 X 1 3/4	EXTERIOR ENTRANCE DOOR, AS SELECTED	WOOD	MFG	-	SEC	IMPACT RESISTANT GLASS, 14" SIDELIGHTS, THRESHOLD & WEATHER STRIPPING
C-5	2-6 X verify X 1 3/8	CUSTOM INTERIOR DOOR	WOOD	-	-	SEC	SOLID WOOD
C-6	2-8 X 6-8 X 1 3/4	INTERIOR DOOR, AS SELECTED	WOOD	-	-	SEC	SOLID WOOD, OR 20 MIN. RATED W/ CLOSER. THRESHOLD & WEATHER STRIPPING
C-8	2-4 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
C-10	2-10 X 6-8	CASED OPENING	WOOD	-	-	-	-
C-11	PR. 2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
C-12	1-6 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
C-13	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
C-15	8-0 X 8-0	SLIDING GLASS DOOR, AS SELECTED	WOOD	MFG	-	SEC	IMPACT RESISTANT GLASS
C-16	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
C-17	2-8 X 6-8 X 1 3/8	INTERIOR POCKET DOOR, AS SELECTED	WOOD	-	-	PRIV	-
C-18	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
C-19	2-4 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
C-20	3-0 X 6-8	ALUMINUM SCREEN DOOR, AS SELECTED	ALUM.	N/A	N/A	MFG	-
C-21	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
C-22	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
C-24	-----	-----		-	-		-
C-25	PR. 2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
C-27	2-6 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
C-28	2-4 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
C-30	PR. 16 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
C-31	2-6 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
C-32	2-4 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-

WINDOW SCHEDULE						
MARK	NOMINAL UNIT SIZE	HEAD HEIGHT	DESCRIPTION	GLAZING	CASING	COMMENTS
A	3-0 X 6-0	8'-0"	DOUBLE HUNG	IMPACT	-	SEE EXTERIOR ELEVATIONS FOR GRILL CONFIGURATION TYPICAL ALL WINDOWS
B	PR. 3-0 X 6-0	8'-0"	DOUBLE HUNG	IMPACT	-	-
C	TRIPLE 3-0 X 6-0	8'-0"	DOUBLE HUNG	IMPACT	-	-
D	PR. 2-6 X 6-0	8'-0"	DOUBLE HUNG	IMPACT	-	-
E	PR. 2-4 X 4-8	8'-0"	DOUBLE HUNG	IMPACT	-	-
F	TRIPLE 3-0 X 4-8	7'-4"	DOUBLE HUNG	IMPACT	-	-
G	PR. 3-0 X 4-8	7'-4"	DOUBLE HUNG	IMPACT	-	-
H	3-0 X 4-8	7'-4"	DOUBLE HUNG	IMPACT	-	-
I	2-4 X 4-0	8'-2 3/4"	FIXED	IMPACT	-	-
J	2-4 X 4-8	7'-4"	DOUBLE HUNG	IMPACT	-	-
K	PR. 2-4 X 2-4	7'-4"	AWNING	IMPACT		

NOTES:

- SEE FLOOR PLAN FOR WINDOW LOCATIONS, ALL WINDOWS MAY NOT BE USED
- SEE EXTERIOR ELEVATIONS FOR HEAD HEIGHTS
- FIRST FLOOR WINDOW HEAD HEIGHT = 8'-0" U.N.O.
- SECOND FLOOR WINDOW HEAD HEIGHT = 7'-4" U.N.O.



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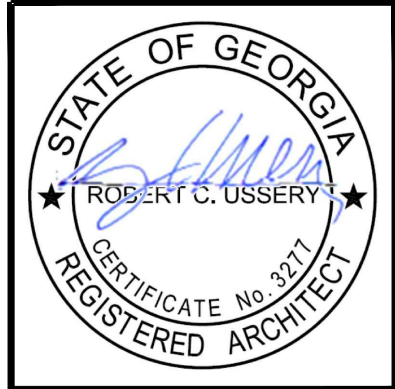


FIFTY OAKS - BUILDING 13
South Harrington Road
St. Simons Island, Georgia

1622

10-21-22

A7.1



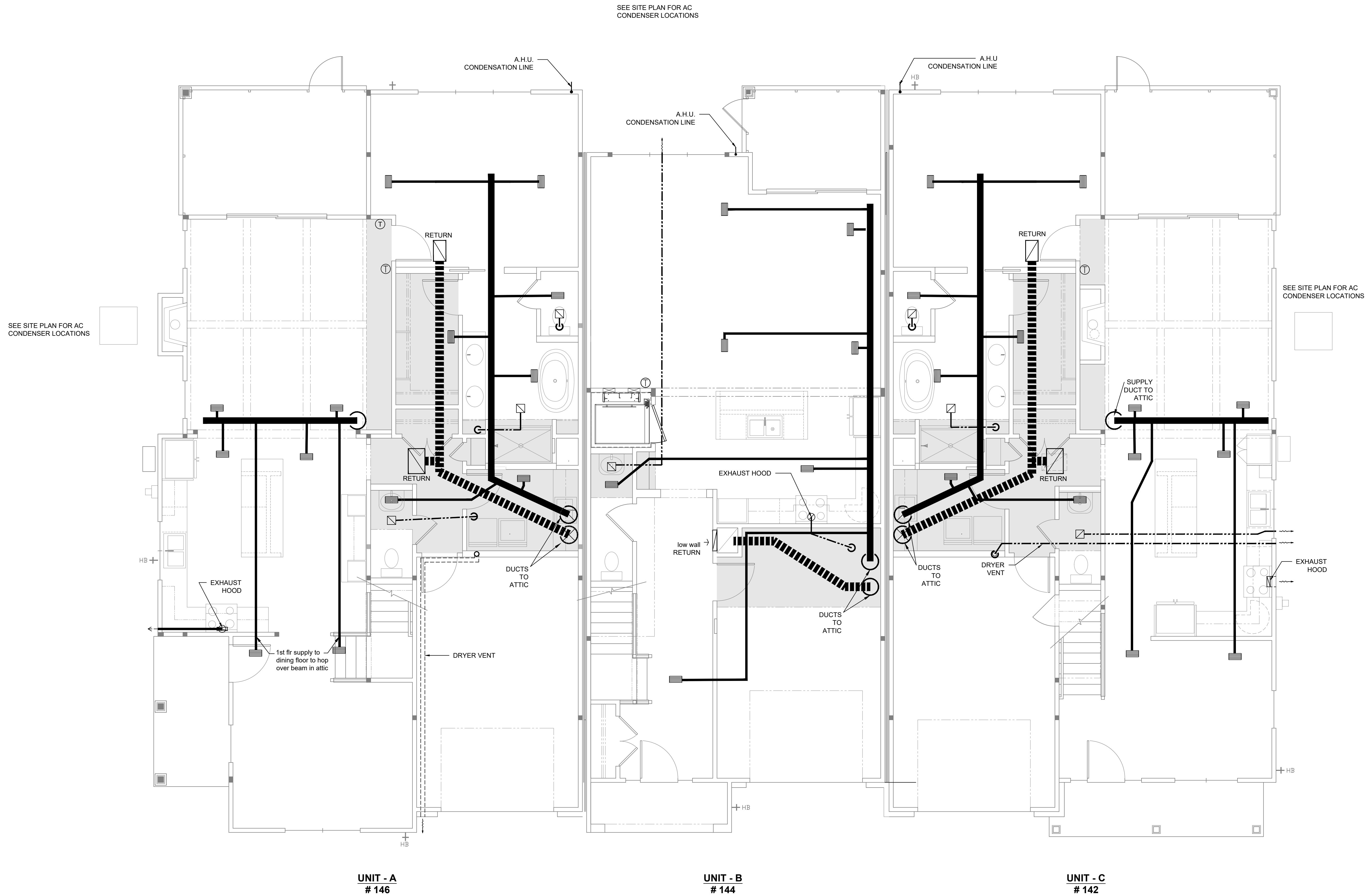
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M.1



1
M.1

0' 2' 4' 8'

1
M.1

FIRST FLOOR MECHANICAL PLAN

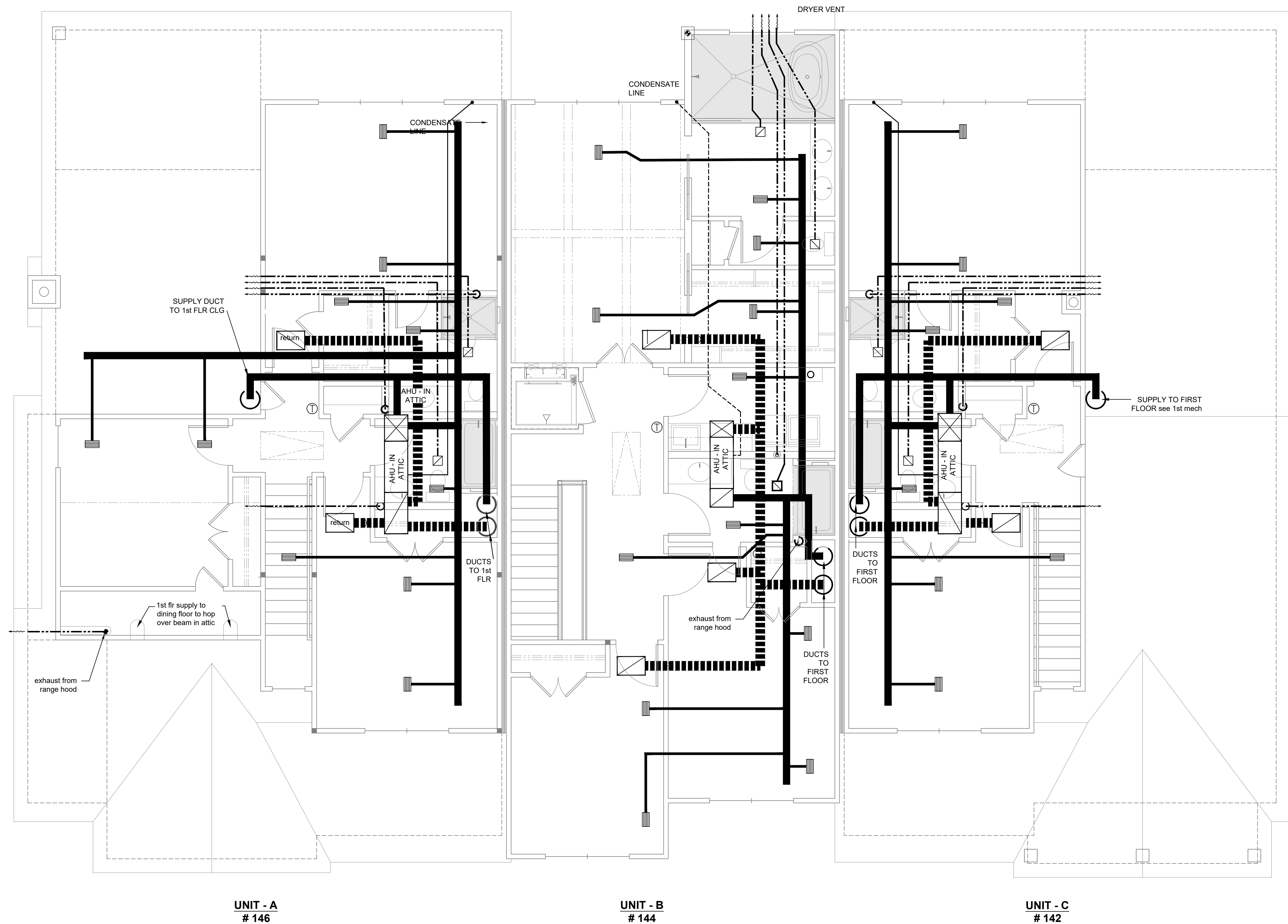
NOTE:
AIR CONDITIONING TO BE A (2) ZONE SYSTEM: 1ST FLOOR
AND 2ND FLOOR WITH TWO THERMOSTATS.
DRAWING FOR PLANNING PURPOSES ONLY. CONTRACTOR
TO SUBMIT EQUIPMENT SCHEDULE AND DUCT LAYOUT FOR
APPROVAL. CEILING GRILLS TO BE COORDINATED WITH
ELECTRICAL FIXTURE LOCATIONS

- INDICATES SUPPLY DUCT
- - -

INDICATES RETURN DUCT
- - -

INDICATES EXHAUST DUCT
- INDICATES SUPPLY GRILL
- INDICATES RETURN GRILL
W/ FILTER
- Ⓟ

INDICATES THERMOSTAT

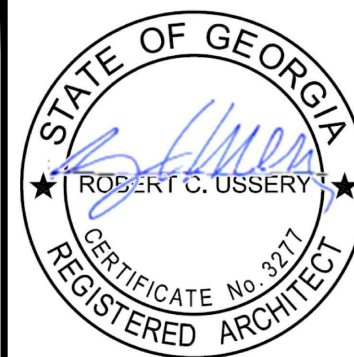


1
M.2
0' 2' 4' 8'

SECOND FLOOR MECHANICAL PLAN

NOTE:
AIR CONDITIONING TO BE A (2) ZONE SYSTEM: 1ST FLOOR
AND 2ND FLOOR WITH TWO THERMOSTATS.
DRAWING FOR PLANNING PURPOSES ONLY. CONTRACTOR
TO SUBMIT EQUIPMENT SCHEDULE AND DUCT LAYOUT FOR
APPROVAL. CEILING GRILLS TO BE COORDINATED WITH
ELECTRICAL FIXTURE LOCATIONS

- INDICATES SUPPLY DUCT
- INDICATES RETURN DUCT
- INDICATES EXHAUST DUCT
- INDICATES SUPPLY GRILL
- INDICATES RETURN GRILL
W/ FILTER
- INDICATES THERMOSTAT



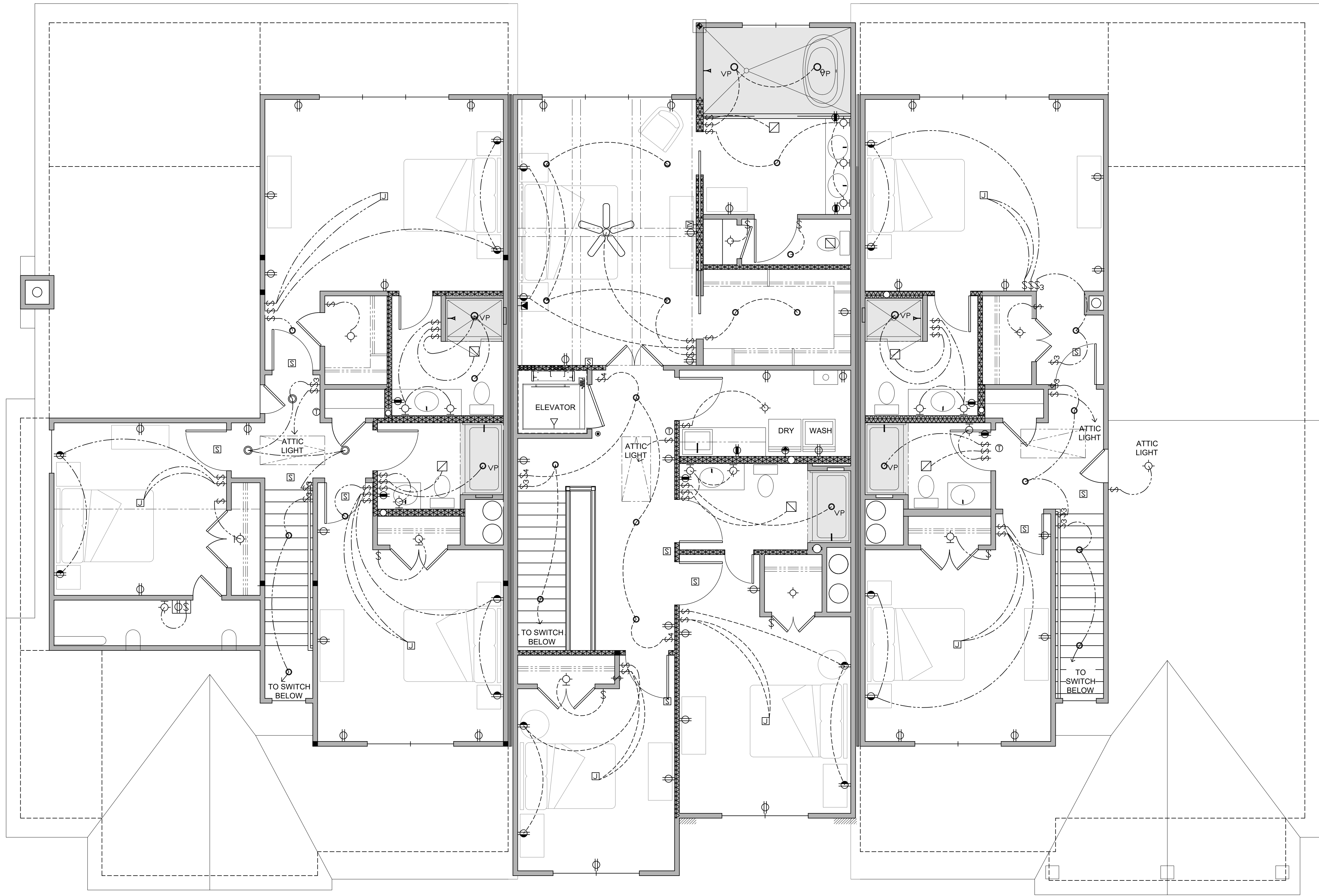
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M.2



UNIT - A
146

UNIT - B
144

UNIT - C
142

1
E.2
SECOND FLOOR ELECTRICAL PLAN
0' 2' 4' 8'

GENERAL ELECTRICAL NOTES:
1. SEE SHEET E.1 FOR ADDITIONAL ELECTRICAL NOTES.



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E.2