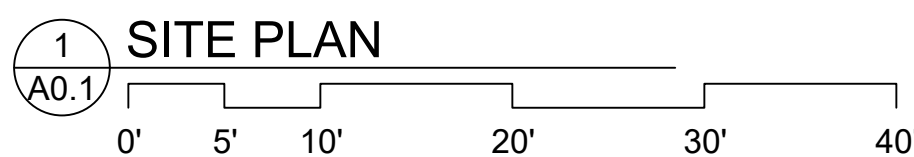
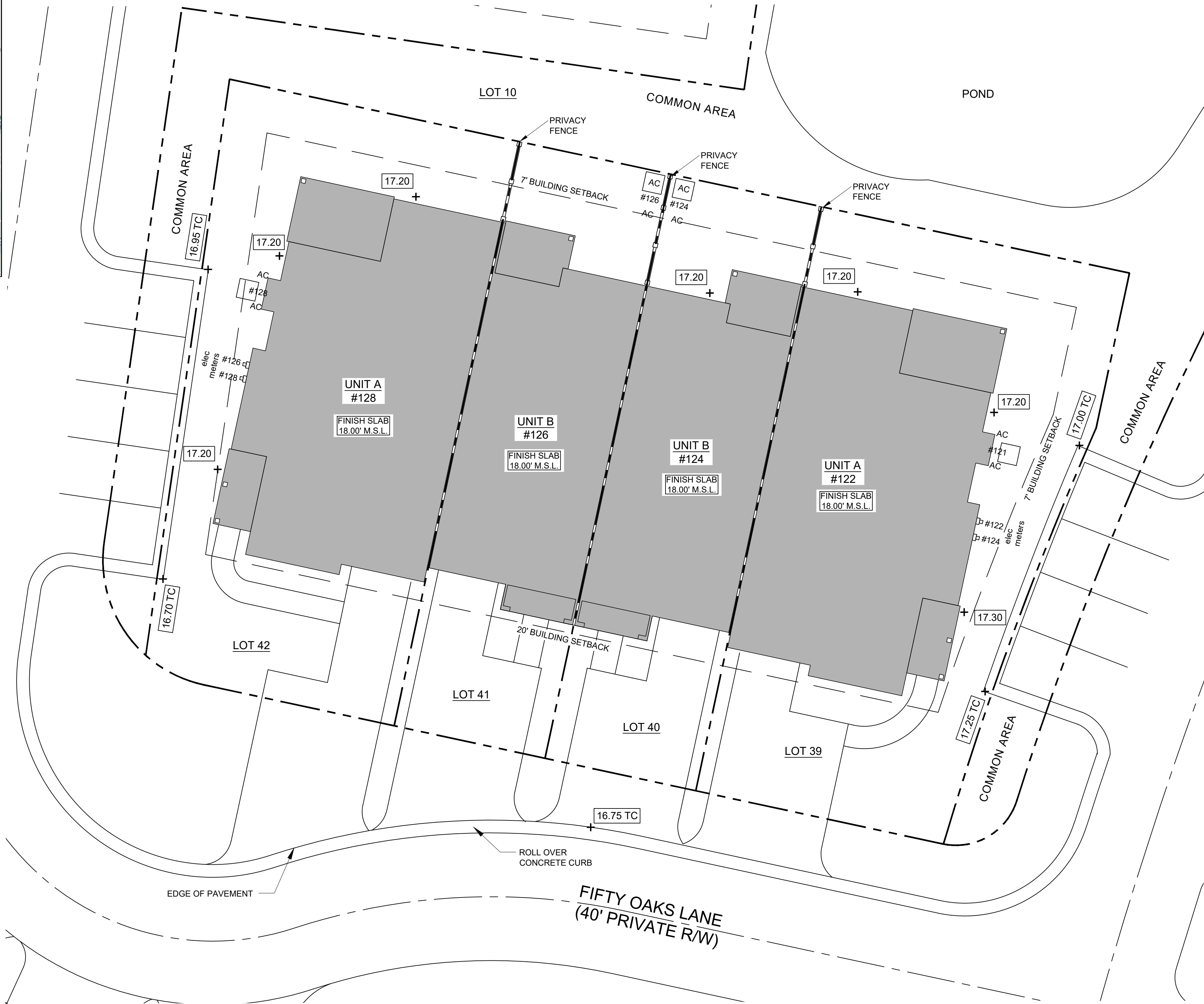




VICINITY MAP N.T.S.



NOTES:

SEE PRELIMINARY DATED 12/20/17 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 3 = 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) /RC R301.2(5)A
 - EXPOSURE CATEGORY: C, /RC 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. /RC R302.2
- MISC. CODE REQUIREMENTS:**
 - A. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF APPLICABLE CODES
 - B. GARAGE CEILING SHALL HAVE ½" TYPE-X GYPBOARD /RC R302.6
 - C. GARAGE SEPARATION FROM THE RESIDENCE SHALL BE NOT LESS THAN ½" 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.

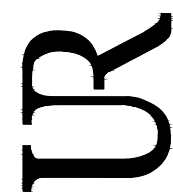
SHEET INDEX

A0.1	SITE PLAN
A1.1	FOUNDATION PLAN
A2.1	FIRST FLOOR PLAN
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(1) CHANGES made to
DOOR SCHEDULES A7.1 and
B-UNIT 2FLR PLAN A2.2.
(2) CHANGES made to
ELEV Drawings A3.1 and A3.2
misc note and dimension
changes



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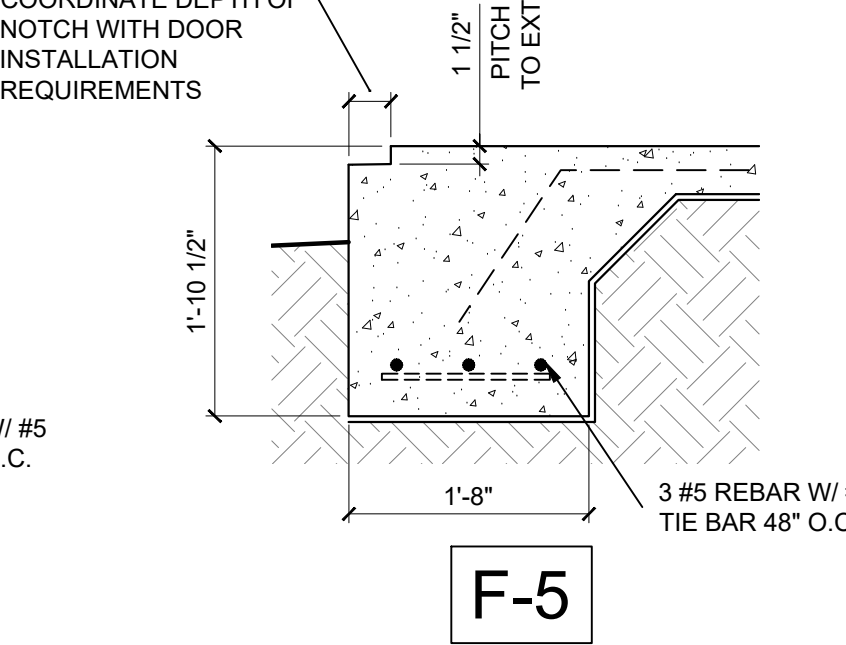
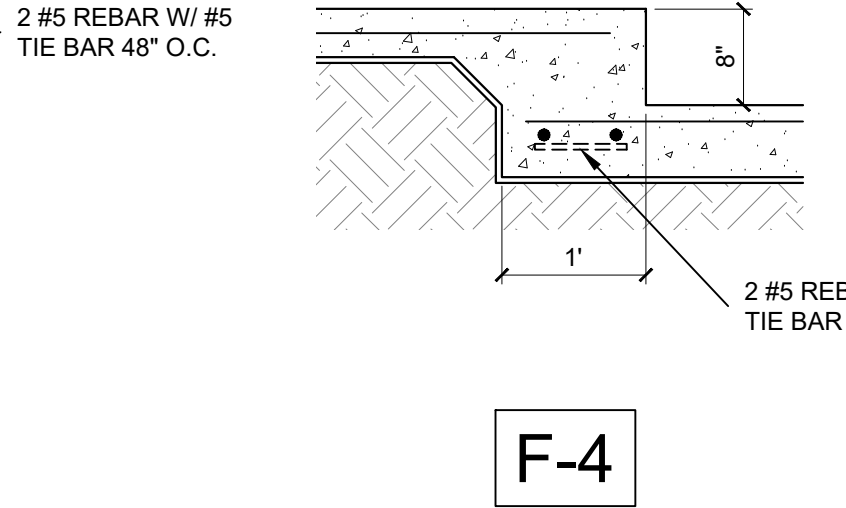
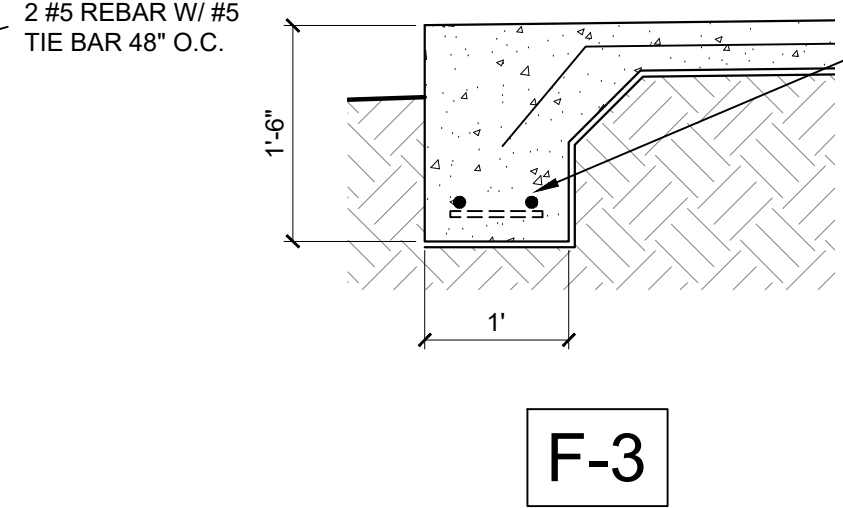
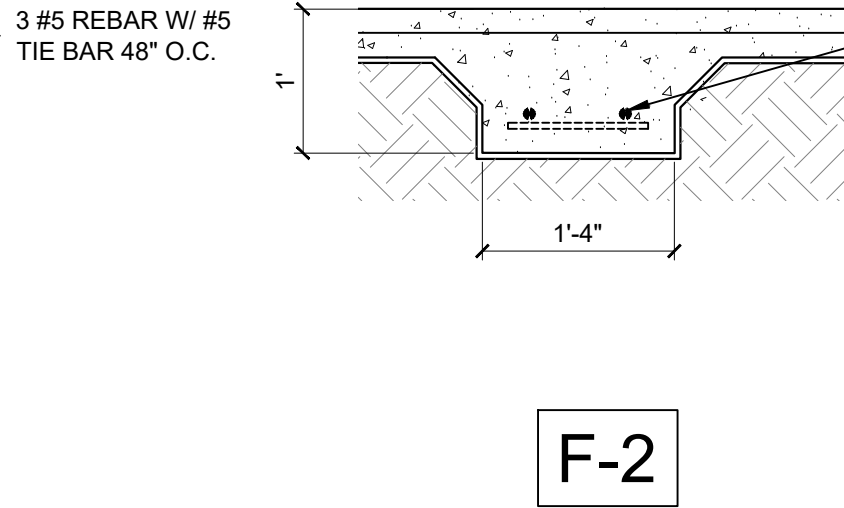
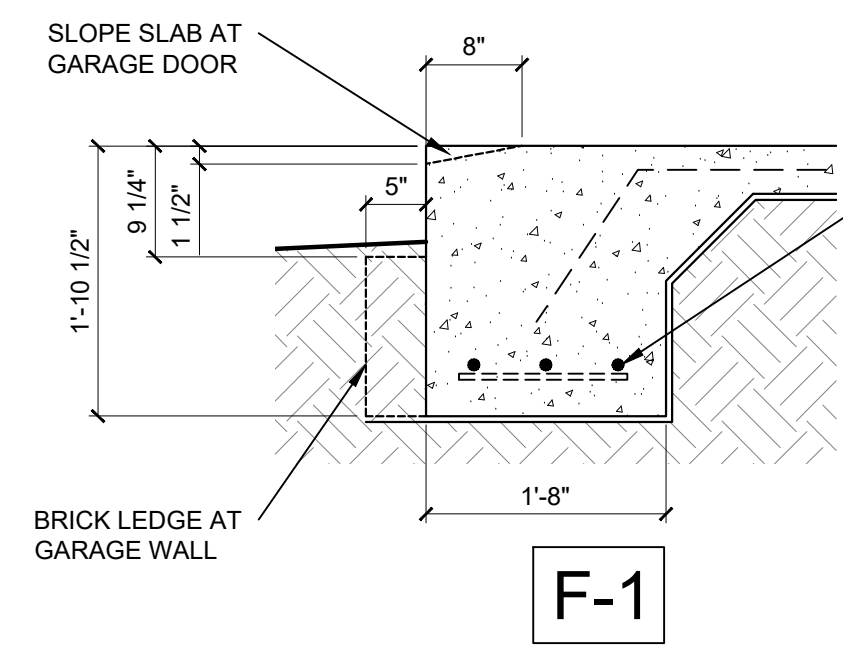
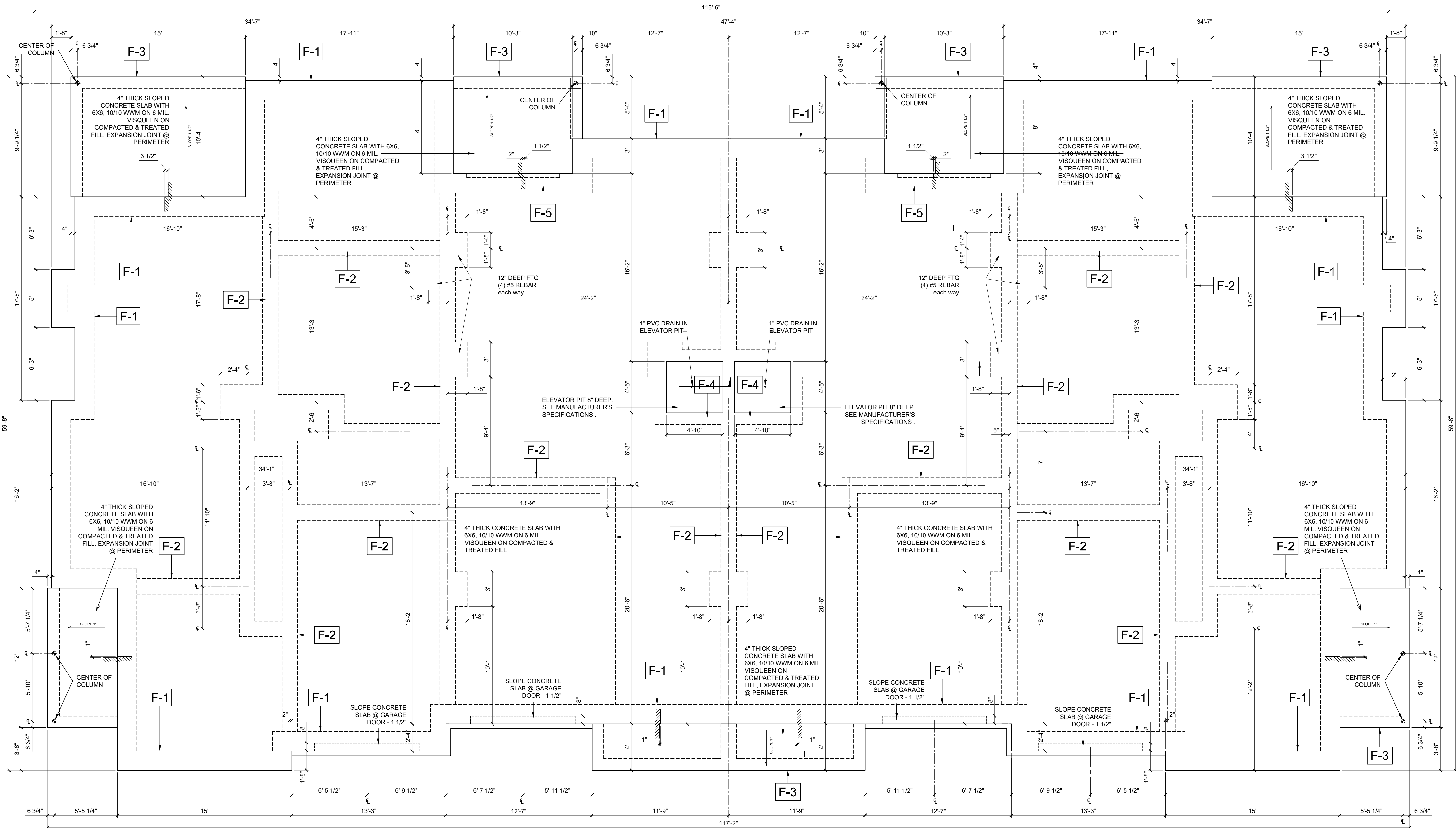


FIFTY OAKS - BUILDING 12
South Harrington Road
St. Simons Island, Georgia

1622

9-12-22	
10-3-22 (1)	
10-21-22 (2)	

A0.1



- CONCRETE AND REINFORCING NOTES**
1. REINFORCEMENT SHALL BE ASTM A-615 GRADE 60 AND A-305, W.W.M. SHALL BE ASTM A-185.
 2. UNLESS OTHERWISE NOTED MINIMUM COVERAGE FOR REINFORCING SHALL BE AS FOLLOWS: FOOTINGS & THICKENED SLABS - 3", SLABS - 2".
 3. SPLICES IN REINFORCING SHALL BE AS FOLLOWS: W.W.M. - 6", TEMPERATURE REINFORCEMENT - 12". ALL OTHER REINFORCEMENT - 48" BAR DIAMETER.
 4. PROVIDE 1/2" REMOLDED EXPANSION JOINT MATERIAL WHERE SLAB ON GRADE IS POURED AROUND COLUMNS AND AGAINST WALLS.
 5. CONCRETE SHALL BE $f'_c = 3,000$ PSI AT 28 DAYS.
 6. CONCRETE CONTROL JOINTS: PLACEMENT OF CONCRETE CONTROL JOINTS TO BE 12' max O.C. EACH WAY OR AS APPROVED BY ARCHITECT. SAW CUT MINIMUM 1" DEEP.
- 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.

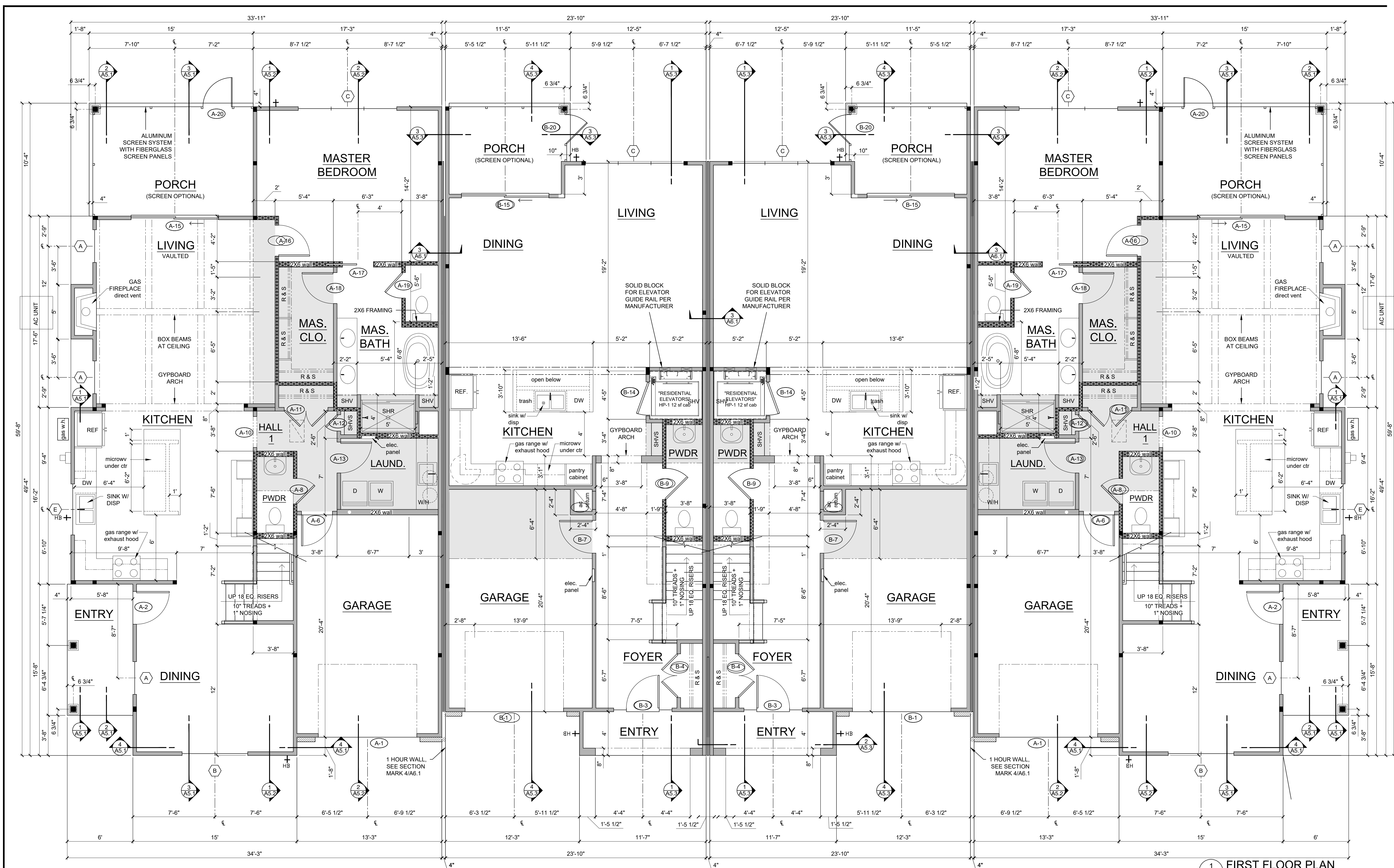
1
A1.1 FOUNDATION PLAN

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FIFTY OAKS - BUILDING 12
South Harrington Road
St. Simons Island, Georgia

1622
6-24-22
9-12-22

A1.1



UNIT - A
128
SQUARE FOOTAGE
H and C- 2,387 s.f.
GARAGE- 273 s.f.
PORCHES- 210 s.f.
TOTAL- 2,870 s.f.

UNIT - B
126
SQUARE FEET
H and C- 2,188 s.f.
GARAGE- 281 s.f.
PORCHES- 139 s.f.
TOTAL- 2,608 s.f.

UNIT - B
124
SQUARE FEET
H and C- 2,188 s.f.
GARAGE- 281 s.f.
PORCHES- 139 s.f.
TOTAL- 2,608 s.f.

UNIT - A
122
SQUARE FOOTAGE
H and C- 2,387 s.f.
GARAGE- 273 s.f.
PORCHES- 210 s.f.
TOTAL- 2,870 s.f.

FIRST FLOOR PLAN

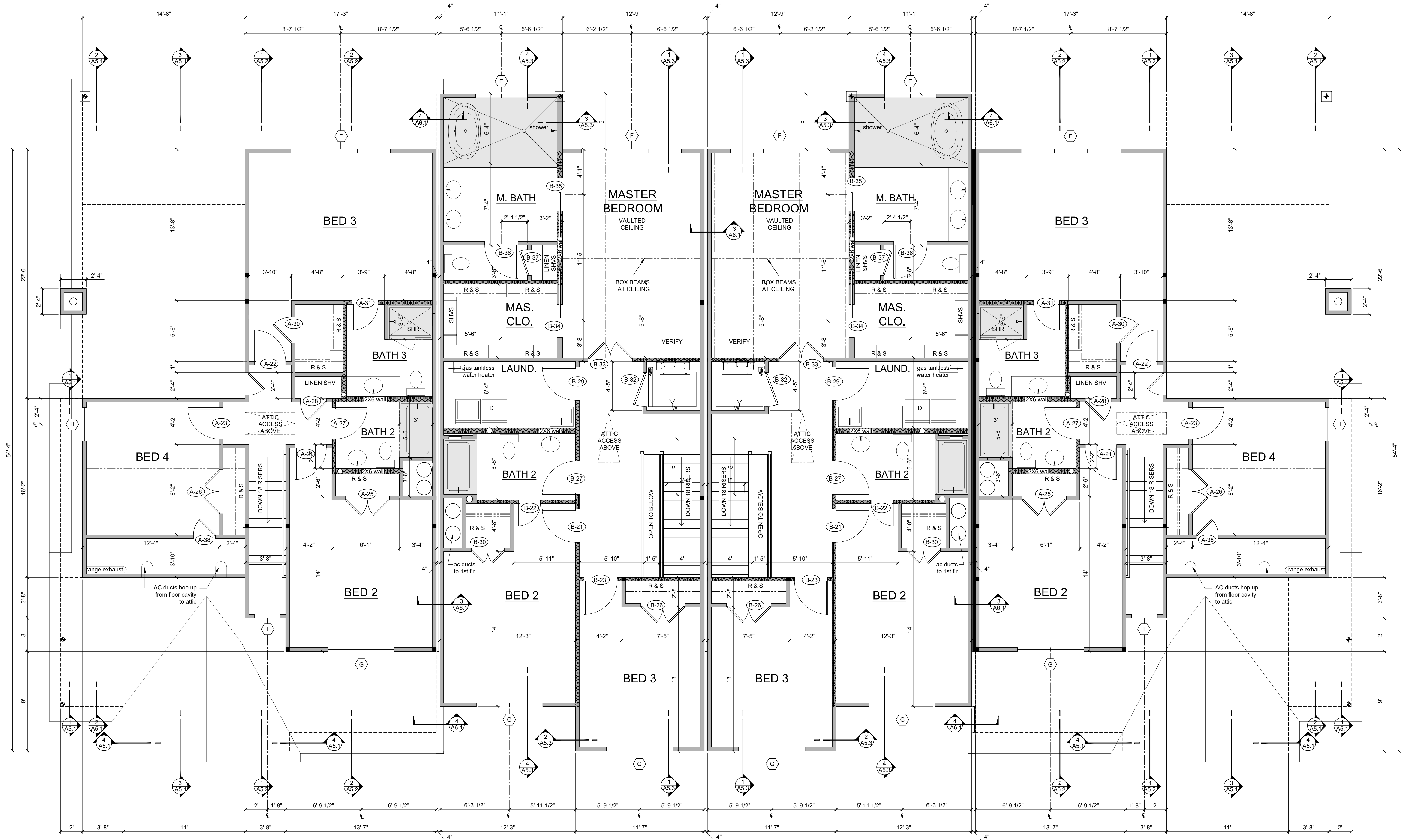
- LEGEND
- 2X4 FRAMING STUD WALL, UNLESS NOTED OTHERWISE
 - INDICATES DROP SOFFIT OR CEILING AT 8'-2" TO FRAME
 - INDICATES SOUND INSULATION IN WALL
 - INDICATES BEAM BEARING POINT; PROVIDE POST CONTINUOUS TO BOTTOM OF BEAM SEE FRAMING PLANS AND SECTIONS

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FIFTY OAKS - BUILDING 12
South Harrington Road
St. Simons Island, Georgia

1622
6-24-22
9-12-22

A2.1



UNIT - A
128

UNIT - B
126

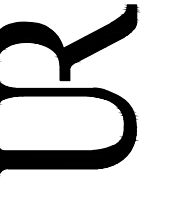
UNIT - B
124

UNIT - A
122

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

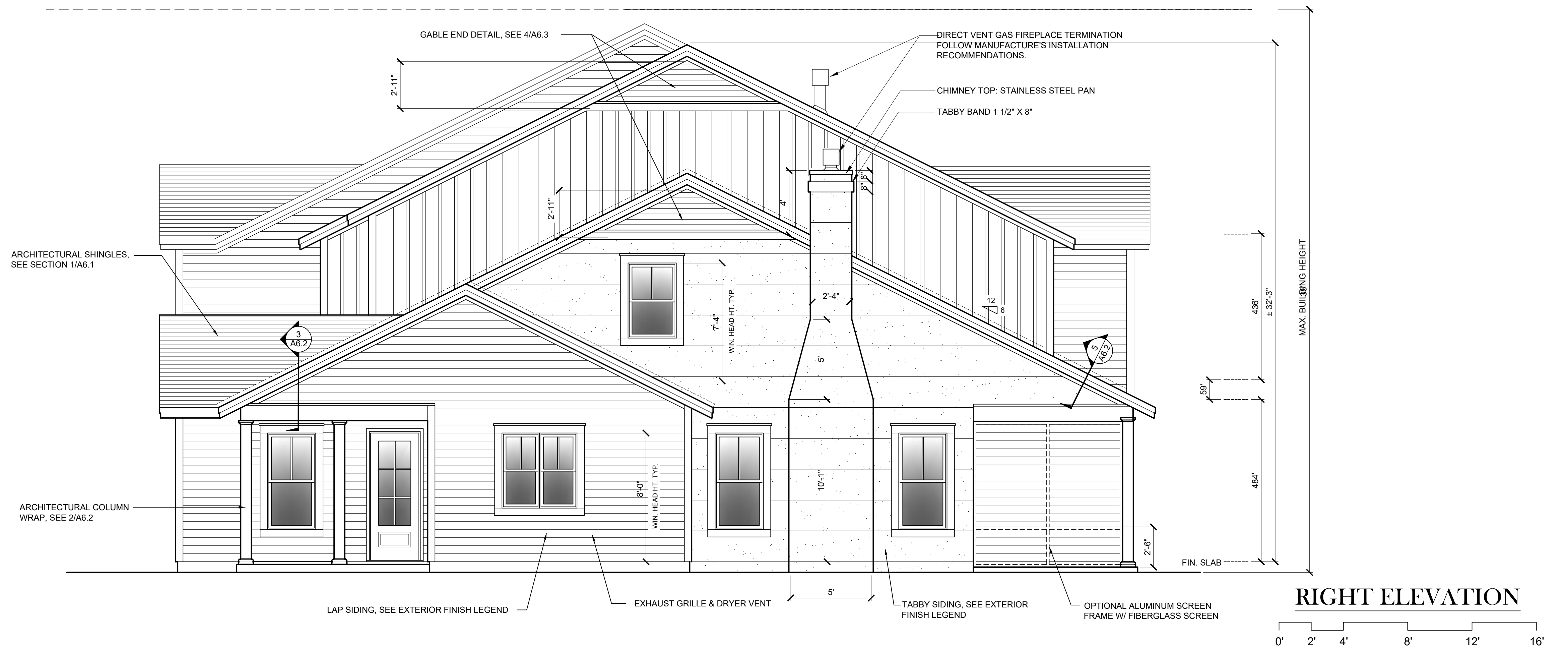
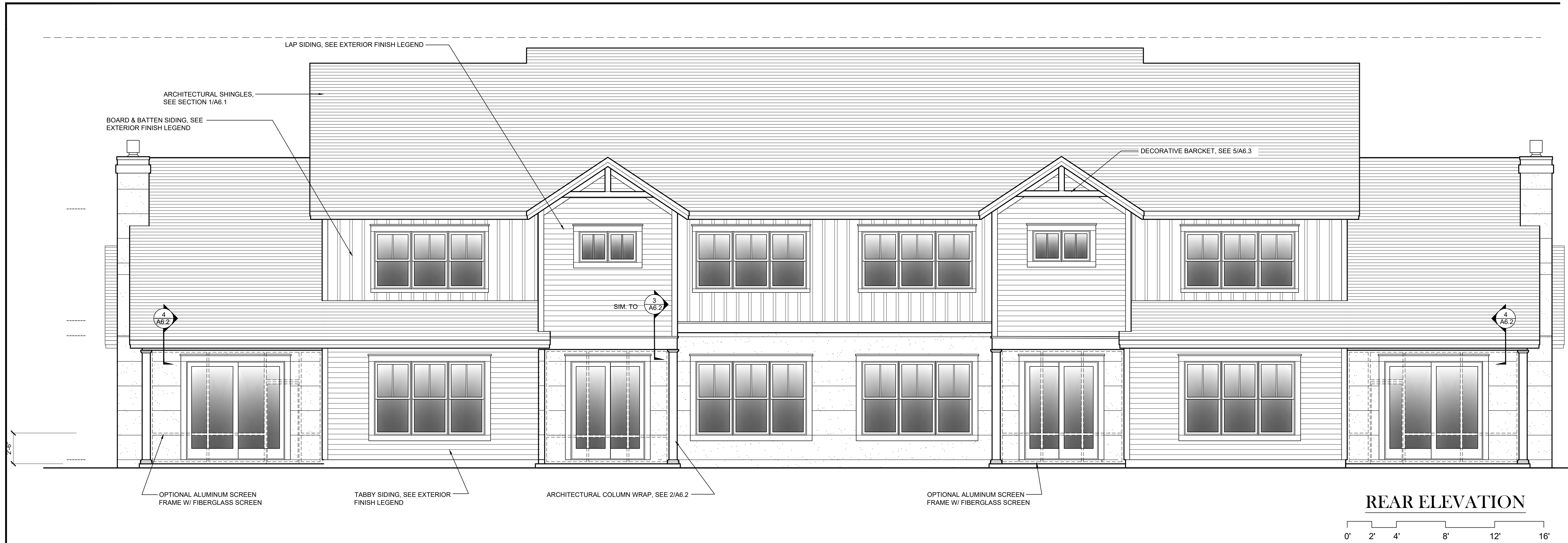
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FIFTY OAKS - BUILDING 12
South Harrington Road
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6-24-22
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10-3-22

A2.2



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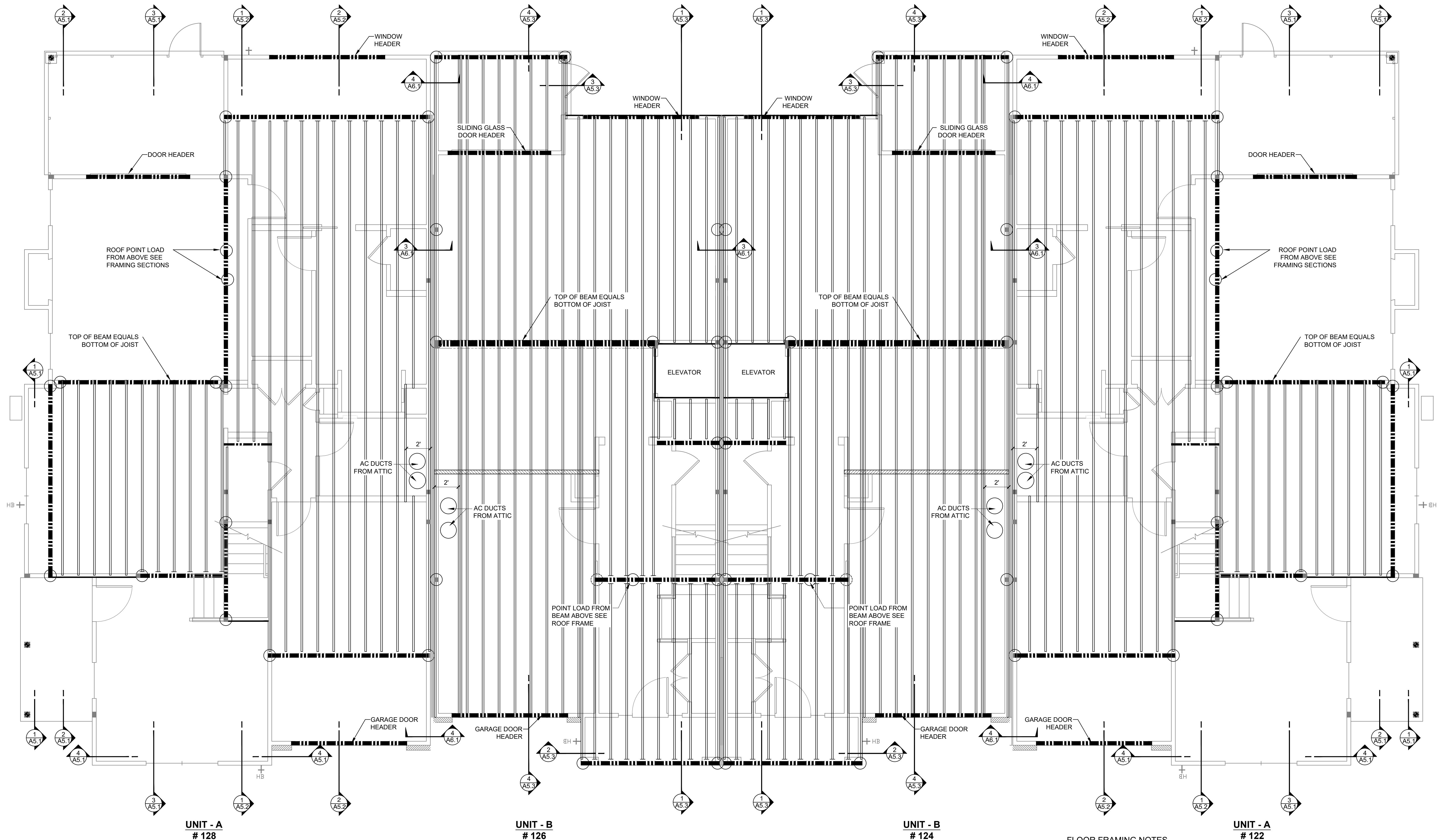
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FIFTY OAKS - BUILDING 12

South Harrington Road
St. Simons Island, Georgia

1622
6-24-22
9-12-22

A3.2



1 FLOOR FRAMING PLAN

0' 2' 4' 8'

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

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 DEFECTIO: L/360

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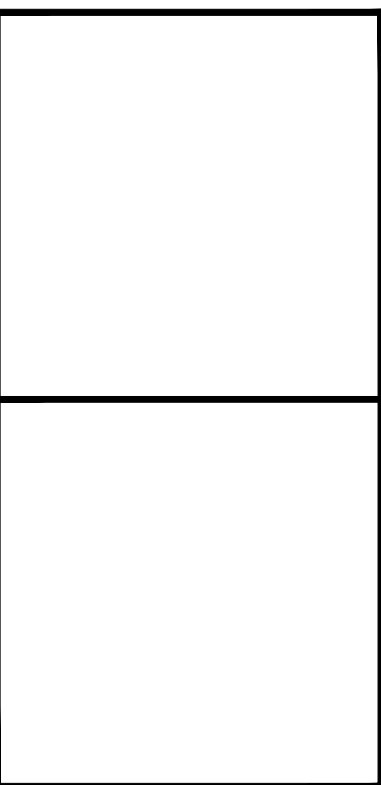
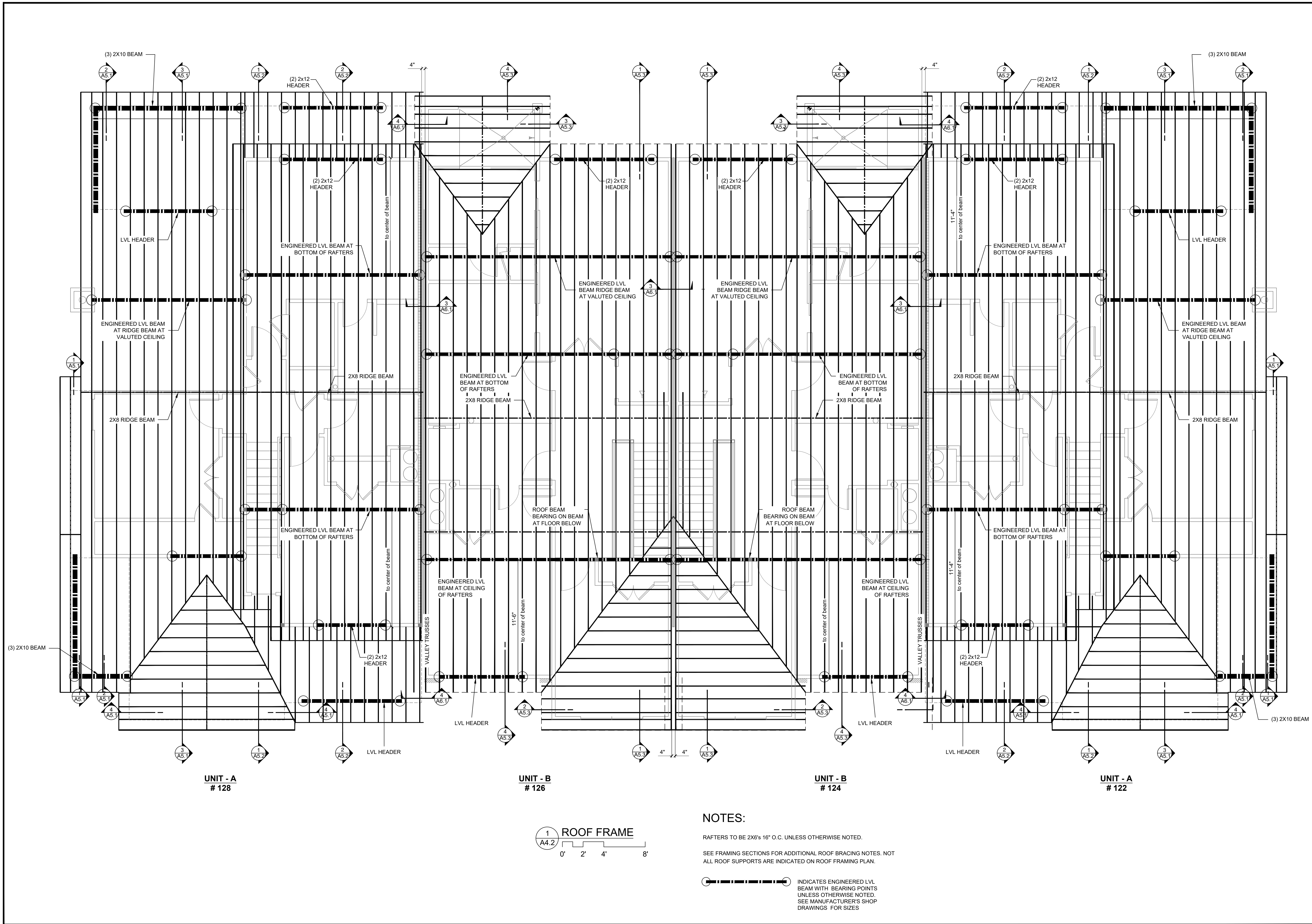
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FIFTY OAKS - BUILDING 12
South Harrington Road
St. Simons Island, Georgia

1622

9-12-22

A4.1



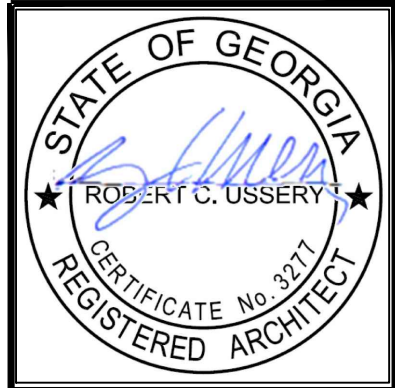
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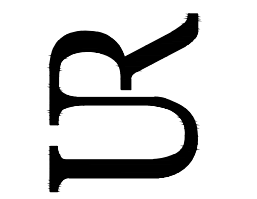
FIFTY OAKS - BUILDING 12
South Harrington Road
St. Simons Island, Georgia

1622
6-24-22
9-12-22

A4.2



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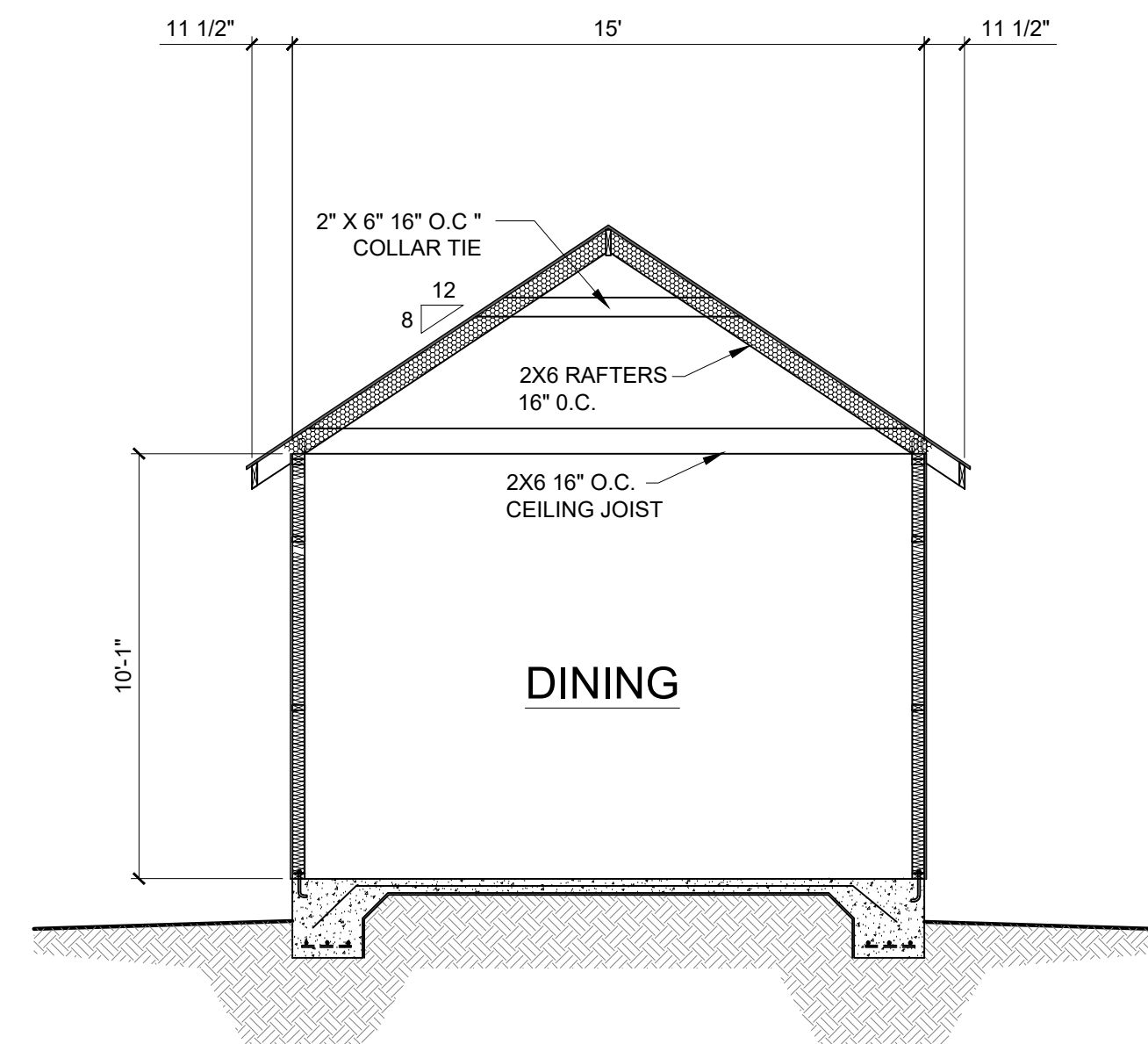


FIFTY OAKS - Framing Sections
South Harrington Road
St. Simons Island, Georgia

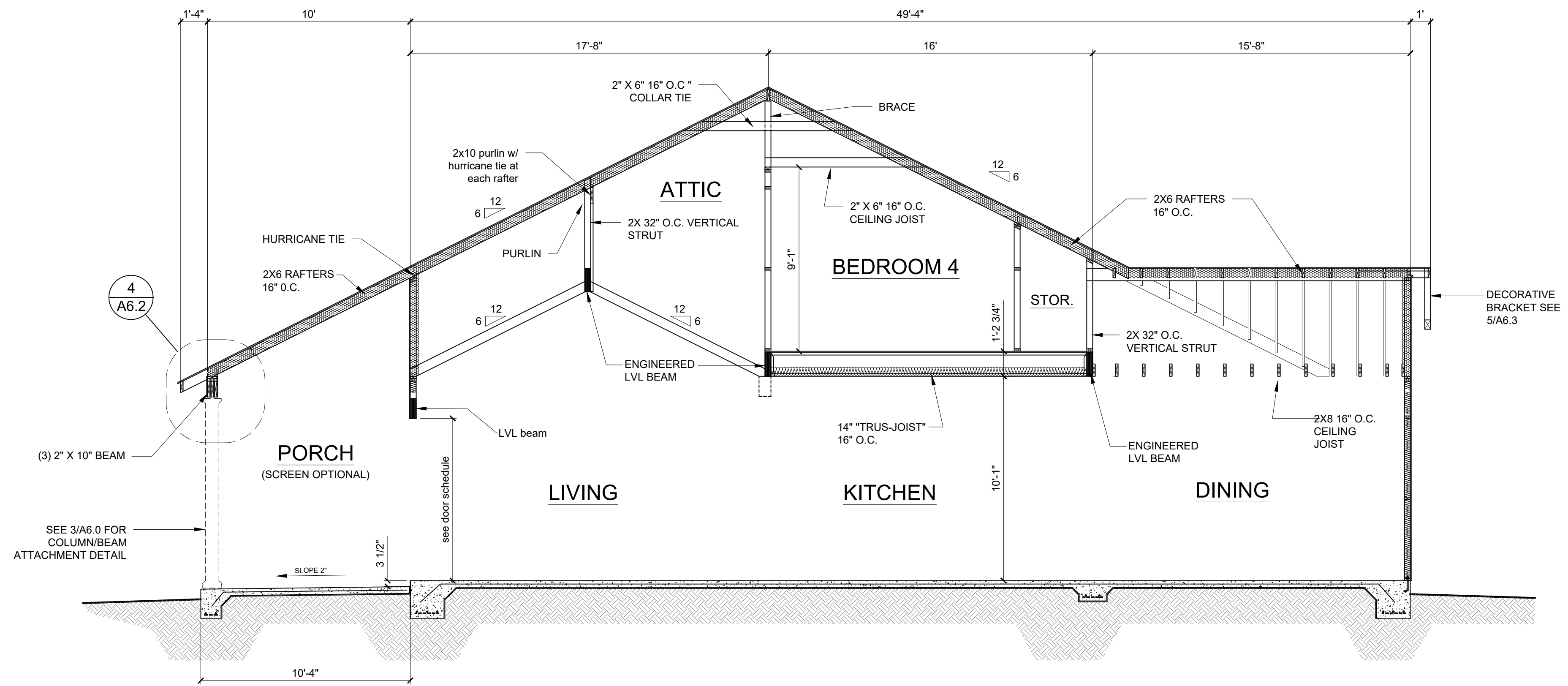
1622

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

A5.1



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.

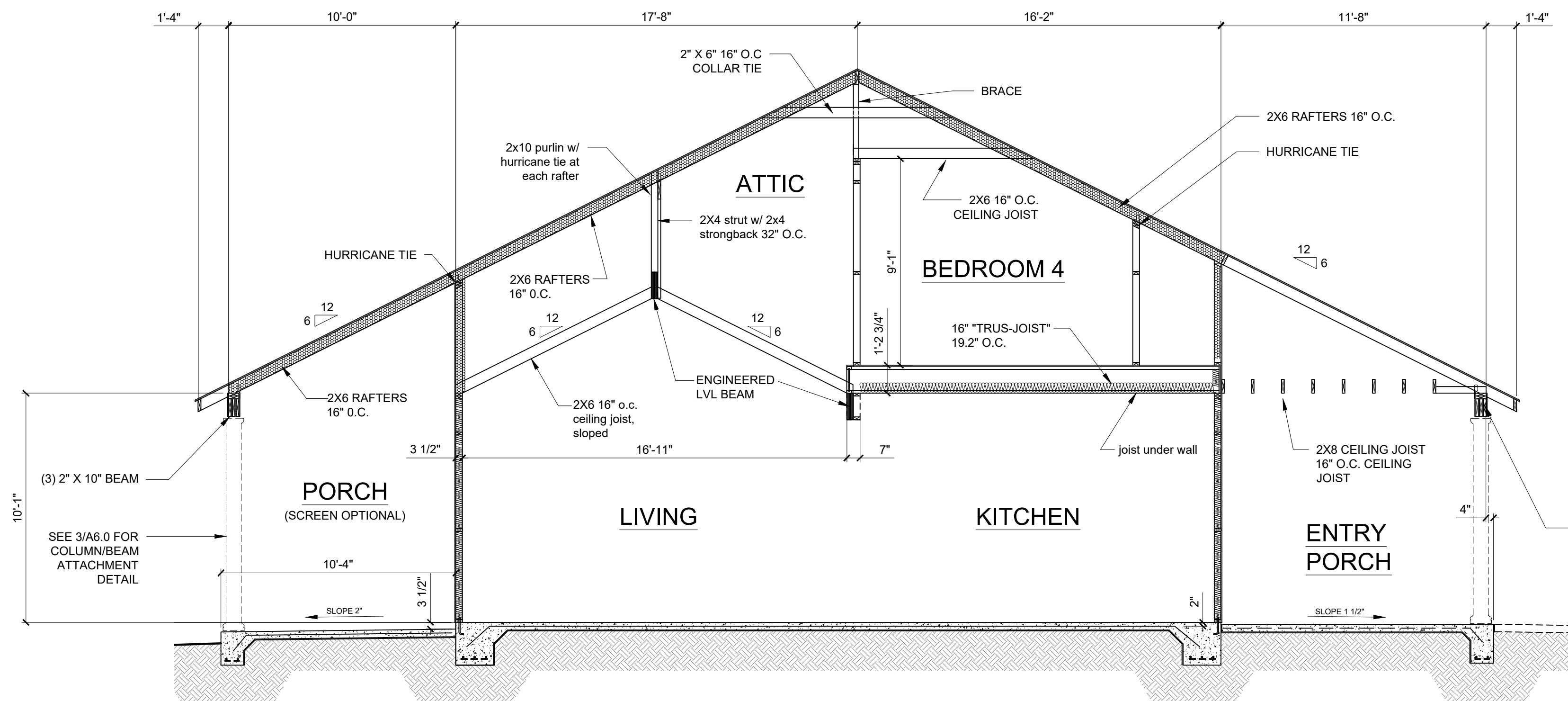
HEADER BEAMS: ALL WINDOW AND DOOR HEADERS OVER 6'-0" TO BE "MICRO-LAM" BEAMS PER MANUFACTURER'S SPECIFICATIONS UNLESS OTHERWISE NOTED. HEADERS 6'-0" TO 4'-0" TO MIN (2) 2X12 OTHER HEADERS TO BE MIN (2) 2X10 UNLESS OTHERWISE SPECIFIED.

HURRICANE TIES: SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.

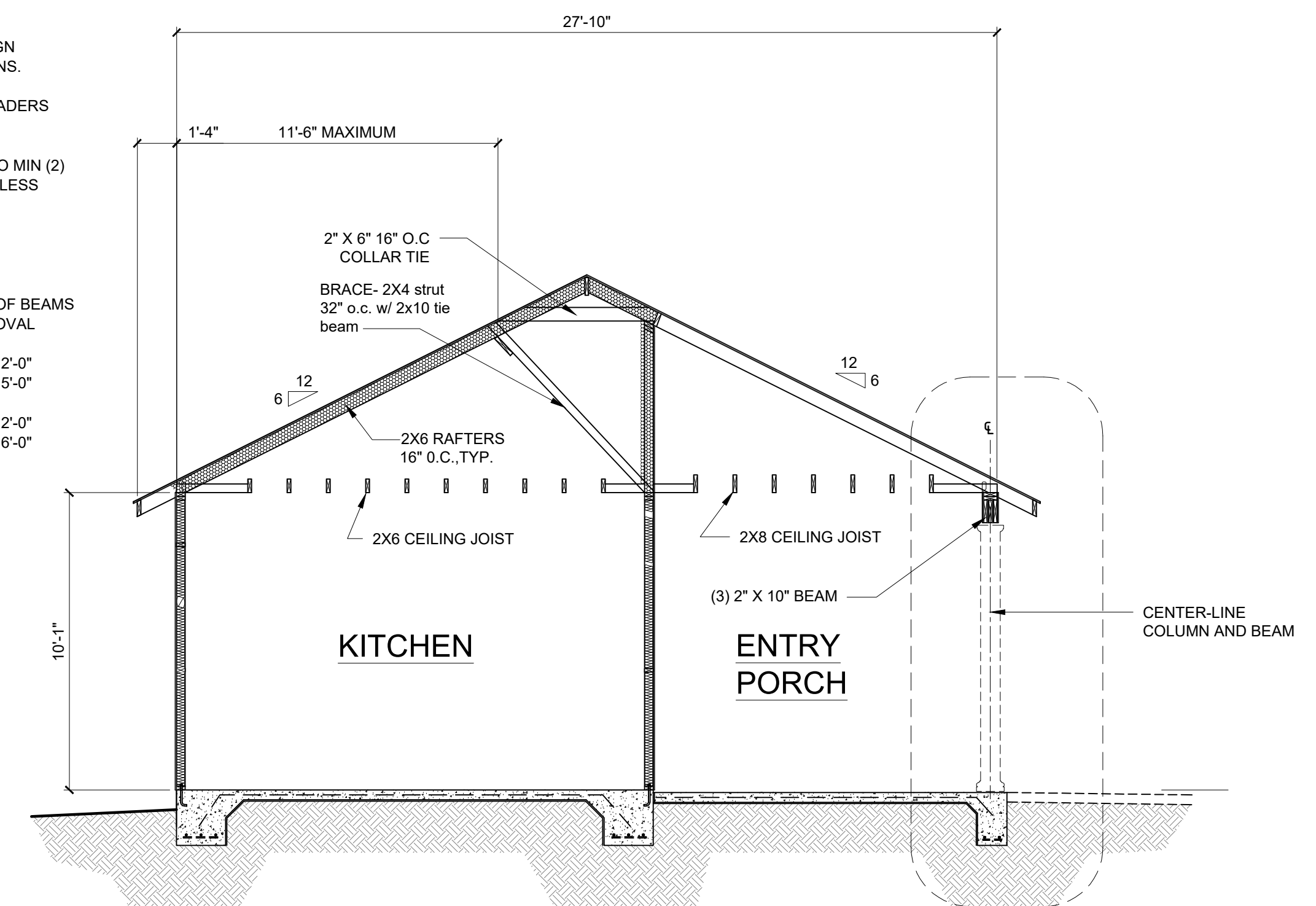
SHOP DRAWINGS: FLOOR FRAME and LVL ROOF BEAMS TO BE SUBMITTED TO ARCHITECT FOR APPROVAL

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"

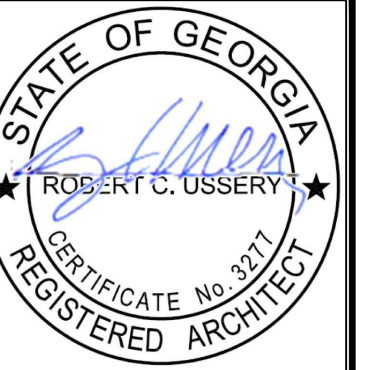
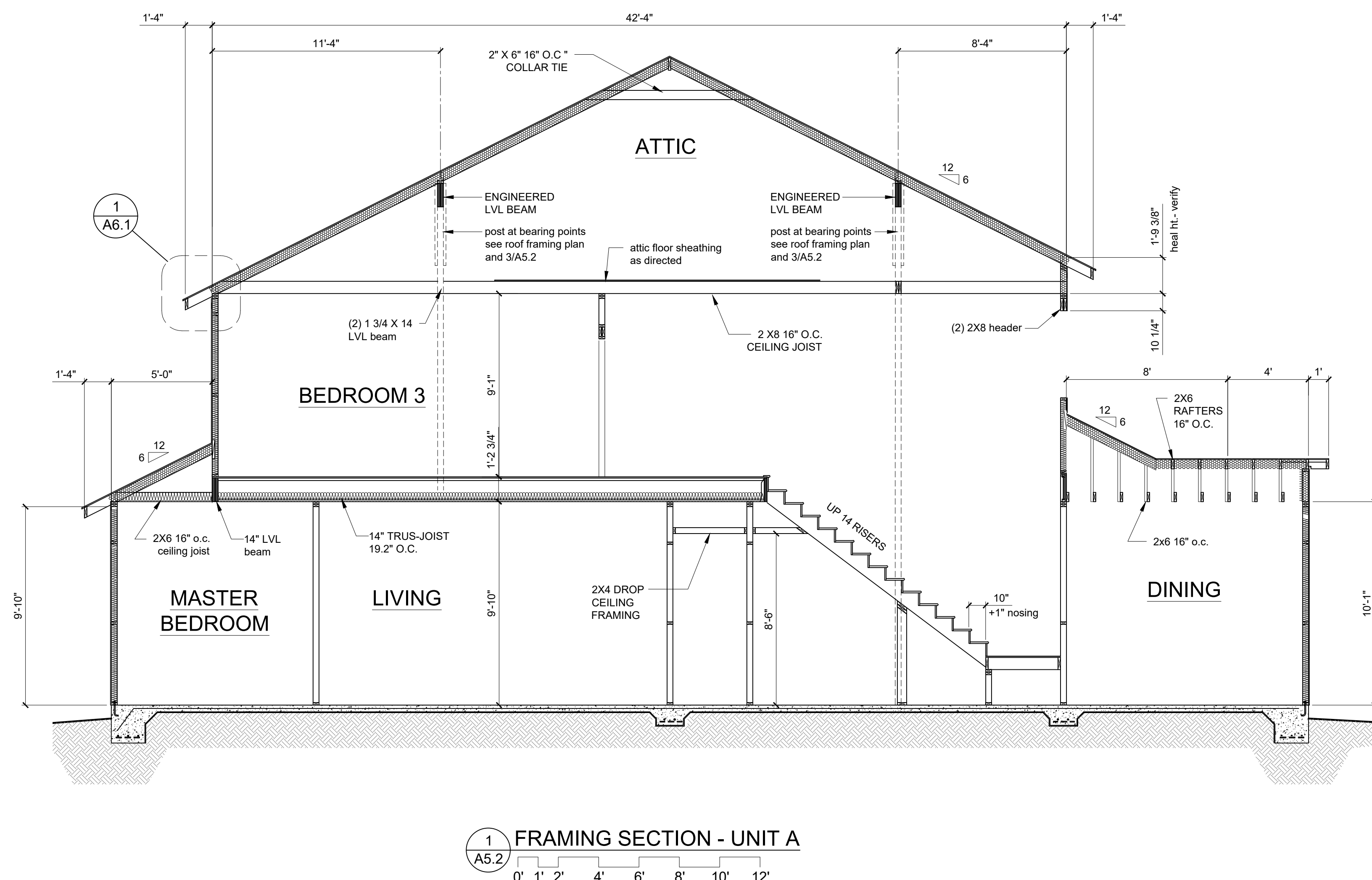
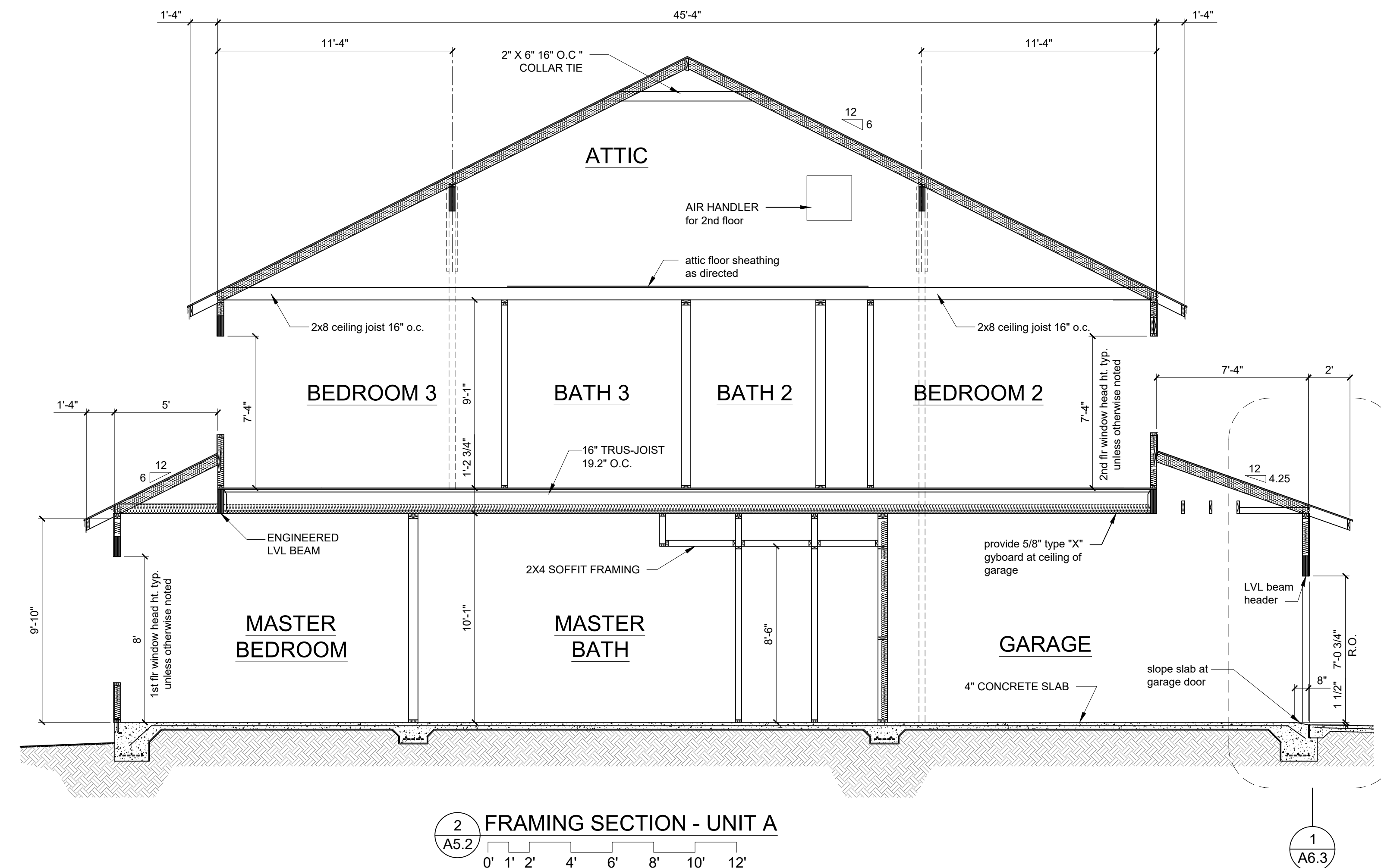
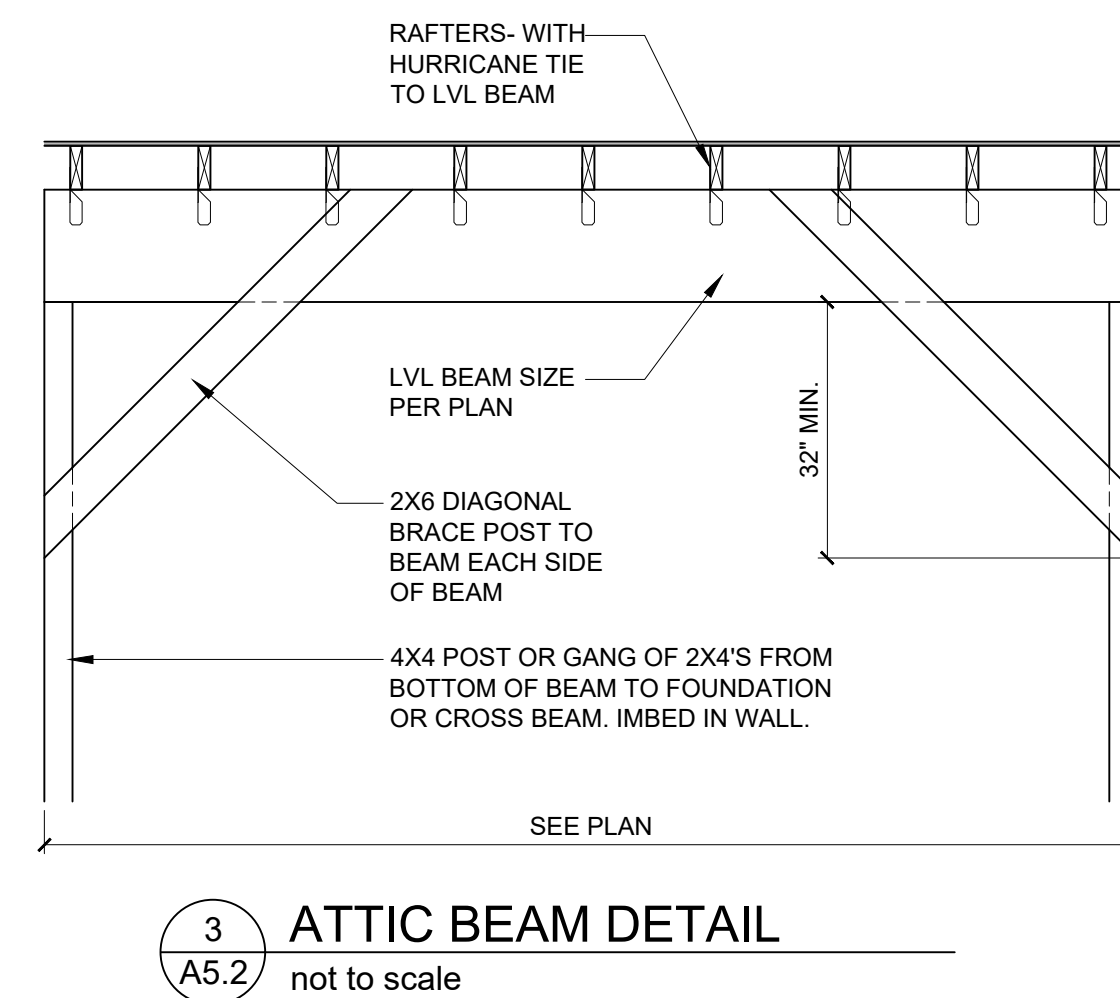


2
A5.1
FRAMING SECTION - UNIT A

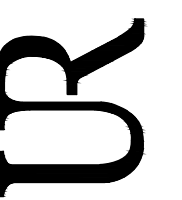


1
A5.1
FRAMING SECTION - UNIT A

2
A6.2
BEAM-COLUMN CONNECTION



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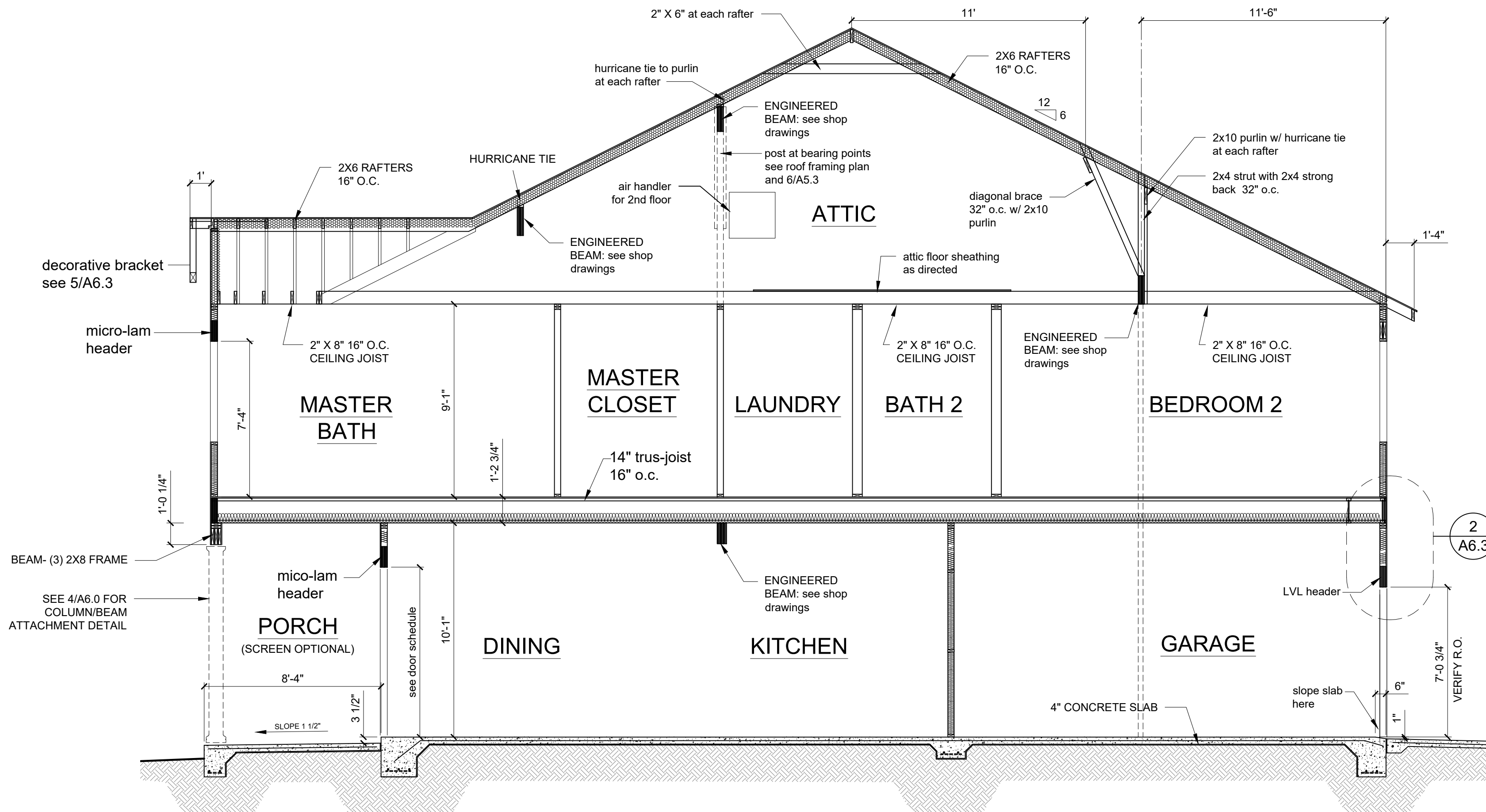
FIFTY OAKS - Framing Sections

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.

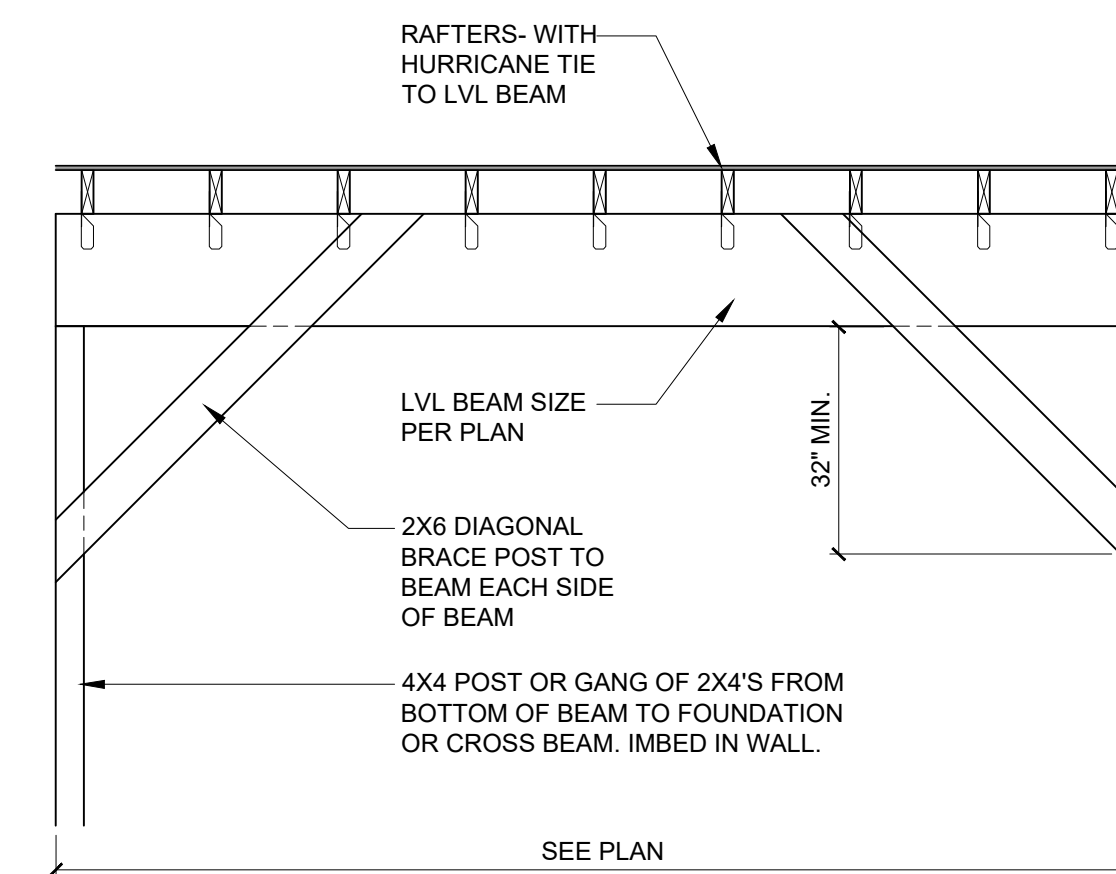
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HURRICANE TIES: SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.

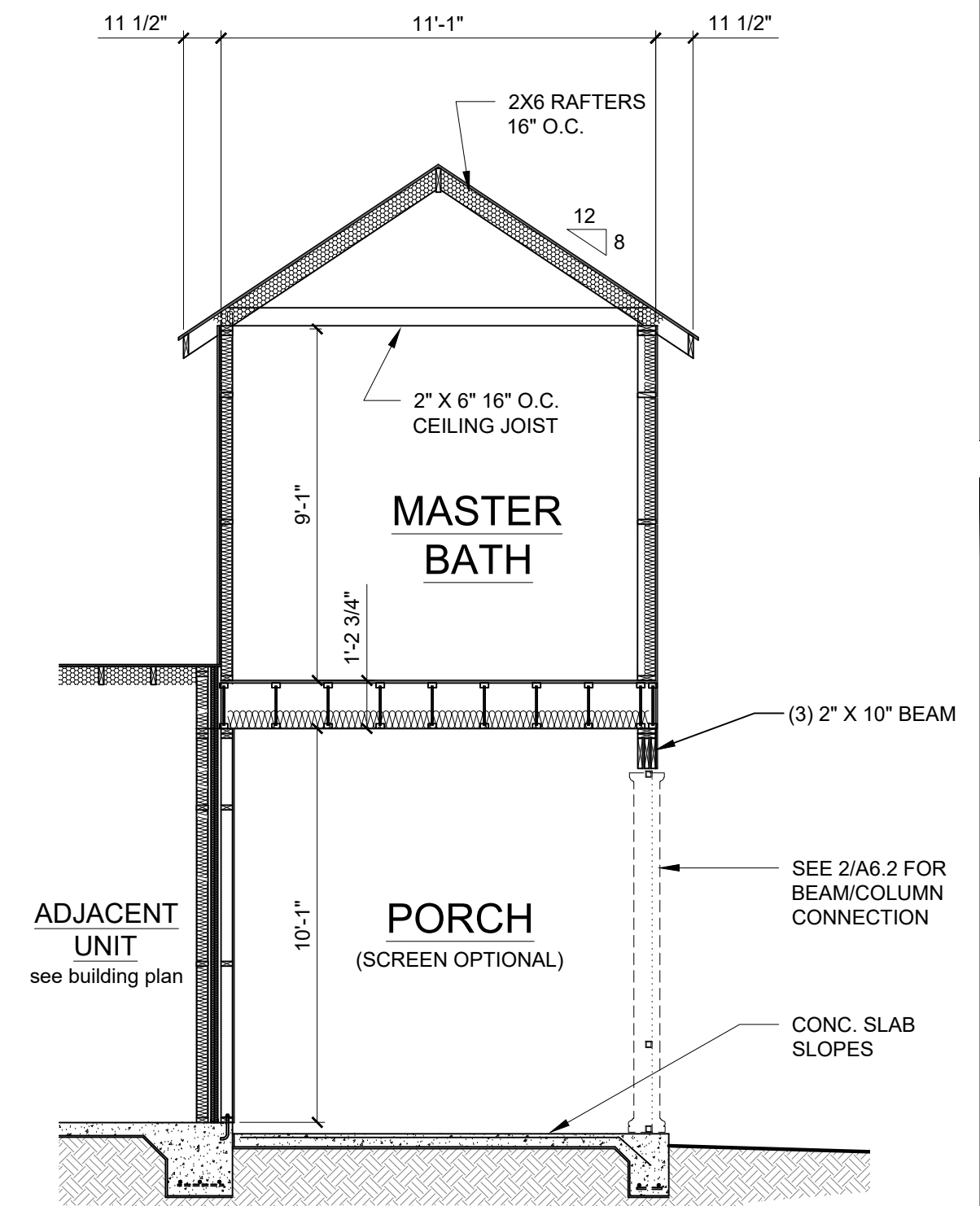
SHOP DRAWINGS: FLOOR FRAME AND LVL BEAM SIZING TO BE SUBMITTED TO ARCHITECT FOR APPROVAL

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

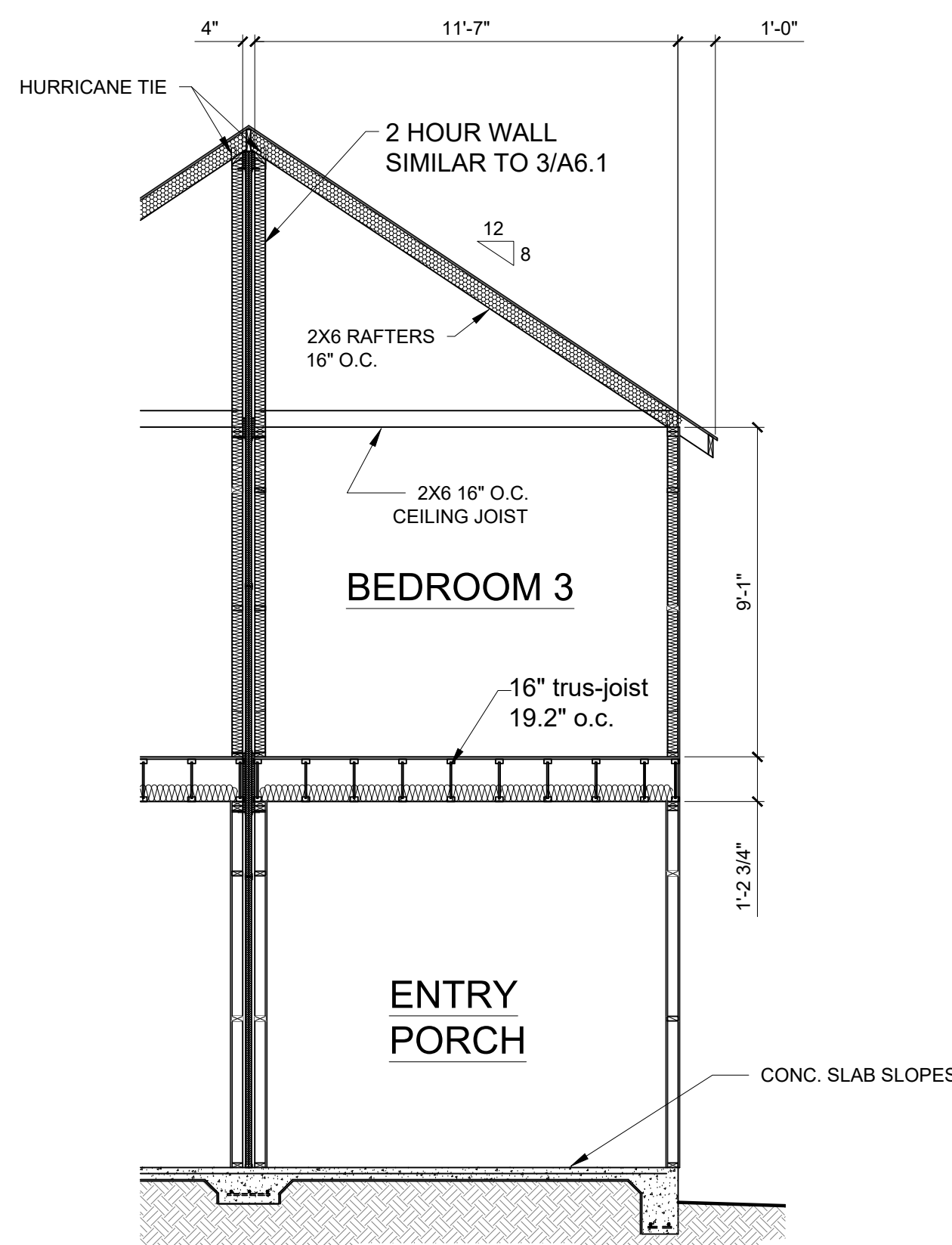
MAX CEILING JOIST SPAN: 2X6 16" O.C. - 12'-0" 2X8 16" O.C. - 16'-0"



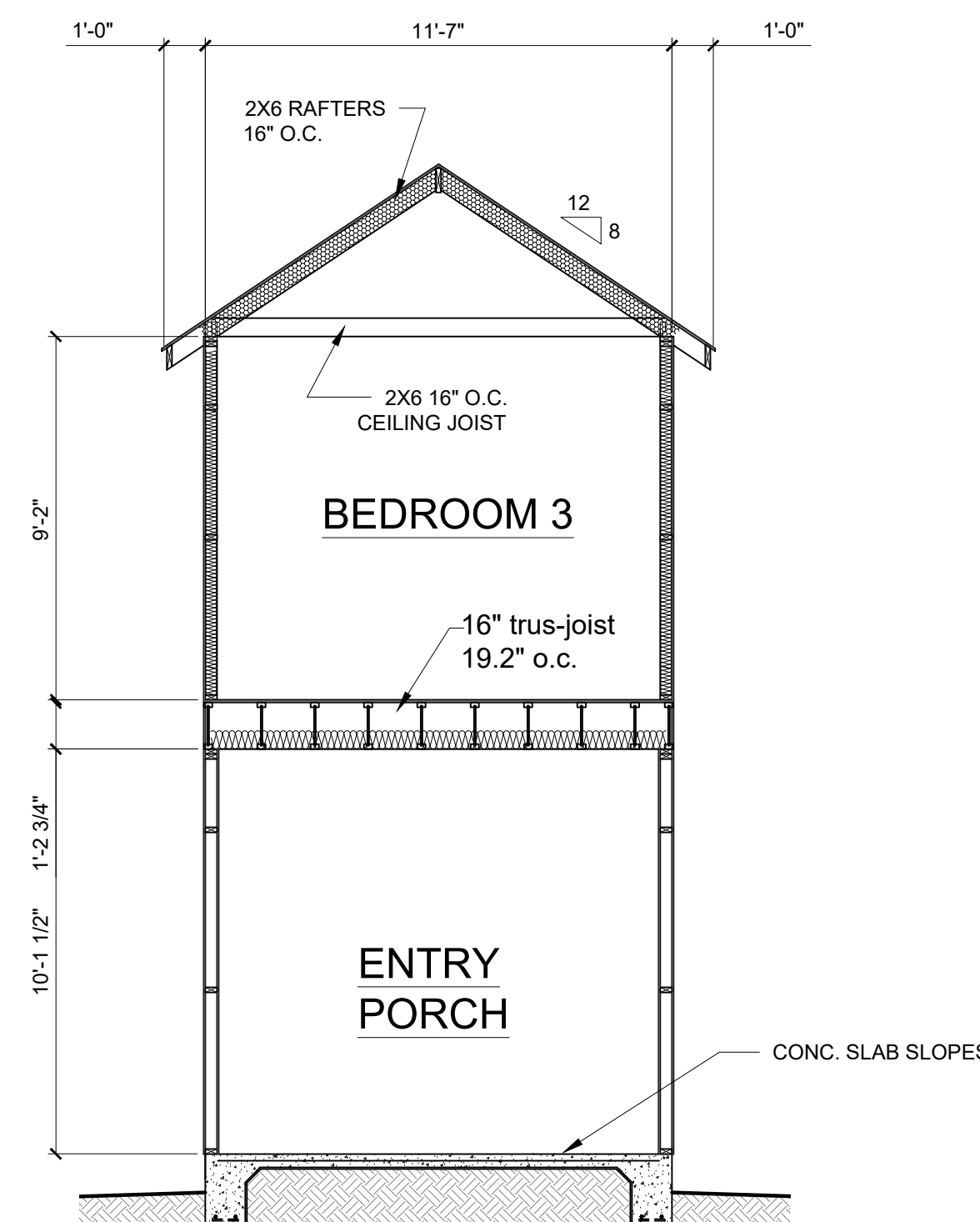
6 ATTIC BEAM DETAIL
A5.3 not to scale



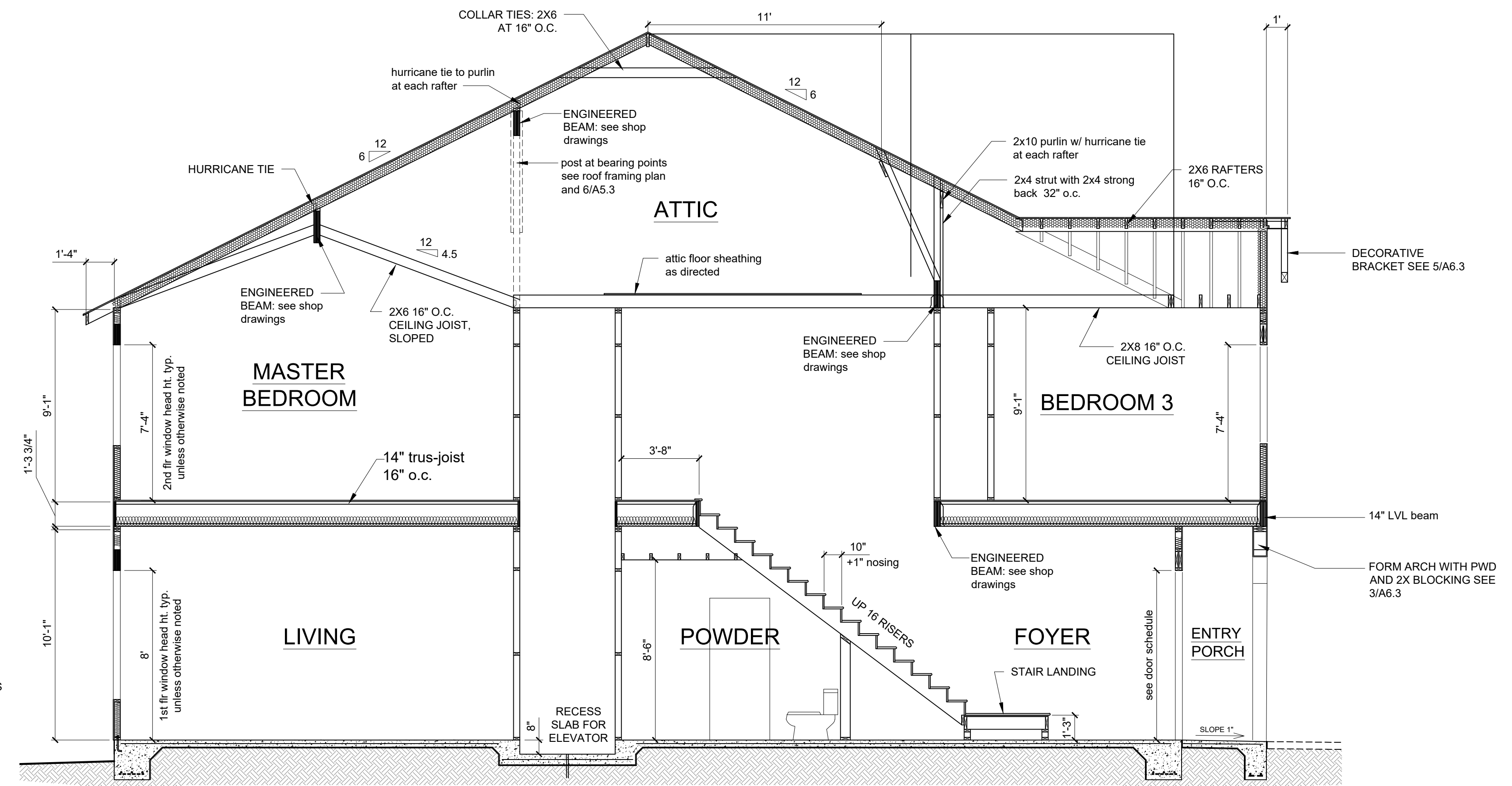
3 FRAMING SECTION - UNIT B
A5.3



5 FRAMING SECTION - UNIT B
A5.3



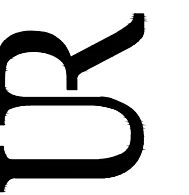
2 FRAMING SECTION - UNIT B
A5.3



1 FRAMING SECTION - UNIT B
A5.3



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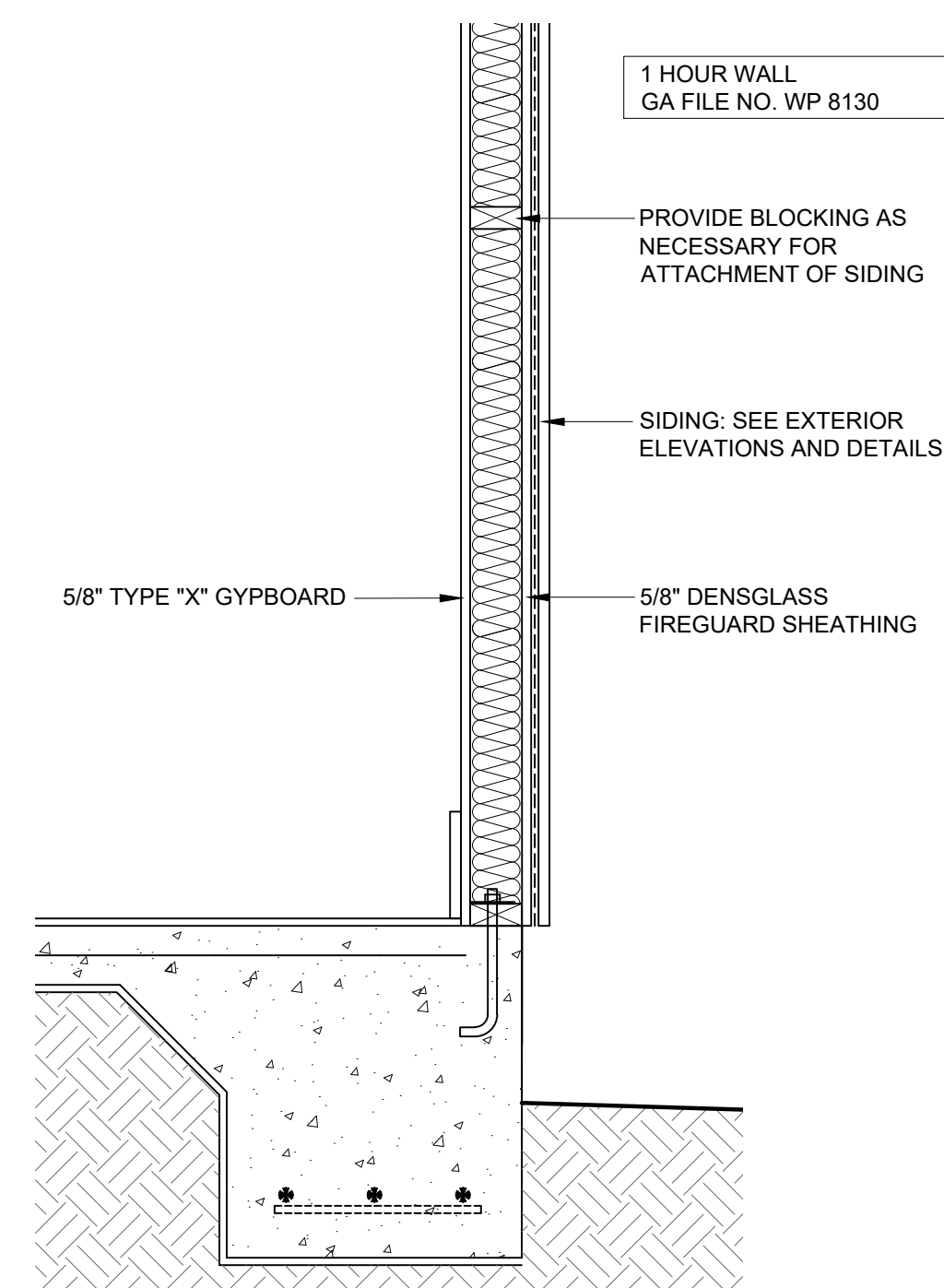


FIFTY OAKS - Framing Sections
South Harrington Road
St. Simons Island, Georgia

1622

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

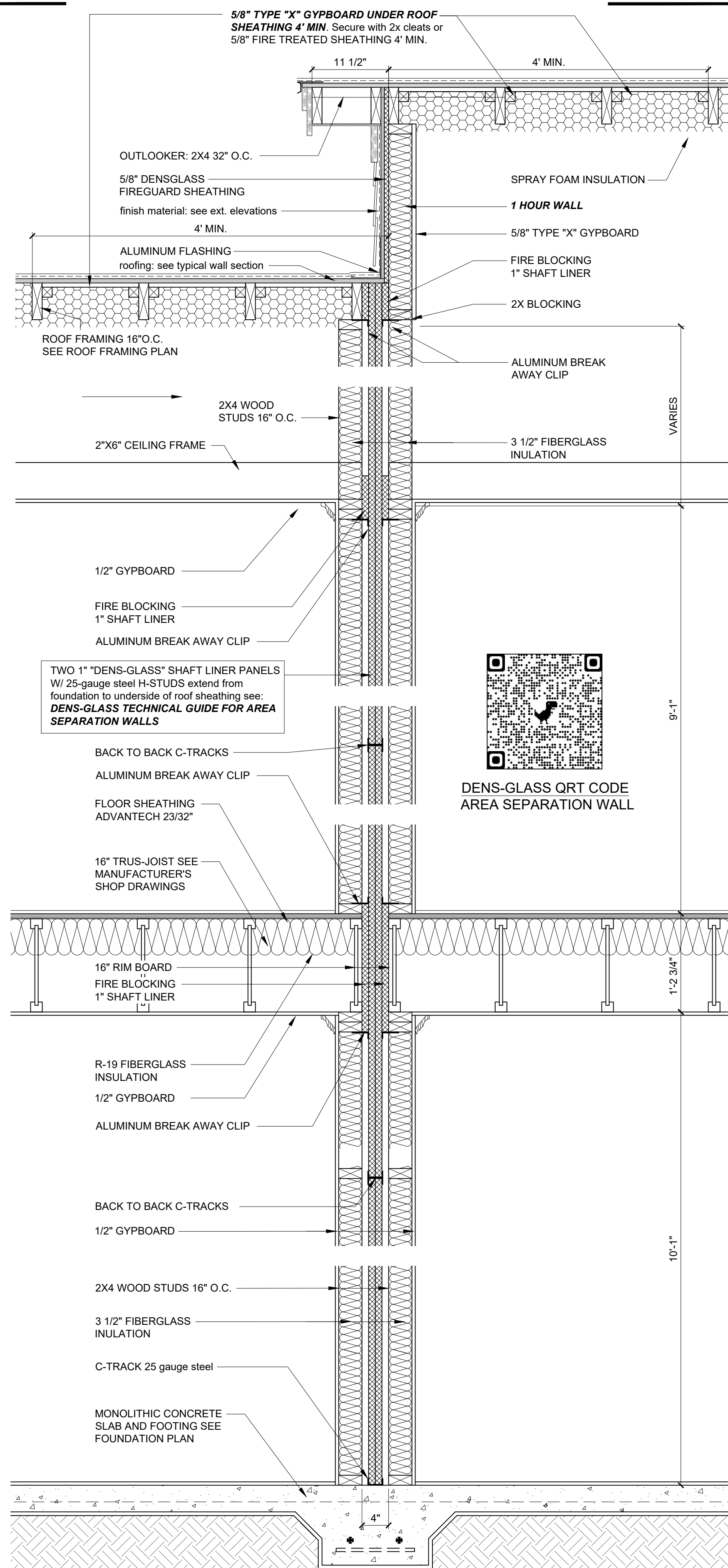
A5.3



4
A6.1

TYPICAL 1 HOUR WALL

0 3" 6" 1' 2'

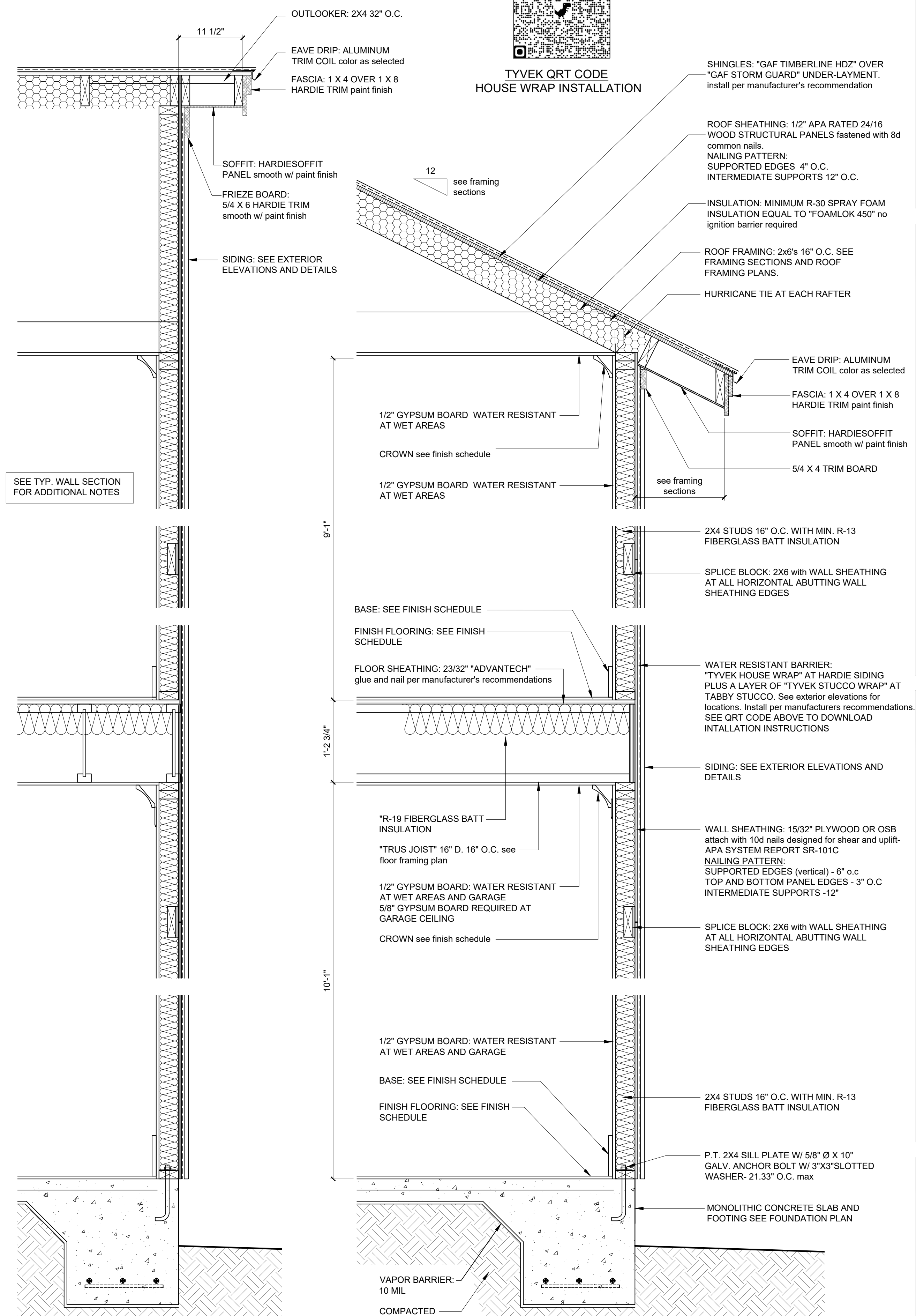


SEPARATION WALL SECTION

0 3" 6" 1' 2'

2 HOUR AREA SEPARATION WALL
UL DESIGN U373

1 HOUR WALL ABOVE LOW ROOF
UL DESIGN U338



2
A6.1

TYPICAL WALL AT GABLE END RAKE

0 3" 6" 1' 2'

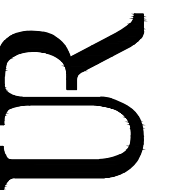
1
A6.1

TYPICAL WALL SECTION

0 3" 6" 1' 2'



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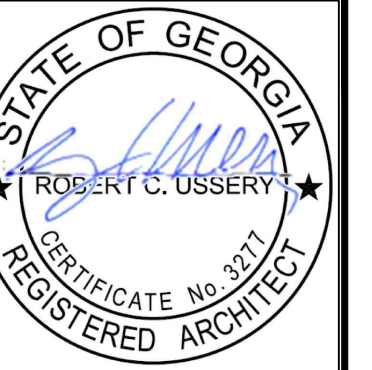
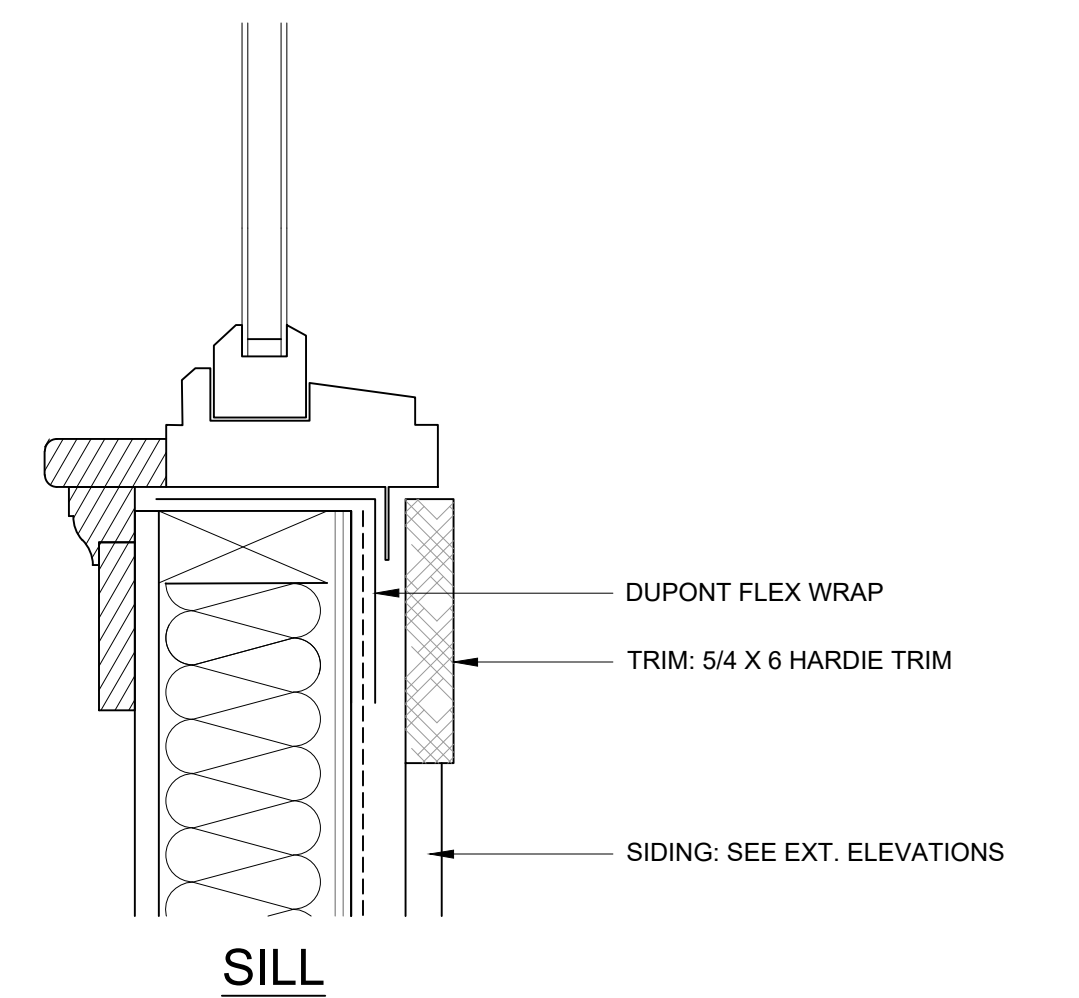
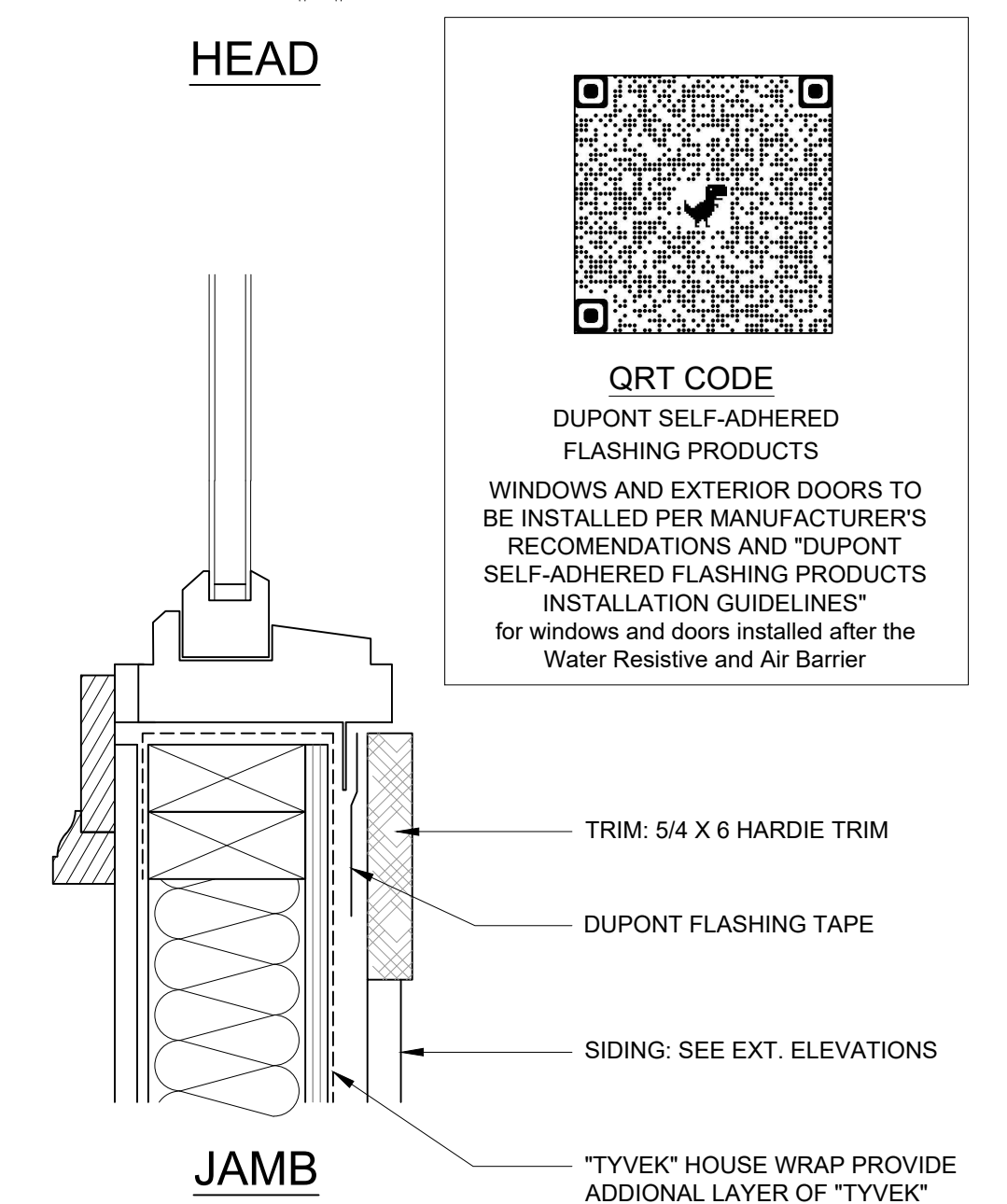
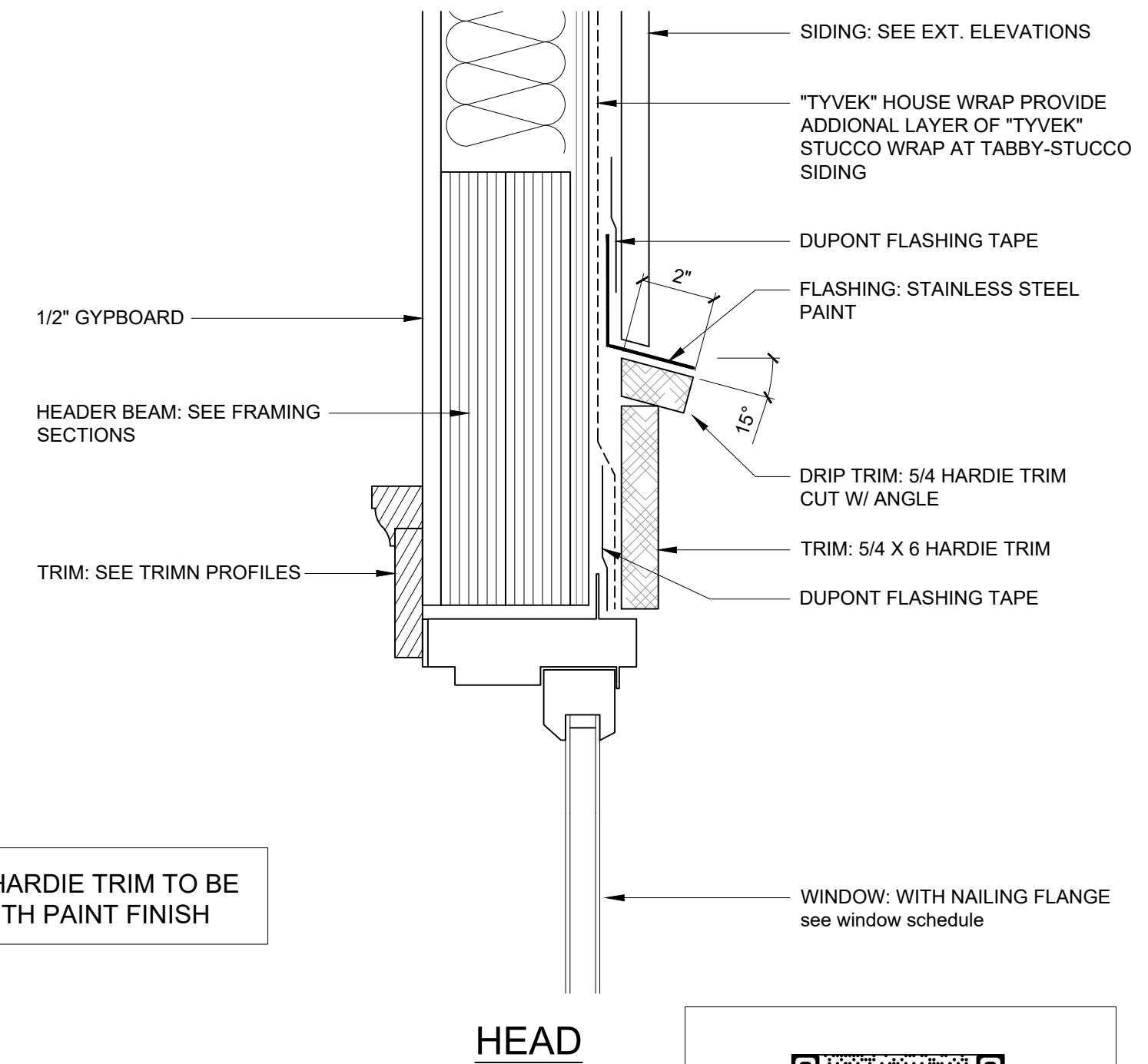
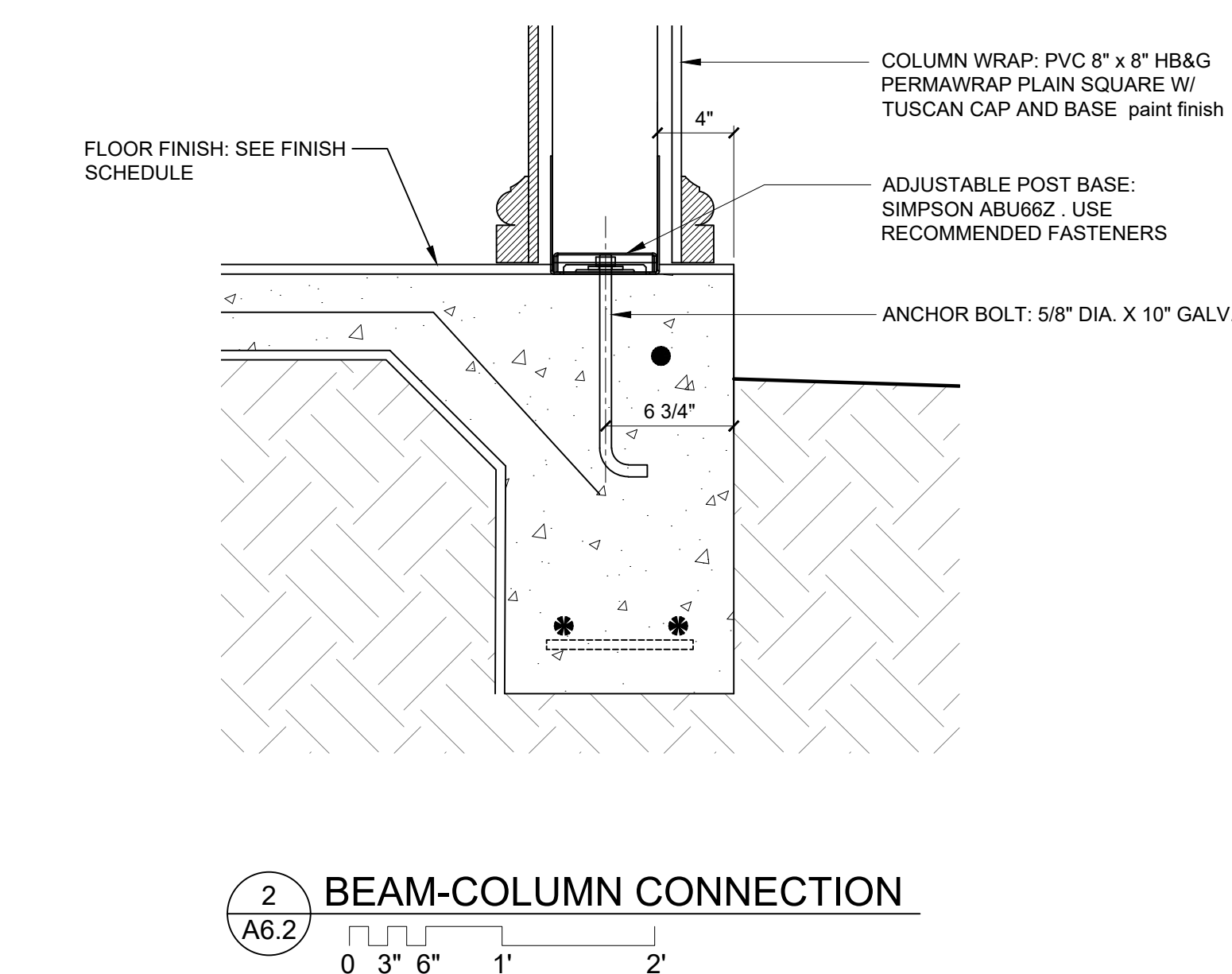
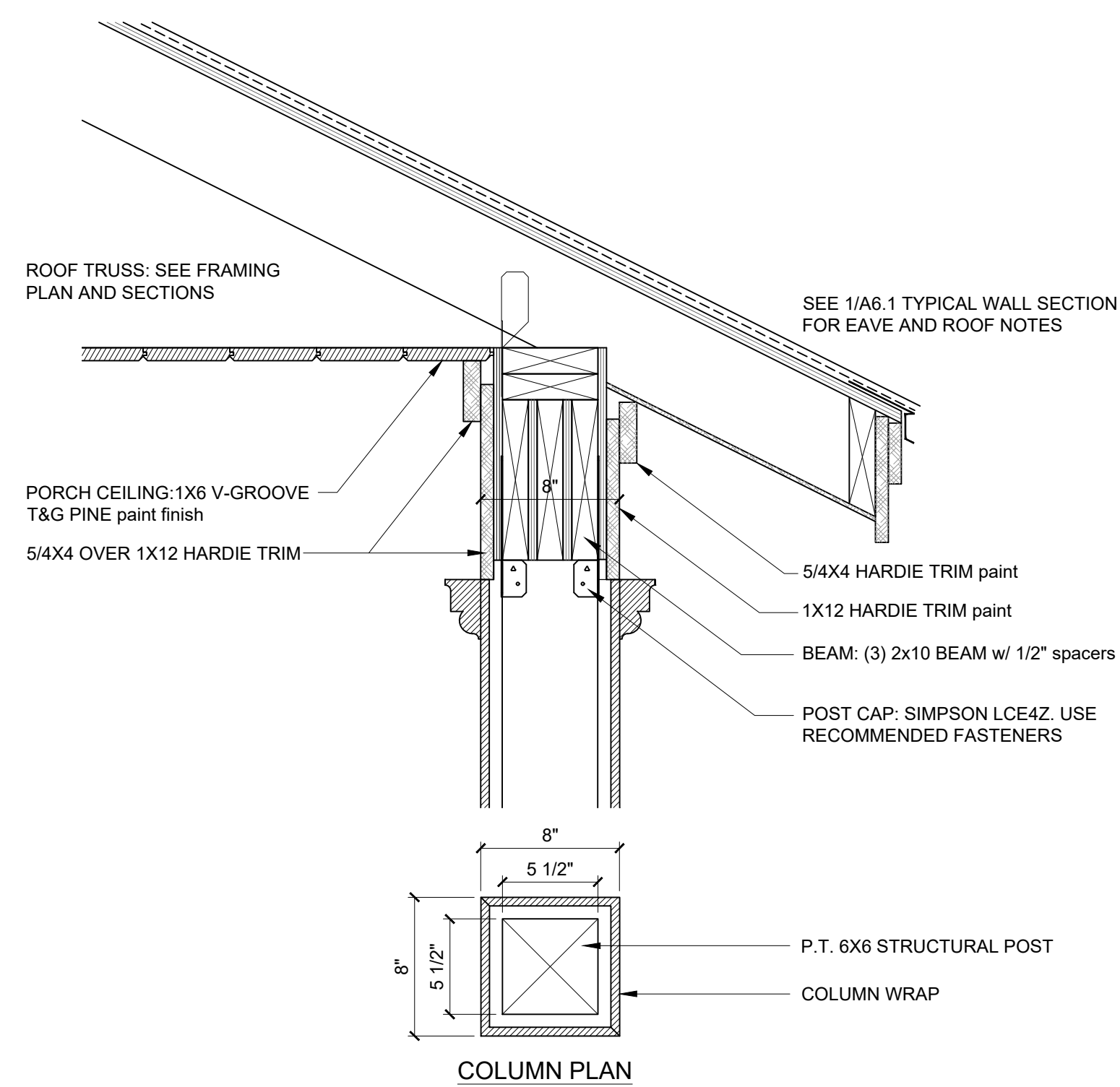
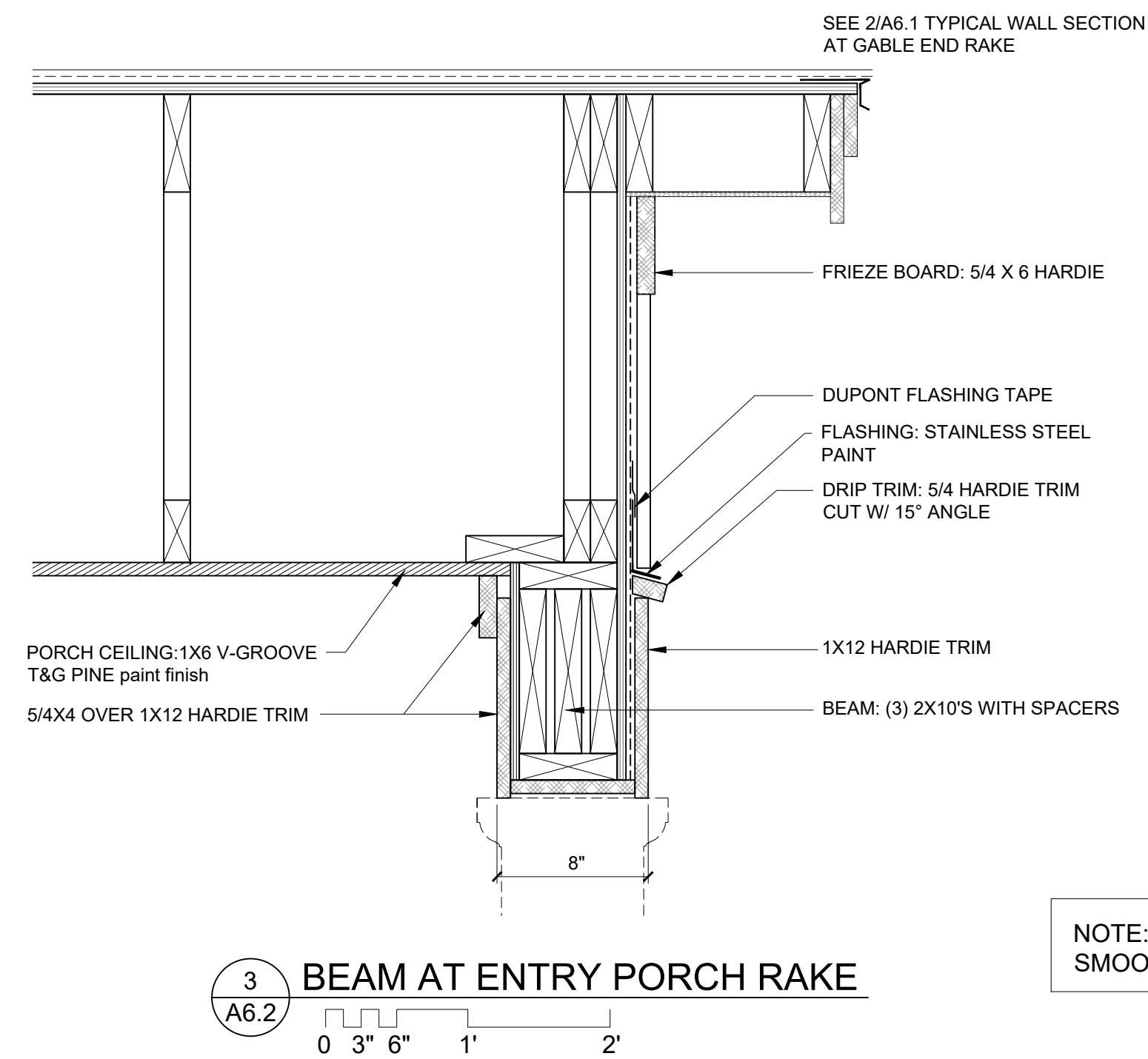
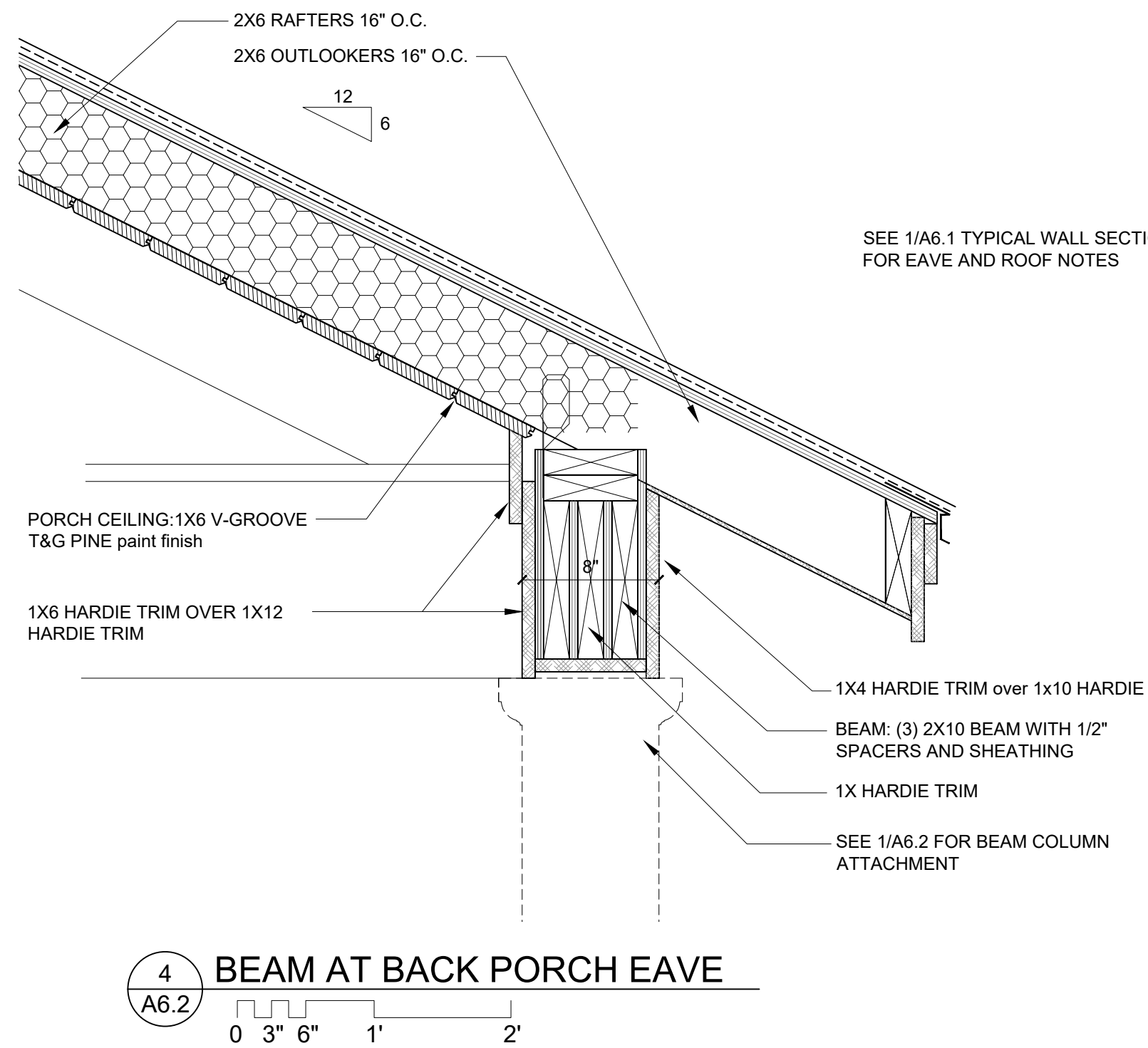
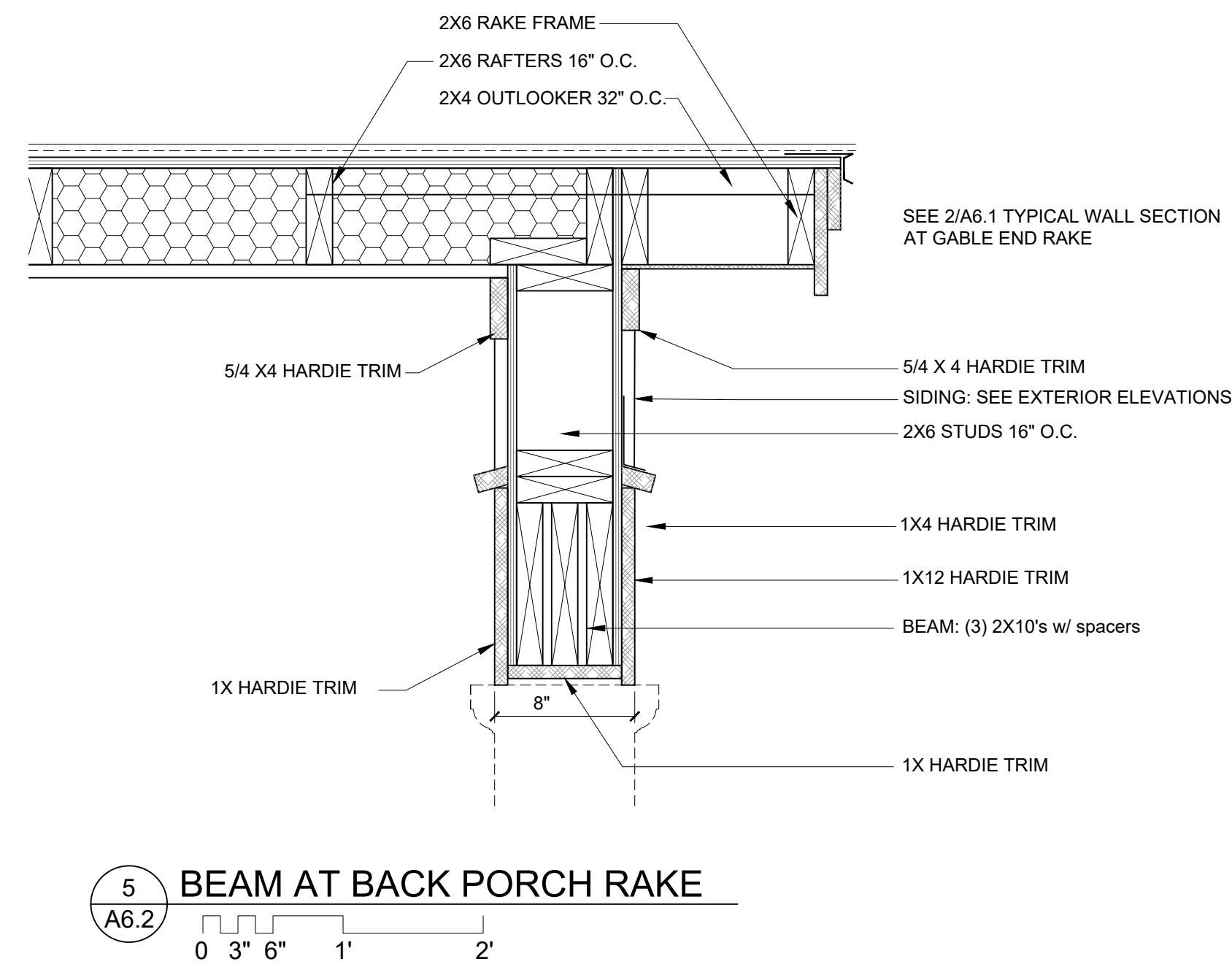


FIFTY OAKS - Wall Sections
South Harrington Road
St. Simons Island, Georgia

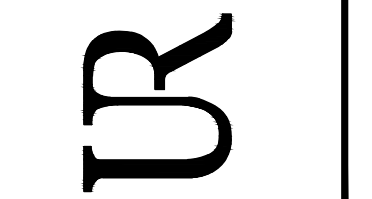
1622

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

A6.1



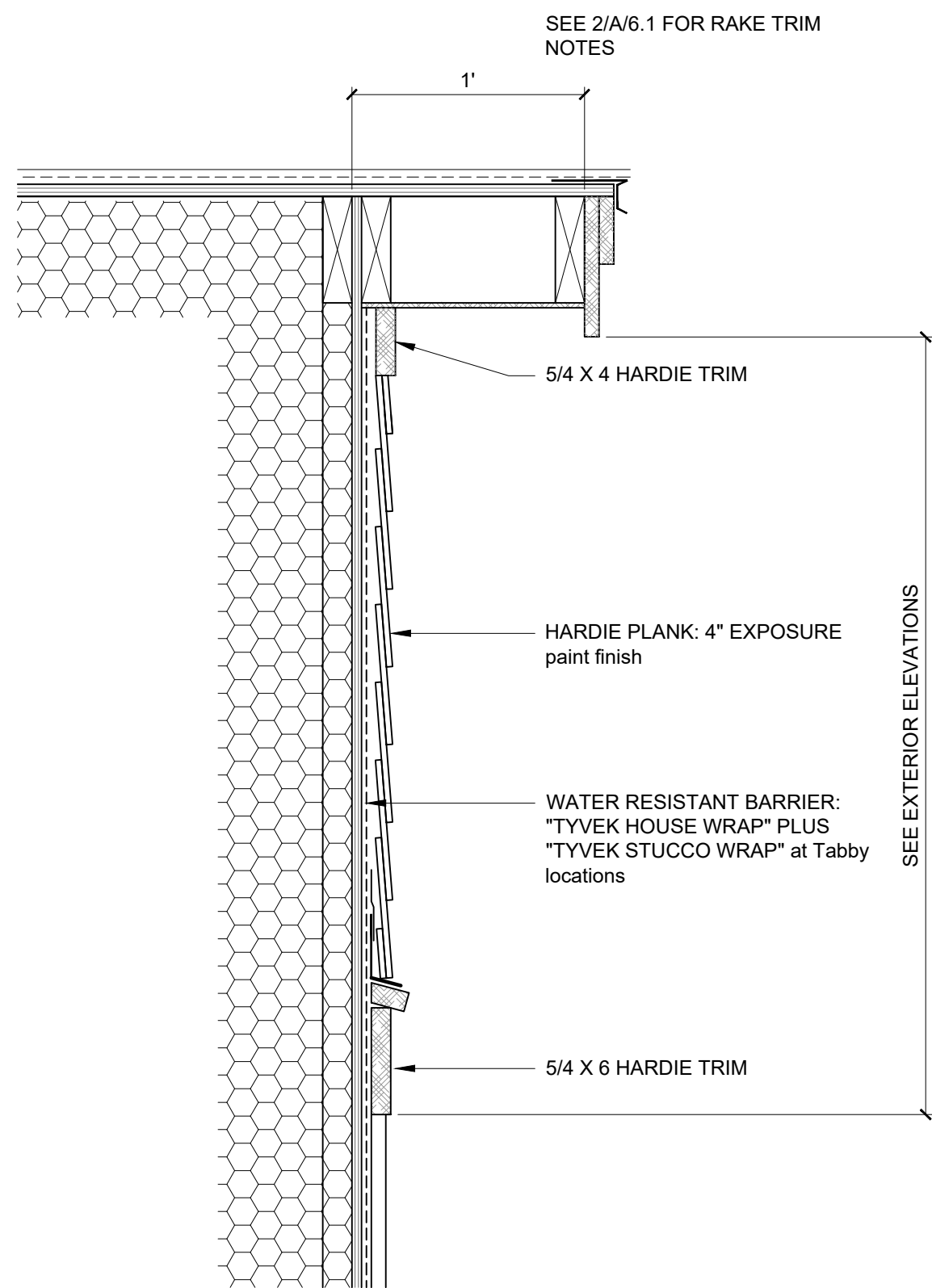
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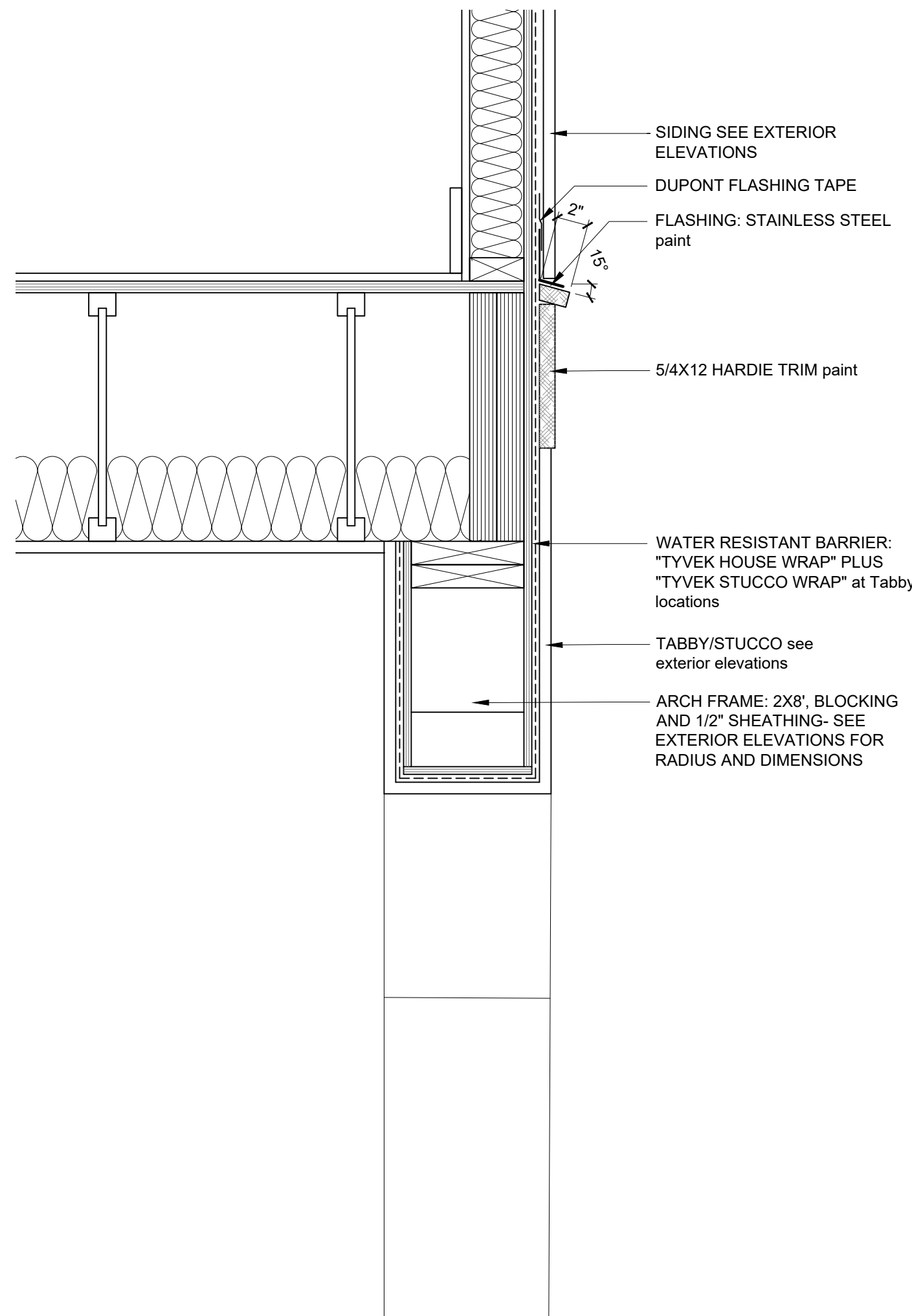
FIFTY OAKS - Wall Sections
South Harrington Road
St. Simons Island, Georgia

1622	
6-01-21	
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9-12-22	

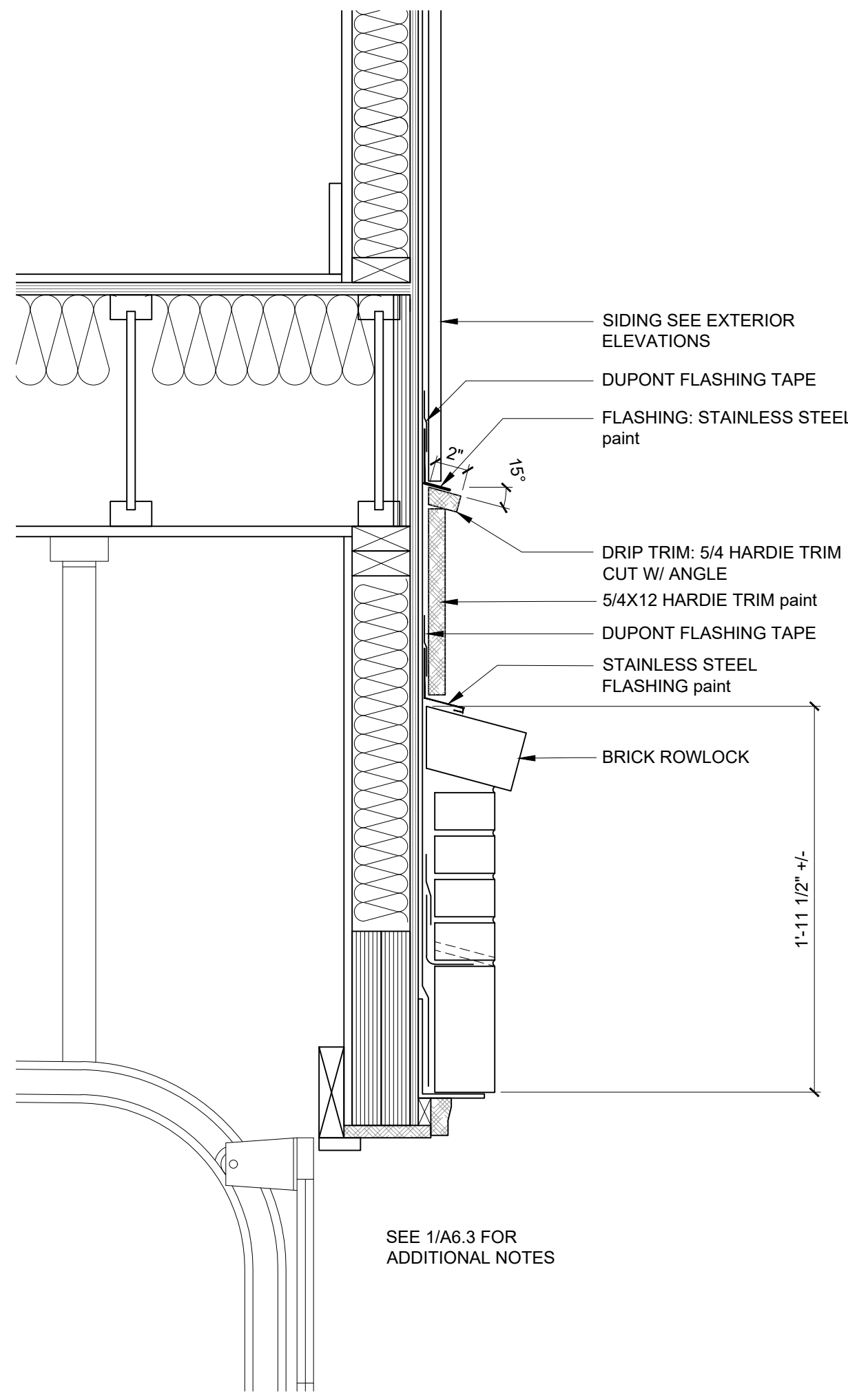
A6.2



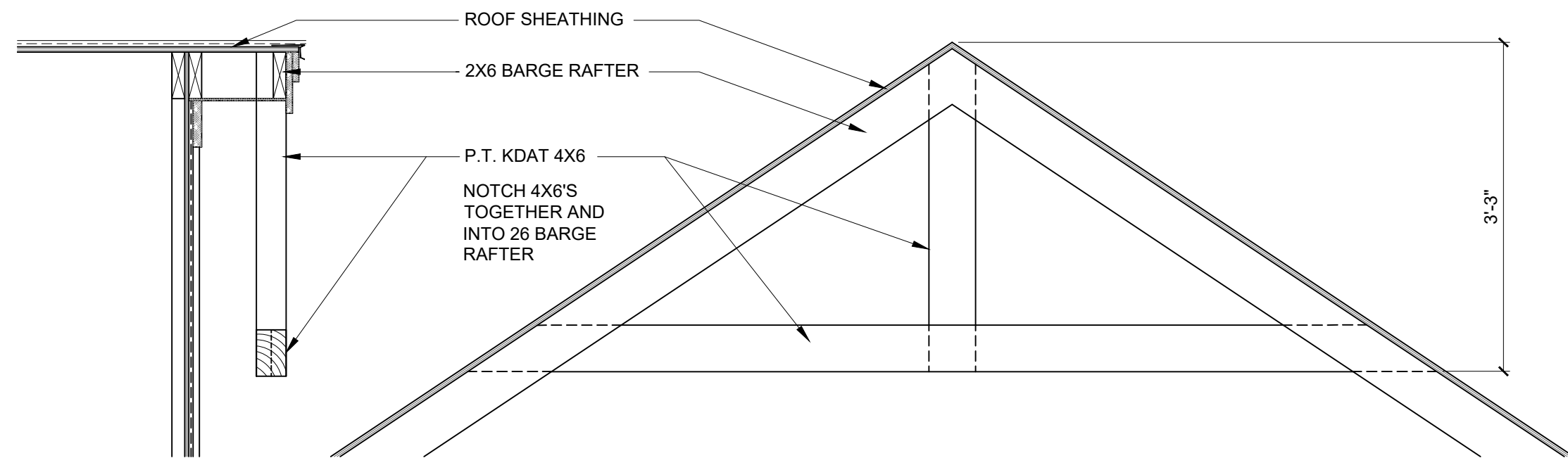
4 GABLE FEATURE
A6.3
0 3" 6" 9" 1' 2'



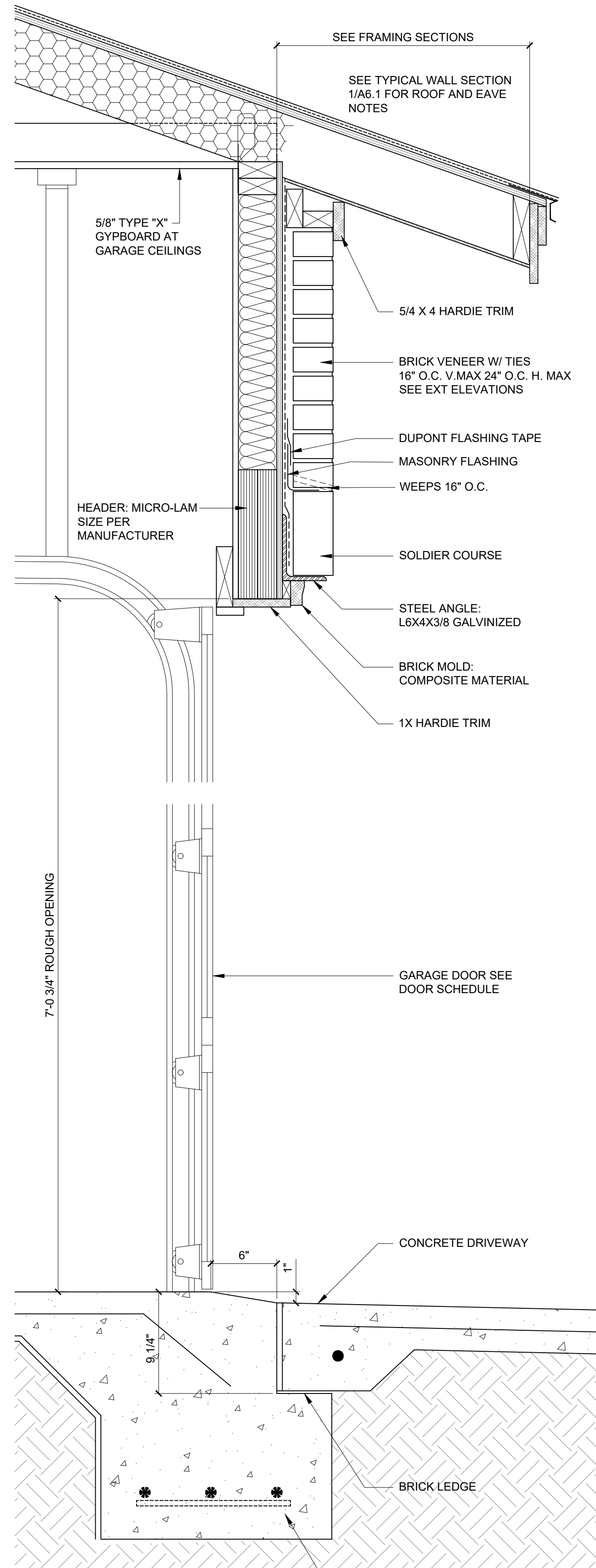
3 TABBY ARCH AT UNIT TYPE \"B\" AND \"E\"
A6.3
0 3" 6" 9" 1' 2'



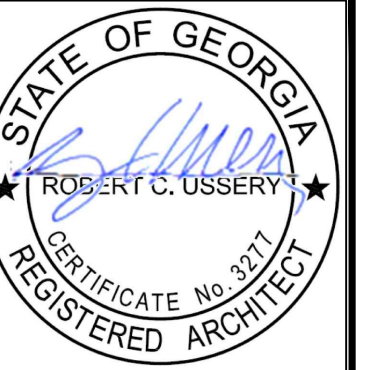
2 GARAGE DOOR SECTION
A6.3
0 3" 6" 9" 1' 2'



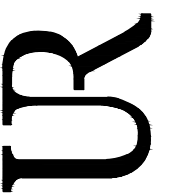
5 GABLE BRACKET DETAIL
A6.3
0 1' 2' 4'



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



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1622

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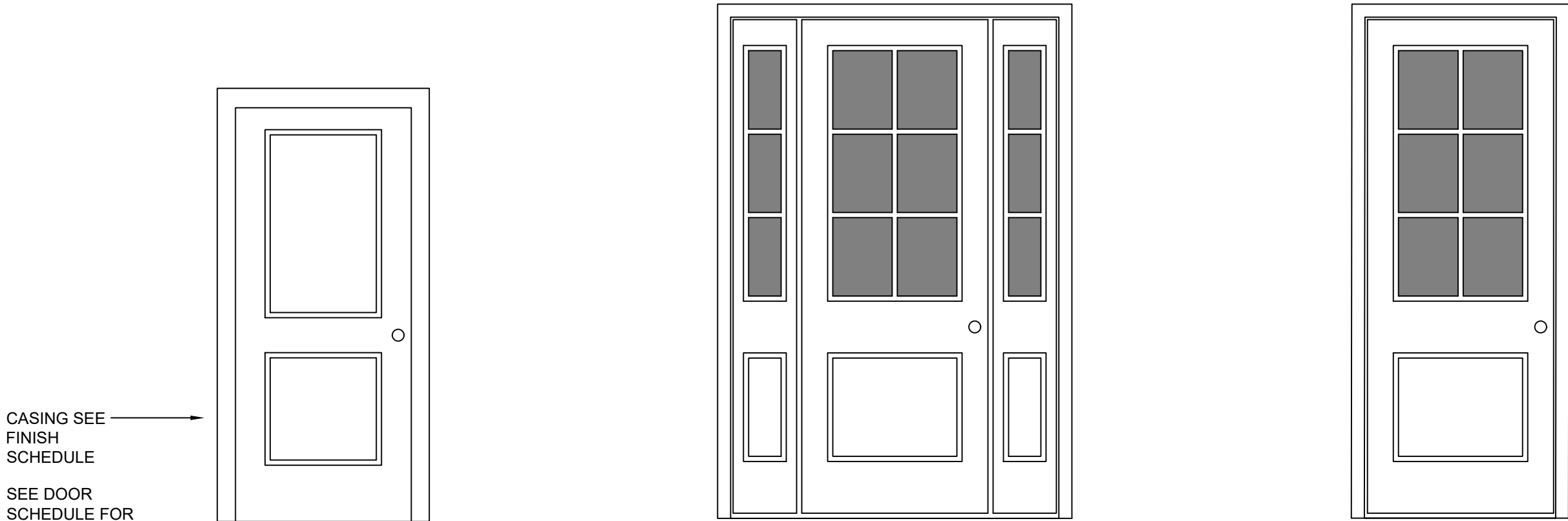
A6.3

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	2-10 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 ? 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	-

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		

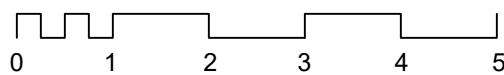
- NOTES:
- SEE FLOOR PLAN FOR WINDOW LOCATIONS. ALL WINDOWS MAY NOT BE USED
 - SEE EXTERIOR ELEVATIONS FOR HEAD HEIGHTS
 - FIRST FLOOR WINDOW HEAD HEIGHT = 8'-0" U.N.O.
 - SECOND FLOOR WINDOW HEAD HEIGHT = 7'-4" U.N.O.



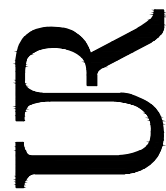
TYPICAL INTERIOR DOOR

ENTRY DOOR "B" AND "C" UNIT

ENTRY DOOR "A" UNIT



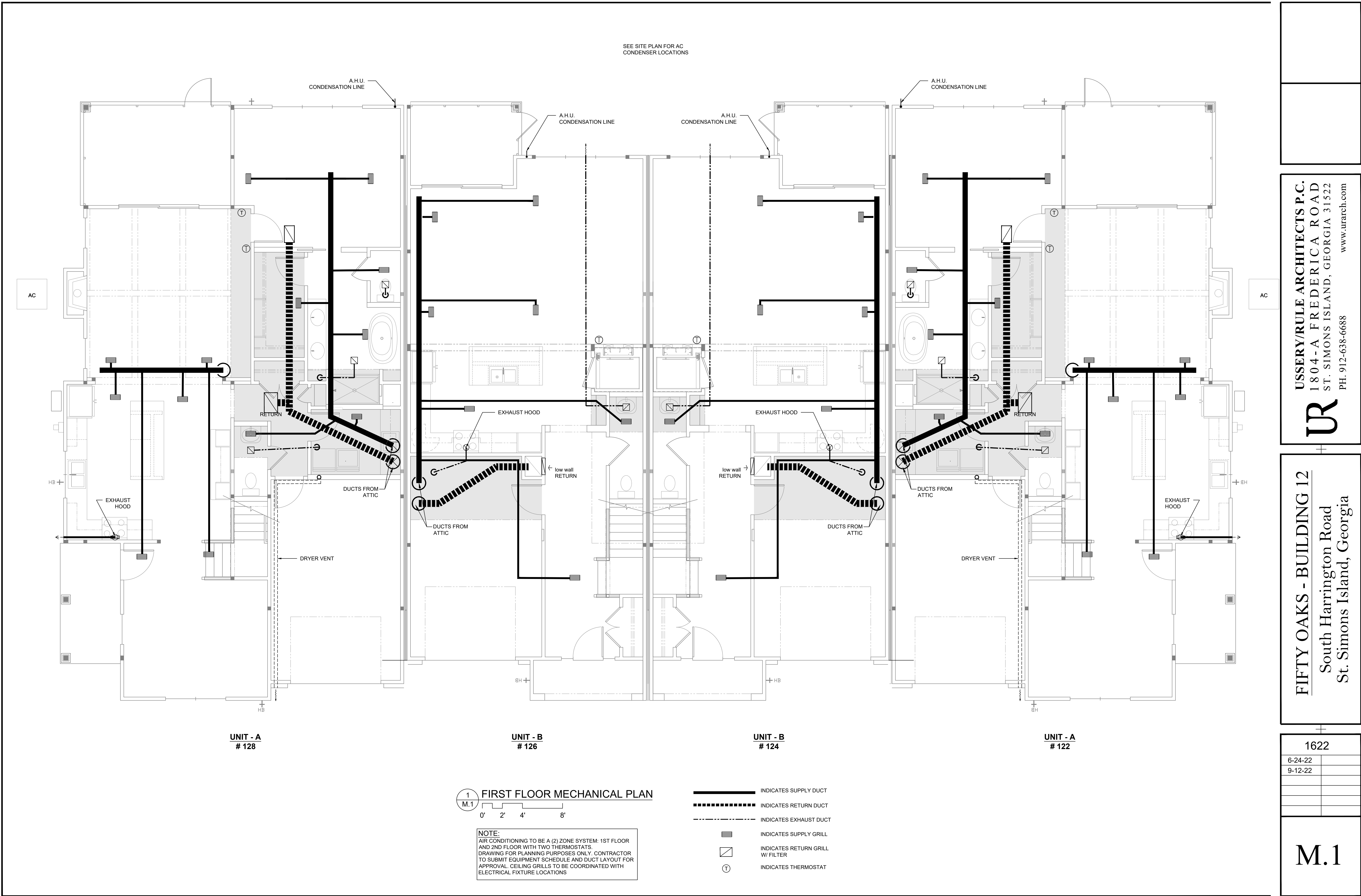
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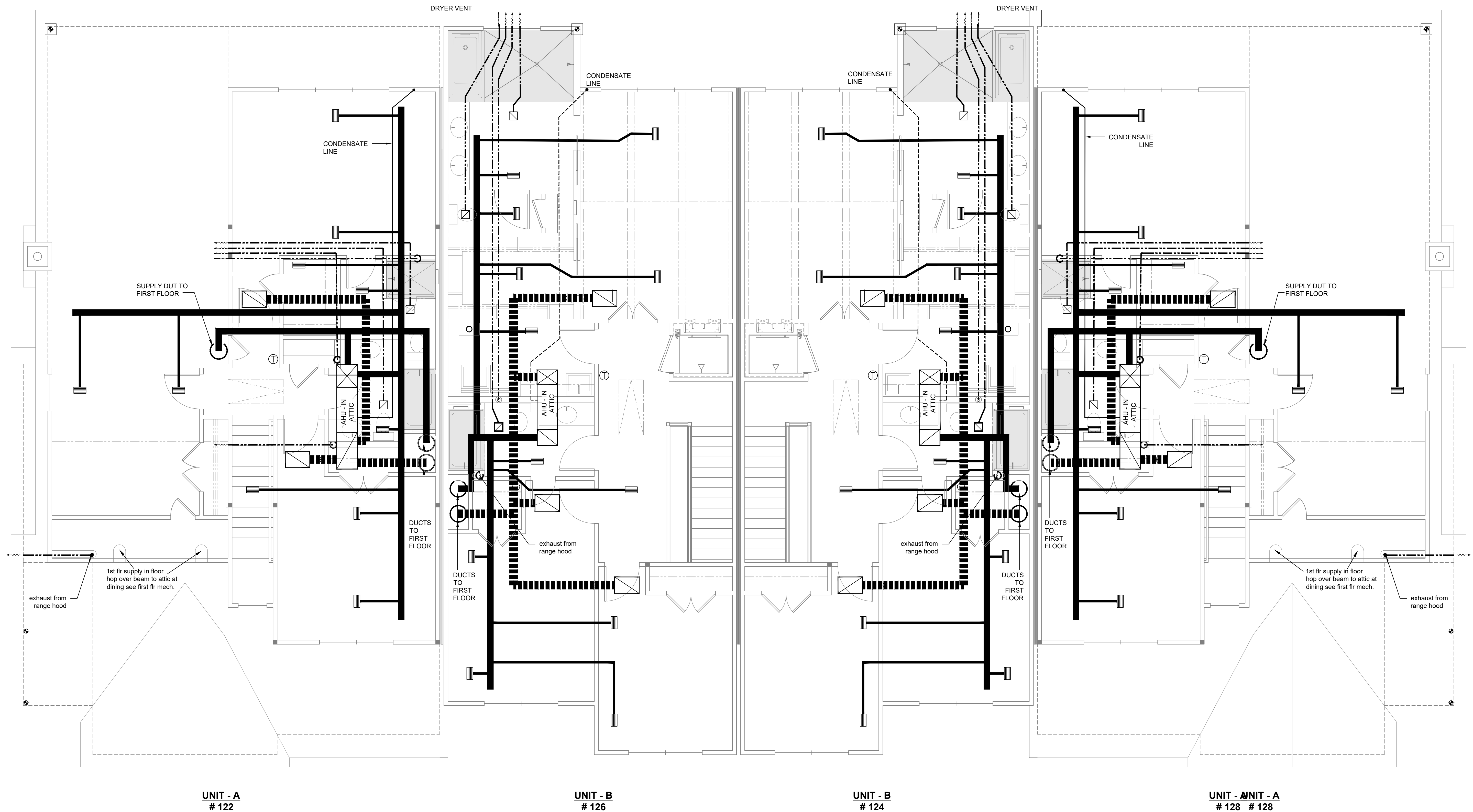


FIFTY OAKS - BUILDING 12
South Harrington Road
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1622	
6-24-22	
9-12-22	
10-3-22	

A7.1





1
M.2

SECOND FLOOR MECHANICAL PLAN

0' 2' 4' 8'

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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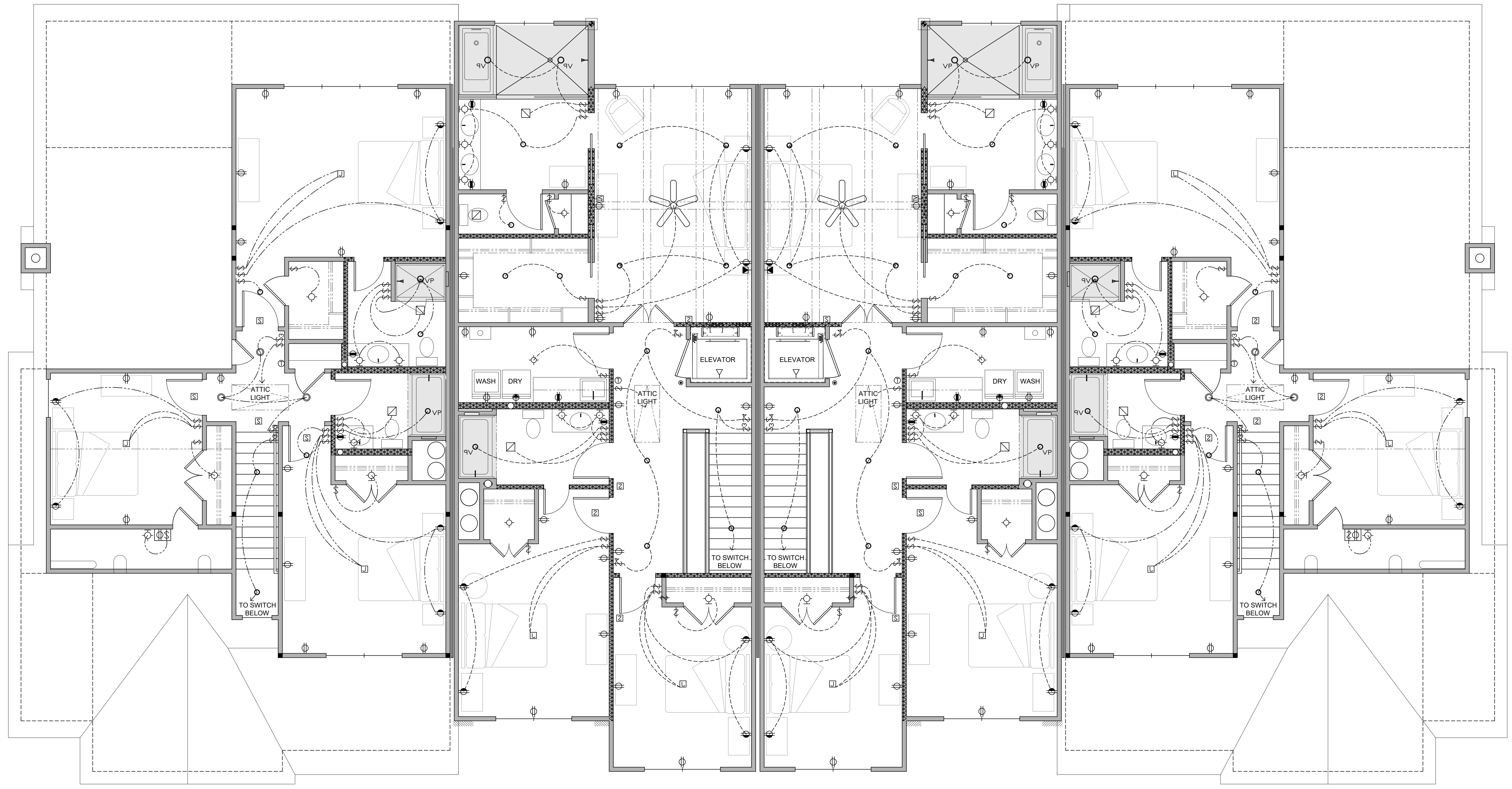
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FIFTY OAKS - BUILDING 12
South Harrington Road
St. Simons Island, Georgia

1622

6-24-22
9-12-22

M.2



UNIT - A
128

UNIT - B
126

UNIT - B
124

UNIT - A
122

ELECTRICAL SYMBOLS LEGEND					
	DUPLEX CONVENIENCE OUTLET		GARAGE DOOR SENSOR		CEILING MOUNT L.E.D. LIGHT * AS SELECTED BY OWNER
	DUPLEX OUTLET TOP SWITCHED		THERMOSTAT		WALL MOUNT L.E.D. LIGHT
	DUPLEX OUTLET - WATERPROOF		PUSH BUTTON OR JAMB SWITCH		TELEPHONE OUTLET
	DUPLEX OUTLET - VERIFY HEIGHT		CHIME		TELEVISION CABLE OUTLET
	FLOOR DUPLEX RECTANGLE OUTLET		FLOOD LIGHT - DIRECTIONAL		EXHAUST FAN
	SWITCH		JUNCTION BOX		EXHAUST FAN AND LIGHT
	THREE WAY SWITCH		RECESSED CAN L.E.D.		CEILING FAN
	FOUR WAY SWITCH		RECESSED CAN L.E.D. VAPOR PROOF LIGHT		UNDER CABINET LIGHT
	SPECIAL OUTLET - VERIFY		SLOPED CEILING		LED STRIP LIGHT
	SMOKE DETECTOR		RECESSED CAN L.E.D.		

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

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

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E.2