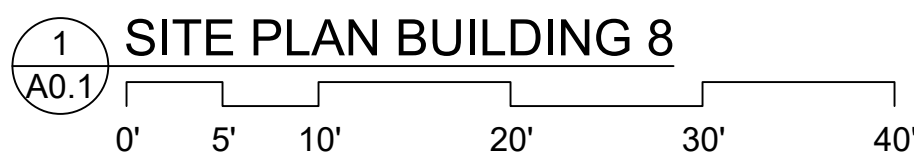
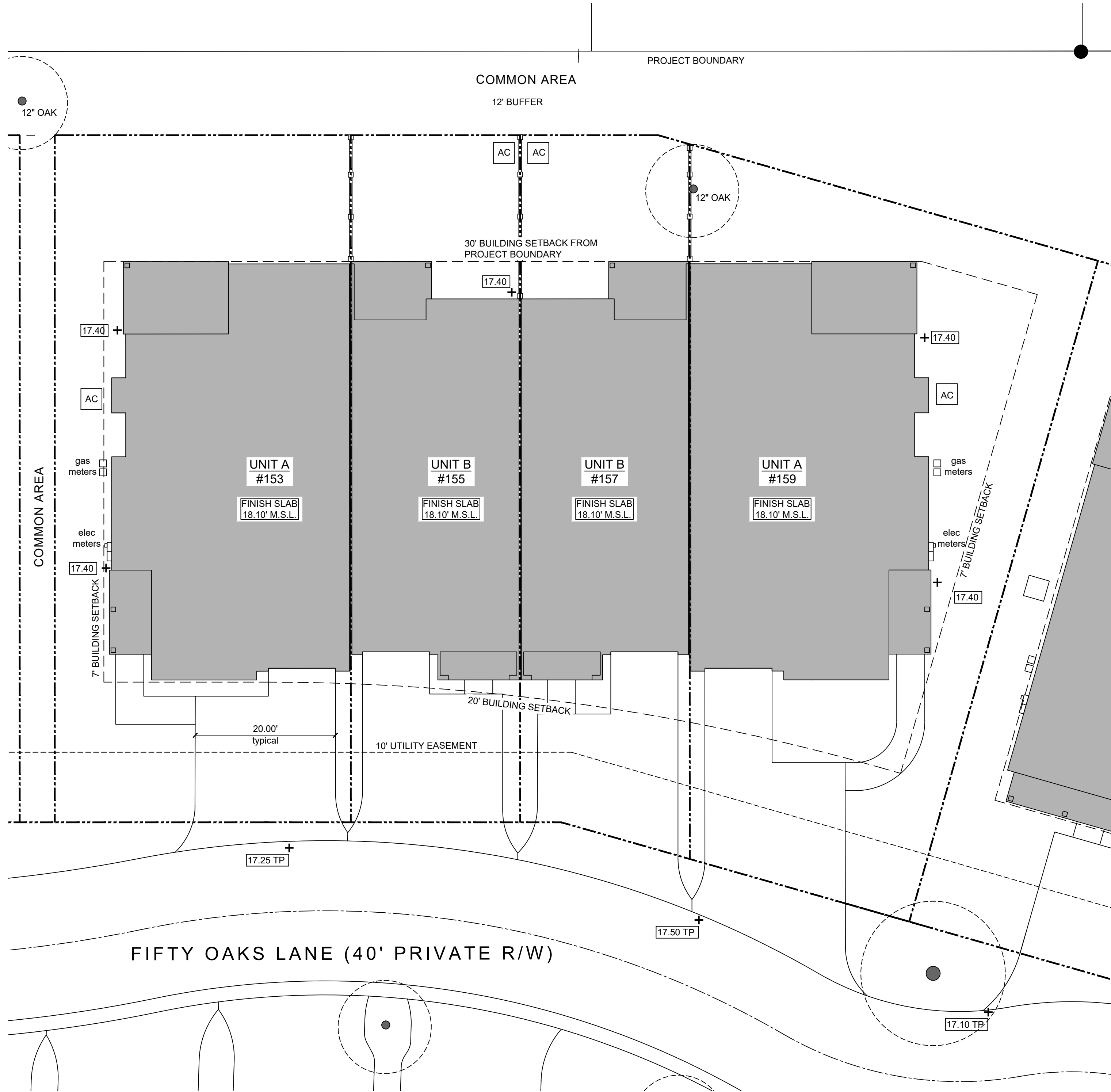




VICINITY MAP N.T.S.

SHEET INDEX

- | | |
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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.

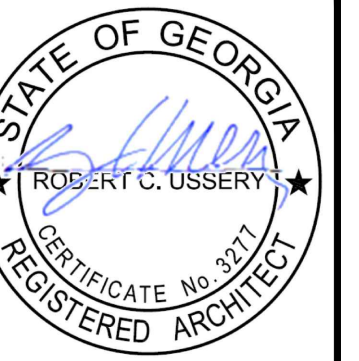
PROJECT DESCRIPTION: PART OF A 54 UNIT ROWHOUSE DWELLING AND ONE
FAMILY ATTACHED DWELLING PROJECT REGULATED BY THE RED BARN
DEVELOPMENT TEXT AS REVISED JAN. 30th 2009.
- SURVEY DATA TAKEN FROM PRELIMINARY PLAT BY SHUPE SURVEYING
COMPANY, P.C., 3837 DARIEN HIGHWAY, BRUNSWICK, GA 31525. DATED
12/20/17.
- 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.
- DIMENSION ARE FROM FACE OF STUD TO FACE OF STUD. UNLESS NOTED
OTHERWISE.
- 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 WORK, MATERIALS, METHODS, ETC., SHALL CONFORM TO ALL
GOVERNING BUILDING CODES, ORDINANCES, REGULATIONS AND AGENCIES.
- SLOPED FLOOR SURFACES IN ALL BATHROOMS AND ALL ROOMS SHALL NOT
EXCEED 1:48.
- VERTICAL THRESHOLDS AND ALL EQUAL BUILDING COMPONENTS SHALL
COMPLY WITH SECTION 320 ACCESSIBILITY IN THE INTERNATIONAL
RESIDENTIAL CODE.
- SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1:48, AND A MAXIMUM
RUNNING SLOPE OF 1:20.
- BUILDING HEIGHT: MAXIMUM ALLOWED = 35 FT. PROPOSED BUILDING =
APPROXIMATELY 32' - 3"
- 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

IF CONFLICT ARISES BETWEEN THE ENCLOSED DRAWINGS AND BUILDING CODES,
APPLICABLE BUILDING CODES APPLIES.

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:

- APPLICABLE CODES:
 - 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) W/ GEORGIA AMENDMENTS
 - 2018 INTERNATIONAL FIRE CODE (IFC) W/ GEORGIA AMENDMENTS
 - 2018 INTERNATIONAL PLUMBING CODE (IPC) W/ GEORGIA AMENDMENTS
 - 2018 INTERNATIONAL MECHANICAL CODE (IMC) W/ GEORGIA AMENDMENTS
 - 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 - 2018 NATIONAL ELECTRICAL CODE (NFPA 70)
- 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
 - WINDOW TYPE AND WINDOW'S DESIGN PRESSURE (DP) RATING SHALL MEET
THE REQUIREMENTS OF SECTION R301, DESIGN CRITERIA, OF THE
INTERNATIONAL RESIDENTIAL CODE.
- 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.



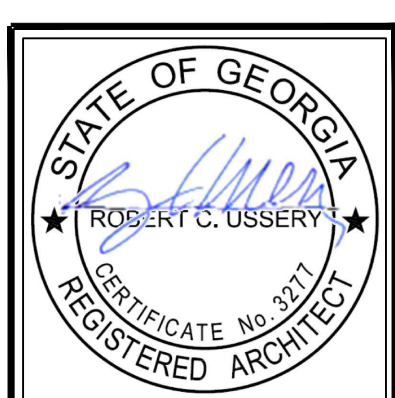
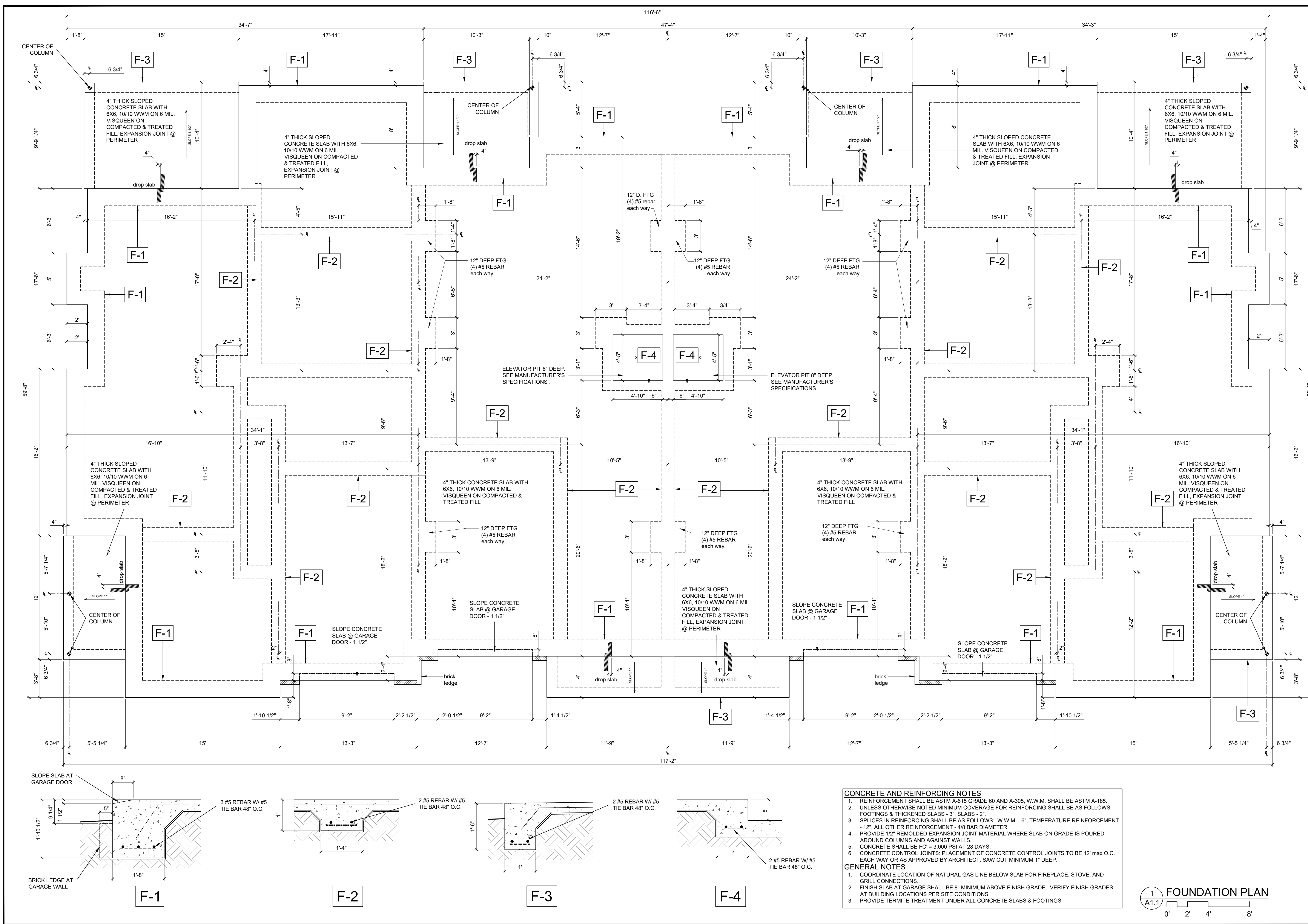
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FIFTY OAKS - BUILDING 8
South Harrington Road
St. Simons Island, Georgia

1622
3-8-24

A0.1

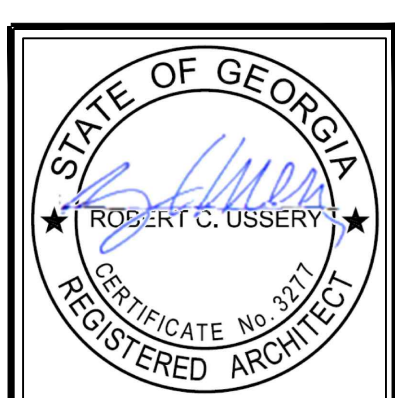
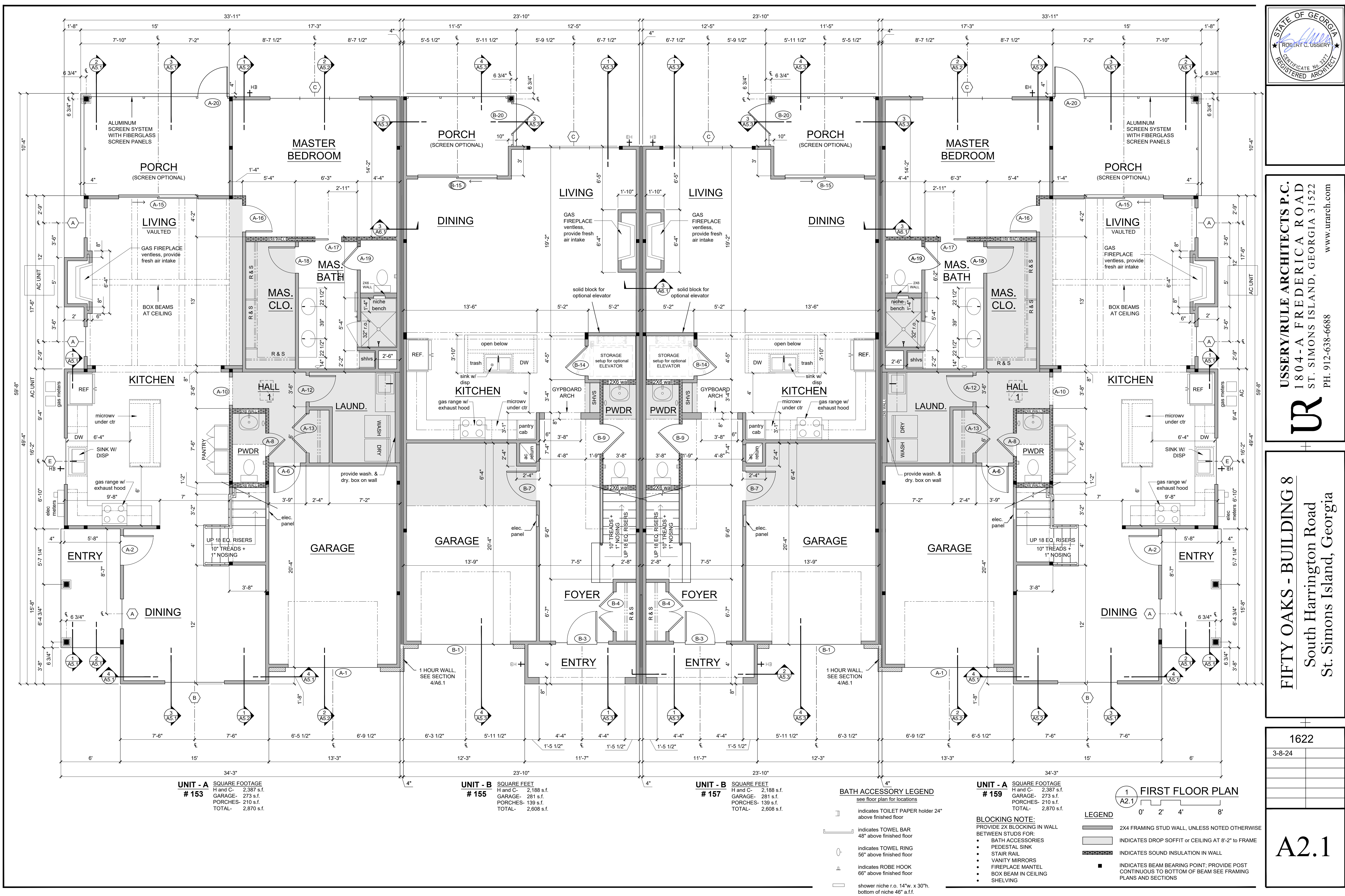


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3-8-24

A1.1

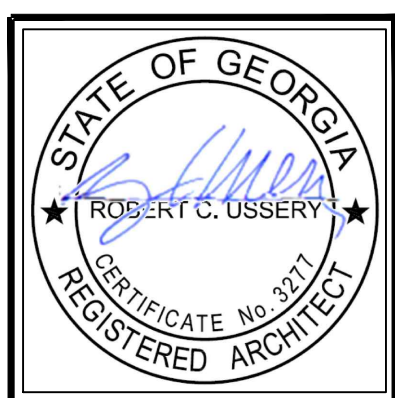
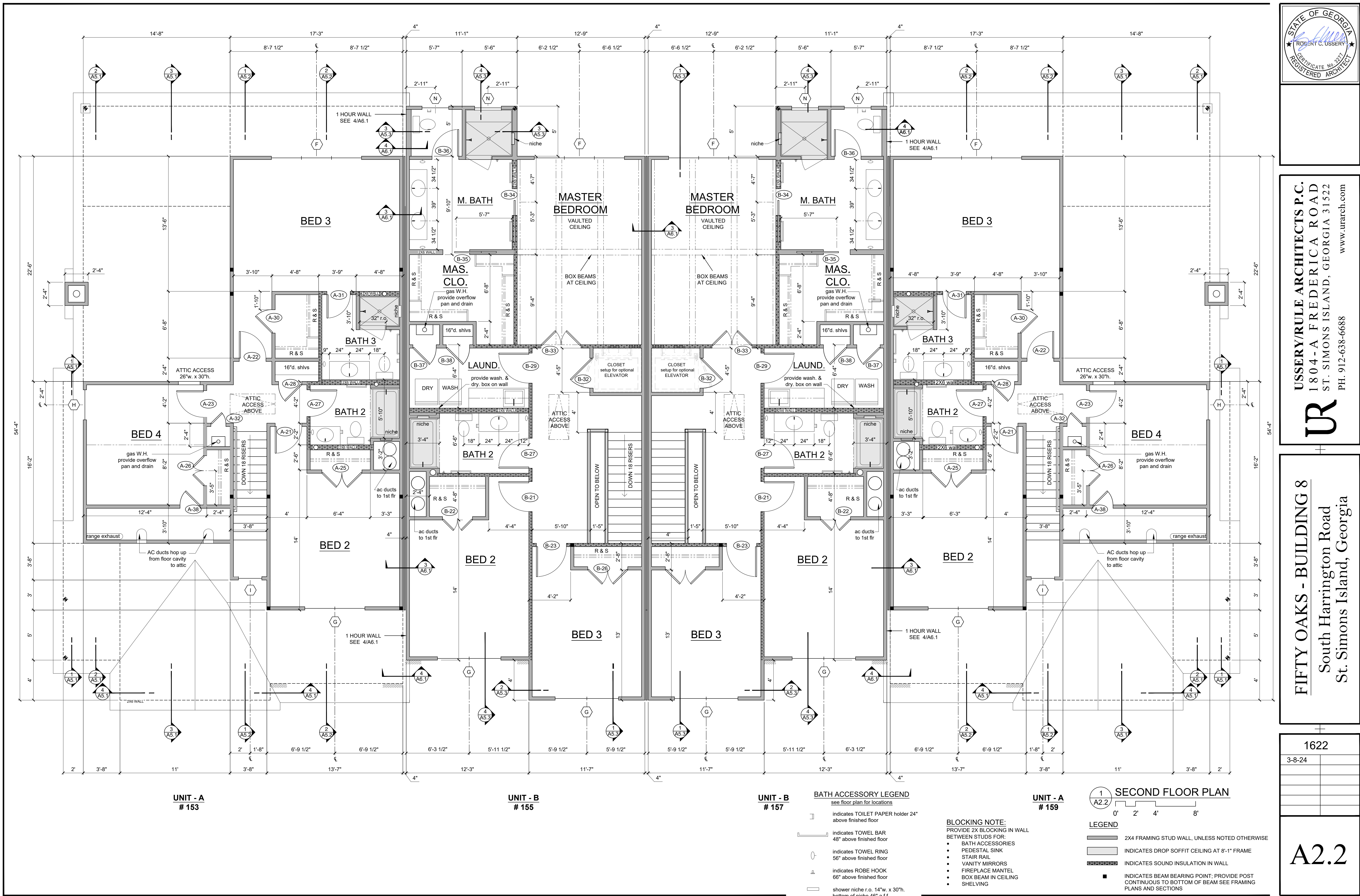


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A2.1

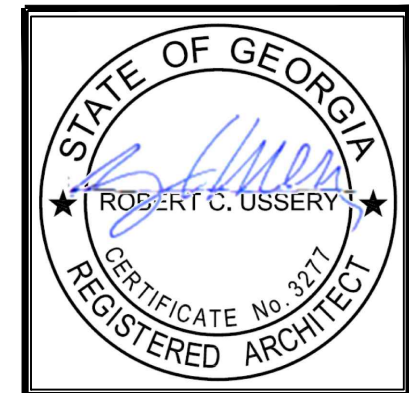
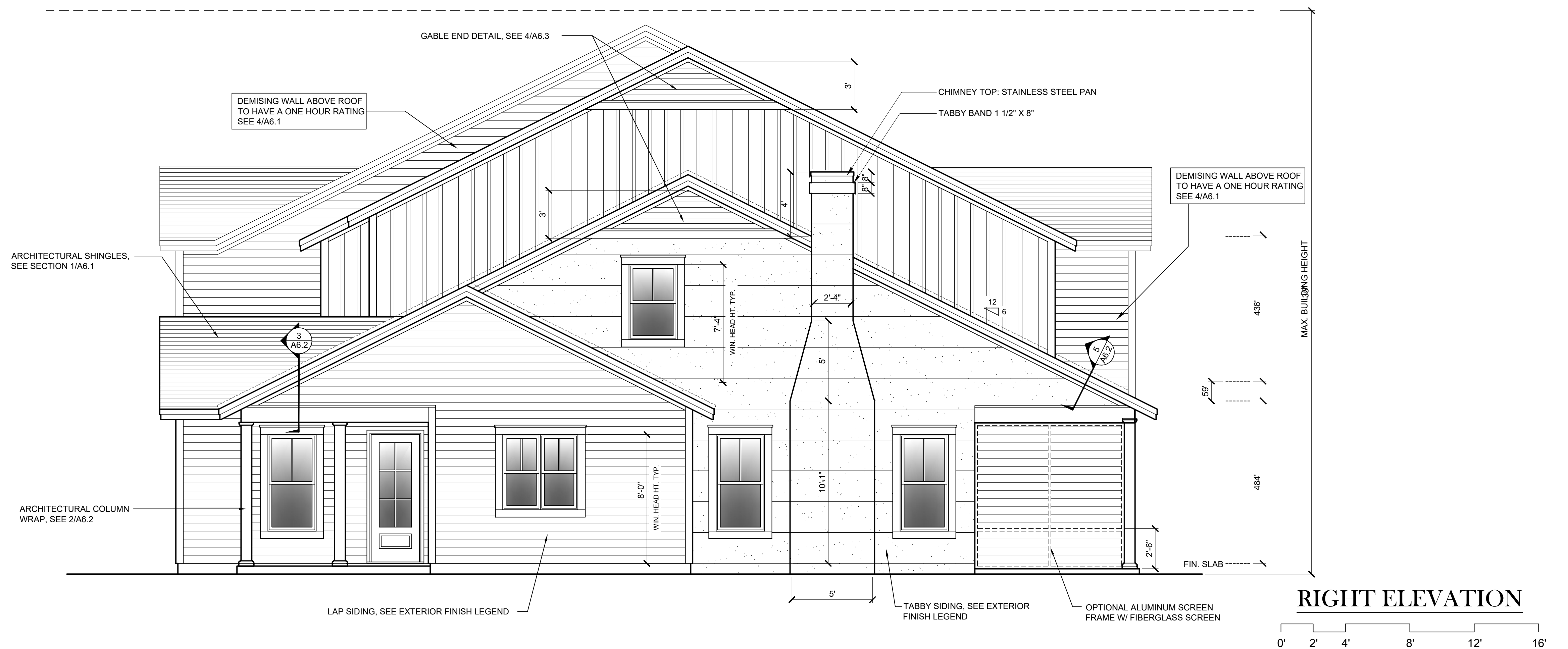


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A2.2



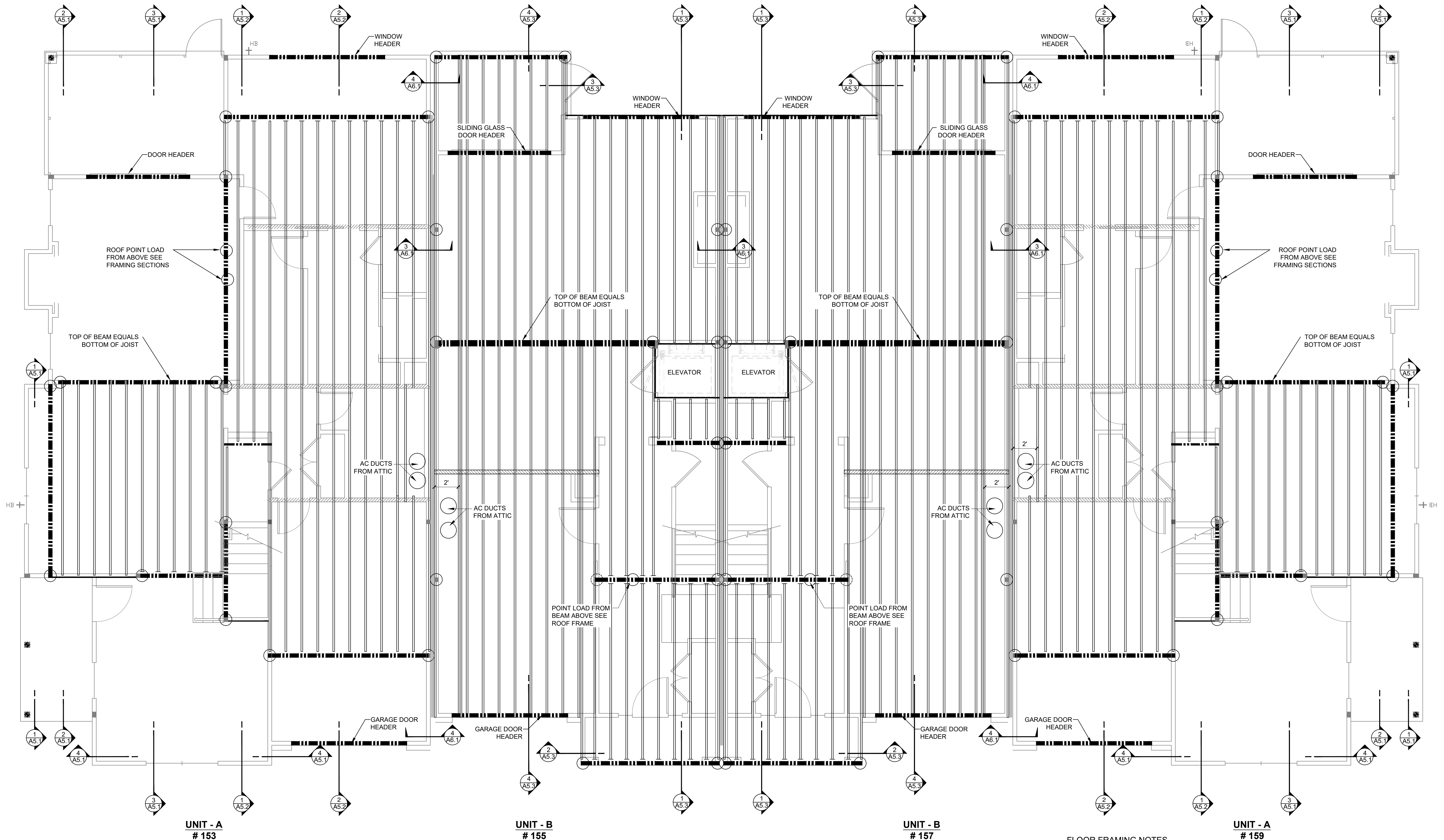
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A3.2



1 FLOOR FRAMING PLAN

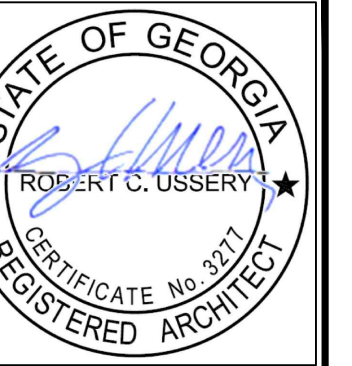
0' 2' 4' 8'

- 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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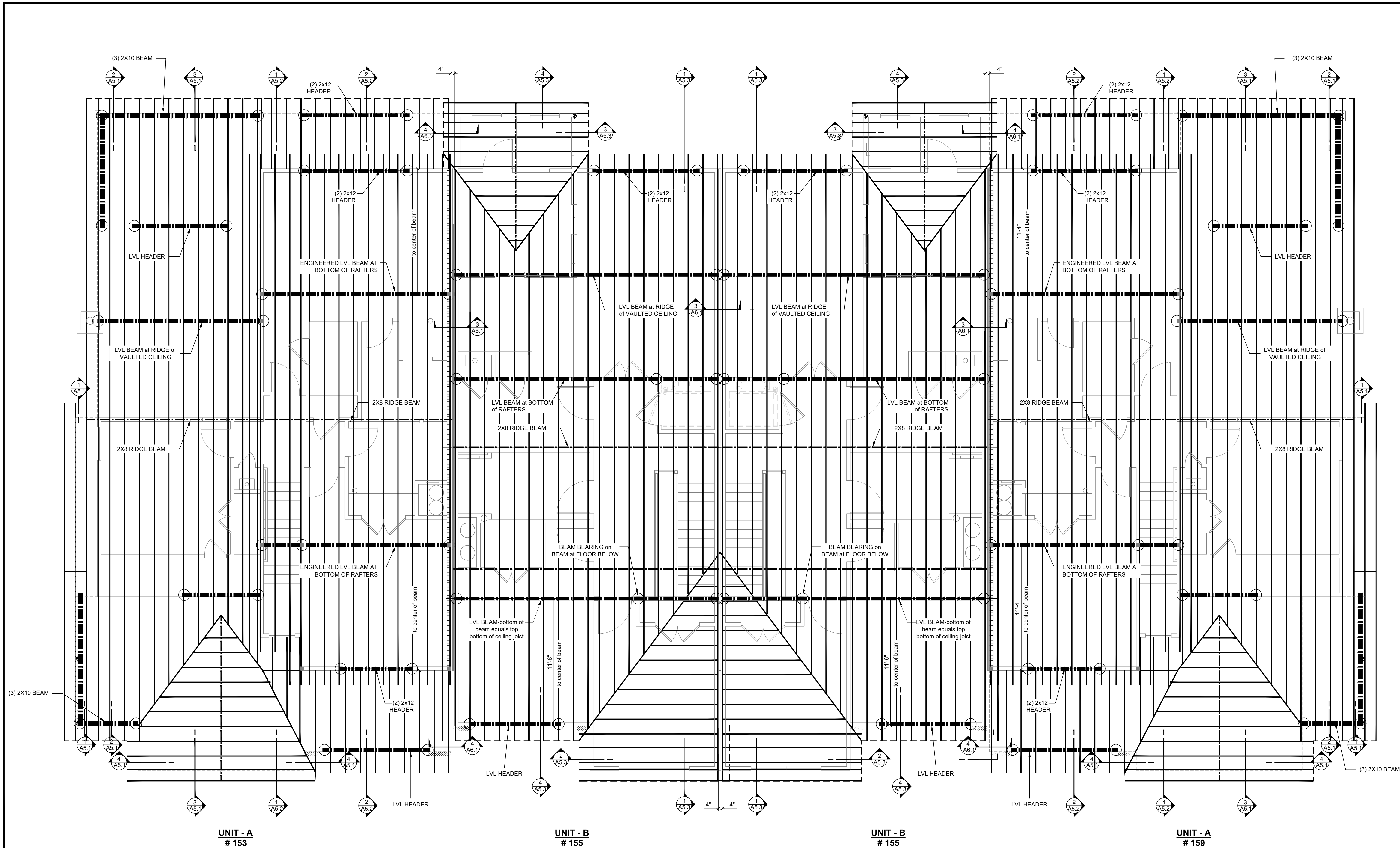
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FIFTY OAKS - BUILDING 8
South Harrington Road
St. Simons Island, Georgia

1622

3-8-24

A4.1



1
A4.2
0' 2' 4' 8'

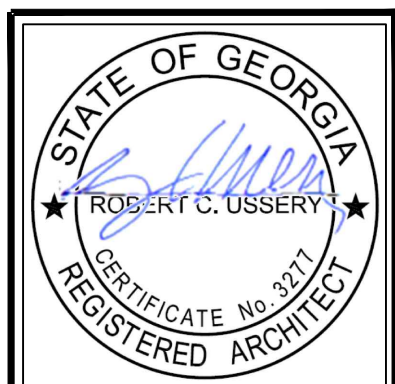
NOTES:

RAFTERS TO BE 2X8's 16" O.C. UNLESS OTHERWISE NOTED.

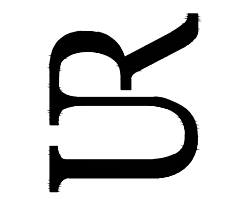
SEE FRAMING SECTIONS FOR ADDITIONAL ROOF BRACING NOTES. NOT ALL ROOF SUPPORTS ARE INDICATED ON ROOF FRAMING PLAN.



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



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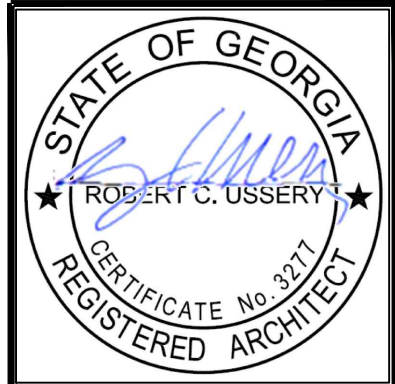


FIFTY OAKS - BUILDING 8
South Harrington Road
St. Simons Island, Georgia

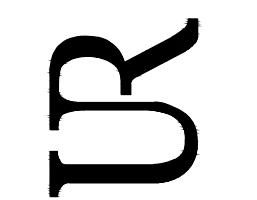
1622

3-8-24

A4.2



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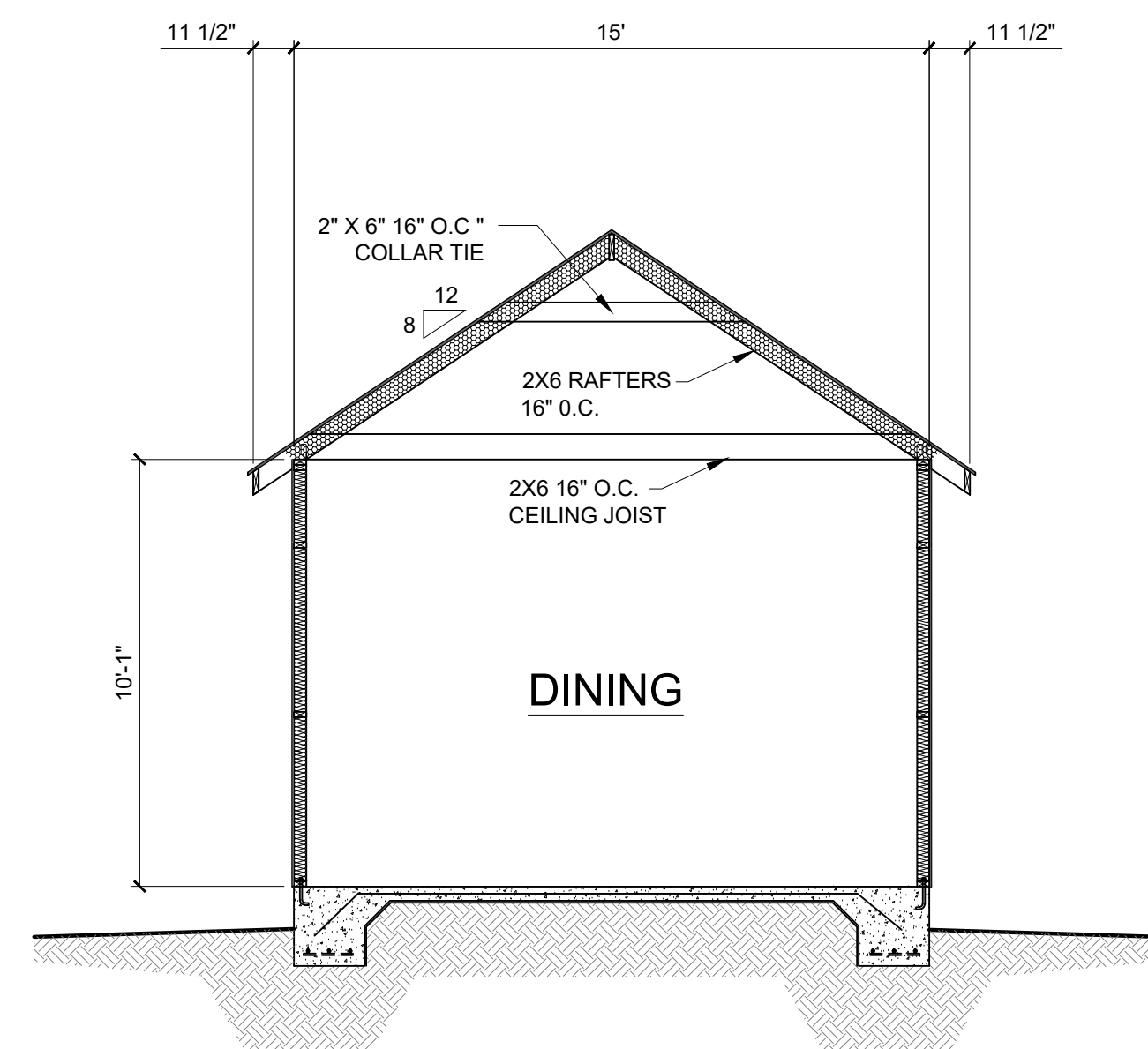


FIFTY OAKS - Framing Sections
South Harrington Road
St. Simons Island, Georgia

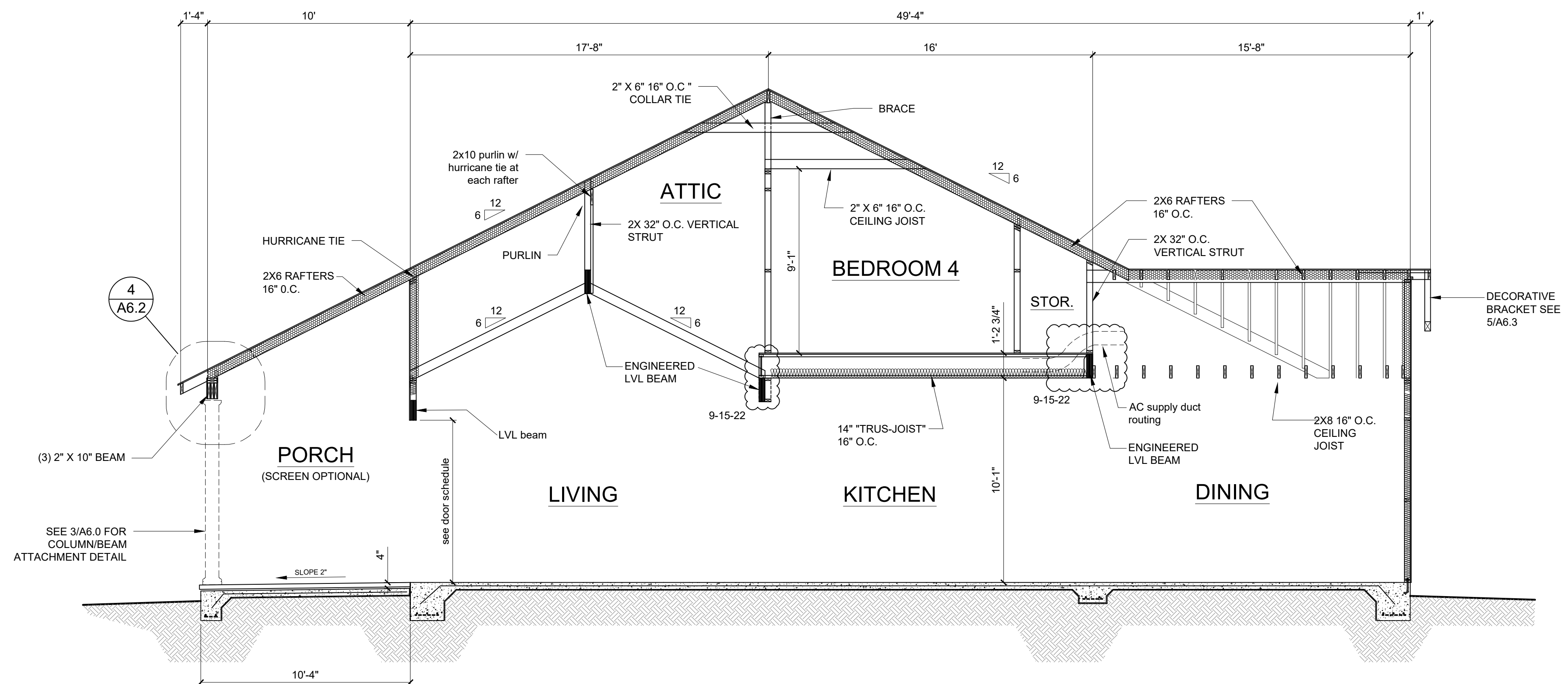
1622

3-8-24	

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.

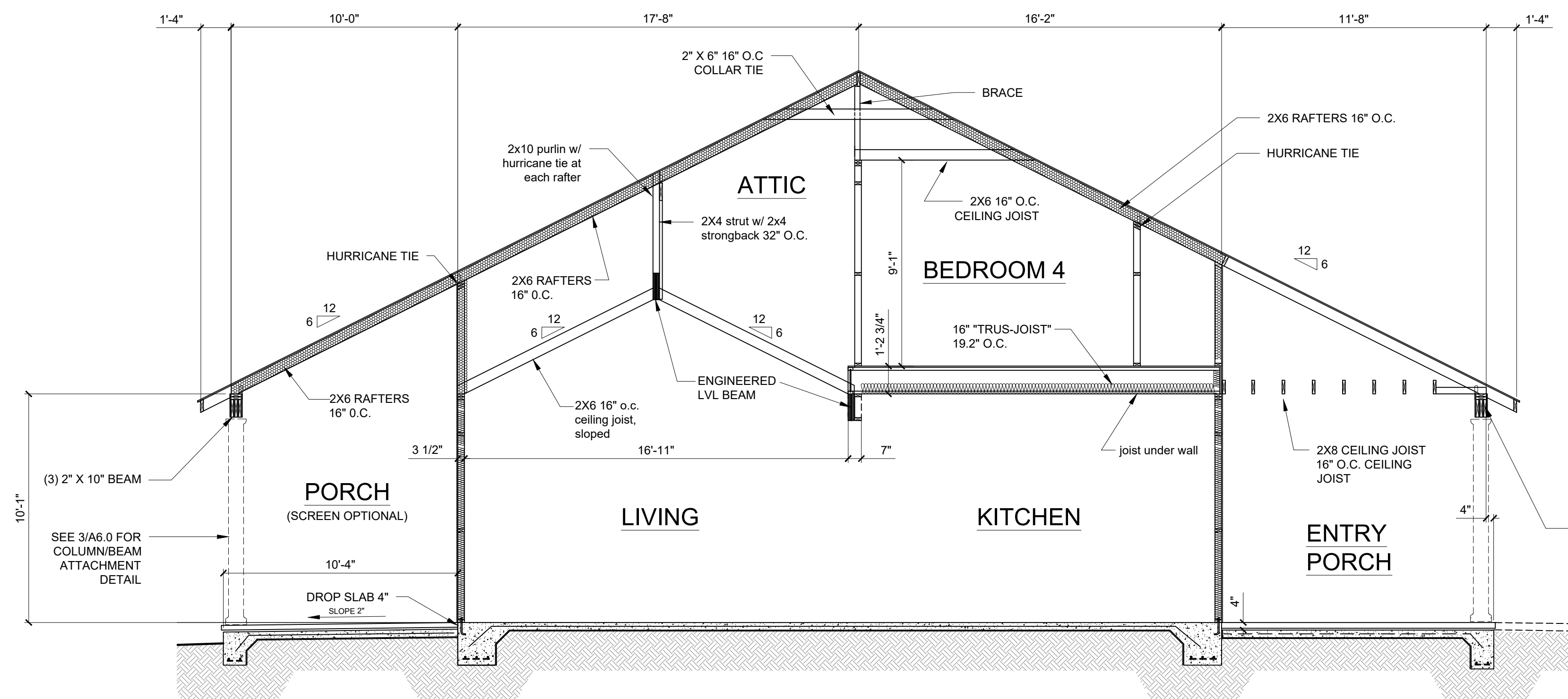
HEADER BEAMS: ALL WINDOW AND DOOR HEADERS OVER 6'-0" TO BE "MICRO-LAM" BEAMS PER MANUFACTURER'S SPECIFICATIONS UNLESS OTHERWISE NOTED. HEADERS 6'-0" TO 4'-0" TO MIN (2) 2X12 OTHER HEADERS TO BE MIN (2) 2X10 UNLESS OTHERWISE SPECIFIED.

HURRICANE TIES: SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.

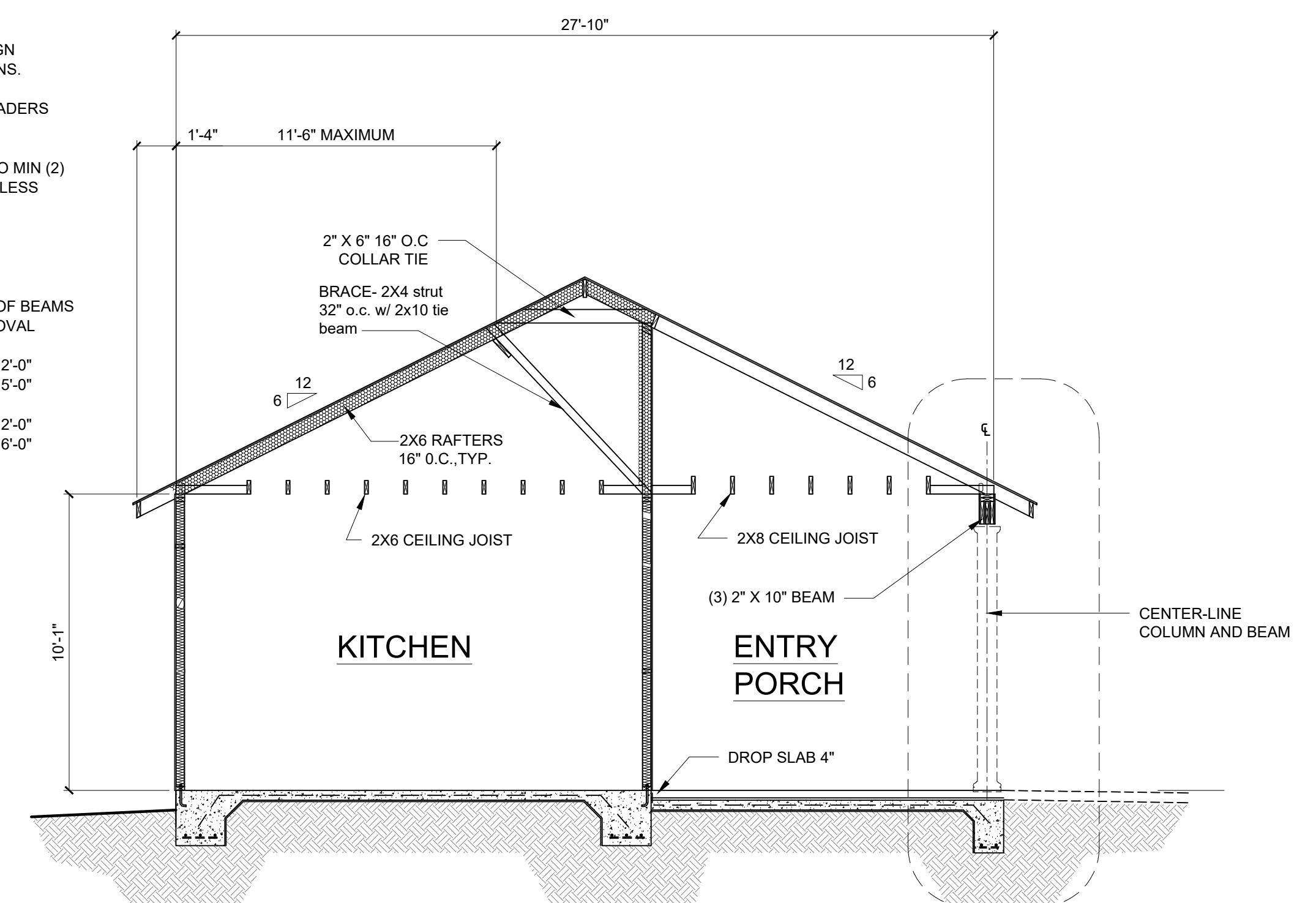
SHOP DRAWINGS: FLOOR FRAME and LVL ROOF BEAMS TO BE SUBMITTED TO ARCHITECT FOR APPROVAL

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"

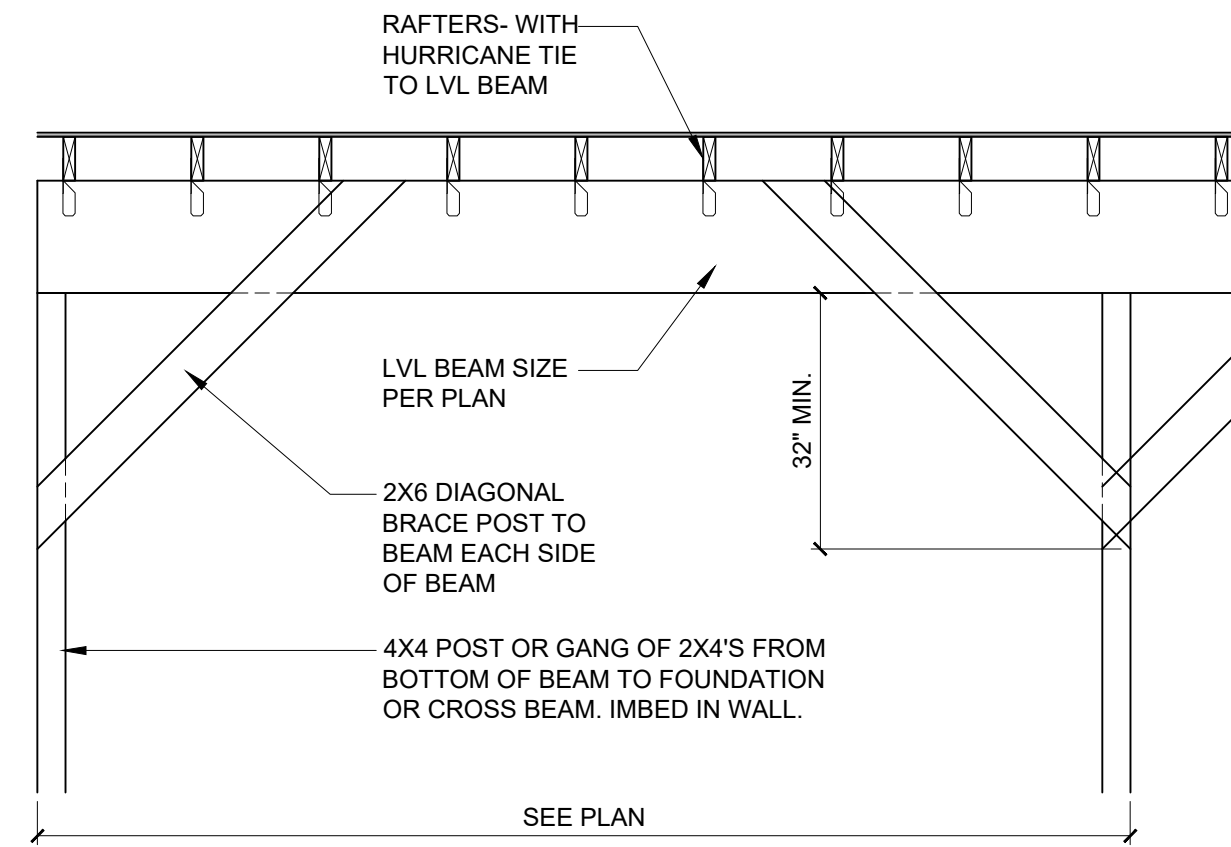


2
A5.1
FRAMING SECTION - UNIT A

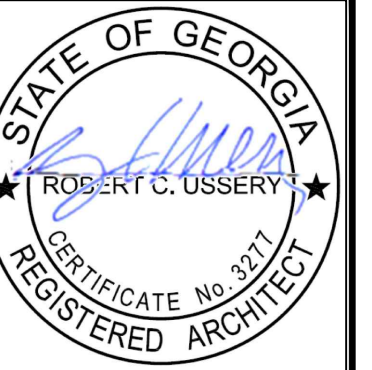
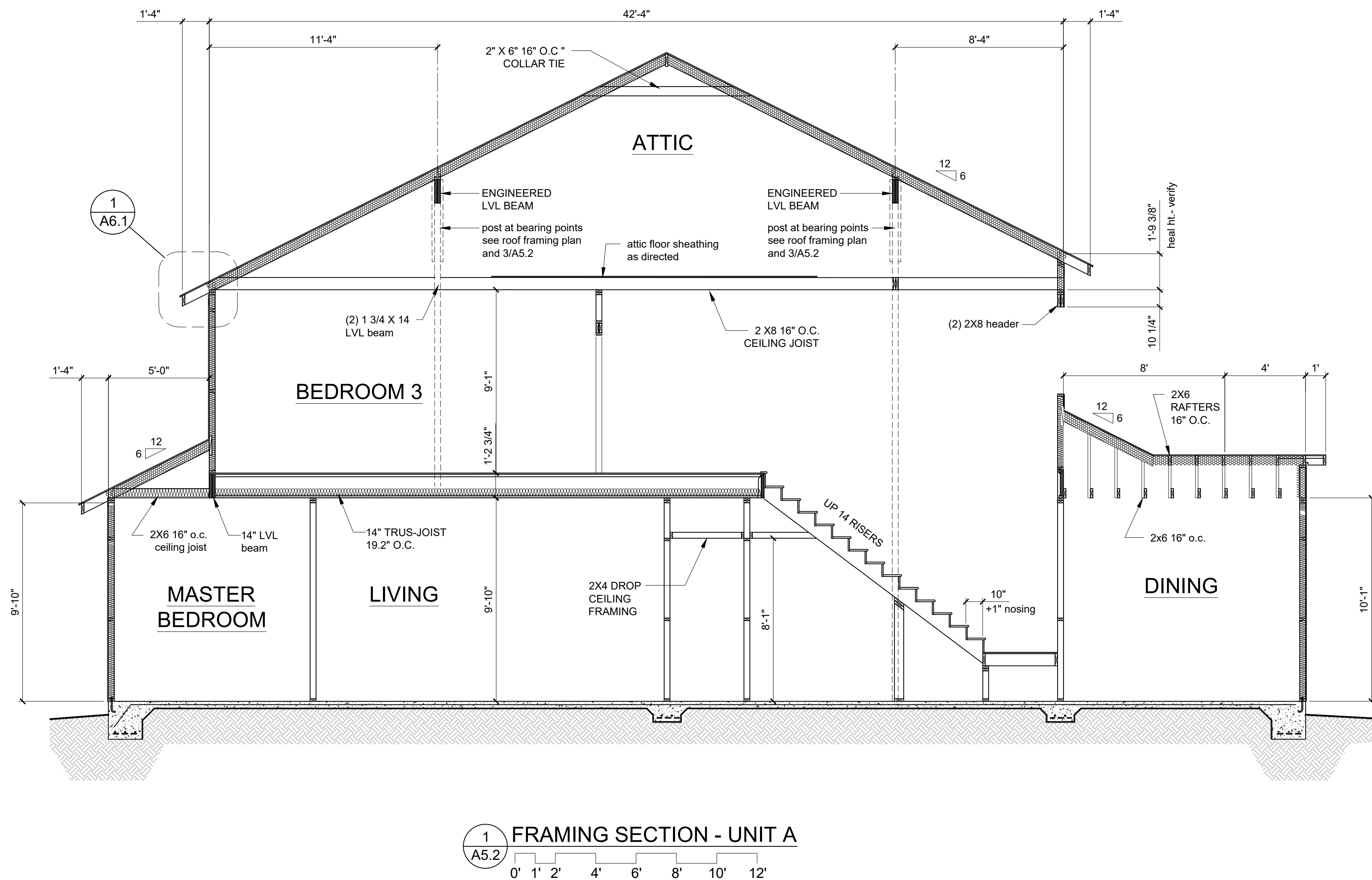
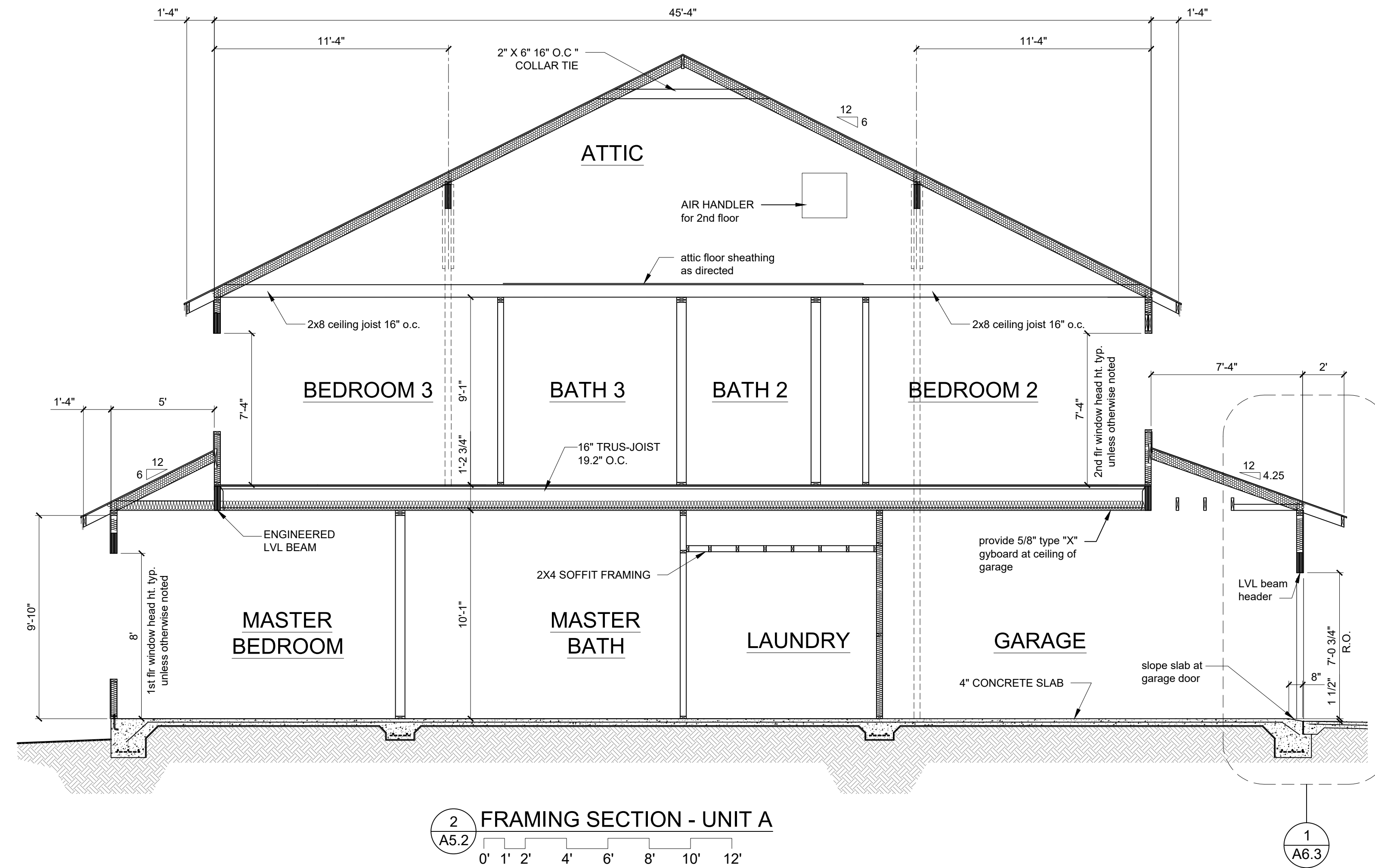


1
A5.1
FRAMING SECTION - UNIT A

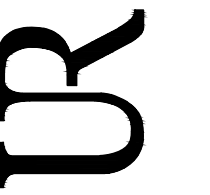
2
A6.2
BEAM-COLUMN CONNECTION



3 ATTIC BEAM DETAIL
A5.2 not to scale



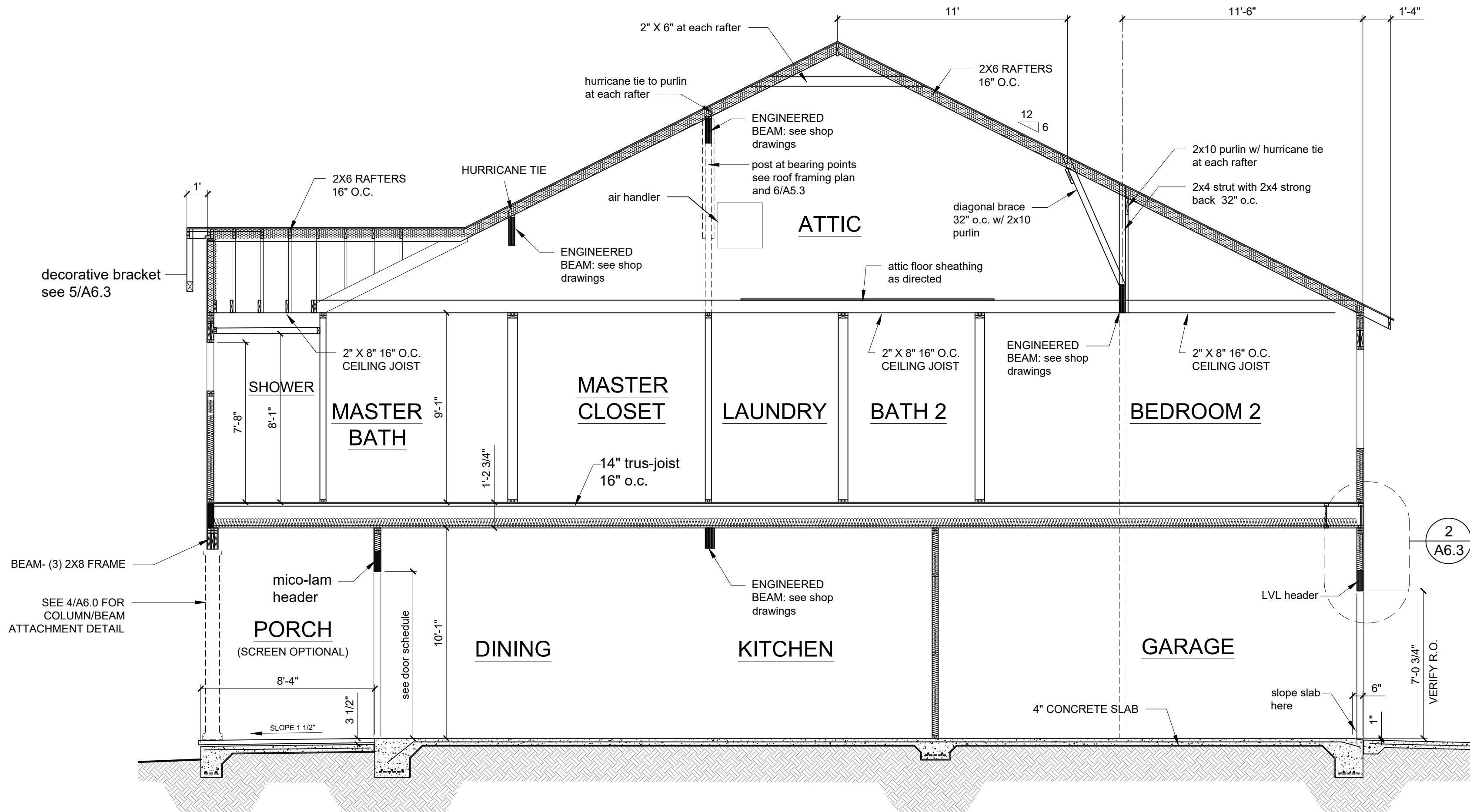
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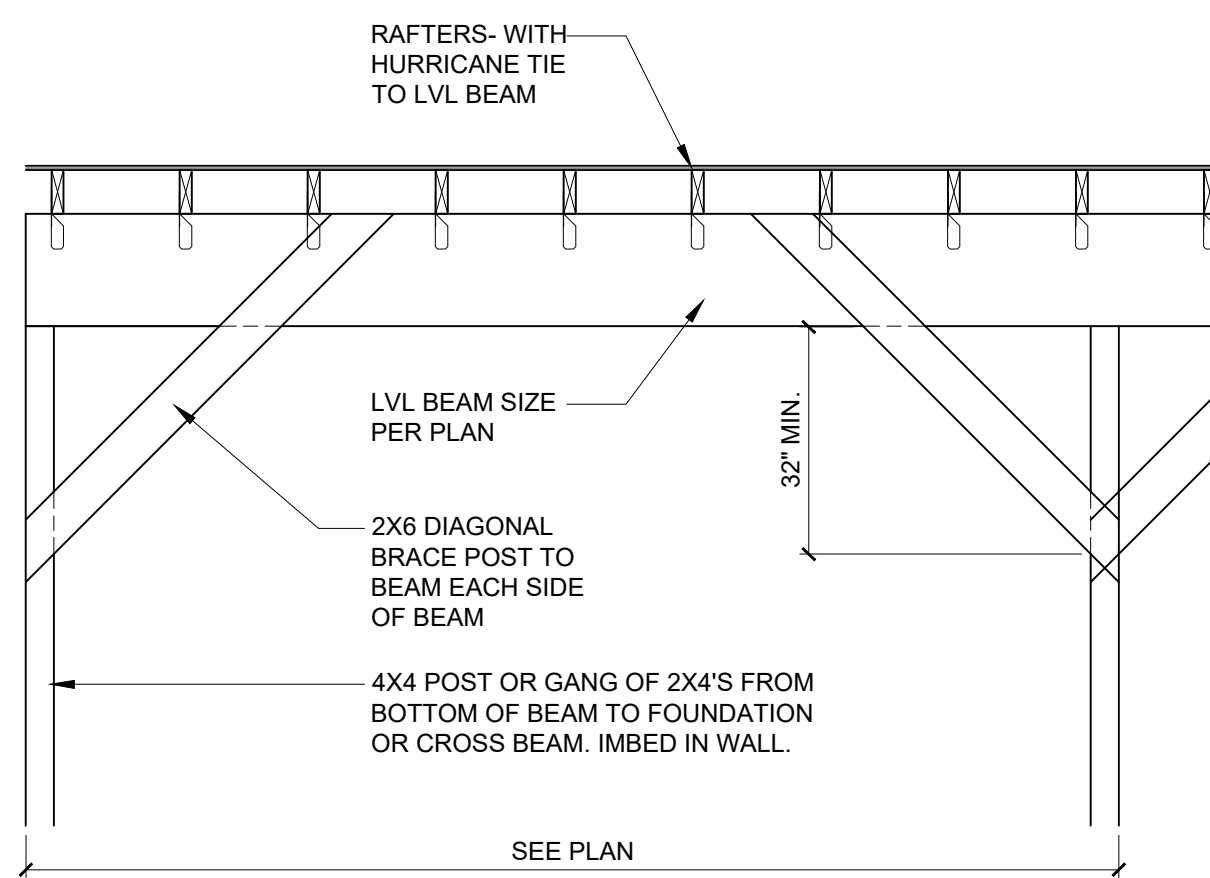
FIFTY OAKS - Framing Sections
South Harrington Road
St. Simons Island, Georgia

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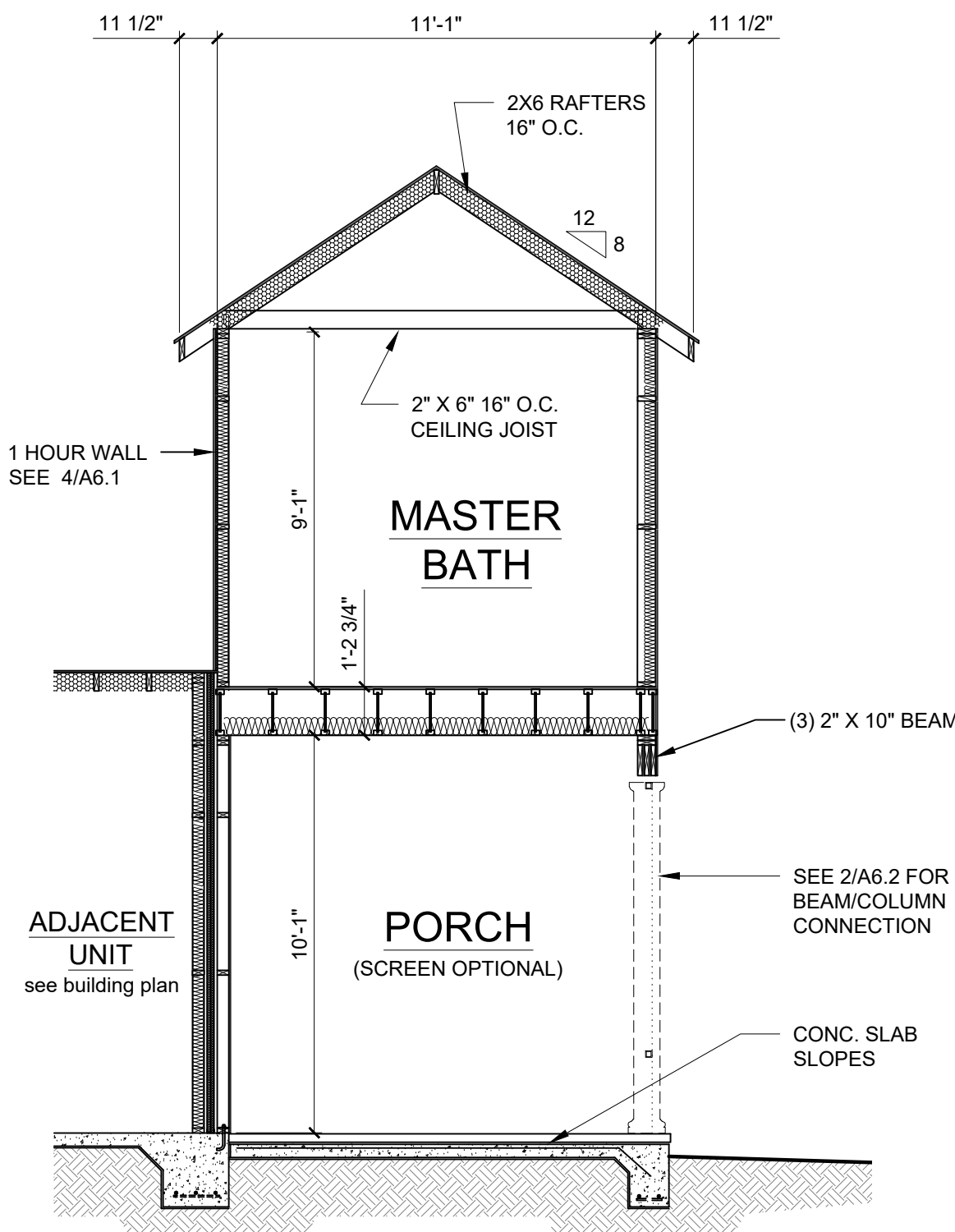
A5.2



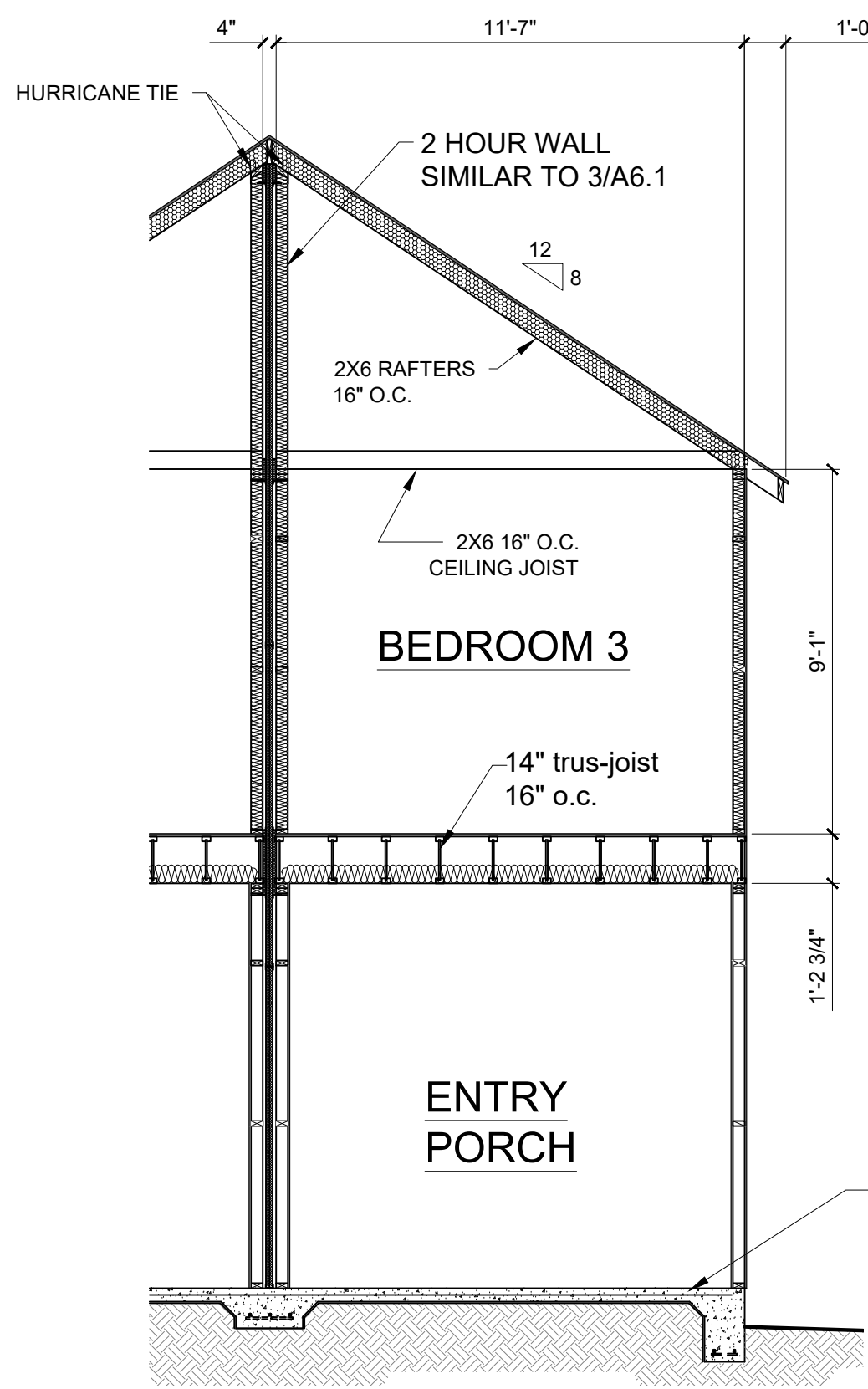
4 FRAMING SECTION - UNIT B
A5.3



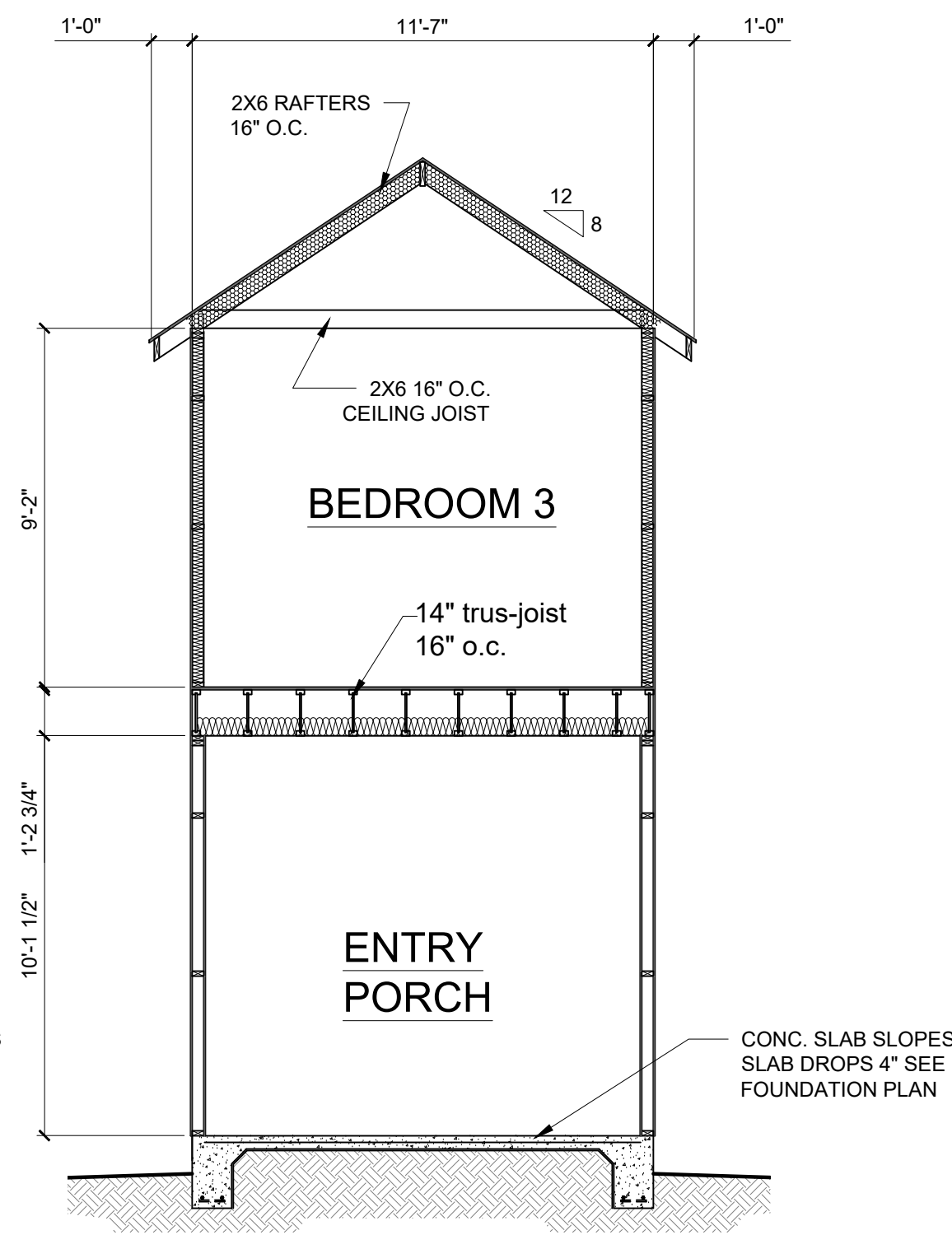
6 ATTIC BEAM DETAIL
A5.3 not to scale



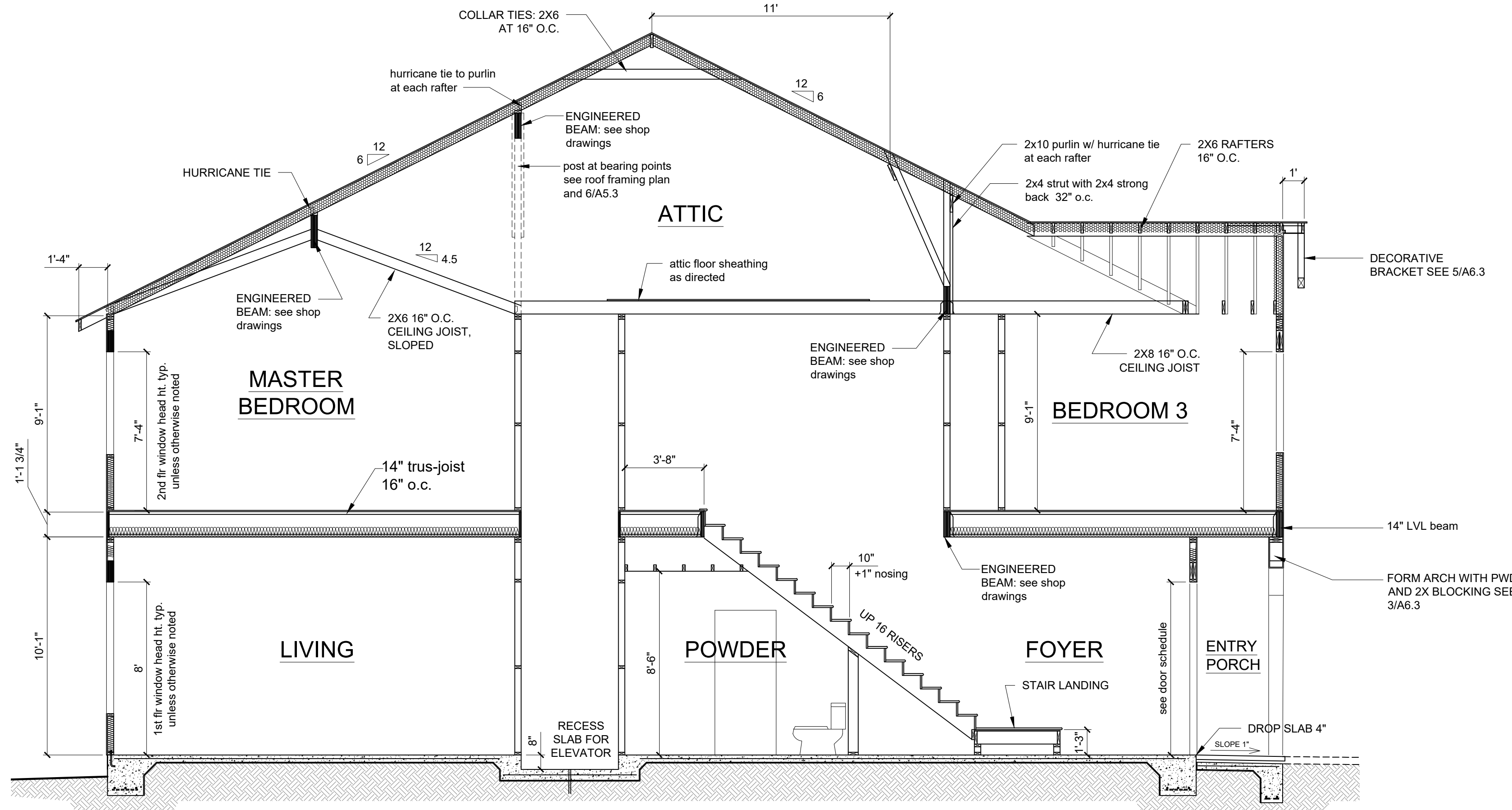
3 FRAMING SECTION - UNIT B
A5.3



5 FRAMING SECTION - UNIT B
A5.3



2 FRAMING SECTION - UNIT B
A5.3



1 FRAMING SECTION - UNIT B
A5.3

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"



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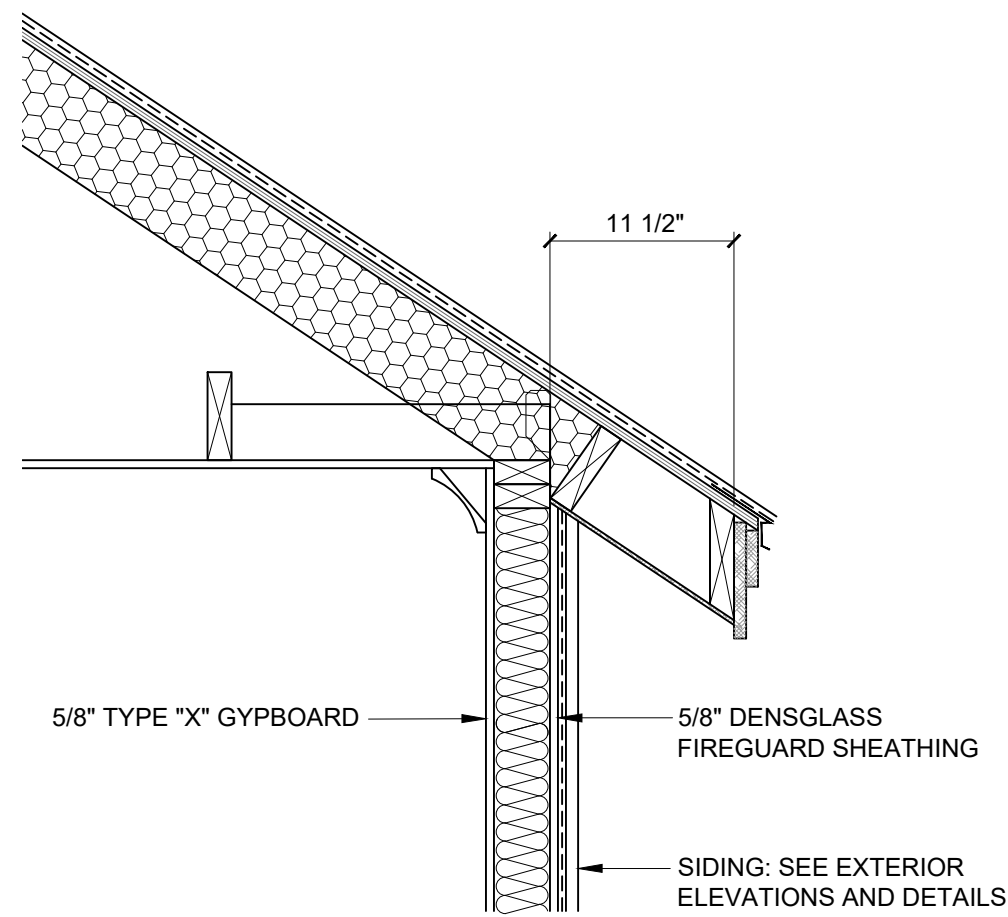


FIFTY OAKS - Framing Sections
South Harrington Road
St. Simons Island, Georgia

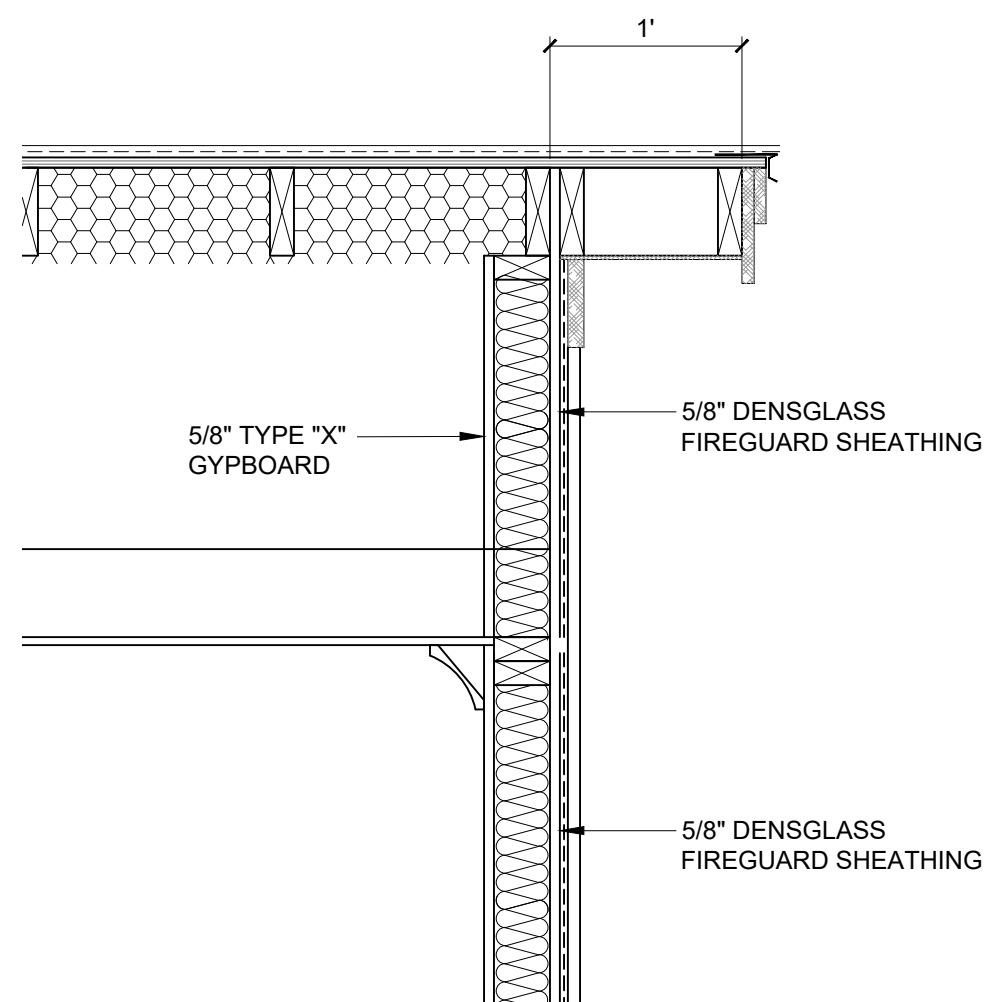
1622

3-8-24	

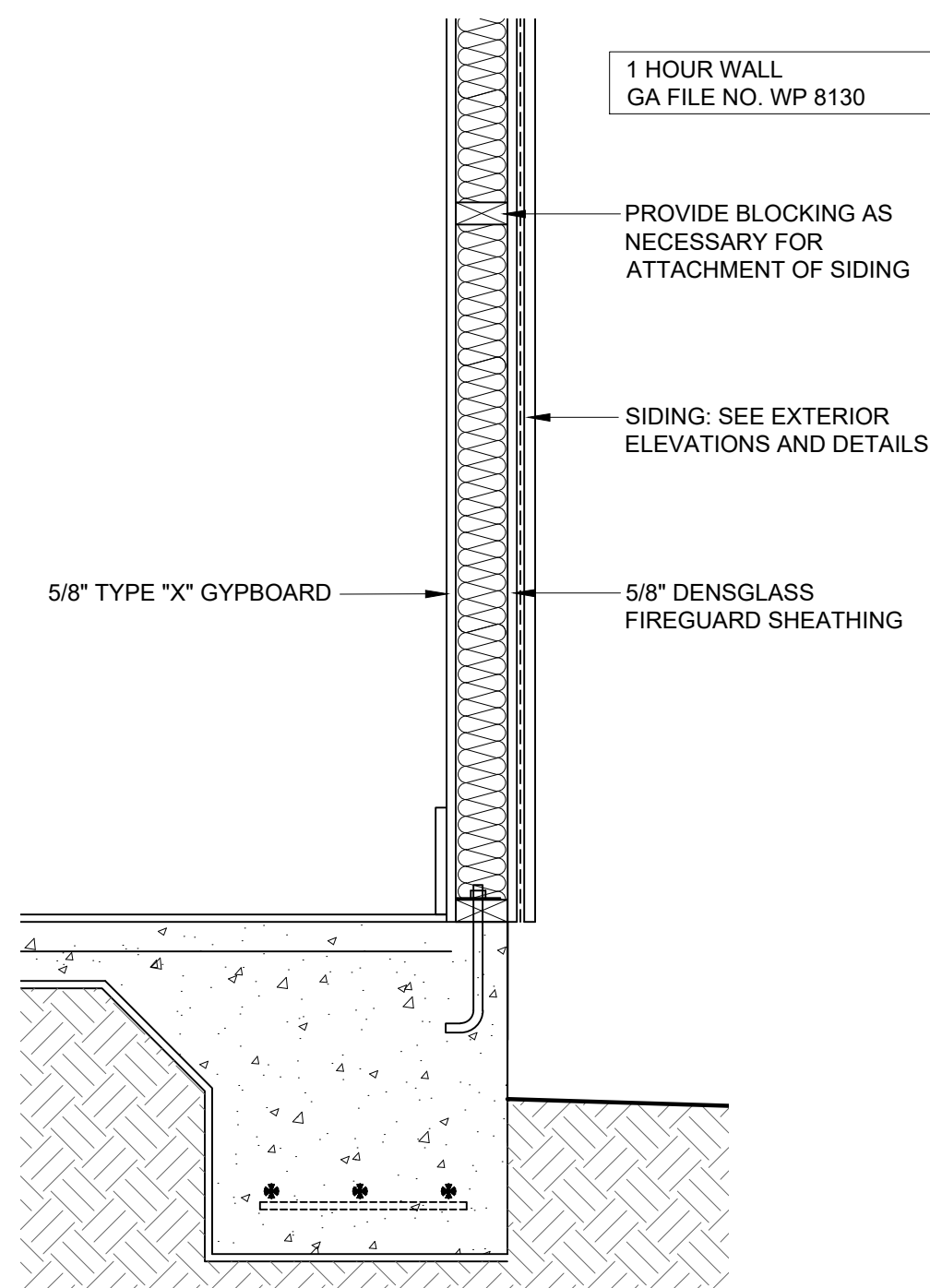
A5.3



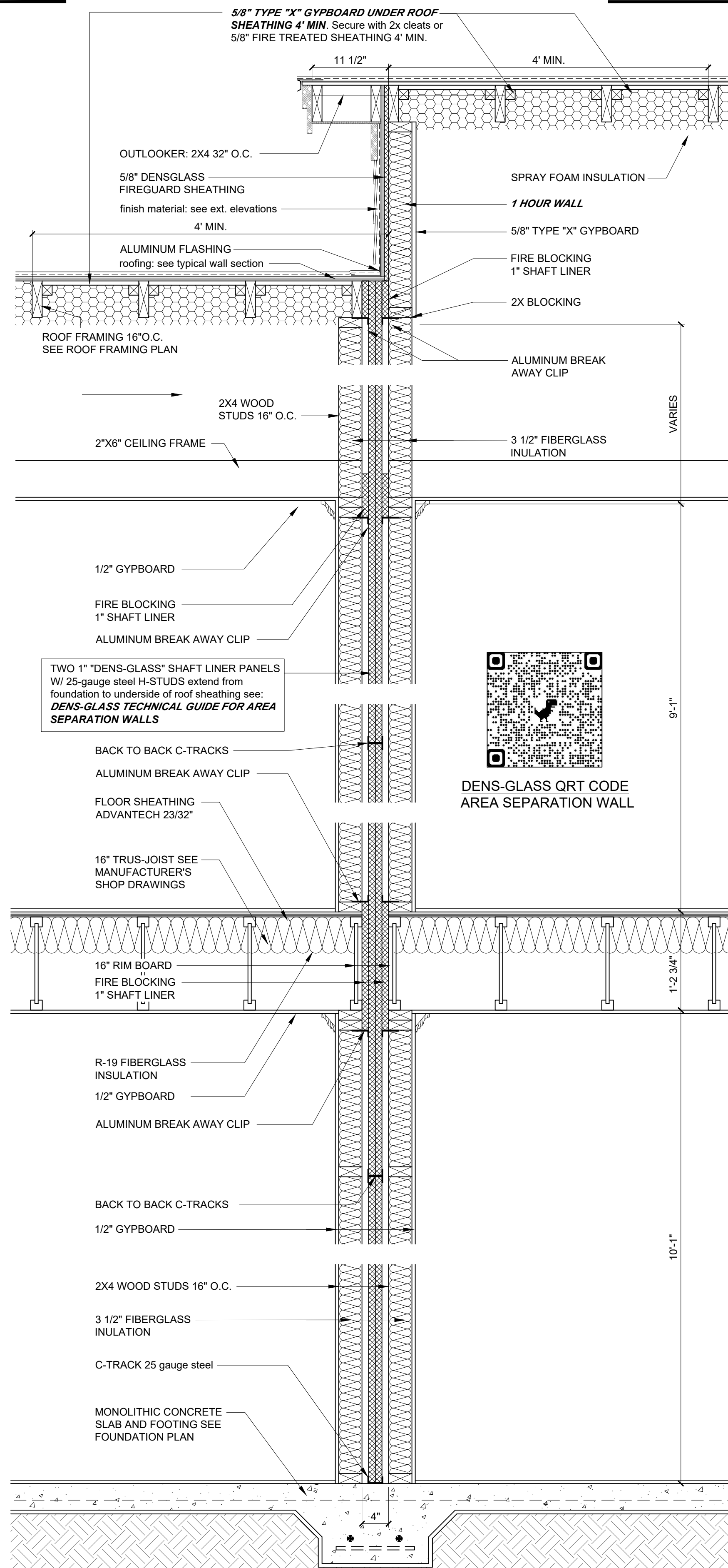
CONDITION AT ROOF EAVE
SEE TYP. WALL SECTION FOR ADDITIONAL NOTES



CONDITION AT ROOF RAKE between Units

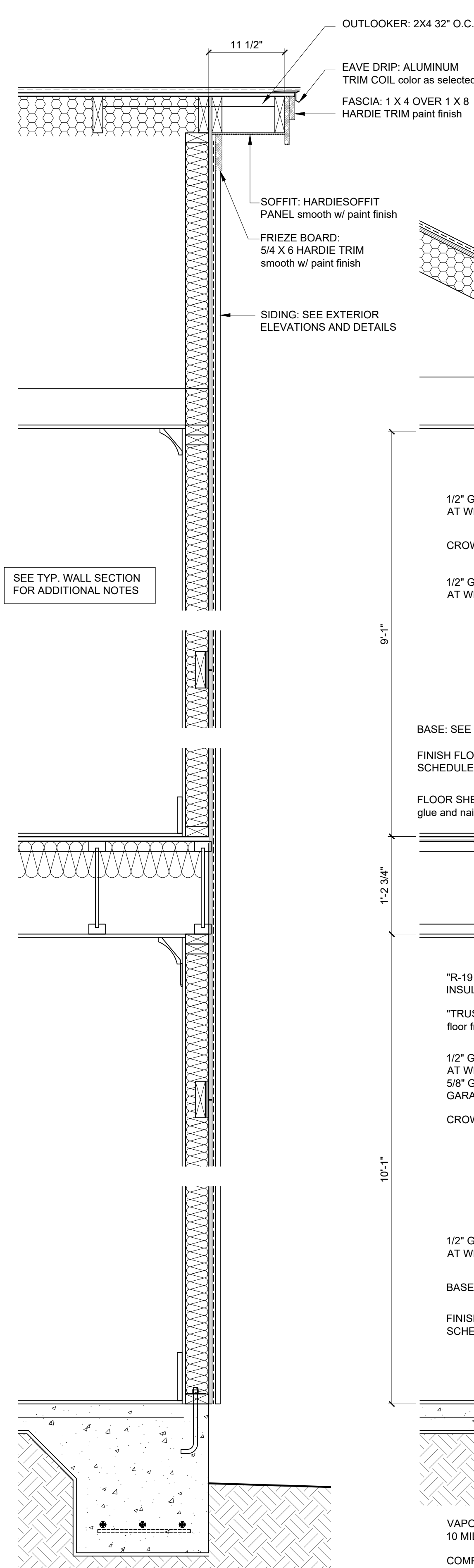


4 TYPICAL 1 HOUR WALL
A6.1 0 3' 6" 1' 2'

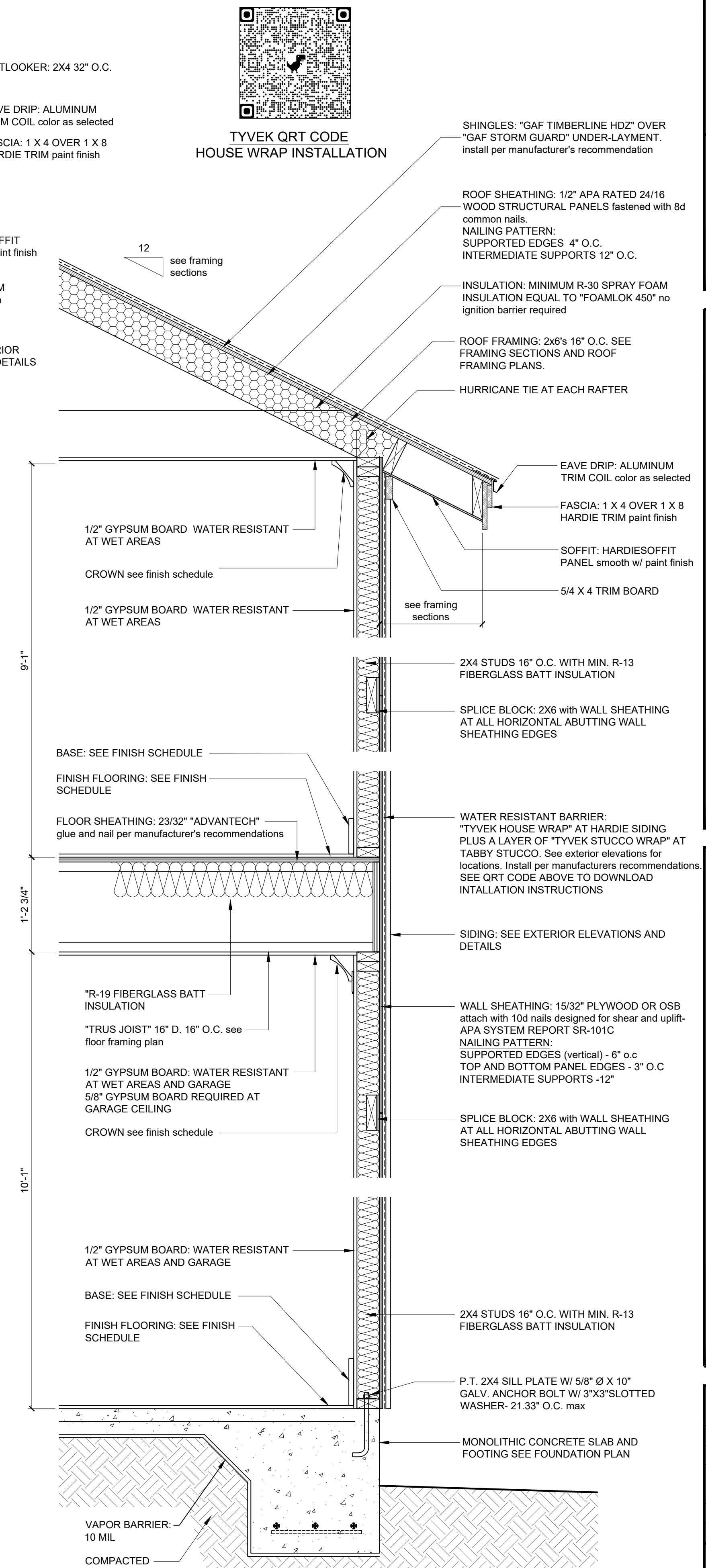


3 SEPARATION WALL SECTION
A6.1 0 3' 6" 1' 2'

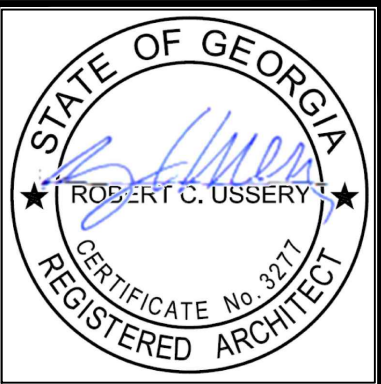
2 HOUR AREA SEPARATION WALL
UL DESIGN U373
1 HOUR WALL ABOVE LOW ROOF
UL DESIGN U338



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'

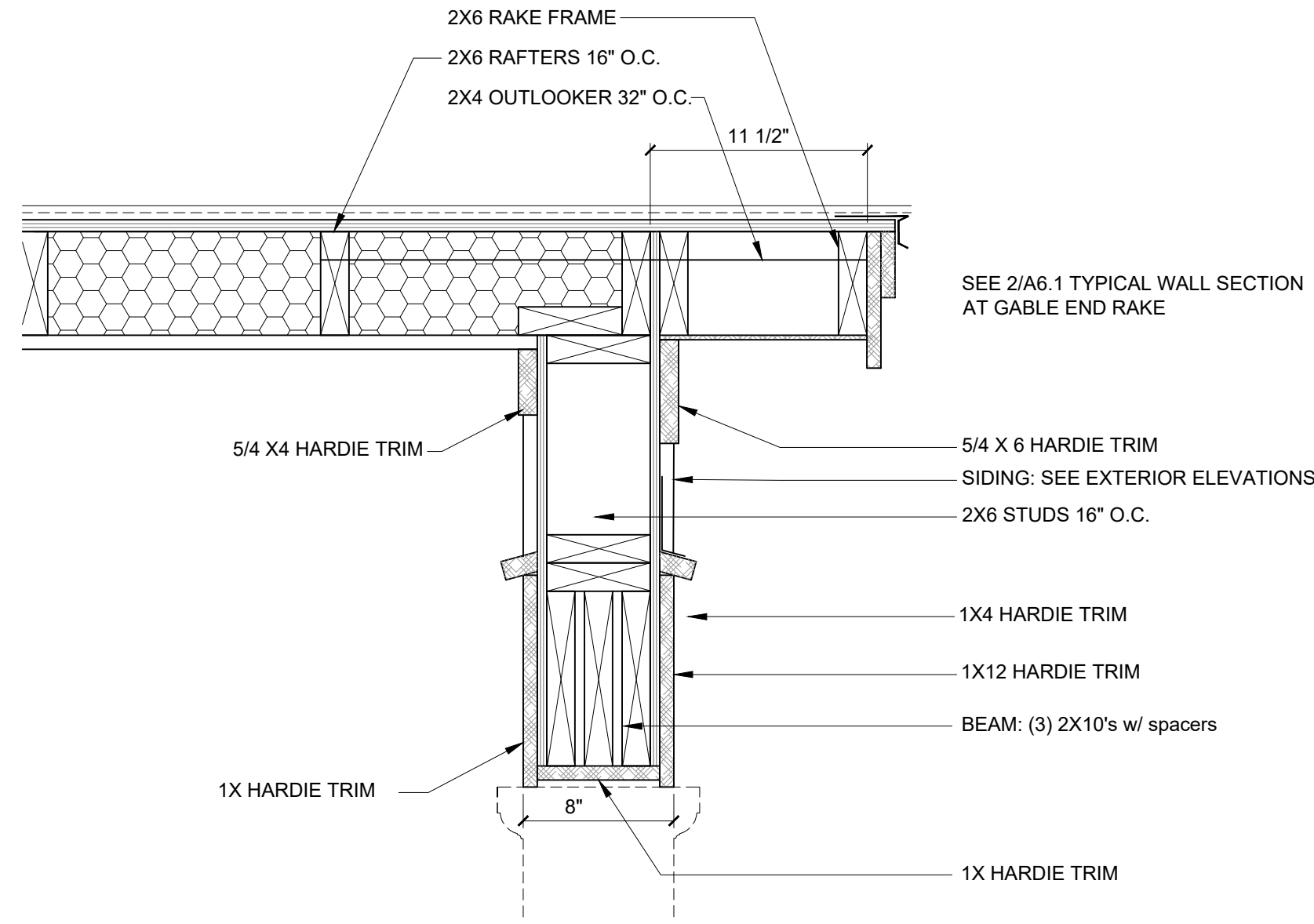


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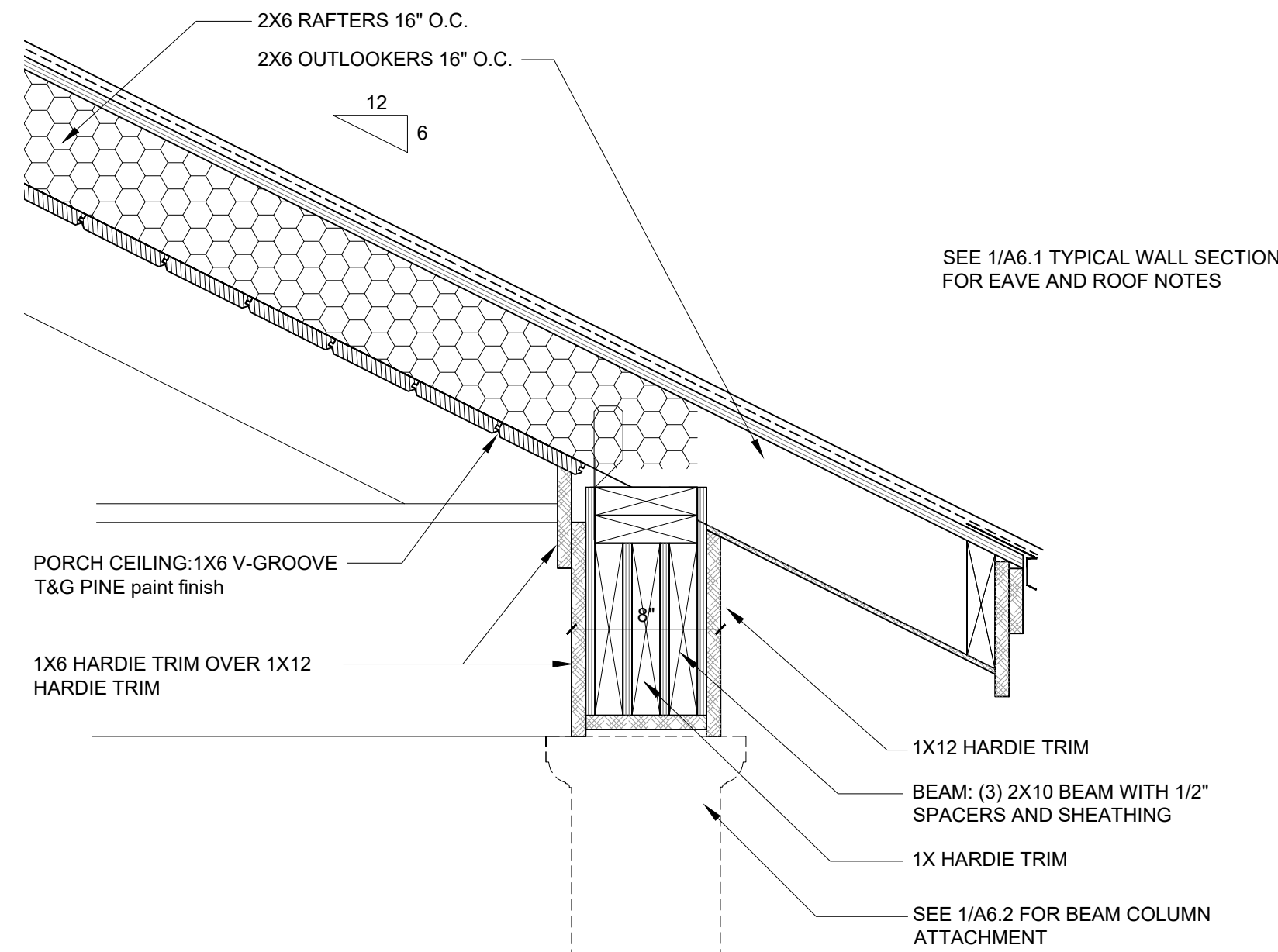
FIFTY OAKS - Wall Sections
South Harrington Road
St. Simons Island, Georgia

1622
3-8-24

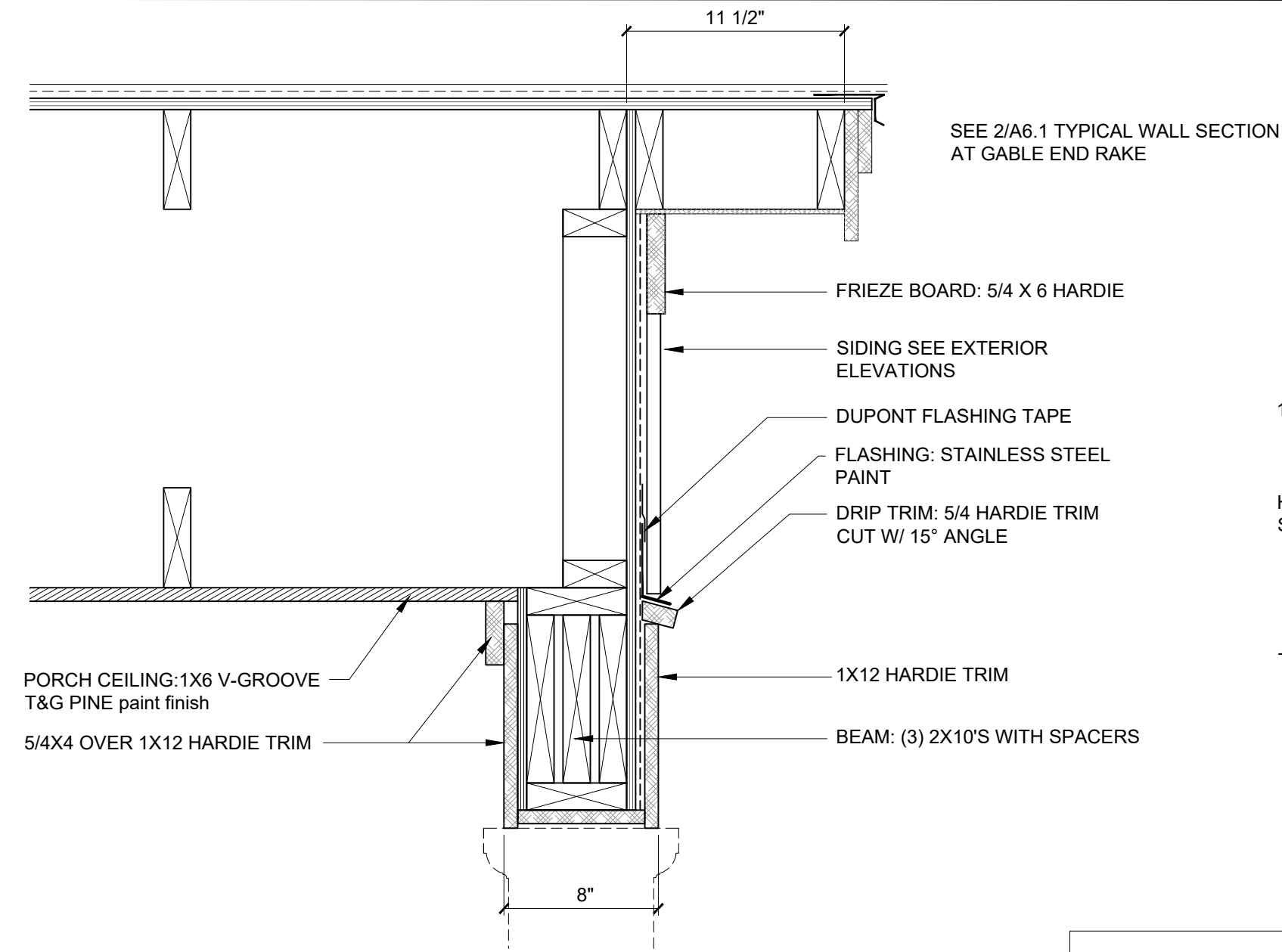
A6.1



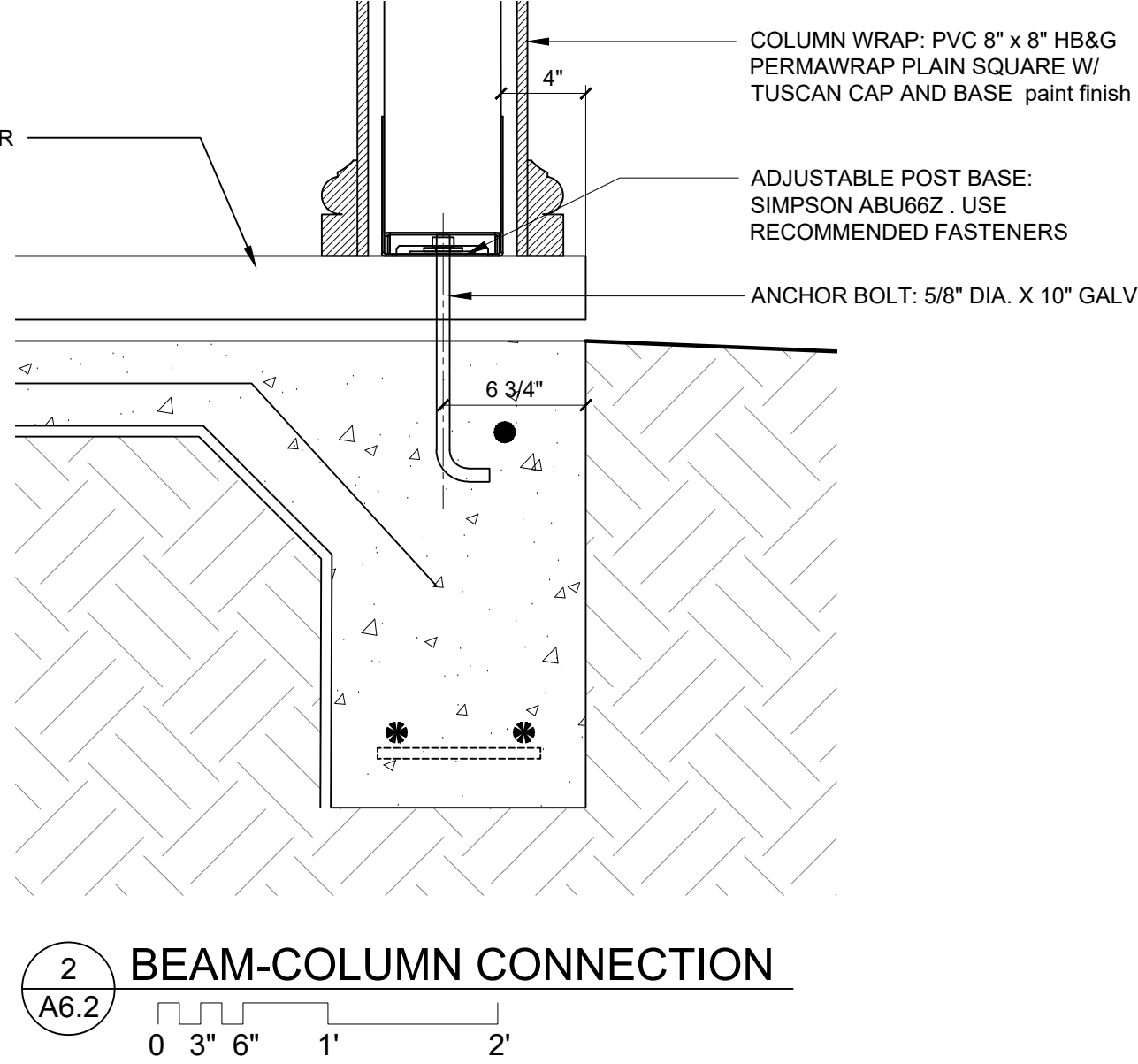
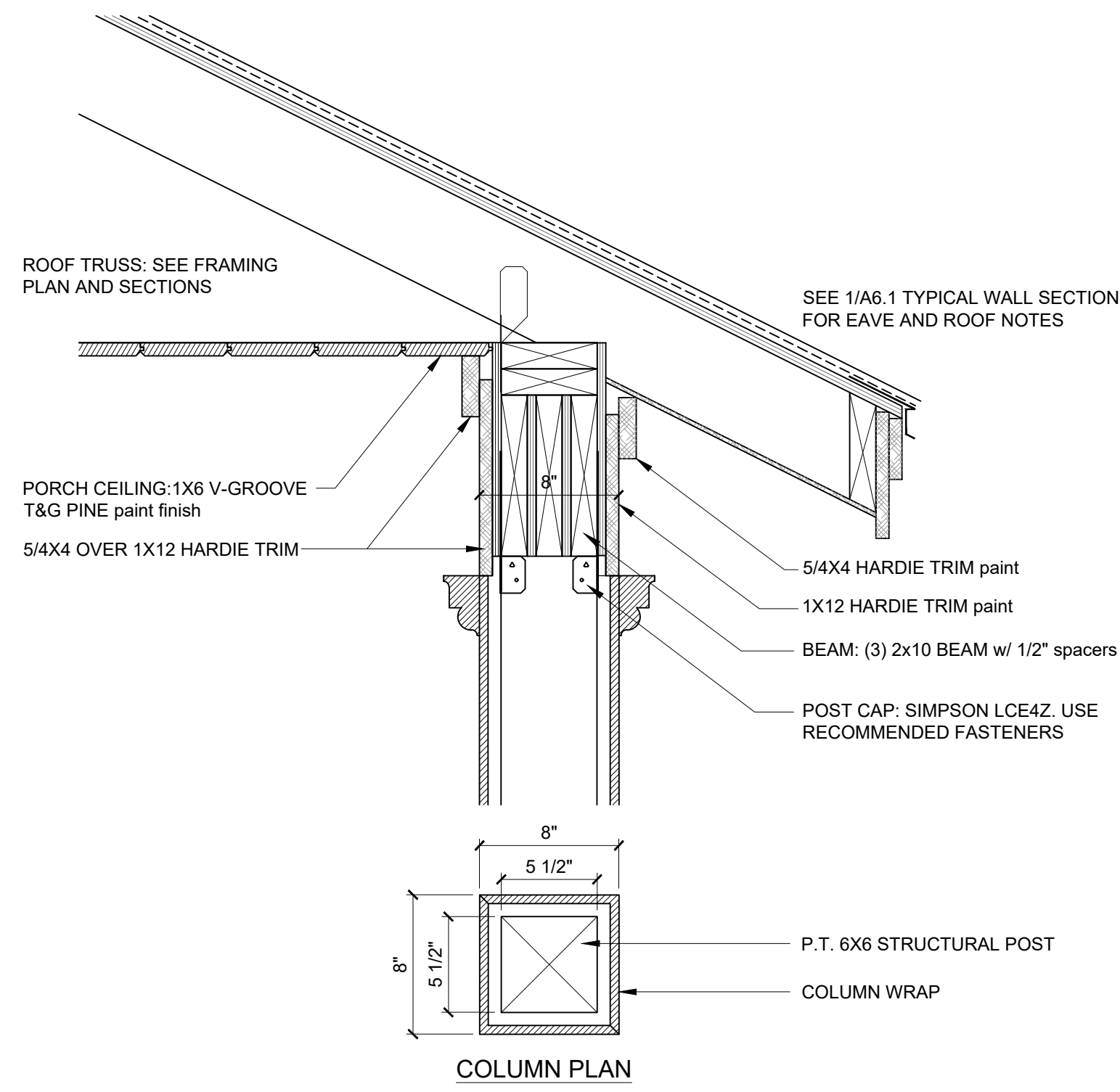
5
A6.2
BEAM AT BACK PORCH RAKE



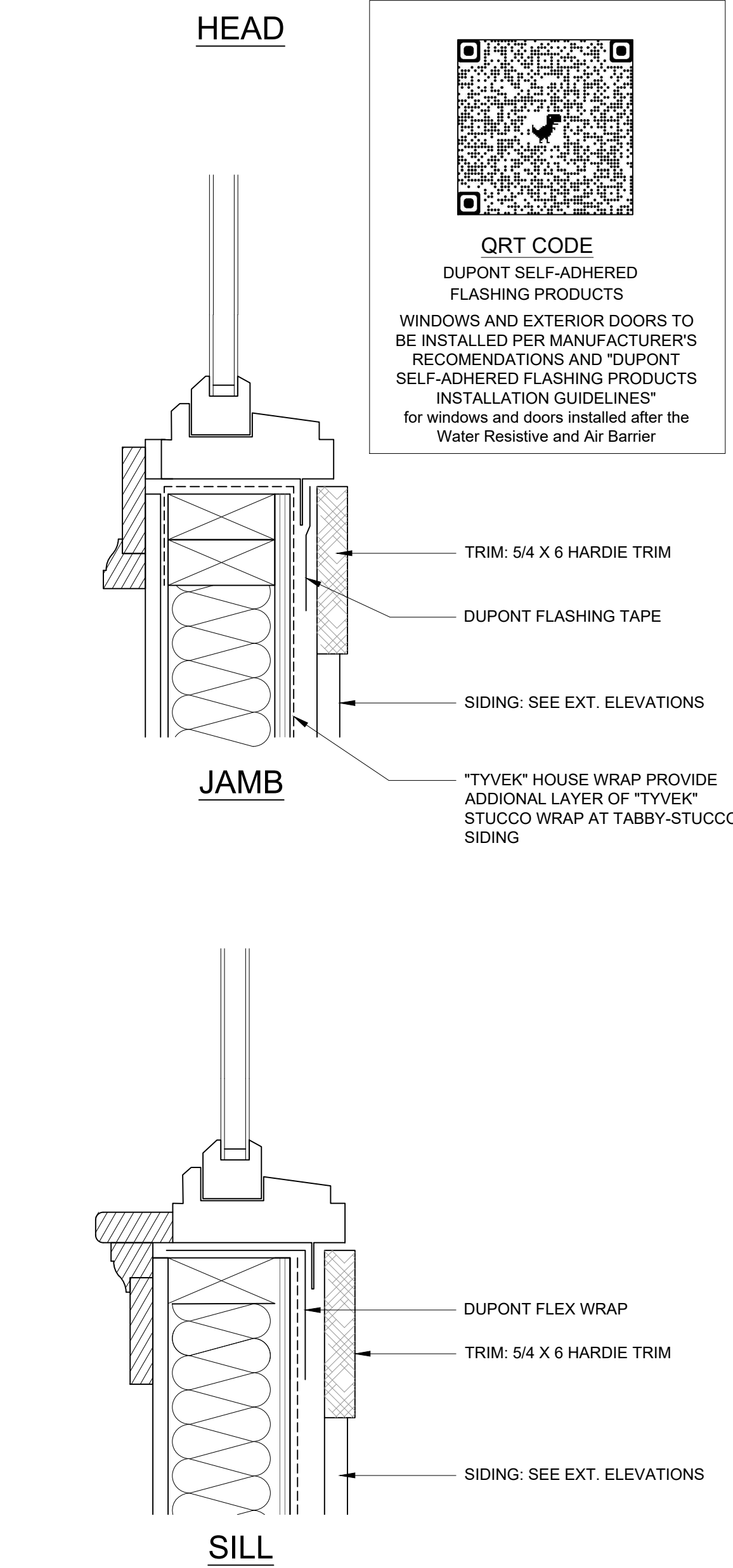
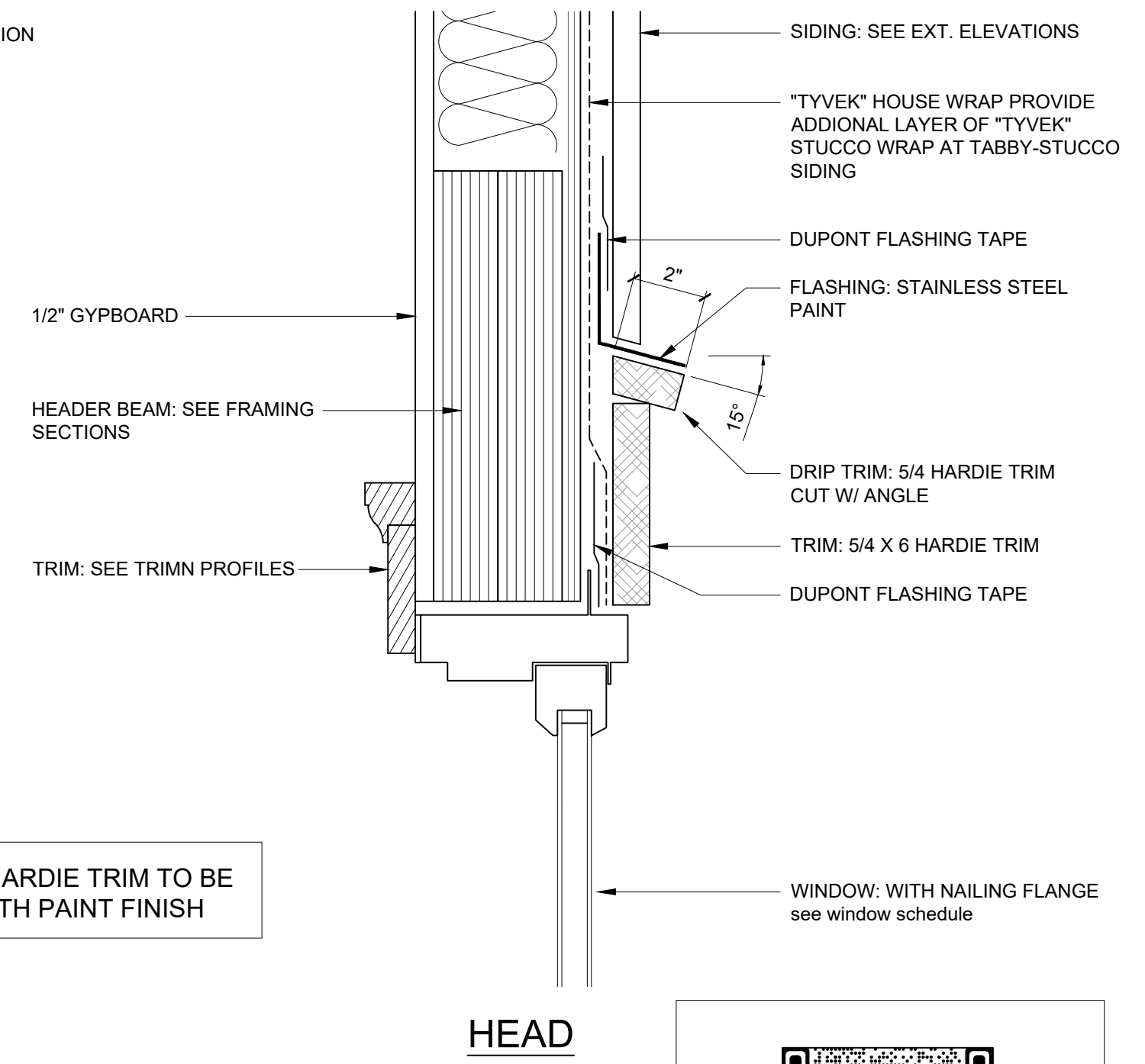
4
A6.2
BEAM AT BACK PORCH EAVE



3
A6.2
BEAM AT ENTRY PORCH RAKE



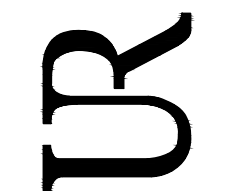
2
A6.2
BEAM-COLUMN CONNECTION



1
A6.2
TYPICAL WINDOW DETAILS



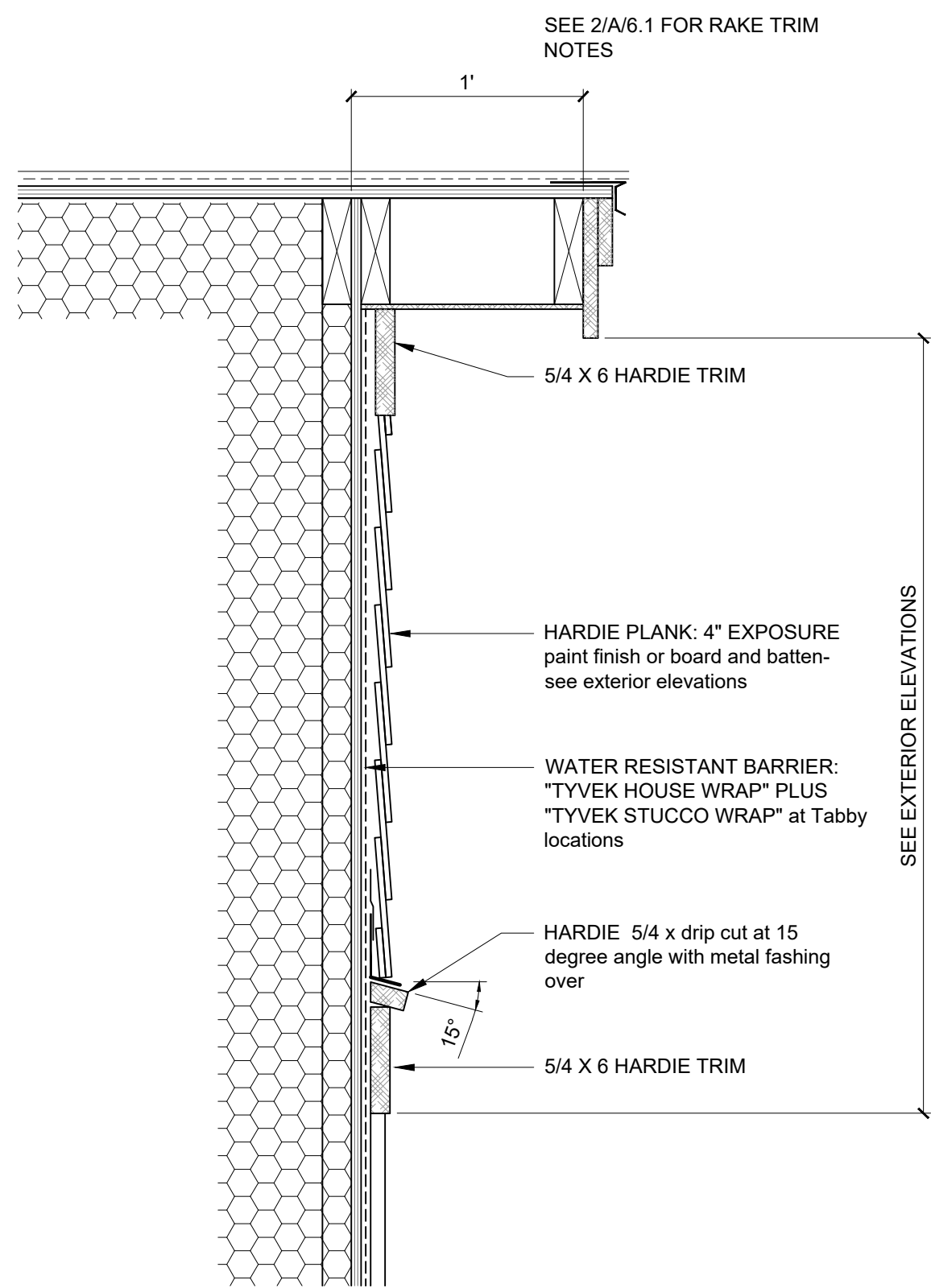
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FIFTY OAKS - Wall Sections
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St. Simons Island, Georgia

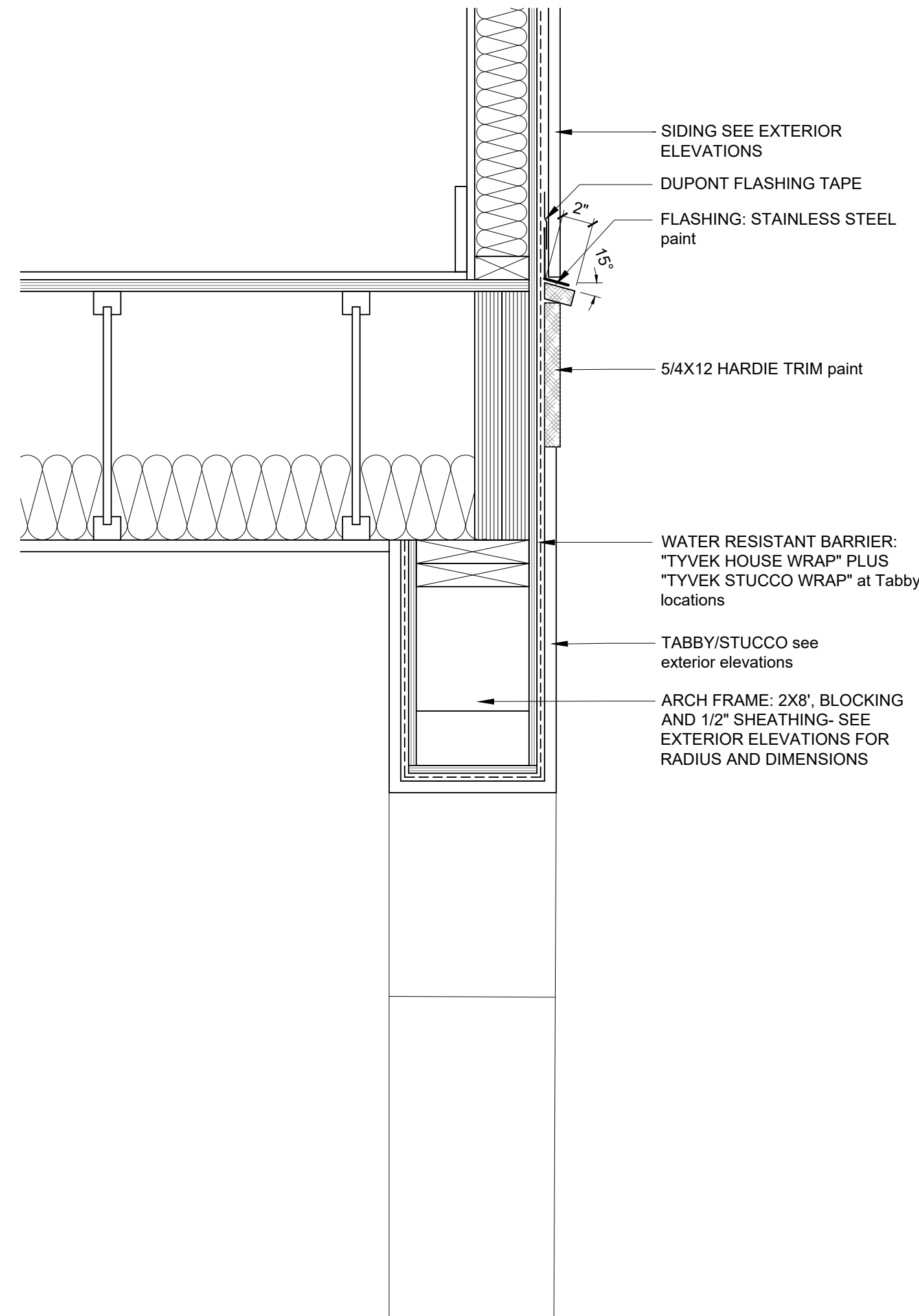
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A6.2



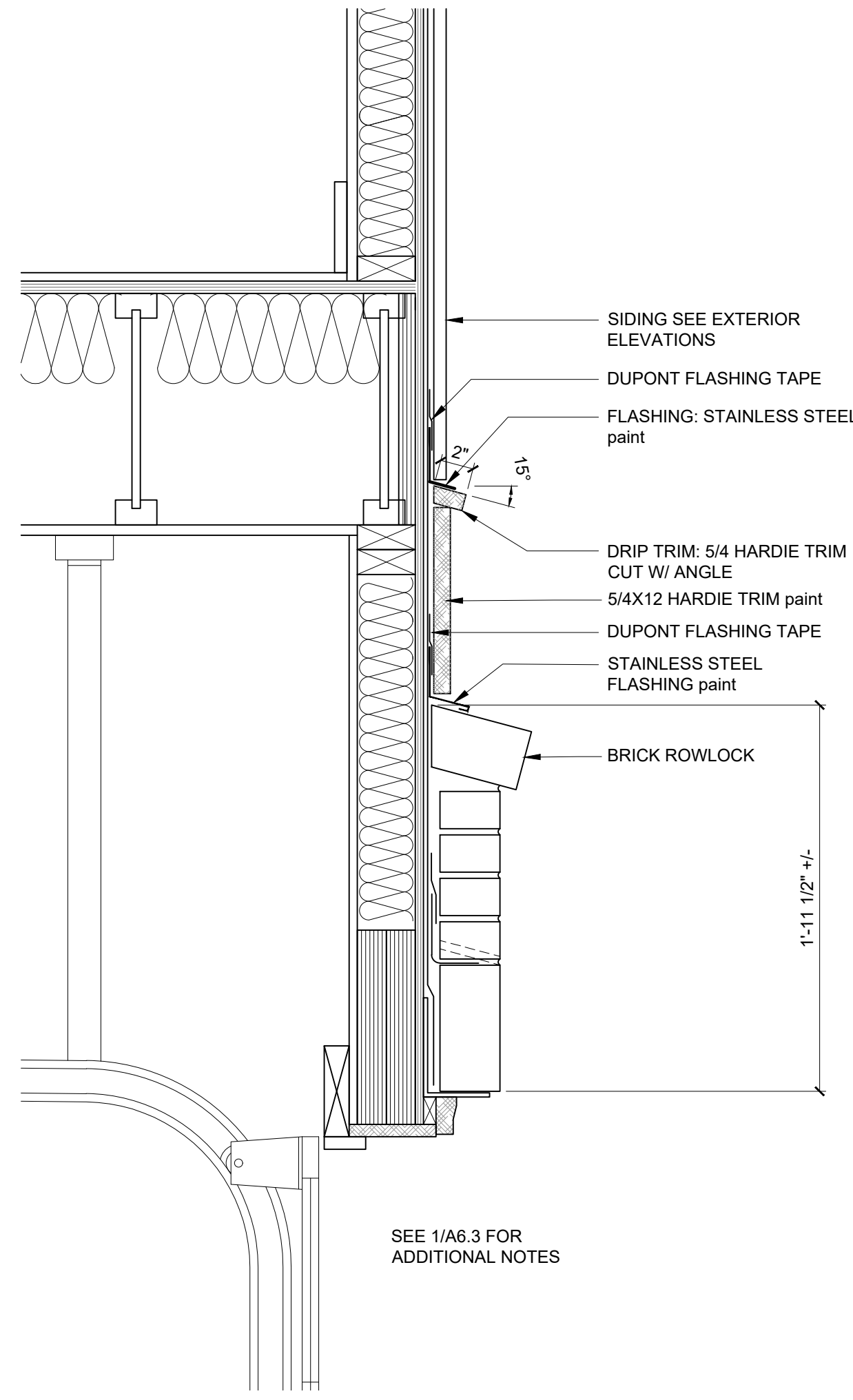
4 GABLE FEATURE
A6.3

0 3" 6" 9" 1' 2'



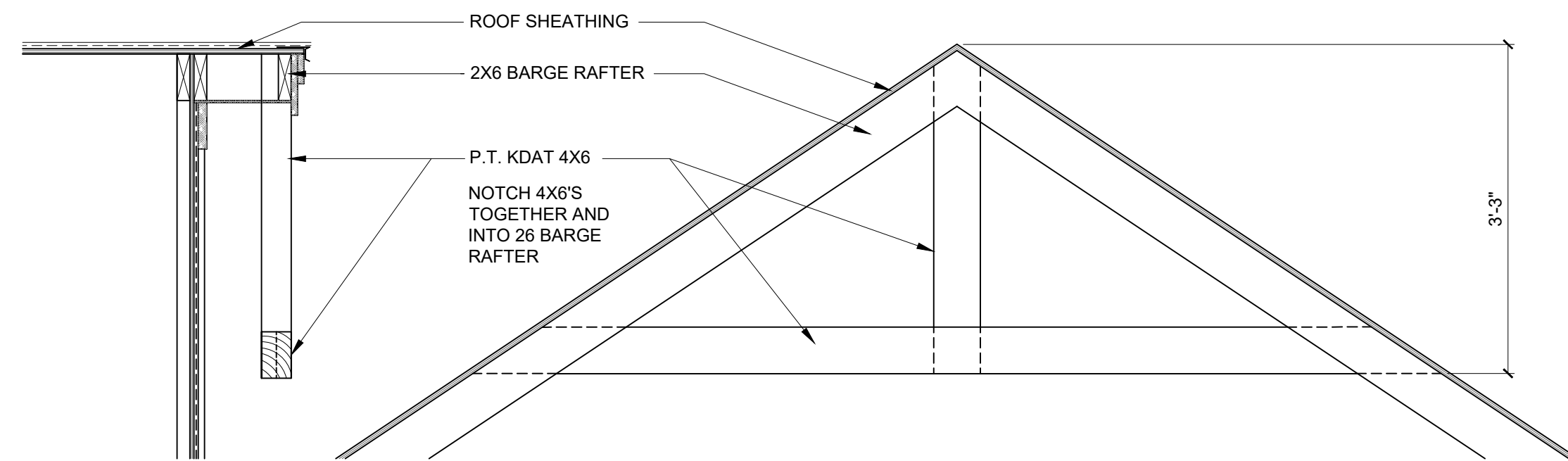
3 TABBY ARCH AT UNIT TYPE "B" AND "E"
A6.3

0 3" 6" 9" 1' 2'



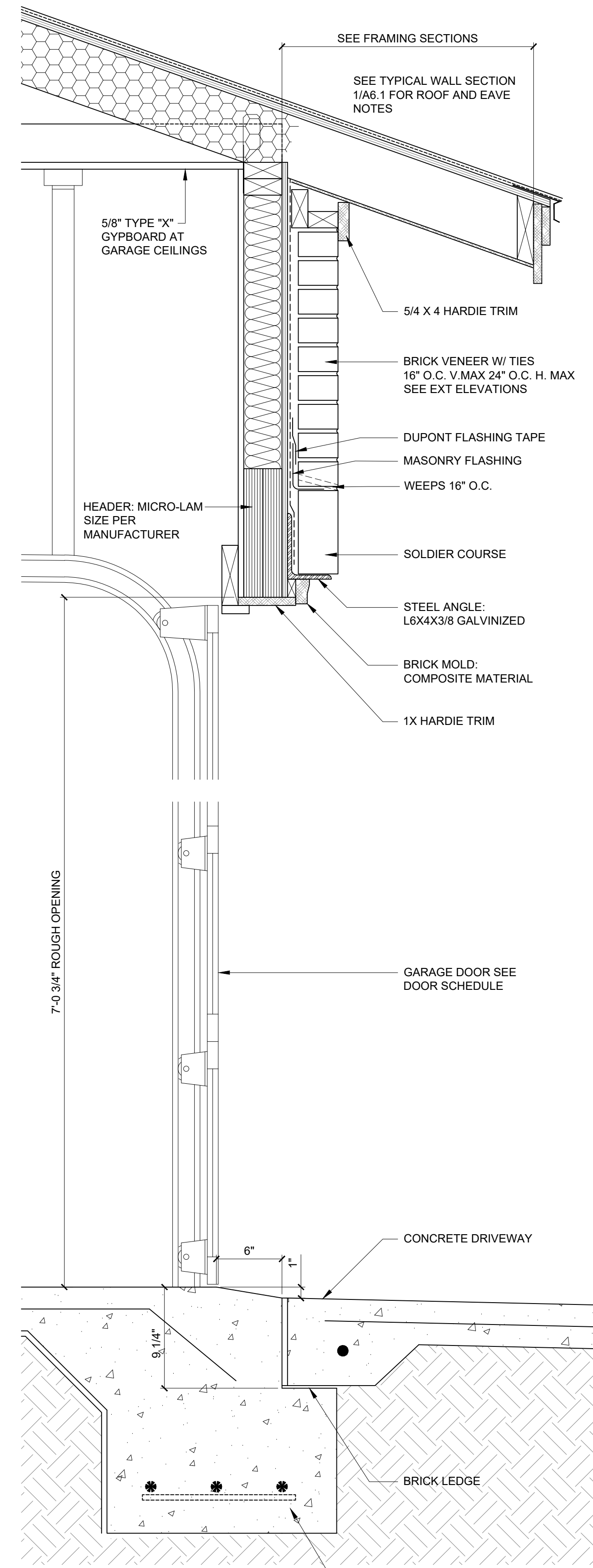
2 GARAGE DOOR SECTION
A6.3

0 3" 6" 9" 1' 2'



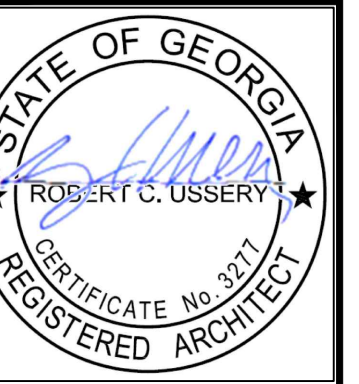
5 GABLE BRACKET DETAIL
A6.3

0 1' 2' 4'



1 GARAGE DOOR SECTION
A6.3

0 3" 6" 9" 1' 2'



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A6.3

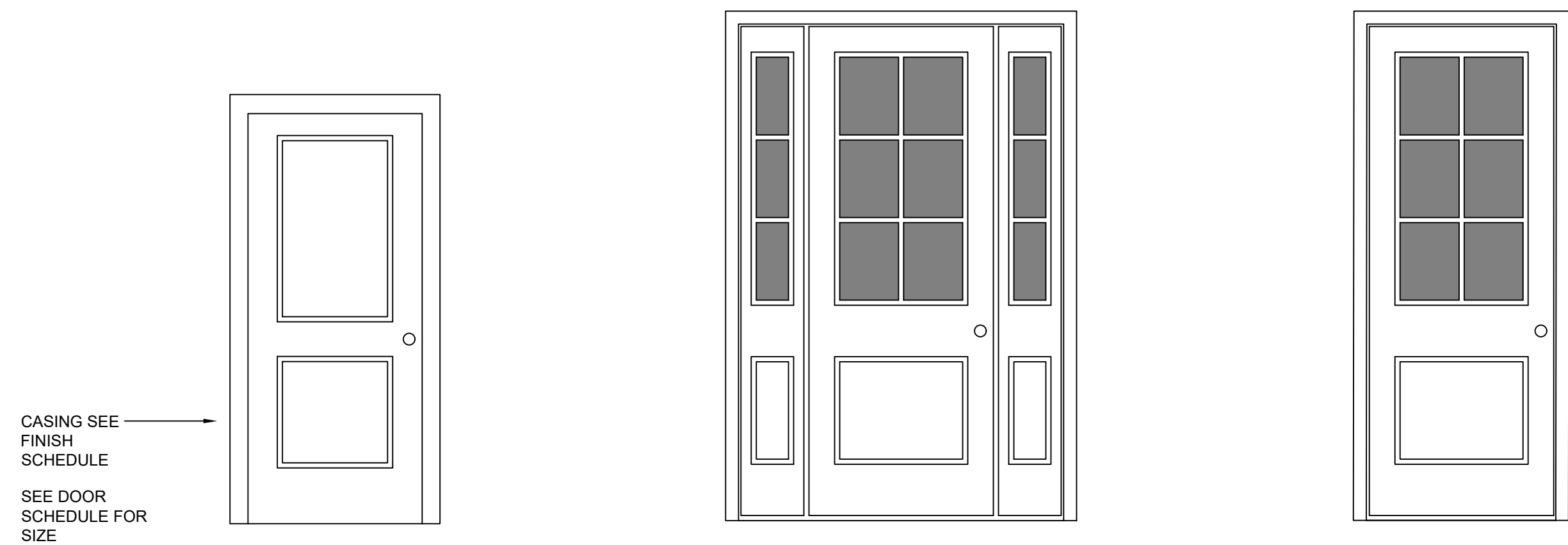
UNIT A - DOOR SCHEDULE							
MARK	UNIT SIZE	DESCRIPTION	FRAME	GLAZING	CASING	HARDWARE	COMMENTS
A-1	9-0 X 7-0	INSULATED GARGE DOOR	-	MFG	-	MFG	SEE ELEVATIONS, ANY GLAZING TO BE IMPACT RESIST.
A-2	3-0 X 8-0 X 1 3/4	EXTERIOR ENTRANCE DOOR, AS SELECTED	WOOD	MFG	-	SEC	IMPACT RESISTANT GLASS, THRESHOLD & 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-12	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-13	PAIR 2-0 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-25	PR. 2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	WEATHER STRIP AND THRESHOLD
A-26	PR. 1-6 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	-	-	PRIV	-
A-32	1-6 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	-

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	PAIR 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 6-8 X 1 3/4	INTERIOR DOOR, AS SELECTED	WOOD	-	-		IF ELEVATOR OPTION IS SELECTED SEE CODE AND MANUFACTURER'S REQUIREMENTS FOR DOOR INSTALL
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	PAIR 1-6 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED		-	-	PASS	-
B-23	3-0 X 6-8 X 1 3/8	INTERIOR 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	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	IF ELEVATOR OPTION IS SELECTED SEE CODE AND MANUFACTURER'S REQUIREMENTS FOR DOOR INSTALL
B-33	PAIR 2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
B-34	2-8 X 6-8 X 1 3/8	INTERIOR POCKET DOOR, AS SELECTED	WOOD	-	-	PASS	-
B-35	2-8 X 6-8 X 1 3/8	INTERIOR POCKET DOOR, AS SELECTED	WOOD	-	-	PRIV	-
B-36	2-8 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	-
B-38	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	INSULATED SEE NOTES	-	see exterior elevations for grill configuration typical all windows
B	PR. 3-0 X 6-0	8'-0"	DOUBLE HUNG	INSULATED SEE NOTES	-	-
C	TRIPLE 3-0 X 6-0	8'-0"	DOUBLE HUNG	INSULATED SEE NOTES	-	-
E	PR. 2-4 X 4-8	8'-0"	DOUBLE HUNG	INSULATED SEE NOTES	-	-
F	TRIPLE 3-0 X 4-8	7'-4"	DOUBLE HUNG	INSULATED SEE NOTES	-	-
G	PR. 3-0 X 4-8	7'-4"	DOUBLE HUNG	INSULATED SEE NOTES	-	-
H	3-0 X 4-8	7'-4"	DOUBLE HUNG	INSULATED SEE NOTES	-	-
I	2-4 X 4-0	8'-0"	FIXED	INSULATED SEE NOTES	-	-
N	2-8 X 2-0	<u>7'-8"</u>	AWNING	INSULATED SEE NOTES		all vinyl or composite material inside for wet area application

NOTES:

1. ALL WINDOWS MAY NOT BE USED
2. VERIFY ALL WINDOWS MEET THE REQUIRED INTERNATIONAL RESIDENTIAL CODE (IRC) DESIGN PRESSURE RATING (DP)
3. WINDOW GLAZING IS NOT IMPACT RESISTANT SEE IRC REQUIREMENTS FOR OPENING PROTECTION.



TYPICAL INTERIOR DOOR

ENTRY DOOR "B"

ENTRY DOOR "A" UNIT



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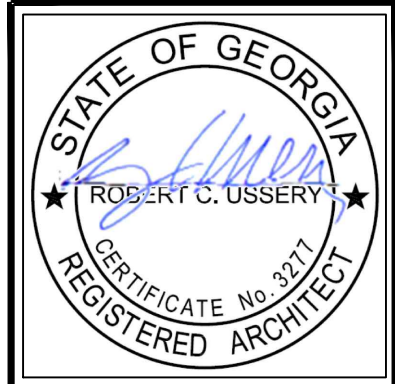


FIFTY OAKS - BUILDING 8
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3-8-24	

A7.1



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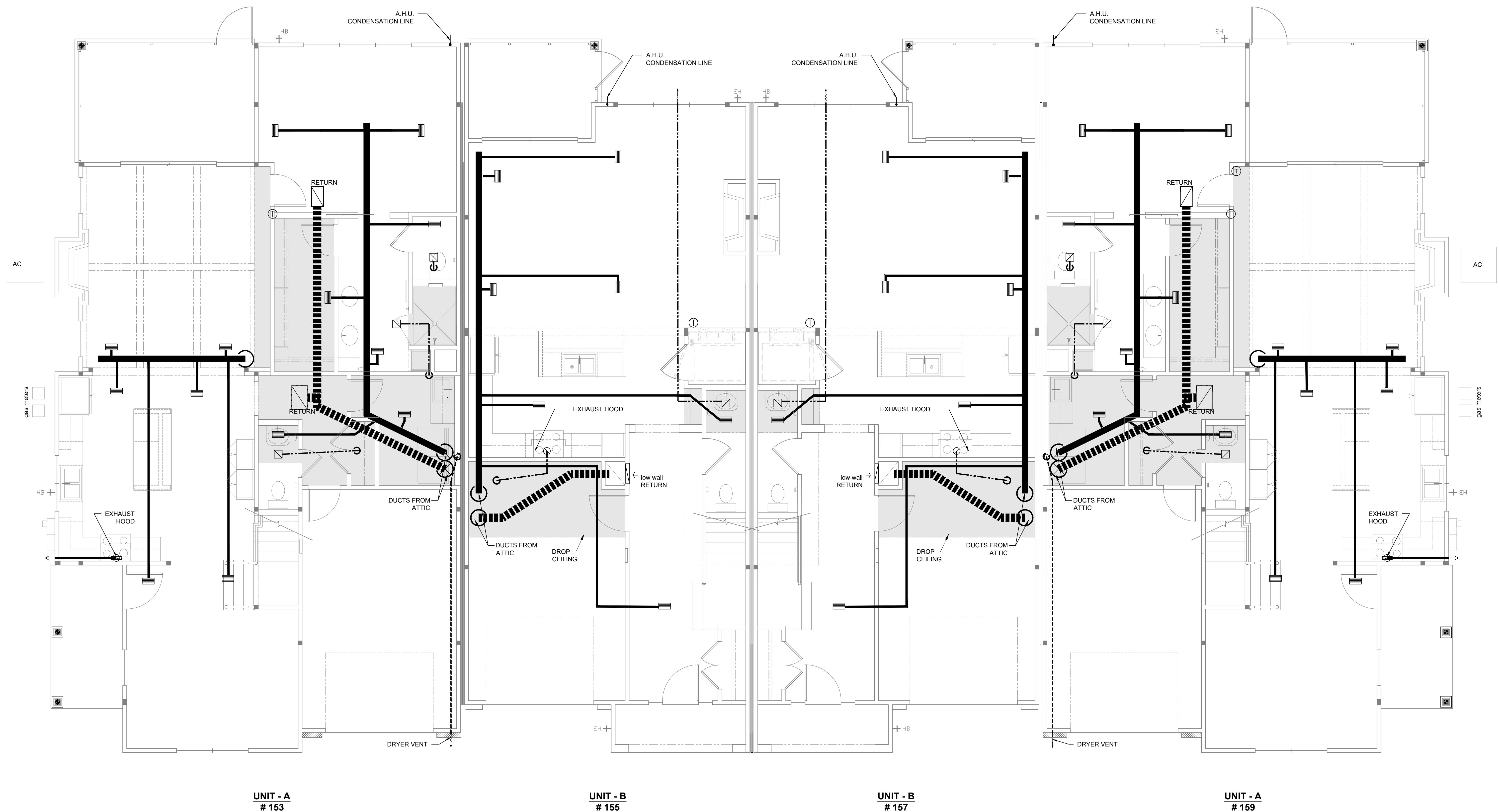
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FIFTY OAKS - BUILDING 8
South Harrington Road
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M.1

SEE SITE PLAN FOR AC
CONDENSER LOCATIONS



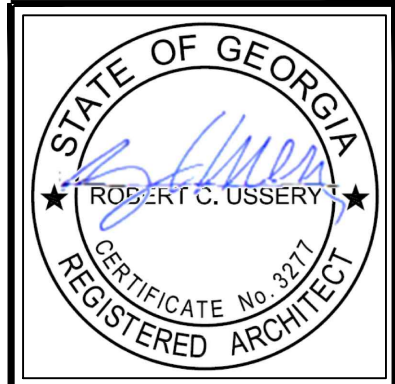
1
M.1

0' 2' 4' 8'

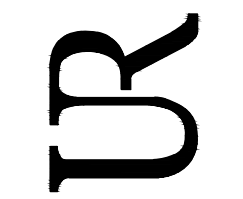
FIRST FLOOR MECHANICAL PLAN

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
- INDICATES DROPPED CEILING



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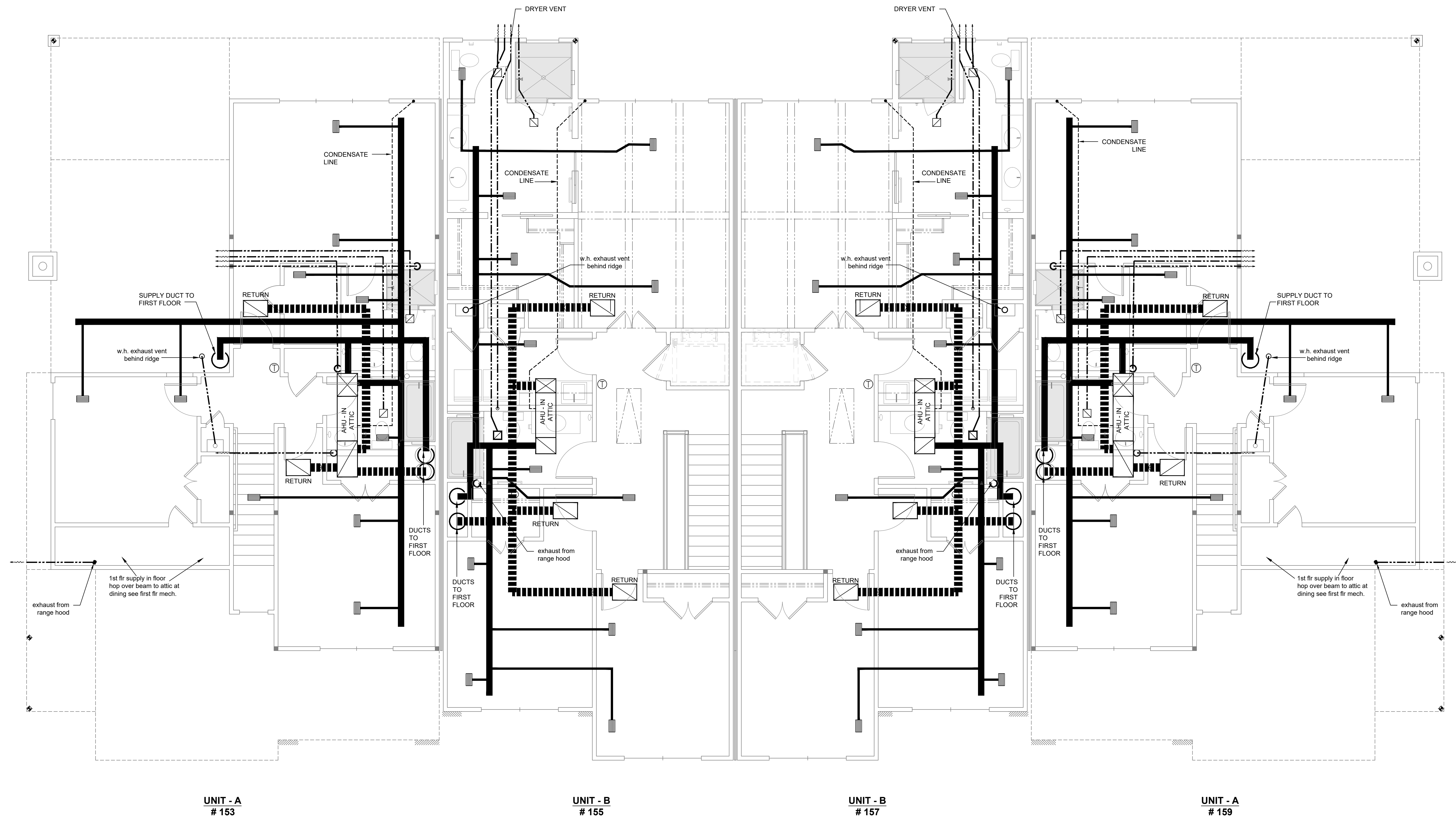


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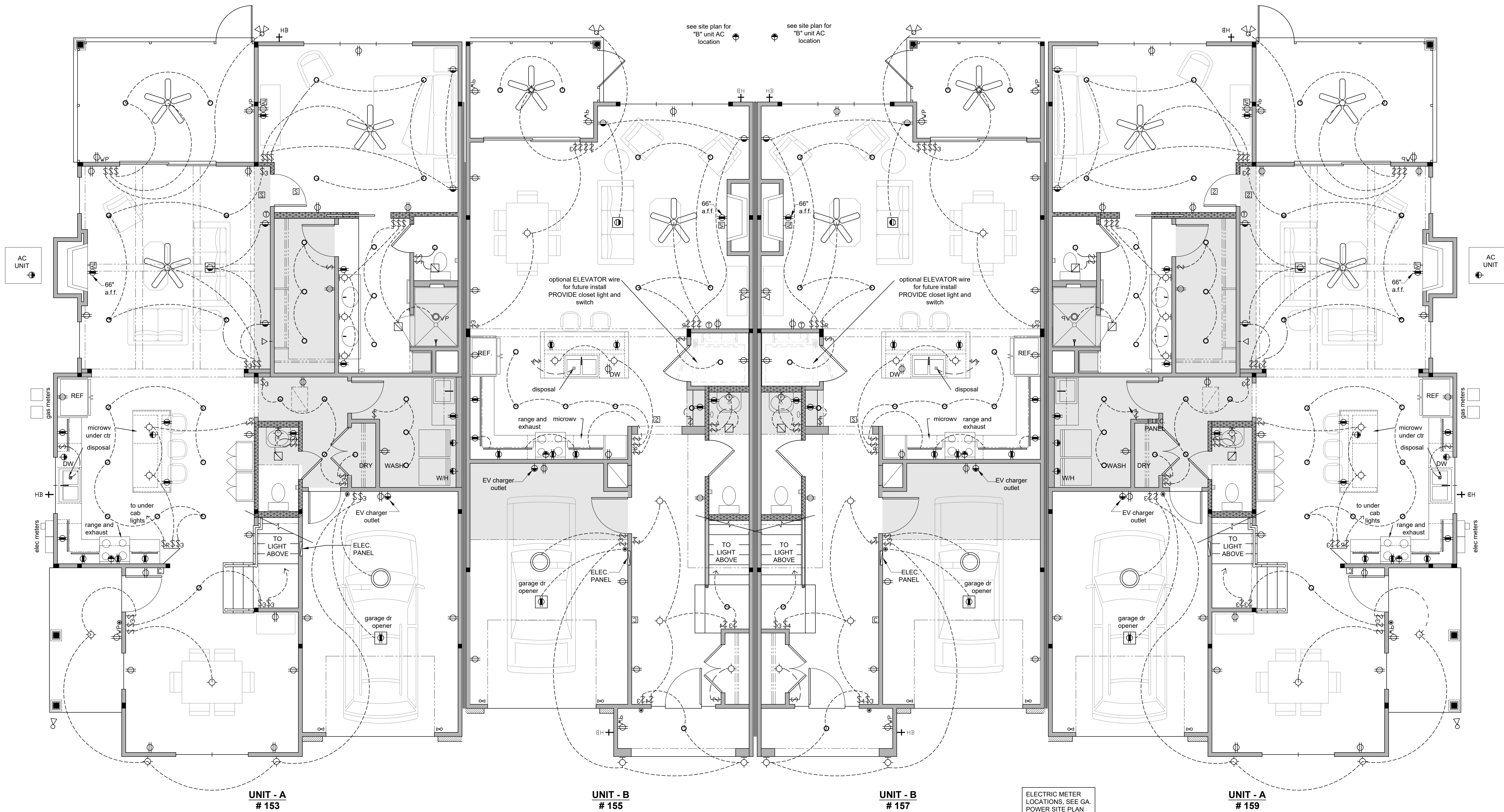
M.2



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
- INDICATES DROPPED CEILING



ELECTRIC METER
LOCATIONS, SEE GA.
POWER SITE PLAN

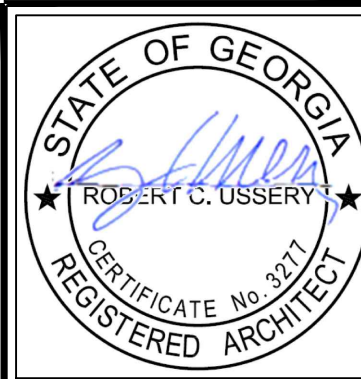
ELECTRICAL SYMBOLS LEGEND

	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 L.E.D. min 800 LUMENS 2700k		CEILING FAN
	FOUR WAY SWITCH		RECESSED L.E.D. VAPOR PROOF LIGHT		UNDER CABINET LIGHT
	SPECIAL OUTLET - VERIFY		SLOPED CEILING RECESSED L.E.D.		19" LED ROUND LIGHT
	SMOKE DETECTOR				

GENERAL ELECTRICAL NOTES:

- CONTRACTOR SHALL PROVIDE FOUR (4) ADDITIONAL ELECTRICAL OUTLETS PER UNIT TO BE LOCATED ON JOB.
- PROVIDE TWO (2) LIGHTS PER UNIT IN ATTIC AND ONE (1) LIGHT PER UNIT AT GARAGE CEILING. TO BE LOCATED ON JOB.
- PROVIDE POWER FOR AIR HANDLERS AND CONDENSER UNITS. TO BE LOCATED ON JOB.
- PROVIDE POWER FOR WATER HEATERS. TO BE LOCATED ON JOB.
- ALL ELECTRICAL RECEPTACLES, TELEPHONE OUTLETS, TB CABLE/ ANTENNA OUTLETS SHALL BE MOUNTED 12" ABOVE FLOOR TO BOTTOM OF BOX. UNLESS NOTED OTHERWISE.
- ALL SWITCHES SHALL BE MOUNTED 48" ABOVE FLOOR TO BOTTOM OF BOX.
- THE ELECTRICAL RECEPTACLE AT THE LAVATORIES SHALL BE GROUND FAULT INTERRUPTER (GFI) TYPE.
- ALL ELECTRICAL COMPONENTS SHALL BE LOCATED ABOVE FLOOD ELEVATION EXCEPT SERVICE TO METER WHICH SHALL BE UNDERGROUND.
- COORDINATE LOCATION OF ALL ELECTRICAL DEVICES WITH ARCHITECTURAL TRIM AND MOULDING.
- COORDINATE POWER REQUIREMENTS OF APPLIANCES AND EQUIPMENT WITH OTHER TRADES.
- SERVICE FEED FROM POWER METER, CATV ENTRY, AND TELEPHONE ENTRY TO UNIT DISTRIBUTION PANELS/ BOARDS SHALL BE HOME-RUN IN CONDUIT.
- PROVIDE POWER FOR ELEVATOR. VERIFY REQUIREMENTS AND LOCATION WITH ELEVATOR MANUFACTURER.

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



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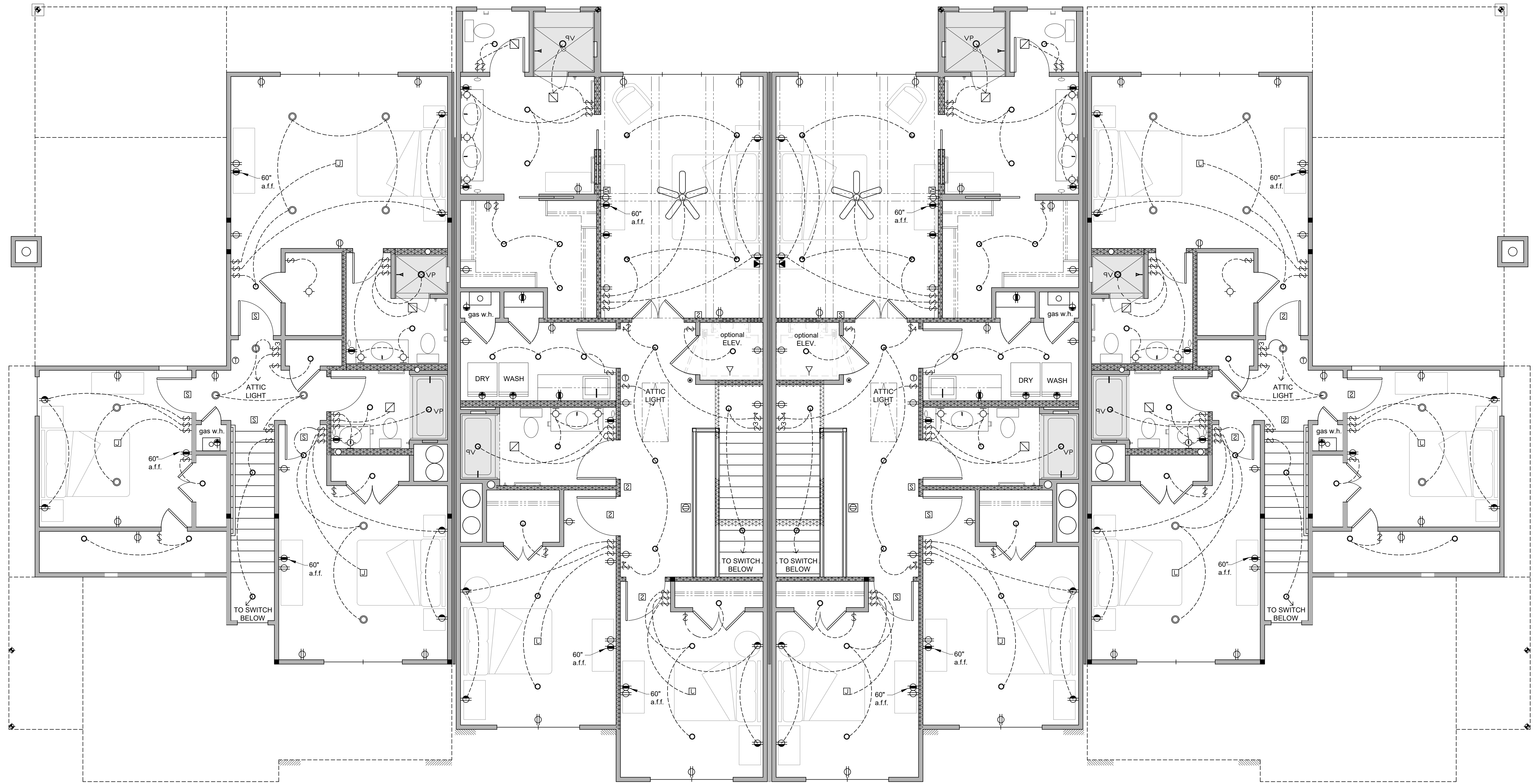
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FIFTY OAKS - BUILDING 8
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3-8-24

E.1



UNIT - A
153

UNIT - B
155

UNIT - B
157

UNIT - A
159

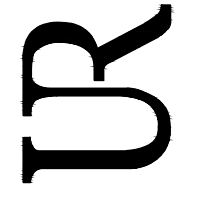
ELECTRICAL SYMBOLS LEGEND					
	DUPLEX CONVENIENCE OUTLET		GARAGE DOOR SENSOR		CEILING MOUNT L.E.D. LIGHT * AS SELECTED BY OWNER
	DUPLEX OUTLET TOP SWITCHED		THERMOSTAT		WALL MOUNT L.E.D. LIGHT
	DUPLEX OUTLET - WATERPROOF		PUSH BUTTON OR JAMB SWITCH		TELEPHONE OUTLET
	DUPLEX OUTLET - VERIFY HEIGHT		CHIME		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 RECESSED CAN L.E.D.		19" LED ROUND LIGHT
	SMOKE DETECTOR				

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