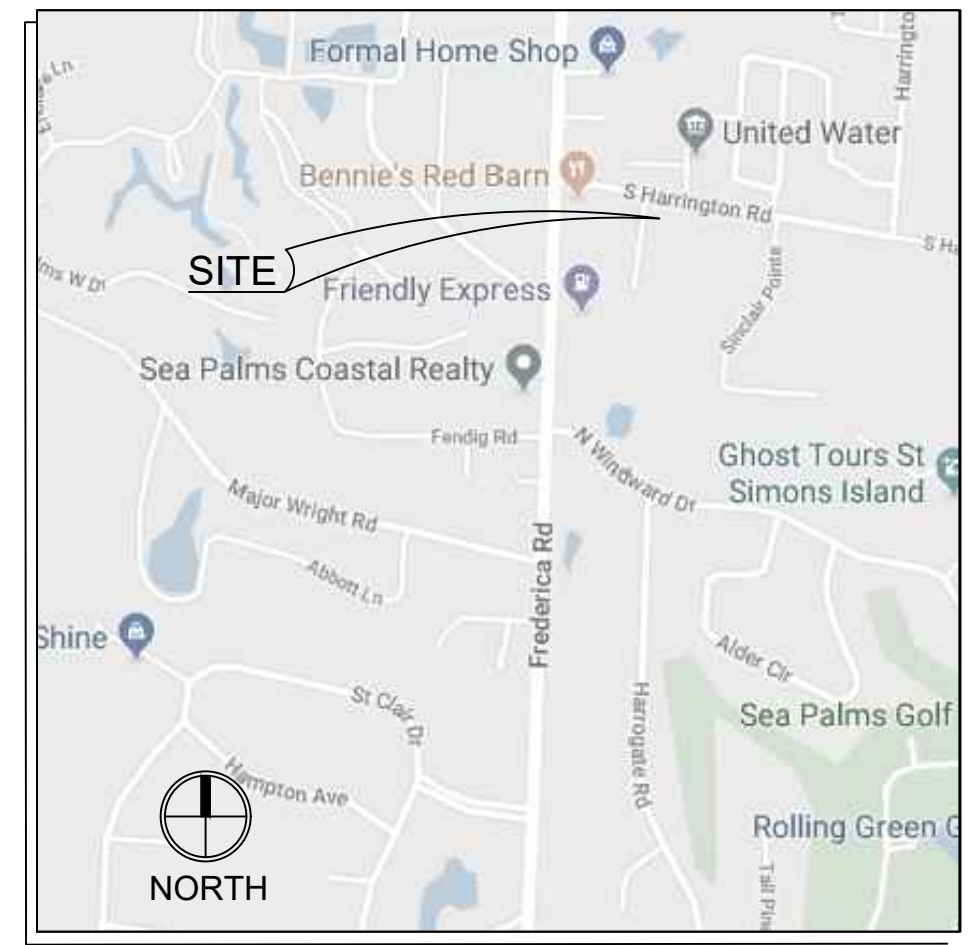


- GENERAL NOTES:**
- ZONING:**
THIS PROJECT IS ZONED PD.
PROJECT DESCRIPTION: PART OF A 54 UNIT ROWHOUSE DWELLING AND ONE FAMILY ATTACHED DWELLING PROJECT REGULATED BY THE RED BARN DEVELOPMENT TEXT AS REVISED JAN. 30th 2009.
 - SURVEY DATA TAKEN FROM PRELIMINARY PLAT BY SHUPE SURVEYING COMPANY, P.C., 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
 - 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.

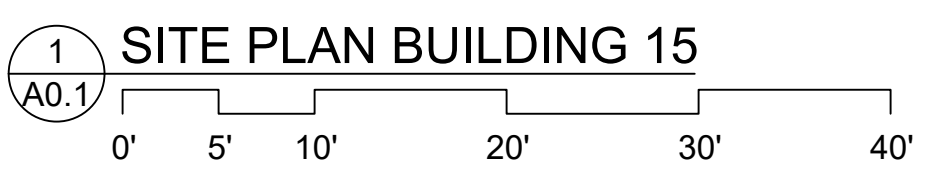
- ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:
- APPLICABLE CODES:**
 - 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) W/ GEORGIA AMENDMENTS
 - 2018 INTERNATIONAL FIRE CODE (IFC) W/ GEORGIA AMENDMENTS
 - 2018 INTERNATIONAL PLUMBING CODE (IPC) W/ GEORGIA AMENDMENTS
 - 2018 INTERNATIONAL MECHANICAL CODE (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.



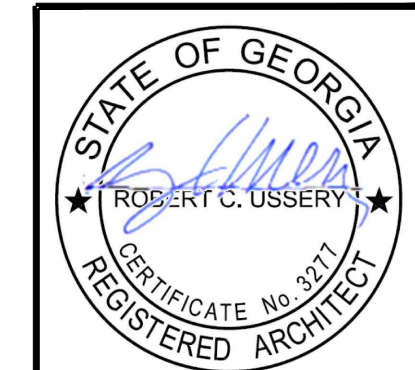
VICINITY MAP N.T.S.

SHEET INDEX

A0.1	SITE PLAN
A1.1	FOUNDATION PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
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A3.2	EXTERIOR ELEVATIONS
A4.1	FLOOR FRAMING PLAN
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A5.4	FRAMING SECTION - UNIT C
A6.1	WALL SECTIONS
A6.2	WALL SECTIONS
A6.3	DETAILS
A7.1	DOOR AND WINDOW SCHEDULE
M.1	FIRST FLOOR MECHANICAL PLAN
M.2	SECOND FLOOR MECHANICAL PLAN
E.1	FIRST FLOOR ELECTRICAL PLAN
E.2	SECOND FLOOR ELECTRICAL PLAN



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



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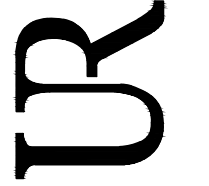
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A0.1



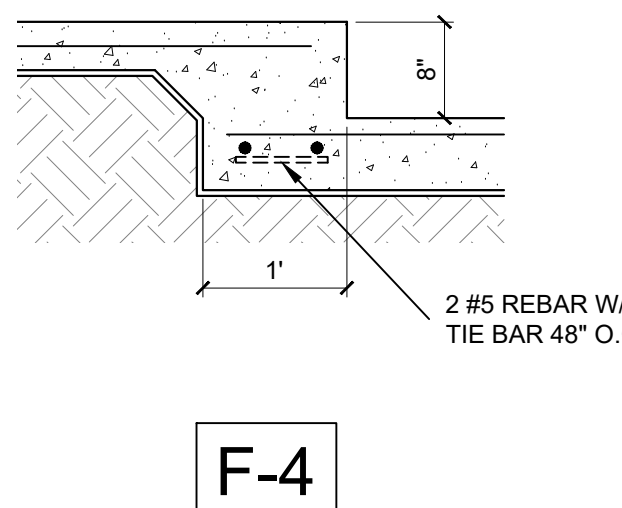
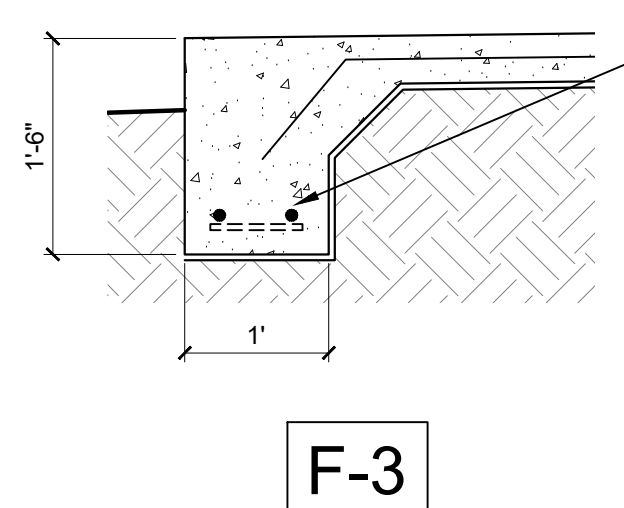
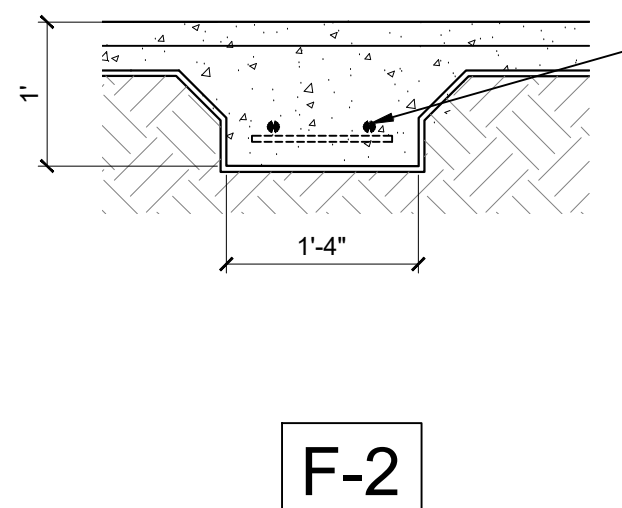
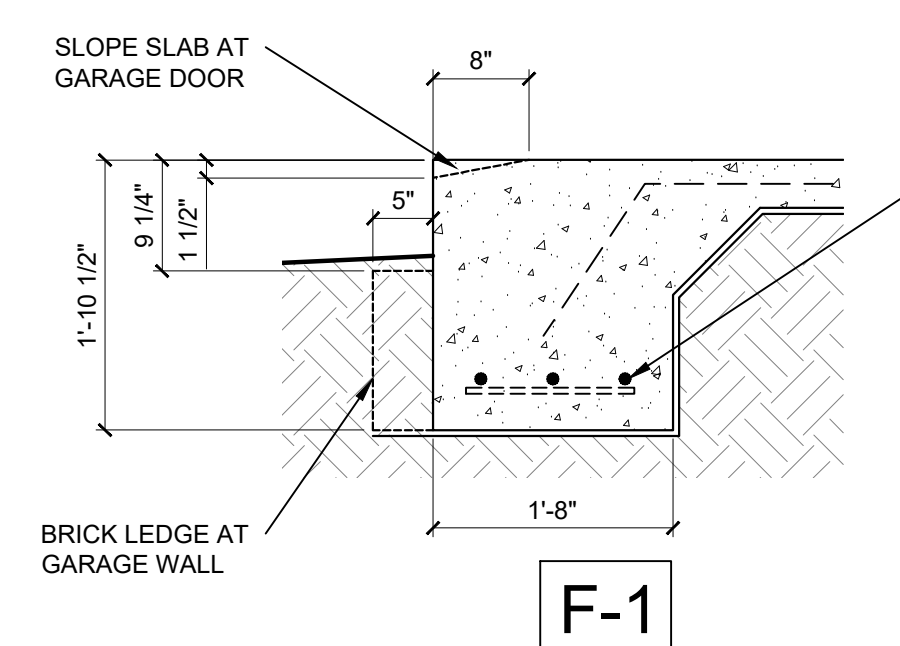
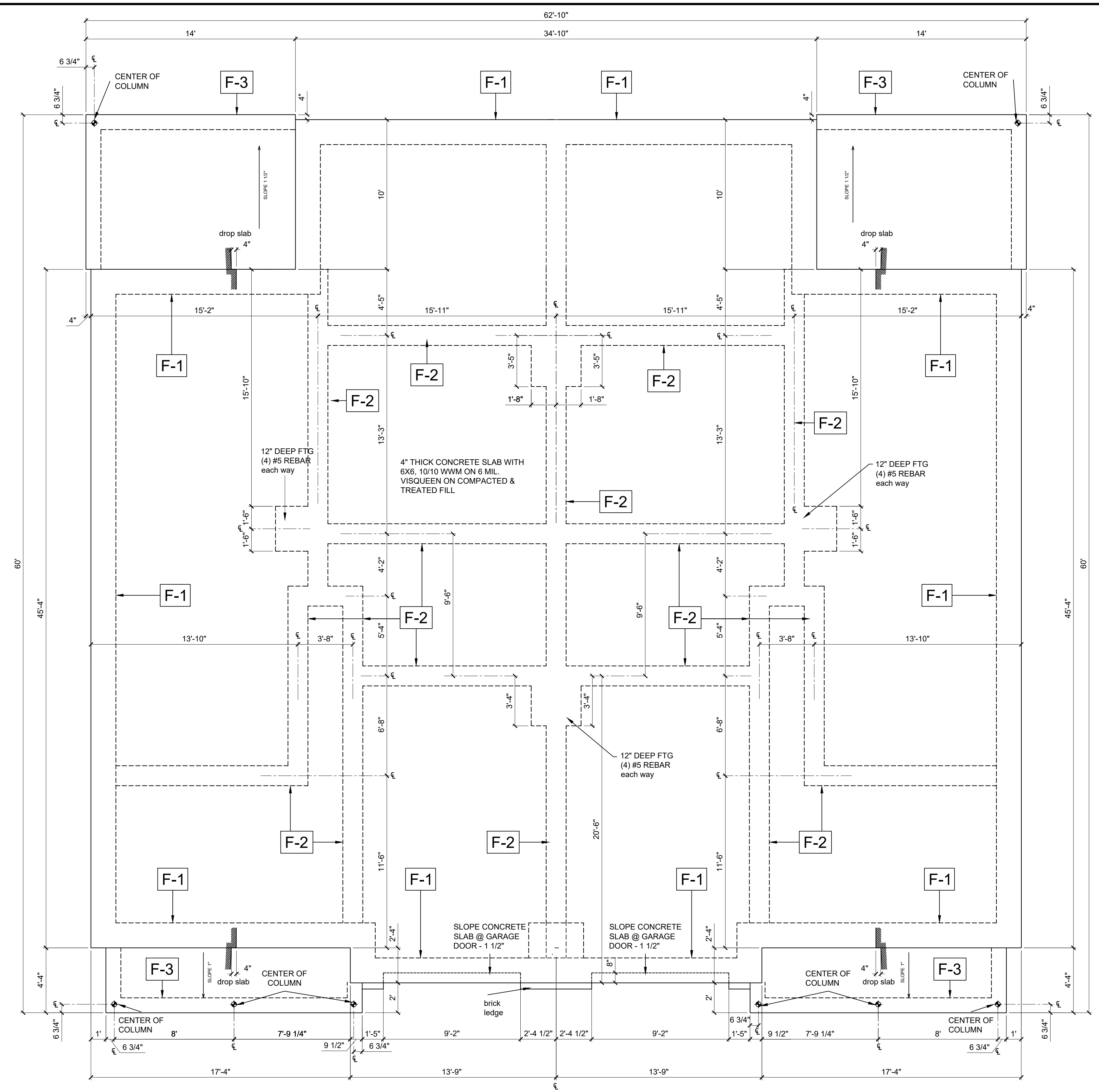
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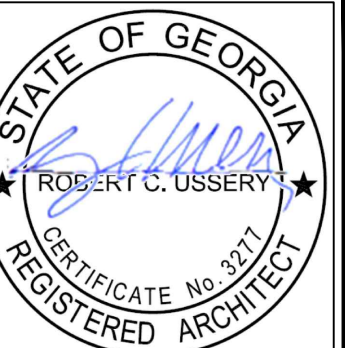
1622
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A1.1

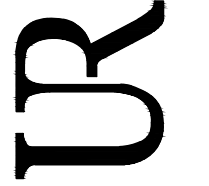


- CONCRETE AND REINFORCING NOTES**
1. REINFORCEMENT SHALL BE ASTM A-615 GRADE 60 AND A-305, W.W.M. SHALL BE ASTM A-185.
 2. UNLESS OTHERWISE NOTED MINIMUM COVERAGE FOR REINFORCING SHALL BE AS FOLLOWS: FOOTINGS & THICKENED SLABS - 3", SLABS - 2".
 3. SPLICES IN REINFORCING SHALL BE AS FOLLOWS: W.W.M. - 6", TEMPERATURE REINFORCEMENT - 12". ALL OTHER REINFORCEMENT - 4/8 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 FC' = 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 FOUNDATION PLAN
 A1.1
 0' 2' 4' 8'



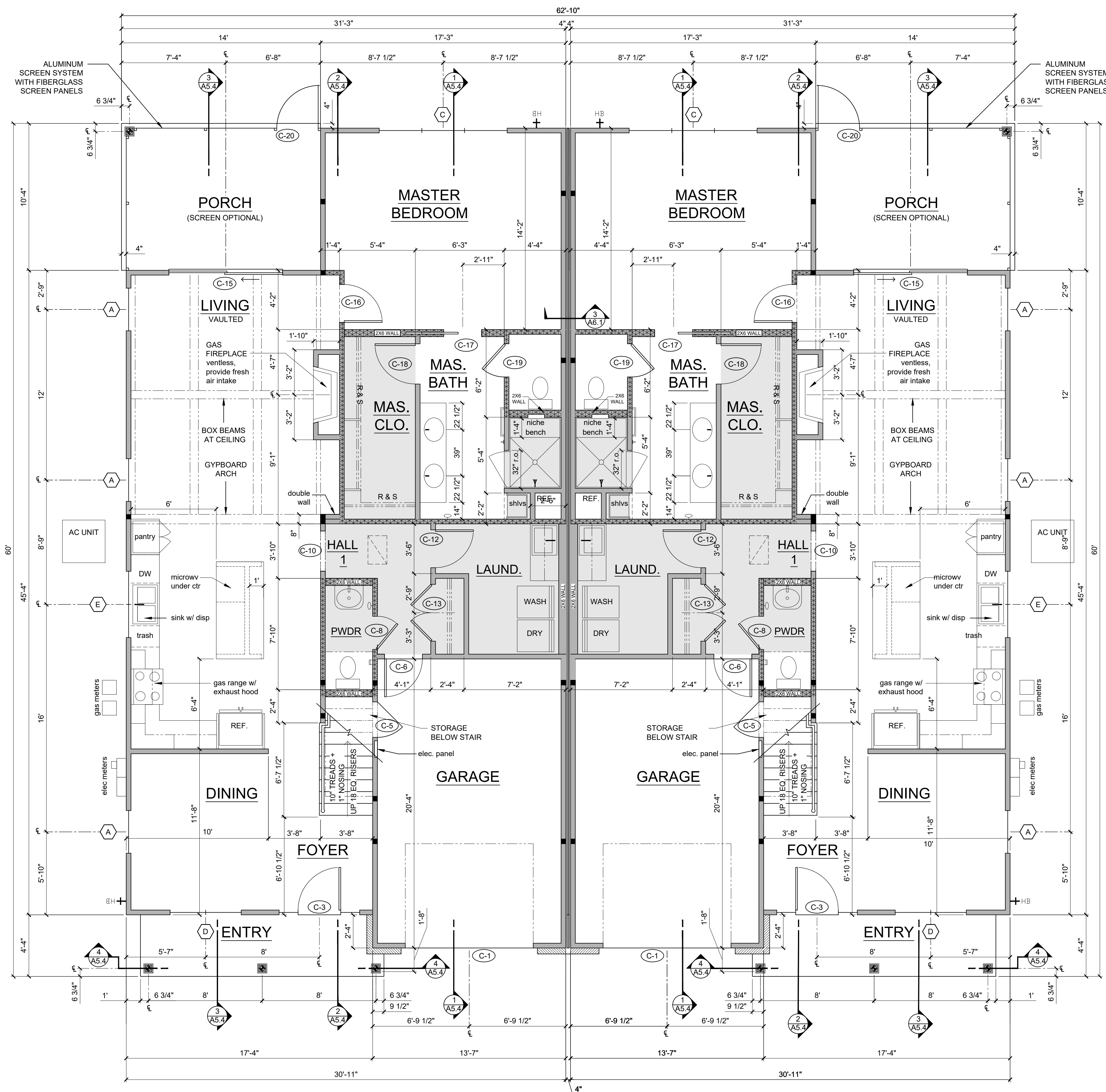
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A2.1



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

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

- BATH ACCESSORY LEGEND**
 see floor plan for locations
- indicates TOILET PAPER holder 24" above finished floor
 - indicates TOWEL BAR 48" above finished floor
 - indicates TOWEL RING 56" above finished floor
 - indicates ROBE HOOK 66" above finished floor
 - shower niche r.o. 14" w. x 30" h. bottom of niche 46" a.f.f.

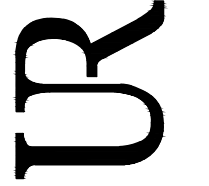
- BLOCKING NOTE:**
 PROVIDE 2X BLOCKING IN WALL BETWEEN STUDS FOR:
- BATH ACCESSORIES
 - PEDESTAL SINK
 - STAIR RAIL
 - VANITY MIRRORS
 - FIREPLACE MANTEL
 - BOX BEAM IN CEILING
 - SHELVING

1 FIRST FLOOR PLAN

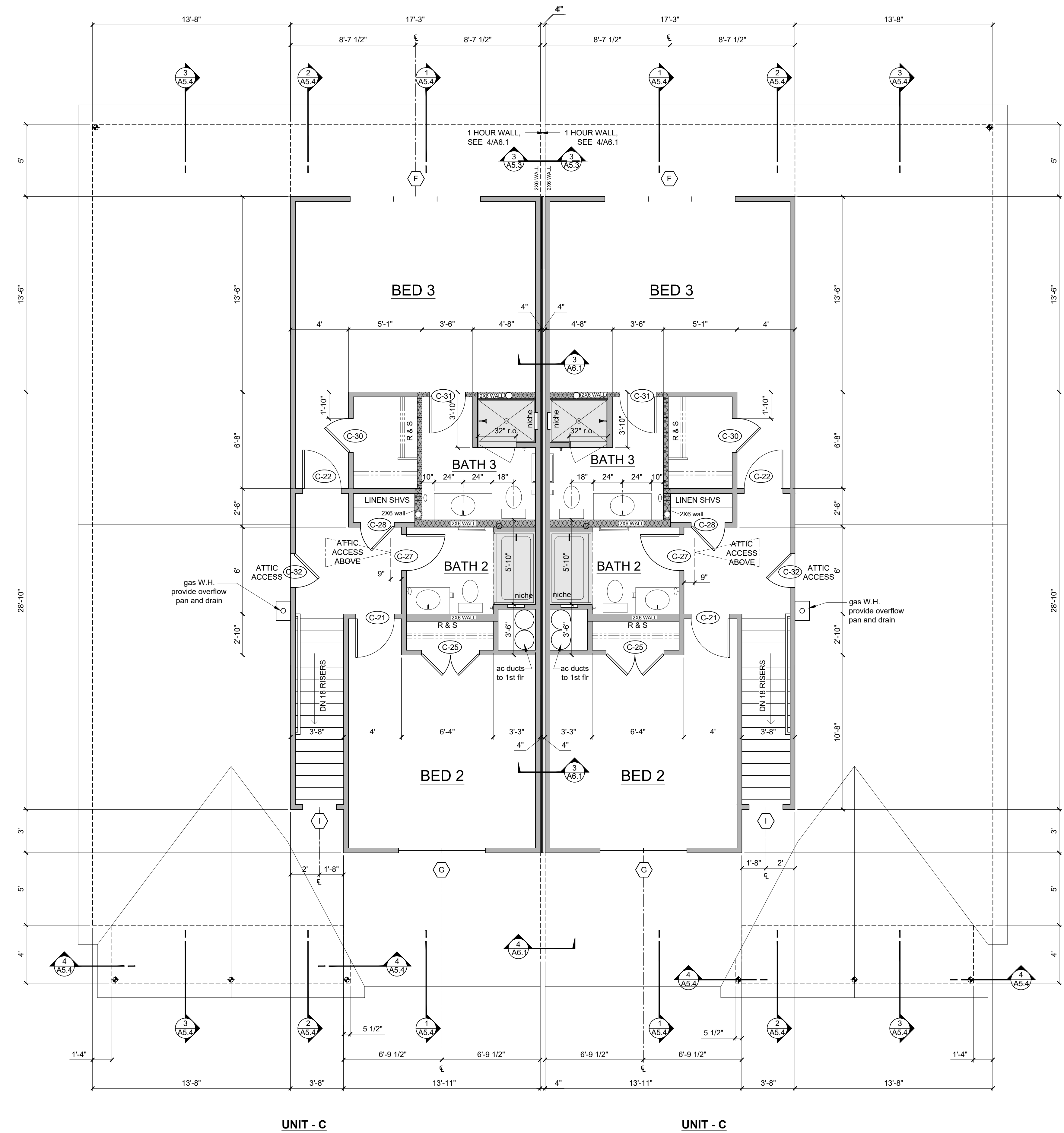
- LEGEND**
- 2X4 FRAMING STUD WALL, UNLESS NOTED OTHERWISE
 - INDICATES DROP SOFFIT or CEILING AT 8'-2" to FRAME
 - INDICATES SOUND INSULATION IN WALL
 - INDICATES BEAM BEARING POINT; PROVIDE POST CONTINUOUS TO BOTTOM OF BEAM SEE FRAMING PLANS AND SECTIONS



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BATH ACCESSORY LEGEND
 see floor plan for locations

- indicates TOILET PAPER holder 24" above finished floor
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BLOCKING NOTE:
 PROVIDE 2X BLOCKING IN WALL BETWEEN STUDS FOR:

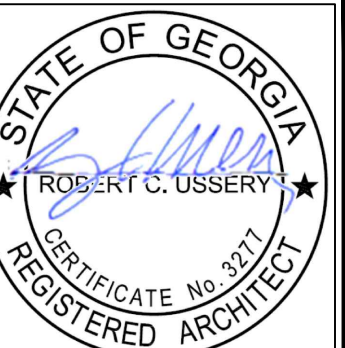
- BATH ACCESSORIES
- PEDESTAL SINK
- STAIR RAIL
- VANITY MIRRORS
- FIREPLACE MANTEL
- BOX BEAM IN CEILING
- SHELVING

1 SECOND FLOOR PLAN
 A2.2

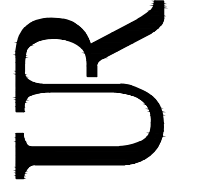
- LEGEND**
- 2X4 FRAMING STUD WALL, UNLESS NOTED OTHERWISE
 - INDICATES DROP SOFFIT CEILING AT 8'-1" FRAME
 - INDICATES SOUND INSULATION IN WALL
 - INDICATES BEAM BEARING POINT, PROVIDE POST CONTINUOUS TO BOTTOM OF BEAM SEE FRAMING PLANS AND SECTIONS

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A2.2



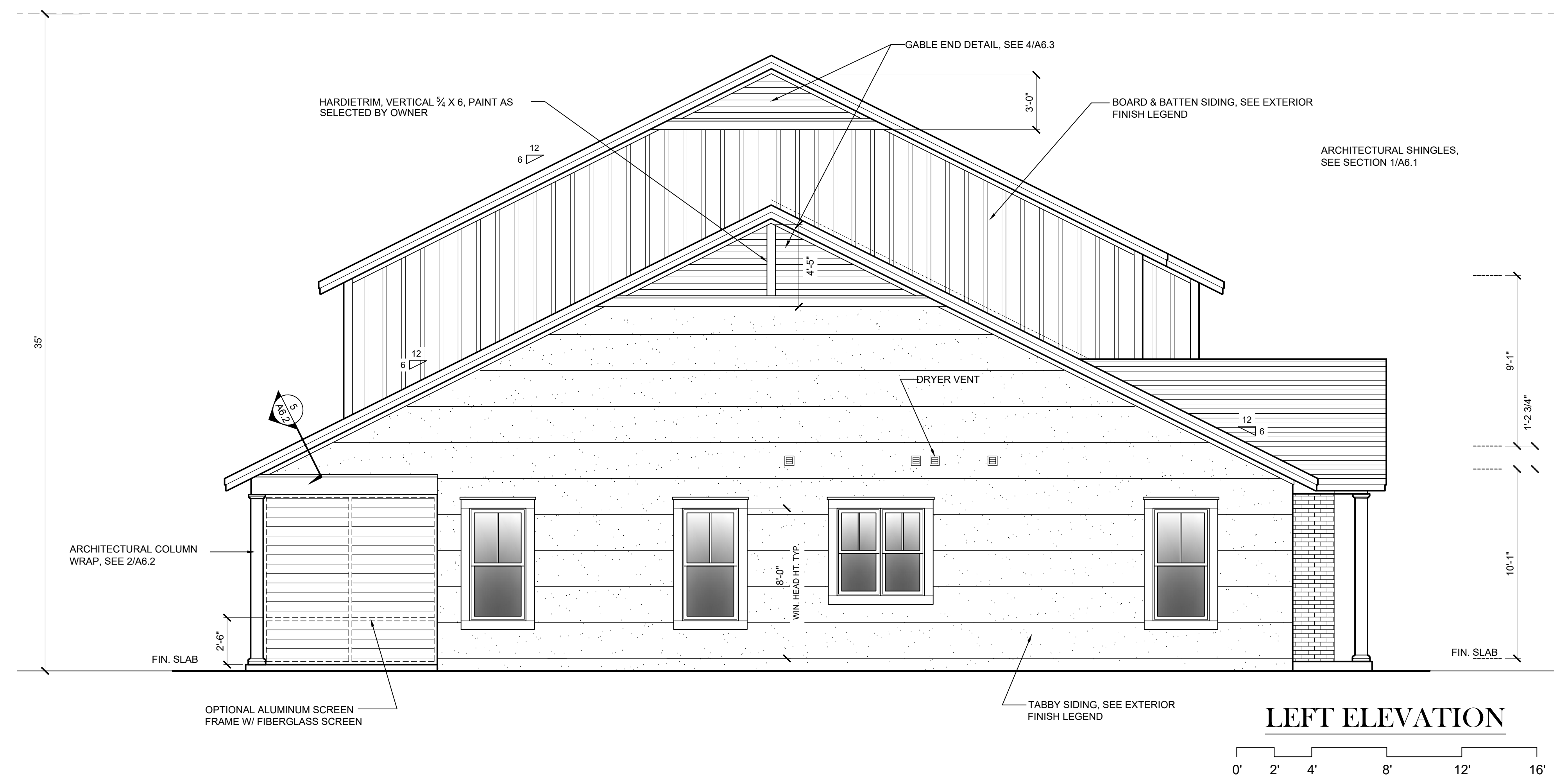
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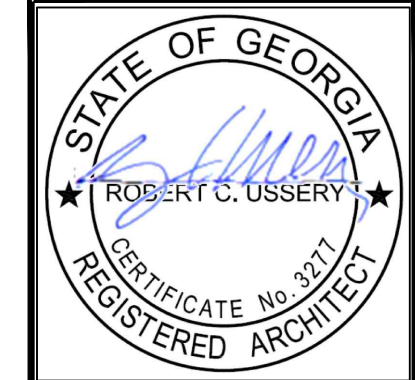
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A3.1



EXTERIOR FINISH LEGEND

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

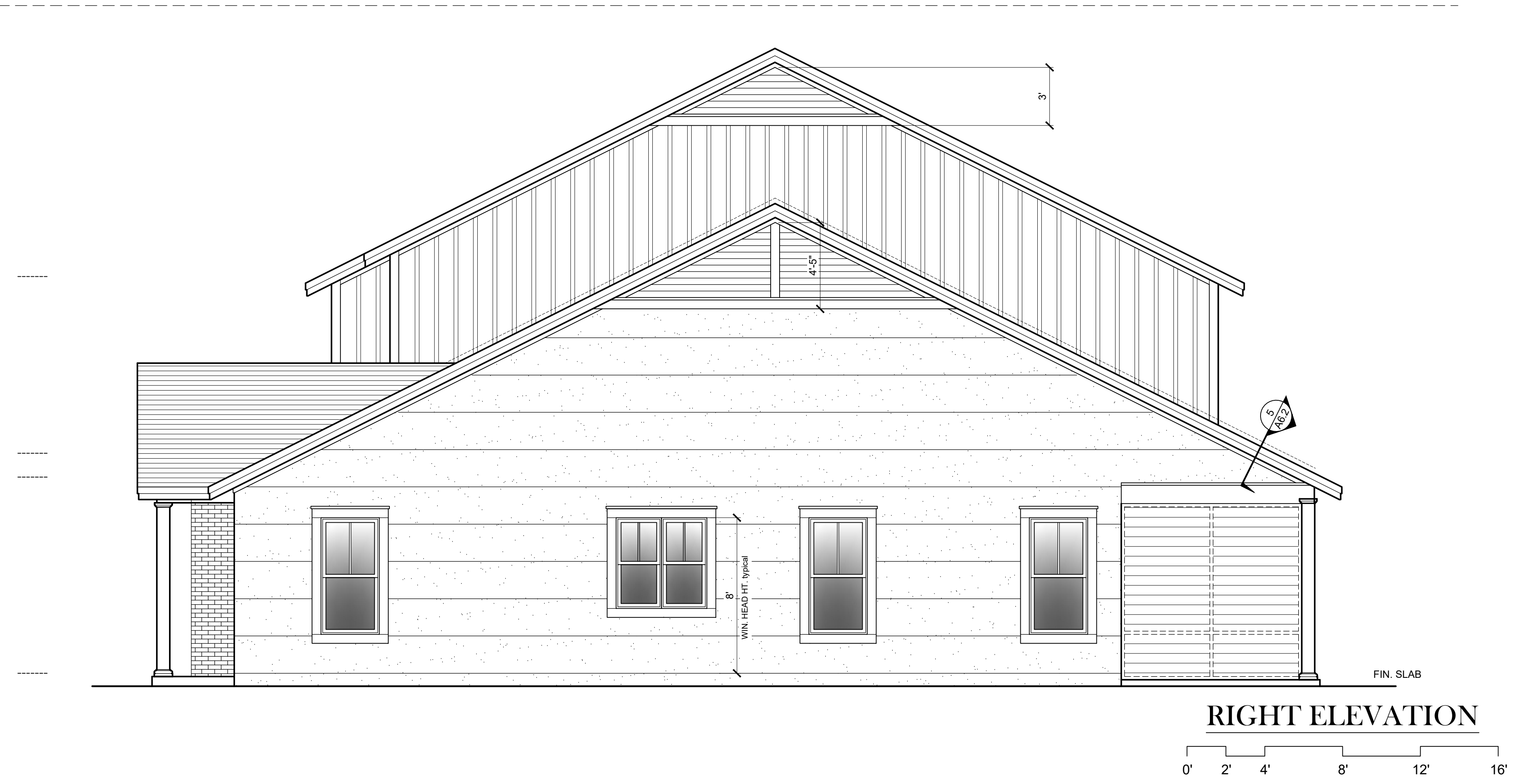
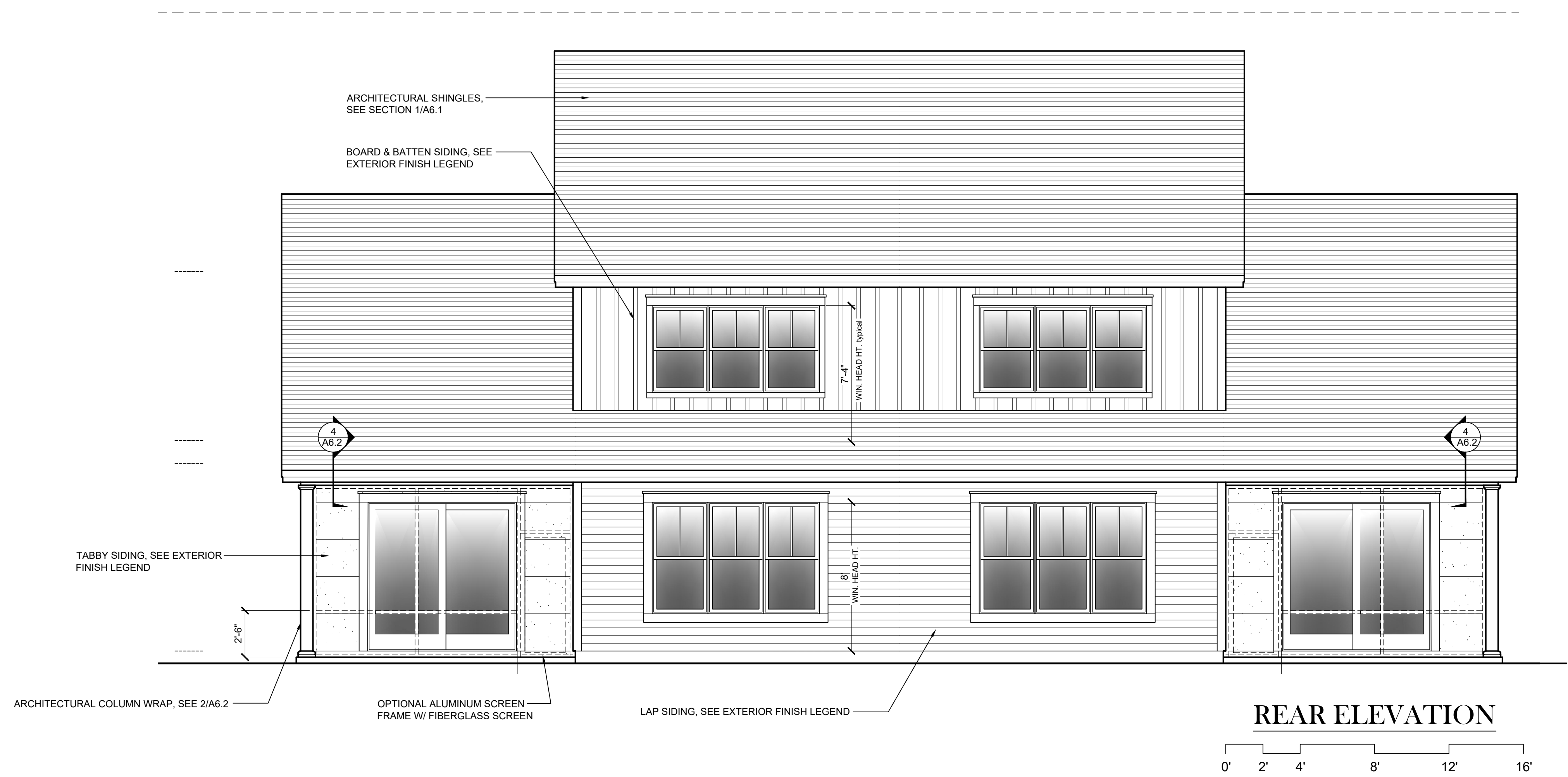


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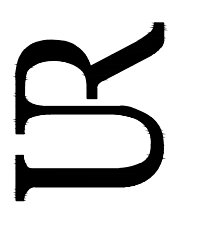
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A3.2





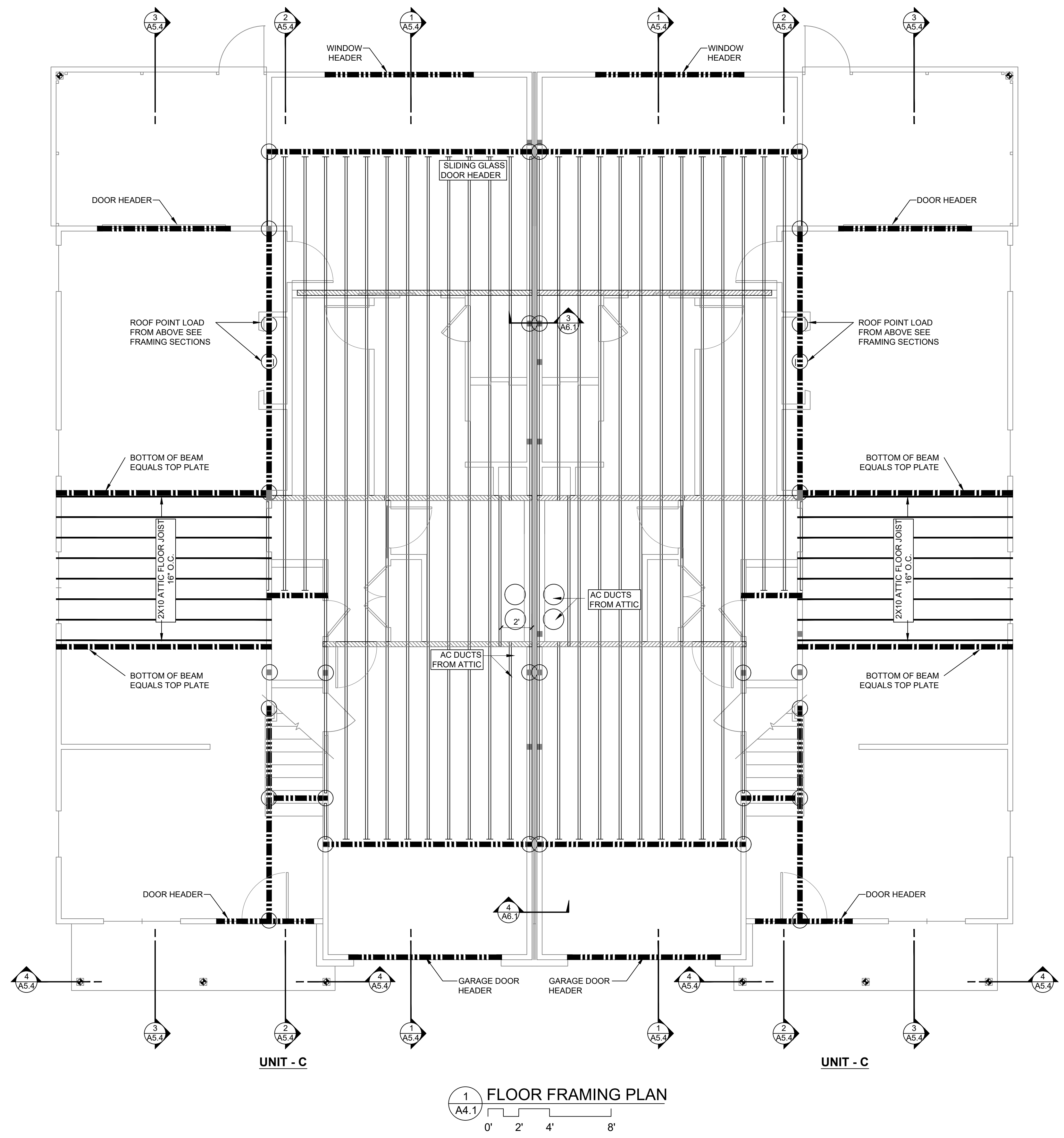
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A4.1



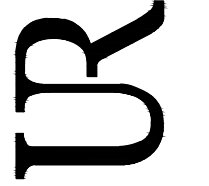
FLOOR FRAMING NOTES

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
- INDICATES BEAM BEARING POINT OR POINT LOAD FROM ABOVE
- ▨ INDICATES INTERIOR BEARING WALL



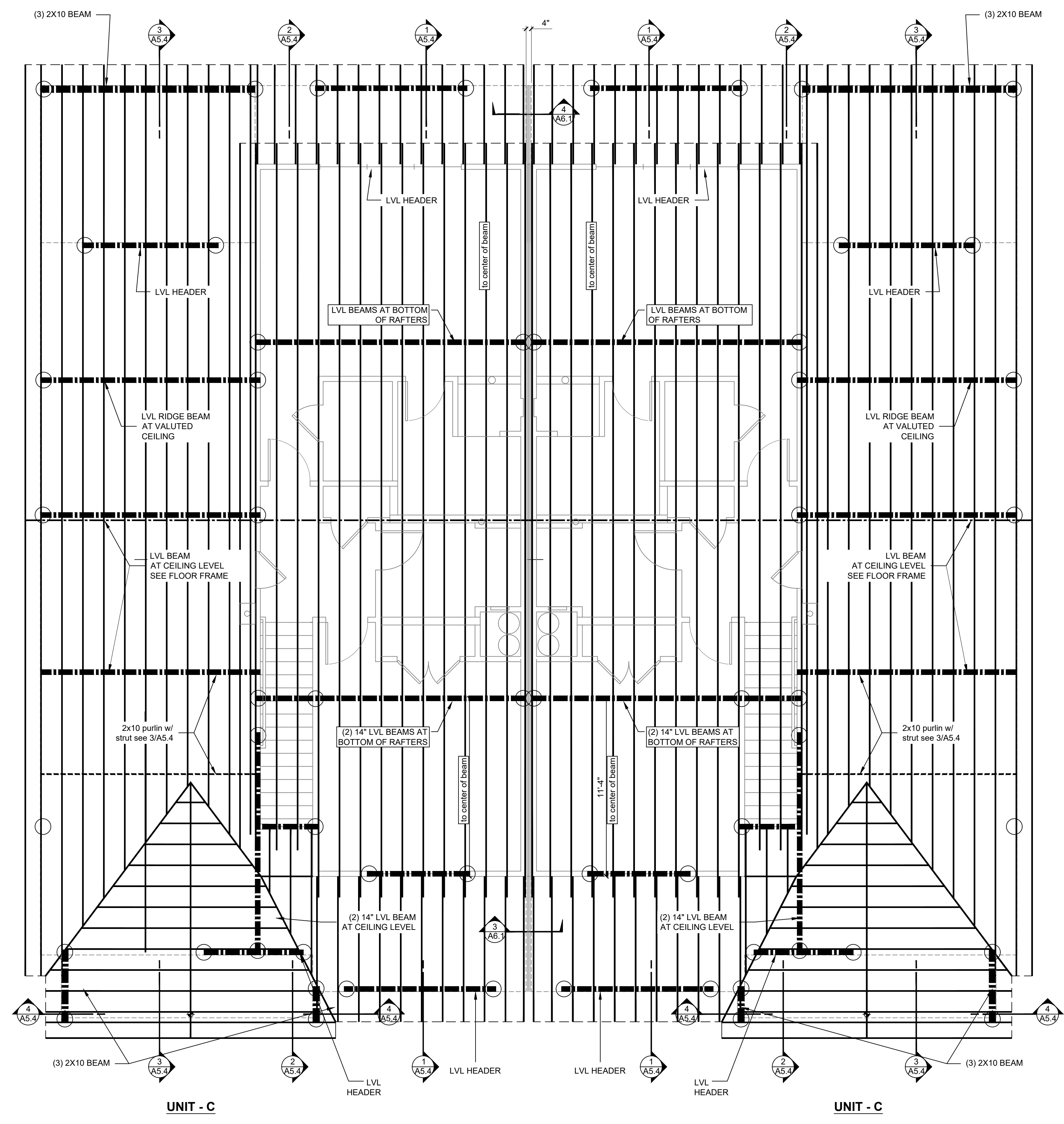
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FIFTY OAKS - BUILDING 15AB
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A4.2



1 ROOF FRAME
 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

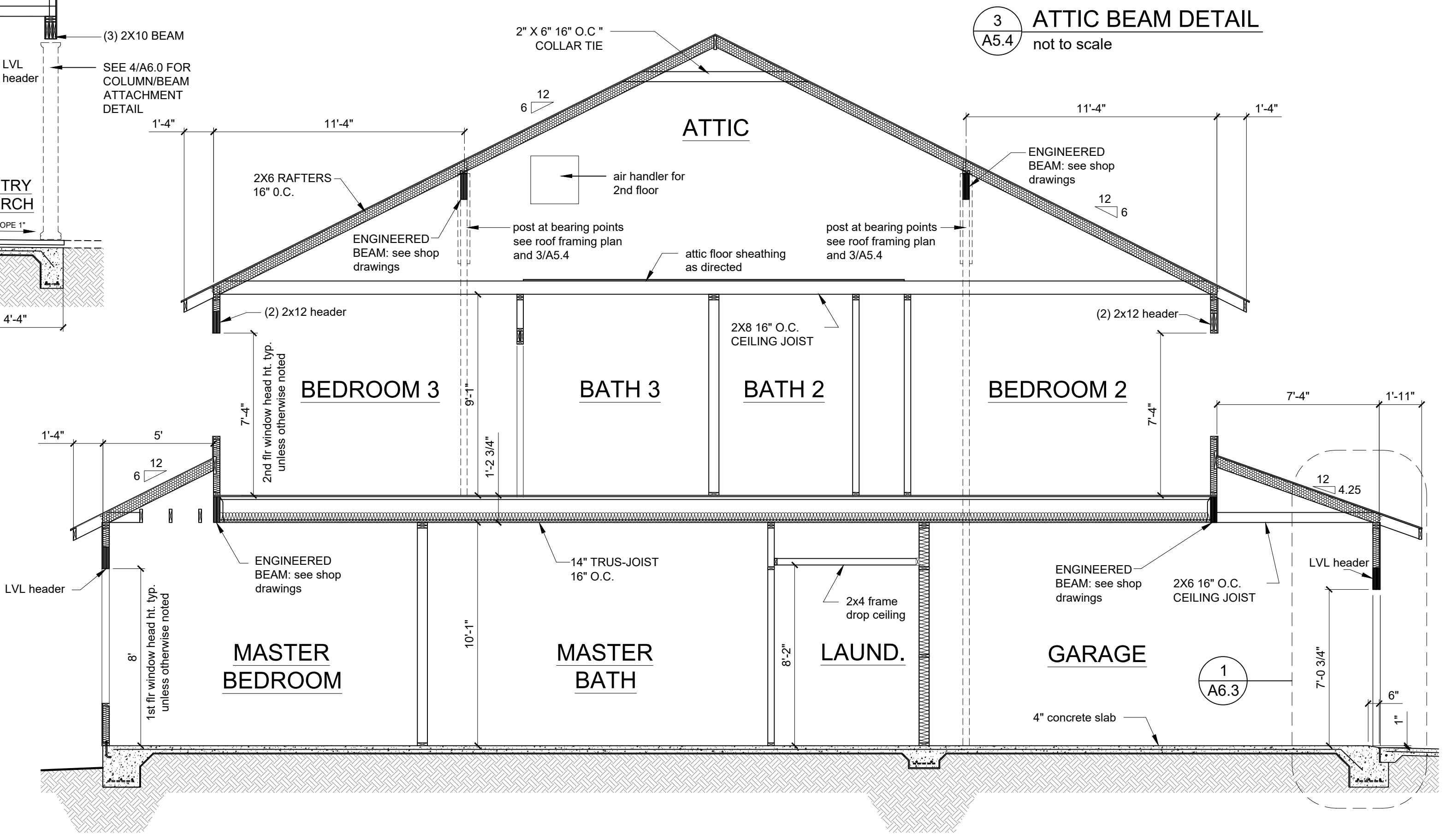
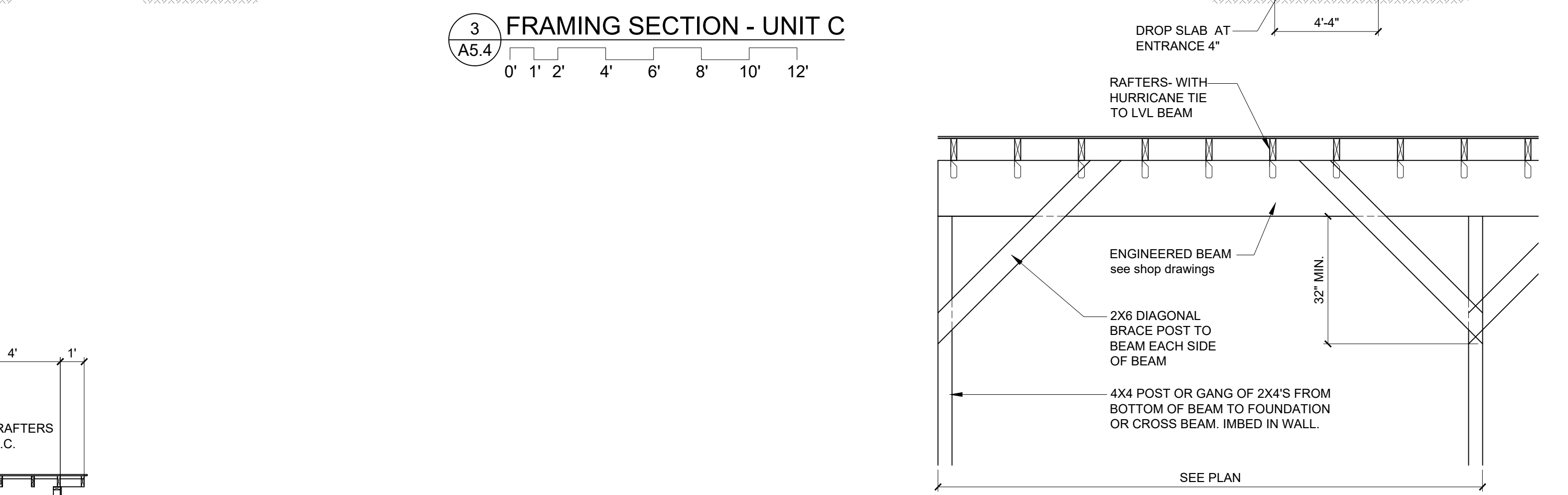
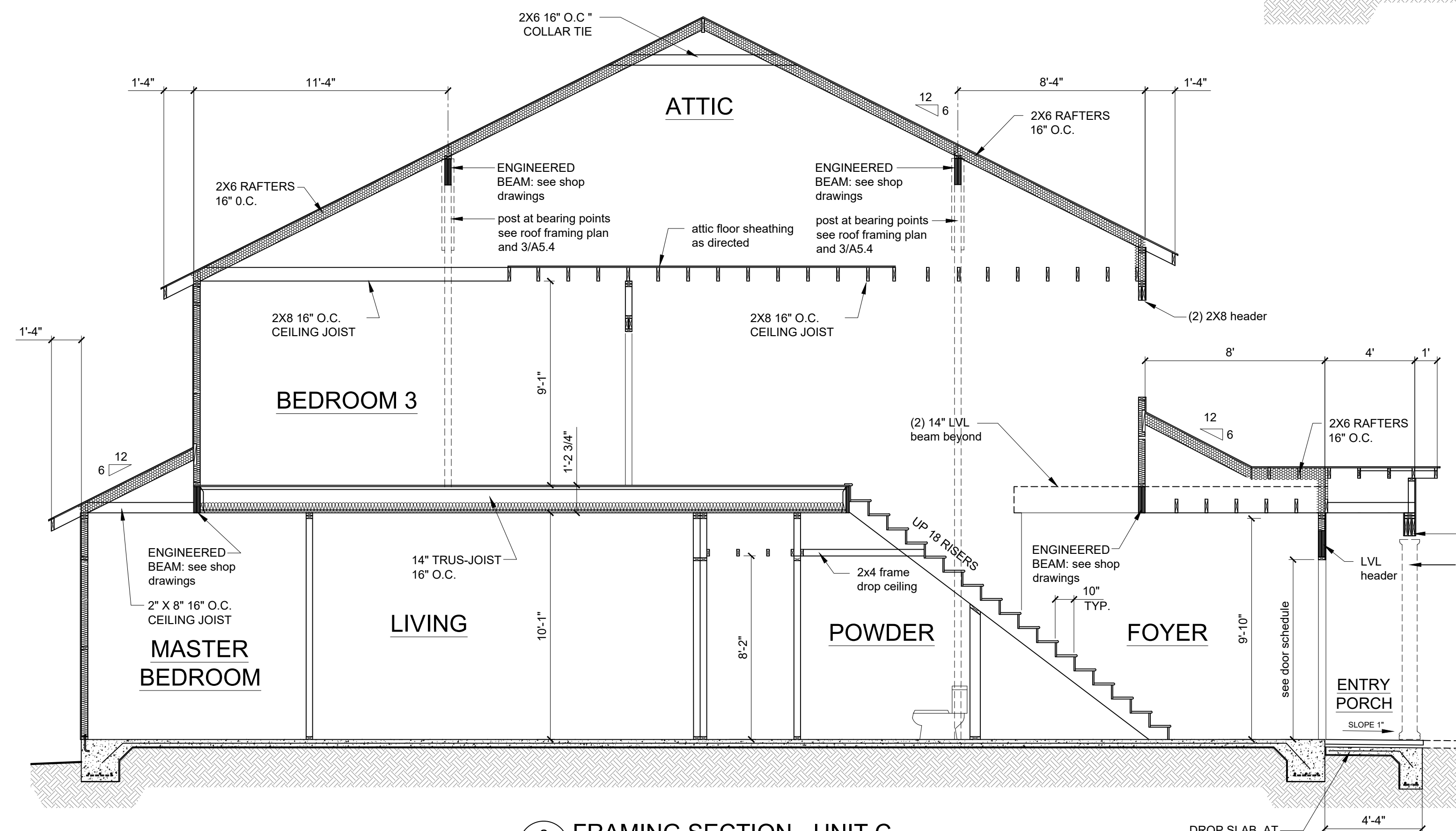
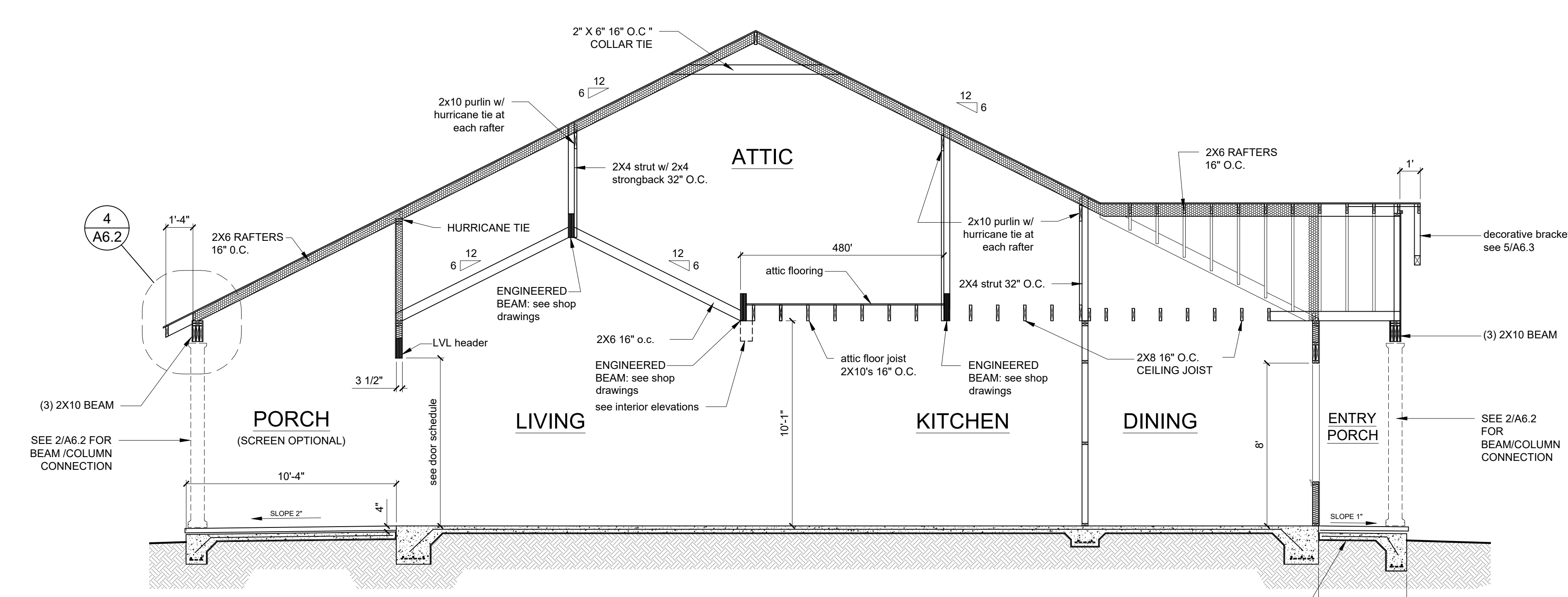
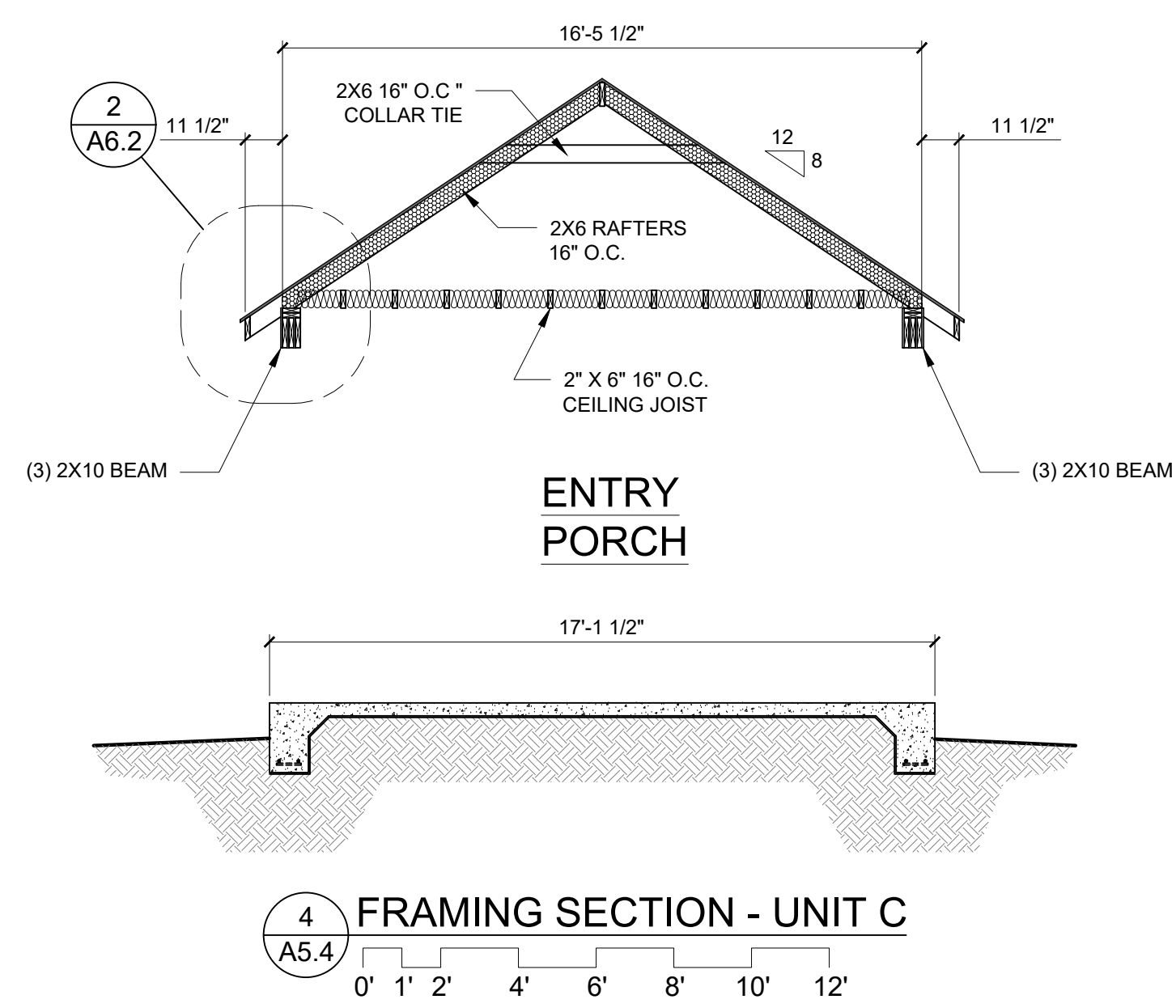


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A5.4

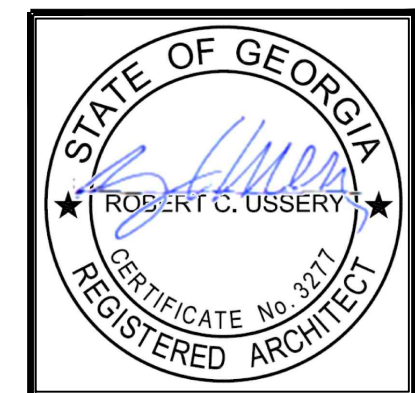


FRAMING NOTES:

- 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"

1
A5.4

FRAMING SECTION - UNIT C

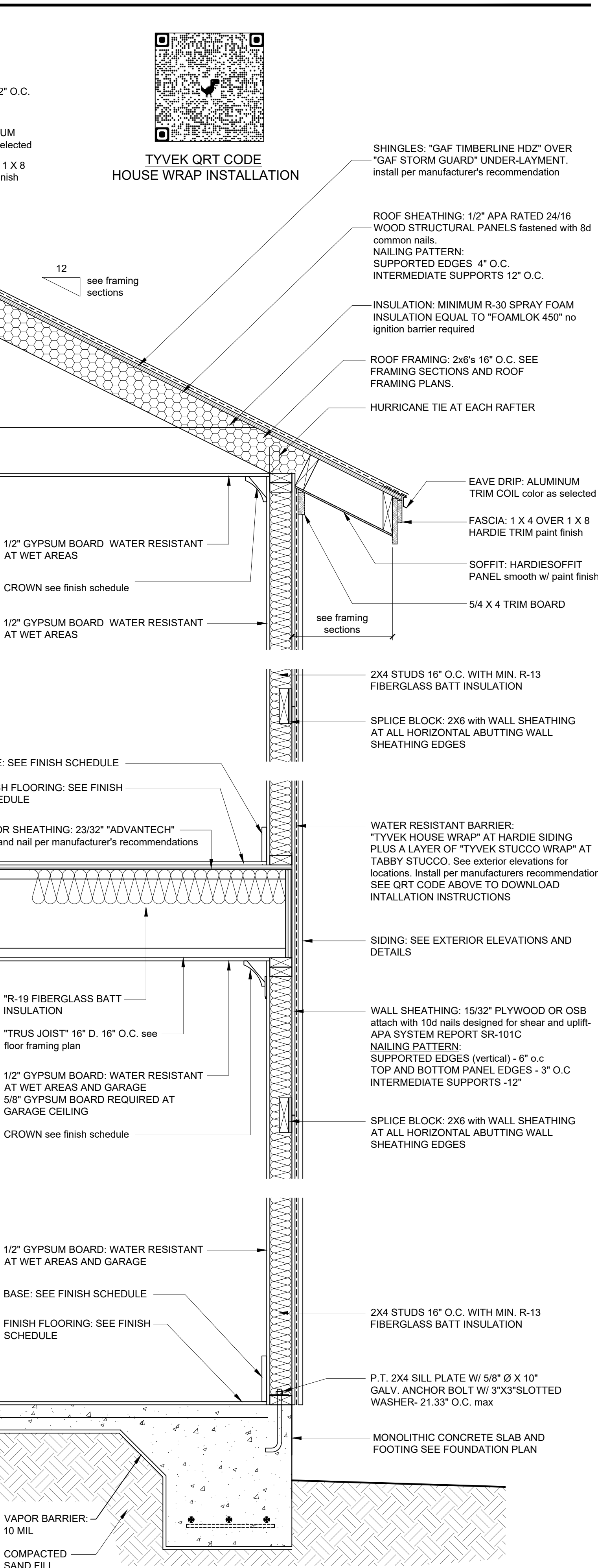
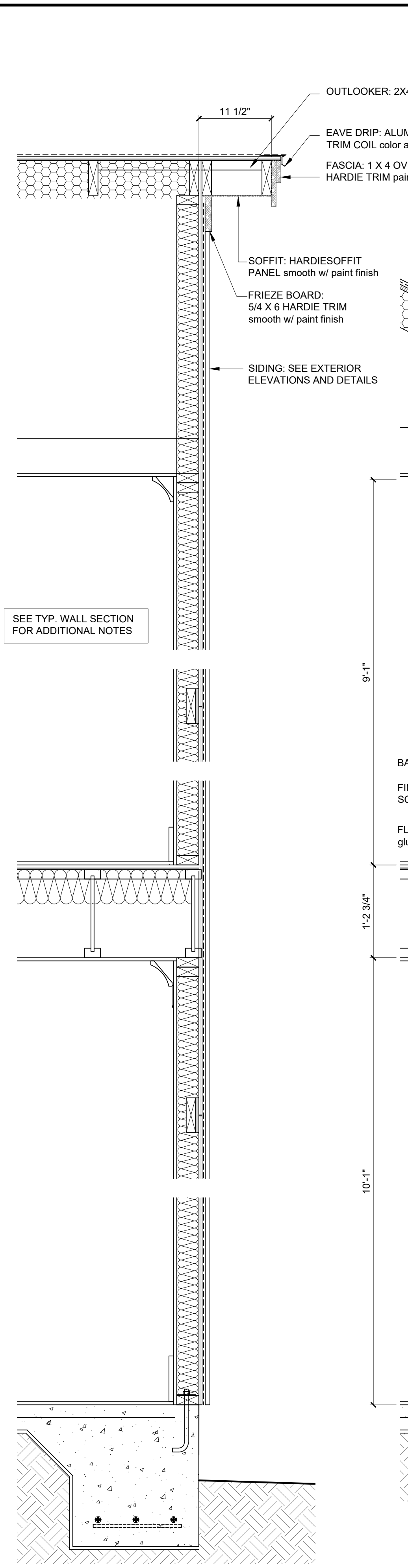
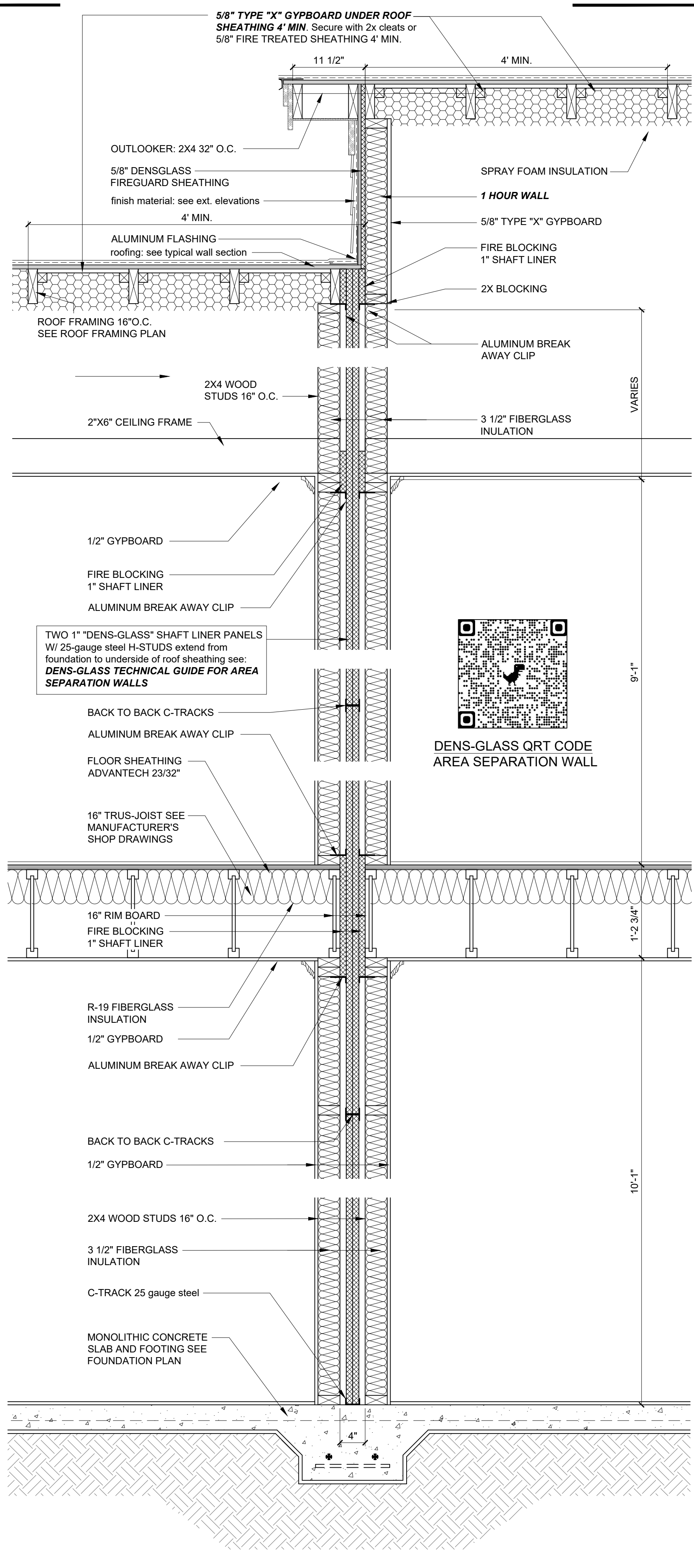
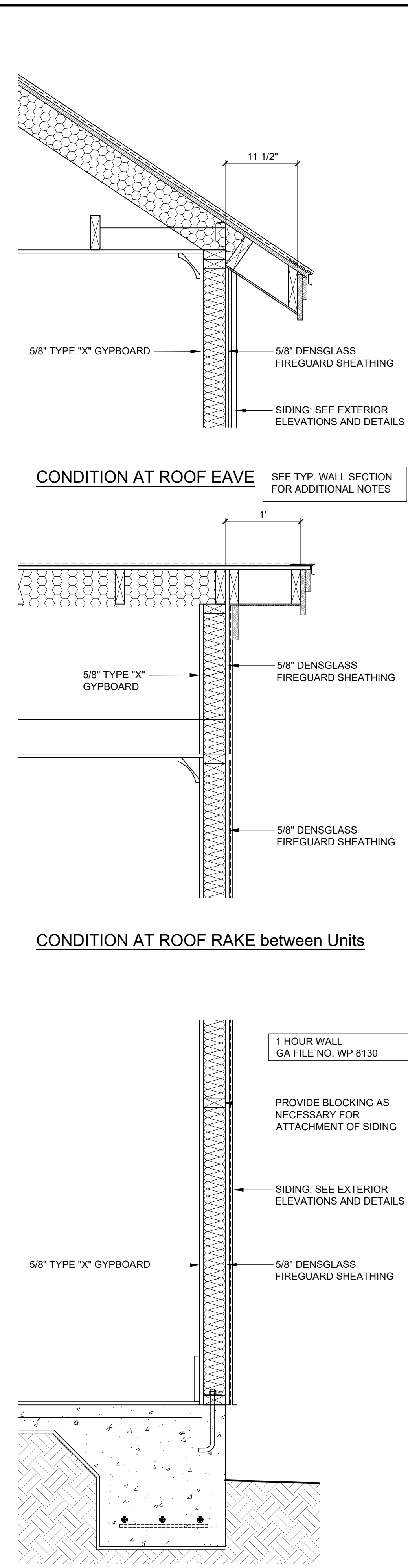


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A6.1



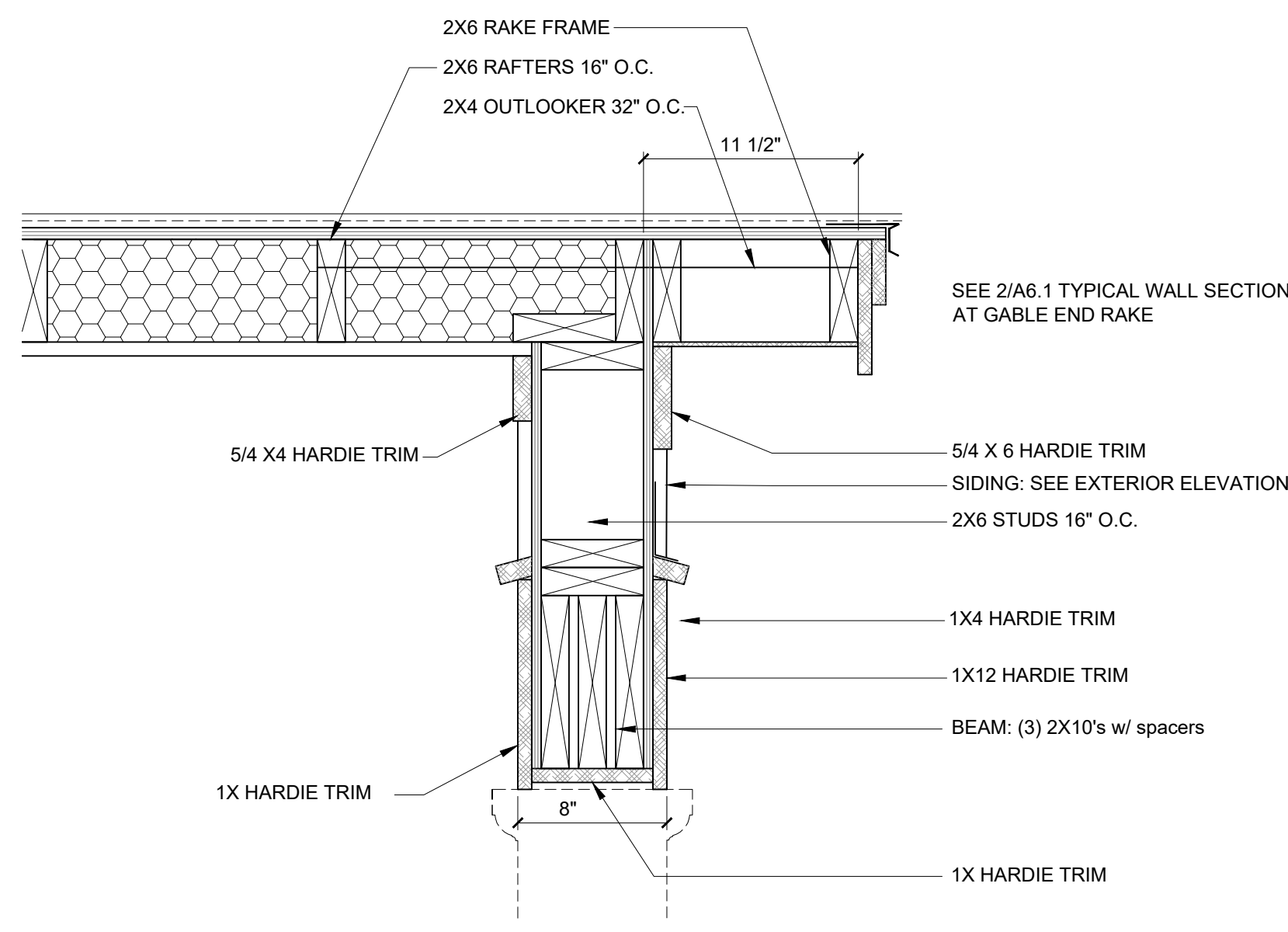
4 TYPICAL 1 HOUR WALL
 A6.1 0 3' 6" 1' 2'

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

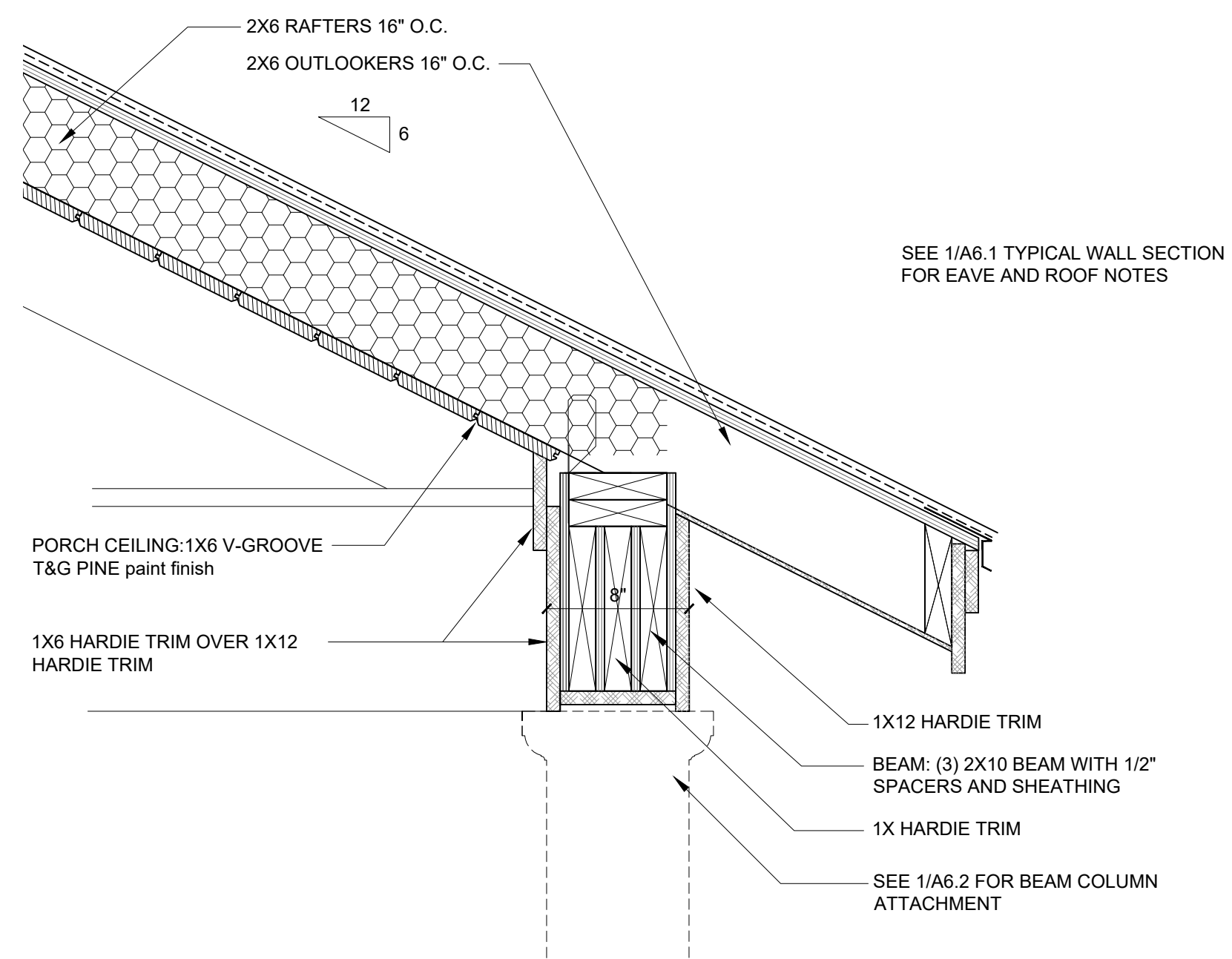
2 HOUR AREA SEPARATION WALL
 UL DESIGN U373
 1 HOUR WALL ABOVE LOW ROOF
 UL DESIGN U338

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

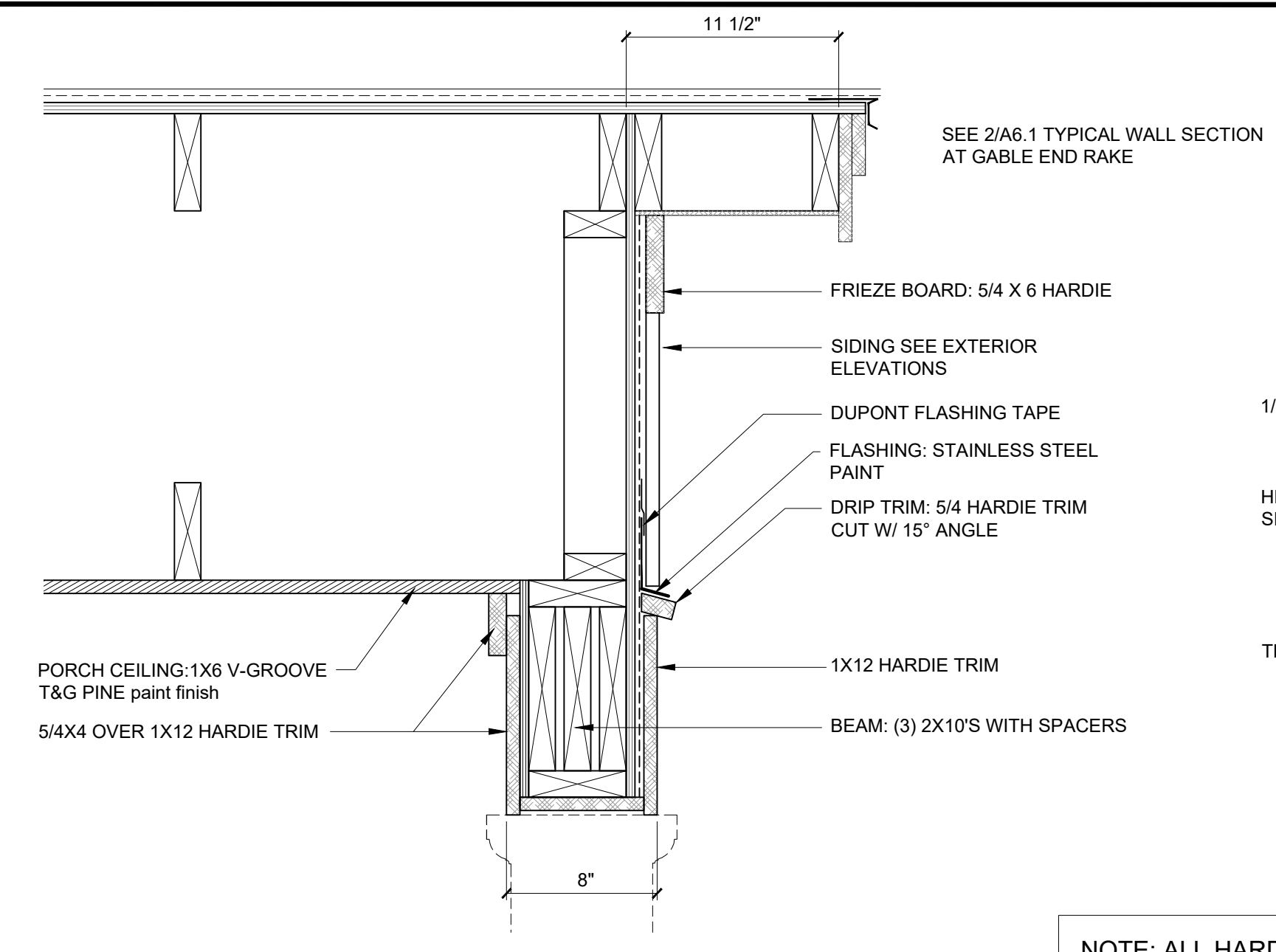
1 TYPICAL WALL SECTION
 A6.1 0 3' 6" 1' 2'



5 BEAM AT BACK PORCH RAKE
A6.2
0 3" 6" 1' 2'

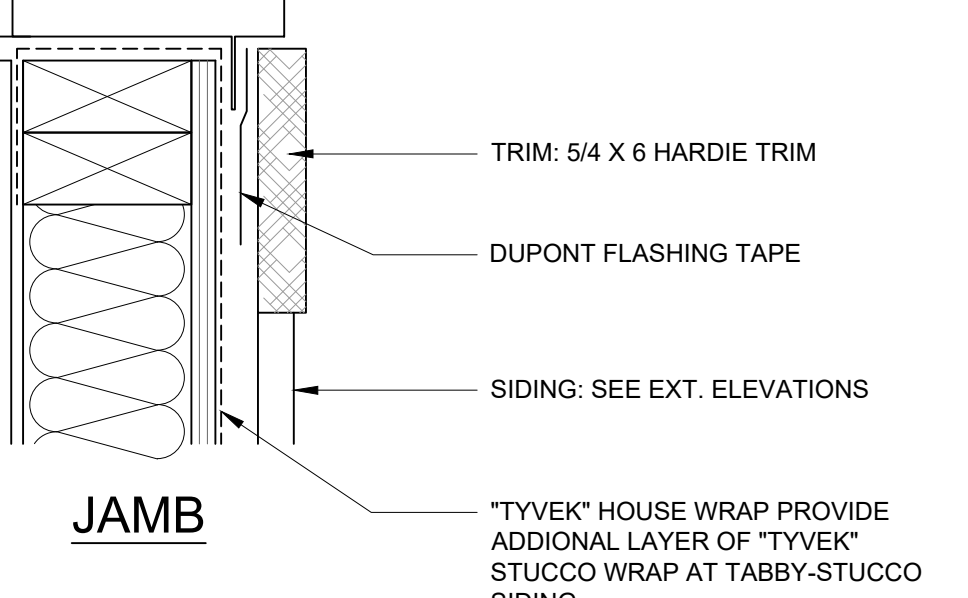
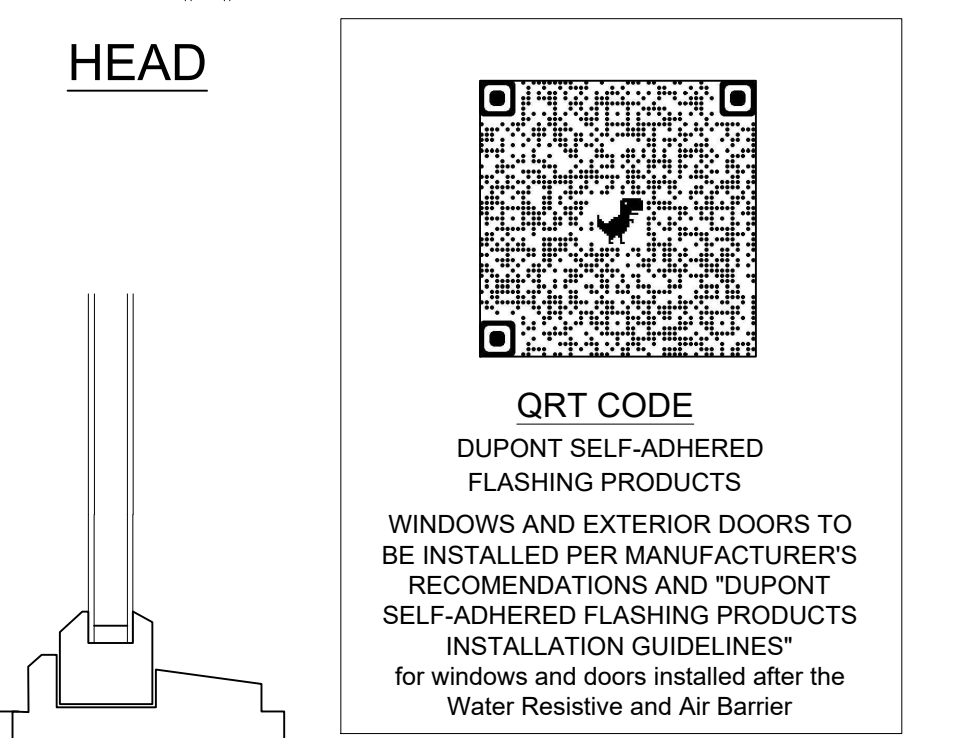
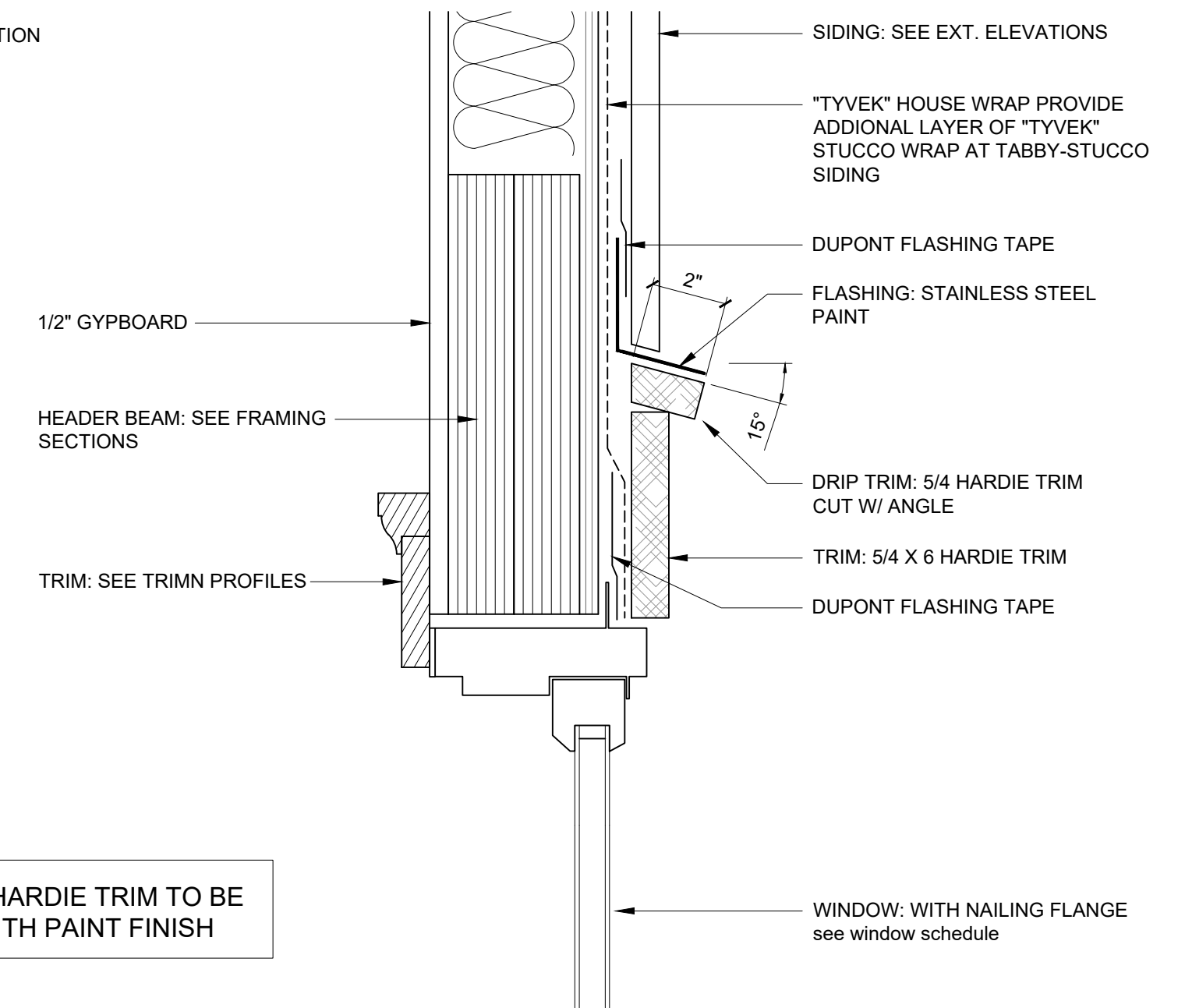
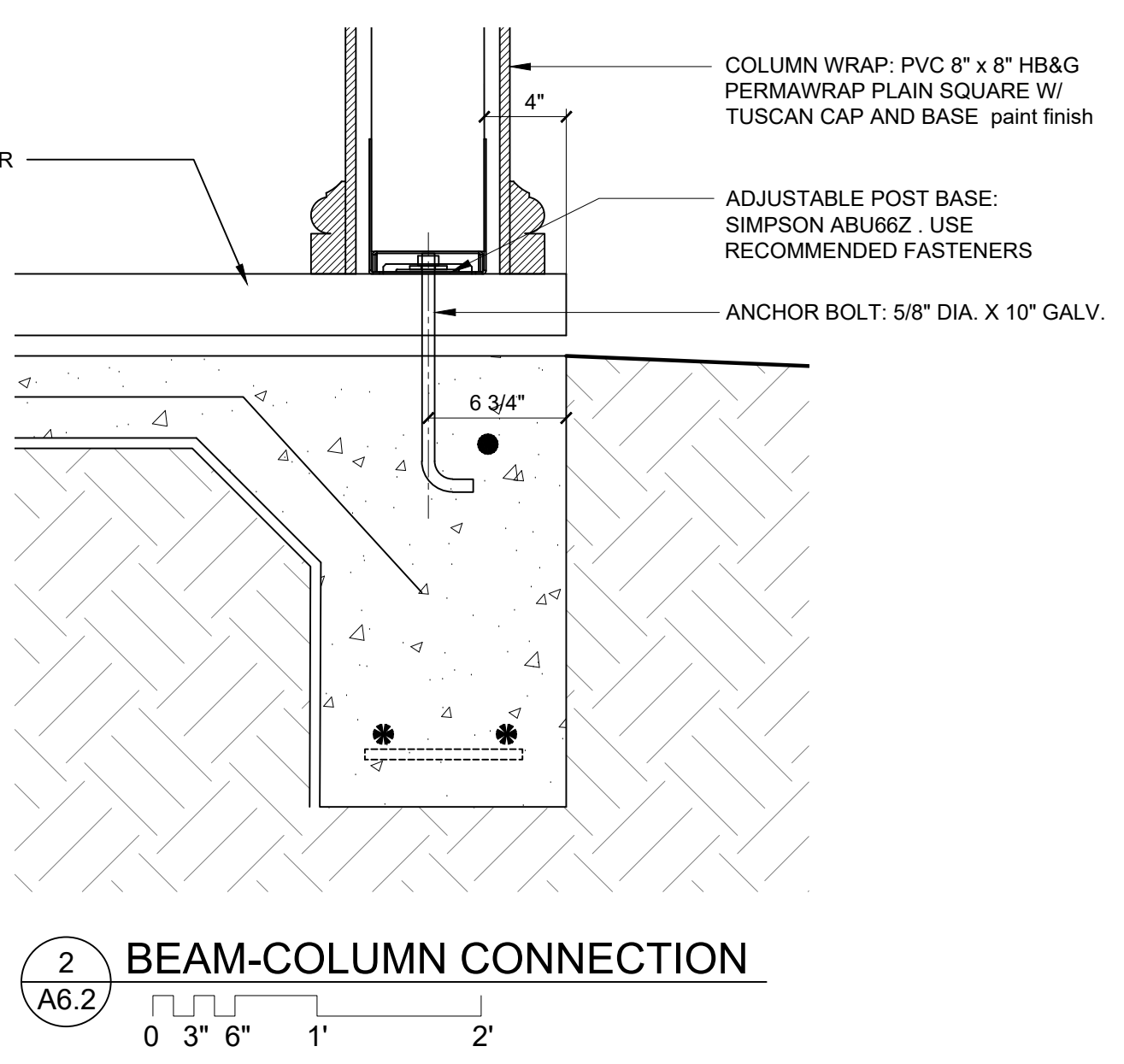
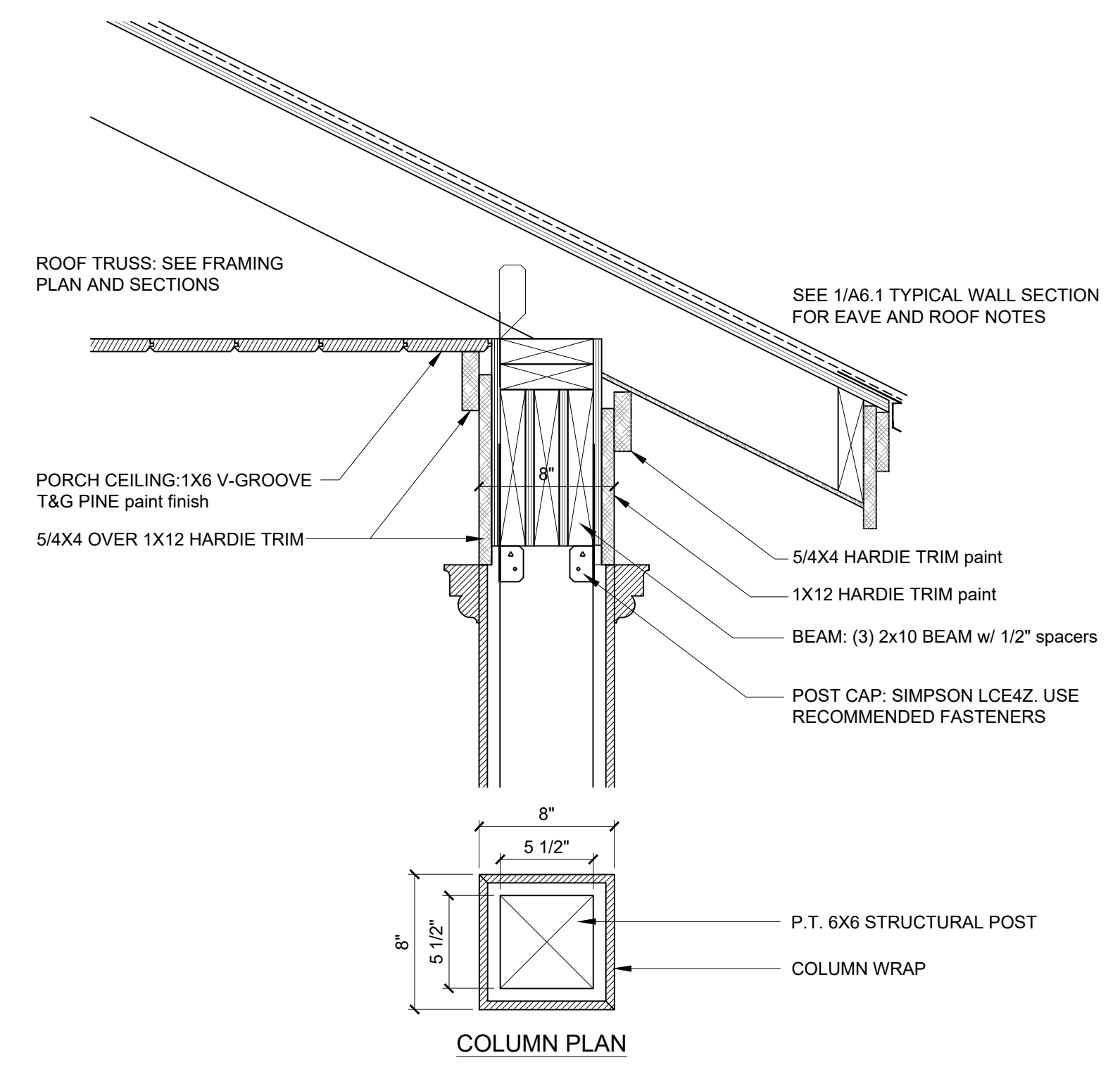


4 BEAM AT BACK PORCH EAVE
A6.2
0 3" 6" 1' 2'

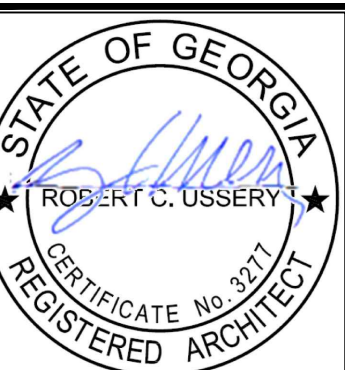


3 BEAM AT ENTRY PORCH RAKE
A6.2
0 3" 6" 1' 2'

NOTE: ALL HARDIE TRIM TO BE SMOOTH WITH PAINT FINISH



1 TYPICAL WINDOW DETAILS
A6.2
0 1" 2" 4" 8"



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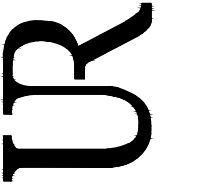
FIFTY OAKS - Wall Sections
South Harrington Road
St. Simons Island, Georgia

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A6.2



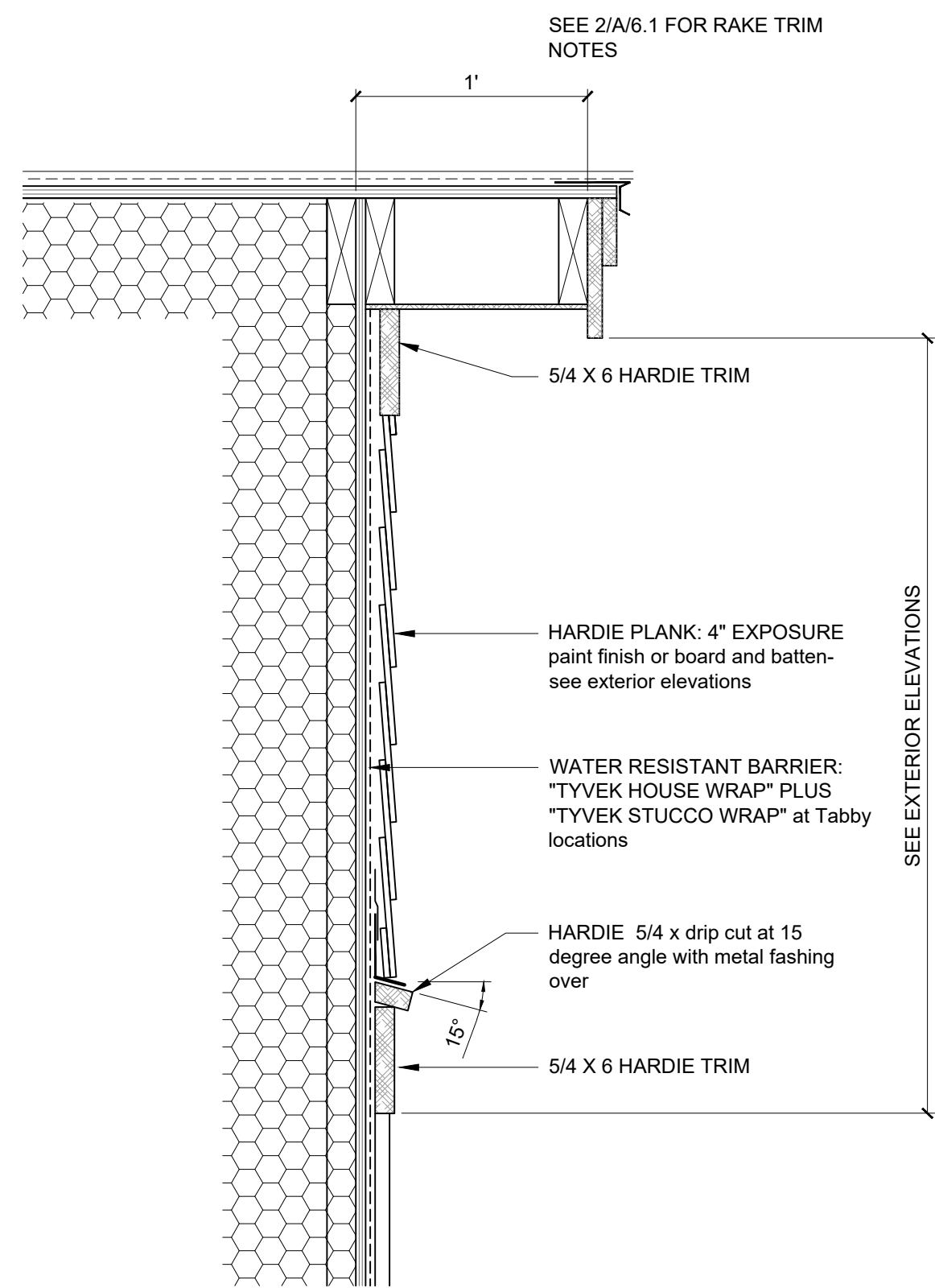
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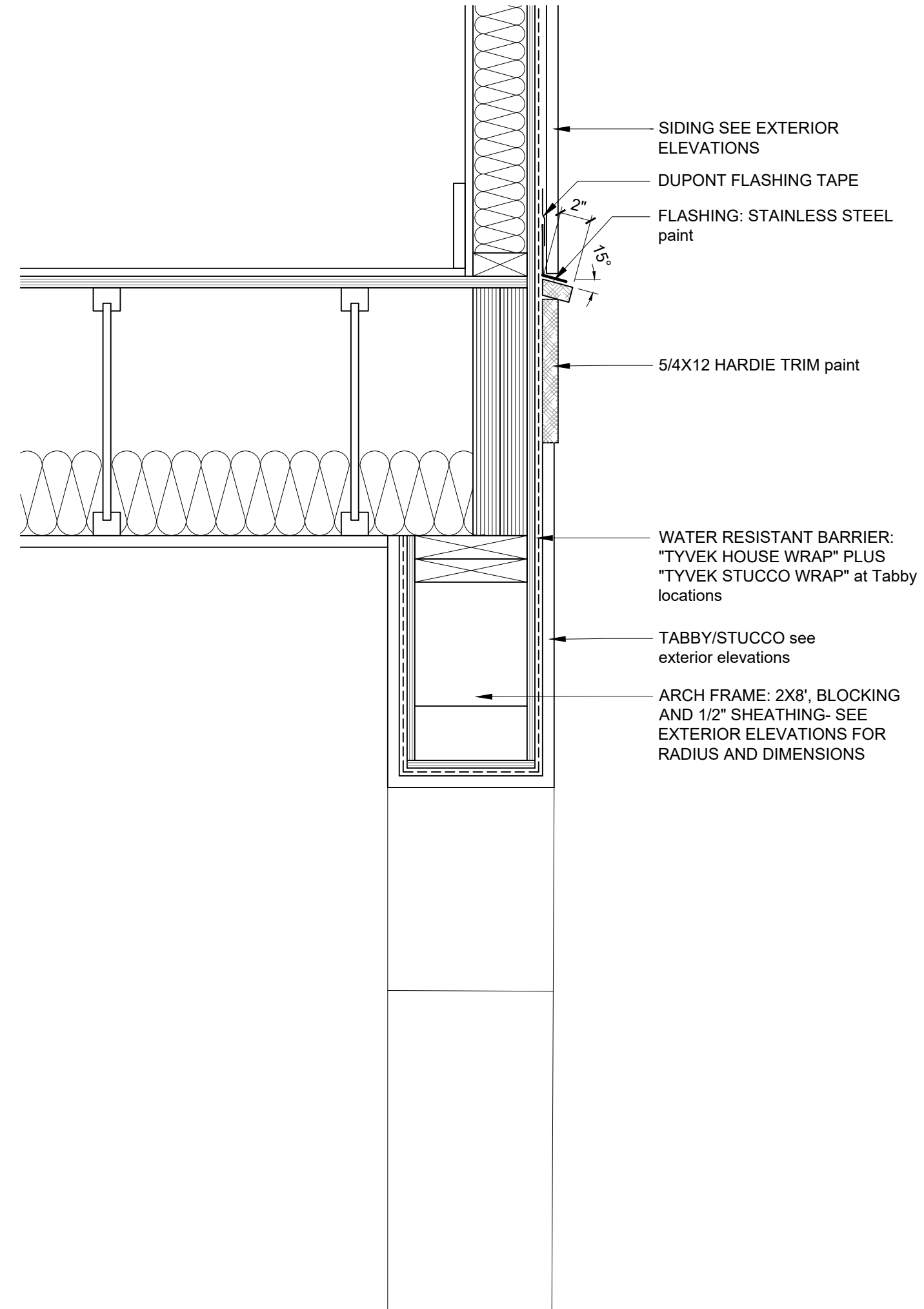
FIFTY OAKS - Wall Sections
 South Harrington Road
 St. Simons Island, Georgia

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8-30-23

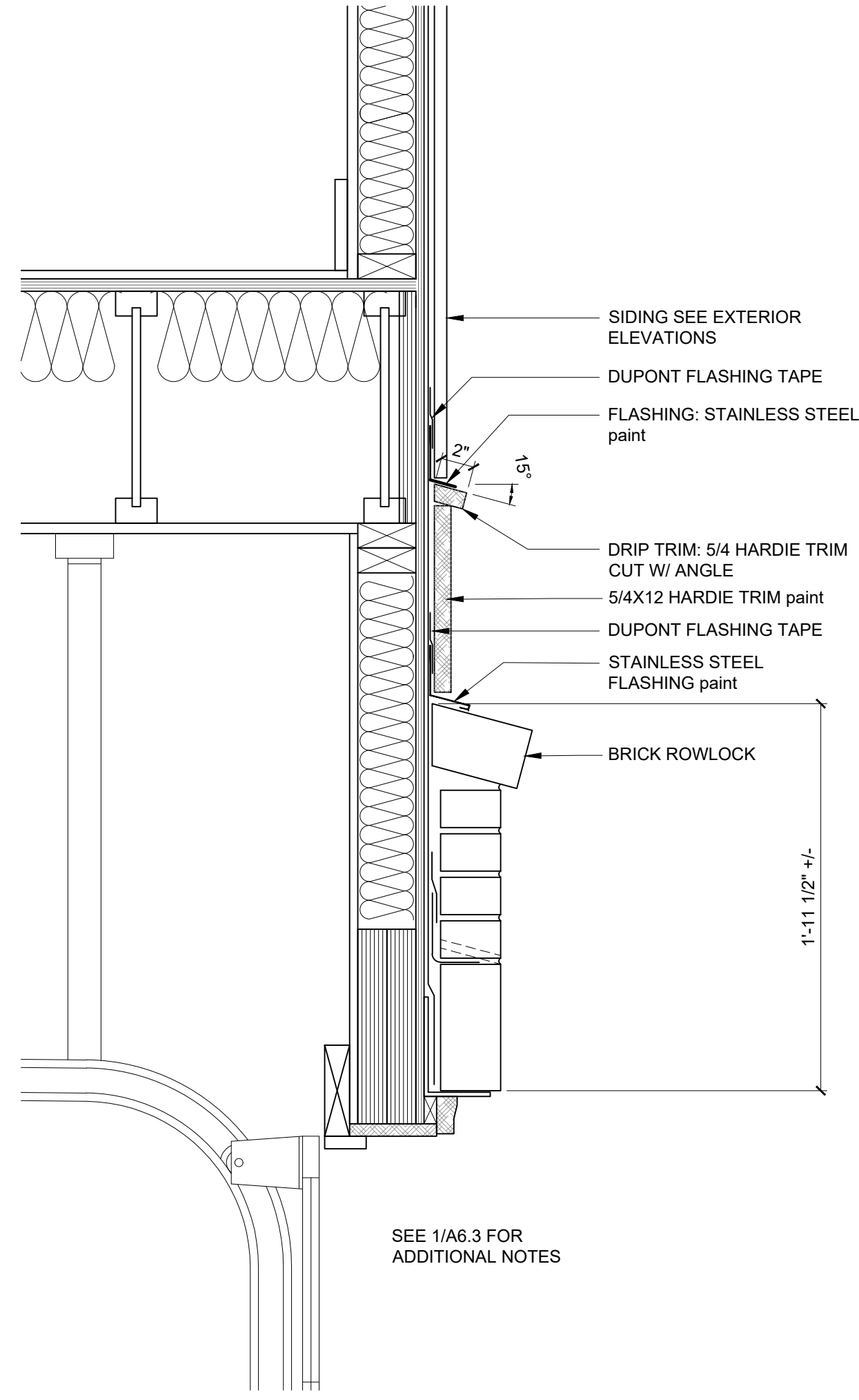
A6.3



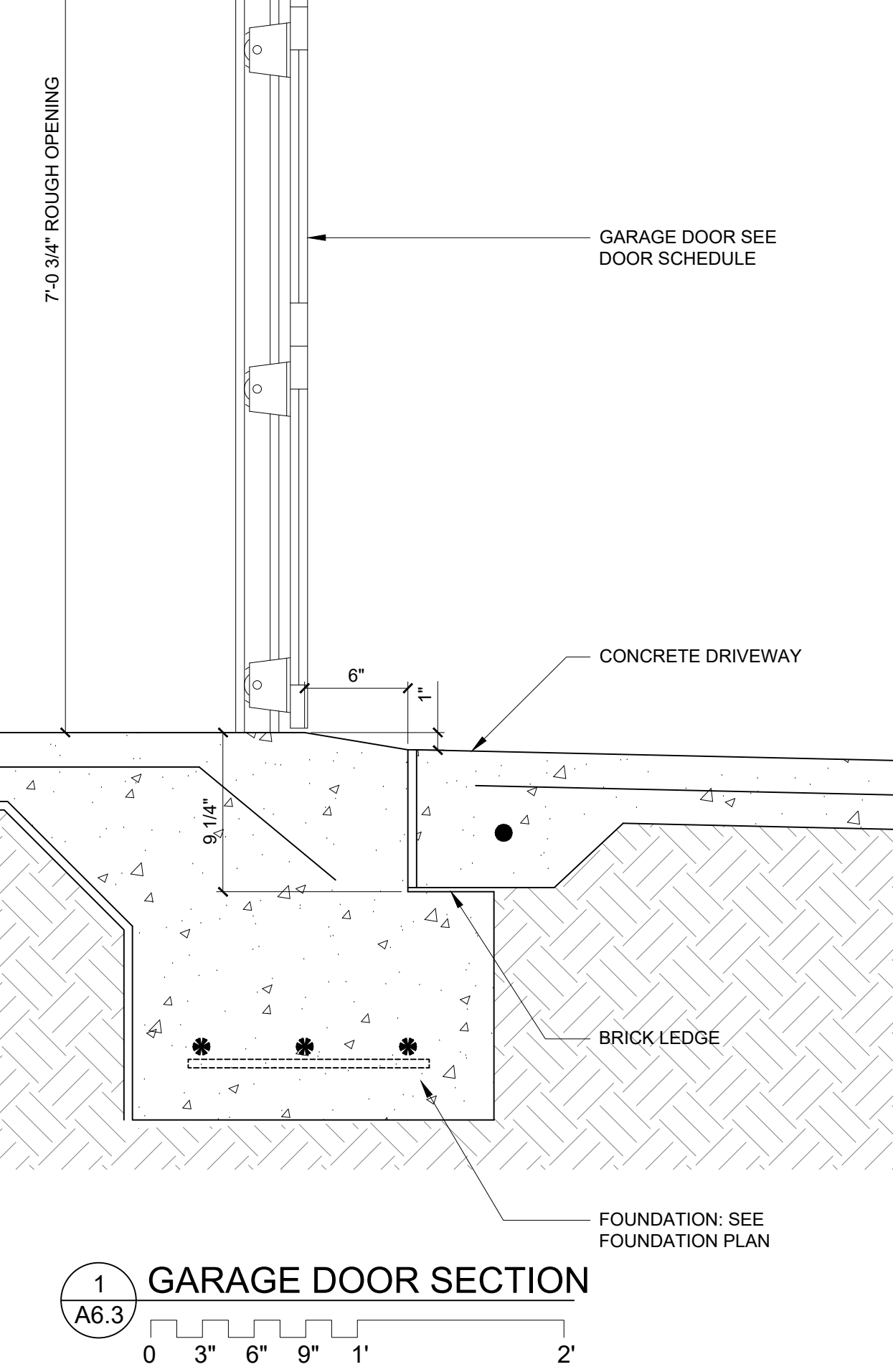
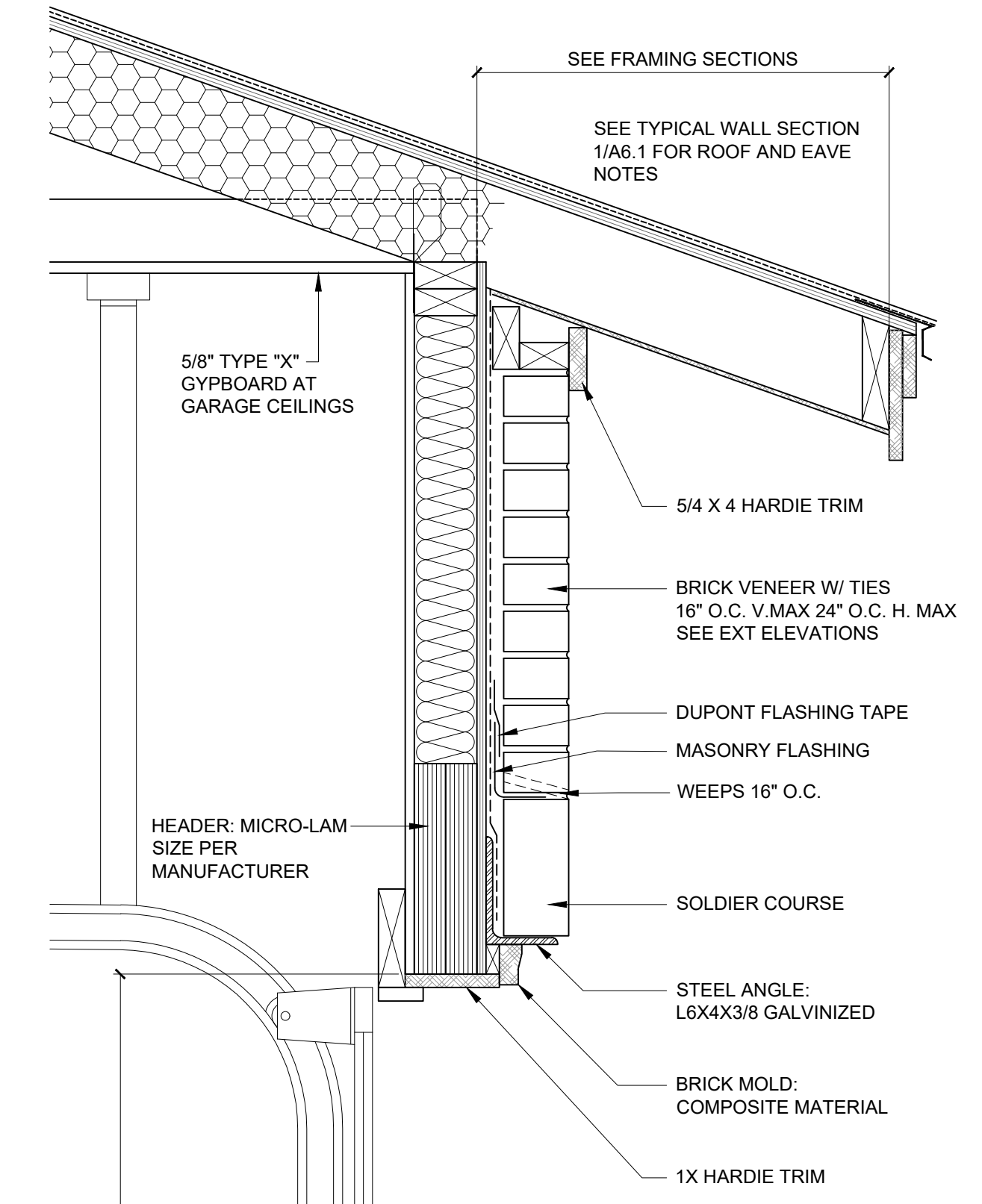
4 GABLE FEATURE
 A6.3
 0 3" 6" 9" 1' 2'



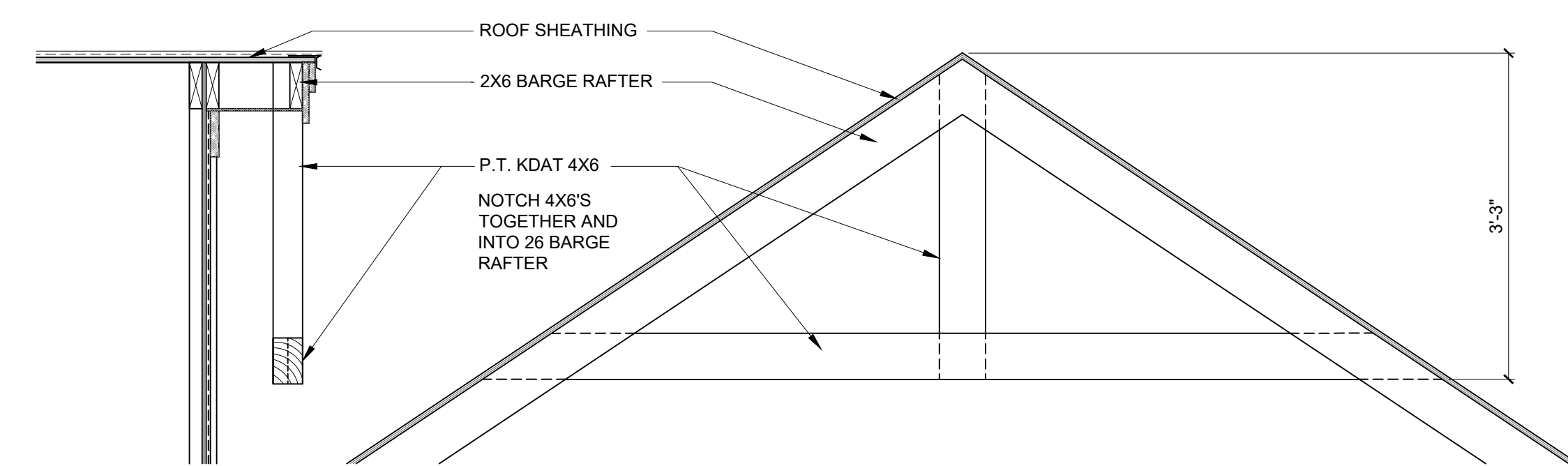
3 TABBY ARCH AT UNIT TYPE "B" AND "E"
 A6.3
 0 3" 6" 9" 1' 2'



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



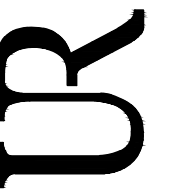
1 GARAGE DOOR SECTION
 A6.3
 0 3" 6" 9" 1' 2'



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



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A7.1

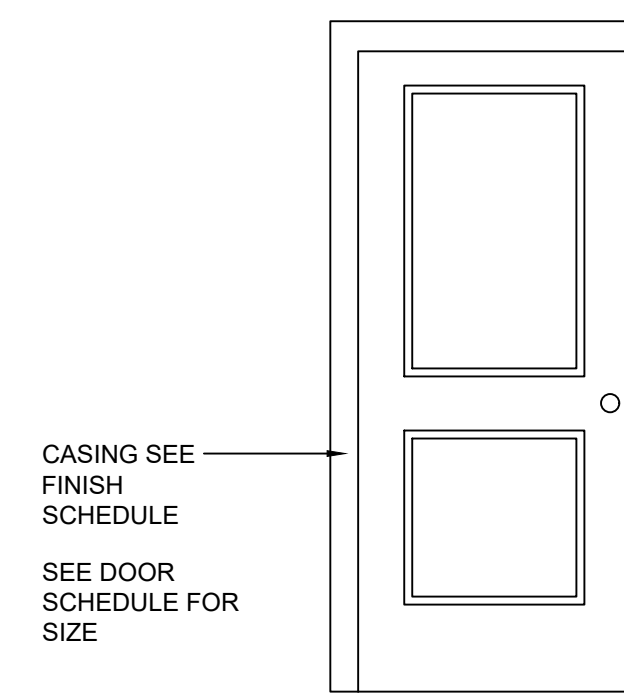
WINDOW SCHEDULE

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	-	-
D	PR. 2-6 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	-	-
I	2-4 X 4-0	8'-0"	FIXED	INSULATED SEE NOTES	-	-

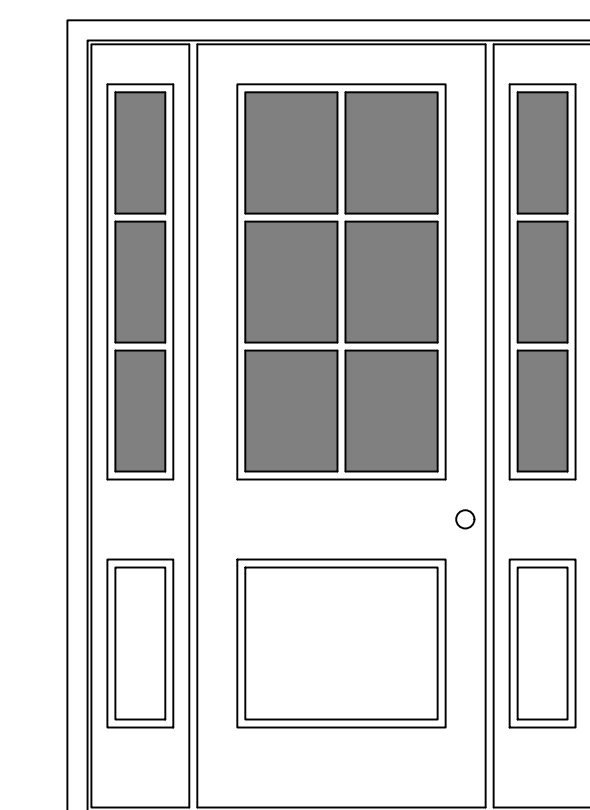
- NOTES:
1. ALL WINDOWS MAY NOT BE USED
 2. VERIFY ALL WINDOWS MEET THE REQUIRED INTERNATIONAL RESIDENTIAL CODE (IRC) DESIGN PRESSURE RATING (DP)
 3. WINDOW GLAZING IS NOT IMPACT RESISTANT SEE IRC REQUIREMENTS FOR OPENING PROTECTION.

UNIT C - DOOR SCHEDULE

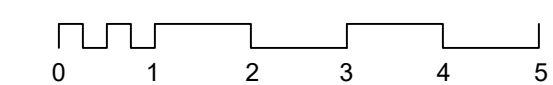
MARK	UNIT SIZE	DESCRIPTION	FRAME	GLAZING	CASING	HARDWARE	COMMENTS
C-1	9-0 X 7-0	INSULATED GARGE DOOR	-	MFG	-	MFG	SEE ELEVATIONS, ANY GLAZING TO BE IMPACT RESIST.
C-3	3-0 X 8-0 X 1 3/4	EXTERIOR ENTRANCE DOOR, AS SELECTED	WOOD	MFG	-	SEC	IMPACT RESISTANT GLASS, 14" SIDELIGHTS, THRESHOLD & WEATHER STRIPPING
C-5	2-6 X verify X 1 3/8	CUSTOM INTERIOR DOOR	WOOD	-	-	PASS	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-12	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
C-13	PAIR 2-0 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-25	PAIR 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	2-4 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	-



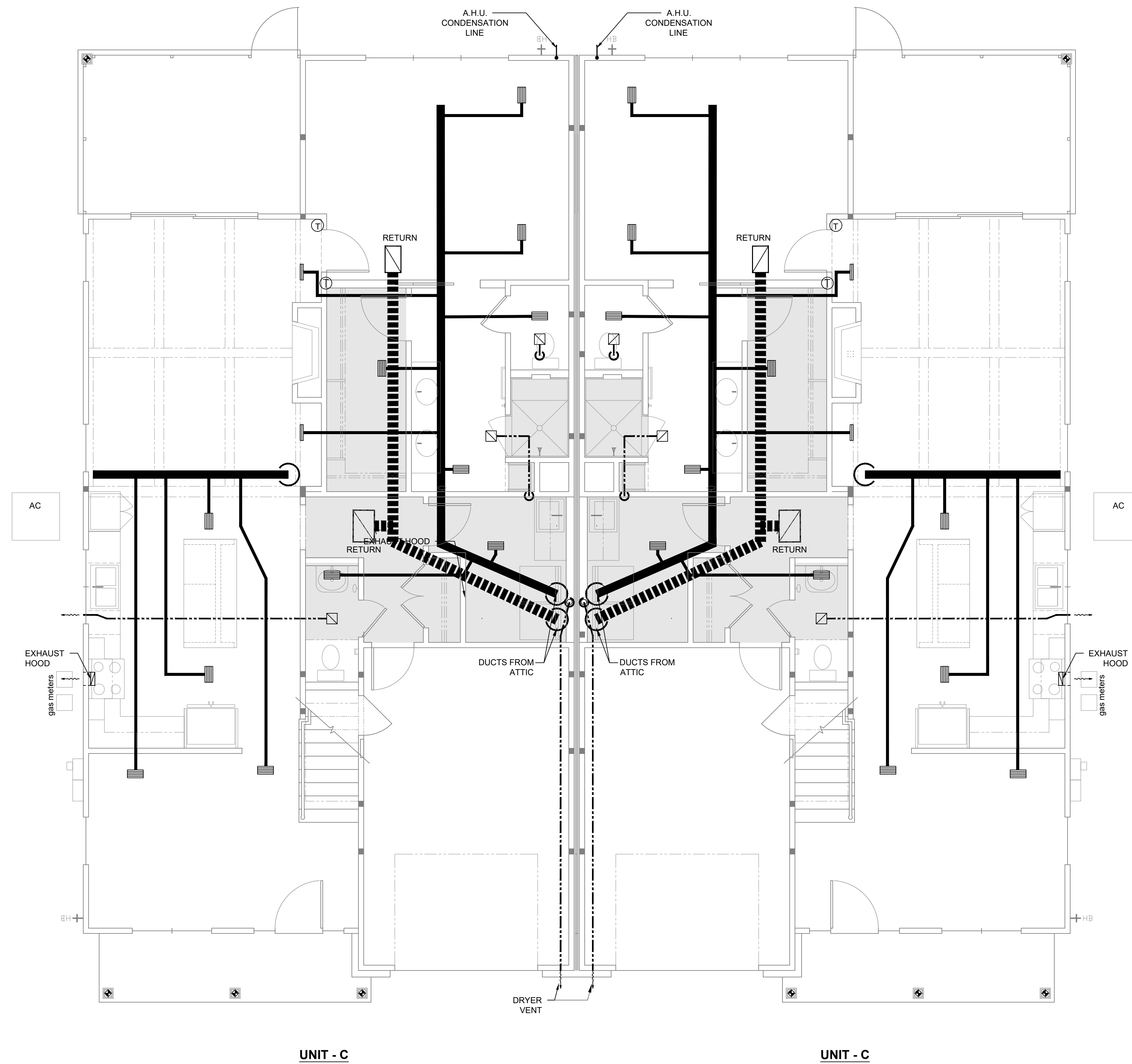
TYPICAL INTERIOR DOOR



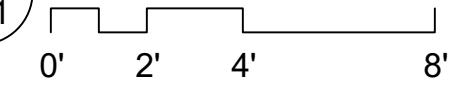
ENTRY DOOR "B" AND "C" UNIT



CASING SEE
FINISH
SCHEDULE
SEE DOOR
SCHEDULE FOR
SIZE



1
M.1
FIRST FLOOR MECHANICAL PLAN

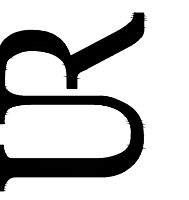


NOTE:
 AIR CONDITIONING TO BE A (2) ZONE SYSTEM:
 1ST FLOOR AND 2ND FLOOR WITH TWO THERMOSTATS AND
 ELECTRONICALLY CONTROLLED DAMPER SYSTEM.
 DRAWING FOR PLANNING PURPOSES ONLY. CONTRACTOR
 TO SUBMIT EQUIPMENT SCHEDULE AND DUCT LAYOUT FOR
 APPROVAL. CEILING GRILLS TO BE COORDINATED WITH
 ELECTRICAL FIXTURE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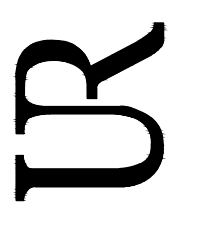
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M.1



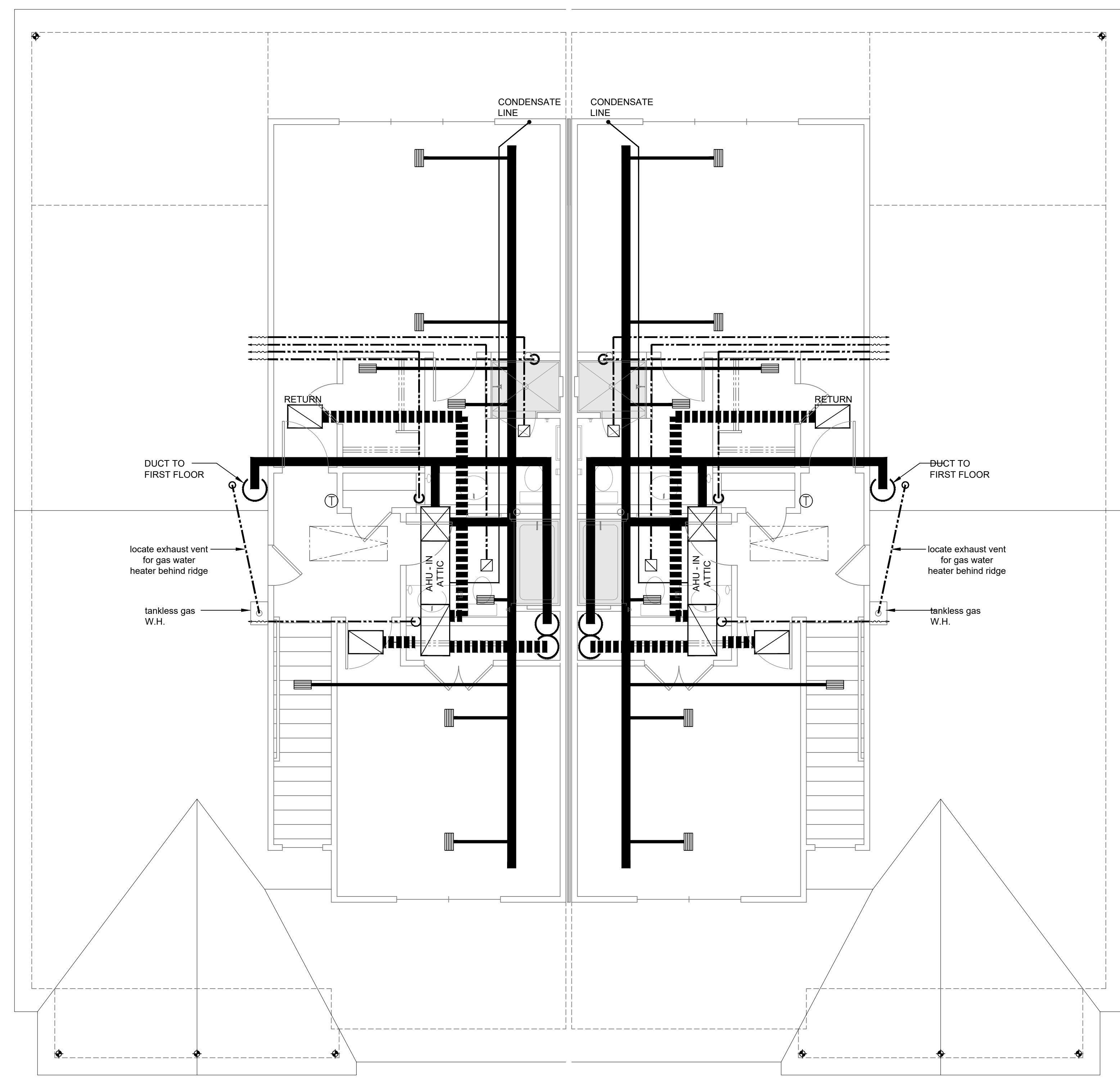
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FIFTY OAKS - BUILDING 15AB
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M.2



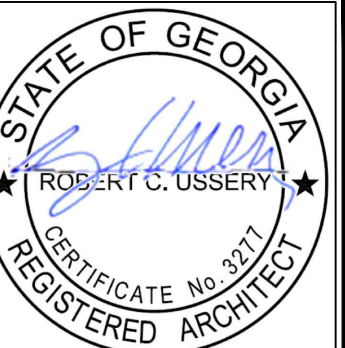
UNIT - C

UNIT - C

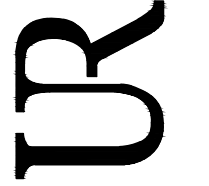
1 SECOND FLOOR MECHANICAL PLAN
 M.2
 0' 2' 4' 8'

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

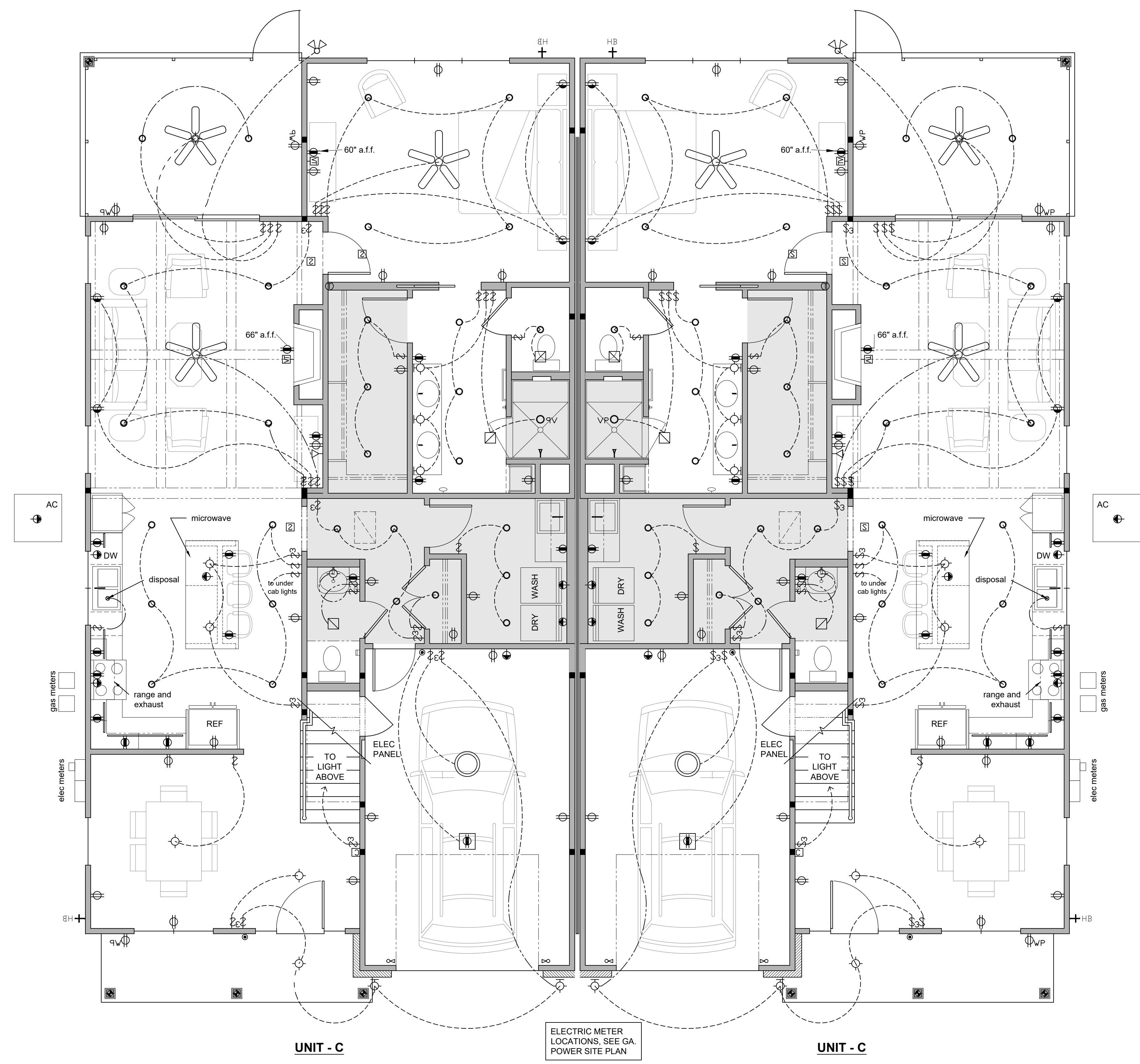
- INDICATES SUPPLY DUCT
- - - - - INDICATES RETURN DUCT
- . - . - . INDICATES EXHAUST DUCT
- INDICATES SUPPLY GRILL
- INDICATES RETURN GRILL W/ FILTER
- ⊙ INDICATES THERMOSTAT
- ▨ INDICATES DROPPED CEILING



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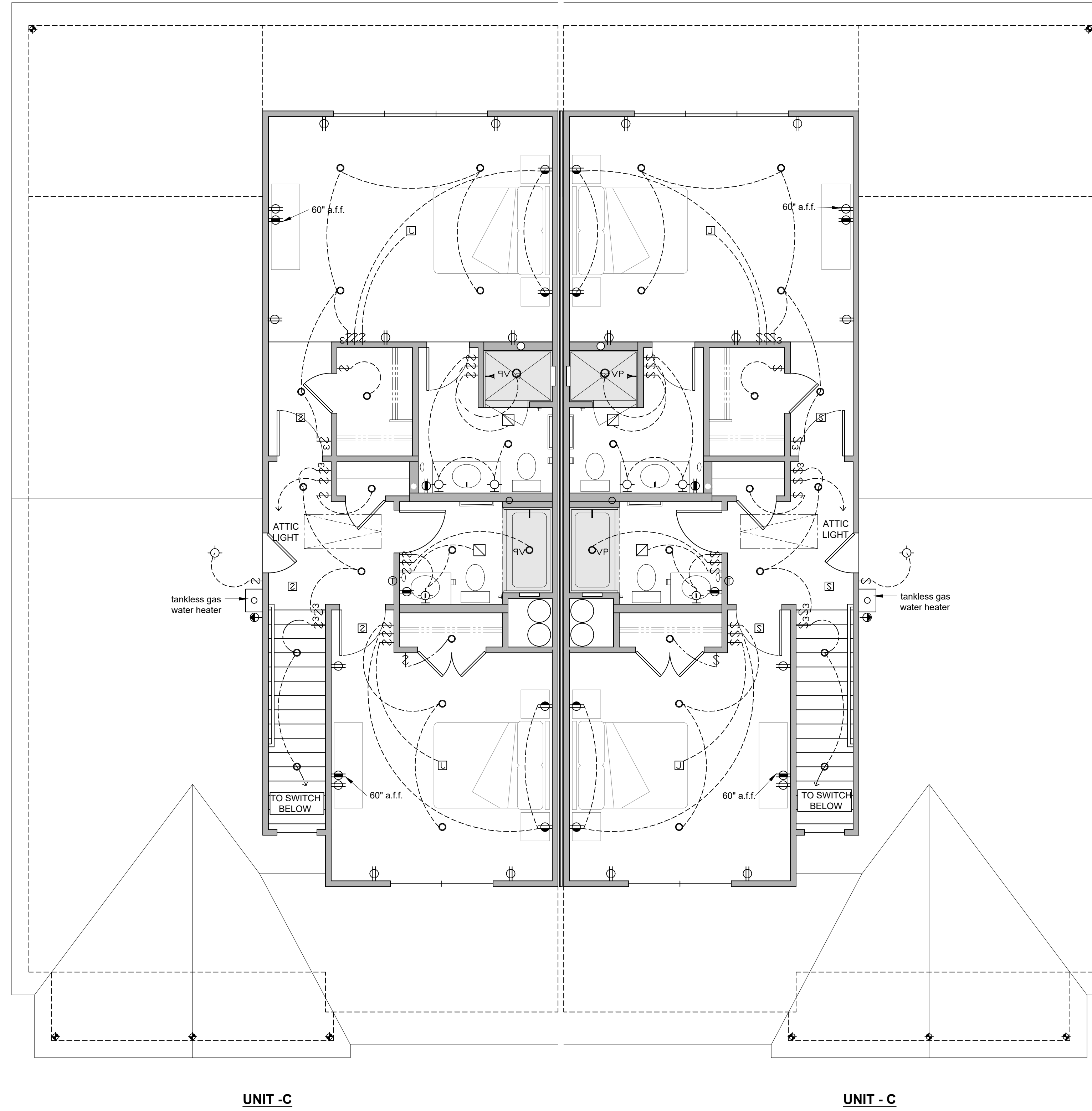
ELECTRICAL SYMBOLS LEGEND			
	DUPLEX CONVENIENCE OUTLET		GARAGE DOOR SENSOR
	DUPLEX OUTLET TOP SWITCHED		THERMOSTAT
	DUPLEX OUTLET - WATERPROOF		PUSH BUTTON OR JAMB SWITCH
	DUPLEX OUTLET - VERIFY HEIGHT		CHIME
	FLOOR DUPLEX RECTANGLE OUTLET		FLOOD LIGHT - DIRECTIONAL
	SWITCH		JUNCTION BOX
	THREE WAY SWITCH		RECESSED L.E.D. 800 LUMENS min 2700k
	FOUR WAY SWITCH		RECESSED L.E.D. VAPOR PROOF LIGHT
	SPECIAL OUTLET - VERIFY		SLOPED CEILING RECESSED L.E.D.
	SMOKE DETECTOR		CEILING MOUNT L.E.D. LIGHT *AS SELECTED BY OWNER
			WALL MOUNT L.E.D. LIGHT
			TELEPHONE OUTLET
			TELEVISION CABLE OUTLET
			EXHAUST FAN
			EXHAUST FAN AND LIGHT
			CEILING FAN
			UNDER CABINET LIGHT
			19" LED ROUND LIGHT

- 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.

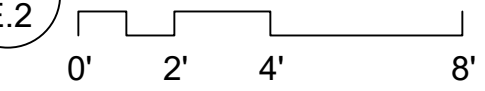
1
E.1 FIRST FLOOR ELECTRICAL PLAN
 0' 2' 4' 8'

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3-8-24

E.1



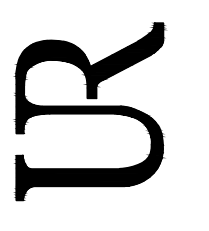
1 SECOND FLOOR ELECTRICAL PLAN
E.2



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



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E.2