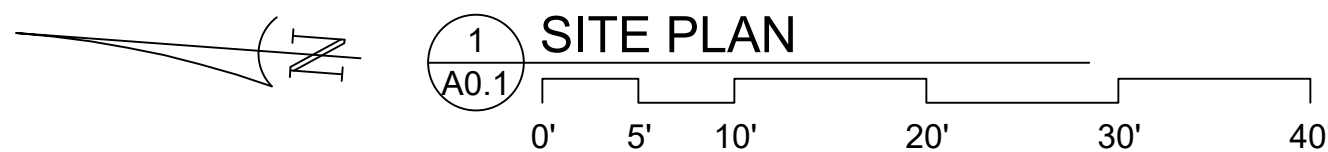
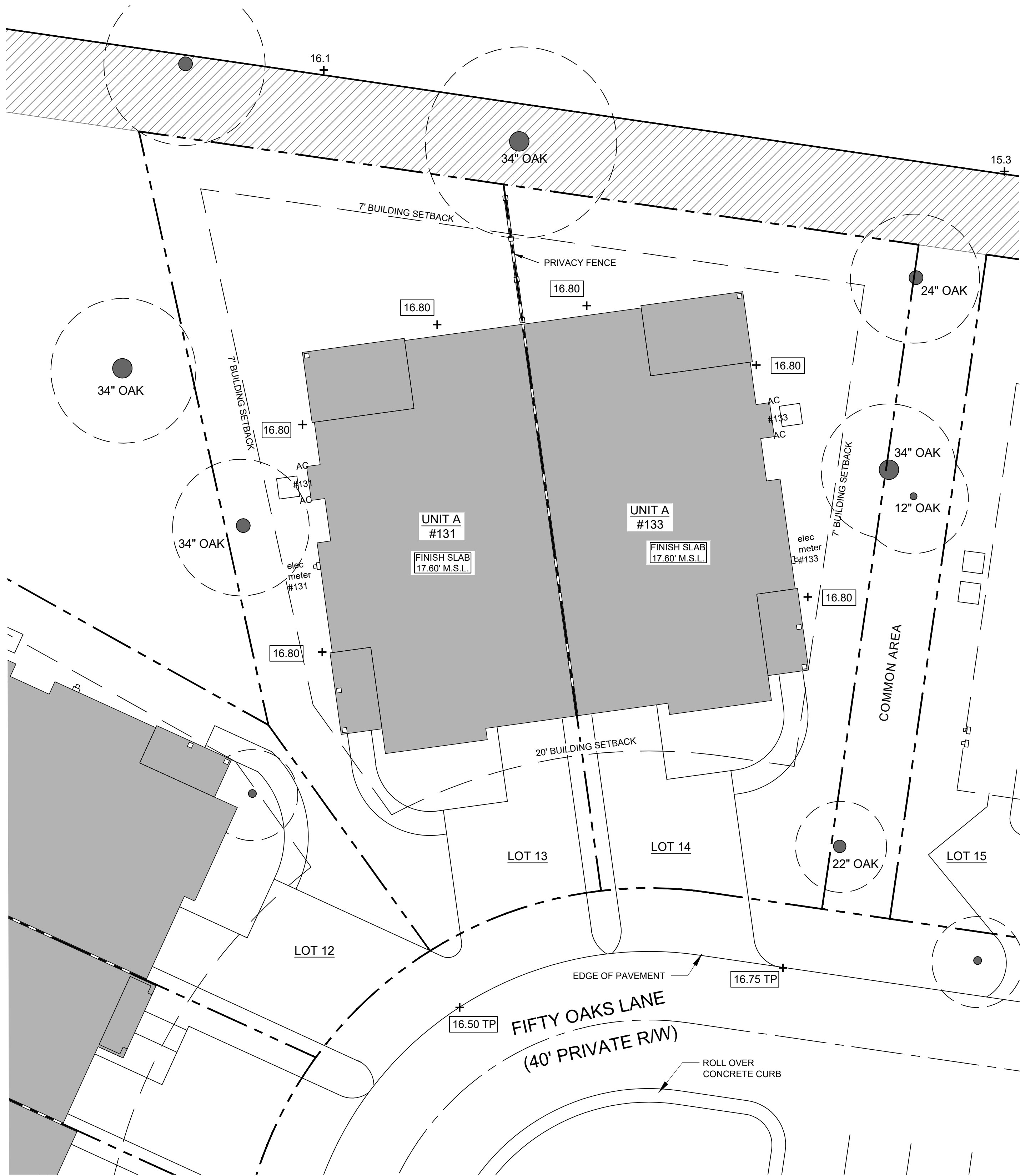




VICINITY MAP N.T.S.



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:

1. **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.

2. SURVEY DATA TAKEN FROM PRELIMINARY PLAT BY SHUPE SURVEYING COMPANY, P.C., 3837 DARIEN HIGHWAY, BRUNSWICK, GA 31525. DATED 12/20/17.

3. 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.

4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO BEGINNING CONSTRUCTION.

5. 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.

6. ALL COMMON AREA WITHIN THE DEVELOPMENT SHALL REMAIN PRIVATE AND BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

7. **BUILDING HEIGHT:** MAXIMUM ALLOWED = 35 FT. PROPOSED BUILDING 3 = APPROXIMATELY 33' - 6"

8. **OWNER / DEVELOPER:**
FIFTY OAKS GROUP, LLC

9. **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:

1. **APPLICABLE CODES:**

- 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- NFPA 70
- NEC 2017

2. **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

3. **PROTECTION OF OPENINGS:**

- IMPACT RESISTANT EXTERIOR GLAZING REQUIRED IN WIND BORNE DEBRIS REGIONS

4. **TOWNHOUSE REQUIREMENTS:**

- COMMON WALL SHALL BE 2-HOUR RATED, W/ NO PLUMBING OR MECHANICAL PENETRATIONS. /RC R302.2

5. **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
A2.2	SECOND FLOOR PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A4.1	FLOOR FRAMING PLAN
A4.2	ROOF FRAMING PLAN
A5.1	FRAMING SECTIONS - UNIT A
A5.2	FRAMING SECTIONS - UNIT A
A6.1	WALL SECTIONS
A6.2	WALL SECTIONS
A6.3	WALL SECTIONS
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

(1) CHANGES made to

DOOR SCHEDULES A7.1

(2) MISC NOTES AND

DIMENSIONS ADDED TO

ELEVATIONS A3.1 AND

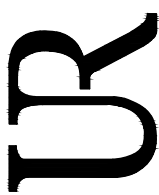
A3.21

(3) change unit

numbers on some sheets



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St. Simons Island, Georgia

1622

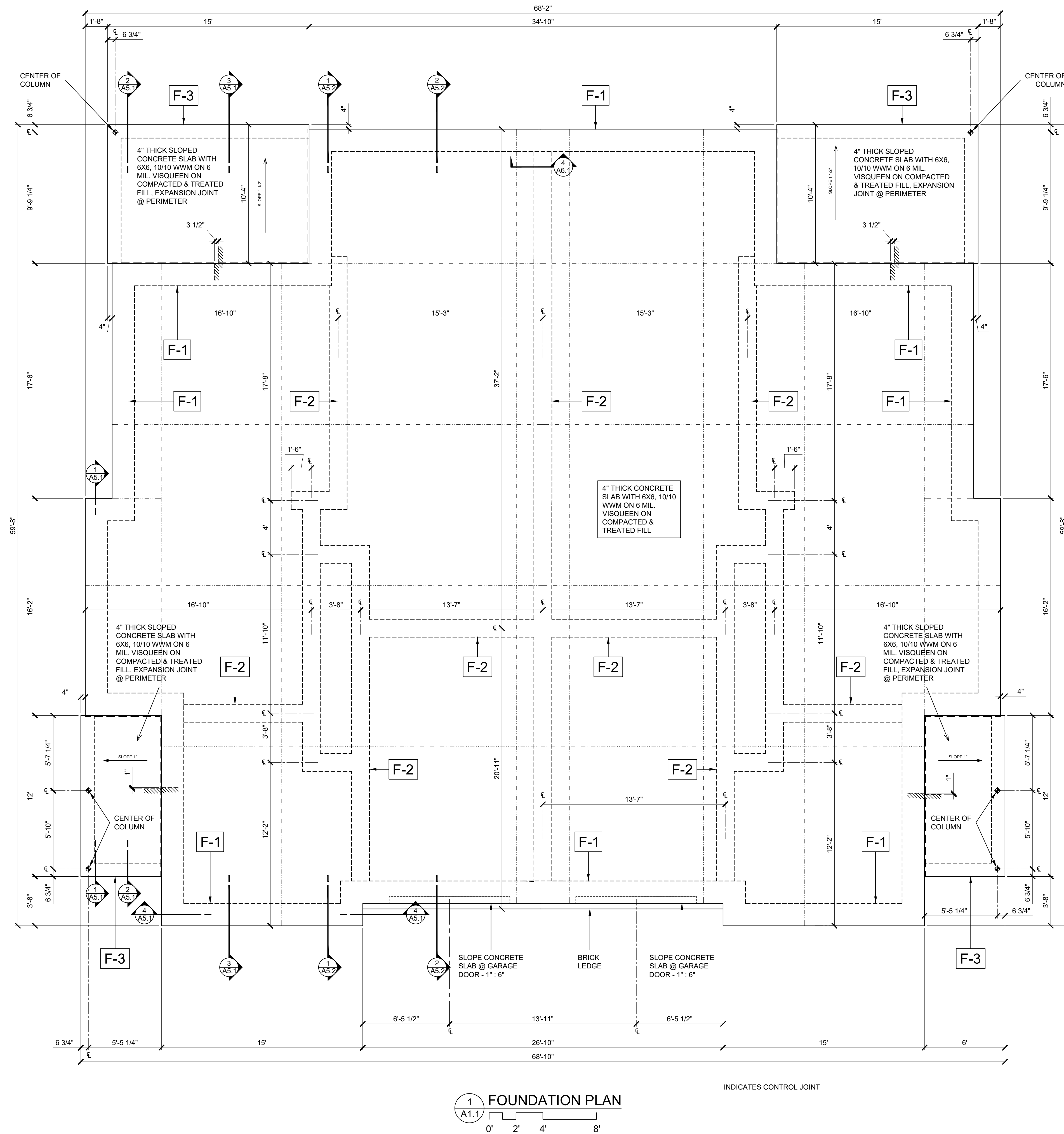
9-12-22

10-3-22 (1)

10-21-22 (2)

4-25-23 (3)

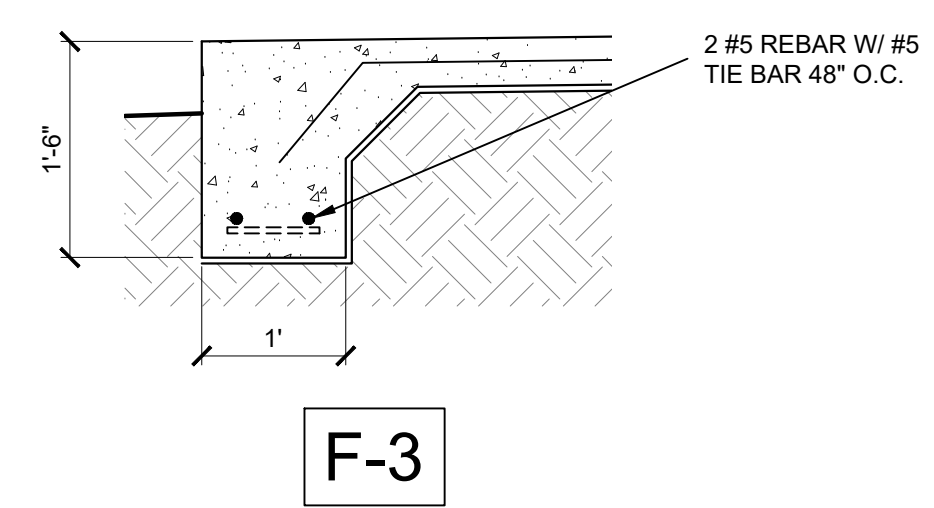
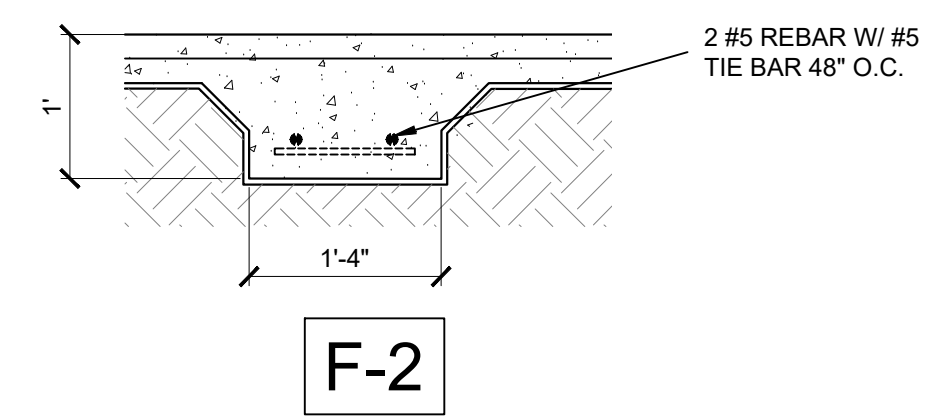
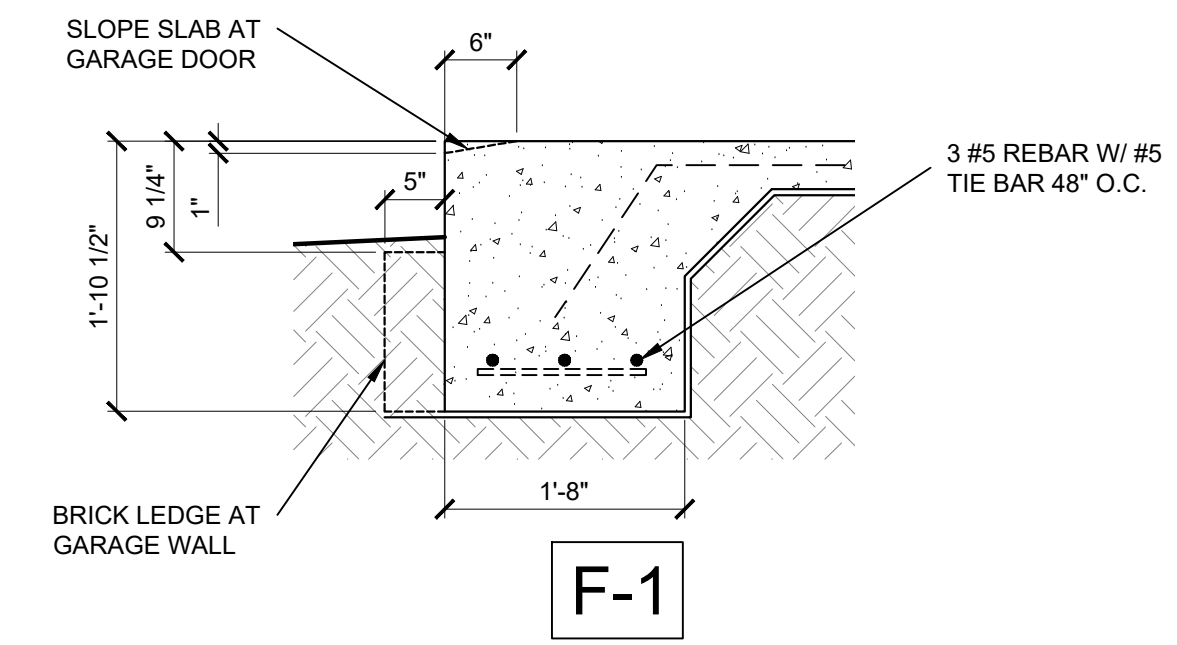
A0.1



1
A1.1
FOUNDATION PLAN
0' 2' 4' 8'

INDICATES CONTROL JOINT

- 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.
- 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



2
A1.1
FOOTING SCHEDULE
0' 4" 8" 1' 2'

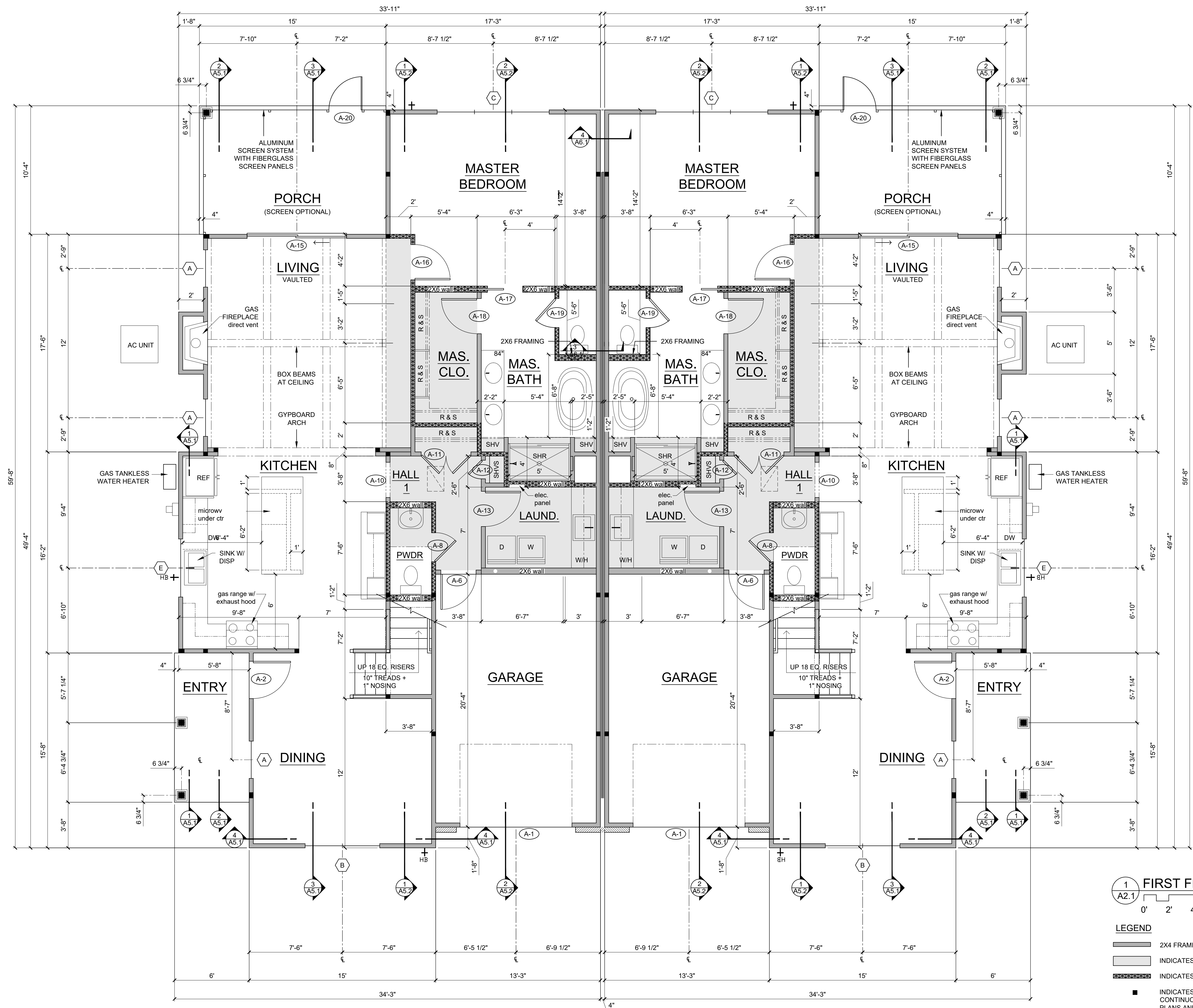


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1622	
6-24-22	

A1.1



UNIT - A
131

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

UNIT - A
133

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

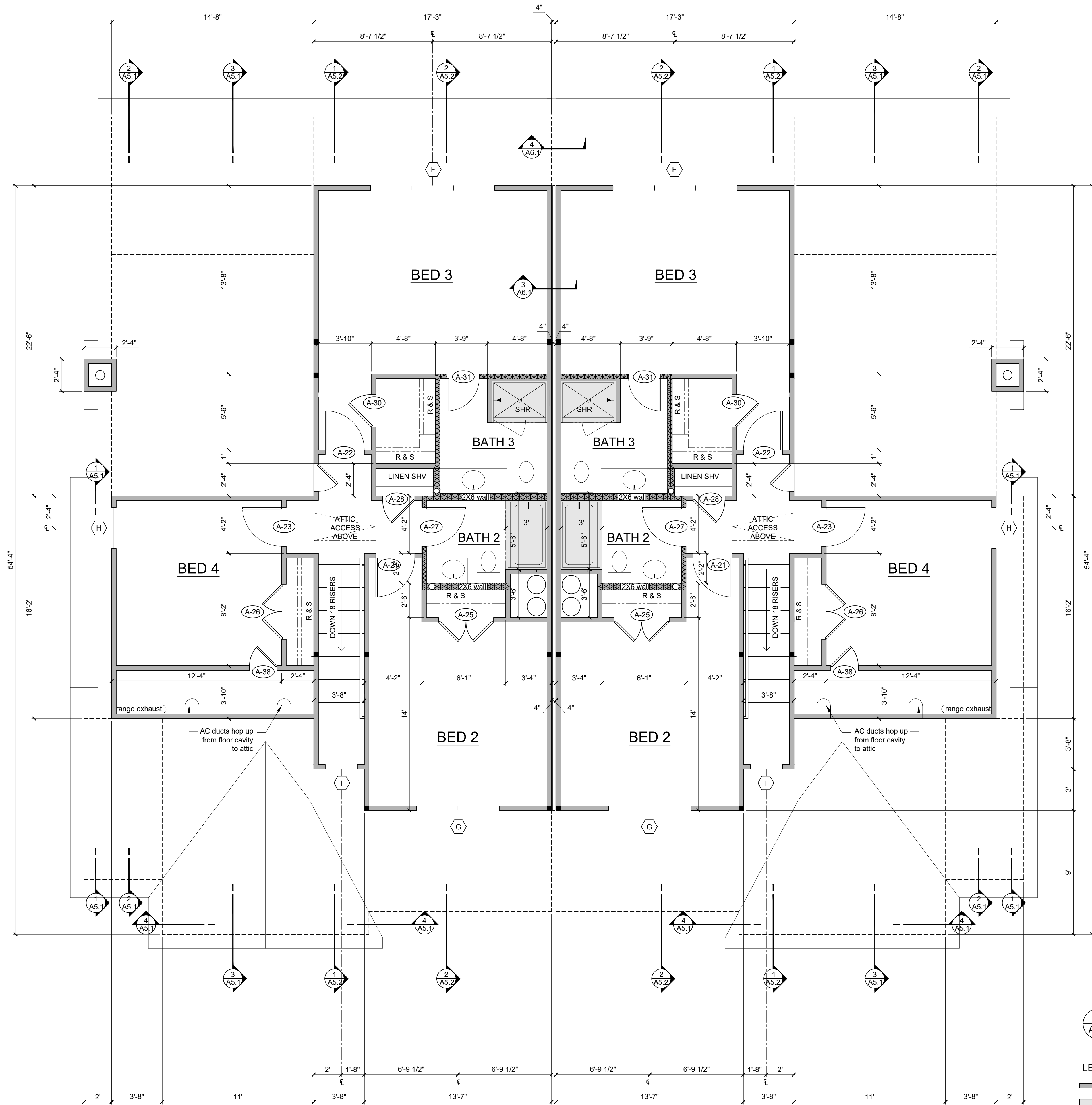
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1622

6-24-22
9-12-22
4-25-23

A2.1



1
A2.2

SECOND FLOOR PLAN

0' 2' 4' 8'

change unit #

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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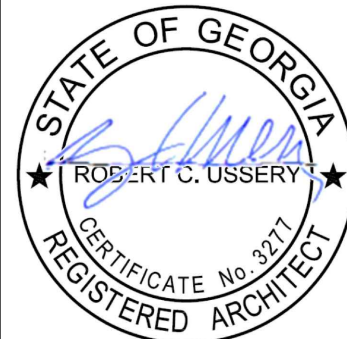
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6-24-22

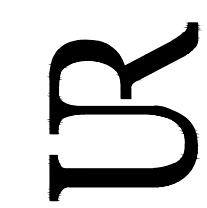
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4-23-23

A2.2



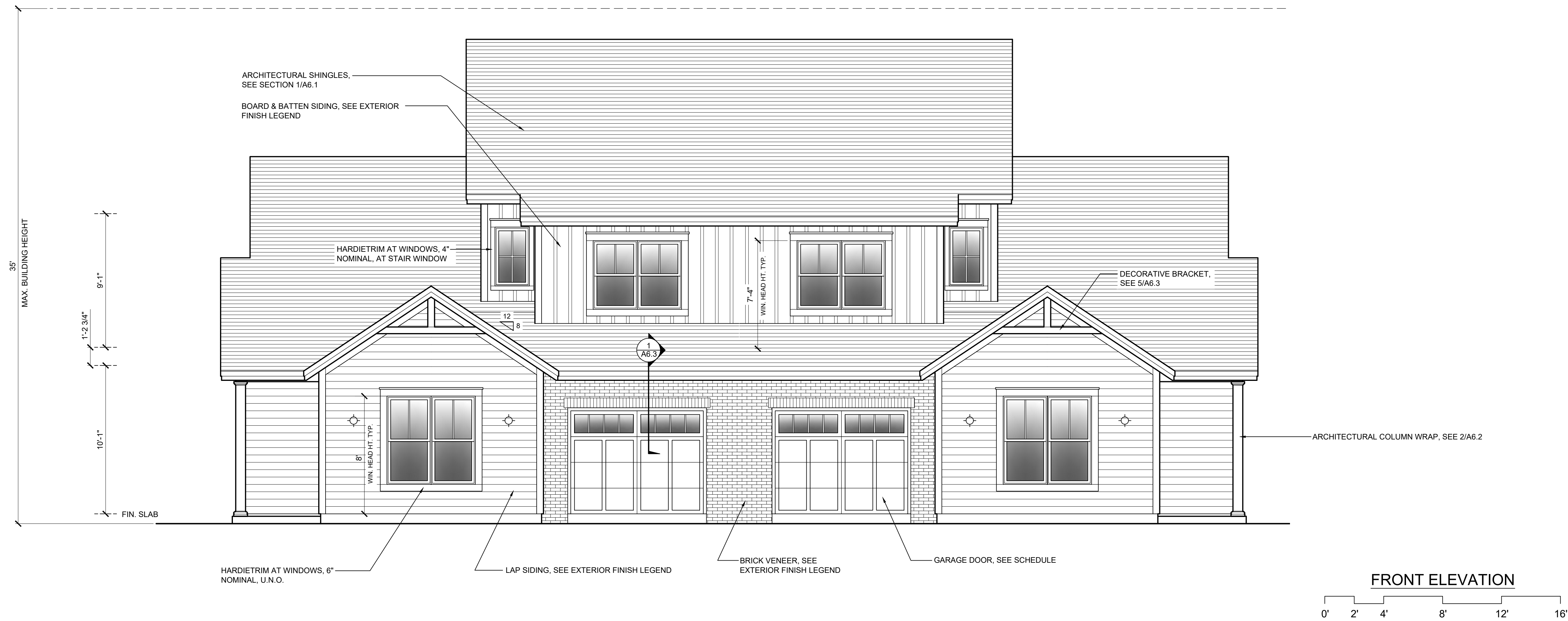
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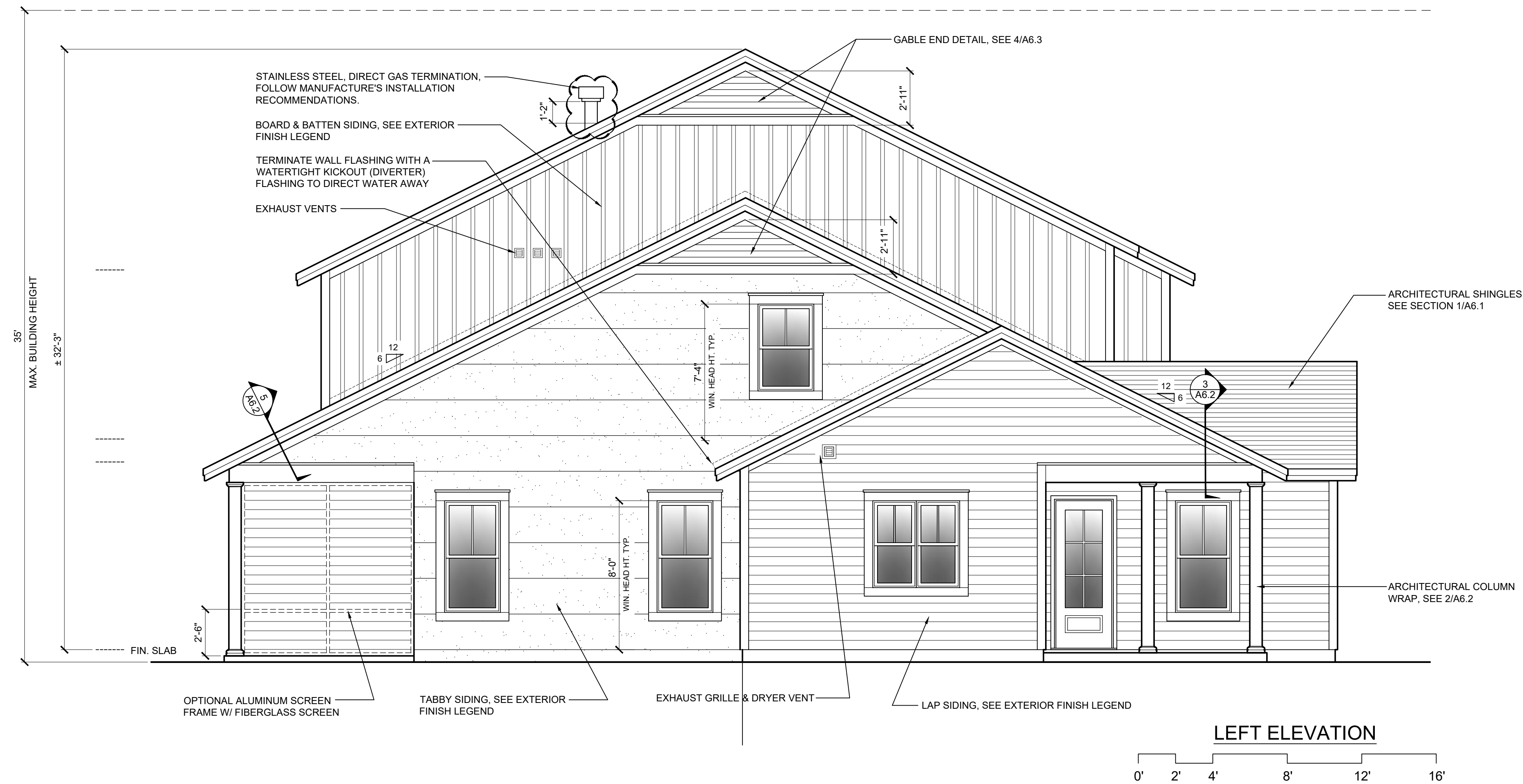
FIFTY OAKS - BUILDING 5
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St. Simons Island, Georgia

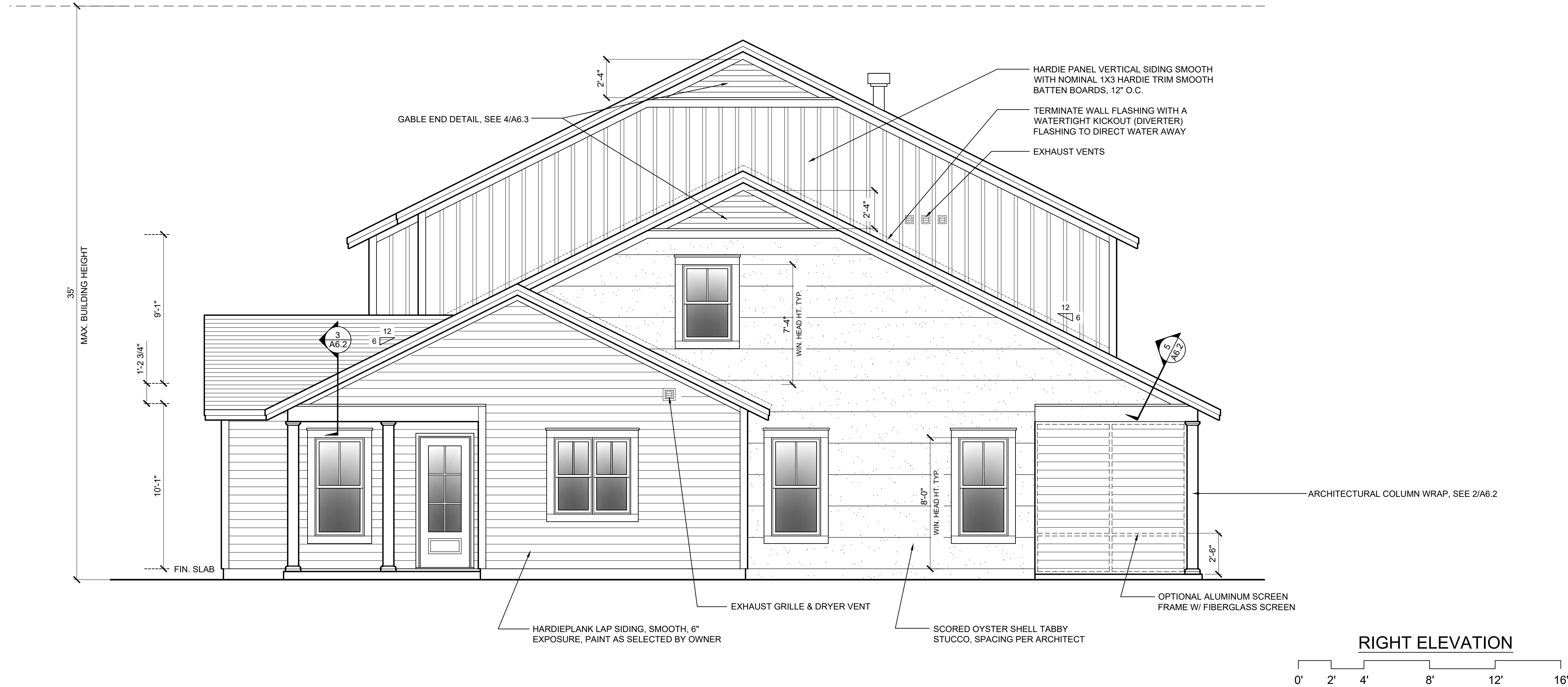
1622
6-24-22

A3.1

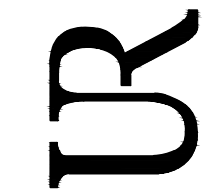


EXTERIOR FINISH LEGEND			
	2 1/2" X 3/4" 'HARDIETRIM' BOARDS - SMOOTH BATTEN BOARDS, 12" O.C. install per mfg. recommendations, SEE QRT CODE		
BOARD & BATTEN SIDING		HARDIE PANEL QRT CODE	HARDIE TRIM - BATTENS QRT CODE
	HZ10 'HARDIEPLANK' LAP SIDING, 6" EXPOSURE, SMOOTH FINISH, INSTALL PER MFG. RECOMMENDATIONS,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





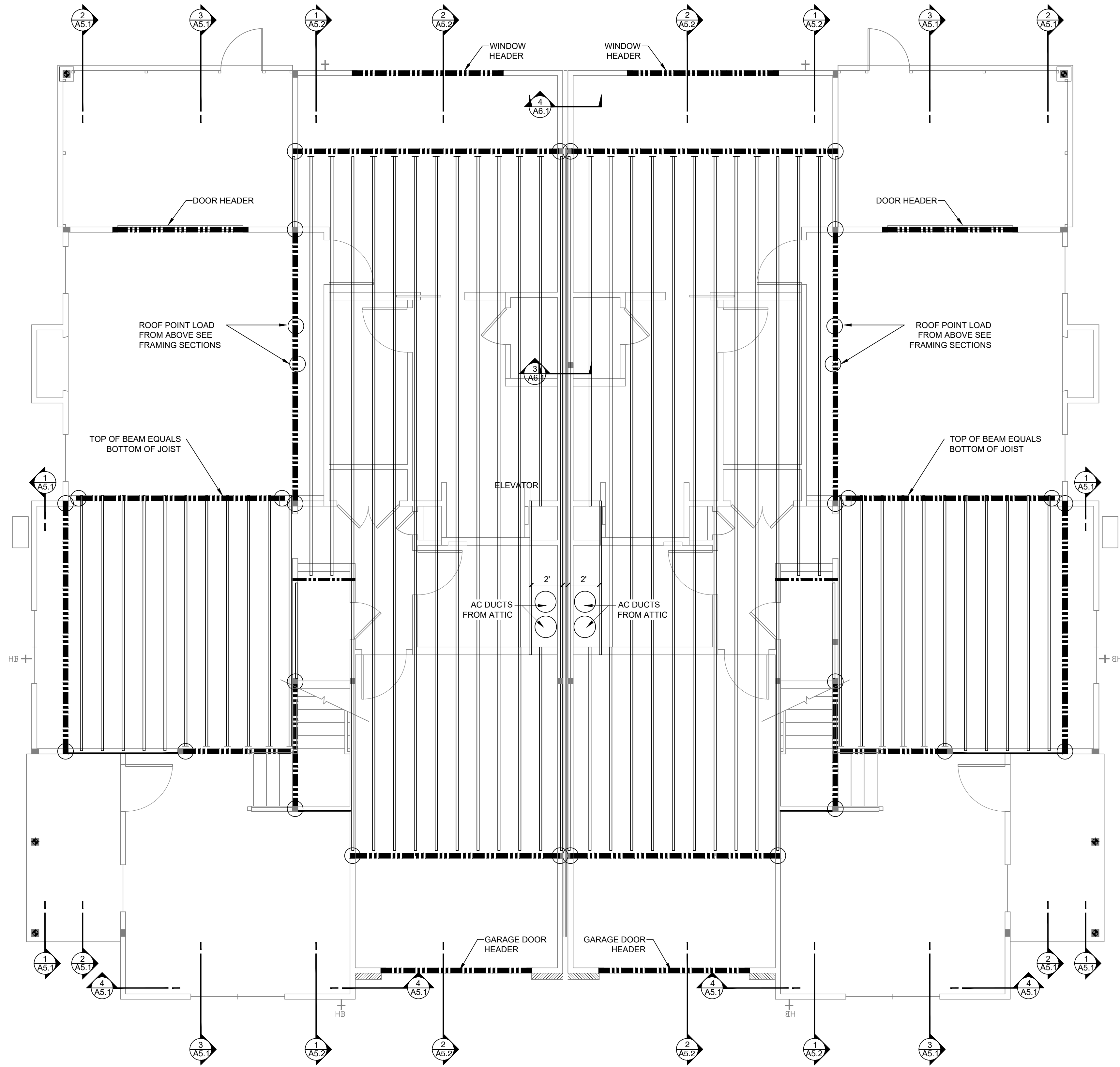
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FIFTY OAKS - BUILDING 5
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6-24-22

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

UNIT -A
131

UNIT -A
133

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

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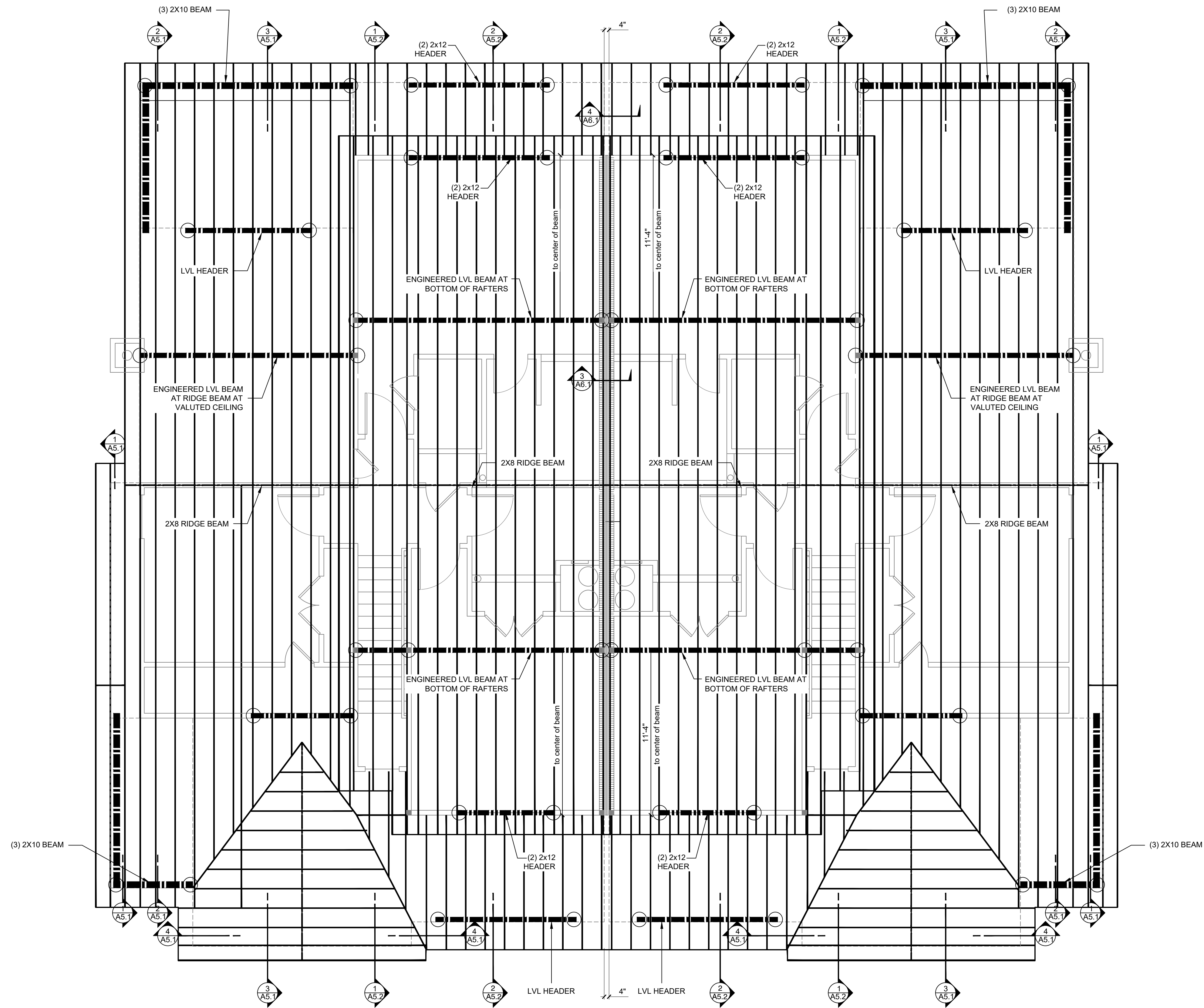
1622

9-12-22

4-25-23

change unit #

A4.1



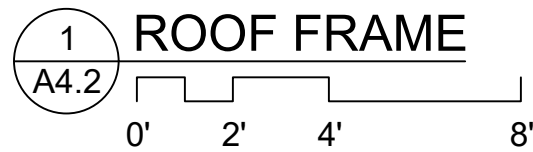
NOTES:

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

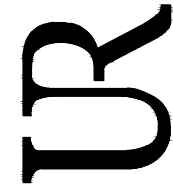
UNIT - A
131

UNIT - A
133



change unit #

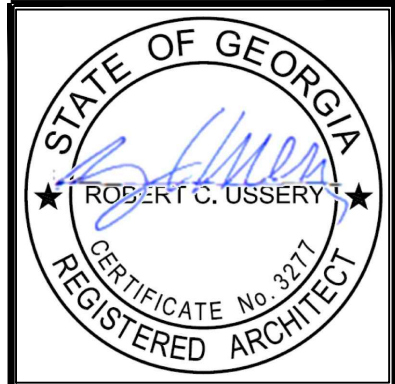
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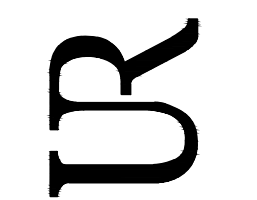
FIFTY OAKS - BUILDING 5
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1622	
6-24-22	
9-12-22	
4-25-23	

A4.2



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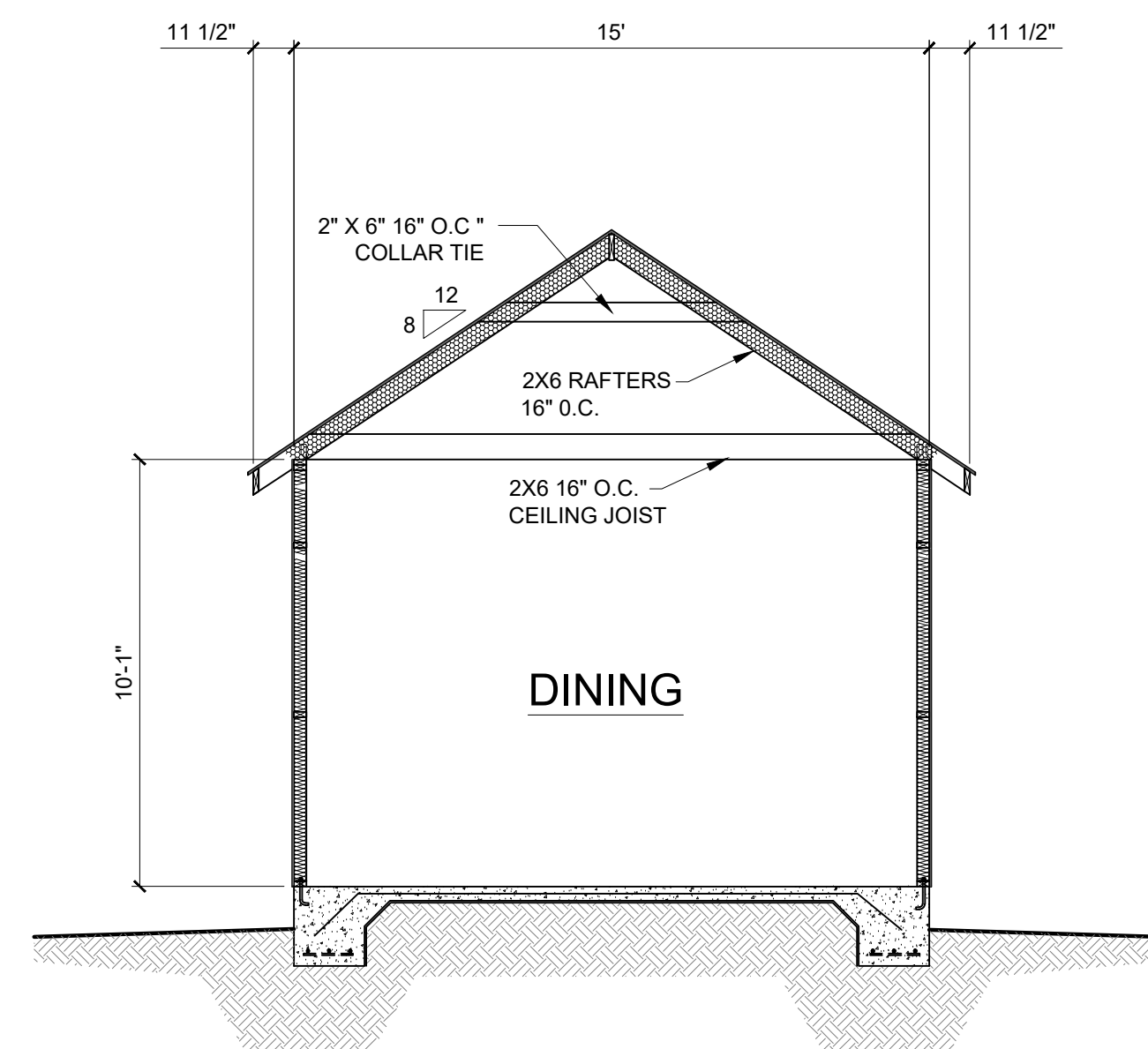


FIFTY OAKS - Framing Sections
South Harrington Road
St. Simons Island, Georgia

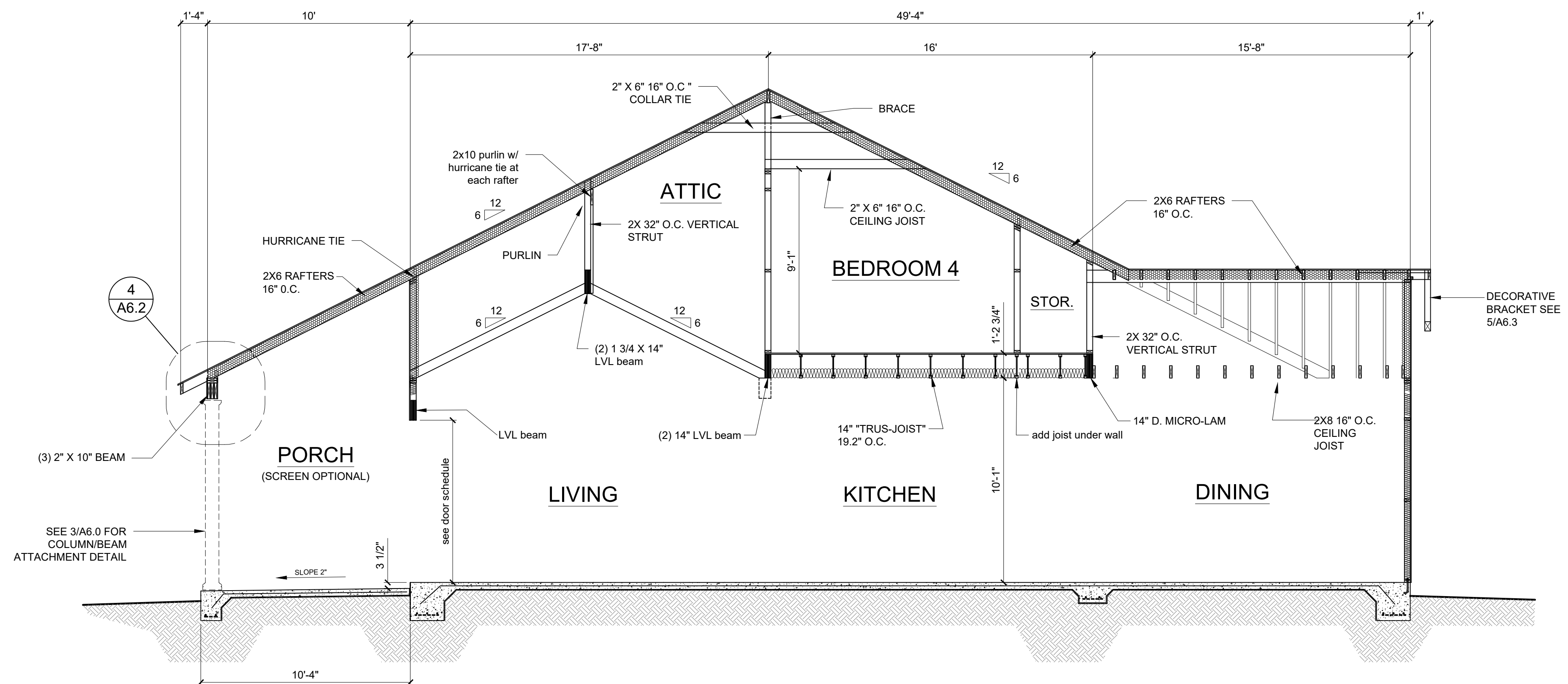
1622

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

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 19.2" 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.

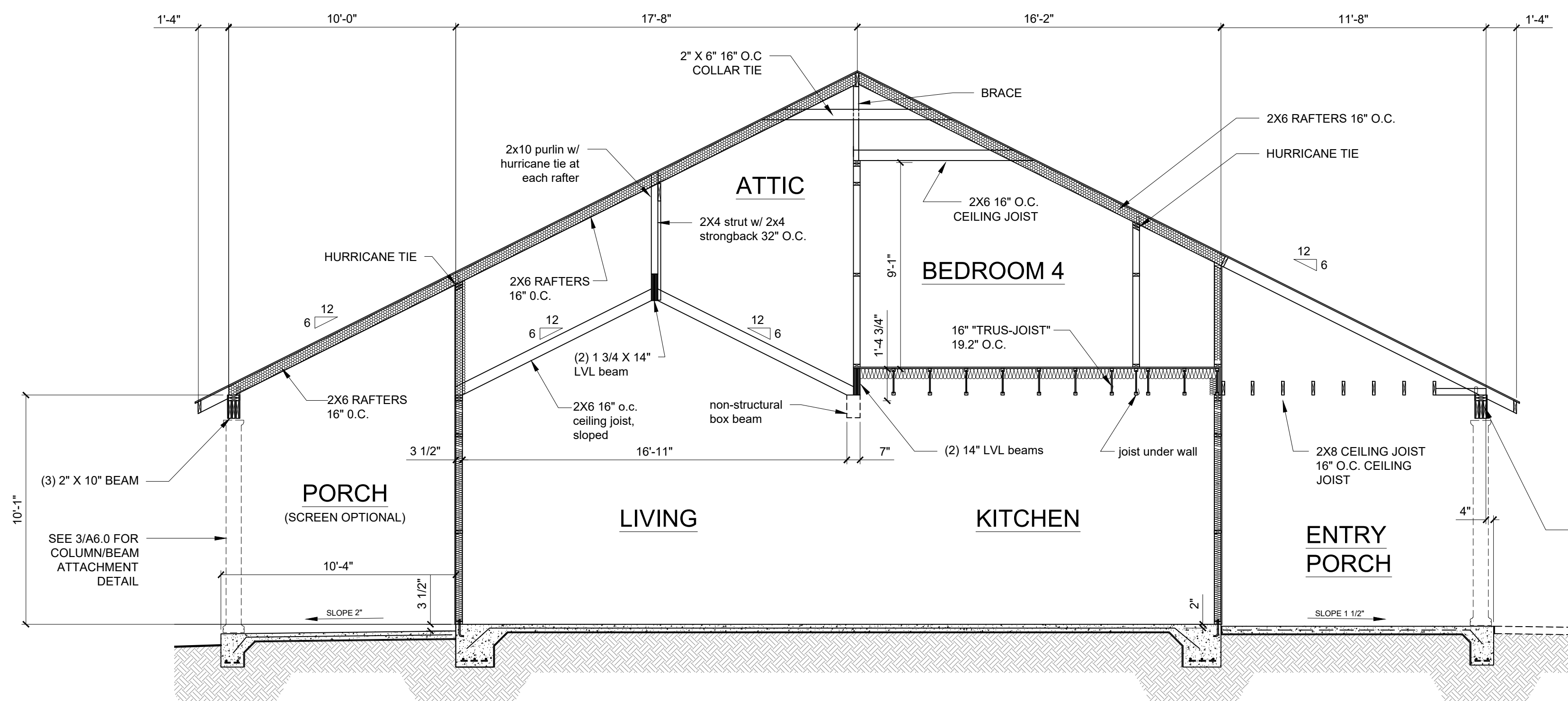
HEADER BEAMS: ALL WINDOW AND DOOR HEADERS OVER 6'-0" TO BE "MICRO-LAM" BEAMS PER MANUFACTURER'S SPECIFICATIONS. HEADERS 6'-0" TO 4'-0" TO MIN (2) 2X12 OTHER HEADERS TO BE MIN (2) 2X10 UNLESS OTHERWISE SPECIFIED.

HURRICANE TIES: SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.

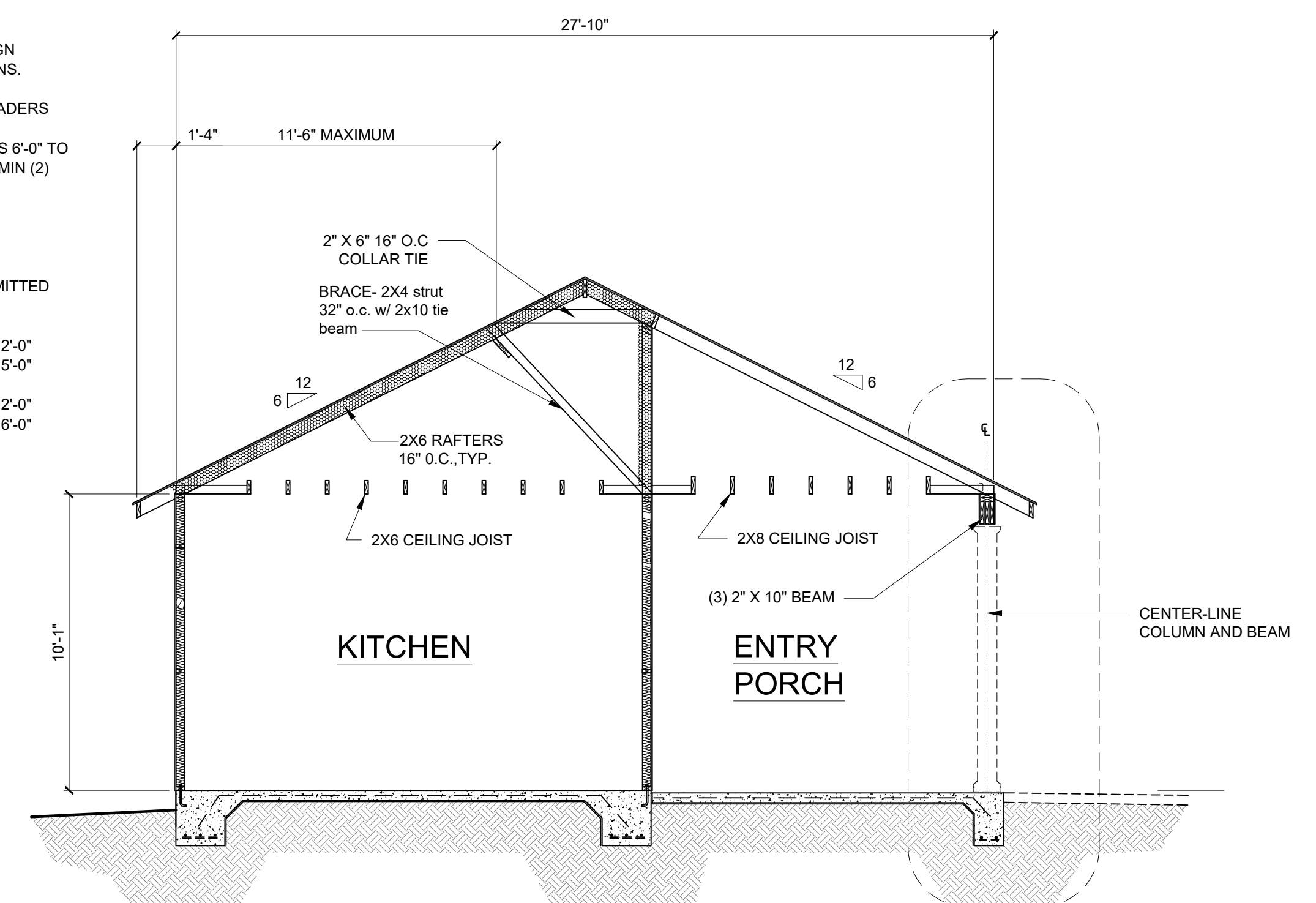
SHOP DRAWINGS: FLOOR FRAME TO BE SUBMITTED TO ARCHITECT FOR APPROVAL

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"

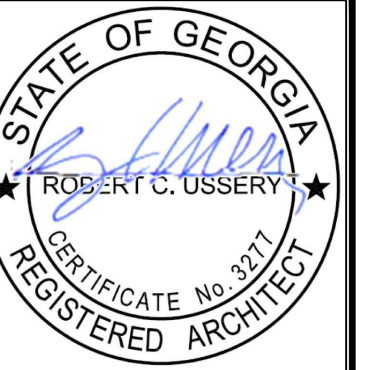
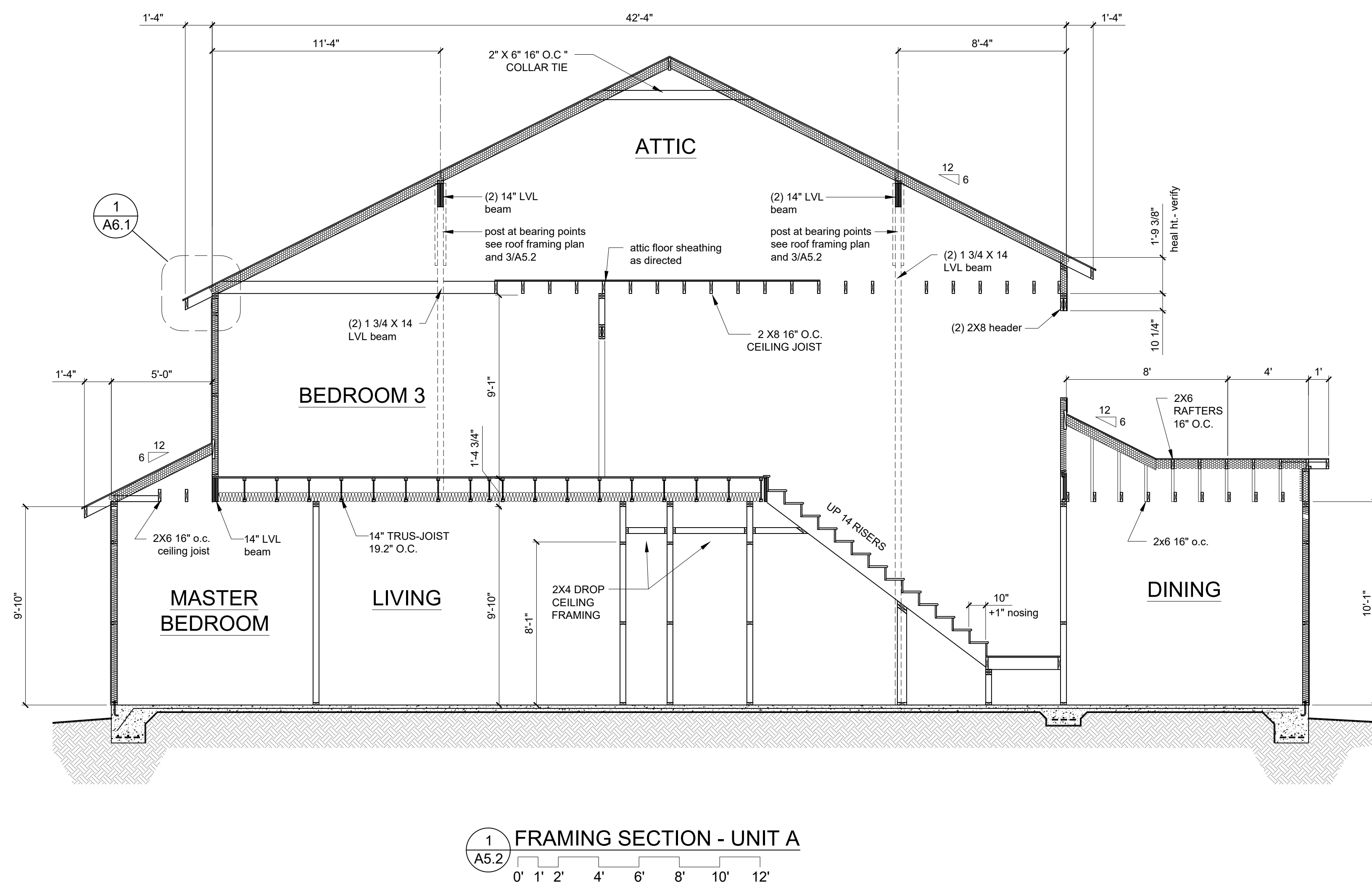
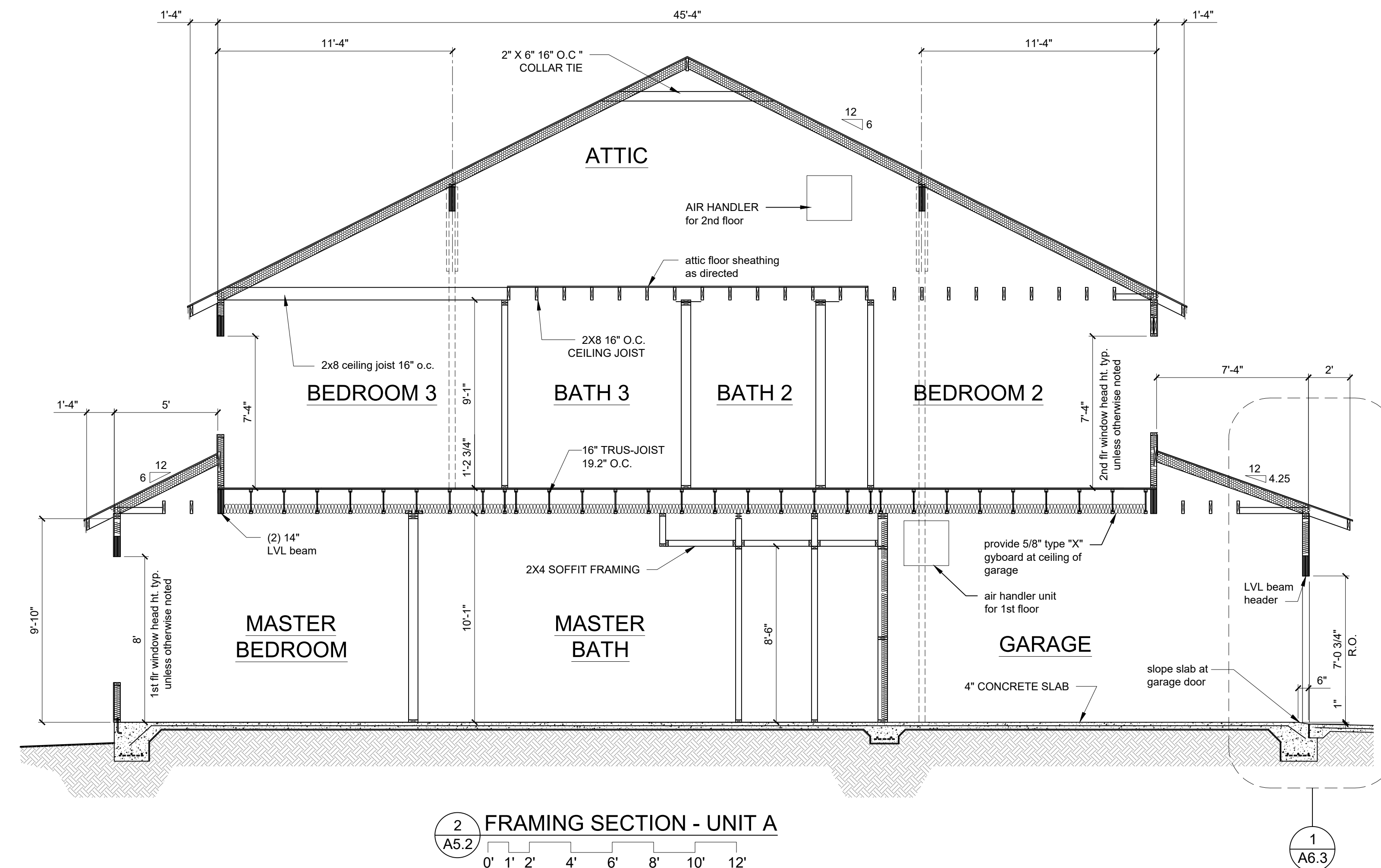
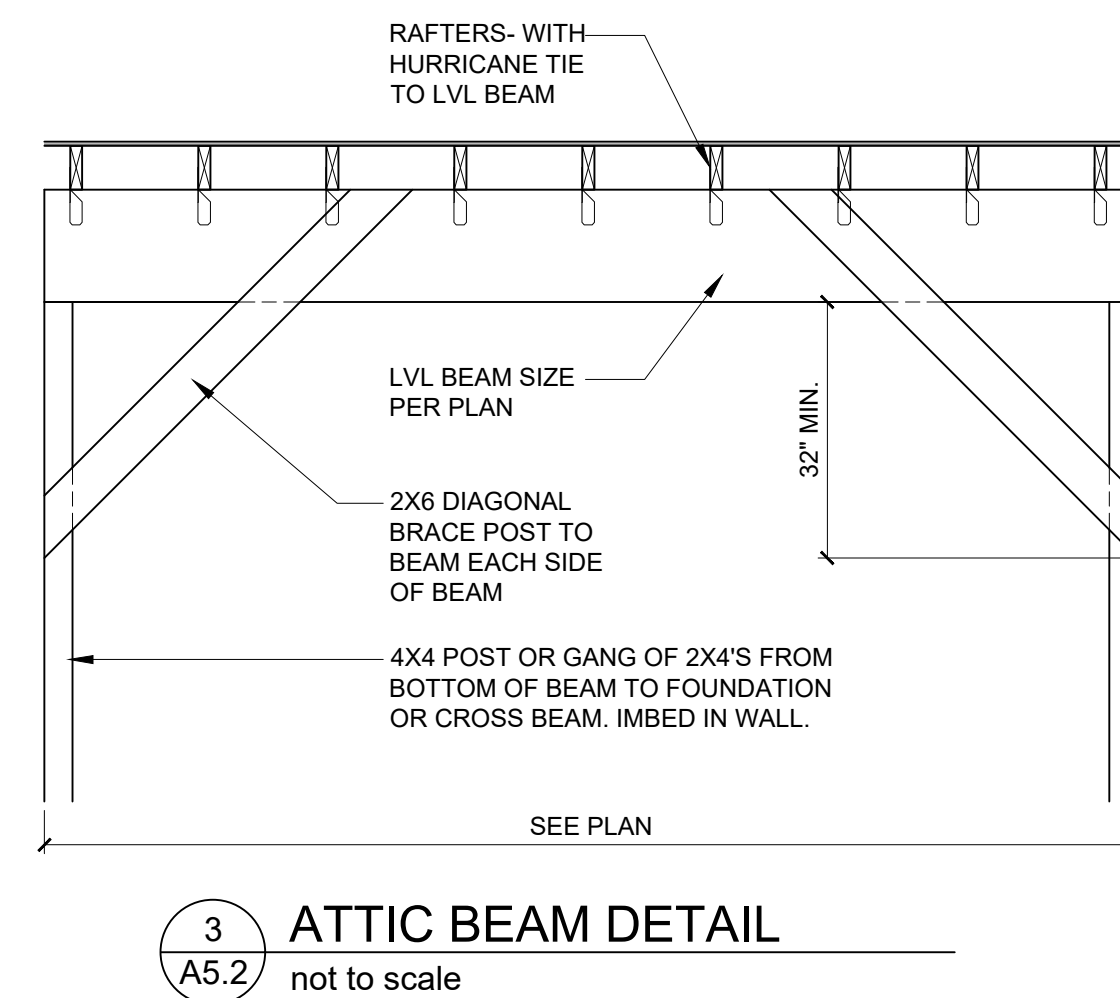


2
A5.1
FRAMING SECTION - UNIT A



1
A5.1
FRAMING SECTION - UNIT A

2
A6.2
BEAM-COLUMN CONNECTION



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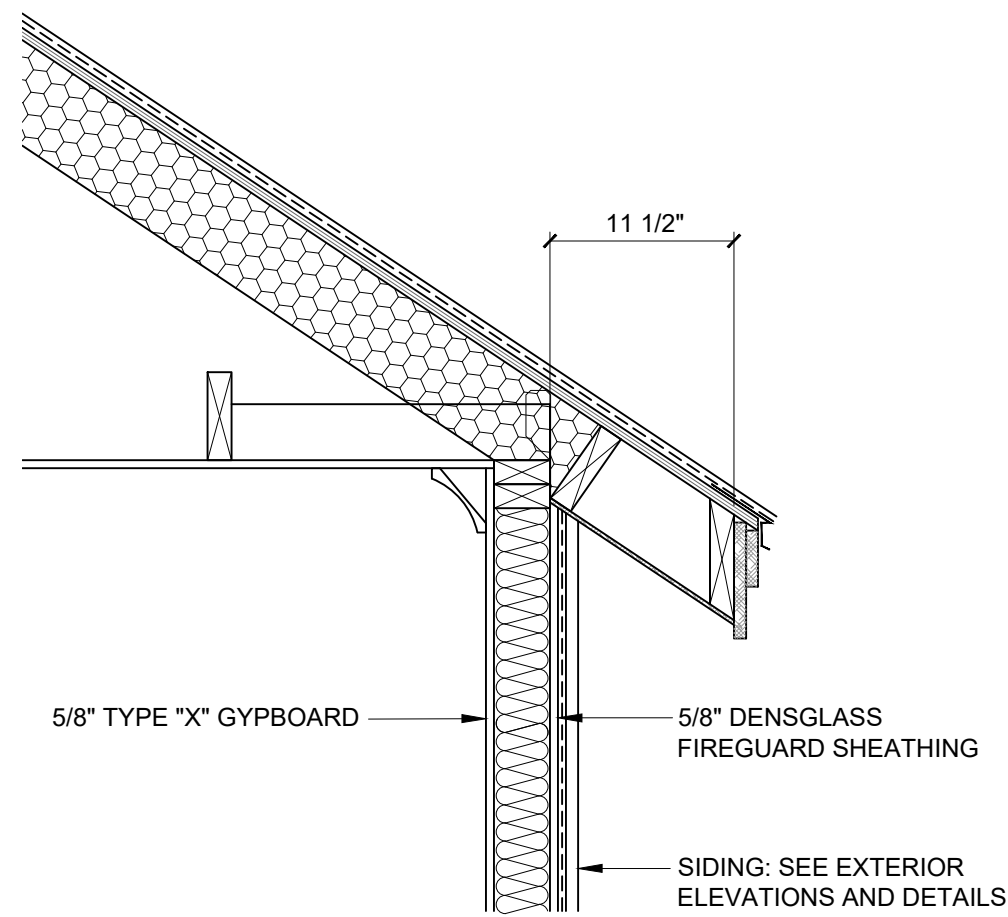


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South Harrington Road
St. Simons Island, Georgia

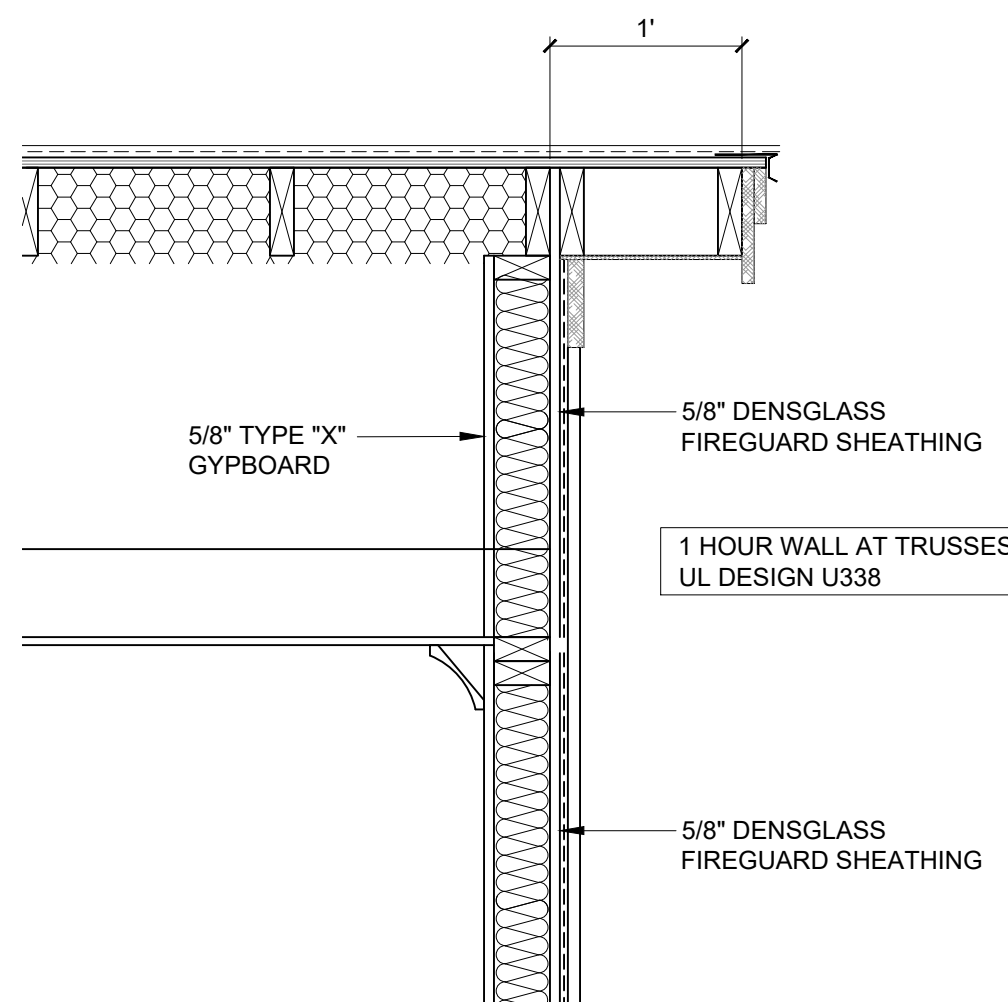
1622

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

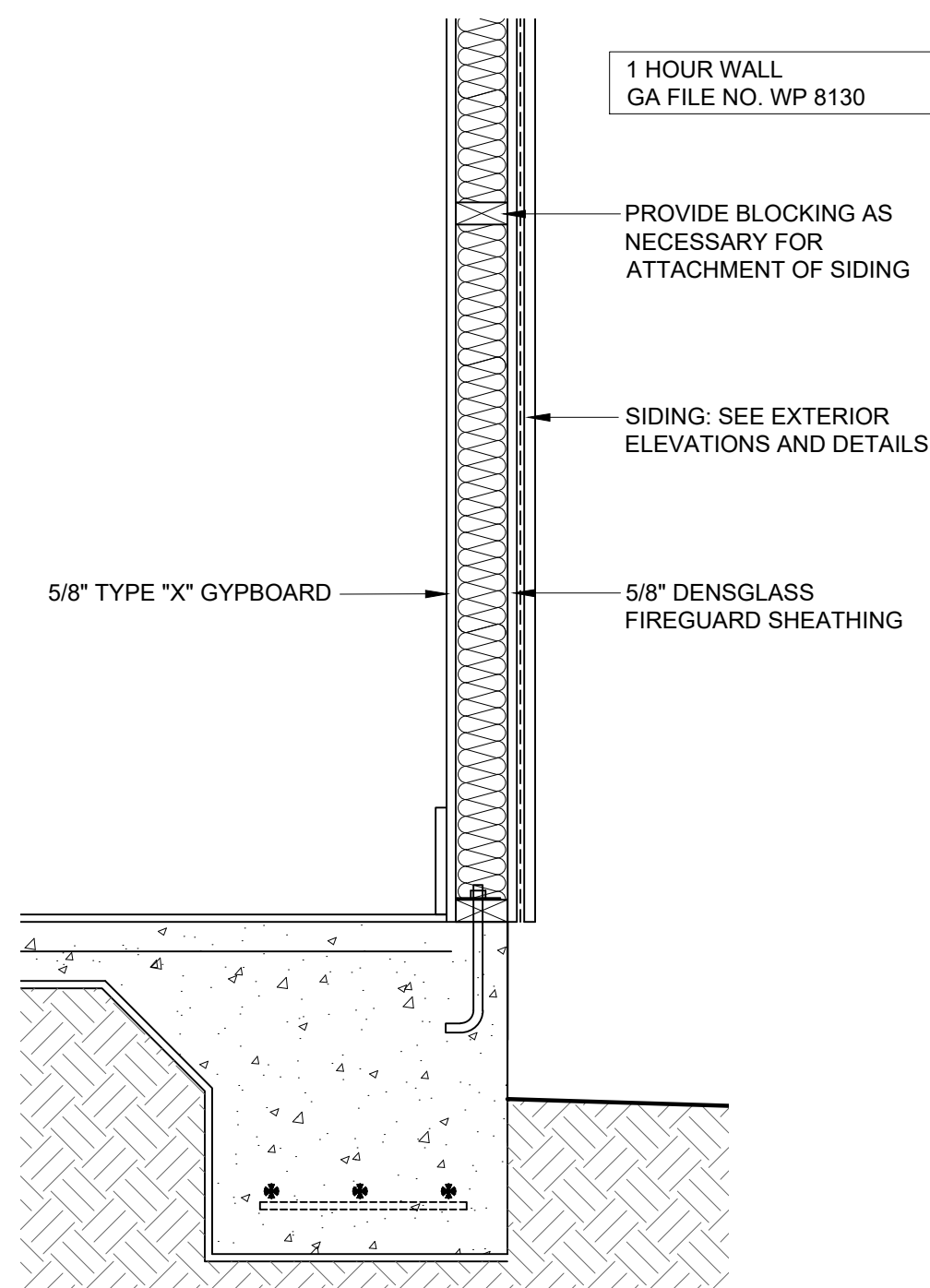
A5.2



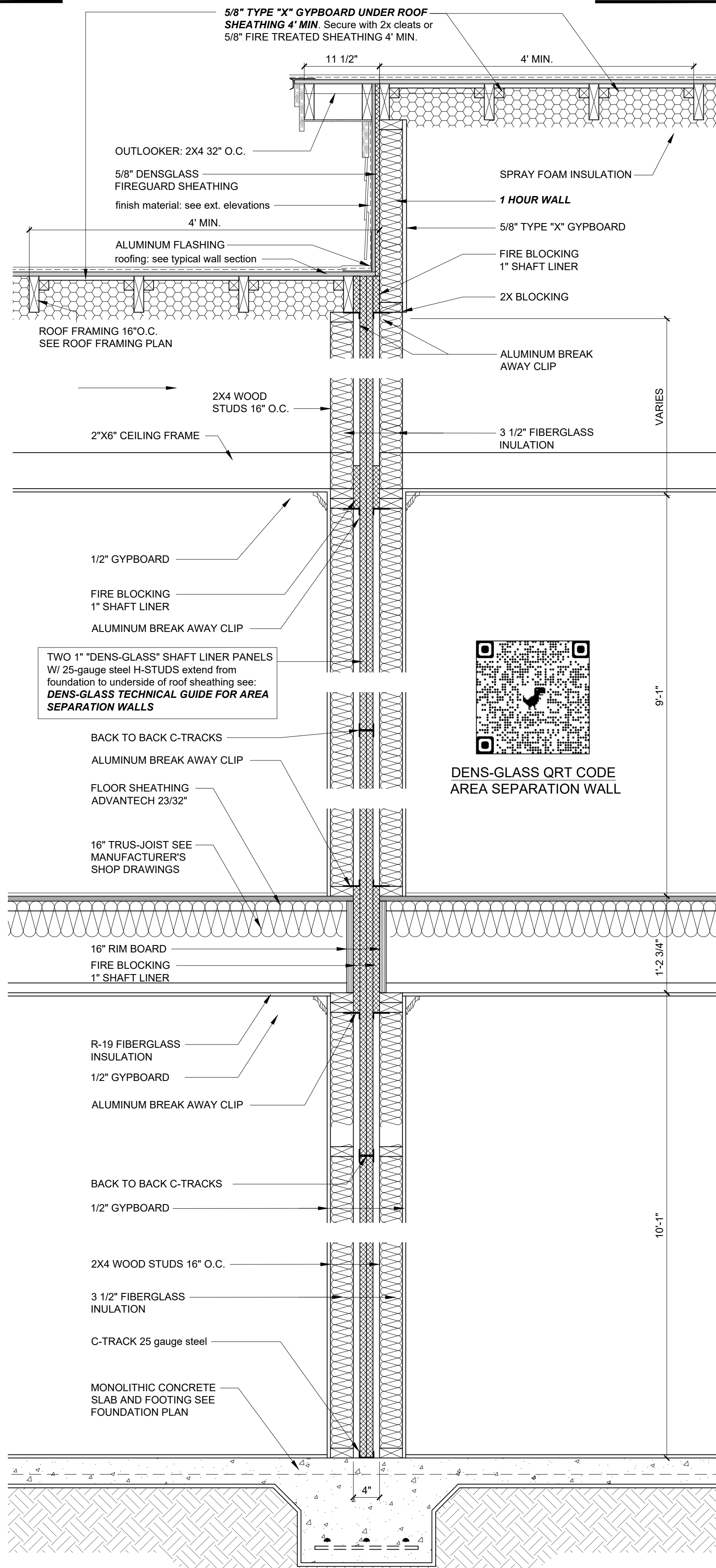
CONDITION AT ROOF EAVE
SEE TYP. WALL SECTION FOR ADDITIONAL NOTES



CONDITION AT ROOF RAKE between Units

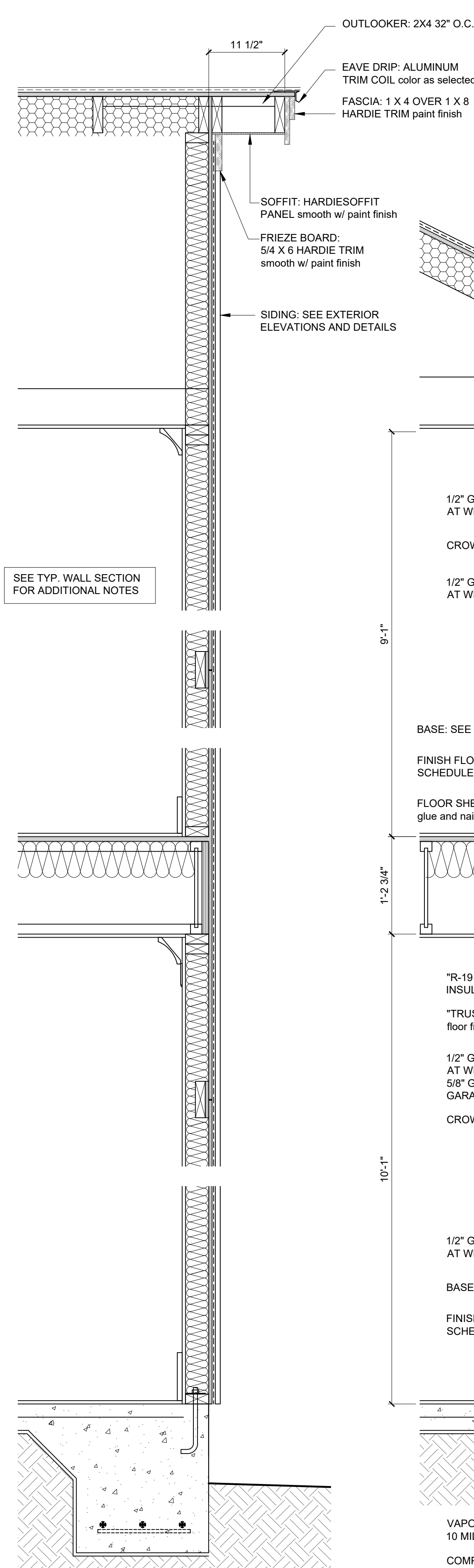


4 TYPICAL 1 HOUR WALL
A6.1 0 3' 6" 1' 2'

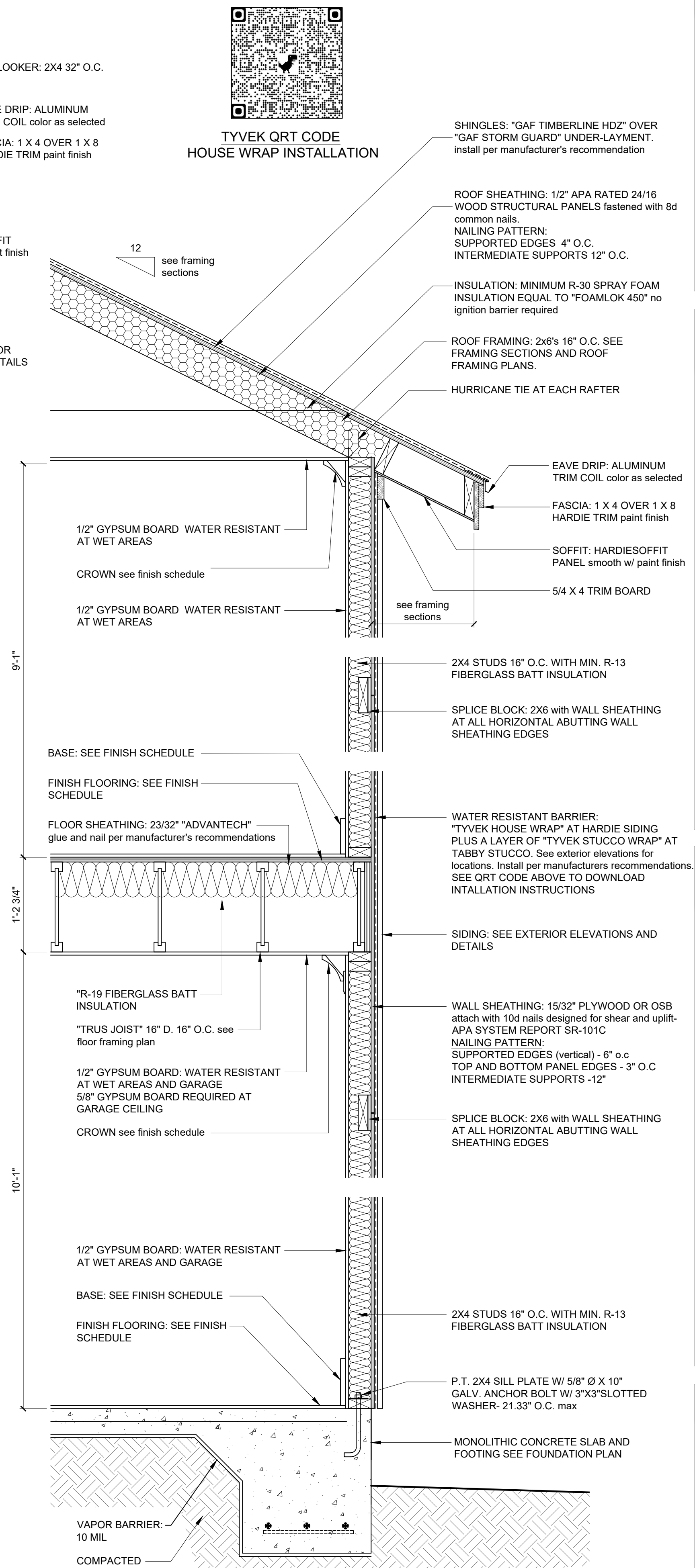


3 SEPARATION WALL SECTION
A6.1 0 3' 6" 1' 2'

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'

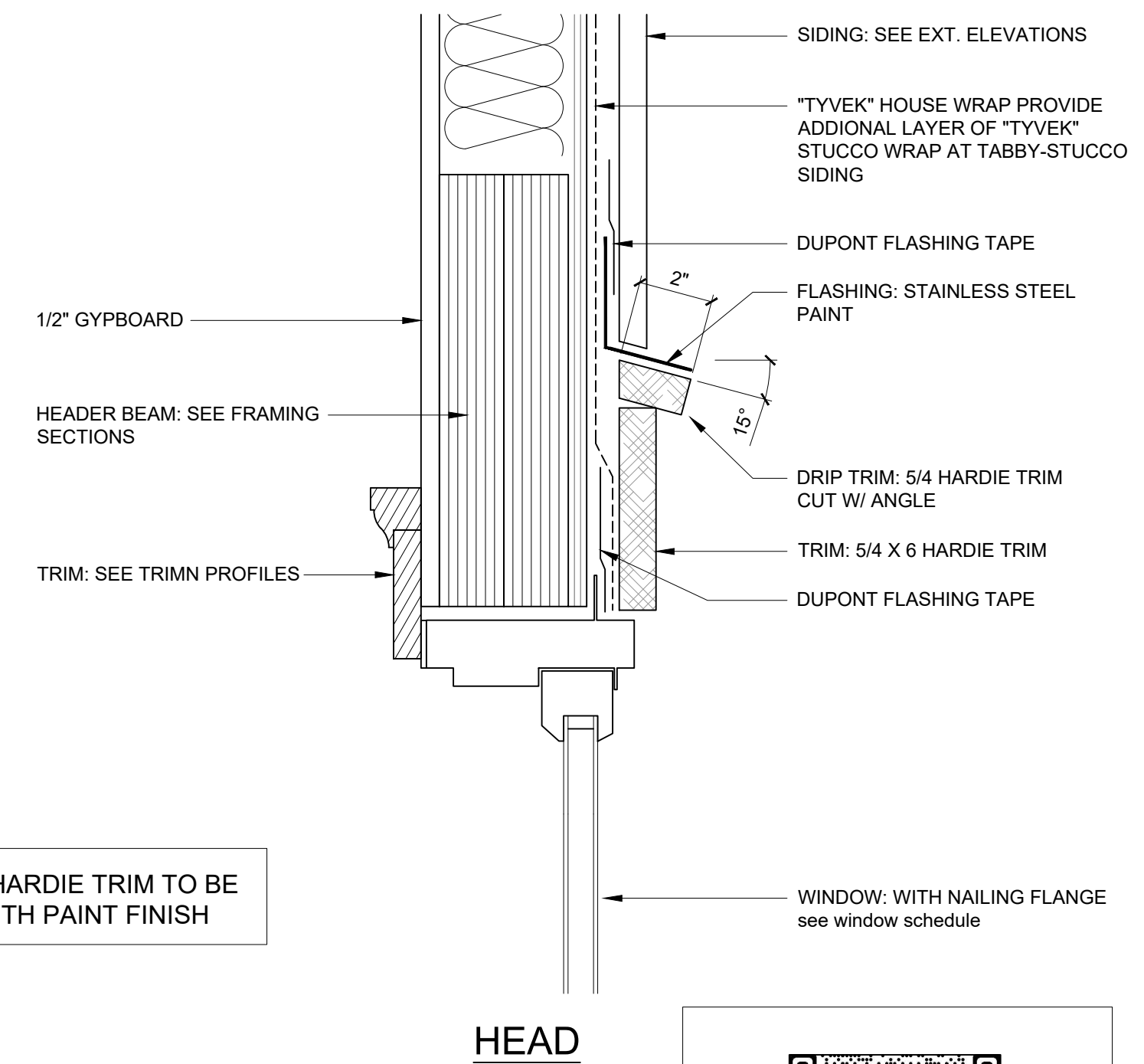
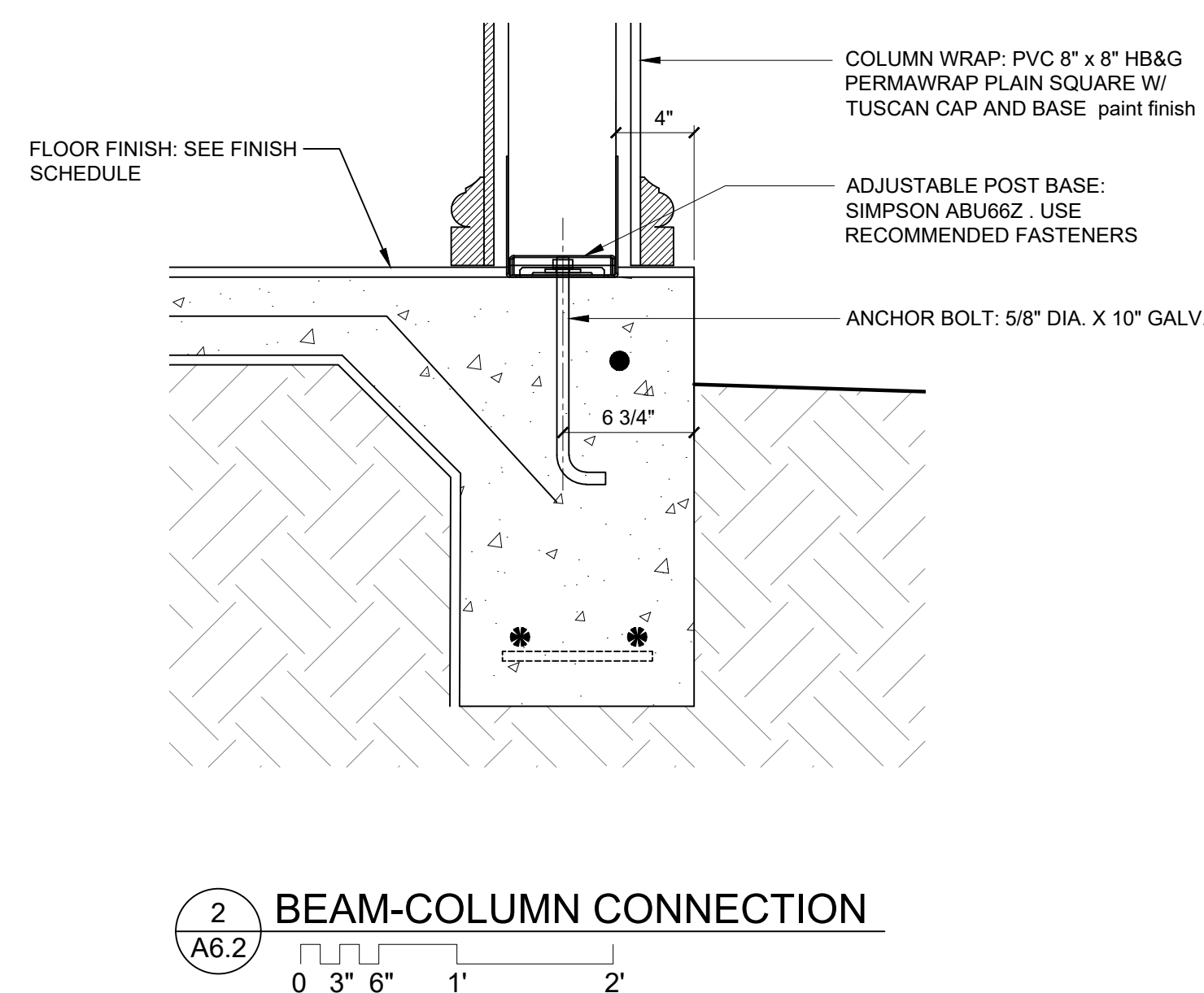
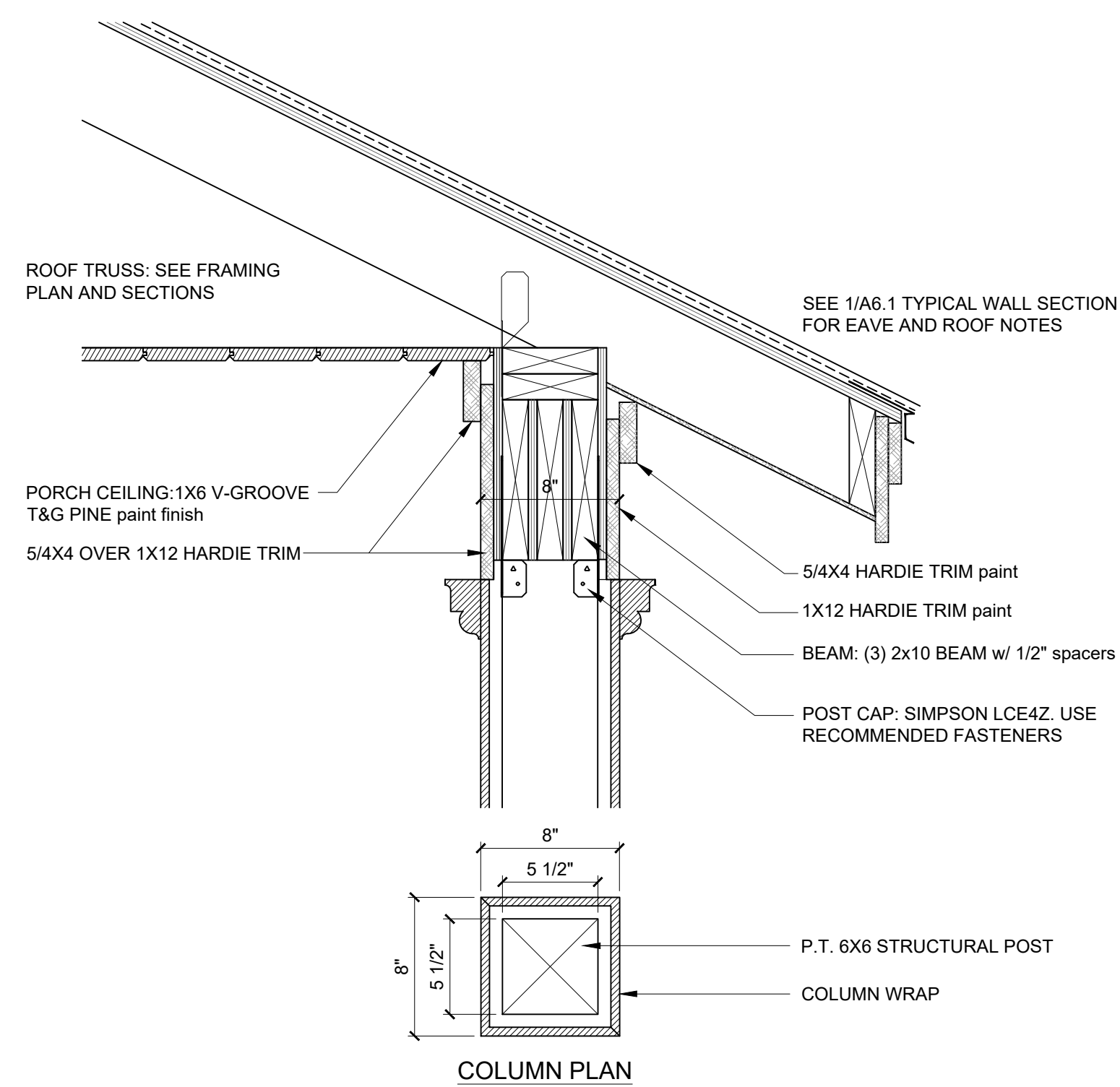
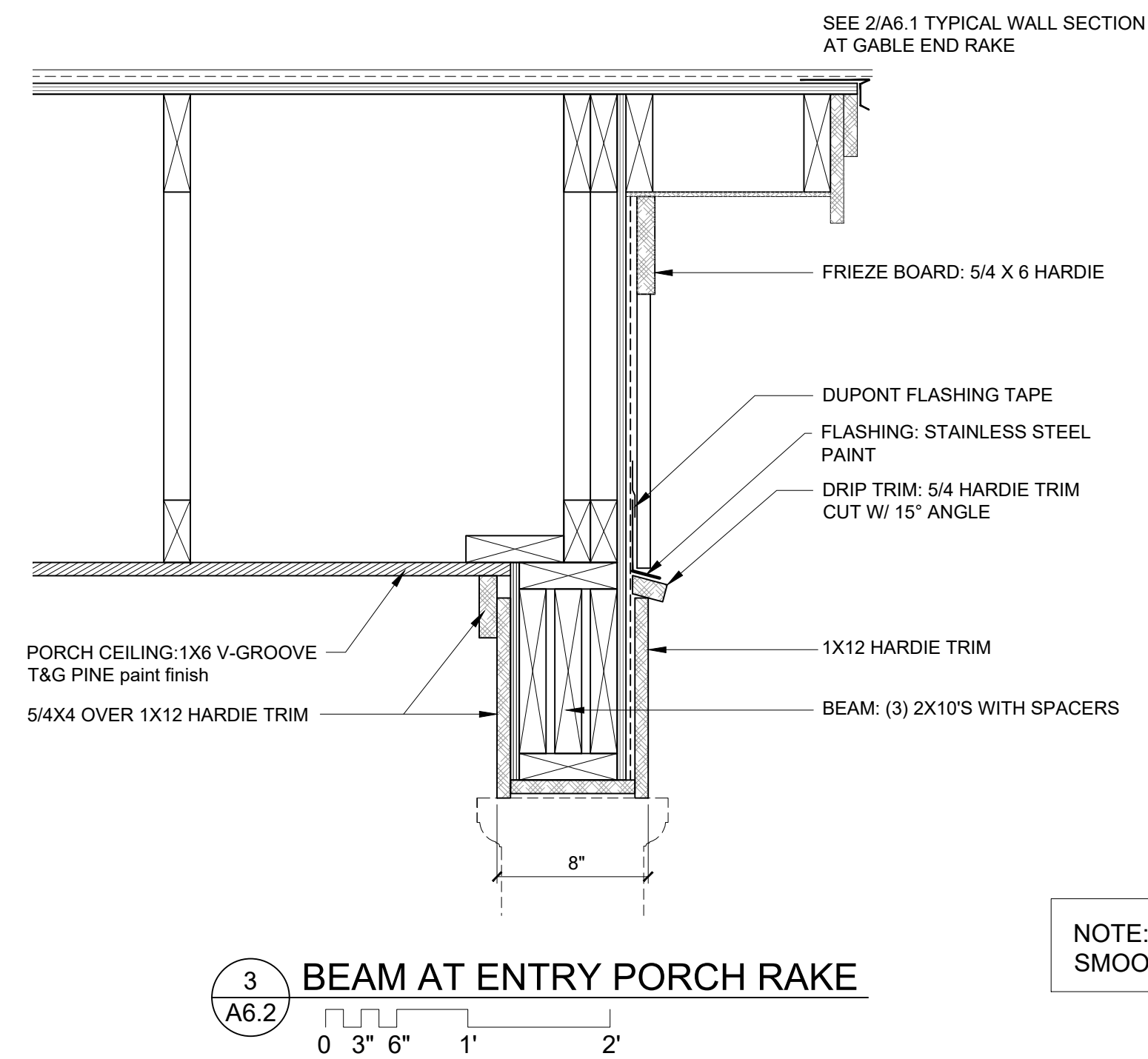
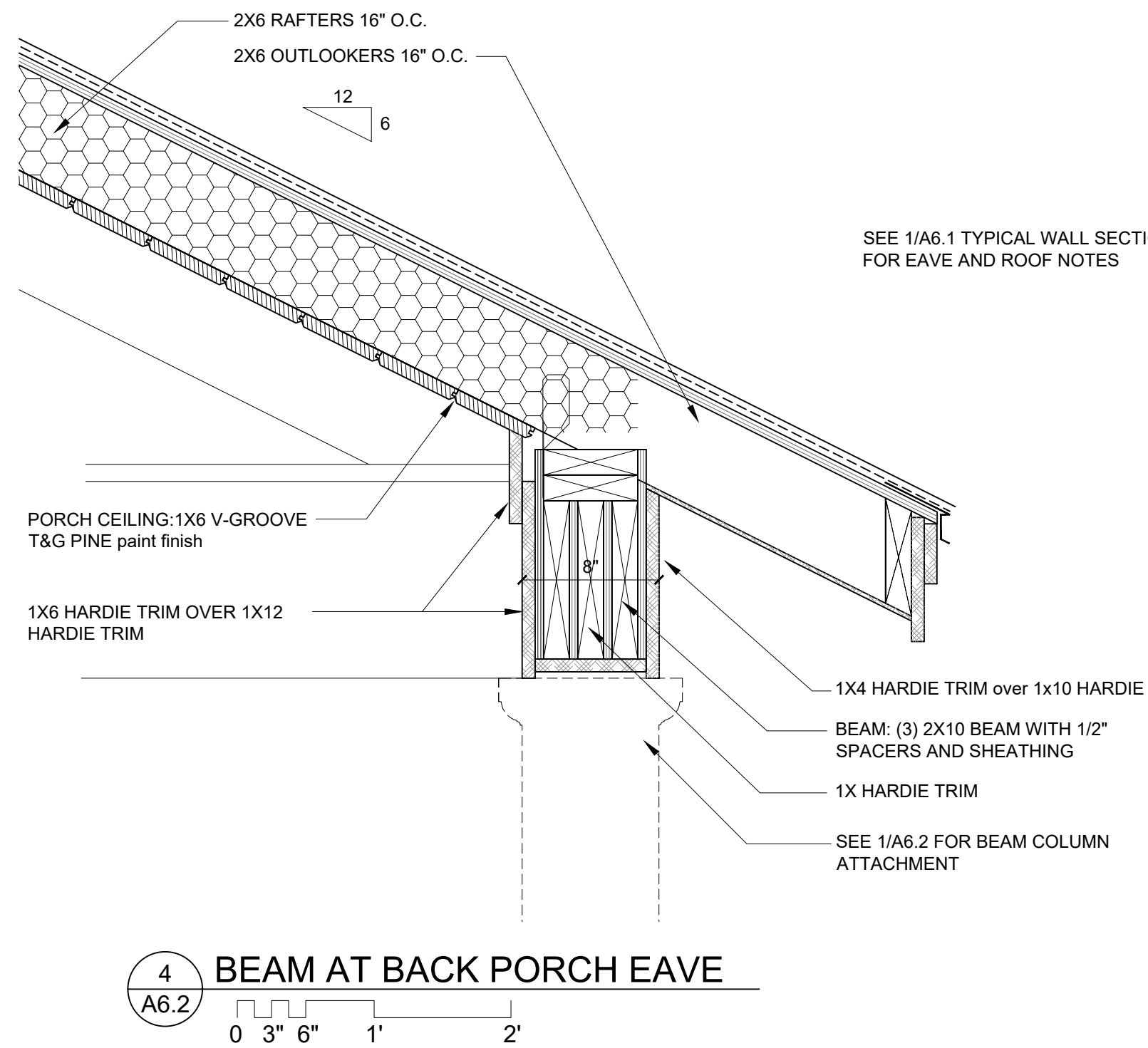
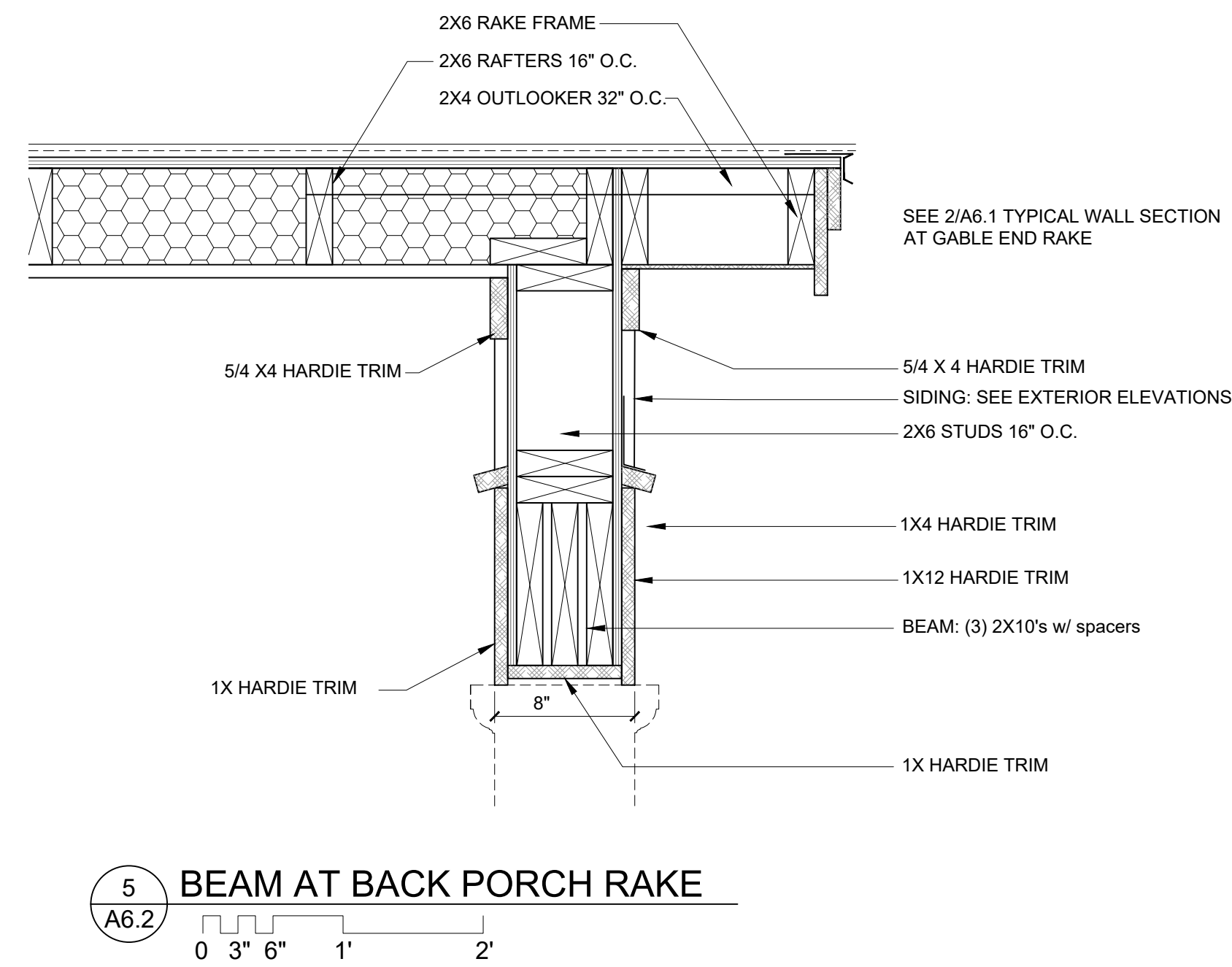


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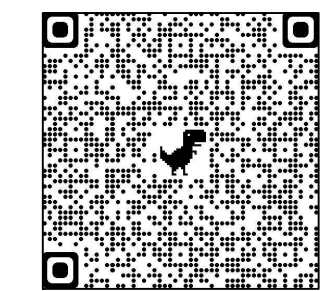
FIFTY OAKS - Wall Sections
South Harrington Road
St. Simons Island, Georgia

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

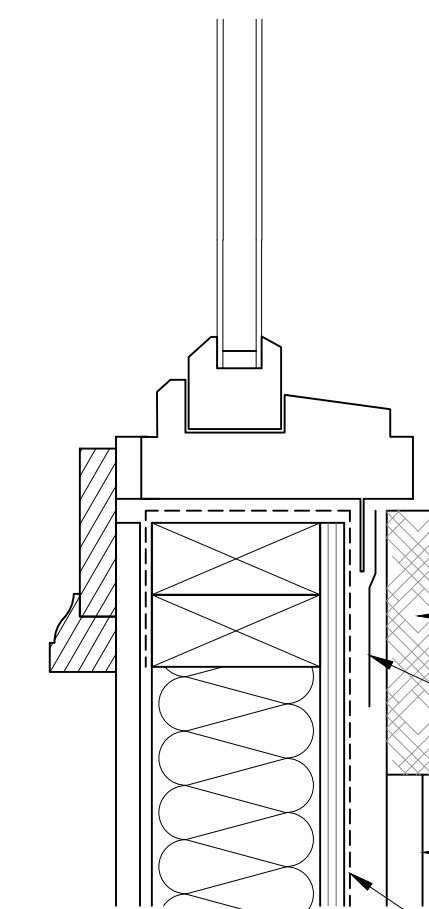
A6.1



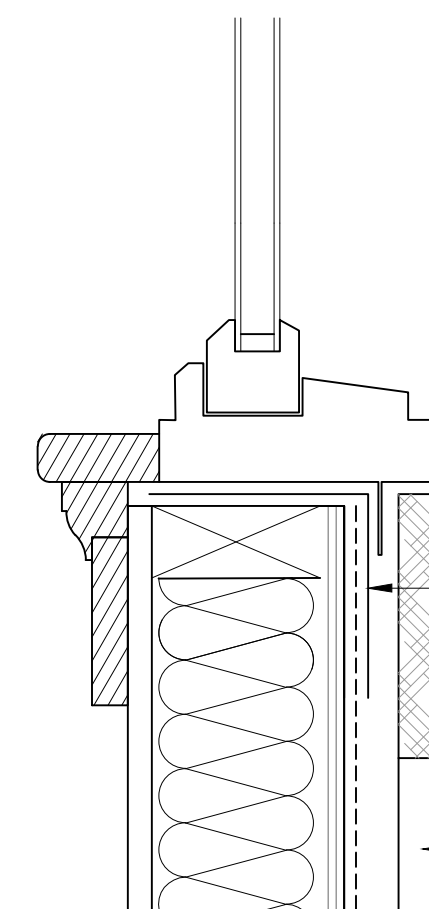
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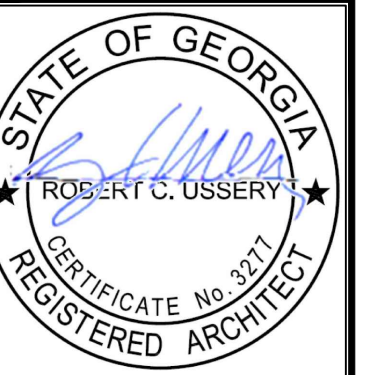
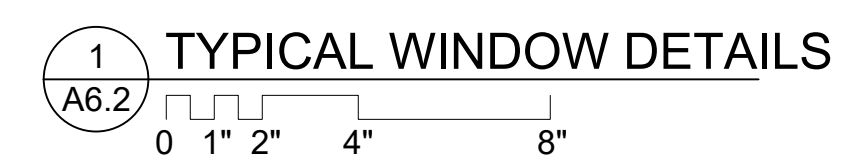
QRT CODE
DUPONT SELF-ADHERED FLASHING PRODUCTS
WINDOWS AND EXTERIOR DOORS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND "DUPONT SELF-ADHERED FLASHING PRODUCTS INSTALLATION GUIDELINES" for windows and doors installed after the Water Resistive and Air Barrier



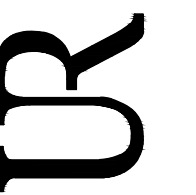
JAMB



SILL



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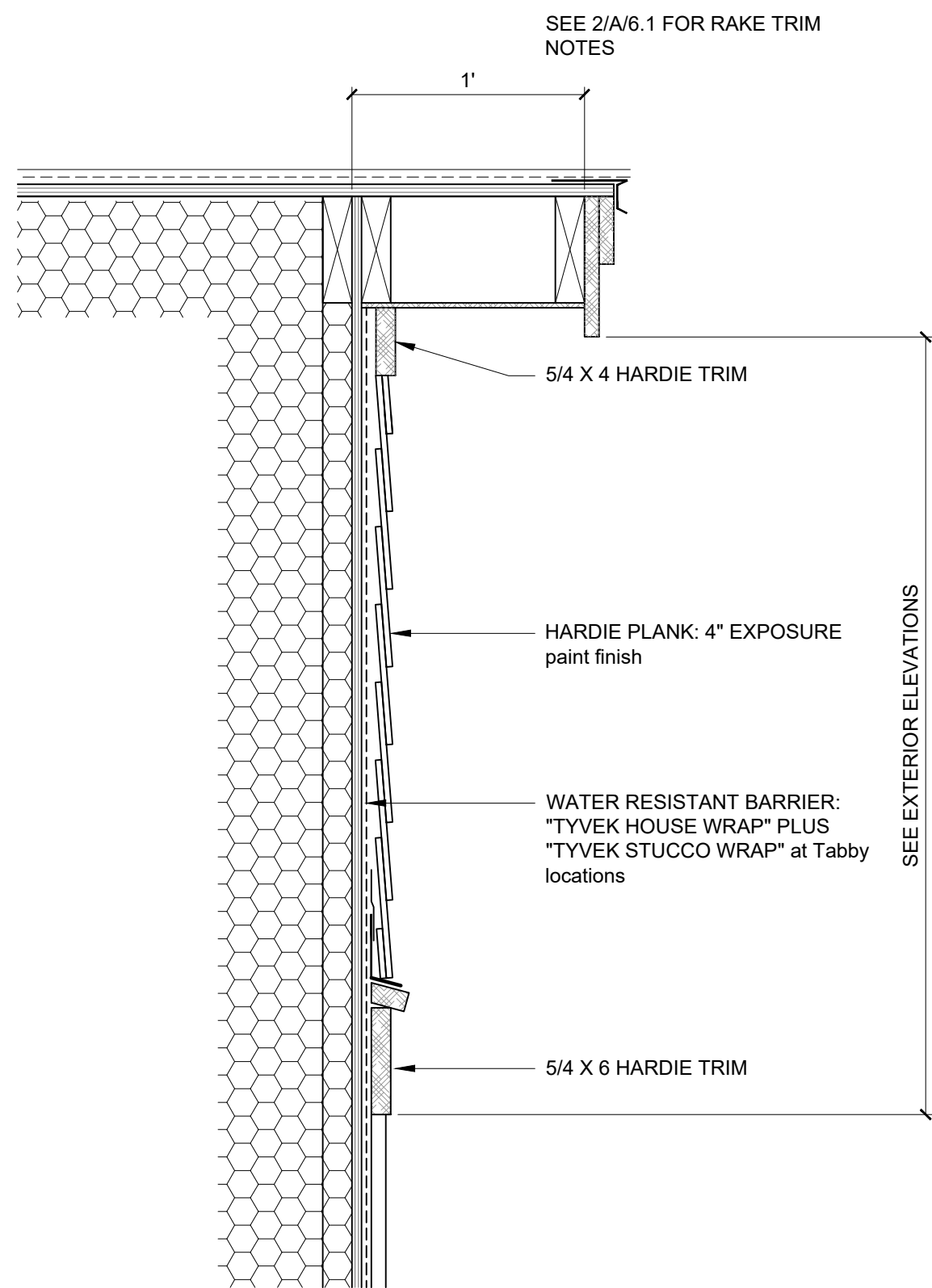


FIFTY OAKS - Wall Sections
South Harrington Road
St. Simons Island, Georgia

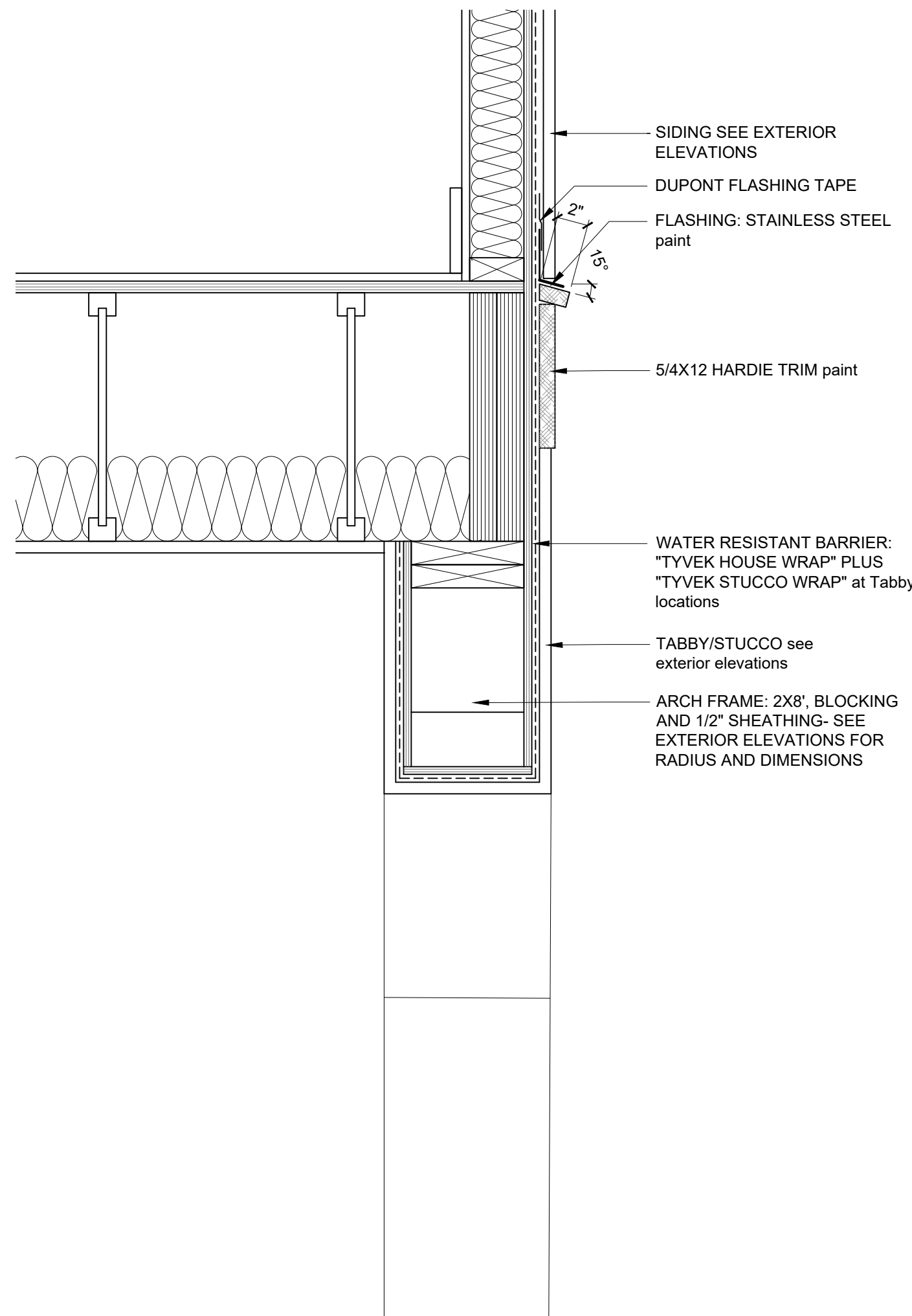
1622

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9-28-21	
1-05-22	
2-11-22	
3-4-22	

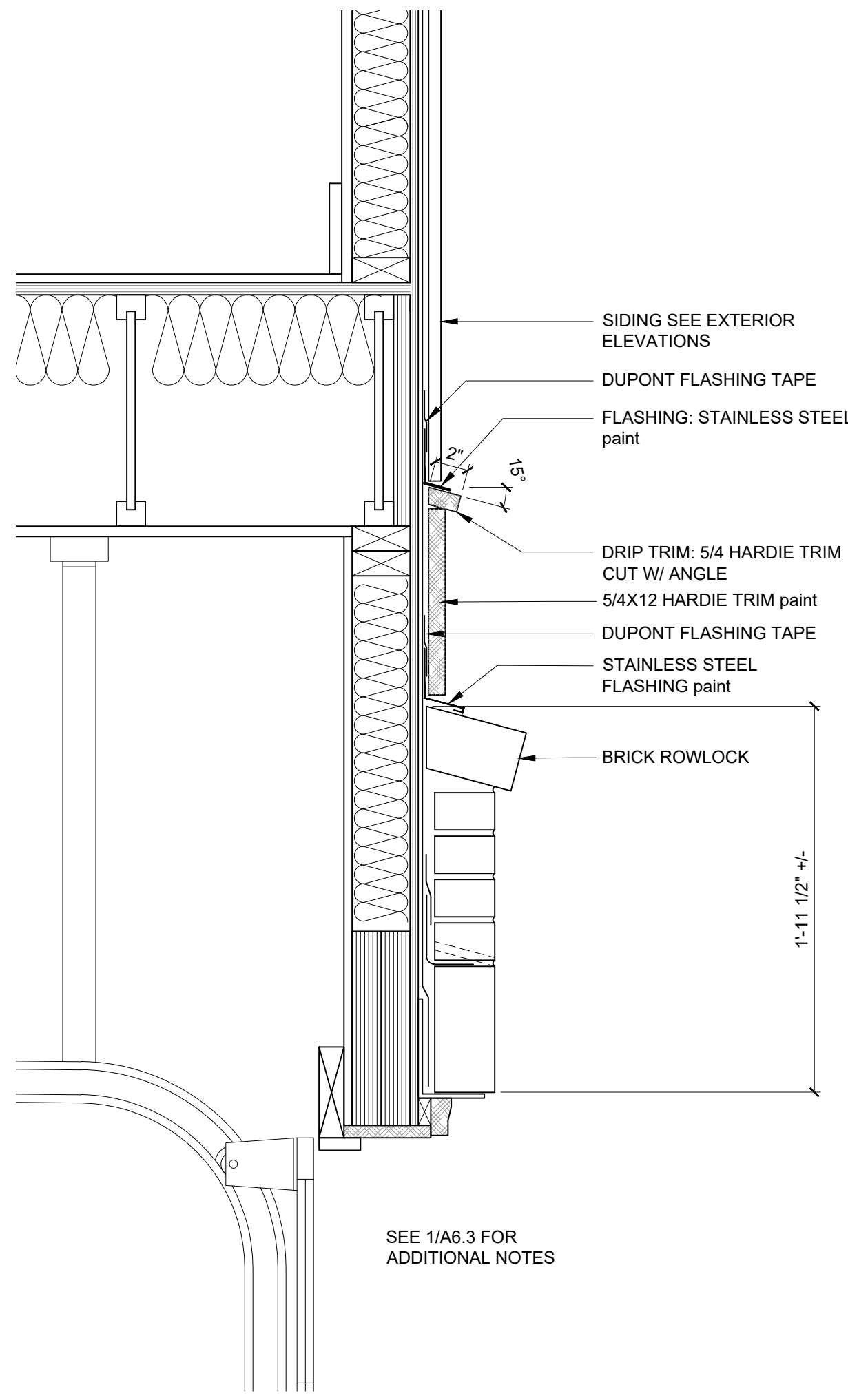
A6.2



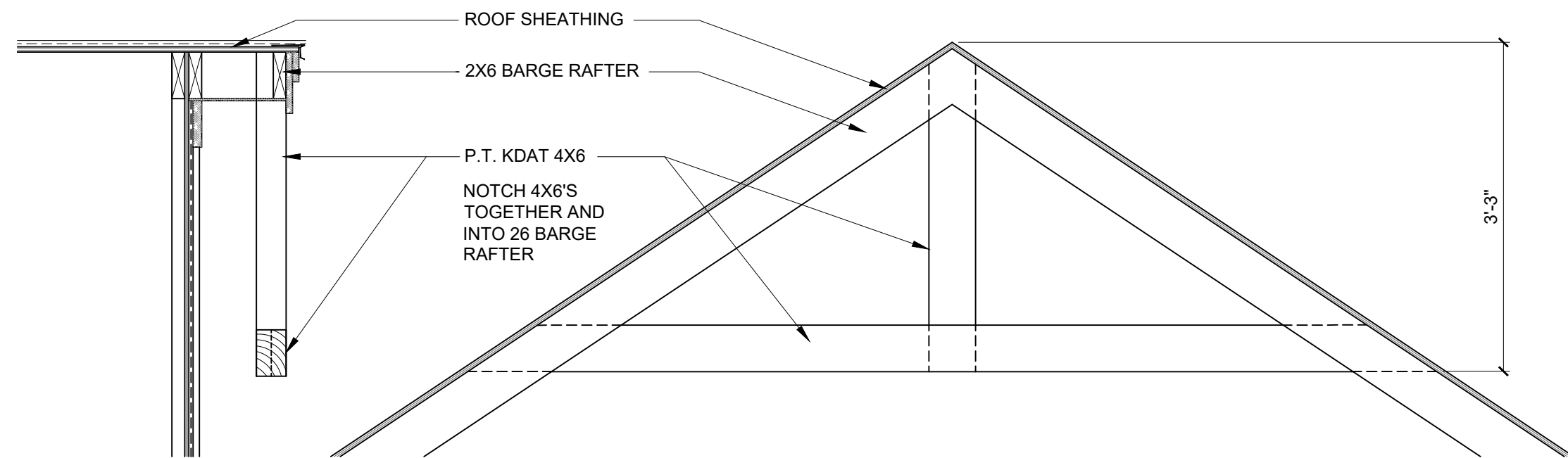
4 GABLE FEATURE
A6.3 0 3" 6" 9" 1' 2'



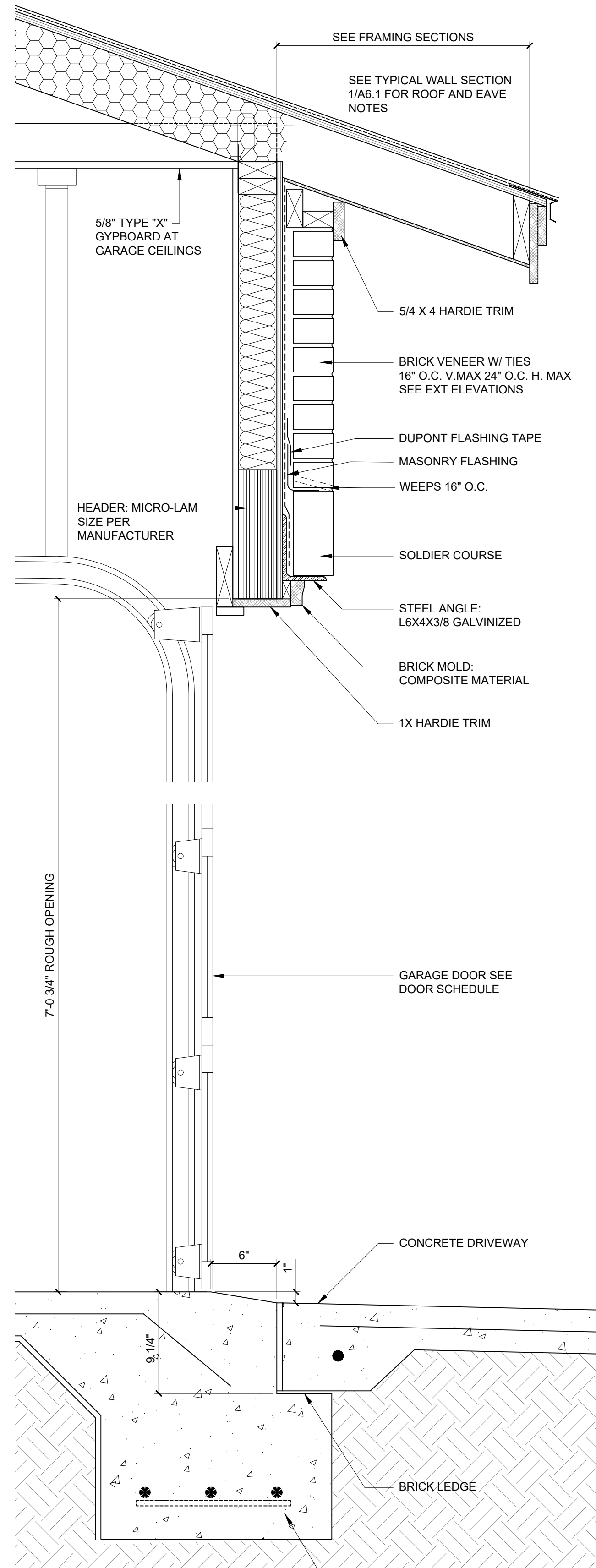
3 TABBY ARCH AT UNIT TYPE "B" AND "E"
A6.3 0 3" 6" 9" 1' 2'



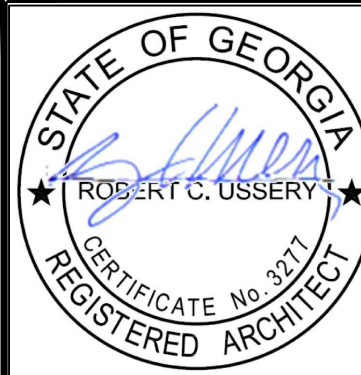
2 GARAGE DOOR SECTION
A6.3 0 3" 6" 9" 1' 2'



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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St. Simons Island, Georgia

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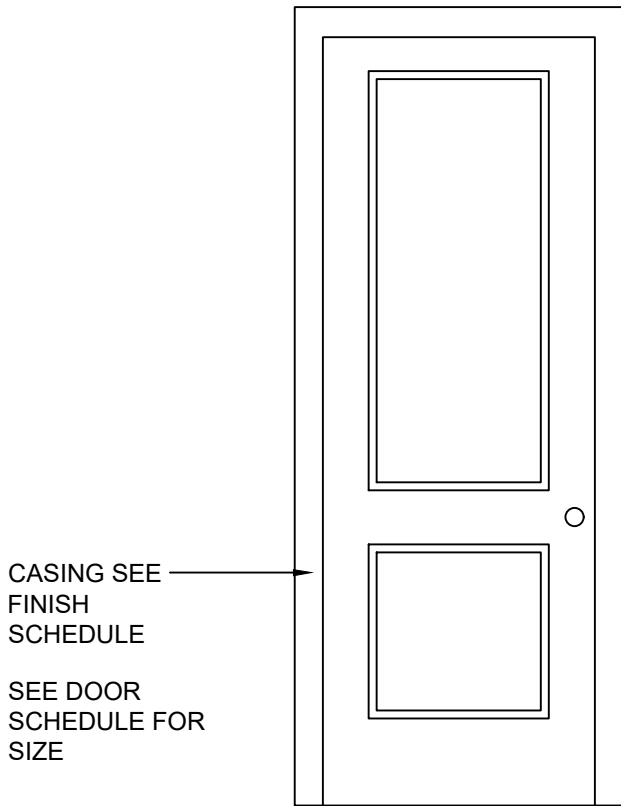
6-01-21	
9-28-21	
1-05-22	
2-11-22	
3-4-22	

A6.3

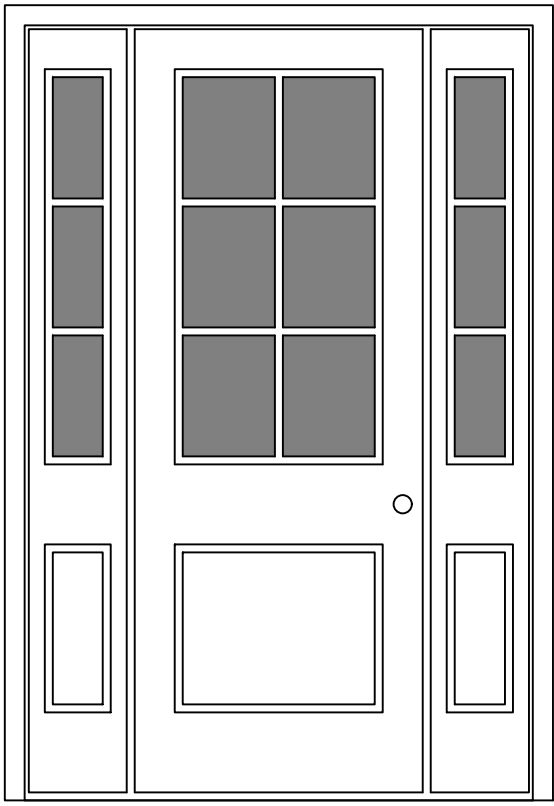
WINDOW SCHEDULE						
MARK	NOMINAL UNIT SIZE	HEAD HEIGHT	DESCRIPTION	GLAZING	CASING	COMMENTS
A	3-0 X 6-0	8'-0"	-	IMPACT	-	-
B	PR. 3-0 X 6-0	8'-0"	-	IMPACT	-	-
C	TRIPLE 3-0 X 6-0	8'-0"	-	IMPACT	-	-
D	PR. 2-6 X 6-0	8'-0"	-	IMPACT	-	-
E	PR. 2-4 X 4-8	8'-0" & 7'-4"	-	IMPACT	-	-
F	TRIPLE 3-0 X 4-8	7'-4"	-	IMPACT	-	-
G	PR. 3-0 X 4-8	7'-4"	-	IMPACT	-	-
H	3-0 X 4-8	7'-4"	-	IMPACT	-	-
I	2-4 X 4-0	8'-2 3/4"	-	IMPACT	-	-
J	2-4 X 4-8	7'-4"	-	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.

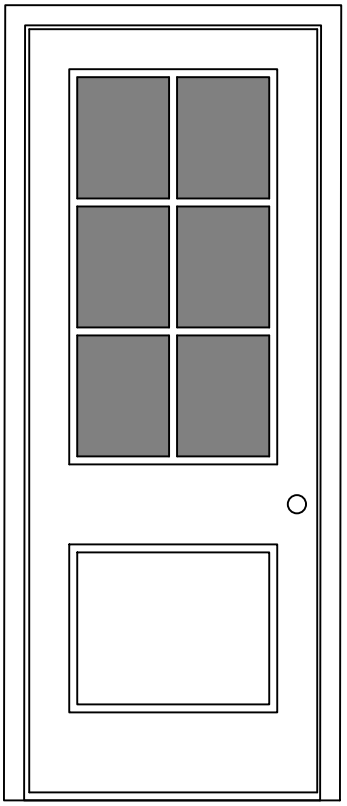
UNIT A - DOOR SCHEDULE							
MARK	UNIT SIZE	DESCRIPTION	FRAME	GLAZING	CASING	HARDWARE	COMMENTS
A-1	9-0 X 7-0	INSULATED GARGE DOOR	-	MFG	-	MFG	SEE ELEVATIONS, ANY GLAZING TO BE IMPACT RESIST.
A-2	3-0 X 8-0 X 1 3/4	EXTERIOR ENTRANCE DOOR, AS SELECTED	WOOD	MFG	-	SEC	IMPACT RESISTANT GLASS, THRESHOLD & WEATHERSTRIPPING
A-6	2-10 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	2-10 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	2-10 X 8-0 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
A-17	2-10 X 8-0 X 1 3/8	INTERIOR POCKET DOOR, AS SELECTED	WOOD	-	-	PRIV	-
A-18	2-10 X 8-0 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-19	2-4 X 8-0 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
A-20	2-8 X 6-8	ALUMINUM SCREEN DOOR, AS SELECTED	ALUM.	N/A	N/A	MFG	-
A-21	2-10 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
A-22	2-10 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
A-23	2-10 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
A-24	PR. 1-6 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-25	PR. 1-6 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-26	PR. 2-0 X 6-8 X 1 3⁄8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-27	2-10 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	CUSTOM INTERIOR DOOR	WOOD	-	-	PASS	-



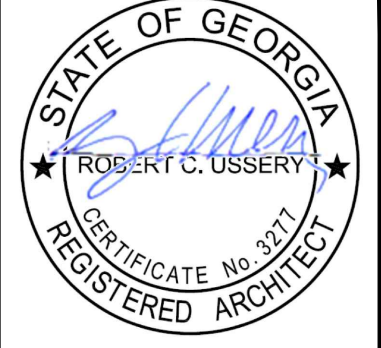
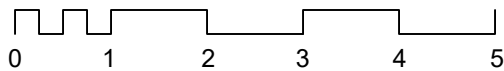
TYPICAL INTERIOR DOOR



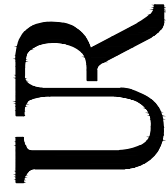
ENTRY DOOR "B" AND "C" UNIT



ENTRY DOOR "A" UNIT

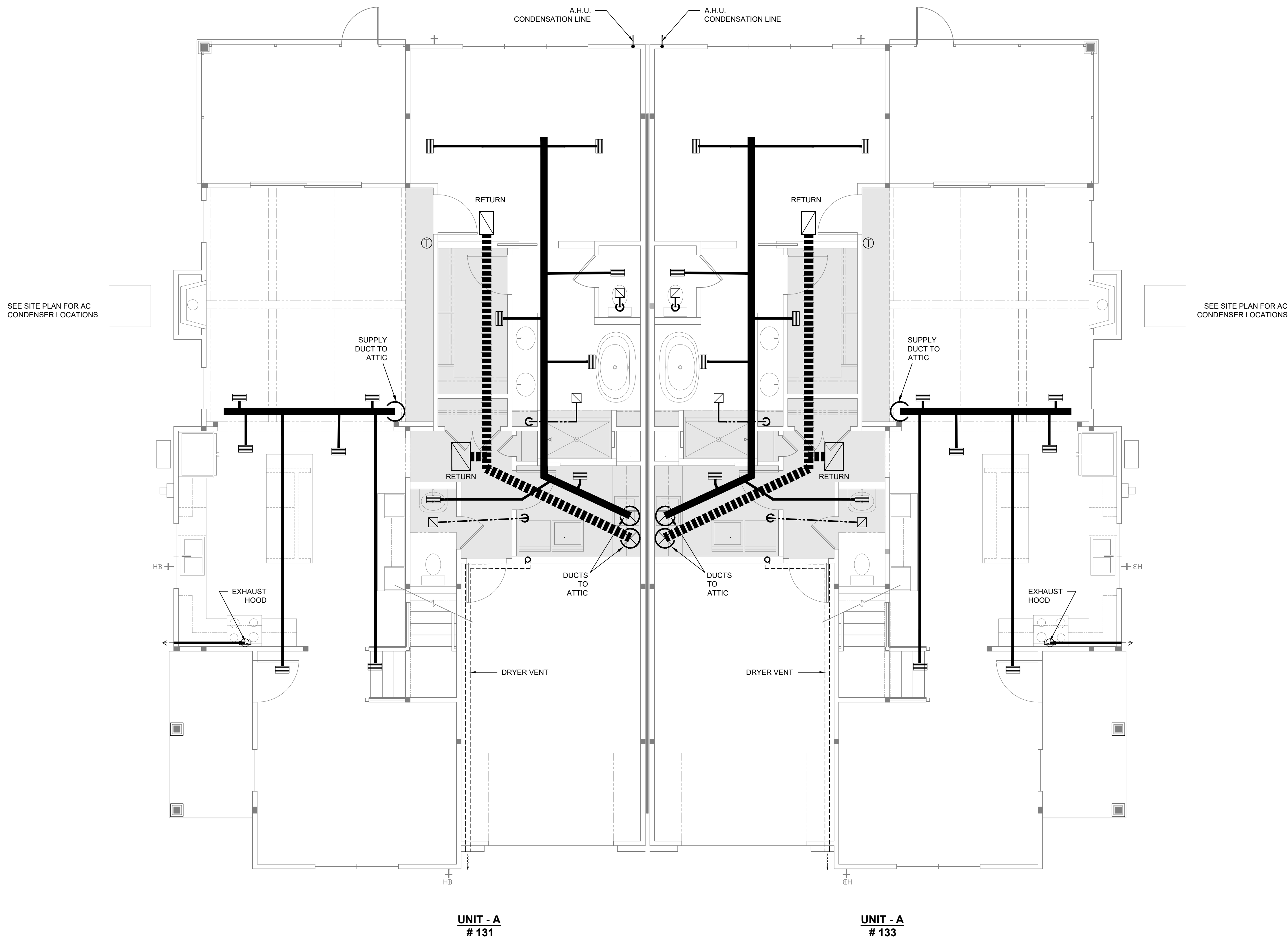


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FIFTY OAKS - BUILDING 5
South Harrington Road
St. Simons Island, Georgia

1622	
6-24-22	



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

change unit #

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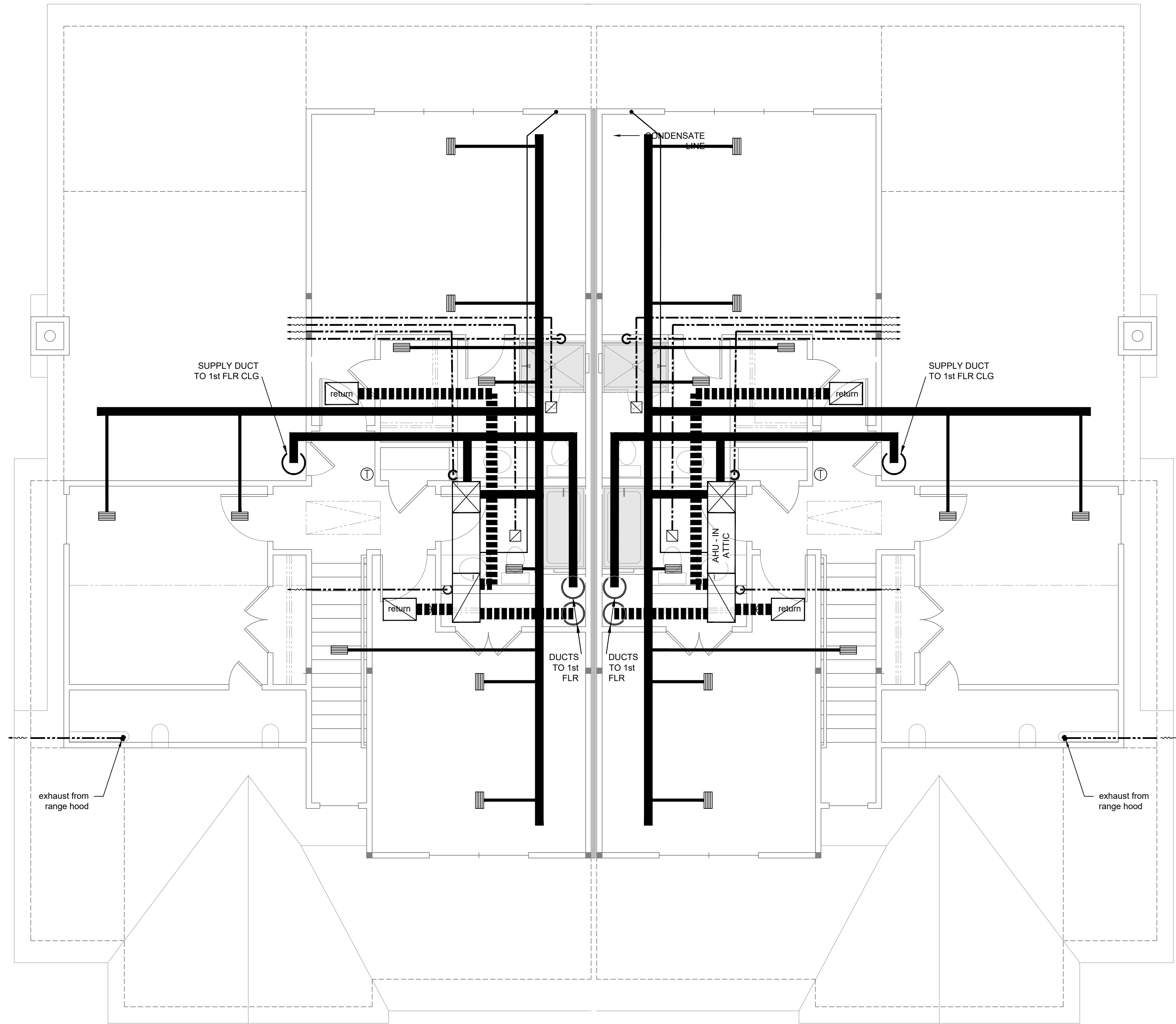
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FIFTY OAKS - BUILDING 5
South Harrington Road
St. Simons Island, Georgia

1622

6-24-22
9-12-22
4-25-23

M.1



UNIT - A
131

UNIT - A
133

1
M.2

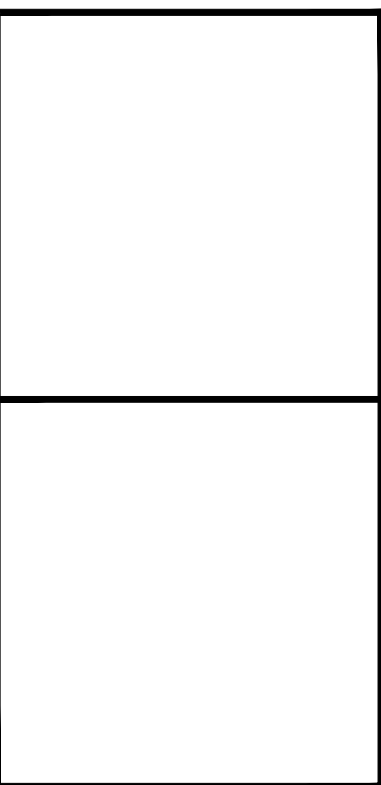
SECOND FLOOR MECHANICAL PLAN

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

change unit #

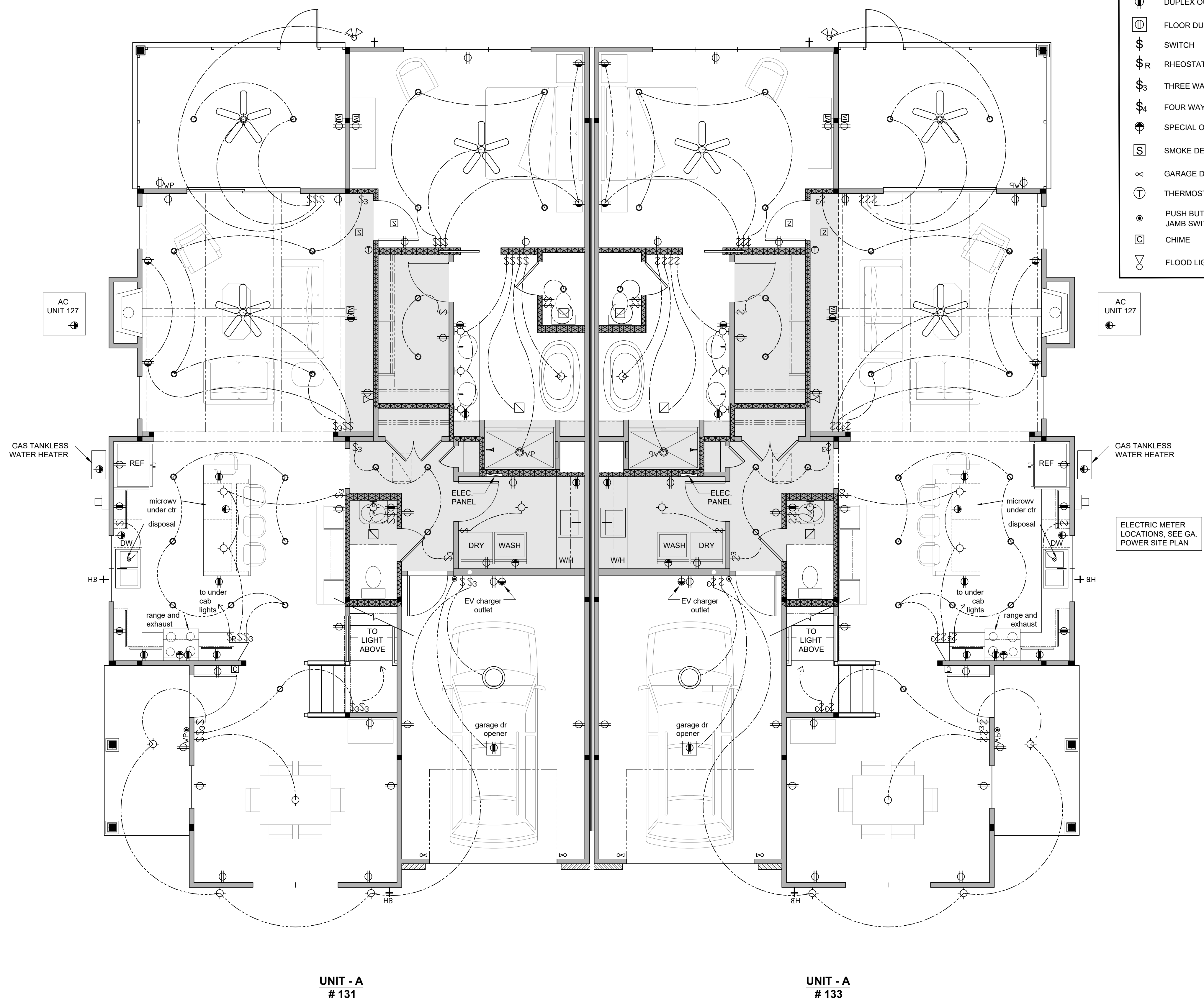


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FIFTY OAKS - BUILDING 5
South Harrington Road
St. Simons Island, Georgia

1622	
6-24-22	
9-12-22	
4-25-23	

M.2



ELECTRICAL SYMBOLS LEGEND			
	DUPLEX CONVENIENCE OUTLET		JUNCTION BOX
	DUPLEX OUTLET TOP SWITCHED		4" RECESSED CAN L.E.D.
	DUPLEX OUTLET - WATERPROOF		RECESSED CAN L.E.D. VAPOR PROOF LIGHT
	DUPLEX OUTLET - VERIFY HEIGHT		SLOPED CEILING RECESSED CAN L.E.D.
	FLOOR DUPLEX RECTANGLE OUTLET		CEILING MOUNT L.E.D. LIGHT *AS SELECTED BY OWNER
	SWITCH		WALL MOUNT L.E.D. LIGHT
	RHEOSTAT SWITCH		TELEPHONE OUTLET
	THREE WAY SWITCH		TELEVISION CABLE OUTLET
	FOUR WAY SWITCH		EXHAUST FAN
	SPECIAL OUTLET - VERIFY		CEILING FAN
	SMOKE DETECTOR		CEILING FAN WITH LIGHT
	GARAGE DOOR SENSOR		UNDER CABINET TAPE LIGHT
	THERMOSTAT		19" LED ROUND LIGHT
	PUSH BUTTON OR JAMB SWITCH		
	CHIME		
	FLOOD LIGHT - DIRECTIONAL		

- 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.

UNIT - A
131

UNIT - A
133

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

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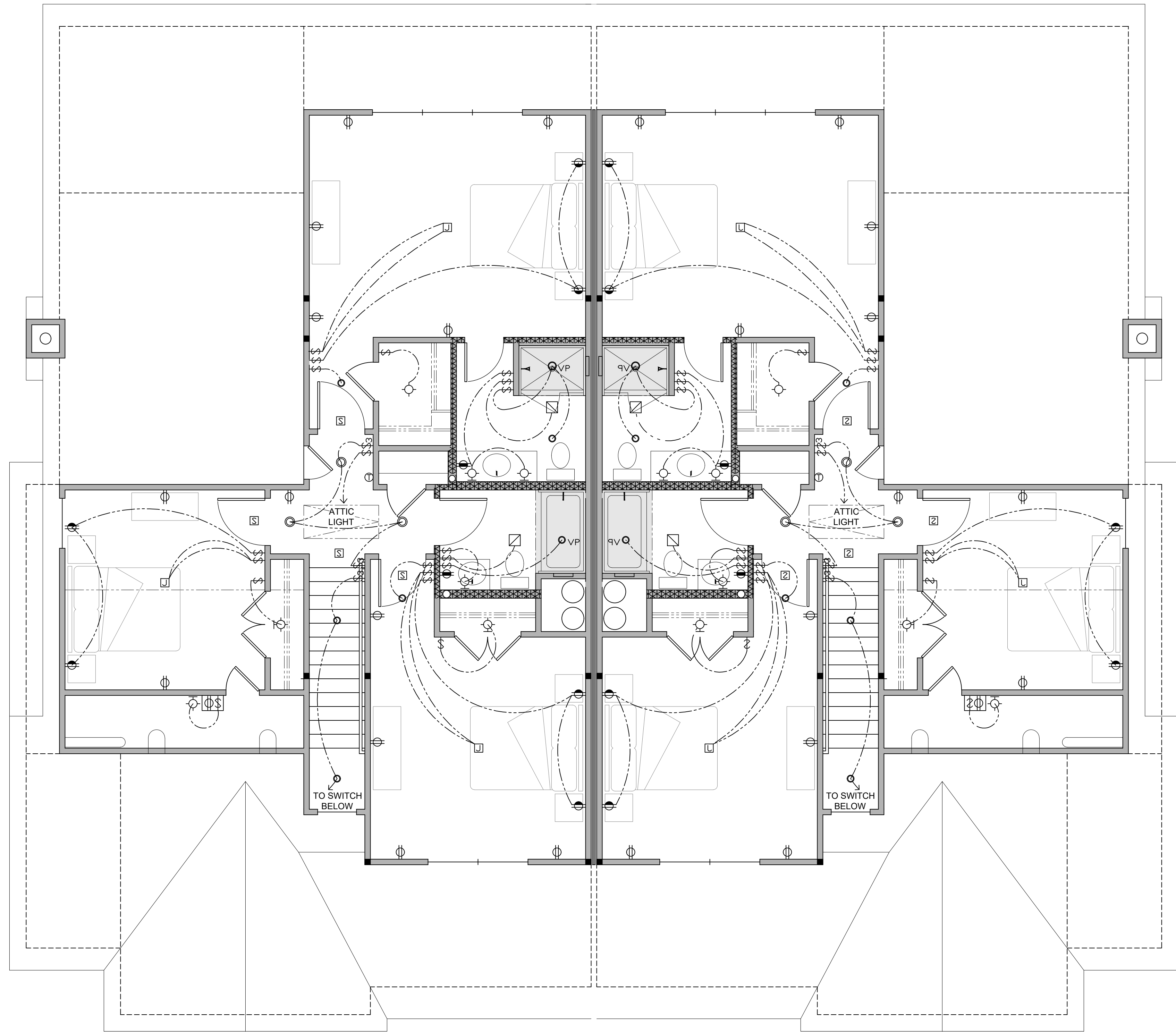
FIFTY OAKS - BUILDING 5
South Harrington Road
St. Simons Island, Georgia

1622

9-12-22
4-25-23

change unit #

E.1



ELECTRICAL SYMBOLS LEGEND			
	DUPLEX CONVENIENCE OUTLET		JUNCTION BOX
	DUPLEX OUTLET TOP SWITCHED		4" RECESSED CAN L.E.D.
	DUPLEX OUTLET - WATERPROOF		RECESSED CAN L.E.D. VAPOR PROOF LIGHT
	DUPLEX OUTLET - VERIFY HEIGHT		SLOPED CEILING RECESSED CAN L.E.D.
	FLOOR DUPLEX RECTANGLE OUTLET		CEILING MOUNT L.E.D. LIGHT * AS SELECTED BY OWNER
	SWITCH		WALL MOUNT L.E.D. LIGHT
	RHEOSTAT SWITCH		TELEPHONE OUTLET
	THREE WAY SWITCH		TELEVISION CABLE OUTLET
	FOUR WAY SWITCH		EXHAUST FAN
	SPECIAL OUTLET - VERIFY		CEILING FAN
	SMOKE DETECTOR		CEILING FAN WITH LIGHT
	GARAGE DOOR SENSOR		UNDER CABINET TAPE LIGHT
	THERMOSTAT		19" LED ROUND LIGHT
	PUSH BUTTON OR JAMB SWITCH		
	CHIME		
	FLOOD LIGHT - DIRECTIONAL		

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

UNIT - A
131

UNIT - A
133

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

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change unit #

E.2