



VICINITY MAP N.T.S.

NOW OR FORMERLY  
F. & A.M. PHA.  
MOSONIC LODGE  
(ZONE R6)



1 SITE PLAN BUILDING 1  
A0.1  
0' 5' 10' 20' 30' 40'

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. 30<sup>th</sup> 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 1 = 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:

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:

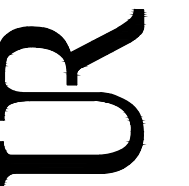
- A. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF APPLICABLE CODES
- B. GARAGE CEILING SHALL HAVE 5/8" TYPE-X GYPBOARD /RC R302.6
- C. GARAGE SEPARATION FROM THE RESIDENCE SHALL BE NOT LESS THAN 1/2" GYPBOARD
- D. EMERGENCY ESCAPE & RESCUE OPENINGS REQUIRED IN ALL SLEEPING ROOMS. NET CLEAR OPENING OF NOT LESS THAN 5.7 SQ/FT. MAXIMUM SILL HEIGHT OF 44 IN.

SHEET INDEX

A0.1	SITE PLAN
A1.1	FOUNDATION PLAN
A2.1	FIRST FLOOR PLAN
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 SECTION - UNIT A
A5.2	FRAMING SECTION - UNIT A
A5.3	FRAMING SECTION - UNIT B
A5.4	FRAMING SECTION - UNIT C
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
I.A1	FINISH SCHEDULE - UNIT A
I.A2	INTERIOR ELEVATIONS - UNIT A
I.B1	FINISH SCHEDULE - UNIT B
I.B2	INTERIOR ELEVATIONS - UNIT B
I.C1	FINISH SCHEDULE - UNIT C
I.C2	INTERIOR ELEVATIONS - UNIT C



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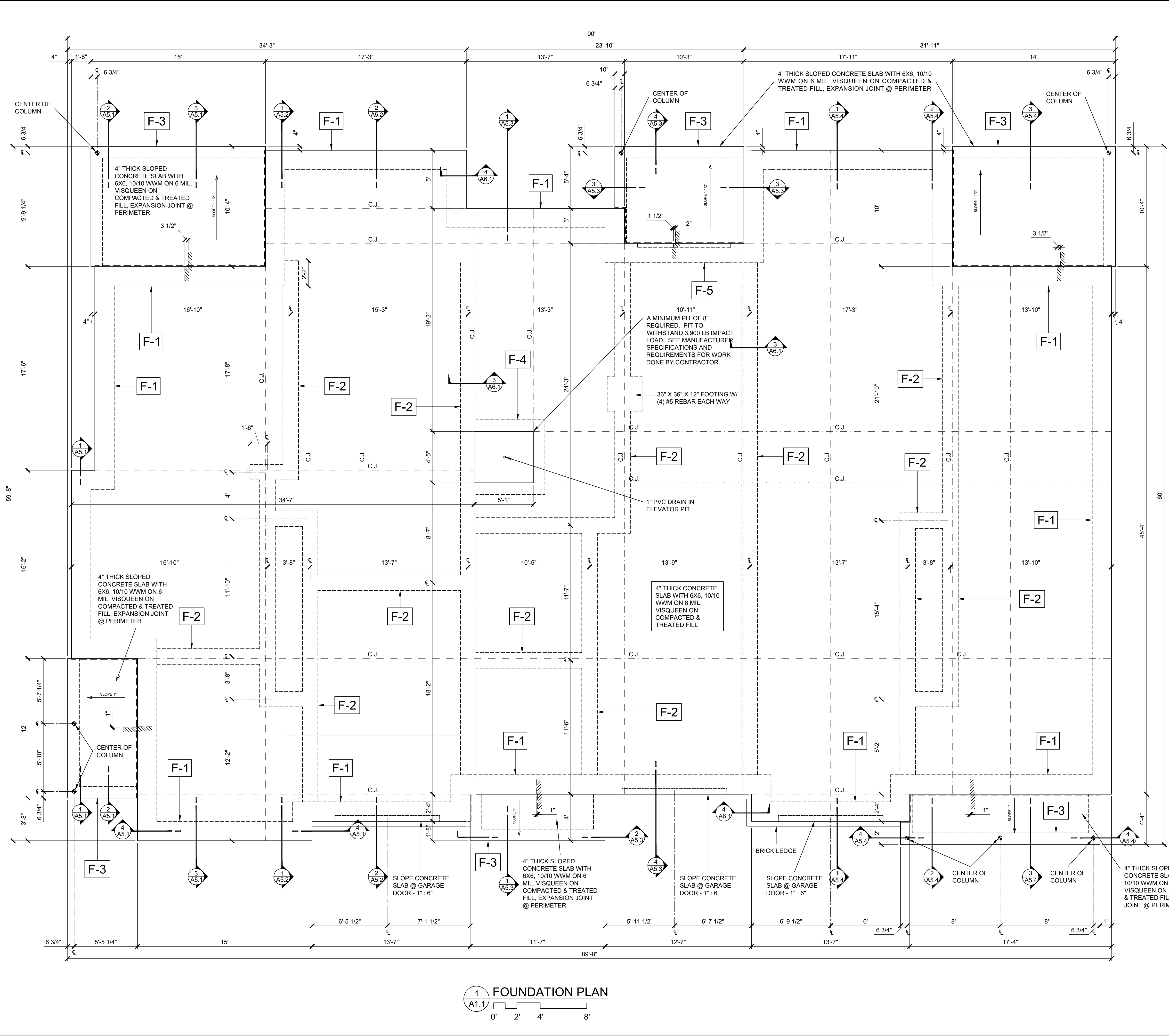


FIFTY OAKS - BUILDING 1  
South Harrington Road  
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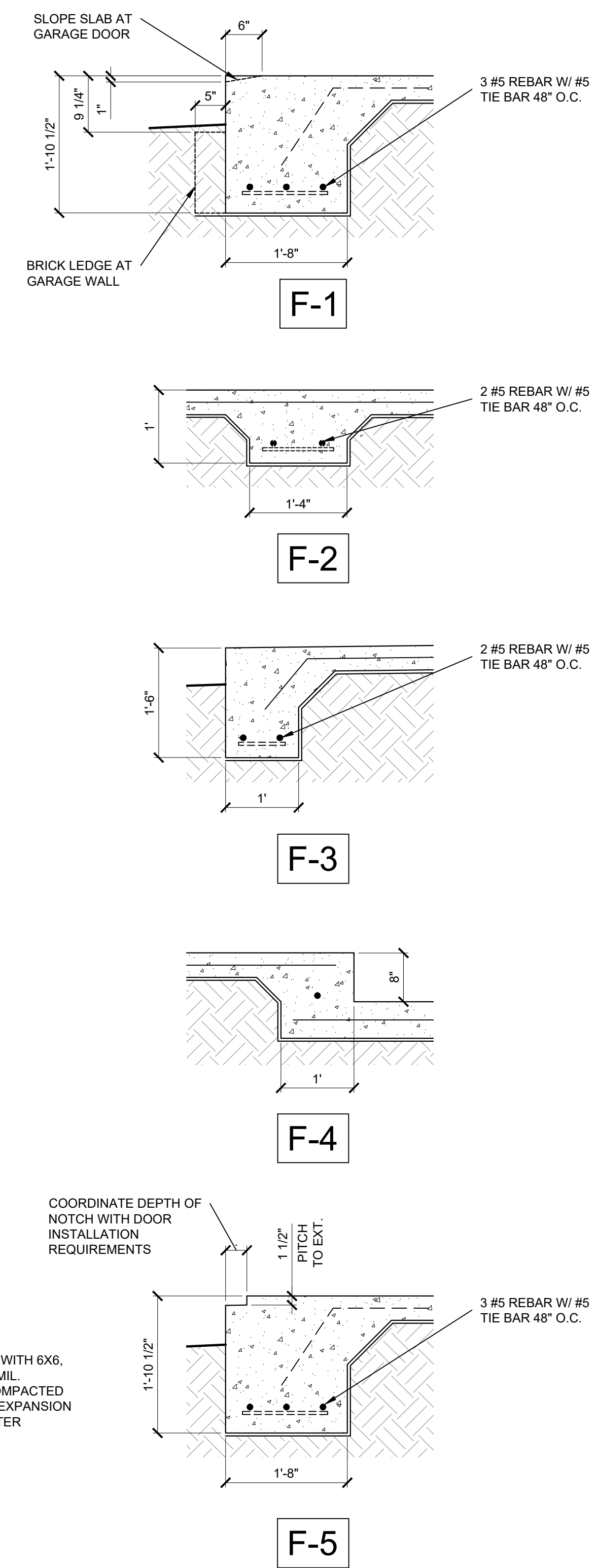
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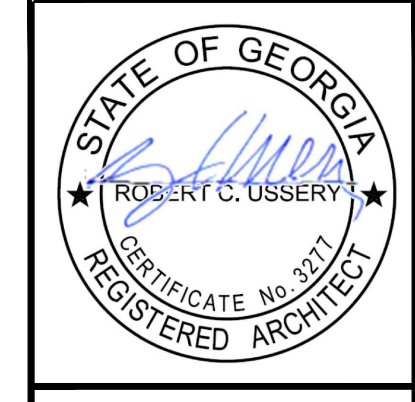


- CONCRETE AND REINFORCING NOTES**
- REINFORCEMENT SHALL BE ASTM A-615 GRADE 60 AND A-305, W.W.M. SHALL BE ASTM A-185.
  - UNLESS OTHERWISE NOTED MINIMUM COVERAGE FOR REINFORCING SHALL BE AS FOLLOWS: FOOTINGS & THICKENED SLABS - 3", SLABS - 2".
  - SPLICES IN REINFORCING SHALL BE AS FOLLOWS: W.W.M. - 6", TEMPERATURE REINFORCEMENT - 12", ALL OTHER REINFORCEMENT - 4/8 BAR DIAMETER.
  - PROVIDE 1/2" REMOLDED EXPANSION JOINT MATERIAL WHERE SLAB ON GRADE IS POURED AROUND COLUMNS AND AGAINST WALLS.
  - CONCRETE SHALL BE  $f'_c = 3,000$  PSI AT 28 DAYS.
- GENERAL NOTES**
- COORDINATE LOCATION OF NATURAL GAS LINE BELOW SLAB FOR FIREPLACE, STOVE, AND GRILL CONNECTIONS.
  - FINISH SLAB AT GARAGE SHALL BE 8" MINIMUM ABOVE FINISH GRADE. VERIFY FINISH GRADES AT BUILDING LOCATIONS PER SITE CONDITIONS.
  - PROVIDE TERMITE TREATMENT UNDER ALL CONCRETE SLABS & FOOTINGS



2 FOOTING SCHEDULE

0' 4" 8" 1' 2'



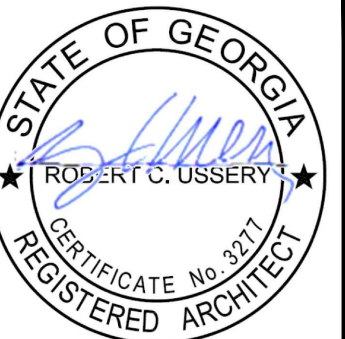
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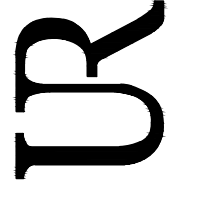
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**A1.1**



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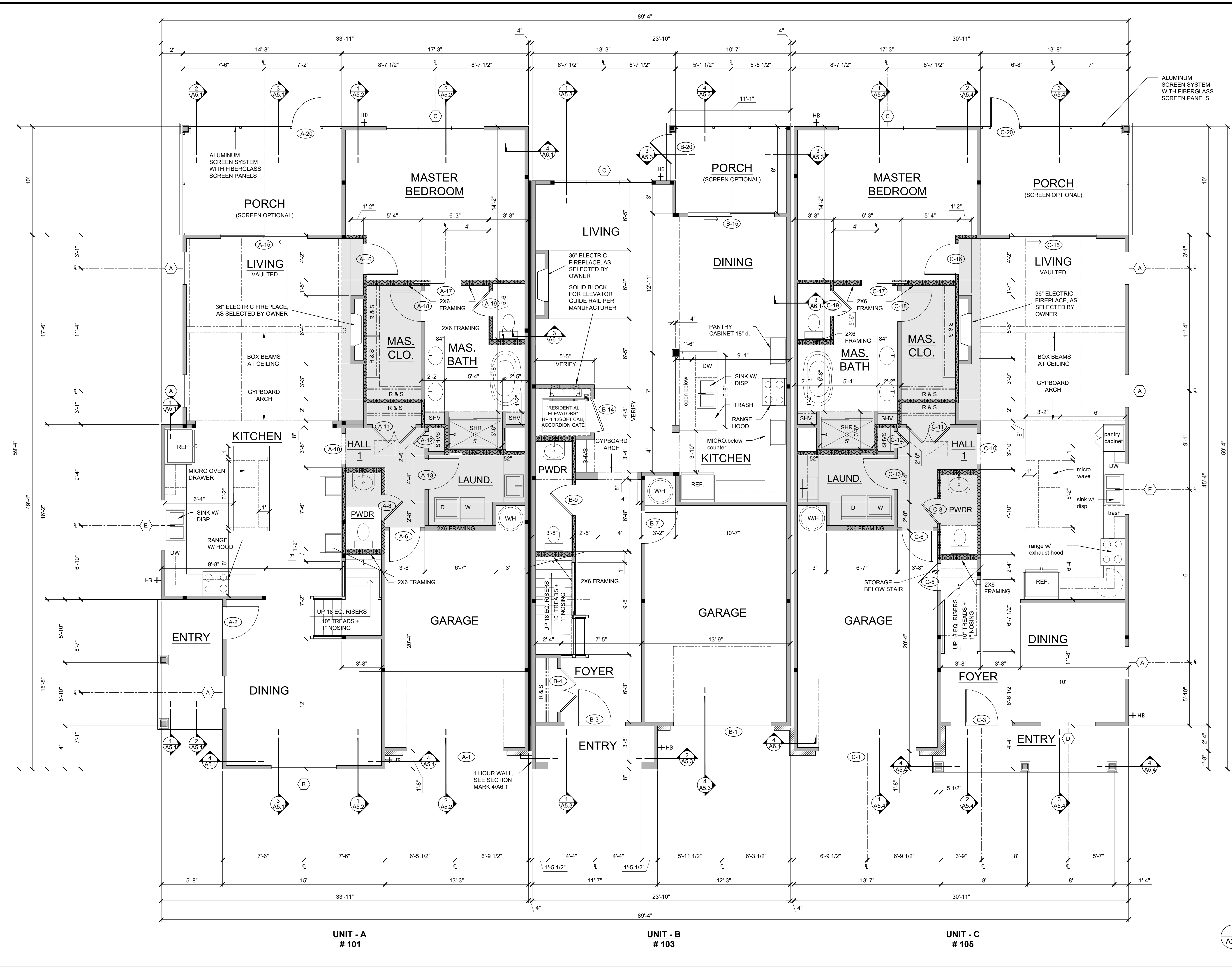


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**A2.1**



**LEGEND**

- 2X4 FRAMING STUD WALL, UNLESS NOTED OTHERWISE
- INDICATES DROP SOFFIT CEILING AT 8'-1" FRAME
- INDICATES SOUND INSULATION

**SQUARE FOOTAGE**

**UNIT "A" - 4 BED - 3.5 BATH**

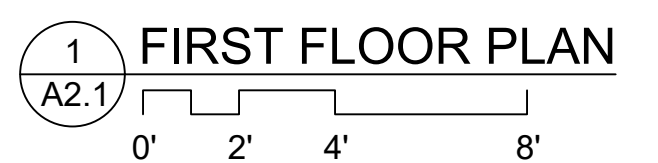
1ST FLOOR H&C-	1,430 S.F.
2ND FLOOR H&C-	957 S.F.
TOTAL H&C -	2,387 S.F.
ENTRY-	66 S.F.
PORCH-	147 S.F.
GARAGE-	270 S.F.
TOTAL OVERALL-	2,870 S.F.

**UNIT "B" - 3 BED - 2.5 BATH**

1ST FLOOR H&C-	887 S.F.
2ND FLOOR H&C-	1,241 S.F.
TOTAL H&C -	2,128 S.F.
ENTRY-	46 S.F.
PORCH-	87 S.F.
GARAGE-	281 S.F.
TOTAL OVERALL	2,542 S.F.

**UNIT "C" - 3 BED - 3.5 BATH**

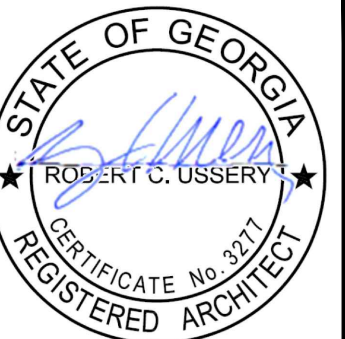
1ST FLOOR H&C-	1,336 S.F.
2ND FLOOR H&C-	723 S.F.
TOTAL H&C -	2,059 S.F.
ENTRY-	70 S.F.
PORCH-	137 S.F.
GARAGE-	270 S.F.
TOTAL OVERALL	2,536 S.F.



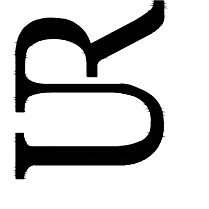
UNIT - A  
# 101

UNIT - B  
# 103

UNIT - C  
# 105



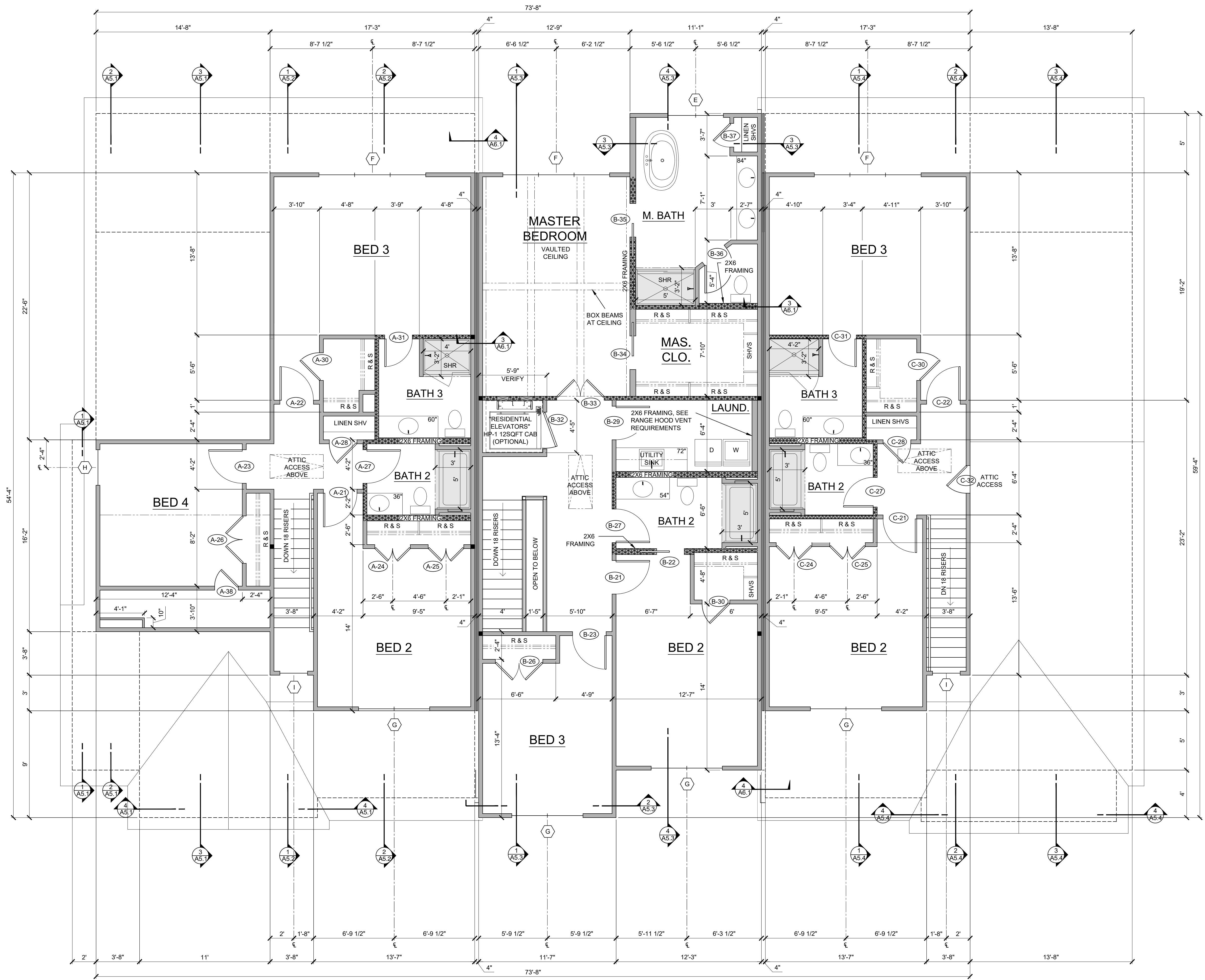
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**A2.2**



**LEGEND**  
 — 2X4 FRAMING STUD WALL, UNLESS NOTED OTHERWISE  
 [Pattern] INDICATES SOUND INSULATION

UNIT - A  
#101

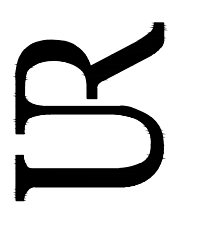
UNIT - B  
#103

UNIT - C  
#105

1 SECOND FLOOR PLAN  
 A2.2  
 0' 2' 4' 8'



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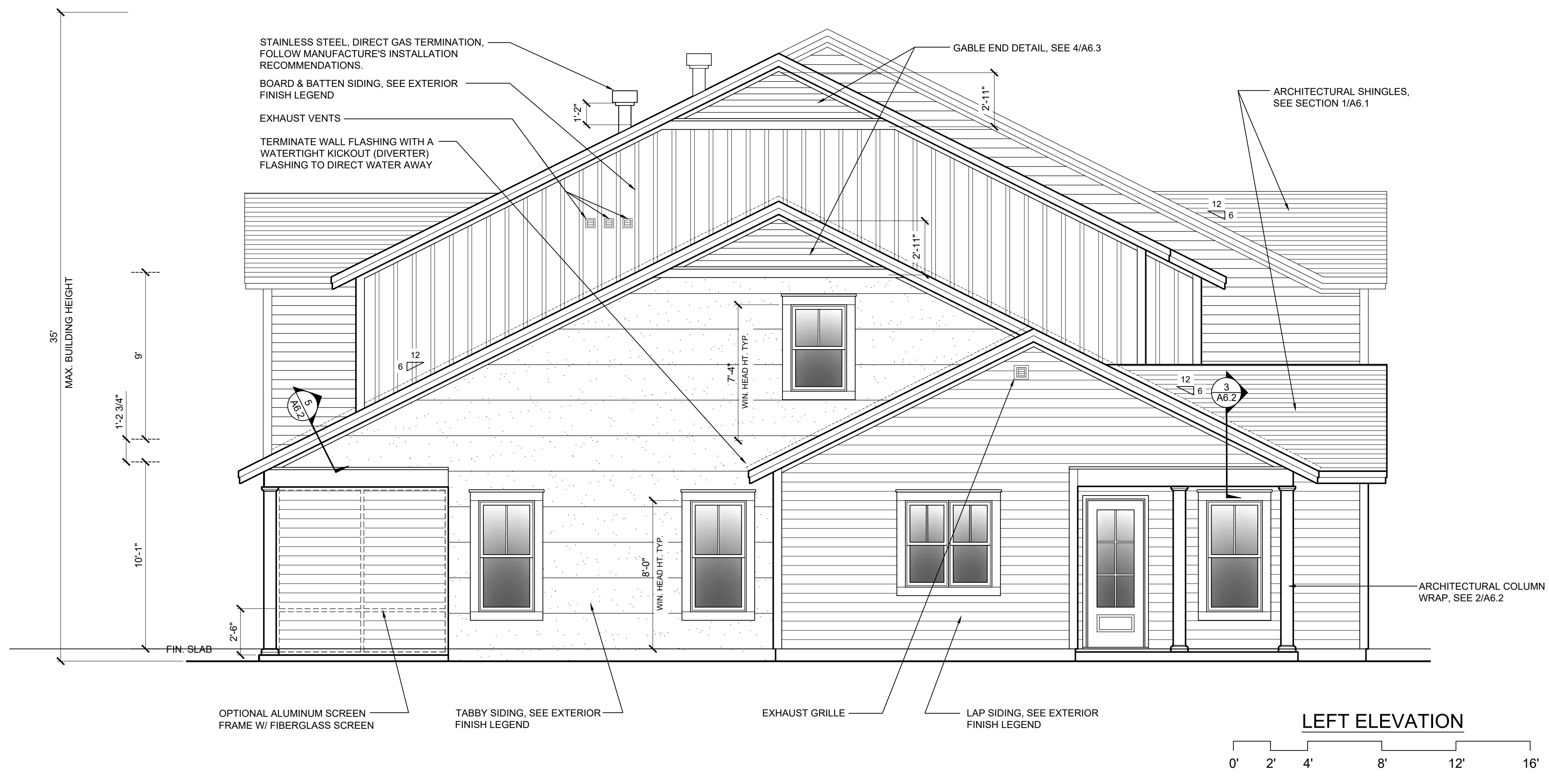
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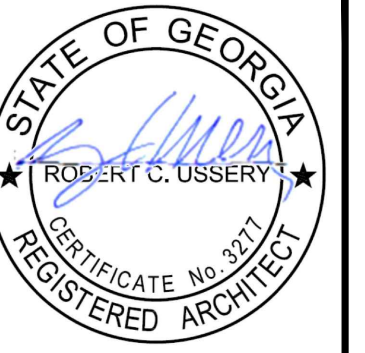
**A3.1**



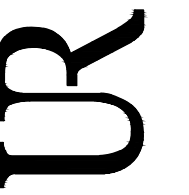
**EXTERIOR FINISH LEGEND**

<p>2 1/2" X 3/4" HZ 10 'HARDIETRIM' BOARDS - SMOOTH BATTEN BOARDS. 12" O.C. install per mfg. recommendations, SEE QRT CODE</p> <p>3/4" HZ 10 'HARDIEPANEL' VERTICAL SIDING, SMOOTH FINISH, INSTALL BEHIND ALL TRIM, install per mfg. recommendations, SEE QRT CODE</p> <p>painting finish, as selected</p> <p><b>BOARD &amp; BATTEN SIDING</b></p>	<p><b>HARDIE PANEL</b> QRT CODE</p>	<p><b>HARDIE TRIM - BATTENS</b> QRT CODE</p>
<p>HZ 10 'HARDIEPLANK' LAP SIDING, 6" EXPOSURE, SMOOTH FINISH, INSTALL PER MFG. RECOMMENDATIONS, SEE QRT CODE</p> <p>painting finish, as selected</p> <p><b>LAP SIDING</b></p>	<p><b>HARDIE LAP</b> QRT CODE</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><b>TABBY SIDING</b></p>	<p>'HARDIEPANEL'</p> <p>3/4" X 6 'HARDIETRIM' CORNER BOARDS</p> <p>5 1/2"</p> <p>5 1/2"</p> <p>JOINT TO THE SIDE ELEVATION</p> <p><b>CORNER BOARD DETAIL</b> AT BOARD &amp; BATTEN</p>	
<p>BRICK VENEER, AS SELECTED W/ 3/8" MORTAR JOINT. MORTAR COLOR AS SELECTED</p> <p><b>BRICK VENEER</b></p>	<p>'HARDIEPANEL'</p> <p>3/4" X 6 'HARDIETRIM' CORNER BOARDS</p> <p>5 1/2"</p> <p>5 1/2"</p> <p>JOINT TO THE SIDE ELEVATION</p> <p><b>CORNER BOARD DETAIL</b> AT LAP SIDING</p>	





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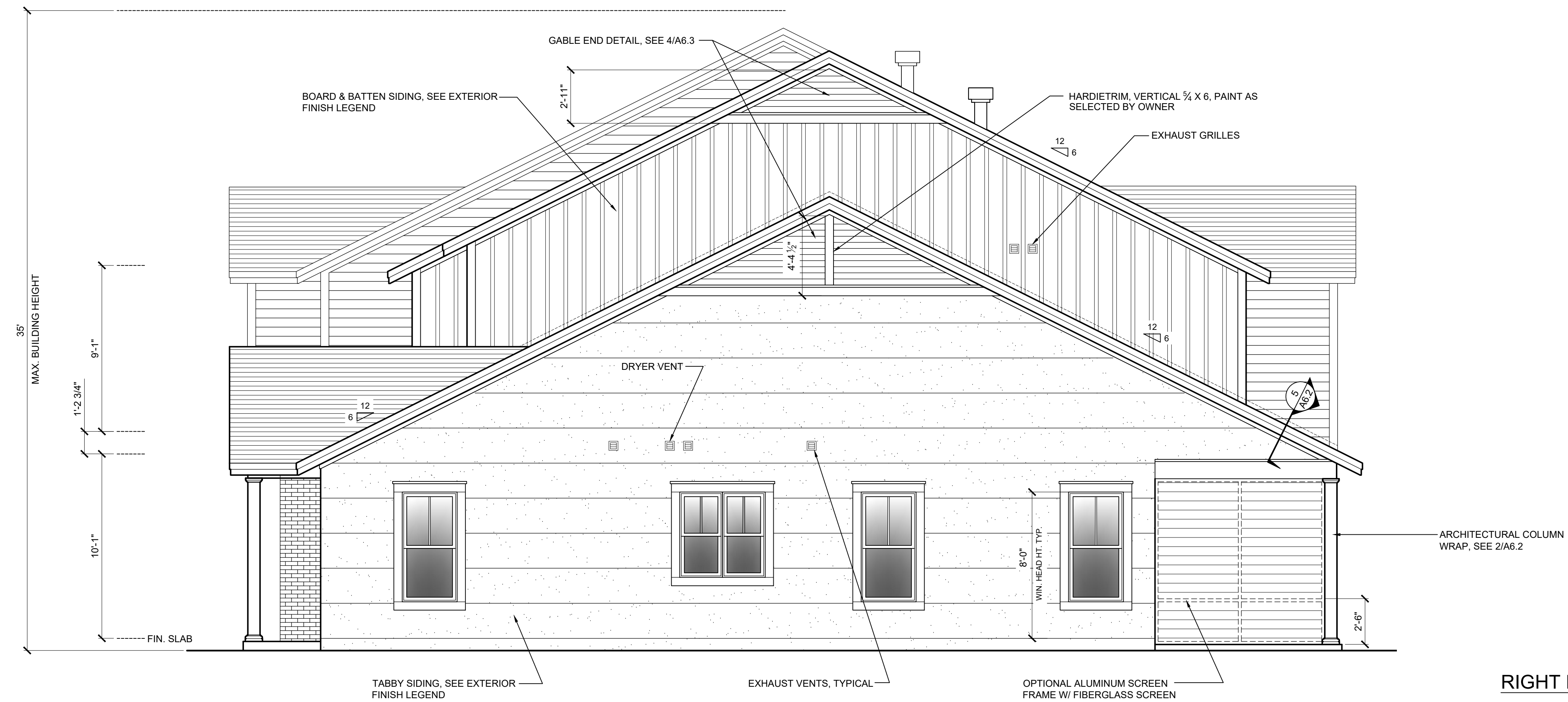
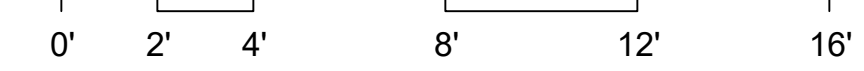
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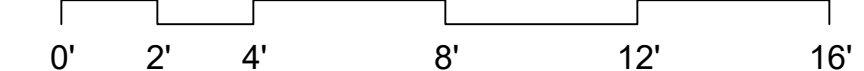
A3.2



REAR ELEVATION



RIGHT ELEVATION

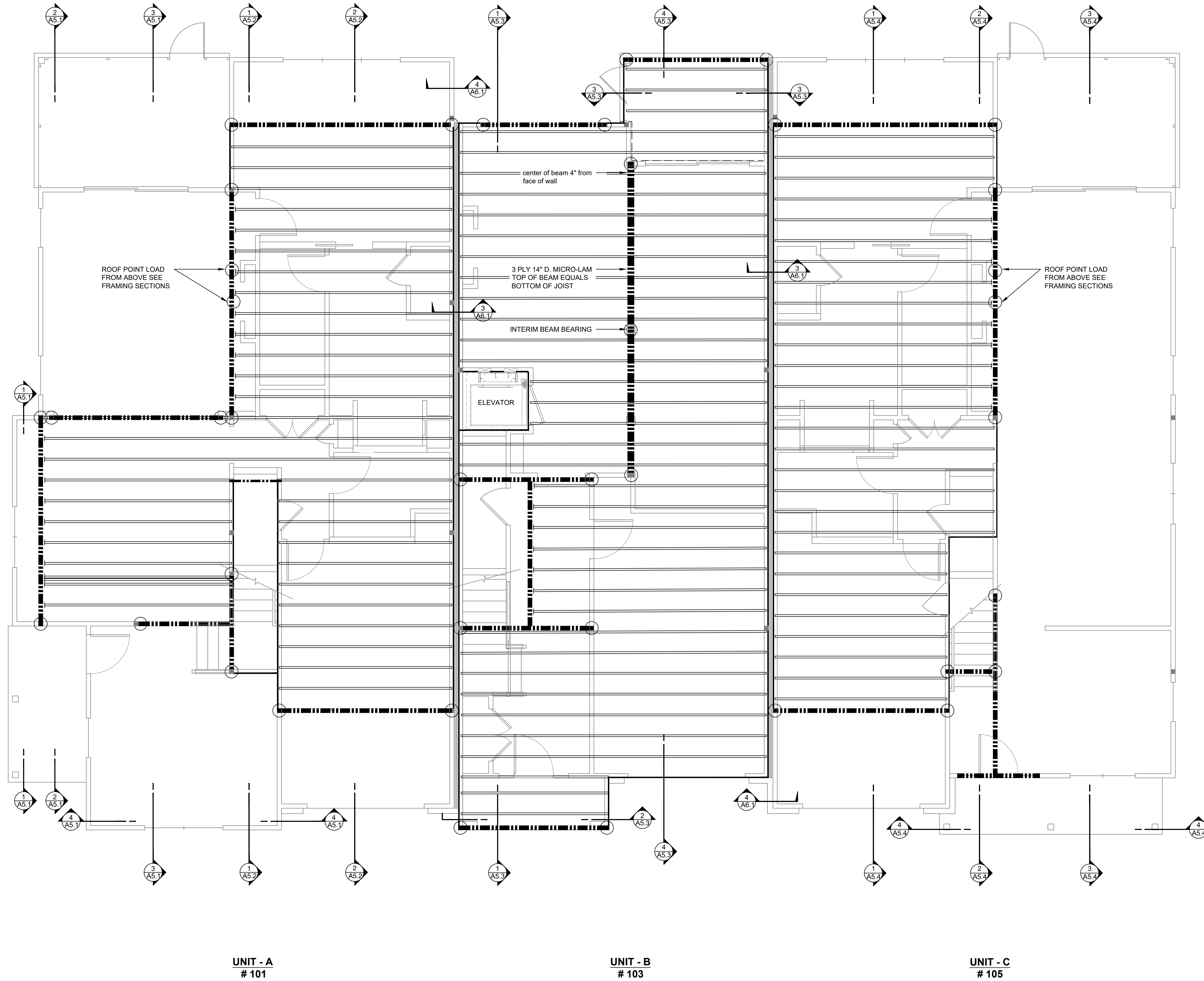




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**FLOOR FRAMING NOTES**

- ALL FLOOR JOISTS SHALL BE 14" I-JOIST 19.2" O.C. UNLESS OTHERWISE NOTED.
- FLOOR BEAMS TO BE 14" LVL BEAMS AS SIZED BY MANUFACTURER.
- INSTALL FLOOR SYSTEM IN ACCORDANCE WITH MANUFACTURERS APPROVED SHOP DRAWINGS.
- ALL LVL BEAMS SHALL BE IN LINE WITH THE FLOOR SYSTEM UNLESS OTHERWISE NOTED.
- MINIMUM FLOOR SYSTEM DESIGN LOADS:  
 D.L. = 15LB/SQFT  
 L.L. = 40LB/SQFT  
 T.L. = 55 LB/SQFT  
 MAX ALLOWED DEFLECTIO: L/360

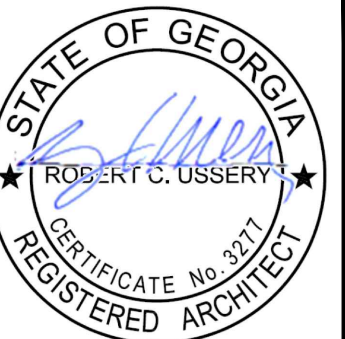
- INDICATES I-JOIST
- ▬▬▬▬▬▬ INDICATES LVL BEAM
- INDICATES RIM BOARD
- INDICATES BEAM BEARING POINT OR POINT LOAD FROM ABOVE

NOTE: AIR CONDITIONING SUPPLY DUCTS FOR THE FIRST FLOOR SHALL BE LOCATED IN THE SECOND FLOOR FRAME. CONTRACTOR TO VERIFY DUCT LAYOUT BEFORE PLACING FLOOR FRAME.

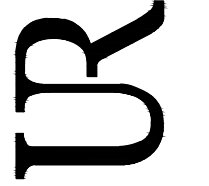
1 FLOOR FRAMING PLAN  
 A4.1  
 0' 2' 4' 8'

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1-05-22	
2-11-22	

**A4.1**



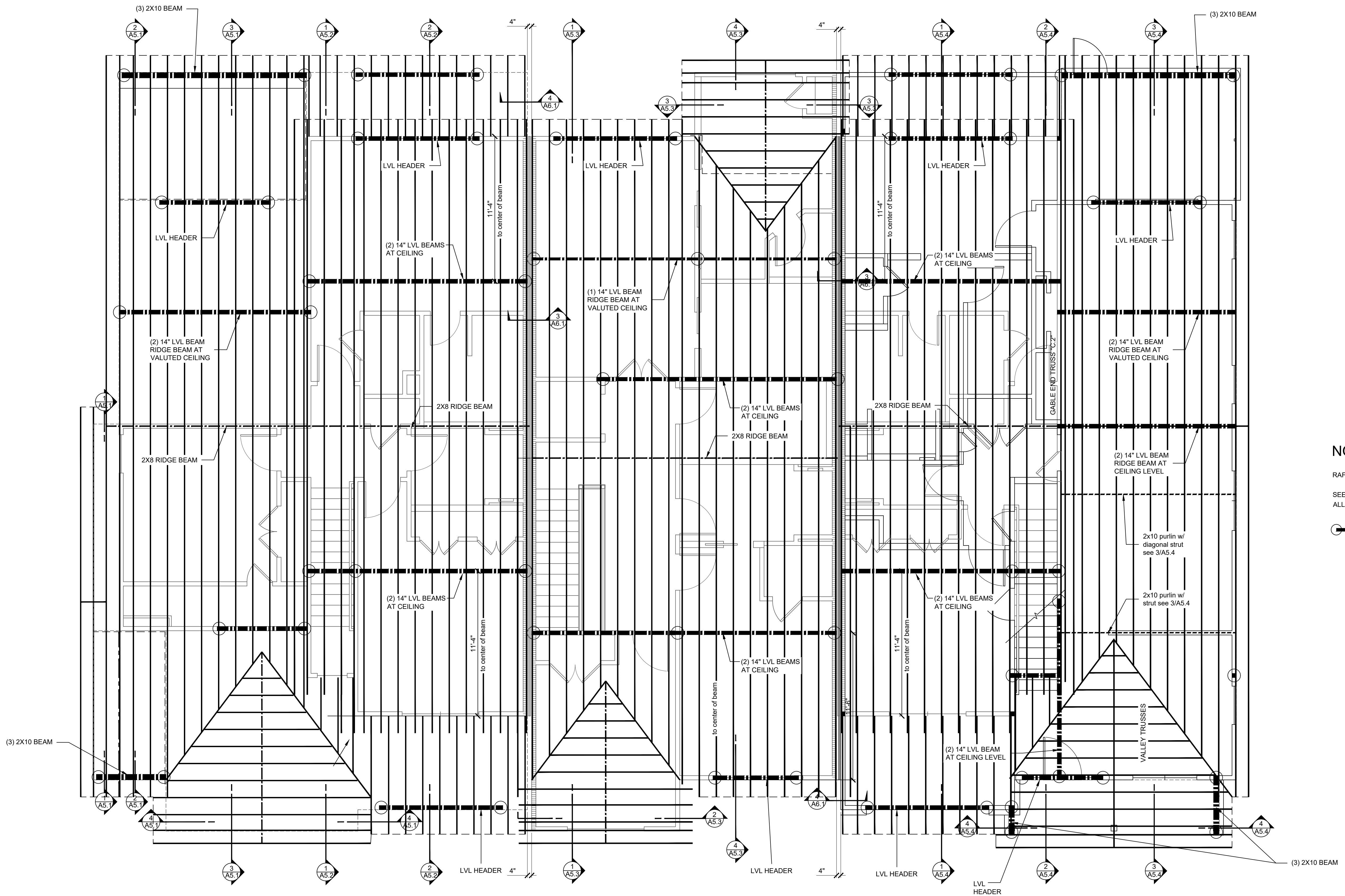
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1622
6-01-21
9-28-21
1-12-22
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A4.2

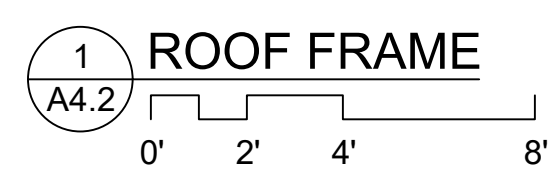


**NOTES:**  
 RAFTERS TO BE 2X6'S 16" O.C. UNLESS OTHERWISE NOTED.  
 SEE FRAMING SECTIONS FOR ADDITIONAL ROOF BRACING NOTES. NOT ALL ROOF SUPPORTS ARE INDICATED ON ROOF FRAMING PLAN.  
 ○—○ INDICATES BEAM WITH BEARING POINTS

UNIT - A  
# 101

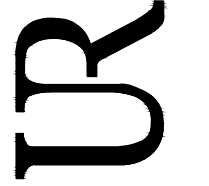
UNIT - B  
# 103

UNIT - C  
# 105





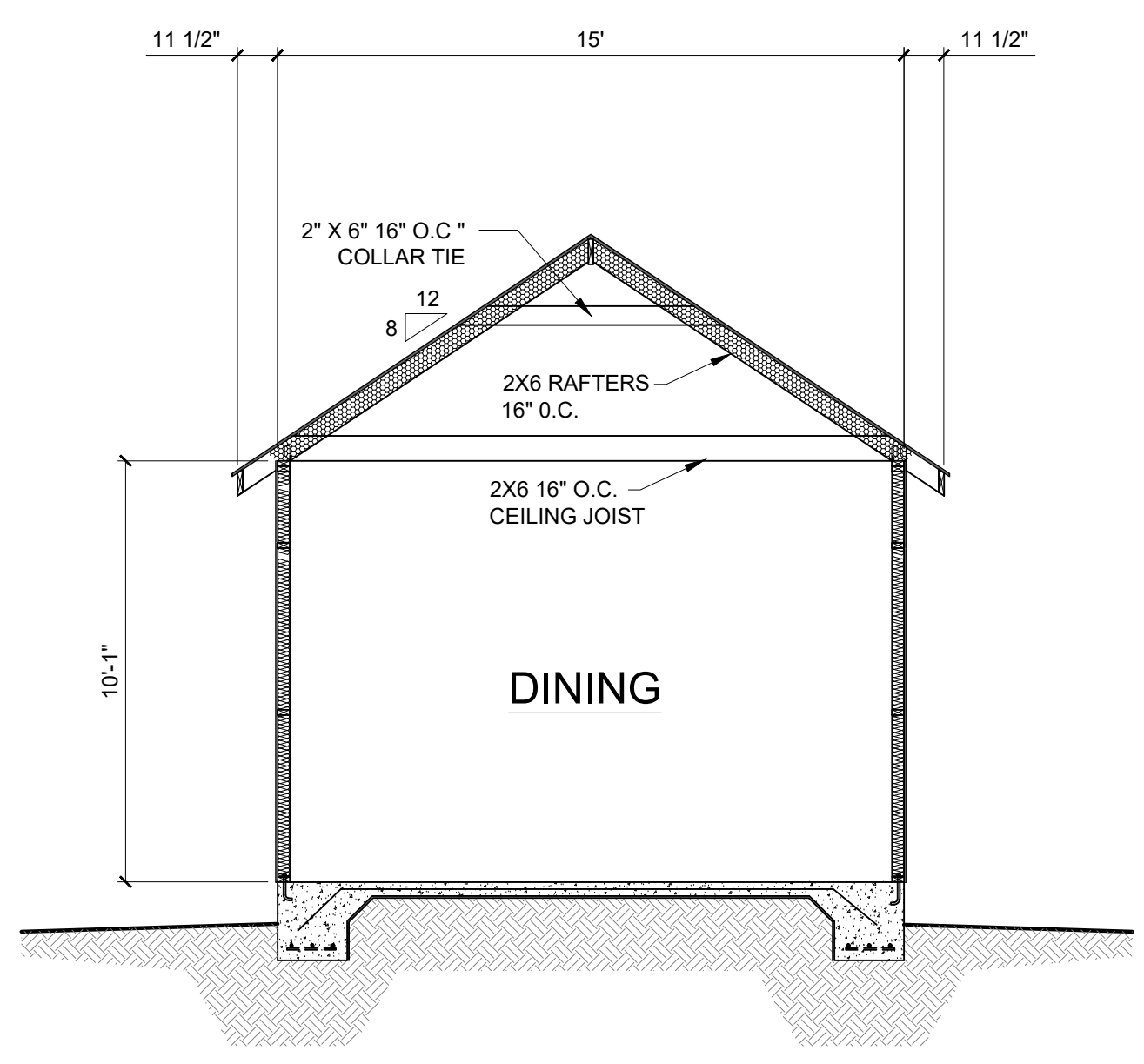
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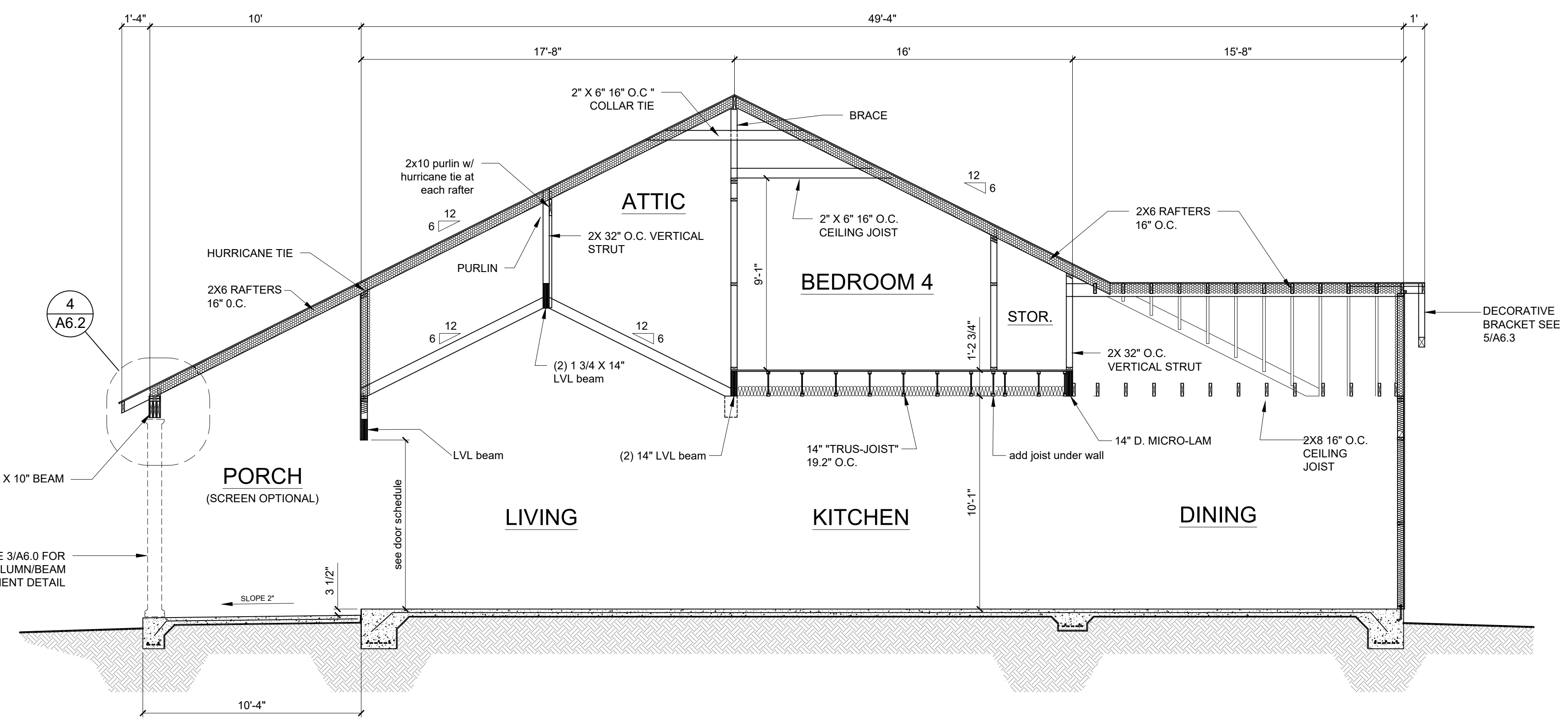
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2-11-22

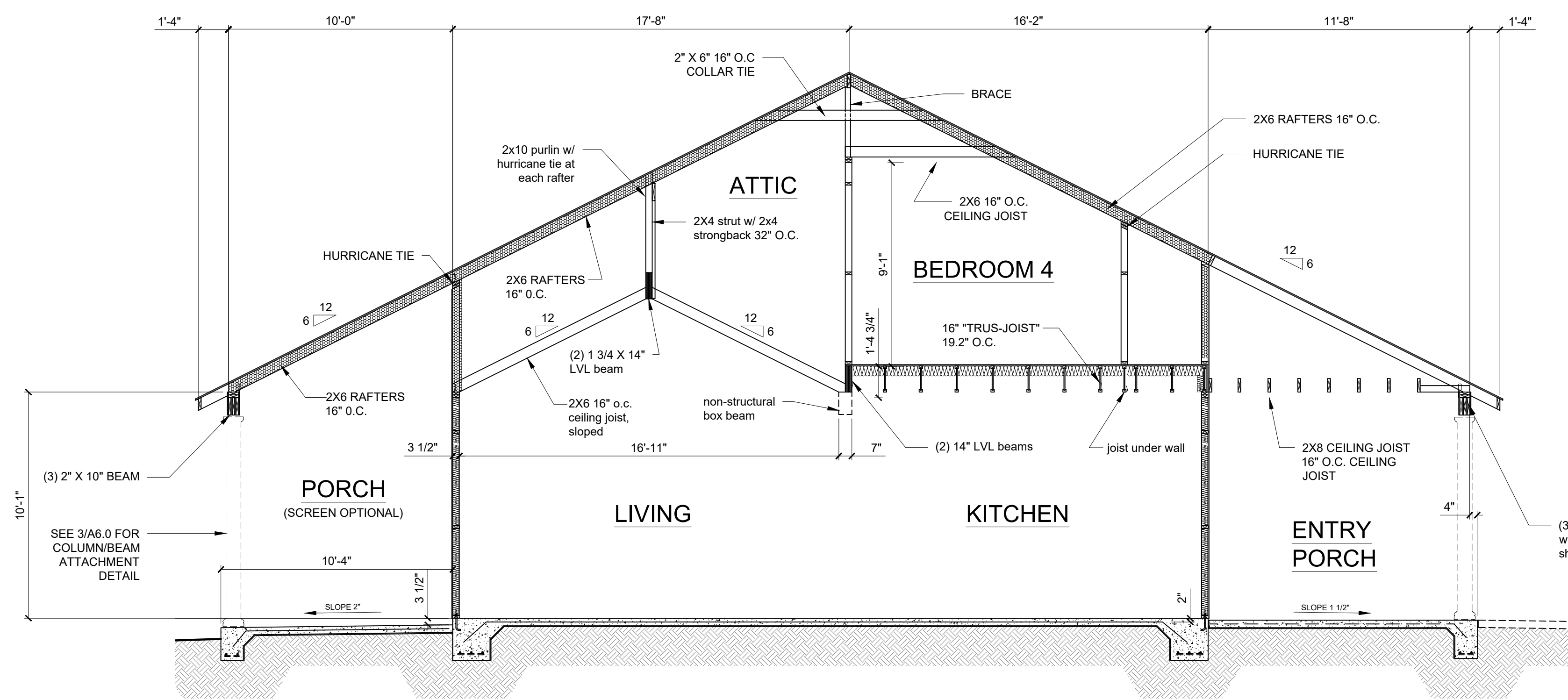
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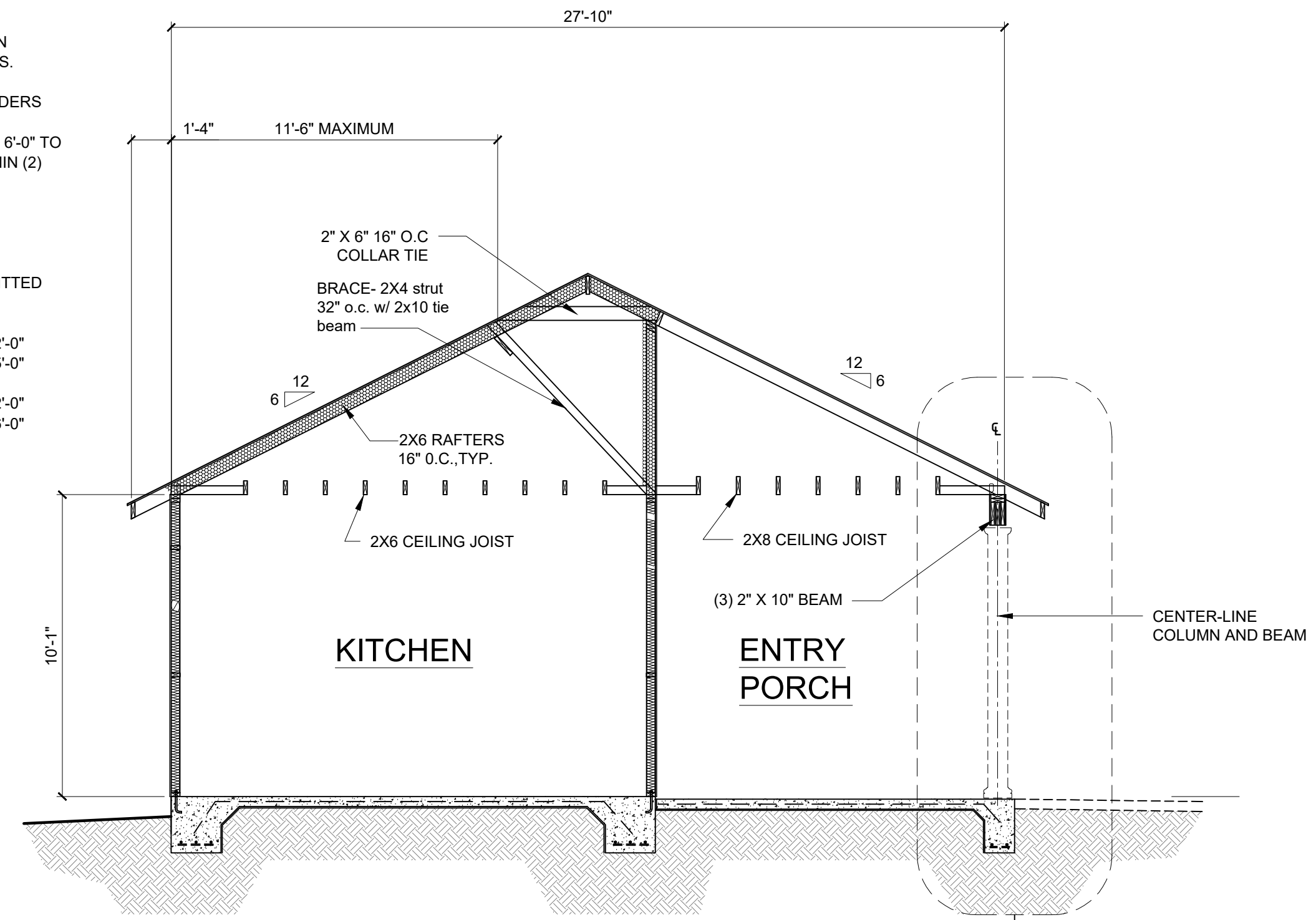
4 FRAMING SECTION - UNIT A  
 A5.1



3 FRAMING SECTION - UNIT A  
 A5.1



2 FRAMING SECTION - UNIT A  
 A5.1



1 FRAMING SECTION - UNIT A  
 A5.1

2 A6.2 BEAM-COLUMN CONNECTION

**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.

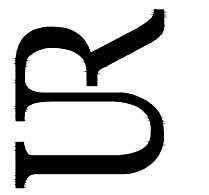
SHOP DRAWINGS: FLOOR FRAME TO BE SUBMITTED TO ARCHITECT FOR APPROVAL

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"



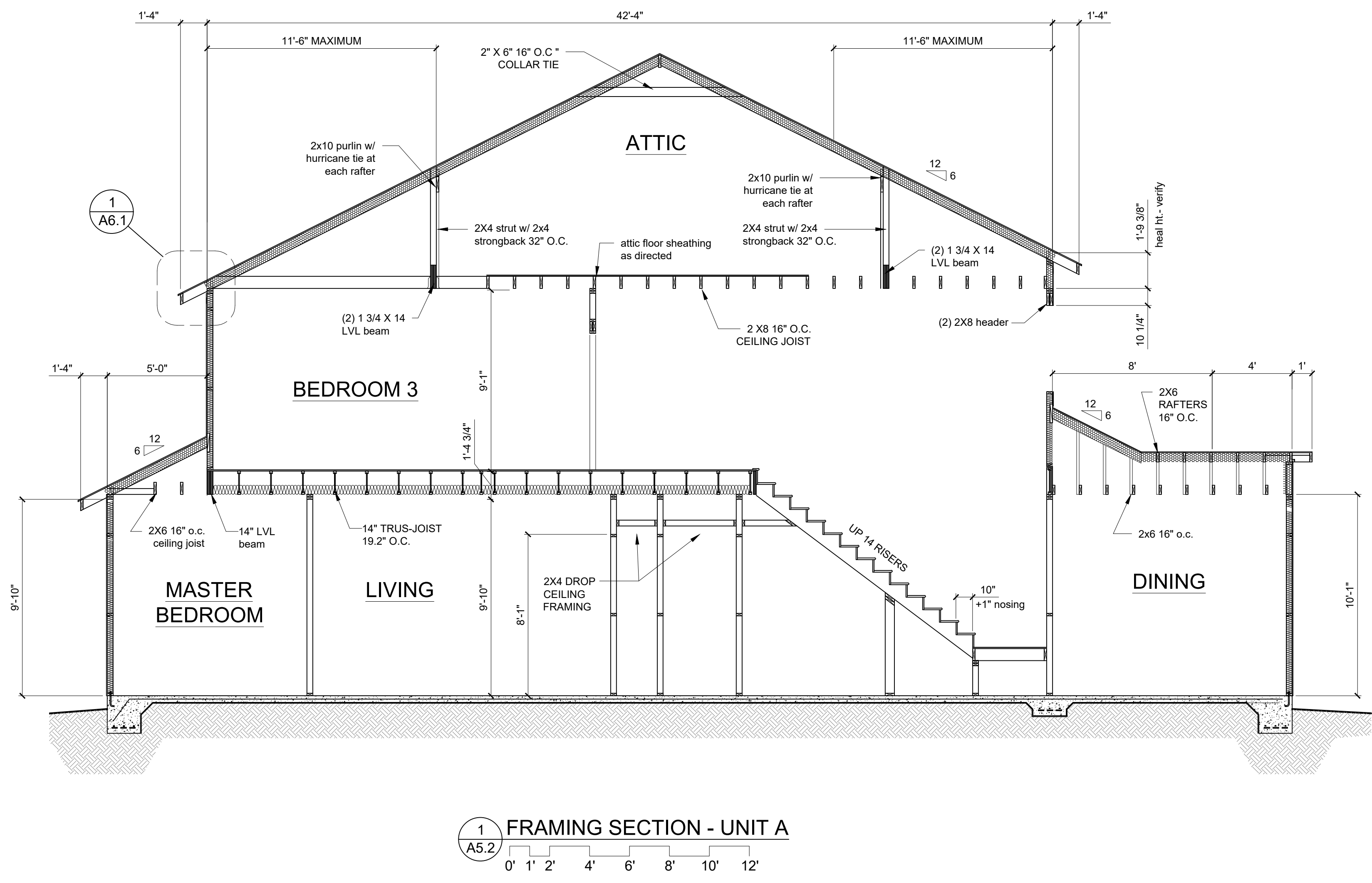
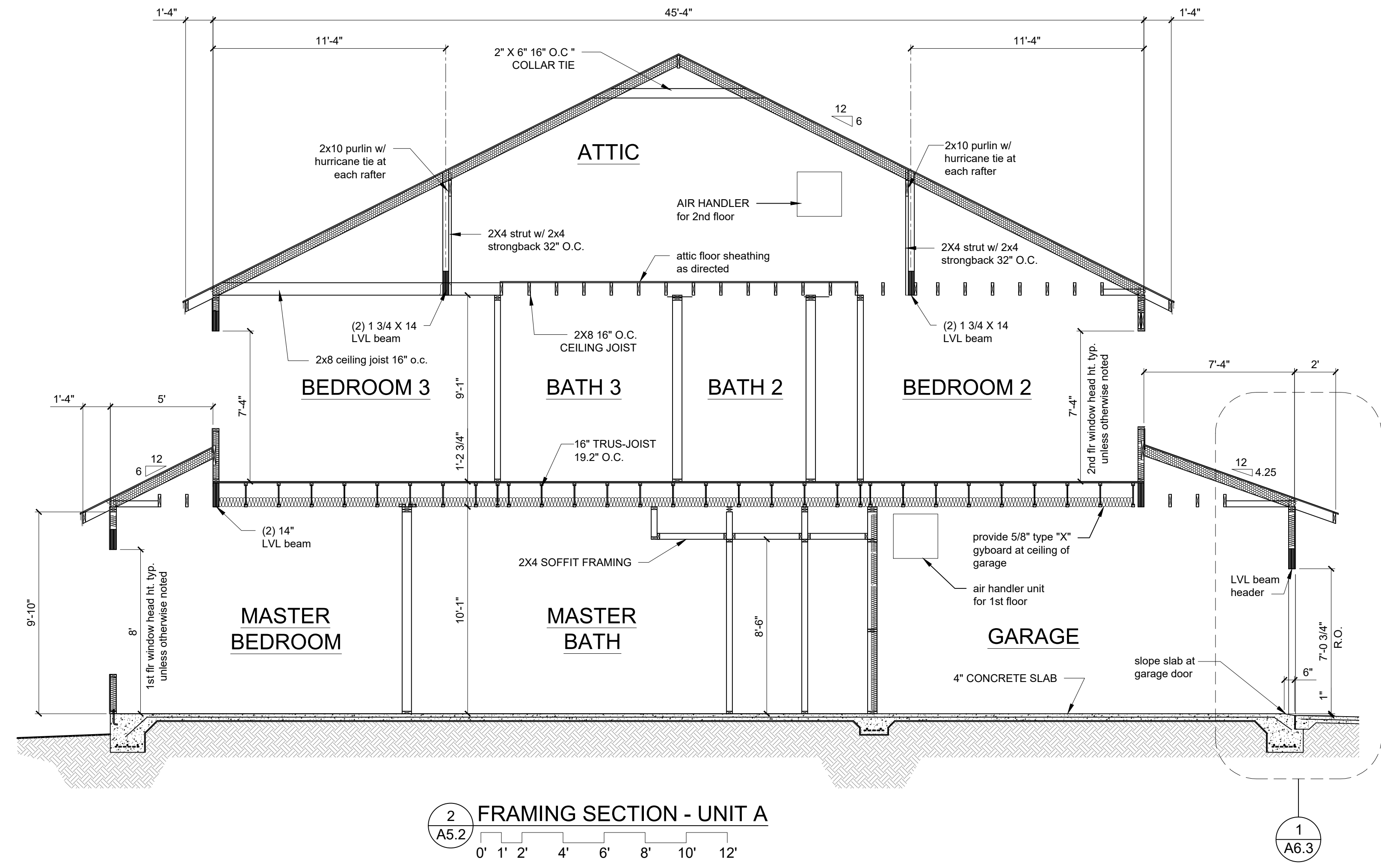
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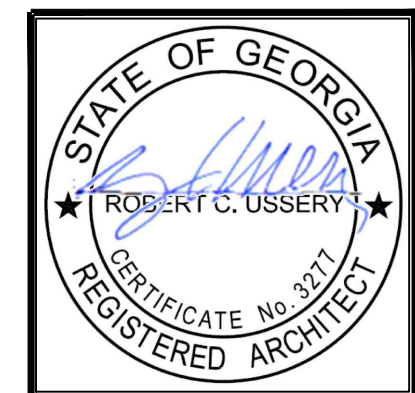


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11-30-21
1-05-22
2-11-22

**A5.2**





**USSERY/RULE ARCHITECTS P.C.**  
 1804-A FREDERICA ROAD  
 ST. SIMONS ISLAND, GEORGIA 31522  
 PH. 912-638-6688  
 www.urrarch.com

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

1622	
6-01-21	
9-28-21	
11-30-21	
1-05-22	
2-11-22	

**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 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.

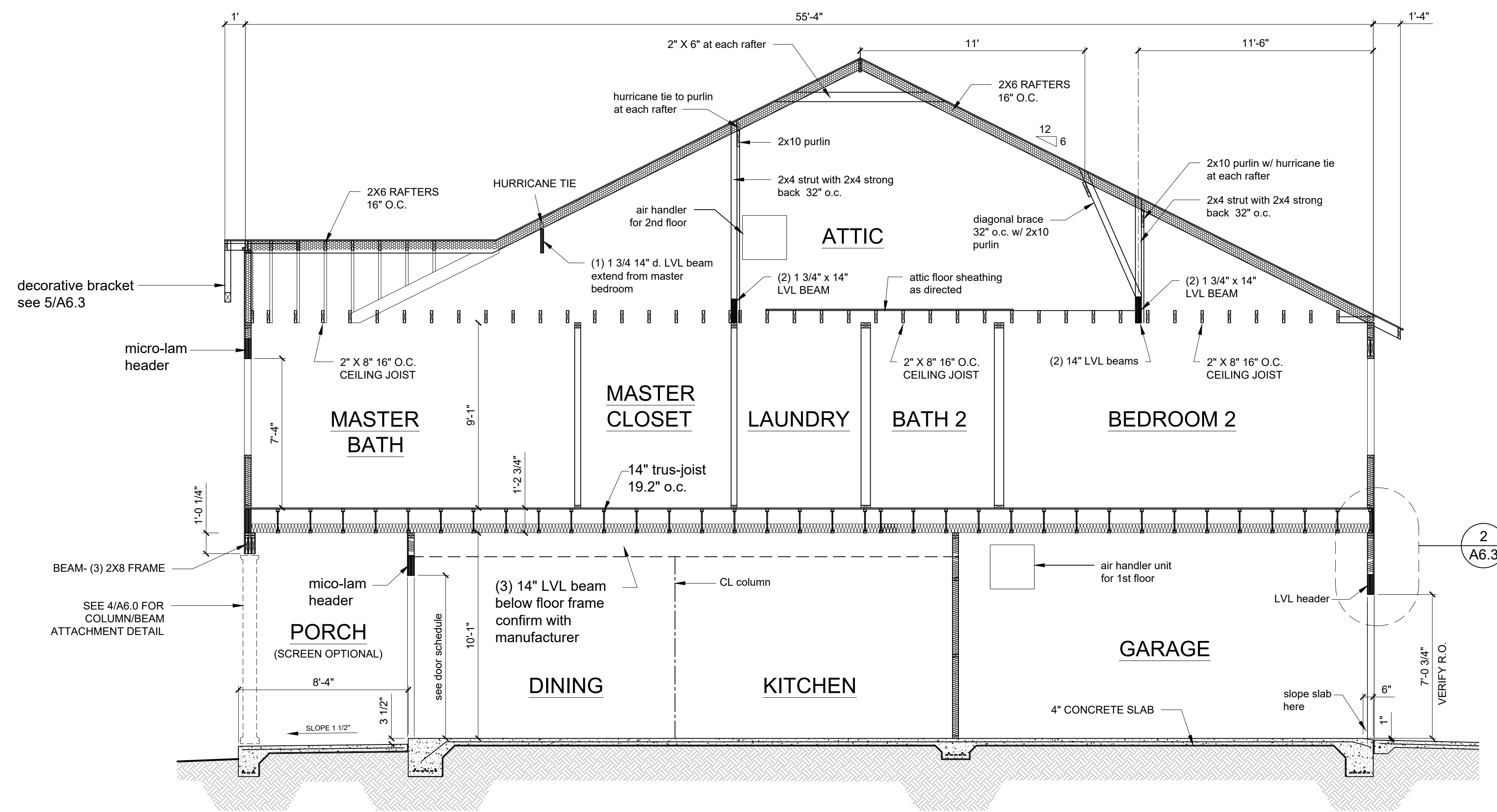
HEADER BEAMS: ALL WINDOW AND DOOR HEADERS OVER 6'-0" TO BE "MICRO-LAM" BEAMS PER MANUFACTURER'S SPECIFICATIONS. HEADERS 6'-0" TO 4'-0" TO MIN (2) 2X12 OTHER HEADERS TO BE MIN (2) 2X10 UNLESS OTHERWISE SPECIFIED.

HURRICANE TIES: SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.

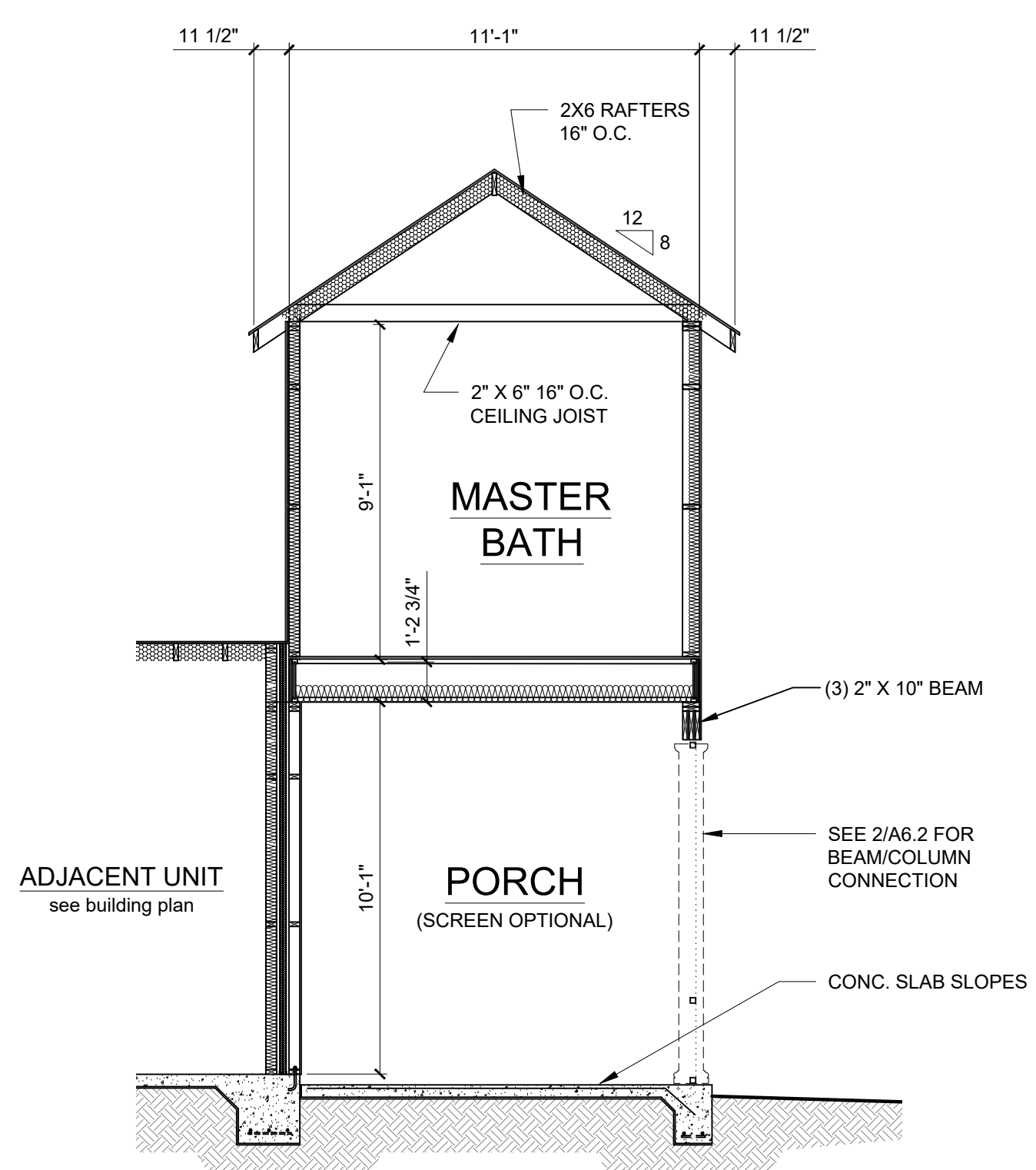
SHOP DRAWINGS: FLOOR FRAME TO BE SUBMITTED TO ARCHITECT FOR APPROVAL

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

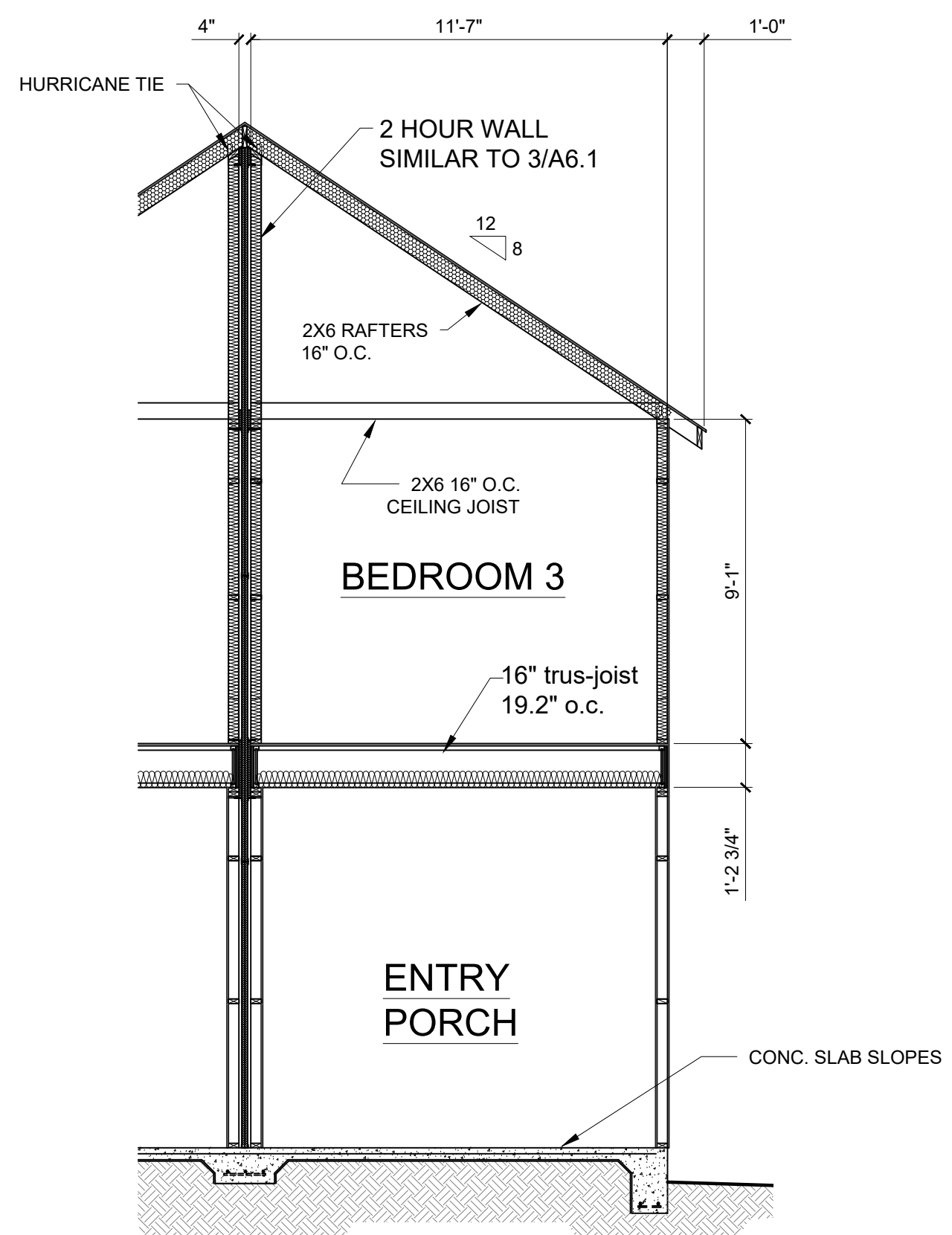
MAX CEILING JOIST SPAN: 2X6 16" O.C. - 12'-0"  
 2X8 16" O.C. - 16'-0"



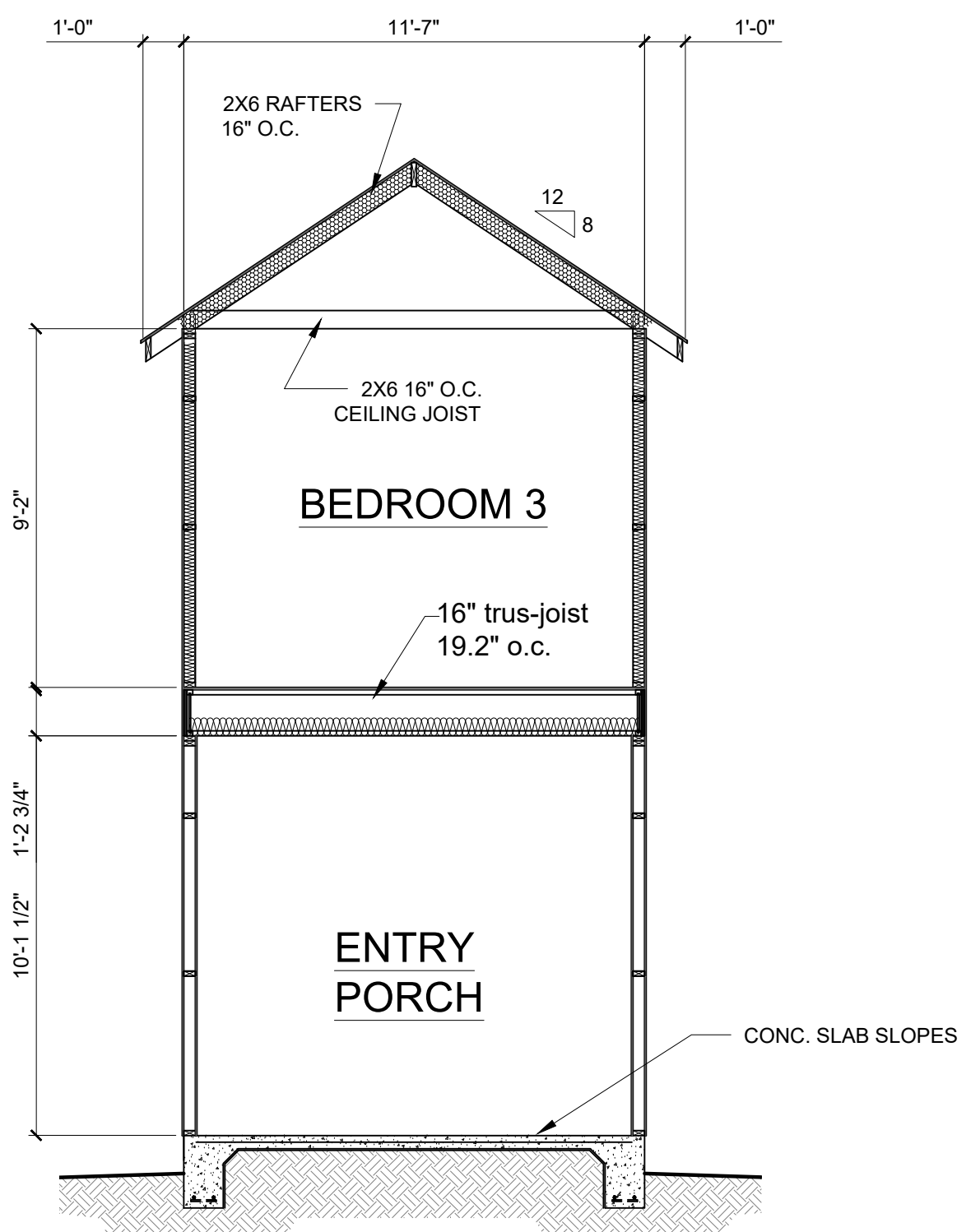
**4 FRAMING SECTION - UNIT B**  
 A5.3



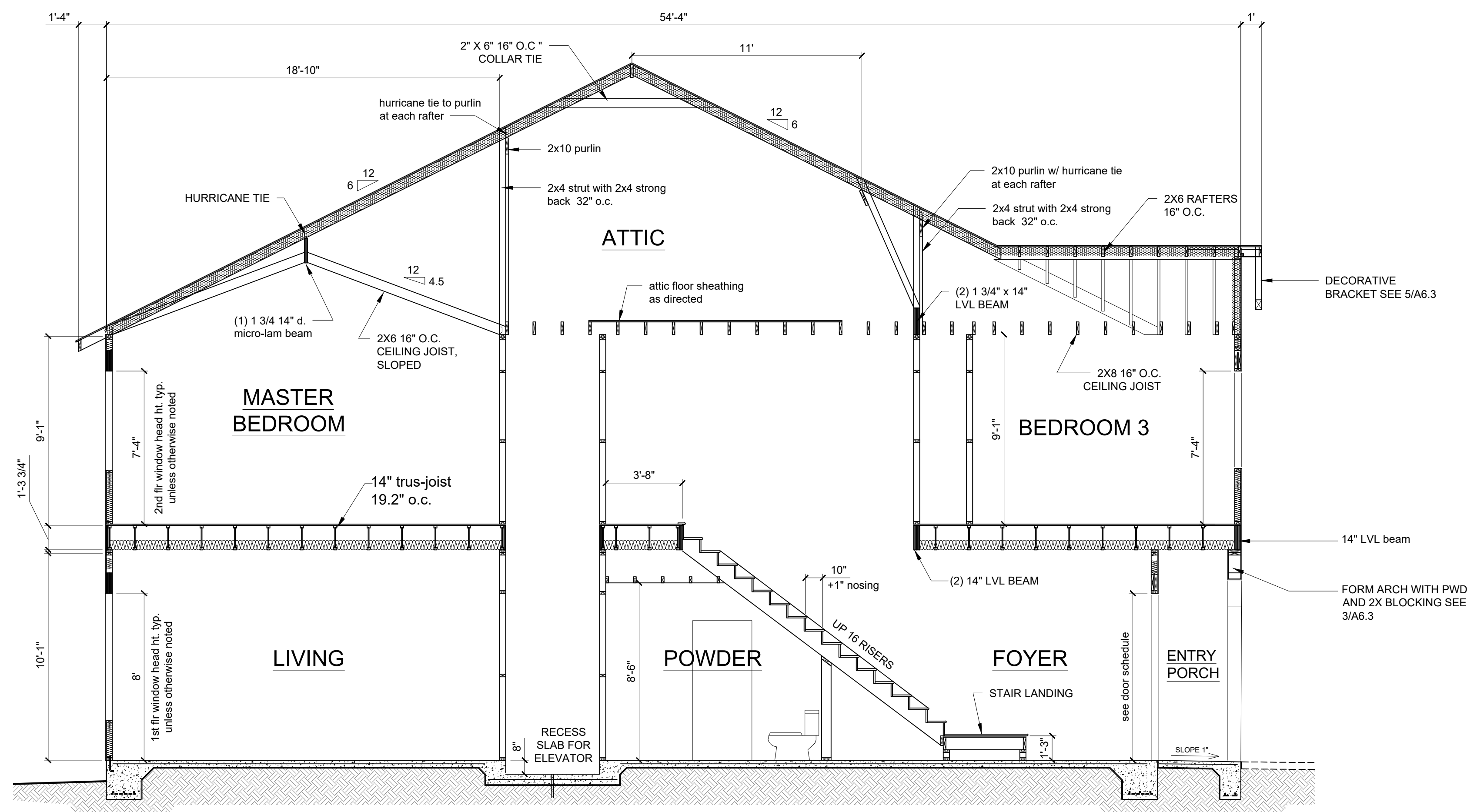
**3 FRAMING SECTION - UNIT B**  
 A5.3



**5 FRAMING SECTION - UNIT B**  
 A5.3



**2 FRAMING SECTION - UNIT B**  
 A5.3



**1 FRAMING SECTION - UNIT B**  
 A5.3

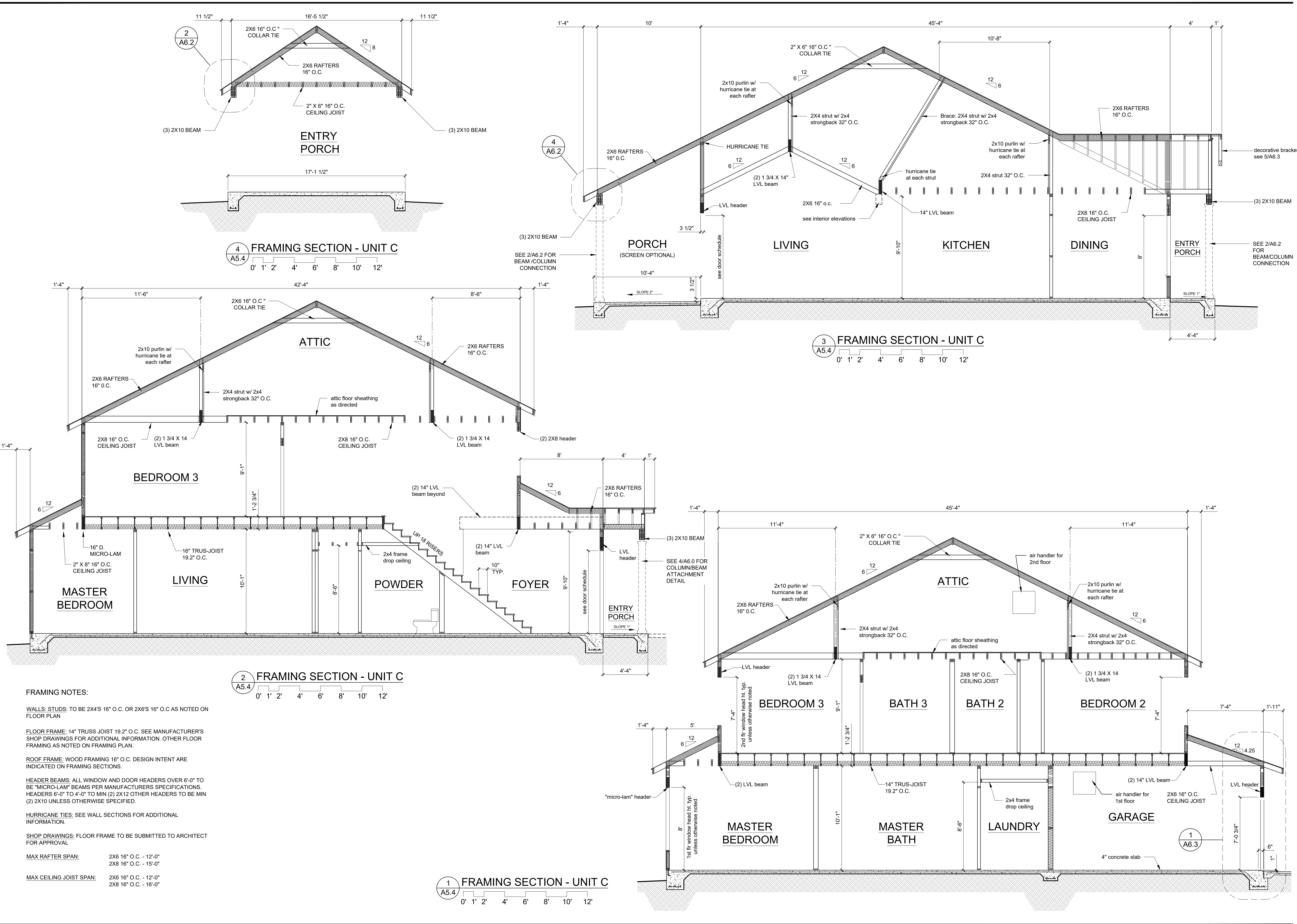


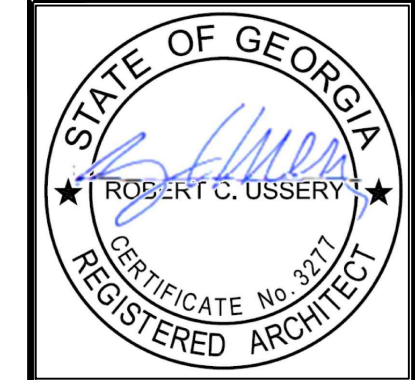
**USSERY/RULE ARCHITECTS P.C.**  
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**A5.4**





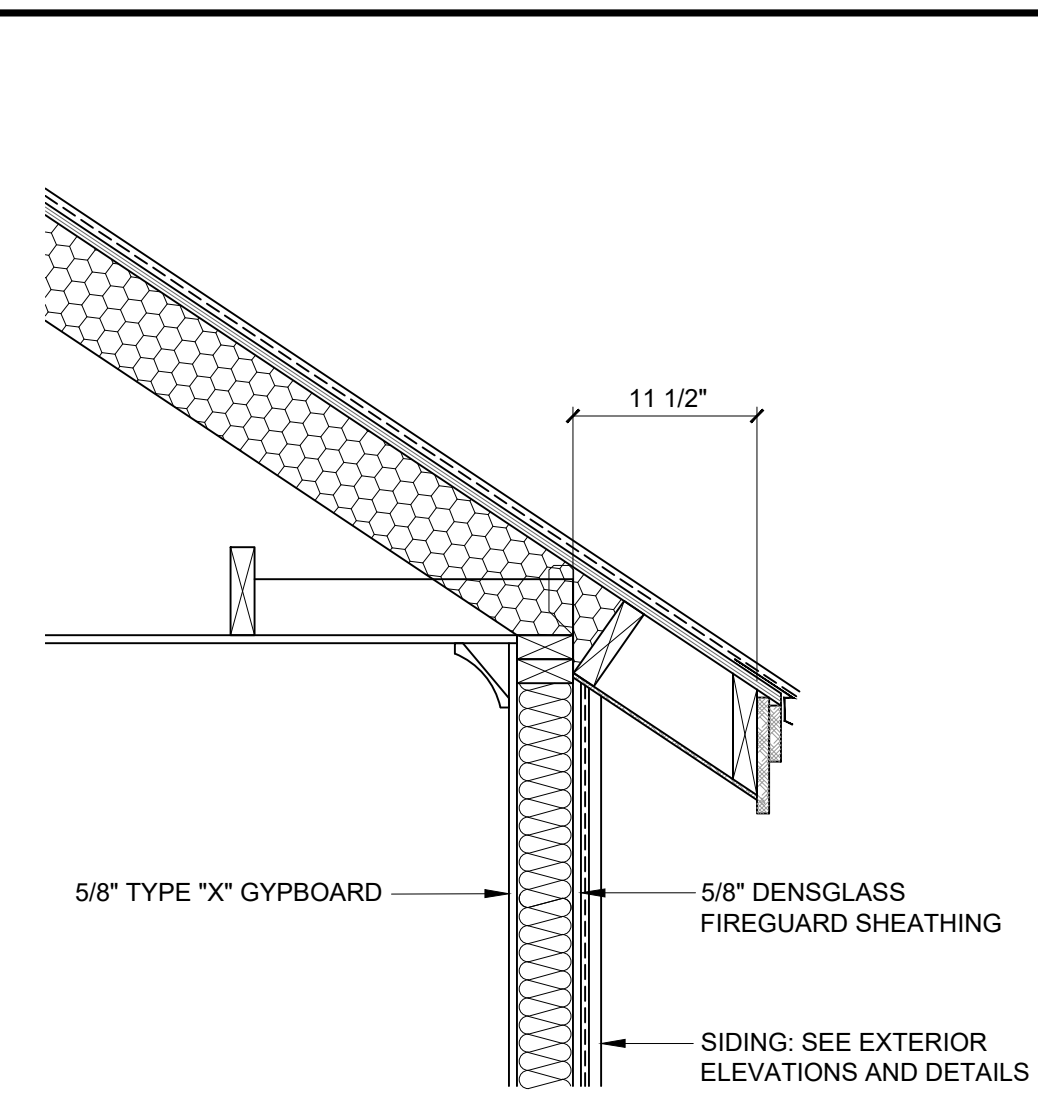
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**FIFTY OAKS - Wall Sections**  
 South Harrington Road  
 St. Simons Island, Georgia

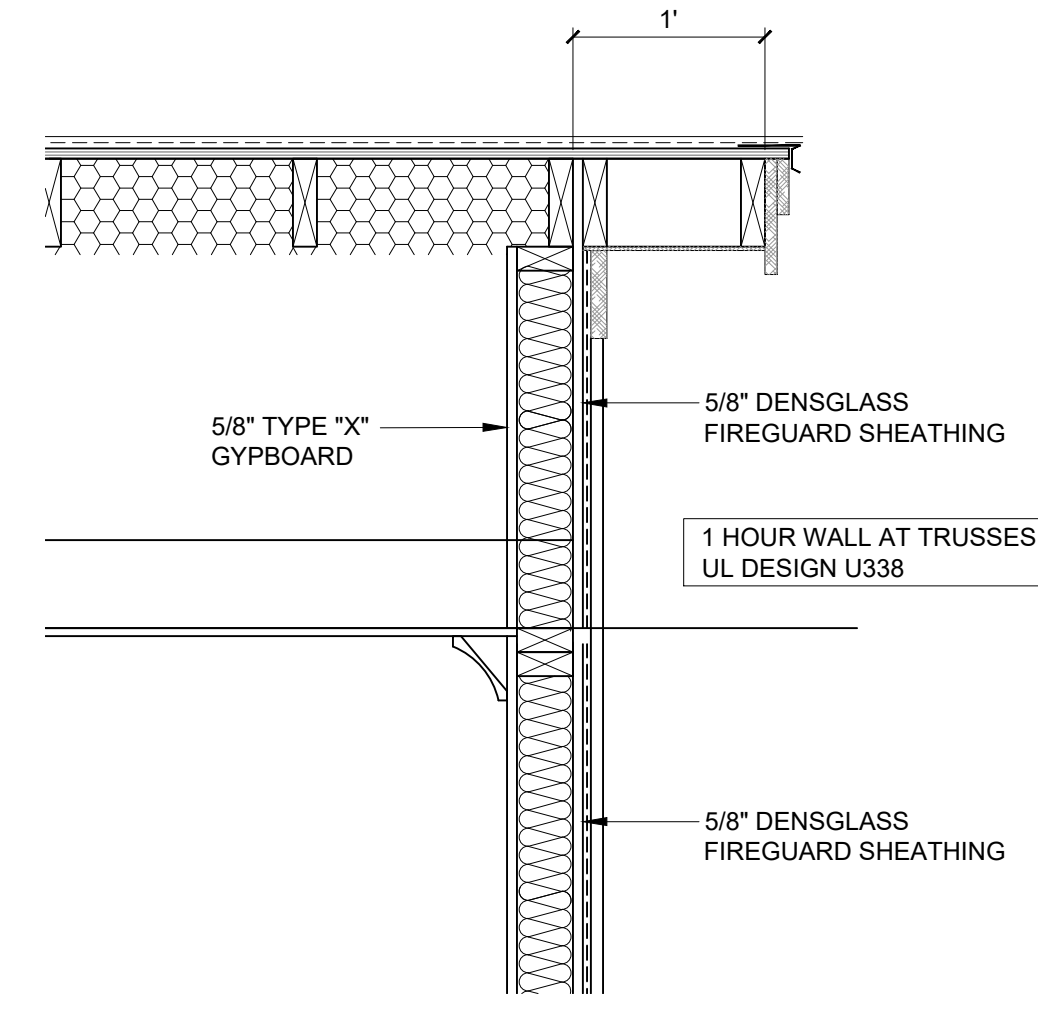
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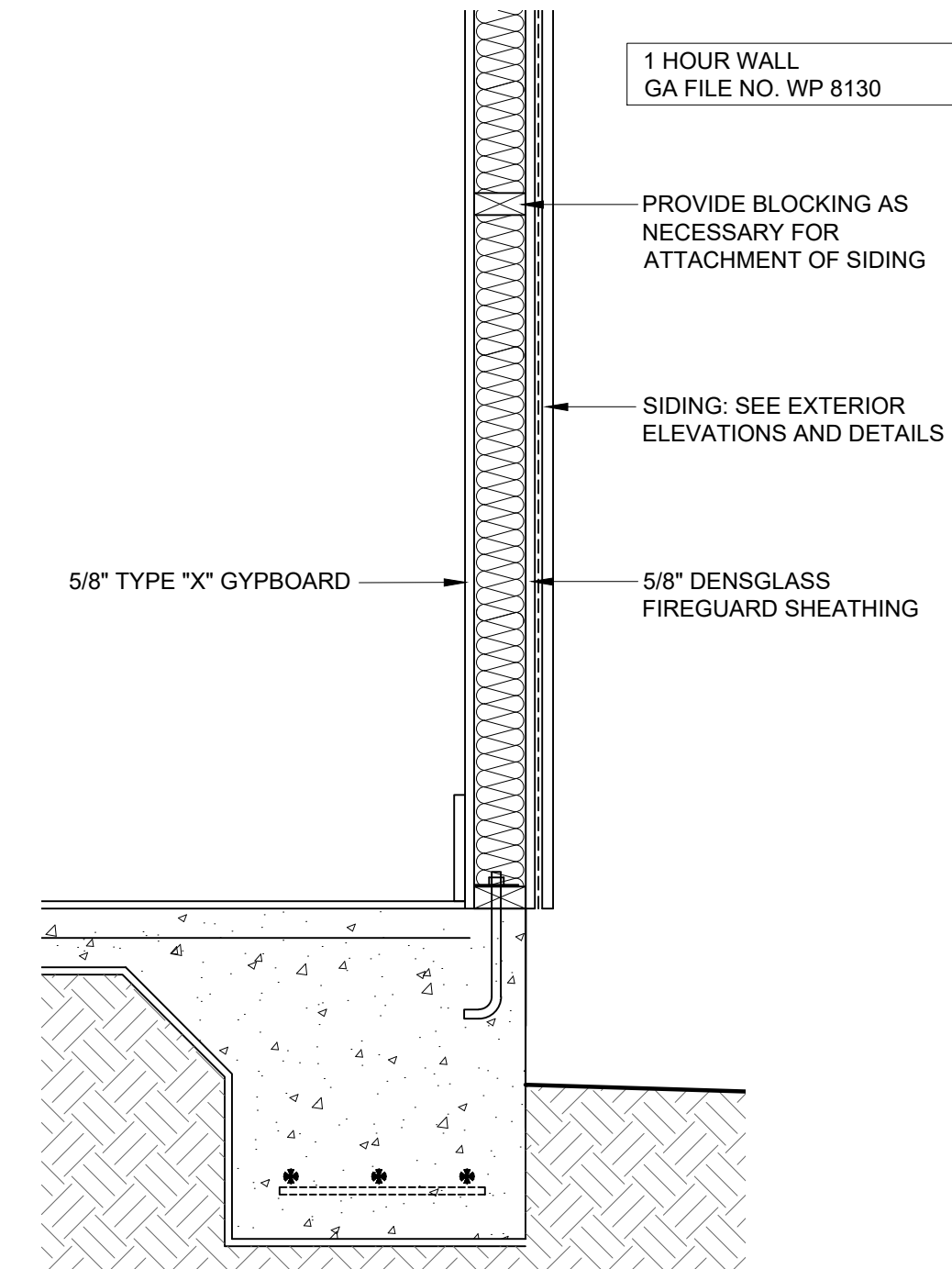
**A6.1**



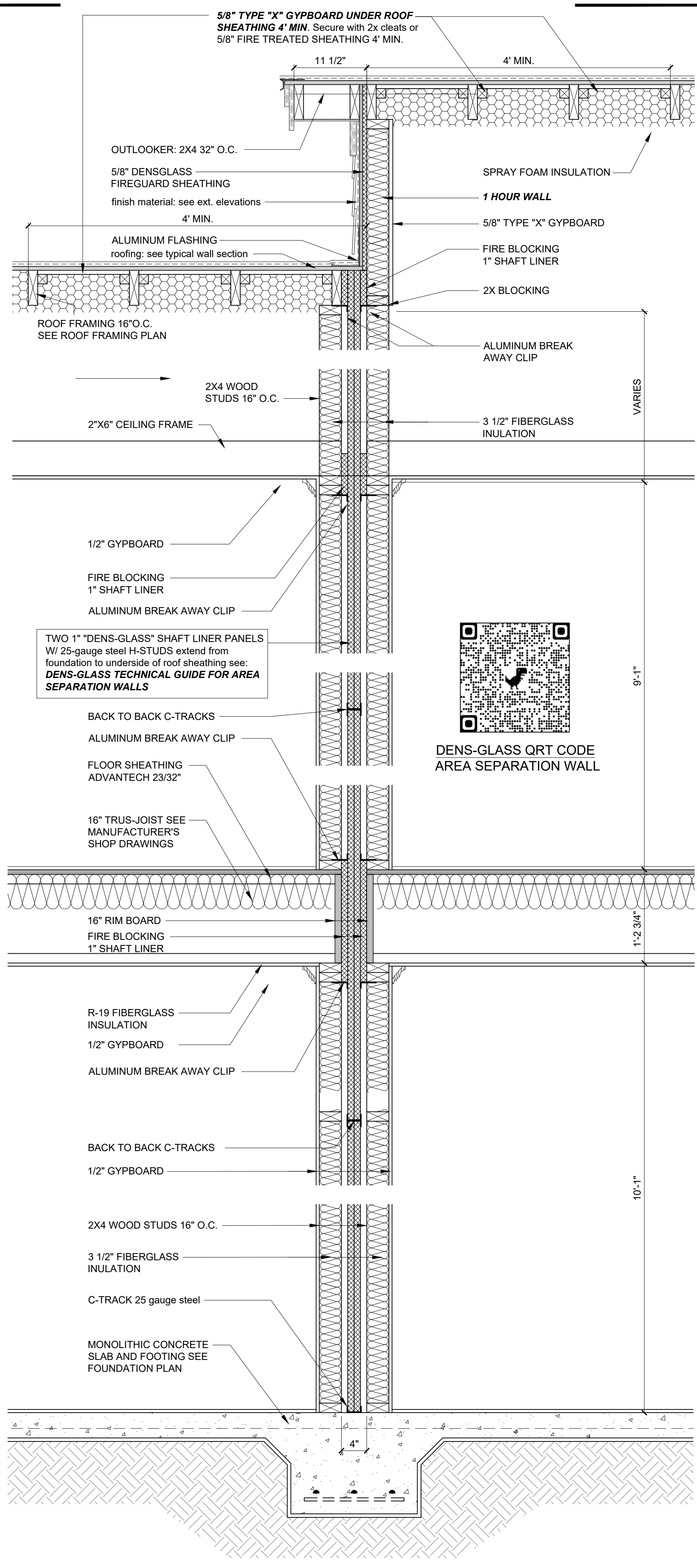
**4 TYPICAL 1 HOUR WALL**  
 A6.1 0 3' 6" 1' 2'



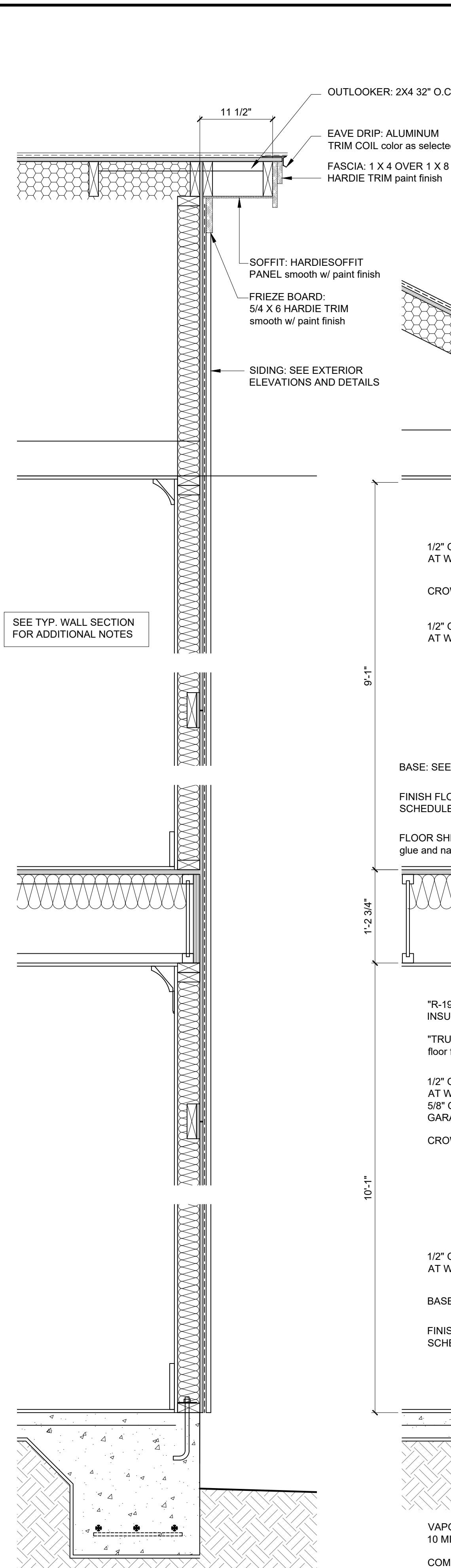
**3 SEPARATION WALL SECTION**  
 A6.1 0 3' 6" 1' 2'



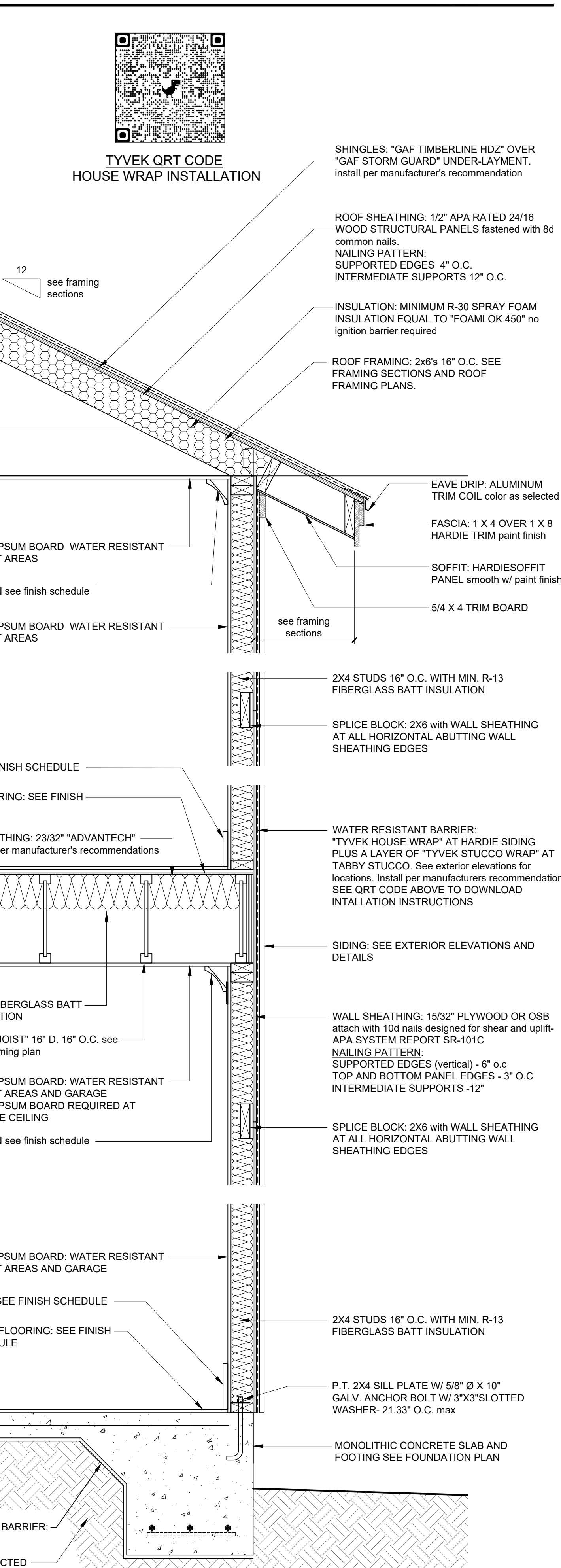
**2 TYPICAL WALL AT GABLE END RAKE**  
 A6.1 0 3' 6" 1' 2'



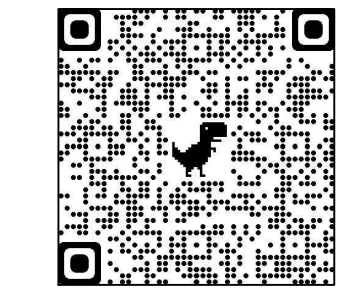
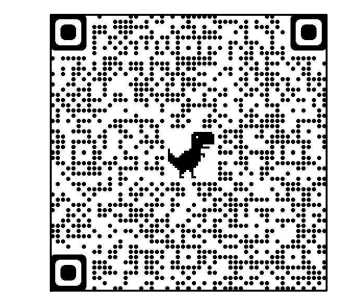
**1 TYPICAL WALL SECTION**  
 A6.1 0 3' 6" 1' 2'

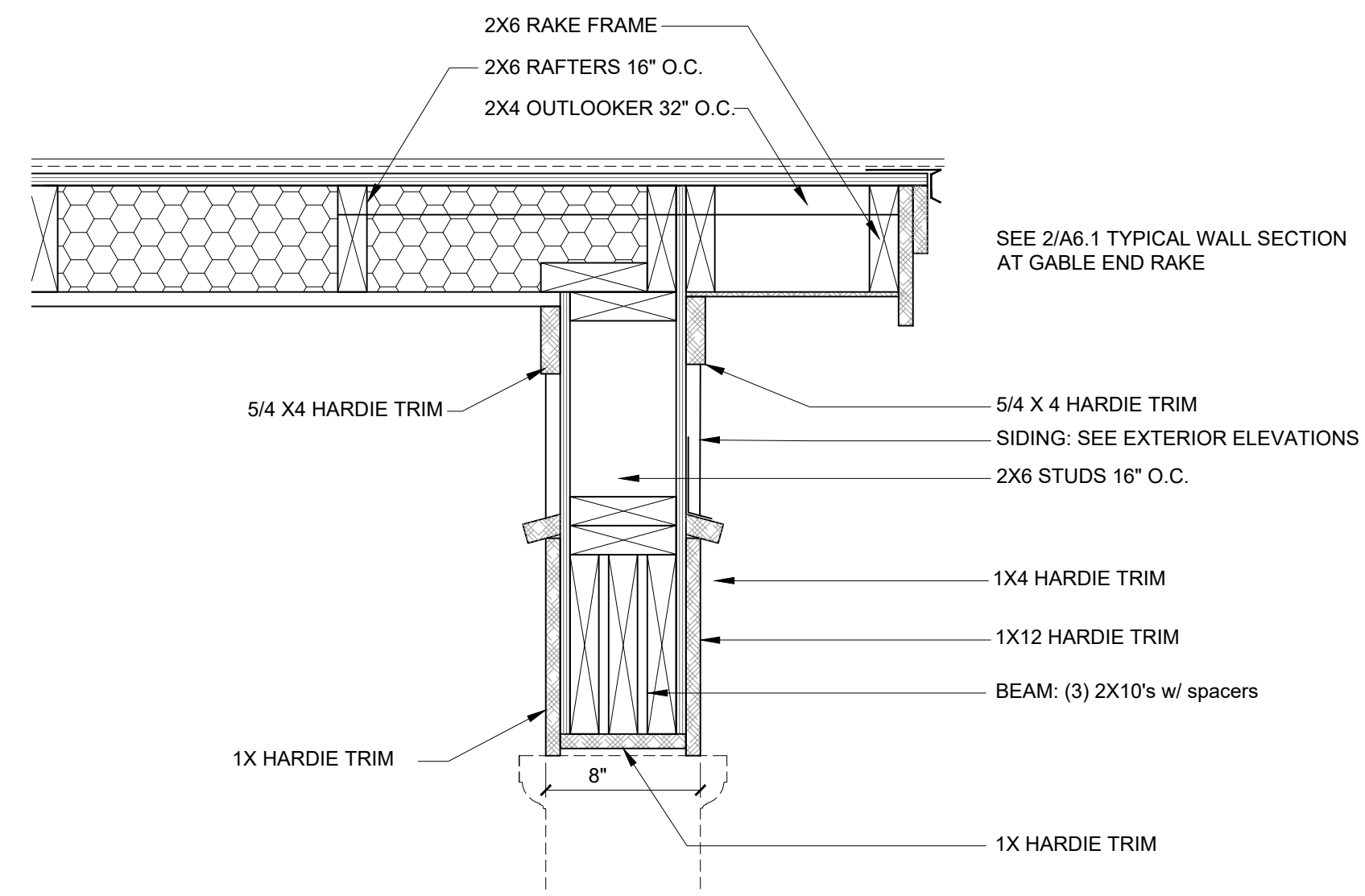


**2 TYPICAL WALL AT GABLE END RAKE**  
 A6.1 0 3' 6" 1' 2'

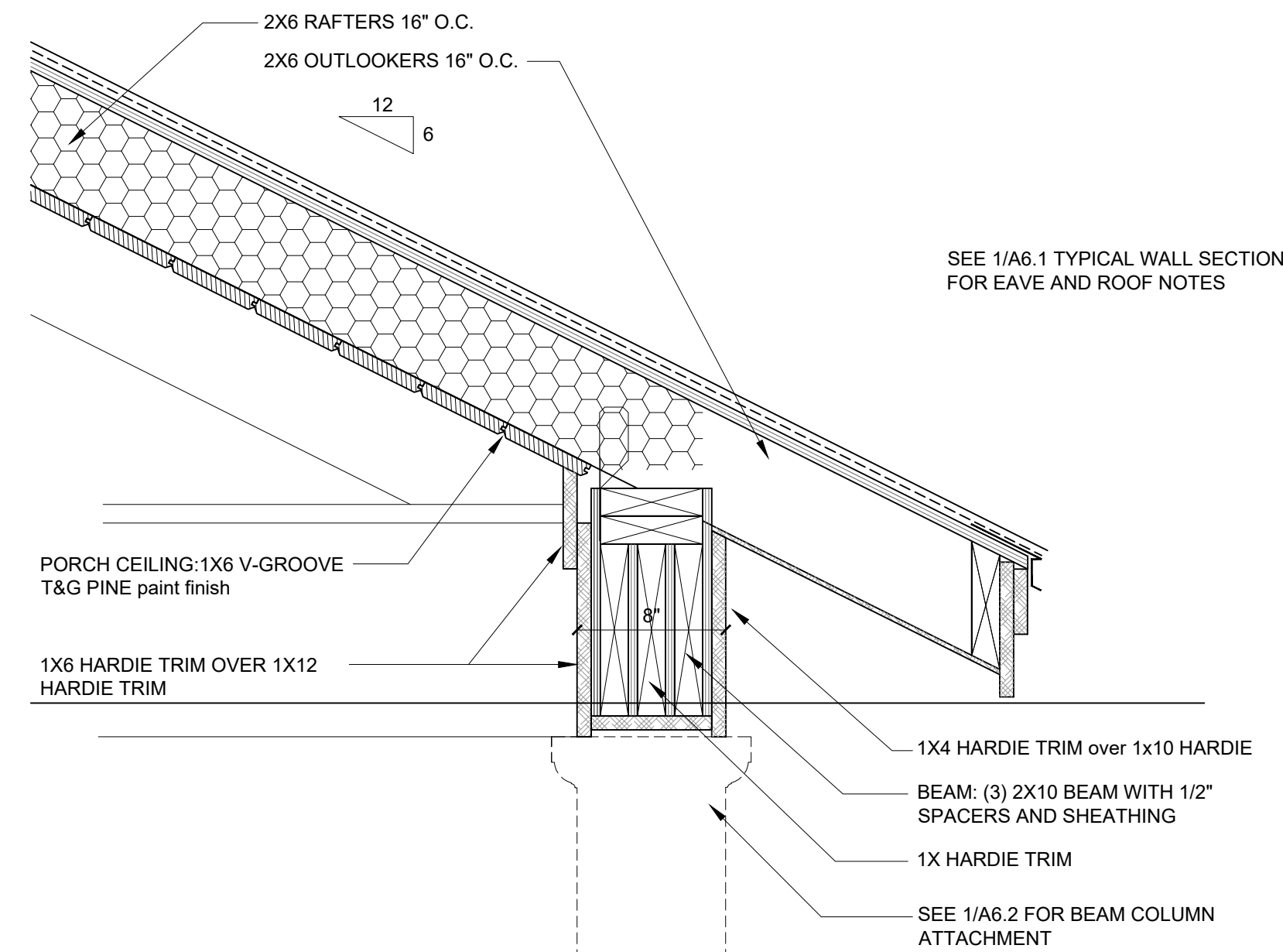


**1 TYPICAL WALL SECTION**  
 A6.1 0 3' 6" 1' 2'

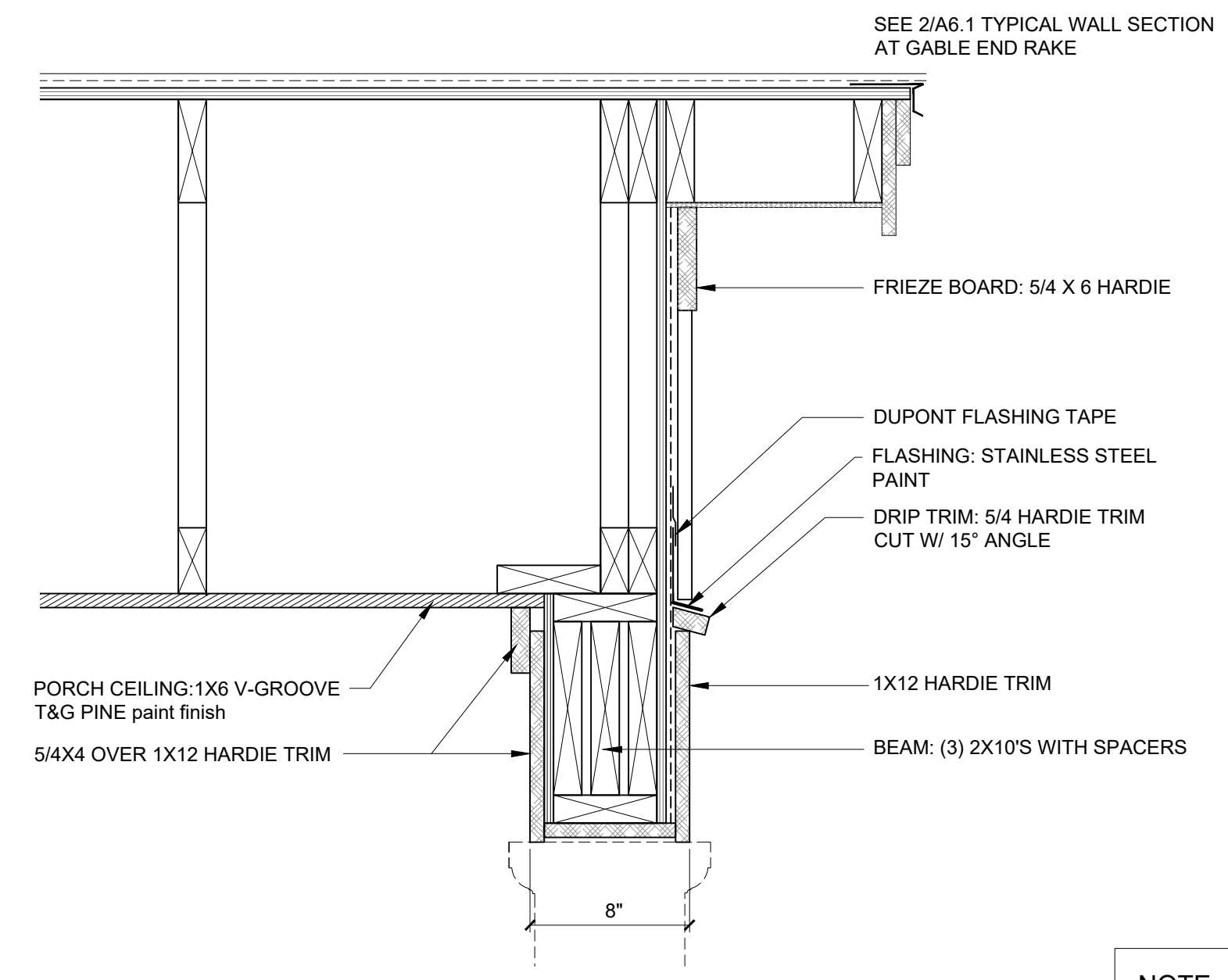




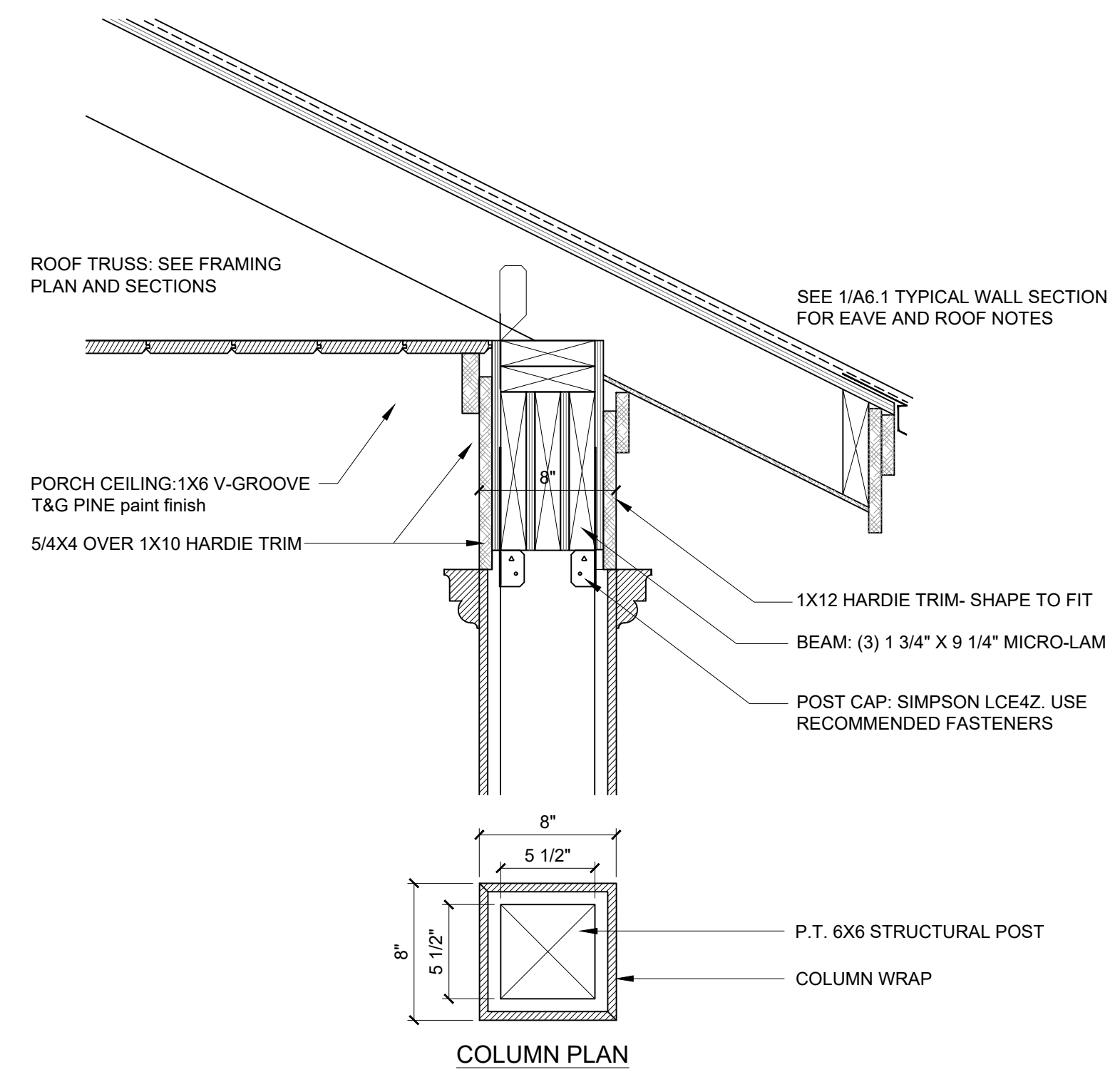
5 BEAM AT BACK PORCH RAKE  
A6.2  
0 3\"/>



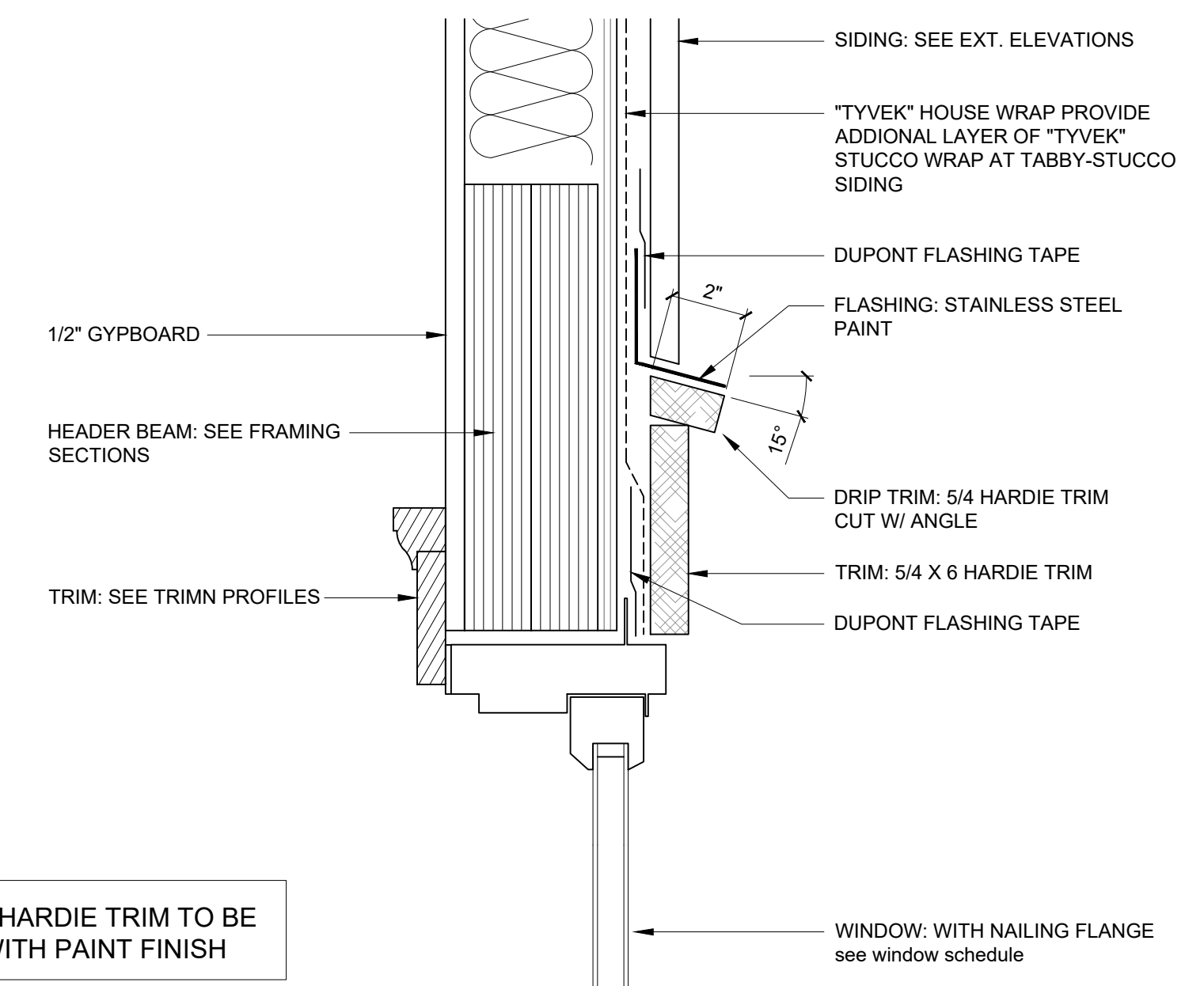
4 BEAM AT BACK PORCH EAVE  
A6.2  
0 3\"/>



3 BEAM AT ENTRY PORCH RAKE  
A6.2  
0 3\"/>



2 BEAM-COLUMN CONNECTION  
A6.2  
0 3\"/>



1 TYPICAL WINDOW DETAILS  
A6.2  
0 1\"/>

NOTE: ALL HARDIE TRIM TO BE SMOOTH WITH PAINT FINISH

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



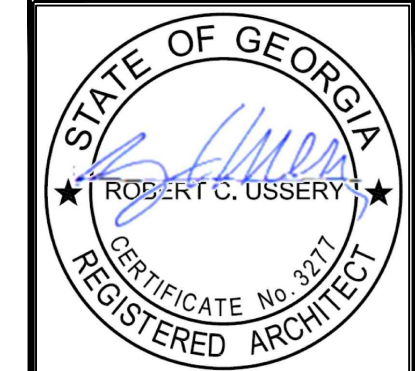
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A6.2

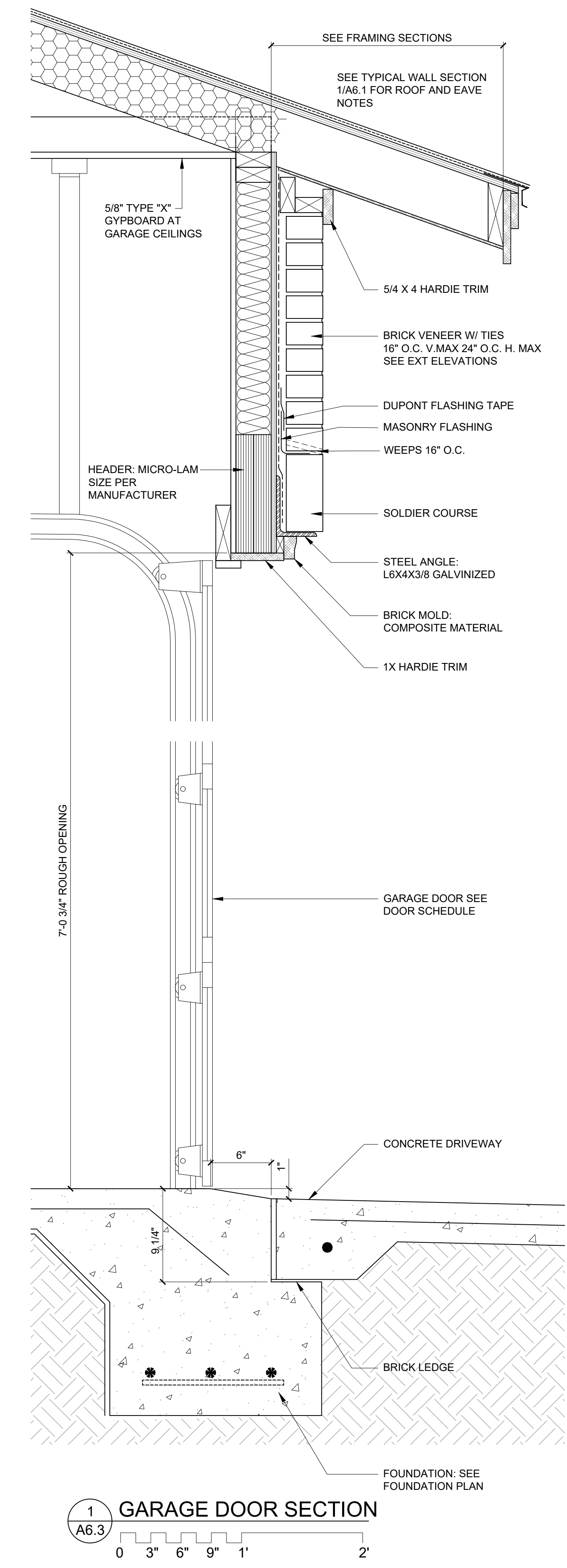


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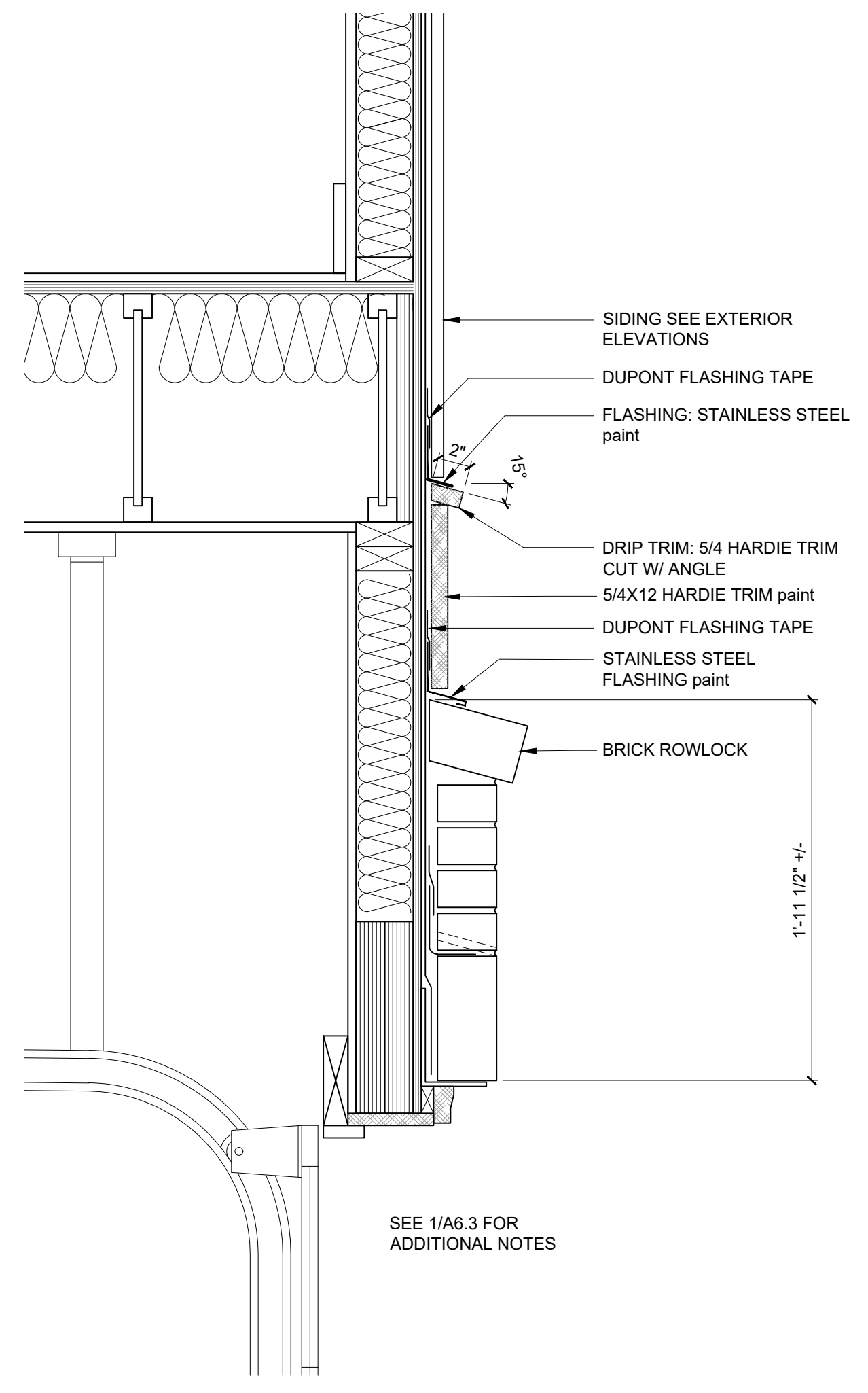
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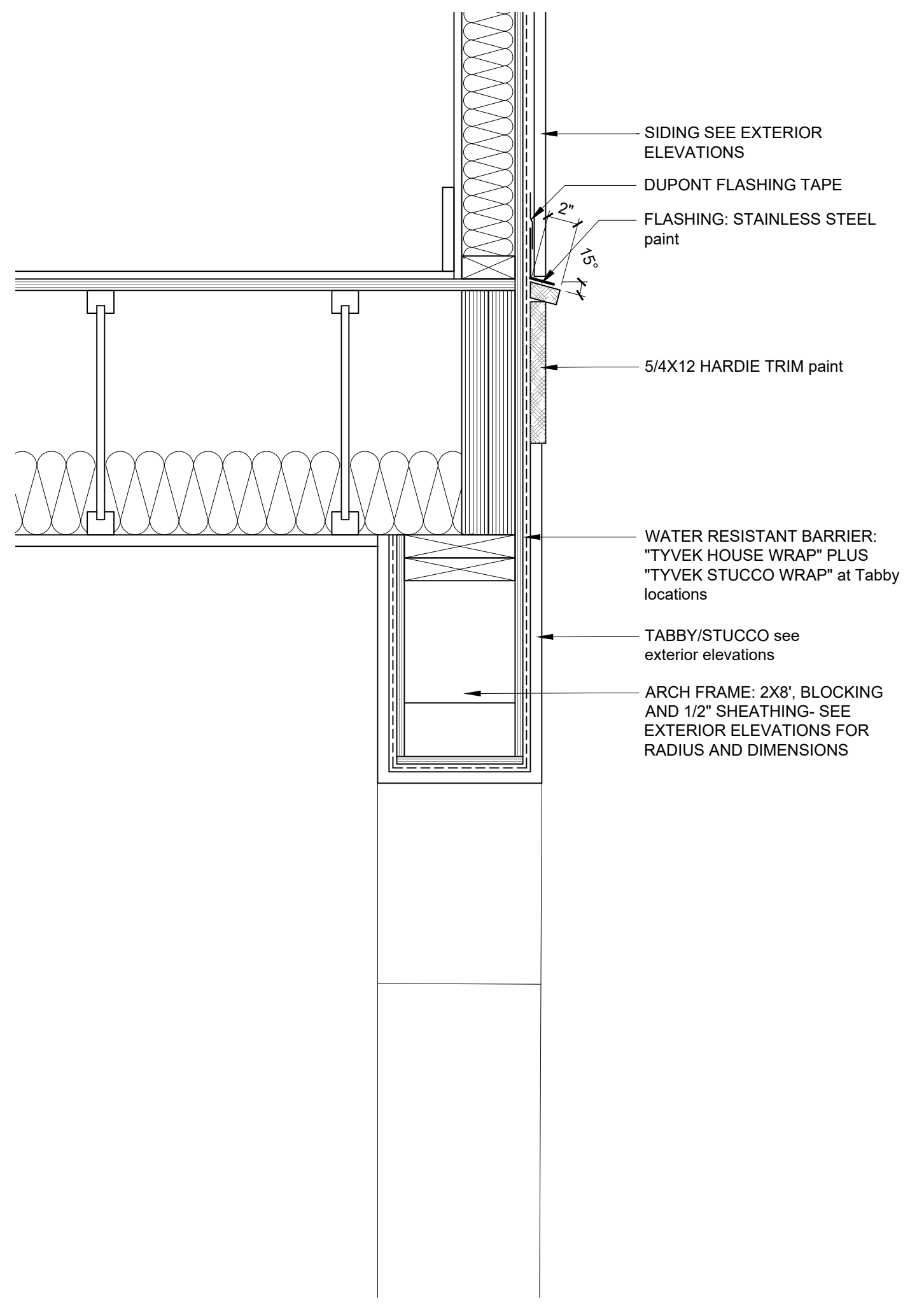
**A6.3**



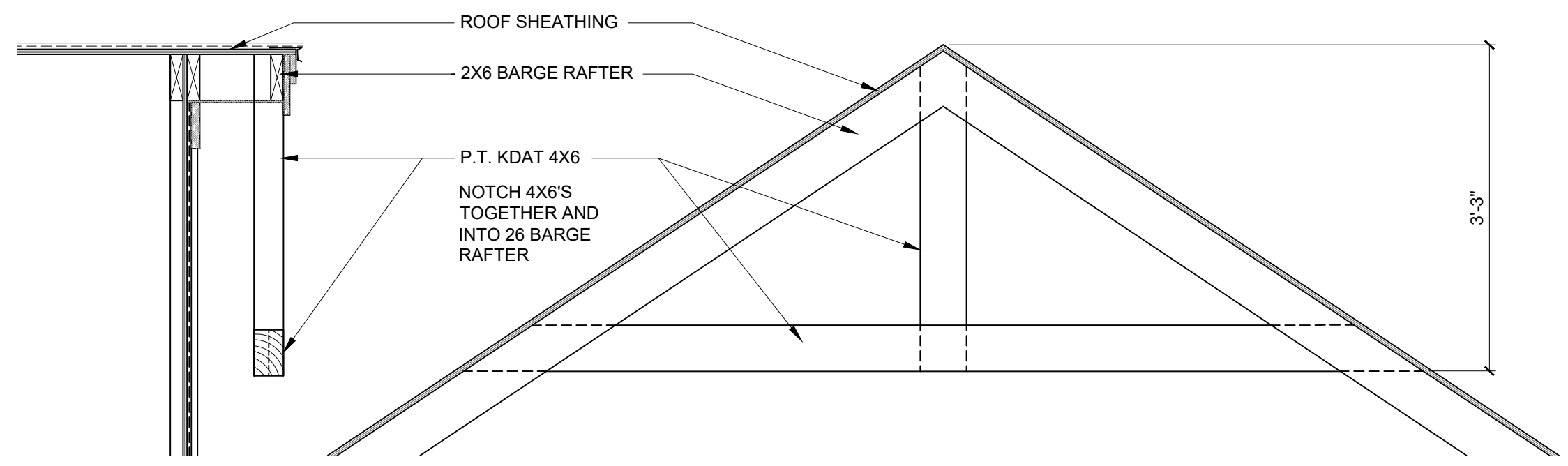
**1 GARAGE DOOR SECTION**  
 A6.3 0 3" 6" 9" 1' 2'



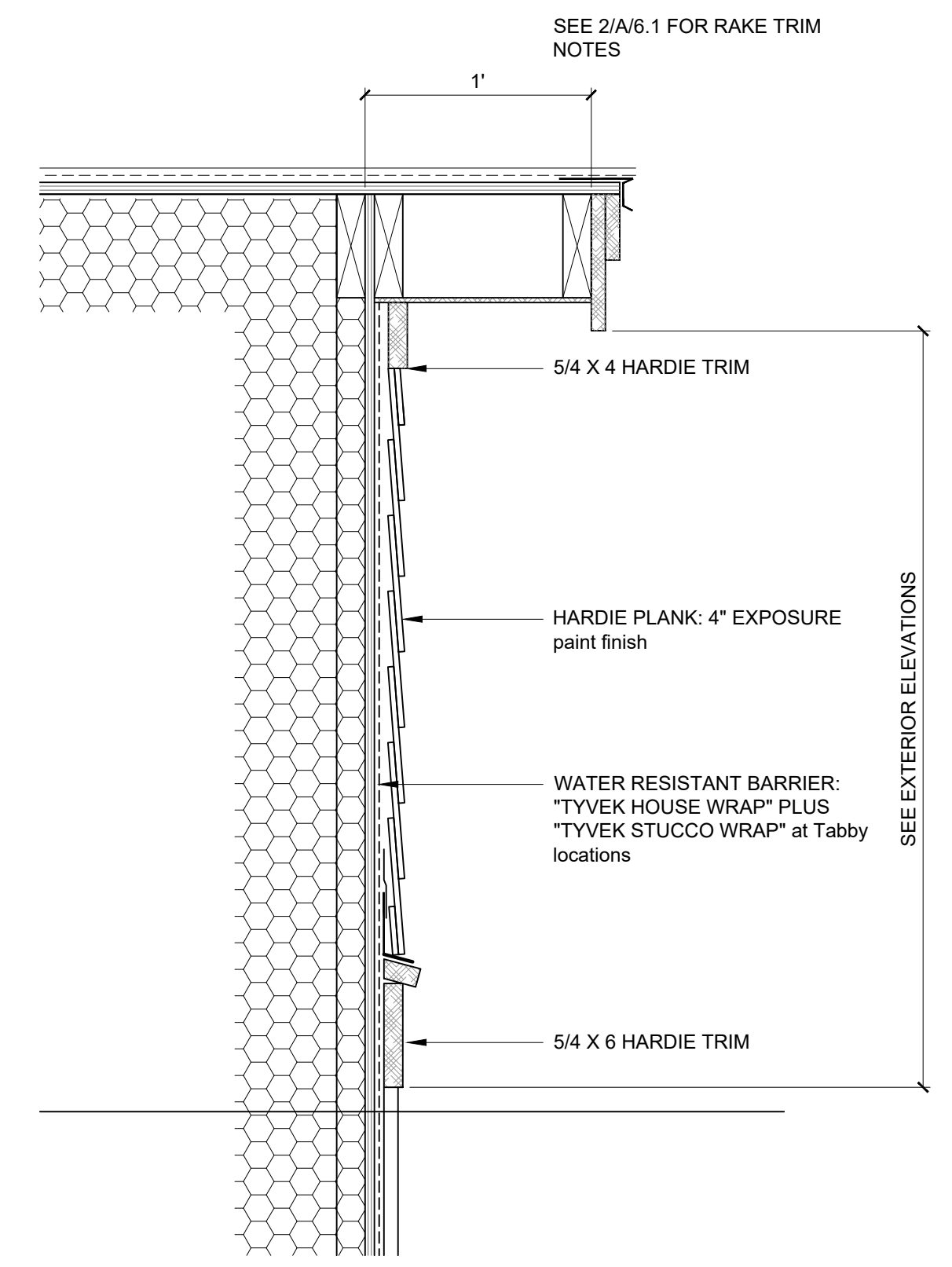
**2 GARAGE DOOR SECTION**  
 A6.3 0 3" 6" 9" 1' 2'



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



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



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

**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 see exterior elevations
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 3/4	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
A-10	2-10 X 8-0	CASED OPENING	WOOD	-	-	-	-
A-11	PR. 2-0 X 6-8 X 1 3/4	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-12	1-6 X 6-8 X 1 3/4	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-13	2-10 X 6-8 X 1 3/4	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 3/4	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 3/4	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
A-22	2-10 X 6-8 X 1 3/4	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
A-23	2-10 X 6-8 X 1 3/4	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
A-24	PR. 1-6 X 6-8 X 1 3/4	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-25	PR. 1-6 X 6-8 X 1 3/4	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-26	PR. 2-0 X 6-8 X 1 3/4	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-27	2-10 X 6-8 X 1 3/4	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
A-28	2-4 X 6-8 X 1 3/4	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-30	2-4 X 6-8 X 1 3/4	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-31	2-4 X 6-8 X 1 3/4	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-38	2-0	CUSTOM 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, SIDELIGHTS, THRESHOLD & WEATHERSTRIPPING, see exterior elevations
B-4	PR. 2-0 X 8-0 X 1 3/4	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
B-7	3-0 X 8-0 X 1 3/4	INTERIOR DOOR, AS SELECTED	WOOD	-	-	SEC	SOLID WOOD, OR 20 MIN. RATED W/ CLOSER. THRESHOLD & WEATHERSTRIPPING
B-9	2-10 X 6-8 X 1 3/4	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	2-8 X 6-8	ALUMINUM SCREEN DOOR, AS SELECTED	AL	N/A	N/A	MFG	-
B-21	2-10 X 6-8 X 1 3/4	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
B-22	2-4 X 6-8 X 1 3/4	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
B-23	2-10 X 6-8 X 1 3/4	INTERIOR POCKET DOOR, AS SELECTED	WOOD	-	-	PRIV	-
B-26	PR. 2-0 X 6-8 X 1 3/4	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
B-27	2-10 X 6-8 X 1 3/4	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
B-29	2-10 X 6-8 X 1 3/4	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
B-30	2-4 X 6-8 X 1 3/4	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	2-10 X 6-8 X 1 3/4	INTERIOR POCKET DOOR, AS SELECTED	WOOD	-	-	PASS	-
B-35	2-10 X 6-8 X 1 3/4	INTERIOR POCKET DOOR, AS SELECTED	WOOD	-	-	PRIV	-
B-36	2-4 X 6-8 X 1 3/4	INTERIOR DOOR AS SELECTED	WOOD	-	-	PRIV	-
B-37	2-0 X 6-8 X 1 3/4	INTERIOR DOOR AS SELECTED	WOOD	-	-	PASS	-

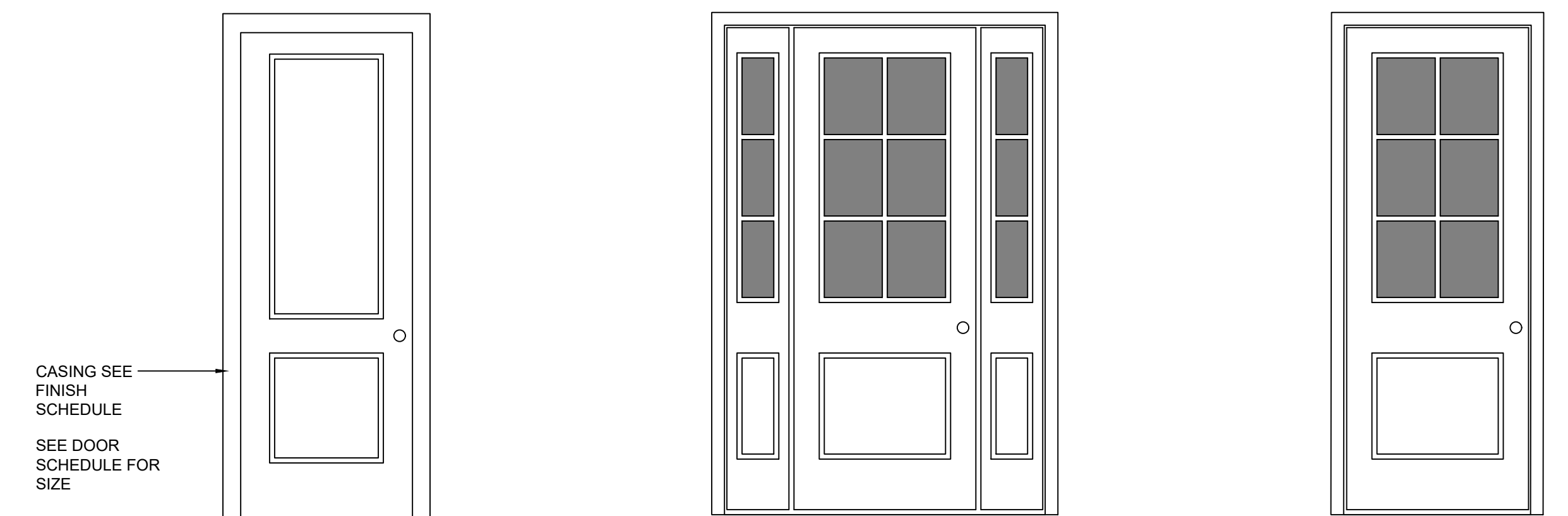
**UNIT C - DOOR SCHEDULE**

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

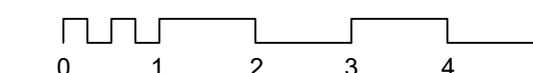
**WINDOW SCHEDULE**

MARK	NOMINAL UNIT SIZE	HEAD HEIGHT	DESCRIPTION	GLAZING	CASING	COMMENTS
A	3-0 X 6-0	8'-0"	-	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	-	-

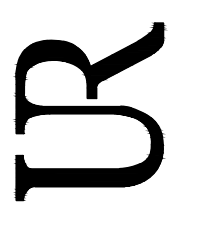
- NOTES:
- SEE FLOOR PLAN FOR WINDOW LOCATIONS, ALL WINDOWS MAY NOT BE USED
  - SEE EXTERIOR ELEVATIONS FOR HEAD HEIGHTS
  - FIRST FLOOR WINDOW HEAD HEIGHT = 8'-0" U.N.O.
  - SECOND FLOOR WINDOW HEAD HEIGHT = 7'-4" U.N.O.



TYPICAL INTERIOR DOOR      ENTRY DOOR "B" AND "C" UNIT      ENTRY DOOR "A" UNIT



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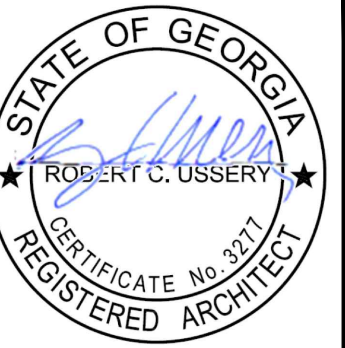


**FIFTY OAKS - BUILDING 1**  
 South Harrington Road  
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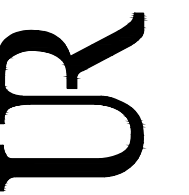
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**A7.1**



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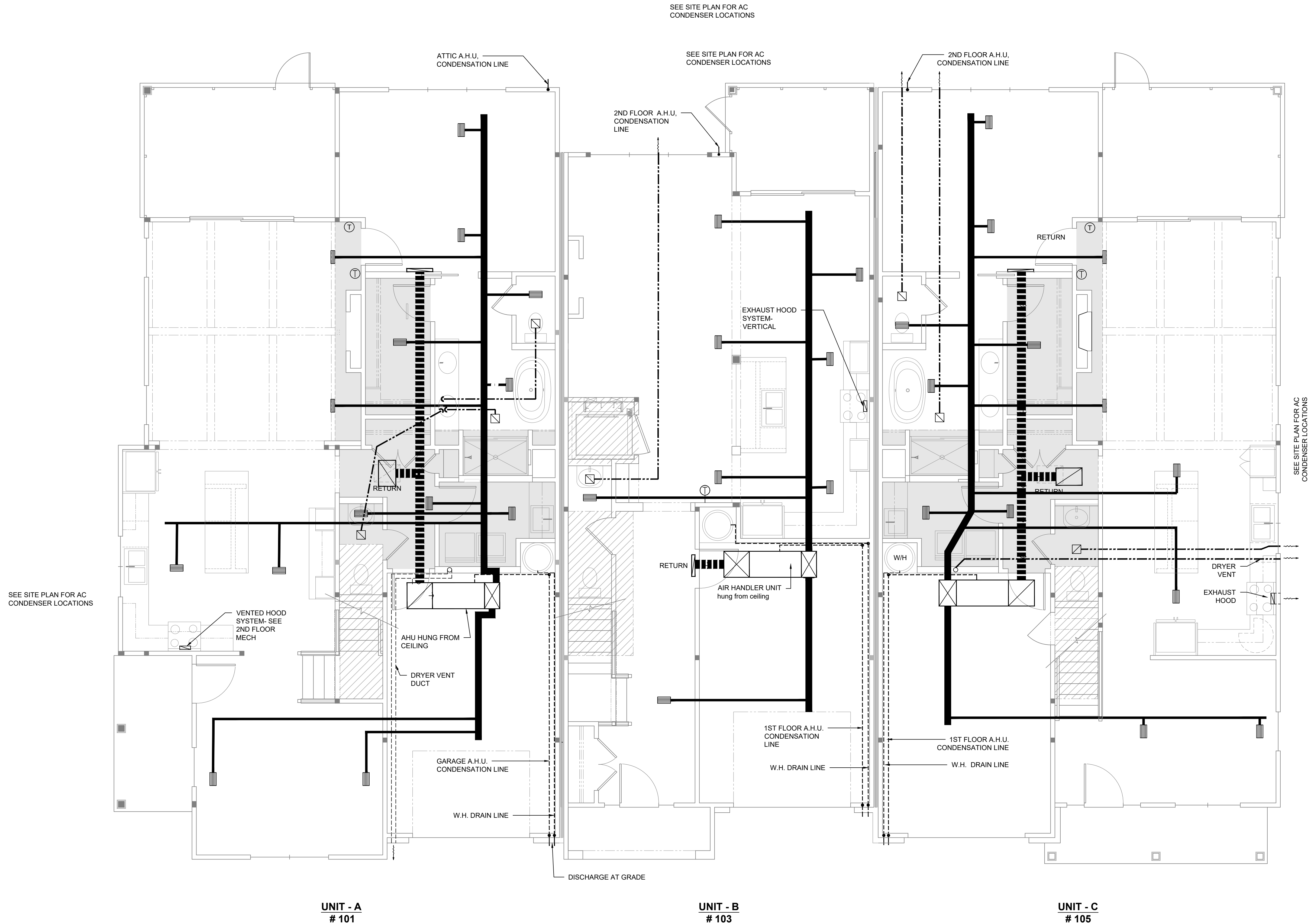


FIFTY OAKS - BUILDING 1  
 South Harrington Road  
 St. Simons Island, Georgia

1622

6-01-21	
9-28-21	
1-12-22	
2-11-22	

M.1



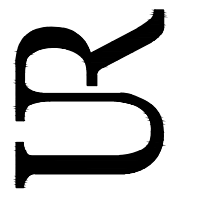
1 FIRST FLOOR MECHANICAL PLAN  
 M.1  
 0' 2' 4' 8'

NOTE:  
 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



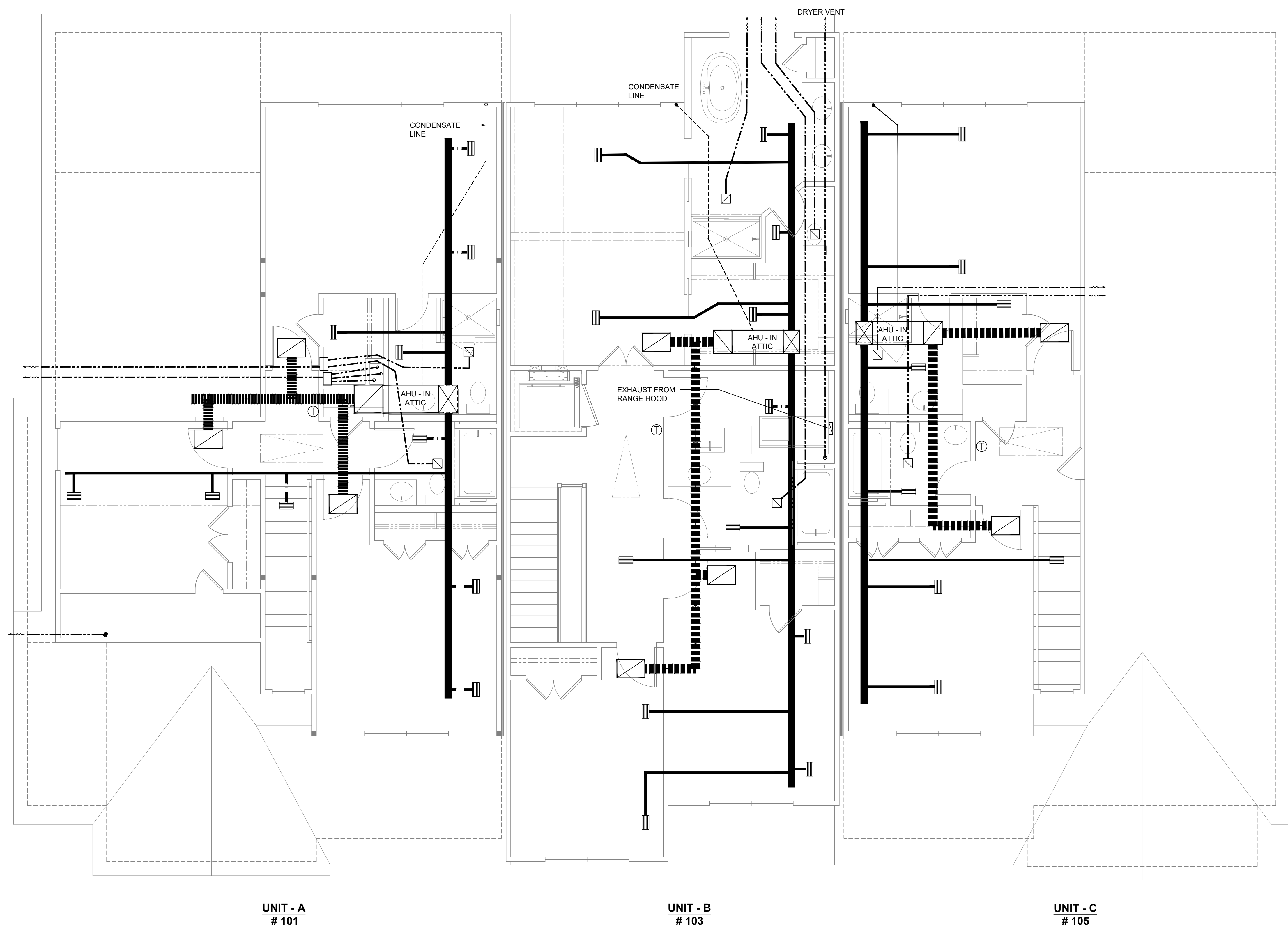
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1622	
6-01-21	
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M.2



UNIT - A  
# 101

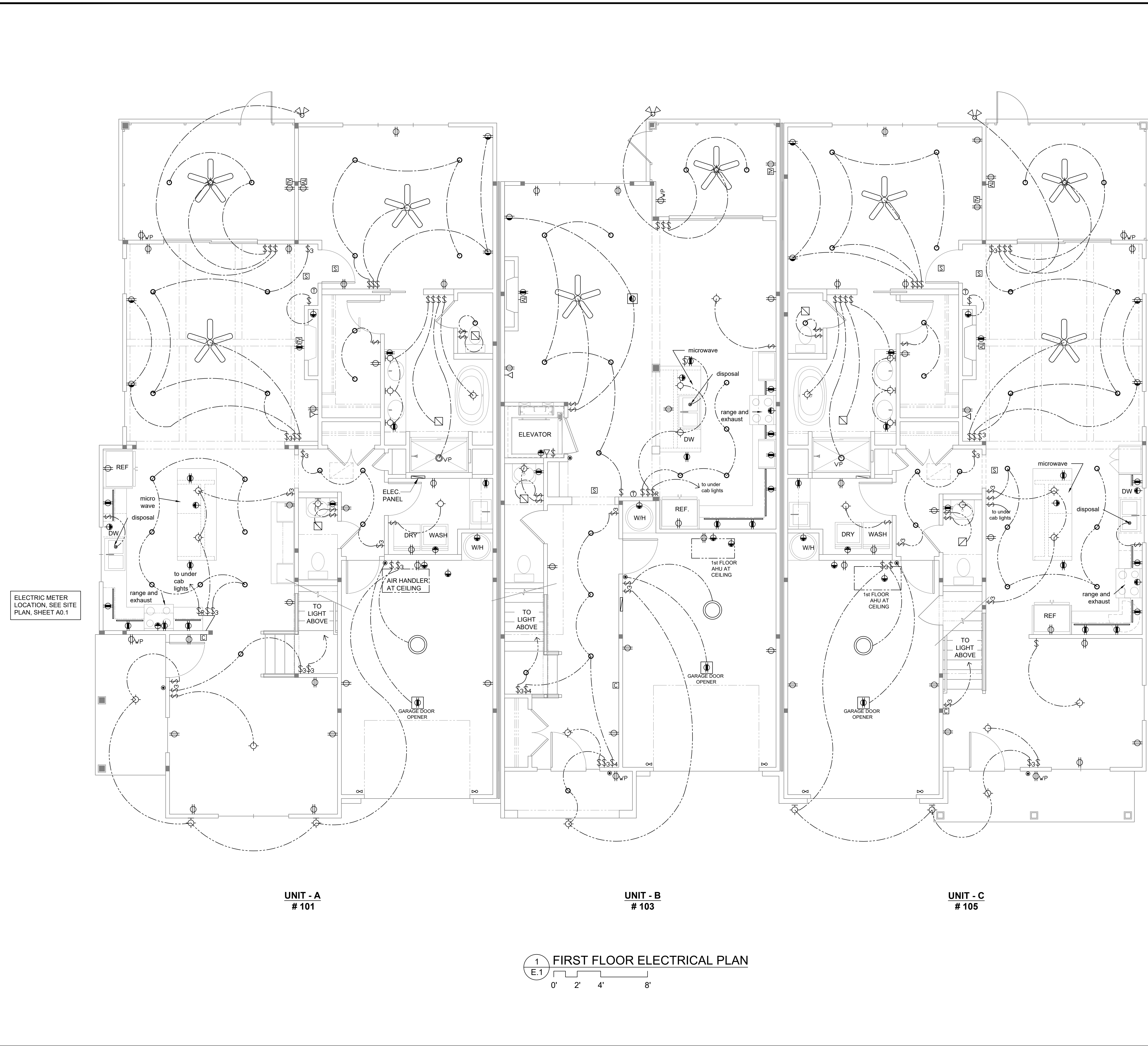
UNIT - B  
# 103

UNIT - C  
# 105

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

NOTE:  
 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



**ELECTRICAL SYMBOLS LEGEND**

⊕	DUPLEX CONVENIENCE OUTLET	⊞	JUNCTION BOX
⊕	DUPLEX OUTLET TOP SWITCHED	○	4" RECESSED CAN L.E.D.
⊕WP	DUPLEX OUTLET - WATERPROOF	○VP	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
⊞R	RHEOSTAT SWITCH	▽	TELEPHONE OUTLET
⊞3	THREE WAY SWITCH	⊞	TELEVISION CABLE OUTLET
⊞4	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.

ELECTRIC METER LOCATION, SEE SITE PLAN, SHEET A0.1

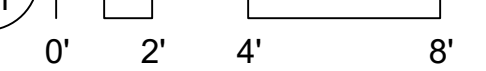
ELECTRIC METER LOCATION, SEE SITE PLAN, SHEET A0.1

**UNIT - A  
# 101**

**UNIT - B  
# 103**

**UNIT - C  
# 105**

**1 FIRST FLOOR ELECTRICAL PLAN**  
E.1

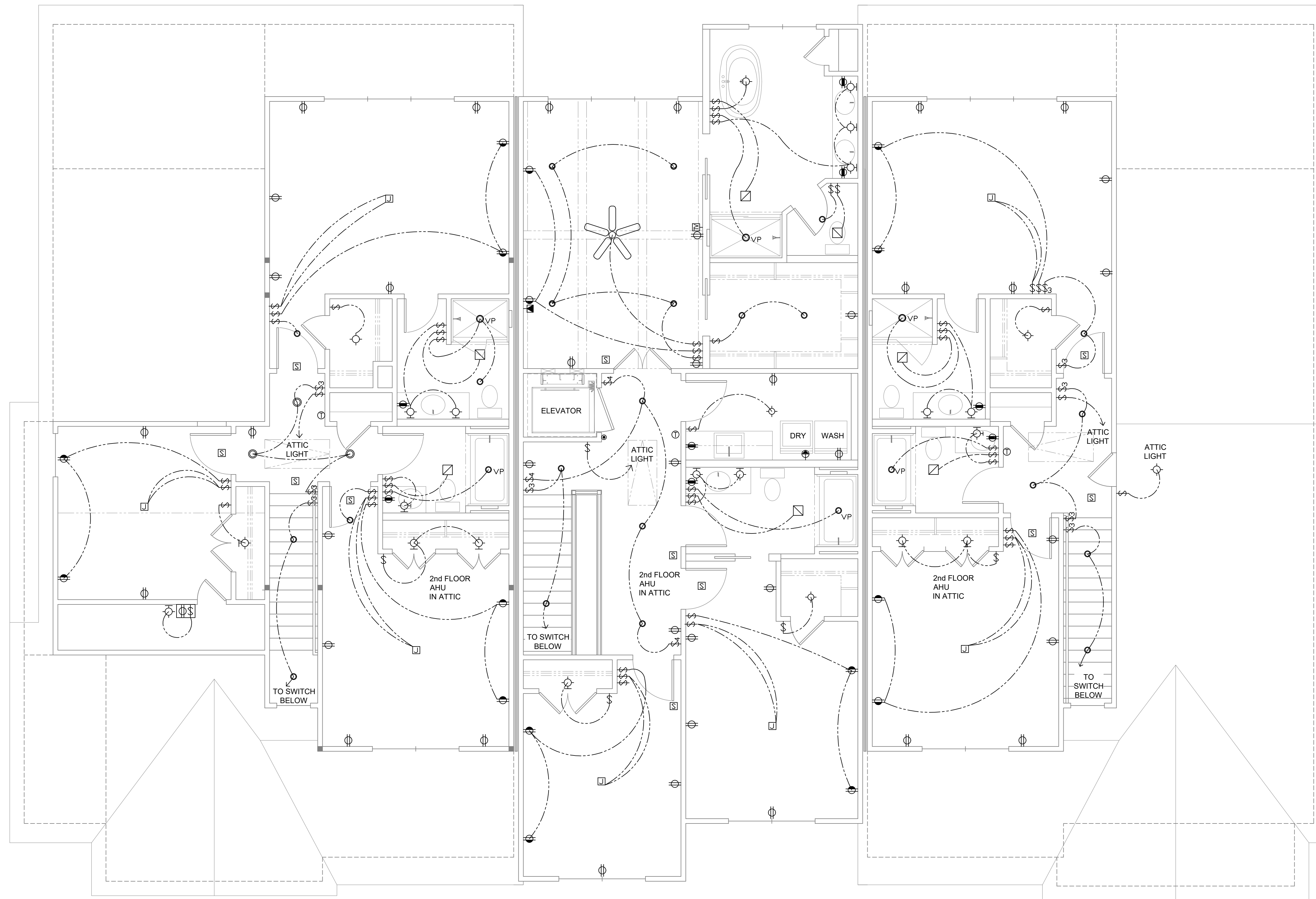


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**FIFTY OAKS - BUILDING 1**  
South Harrington Road  
St. Simons Island, Georgia

1622
6-01-21
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1-12-22
1-25-22
2-7-22
2-11-22

**E.1**



UNIT - A  
# 101

UNIT - B  
# 103

UNIT - C  
# 105

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

ELECTRICAL SYMBOLS LEGEND

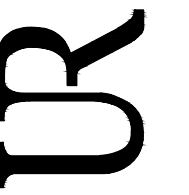
⊕	DUPLEX CONVENIENCE OUTLET	⊠	JUNCTION BOX
⊕	DUPLEX OUTLET TOP SWITCHED	○	4" RECESSED CAN L.E.D.
⊕WP	DUPLEX OUTLET - WATERPROOF	○VP	RECESSED CAN L.E.D. VAPOR PROOF LIGHT
⊕	DUPLEX OUTLET - VERIFY HEIGHT	○	SLOPED CEILING RECESSED CAN L.E.D.
⊠	FLOOR DUPLEX RECTANGLE OUTLET	○*	CEILING MOUNT L.E.D. LIGHT * AS SELECTED BY OWNER
\$	SWITCH	○	WALL MOUNT L.E.D. LIGHT
\$ <sub>R</sub>	RHEOSTAT SWITCH	▽	TELEPHONE OUTLET
\$ <sub>3</sub>	THREE WAY SWITCH	⊠	TELEVISION CABLE OUTLET
\$ <sub>4</sub>	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:

- SEE SHEET E.1 FOR ADDITIONAL ELECTRICAL NOTES.



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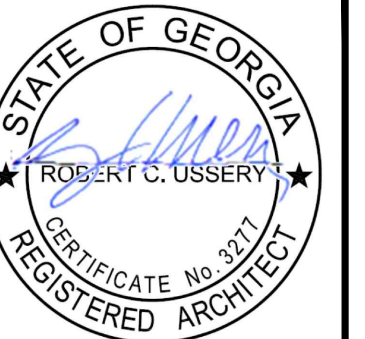


FIFTY OAKS - BUILDING 1  
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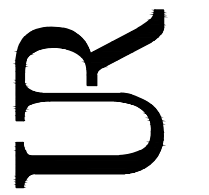
1622

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1-25-22	
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2-11-22	

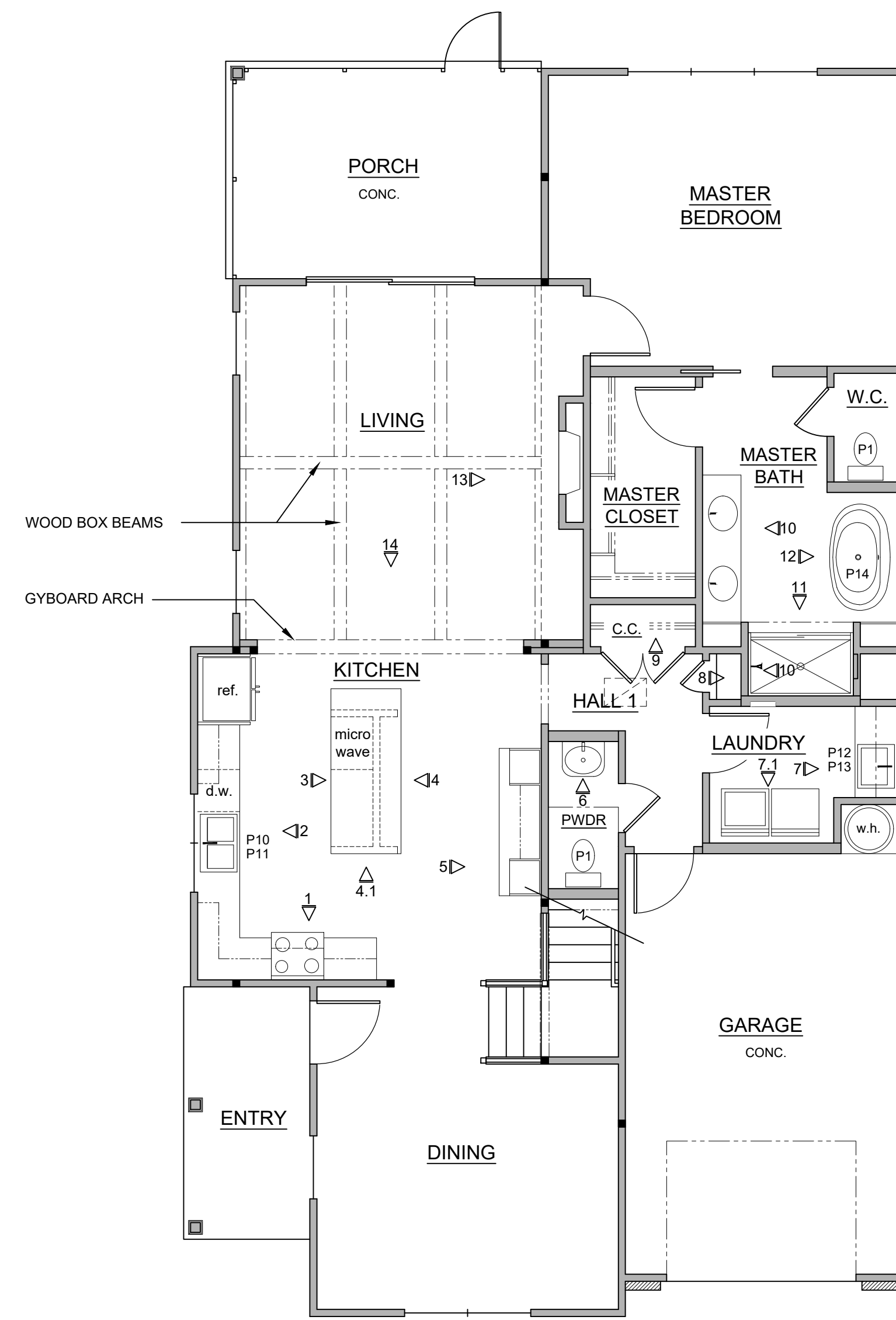
E.2



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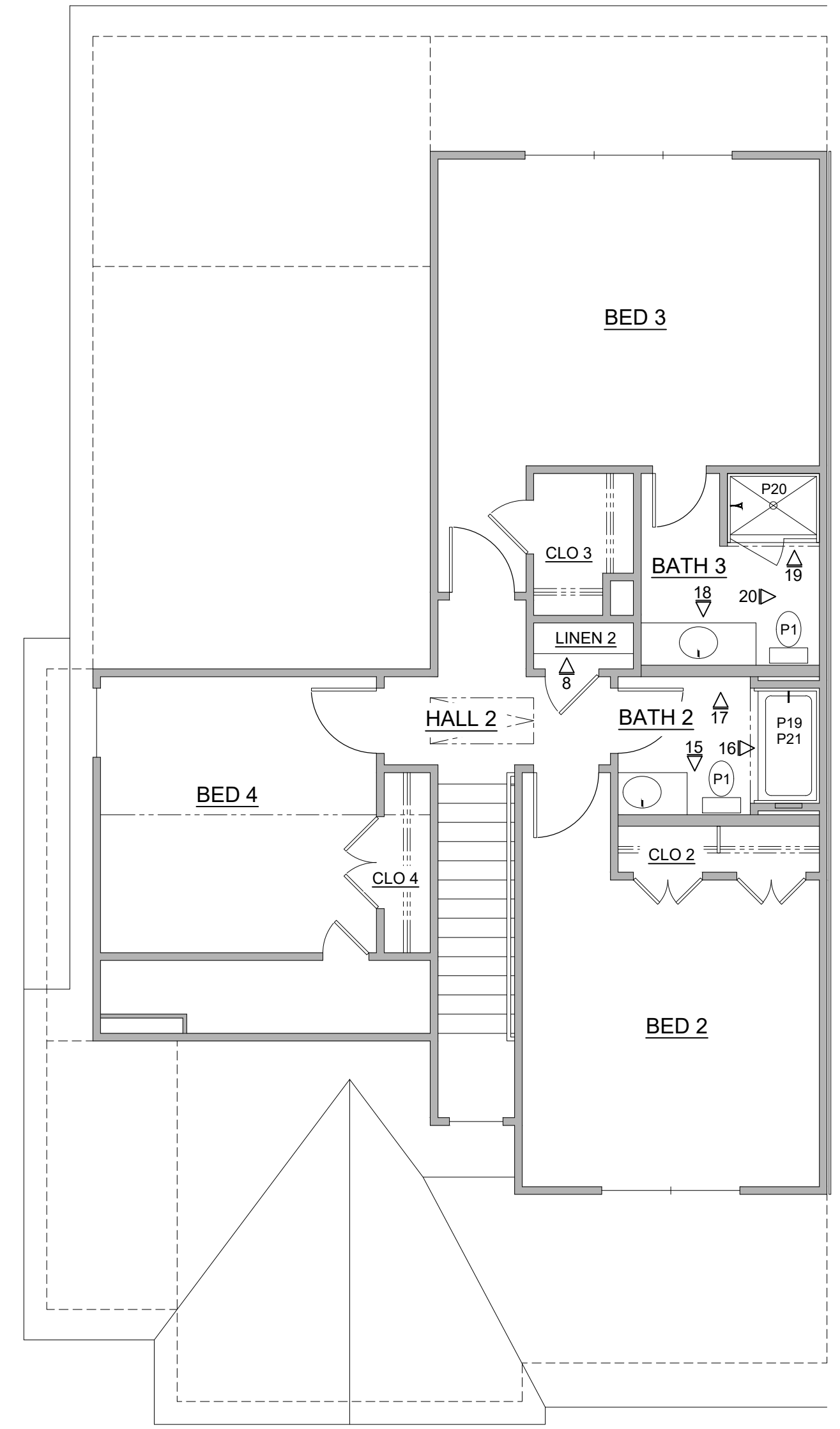


FIFTY OAKS - UNIT A  
 South Harrington Road  
 St. Simons Island, Georgia



FIRST FLOOR PLAN  
 0' 4' 8' 16'

SEE 1.2,3/A8.0 FOR CLOSET  
 SHELVING DETAILS



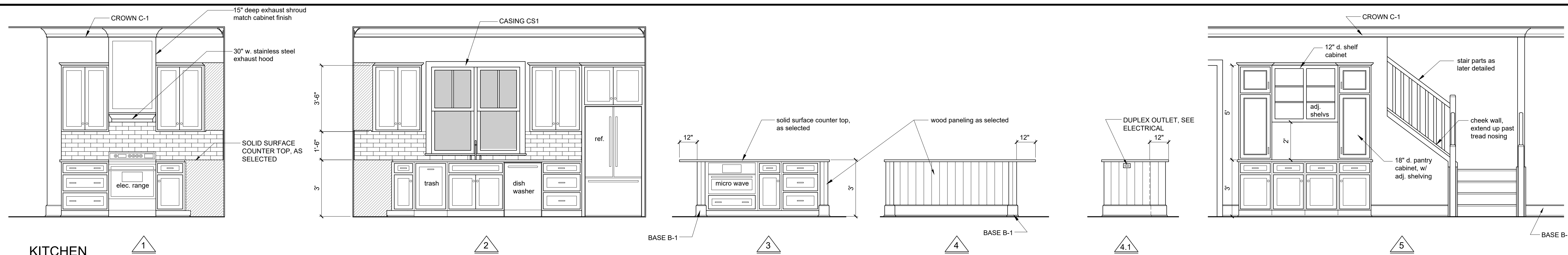
SECOND FLOOR PLAN  
 0' 4' 8' 16'

ROOM FINISH SCHEDULE UNIT "A"									
	ROOM NAME	CEILING HEIGHT	FLOOR	WALLS	CEILING	BASE	CROWN	CASING	COMMENTS
1st FLOOR	ENTRY	10-1		V-JOINT T&G PAINT	V-JOINT T&G PAINT	--	SEE SECTIONS		-
	DINING	10-1		GPYBRD PAINT	GPYBRD PAINT	B-1	C-1	CS1, WS1	-
	KITCHEN	10-1		GPYBRD PAINT	GPYBRD PAINT	B-1	C-1	CS1, WS1	-
	LIVING	VAULTED		GPYBRD PAINT	V-JOINT T&G PAINT	B-1	C-1	CS1, WS1	WOOD BOX BEAMS STAINED SEE INTERIOR ELEVATIONS
	PORCH	SLOPED		GPYBRD PAINT	V-JOINT T&G PAINT	--	SEE SECTIONS		-
	MASTER BEDROOM	10-1		GPYBRD PAINT	GPYBRD PAINT	B-1	C-1	CS1, WS1	-
	MASTER BATH	10-1		GPYBRD PAINT	GPYBRD PAINT	TB-1	C-1	CS1, WS1	-
	W.C.	10-1		GPYBRD PAINT	GPYBRD PAINT	TB-1	--	CS1, WS1	-
	MASTER CLOSET	8-6		GPYBRD PAINT	GPYBRD PAINT	B-1	--	CS1, WS1	-
	HALL 1	8-6		GPYBRD PAINT	GPYBRD PAINT	B-1	--	CS1, WS1	-
	COAT CLOS.	8-6		GPYBRD PAINT	GPYBRD PAINT	B-1	--	CS1, WS1	-
	LAUNDRY	8-6		GPYBRD PAINT	GPYBRD PAINT	TB-2	--	CS1, WS1	-
	POWDER	VARIES		GPYBRD PAINT	GPYBRD PAINT	TB-2	--	CS1, WS1	-
	GARAGE	10-1		GPYBRD PAINT	5/8" TYPE "X" GPYBRD PAINT	B-2	--	CS1, WS1	-
2nd FLOOR	HALL 2	9-1		GPYBRD PAINT	GPYBRD PAINT	B-2	C-2	CS1, WS1	-
	BED 2	9-1		GPYBRD PAINT	GPYBRD PAINT	B-2	C-2	CS1, WS1	-
	CLO 2	9-1		GPYBRD PAINT	GPYBRD PAINT	B-2	--	CS1, WS1	-
	BATH 2	9-1		GPYBRD PAINT	GPYBRD PAINT	TB-2	C-2	CS1, WS1	-
	BED 3	9-1		GPYBRD PAINT	GPYBRD PAINT	B-2	C-2	CS1, WS1	-
	CLO 3	9-1		GPYBRD PAINT	GPYBRD PAINT	B-2	--	CS1, WS1	-
	BATH 3	9-1		GPYBRD PAINT	GPYBRD PAINT	TB-2	C-2	CS1, WS1	-
	BED 4	9-1		GPYBRD PAINT	GPYBRD PAINT	B-2	--	CS1, WS1	-
	CLO 4	9-1		GPYBRD PAINT	GPYBRD PAINT	B-2	--	CS1, WS1	-
	LINEN 2	9-1		GPYBRD PAINT	GPYBRD PAINT	B-2	--	CS1, WS1	-

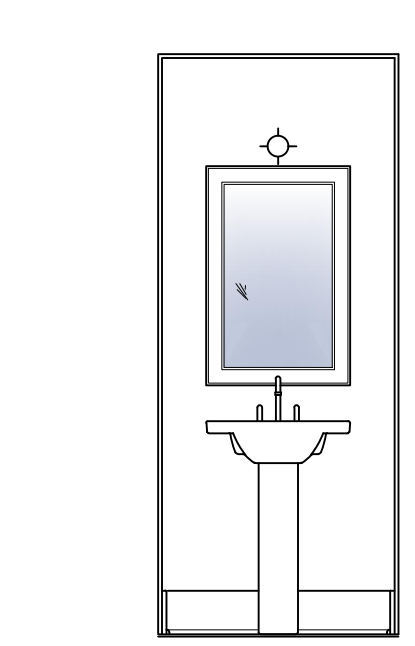
NOTES: - ALL BATHROOMS AND LAUNDRY ROOMS TO HAVE WATER, MOLD, AND MILDEW RESISTANT GYPBOARD  
 - WINDOW STOOL "D" AT ALL WINDOWS

1622	
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9-28-21	
11-30-21	
2-11-22	

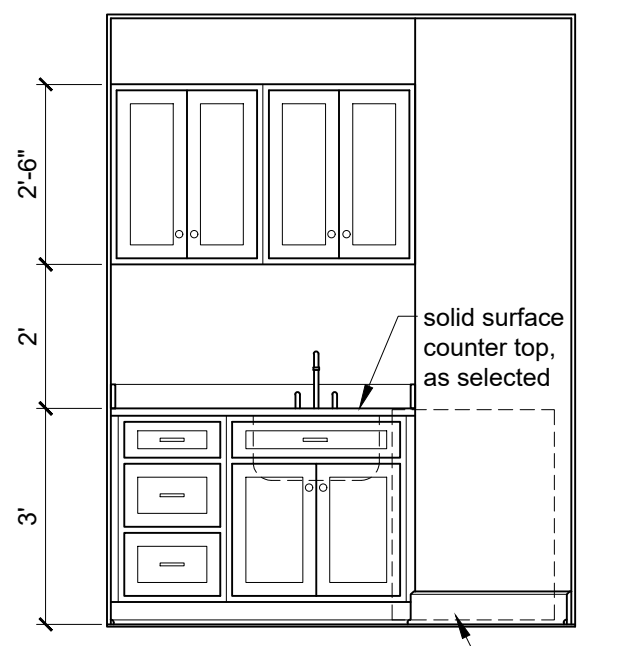
I.A1



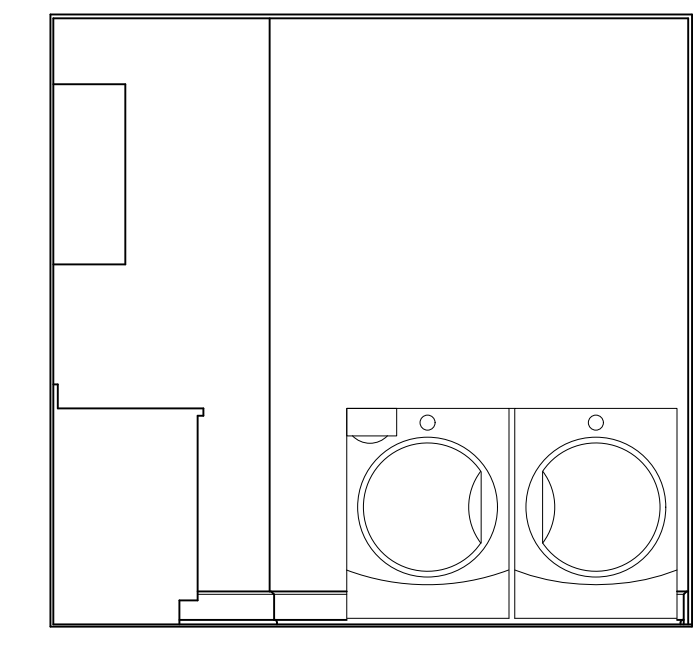
**KITCHEN** 1  
0' 2' 4' 8'



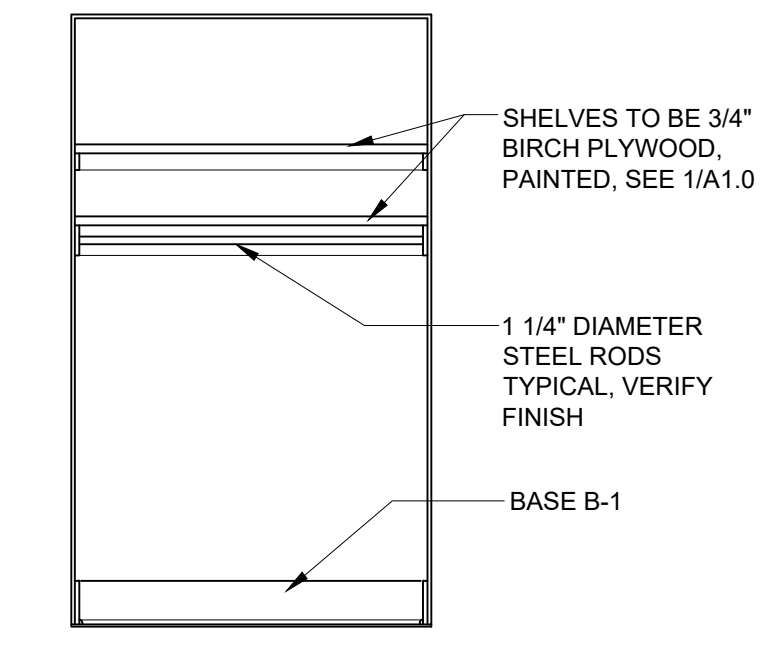
**PWDR** 6  
0' 2' 4' 8'



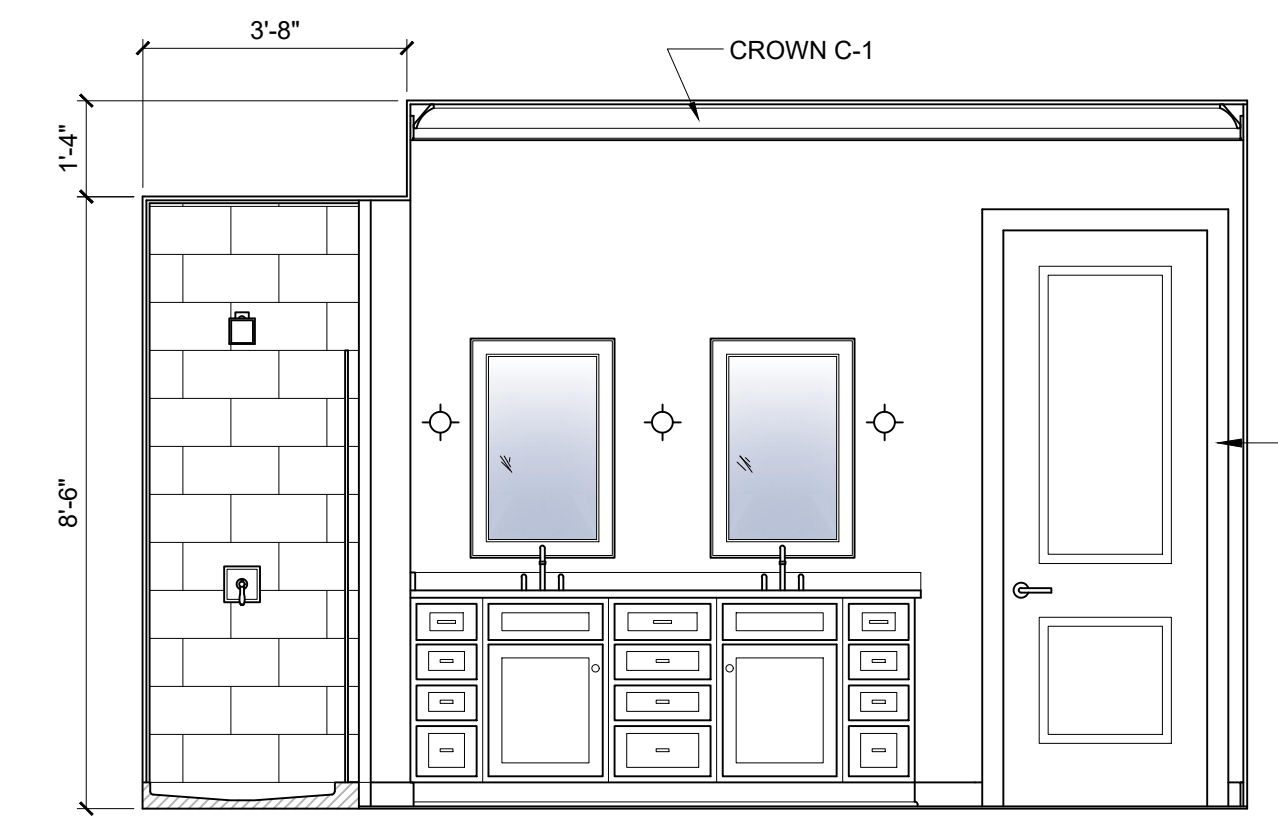
**LAUNDRY** 7  
base B-3



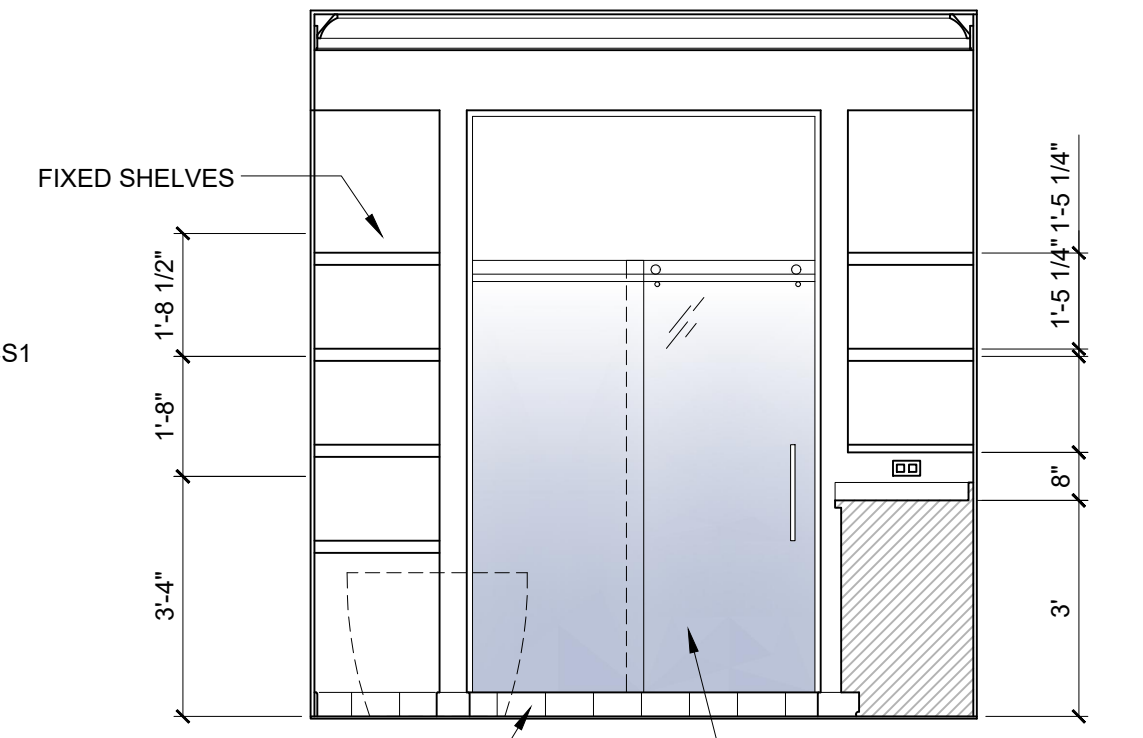
**LINEN** 8



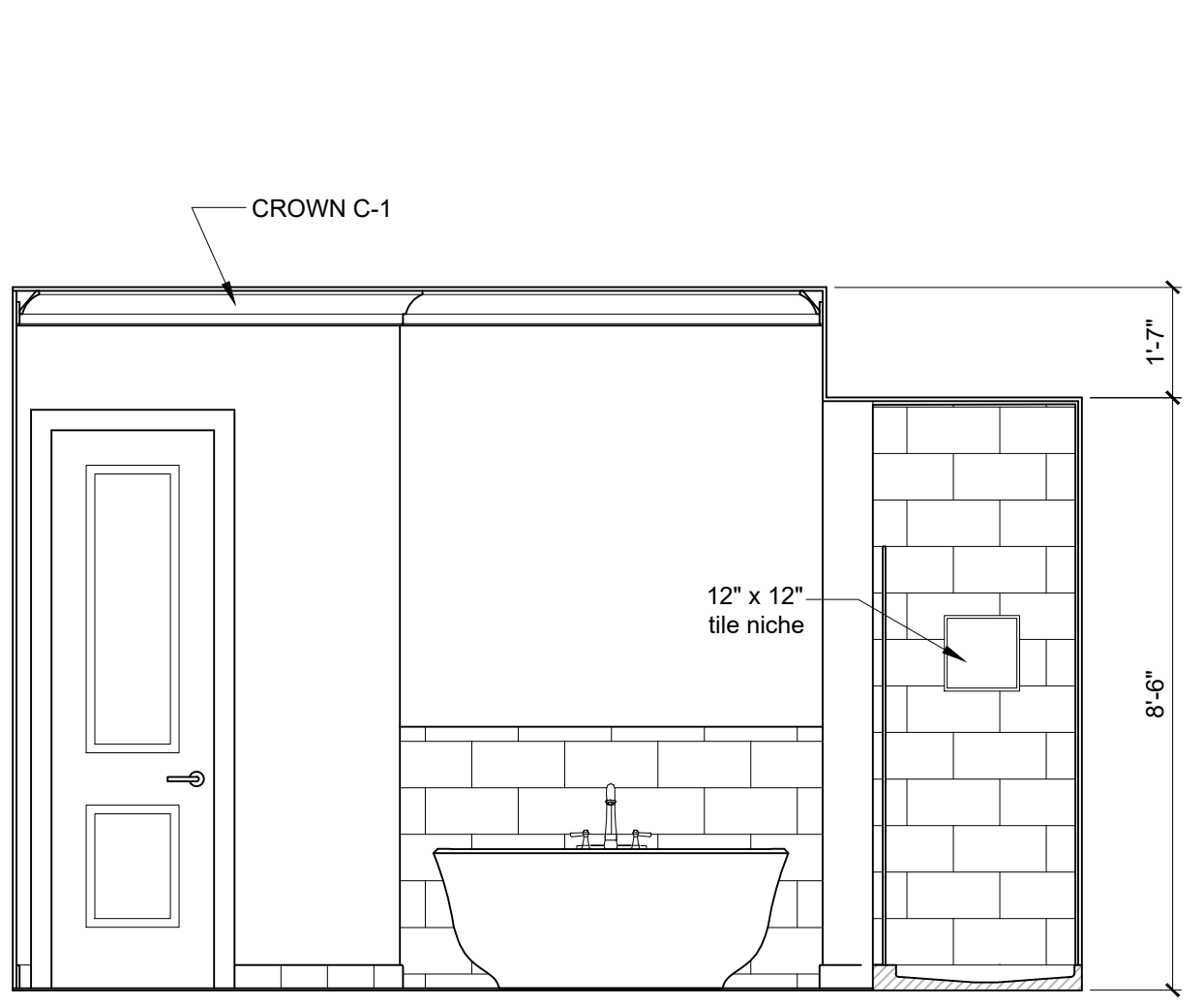
**COAT CLOS.** 9



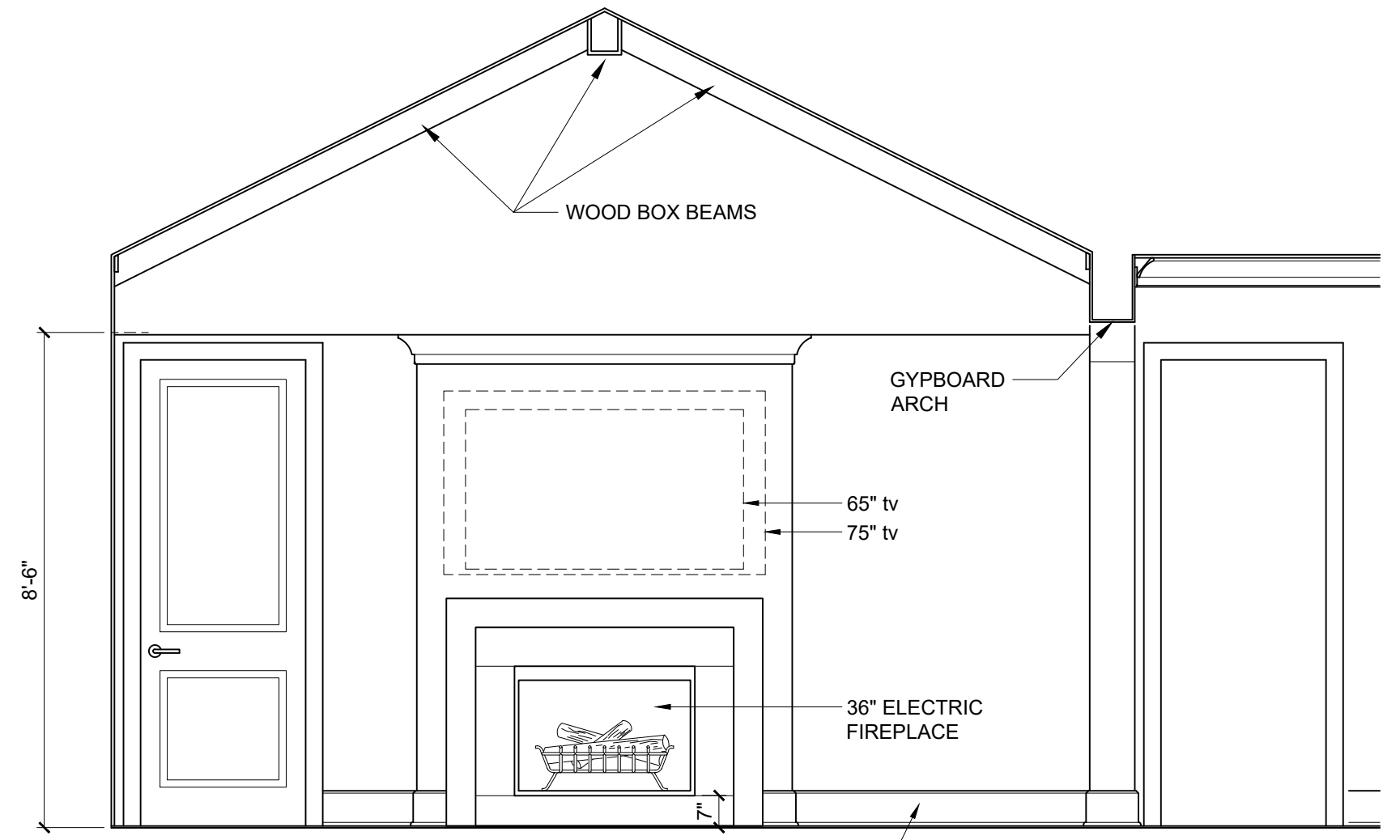
**MASTER BATH** 10  
0' 2' 4' 8'



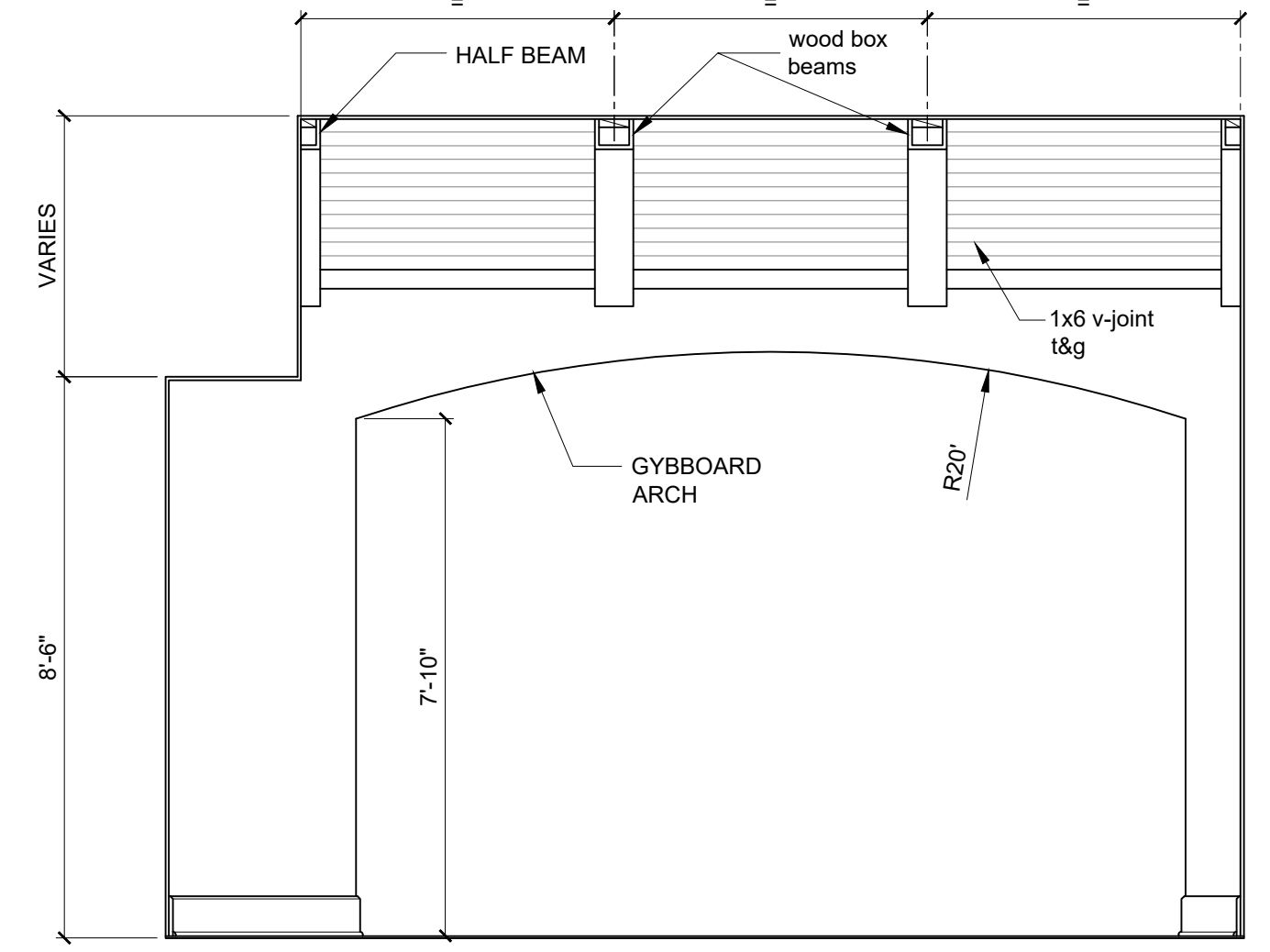
**MASTER BATH** 11  
FRAMELESS BY-PASS SLIDING SHOWER DOORS



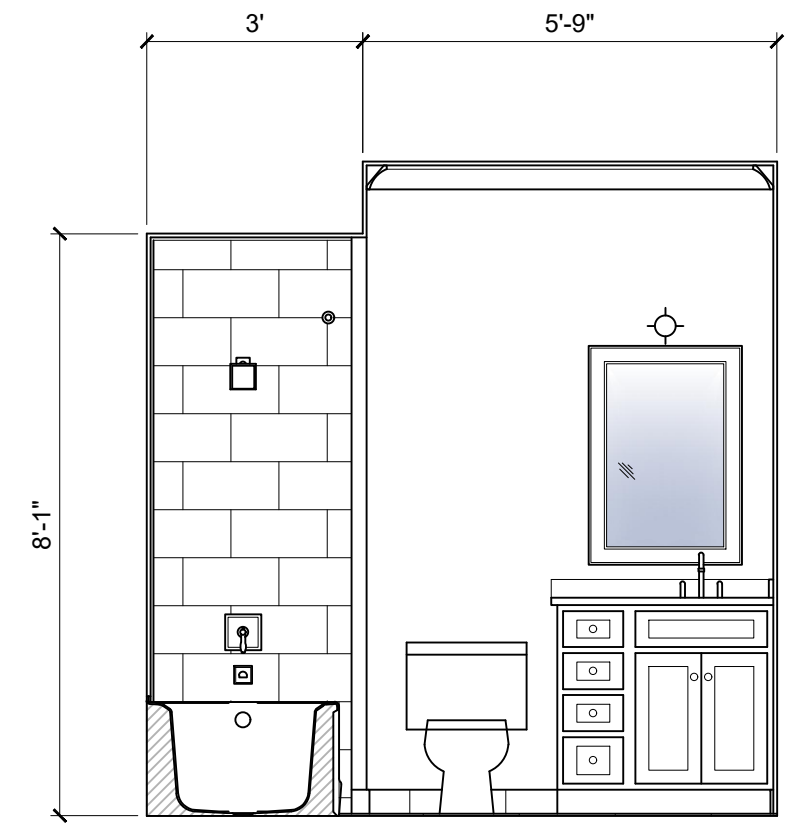
**MASTER BATH** 12  
0' 2' 4' 8'



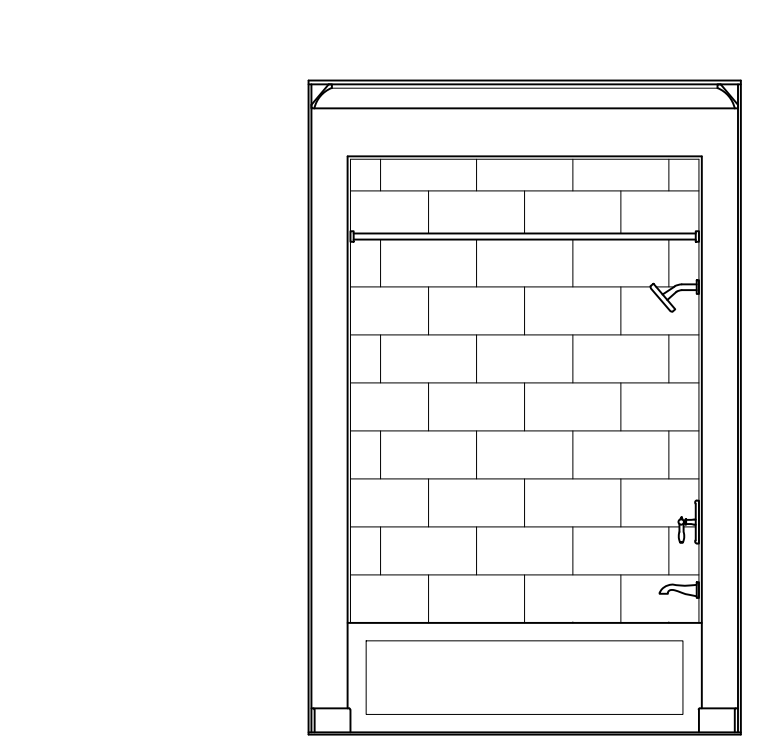
**LAUNDRY** 13  
BASE B-1



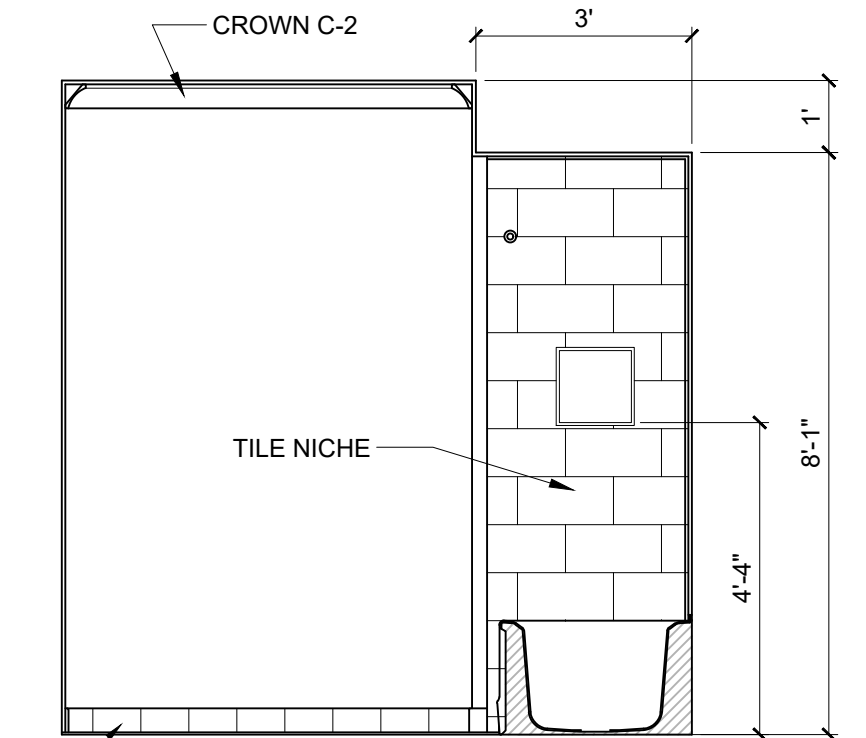
**LAUNDRY** 14



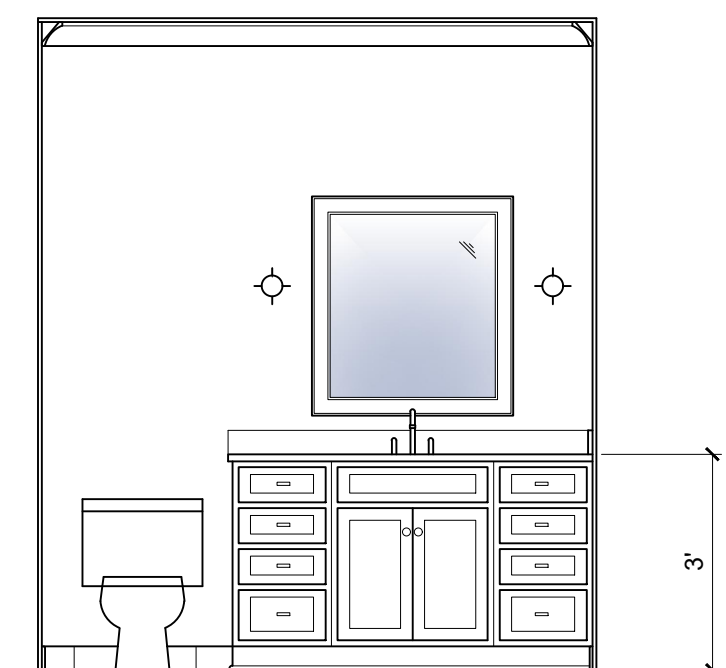
**BATH-2** 15



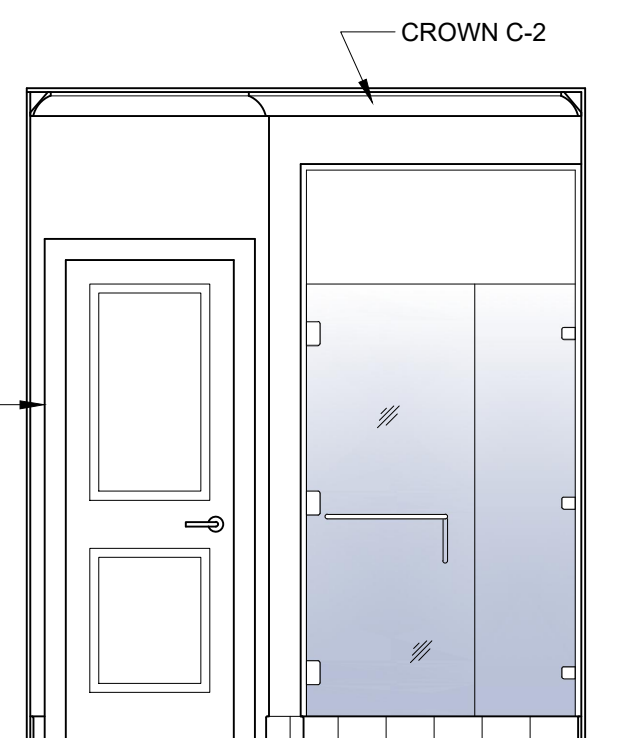
**BATH-2** 16



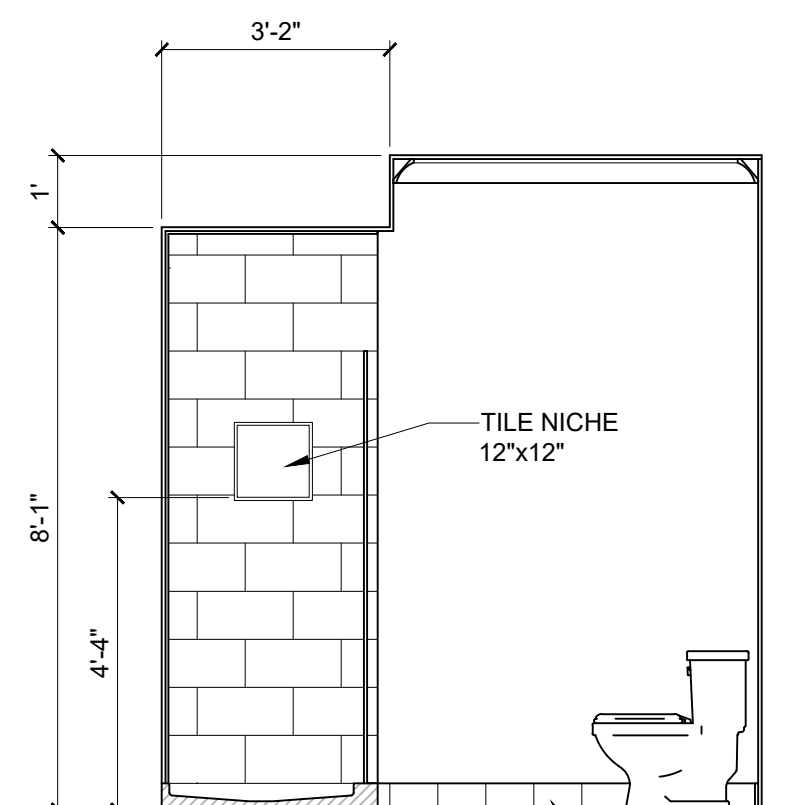
**BATH-2** 17  
BASE TB-2



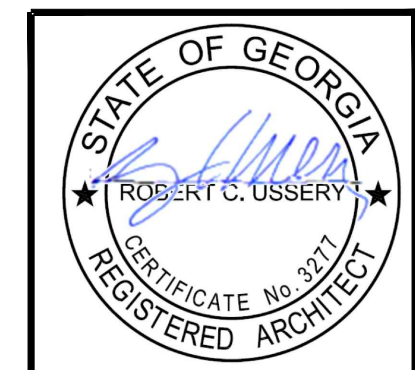
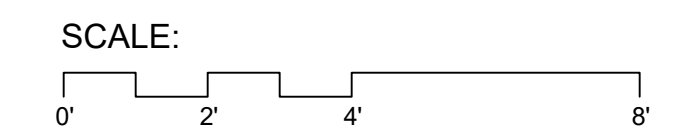
**BATH-3** 18



**BATH-3** 19  
CROWN C-2



**BATH-3** 20  
BASE TB-2



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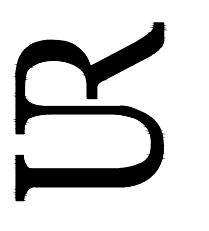
**FIFTY OAKS - UNIT A**  
South Harrington Road  
St. Simons Island, Georgia

1622
6-01-21
9-28-21
11-30-21
2-11-22

**I.A2**



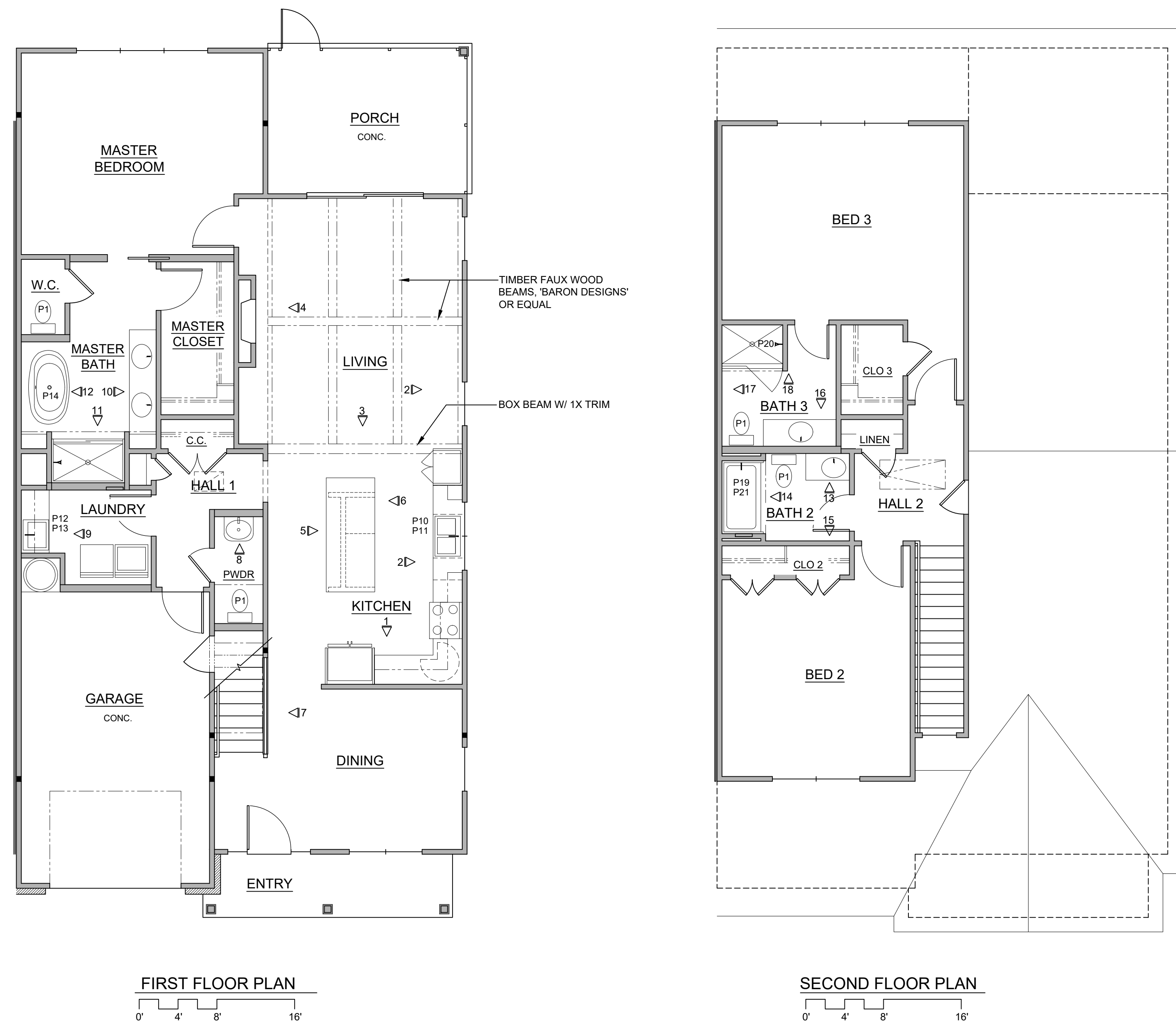
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**FIFTY OAKS - UNIT C**  
 South Harrington Road  
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1622
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11-30-21

I.C1



FIRST FLOOR PLAN

SECOND FLOOR PLAN

**ROOM FINISH SCHEDULE UNIT "C"**

	ROOM NAME	CEILING HEIGHT	FLOOR	WALLS	CEILING	BASE	CROWN	CASING	COMMENTS
1st FLOOR	ENTRY	10-1		V-JOINT T&G PAINT	V-JOINT T&G PAINT	--	SEE SECTIONS		-
	DINING	10-1		GPYBRD PAINT	GPYBRD PAINT	B-1	C-1	CS1, WS1	-
	KITCHEN	10-1		GPYBRD PAINT	GPYBRD PAINT	B-1	C-1	CS1, WS1	-
	LIVING	VAULTED		GPYBRD PAINT	V-JOINT T&G PAINT	B-1	C-1	CS1, WS1	WOOD BOX BEAMS STAINED SEE INTERIOR ELEVATIONS
	PORCH	SLOPED		GPYBRD PAINT	V-JOINT T&G PAINT	--	SEE SECTIONS		-
	MASTER BEDROOM	10-1		GPYBRD PAINT	GPYBRD PAINT	B-1	C-1	CS1, WS1	-
	MASTER BATH	10-1		GPYBRD PAINT	GPYBRD PAINT	TB-1	C-1	CS1, WS1	-
	W.C.	10-1		GPYBRD PAINT	GPYBRD PAINT	TB-1	--	CS1, WS1	-
	MASTER CLOSET	8-6		GPYBRD PAINT	GPYBRD PAINT	B-1	--	CS1, WS1	-
	HALL 1	8-6		GPYBRD PAINT	GPYBRD PAINT	B-1	--	CS1, WS1	-
	COAT CLOS.	8-6		GPYBRD PAINT	GPYBRD PAINT	B-1	--	CS1, WS1	-
	LAUNDRY	8-6		GPYBRD PAINT	GPYBRD PAINT	TB-2	--	CS1, WS1	-
	POWDER	VARIES		GPYBRD PAINT	GPYBRD PAINT	TB-2	--	CS1, WS1	-
	GARAGE	10-1		GPYBRD PAINT	5/8" TYPE "X" GPYBRD PAINT	B-2	--	CS1, WS1	-
2nd FLOOR	HALL 2	9-1		GPYBRD PAINT	GPYBRD PAINT	B-2	C-2	CS1, WS1	-
	BED 2	9-1		GPYBRD PAINT	GPYBRD PAINT	B-2	C-2	CS1, WS1	-
	CLO 2	9-1		GPYBRD PAINT	GPYBRD PAINT	B-2	--	CS1, WS1	-
	BATH 2	9-1		GPYBRD PAINT	GPYBRD PAINT	TB-2	C-2	CS1, WS1	-
	BED 3	9-1		GPYBRD PAINT	GPYBRD PAINT	B-2	C-2	CS1, WS1	-
	CLO 3	9-1		GPYBRD PAINT	GPYBRD PAINT	B-2	--	CS1, WS1	-
	BATH 3	9-1		GPYBRD PAINT	GPYBRD PAINT	TB-2	C-2	CS1, WS1	-
	BED 4	9-1		GPYBRD PAINT	GPYBRD PAINT	B-2	--	CS1, WS1	-
	CLO 4	9-1		GPYBRD PAINT	GPYBRD PAINT	B-2	--	CS1, WS1	-
	LINEN	9-1		GPYBRD PAINT	GPYBRD PAINT	B-2	--	CS1, WS1	-

NOTES: - ALL BATHROOMS AND LAUNDRY ROOMS TO HAVE WATER, MOLD, AND MILDEW RESISTANT GYPBOARD  
 - WINDOW STOOL "D" AT ALL WINDOWS

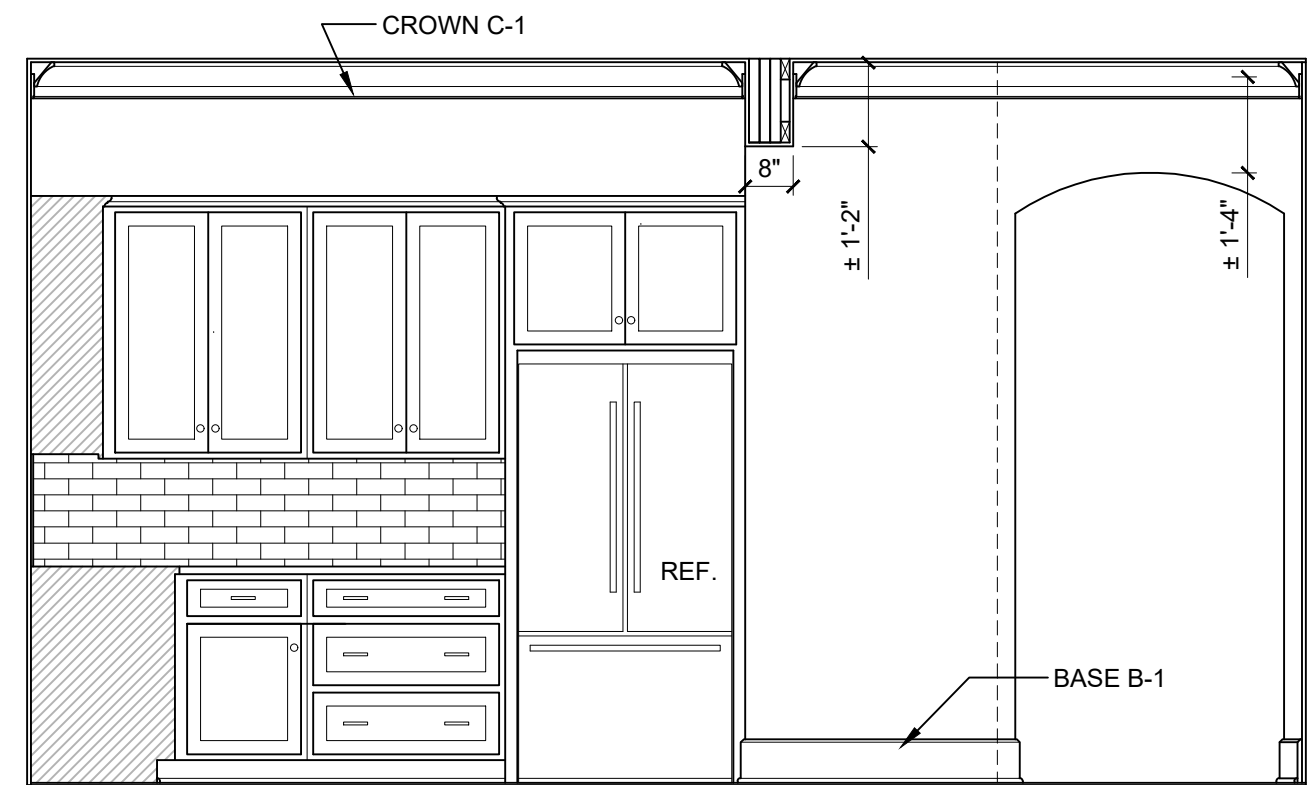


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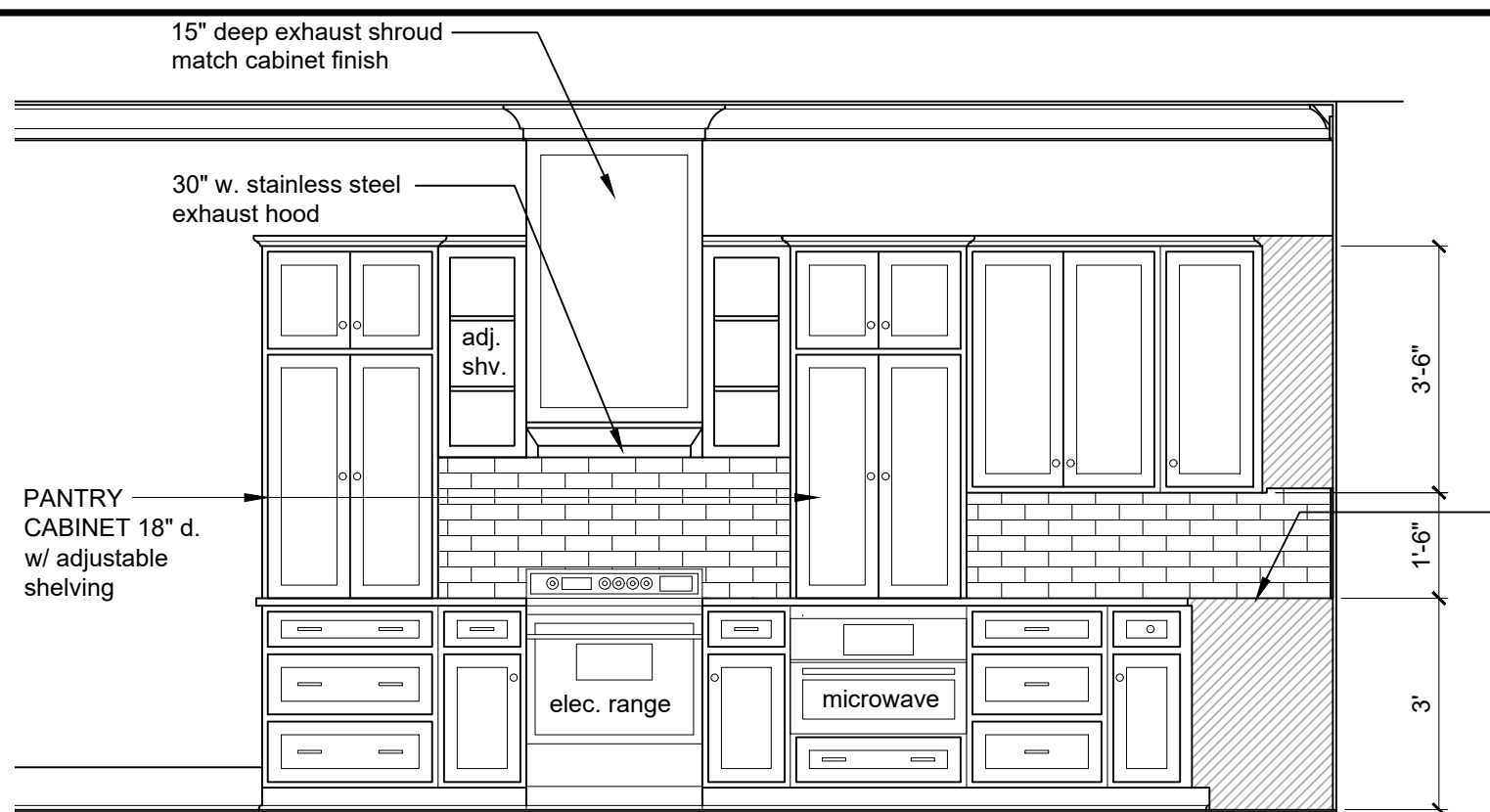
**FIFTY OAKS - UNIT B**  
 South Harrington Road  
 St. Simons Island, Georgia

1622	
6-01-21	
9-28-21	
11-30-21	
2-11-22	

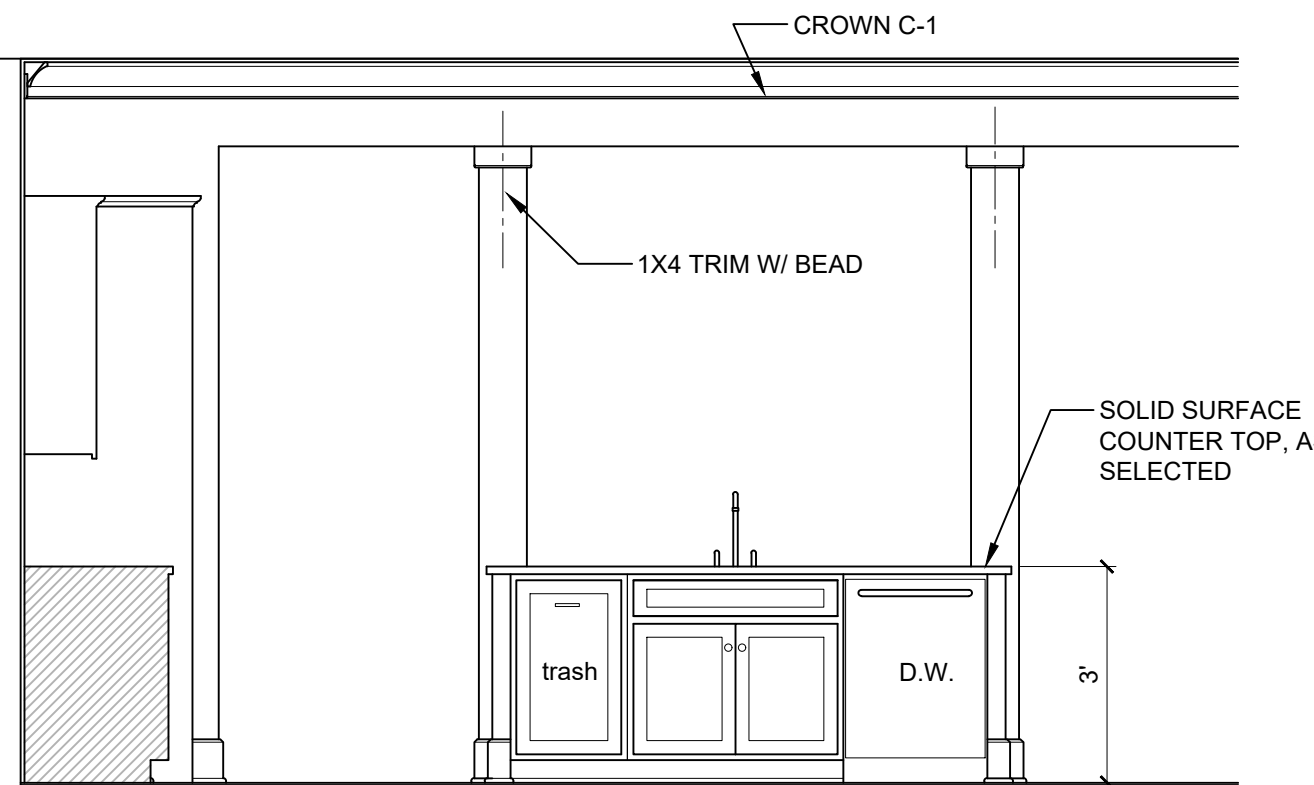
**I.B2**



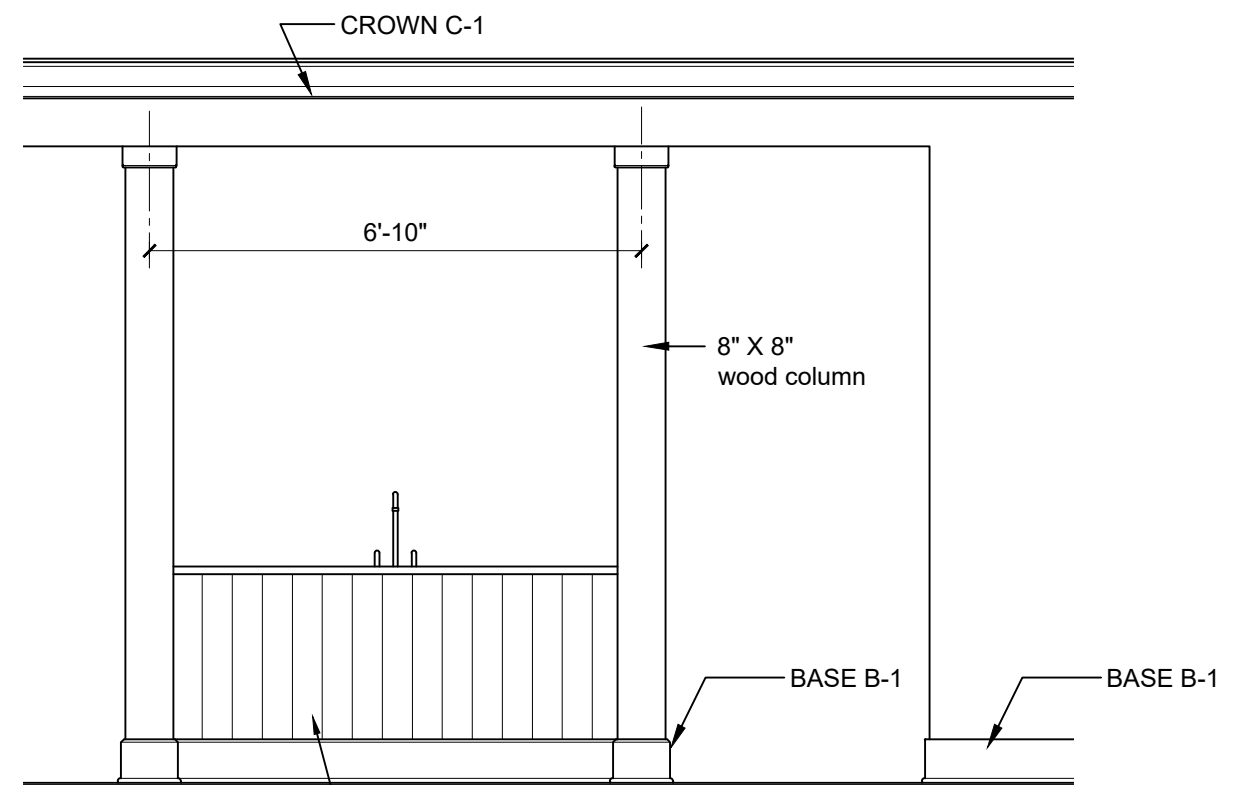
**KITCHEN**  
 1  
 0' 2' 4' 8'



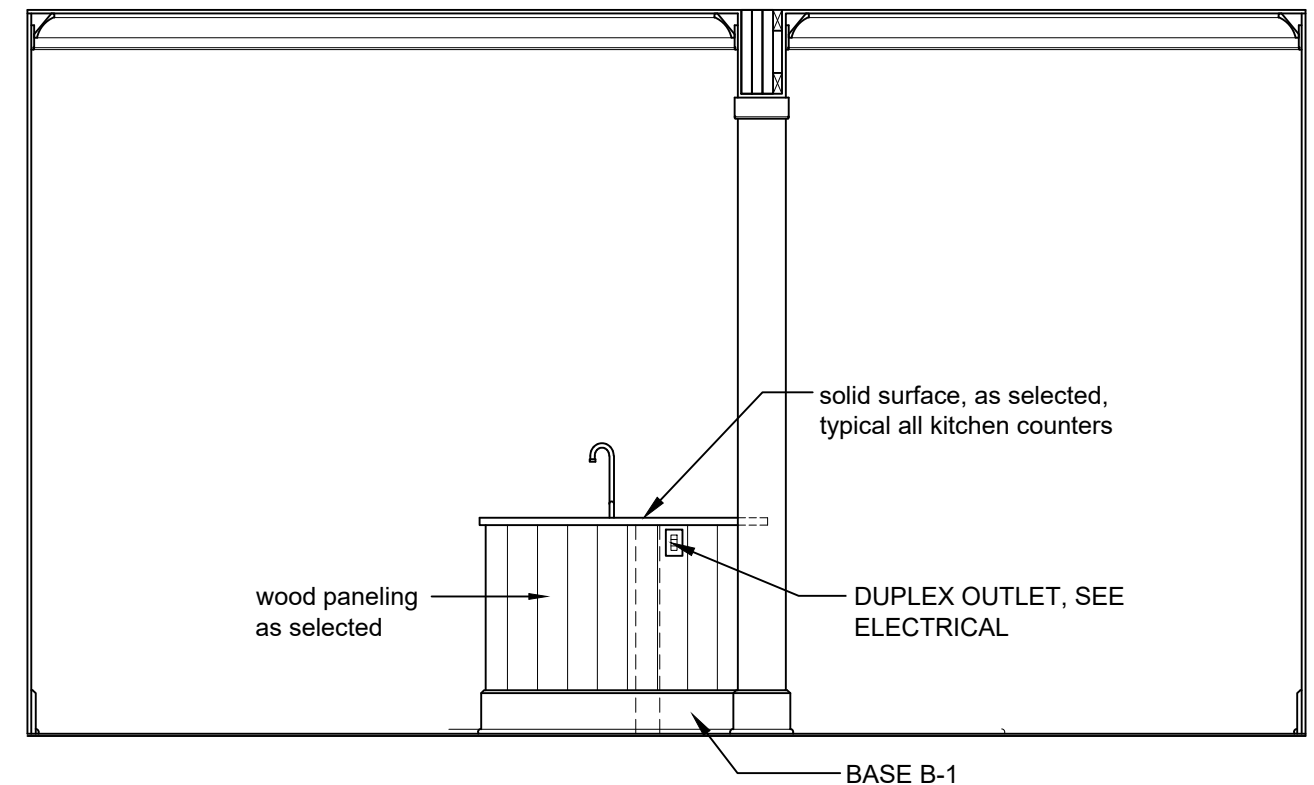
2  
 3'-6"  
 1'-6"  
 3"



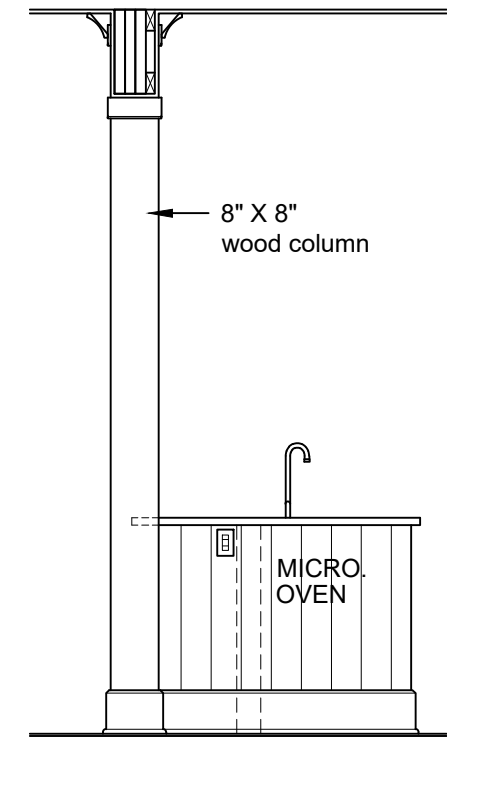
3  
 3"



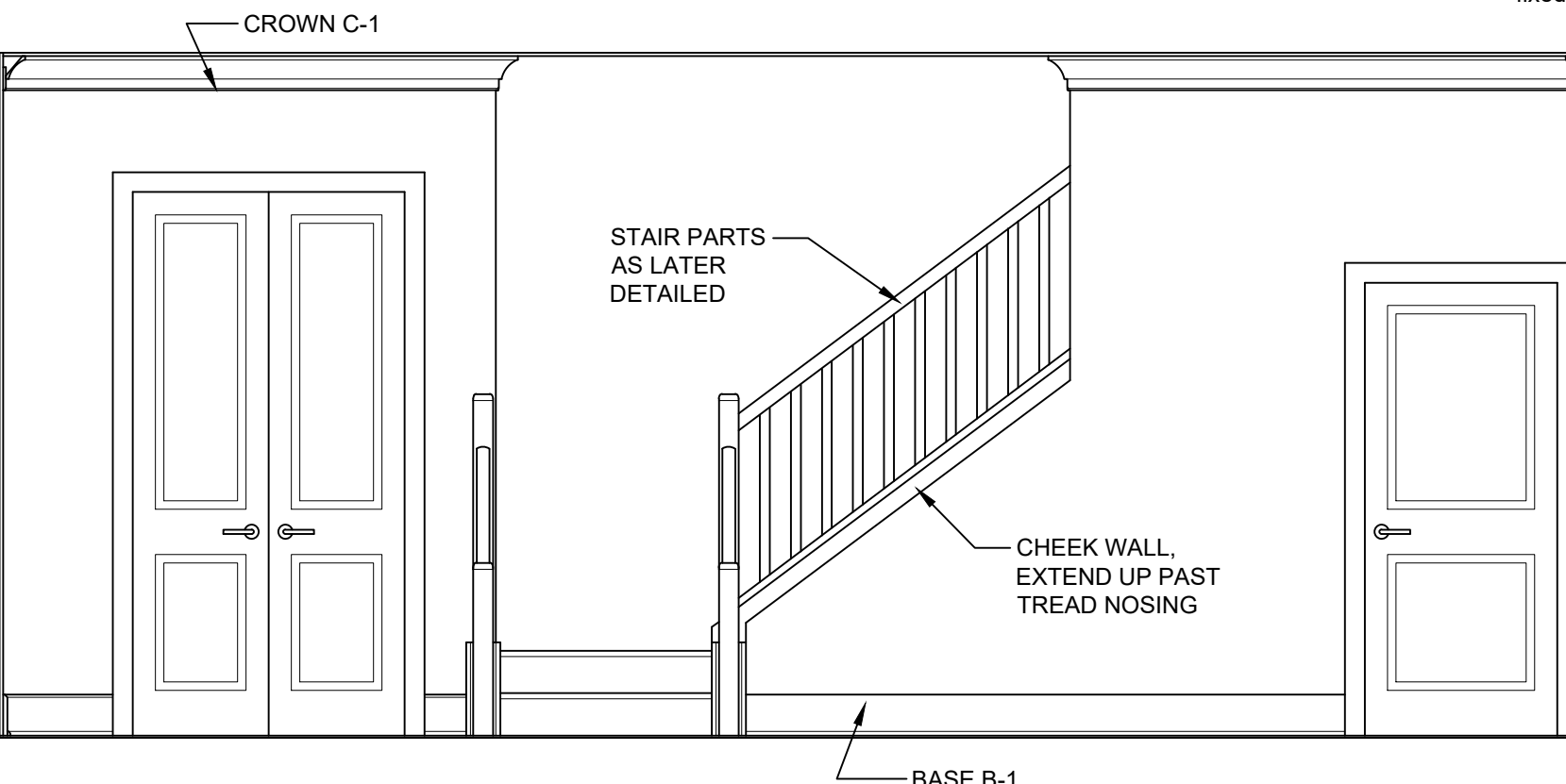
4  
 6'-10"  
 8" X 8" wood column  
 BASE B-1  
 BASE B-1



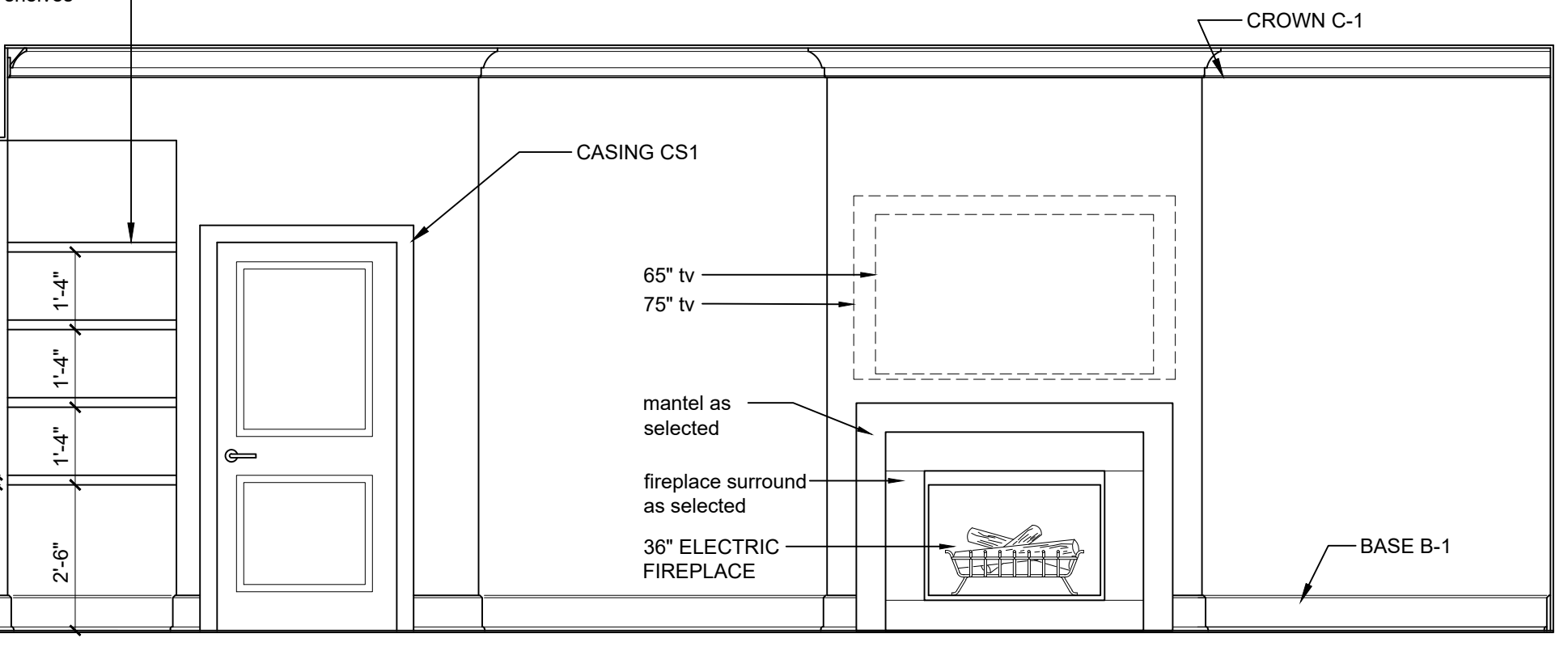
**KITCHEN**  
 5  
 0' 2' 4' 8'



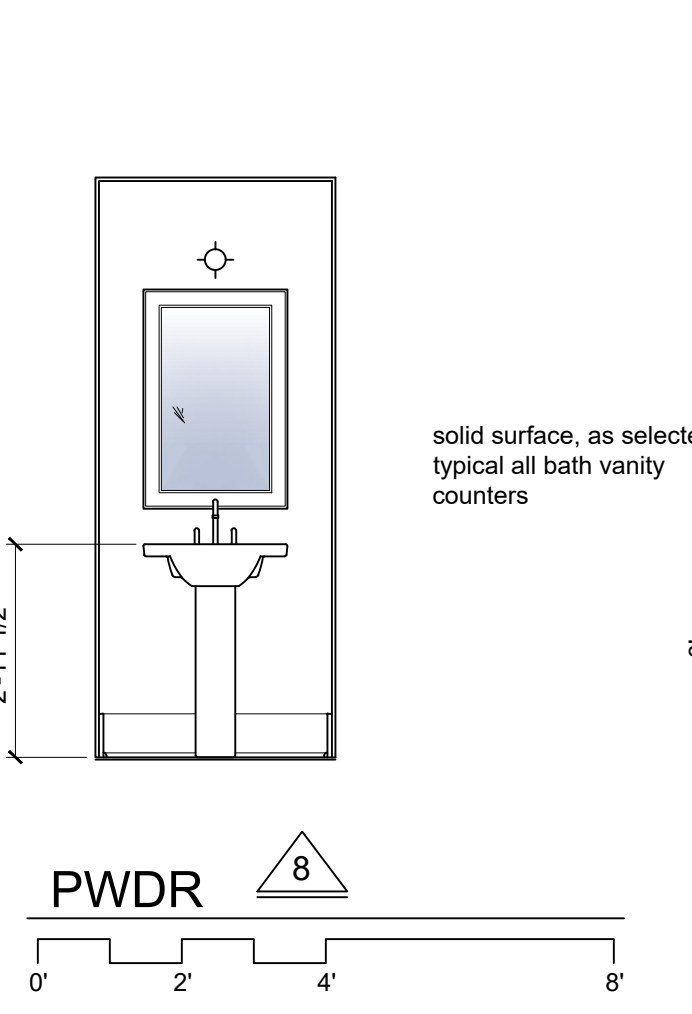
6  
 8" X 8" wood column  
 MICRO. OVEN  
 BASE B-1



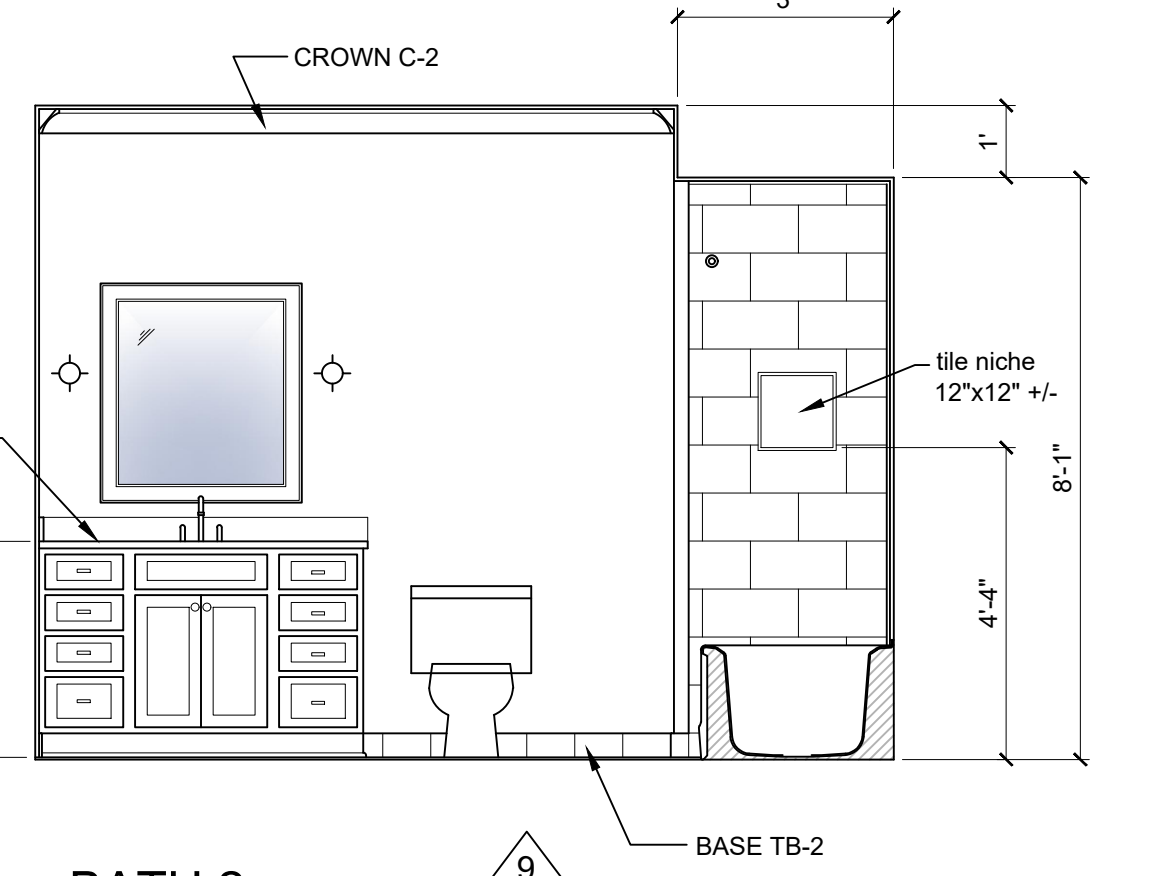
7  
 BASE B-1



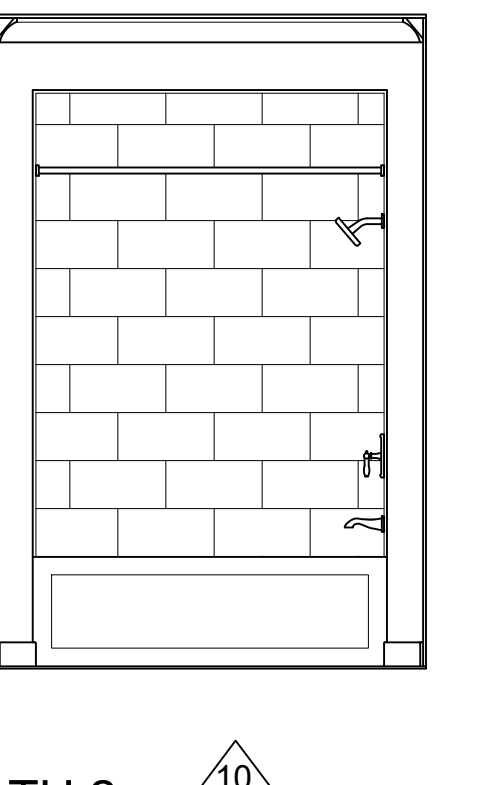
7  
 2'-6"  
 1'-4"  
 1'-4"  
 1'-4"  
 65" tv  
 75" tv  
 mantel as selected  
 fireplace surround as selected  
 36" ELECTRIC FIREPLACE  
 BASE B-1



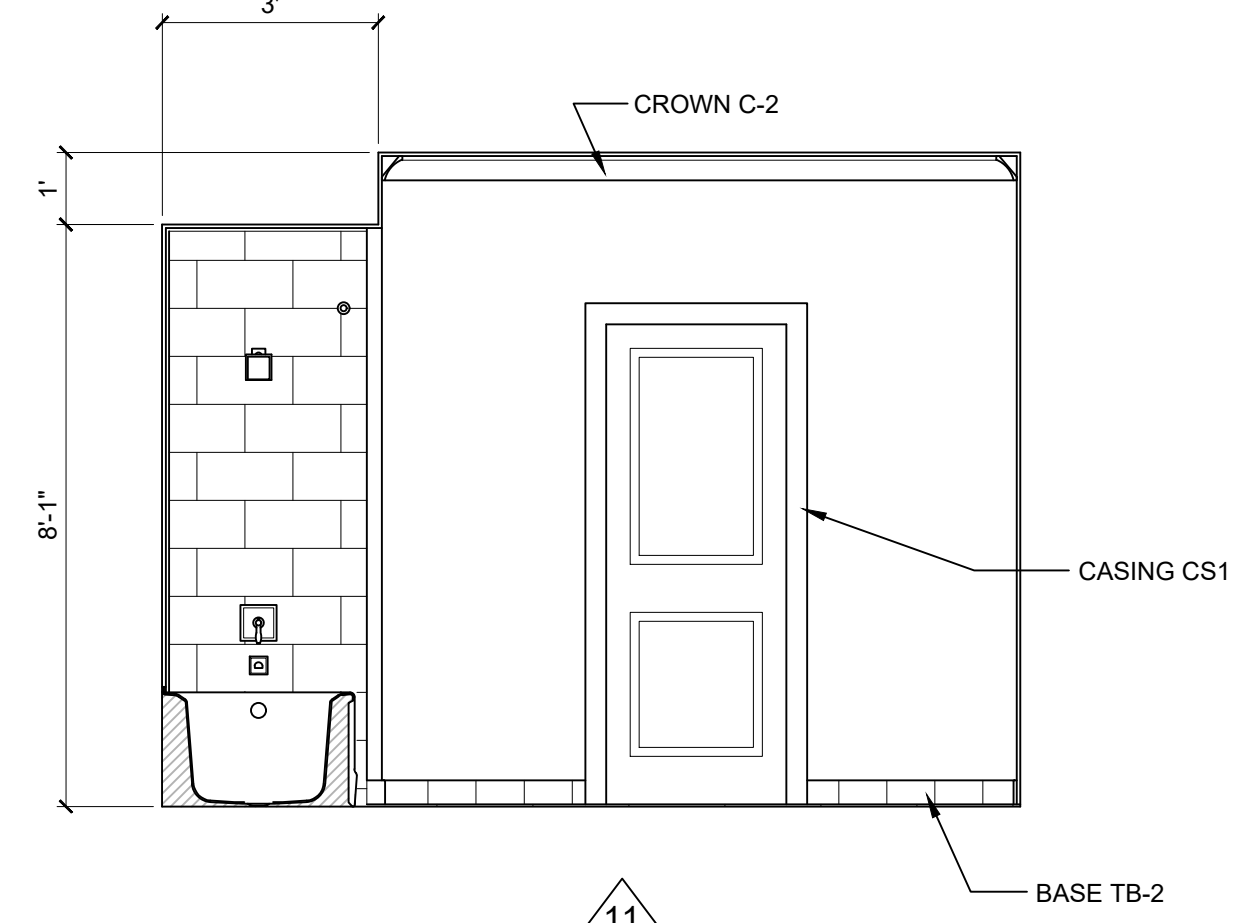
**PWDR**  
 8  
 0' 2' 4' 8'



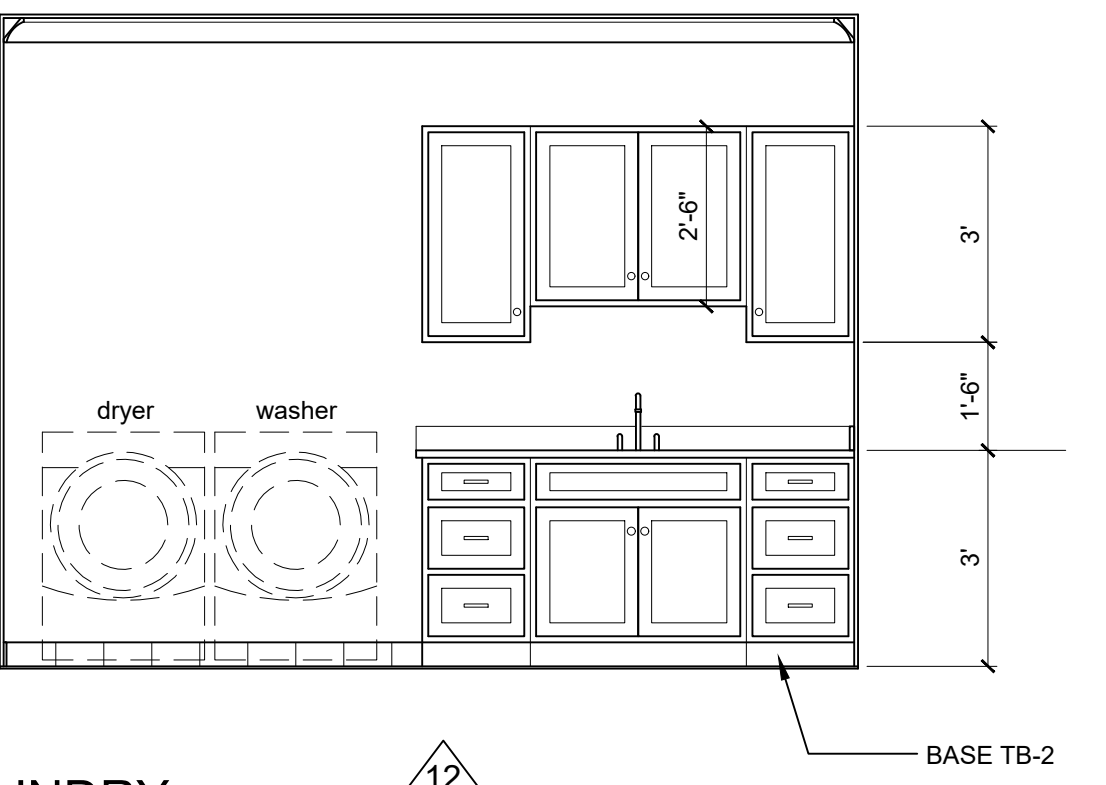
**BATH 2**  
 9  
 3"  
 1"  
 8'-1"  
 4'-4"  
 tile niche 12"x12" +/-  
 BASE TB-2



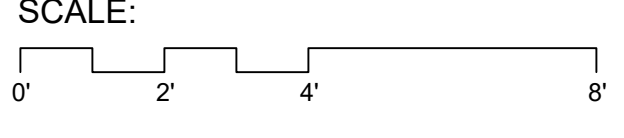
**BATH 2**  
 10  
 BASE TB-2



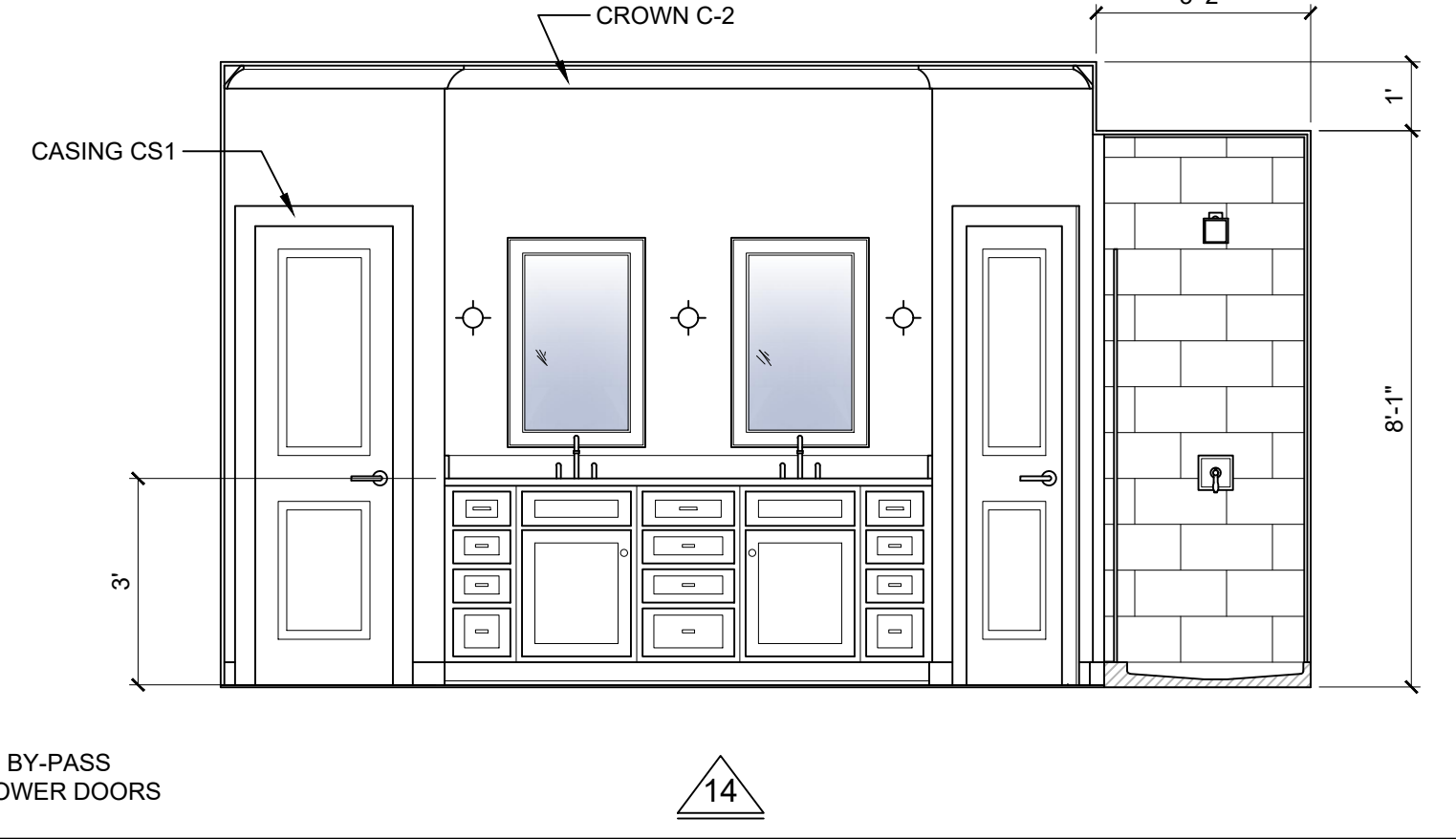
11  
 8'-1"  
 3"  
 1"  
 CASING CS1  
 BASE TB-2



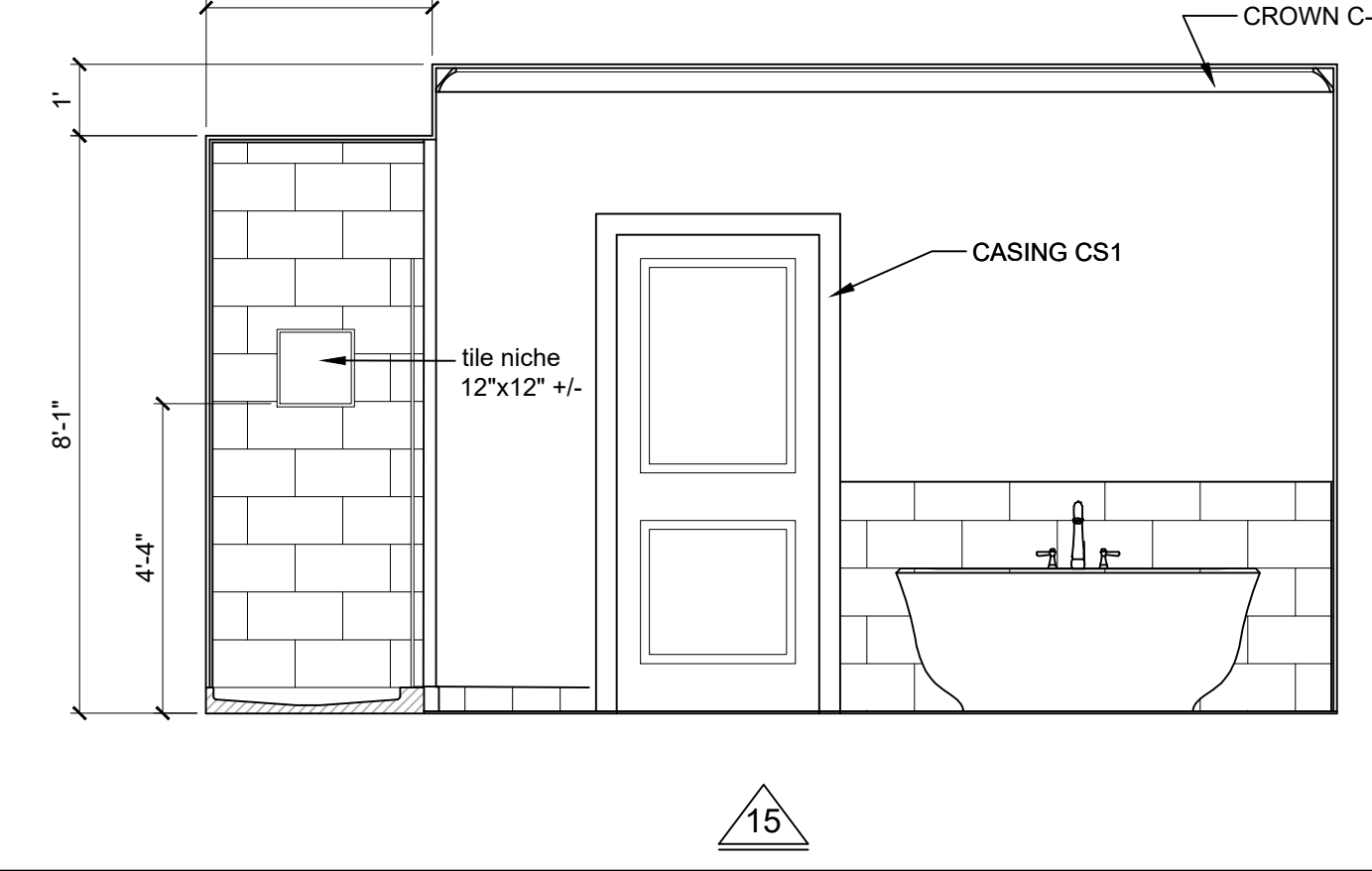
**LAUNDRY**  
 12  
 3"  
 1'-6"  
 3"  
 BASE TB-2



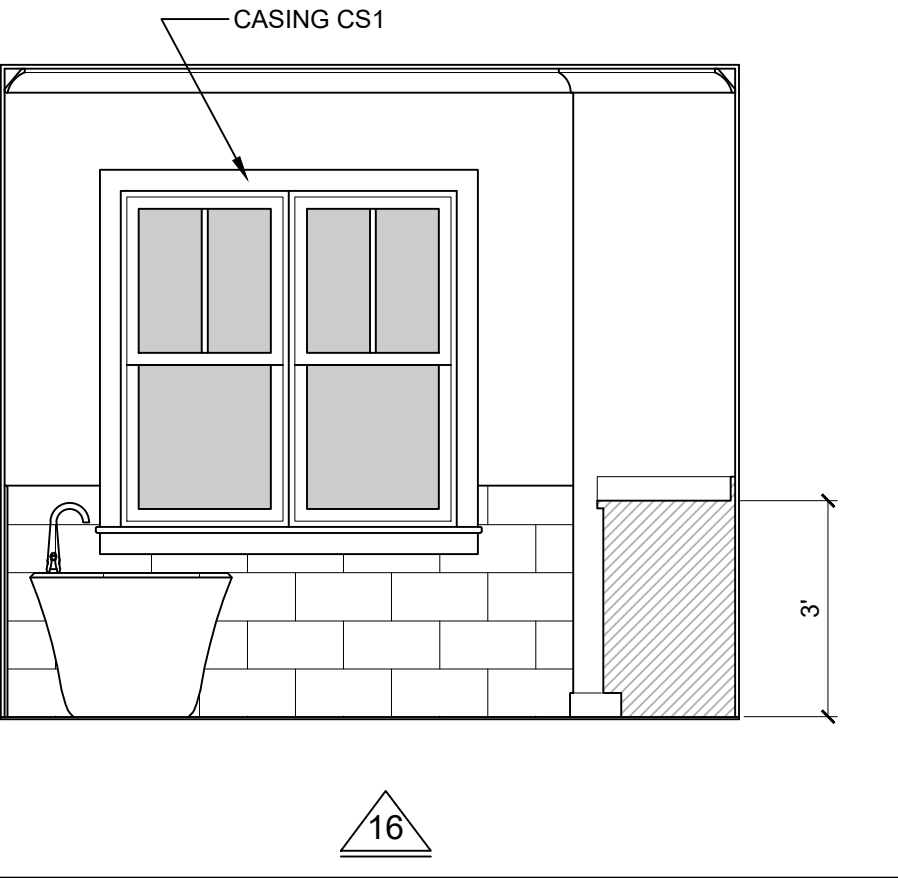
**MASTER BATH**  
 13  
 5"



14  
 3'-2"  
 1"  
 8'-1"  
 CASING CS1  
 tile niche 12"x12" +/-  
 BASE TB-2



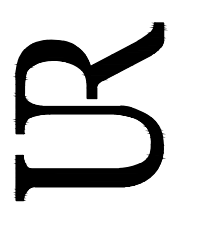
15  
 8'-1"  
 3'-2"  
 1"  
 CASING CS1  
 tile niche 12"x12" +/-  
 BASE TB-2



16  
 3"  
 CASING CS1  
 BASE B-1



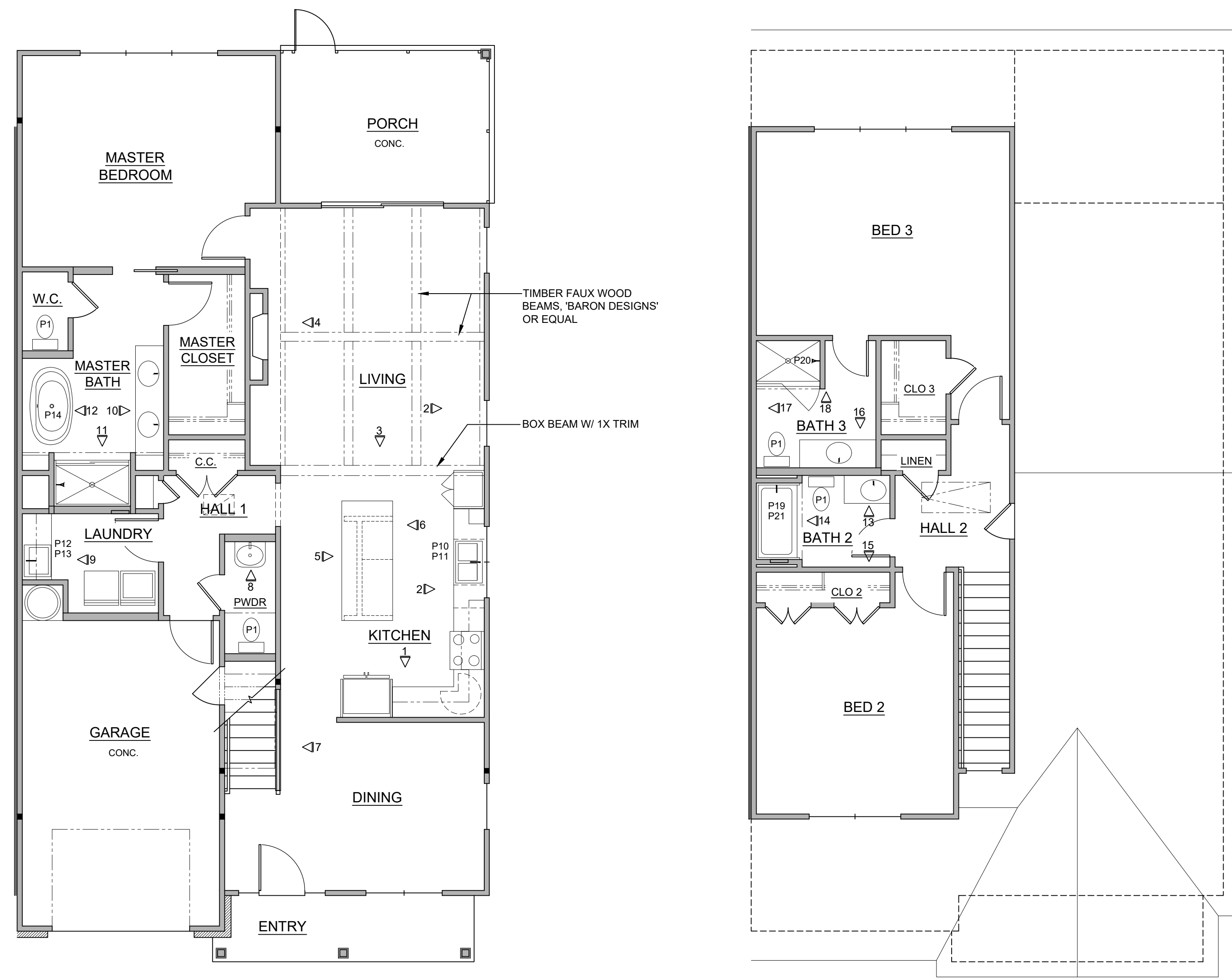
**USSERY/RULE ARCHITECTS P.C.**  
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**FIFTY OAKS - UNIT C**  
 South Harrington Road  
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1622
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11-30-21

I.C1



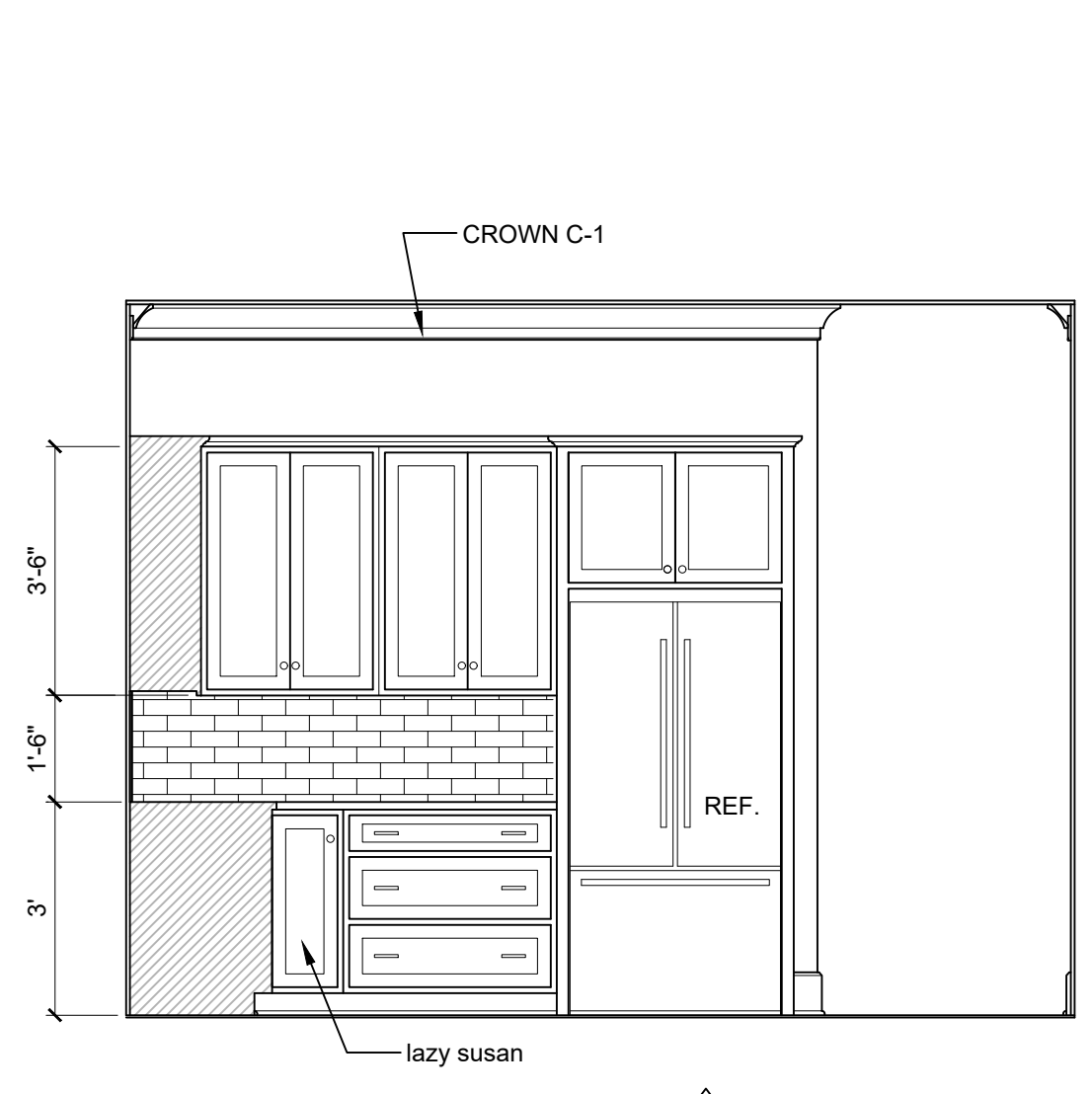
FIRST FLOOR PLAN

SECOND FLOOR PLAN

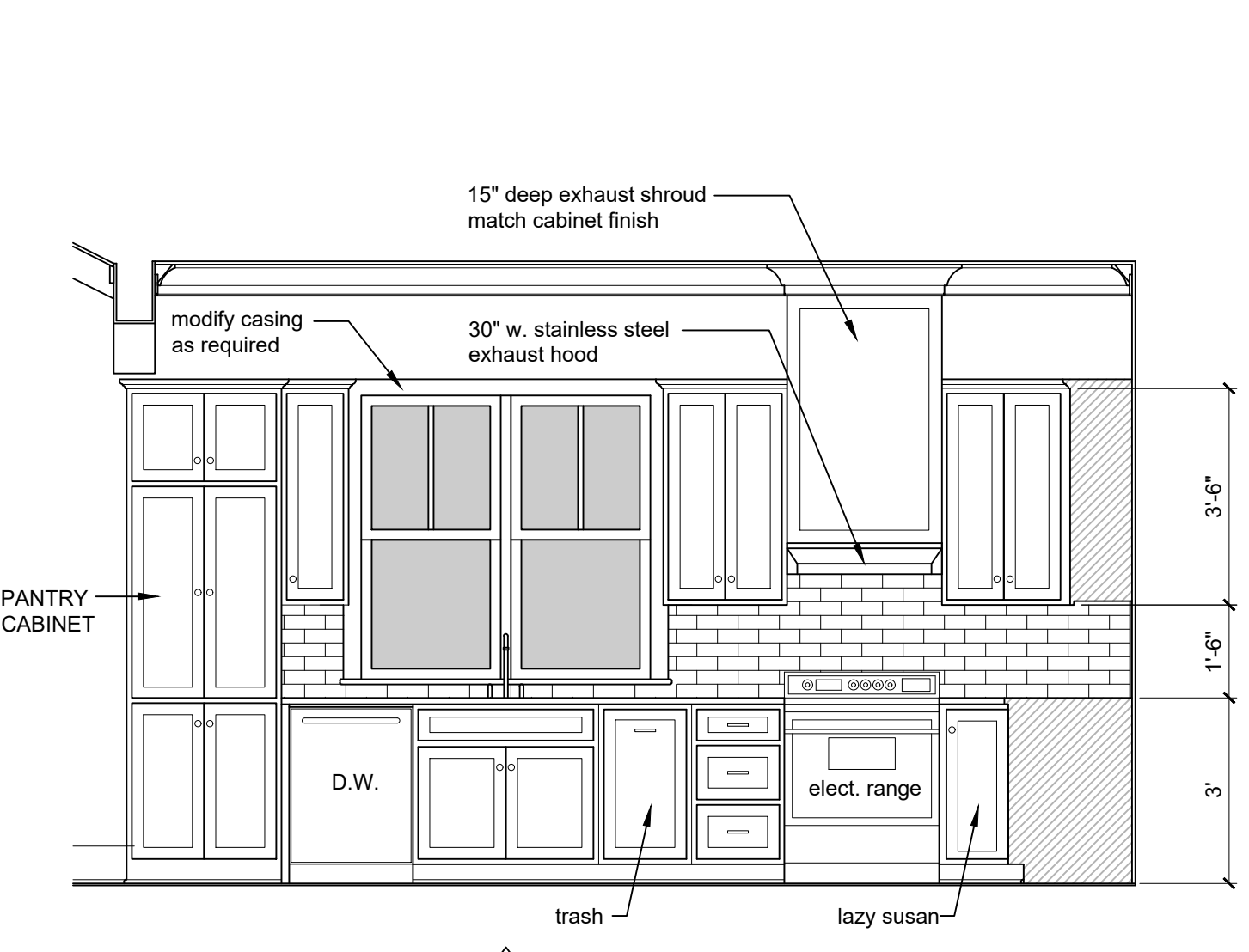
**ROOM FINISH SCHEDULE UNIT "C"**

	ROOM NAME	CEILING HEIGHT	FLOOR	WALLS	CEILING	BASE	CROWN	CASING	COMMENTS
1st FLOOR	ENTRY	10-1		V-JOINT T&G PAINT	V-JOINT T&G PAINT	--	SEE SECTIONS		-
	DINING	10-1		GPYBRD PAINT	GPYBRD PAINT	B-1	C-1	CS1, WS1	-
	KITCHEN	10-1		GPYBRD PAINT	GPYBRD PAINT	B-1	C-1	CS1, WS1	-
	LIVING	VAULTED		GPYBRD PAINT	V-JOINT T&G PAINT	B-1	C-1	CS1, WS1	WOOD BOX BEAMS STAINED SEE INTERIOR ELEVATIONS
	PORCH	SLOPED		GPYBRD PAINT	V-JOINT T&G PAINT	--	SEE SECTIONS		-
	MASTER BEDROOM	10-1		GPYBRD PAINT	GPYBRD PAINT	B-1	C-1	CS1, WS1	-
	MASTER BATH	10-1		GPYBRD PAINT	GPYBRD PAINT	TB-1	C-1	CS1, WS1	-
	W.C.	10-1		GPYBRD PAINT	GPYBRD PAINT	TB-1	--	CS1, WS1	-
	MASTER CLOSET	8-6		GPYBRD PAINT	GPYBRD PAINT	B-1	--	CS1, WS1	-
	HALL 1	8-6		GPYBRD PAINT	GPYBRD PAINT	B-1	--	CS1, WS1	-
	COAT CLOS.	8-6		GPYBRD PAINT	GPYBRD PAINT	B-1	--	CS1, WS1	-
	LAUNDRY	8-6		GPYBRD PAINT	GPYBRD PAINT	TB-2	--	CS1, WS1	-
	POWDER	VARIES		GPYBRD PAINT	GPYBRD PAINT	TB-2	--	CS1, WS1	-
	GARAGE	10-1		GPYBRD PAINT	5/8" TYPE "X" GPYBRD PAINT	B-2	--	CS1, WS1	-
2nd FLOOR	HALL 2	9-1		GPYBRD PAINT	GPYBRD PAINT	B-2	C-2	CS1, WS1	-
	BED 2	9-1		GPYBRD PAINT	GPYBRD PAINT	B-2	C-2	CS1, WS1	-
	CLO 2	9-1		GPYBRD PAINT	GPYBRD PAINT	B-2	--	CS1, WS1	-
	BATH 2	9-1		GPYBRD PAINT	GPYBRD PAINT	TB-2	C-2	CS1, WS1	-
	BED 3	9-1		GPYBRD PAINT	GPYBRD PAINT	B-2	C-2	CS1, WS1	-
	CLO 3	9-1		GPYBRD PAINT	GPYBRD PAINT	B-2	--	CS1, WS1	-
	BATH 3	9-1		GPYBRD PAINT	GPYBRD PAINT	TB-2	C-2	CS1, WS1	-
	BED 4	9-1		GPYBRD PAINT	GPYBRD PAINT	B-2	--	CS1, WS1	-
	CLO 4	9-1		GPYBRD PAINT	GPYBRD PAINT	B-2	--	CS1, WS1	-
	LINEN	9-1		GPYBRD PAINT	GPYBRD PAINT	B-2	--	CS1, WS1	-

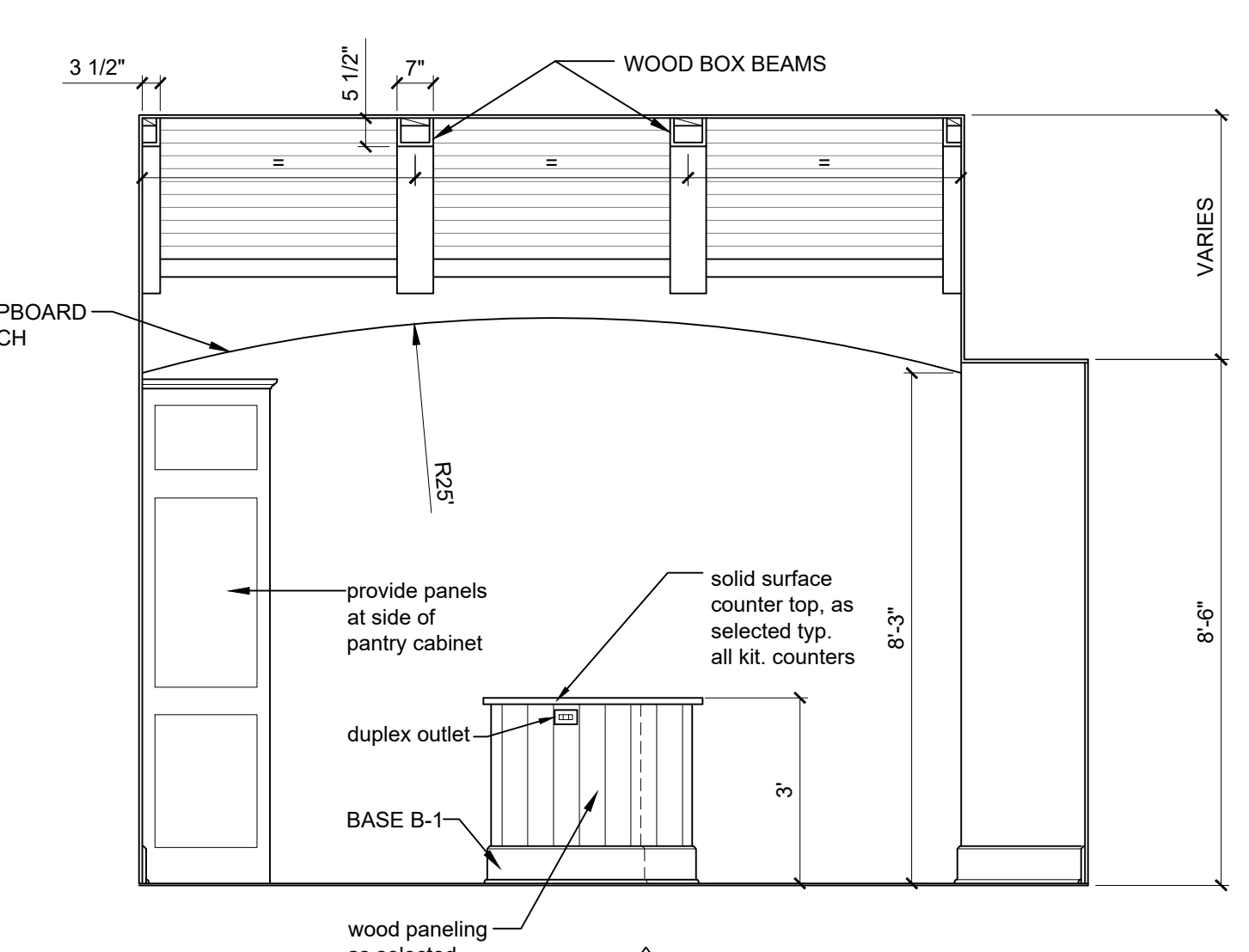
NOTES: - ALL BATHROOMS AND LAUNDRY ROOMS TO HAVE WATER, MOLD, AND MILDEW RESISTANT GYPBOARD  
 - WINDOW STOOL "D" AT ALL WINDOWS



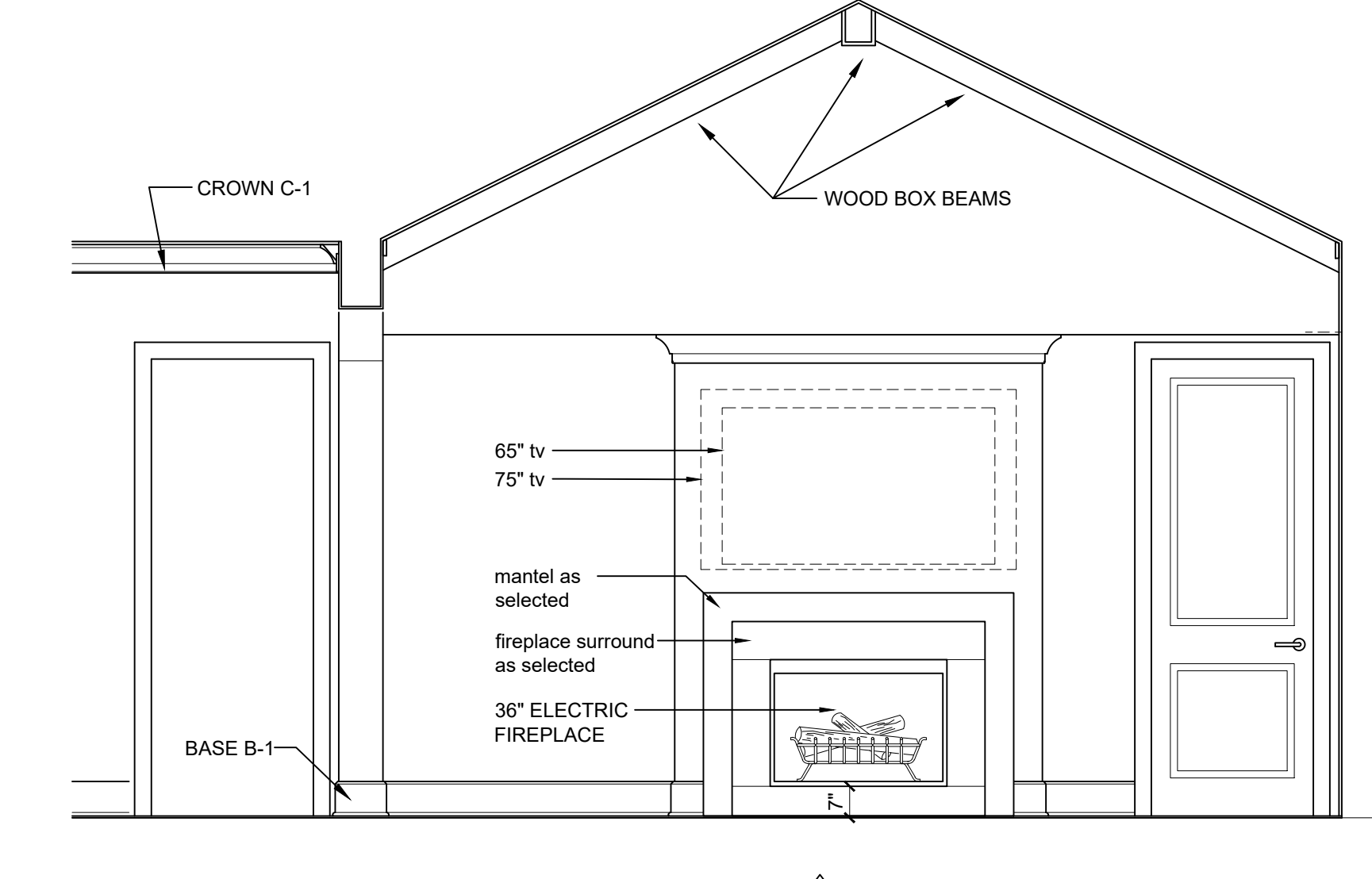
KITCHEN 1  
0 2 4 8



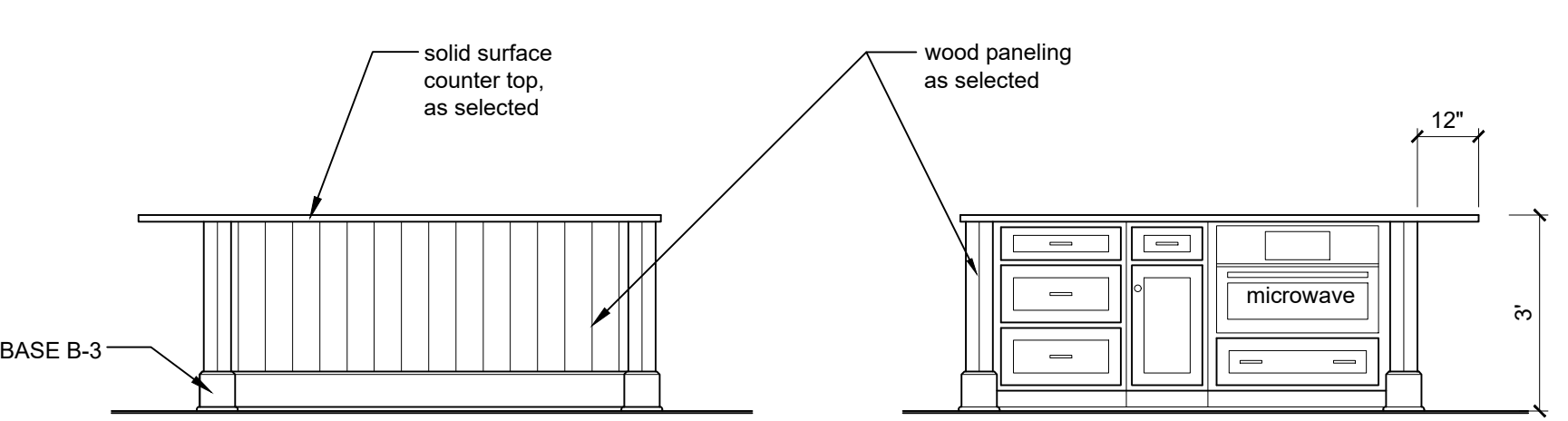
KITCHEN 2



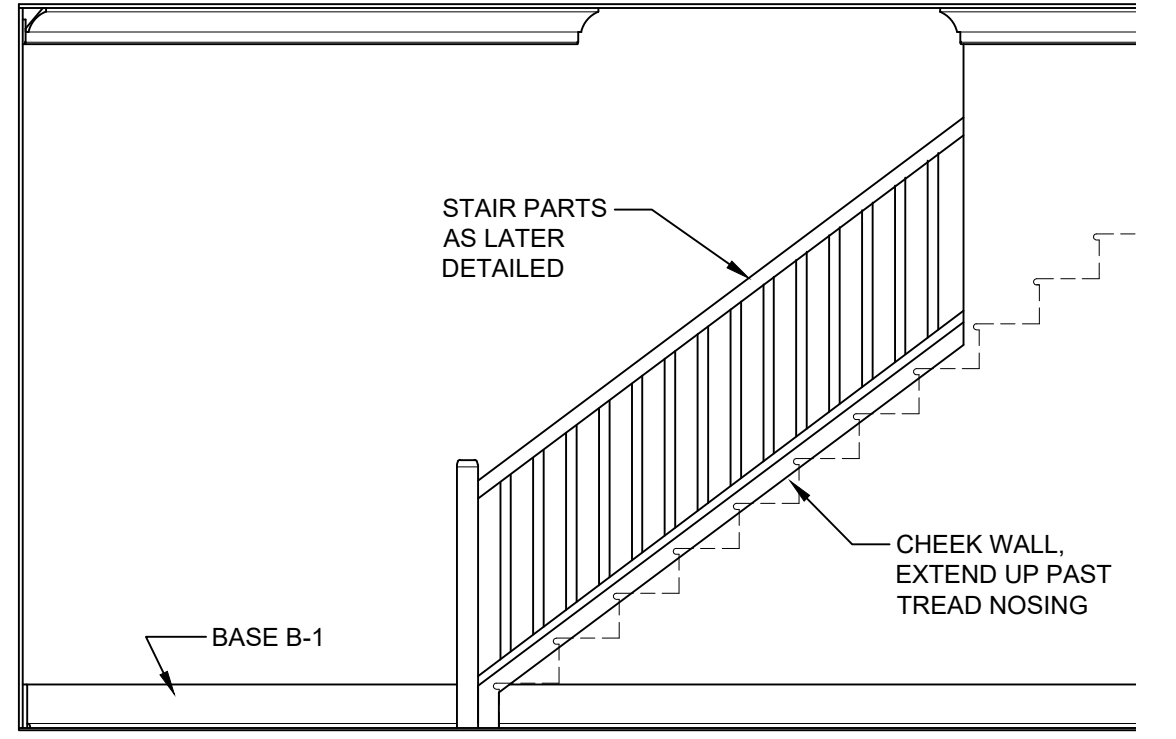
3



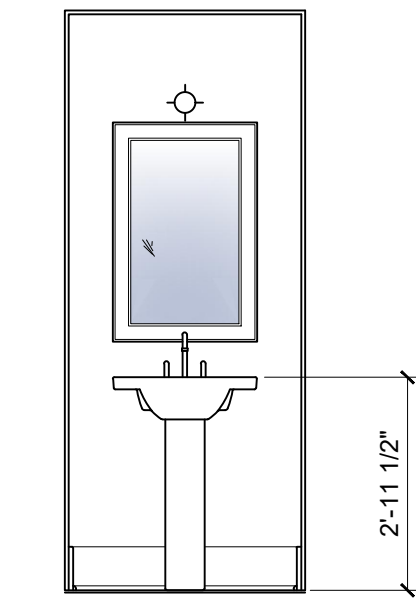
LIVING 4



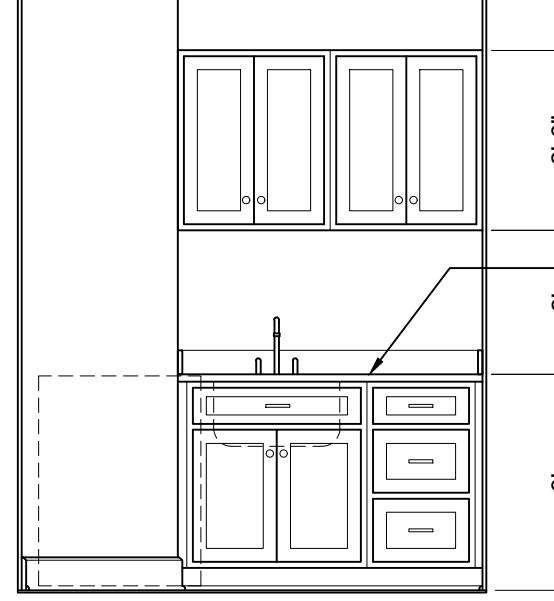
KITCHEN 5 6



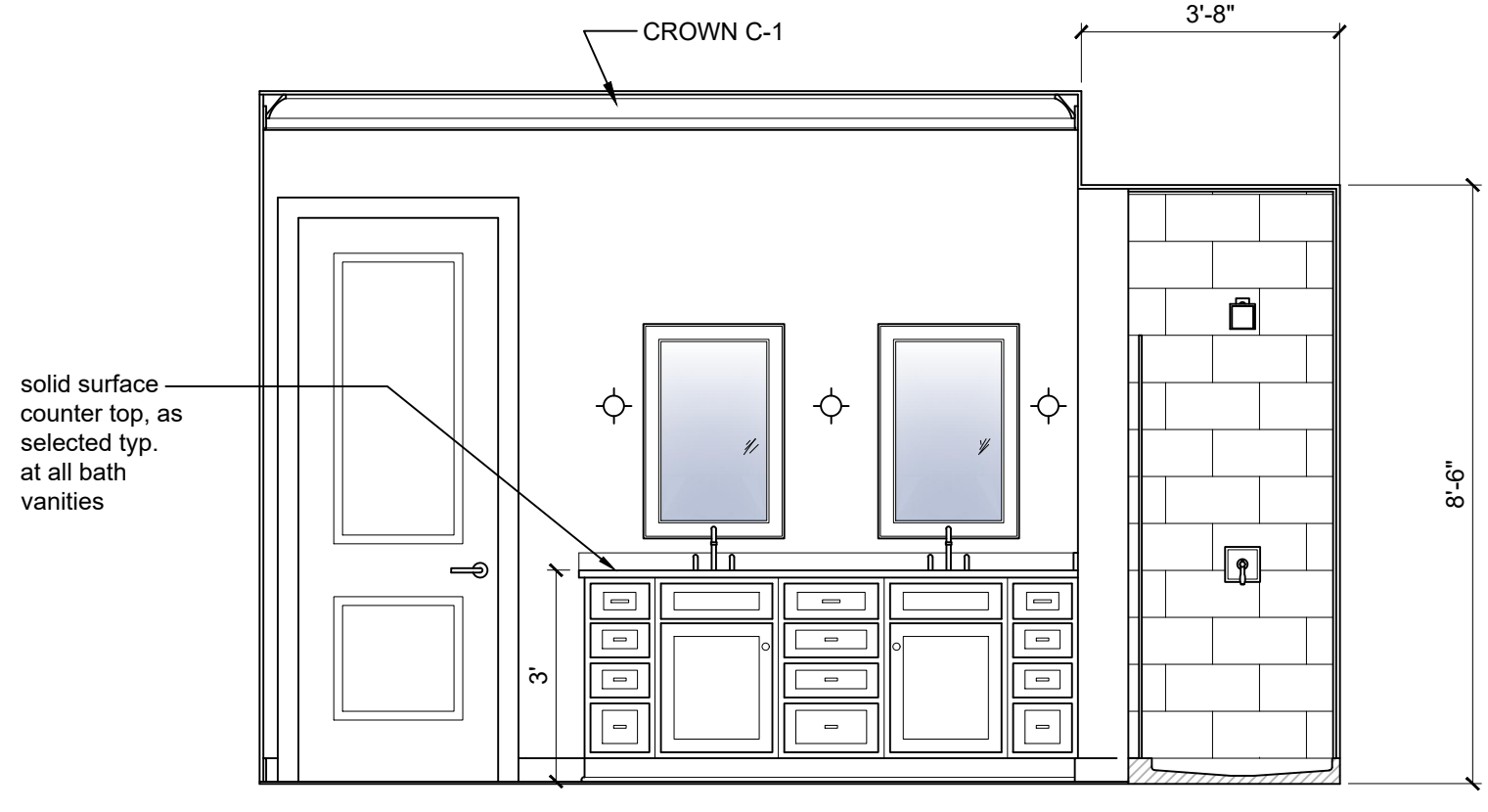
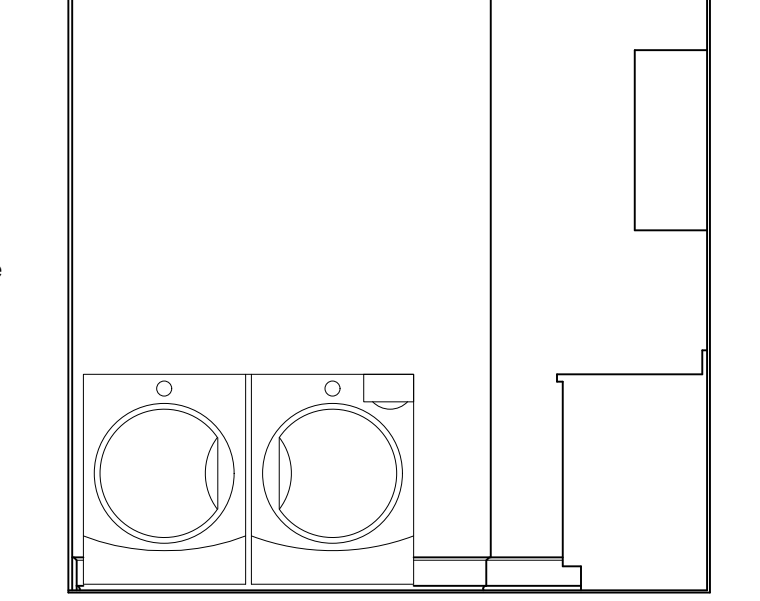
DINING 7



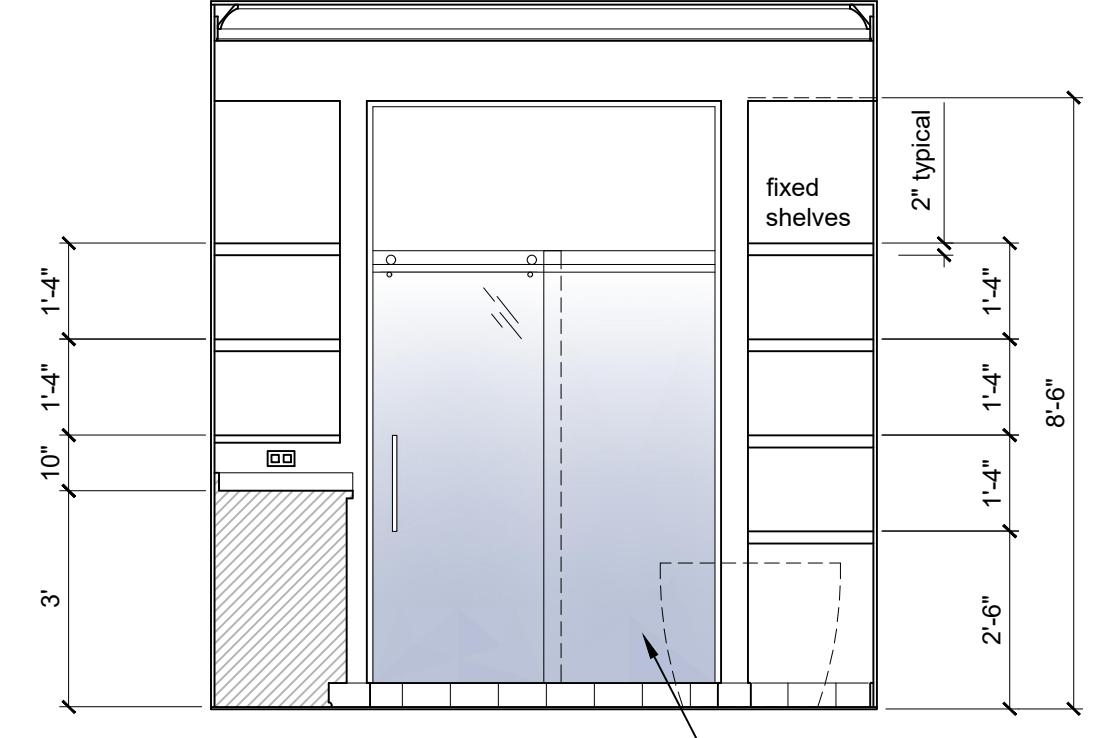
PWDR 8



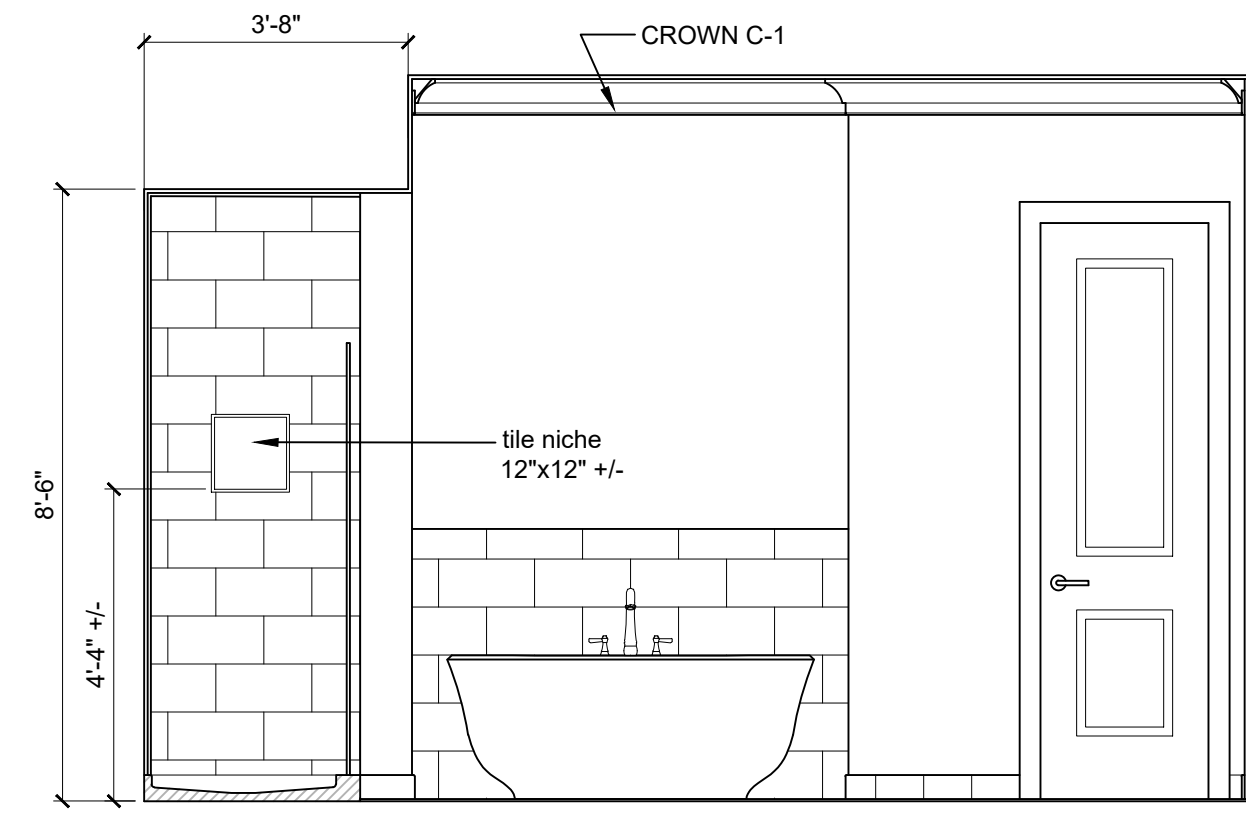
LAUNDRY 9



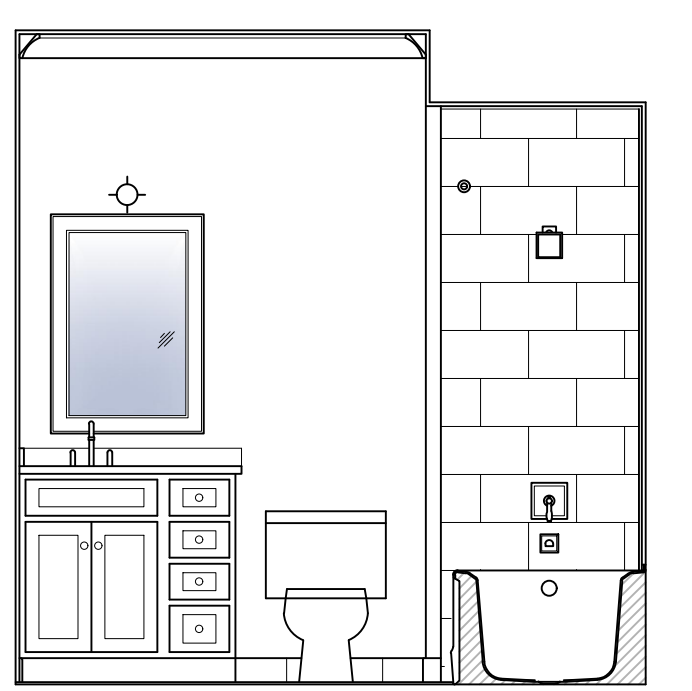
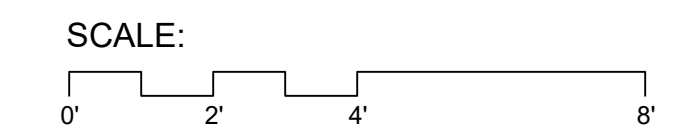
MASTER BATH 10



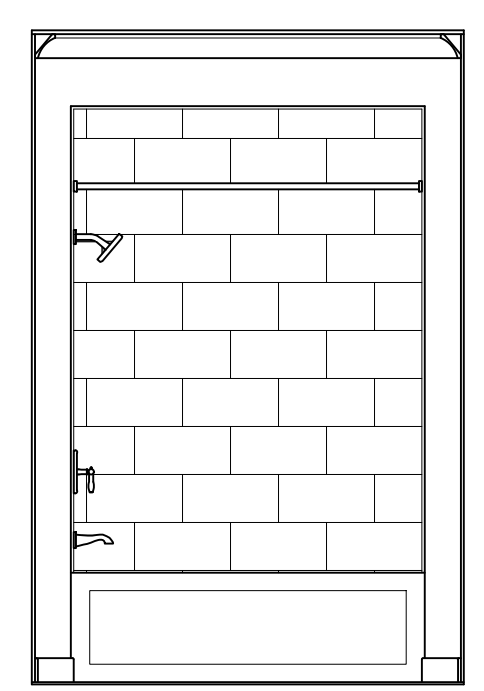
11



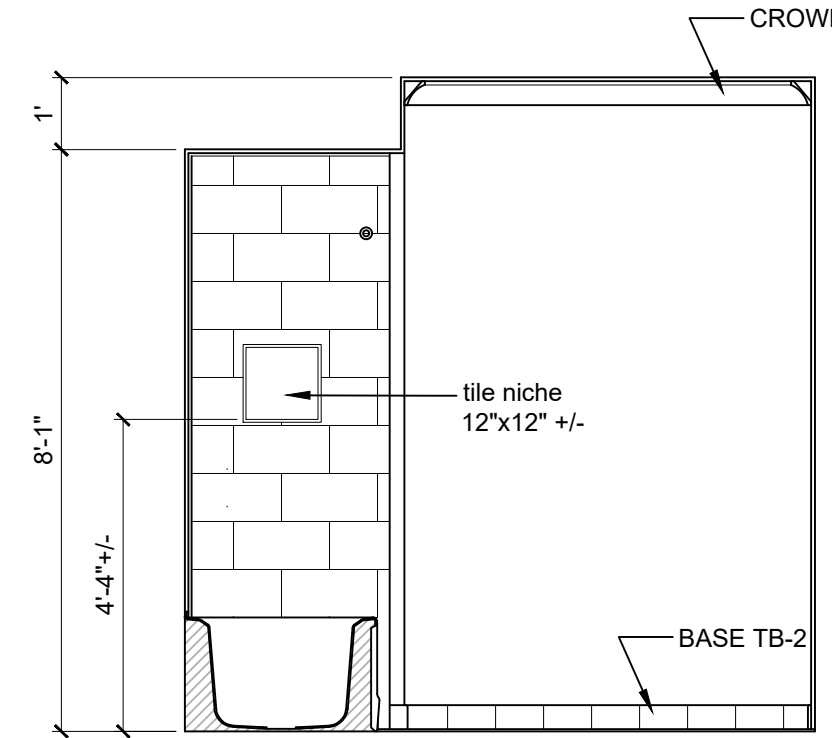
12



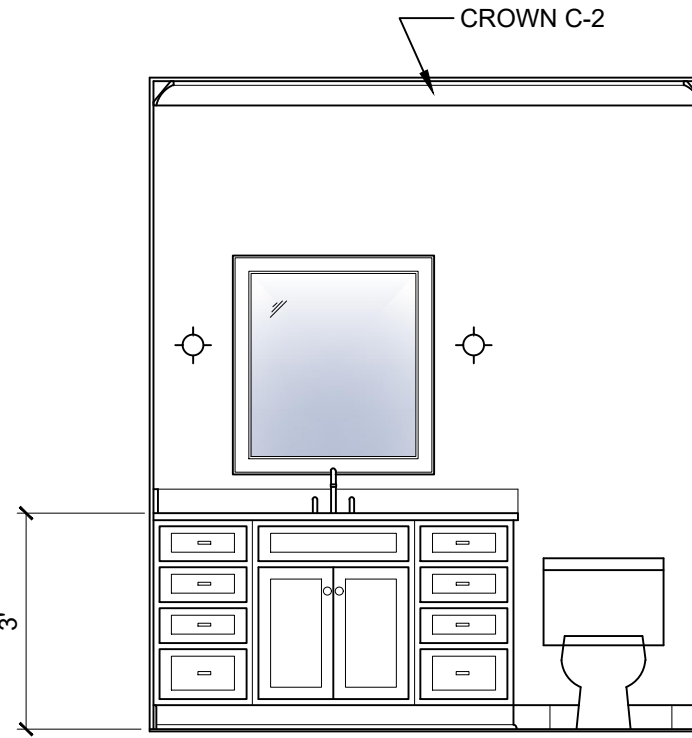
BATH 2 13



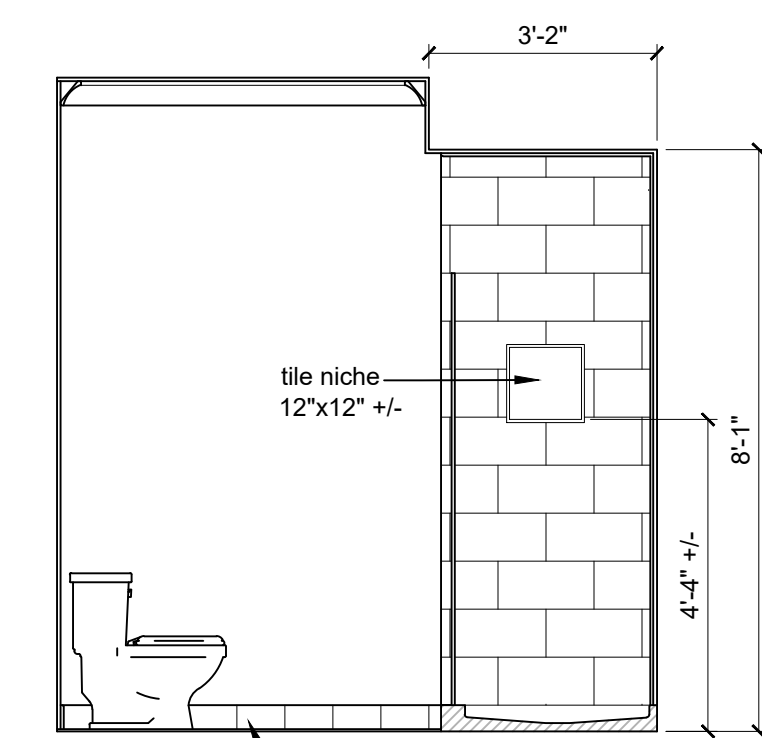
14



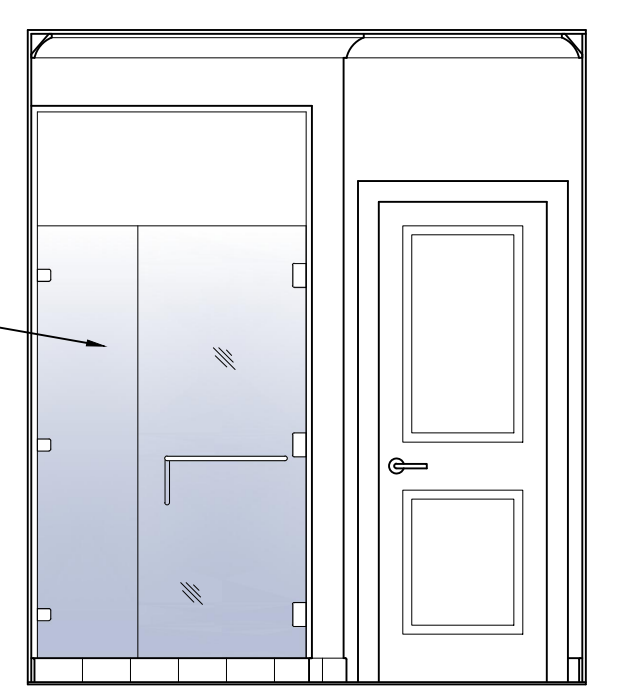
15



BATH 3 16



17



18



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I.C2