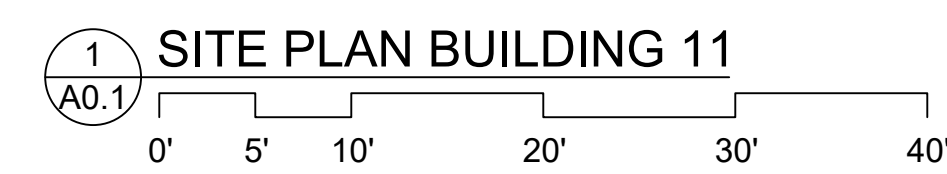




VICINITY MAP N.T.S.



NOTES:
 SEE PLAT BY SHUPE SURVEYING COMPANY FOR BOUNDARY DATA AND LOT CONFIGURATION.
 FINISHED SLAB ELEVATIONS ARE BASED ON TOP OF PAVEMENT ELEVATIONS (T.P.) AND TOP OF CURB (T.C.) AS SHOWN ON THE CIVIL DRAINAGE PLAN DATED 4/30/20. **VERIFY.**
 + [1.00] INDICATES FINISHED GRADE ELEVATIONS

GENERAL NOTES:

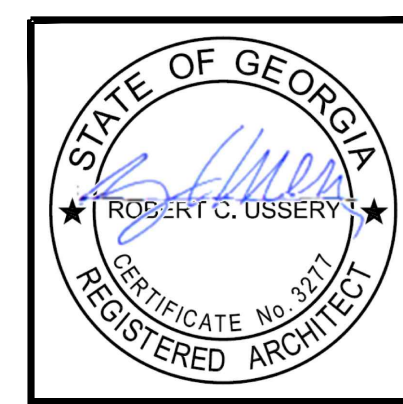
- ZONING:** THIS PROJECT IS ZONED PD.
PROJECT DESCRIPTION: PART OF A 54 UNIT ROWHOUSE DWELLING AND ONE FAMILY ATTACHED DWELLING PROJECT REGULATED BY THE RED BARN DEVELOPMENT TEXT AS REVISED JAN. 30TH 2009.
- SURVEY DATA TAKEN FROM PRELIMINARY PLAT BY SHUPE SURVEYING COMPANY, P.C., 3837 DARIEN HIGHWAY, BRUNSWICK, GA 31525. DATED 12/20/17.
- ACCORDING TO F.I.R.M. MAP NO. 13127C, PANEL 0234H & 0253H, DATED 01/05/18, INDICATES THIS PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONE X (UNSHADED), WHICH IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- DIMENSION ARE FROM FACE OF STUD TO FACE OF STUD, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO BEGINNING CONSTRUCTION.
- TO PREVENT CONFLICTS, CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES IN CONSTRUCTION AREAS LOCATED PRIOR TO BEGINNING CONSTRUCTION AND EXERCISE EXTREME CAUTION WHEN DIGGING IN THESE AREAS.
- ALL WORK, MATERIALS, METHODS, ETC., SHALL CONFORM TO ALL GOVERNING BUILDING CODES, ORDINANCES, REGULATIONS AND AGENCIES.
- SLOPED FLOOR SURFACES IN ALL BATHROOMS AND ALL ROOMS SHALL NOT EXCEED 1:48.
- VERTICAL THRESHOLDS AND ALL EQUAL BUILDING COMPONENTS SHALL COMPLY WITH SECTION 320 ACCESSIBILITY IN THE INTERNATIONAL RESIDENTIAL CODE.
- SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1:48, AND A MAXIMUM RUNNING SLOPE OF 1:20.
- BUILDING HEIGHT:** MAXIMUM ALLOWED = 35 FT. PROPOSED BUILDING 11 = APPROXIMATELY 32' - 3"
- OWNER / DEVELOPER:** FIFTY OAKS GROUP, LLC
- ARCHITECT:** USSERY - RULE ARCHITECTS, P.C. 1804-A FREDERICA ROAD ST. SIMONS ISLAND, GA 31522 (912) 638-6688

CODE INFORMATION
 IF CONFLICT ARISES BETWEEN THE ENCLOSED DRAWINGS AND BUILDING CODES, APPLICABLE BUILDING CODES APPLIES.
 ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:

- APPLICABLE CODES:**
 - 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) W/ GEORGIA AMENDMENTS
 - 2018 INTERNATIONAL FIRE CODE (IFC) W/ GEORGIA AMENDMENTS
 - 2018 INTERNATIONAL PLUMBING CODE (IPC) W/ GEORGIA AMENDMENTS
 - 2018 INTERNATIONAL MECHANICAL CODE (IMC) W/ GEORGIA AMENDMENTS
 - 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 - 2018 NATIONAL ELECTRICAL CODE (NFPA 70)
- WIND LOADING:**
 - DESIGN WIND SPEED: 130 MPH (3-SEC GUST) IRC R301.2(5)A
 - EXPOSURE CATEGORY: C IRC R301.2.1.4(2)
 - WINDBORNE DEBRIS REGION: WITHIN (1) MILE OF COASTAL MEAN HIGH WATER
- PROTECTION OF OPENINGS:**
 - IMPACT RESISTANT EXTERIOR GLAZING REQUIRED IN WIND BORNE DEBRIS REGIONS
 - WINDOW TYPE AND WINDOW'S DESIGN PRESSURE (DP) RATING SHALL MEET THE REQUIREMENTS OF SECTION R301, DESIGN CRITERIA, OF THE INTERNATIONAL RESIDENTIAL CODE.
- TOWNHOUSE REQUIREMENTS:**
 - COMMON WALL SHALL BE 2-HOUR RATED, W/ NO PLUMBING OR MECHANICAL PENETRATIONS. IRC R302.2
- MISC. CODE REQUIREMENTS:**
 - A. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF APPLICABLE CODES
 - B. GARAGE CEILING SHALL HAVE 5/8" TYPE-X GYPBOARD IRC R302.6
 - C. GARAGE SEPARATION FROM THE RESIDENCE SHALL BE NOT LESS THAN 1/2" GYPBOARD
 - D. EMERGENCY ESCAPE & RESCUE OPENINGS REQUIRED IN ALL SLEEPING ROOMS. NET CLEAR OPENING OF NOT LESS THAN 5.7 SQ/FT. MAXIMUM SILL HEIGHT OF 44 IN.

SHEET INDEX

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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
A5.6	FRAMING SECTION - UNIT D
A5.5	FRAMING SECTION - UNIT D
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

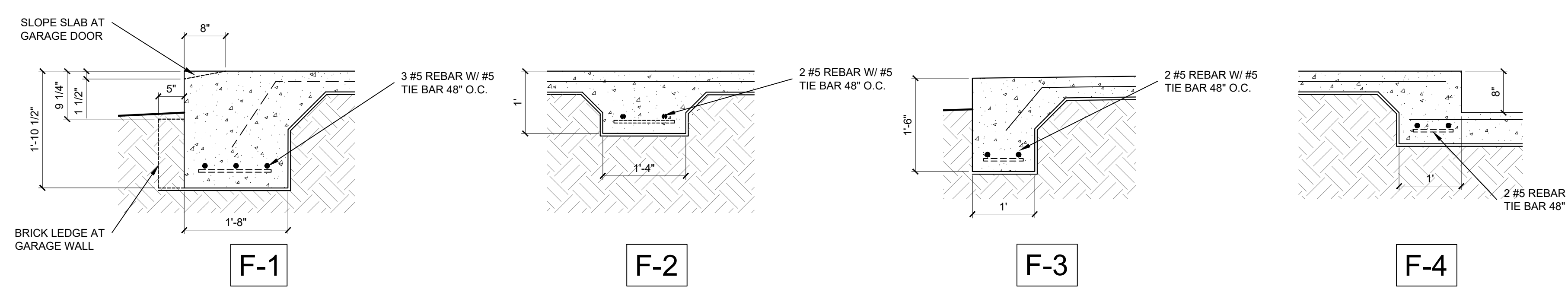
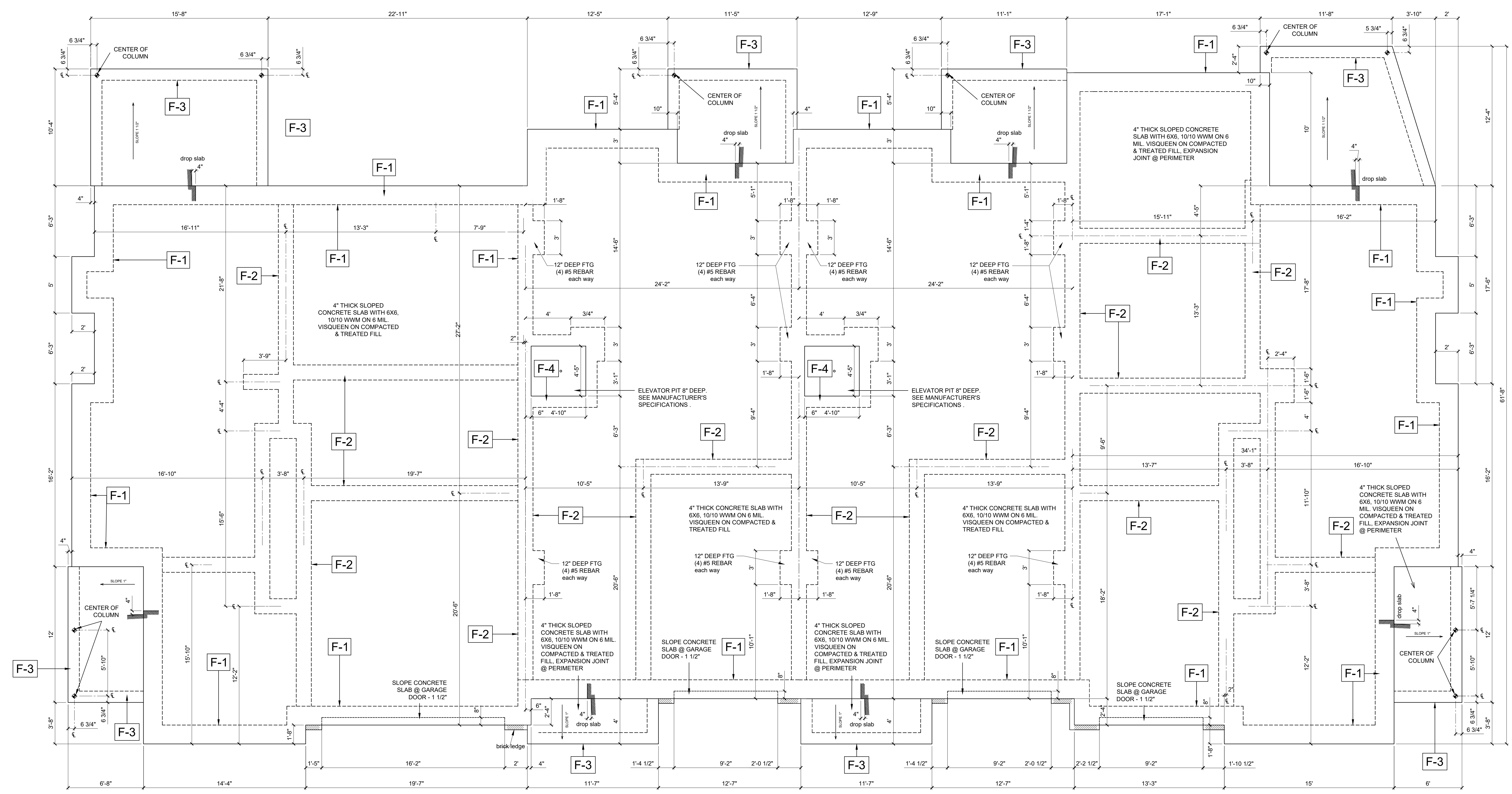


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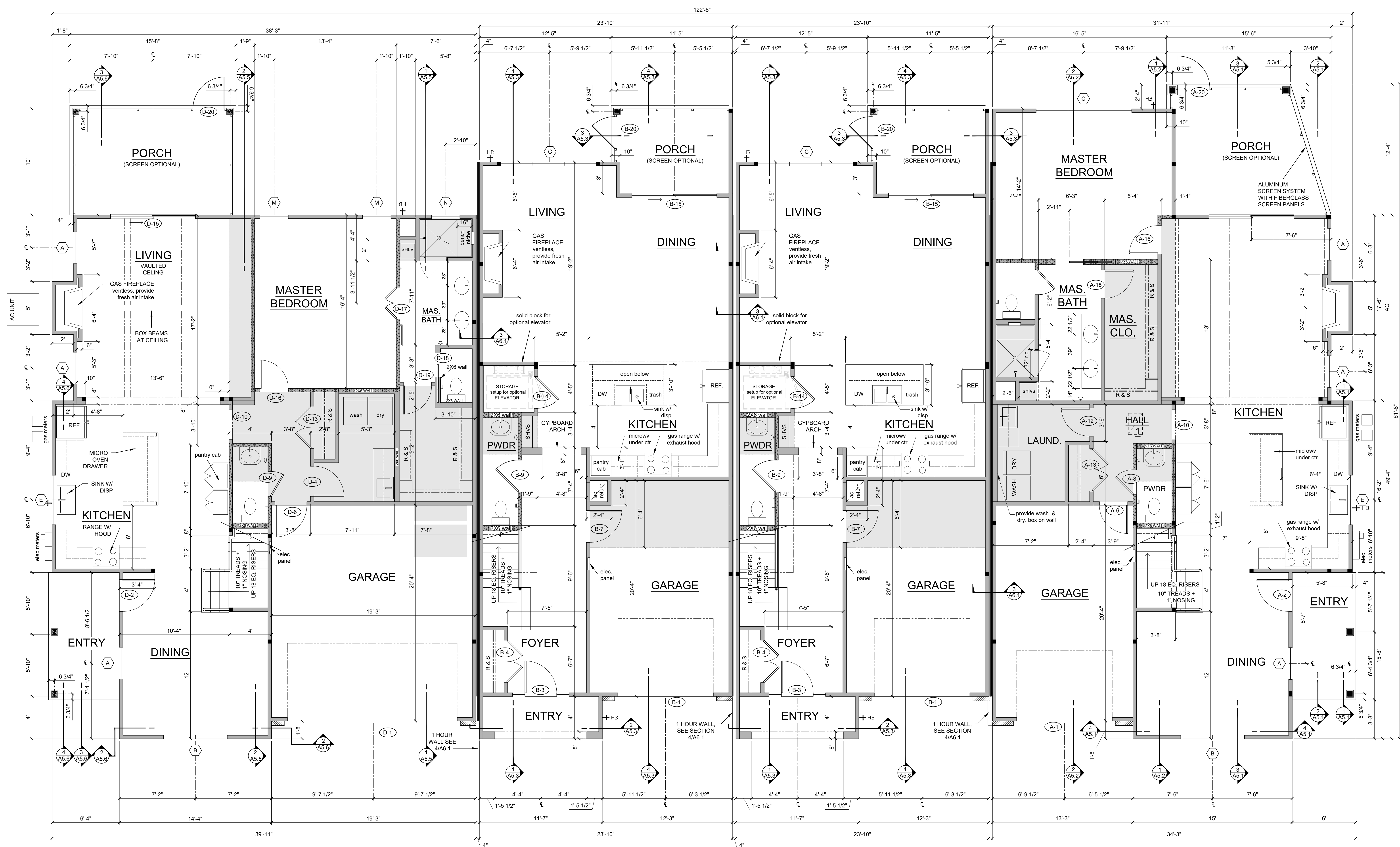
1622
 8-5-24

A0.1



1 FOUNDATION PLAN
 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 - 48" BAR DIAMETER.
 4. PROVIDE 1/2" REMOLDED EXPANSION JOINT MATERIAL WHERE SLAB ON GRADE IS POURED AROUND COLUMNS AND AGAINST WALLS.
 5. CONCRETE SHALL BE $f'c = 3,000$ PSI AT 28 DAYS.
 6. CONCRETE CONTROL JOINTS: PLACEMENT OF CONCRETE CONTROL JOINTS TO BE 12" max O.C. EACH WAY OR AS APPROVED BY ARCHITECT. SAW CUT MINIMUM 1" DEEP.
- GENERAL NOTES**
1. COORDINATE LOCATION OF NATURAL GAS LINE BELOW SLAB FOR FIREPLACE, STOVE, AND GRILL CONNECTIONS.
 2. FINISH SLAB 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.



UNIT -D SQUARE FEET
191 H and C- 2,339 s.f.
 GARAGE- 391 s.f.
 PORCHES- 242 s.f.
 TOTAL- 2,972 s.f.

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

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

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

BATH ACCESSORY LEGEND
 see floor plan for locations

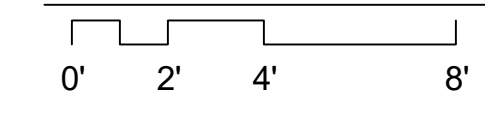
- Indicates TOILET PAPER holder 24" above finished floor
- Indicates TOWEL BAR 48" above finished floor
- Indicates TOWEL RING 56" above finished floor
- Indicates ROBE HOOK 66" above finished floor

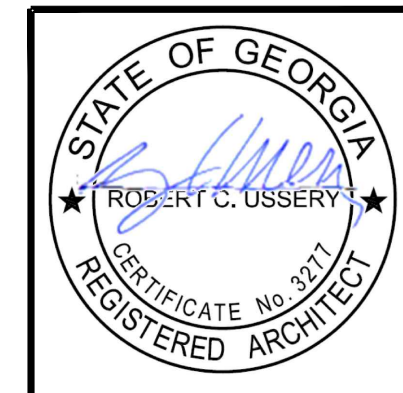
- BLOCKING NOTE:**
 PROVIDE 2X BLOCKING IN WALL BETWEEN STUDS FOR
- BATH ACCESSORIES
 - CLOS. RODS AND SHLVS
 - PEDESTAL SINK
 - STAIR RAIL
 - VANITY MIRRORS
 - FIREPLACE MANTEL
 - BOX BEAM IN CEILING
 - SHELVING

LEGEND

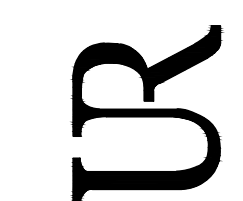
- 2X4 FRAMING STUD WALL, UNLESS NOTED OTHERWISE
- INDICATES DROP SOFFIT or CEILING AT 8'-1" TO FRAME unless otherwise noted
- INDICATES SOUND INSULATION IN WALL
- INDICATES BEAM BEARING POINT; PROVIDE POST CONTINUOUS FROM FOUNDATION TO BOTTOM OF BEAM. SEE FRAMING PLANS AND SECTIONS

FIRST FLOOR PLAN





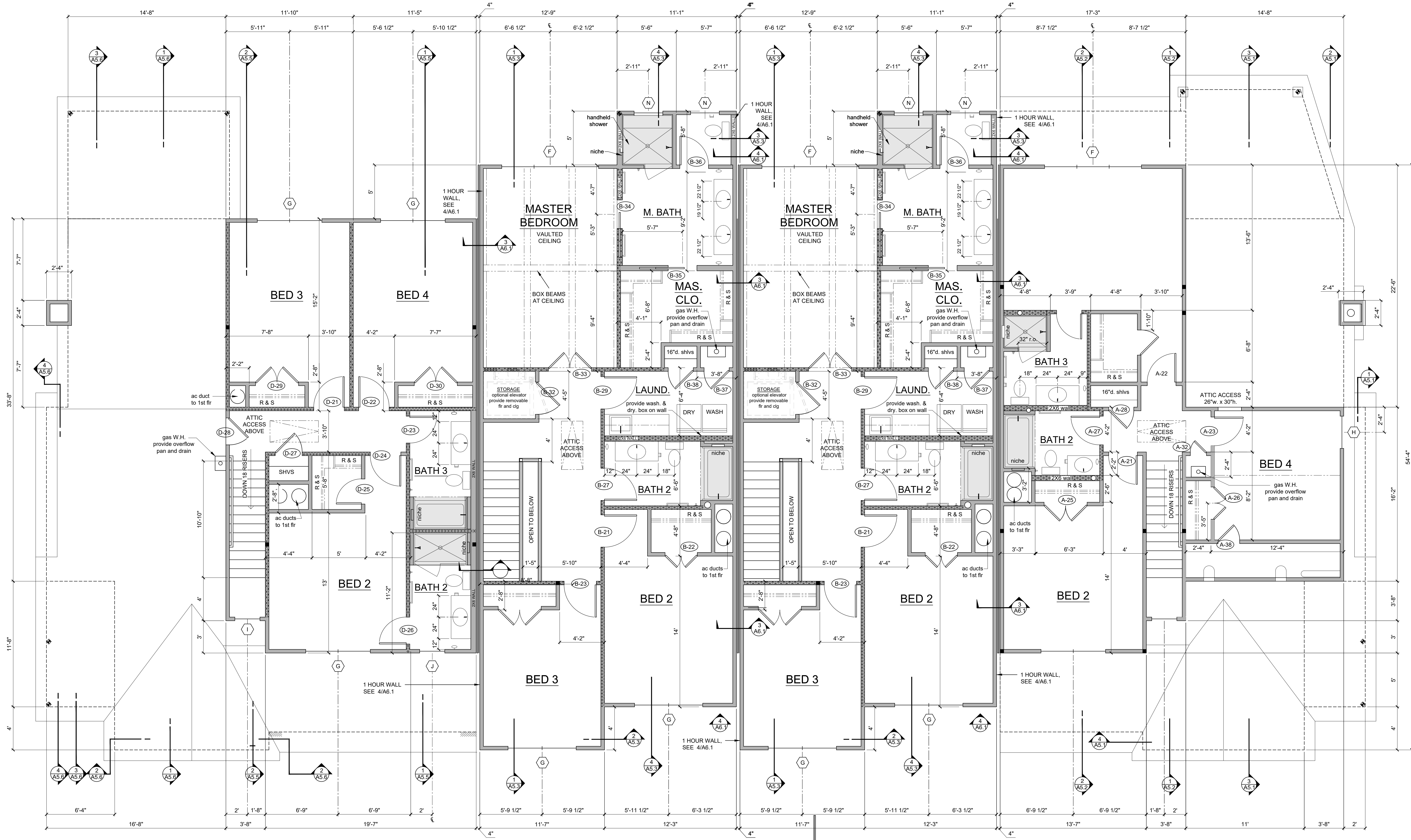
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A2.2



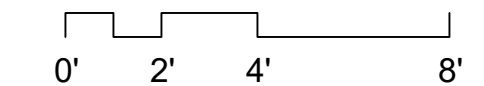
UNIT -D
 # 191

UNIT -B
 # 193

UNIT -B
 # 195

UNIT -A
 # 197

SECOND FLOOR PLAN



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

- BLOCKING NOTE:**
 PROVIDE 2x4 BLOCKING IN WALL BETWEEN STUDS FOR:
- BATH ACCESSORIES
 - CLOS. RODS AND SHLVS
 - PEDESTAL SINK
 - STAIR RAIL
 - VANITY MIRRORS
 - FIREPLACE MANTEL
 - SHELING

LEGEND

- 2x4 FRAMING STUD WALL, UNLESS NOTED OTHERWISE
- INDICATES DROP SOFFIT CEILING AT 8'-11" FRAME
- INDICATES SOUND INSULATION IN WALL
- INDICATES BEAM BEARING POINT, PROVIDE POST CONTINUOUS FROM FOUNDATION TO BOTTOM OF BEAM SEE FRAMING PLANS AND SECTIONS



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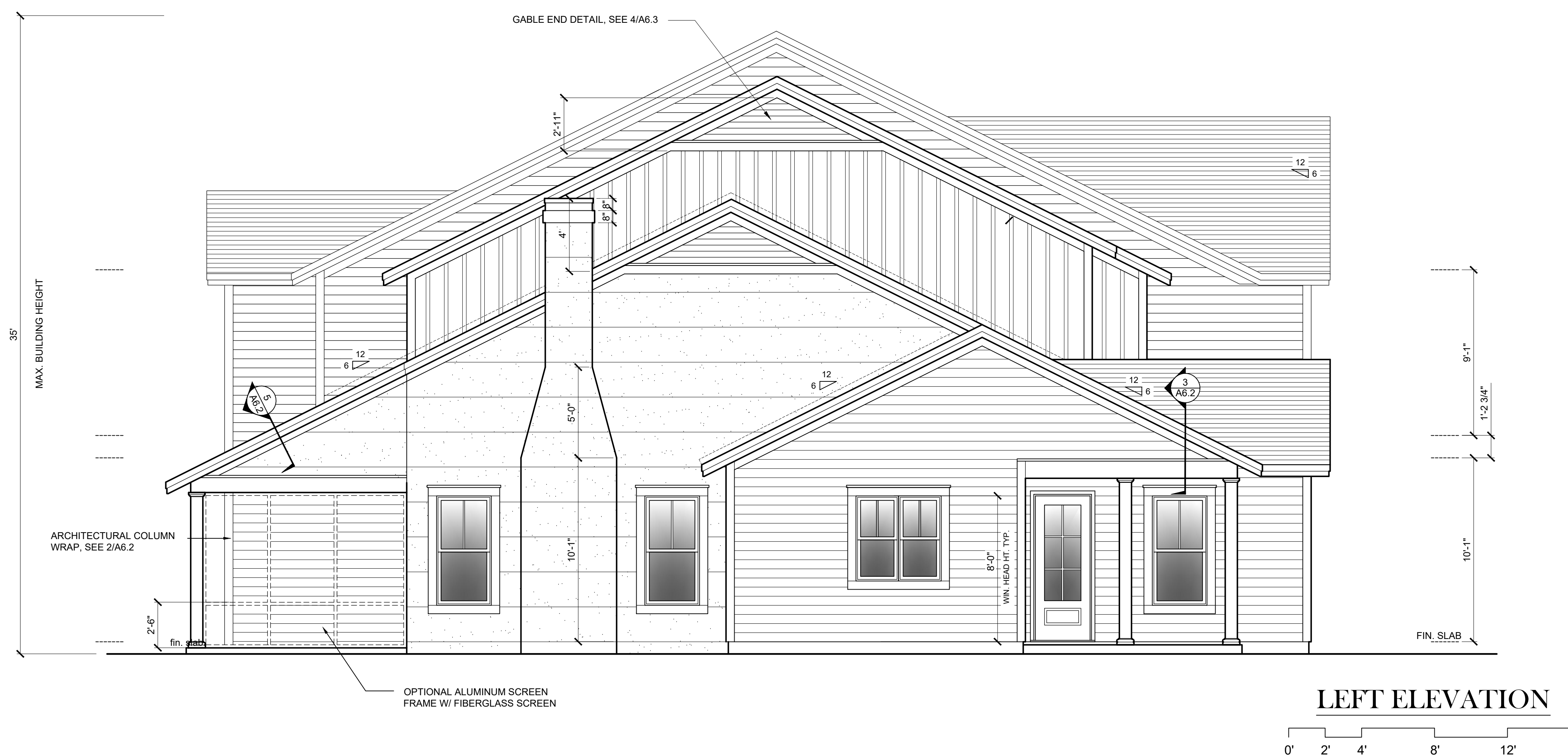
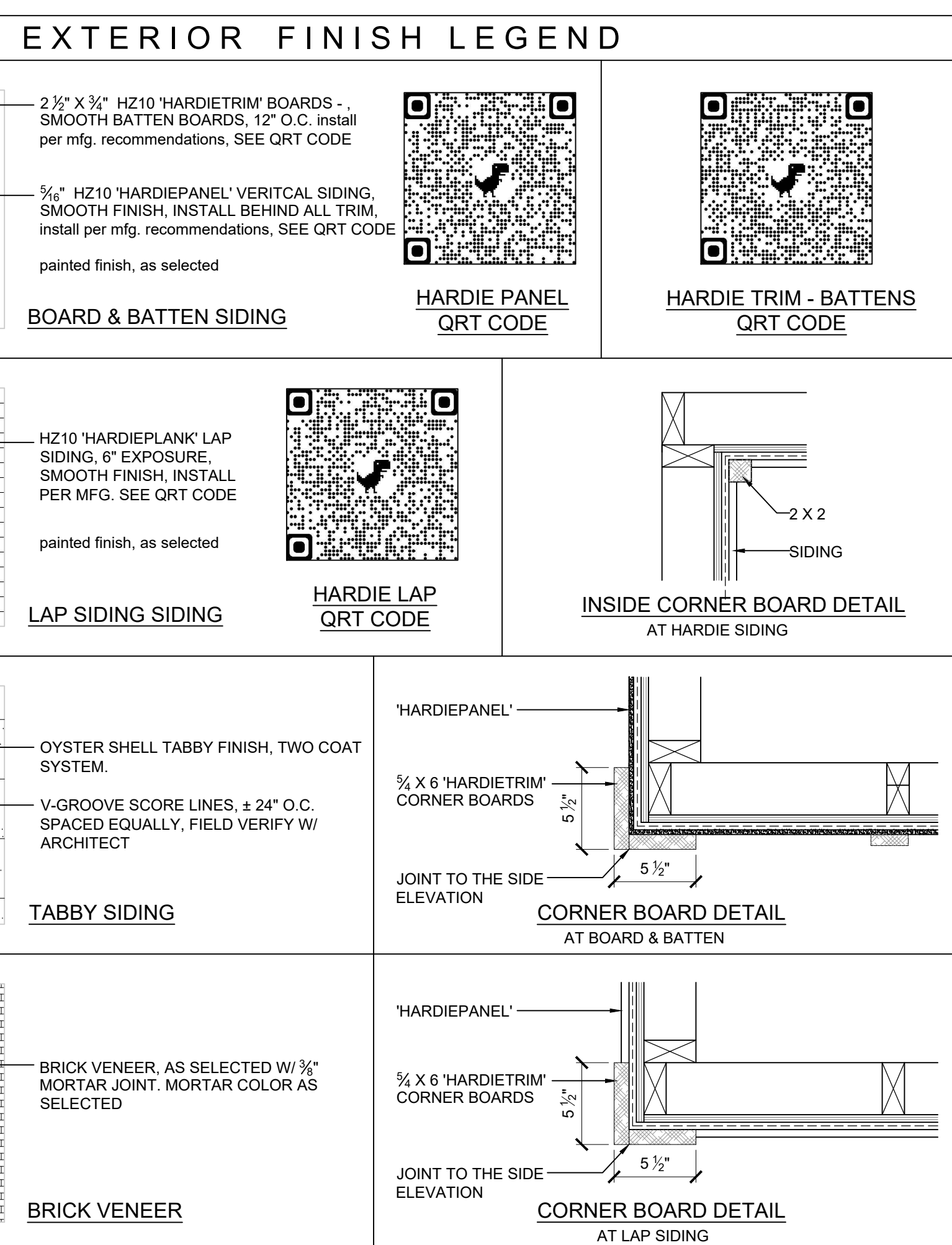
1622

8-5-24

A3.1



FRONT ELEVATION



LEFT ELEVATION



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A3.2



REAR ELEVATION



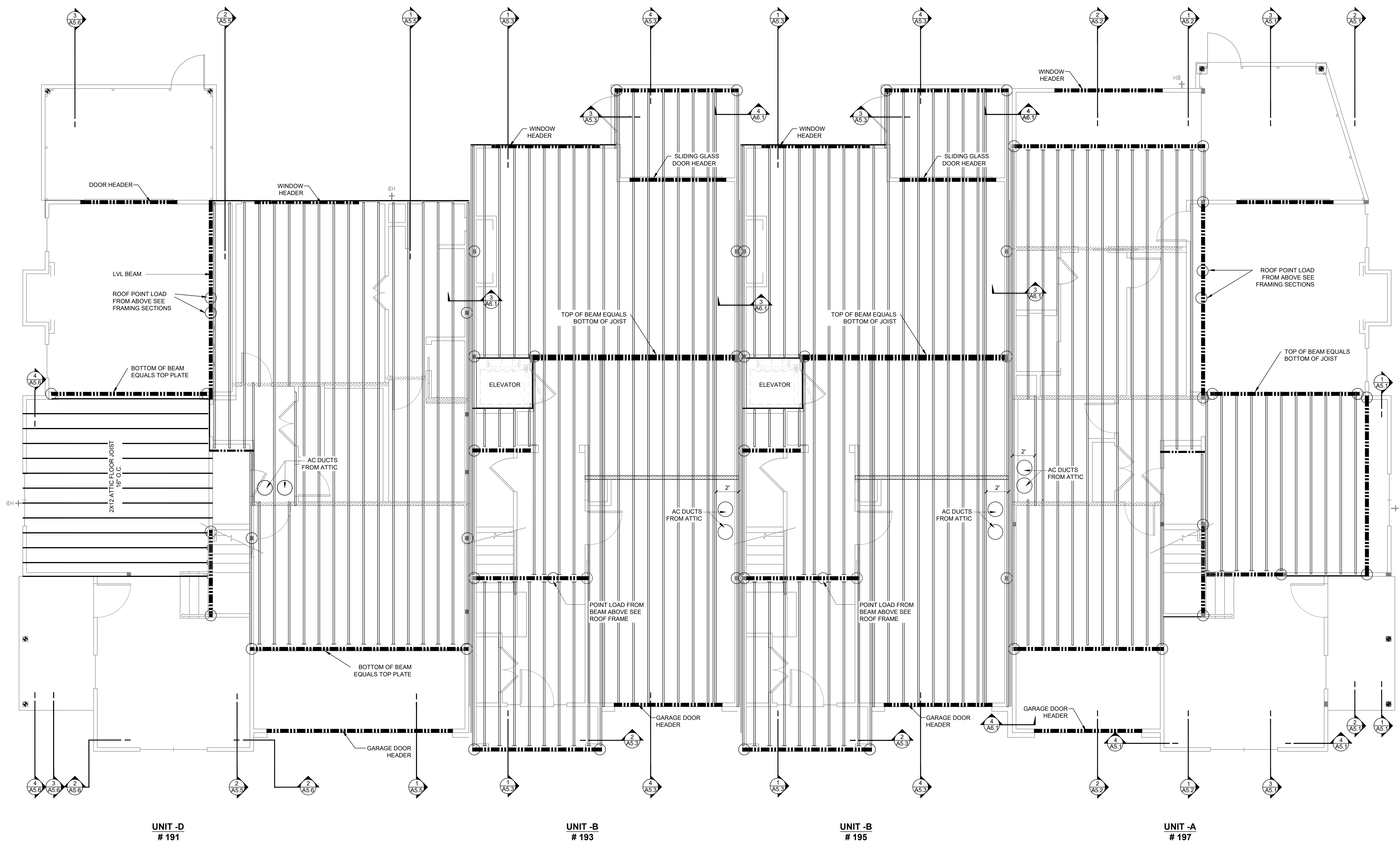
RIGHT ELEVATION



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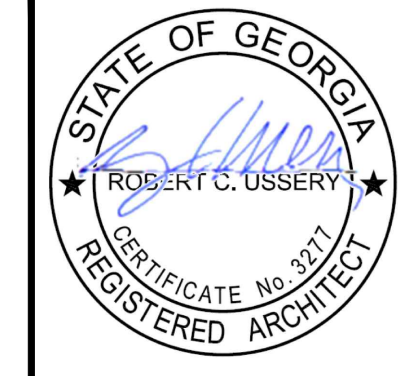
1
A4.1
FLOOR FRAMING PLAN
 0' 2' 4' 8'

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

- FLOOR FRAMING NOTES**
1. ALL FLOOR JOISTS SHALL BE 14" I-JOIST 16" O.C. UNLESS OTHERWISE NOTED.
 2. FLOOR BEAMS TO BE ENGINEERED BY MANUFACTURER.
 3. INSTALL FLOOR SYSTEM IN ACCORDANCE WITH MANUFACTURERS APPROVED SHOP DRAWINGS.
 4. ALL LVL BEAMS SHALL BE IN LINE WITH THE FLOOR SYSTEM UNLESS OTHERWISE NOTED.
 5. MINIMUM FLOOR SYSTEM DESIGN LOADS:
 D.L. = 15 LB/SQFT
 L.L. = 40 LB/SQFT
 T.L. = 55 LB/SQFT
 MAX ALLOWED DEFLECTION: L/360

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A4.1



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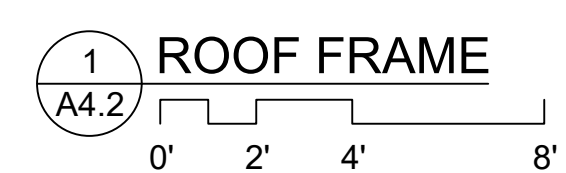
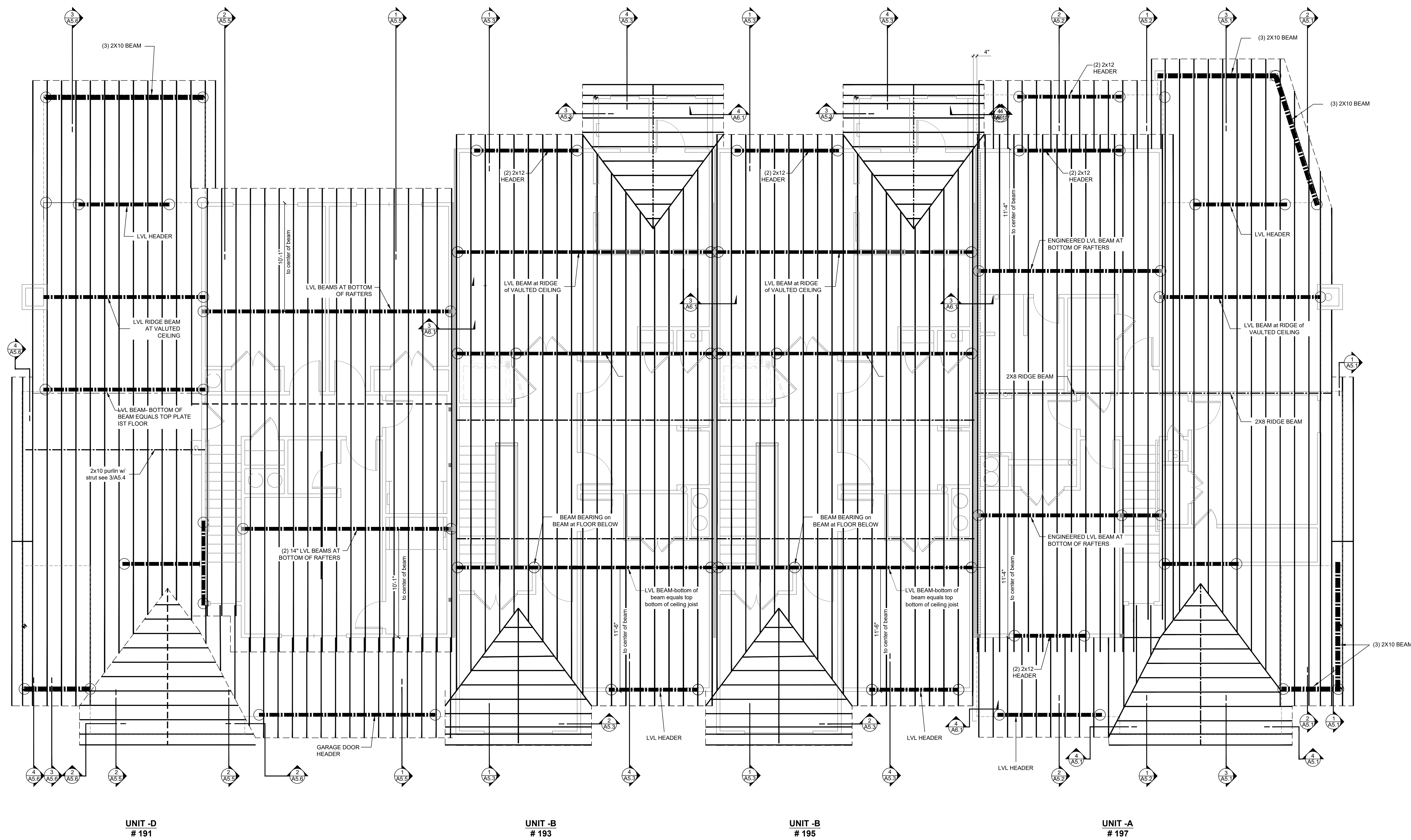


FIFTY OAKS - BUILDING 11
 South Harrington Road
 St. Simons Island, Georgia

1622

8-5-24

A4.2



NOTES:

ROOF FRAME: RAFTERS TO BE 2X8'S 16" O.C. UNLESS OTHERWISE NOTED. REFER TO FRAMING SECTIONS FOR ADDITIONAL INFORMATION.

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

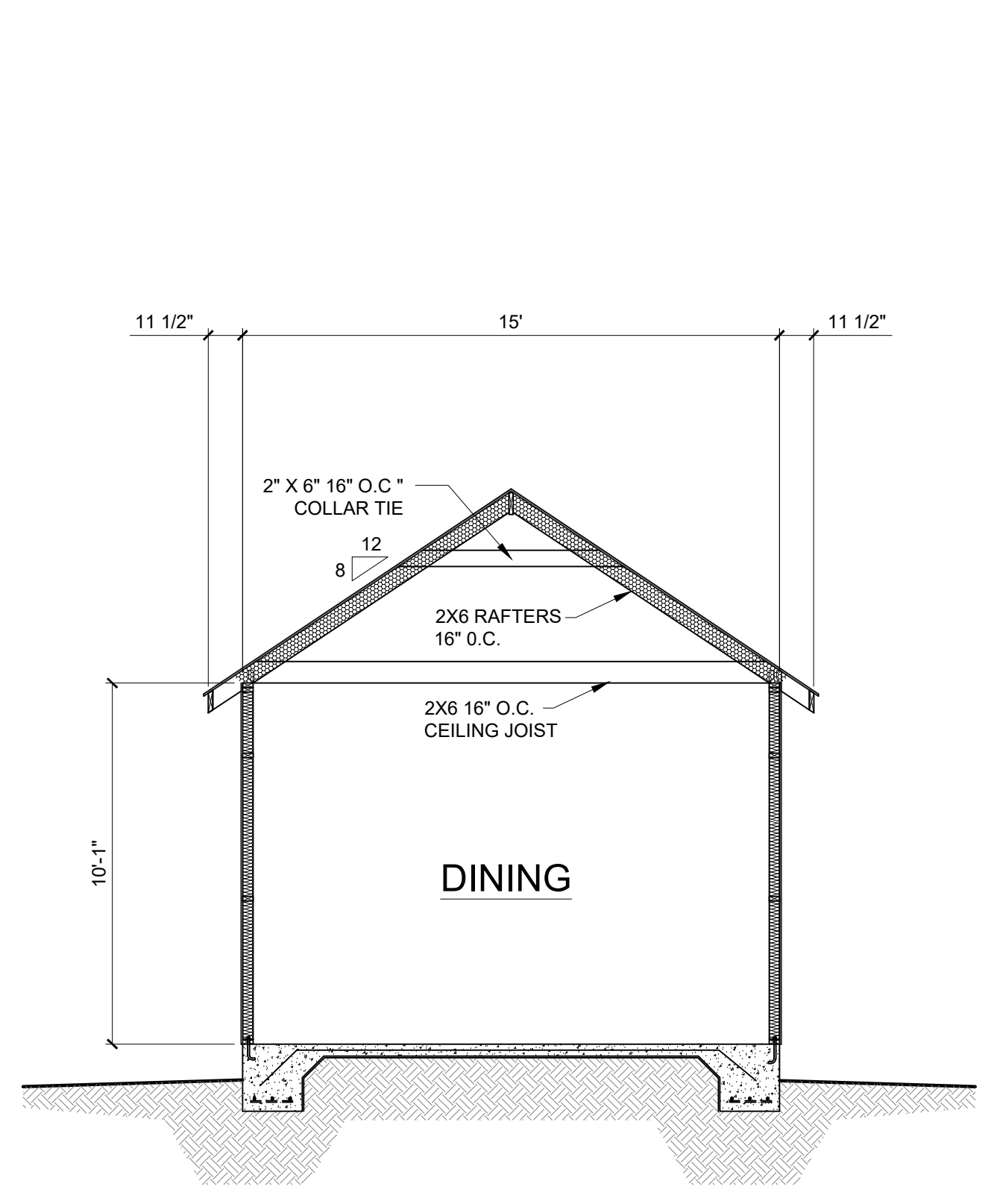
HURRICANE TIES: SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.

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

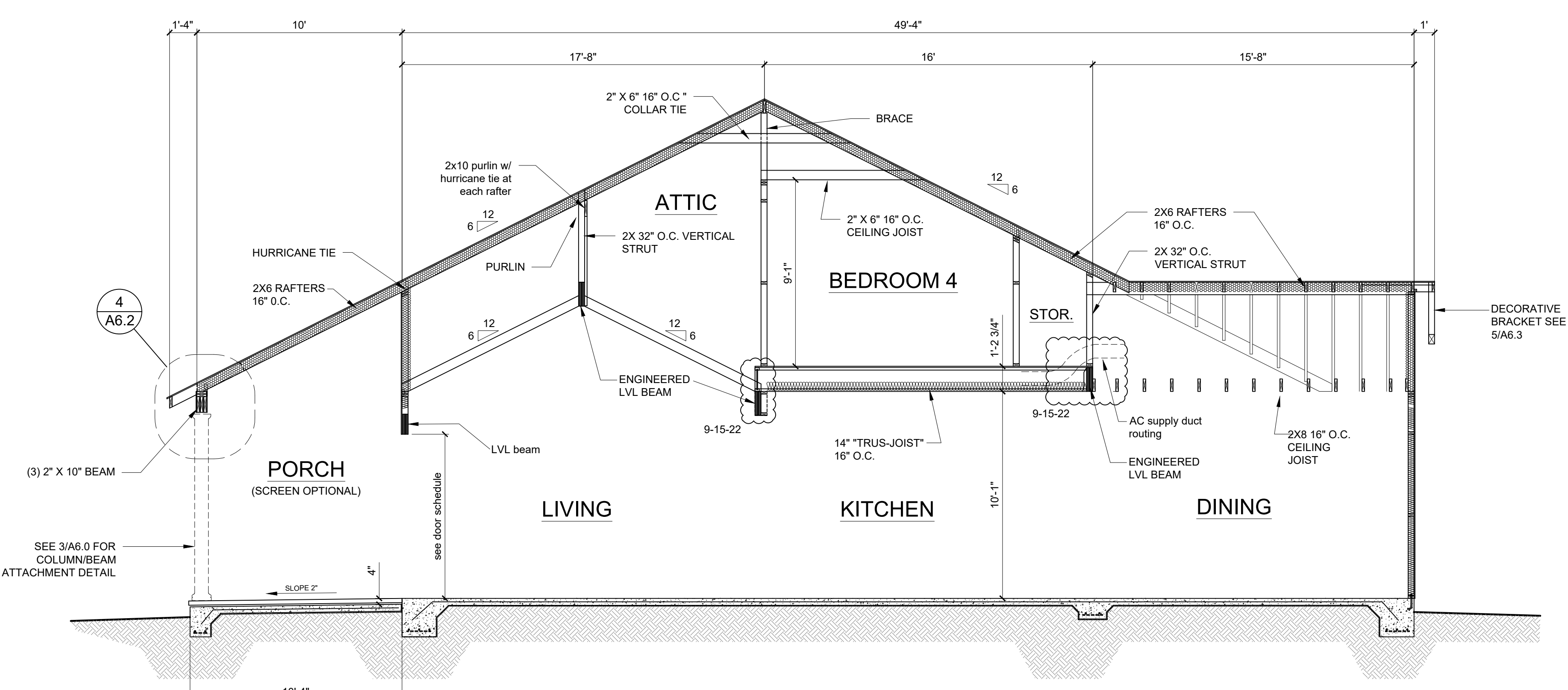
MAX RAFTER SPAN: 2X8 16" O.C. - 12'-0"
 2X8 16" O.C. - 15'-0"

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

INDICATES ENGINEERED LVL BEAM WITH BEARING POINTS. SEE MANUFACTURER'S SHOP DRAWINGS FOR LVL SIZES. PROVIDE CONTINUOUS COLUMN SUPPORT FROM BEAM BEARING TO FOUNDATION. MINIMUM 4X4 COLUMN



4 FRAMING SECTION - UNIT A
 A5.1



3 FRAMING SECTION - UNIT A
 A5.1

FRAMING NOTES:

WALLS: STUDS: TO BE 2X4'S 16" O.C. OR 2X6'S 16" O.C. AS NOTED ON FLOOR PLAN

FLOOR FRAME: 14" TRUSS JOIST 16" O.C. SEE MANUFACTURER'S SHOP DRAWINGS FOR ADDITIONAL INFORMATION. OTHER FLOOR FRAMING AS NOTED ON FRAMING PLAN.

ROOF FRAME: WOOD FRAMING 16" O.C. DESIGN INTENT ARE INDICATED ON FRAMING SECTIONS.

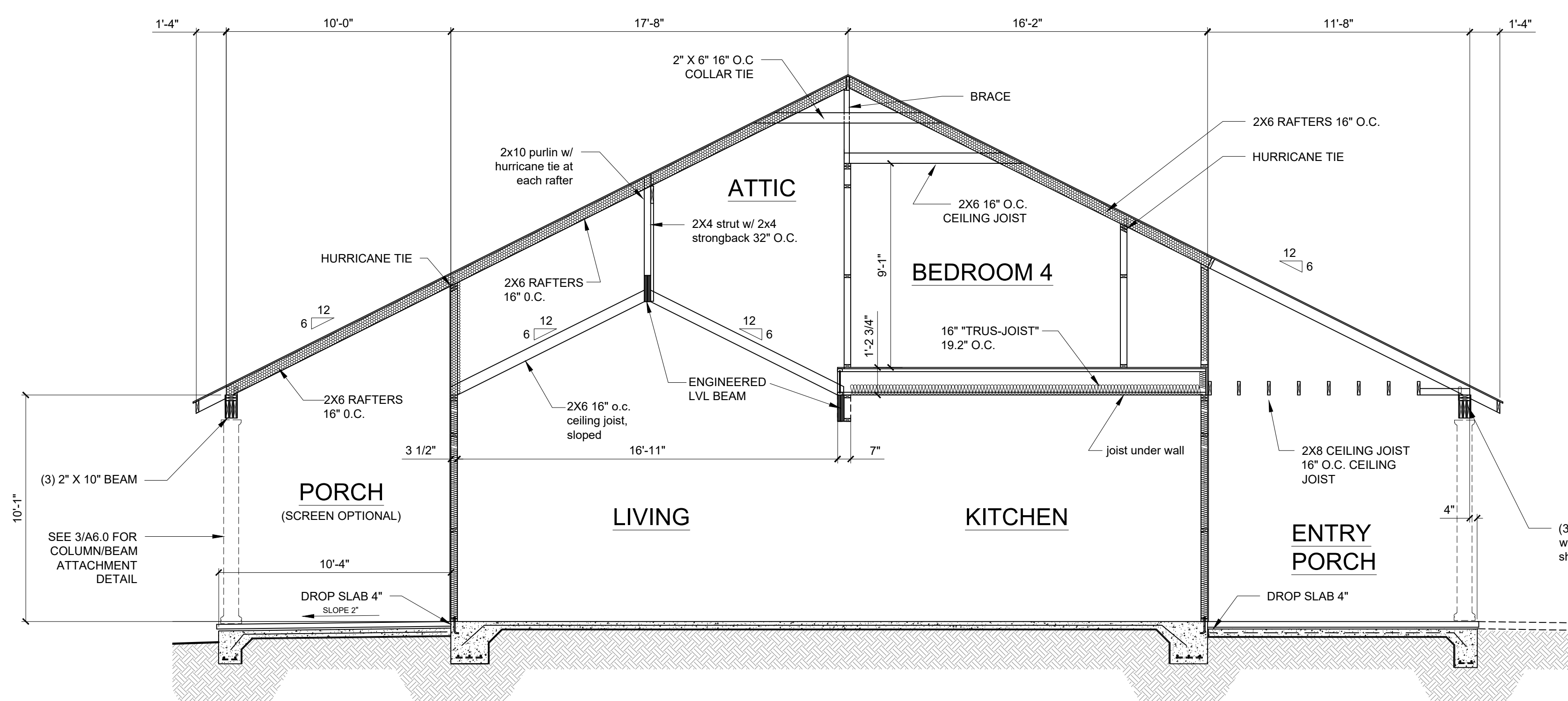
HEADER BEAMS: ALL WINDOW AND DOOR HEADERS OVER 6'-0" TO BE "MICRO-LAM" BEAMS PER MANUFACTURER'S SPECIFICATIONS UNLESS OTHERWISE NOTED. HEADERS 6'-0" TO 4'-0" TO MIN (2) 2X12 OTHER HEADERS TO BE MIN (2) 2X10 UNLESS OTHERWISE SPECIFIED.

HURRICANE TIES: SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.

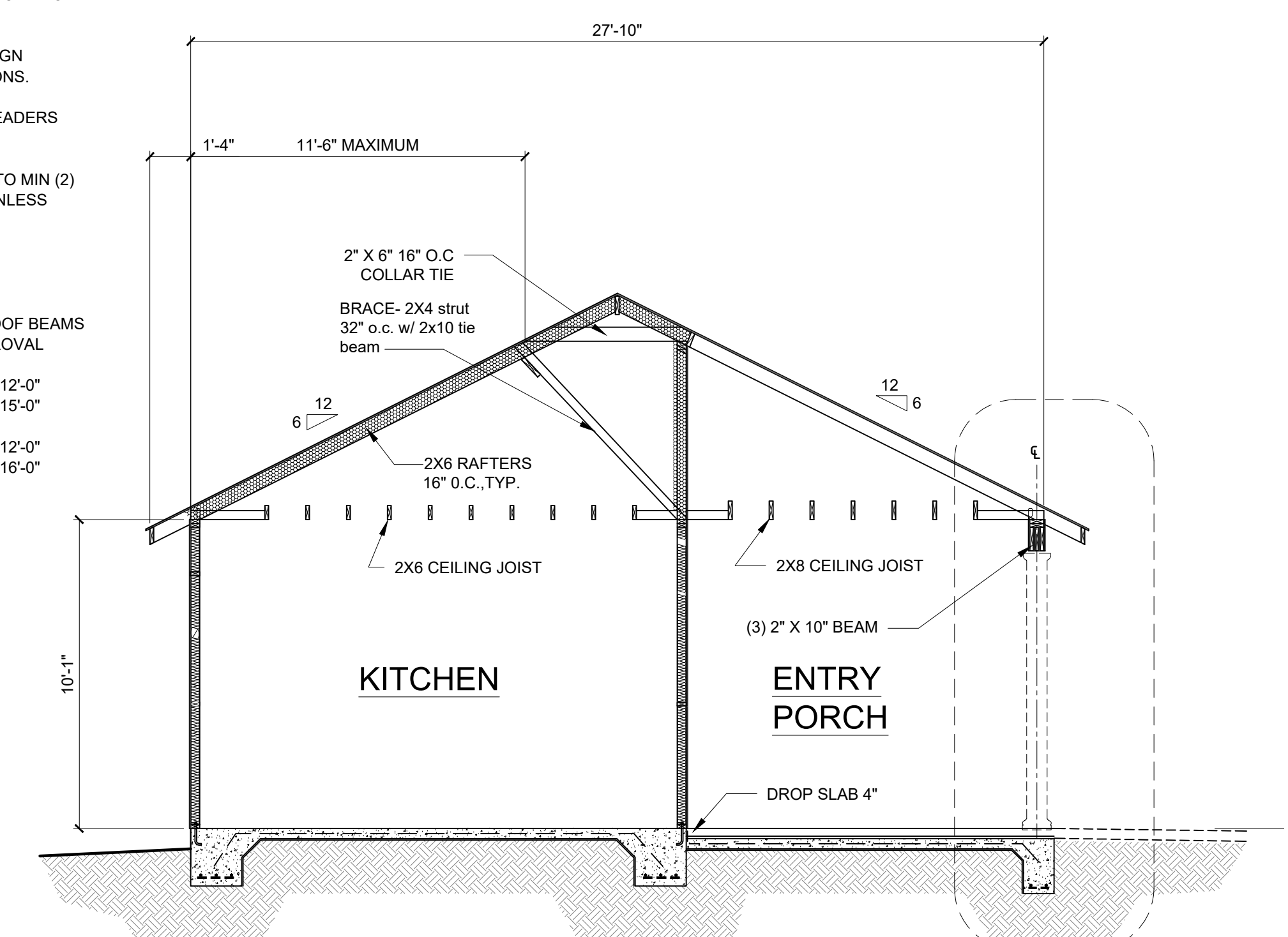
SHOP DRAWINGS: FLOOR FRAME AND LVL ROOF BEAMS TO BE SUBMITTED TO ARCHITECT FOR APPROVAL

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

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



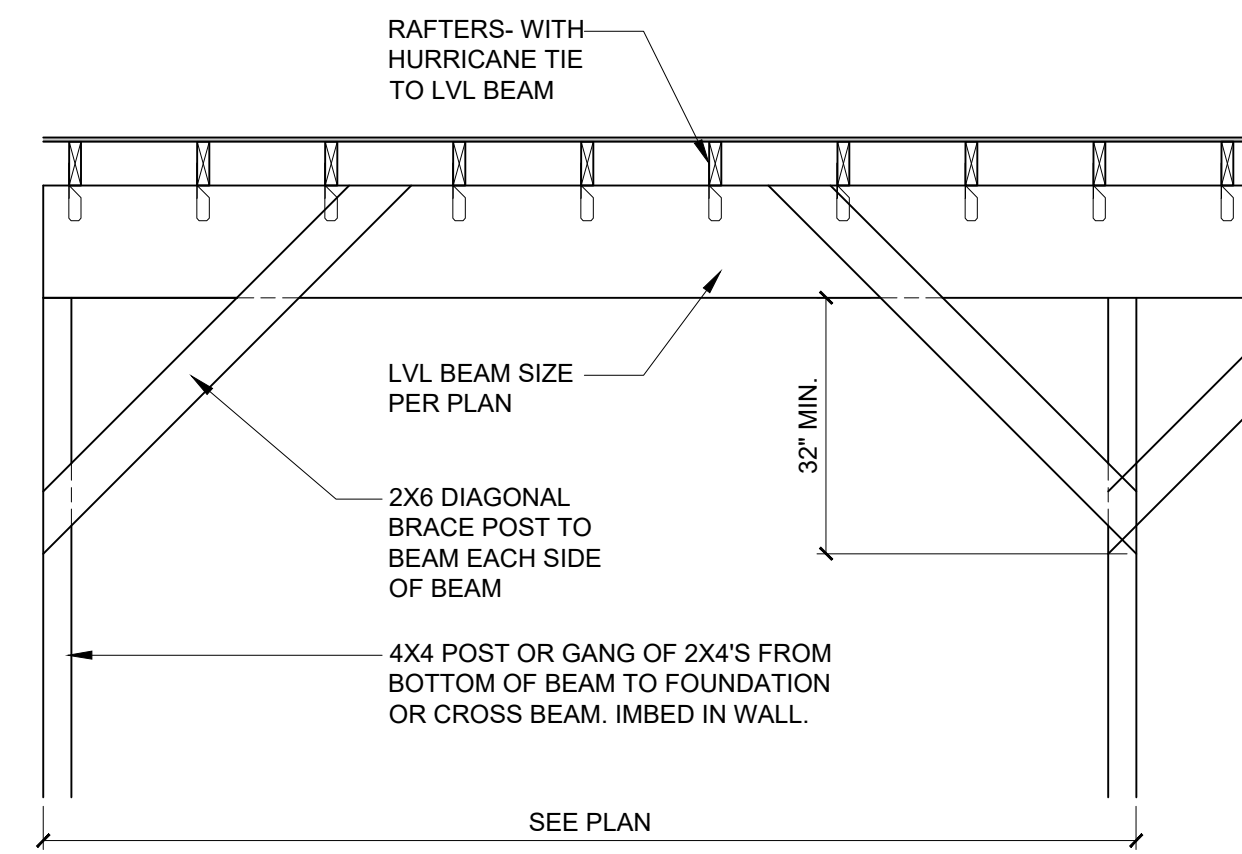
2 FRAMING SECTION - UNIT A
 A5.1



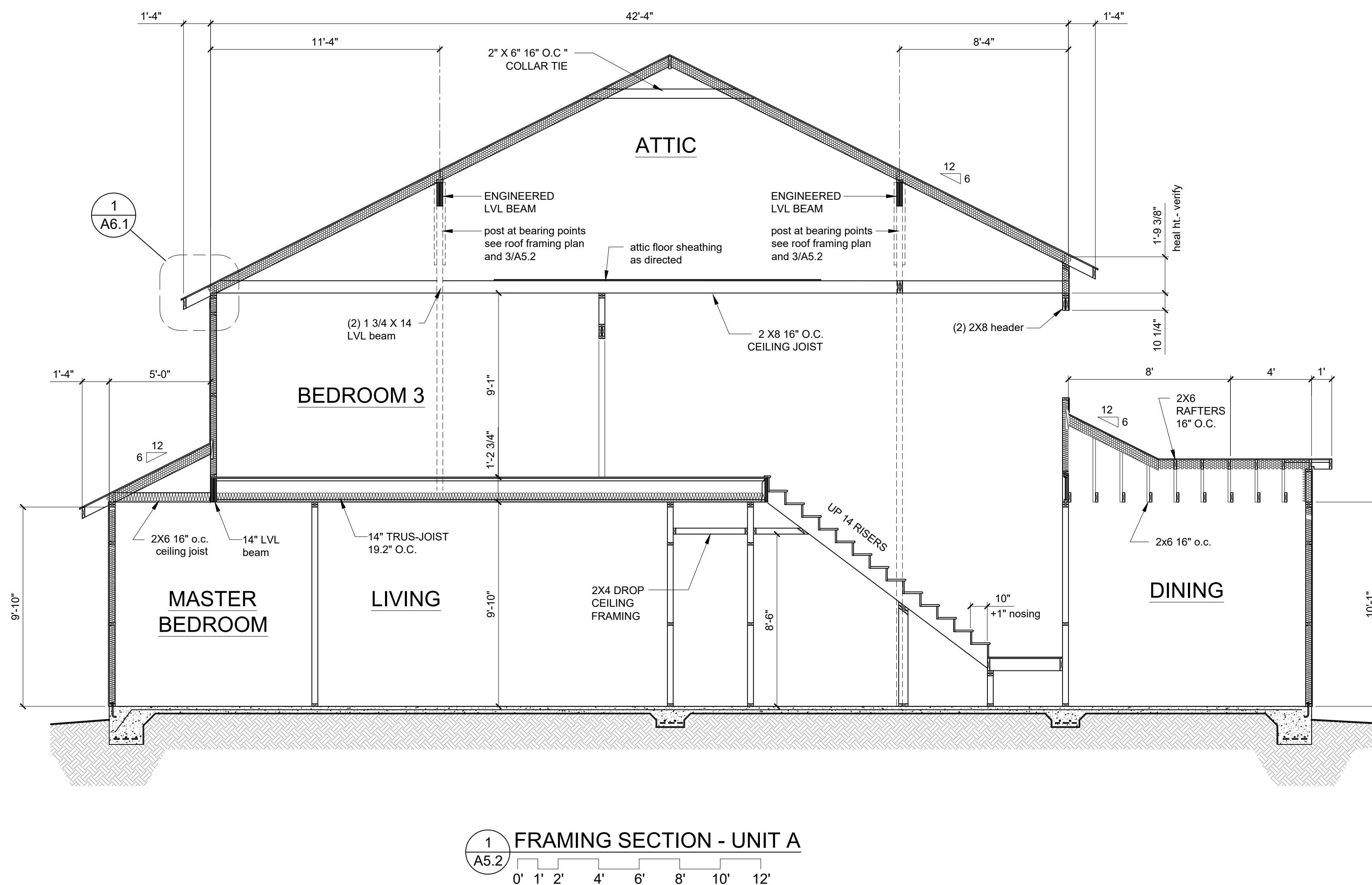
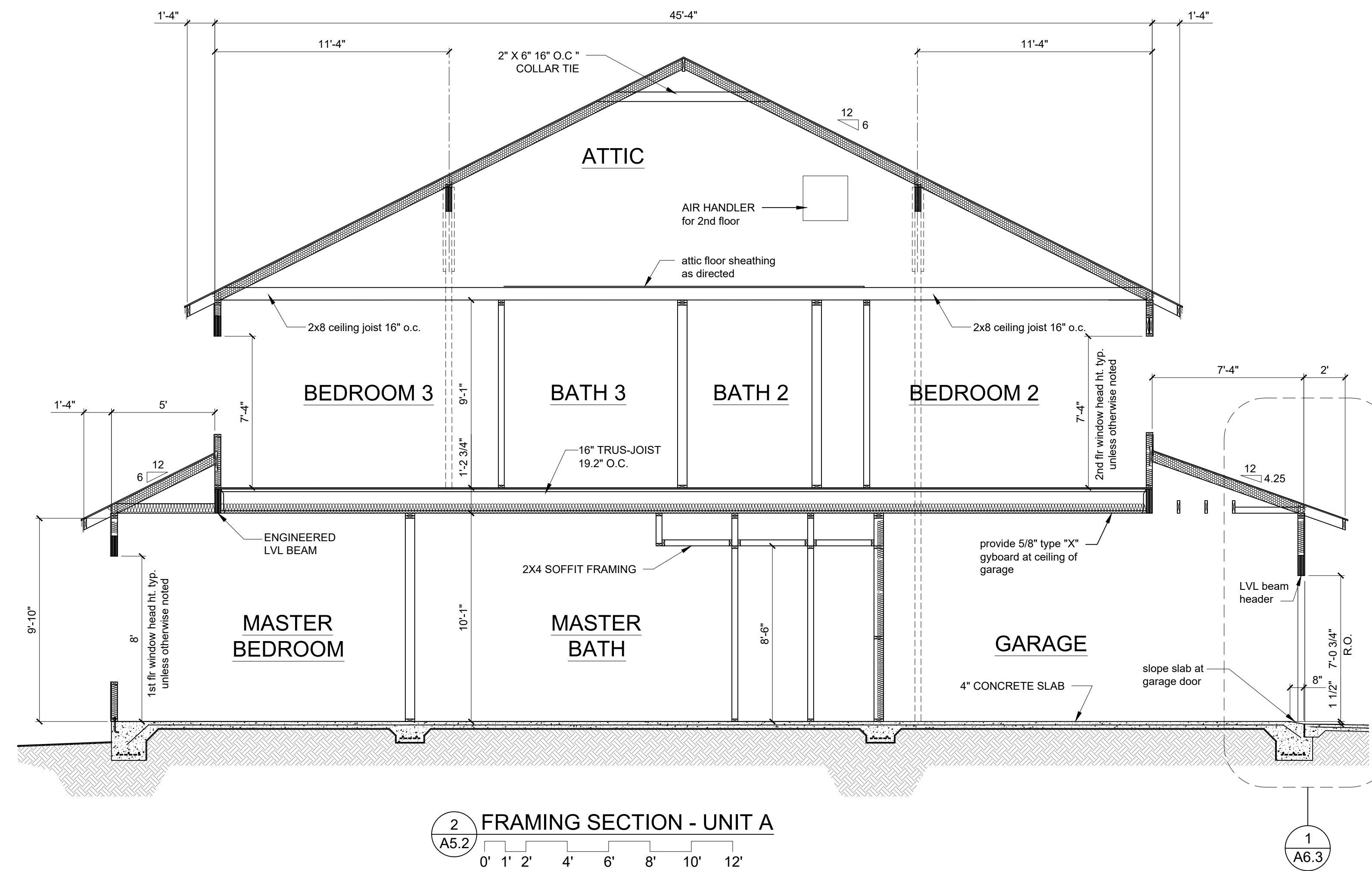
1 FRAMING SECTION - UNIT A
 A5.1

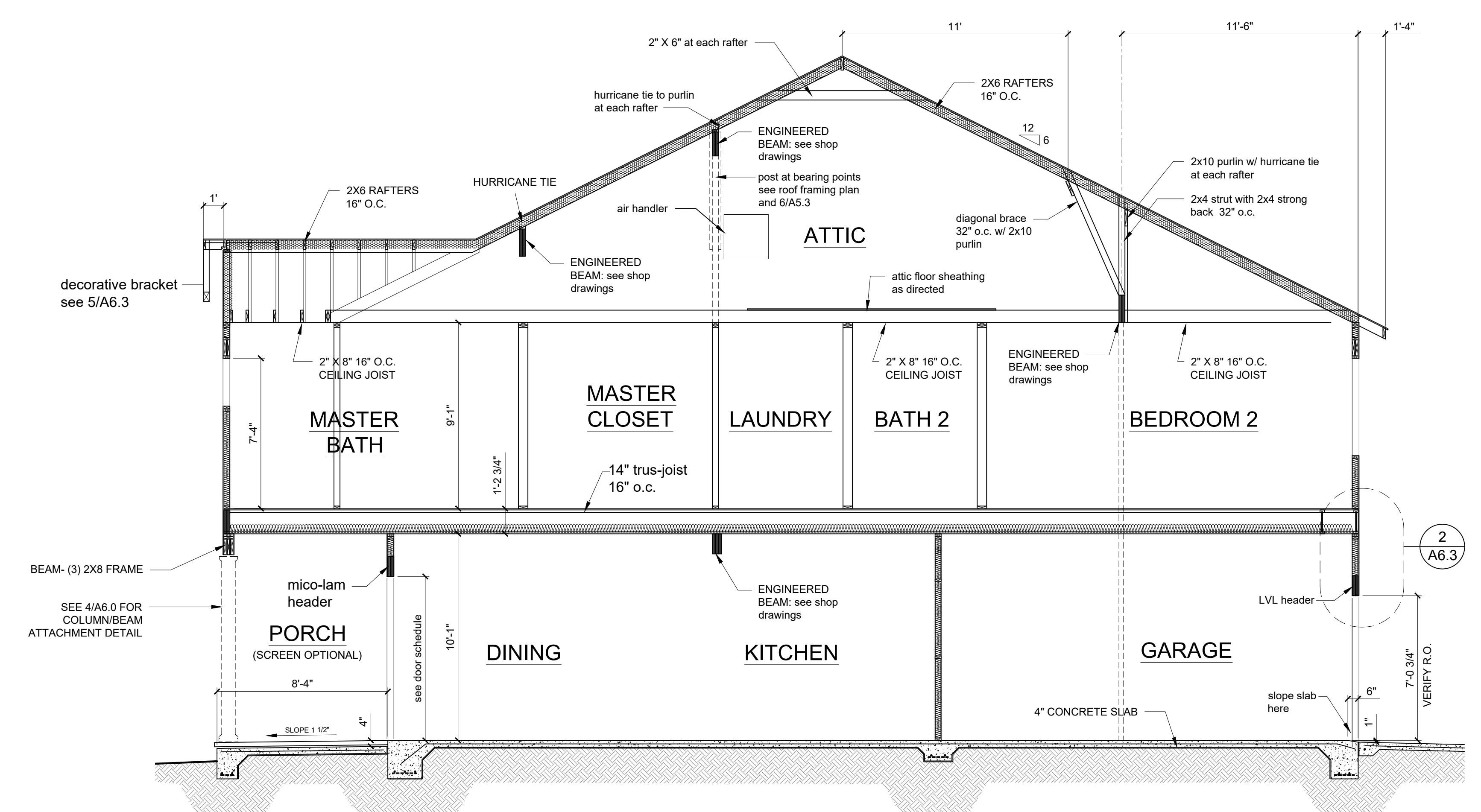
2 BEAM-COLUMN CONNECTION
 A6.2

1622
8-30-23
drop slab at porches note
2-7-24



3 ATTIC BEAM DETAIL
A5.2 not to scale





4 FRAMING SECTION - UNIT B
 A5.3

FRAMING NOTES:

WALLS: STUDS TO BE 2X4'S 16\"/>

FLOOR FRAME: 14\"/>

ROOF FRAME: WOOD FRAMING 16\"/>

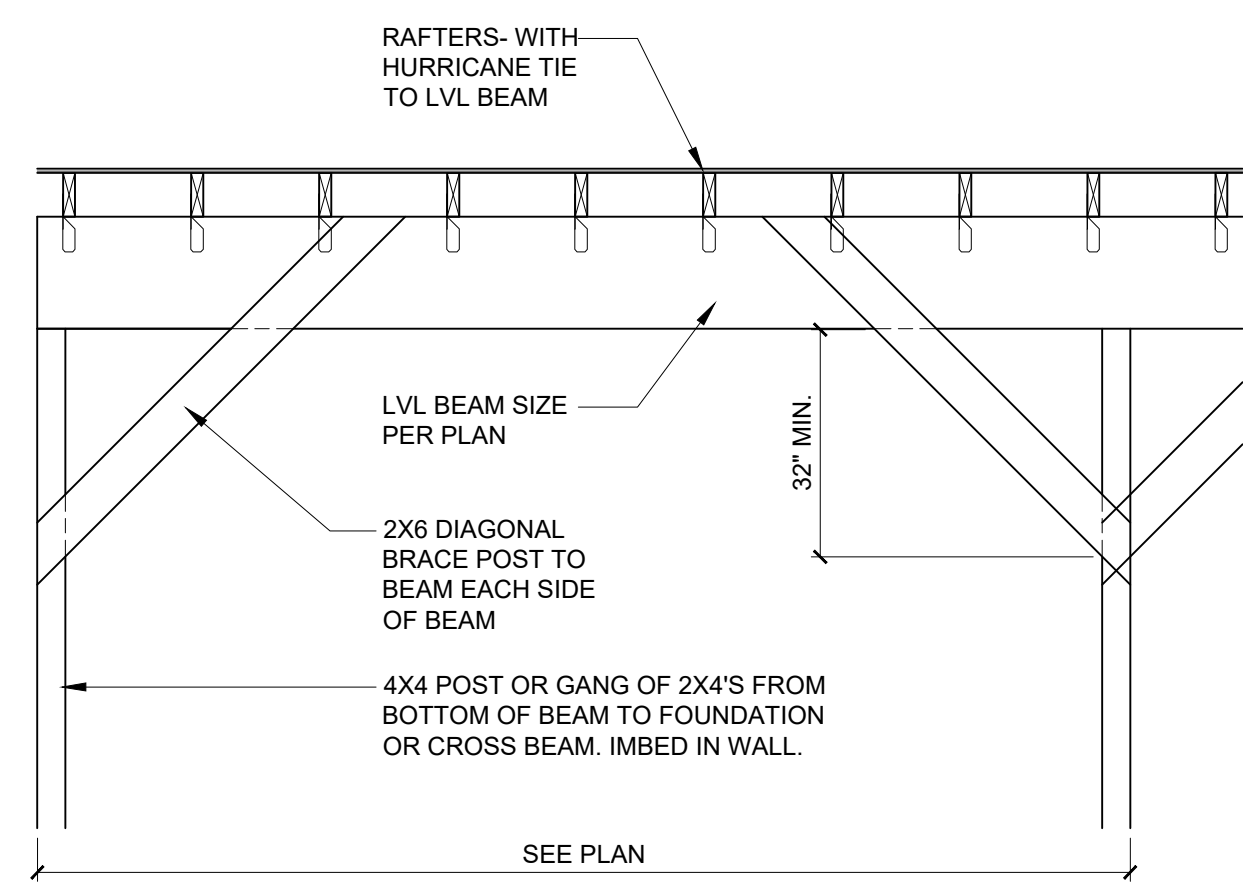
HEADER BEAMS: ALL WINDOW AND DOOR HEADERS OVER 6'-0\"/>

HURRICANE TIES: SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.

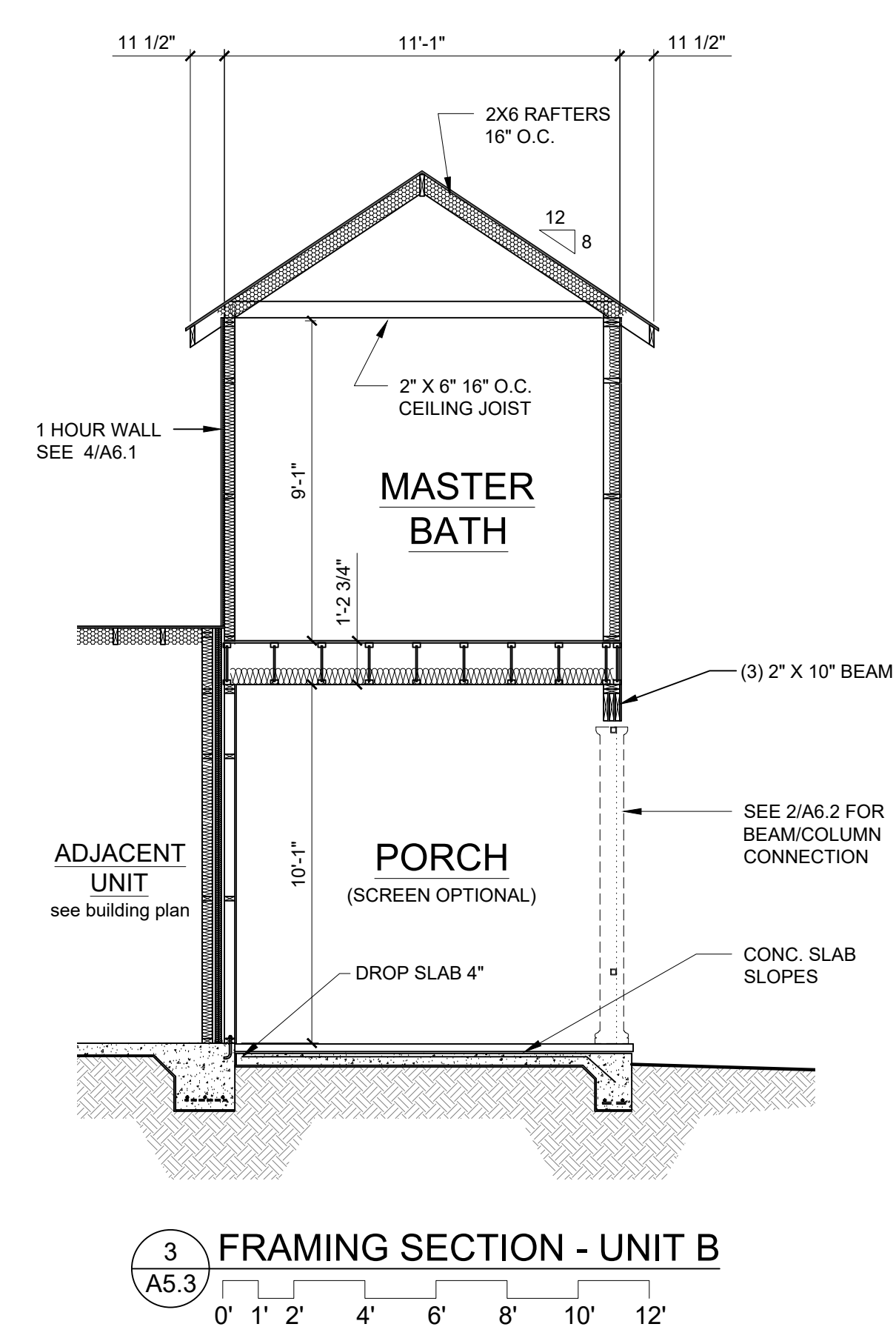
SHOP DRAWINGS: FLOOR FRAME AND LVL BEAM SIZING TO BE SUBMITTED TO ARCHITECT FOR APPROVAL.

MAX RAFTER SPAN: 2X6 16\"/>

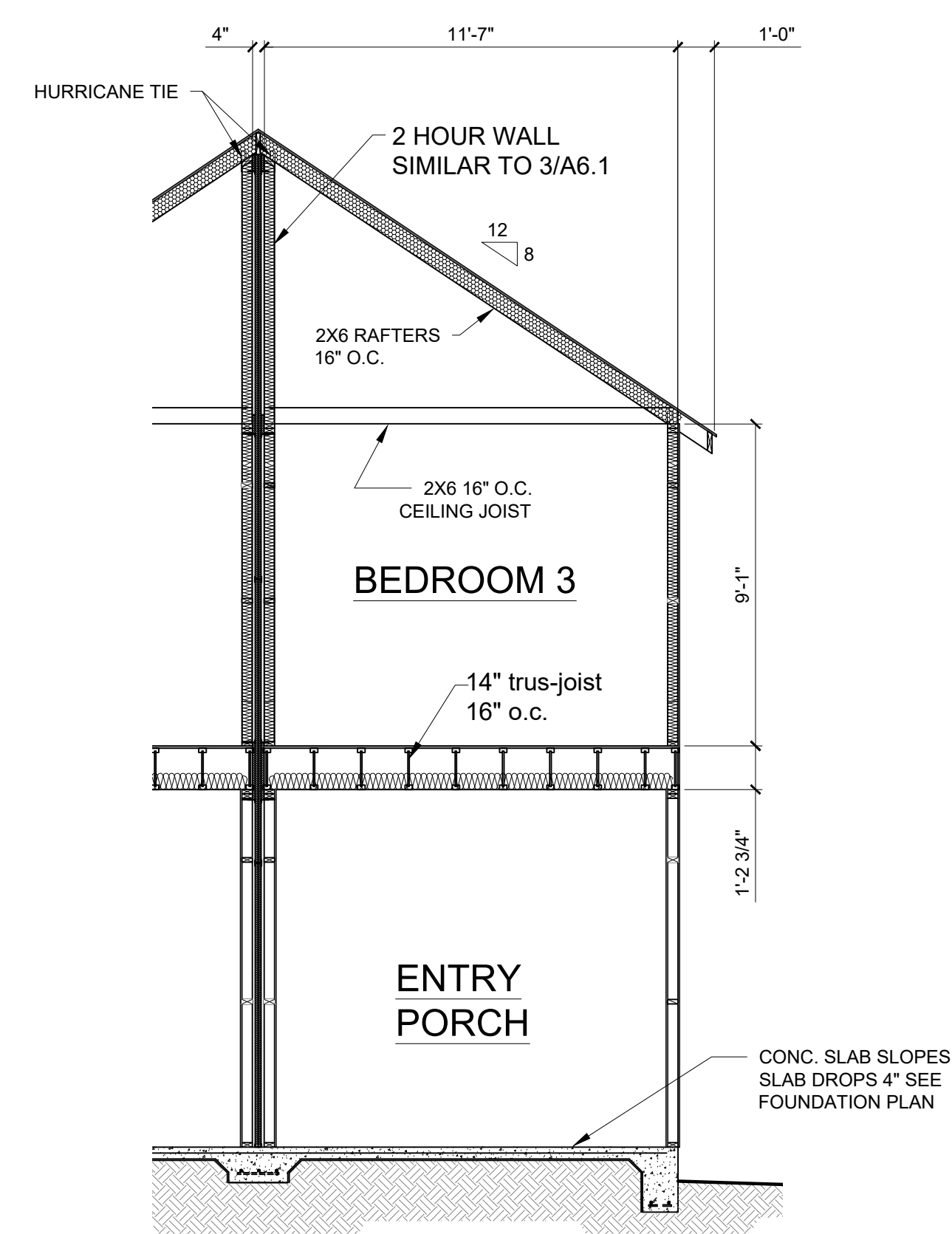
MAX CEILING JOIST SPAN: 2X6 16\"/>



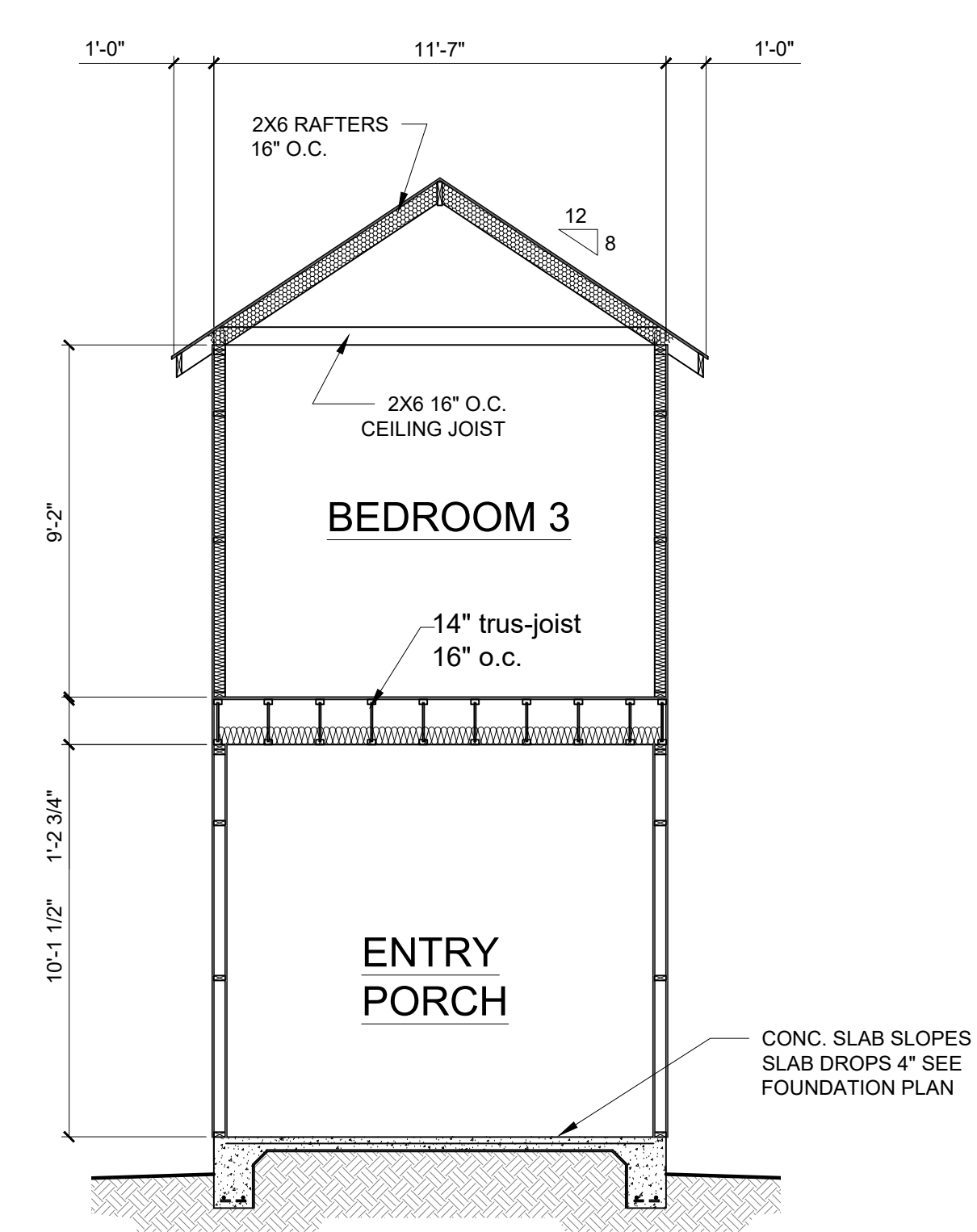
6 ATTIC BEAM DETAIL
 not to scale
 A5.3



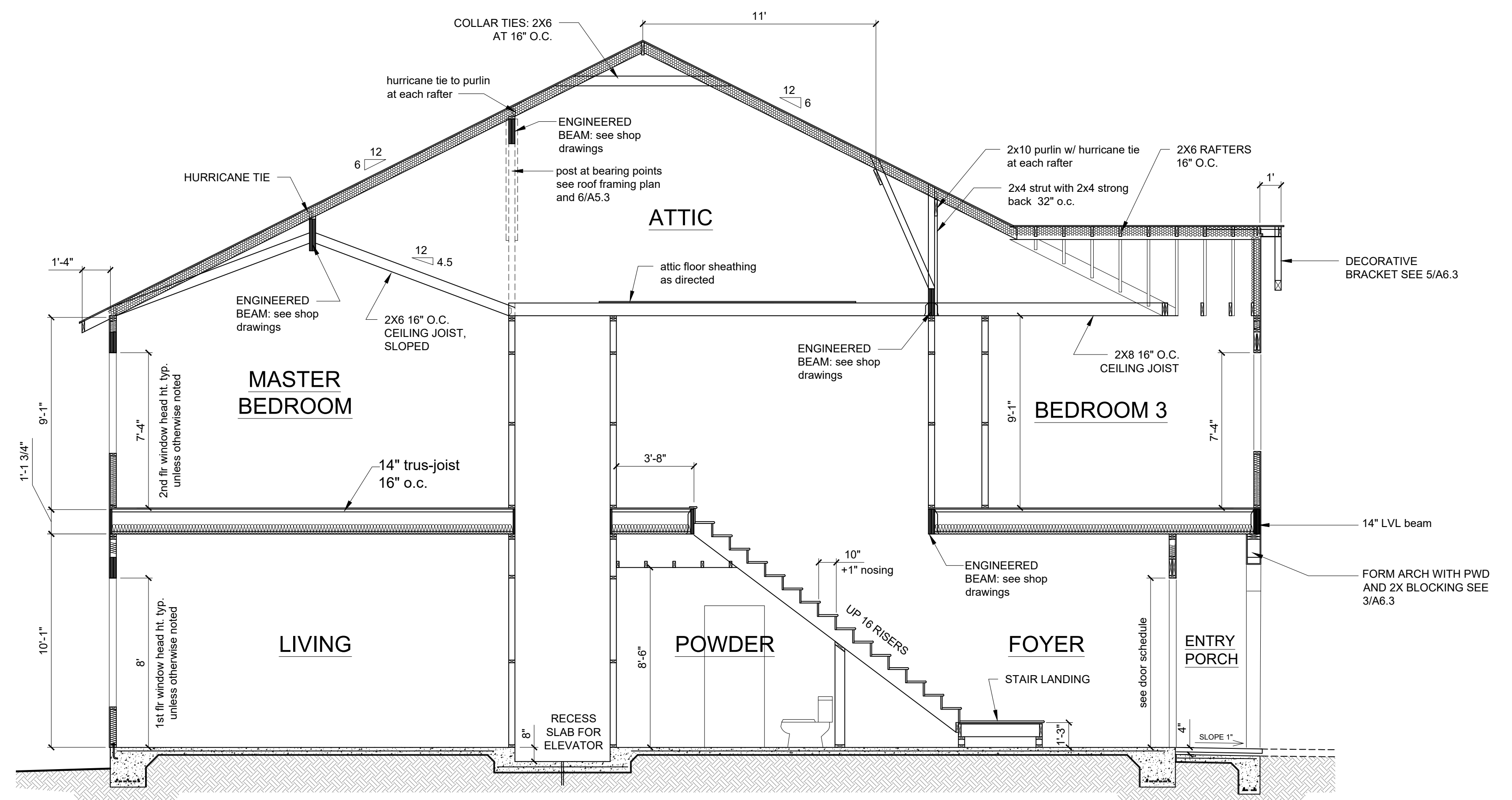
3 FRAMING SECTION - UNIT B
 A5.3



5 FRAMING SECTION - UNIT B
 A5.3

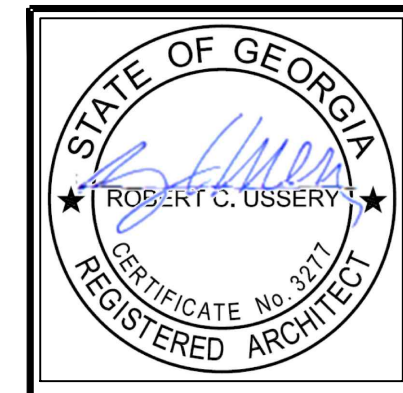


2 FRAMING SECTION - UNIT B
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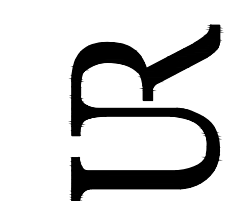


1 FRAMING SECTION - UNIT B
 A5.3

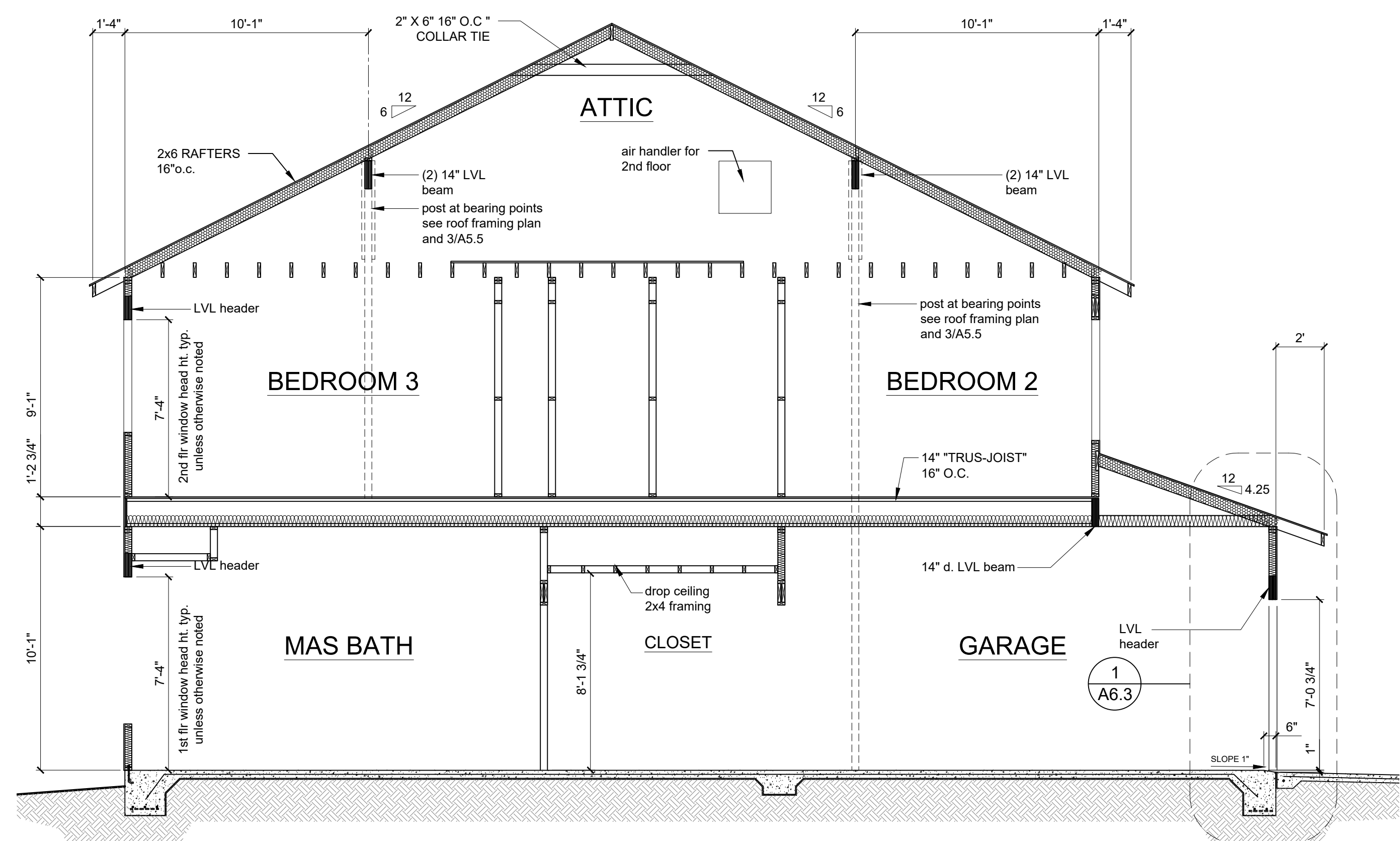
drop slab at porches note



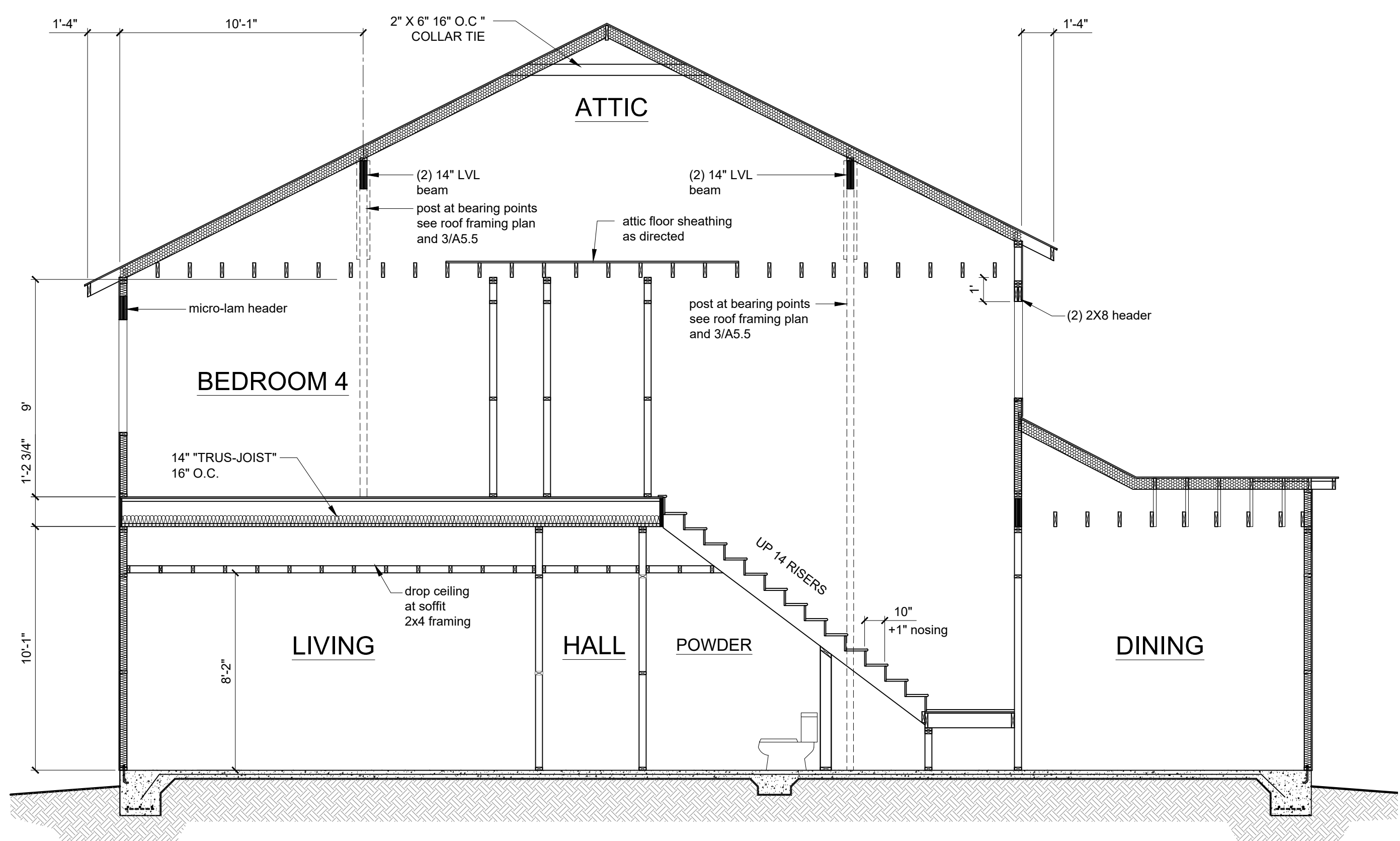
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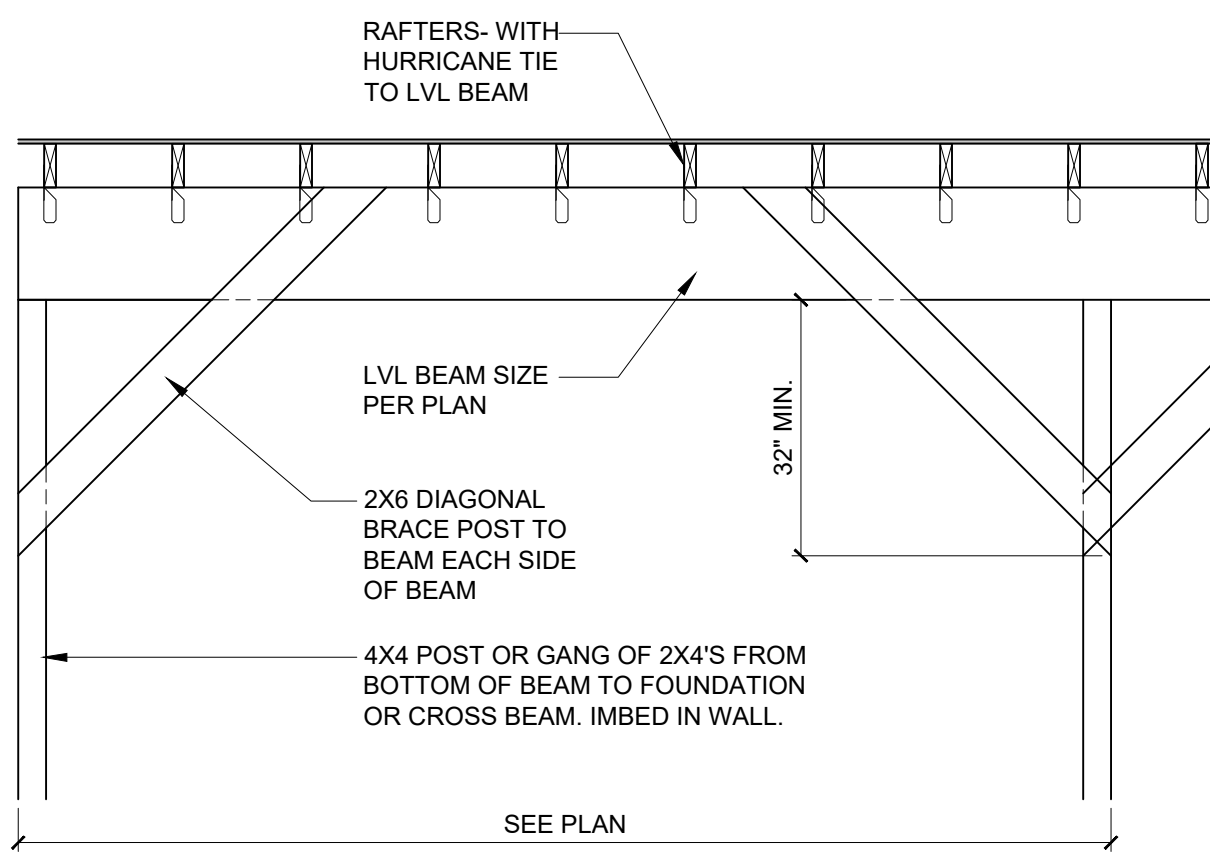
FIFTY OAKS - UNIT D
 South Harrington Road
 St. Simons Island, Georgia



1 FRAMING SECTION - UNIT D
 A5.5



2 FRAMING SECTION - UNIT D
 A5.5



3 ATTIC BEAM DETAIL
 A5.5 not to scale

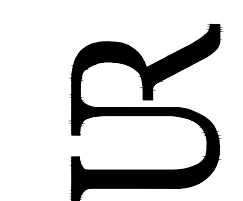
FRAMING NOTES:
 WALLS, STUDS: TO BE 2X4'S 16" O.C. OR 2X6'S 16" O.C. AS NOTED ON FLOOR PLAN
 FLOOR FRAME: 14" TRUSS JOIST 16" O.C. SEE MANUFACTURER'S SHOP DRAWINGS FOR ADDITIONAL INFORMATION. OTHER FLOOR FRAMING AS NOTED ON FRAMING PLAN.
 ROOF FRAME: WOOD FRAMING 16" O.C. DESIGN INTENT ARE INDICATED ON FRAMING SECTIONS.
 HEADER BEAMS: ALL WINDOW AND DOOR HEADERS OVER 6'-0" TO BE "MICRO-LAM" BEAMS PER MANUFACTURER'S SPECIFICATIONS UNLESS OTHERWISE NOTED. HEADERS 6'-0" TO 4'-0" TO MIN (2) 2X12 OTHER HEADERS TO BE MIN (2) 2X10 UNLESS OTHERWISE SPECIFIED.
 GROUND FLOOR: MONOLITHIC CONCRETE SLAB SEE FOUNDATION PLAN FOR ADDITIONAL INFORMATION
 HURRICANE TIES: SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.
 SHOP DRAWINGS: FLOOR FRAME AND LVL BEAM SIZING TO BE SUBMITTED TO ARCHITECT FOR APPROVAL

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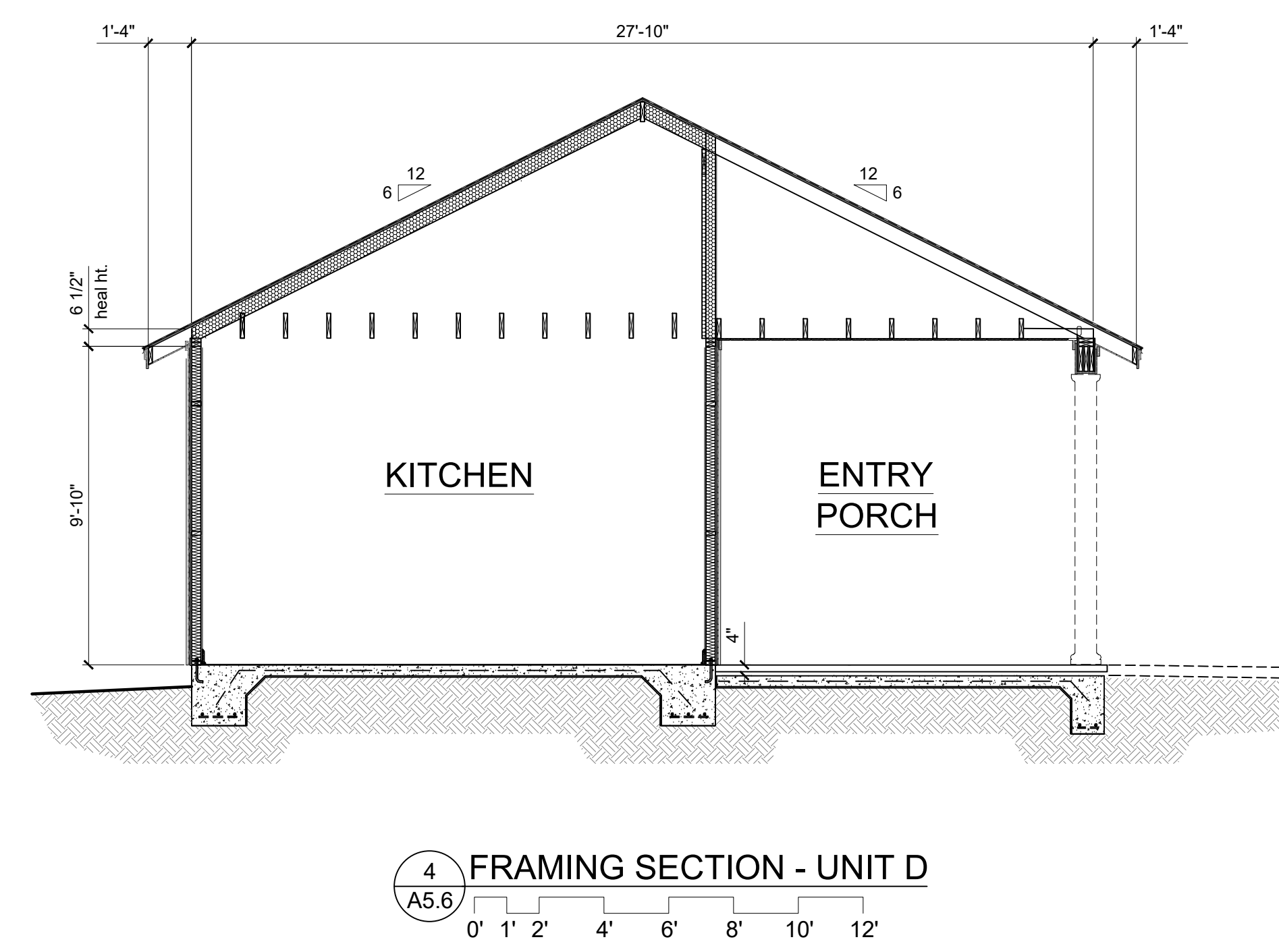
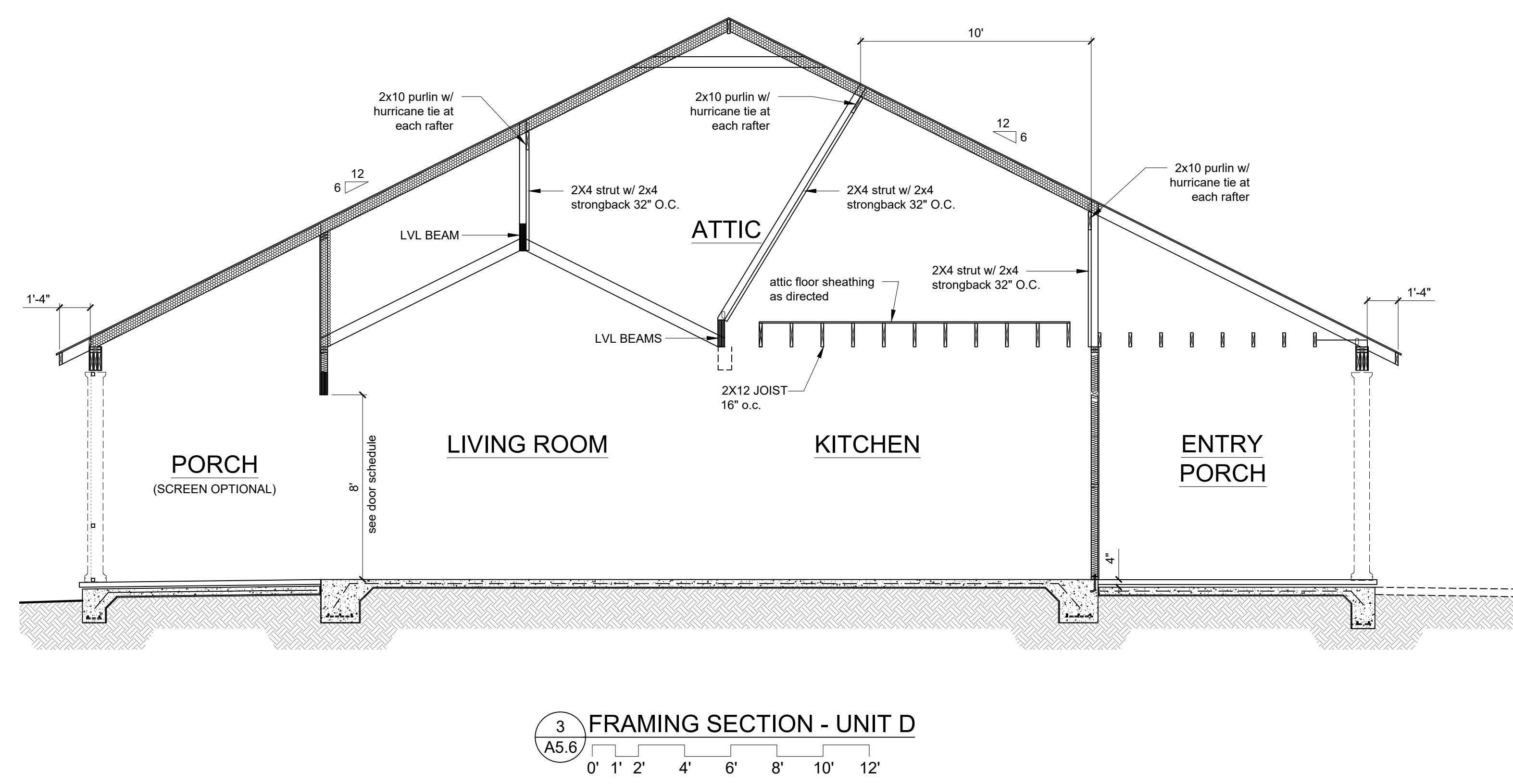
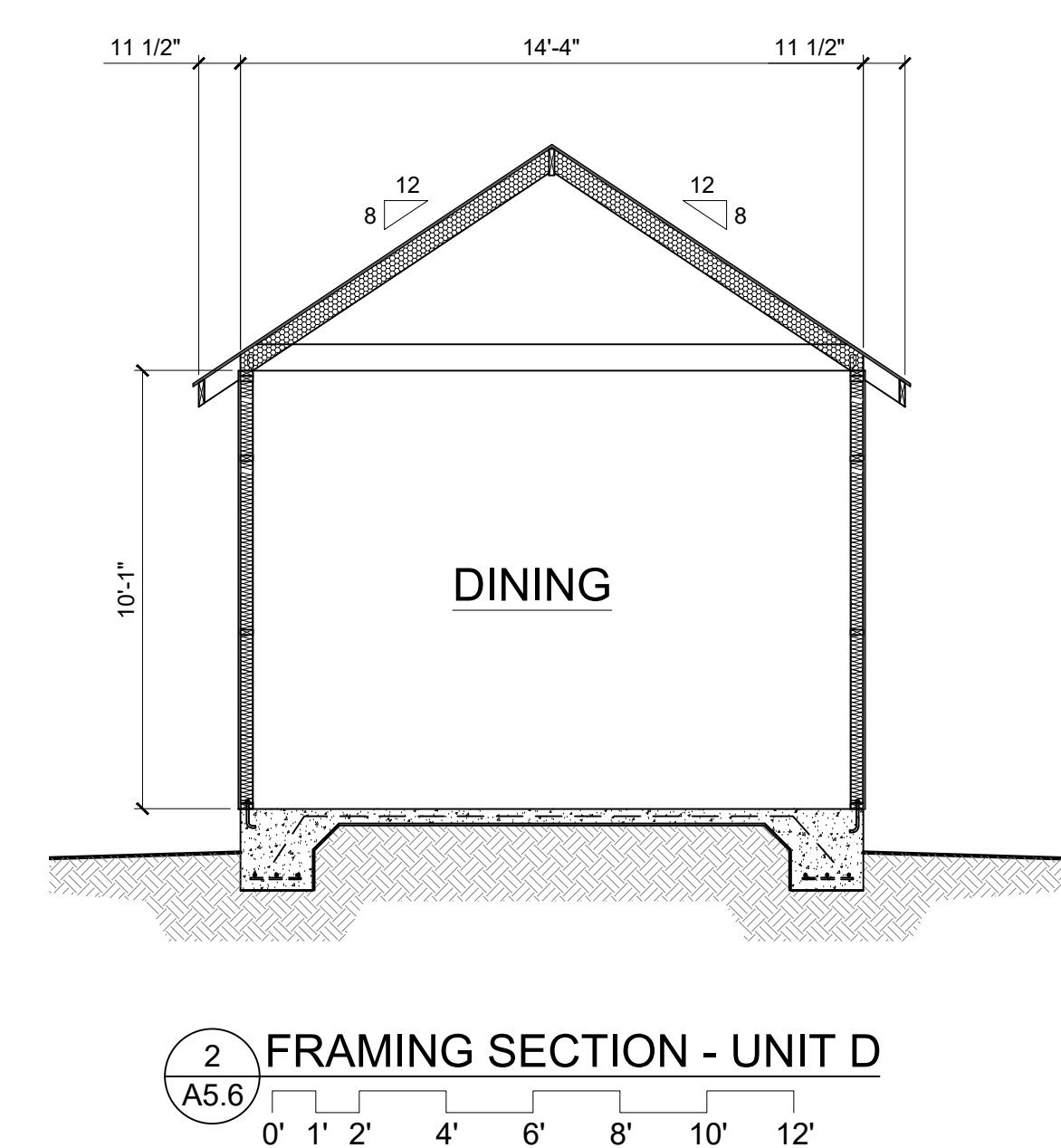
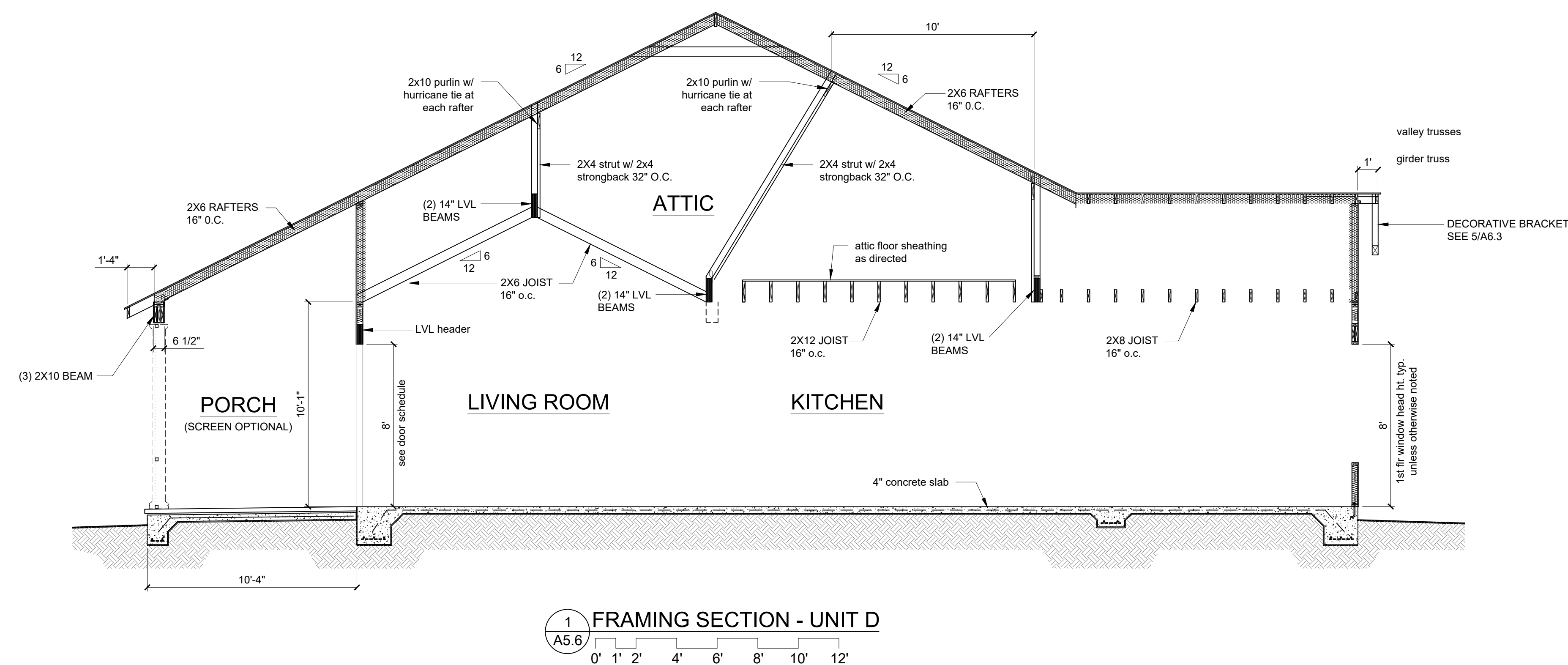
A5.5



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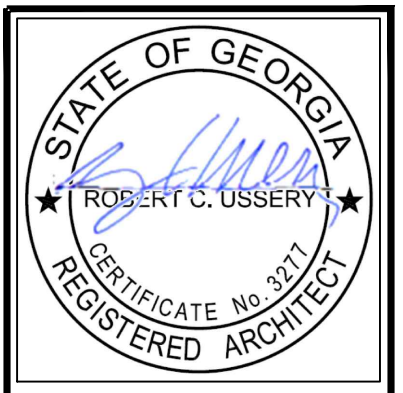
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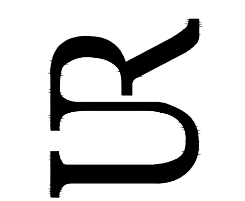
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8-30-23
2-7-24

drop slab at porches note

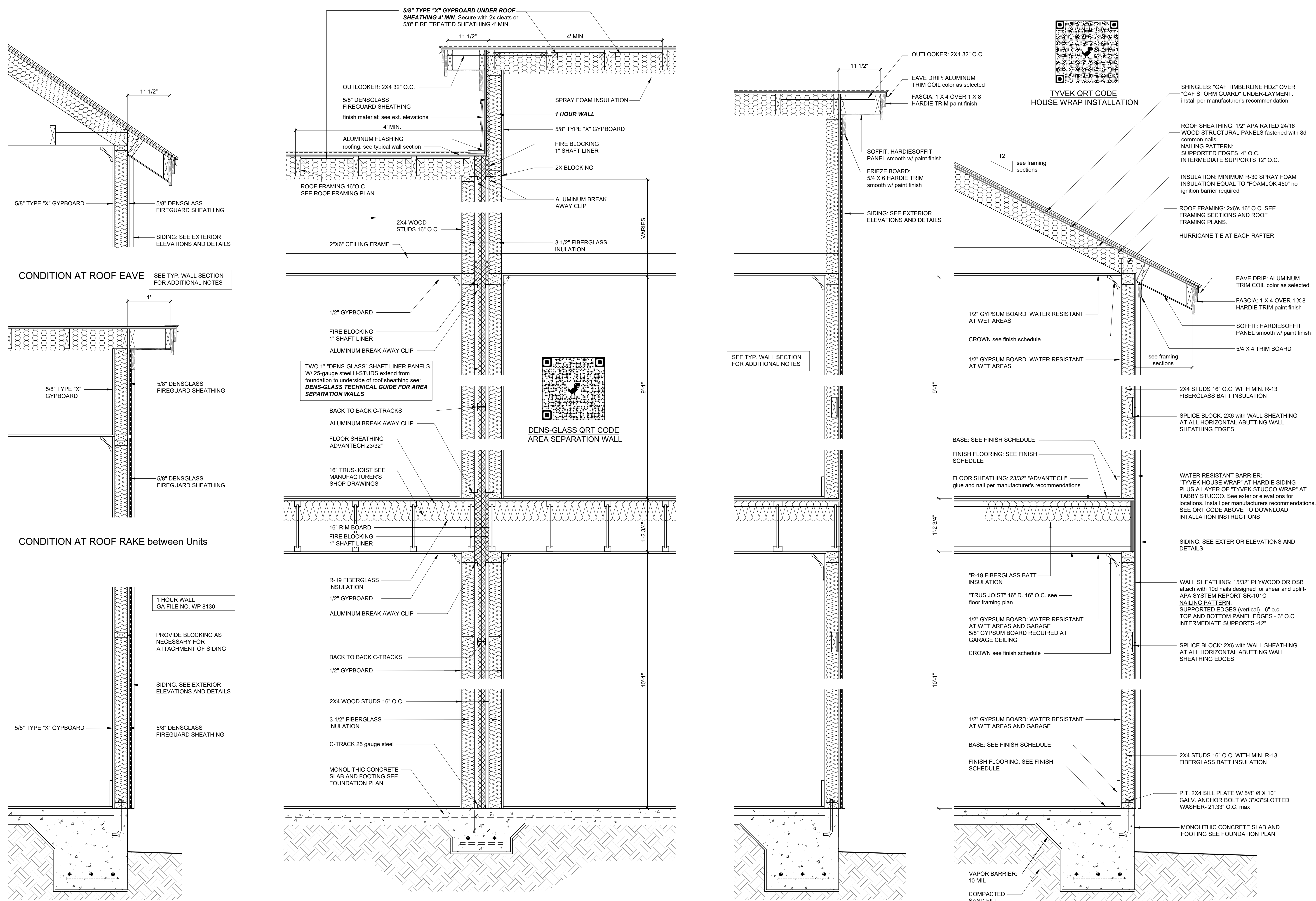
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4 TYPICAL 1 HOUR WALL
 A6.1 0 3' 6" 1' 2'

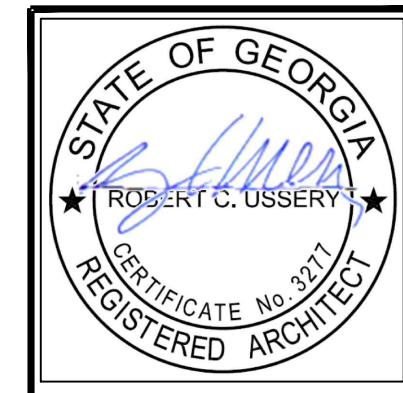
3 SEPARATION WALL SECTION
 A6.1 0 3' 6" 1' 2'

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

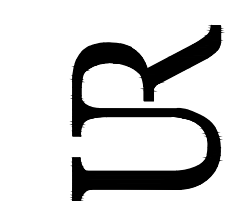
1 TYPICAL WALL SECTION
 A6.1 0 3' 6" 1' 2'

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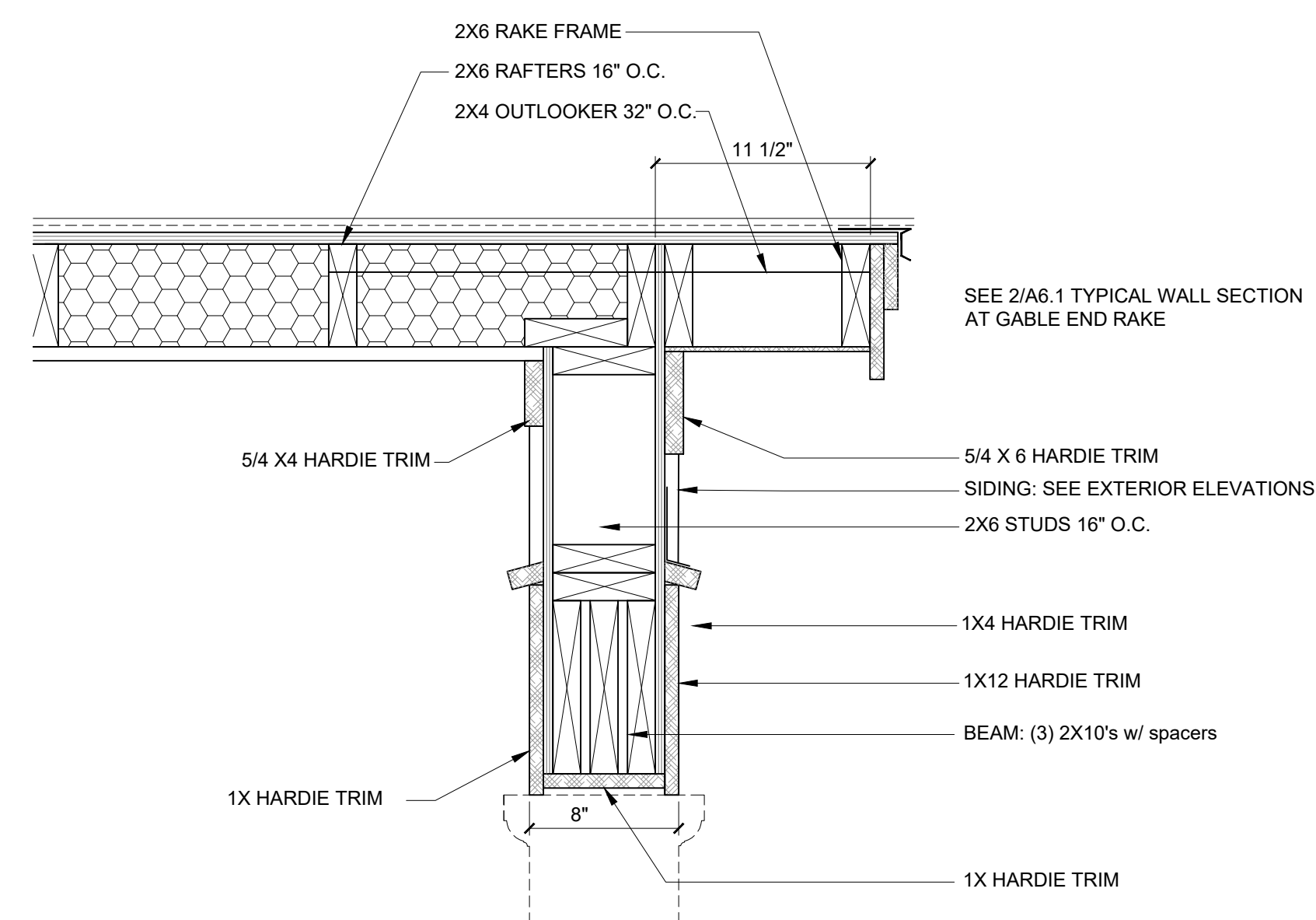
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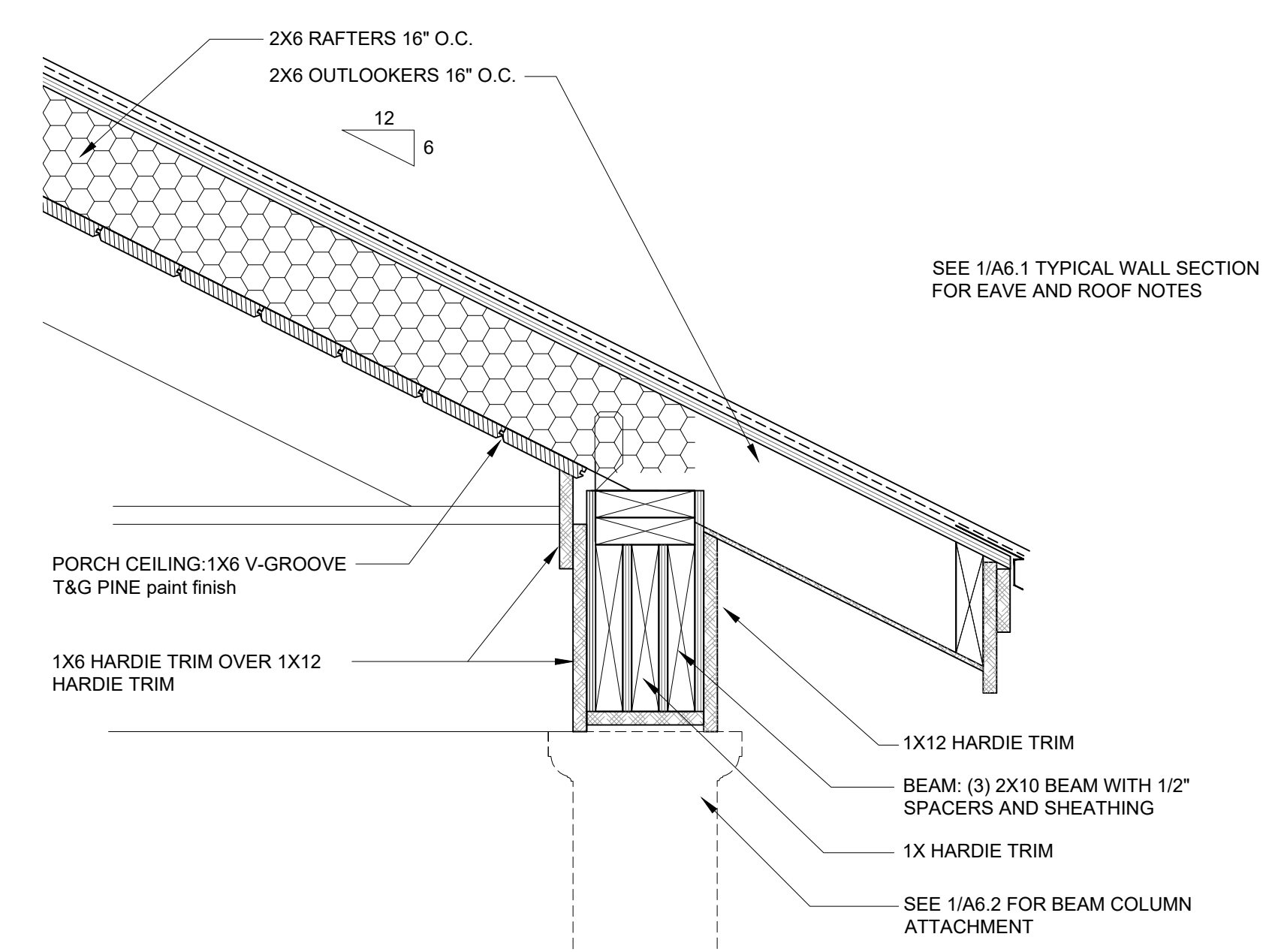
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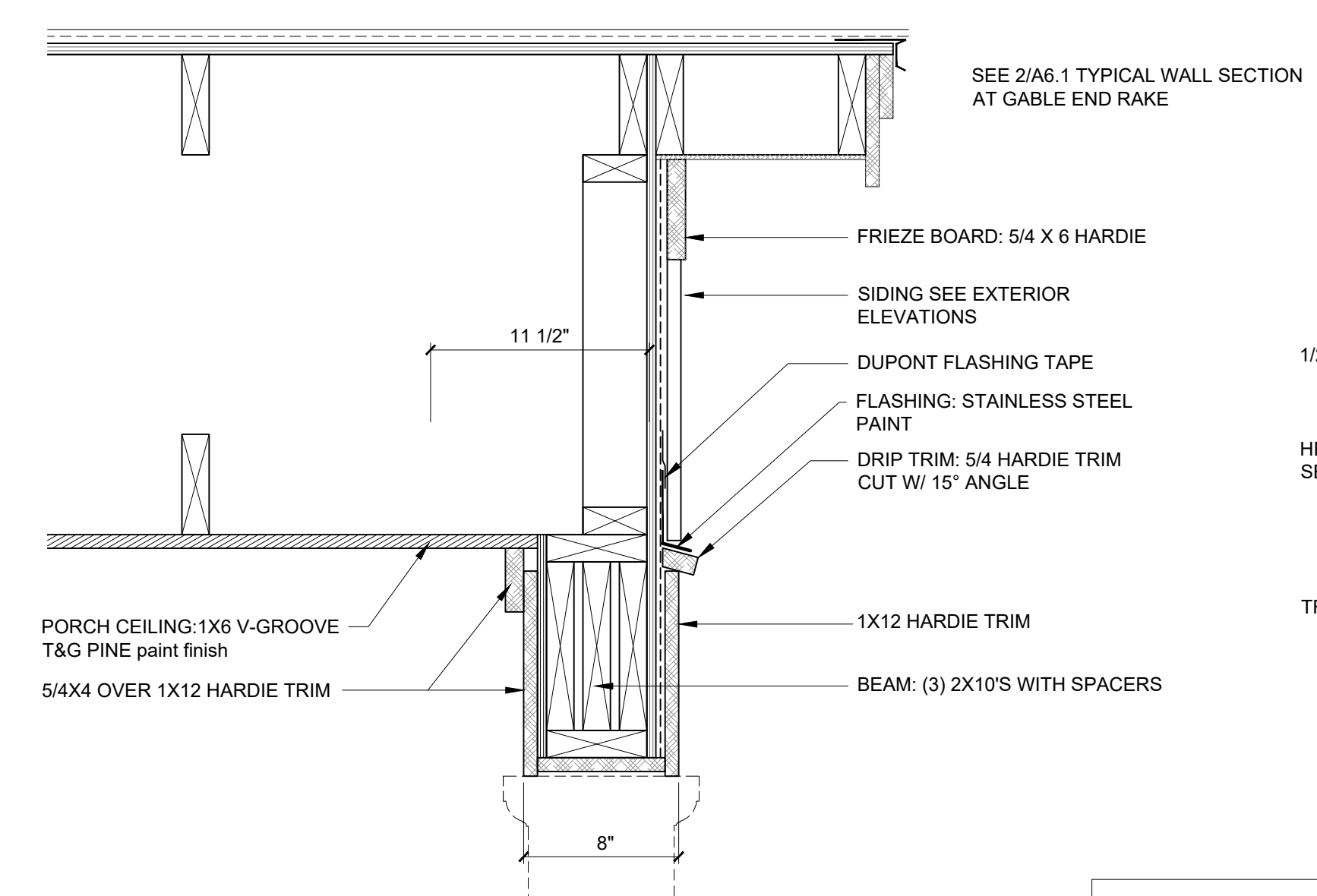
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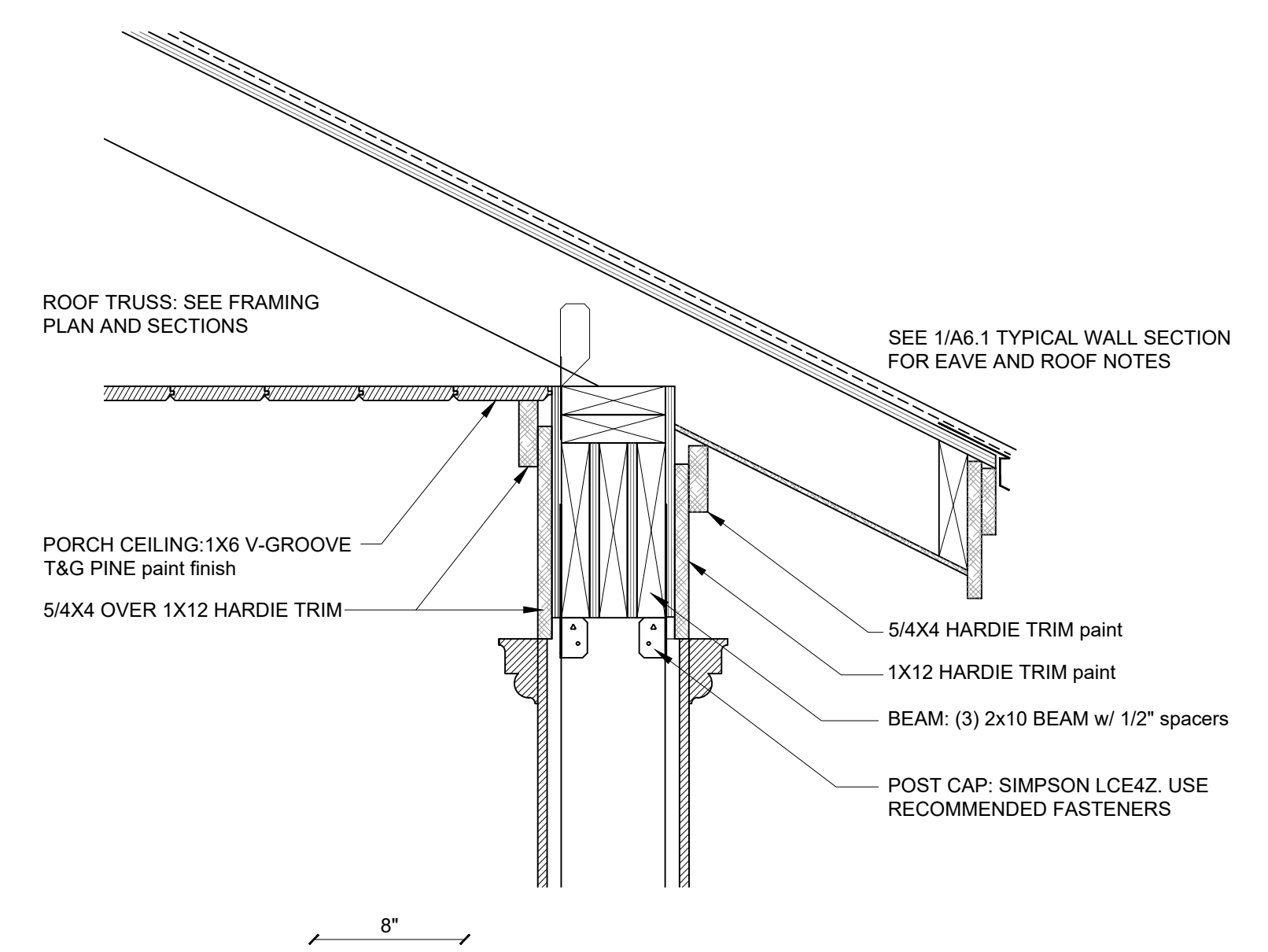
5 BEAM AT BACK PORCH RAKE
 A6.2



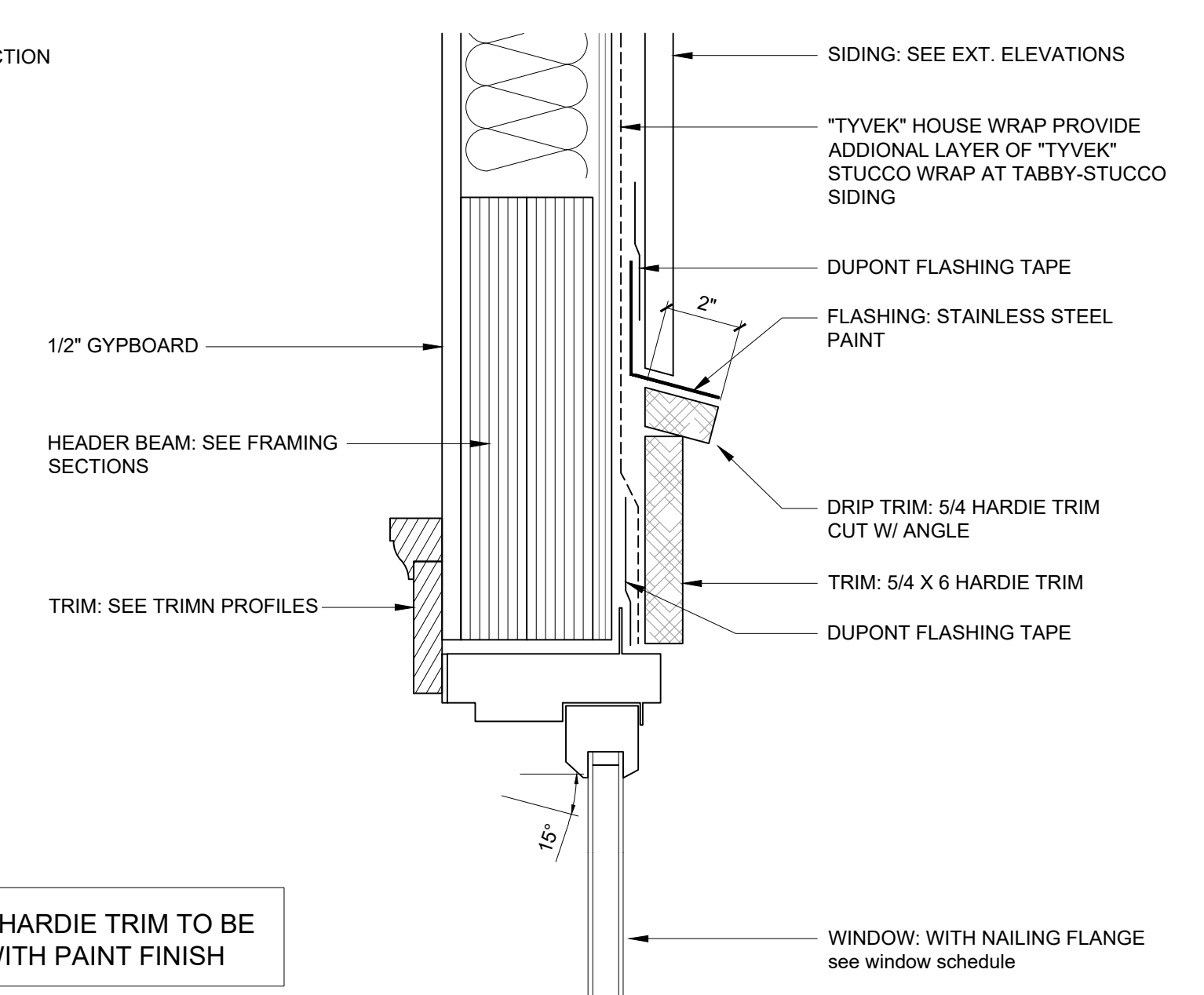
4 BEAM AT BACK PORCH EAVE
 A6.2



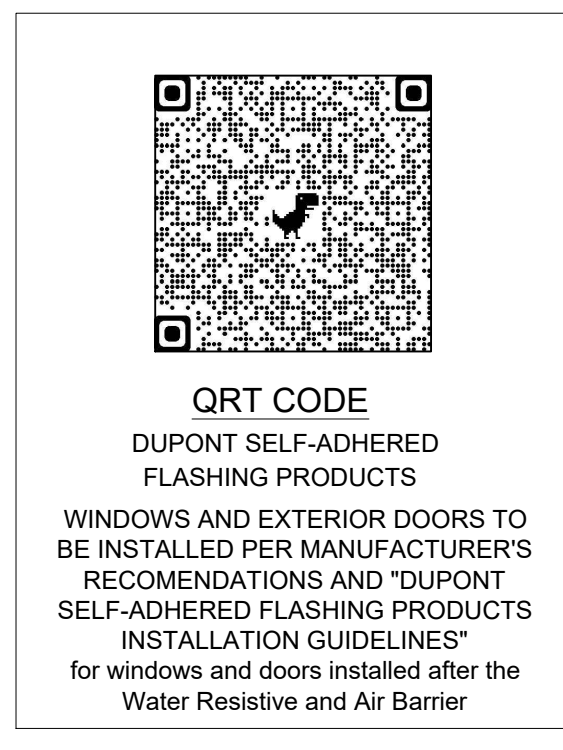
3 BEAM AT ENTRY PORCH RAKE
 A6.2



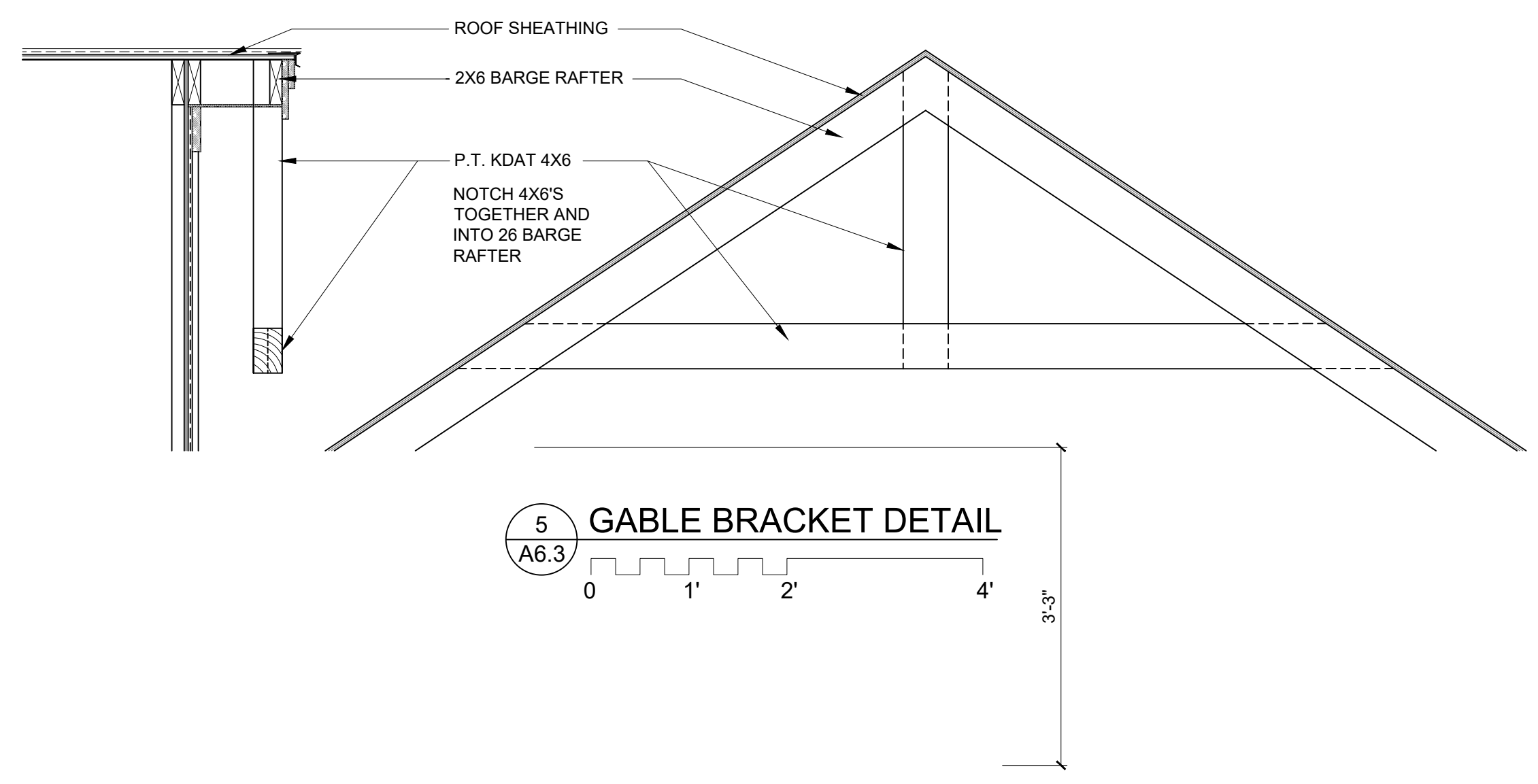
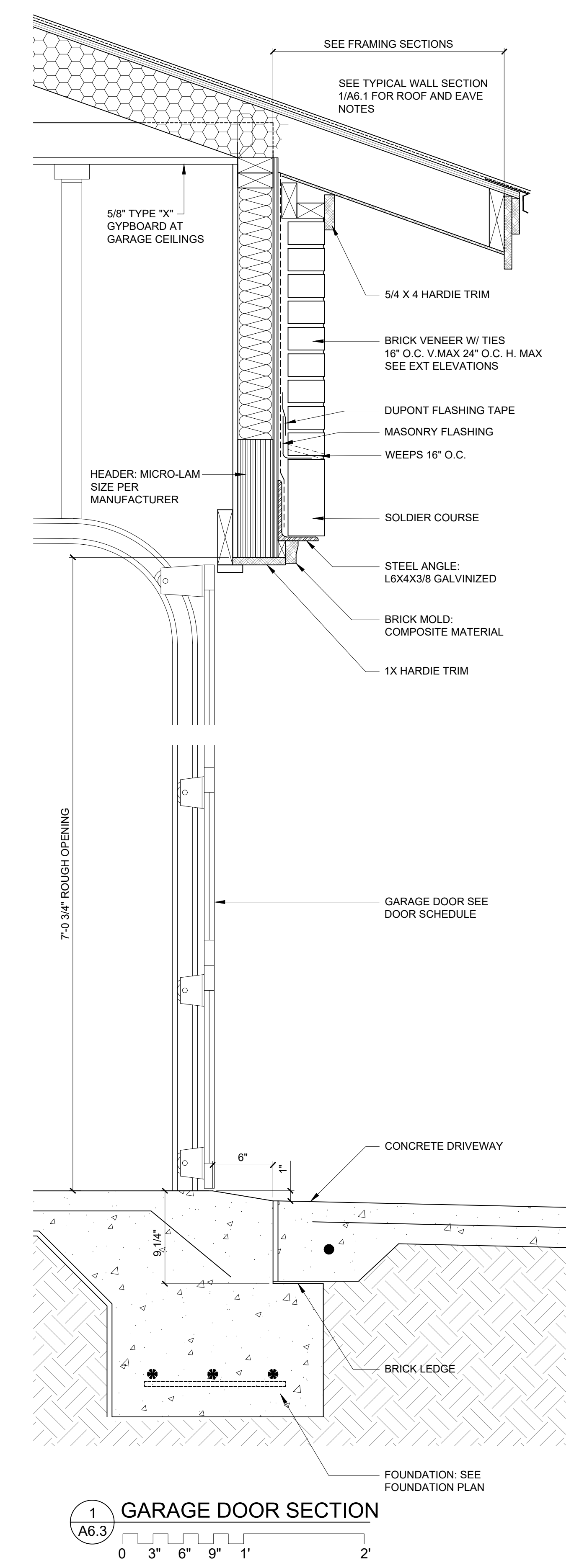
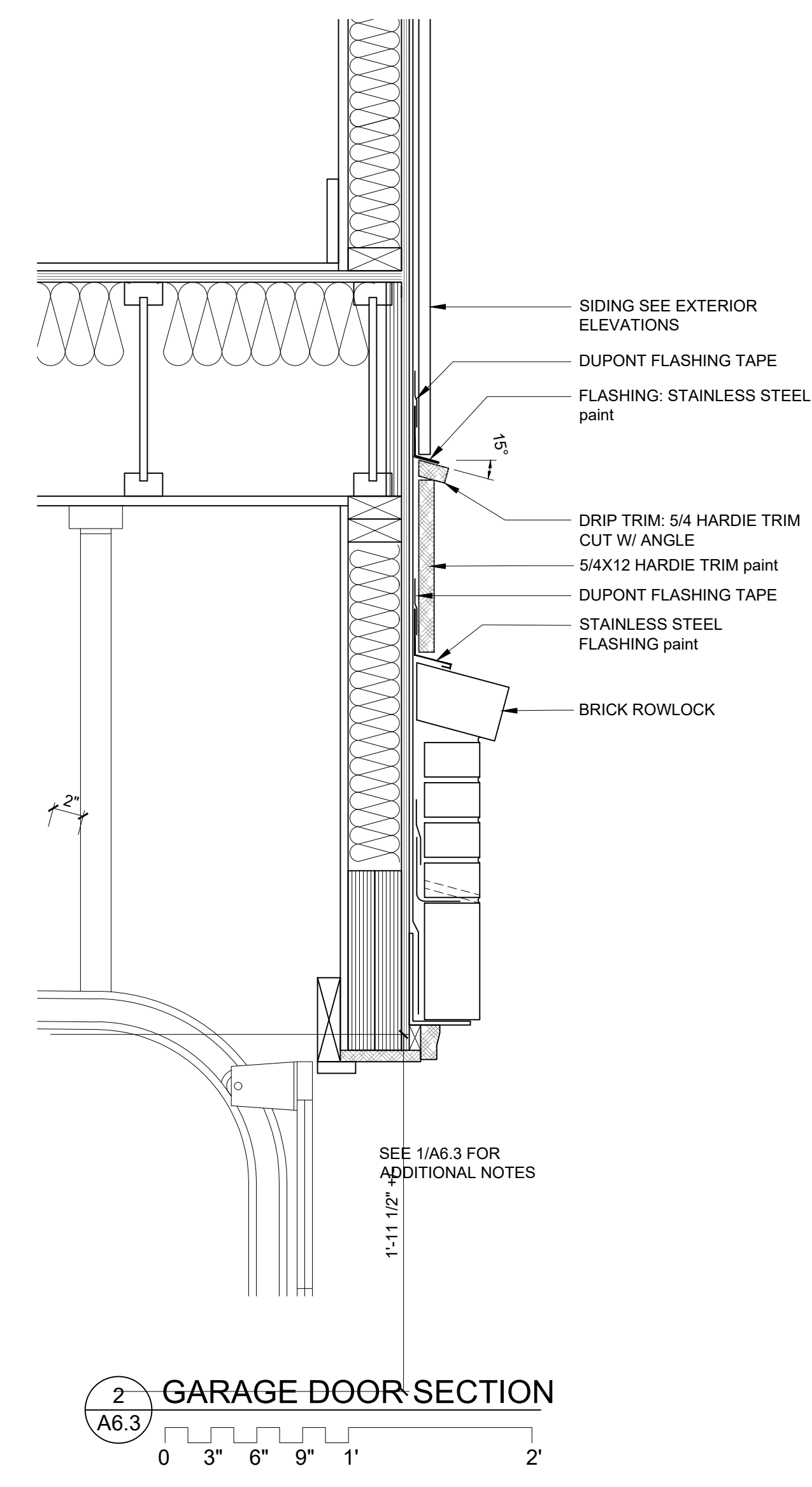
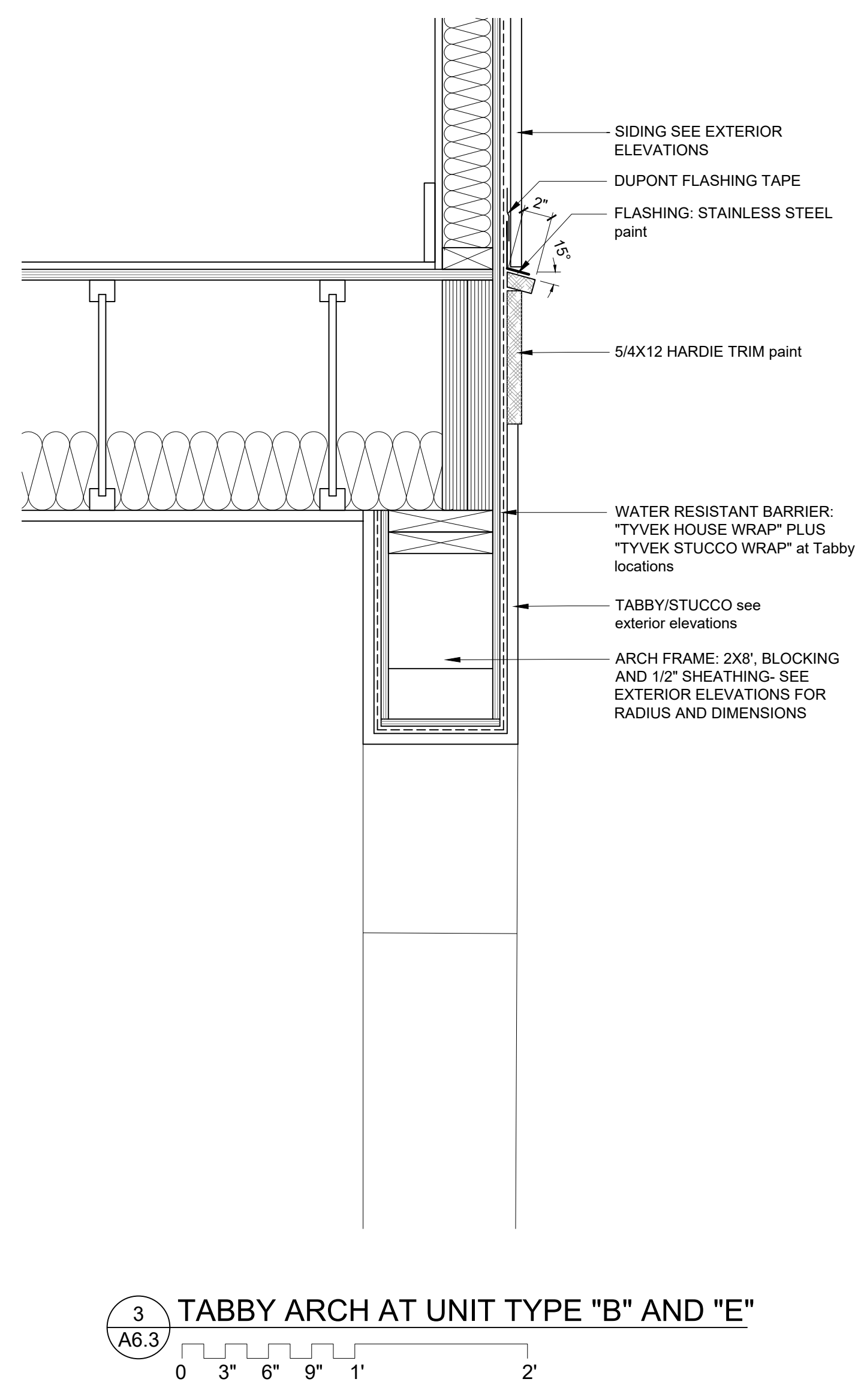
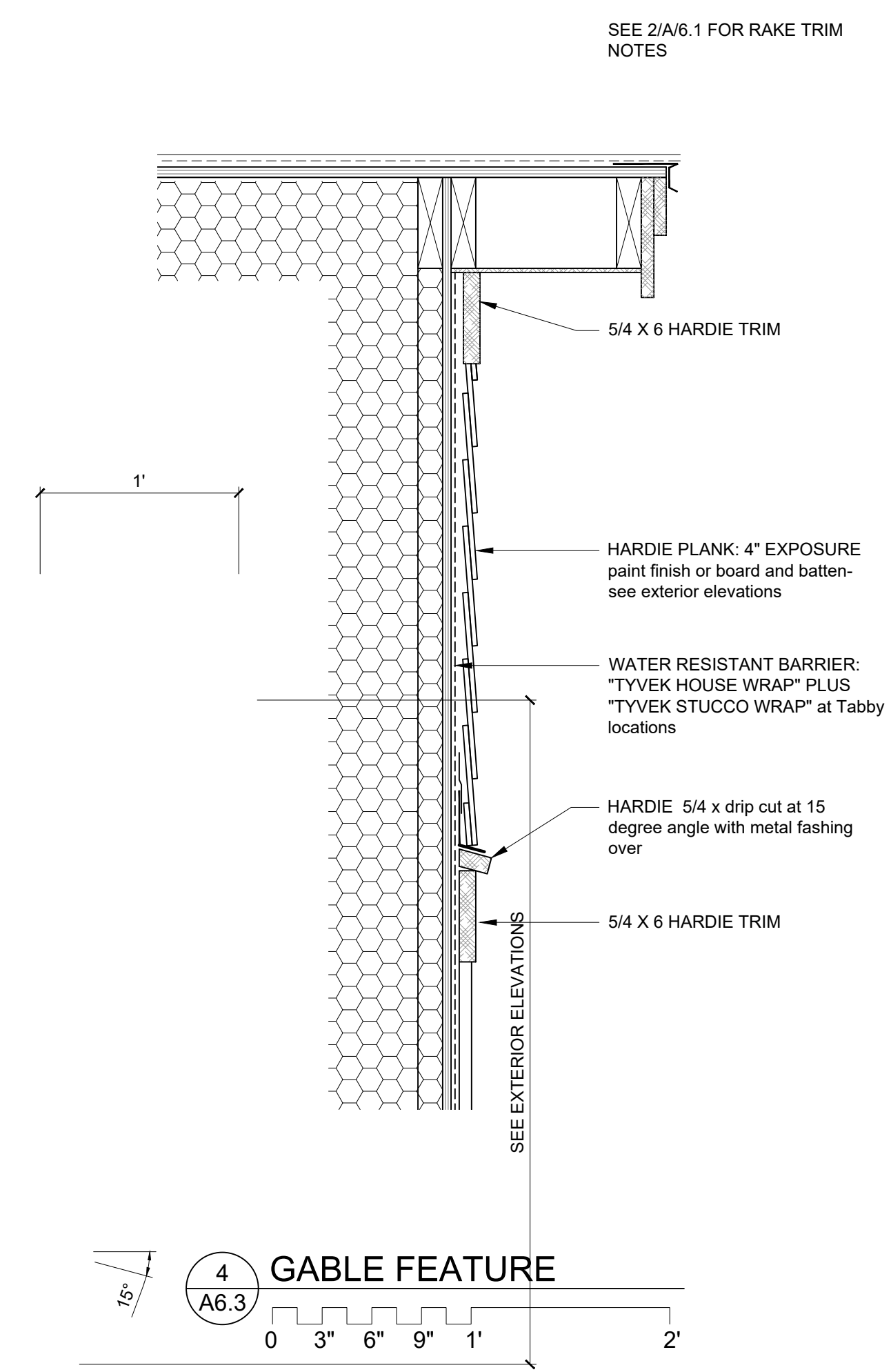
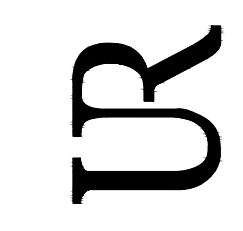
2 BEAM-COLUMN CONNECTION
 A6.2



1 TYPICAL WINDOW DETAILS
 A6.2



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A7.1

UNIT A - DOOR SCHEDULE

MARK	UNIT SIZE	DESCRIPTION	FRAME	GLAZING	CASING	HARDWARE	COMMENTS
A-1	9-0 X 7-0	INSULATED GARGE DOOR	-	MFG	-	MFG	SEE ELEVATIONS, ANY GLAZING TO BE IMPACT RESIST.
A-2	3-0 X 8-0 X 1 3/4	EXTERIOR ENTRANCE DOOR, AS SELECTED	WOOD	MFG	-	SEC	IMPACT RESISTANT GLASS, THRESHOLD & WEATHERSTRIPPING
A-6	2-8 X 6-8 X 1 3/4	INTERIOR DOOR, AS SELECTED	WOOD	-	-	SEC	SOLID WOOD, OR 20 MIN. RATED W/ CLOSER. THRESHOLD & WEATHER STRIPPING
A-8	2-4 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
A-10	2-10 X 6-8	CASED OPENING	WOOD	-	-	-	-
A-12	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-13	PAIR 2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-15	8-0 X 8-0	SLIDING GLASS DOOR, AS SELECTED	WOOD	MFG	-	SEC	IMPACT RESISTANT GLASS
A-16	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
A-17	2-8 X 6-8 X 1 3/8	INTERIOR POCKET DOOR, AS SELECTED	WOOD	-	-	PRIV	-
A-18	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-19	2-4 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
A-20	3-0 X 6-8	ALUMINUM SCREEN DOOR, AS SELECTED	ALUM.	N/A	N/A	MFG	-
A-21	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
A-22	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
A-23	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
A-25	PR. 2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	WEATHER STRIP AND THRESHOLD
A-26	PR. 1-6 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-27	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
A-28	2-4 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-30	2-4 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-31	2-4 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
A-32	1-6 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-38	2-0 X 7 X 1 3/8	FLUSH CUSTOM HEIGHT INTERIOR DOOR	WOOD	-	-	PASS	-

UNIT B - DOOR SCHEDULE

MARK	UNIT SIZE	DESCRIPTION	FRAME	GLAZING	CASING	HARDWARE	COMMENTS
B-1	9-0 X 7-0	INSULATED GARGE DOOR	-	MFG	-	MFG	SEE ELEVATIONS, ANY GLAZING TO BE IMPACT RESIST.
B-3	3-0 X 8-0 X 1 3/4	EXTERIOR ENTRANCE DOOR, AS SELECTED	WOOD	MFG	-	SEC	IMPACT RESISTANT GLASS, 14" SIDELIGHTS, THRESHOLD & WEATHERSTRIPPING
B-4	PAIR 2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
B-7	3-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	SEC	SOLID WOOD, OR 20 MIN. RATED W/ CLOSER. THRESHOLD & WEATHERSTRIPPING
B-9	3-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
B-14	3-0 X 6-8 X 1 3/4	INTERIOR DOOR, AS SELECTED	WOOD	-	-	-	IF ELEVATOR OPTION IS SELECTED SEE CODE AND MANUFACTURER'S REQUIREMENTS FOR DOOR INSTALL
B-15	8-0 X 8-0	SLIDING GLASS DOOR, AS SELECTED	WOOD	MFG	-	SEC	IMPACT RESISTANT GLASS
B-20	3-0 X 6-8	ALUMINUM SCREEN DOOR, AS SELECTED	AL	N/A	N/A	MFG	-
B-21	3-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
B-22	PR. 1-6 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
B-23	3-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
B-26	PR. 2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
B-27	3-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
B-29	3-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
B-32	3-0 X 6-8 X 1 3/4	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	IF ELEVATOR OPTION IS SELECTED SEE CODE AND MANUFACTURER'S REQUIREMENTS FOR DOOR INSTALL
B-33	PAIR 2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
B-34	2-8 X 6-8 X 1 3/8	INTERIOR POCKET DOOR, AS SELECTED	WOOD	-	-	PASS	-
B-35	2-8 X 6-8 X 1 3/8	INTERIOR POCKET DOOR, AS SELECTED	WOOD	-	-	PRIV	-
B-36	2-8 X 6-8 X 1 3/8	INTERIOR DOOR AS SELECTED	WOOD	-	-	PRIV	-
B-37	2-4 X 6-8 X 1 3/8	INTERIOR DOOR AS SELECTED	WOOD	-	-	PASS	-
B-38	2-4 X 6-8 X 1 3/8	INTERIOR DOOR AS SELECTED	WOOD	-	-	PASS	-

UNIT D - DOOR SCHEDULE

MARK	UNIT SIZE	DESCRIPTION	FRAME	GLAZING	CASING	HARDWARE	COMMENTS
D-1	16-0 X 7-0	INSULATED GARGE DOOR	-	MFG	-	MFG	SEE ELEVATIONS, ANY GLAZING TO BE IMPACT RESIST.
D-2	3-0 X 8-0 X 1 3/4	EXTERIOR ENTRANCE DOOR, AS SELECTED	WOOD	MFG	-	SEC	IMPACT RESISTANT GLASS, THRESHOLD & WEATHERSTRIPPING
D-4	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
D-6	3-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	SEC	SOLID WOOD, OR 20 MIN. RATED W/ CLOSER. THRESHOLD & WEATHERSTRIPPING
D-9	2-4 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
D-10	2-10 X 6-8	CASED OPENING	WOOD	-	-	-	-
D-13	PR. 2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
D-15	8-0 X 8-0	SLIDING GLASS DOOR, AS SELECTED	WOOD	MFG	-	SEC	IMPACT RESISTANT GLASS
D-16	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
D-17	PR. 1-6 X 6-8 X 1 3/8	INTERIOR POCKET DOOR, AS SELECTED	WOOD	-	-	PASS	-
D-18	2-4 X 6-8 X 1 3/8	POCKET INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
D-19	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
D-20	3-0 X 6-8	ALUMINUM SCREEN DOOR, AS SELECTED	ALUM.	N/A	N/A	MFG	-
D-21	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
D-22	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
D-23	2-6 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
D-24	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
D-25	2-4 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
D-26	2-6 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
D-27	2-6 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
D-28	2-6 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
D-29	PR. 2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
D-30	PR. 2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-

WINDOW SCHEDULE

MARK	NOMINAL UNIT SIZE	HEAD HEIGHT	DESCRIPTION	GLAZING	CASING	COMMENTS
A	3-0 X 6-0	8'-0"	DOUBLE HUNG	INSULATED SEE NOTES	-	see exterior elevations for grill configuration typical all windows
B	PR. 3-0 X 6-0	8'-0"	DOUBLE HUNG	INSULATED SEE NOTES	-	-
C	TRIPLE 3-0 X 6-0	8'-0"	DOUBLE HUNG	INSULATED SEE NOTES	-	-
E	PR. 2-4 X 4-8	8'-0"	DOUBLE HUNG	INSULATED SEE NOTES	-	-
F	TRIPLE 3-0 X 4-8	7'-4"	DOUBLE HUNG	INSULATED SEE NOTES	-	-
G	PR. 3-0 X 4-8	7'-4"	DOUBLE HUNG	INSULATED SEE NOTES	-	-
H	3-0 X 4-8	7'-4"	DOUBLE HUNG	INSULATED SEE NOTES	-	-
I	2-4 X 4-0	8'-0"	FIXED	INSULATED SEE NOTES	-	-
J	2-4 X 4-8	7'-4"	DOUBLE HUNG	INSULATED SEE NOTES	-	-
M	2-8 X 6-0	8'-0"	DOUBLE HUNG	INSULATED SEE NOTES	-	-
N	2-8 X 2-0	7'-8"	AWNING	INSULATED SEE NOTES	-	all vinyl or composite material inside for wet area application

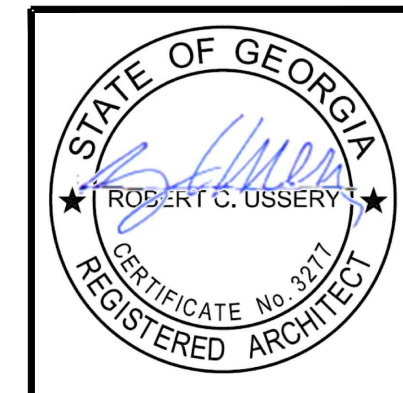
- NOTES:
 1. ALL WINDOWS MAY NOT BE USED
 2. VERIFY ALL WINDOWS MEET THE REQUIRED INTERNATIONAL RESIDENTIAL CODE (IRC) DESIGN PRESSURE RATING (DP)
 3. WINDOW GLAZING IS NOT IMPACT RESISTANT SEE IRC REQUIREMENTS FOR OPENING PROTECTION.



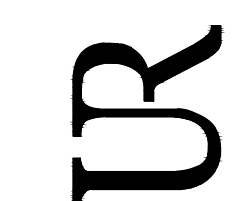
TYPICAL INTERIOR DOOR

ENTRY DOOR "E"

ENTRY DOOR "D" UNIT



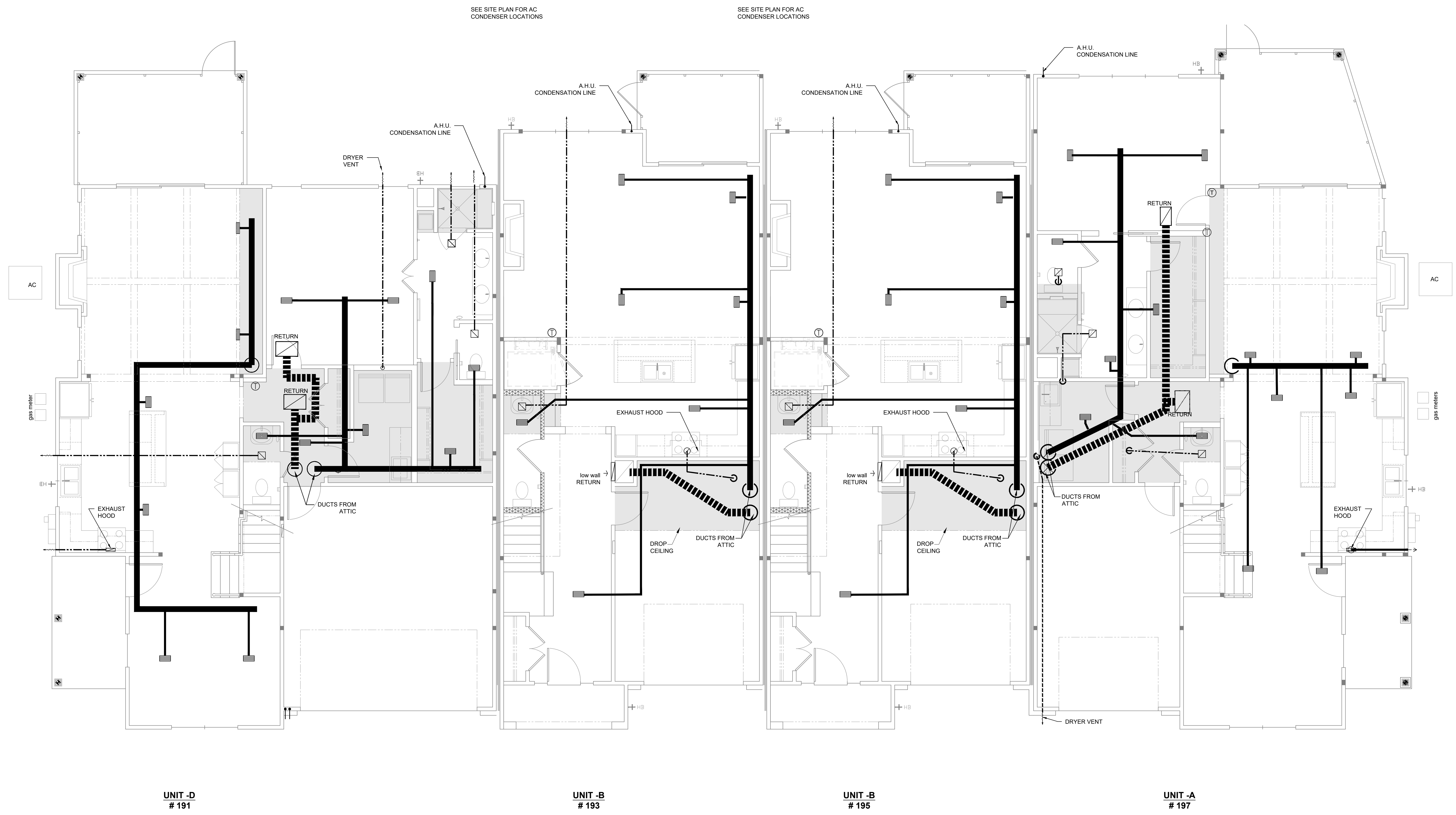
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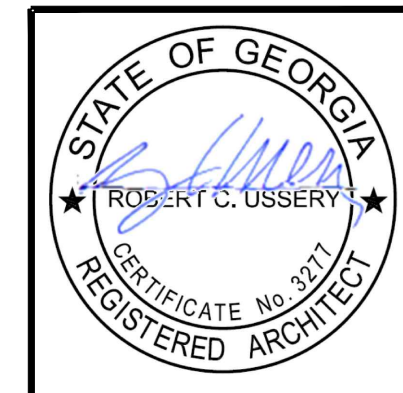
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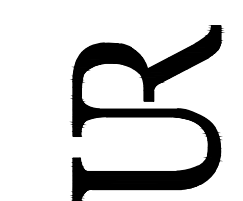
1 FIRST FLOOR MECHANICAL PLAN
 M.1
 0' 2' 4' 8'

NOTE:
 AIR CONDITIONING FOR EACH DWELLING TO BE A SINGLE AC UNIT WITH (2) ZONES: 1ST FLOOR AND 2ND FLOOR WITH TWO THERMOSTATS AND ELECTRONIC DAMPERS. THIS DRAWING IS 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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M.2



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

- INDICATES SUPPLY DUCT
- - - - - INDICATES RETURN DUCT
- · - · - · - INDICATES EXHAUST DUCT
- INDICATES SUPPLY GRILL
- INDICATES RETURN GRILL W/ FILTER
- ⊙ INDICATES THERMOSTAT

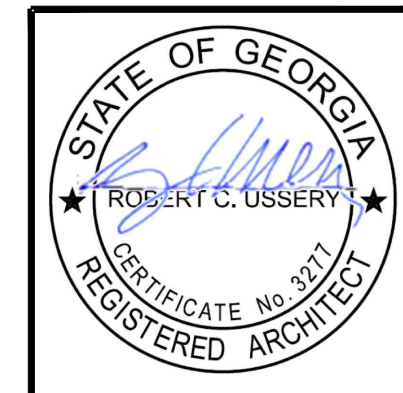


ELECTRICAL SYMBOLS LEGEND			
	DUPLEX CONVENIENCE OUTLET		GARAGE DOOR SENSOR
	DUPLEX OUTLET TOP SWITCHED		THERMOSTAT
	DUPLEX OUTLET - WATERPROOF		PUSH BUTTON OR JAMB SWITCH
	DUPLEX OUTLET - VERIFY HEIGHT		CHIME
	FLOOR DUPLEX RECTANGLE OUTLET		FLOOD LIGHT - DIRECTIONAL
	SWITCH		JUNCTION BOX
	THREE WAY SWITCH		RECESSED CAN L.E.D.
	FOUR WAY SWITCH		RECESSED CAN L.E.D. VAPOR PROOF LIGHT
	SPECIAL OUTLET - VERIFY		SLOPED CEILING RECESSED CAN 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

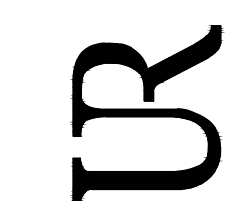
- GENERAL ELECTRICAL NOTES:**
- PROVIDE TWO (2) LIGHTS PER UNIT IN ATTIC.
 - ALL ELECTRICAL RECEPTACLES, TELEPHONE OUTLETS, TB CABLE/ ANTENNA OUTLETS SHALL BE MOUNTED 12" ABOVE FLOOR TO BOTTOM OF BOX. UNLESS NOTED OTHERWISE.
 - ALL SWITCHES SHALL BE MOUNTED 48" ABOVE FLOOR TO BOTTOM OF BOX.
 - THE ELECTRICAL RECEPTACLE AT THE LAVATORIES SHALL BE GROUND FAULT INTERRUPTER (GFI) TYPE.
 - COORDINATE LOCATION OF ALL ELECTRICAL DEVICES WITH ARCHITECTURAL TRIM AND MOULDING.
 - COORDINATE POWER REQUIREMENTS OF APPLIANCES AND EQUIPMENT WITH OTHER TRADES.
 - VERIFY POWER REQUIREMENTS FOR ELEVATOR. PROVIDE FOR TELEPHONE IN ELEVATOR.

ELECTRIC METER LOCATIONS, SEE GA. POWER SITE PLAN.

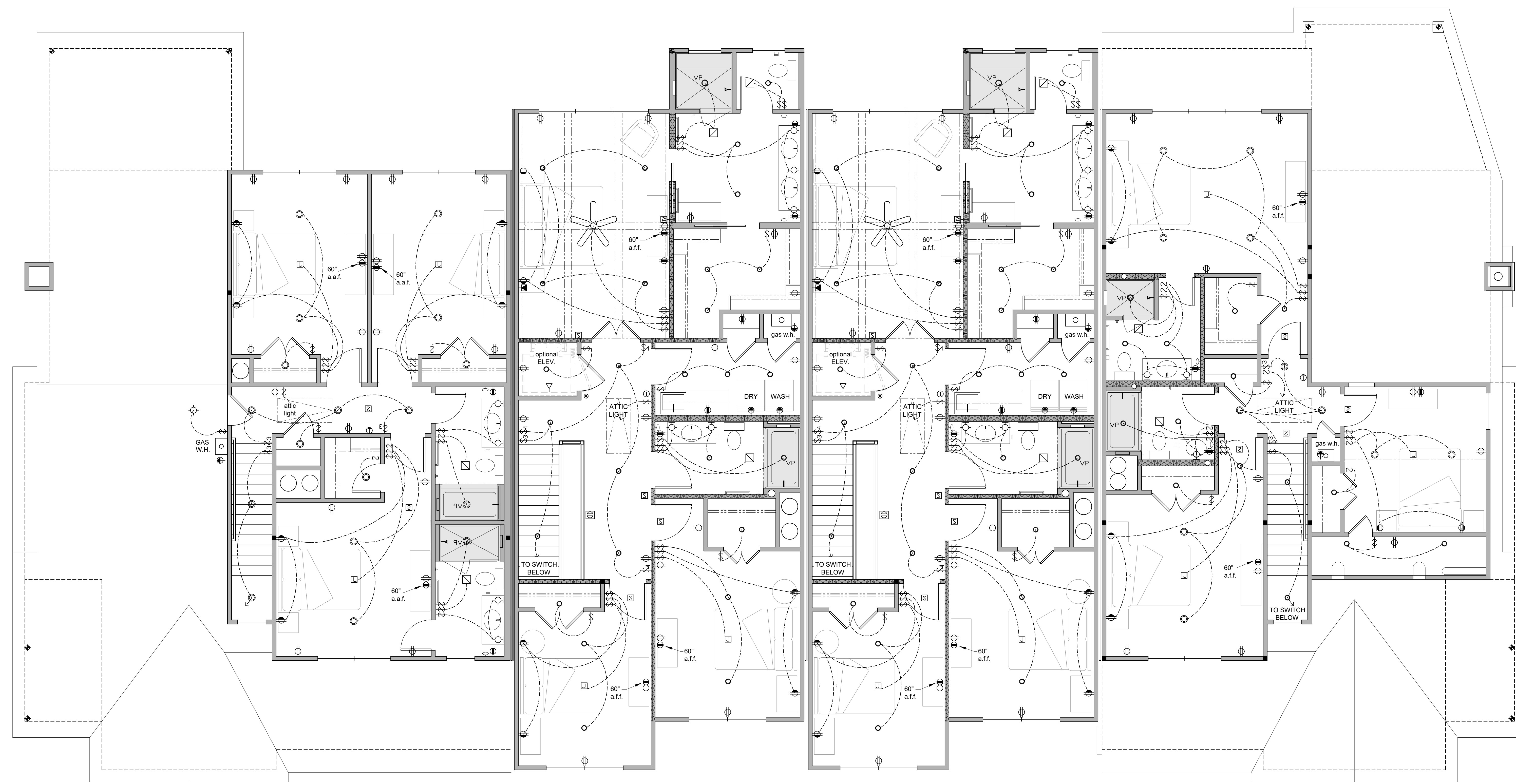
1 FIRST FLOOR ELECTRICAL PLAN
E.1
0' 2' 4' 8'



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FIFTY OAKS - BUILDING 11
 South Harrington Road
 St. Simons Island, Georgia



UNIT -D
191

UNIT -B
193

UNIT -B
195

UNIT -A
197

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

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

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

1622
 8-5-24

E.2