

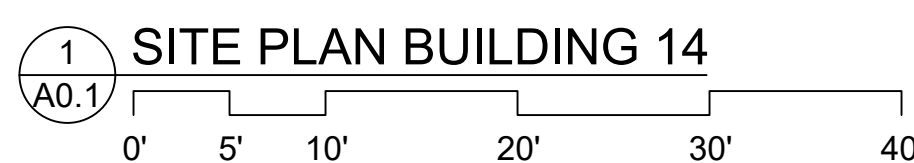
VICINITY MAP N.T.S.

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NOTES:

SEE PLAT BY SHUPE SURVEYING COMPANY FOR BOUNDARY DATA AND LOT CONFIGURATION.

FINISHED SLAB ELEVATIONS ARE BASED ON TOP OF PAVEMENT ELEVATIONS (T.P.) AND TOP OF CURB (T.C.) AS SHOWN ON THE CIVIL DRAINAGE PLAN DATED 4/30/20. **VERIFY.**

+ 1.00 INDICATES FINISHED GRADE ELEVATIONS

GENERAL NOTES:

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. DIMENSION ARE FROM FACE OF STUD TO FACE OF STUD. UNLESS NOTED OTHERWISE.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO BEGINNING CONSTRUCTION.
6. 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.
7. ALL WORK, MATERIALS, METHODS, ETC., SHALL CONFORM TO ALL GOVERNING BUILDING CODES, ORDINANCES, REGULATIONS AND AGENCIES.
8. SLOPED FLOOR SURFACES IN ALL BATHROOMS AND ALL ROOMS SHALL NOT EXCEED 1:48.
9. VERTICAL THRESHOLDS AND ALL EQUAL BUILDING COMPONENTS SHALL COMPLY WITH SECTION 320 ACCESSIBILITY IN THE INTERNATIONAL RESIDENTIAL CODE.
10. SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1:48, AND A MAXIMUM RUNNING SLOPE OF 1:20.
11. BUILDING HEIGHT: MAXIMUM ALLOWED = 35 FT. PROPOSED BUILDING 14 = APPROXIMATELY 32' - 3"
12. OWNER / DEVELOPER: FIFTY OAKS GROUP, LLC
13. 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:

1. 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)
2. 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
3. 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.
4. TOWNHOUSE REQUIREMENTS:
 - COMMON WALL SHALL BE 2-HOUR RATED, W/ NO PLUMBING OR MECHANICAL PENETRATIONS. IRC 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 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.

ADD SHT A7.1
dim sht A2.1

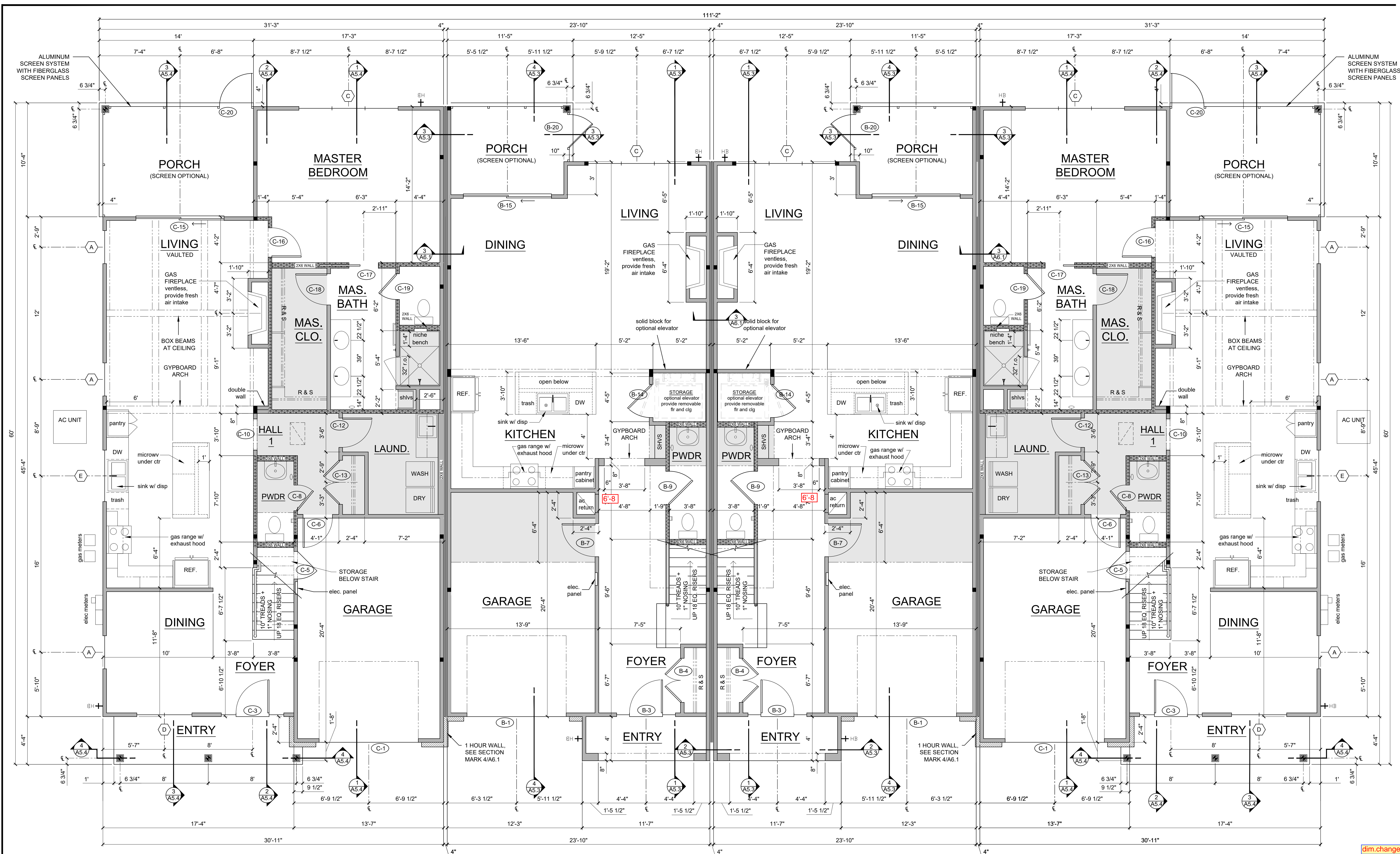


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FIFTY OAKS - BUILDING 14
South Harrington Road
St. Simons Island, Georgia

1622	3-8-24	
	4-8-24	
	4-9-24	

A0.1



UNIT - C # 156 SQUARE FEET
 H and C- 2,099 s.f.
 GARAGE- 277 s.f.
 PORCHES- 219 s.f.
 TOTAL- 2,595 s.f.

UNIT - B # 154 SQUARE FEET
 H and C- 2,188 s.f.
 GARAGE- 281 s.f.
 PORCHES- 139 s.f.
 TOTAL- 2,608 s.f.

UNIT - B # 152 SQUARE FEET
 H and C- 2,188 s.f.
 GARAGE- 281 s.f.
 PORCHES- 139 s.f.
 TOTAL- 2,608 s.f.

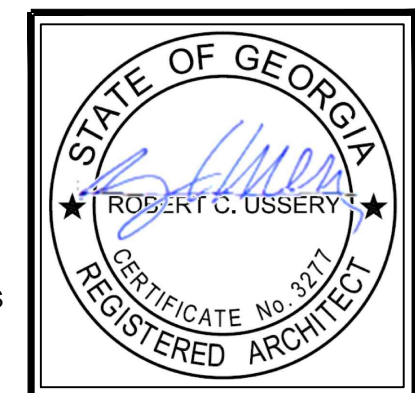
UNIT - C # 150 SQUARE FEET
 H and C- 2,099 s.f.
 GARAGE- 277 s.f.
 PORCHES- 219 s.f.
 TOTAL- 2,595 s.f.

BATH ACCESSORY LEGEND
 see floor plan for locations

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

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

LEGEND
 1 FIRST FLOOR PLAN
 0' 2' 4' 8'
 — 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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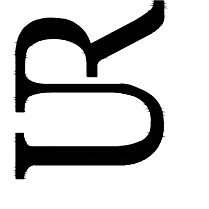
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1622	3-8-24
	4-9-24

A2.1



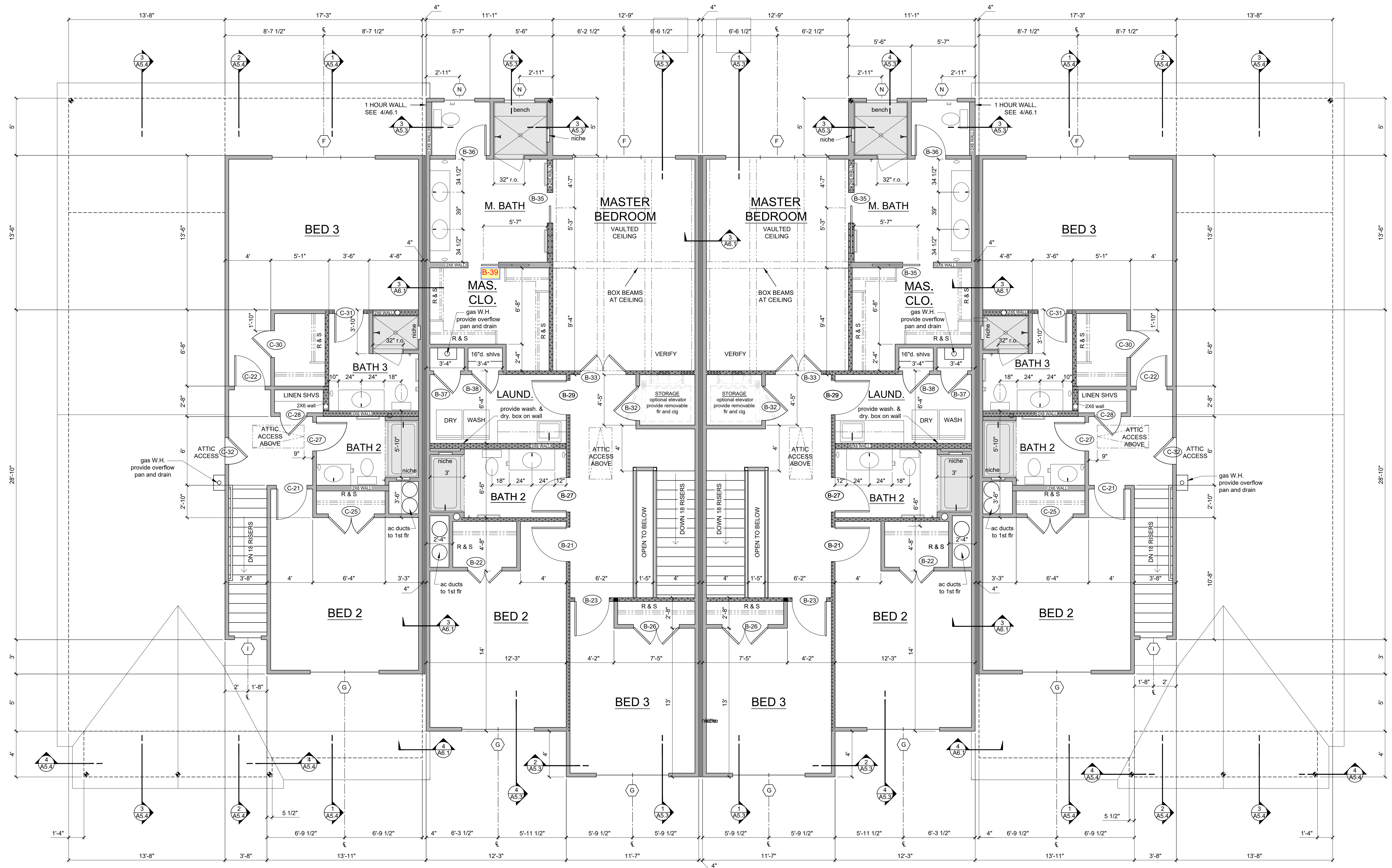
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FIFTY OAKS - BUILDING 14
 South Harrington Road
 St. Simons Island, Georgia

1622
 3-8-24

A2.2



**UNIT - C
156**

**UNIT - B
154**

**UNIT - B
152**

**UNIT - C
150**

BATH ACCESSORY LEGEND
 see floor plan for locations

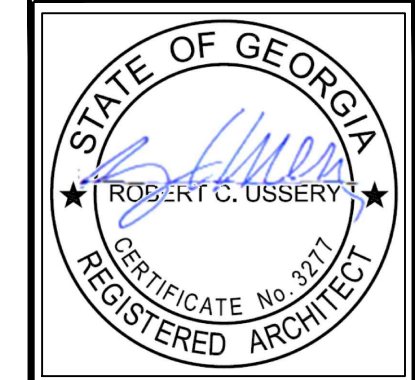
- indicates TOILET PAPER holder 24" above finished floor
- indicates TOWEL BAR 48" above finished floor
- indicates TOWEL RING 56" above finished floor
- indicates ROBE HOOK 66" above finished floor
- shower niche r.o. 14" w. x 30" h. bottom of niche 46" a.f.f.

BLOCKING NOTE:
 PROVIDE 2X BLOCKING IN WALL BETWEEN STUDS FOR:

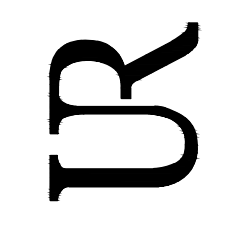
- BATH ACCESSORIES
- PEDESTAL SINK
- STAIR RAIL
- VANITY MIRRORS
- FIREPLACE MANTEL
- BOX BEAM IN CEILING
- SHELVING

1 SECOND FLOOR PLAN
 A2.2

- 0' 2' 4' 8'
- 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 TO BOTTOM OF BEAM SEE FRAMING PLANS AND SECTIONS



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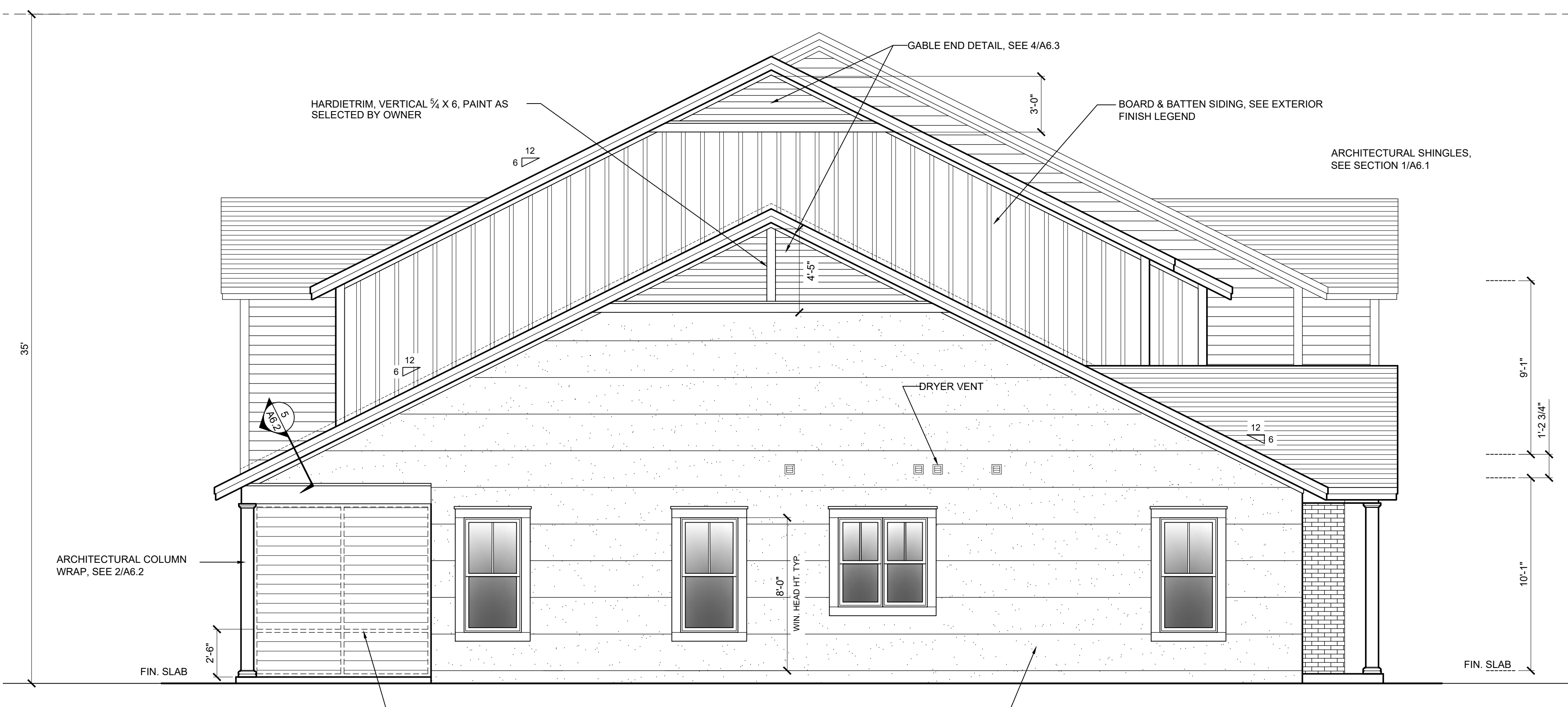
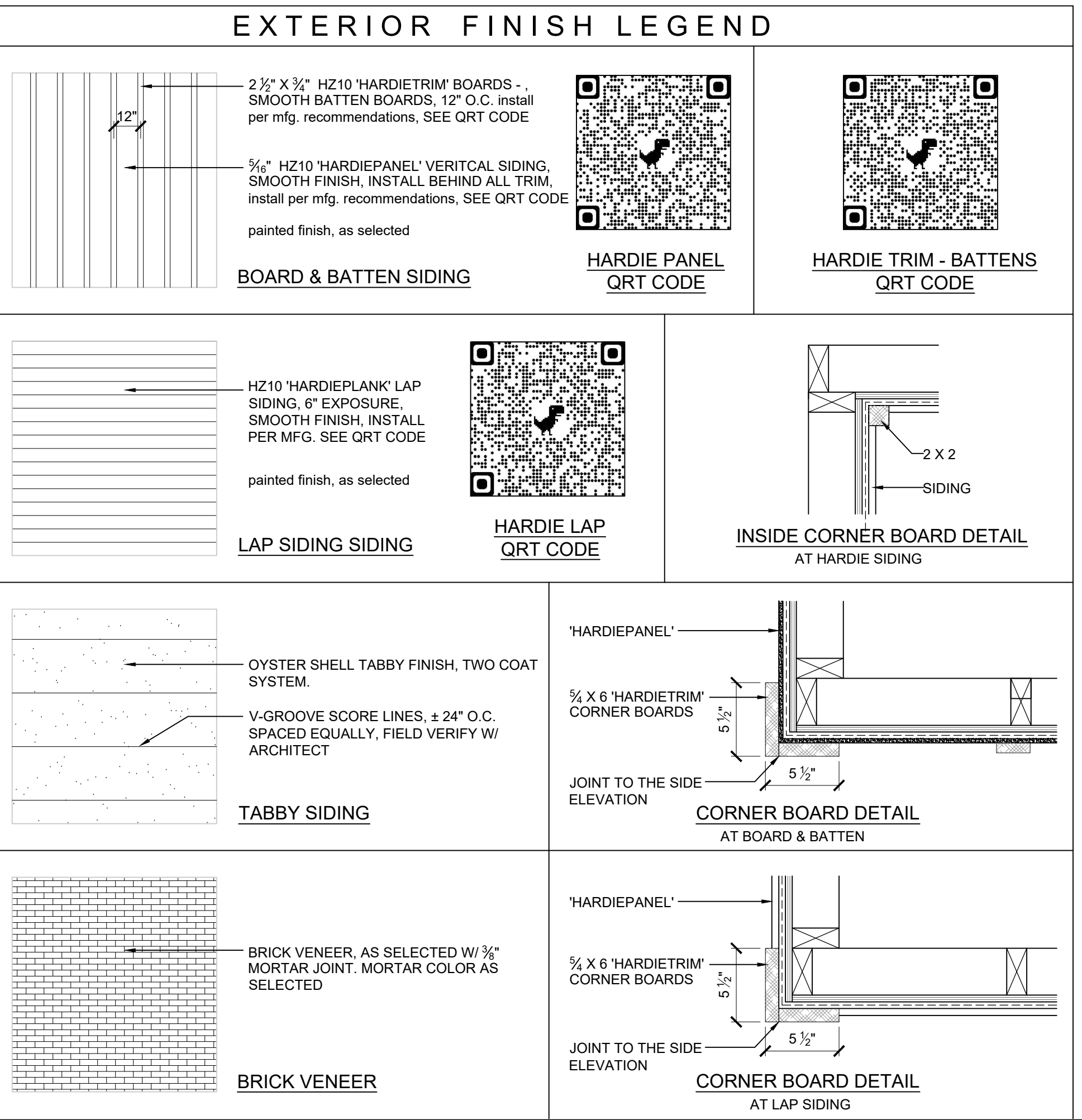
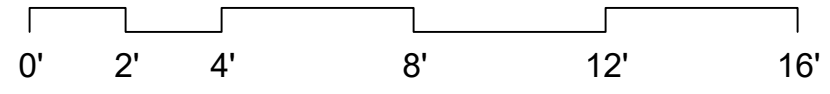
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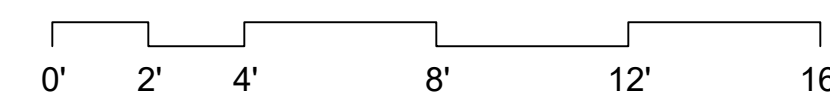
A3.1

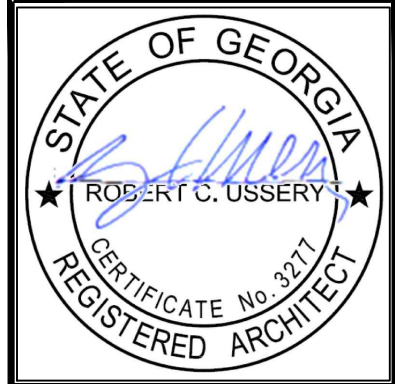


FRONT ELEVATION

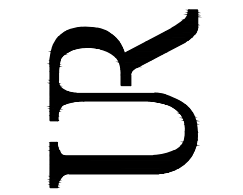


LEFT ELEVATION





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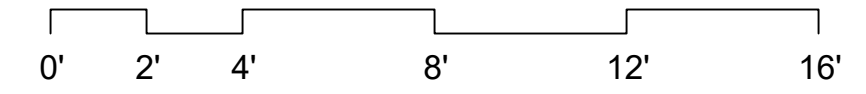
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1622
3-8-24

A3.2

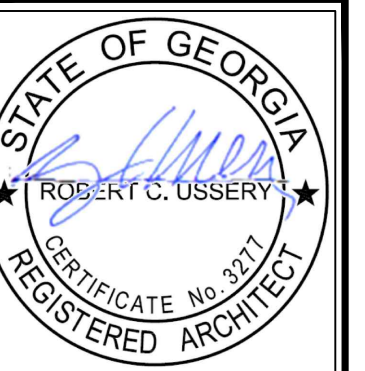


REAR ELEVATION

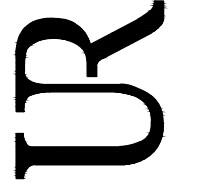


RIGHT ELEVATION





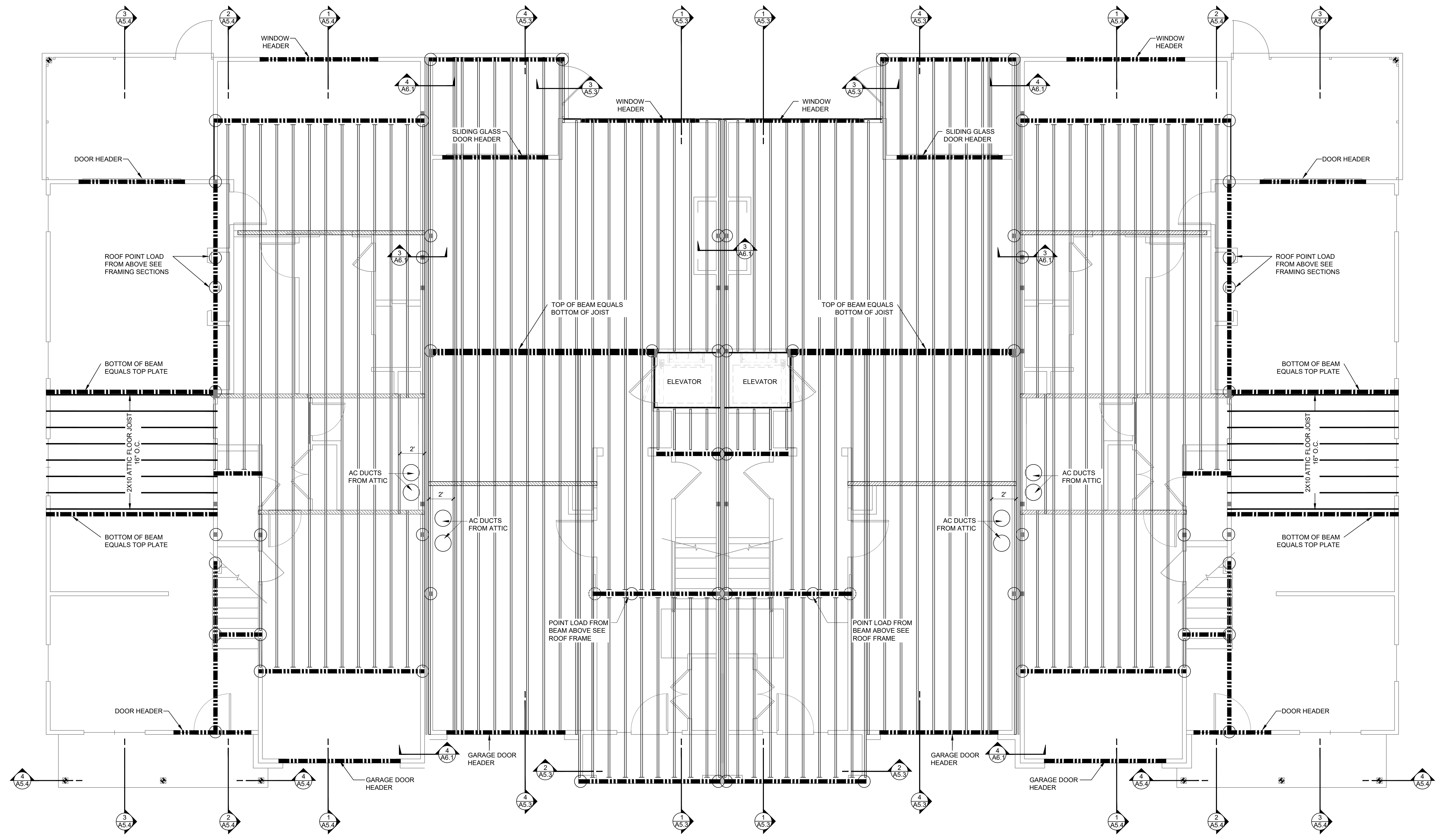
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 South Harrington Road
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1622
3-8-24

A4.1



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

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

FLOOR FRAMING NOTES

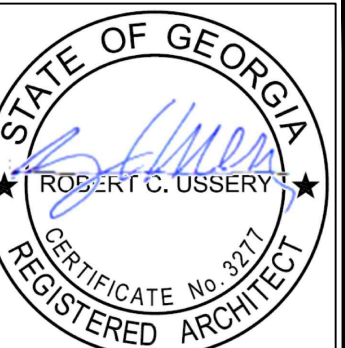
1. ALL FLOOR JOISTS SHALL BE 14" I-JOIST 16" O.C. UNLESS OTHERWISE NOTED.
2. FLOOR BEAMS TO BE ENGINEERED BY MANUFACTURER.
3. INSTALL FLOOR SYSTEM IN ACCORDANCE WITH MANUFACTURERS APPROVED SHOP DRAWINGS.
4. ALL LVL BEAMS SHALL BE IN LINE WITH THE FLOOR SYSTEM UNLESS OTHERWISE NOTED.
5. MINIMUM FLOOR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

UNIT - C
 # 156

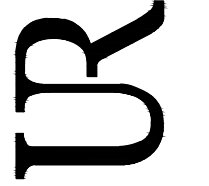
UNIT - B
 # 154

UNIT - B
 # 152

UNIT - C
 # 155



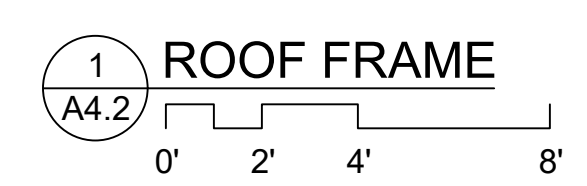
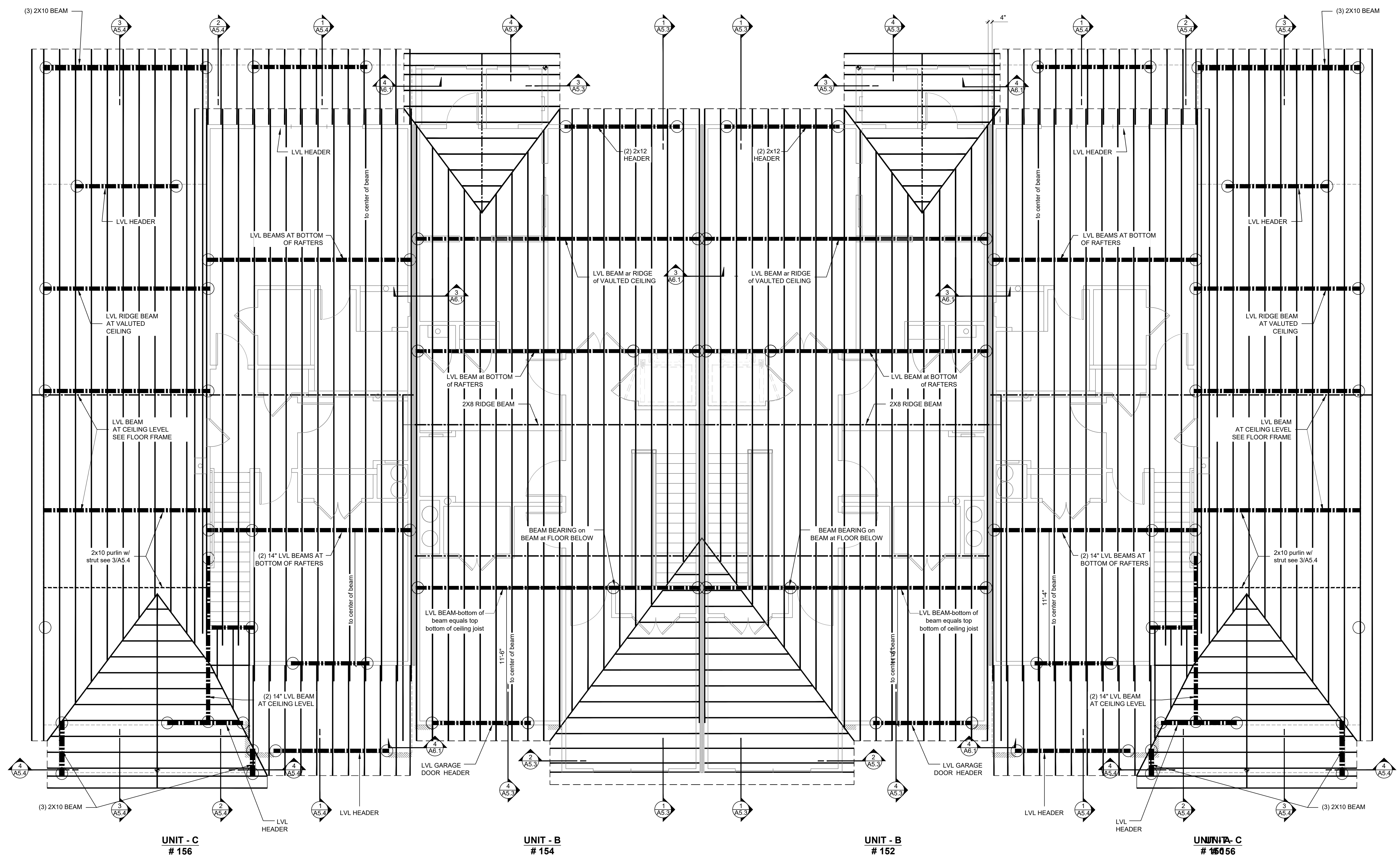
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FIFTY OAKS - BUILDING 14
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A4.2



NOTES:
 RAFTERS TO BE 2X8's 16" O.C. UNLESS OTHERWISE NOTED.
 SEE FRAMING SECTIONS FOR ADDITIONAL ROOF BRACING NOTES. NOT ALL ROOF SUPPORTS ARE INDICATED ON ROOF FRAMING PLAN.
 INDICATES ENGINEERED LVL BEAM WITH BEARING POINTS UNLESS OTHERWISE NOTED. SEE MANUFACTURER'S SHOP DRAWINGS FOR SIZES



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

1622
3-8-24

A5.3

FRAMING NOTES:

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

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

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

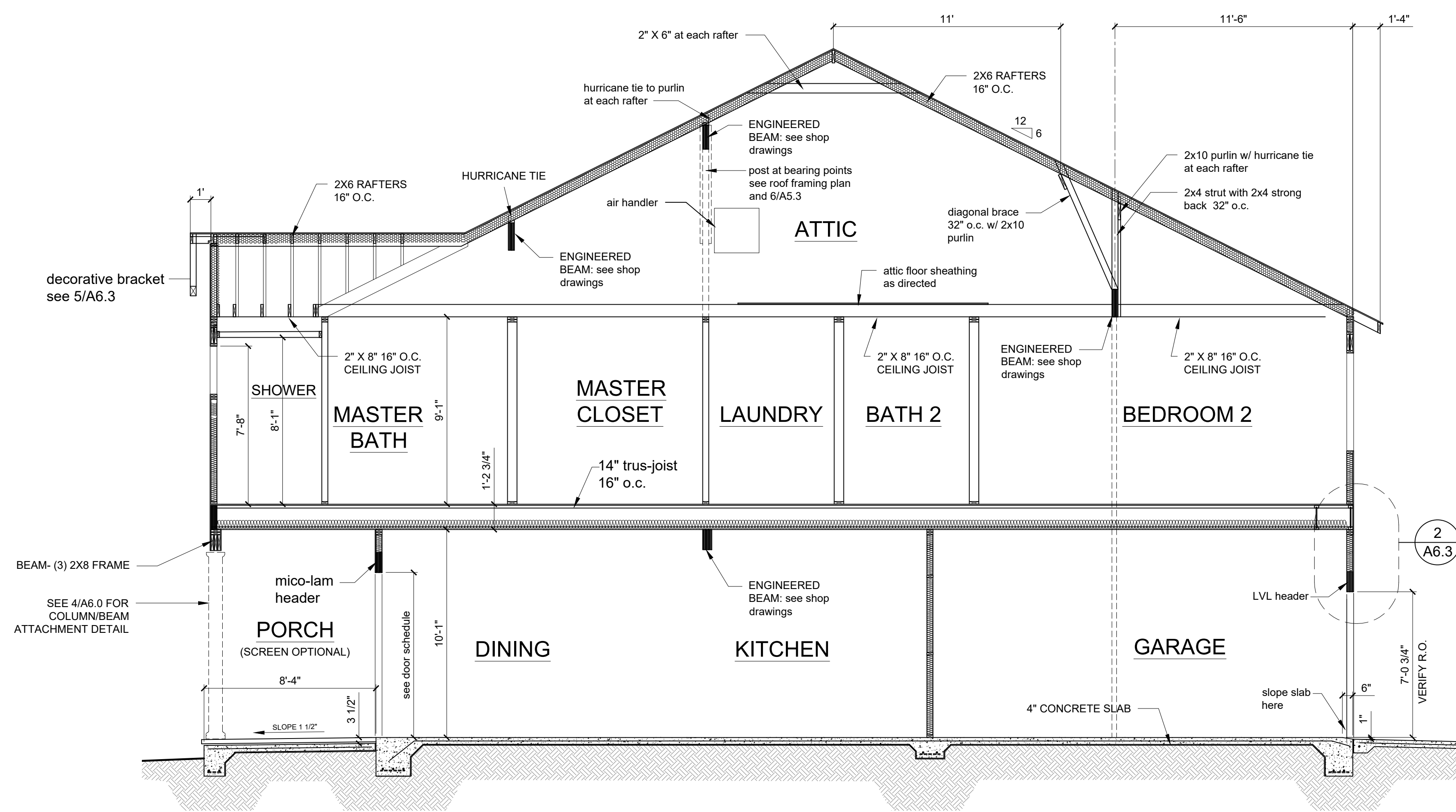
HEADER BEAMS: ALL WINDOW AND DOOR HEADERS OVER 6'-0" TO BE "MICRO-LAM" BEAMS PER MANUFACTURER'S SPECIFICATIONS. HEADERS 6'-0" TO 4'-0" TO MIN (2) 2X12 OTHER HEADERS TO BE MIN (2) 2X10 UNLESS OTHERWISE SPECIFIED.

HURRICANE TIES: SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.

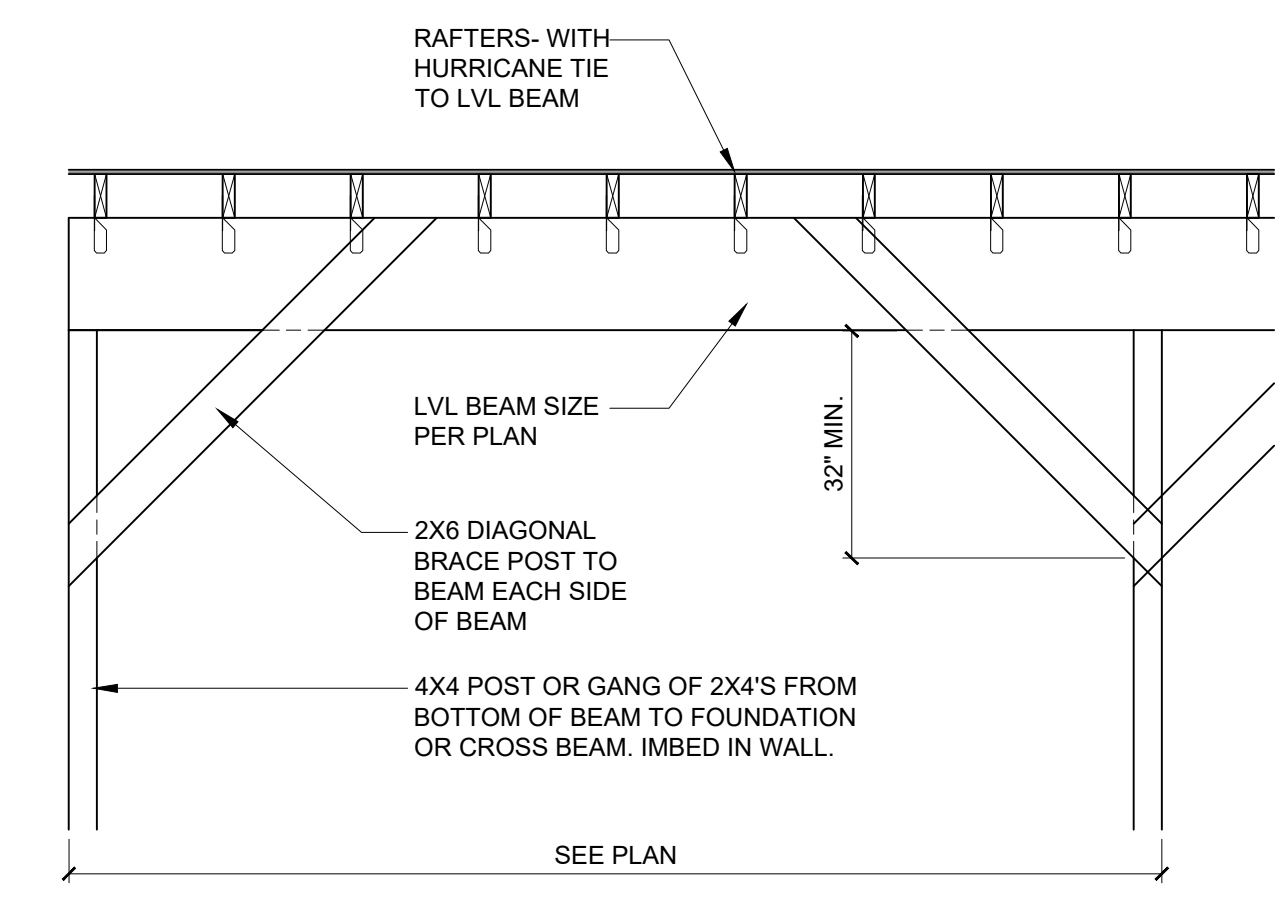
SHOP DRAWINGS: FLOOR FRAME AND LVL BEAM SIZING TO BE SUBMITTED TO ARCHITECT FOR APPROVAL

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

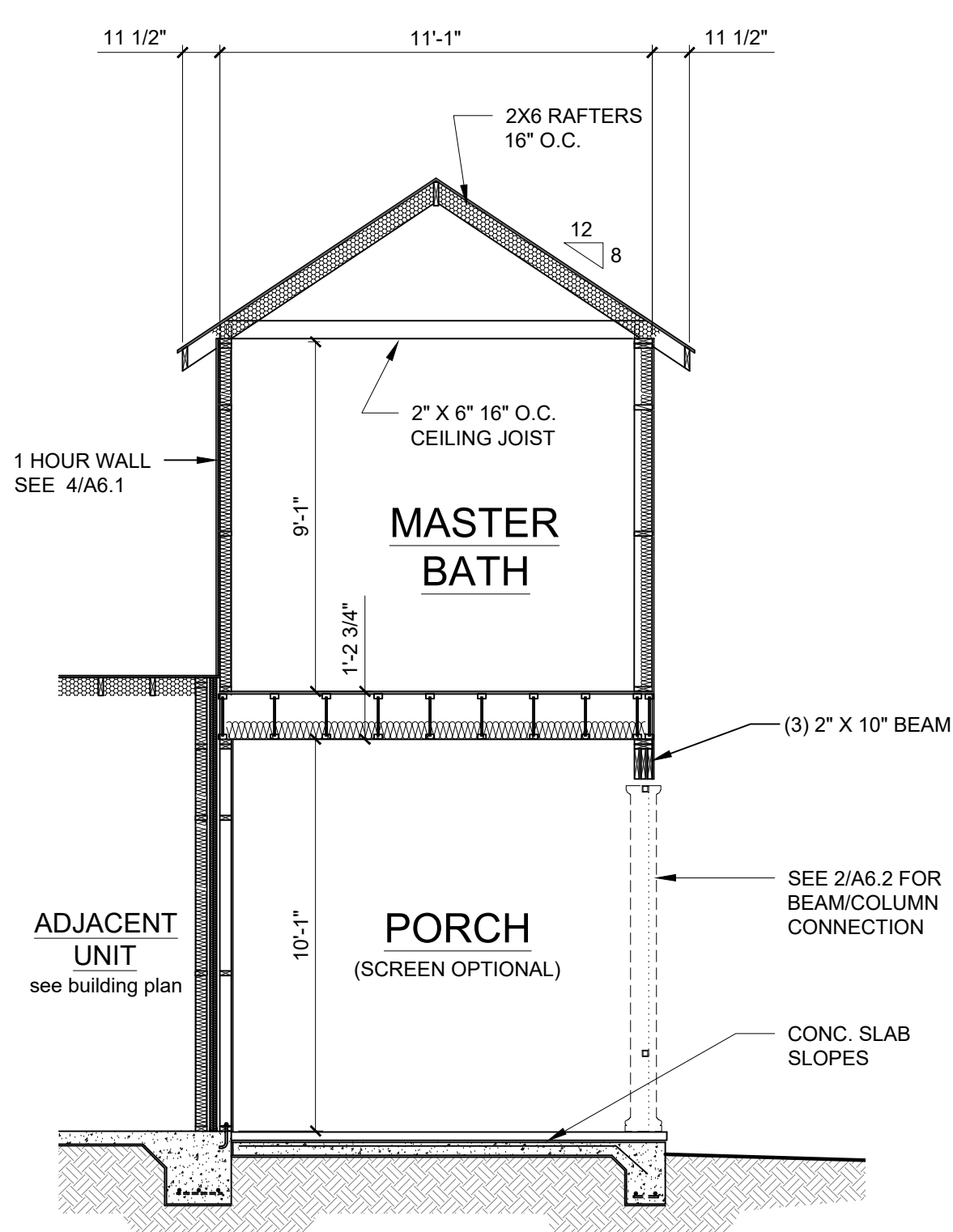
MAX CEILING JOIST SPAN: 2X6 16" O.C. - 12'-0"
 2X8 16" O.C. - 16'-0"



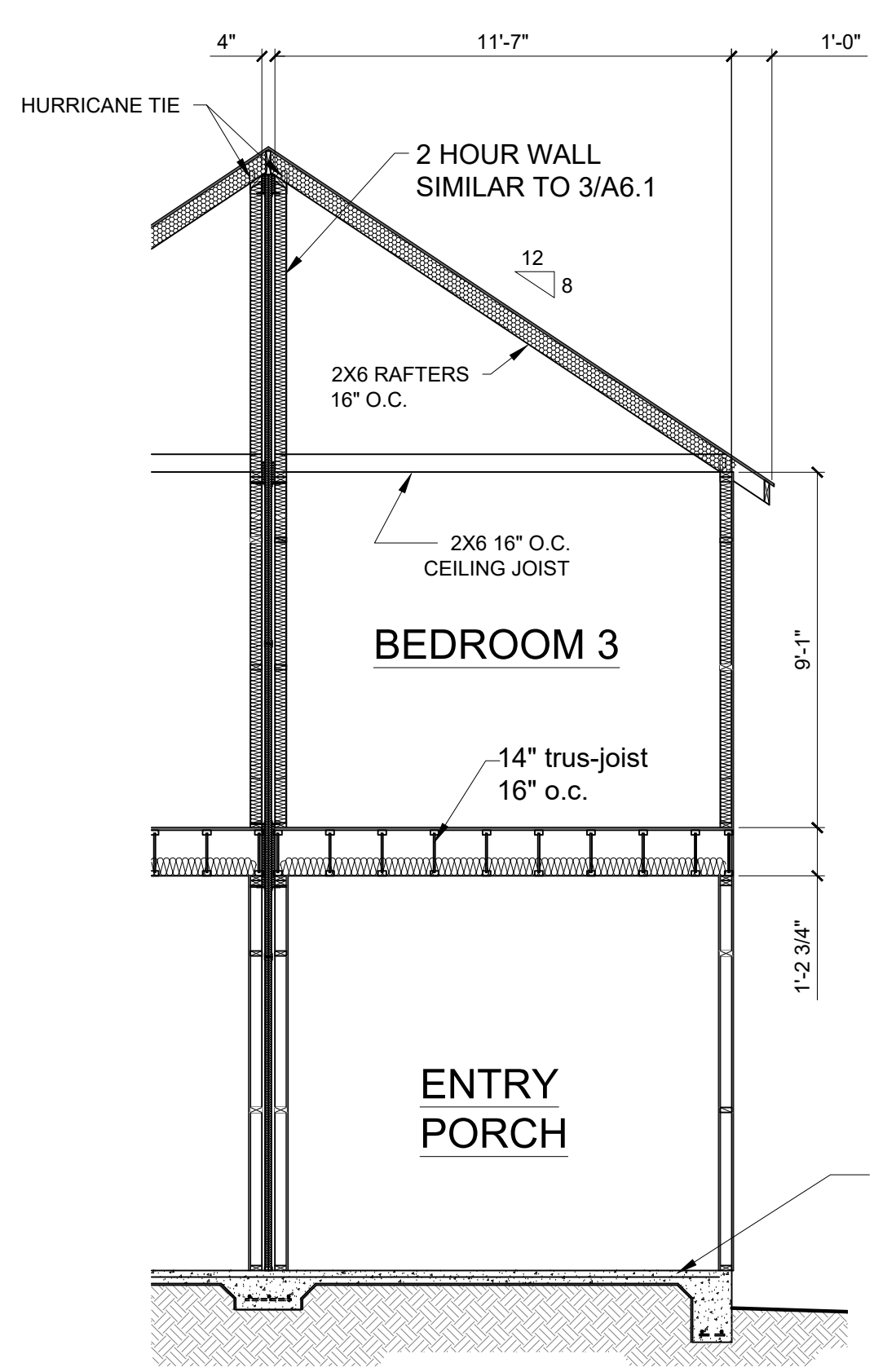
4 FRAMING SECTION - UNIT B
 A5.3



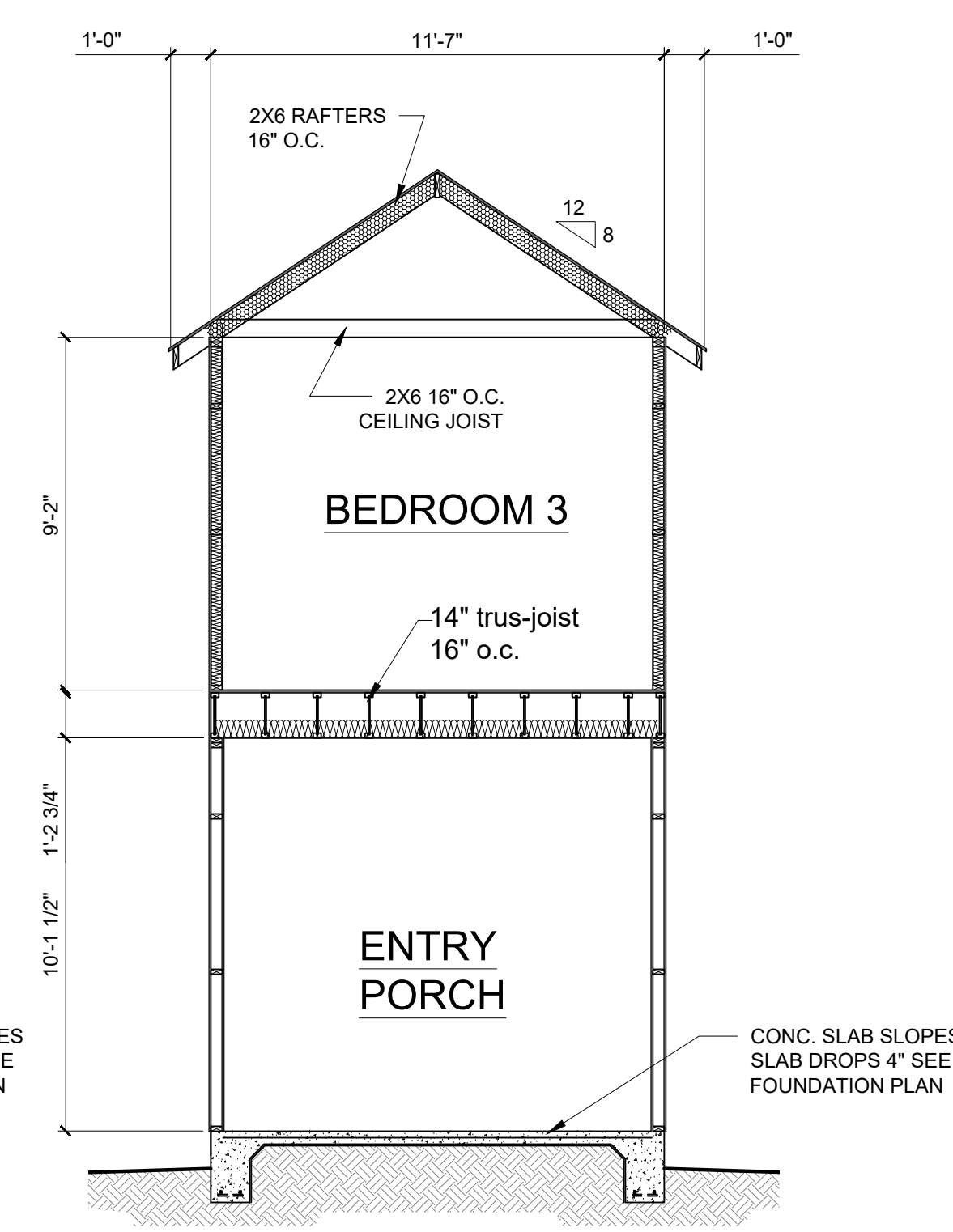
6 ATTIC BEAM DETAIL
 A5.3 not to scale



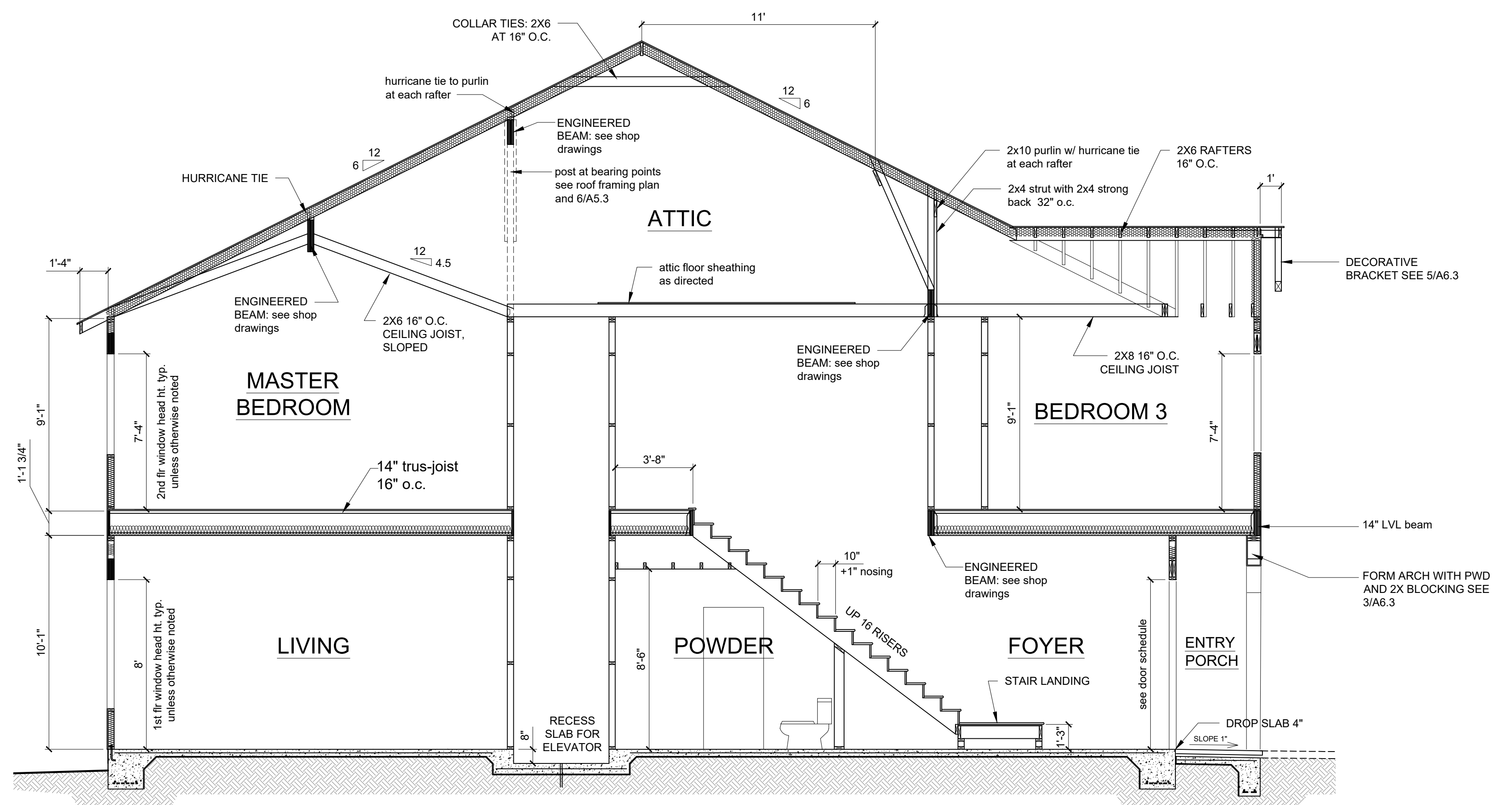
3 FRAMING SECTION - UNIT B
 A5.3



5 FRAMING SECTION - UNIT B
 A5.3



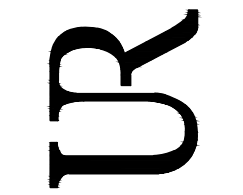
2 FRAMING SECTION - UNIT B
 A5.3



1 FRAMING SECTION - UNIT B
 A5.3



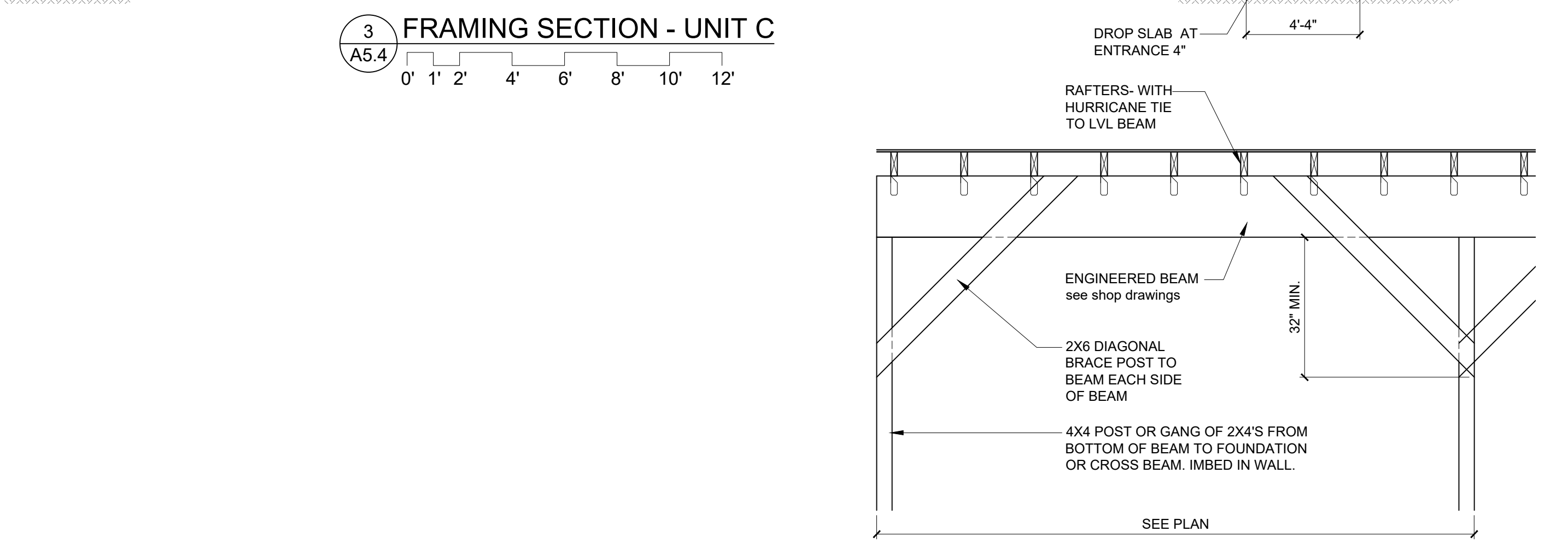
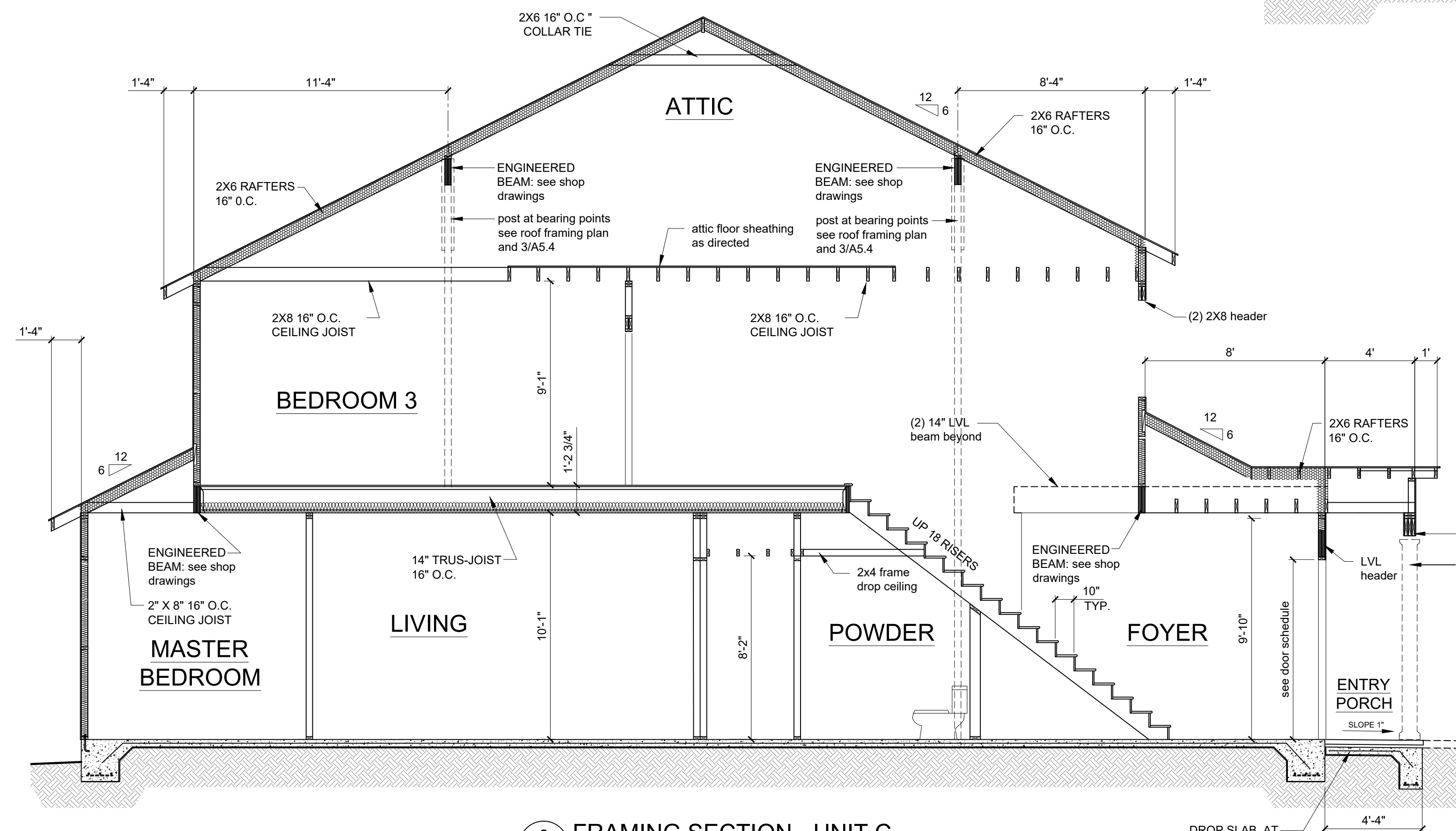
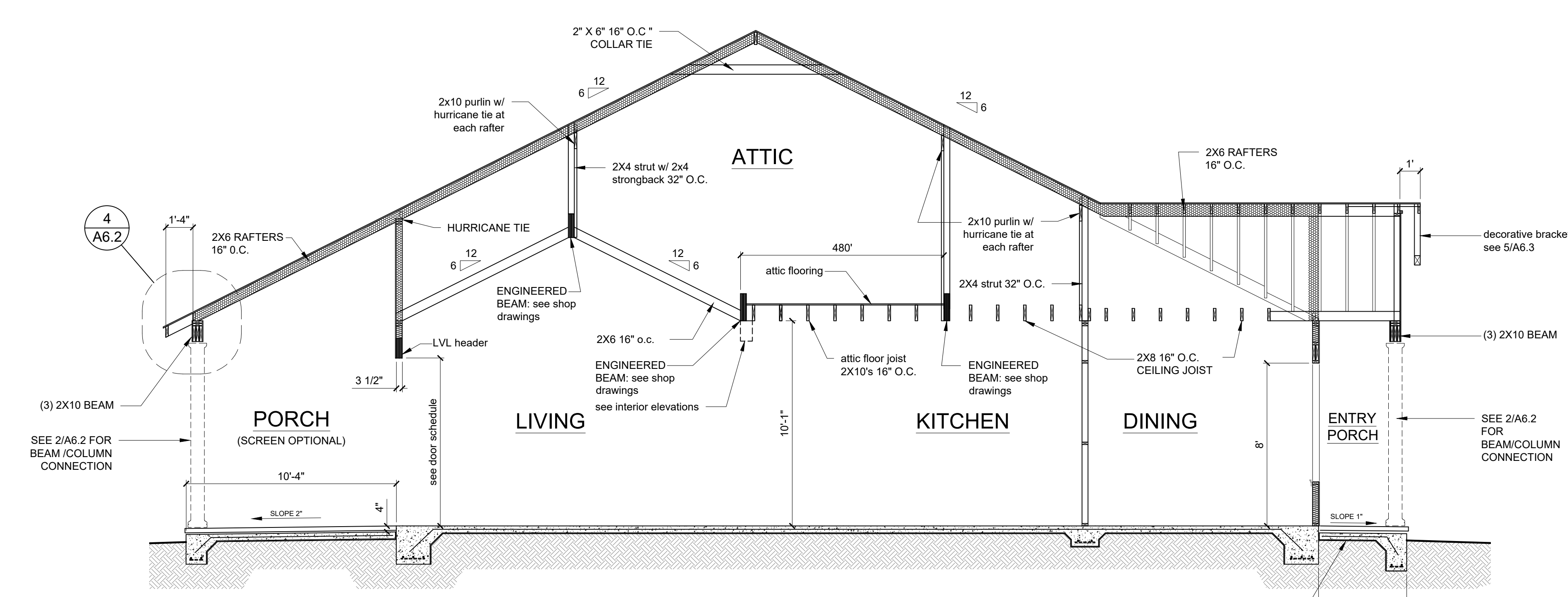
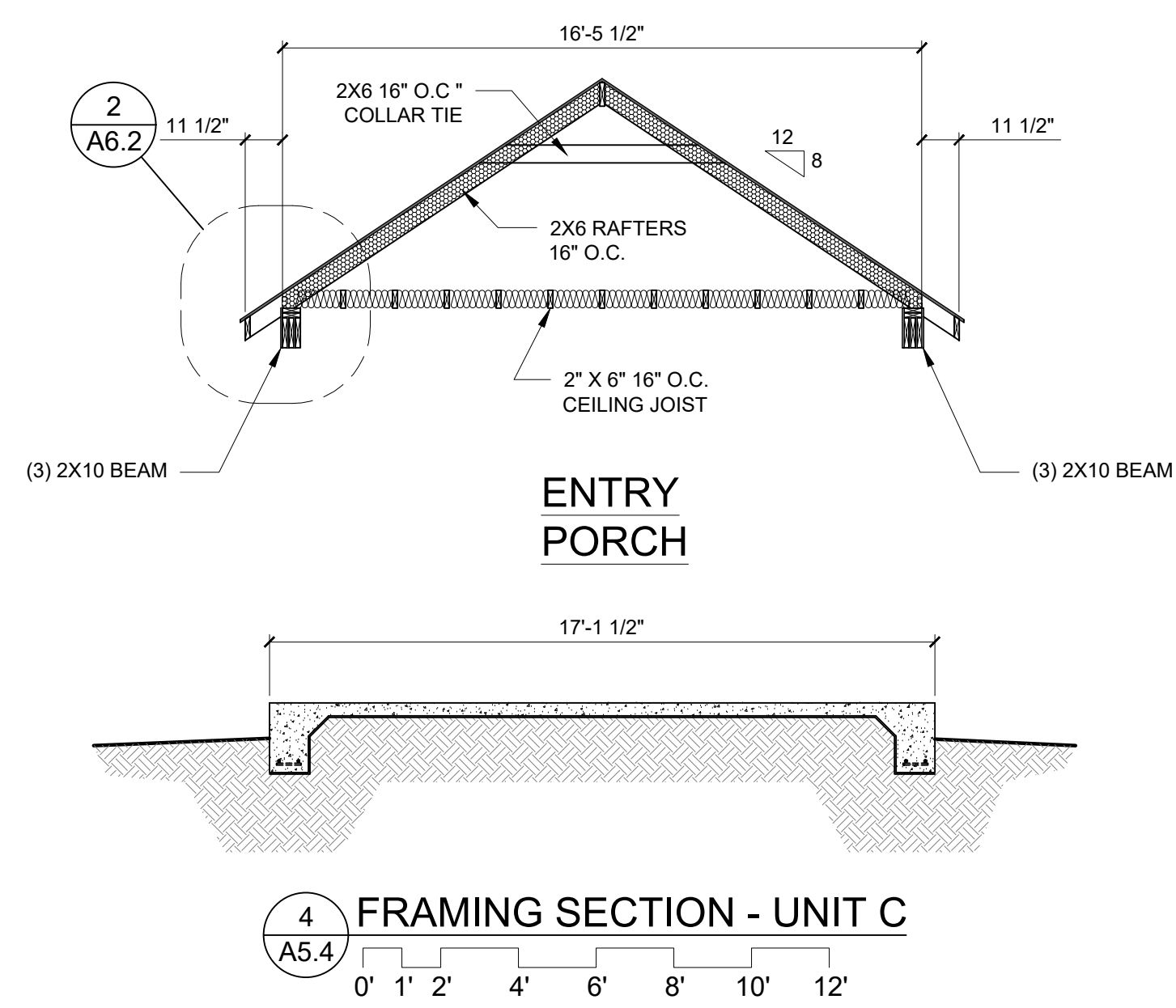
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FIFTY OAKS - Framing Sections
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 St. Simons Island, Georgia

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3-8-24

A5.4



FRAMING NOTES:

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

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

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

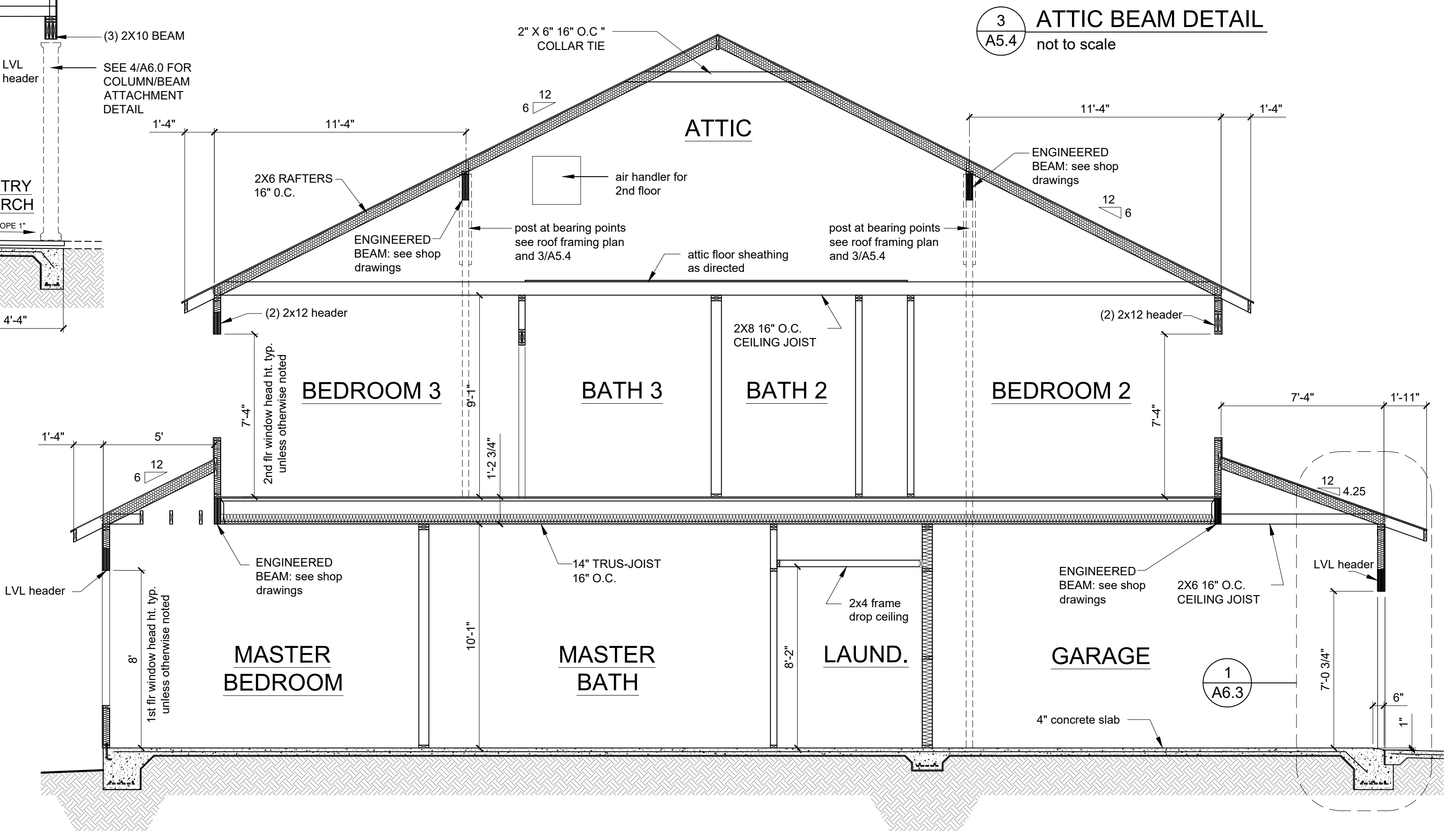
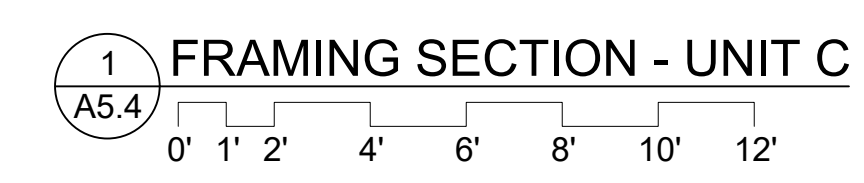
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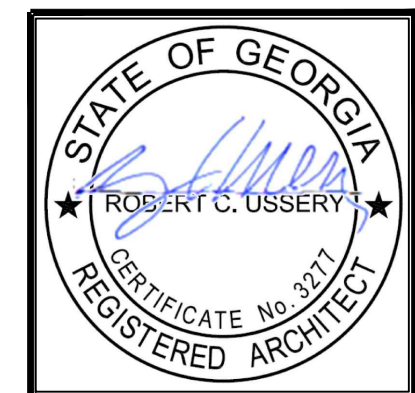
HURRICANE TIES: SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.

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

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

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



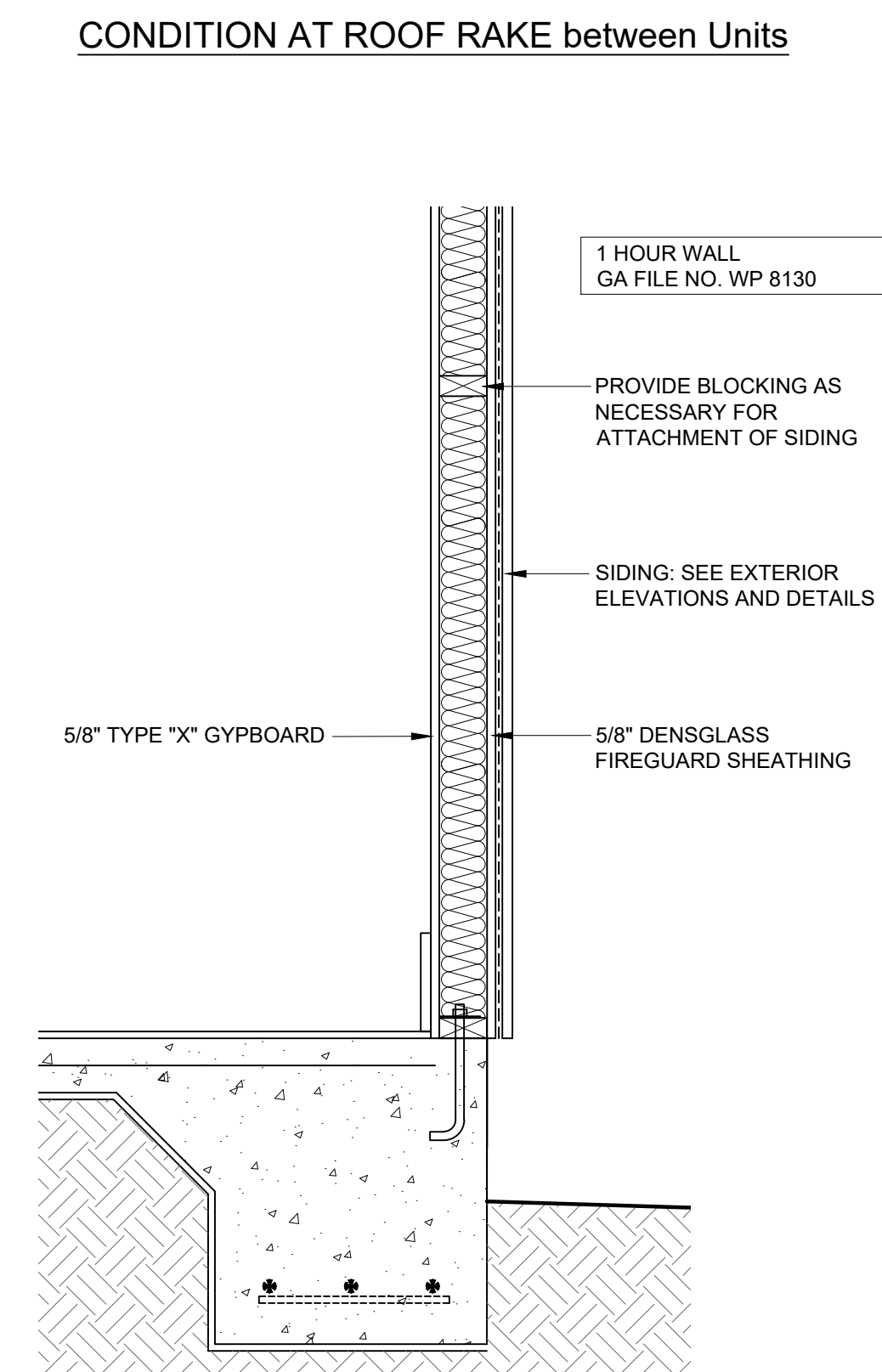
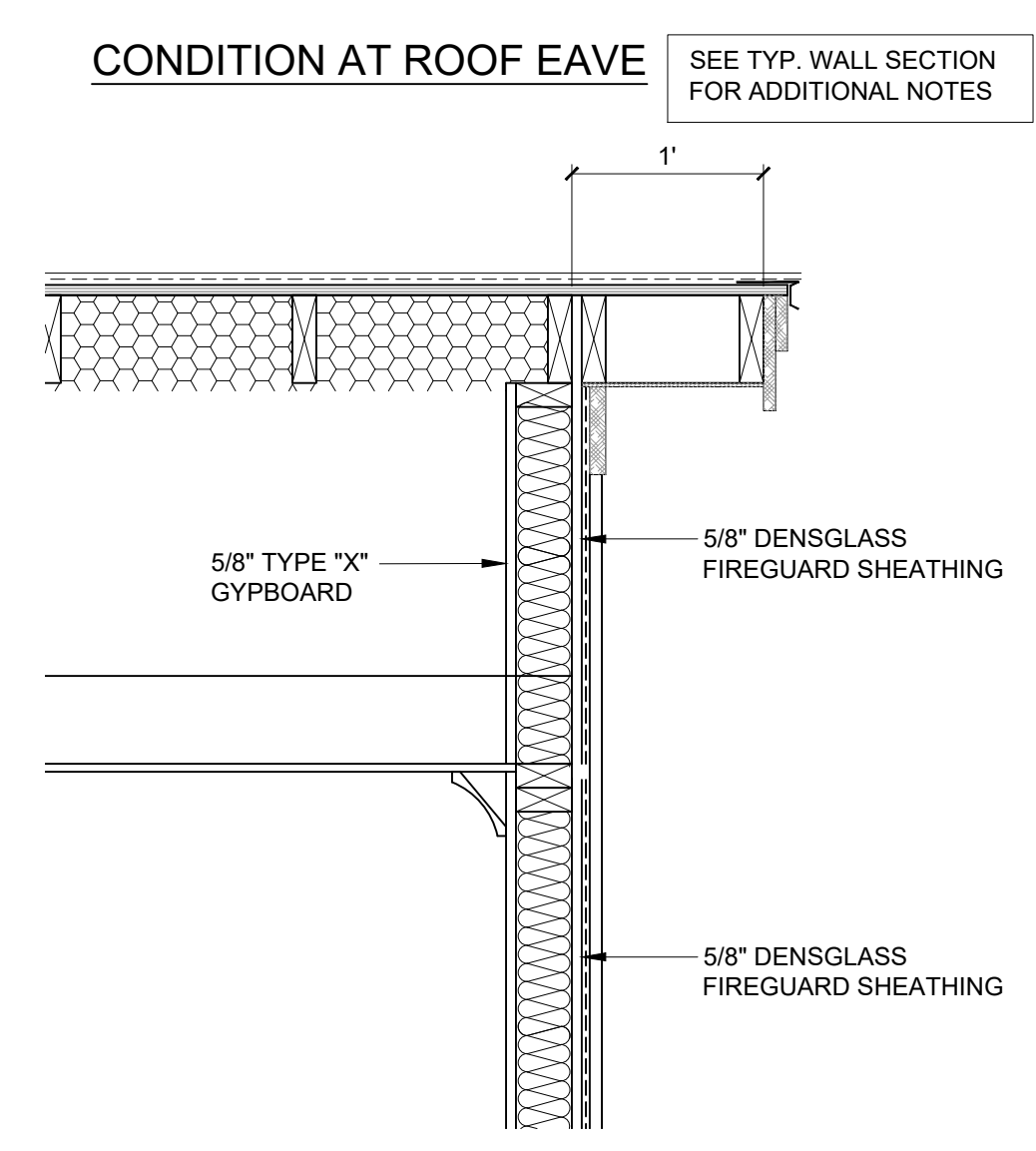
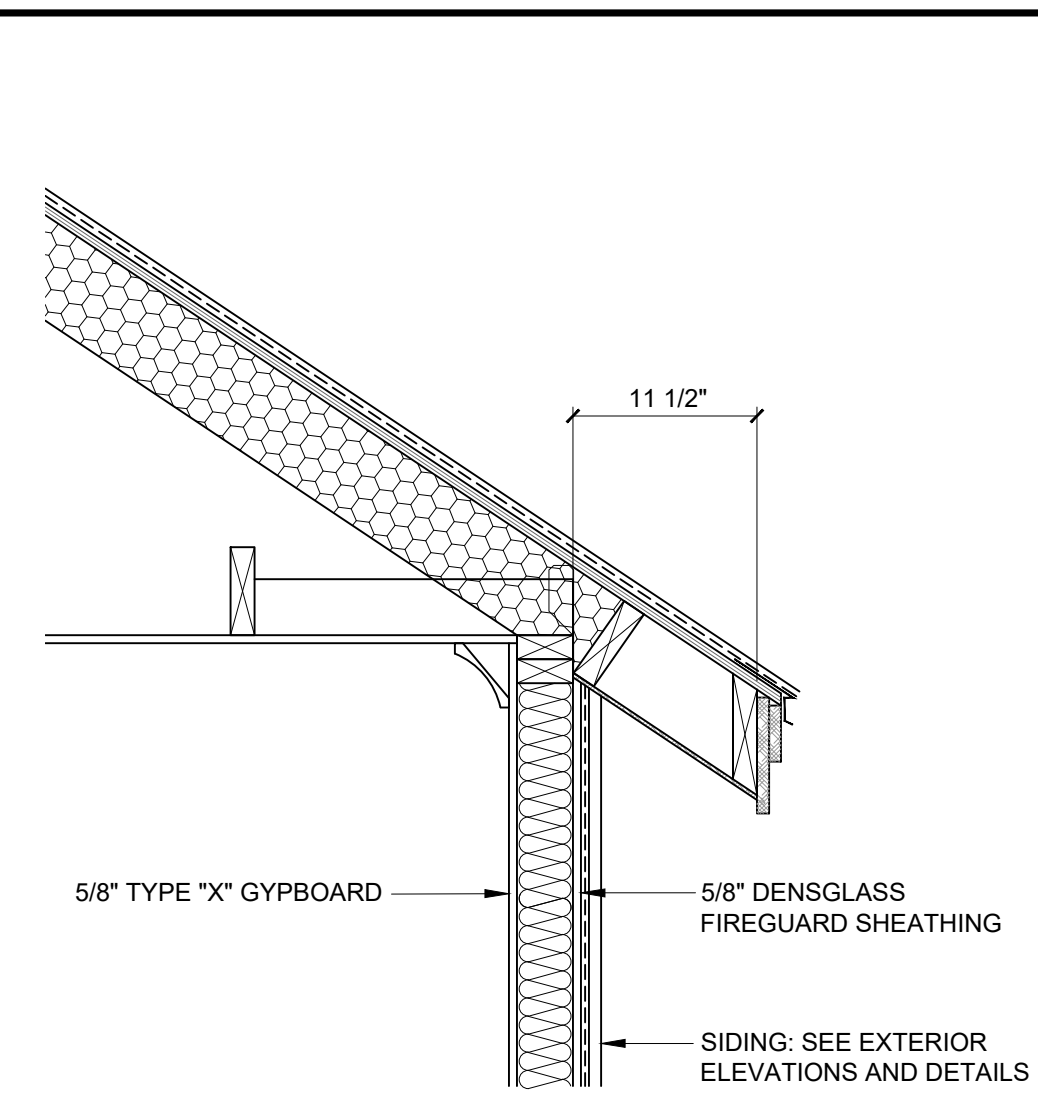


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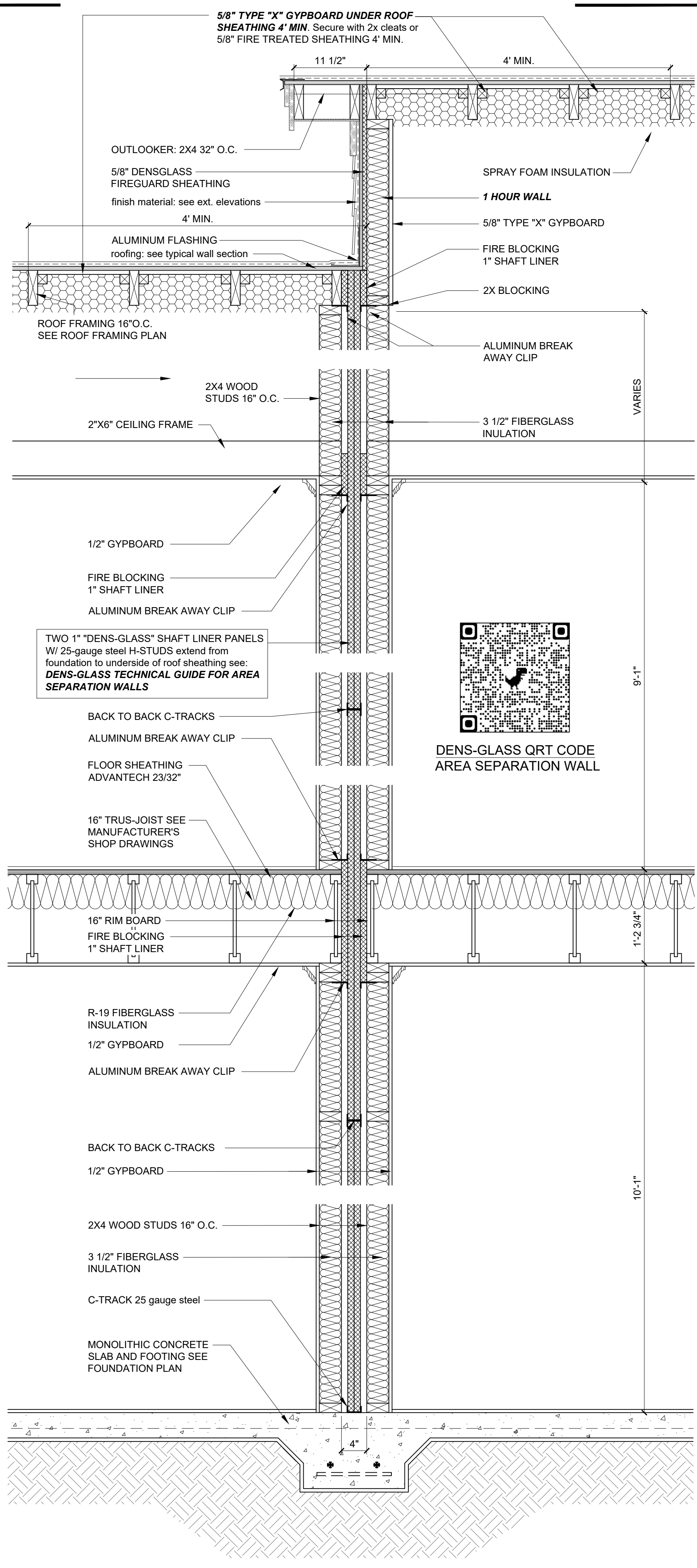
FIFTY OAKS - Wall Sections
 South Harrington Road
 St. Simons Island, Georgia

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3-8-24

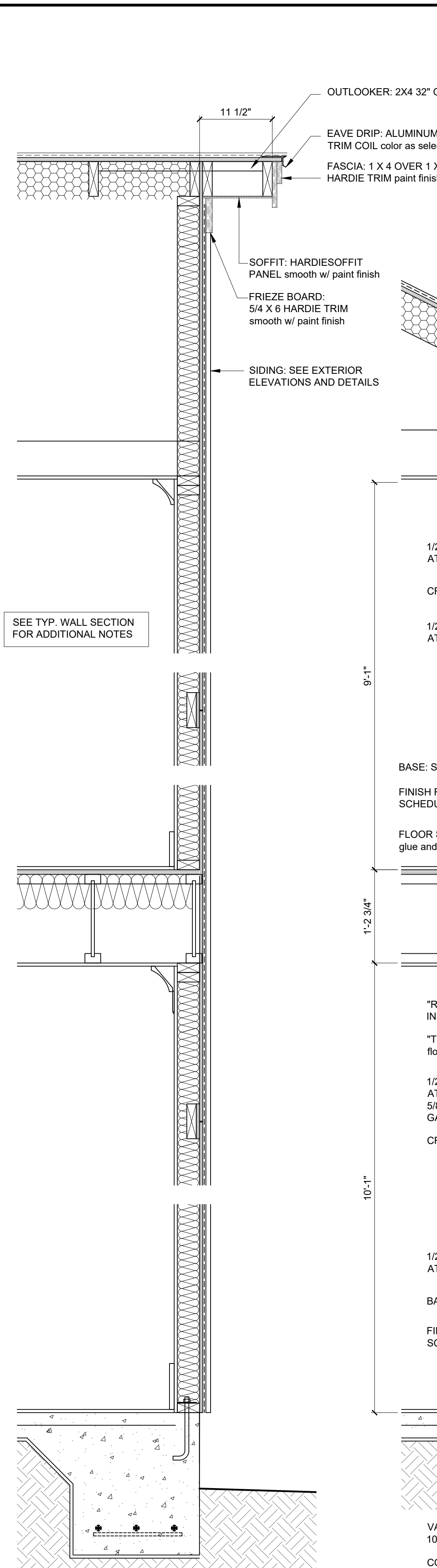
A6.1



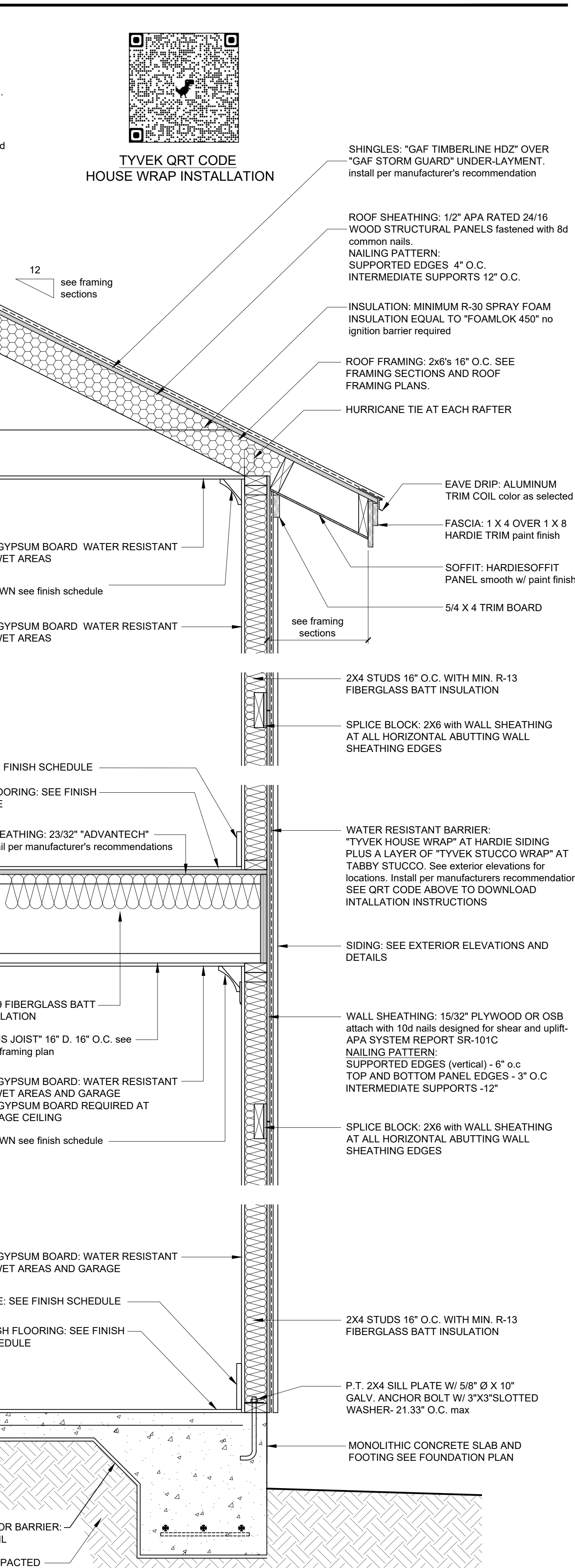
4 TYPICAL 1 HOUR WALL
 A6.1 0 3' 6" 1' 2'



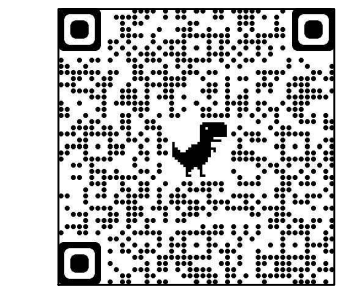
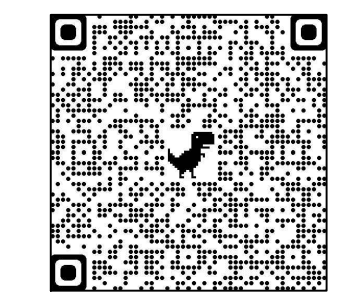
3 SEPARATION WALL SECTION
 A6.1 0 3' 6" 1' 2'



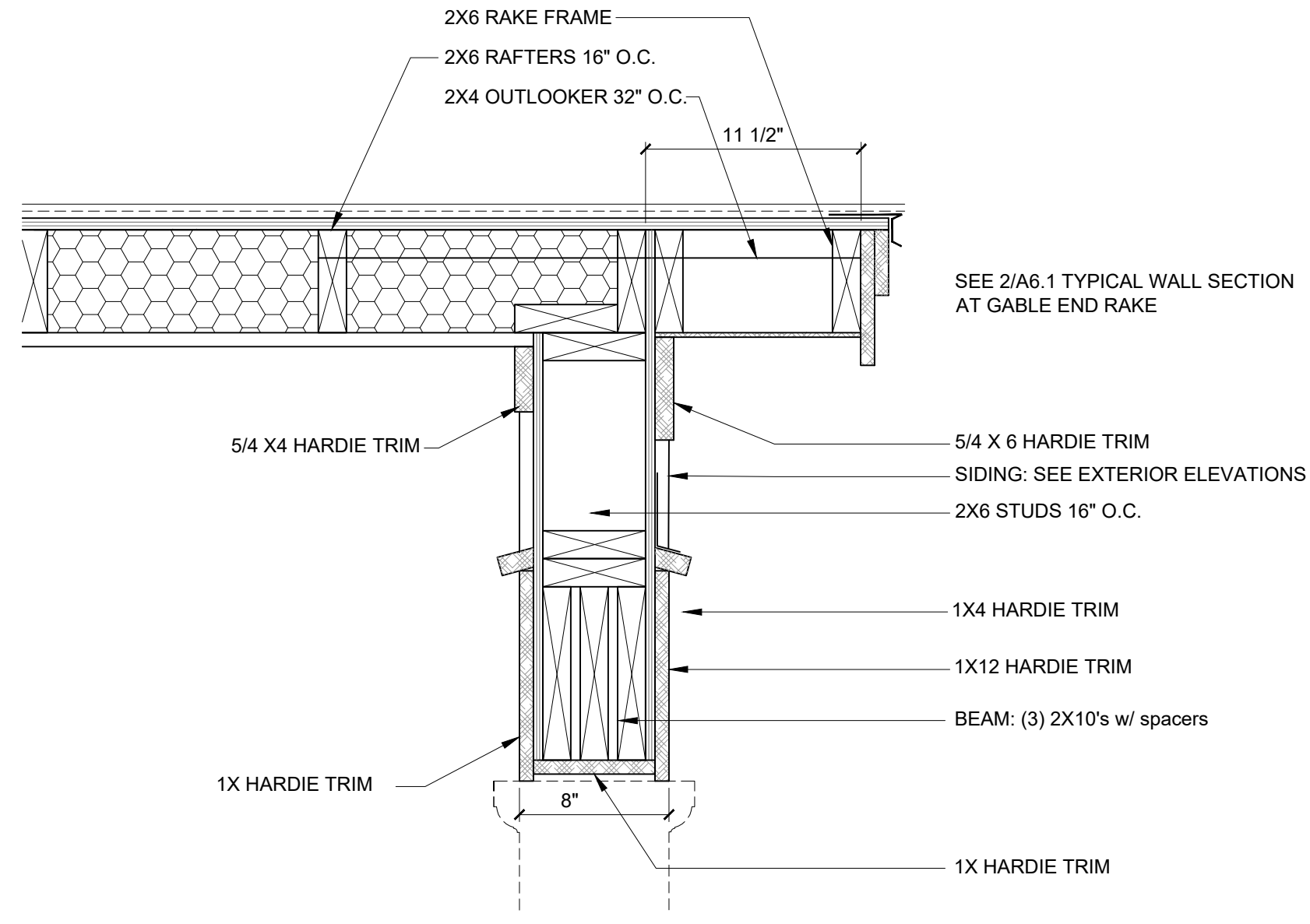
2 TYPICAL WALL AT GABLE END RAKE
 A6.1 0 3' 6" 1' 2'



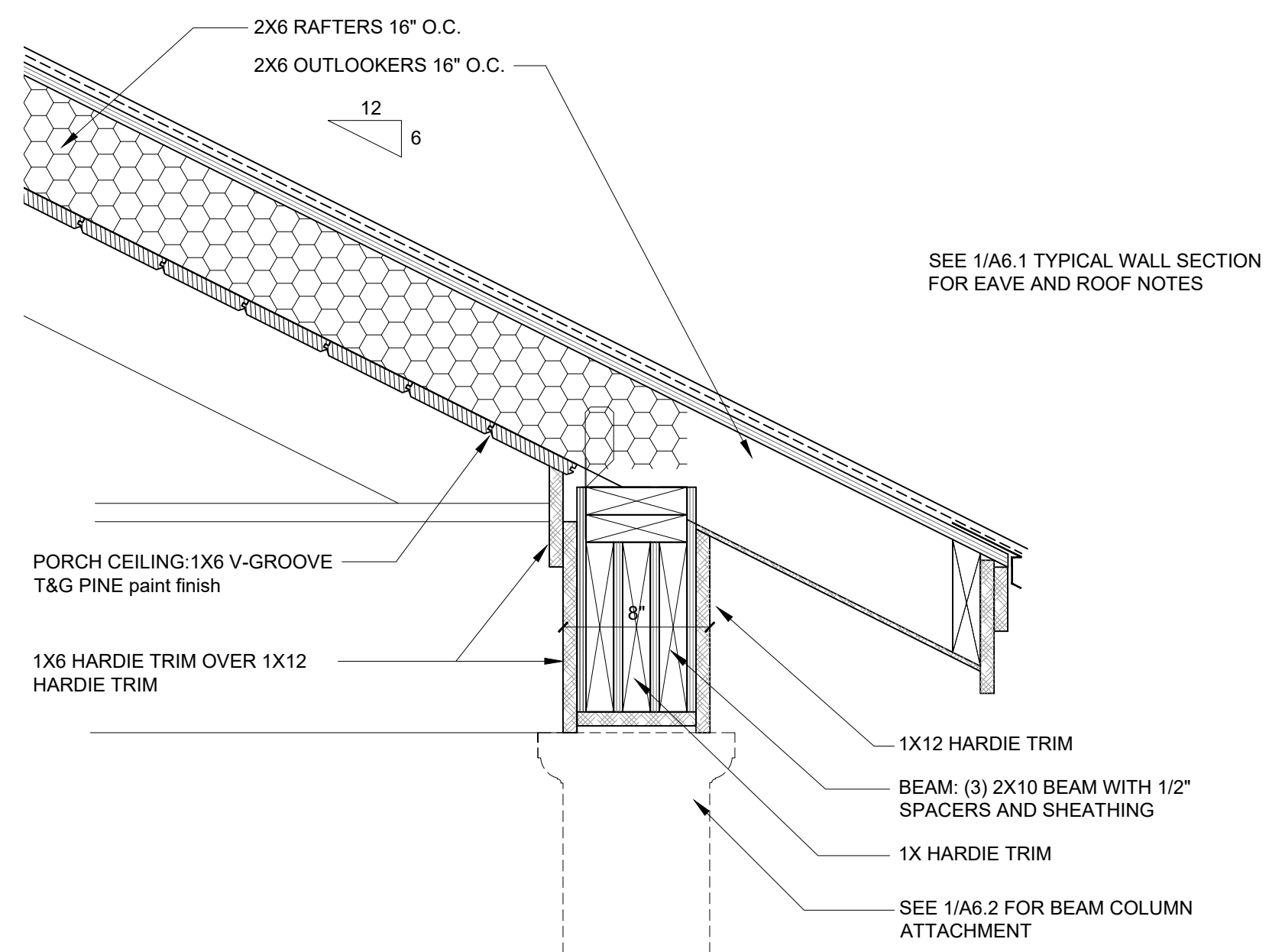
1 TYPICAL WALL SECTION
 A6.1 0 3' 6" 1' 2'



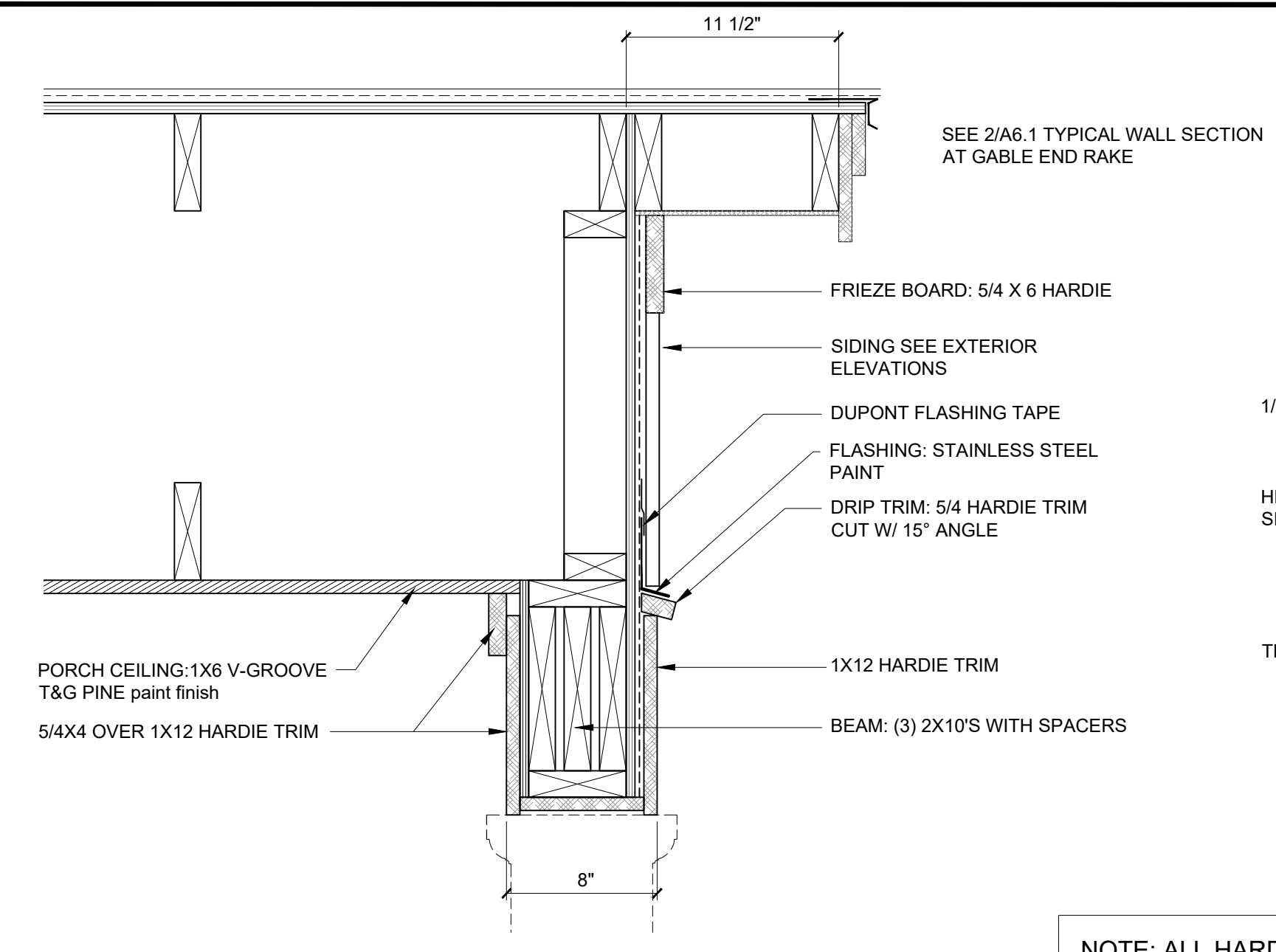
2 HOUR AREA SEPARATION WALL
 UL DESIGN U373
 1 HOUR WALL ABOVE LOW ROOF
 UL DESIGN U338



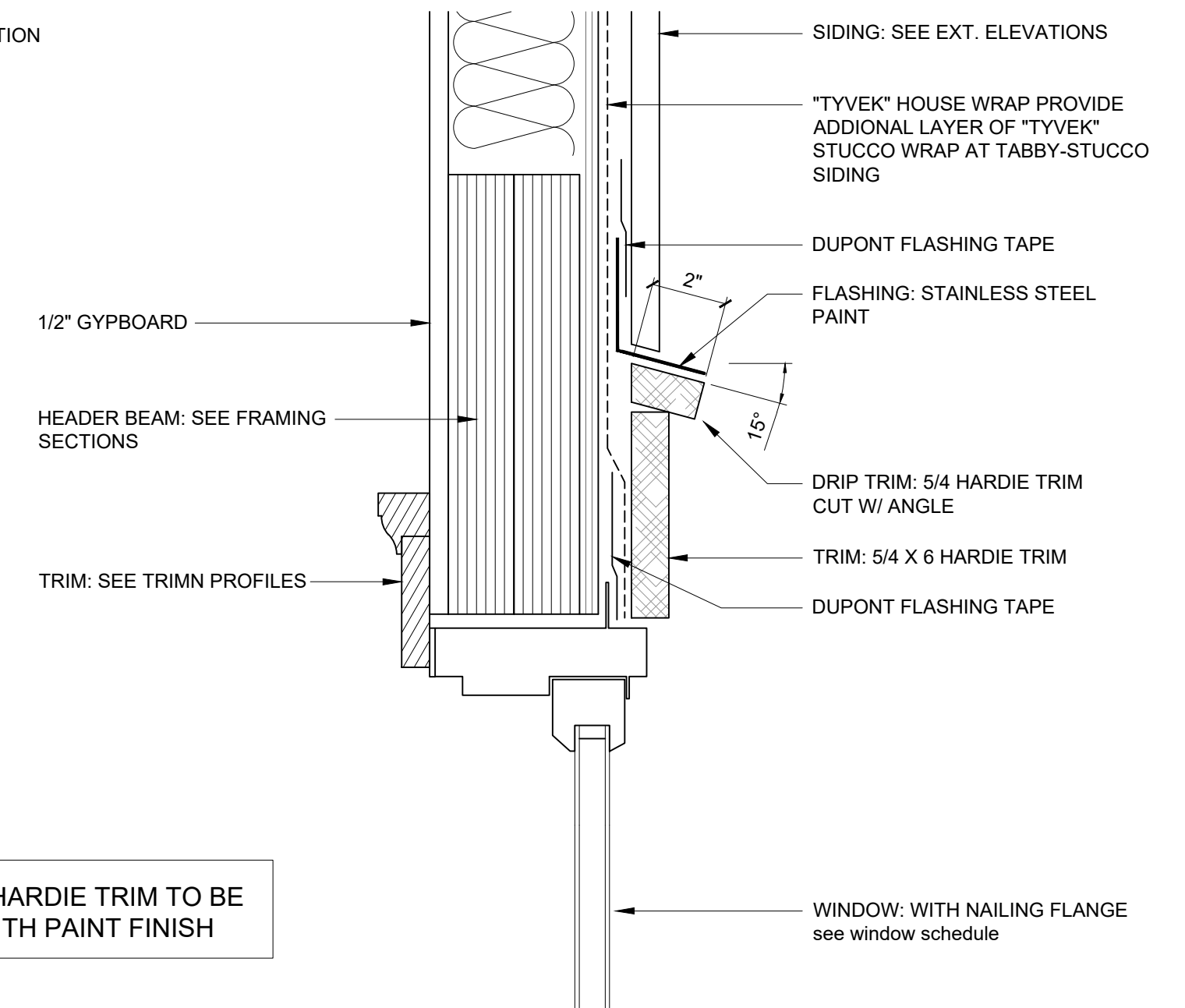
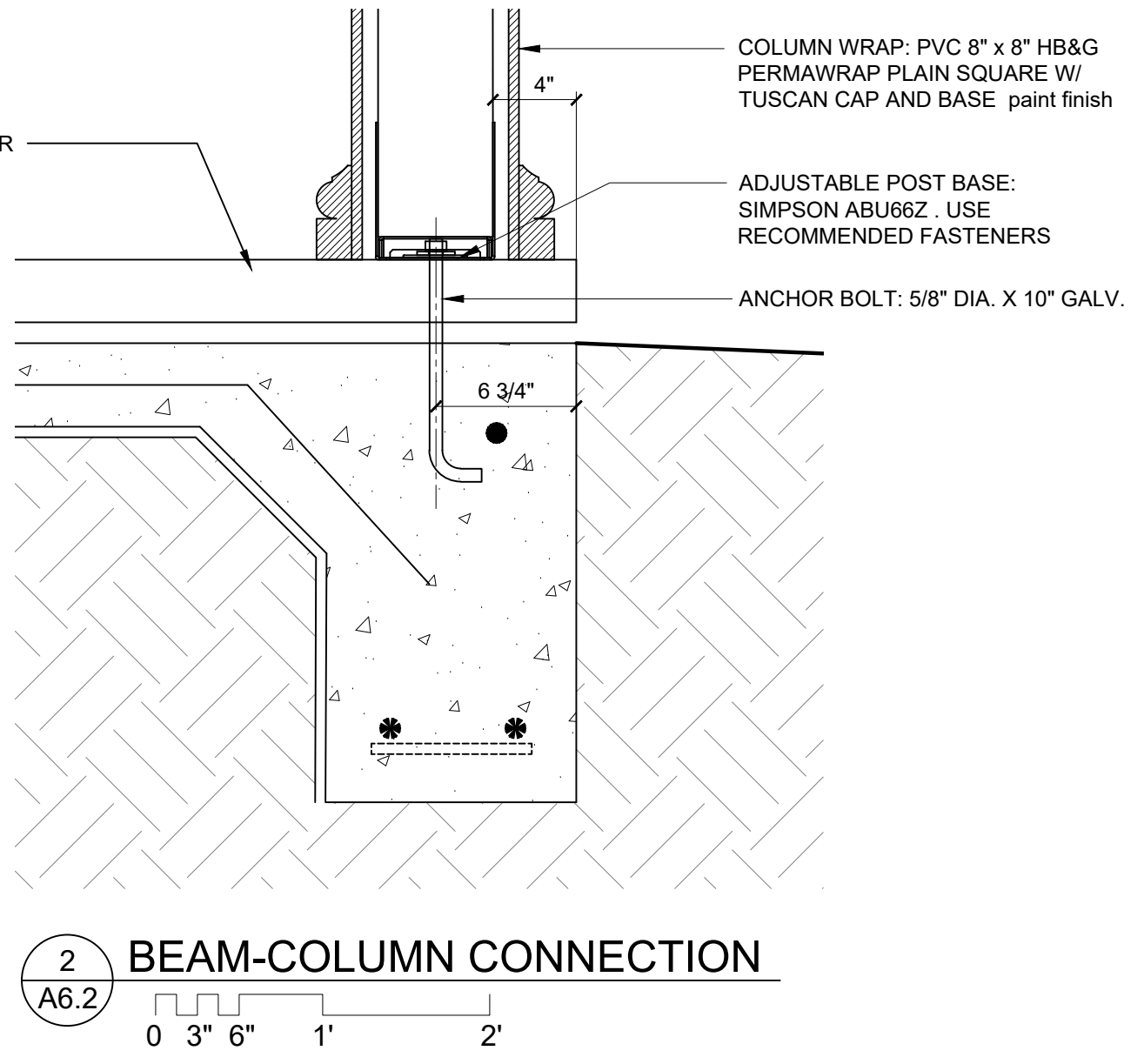
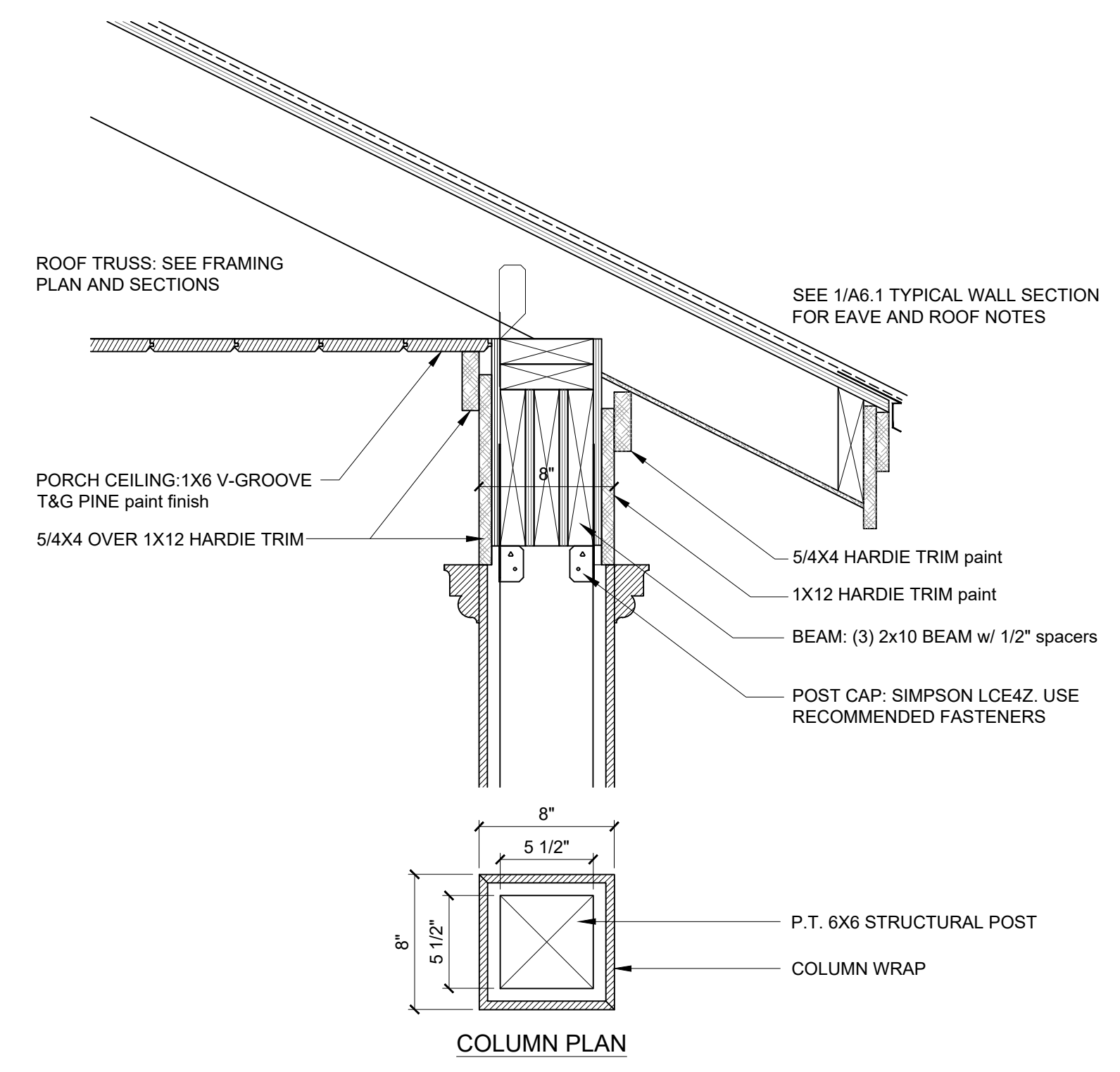
5 BEAM AT BACK PORCH RAKE
A6.2
0 3" 6" 1' 2'



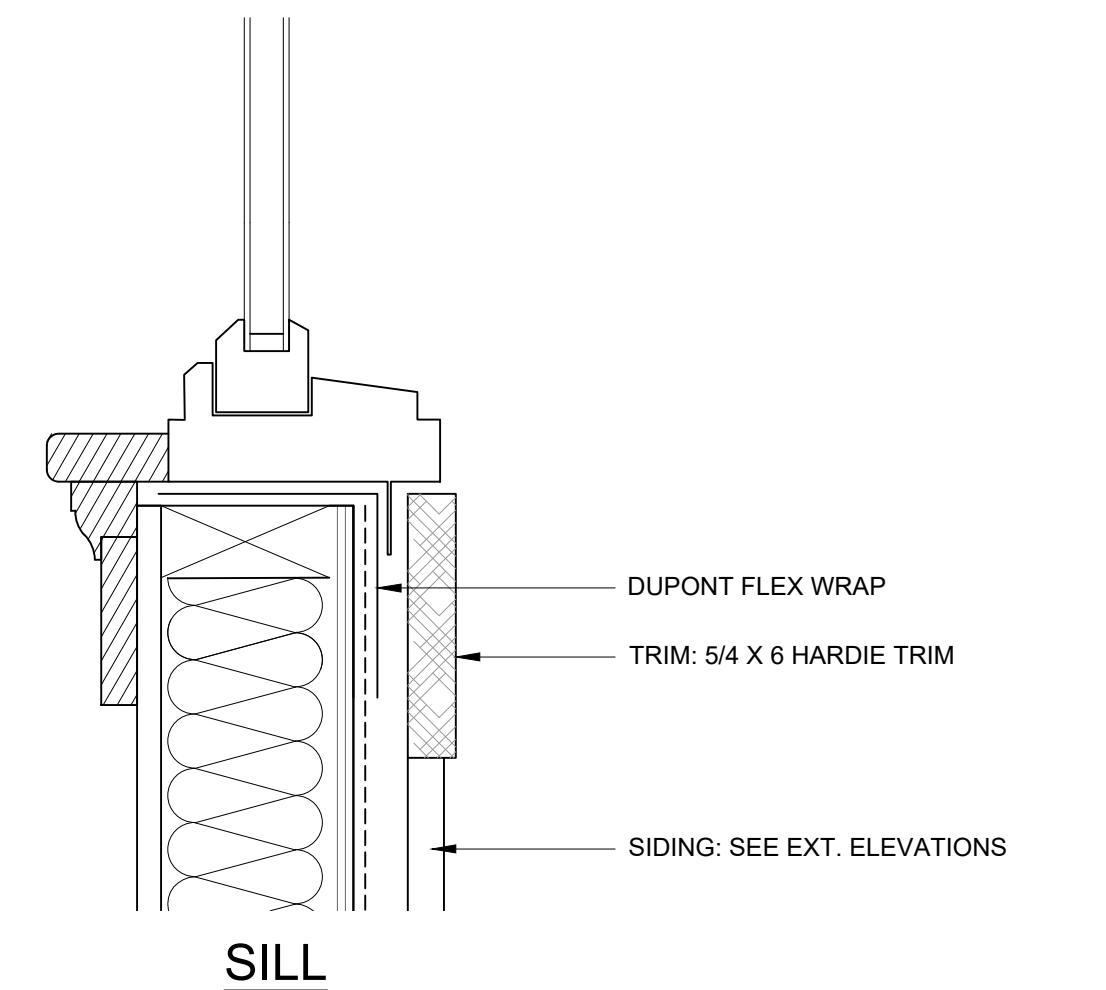
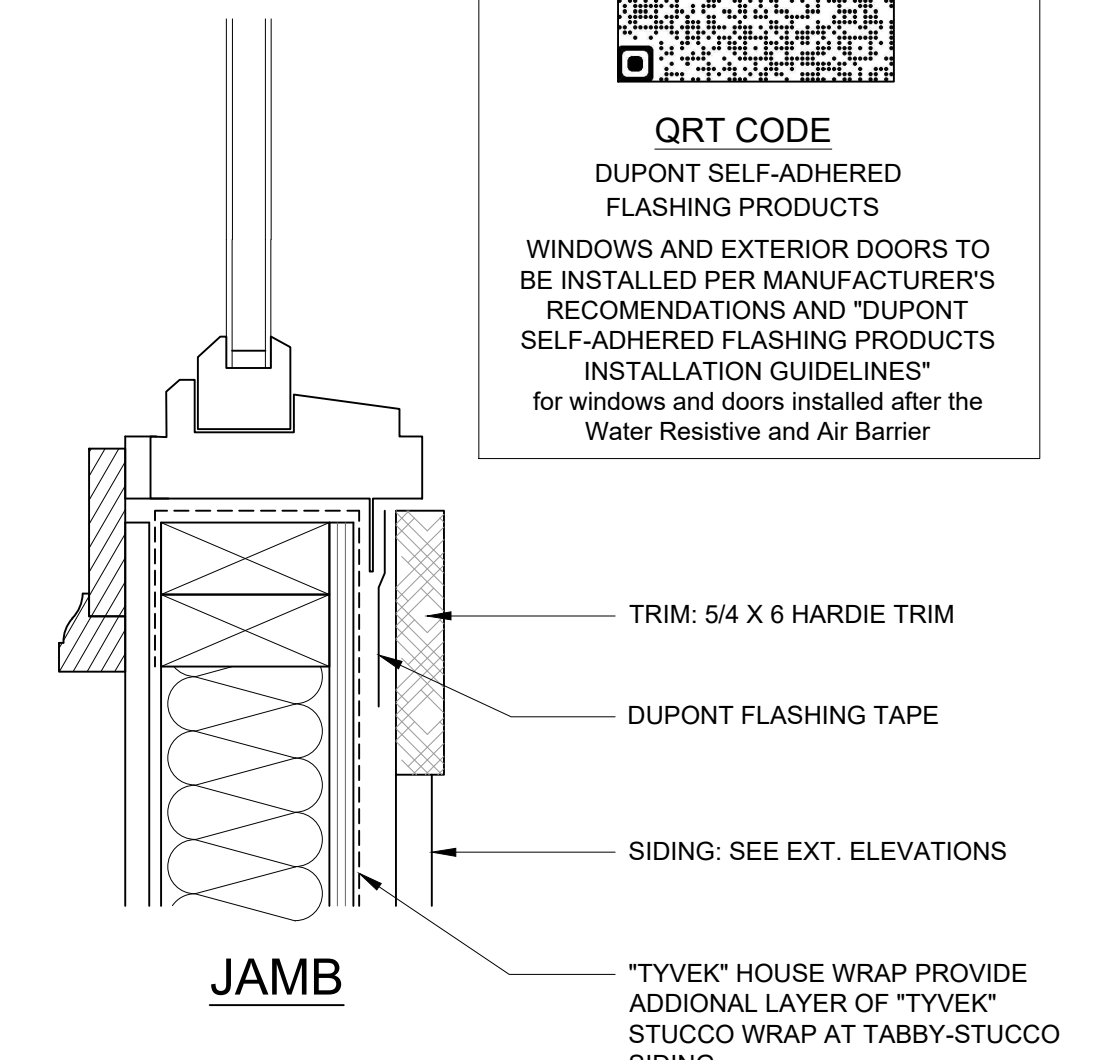
4 BEAM AT BACK PORCH EAVE
A6.2
0 3" 6" 1' 2'



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

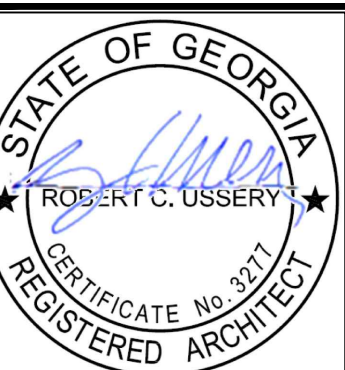


HEAD



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

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

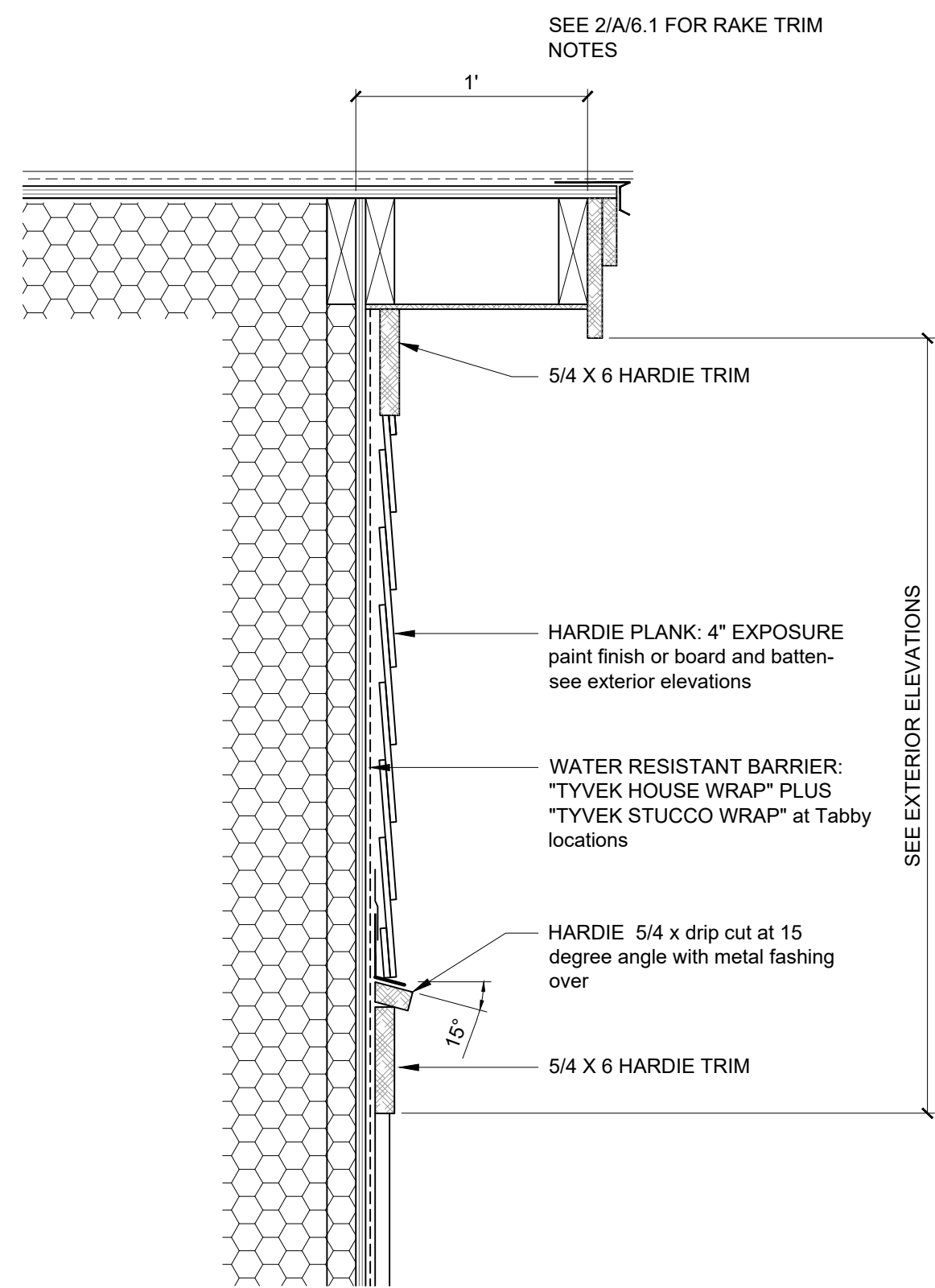


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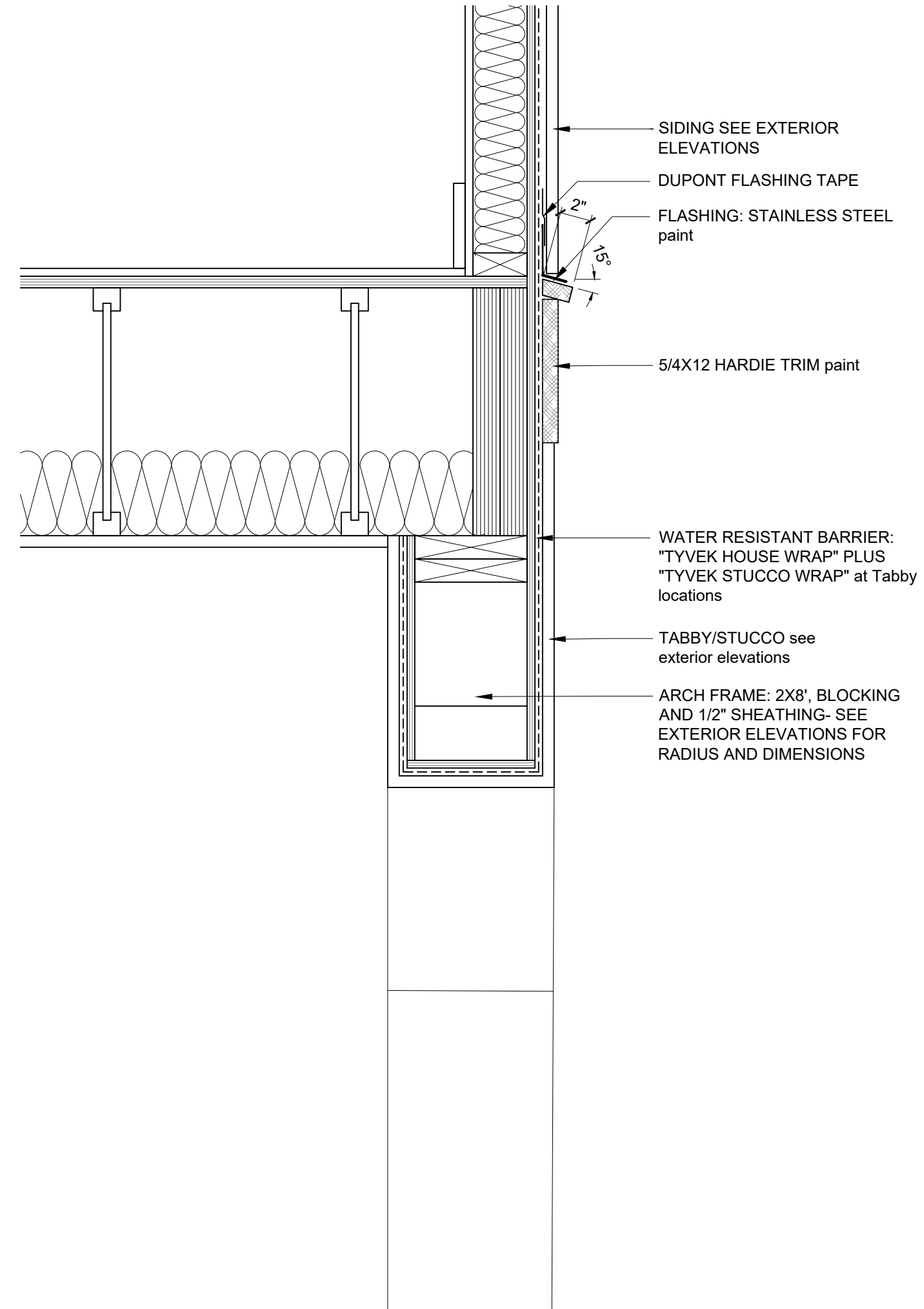
FIFTY OAKS - Wall Sections
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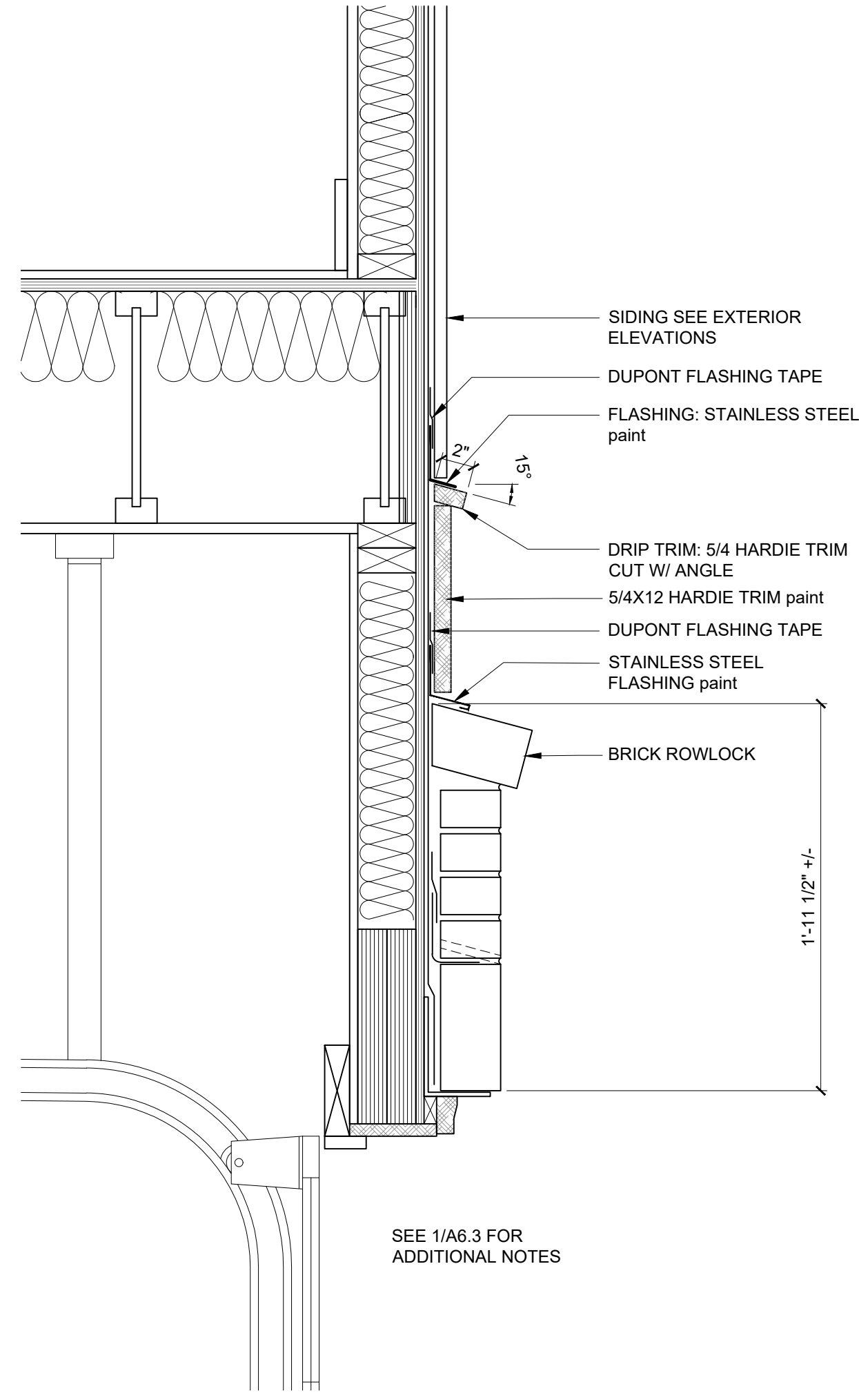
A6.3



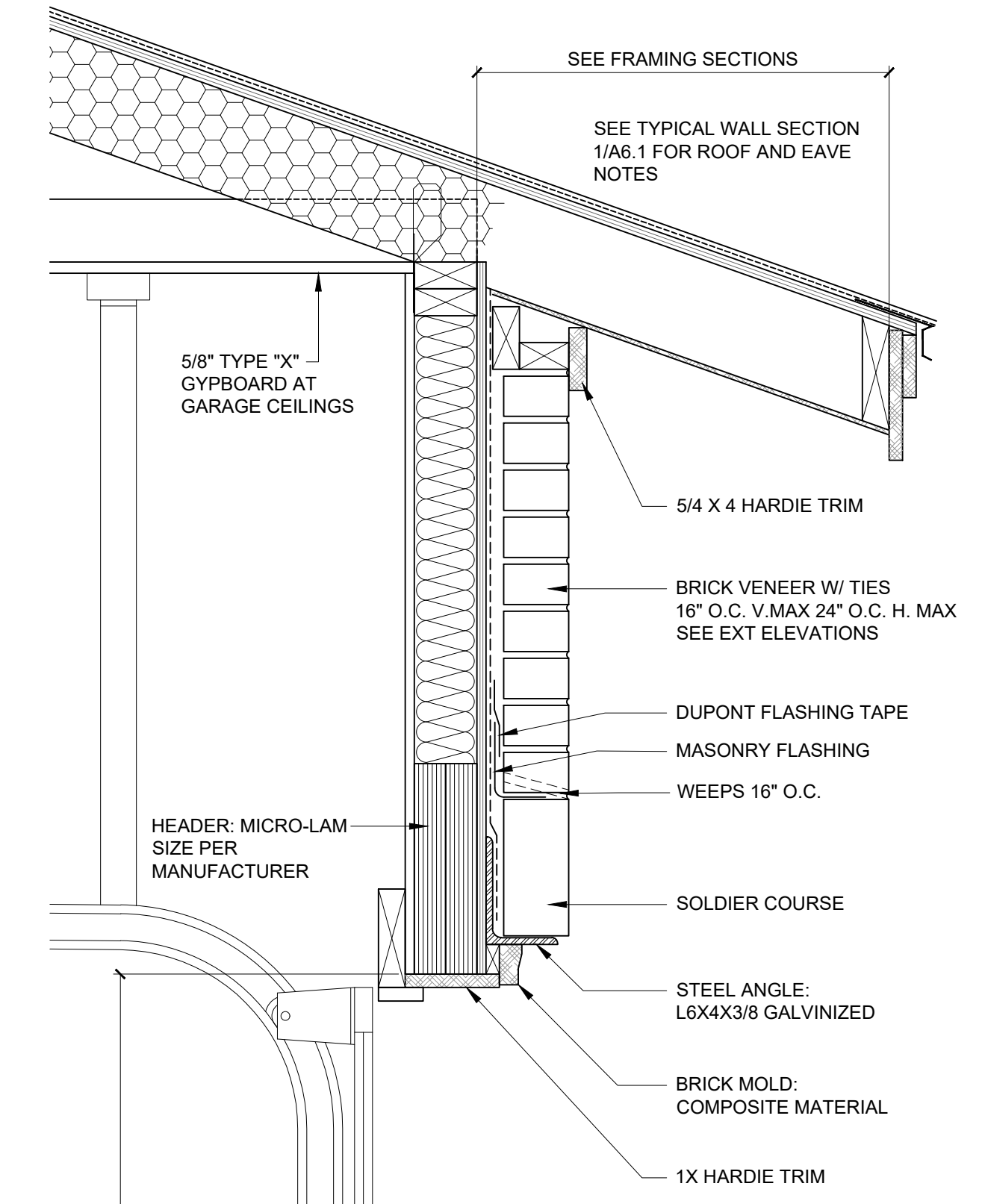
4 GABLE FEATURE
 A6.3
 0 3\"/>



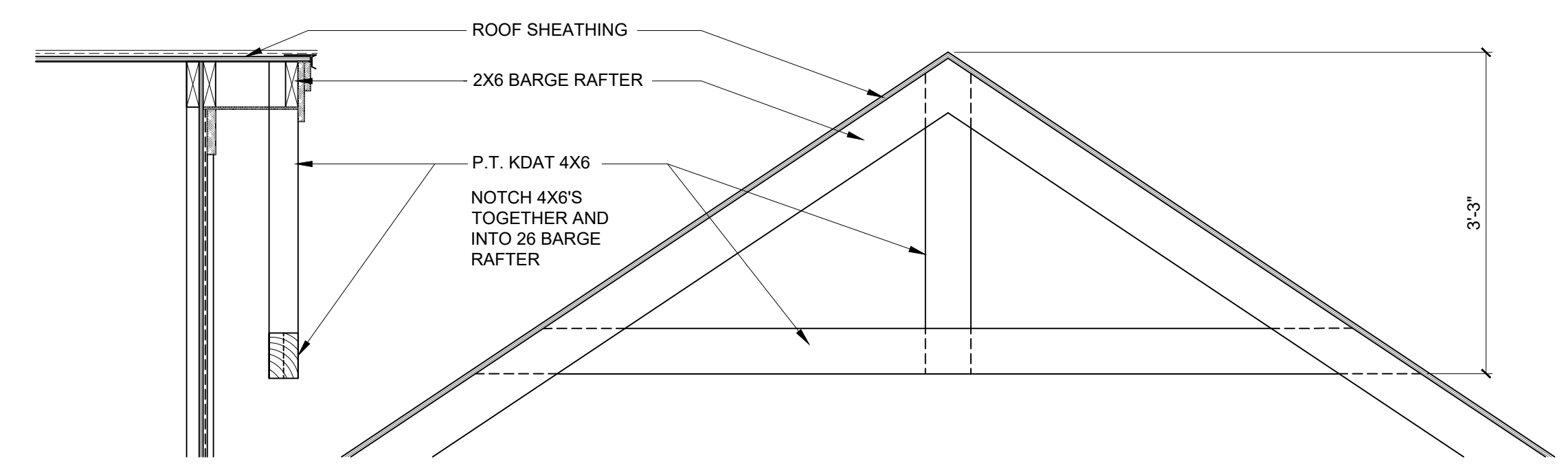
3 TABBY ARCH AT UNIT TYPE \"B\" AND \"E\"
 A6.3
 0 3\"/>



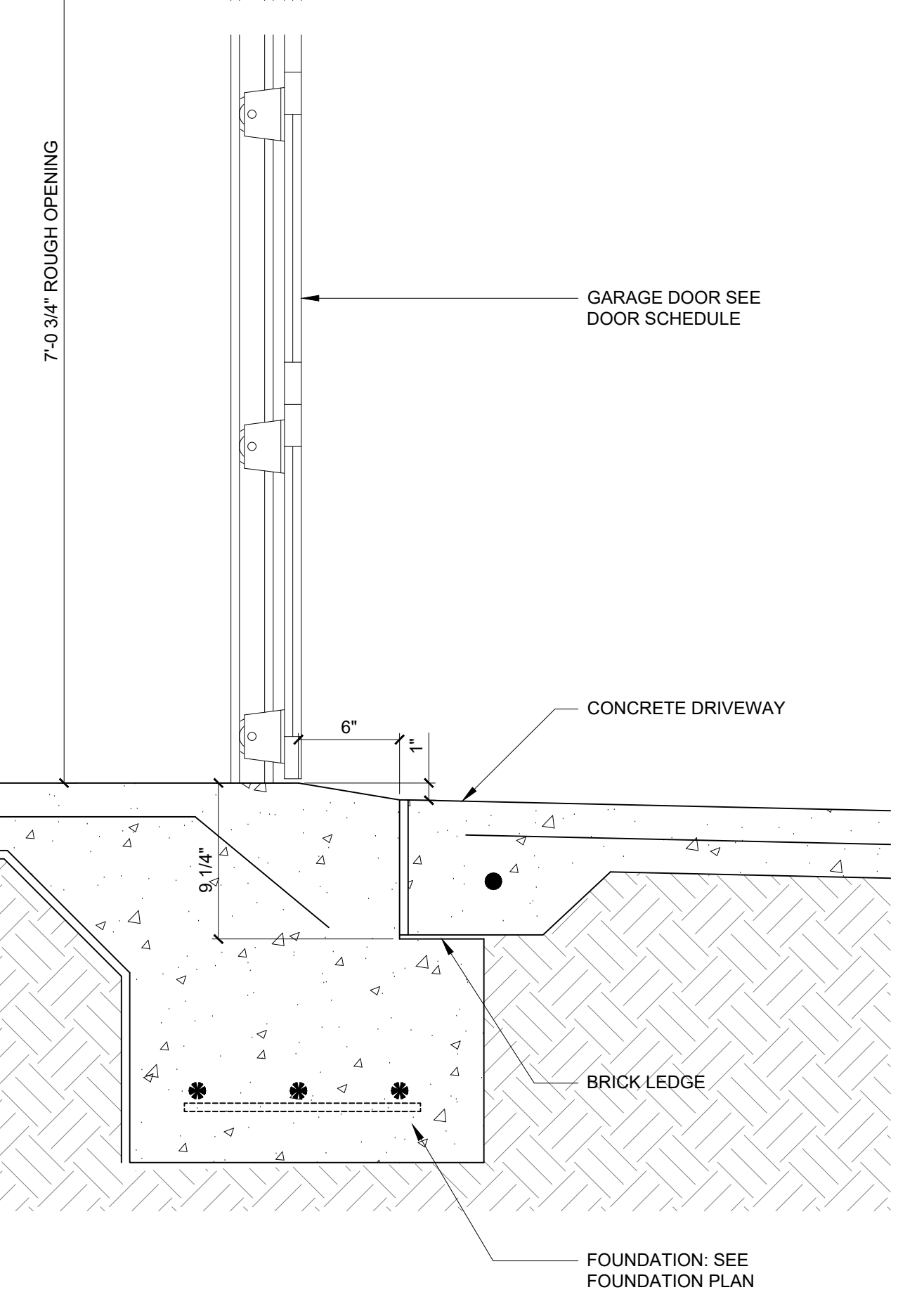
2 GARAGE DOOR SECTION
 A6.3
 0 3\"/>



1 GARAGE DOOR SECTION
 A6.3
 0 3\"/>



5 GABLE BRACKET DETAIL
 A6.3
 0 1\"/>



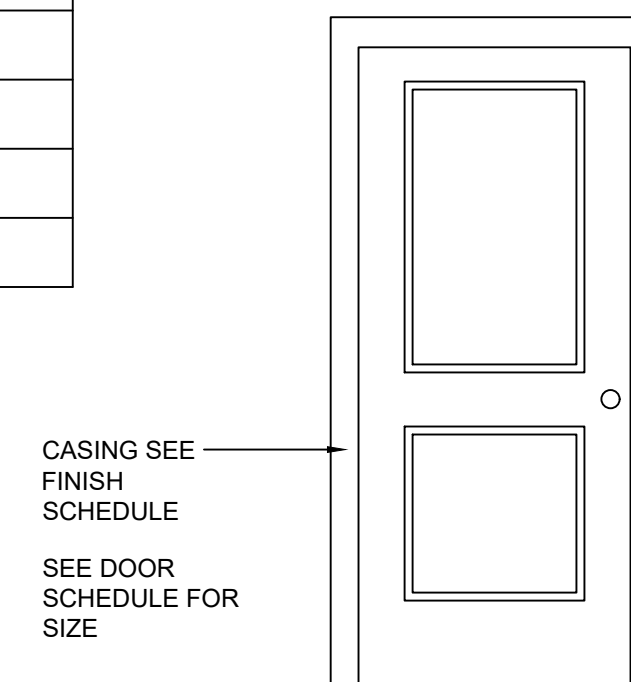
1 GARAGE DOOR SECTION
 A6.3
 0 3\"/>

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	-	-	PRIV	-
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	2-8 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	-
B-39	2-4 X 6-8 X 1 3/8	INTERIOR POCKET DOOR, AS SELECTED	WOOD	-	-	PASS	-

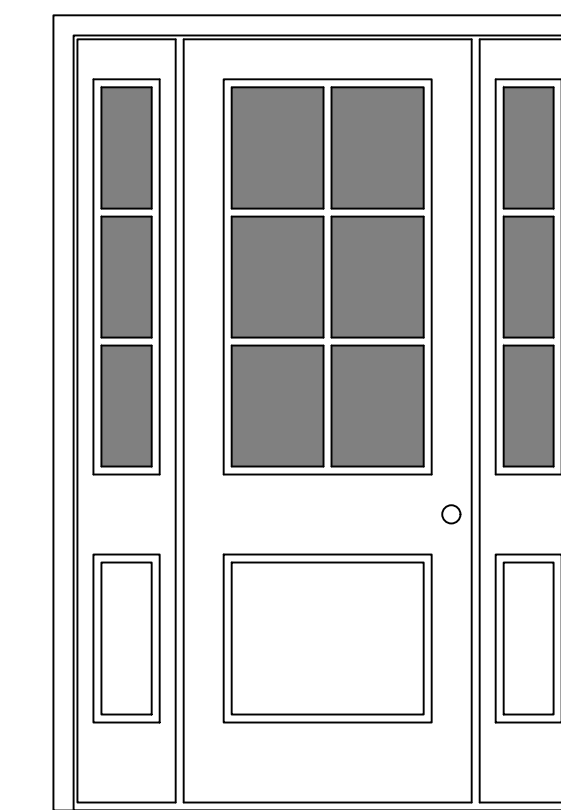
UNIT C - DOOR SCHEDULE							
MARK	UNIT SIZE	DESCRIPTION	FRAME	GLAZING	CASING	HARDWARE	COMMENTS
C-1	9-0 X 7-0	INSULATED GARGE DOOR	-	MFG	-	MFG	SEE ELEVATIONS, ANY GLAZING TO BE IMPACT RESIST.
C-3	3-0 X 8-0 X 1 3/4	EXTERIOR ENTRANCE DOOR, AS SELECTED	WOOD	MFG	-	SEC	IMPACT RESISTANT GLASS, 14" SIDELIGHTS, THRESHOLD & WEATHER STRIPPING
C-5	2-6 X verify X 1 3/8	CUSTOM INTERIOR DOOR	WOOD	-	-	PASS	SOLID WOOD
C-6	2-8 X 6-8 X 1 3/4	INTERIOR DOOR, AS SELECTED	WOOD	-	-	SEC	SOLID WOOD, OR 20 MIN. RATED W/ CLOSER, THRESHOLD & WEATHER STRIPPING
C-8	2-4 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
C-10	2-10 X 6-8	CASED OPENING	WOOD	-	-	-	-
C-12	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
C-13	PAIR 2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
C-15	8-0 X 8-0	SLIDING GLASS DOOR, AS SELECTED	WOOD	MFG	-	SEC	IMPACT RESISTANT GLASS
C-16	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
C-17	2-8 X 6-8 X 1 3/8	INTERIOR POCKET DOOR, AS SELECTED	WOOD	-	-	PRIV	-
C-18	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
C-19	2-4 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
C-20	3-0 X 6-8	ALUMINUM SCREEN DOOR, AS SELECTED	ALUM.	N/A	N/A	MFG	-
C-21	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
C-22	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
C-25	PAIR 2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
C-27	2-6 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
C-28	2-4 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
C-30	2-4 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
C-31	2-6 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
C-32	2-4 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-

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

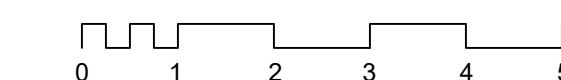
- NOTES:
- ALL WINDOWS MAY NOT BE USED
 - VERIFY ALL WINDOWS MEET THE REQUIRED INTERNATIONAL RESIDENTIAL CODE (IRC) DESIGN PRESSURE RATING (DP)
 - WINDOW GLAZING IS NOT IMPACT RESISTANT SEE IRC REQUIREMENTS FOR OPENING PROTECTION.



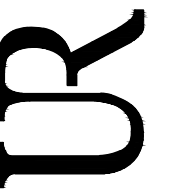
TYPICAL INTERIOR DOOR



ENTRY DOOR "B" AND "C" UNIT



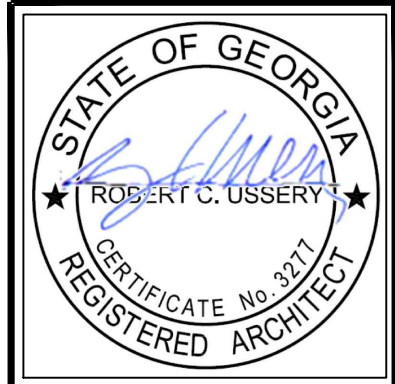
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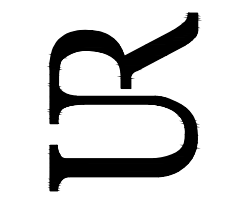
FIFTY OAKS - BUILDING 14
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A7.1



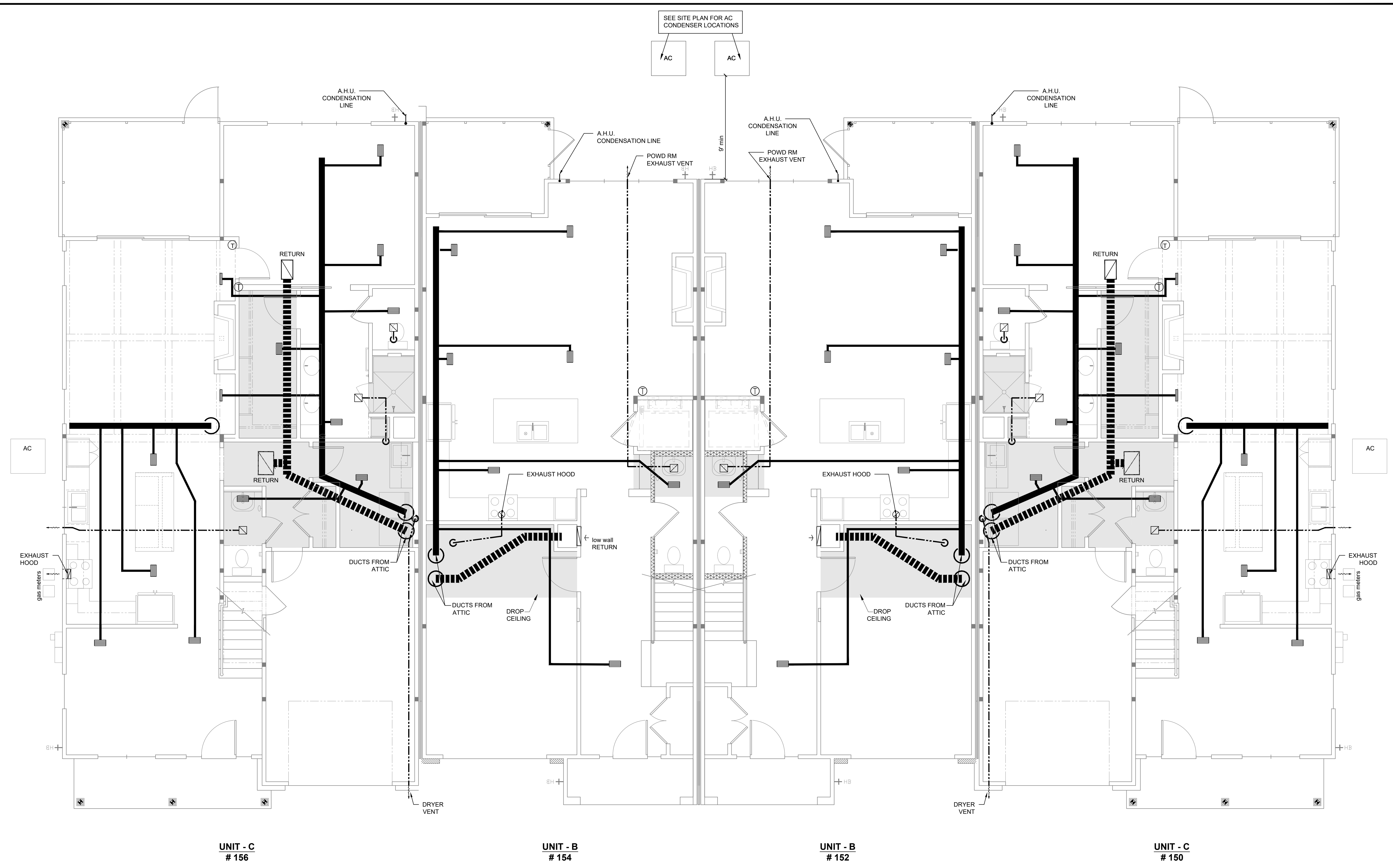
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FIFTY OAKS - BUILDING 14
 South Harrington Road
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3-8-24

M.1



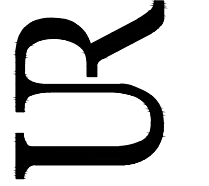
1 FIRST FLOOR MECHANICAL PLAN
 M.1
 0' 2' 4' 8'

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

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



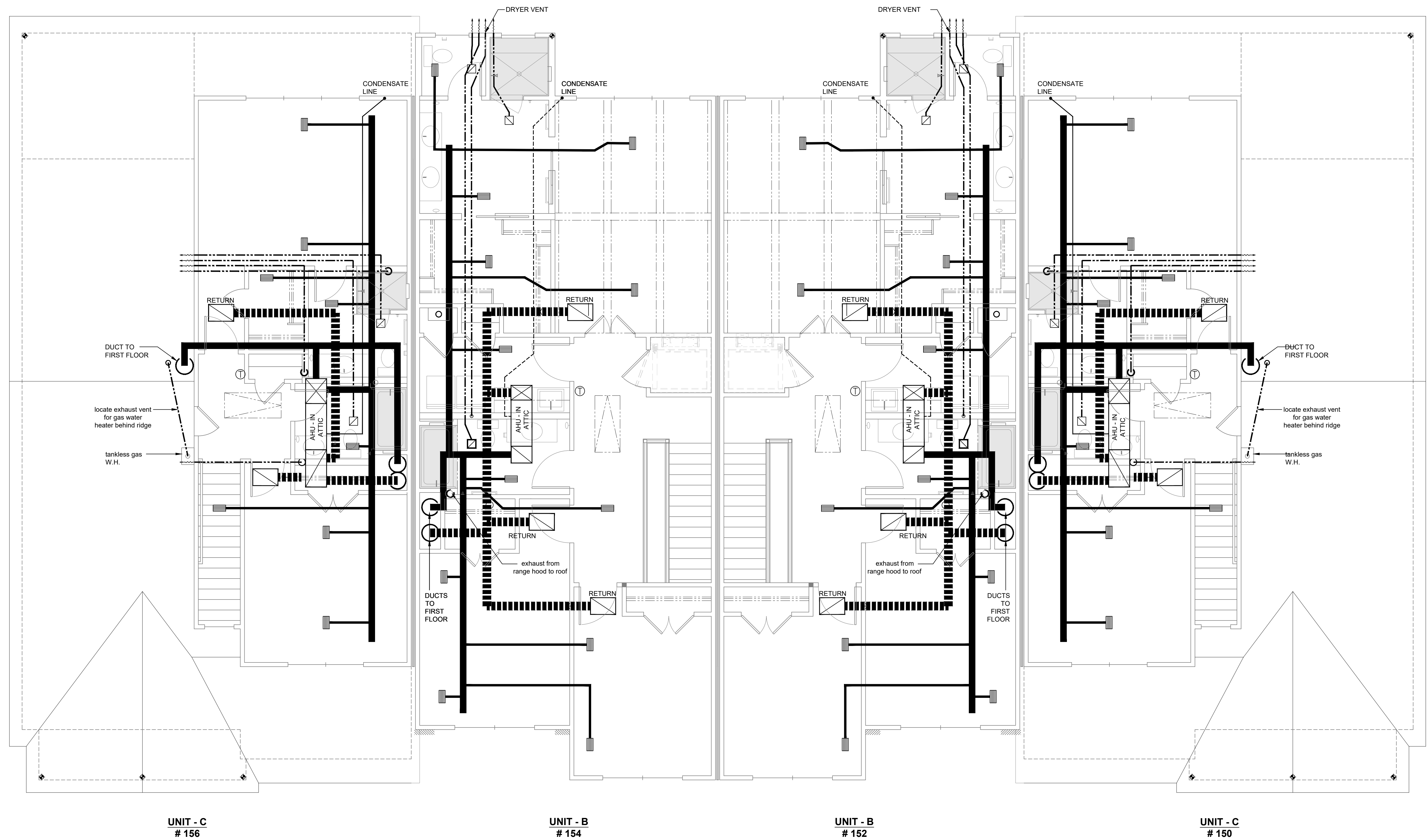
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FIFTY OAKS - BUILDING 14
 South Harrington Road
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M.2



UNIT - C
156

UNIT - B
154

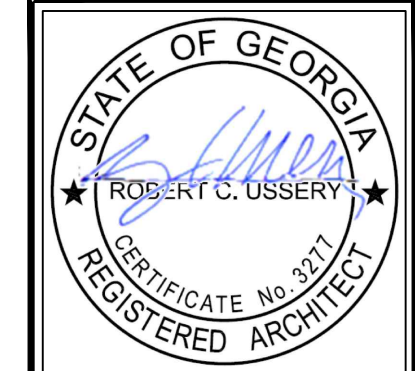
UNIT - B
155

UNIT - C
150

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

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

- INDICATES SUPPLY DUCT
- - - INDICATES RETURN DUCT
- · - · - INDICATES EXHAUST DUCT
- INDICATES SUPPLY GRILL
- INDICATES RETURN GRILL W/ FILTER
- ⊕ INDICATES THERMOSTAT
- ▭ INDICATES DROPPED CEILING

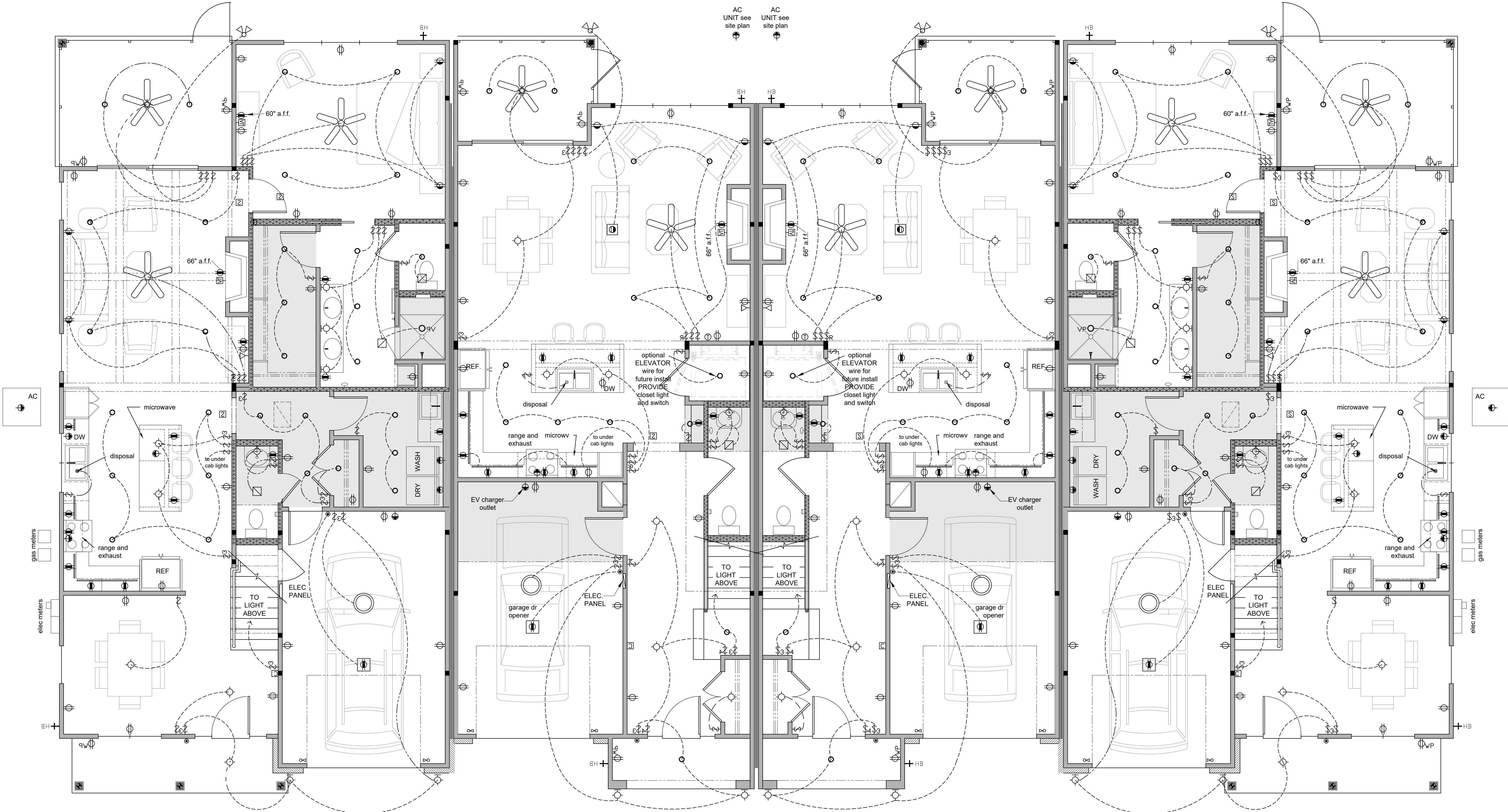


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 St. Simons Island, Georgia

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E.1



UNIT - C
156

UNIT - B
154

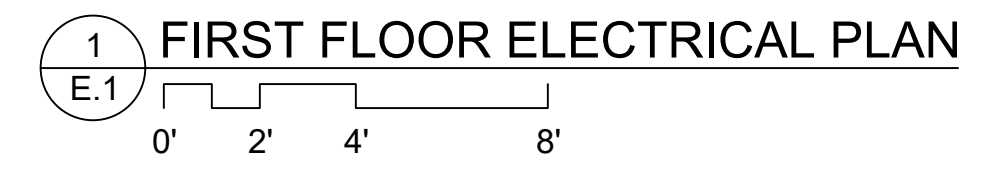
UNIT - B
152

UNIT - C
150

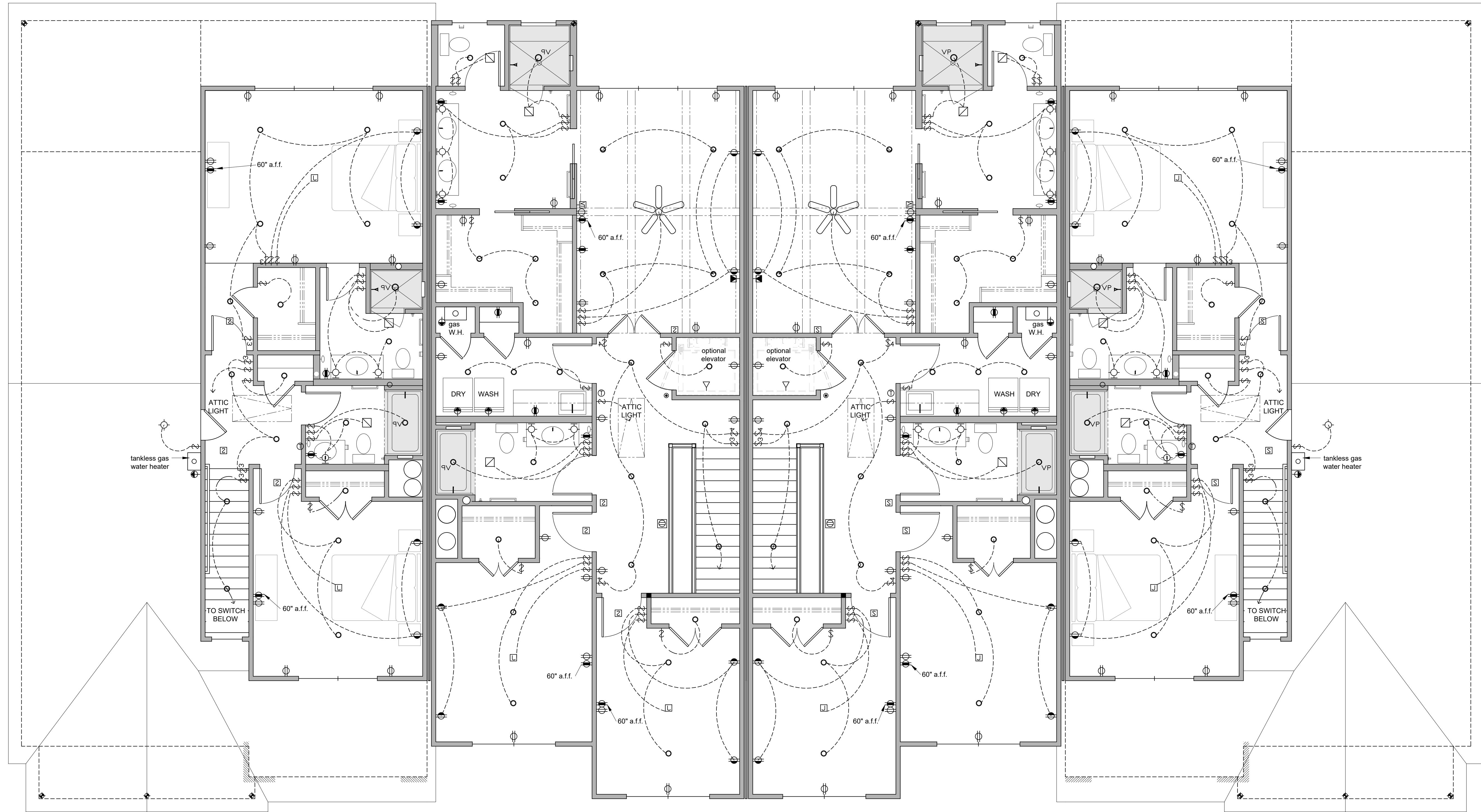
ELECTRIC METER
 LOCATIONS, SEE GA.
 POWER SITE PLAN

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

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



1 FIRST FLOOR ELECTRICAL PLAN



UNIT - C
156

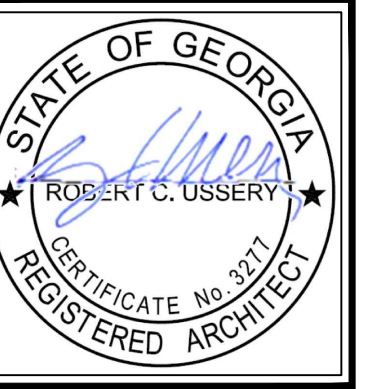
UNIT - B
154

UNIT - B
152

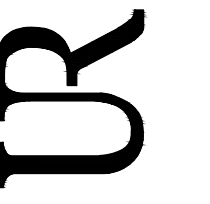
UNIT - C
150

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

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



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