



BUILDING 1



SEE PRELIMINARY DATED 12/20/17 FOR BOUNDARY
DATA AND LOT CONFIGURATION.

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

+ 1.00 INDICATES FINISHED GRADE ELEVATIONS

GENERAL NOTES:

1. **ZONING:**
THIS PROJECT IS ZONED PD.
2. **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.
3. **SURVEY DATA TAKEN FROM PRELIMINARY PLAT BY SHUPE SURVEYING COMPANY, P.C., 3837 DARIEN HIGHWAY, BRUNSWICK, GA 31525. DATED 12/20/17.**
4. **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.**
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 COMMON AREA WITHIN THE DEVELOPMENT SHALL REMAIN PRIVATE AND BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.**
8. **BUILDING HEIGHT:** MAXIMUM ALLOWED = 35 FT. PROPOSED BUILDING 2 = APPROXIMATELY 33' - 6"
9. **OWNER / DEVELOPER:**
FIFTY OAKS GROUP, LLC
10. **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:

2. APPLICABLE CODES:
- 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
 - 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 - NFPA 70
 - NEC 2017
3. WIND LOADING:
- DESIGN WIND SPEED: 130 MPH (3-SEC GUST) *IRC R301.2(5)A*
 - EXPOSURE CATEGORY: C *IRC R301.2.1(2)*
 - WINDBORNE DEBRIS RISK: WITHIN (1) MILE OF COASTAL MEAN HIGH WATER
4. PROTECTION OF OPENINGS:
- IMPACT RESISTANT EXTERIOR GLAZING REQUIRED IN WIND BORNE DEBRIS REGIONS
5. TOWNHOUSE REQUIREMENTS:
- COMMON WALL SHALL BE 2-HOUR RATED, W/ NO PLUMBING OR MECHANICAL PENETRATIONS. *IRC R302.2*
6. MISC. CODE REQUIREMENTS:
- A. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF APPLICABLE CODES
 - B. GARAGE CEILING SHALL HAVE ½" TYPE-X GYPBOARD *IRC R302.6*
 - C. GARAGE SEPARATION FROM THE RESIDENCE SHALL BE NOT LESS THAN ½" GYPBOARD
 - D. EMERGENCY ESCAPE & RESCUE OPENINGS REQUIRED IN ALL SLEEPING ROOMS. NET CLEAR OPENING OF NOT LESS THAN 5.7 SQ/FT, MAXIMUM SILL HEIGHT OF 44 IN.

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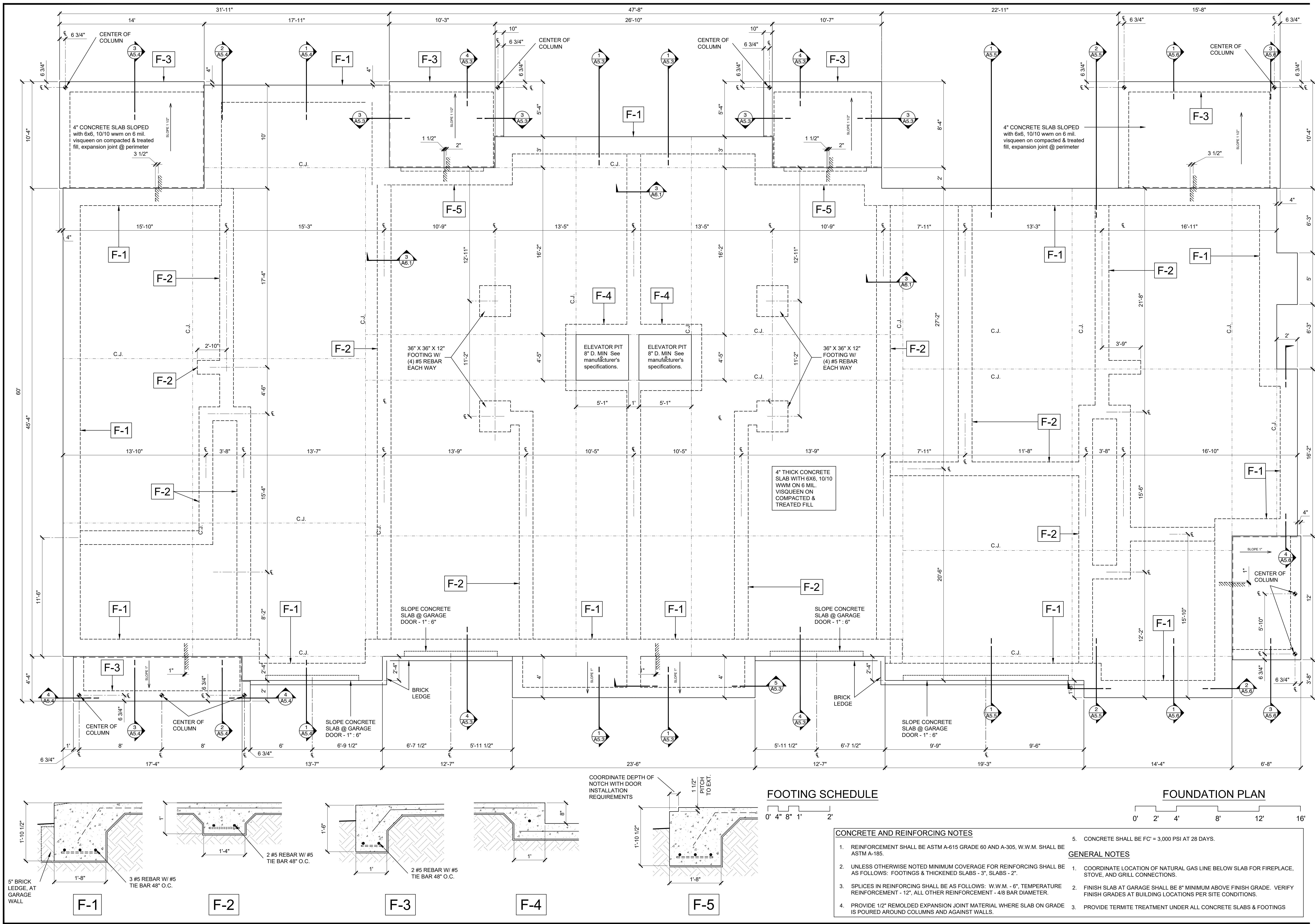


FIFTY OAKS - BUILDING 2
South Harrington Road
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1622

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9-28-21
11-30-21
3-4-22

A0.1



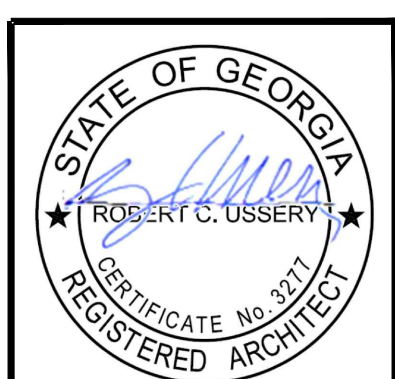
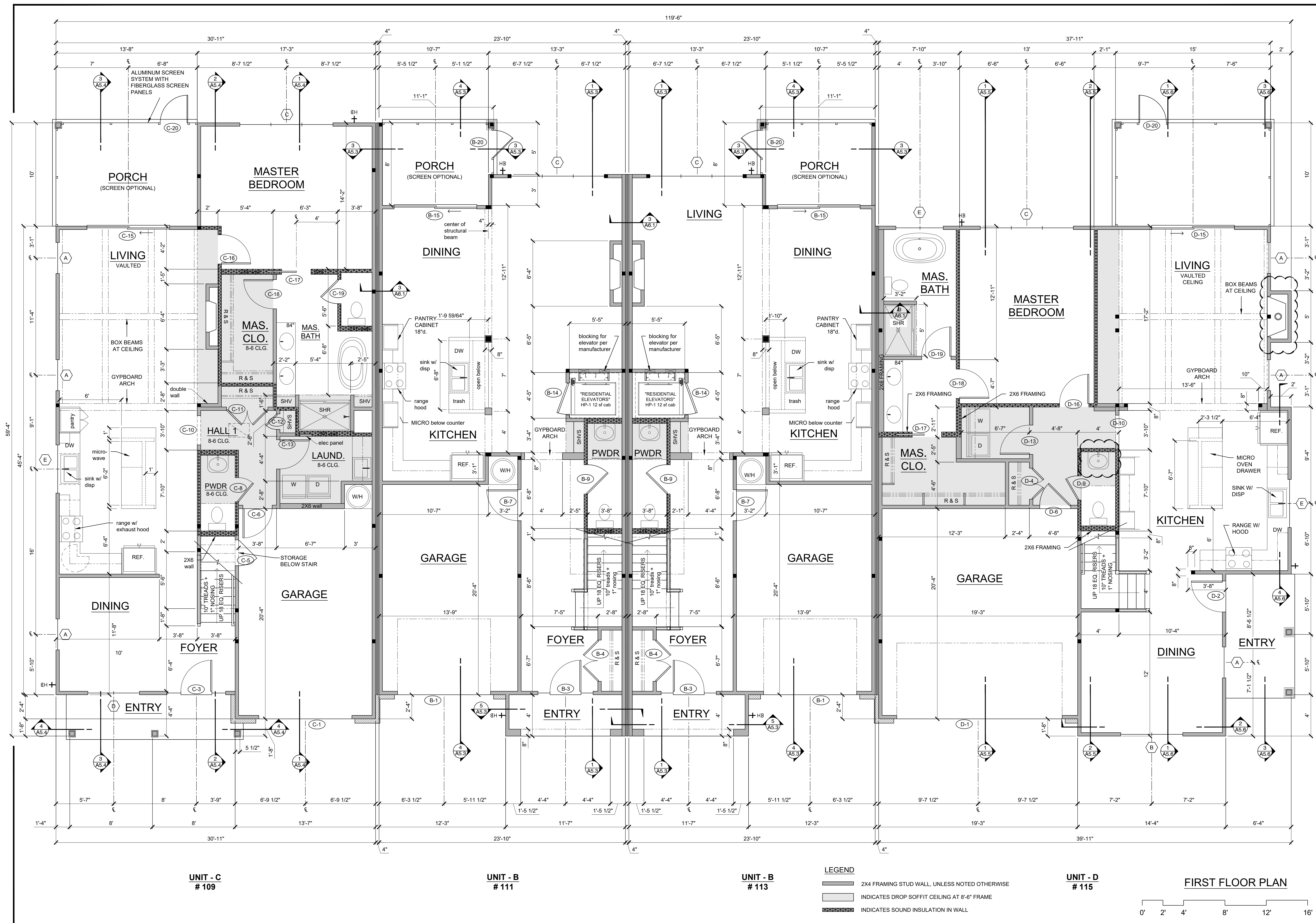
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A1.1

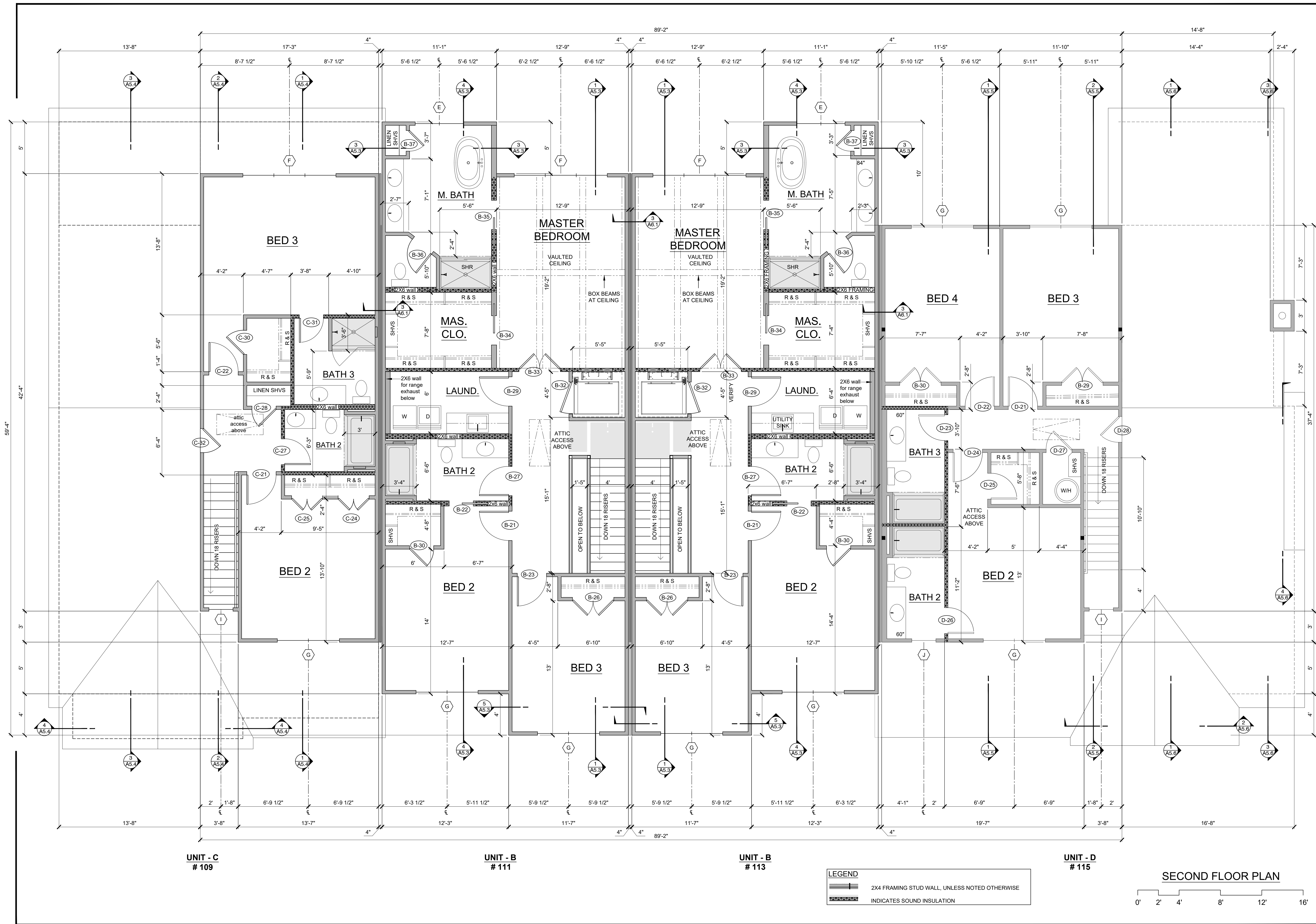


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A2.1



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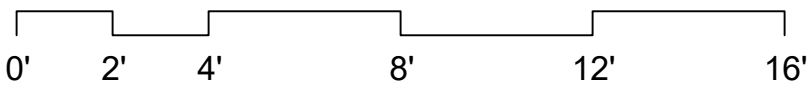
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A2.2



FRONT ELEVATION



EXTERIOR FINISH LEGEND

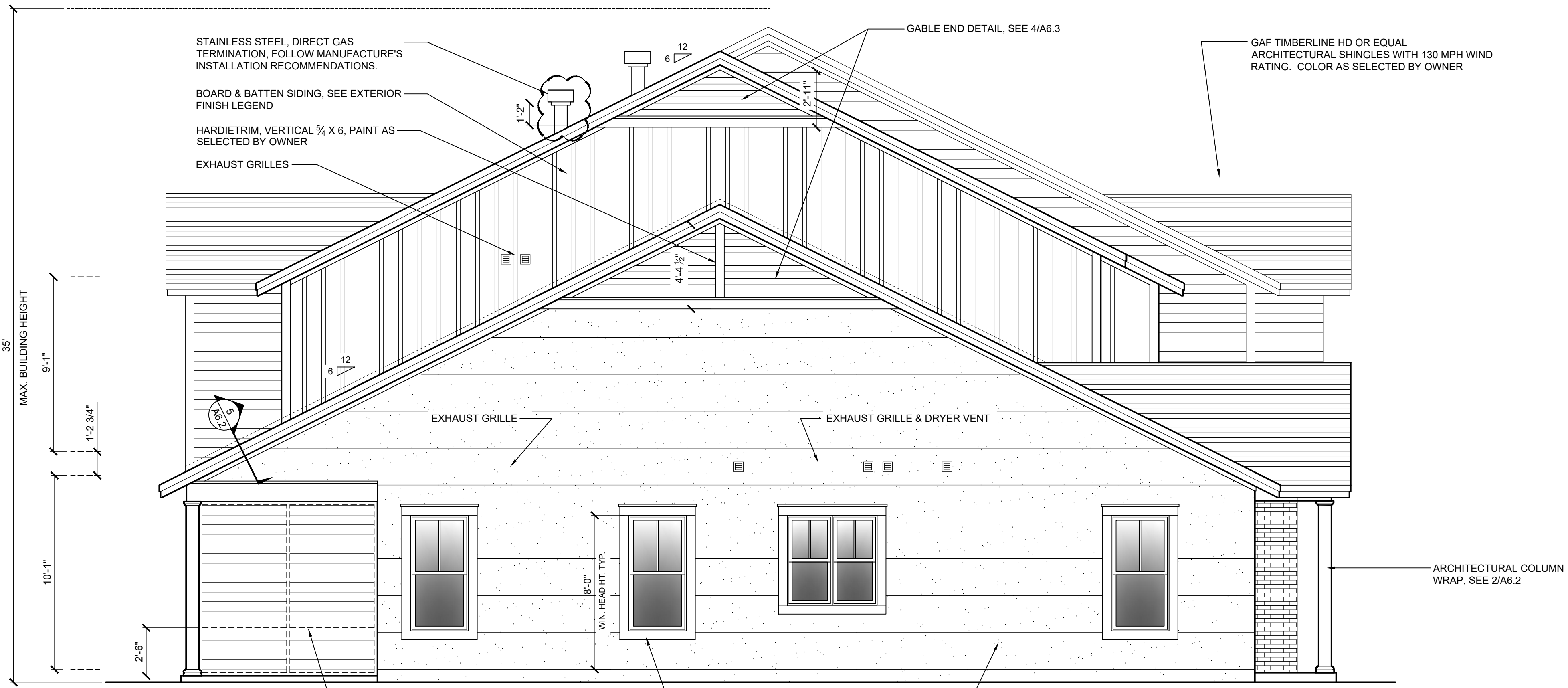
BOARD & BATTEN SIDING

LAP SIDING SIDING

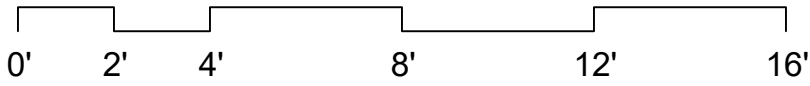
TABBY SIDING

BRICK VENEER

CORNER BOARD DETAIL AT LAP SIDING



LEFT ELEVATION



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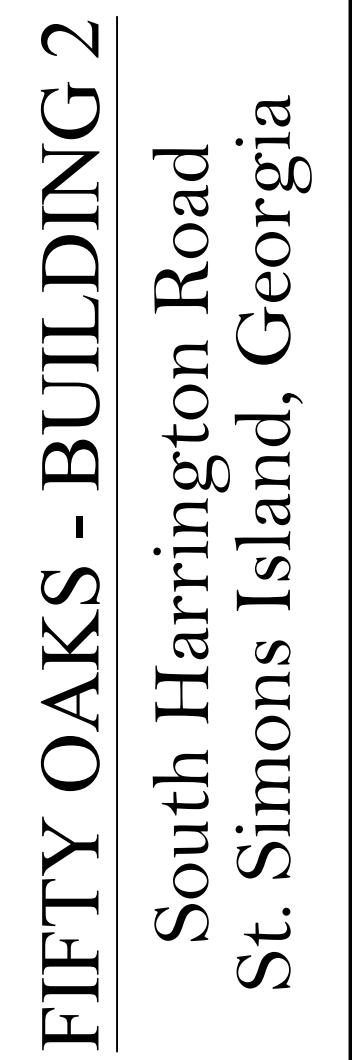
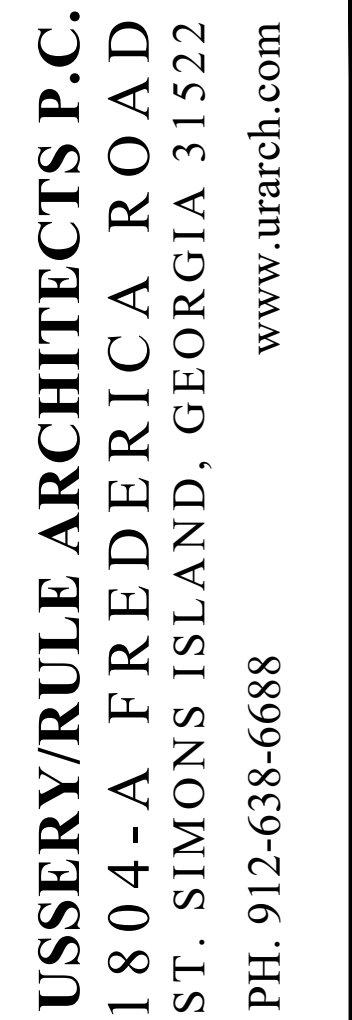


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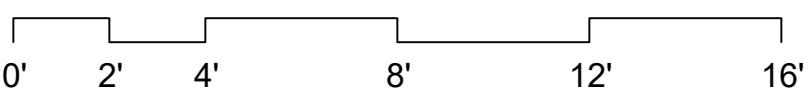
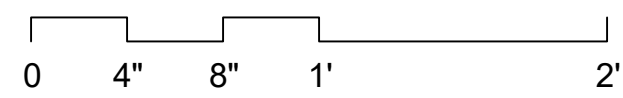
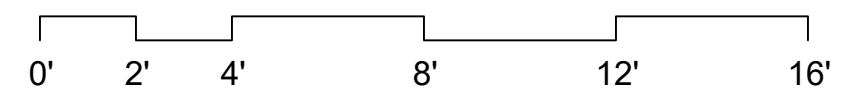
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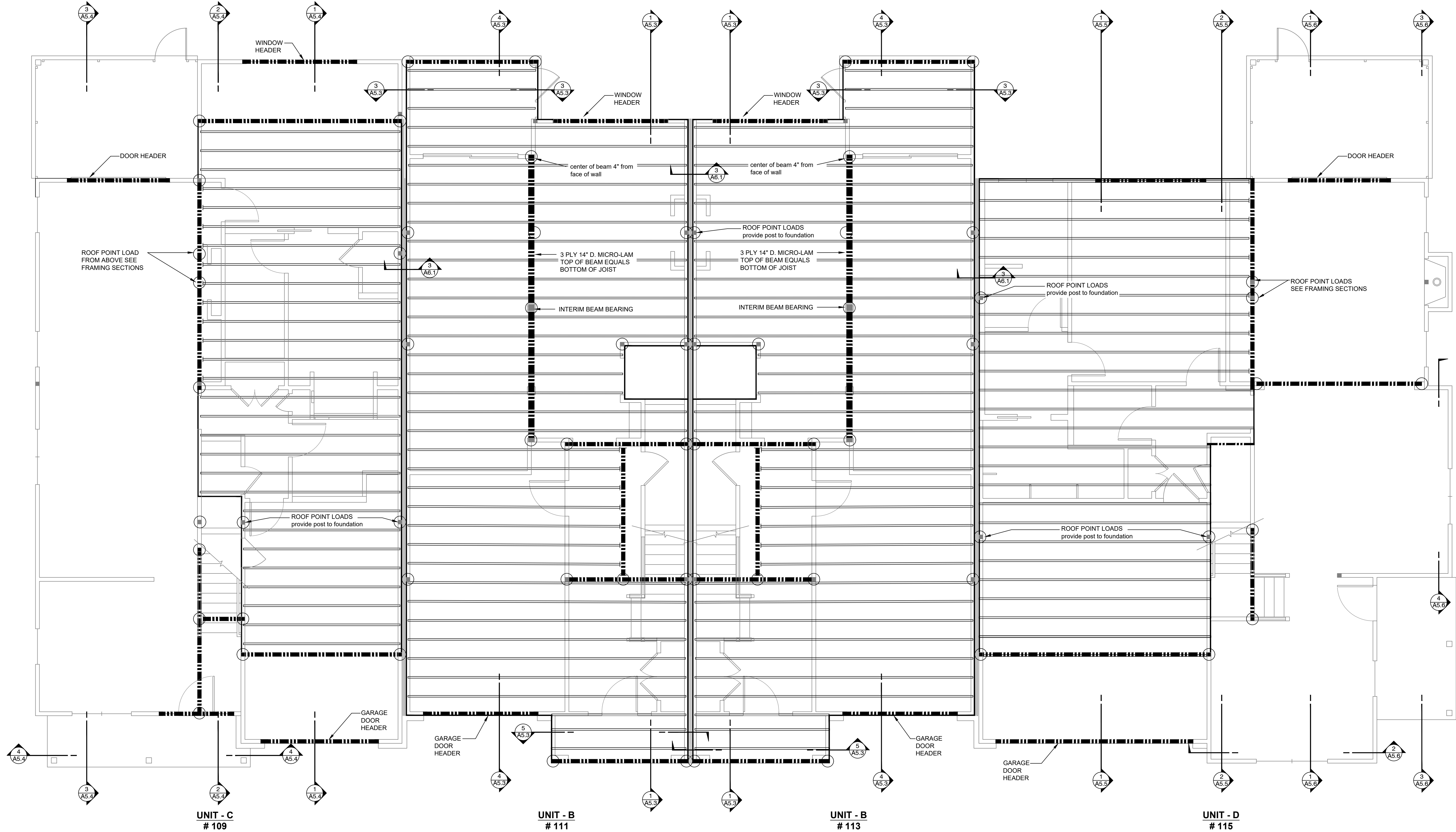
A3.1



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A3.2





FLOOR FRAMING PLAN

0' 2' 4' 8' 12' 16'

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 DEFECTIO: L/360

- INDICATES I-JOIST
- INDICATES LVL BEAM
- INDICATES RIM BOARD

CIRCLE 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.



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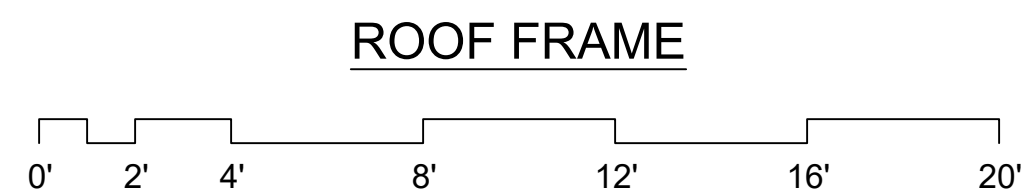
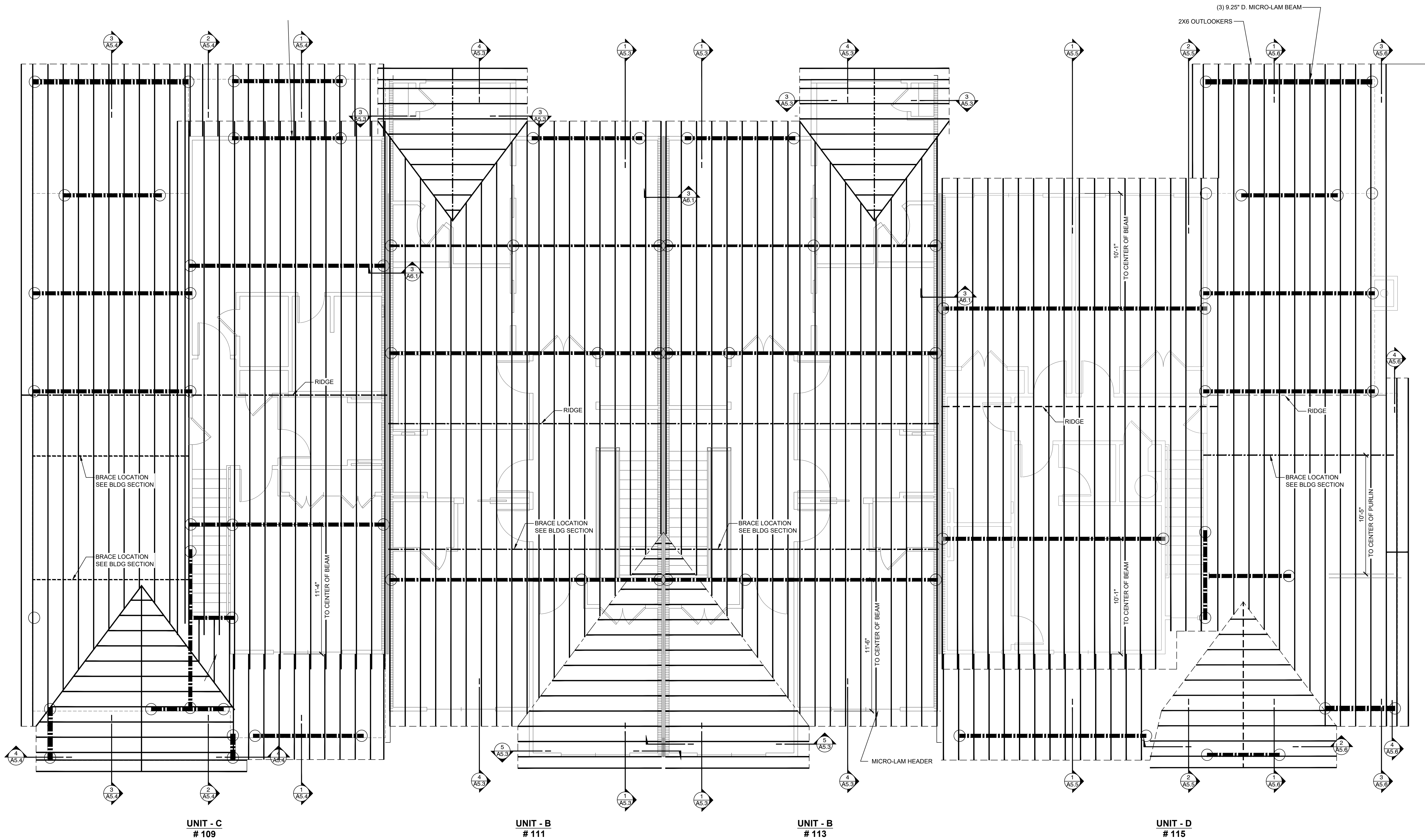


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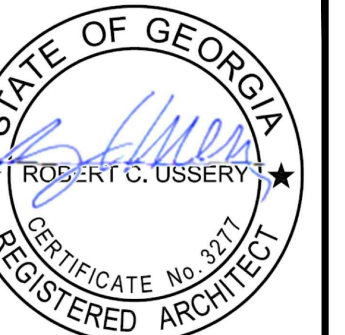
ROOF FRAME

NOTES:

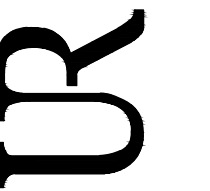
RAFTERS TO BE 2X6's 16" O.C. UNLESS OTHERWISE NOTED.

SEE FRAMING SECTIONS FOR ADDITIONAL ROOF BRACING NOTES. NOT ALL ROOF SUPPORTS ARE INDICATED ON ROOF FRAMING PLAN.

INDICATES BEAM WITH BEARING POINTS



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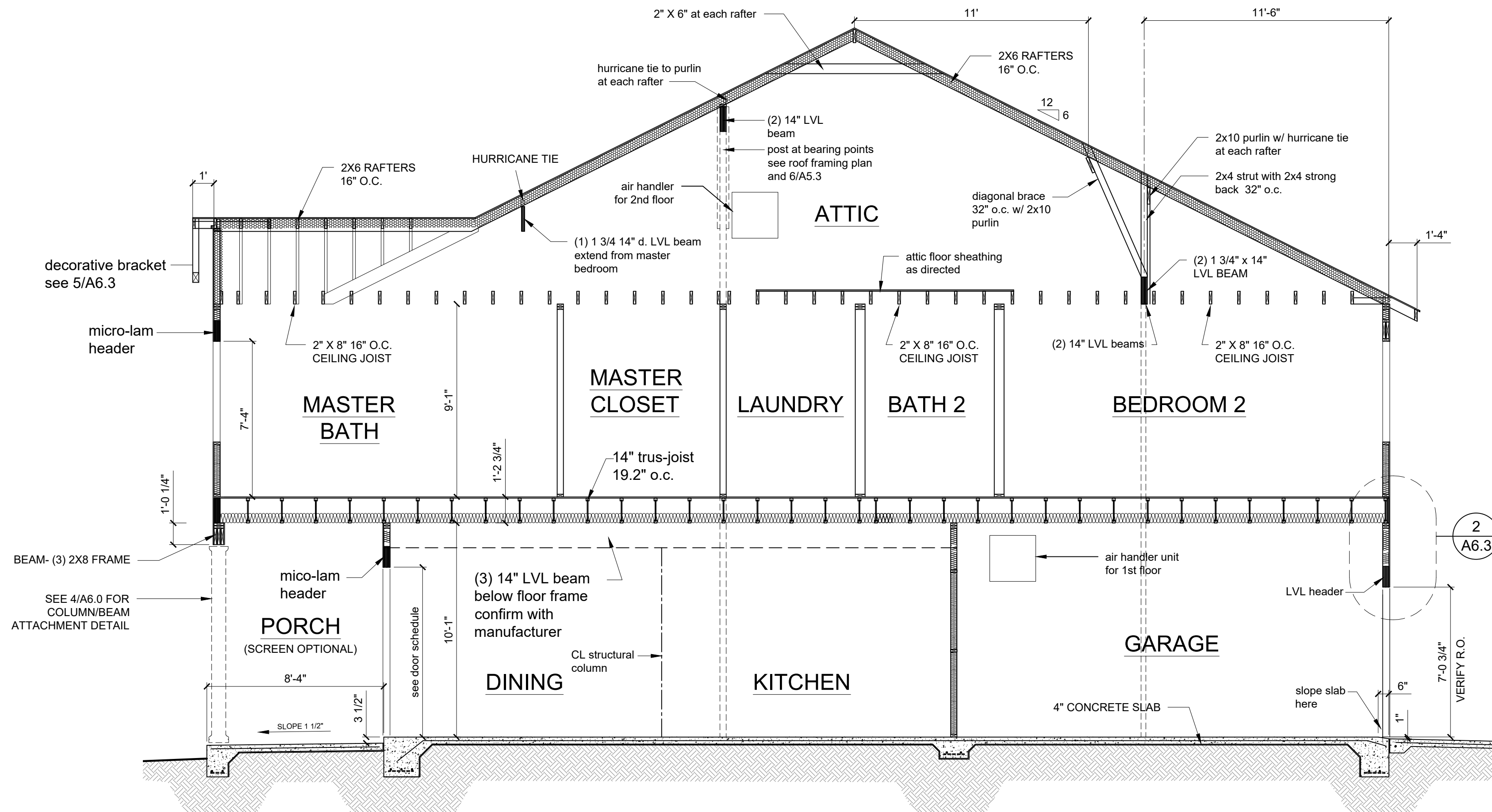


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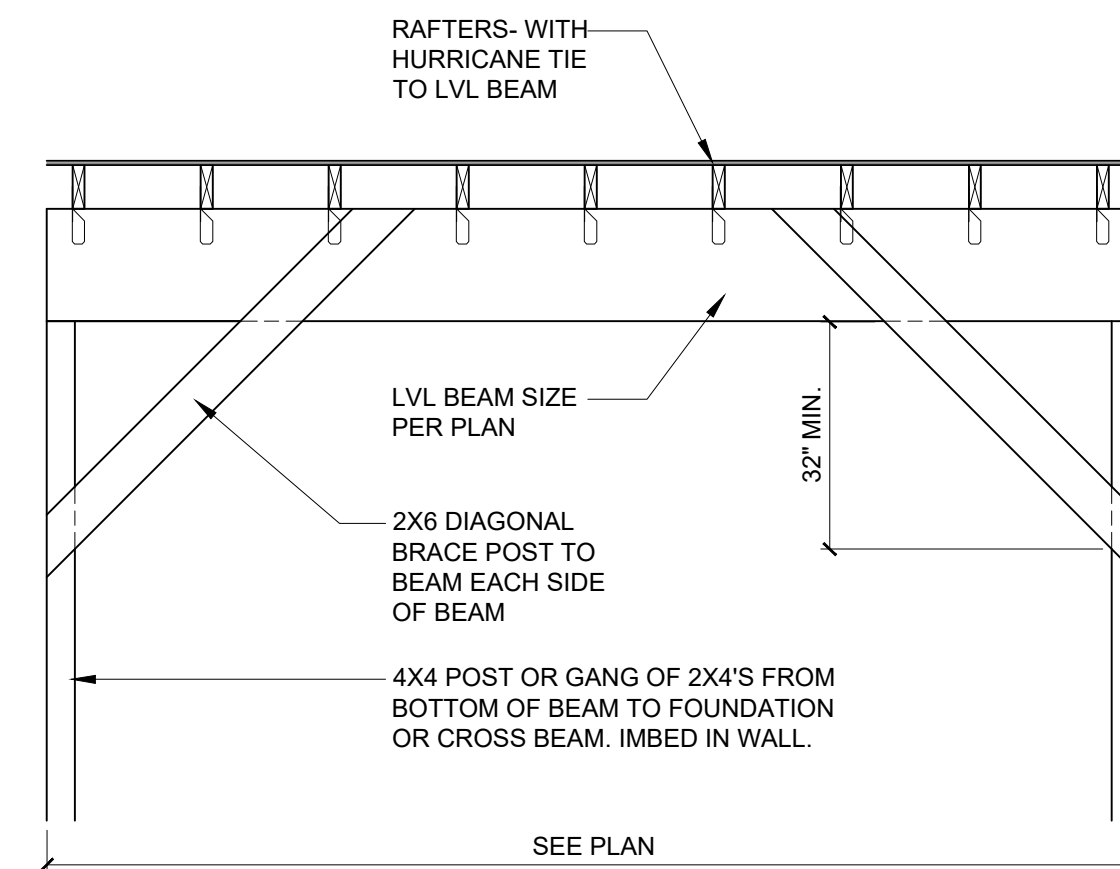
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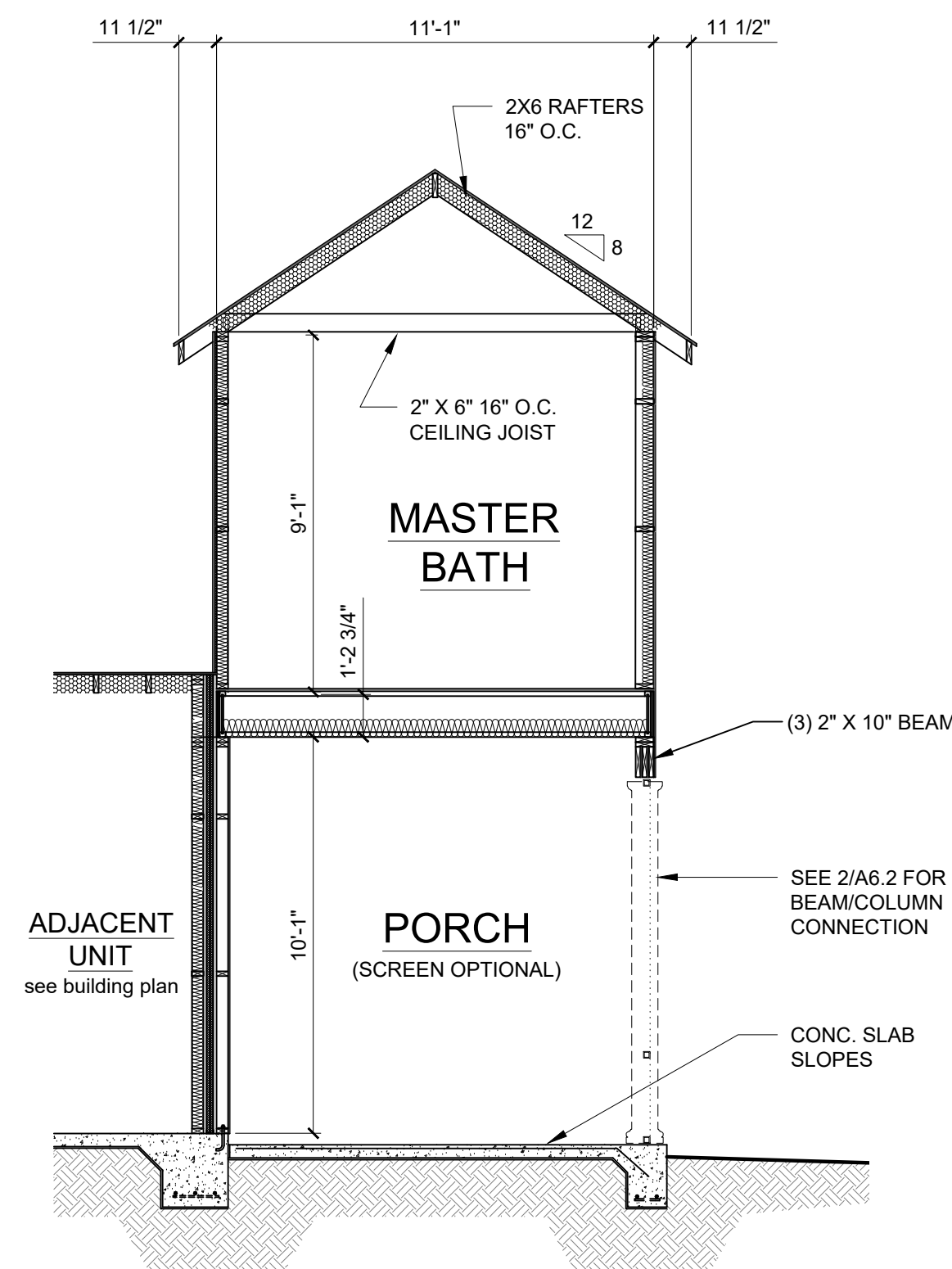
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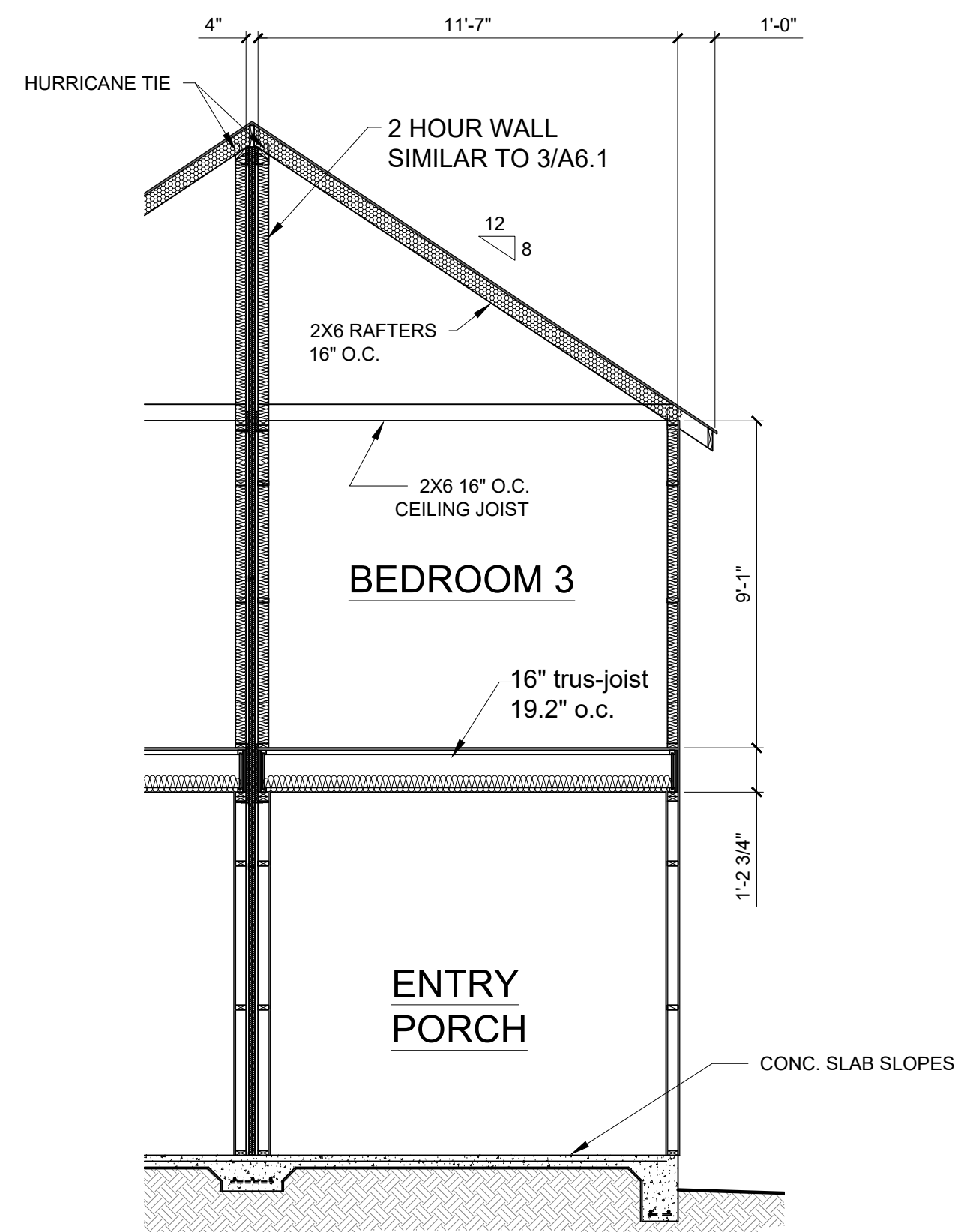
4 FRAMING SECTION - UNIT B
A5.3



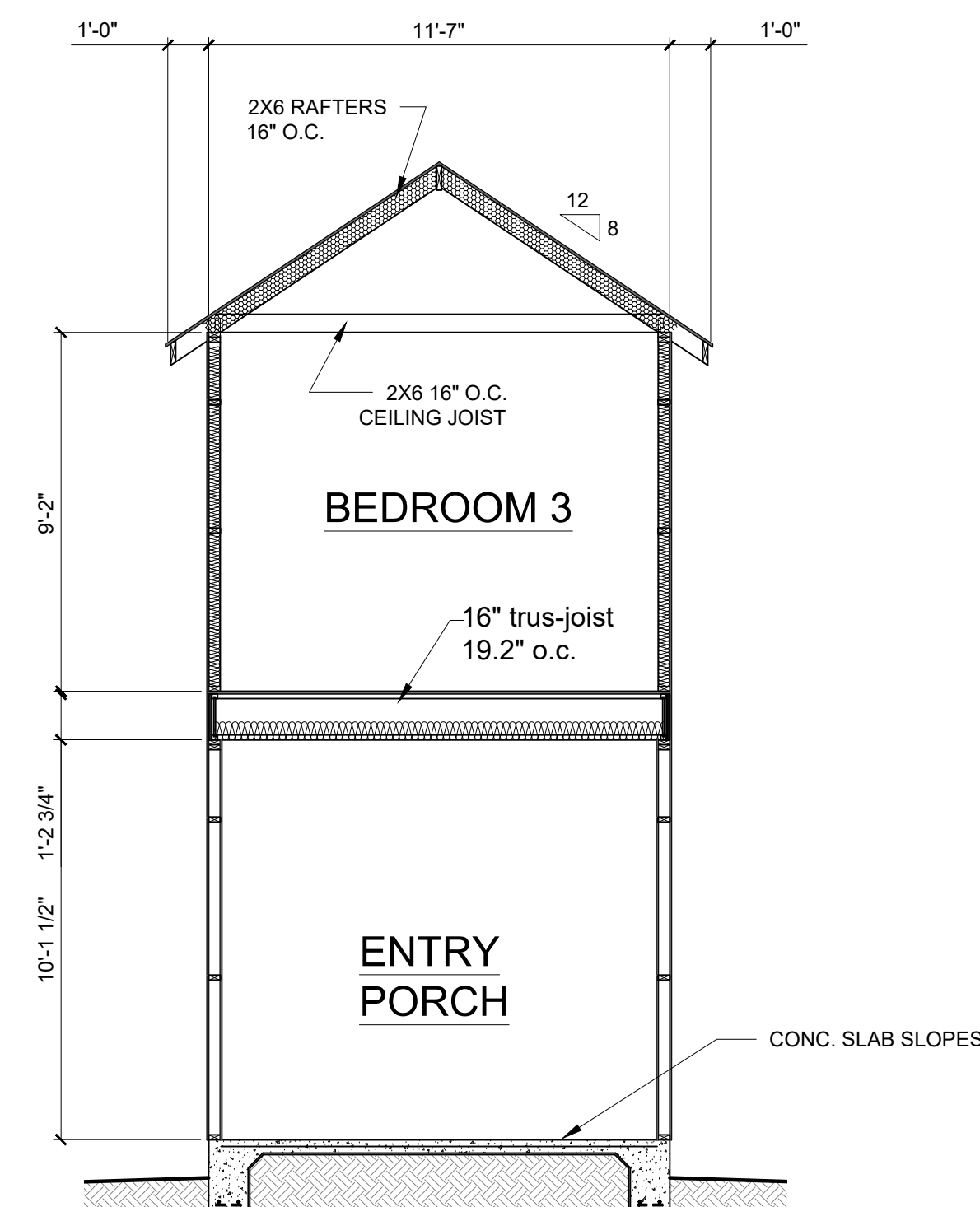
6 ATTIC BEAM DETAIL
A5.3 not to scale



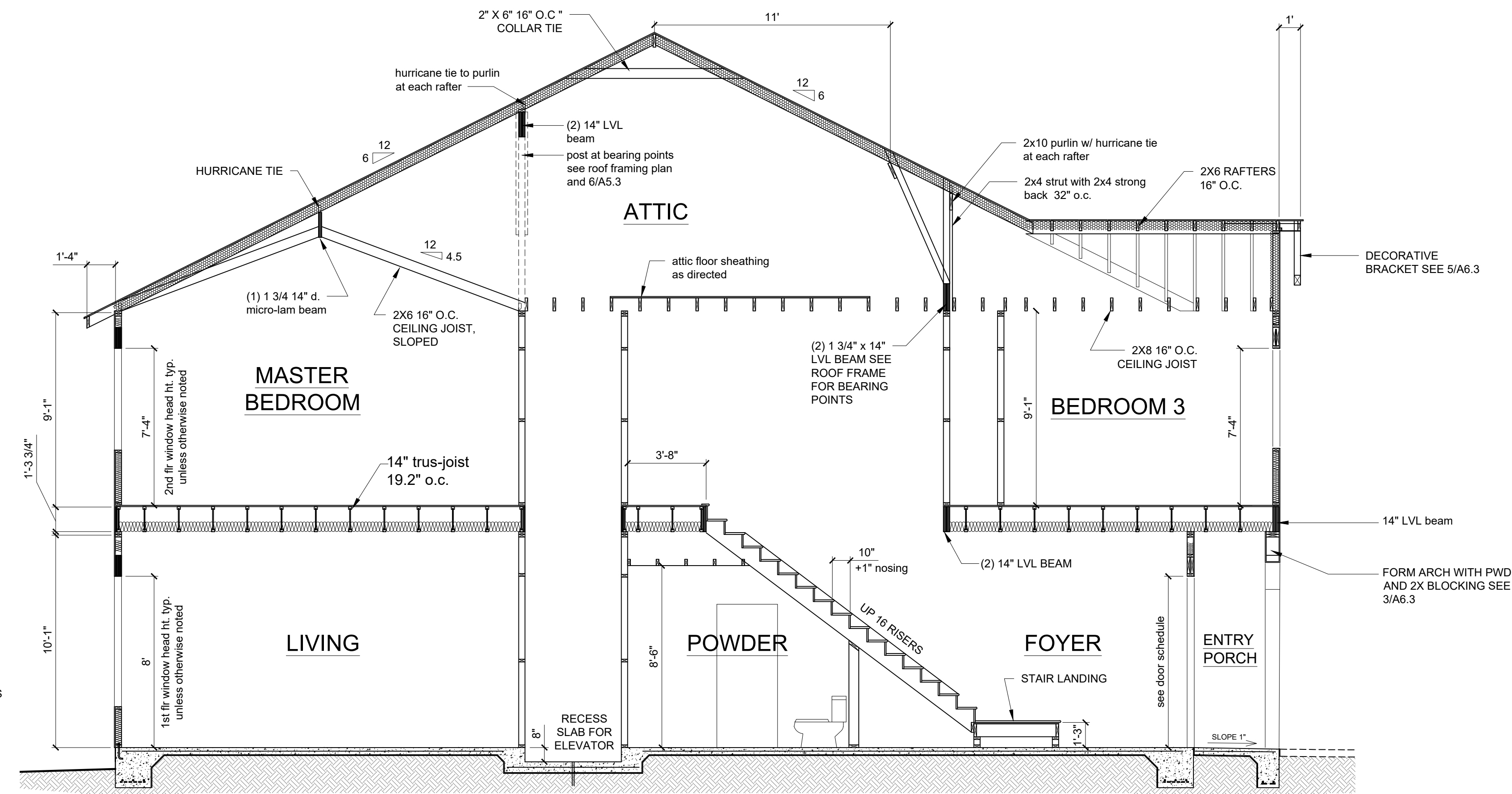
3 FRAMING SECTION - UNIT B
A5.3



5 FRAMING SECTION - UNIT B
A5.3



2 FRAMING SECTION - UNIT B
A5.3



1 FRAMING SECTION - UNIT B
A5.3

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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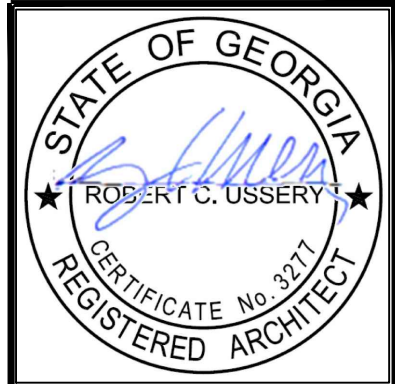


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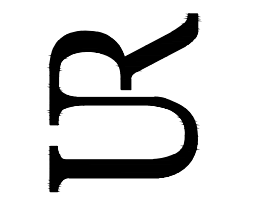
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A5.3



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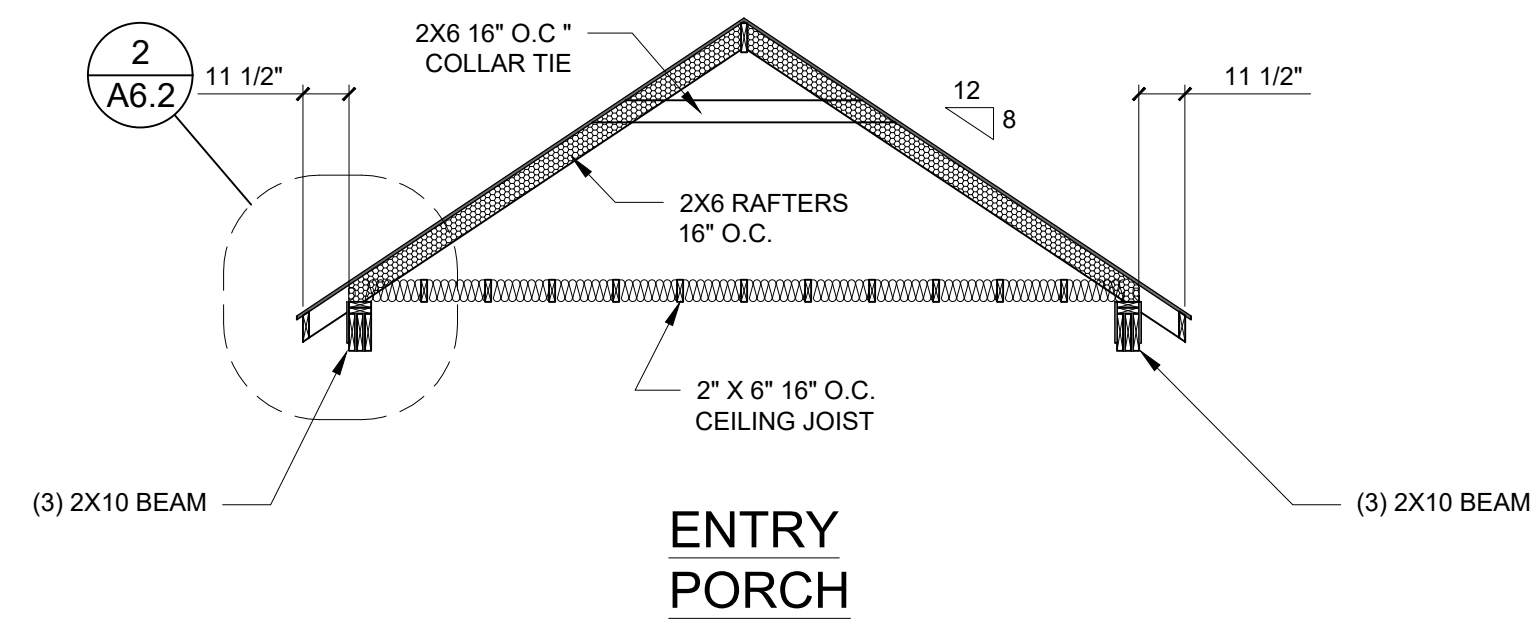


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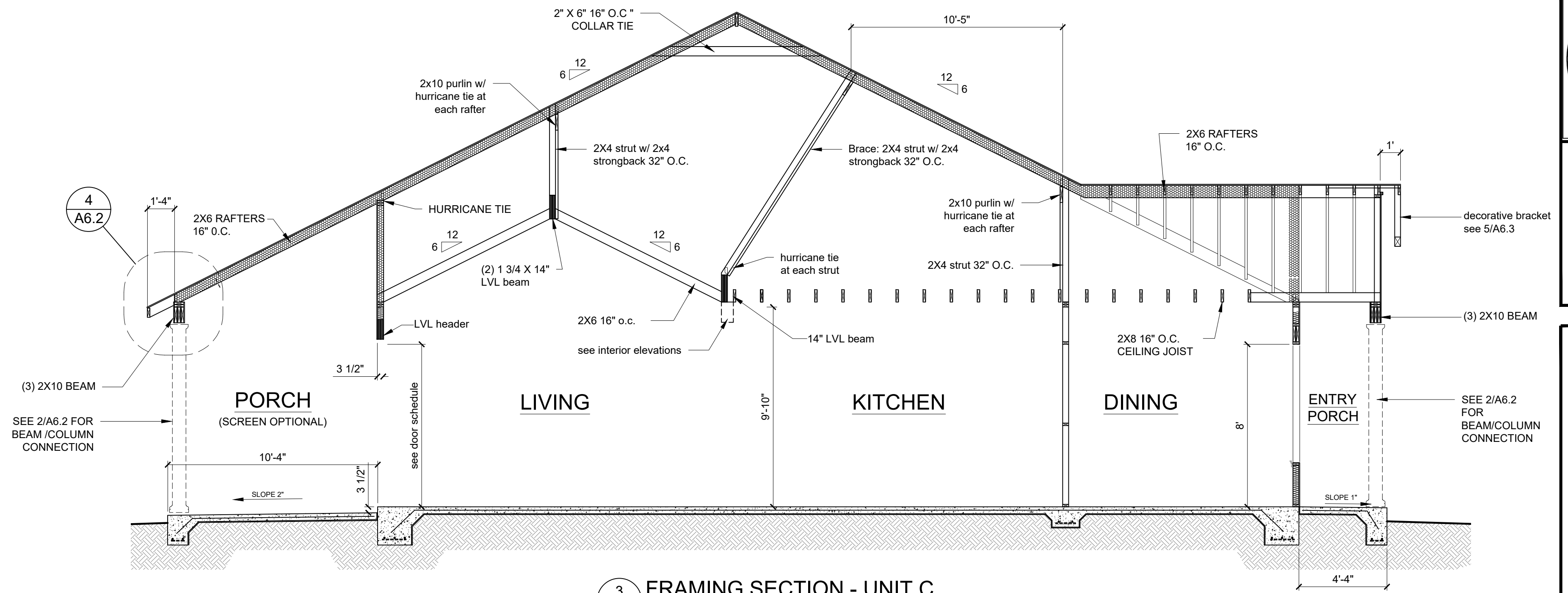
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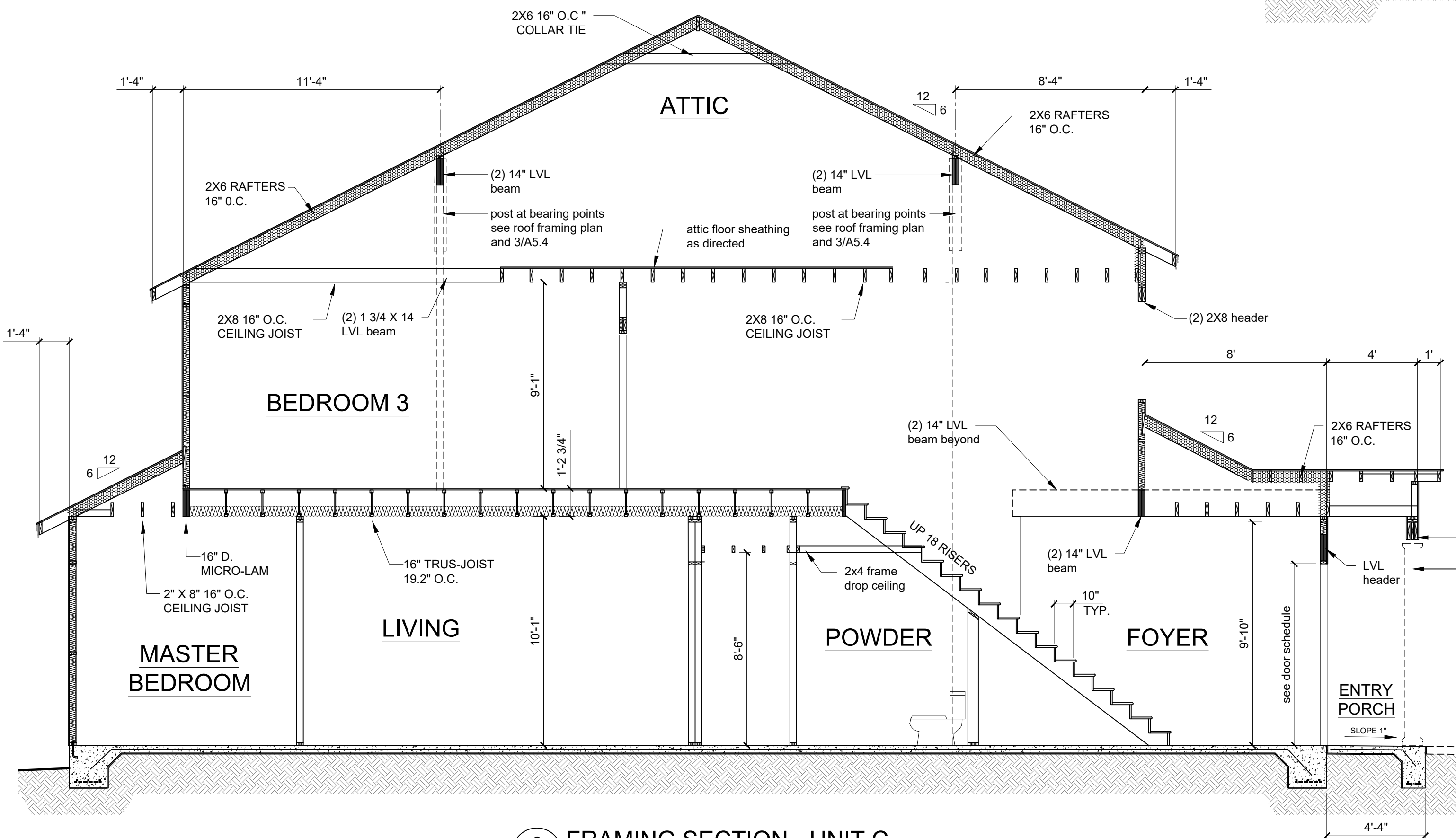
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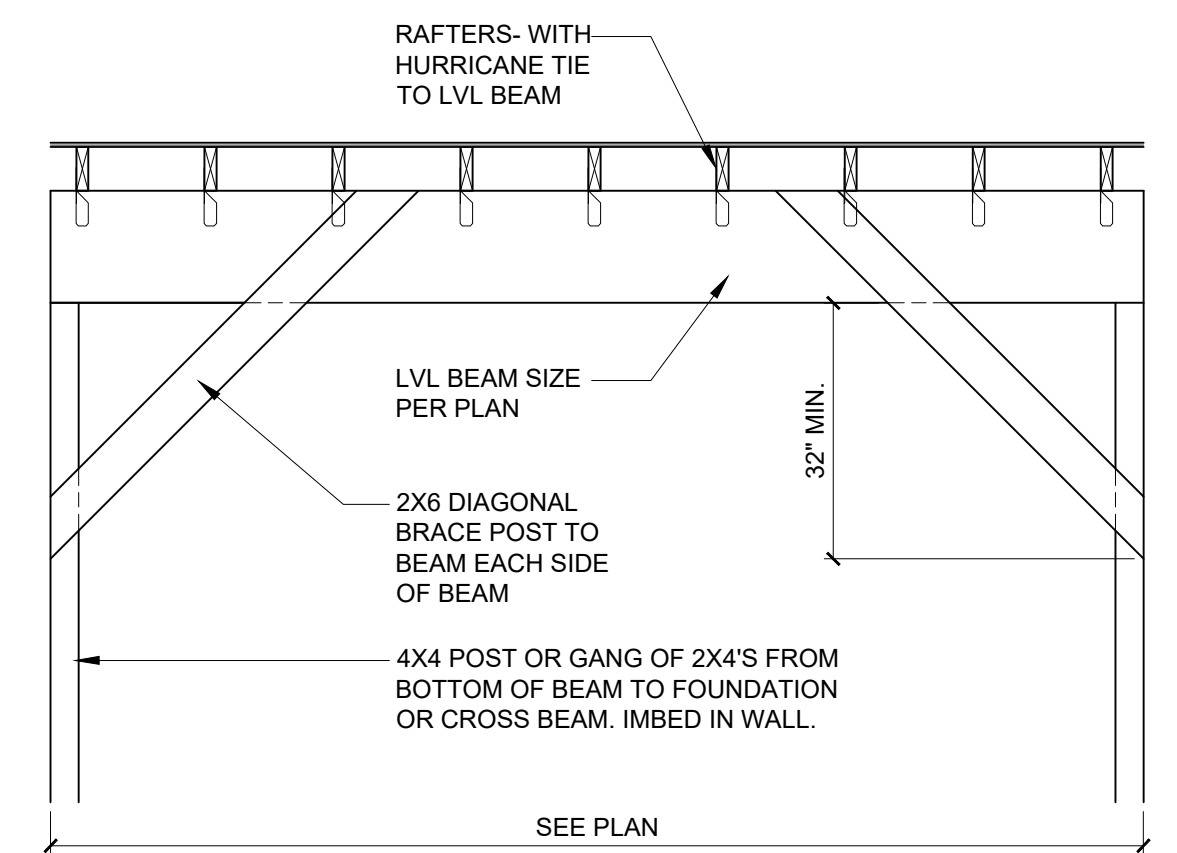
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A5.4
FRAMING SECTION - UNIT C



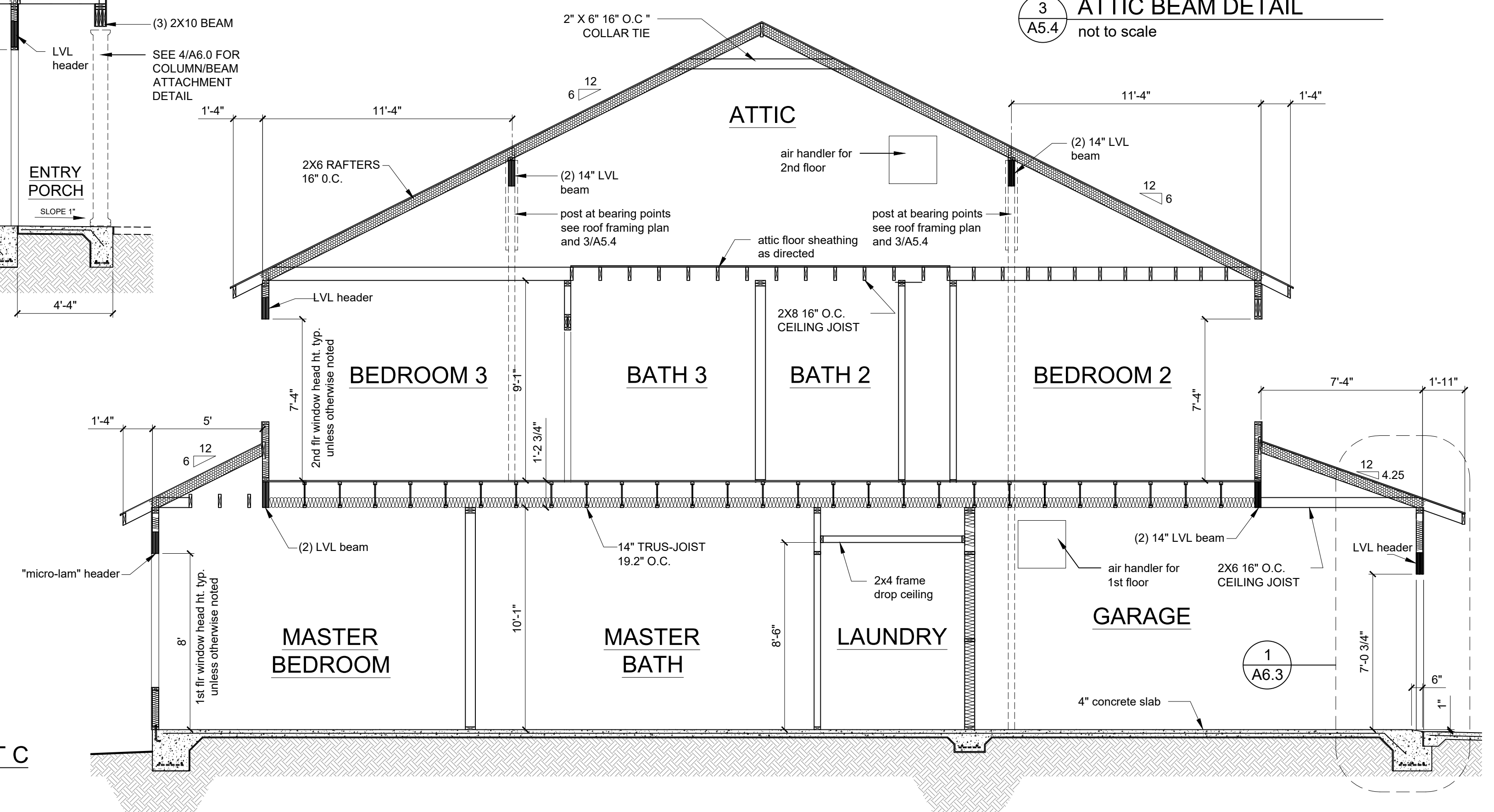
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A5.4
FRAMING SECTION - UNIT C



2
A5.4
FRAMING SECTION - UNIT C



3
A5.4
ATTIC BEAM DETAIL
not to scale



1
A5.4
FRAMING SECTION - UNIT C

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.

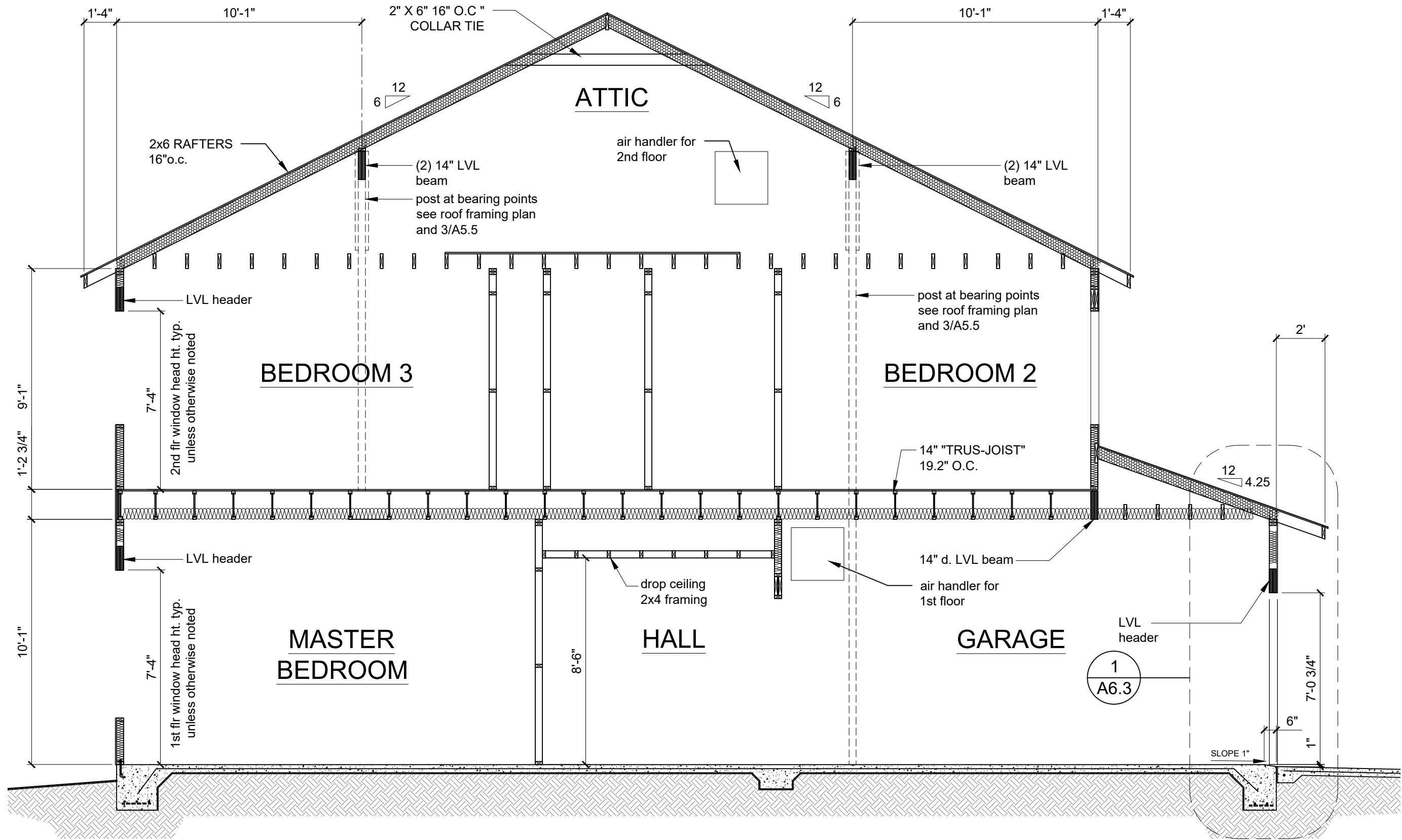
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HURRICANE TIES: SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.

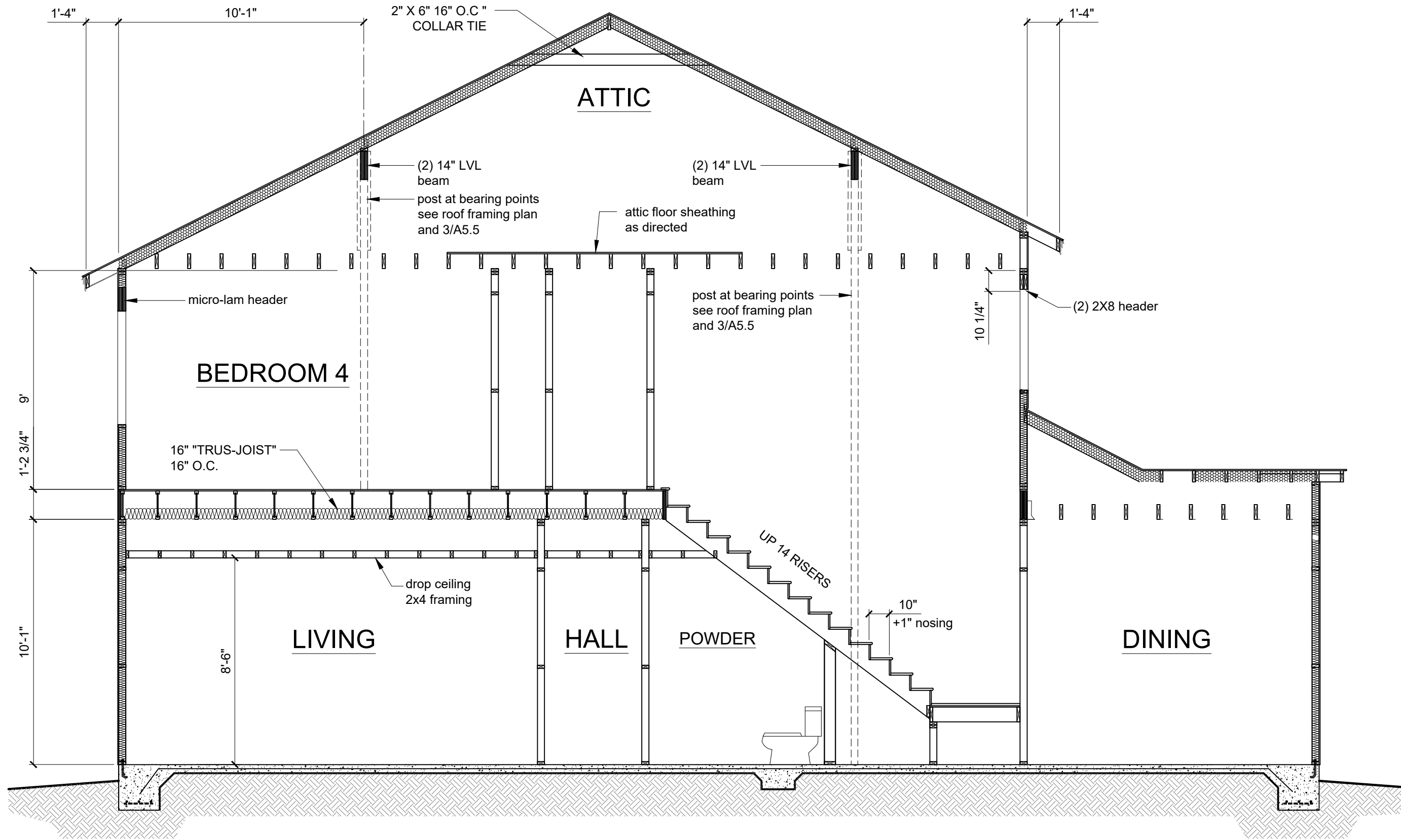
SHOP DRAWINGS: FLOOR FRAME TO BE SUBMITTED TO ARCHITECT FOR APPROVAL

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

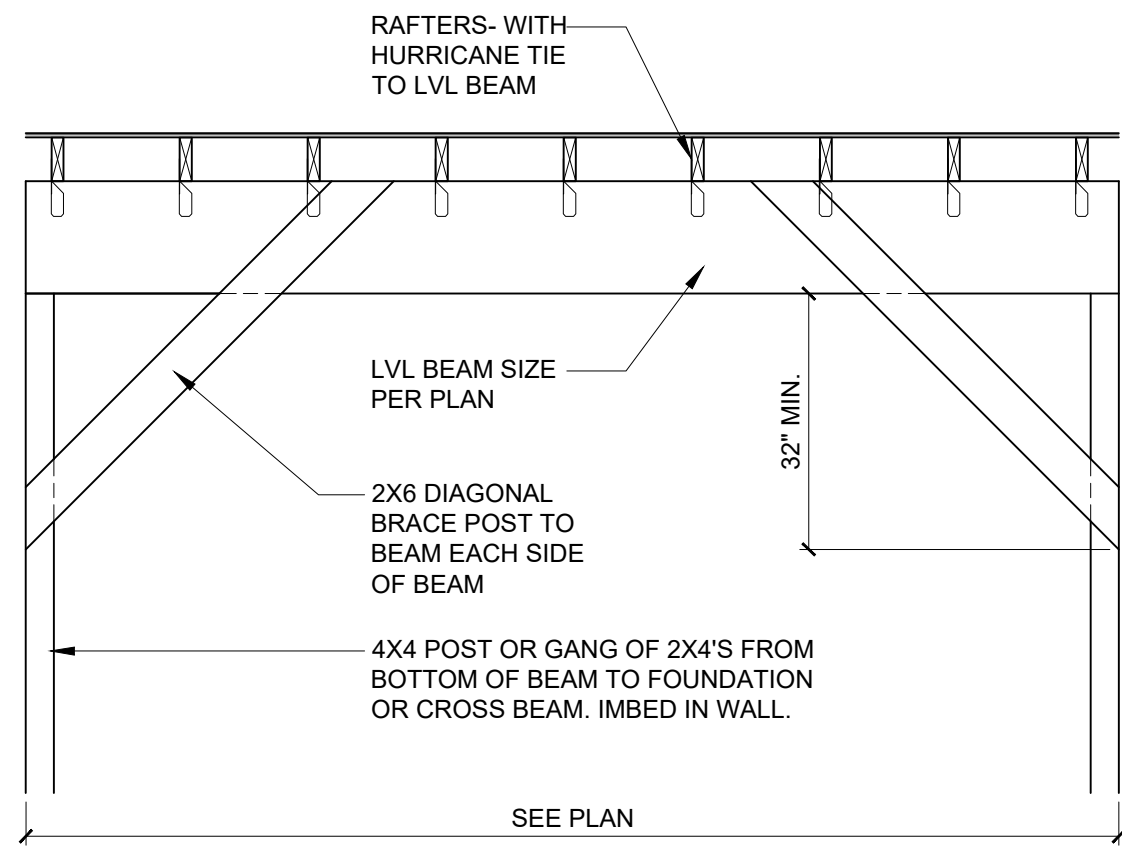
MAX CEILING JOIST SPAN: 2X6 16" O.C. - 12'-0"
2X8 16" O.C. - 16'-0"



1
A5.5
FRAMING SECTION - UNIT D



2
A5.5
FRAMING SECTION - UNIT D



3
A5.5
ATTIC BEAM DETAIL
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: 16" 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.

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GROUND FLOOR: MONOLITHIC CONCRETE SLAB SEE FOUNDATION PLAN FOR ADDITIONAL INFORMATION

HURRICANE TIES: SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.

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

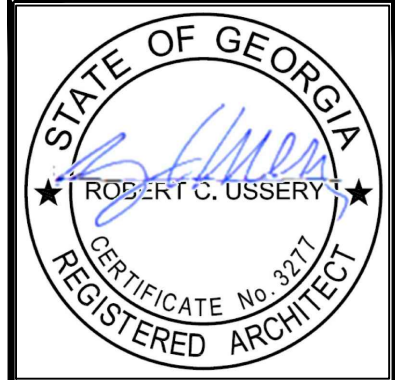


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A5.5

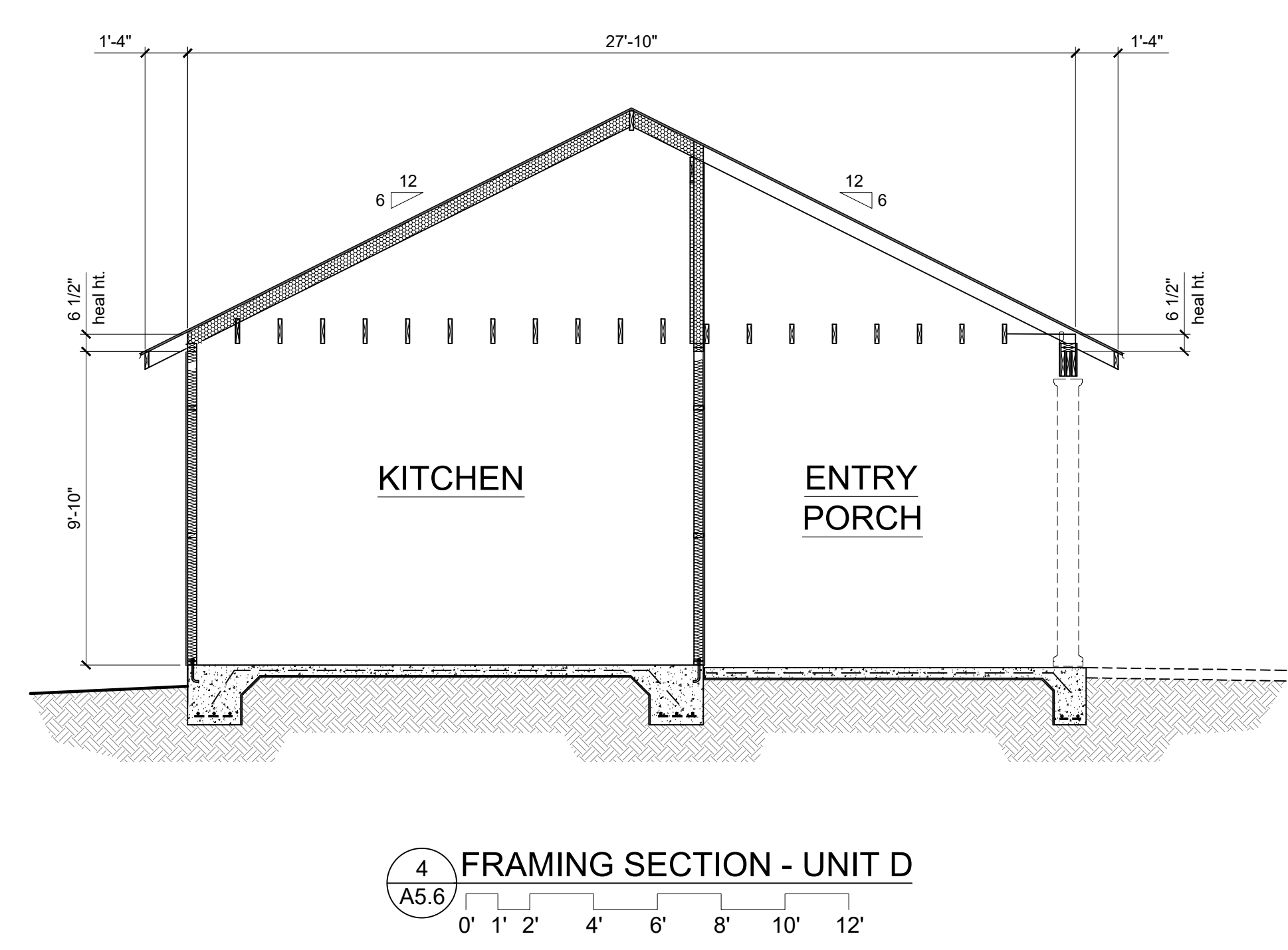
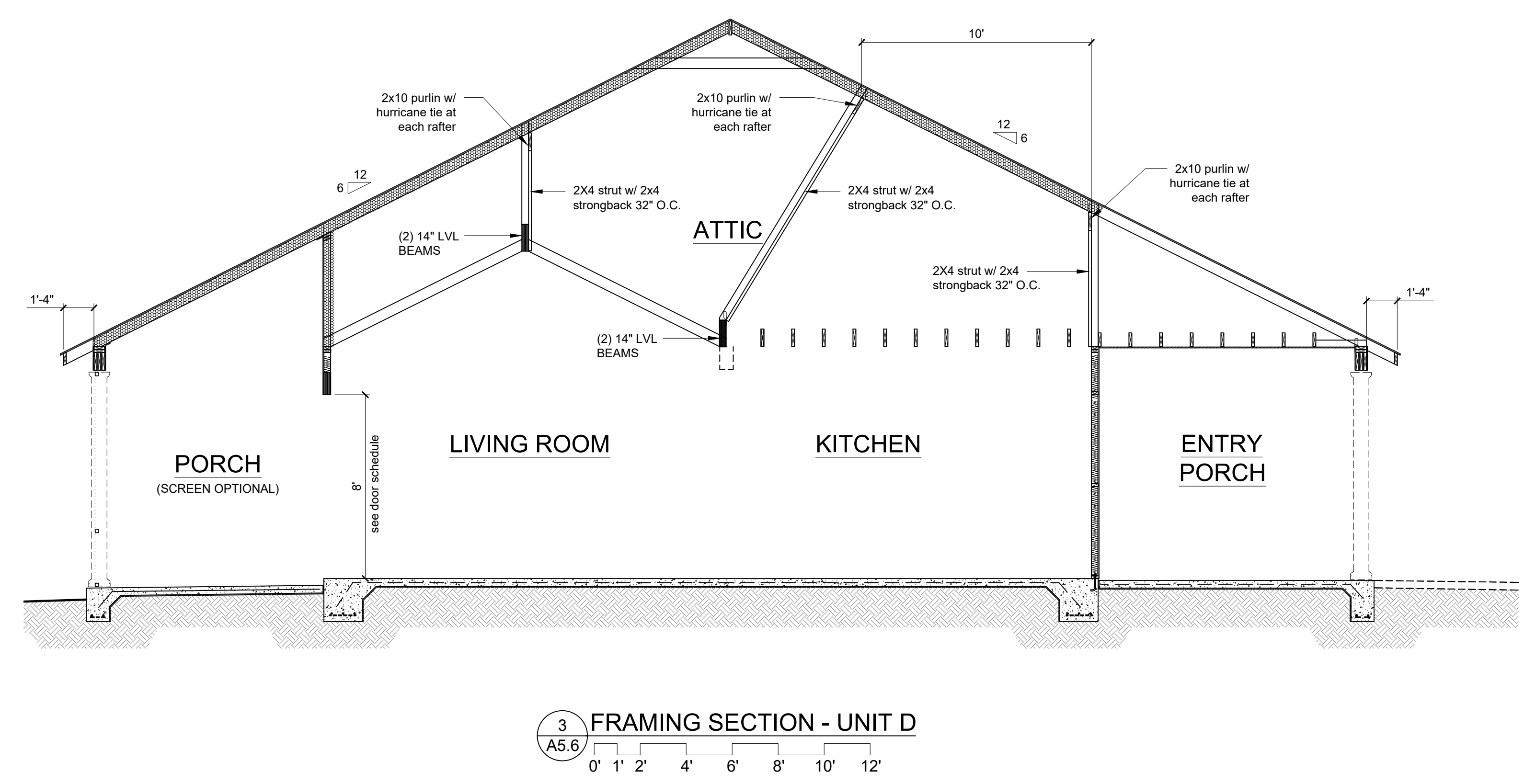
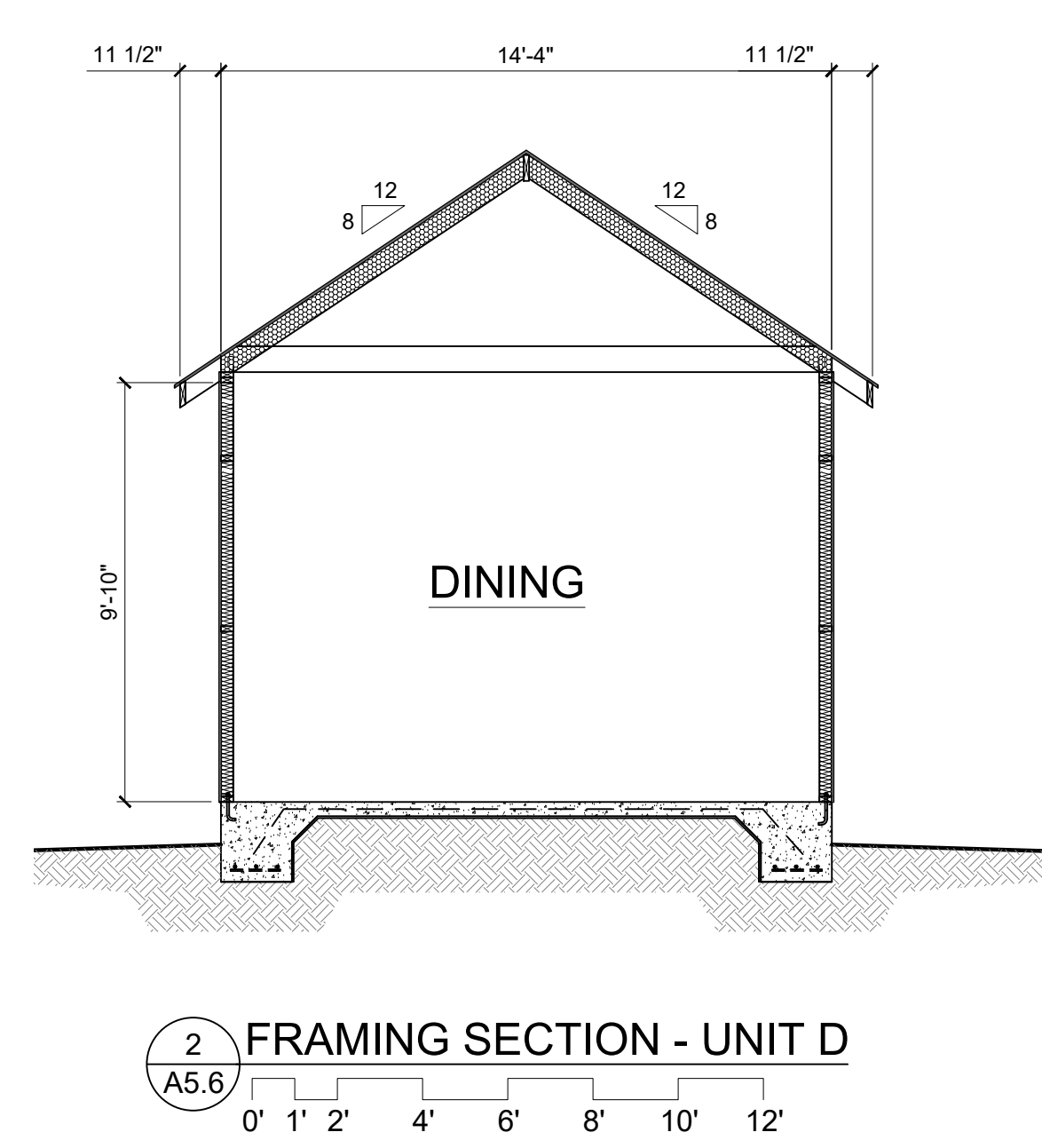
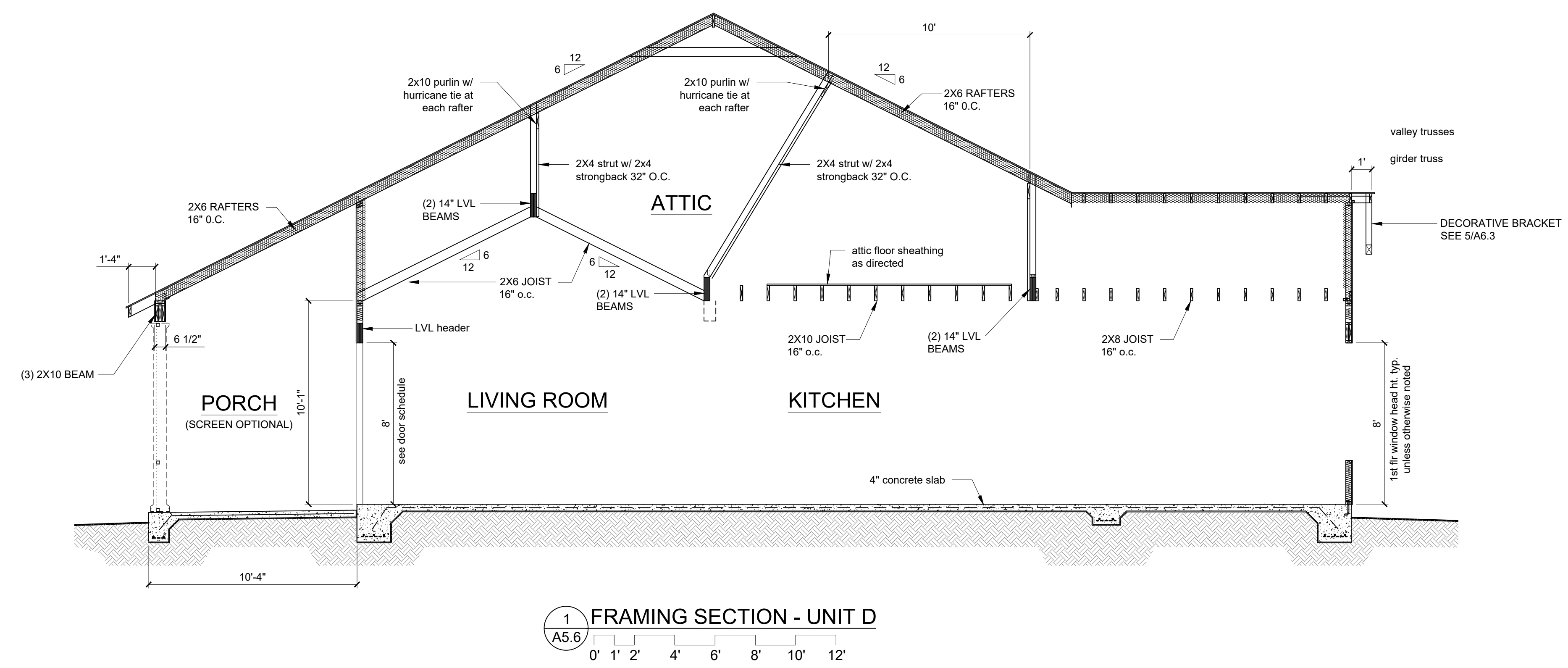


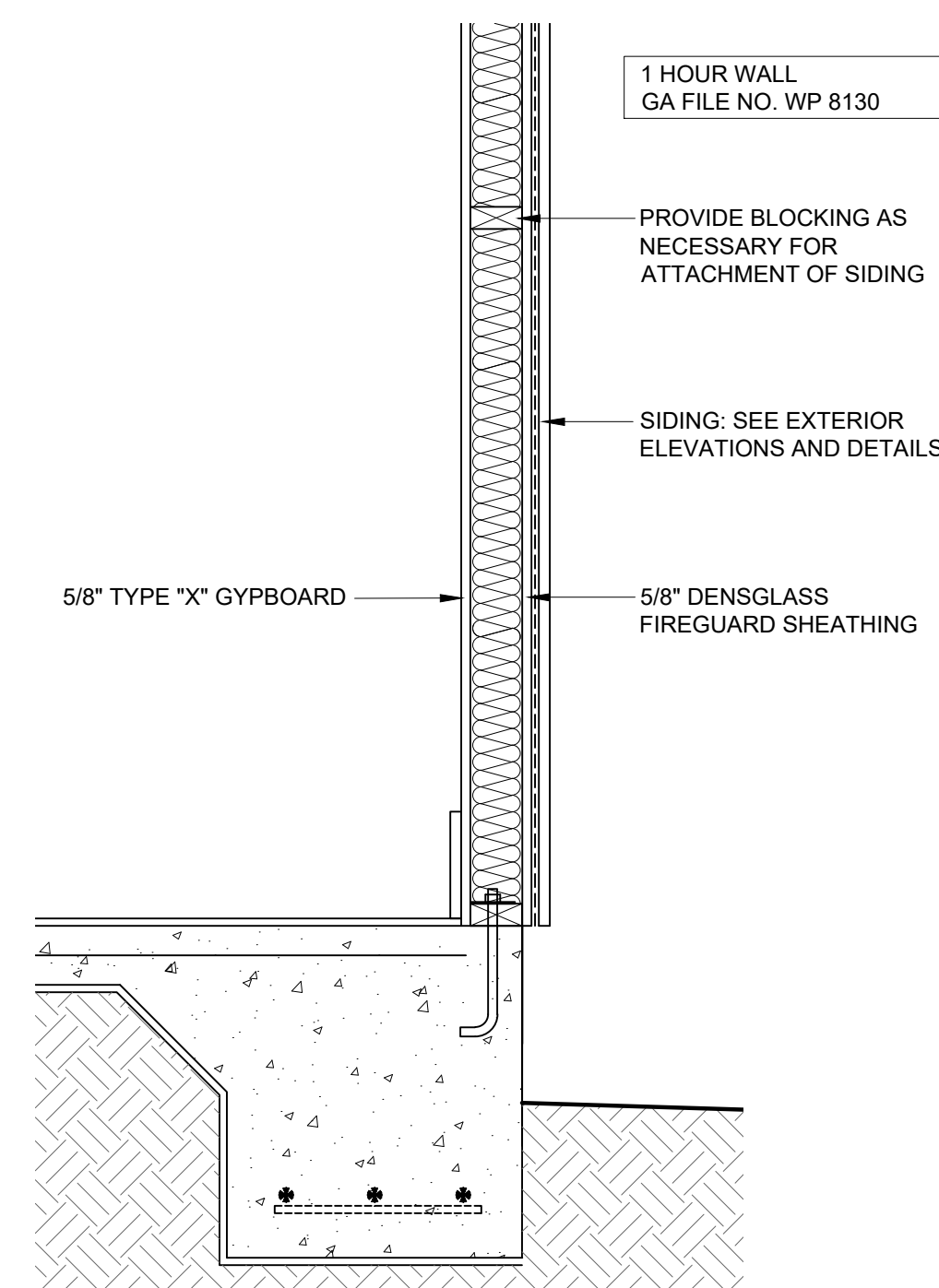
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3-04-22	

A5.6

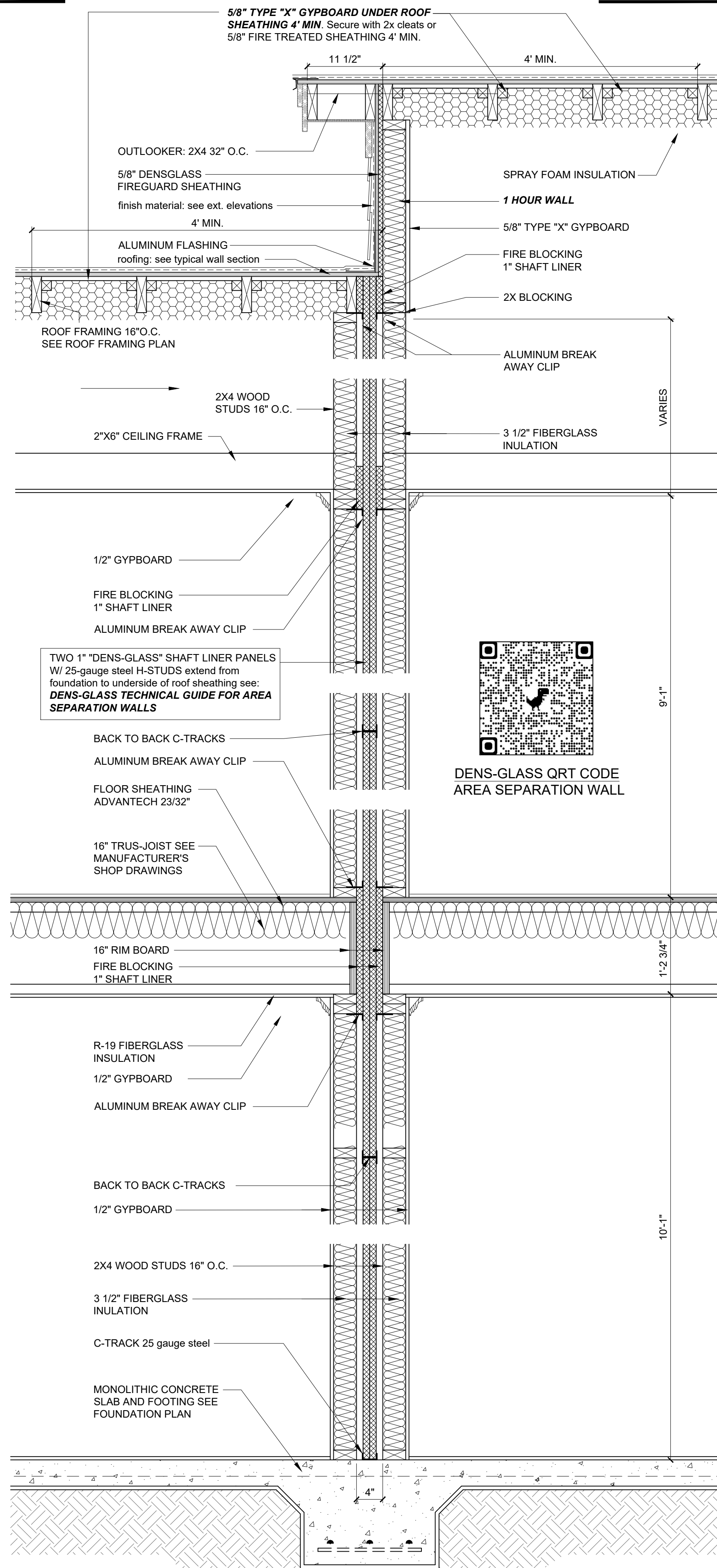




4
A6.1

TYPICAL 1 HOUR WALL

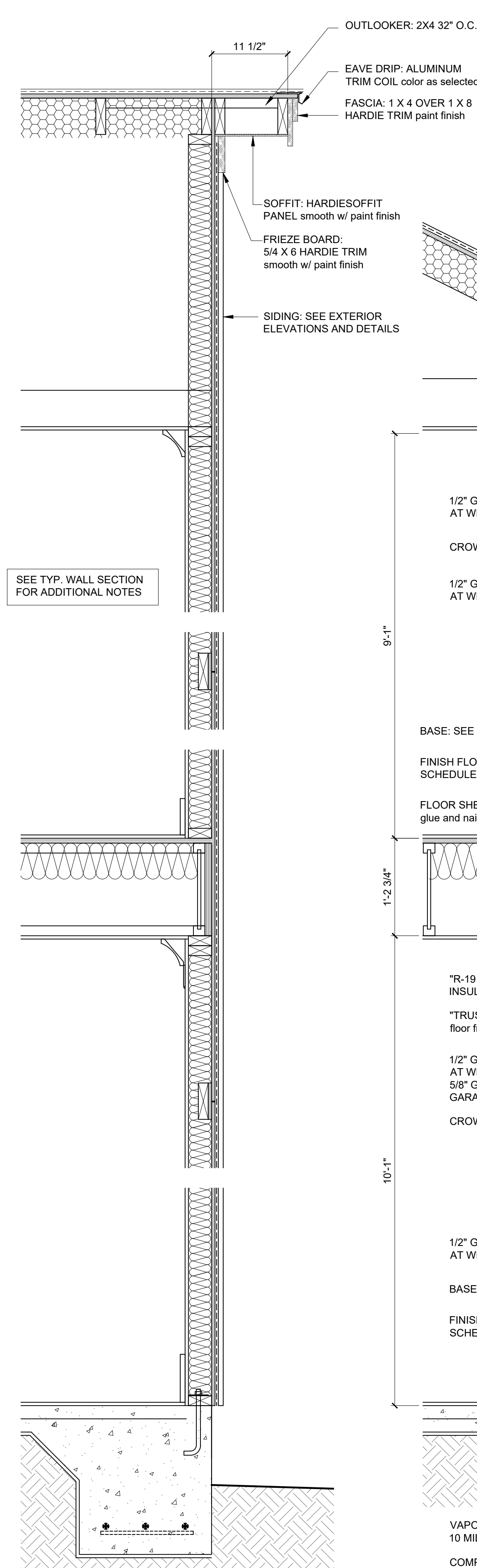
0 3" 6" 1' 2'



3
A6.1

SEPARATION WALL SECTION

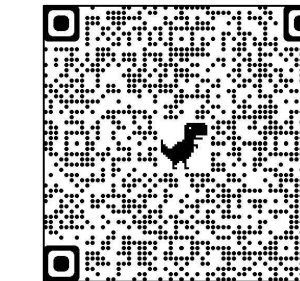
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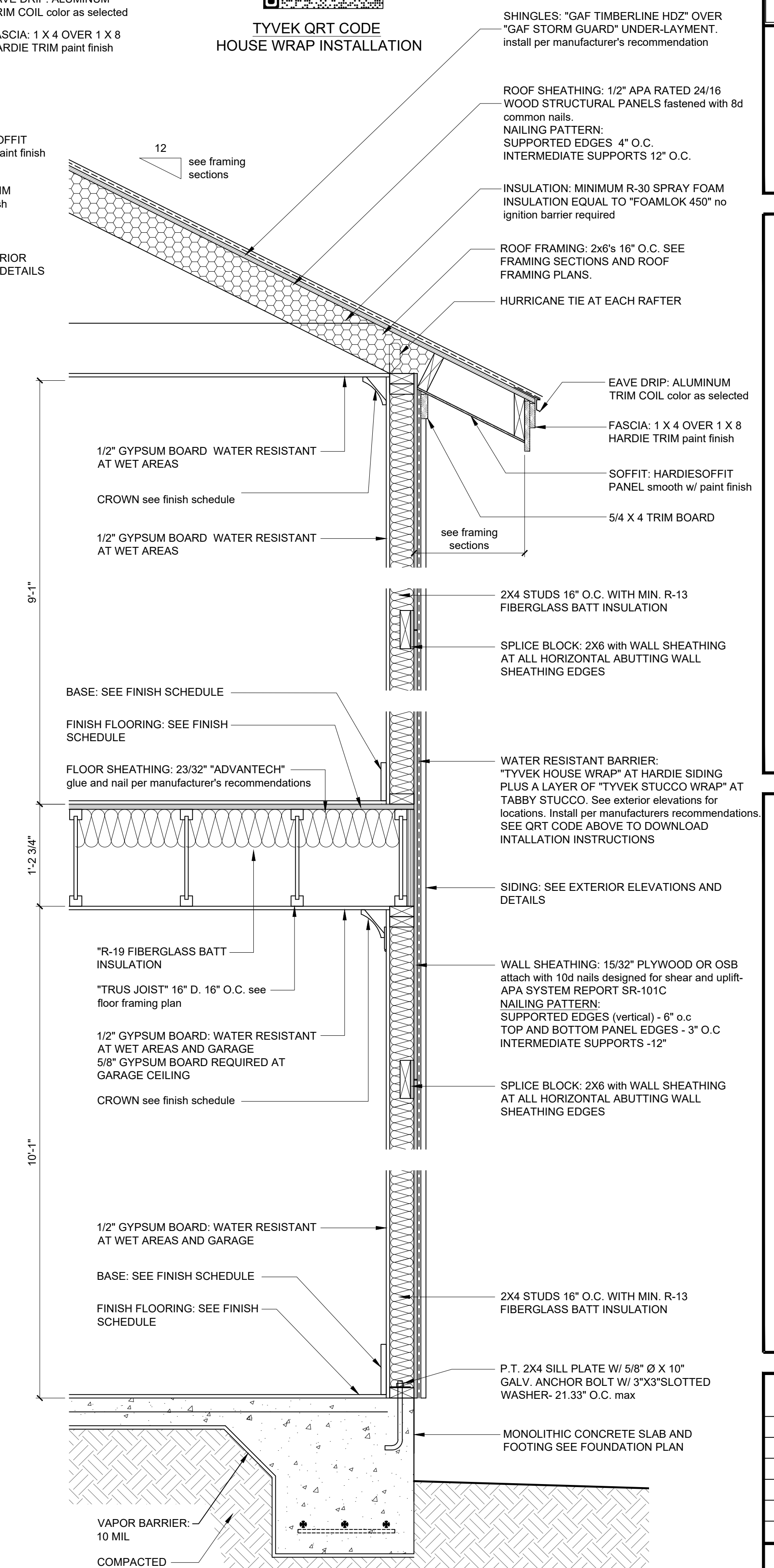
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TYPICAL WALL AT GABLE END RAKE

0 3" 6" 1' 2'



TYVEK QRT CODE
HOUSE WRAP INSTALLATION



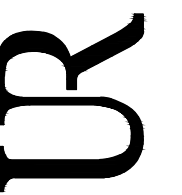
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A6.1

TYPICAL WALL SECTION

0 3" 6" 1' 2'



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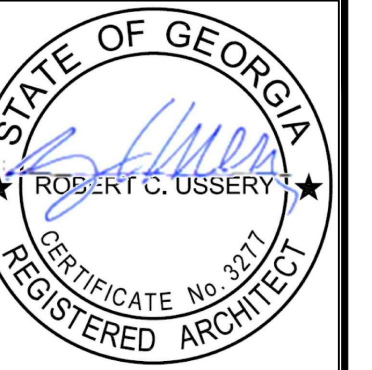
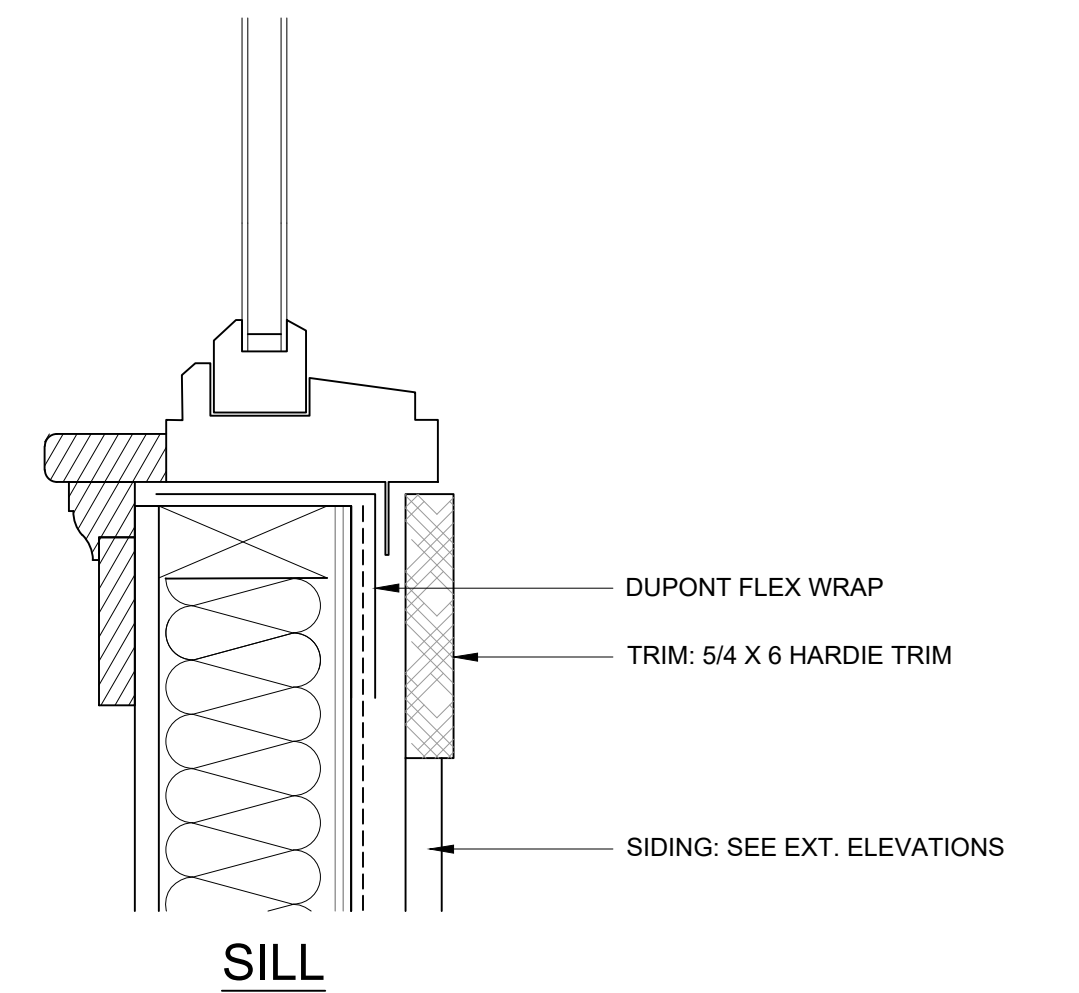
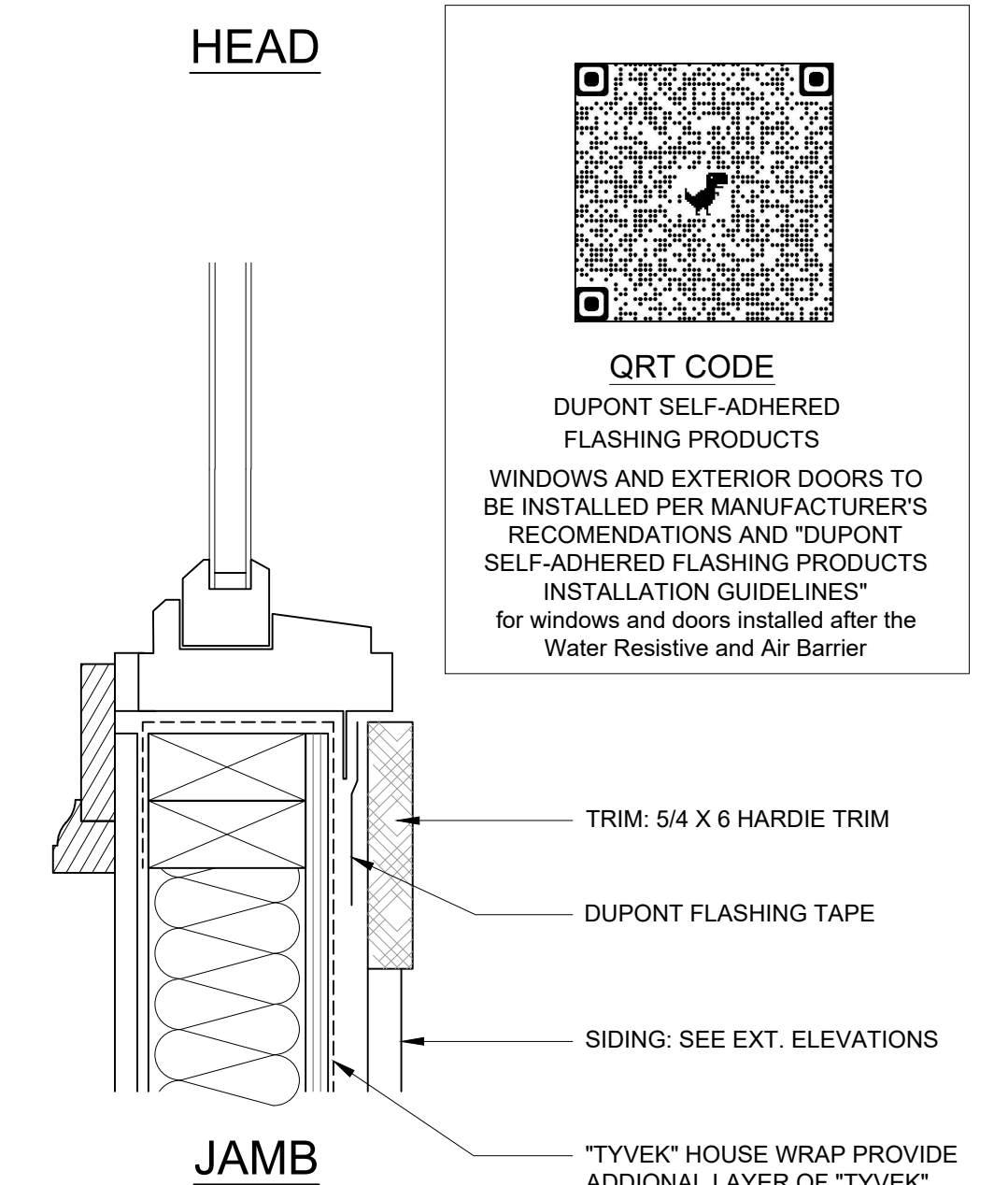
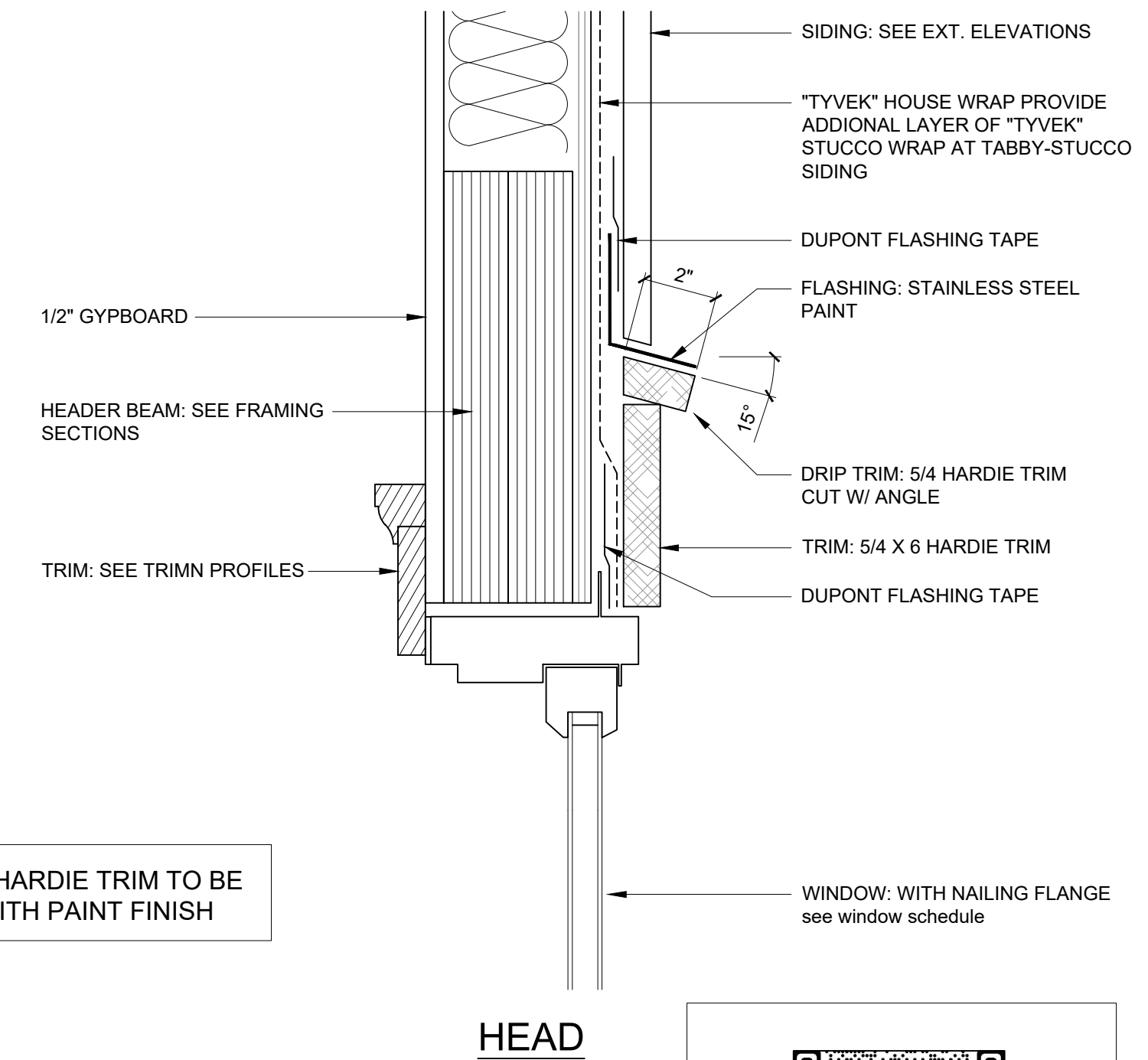
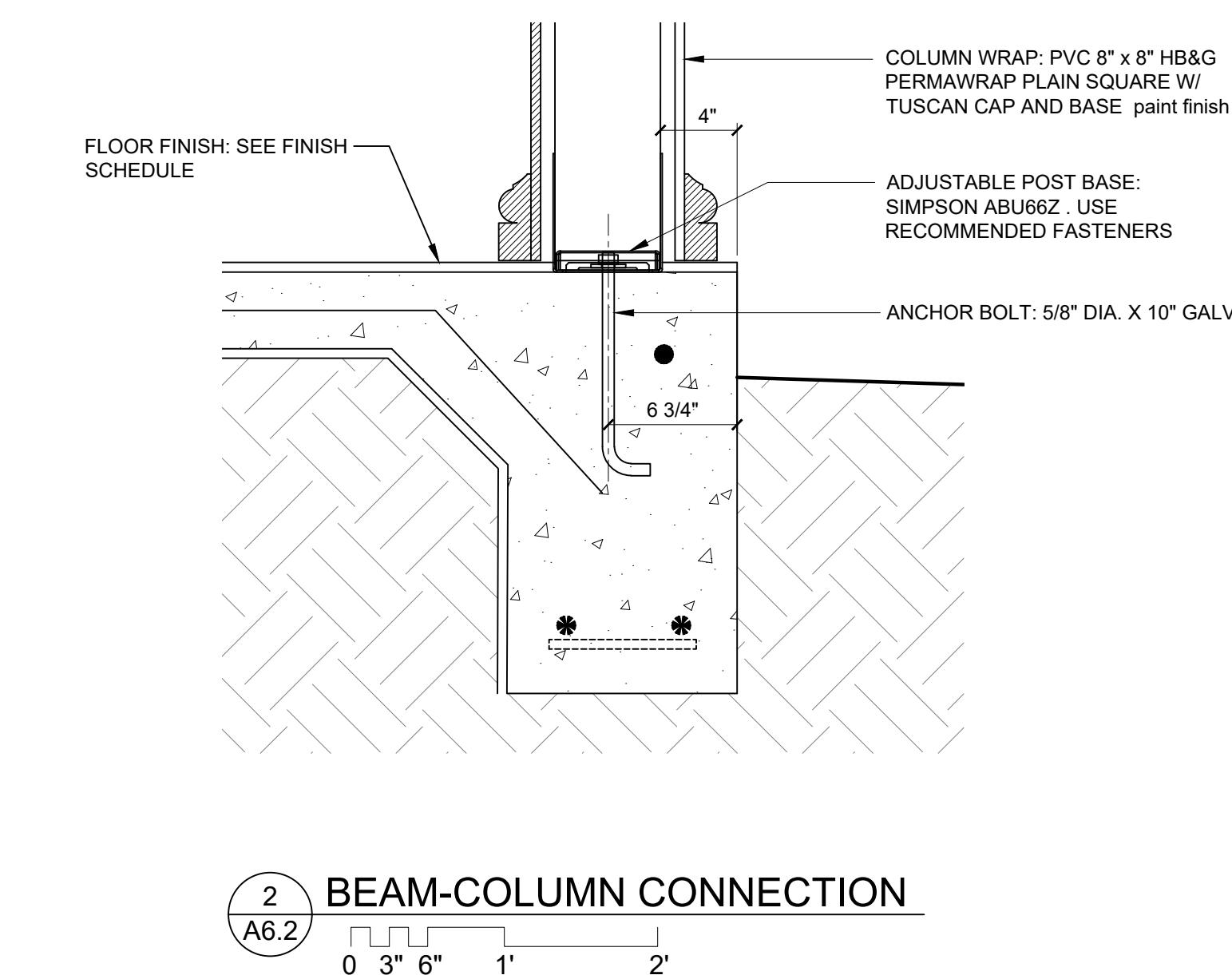
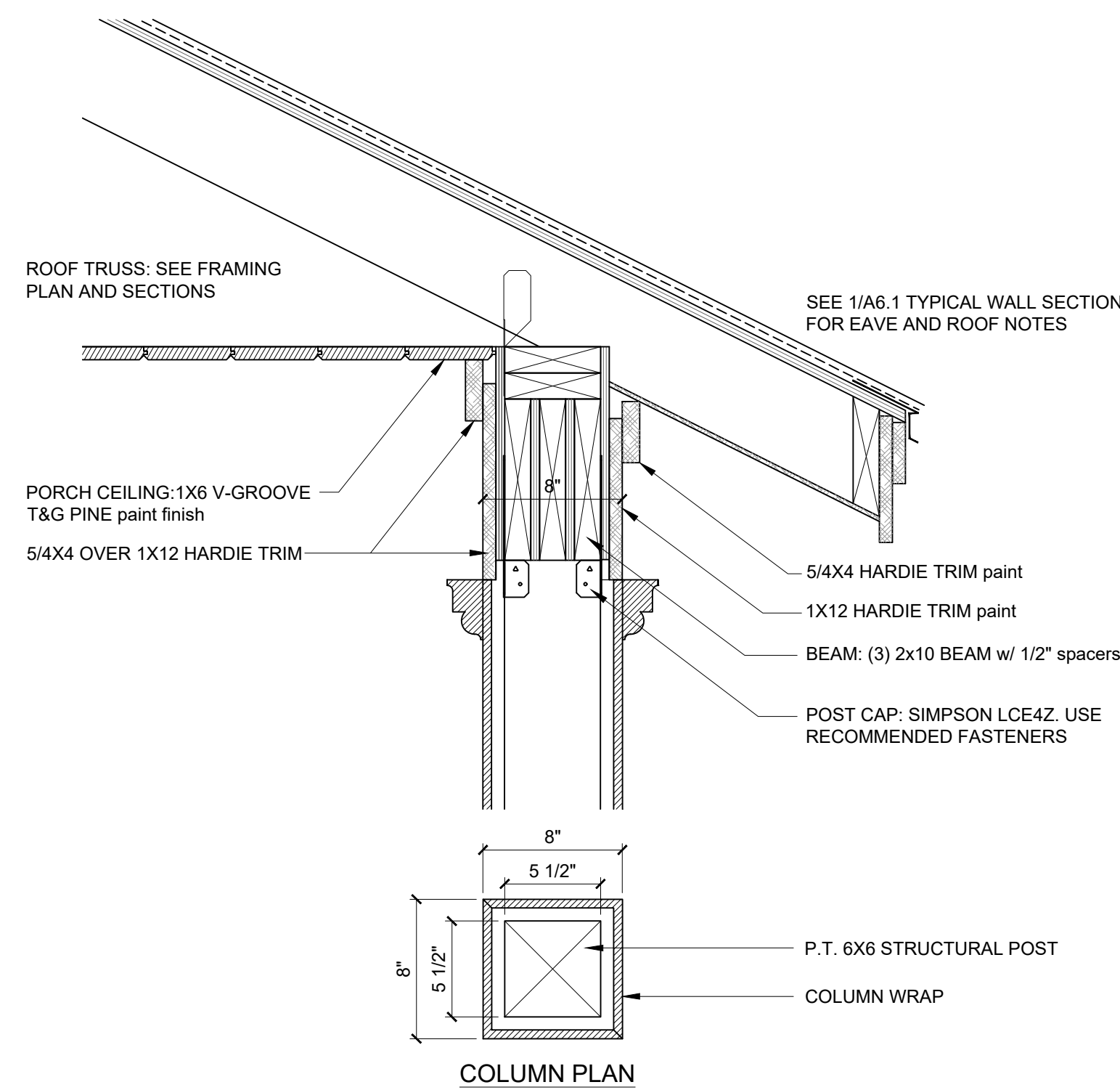
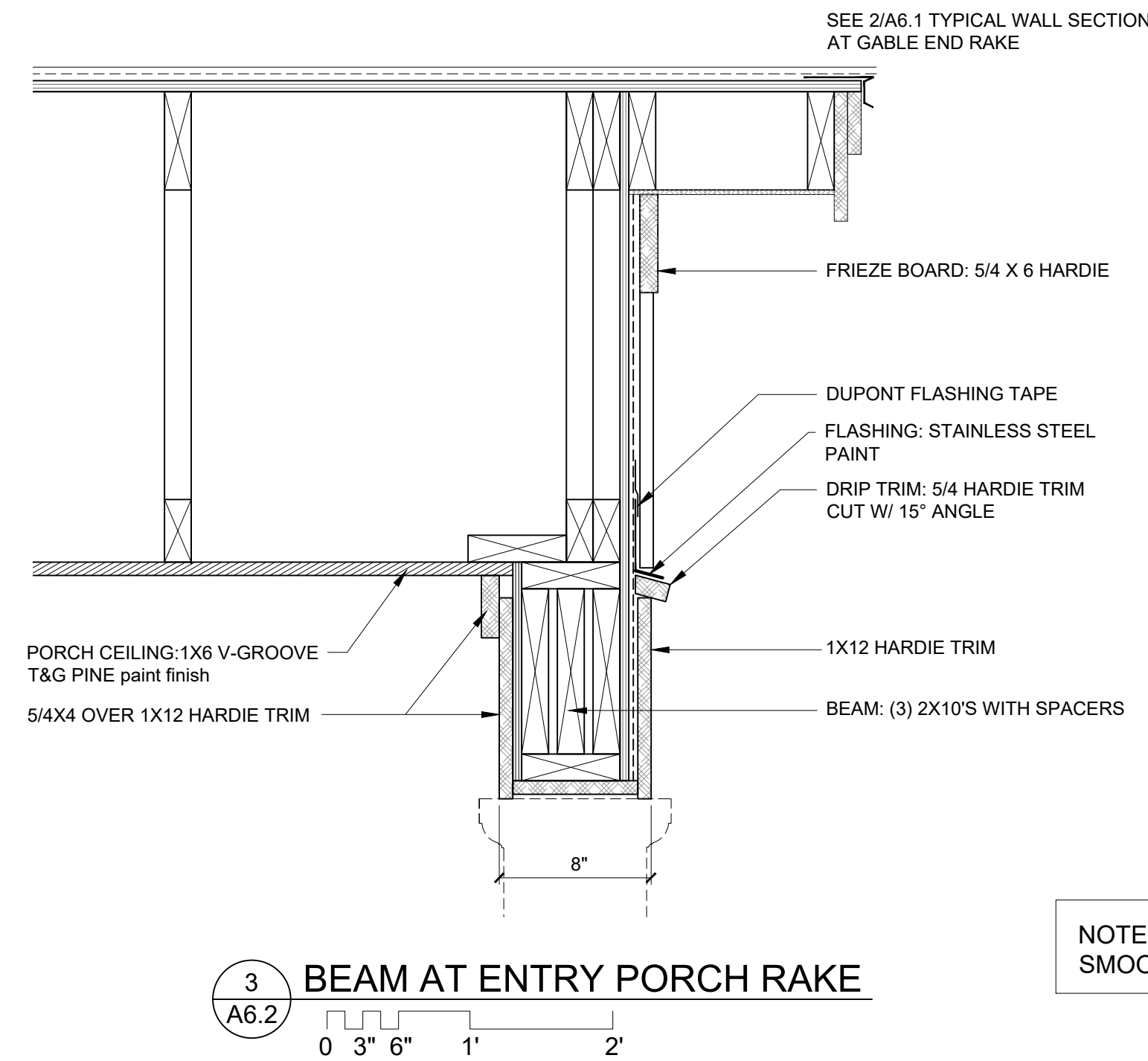
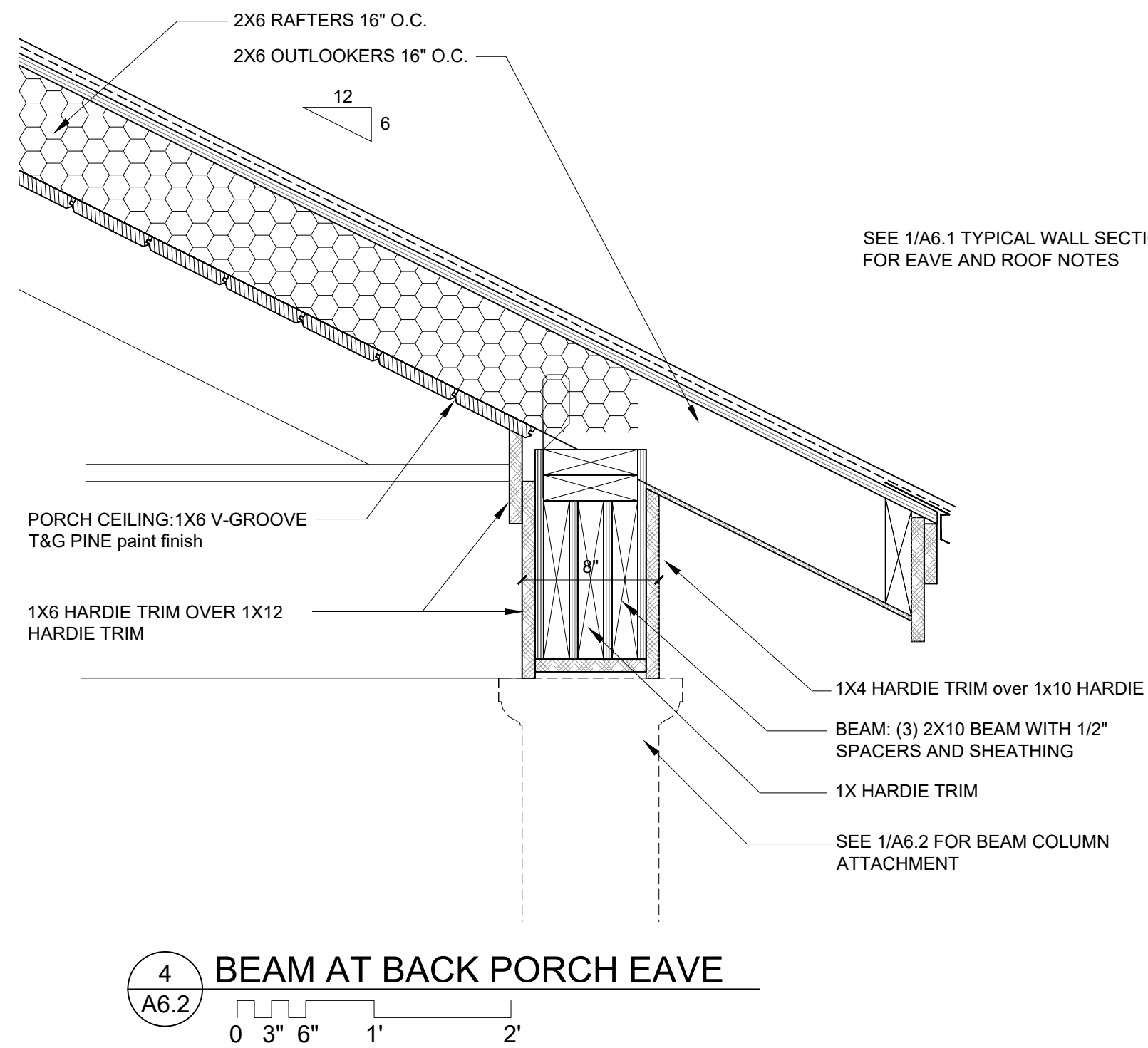
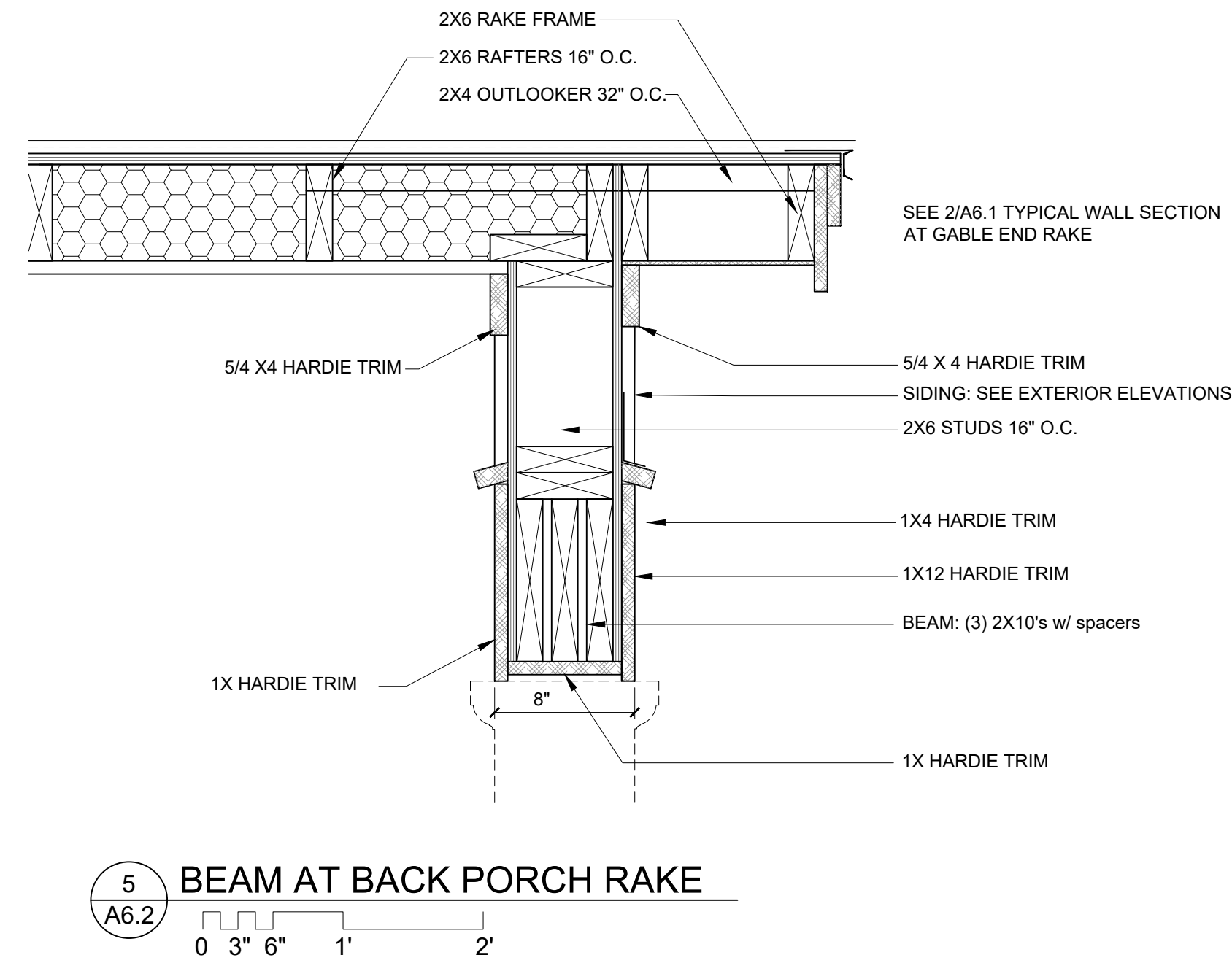


FIFTY OAKS - Wall Sections
South Harrington Road
St. Simons Island, Georgia

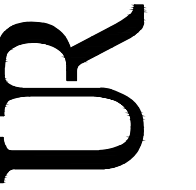
1622

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

A6.1



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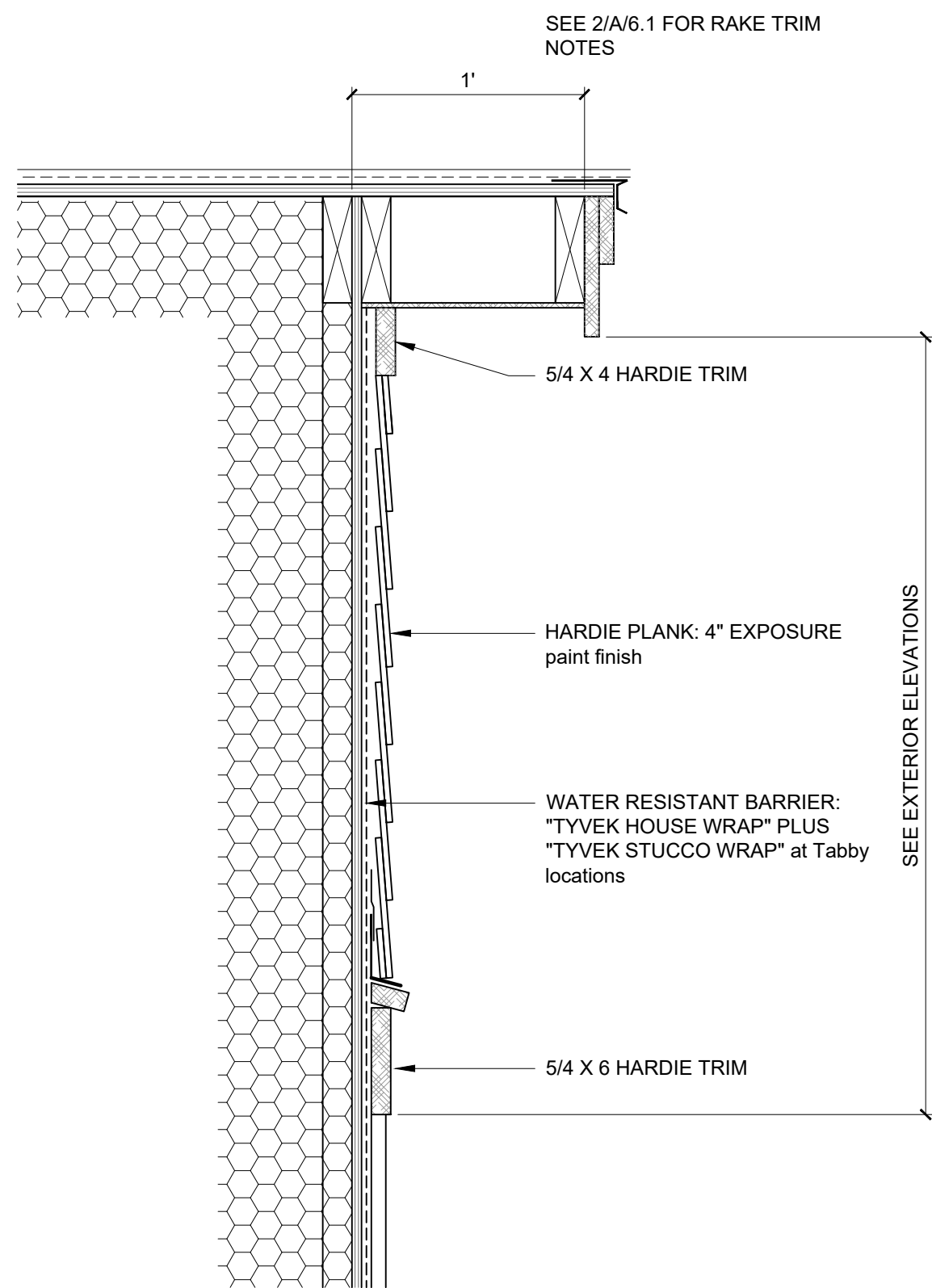


FIFTY OAKS - Wall Sections
South Harrington Road
St. Simons Island, Georgia

1622

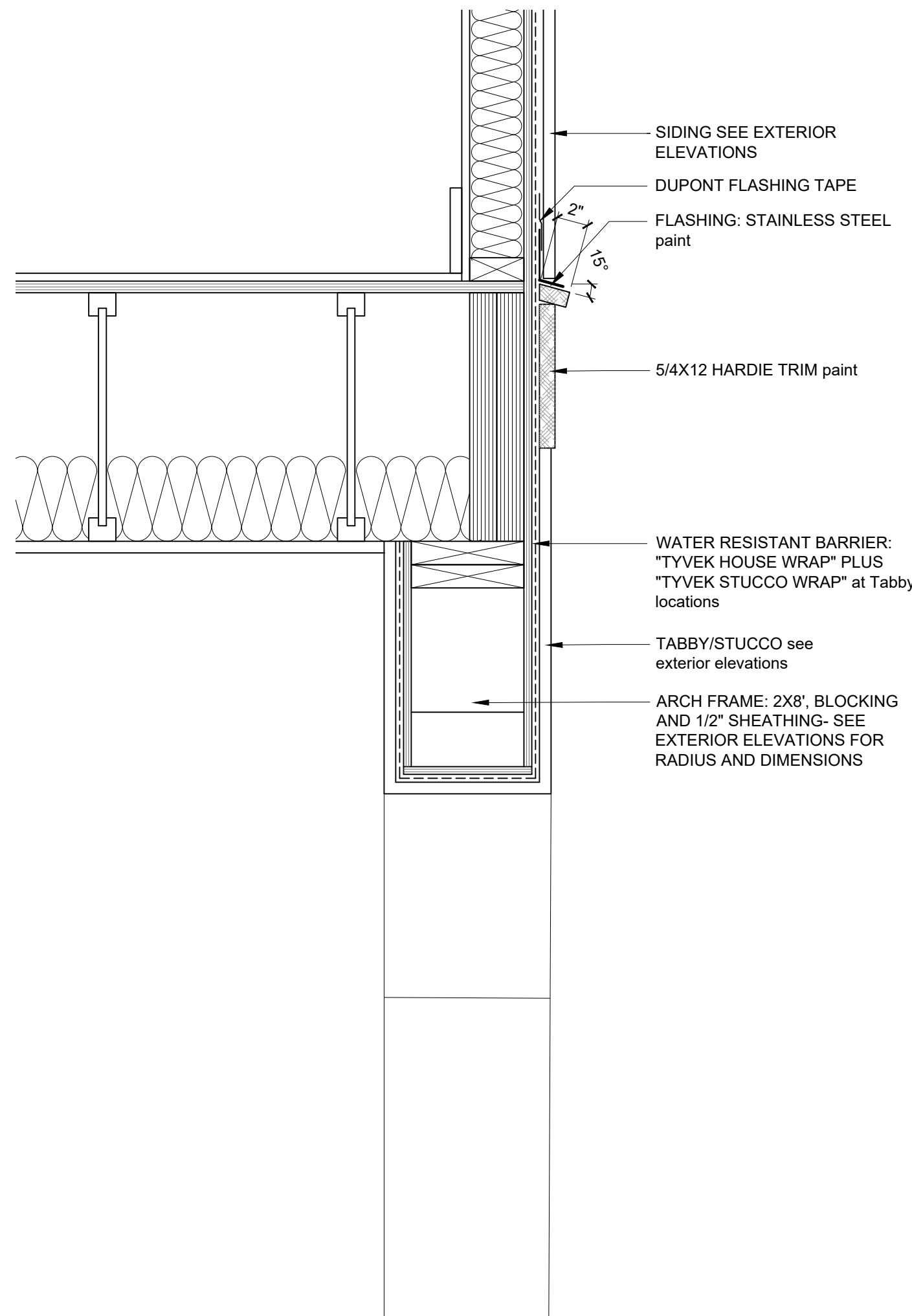
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3-4-22	

A6.2



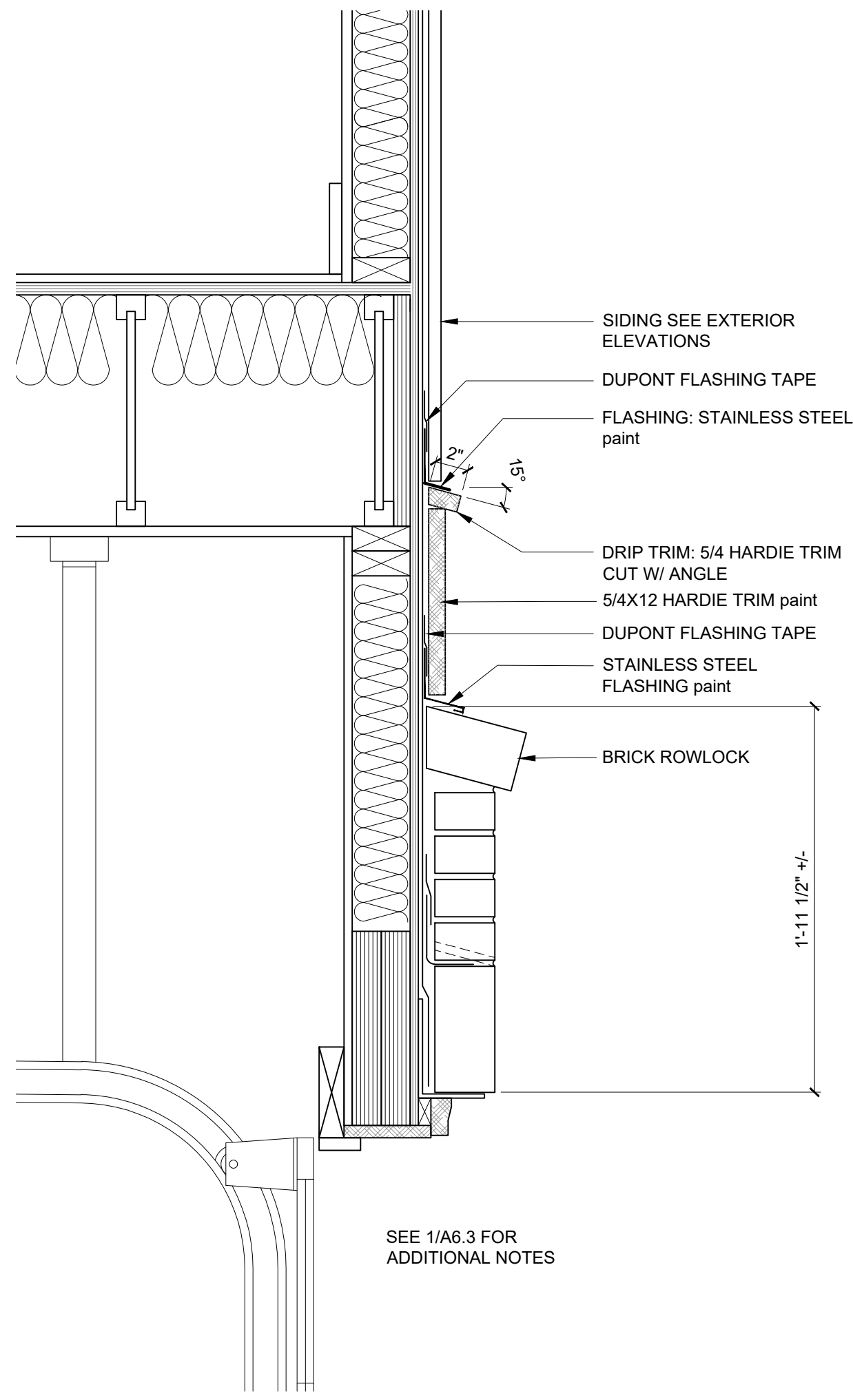
4 GABLE FEATURE
A6.3

0 3" 6" 9" 1' 2'



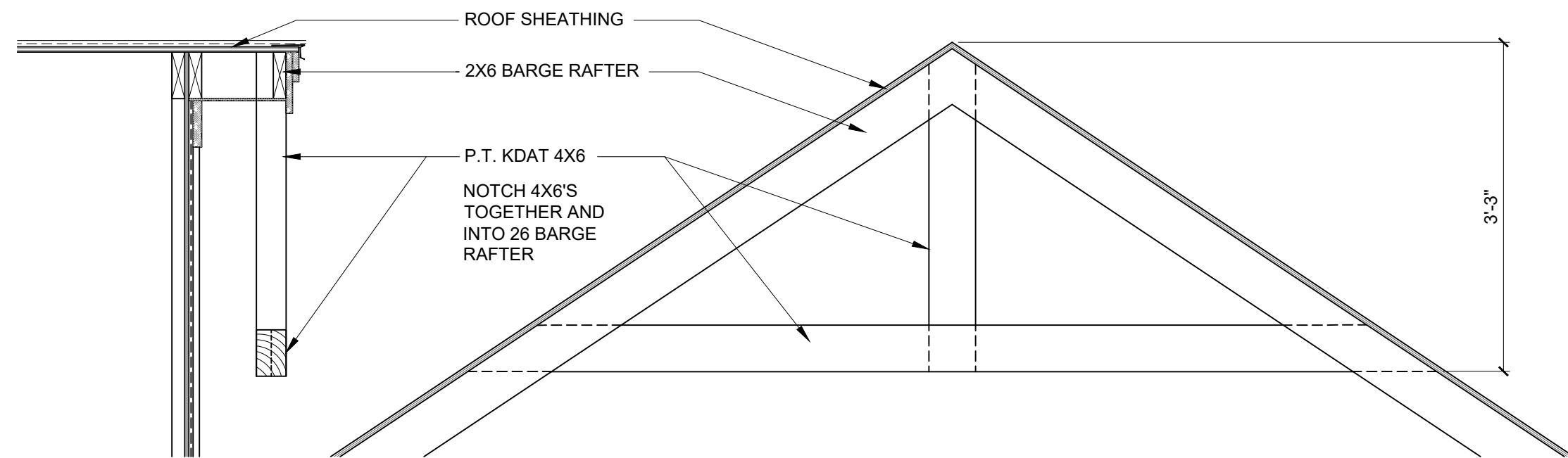
3 TABBY ARCH AT UNIT TYPE "B" AND "E"
A6.3

0 3" 6" 9" 1' 2'



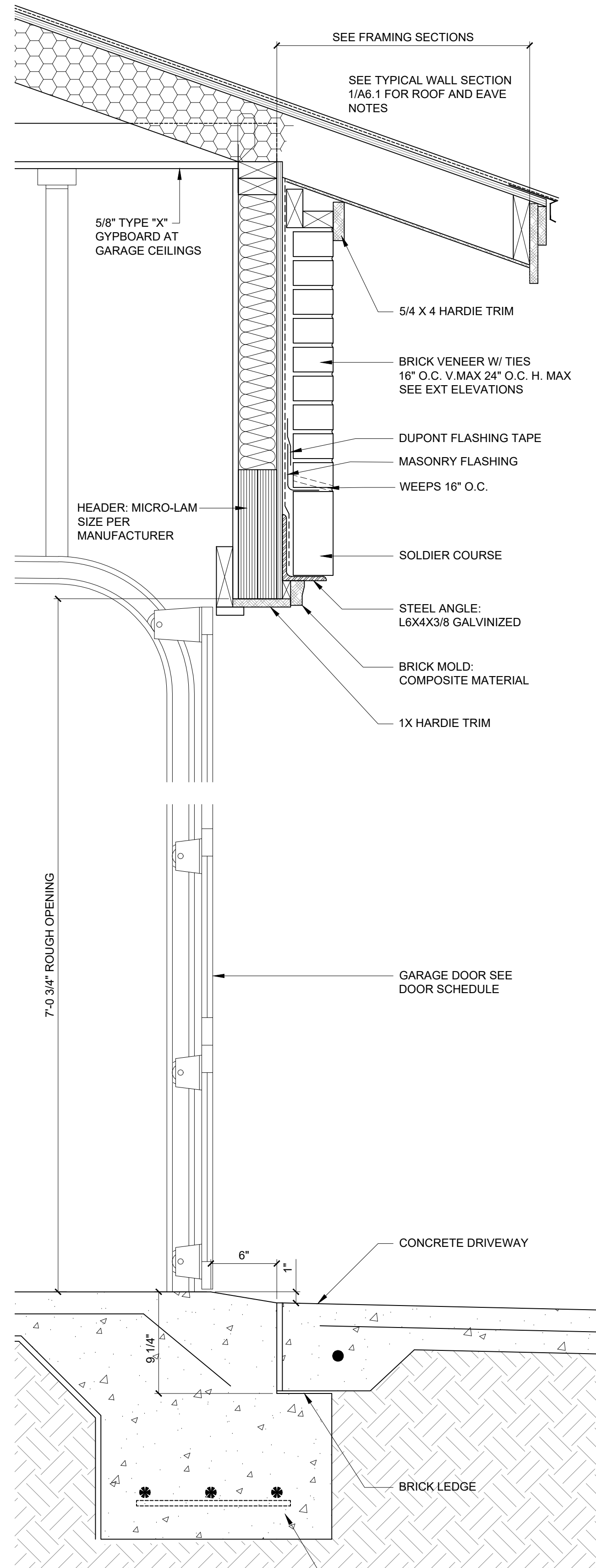
2 GARAGE DOOR SECTION
A6.3

0 3" 6" 9" 1' 2'



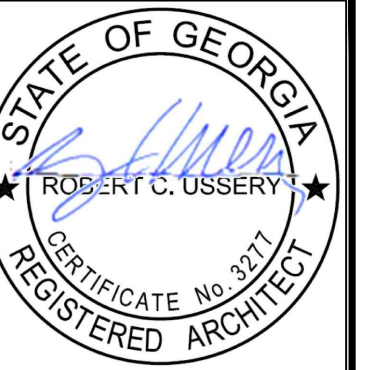
5 GABLE BRACKET DETAIL
A6.3

0 1' 2' 4'

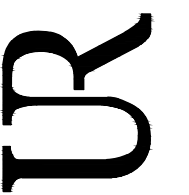


1 GARAGE DOOR SECTION
A6.3

0 3" 6" 9" 1' 2'



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3-4-22	

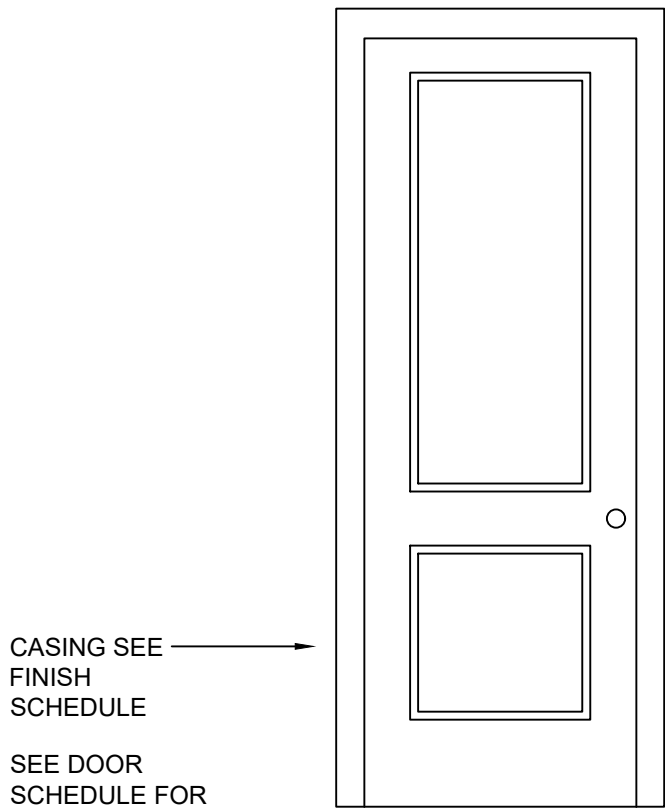
A6.3

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	-

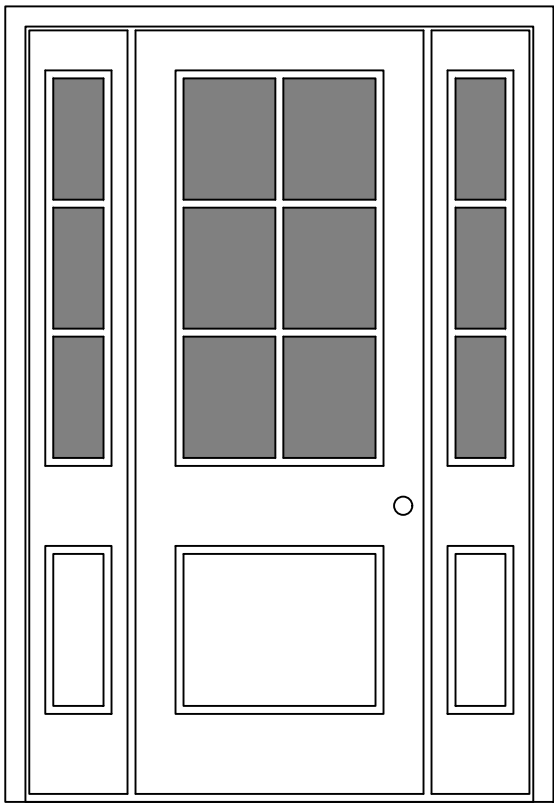
UNIT B - DOOR SCHEDULE							
MARK	UNIT SIZE	DESCRIPTION	FRAME	GLAZING	CASING	HARDWARE	COMMENTS
B-1	9-0 X 7-0	INSULATED GARGE DOOR	-	MFG	-	MFG	SEE ELEVATIONS, ANY GLAZING TO BE IMPACT RESIST.
B-3	3-0 X 8-0 X 1 3/4	EXTERIOR ENTRANCE DOOR, AS SELECTED	WOOD	MFG	-	SEC	IMPACT RESISTANT GLASS, SIDELIGHTS, 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 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	PR. 1-6 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	2-10 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, VERIFY THRESHOLD RECESS
D-16	2-10 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
D-17	2-10 X 8-0 X 1 3/8	INTERIOR POCKET DOOR, AS SELECTED	WOOD	-	-	PASS	-
D-18	2-10 X 8-0 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
D-19	2-10 X 8-0 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
D-20	2-8 X 6-8	ALUMINUM SCREEN DOOR, AS SELECTED	ALUM.	N/A	N/A	MFG	-
D-21	2-10 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
D-22	2-10 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	2-10 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
D-25	2-6 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	CUSTOM INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
D-30	PR. 2-0 X 6-8 X 1 3/8	CUSTOM INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-

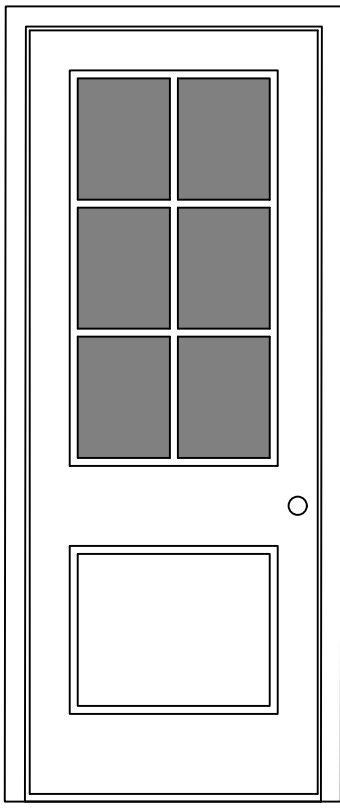
WINDOW SCHEDULE						
MARK	NOMINAL UNIT SIZE	HEAD HEIGHT	DESCRIPTION	GLAZING	CASING	COMMENTS
A	3-0 X 6-0	8'-0"	-	IMPACT	-	-
B	PR. 3-0 X 6-0	8'-0"	-	IMPACT	-	-
C	TRIPLE 3-0 X 6-0	8'-0"	-	IMPACT	-	-
D	PR. 2-6 X 6-0	8'-0"	-	IMPACT	-	-
E	PR. 2-4 X 4-8	8'-0" & 7'-4"	-	IMPACT	-	-
F	TRIPLE 3-0 X 4-8	7'-4"	-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



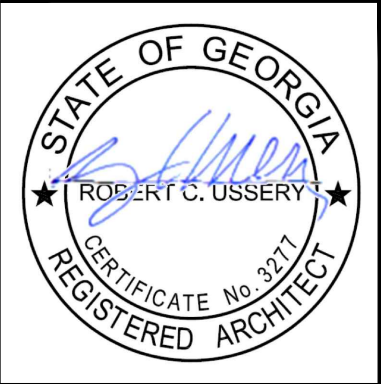
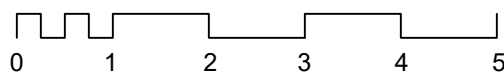
TYPICAL INTERIOR DOOR



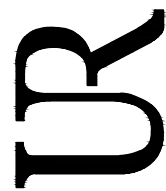
ENTRY DOOR "B" AND "C" UNIT



ENTRY DOOR "A" UNIT



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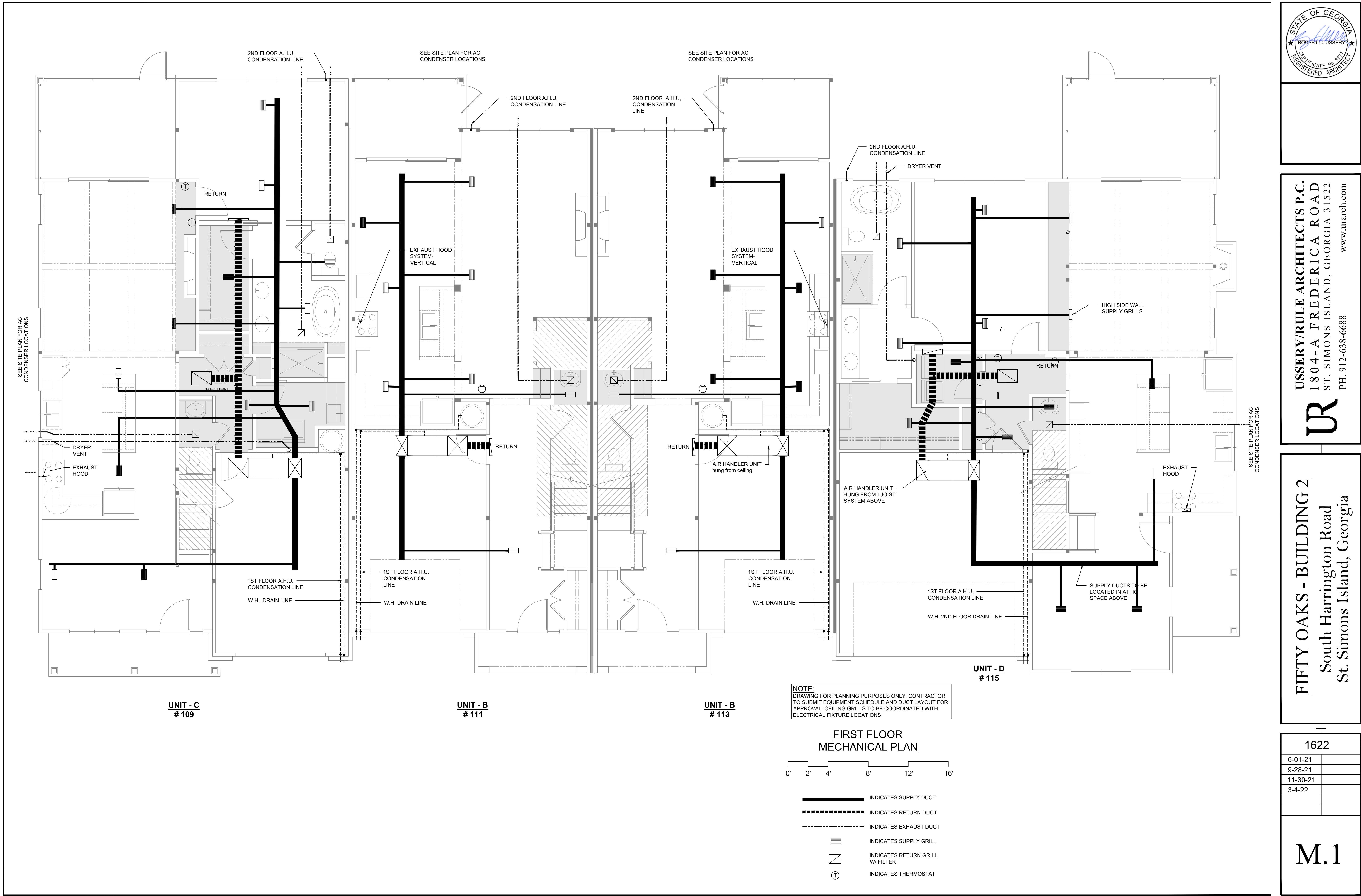
FIFTY OAKS - BUILDING 2

South Harrington Road
St. Simons Island, Georgia

1622

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9-28-21
11-30-21
3-4-22

A7.1



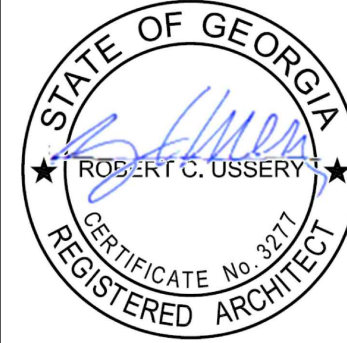
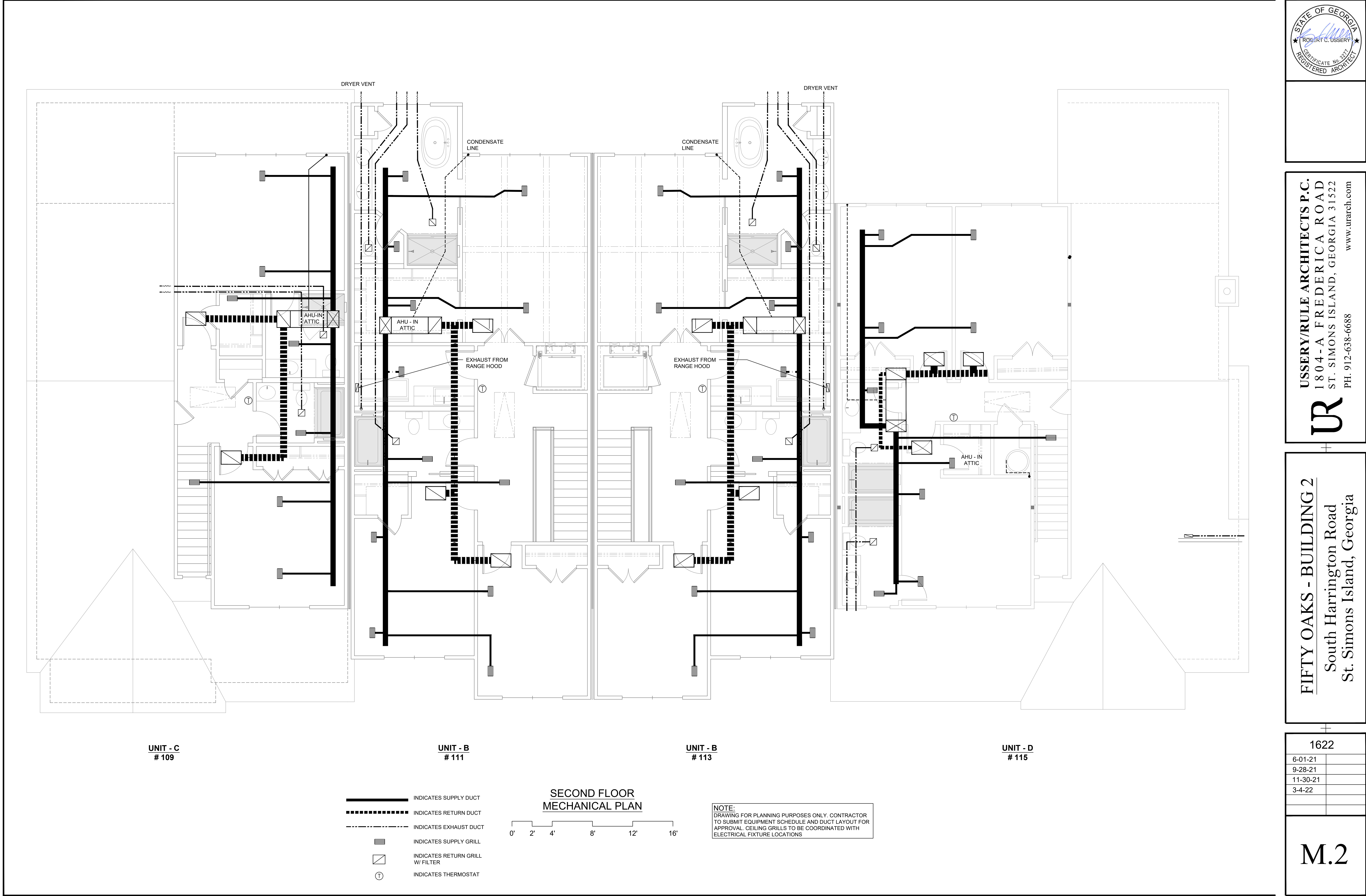
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3-4-22	

M.1



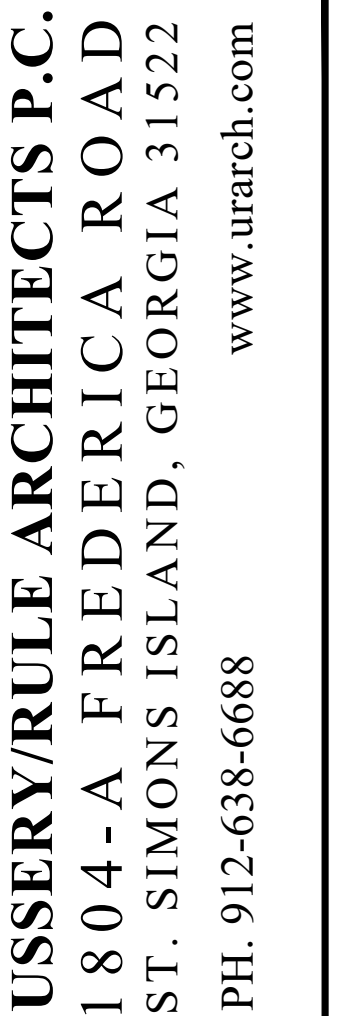
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3-4-22	

M.2



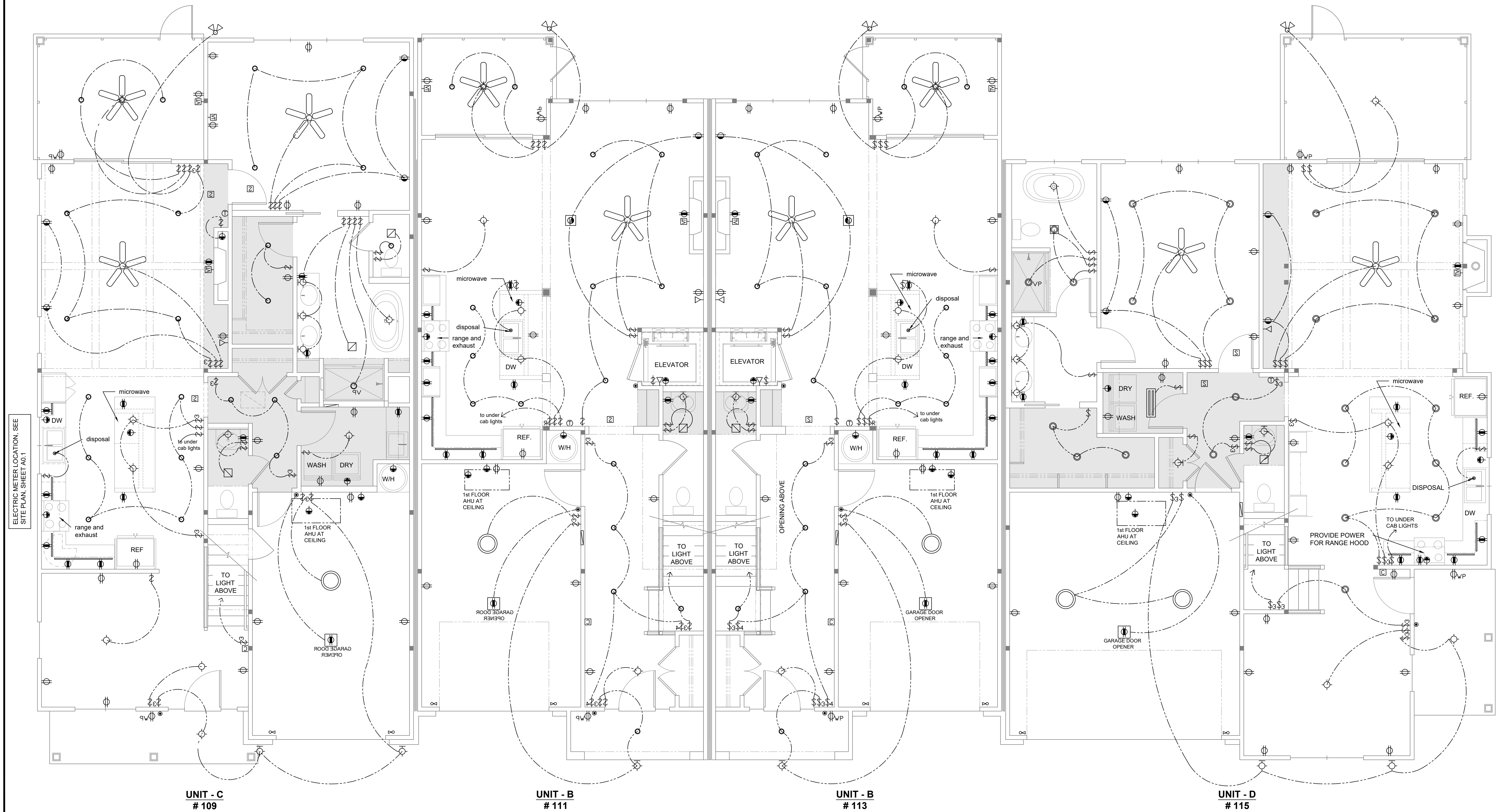
St. Simons Island, Georgia

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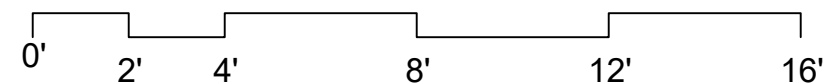
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1-30-21	
4-22	

E.1

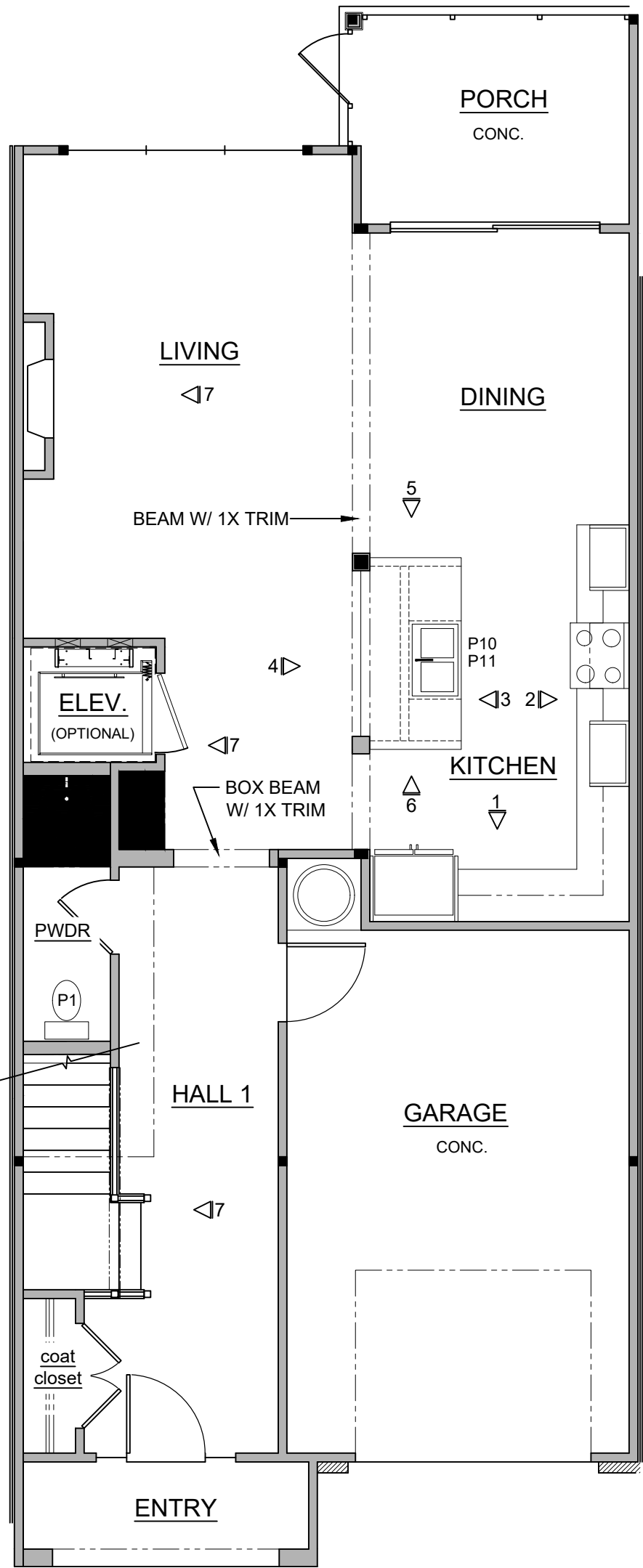


FIRST FLOOR ELECTRICAL PLAN

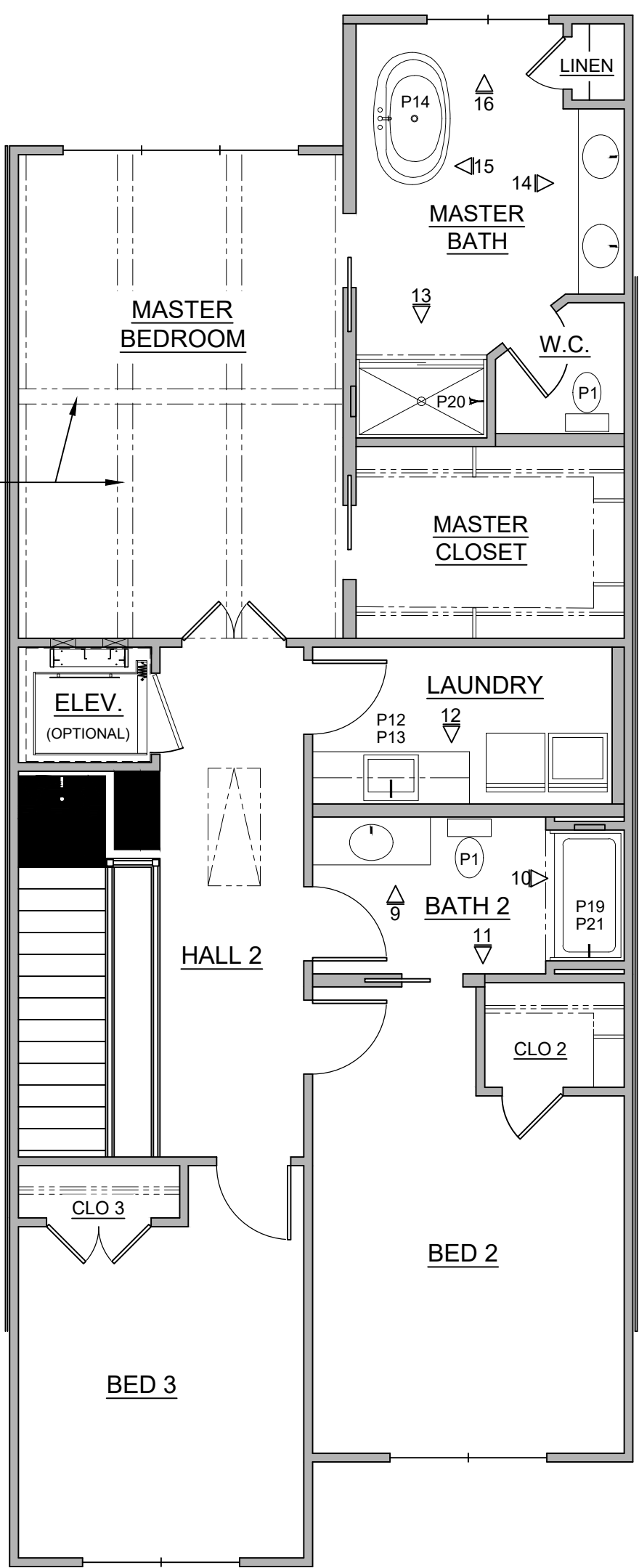


GENERAL ELECTRICAL NOTES:

- | | | | |
|----|---|-----|--|
| 1. | CONTRACTOR SHALL PROVIDE FOUR (4) ADDITIONAL ELECTRICAL OUTLETS PER UNIT TO BE LOCATED ON JOB. | 8. | ALL ELECTRICAL COMPONENTS SHALL BE LOCATED ABOVE FLOOD ELEVATION EXCEPT SERVICE TO METER WHICH SHALL BE UNDERGROUND. |
| 2. | PROVIDE TWO (2) LIGHTS PER UNIT IN ATTIC AND ONE (1) LIGHT PER UNIT AT GARAGE CEILING. TO BE LOCATED ON JOB. | 9. | COORDINATE LOCATION OF ALL ELECTRICAL DEVICES WITH ARCHITECTURAL TRIM AND MOULDING. |
| 3. | PROVIDE POWER FOR AIR HANDLERS AND CONDENSER UNITS. TO BE LOCATED ON JOB. | 10. | COORDINATE POWER REQUIREMENTS OF APPLIANCES AND EQUIPMENT WITH OTHER TRADES. |
| 4. | PROVIDE POWER FOR WATER HEATERS. TO BE LOCATED ON JOB. | 11. | SERVICE FEED FROM POWER METER, CATV ENTRY, AND TELEPHONE ENTRY TO UNIT DISTRIBUTION PANELS/ BOARDS SHALL BE HOME-RUN IN CONDUIT. |
| 5. | ALL ELECTRICAL RECEPTACLES, TELEPHONE OUTLETS, TB CABLE/ ANTENNA OUTLETS SHALL BE MOUNTED 12" ABOVE FLOOR TO BOTTOM OF BOX. UNLESS NOTED OTHERWISE. | 12. | PROVIDE POWER FOR ELEVATOR. VERIFY REQUIREMENTS AND LOCATION WITH ELEVATOR MANUFACTURER. |
| 6. | ALL SWITCHES SHALL BE MOUNTED 48" ABOVE FLOOR TO BOTTOM OF BOX. | | |



FIRST FLOOR PLAN



SECOND FLOOR PLAN

NOTE: INTERIOR ELEVATIONS
AND KEY PLANS MAYBE
REVERSED SEE FLOOR PLAN

ROOM FINISH SCHEDULE UNIT "B"									
	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		-
	HALL 1	10-1		GPYBRD PAINT	GPYBRD PAINT	B-1	--	CS1, WS1	-
	POWDER	VARIES		GPYBRD PAINT	GPYBRD PAINT	TB-2	--	CS1, WS1	-
	COAT CLOS.	10-1		GPYBRD PAINT	GPYBRD PAINT	B-1	--	CS1, WS1	-
	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	10-1		GPYBRD PAINT	GPYBRD PAINT	B-1	C-1	CS1, WS1	-
	PORCH	10-1		GPYBRD PAINT	V-JOINT T&G PAINT	--	SEE SECTIONS		-
2nd FLOOR	GARAGE	10-1		GPYBRD PAINT	5/8 TYPE "X" GPYBRD PAINT	B-2	--	CS1, WS1	-
	MASTER BEDROOM	VAULTED		GPYBRD PAINT	V-JOINT T&G PAINT	B-2	C-1	CS1, WS1	-
	MASTER BATH	9-1		GPYBRD PAINT	GPYBRD PAINT	TB-1	C-1	CS1, WS1	-
	LINEN	9-1		GPYBRD PAINT	GPYBRD PAINT	B-2	--	CS1, WS1	-
	W.C.	9-1		GPYBRD PAINT	GPYBRD PAINT	TB-1	--	CS1, WS1	-
	MASTER CLOSET	9-1		GPYBRD PAINT	GPYBRD PAINT	B-1	--	CS1, WS1	-
	LAUNDRY	9-1		GPYBRD PAINT	GPYBRD PAINT	TB-2	--	CS1, WS1	-
	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	-

NOTES: - ALL BATHROOMS AND LAUNDRY ROOMS TO HAVE WATER, MOLD, AND MILDEW RESISTANT GYPBOARD
- WINDOW STOOL "0" AT ALL WINDOWS

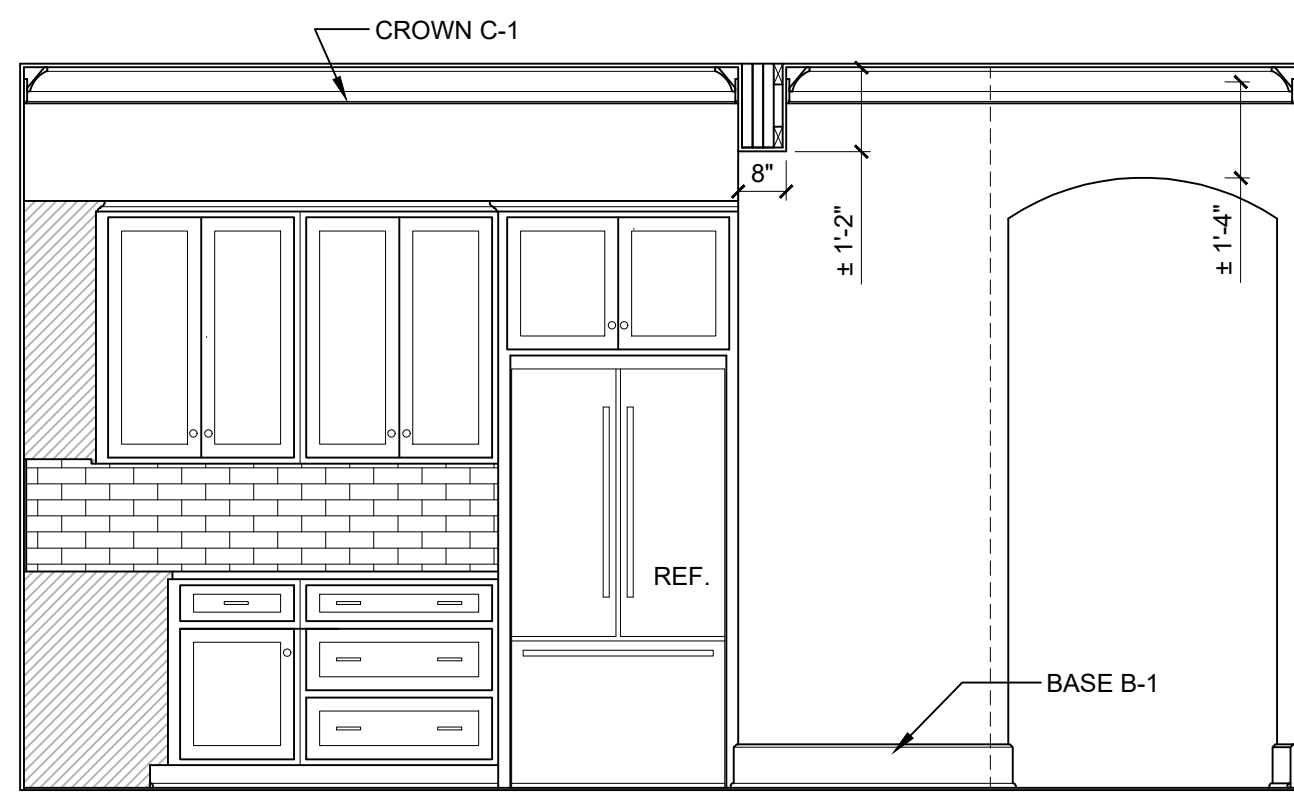


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South Harrington Road
St. Simons Island, Georgia

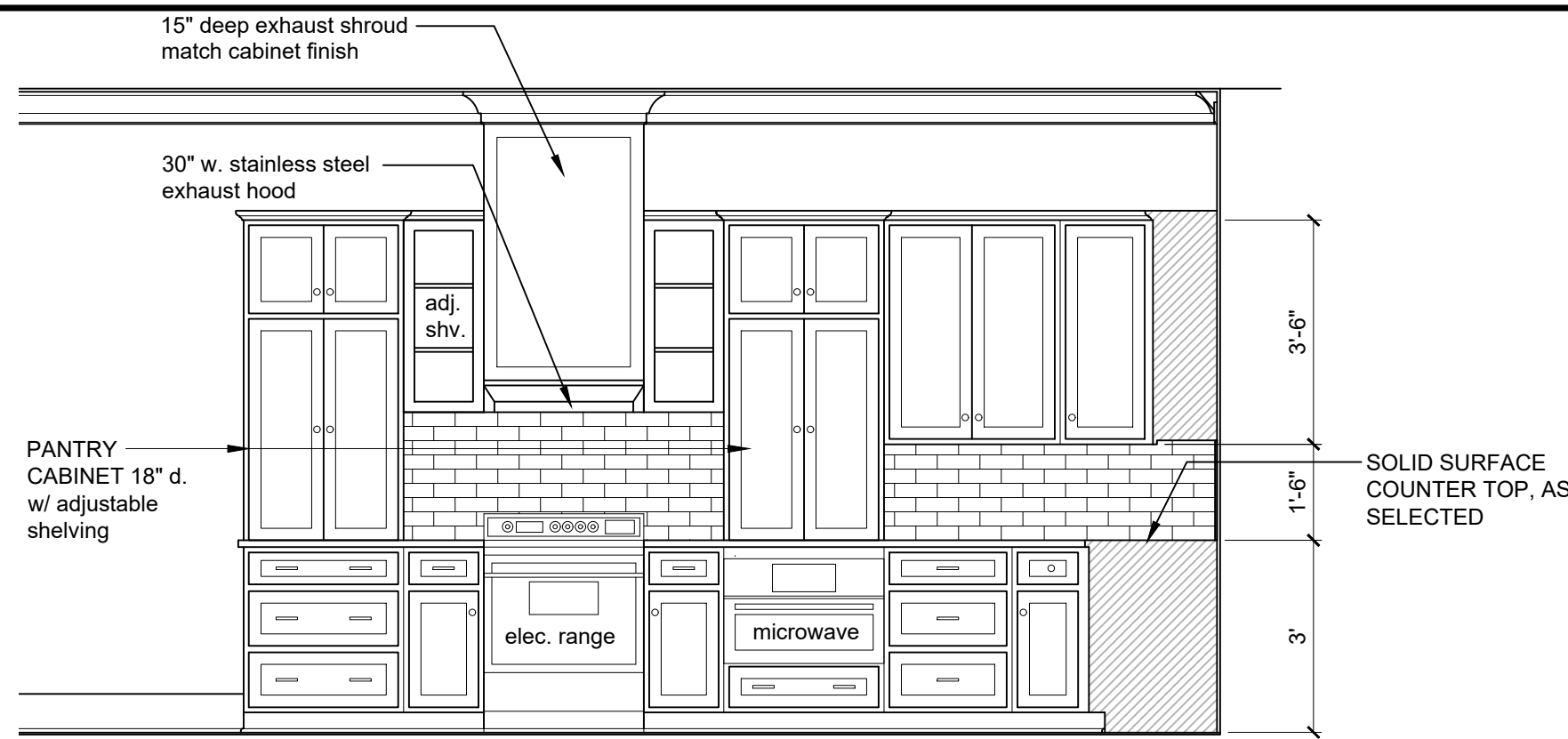
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9-28-21	
11-30-21	
2-11-22	
3-4-22	

I.B1

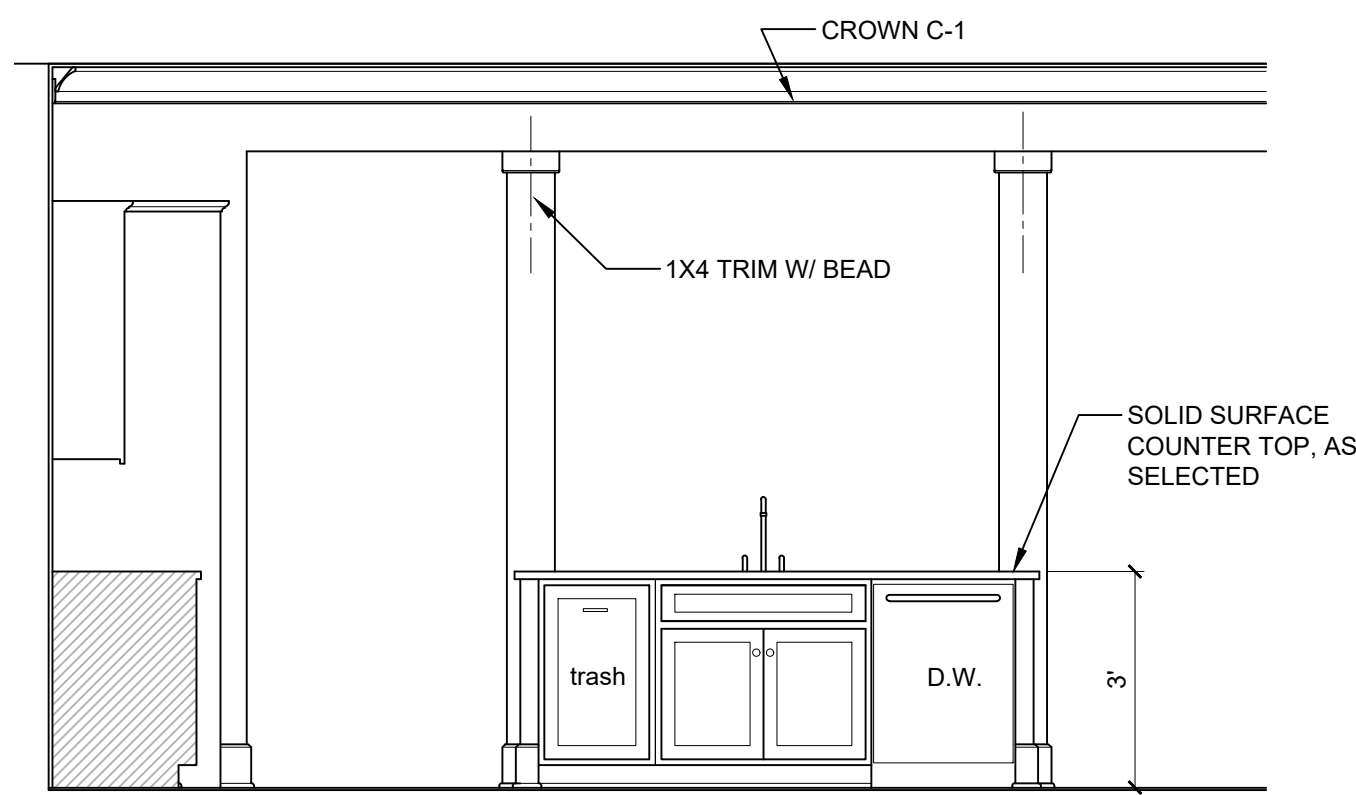


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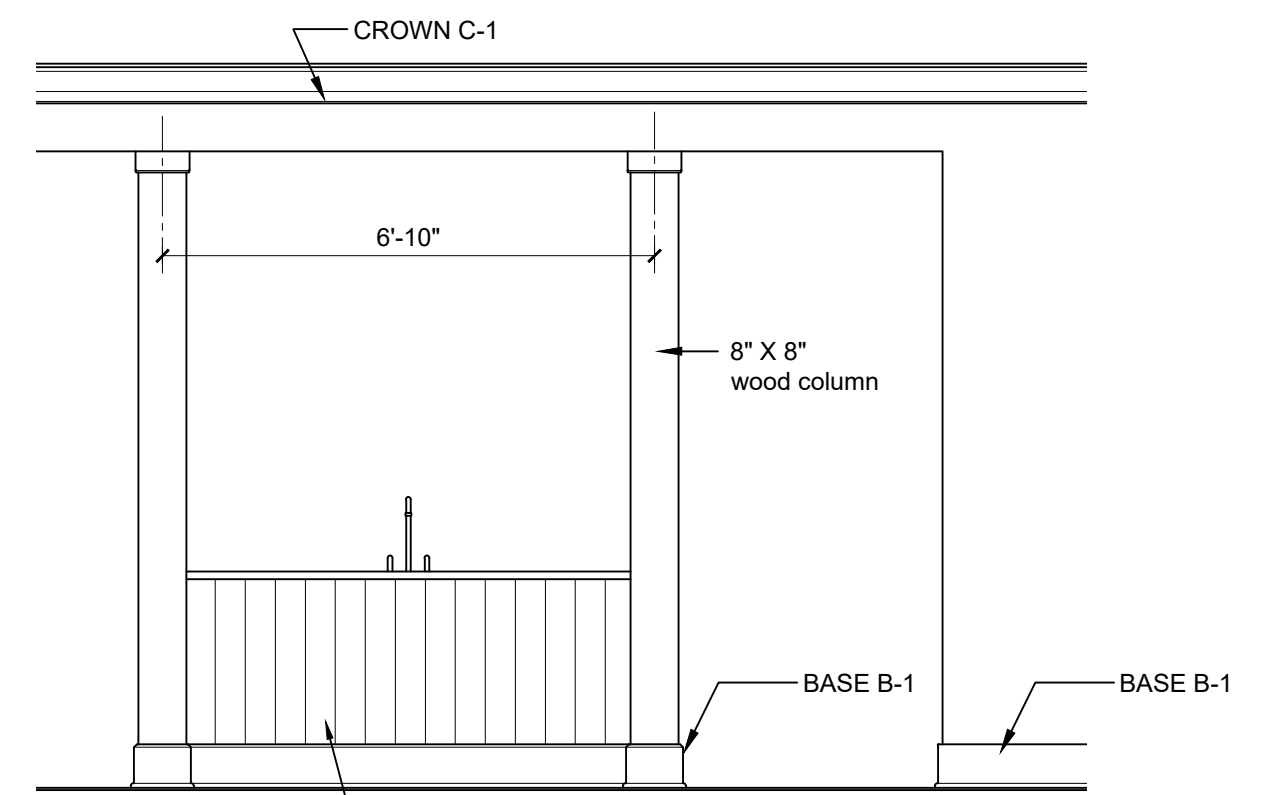
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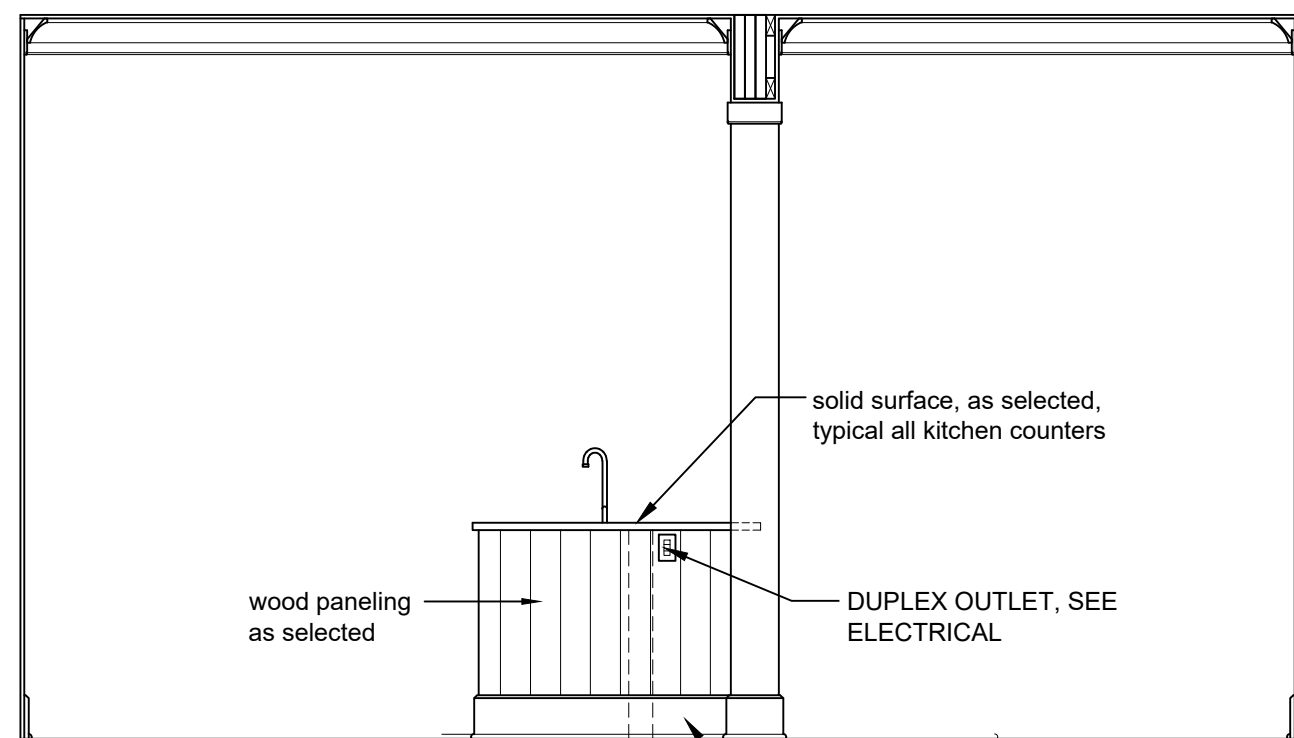
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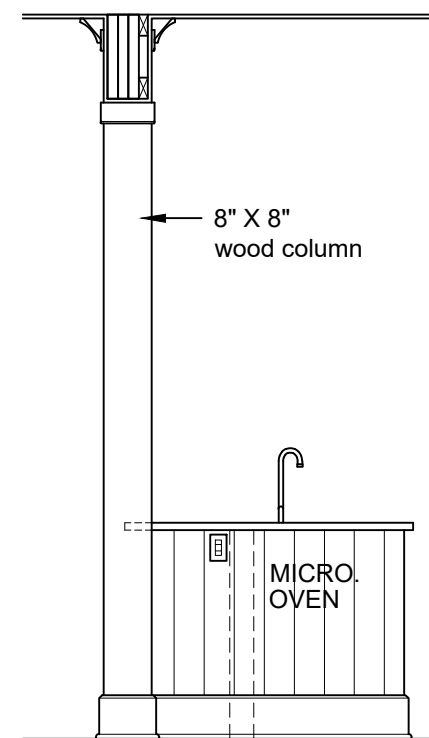


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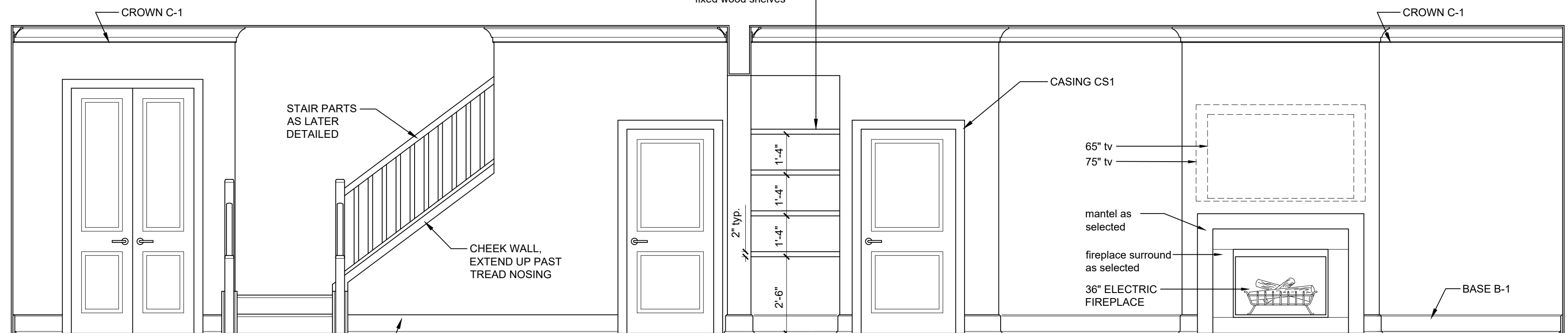


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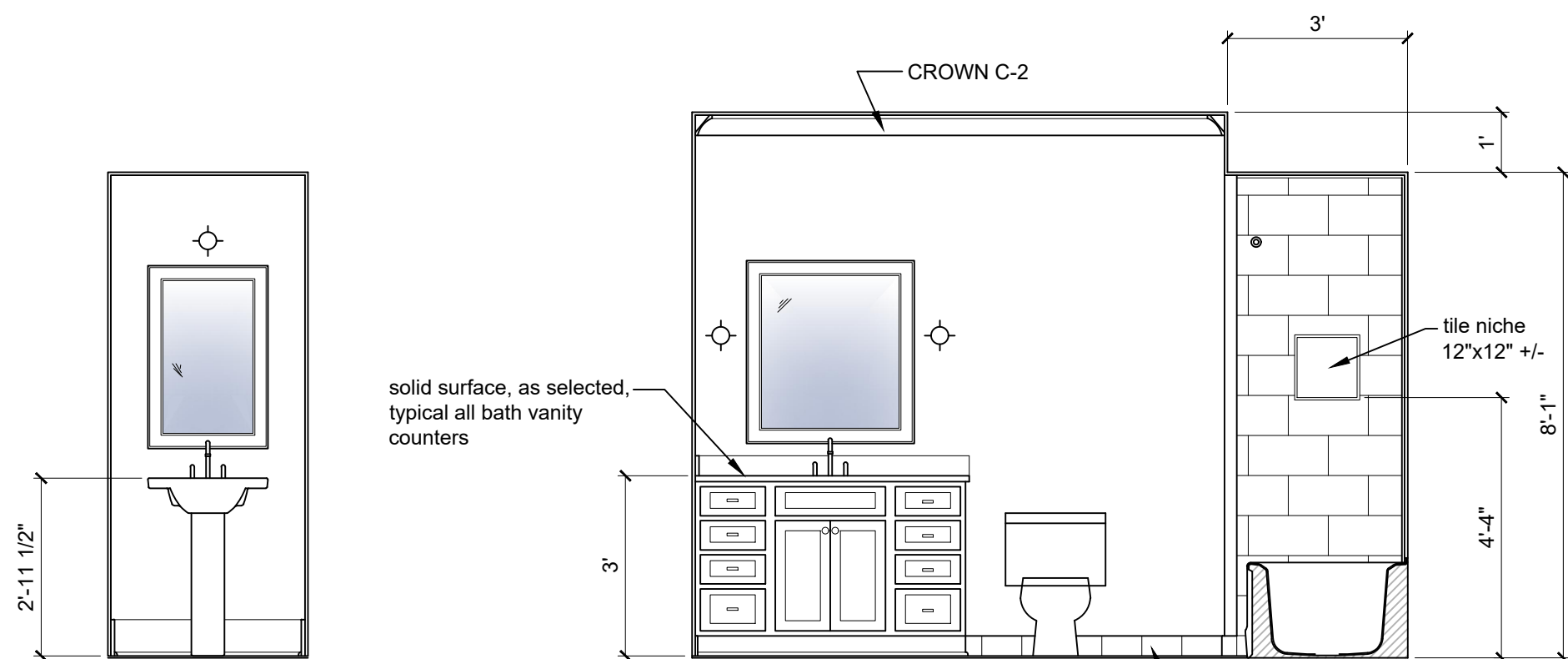
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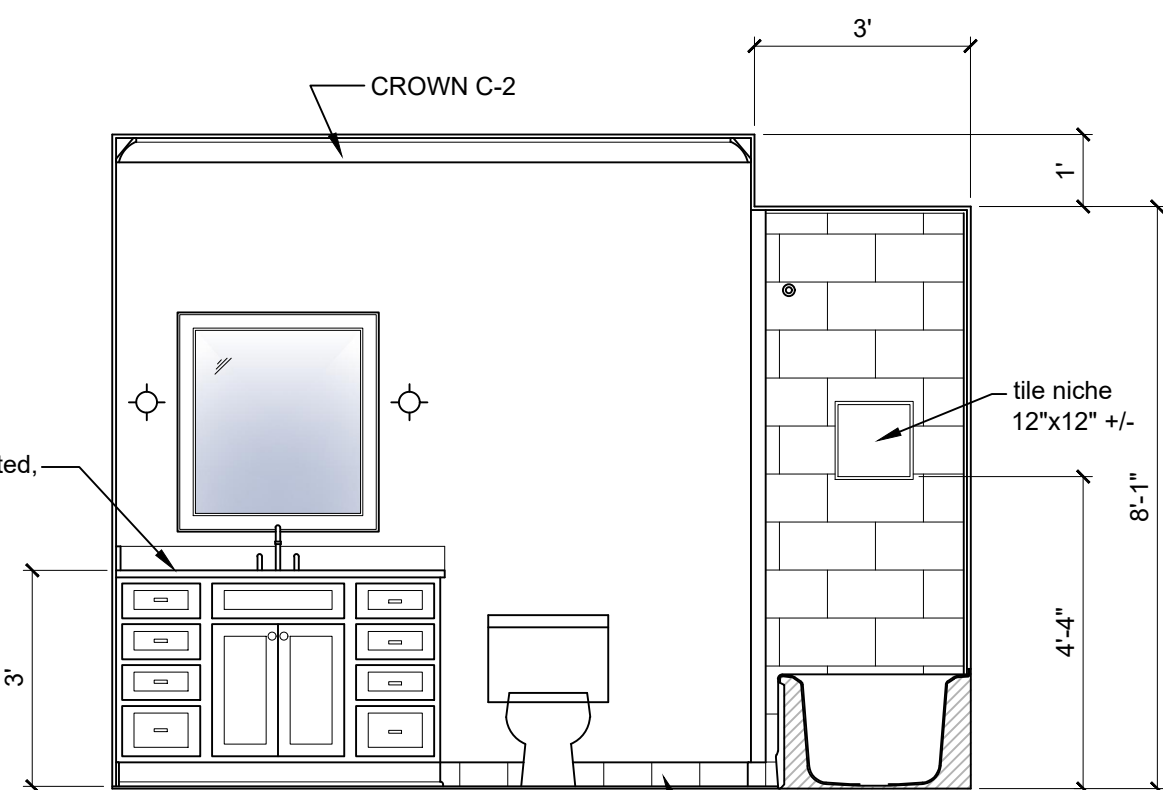


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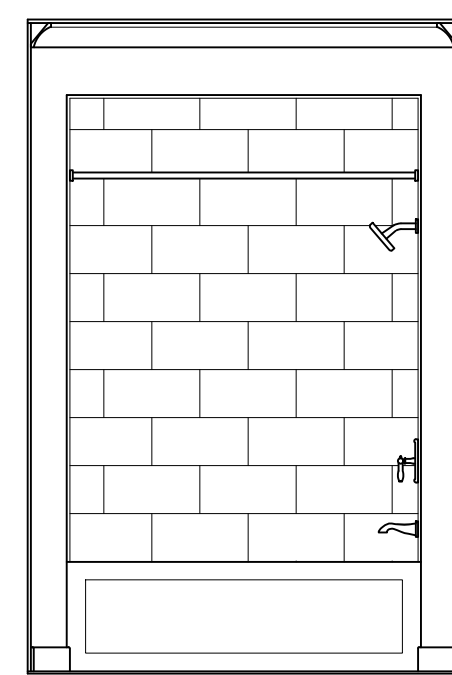
PWDR

0' 2' 4' 8'



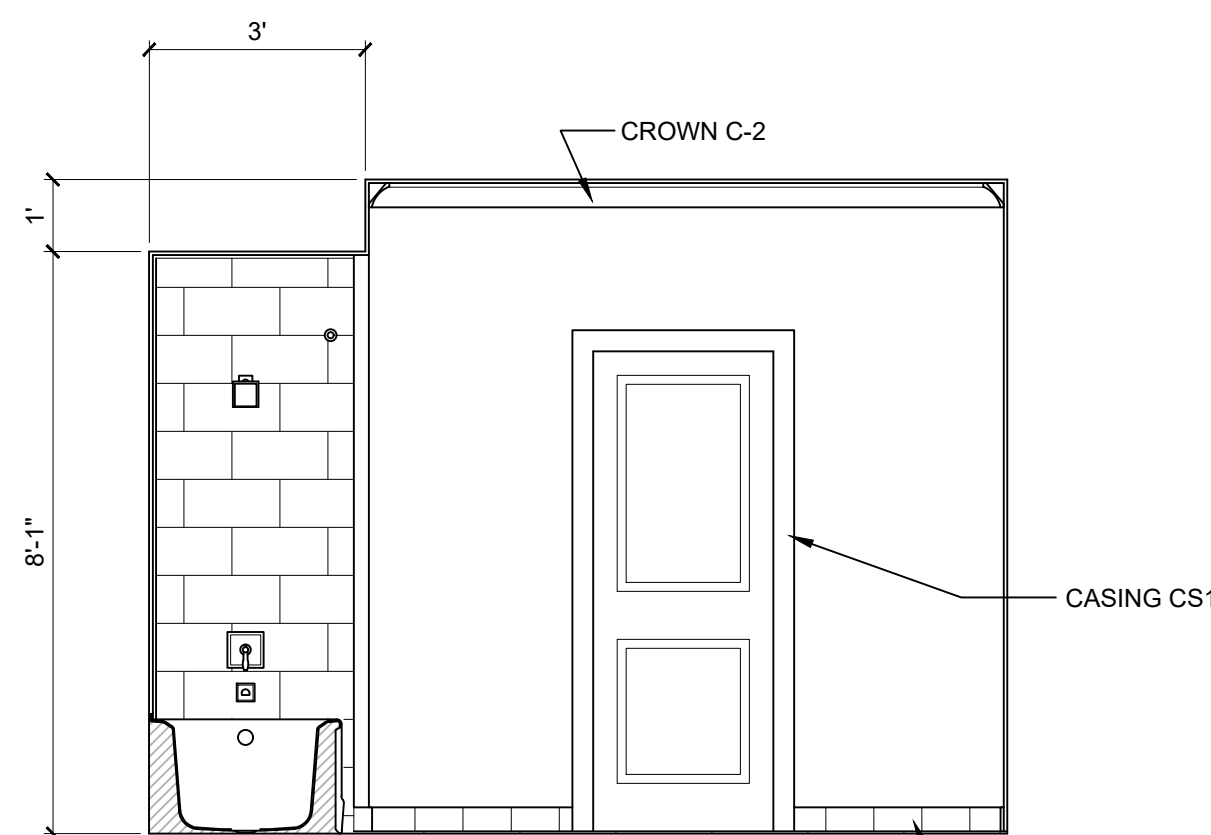
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9

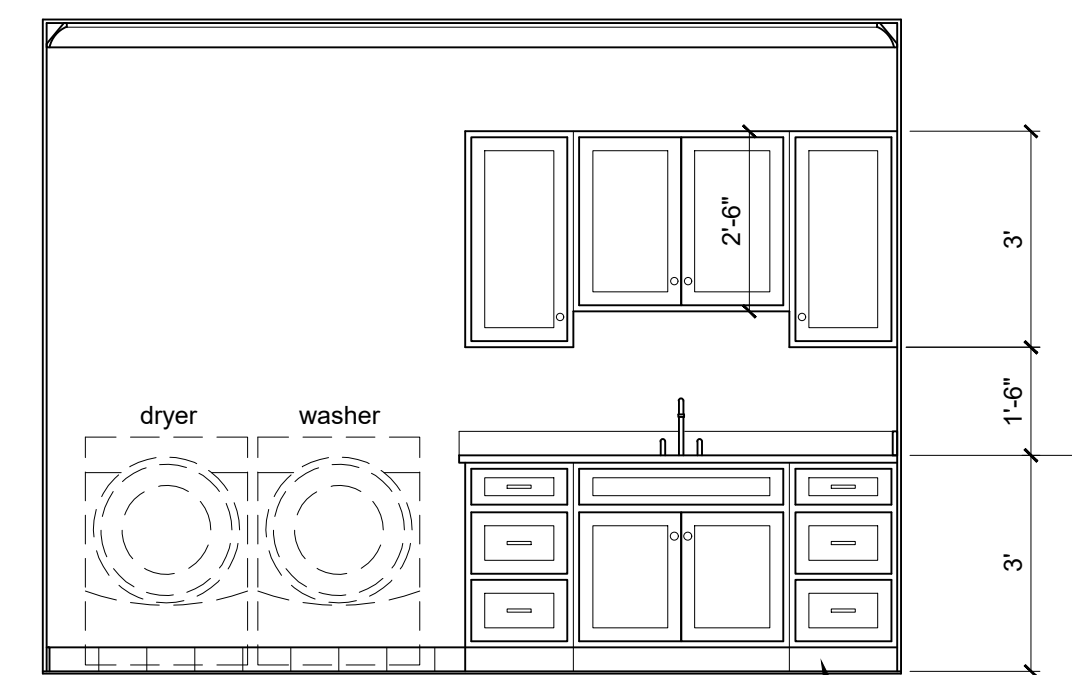


BATH 2

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11

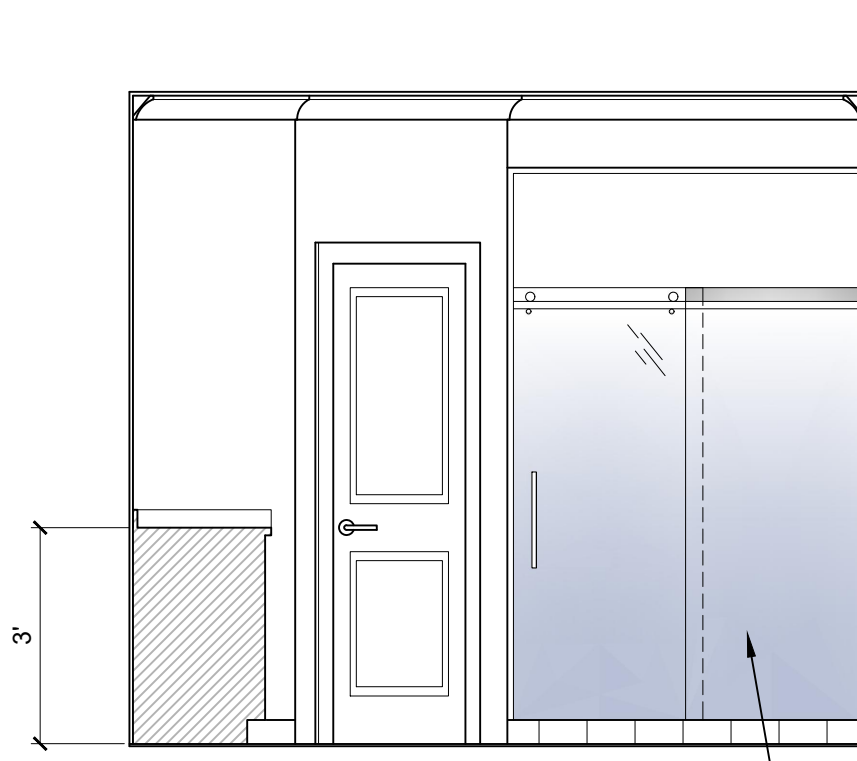


LAUNDRY

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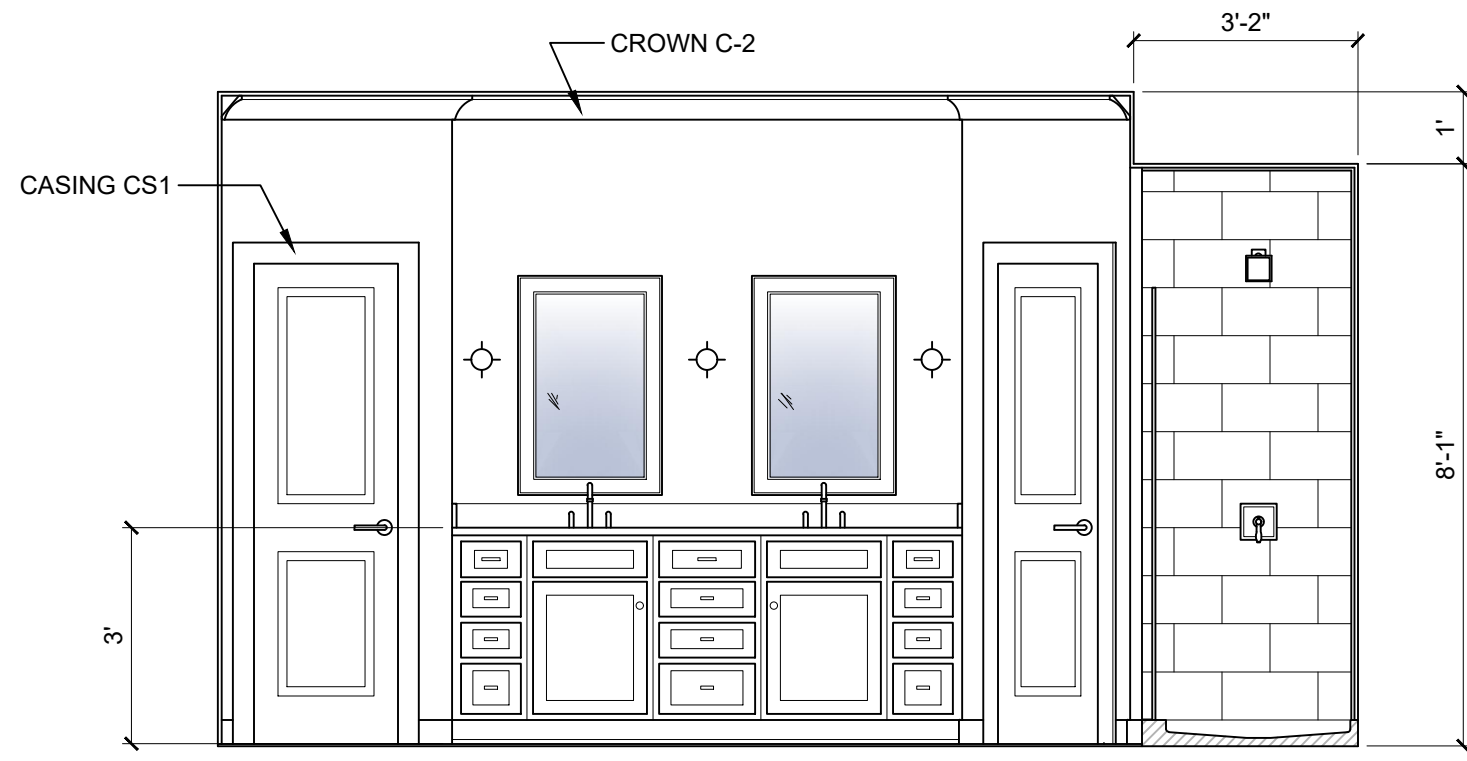
NOTE: INTERIOR ELEVATIONS
AND KEY PLANS MAYBE
REVERSED SEE FLOOR PLAN

SCALE:
0' 2' 4' 8'

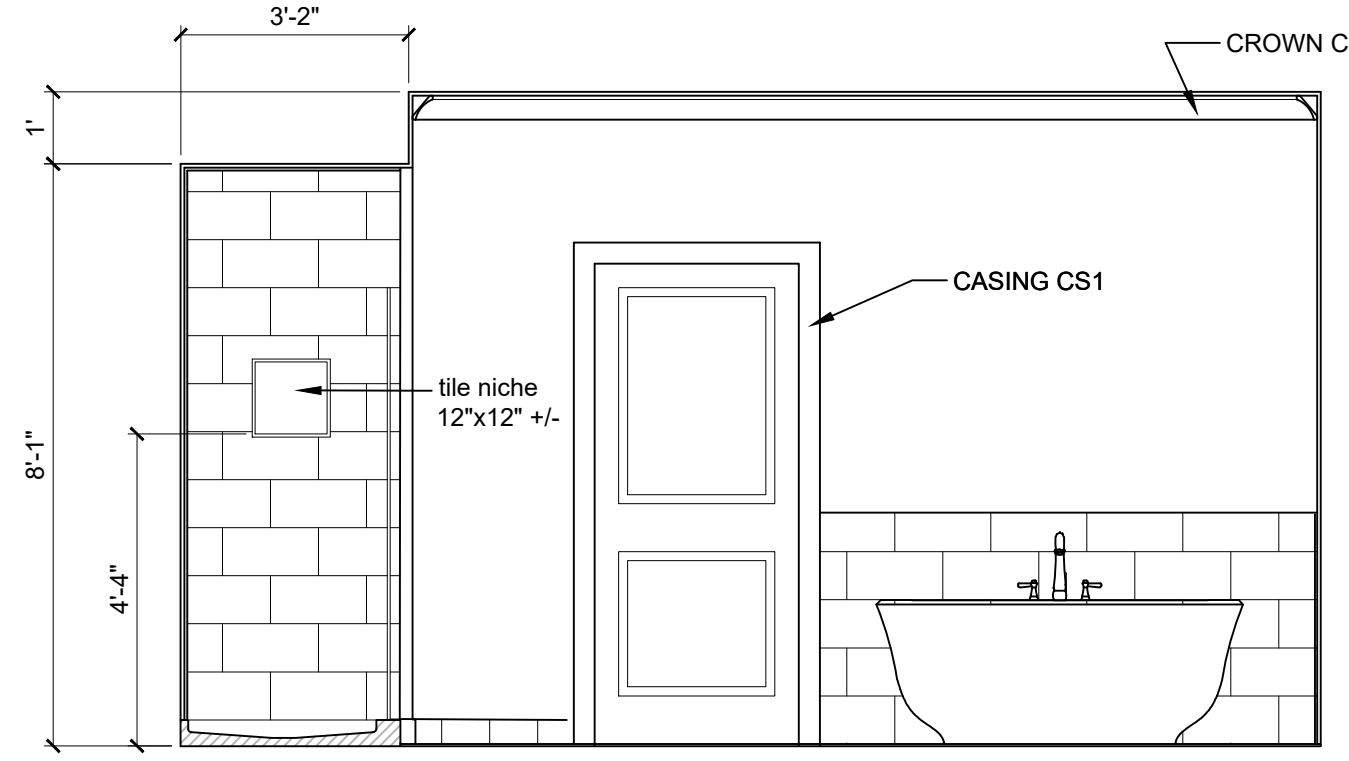


MASTER BATH

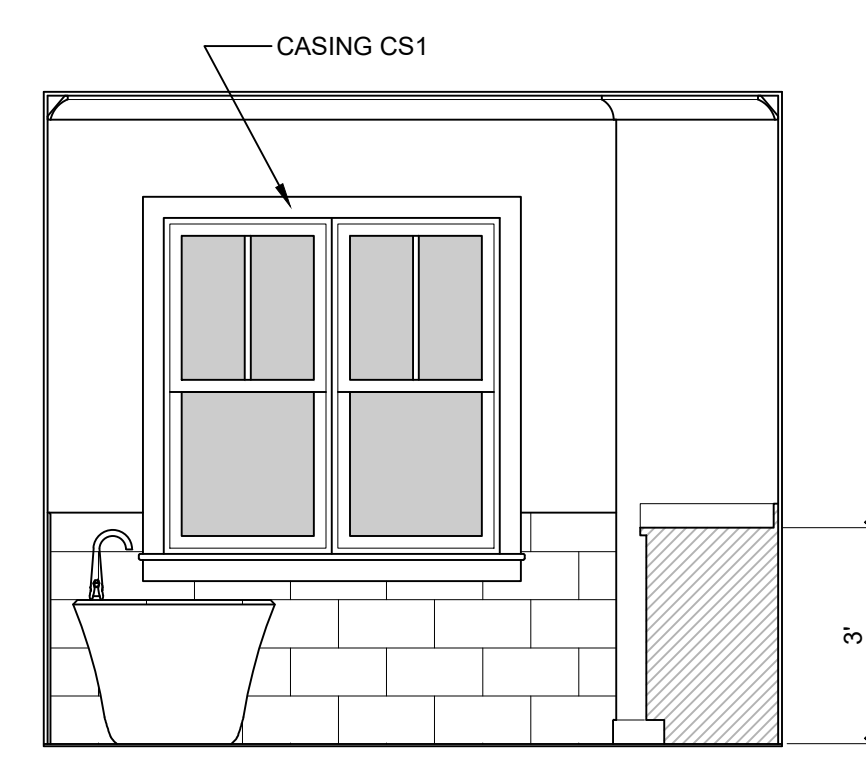
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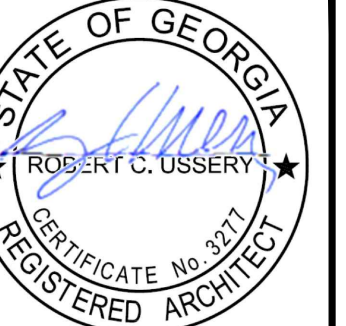
14



15



16



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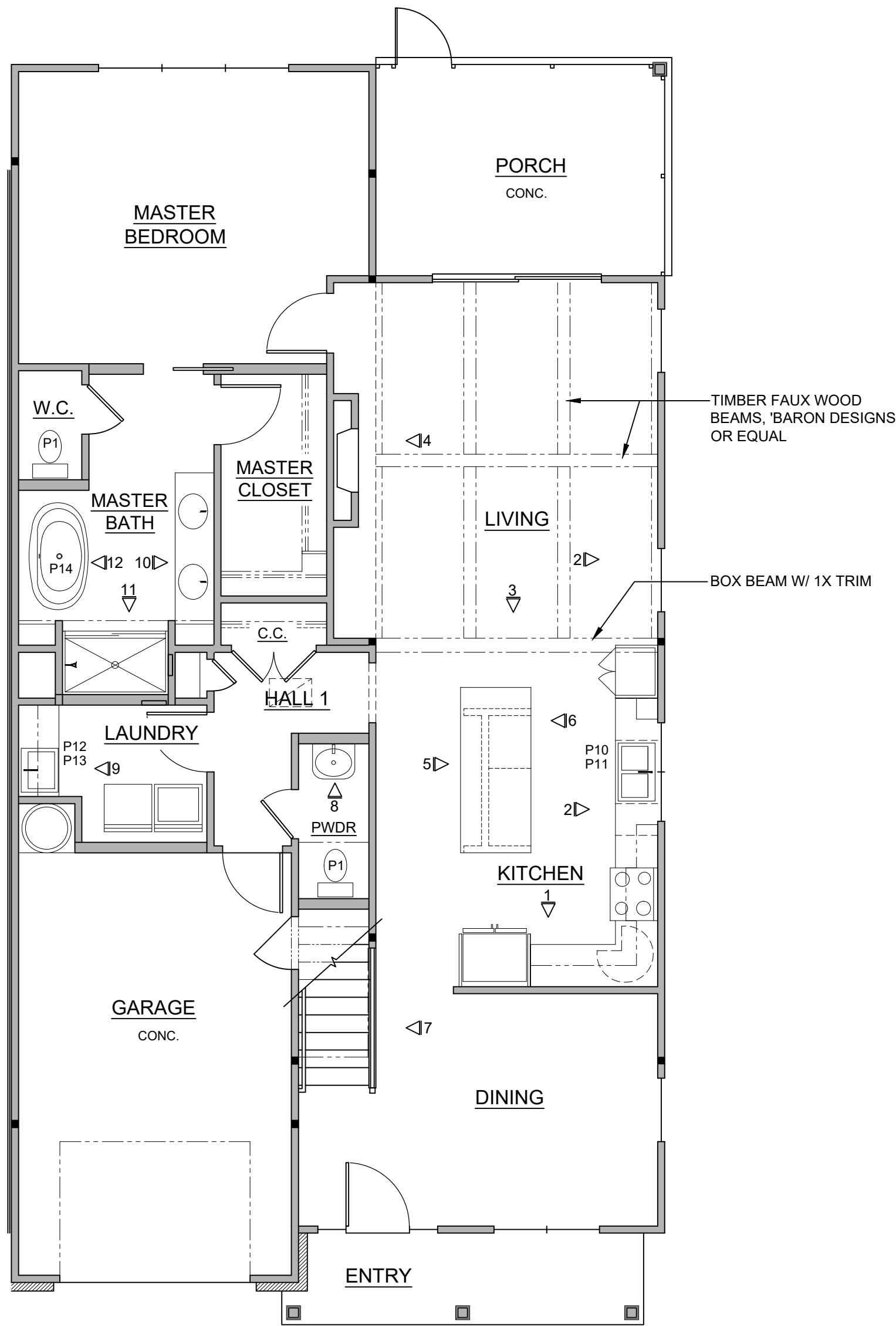
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FIFTY OAKS - UNIT B
South Harrington Road
St. Simons Island, Georgia

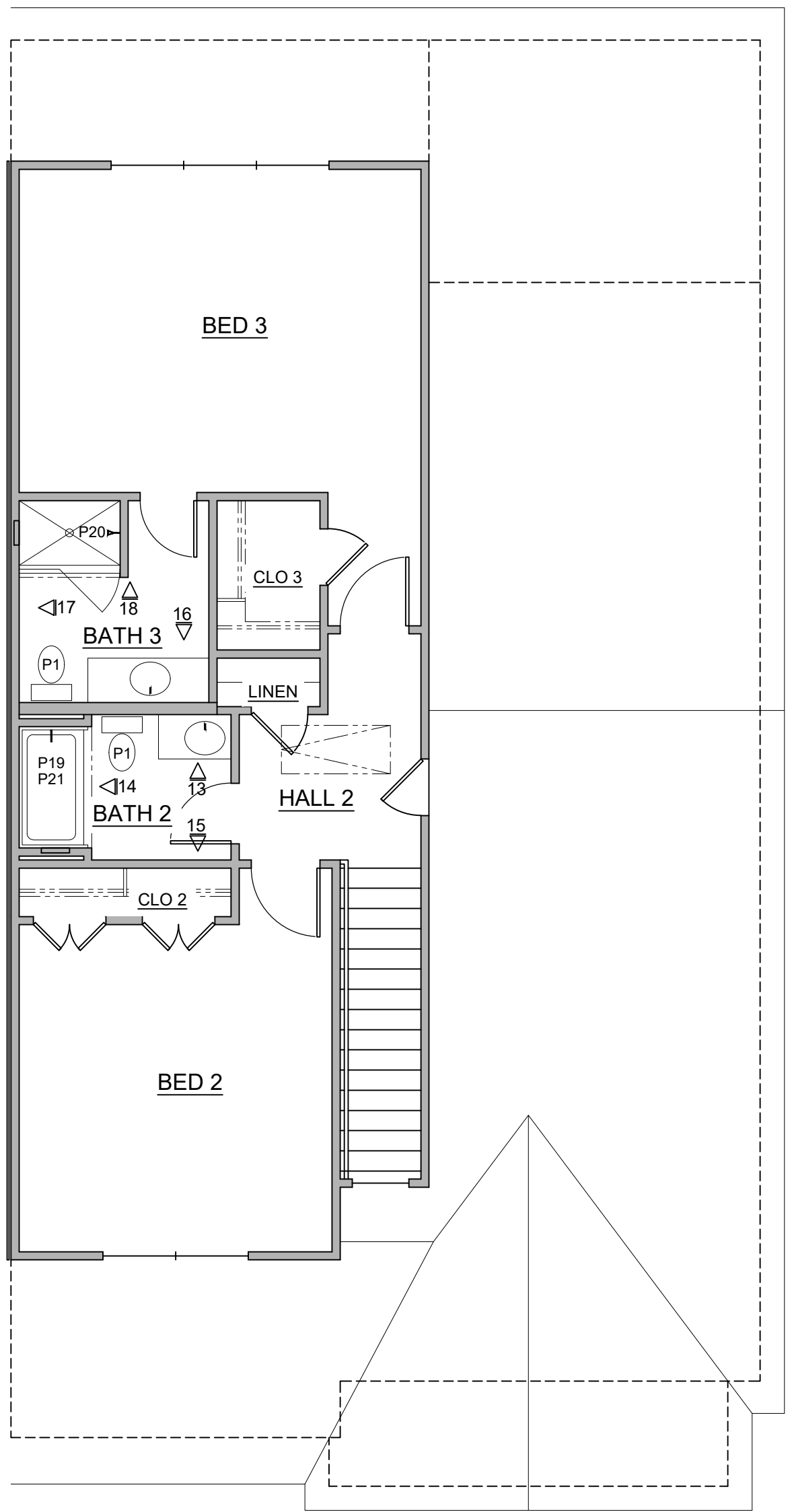
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3-4-22	

I.B2



FIRST FLOOR PLAN

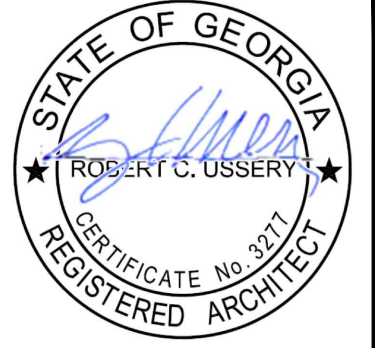


SECOND FLOOR PLAN

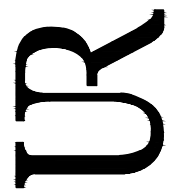
NOTE: INTERIOR ELEVATIONS
AND KEY PLANS MAYBE
REVERSED SEE FLOOR PLAN

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	-
2nd FLOOR	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	-
	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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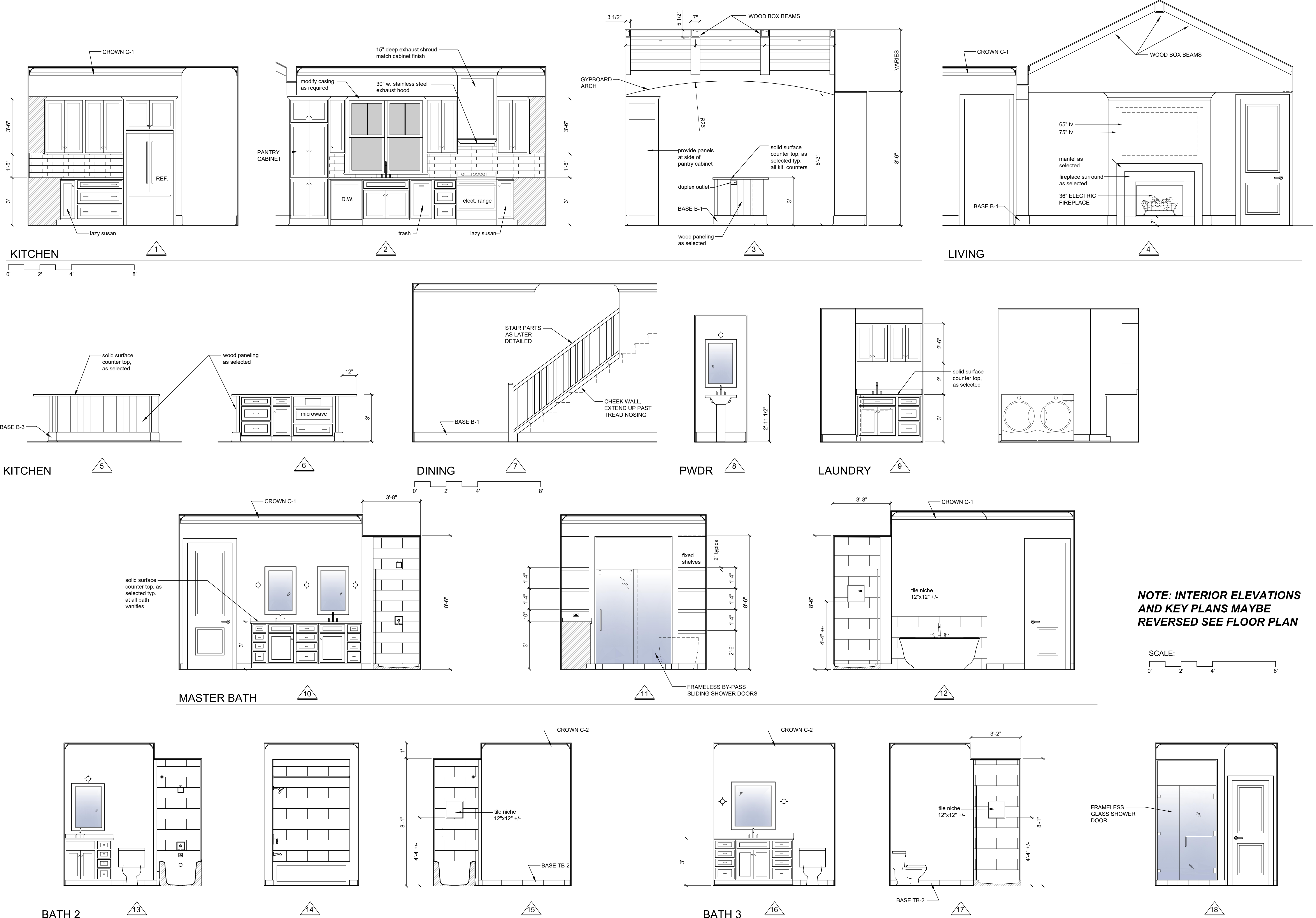


FIFTY OAKS - UNIT C
South Harrington Road
St. Simons Island, Georgia

1622

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

I.C1

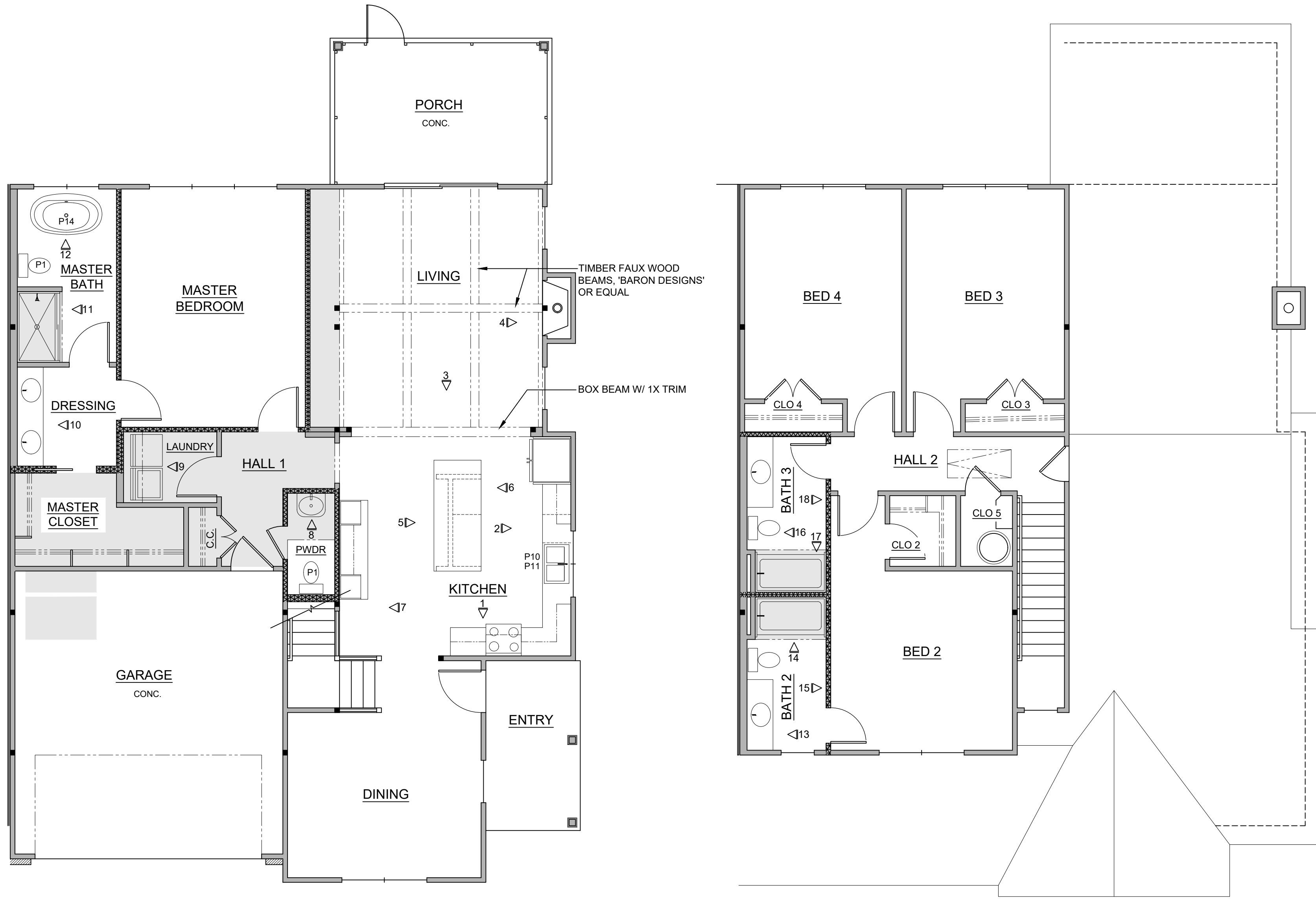


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St. Simons Island, Georgia

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

I.C2



FIRST FLOOR PLAN

SECOND FLOOR PLAN

NOTE: INTERIOR ELEVATIONS
AND KEY PLANS MAYBE
REVERSED SEE FLOOR PLAN

ROOM FINISH SCHEDULE UNIT "D"									
	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	-
2nd FLOOR	GARAGE	10-1		GPYBRD PAINT	5/8" TYPE "X" GPYBRD PAINT	B-2	--	CS1, WS1	-
	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	C-2	CS1, WS1	-
	CLO 4	9-1		GPYBRD PAINT	GPYBRD PAINT	B-2	--	CS1, WS1	-
	CLO 5	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

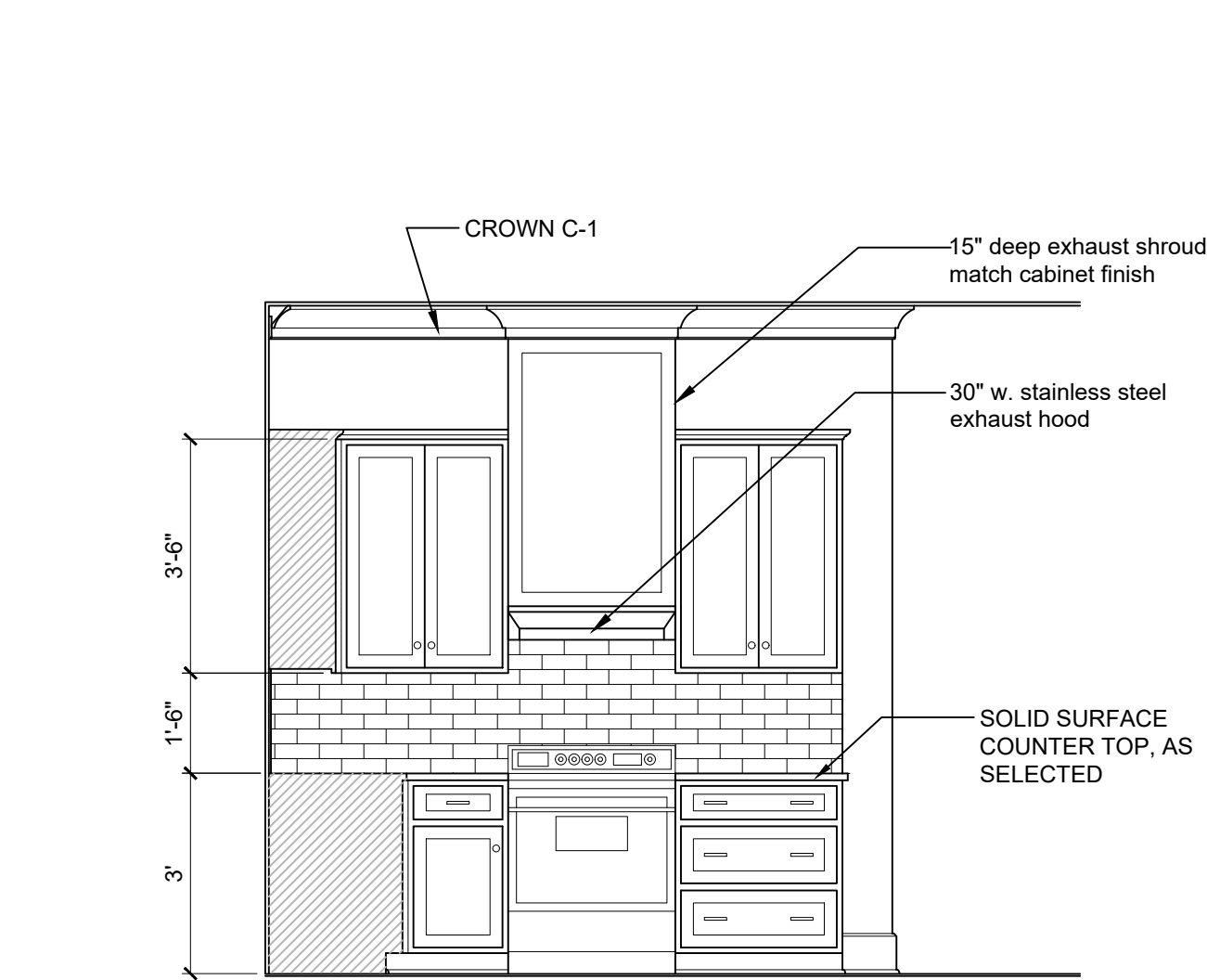


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St. Simons Island, Georgia

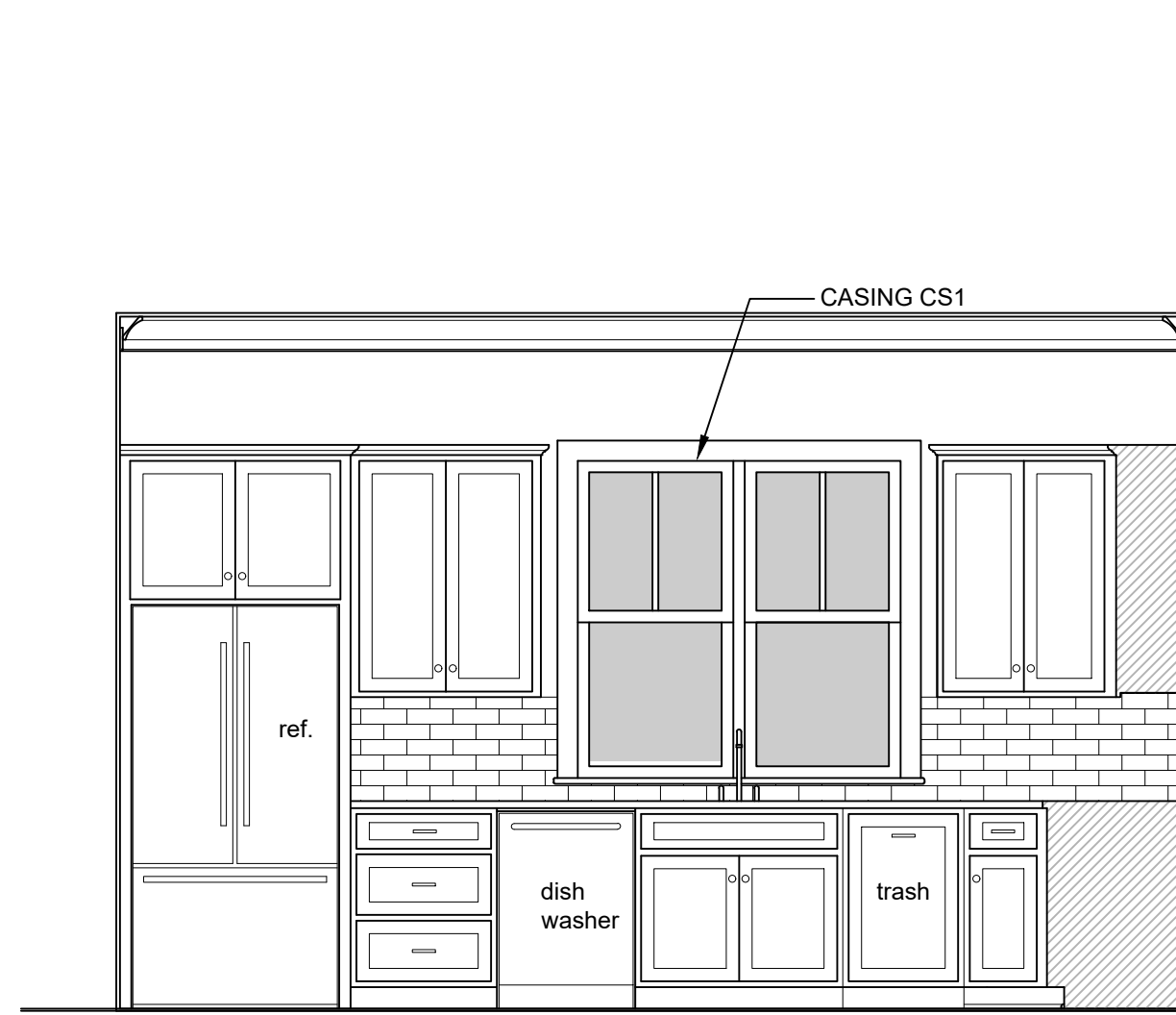
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I.D1

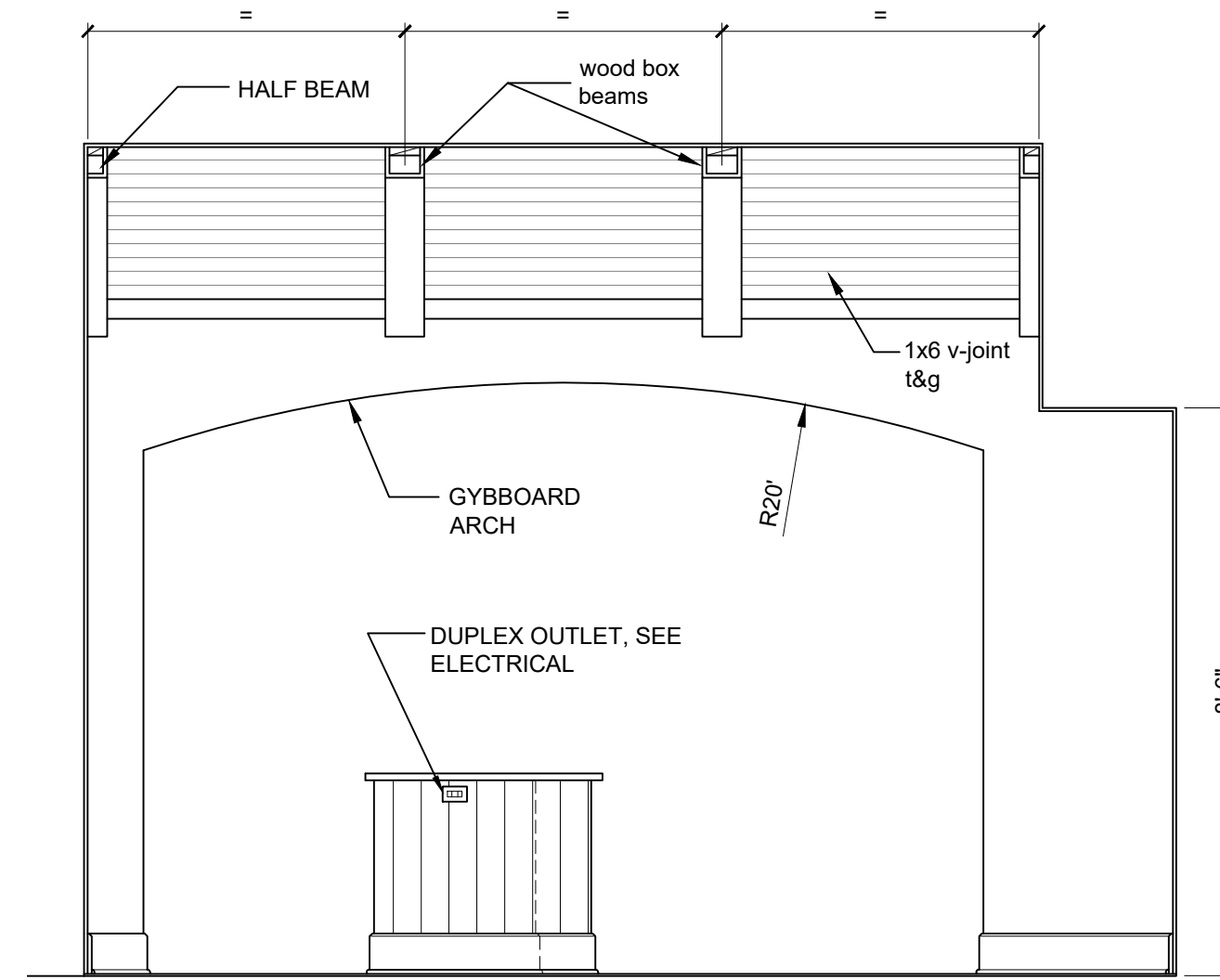


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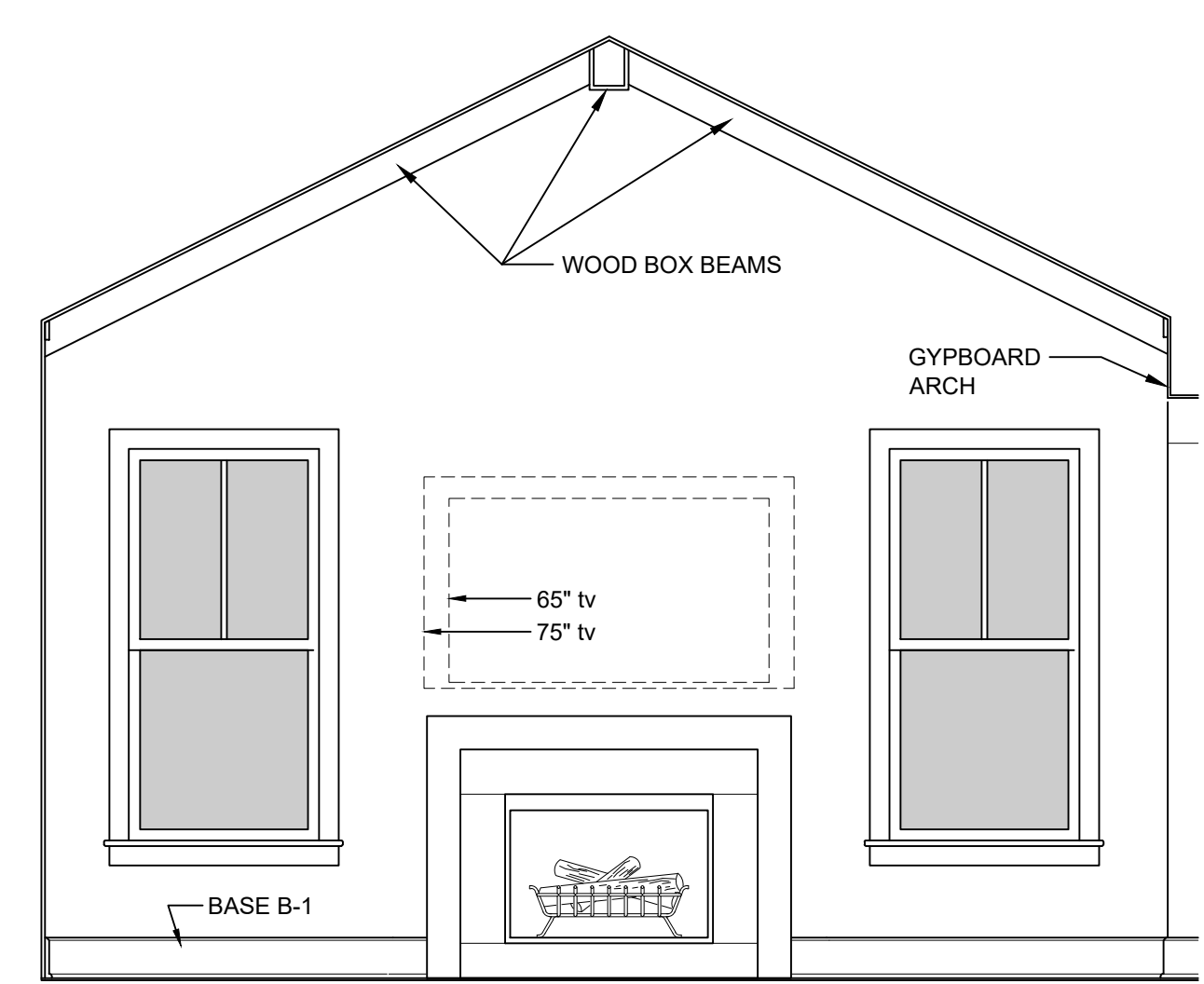
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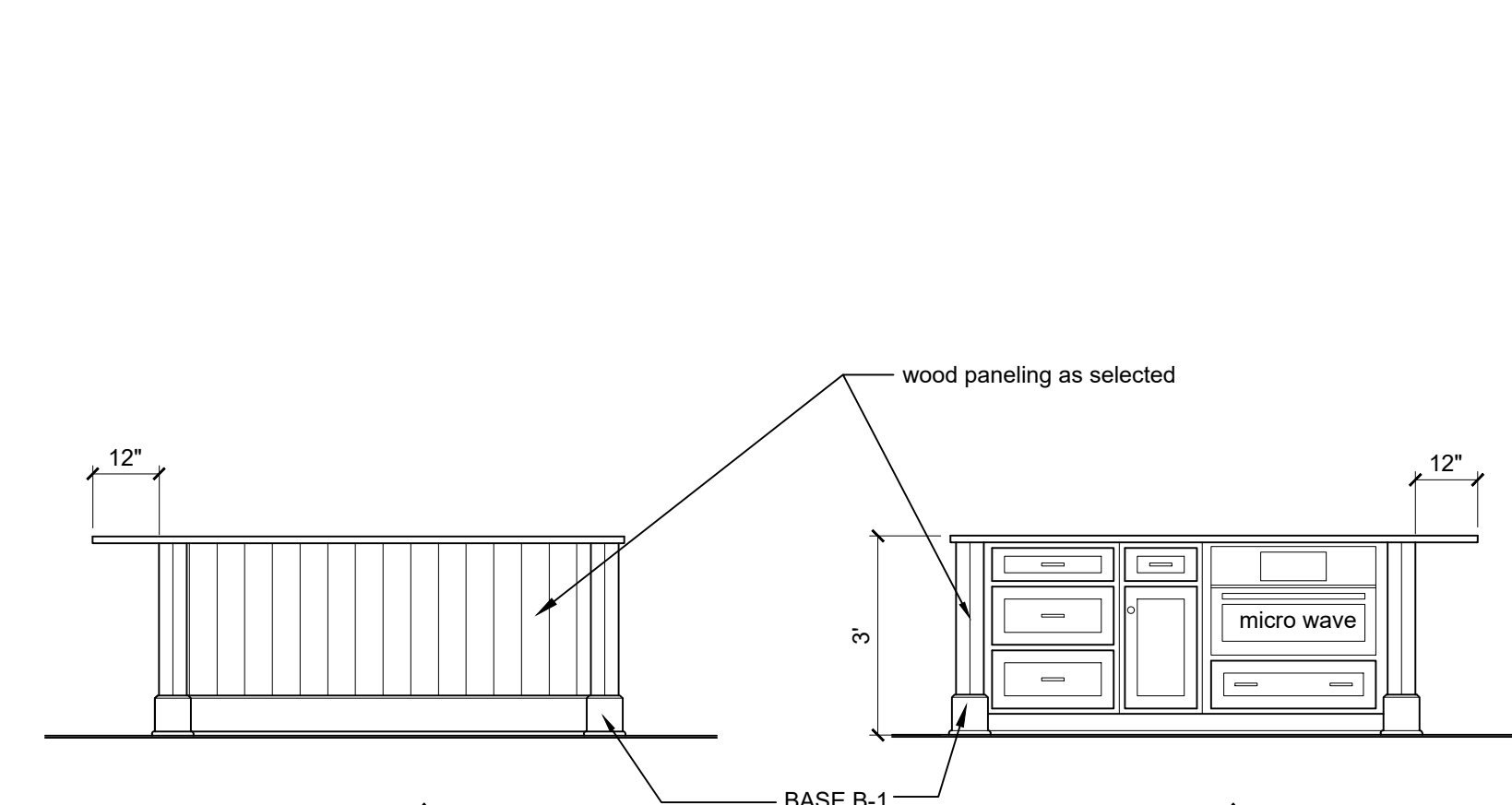
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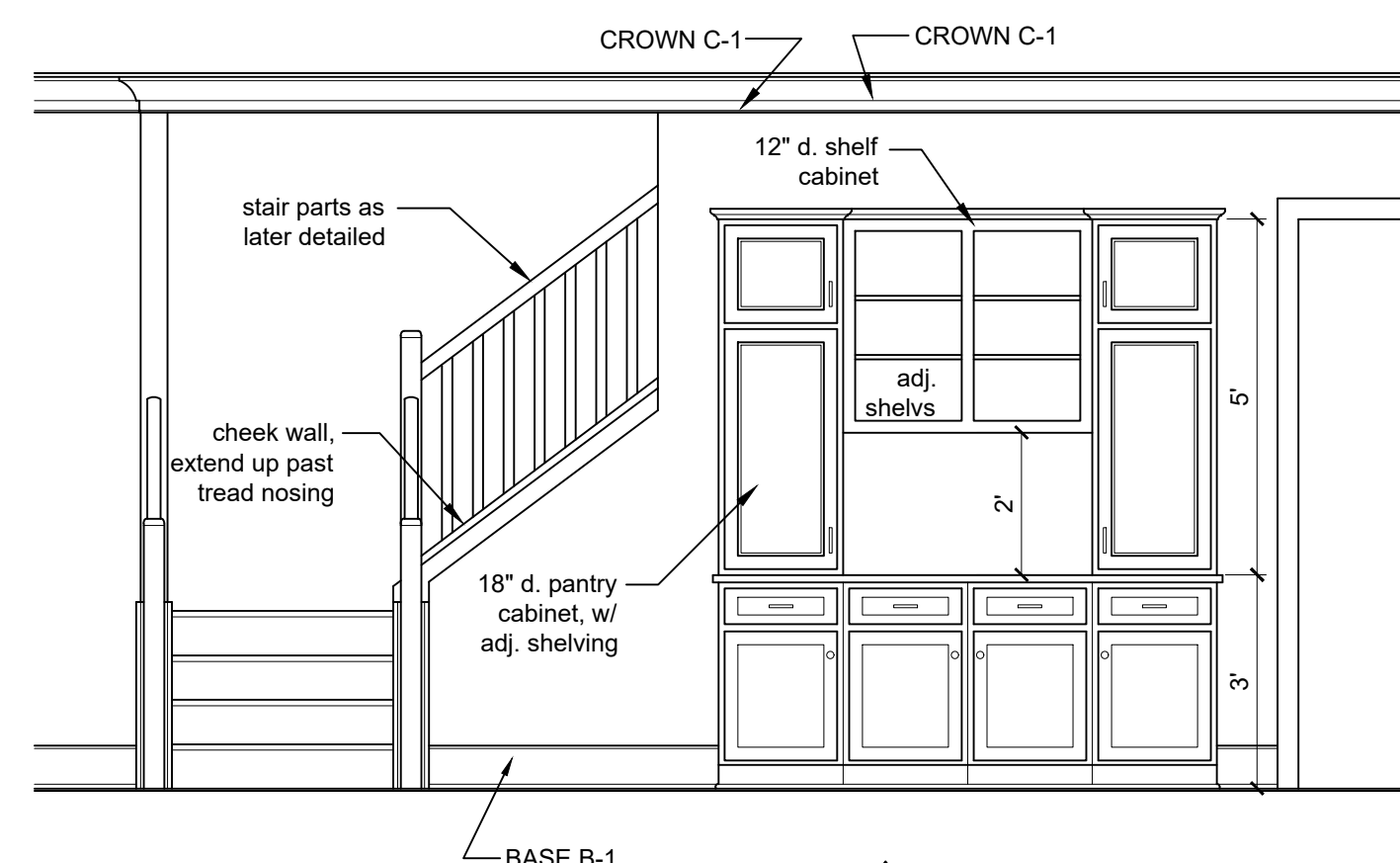
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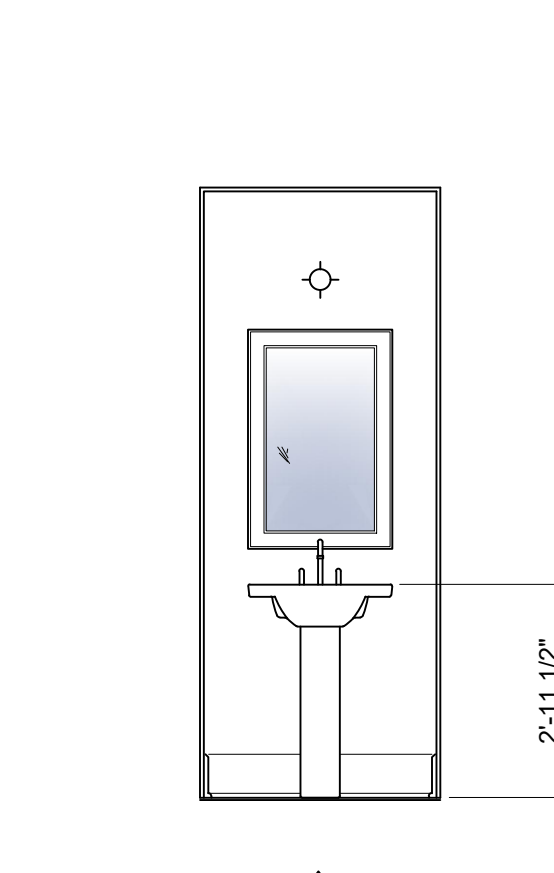
KITCHEN

5

6

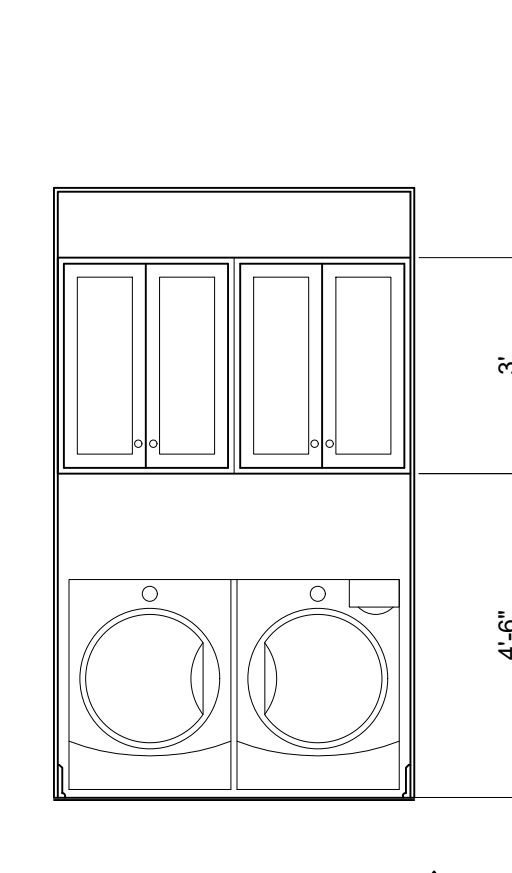


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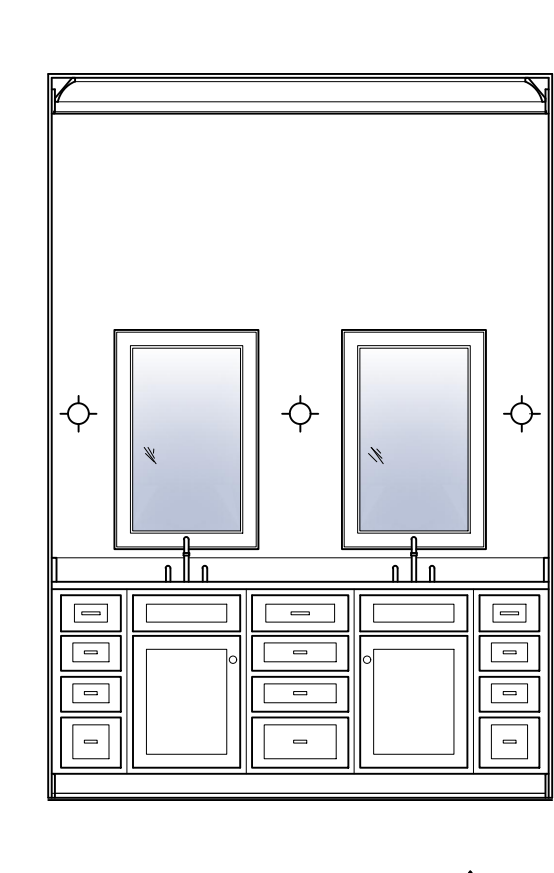
PWDR

8



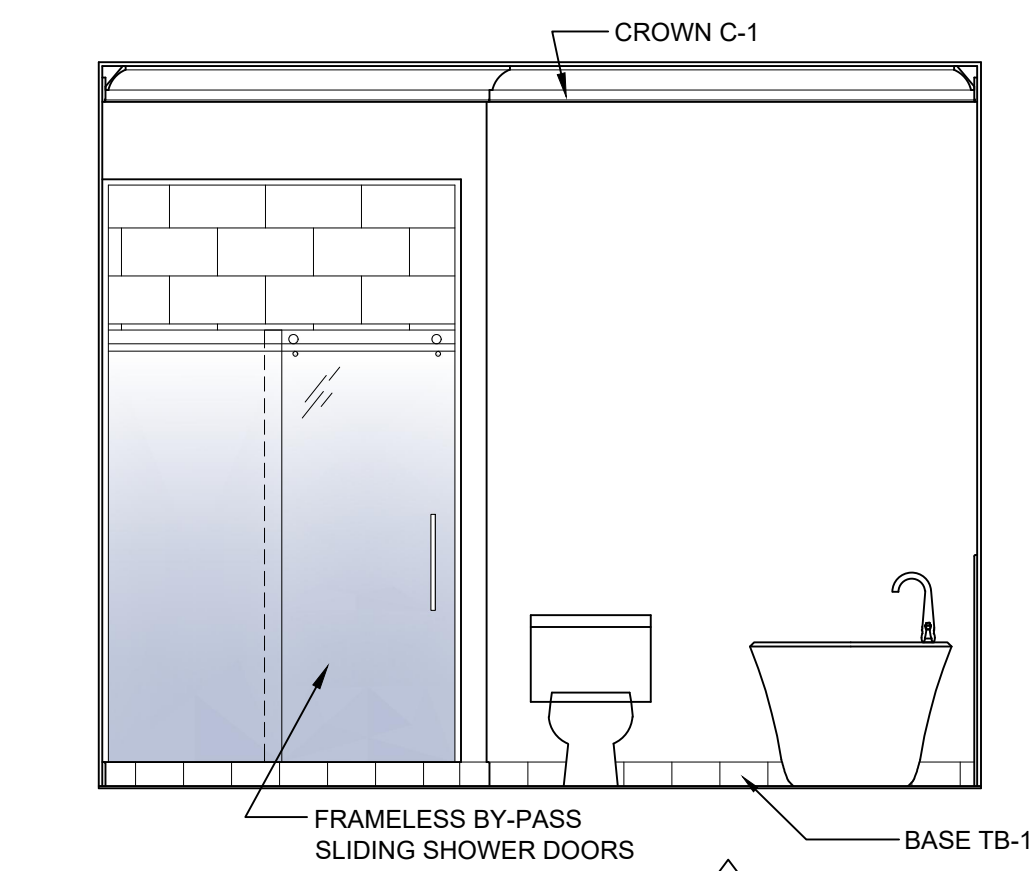
LAUNDRY

9



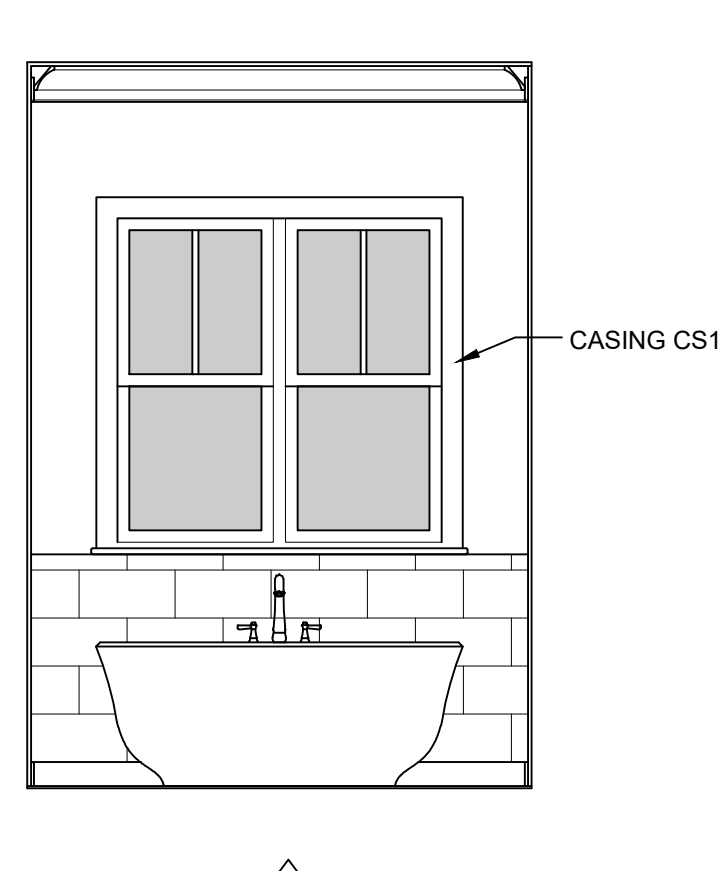
DRESSING

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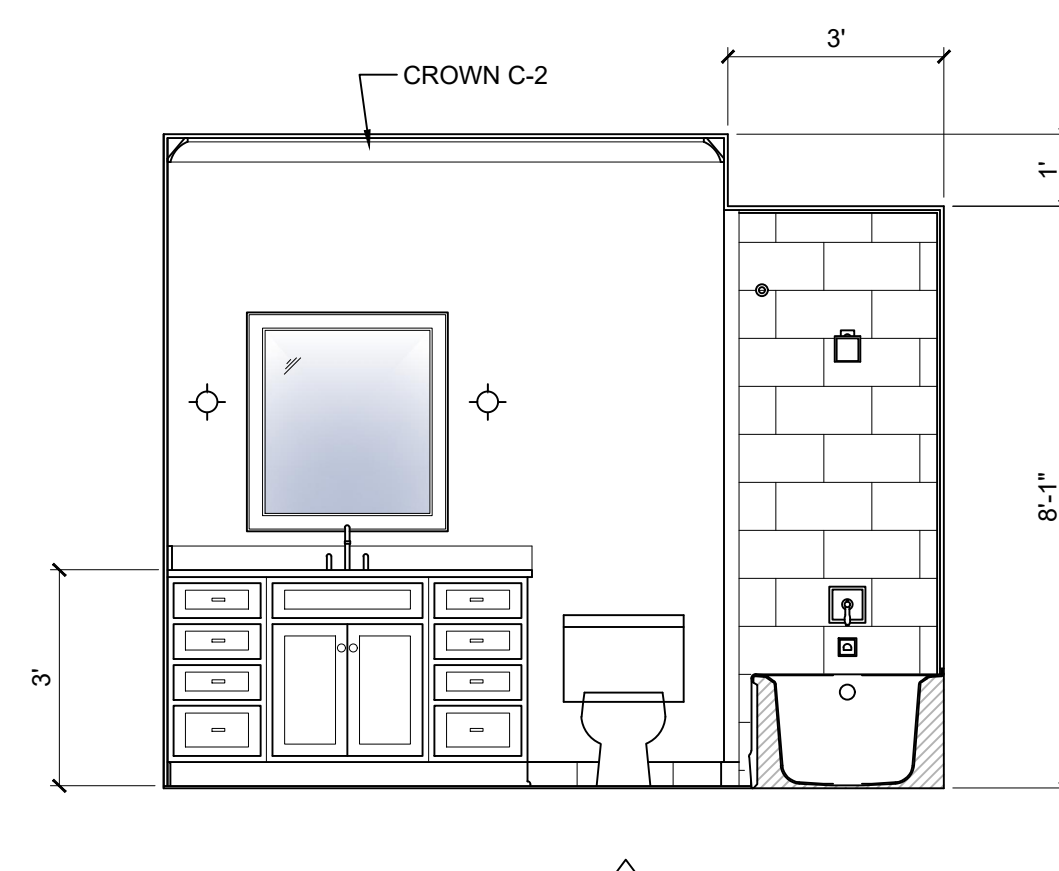


MASTER BATH

11

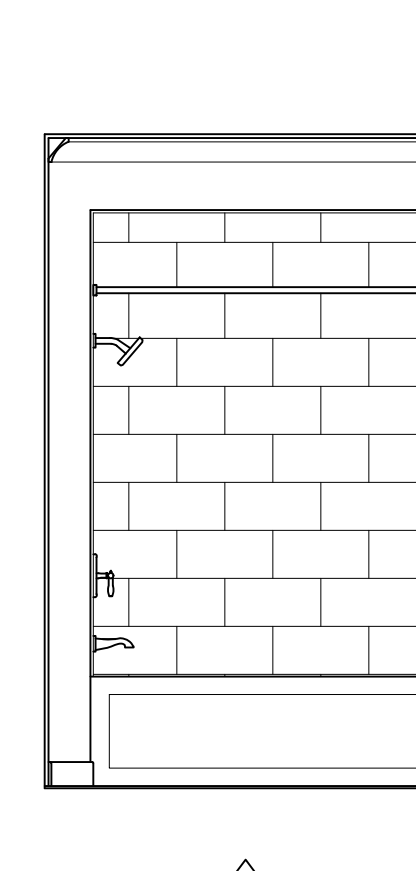


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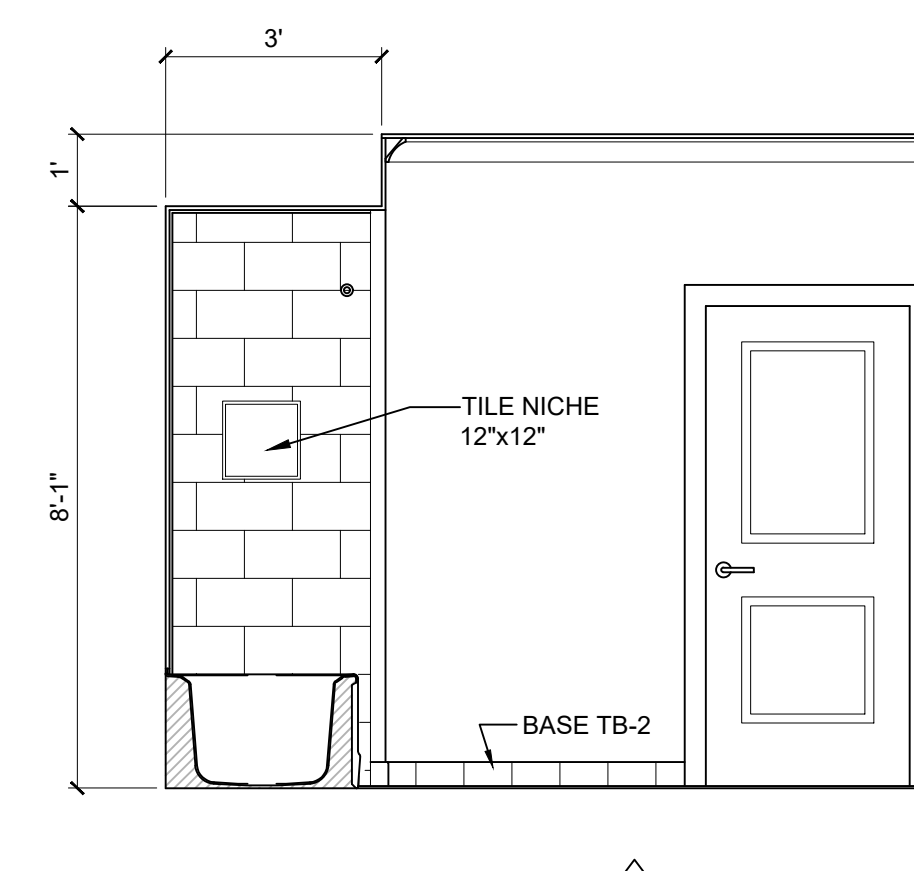


BATH 2

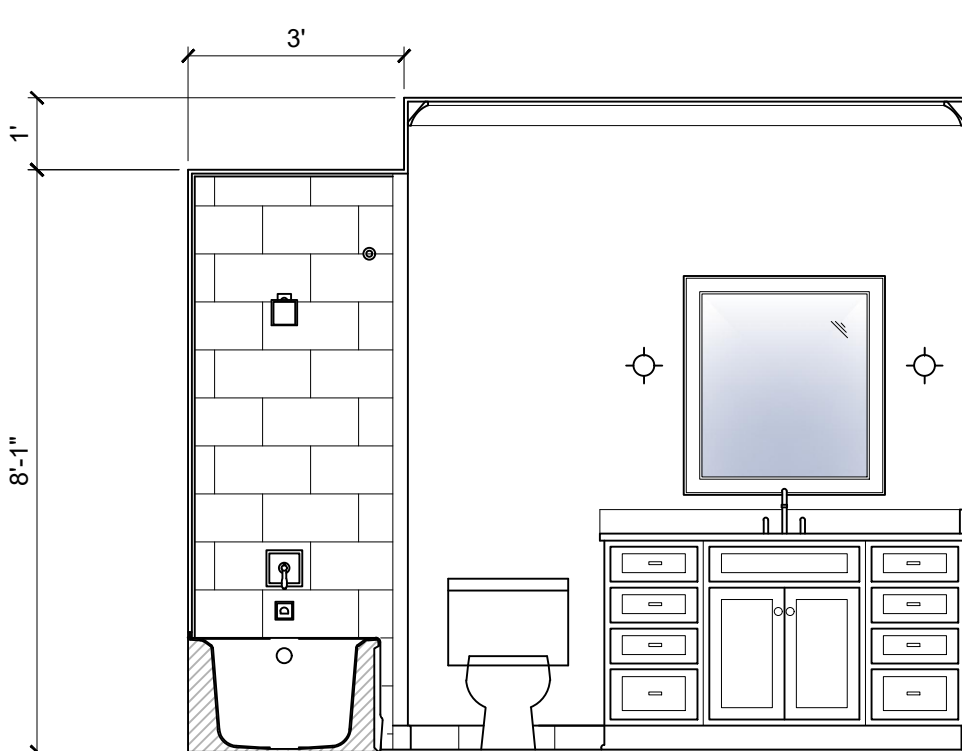
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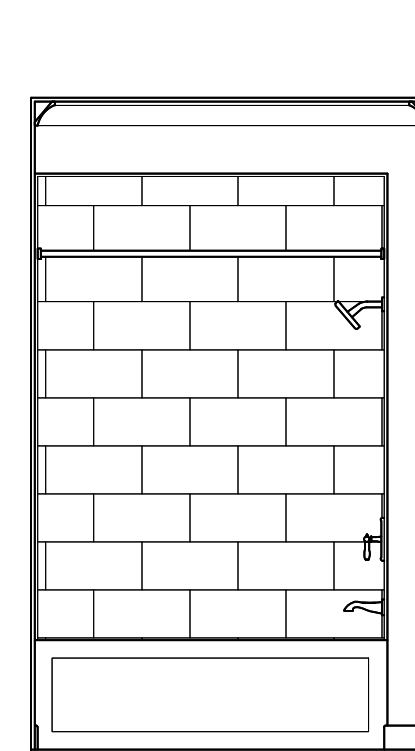


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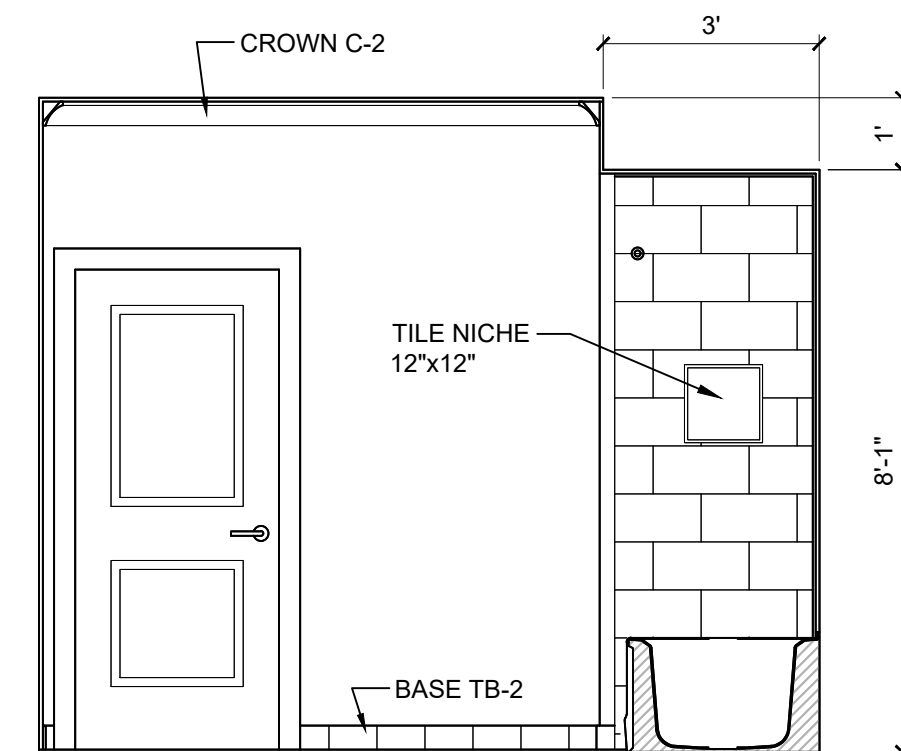


BATH 3

16



17



18

SCALE:
0' 2' 4' 8'

NOTE: INTERIOR ELEVATIONS
AND KEY PLANS MAYBE
REVERSED SEE FLOOR PLAN



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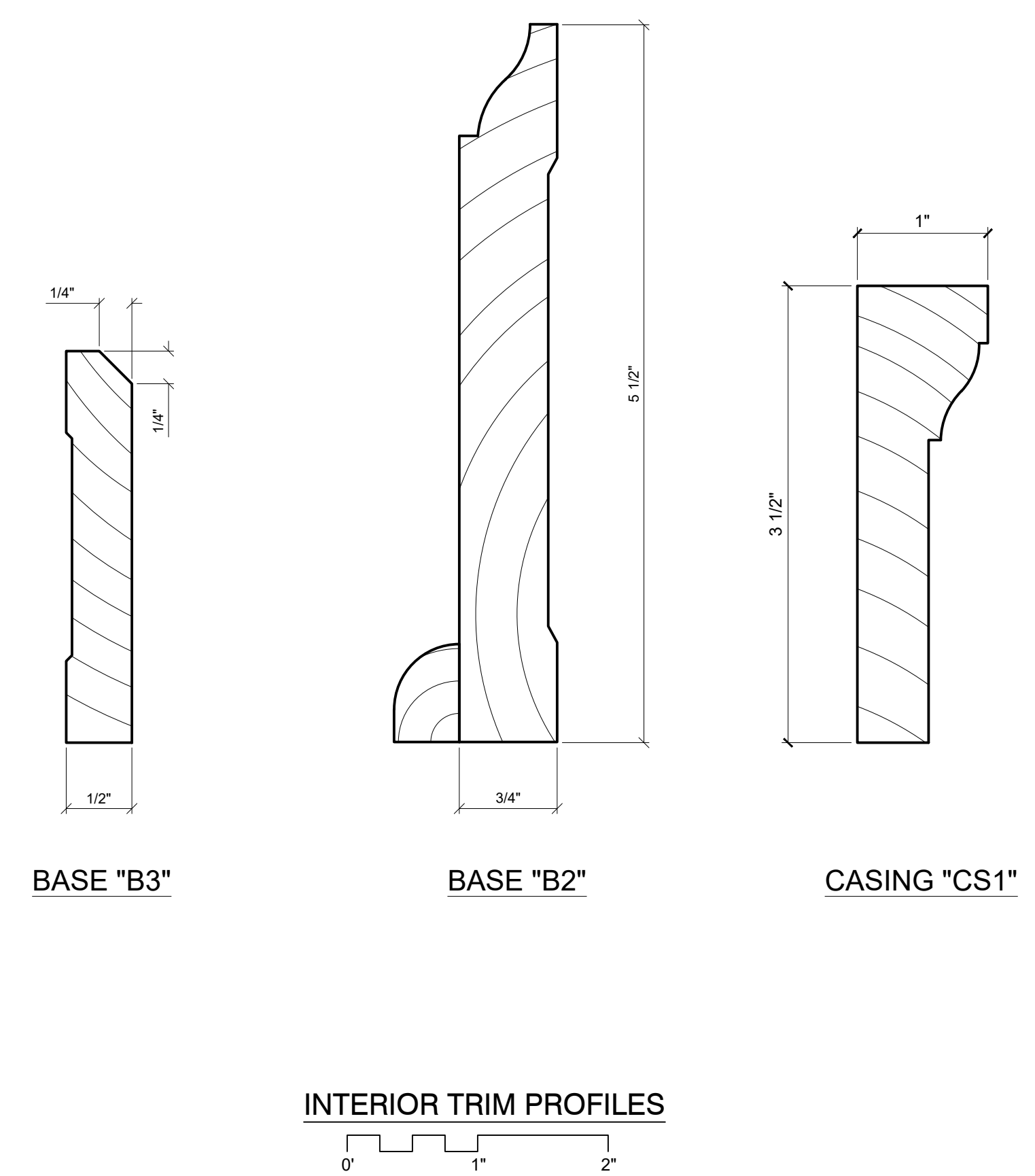
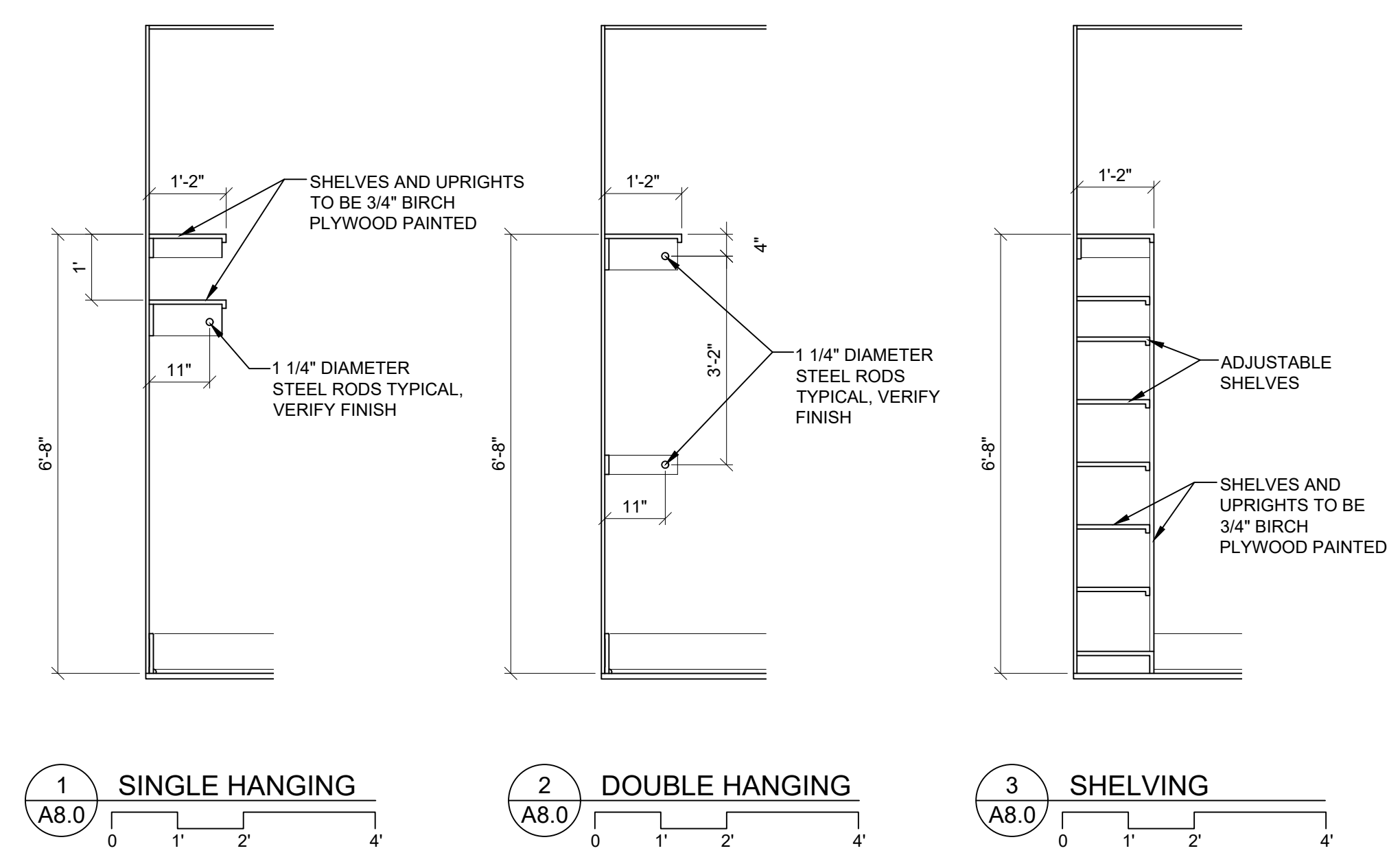
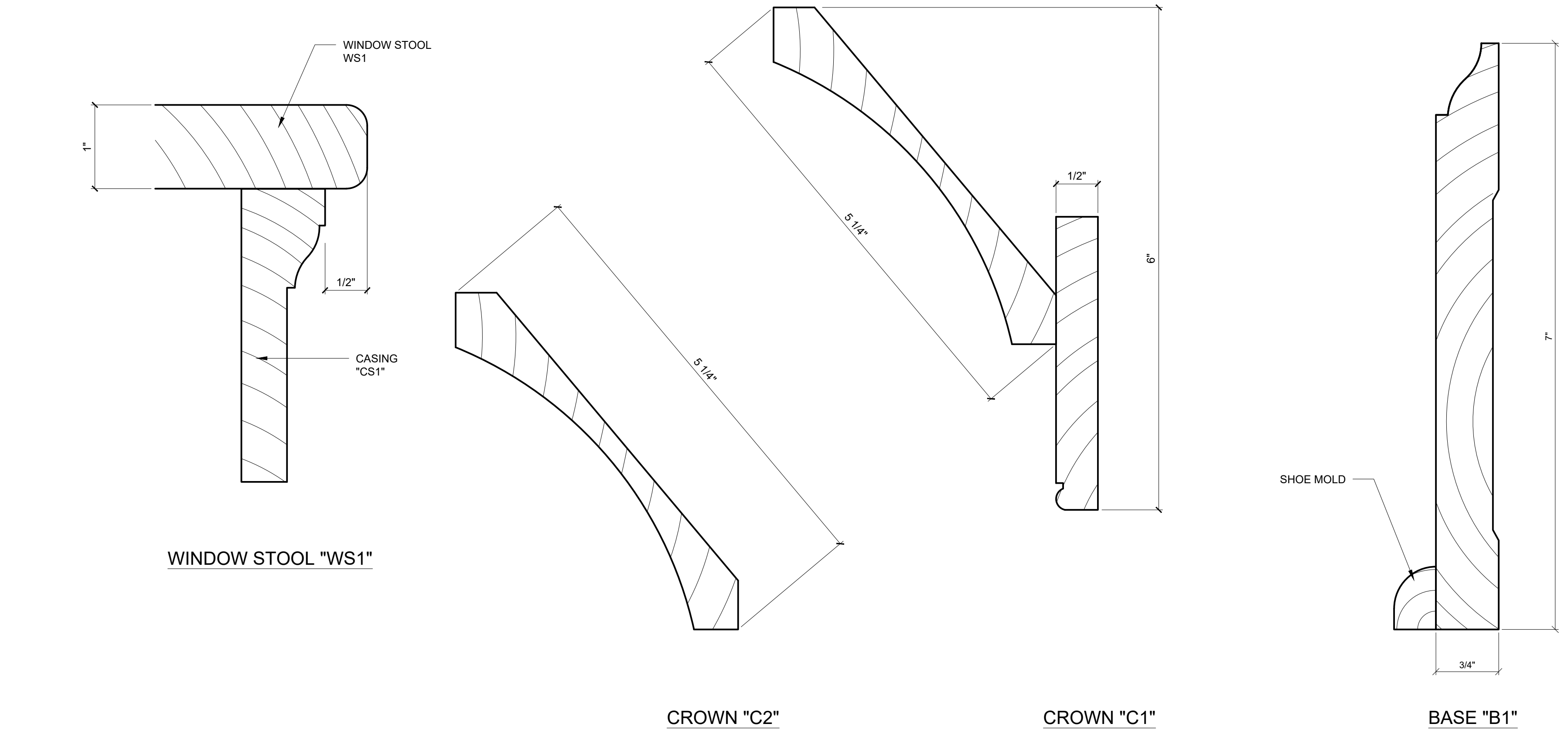
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