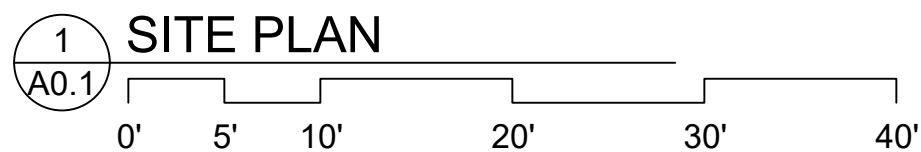




VICINITY MAP N.T.S.



NOTES:

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

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

+ 1.00 INDICATES FINISHED GRADE ELEVATIONS

GENERAL NOTES:

1. ZONING:
THIS PROJECT IS ZONED PD.

PROJECT DESCRIPTION: PART OF A 54 UNIT ROWHOUSE DWELLING AND ONE FAMILY ATTACHED DWELLING PROJECT REGULATED BY THE RED BARN DEVELOPMENT TEXT AS REVISED JAN. 30th 2009.

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

3. ACCORDING TO F.I.R.M. MAP NO. 13127C, PANEL 0234H & 0253H, DATED 01/05/18, INDICATES THIS PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONE 'X'(UNSHADED), WHICH IS NOT IN A SPECIAL FLOOD HAZARD AREA.

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

5. TO PREVENT CONFLICTS, CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES IN CONSTRUCTION AREAS LOCATED PRIOR TO BEGINNING CONSTRUCTION AND EXERCISE EXTREME CAUTION WHEN DIGGING IN THESE AREAS.

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

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

8. OWNER / DEVELOPER:
FIFTY OAKS GROUP, LLC

9. ARCHITECT:
USSERY - RULE ARCHITECTS, P.C.
1804-A FREDERICA ROAD
ST. SIMONS ISLAND, GA 31522
(912) 638-6688

CODE INFORMATION

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:

1. APPLICABLE CODES:

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

2. WIND LOADING:

- DESIGN WIND SPEED: 130 MPH (3-SEC GUST) /RC R301.2(5)A
- EXPOSURE CATEGORY: C /RC R301.2.1-4(2)
- WINDBORNE DEBRIS REGION: WITHIN (1) MILE OF COASTAL MEAN HIGH WATER

3. PROTECTION OF OPENINGS:

- IMPACT RESISTANT EXTERIOR GLAZING REQUIRED IN WIND BORNE DEBRIS REGIONS

4. TOWNHOUSE REQUIREMENTS:

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

5. MISC. CODE REQUIREMENTS:

- A. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF APPLICABLE CODES
- B. GARAGE CEILING SHALL HAVE ½" TYPE-X GYPBOARD /RC R302.6
- C. GARAGE SEPARATION FROM THE RESIDENCE SHALL BE NOT LESS THAN ½" GYPBOARD
- D. EMERGENCY ESCAPE & RESCUE OPENINGS REQUIRED IN ALL SLEEPING ROOMS. NET CLEAR OPENING OF NOT LESS THAN 5.7 SQ/FT. MAXIMUM SILL HEIGHT OF 44 IN.

SHEET INDEX

A0.1	SITE PLAN
A1.1	FOUNDATION PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A4.1	FLOOR FRAMING PLAN
A4.2	ROOF FRAMING PLAN
A5.1	FRAMING SECTIONS - UNIT A
A5.2	FRAMING SECTIONS - UNIT A
A5.3	FRAMING SECTIONS - UNIT B
A5.4	FRAMING SECTIONS - UNIT C
A6.1	WALL SECTIONS
A6.2	WALL SECTIONS
A6.3	WALL SECTIONS
A7.1	DOOR AND WINDOW SCHEDULE

M.1	FIRST FLOOR MECHANICAL PLAN
M.2	SECOND FLOOR MECHANICAL PLAN

E.1	FIRST FLOOR ELECTRICAL PLAN
E.2	SECOND FLOOR ELECTRICAL PLAN

I.A1	FINISH SCHEDULE - UNIT A
I.A2	INTERIOR ELEVATIONS - UNIT A
I.B1	FINISH SCHEDULE - UNIT B
I.B2	INTERIOR ELEVATIONS - UNIT B
I.C2	FINISH SCHEDULE - UNIT C
I.C2	INTERIOR ELEVATIONS - UNIT C

I.T1	TRIM PROFILES
------	---------------

(1) CHANGES made to
DOOR SCHEDULES A7.1
and B-UNIT 2FLR PLAN A2.2



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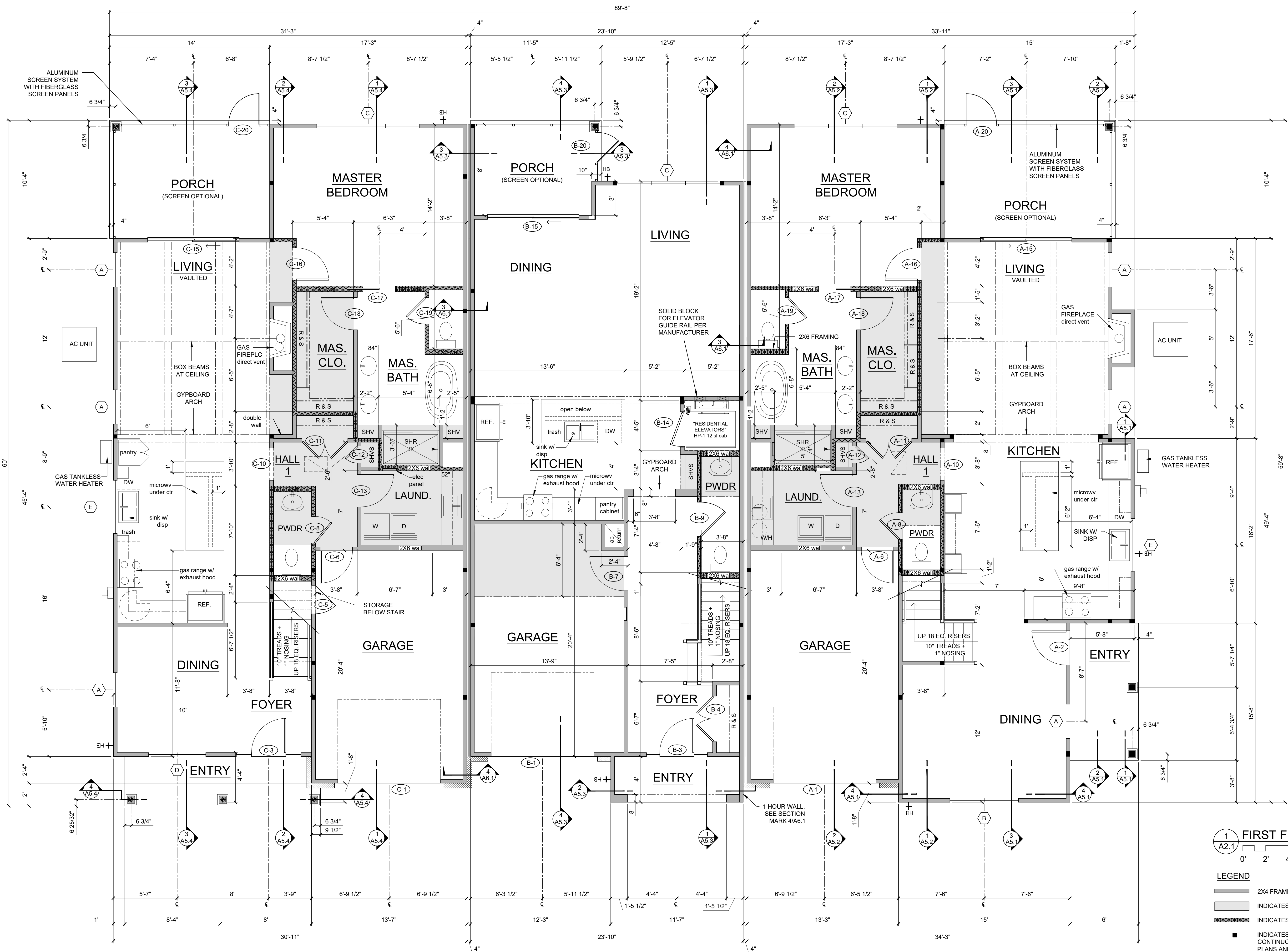


FIFTY OAKS - BUILDING 4
South Harrington Road
St. Simons Island, Georgia

1622

9-12-22	
10-3-22 (1)	

A0.1



UNIT - C
123

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

UNIT - B
125

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

UNIT - A
127

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

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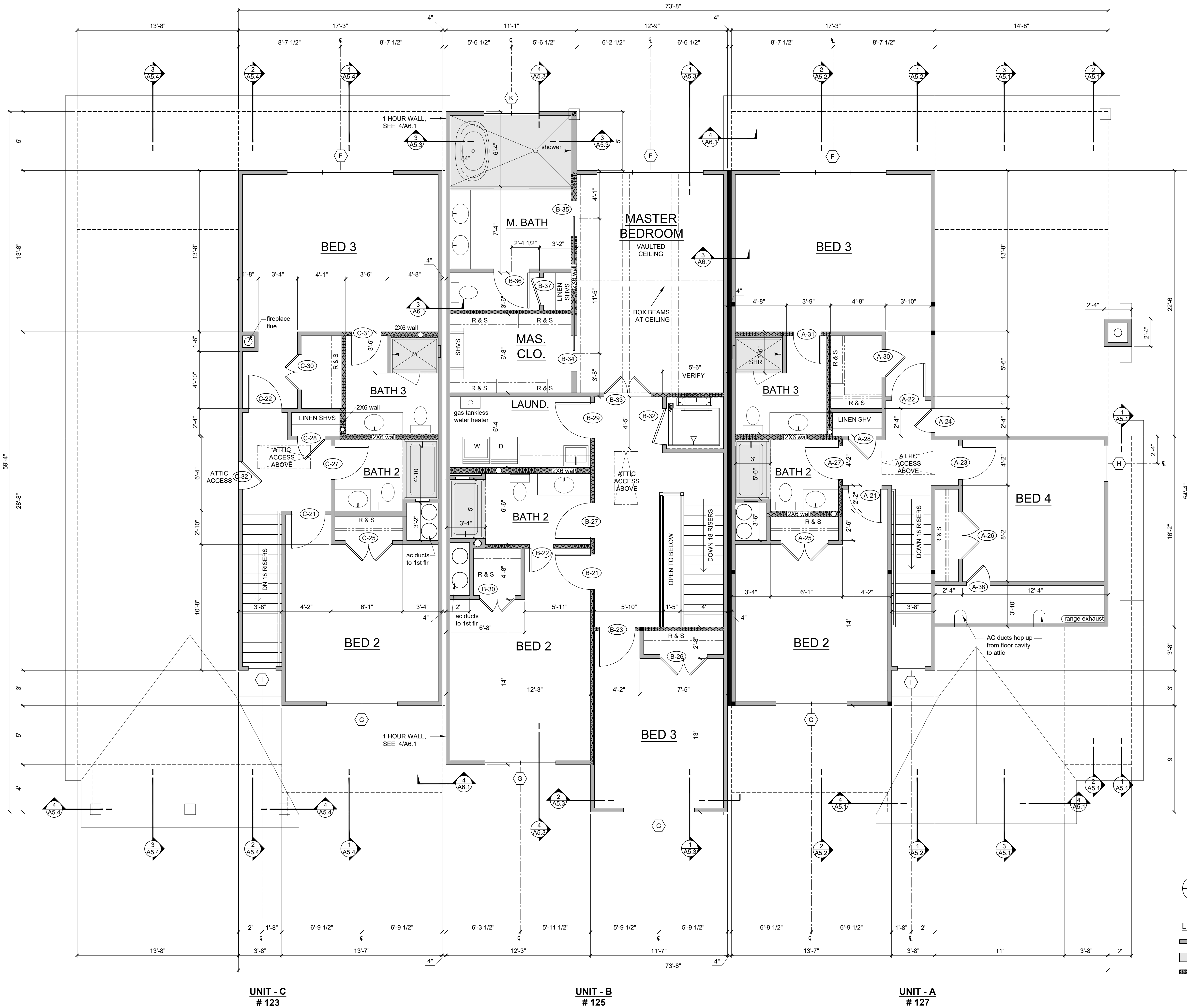
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FIFTY OAKS - BUILDING 4
South Harrington Road
St. Simons Island, Georgia

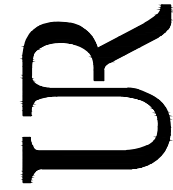
1622

6-24-22
9-12-22
10-15-22 add sec marks

A2.1



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FIFTY OAKS - BUILDING 4
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St. Simons Island, Georgia

1622

6-24-22	
9-12-22	
10-3-22	
10-15-22 add sec marks	

A2.2



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FIFTY OAKS - BUILDING 4
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St. Simons Island, Georgia

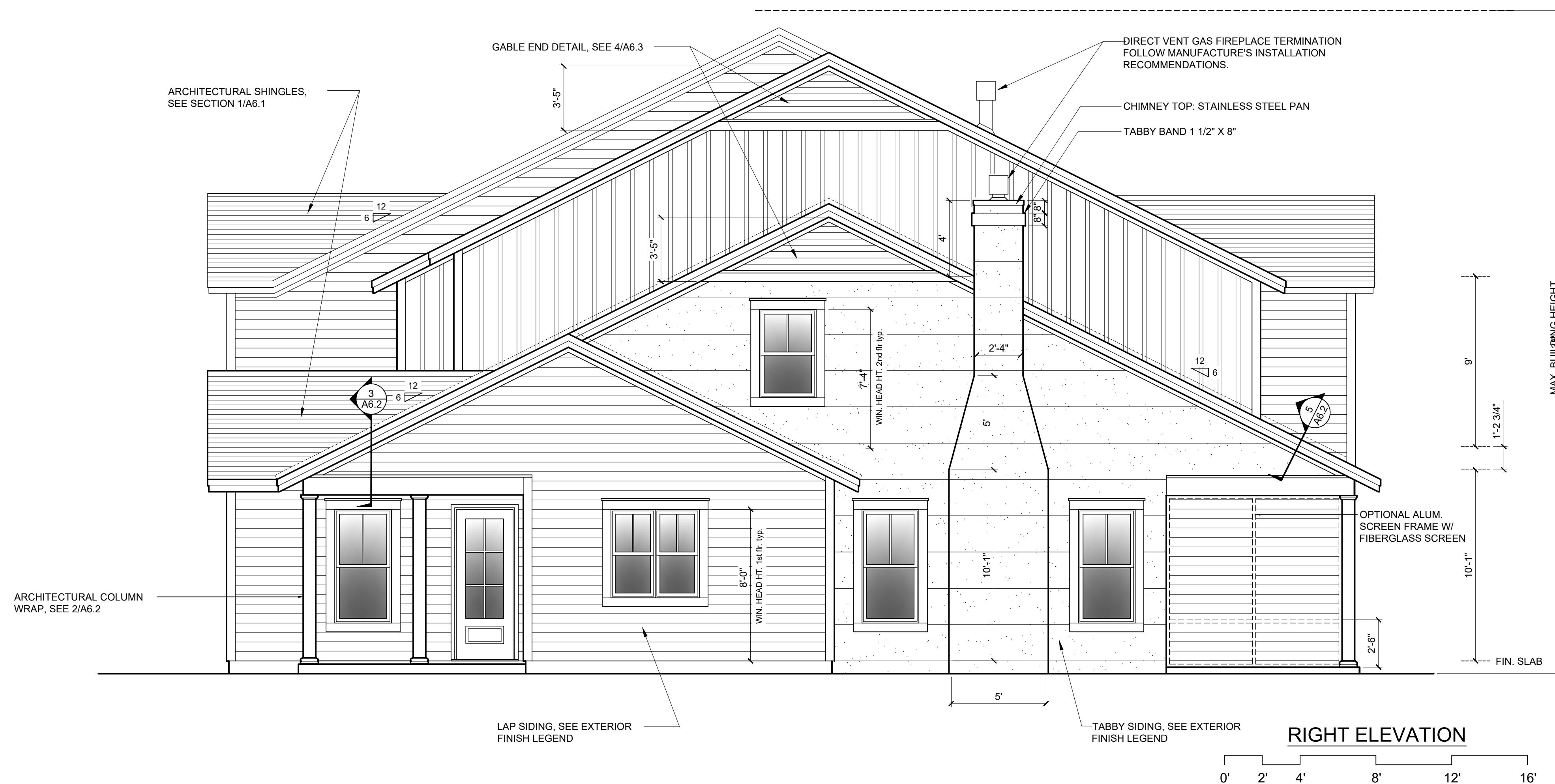
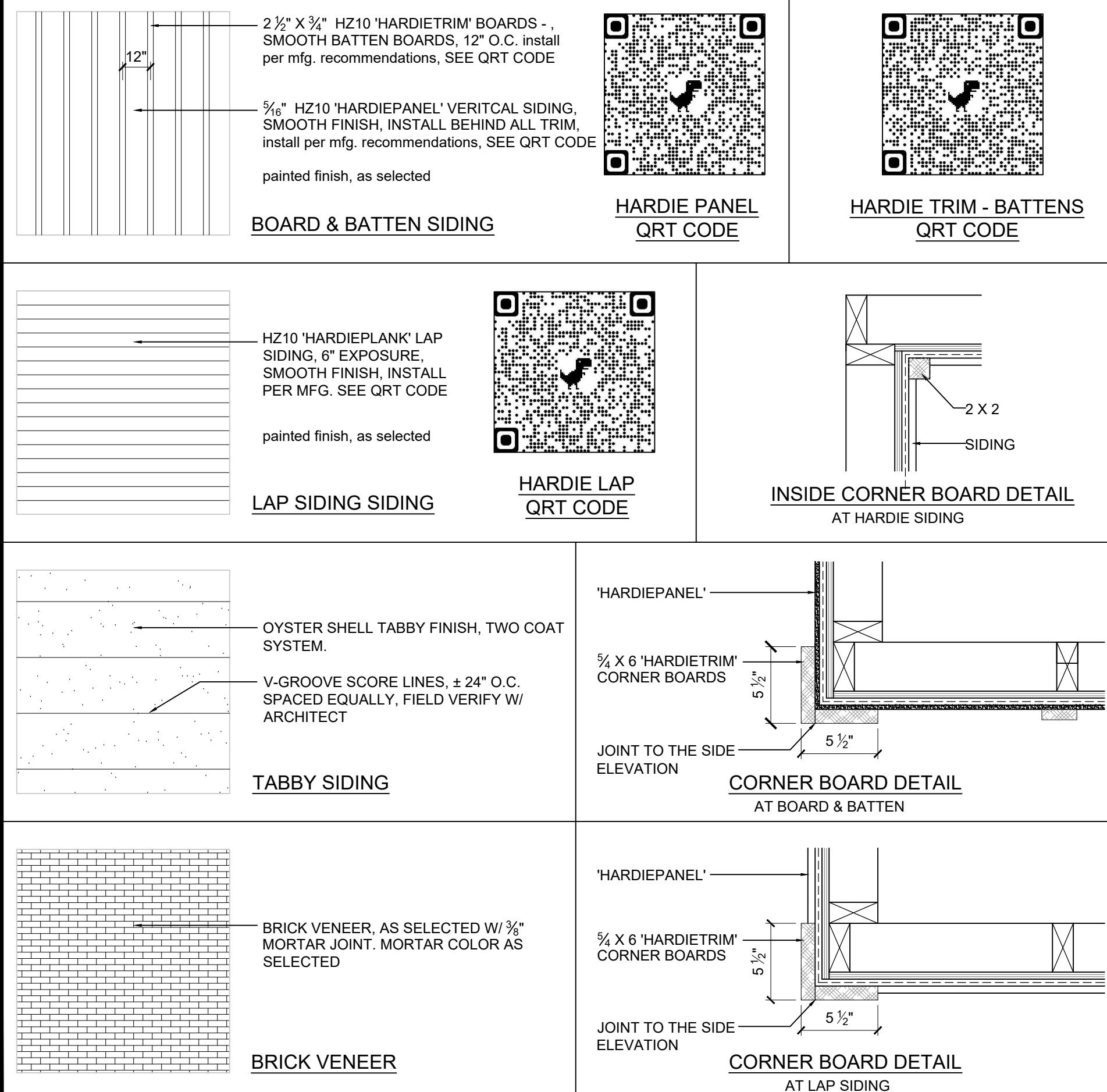
1622

6-24-22
9-12-22
10-21-22

A3.1

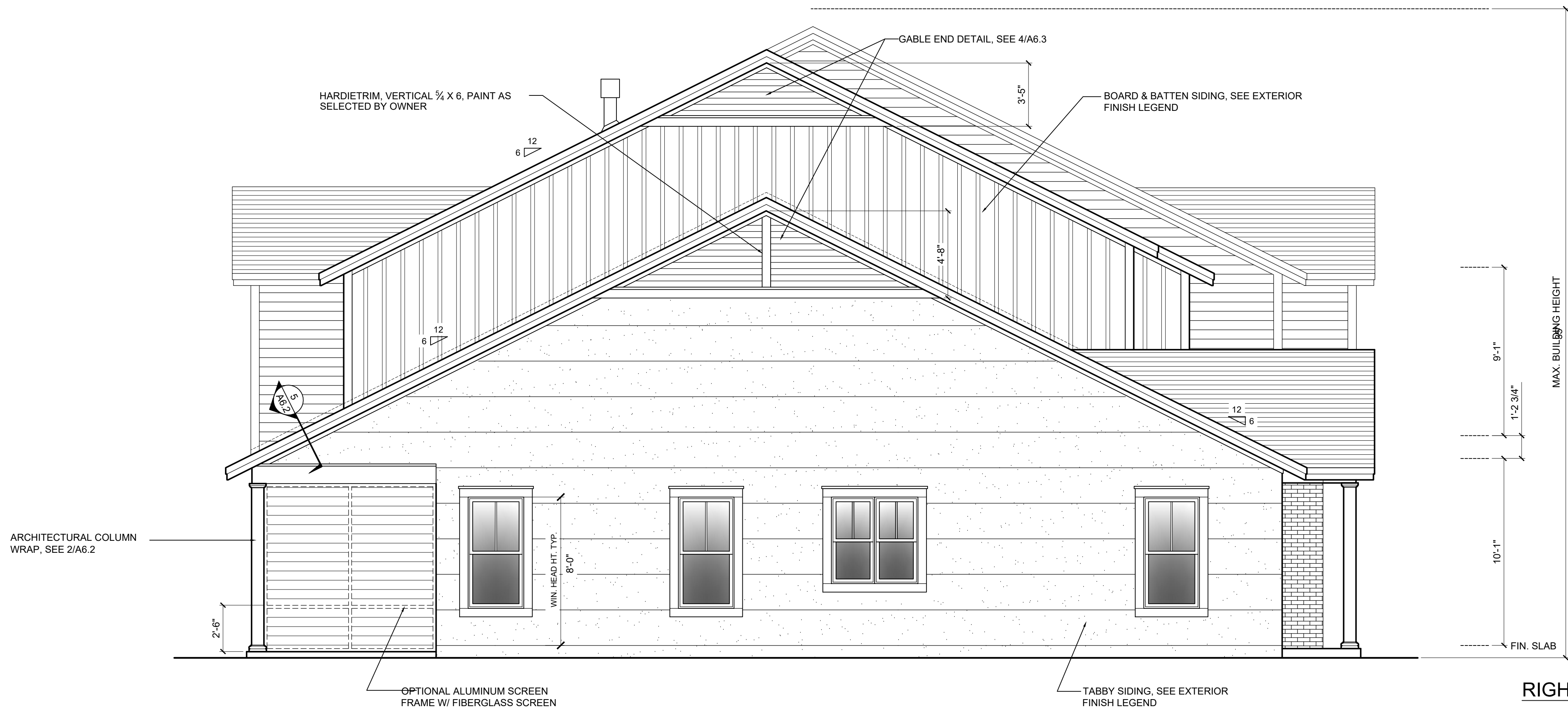
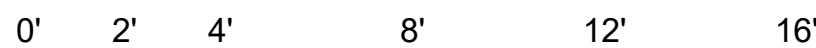


EXTERIOR FINISH LEGEND

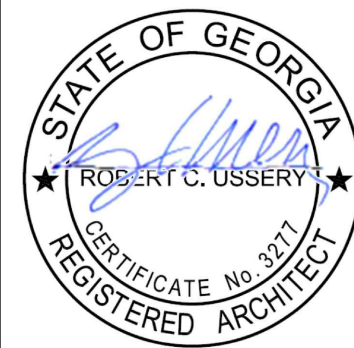
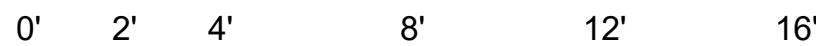




REAR ELEVATION



RIGHT ELEVATION



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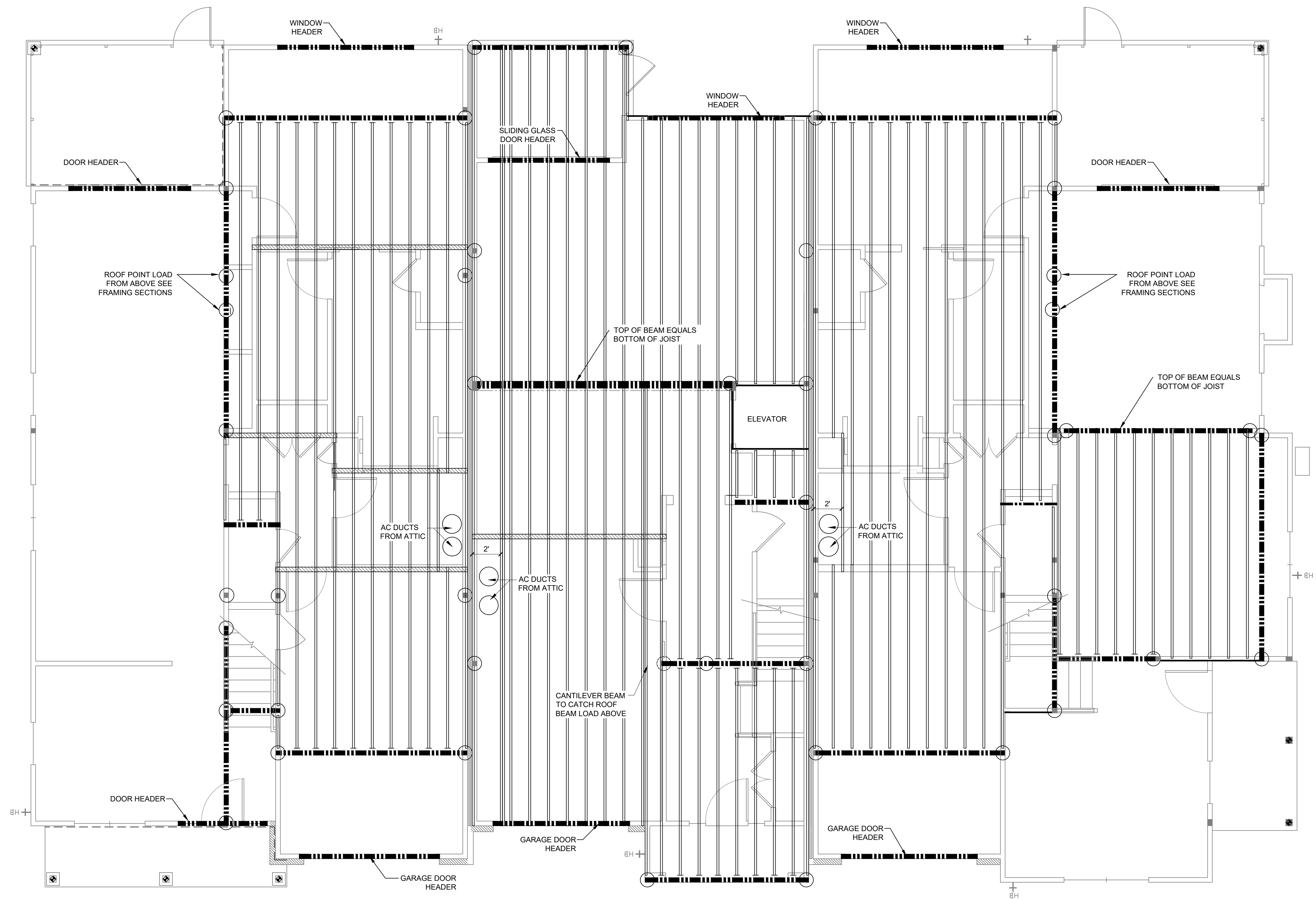


FIFTY OAKS - BUILDING 4
South Harrington Road
St. Simons Island, Georgia

1622

6-24-22
9-12-22
10-21-22

A3.2



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

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

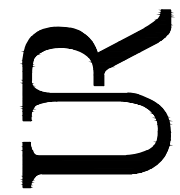
UNIT - C
123

UNIT - B
125

UNIT - A
127

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

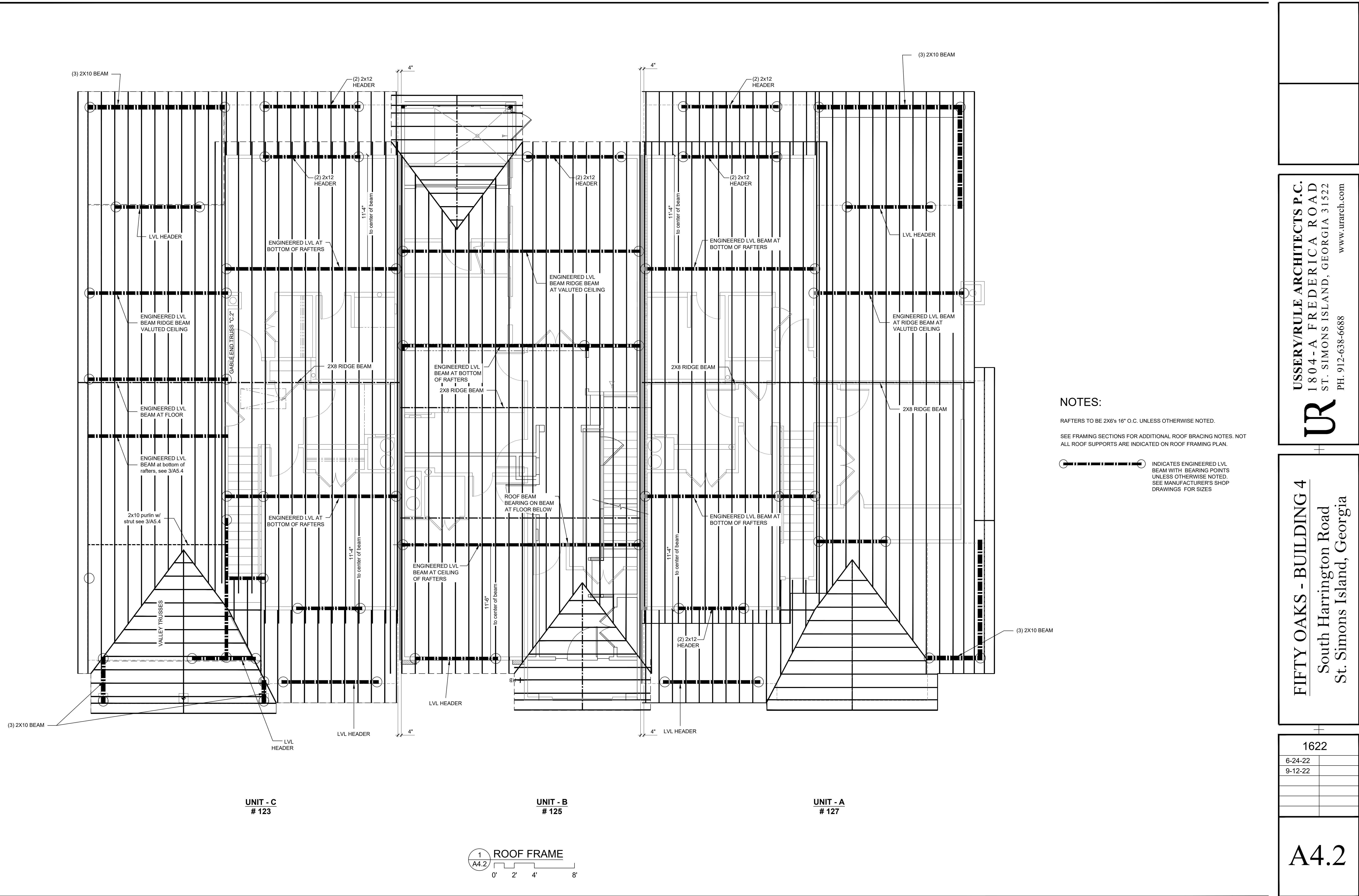
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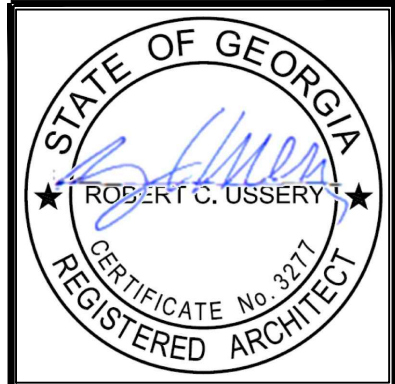


FIFTY OAKS - BUILDING 4
South Harrington Road
St. Simons Island, Georgia

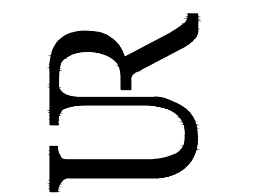
1622	
9-12-22	

A4.1





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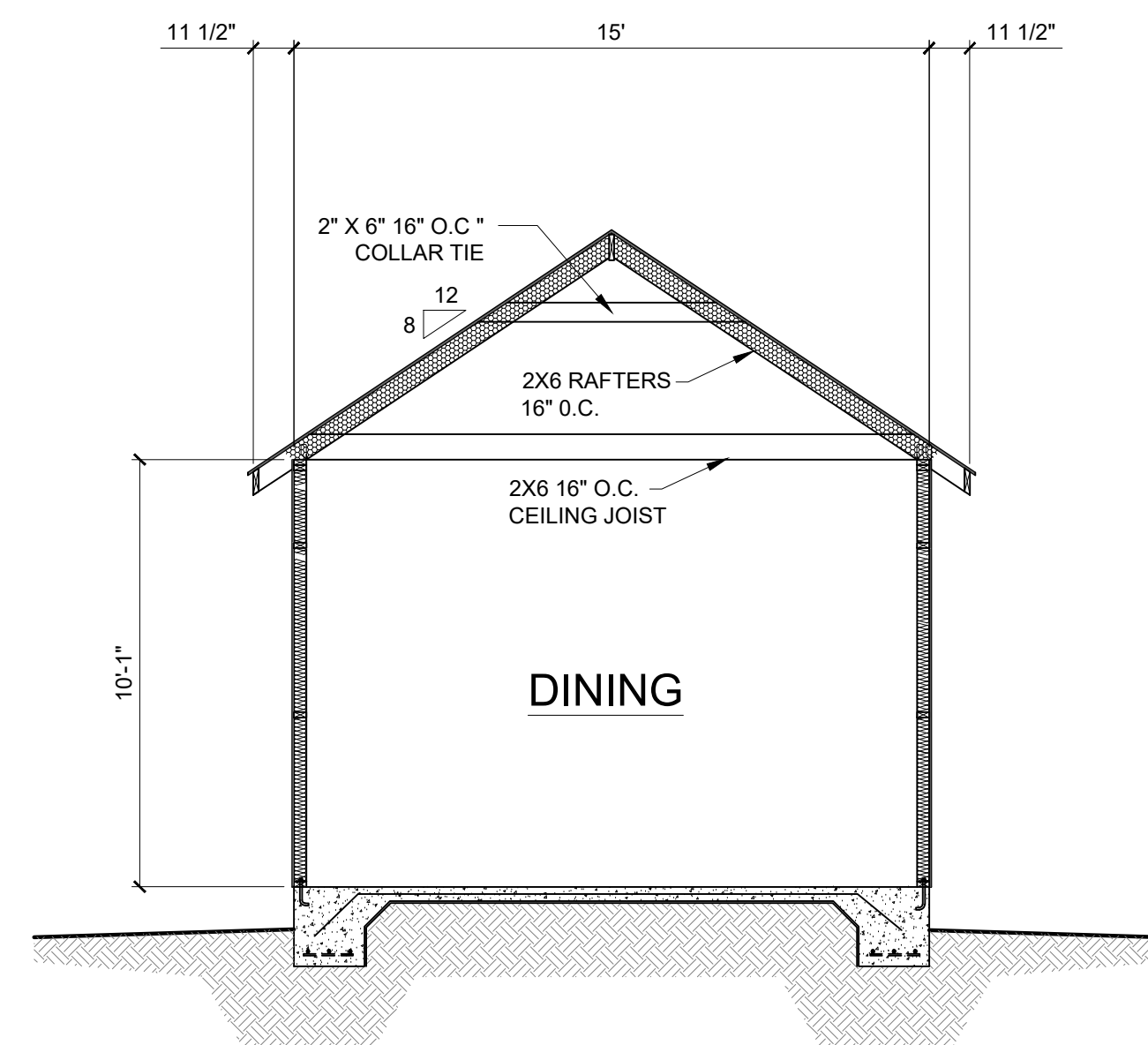


FIFTY OAKS - Framing Sections
South Harrington Road
St. Simons Island, Georgia

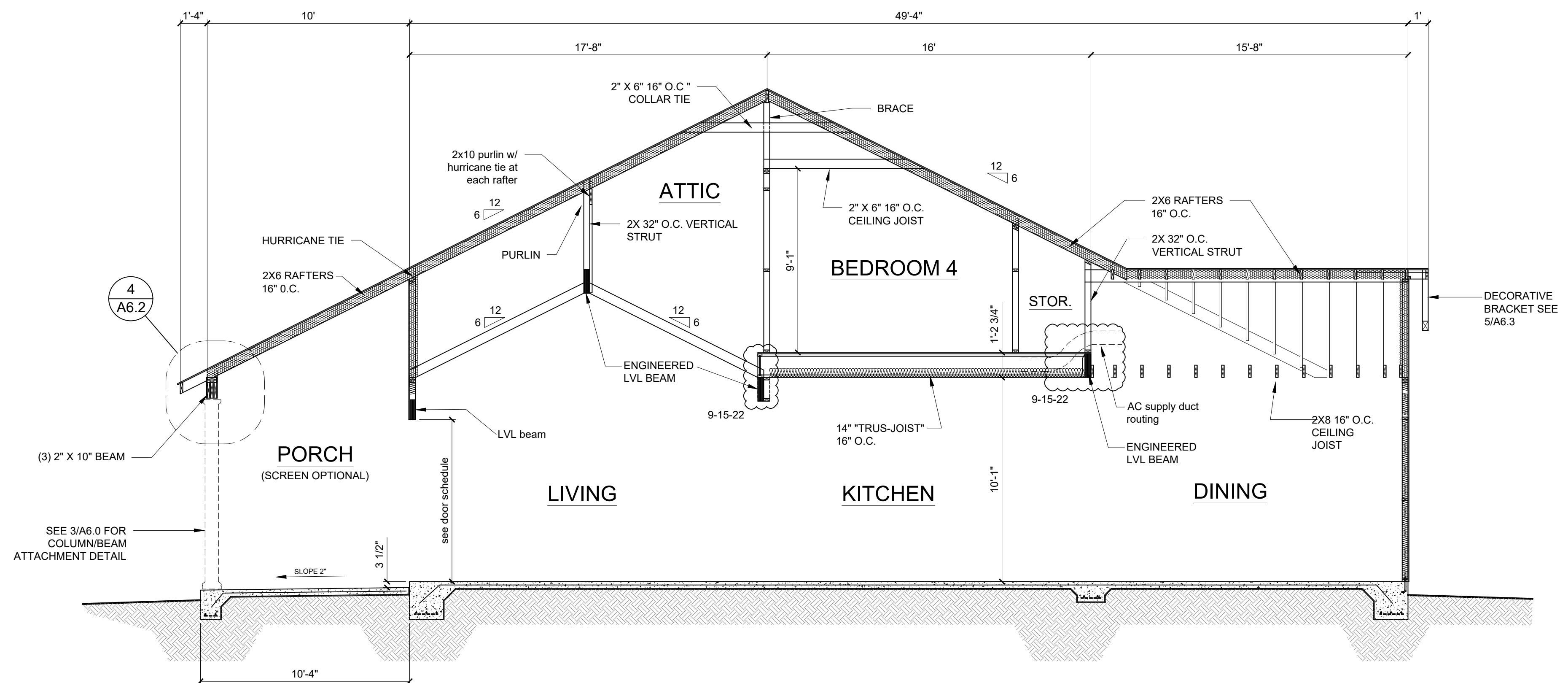
1622

6-01-21	9-15-22
9-28-21	
11-30-21	
1-05-22	
3-4-22	
9-12-22	

A5.1



4
A5.1
FRAMING SECTION - UNIT A



3
A5.1
FRAMING SECTION - UNIT A

FRAMING NOTES:

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

FLOOR FRAME: 14" TRUSS JOIST 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.

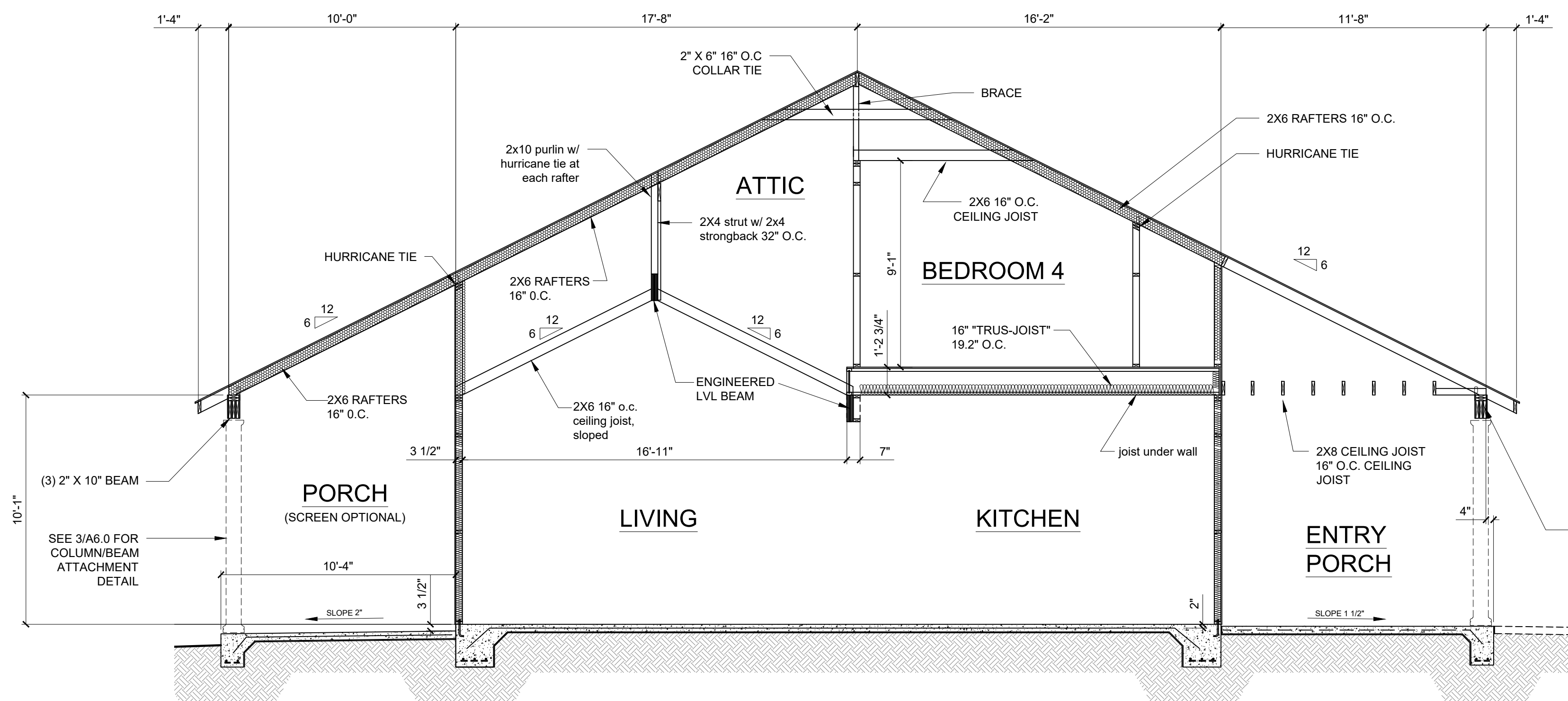
HEADER BEAMS: ALL WINDOW AND DOOR HEADERS OVER 6'-0" TO BE "MICRO-LAM" BEAMS PER MANUFACTURER'S SPECIFICATIONS UNLESS OTHERWISE NOTED. HEADERS 6'-0" TO 4'-0" TO MIN (2) 2X12 OTHER HEADERS TO BE MIN (2) 2X10 UNLESS OTHERWISE SPECIFIED.

HURRICANE TIES: SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.

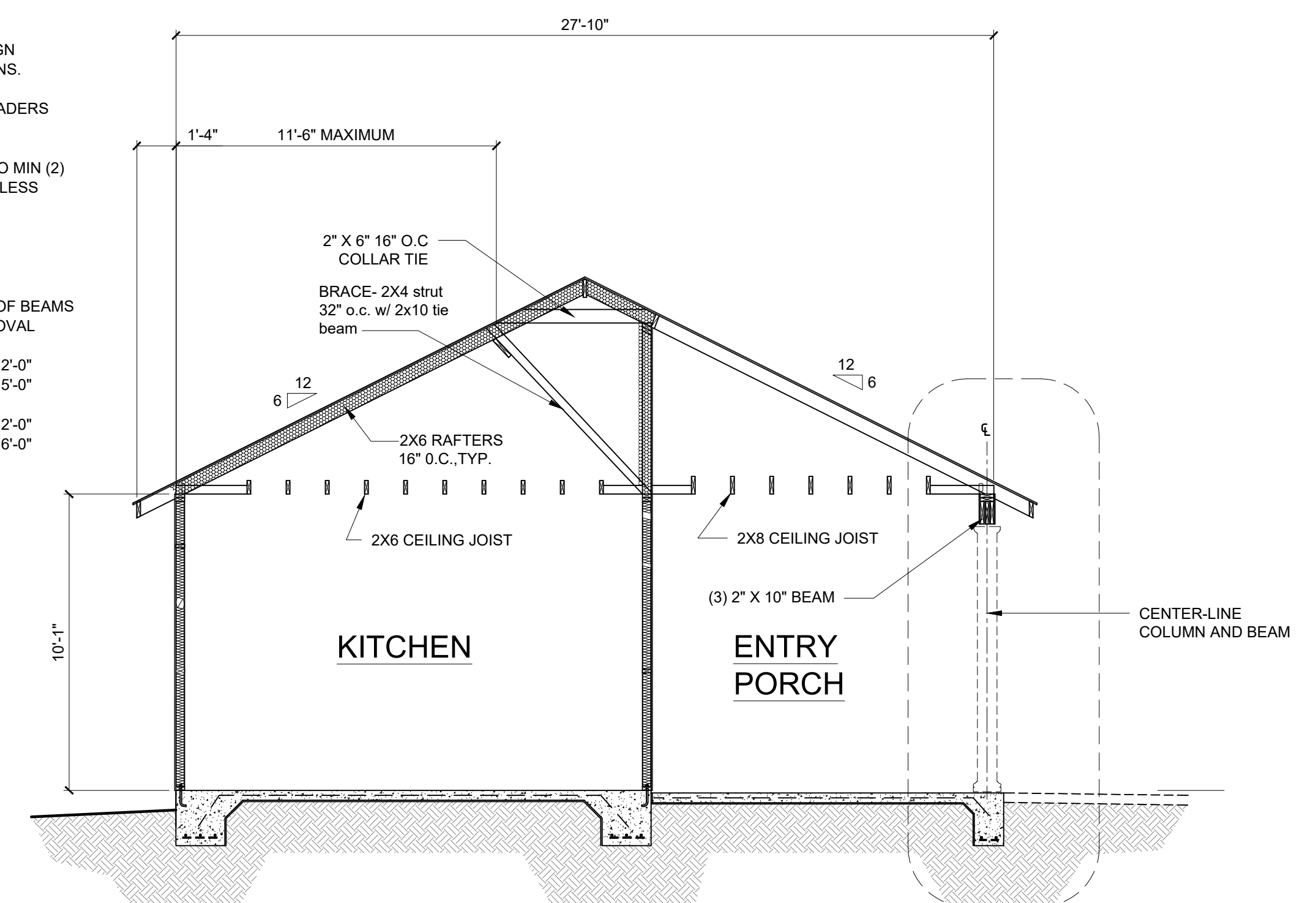
SHOP DRAWINGS: FLOOR FRAME and LVL ROOF BEAMS TO BE SUBMITTED TO ARCHITECT FOR APPROVAL

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"

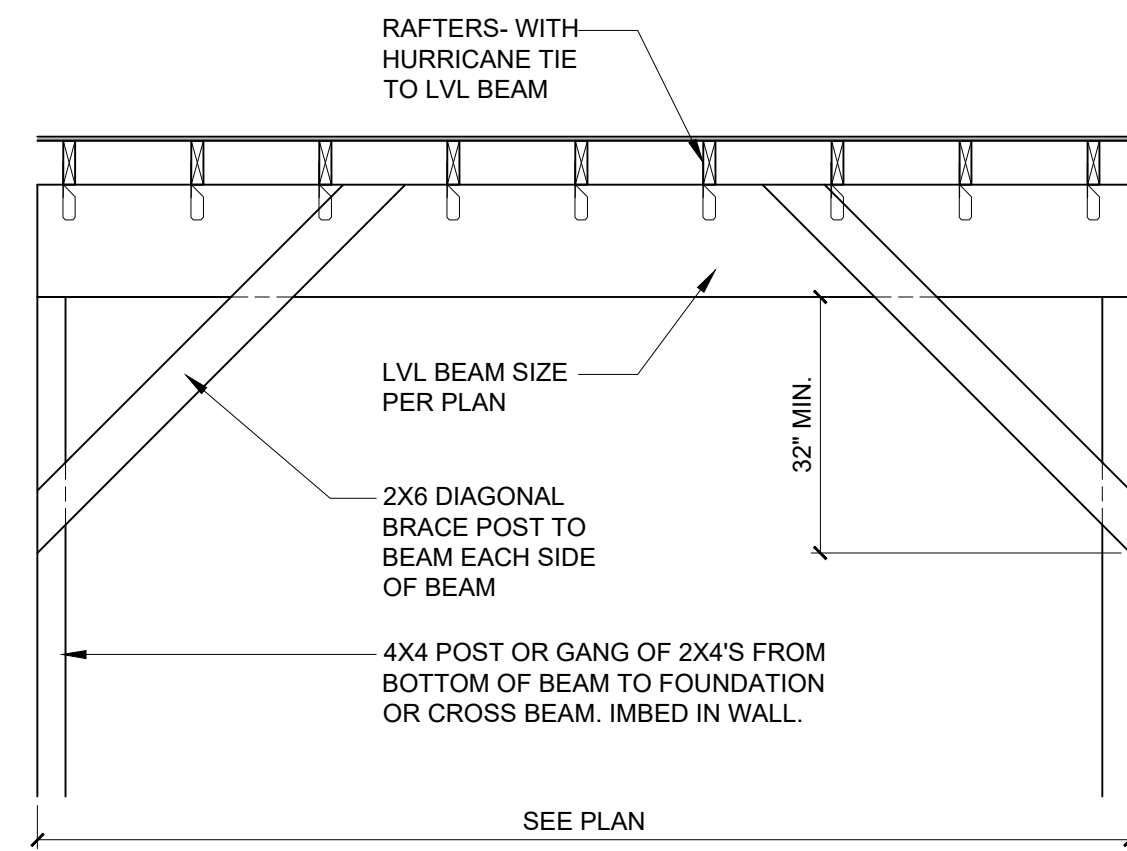


2
A5.1
FRAMING SECTION - UNIT A

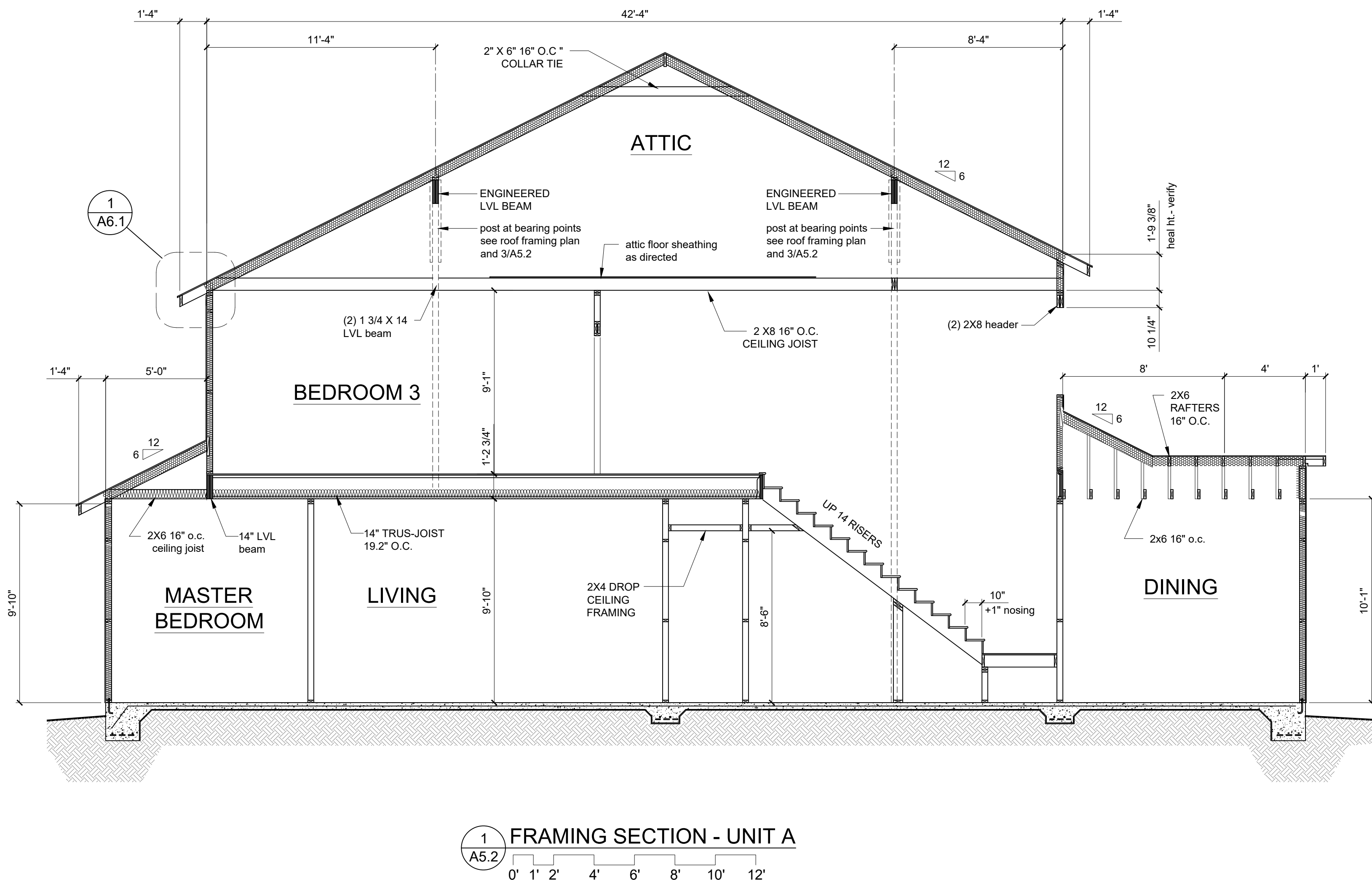
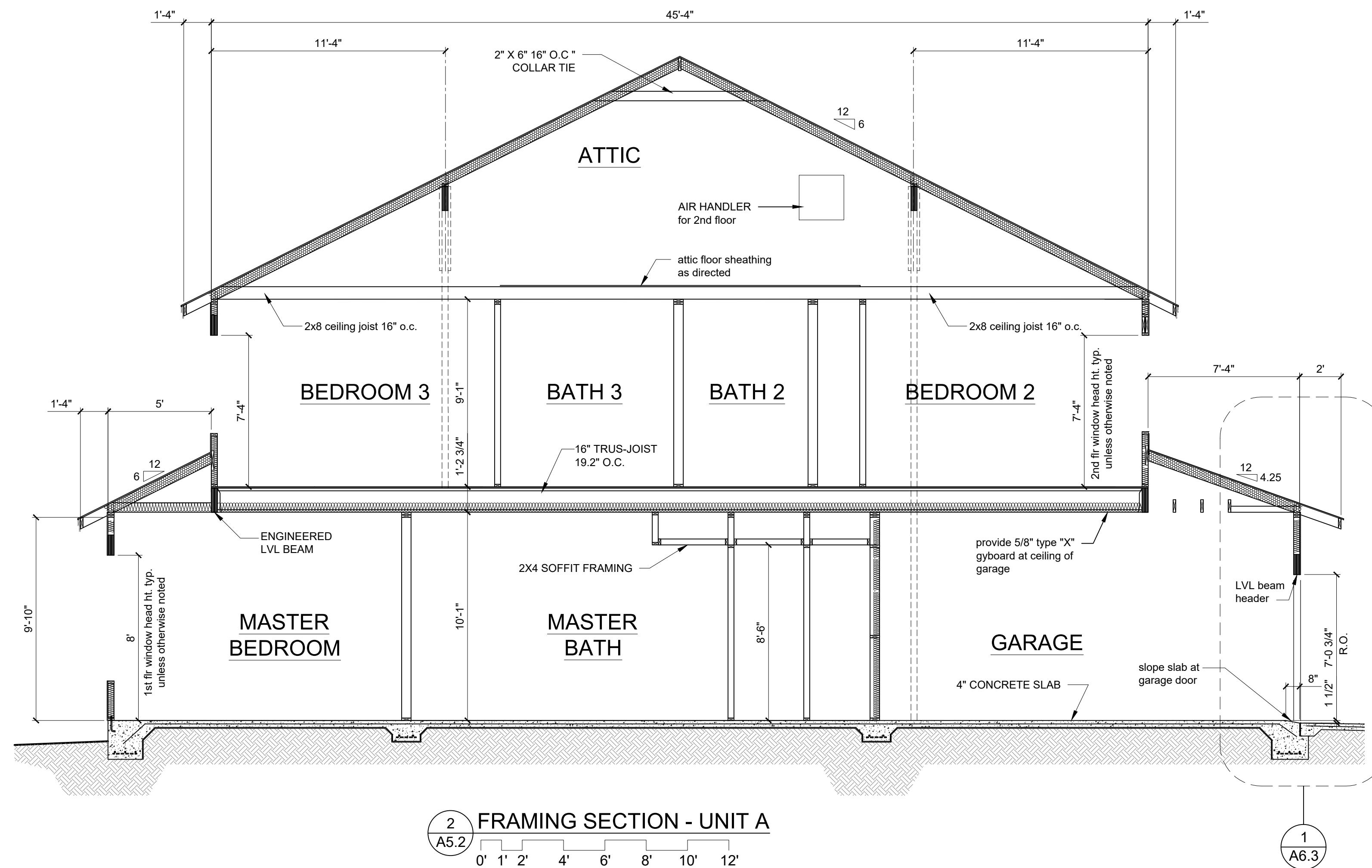


1
A5.1
FRAMING SECTION - UNIT A

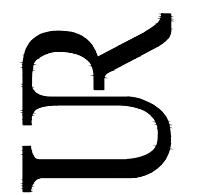
2
A6.2
BEAM-COLUMN CONNECTION



3 ATTIC BEAM DETAIL
A5.2 not to scale



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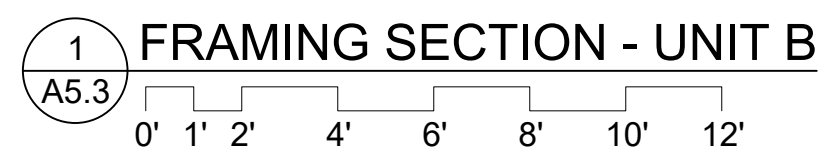
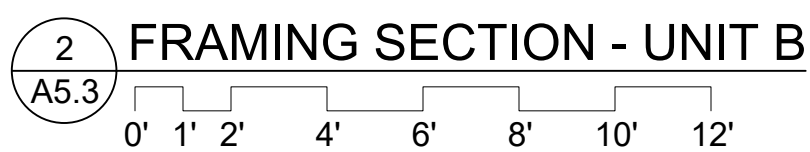
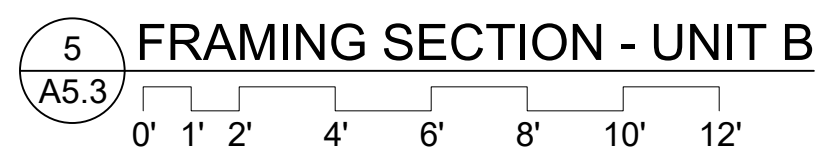
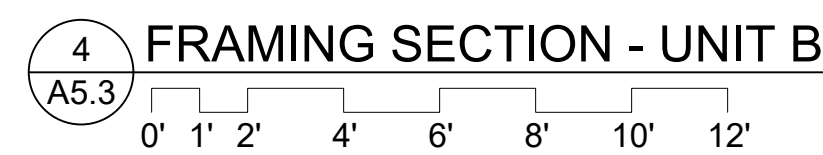


FIFTY OAKS - Framing Sections
South Harrington Road
St. Simons Island, Georgia

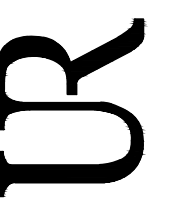
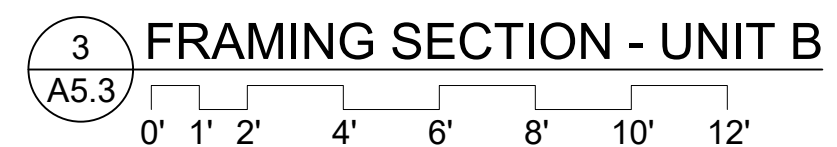
1622

6-01-21	
9-28-21	
11-30-21	
1-05-22	
3-4-22	
9-12-22	

A5.2



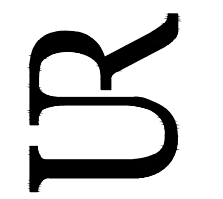
6 ATTIC BEAM DETAIL
A5.3 not to scale



A5.3



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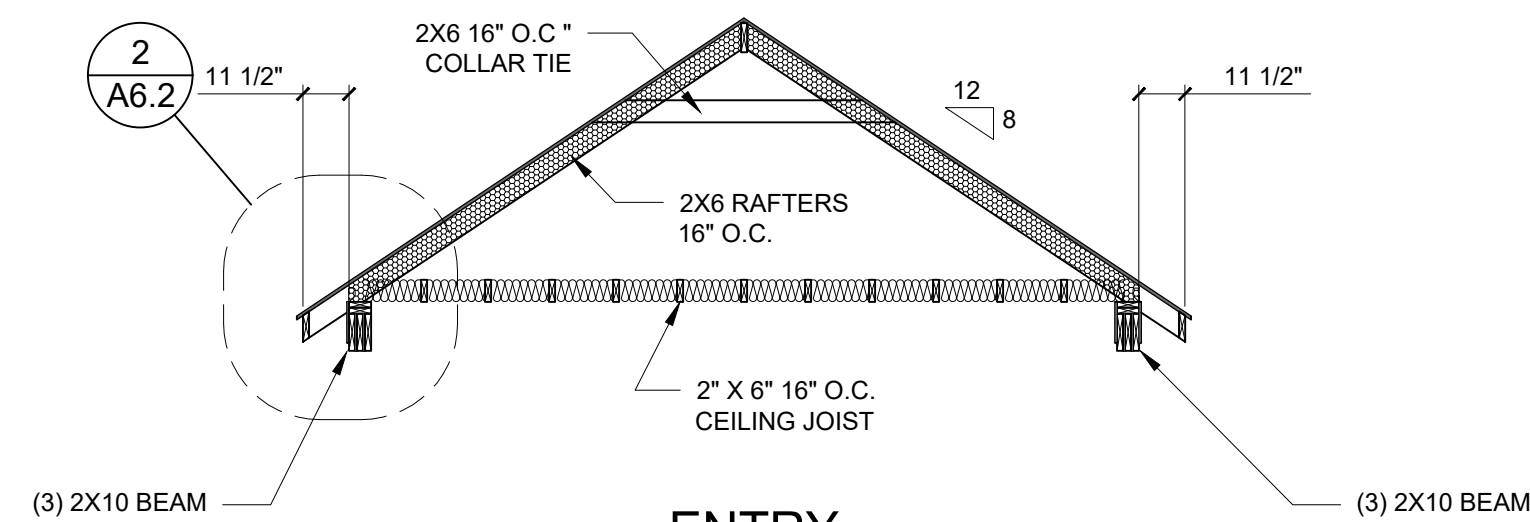


FIFTY OAKS - Framing Sections
South Harrington Road
St. Simons Island, Georgia

1622

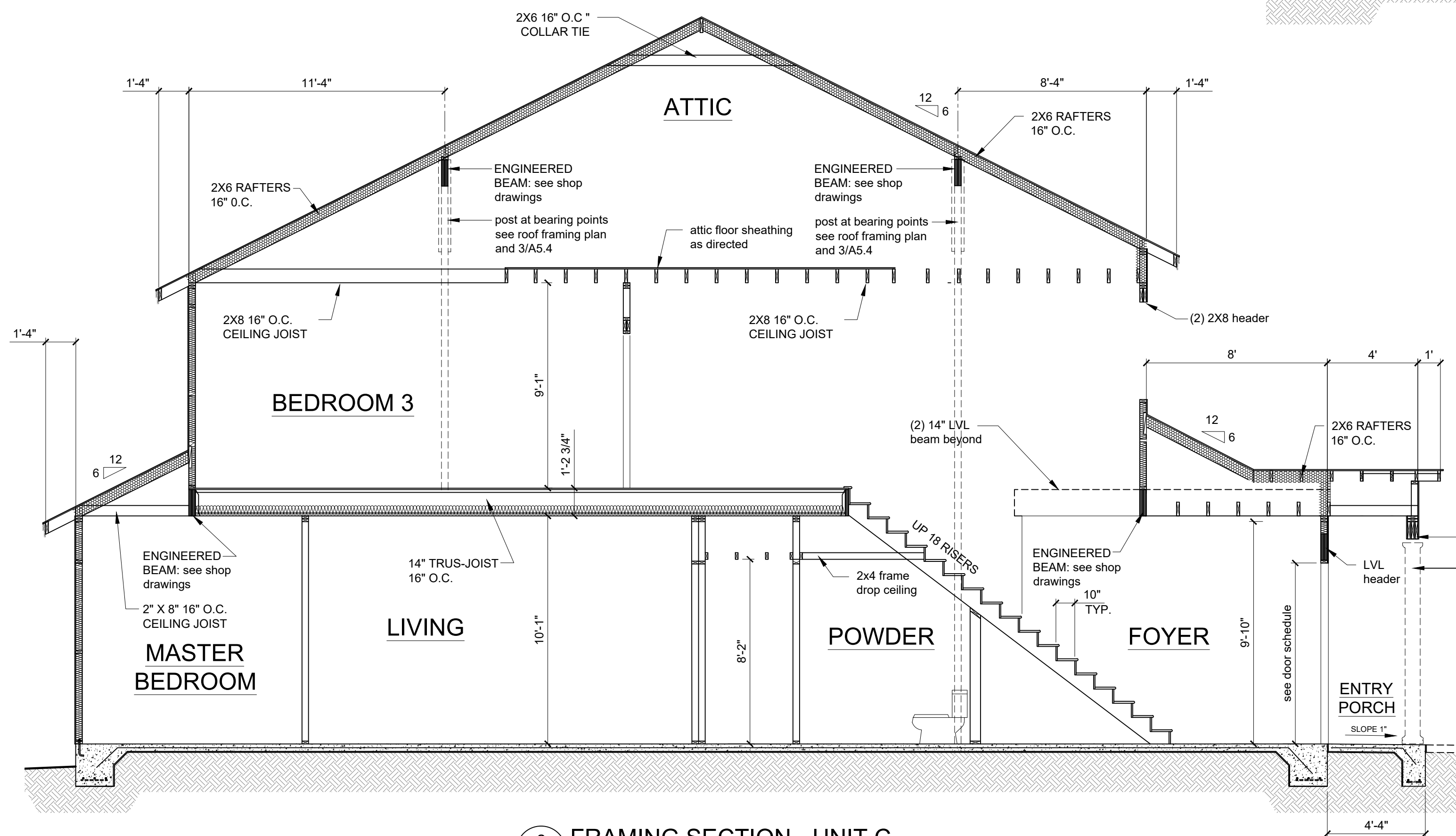
6-01-21	9-12-22
9-28-21	
11-30-21	
1-05-22	
2-11-22	
3-4-22	

A5.4



ENTRY PORCH

4
A5.4
FRAMING SECTION - UNIT C



2
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 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 MANUFACTURERS SPECIFICATIONS UNLESS OTHERWISE NOTED. HEADERS 6'-0" TO 4'-0" TO MIN (2) 2X12 OTHER HEADERS TO BE MIN (2) 2X10 UNLESS OTHERWISE SPECIFIED.

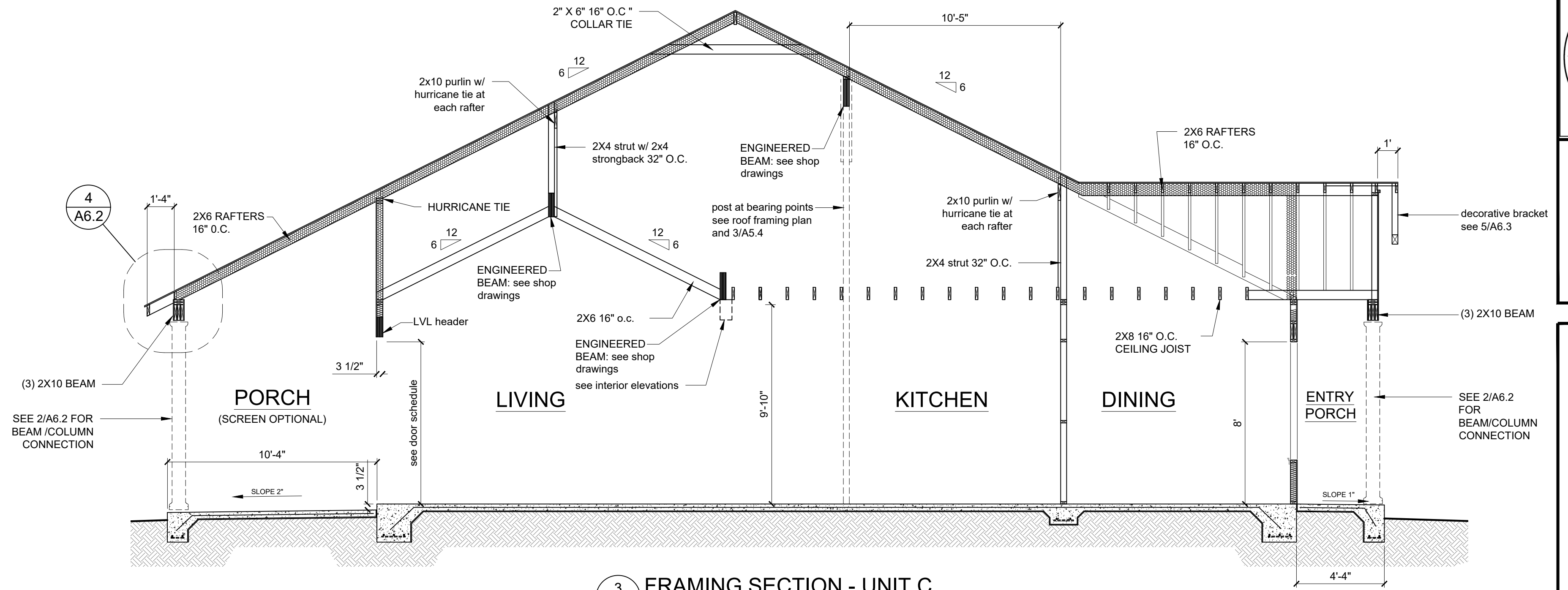
HURRICANE TIES: SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.

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

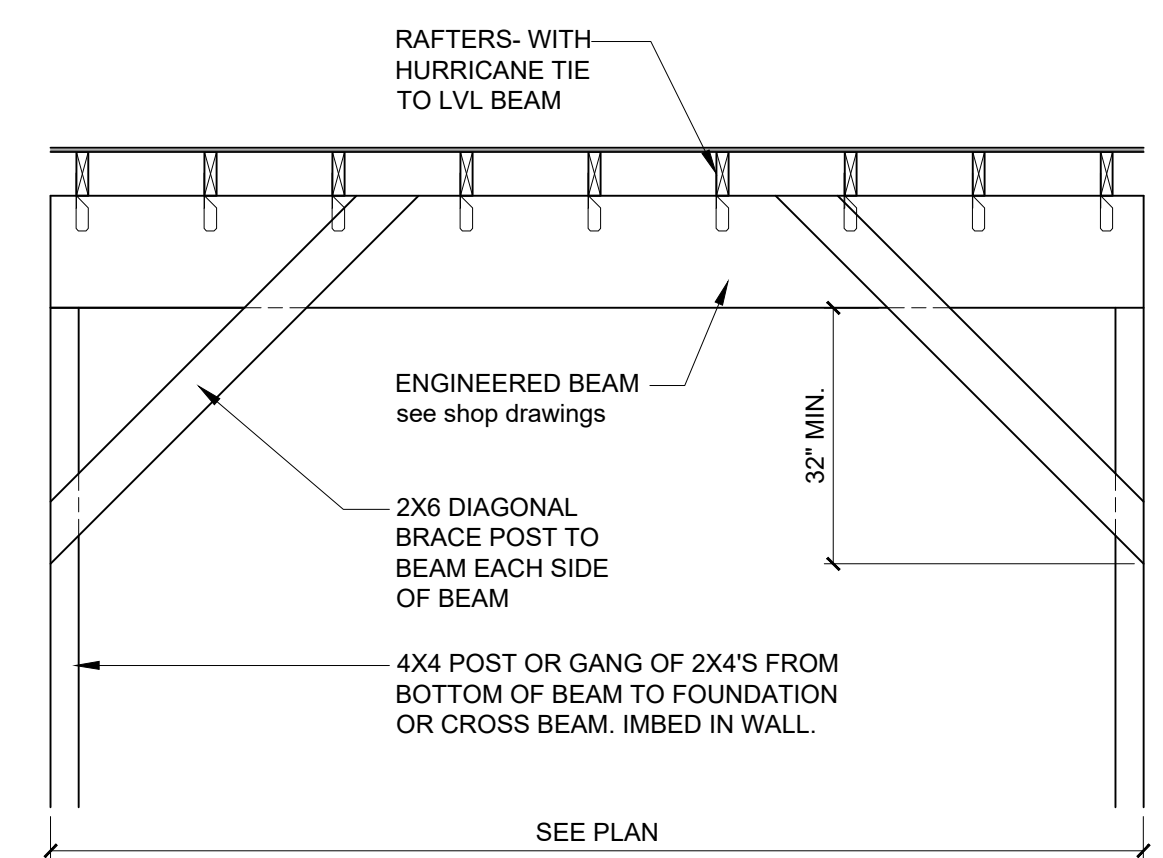
MAX RAFTER SPAN: 2X6 16" O.C. - 12'-0"
2X8 16" O.C. - 15'-0"

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

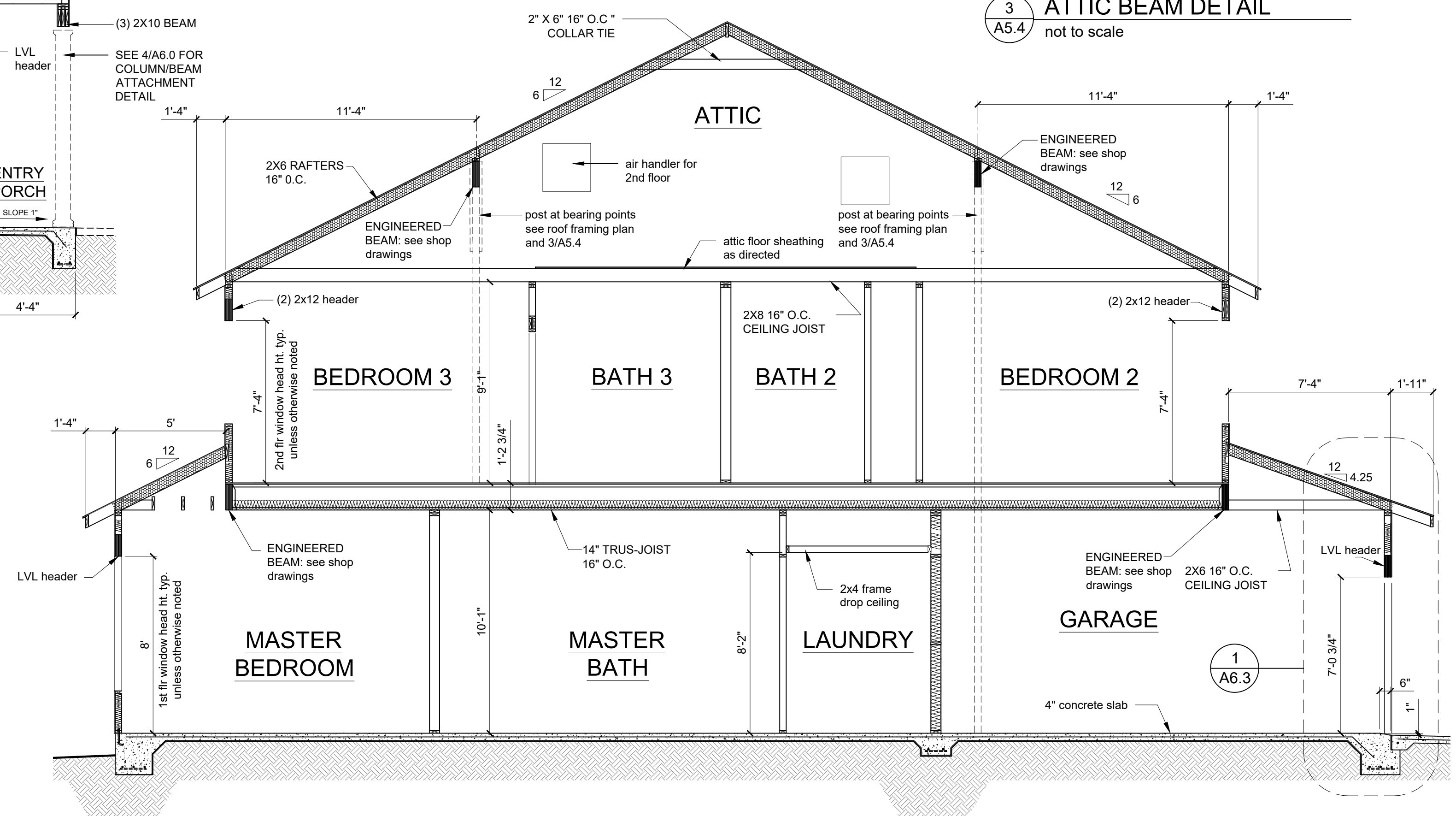
1
A5.4
FRAMING SECTION - UNIT C



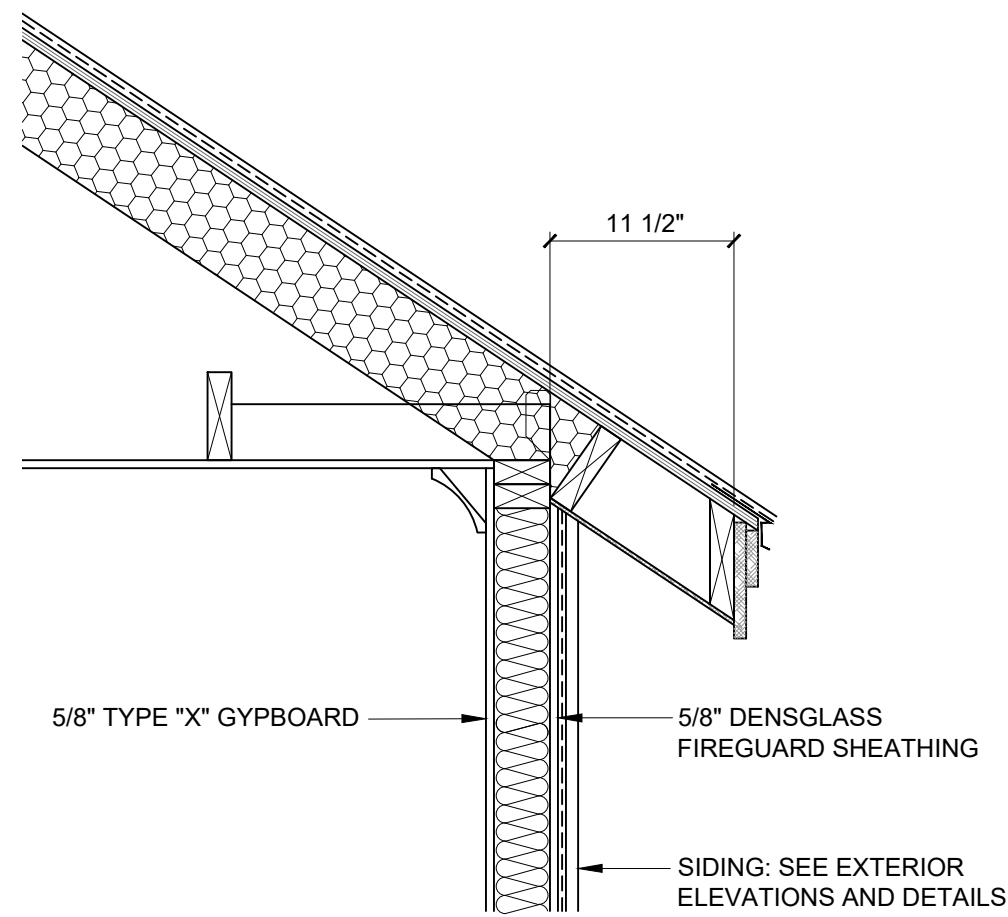
3
A5.4
FRAMING SECTION - UNIT C



3
A5.4
ATTIC BEAM DETAIL
not to scale

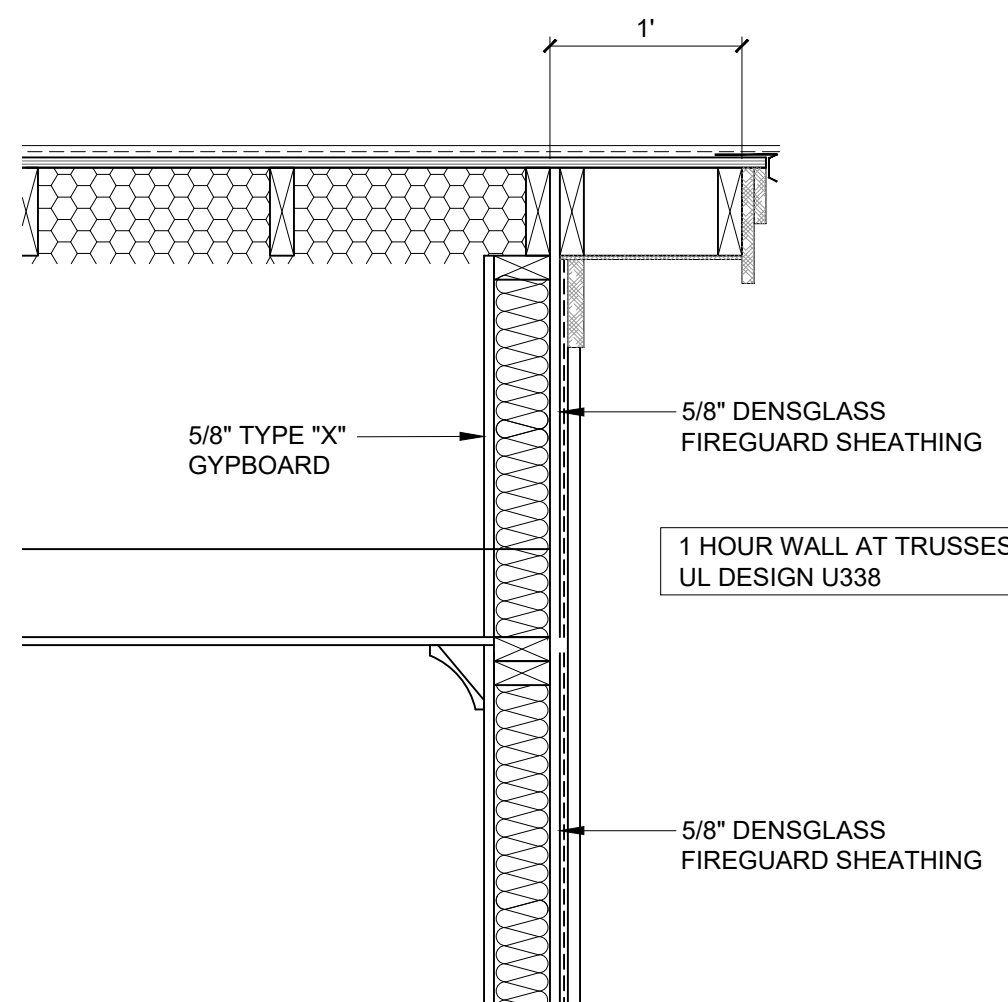


1
A6.3

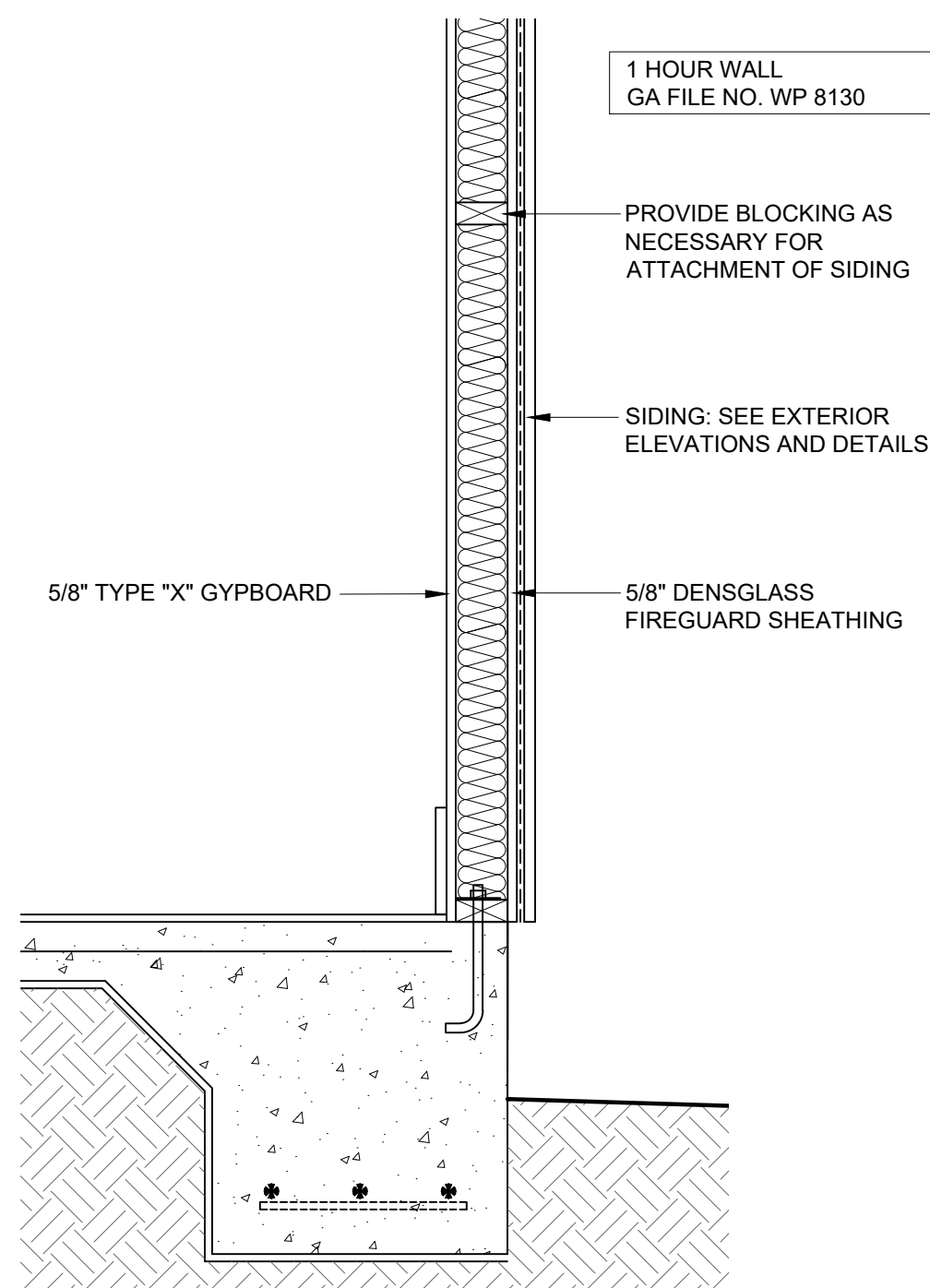


CONDITION AT ROOF EAVE

SEE TYP. WALL SECTION FOR ADDITIONAL NOTES

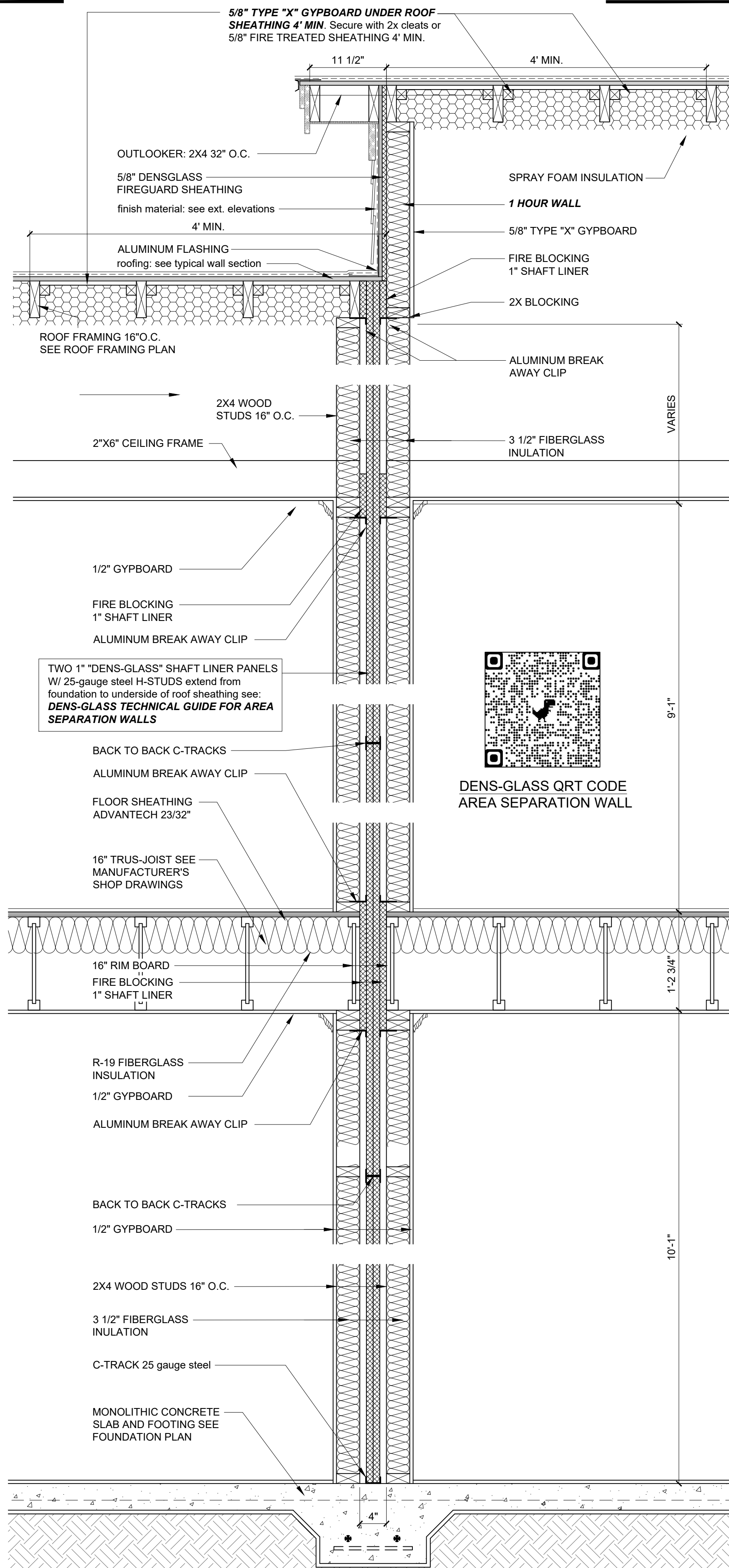


CONDITION AT ROOF RAKE between Units



4 TYPICAL 1 HOUR WALL

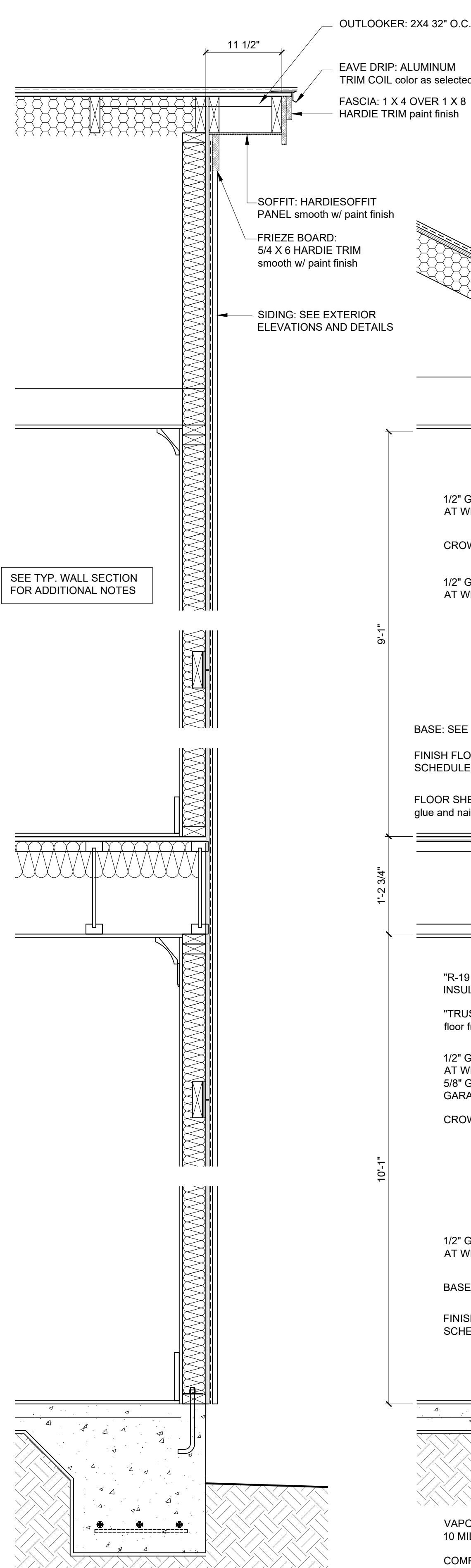
A6.1 0 3' 6" 1' 2'



3 SEPARATION WALL SECTION

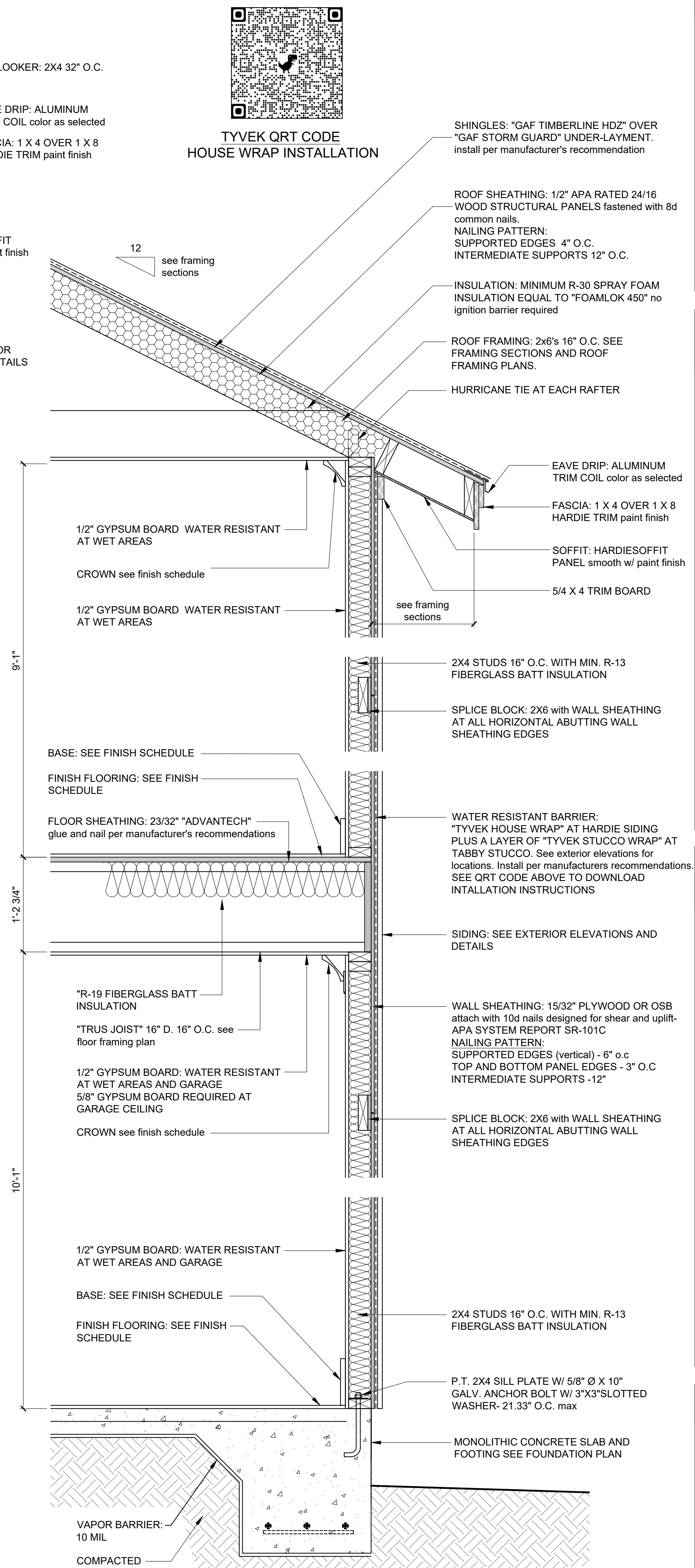
A6.1 0 3' 6" 1' 2'

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



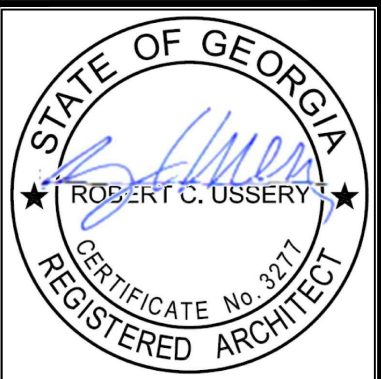
2 TYPICAL WALL AT GABLE END RAKE

A6.1 0 3' 6" 1' 2'



1 TYPICAL WALL SECTION

A6.1 0 3' 6" 1' 2'

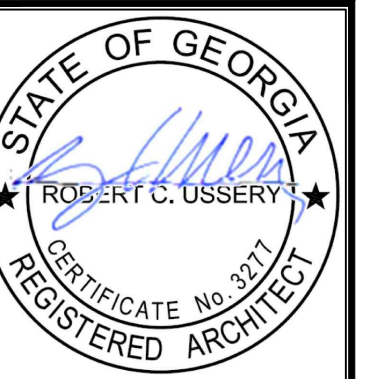
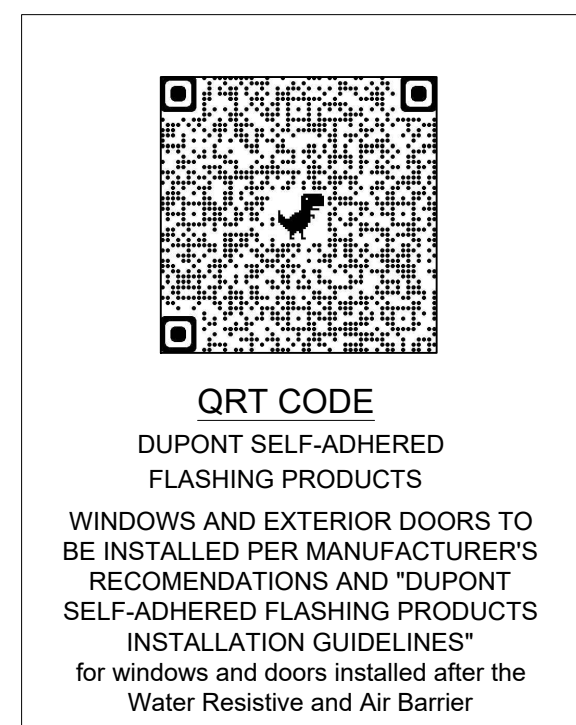
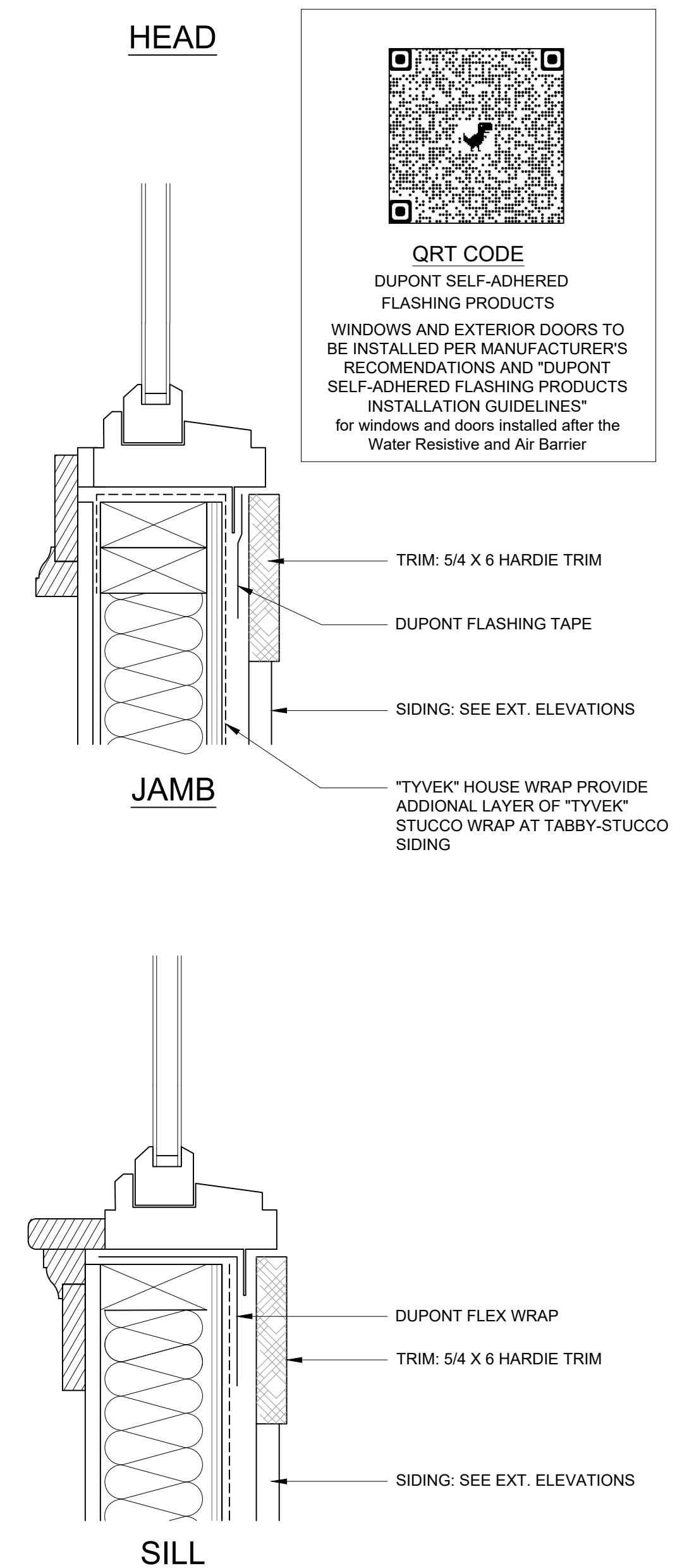
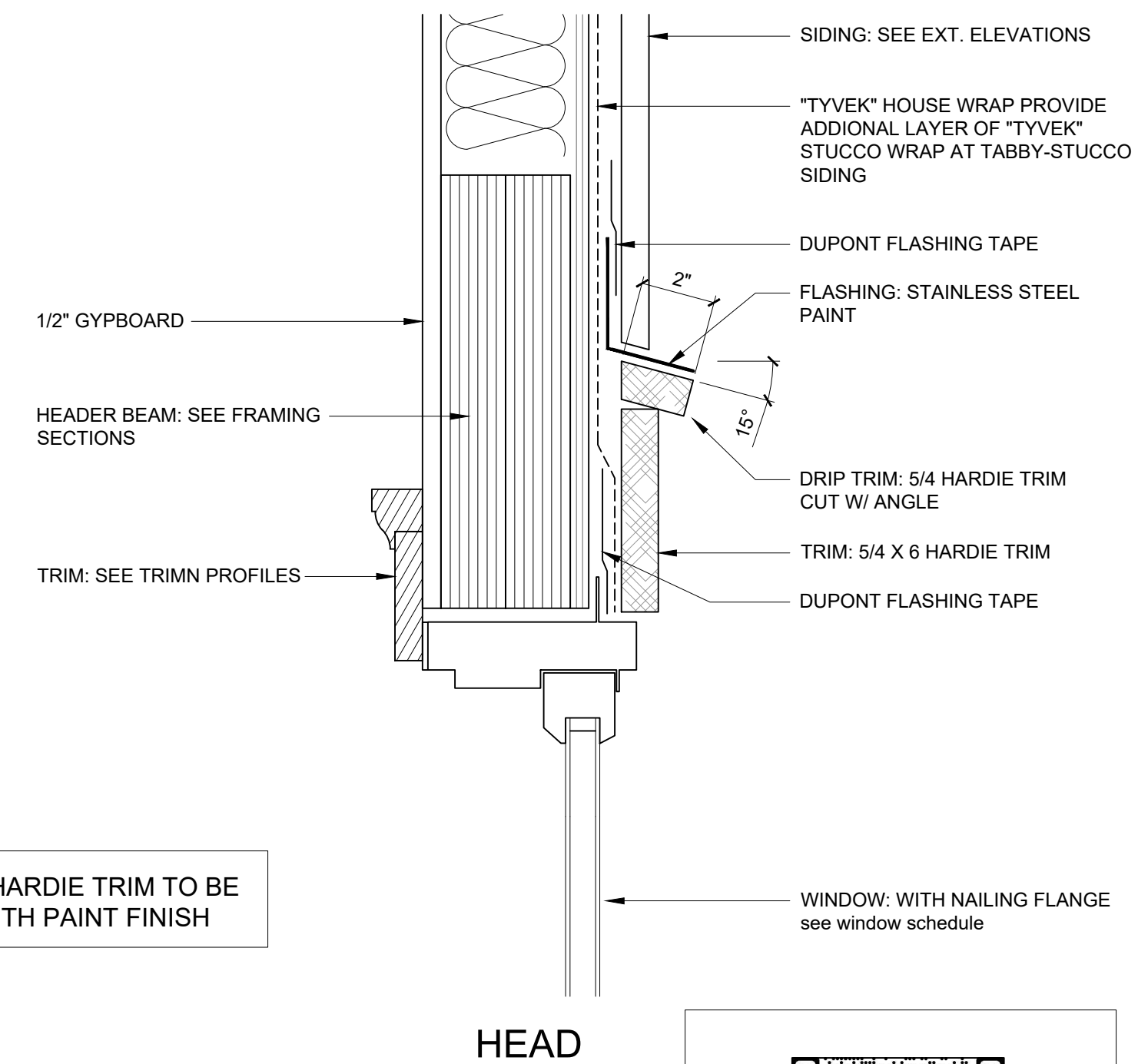
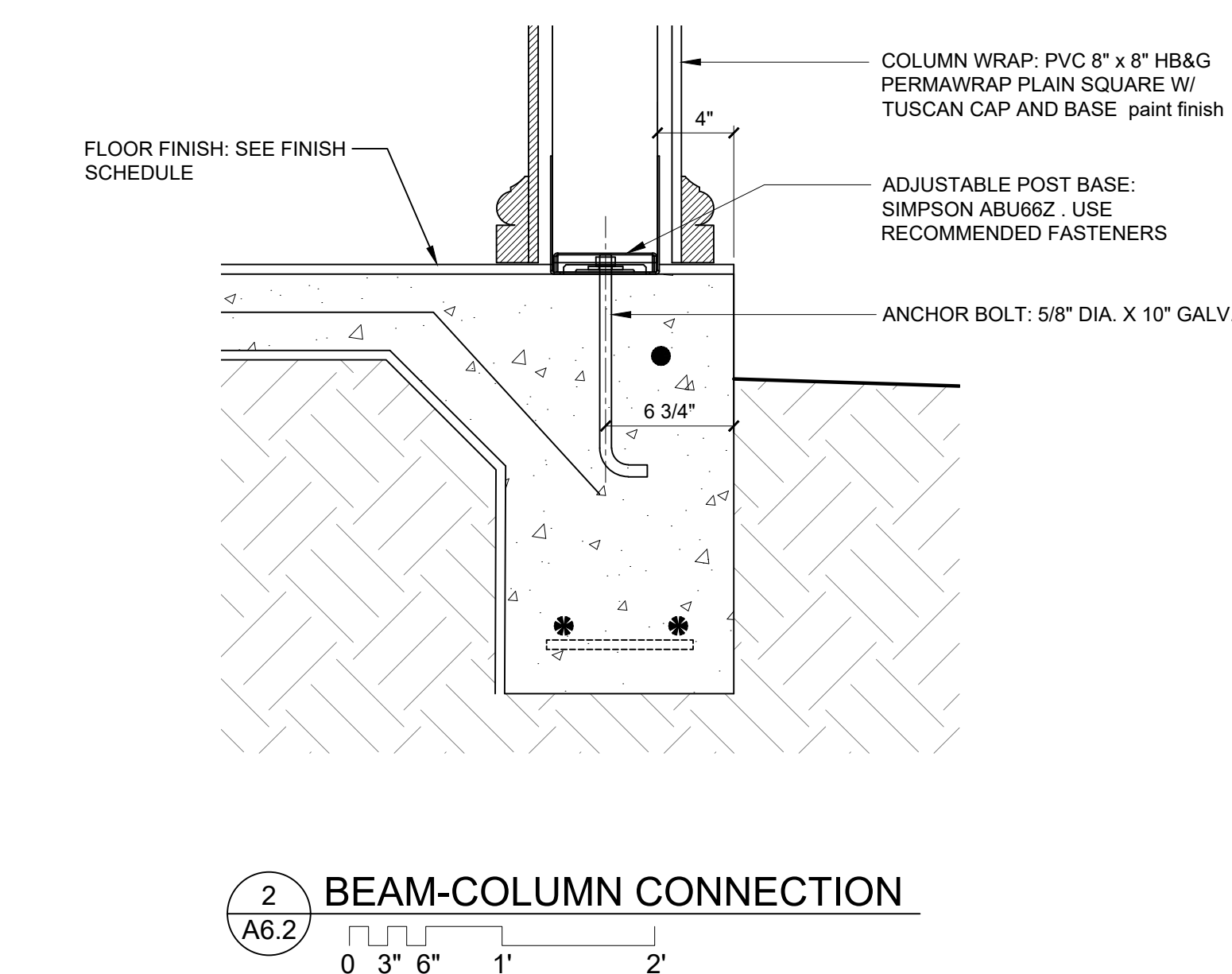
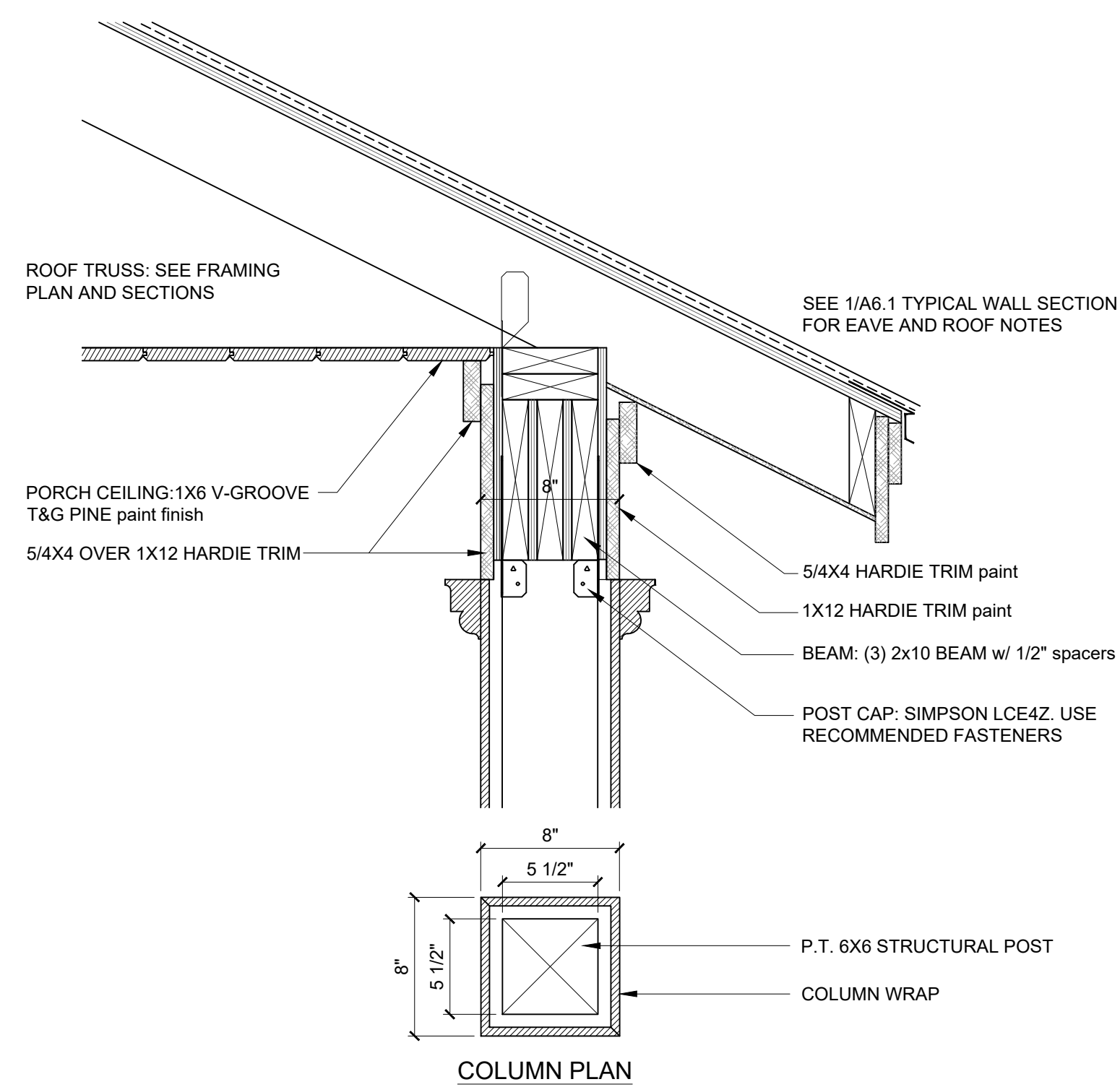
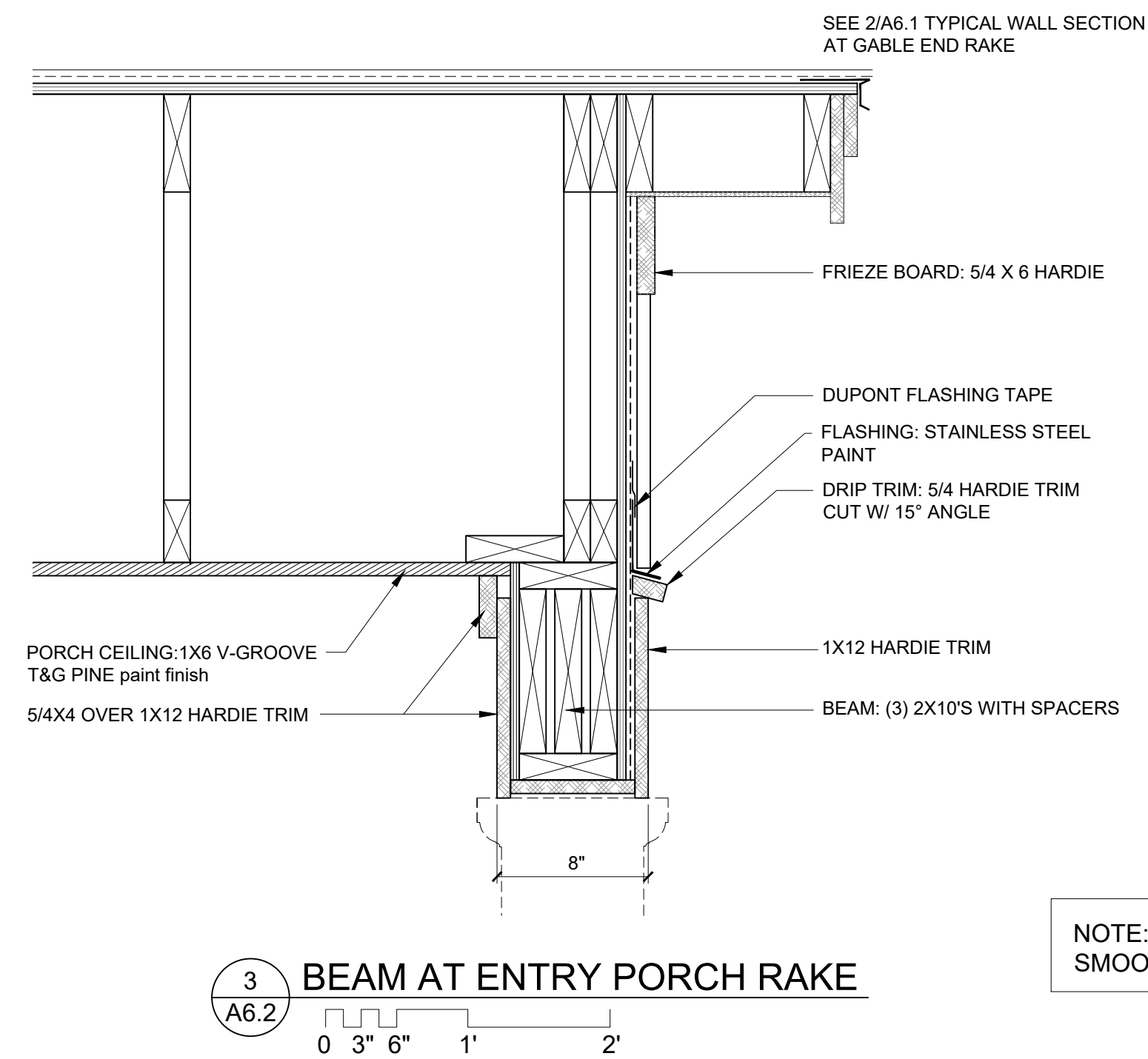
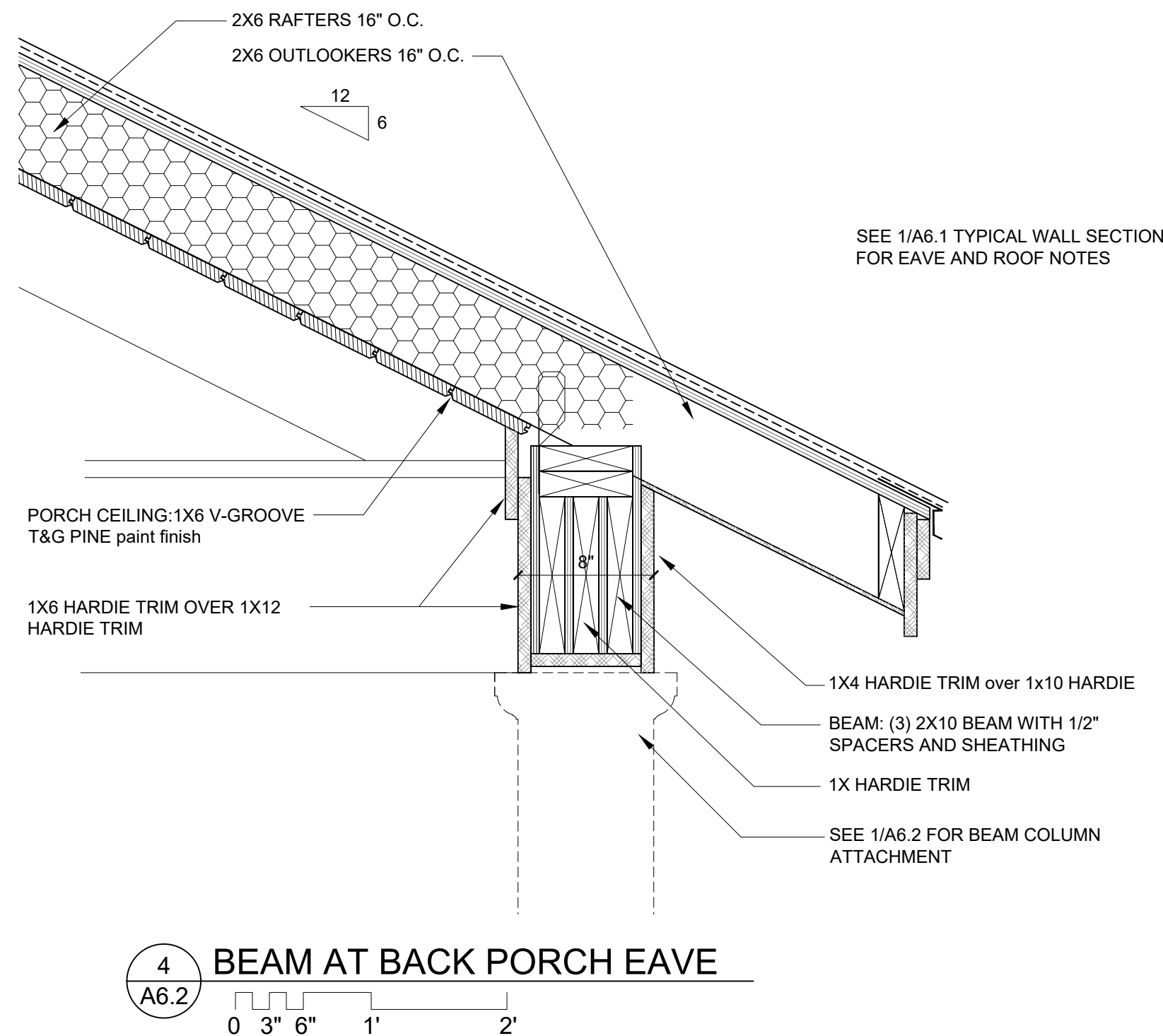
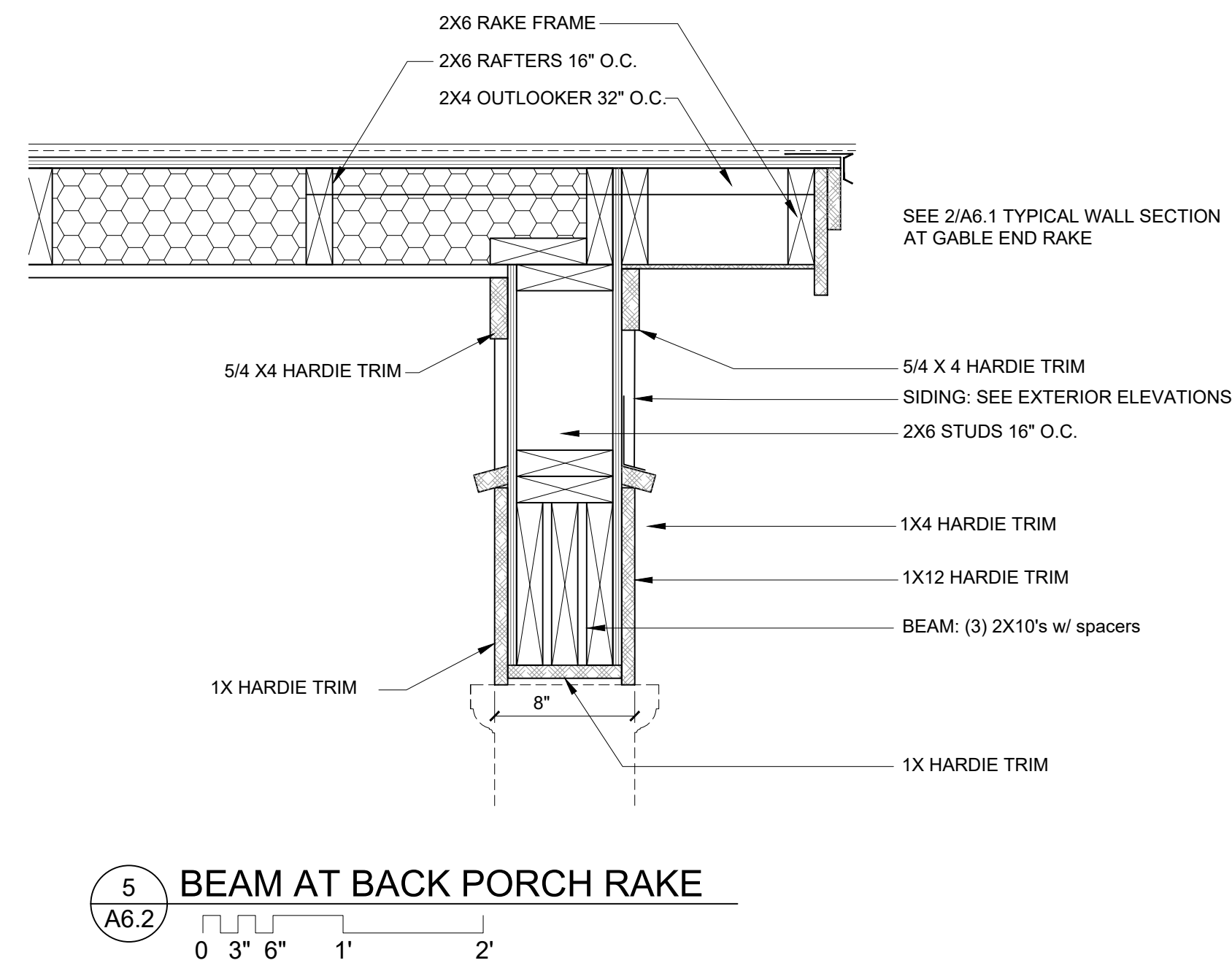


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FIFTY OAKS - Wall Sections
South Harrington Road
St. Simons Island, Georgia

1622	
6-01-21	
9-28-21	
1-05-22	
2-11-22	
3-4-22	
9-12-22	

A6.1

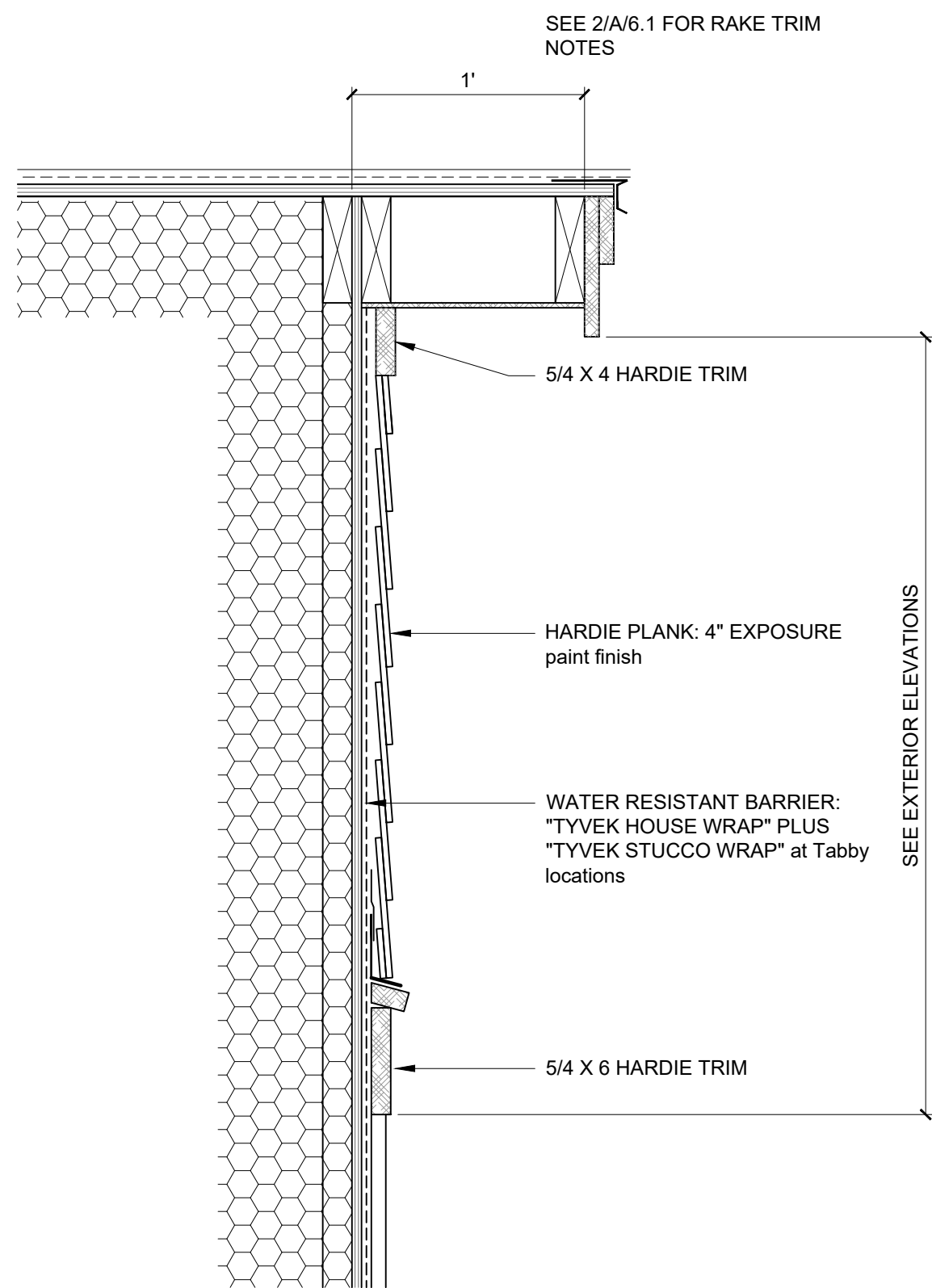


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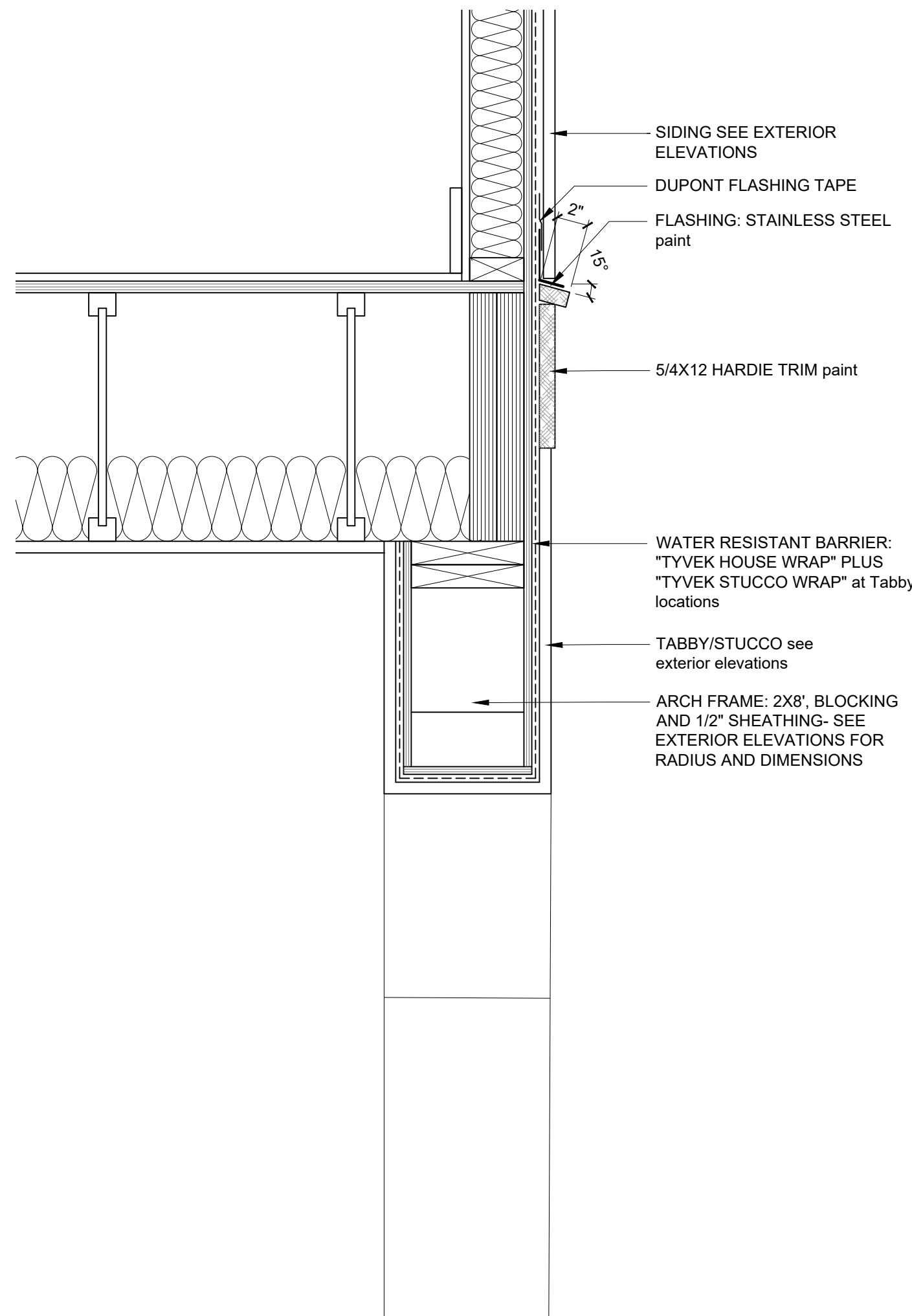
FIFTY OAKS - Wall Sections
South Harrington Road
St. Simons Island, Georgia

1622	
6-01-21	
9-28-21	
1-05-22	
2-11-22	
3-4-22	
9-12-22	

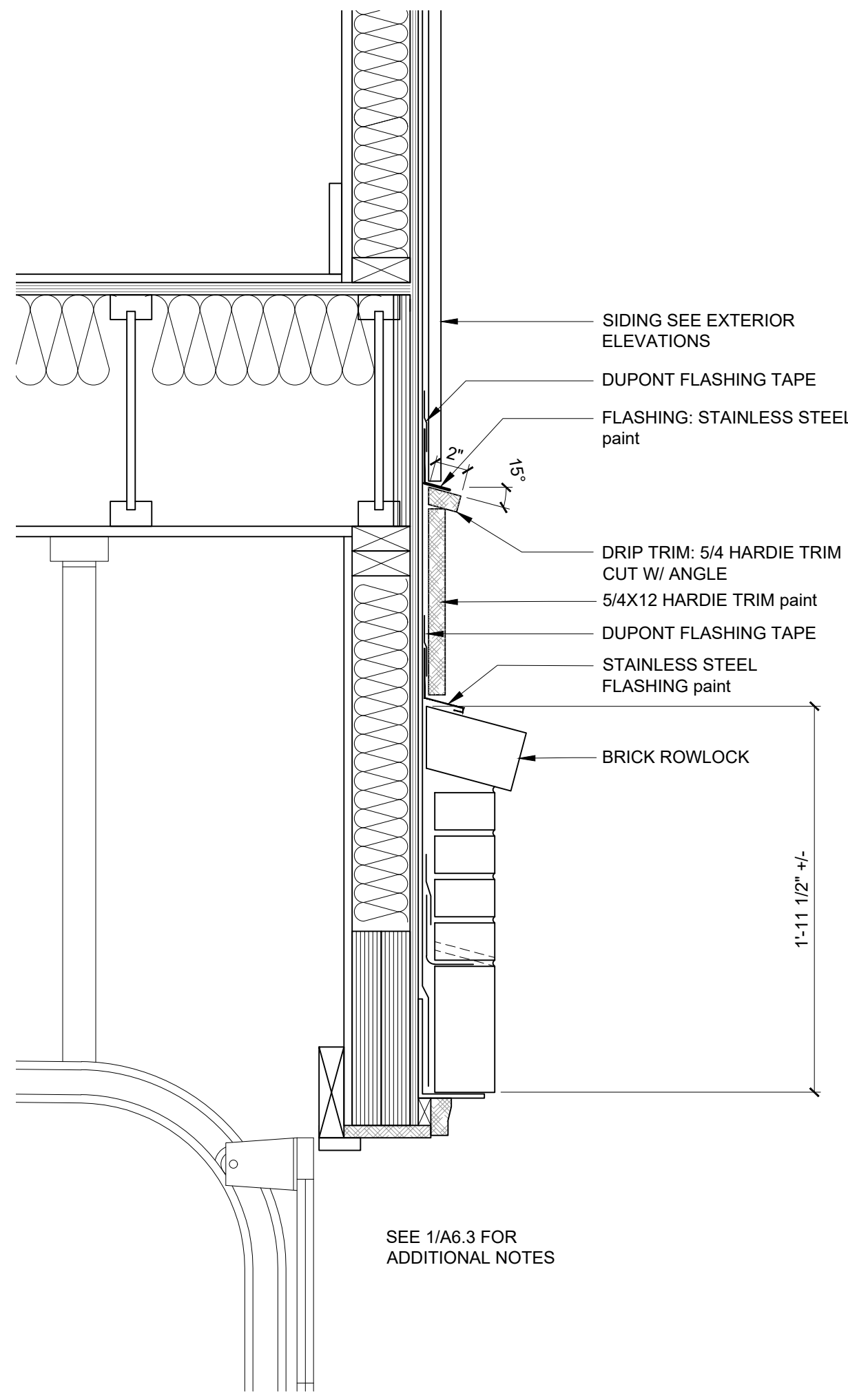
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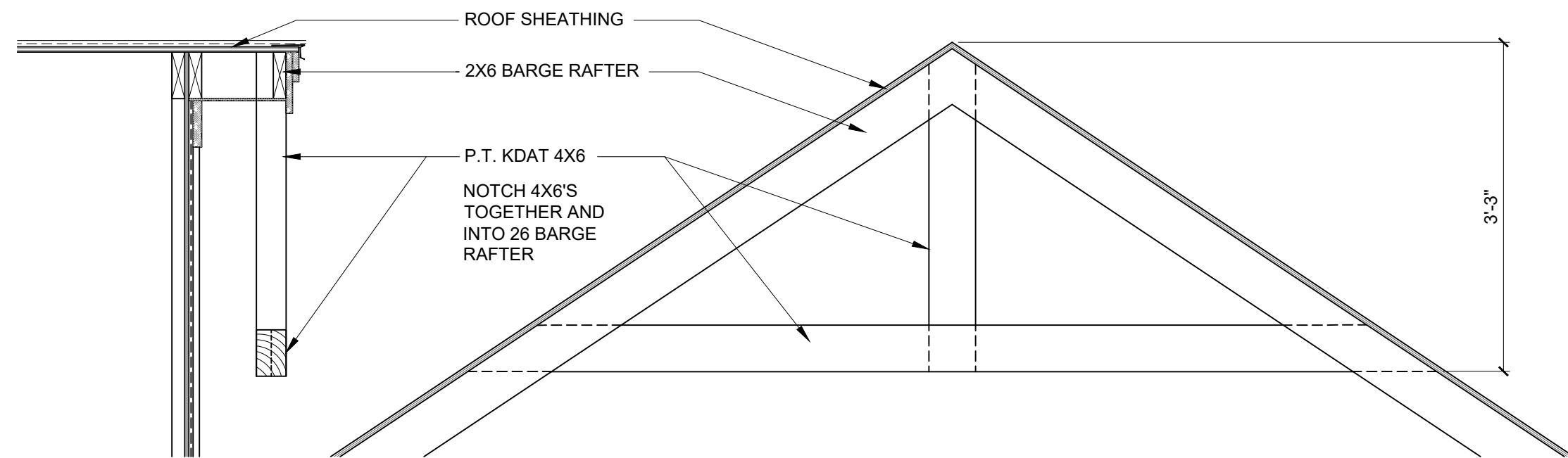
4 GABLE FEATURE
A6.3 0 3" 6" 9" 1' 2'



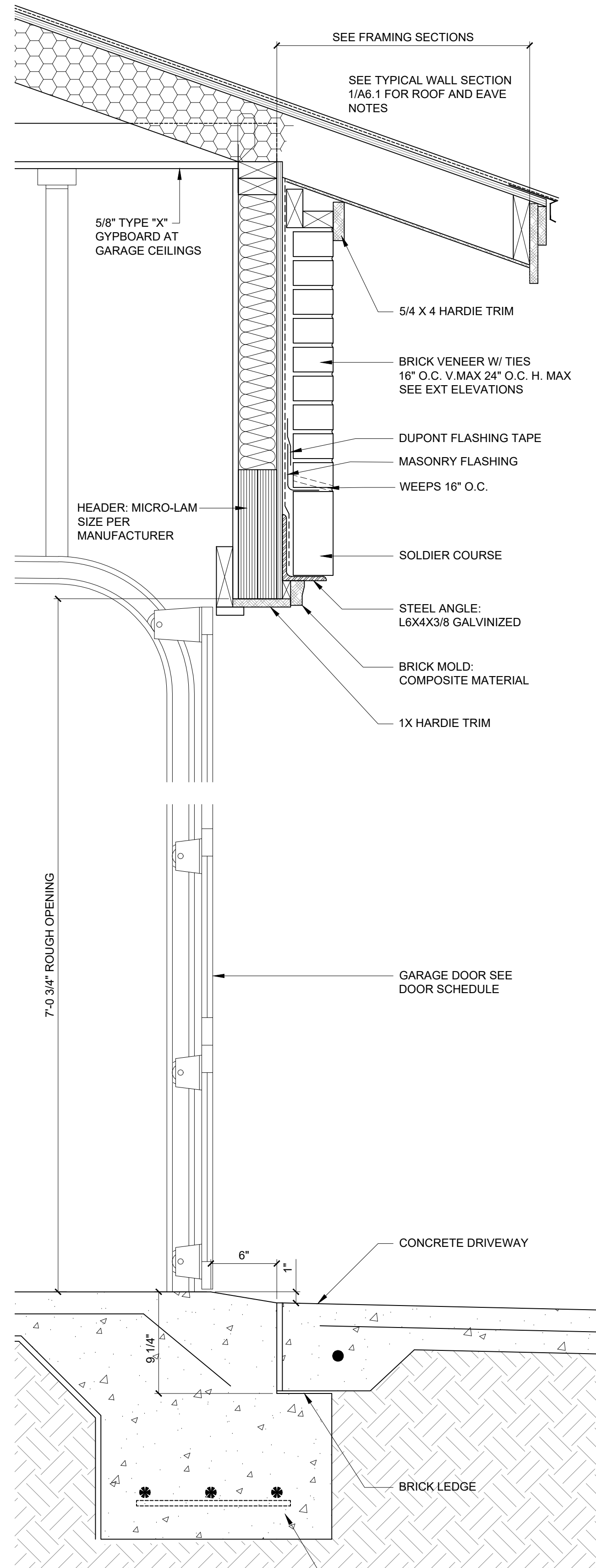
3 TABBY ARCH AT UNIT TYPE "B" AND "E"
A6.3 0 3" 6" 9" 1' 2'



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



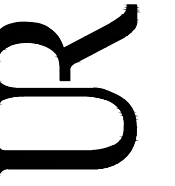
5 GABLE BRACKET DETAIL
A6.3 0 1' 2' 4'



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



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South Harrington Road
St. Simons Island, Georgia

1622

6-01-21	
9-28-21	
1-05-22	
2-11-22	
3-4-22	
9-12-22	

A6.3

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	2-8 X 6-8	CASED OPENING	WOOD	-	-	-	-
A-11	PR. 2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-12	1-6 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-13	2-8 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-24	2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
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. 2-0 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	-	-	PASS	-
A-38	2-0 X ? 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	PR. 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 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	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	2-0 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 POCKET 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	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	3-0 X 6-8 X 1 3/8	INTERIOR POCKET DOOR, AS SELECTED	WOOD	-	-	PASS	-
B-35	3-0 X 6-8 X 1 3/8	INTERIOR POCKET DOOR, AS SELECTED	WOOD	-	-	PRIV	-
B-36	3-0 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	-

UNIT C - DOOR SCHEDULE

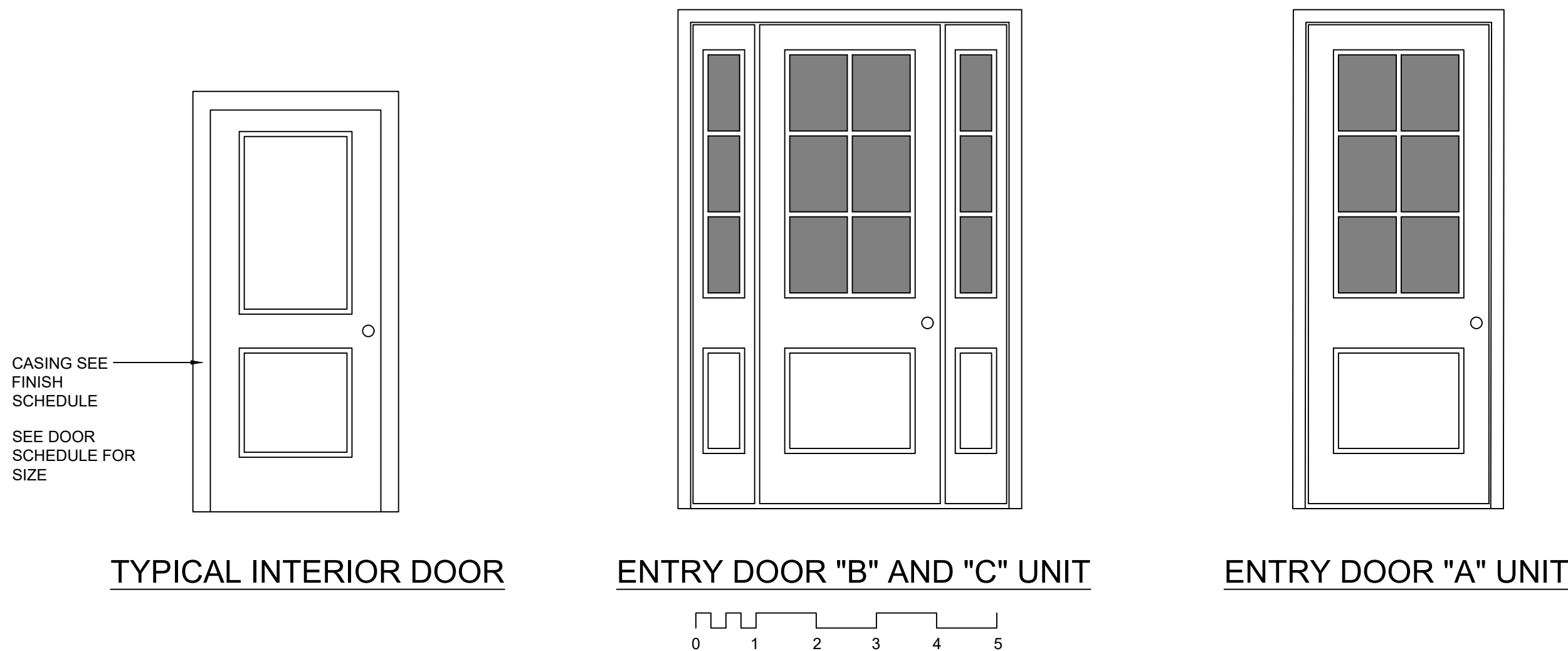
MARK	UNIT SIZE	DESCRIPTION	FRAME	GLAZING	CASING	HARDWARE	COMMENTS
C-1	9-0 X 7-0	INSULATED GARGE DOOR	-	MFG	-	MFG	SEE ELEVATIONS, ANY GLAZING TO BE IMPACT RESIST.
C-3	3-0 X 8-0 X 1 3/4	EXTERIOR ENTRANCE DOOR, AS SELECTED	WOOD	MFG	-	SEC	IMPACT RESISTANT GLASS, 14" SIDELIGHTS, THRESHOLD & WEATHER STRIPPING
C-5	2-6 X verify X 1 3/8	CUSTOM INTERIOR DOOR	WOOD	-	-	SEC	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-11	PR. 2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
C-12	1-6 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
C-13	2-8 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-24	-----	-----		-	-		-
C-25	PR. 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	PR. 16 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	IMPACT	-	SEE EXTERIOR ELEVATIONS FOR GRILL CONFIGURATION TYPICAL ALL WINDOWS
B	PR. 3-0 X 6-0	8'-0"	DOUBLE HUNG	IMPACT	-	-
C	TRIPLE 3-0 X 6-0	8'-0"	DOUBLE HUNG	IMPACT	-	-
D	PR. 2-6 X 6-0	8'-0"	DOUBLE HUNG	IMPACT	-	-
E	PR. 2-4 X 4-8	8'-0"	DOUBLE HUNG	IMPACT	-	-
F	TRIPLE 3-0 X 4-8	7'-4"	DOUBLE HUNG	IMPACT	-	-
G	PR. 3-0 X 4-8	7'-4"	DOUBLE HUNG	IMPACT	-	-
H	3-0 X 4-8	7'-4"	DOUBLE HUNG	IMPACT	-	-
I	2-4 X 4-0	8'-2 3/4"	FIXED	IMPACT	-	-
J	2-4 X 4-8	7'-4"	DOUBLE HUNG	IMPACT	-	-
K	PR. 2-4 X 2-4	7'-4"	AWNING	IMPACT		

NOTES:

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



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FIFTY OAKS - BUILDING 4
South Harrington Road
St. Simons Island, Georgia

1622

6-24-22

9-12-22

10-3-22

A

A

UNIT A - DOOR SCHEDULE

MARK	UNIT SIZE	DESCRIPTION	FRAME	GLAZING	CASING	HARDWARE	COMMENTS
A-1	9-0 X 7-0	INSULATED GARGE DOOR	-	MFG	-	MFG	SEE ELEVATIONS, ANY GLAZING TO BE IMPACT RESIST.
A-2	3-0 X 8-0 X 1 3/4	EXTERIOR ENTRANCE DOOR, AS SELECTED	WOOD	MFG	-	SEC	IMPACT RESISTANT GLASS, THRESHOLD & WEATHERSTRIPPING
A-6	2-10 X 6-8 X 1 3/4	INTERIOR DOOR, AS SELECTED	WOOD	-	-	SEC	SOLID WOOD, OR 20 MIN. RATED W/ CLOSER. THRESHOLD & WEATHER STRIPPING
A-8	2-4 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
A-10	2-10 X 6-8	CASED OPENING	WOOD	-	-	-	-
A-11	PR. 2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-12	1-6 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-13	2-10 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-15	8-0 X 8-0	SLIDING GLASS DOOR, AS SELECTED	WOOD	MFG	-	SEC	IMPACT RESISTANT GLASS
A-16	2-10 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
A-17	2-10 X 6-8 X 1 3/8	INTERIOR POCKET DOOR, AS SELECTED	WOOD	-	-	PRIV	-
A-18	2-10 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	2-10 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
A-22	2-10 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
A-23	2-10 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
A-24	2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
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. 2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	
A-27	2-10 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
A-28	2-4 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-30	2-4 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-31	2-4 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
A-38	2-0 X ? 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	PR. 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	2-10 X 6-8 X 1 3/8	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	3-0 X 6-8	ALUMINUM SCREEN DOOR, AS SELECTED	AL	N/A	N/A	MFG	-
B-21	2-10 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
B-22	2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
B-23	2-10 X 6-8 X 1 3/8	INTERIOR POCKET 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	2-10 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
B-29	2-10 X 6-8 X 1 3/8	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 3/8	INTERIOR POCKET DOOR, AS SELECTED	WOOD	-	-	PASS	-
B-35	2-10 X 6-8 X 1 3/8	INTERIOR POCKET DOOR, AS SELECTED	WOOD	-	-	PRIV	-
B-36	2-10 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	-

UNIT C - DOOR SCHEDULE

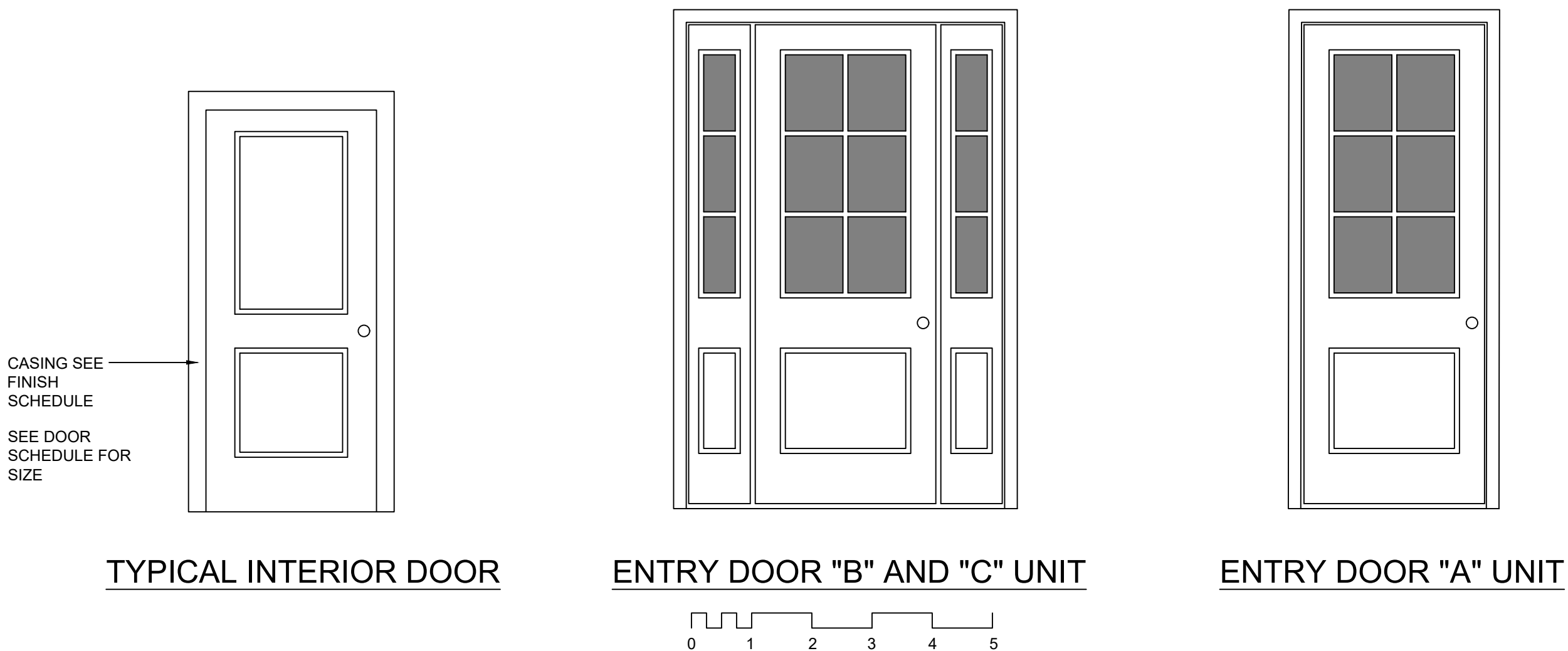
MARK	UNIT SIZE	DESCRIPTION	FRAME	GLAZING	CASING	HARDWARE	COMMENTS
C-1	9-0 X 7-0	INSULATED GARGE DOOR	-	MFG	-	MFG	SEE ELEVATIONS, ANY GLAZING TO BE IMPACT RESIST.
C-3	3-0 X 8-0 X 1 3/4	EXTERIOR ENTRANCE DOOR, AS SELECTED	WOOD	MFG	-	SEC	IMPACT RESISTANT GLASS, 14" SIDELIGHTS, THRESHOLD & WEATHER STRIPPING
C-5	2-6 X verify X 1 3/8	CUSTOM INTERIOR DOOR	WOOD	-	-	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 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
C-10	2-10 X 6-8	CASED OPENING	WOOD	-	-	-	-
C-11	PR. 2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
C-12	1-6 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
C-13	2-10 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	2-10 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
C-17	2-10 X 6-8 X 1 3/8	INTERIOR POCKET DOOR, AS SELECTED	WOOD	-	-	PRIV	-
C-18	2-10 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	2-10 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
C-22	2-10 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
C-24	-----	-----		-	-		-
C-25	PR. 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	PR. 16 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	IMPACT	-	SEE EXTERIOR ELEVATIONS FOR GRILL CONFIGURATION TYPICAL ALL WINDOWS
B	PR. 3-0 X 6-0	8'-0"	DOUBLE HUNG	IMPACT	-	-
C	TRIPLE 3-0 X 6-0	8'-0"	DOUBLE HUNG	IMPACT	-	-
D	PR. 2-6 X 6-0	8'-0"	DOUBLE HUNG	IMPACT	-	-
E	PR. 2-4 X 4-8	8'-0"	DOUBLE HUNG	IMPACT	-	-
F	TRIPLE 3-0 X 4-8	7'-4"	DOUBLE HUNG	IMPACT	-	-
G	PR. 3-0 X 4-8	7'-4"	DOUBLE HUNG	IMPACT	-	-
H	3-0 X 4-8	7'-4"	DOUBLE HUNG	IMPACT	-	-
I	2-4 X 4-0	8'-2 3/4"	FIXED	IMPACT	-	-
J	2-4 X 4-8	7'-4"	DOUBLE HUNG	IMPACT	-	-
K	PR. 2-4 X 2-4	7'-4"	AWNING	IMPACT		

NOTES:

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



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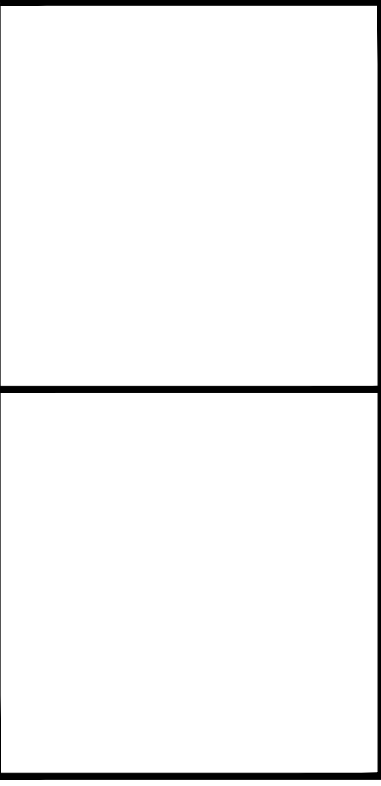
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FIFTY OAKS - BUILDING 4
South Harrington Road
St. Simons Island, Georgia

1622

6-24-22
9-12-22

A7.1



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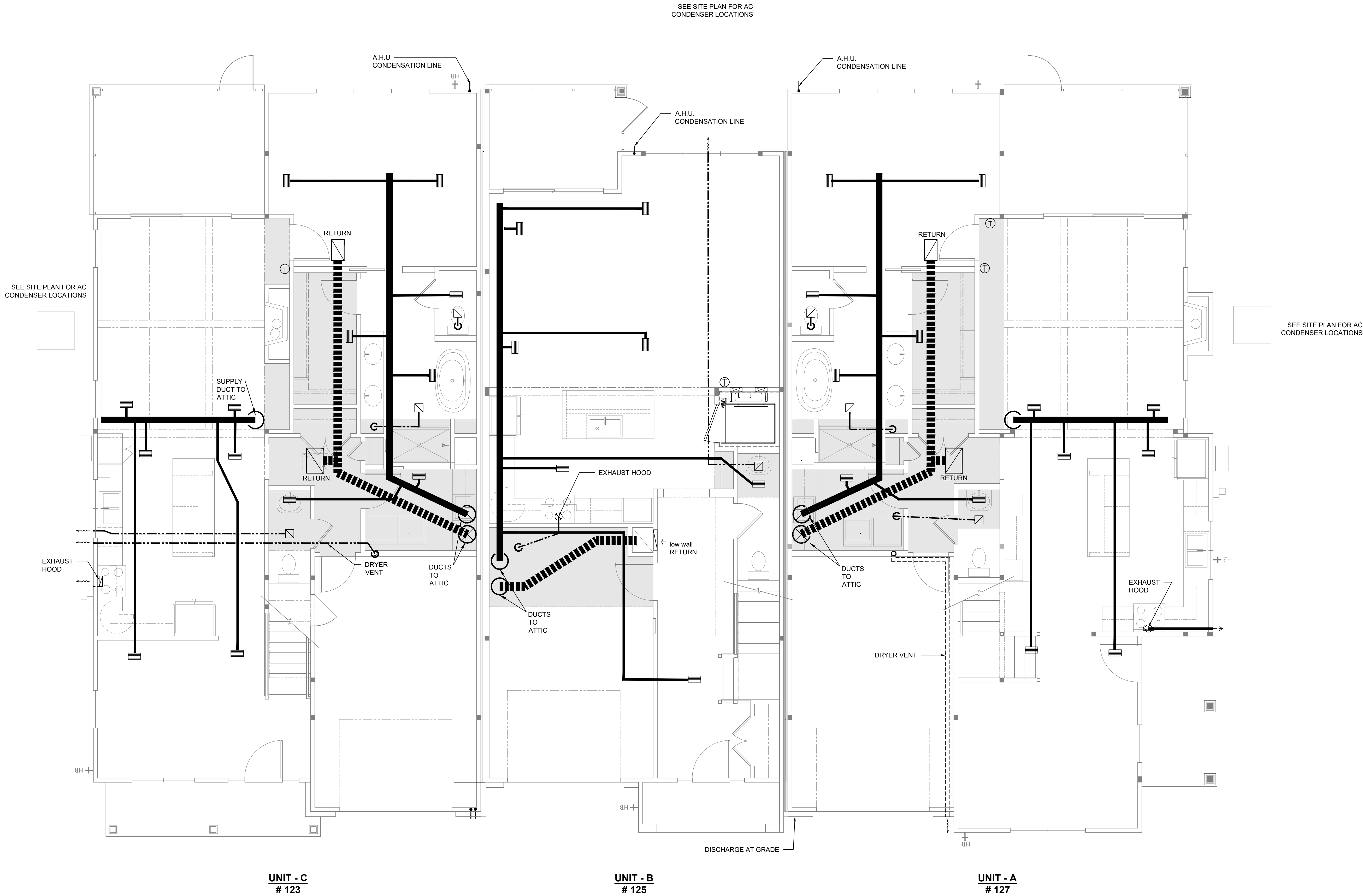
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M.1



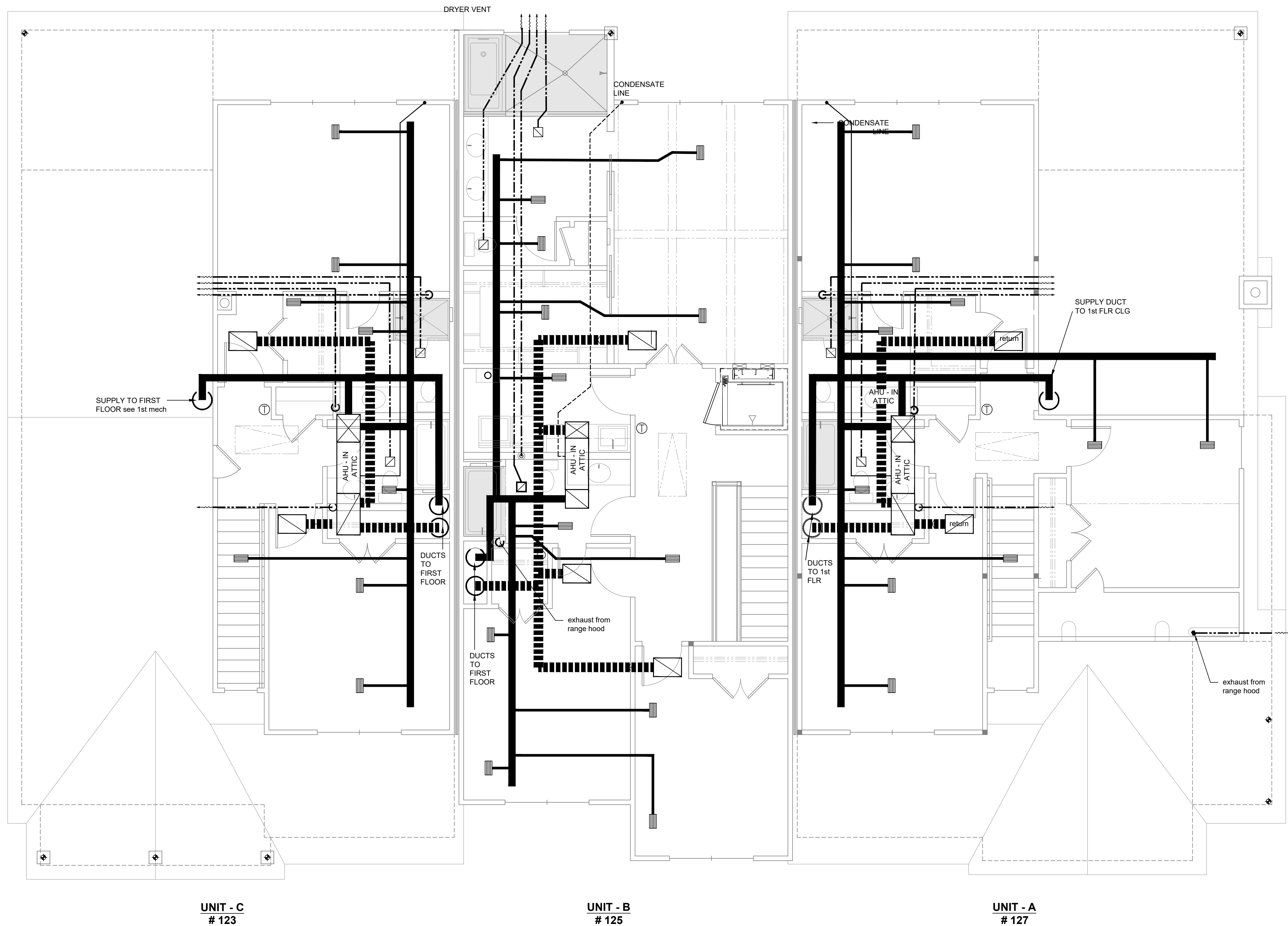
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M.1

FIRST FLOOR MECHANICAL PLAN

0' 2' 4' 8'

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

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



1
M.2
0' 2' 4' 8'

NOTE:
AIR CONDITIONING TO BE A (2) ZONE SYSTEM: 1ST FLOOR
AND 2ND FLOOR WITH TWO THERMOSTATS.
DRAWING FOR PLANNING PURPOSES ONLY. CONTRACTOR
TO SUBMIT EQUIPMENT SCHEDULE AND DUCT LAYOUT FOR
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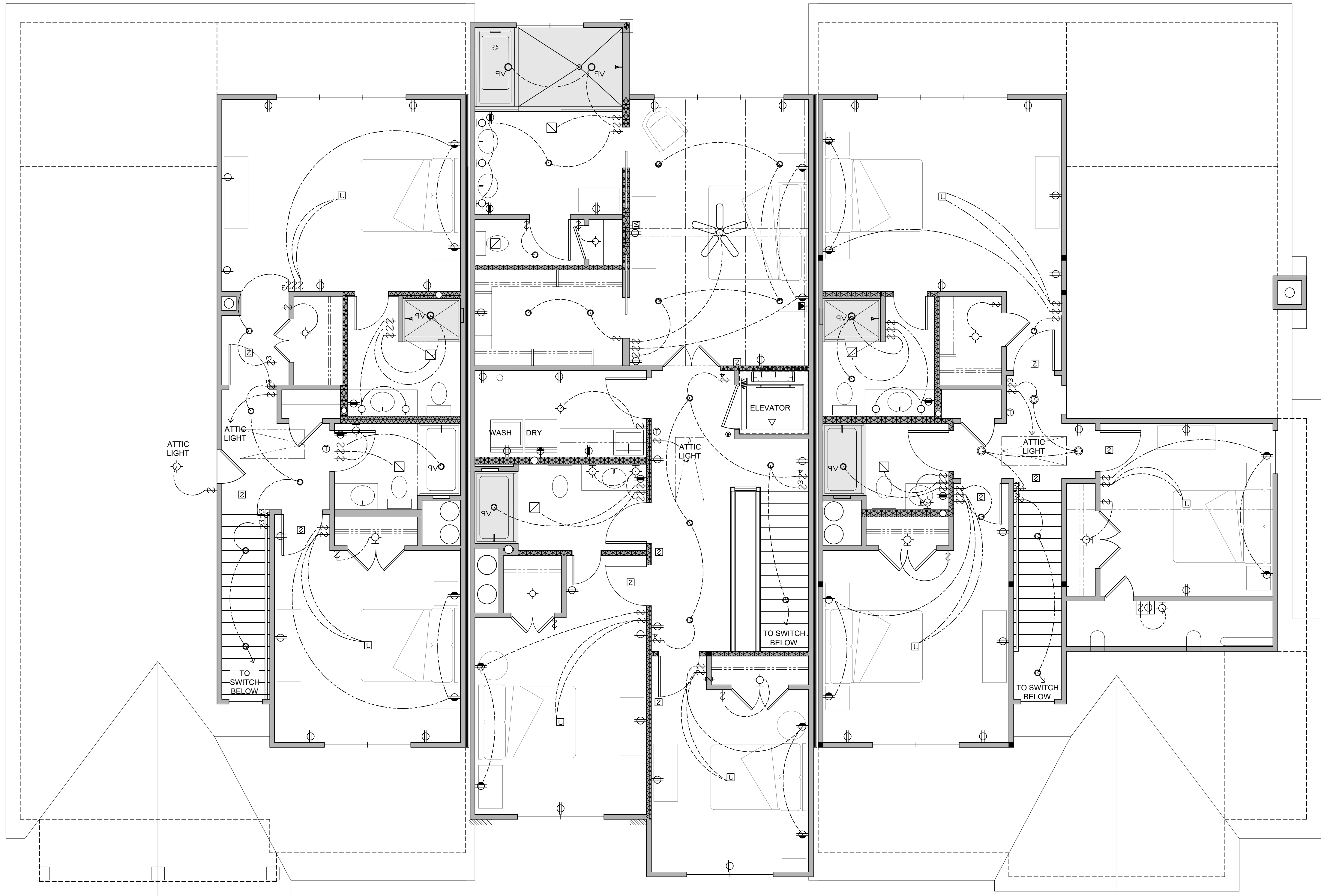
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FIFTY OAKS - BUILDING 4
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6-24-22
9-12-22

M.2



UNIT - C
123

UNIT - B
125

UNIT - A
127

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

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

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

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E.2