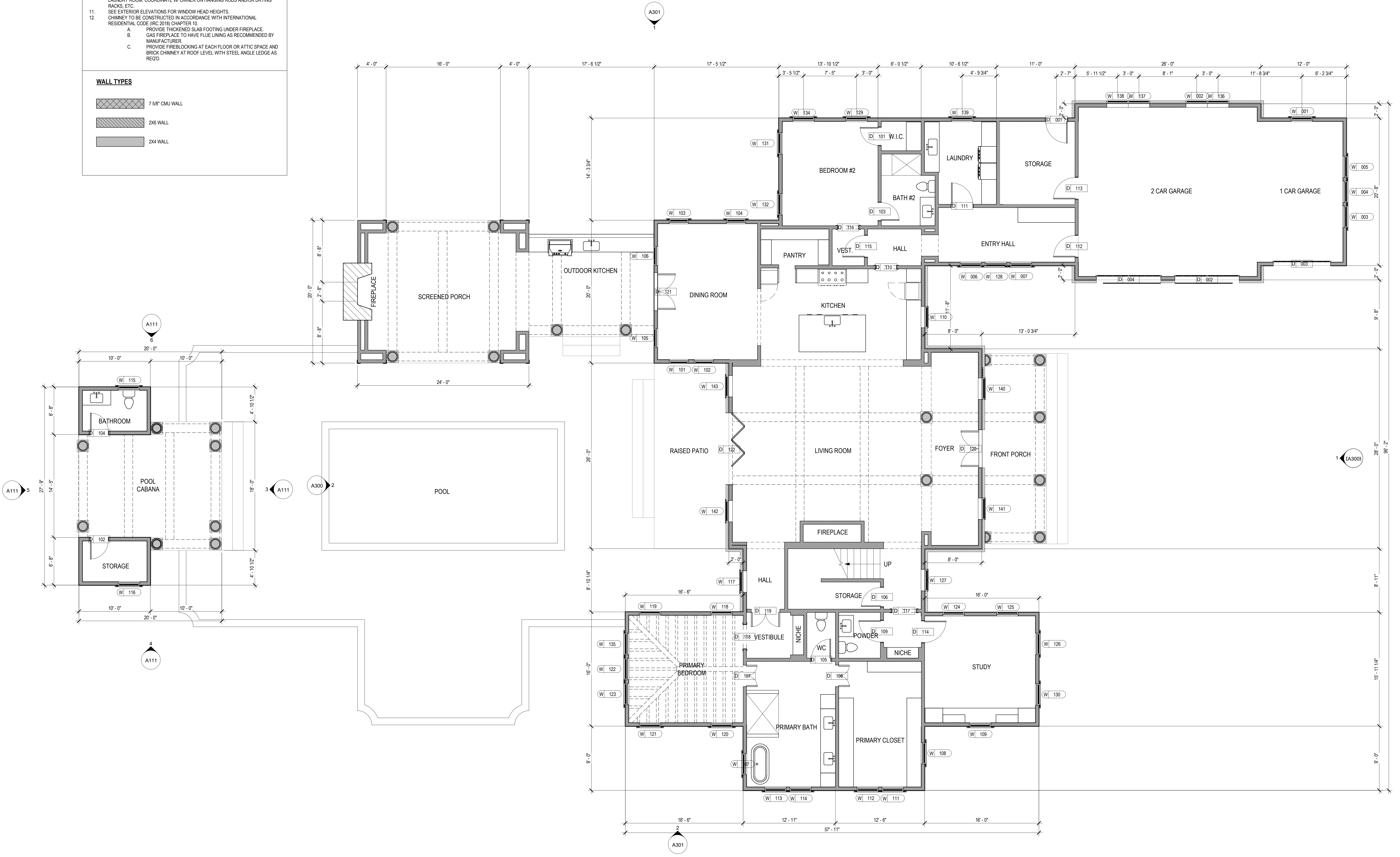




- GENERAL PLAN NOTES**
- ALL INTERIOR PARTITIONS TO BE (1) LAYER 5/8" GWB EACH SIDE, U.N.O.
 - ALL DIMENSIONS ARE FROM FACE OF STUD, U.N.O.
 - DOORS & WINDOWS ARE DIMENSIONED TO CENTERLINE.
 - DOORS AND CASED OPENINGS TO BE LOCATED 4" OFF ADJACENT WALL, MIN. 6" PREFERRED.
 - CENTER ALL DOORS IN ROOMS, HALLS, SPACES, ETC. U.N.O.
 - DOOR & WINDOW SIZES ARE INDICATED IN INCHES.
 - WINDOW EXAMPLE: 3672 = 3'-0" WIDE BY 6'-0" HIGH
 - DOOR EXAMPLE: 3696 = 3'-0" WIDE BY 9'-0" HIGH
 - INSTALL SHOWER HEADS AT 7'-0" ABOVE FINISHED FLOOR.
 - PROVIDE TILE READY SHOWER PANS, BENCHES, AND TUBS. EXTEND TILE TO CEILING OR 9'-0" MIN.
 - TILE TO BE SELECTED BY OWNER.
 - PROVIDE WOOD FOLDING SURFACE AND SHELVES ABOVE WASHER & DRYER IN LAUNDRY ROOM. COORDINATE W/ OWNER ON HANGING RODS AND/OR DRYING RACKS, ETC.
 - SEE EXTERIOR ELEVATIONS FOR WINDOW HEAD HEIGHTS.
 - CHIMNEY TO BE CONSTRUCTED IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE (IRC 2018) CHAPTER 10.
 - PROVIDE THICKENED SLAB FOOTING UNDER FIREPLACE.
 - GAS FIREPLACE TO HAVE FLUE LINING AS RECOMMENDED BY MANUFACTURER.
 - PROVIDE FIREBLOCKING AT EACH FLOOR OR ATTIC SPACE AND BRICK CHIMNEY AT ROOF LEVEL WITH STEEL ANGLE LEDGE AS REQ'D.

- WALL TYPES**
- 7 5/8" CMU WALL
 - 2X6 WALL
 - 2X4 WALL



1 1ST FLOOR PLAN
Scale: 3/16" = 1'-0"

NEW RESIDENCE FOR LOT 220
305 PIKES BLUFF DRIVE
ST. SIMONS ISLAND, GEORGIA 31522

Issue: CONSTRUCTION DOCUMENTS - FINAL DRG REVIEW
date: 8/4/2023
revision # date description

drawing title:
LEVEL 1 - FLOOR PLAN

date:
8/4/2023

scale:
As indicated

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drawing no.:

A110

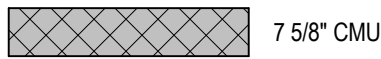




ELEVATION NOTES	
#	Note Text
01	BRICK WATERTABLE, BASIS OF DESIGN: CHEROKEE BRICK, COLOR: AUGUSTA.
01a	BRICK SOLDIER COURSE
01b	BRICK ROW/LOOK
02	SKIRT BOARD, FIBER CEMENT 5/4 X 7.25" WITH PROJECTING DRIP CAP, PAINTED FINISH, COLOR: BENJAMIN MOORE WHITE DOVE.
03	CORNER BOARDS, FIBER CEMENT 5/4 X 5.5" WITH PAINTED FINISH, COLOR: BENJAMIN MOORE WHITE DOVE.
04	FIBER CEMENT LAP SIDING, JAMES HARDIE ARTISAN COLLECTION, COLOR: BENJAMIN MOORE FOG MIST.
05	FIBER CEMENT FASCIA & SOFFITS, PAINTED FINISH, COLOR: BENJAMIN MOORE WHITE DOVE.
06	BRICK WATERTABLE, BASIS OF DESIGN: CHEROKEE BRICK, COLOR: MOSTTOWN
06a	PREFINISHED HALF ROUND ALUMINUM GUTTERS, COLOR: DARK BRONZE, TO MATCH ROOFING.
07	COMPOSITE ROOFING, BASIS OF DESIGN: DAVINCI BROWNSTONE SLATE.
07a	STANDING SEAM METAL ROOFING, BASIS OF DESIGN: PAC-CLAD BRONZE.
08	OPERABLE WOOD OR COMPOSITE SHUTTERS WITH PAINTED FINISH, COLOR: BENJAMIN MOORE CHEYENNE.
09	ALUMINUM CLAD WOOD WINDOWS, BASIS OF DESIGN: JELD-WEN STEELINE DOUBLE HUNG, COLOR: WHITE
10	WINDOW & DOOR CASING, SMOOTH FIBER CEMENT TRIM, SLOPED SILL, FLAT 4.4 X 5.5" JAMBS & HEAD WITH SLOPED ALUMINUM DRIP CAP PAINTED FINISH, COLOR: BENJAMIN MOORE WHITE DOVE.
11	<varies>
12	BRICK VENEER, BASIS OF DESIGN: CHEROKEE BRICK, COLOR: AUGUSTA.
13	SLOPED BRICK ROW/LOOK SILL.
14	BRICK SOLDIER HEADER
15	BRICK SOLDIER ACCENT COURSE TO ALIGN WITH 2ND FLOOR LEVEL.
16	DORIC COLUMNS, WOOD OR FIBERGLASS, COLOR: BENJAMIN MOORE WHITE DOVE.
17	ARCHITRAVE - SEE DETAIL DRAWING, PAINTED FINISH WITH BEDMOULDING AND FINISHED CARPENTRY, COLOR: BENJAMIN MOORE WHITE DOVE.
18	MAHOAGANY ENTRY DOOR AND GARAGE DOORS, STAINED FINISH, COLOR: CABOT CORDOVAN BROWN.
19	BRICK STEPS UP FROM GRADE.
20	BRICK PORCH FLOOR.

GENERAL PLAN NOTES

- ALL INTERIOR PARTITIONS TO BE (1) LAYER 5/8" GIB EACH SIDE, U.N.O.
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- DOORS & WINDOWS ARE DIMENSIONED TO CENTERLINE.
- DOORS AND CASED OPENINGS TO BE LOCATED 4" OFF ADJACENT WALL, MIN. 6" PREFERRED.
- CENTER ALL DOORS IN ROOMS, HALLS, SPACES, ETC. U.N.O.
- DOOR & WINDOW SIZES ARE INDICATED IN INCHES.
 - A. WINDOW EXAMPLE: 3672 = 3'-0" WIDE BY 6'-0" HIGH
 - B. DOOR EXAMPLE: 3666 = 3'-0" WIDE BY 8'-0" HIGH
- INSTALL SHOWER HEADS AT 7'-0" ABOVE FINISHED FLOOR.
- PROVIDE TILE READY SHOWER PAN, BENCHES, AND TUBS. EXTEND TILE TO CEILING OR 8'-0" MIN.
- TILE TO BE SELECTED BY OWNER.
- PROVIDE WOOD FOLDING SURFACE AND SHELVES ABOVE WASHER & DRYER IN LAUNDRY ROOM. COORDINATE W/ OWNER ON HANGING RODS AND/OR DRYING RACKS, ETC.
- SEE EXTERIOR ELEVATIONS FOR WINDOW HEAD HEIGHTS.
- CHIMNEY TO BE CONSTRUCTED IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE (IRC 2018) CHAPTER 10.
 - A. PROVIDE THICKENED SLAB FOOTING UNDER FIREPLACE.
 - B. GAS FIREPLACE TO HAVE FLUE LINING AS RECOMMENDED BY MANUFACTURER.
 - C. PROVIDE FIREBLOCKING AT EACH FLOOR OR ATTIC SPACE AND BRICK CHIMNEY AT ROOF LEVEL WITH STEEL ANGLE LEDGE AS REQ'D.

WALL TYPES

-  7.58" CMU WALL
-  2X6 WALL
-  2X4 WALL

TYPICAL FOUNDATION NOTES:

- SIZING OF FLOOR SYSTEMS TO BE PROVIDED BY LICENSED STRUCTURAL ENGINEER.
- POINT LOADS ARE TO BE TRANSFERRED DOWN TO FOUNDATION WALLS AND/OR THICKENED SLABS. ADD NECESSARY PIERS OR REINFORCEMENT AS REQUIRED. VERIFY POINT LOAD LOCATIONS WITH SELECTED FLOOR SYSTEM AND ENGINEERED WOOD BEAM AND COLUMN LOCATIONS.
- ALL FOOTINGS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
- PROVIDE INTEGRAL FOOTING IN SLABS UNDERNEATH ALL LOAD BEARING WALLS.
- INSTALL 4" DIAMETER RADON/SOIL GAS VENT STACK IN GRAVEL BELOW SLABS AND TAKE OUT THROUGH ROOF - LOCATION TO BE DETERMINED BY CONTRACTOR. REFERENCE EPA RADON GUIDE FOR INFORMATION AND BEST PRACTICES.
- VERIFY FINISHED FLOOR ELEVATIONS MEET REQUIRED MINIMUM JURISDICTIONAL FLOOR ELEVATIONS. NOTIFY ARCHITECT PROMPTLY IF DISCREPANCIES ARE FOUND.

MAIN HOUSE SLAB

- 4" CONCRETE SLAB ON GRADE
- 6X6 W/ 4 X W/ 4 WELDED WIRE FABRIC
- 10 MIL VAPOR BARRIER
- 4" GRAVEL BED
- TERMITE TREATED COMPACTED SOIL

NOTE: PROVIDE CONTROL JOINTS @ 10'-0" O.C.

PORCH FLOORS

- 4" CONCRETE SLAB ON GRADE (4" BELOW MAIN HOUSE FFE)
- 6X6 W/ 4 X W/ 4 WELDED WIRE FABRIC
- 10 MIL VAPOR BARRIER
- 4" GRAVEL BED
- TERMITE TREATED COMPACTED SOIL

NOTE: PROVIDE CONTROL JOINTS @ 10'-0" O.C.

GARAGE SLAB

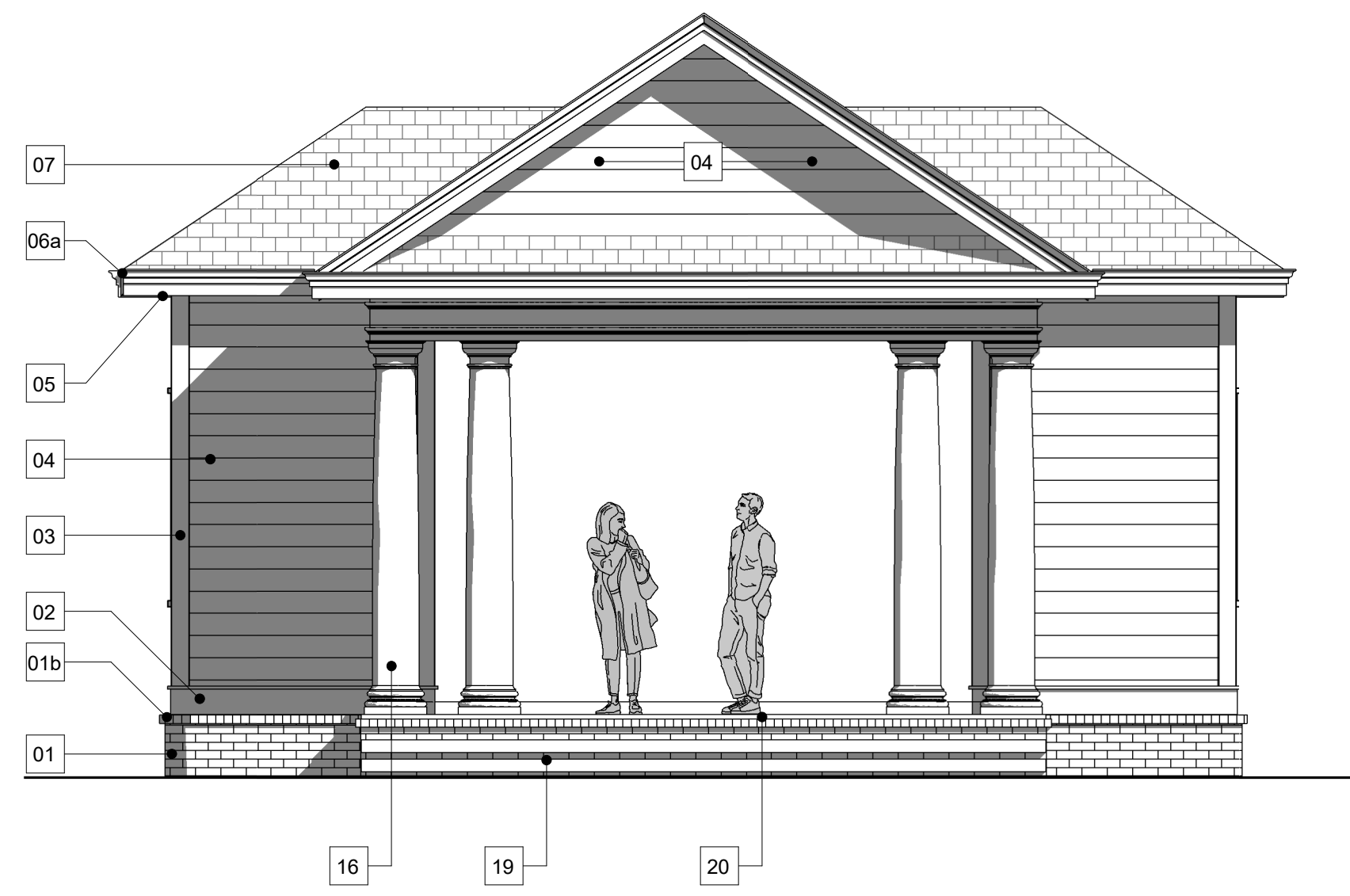
- 4" CONCRETE SLAB ON GRADE
- #4 REBAR @ 24" EACH WAY
- OR
- 6X6 W/ 4 X W/ 4 WELDED WIRE FABRIC
- 10 MIL VAPOR BARRIER
- 4" GRAVEL BED
- TERMITE TREATED COMPACTED SOIL

NOTE: PROVIDE CONTROL JOINTS @ 10'-0" O.C.

- NOTE: PROVIDE SEAT IN GARAGE SLAB AT EXTERIOR DOOR LOCATIONS TO ACT AS PAN FLASHING.

FOOTINGS

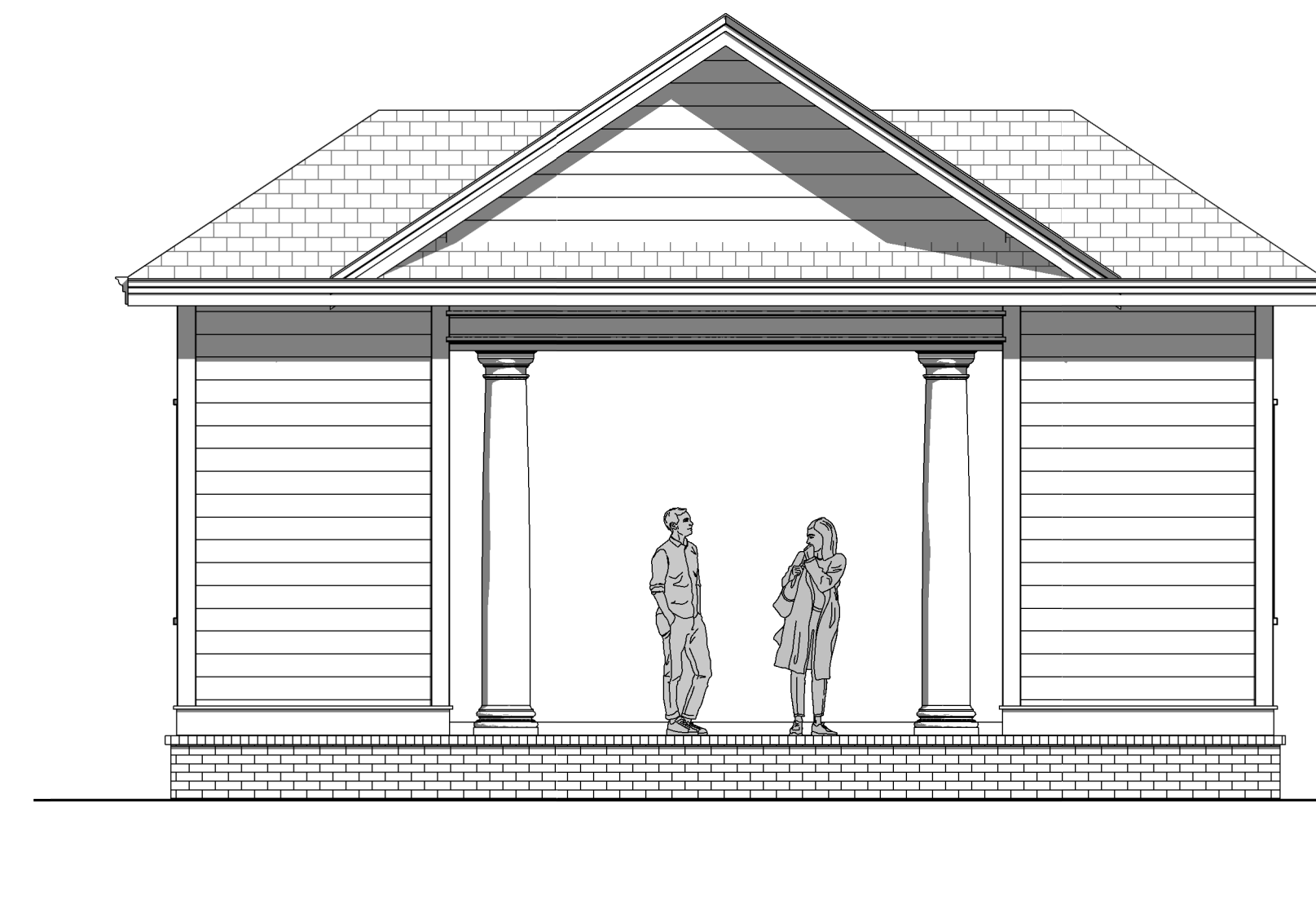
SEE SHEET S500 FOR FOOTING SIZES AND DETAILS.



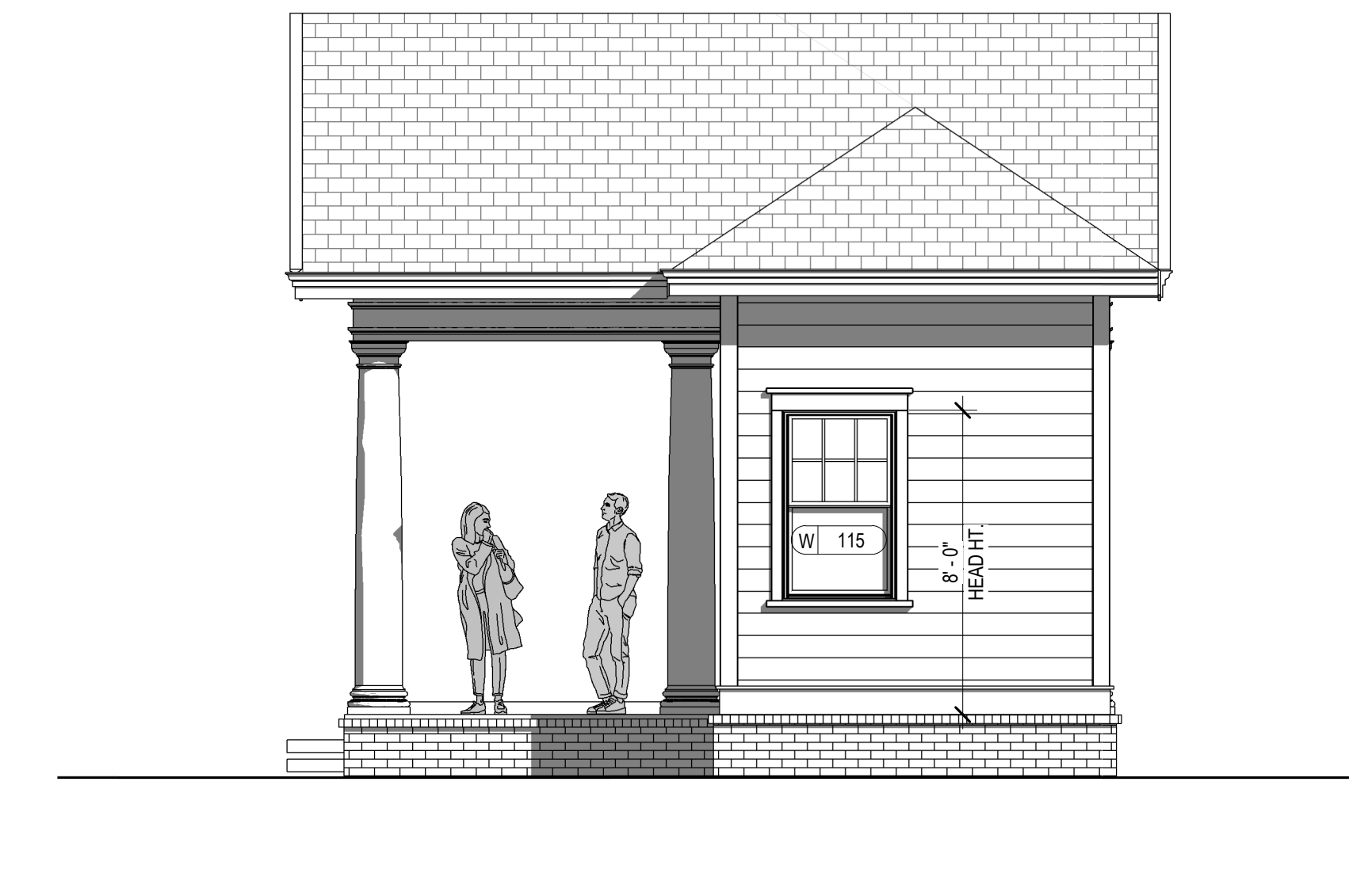
3 POOL CABANA - FRONT
Scale: 1/4" = 1'-0"



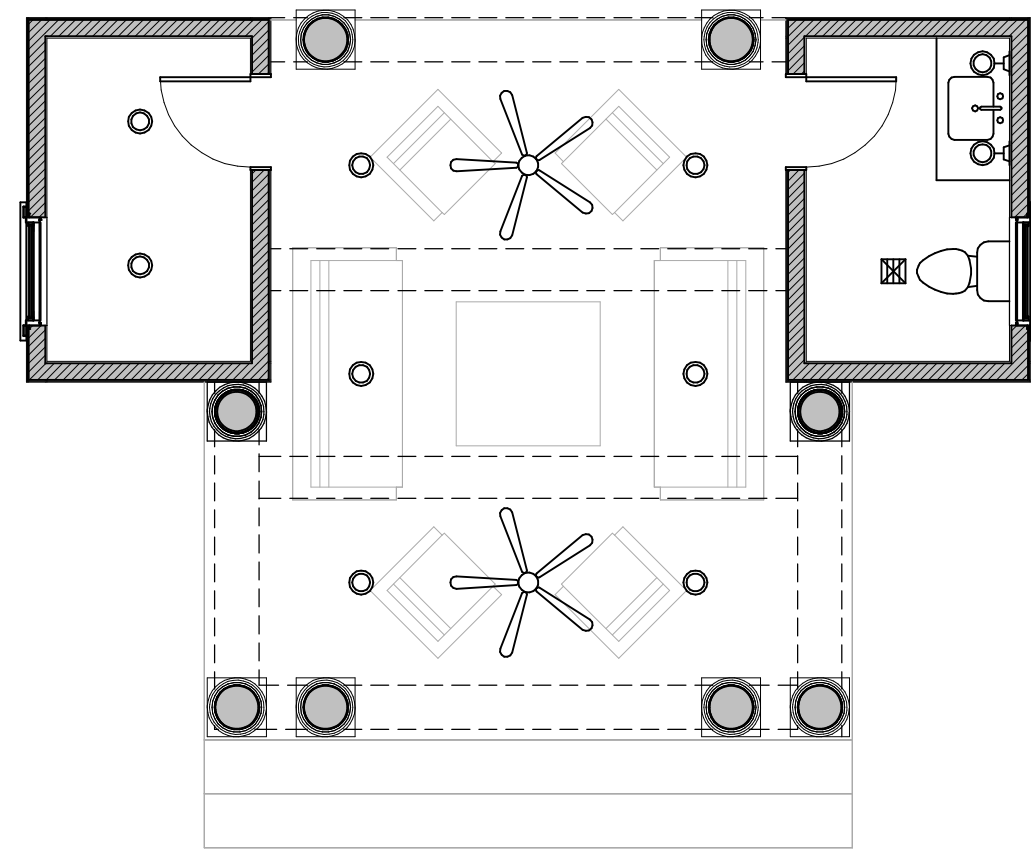
4 POOL CABANA - RIGHT
Scale: 1/4" = 1'-0"



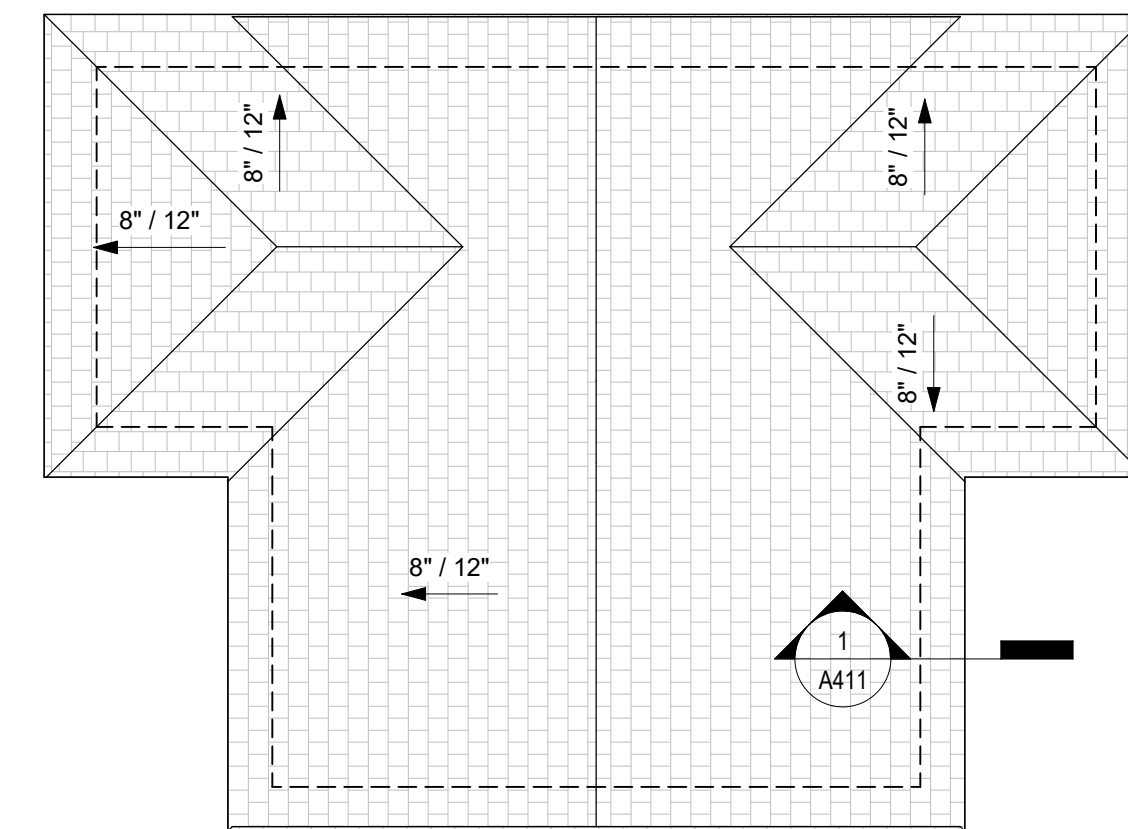
5 POOL CABANA - REAR
Scale: 1/4" = 1'-0"



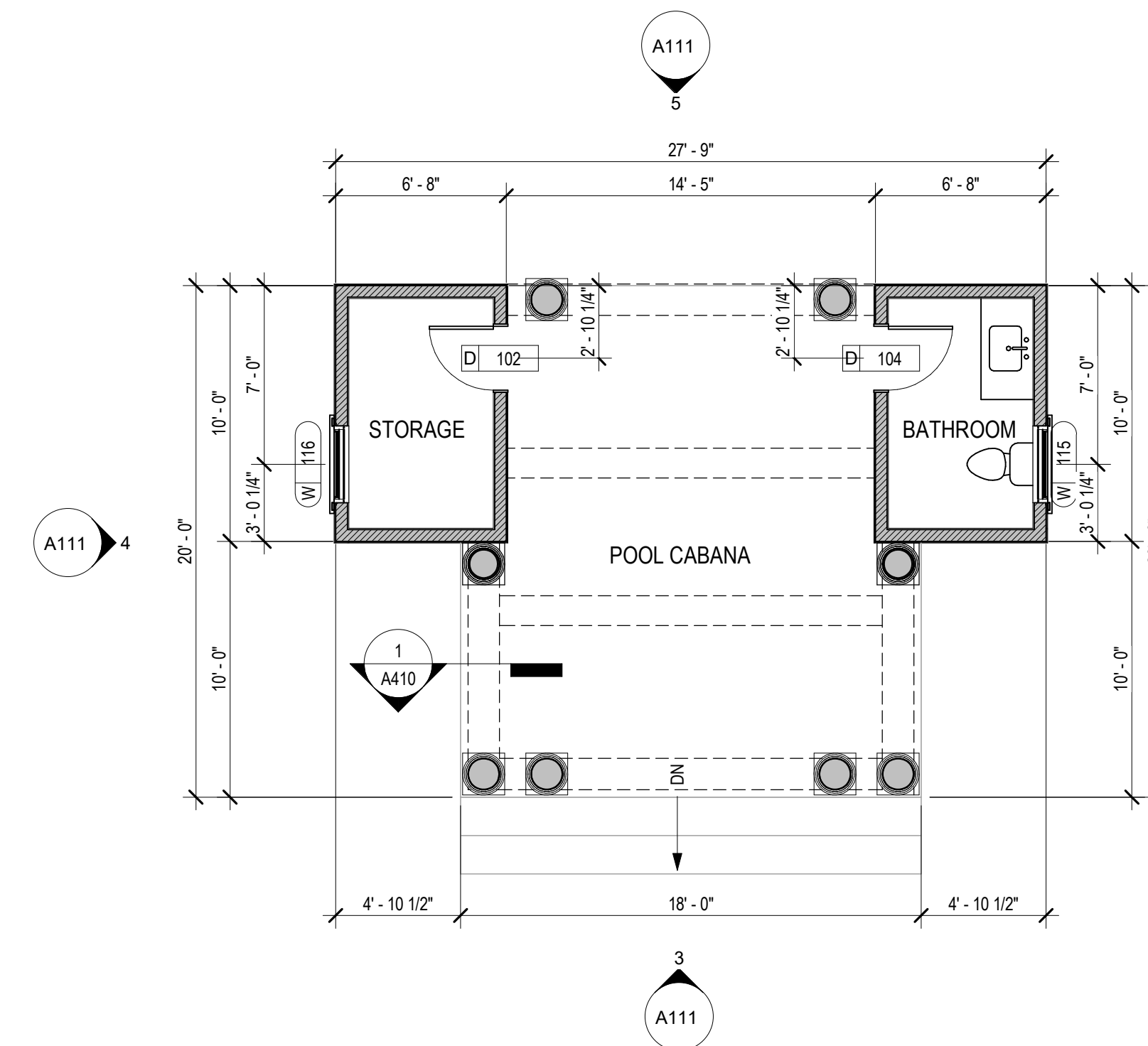
6 POOL CABANA - LEFT
Scale: 1/4" = 1'-0"



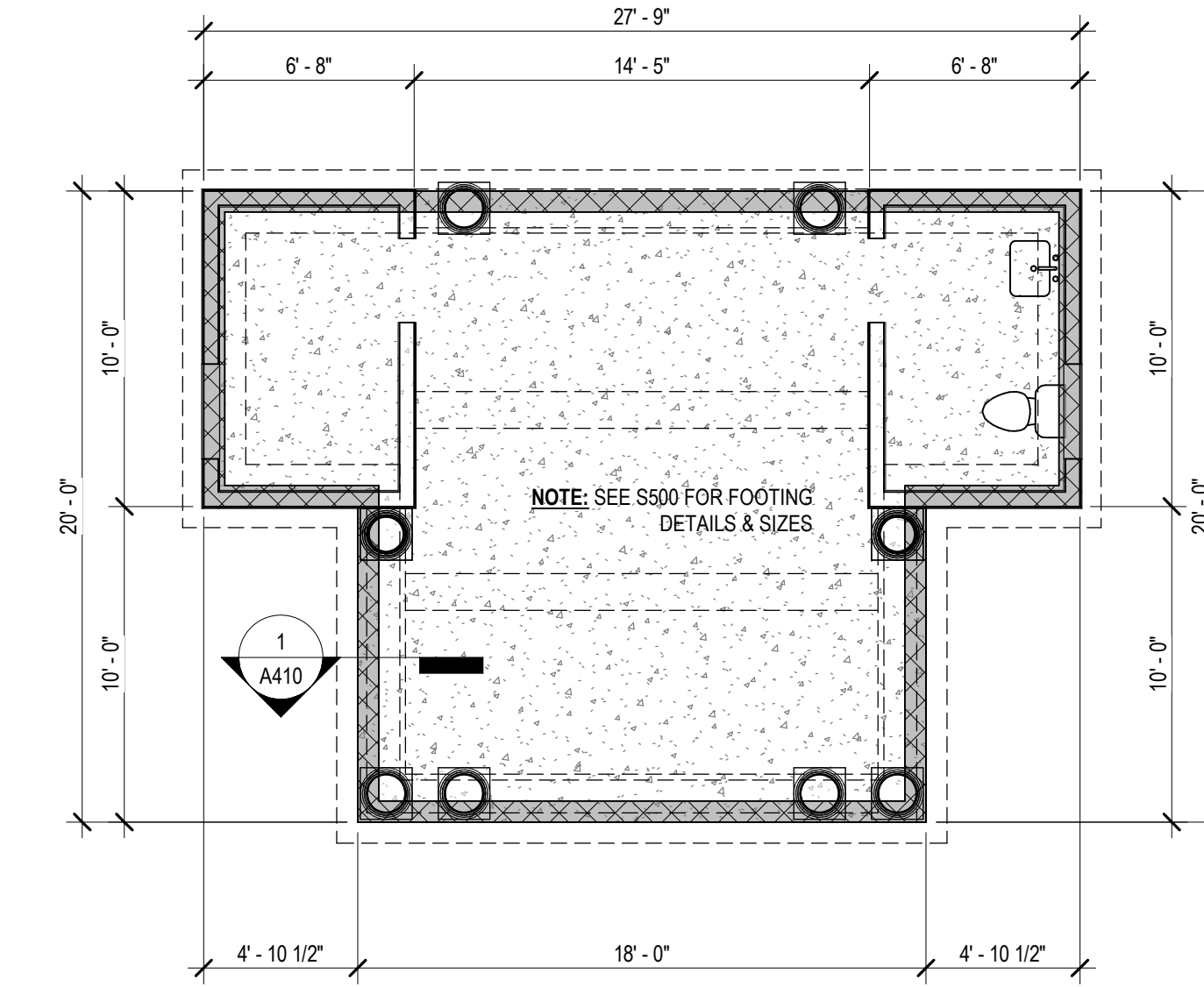
8 LIGHTING PLAN - POOL CABANA
Scale: 3/16" = 1'-0"



7 ROOF PLAN - POOL CABANA
Scale: 3/16" = 1'-0"



2 FLOOR PLAN - POOL CABANA
Scale: 3/16" = 1'-0"



1 FOUNDATION PLAN - POOL CABANA
Scale: 3/16" = 1'-0"

NEW RESIDENCE FOR LOT 220

305 PIKES BLUFF DRIVE
ST. SIMONS ISLAND, GEORGIA 31522

Issue: CONSTRUCTION DOCUMENTS - FINAL DRC REVIEW
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drawing title
POOL CABANA

date
08/31/23

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As indicated

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drawing no.

A111

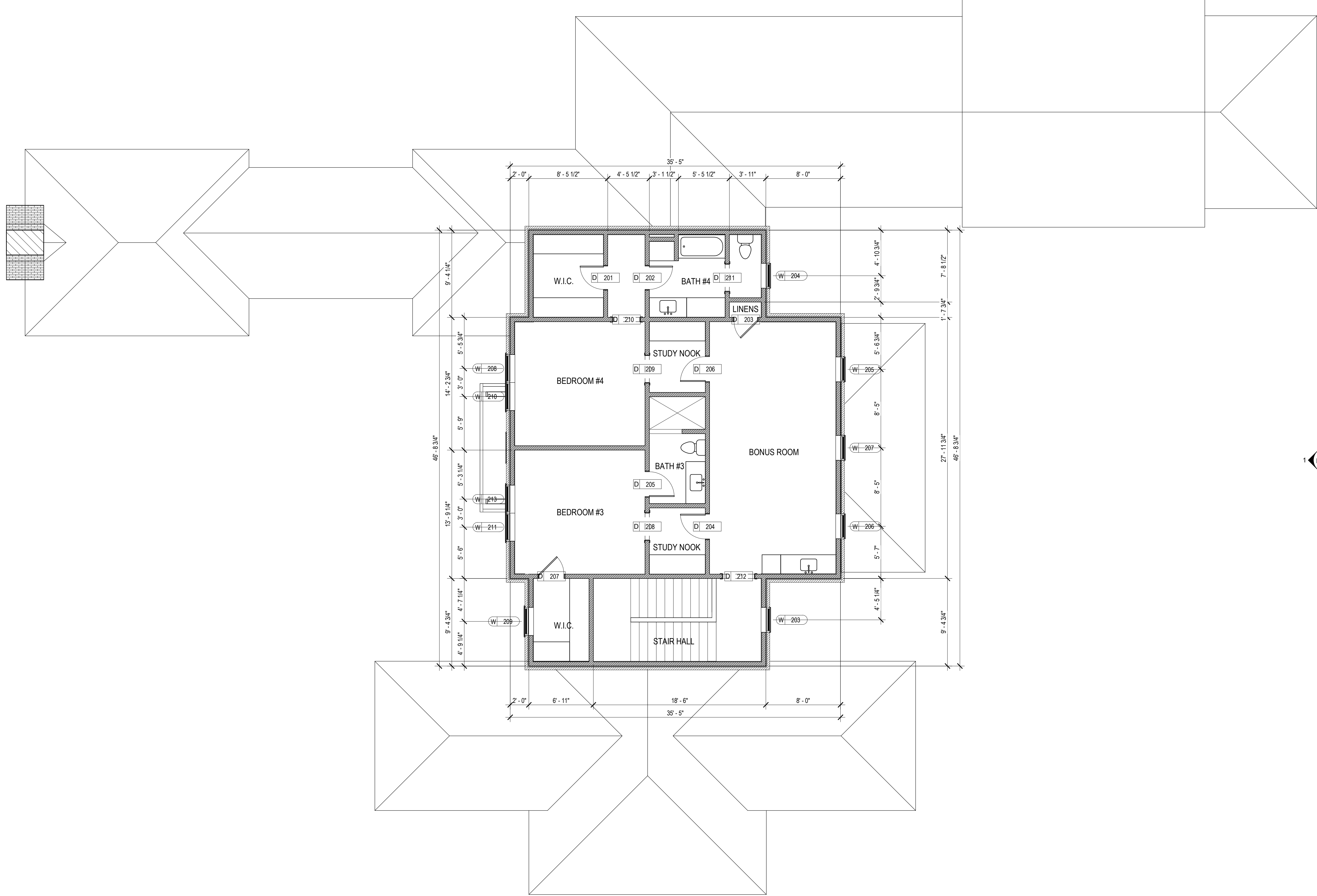


GENERAL PLAN NOTES

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 - B. DOOR EXAMPLE: 3696 = 3'-0" WIDE BY 8'-0" HIGH
7. INSTALL SHOWER HEADS AT 7'-0" ABOVE FINISHED FLOOR.
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 - C. PROVIDE FIREBLOCKING AT EACH FLOOR OR ATTIC SPACE AND BRICK CHIMNEY AT ROOF LEVEL WITH STEEL ANGLE LEDGE AS REQD.

WALL TYPES

-
-
-



1 2ND FLOOR PLAN
Scale: 3/16" = 1'-0"

NEW RESIDENCE FOR LOT 220
305 PIKES BLUFF DRIVE
ST. SIMONS ISLAND, GEORGIA 31522

Issue: CONSTRUCTION DOCUMENTS - FINAL DRG REVIEW
date: 8/4/2023
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LEVEL 2 - FLOOR PLAN

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drawing no.:

A120