

**OCEAN OAKS**  
**Jekyll Island, Georgia**  
**Building Specifications**  
**Picket Fence Properties, LLC**  
**November, 2016**

**I. BUILDING/CONSTRUCTION SPECS:**

Foundations:	Concrete masonry stemwall with concrete slab or pressure-treated wood floor system.
Framing:	Wood Frame at 16" on Center; 2 x 4 Wall Framing, 2 x 8 Rafter Framing
Exterior Finish:	Tabby Stucco, Weather-Resistant Cementous lap siding, Hardie and Miratec Board and Batten, Hardie and Miratec trims, Tumbled Brick and Tabby Water Tables
Roofing:	26-Guage Galvalume Metal Roofing
Windows:	PVC/Wood Double-Hung Construction; Double-Pane Low E Glass
Exterior Doors:	Painted or Stained Wood
Garage Doors:	Overhead Door Company; Solid Wood & Composite Carriage Doors with Glass Panels
Insulation:	Walls: Spray Foam/Open Cell R-13 Roof Rafters: Spray Foam/Open Cell R-30 Crawl: Spray Foam/Closed Cell R-13
Wiring:	CAT6 throughout

**II. INTERIOR SPECS/FINISH DETAIL:**

Interior Walls:	1/2" sheetrock
Interior Trim:	Paint Grade Wood or Composite; Tongue and Groove Cypress Master Ceiling. MDF "ship-lap" applied over top in select living locations.
Interior Doors:	2-Panel Smooth Masonite/Solid Core
Door Hardware:	Classic Round Handle; Oil-Rubbed Bronze or Brushed Nickel Finish
Fireplaces:	Pre-fabricated, vented, wood-burning inserts with gas line provided. Gas Log Option as Upgrade.
Wood Flooring:	Tongue and Groove Solid 3/4" White Oak, Site Finished. Random-Width Boards, ranging from 4" to 8". 7 Standard Stain Choices; 3 coats of Polyurethane Location: First Floor except Tiled Baths; Second Floor Common Areas Upgrade: Second Floor Bedrooms and/or Bonus Room

## **II. INTERIOR SPECS/FINISH DETAIL (con't):**

- Carpet: Stain-Resistant Plush Patterned Carpet  
Location: Second Floor Bedrooms
- Tile: Tile in all bathrooms with exception of powder room (hardwoods).  
Includes floor/shower/tub surround. Tile size varies.
- Cabinetry: All cabinetry to be KraftMaid cabinets with soft-close  
drawers and doors; Select Door Styles and choice of  
multiple Paint or Stain Finishes.  
Brushed Nickel, Bronze, or Polished Chrome Hardware Choices.
- Countertops: 8 Standard Quartz choices; 3 cm
- Appliances: Standard Stainless Steel Frigidaire Gallery Package  
Package includes Free-Standing Range (Gas Standard),  
French-Door Refrigerator, Dishwasher, Integrated Microwave,  
and Pro-Style Vent Hood.
- Shower Enclosures: Frameless shower enclosure for Master shower.
- Bath Fixtures: Brushed Nickel, oil-rubbed bronze, or polished chrome finish.
- Mirrors: Variety of Mirror Choices for Vanity locations.
- Interior Paint: Primer plus 2 coats of paint to be applied to all surfaces; Flat latex paint  
for ceilings, flat latex paint for walls, and semi-gloss latex for trim.

## **III. MECHANICAL SYSTEMS:**

- Plumbing: Standard Package Delta fixtures; brushed nickel, oil-rubbed bronze,  
or polished chrome finish.  
Deep-bowl Stainless Steel Kitchen Sink with Disposal.  
Undermount porcelain Vanity Sinks  
Kohler Toilets  
Tankless Gas Water Heater
- Wiring/Security: Standard Security Pre-Wire
- HVAC: Standard 15.0 SEER Trane or Equivalent Dual-Zoned System with Digital Controls.