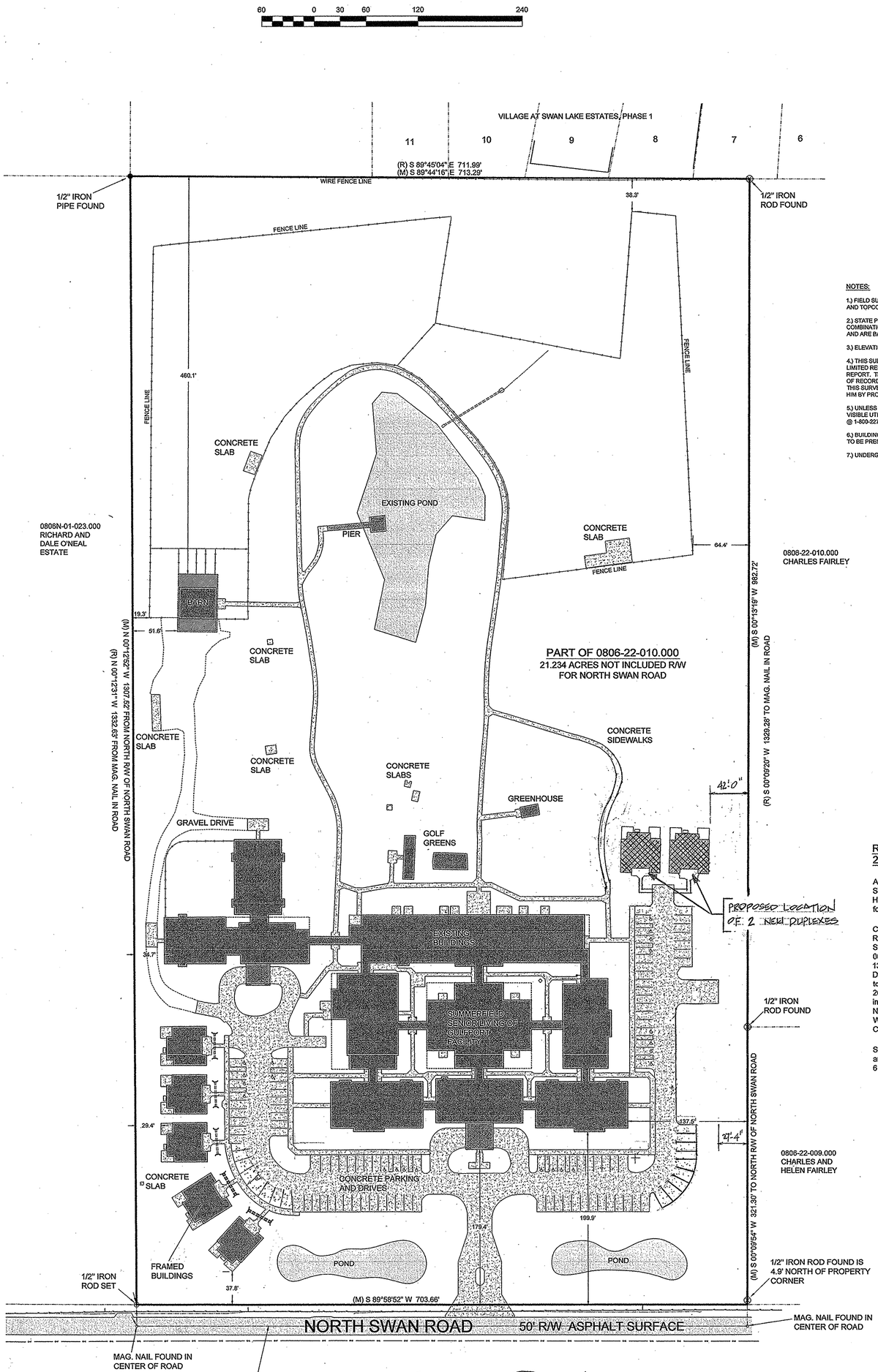


REFERENCE MATERIALS:

1.) HARRISON COUNTY TAX MAPS

2.) HARRISON COUNTY GIS WEBSITE

3.) INSTRUMENT NO. 2018-8493-D-J1

NOTES:

1.) FIELD SURVEY PEFORMED WITH A COMBINATION OF TOPCON GR5 GPS RECIEVER AND TOPCON GPT- 9005A ROBOTIC TOTAL STATION.

2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREIN ARE DERIVED BY COMBINATION OF GPS STATIC OBSERVATION AND EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).

3.) ELEVATIONS SHOWN ARE BASED ON NAVD88, GEIOD 2009.

4.) THIS SURVEY HAS BEEN PREPARED BY INFORMATION PROVIDED BY CLIENT AND LIMITED RESEARCH IN COURTHOUSE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS SURVEY MAY NOT SHOW ALL EASEMENTS AND OTHER RESTRICTIONS OF RECORD. SURVEYOR WILL BE MADE AVAILABLE TO ADD SUCH FEATURES TO THIS SURVEY IF A CURRENT TITLE REPORT OR ABSTRACT OF TITLE IS PROVIDED TO HIM BY PROPER AUTHORITY.

5.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.

6.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.

7.) UNDERGROUND UTILITY STRUCTURES NOT LOCATED DURING THIS SURVEY.

LEGEND:

- ⊗ == IRON ROD FOUND
- ● == IRON PIPE FOUND
- ○ == IRON ROD SET
- ⊼ == SPIKE FOUND
- △ == SPIKE SET
- ▨ == CONCRETE MONUMENT FOUND
- □ == CONCRETE MONUMENT SET
- ▭ == LIGHTARD KNOT FOUND
- (M) == AS MEASURED
- (R) == AS PER RECORD
- APP == AS PER PLAT
- IRF == IRON ROD FOUND
- IRS == IRON ROD SET

RECORD DESCRIPTION, INST. NO. 2018-8493-D-J1

A certain parcel of land, lying and situated in the SW¼ of the SW¼ of Section 22, Township 6 South, Range 11 West, Harrison County, Mississippi and being more fully described as follows:

Commence from a mag nail found in the center of North Swan Road and common to Sections 21, 22, 27 & 28, Township 6 South, Range 11 West, Harrison County, Mississippi; run North 00 Degrees 12 Minutes 31 Seconds West a distance of 1332.63 feet to a ½" iron pipe found; Thence run South 89 Degrees 45 minutes 04 Seconds East a distance of 711.99 feet to a ½" iron rod set; Thence run South 00 Degrees 09 Minutes 20 Seconds West a distance of 1329.28 feet to a mag nail set in the center of North Swan Road; Thence run in the center of North Swan Road South 89 Degrees 58 Minutes 47 Seconds West a distance of 703.52 feet and back to the Point of Commencement.

Said parcel contains 21.265 acres of land more or less, lying and situated in the SW¼ of the SW ¼ of Section 22, Township 6 South, Range 11 West, Harrison County, Mississippi.

SITE PLAN

SCALE 1" = 60'-0"

B 1

OCT 1, 2025

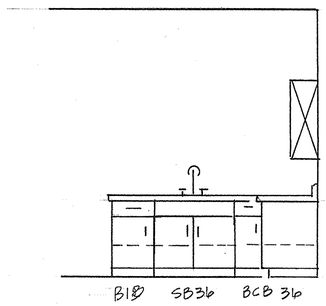
Summerfield Senior Living Duplexes

14744 N. Swan Road Gulfport, Mississippi

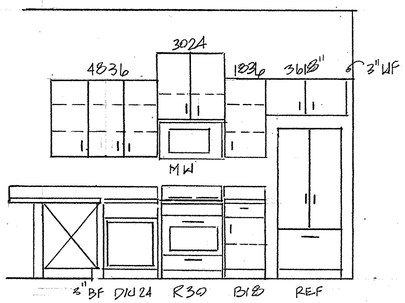
R J DUHE & ASSOCIATES

DESIGN GROUP

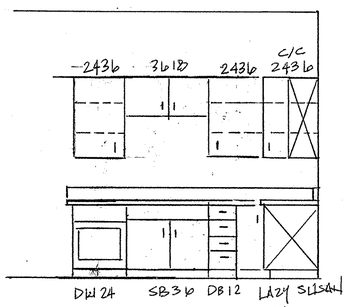
SLIDELL, LOUISIANA



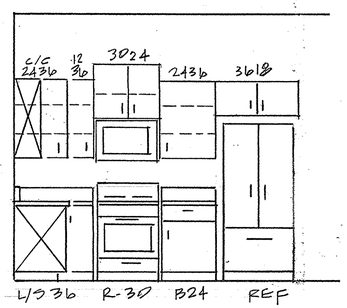
ELEV. "A"



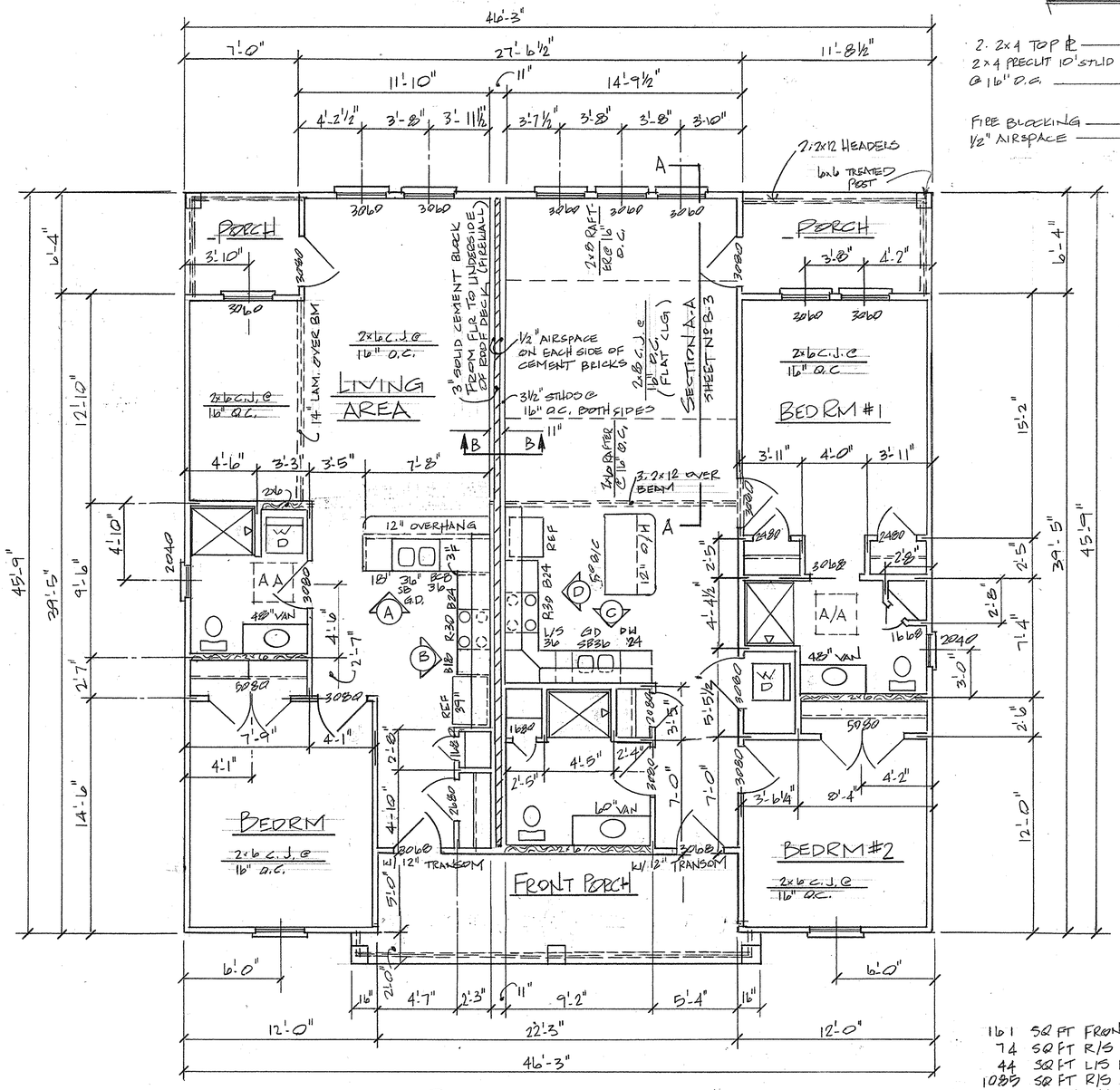
ELEV. "B"



ELEV. "C"

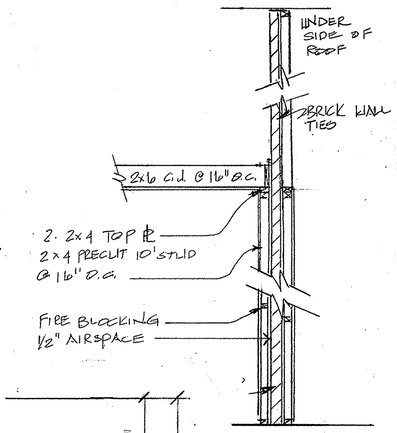


ELEV. "D"



FLOOR PLAN

SCALE 1/4" = 1'-0"



SECT B-B

FIREWALL SEPARATION

General Notes

1. All construction shall meet or exceed the 2018 IBC.
2. Ceiling height shall be 10'0" unless notes.
3. Windows are to be impact resistant.
4. Insulation shall be fiberglass batts with R13 installed between studs. R30 in ceilings and R19 in vaulted ceilings.
5. PVT Flooring throughout and porcelain tile in bath areas.
6. Rafters, ceiling joists, and studs shall be spaced @ 16" O.C.
7. Exterior of buildings shall be composed of hardiboard siding.
8. Windstorm sheathing to be fastened per detail on sheet B6.
9. All light fixtures and bulbs to be LED.
10. Roofing shingles to be nailed with 6 nails per tab to meet a wind code rating of 135 mph
11. HVAC systems shall be heat pumps with a minimum seer rating of 15.

161	SQ FT FRONT PORCH
74	SQ FT R/S REAR PORCH
44	SQ FT L/S REAR PORCH
1085	SQ FT R/S APT L/A
902	SQ FT L/S APT L/A
1887	SQ FT LIVING AREA TOTAL
2166	SQ FT TOTAL AREA

R J DUHE & ASSOCIATES
DESIGN GROUP
SLIDELL, LOUISIANA

Summerfield Senior Living of Gulfport, LLC

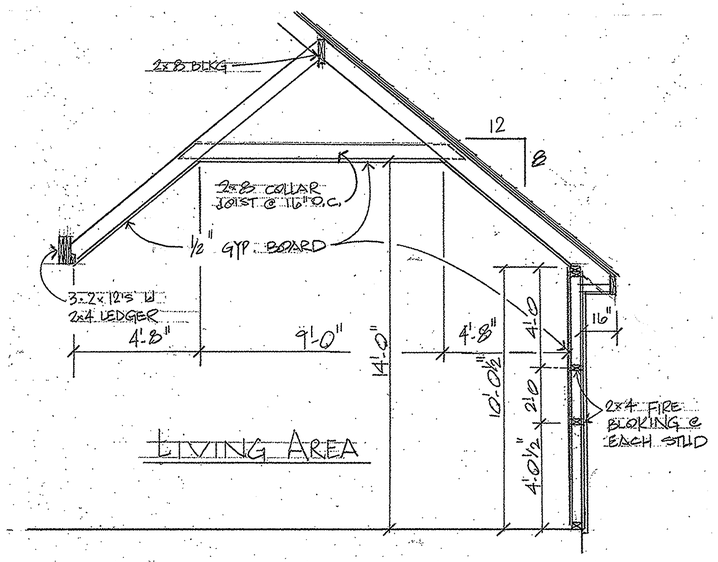
Gulfport, Mississippi

14744 N. Swan Road

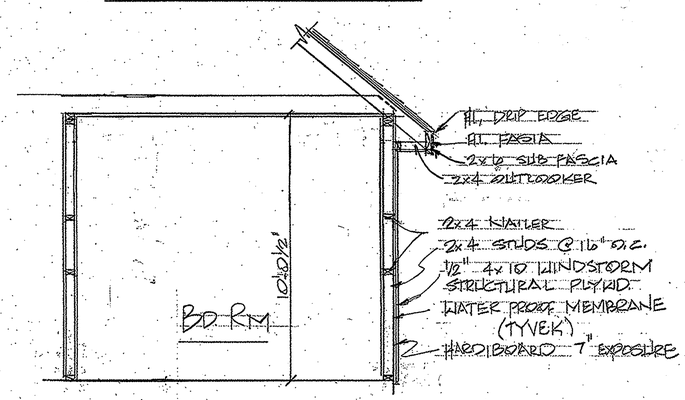
OCT 1, 2025

PLAN

B2

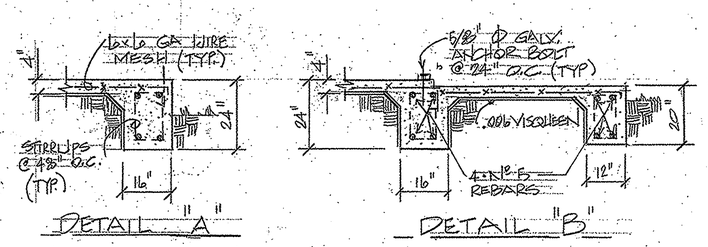


SECTION A-A

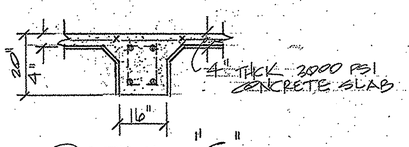


SECTION B-B

SCALE 3/8" = 1'-0"



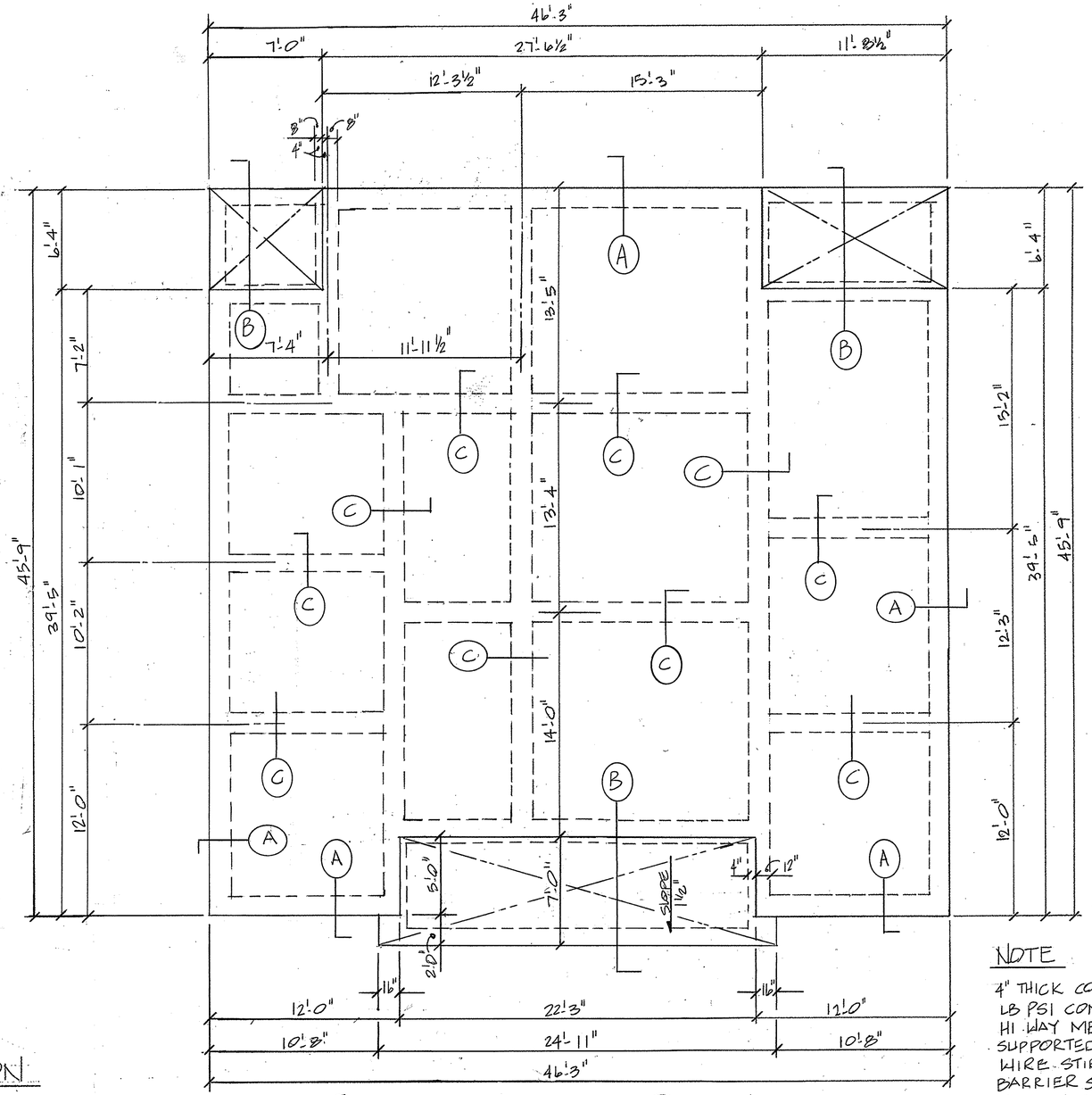
DETAIL "A" DETAIL "B"



DETAIL "C"

FOUNDATION DETAILS

SCALE 1/6" = 1'-0"



FOUNDATION PLAN

SCALE 1/4" = 1'-0"

NOTE

4" THICK CONC SLAB W/ 3000 LB PSI CONCRETE OVER 6x6 6/6 HI WAY MESH, 4- N° 5 REBARS SUPPORTED EVERY 48" O.C. W/ WIRE STIRRUPS. MOISTURE BARRIER SHALL BE .006 VISQUEEN. GALVANIZED 5/8" Φ x 10" LONG A.B. SHALL BE SPACED @ 24" O.C. @ SLAB PERIMETER.

R J DUHE & ASSOCIATES
DESIGN GROUP
SLIDELL, LOUISIANA

Summerfield Senior Living of Gulfport, LLC

Gulfport, Mississippi

14744 N. Swan Road

OCT 1, 2025

B 3

UNIT PANEL TYPE 2 BEDROOM UNIT

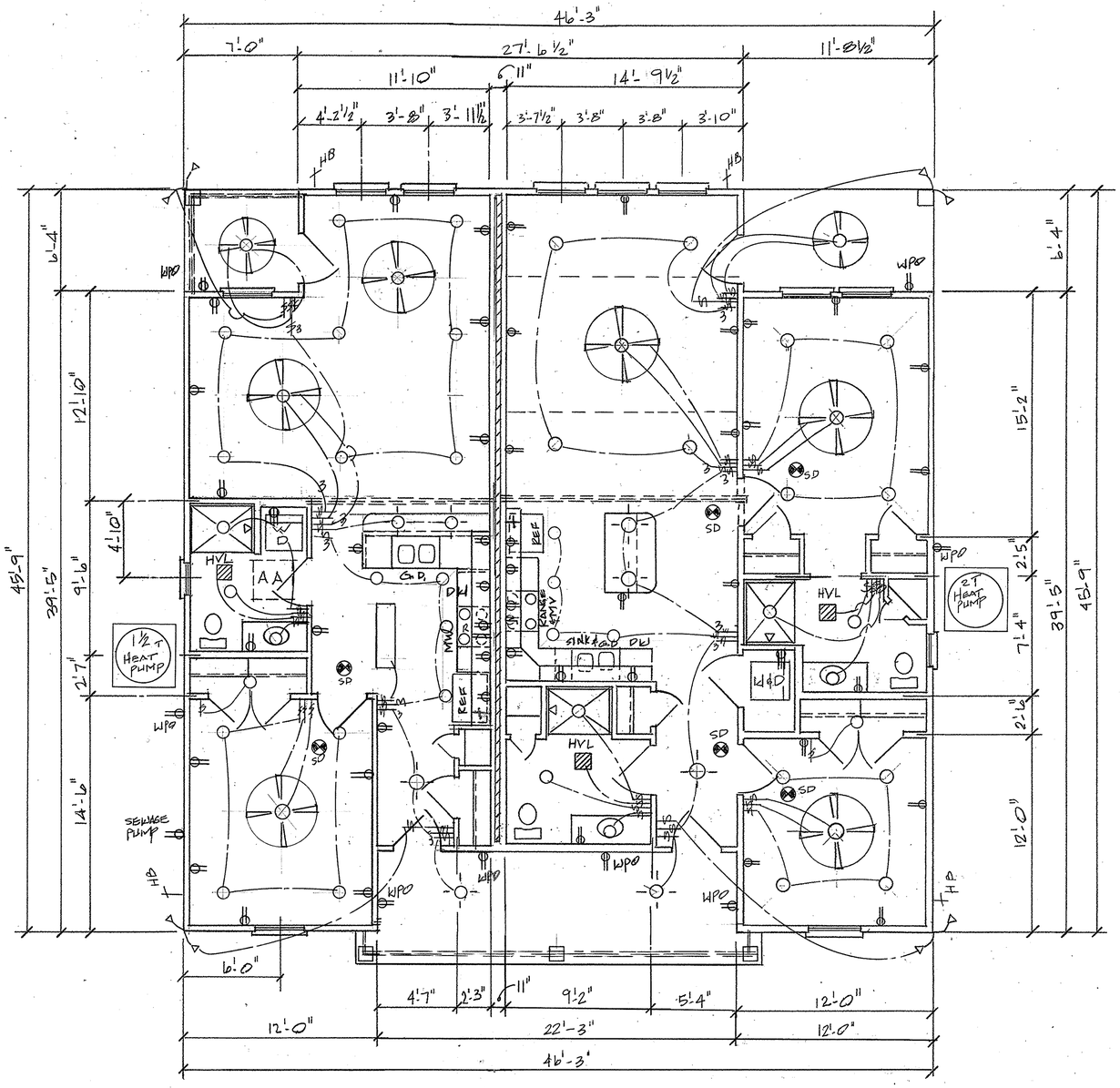
120/240V. 1 PHASE. 3 WIRE. SOLID NEUTRAL. GROUND BAR 10KA/C

____ PANEL AMPERAGE	____ MLO	X NEMA-1	X PROVIDE FEED THRU LUGS
X SURFACE MOUNTED	____ MCB	____ NEMA-3R	____ PROVIDE 200% NEUTRAL
____ RECESS MOUNTED		____ S.S.ENCL	____ ISOLATED GROUND BUS

CKT	VA	DESCRIPTION	COND	BRKR	BRKR	COND	DESCRIPTION	VA	CKT
1		L/R RECEPTS	#12	20/Amp	15/Amp	#14	L/R LIGHTING		2
3		BEDRM 2 RECEPTS	#12	20/Amp	15/Amp	#14	BDRM 2 CEILING LIGHTS		4
5		BATHRM 2 RECEPTS	#12	20/Amp	15/Amp	#14	BATHRM 2 CEILING LIGHTS		6
7		BATHRM 1 RECEPTS	#12	20/Amp	15/Amp	#14	BATHRM 1 CEILING LIGHTS		8
9		BEDRM 1 RECEPTS	#12	20/Amp	15/Amp	#14	BDRM 1 CEILING LIGHTS		10
11		KITCHEN RECEPTS	#12	20/Amp	15/Amp	#14	KITCHEN CEILING LIGHTS		12
13		REFRIGERATOR	#12		15/Amp	#14	HALL LIGHTING		14
15		RANGE/OVEN	#6		15/Amp	#14	PORCH & SPOTLIGHTS		16
17		MICROWAVE	#12	20/Amp	20/Amp	#8	WATER HEATER		18
19		DISHWASHER	#12	20/Amp	15/Amp	#14	ATTIC LIGHTS		20
21		GARBAGE DISPOSER	#12	20/Amp	30/Amp	#10	AHU 2 TON HEAT PUMP		22
23		EXT RECEPTS	#8	20/Amp			AHU CU		24
25		WASHER MACHINE					SPARE		26
27		DRYER					SPARE		28
29		SPARE					SPARE		30
31		SPARE					SPARE		32
33		SPARE					SPARE		34
35		SPARE							36

ELECTRICAL LEGEND

- 110 V. OUTLET ON 20A CIRCUIT
- GFI — GROUND FAULT INTERUPTER
- WPO — WEATHER PROOF OUTLET COVER
- R — REF OUTLET (OWN CIRCUIT)
- KIT — KITCHEN OUTLET (OWN CIRCUIT)
- HVL — HEATER VENT LIGHT (LED) OWN CIRCUIT
- SD — SMOKE DETECTOR 110 V. W/ BATTERY BACK UP
- A/P — LED DISK LIGHTS 5/6 3000K SOFT WHITE ON 15A BREAKER, 4" JUNCTION BOX MOUNTED
- 52" CLG FAN W/ LED LIGHTS
- LED CLG FLUSH MOUNT 12"x48" FIXTURE
- LED WALL MOUNTED 3 LT BATH RM FIX.
- LED HANGING FROM CEILING FIXTURE
- LED DEK LIGHT 15A CIRCUIT
- 200 AMP ELECTRICAL PANEL FOR APT. DISCONNECTS.
- TELEPHONE CAT 5 WIRING
- CATV



ELECTRICAL PLAN

SCALE 1/4" = 1'-0"

R J DUKE & ASSOCIATES
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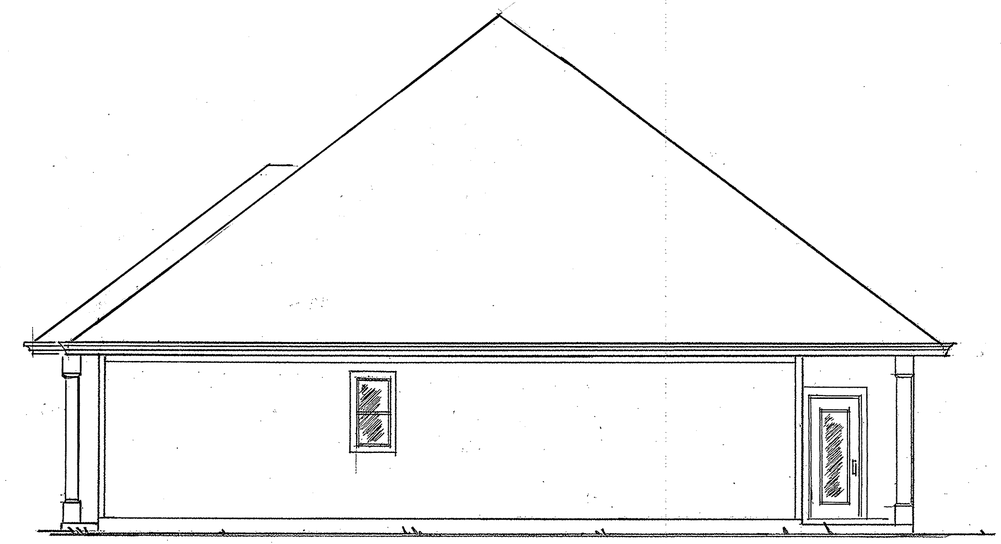
SLIDELL, LOUISIANA

Summerfield Senior Living of Gulfport, LLC
14744 N. Swan Road
Gulfport, Mississippi

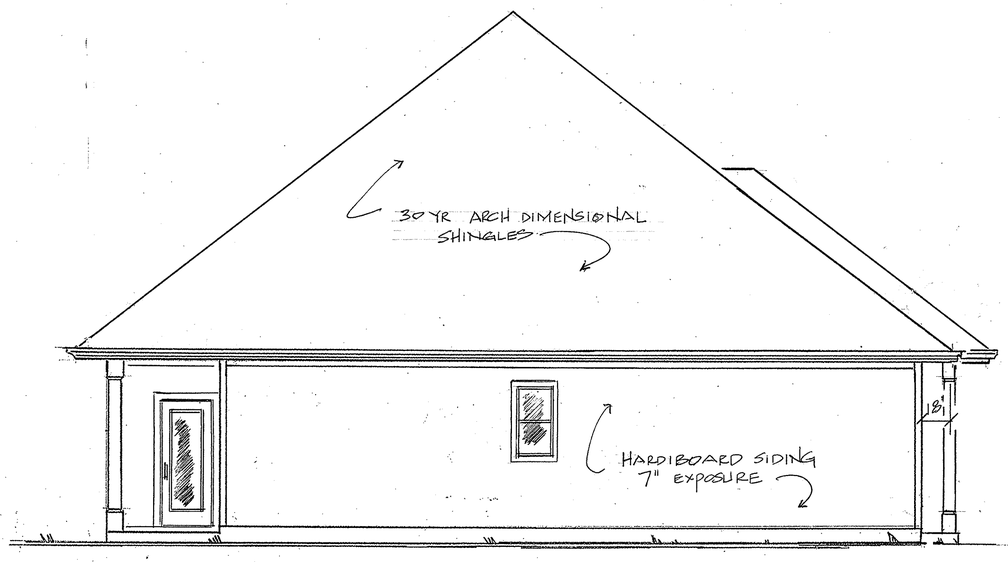
OCT. 15 2025

B 4

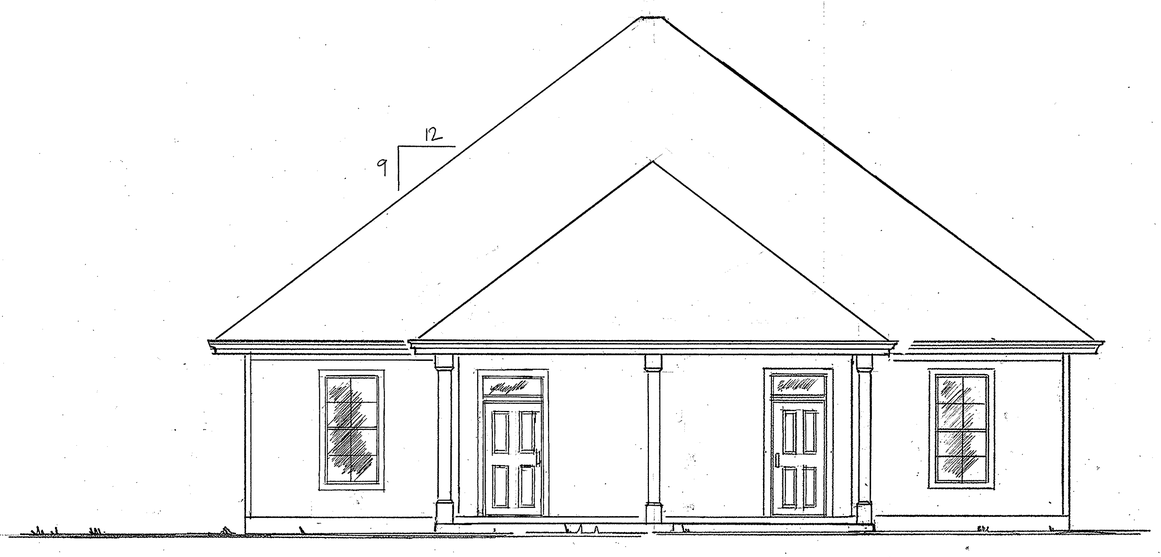
REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

SCALE 1/4" = 1'-0"

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SLIDELL, LOUISIANA

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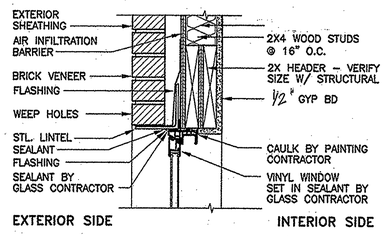
14744 N. Swan Road
Gulfport, Mississippi

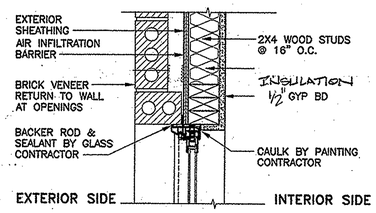
OCT 1, 2025

B 5



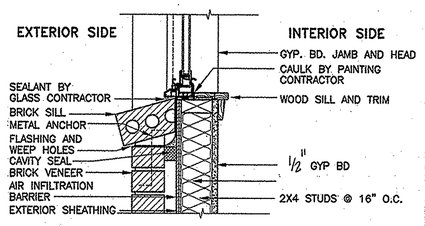
WINDOW HEAD @ BRICK

SCALE: 1–1/2" = 1'–0"



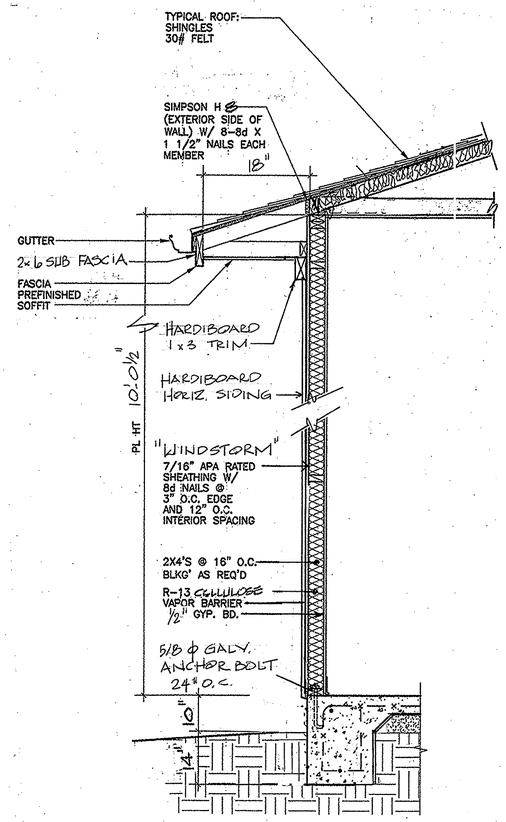
WINDOW JAMB @ BRICK

SCALE: 1–1/2" = 1'–0"



WINDOW SILL @ BRICK

SCALE: 1–1/2" = 1'–0"



WALL SECTION

SCALE: 3/4" = 1'–0"

ADJUSTED SPAN TABLES FOR 130 MPH EXPOSURE B WIND ZONE

EXPRESSED IN FEET AND INCHES

MEMBER TYPE, SPECES AND LOAD	2 X 6			2 X 8			2 X 10			2 X 12		
	12"oc	16"oc	24"oc	12"oc	16"oc	24"oc	12"oc	16"oc	24"oc	12"oc	16"oc	24"oc
RAFTERS No. 2 Southern Yellow Pine 20 L.L. 15DL	9'-2"	7'-9"	6'-6"	11'-6"	10'-11"	8'-2"	13'-8"	12'-0"	9'-7"	16'-2"	14'-11"	11'-6"
CEILING JOIST No. 2 Southern Yellow Pine 20 L.L. 10DL	13'-11"	12'-0"	9'-10"	17'-7"	15'-3"	12'-6"	20'-11"	18'-1"	14'-9"	28'-1"	24'-4"	19'-10"
FLOOR JOIST - BEDROOMS No. 2 Southern Yellow Pine 30 L.L. 10DL	11'-3"	10'-3"	8'-6"	14'-11"	13'-3"	10-10"	18'-1"	15'-8"	12'-10"	21'-4"	18'-6"	15'-1"
FLOOR JOIST No. 2 Southern Yellow Pine 40 L.L. 10DL	10'-3"	9'-4"	7'-7"	13'-6"	11'-10"	9'-8"	16'-2"	14'-0"	11'-5"	19'-1"	16'-6"	13'-5"

SOUTHERN PINE SIZE SELECTION TABLES

WINDOW, DOOR & GARAGE DOOR HEADERS
(SUPPORTING ROOF FRAMING 30LB SNOWLOAD, 10LB DEAD LOAD

GRADE	CLEAR OPN'G	16'	20'	24'	28'	32'	36'	40'
No. 2 Southern Yellow Pine	4'	(1) 2x6	(1) 2x6	(1) 2x8	(1) 2x8	(1) 2x8	(1) 2x8	(1) 2x10
	6'	(1) 2x10	(1) 2x10	(1) 2x10	(1) 2x12	(1) 2x12	(2) 2x10s	(2) 2x10s
	8'	(1) 2x12	(2) 2x10s	(2) 2x10s	(2) 2x10s	(2) 2x12s	(2) 2x12s	(2) 2x12s
	9'	(2) 2x10s	(2) 2x10s	(2) 2x12s	(2) 2x12s	(3) 2x10s	(3) 2x10s	(3) 2x10s
	10'	(2) 2x10s	(2) 2x12s	(2) 2x12s	(3) 2x10s	(3) 2x10s	(3) 2x12s	(3) 2x12s
	12'	(2) 2x12s	(3) 2x10s	(3) 2x12s	(3) 2x12s	(4) 2x12s	(4) 2x12s	(4) 2x12s
	16'	(4) 2x12s	(4) 2x12s	3-1/2x12-3/8	3-1/2x12-3/8	3-1/2x13-3/4	3-1/2x13-3/4	3-1/2x13-3/4
	18'	(4) 2x12s	3-1/2x13-3/4	3-1/2x13-3/4	3-1/2x15-1/8	3-1/2x15-1/8	3-1/2x15-1/8	3-1/2x16-1/2

TIMBER:

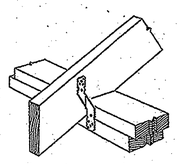
1. - STRUCTUAL TIMBER EXCEPT STUDS SHALL BE #2 SOUTHERN YELLOW PINE (19% MAX. MOISTURE CONTENT). WOOD AGAINST MASONRY OR IN WET-USE ENVIRONMENTS TO BE PRESSURE TREATED.
2. EXTERIOR AND SHEAR STUD WALLS TO HAVE SOLID BLOCKING AT SHEATHING JOINTS
3. STUDS TO BE #2 SPRUCE, PINE, OR FIR @ 16" O.C.
4. PLYWOOD/OSB SHEATHING SHALL BE APA RATED (PRP-108). ALL PANELS WHICH HAVE ANY EDGE OR SURFACE PERMANENTLY EXPOSED TO WEATHER SHALL BE CLASSIFIED EXTERIOR.

ROOF SHEATHING: 5/8" APA RATED SHEATHING W/ 8d THREADED NAILS @ 4" O.C. EDGE AND 12" O.C. INTERIOR SPACING.

WALL SHEATHING: 7/16" APA RATED SHEATHING W/ 8d THREADED NAILS @ 4" O.C. EDGE AND 12" O.C. INTERIOR SPACING. (WINDSTORM)

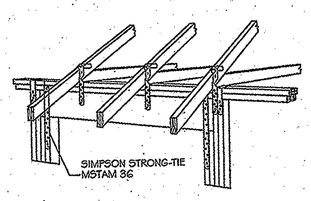
5. STRUCTUAL ADHESIVES:
   SIMPSON SET
   CONTRACTOR SHALL FOLLOW ALL INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS EXPLICITLY.
6. ROOF RAFTER ANCHORS: ALL RAFTERS SHALL BE ANCHORED W/ SIMPSON H8 (MINIMUM).

ALL CONSTRUCTION SHALL CONFORM TO THE 2018 IBC BUILDING CODE

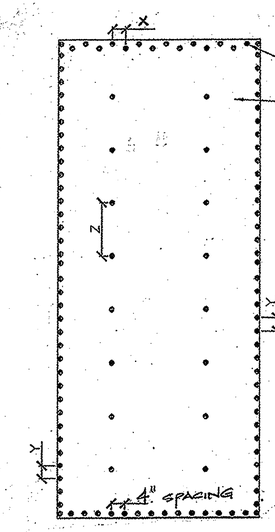


TOP PLATE TO RAFTER DETAIL

N.T.S.



HEADER TO TOP PLATE DETAIL



NAILING MAY BE STAGGERED ACROSS BOTH TOP PLATES

WINDSTORM PANELS RUN VERTICALLY FULL-HEIGHT

SEE MANUFACTURER'S REQUIREMENTS FOR ADDITIONAL DETAILS AND NOTES

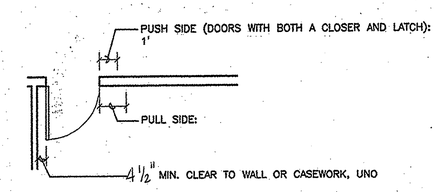
NAIL SPACING
X= 4" O.C.
Y= 6" O.C.
Z= 12" O.C.

X= PLATE EDGE NAIL SPACING
Y= LONG EDGE NAIL SPACING
Z= FIELD NAIL SPACING

NOTE:
NAILING SHOWN ON DRAWING N.T.S.
USE NAIL SPACING AS SHOWN

WINDSTORM STRUCTURAL SHEATHING DETAIL

SCALE: N.T.S.



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B 6