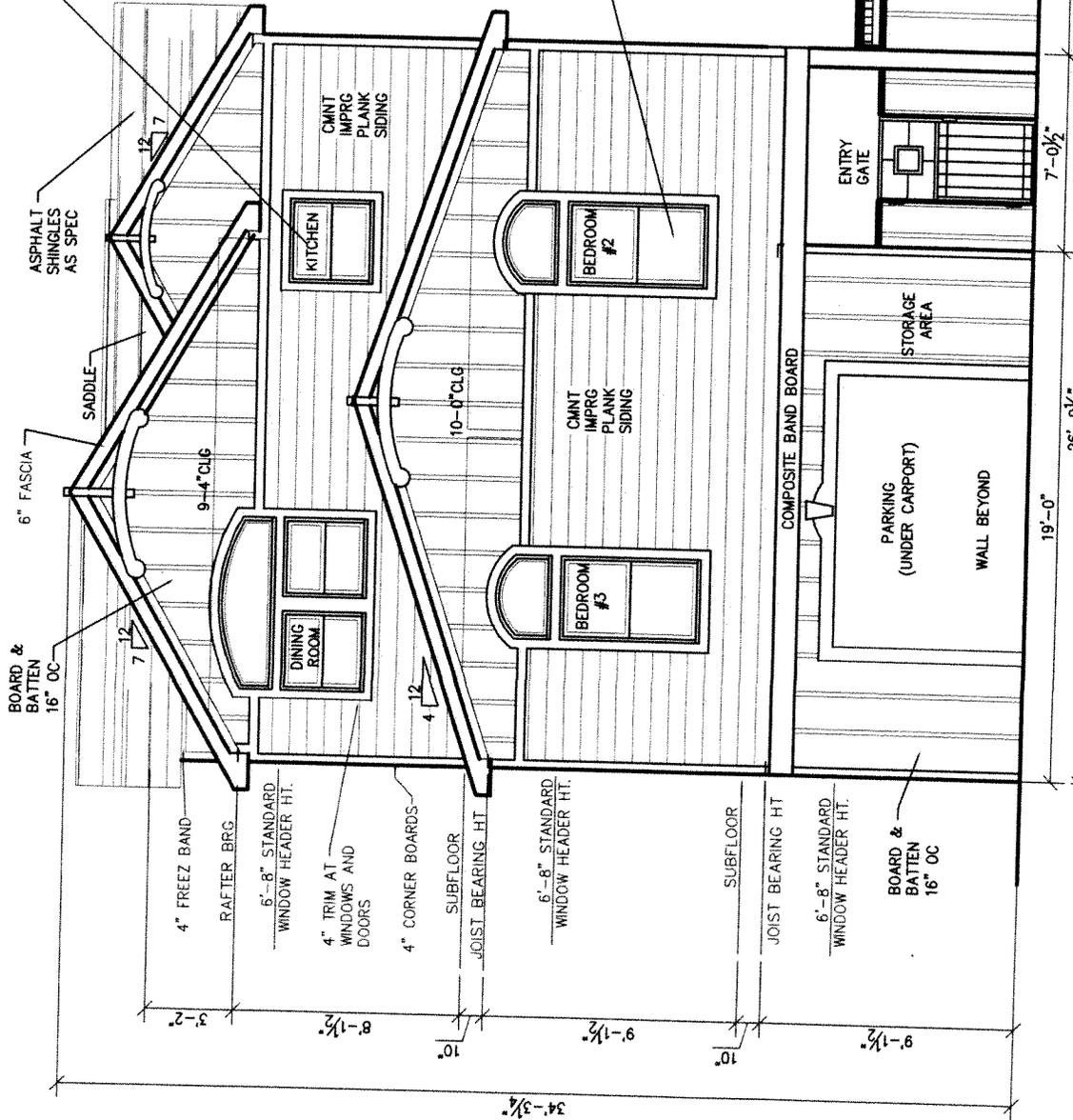


JELD-WEN PREMIUM ATLANTIC VINYL
SINGLE HUNG WINDOWS (TOP FLOOR)
W/IMPACT RESISTANT GLASS DP50
RATING(TYP.

JELD-WEN BUILDERS VINYL
SINGLE HUNG WINDOWS FIRST
FLOOR & GROUND FLOOR
(NON-IMPACT RESISTANT) TYP.

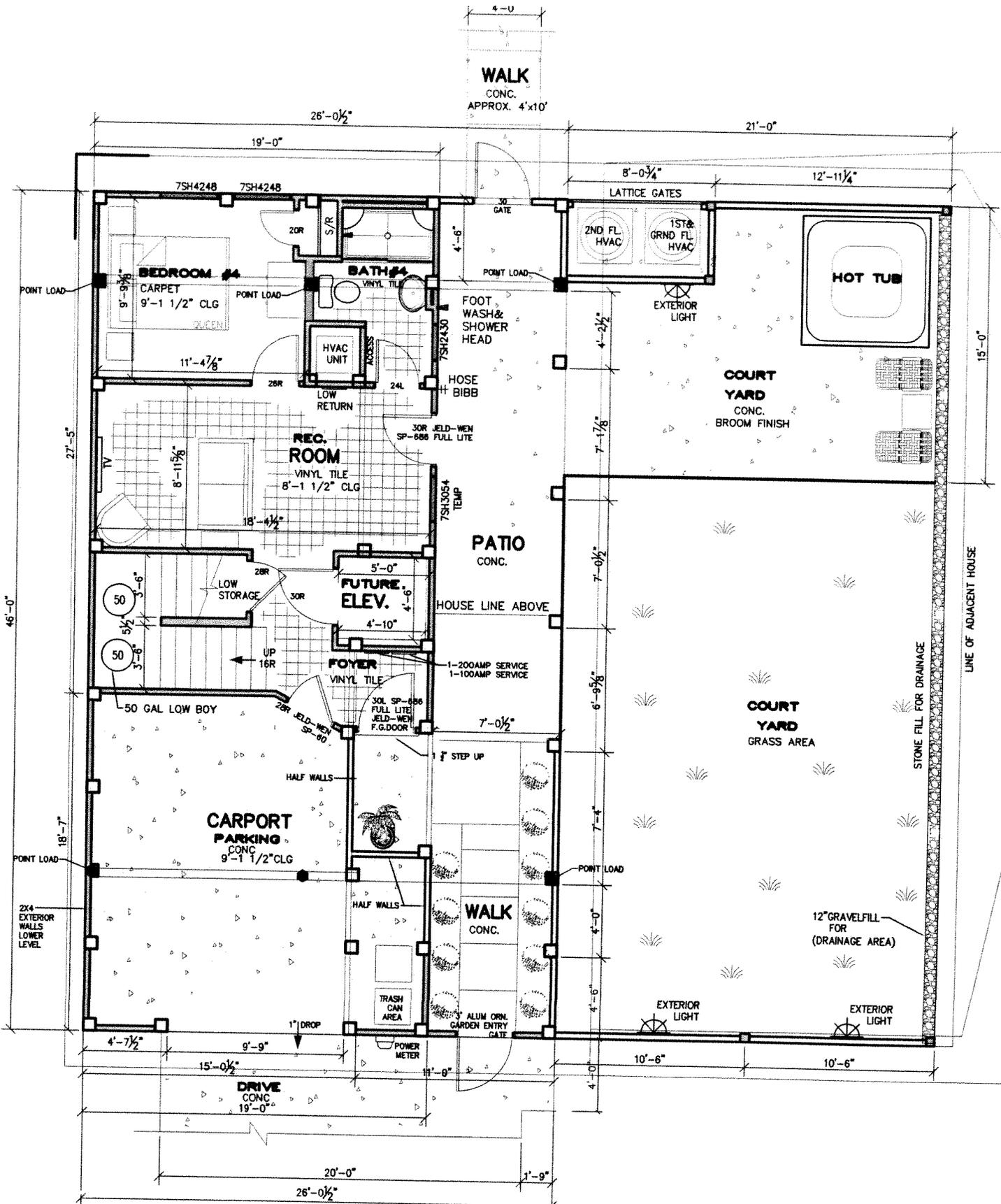


LOT#41 VILLAS FRONT ELEVATION
SCALE: 1/4" = 1'-0"

- NOTES: 1) ALL EXTERIOR WALLS TO BE 2x6 AT 16" OC OR AS NOTED.
2) ALL INTERIOR WALLS TO BE 2x4 AT 16" OC OR AS NOTED.
3) ALL WINDOW HEADS TO BE 80" ABOVE SUBFL OR AS NOTED.

BD&A

OCEAN TRAIL, SUITE # 4
COROLLA, NC 27927
(w)252-453-3600 (f)252-453-3600



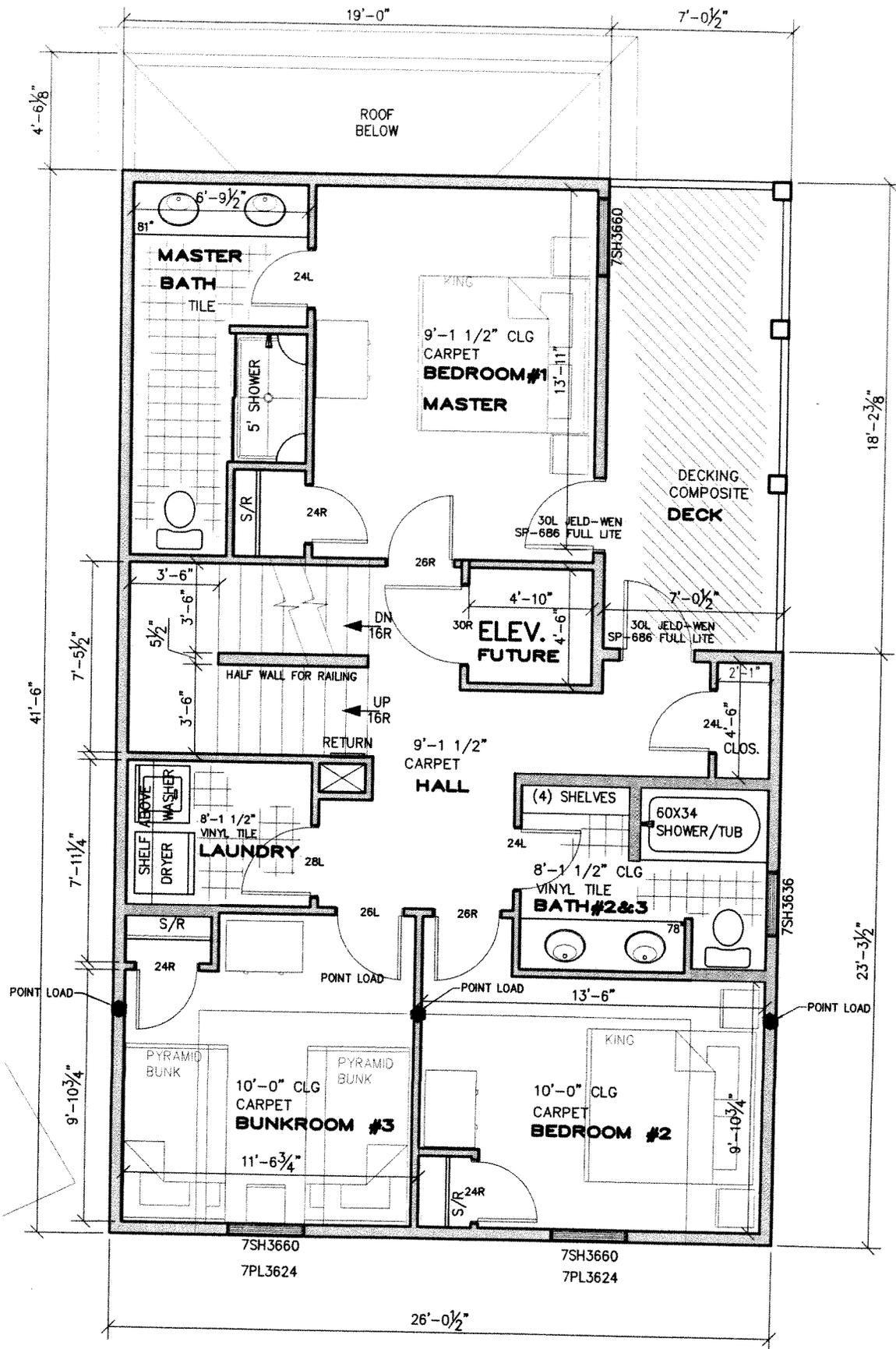
LOT#41 VILLAS GROUND FLOOR W/FUTURE ELEVATOR

- NOTES: 1) ALL EXTERIOR WALLS TO BE 2x4 AT 16" OC OR AS NOTED.
 2) ALL INTERIOR WALLS TO BE 2x4 AT 16" OC OR AS NOTED.
 3) ALL WINDOW HEADS TO BE 80" ABOVE SUBFL OR AS NOTED.

SCALE: 1/4" = 1'-0"



OCEAN TRAIL, SUITE # 4
 COROLLA, NC 27927
 (w)252-453-3600 (f)252-453-9663



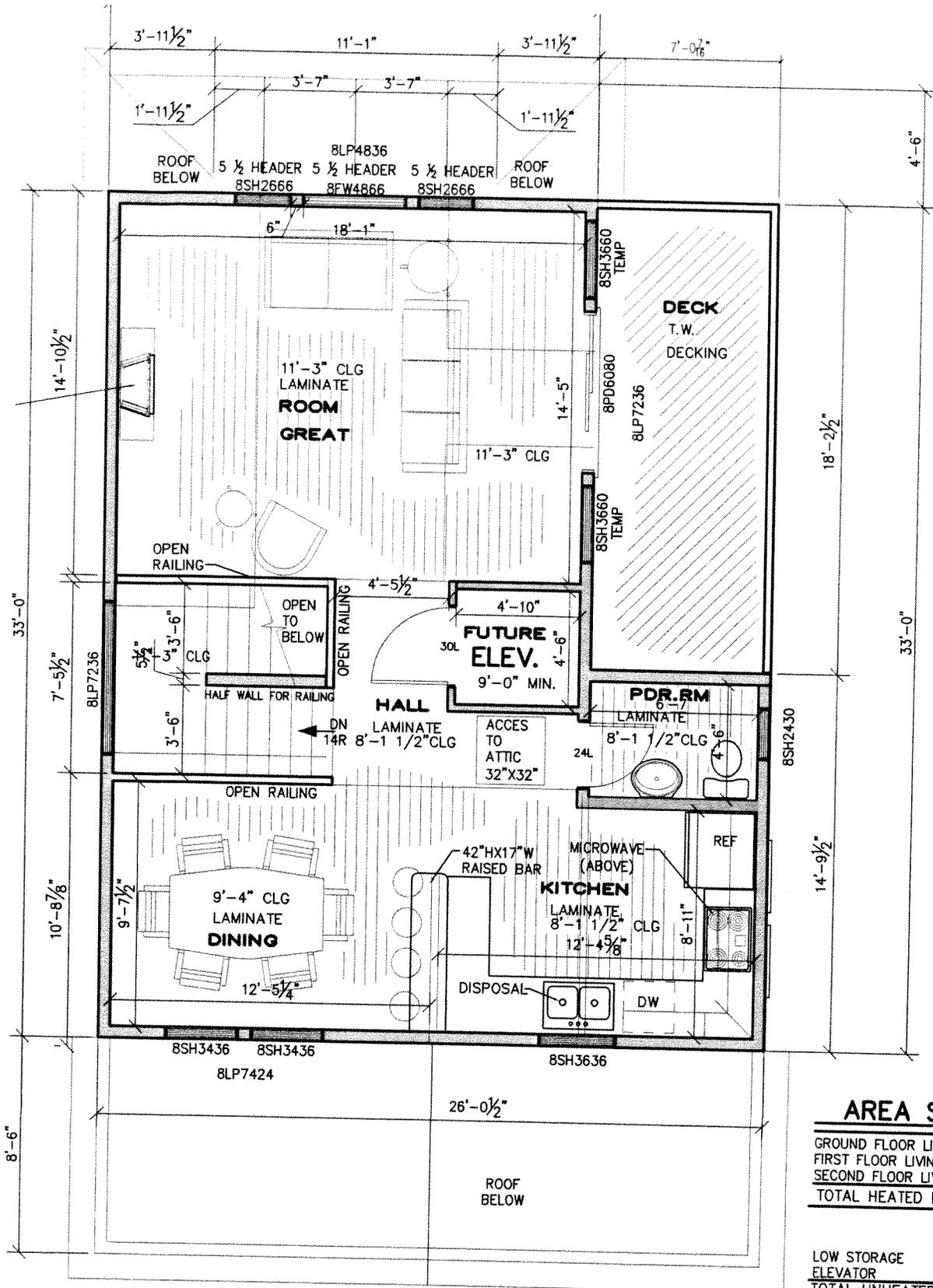
LOT #41 VILLAS FIRST FLOOR

SCALE: 1/4" = 1'-0"

- NOTES: 1) ALL EXTERIOR WALLS TO BE 2x6 AT 16" OC OR AS NOTED.
 2) ALL INTERIOR WALLS TO BE 2x4 AT 16" OC OR AS NOTED.
 3) ALL WINDOW HEADS TO BE 80" ABOVE SUBFL OR AS NOTED.



OCEAN TRAIL, SUITE # 4
 COROLLA, NC 27927
 (w)252-453-3600 (f)252-453-9663



AREA SCHEDULE

| | |
|----------------------------|-----------------|
| GROUND FLOOR LIVING | 428 SF |
| FIRST FLOOR LIVING | 924 SF |
| SECOND FLOOR LIVING | 634 SF |
| TOTAL HEATED LIVING | 1986 SF |
| LOW STORAGE | 73 SF |
| ELEVATOR | 87 SF |
| TOTAL UNHEATED | 160 SF |
| TOTAL UNDER ROOF | 2,146 SF |

| | |
|-------------------------|----------------|
| COURT YARD(CONC) | 305 SF |
| CARPORIT PARKING(CONC.) | 263 SF |
| PATIO | 401 SF |
| FIRST FLOOR DECK | 128 SF |
| SECOND FLOOR DECK | 128 SF |
| TOTAL | 1225 SF |

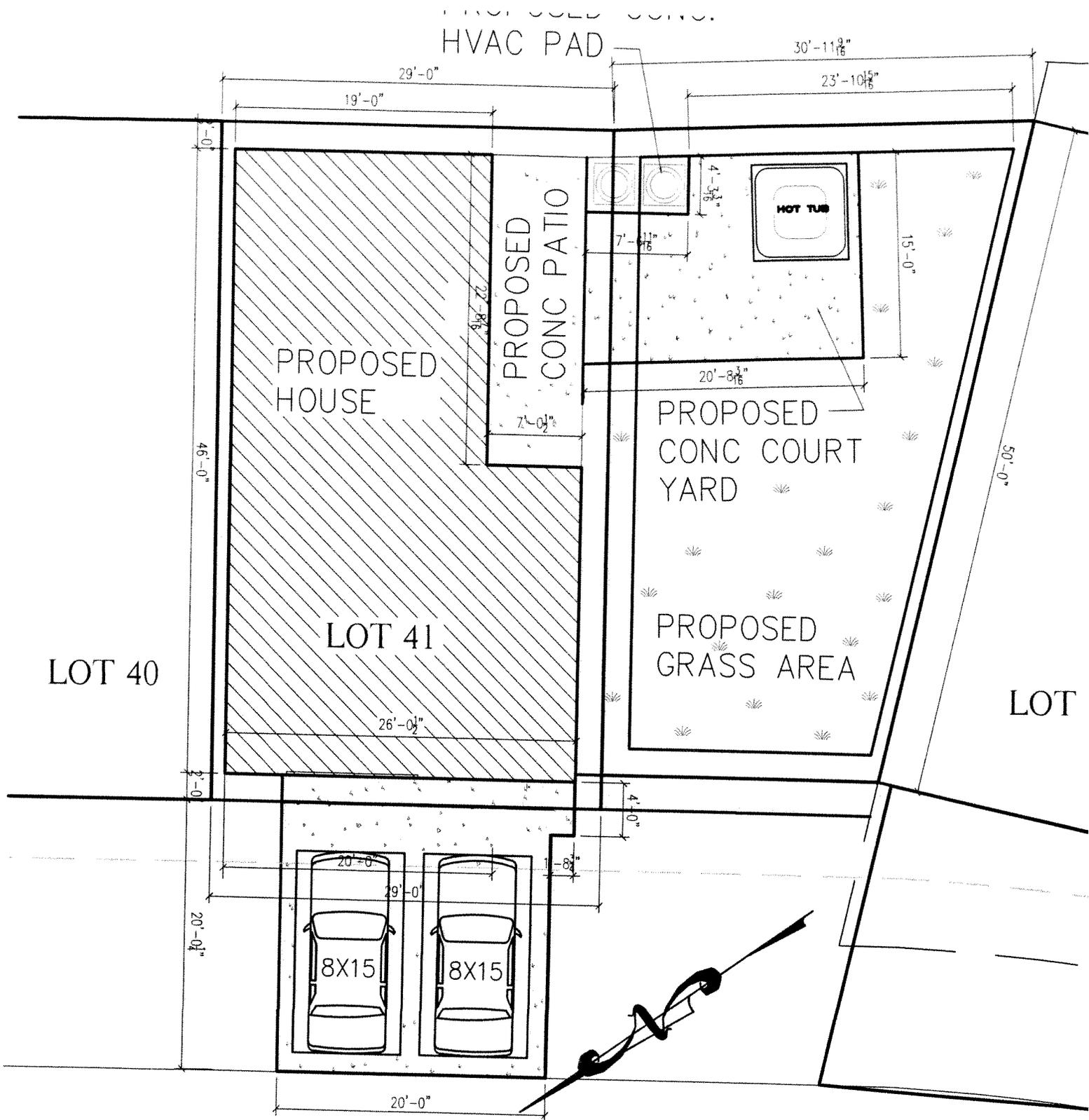
LOT#41 VILLAS SECOND FLOOR

SCALE: 1/4" = 1'-0"

- NOTES: 1) ALL EXTERIOR WALLS TO BE 2x6 AT 16" OC OR AS NOTED.
 2) ALL INTERIOR WALLS TO BE 2x4 AT 16" OC OR AS NOTED.
 3) ALL WINDOW HEADS TO BE 80" ABOVE SUBFL OR AS NOTED.

BD&A

OCEAN TRAIL, SUITE # 4
 COROLLA, NC 27927



SITE PLAN

SCALE: 1" = 10'

LOT#41 Villas At Corolla Bay

BAY CIRCLE



OCEAN TRAIL, SUITE # 4
 COROLLA, NC 27927
 (w)252-453-3600 (f)252-453-9663

BD&A Construction, LLC
821 Ocean Trail, Suite 4
Corolla, North Carolina, 27927
(252) 453-3600

Conditions and Description of Materials- Exhibit II
Date: March 28, 2011

Owner: Corolla Oceanside, LLC
821 Ocean Trail
Corolla, NC 27927

Phone: 252-453-3600
252-453-3922 fax.

Location: Lot 41 Villas at Corolla Bay
992 Cane Garden Bay Cir

Area Schedule:

| | | | | |
|----------------------------|------------|-----------|------------------------|---------------|
| Ground floor living | 428 | SF | | |
| First floor living | 924 | SF | First floor deck | 128 SF |
| <u>Second floor living</u> | <u>634</u> | <u>SF</u> | Second floor deck | 128 SF |
| Total heated living | 1986 | SF | Courtyard (conc) | 305 SF |
| | | | Carport Parking (conc) | 263 SF |
| Low Storage | 73 | SF | <u>Patio</u> | <u>401 SF</u> |
| Elevator | 87 | SF | | 1225 SF |
| <u>Total Unheated</u> | <u>160</u> | <u>SF</u> | | |
| Total under roof | 2146 | SF | | |

Description of Materials

I. Lot Preparation / Excavation

- 1) Clearing and grading of homesite for house pad as indicated on site plan.

II. Foundation

- 1) Concrete: 3000 PSI with 4" concrete slab reinforced with 6 x 6 x 6 wire mesh as indicated on piling and ground floor plan.
- 2) Pilings: As indicated on plans
- 3) Termite pre-treat of all heated grade level areas.
- 4) Girders: House Girders to be 2" x 12" treated.
Deck Girders to be 2" x 10" treated.

992 Cane Garden Bay Cir
Lot 41, Villas @ Corolla Bay

Owners _____
Initials _____
Owners Initials _____
Date _____

III. **Structural Framing and Exterior Finishing**

- 1) Floor system: 2" x 10" @ 16" on center or as per plans.
Bridging: Metal X-bracing.
- 2) Sub flooring: 3/4" tongue & groove LP Orange which will be glued, screwed and nailed to joist.
- 3) Exterior walls: 2" x 4" as indicated on plans at 12" or 16" on center as applicable or 2"x 6" as indicated on plans at 16" on center as applicable.
See plans for detail.
- 4) Sheathing: 1/2" OSB w/ 30 lb. felt paper wrap.
- 5) Interior walls: 2" x 4" or 2" x 6" as indicated on plans 16" on center. (Spruce)
2" x 4" on load bearing walls, 12" on center. (Spruce)
- 6) Siding & Finishing: LP Smart Lap siding & LP Smart trim painted in one color. Board and Batten in Gables to be painted in one color.
- 7) Ceiling joist: 2" x 8" SYP @ 16" on center or per code. (Pine)
- 8) Roof framing: 2" x 10" SPF @ 16" on center. (Spruce)
- 9) Roof sheathing: 1/2" OSB w/ 30 lb. felt paper.
- 10) Roof shingles: Certainteed Landmark shingle. Shingles offer a 30-year limited transferable warranty against manufacturing defects. 5- year SureStart protection, 10-year algae resistance warranty, and 10-year 110 mph wind resistance when used with Certainteed valley and caps shingles. Warranty through Certainteed.
- 11) Roof ventilation: Rudeen roof vents placed according to code.
- 12) Soffit: LP Smart soffit and Composite fascia.
- 13) Deck system: 2" x 8" treated joist @ 16" on center with treated lumber Decking.
- 14) Railing and lattice detail: Treated lumber- painted.
- 15) Underpinning: 4'x8' Hardiplank underpinning, painted in one color.
- 16) Steel Fitch plate(s) as indicated on plans as per engineer.

IV. **Windows and Exterior Doors**

- 1) Jeld-Wen Builders Series Vinyl single hung windows (ground & first floor non-impact resistant) & Jeld-Wen Premium Atlantic Vinyl single hung windows (2nd FLOOR IMPACT RESISTANT GLASS DP 50 RATING) w/ **Low E 366 Glass and doors** sized according to the plans, (w/o grilles). Windows and Doors come with 10-year warranty on parts and 20 year warranty on the glass through Jeld-Wen.

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- 2) Exterior doors: Main Entry: Plast-Pro Textured Full-Lite Fiberglass Door w/Side Lite
Carport Entry: Plast-Pro Textured Half-Lite Fiberglass door.
Rear Entry: Plast-Pro Textured Half-Lite Fiberglass door.
- 3) Fixed glass: Jeld-Wen Low E Glass as indicated on plans.
- 4) Screens: Removable screens on all operable windows and sliding glass doors.
- 5) Shutters: Vinyl louver shutters per plans, to be painted in one color.

V. **Fireplace, Chimneys**

- 1) Manufacturer: One 42" electric fireplace as per plans.

VI. **Insulation**

- 1) Ceilings R-30 9 Inches of insulation
- 2) Exterior Walls R-19 & R-15 6 & 3 ½ Inches of insulation
- 3) All headers, plates, doors and windows to be caulked and sealed.

VII. **HVAC – 3 Zones**

Furnish and install HVAC split system heat pump(s) as listed below. Install complete duct work system using 1" fiberglass duct board, foil covered flex duct, Hart & Cooley supply registers and return air grills. Units guaranteed one-year parts and labor.

| <u>Zone</u> | <u>System Size</u> | <u>Location</u> |
|-------------|--------------------|--------------------------------|
| I | 2.5 Ton | Ground & 1 st Floor |
| II | 3.0 Ton | 2 nd Floor |

VIII. **Electrical**

- 1) 200 AMP Service
- 2) Panel box to be located as per building code.
- 3) Special purpose outlets for heat pumps, water heaters, range and dryer.
- 4) Wiring: All wiring to be copper except aluminum service entrance cable.
- 5) One (1)-floor receptacle in Great Room
- 6) Five (5) outside receptacles .
- 7) 6 TV outlets to be located by owner. To be RG6 with home run.

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- 8) 6 telephone jacks to be located by owner. To be Category #5 wiring with home run.
- 9) Bath fan/light combo to be located in all Baths.
- 10) GFI receptacles in Kitchen, all baths, and ground floor exterior.
- 11) Pre wire for future elevator.

IX. **Lighting Fixtures**

- 1) All light circuitry, depending on amperage requirements, shall be 14/2 gauge copper or 12/2 gauge copper.
- 2) To include:

| | | |
|----------|------------|--|
| Progress | # P87-AT | Recessed can with # P-6666 75 watt step baffle trim ring and 75 watt R-30 bulb. |
| Progress | # P87-AT | Recessed can with #P-6676-29 75 watt eyeball trim kit and 75 watt R-30 bulb. |
| Progress | # P87-AT | Recessed can with P-6664-30 40 watt shower light shatter resistant w/white diffuser. |
| Lithonia | # S-140-RS | Fluorescent light fixture 48" long 1, F40CW bulb without cover. |
| Progress | P-5705-30 | Ceiling outdoor light fixture, white cover w/60 watt inside frosted bulbs. |
| Eagle | | White keyless base w/60 watt inside frosted bulb. |
- 3) Six (6) Patton (Fasco) or equal, 52" white ceiling fans/light kits.
- 4) Light fixtures over vanities to be Progress P3229-18, or equal, at height of 85" from floor unless otherwise noted.
- 5) Two Pendant lights over kitchen bar.
- 6) Dining Room fixture.

X. **Plumbing – Fixture**

Outside / Misc.

- 2 Hose Bibbs Frost proof Woodford #17-CP.

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 Lot 41, Villas @ Corolla Bay

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Ground Floor

2 RUUD

PES-52 - 50-gallon energy miser, low boy, dual element quick recovery water heater. Relief line to be copper run outside house and to ground level w/recirculating pump

Master Bath #4

1 Mansfield

Elongated 1.6 gallon toilet w/CHRCH 585EC-000 white elongl seat and matching trip lever.

1 Cultured Marble

Integrated bowl w/ 8" drilling w/Moen or equal faucet. Polished chrome.

1 Aker GB-60

5' white gel-coat fiberglass tub/shower w/ AS.1495.572.002 Reliant Satin nickel pressure balanced bath and shower faucet. Watco schedule 40 PVC lift and turn waste and overflow.

First Floor

Master Bath #1

1 Mansfield

Elongated 1.6 gallon toilet w/CHRCH 585EC-000 white elongl seat and matching trip lever.

2 Cultured Marble

Integrated bowl w/ 8" drilling w/Moen or equal faucet. Polished chrome.

1 Aker GB-60

5' white gel-coat fiberglass shower w/ AS.1495.572.002 Reliant Satin nickel pressure balanced bath and shower faucet.

Bath #2-3

1 Mansfield

Elongated 1.6 gallon toilet w/CHRCH 585EC-000 white elongl seat and matching trip lever.

2 Cultured Marble

Integrated bowl w/ 8" drilling w/Moen or equal faucet

1 Aker GB-60

5' white gel-coat fiberglass tub/shower w/ AS.1495.572.002 Reliant Satin nickel pressure balanced bath and shower faucet. Watco schedule 40 PVC lift and turn waste and overflow.

Laundry

1 Washing Machine

Recessed box w/ 2 cut off valves. Valves may either be brass or acetal. Locate bottom of box 42" from finished floor.

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Second Floor

Kitchen

- 1 Bango sink 18-gauge stainless steel undertone double equal under mount sink with kitchen combo faucet and sink strainers in satin nickle. To include under counter mounting kit.

Powder Room

- 1 American Standard 0115.404.020 21" X 17" white vitreous china pedestal sink with 8" drilling and soap recess complete w/Moen or equal faucet.
- 1 Mansfield Elongated 1.6 gallon toilet w/CHRCH 585EC-000 white elongated seat and matching trip lever.

Water piping: Apex
Water supply: Central Water System – ***Water Tap \$6,000.00***
Sewage disposal: Central Sewer system

XI. **Interior Finish**

- 1) Interior doors and trim: Six-panel hollow doors and trim with painted finish.
- 2) Room finish as indicated in the Room Finish Schedule attached hereto and hereinafter referred to as "Attachment A".
- 3) **Carpet \$ 4,075.00** including labor and material w/5 lb. rebond cushion and installation.
- 4) **Vinyl Tile \$3,150.00** including labor and material ¼" underlayment.
- 5) **Ceramic Tile \$600.00** installed including labor and material with 1/4" underlayment.
- 6) **Laminate \$4,850.00** installed including labor and material.
- 7) All interior and exterior door hardware to be Lever Handle style, finish to be Satin nickel.
- 8) All rooms to be painted white unless indicated otherwise on Room Finish Schedule, Attachment "A". All bedroom closets walls and ceilings finished with painted textured drywall..
- 9) Necessary Lenape Carrousel series porcelain towel bars, towel rings, paper holders and robe hooks.
- 10) All mirrors to be located over all sinks to be vanity width or picture framed.

XII. Cabinets/laminate **\$6,776.00**

XIII. Appliances **\$ 3,148.00**

XIV. **Driveways, Turn-Arounds**

992 Cane Garden Bay Cir
Lot 41, Villas @ Corolla Bay

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Concrete drive as indicated on site plan

XV. **Landscaping and Finish Grading**

Landscaping \$2,000.00 _____ for sod and irrigation of courtyard.

XVI. **Courtyard w/Fence**

Concrete deck with fencing as per plans.

XVII. **Hot Tub \$3,500.00**

Date Approved by Owner ___/___/___ By _____

Date Approved by Owner ___/___/___ By _____

Room finish schedule - "Attachment A"
 Lot 01- Villas at Corolla Bay

| ROOM NAME | FLOORS | WALLS | CEILINGS |
|----------------------------|------------|---|---|
| <u>Ground Floor</u> | | | |
| Foyer | Vinyl tile | Painted sheetrock w/ knockdown finish. | Painted sheetrock w/ knockdown finish. |
| Rec. Room | Vinyl tile | Painted sheetrock w/ knockdown finish. | Painted sheetrock w/ knockdown finish. |
| Bedroom #4 | Carpet | Painted sheetrock w/ knockdown finish. | Painted sheetrock w/ knockdown finish. |
| Master Bath #4 | Vinyl tile | Painted sheetrock w/ smooth finish. | Painted sheetrock w/ knockdown finish. |
| <u>First Floor</u> | | | |
| Laundry | Vinyl tile | Painted sheetrock w/ knockdown finish. | Painted sheetrock w/ knockdown finish. |
| Master Bedroom #1 | Carpet | Painted sheetrock w/ knockdown finish. | Painted sheetrock w/ knockdown finish. |
| Master Bath #1 | Tile | Painted sheetrock w/ smooth finish. | Painted sheetrock w/ knockdown finish. |
| Bedroom #2 | Carpet | Painted sheetrock w/ knockdown finish. | Painted sheetrock w/ knockdown finish. |
| Bath #2 | Vinyl tile | Painted sheetrock w/ smooth finish. | Painted sheetrock w/ knockdown finish. |
| Bedroom #3 | Carpet | Painted sheetrock w/ knockdown finish. | Painted sheetrock w/ knockdown finish. |
| Hall | Carpet | Painted sheetrock w/ knockdown finish. | Painted sheetrock w/ knockdown finish. |
| Stairs | Carpet | Painted sheetrock w/ knockdown finish. | Painted sheetrock w/ knockdown finish. |

992 Cane Garden Bay Cir
 Lot 41, Villas @ Corolla Bay

Owners _____
 Initials _____
 Owners Initials _____
 Date _____

| ROOM NAME | FLOORS | WALLS | CEILINGS |
|----------------------------|----------|---|---|
| <u>Second Floor</u> | | | |
| Great Room | Laminate | Painted sheetrock w/ knockdown finish. | Painted sheetrock w/ knockdown finish. |
| Dining Room | Laminate | Painted sheetrock w/ knockdown finish. | Painted sheetrock w/ knockdown finish. |
| Kitchen | Laminate | Painted sheetrock w/ smooth finish. | Painted sheetrock w/ knockdown finish. |
| Power Room | Laminate | Painted sheetrock w/ smooth finish. | Painted sheetrock w/ knockdown finish. |
| Landing/Stairs | Carpet | Painted sheetrock w/ knockdown finish. | Painted sheetrock w/ knockdown finish. |

992 Cane Garden Bay Cir
 Lot 41, Villas @ Corolla Bay

Owners _____
 Initials _____
 Owners Initials _____
 Date _____

| ROOM NAME | FLOORS | WALLS | CEILINGS |
|----------------------------|----------|---|---|
| <u>Second Floor</u> | | | |
| Great Room | Laminate | Painted sheetrock w/ knockdown finish. | Painted sheetrock w/ knockdown finish. |
| Dining Room | Laminate | Painted sheetrock w/ knockdown finish. | Painted sheetrock w/ knockdown finish. |
| Kitchen | Laminate | Painted sheetrock w/ smooth finish. | Painted sheetrock w/ knockdown finish. |
| Power Room | Laminate | Painted sheetrock w/ smooth finish. | Painted sheetrock w/ knockdown finish. |
| Landing/Stairs | Carpet | Painted sheetrock w/ knockdown finish. | Painted sheetrock w/ knockdown finish. |

992 Cane Garden Bay Cir
 Lot 41, Villas @ Corolla Bay

Owners _____
 Initials _____
 Owners Initials _____
 Date _____