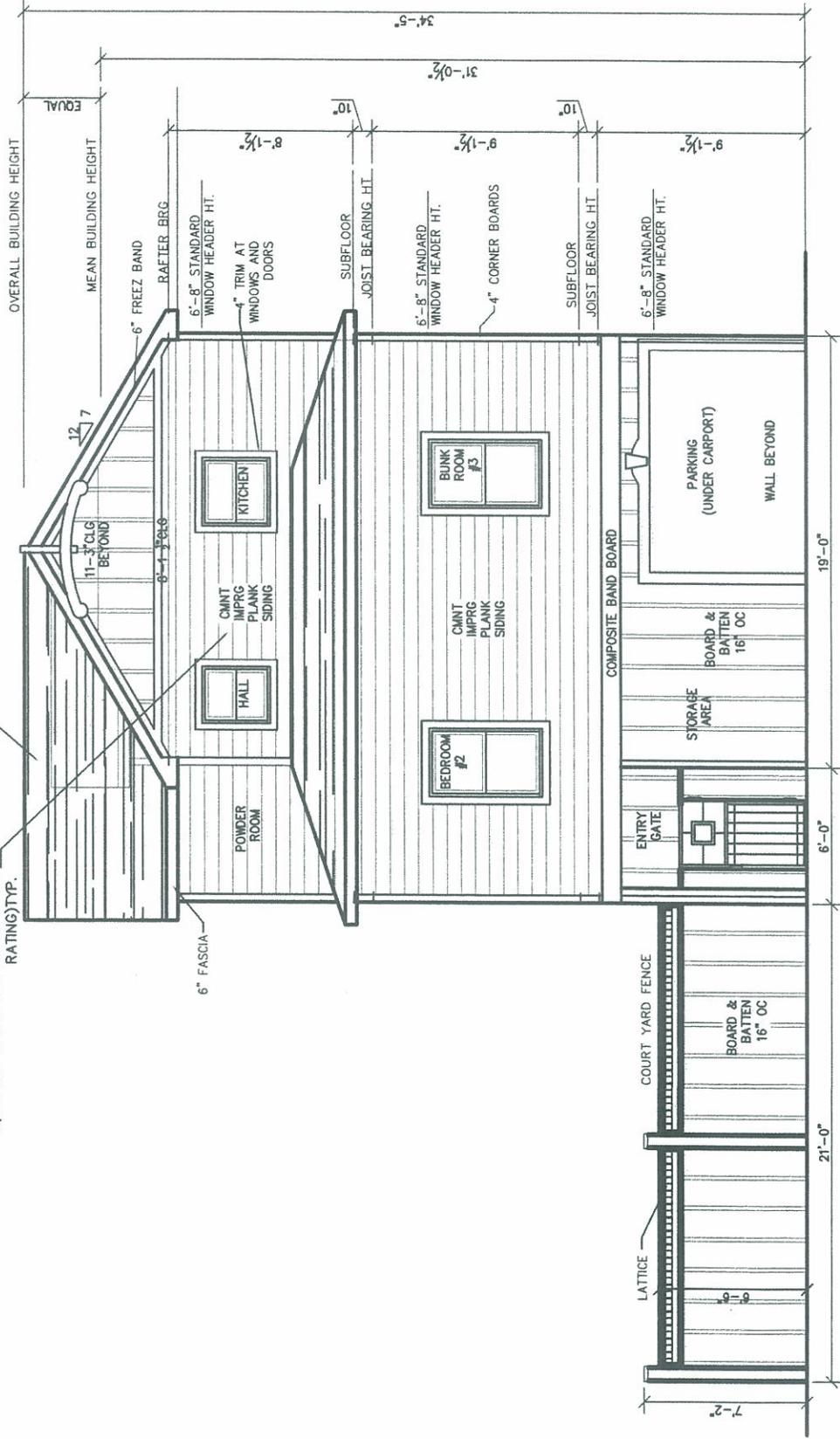


JELD-WEN PREMIUM ATLANTIC VINYL
SINGLE HUNG WINDOWS (TOP FLOOR)
W/IMPACT RESISTANT GLASS DP50
(RATING) TYP.

ASPHALT
SHINGLES
AS SPEC



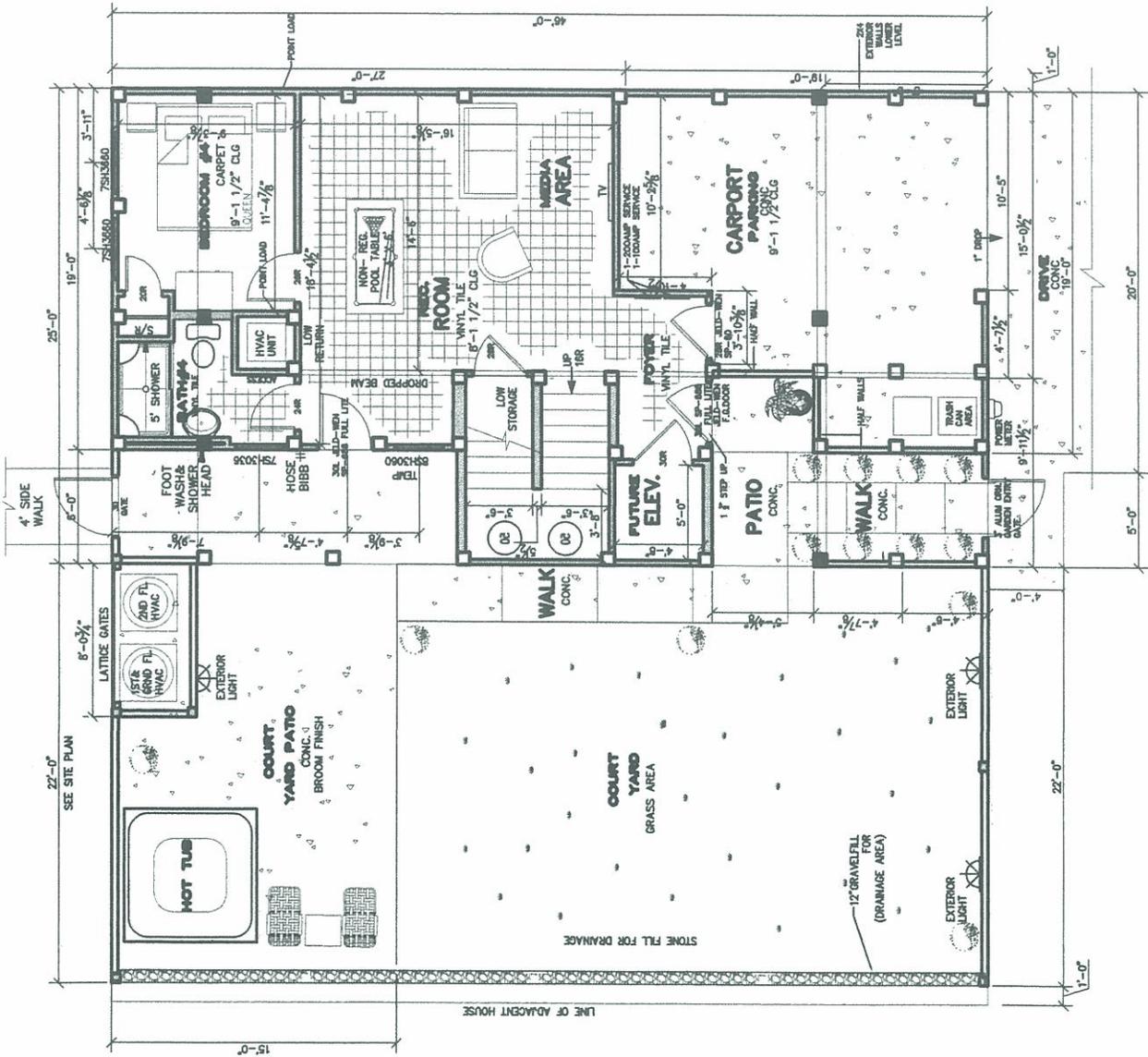
LOT#6 FRONT ELEVATION

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 60" ABOVE SUBFL OR AS NOTED.

BD&A

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



AREA SCHEDULE

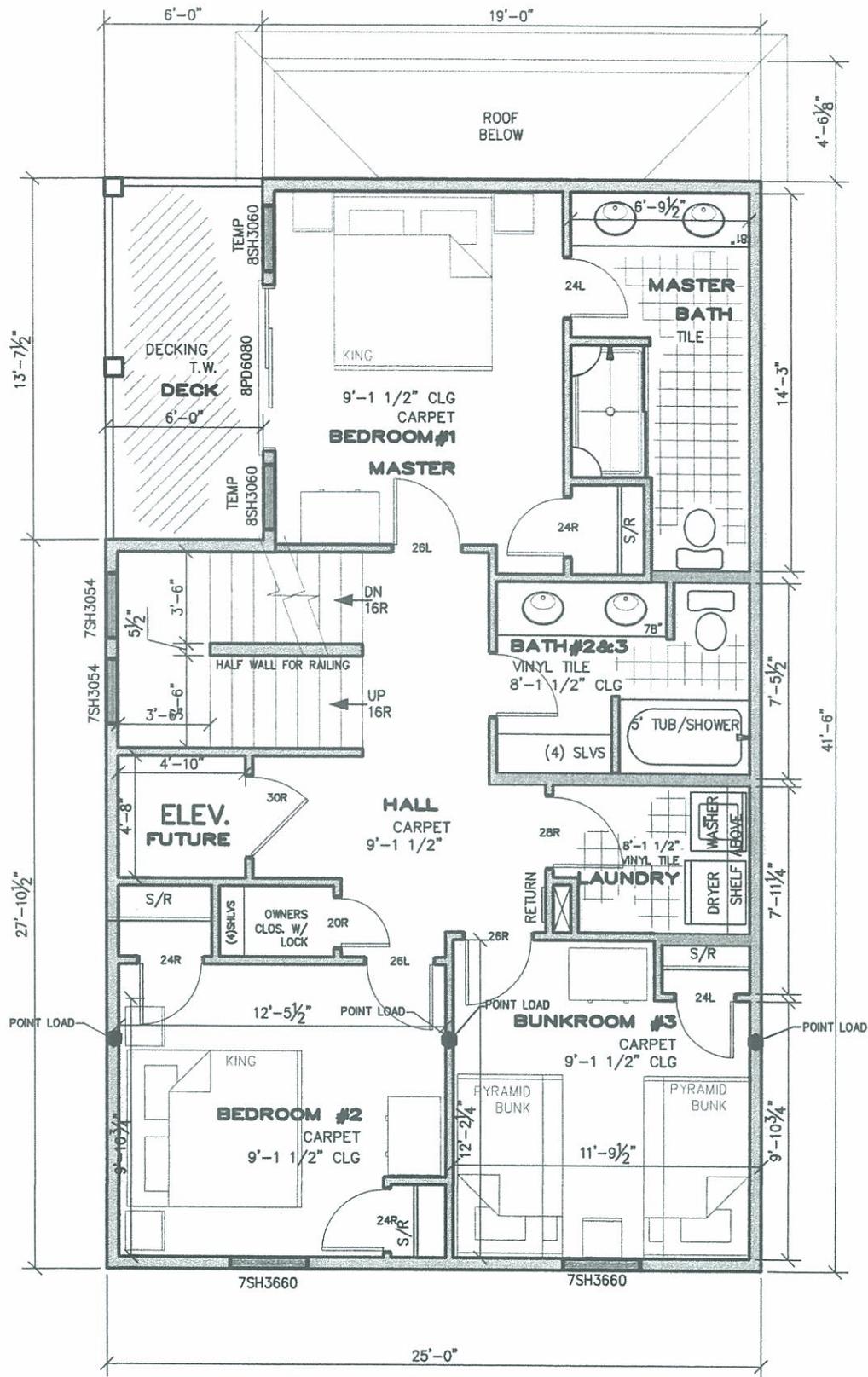
GROUND FLOOR LIVING	516 SF
GROUND FLOOR LIVING	516 SF
SECOND FLOOR LIVING	634 SF
TOTAL HEATED LIVING	2076 SF
LOW STORAGE	84 SF
ELEVATOR	88 SF
TOTAL UNHEATED	172 SF
TOTAL UNDER ROOF	2248 SF
COURT YARD (CONC)	384 SF
FIRST FLOOR DECK	128 SF
SECOND FLOOR DECK	82 SF
CARPET PARKING (CONC.)	264 SF

LOT #6 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

- NOTES: 1) ALL EXTERIOR WALLS TO BE 2-6 AT 16" OC OR AS NOTED.
 2) ALL INTERIOR WALLS TO BE 2-4 AT 16" OC OR AS NOTED.
 3) ALL WINDOW HEADS TO BE 80" ABOVE SUBTL OR AS NOTED.



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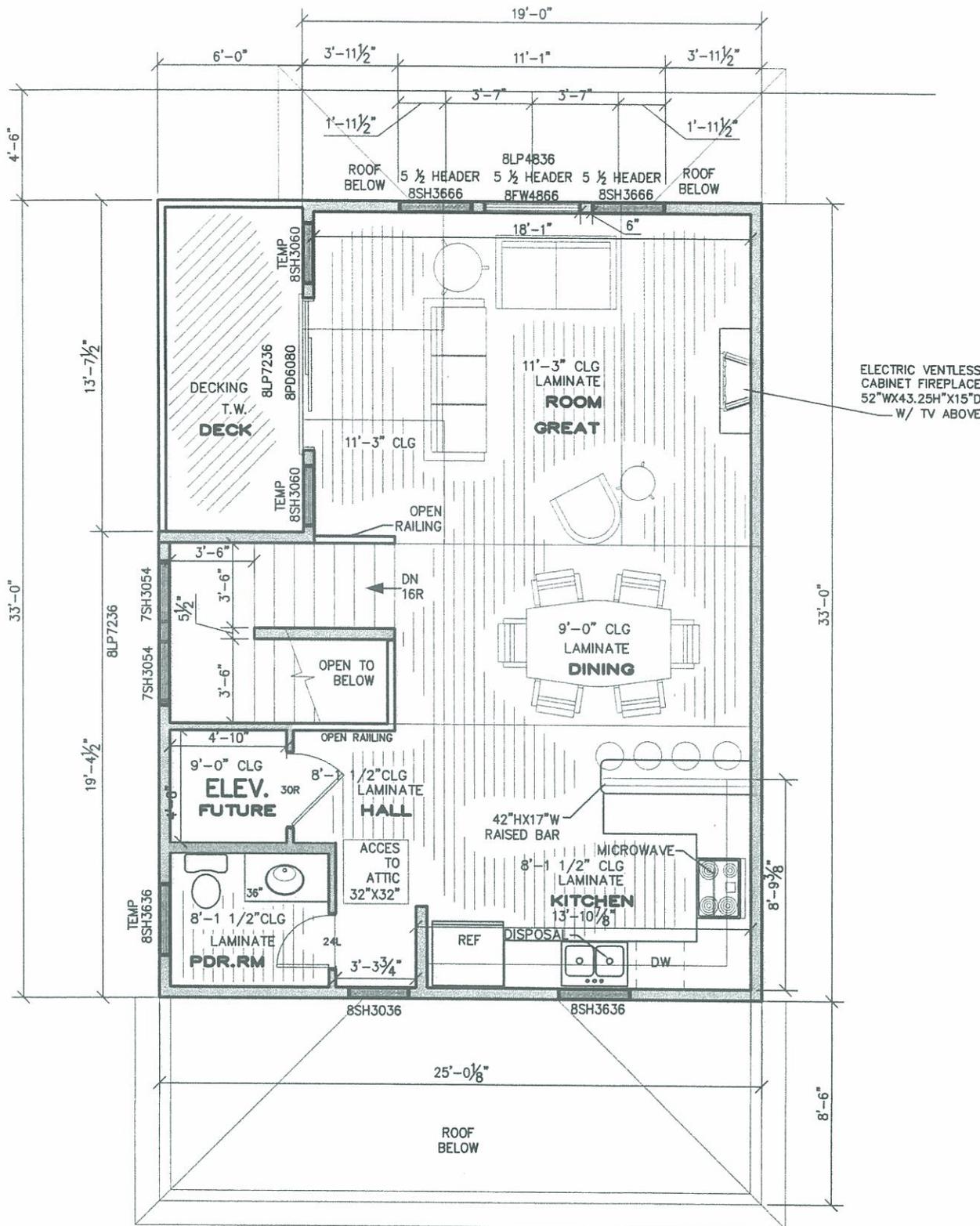


LOT #6 FIRST FLOOR PLAN

- NOTES: 1) ALL EXTERIOR WALLS TO BE 2x6 AT 16" OC OR AS NOTED. SCALE: 1/4" = 1'-0"
 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.



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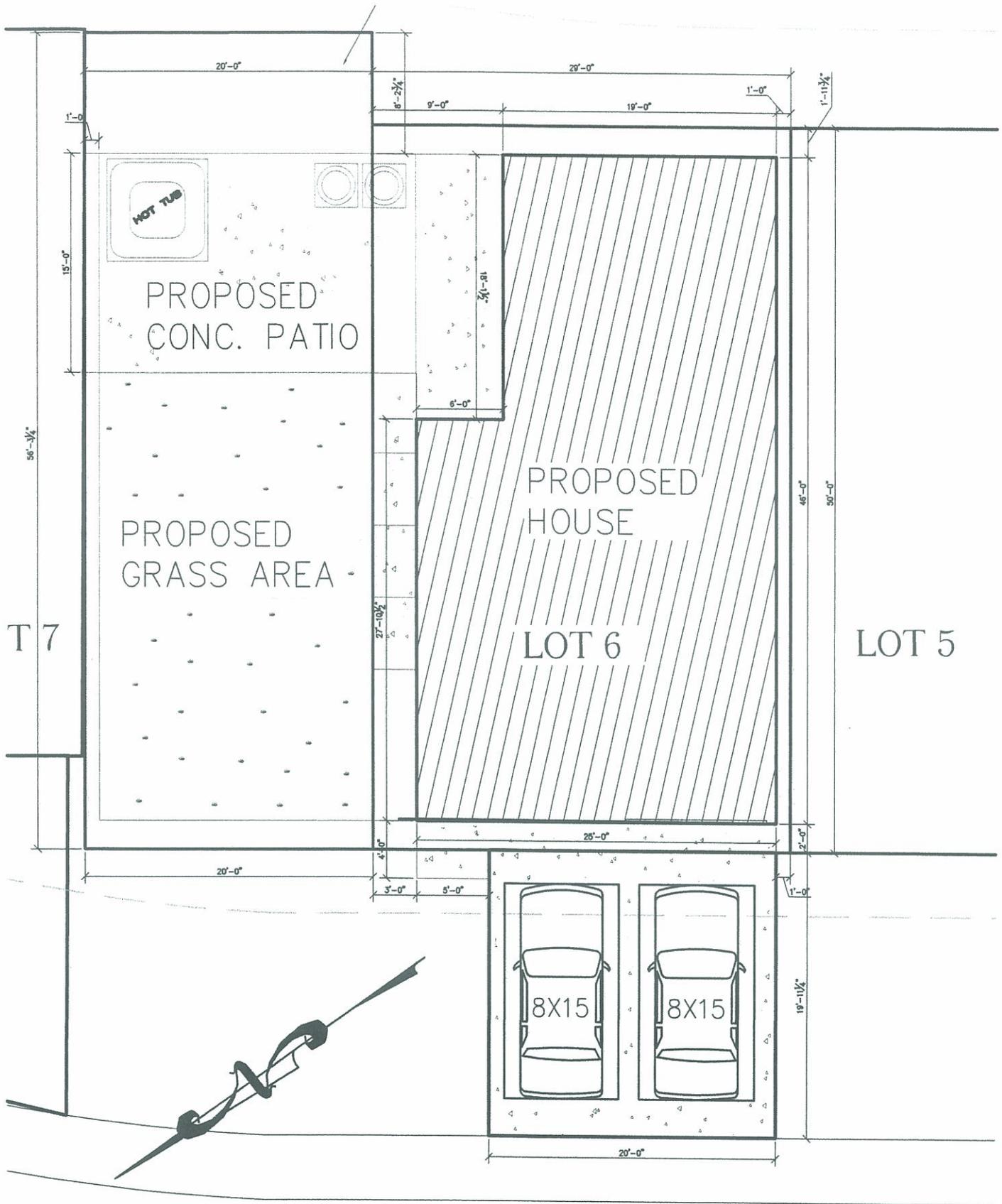


LOT#6 SECOND FLOOR PLAN

- NOTES: 1) ALL EXTERIOR WALLS TO BE 2x6 AT 16" OC OR AS NOTED. SCALE: 1/4" = 1'-0"
 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-
 www.bdahomes.com



SITE PLAN

SCALE: 1" = 10'

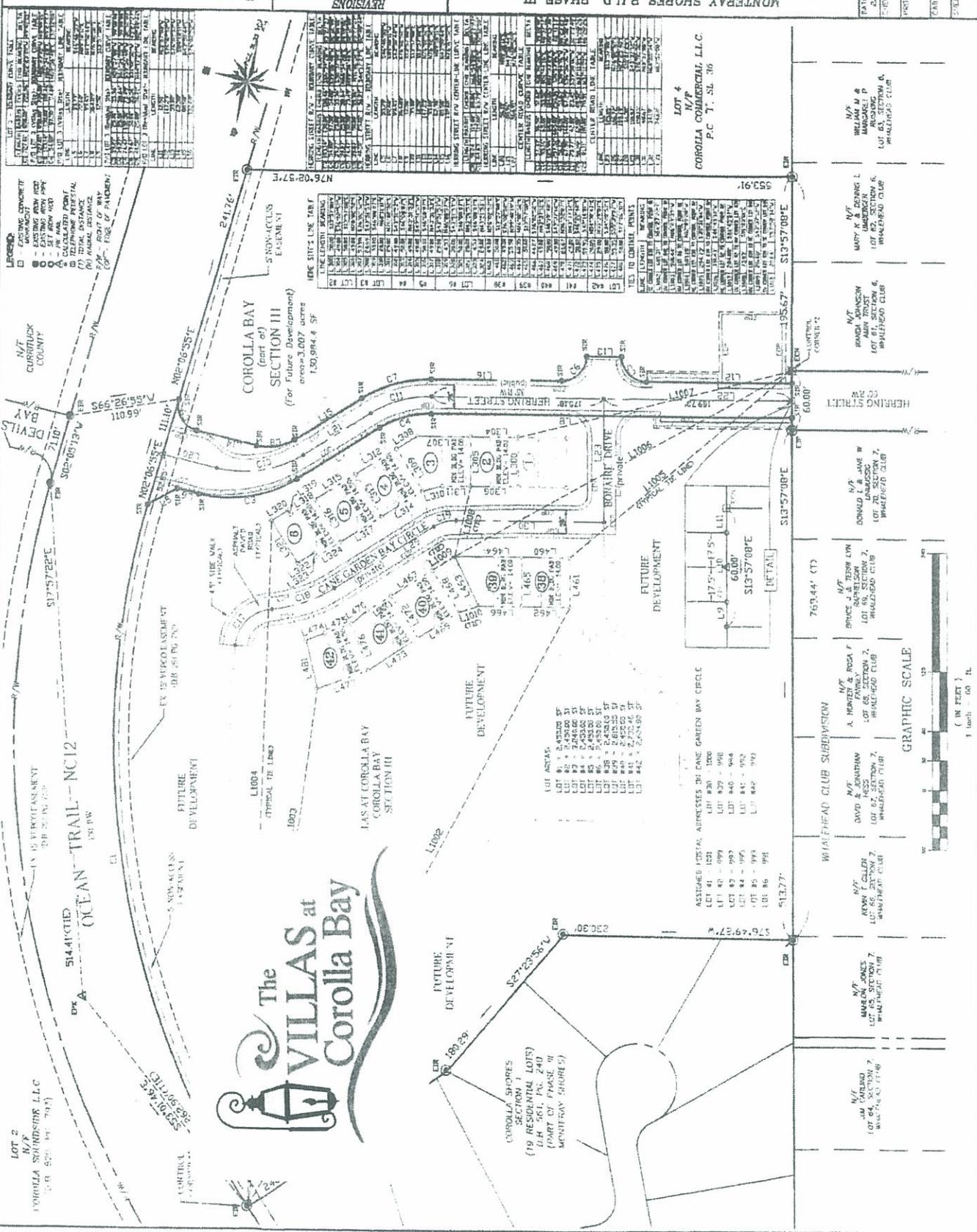
LOT#6 Villas At Corolla Bay



Coastal
 ENGINEERING & SURVEYING, INC.
 CIVIL - Structural
 CIVIL - Development
 334 W. 10th St., 2nd Fl., Norfolk, VA 23510
 (804) 621-1911
 (804) 621-1933
 FAX: 804-621-1933

MONTERAY SHORES P.U.D. PHASE III
COROLLA BAY - SECTION III
 CURRITUCK COUNTY
 NORTH CAROLINA
 FINAL PLAT - LOTS 2-8 & 38-42 - VILAS AT COROLLA BAY

DATE: 02/21/11	SCALE: 1"=40'
DRAWN BY: J. HARRIS	CHECKED BY: J. HARRIS
PROJECT NO: P432	CAD FILE: P558-FP
SHEET: 2	TOTAL: 3



COROLLA SHORES SECTION I
 (19 RESIDENTIAL LOTS)
 D.H. 561, PG. 240
 (PART OF PHASE III MONTERAY SHORES)

LOT AREAS

LOT 41	2,420.00 SF
LOT 42	2,420.00 SF
LOT 43	2,420.00 SF
LOT 44	2,420.00 SF
LOT 45	2,420.00 SF
LOT 46	2,420.00 SF
LOT 47	2,420.00 SF
LOT 48	2,420.00 SF
LOT 49	2,420.00 SF
LOT 50	2,420.00 SF
LOT 51	2,420.00 SF
LOT 52	2,420.00 SF
LOT 53	2,420.00 SF
LOT 54	2,420.00 SF
LOT 55	2,420.00 SF
LOT 56	2,420.00 SF
LOT 57	2,420.00 SF
LOT 58	2,420.00 SF
LOT 59	2,420.00 SF
LOT 60	2,420.00 SF
LOT 61	2,420.00 SF
LOT 62	2,420.00 SF
LOT 63	2,420.00 SF
LOT 64	2,420.00 SF
LOT 65	2,420.00 SF
LOT 66	2,420.00 SF
LOT 67	2,420.00 SF
LOT 68	2,420.00 SF
LOT 69	2,420.00 SF
LOT 70	2,420.00 SF
LOT 71	2,420.00 SF
LOT 72	2,420.00 SF
LOT 73	2,420.00 SF
LOT 74	2,420.00 SF
LOT 75	2,420.00 SF
LOT 76	2,420.00 SF
LOT 77	2,420.00 SF
LOT 78	2,420.00 SF
LOT 79	2,420.00 SF
LOT 80	2,420.00 SF
LOT 81	2,420.00 SF
LOT 82	2,420.00 SF
LOT 83	2,420.00 SF
LOT 84	2,420.00 SF
LOT 85	2,420.00 SF
LOT 86	2,420.00 SF
LOT 87	2,420.00 SF
LOT 88	2,420.00 SF
LOT 89	2,420.00 SF
LOT 90	2,420.00 SF
LOT 91	2,420.00 SF
LOT 92	2,420.00 SF
LOT 93	2,420.00 SF
LOT 94	2,420.00 SF
LOT 95	2,420.00 SF
LOT 96	2,420.00 SF
LOT 97	2,420.00 SF
LOT 98	2,420.00 SF
LOT 99	2,420.00 SF
LOT 100	2,420.00 SF

ASSIGNED LOT/AL ADDRESSES BY CANE GARDEN BAY CIRCLE

LOT 41	1001
LOT 42	1002
LOT 43	1003
LOT 44	1004
LOT 45	1005
LOT 46	1006
LOT 47	1007
LOT 48	1008
LOT 49	1009
LOT 50	1010
LOT 51	1011
LOT 52	1012
LOT 53	1013
LOT 54	1014
LOT 55	1015
LOT 56	1016
LOT 57	1017
LOT 58	1018
LOT 59	1019
LOT 60	1020
LOT 61	1021
LOT 62	1022
LOT 63	1023
LOT 64	1024
LOT 65	1025
LOT 66	1026
LOT 67	1027
LOT 68	1028
LOT 69	1029
LOT 70	1030
LOT 71	1031
LOT 72	1032
LOT 73	1033
LOT 74	1034
LOT 75	1035
LOT 76	1036
LOT 77	1037
LOT 78	1038
LOT 79	1039
LOT 80	1040
LOT 81	1041
LOT 82	1042
LOT 83	1043
LOT 84	1044
LOT 85	1045
LOT 86	1046
LOT 87	1047
LOT 88	1048
LOT 89	1049
LOT 90	1050
LOT 91	1051
LOT 92	1052
LOT 93	1053
LOT 94	1054
LOT 95	1055
LOT 96	1056
LOT 97	1057
LOT 98	1058
LOT 99	1059
LOT 100	1060

WHALEHEAD CLUB SUBDIVISION

N/7/4
 A. HENRY & ROSA F
 LOT 62, SECTION 2, WHALEHEAD CLUB

N/7/4
 DAVID & JONATHAN
 LOT 63, SECTION 2, WHALEHEAD CLUB

N/7/4
 BRUCE J. & TERESA LYN
 LOT 64, SECTION 2, WHALEHEAD CLUB

N/7/4
 DONALD L. & JANE W
 LOT 65, SECTION 2, WHALEHEAD CLUB

N/7/4
 RANDY JOHNSON
 LOT 66, SECTION 2, WHALEHEAD CLUB

N/7/4
 MARY K. & DOUG L
 LOT 67, SECTION 2, WHALEHEAD CLUB

N/7/4
 WILLIAM M. &
 LOT 68, SECTION 2, WHALEHEAD CLUB



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 6 Villas at Corolla Bay
991 Cane Garden Bay Circle

:

Area Schedule:					
Ground floor living	516	SF			
First floor living	926	SF	First floor deck	128	SF
<u>Second floor living</u>	<u>634</u>	<u>SF</u>	Second floor deck	82	SF
Total heated living	2076	SF	Courtyard (conc)	384	SF
Low Storage	84	SF	Carport Parking (conc)	260	SF
Elevator	88	SF			
<u>Total Unheated</u>	<u>172</u>	<u>SF</u>			
Total under roof	2248	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.

991 Cane Garden Bay Cir
Lot 6, 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

991 Cane Garden Bay Cir
Lot 6, Villas @ Corolla Bay

Owners
Initials _____
Owners Initials _____
Date _____

Jeld-Wen.

- 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 .

991 Cane Garden Bay Cir
Lot 6, Villas @ Corolla Bay

Owners
Initials _____
Owners Initials _____
Date _____

- 7) 6 TV outlets to be located by owner. To be RG6 with home run.
- 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.

991 Cane Garden Bay Cir
 Lot 6, Villas @ Corolla Bay

Owners
 Initials _____
 Owners Initials _____
 Date _____

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.

991 Cane Garden Bay Cir
Lot 6, Villas @ Corolla Bay

Owners
Initials _____
Owners Initials _____
Date _____

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**

991 Cane Garden Bay Cir
Lot 6, Villas @ Corolla Bay

Owners
Initials _____
Owners Initials _____
Date _____

XIV. **Driveways, Turn-Arounds**
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.

991 Cane Garden Bay Cir
 Lot 6, 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.

991 Cane Garden Bay Cir
 Lot 6, Villas @ Corolla Bay

Owners
 Initials _____
 Owners Initials _____
 Date _____