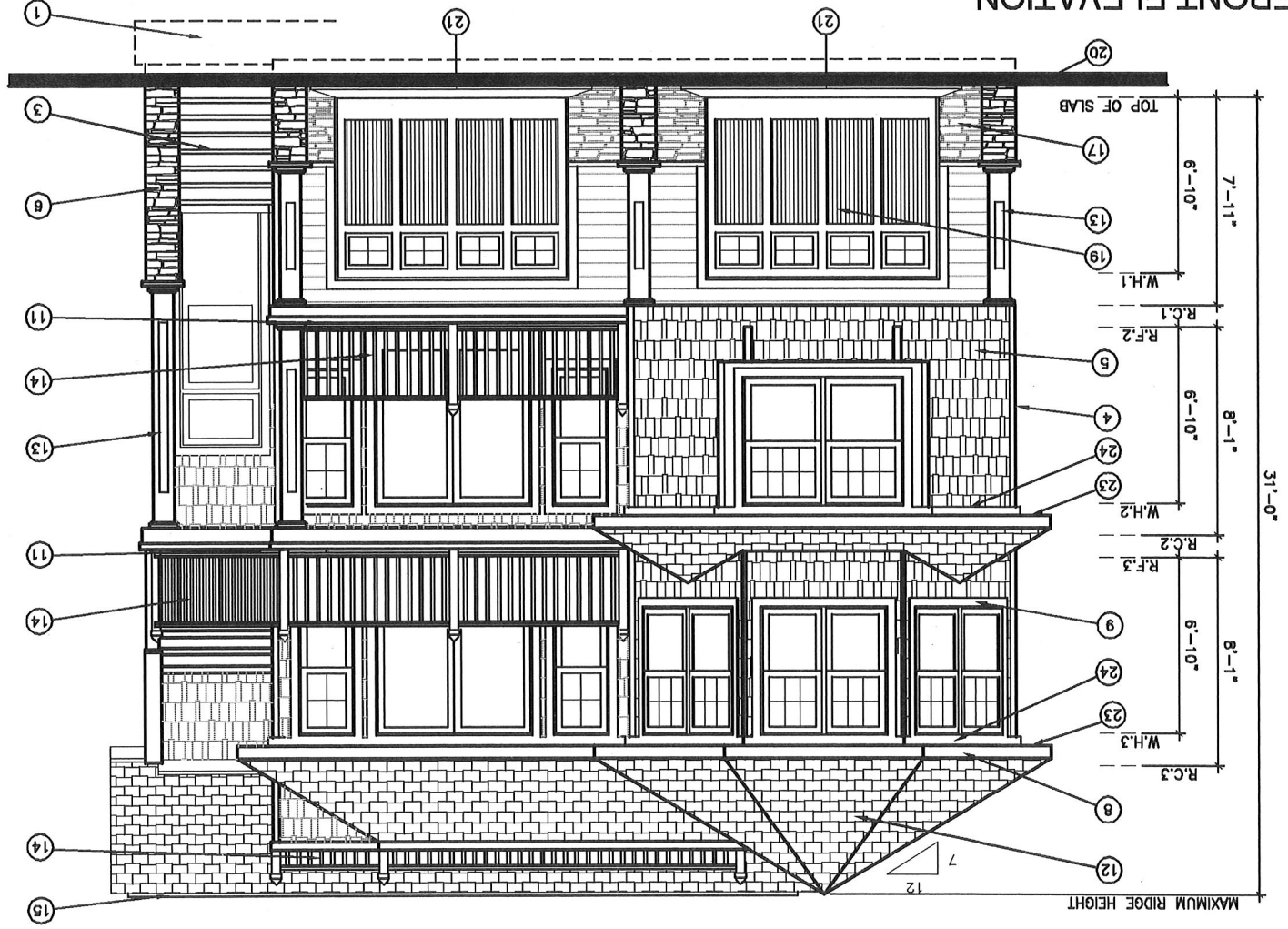


BUILDING CHARACTERISTICS:

SECOND FLOOR PLAN: 1271 S.F.	FOOTPRINT: 34'x44'	206N. MAIN STREET FORKED RIVER, N.J. 08731 TEL: 609 971.1999 FAX: 609 971.1999
THIRD FLOOR PLAN: 1227 S.F.	FOUNDATION SYSTEM: PILE	505 S. LENOLA ROAD, SUITE 208 MOORESTOWN, N.J. 08057 TEL: 856 222.4652 FAX: 856 222.4658
TOTAL LIVING SPACE: 2498 S.F.		ADAMSON RIVA & LEPLY ARCHITECTS, A.P.A.

10027

FRONT ELEVATION



BUILDING CHARACTERISTICS:

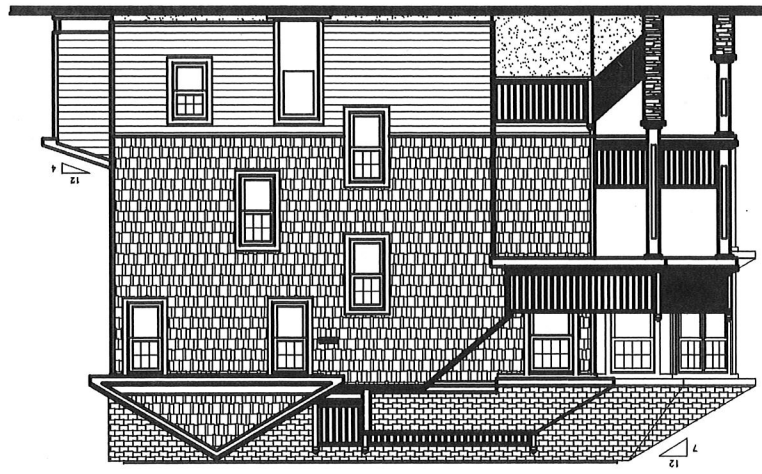
SECOND FLOOR PLAN: 1271 S.F.	FOOTPRINT: 34'x44'	206N. MAIN STREET FORKED RIVER, N.J. 08731 TEL: 609 693.9191 FAX: 609 971.1999	505 S. LENOLA ROAD, SUITE 208 MOORESTOWN, N.J. 08057 TEL: 856 222.4652 FAX: 856 222.4658	ADAMSON RIVA & LEPLEY ARCHITECTS A.I.A.
THIRD FLOOR PLAN: 1227 S.F.	FOUNDATION SYSTEM: PILE			
TOTAL LIVING SPACE: 2498 S.F.				

10027

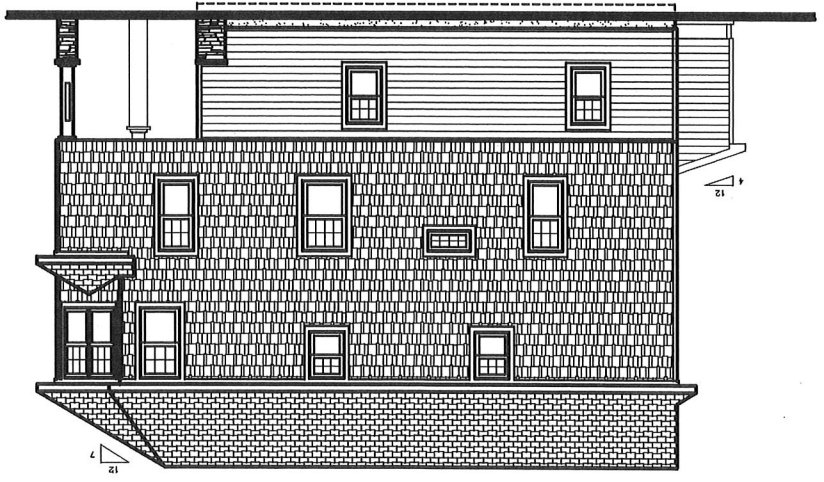
FRONT ELEVATION



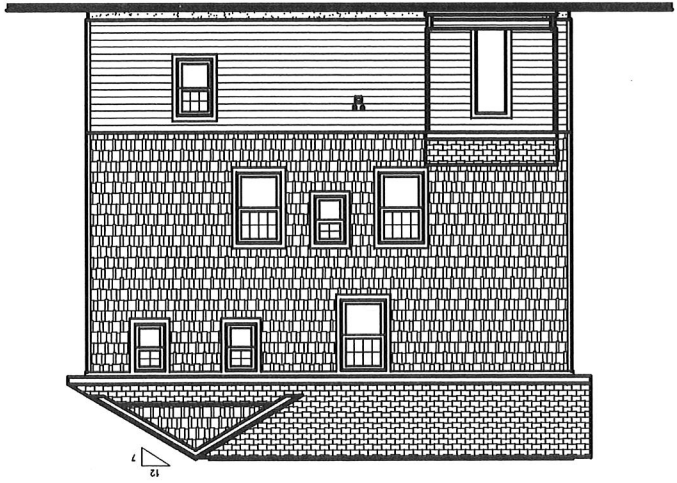
RIGHTSIDE ELEVATION

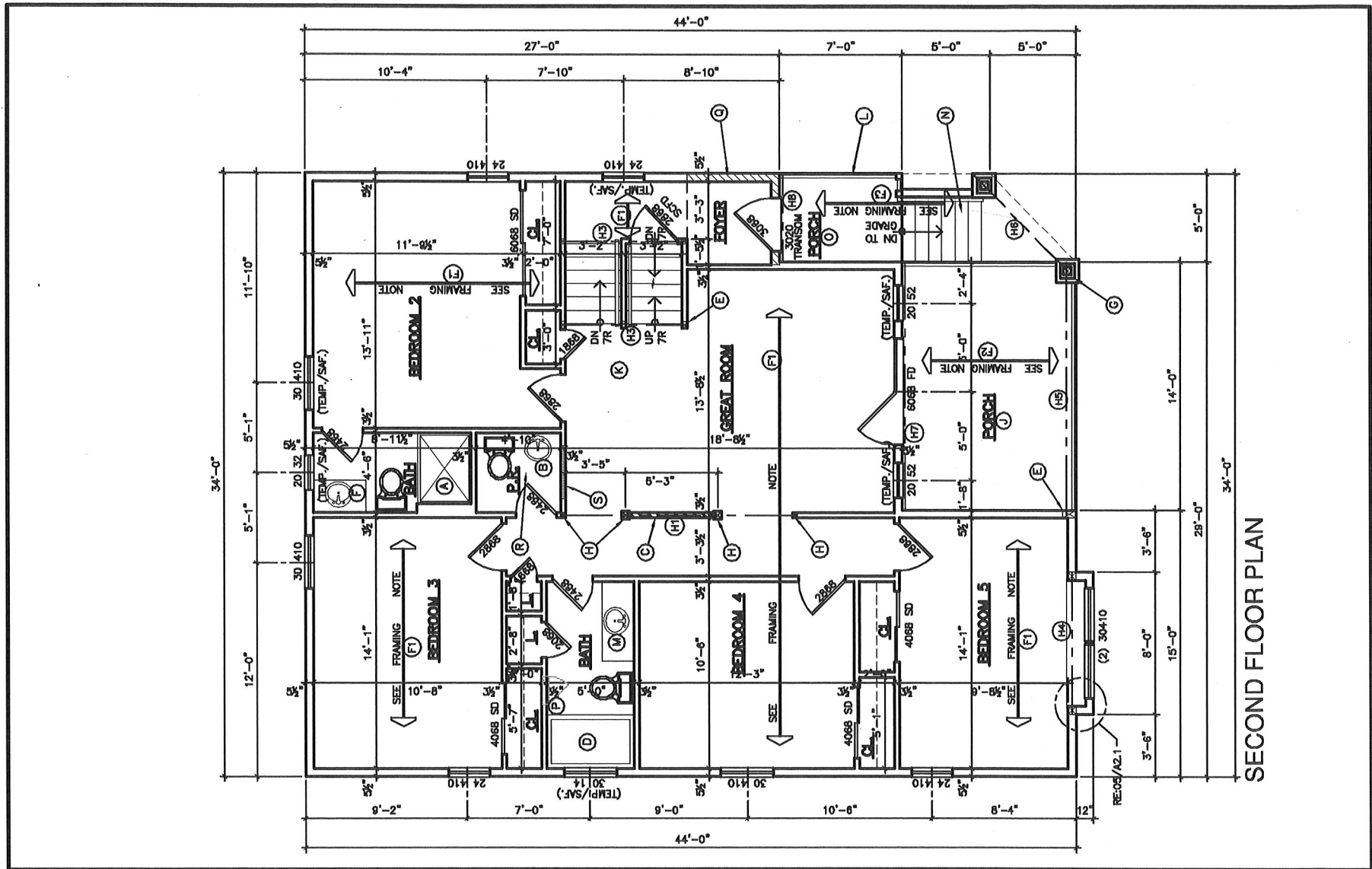


LEFTSIDE ELEVATION



REAR ELEVATION





SECOND FLOOR PLAN

BUILDING CHARACTERISTICS:

SECOND FLOOR PLAN:	1271 S.F.	FOOTPRINT:	34'x44'
THIRD FLOOR PLAN:	1227 S.F.	FOUNDATION SYSTEM:	PILE
TOTAL LIVING SPACE	2498 S.F.		

10027

206N. MAIN STREET
 FORKED RIVER, N.J. 08731
 TEL: 609 | 693.9191
 FAX: 609 | 971.1999

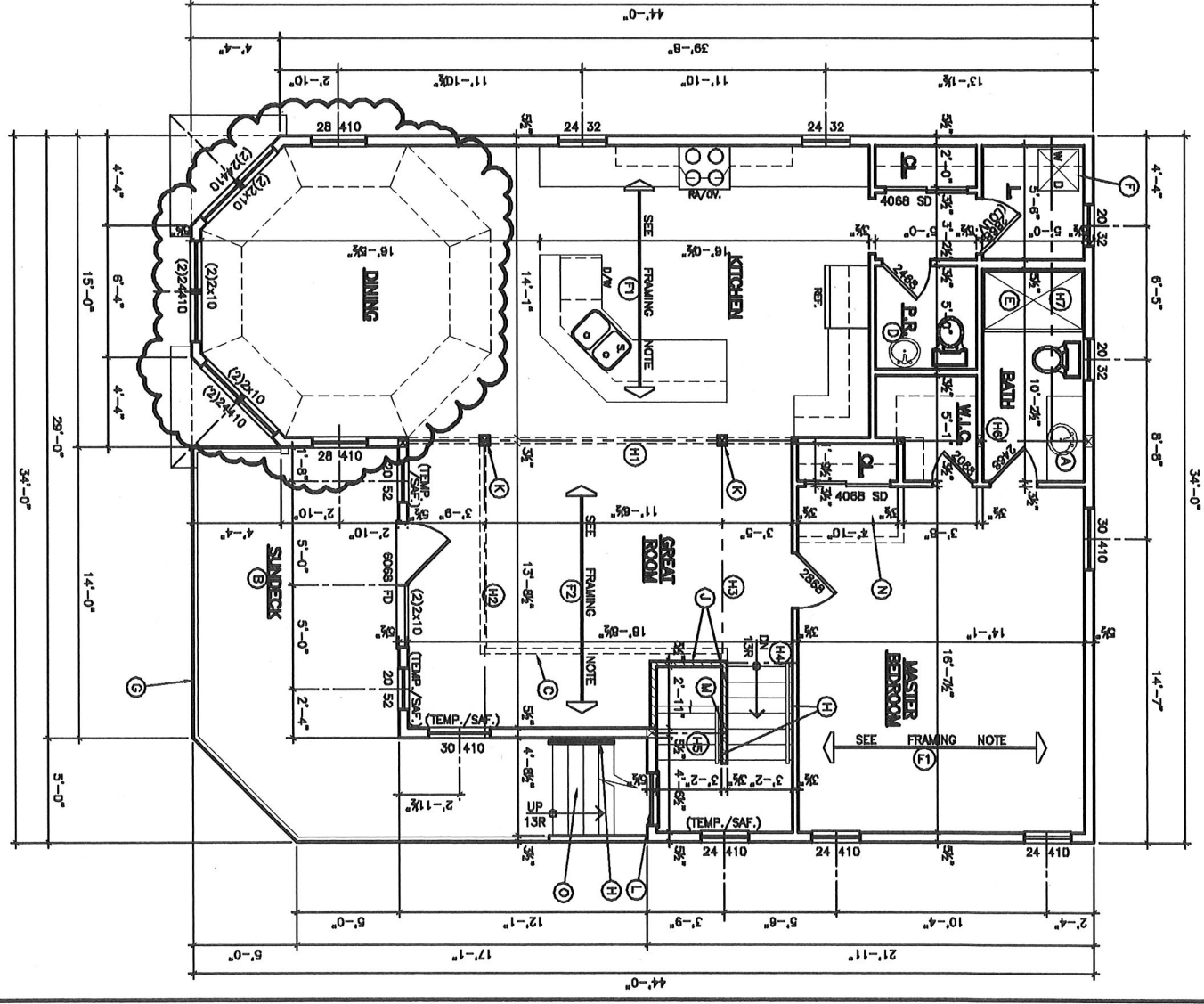
505 S. LENOLA ROAD, SUITE 208
 MOORESTOWN, N.J. 08057
 TEL: 856 | 222.4652
 FAX: 856 | 222.4658



BUILDING CHARACTERISTICS:

SECOND FLOOR PLAN:	1271 S.F.	FOOTPRINT:	34'x44'
THIRD FLOOR PLAN:	1227 S.F.	FOUNDATION SYSTEM:	PILE
TOTAL LIVING SPACE:	2498 S.F.		

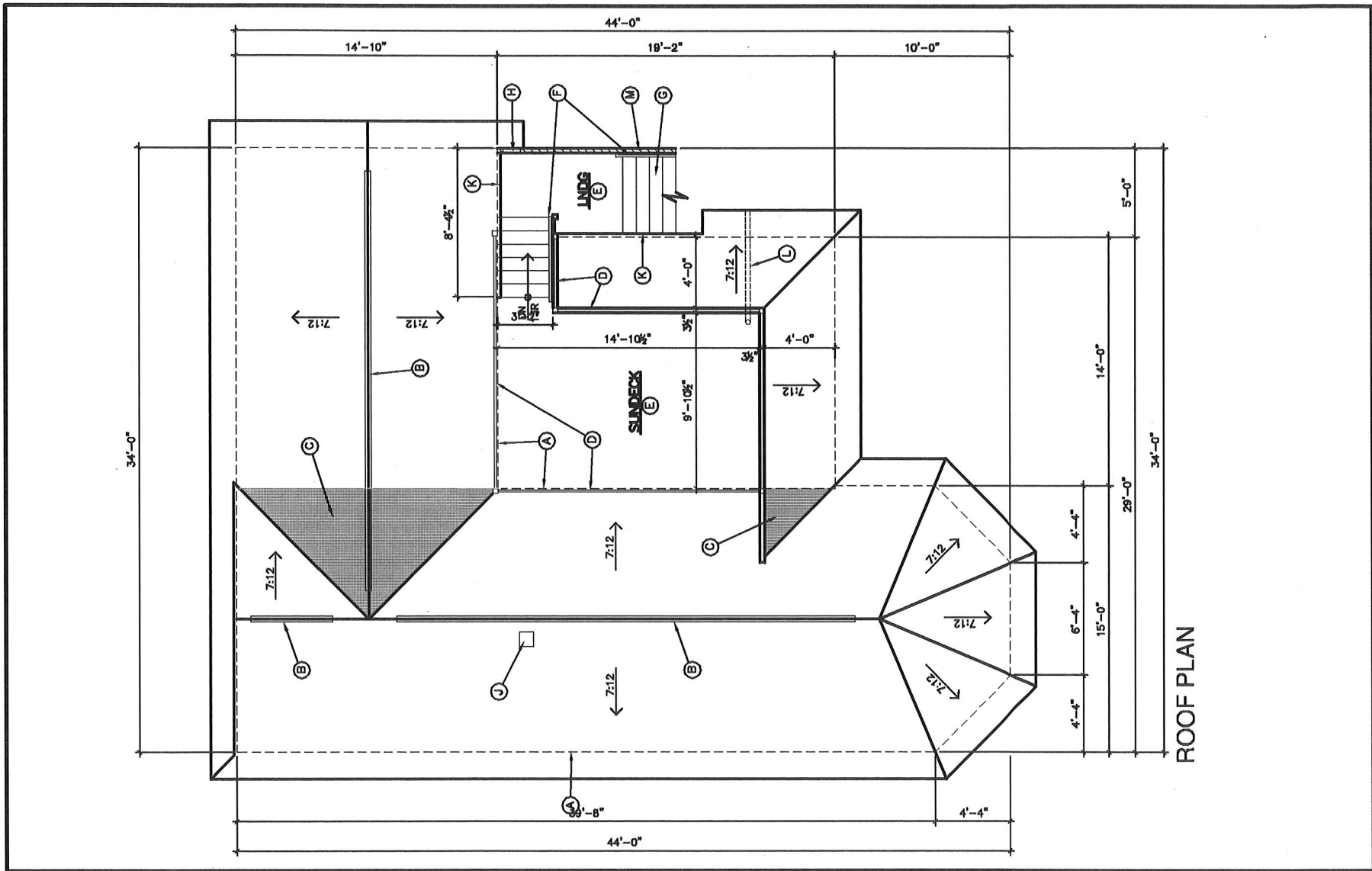
THIRD FLOOR PLAN




10027

206N. MAIN STREET
FORKED RIVER, N.J. 08731
TEL: 856 | 693.9191
FAX: 609 | 971.1999

505 S. LENOLA ROAD, SUITE 208
MOORESTOWN, N.J. 08057
TEL: 856 | 222.4652
FAX: 856 | 222.4658



ROOF PLAN

BUILDING CHARACTERISTICS:		10027		 Adamson Riva & Lepley ARCHITECTS, AIA
SECOND FLOOR PLAN:	1271 S.F.	FOOTPRINT:	34'x44'	
THIRD FLOOR PLAN:	1227 S.F.	FOUNDATION SYSTEM:	PILE	
TOTAL LIVING SPACE	2498 S.F.			
		206N. MAIN STREET FORKED RIVER, NJ. 08731 TEL: 609 693.9191 FAX: 609 971.1999	505 S. LENOLA ROAD, SUITE 208 MOORESTOWN, NJ. 08057 TEL: 856 222.4652 FAX: 856 222.4658	

Exterior

Site Grading

- Supply and spreading of any fill dirt required (see allowances for fill dirt)
- Final grading for run-off and to be determined landscaping

Foundation

- Pitched garage and ground level slab per architectural plans
- 4" curb at slab perimeter
- Elevator base and footings, and block work

Framing Materials and Labor

- Supply and installation of all engineered and dimensional lumber per architectural plans
- Exterior deck and stair framing and materials per architectural plans

Windows, Sliders, and Patio Doors

- Andersen 400 series windows (impact rated)
- Low E glass
- Prefinished white interiors
- Removable grilles in Top sash only per plan

Window List
(7) TW30410
(2) TW24410
(1) TW22410 Tempered
(7) TW28510
(2)FWGD6080(SR)
(1) TW26410-2 double mulled unit
(1)TW28410
(1) AR31
(2) AN51(V)
(2) TW3032
(1) TW24510
(2) TW30510
(3) TW3032
(4) TW26310(GARGAGE LEVEL)

Roofing

- GAF Timberline lifetime roof shingles

Siding and Exterior Finished

- Certainteed double 7 cedar impressions throughout (top two floors)
- Certainteed double 4 monogram siding around ground floor level
- Matching vinyl 3" corners
- Vinyl Beaded soffit
- PVC wrapped fascia, deck bands,
- Vinyl Beaded porch ceilings per architectural floor plans
- 3 1/2" white vinyl lineal with rams crown above front windows only

Porches and Decks

- Decking Installed with stainless steel nails
- Fiberglass decking per architectural plans (gray or tan gel coat)
- Vinyl Railings By Viking Vinyl (T rail with square spindles)
- PVC wrapped column surrounds with cap and base on all 6x6 posts at front

Mechanicals

Plumbing

- 4 - WATER CLOSETS
 - 1 - BATH TUB
 - 2 - 2" PVC ADJUSTABLE SHOWER DRAIN
 - 5 - LAVATORIES.
 - 1 - KITCHEN SINK
 - 1 - 50 GALLON STANDARD VENT GAS WATER HEATERS
 - 1 - WASHER OUTLET BOX
 - 1 - ICE MAKER OUTLET BOX
 - 1 - DISHWASHER CONNECTION
 - 3 - 8" FROST FREE HOSE BIBBS (1 HOT FOR OUTDOOR SHOWER)
 - 6 - GAS OUTLETS (2-FURNACE, 1-WATER HEATER, RANGE/OVEN, FIREPLACE, DRYER)
- ALL DRAINAGE, WASTE AND VENT LINES TO BE PVC. ALL WATER LINES TO BE TYPE L COPPER. ALL WORK TO MEET OR EXCEED PLUMBING CODES

HVAC

- 2 Zone forced air system
- Goodman Equipment
- 95% furnaces
- 13 seer condensers
- Honeywell thermostats

Electrical

- Wiring per Electrical Code
- See allowances for Upgrades

Interior Finishes

Insulation

- Fiberglass Batt Insulation per architectural plans
- Energy star Prep package

Drywall

- 5/8" drywall throughout
- Moisture resistant board at all wet areas

Interior Trim Package

- Standard hollow core Masonite Doors throughout (solid core at beds and baths)
- Primed 3 1/4" mdf window and door legs w/ "craftsman style" header above
- 5 1/4" colonial base moulding

Painting

- Staining/ painting of exterior fiberglass doors
- White Flat ceilings
- (1) washable medium to light flat pastel color throughout walls
- Interior trim and doors painted with (2) coats of semi gloss
- Painting and staining of interior stairs and rails

Interior Stairs and Rails (straight 36" box stair)

- Oak Treads
- Poplar Risers and stringers
- Oak 6010 rail
- Pressure treated stair down to garage area

Hardwood Flooring

- 3 1/4" #1 common Oak flooring throughout with expansion joints
- Owner to select stain color
- 3 coats Satin polyurethane finish

Tile

- See allowances for installation and materials budget
- Supply and installation of 3/8" sanded ply tile underlayment at all tiled areas (except slab)

Miscellaneous

Job Site Toilet

All debris removal and site maintenance

2-10 Homeowners warranty

Final Cleaning

Allowances

Allowances: allowance overages will be applied a 20% fee. Conversely, should the cost be less than the estimated amount, the 20% fee shall be based on the lower amount.

Permits and fees

\$3000.00

- All necessary permits and fees will be applied for by Tradewinds Builders LLC. Owner responsible for all fees

Engineering, Site Layout, and Final As built survey

\$3000.00

- Tradewinds Builders LLC shall coordinate all necessary stakeouts and surveys for final zoning
- Owner responsible for all fees

Piling

\$9,000.00

- Piling per architectural plans
- Notching of piles and installation of band beams
- Final Cost based on actual depth to meet bearing tonnage

Exterior Doors

\$1600.00

Decking Materials

\$600.00

Fill Dirt

\$1000.00

Garage Doors

\$4500.00

Sewer and water (dewatering at additional cost)

\$2000.00

Low Voltage Wiring

\$ 900.00

Gas Fireplace Hearth and Surround

\$2750.00

Electric Upgrades

\$3000.00

Electrical Fixtures

\$1500.00

Owner to provide all non-recessed light fixtures and fans

Plumbing fixtures

\$3300.00

Closet Shelving (installed)

\$1200.00

Tile Allowance

Jr. Master	
Floor	40
Walls	103

Hall bath	
Floor	25
Walls	80

Master Bath	
Floor	50
Walls	103

Powder Room	
Floor	25

Total s.f.	396
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Allowance per S.F.	\$ 15.00
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Total	\$6,390.00
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The Kitchen Backsplash will be determined by the final cabinet layout under separate change order

Kitchen Cabinets, Vanities Tops, Appliances and Built-In's

\$26,500.00

- Tradewinds Builders LLC to coordinate the supply and installation of Cabinets, Tops, and Built In Furniture per architectural plans. Owner to Pay for all costs

Kitchen Cabinets	\$16,000.00
Vanities	\$ 2,000.00
Counters	\$ 4,000.00
Appliances	\$ 4500.00

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