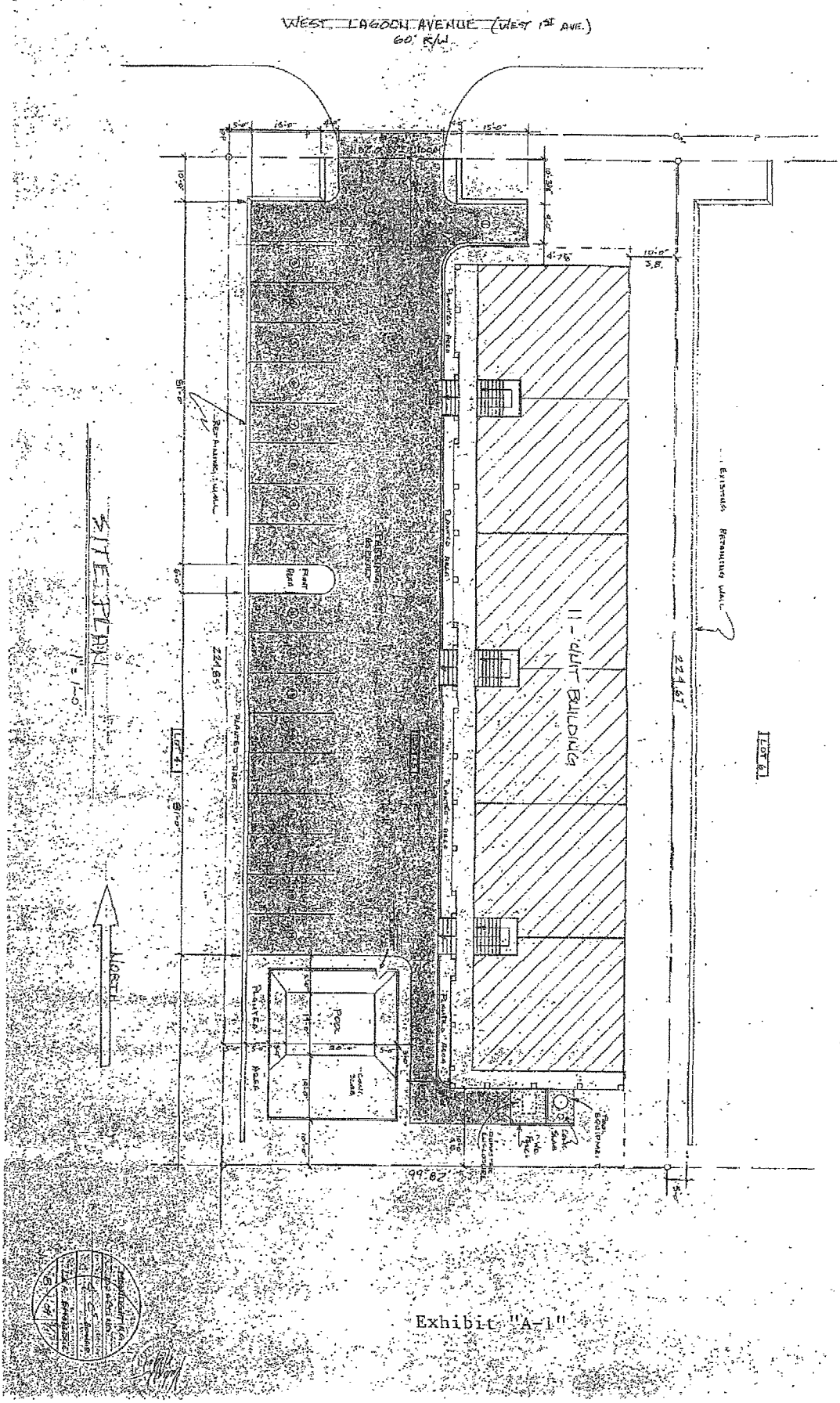
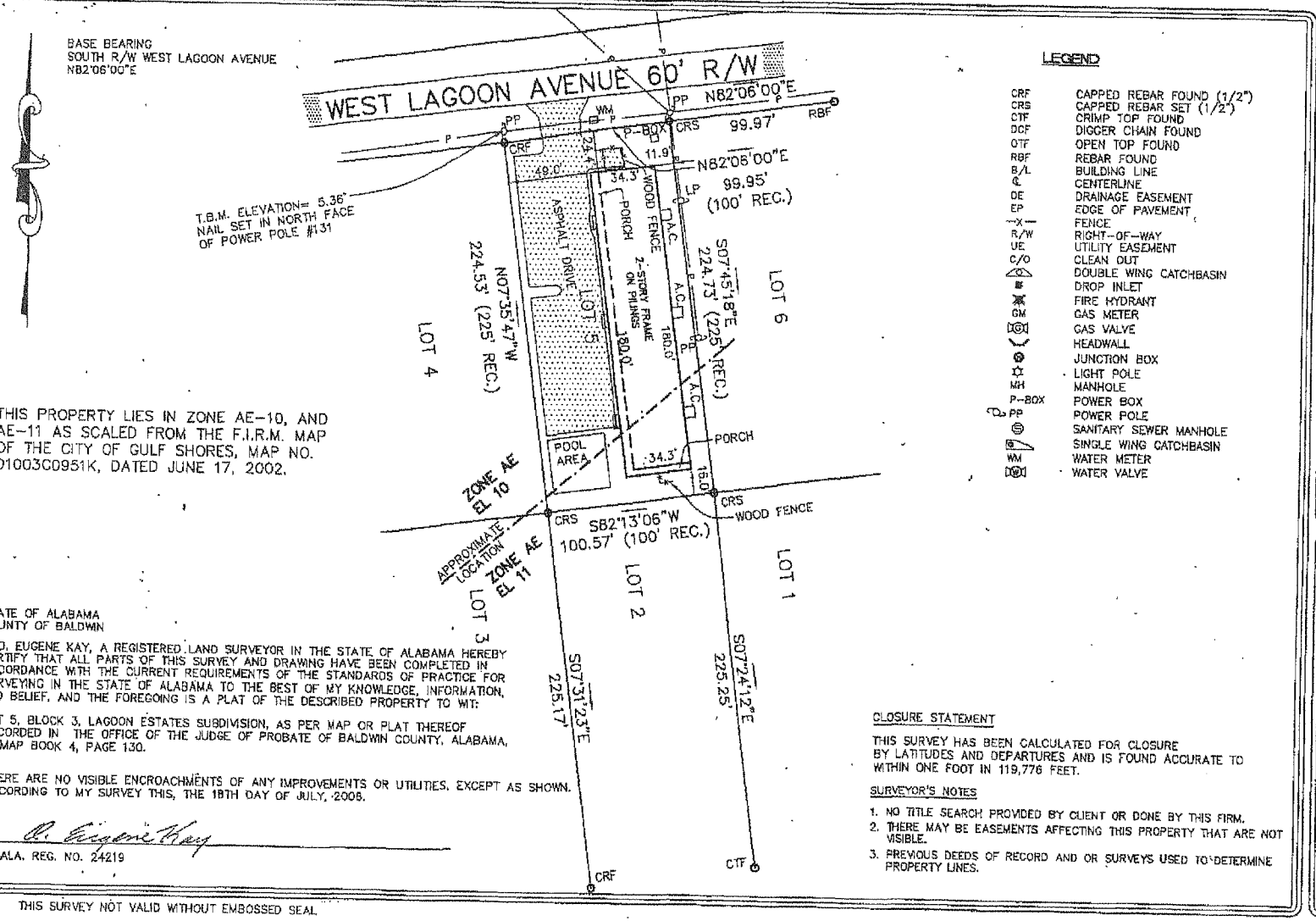

WEST LAGOON AVENUE (WEST 1ST AVE.)
60' R/W
11-UNIT BUILDING
LOT 9
LOT 11
99.62'
SITE PLAN
1" = 1'-0"
North

Exhibit "A-1"



THIS PROPERTY LIES IN ZONE AE-10, AND AE-11 AS SCALED FROM THE F.I.R.M. MAP OF THE CITY OF GULF SHORES, MAP NO. 01003C0951K, DATED JUNE 17, 2002.

STATE OF ALABAMA
COUNTY OF BALDWIN

I, O. EUGENE KAY, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, AND THE FOREGOING IS A PLAT OF THE DESCRIBED PROPERTY TO WIT:

LOT 5, BLOCK 3, LAGOON ESTATES SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA, IN MAP BOOK 4, PAGE 130.

THERE ARE NO VISIBLE ENCROACHMENTS OF ANY IMPROVEMENTS OR UTILITIES, EXCEPT AS SHOWN, ACCORDING TO MY SURVEY THIS, THE 18TH DAY OF JULY, 2006.

O. Eugene Kay
ALA. REG. NO. 24219

THIS SURVEY NOT VALID WITHOUT EMBOSSED SEAL

LEGEND

CRF	CAPPED REBAR FOUND (1/2")
CRS	CAPPED REBAR SET (1/2")
CTF	CRIMP TOP FOUND
DCF	DIGGER CHAIN FOUND
OTF	OPEN TOP FOUND
RBF	REBAR FOUND
B/L	BUILDING LINE
℄	CENTERLINE
DE	DRAINAGE EASEMENT
EP	EDGE OF PAVEMENT
-X-	FENCE
R/W	RIGHT-OF-WAY
UE	UTILITY EASEMENT
C/O	CLEAN OUT
	DOUBLE WING CATCHBASIN
	DROP INLET
	FIRE HYDRANT
GM	GAS METER
	GAS VALVE
	HEADWALL
	JUNCTION BOX
	LIGHT POLE
MH	MANHOLE
P-BOX	POWER BOX
PP	POWER POLE
	SANITARY SEWER MANHOLE
	SINGLE WING CATCHBASIN
WM	WATER METER
	WATER VALVE

CLOSURE STATEMENT

THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 119,776 FEET.

SURVEYOR'S NOTES

1. NO TITLE SEARCH PROVIDED BY CLIENT OR DONE BY THIS FIRM.
2. THERE MAY BE EASEMENTS AFFECTING THIS PROPERTY THAT ARE NOT VISIBLE.
3. PREVIOUS DEEDS OF RECORD AND OR SURVEYS USED TO DETERMINE PROPERTY LINES.

SURVEY CONCEPTS, INC.
PROFESSIONAL LAND SURVEYORS
3501 GULF SHORES PARKWAY #7 GULF SHORES, AL 36542
251-968-2124 FAX 251-968-1840
E-MAIL SURVEYCONCEPTS@GULFTEL.COM

FILE: 3418D
DWG. BY: DEP
CHKD BY: OEK
DATE: JULY 18, 2006
SCALE: 1" = 60'

FINAL SURVEY FOR: DUKE CONSTRUCTION

Exhibit "A-2"

CERTIFICATION

I, the undersigned, Randy Arp, a registered Architect in the State of Alabama, Number 24556, hereby certify that the PLANS labeled Exhibit "B," Pages 2 through 16, inclusive, attached to and made a part of the Declaration of Condominium of Four C's, a condominium, and the Plans recorded in the Office of the Judge of Probate of Baldwin County, Alabama at Instrument No. 988247 Apartment Book 24, Pages 64-75 show the layout, location, Unit numbers and dimensions of the Units and the improvements. I further certify that the PLANS show the dimensions of the improvements and the Units and that the improvements shown on the PLANS are substantially complete. I further certify that to the best of my knowledge and belief, the PLANS contain all of the information required by *Code of Alabama* (1975) §35-8A-209.

ALABAMA LICENSED No. 24556 PROFESSIONAL ENGINEER RANDY RAY ARP

Registered Engineer Number: _____

License Number: 24556

Date: 7-18-06

Subscribed and sworn to before me, this 18th day of July, 2006.

Angela Annette Annsley
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 13, 2009
BONDED THRU NOTARY PUBLIC UNDERWRITERS

ANGELA ANNETTE ANNSLEY NOTARY PUBLIC ALABAMA AT LARGE

EXHIBIT "B"

Exhibit "B"
Page 2

Unit 101
Type A
Unit 102
Type B
Unit 103
Type A
Unit 104
Type B
Unit 105
Type A
Unit 106
Type B
WEST
FLOOR PLAN

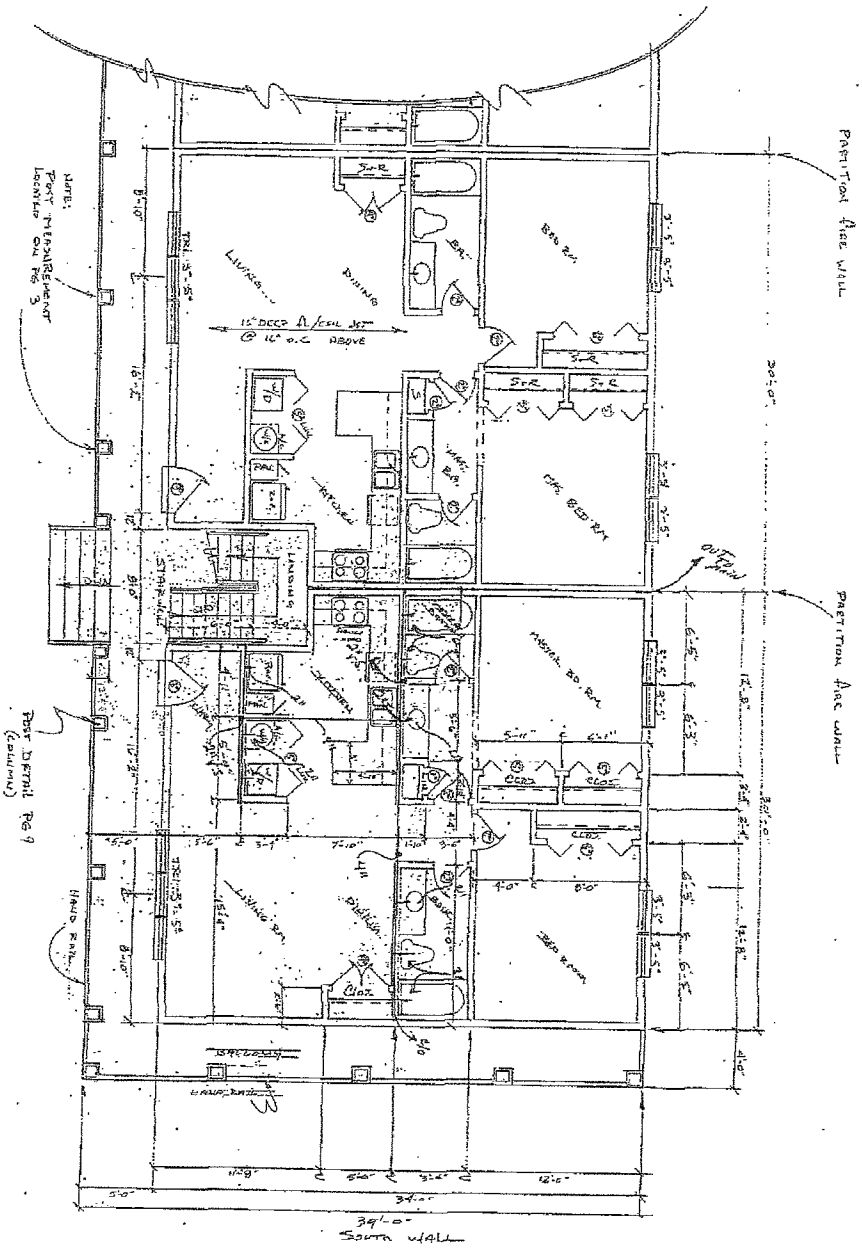
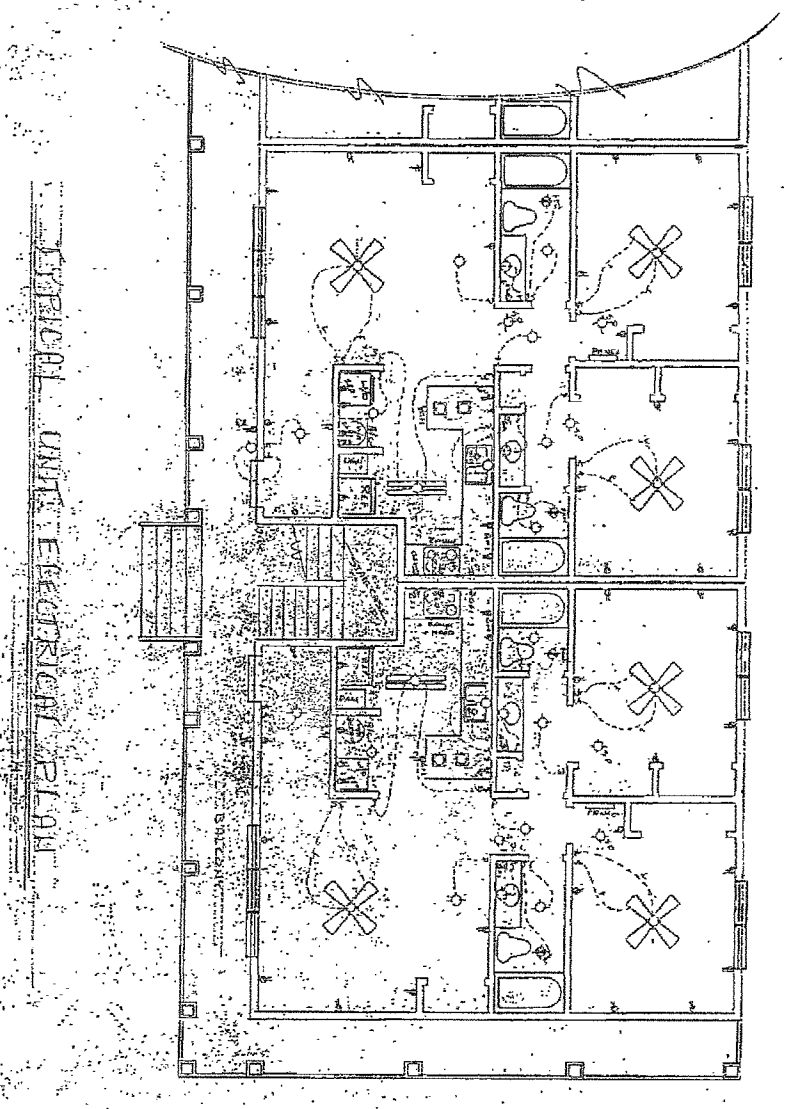
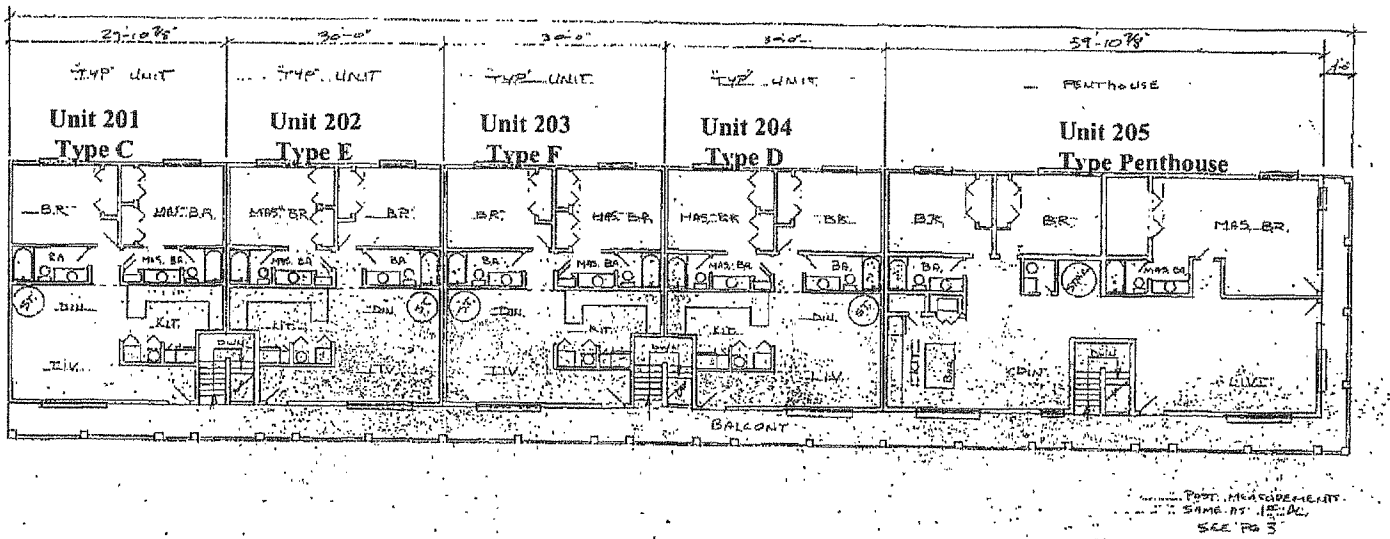


Exhibit "B"
Page 4



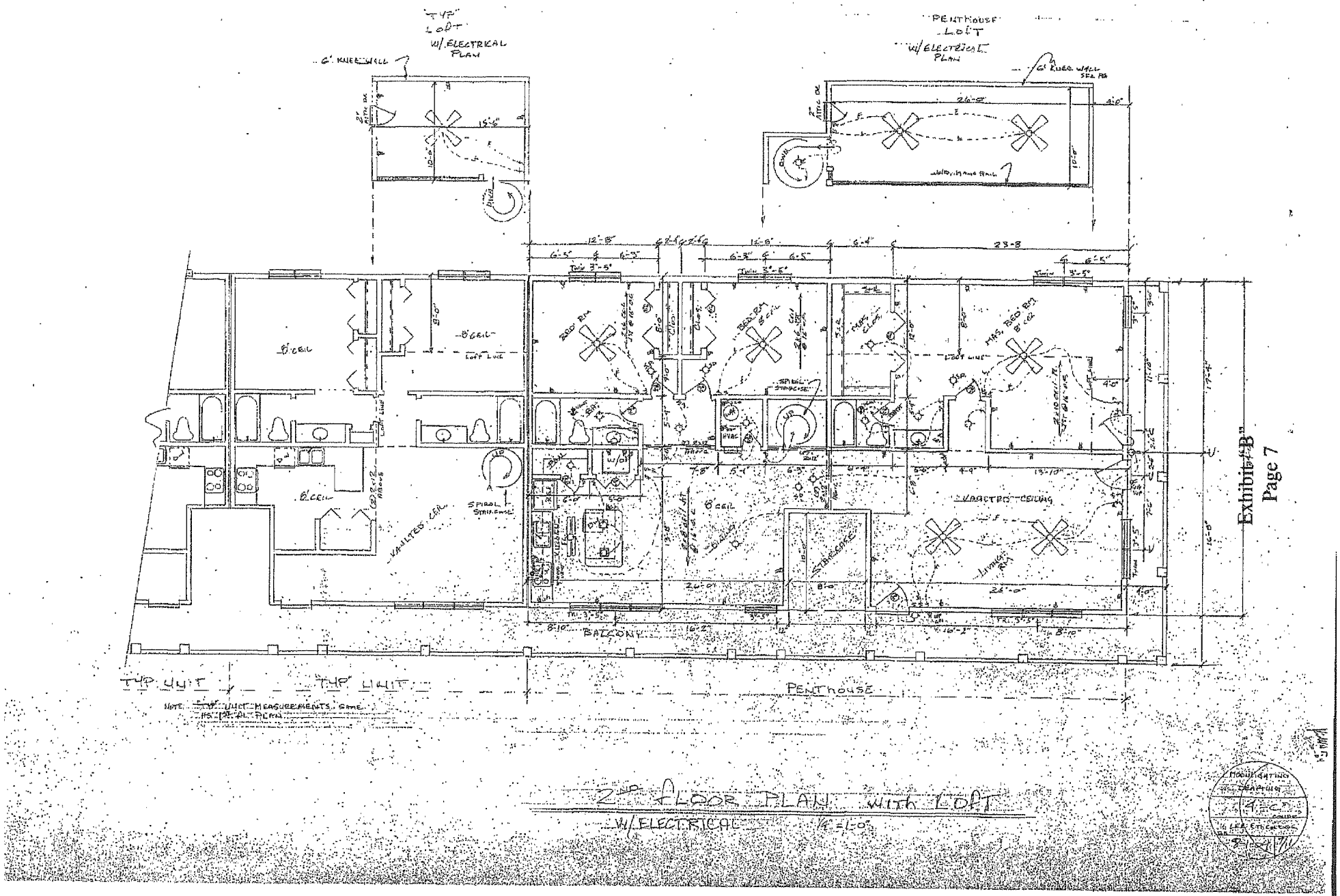


NORTH

2ND FLOOR PLAN LAYOUT

1/8" = 1'-0"

Exhibit "B"
Page 6

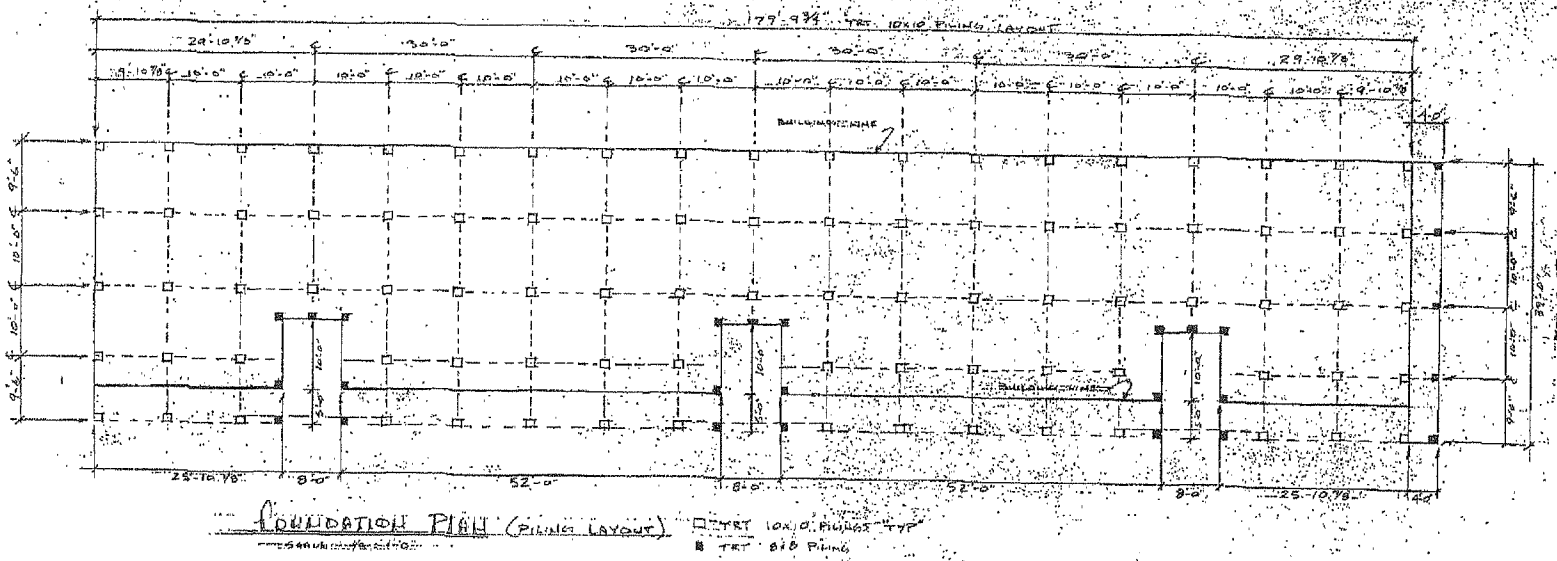


NOTE: "TYP" UNIT MEASUREMENTS SAME AS 1ST FL PLAN

2ND FLOOR PLAN WITH LOFT

W/ELECTRICAL 1/4"=1'-0"

Exhibit "B"
Page 7



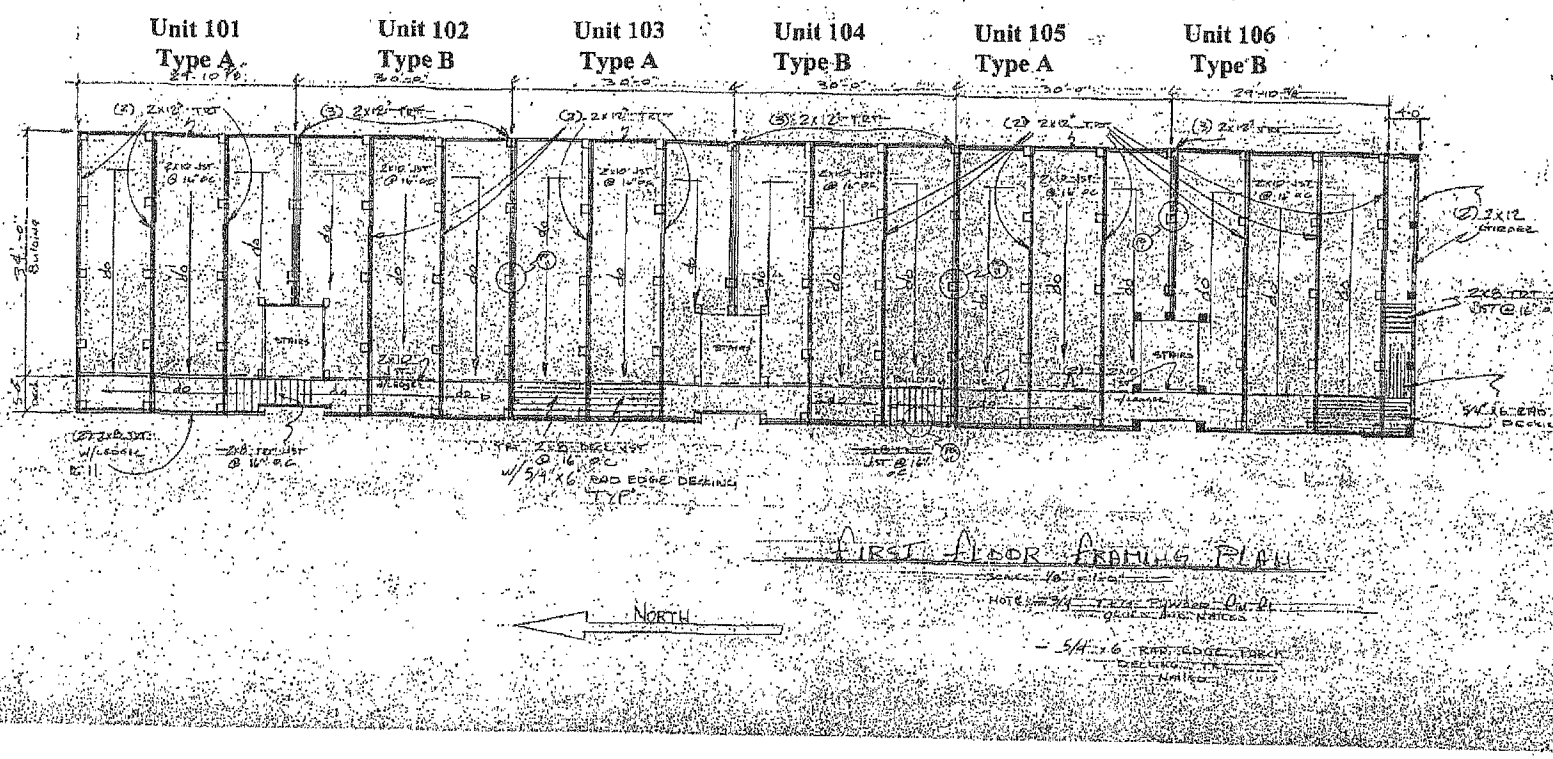
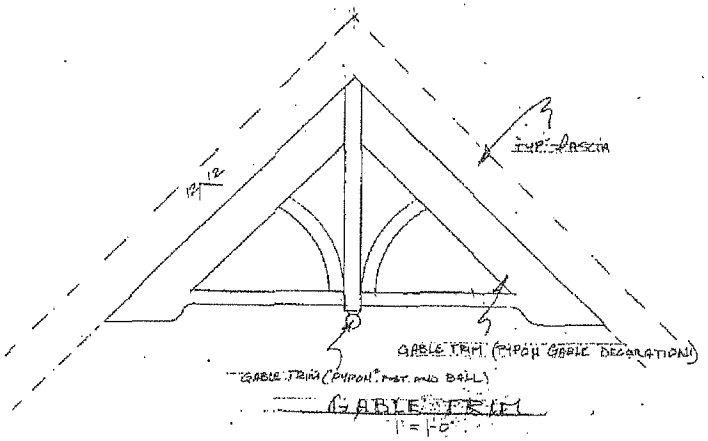
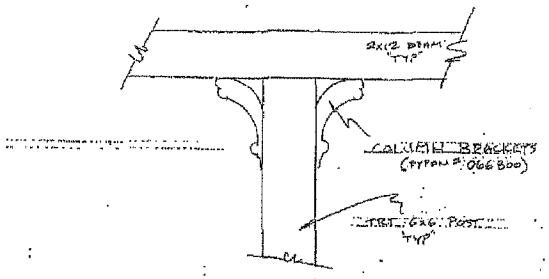


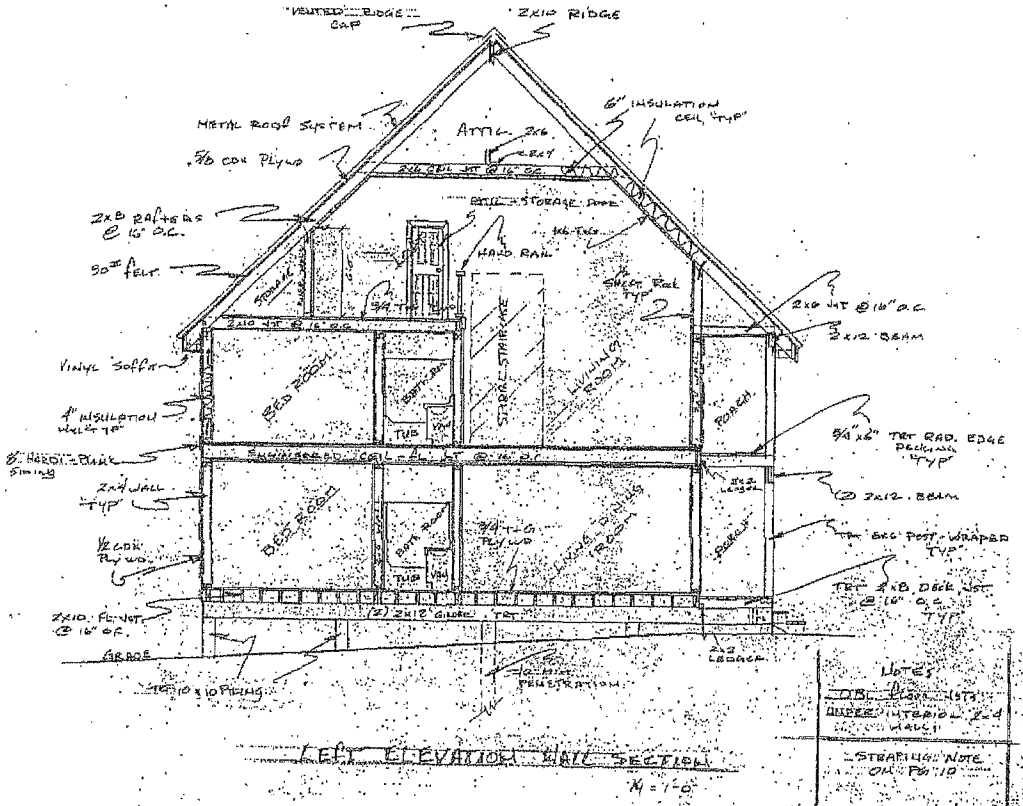
Exhibit "B"
Page 8



GABLE TRIM
1" = 1'-0"



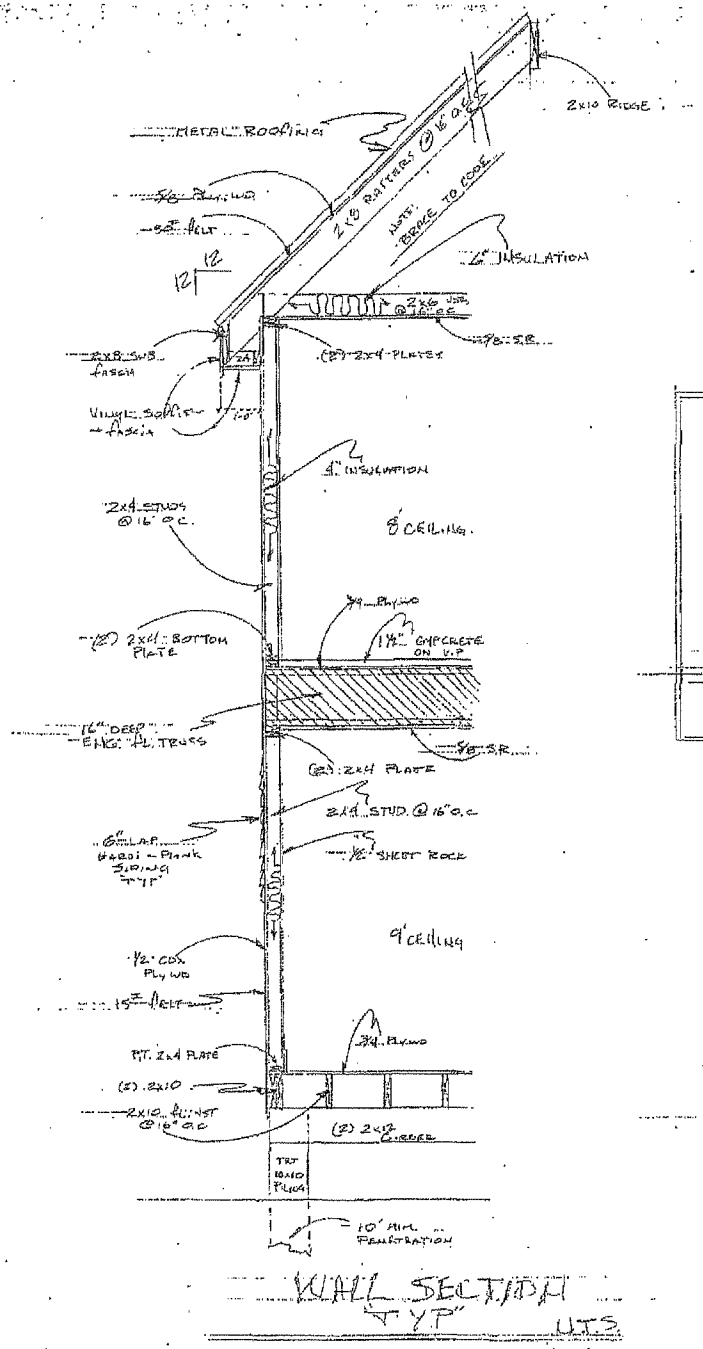
COLUMN BRACKETS
1" = 1'-0"



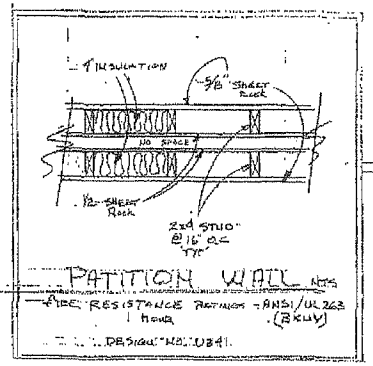
LEFT ELEVATION WALL SECTION
1/4" = 1'-0"

NOTES:
DBL. FLR. JST. UNDER INTERIOR 2x4 WALL
STAIRWELL NOTE ON P. 10

Exhibit "B"
Page 9

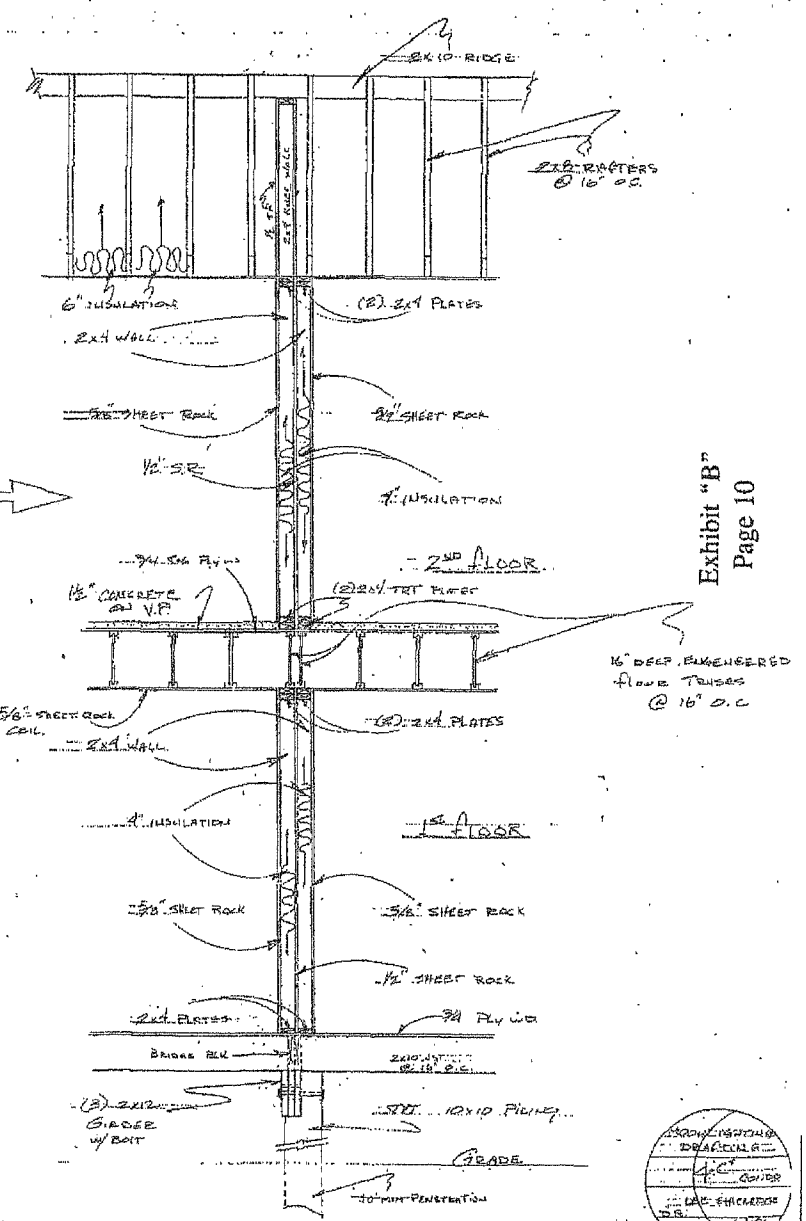


WALL SECTION TYP. U.N.O.



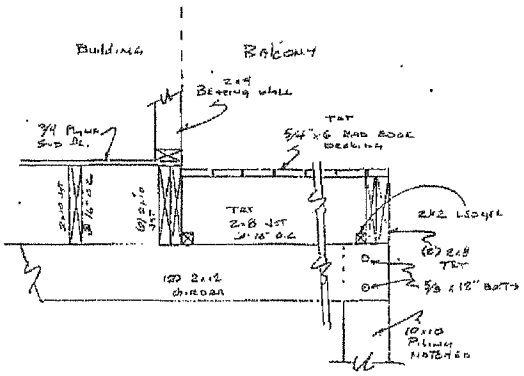
PARTITION WALL NOTES
FIRE RESISTANCE RATINGS - ANSI/UL 263
1 HOUR
(2 HOUR)
U.L. DESIGN NO. U341

NOTE:
PROVIDE AND INSTALL HURRICANE STRAPS IN ACCORD WITH "SUPPLEMENTAL BUILDING CODE FOR BALDWIN COUNTY"

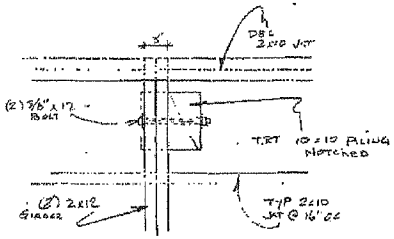


FIRE WALL SECTION N.T.S.

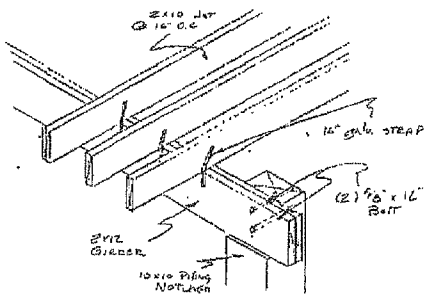
Exhibit "B"
Page 10



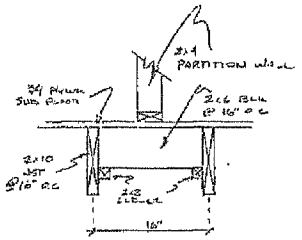
"BALCONY" JOIST TO BUILDING
NTS



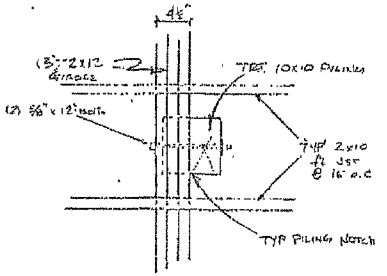
LINE PILING DETAIL
NTS



"JOIST TO GIRDER" DETAIL
"TYP" NTS

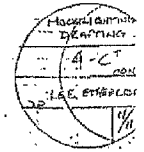


JOIST BRIDGING @ PARTITIONS
NTS



PARTY WALL GIRDER
NTS

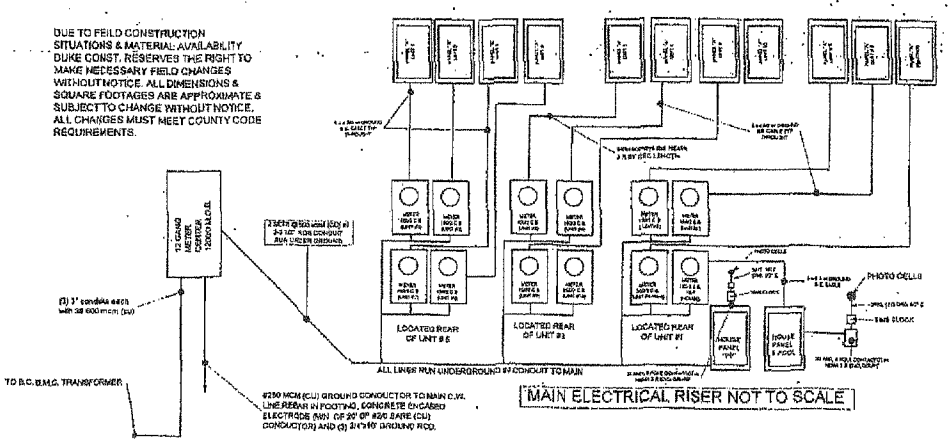
Exhibit "B"
Page 11



COMMERCIAL ELECTRICAL NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL:
A. INSTALL ±### 120/240 VOLT, ### AMP, 3Ø, ### WIRE SERVICE ENTRANCE
B. MAIN & DISTRIBUTION PANELS AND DISCONNECT SWITCHES
C. FEEDERS ON BRANCH CIRCUITS, IN CONDUIT, TO SERVICE ALL LOADS
D. A COMPLETE SYSTEM OF LIGHTING, INCLUDING BUT NOT LIMITED TO, EXIT LIGHTS, PANELS AS SHOWN & NECESSARY TO SUPERVISE SYSTEM
E. EXIT AND EMERGENCY LIGHTING, INCLUDING BATTERY OR MAINS DRIVEN
2. DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED FOR EXACT SIZES OR LOCATIONS. THEY ARE NOT INTENDED TO DISCLOSE COMPLETE KNOWLEDGE OF ACTUAL FIELD CONDITIONS. VERIFYING MOUNTING HEIGHTS & LOCATIONS BEFORE INSTALLATION.
3. ALL CONDUITS SHALL CONTAIN A CONTINUOUS SYSTEM OF EQUIPMENT GROUNDS (BARE OR GREEN INSULATED) CONDUCTOR AND BOND SAME TO ALL EQUIPMENT CASES, BOXES, LIGHT FIXTURES, SWITCHGEAR, ETC. SIZED AS INSTALLED PER NATIONAL ELECTRICAL CODE ARTICLE 250 AND LOCAL CODES.
4. ALL DUPLEX RECEPTACLES SHALL CONTAIN A NYLON PULL STRING
5. ALL CONDUCTORS SHALL BE COPPER (#10 AWG AND #12 WITH BRANCH CIRCUIT THERM OR THWN INSULATION, DO NOT USE ALUMINUM) AND AMMETER SHALL BE INSTALLED ALADDIN OR CONDUIT ABOVE SLAB & FMC ABOVE OR BELOW SLAB. ALL CONNECTIONS, TAPS, AND SPLICES SHALL BE MADE WITH MECHANICAL UNION OR PRESSURE TYPE CONNECTORS.
6. ALL OUTLET BOXES SHALL BE 4" SQ. OR NYC SHALL BE TYPE AND SIZE APPROPRIATE FOR THE INSTALLATION & SURROUNDING MATERIALS. FLUSH IN AREAS SURFACE MOUNTED IN SHOP AREA.
7. FUSES SHALL BE DUAL ELEMENT, TIME DELAY TYPE UNLESS OTHERWISE NOTED. BRANCHES FOR AIR CONDITIONING EQUIPMENT SHALL BE MAIDA TYPE.
8. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL MATERIALS & LABOR TO COMPLY WITH THE LATEST EDITION OF NFPA 101, ARTICLE 70 & LOCAL CODES FOR AREAS WHICH CONTAIN FLAMABLE GAS OR OTHER HAZARDOUS MATERIALS
9. ALL WORK SHALL COMPLY WITH REQUIREMENTS OF THE LATEST EDITION OF THE NEC AND ALL LOCAL CODES AND ORDINANCES. IN CONFLICT BETWEEN CODES OR DRAWINGS, THE MOST STRINGENT REQUIREMENT SHALL GOVERN

DUE TO FEILD CONSTRUCTION SITUATIONS & MATERIAL AVAILABILITY DUKE CONST. RESERVES THE RIGHT TO MAKE NECESSARY FIELD CHANGES WITHOUT NOTICE. ALL DIMENSIONS & SQUARE FOOTAGES ARE APPROXIMATE & SUBJECT TO CHANGE WITHOUT NOTICE. ALL CHANGES MUST MEET COUNTY CODE REQUIREMENTS.

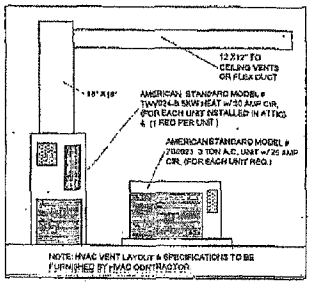


NOTES:
1. METER CENTER SHALL BE CONSTRUCTED PER NEC OR FACTORY ASSEMBLED UNIT MAY BE UTILIZED IF MANUFACTURED BY SIEMENS OR SQUARE D.
2. GROUND PER LATEEST EDITION OF NEC.
3. ELECTRICAL CONTRACTOR SHALL PROVIDE BRANCH CIRCUITS AS REQUIRED FOR COMPLETE INSTALLATION OF ELECTRICAL SYSTEM.
4. CONTRACTOR MUST VERIFY THE EXACT REQUIREMENTS OF ALL EQUIPMENT PRIOR TO PURCHASE OF PANELS & DISTRIBUTION OF EQUIPMENT.
5. SYSTEMS/ CONTROLS ARE NOT INDICATED ON THESE DRAWINGS. THE OWNER AND ELECTRICAL CONTRACTOR SHALL COORDINATE THE EXACT REQUIREMENTS.

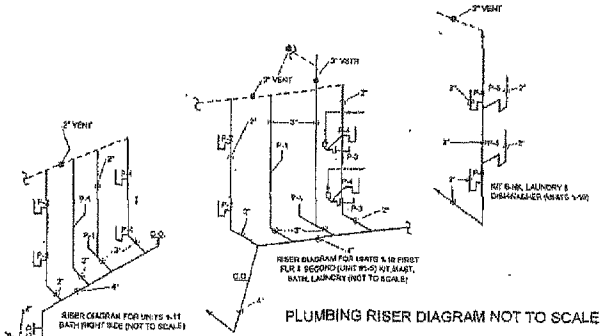
LOAD DESCRIPTION	LOAD KVA	LOAD AMPS	TOP				BOTTOM				LOAD DESCRIPTION
TOTALS											

PANEL HP CIRCUIT SCHEDULE — SQUARE "D" HOOD FLUSH MOUNTED W/ MAX 1

LOAD DESCRIPTION	LOAD KVA	LOAD AMPS	TOP				BOTTOM				LOAD DESCRIPTION
TOTALS											



NOTE: HVAC VENT LAYOUT & SPECIFICATIONS TO BE FURNISHED BY HVAC CONTRACTOR

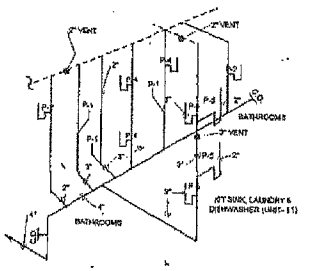


PLUMBING RISER DIAGRAM NOT TO SCALE

PLUMBING SPECIFICATIONS:

MATERIALS:
1) ALL FIXTURES AND EQUIPMENT SHALL BE STANDARD, FIRST QUALITY COMPLETE WITH ALL TRIM, TRAPS, ETC., AS REQUIRED OR AS SPECIFIED BY OWNER. TOILETS, LAVATORIES, AND LAVATORIES SHALL BE INSTALLED I.A.W. THE ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.

PIPING:
1) SANITARY SEWER, WASTE AND VENT PIPING SHALL BE APPROVED PVC WITH PVC-DWV FITTINGS AND SOLVENT CEMENT JOINTS.
2) DOMESTIC WATER
A. OUTSIDE - SCHEDULE 40 PVC
B. INSIDE - ABOVE SLAB: TYPE L HAND DRAWN COPPER WITH SOLDERED JOINTS. BELOW SLAB : TYPE K WITH NO JOINTS BELOW SLAB
3) INSULATE ALL PIPING ABOVE SLAB (INCLUDING TRAP PRIMERS) WITH 1/2" THICK FIBERGLASS WITH VAPOR SEAL.



GENERAL MECHANICAL NOTES:

1. ALL WORK SHALL COMPLY WITH ALL CODES LOCALLY AMENDED.
2. COORDINATE ALL DIFUSERS, GRILLES, AND REGISTERS IN THE FIELD WITH ELECTRICAL AN ARCHITECHTURAL DRAWINGS
3. ALL AIR DUCT WORK SHALL BE FLEX DUCT INSTALLED WITH ACCORDANCE WITH THE LATEST EDITION OF (SMACNA) FIBERGLASS GLASS DUCT CONSTRUCTION STANDARDS. (0.1/2" PRESSURE CLASS) AND THE DETAILS ON THESE PLANS (R4.2 MINIMUM)
4. A/C CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL EQUIPMENT AND DUCT WORK. A/C CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL EQUIPMENT TO MANUFACTURS SPECIFICATIONS
5. ALL OPENINGS IN THE BUILDING DUCT WORK SHALL BE 1" OR LARGER ON ALL SIDES THAN DUCT OUTSIDE DIA. PATCH ALL OPENINGS W/ FIRE RATED CAULK OR SEAMLESS DUCT TAPE
6. ALL VENTILATION DUCTWORK SHALL BE GALVANIZED SHEET METAL. A/C CONTRACTOR WILL SUPPLY AND INSTALL ALL SWITCHES, WIRING AND CONNECTIONS TO A/C UNITS. CONTROLS ARE TO BE SUPPLIED BY A/C CONTRACTOR

PLUMBING FIXTURE & CONNECTION SCHEDULE

SYM	DESCRIPTION	CW	HW	W	REMARKS	MANUFAC./ MODEL #
P-1	WATER CLOSET	4"	1/2"	-	ROUGH & CONNECT	
P-2	LAVATORY	1-1/4"	1/2"	1/2"	ROUGH & CONNECT	
P-3	KITCHEN SINK	1 1/2"	1/2"	1/2"	ROUGH & CONNECT	
P-4	BATHTUB	2"	1/2"	1/2"	ROUGH & CONNECT	
P-5	DISHWASHER	1/2"	"	1/2"	ROUGH & CONNECT	
P-6	WASH MACHINE BOX	2"	1/2"	1/2"		
P-7	REFRIGERATOR	-	1/2"	-	ROUGH & CONNECT	

PLUMBING RISER SCHED., ELEC RISER/PNL DIAGRAM

SCALE: 1/4 " = 1' | PAGE # D1A-1 | 08/20/04

THESE HOUSE INSTRUCTIONS IS PREPARED TO BE USED AS A GUIDE FOR CONSTRUCTION STANDARDS FOR SINGLE FAMILY DWELLINGS WITH 10% ALTERATIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE.

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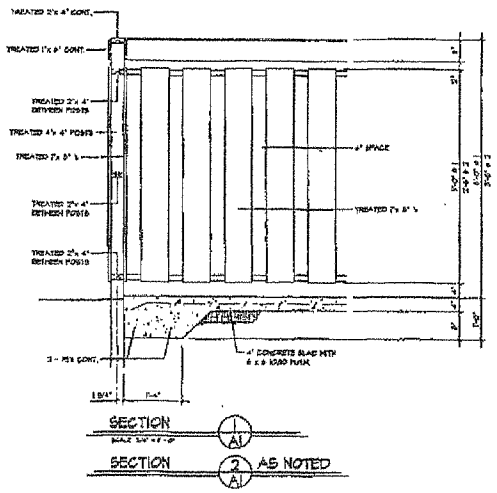
T.N.T CUSTOM HOME DESIGNS
DESIGNED BY KIRK A. THOMAS
OFFICE: (251) 947-3993
FAX: (251) 947-3992
629 WEST LAUREL AVENUE
FOLEY, AL. 36535
EMAIL: WWW@GULFTEL.COM WWW.TNTcustomhomes.com

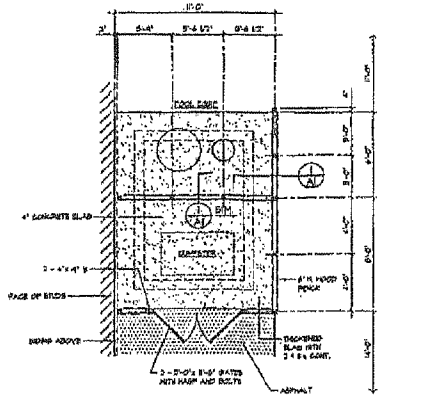
THIS PROJECT IS DESIGNED EXCLUSIVELY FOR DUKE CONSTRUCTION'S 4-C'S CONDO PROJECT

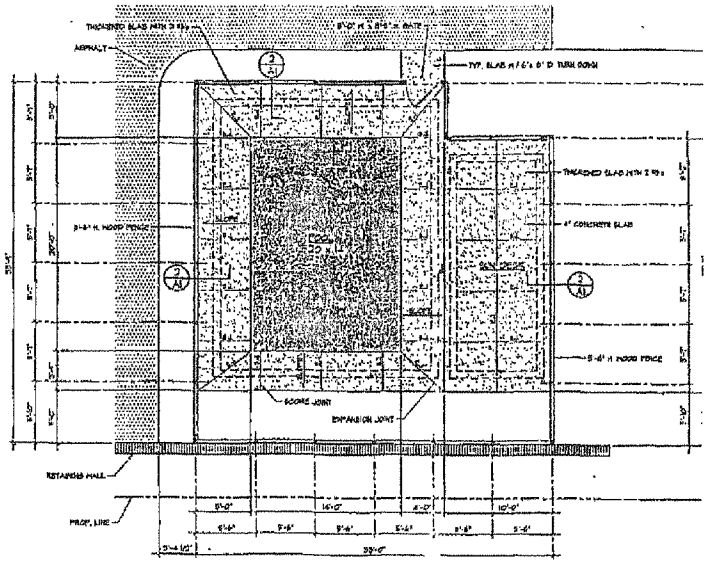
DUE TO FEILD CONSTRUCTION SITUATIONS & MATERIAL AVAILABILITY DUKE CONST. RESERVES THE RIGHT TO MAKE NECESSARY FIELD CHANGES WITHOUT NOTICE. ALL DIMENSIONS & SQUARE FOOTAGES ARE APPROXIMATE & SUBJECT TO CHANGE WITHOUT NOTICE.

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Exhibit B
Page 12







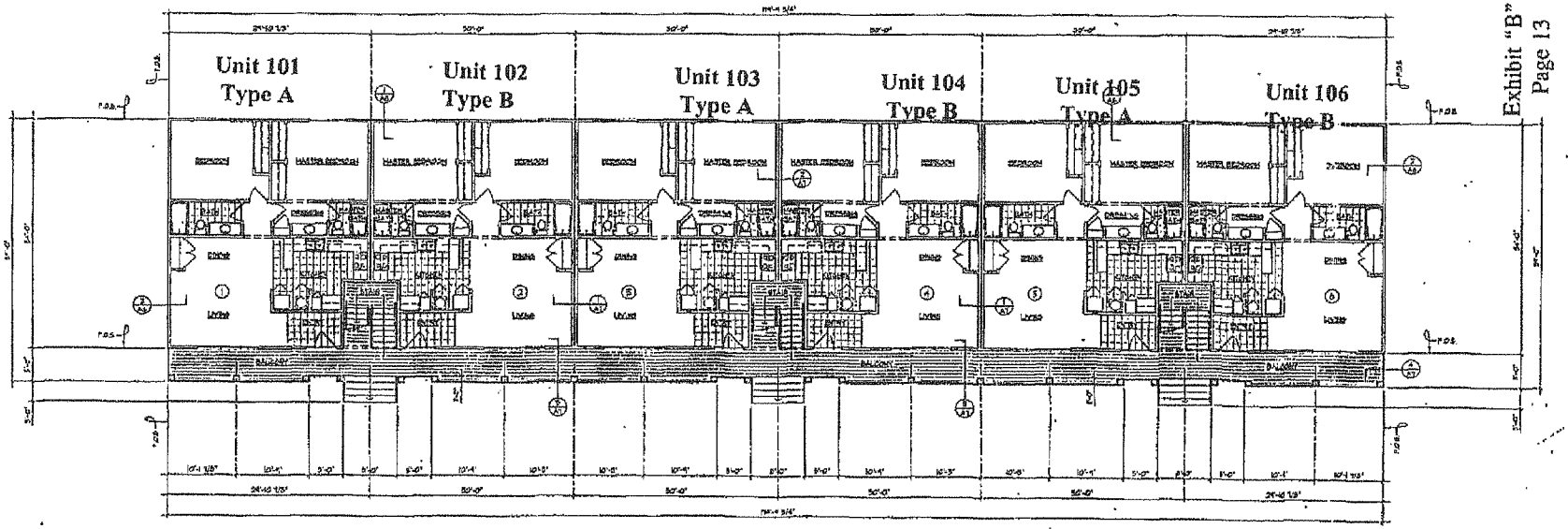


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ROOM FINISH SCHEDULE

ROOM NUMBER (#)	ROOM NAME	FLOORS	BASE	WALLS	CEILINGS	REMARKS
	ENTRY	1	A	1	A	5
	LIVING	2	A	2	A	5
	OPENING CLOSET	2	A	2	A	5
	DINING	2	A	2	A	5
	LAUNDRY	1	A	4	A	5
	KITCHEN	1	A	4	A	5
	HALL	2	A	2	A	5
	BATH	1	A	4	A	5
	BEDROOM	2	A	2	A	5
	CLOSET	2	A	2	A	5
	MASTER BEDROOM	2	A	2	A	5
	CLOSET (x 2)	2	A	2	A	5
	MASTER BATH	1	A	4	A	5
	DRESSING	2	A	4	A	5
	LINEN	2	A	4	A	5

NOTE: NUMBER AND LETTER TAKES PRECEDENCE OVER COLUMN BOX LOCATION

DOOR SCHEDULE

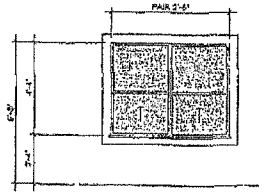
DOOR NUMBER	DOOR SIZE	DOOR MATERIAL	FRAME MATERIAL	DOOR GLASS	REMARKS
1	3'-0 x 6'-8 x 1 3/4	A	A		ENTRANCE UNIT WITH SIDELITE
2	3'-6 x 6'-8 x 1 3/4	B	B		
3	PR. 2'-0 x 6'-8 x 1 3/4	B	B		BI = PARTING
4	2'-4 x 6'-8 x 1 3/8	B	B		
5	2'-6 x 6'-8 x 1 3/8	B	B		
6	6'-0 x 6'-8 x 1 3/4	B	A		BI - PAIR
7	5'-0 x 6'-8 x 1 3/4	B	A		BI - PAIR
8	5'-0 x 8'-0 x 1 3/4	B	A		BI = PAIR
9	2'-4 x 6'-8 x 1 3/8	B	B		
10	3'-0 x 6'-8 x 1 3/8	B	B		
11	2'-6 x 6'-8 x 1 3/8	B	B		

NOTES:
1. ALL DOORS TOP & BOTTOM SEAL BE SEALED. WOOD = SEALER MTL = PAINT

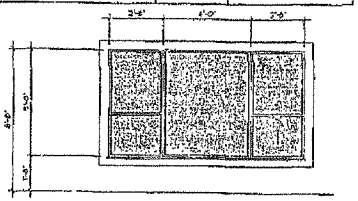
NOTE: NUMBER AND LETTER TAKES PRECEDENCE OVER COLUMN BOX LOCATION.

WINDOW SCHEDULE ○

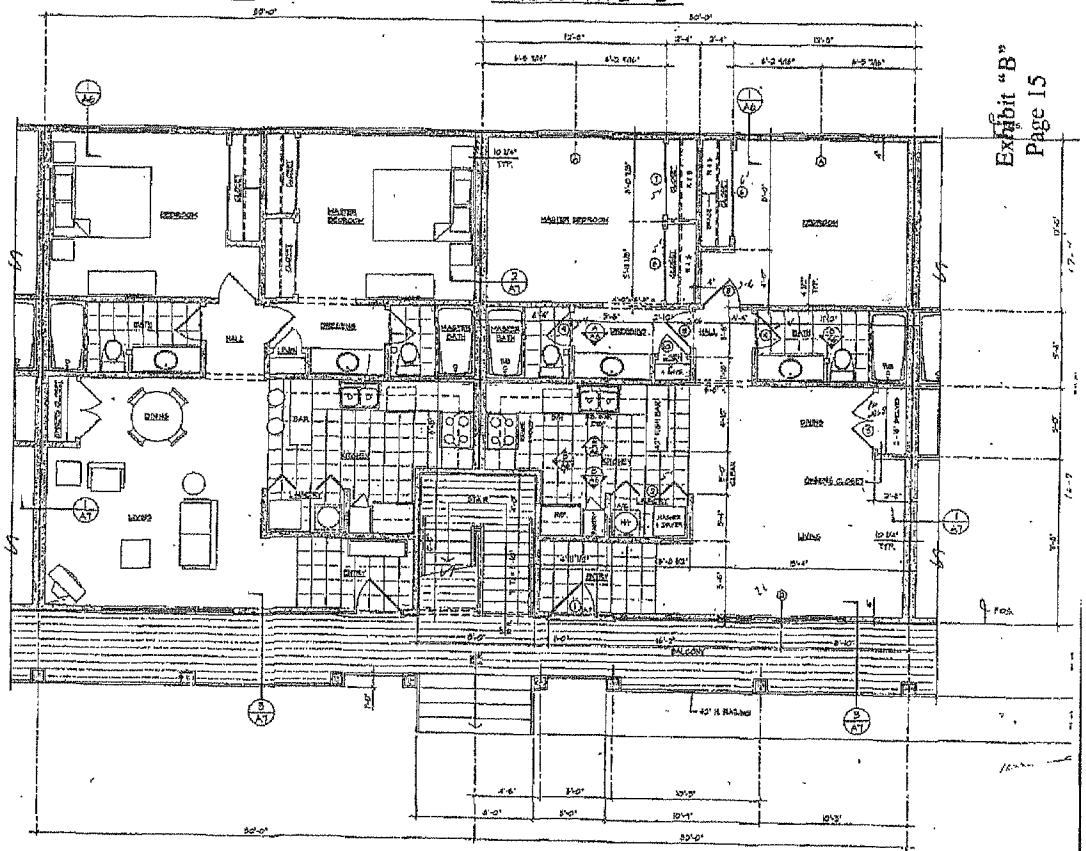
MARK	SIZE	DESCRIPTION	GLASS	FRAME	REMARKS
A	PR. 2'-6 x 4'-4 ½	ALUMINUM SINGLE HUNG	MANUFACTURER'S STANDARD INSULATED	ALUMINUM	WITH SCREENS
B	2'-6 1/4-0 /2'-6 x 5'-0 ½	ALUMINUM SINGLE HUNG & FIXED	MANUFACTURER'S STANDARD INSULATED	ALUMINUM	(2-X-O) WITH SCREENS

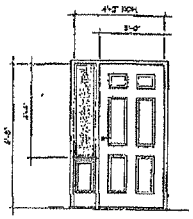


WINDOW TYPE - A

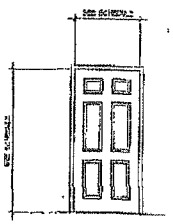


WINDOW TYPE - B

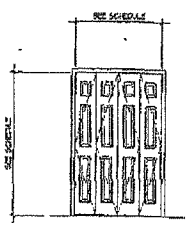




DOOR TYPE - A



DOOR TYPE - B



DOOR TYPE - C

FLOOR PLAN — FIRST FLOOR UNITS SHOWN, SECOND FLOOR SIMILAR

SCALE 1/4" = 1'-0"

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TECHNICAL SPECIFICATIONS

GENERAL CONDITIONS:
The Contractor shall obtain and pay for all permits, business licenses, etc. Water and sewer impact fees, meter deposits and the cost of underground electrical service are the responsibility of the Owner.

The cost of temporary electrical service and water during the period of construction shall be borne by the Contractor.

The Contractor shall maintain, Liability, Builder's Risk and Workmen's Compensation insurance for the Project.

The costs of Performance / Material Payment Bonds, if required shall be borne by the Owner.

Payments will be made to the Contractor on or about the tenth of the month for work completed during the previous month. Retainage will be ten percent (10%) of the amount of the work completed during the month, to be payable with fourteen (14) days of the date of Final Acceptance.

The Contractor shall furnish lien waivers from all Materials Suppliers and Subcontractors prior to Final Payment.

All materials and workmanship shall carry a one-year warranty from the date of Final Acceptance, in addition to any manufacturers' extended warranties.

SITE WORK:
The Contractor shall perform required rough grading and clearing of the site as defined on Drawing C-2. The Contractor shall remove certain trees as designated.

The Contractor shall perform finish grading in accordance with drainage shown on the Drawings. Topsoil shall be stockpiled on the site and redistributed as directed prior to completion of the Project.

Landscaping, i.e., grassing, plant materials, lawn sprinkler, etc., shall be installed by the Owner apart from this Contract.

Install site utilities as shown on the Drawings; verify the location of all existing utility services prior to construction.

Driveway / parking areas shall be (12" thick asphalt over 4" thick compacted base.

Retaining wall construction, including the adjacent deck (s) shall be accomplished by the Owner apart from this Contract.

Contractor shall provide and maintain temporary toilet facilities and appropriate trash receptacle (s) during the course of construction.

CONCRETE:
All structural concrete used in this Project shall be 3000 p.s.i. (slabs, footings, etc.).

Other concrete areas shall be 2500 p.s.i.

All reinforcing steel and wire mesh shall be clean and free of scale or rust. Reinforcing steel in footings shall be supported on metal chairs.

Minimum concrete coverage of all reinforcing steel shall be 1 1/2".

Exterior concrete surfaces shall have a light broom finish.

MASONRY:
Concrete masonry units for retaining walls shall be as specified on the Drawings.

Reinforcing for masonry walls shall be as shown on the Drawings / at a certain, horizontal ladder-type reinforced in alternate horizontal joints). Vertical reinforcing bars shall be as specified.

Concrete masonry units shall be laid in a "running bond".

METALS:
All metal fabrications used in this Project shall be galvanized, i.e., straps, hangers, bolts, etc.

Drip flashing at roof perimeter, chimney flashing and other incidental flashing shall be .032 mil-inch aluminum.

CARPENTRY:
All floor framing, rails, etc., shall be pressure-treated "D Grade, unless noted otherwise.

Wood plugs shall be pressure-treated wood and tongues as shown on the Drawings.

All studs shall be kiln-dried, straight and true, finished on four sides.

Exterior sheathing shall be 1/2" pack CDX.

Typical exterior moisture barrier shall be installed over sheathing.

Soffit material shall be perforated vinyl.

Exterior trim shall be wrapped with vinyl.

Roof trusses shall be as shown on the Drawings. Furnish Registered Engineer's certification of truss design.

CABINETRY:
All cabinets, bookcases, shelving, etc. shall be as detailed on the Drawings.

Some countertops are post-formed with a rolled edge; some countertops have a wooden edge. See Drawings.

Door / drawer pulls shall be selected Knape & Vogt, as selected by the Architect.

Drawer slides shall be full-extension, metal-ball

Door hinges shall be "European-Styled" plastic.

All plastic laminate surfaces shall be selected by the Architect from the manufacturer's standard colors and textures.

Contractor shall submit to the Architect, prior to placing, information on the type, manufacturer and proposed finishes for cabinets.

MOISTURE PROTECTION:
Roofing shall be standing-seam, 26 ga. galvalume metal as manufactured by BCI or MBCI. Install metal roofing complete with manufacturer's standard accessories.

Roofing shall be installed over 30# asphalt-impregnated felt.

Thermal insulation shall be as shown on the Drawings.

All sealants used in this Project shall be compatible with the adjacent materials and installed according to manufacturer's instructions.

DOORS:
Doors shall be as shown on the Door Schedule.

Frames shall be one-piece wood jambs, with pre-hung doors.

Cylindrical locks will be used throughout this Project. See Allowances.

WINDOWS:
Windows shall be as shown on the Window Schedule.

Windows shall be equal to Kaiser, Hayfair or Air Control, finish as selected by the Architect.

All windows shall have a clear tempering glass.

Wood blocks will ignore shall be installed at all windows.

Flashing aprons shall be electro-plated with finished edges, installed with proper adhesive, not rosettes

FINISHES:
Drywall for walls shall be 1/2" thick gypsum board; ceilings shall be 5/8" thick gypsum board. Install in accordance with manufacturer's instructions

Finish for walls and ceilings shall be "orange peel", not "Hippled".

Finished wall and ceiling surfaces shall receive a primer coat and two finish coats of latex, wall paint equal to Sheldon Devoe or Benjamin Moore. No other brands will be allowed without prior approval of the Architect.

Paint used in this Project shall be the manufacturer's best enameled product, not "Contractor" or "Professional" line.

In some areas, latex enamel wall paint may be required. See the Finish Schedule.

Paint for wood surfaces shall be oil-based enamel.

Carpet material shall be as selected by the Architect. See Allowances.

Ceramic floor tile shall be equal to Florida Tile (Nature) Series, 12"x 12". Color (s) as selected by the Architect.

PLUMBING:
Fixtures and faucets shall be as shown on the Drawings.

Water piping shall be polybutylene with compatible fittings

Waste and vent piping shall be Schedule 40 PVC.

See Drawings for location of all vents through the roof.

All plumbing shall be in accordance with the Standard Plumbing Code and as required by local authorities.

HVAC:
Equipment shall be as specified by the Contractor, subject to approval by the Architect

Ductwork shall be 1" thick fiberglass ductboard, taped and sealed.

Registers / diffusers shall be PVC, style as shown.

Refrigerant lines installed below grade shall be encased in PVC conduit. Fill voids in ends of PVC conduit with foam to seal around lines.

Install thermostat knob zone with condensate drain to grade beneath each air-handling unit.

Contractor shall install clean filters in air-handling units at the time of Final Acceptance.

Furnish manufacturer's five-year warranty on all mechanical equipment

ELECTRICAL:
All electrical work shall conform to requirements of National Electrical Code and as required by local authorities

Light fixtures, including ceiling fans, walk lights and attic fans, are covered under Allowances and shall be installed by the Electrical Subcontractor. Ductwork for bath fans and range hoods shall be installed by the HVAC Subcontractor.

See Drawings for items to be supplied by the Owner, installed by the Contractor and connected under the Electrical Subcontract.

Install electrical service to all mechanical devices furnished and installed by other subcontractors, i.e., HVAC, Plumbing. Install required starting boards, etc., for pool equipment.

The Contractor will provide, and pay for, electrical service during the period of construction.

ALLOWANCES:
The following Allowances shall be included in the Contract:

Carpet: $12.00 per sq. yd., including pad
Ceramic Tile: $8.00 per sq. ft.
Light Fixtures: $400.00 per unit
Balcony / Deck Light Fixtures: $500.00
Parking Area Light Fixtures: $ 2,500.00
Door Hardware: $300.00 per unit

NOTE: These Allowances are for material only at Contractor's Net Cost, including sales tax. Labor costs for installation shall be included in Base Bid amount.

INSTALLED BY CONTRACTOR:
The following items will be furnished by the Owner and installed by the Contractor:

Appliances (i.e., range, hood, refrigerator, dishwasher, clothes washer / dryer).

INSTALLED BY OWNER:
The following items will be furnished and installed by the Owner:

Landscaping / Lawn Materials;
Lawn Sprinkler / Irrigation System;
Irrigation Well and Pump;
Swimming Pool and Deck;
Pool Enclosure.

Exhibit "B"
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