

Boardwalk Shops of Ocean Shores

Materials and Specifications

<p>I. CONSTRUCTION</p>	<p>A. Concrete foundation with crawl space</p> <p>B. Individual Unit Electrical Service</p> <ul style="list-style-type: none">◆ Telephone outlets Pre-Wired◆ Cable Pre-Wired <p>C. Insulation Package</p> <ul style="list-style-type: none">◆ R-30 Insulation in Ceiling Vaulted Areas◆ R-38 Insulation in Ceiling Flat Areas◆ R-30 Floor Insulation◆ R-21 High Density Insulation in Exterior Walls◆ Exterior Walls Caulked <p>D. Vinyl Windows (Certainteed Brand), Low "E" with Argon Gas – Life Time Warranty</p> <p>E. Exterior Walls:</p> <ul style="list-style-type: none">◆ 2 x 6 standard & better grade, Douglas Fir, 16" centers◆ 5/8 CDX plywood sheathing◆ Caulked <p>F. Interior Walls:</p> <ul style="list-style-type: none">◆ 2 x 4 standard & better grade, Douglas Fir, 16" centers◆ Vaulted ceiling throughout <p>G. Floor Joists:</p> <ul style="list-style-type: none">◆ Manufactured "I" Joist Silent Floor system◆ Extra strength 16" On Center placement <p>H. Sub-Floor:</p> <ul style="list-style-type: none">◆ ¾" Plywood Tongue & Groove flooring glued and nailed <p>I. Decks:</p> <ul style="list-style-type: none">◆ Sub Frame treated lumber,◆ Decking: reclaimed old growth Fir or Cedar

<p>II. EXTERIOR:</p>	<p>A. Sheeting:</p> <ul style="list-style-type: none"> ◆ <i>1/2" CDX Plywood</i> ◆ <i>Tar paper Wrapped</i> <p>B. Roofing:</p> <ul style="list-style-type: none"> ◆ <i>Snaplock Metal roofing; grey color</i> <p>C. Siding</p> <ul style="list-style-type: none"> ◆ <i>Hardi-plank siding with board and bat application; Painted Spruce trim</i> <p>D. Trusses:</p> <ul style="list-style-type: none"> ◆ <i>Engineered truss system – Per Plan</i> ◆ <i>7/12 exterior pitch with 5/12 interior vault</i> <p>E. Exterior Doors</p> <ul style="list-style-type: none"> ◆ <i>Codel Fiberglass 42" full light doors front & back</i> ◆ <i>Deadbolt Lock (Schlage brand)</i> <p>F. Gutters</p> <ul style="list-style-type: none"> ◆ <i>Continuous aluminum (White)</i>

<p>III. INTERIOR:</p>	<p>A. Drywall:</p> <ul style="list-style-type: none"> ◆ <i>1/2" sheet rock on walls, fire taped</i> ◆ <i>5/8 drywall on ceiling, with old fashioned "Venetian" style plaster look.</i> <p>B. Interior Trim:</p> <ul style="list-style-type: none"> ◆ <i>Six panel solid core interior door on restroom; matching HC door on storage room</i> ◆ <i>Painted white to match interior trim</i> ◆ <i>Primed finger jointed pine for base, door casing and fully wrapped windows</i> ◆ <i>Full wall bead-board sheeting for all interior walls, except storage room. Storage room dry walled & painted</i> ◆ <i>Brushed nickel door handles and hinges</i> <p>C. Heating</p> <ul style="list-style-type: none"> ◆ <i>Electric Zone heating</i>
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	D. Plumbing: <ul style="list-style-type: none"> ◆ <i>ADA restroom</i> ◆ <i>2.5 Gallon Electric Hot Water Heater</i> ◆ <i>Moen chrome Faucet</i> ◆ <i>Exterior frost free faucet</i>

IV. FLOOR COVERING:	<ul style="list-style-type: none"> ◆ <i>\$5000.00 allowance for floor covering; includes installation.</i> ◆ <i>Vinyl flooring in bathroom</i>

V. LIGHT FIXTURES:	<ul style="list-style-type: none"> ◆ Commercial fluorescent interior & exterior lighting
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VI. COMMON AREAS:	A. Boardwalk <ul style="list-style-type: none"> ◆ Recovered Old Growth Fir decking, stairs and rails ◆ Treated & Pressure treated framing ◆ Stairway to parking lot at each Clam Shack ◆ ADA access ramps on each boardwalk corner (4) ◆ <i>Decking treated with wood protection</i> B. Parking lot <ul style="list-style-type: none"> ◆ Fully paved parking with engineered drainage and catch basins. ◆ Fully striped parking lot ◆ 15 Point Brown side and nine Minard Street side parking stalls with handicap parking ◆ Garbage can cove on Minard Street C. Exterior Signage <ul style="list-style-type: none"> ◆ Point Brown Ave: Backlit double sided monument sign with space for each Boardwalk Shop ◆ Minard Street signage ◆ Two exterior building signs; not lighted
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