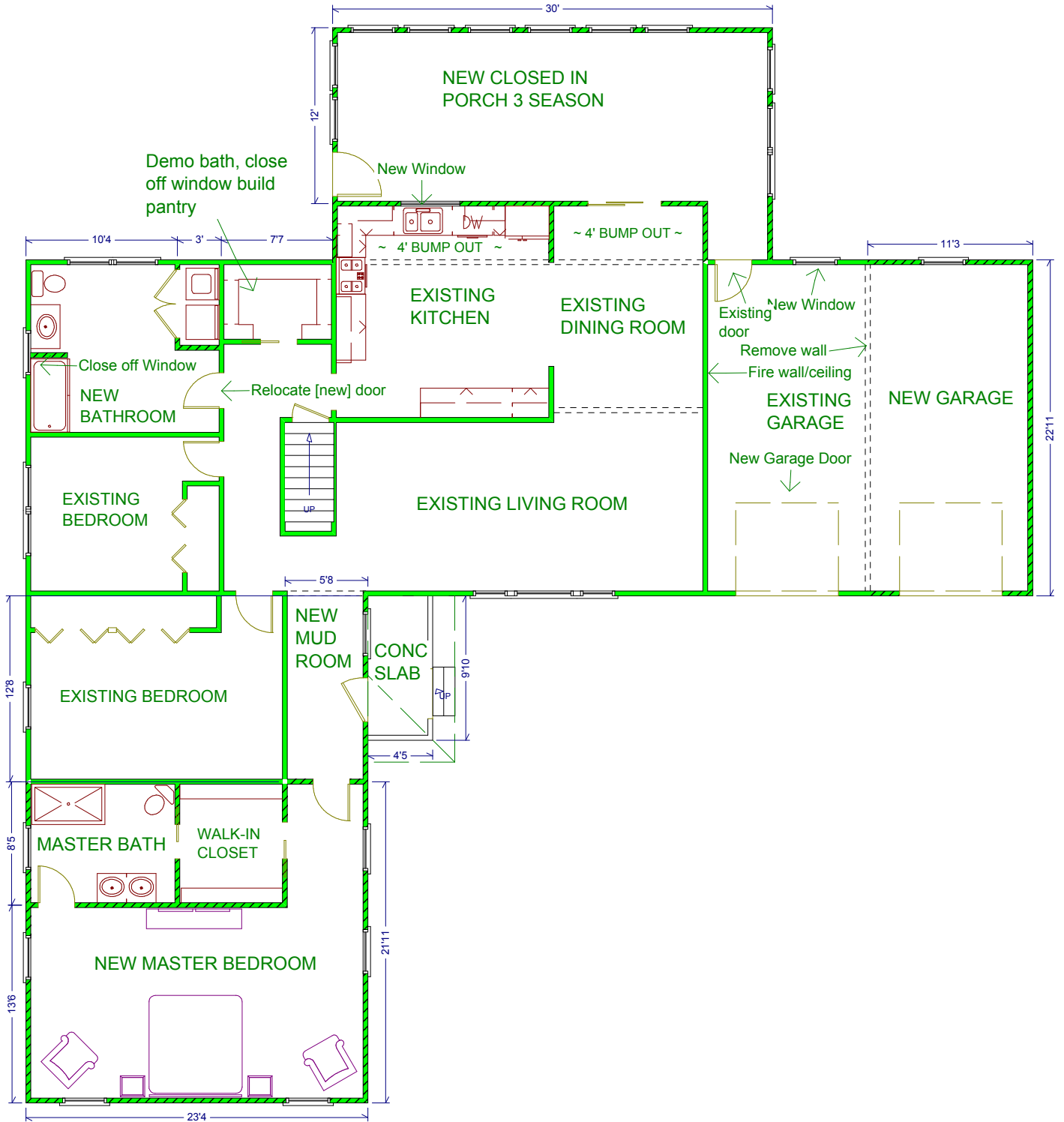
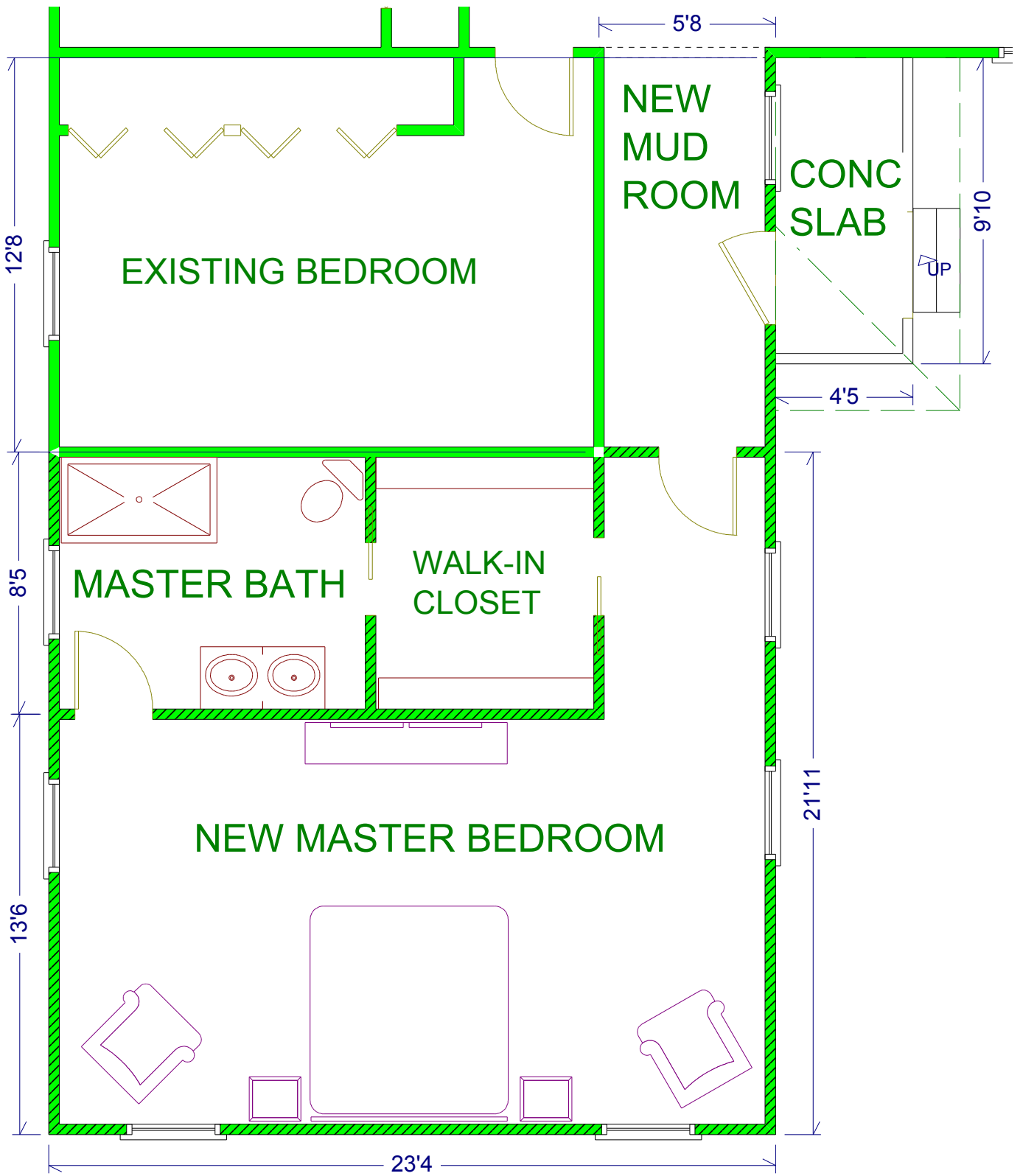


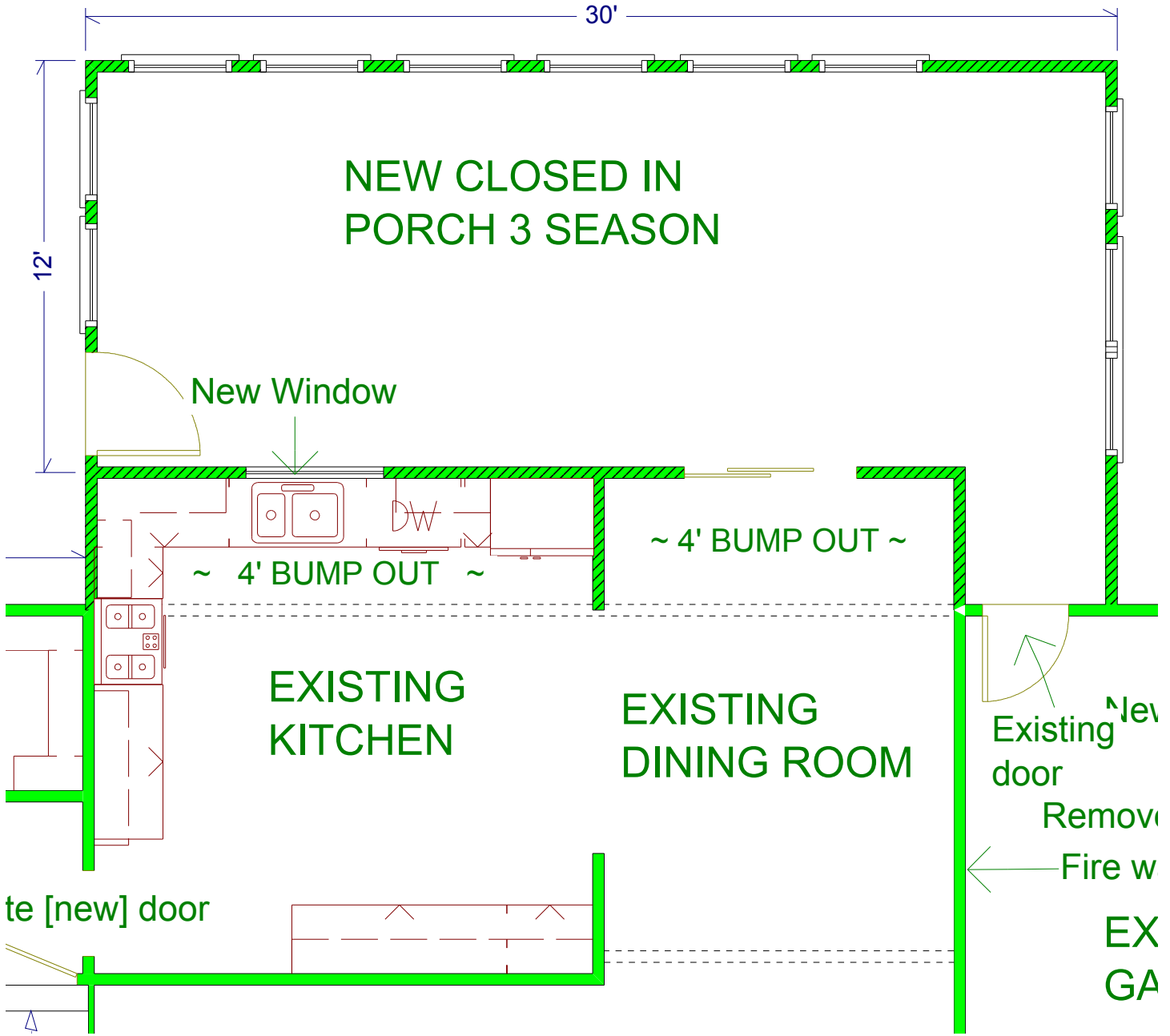
LOCATION: 114 Roosevelt Road; Hyde Park, New York 12538



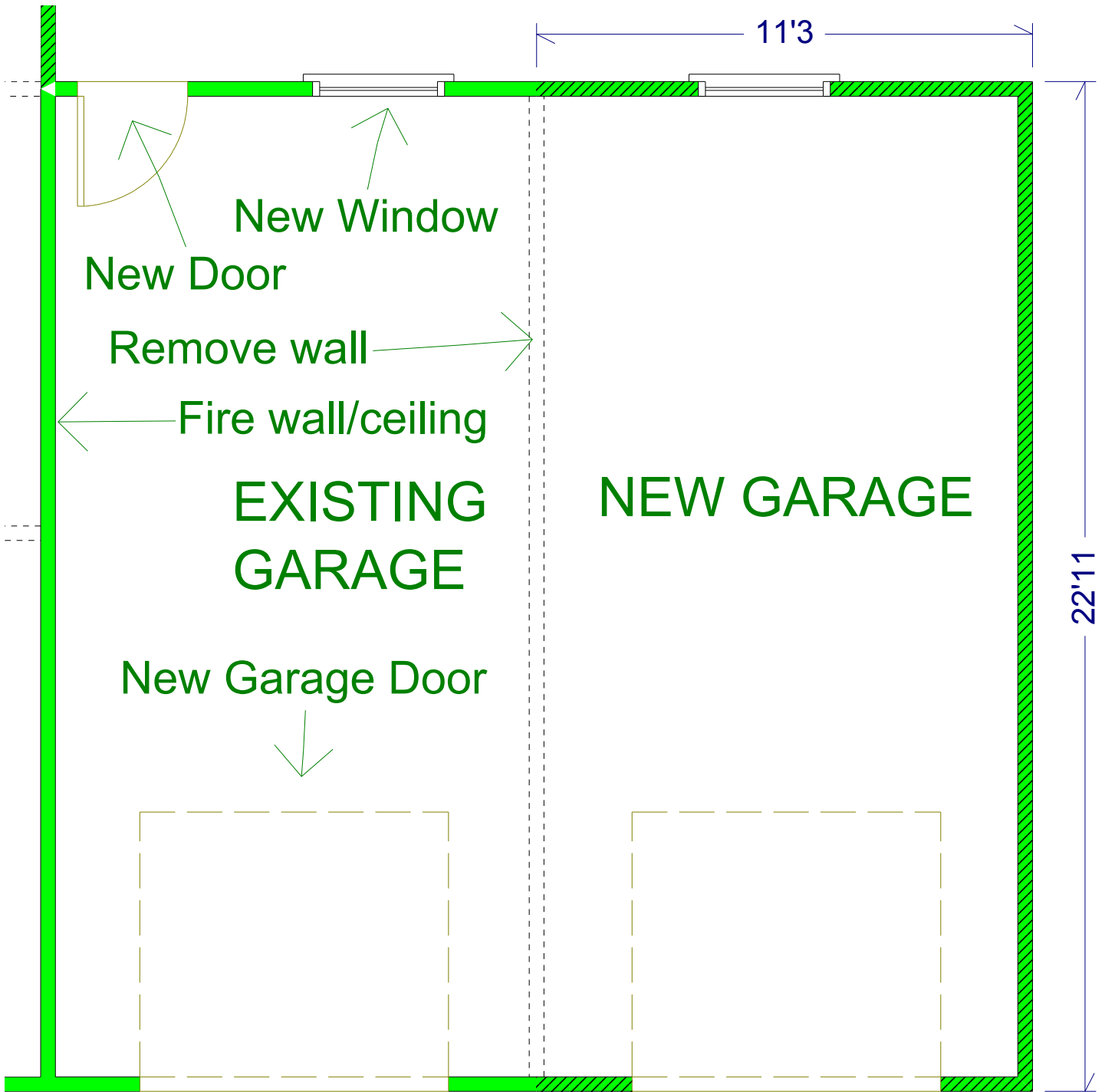
FLOOR PLAN



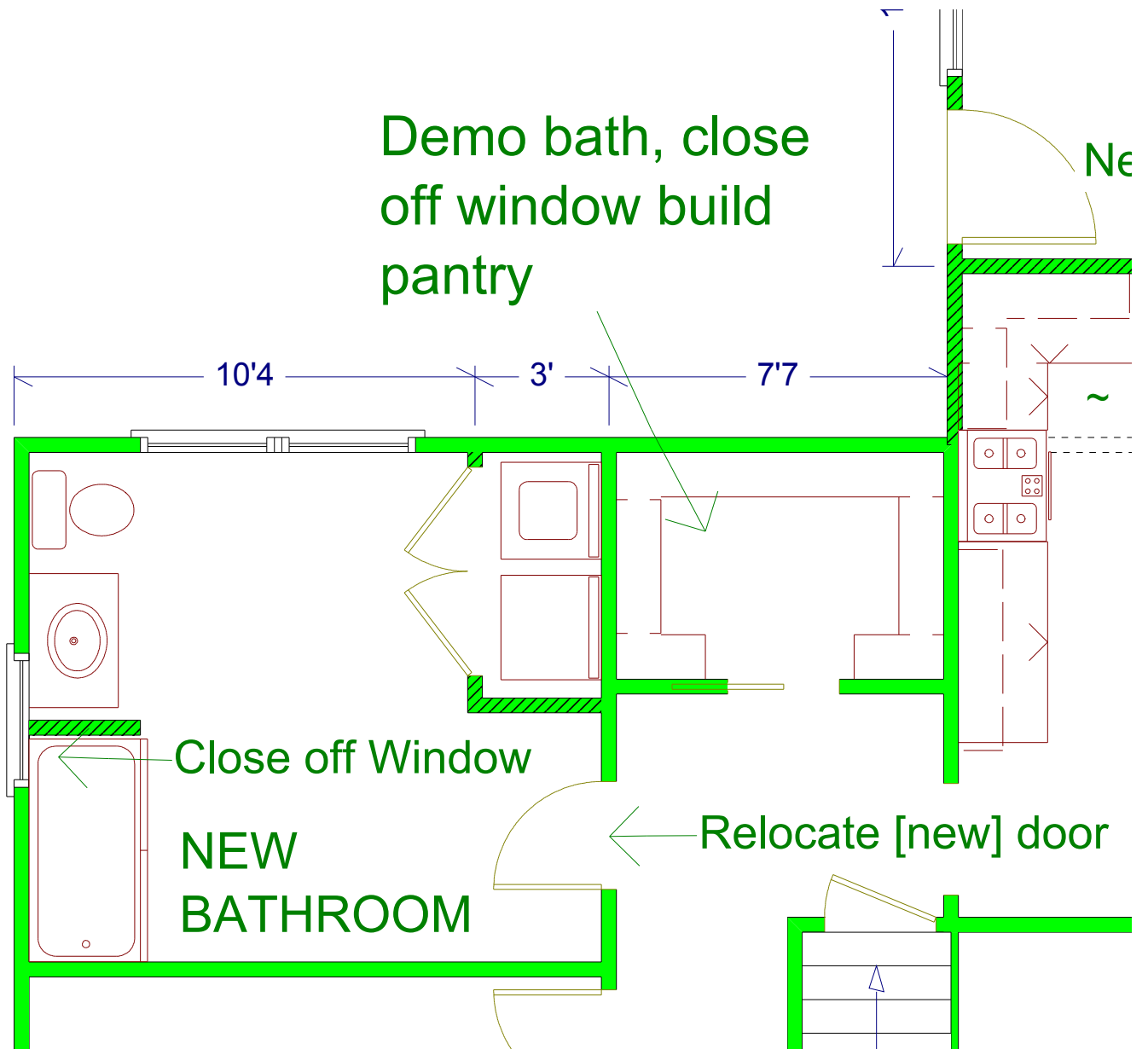
MASTER SUITE, MUD ROOM & SLAB



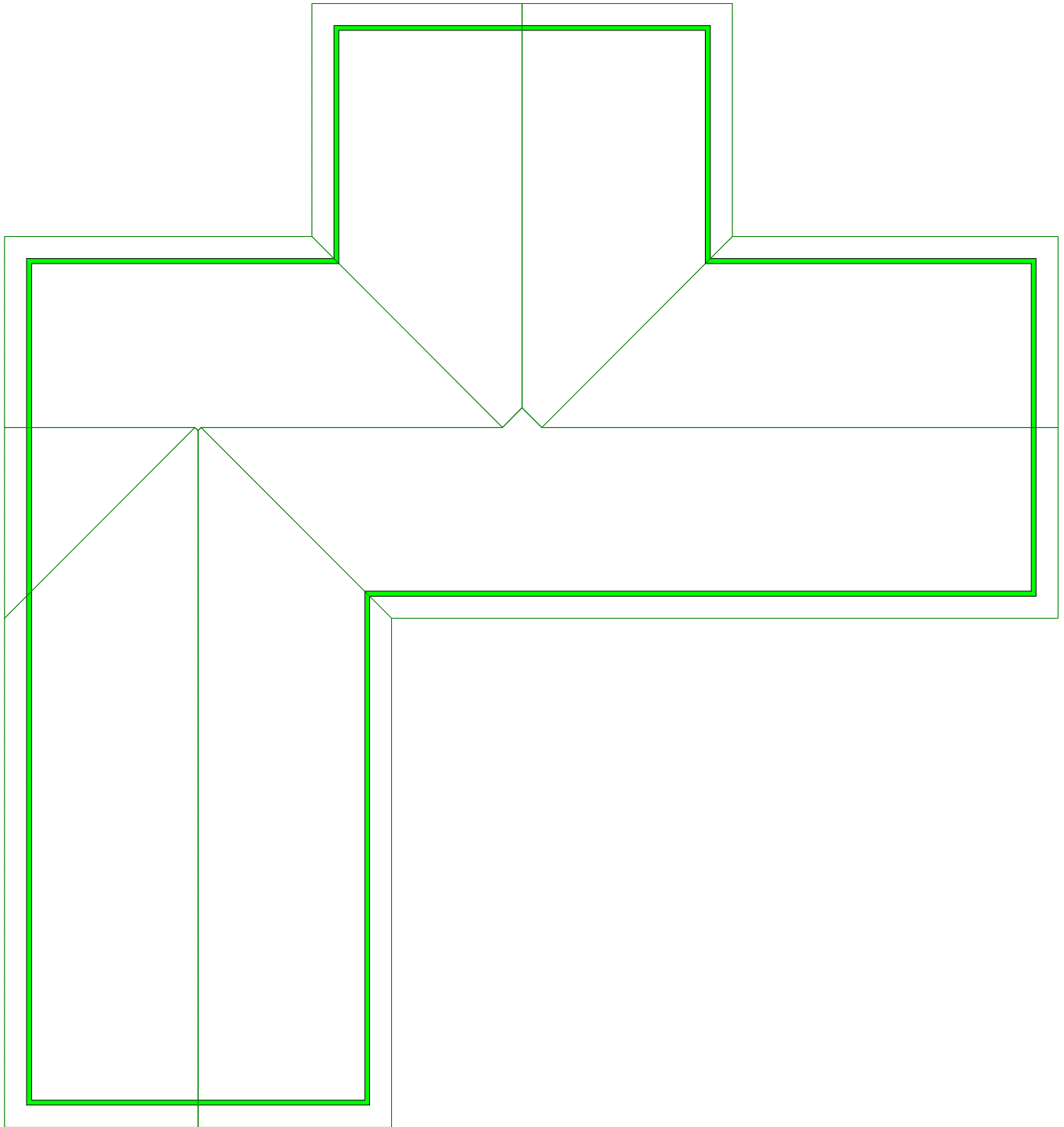
PORCH & 4' BUMP OUT



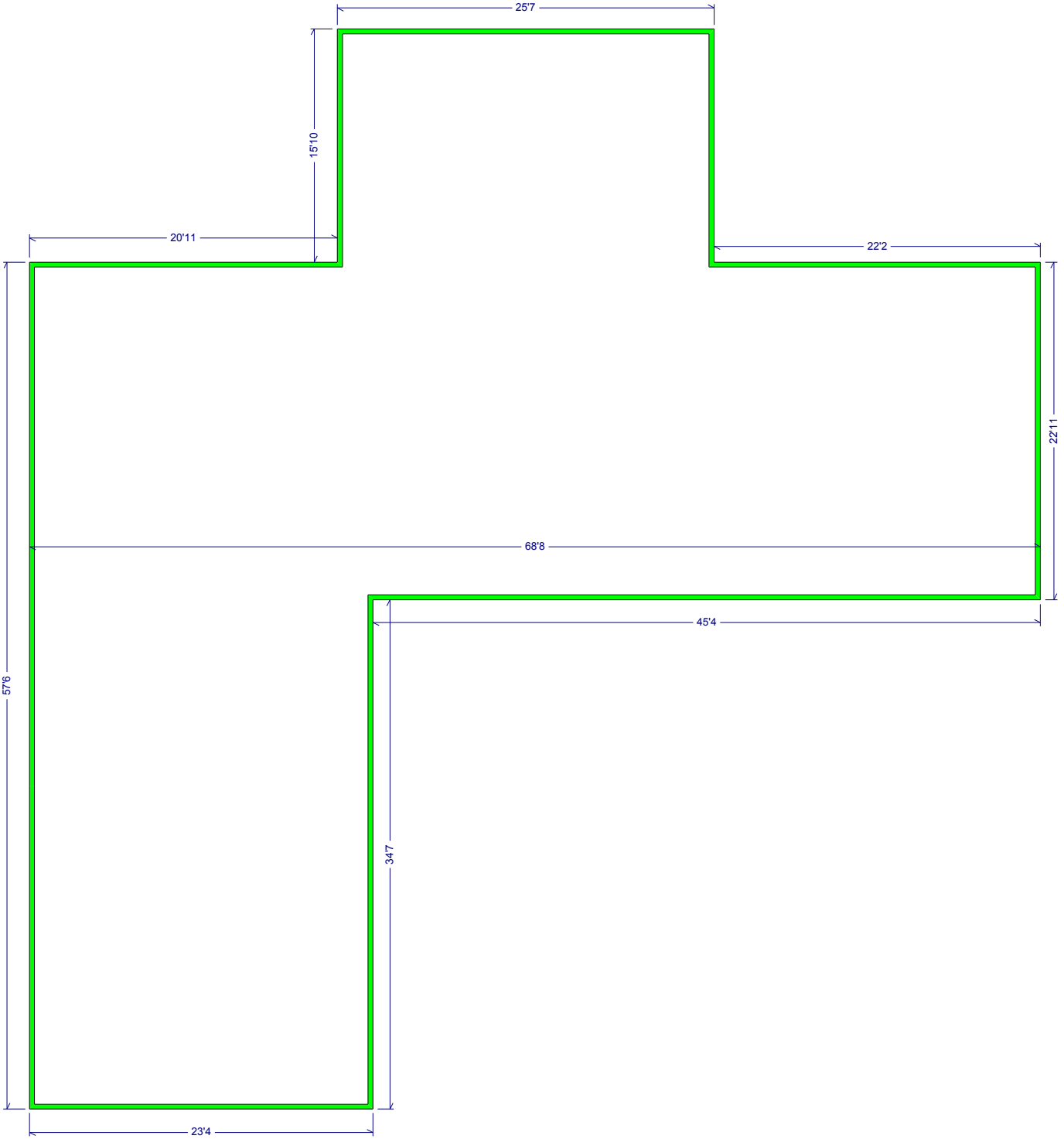
GARAGE ADDITION



BATHROOM & PANTRY



ROOF PLAN



HOME PERIMETER

SPECIFICATIONS

ADDITION MASTER BED/BATH

Foundation [crawl]

- Excavation & Backfill w/6" ROB base
- Footing, Frost Wall w/vent
- 2" Rat slab
- 2'x2'x2' Reinforced concrete pier [center]
- Block or Pour Pier
- Access door from basement
- One pier for Deck
- Footing drain

Framing

- Flush Beam double 2x10x12
- Floor Joist 2x10x12 16OC
- 2x10 Joist Hangers
- 4x8x3/4" T&G Sub flooring
- 2x6x12 wall base & top plates
- 2x6 Studs
- 4x8x3/8" Wall Sheathing
- 2x4x8 wall base & top plates
- 2x4x20 wall base & top plates
- 2x4 Studs
- 2x10x24' Ceiling joist
- 2x8x16' Rafters
- 2x6x8 Rafter ties
- 4x8x5/8" Roof Sheathing
- 1x10x12' Sub fascia board
- Hurricane ties

Exterior Walls [incl ceiling & floor]

- Windows dbl hung 36"x48" Anderson w/trim
- Exterior Door 36" LH w/trim
- R19 Insulation
- R30 Insulation (attic)
- R30 Insulation (floor)

Interior Walls

- 4x12x1/2" Sheet Rock
- 4x8x1/2" Sheet Rock
- 4x8x1/2" Green Rock
- Joint Compound
- Paint 1 prime 2 coats

Paint 2 coats color
Base oak trim
Poly trim
Interior Doors 30" LH
Interior Pocket Doors 30" LH

Flooring

Oak wood flooring
Ceramic Tile [bathroom]
Ceramic Tile [mud room]
Base

Bathroom

Shower w/bench handicap
Toilet
Sink
Vanity

Plumbing As per standard local codes

Electrical As per standard local codes [underwritten]

FRONT SLAB

Reinforced Concrete

BACK PORCH & 4' KO

Foundation [crawl]

Excavation & Backfill w/6" ROB base
Cut and remove existing concrete slab 4'x24'
Sonotubes 8'OC
4" Haunch Slab
Curtain drain

Framing

Floor Joist 2x12x16 16OC
4x8x3/4" T&G Sub flooring
2x6x12 wall base & top plates
2x6 Studs
4x8x3/8" Wall Sheathing
2x10x16 Flush beam
2x10x14' Ceiling joist
2x10 Teco hangers
Teco ties
2x8x16' Rafters
2x6x8 Rafter ties
4x8x5/8" Roof Sheathing

1x10x12' Sub fascia board

1/2"x6" Lags w/washer

Hurricane ties

Exterior Walls

Windows dbl hung 36"x42" Anderson w/trim

Exterior Door 36" LH w/trim

R19 Insulation

R30 Insulation (attic)

R30 Insulation (floor)

Interior Walls

4x12x1/2" Sheet Rock

Joint Compound

Paint 1 prime 2 coats

Paint 2 coats color

Base pine trim

Flooring

Carpet [installed Hm Depot]

Kitchen

Install new Cabinets

Demo Kit Cabinets

Kitchen sink

Dishwasher

Stove.

Refrigerator

Granite counter tops

New pantry

Plumbing As per standard local codes

Electrical As per standard local codes [underwritten]

NEW GARAGE

Foundation

Excavation & Backfill w/6" ROB base

Footing, Frost Wall w/vent

4" Reinforced Slab

Footing drain

Framing

2x6 Studs

4x8x3/8" Wall Sheathing

2x6x12 wall base & top plates

2x12x24' Ceiling joist

2x8x14' Rafters

2x6x8 Rafter ties
4x8x5/8" Roof Sheathing
1x10x12' Sub fascia board
Hurricane ties

Exterior Walls

Windows dbl hung 36"x42" Anderson w/trim
Overhead Garage Door w/trim
R19 Insulation
R30 Insulation (attic)

Interior Walls

4x12x1/2" Sheet Rock
Electrical As per standard local codes [underwritten]

RENOVATE GARAGE

Exterior Walls

Windows double hung 36"x42" Anderson w/trim
Replace Overhead Garage Door w/trim
R19 Insulation
R30 Insulation (attic)

Interior Walls

4x12x1/2" Sheet Rock

DRIVEWAY

Widen 14'x20'
Remove 5'x30'
Replace 5'x10'

ROOF

Ice and water
Drip edge
40 year Architectural Shingles
Aluminum Fascia
Soffits
Gutters
Ridge Vent