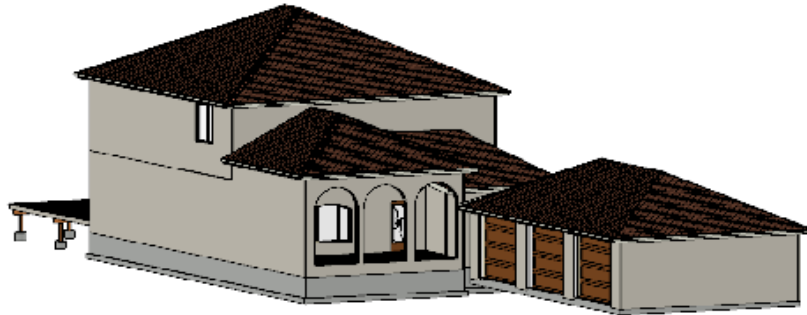


# ANDERSON RESIDENCE LAKEPORT, CA



SINGLE FAMILY HOME

CONSTRUCTION COST SUMMARY/ESTIMATE

OCTOBER 30, 2021

# ANDERSON RESIDENCE

## SINGLE FAMILY HOME LAKEPORT, CA

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October 30, 2021

Robert-Maura Anderson  
3262 Catalina Court  
Lakeport, CA 95453

Re: Single Family Home – 3 Car Garage

Please find below the Proposal for the Single Family Home -3 Car Garage Project Our firm has reviewed your site, and the specifications as provided and described on your behalf. The Budget Component noted below encompasses all these items as we understand them.

**Budget Components**

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SINGLE FAMILY HOME 2,820 SQFT	\$873,300.00
3 CAR GARAGE	\$155,650.00
DECK AREA	\$ 21,050.00
PERMIT READY DESIGNDOCUMENTS/EXPEDTING PERMIT	\$ 18,250.00
<b>AGENCY FEES</b>	<b>\$ 66,750.00</b>
<hr/>	
<b>TOTAL Construction Costs</b>	<b>\$1,135,000.00</b>

Our Firm acknowledges the Construction Duration of Ten and One Half (10-1/2) months for the Design and Construction of the Project. This does not account for Plan Check duration but it is safe to assume that it will take an additional 4-6 weeks for this Task

We have made consideration for the location and the facilities available for our site staff. Our proposal includes the appropriate precautions for this work including daily clean up (interior/exterior) noise considerations, hoisting, and customer support. We have strict Covid 19 Guidelines in place

Thanks

Bob P. Ore

# PROJECT OVERVIEW

## HOME AND AMENITIES

The Project is based on a Two (2) Story Home consisting of 2,820 square feet of Living Space with Three (3) Bathrooms, Three (3) Bedrooms and Loft Area. The Garage is a Three (3) Car and is 1,008 square feet. The Deck Area is 840 square feet

## BUILDING EXTERIOR

The Exterior Elements consist of a Concrete Encroachment off Catalina Court, Gravel Driveway to Garages and Concrete Walk from Garage to Home Entry. The Front Porch and Rear Deck Areas are Composite Decking with Hidden Fasteners and Factory Colors (No Railings) The Exterior Stucco is a Hand Float Finish in standard Omega Colors with Acrylic Add to help prevent cracking. Garage Doors are Steel Embossed Roll Back Type with Automatic Openers. Exterior Doors are PlastiPro Fiberglass. Seamless Gutters and Downspouts are in Factory Colors and Profiles

## BUILDING INTERIORS

The Interior Elements consist of Drywall with a Mechanical Finish, Flooring is Vinyl Plank Laminate throughout, Doors are Jeldwen Hollow Core from Factory Options, Casing is 5/4 x 5" Head Casing and 3/4x3-1/2" Casing Legs, Windows are Full Wrap in the same Style as the Doors, Baseboard is 5/8"x7-1/4" and Crown is a Flat Molding 3/4"x5" All Casing, Base, Trim, Doors are Paint Grade.

The Bathtub Surrounds are Ceramic Tile, the Master Shower is a Rollin Ceramic Tile. All Countertops are Granite, Kitchen has Full Granite Backsplash. Cabinets are Paint Grade with Soft Close Drawers and Doors, Door and Drawer Fronts have been Assumed Shaker Style. Cabinet Hardware is included. The Staircase has a Baluster Railing with Ploughed Grip, Stair Risers are Painted and Stair Treads are of Vinyl Laminate to match. All Railing is Paint Grade.

## BUILDING MECHANICAL SYSTEMS

The Mechanical Systems are all Electric, HVAC is assumed as a Heat Pump Ducted System with 2 Zones, One (1) for Downstairs and One (1) for Upstairs Efficiency is SEER 17. The Hot Water Heater is Heat Pump Style, Bath-Laundry Ventilation Fans are 70 CFM. All Electrical Trim is DECORA White with Dimmers, Outlets in Bedrooms and Living Space are ARC-Fault, all Kitchen-Bath Outlets are GFCI. All Hot Water Piping is Insulated

## CONCLUSIONS

The Cost Summary. Estimate details each Line Item and each Allowance. We are Currently \$352.84 per square foot based on the Living Space of 2,820 square feet. When you add in the Garage Area our per square foot is \$218.67. Stand Alone Garages cost more than Attached Garages. The Finishes are all Upper Medium Finishes. Your Concept Design is of a Larger Dramatic Home generating much square footage and Atrium Space. This Home will be a significant Stand Out in the Corinthian Bay locale. We have listed out Design-Agency Fees at the bottom of our Summary Sheet. I believe we have captured all your Elements with the exception of the Pergola between the Garage and Home.

We will work with you if you have an overall budget with Design and Agency Fees to make the Financial work to the best of our abilities. This home is a far cry from what can be achieved with a Modular Home, should you look down that path we request the opportunity to provide a Cost based on that similar design as it would be a drastically different Home and associated cost

We Thank you for the Opportunity to Compete for your Work

Bob P. Ore

ANDERSON RESIDENCE REV 1.0

SINGLE FAMILY HOME

ESTIMATE SUMMARY BY SYSTEM

Owner: ROBERT/MAURA ANDERSON  
 Architect: N/A

Estimate Type: CONCEPTUAL BUDGET  
 Drawing Date: N/A

ORE CONSTRUCTION Residential Commercial		COST CATEGORIES						
		1 Units 3,824 SF Gross		0 Handicap Stalls 0 Standard Stalls 8,600 SF Gross		1 Units 4,828 SF Gross Total		
		2. Residential Wood Frame	8. Sitework				Total	
SEC.	PARAMETER	NOTES	\$/S.F.	COST	\$/S.F.	COST	\$/S.F.	COST
	<b>SITWORK (extrapolated)</b>							
0200	Demolition		\$0.00	\$0	\$0.00	\$0	\$0.00	\$0
0201	Perimeter Piling & Shoring		\$0.00	\$0	\$0.00	\$0	\$0.00	\$0
0201	<b>Septic System</b>	Allowance	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0
0210	Site Preparation and Grading		\$0.00	\$0	\$1.26	\$10,865	\$2.25	\$10,865
0220	Asphalt Paving & Striping		\$0.00	\$0	\$0.00	\$0	\$0.00	\$0
0230	Site Concrete		\$0.00	\$0	\$0.00	\$0	\$0.00	\$0
0240	Site Specialties		\$0.00	\$0	\$0.00	\$0	\$0.00	\$0
0250	Landscaping & Irrigation		\$0.00	\$0	\$0.00	\$0	\$0.00	\$0
0260	Site Utilities		\$0.00	\$0	\$0.24	\$2,100	\$0.43	\$2,100
0265	<b>Site Electrical</b>	Allowance	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0
0270	Surveying		\$0.78	\$3,000	\$0.00	\$0	\$0.62	\$3,000
0280	Street Taps	By Owner	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0
0280	Spoils Handling		\$0.00	\$0	\$0.00	\$0	\$0.00	\$0
	<b>DIRECT COST OF SITWORK</b>		<b>\$0.78</b>	<b>\$3,000</b>	<b>\$1.51</b>	<b>\$12,965</b>	<b>\$3.31</b>	<b>\$15,965</b>
	<b>BUILDING SHELL</b>							
0330	Concrete		\$13.12	\$50,188	\$0.00	\$0	\$10.40	\$50,188
0340	Lightweight Concrete		\$0.00	\$0	\$0.00	\$0	\$0.00	\$0
0390	Precast Structural Concrete		\$0.00	\$0	\$0.00	\$0	\$0.00	\$0
0400	<b>Masonry and Stone Cladding</b>	Allowance	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0
0520	Steel		\$0.00	\$0	\$0.00	\$0	\$0.00	\$0
0650	Rough Carpentry		\$80.63	\$308,328	\$0.00	\$0	\$63.86	\$308,328
0671	Wood Siding		\$3.04	\$11,628	\$0.00	\$0	\$2.41	\$11,628
0680	Millwork - Labor Only		\$1.16	\$4,446	\$0.00	\$0	\$0.92	\$4,446
0680	<b>Millwork</b>	Allowance	\$10.52	\$40,228	\$0.00	\$0	\$8.33	\$40,228
0680	Finish Carpentry - Labor Only		\$1.98	\$7,591	\$0.00	\$0	\$1.57	\$7,591
0680	<b>Finish Carpentry</b>	Allowance	\$3.15	\$12,062	\$0.00	\$0	\$2.50	\$12,062
0680	Solid Surfacing - Labor Only		\$3.02	\$11,530	\$0.00	\$0	\$2.39	\$11,530
0690	<b>Solid Surfacing</b>	Allowance	\$2.53	\$9,690	\$0.00	\$0	\$2.39	\$9,690
0720	Waterproofing		\$0.00	\$0	\$0.00	\$0	\$0.00	\$0
0750	Roofing		\$10.36	\$39,624	\$0.00	\$0	\$8.21	\$39,624
0770	Sheetmetal		\$2.01	\$7,679	\$0.00	\$0	\$1.59	\$7,679
0760	Insulation		\$3.50	\$13,375	\$0.00	\$0	\$2.77	\$13,375
0791	Plaster or EIFS		\$22.53	\$86,161	\$0.00	\$0	\$17.85	\$86,161
0810	Doors and Hardware - Labor Only		\$0.82	\$3,150	\$0.00	\$0	\$0.65	\$3,150
0810	<b>Doors and Hardware</b>	Allowance	\$3.64	\$13,920	\$0.00	\$0	\$2.88	\$13,920
0880	Glazing		\$3.04	\$11,608	\$0.00	\$0	\$2.40	\$11,608
0890	Acoustical Ceilings		\$0.00	\$0	\$0.00	\$0	\$0.00	\$0
0920	Stud Framing & Drywall		\$8.17	\$31,259	\$0.00	\$0	\$6.47	\$31,259
0945	Ceramic Tile - Labor Only		\$3.48	\$13,306	\$0.00	\$0	\$2.76	\$13,306
	<b>Material Allowance</b>	Allowance	\$0.53	\$2,025	\$0.00	\$0	\$2.76	\$2,025
0990	Painting and Wallcovering		\$9.97	\$38,109	\$0.00	\$0	\$7.89	\$38,109
0995	<b>Floor Coverings</b>	Allowance	\$8.50	\$32,504	\$0.00	\$0	\$6.73	\$32,504
1000	<b>Specialties</b>	Allowance	\$1.32	\$5,050	\$0.00	\$0	\$1.05	\$5,050
1100	<b>Equipment</b>	Allowance	\$1.79	\$6,849	\$0.00	\$0	\$1.42	\$6,849
1400	Elevators		\$0.00	\$0	\$0.00	\$0	\$0.00	\$0
1540	Plumbing		\$7.38	\$28,219	\$0.00	\$0	\$5.84	\$28,219
1540	<b>Plumbing Fixtures</b>	Allowance	\$2.20	\$8,400	\$0.00	\$0	\$1.74	\$8,400
1550	Fire Protection		\$6.32	\$24,162	\$0.00	\$0	\$5.00	\$24,162
1560	HVAC		\$11.62	\$44,416	\$0.00	\$0	\$9.20	\$44,416
1570	Building Automation		\$0.00	\$0	\$0.00	\$0	\$0.00	\$0
1600	Electrical		\$7.54	\$28,819	\$0.00	\$0	\$5.97	\$28,819
1605	<b>Electrical Fixtures</b>	Allowance	\$2.21	\$8,465	\$0.00	\$0	\$1.75	\$8,465
1610	Special Systems		\$0.22	\$833	\$0.00	\$0	\$0.17	\$833
1615	<b>Solar/Emergency Power</b>	Allowance	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0
1820	Final Clean Up		\$0.72	\$2,734	\$0.00	\$0	\$0.57	\$2,734
1830	Recycling/Refuse Management		\$0.31	\$1,200	\$0.03	\$300	\$0.31	\$1,500
1840	Post Emergency Numbers		\$0.00	\$0	\$0.00	\$0	\$0.00	\$0
1850	Preconstruction		\$0.00	\$0	\$0.00	\$0	\$0.00	\$0
1810	Progressive Clean Up		\$1.21	\$4,630	\$0.10	\$826	\$1.13	\$5,456
1820	Warranty		\$0.20	\$750	\$0.00	\$0	\$0.16	\$750
1830	Scaffolding/Staging/Hoisting		\$0.65	\$2,500	\$0.00	\$0	\$0.52	\$2,500
1840	Temporary Facilities		\$0.25	\$960	\$0.03	\$240	\$0.25	\$1,200
	<b>DIRECT COST - BUILDING</b>		<b>\$239.64</b>	<b>\$916,397</b>	<b>\$0.16</b>	<b>\$1,366</b>	<b>\$190.09</b>	<b>\$917,762</b>
	<b>DIRECT COST - BUILDING &amp; SITE</b>		<b>\$240.43</b>	<b>\$919,397</b>	<b>\$1.67</b>	<b>\$14,330</b>	<b>\$193.40</b>	<b>\$933,727</b>
	<b>INDIRECT EXPENSES (extrapolated)</b>							
1901	Performance Bonds		\$0.00	\$0	\$0.00	\$0	\$0.00	\$0
1902	Overhead	7.50%	\$14.37	\$54,957	\$1.60	\$13,739	\$14.23	\$68,696
1903	General Liability Insurance		\$0.47	\$1,779	\$0.05	\$445	\$0.46	\$2,223
1904	Builders Risk Insurance	By Owner	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0
1905	Testing & Inspections	By Owner	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0
1906	Design Expenses	By Owner	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0
1907	<b>Prompt Payment Vendor/Material Deposits</b>	-2.50%	<b>(\$4.88)</b>	<b>(\$18,675)</b>	<b>(\$0.54)</b>	<b>(\$4,669)</b>	<b>(\$4.83)</b>	<b>(\$23,343)</b>
1908	Contractors Contingency	0.00%	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0
	<b>SubTotal - INDIRECT</b>		<b>\$9.95</b>	<b>\$38,061</b>	<b>\$1.11</b>	<b>\$9,515</b>	<b>\$9.85</b>	<b>\$47,577</b>
	<b>SubTotal - DIRECT &amp; INDIRECT</b>		<b>\$250.38</b>	<b>\$957,458</b>	<b>\$2.77</b>	<b>\$23,846</b>	<b>\$203.25</b>	<b>\$981,304</b>
	Profit	7.50%	\$18.78	\$71,809	\$0.21	\$1,788	\$14.23	\$68,696
	<b>TOTAL CONSTRUCTION COST</b>		<b>\$269.16</b>	<b>\$1,029,267</b>	<b>\$2.98</b>	<b>\$25,634</b>	<b>\$217.48</b>	<b>\$1,050,000</b>
	<b>DESIGN/AGENCY FEES-ASSESSMENTS</b>							
	DESIGN FEES					\$	3.26	\$15,750.00
	AGENCY FEES					\$	13.83	\$66,750.00
	EXPEDITE/COORDINATE PLANS-PERMITS					\$	0.52	\$2,500.00

# ANDERSON RESIDENCE REV 1.0

## SINGLE FAMILY HOME BACK-UP ESTIMATE DETAIL

Owner: ROBERT/MAURA ANDERSON  
Architect: N/A

Estimate Type: CONCEPTUAL BUDGET  
Drawing Date : N/A

PARAMETER / ITEM OF WORK	QUANTITY	UNIT	\$/UNIT	TOTAL
<b>2 2. Residential Wood Frame</b>	<b>4,828</b>	<b>SF</b>	<b>2,917</b>	<b>Ground</b>
<b>WOOD FRAME</b>	<b>1</b>	<b>Units</b>	<b>907</b>	<b>Elevated</b>
<b>12.00 - DEMOLITION</b>				
Off Site				
Site				
Building Structure				
<b>Subtotal</b>			<b>0.00</b>	<b>0</b>
<b>12.10 - SITE PREPARATION AND GRADING</b>				
Off Site				
On Site				
Stripping/Grubbing	30	CY	7.75	233
Excavate Foundation Footings	48	CY	52.50	2,524
Fine Grade Over Burden/Footer Spoils/Driveway/Slope for Drainage	48	CY	52.50	2,524
IMPORT Capillary Rock for Slab on Grade	17	CY	75.00	1,250
IMPORT 3/4" Class II Road Base for Driveway/Compact	17	CY	125.00	2,083
<b>Soils Conditioning</b>				
<b>Erosion Control</b>				
Erosion Control	0.15	LS	15,000.00	2,250
<b>Subtotal</b>			<b>2.25</b>	<b>10,865</b>
<b>12.60 - SITE UTILITIES</b>				
<b>Primary Electrical Distribution</b>				
4" Empty Conduit for Primary Power (local utility agency to provide wire & transformers)	60	LF	15.00	900
<b>Primary Communications distribution</b>				
<b>Primary Natural Gas System</b>				
<b>Allowance for Joint Tench System</b>	<b>0</b>	<b>ALLOWANCE</b>	<b>75,000.00</b>	<b>0</b>
<b>Site Lighting</b>				
<b>Storm Drain System</b>				
<b>HDPE</b>				
<b>RCP</b>				
<b>Storm Drainage Structures</b>				
<b>Area Drain System</b>				
<b>Ejection/Sump Pump Systems</b>				
<b>Storm Water Detention Basins</b>				
<b>Storm Water Detention Basin - Structures</b>				
<b>Storm Water Detention Basin - Section Fills</b>				
<b>Domestic Water System</b>				
1.5"Dia. C900 Class 150 DW	60	LF	15.00	900
<b>Fire Water System</b>				
<b>Reclaimed Water System (none shown)</b>				
<b>Sanitary Sewer System</b>				
<b>SDR 35</b>				
4" PVC Sewer	60	LF	20.00	1,200
<b>VCP</b>				
<b>Drainage Structures</b>				
<b>Subtotal</b>			<b>0.72</b>	<b>2,100</b>
<b>12.70 - SURVEYING</b>				
Foundation Concrete	2.00	Mandays	1,500.00	3,000
<b>Subtotal</b>			<b>1.03</b>	<b>3,000</b>
<b>12.20 - ASPHALT PAVING AND STRIPING</b>				
<b>Asphalt Paving</b>				
<b>Asphalt Paving Onsite</b>				
<b>Striping</b>				
<b>Signage</b>				
<b>Barricades</b>				
<b>Subtotal</b>			<b>0.00</b>	<b>0</b>
<b>0320 - CONCRETE</b>				
<b>Cushion Sand/Open Graded Rock</b>				
Open Graded Rock Under Concrete Slab on Grade	17	CY	15.00	250
Filler sand Under Concrete Slab on Grade	17	CY	90.00	1,500
<b>Vapor Barrier</b>				
Poly Visqueen (10 Mils)	1,800	SF	0.25	450
<b>Slab on Grade</b>				
5" Slab on Grade	1,800	SF	9.75	17,550
<b>Post Tension Slab on Grade</b>				
<b>Post Tension Suspended Slab</b>				
<b>Wall Footings</b>				
Wall Footing /Stem Wall- 1	48	CY	475.00	22,836
<b>Spread Footings</b>				
<b>Caissons</b>				
<b>Columns</b>				

Cast in Place Long Span Beams				
Cast in Place Walls				
Cast in Place Stairs				
Cast in Place Ramps/Curbs/Elevator Pits/Pedestals/Decorative Concrete				
Miscellaneous Items				
Embed Placement	1	LSUM	2,500.00	2,500
<b>Subtotal</b>			<b>9.34</b>	<b>45,086</b>
<b>0390 - REINFORCING</b>				
Reinforcing for Slab on Grade (1.25#/SF)	2,250	LBS	0.50	1,125
Reinforcing for Wall Footings (60#/CY)	3,606	LBS	0.50	1,803
Smooth Slip Dowels	2,160	LBS	0.50	1,080
Reinforcing for Trim Bars at Walls and Footers (15#/SF)	2,188	LBS	0.50	1,094
<b>Subtotal</b>			<b>1.06</b>	<b>5,102</b>
<b>0340 - LIGHTWEIGHT CONCRETE</b>				
<b>Subtotal</b>			<b>0.00</b>	<b>0</b>
<b>0340 - PRECAST CONCRETE STRUCTURE</b>				
<b>Subtotal</b>			<b>0.00</b>	<b>0</b>
<b>0400 - MASONRY AND STONE</b>				
Seperation Walls				
Structures				
Planter				
Veneer Stone				
Pre Cast Stone				
<b>Subtotal</b>			<b>0.00</b>	<b>0</b>
<b>0520 - STEEL</b>				
Structural Tubing-Square				
Structural Tubing-Rectangular				
Structural Pipe				
Structural Angles				
Structural Channels				
Structural Wide Flange Beams				
W4x13				
W5				
W6				
W8				
W10				
W12				
W14				
W16				
W18				
W21				
W24				
W27				
W30				
W33				
W36				
W40				
W44				
Structural Connections				
Plate				
Composite Decking				
Closure Strips				
Ledgers				
Open Web Bar Joist				
Stair & Ladders				
Handrails & Railings				
Awnings				
Miscellaneous Items				
Steel Buildings				
<b>Subtotal</b>			<b>0.00</b>	<b>0</b>
<b>0670 - ROUGH CARPENTRY</b>				
Exterior Wall Assembly				
Exterior Walls (Main Floor)	4,900	SF	9.25	45,325
Exterior Walls (Entry)	960	SF	9.25	8,880
Exterior Walls @ Garage	3,600	SF	9.25	33,300
Joist & Truss Assemblies				
Floor Joist Framing	4,589	SF	9.25	42,446
Deck Joist Framing	912	SF	8.25	7,524
Vaulted & Coffered Ceiling Add	1	EA	7,500.00	7,500
Low Roof Framing	100	SF	10.00	1,000
Sloped Roof Framing	5,946	SF	9.75	57,974
Soffet Framing at Patios/Roof Eaves	420	SF	7.00	2,940
Sheathing				
Residential Wall Sheathing	147	Sheet	105.00	15,383
Roof Sheathing	189	Sheet	105.00	19,838
Floor Sheathing	172	Sheet	105.00	18,050
Interior Wall Assembly				
Interior Demising Walls (2 x 4)	3,180	SF	7.00	22,260
Stud Framed Window/Door Openings	44	EA	50.00	2,205
Wood Stairs				

Stairs and Backing	22	RISER	125.00	2,750
<b>Hardware</b>				
<b>Anchor Tie Down System</b>				
<b>Holdowns &amp; Tension Ties</b>				
HDU4-SDS2.5	10	EA	75.00	750
HDU5-SDS2.5	4	EA	60.00	240
HD12	4	EA	100.00	400
<b>Bolted Connections</b>				
3/4" Machine Bolts	72	EA	3.25	234
7/8" Machine Bolts	28	EA	4.25	119
SDS Screws	2,500	EA	1.75	4,375
<b>Strapping</b>				
CS16	272	LF	3.50	952
CMST12	60	LF	3.50	210
MST136	68	EA	5.00	340
MST172	68	EA	5.00	340
ST6224	60	EA	5.00	300
<b>Hangers</b>				
IU Series Hanger	200	EA	7.50	1,500
<b>Shear Transfer</b>				
LAG BOLTS @ TRUSS CONNECTIONS	0	EA	7.50	0
SDS Screws for Shear Transfer	440	EA	2.75	1,209
H2.5	490	EA	7.50	3,675
A34	490	EA	7.50	3,675
<b>Column Caps/Column Bases</b>				
B Series Column Base/Caps	12	EA	25.00	300
E Series Column Base/Caps	12	EA	35.00	420
<b>Strong Walls</b>				
<b>Seismic Upgrades</b>				
<b>ADA Blocking</b>				
Metal Strap	150	LF	1.10	165
<b>Subtotal</b>			<b>63.86</b>	<b>308,328</b>
<b>0671-Wood Siding</b>				
<b>Batt Siding</b>				
<b>Shake Siding</b>				
<b>Soffit Siding</b>				
<b>Wood Decks</b>				
Composite Decking	1,049	SF	7.75	8,128
<b>Wood Railings</b>				
<b>Wood Door</b>				
<b>Wood Beams/Posts</b>				
GLUAM Beams	200	LF	17.50	3,500
<b>Wood Ceiling</b>				
<b>Wood Trellis</b>				
<b>Subtotal</b>			<b>2.41</b>	<b>11,628</b>
<b>0680 - MILLWORK</b>				
<b>Residential Casework (Hard Rock Maple w/Square Doors)</b>				
Kitchen Lowers	18	LF	325.00	5,850
Kitchen Uppers	21	LF	325.00	6,825
Kitchen Refer Cabinet	1	EA	425.00	425
Kitchen Refer Side Panel	1	LF	350.00	350
Kitchen Pantry	6	EA	425.00	2,550
Kitchen Island	6	LF	475.00	2,850
Laundry Linen and/or Desk	9	EA	325.00	2,925
Bath Vanity	16	LF	325.00	5,200
Bath Pantry Uppers	4	LF	425.00	1,700
Laundry Room Lowers	11	LF	285.00	3,135
Laundry Room Uppers	11	LF	285.00	3,135
<b>Common Area Millwork</b>				
<b>Great Room</b>				
<b>Hearth Room</b>				
<b>Meeting Room</b>				
<b>Lobby</b>				
<b>Breakfast Room</b>				
<b>Employee Lounge</b>				
<b>Sundries Pantry</b>				
<b>Public Restrooms</b>				
<b>Work Room</b>				
<b>Guest Laundry</b>				
<b>Caswork Installation</b>				
Cabinet Installation	104	LF	42.75	4,446
Stain and Laquer all Cabinets	104	LF	75.00	7,800
<b>Cabinet Hardware</b>				
Cabinet Hardware (1-1/4"round brushed chrome nickel knob)	52	EA	12.00	618
Recycle Bins - Pull Outs	2	EA	75.00	150
Soft Closing Drawers	20	EA	40.00	784
<b>Subtotal</b>			<b>10.10</b>	<b>48,743</b>
<b>0685 - FINISH CARPENTRY</b>				
<b>Moldings/Trim</b>				
<b>Baseboard</b>				



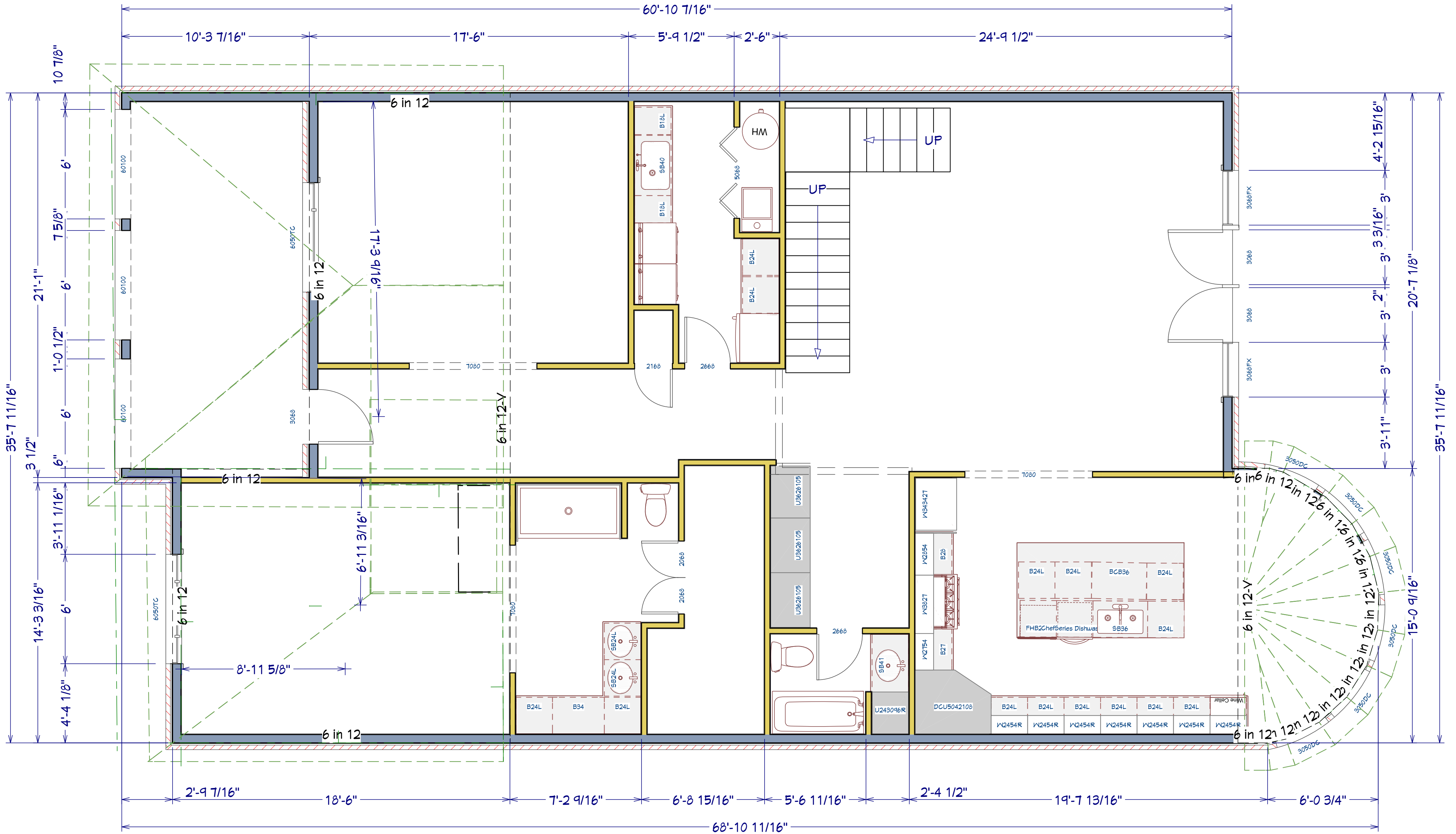
Wood Base in all Rooms - Paint Grade	1,126	LF	3.75	4,223
<b>Door Casings</b>				
Door Casings - Paint Grade	820	LF	3.75	3,075
<b>Window Casings</b>				
Full Window Wraps - Stain Grade	208	LF	5.75	1,195
<b>Crown Molding</b>				
Crown Molding - Paint Grade	734	LF	3.50	2,569
<b>Decorative Relief Ceilings</b>				
<b>Closet Systems</b>				
<b>Wire Racking</b>				
Closet Systems ( Wire Racking) Master Bedroom	2	EA	150.00	300
Closet Systems (Wire Racking) Guest Rooms	2	EA	100.00	200
Closet Systems (Wire Racking) Kitchen Pantry	1	EA	400.00	400
Closet Systems (Wire Racking) Hallways	1	EA	100.00	100
<b>MDF Shelving</b>				
<b>Custom Systems</b>				
<b>Stair Railings/Balusters/Treads-Risers/Skirts/Newel Posts</b>				
<b>Railings</b>				
Wood Stair Rails - 2"X5" Routed Grip - Paint Grade	22	Riser	35.00	770
<b>Balusters</b>				
Wood Stair Rails - Open Balusters - Paint Grade	22	Riser	150.00	3,300
<b>Treads/Risers</b>				
Wood Stair Risers - Paint Grade	22	Riser	75.00	1,650
Bull nose Starter Tread	1	Riser	150.00	150
<b>Skirt Boards</b>				
Wood Stair Skirt - Paint Grade	44	Riser	50.00	2,200
<b>Newel Posts</b>				
<b>Installation</b>				
Baseboard - PaintGrade	1,126	LF	3.50	3,941
Door Casing -Paint Grade	820	LF	3.50	2,870
Full Wrap - Paint Grade	208	LF	3.75	780
<b>Subtotal</b>			<b>4.99</b>	<b>24,073</b>
<b>0690 - SOLID SURFACING</b>				
<b>Granite</b>				
22 InchVanity Tops (Marble w/6" backsplash)	40	SF	70.00	2,800
24 Inch Counter Tops (Marble w/6" backsplash)	45	SF	70.00	3,150
48 Inch Peninsula Tops (Granite w/6" overhang)	50	SF	70.00	3,465
18 Inch Backsplashes (Granite )	27	SF	70.00	1,890
<b>Material Allowance</b>	<b>162</b>	<b>SF</b>	<b>60.00</b>	<b>9,690</b>
<b>Corian</b>				
<b>Specialty Surfaces</b>				
<b>Subtotal</b>			<b>4.40</b>	<b>21,220</b>
<b>0720 - WATERPROOFING</b>				
<b>Subtotal</b>			<b>0.00</b>	<b>0</b>
<b>0750 - ROOFING</b>				
<b>Composition Roofing</b>				
30 year dimensional composition roof over 30lb felt	74	SQ	525.00	39,021
<b>Metal Roofing</b>				
<b>Concrete Tile Roofing</b>				
<b>Built Up Roofing</b>				
Built Up Roofing (3 ply with cap sheet )	1	SQ	500.00	575
<b>Subtotal</b>			<b>8.21</b>	<b>39,624</b>
<b>0770 - SHEETMETAL</b>				
<b>Roof Flashings</b>				
Flashings/Counterflashings @ Flat Roof	40	LF	10.00	400
Roof Overflow	1	EA	200.00	200
Attic Vents	15	EA	150.00	2,264
Sheetmetal Flashing for Waste Vents	6	EA	15.00	90
<b>Balcony Flashings</b>				
<b>Door/Window Flashings</b>				
<b>Metal Facing Panels</b>				
<b>Accessories</b>				
<b>Gutters /Downspouts/Leader Heads</b>				
Seamless Gutters & Downspouts	210	LF	22.50	4,725
<b>Miscellaneous Items</b>				
<b>Subtotal</b>			<b>1.59</b>	<b>7,679</b>
<b>0760 - INSULATION</b>				
<b>Sealants</b>				
Sealant @ Exterior Windows (Butyl Caulking and Backer Rod)	87	LF	2.50	217
<b>Batt Insulation</b>				
Floor Insulation R-30(FSK Batts)	3,824	SF	0.90	3,442
Roof R-38 (FSK Batts)	4,246	SF	1.10	4,671
Exterior Wall R-19 (FSK Batts)	4,900	SF	0.90	4,410
<b>Roof &amp; Deck Insulation</b>				
<b>Fireproofing</b>				
<b>Subtotal</b>			<b>2.77</b>	<b>13,375</b>
<b>0791 - PLASTER</b>				
<b>Exterior Plaster System</b>				
Plaster System @ Residential Units (20/30 sand float finish)	5,514	SF	9.00	49,622

Plaster System @ Garage Areas (20/30 sand float finish)	3,600	SF	6.15	22,140
Plaster System @ Roof & Eve Soffits	420	SF	7.50	3,150
<b>Foam Shapes</b>				
Foam Shapes @ Windows	87	LF	20.00	1,733
<b>Interior Plaster System</b>				
<b>Accessories</b>				
3/8" Expansion	127	LF	7.50	953
3-5/8" Soffet Vent	153	LF	7.50	1,145
Acrylic Finish	9,534	SF	0.25	2,383
Scaffolding for Plaster System for Residential Units	5,514	SF	0.75	4,135
Scaffolding for Plaster System	3,600	SF	0.25	900
<b>Subtotal</b>			<b>17.85</b>	<b>86,161</b>
<b>0810 - DOORS AND HARDWARE</b>				
<b>Exterior/Common Area Doors</b>				
Residential Entry Door (Six Panel 3'-0"x 7'-0"- Sidelites Paint Grade)	1	EA	1,850.00	1,850
Paired Balcony Doors (Single Lite French 3'-0" x 7'-0" Paint Grade)	1	EA	1,750.00	1,750
Service Door (Six Panel 3'-0" x 7'-0" 20 Minute Rated-Stain Grade)	2	EA	450.00	900
Sectional Rolling Door (10'-0" x 8'-0" ) Steel	3	EA	1,475.00	4,425
<b>Interior Doors</b>				
Laundry Door (Six Panel 3'-0" X 7'-0"-Paint Grade)	1	EA	245.00	245
Kitchen Area/ Butler Pantry Door (Six Panel 2'-6" X 7'-0" - Paint Grade)	1	EA	245.00	245
Bedroom Entry Door (Six Panel 2'-8" X 7'-0" - StainGrade)	2	EA	245.00	490
Paired Bedroom Door (Six Panel 5'-0" X 7'-0" - Paint Grade)	1	EA	350.00	350
Bathroom Entry Door (Six Panel 2'-6"X 7'-0" Staint Grade)	2	EA	245.00	490
Paired Closet Door (Six Panel 2'-0" X 8'-0" Paint Grade)	1	EA	245.00	245
Closet Door (Six Panel 2'-6" X 7'-0" - StainGrade)	1	EA	245.00	245
Bifold Closet Door (Six Panel 5'-0" X 7'-0" - Paint Grade)	2	EA	275.00	550
<b>Hardware</b>				
BB Hinges at Exterior Doors	20	EA	10.00	200
Standard Hinges at all other locations	31	EA	5.00	155
Bifold Tracks	2	EA	5.00	10
Flush bolts	2	EA	25.00	50
Roller Catches	1	EA	25.00	25
Fixed door bottom sweeps	4	EA	25.00	100
Aluminum thresholds (3'-0")	3	EA	25.00	75
Aluminum thresholds (6'-0")	1	EA	75.00	75
Unit Passage Latchsets (KWIKSET - Brushed Nickel)	4	EA	50.00	200
Unit Privacy Latchsets (KWIKSET - Brushed Nickel)	5	EA	50.00	250
Entry Door Lockset (KWIKSET - Brushed Nickel)	5	EA	125.00	625
Closet Door Dummy Hardware (KWIKSET - Brushed Nickel)	6	EA	20.00	120
Entry Door Cylinders (KWIKSET - Brushed Nickel)	5	EA	50.00	250
<b>Installation</b>				
Single Exterior Entry Doors	4	EA	250.00	1,000
Paired Exterior Entry Doors	1	EA	350.00	350
Single Interior Wood Doors	7	EA	150.00	1,050
Paired Interior Wood Doors	2	EA	100.00	200
Bifold Interior Wood Doors	2	EA	150.00	300
Miscellaneous Seals, Thresholds, Etc	5	EA	50.00	250
<b>Subtotal</b>			<b>3.54</b>	<b>17,070</b>
<b>0880 - GLAZING</b>				
<b>RESIDENTIAL GLAZING</b>				
Residential Vinyl Windows (Tempered / Low E / STC 28)	347	SF	18.50	6,410
Window Installation	347	SF	15.00	5,198
<b>FIRE RATED GLAZING</b>				
<b>COMMERCIAL GLAZING</b>				
<b>Subtotal</b>			<b>2.40</b>	<b>11,608</b>
<b>0890 - ACOUSTICAL CEILINGS</b>				
<b>Subtotal</b>			<b>0.00</b>	<b>0</b>
<b>0920 - DRYWALL TO COMPLETION</b>				
<b>Design</b>				
<b>Exterior Wall Assembly</b>				
<b>Exterior Roof Assembly</b>				
<b>Interior Wall Assembly</b>				
<b>Interior Ceiling Assembly</b>				
<b>Special Assemblies</b>				
<b>Drywall</b>				
<b>Wall Assembly</b>				
Gypboard @ Inside of Perimeter Exterior Walls (1 Layer Gypboard)	5,860	SF	1.75	10,255
Non Rated Non-Bearing Interior Walls (1 Layer EA Side)	6,360	SF	1.75	11,130
<b>Ceiling Assembly</b>				
Gypboard Ceilings at Unit Interior (1 layer )	4,220	SF	2.15	9,074
Exterior Ceilings	320	SF	2.50	800
<b>Pre Rock Assembly</b>				
<b>Taping Accessories</b>				
<b>Subtotal</b>			<b>6.47</b>	<b>31,259</b>
<b>0940 - CERAMIC TILE</b>				
<b>RESIDENTIAL UNITS</b>				
<b>Kitchen Floors</b>				
<b>Kitchen Counters</b>				

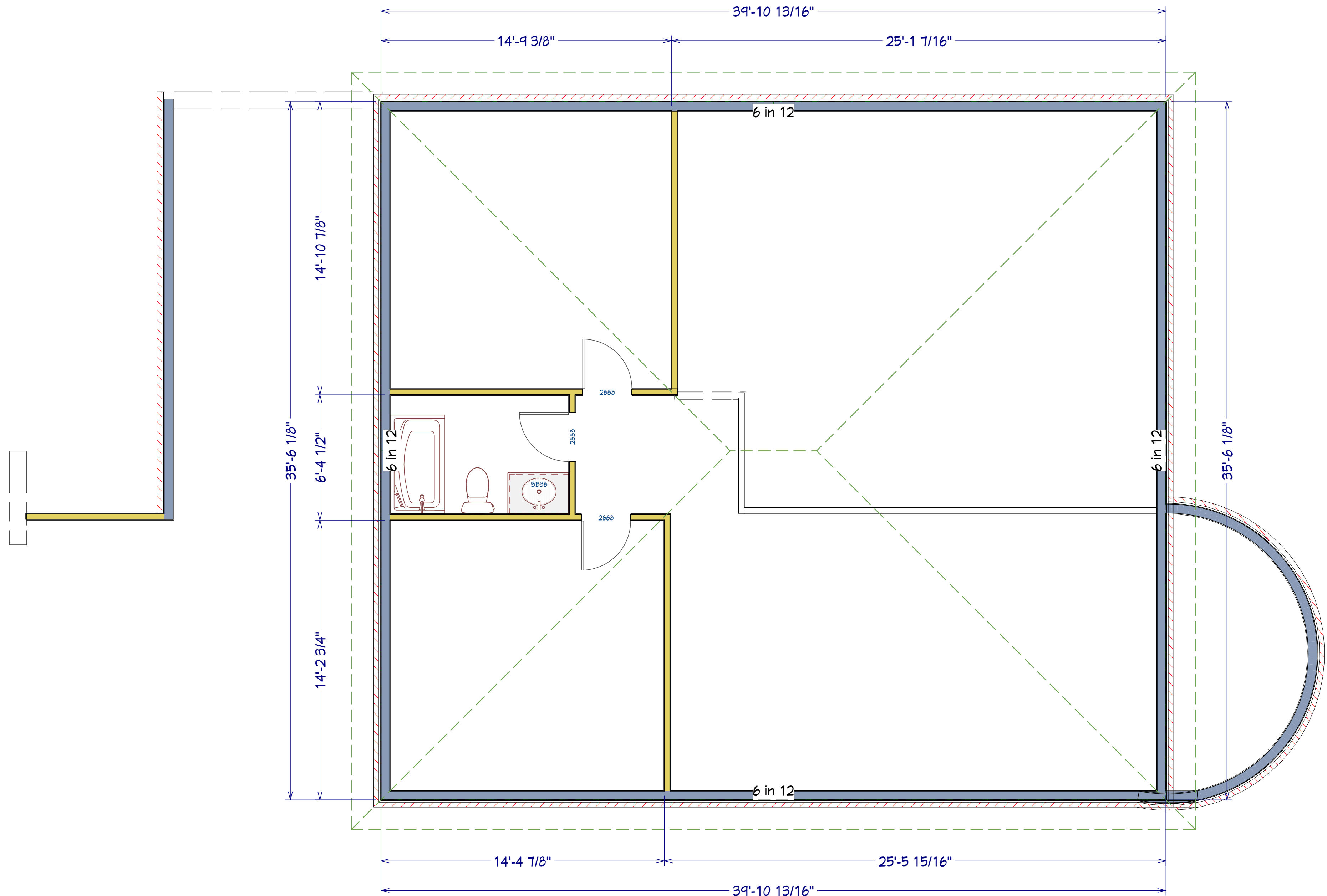
<b>Kitchen Backsplash</b>				
<b>Bathroom Floors</b>				
<b>Bathroom Wainscot</b>				
<b>Tub/Shower Surrounds</b>				
6" X 6" Ceramic Tile at Tub & Shower Surrounds	160	SF	48.75	7,800
<b>Allowance Ceramic Tile</b>	<b>160</b>	<b>SF</b>	<b>7.50</b>	<b>1,200</b>
<b>Showers</b>				
Mudded Shower Pans	22	SF	40.00	880
12" X 12" Ceramic Tile at Shower Surrounds	88	SF	48.75	4,290
2" X 2" Ceramic Tile at Floor	22	SF	15.25	336
<b>Allowance Ceramic Tile</b>	<b>110</b>	<b>SF</b>	<b>7.50</b>	<b>825</b>
<b>Foyer Floors</b>				
<b>Wine Room Floors</b>				
<b>Laundry Room Floors</b>				
<b>Balcony Floors</b>				
<b>COMMON AREAS</b>				
<b>Lobby Floors</b>				
<b>Vending Area Floors</b>				
<b>Bathroom Floors</b>				
<b>Bathroom Wainscot</b>				
<b>Lobby Wainscot</b>				
<b>Club House Floors</b>				
<b>Exterior Wainscot</b>				
<b>Miscellaneous</b>				
<b>Subtotal</b>			<b>3.18</b>	<b>15,331</b>
<b>0990 - PAINTING &amp; WALLCOVERING</b>				
<b>Interior</b>				
<b>Walls/Ceilings</b>				
Paint Drywall @ Interior Walls (2 coats flat/1 primer/1 enamel at high use areas)	12,220	SF	0.95	11,609
Paint Exposed Ceilings (2 coats flat)	4,540	SF	1.00	4,540
<b>Moldings/Trim</b>				
Paint and Caulk Interior Wood Moldings	2,680	LF	2.75	7,370
<b>Doors</b>				
Paint and Caulk Interior Doors	1,300	SF	2.75	3,575
Stain and Caulk Exterior Doors	600	SF	2.75	1,650
<b>Stair Railings</b>				
Paint Stair Railings	22	LF	3.50	77
Paint Stair Balusters	22	LF	15.00	330
Paint Stair Treads/Risers	22	EA	35.00	770
Paint Stair Skirt	88	LF	15.00	1,320
<b>Wall Coverings</b>				
<b>Miscellaneous Items</b>				
<b>Exterior</b>				
<b>Walls/Soffits</b>				
Paint Exterior Siding/Trim	1,378	SF	2.00	2,757
<b>Miscellaneous Items</b>				
Paint Attic Vents	15	EA	15.00	226
Paint Plumbing Vents	6	EA	15.00	90
<b>Subtotal</b>			<b>7.89</b>	<b>38,109</b>
<b>0999 - CARPET, FLOORING &amp; BASE</b>				
Vinyl Plank	3,824	SF	8.50	32,504
<b>Subtotal</b>			<b>6.73</b>	<b>32,504</b>
<b>1000 - SPECIALTIES</b>				
<b>Restroom Accessories</b>				
Toilet accessories (TP Holder, Towel Bar, Robe Hook, Towel Rack/Tub Shower Pole)	3	EA	250.00	750
Tub/Shower Doors	2	EA	950.00	1,900
Shower Enclosure (3'-0" x 7'-0")	1	EA	1,275.00	1,275
Mirrors	75	SF	15.00	1,125
<b>Life/Safety Accessories</b>				
<b>Special Ammenities</b>				
<b>Refuse Containment Accessories</b>				
<b>Specialty Doors/Security Grating/Access Panels/Access Ladders</b>				
<b>Subtotal</b>			<b>1.05</b>	<b>5,050</b>
<b>11.00 - EQUIPMENT</b>				
<b>RESIDENTIAL APPLIANCES</b>				
Refrigerator & Freezer combination unit	1	EA	1,750.00	1,750
Microwave (counter mount)	1	EA	120.00	120
Garbage Disposal (1/2 horsepower)	1	EA	125.00	125
Dishwasher	1	EA	750.00	750
Range (Electric -36" slide in)	1	EA	1,975.00	1,975
Range Hood (Stainless 36")	1	EA	850.00	850
Washer & Dryer (side by side)	0	By Owner	0.00	0
Washer & Dryer (stacking)	0	By Owner	0.00	0
Sales Tax	9.5	Percent	5,570.00	529
Delivery and installation	1	EA	750.00	750
<b>COMMON AREA APPLIANCES</b>				
<b>Breakfast Area</b>				
<b>Meeting Area</b>				
<b>Employee Lounge</b>				

<b>COMMERCIAL KITCHEN EQUIPMENT (stainless steel finish)</b>				
			<b>Subtotal</b>	<b>1.42</b>
<b>1400 - ELEVATORS</b>				<b>6,849</b>
			<b>Subtotal</b>	<b>0.00</b>
<b>1540 - PLUMBING</b>				<b>0</b>
<b>Water System</b>				
Hot/Cold Main Water Piping Distribution	331	LF	20.00	6,624
Hot/Cold Branch Water Piping Distribution	96	LF	20.00	1,920
Condensate Piping (insulated)	65	LF	25.00	1,625
Water Trees	8	EA	350.00	2,800
Shut Off Valves	1	EA	350.00	350
Exterior Hose Bibs @ Street Level Entry's	3	EA	175.00	525
<b>Pumps/Pressure Vessels</b>				
<b>Sewage/Storm Ejectors</b>				
<b>Boiler System</b>				
50 Gallon Heat Pump Style	1	EA	2,275.00	2,275
<b>Natural Gas system</b>				
<b>Waste &amp; Vent System</b>				
Waste stacks	315	LF	20.00	6,300
Underslab waste lines	135	LF	20.00	2,700
Waste trees	8	EA	350.00	2,800
Cleanouts	2	EA	150.00	300
			<b>Subtotal</b>	<b>5.84</b>
<b>RESIDENTIAL Fixtures (standard white &amp; chrome finish)</b>				
Lavatories (ProFlo 18" Round - Undermount)	4	EA	250.00	1,000
Lavatory Faucets - (MOEN)	4	EA	125.00	500
Bathtub Units (LASCO 5'-0")	3	EA	1,175.00	3,525
Bathtub Faucets (MOEN)	3	EA	200.00	600
Shower Faucet (MOEN)	1	EA	175.00	175
Water Closets (ProFlo)	3	EA	250.00	750
Kitchen Sink (ProFlo - Undermount )	1	EA	350.00	350
Kitchen Sink Faucet (MOEN)	1	EA	175.00	175
Laundry Sink (ProFlo Undermount)	1	EA	350.00	350
Laundry Sink Faucet (MOEN)	1	EA	350.00	350
Laundry Sink (ProFlo Undermount)	1	EA	350.00	350
Laundry Sink Faucet (MOEN)	1	EA	175.00	175
SMITTY Drain Pans	1	EA	100.00	100
			<b>Subtotal</b>	<b>1.74</b>
<b>COMMERCIAL Fixtures (standard white &amp; chrome finish)</b>				
			<b>Subtotal</b>	<b>0.00</b>
			<b>Subtotal</b>	<b>1.74</b>
<b>1550 - FIRE PROTECTION</b>				
<b>Water Service Piping</b>				
Main Horizontal distribution (1-1/2")	483	LF	25.00	12,070
Secondary Horizontal distribution(3/4")	483	LF	15.00	7,242
<b>Sprinkler Heads</b>				
Flush Recessed Heads (White)	46	EA	75.00	3,449
Semi Recessed Heads in Patios/Soffitts	6	EA	105.00	651
<b>FDC/Pumps/Cabinets/Controls</b>				
Flow & Tamper Assemblies	1	EA	750.00	750
			<b>Subtotal</b>	<b>5.00</b>
<b>1560 - HVAC</b>				
<b>Unit Heating &amp; Cooling System</b>				
<b>Water Source Heat Pump Energy Package</b>				
<b>Unit Heating &amp; Cooling System (hydronic)</b>				
<b>Unit Heating &amp; Cooling System (forced air)</b>				
Package System	12.9	TONS	3,250.00	41,986
Thermostat	2	EA	350.00	700
<b>Unit Heating &amp; Cooling System (PTAC)</b>				
<b>Toilet exhaust system</b>				
Exhaust Fans in Bathroom with Light (installed by electrician)	210	CFM	3.50	735
Toilet Room 4" Exhaust Ductwork	45	LF	10.00	450
<b>Gas Appliance Venting System</b>				
<b>Washer &amp; Dryer system</b>				
Exhaust Fans in Laundry Room with Light (installed by electrician)	70	CFM	3.50	245
Laundry Room 4" Exhaust Ductwork	30	LF	10.00	300
<b>Public Space</b>				
<b>Heating &amp; Cooling System</b>				
<b>Exhaust Fans</b>				
<b>Supply/Exhaust Ducts</b>				
<b>Supply Registers/Grilles</b>				
<b>FSD/SD/Acessories</b>				
<b>Stair well Pressurization</b>				
			<b>Subtotal</b>	<b>9.20</b>
<b>1570- BUILDING AUTOMATION</b>				
			<b>Subtotal</b>	<b>0.00</b>
<b>1600 - ELECTRICAL</b>				
<b>Primary Power Distribution</b>				
Primary Power Distribution (MPOE)	200	AMPS	22.50	4,500

<b>Primary Communications Distribution</b>				
<b>Secondary Communications Distribution</b>				
<b>Secondary Power Distribution</b>				
Power Distribution to Energy Package System	97	AMPS	22.50	2,180
Power Distribution for Bathroom Exhaust Fans	14	AMPS	22.50	315
<b>Building Convenience Power Distribution</b>				
100/125 Amp Distribution Panels	1	EA	1,500.00	1,500
Duplex outlets	54	EA	150.00	8,080
GFI Outlets @ Kitchens	12	EA	175.00	2,100
GFI Outlets @ Bathrooms	9	EA	175.00	1,575
GFI Outlets @ Exterior	5	EA	175.00	875
20 Amp Outlets Refrigerator	1	EA	200.00	200
20 Amp Outlets Dishwasher	1	EA	200.00	200
20 Amp Outlets Washer	1	EA	200.00	200
50 Amp Outlets Work Areas	5	EA	215.00	968
40 Amp Outlets Range	1	EA	275.00	275
30 Amp Outlets Dryers	2	EA	215.00	430
Light switches	8	EA	175.00	1,313
<b>Miscellaneous</b>				
Smoke/Carbon Dioxide Detectors	5	EA	95.00	475
<b>Subtotal</b>			<b>5.97</b>	<b>28,819</b>
<b>1605 - LIGHT FIXTURES</b>				
<b>RESIDENTIAL UNITS</b>				
<b>Kitchen</b>				
Recessed LED Fixture	12	EA	110.00	1,320
<b>Dining/Kitchen Nook</b>				
Chandelier	1	EA	175.00	175
<b>Bathroom</b>				
Recessed LED Fixture	9	EA	110.00	990
Surface Mounted LED Vanity Light	4	EA	110.00	440
Install Bathroom Fan supplied by Mechanical Contractor	3	EA	100.00	300
<b>Common Area/Hallway</b>				
Recessed LED Fixture	10	EA	110.00	1,100
<b>Bedrooms</b>				
Recessed LED Fixture	12	EA	110.00	1,320
<b>Laundry/Mud Room</b>				
Recessed LED Fixture	4	EA	110.00	440
<b>Garage</b>				
LED Strip Lighting	10	EA	100.00	1,000
<b>Exterior</b>				
Wall Mount Exterior Lights (Motion)	6	EA	125.00	750
<b>Subtotal</b>			<b>1.75</b>	<b>8,465</b>
<b>COMMON AREAS</b>				
<b>Corridors/Vesibules</b>				
<b>Lobby/Meeting/Conference/Fitness</b>				
<b>Public Restrooms/Laundry</b>				
<b>Back of House</b>				
<b>Stairway/Hallway</b>				
<b>Exterior</b>				
<b>Life/Safety</b>				
<b>Subtotal</b>			<b>0.00</b>	<b>0</b>
<b>Subtotal</b>			<b>1.75</b>	<b>8,465</b>
<b>1610 - SPECIAL SYSTEMS</b>				
Communications Termination Unit	1	EA	150.00	150
Telephone cabling (5 locations per unit)	5	EA	45.50	228
Computer Cabling (5 locations per unit)	5	EA	45.50	228
TV Cabling (5 locations per unit)	5	EA	45.50	228
<b>Subtotal</b>			<b>0.17</b>	<b>833</b>
<b>1615 - SOLAR EMERGENCY POWER SYSTEMS</b>				
<b>SOLAR Power</b>				
<b>Solar Panels</b>	0	Allowance	22,000.00	0
<b>Generator Set</b>				
<b>Subtotal</b>			<b>0.00</b>	<b>0</b>



LIVING AREA  
2226 SQ FT



LIVING AREA  
1417 SQ FT

