

Construction Specifications (sample)

The following is only two of the many topics we detail for each item of the Construction Specifications. For one home this document is generally includes 10 to 14 pages of details. As part of our Professional Design Agreement, all clients receive a full set of Construction Specifications for their home.

Foundation / Flatwork

The foundation will be engineered and inspected by a licensed engineering firm.

Foundation: conventional steel design with 6 mil. Visqueen vapor barrier
Minimum 3000 psi. compressive strength at 28 days

Core sample of soil tested and analyzed by engineering firm.

Termite pre-treatment: Impass sleeves (or equal) at each plumbing penetration
Boracare (or equal) sprayed 3' high in wall cavities

Covered porches and patios: exposed aggregate 3/8" (pebble finish)
If concrete is not covered with a finish material then it will show signs of wear (chips, stains and gouges) from construction.

Dropped brick lugs: per plan

Flatwork per plot plan: Exposed aggregate 3/8" (pebble finish)
Concrete 2500 psi, compressive strength poured 3 1/2" above existing grade, 6 gauge welded wire mesh reinforcement with 4"x 1/2" Asphalt expansion joints, one 1 1/2" pvc pipe under drive and sidewalk for future sprinkler, yard lights, etc.

Framing

Engineered and inspected by a licensed engineering firm.

Walls: 2x4, 2x6 or 2x8 (sized per plan) # 2 SPF at 16" O.C.

Bottom plates: Borite treated yellow pine, secured with anchor bolts and pins with sill seal foam at bottom

Roof: #2 yellow pine or Douglas Fir per engineer specs.

Ceiling: #2 yellow pine or Douglas Fir per engineer specs.

Sound walls to be: 2x6 bottom and top plate with 2x4 studs staggered at 16" on center on each side of the wall

Exterior sheathing: 7/16" OSB wrapped with Tyvek (or equal).

Facia: 2x8 Real Trim (or equal) pre-primed and none at exposed rafter locations

Drip edge: 1x4 Real Trim(or equal) pre- primed

Soffit: Wood grain perforated vented Hardi-Soffit (or equal) with H-molding.
At exposed rafter locations Ply-bead (or equal) with grooves 3 1/2"

Exposed rafters: 2x6 yellow pine with 2x6 between each including 1 1/2" soffit holes
backed with window screen (all to be painted)

Covered porch ceilings: 1 x 6 Cypress tongue and groove (stain grade)

Roof decking: Radiant barrier 7/16" OSB with 1/2" aluminum plywood clips.

Second Floor: BCI engineered floor system with 1 1/8" Advantek (or equal) sub floor

Windows: Installed with 6" window wrap tape and silicone caulk