

SPEC's

130 S.W. COOPER TER., FT. WORTH

REVISED 3-30-23
4-22-23
9-21-23



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1. GENERAL CONDITIONS

- A. TEMP. ELECTRIC BY OWNER
- B. TEMP. TOILET BY CONTRACTOR
- 3-30 C. PERMIT; WILL BE Pulled & PAID FOR BY CONTRACTOR.
- D. ALL MATERIALS, FINISHES, ETC. SHALL BE APPROVED BY OWNER
- E. CONTRACTOR SHALL NAME OWNER AS "ADDITIONAL INSURED" ON THIS PROJECT, ⁴⁻¹⁶ COPY TO OWNER.
- 4-16 F. LEAVE DRIVEWAY & GROUNDS THE WAY IT WAS BE FOR CONSTRUCTION

2. SITE WORK

- A. CLEARING, PREP SITE, & FILL BY CONTRACTOR
- B. SOIL TREATMENT / SOIL COMPACTION & TEST BY CONTRACTOR
- C. RESODING / LANDSCAPING BY OWNER
- 4-16 3-30 D. MAINTAIN EXISTING DRIVEWAY TO ORIG. CONDITION BY CONTR.
A.E. GRADE AROUND BUILDING TO SLOP TO EXIST. GROUND

3. CONCRETE

- A. All CONCRETE & RELATIVE WORK BY CONTRACTOR
- B. CONCRETE SHALL BE A MIN. OF 3,000 PSI @ 27 DAYS AND/OR PER BUILDING CODE.
- C. All CONC. SLABS TO BE FIBER MESH REINFORCED AND/OR PER BUILDING CODE.; 3000 P.S.I.
- D. SAW AND EXP JOINTS PER CODE.

4. MASONRY

- 3-30 N/A A. ~~8" MASONRY UNITS @ SAFE ROOM SHALL BE CONCRETE FILL~~
~~(FLOOR TO CEILING) #5 DOWEL @ FTG / FLOOR, 16" UP / 8" DOWN~~
- 3-30 B. OWNER TO PICK OUT / SELECT STONE, CONTRACTOR TO PROVIDE MATERIALS TO SITE. (AT (2) FIRE PL'S)



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5. METALS

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- A. EXTERIOR SIDING ("EDCO", 6" CLAPBOARD - SG SIDING, see W.WW EDCO PRODUCTS.COM) TO MATCH EXISTING
- B. FASICA & SOFFITS TO MATCH EXISTING
- C. All BOLTS, ANCHORS, TIES etc SHALL BE GALV.
- D. METAL ROOF SHALL BE COLORED, EXPOSED SCREWS

6. CARPENTRY -

- A. WOOD CEILINGS: BED ROOM, FAMILY, OFFICE, HALL SHALL BE 1X6 T&G, STAINED, SELECTED BY OWNER
- B. CASE WORK: TO BE SOLID WOOD, WHITE; SUBMIT DRAWINGS, H'WARE, FURNISHED BY DEIV, INSTALLED BY D.B. USA
- C. CLOSET SHELFING: MAT. & LABOR, INSTALLED BY OWNER
- D. GRANITE ON ALL TOPS, ALLOWANCE OF \$50.⁰⁰ PER SQ.FT. SUB-CONTRACTOR TO INSTALL. SUBMIT SAMPLES FOR APPROVAL
- E. OWNER TO DIRECT: STAINS/PAINT ON ALL WOOD ITEMS.
- E. (AII) ELECT. FIRE PL./MANUELS (AT EACH FIRE PL.) BY OWNER, CONTRACTOR TO INSTALL.

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7. THERMAL/MOISTER PROTECTION

4.15

- A. ROOF: ALL ROOF SHALL BE COLORED GALV. METAL (OVER EXIST. SHINGLES)
- B. All EXISTING ROOF TO BE REPLACED, SUBMIT SAMPLES.
- C. INSULATION: 6" & 3 1/2" IN WALLS AS SHOWN. 6" IN ATTIC(S)
- D. CERAMIC TILE: INCLUDE AN ALLOWANCE OF \$2.⁵⁰ PER SQ.FT. (TILE ONLY)
- E. WALK-N-SHOWER: WALLS SHALL HAVE "SOLID" SURFACE MATERIAL, (NO GROUT JOINTS etc).
- F. WINDOW SILLS: TO BE MARBLE



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8. DOORS & WINDOWS (SEE ATTACHED SCHEDULE) 3 OF 4

1. CONTRACTOR TO MAKE A LIST/SCHEDULE OF ALL DOORS FOR OWNER TO APPROVE.

3-30 2. OWNER HAS SOME DOORS - # ON SCH.
CONTRACTOR TO PROVIDE FRAMES, ETC FOR DOORS;
DOOR IS A PRE-HUNG.

4-22 3. ATTIC SCUTTLES SHALL BE TURNED OUT - 2'x PAINTED PLYWOOD.

3-30 4. WINDOWS: LOW E INSULATED, MATCH EXISTING. (BEIGE)

5. ALL 4 O.H. DOORS SHALL HAVE (1) REMOVED EA.

9. FINISHES

1. ALL TO BE $\frac{5}{8}$ " BD.; "V.P." AT WET/TILE AREAS; OWNER TO APPROVE FINISHES. $\frac{1}{2}$ "?

2. VINYL WOOD FLOOR: ALLOWANCE OF \$3²⁵ PER SQ. FT. (MATERIAL ONLY)
CONTRACTOR TO INSTALL - SUBMIT SAMPLE FOR APPROVAL.

3. WOOD TRIM: BASE IS 1x6 & 1x4, (SEE SCH.) DOOR CASING IS 3 $\frac{1}{2}$ " SQ.; PAINTED/STAIN SELECTED BY OWNER

4. PAINT - "S.V." OR EQUAL - SUBMIT COLOR CHARTS/SAMPLES FOR OWNER'S APPROVAL. SAMPLE PAINT COLORS ON WALLS FOR FINAL APPROVAL.

5. CERAMIC TILE: ALLOW. 2.50 PER S/F. (MATERIAL ONLY)

10. SPECIALTIES

1. MIRRORS AND TOILET ACCESSORIES BY OWNER; CONTRACTOR TO INSTALL.

4-15-23 2. PROVIDE ^{2'x3' PLY.} ~~ROLL DOWN~~ SCUTLE/STAIR UNIT AT BOTH (2) CLOSETS.

3-30 3. METAL PREFAB FIRE PL. UNITS BY OWNER, CONTRACTOR TO INSTALL, ELECTRIC UNITS AT BED ROOM, BATH RM.

• GAS UNIT(S): TANK & LINE TO ADDITION BY OTHERS (FAMILY RM.)



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15. MECHANICAL

1. A/C: SPLIT SYST. HEAT PUMP WITH HIGH EER'S
SUBMIT ALL SPEC'S EQUIPMENT AND RELATIVE ITEMS
FOR APPROVAL.
2. EXHAUST FANS: HI-SPEED / CFM'S - EXHAUST THRU WALL(S)
(3) UNITS IN MASTER BATH RM.; (1) IN ^{FAMILY} GAME RM. TOILET
(1) IN SAFE ROOM. • ALL TO BE ON VARIABLE SPEED
CONTROL / SWITCH. • ALL TO HAVE AUTO / COVER ON EXT.
VENTS.

3. PLUMBING = FIXTURES TO BE WHITE; ELONGATED H.C.
WATER CLOSETS; FAUCETS TO BE SINGLE LEVER IN
BRONZE FINISH; TUB TO BE A "6'-0" (NO JETS)
• DEEP PORCELAIN SINKS; WATER HEATER TO BE A
PROPANE "TANKLESS" - INSTALL LOP WATER SYST.
OWNER HAS PUMP; PROPANE TANK BY OTHERS 4.15.
GAS LINE TO HOUSE FROM TANK BY OTHERS (OWNER)

16. ELECTRICAL

OWNER TO PROVIDE CEILING FANS, AND SURFACE LIGHT
FIXTURES; RECESSED HI. HATS AS SHOWN. BY CONTRACTOR.

- ALL PADDLE SWITCHES, OUTLETS, COVER PL.'S TO BE WHITE.
- PROVIDE (1) 220V OUTLET IN GARAGE.
- CONTRACTOR TO INSTALL ALL THE ABOVE.