

Moore Public Schools Foundation
Bridges of Moore

FOUNDATION:

All concrete footings to be 16"x18" 3500 psi concrete and extend to undisturbed soil. If fill is found to exist, install 10" round concrete piers belled to 16" wide with (1) 5/8" steel rebar vertical. (4) 5/8" steel rebars to be placed in 16"x18" footing. 20"x16" deep thicken slab beams with (2) 5/8" steel rebars placed under all load bearing partitions as shown on plans.

Thicken slab beams to extend to undisturbed soil. A 6" stem wall shall be poured on top of footing. Pretreat soil, stem wall and exterior of slab with chlordane and issue 10-year warranty for termites.

CONCRETE:

The contractor shall furnish and install concrete as shown on plans. All footing concrete shall be 3500 psi with Non-air regular rock mix.

Driveways to be reinforced with 6x6" wire mesh with a 3/4" rock base or sand base.

All house slab to be 4" minimum thick. House slab to be 3500 psi air entrained concrete with waterproofing and fiber mesh.

1" insulation joint around house and garage perimeter.

BRICK OR STONE VENEER:

Face brick to be selected by owner. Trinity Brick providing brick.
Steel lintels supporting brick or stone above all windows and door openings.

EXTERIOR WALLS:

All stud walls to be 2x4 @ 16" on center, west coast Douglas fir or equal.
Corner bracing shall be 1/2"x48" exterior grade plywood. 3/4" polyurethane shall be used over 1/2" celotex sheathing or equal.

Apply vapor barrier, house wrap or liquid applied vapor barrier.

Exterior siding shall be as indicated on plans or as selected by owner.

WOOD FRAMING:

The contractor shall furnish and install all wood framing as indicated on the drawing and all framing and lumber sizes and grade must conform to local building codes.

Fur or yellow pine shall be used for all interior partitions, 2x4 @ 16" o/c. and 2x6 @ 16" o.c. unless noted otherwise. Wood ceiling joist and rafters shall be west coast standard Douglas fir or better. All roof rafters to be braced to the load bearing partitions. All wood members to be west coast standard Douglas fir or equal.

Moore Public Schools Foundation
Bridges of Moore

ROOFING:

7/16" Oriented Strand Board (OSB)

7/16" OSB or 7/16" zip board.

All valleys to be flashed with 26 gage galvanized metal.

Limited lifetime asphalt shingles, color to be Weatherwood, Black or Shakedown.

GUTTERING:

Structure to be full gutters with 26 gage galvanized metal. 4" o-gee type with 3x4 downspouts.

SHEETROCK:

All sheetrock to be ½" thick on walls and ceiling. Sheetrock to be mud and taped as per manufacturers specifications with light hand texture finish.

PAINTING:

All rooms to be painted with two coats of latex paint.

WINDOWS:

Windows to be vinyl, low E glass, argon glass filled with half screen, color should be white, almond, or clay. Installation shall follow all manufactures' installation guidelines.

INTERIOR TRIM AND MILLWORK:

All trim including jambs, heads, sills, case and base to be hardwood trim. All case and base shall be 2-1/4" detail trim, approved by owner's representative.

All kitchen cabinets, linens, vanities, hutch and desk shall be hardwood door and drawer fronts. All cabinet door and drawer fronts to be raised panel or shaker design as selected by owner.

All styles to be hardwood.

Solid surface countertops with tile backsplash in kitchen.

Bath vanity tops as selected by owner

Interior doors: white pine raised panel.

All trim, doors, cabinets, and interior woodwork to be stained or painted as selected by owner's representative with five coat finish.

FLOOR COVERING:

Luxury Vinyl Tile (LVT) to be installed in all rooms as shown:

ENTRY

KITCHEN AND BREAKFAST ROOM

BATH FLOORS

LIVING ROOM

BEDROOM

All floors to be free and clear of dirt and debris before installing finish flooring.

Moore Public Schools Foundation
Bridges of Moore

TILE AND MARBLE:

Contractor shall furnish all tile and install them as per owner's selection. Contractor shall execute all tile work that was noted on the drawings. All tile and other installations under this section include towel bars, tissue holders, and other bath accessories as selected by owner. Each bath shall have a set of Brushed Nickel accessories or equal.

PLUMBING:

The specifications and drawings cover furnishing and installing a complete plumbing system as designated and shown on the drawings, with such details not mentioned or shown may be necessary to complete the whole system. All work shall be in accordance with local plumbing code and subject to inspection.

Domestic gas hot and cold-water system.

Drain all waste and vent systems.

Gas piping system.

Standard garbage disposal

Plumbing fixtures and trim as selected by owner

HEATING AND AIR CONDITIONING SYSTEM:

The installation of the year-round heating and air conditioning system shall comply with all the rules and regulations of the national board of fire underwriters and with all the applicable local codes and ordinances pertaining thereto. May use Comfort Maker, Carrier, York or equivalent.

All equipment and materials shall be standard stock and shall be installed by experienced workman familiar with the installation of this type of system.

The installation shall be guaranteed for one year from the date of installation with the exception of the compressor motor which shall have a guarantee for 20 years and the furnace heat combustion chamber which shall have a guarantee of 20 years warranty. All guarantees are based on defective equipment and installation.

ELECTRICAL:

The installation of all electrical work, including equipment, shall comply with all laws applying to electrical installations in effect with the local code, or with the regulations of the national electrical code, in the absence of such laws, and with the regulations of the electric utility company inspection showing compliance with such laws and regulations may be required.

Wall plugs shall be located 12" off floor line.

ELECTRIC FIXTURE ALLOWANCE:

Allowance shall include all recess lights, down spots, bracket lights, ceiling heaters, vent fans in baths and door chimes.

Square D or equal circuit breaker to be installed. Number of circuits shall be as required. 150-amp service or larger to be provided.

Moore Public Schools Foundation
Bridges of Moore

INSULATION:

CEILINGS: 12" loose fill fiberglass blown into ceiling of house only.

WALLS: Full thick batts stapled to studs of all exterior walls of house only.

FLOOR: 1" perimeter insulation at entire house slab.

Soundproofing to be provided around furnace closets and restrooms.

ENTRANCE AND EXTERIOR DETAIL:

All exterior doors to be solid core wood or steel door with weatherstripping and metal thresholds.

APPLIANCES AND SPECIAL EQUIPMENT:

All appliances be stainless steel or black.

- (1) 24" slide in cooktop with oven
- (1) Dishwasher
- (1) Refrigerator with ice maker

PATIOS AND PORCHES:

4" concrete slab; smooth trowel finish, concrete to be 3500 psi with air entrainment and regular rock.

WALKS AND DRIVEWAYS:

4" concrete slab with smooth trowel finish with 6x6 wire mesh, concrete to be 3500 psi with air entrainment and regular rock or sand.

GRADING AND LANDSCAPING:

Contractor to slope all grades away from the building to ensure proper drainage. Contractor to provide \$1,000.00 allowance for landscaping to be approved by owner representatives.

HARDWARE:

Schlage or equal; deadbolts on all exterior doors.

Finish hardware as selected by owner. Use one pair 3 ½" butt hinges for all interior doors. All exterior doors to be keyed alike.