

Project Name: Sunnyvale Custom Home
Location: 123 Oakwood Drive, Sunnyvale, CA
Date: January 27, 2025
Prepared By: ABC Builders

1. General Requirements

- **Scope:** Construction of a 3,500 sq. ft. custom home with 4 bedrooms, 3 bathrooms, a kitchen, living spaces, and a 2-car garage.
- **Compliance:** All work to adhere to the California Building Code (CBC) 2022 and local zoning regulations.
- **Submittals:**
 - Architectural and structural drawings.
 - Product samples (e.g., flooring, tiles, paint).
 - Manufacturer data for HVAC and appliances.

2. Materials and Equipment

- **Foundation Materials:**
 - Concrete: 4,000 psi, ready-mix per ASTM C841.
 - Rebar: Grade 60 steel per ASTM A615.
- **Framing Materials:**
 - Lumber: Kiln-dried SPF No. 2, 2x4 and 2x6 studs for walls.
 - Fasteners: Galvanized nails and connectors per Simpson Strong-Tie.
- **Roofing:**
 - Asphalt shingles with 30-year warranty by Owens Corning.
 - Underlayment: Synthetic underlayment, fire-rated Class A.
- **Interior Finishes:**
 - Flooring: Hardwood in living areas, tile in bathrooms, and carpet in bedrooms.
 - Paint: Low-VOC interior paint, Benjamin Moore, colors as per client approval.

3. Workmanship and Execution

- **Foundation:**
 - Set to a depth of 18 inches below frost line with a 6-inch gravel base.
 - Vapor barrier installed beneath slab.
- **Framing:**
 - Ensure plumb, square, and level installation of all walls.
 - Structural headers sized per engineering calculations.
- **Exterior Siding:**
 - Cement board siding by James Hardie, installed per manufacturer instructions.

4. Measurements and Quantities

- **Floor Area:** 3,500 sq. ft.
- **Garage Dimensions:** 20' x 22'.
- **Lot Size:** 10,000 sq. ft.

5. Codes and Standards

- **Building Codes:** California Building Code (CBC) 2022.
- **Energy Efficiency:** Title 24 compliance with Energy Star-rated windows and insulation (R-19 walls, R-38 ceilings).

6. Safety and Environmental Requirements

- Dust control measures (e.g., water spray) during site preparation.
- Proper disposal of construction debris at approved facilities.
- On-site fire extinguisher placement per OSHA regulations.

7. Quality Assurance and Control

- **Inspections:**
 - Third-party inspections for framing, plumbing, and electrical before drywall installation.
- **Testing:**
 - Concrete slump test and cylinder strength test.
 - Blower door test to confirm airtightness.

8. Payment Terms and Change Orders

- **Payment Milestones:**
 - 20% deposit upon contract signing.
 - 30% upon completion of foundation.
 - 30% upon completion of framing and roofing.
 - 20% upon final inspection and occupancy permit issuance.
- **Change Order Policy:** All changes must be submitted in writing and approved; additional costs billed at \$100/hour labor plus material markup.

9. Special Provisions

- Client-selected appliances to be installed by manufacturer-certified technicians.
- Landscaping includes sod in the front yard and drought-tolerant plants in the backyard.

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Construction Specifications

Xiaolong Qi



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