

04860 - Stone Veneers - Install exterior stone veneer per manufacturers recommendations. See construction documents for location and detailing of stone veneer. Stone budget shall be determined by an allowance as stated in the Contract Documents.
Stone veneer: [specify manufacturer, color and type.](#)

07240 - EIFS (Exterior Insulation and Finish Systems) - Install exterior 1/2" thick blackboard or 1/2" thick gypsum wallboard with roofing nails 4" around the edges and 8" in the center. At corners and where required for shear walls install 1/2" thick CDX plywood. Next apply a 1"- 2" insulated expanded polystyrene or polyisocyanurate board. Next apply a woven fiberglass reinforcing mesh specifically designed for the EIFS System with corrosion-resistant screws or pins as recommended by manufacturer. Next apply two finish coats as specified by manufacturer. See construction documents for details. Horizontal bands, etc.

03010 - Stucco System - Install exterior 1/2" thick blackboard or 1/2" thick gypsum wallboard with roofing nails 4" around the edges and 8" in the center. At corners and where required for shear walls install 1/2" thick CDX plywood. Install one layer of stucco. Apply metal lath with appropriate nails. Install stucco as specified by manufacturer. See construction documents for details. Horizontal bands, etc.

07460 - Siding Exterior - Provide and install codes and manufacturers guidelines.

Wood Siding - Install 30,50 year warranty construction documents. Siding shall be [required, install a polyethylene vapor barrier](#) between the sheathing and siding at exterior walls. When installing siding horizontally, joints with batten strips.

Wood Composite Siding - Install 30,50 year warranty [horizontal or vertical](#) wood composite siding as specified in construction documents. Siding shall be straight and flat against building. [If required, install a polyethylene vapor barrier between the sheathing and siding at exterior walls.](#) When installing siding horizontally, joints should be blocked and butt joints caulked or concealed with batten strips. Provide all necessary starter strips, wedges, corner detailing, etc. required by manufacturer and as stated in construction documents.

Vinyl Siding - Install 30,50 year warranty [horizontal or vertical](#) vinyl siding as specified in construction documents. [If required, install a polyethylene vapor barrier between the sheathing and siding at exterior walls.](#) Provide all necessary starter strips, drip cap, corner detailing, etc. required by manufacturer and as stated in construction documents.

Metal Siding - Install 30,50 year warranty [horizontal or vertical](#) metal siding as specified in the construction documents. [If required, install a polyethylene vapor barrier between the sheathing and siding at exterior walls.](#) Provide all necessary starter strips, drip cap, corner detailing, etc. required by manufacturer and as stated in construction documents.

Clear, Understandable Specifications

UDA Specification Tools feature detailed specifications for residential construction designed to clearly define construction methods, materials, product manufacturers and finishes for your project.

Featuring over 75 optional categories and 14 pages, Summary Specifications are provided on CD-Rom as word processing files that you can easily add to, delete and customize to meet your project needs.

Once edited and revised, a typical Residential Spec Book will include between 6-10 pages and be included with your construction contract to add teeth to your agreements.

CARPENTRY

06100 - Rough Carpentry - Lumber shall be of live, sound stock and properly dried. Pressure treated lumber shall be used where any lumber shall come into contact with concrete, masonry block or soil and when using as support members for decks, porches or balconies. Lumber for use at exterior shall have a **maximum 12 percent** moisture content, **for dry climates 9 percent is recommended**. Provide adequate bracing and shoring during the construction process. Studs and joists cut to install plumbing and/or wiring shall be reinforced by adding metal or wood structural reinforcing to strengthen member back to original capacity and maintain structural integrity. Holes bored shall not be larger than 1/3 the depth and not closer than 1" from edge. Wood Species: **#2 Southern Yellow Pine, Douglas Fir**

Developed with Details in Mind

Floor Joists: Space floor joists **12" to 16"** on load bearing and spanning capabilities of wood bearing wood or 3" of masonry. Cut joists flush over girder, the minimum amount of lap is 4" wood I-beams. Joists shall be installed so that the center of the floor joists. Nail joists at each bearing. Nails shall be at least 1 1/2" from ends. Wood lumber with two 6d nails at each end. Install one row of bridging for 12'-0" spans and less, over 12'-0" spans install two rows of bridging.

Authored by seasoned construction professionals for Homeowners, UDA Summary Specifications provide detailed definitions of construction methods, materials and finishes that should be included with every contract to fully define the scope of your agreement and reduce costly misunderstandings

06122 - Wood Sub-floors - 3/4" tongue and groove **plywood** sub-floor shall be installed with both nails and approved sub-floor adhesive. Stagger joints a minimum 2 stud spaces. For attic access, install necessary plywood walkways to meet applicable building codes.

Exterior Walls - All exterior walls shall be constructed with **2"x 4", 2"x 6"** wood studs at **16"** on center (OC), with single bottom plates and double top plates throughout. Provide solid blocking at mid-height of all walls. **First floor ceiling height to be 9'-0", second floor ceiling height to be 8'-0" and basement ceiling height to be 9'-0"**, unless otherwise noted in Construction Documents.

06122 - Sheathing - **Between studs and sheathing, install one layer of approved moisture barrier overlapped a minimum of 6"**. Provide **fiberboard, gypsum board or rigid foam sheathing** on the edges and 12" apart on the studs. For button caps spaced 3" apart at edges and 6" apart on the studs. For Gypsum sheathing use roofing nails or 6d nails on the studs. inside. For rigid foam use manufacturer's recommendations.

CSI Masterformat Numbering

For convenience, we have assigned classification codes that correspond, whenever possible, with the section heading and numbering system of the CSI Masterformat.

Fascia and Soffit - Provide and install **wood, aluminum or vinyl** fascia and soffit. See construction documents for complete architectural details.

Interior Walls

All interior walls shall be **2" x 4"** wood studs at **16"** o.c., with single bottom plates and double top plates throughout. **Provide solid blocking at mid-height of all walls which exceed 9'-0" in height.**

Ceiling Joists: All ceiling joists shall be 2' x 6" wood studs at 24" o.c. The size of ceiling joists are determined by span, load and the kind and grade of lumber. Check appropriate spanning charts with local building officials. At openings in ceilings, double joists for structural rigidity.

Roof Framing: All roof rafters shall be 2" x 8" wood studs at 24" o.c. Construction components vary according to geographical location and the size of the overall structure. The size of joists are determined by span, load and the kind and grade of lumber. Check appropriate spanning charts with local building officials. At openings in roof, double joists for structural rigidity. For ridges, hips and valleys, install 2"x 8"'s, 2"x 10"'s. Use laminated veneer lumber when ridge, hip or valley spans are greater than 28'-0". Provide Simpson H2.5 anchors at all rafters or trusses to plates and at alternate studs.

Roof Decking - Provide and install exterior sheathing of APA rated and code certified CDX plywood panels or OSB. Sheathing shall be installed with the face grain running across the rafters, vertical joints staggered. Nails shall be 6d or 8d common smooth, ring-shank or spiral thread nails spaced 6" apart on the ends and 12" apart inside. Install with plywood "H" clips between each piece of decking, every 48". Install one layer of moisture barrier 15# or 30# felt, overlapped a minimum of 6".

Decks, Porches, Balconies – Exterior grade lumber shall be used for exterior decks, porches or balconies. Provide and install galvanized joist hangers to connect 2"x 10" floor joists to the main structure every 12"-16" on center. Provide handrails and seal wood a minimum of 6 months after installation. Wood shall be: redwood, cedar, treated pine, etc.

Finish Woodwork – All architectural trim and appropriate finishes. Wood that will be stained

06400 - Interior Trim - Moisture content excess shrinking. Provide and install Install quarter round molding between and baseboard trim. Install finger joint base and casing throughout and Crown Moulding in the Great Room, Foyer and Dining. Trim shall be paint grade, all nails shall be counter sunk and the holws shall be patched with putty.

Custom or Pre-fabricated Woodwork - Provide and install custom woodwork as described on construction documents.

06420 - Interior Wood Paneling – Provide and install wood or composite paneling in areas as indicated on construction documents and Finish Schedule. Panel seams shall be butt-jointed without overlapping. Wood species and grain shall match up and be free of defects. All paneling shall be applied over gypsum wallboard.

06460 - Stairs - Heights of treads, lengths of risers and overall width of stairs shall comply with applicable building codes. Stair treads shall be constructed of 5/4" thick lumber, risers shall be constructed of 3/4" finish grade lumber, structural stair stringers shall be constructed of 2"x12"'s. Glue and nail stair assembly together. Provide and install detailing as shown in construction

Quickly Revise and Edit Categories

UDA Summary Specifications allow Homeowners to quickly create professional quality construction specifications by easily revising included "blue text", editing content and deleting nonapplicable categories.

For Example: If your project does not include "Interior Wood Paneling", simply select and delete those categories.

documents.

THERMAL AND MOISTURE PROTECTION

07100 - Waterproofing & Dampproofing - All joints and penetrations in walls, floors, and roofs shall be made watertight using approved methods and materials. Waterproofing and dampproofing recommendations contained herein are minimum, check with local code officials for additional requirements.

07200 - Insulation - Effective R values shall be in accordance with local and state energy codes. Floor, walls and ceilings insulation shall be constructed with: [batt](#), [blanket](#), [loose fill](#), [blown](#), [reflective foil](#), insulation. All plumbing chases in interior and exterior walls shall be insulated with batt insulation for sound attenuation.

Exterior Walls - Wall insulation shall be [3 1/2" batt](#) with an R value of [11 \(5 1/2"= R-19\)](#). Foiled backed poly-styrene exterior sheathing has an R value of 3. The R Value of the total wall system shall be approximately [20, 28](#).

Interior Walls - Install [3 1/2", R-11 \(5 1/2"= R-19\)](#) batt insulation around baths, laundry rooms and otherwise specified for sound attenuation.

Floors - Between crawlspace and ~~first floor, install [2 1/2" batt insulation with an R value of 11 \(5 1/2"= R-19\)](#)~~. Install [3 1/2" batt insulation with an R value of 11 \(5 1/2"= R-19\)](#). Install [3 1/2" batt insulation with an R value of 11 \(5 1/2"= R-19\)](#).

Ceilings - Attic insulation shall be [12", \(12"-15"=R-38\)](#) thick with

Foundation - For concrete slab shaped R-7 Styrofoam frost building at 1" per foot. Install

07320 - Roofing - Provide and manufacturers guidelines. Main

07310 - Composite/Asphalt S
[three tab, dimensional, shadow](#)
recommended pitch is a 4:12
[engineered truss](#) system to meet

07610 - Metal Roofing - Install with concealed fasteners as shown on drawing. Minimum recommended pitch is a 3:12 slope. Support roof system with [joist/rafter system](#) or [pre-engineered truss](#) system to meet dead and live load requirements as specified by manufacturer.

07320 - Tile Roofing - All tile shingle assemblies shall be complete with all required cover, pan,

Ease of Use and Flexibility

UDA Specifications are designed with ease of use in mind and can be used by following 3 simple steps:

1. Open the specs using your word processing application
2. Modify the specs to meet your specific needs
3. Print the specs directly onto your letterhead

UDA Specifications are provided as Microsoft Word and Works files that can be opened in most word processors and modified in any way to reflect revised, deleted or added text, personalization, varied fonts, types, styles or sizes.

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Initialed by: Owner ____ Contractor ____