

Construction Specification: GRNT 20-0044

Applicant: Insko
Address: 1343 NE 16th Street
Parcel #: 2594-005-006
Phone: 352-425-7686



Work must comply with the current **Florida Building Code**.

TYPES OF PERMITS REQUIRED:

Building Roofing Plumbing Electrical Mechanical Gas

CONTRACTORS REQUIRED:

General/Builder/Residential Roofing Plumbing Electrical HVAC Gas Specialty

The project must be fully completed in 120 days.

GENERAL CONDITIONS

1. It is the responsibility of the contractor and/or sub-contractors to obtain all required permits necessary to perform the work described above and to properly post/display them clearly at the job site.
2. It is also the responsibility of the contractors and sub-contractors to ensure all required inspections are requested and passed, up to and including the final inspections from the City of Ocala Building Department and the Community Development Services Department.
3. All work to be completed as outlined in **Exhibit A – Scope of Work, Exhibit B – Work Write-up, and Exhibit C – Building Plans**, and in strict accordance with the Current Florida Building Code. If **Exhibit A – Scope of Work, Exhibit B – Work Write-up, and Exhibit C – Building Plans** are ever in conflict with the Current Florida Building Code, the Building Code shall prevail. Upon formal award of bid, an additional copy of the Digital Plans, with Engineer’s Seal, will be provided to the prevailing Contractor.
4. All references to equivalent imply the substituted goods/materials must meet or exceed the specifications of the brand requested.

Item 1 – Construction Single-Family Residence

1. **Plate Height** – Eight feet (8') - Typical
2. **Exterior Wall Construction** – 2x4 Frame/Fiber cement siding
3. **Roof Pitch** – 5/12
4. **Roof Sheathing** – ½" CDX or OSB
5. **Roof Dry-In** – Code Compliant Secondary water/moisture barrier– 100% of Roof
6. **Eve Drip** – 2" Aluminum drip-edge, Color to be selected by Homeowner following Contract signing
7. **Shingles** – 30 year Architectural, 130 m.p.h. rated (Or better) (Provide written warranty, brand, model and color to owner and Rehab Inspector following installation)
8. **Shingle Color** – To be Selected by Homeowner following Contract signing
9. **Vent Penetrations** - 4"-6" Bath Vent Boots (2 – Sized per Fan Requirement), 8-10" Range Hood Vent Boot (1), Ridge Vent is to be "Shingle Over" ("Cobra Vent") style
10. **Fascia / Soffit** – Aluminum, woodgrain Fascia and vented aluminum soffit, typical (Color to be selected by Homeowner following Contract signing)
11. **Interior Studs** – Wood / #2 Spruce-Stud spacing 2x4@16" o.c.
12. **Insulation** – R-30 Fiberglass Batt in attic (min.), R-13-15 Fiberglass Batt in walls or equal/better
13. **Exterior Wall Finish** – Fiber cement siding/paint
14. **Front Entry Ceiling**- Exterior drywall w/knockdown texture
15. **Windows** – Single Hung, Colonial, White Vinyl, Low-E, Argon Filled, Energy Star Certified for Florida
16. **Entry Doors (Exterior Rated)** – Steel or Fiberglass on rot-proof jams with rot proof exterior trim and Stainless-Steel Security Hinges, with door stops, ADA COMPLIANT THRESHOLE Typical
 - a. Front Entry – Inswing – 3'-0" x 6'-8", 6-panel (or similar design) Fiberglass or Steel with Fan Lite, Peephole Viewer, Model DS238, OR Equivalent and with Kwikset SmartKey Lever-style ADA Keyed-Entry lockset and matching deadbolt in Brushed Nickle or Oil Rubbed Bronze finish
 - b. Rear Entry - Inswing – 3'-0" x 6'-8", 6-panel (or similar design) Fiberglass with ½-light with up/down/tilt blinds in the glass with Kwikset SmartKey Lever-style ADA Keyed-Entry lockset and matching deadbolt in Brushed Nickle or Oil Rubbed Bronze finish
 - c. Storm Door – On front entry, install a full-light storm door with retractable window and screen. Use Larson Model # 14604032 OR substantially Similar with all necessary hardware, matching front entry door hardware and color.
17. **Interior Doors** – Colonial style, 6 panel wood grain, hollow-core, pre-hung with Kwikset, ADA - lever style hardware (Privacy locks on bedrooms and bathrooms and Passage on other rooms, in Brushed Nickel or Oil Rubbed Bronze to match Entry Doors and 2-1/4" colonial casing, typical. All sizes per plans.
18. **Interior Trim** – All interior trim styles to match. Colonial style finger-jointed, Casing 2-1/4", Base 3-1/4"

19. **Ceiling/walls** – 1/2" Gypsum Lightweight Ceiling Board w/ knock down Texture
20. **Electric Service** – Overhead, 200 AMP Main Minimum
21. **Meter Enclosure** – Per NEC and OEU "Metering Enclosure and Equipment Standards"
22. **Smoke/CO Detectors** – Smoke detectors must be hard-wired and interconnected with non-serviceable 10-year battery back-ups.
23. **Light / Fan Switches/Receptacles** – Toggle Style typical (white)
24. **Lighting** - ALL Light Fixtures and Ceiling Fans to be ENERGY Star Certified, (4000K +/- unless otherwise specified)
 - a. **Exterior** – Provide LED Motion Security Floodlights on each corner of the home. Front and Rear Switched separately
 - i. **Entry Doors** – Standard Bracket mount fixtures with LED changeable type bulbs
 - ii. **Recessed Exterior Fixtures** – To be "Wet Location" approved, LED with white trim
 - b. **Interior:**
 - i. **Kitchen** – Recessed Can fixtures to be LED Energy Star Certified
 - ii. **Kitchen / Dining Area** – LED Energy Star Certified Area Light suited for the location and service needed.
 - iii. **Bathroom(s)** – to have three (3) bulb tulip-style, fixtures with changeable LED bulbs.
25. **Ceiling Fan/LED Light Units** – 44-inch to 52-inch in bedrooms, 52-inch in Living/Family room and bedrooms
 - i. All fans to have reverse air-flow option, Minimum 3000 CFM Capable Air movement
 - ii. All fans-Give owner color choices
 - iii. All ceiling fan/Lights are to have changeable-type LED Bulbs/fixtures
26. **Water and Sewer Connections** - Provide and install completely new connections to City of Ocala Water and Sewer Connections
27. **Plumbing** – ¼-turn Stops - Typical (Kitchen sink, Refrigerator/Ice Maker, Dishwasher, Bathroom vanities, Toilets, laundry supplies and hose bibs)
 - a. **Kitchen:** Double Basin Stainless Steel (33" X 22" X 8" Deep)
 - i. Delta Classic Stainless 1-handle, High-arc faucet with separate pull-out sprayer
 - b. **Bathroom(s):** Delta Classic Tub and/or Shower Valve w/ Integrated Stops
 - i. Delta Classic Chrome, Single lever shower trim
 - ii. Delta In2ition Chrome Shower Head, mounter at 80" to 84" A.F.F. – Typical (Model #75588 OR Equal)
 - iii. Delta Classic Chrome, Single lever Vanity Faucet – Typical
 - iv. Each tub/shower area to have recessed soap/shampoo niche shelves in each. Owner location choices

- v. White, American Standard Cadet Series, 2-piece, ADA/Comfort/Right Height, "WaterSense Certified," 1.28 GPF, Elongated Toilets w/ seat and lid– Typical Both Bathrooms
- vi. ADA Grab Bars w/ escutcheons (3) in all Showers, Tub/Shower Combos – 1 Large 36" - 42" on back wall and 1 (each) 12" - 18" Left and Right Sidewalls, vertical –Install adequate wood backing–Owner approved locations/Typical
- vii. Install recessed, 3-shelf, mirrored medicine cabinets to the left or right of the vanity sink.
- viii. Install wall mirror, centered above each vanity sink.
- ix. Install Towel bars in tub/shower area(s), and on the wall of the bathroom(s)
- x. Install toilet paper dispensers in most logical location to service the commode
- xi. Install towel hook or ring next to the vanity sinks in most logical location(s)

28. Cabinets – All Cabinets to be solid wood/plywood construction, w/pulls, handles or knobs as appropriate.

a. Kitchen:

- i. Lower Cabinet units per plan, door and drawers, standard height. Cabinets shall contain 1 drawer stack.
- ii. Upper Cabinet Units 30" +/- per plan w/matching box covering exhaust duct.
- iii. Mica-type Roll-form counter tops with integrated 4" backsplash per plans - typical

b. Bathroom(s):

- i. Master 36" Counter height with solid surface top and 18" oval or integrated vanity sink
- ii. Guest 36" Counter height with solid surface top and 18" oval or integrated vanity sink

29. Closet Shelving – ClosetMaid Shelf type wire shelving typical in closets

- a. All bedroom closets and above washer and dryer area ClosetMaid Shelf and Rod type
- b. ClosetMaid Pantry/Close Mesh type Wire shelving typical in pantry/laundry/linen

30. Mechanical – Split Air Source Heat Pump – Minimum System Requirements Per Current Florida Building Codes, - Mechanical and FBC, Energy Conservation Code Requirements

- a. Illuminated, Digital Thermostat Required, Matched/Compatible with HVAC System.
- b. 16 SEER minimum rating
- c. Secondary "Wet-switch" in condensate line required.
- d. AHRI Certificate and Energy Calculations and Manual D & J Required. Provide additional copies to Rehab Inspector.
 - i. In each Bathroom – Provide and install "Delta Breez Green Builder," Model 80HLED (OR Equivalent) Bathroom Exhaust Fans with 4-inch Semi-Rigid Aluminum Duct to Roof Penetration. Fans to be run on dedicated GFCI Circuit with the LED Light on a separate switch.
 - ii. In Kitchen – Provide and install ridged metal duct for Microwave/Range Hood Ventilation through the roof to exterior

31. **Flooring** – Waterproof Vinyl Plank Flooring Throughout (Owner to select Color from contractor provided selections following contract signing. Lighter colors suggested)
 - a. Bathroom Floors – Waterproof Vinyl Plank Flooring
 - b. Roll-in Shower, to be Porcelain or Ceramic Tile.
32. **Bath Wall Tile** - Ceramic to the ceiling with bullnose trim floor to ceiling.
33. **Appliances** – All appliances (Frigidaire equal or better) to be Energy Star Certified (Except Range and Microwave)
 - a. **Appliances to be white**
 - i. Refrigerator/Freezer, 20 c.f. or larger
 - ii. 30-inch Smooth-top, Freestanding Electric Range with Self Cleaning Oven
 - iii. Dishwasher, top controls, provide all necessary power cords, drain, and supply hoses.
 - iv. 30-inch, Over-the-range Microwave Oven/Vent Hood, with Exterior ventilation.
 - v. (Range, Refrigerator, Dishwasher, and Microwave MUST be same Brand/matching model line and finish color)
34. **Paint – All primer(s) to be Sherwin Williams Multi-Purpose Interior/Exterior Latex Primer, Equal or Better. All Interior Paint to be Sherwin Williams ProMar 200, low/no VOC OR Equal or Better. All Exterior Paint to be Sherwin Williams SuperPaint Equal or Better.**
 - a. Interior
 - i. Ceilings to be Flat White Ceiling Paint
 - ii. Wet/Damp areas to be Semi-Gloss finish
 - iii. All other areas to be Satin finish
 - iv. All trim to be Gloss finish
 - b. Exterior
 - i. Ceilings (if paintable) to be Exterior Rated, Flat White Ceiling Paint
 - ii. Walls to be Satin
 - iii. All Trim to be Gloss finish
35. **Concrete Driveway** - Provide and install a new concrete driveway, location TBD. Approximate allowance of 750 square feet at 4" thick, plus driveway apron.
36. **Sidewalk/ADA Ramps** – Provide a concrete ramp/walk from home to driveway, location TBD. (Do not exceed 1:12 slope)
37. **Landscaping** – Provide a minimum of 5000 square feet of sod, Argentine Bahia, around home.
38. **House Numbers**-Code approved. (Each character shall be not less than 4" in height with a stroke width of not less than 0.5 inch) Shall not be peel and stick type.
39. **Mailbox**-Install standard black postal approved mailbox (with house numbers on both sides) on 4x4 p.t. post.