

# City of Tallahassee

## New Home Infill Program - - General Notes and Specifications

### Abbreviations

ACC. = ACCESS	MAX. = Maximum
BWL. = Braced Wall Line	M.C. = Medicine Cabinet
BWP. = Braced Wall	MTL. = Metal
C.O. = Cased Opening	MIN. = Minimum
C.J. = Ceiling Joist	O.C. = On Center
CLOS. = Closet	OSB = Oriented Strand Board
COL. = Column	PERF. = Perforated
COMP = Composition	REC. = Recessed
CONC. = Concrete	REINF. = Reinforced
CONT. = CONTINUOUS	SCR. = Screened
C.M.A. = Carbon Monoxide Alarm	S.D. = Smoke Detector
C.M.U. = Concrete Masonry Unit	SEC. = Second
D.H. = Double Hung	SHWR. = Shower
DIA. = Diameter	S.Y.P. = Southern Yellow Pine
D.J. = Double Joint	S.P.F. = Spruce/Pine/Fir
DN. = Down	SUSP. = Suspended
EXH. = Exhaust	TYP. = Typical
EXT. = Exterior	U.O.N. = Unless Otherwise Noted
FL. J. = Floor Joist	WASH. = Washer
FTG = Footing	W.H. = Water Heater
G.F.I. = Ground Fault Interrupter	W.P. = Weather-proof
H.B. = Hose Bib	W.W.M. = Welded Wire Mesh
LVL = Laminated Veneer Lumber	WDW. HT. = Window Height
M.O. = Masonry	WD. = Wood

### Copyright

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### Prior to Construction

The contractor shall review the plan(s) for each particular building project to ensure compliance with all national, state and local codes and any other provisions that may be required.

## Technical Specifications

NOTE TO ALL BIDDERS: ALL SOIL TESTING, FOOTINGS DESIGN, WIND LOAD ANALYSES, PERMITTING FEES AND WATER AND SEWER CONNECTIONS FEES WILL NEED TO BE COMPLETED AND PAID FOR BY THE CONTRACTOR.

### *Contractor Qualification*

In order to be eligible for this bid, the bidder must be a Florida licensed contractor who is licensed by the Florida Department of Business and Professional Regulations to build a residential structure. Each bidder must provide a copy of her/his valid contractor license with the bid.

### *Building Code Information*

The proposed house shall be constructed in accordance with the current edition of the Florida Building Code (FBC). Any conflict between the written specs, the FBC, or the specs on the plans, the Florida Building Code shall be the governing code.

### *Prior to Construction*

The contractor shall review the plan(s) for this building project to ensure compliance with all national, state and local codes, and any other provisions that may be required.

The contractor shall verify plan dimensions, structural components, and general specifications contained in this set of plans and report any discrepancies to The City of Tallahassee Project Manager. The contractor shall be responsible to ensure all setbacks are met in accordance with the local zoning.

The contractor shall determine rough opening sizes for all doors and windows to ensure compliance with the manufacturer recommendations and life safety requirements to meet the required means of egress.

Do not scale from blueprints. Refer to the labeled dimensions for actual measurements.

All coordination between contractor and homeowner must take place through the City of Tallahassee project manager. Contractor shall bear the responsibility if coordination is not appropriately conducted. Any arrangements between the contractor and homeowner without the written approval by the City of Tallahassee project manager shall be outside the scope of work delivered herein and may not be subject for reimbursement by the City.

Contractor shall provide two (2) years warranty on all materials and labor of all trades, including but not limited to: plumbing, electrical, HVAC, flooring, cabinets, roofing, etc. This warranty is comprehensive and must apply to all that was completed by the contractor. All construction shall be in adherence with the plans, specifications, and comments/instructions received from the City of Tallahassee Building Department.

### *Emergency Egress Requirements*

It shall be the responsibility of the builder to verify conformity with egress requirements based on the specifications provided by window manufacturer and compliance with the Florida Building Code.

### *FRAMING*

- All structural wood shall be No. 2 Spruce/Pine/Fir (S.P.F.), unless otherwise indicated
- All load bearing walls shall be stud grade Spruce/Pine/Fir (S.P.F.), unless otherwise indicated by plans

### *PARTITION AND INTERIOR WALLS*

- Wood studs 2x4
- Spacing: 16" O.C.; double studs at openings, or per structural plans

### *ROOFING*

- Sheathing: plywood or OSB, 7/16" per code
- Shingles: architectural (30-year with warranty)
- Underlayment: 30# felt or synthetic per code
- Flashing: 26-gauge galvanized flashing where needed

### *EXTERIOR VENEER*

- All cornice to be ventilated vinyl with aluminum fascia.
- Fiber cement siding on 4 sides, Hardie, or equal

### *INSULATION*

- Walls to be R-13, Fiberglass
- Attic to be R-38, Blown-insulation

### *DRYWALL*

- Material: 1/2" sheet rock for walls and 1/2" for ceiling
- Finish: knock down texture ceilings and walls, or light skim
- Joint treatment: tape, float, skin, and sand where needed; metal corner at all outside vertical
- Water-resistant in compliance with the FBC in bathrooms and where exposure to excessive moisture is predicted

### *PAINTING*

- Interior walls are to be one color (selected by the City), satin latex (low-VOC); Trim paint is to be one color semi-gloss latex enamel (low-VOC).
- Exterior walls are to be one color for siding, and one color for trim (both selected by the City); Paint shall be acrylic, satin finish.
- Paint interior and exterior doors with gloss latex paint

### *INTERIOR DOORS AND TRIM*

- Doors-location and size per plan – 1/38" Masonite hollow core-6 panel
- Trim: stock paint grade white pine windowsill
  - o Base: stock paint grade, colonial 5 ¼ inch
  - o Finish: 1 coat primer and 1 coat high gloss white
- Lever handles on all doors

### *PLUMBING*

- House drain (inside) PVC per code
- House bibs: one on each side of the house (two total)
- Water/sewage supply: City of Tallahassee utilities
- Water service: per City of Tallahassee service for residential (use schedule 40 for main water supply)
- Water piping (inside) CPVC, schedule 40
- Water heater: electric 40 gallon
- Clothes washer hookup and drain

### *WINDOWS*

- Location and size per plan. Provide and install mini blinds for each window.
- Type: Vinyl, insulated single hung, double pane (Low-E, Energy Efficient) with grids

- Make and material: stock white vinyl
- Screens: aluminum fiber wire
- Stool (ledge): 6" paint grade 2 ¼ wide skirt

#### *ENTRANCES & EXTERIOR DETAIL*

- Main entrance doors, and garbage-to-house door: 1 ¾" thick. 3' wide fiberglass-insulated, pre-hung
- Door Locks: lever handles on all interior and exterior doors, Schlage Satin Nickel Single Cylinder, or equal
- Deadbolt with Sacramento Entry Door Lever Combo Pack, or equal
- Deadbolts: all exterior doors, matching handles (all exterior door locks must be operable by one key/keyed alike)
- Roof ridge vents: as per plans and code
- Exterior millwork: vinyl fascia and soffit

#### *CABINET & INTERIOR DETAIL*

- Kitchen cabinets: 30-inch
- Kitchen countertop: Formica (chosen by the City)
- Manufacture of kitchen cabinets and vanities is Legacy or similar; no particle board is acceptable
- Cabinet doors style is recessed-panel oak (stained and/or sealed)
- Bathroom vanity: (same as kitchen)
- Bathroom vanity tops: Formica (chosen by the City)
- Install a Pegasus 36 in. W x 26 in. H Frameless Recessed or Surface-Mount Bi-View, or equal bathroom medicine cabinet with beveled mirror above each lavatory
- Pantry and linen closets: vinyl coated ventilated shelves (double shelves in master)
- Bedroom closets: 1 vinyl coated ventilated shelf
- Kitchen sink: Elkay All-in-One Drop-In Stainless Steel 33 in. 4-Hole Double Bowl, or equal
- Kitchen sink Kit, Model # HDDB332284QI, or equal

#### *FLOORING* (all flooring color and style to be picked by City)

- Whole house: Luxury Vinyl Tile (LVT), Armstrong U2031 or similar
- Contractor is to follow manufacturer's recommendation on the recommended installation of all flooring

#### *BATHROOMS*

- Include at least one ADA accessible bathroom
- Master shower flooring: Daltile Keystones Unglazed Arctic White 12in. x 24in. x 6mm Porcelain Hexagon Mosaic, Model# D6171HEXMS1P, or equal
- Master shower walls: shall have tiled walls up to six feet high, Daltile Restore Bright White 3in. x 6in. Ceramic Modular Wall Tile, Model# RE1536MODHD1P4, or equal
- Shower head: Moen Attract 6-spray 4 in. Hand Shower with Magnetix in Chrome, Model #26000 and valve and drain, or equal
- Bathrooms: Sinks Kohler Pennington Top-Mount Vitreous China Bathroom Sink in White with Overflow Drain, Model # K-R2196-4-0, or equal
- Fixtures: The Plumber's Choice 4 in. Centerset 2-Handle Lavatory Bathroom Faucet for Vanity Sink with Brass Pop Up Drain Assembly Chrome Plated, Model #1714201, or equal
- Shower head in Bathroom #2: Delta Innovations 1-Handle H20kinetic Tub and Shower, or equal
- Faucet Trim Kit in Chrome and Valve, Model #T17430-H<sub>2</sub>O, or equal
- Chrome toilet paper holders and two chrome towel bars per bath
- Commodes: Water-saving, white elongated porcelain – ADA compliant height, Kohler Highline Classic the Complete Solution 2-piece 1.28 GPF Single Flush Elongated Toilet in white, Model #K-11499-0, or similar

- Bathroom #2 Bathtub: Delta Classis 400 32in. x 60in. x 80in. Standard Fit Bath and Shower Kit and Drain in White, Model #BVS400L, or equal

#### *HEATING AND COOLING*

- High-efficiency heat pump: 16+ SEER, sized per plan and Code
- Trane or equal with at least five-year warranty on air-handler, compressor and all components (2-year warranty on installation labor)
- Duct material: flex duct, fiberglass insulation
- Install a smart, programmable thermostat

#### *ELECTRIC WIRING*

- Contractor shall be responsible for the temporary electric pole in its entirety. Contractor shall be responsible for the cost of all temporary utilities (water and electricity) until such time when the Certificate of Occupancy has been issued, and the house has been inspected and accepted by the City of Tallahassee Project Manager.
- Electrical Panel: 200-amp circuit breaker (12-gauge wiring)
- Special outlets: washer, dryer, and stove
- Locate all convenience outlets above kitchen base cabinets 36" above finished floor
- Doorbell & wiring: front door
- Wire for 4 flood lights; install a pair of flood lights at the front and the rear of the house
- All bedrooms & living room pre-wired for ceiling fans and lights combination. Include ceilings fans and light combination in bedrooms and living room. Fans and lights shall have separate switches.
- Wire for telephone: 2 outlets
- Wire for TV: 2 outlets
- Bath vent and light: Per bathroom whether or not the bathroom as a window: NuTone InVent Series 110 CFM Ceiling Bathroom Exhaust Fan with Light, ENERGY STAR, Model #AEN110L, or equal

#### *ELECTRICAL FIXTURES*

- As specified per plan, and FBC: smoke and carbon monoxide combination detectors, located per code; ceiling fans with lights (in each bedroom and the living space) with a dedicated switch for both the light and fan; door chimes, doorbell button and transformer; four flood lights (two at the front of the house and two at the back); exterior light fixtures at front & rear porches.
- Ceiling-mounted fluorescent light fixtures (two bulbs) in kitchen, Lithonia Lighting Futra 2-Light Brushed Nickel Fluorescent Ceiling Light Semi-flush-mount, Model # 10813 BN, or equal
- Dining room lighting: Hampton Bay, Andenne 3-Light Brushed Nickel Chandelier with Frosted Ribbed Glass Shades, Model #WB0390/SC-1, or equal
- Over Lavatory Lighting: Hampton Bay, Andenne 3-Light Brushed Nickel Vanity Light with Bell Shaped Marbleized Glass Shades, or equal

#### *APPLIANCES*

- Clothes washer: Maytag 5.3 cu. Ft. High Efficiency White Top Load Washing Machine with Deep Clean Option, ENERGY STAR, or equal
- Clothes dryer: 220 Volts, Energy Star, Maytag (or similar), 7 C.F. capacity
- Range/oven combination: GE 30-in 4 Elements 5-cu ft Freestanding Electric Range (White), Model #JBS30DKWW, or equivalent
- Dishwasher: GE 59-Decibel Front Control 24-in Built-In Dishwasher (White) ENERGY STAR, Model #GLD2800TWW or equivalent
- Refrigerator: GE 16.6-cu ft Top-Freezer Refrigerator (White), Model #GTS17DTNRWW, or equivalent
- Microwave/Hood combination, vented through the roof: GE 1.6-cu ft Over-the-Range Microwave (White) Model #JVM3160DFWW, or equivalent

*DRIVEWAY, GARAGE, AND PATIO*

- Concrete driveway with dimensions as indicated in each plan
- Garage door, and garage door opener: Chamberlain, ½ HP Heavy-Duty Chain Drive Garage Door Opener with MED Lifting Power, or similar or equal; Drywall on all interior walls
- Concrete patio as indicated in each plan

*LANDSCAPING*

- Sod three feet around the immediate perimeter of the house as needed and provide seven shrubs to be planted at the front, and sides of the house (shrubs to be three gallons and drought-tolerant/Florida-friendly).
- Contractor to grade the disturbed areas around the house in such a way that slopes away from the house. Seed and stabilize all disturbed areas within the property.

NO SUBSTITUTION FOR ANY MATERIAL OR PRODUCT WILL BE ACCEPTED WITHOUT PRIOR APPROVAL FROM THE CITY PROJECT MANAGER.