

DESIGN GUIDELINES AND MINIMUM PROJECT SPECIFICATIONS

Developer/Contractor shall be responsible for providing all labor, materials, and equipment necessary to perform the services as described in the solicitation documents and in strict accordance with the current **Florida Building Code**. If a conflict exists, the more stringent regulation/specification shall govern. Developer/Contractor shall immediately notify the City Project Manager of any discovered conflicts.

These standards are the minimum project specifications, Developer/Contractor may exceed standards or provide comparable products/designs. This work includes, but is not limited to the following:

Architecture and Structural Components

- **Building Materials** - All homes should be constructed with different materials, including concrete block on the first floor, and be covered with durable exterior materials. No exposed concrete block is permitted. Alternative construction materials may be considered with regard to weather resistance, durability, aesthetics, and neighborhood compatibility.
- **Concrete Driveway** - Provide and install a new concrete driveway, sidewalk and driveway apron, location TBD. This area should be no less than 750 square feet.
- **Garage** - All homes should have at least a single car garage that is either attached or detached from the main house, measuring at least 12 feet wide by 20 feet deep with a 9-foot-wide door. This requirement may be waived in certain circumstances depending on lot size.
- **Entry Doors (Exterior Rated)** – Steel or fiberglass on rot-proof jams with rot-proof exterior trim. Stainless steel security hinges, with door stops. ADA-compliant door threshold, typical
 - Front Entry Door: Swinging – 3'-0" x 6'-8", 6-panel (or similar design), Fiberglass or Steel, Peephole Viewer, Model DS238 **OR** Equivalent with Kwikset SmartKey lever-style ADA-compliant keyed-entry lockset. Matching deadbolt in brushed nickel or oil rubbed bronze finish.
 - Storm Door: On front entry, install a full-light storm door with retractable window and screen. Use Larson Model # 14604032 **OR** substantially similar model with all necessary hardware. Matching front entry door hardware and color.
 - Rear Entry Door: If drawings call for a sliding glass door, then follow the window specifications, or Swinging – 3'-0" x 6'-8", 6-panel (or similar design), Fiberglass with 1/2-light with up/down/tilt blinds in the glass with Kwikset SmartKey lever-style ADA-compliant keyed-entry lockset. Matching deadbolt in brushed nickel or oil rubbed bronze finish.
- **Interior Doors** – Colonial style, 6-panel wood grain, hollow-core, pre-hung with KwikSet, ADA-compliant lever-style hardware. Privacy locks on bedrooms and bathrooms and passage on other rooms. In brushed nickel or oil rubbed bronze finish to match Entry Doors. 2-1/4" colonial casing, typical. All sizes per plans.
- **Eve Drip** – 2" aluminum drip-edge.

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- **Fascia / Soffit** – Aluminum, woodgrain fascia and vented aluminum soffit, typical.
- **Interior Studs** – 2x4 Wood / #2 Spruce-Stud spacing 16" on center (o.c.)
- **Landscaping** – Provide a minimum of 6500 square feet of sod, Argentine Bahia, around home. The remainder of the lot should be seeded and strawed. If the size is below 6500 SF, the area around the home should be sodded. Install a standard rural mailbox as per U.S. Postal Service regulations. Install code approved house numbers in the most visible location. (Do not use stick on).
- **Plate Height** – Eight feet (8') - Typical
- **Roof Dry-In** – Code-compliant water/moisture barrier – 100% of Roof
- **Roof Pitch** – 5/12-check elevations
- **Roof Sheathing** – ½" CDX or OSB
- **Shingles** – 30 yr. architectural, 130 m.p.h. rated (or better). Must provide written warranty, brand, model, and color to owner/representative. Install max amount of ridge vent.
- **Size** - All single-family units should be a minimum of 900 square feet of livable area and include at least 2 bedrooms and 2 bathrooms.
- **Sidewalk/ADA Ramps** – Provide a concrete ramp/walk from home to driveway, location TBD. (Do not exceed 1:12 slope/2% cross slope)
- **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
- **Windows/Sliding Glass Doors** – Single Hung, Colonial Style, White Vinyl, Low-E, Argon Filled, Energy Star Certified for Florida. Grids must be integrated in the glass. Screens must be provided.
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Functional Components

- **Ceiling Fan/LED Light Units** – 44-inch to 52-inch in bedrooms, 52-inch in Living/Family room
 - All fans to have reverse air-flow option, minimum 3000 CFM capable air movement
 - All ceiling fan/lights are to have changeable-type LED bulbs/fixtures
- **Electric Service** – Overhead, 200 AMP main minimum
- **Insulation** – R-30 fiberglass batt in attic (min). R-13-15 fiberglass batt in walls or ¾" RMAX equal or better.
- **Lighting** - ALL light fixtures and ceiling fans to be Energy Star Certified (4000K +/- unless otherwise specified).
 - **Exterior** – Provide LED motion security floodlights on each corner of the home.
 - **Entry Doors** – Standard bracket mount fixtures with LED changeable type bulbs
 - **Recessed Exterior Fixtures** – To be "Wet Location" approved, LED with white trim
 - **Interior** –
 - **Kitchen/Dining Area** – Recessed Can fixtures (if installed) to be LED Energy Star

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Certified.

- **Bathroom(s)** – To have three (3) bulb tulip-style, fixtures with changeable LED bulbs.
- **Light / Fan Switches/Receptacles** – Toggle style typical (white)
- **HVAC** – Split air source heat pump. Minimum system requirements per current Florida Building Code – mechanical and FBC. Energy Conservation Code requirements.
 - Illuminated digital thermostat required. Matched/Compatible with HVAC System.
 - 16 SEER2 minimum rating.
 - Secondary “wet-switch” in condensate line required.
 - AHRI Certificate and Energy Calculations and Manual D & J Required.
 - 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.
 - In kitchen, provide and install ridged metal duct for microwave/range hood ventilation through the roof to exterior
- **Meter Enclosure** – Per NEC and OEU “Metering Enclosure and Equipment Standards”.
- **Plumbing** – ¼-turn Stops, typical (kitchen sink, refrigerator/ice maker, dishwasher, bathroom vanities, toilets, laundry supplies and hose bibs)
 - **Kitchen:** Double Basin Stainless Steel (33" X 22" X 8" Deep)
 - Delta Classic Stainless 1-handle, High-arc faucet
 - **Bathroom(s):**
 - Delta Classic Tub and/or Shower Valve w/ Integrated Stops
 - Delta Classic Chrome, Single lever shower trim
 - Delta Classic Chrome, Single lever vanity faucet, typical
 - Each tub/shower area to have recessed soap/shampoo niche shelves in each.
 - 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
 - **Install adequate wood backing for ADA grab bars, locations.**
 - Install recessed, 3-shelf, mirrored medicine cabinets to the left or right of the vanity sink.
 - Install wall mirror, centered above each vanity sink.
 - Install towel bars in tub/shower area(s), and on the wall of the bathroom(s)
 - Install toilet paper dispensers in most logical location to service the commode
 - Install towel hook or ring next to the vanity sinks in most logical location(s)
- **Smoke/CO Detectors** – Smoke and smoke/CO detectors must be hard-wired and interconnected with non-serviceable 10-year battery back-ups.
- **Water and Sewer Connections** - Provide and install completely new connections to City of Ocala Water and Sewer Connections. The developer is responsible for extensions and restoration

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needed to connect to the City stub-out (location to be determined by Developer).

- **Finishes**
- **Appliances** – All appliances (Frigidaire equal or better) to be Energy Star Certified (except range and microwave)
 - **Appliances to be white, black or stainless steel**
 - Refrigerator/Freezer, 20 c.f. or larger w/water line/ice maker kit
 - 30-inch Smooth-top, Freestanding Electric Range with Self Cleaning Oven w/power cord
 - Dishwasher, top controls, provide all necessary power cords, drain and supply hoses.
 - 30-inch, Over-the-range microwave oven/vent hood, with exterior ventilation.
 - Range, refrigerator, dishwasher and microwave MUST be same brand/matching model line and finish color).
- **Bath Wall Tile**-Ceramic to the ceiling with bullnose trim floor to ceiling.
- **Cabinets – All Cabinets to be solid wood/plywood construction, w/ pulls, handles or knobs as appropriate.**
 - Kitchen
 - Lower cabinet units per plan, door and drawers, standard height.
 - Upper cabinet units 30" +/- per plan
 - Mica-type counter tops with integrated 4" backsplash per plans - typical
 - Bathroom(s)
 - 36" counter height with solid surface top and 18" oval or integrated vanity sink
- Closet Shelving – ClosetMaid shelf type wire shelving typical in closets
 - All bedroom closets and above washer and dryer area, ClosetMaid shelf and rod type
 - ClosetMaid pantry/close mesh type wire shelving typical in pantry/laundry/linen
- **Ceiling/walls** – 1/2" Gypsum lightweight ceiling board w/ knock down texture, flat white paint
- **Exterior Wall Construction** – CMU/stucco
- **Exterior Wall Finish** –Paint
- **Flooring** – Waterproof vinyl plank flooring throughout. (Lighter colors suggested)
 - Bathroom Floors – Waterproof Vinyl Plank Flooring
 - Roll-in shower, to be porcelain or ceramic tile or PVC/fiberglass base.
- **Front Entry Ceiling**- Exterior drywall/paint
- **Interior Trim** – All interior trim styles to match. Colonial style finger-jointed, Casing 2-1/4", Base 3-1/4"

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- **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 equal or better. All exterior paint to be Sherwin Williams SuperPaint equal or better.
 - Interior
 - Ceilings to be flat white ceiling paint
 - Wet/Damp areas to be semi-gloss finish
 - All other areas to be satin finish
 - All trim to be gloss finish
 - Exterior
 - Ceilings (if paintable) to be exterior rated, flat white ceiling paint
 - Walls to be satin
 - All Trim to be gloss finish
- **Paint General**-Prep surfaces as per manufactures specs to include patching, filling and/or caulking. Apply 1 coat of an acrylic primer/sealer and paint with 2 coats of acrylic semi-gloss/satin/flat (3 coats in total).