



Community Development

Neighborhood Services Division
Housing Section
1104 Martin L. King, Jr. Ave.
Lakeland, FL 33805
Phone (863) 834-3360 Fax (863) 834-6266

NOTICE TO BIDDERS

INVITATION TO BID

August 30, 2021

New Construction of a single-family residence for
Mandy brown at:

607 Adams St
Lakeland FL, 33802

Contact phone #:
Mandy Brown: 863-687-2460

Sealed bids will be received by the Neighborhood Services Division's Housing Section, 1104 Martin L. King, Jr. Avenue, **until 4:00 p.m. Monday September 13th, 2021**, at which time and place the bids received will be publicly opened.

Bid documents may be obtained by visiting our website at <http://www.lakelandgov.net/housing-bids> or by calling the Housing Division at (863) 834-3360.

THE SERVICES OF A QUALIFIED, EXPERIENCED AND LICENSED GENERAL CONTRACTOR TO PROVIDE ALL REQUIRED ADMINISTRATION, MATERIALS, TOOLS, LABOR AND SUPERVISION TO PROVIDE A TOTAL TURN-KEY JOB AS PER THE PROJECT SCOPE OF WORK DOCUMENTS.

For any further technical information please contact:

Philip Large, Housing Rehabilitation Specialist II
(863) 834-3364 or philip.large@lakelandgov.net

CASE NO: 1510239
INSTRUCTIONS TO BIDDERS
REHABILITATION PROGRAM

1. Sealed Bids will be received by: HOUSING REHABILITATION MANAGER
Suite "C", Coleman-Bush Building
1104 Martin Luther King, Jr. Avenue
Lakeland, Florida 33805

until 4:00pm the 13th day of September, 2021 after which time Bids will be opened and read aloud in public.

Bids are invited by the City of Lakeland, Florida, acting as Agent on behalf of Mandy L. Brown, the Owner of the premises located at 607 Adams Street, Lakeland, FL 33815, for supplying all materials and performing all labor for the construction of said premises as listed on the enclosed Work Write-Up. The Bid Package consists of:

- A. Invitation to Bid
- B. Standard Work and Material Specifications
- C. Work Write-Up for the Proposed Construction Work incorporated herein for the Bidder's examination
- D. Bid Form
- E. Attached plans, if applicable

Bids may be held by the City of Lakeland for a period not to exceed thirty (30) days from the opening of Bids for the purpose of reviewing the Bids and investigating the qualifications of Bidders prior to awarding of the Contract.

2. GENERAL CONTRACTOR

Only General Contractors, Class A, B and C are invited to bid. Contractors must be licensed and in good standing with the City of Lakeland Building Inspection Department, Housing Division and lending institution who may be lending funds on home.

3. SIGNATURE OF BIDDERS

Proposals must be signed by the Bidder with his signature in full. When a partnership is a Bidder, the Proposal shall be signed in the name of the firm by one or more of the partners. When a corporation is a bidder, the corporate officer shall sign his name in full beneath and give the title of his office. Anyone signing the Proposal as agent must file with it, legal evidence of his authority to do so.

4. COMMENCEMENT OF WORK

The City shall issue a written order to proceed within fifteen (15) calendar days from the date of acceptance of the Contractor's Bid and Proposal. No work shall be commenced by the Contractor whose Bid is accepted until receipt of such order. The Contractor must commence work within fifteen (15) calendar days after issuance of the proceed order.

5. COMPLETION OF WORK

The Contractor must satisfactorily complete the work within 180 consecutive days after commencement. If, at the expiration date of this Contract, the Contractor fails, neglects, refuses, or is unable to perform his part of the Contract, the City may notify the Contractor by Certified Mail within five (5) calendar days after the expiration date of the Contract, therein requesting the said Contractor to fulfill the Contract according to its terms and conditions.

The Contractor is, accordingly, allowed a period of ten (10) working days from the date of receipt of the Notice of Failure, in which to perform the Contract, and a failure to fulfill the terms and specifications of the Contract within that ten (10) day period shall be grounds for termination of the Contract by the City.

If the Contractor fails to complete the Construction Work Contract by the date as written on the "Notice to Proceed", he/she will reimburse, by check or money order to the City of Lakeland Housing Division, the actual cost of any unauthorized temporary relocation expense, before release of final check.

In addition to the reimbursement of unauthorized temporary relocation expense, an additional \$25.00 per day penalty will be assessed the Contractor beginning on the 11th day after expiration date of the Contract or Amended Contract date until the Certificate of Occupancy is issued by the appropriate City of Lakeland office.

6. PAYMENT

The Contractor will be paid the Contract price in one lump sum amount after the work is satisfactorily completed, unless progress payments are specifically contracted for. The Housing Rehabilitation Specialist will, within three (3) calendar days after receipt of application for Payment, either indicate his approval of payment or return the Application to the Contractor, indicating in writing the necessary corrections and resubmit the Application. The City or lender will, within fifteen (15) calendar days of presentation of an Application for Payment, pay the Contractor the amount approved. Release of Lien must be signed by all Suppliers and Subcontractors before payment.

7. PUBLIC LIABILITY INSURANCE

The Contractor is required to maintain comprehensive general liability insurance in the amount of \$300,000 Bodily Injury each occurrence and \$100,000 Property Damage each occurrence; and comprehensive automobile liability insurance in the amounts of \$50,000 each person up to \$100,000 each occurrence for Bodily Injury and \$50,000 Property Damage.

8. WORKER'S COMPENSATION

The Contractor shall at all times during the life of this Contract, comply with the Workers' Compensation laws of the State of Florida which have statutory limits and shall include employer's liability with a limit of \$100,000 each accident, \$500,000 disease policy limits, \$100,000 disease limit each employee. ("All States" endorsement is required where applicable). If exempt from Worker's Compensation coverage, as defined in Florida Statue 440, the contractor will provide a copy of State Workers' Compensation exemption. All subcontractors shall be required to maintain Worker's Compensation.

9. PERMITS AND LICENSES

The Contractor shall obtain and pay for all permits and licenses necessary for the completion and execution of the work and labor to be performed, before commencement of work.

10. COMPLIANCE WITH LOCAL LAW

The Contractor shall perform all work in conformance with applicable local codes and requirements unless otherwise contained in the Specifications.

11. MAINTENANCE OF PREMISES

During the course of the work, the Contractor shall keep the premises in a safe condition, clean and orderly and shall remove all debris at the completion of the work. Materials, equipment and supplies placed on-site by the Contractor or his agents are the responsibility of the Contractor. Any loss incurred from theft or damage will be borne by the Contractor.

12. GUARANTEE OF WORK

The Contractor shall guarantee the work performed for a period of one year from the date of final acceptance of all the work required by the Contract and furthermore furnish the Owner, in care of the Housing Rehabilitation Manager, with all manufacturer and supplier written guarantees and warranties covering material and equipment furnished under the Contract.

13. INSPECTION OF WORK

Inspectors as designated by any governmental agency having jurisdiction over the subject matter of the Contract shall be authorized to inspect all work, books, documents, papers and records at reasonable times, or at such other times as may be necessary in an emergency, to perform any duty imposed on them by this Contract.

14. USE OF EXISTING UTILITIES BY CONTRACTOR

The Contractor shall be responsible for all utilities necessary to the carrying out and completion of the work.

15. OCCUPANCY OF PREMISES (IF APPLICABLE)

The premises will be (occupied/unoccupied) during the course of the construction. When occupied, the Owner shall cooperate with the Contractor to facilitate the performance of the work, including the removal and replacement of rugs, coverings and furniture, as necessary.

16. SUBCONTRACTORS

Subcontractors shall be bound by the terms and conditions of this Contract insofar as it applies to their work, but this shall not relieve the General Contractor firm the full responsibility for the proper completion of all work to be executed under this Agreement. Nor shall the Contractor be released from this responsibility by the Subcontractual Agreement he may make with others.

17. CHANGES IN THE WORK

(A) Without invalidating the Agreement, the City may, with the consent of the Owner, at any time or from time to time, order additions, deletions or revisions in the work. These will be authorized by Amendments to the Rehabilitation Work Contract signed by the City and the Owner. Upon receipt of an Amendment to the Rehabilitation Work Contract, the Contractor shall proceed with the work involved. All such work shall be executed under the applicable conditions of the Contract documents. If any Amendment causes an increase or decrease in the Contract price, or an extension or shortening of the Contract time, an equitable adjustment will be made in the Contract price.

(B) The City may authorize minor changes or alterations in the work not involving extra cost and not inconsistent with the overall intent of the Contract documents. These may be accomplished by a Field Order.

(C) Additional work performed by the Contractor without authorization of an Amendment will not entitle him to an increase in the Contract price or an extension of the Contract time.

(D) The Housing Rehabilitation Specialist may issue an Amendment to extend the Contract time when he has also issued an Amendment in paragraph (A) above. All Amendments require the approval of the Housing Rehabilitation Director, Homeowner, Rehabilitation Specialist and Contractor.

18. SECTION 3 CLAUSE

(See Attachment for Section 3 Clause, Page 3, or Rehabilitation Work Contract which is incorporated herein by this reference).

19. CONTRACTOR'S SUPERVISION

The Contractor will keep on the work at all times during its progress a competent Supervisor. The Contractor shall supply the Housing Rehabilitation Specialist with the name and address of Supervisor within five (5) calendar days of commencement. Said Supervisor shall not be replaced without written notice to the City except under extraordinary circumstances. The Supervisor will be the Contractor's representative at the site and shall have authority to act on behalf of the Contractor. All communications given to the Supervisor shall be as binding as if given to the Contractor.

20. CONTRACTOR'S CONTINUING OBLIGATION

The Contractor's obligation to perform the work and complete the project in accordance with the Contract documents shall be absolute.

Neither approval of any progress or final payment by the City, nor any payment by the City to the Contractor under the Contract documents, nor any correction of defective work by the City shall constitute an Acceptance of work which is not in accordance with the Contract documents.

21. ADDENDA AND INTERPRETATIONS

No interpretation of the meaning of the plans, specifications, or other Contract documents will be made to any Bidder orally. Every request for such interpretation must be in writing, addressed to the City of Lakeland Housing Division. To be given consideration, such requests must be received at least ten (10) calendar days prior to the date fixed for the opening of Bids. Any and all such interpretations and any supplemental instructions will be in the form of a written addendum. Notice will be sent by Certified Mail, with return receipt requested, to all prospective Bidders at their respective addresses furnished for such purposes, not later than three (3) days prior to the date fixed for the opening of Bids. If requested, a copy will be delivered to the prospective Bidder's representative at the office of Housing Division and receipted by said Bidder's representative. Failure of any Bidder to receive any such addendum or interpretation shall not relieve said Bidder from any obligation under his Bid as submitted. All addenda so issued shall become part of the Contract documents.

22. PREVAILING FEDERAL AND STATE WAGE RATES DO NOT APPLY

23. OWNER - CONTRACTOR AGENT

The Contract shall consist of an Agreement between the Owner and the successful Contractor, and shall incorporate by reference, the General Specifications, the Work Write-Up and the Drawings, if any, and the Bid or Proposal of the Contractor.

24. INFORMATION SUPPLIED BY CONTRACTOR

Contractor must provide to the Housing Rehabilitation Office before Commencement of work: (1) Name of Foreman on the job; (2) Names of workers employed by the Prime Contractors; (3) Names of the Subcontractors and Material Suppliers.

Any changes must be approved by the Housing Rehabilitation Director. Failure to comply will delay payment.

25. SELECTION OF BIDDER OTHER THAN LOW QUALIFIED BIDDER

Upon receipt of the Bids, the City will award the Contract to the lowest qualified Bidder. If the Homeowner selects a qualified Bidder who is not the low Bidder, the Homeowner must escrow with Housing Division, the difference between the low Bid and the selected Bid.



**NEIGHBORHOOD SERVICES DIVISION
AFFORDABLE HOUSING OFFICE**
1104 MARTIN L. KING, JR. AVENUE
LAKELAND, FLORIDA 33805
Phone 863.834.3360 | Fax 863.834.3369

Section 3

The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

CITY OF LAKELAND
NEIGHBORHOOD SERVICES DIVISION
HOUSING SECTION

INVITATION TO BID

BID OPENING DATE: September 13, 2021

PROJECT NAME: Mandy L. Brown

PROJECT ADDRESS: 607 Adams Street

BID WINDOW PERCENTAGE: 30.00% **G.C.:** 30.00%

I/We, the undersigned, hereby affirm that I/We have examined the site of the project; have become fully informed relative to local conditions which may affect work; that I/We have examined all of the Contract Documents for this project; and have a thorough and satisfactory conception of all work to be performed.

I/We propose to furnish all plant, facilities, equipment, materials, labor and services required for construction of this project in accordance with the Contract Documents for this project, and will complete work for Owners' beneficial occupancy within 180 days (contractor to fill in number of days required to complete work), after execution of Agreement by Owner.

BASE BID: _____ \$ _____
(Write or Print Amount)

SUBMITTED BY _____

DATE SUBMITTED _____ DBA: _____

NOTE TO PLUMBING ELECTRICAL CONTRACTORS: HOMEOWNER SIGNATURE IS NOT REQUIRED

HOMEOWNER STATEMENT

A REPRESENTATIVE FROM THE ABOVE NAMED CONTRACTOR HAS INSPECTED MY HOME.

DATE INSPECTED: _____ (HOMEOWNER)

Rehab-D5 (10/99)

OWNER'S APPROVAL: /

SPECIFICATIONS AND BID PROPOSAL FOR REHABILITATION

SPECIFICATION DESCRIPTION OF ANY NUMBER FOUND IN LEFT HAND COLUMN WILL BE FOUND IN THE GENERAL SPECIFICATIONS SUPPLIED TO ALL QUALIFIED BIDDERS. QUANTITIES, AMOUNTS AND MEASUREMENTS ARE PROVIDED FOR DESCRIBING WORK ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE EACH JOB AND DETERMINE SAME.

DATE: 08-27-2021

CASE No.: 1510239
 OWNER(S): BROWN, MANDY
 ADDRESS: 607 ADAMS ST.
 CITY: LAKELAND
 TELEPHONE: 863-687-2460

LEGAL DESCRIPTION

WARD R A SUB PB 3 PG 53 BLK 8 LOT 11 E 54 2/3FT
 PARCEL ID: 23-28-13-075000-008111

SPECS WRITER: PML
 FUNDS AVAILABLE: \$0.00
 BID DATE: TERM: 180
 APPROX. AGE OF HOUSE: 0 LIFE EXP.: 0

SPEC. NO.	DESCRIPTION OF LABOR	QUANTITY	MATERIAL	TOTAL
	THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL TRADES-			
	THIS IS A TURN KEY PROJECT. CO FROM THE BLDG. DEPT.& PUNCH			
	LIST COMPLETED BEFORE THE RELEASE OF THE FINAL DRAW.			
	1.00 DEMOLITION / INFORMATION	=====	=====	=====
	1.01 THE CONTRACTOR WILL BE RESPONSIBLE FOR THE DEMOLITION OF ANY		COMPLETE	
	AND ALL STRUCTURES, CONCRETE, ASPHALT, OR OTHER ITEMS AS			
	NECESSARY FOR THE PROPER COMPLETION OF THIS PROJECT.			
	1.02 PROPERTY CURRENTLY HAS GAS SUPPLY. CONTRACTOR WILL ABANDON		COMPLETE	
	AND REMOVE ALL GAS LINES TO STREET.			
	1.03 DEMOLITION TO INCLUDE ANY TREES THAT WOULD IMPACT THE NEW		COMPLETE	
	CONSTRUCTION ANY TREE THAT WILL NOT AFFECT THE NEW STRUCTURE			
	TO HAVE LIMBS TRIMMED TO A MIN OF 15' FROM NEW ROOF ELEMENTS			
A	2.00 DUMPSTER FEES / CLEANUP / PERMITS	=====	=====	=====
	2.01 THE CONTRACTOR SHALL CLEAN THE WORK AREA DAILY. DEBRIS TO		COMPLETE	
	BE CONTAINED IN ONE AREA AND REMOVED WEEKLY OR PROVIDE A			
	DUMPSTER ON SITE.			

SPEC. NO.	DESCRIPTION OF LABOR	QUANTITY	MATERIAL	TOTAL
	2.02 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.		COMPLETE	
	A COPY OF THE PERMITS WILL BE SUPPLIED TO THE HOUSING OFFICE			
	TO INCLUDE DEMOLITION AND SEPTIC AT TIME OF DRAW 1.			
	2.03 PROVIDE A PORT-A-LET AS REQUIRED BY THE CITY BLDG		COMPLETE	
	DEPT. MUST BE ON SITE PRIOR TO PROJECT START.			
	2.04 THE CONTRACTOR IS TO PROVIDE A KEY LOCK BOX AND PROVIDE		COMPLETE	
	HOUSING WITH THE COMBINATION.			
	2.05 THE CONTRACTOR WILL HAVE THE TREES TRIMED TO WITHIN	1	INFORMATION	
	FIFTEEN (15) FEET OF ANY PORTION OF THE ROOF.			
	2.06 *THE CONTRACTOR IS TO PROVIDE A BUILDERS RISK POLICY FOR		COMPLETE	
	THE CONSTRUCTION PERIOD IN THE AMOUNT OF THE CONTRACT TO			
	THE CITY OF LAKELAND HOUSING DIVISION AT THE TIME OF DRAW 2*			
	2.07 THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ELECTRIC &		COMPLETE	
	WATER. T-POLE AND WATER METER WILL BE IN PLACE & OPERATIONAL			
	PRIOR TO THE RELEASE OF ANY DRAWS.			
	2.08 THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING ALL ITEMS	1	COMPLETE	
	LEFT IN THE HOUSE AFTER THE MOVE OUT, TO INCLUDE THE			
	FLOOR COVERING.			
	2.09 *****PRIOR TO THE START OF THE PROJECT THE T-POLE MUST BE	1	COMPLETE	
	OPERATIONAL & A PORT-A-LET MUST BE ON SITE.*****			
	2.10 SERVICE MUST BE CONNECTED TO THE STRUCTURE AND HOT CHECK		INFORMATION	
	PASSED BEFORE THE FINAL WALKTHROUGH.			
A	3.00 FOUNDATIONS	=====	=====	=====
	3.01 THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING THAT		COMPLETE	
	ALL SET BACK REQUIREMENTS ARE MET.			

SPEC. NO.	DESCRIPTION OF LABOR	QUANTITY	MATERIAL	TOTAL
	3.02 THE FRONT STOOP FLOOR LEVEL TO BE A MINIMUM OF 7" ABOVE THE FINAL FRONT YARD GRADE.		COMPLETE	
	3.03 ALL CITY OF LAKELAND PROJECTS ARE TO HAVE A STEM WALL TYPE FOUNDATION ONLY.		COMPLETE	
	3.04 THE HOUSING DIVISION WILL BE RESPONSIBLE FOR ALL SURVEYS WITH EXCEPTION OF THE BUILDING CORNERS BEING STAKED.		COMPLETE	
	3.05 THE GC WILL HAVE A SURVEYING CO. STAKE THE HOUSE CORNERS- SET BACKS ARE CRITICAL AND MUST BE AS PER PLOT PLAN. HOUSING WILL HAVE A FOUNDATION SURVEY DONE WHEN STEM WALLS ARE UP.		COMPLETE	
D	4.00 CONCRETE	=====	=====	=====
	4.01 *****SLAB & DRIVE WAY TO BE 3000 PSI FIBER MIX CONCRETE. PROVIDE DOCUMENTATION TO HOUSING.***** EXPANSION JOINTS TO BE MAX. 8' O.C.		COMPLETE	
	4.02 THERE ARE TO BE NO STEPS FROM THE SIDE WALK TO THE FRONT PORCH- FROM THE PORCH INTO THE HOUSE- HOUSE/PORCH SLAB TO BE SAME LEVEL WITH A 1" FALL OUT ON THE PORCH SLABS.		COMPLETE	
	4.03 ESTIMATED AMOUNT OF CONCRETE FOR DRIVE & WALKS IS NOTED ON THE SITE PLAN.		COMPLETE	
	4.04 PROVIDE A 48" X 48" X 4" CONC. PAD FOR AC CONDENSER. ANY SIDEWALKS TO BE 48" WIDE.		COMPLETE	
	4.05 PROVIDE THE APRON AS PER PLOT PLAN & CODE- REPLACE / REPAIR CURBING AS NEEDED PER CODE. ASPHALT STREET REPAIRS IF NEEDED BY THE GC. PERMIT REQUIRED.		COMPLETE	

SPEC. NO.	DESCRIPTION OF LABOR	QUANTITY	MATERIAL	TOTAL
E	5.00 MASONARY WALLS	=====	=====	=====
	5.01 EXTERIOR MASONARY WALLS AS PER PLANS AND CODE.		COMPLETE	
A-G	6.00 POST & BEAMS	=====	=====	=====
	6.01 PORCH BLOCK COLUMNS AS PER PLANS.		COMPLETE	
	7.00 RAFTERS / RAFTER TAILS	=====	=====	=====
	7.01 RAFTER TAILS TO BE SQUARE CUT. ROOF PITCH & OVERHANG PER PLANS.		COMPLETE	
A-F	8.00 SUB-FASCIA	=====	=====	=====
	8.01 THE SUB-FASCIA IS TO BE 2X6 SPRUCE. TRIM RAFTER TAILS TO A LINE TO INSURE A STRAIGHT FINISHED FASCIA. ****NOTE: RAFTER TAILS TO BE SQUARE CUT*****		COMPLETE	
A-F	9.00 ROOF DECKING	=====	=====	=====
	9.01 ROOF DECKING TO BE MINIMUM 15/32 RATED OSB. ALL NAILING TO CONFORM TO BUILDING CODE. BOARD TO BE OF A RADIANT BARRIER TYPE.		COMPLETE	
	9.02 DRYIN TO BE 30 LB. FBLT OR EQUAL, PER CODE. DRYIN INSPECTION REQUIRED PRIOR TO SHINGLE APPLICATION.		COMPLETE	
	10.00 VENTS / RIDGE VENTS	=====	=====	=====
	10.01 INSTALL 2 GALV. METAL 48"+- OFF RIDGE VENTS / NOT A RIDGE VENT.		COMPLETE	
	10.02 PROVIDE GABLE VENTS AS PER PLANS.		COMPLETE	
	10.03 GC TO INSTALL THE RANGE HOOD VENT ROOF JACK.		COMPLETE	
	10.04 INSTALL GALV. 48" OFF RIDGE VENTS, TO BE MOUNTED TO THE DECKING WITH GALV. ALL WEATHER SCREWS. ***INSTALL RANGE HOOD ROOF JACK*****	1 EA	48" GALV. OFF RIDGE VENT	

SPEC. NO.	DESCRIPTION OF LABOR	QUANTITY	MATERIAL	TOTAL
A-H	11.00 ROOFING	=====	=====	=====
	11.01 ROOFING TO BE A LIFE TIME ARCHITECTURAL SHINGLE, OWENS CORNING OR EQUAL. INSTALLATION AS PER MANUF. RECOMMENDATIONS DOCUMENTATION TO BE PROVIDED TO HOUSING.		LIFE TIME ARCHITECTURAL	
	11.02 PROVIDE TO THIS OFFICE THE SHINGLE WARRANTY UPON COMPLETION OF THE ROOFING. WARRANTY TO BE FILLED IN BY THE CONTRACTOR.		COMPLETE	
	11.03 ALL VENT STACKS, HEATER VENTS ECT. SHALL BE INSTALLED PRIOR TO THE ROOFING APPLICATIONS. ALL VENT STACK BOOTS TO BE LEAD. PROVIDE ALL FLASHING. EVE DRIP TO BE WIDE FACED.		INFORMATION	
	11.04 PROVIDE A LIFE TIME ARCHITECTURAL SHINGLE OVER A 30 LB. DRY-IN. WIDE FACED EVE DRIP TO BE USED.	1 SQ.	LIFE TIME ARCHITECTURAL	
	12.00 SOFFIT & FASCIA	=====	=====	=====
	12.01 INSTALL VENTED VINYL SOFFIT SYSTEM TO INCLUDE ALUMINUM FASCIA.		COMPLETE	
	13.00 WINDOWS	=====	=====	=====
	13.01 PROVIDE LOW E INSULATED WINDOWS WITH WHITE VINYL FRAMES, PGT OR EQUAL AND MEET THE FOLLOWING CRITERIA: Db1, U=0.28 SHGC=0.22. MUST INCLUDE SCREENS.		LOW E WINDOWS	
	13.02 **NOTE** TEMPERED GLASS REQUIRED AT ALL WINDOWS WITHIN 24" OF EXTERIOR DOOR. IN ADDITION TO ALL LOCATIONS REQUIRED BY CODE.		INFORMATION	
G	14.00 EXTERIOR DOORS / HARDWARE	=====	=====	=====
	14.01 ALL EXTERIOR DOORS ARE TO RECEIVE KWIRSET SIGNATURE SERIES SMART KEY LOCKS. WARRANTY MUST BE SUBMITTED TO HOUSING.	2	COMPLETE	

SPEC. NO.	DESCRIPTION OF LABOR	QUANTITY	MATERIAL	TOTAL
14.02	INSTALL FIBERGLASS ENTRY PRE-HUNG UNIT COMPLETE AT THE FRONT AND REAR LOCATIONS.	2	COMPLETE	
	ALL EXTERIOR LOCKS ARE TO BE KEYED ALIKE.			
14.03	*****NOTE: SET 180 DEG. DOOR VIEWERS AT A HEIGHT THAT WILL ACCOMODATE THE HOMEOWNER*****		COMPLETE	
14.04	INSTALL ALUMNIMUM STORM DOOR, HOME DEPOT EMCO SERIES 400 OR EQUAL AT THE ENTRY LOCATION.		COMPLETE	
15.00	GABLE ENDS / EXTERIOR CEILINGS	=====	=====	=====
15.01	PORCH CEILINGS TO RECEIVE VINYL BEADED CEILING PANELS. **NO LAP JOINTS***** INSTALL OSB OR 1/2" PLY. SOLID AT BOTTOM CHORDS FOR BEADED CEILING SUPPORT @ FRONT & REAR.		COMPLETE	
15.02	GABLE ENDS IF PRESENT TO HAVE DBL. DUTCH VINYL SIDING OVER 1/2" PLYWOOD AND HOUSE WRAP.		COMPLETE	
16.00	EXTERIOR WALL FINISH	=====	=====	=====
16.01	PROVIDE A LIGHT TEX. STUCCO FINISH TO ALL EXTERIOR WALLS, MUST BE A TWO COAT APPLICATION. 1/2" THICKNESS MINIMUM. **NO HEAVY SPANISH TYPE TEXTURE WILL BE ACCEPTABLE*****		COMPLETE	
A	17.00 CONC STEPS / HAND RAILS / RAMPS	=====	=====	=====
17.01	THERE IS TO BE NO STEP UP FROM THE WALK TO THE FRONT PORCH AND FROM THE PORCH INTO THE HOUSE. FRONT PORCH TO HAVE A MIN. 3/4" FALL AWAY FROM THE HOUSE.		COMPLETE	
A-F	18.00 INTERIOR WALL FRAMING	=====	=====	=====
18.01	*****PROVIDE DEAD WOOD FOR 32 INCH GRAB BARS AT THE TUB LOCATIONS. BARS MUST BE SECURELY MOUNTED.		COMPLETE	

SPEC. NO.	DESCRIPTION OF LABOR	QUANTITY	MATERIAL	TOTAL
	18.02 INTERIOR LAYOUT AS PER PLANS AND CODE. FRAMING TO BE 16"		COMPLETE	
	ON CENTER.			
A	19.00 ACCESS OPNGS.	=====	=====	=====
	19.01 PROVIDE ACCESS AS PER CODE, LOCATE AS PER PLAN.		COMPLETE	
	19.02 PROVIDE ATTIC ACCESS OPNG. AS PER PLANS		ACCESS OPNGS.	
I	20.00 DRYWALL (NEW INSTALLATION)	=====	=====	=====
	20.01 ALL INTERIOR WALLS AND CEILINGS TO HAVE A LIGHT KNOCK		COMPLETE	
	DOWN TEXTURE.			
	20.02 PROVIDE 1/2" DRYWALL AT ALL WALL LOCATIONS WITH EXCEPTION		COMPLETE	
	OF THE TUB & SHOWER AREA WHICH IS TO RECEIVE DURA-ROCK ON			
	THE WALLS & GREEN BD. AT CEILINGS OF TUB /SHOWER.			
	20.03 *****ALL CEILINGS TO RECEIVE 5/8 DRYWALL*****		COMPLETE	
	21.00 TUB, SHOWER WALLS / KITS / CERAMIC TILE & ACC.	=====	=====	=====
	21.01 INSTALL CERAMIC TILE OVER DURAROCK AT TUB WALLS IN THE HALL		COMPLETE	
	& MASTER BATHROOMS. TILE TO EXTEND TO THE CEILING.**NOTE**			
	SEAL ALL GROUT LINES.			
	21.02 *****PROVIDE CERAMIC BATH SETS IN BOTH BATH ROOMS.		COMPLETE	
	21.03 CERAMIC SET TO INCLUDE: TOILET PAPER HOLDER, TOOTH BRUSH/		COMPLETE	
	TUMBLER, SOAP DISH, 18" TOWEL BAR, 24" TOWEL BAR- TOWEL RING			
	MAY BE SUBSTITUTED FOR ONE BAR IF SPACE IS LIMITED.			
	21.04 USE DAP TUB & TILE CAULKING AT THE CORNERS AND AT THE TUB		COMPLETE	
	LIP TO TILE.			
	22.00 WINDOW SILLS	=====	=====	=====
	22.01 INSTALL MARBLE WINDOW SILLS COMPLETE.		COMPLETE	

SPEC. NO.	DESCRIPTION OF LABOR	QUANTITY	MATERIAL	TOTAL
G	23.00 INTERIOR DOORS & HARDWARE	=====	=====	=====
	23.01 INSTALL MASONITE PANEL PRE HUNG UNITS, SIZE & LOCATION AS PER PLANS. INCLUDE ALL HARDWARE AND DOOR STOPS- NO HINGE PIN STOPS WILL BE ACCEPTED.		COMPLETE	
	23.02 INSTALL BI-FOLD & BI-PASS DOORS, SIZE AND LOCATION PER PLAN. BI-PASS DOORS TO BE MASONITE PANELD SLABS.		COMPLETE	
	23.03 INSTALL KWIKSET LEVER HANDLE PRIVACY & PASSAGE SETS AT INTERIOR DOORS.		COMPLETE	
G	24.00 TRIM MOLDINGS	=====	=====	=====
	24.01 INSTALL 9/16 X 3-1/4" COLONIAL STYLE BASE COMPLETE.		COMPLETE	
	24.02 INSTALL 2-1/2" COLONIAL CASING AT THE EXTERIOR DOORS. BRICK MOLD IS TO BE INSTALLED AT THE EXTERIOR.		COMPLETE	
	24.03 INSTALL SHOE MOLDING AT ALL VINYL LOCATIONS AND PROPERLY CAULK TO THE VINYL. OPTION: INSTALL BASE AFTER VCT FLOOR COVERING HAS BEEN INSTALLED.		COMPLETE	
G	25.00 SHELVING	=====	=====	=====
	25.01 PROVIDE CLOTHES RODS IN BEDROOM CLOSETS. PROVIDE A SHELF OVER THE WASHER & DRYER.		COMPLETE	
	25.02 INSTALL VINYL/WIRE SHELVING MOUNTED TO A 1X4 BAND. LOCATION AND NUMBER OF SHELVES AS PER PLAN. CENTER SUPPORTS MUST BE USED ON ANY SHELF 48" OR LONGER. PROVIDE SHELF @ WASHER AREA		COMPLETE	
J	26.00 PAINTING	=====	=====	=====
	26.01 EXTERIOR DOORS ARE TO RECEIVE TWO COATS OF SEMI GLOSS ACRYLIC ENAMEL.		COMPLETE	

SPEC. NO.	DESCRIPTION OF LABOR	QUANTITY	MATERIAL	TOTAL
26.02	APPLY TWO COATS OF SEMI GLOSS ENAMEL TO ALL WALLS AND CEILINGS. TRIM MOLDING TO RECEIVE A PRIMER AND TWO COATS OF ACRYLIC ENAMEL.		COMPLETE	
26.03	ALL EXTERIOR MASONARY WALLS ARE TO BE PRIMED WITH A LATEX CONCRETE BLOCK SEALER PRIOR TO FINISH COAT APPLICATIONS. ALL EXTERIOR PAINT TO BE SEMI-GLOSS.		COMPLETE	
26.04	FRONT AND REAR PORCH FLOORS TO BE PAINTED WITH A SOLVENT BASED CONCRETE STAIN.		COMPLETE	
26.05	INTERIOR WALLS TO BE PAINTED PER COLOR CHOICE SHEET CEILINGS TO BE PAINTED CEILING WHITE.		COMPLETE	
27.00	CABINETS (UPPERS)	=====	=====	=====
27.01	INSTALL UPPER CABINETS PER PLAN. ALL WOOD CABINETS TO BE HOME DEPOT AMERICAN WOODMARK REF.# SOI OR EQUAL.		COMPLETE	
28.00	CABINETS (BASE)	=====	=====	=====
28.01	INSTALL BASE CABINETS PER PLANS. ALL WOOD BASE CABINETS TO BE HOME DEPOT AMERICAN WOODMARK REF. #SOI OR EQUAL. ****BACKS ARE MANDATORY*****		WOOD BASE CABINET	
29.00	COUNTER TOPS	=====	=====	=====
29.01	COUNTER TOPS & BACK SPLASH TO BE FORMICA COVERED PLYWOOD		COMPLETE	
30.00	VANITIES / MED. CAB.	=====	=====	=====
30.01	INSTALL STAINLESS STEEL TRIMMED MIRROR MEDICINE CABINETS IN BOTH BATH ROOMS.		COMPLETE	
30.02	INSTALL A 36" X 40" MIRROR'S AT/ABOVE THE VANITIES. CABINET'S ARE TO MOUNT IN THE SIDE WALL NEAR THE VANITIES.		COMPLETE	

SPEC. NO.	DESCRIPTION OF LABOR	QUANTITY	MATERIAL	TOTAL
	30.03 INSTALL FORMICA COVERED PLYWOOD VANATIES AS PER PLAN.		COMPLETE	
	INTERIOR TO BE MICA OR VINYL COVERED.			
	31.00 WATER HEATER BASE / ALUMN. HTR ENCLOSURE	=====	=====	=====
	31.01 INSTALL A DRYER VENT- TO BE RUN IN PVC UNDER THE SLAB -		COMPLETE	
	OR THROUGH THE WALL IN A PVC CHASE.			
A	32.00 CENTRAL H & A.	=====	=====	=====
	32.01 *****SET CONDENSER ON MOVE IN DATE*****		COMPLETE	
	32.02 *NOTE* THE HVAC CONTRACTOR SHALL INSTALL THE RNG HOOD DUCT-		RANGE HOOD NON VENT	
	CONNECT TO ROOF JACK INSTALLED BY GC.			
	32.03 INSTALL A 15 SEER HEAT PUMP SYSTEM WITH 410 REFRIGERANT.		15 SEER HEAT PUMP SYSTEM	
	IF GOODMAN OR AMANA EQUIPMENT IS USED THE EVAPORATOR COIL			
	MUST BE THE UPGRADED COATED COIL - PROVIDE DOCUMENTATION.			
	32.04 HVAC SYSTEM TO HAVE A (10) YEAR PARTS WARRANTY AND A (1)		COMPLETE	
	YEAR LABOR WARRANTY WITH DOCUMENTATION REGERISTERED IN THE			
	HOMOWNERS NAME- COPY TO BE SUBMITTED TO HOUSING.			
	32.05 APPLY MASTIC TO ALL DUCT WORK TAPE JOINTS AND SEAL BOOTS TO		COMPLETE	
	THE DRYWALL.			
K	33.00 FLOOR COVERING	=====	=====	=====
	33.01 THE GENERAL CONTRACTOR SHALL INCLUDE IN HIS BID THE FLOOR		COMPLETE	
	COVERING.			
	33.02 FLOORING TO BE SHAW SUMPTER VINYL PLANK IN ALL AREAS EXCEPT		VINYL PLANKS	
	BEDROOMS. INCLUDE ANY AND ALL TRANSITION OR TRIM PIECES.			
	FLOORING TO BE WAXED BEFORE FINAL WALKTHROUGH.			

SPEC. NO.	DESCRIPTION OF LABOR	QUANTITY	MATERIAL	TOTAL
	33.03 SHAW DYERSBURG OR EQUAL CARPET TO BE USED VA-FHA SPECS FOR	1 LF	CARPET & PAD	
	CARPET & PADDING MUST BE MET. PROVIDE DOCCUMENTATION.			
	INSTALL AT BEDROOMS.			
A	34.00 INSULATION	=====	=====	=====
	34.01 INSTALL R-38 BLOWN INSULATION IN THE ATTIC AREA.		R-38 BLOWN INSULATION	
	34.02 EXTERIOR WALL INSULATION TO BE R-5 FOAM FOIL BACK BOARDS		COMPLETE	
	UNDER THE FIRRING MEMBERS.			
	34.03 PROVIDE CERTIFICATIONS OF INSULATION R-VALUES TO THE		COMPLETE	
	HOUSING DIVISION.			
	35.00 PEST CONTROL	=====	=====	=====
	35.01 SLAB PRE-TREAT BY THE GENERAL CONTRACTOR.		COMPLETE	
	36.00 APPLIANCES	=====	=====	=====
	36.01 ALL APPLIANCES TO BE FURNISHED BY THE GENERAL CONTRACTOR.		COMPLETE	
	PROVIDE A 30" RANGE AND A 20 CF REFRIGERATOR WITH ICE MAKER,			
	AND DUCTED RANGE HOOD. SEE BELOW FOR APPLIANCE REQUIREMENTS.			
	36.02 THE GENERAL CONTRACTOR IS TO INSTALL THE RANGE ANTI TIP		COMPLETE	
	DEVICE.			
	FRIDGE TO CARRY ENERGY STAR RATING			
	36.03 RANGE: FRIDGIDARE MODEL FGFE3036TW OR EQUAL		INFORMATION	
	FRIDGE: FRIDGIDAIRE MODEL FFHR2032TP WITH ICE MAKER OR EQUAL			
	RANGE HOOD: BROAN DUCTED MODEL RL6330WH OR EQUAL.			
	37.00 MISCELLANEOUS	=====	=====	=====
	37.01 THE CONTRACTOR WILL DO A WALK THROUGH WITH THE OWNER TO		COMPLETE	
	ESTABLISH THE LOCATIONS FOR, TV & PHONE JACKS AS NEEDED.			
	MARK LOCATIONS ON THE FLOOR FOR ELECTRICAL CONTRACTOR.			

SPEC. NO.	DESCRIPTION OF LABOR	QUANTITY	MATERIAL	TOTAL
37.02	ALL WARRANTY PAPERS ARE TO BE TURNED INTO HOUSING WITH THE FINAL DRAW REQUEST. HVAC, APPLIANCES, FANS, PLUMBING FIX. ETC.***** FORMS TO BE FILLED IN BY THE CONTRACTOR*****		COMPLETE	
37.03	THE GENERAL CONTRACTOR IS TO ENSURE THAT ALL PENETRATIONS OF EXTERIOR WALLS, CEILING AND FRAMING TOP PLATES ARE SEALED WITH CAULK AND OR A FOAM. SEALANT.		COMPLETE	
37.04	FINISH GRADE AREA AROUND THE HOUSE- FILL IN ANY RUTS CREATED BY THE CONSTRUCTION PROCESS. LAY & ROLL BAHIA SOD AROUND THE HOUSE- ALLOWANCE 3400 SF.		COMPLETE	
37.05	WHEN CONSTRUCTION COMPLETED FENCE SHOULD BE ATTACHED TO BOTH SIDES OF HOUSE SIMILAR TO EXISTING. FINAL LOCATION TO BE DETERMINED ON SITE. USE ADDL MATERIALS IF NEEDED.		COMPLETE	
37.06	HOUSE NUMBERS TO BE INDIVIDUAL BRASS OR BLACK METAL #'s ATTACHED TO THE FASCIA WITH SCREWS OR NAILS PROVIDED WITH NUMBERS***** NO FLAT STICK ON NUMBERS WILL BE ACCEPTED*****		COMPLETE	
37.07	PROVIDE WHITE FAUX WOOD BLINDS WITH 2 INCH SLATS. MUST BE INSTALLED BY THE CO. FROM WHICH THEY ARE PURCHASED AND CARRY A MINIMUM LIMITED LIFETIME WARRANTY.		COMPLETE	
37.08	INSTALL RUBBERMAID CLASSIC MAILBOX WITH DOUBLE DOOR. USE PT 4X4 FOR INSTALLATION. COLOR TO BE BLACK. ATTACH REFLECTIVE HOUSE NUMBERS TO MAILBOX.		COMPLETE	
37.09	ANY FENCING REMOVED OR DAMAGED DURING CONSTRUCTION MUST BE REPLACED WITH NEW.		COMPLETE	

SPEC. NO.	DESCRIPTION OF LABOR	QUANTITY	MATERIAL	TOTAL
A-L	38.00 PLUMBING	=====	=====	=====
	38.01 SEWER LINE: FURNISH AND INSTALL A PVC SEWER LINE FROM THE RESIDENCE TO THE CITY SEWER TAP. IN THE ABSENCE OF A CITY SEWER TAP A SEPTIC TANK WILL BE INSTALLED ACCORDING TO CODE.		SEWER LINE INSTALLATION	
	38.02 KITCHEN SINK: FURNISH & INSTALL A 33"X22" SS DEEP WELL SINK WITH A SINGLE LEVER CONTROL- DELTA OR EQUAL WITH A SPRAYER *****SINK TO BE A MIN. 7" DEEP*****		COMPLETE	
	38.03 TOILET: FURNISH & INSTALL HANDICAP TOILETS IN BOTH BATHS.		COMPLETE	
	38.04 THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR THE WATER CONNECTIONS BETWEEN THE CITY LINE AND THE HOUSE.		COMPLETE	
	38.05 INSTALL TUB PER PLANS, AMERICAN STANDARD 2391.202.020 OR EQUAL WITH SINGLE LEVER TUB & SHOWER VALVE DELTA OR EQUAL. *****LOW FLOW SHOWER HEADS TO BE USED-PROVIDE DOCUMENTATION.	1 EA	TUB REPLACEMENT COMPLETE	
	38.06 LAV: FURNISH & INSTALL 19" STEEL LAVATORIES BRIGGS OR EQUAL MODEL #3002-130 WITH DELTA OR EQUAL SINGLE LEVER VALVE. LOC: BOTH BATH RMS.		COMPLETE	
	38.07 INSTALL 1 30" & 2 24" STAINLESS STEEL 1-1/2" GRAB BARS IN TUB/SHOWER AREA. INCLUDE 2 30" BARS VERTICAL AT EXT OF SHOWER.		COMPLETE	
	38.08 HOSE BIBS: FURNISH AND INSTALL TWO (2) EXTERIOR HOSE BIBS LOCATED AS PER PLANS.		COMPLETE	
	38.09 WASHING MACHINE HOOK UP BOX: FURNISH & INSTALL A RECESSED WASHING MACHINE HOOK UP BOX COMPLETE WITH SUPPLY LINES & DRAIN PER CODE. MUST HAVE HAMMER ARRESTERS ON HOT & COLD.		COMPLETE	

SPEC. NO.	DESCRIPTION OF LABOR	QUANTITY	MATERIAL	TOTAL
38.10	WATER SUPPLY LINES: FURNISH & INSTALL ALL WATER SUPPLY LINES		COMPLETE	
	ALL LINES TO BE CPVC OR PEX OVERHEAD; NOT UNDER THE SLAB.			
	NO YELLOW BRASS FITTINGS PERMITTED ON PEX.			
38.11	PROVIDE AND INSTALL A ONE PIECE FIBERGLASS SHOWER STALL PER		FG SHOWER UNIT	
	PLANS IN THE MASTER BATH. ENCLOSURE MUST INCLUDE 1 GRAB BAR.			
	SEAT IS OPTIONAL.			
38.12	PROVIDE AND INSTALL A SHOWER CURTAIN ROD AT THE TUB & SHOWER	2 EA	SHOWER CURTAIN ROD	
	LOCATIONS.			
38.13	PROVIDE ICE MAKER CONNECTION BOX WITH HAMMER ARRESTER.		COMPLETE	
	CONNECT TO THE APPLIANCE AFTER THE HOME OWNER MOVES			
	INTO THEIR HOME.			
38.14	INSTALL A 40 GAL. 6 YR WARRANTY ENERGY EFFICIENT WATER HEATE		ENERGY SMART WATER HEATER	
	RHEEM XB50T06ST45U1 OR EQUIVALENT			
	INCLUDE THERMAL EXPANSION TANK.			
A-M	39.00 ELECTRICAL	=====	=====	=====
39.01	LIGHT FIXTURES TO BE UPGRADED FROM STANDARD SPEC HOME		COMPLETE	
	BUILDERS SELECTIONS. ENERGY STAR LIGHT BULBS TO BE FURNISHED			
	AND INSTALLED AT ALL LOCATIONS.			
39.02	INSTALL HAMPTON BAY FANS WITH LIGHT KITS.		COMPLETE	
	44"CLARKSTON IN BEDROOMS, 52" GLENDALE IN LIVINGROOMS, OR			
	EQUIVALENT. ***DO NOT USE GLOBE LIGHTS****			
39.03	ELECTRICAL DEVICES AS PER PLANS AND LOCAL CODES.		COMPLETE	
	INCLUDE SMOKE DECTORS, INTERWIRED.			

SPEC. NO.	DESCRIPTION OF LABOR	QUANTITY	MATERIAL	TOTAL
39.04	SERVICE PANEL TO BE A 150 AMP SQUARE D BRAND OR EQUAL.		COMPLETE	
39.05	ROUGH AND TRIM AS PER PLANS & CODE.		COMPLETE	
39.06	WIRE FOR CENTRAL HEAT PUMP SYSTEM.		COMPLETE	
39.07	INSTALL A DOOR BELL SYSTEM COMPLETE WITH BUTTON ON FRONT OF HOUSE.		COMPLETE	
39.08	INSTALL BATHROOM VENT FANS, NEWTONE MODEL # 672R IN BOTH BATH ROOMS. PROVIDE DOCUMENTATION (PAPER WORK) TO HOUSING. ***SWITCH SEPERATE FROM LIGHT FIXTURE*****		COMPLETE	
39.09	PROVIDE ALL LABOR AND MATERIALS FOR COMPLETE ELECTRICAL AS PER PLANS AND CODE.		COMPLETE	
39.10	INSTALL A VENTED RANGE HOOD. **NOTE COLOR TO BE WHITE. VENT PIPE TO BE INSTALLED BY THE HVAC CONTRACTOR.		RANGE HOOD (VENTED)	
39.11	**NOTE** TV CABLE LINES CANNOT BE LOOPED. SINGLE LINES TO TERMINATE NEAR THE ATTIC ACCESS, RUN A SINGLE LINE TO THE EXTERIOR. CABLE CO. WILL MAKE CONNECTIONS IN THE ATTIC.		COMPLETE	
39.12	PROVIDE ONE TV CO-AX JACK PER BR. PLUS ON IN THE LIVINGROOM. PROVIDE ONE PHONE/DATA JACK PER BR. PLUS ONE IN EACH KITCHEN AND LIVINGROOM. *LOCATER PER OWNER IF NECESSARY*		COMPLETE	
39.13	KITCHEN AND UTILITY ROOM LIGHT FIXTURES TO BE 4' 2-BULB T8 UNITS. MUST HAVE WRAPAROUND DIFFUSER.		COMPLETE	
39.14	**NOTE** OUTLETS UNDERS STOOPS DO NOT COUNT TOWARDS THE CODE REQUIREMENT OF AN OUTLET AT THE FRONT AND REAR OF A RESIDENTIAL STRUCTURE.		INFORMATION	

SPEC. NO.	DESCRIPTION OF LABOR	QUANTITY	MATERIAL	TOTAL
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SPECIFICATION AND BID PROPOSAL

OWNER(S): Mandy L.. Brown

PAGE NO:

APPROVED:

NOTICE

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE REHAB SPECIALIST FOR INSPECTION PRIOR TO COVER UP OF THE FOLLOWING.

1. FLOOR JOIST, PIERS AND PAD PLACEMENT OR REPAIRS.
2. EXTERIOR WALL FRAMING, PLACEMENT OR REPAIRS.
3. SUB FLOORS REPAIRS AND FLOOR UNDERLAYMENT.
4. INTERIOR WALL FRAMING PLACEMENT OR REPAIRS.
5. CEILING JOIST AND RAFTER PLACEMENT OR REPAIRS.
6. DECKING OR DECK REPAIRS PRIOR TO DRY IN.
7. DRY WALL INSPECTION PRIOR TO TEXTURE.
8. PAINT INSPECTION AFTER PRIME COAT AND PRIOR TO FINISH COAT.

Digitally signed
by Dan C
Frodge
Date:
2021.05.03
11:17:01 -04'00'

This form has been electronically signed and sealed by Dan C Frodge on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not valid. All authentication codes must be verified on any electronic copies.

CITY OF LAKELAND
HOUSING & NEIGHBORHOOD DEVELOPMENT
1144 EASTERN AVENUE
LAKELAND, FLORIDA 33853
(813) 634-3104 (M-F) 813-634-3103 (T-F)

PROJECT NO. 2019-0012
PHASE 02 - PERMITS
PROJECT ADDRESS: 1144 EASTERN AVENUE
PROJECT NAME: PHASE 02 - PERMITS

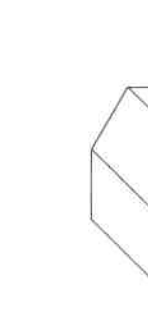
ENGINEER SEAL
PROJECT NO. 2019-0012
PHASE 02 - PERMITS
PROJECT ADDRESS: 1144 EASTERN AVENUE
PROJECT NAME: PHASE 02 - PERMITS

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE STRUCTURAL REQUIREMENTS OF THE FLORIDA BUILDING CODE (FBC) AND THE INTERNATIONAL BUILDING CODE (IBC). THE DESIGNER HAS TAKEN INTO ACCOUNT ALL APPLICABLE CODES AND REGULATIONS. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED HEREON. THE DESIGNER IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR FOR THE FAILURE OF THE STRUCTURE OR FOR ANY DAMAGE TO PERSONS OR PROPERTY. THE DESIGNER HAS BEEN ADVISED BY THE CLIENT THAT THE CLIENT IS PROVIDING ALL NECESSARY INFORMATION AND RECORDS TO THE DESIGNER FOR THE DESIGN OF THIS PROJECT. THE DESIGNER HAS BEEN ADVISED BY THE CLIENT THAT THE CLIENT IS PROVIDING ALL NECESSARY INFORMATION AND RECORDS TO THE DESIGNER FOR THE DESIGN OF THIS PROJECT.

ROSETTA
FRONT STJOOP LEFT
POWK COUNTY, FLORIDA
TRUSS LAYOUT, DETAILS

PROJECT NO. 2019-0012
PHASE 02 - PERMITS
PROJECT ADDRESS: 1144 EASTERN AVENUE
PROJECT NAME: PHASE 02 - PERMITS

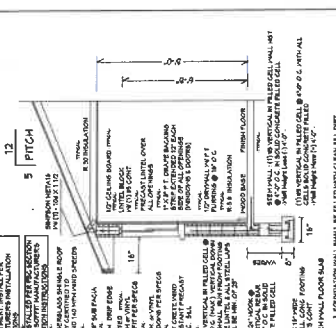
05/03/2021
3 of 3
1100 LIVING
112 FRONT STOOP
1888 TOTAL



NOTE:
1) ALL DIMENSIONS ARE IN FEET AND INCHES.
2) DIMENSIONS ARE SHOWN TO CENTER UNLESS OTHERWISE NOTED.
3) DIMENSIONS ARE SHOWN TO CENTER UNLESS OTHERWISE NOTED.

TRUSS ANCHOR TABLE
TCLL: 200#
TCLL: 100#
BCLL: 100#
BCLL: 100#

TRUSS ANCHOR TABLE
TCLL: 200#
TCLL: 100#
BCLL: 100#
BCLL: 100#



NOTE: BEAM TO BE USED TO VERT. REAR BEAM IS TO BE OPENING THROUGH TRUSS MEMBER. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

1100 LIVING
112 FRONT STOOP
1888 TOTAL

CITY OF LAKELAND
HOUSING & NEIGHBORHOOD DEVELOPMENT
1144 EASTERN AVENUE
LAKELAND, FLORIDA 33853
(813) 634-3104 (M-F) 813-634-3103 (T-F)

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ROOF TO IMPROVED Minimum SPEED
TRUSSES @ 24' O.C.
PITCH = 12/12

EXTERIOR STEINWALL SECTION
STEINWALL SECTION

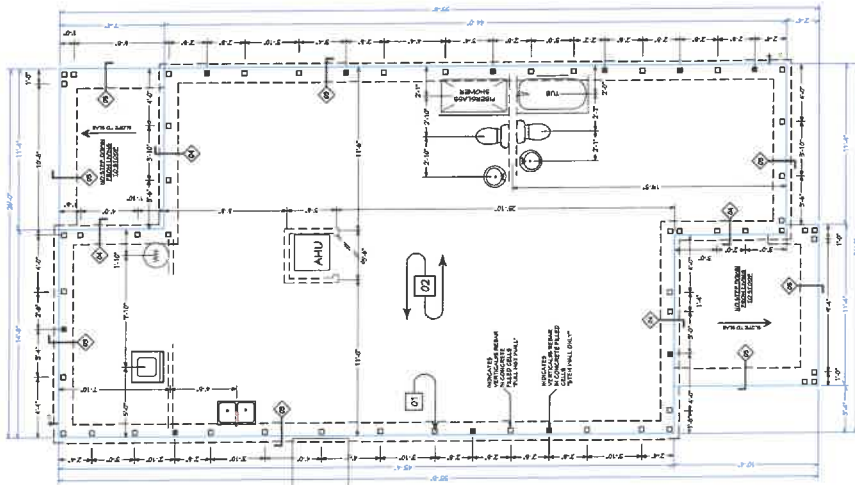
1100 LIVING
112 FRONT STOOP
1888 TOTAL

Digitally signed
by Dan C
Frode

Date: 2021.05.03
11:16:47 -04'00'

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND
VERIFIED BY THE SIGNER'S PRIVATE KEY. THE VERIFICATION
KEY IS CONTAINED WITHIN THIS DOCUMENT. THE SIGNATURE
IS A DIGITAL REPRESENTATION OF THE SIGNER'S HANDWRITING
AND IS NOT A PHYSICAL SIGNATURE. THE SIGNATURE
IS VALID IF THE DOCUMENT HAS NOT BEEN ALTERED SINCE
IT WAS SIGNED. THE SIGNATURE IS VALID IF THE
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SIGNED.

WINDOW AND DOOR DESIGN PRESSURE			
MARK	ZONE	SIZE	ZONE
PY1	3	2'-25" SH	18.8 -23.7
PY2	4	25" SH	20.0 -21.8
PY3	4	11/2 32" SH	21.0 -22.7
PY4	4	25" SH	20.0 -21.8
PY5	4	25" SH	20.0 -21.8
PY6	5	11/2 38" SH	21.0 -28.1
PY7	4	25" SH	21.0 -22.7
D1	5	9'-0" x 6'-0" P.H.	18.8 -23.7
D2	5	9'-0" x 6'-0" P.H.	18.8 -23.7



01 (TYP) VERTICAL REINFORCEMENT:
- ALL INTERIOR AND OUTSIDE CORNERS.
- AT EACH END OF EACH OPENING.
- BEHIND ALL PARTITIONS AND WOODWORK.
- BEHIND ALL MASONRY WALLS.
- BEHIND ALL EXTERIOR WALLS.
- BEHIND ALL BALCONY SLABS.
- BEHIND ALL CONCRETE MASONRY 3000 PSI.
- BEHIND ALL MASONRY 3000 PSI.

(TYP) DO NOT REINFORCE:
- IN STANDARD & DESIGREE HOOR.
- WHERE WALLS MEET AT INTERSECTIONS.
- WHERE WALLS MEET AT ANGLES.
- WHERE WALLS MEET AT 90 DEGREE.
- WHERE WALLS MEET AT 45 DEGREE.
- WHERE WALLS MEET AT 135 DEGREE.
- WHERE WALLS MEET AT 225 DEGREE.
- WHERE WALLS MEET AT 315 DEGREE.
- WHERE WALLS MEET AT 45 DEGREE.
- WHERE WALLS MEET AT 135 DEGREE.
- WHERE WALLS MEET AT 225 DEGREE.
- WHERE WALLS MEET AT 315 DEGREE.

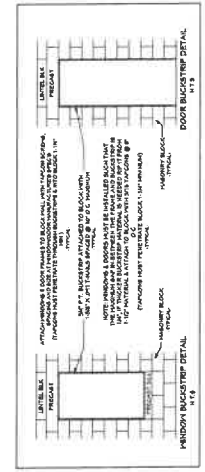
(TYP) 5# REINFORCEMENT SHALL BE PLACED AT MINIMUM OF 2# FOOTING DOWN:
- REINFORCEMENT SHALL BE PLACED AT MINIMUM OF 2# FOOTING DOWN.
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03 FOOTER DETAIL

(1) 8# 1/2" VERTICAL REINFORCEMENT SHALL BE PLACED AT MINIMUM OF 2# FOOTING DOWN.
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04 FOOTER DETAIL

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ALL PRODUCTS AND MATERIALS TO BE USED IN THIS PROJECT ARE TO BE COMPLIED WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE CITY OF LAKELAND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAKELAND AND THE FLORIDA DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAKELAND AND THE FLORIDA DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAKELAND AND THE FLORIDA DEPARTMENT OF TRANSPORTATION.

CITY OF LAKELAND
DEPARTMENT OF ENGINEERING AND CONSTRUCTION
1001 MARKET LANE, SUITE 100
LAKELAND, FLORIDA 34885
(888) 853-2244
FAX (888) 853-2244
www.cityoflakeland.com

FOUNDATION, FLOOR PLAN
ROSETTA
POLK COUNTY, FLORIDA
FRONT SToop LEVEL

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE
STRUCTURAL REQUIREMENTS OF THE FLORIDA BUILDING CODE AND
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SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS
AND APPROVALS FROM THE CITY OF LAKELAND AND THE
FLORIDA DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR
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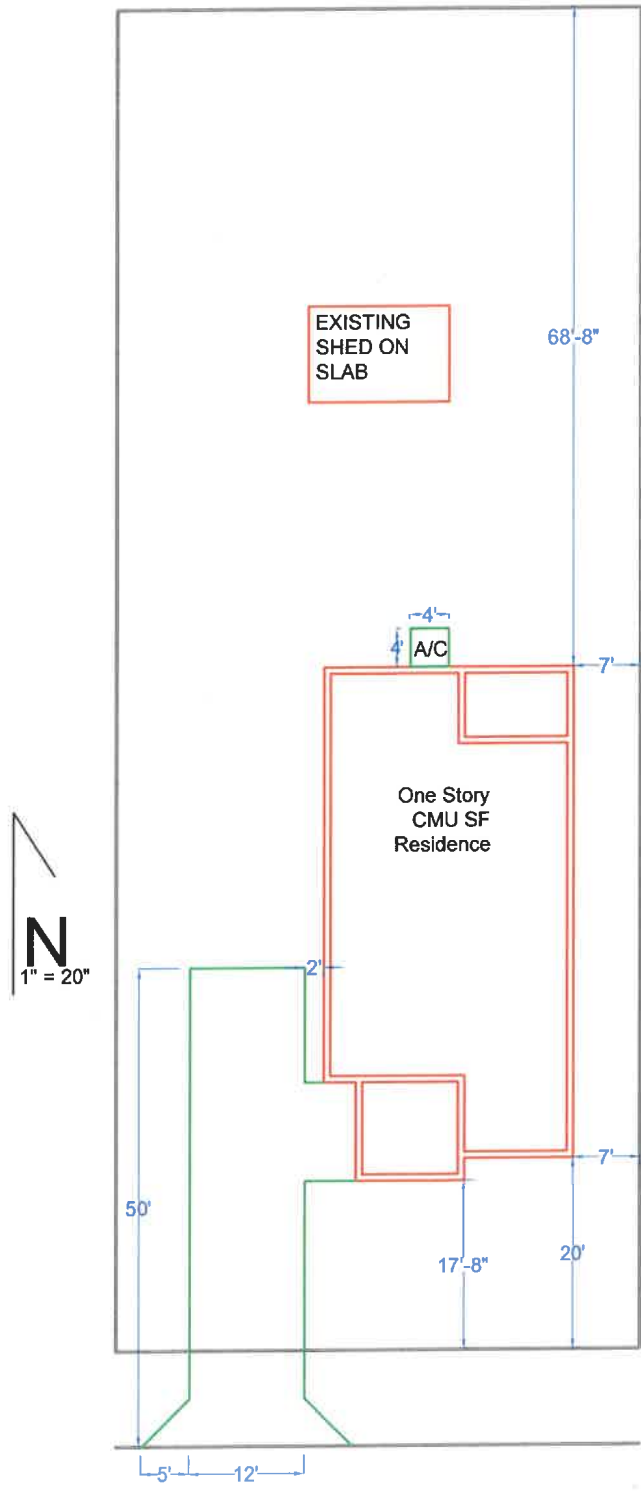
05/01/2021

ANGLED HATCH: C.B.S. WALL @ 4" BEARING
FLOOR PLAN: 1/4" = 1'-0"

115 LIVING STOOP
85 BACK STOOP
185 TOTAL

2 of 3

FOUNDATION: 1/4" = 1'-0"



607 Adams St