



City of Joliet, Neighborhood Services
150 W. Jefferson St., Joliet, IL 60432-4156
815/724-4096 Fax 815/724-4118

Detailed Specifications, Material Specification
& Construction Allowance for New Construction

All listed material to be selected by owner.

Building Notes: Home shall be built with full basement and include all appliances as listed below; one (1) phone jack in the kitchen; and one (1) cable TV jack in the living room. All work to be done as indicated in the Construction Performance Manual and local code unless otherwise noted below. Where costs are listed, they are for material only. They DO NOT include installation unless specifically noted.

Carpentry:

Walls: All exterior walls to be plywood sheathing; all penetrations through shell sealed with caulk or foam; seal drywall to framing members on exterior walls; caulk base of drywall to subfloor.

Roofing: Certain Teed Corporation Model Landmark.
GAF-Elk Corporation of America Model Timberline.
Owens Corning Fiberglas Corp. Model Oakridge.

Vinyl Siding: **ALL SIDING IS .044 inch**
Mastic Brand Carvedwood Series
CertainTeed Brand Classic or Wolverine Restoration Smooth Series
Napco Brand American Herald Series
Royal Brand Journeymen Select Series.

Exterior Trim: Aluminum Soffit/Fascia; Fypon Crown mould MLD452-12
Trim detail for porch posts - Fypon bracket BKT10X12

Gutters &

Downspouts: Aluminum 5" K style seamless gutters with baked enamel finish.

Interior Trim: Colonial style, prefinished.

Doors:

Front Entry: Pella, Jeld-Wen, Therma-Tru or approved equal. 24 gauge minimum thickness. Metal clad six panel, includes lockset, dead bolt and light., See section for detail.

Service: Metal clad flush, includes lockset and dead bolt.

Front Storm: Larson Product, 349 Series.
Anderson Product, 4000 Series
Emco Product, Contemporary Series.

Interior: Paneled prefinished composition.

Hardware: *Schlage* "Georgian" or "Plymouth"; *Kwikset* "Valiant" or "Polo"

Windows: *Jeld Wen Builders Vinyl* or *ROW Plastmo* single-hung windows with screens and colonial style grills, low-E glass; drywall returns.

Cabinets: Group 1 Custom, *Merillat*, or *HomeCrest*.

Countertop: One piece Custom laminate with 4" backsplash.

Sheetgoods: *Mannington Bronze Series* VEGA II or OMNIA Style.

Carpet: *Cabin Crafts* Carpet by **Shaw Industries**, TOWER PLACE Style, installed with rebond pad.

Electrical:

Fixtures: Progress, Minka, Cordelia, or approved equal.

Exterior: Energy Star Compliant.

Ceiling: Energy Star Compliant, two lights per fixture.

Closet: Any brand UL approved ceiling fixture with globe.

Plumbing:

Faucets:

Kitchen: Single lever with spray; *Delta, Moen, Peerless, or Kohler*.

Bath/Shower: Single lever; *Delta, Moen, Peerless, or Kohler*.

Toilet: *American Standard, Eljer, or approved equal*; white, with seat and all fixtures.

Tub/Shower: *American Standard* one-piece white fiberglass, or approved equal.

Mechanical: **SEE SECTION FOR SPECIFIC DETAILS**

Furnace: Sealed combustion/direct vent 90% AFUE with 4-ton blower. Returns in each bedroom and living space.

A/C: 30,000 BTU Condenser, 36,000 BTU Cooling Coil, minimum SEER 14

Water Heater: Sealed combustion/direct vent 88% EF central water heater w/fiberglass water heater blanket.

Ventilation: *Broan Ultra Silent QTRE100S* or *Panasonic WhisperFit-Lite FV-09VFL1* or equivalent. Minimum 75 CFM at 0.25 inches of static pressure exhaust fans in all bathrooms with some rating no higher than 1.5 minimum 150 CFM exhaust fan in kitchen all fans vented directly to the outside.

Duct Sealing: All duct joints sealed with duct mastic.

Appliances: Refrigerator, Range, Dishwasher, Washer, Dryer:

Whirlpool Corporation and its related companies (Amana, Estate, Gladiator, Jenn-Air, KitchenAid, Magic Chef, Insigniance, Maytag, and Roper).

Range Hood: Broan

Food Disposal: In-Sink-Erator

SEE SPECIFICATIONS FOR MODEL NUMBERS

Excavation and Grading: Contractors will note that because these sites are generally previous demolitions, work shall include the removal of all excavated debris and providing new clean material to the site for backfilling and rough grading. See Performance Manual for specific instructions.

Site Preparation: Bid to include the installation of sewer and water from city main and the inclusion of water meter costs. They shall also include fees for all necessary permits as required by local code. Bid will also include any clearing of trees or other debris from the site.

Patio: The home to include a twelve (12) foot by ten (10) foot concrete patio adjacent to the rear egress door (not shown on original plans). Patio shall be 12'-0" x 10'-0" x 4" concrete slab with 6' X 6" wire mesh on 6" compacted fill, doveled into foundation wall where abutting and sloped away from foundation.

Apron: Driveway aprons and curb cuts are to be as marked in the filed New aprons shall flair out at curb 2 feet on each side of driveway.

Driveway: Bid shall include installation of 20-foot wide asphalt driveway.

Landscaping:

Provide and install four (4) inches compacted topsoil to lot.

- 1) Provide and install sod to front, rear & side yards. Sod shall be nursery grown, fresh cut, free of noxious weeds and seeds, and well rooted. Sod shall be at least one (1) inch uniform thickness. Type shall be best quality Kentucky Blue Grass or approved equal. Fertilizer shall be commercial type known as **10-6-4**. When the soil has the proper moisture content, spread fertilizer over prepared area to be covered, and rake it into the soil. Sod shall be installed in a regular pattern starting at the base of any slopes and paralleling any contours. Strips shall be tightly butted and end joints shall be staggered. Sections shall be heavily watered following placement and again when the entire installation is completed. A few days after installation, the sod shall be rolled lightly and again watered thoroughly.
- 2) Provide and install landscape package as required in specifications.
- 3) Sod any parkway areas affected by the installation or removal of material or equipment in the manner indicated above.

Plan Notes & Alterations: Furnace and water heater shall be located in the basement of plans with basements. All attics shall have one switched fixture. Garage door header size – Trus Joist MacMillan Parallam - 5¼” x 11 7/8”, verify with building department.