

EXHIBIT B: HOUSING SPECIFIC DESIGN AND CONSTRUCTION GUIDELINES AND STANDARDS

All required permits shall be applied for and obtained with the appropriate Federal, State, and local jurisdiction – including the University who will act as permitting official for all building permit issuance associate with work on University property.

PROJECT DESCRIPTION

- Architectural
 - Florida Building Code
 - ADA Accessibility
 - Non-combustible construction: Type I or Type II
 - Acceptable materials: precast or cast-in-place concrete, prefabricated metal panel, structural metals, glass and metal storefront
 - The project shall meet Florida's SREF standards.
- Structural
 - Florida Building Code
 - Risk factor III – 150 MPH wind load
- MEP
 - Florida Mechanical, Electrical, Plumbing and Gas Codes
 - ASHRAE 90
 - NFPA 13 fire sprinkler system, and Florida Fire Prevention Code
 - NFPA 70 (NEC) - with standby generator
 - Utilities requiring permits/approval:
 1. Storm water – SWFWMD and the University
 2. Sanitary Sewer – FDEP, City of Lakeland and the University
 3. Domestic Water – FDEP, Polk County Department of Health, and the University
 4. Irrigation Water – SWFWMD, City of Auburndale and the University
 5. Gas – Florida Utilities/Central Florida Gas
 6. Electric – TECO
 7. Building Management Systems compatible with current University systems

01 Division – General Requirements

- Florida Building Code administration program will govern all construction.
- Meet or exceed all requirements of the ADA guidelines.
- Maintenance housekeeping space requirements to be coordinated with the University.
- Community spaces to be coordinated with the University.
- Submittals, RFI's, shop drawings are to be coordinated with the University for review/approval.

02 Division – Site

- All utility/irrigation/storm connections are to be made at existing locations.

- Landscaping/Irrigation will be determined in coordination with the University.
- Bicycle racks to be in accordance with University standards.
- Site lighting will match the existing University lights.

03 Division - Concrete

- Concrete – in accordance with ACI standards and testing.
- Minimum 3,000 PSI.

04 Division - Masonry

- In accordance with ASTM guidelines.

05 Division - Metals

- In accordance with AISC structural metal framing - 50 KSI.
- Light gauge metal framing – minimum 22 gauge metal studs
- Light gauge metal framing – maximum 16" o.c.

06 Division – Wood and Plastics

- In accordance with AWI for custom casework – custom grade.
 - Particle board is not allowed.

07 Division – Thermal and Moisture Protection

- In accordance with all applicable codes, and the State University System standard "Practice for Roofing Systems".

08 Division – Door, Windows and Hardware

- All hardware is to be equal to, and have the ability to, function as Sargent hardware (multi-Class RP40).
- Provide conduit for future door opening devices (entrance doors).
- Per Florida Building Code, all storefront/entry glass is to be safety glazing.

09 Division - Finishes

- Flooring
 - Carpet is to be carpet squares in bedrooms and public areas.
 - Bathrooms are to be ceramic or porcelain tile.
 - Utility/janitor/maintenance closets are to be clear sealed concrete.
- Walls
 - Gypsum board walls to be 5/8" type "X".
 - Tile Walls: wet areas are to have concrete backer board for wall tile.
 - Exposed masonry walls are to have tooled/struck joints.
- Ceilings
 - Suspended acoustical tile maximum 24"x24" grid.
 - Gypsum board ceilings: to be minimum 1/2", 5/8" type "X" where required.
- Paint

- General - all walls are to minimum satin finish (1 coat primer, 2 coats finish).
- Public space walls are to be minimum semi-gloss finish (1 coat primer, 2 coats finish).

10 Division - Specialties

- Specialties and toilet accessories will be determined in coordination with the University.

11 Division – Appliances and Equipment

- Appliances/equipment will be determined in coordination with the University.

12 Division – Furniture and Furnishings

- Furniture, style, and manufacture will be determined in coordination with the University.
- All windows to have window treatments.

13 Division – Special Construction

- Not Used

14 Division - Elevators

- Elevators are required; to be in conformance the Florida Elevator Code.
- Current University Basis of Design is Kone Elevators. Substitutions require University review/approval.

22 & 23 Division – Plumbing and Mechanical Systems

- HVAC must be chilled water cooling system.
- Heating hot water, and domestic hot water provided by a gas fired boiler system.
- BTU Meters are to be installed, and compatible with University's remote monitoring (refer to Division 27).

26 Division - Electrical

- All electrical in accordance with National Electric Code (NEC).
 - REF - Type I, or Type II Construction.
 - Note - all wiring to be in metal conduit, or MC Cable as permitted.

27 Division - Security and Communications

- Security
 - Cameras - product data (type), and locations, must be approved by the University prior to install.
 - All entrance doors, front desk, corridors, elevators, and common areas are to have security cameras.
 - All entrances, elevators, and tenant space separation, are to be card access compatible with the University systems (see Division 8).
- All building control and building systems (HVAC, electric metering, plumbing metering, fire, etc.) are to be integrated with University's remote monitoring.

- All phone, data will be determined in coordination with the University.
 - Minimum CAT 6 cabling.
- Distributed antennae system is required, and must be compatible with the University's existing master system.
- All IT/AV standards will be designed in coordination with the University's Information Technology department.