

BOSS & MENNIE

LUXURY HOME BUILDERS

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BUILDING SPECIFICATIONS

Property Address: 34 Adalia Ave. Tampa, FL 33606
 Owner (s): TBD
 Construction Plans Dated: 4/14/2023
 Supplement To Contract: N/A
 General Description: New Custom 3-story Home. 7,066 sq. ft conditioned space. 14341 sq. ft. including garage and balconies.

GENERAL CONDITIONS

The following document outlines the major components and specifications for the construction of your new home. All work will be in accordance to the agreed construction plans, specifications and contract. All work will be executed in a professional and workmanlike manner, meeting or exceeding industry standards and local building codes. Unless otherwise noted, the following are the general specifications for your new home and what is included in your home package.

General Items Included		
Construction ready plan set	Sealed set of construction documents for obtaining all building permits. Includes 3D design services.	Included
Permit & Impact Fees	All permit and impact fees for the construction of the home.	Included
Permitting	Contractor to apply and obtain permits.	Included
Hurricane and FL Building Code	All applicable building components will meet or exceed all FL building code minimum requirements for hurricane, wind, safety, etc.	Included
Energy Calculations	Energy calculations performed for permitting.	Included
Surveys	All surveys as needed for the construction and obtaining the final Certificate of Occupancy are included.	Included
Insurance	Complete insurance coverages are provided by Contractor, including worker's compensation, general liability and Contractor's risk policies (Builder's Risk)	Included
Interior Design	Interior design services for selection of custom fixtures and finishes.	Included
Erosion Control	Silt fence installation for erosion control during construction with tree barricade, if applicable.	Included
Jobsite Utilities	Temp power and water during construction.	Included
Electrical Service - Perm	Underground power service connection (no overhead wires). 400 amp service included.	Included
Gas Service	Contractor to provide all piping from meter to fixtures, service / meter by gas provider.	Included
Water & Sewer	Contractor to connect new home to City water and sewer.	Included
Waste Hauling	Construction waste removal and disposal, including portable sanitation services.	Included
Project management/supervision	Online job portal, job supervision and project management.	Included
Warranty	Includes 10 year structural warranty with 2 years on systems and 1 year on craftsmanship via HBW210.	Included

Shell Construction

Site Prep & Grading	Scrape and general grading.	Included
Backfill & Compaction	Building pad w/ compaction.	Included
Deep Pile Foundation	Concrete encased timber pilings driven to approx. 30-45 feet below grade for structural stability per geotech requirements.	Included
Concrete & Masonry	Concrete garage floor slab. Masonry (block) exterior walls where walls are stacked over masonry walls below. Garage, 2nd and 3rd floors to be masonry, refer to plans.	Included
Termite Protection	Termite pre-treat and final treat.	Included
Concrete Floors	2nd floor front porch and rear balcony to be cast in place concrete decking for maximum weather resistance.	Included
Floor and Roof - framing materials	2nd, 3rd and penthouse levels to be wood framed floor system with engineered joists and/or trusses, unless otherwise noted.	Included
Framing - Labor & Materials	Includes all framing such as ledgers, trusses, walls, roof sheathing, strapping, etc. per final structural plans.	Included

Exterior Finishes

Roofing	Commercial grade membrane system for all exterior porches, balconies and rooftops.	Included
Windows & Exterior Doors	Hurricane resistant / Impact rated window package with Low E Glass. Kolbe & Kolbe Forgent Series windows and sliders, or comparable. Refer to plans for door and window schedules. Eurowall / ES brand sliding glass doors systems, or comparable.	Included
Siding	Sand stucco finish with architectural accents and trim, per plans. See allowance table for exterior accent cladding allowance.	Included
Railings - Exterior	All exterior railings and handrails to be powder coated aluminum system with stainless horizontal cable/tube in-fill.	Included
Painting - Exterior	Sherwin Williams Loxon masonry primer with Resilience Satin top coatings, or comparable, for all painted exterior surfaces.	Included
Gutters & downspouts	Gutters and downspouts included for rooftop drainage. Scuppers will be included where necessary.	Included
Drainage	All water from structure to be divereted to underground drainage / away from building foundation vi a underground drainage and/or splash blocks, per drainage plans.	Included
Exterior Trim	Stucco returns to all windows and doors, per plans.	Included

Specialty Trades

HVAC	4 zone system with quality Carrier, or comparable, units w/ smart thermostats.	Included
Plumbing	PEX plumbing supply system with PVC drain and vent. Up to 9 hose bibs. See allowances for plumbing fixture allowance.	Included
Gas	Two tankless gas water heaters, with recirculation loops for quicker heating response time. Includes gas connections for cooktop, up to three fireplaces, BBQ, two water heaters, dryer and pool heater.	Included
Electrical	Electrical rough-in and fixture set, includes recessed cans per final lighting plan. See allowances for lighting fixtures. All recessed cans to be LED bulbs.	Included
Elevator	4-stop elevator with glass cab included in allowance categories, see allowance table.	Included
Low voltage	Complete pre-wire included for A/V, data, and security. Includes technology closet for centralized connections and equipment.	Included
Insulation	Spray foam insulation underside of roof decking. All exterior masonry walls foil/paper over 3/4" firing. Any exterior framed walls to be spray foam. Includes sound batts between interior bedroom and bath walls for added privacy.	Included
Drywall	Smooth drywall finish on walls and ceilings. Square corner treatment. Drywall returns on all windows and sliding glass doors.	Included

Interior Finishes

Interior millwork	All interior doors to be 8-foot with solid core. Includes wood casing on all doors and windows. Baseboards to be 1x6 flat profile. Door casing to be 1x4 flat profile. Ceiling details as shown on plans, where applicable.	Included
Cabinets	All cabinets and built-ins to be included in the allowance category, see below.	Included
Closets	All closets and pantry to be included in the closet allowance category, see below.	Included
Stairs / Interior Railings	All interior stairs to be mono steel stringer with open risers and approx. 4" thick black, painted wood treads. Interior railings to be black painted newel posts with black painted top rail. Stainless steel tube/cable horizontal baluster system on stairs.	Included
Painting - Interior	All walls to be leveled with high quality RuCoat primer, or comparable, and includes flat finished walls and ceilings in designer's choice of colors. All millwork to be painted satin finish.	Included
Shower Glass & Mirrors	All shower glass, doors and bath mirrors to be covered under the allowance category, see below. Allowance provides for 3/8" thick frameless style shower glass and doors for all baths. Includes all vanity mirrors.	Included
Flooring - Installation	High quality flooring installation for all interior areas as well as exterior porches, balconies and lanai. Mud set installation, if desired, is additional. Rooftop artificial turf is not covered under installation of flooring.	Included
Tile Walls - Installation	Tile installation for all wet areas and kitchen backsplash has been included. Wet areas to be tiled to 10'-0" height. Includes tiled shower niches/shelves for each shower.	Included

Allowances

Appliances ²	All appliances included in category, including wine refrigerator(s), BBQ grill, laundry, exhaust hoods and all other major appliances.	\$85,000
Cabinets ²	Kitchen, baths, laundry, outdoor kitchen, bar cabinets.	\$150,000
Ceiling Exteriors ²	Exterior decorative wood ceilings / overhangs / soffits. Labor and materials included.	\$15,000
Closets ²	Includes all bedroom closets, hall closets, linen closets, pantry shelving, etc. All areas estimated to be built-in closet systems. Labor and materials included.	\$35,000
Countertops ²	All countertops throughout, including kitchen, baths, bar, laundry, outdoor kitchen, backsplashes, etc. Labor and materials included. Shower benches, curbs, or shelves are covered under the countertop allowance category.	\$40,000
Door Hardware ¹	Owner's choice for interior door hardware and specialty door hardware. Installation is included under general construction costs. Non-standard hardware choices may incur additional installation costs, if selected.	\$7,500
Driveway ²	Allowance includes all labor and materials for driveway, including base, compaction, sand and driveway sleeving. Finish is estimated to be a concrete, arranged in square/rectangular segments with artificial turf installed between slabs.	\$15,000
Electrical Fixtures ¹	Allowance category includes all lights and fan fixtures. All LED recessed lighting is covered under the Contractor's general construction costs. Oversized / difficult fixtures may incur additional labor charges.	\$20,000
Elevator ¹	Allowance covers all materials and installation of elevator.	\$75,000
Exterior Accent Cladding ²	Exterior wood, faux wood, or tile/stone specialty cladding to be installed as shown on elevations. Allowance covers labor and materials.	\$25,000
Fencing / Gates ²	Automated front entry gate and fence along front property line.	\$35,000
Fireplace ²	Refer to plans for fireplace locations. Fireplace allowance includes fixture and surrounds. Labor and installation included.	\$10,000
Flooring Materials ¹	Allowance category includes: interior, exterior porches/lanai and garage. \$6.00 per sq. ft. for 12,427 total square feet is included. Installation is included under the Contractor's general construction costs. Sq. Ft. does not cover rooftop artificial turf.	\$74,562
Front Door ²	Large custom front door is included in allowance category. Front door to be approved for FL Hurricane code requirements.	\$15,000
Garage Doors ²	Includes door and opener for overhead garage doors. Labor and materials.	\$15,000
Landscaping ²	Landscaping package to include irrigation system, trees, shrubs, sod and any exterior landscape lighting.	\$55,000
Plumbing Fixtures ¹	Allowance category includes all plumbing fixtures & accessories such as sinks, tubs, faucets, shower valves, toilets & bath accessories such as towel bars. Installation is included under the Contractor's general construction costs.	\$35,000
Pool & Spa + Decking ²	Pool package allowance includes pool, spa and pool decking. Final pool design coordinated with pool subcontractor.	\$145,000
Shower Glass & Mirrors ²	All shower glass and bath mirrors to be covered under the allowance category. Allowance provides for 3/8" thick frameless style shower glass and doors for all baths.	\$15,000
Tile Walls ¹	Allowance includes all wall tile and specialty wall finishes, including shower walls, tub walls, wall backsplashes and decorative walls, if applicable.	\$20,000

NOTES:

¹ Allowance applies to the total delivered cost to the builder, including taxes. Installation is included in the general construction costs.

² Allowance applies to the total delivered cost to the builder, including taxes and includes installation costs.

Not Included

Seawall	Seawall has NOT been included, however, we can provide pricing, upon request, via a 3rd party seawall subcontractor. Note: Depending on pool design, the seawall may require additional work. Contractor does not warranty seawall.	\$0
Additional Items Not Included	Furniture or accessories. Window Treatments. Faux finishes, unless otherwise noted. TVs or A/V equipment, unless otherwise noted.	\$0