

Completed 620 Square Foot Two Bedroom Home Design Costs



Submitted by
Submitted on
To be approved by
Status

Architect
September 19, 2014
Homeowner
Approved

Below is a budget from a completed project that includes high quality but modest finishes throughout. This is not an estimate or a bid for any particular project but a guide for anyone considering building a guest house or backyard cottage. This is based on a completed project and is a comprehensive list that includes all soft costs such as architecture, permitting, engineering and construction. Your final cost will increase or decrease depending on decisions that you make. New Avenue's designers and builders can work with you refine these costs to meet both your budget and choices of finishes.

\$ Budgeted	Estimated Hours
\$37,089.00	60.00

Phase I: Project Programming and Research	\$ Budgeted	Estimated Hours	Note
Pre-Design			
City Planning Research and Permit Schedule Report	1,500.00		Architect will verify what the city codes will allow.
Architect/Client Meetings and Correspondence	500.00		This will be either in person, on the timeline or by phone.
Create and Review Initial Budget	500.00		NAH will provide the best possible initial budget.
Printing and Document Fees			
Other			
Custom			
Reimbursement			

Phase II: Architectural Schematic Design	\$ Budgeted	Estimated Hours	Note
Initial Design			
Code Research			
As-Built Drawings and Site Assessment: Slope, Access			
Coordination of Surveyor by Architect			
Surveyor	2387.00		Initial \$1,000 deposit, balance of \$1,387.50 is balance for setting offset markers and corner record.
Jumpstart Architectural Schemes A1, A2, and A3	4300.00	30.00	Roughly 30 hours
Verification with City Planning - In Person Meeting with Architect and City Planner			
Schematic Designs B and C			
Site Plan			
3-D Massing Model			
General Contractor - Design and Schematic Budget Review			
Architect Discussion - Budget Review and Agreement			
Creation and Submittal of Planning Review Documents			
City Fee: Planning Permit Fees	2527.00		Average is \$2,000 (\$2,327 to city, \$200 to parking survey)
Printing and Document Fees			
Architect/Client Meetings and Correspondence			
Other			
Custom			
Reimbursement			

Phase III: Design Development and Details	\$ Budgeted	Estimated Hours	Note
Feature and Detail Selections			
Structural, Mechanical, Plumbing, Heating, Cooling and Electrical Systems Integration			
Furniture, Fixures and Equipment Recommendations	5200.00		
Printing and Document Fees			
Architect/Client Meetings and Correspondence			
Other			

Custom			
Reimbursement			

Phase IV: Construction Documents and Building Permits	\$ Budgeted	Estimated Hours	Note
Reports and Documentation			
Construction Documents	6500.00		
Civil Engineering			
Structural Engineering	2500.00		
Professional Consultant Coordination			
Arborist Report			
Hydrology and Drainage Report			
Recycling Waste Diversion Plan			
Energy Efficiency Report			
Green Consultant and HERS Rating			
Hazardous Materials Report			
Geotechnical Report			
Sewer Lateral Inspection			
Responses to City's Plan Check Comments and Submittals			
Plan Check Services			
Printing and Document Fees	183.00		
Architect/Client Meetings and Correspondence			
City Building Permit Fees and Impact Fees			
Completion and Submittal of Building Permits			
City Fees: Building Permit Plan Check Fee	1344.64		\$1,344.64 is for the "Plan Check Fees" charged by the city
City Fee: Building Permits	5097.36		additional fees for MEP will be charged at time of pickup
City Fee: Mechanical, Electrical, and Plumbing Permits			
City and County Impact Fees			
Sewer or Public Works Fee			
School Fee			
Fire Department Plan Check			
Water Fee			
Other Fees			
Custom			
Custom			
Reimbursement			

Phase V: Construction	\$ Budgeted	Estimated Hours	Note
Design Proposal Estimate			
Architectural Construction Administration	4550.00	30.00	Not to exceed estimate, 30 hours

Foundation and Concrete		
Foundation	11200.00	Form and Pour (n) Slab (include landing at Front Door), Termite Pretreatment, R-5 rigid insulation, Rough Plumbing, Electrical to be located, Radiant PEX piping and Vapor Barrier (15mil STEGO vapor barrier) 620 sf +/- (1 roll+joint tape) See 5/S8.1
Thermal and Moisture Protection of Foundation		
Site Concrete		
Sidewalk work	5900.00	TBD per landscape architect, assume 200 sf walkway to ADU
Patio		
Retaining Walls		
Driveway		
Prime Contractor Supervision	520.00	
Framing and Carpentry		
Rough Carpentry	8200.00	Framing lumber, Framing hardware, sill plates, exterior walls, interior walls, roof, wall sheathing, roof sheathing, misc blocking per structural plans - add alternate for FSC lumber
Hardware and Framing Material	5200.00	Per structural plans
Entry Roof or Trellis	1440.00	Material and Labor
Rough Ladder or Stair Framing		
Finish Carpentry	4400.00	Trim carpentry labor
Exterior Window and Door Trim	360.00	Paint grade with sill that extends beyond trim
Wood Door and Window Casings	300.00	Material
Specialty Ladders, Finish Stairs and Railings		
Wood Stops, Stools, and Sills	300.00	Material
Wood Base and Shoe Moldings	300.00	Material
Wood Fasciae and Soffits	3580.00	\$500.00 Material +\$3080.00 Labor
Interior trim		
Fasteners		
Prime Contractor Supervision	1320.00	
Insulation and Moisture Protection		
Thermal Insulation	1800.00	fiberglass batts
Damp proofing and Waterproofing	3665.00	15 mill barrier and insulation below slab is \$1,550. Insulation around perimeter is an additoinal \$1,200: \$915 for Waterproofing of shower/bath
Waterproofing of Shower/Bath		
Weather Barriers	450.00	
Roof Shingles, Shakes, Metal	4320.00	50 yr Composite shingle - CertainTeed landmark Solaris or approved equivalent
Siding	9540.00	stucco
Sheet Metal Flashings		
Misc. Flashings	350.00	
Manufactured Gutters and Downspouts	1400.00	Aluminum
Fire and Smoke Protection		
Prime Contractor Supervision	880.00	
Windows and Doors		
Interior Doors - Doors	2624.00	\$2000 for all interior doors,paint grade; shaker style (white), \$624 Door installation labor only
Interior Doors - Hardware	330.00	
Interior Doors - Install Doors	420.00	
Interior Doors - Install Hardware		
Exterior Doors - Doors	1000.00	
Exterior Doors - Hardware	150.00	
Exterior Doors - Install Doors		
Exterior Doors - Install Hardware	100.00	
Windows	4150.00	Milgard Fiberglass Casement, no grids - typical all windows. See window schedule for all openings
Roof Windows, Skylights and SunTunnels	975.00	Velux manual operation, no shades: Velux TMR-014 w/Light

Window Hardware		
Window Flashings		
Installation of Windows		
Garage Door		
Prime Contractor Supervision	1320.00	
Finishes		
Drywall	6300.00	Gypsum - smooth finish typ
Flooring	8000.00	Bamboo glue down
Exterior Painting	2550.00	2-Colors Eves/Rafters/Trim
Interior Painting	3950.00	2 color -antique white
Staining and Transparent Finishing	650.00	Sill and custom cabinets (cabinet finishes not included here. Wood sills only.)
Schedules for Storage Specialties		
Toilet, Bath, and Laundry Accessories	600.00	OPCI -Toilet - Toto- 1 piece-Model No: MS604114CEFG
Tub and Shower Doors	1050.00	Glass shower wall on two sides
Mirrors		
Closet and Utility Shelving		
Kitchen Cabinets	1500.00	Custom full height cabinet to match at the wall side of the island
Bath Cabinets	780.00	Custom cabinet allowance. 9/27/13 credit because purchased by owner; \$180 for Bath Furnishings
Other Cabinets		
Cabinet and Drawer Hardware	455.00	Purchased By Owner and installed by contractor; Price shown is for installation only
Cabinet Installation	1950.00	1950 for Kitchen Cabinet
Countertops	1750.00	butcher block
Tile Installation	3500.00	Labor to install three sided shower and bath floor
Tile Wall Materials	800.00	Additional for two custom 12"x18" storage nooks in shower
Tile Trim Materials	750.00	
Tile Base Materials		
Tile Floor Materials		
Tile Nooks and ledges for shampoo, soap etc..		
Tile Trim		
Tile Grout		
Tile Sealer		
Prime Contractor Supervision	1320.00	
Plumbing		
Plumbing: All Rough and Finish Work		
Water Connection to Main Home	10535.00	Per plans, from main house. Does not include upgraded line from street meter/shut off to house. Rough in and trim out of supply (pex), waste (abs) and fixtures. 3/4" Supply from (e) home to new cottage. Includes \$1500.00 allowance included for plumbing fixtures.
Gas Connection to Main Home	3000.00	Gas line, 75' from main home
Sanitary Sewer Pump		No pump included
Sanitary Sewer Lateral Replacement		
Sanitary Sewer		
Plumbing Equipment		
Water Heaters		Dual tankless gas water heater. Typical \$1,200. None, radiant heat includes heat exchanger for both space and water heating.
Lavatories		
Sinks	550.00	Moen
Bathtubs		
Showers	467.50	Flush, roll in shower
Faucets, Supplies, and Trim	600.00	Fixtures provided by owner - kitchen faucet -Kohler Cruette
Fire Sprinklers	4360.00	
Prime Contractor Supervision	880.00	

Heating, Ventilation, and Air Conditioning		
HVAC - Flashing		
HVAC - Ducting		
Ventilation Hoods	260.00	
Vents	200.00	
Fireplaces and Stoves		
Heaters		
Radiant Heating Units	8000.00	\$4k Radian heat system with PEX piping and water heater, \$4k manifold and boiler
Energy Recovery Unit	640.00	
Prime Contractor Supervision	880.00	
Electrical		
Electrical - All Electrical Hardware and Installation	11500.00	Cottage wiring (120A sub panel, phone and cable wiring) Electrical to include rough and trim of cottage. All surface mounted fixtures by owner.
Interior Lights		
Lighting Details		
Exterior Lighting		
Smoke Detection Sensors		
Oven/Stovetop		
Refrigerator	650.00	Appliance installation.
Washer/Dryer		
Prime Contractor Supervision	880.00	
Overhead and Profit		
Overhead and Profit	29740.00	
Other		
Custom		
Reimbursement		

Phase V: Home Improvements and Site Improvements	\$ Budgeted	Note
Additional Work		
Water line	2400.00	New water line, trenching and sidewalk work
Gas line		
Electrical Service		
Foundation		
Electrical service upgrade		
Other		

Phase V: Post Construction	\$ Budgeted	Note
Additional Work		
Landscaping		
Patios		
Drainage		
Grey water		
Other		
Project Summary and Final Invoice		
Grand Opening Party		