

Completed 360 Square Foot One 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
\$34,410.00	55.00

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 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	2500.00		Typically \$2,000-\$3,500 but ranges from \$1,500 to \$5,000.
Jumpstart Architectural Schemes A1, A2, and A3	4160.00		Estimated 32 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	3000.00		
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	3250.00		Estimated between 5 and 30 hours
Printing and Document Fees			
Architect/Client Meetings and Correspondence			
Other			
Custom			

Reimbursement			
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Phase IV: Construction Documents and Building Permits	\$ Budgeted	Estimated Hours	Note
Reports and Documentation			
Construction Documents	5590.00	43.00	Estimated 43 hours
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			Not typically needed. Approx \$2,000 if required.
Sewer Lateral Inspection			
Responses to City's Plan Check Comments and Submittals	1560.00	12.00	Billed hourly, estimated at 12 hours
Plan Check Services			
Printing and Document Fees	750.00		
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			
City Fee: Building Permits	4000.00		
City Fee: Mechanical, Electrical, and Plumbing Permits			
City and County Impact Fees			
Sewer or Public Works Fee			
School Fee	2000.00		Fees assessed by the city for services and may include school, traffic, sidewalk, park, fire, highway and other amenity fees.
Fire Department Plan Check			
Water Fee			
Other Fees			
Custom			
Custom			
Reimbursement			

Phase V: Construction	\$ Budgeted	Estimated Hours	Note
Design Proposal Estimate			
Architectural Construction Administration	2600.00		Revisions, Clarifications, and Modifications

Sidewalk work		
Patio		A paver patio would cost \$400-\$2,500
Retaining Walls		
Driveway	1200.00	
Prime Contractor Supervision		
Framing and Carpentry		
Rough Carpentry	5600.00	All rough carpentry labor
Hardware and Framing Material	4400.00	Material
Entry Roof or Trellis		
Rough Ladder or Stair Framing		
Finish Carpentry		
Exterior Window and Door Trim	680.00	Material and labor
Wood Door and Window Casings	1040.00	Material and labor
Specialty Ladders, Finish Stairs and Railings		
Wood Stops, Stools, and Sills		
Wood Base and Shoe Moldings		
Wood Fasciae and Soffits		
Interior trim		
Fasteners		
Prime Contractor Supervision		
Insulation and Moisture Protection		
Thermal Insulation	1650.00	Fiberglass or sustainable wool insulation
Damp proofing and Waterproofing	890.00	Misc. sealants around windows and doors, foundation
Waterproofing of Shower/Bath		
Weather Barriers	440.00	Tyvek house wrap
Roof Shingles, Shakes, Metal	4225.00	35 year asphalt shingles. A more sustainable and durable metal roof is approximately \$4,000 additional
Siding	5200.00	8" Hardie plank lap siding or stucco
Sheet Metal Flashings		
Misc. Flashings	748.00	
Manufactured Gutters and Downspouts		
Fire and Smoke Protection		
Prime Contractor Supervision	400.00	
Windows and Doors		
Interior Doors - Doors	495.00	Bath, Bedroom closet, Bedroom door,
Interior Doors - Hardware	200.00	PBO - contractor installed
Interior Doors - Install Doors	700.00	
Interior Doors - Install Hardware	150.00	
Exterior Doors - Doors	720.00	
Exterior Doors - Hardware		
Exterior Doors - Install Doors	284.00	
Exterior Doors - Install Hardware	150.00	
Windows	1397.00	Double/Double hung 6-0/5-0 x2, Awning, 2-6/4-0 Double Hung
Roof Windows, Skylights and SunTunnels	275.00	
Window Hardware		
Window Flashings	200.00	
Installation of Windows		
Garage Door		
Prime Contractor Supervision	900.00	
Finishes		
Drywall	4600.00	Smooth drywall throughout home
Flooring	750.00	Concrete Stain
Exterior Painting	2135.00	Materials and Labor for two exterior colors
Interior Painting	3135.00	Materials and Labor for four different interior colors

Staining and Transparent Finishing		
Schedules for Storage Specialties		
Toilet, Bath, and Laundry Accessories		
Tub and Shower Doors		
Mirrors		
Closet and Utility Shelving	105.00	One closet shelf with one rod
Kitchen Cabinets	4000.00	\$1600 for IKEA or Cliqstudio.com cabinets, and \$1500 for assembly; \$900 for installation
Bath Cabinets		
Other Cabinets		
Cabinet and Drawer Hardware	100.00	Purchased By Owner (PBO)
Cabinet Installation		
Countertops	1000.00	Allowance for butcher block material and installation
Tile Installation	2800.00	Labor for all tiling in shower
Tile Wall Materials		Custom tile surround. In shower must meet 7' from finished floor minimum. Must include one nook that is 12" wide and minimum 16" tall (for a Costco shampoo bottle)
Tile Trim Materials		
Tile Base Materials		
Tile Floor Materials	300.00	Materials only
Tile Nooks and ledges for shampoo, soap etc..		
Tile Trim		
Tile Grout		
Tile Sealer		
Prime Contractor Supervision		
Plumbing		
Plumbing: All Rough and Finish Work	5550.00	All piping, utility hookups at main home, installation of fixtures, toilet, sink, sewer and waste pipes, condensate pipe.
Water Connection to Main Home	2200.00	New 2" water line from street to main home to supply fire sprinklers and both homes
Gas Connection to Main Home	3000.00	60' gas connection in trench and upgrade of main home service
Sanitary Sewer Pump		\$2,500 for waste water ejection pump if required
Sanitary Sewer Lateral Replacement		
Sanitary Sewer		
Plumbing Equipment		
Water Heaters	800.00	Gas on demand water heater
Lavatories	400.00	Toto brand \$400 allowance included in plumbing bid
Sinks	725.00	Kohler brand, \$475 allowance for kitchen undermount, \$250 for bathroom sink
Bathtubs		
Showers		Included in tile budget. Shower head must be 6'6" clear above shower/bath floor.
Faucets, Supplies, and Trim	425.00	Kohler faucets, Kitchen allowance of \$225 and bath allowance of \$200
Fire Sprinklers		
Prime Contractor Supervision	950.00	
Heating, Ventilation, and Air Conditioning		
HVAC - Flashing		
HVAC - Ducting	400.00	
Ventilation Hoods	400.00	Microwave/Hood combo. Recirculating
Vents		
Fireplaces and Stoves		
Heaters	3200.00	Gar fireplace, Alternate: Gas wall unit would be \$900.
Radiant Heating Units		
Energy Recovery Unit	450.00	Energy Recovery Ventilator to regulate moisture and air quality
Prime Contractor Supervision	500.00	

Electrical		
Electrical - All Electrical Hardware and Installation	4800.00	Rough wiring throughout walls, service from main home, new sub panel in second unit, and trim out
Interior Lights		
Lighting Details		
Exterior Lighting		
Smoke Detection Sensors		
Oven/Stovetop		
Refrigerator		
Washer/Dryer		
Prime Contractor Supervision	500.00	
Overhead and Profit		
Overhead and Profit	15100.00	
Other		
Custom		
Reimbursement		

Phase V: Home Improvements and Site Improvements	\$ Budgeted	Note
Additional Work		
Water line		
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		