

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	2500.00		Flat fee of \$2,500
Architect/Client Meetings and Correspondence			
Create and Review 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