

Legal Owners:

Mr. & Mrs. Webb

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Team Members:

Project Manager: Michael Liuzzi

Drafter: Troy Ang

Drafter: Vanessa Phathanak

Planner/ Estimator: Kirby Brennan

Zoning Information

Set Backs: 25ft front, 15ft back, and 5ft on sides.

FAR: 3688.167-5217.155

Total Livable Area: 3678.59

Project Description:

- 1.) Two Story Home w/ Tower
- 2.) Spiral Stair case w/ slide
- 3.) Webb Single Family Home
- 4.) Balcony in Front
- 5.) Contemporary Styled Home

Physical Address: 919 Ocean Blvd, Coronado, CA 92118

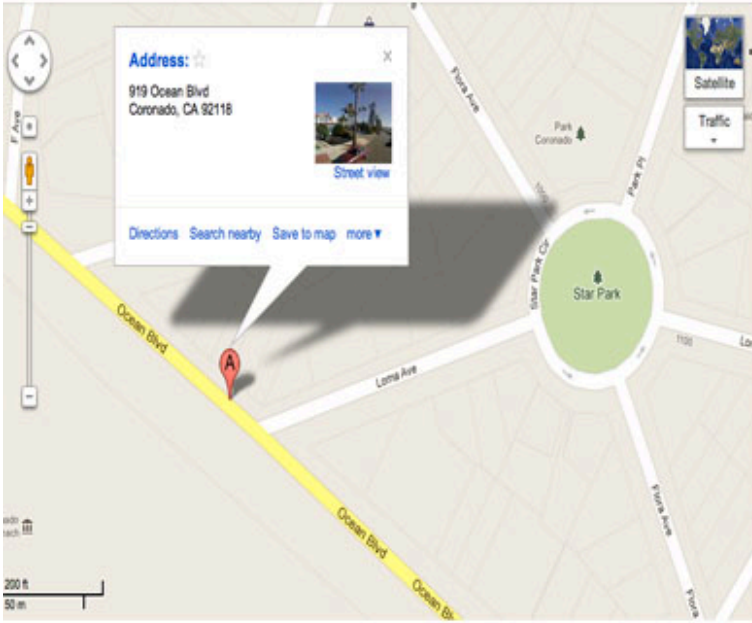


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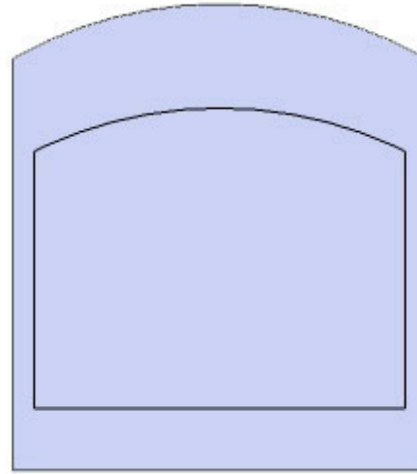
Created By: Vanessa Phathanak

Residence of: Mrs. Webb and
Mr. Webb

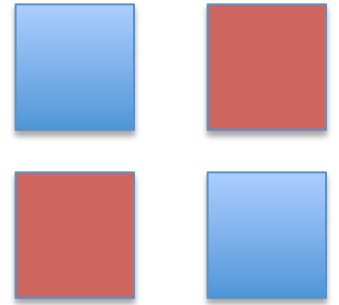
A-1
Title Page



Vicinity Map



Site Plan

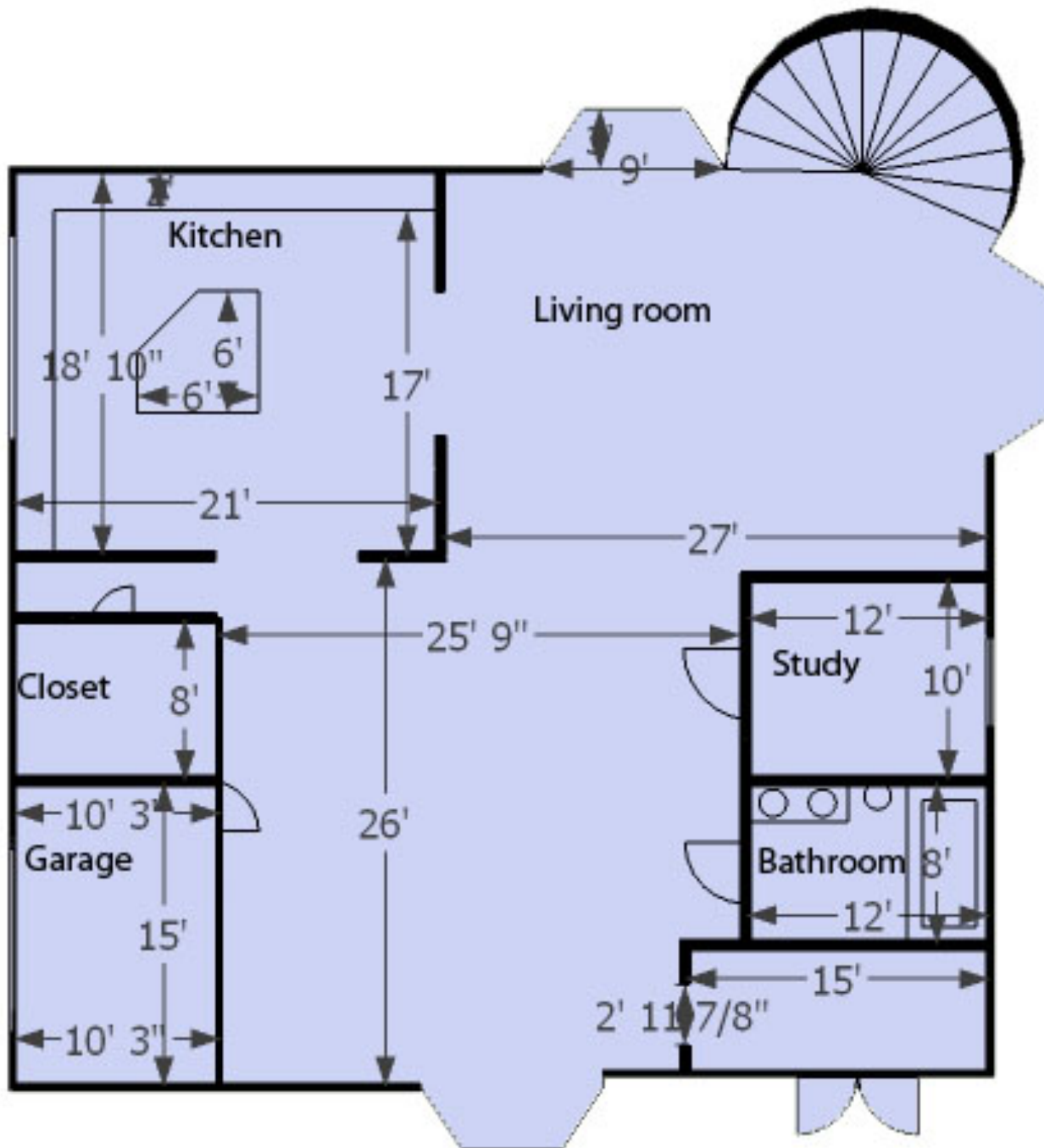


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A-2
Site Plan/Vicinity Map

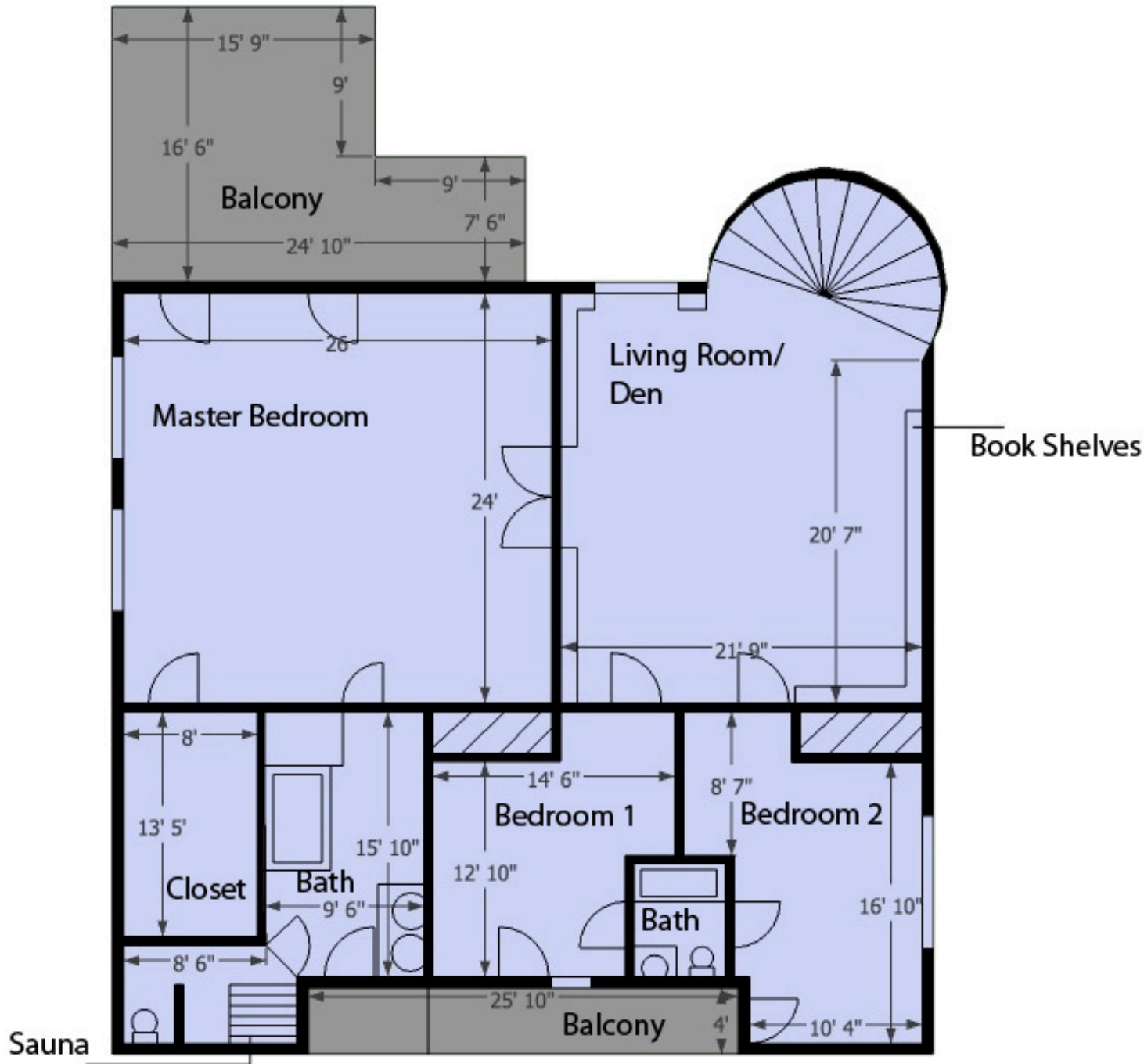


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A-3
 First Floor



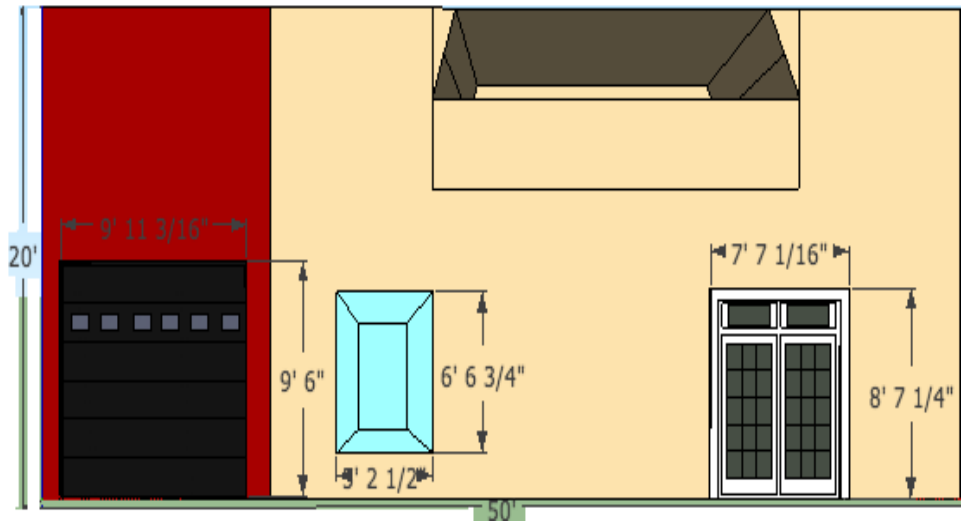
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Created By: Michael Liuzzi

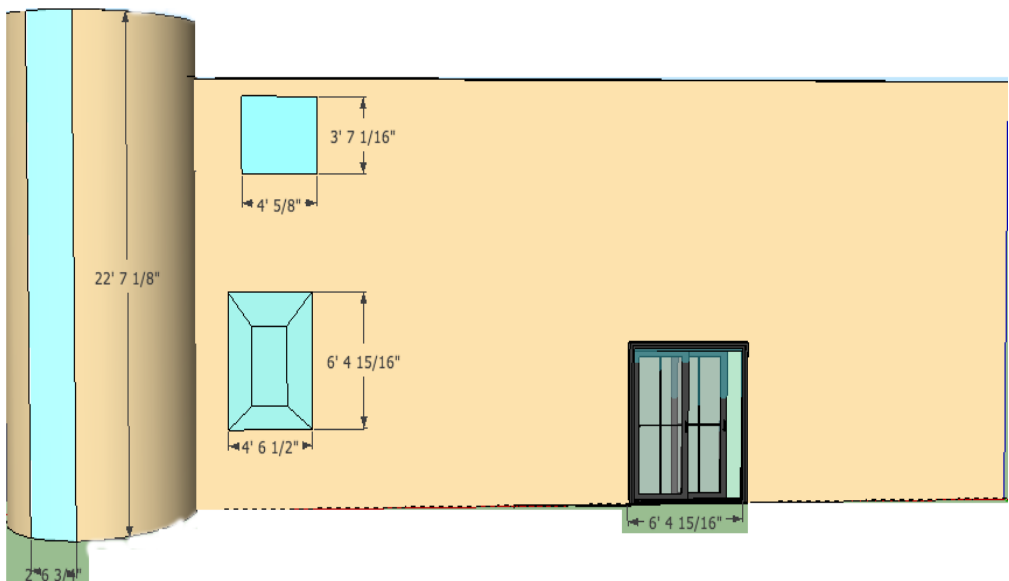
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A-4

Second Floor



Front Elevations



Back Elevations



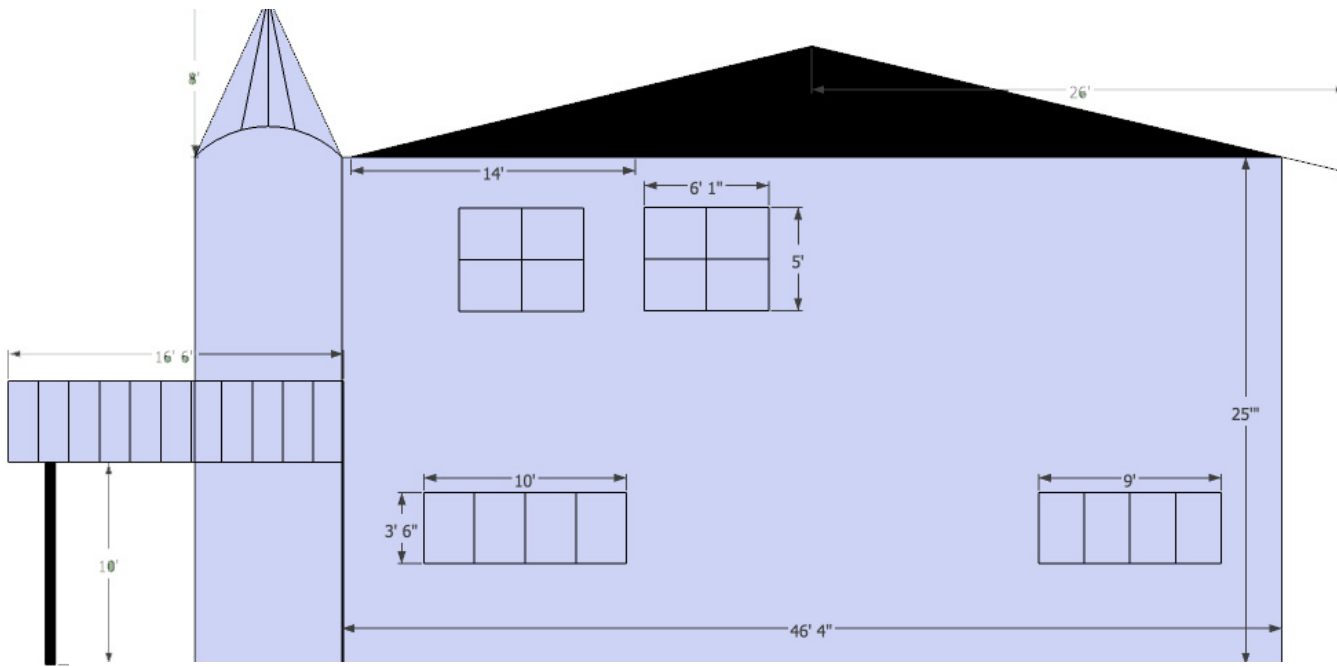
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Created By: Vanessa Phathanak

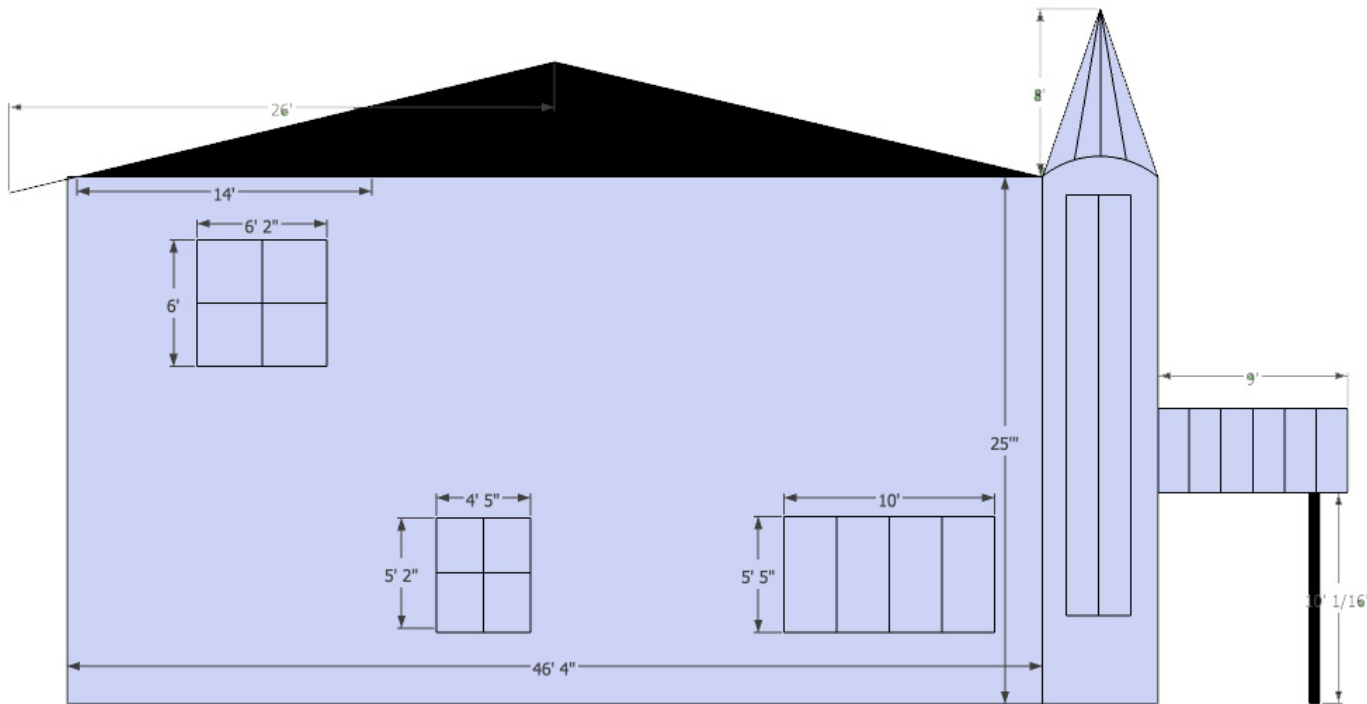
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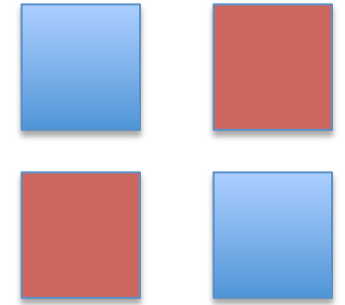
Front and Rear Elevations



Left Elevations



Right Elevations



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A-6
 Side Elevations

Calculate building costs:

Figure out the basic structure of the house

Find out the type of heating and cooling used in the house

Adjust the construction costs based on your area of building

Review the finished report
> Email report



Where do these costs come from?

The numbers used in this calculator are from the [National Building Cost Manual](#), published by Craftsman Book Company.

[Order this title online!](#)

Building costs for this house

This is an estimate for a single-family residence built under competitive conditions in Zip area **919-921 San Diego, California** in **December, 2011**. This estimate includes a foundation as required for normal soil conditions, excavation for foundation and piers on a prepared building pad, floor, wall, interior and exterior finishes, roof cover, interior partitions, doors, windows, trim, electric wiring and fixtures, rough and finish plumbing, built-in appliances, supervision, design fees, permits, utility hook-ups, the contractors' contingency, overhead and profit. Highly decorative, starkly original or exceptionally well-appointed residences will cost more.

Item Name	Material	Labor	Equipment	Total
Excavation	--	3,783.00	1,108.00	4,891.00
Foundation, Piers, Flatwork	9,184.00	12,819.00	2,253.00	24,256.00
Rough Hardware	897.00	1,254.00	222.00	2,373.00
Rough Carpentry	29,698.00	38,904.00	--	68,602.00
Insulation	5,561.00	3,374.00	--	8,935.00
Exterior Finish	13,005.00	6,892.00	958.00	20,855.00
Exterior Trim	881.00	1,231.00	217.00	2,329.00
Doors	2,714.00	2,021.00	--	4,735.00
Windows	4,675.00	2,820.00	--	7,495.00
Finish Hardware	452.00	337.00	--	789.00
Garage Door	1,281.00	464.00	--	1,745.00
Roofing, Flashing, Fascia	12,417.00	9,243.00	--	21,660.00
Finish Carpentry	1,648.00	7,366.00	--	9,014.00
Interior Wall Finish	7,911.00	10,841.00	--	18,752.00
Painting	4,726.00	9,793.00	--	14,519.00
Wiring	4,799.00	8,040.00	--	12,839.00
Lighting Fixtures	3,598.00	1,004.00	--	4,602.00
Flooring	4,725.00	5,950.00	--	10,675.00
Carpeting	9,401.00	2,976.00	--	12,377.00
Bath Accessories	3,579.00	1,955.00	--	5,534.00
Shower & Tub Enclosure	2,284.00	1,700.00	--	3,984.00
Countertops	4,497.00	3,344.00	--	7,841.00
Cabinets	14,784.00	4,126.00	--	18,910.00
Built In Appliances	7,193.00	891.00	--	8,084.00
Plumbing Rough-in and Connection	4,154.00	8,952.00	600.00	13,706.00
Plumbing Fixtures	8,438.00	2,372.00	--	10,810.00
Heating and Cooling Systems	8,929.00	13,394.00	--	22,323.00
Unit Heating and Cooling	--	--	--	--
Fireplace and Chimney	--	--	--	--

Subtotal Direct Job Costs \$171,431.00 \$165,846.00 \$5,358.00 \$342,635.00

Final Cleanup	--	1,508.00	--	1,508.00
Insurance	10,557.00	--	--	10,557.00
Permits & Utilities	6,409.00	--	--	6,409.00
Plans & Specs	1,508.00	--	--	1,508.00

Subtotal Indirect Job Costs \$18,474.00 \$1,508.00 -- \$19,982.00

Contractor Markup 47,129.00 -- -- 47,129.00

Total Cost \$237,034.00 \$167,354.00 \$5,358.00 \$409,746.00



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Created By: Kirby Brennan-Riddle

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A-7
Cost Estimate