

**COTTON RANCH DESIGN GUIDELINES**  
**APPENDIX F**  
**March 2024**

**FINAL ESTIMATE OF GENERAL CONSTRUCTION COSTS**

1. **Building Area Calculations:** For purposes of building area calculations, measurements are to be taken from outside of exterior walls to outside of exterior walls.
  - A. Total gross square feet of residential use  
(not including basement or attic areas) \_\_\_\_\_gsf
  - B. Total gross square feet of commercial use  
(not including basement or attic areas) \_\_\_\_\_gsf
  - C. Total gross square feet of common area \_\_\_\_\_gsf
  - D. Does the building have a non-garage basement area with exposed/walkout sides?  
\_\_\_\_\_No  
\_\_\_\_\_Yes, it has a total of: \_\_\_\_\_gsf
  - E. Does the building have an attic area with 6 feet or more of clear height?  
\_\_\_\_\_No  
\_\_\_\_\_Yes, it has a total of: \_\_\_\_\_gsf
  - F. Total of A+B+C+D+E= \_\_\_\_\_gsf
  - G. Total gross square feet of garage: \_\_\_\_\_gsf
2. Total Cost of Lot: \$ \_\_\_\_\_
3. Total of Indirect Construction Costs  
(Design Fees, DRC Fees, Building Permit, Etc.): \$ \_\_\_\_\_
4. Total of Direct Construction Costs, including material and labor:
  - A. Preparation: \$ \_\_\_\_\_
  - B. Rough Structure: \$ \_\_\_\_\_
  - C. Full Enclosure: \$ \_\_\_\_\_
  - D. Finishing Trades: \$ \_\_\_\_\_
  - E. Completion and Inspection: \$ \_\_\_\_\_
5. Total landscape Cost + Irrigation Costs \$ \_\_\_\_\_
6. Total Cost per Square Foot: \$ \_\_\_\_\_ sf  
(Calculated by dividing the total of 2,3,4 and 5 above by 1F above)