

COTTON RANCH DESIGN GUIDELINES
APPENDIX D
March 2024

PRELIMINARY 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)