

LEGAL OWNERS

Laura Webb and Samuel Webb

LOCATION

Secret Harbor, Carson City, NV 89703

TEAM

PROJECT MANAGAER

Amanda Le

PLANNER AND ESTIMATOR

Khalil Johnson

DRAFTER

Evan Graye

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ZONING

MINIMUM SETBACKS:

Front: 20 feet

Side: 15 feet

Rear: 20 feet

Maximum Height: 26 feet

MAXIMUM LIVING AREA

First Floor: 3,080 square feet

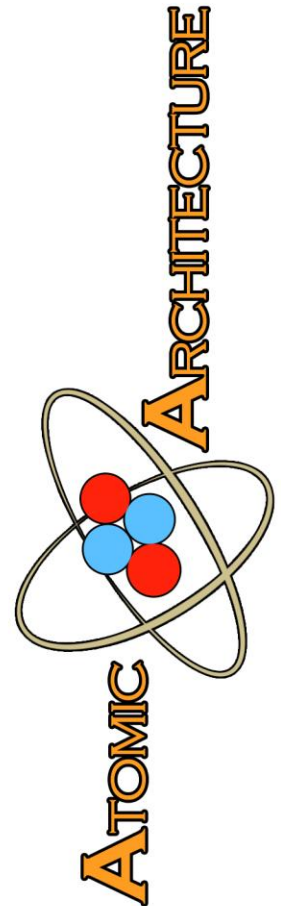
Garage: 210 square feet

Lot Area: 10,890 square feet

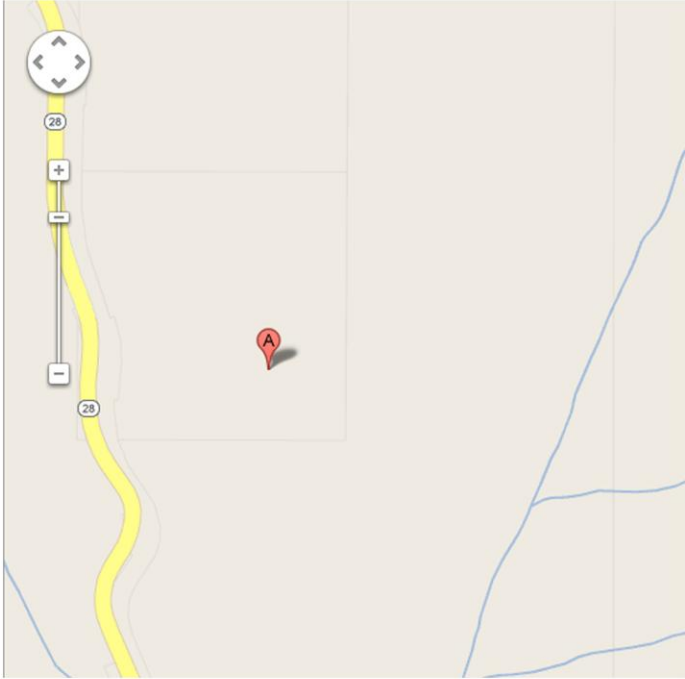
Lot w/ setbacks: 5,324 square feet

PROJECT DESCRIPTION

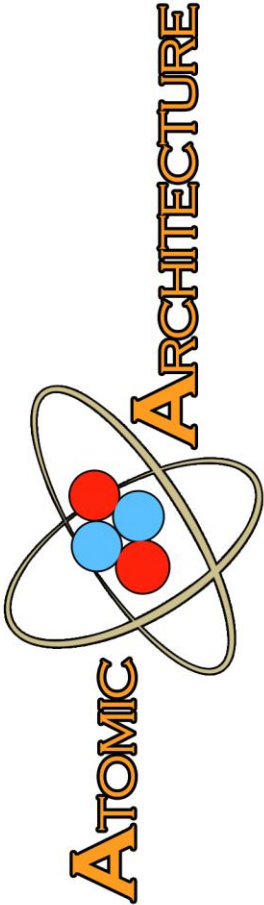
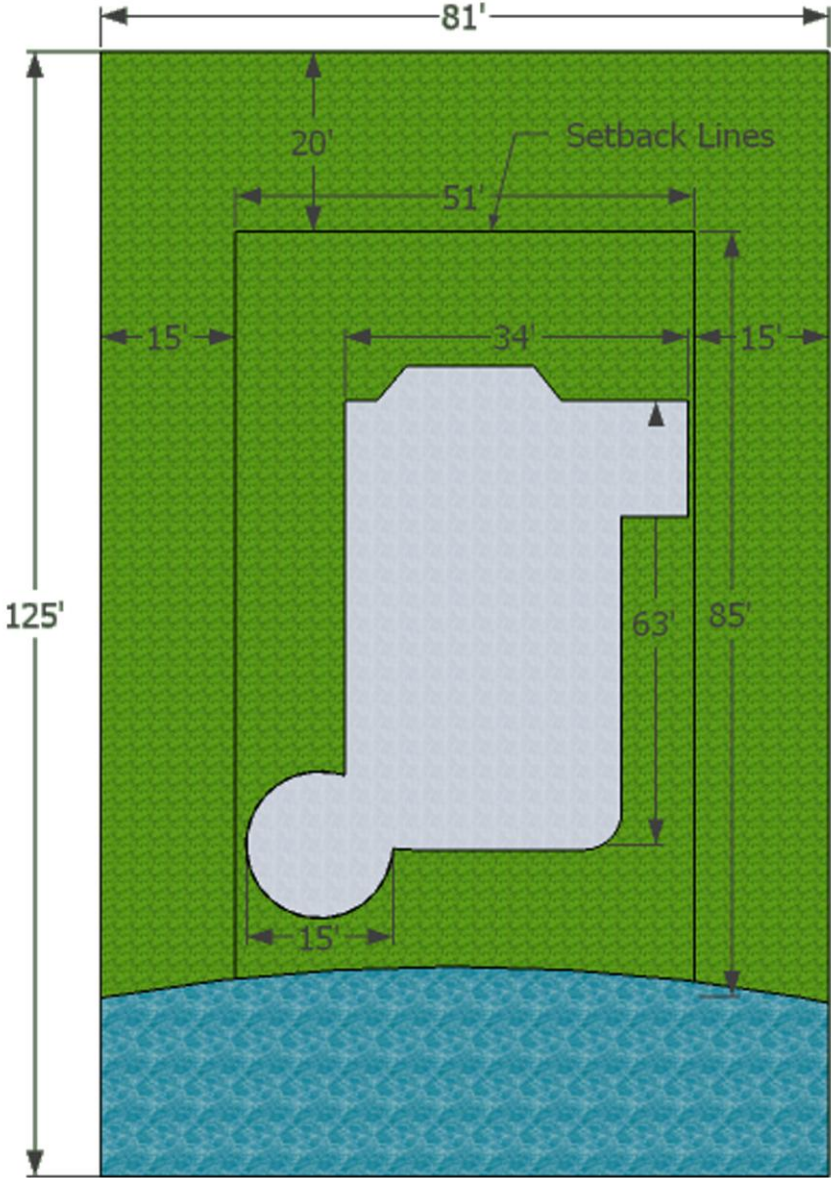
3 bedroom, 2 bathroom house.
One story tall beachhouse with
attached lighthouse and
attached garage.

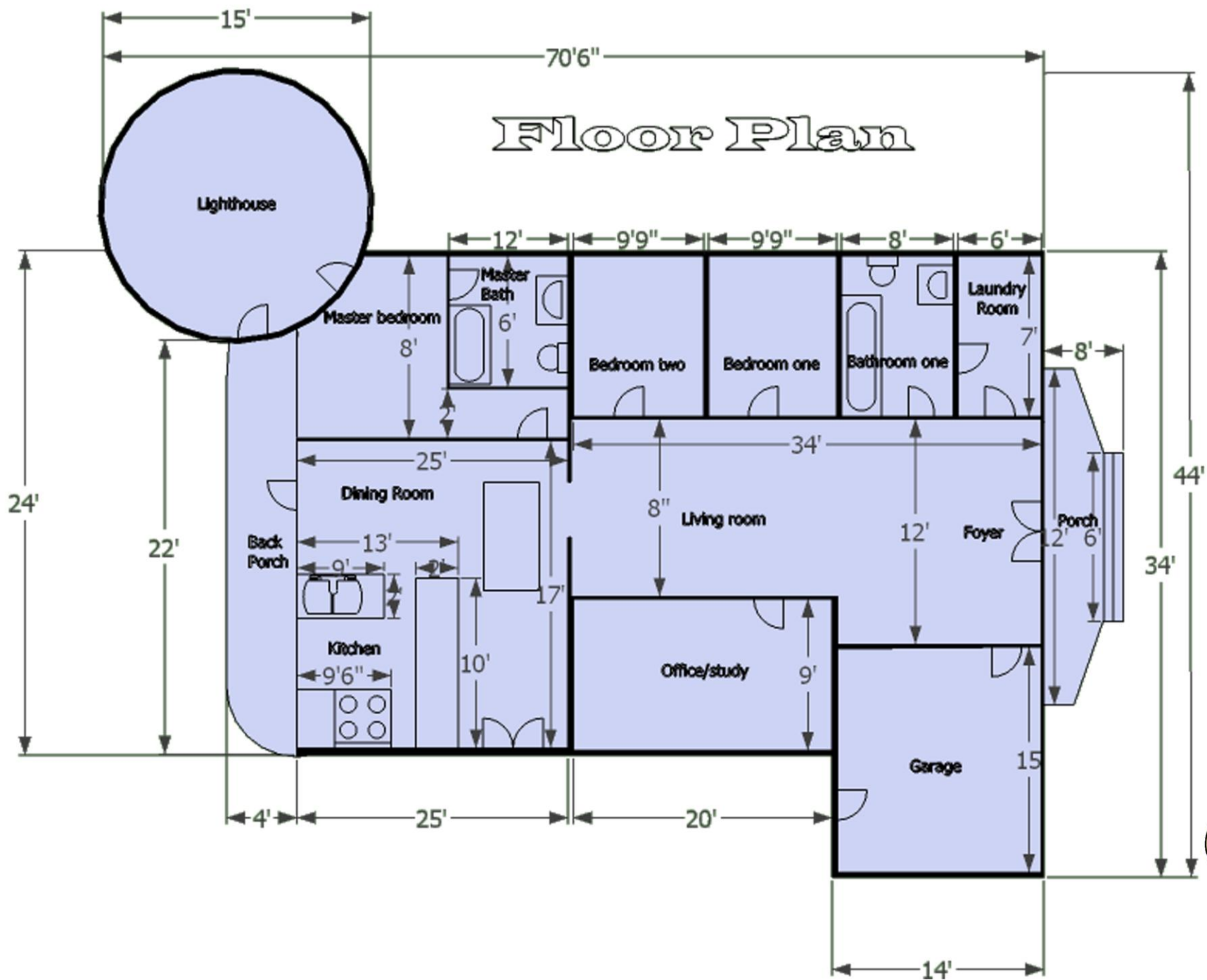


Vicinity Map

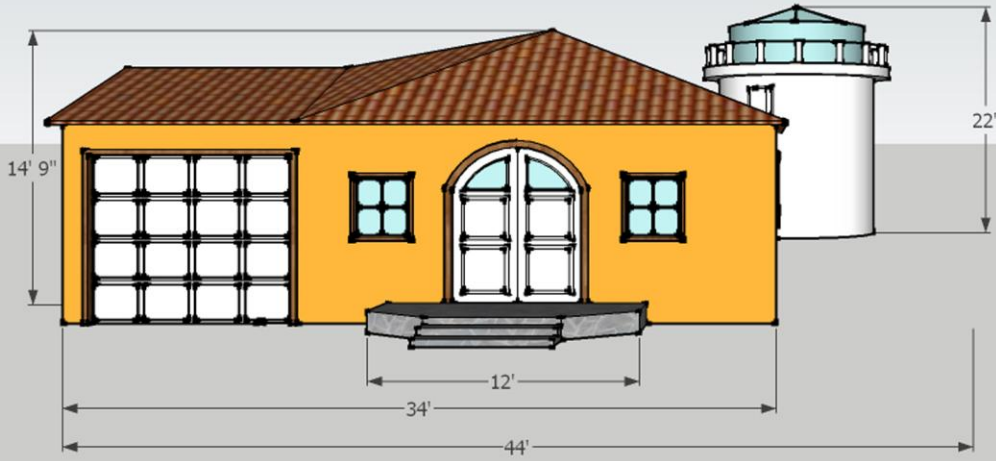


Site Plan

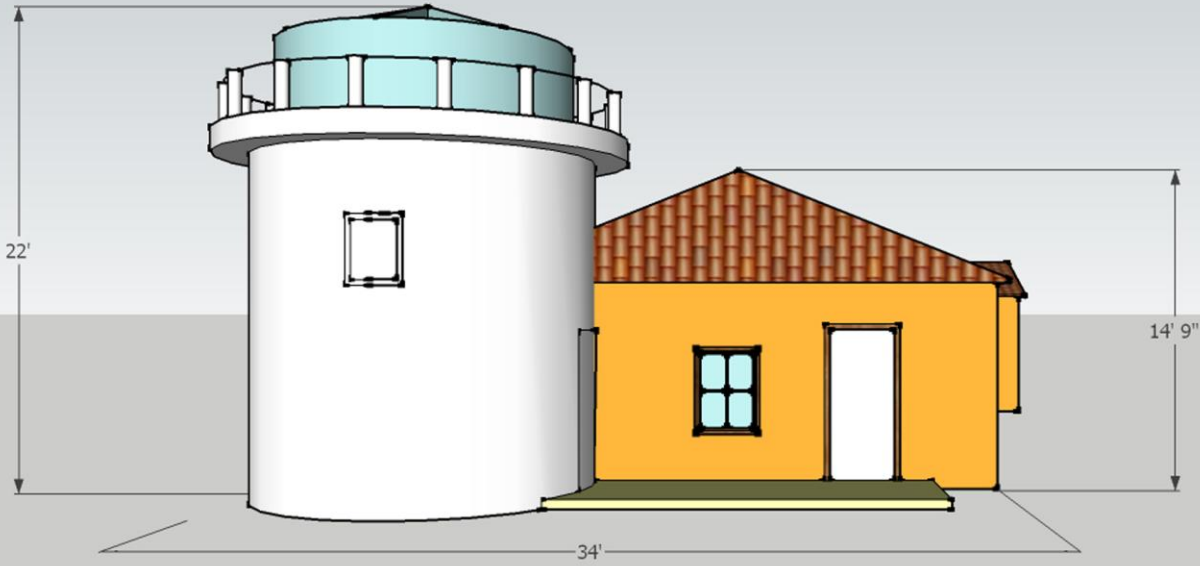




Front View

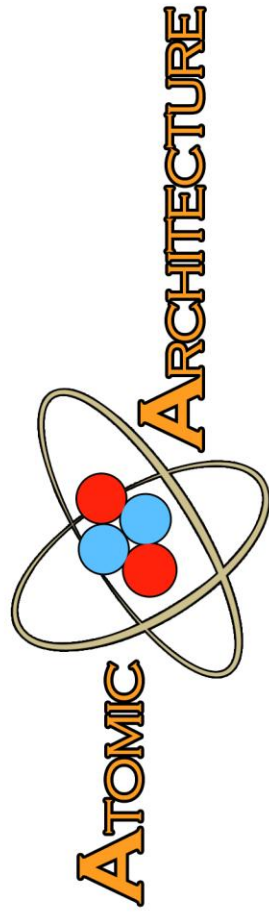
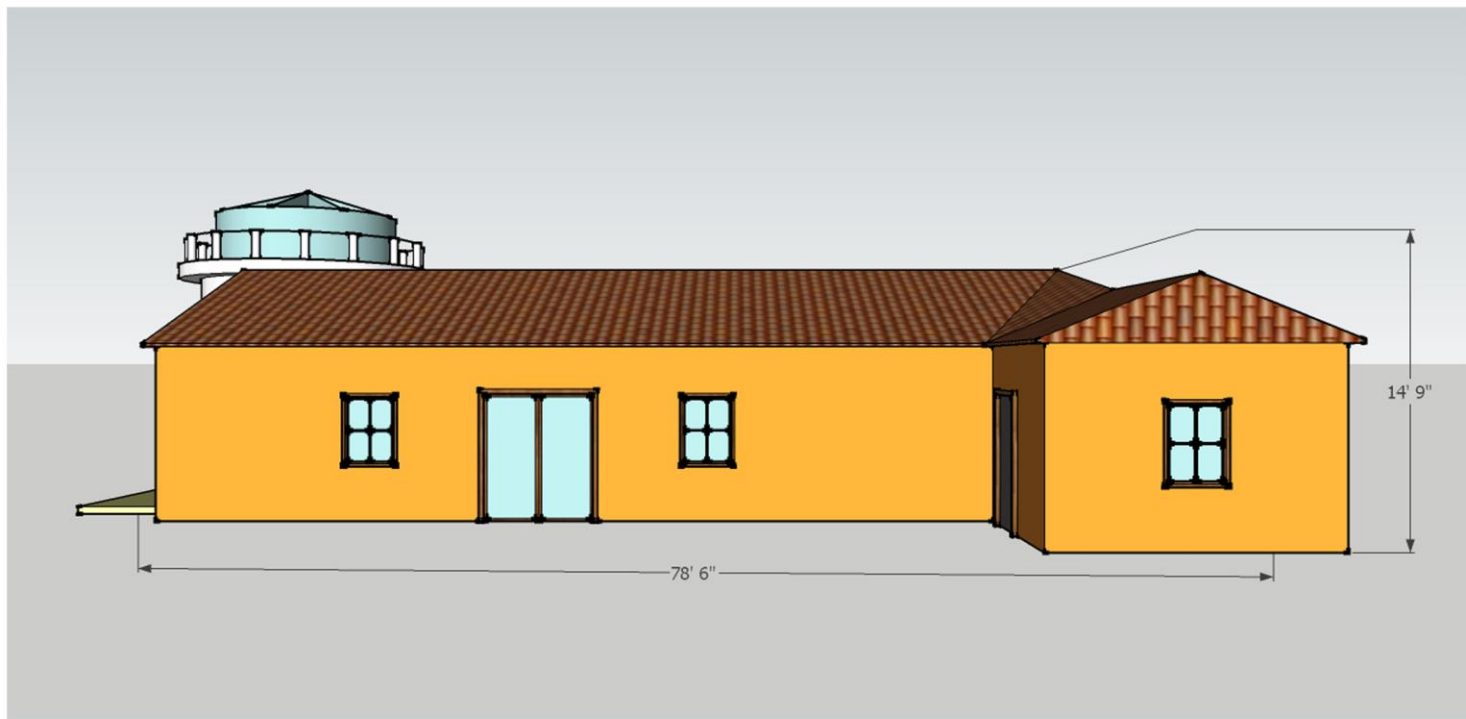
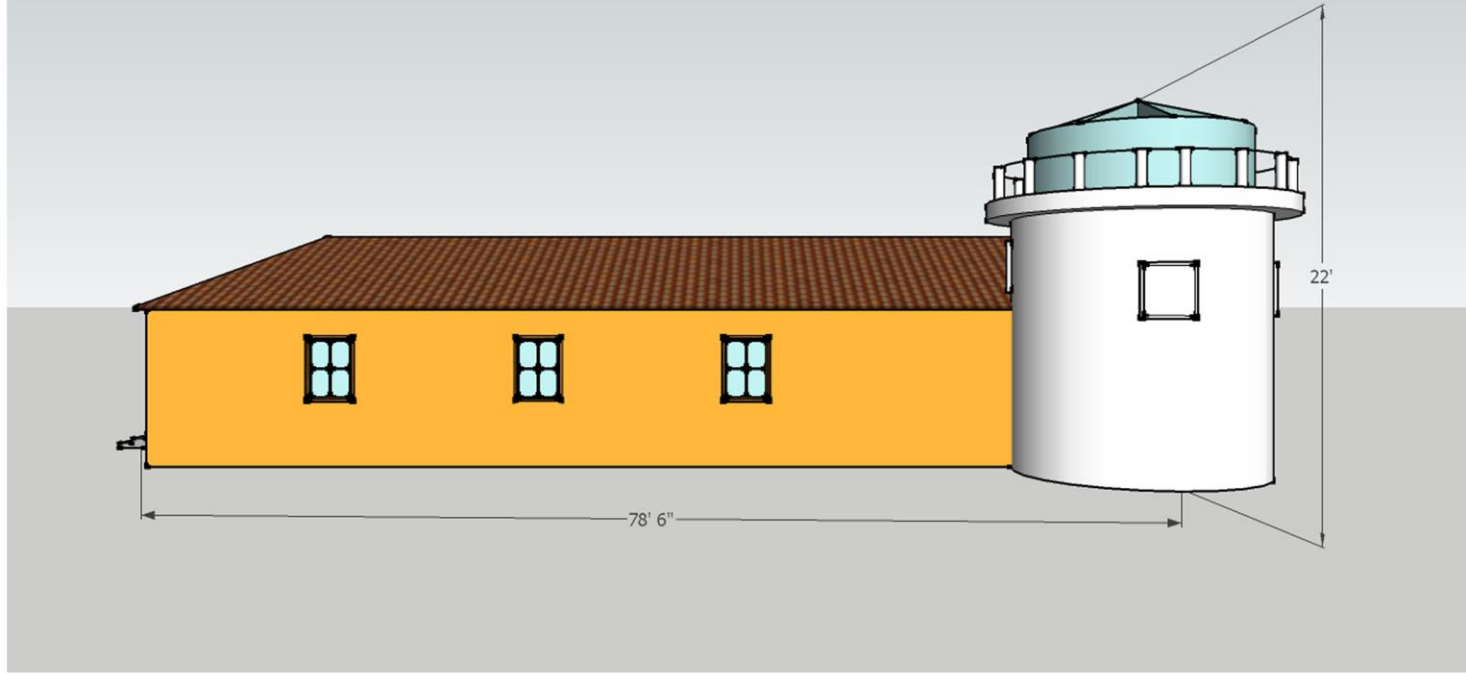


Rear View



Right View

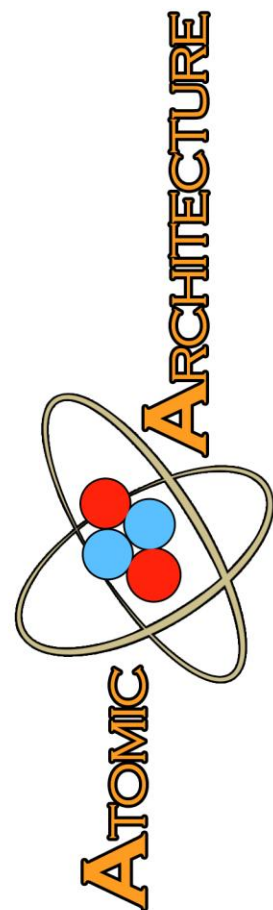
Left View



Building costs for this house

This is an estimate for a single-family residence built under competitive conditions in Zip area **897 Carson City, Nevada** 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	--	3,678.00	1,317.00	4,995.00
Foundation, Piers, Flatwork	10,817.00	12,462.00	2,679.00	25,958.00
Rough Hardware	798.00	921.00	199.00	1,918.00
Masonry Frame	27,268.00	27,516.00	2,133.00	56,917.00
Insulation	4,952.00	2,480.00	--	7,432.00
Exterior Finish	18,621.00	8,145.00	1,385.00	28,151.00
Exterior Trim	1,261.00	1,454.00	314.00	3,029.00
Doors	2,417.00	1,485.00	--	3,902.00
Windows	4,162.00	2,073.00	--	6,235.00
Finish Hardware	403.00	248.00	--	651.00
Garage Door	1,141.00	341.00	--	1,482.00
Roofing, Flashing, Fascia	11,056.00	6,793.00	--	17,849.00
Finish Carpentry	4,758.00	17,553.00	--	22,311.00
Interior Wall Finish	22,837.00	25,832.00	--	48,669.00
Painting	13,644.00	23,335.00	--	36,979.00
Wiring	13,854.00	19,158.00	--	33,012.00
Lighting Fixtures	10,386.00	2,393.00	--	12,779.00
Flooring	6,323.00	6,572.00	--	12,895.00
Carpeting	12,581.00	3,287.00	--	15,868.00
Bath Accessories	2,052.00	926.00	--	2,978.00
Shower & Tub Enclosure	1,310.00	805.00	--	2,115.00
Countertops	3,962.00	2,432.00	--	6,394.00
Cabinets	13,026.00	3,000.00	--	16,026.00



Built In Appliances	6,338.00	648.00	--	6,986.00
Plumbing Rough-in and Connection	4,496.00	7,999.00	656.00	13,151.00
Plumbing Fixtures	9,134.00	2,120.00	--	11,254.00
Heating and Cooling Systems	7,299.00	10,948.00	--	18,247.00
Unit Heating and Cooling	--	--	--	--
Fireplace and Chimney	--	--	--	--
Subtotal Direct Job Costs	\$214,896.00	\$194,604.00	\$8,683.00	\$418,183.00
Final Cleanup	--	2,070.00	--	2,070.00
Insurance	14,488.00	--	--	14,488.00
Permits & Utilities	8,796.00	--	--	8,796.00
Plans & Specs	2,070.00	--	--	2,070.00
Subtotal Indirect Job Costs	\$25,354.00	\$2,070.00	--	\$27,424.00
Contractor Markup	64,680.00	--	--	64,680.00
Total Cost	\$304,930.00	\$196,674.00	\$8,683.00	\$510,287.00

