

**HOMEOWNER:** Ian Patrick Chase

**CONSTRUCTION ADDRESS:** 2127 Woodlawn

**Project:** Construction of an attached garage with adjacent covered parking for a camper with apartment above

**Project Address:** 2127 Woodlawn Ave., San Antonio, TX 78212

**Scope of Work:**

Plans Provide all plans required for construction and permitting.

Permits Pull all necessary permits with the City of San Antonio (COSA)

EDU Fees Any EDU or other impact fees required by San Antonio Water Systems (SAWS) to be paid direct by Owner

Dumpster Provide on site dumpster for all construction debris

Foundation Construct monolithic concrete slab designed and inspected pre-pour by qualified engineer

Framing Wood Framing per engineered plans and compliant with current COSA building code

Exterior Stone at front of garage

Stucco on remaining front and side walls

Plumbing permit to be pulled with COSA

All plumbing to be done per current COSA building code

Plumbing rough-in to be inspected and passed by COSA prior to foundation slab being poured

Electrical permit to be pulled with COSA

All electrical to be done per current COSA building code

Exterior and interior service panels separate from existing house panel installed per CPS Energy requirements

Windows Double pane vinyl clad windows

Insulation R-13 in all exterior walls of upstairs apartment

R-13 or similar for sound in all bathroom walls shared by a bedroom or living space

R-30 batt insulation above ceiling of apartment

R-30 batt insulation below floor of apartment /above garage ceiling

Foam insulation at all window and door gaps

Fire foam insulation all ceiling penetrations

Drywall 1/2" drywall on all interior walls and 5/8" on all ceilings

All walls to be taped, floated and textured with orange peel finish

Upper and lower cabinets as noted on plan.

Owner will approve design and construction material with an allowance for same noted below

Countertops Granite or similar on all kitchen and vanity countertops per drawings

Selection to be made by Owner

Vinyl flooring throughout the entire apartment

Painting Primer and latex paint on all interior walls

Primer and oil based enamel on all interior trim /doors/ cabinets that are not pre-finished

Stucco siding to be painted with elastomeric paint

All other siding and trim will be painted with exterior latex paint

Tile Shower walls and tub surround to ceiling. Kitchen backsplash between countertops and upper cabinets

Exterior Stairs Stair structure, threads and risers to constructed with treated pine lumber.

Iron railing for stairs and front/left side of deck

Flatwork and Driveway as shown on plans

## BUDGET

Foundation and Footings_Labor & Material	\$ 19,000.00
Driveway and Flatwork	\$ 5,000.00
Framing and Interior Trim_Labor	\$ 18,000.00
Material	\$ 15,642.00
Doors_Interior & Exterior	\$ 5,470.00
Garage Doors	\$ 4,500.00
Windows	\$ 3,449.00
Masonry_Labor & Material	\$ 12,000.00
Plumbing_Labor	\$ 8,800.00
Fixture Allowance	\$ 6,500.00
Electrical_Labor & Material	\$ 15,000.00
Fixture Allowance	\$ 5,000.00
HVAC_Labor & Material	\$ 8,000.00
Flooring_Labor	\$ 2,200.00
Material Allowance	\$ 2,000.00
Roofing_Labor & Material	\$ 5,500.00
Drywall_Labor & Material	\$ 7,000.00
Cabinet Allowance	
Labor & Material	\$ 12,000.00
Counter Top Allowance	
Labor & Material	\$ 4,000.00
Appliance Allowance	\$ 10,500.00
Paint_Labor & Material	\$ 2,000.00
<b>Total Project Cost</b>	<b>\$171,561.00</b>