

Please find below the estimate for 14 TH ST Lot project,

Option A- (Artist Studio)

Foundation-

Excavation of new foundation perimeters

Pour 30x16 deep continuous footing for all perimeters

Install 12 " concrete block foundation wall

Pour 4" reinforced concrete slab for house foot print

Frame-

Frame all exterior walls with 2x6

Frame 2x10 roof structure

Install 1/2 plywood sheeting for exterior wall

Exterior-

Install bricks on exterior walls (will provide 5 option)

Excavate 12' for car parking pad

Pour 6" gravel and 6" concrete slab

Install new cedar fence for property line

Roof-

Install 5/8 plywood decking

Install 160 Rubber smooth membrane

Install gutter and down spout

Doors & Windows-

Install wood Jeld-Wen windows (8)

Install wood Jeld-Wen doors (2)

BOARD OF ZONING ADJUSTMENT  
District of Columbia  
CASE NO. 18234  
EXHIBIT NO. 31

Install solid wood doors for bathrooms (2)

Install all standard door knobs and locks

Electric-

Request and provide electric line to the property

Install 150 amp electric panel

Install all wiring according to city codes

Install 30 6" recessed lights

Install all exterior lights

Install all appliances

Install all kitchen and bathroom's lighting

Plumbing-

Request and provide drainage and water lines to the property

Install all Ppvc water and drainage lines

Install all plumbing fixtures for bathrooms

Install 2 Kohler bathtub

Install 2 Kohler shower heads

Install 2 vanity and faucets

Install all kitchen appliances

Install kitchen faucet

HVAC

Install 1.5 ton Carrier unit

Install all custom duct work

Do all standard venting for bathrooms and kitchen

Drywall & Insulation-

Install R-21 Insulation on all exterior walls

install R-38 Insulation on rafters

Hang all drywall

Plaster, sand and paint all walls and ceiling from Duron paint up to 5 color

Floors-

Install tile flooring

Install wall tiles in bathrooms

Do all grout

Note: Allowance for tile \$4 per sq f

Finishes-

Install all kitchen cabinets (15) from [www.riverruncabinetry.com](http://www.riverruncabinetry.com) (will provide 5 option to choose from)

Install all door knobs

Install all 5 1/2 1 piece baseboards

Install all 3" trims for windows and doors

Install all GE Appliances

Note: Appliances are not included.

Total Estimated cost: \$240,000

Option B- (3 Story single family)

Below are the additional cost between Artist Studio verses Single family house.

Foundation- \$7,000

Full concrete foundation instead of blocks

Frame- \$14,000

Additional frames for exterior and interior walls

Additional frames on stairs

Exterior- \$ 14,000

Additional brick work

Roof- \$0

Roof Deck- \$4,500

Door & Windows- \$ 13,000

Additional windows (19)

Additional doors (12)

Electric- \$7,000

Additional wiring

Install all ceiling mount lighting

Plumbing- \$8,500

Additional bathroom and half bath fixtures and labor

Additional drainage and water lines

HVAC- \$4,500

Upgrade unit to 3 ton

Additional duct work

Drywall & Insulation- \$9,500

Additional insulation

Additional drywall, plaster and paint

Floors- \$9,500

Install hardwood floors on upper level

Note: Allowance \$4 per sq ft

Finishes- \$4,500

Additional baseboards and trims

Additional tile work on bathroom

Total additional cost \$96,000

Total cost: \$336,000

The prices includes all the labor and materials. The project will be completed within 150 business days.

Dila Construction will obtain all the permits and related inspections except building permit.

Please let me know if you have any questions.

Regards,

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Dila Construction

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