

Silva Garage Conversion

MIAMI CT / 20' x 20' / ONE BEDROOM + ONE BATHROOM

Prepared for the Silva family. A complete construction scope and homeowner roadmap.

PROJECT / ONE-BEDROOM GARAGE CONVERSION

- A 400 SF garage conversion with one bedroom, one bathroom, a compact kitchen and open living space.
- New private entry to the right of the existing gable-wall window, viewed from outside. Enclose the existing garage-door opening.

ESTIMATE BASIS

Based on the supplied property photos and stated 20' x 20' footprint. This is a conceptual layout and planning estimate. Measurements, jurisdiction, existing structure, utilities and permit status remain unverified.

Construction allowances include project delivery, supervision, overhead and profit. Final pricing follows site verification and trade bids.

Construction budget	\$114,500
Design, engineering, energy documentation & permits	\$16,000
Owner contingency	\$15,000

TOTAL PROJECT ESTIMATE

\$145,500

Construction Estimate

GARAGE CONVERSION / ITEMIZED CONSTRUCTION SCOPE

Planning allowances including labor, materials, installation, normal delivery and applicable material sales tax. Project delivery costs are allocated within each line.

Protection, demolition, haul-off & minor entry path	\$5,000
Slab moisture mitigation, leveling & local repairs	\$8,000
Framing, garage-door infill & structural allowance	\$13,500
Exterior siding, flashing & weatherproofing	\$5,500
Entry, interior doors & windows	\$8,500
Plumbing, sewer tie-in & electric water heater	\$16,000
Electrical circuits, lighting & devices	\$10,500
Mini-split HVAC & bathroom ventilation	\$6,000
Insulation, drywall & interior paint	\$12,500
Kitchen cabinets, counters & appliance allowance	\$13,000
Bathroom waterproofing, tile & fixtures	\$10,500
Flooring, trim & closet	\$5,500

Includes \$13,000 of allocated supervision, general conditions, overhead and profit. Bathroom finishes exclude plumbing rough-in carried above; slab repairs exclude plumbing trench patching carried in plumbing.

CONSTRUCTION ESTIMATE

\$114,500

Project Funding

CONSTRUCTION / DESIGN / OWNER CONTINGENCY

The construction budget, soft costs and owner contingency form the total project estimate.

Construction budget	\$114,500
Architectural plans, structural design & energy documents	\$10,000
Permit and agency fee allowance	\$6,000
Owner contingency (approximately 11.5% of base budget)	\$15,000

TOTAL PROJECT ESTIMATE

\$145,500

OWNER CONTINGENCY

- The \$15,000 reserve is held by the owner for unforeseen conditions and approved changes. It is not an automatic contractor charge. Changes to scope, price or schedule should be documented before proceeding.

PRICING ASSUMPTIONS

- Standard midrange finishes, normal access, a reusable primary structure and roof, utility tie-ins within 25 feet, gravity sewer drainage and adequate existing electrical capacity. Final design and permit costs may differ from these allowances.

No deposit, acceptance or payment obligation is requested by this estimate.

Proposed Floor Plan

400 SF GROSS / CONCEPTUAL LAYOUT

Private entry right of the existing gable-wall window. Room dimensions are approximate clear dimensions; all existing openings require field measurement.



400 SF gross • Concept only • Dimensions and openings require field verification • Not for construction

Exterior Concept

NEW ENTRANCE / EXISTING GABLE WALL

Illustrative exterior concept showing the proposed entry location.



Keep the existing window and add the front door to its right. Match the gray siding and white trim, with a simple entry landing and walkway. Opening size, header design and landing dimensions follow the final design.

EXTERIOR FINISH

Match existing board-and-batten-style siding and trim.

ENTRY & ACCESS

Standard entry door, light and modest landing/path allowance.

SCOPE LIMIT

Decorative landscaping and premium door upgrades are illustrative.

The rendering does not override the floor plan or expand the priced scope.

Finish Scope

INTERIOR & EXTERIOR SELECTIONS

Finish selections remain subject to approved drawings and the final allowance schedule.

KITCHEN

- A 10-foot total run including a compact refrigerator, electric range/cooktop, sink, cabinets and counters. Allow stock cabinets, quartz or similar counters and a simple backsplash. Final appliance sizes and ventilation must be coordinated before cabinet ordering. Dishwasher and laundry are not included in this concept.

BATHROOM

- One 36 × 48-inch shower with tested waterproofing and tile, a compact vanity, mirror, toilet and standard fixtures. A pocket door opens from common space. Rough plumbing and electrical are carried in their respective trade allowances.

BEDROOM & LIVING SPACE

- One bedroom sized for a queen bed with a 2 × 4-foot closet, painted drywall, durable flooring and standard trim. Include lighting, outlets and appropriately sized mini-split heating/cooling. Furniture shown on the plan is for scale and is excluded.

EXTERIOR & BUILDING ENCLOSURE

- Remove the overhead garage door and install an insulated wall infill. Add the entry right of the existing window and a proposed bedroom egress window. Flash openings and match the siding. Retain existing roof geometry; major roof replacement is excluded.

Existing window retention is a design preference; replacement may be required by final energy, safety or condition review.

Construction Process

SITE REVIEW THROUGH COMPLETION

Illustrative construction duration: approximately 12-18 weeks after permits, site readiness and material procurement. Design and permit review time is additional.

PHASE 1 / VERIFY & DESIGN - BEFORE CONSTRUCTION

- Measure the garage and openings; confirm jurisdiction, ceiling height, slab, roof framing, braces and utility routes. Coordinate the floor plan and engineering, obtain permits and trade bids, and agree on the written scope and finish schedule.

PHASE 2 / PREPARE & FRAME - WEEKS 1-4

- Protect the property, clear the garage, remove the overhead door, complete local slab and framing work, form new openings and weatherproof the enclosure. Inspect concealed structural work before closing walls.

PHASE 3 / BUILDING SYSTEMS - WEEKS 3-7

- Install plumbing, electrical, water heating, ventilation and HVAC. Complete required rough inspections and testing before insulation and drywall.

PHASE 4 / FINISH & HAND OVER - WEEKS 7-18

- Install drywall, paint, cabinets, counters, bathroom finishes, flooring and fixtures. Test systems, complete final inspections, resolve the punch list and provide available manuals and warranties. Occupancy follows the authority's final clearance.

Phases overlap. Utility scheduling, inspection corrections, concealed conditions and material lead times can extend the schedule.

Scope Clarifications

CONFIRM BEFORE A FIRM PROPOSAL

EXISTING STRUCTURE & SLAB

- Photos show exposed roof framing, diagonal braces and a concrete slab. Verify brace function and structural connections before altering them. Confirm slab level, moisture protection, foundation adequacy, roof/fascia condition and the insulation assembly. The photos do not establish structural adequacy.

ACCESS, OPENINGS & UTILITIES

- Measure the existing window and new door location on the gray gable wall. Verify a usable landing/path, bedroom egress, separation from the main home and required ventilation. Confirm sewer depth and slope, water capacity, panel loads and utility distances. These are not yet engineered or verified.

EXCLUSIONS

- Land and financing; separate laundry; new utility meters or service upgrades; utility-company and off-site work; long trenches, sewer ejectors or major sewer replacement; major foundation or roof reconstruction; hazardous-material remediation; concealed damage beyond allowances; solar, sprinklers if required; broad landscaping, fencing, driveway or curb work.

NEXT STEPS

- Confirm the full street address and city, conduct a measured site visit, coordinate the plan and finish selections, obtain trade bids and finalize the permit scope. The construction agreement should identify the licensed contracting entity, milestone payments, exclusions and change-order process.

Prepared by ALZA Development using homeowner-supplied photos and a stated 20' × 20' footprint. This preliminary package is not a permit drawing set or fixed-price construction contract.