

“COST ANALYSIS”



GROUND FLOOR PLAN



SECOND FLOOR PLAN

'HOUSE' SPECIFIC COSTS

Design

- 32x36 main floor, with full 2nd floor
 - Total square footage: 2304
 - Does not Include rear porch overhang
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Foundation (slab-on-grade) — 40k

- granular base
 - slab-on-grade frost-protected style foundation, steel trowel finish
 - styrofoam tray around slab, R32 insulated
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Weathertight Shell Package \$222,455

- Weathertight shell materials (\$164,855) & Installation (\$57,600)
 - Includes wal/roof assemblies, design package, 2nd floor system, interior framing, passive tapes/gaskets
 - Does not Include porch or covered entrance. If required to be extra
 - Window/Door budget (included with price) 25k
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Roof Cover — \$23,760

- Steel Roofing, Ideal Junior HF
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Fascia / Soffit — \$5,670

- Aluminum fascia & soffit

Exterior Siding & Trim – \$45,900

- Exterior siding, goodfellow engineered wood maintenance-free siding -
- Exterior Window / Door Trim, goodfellow

Insulation – \$26,019

- Passive insulation – R75 Walls R110 Roof, R60 Floor
- 2nd level only, no insulation accounted for garage level

Plumbing – 10k

- ABS, Pex pipe & fittings to all fixtures
- 2 exterior hose taps
- Rough & Finish Plumbing

Electrical – 15k

- 100 amp service
- All wiring to plugs, switches & mechanicals
- 2 exterior plugs

HVAC – 17.5k

- Heating, HRV, Air Conditioning

Drywall – 12.5k

- Drywall for all walls & ceilings, ready for paint



TOTAL estimate (drywall stage) \$418,804 + hst

INTERIOR FINISHINGS, TBD

Others

- Building Permits / Development Fees
- Project Management
- Excavation / gavel pad / Backfill / Grading / Laneway