

# “COST ANALYSIS”



Ground Floor Plan

Model: Tiny Tulip

For:

Location:

# 'HOUSE' SPECIFIC COSTS

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## Design

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- Tiny Tulip, 435 sq.ft. Footprint
  - 8' low ceiling, 10' high ceiling
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## Foundation

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- slab-on-grade style foundation, steel trowel finish
  - styrofoam tray beneath slab
- Total, Foundation - 17.5k
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## CoachHouse Materials Package

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- Passive Weathertight shell materials package
- Total, Materials Package - \$65,313  
-includes 17.5k window/door budget
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## CoachHouse Materials Installation

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- Weathertight shell materials package
- Total, Installation - \$24,239
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## Roof Cover

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- Steel Roofing, wakefield Bridge shingles
- Total, Roofing - \$9,281
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## Fascia / Soffit

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- Aluminum fascia & soffit  
Total, fascia/soffit - \$4,133

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## Exterior Siding & Trim

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- Exterior siding, goodfellow engineered wood maintenance-free siding
- Exterior Window / Door Trim, goodfellow  
Total, Siding - \$17,905

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## Insulation

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- Exterior Walls - dense-pack Cellulose
- Roof – dense-pack Cellulose  
Total, Insulation - \$13,563

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## Plumbing

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- ABS, Pex pipe & fittings to all fixtures
- Rough & Finish plumbing included  
Total, Plumbing – 10k

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## Electrical

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- 100 amp service
- All wiring to plugs, switches & mechanicals
- 1 exterior plug, Rough & Finish included  
Total, Electrical – 12.5k



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## HVAC

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- Heating & Air Conditioning – ghee air-to-air heat pump
  - HRV – Lunos
- Total, HVAC – 17.5k

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## Drywall

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- Drywall for all walls & ceilings, ready for paint
- Total, Drywall – 10k

**TOTAL (drywall stage) - \$201,934 + hst**

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## INTERIOR FINISHINGS, example– 40k

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- Paint for walls & ceilings (3)
- Cleaned & sealed concrete floor (5k)
- Kitchen & Vanities c/w laminate counters (12.5k)
- Carpentry - interior doors, window / door trim, baseboards (10k)
- Plumbing / electrical fixtures (5k)
- Tiles @ washrooms (5k budget)

### NOTES:

- Building Permits are not included
- Site work is not included (excavation, backfill, services, laneway, landscaping, etc...)
- Project Management is not Included

