

SUNNY GAWRI'S

Custom Home Building PROCESS

Picking a full service builder that is there with them every step of the way, **IS the most paramount decision** within the build a homeowner can make. Plans are only 70% 2D drawings, its the good builder that will make it a home



PRE BUILD PROCESS LAYOUT:

Inc. Costing and Time lines

STEP 1:

We do a full zoning review package

FREE - no commitments

This will determine your max. Sq footage allowed, based on current zoning , (note: we can increase by applying to COA Committee of Adjustments) , all setbacks etc.

Helps assist the buyer in making an proper informed decision to purchase a property

STEP 2:

Obtain a proper Survey

If one does not already have with the property to start.

Will need to obtain a builders package survey (which includes: current topographic, pin for footings, As built survey, final and grading cert, etc.)

This will cover you for all survey steps needed from the start on the design, to city submission, to final

Est. \$2700-3500 est. for topographic survey only

3-6 weeks for initial survey

STEP 3:

Start Design work

This will start by sending us all top exterior and interior ideas you share together and Client Wish List

This can be done through Media like Houzz, Pinterest, magazines etc.

DESIGN DEVELOPMENT (based on owners initial input above) Black line drawings of all exterior
• elevations and all floor plans (above and below grade)

Est. \$7-8 foot in total (broken up in stages) , Architect dependant

2-3 months

STEP 4:

Once we have an agreed upon design of the house, Nest Fine Homes will go out and complete a full comprehensive design package ranging from material, electrical layout, tile layout, cabinetry, paint, interior design etc.

Est. \$25,000 deposit to start the process , reserve a construction spot, and then \$25,000 once design is complete

NOTE: The above is ONLY a deposit and 100% will be put onto the deposit for the build. It is only used to ensure once design work completed not taken elsewhere is all. Like all kitchen places

2-3 months (inc. in the cross over with permitting and design process)

*see additional print out/ email for more detail on the Nest Fine Homes Design Steps

STEP 5:

IF REQUIRED: Approval submission for pre screening agencies such as; NEC,(Niagara Escarpment Committee, CA,(Conservation Authority) etc.

If given approval by above

\$ depending on what agencies, further break down to be supplied once determined

0-6 months depending

STEP 6:

TECHNICAL WORKING DRAWINGS (Once design has been fully signed off)

This inc; Structural engineer stamped drawings, arborist report, mechanical, roof truss and floor joists stamped drawings, Hvac and heat loss calculation drawings, etc.

All above can range from \$6500-8500

3-4 weeks

SUBMIT FOR PERMITS (unless additional variances are required)

ACQUISITION OF APPROVALS

● ACQUISITION OF BUILDING PERMIT \$
● ACQUISITION OF SITE ALTERATION PERMIT \$
● ACQUISITION OF CONSERVATION HALTON PERMIT \$

Cost will range depending on size, new or existing, number of agencies Est. 2,500.00 , 2,500.00, 1,500.00

* Acquisition of approvals fees do not include municipal application fees

Timing will be very dependant on the city once submitted, plan on min 8 weeks

Can get demo permit within 2-3 weeks

Small fee for demo \$421

PROJECT REQUIREMENTS

Additional services (if required)

- COMMITTEE OF ADJUSTMENT (COORDINATION & REPRESENTATION)
- ENGINEER SITE VISIT 1 (each; beyond the 3 included site visits)
- ENGINEER REVISIONS to suit client/builder
- EXTERIOR COLOUR SCHEDULE (each)
- 3D RENDERINGS (beyond front elevation included with initial design concept)

MINOR VARIANCE (COA) (IF APPLICABLE): **

\$3,011.00: TOWN OF OAKVILLE

\$34.94: REGION OF HALTON

\$590.00: HALTON REGION CONSERVATION AUTHORITY (IF REQUIRED) \$300.00: CREDIT VALLEY CONSERVATION AUTHORITY (IF REQUIRED) \$685.00: DEFERRAL FEE

TIMEFRAME: 4-6 WEEKS FOR HEARING + 20 DAY APPEAL PERIOD

DESP PERMIT (APPLIES TO ALL RL ZONES ADDITION>50 S.M): ** \$1,867.00 + \$10,000.00 DEPOSIT - CERTIFIED CHEQUE / MONEY ORDER MADE PAYABLE TO "TOWN OF OAKVILLE"

TIMEFRAME: 4-8 WEEKS

REGIONAL SERVICES PERMIT: FEE VARIES BY PROJECT

(APPROX. \$3,000.00 - \$5,000.00, \$1,400 OF IT IS A REFUNDABLE DEPOSIT) CHEQUE PAYABLE TO "REGION OF HALTON"

TIMEFRAME: IN CONJUNCTION WITH SITE ALT PERMIT

TRUSSES / FLOOR FRAMING DESIGN: DEPOSITS WITH TRUSS COMPANY WILL APPLY.

TIMEFRAME: 2-4 WEEKS

STRUCTURAL DESIGN: \$1500 - \$3000 PAYABLE TO STRUCTURAL ENGINEER.

TIMEFRAME: 2 WEEKS

HVAC DESIGN: APPROX. \$1000.00 - \$2500.00 PAYABLE TO MECHANICAL DESIGNER
TIMEFRAME: 2 WEEKS

DEMOLITION PERMIT: \$421.00 FOR FIRST 300 SQ.M., + \$97.00 FOR EACH ADDITIONAL 100 SQ.M. **
CHEQUE PAYABLE TO "TOWN OF OAKVILLE"
TIMEFRAME: 2 WEEKS

BUILDING PERMIT:
\$17.15 / SQ.M. FOR NEW DWELLING**
\$17.95 / SQ.M. FOR ADDITION**
\$11.20 / SQ.M. FOR INTERIOR ALTERATIONS**
+ \$5.70 / SQ.M. FOR GARAGES, PORCHES, ACCESSORY BUILDINGS** + \$4.70 / SQ.M. FOR FINISHED
BASEMENTS**
BLANK CHEQUE PAYABLE TO "TOWN OF OAKVILLE"
TIMEFRAME: 4-8 WEEKS

DRIVEWAY / CURB CUT PERMIT: **
\$210.00: CHEQUE PAYABLE TO "TOWN OF OAKVILLE" TIMEFRAME: IN CONJUNCTION WITH SITE ALT
PERMIT

** Prices may change at any time as per Town of Oakville current fee schedules

Design Steps With Nest Fine Homes

Step 1

Email me any additional images (ie. pinterest/ Houzz/ magazines) of not only exterior but interior ideas you love
Please make a note on images for clarity

Step 2

Send me your “WISH and WANT LIST” within the house itself
Ranging from functional to design
Start large and then down to detailed
Inc. details down to: ie. heated floors? If so where?, etc

Step 3

Pick your appliances
You don't necessarily need to buy them, but I will need to have the specs for kitchen design
Purchase what suits you guys best
Go see Melody Chan at Tasco
905.275.1700
11-2111 Dunwin Dr. Mississauga
Just off Dundas street between Winston Churchill and Erin Mills
Note: I use her, as she's great, and I find she is the best. Really knows her stuff, where things are made and what issues she hears regarding manufacturing, warranties etc.
Plus no allegiance to any brand
Also there are usually some great new floor models if interested

Step 4

FIRST DESIGN MEETING

This meeting we go over broad items. I will create a design board to give direction
Also go over material items of where to save, and where to spend

This is where I will have initial Plans and layout.
This is where I will give a Initial Costing Estimate Range

Step 5

SECOND DESIGN MEETING

This is a more indepth design meeting.

This is where I will take the initial 10 page plans to over 100 pages

Lay out showing much more details

Ie. tile, tile pattern, grout color, mechanical layouts, electrical outlets, style and what heights and locations etc

I will also have a cost line item analysis based on initial discussions

This will give a very narrowed down costing

Collect remaining half of the deposit monies

NOTE: 100% of the design fee is transferred onto the build cost, once the build wraps up, this will be applied onto the last invoice

'If' for any reason, the build does not proceed the design deposit will be considered a design fee paid for all costing, estimates, and interior design, but will have full access to the design documents in exchange to use elsewhere or at a later date

SPECIAL SIDE NOTES:

There can be additional intern steps, or design meetings if required.

There is no additional cost to this

Also there will be regular back and forth to iron out everything before the build officially starts

By going through the above process it drastically reduces time delays, unanswered questions, pressure requests, design monkey wrenches, and keeps the quality standards for your home

Always a pleasure and honour to be entrusted with your home

Aaron

Nest Fine Homes

2523820 Ontario Corp. O/A Nest Fine Homes
Hst: 837356849rt001
Tel. (289) 337-5120
ESTIMATE

Re: Address

WORK DESCRIPTION

NEW HOME - CONSTRUCTION DRAW SCHEDULE FOR BANK

Draws and fee Schedule:

Total Amount needed :
\$2,065,000

Pre Build Stage:

All Plans and permits:

- architectural plans*
- conservation authority of Halton permit*
- NEC (niagara escarpment committee)*
- Minor Variance*
- surveys*
- arborist report and tree prep*
- engineered stamped roof truss and floor designs*
- hvac heat loss plans*
- permit and fee*

\$65,000

Stage 1 - Foundation:

- demo*
- excavation*
- site preparation (land and trees)*
- footings*
- new foundation*
- back filled*

Percentage of house completed at end of stage 15%
Estimated completion date

\$200,000

Stage 2 - Sealed up / rough-in:

- framing (inc. roof truss)*
- roof (sheeted)*
- windows (installed)*
- shingles/ metal roof*
- blue skin around openings*
- new drain system*
- gravel in basement*
- plumbing rough-ins*
- electrical rough-ins*
- new electrical panel rough-in*
- duct work rough-ins*

Percentage of house completed at end of stage 50%
Estimated completion date

\$600,000

Stage 3- Mechanical Rough-ins Stage:

- plumbing rough-ins*
 - electrical rough-ins*
 - new electrical panel rough-in*
 - duct work rough-ins*
 - new utilities coming in (gas line/ hydro under ground/ cable, etc)*
 - all exterior cladding (inc. stone/ siding/ window trim, etc)*
- Note: Cabinetry will be ordered at this stage*

Percentage of house completed at end of stage 65%
Estimated completion date

\$600,000

Stage 4- Drywall Stage::

- drywall*
- all insulation (spray foam/ roxol, etc)*
- poured concrete pad in garage and basement -*
- drywall mud/ tape and sand*
- primer paint*
- hvac furnace system*
- a/c*
- hrv system (air handling system)*

Percentage of house completed at end of stage 85%
Estimated completion date

\$400,000

Stage 4- Interior Finishings/ exterior landscaping:

- all flooring (tile and hardwood)*
- trim and doors*
- cabinetry*
- granite*
- electrical fixtures*
- plumbing fixtures*
- final grading*

Percentage of house completed at end of stage 100%
Estimated completion date

\$200,000

NOTES

Timeline - allow 10- 15 months to complete (depending on season we start)

Sincerely,



Aaron Breier
President
Nest Fine Homes Corp.

Nest Fine Homes
Tel. 289.337.5120

WELCOME PACKAGE AND INFORMATION GUIDE

Address: 443 Avon Cres. Oakville. Ontario

INTRO AND WELCOME

On behalf of the Nest Homes Family, I would like to welcome you and your family to your newly renovated home, and to Oakville as well. It is our pleasure to have built a home for you to create lifelong memories and friendships. We hope you enjoy and thrive in your new living space, we take great pride in creating homes with the highest level of craftsmanship.

Thank you for your confidence and choosing us.

I welcome your family home.

EXTERIOR

Shingles#1 premium tapersawn cedar shake shingles all with synthetic underlay

Roof 2 ply flat roofing torch on (180 base/250 cap) , ice and water shield as well Eves5”
black aluminum

Soffit Black aluminum vented (Mac steel soffits)

Metal Siding Steel Mac siding , black on house , cedar under porch and soffits.

Grey pewter James Hardie Board at upper design trim areas

Stonenatural tumbled Limestone 11” , with Existing with Stone Sil 3” natural stone sil Front
doorPivot door, in mahogany

Garage doorBlack glass

Motor Side mounted whisper quite motor. Liftmaster- model 8500

Windows Fibreglass Exterior and interior painted buchner black , Low E 180 / argon with i89

INTERIOR

| | |
|-------------|---|
| Insulation | Combo of Batt insulation and spray foam |
| Paint walls | AF Benjamin Moore - matte |
| Paint trim | AF Jute Benjamin Moore - semi gloss |
| Paint doors | Jet black benjamin Moore -semi gloss |
| Int. doors | 1-¾" solid core safe n sound doors |
| Hardwood | White oak, sanded and custom stained on site |
| Stain | Rubio oil custom |
| Tiles | Samples to remain with description |
| Trim | Solid poplar 8" baseboard , 4" casing and shoe mold |
| Kitchen | Kitchen and all cabinets done by Neff |

MECHANICAL

| | |
|--------------------|---|
| Furnace | Carrier Performance 100,000 BTU Furnace 2 Stage Full Variable ECM Carrier 5 Ton Air Conditioner Lifebreath RNC155 Heat Recovery Ventilator Aprilaire 700 Humidifier Carrier 4" Media Air Cleaner Honeywell T6 Programmable WIFI Thermostat |
| Boiler/ floor heat | Navien NCB 240 Combi Boiler Amvic R-10 Insulation Panel Through-Out including manifold assembly, pump, pressure gauge, isolation valves, automatic fill, backflow preventer, air eliminator, expansion tank, thermostat, slab sensor, single zone switching relay. |
| Bath heat | Electric Wire - See manual in File folder Master Bath has WIFI All are programable |

MANUALS See Balck File Folder

CODES

| | |
|--------------|-------------------------------|
| GARAGE | ARON |
| MAN DOOR | CODE 2222, just close to LOCK |
| SIDE DOOR | CODE 3333, " |
| ALARM SYSTEM | 2222 |

OTHER PLACES AND INTERESTS YOU MAY LIKE IN THE AREA:

Here are some places you want to know, along with some places my wife and I really enjoy and think you may as well:

MALL Oakville place 240 Leighland Ave.

OUTLETPremium Outlet Mall 13850 Steeles Ave. W (just up Trafalgar road to 401)

GROCERYLONGOS 469 Cornwall Road

WHOLE FOODS301 Cornwall Road

BUTCHERJUST AN OLDE FASHION BUTCHERY 165 Lakeshore road

RESTAURANTShapers landing

Olivers

Stoney's

Maro's

COFFEEAroma 321 Lakeshore rd. E

OTHERGo for a nice stroll in old downtown

There are some really nice trails through oakville

Some good festivals seasonally come to town

If there is anything Nest Homes, or personally my wife and I can help with please don't hesitate to reach out.

Warm Welcomes

Nest Fine Homes

289-337-5120 Office

The following parts make up the *Customer Service Standard*:

- Part A: The *Homeowner Information Package*: A document published by Tarion that provides purchasers with an outline of the responsibilities of the homeowner, Tarion and the builder;
- Part B: The *Pre-Delivery Inspection (PDI)*: A mandatory home inspection that builders are required to conduct with purchasers on or before the date of possession;
- Part C: The *Statutory Warranty Claims Process*: The process governing how homeowners must submit Statutory Warranty Forms for warranty claims; timelines within which builders must respond to and resolve claims; and the role of Tarion in the process; and
- Part D: *Warranty Review*: A builder-requested conciliation.

EMERGENCY PHONE NUMBERS:

In the event that a true emergency arises please call my cell phone number
289-242-6311

Scope of Work & Preliminary Budget for

Address Removed

Oakville, Ontario

Prepared

December 2nd, 2019

Proposal Details

We would like to thank you for receiving this proposal for complete construction services for the above-noted project. It is our understanding that at this time a scope of work for a two storey addition is to be completed and priced using an existing bungalow conversion to a 2 story modern dwelling.

The total square footage of the proposed end product above and below grade will be approximately 2800 square feet above grade including the double garage

Using the existing foundation

Note: We could adjust the foundation to either add onto, or raise the basement height depending on what is there to start, once we find out

This is the template we will use for the following exercise

Temporary Power

- A temporary power feed will be installed on site in order to support trade work throughout the initial phases of the build.

Hoarding and Site Security

- Construction site safety fencing will be provided to ensure that trespassers are not able to enter the site.
- Proper tree protection zones will be enclosed in accordance with the minimum distance standards provided by the municipality.
- Current vegetation on site 'may' not pose a large risk to the development though replanting of 5 trees for every one tree that is removed is required if needed

Demolition

- Demolition to occur as per drawings and site plan allocation as governed by the municipality
- Cost estimate includes the removal of the existing structure.
- Ensure all material, whether natural and or hazardous, is disposed of properly.
- A waste bin will be provided throughout the course of construction.

Excavation

- Excavation to be completed to support a full height wall that is between 9' and 10' in height for the basement. (only if new basement)
- All fill to be removed from the site.

Foundation (if new only)

- The foundation to be composed of 8x22 concrete strip footings that serve as the base for the 10" concrete foundation walls.
- This may be changed to concrete moving forward depending on timelines associated with the installation as well as the final cost.
- All re-bar, labour, aggregate, mortar, and labour required to construct this frost wall foundation is included within this estimate.
- Exterior waterproofing and weeping tile has been included within this cost estimate for both the existing and new below grade structures.

Structural Steel

- If structural design plans have been received and costs related to these plans have been included within this proposal.
- In order to plan effectively for the potential need for these structural members a blanket budget has been included within this cost estimate for these items.

Framing Material & Labour

- Dimensional 'Class A' lumber will be used for all proposed interior partition walls, exterior walls, interior load-bearing walls, and the addition roof structure.
- Pre-engineered wooden trusses will be used for the floors on the second floor and roof.
- LVL lintels will be used for the smaller exterior window openings and openings in interior load-bearing walls.
- The supply of a crane and forklift to complete the necessary joist and wall placement is included within this estimate.
- All necessary framing labour required to assemble the home based on the current size requirements.

Exterior Aluminum

- In any colour of the clients choice, 16 gauge aluminum soffits, fascia, and eaves troughs to be installed around the existing portion of the structure.
- Matching downspouts are included within this cost estimate.
- Aluminum flashing to be used to cap window edges where necessary in colour of clients choice.

Roofing

- A min. 25 year shingle roof has been included within this proposal in order to support the design desired.
- All shingles to be ontario certified. Profile of the shingles to be determined through the architectural design process.

Windows

- Windows throughout the home to be fabricated using aluminum.
- Window frame colour to be determined through the planning process and will be selected from available Benjamin Moore colour.
- Opening directions, styles, and hardware to be selected through the planning process.
- A large curtain wall of windows has been included at the rear of the home.

Exterior Stone

- A combination of natural stone on the front and rear faces of the home, and pre-cast on the sides of the home have been included within this proposal.
- All mortar to be a premixed “federal white” colour.
- All exterior stone to be mechanically fastened to the exterior sheathing.
- Profiles of stone details to be determined through the architectural design Process.

Mechanical – Plumbing

- Plumbing rough-in and installation of plumbing fixtures to be completed in order to accommodate the proposed floor plans.
- Existing plumbing system components are assumed to be removed.
- All supply lines to use a PEX material, while all drains and vents are to use a pvc material.
- Sump pump and backwater valve has been included within this cost estimate.

Mechanical – HVAC

- New ducts to supply a supplementary forced air system throughout the structure.
- Hydronic heating has not been specified in all floors throughout the home. This system is set to operate as the main heat source for the structure. Installation method has yet to be determined though we imagine a built in
- Existing furnace and A/C unit is assumed to be removed.
- All HVAC equipment is set to be rented at this time.
- New ductwork to be supplied throughout the home.

Electrical – Distribution and IT Modifications

- Electrical installation requirements are based on ESA guidelines to meet the requirements of the Ontario Electrical Safety Code.
- New wiring, labour, switches, receptacles, and the supply of 150 pot lights for the new and existing addition portion of the home are included within this cost estimate.
- Electrical demolition budget has been included within this cost estimate in order to maintain site safety after the removal of interior finishes.
- A high powered Panasonic whisper fan is included within this cost estimate for the master ensuite washroom.
- 12 speakers in locations of the clients choice.
- 4 exterior speakers have been included within this proposal.
- An electric vehicle charger has been included within this proposal.
- A new 200 amp service has been included within this cost estimate.
- LED lighting features have been included in both master walk-in closets, the kitchen, master bathrooms behind the wall mounted mirrors, main floor built ins, behind the powder room mirror, and in the main floor ceiling detail.
- Dimmers throughout the home are included within this proposal.
- Exterior pot lights are included within this proposal including 5 pot lights in the rear, 5 pot lights in the front of the home.
- A full AV package and theater room has been excluded at time, and needs to be further discussed with owners as it varies widely..

Stairs and Interior Railings ● Stairs on second floor and second floor and main floor and basement are included within this proposal.

- Stairs to be constructed using red or white oak depending on the species of your hardwood flooring material selections. We recommend keeping these selections consistent in order to ensure consistency of colour during the staining process.
- Wrought iron railings or glass have been included within this proposal.
- Open riser stairs have been included within this proposal.

Insulation and Drywall ● Insulation will be used in the 2"x6" exterior walls, and roof assembly in order to exceed OBC heat-loss requirements. Proper air flow in the roof truss cavity to be maintained and during the insulation process.

- 1" rigid insulation to be used below main floor on any new concrete floor.
- Gypsum board to be installed on all exterior walls, interior partition walls, and ceilings throughout the main floor of the home.
- Sound proof insulation to be used in between all floors and interior partition walls.
- Blown in insulation has been included within this proposal for the existing structure.
- Two decorative ceiling details have been included within this proposal. We imagine these being included in the main floor living/dining area as well as the second floor

master bedroom.

Interior Trim and Doors

- Baseboards, casings, and doors to be fabricated of solid poplar
- Baseboards to be a minimum 7" profile.
- Casings to be a minimum 4" profile.
- Interior doors to be 8' in height and 1 ¾" solid core sound proof units.
- Trim carpentry labour to be supplied as necessary to complete the installation of the trim plan once finalized.
- A panelling feature has been included in the foyer as well as the second floor hallway.

Tile Material and Installation

- All tile throughout the home to be a porcelain or natural stone material.
- Tile material has been specified at a budget of \$10.00 sq/ft.
- Shower walls and floors to receive "Aqua Defense" waterproof membrane to ensure a 100% water enclosure.
- A curbless shower in master ensuite can be designed and installed upon request at no additional cost to the inclusions within this estimate.
- Kitchen backsplash and main floor foyer tile is included within this cost estimate.
- Second floor bathrooms are included within this proposal.
- Large porcelain slabs have been budgeted for the master ensuite washroom.

Hardwood Flooring

- Hardwood flooring material has been specified to be installed throughout the second floor of the home.
- Seamless transitions to be completed wherever hardwood meets tile material.
- Flooring to be pre-finished ¾" material. The budget for this material is \$6.00 sq/ft.
- Subfloor to be secured to floor joists prior to re-sheeting where applicable to reduce future "creaking".

Kitchen Millwork, Built-Ins, Vanities, and Closets

- Kitchen millwork design to be completed during the interior design process in order to create desired design while implementing the use of several functional features to increase storage. This includes spice racks, cutlery organizers, pot and pan organizers, garbage pullouts, and built in-appliances.
- Kitchen to be fabricated using painted MDF, PVC, Polyester, or Laminate depending on the desired design direction.
- Built-in feature walls have been specified on the main floor and basement in four locations.
- All vanities to be pre-made or custom units that will be designed to meet the requirements of the interior design plan.
- Closet millwork for all second floor bedrooms have been included within this estimate including the walk-in closet. A specific focus has been put on the master walk-in closet in order to support

tie holders, shoe shelves, bag shelves, suit storage, maxi-dress storage, and jewellery organizers. A wine cellar area is included within this proposal. Specific design elements to be determined through the interior design process.

- Please note that kitchen appliances are not included within this estimate.

Priming, Painting, and Finishing

- Painting has been specified throughout the home and is included within this cost estimate.
 - One coat of primer to be applied to all exposed drywall and plaster once final sanding is complete.
- Two coats of paint including sanding, touch ups, and all materials required to complete the process are included within this estimate.
- Paint brand to be Benjamin Moore or Dulux.

Shower Glass Enclosures and Mirrors

- A floor to ceiling custom shower glass enclosure is included within this cost estimate for the master ensuite shower.
- Double swinging doors and towel bars are included within this estimate.
- An encompassing preliminary budget for mirrors has been included within this cost estimate. ● Mirror design to be decided during the finishing phases of the construction process.

Miscellaneous + Extras

- A Plumbing fixture allowance is included within this proposal.
- Decorative Decora electrical fixtures are included within this proposal.
- A landscaping budget has been included within this proposal. A blanket budget of \$75,000.00 has been included within this proposal and includes, hardscaping and interlocking stone installations for the front walkway, rear patio, and side walkways of the home, and soft-scaping including all required shrubbery and mulch for three proposed garden areas.
- A functional wine room feature has been included within this cost estimate with a blanket budget of \$15,000.00. We imagine this feature being constructed using a combination of glass, planned interior lighting, and a separate climatization system to service the space.
- Three fireplaces have been included within this proposal for the basement, main floor, and second floor.
- Office space now has ambient lighting, custom millwork included in it.

Exclusions

Appliances
Underground services (needs to be determined with utility companies)
Inc. Temporary Hydro Power
Hydronic in floor heating
On site portable washroom rental \$80 month (as per by laws)

Builder Project Size

Based on existing Bungalow and second story addition (modern)

2800 sqft

Construction Costs

\$ 1,399,936

| | |
|-------------------------------------|----------|
| 1.Hoarding and Site Security | \$500 |
| 2.Demolition (Incl Waste Disposal) | |
| \$21,000 | |
| 3. Excavation | \$0 |
| 4. Foundation | \$0 |
| 5.Structural Steel | \$0 |
| 6.Framing Material | \$42,000 |
| 7.Framing - Labour | \$45,000 |
| 8. Roof | \$19,983 |
| 9.Exterior - Stone | \$65,000 |
| 10.Exterior - Other -Siding/ Stucco | \$92,000 |
| 11. Windows | \$58,700 |
| 12.Front Door/ Garage Doors | \$24,000 |
| 13.Exterior Copper | \$0 |
| 14.Plumbing - Rough-in | \$34,992 |
| 15.HV AC | \$38,900 |
| 16.Electrical - Rough-In | \$48,600 |
| 17.Home Automation/A V | \$19,500 |
| 18. Stairs | \$58,000 |
| 19.Insulation & Drywall | \$62,734 |
| 20.Trim Material | \$19,400 |
| 21.Trim Carpentry-Labour | \$21,000 |
| 22.Tile Material | \$28,394 |
| 23.Tile Installation | \$22,000 |
| 24.Hardwood Floor Installation | \$44,800 |
| 25.Hardwood Material | \$38,000 |
| 26. Kitchen | \$65,000 |
| 27. Closets | \$14,800 |
| 28. Vanities | \$16,000 |
| 29. Built-Ins | |
| \$14,500 | |

30. Countertops

\$18,900

Preliminary Budget

| | |
|---------------------------------------|-----------|
| 31. Priming, Painting, and Finishing | \$34,700 |
| 32. Exterior Caulking | \$2300 |
| 33. Garbage Disposal | \$8900 |
| 34. Interior Cleaning/Duct Cleaning | \$1500 |
| 35. Interior Design | \$ INC. |
| 36. Concrete floors (Basement/Garage) | \$36,400 |
| 37. Plumbing Fixtures | \$17,500 |
| 38. Landscaping | \$25,000 |
| 39. Home-Office Organization | \$16,500 |
| 40. Wine Cellar Feature | \$15,500 |
| 41. Fireplaces | \$14,500 |
| 42. Exterior Phantom Screens | \$0 |
| 43. Decorative Electrical Fixtures | \$14,000 |
| 44. Gas Lines -Interior | \$800 |
| 45. Labour Estimate | |
| \$96,000 | |
| 46. Build Fee | |
| | %15 |
| | \$182,593 |

Construction Costs

\$ 1,399,936



*Curious to learn more about the
value of your home?*

SUNNYGAWRITEAM.COM

SUNNY GAWRI

Team Leader

 416 648 4004

sunny@sunnygawriteam.com

