

33 South Marine Dr Toronto Building Addition				FOR Construction		
				Amount	bldg area	total area R/C
				\$ 549,084.30	3,828.00	3,828
				\$ 620,465.3	HST Included	/ft²
00	Soft Fee/City Permit/Design					-
				Qty	Unit	Amount
SUBTOTAL						
DIV 01	General					55,650.00
01001	General / Misc. Items			Qty	Unit	Amount
0	Overhead & Profit			6	Month	30,000.00
1	portable Toilet			6	Month	1,500.00
2	Garbage bin and final clean			6	LS	3,000.00
	Temp. power			6	Month	2,400.00
	Temp water			1	ls	500.00
	Contingency			6	Month	3,000.00
	Signage			5	ea	250.00
0	Builder's Risk insurance		RBC			15,000.00
SUBTOTAL						
02700	SITE WORKS - Front/Back Yard					4,494.30
01001	Site Fence & tree protection			Qty	Unit	Amount
see GENERAL						
02060 /1	Interlock/Landscape	Existing rail fence		Qty	Unit	Amount
	asphalt driveway	NO BOARD FENCE		404	ft²	1,212.00
	Front porch/ Stair			101	ft²	1,010.00
	Walkway			51	ft²	510.00
	Bldg coverage			2160	ft²	
	Landscape SOD on 4" topsoil			1386	ft²	762.30
	Final cleanup & disposal			1	ea	1,000.00
SUBTOTAL -1001 Site Fence & tree protection						
02100	Demolition					8,500.00
	Protaction tree				LS	1,000.00
	plsn new trees			15		7,500.00
	Turn down BRICK house		incl excavation amount			
SUBTOTAL						
02	Basement	128.00	Footing length			40,410.00
03100 /1	Footing/Foundation/SOG			Qty	Unit	Amount
1	Demolition	(NOT INCL TREE REMOVAL)		1	SUBLET	8,500.00
	Excavation +Backfill			1	SUBLET	8,000.00
3	Foundation wall - 10" wall, 24"x8" footing, 8' high new base	Concrete				
	W1: 8' high 10" RC FDN wall			92.00	LF	11,500.00
	W2: 8' high 8" RC FDN wall			32.00	LF	3,520.00
	F1: 36x36x12			2.00	ea	600.00
	F2: 18x18x8			2.00	ea	300.00
4	SOG concrete - Basement 4"+mesh+poly+8" gravel	concrete		412.00	ft²	618.00
	Pour and finish concrete					
	SOG 4" - 3/4" clear stone	3/4" clear stone				
	Place and compact 4" 3/4" clear stone			412	ft²	412.00
	Concrete Pump			1	ea	1,000.00
	6x6x6/6 mesh			3	sheet 8'x20'	150.00
	6mil poly			412.00	ft²	41.20
6	Porch slab and stair on Front			2	m/d	600.00
8	Concrete Supply (for SOG), FTG and FDN wall concrete are included in forming price					540.00
9	Clear CRL supply					360.00
SUBTOTAL 03100 /1 Footing/Foundation/SOG						
02060 /2	Basement Finishes - 8'H	138	412	Qty	Unit	Amount
	2x6 studs framing	8	lf	1380	ft	897.00
	6" R20 Batt Insulation			1104.00	ft²	717.60
	6mil poly			1104.00	ft²	110.40

Interior	Labor to install 2x6 & R20 and Poly + #15 asphalt paper		3M-D	3	m/d	900.00
	2x4, 8'high PARTITION framing	79.5	If total length	874.5	ft	568.43
	2x4 columns, doors	4	door	128	ft	83.20
	Labor to install 2x6 wood framing		3M-D	3	m/d	900.00
		SUBTOTAL	02060 /2	Basement Finishes - 8'H		
03	Building Shell	243	Perimeter			94,400.00
A2.1	M/F JOIST & 3/4" subfloor	1795.00	SOG ft²	Qty	Unit	Amount
Structural steel (basement+M/F)-supply & install						
	Steel beams and columns			12	SUBLET	4,200.00
	New beam: W200x27 (35ft), bsmnt			3		
	New beam: W360x39 (36ft), 1st floor			2		
	C1: 3.5 dia steel column, bsmnt, 1st floor			4		
	HSS 4 1/4 dia post			3		
Labor to install and weld steel coumns and beams						2,500.00
R.carpentry to install				3828.00	ft²	42,108.00
A2.1-Basement plan 1/8"=1'-0"						
M/F TJI (new)	2x6 sill plate		2x6	106	ft	68.90
	Jl 2x10 NI-20 floor joist @16" O.C.			168	ft	436.80
	3/4" plywood subfloor			66	sheet	2,310.00
		0	Perimeter	54	Garage	
A2.2	M/F WALL FRAMING	0.00	SOG ft²	314.50	Unit	Amount
A2.2-1st floor plan 1/8"=1'-0"						
garage	2x6 sill plate		2x6	54	ft	35.10
garage Wall	4-2x6 (1 bottom plate + 2 top plates+1 brace)	54	If	216	ft	140.40
garage perimeter	2x6, 9' high	10	If	540	ft	351.00
	w6a, 6 mil poly	42	If	420	ft²	42.00
	R22 batt or spray foam	42	If	420	ft²	273.00
M/F new wall	4-2x6 (1 bottom plate + 2 top plates+1 brace)	106	If	424	ft	275.60
perimeter	2x6, 9' to 2nd Floor	10	If	1060	ft	689.00
	7/16" OSB exterior sheathing	1272	ft²	44	sheet	352.00
Windows Lintel	1- L3.5x3.5x5/16 lintel (4'L)		3 lf/ea	12	ft	42.00
post	3-2x6 post		9 columns	270	ft	175.50
door	2x4, 9'high PARTITION framing	90	If total length	1260	ft	630.00
	2x4 lintel & column		8 door	320	ft	160.00
				M/F WALL FRAMING		
A2.2	2nd FLOOR JOIST JOIST & 3/4" subfloor	2033.00	ft²	Qty	Unit	Amount
A2.2-1st floor plan 1/8"=1'-0"						
2nd floor TJI	Jl 2x12 NI-20 floor joist @12" O.C.			768	ft	1,996.80
	J2 2x10 NI-20 floor joist @16" O.C.			410	ft	1,066.00
LVL	3-1 3/4x14" LVL Flush			32.5	ft	52.00
	2-1 3/4x14" LVL Flush			53	ft	84.80
post	3-2x6 post		10 columns	300	ft	195.00
	4-2x6 post		1 columns	40	ft	26.00
	3/4" plywood subfloor			66	sheet	2,310.00
A2.3	2nd Floor WALL FRAMING				Unit	Amount
A2.3-2nd floor plan 1/8"=1'-0"						
2nd Wall	4-2x6 (1 bottom plate + 2 top plates+1 brace)	122	If	488	ft	317.20
Perimeter	2x6, 9' high wood framing	10		1220	ft	793.00
	7/16" OSB exterior sheathing	1220	ft²	44	sheet	352.00
Windows lintel	1- L3.5x3.5x5/16 lintel (4'L)		7 ea	28	ft	98.00
post	3-2x6 columns (10'H)		10 columns	300	ft	195.00
Interior Door	2x4, 9' high PARTITION framing	161.5	If total length	2099.5	ft	1,049.75
	2x4 lintel & column		9 ea	360	ft	432.00
				SUBTOTAL A2.2 2nd FLOOR JOIST JOIST & 3/4" subfloor		
Roof	Roof Trusses and Bracing	3955.95	SOG ft²	Qty	Unit	Amount
	Roof Trusses @ 24"		36' Truss	42	pcs	6,720.00
		Flat	Slope	Eaves		
	12: 5.6 pitch + flat	90	2147.75	194		
	2x4 bracing	5	runs	248	ft	124.00
	1/2" roof sheathing on FLAT	90	ft²	3.3	sheet	75.90
	1/2" roof sheathing on sloped roof	2363	ft²	77	sheet	1,771.00
	2x6 backboard (on fascia)			194	ft	276.10
	roof installation			2033.00	ft²	20,330.00
				SUBTOTAL Roof Roof Trusses and Bracing		
Misc.	TyVek / Screws and tools			Qty	Unit	Amount
	Simpson Hanger			100	ea	650.00

	LVL hanger			15	ea	300.00
	PL 900ml Big Tube			30	ea	180.00
		SUBTOTAL	Misc.	TyVek / Screws and tools		
07	Roofing and Eaves					10,220.00
Roofing	Shingles roofing and Eavestrough	ft²		Qty	Unit	Amount
	Shingle Roofing - 12:5.6 sloped + flat			2363	ft²	4,726.00
	Modified bituminous membranes sheathing paper			90	ft²	360.00
	Eavestrough			194	lf	1,455.00
	downspout			8	ea	400.00
	Soffit			291	ft²	2,182.50
	Skylight 24"x48"			2	pcs	1,100.00
		SUBTOTAL	Roofing	Shingles roofing and Eavestrough		
Copper	Copper Flashing			Qty	Unit	Amount
		SUBTOTAL	Copper	Copper Flashing		
04	Doors and Windows					59,510.00
Window	Vinyl Window	w (in)	h (in)	Qty	Unit	Amount
Front	reading room, bedroom	36	63	4	pcs	2,835.00
11.00	bedroom	36	90	2	pcs	2,025.00
	Ensuite, laundry	36	87	2	pcs	1,957.50
	Stair	55	86	1	pcs	1,478.13
		28	66	2		1,155.00
Rear	living room, bedroom	118	68	2	pcs	5,015.00
13.00	master bedroom, W.I.C. hall way, kitchen	96	64	4	pcs	7,680.00
	ensuite	24	64	3		1,440.00
	dining room	20	64	2	pcs	800.00
		24	12	2	pcs	180.00
East	ensuite	32	24	1	pcs	240.00
2.00		24	12	1	pcs	90.00
						-
						-
West	ensuite	32	24	1	pcs	240.00
1.00					pcs	-
					pcs	-
					pcs	-
	trim in 06100 (MATERIAL)			27		
		SUBTOTAL	Window	Vinyl Window		
O/S	Exterior insulated Doors	w (in)	h (ft)	Qty	Unit	Amount
front	Entrance doors	72	7.5	1	pcs	10,000.00
					pcs	-
back	dining room (double)	64	7	1	pcs	1,680.00
	garage (side door)	32	7.5	1	pcs	900.00
					pcs	-
	trim in 06100 (MATERIAL)					
	Lock + Weatherstrip + threshold + closer			3	pcs	300.00
		SUBTOTAL	O/S	Exterior insulated Doors		
Interior	Interior slab door and french doors	w (in)	h (ft)	Qty	Unit	Amount
Basement	theater	64	6.5	1	pcs	300.00
	room + WRdoors	34	6.5	3	pcs	900.00
	room + WRdoors	32	6.7	2	pcs	600.00
1st F	WRdoors	28	6.7	1	pcs	300.00
	kitchen	32	7.5	1	pcs	300.00
					pcs	-
					pcs	-
2nd F	room + WR door	32	6.7	6	pcs	1,800.00
	bedroom + WRdoors	30	6.7	3	pcs	900.00
	double door (1)	64	6.5	1	pcs	300.00
	Closet door			4	pcs	2,400.00
	ensuite	32	6.7	1	pcs	300.00
	Hardware (passenger set+hinges+wall stop)			23	pcs	3,450.00
	trim in 06100 (MATERIAL)					
		SUBTOTAL	Interior	Interior slab door and french doors		
Garage	Wood Overhead Doors	w (ft)	h (ft)	Qty	Unit	Amount
	Wood Overhead Doors,	16	7	2	set	5,000.00
	Solid Wood stained					
New Deck	deck floor & support	24	8	192	ft²	3,840.00
	deck handrail			40	lf	600.00
	deck step			5	ea	500.00
		SUBTOTAL	Garage	Wood Overhead Doors		

05	Exterior Wall Finishes						27,950.00
04100 /1	Natural Stone / Limestone	0	ft²	Qty	Unit	Amount	
	Porch, entry columns 12" wood trim			1 0	LS LF		10,000.00 -
	Stucco			853	ft²		8,530.00
	sill and trims			285	LF		4,275.00
		SUBTOTAL 04100 /1		Natural Stone / Limestone			
07100 /1	BRICK BRICK 6pcs/ft²	431	ft²	Qty	Unit	Amount	
	Brick Veneer	West East front rear	0 0 385 0				

	Door casing			2114.4	ft	10,572.00
		SUBTOTAL		Trimwork and Moulding		
08	Cabinet					20,200.00
	Kitchen, WIC, Closet, Pantry, Laundry	ft²		Qty	Unit	Amount
	<i>ALL Millwork NIC per FUTURE interior design</i>					
	Kitchen cabinet, counter top			25	lf	10,000.00
	W.I.C., closet			32	ft	4,800.00
	WR cabinet			6	ea	3,000.00
	Bar			8	ft	2,400.00
		SUBTOTAL		Kitchen, WIC, Closet, Pantry, Laundry		
08	Plumbing & Bath Fixtures	3828.00	ft²			34,900.00
	Bath Rooms	ft²		Qty	Unit	Amount
	Toilet + faucet + bathtube	toilet		6	ea	1,800.00
		shower		2	ea	4,000.00
		Jet tub		0	ea	-
		bathtub		4	ea	6,000.00
	W/R	faucet/sink		7	ea	1,400.00
	Laundry	faucet/sink		1	ea	200.00
	Kitchen	Sink + Faucet		2	ea	500.00
	<i>ALL fixture NIC per FUTURE interior design</i>					
	Rough - in and drain + Finish (install fixtures)			22	LS	17,600.00
	Floor drain			1	ea	400.00
	Vent/stack			3	ea	3,000.00
	8x8 FD / catch basin			0	ea	-
	sump pump			0	ea	-
	ALL SEWERAGE AND DRAINAGE & WELL SYSTEM PERMIT NIC BY OWNER					-
		SUBTOTAL		Bath Rooms		
09	HVAC	3828.00	ft²			16,350.00
	HVAC			fixtures	Unit	Amount
	Fireplace			0	Fireplace	-
	Electric panel			1	Ele	2,000.00
	A/C Unit			1	ea	3,500.00
	Furnace (keeprite G9MVE)			1	ea	3,000.00
	humidifer			1	ea	650.00
	Electrical Cleaner			0	ea	-
	Exhaust Fans (W/R)			6	ea	1,200.00
	HRV			0	ea	-
	Ductwork (R/I + Gas)			1	LS	6,000.00
	Air supply grille	<i>Inc in Ductwork</i>		29	ea	
	Air return grille (16x6", 34x12", 24x12")	<i>Inc in Ductwork</i>		6	ea	
	Electric heater (2000W)			0	ea	-
		SUBTOTAL		HVAC		
10	Electrical	3828.00	ft²			30,620.00
	Estimat			3828	ft²	30,624.00
	2x4 Fluorecent			0	ea	-
	Ceiling light			0	ea	
	4" pot lights			0	ea	
	Waterproof at SPA+W/R			0	ea	
	hanging lights			0	ea	
	Chandler			0	ea	-
	Pendent (above kitchen island)			0	ea	-
	Sconces			0	ea	-
	Vanity lights			0	ea	-
	Ceiling mount			0	ea	-
	Eaves pot			0	ea	-
	Sensor lights (outside)			0	ea	-
	<i>All lights fixtures NIC per FUTURE interior design</i>					
		SUBTOTAL		Electrical		
11	Kitchen and Laundry Equipment	3828.00	ft²			-
	Kitchen			Qty	Unit	Amount
	<i>NIC, by owner</i>	Fridge	SS	1	ea	-
		DW	SS	1	ea	-
		Stove	SS	1	ea	-
		Hood	SS	1	ea	-
		Oven	SS	1	ea	-

	Laundry		Qty	Unit	Amount
	Washer & Dryer	SS	2	ea	-
					-
		SUBTOTAL			Kitchen