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			

General					55,650.00
General / Misc. Items			Qty	Unit	Amount
Overhead & Profit			6	Month	30,000.00
portable Toilet			6	Month	1,500.00
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
Builder's Risk insurance		RBC			15,000.00
	General / Misc. Items Overhead & Profit portable Toilet Garbage bin and final clean Temp. power Temp water Contingency Signage	General / Misc. Items Overhead & Profit portable Toilet Garbage bin and final clean Temp. power Temp water Contingency Signage	General / Misc. Items Overhead & Profit portable Toilet Garbage bin and final clean Temp. power Temp water Contingency Signage	General / Misc. Items Oty Overhead & Profit 6 portable Toilet 6 Garbage bin and final clean 6 Temp. power 6 Temp water 1 Contingency 6 Signage 5	General / Misc. Items Qty Unit Overhead & Profit 6 Month portable Toilet 6 Month Garbage bin and final clean 6 LS Temp. power 6 Month Temp water 1 Is Contingency 6 Month Signage 5 ea

02700	SITE WORKS - Front/Back Yard					4,494.30
01001	Site Fence & tree protection			Qty	Unit	Amount
	see GENERAL	•		•	•	•
02060 /1	Interlock/Landscape	Existing ra	ail fence	Qty	Unit	Amount
	asphalt driveway	NO BOAR	D FENCE	404	ft²	1,212.00
	Front porch/ Stair		1	101	ft²	1,010.00
I	Walkway			51	ft ²	510.00
	Bldg coverage			2160	ft ²	
	Landscape SOD on 4" topsoil			1386	ft²	762.30
I	Final cleanup & disposal			1	ea	1,000.00
		SUBTOTAL	-1001	Site Fence 8	& 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 Excavation +Backfill	(NOT INCL T	REE REMOVAL)	1	SUBLET SUBLET	8,500.00 8,000.00
3	Foundation wall - 10" wall, 24"x8" footing, 8' high new base W1: 8' high 10" RC FDN wall W2: 8' high 8" RC FDN wall F1: 36x36x12 F2: 18x18x8 SOG concrete - Basement 4"+mesh+poly+8" gravel Pour and finish concrete	Concrete		92.00 32.00 2.00 2.00 412.00	LF ea ea	11,500.00 3,520.00 600.00 300.00
	SOG 4" - 3/4" clear stone Place and compact 4" 3/4" clear stone Concrete Pump 6x6x6/6 mesh 6mil poly	3/4" clear stone		412 1 3 412.00	ft² ea sheet 8'x20'	412.00 1,000.00 150.00 - 41.20
6	Porch slab and stair on Front			2	m/d	600.00
8 9	Concrete Supply (for SOG), FTG and FDN wall concrete are in Clear CRL supply		g price 03100 /1	Faction/Face deti-	1000	540.00 360.00
02060 /2	Basement Finishes - 8'H	138	412	Footing/Foundation	Unit	Amount
0200012	2x6 studs framing 6" R20 Batt Insulation 6mil poly	8	If	1380 1104.00 1104.00	ft ft² ft²	897.00 717.60 110.40

nterior	Labor to install 2x6 & R20 and Poly + #15 asphalt paper 2x4, 8'high PARTITION framing	79.5	3M-D If total length	3 874.5	m/d ft	900.00 568.43
iterioi	2x4 columns, doors		4 door	128	ft	83.20
	Labor to install 2x6 wood framing	SUBTOTAL	3M-D 02060 /2	3 Basement Finis	m/d shes - 8'H	900.00
3	Building Shell	243	Perimeter			94,400.00
A2.1	M/F JOIST & 3/4" subfloor	1795.00	SOG ft ²	Qty	Unit	Amount
tructural stee	el (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 C1: 3.5 dia steel column, bsmnt,1st floor			2		
	HSS 4 1/4 dia post			3		
	Labor to install and weld steel coumns and beams					2,500.00
.carpentry to				3828.00	ft²	42,108.00
	ent plan 1/8"=1'-0"					20.00
/F TJI (new)	2x6 sill plate JI 2x10 NI-20 floor joist @16" O.C.		2x6	106 168	ft ft	68.90 436.80
	101 2X10 101-20 11001 Juist @ 10 0.0.			100	10	430.00
	3/4" plywood subfloor			66	sheet	2,310.00
		0	Perimeter	Garage 54		
A2.2	M/F WALL FRAMING	0.00	SOG ft ²	314.50	Unit	Amount
	or plan 1/8"=1'-0"	0.00		314.50	Offic	Amount
12.2-13(110)						
garage	2x6 sill plate		2x6	54	ft	35.10
arage Wall	4-2x6 (1 bottom plate + 2 top plates+1 brace)	54	lf	216	ft	140.40
arage vvali arage perimete		10	lf	540	ft	351.00
3-1	w6a, 6 mil poly	42	lf	420	ft²	42.00
	R22 batt or spray foam	42	lf	420	ft²	273.00
/F new wall	4-2x6 (1 bottom plate + 2 top plates+1 brace)	106	lf	424	ft	275.60
erimeter	2x6, 9' to 2nd Floor	100	lf	1060	ft	689.00
	7/16" OSB exterior sheathing	1272	ft²	44	sheet	352.00
indows Lintel	1- L3.5x3.5x5/16 lintel (4'L)		3 If/ea	12	ft	42.00
ost	3-2x6 post		9 columns	270	ft	175.50
	2x4, 9'high PARTITION framing	90	If total length	1260	ft	630.00
loor	2x4 lintel & column		8 door	320	ft	160.00
				M/F WALL FRA	AMING	
A2.2	2nd FLOOR JOIST JOIST & 3/4" subfloor	2033.00	ft²	Qty	Unit	Amount
2.2-1st floo	or plan 1/8"=1'-0"	192	Perimeter			
nd floor TJI	JI 2x12 NI-20 floor joist @12" O.C.	1	1	768	ft	1,996.80
VL	J2 2x10 NI-20 floor joist @16" O.C. 3-1 3/4x14" LVL Flush			410 32.5	ft ft	1,066.00 52.00
V L	2-1 3/4x14" LVL Flush			53	ft	84.80
ost	3-2x6 post	1	0 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
2.3-2nd flo	oor plan 1/8"=1'-0"					
nd Wall	4-2x6 (1 bottom plate + 2 top plates+1 brace)	122	lf	488	ft	317.20
erimeter	2x6, 9' high wood framing	10		1220	ft	793.00
inda lintal	7/16" OSB exterior sheathing	1220	ft² 7 ea	44 28	sheet ft	352.00 98.00
indows lintel OSt	1- L3.5x3.5x5/16 lintel (4'L) 3-2x6 columns (10'H)		7 ea 0 columns	300	ft	195.00
	(10.1)					
nterior	2x4, 9' high PARTITION framing	161.5	If total length	2099.5	ft	1,049.75
oor	2x4 lintel & column		9 ea	360	ft	432.00
		SUBTOTAL	A2.2	2nd FLOOR JC	DIST JOIST & 3/4"	subfloor
oof	Roof Trusses and Bracing	3955.95	SOG ft ²	Qty	Unit	Amount
	Roof Trusses @ 24"	Flot	36' Truss	42	pcs	6,720.00
	12: 5.6 pitch + flat	Flat 90	Slope 2147.75	Eaves 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
		1		194	ft	276.10
	2x6 backboard (on fascia)			2033 00	ft2	711 2 211 111
	2x6 backboard (on fascia) roof installation	SUBTOTAL	Roof	2033.00 Roof Trusses a	ft ² and Bracing	20,330.00
lisc.	, , ,	SUBTOTAL	Roof			20,330.00 Amount

	LVL hanger PL 900ml Big Tube			15 30	ea	300.00 180.00
	PL 900III BIG Tube	SUBTOTAL	Misc.	TyVek / Screws	ea and tools	180.00
	·					•
07	Poofing and Favos					10,220.00
Roofing	Roofing and Eaves Shingles roofing and Eavestrough		ft²	Qty	Unit	Amount
Rooning	Shingle Roofing - 12:5.6 sloped + flat			2363	ft ²	4,726.00
	Modified bituminous membranes sheathing paper			90	ft²	360.00
	Eavestrough			194	If	1,455.00
	downspout Soffit			8 291	ea ft²	400.00 2,182.50
	Skylight 24"x48"			2	pcs	1,100.00
0	Connex Fleshing	SUBTOTAL	Roofing		g and Eavestrough Unit	A
Copper	Copper Flashing		I	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		36	90	2	pcs	2,025.00
	Ensuite, laundry	36	87	2	pcs	1,957.50
	Stair	55 28	86 66	1 2	pcs	1,478.13 1,155.00
Rear	living room, bedroom	118	68	2	pcs	5,015.00
13.00	<mark></mark>	96	64	4	pcs	7,680.00
	ensuite	24	64	3	i e	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)	SUBTOTAL	Mindon	27 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
	1				pcs	-
	trim in 06100 (MATERIAL)					
	Lock + Weatherstrip + threshold + closer			3	pcs	300.00
		SUBTOTAL	O/S	Exterior insulate	ed 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 room + WRdoors	34 32	6.5 6.7	3	pcs	900.00
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 64	6.7 6.5	3	pcs	900.00
	double door (1) Closet door	04	0.0	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)		Interior	Interior clab de	y and french deers	
	· · · · · · · · · · · · · · · · · · ·	CLIDTOTAL	THEFT	interior slap dod	or and french doors	
Garage		SUBTOTAL w (ft)			Unit	Amount
Garage	Wood Overhead Doors Wood Overhead Doors,	SUBTOTAL w (ft)	h (ft)	Qty 2	Unit set	Amount 5,000.00
Garage	Wood Overhead Doors	w (ft)	h (ft)	Qty		
Garage New Deck	Wood Overhead Doors Wood Overhead Doors, Solid Wood stained deck floor & support	w (ft)	h (ft)	Qty 2 192		5,000.00 3,840.00
_	Wood Overhead Doors Wood Overhead Doors, Solid Wood stained	w (ft)	h (ft) 7	Qty 2	set	Amount 5,000.00 3,840.00 600.00 500.00

05	Exterior Wall Finishes					27,950.00
04100 /1	Natural Stone / Limestone	0	ft²	Otv	Unit	Amount
J4 100 / I	Porch, entry columns	U		Qty 1	LS	10,000.0
	12" wood trim			0	LF	-
	Stucoo			853	ft²	8,530.00
	sill and trims	SUBTOTAL	04400 /4	285	LF	4,275.00
074.00 /4		431		Natural Stone / Li	Unit	Amount
07100 /1	BRICK BRICK 6pcs/ft² Brick Veneer	West	0	Qty	Unit	Amount
	Dick velicei	East	0			
		front	385			
		rear	0			
	window& door opening		46			
	Supply Brick Veneer			2715.3	200	2,172.24
	Install Brick Veneer fee			2715.3 2586	pcs pcs	2,172.2
	motali Briok vortodi 100			2000	P00	2,010.00
		SUBTOTAL	07100 /1	BRICK BRICK 6pc	:s/ft²	
		D 11 11 A				
		Building Ar	1			
06	Interior Finishes	3828.00	ft²			145,880.00
	Insulation	L	Н	AREA	Unit	Amount
Attic		R50		2237.8	ft²	3,356.70
Garage clg	Insulation on garage ceiling + porch ceiling	R31		371.0	ft²	1,298.50
	Basement perimeter	138	-	1104	ft²	
R24	bldg (perimeter wall 2x6)	435	9	3915	ft²	5,872.50
	6 mil poly vapor barrier			6.0	roll/10'x150'	420.00
	installation fee incl into drywall price					
		SUBTOTAL	00-Jan-00	Insulation		
07100 /1	DRYWALL TAKE-OFF AS PER 2X6 & 2X4 LE			Qty	Unit	Amount
Ceiling		6,176	ft ²	209	sheet 4x8	2,340.80
Jennig		1795		203	311661 470	2,540.00
	· ·	315				
		2033				
	2nd floor clg	2033				
	•	55		55	ft ²	550.00
labor	installation fee - ladder/lift+compound+sand			6,176	ft²	7,102.40
Perimeter	1/2 drywall 4x10- Basement	1104	ft²	22	sheet 4x10	330.00
rennetei	, and the second	3915	ft²	33 110	sheet 4x10	1,100.00
		5,019	ft²	110	311001 4710	1,100.00
lahor	installation fee - insulation+poly+ ladder/lift+compound+sand	0,070		5,019	ft²	6,273.75
10001			I	-,		0,2.0
partitions	basement 2x4	79.5	8	44	sheet 4x10	440.00
		90	9	44	sheet 4x10	440.00
	2nd floor	161.5		88	sheet 4x12	1,056.00
	Skylight well	16	5 ft ²	1	sheet 4x10	10.00
lab au	perimter wall area	5,879		5.070	60	5 505 07
labor	installation fee - insulation+poly+ ladder/lift+compound+sand			5,879	ft²	5,585.05
Bulkhead	M/F bulkhead and M/F	per Future i	∣ nech.design drawin	Ο	ft	_
		pe. ratarer		-		
		SUBTOTAL			•	
	Painting				LS	10,000.00
Floor	Floor - basement Laminated			1121	ft²	8,968.00
	Floor - ceramic tiles (WR)			739	ft²	8,868.00
	Floor - Hardwood flooring			3089	ft ²	49,424.00
Wall Marble	Floor - Marble Floor tiles (hall way) Kitchen above counter Wall tiles			254 50	ft²	7,620.00 600.00
mai bie	Kitchen island			50 1	ea	5,000.00
	Master Bath/Shower ensuite wall marble	per Future i	nterior design draw			0,000.00
	Family & Dining Room Decrative Ceiling	per Future i	nterior design draw	rings		
		SUBTOTAL		Floor - ceramic til		
Stair		ft ²	T	Qty	Unit	Amount
	Oak/Maple Stairs	STRAIGHT		25	riser	6,250.00
	Point his point of NIO was EUTUPE to task and add					
	Paint by painter NIC per FUTURE interior design					
		SUBTOTAL	<u> </u>	Oak/Maple Stairs	and railing	
	Trimwork and Moulding	ft ²		Qty	Unit	Amount
	Baseboard	Included in		~'J	O/III	, anount
				! .!	I	1
	Crown molding	per Future i	nterior design draw	ings		

	Door casing			2114.4	ft	10,572.00
		SUBTOTAL		Trimwork and M	aulding	
		SUBTUTAL		I rimwork and ivi	oulding	
)8	Cabinet					20,200.00
-	Kitchen, WIC, Closet, Pantry, Laundry	ft²		Qty	Unit	Amount
	ALL Millwork NIC per FUTURE interior design					
	Kitchen cabinet, counter top			25	lf c	10,000.00
	W.I.C., closet WR cabinet			32 6	ft	4,800.00
	Bar			8	ea ft	3,000.00 2,400.00
		SUBTOTAL			oset, Pantry, Laundry	2,400.00
						010000
)8	Plumbing & Bath Fixtures	3828.00	ft ²			34,900.00
	Bath Rooms	ft²	T	Qty	Unit	Amount
	Toilet + faucet + bathtube	toilet		6	ea	1,800.00
		shower Jet tub		2	ea ea	4,000.00
		bathtub		4	ea	6,000.00
	W/R	faucet/sink		7	ea	1,400.00
	1	faucet/sink		1	ea	200.00
		Sink + Faucet		2	ea	500.00
	ALLfixture NIC per FUTURE interior design					
	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 PERMI	T NIC BY OWN	 ED			
	ALL SEWERAGE AND DRAINAGE & WELL SYSTEM PERMI	INICBYOWN	EK 			_
		SUBTOTAL		Bath Rooms		
	,					
			1			
)9	HVAC	3828.00	ft²			16,350.00
	HVAC			fixtures	Unit	Amount
	Fireplace			0	Fireplace	-
	Electric panel			1	Ele	2,000.00
	A/C Unit Furnace (keeprite G9MVE)			1	ea ea	3,500.00 3,000.00
	humidifer				ea	650.00
	Electrical Cleaner			0	ea	-
	Exhaust Fans (W/R)			6	ea	1,200.00
	HRV			0	ea	-
	Ductwork (R/I + Gas)	In a in Ducature	 	1	LS	6,000.00
	Air supply grille Air return grille (16x6", 34x12", 24x12")	Inc in Ductwo		29 6	ea ea	
	Electric heater (2000W)	ine in bactwo	ĺ	0	ea	_
	,	SUBTOTAL		HVAC	•	•
10	Floatrical	2020.00	£13			20 620 00
0	Electrical	3828.00	ft ²	2020	f+2	30,620.00
	Estimat 2x4 Fluorecent			3828 0	ft² ea	30,624.00
	Ceiling light			0	ea	_
	4" pot lights			0	ea	
	Waterproof at SPA+W/R			0	ea	
	hanging lights			0	ea	
	Chandlier Pendent (above kitchen island)			0	ea ea	_
	Sconces			0	ea]
	Vanity lights			0	ea	-
	Ceiling mount			0	ea	-
	Eaves pot			0	ea	
	Sensor lights (outside)			0	ea	-
	All lights fixtures NIC per FUTURE interior design					
		SUBTOTAL	Electrical			
				_		
		2007	4.0			_
11	Kitchen and Laundry Eqipment	3828.00	ft ²			_
1	Kitchen and Laundry Eqipment		l	Qty	Unit	Amount
11		Fridge	ss	Qty 1	ea	
1	Kitchen	Fridge DW	SS ss		ea ea	Amount
11		Fridge DW Stove	SS ss SS	1 1 1	ea ea ea	Amount -
11	Kitchen	Fridge DW	SS ss		ea ea	Amount

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