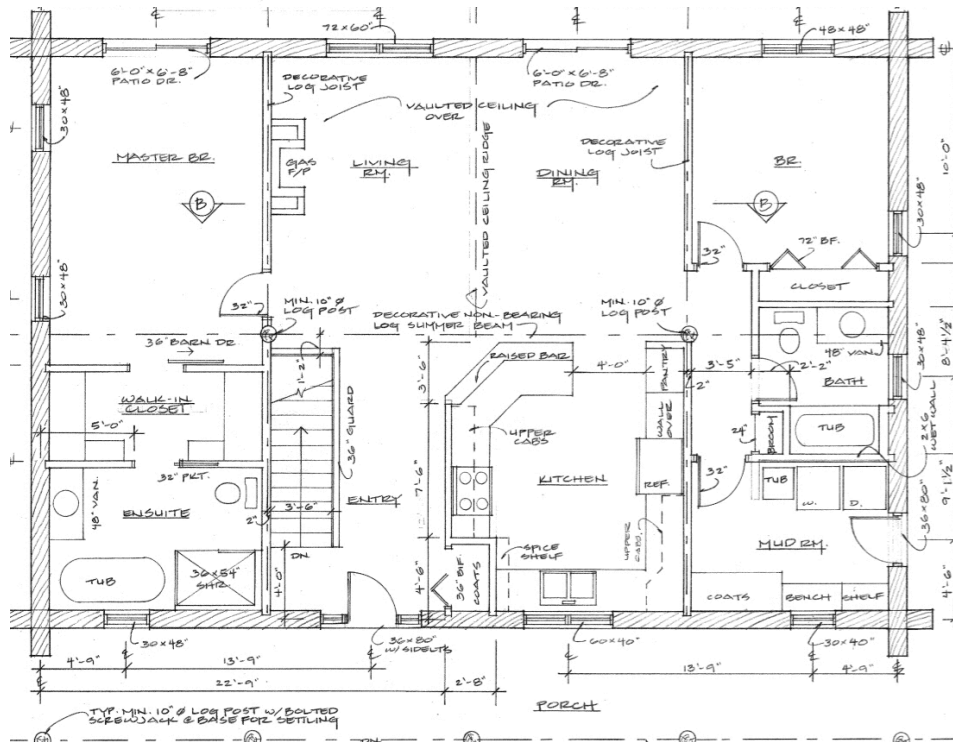
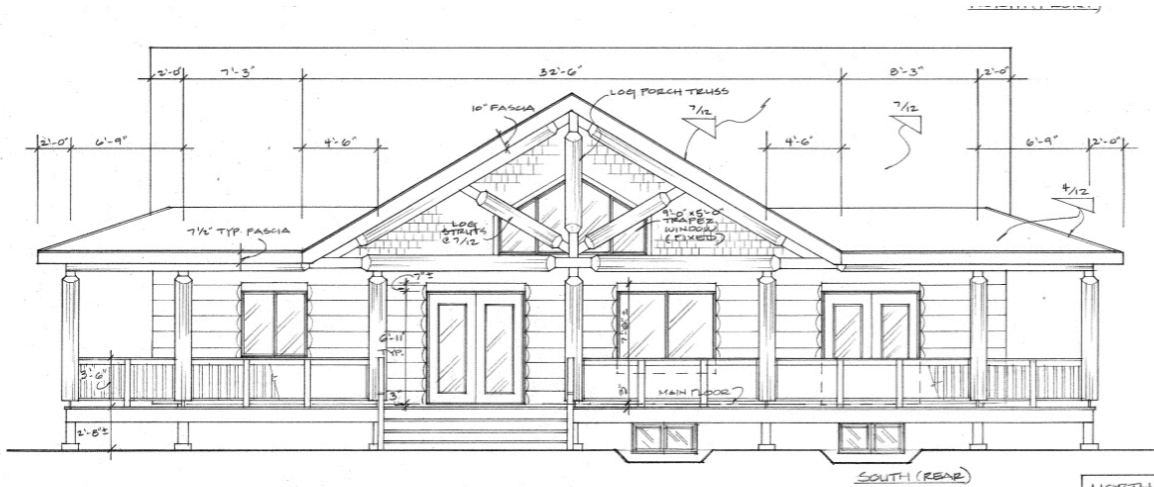


# “COST ANALYSIS”



# Schedule "A"

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## DESIGN

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- Lanark Ranch Model Design to include garage with optional 2<sup>nd</sup> floor over garage
- Preliminary Drawings (floorplans/elevations) & Construction Drawings
- Heat Loss Calculations (by HRAI certified designer)
- Mechanical Ventilation Design Summary (by HRAI certified designer)
- Energy Efficiency Design Summary
- BCIN & P.Eng approved design

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## EXTERIOR WALLS

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- Handcrafted Round log walls
- Gables/dormers - 2x6 Frame c/w 1.5" EPS styrofoam, house wrap, sheathing, strapping, over timber frame / timber accent per plan, cape cod siding

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## ROOF SYSTEM

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- 12" I-joist frame for main roofs
- 1/2" osb sheathing
- Synthetic roof membrane/ice water protection, sheet Steel roofing

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## INTERIOR FRAMING

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- Interior partitions installed as per plan throughout main & 2<sup>nd</sup> floors



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## SOFFIT / FASCIA

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- Pine soffit & fascia installed, pre-finished

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## WINDOWS & DOORS

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- Per plan pine trim installed on exterior of all windows & doors  
Budget: 20k

**TOTAL, Schedule A: \$250,036 + HST**

### Schedule "B"

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## FOUNDATION – 40k

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- Slab-on-Grade styrofoam tray system
- R20" EPS Styrofoam under slab
- Perimeter drain, Dampproofing (below grade)

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## OUTDOOR SPACES – 85k

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- Concrete slab (1316 sq.ft.) 10k
- Covered Porch – (1316 sq.ft) including post & beam perimeter, roof frame, steel roofing, pine ceiling 75k

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## INSULATION – 15k

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- Exterior Walls (Gables) - (R-22) Roxul insulation
- Roof – (R-36) Roxul insulation



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## PLUMBING – 15k

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- ABS, Pex pipe & fittings to all fixtures
- 2 exterior hose taps, Valves on all accessible fixtures
- Rough & finish plumbing
- Fixtures are not included

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## ELECTRICAL – 20k

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- 200 amp underground service
- All wiring to plugs, switches & mechanicals. Fixtures installed
- 2 exterior plugs, Telephone & cable wiring
- Fixtures are not included

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## HVAC – 25k

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- Hydronic system main floor
- HRV, hot water tank

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## DRYWALL – 15k

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- Drywall for all interior partitions & ceilings

**TOTAL, Schedule B:\$215,000 + HST**



## Schedule "C"

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### PAINT / STAIN – 27.5k

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- All interior drywalled surface primed & painted (7.5k)
- All log/wood surfaces stained (3 coats exterior, 2 coats interior) (20k)

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### FLOORS / TILE – 20k

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- Sealed / Finished concrete Floor (12.5k budget)
- Tile – @ washrooms (7.5k budget)

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### KITCHEN / VANITIES – 25k

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- Birch Melamine cabinets & Hardwood doors
- Stone Counters

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### INTERIOR CARPENTRY – 30k

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- Doors – colonial pine solid core, lock set, hinges, pine jamb & trim (10k)
- Trim – window trim, baseboard, header trim @ partitions (20k)

**TOTAL, Schedule C: \$102,500 + HST**

**TOTAL, ESTIMATE: \$567,036 + HST**



## **Option A – Garage, 24' x 24'**

**Foundation- Styrofoam Tray 12.5k**

**Walls attached garage, 2x6 frame c/w 8/12 truss roof system, steel roof, soffit/fascia, pine siding, \$52,932**

**Total: \$65,432**

## **Option B – Garage, 24' x 24' with 2<sup>nd</sup> floor**

**Foundation- Styrofoam Tray 12.5k**

**Walls attached garage, 2x6 frame c/w 12/12 truss roof system, floor system, construction stairs, steel roof, soffit/fascia, pine siding, \$64,792**

**Total: \$77,292**

Notes:

-Building permits, site work, project management are not included in the above costs

