



Redstone



Prepared by: Tamarack North Ltd
4A-1005 Henshaw Lake Rd.
PO Box 486 Port Carling, ON
POB 1J0

Date: January 2020

At Tamarack North, nothing makes us happier than being able to bring people home to this stunning natural landscape. Established in 1990, our remarkable portfolio has been built on the core philosophy of, *'your vision, our experience.'*

We offer the ultimate in client services. From designing & engineering your project, to interacting professionally with your consultants, municipalities and regulatory bodies. The clients who come to Tamarack North are seeking absolute quality, unquestionable design and craftsmanship, and a stress-free project.

We pride ourselves on providing professional project management services, ensuring you an enjoyable experience as you watch your vision come to fruition. We want to make sure our buildings, homes and cottages remain a part of your heritage for generations to come.

Working year over year, one project at a time, we have earned the trust of our clients by providing uncompromising attention to detail which has garnered us a reputation as one of the finest builders of luxury estates.

Tamarack North is pleased to present you with this summary associated with the Redstone home plan. This document defines pricing, scope of construction and additional items to be considered for completion of the project.

We present three 'tiers' of pricing as follows:

- **Tier 1** – A base level of high-quality finishing, fixtures and equipment.
- **Tier 2** – An upgraded level of finishing, fixtures and equipment.
- **Tier 3** – A high luxury level of finishing, fixtures and equipment.

This allows you to select a level of construction that suits your budget, tastes and needs. The pricing and included items are presented in the following sections for each tier.

TIER 1 SCOPE OF WORK

TIER 1 - GENERAL REQUIREMENTS, PROJECT MANAGEMENT & SUPERVISION

- Site supervision & project management
- Garbage disposal and clean up
- Temporary toilets, enclosures/hording & staging/scaffolding included as necessary.
- Tamarack safety supplies, samples & drawing reproduction
- Material transport, rental & lifting equipment

TIER 1 – CONCRETE FOOTINGS, FOUNDATION & SLAB WORK

- Poured concrete strip footings on level compacted fill/earth, reinforced as required
- Poured concrete pier footings & piers on level compacted fill/earth, reinforced as required
- ICF concrete foundation walls, reinforced as required

TIER 1 – MASONRY & FIREPLACES

- Exposed foundation parging as required
- Living Room propane fireplace insert allowance of \$6,500
- Fireplace hearth stone allowance of \$1,500
- Fireplace mantle allowance of \$1,000

TIER 1 – METALS

- Structural Steel Support Columns

TIER 1 – WOOD FRAMING, WOOD FINISHES & CABINETS

- Wood floors and ceilings constructed with TJI wood “I” joists
- All required dimensional framing lumber
- Engineered wood roof trusses as per drawing locations
- All strapping & blocking, fasteners and adhesives as required
- Beams, headers & columns as required
- Timber framing for Living Room, Dining Room & Kitchen area
- Timber framing for screened porch
- Timber framing for covered front porch
- Plywood wall finish inside Storage Area
- Plywood wall finish on one wall of Mechanical Room
- Square edge MDF baseboards, casings & trims
- Pressure treated deck structures with pressure treated decking
- Deck railings with aluminum top rail and combination of glass panels and aluminum pickets
- Kitchen cabinets and vanity mill-work supply & install allowance of \$60,400
- Basic closet shelving and rods
- Painted wood stairs with oak treads, handrails & post caps. Supply & install allowance of \$7,054

TIER 1 – INSULATION & EXTERIOR FINISHES

- Weather/vapour barrier and waterproofing
- Foundation, exterior walls & roof insulation as per Ontario building code specifications
- Asphalt shingle roofing
- Timberthane 1x10 vertical board and batten siding
- Timberthane shingle siding accents
- Timberthane exterior window and door trims
- Pine wood ceiling finish inside screened porch
- Pine wood ceiling finish on Living, Dining and Kitchen ceilings
- Timberthane wood soffits and fascia
- Timberthane wood soffits on Covered Porch ceilings
- Venting and caulking as required

TIER 1 – DOORS & WINDOWS

- Solid MDF painted interior doors with wood jambs & stops
- Weathermaster horizontal sliding window and door system on screened porch
- Emtek door hardware
- Vinyl exterior windows and doors. Supply and install allowance of \$23,604
- Custom glass shower glazing

TIER 1 – FINISHES

- Drywall on all walls & ceilings where there is no pine wood panelling
- Kitchen backsplash tile
- Bathroom floor tile and shower wall tile
- Laundry floor tile
- Screened Porch floor tile
- Tile surround and tile floor protection for propane fireplace
- Tile substrate as required
- Laminate countertop allowance of \$6,100
- Concrete floors in Storage and Mechanical Rooms
- Engineered hardwood flooring on all other floors
- Tile supply allowance of \$5/SF
- Hardwood flooring supply allowance of \$8/SF
- Exterior touch-ups to prefinished siding and trims.
- Interior prime & paint to all walls, ceilings, doors, windows, trims and stairs
- Stain and finish to all exposed timber frame

TIER 1 – PLUMBING, HEATING, VENTILATION & AIR CONDITIONING

- *PLUMBING:*
 - Plumbing rough-in and trim out
 - Allowance of \$5,870 for the supply of all plumbing fixtures.
 - Allowance of \$1,050 for the supply of all bathroom accessories.
- *HVAC:*
 - Forced air propane HVAC system complete with air conditioning

TIER 1 - ELECTRICAL

- Electrical rough in and fit out to code. Allowance of \$26,922

TIER 2 – SCOPE OF WORK

Tier 2 includes the following upgrades from Tier 1

TIER 2 – MASONRY & FIREPLACES

- Exterior granite stone veneer accents with associated granite stone sills
- Fireplace mantle allowance of \$1,500
- Fireplace hearth stone allowance of \$2,000
- Upgraded Living Room propane fireplace insert allowance of \$8,500

TIER 2 – WOOD FRAMING, WOOD FINISHES & CABINETS

- Upgraded painted wood baseboards, casings & trims
- Pressure treated cedar decking
- Painted MDF boards on all common area walls
- Painted MDF boards on all common area ceilings
- Frameless glass deck railings with aluminum posts
- Kitchen cabinets and vanity millwork supply & install allowance of \$84,400
- Basic closet shelving and rods
- White oak stairs with decorative iron spindles. Supply & install allowance of \$8,569

TIER 2 – INSULATION & EXTERIOR FINISHES

- Synthetic shake roofing

TIER 2 – DOORS & WINDOWS

- Solid wood painted interior doors, jambs & stops
- Aluminum clad wood exterior windows and doors. Supply and install allowance of \$43,399

TIER 2 – FINISHES

- Tile supply allowance of \$10 per square foot
- Hardwood flooring supply allowance of \$12 per square foot
- Group 1 Ceasarstone countertop allowance of \$10,370

TIER 2 - PLUMBING, HEATING, VENTILATION & AIR CONDITIONING

- *PLUMBING:*
 - Allowance of \$15,300 for the supply of upgraded plumbing fixtures.
 - Allowance of \$1,800 for the supply of upgraded bathroom accessories.
- *HVAC:*
 - Forced air propane HVAC system with main level radiant in-floor heat and air conditioning.

TIER 2 - ELECTRICAL

- Upgraded electrical rough in and fit out. Allowance of \$38,945
- Entry level audio & video with lighting control/automation. Allowance of \$11,800

TIER 3 – SCOPE OF WORK

Tier 3 includes the following upgrades from Tier 1

TIER 3 – CONCRETE FOOTINGS, FOUNDATION & SLAB WORK

- Formed & poured concrete fireplace foundation

TIER 3 – MASONRY & FIREPLACES

- Extensive exterior granite stone veneer sections with associated granite stone sills
- Masonry wood burning fireplaces in Family Room and Living Room with granite stone veneer interior cladding
- Fireplace mantle allowance of \$2,000 each
- Fireplace hearth stone allowance of \$2,500 each
- Stone chimney cap

TIER 3 – WOOD FRAMING, WOOD FINISHES & CABINETRY

- Upgraded stain grade baseboards, casings & trims
- Waterproof main deck
- IPE exotic wood decking
- Frameless glass deck railings with stainless steel stand-offs
- Stain grade boards on all common area walls
- Stain grade boards on all common area ceilings and bedroom ceilings
- Kitchen cabinets and vanity millwork supply & install allowance of \$108,400
- Basic closet shelving and rods
- White oak stairs with glass panel railing/stainless steel standoffs. Supply & install allowance of \$17,179

TIER 3 – INSULATION & EXTERIOR FINISHES

- Standing seam metal roofing

TIER 3 – DOORS & WINDOWS

- Solid wood stain grade interior doors, jambs & stops
- Aluminum clad wood exterior windows and doors. Supply and install allowance of \$43,399

TIER 3 – FINISHES

- Tile supply allowance of \$15 per square foot
- Hardwood flooring supply allowance of \$20 per square foot
- Group 1 Cambria countertop allowance of \$13,420

TIER 3 – PLUMBING, HEATING, VENTILATION & AIR CONDITIONING

- *PLUMBING:*
 - Allowance of \$29,900 for the supply of luxury plumbing fixtures.
 - Allowance of \$2,850 for the supply of luxury bathroom accessories.
- *HVAC:*
 - Forced air propane HVAC system with basement and main level radiant in-floor heat and air conditioning.

TIER 3 - ELECTRICAL

- Elite electrical rough in and fit out. Allowance of \$53,723
- Elite audio & video, networking and lighting control/automation. Allowance of \$38,710

ADDITIONAL ITEMS NOT INCLUDED FOR ALL TIERS

General Exclusions:

- Municipal permits and fees
- Builders risk insurance
- Engineering, inspection & testing
- Surveying
- Septic design fees
- Winter heat & winter maintenance
- Connection to hydro services
- Monthly hydro services
- Supply of interior chandeliers, sconces and decorative light fixtures
- Security system
- Back-up generator

Site Specific Exclusions:

- Cutting and removal of trees, stumps, brush
- Silt Fencing
- Rock blasting and rock removal
- Excavation, trenching and backfill
- Driveway construction
- Road maintenance and repairs
- Septic system supply and installation
- Water well if not on municipal services
- Softscaping
- Hardscaping



1005 Henshaw Lk. Rd., Unit 4A
R.R. #3, P.O. Box 486
Port Carling, ON P0B 1J0
Tel (705) 765-1364 Fax (705) 765-1366
www.tamaracknorth.com

Thank you for the opportunity to present this information, and if you have any questions, or you would like to go through this together in more detail please do not hesitate to give us a call.

Chris Madden, P Eng.
President
Tamarack North Ltd.