



## Timber Shores



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

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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 Timber Shores 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.

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## **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
- Formed & poured concrete main level slab
- Formed & poured concrete fireplace foundation

### **TIER 1 – MASONRY & FIREPLACES**

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

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## 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
- All strapping & blocking, fasteners and adhesives as required
- Beams, headers & columns as required
- Timber posts and beams for screened porch
- Square edge MDF baseboards, casings & trims
- Pressure treated deck structure with pressure treated decking
- Aluminum top rail, picket and glass panel deck railings
- Kitchen cabinets and vanity mill-work supply & install allowance of \$72,800
- Basic closet shelving and rods
- Painted wood stairs with oak treads, handrails & post caps. Supply & install allowance of \$4,533

## 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 1x6 horizontal bevel siding
- Timberthane exterior window and door trims
- Wood ceiling finish inside screened porch
- Seamless 5” aluminum eavestroughs and downspouts
- Aluminum hidden vent soffits and aluminum fascia
- Venting and caulking as required

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## TIER 1 – DOORS & WINDOWS

- Solid MDF painted interior doors with wood jambs & stops
- Fixed insect screens on Screened Porch
- Emtek door hardware
- Vinyl exterior windows and doors. Supply and install allowance of \$30,043
- Custom glass shower glazing

## TIER 1 – INTERIOR FINISHES

- Drywall on all walls & ceilings
- Kitchen backsplash tile and tile substrate
- Bathroom floor tile and tile substrate
- Shower floor and wall tile and tile substrate
- Tile supply allowance of \$5/SF
- Hardwood flooring supply allowance of \$8/SF
- Interior prime & paint to all walls, ceilings, doors, windows, trims and stairs

## TIER 1 – PLUMBING, HEATING, VENTILATION & AIR CONDITIONING

- *PLUMBING:*
  - Plumbing rough-in and trim out
  - Allowance of \$10,250 for the supply of all plumbing fixtures.
  - Allowance of \$1,400 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 \$19,142

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## 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
- Upgraded Living Room propane fireplace insert
- Upgraded Family Room propane fireplace insert

### TIER 2 – WOOD FRAMING, WOOD FINISHES & CABINETS

- Upgraded painted wood baseboards, casings & trims
- Cedar decking over waterproof deck surface
- Aluminum post and frameless glass panel deck railings
- Kitchen cabinets and vanity millwork supply & install allowance of \$93,210
- White oak stairs with decorative iron spindles. Supply & install allowance of \$5,656

### 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 \$49,987

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## TIER 2 – INTERIOR FINISHES

- Painted MDF wall boards on all common area walls
- Painted MDF boards on all common area ceilings
- Tile supply allowance of \$10 per square foot
- Hardwood flooring supply allowance of \$12 per square foot

## TIER 2 - PLUMBING, HEATING, VENTILATION & AIR CONDITIONING

- *PLUMBING:*
  - Allowance of \$26,000 for the supply of upgraded plumbing fixtures.
  - Allowance of \$2,400 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 \$29,340
- Entry level audio & video with lighting control/automation. Allowance of \$11,766



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### TIER 3 – SCOPE OF WORK

Tier 3 includes the following upgrades from Tier 1

### TIER 3 – MASONRY & FIREPLACES

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

### TIER 3 – WOOD FRAMING, WOOD FINISHES & CABINETS

- Upgraded stain grade baseboards, casings & trims
- IPE exotic wood decking over waterproof deck surface
- Frameless glass panel deck railings with stainless steel stand-offs
- Kitchen cabinets and vanity millwork supply & install allowance of \$123,770
- White oak stairs with glass panel railing/stainless steel standoffs. Supply & install allowance of \$7,426

### TIER 3 – INSULATION & EXTERIOR FINISHES

- Standing seam metal roofing
- Timberthane wood soffits & fascia

### TIER 3 – DOORS & WINDOWS

- Solid stain grade wood interior doors, jambs & stops
- Aluminum clad wood exterior windows and doors. Supply and install allowance of \$49,987



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### TIER 3 – INTERIOR FINISHES

- Stain grade wall boards on all common area walls
- Stain grade v-groove boards on all common area ceilings and bedroom ceilings
- Tile supply allowance of \$15 per square foot
- Hardwood flooring supply allowance of \$20 per square foot

### TIER 3 – PLUMBING, HEATING, VENTILATION & AIR CONDITIONING

- *PLUMBING:*
  - Allowance of \$56,900 for the supply of luxury plumbing fixtures.
  - Allowance of \$3,800 for the supply of luxury bathroom accessories.
- *HVAC:*
  - Forced air propane HVAC system with main and upper level radiant in-floor heat and air conditioning.

### TIER 3 - ELECTRICAL

- Elite electrical rough in and fit out. Allowance of \$39,665
- Elite audio & video, networking and lighting control/automation. Allowance of \$38,710

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## ADDITIONAL ITEMS NOT INCLUDED

### *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](http://www.tamaracknorth.com)

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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.