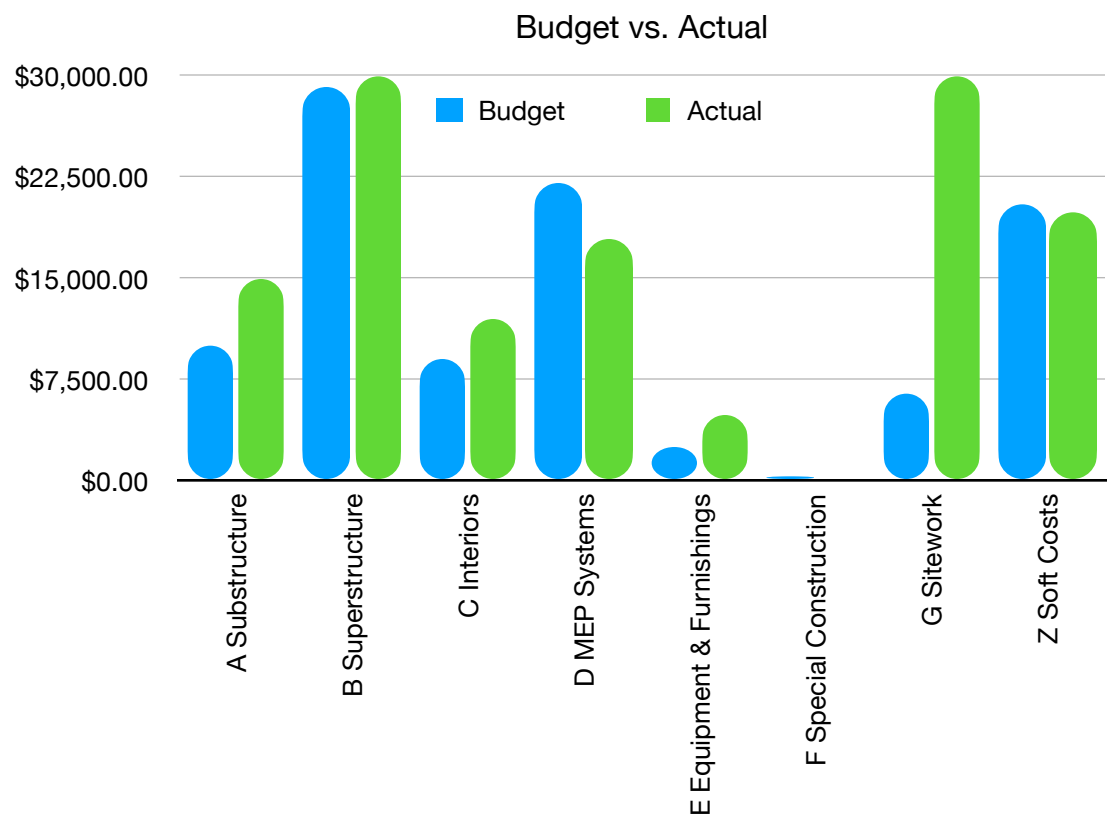
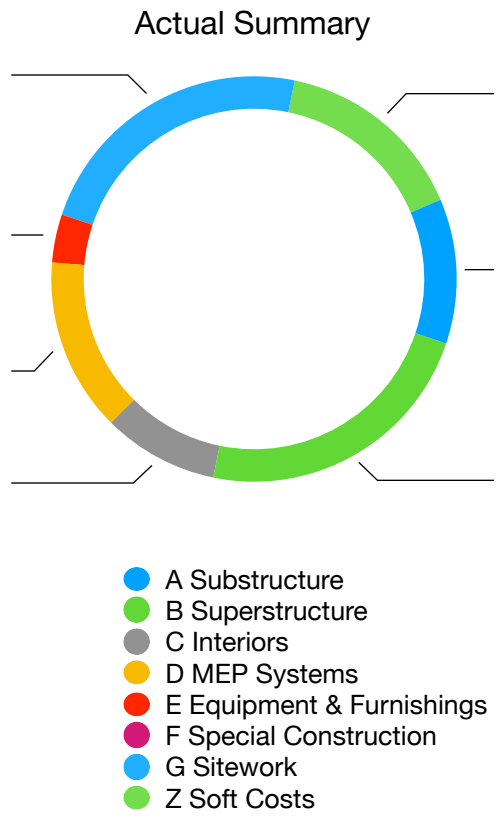
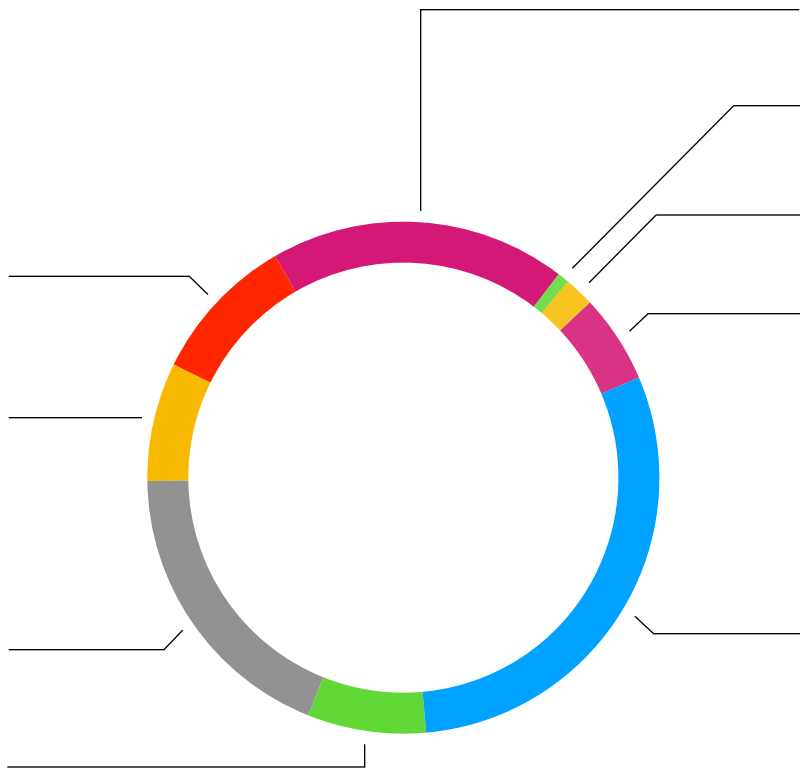
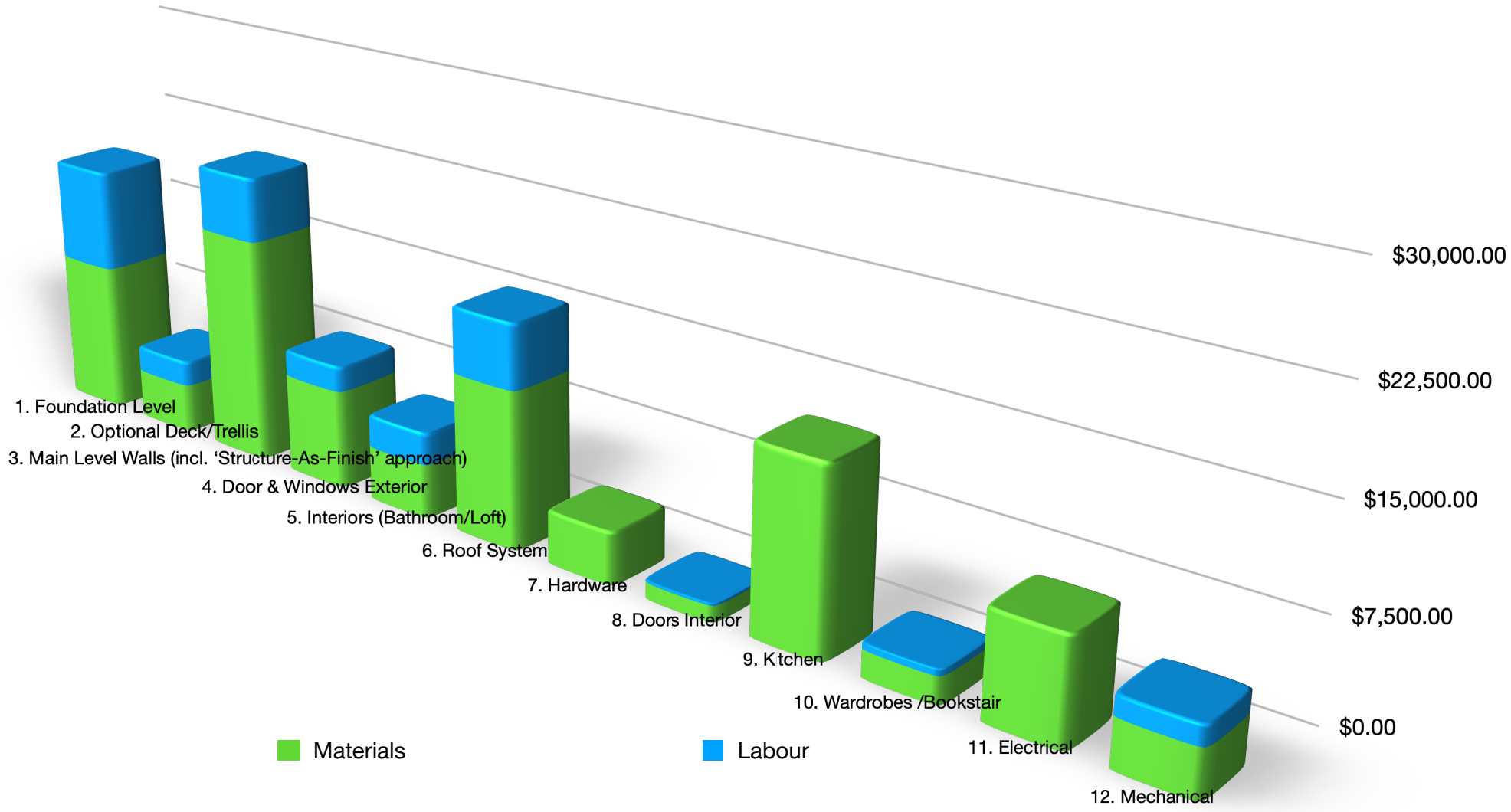




Category	Materials	Labour	Sum
1. Foundation Level	\$11,631.18	\$8,000.00	\$19,631.18
2. Optional Deck/Trellis	\$3,796.33	\$2,000.00	\$5,796.33
3. Main Level Walls (incl. 'Structure-As-Finish' approach)	\$17,414.16	\$5,000.00	\$22,414.16
4. Door & Windows Exterior	\$7,600.00	\$2,000.00	\$9,600.00
5. Interiors (Bathroom/Loft)	\$4,112.79	\$2,500.00	\$6,612.79
6. Roof System	\$12,022.76	\$5,000.00	\$17,022.76
7. Hardware	\$4,000.00	\$0.00	\$4,000.00
8. Doors Interior	\$1,200.00	\$200.00	\$1,400.00
9. Kitchen	\$13,909.00	\$0.00	\$13,909.00
10. Wardrobes /Bookstair	\$2,000.00	\$500.00	\$2,500.00
11. Electrical	\$7,800.00	\$0.00	\$7,800.00
12. Mechanical	\$3,493.85	\$1,500.00	\$4,993.85
Total	\$88,980.06	\$26,700.00	\$115,680.06



Summary by Category			
Category	Budget	Actual	Difference
A Substructure	\$10,000.00	\$15,000.00	(\$5,000.00)
B Superstructure	\$29,250.00	\$30,000.00	(\$750.00)
C Interiors	\$8,970.00	\$12,000.00	(\$3,030.00)
D MEP Systems	\$22,035.00	\$18,000.00	\$4,035.00
E Equipment & Furnishings	\$2,535.00	\$5,000.00	(\$2,465.00)
F Special Construction	\$390.00	\$0.00	\$390.00
G Sitework	\$6,435.00	\$30,000.00	(\$23,565.00)
Z Soft Costs	\$20,483.00	\$20,000.00	\$483.00
Total	\$100,098.00	\$130,000.00	(\$29,902.00)

Materials Database BeHome 1.5, 2.0

Prices retrieved from HomeDepot.ca, IKEA, 475 Supply, Canadian Appliance. Thursday, June 19, 2025

Optional Alternative

BACH	Qty 1BR	Takeoff Unit	Description	Location	Function	Notes	Unit Cost	Unit Type	Subtotal BACH	Subtotal 1BR	Subtotal 1BR
\$11,631.18											
1. Foundation Level											
6	6	Each	Helical Piers	Foundation	Structural	8	\$475.00	Each	\$2,850.00	\$2,850.00	PRIMARY: TerraTorque (n. incl engineering or setup costs)
80	96	lf	W8x18 Steel Perimeter Chassis	Foundation	Structural		\$40.00	Each	\$3,200.00	\$3,840.00	A primed W8x18, 15 ft length sold at \$599 CAD total, which equates to ~\$40/ft
80	192	lf	2x6x8 for Packing Out Webs	Foundation	Other	2-ply 2x6x8 (priced/lf)	\$0.94	Each	\$74.90	\$179.76	https://www.homedepot.ca/product/micropro-sienna-2-x-4-x-8-pressure-treated-wood-above-ground-use-only-/1000789777
15	24	Each	2x10 SPF Joists	Main Level	Structural	12"	\$30.98	Each	\$464.70	\$743.52	https://www.homedepot.ca/product/2x10x12-spf-dimension-lumber/1000100175
208.8	332	hsf	R10 Durospan Graphite EPS	Foundation	Thermal	(3x) 4'x8" x 2 1/8" (R20)	\$5.64	hsf	\$1,177.63	\$1,872.48	https://www.homedepot.ca/product/rockwool-comfortbatt-r22-24-inch-o-c-for-2x6-wood-studs/1000123047?rec=true
3	4	Each	Soprema XPS at Steel Beams	Foundation	Thermal	(2x) 2'x8"x3"	\$92.68	hsf	\$278.04	\$370.72	https://www.rona.ca/en/product/soprema-sopra-xps-30-8-ft-x-2-ft-x-3-in-r15-extruded-polystyrene-rigid-insulation-panel-45004-74165203
300	370	hsf	SIGA Majrex	Main Level	Thermal	Roll Format, from SIGA Direct	\$0.58	vsf	\$174.00	\$214.60	https://www.siga.swiss/ca_en/products/majrex-200
300	369.3	hsf	3/4" DFir T&G Ply Subfloor	Foundation	Structural	4x8	\$1.95	Each	\$585.00	\$720.14	https://www.homedepot.ca/product/west-fraser-1-2-inch-x-4-ft-x-8-ft-standard-spruce-plywood-board/1000173236
27	27	hsf	VCT Washroom (Armstrong)	Main Level	Finish	Required Washrooms, OPTIONAL elsewhere 2x2	\$1.48	hsf	\$39.96	\$39.96	https://www.homedepot.ca/product/armstrong-imperial-texture-12-inch-x-12-inch-vinyl-tiles-in-classic-white/1000410865
600	800.00	Each	Hardware Allowance	Foundation	Structural	Bolts, Plates, Screws, Tapes	\$1.00	Each	\$600.00	\$800.00	https://www.homedepot.ca/product/west-fraser-1-2-inch-x-4-ft-x-8-ft-standard-spruce-plywood-board/1000173236
40	96	lf	Chassis Beams (7x9 Solid Sawn)	Foundation	Structural	36	\$11.50	Each	\$460.00	\$1,104.00	From Northwoods Lumber
\$3,796.33											
2. Optional Deck/Trellis											
Only One Deck/Trellis on BACH, 2x on 1BR Units											
4	8	Each	Helical Piers	Foundation	Structural	8 (3,500lb bearing in clay soil)	\$37.98	Each	\$151.92	\$303.84	https://www.homedepot.ca/product/plyex-adjustable-50-inch-foundation-screw/1000746285
10	20	Each	(5) 2x12 x 6' PT 5-Ply Beams (Brown)	Exterior Decks	Structural	12' (Gable & Slider Decks)	\$30.98	Each	\$309.80	\$619.60	https://www.homedepot.ca/product/micropro-sienna-2-x-10-x-12-pressure-treated-wood-above-ground-use-only-/1000790719
5	12	Each	2x10 PT Joists	Exterior Decks	Structural	12'	\$30.98	Each	\$154.90	\$371.76	https://www.homedepot.ca/product/micropro-sienna-2-x-10-x-12-pressure-treated-wood-above-ground-use-only-/1000790719
16	32	Each	2x6x12	Exterior Decks	Structural	2x6x12 Deck Boards	\$19.28	Each	\$308.48	\$616.96	https://www.homedepot.ca/product/micropro-sienna-2-x-6-x-12-pressure-treated-wood-above-ground-use-only-/1000790082
20	40	Each	2x2 Visual Screening (non PT)	Exterior Decks	Finish	2x4x12 Cut in 2 and Ripped in 2	\$7.51	Each	\$150.20	\$300.40	https://www.homedepot.ca/product/1000100159
14	28	Each	2x4 PT Solar Canopy Studs	Exterior Decks	Structural	2x4x8	\$7.49	Each	\$104.86	\$209.72	https://www.homedepot.ca/product/micropro-sienna-2-x-4-x-8-pressure-treated-wood-above-ground-use-only-/1000789777
5	10	Each	2x6x12	Exterior Decks	Structural	2x6x12 Rafters	\$19.28	Each	\$96.40	\$192.80	https://www.homedepot.ca/product/micropro-sienna-2-x-6-x-12-pressure-treated-wood-above-ground-use-only-/1000790082
13	25	Each	2x4 PT Solar Canopy Trellis	Exterior Decks	Finish	2x4x12' cut in half	\$11.25	Each	\$146.25	\$281.25	https://www.homedepot.ca/product/micropro-sienna-2-x-4-x-12-pressure-treated-wood-above-ground-use-only-/1000789775
2	2	Each	Precast Steps Allowance	Foundation	Structural	Landscape Stone or Concrete	\$150.00	Each	\$300.00	\$300.00	https://www.homedepot.ca/product/west-fraser-1-2-inch-x-4-ft-x-8-ft-standard-spruce-plywood-board/1000173236
300	600	Each	Hardware Allowance	Foundation	Structural	Bolts, Plates, Screws, Tapes	\$1.00	Each	\$300.00	\$600.00	https://www.homedepot.ca/product/west-fraser-1-2-inch-x-4-ft-x-8-ft-standard-spruce-plywood-board/1000173236
\$17,414.16											
3. Main Level Walls (incl. 'Structure-As-Finish' approach)											
60	60	Each	Precut SPF 2x6 Stud	Wall Exterior	Structural	2x6x92 5/8"	\$7.33	Each	\$439.80	\$439.80	https://www.homedepot.ca/product/1000112113
24	24	Each	SPF 2x6x12 Plates	Wall Exterior	Structural	2x6x12	\$13.98	Each	\$335.52	\$335.52	https://www.homedepot.ca/product/1000100165
4	4	Each	SPF 2x10x8 Lintels	Wall Exterior	Structural	2x10x8 SPF	\$19.62	Each	\$78.48	\$78.48	https://www.homedepot.ca/product/1000100173
700	892	vsf	3/4" T&G SPF Ply	Wall Exterior	Structural	4x8 Spruce Rx for Finish Quality & Screw Hold Power	\$1.95	Each	\$1,366.75	\$1,741.63	https://www.homedepot.ca/product/1000404057
80	80	vsf	3/4" T&G SPF Plywood Bucks	Wall Exterior	Structural	Made from 3/4" Plywood Overages	\$1.95	Each	\$156.20	\$156.20	https://www.homedepot.ca/product/1000404057
208.8	355.26	hsf	SIGA Majvest SA	Main Level	Thermal	Roll	\$1.52	vsf	\$317.38	\$540.00	https://www.siga.swiss/ca_en/products/majvest/majvest-200
700	892	vsf	GPS Neopor Insulation by Durospan	Wall Exterior	Thermal	3-layers of R10 (cost/vsf accounts for 3x)	\$5.67	Each	\$3,969.00	\$5,057.64	https://www.homedepot.ca/product/durospan-gps-r10-2-1/2-inch-x-48-inch-x-96-inch-r-value-10-gps-rigid-insulation-foam-board/1001211235
65	75	Each	1x3x12 SPF Finger Jointed Strapping	Wall Exterior	Finish	12' (16" Spacing like studs, same Qty. extra for openings)	\$4.63	Each	\$300.95	\$347.25	https://www.homedepot.ca/product/1000107962
64	64	Each	1x6 Cedar Cladding Accents	Wall Exterior	Finish	8' tall, 6" wide	\$19.92	Each	\$1,274.88	\$1,274.88	https://www.homedepot.ca/product/porcupine-1x6x8-ft-premium-knotty-cedar-paneling-nickel-vit-reversible-pattern-t-g/1001665630
700	892	vsf	7/8" Galvalume Silver	Wall Exterior	Finish	26.66" (24") Seams x 8' sheets (add 30% for trims)	\$4.09	vsf	\$2,863.00	\$3,648.28	https://www.homedepot.ca/product/vicwest-cladding-7-8-inch-corrugated-26-66-inch-x-93-inch-28-gauge-steel-roof-panel-galvanized-g90/1001837924
		Each	7/8" Galvalume Silver Trims	Wall Exterior	Finish	J-Moulds, Exterior Corners, Drip edges	30%	Each	\$858.90	\$1,094.48	https://www.homedepot.ca/product/vicwest-cladding-7-8-inch-corrugated-26-66-inch-x-93-inch-28-gauge-steel-roof-panel-galvanized-g90/1001837924
800	1200	Each	Hardware Allowance	Foundation	Structural	Bolts, Nails, Screws, Tapes	\$1.00	Each	\$800.00	\$1,200.00	https://www.homedepot.ca/product/west-fraser-1-2-inch-x-4-ft-x-8-ft-standard-spruce-plywood-board/1000173236
700	1500	Each	Galvalume Gutters, Flashings Budget	Wall Exterior	Finish	Misc. budget for colour matched flashings	\$1.00	Each	\$700.00	\$1,500.00	https://www.homedepot.ca/product/vicwest-cladding-7-8-inch-corrugated-26-66-inch-x-93-inch-28-gauge-steel-roof-panel-galvanized-g90/1001837924
480	672	vsf	5/8" GWB	Wall Exterior	Finish	4x8	\$2.86	vsf	\$1,372.80	\$1,921.92	(Supply, Install, Mud & Tape, no Primer or Paint) https://www.homedepot.ca/product/cgc-sheetrock-5-8-in-x-4-ft-x-8-ft-firecode-core-type-x-drywall-panel/1000115029
200	350	Each	J-Mould for Crown & Corners	Wall Exterior	Finish	8	\$0.50	Each	\$100.00	\$175.00	https://www.homedepot.ca/product/2-inch-x-4-inch-x-8-ft-spf-dimensional-lumber/1000112108
58	80	Each	Pine 1x4 Baseboards	Wall Exterior	Finish	8	\$7.98	Each	\$446.88	\$638.40	https://www.homedepot.ca/product/2-inch-x-4-inch-x-8-ft-spf-dimensional-lumber/1000112108
\$7,600.00											
4. Door & Windows Exterior											
2	1	Each	Entry Door (Swing)	Wall Exterior	Systems	3x6-8 Swing Door Glass Insert, Wood w. ALU Clad	\$1,800.00	Each	\$3,600.00	\$1,800.00	
	1	Each	Entry Door (Slider)	Wall Exterior	Systems	7x6-8 French Door or Slider, Wood w. ALU Clad	\$3,200.00	Each	\$0.00	\$3,200.00	
2	2	Each	Tilt Turn Upper Window	Wall Exterior	Systems	3-4x3 Tilt-Turn	\$600.00	Each	\$1,200.00	\$1,200.00	
	1	Each	Tilt Turn Lower Window	Wall Exterior	Systems	3-7x4 Glass Insert, Wood w. ALU Clad	\$800.00	Each	\$0.00	\$800.00	epal-windows.ca
4	4	Each	Optional Shutters	Wall Exterior	Finish	3.5x4	\$150.00	Each	\$250.00	\$600.00	Custom Fabricated w. Hinges
\$4,112.79											
5. Interiors (Bathroom/Loft)											
0	2	Each	2x6x14 Stud	Wall Interior	Structural	14 (tall wall at kitchen)	\$17.11	Each	\$0.00	\$34.22	https://www.homedepot.ca/product/1000168096
0	4	Each	2x6x12 Stud	Wall Interior	Structural	12 (tall wall at kitchen)	\$13.98	Each	\$0.00	\$55.92	https://www.homedepot.ca/product/1000100165
0	10	Each	Precut 2x4x10 Stud	Wall Interior	Structural	10 (rail wall at bedroom)	\$6.17	Each	\$0.00	\$61.70	https://www.homedepot.ca/product/1000100158
0	8	Each	Precut 2x4 Stud	Wall Interior	Structural	8 (door wall)	\$7.98	Each	\$0.00	\$63.84	https://www.homedepot.ca/product/2-inch-x-4-inch-x-8-ft-spf-dimensional-lumber/1000112108
4	5	Each	2x6 SPF Joist	Loft	Structural	12 (extra 1 for door lintel)	\$12.92	Each	\$51.68	\$64.60	https://www.homedepot.ca/product/2x6x12-spf-dimension-lumber/1000100159
15	15	Each	2x4x12 Decking	Loft	Structural	6' (3/4" Plywood as alternate)	\$7.51	Each	\$112.65	\$112.65	https://www.homedepot.ca/product/1000100159
20	20	Each	2x2 Railing Guards	Loft	Structural	8' rip down to 2x2	\$7.98	Each	\$159.60	\$159.60	https://www.homedepot.ca/product/2-inch-x-4-inch-x-8-ft-spf-dimensional-lumber/1000112108
300	300	vsf	1/2" Plywood (Tile Backer)	Wall Interior	Finish	4x8	\$2.28	vsf	\$684.00	\$684.00	https://www.homedepot.ca/product/1000113439
42	42	vsf	Speed Tiles	Wall Interior	Finish	per sf (Wet Wall Only)	\$15.65	Each	\$657.30	\$657.30	https://www.homedepot.ca/product/speedtiles-hexagonia-black-stainless-29-6-inch-x-30-5-inch-x-5-mm-metal-self-adhesive-mosaic-range-backsplash-tile/1001470046
1	1	Each	IKEA Vanity/Mirror	Wall Interior	Fixture		\$26.99	Each	\$26.99	\$26.99	https://www.ikea.com/ca/en/p/indtyn-mirror-black-90590447/
1	1	Each	Vanity Cabinet w. Sink	Main Level	Fixture	18" max. width	\$457.00	Each	\$457.00	\$457.00	https://www.rona.ca/en/product/vanity-art-20-w-x-16-d-x-34-in-h-single-bathroom-vanity-w-sink-ceramic-top-and-matte-black-handle-natural-oak-va9020-no-mb-330066874
1	1	Each	Moen Genta Vanity Set	Main Level	Fixture	Centre Hole to match vanity cabinet	\$229.00	Each	\$229.00	\$229.00	https://www.homedepot.ca/product/moen-genta-single-handle-4-inch-center-set-single-hole-bathroom-sink-faucet-tap-with-deck-plate-in-matte-black-drain-and-valve-included-/1001131789
1	1	Each	Toilet/Mainstream-AS	Wall Interior	Fixture		\$168.00	Each	\$168.00	\$168.00	https://www.homedepot.ca/product/american-standard-mainstream-4-8l-single-flush-elongated-comfort-height-toilet-in-white/1001311232
1	1	Each	Delta 32" Shower base	Main Level	Fixture	Max 32" x 32"	\$353.00	Each	\$353.00	\$353.00	https://www.homedepot.ca/product/american-standard-cadet-5-ft-alcove-rectangular-enamel-steel-bathtub-with-right-hand-outlet-in-white/1000135829
1	1	Each	Delta 32" Shower Walls	Main Level	Fixture	Max 32" x 32"	\$581.00	Each	\$581.00	\$581.00	https://www.homedepot.ca/product/delta-classic-500-32-in-w-x-73-25-in-h-x-32-in-d-direct-to-stud-alcove-shower-surround-high-gloss-white/1001788036
1	1	Each	Shower Curtain	Wall Interior	Fixture	By Owner	\$50.00	Each	\$50.00	\$50.00	https://www.homedepot.ca/product/maax-mika-54-59-1-2w-x-55h-framed-bypass-tub-door-in-chrome-with-hammered-glass-built-in-aluminum-towel-bars/1000668855
1	1	Each	Shower Curtain Bar	Wall Interior	Fixture	Compression fit	\$9.99	Each	\$9.99	\$9.99	https://www.ikea.com/ca/en/p/botaren-shower-curtain-tension-rod-black-70569423/
1	1	Each	Over Toilet Shelving	Wall Interior	Fixture		\$59.99	Each	\$59.99	\$59.99	https://www.ikea.com/ca/en/p/forespen-over-the-toilet-shelf-black-60574905/
1	1	Each	M								