

September 21, 2023

Plazacorp

Attention: Estimating

**RE: King East Development (Phase 2) – Richmond Hill, ON**

## QUOTATION

We would like to submit our prices excluding all taxes (HST extra) to supply labour and materials necessary to perform the following scope of work in accordance with OBC Compliance Package A1 and Architectural drawings prepared by Architectural Design Inc. dated June 2023:

1. **INSULATION (ENERGY STAR)**
  - a) PERIMETER FRAME WALLS:
    - R22 friction fit fiberglass batt insulation c/w 6 mil poly v.b.
  - b) ROOF AREAS:
    - R60 blown-in insulation c/w 6 mil poly v.b.
    - R54 friction fit fiberglass batt insulation c/w 6mil poly v.b. (where necessary)
  - c) GARAGE CEILING & OVERHANGS WITH HEATED ROOM ABOVE:
    - R31 (½lb) open-cell spray foam insulation
  - d) GARAGE WALLS (where common to habitable area):
    - R22 friction fit fiberglass batt insulation to frame walls.
  - e) BASEMENT PERIMETER (Building Paper Not Included):
    - R22 batt insulation in header.
    - R20 blanket fiberglass insulation mechanically fastened c/w 6 mil poly v.b. to within 8" of slab.
  - f) PARTY WALL
    - 3.5" fiberglass sound batt insulation to **ONE** side of wood framed party wall (as per drawings)
2. **DRYWALL**
  - a) HOUSE
    - ½" sag resistant drywall to ceiling where trusses are used c/w ceiling clips.
    - ½" denshield to tub and shower enclosures (full height)
    - ½" plain drywall to all remaining walls and ceilings of habitable areas.
  - b) GARAGE
    - ½" plain drywall to ALL frame walls and ceilings.
  - c) PARTY WALLS
    - Tape and seal attic drywall
    - One layer of 5/8" type X fire rated drywall to both sides of wood framed party wall

3. Metal corner beads to exterior corners as required.
4. Tape and sand all exposed drywall areas to a level 4 finish leaving surfaces smooth and ready for paint.
5. Garage drywall tape and cover only.
6. Smooth ceiling throughout.
7. Gypsum debris to be removed from site (scraping of floors not included.)
8. 4 Star Drywall will provide a drywall check-out after prime paint in each house one time only.  
If we must return to rectify deficiencies caused by other trades, an hourly rate will be charged.
9. Low expansion spray foam insulation around all window and door openings.
10. Prices firm to April 30, 2024
11. Ceiling Heights (as shown on drawings):

Model/Blocks	Basement	Ground	Second
Model 2350	8'-0"	9'-0"	9'-0"
Model 2665	8'-0"	9'-0"	9'-0"
Model 2670	8'-0"	9'-0"	9'-0"
Model 2700	8'-0"	9'-0"	9'-0"
Model 3020	8'-0"	9'-0"	9'-0"
Model 3250	8'-0"	9'-0"	9'-0"
Model 3400	8'-0"	9'-0"	9'-0"
Model 3625	8'-0"	9'-0"	9'-0"
Block 50B (Townhouses)	8'-0"	9'-0"	9'-0"
Block 51B (Townhouses)	8'-0"	9'-0"	9'-0"
Block 52B (Townhouses)	8'-0"	9'-0"	9'-0"
Block 53B (Townhouses)	8'-0"	9'-0"	9'-0"

See attached pricing sheet.

Please let us know if you have any questions or concerns.

Best Regards,



Matthew Hamilton  
4 Star Drywall (99) Ltd.