

PAUL DENYS
 Design & Building Services
 54 Mason Terrace
 Ottawa, ON K1S 0K9



Tel: (613) 236-6516
 E-mail: paul@denys.ca
 Website: Denys.ca

S E R V I C E G U I D E 2 0 1 1

| | LOW BUDGET | MEDIUM BUDGET | HIGH BUDGET |
|------------------|--|---|--|
| Professional | ▶ Building Designer (\$100/hr) | ▶ Interior Designer (\$125/hr & up) | ▶ Architect (\$190/hr & up) |
| Customer | ▶ Decisive & quick ▶ Uses our judgement | ▶ Decisive but thorough ▶ Involved in some details | ▶ Wants to explore every option ▶ Involved in most details |
| Measure Up | ▶ Single room | ▶ Half house | ▶ Whole house for master plan |
| Design & Decor | The customer provides: ▶ Lighting design ▶ Paint & wallpaper design ▶ Furniture choice & placement ▶ Kitchen & bath design; floor plan layout ▶ Material choices for flooring, fixtures & finishes ▶ Deck design | We assist customer in showroom with: ▶ Lighting design & fixture choices ▶ Fabric, paint & wallpaper solutions ▶ Furniture choice & placement ▶ Kitchen & bath design; floor plan layout ▶ Material choices for flooring, fixtures & finishes ▶ Deck design | We provide customer with shop-at-home service: ▶ Lighting design & fixture choices ▶ Provide colour harmony sample board ▶ Furniture choice & placement ▶ Create full virtual model of the renovation ▶ Search for exotic or unusual materials or solutions ▶ Create a deck design |
| Concepts & Plans | ▶ Rough sketches ▶ Permit plans not required | ▶ Floor plans & elevations ▶ Permit plans required | ▶ Virtual CAD model (sun study/ night scene) ▶ Permits & variances required |
| Demolition | ▶ Minimal | ▶ Extensive | ▶ Extensive ▶ Difficult access |
| Site Work | ▶ Minimal ▶ Soft soil | ▶ Easy access ▶ Hard soil | ▶ Difficult access ▶ Rock or other obstacles |
| Foundations | ▶ Standard T footing | ▶ Heavy T footing | ▶ Drilled piers / grade beams |
| Floors | ▶ Solid wood joist | ▶ Engineered joist | ▶ Multi-level |
| Exterior Walls | ▶ Plywood siding ▶ Single story ▶ Rectangular | ▶ Stucco ▶ Two story ▶ Complex rectangular | ▶ Wood siding / shingles ▶ Multi-level ▶ Curves or arches |

Continued on next page...

| | LOW BUDGET | MEDIUM BUDGET | HIGH BUDGET |
|-----------------|--|--|---|
| Roof | <ul style="list-style-type: none"> ▶ Asphalt ▶ Shed roof ▶ < 4:12 ▶ No overhang | <ul style="list-style-type: none"> ▶ Wood ▶ Simple pitched roof ▶ 4:12 < 6:12 ▶ Simple overhang | <ul style="list-style-type: none"> ▶ Tile ▶ Complex multi-pitched roof ▶ > 6:12 ▶ Fancy overhang |
| Interior Walls | <ul style="list-style-type: none"> ▶ Textured drywall ▶ Rectangular ▶ One colour paint scheme | <ul style="list-style-type: none"> ▶ Smooth drywall ▶ Complex rectangular ▶ Two colour paint scheme | <ul style="list-style-type: none"> ▶ Plaster ▶ Curves or arches ▶ Complex painted & natural finishes |
| Windows & Doors | <ul style="list-style-type: none"> ▶ Vinyl ▶ Custom sizes not costly | <ul style="list-style-type: none"> ▶ Aluminium clad ▶ Standard sizes not costly | <ul style="list-style-type: none"> ▶ Fibreglass ▶ Custom sizes with many options |
| Skylights | <ul style="list-style-type: none"> ▶ Sun tube ▶ Fixed | <ul style="list-style-type: none"> ▶ Plastic bubble ▶ Operable | <ul style="list-style-type: none"> ▶ Glass ▶ Electrically operable |
| Floor Coverings | <ul style="list-style-type: none"> ▶ Carpet (\$15/sqyd) | <ul style="list-style-type: none"> ▶ Wood | <ul style="list-style-type: none"> ▶ Tile |
| Lighting | <ul style="list-style-type: none"> ▶ Standard | <ul style="list-style-type: none"> ▶ High quality | <ul style="list-style-type: none"> ▶ Low voltage |
| Additions | <ul style="list-style-type: none"> ▶ ~ \$130 to \$190/sqft | <ul style="list-style-type: none"> ▶ ~ \$190 to \$250/sqft | <ul style="list-style-type: none"> ▶ > \$250/sqft and up |
| Kitchen & Bath | | | |
| Floors | <ul style="list-style-type: none"> ▶ Vinyl | <ul style="list-style-type: none"> ▶ Hardwood | <ul style="list-style-type: none"> ▶ Tile |
| Counters | <ul style="list-style-type: none"> ▶ Laminate | <ul style="list-style-type: none"> ▶ Tile | <ul style="list-style-type: none"> ▶ Granite, corain, quartz |
| Cabinets | <ul style="list-style-type: none"> ▶ Manufactured | <ul style="list-style-type: none"> ▶ Custom | <ul style="list-style-type: none"> ▶ Furniture quality |
| Sinks | <ul style="list-style-type: none"> ▶ Light stainless | <ul style="list-style-type: none"> ▶ Heavy stainless | <ul style="list-style-type: none"> ▶ Porcelain or soap stone |
| Faucets | <ul style="list-style-type: none"> ▶ Standard chrome | <ul style="list-style-type: none"> ▶ High quality chrome | <ul style="list-style-type: none"> ▶ Designer |
| Appliances | <ul style="list-style-type: none"> ▶ Standard | <ul style="list-style-type: none"> ▶ High quality | <ul style="list-style-type: none"> ▶ Gourmet |
| Kitchens | <ul style="list-style-type: none"> ▶ ~ \$25 to \$50,000 | <ul style="list-style-type: none"> ▶ ~ \$50 to 76,000 | <ul style="list-style-type: none"> ▶ > 95,000 |
| Bathrooms | <ul style="list-style-type: none"> ▶ ~ \$12 to \$19,000 | <ul style="list-style-type: none"> ▶ ~ \$19 to \$25,000 | <ul style="list-style-type: none"> ▶ > \$30,000 |
| Decks & Fences | <ul style="list-style-type: none"> ▶ Simple cedar ▶ < 30 inches high ▶ ~ \$65/sqft | <ul style="list-style-type: none"> ▶ Custom cedar ▶ < 10 ft high ▶ ~ \$85/sqft | <ul style="list-style-type: none"> ▶ Difficult site; exotic wood ▶ > 10 ft high ▶ > \$100/sqft |

HOW ARE WE DIFFERENT?

| | | | |
|---|--|---|--|
| ✓ | Design AND build services (integrated solution) | ✓ | \$3 million dollar liability insurance |
| ✓ | Award-winning renovators | ✓ | 2-year warranty on workmanship |
| ✓ | Latest design trends & ideas | ✓ | Heritage carpenters |
| ✓ | Access to unique products & services | ✓ | Dust-reducing & time-saving tools |
| ✓ | Greater than \$5 million dollars of "hands-on" renovation experience over 25 years | ✓ | 90% repeat/referral business and letters of reference upon request |