

PAUL DENYS
Design & Building Services
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S E R V I C E G U I D E 2 0 2 4

	LOW BUDGET Building	MEDIUM BUDGET	HIGH BUDGET Architect
Professional	▶ Designer (\$130/hr)	▶ Interior Designer (\$175/hr & up)	▶ (\$250/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

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	LOW BUDGET	MEDIUM BUDGET	HIGH BUDGET
Roof	▶ Asphalt ▶ Shed roof ▶ < 4:12 ▶ No overhang	▶ Wood ▶ Simple pitched roof ▶ 4:12 < 6:12 ▶ Simple overhang	▶ Tile ▶ Complex multi-pitched roof ▶ > 6:12 ▶ Fancy overhang
Interior Walls	▶ Textured drywall ▶ Rectangular ▶ One colour paint scheme	▶ Smooth drywall ▶ Complex rectangular ▶ Two colour paint scheme	▶ Plaster ▶ Curves or arches ▶ Complex painted & natural finishes
Windows & Doors	▶ Vinyl ▶ Custom sizes not costly	▶ Aluminium clad ▶ Standard sizes not costly	▶ Fibreglass ▶ Custom sizes with many options
Skylights	▶ Sun tube ▶ Fixed	▶ Plastic bubble ▶ Operable	▶ Glass ▶ Electrically operable
Floor Coverings	▶ Carpet	▶ Wood	▶ Tile
Lighting	▶ Standard - basic switch	▶ Levels of lighting with Dimmers	▶ complex lighting scenes/effects
Additions	▶ ~ \$200 to \$300/sqft	▶ ~ \$300 to \$400/sqft	▶ > \$400/sqft and up
Kitchen & Bath			
Floors	▶ Vinyl	▶ Hardwood	▶ Tile
Counters	▶ Laminate	▶ Tile	▶ Granite, corain, quartz
Cabinets	▶ Manufactured	▶ Custom	▶ Furniture quality
Sinks	▶ Light stainless	▶ Heavy stainless	▶ Porcelain or soap stone
Faucets	▶ Standard chrome	▶ High quality chrome	▶ Designer
Appliances	▶ Standard	▶ High quality	▶ Gourmet
Kitchens	▶ ~ \$40 to \$70,000	▶ ~ \$70 to 100,000 ~	▶ > 120,000
Bathrooms	▶ ~ \$20 to \$40,000	▶ \$40 to \$75,000	▶ > \$75,000
Decks & Fences	▶ Simple cedar ▶ < 30 inches high ▶ ~ \$100/sqft	▶ Custom cedar ▶ < 10 ft high ▶ ~ \$200/sqft	▶ Difficult site; exotic wood ▶ > 10 ft high ▶ > \$300/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 \$8 million dollars of "hands-on" renovation experience over 35 years	✓	90% repeat/referral business and letters of reference upon request