

**HOME DESIGN SERVICES - COMPARISON**

	<b>LICENSED ARCHITECT (LUXURY HOME DESIGN)</b>	<b>CLASSIC MUSKOKA HOMES (CUSTOM HOME DESIGN)</b>	<b>STOCK HOUSE PLANS &amp; CATALOG HOMES PACKAGES</b>
HOME CONSTRUCTION QUALITY	Luxury & Custom Grade Homes	Custom Grade Homes	Custom & Average Grade Homes
FLOOR AREA OF HOMES	No limit.	Up to 4,000 s.f. above grade.	Up to 3,000 s.f. above grade.
DESIGNER TRAINING & EXPERIENCE	Academic: 4 to 6 years. Practical: 3 years minimum before being licensed as Architect.	Academic: 2-3 years. Practical: 5-10 years.	Varies.
QUALITY OF DESIGN, CONSTRUCTION DOCUMENTS	Excellent design quality. Thoughtful, unique & beautiful designs. Fully integrated architectural & interior design for luxurious, comfortable spaces capitalizing on site-specific opportunities for views & building geometry, high-quality windows, doors, finishes, fixtures and appliances. Detailed drawings & construction specifications. Construction tolerances included. Interior design <u>is included</u> .	Good design quality. Site-appropriate design, building geometry suited to site-specific challenges, space planning for adjacency, comfortable room sizes & circulation spaces, large high- quality windows & wide doors located for views & indoor-outdoor connection, kitchen & bath design, cabinet elevations, lighting & electrical plan. Timber frame, structural steel & reinforced concrete by Professional Engineer. Drawings well detailed. Window, door, finish, fixture & equipment schedules included. Construction tolerances included. Interior design <u>can be included</u> .	Varying design quality. (Sometimes very low.) Inadequate specification detail to ensure quality of finished construction is <u>very common</u> . Interior design <u>is not included</u> .

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COST OF DESIGN SERVICE	5% to 20% of construction cost.	3% to 10% of construction cost.	1% to 3% of construction cost.
SCHEDULE FOR DESIGN	4 to 9 months.	3 to 6 months.	Short. (Can be weeks.)
SUITABLE CONTRACT TYPE(S)	Fixed-Price. Fixed-Price w/ Allowances. Costs-plus-Mark-up.	Fixed-Price w/ Allowances. Costs-plus-Mark-up.	Fixed-Price w/ Allowances. Costs-plus-Mark-up.
CONSTRUCTION WARRANTY	<p>Workmanship is warranted under terms of the construction contract to conform to the requirements of the drawings &amp; specifications.</p> <p>Drawings &amp; specifications will set a much higher minimum quality standard than the Tarion Construction Performance Guidelines for Freehold Homes.</p> <p>Warranties available on materials, finishes, fixtures &amp; equipment will be those offered by the manufacturer.</p>	<p>Workmanship is warranted under terms of the construction contract to conform to the requirements of the drawings &amp; specifications.</p> <p>Drawings &amp; specifications will set a much higher minimum quality standard than the Tarion Construction Performance Guidelines for Freehold Homes.</p> <p>Warranties available on materials, finishes, fixtures &amp; equipment will be those offered by the manufacturer.</p>	<p>Work will be required to conform to the drawings under the terms of the construction contract. If not stated otherwise, workmanship will be required to meet the Tarion Construction Performance Guidelines for Freehold Homes as the minimum standard.</p> <p>Materials, finishes, fixtures &amp; equipment warranties will be as offered by the manufacturer.</p>

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<b>OWNER DESIGN INFLUENCE</b>	Yes.  Owner can influence the design, with the benefit of professional design knowledge & experience of the Architect.	Yes.  Owner has design influence, with the benefit of a home designer & building contractor's training & experience.	No.  Design is usually fixed at the time of purchase, including window & door sizes & location.  Modifications may be made but, if considering substantial alteration, Custom Design is probably a better option.
<b>SITE TOPOGRAPHY &amp; FEATURES</b>	Design will reflect the local site conditions, including existing mature trees, rock outcroppings, and sloping topography of the property.	Design will reflect the local site conditions, including existing mature trees, rock outcroppings, and sloping topography of the property.	Design does not incorporate local site conditions.  Site topography in Muskoka can pose a substantial cost risk where drilling, blasting & excavation of bedrock is necessary to tailor the building site for stock house plan or catalog home.
<b>VIEWS FROM SITE</b>	Views from the site will be thoughtfully considered during design & will inform building geometry, window sizes & locations.	Views from the site will be thoughtfully considered during design & will inform building geometry, window sizes & locations.	Views from the site will not be considered in stock house plans, or a catalog home plan.

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SOLAR EXPOSURE	Solar exposure during summer (cooling season) and winter (heating season) will be thoughtfully considered during design & will inform building geometry, window & door sizes, locations and shades.	Solar exposure during summer (cooling season) and winter (heating season) will be thoughtfully considered during design & will inform building geometry, window & door sizes, locations and shades.	Solar exposure during summer (cooling season) and winter (heating season) will not be considered in stock house plans, or a catalog home plan.  Summer overheating may occur.  Heating energy costs in winter may be unnecessarily high.
WIND EXPOSURE	Wind exposure of the home can be considered during design & may inform building geometry, location on site & orientation.	Wind exposure of the home can be considered during design & may inform building geometry, location on site & orientation.	Wind exposure of the home will not be considered in stock house plans, or a catalog home plan.
HEATING/ COOLING ADAPTATION	The design may incorporate unique building geometry and features to allow dynamic adaptation to changes in weather conditions.	The design may incorporate unique building geometry and features to allow dynamic adaptation to changes in weather conditions.	Adaptation to changing weather conditions is usually limited due to fixed window & door sizes & locations.
NATURAL DAYLIGHTING	The design may incorporate unique building geometry and glazing to bring natural daylight deep into interior rooms.	The design may incorporate unique building geometry and glazing to bring natural daylight deep into interior rooms.	Opportunity for natural daylight infiltration may be limited due to fixed window & door sizes & locations.

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ACCURATE BUDGET	<p>Good budget guidance at every design revision iteration.</p> <p>Costs may be internal to Architect's practice, or contributed by consultants or contractors.</p>	<p>Good budget guidance at every design revision iteration.</p> <p>Budgets are based on historical project costs &amp; combine detailed cost estimating techniques where required to accurately model construction costs.</p>	<p>Varies.</p> <p>Material supply packages may not include excavation, foundation, finish, fixture, equipment or labour costs. In this case, reliance on contractors for budget guidance can be risky.</p> <p>Catalog homes from reputable builders are usually fully costed.</p>
CONSTRUCTION ADMINISTRATION	<p>Yes.</p> <p>Architect may include review of construction progress in services.</p> <p>Architect acts as agent for owner's contract payments, verifying work performance prior to issuing payment.</p>	<p>Yes.</p> <p>Classic Muskoka Homes can build the design under a contract outside our design services agreement.</p> <p>Payments are issued at milestones in work progress that are specified in the construction contract.</p> <p>Alternatively, owners may hire a third-party builder to construct their home.</p>	<p>Commonly not included.</p> <p>The owner's general contractor, or builder will be responsible for managing the construction work and determining the schedule of progress payments under a construction contract.</p> <p>It is risky for the owner to take on the role of general contractor/constructor by hiring trade contractors directly.</p> <p>Catalog homes builders may include construction management with their packages.</p>