



A&A House Build Outline

Introduction	1
Your Lot Considerations	1
Designing your home	1
Choosing A & A Services as Your Builder	1
Building Permits.....	2
Excavation	2
Foundation (Types)	2
Temporary Power.....	3
Dumpster / Housekeeping	3
Radiant Floor Heating Considerations.....	3
Framing.....	3
Plumbing Rough In	3
Heating, Ventilation & Air Conditioning.....	4
Roofing Choices	4
Electrical Rough	4
Masonry.....	4
Fireplaces.....	4
Insulation Options	5
Siding, Soffit and Fascia	5
Wall Finishes	5
Finish Work.....	5
Septic System	6
Electrical Finish	6
Flooring.....	6
Decks & Railings.....	6
Cabinets & Millwork (lead time up to 4 months)	6
Countertops	7
Plumbing Finish.....	7
Hardware	7
Landscaping.....	7



Introduction

Armin Grigaitis has been the owner of A & A Services and Marine Contracting Limited, providing services for South East Georgian Bay since 1975.

When moving into the building construction, Armin has been involved in many of the projects in Honey Harbour, big and small.

We would love to be a part of your project build, helping your dream become a reality.

Your Lot Considerations

- A copy of the lot survey is required
- Building square footage is limited to specific lot coverage rules
- Are rules that dictate building heights & styles perhaps styles
- Owning the Shore Road Allowance (for additional lot size)
- Site works required (Septic, Hydro, Docks, roadways, landscaping)

Designing your home

- This is the fun albeit challenging aspect of the project.
- Must have's based on your needs (in order of importance)
- Pictures/examples of buildings styles you like
- Climate, local building techniques,
- regional styles, local building codes, etc. all make important influences on the design of your house. A & A has experience that relates to your project and will design your house accordingly.
- A&A can design your building with BCIN approval & submit permit applications
- A&A can advise on design changes resulting in a less expensive build

Choosing A & A Services as Your Builder

Choosing the right builder is probably the most important decision you will make - so make sure you do your homework.

- A & A has conducted Business & lived in the area since 1975
- Proven track record – we encourage you to speak to our customers for feedback



- A & A is happy to show you prior projects to demonstrate our quality level of finish
- Our contract is fair and succinct, we can discuss all aspects of the contract
- A & A is WSIB compliant with emphasis on our safety program and training
- A & A is properly insured, protecting interests of the homeowner
- A & A meets local, provincial & federal standards for builders & employers

Building Permits

- A & A Services can apply for permits on your behalf, understanding local Township requirements
- A & A Services can work on your behalf with local Cottage Associations, understanding the requirements set forth by the Official Plan, and has an understanding of the Species at risk
- Septic permits, design, requirements, choices

Excavation

- Staking lot (Surveyor) in relation to staked property lines, set backs
- Blasting if/when required, be aware of local blasting rules
- Fill, if required

Footings

- Wood forms, poured concrete 4' in which the building is supported (load bearing)
- Building department inspection required
- Re-enforced rebar

Foundation (Types)

- Poured (cement truck is barged to site, then pumped)
- Block
- ICF (Insulated Concrete Forms)
- Piers
- Sump pump, if required



- Spray foam, waterproof barrier options

Temporary Power

- after the foundation is in, the framers (and others) will need it.
- The temporary power pole often is hooked up by your electrician -
- final hookup is done when the hydro comes to the site and sets the meter in the power pole

Dumpster / Housekeeping

- if acceptable, some combustible materials burned on site
- it is important to keep a clean, safe worksite

Radiant Floor Heating Considerations

- Hydronic (water tubes & boiler)
Advantages: more efficient to run, more comfortable than a forced air system, and there is a more consistent temperature throughout the room.
- Electric

Framing

- The building now takes shape. Small layout changes can be made.
- The window openings are detailed on the drawings and windows and doors & siding have been

Plumbing Rough In

- Fixtures & layout must be decided early location of pipes critical so finished fixtures fit in the room properly
- Decisions on soft water vs. hard water feeds e.g. Ice maker & kitchen sink need to be determined
- Waterlines are roughed in under footings



Heating, Ventilation & Air Conditioning

- HVAC rough-in consists of running all air supply lines (Heating & AC) and cold air returns, installing the furnace & running gas lines to appliances, BBQ and fireplaces (if required)
- New building codes re: high efficiency furnace and A/C units are now in place. A calculation is required in conjunction with window specifications and other considerations. (SEER rating?)
- Other considerations: remote control heat settings

Roofing Choices

- Architectural fiberglass shingles
- Asphalt shingles
- Cedar shakes/Cedar shingles
- Steel roof

Electrical Rough

- plan out the layout of all the various electrical items - lights, switches (single & three way), outlets, ceiling fans, CAT5 (phone & data) & coax (satellite & cable), built in speakers, etc.
- It is a good idea to have the light fixtures on hand to confirm wiring requirements.

Masonry

- This is a very permanent part of the design process
- Look for pictures brick, rock or synthetic rock style that you like

Fireplaces

- direct vent natural gas or propane
- wood-burning
- finishing material: brick, rock, tile or synthetic rock



Insulation Options

- fiberglass bats
- Blown in insulation for applications such as attic
- Spray foam insulation (closed cell & open cell options depending on area)
- Noise reduction insulation between rooms
- If the building is “seasonal” insulation is not required – however if ANY insulation is used in ANY area – all insulation must meet Ontario Building Code standards

Siding, Soffit and Fascia

- Aluminum
- Wood
- Composite

Wall Finishes

- Drywall
- Wood (various)
- Bead Board
- Various types of tile
- Various types of stone

Finish Work

- Interior door styles & material choices
- Trim styles & Material Type (baseboard, window & sills)
- Stairs style & material choices
- Paint
- Closet finishes



Septic System

- Size of tank (based on fixture units served)
- Type of system (conventional or Eco Flow)

Electrical Finish

- Switches, outlets, lights, dimmers etc.
- recessed lights
- motion sensors (closets, pantry , exterior)
- Backup power system (Generator to run select items: furnace, fridge, kitchen & great room lights, bath lights, etc.)

Flooring

- Hardwood Floors
- Tile
- Stone
- Rolled goods
- Laminate
- Carpet

Decks & Railings

- Cedar (various grades)
- Pressure treated
- Trex composite
- Railing style & material choices

Cabinets & Millwork (lead time up to 4 months)

- cabinetry in the kitchen (appliances chosen at this point)
- Vanities for bathrooms
- Bookcases, entertainment center for the great room
- cabinetry for the laundry room



Countertops

- Granite
- Silestone, Cesar Stone, laminate

Plumbing Finish

- Faucets and fixtures – selections need to be made at framing stage

Hardware

- Door hardware

Landscaping

- sprinkler system
- final grade
- rock retaining walls
- additional lighting & power supply need to be determine at backfill stage