

A BUILDING EXPERIENCE

You'll Feel Right At Home With



TAMARACK

NORTH LTD

PROFESSIONAL ENGINEERS & BUILDERS OF FINE SEASONAL HOMES



Professional Engineers & Builders of Fine Seasonal Homes

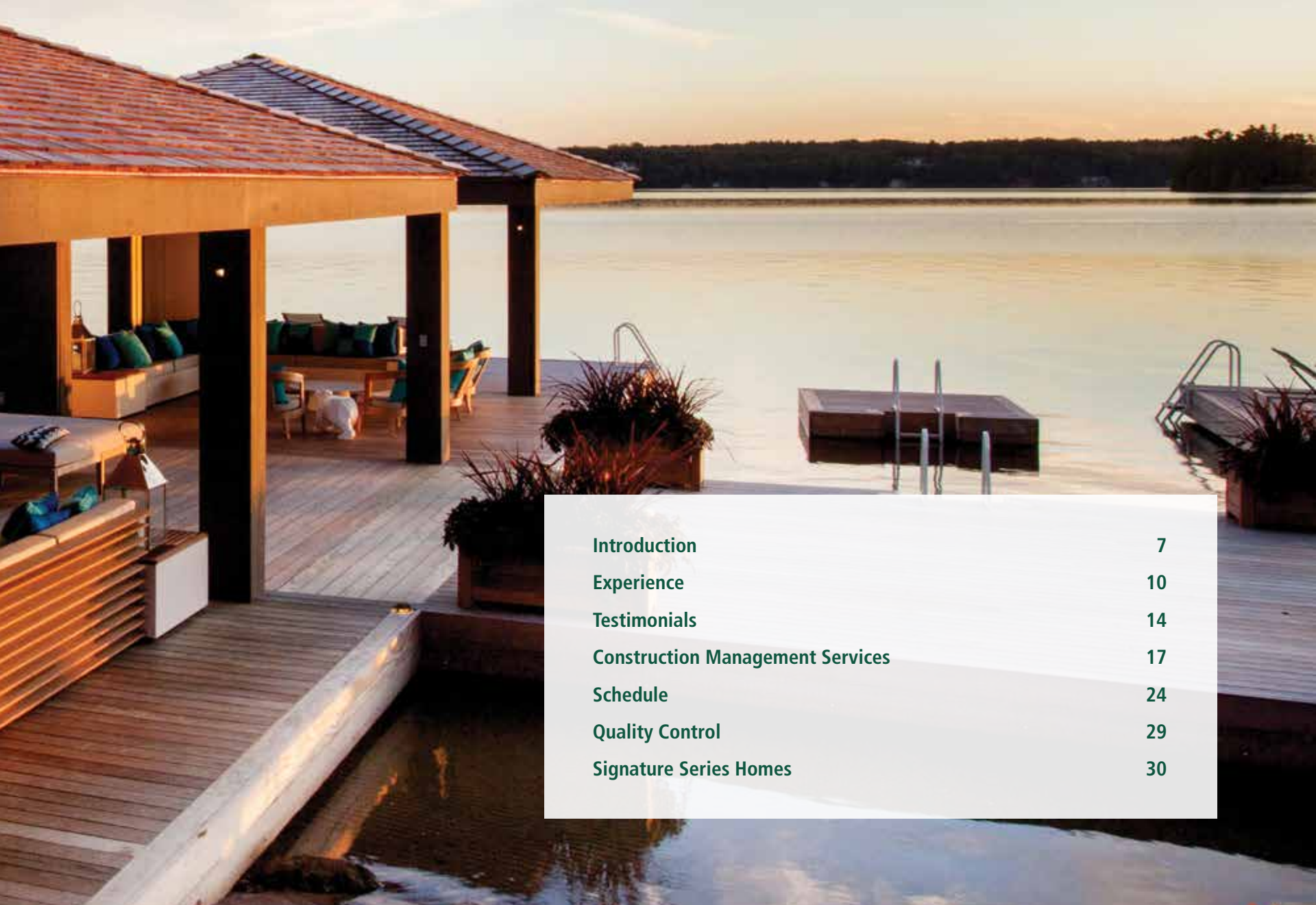
“Nothing makes us happier than bringing people home to this stunning natural landscape.”

– Chris Madden, President of Tamarack North









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Our Mission

Our mission is to maintain our reputation as the finest builder of custom, lakefront homes, cottages, and accessory buildings every day. We do this by providing you with the highest level of professionalism, accountability, transparency, and reliability.

We love the land, water, wind and sky of Muskoka as much as you do. A home here makes you part of a likeminded community of people who cherish this stunning, natural landscape.

Our Heritage

Since 1990, Tamarack North has been earning the trust of families who seek a higher level of service and quality. Our uncompromising standards and attention to detail have garnered us a reputation as one of Muskoka's finest design and build companies.

Thanks to our reputation and the strength of our team we have become the largest year-round employer in the region. Specialists in every aspect of design and construction are here to provide you with a turnkey path to your new home. From the first consultation, to the day we break ground, to the day we hand you the keys, we will oversee every detail.

Working Together

We believe that listening is as much a craft as anything else we do. Because our team can build anything, anywhere, the most important part of every project is your vision. We work together to plan every aspect of your project and see that it is brought to life by every one of our dedicated trades.



We know the territory

The majestic landscape that makes Muskoka so unique is also what makes it one of the most topographically challenging terrains for home construction. Because we specialize in the building of custom, lakefront homes, cottages, and accessory buildings, we have the local knowledge and design experience needed to give your project every advantage.

Project Management

You're always in the know because we provide ongoing project management and updates including:

- Complete project management
- Estimating
- Budget updates
- Construction schedules

Building by the book

Today, municipalities often require professional engineers to seal drawings for building permit purposes. We have excellent relationships with all of the local authorities and understand the local requirements. Here are just a few of the details we take care of upfront:

- Municipal representation for minor variances/zoning amendments
- Septic system design, application and review
- Steel pile dock design, application, review and inspection
- Mechanical engineering, including complete HVAC application

Connecting anywhere

Tamarack North is connected worldwide. Our commitment of providing secure technology lets clients and architects send AutoCad drawings for approval or review, email contracts, receive digital images of progress or monitor construction schedules and budgets from anywhere.

We look forward to sharing our local knowledge, bringing your project to life, and welcoming you to the greatest place on earth.





TAMARACK NORTH LTD.

Is a Proud Employee-Owned Corporation.



Employee ownership makes Tamarack North a unique builder. It means our values and commitments are shared across the entire team. You can feel the pride that goes into our work and how it makes every Tamarack home a unique masterpiece.

Meet the leaders who bring out the best in everyone on your team.

Chris Madden, P. Eng.

As President of Tamarack North Ltd, Chris is one of the founding partners with Tamarack, started in 1990. He is a graduate of Ryerson Polytechnical Institute with a degree in Mechanical Engineering as well as graduate studies at the University of Toronto. He is a licensed Professional Engineer with experience prior to starting Tamarack North in the aerospace and heating equipment industries.

Chris has always had and still has a love and passion for home building, from start to finish and everything in between. Chris has lived in the Parry Sound/Muskoka area since 1976.

Jake Morrice, P. Eng.

Jake Morrice is a graduate of the University of Waterloo Civil Engineering program and is a licensed Professional Engineer. He came to Tamarack after gaining valuable experience in the commercial construction industry in the Greater Toronto Area. Jake joined Tamarack in the summer of 2000. Additional qualifications include BCIN certification and septic designer qualifications.

As Vice President, Jake brings his varied construction experience, communication skills and design ability, as well as a passion for construction and residential construction in particular.

Joe Wilson CPA, CA

Joe has been the CFO with Tamarack North since September of 2017. He transitioned into the construction sector after gaining decades of experience in the manufacturing & lumber industries.

He is a graduate of B. Admin from Lakehead University, continuing his education and achieving his professional CPA, CA designations.

Joe is an integral part of the team as he is responsible to the employee shareholders for the financial well being of the company. He also manages the day to day performance of the full-time administration staff that report to him.

Neil Cambray, CET

Neil Cambray is a seasoned Project Manager with over 30 years experience in the design, build and commercial construction sector.

Neil graduated from Niagara College with a degree in Construction Engineering Technology. With a strong desire to excel at all aspects of the business, he continued through on going education, to receive recognition in the industry as Red Seal Licensed Carpenter and a Gold Seal Certified Construction Superintendent.

Joining the Tamarack North team in 2015, Neil is now able to connect his proven experiences of yesterday, with the high end residential designs of today, creating a renewed opportunity to continue growth and experience with our team for tomorrow. Neil is also the General Manager of our Huntsville expansion office, which opened in the Spring of 2019.

Dan Russell

Dan joined the Tamarack North team in the position of Chief Estimator in April 2016. Dan works on all projects from their inception. He works directly with the President, all Project Managers and Engineers, as well as interfacing with the estimating team that report directly to him.

Dan is a graduate from the Civil Engineering Technology Diploma Program from Mohawk College in Hamilton. Dan also has his Residential Construction and Design Certificate. He relocated to Muskoka after gaining valuable experience with a large construction firm in Toronto.

Dave Cluett

Dave Cluett started with Tamarack North Ltd. in 2003 in an estimating role and gradually moved into the project management role. Prior to 1990 Dave worked in Southern Ontario holding positions in the aerospace and nuclear industries where he honed his skills in that highly meticulous work environment. The lure of the lakes, forests and natural beauty of Muskoka brought Dave and his family to Muskoka in 1988.

Having spent many years working on highly specialized construction projects makes him well suited to attend to the construction of a broad array of unique and highly stylized luxury summer residences which dot the beautiful Muskoka Landscape. Dave is married with two children and is an active volunteer with youth in Muskoka and when he has the time enjoys nordic skiing, sailing, golf, hockey and keeping his wife's old Italian sports car in pristine condition for touring through Muskoka.

Mike Archambault

Michael Archambault has been an integral part of the Tamarack team since 2007. He came to the company with an Advanced Diploma in Construction Engineering Technology (Architecture) from Niagara College.

As a Project Manager, he continually utilizes his well developed technical skillset when managing new construction and/or custom renovations. As the company continues to grow, Mike's experience and interpersonal skills have him successfully leading our mentorship program.

Seth Harder

Seth Harder came to Tamarack North in 2006 with an Advanced Diploma in Construction Engineering Technology from Niagara College.

He has successfully studied Sewage Systems and Small Buildings under the Ontario Building Code. As a current member of the Ontario Association of Certified Engineering Technicians and Technologists (OACETT), Seth has been actively pursuing his Professional Designation as a Certified Engineering Technologist (CET).

As a Project Manager with Tamarack, Seth brings not only excellent mathematical, communication, and mediation skills, but also his ardor for facilitating the building process.

Sarah Kelly

Sarah joined Tamarack North in April of 2017 as a Jr. Design Engineer and has since been promoted to a Project Manager.

She earned her degree in Structural Engineering & Management in the spring of 2014 from McMaster University. She relocated to Muskoka upon her graduation. Though her focus here at Tamarack is primarily project management, her design/layout knowledge is proving to be a complimenting asset. Her long term goal is to earn her P.Eng accreditation with Professional Engineers of Ontario.

Rhondi St. Onge Peacock

Rhondi joined Tamarack North in August 2015 to lead their employee relations, as well as manage and maintain their engaging marketing platform. She's an experienced and focused branding specialist that is hands on with marketing strategy, SEO analysis, advertising & web design, as well as all social media execution.

Her extensive media relations and communication experience is effectively utilized in all areas of the company, including internal customer service. As a compliment, her strong Sales Management background has her working strategically with the President and Vice President and is responsible for all facets of sales leads management and sales coordination.

Additional Team Members

At Tamarack North, we personify a team-oriented philosophy that encompass additional Project Managers, Co-ordinators, AutoCad Designers, Estimators, and an Executive Administration department. Each and every one of us are here to satisfy your individual project requirements.

Even better, drop into our head office in Port Carling, or our expansion office in Huntsville and say hello.

We're positive you'll find the entire team at Tamarack North very helpful and willing to provide valuable suggestions and guidance no matter what your construction needs.

June 2019 marked the opening of the Tamarack North Expansion Office at 20 Hanes Road in Huntsville, Ontario.

Before President Chris Madden cut the red ribbon, he made a point of reminding all on hand, "that there are hundreds of suppliers, employees, employee shareholders, sub-trades & most importantly families that are involved in creating all of our magnificent builds."

Tamarack General Manager and Sr. Project Manager Neil Cambray marked the day as the culmination of an idea that began better than three years ago, thanking all involved in the 100% employee owned company for their support.

This magnificent 3,800 square foot office space has become the new home to our estimating department, design development team, as well as project management; with significant room for expansion.

Reinforcing yet again that we grew especially for you!



Expanding Our Experience

OUR CLIENT



“NO CONTEST.”

No contest. Tamarack North is the finest builder I have worked with and I have been in the real estate business over 40 years.

Walter Schneider, Founder of ReMax Atlantic Canada
Tamarack North website portfolio: Hamer Bay ~ Lake Joseph

“...Under budget and on time!”

I am pleased to recommend Tamarack North to anyone considering building a high-quality custom home in Muskoka as I did in 2012-13. They are highly professional, experienced, reliable, friendly, thoughtful, proud of their houses and their clients' satisfaction. They appear to be well respected among the trades and sub-contractors prioritise work on a Tamarack project. They cooperated well with the Architect.

We did a construction management contract and they provided accurate estimates and timeline for the entire project. This preserved the flexibility to make changes as we went along and reassured me against cost overruns. In fact, the project was delivered under budget and on time.

Having been present daily for the last three months of construction I developed the greatest respect for the skills of both the project manager and the site manager. Their crews are hardworking, tidy, efficient and very helpful.

They delivered a beautiful house, thoughtfully built, in a timely and efficient manner. It was a pleasure working with them and I recommend them highly.

Massey Beveridge
Tamarack North website portfolio: Hemlock Point ~ Lake Joseph

TESTIMONIALS



“...I picked the right team for the job.”

I am writing this letter of recommendation for Tamarack North who I had the pleasure of employing to build our dream cottage. From the very first time I met the owner Chris Madden, I knew I was in good hands. Like most people looking to build we interviewed several builders, but our interviews ended after meeting Tamarack North.

Given we were building our property almost 200 km (120 miles) from our primary residence we needed to have the utmost confidence in our builder. We were assigned a project coordinator and site manager who are second to none and made sure that every decision was well thought out and was consistent with our end goal. Building any property can be difficult and there are countless decisions to be made, many of which arise when you are not able to simply pop by the property. It was this unified end-goal thinking that allowed us to coast through the building process without any unnecessary stress. My colleagues at work often said to me during our 10-month construction process “I don’t understand you are building a cottage and don’t seem stressed out”, my response was always the same, “I picked the right team for the job”.

Anyone who has ever built anything or undertaken a renovation will tell you that one of the most difficult aspects is managing the trades. With Tamarack North, you are getting the “best in class” trades working on your projects and all dealings are handled by the team. This is of key importance because they are extremely detail oriented and that allows them to keep the project on time, budget and schedule.

Tamarack North is a first-class operation from their founder, down through to their office staff. I often say that they are one of the most professional organizations I have ever done business with in any aspect of my life. I can say for certainty that I will use them again when I embark on my next project.

Justin Cohen

Tamarack North website portfolio: Gospel Point ~ Lake Joseph

CONSTRUCTION MANAGEMENT SERVICES



Construction Management Services

We take care of everything and keep you up to date on every phase of your project.

Design Phase

We know the territory, so many clients prefer that we recommend Architects familiar with the design challenges of custom homes in this kind of terrain. As a member of the design team, we oversee everything from concept to building-permit-ready drawings including structural, mechanical, septic, and electrical design. Then we assist you in the creation of any municipal planning or development agreements.

You can also choose to work with your favourite Architect. Bring us your own drawings and designs. It's always up to you. We'll make your team feel right at home.

Construction Phase

You receive a proposal outlining the completion cost of the project. The proposal is re-priced and re-presented as often as needed to ensure that we have captured everything you want at the right price. Upon acceptance of the proposal, a contract is prepared and signed. Then, a building permit is issued by the Township, and we're ready to get to work.

Estimate Report

The Estimate Report is a transparent and easy-to-view document that follows the 16 division Standardized Construction Breakdown. It provides a very accurate report of costs by line item. It also allows all parties, including project managers, estimators, finance and owners to analyze and understand the estimated costs of the project and all allowances. Throughout the life of a project, the Estimate Report continually tracks costs-to-date and any deviation from the Estimated Cost.

Proposal

The Cost-Plus Proposal is presented for your review and discussion. Upon acceptance of the proposal and the terms and conditions of the work to be performed, we draft and enter into a contract together. A deposit is taken, and work begins.

Contract

There are many types of construction contracts and we are open to the idea of entering into many types of standardized contracts including Canadian Construction Documents Committee (CCDC) Contracts such as Stipulated Fixed Price and Cost Plus Contracts.

Types of Contracts

Fixed Price Contract

A Fixed Price Contract is used only when the scope is very simplified or extreme detail is included in the drawings that can be accurately estimated, and there is limited desire to vary from the design drawings. For example, a boathouse may have a relatively simple contract compared to a large house.

Cost-Plus Contract

Cost-Plus Contracts stipulate the percentage mark up allowed on materials and sub contract costs. This type of contract is very typical in Muskoka where interior design decisions are typically not made in advance of the estimate phase of the project. Assumptions, made with your direction, are included in the estimate. This type of contract is most equitable to both the builder and the owner as there are no hidden mark ups, complete with full disclosure upon billing and allows you to add as much detail as is required to obtain the final vision.

Construction Management Fee Contract

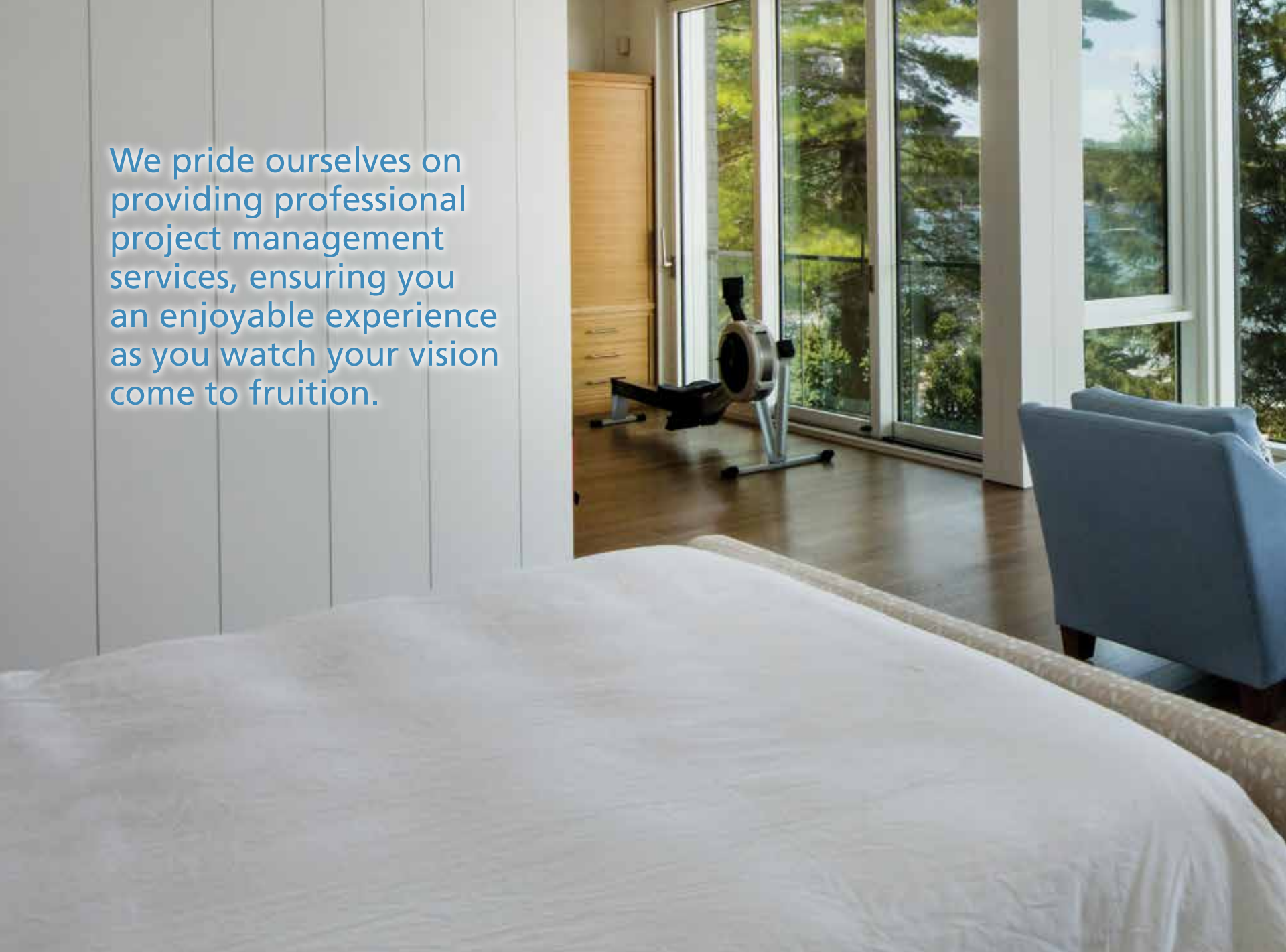
On large scale projects, where drawings are continually under development throughout construction, a fixed-fee construction management style of contract can be performed. Based upon an agreed to scope of work, we can forecast the duration of the contract and the gross total required to manage it. This allows the drawings to be detailed yet flexible enough to accommodate elements from other designers along the way.

Tamarack Signature Series Homes

In 2019, the team at Tamarack North developed their Signature Series of custom-built, fixed priced homes. Though similar in nature to a fixed price contract, all the decision making is done for you, and all you must do is select a model and which of the 3 tiers you'd like Team Tamarack to build.

From the first consultation, to the day we break ground, to the day we hand you the keys, we will oversee every single detail.

We pride ourselves on providing professional project management services, ensuring you an enjoyable experience as you watch your vision come to fruition.







INCLUSIONS:

01 General

1.1 We propose turnkey completion of the project on a cost-plus basis as per Tamarack North’s fee schedule as follows: (a) Materials, retail tax, and subcontractors are billed at invoice price plus xx% agreed upon markup, (b) Tamarack North labour is billed as follows: (1) Engineering @ \$XXX/hr, (2) Drafting & Design \$XX/hr, (3) Site Supervision @ \$XX/hr, (4) Carpenters \$XX/hr, (5) Carpenters Helpers @ \$XX/hr, (6) Painters @ \$XX/hr, plus xx% agreed upon markup.

1.2 For example, the following installed costs (including HST) are included in the PROPOSAL TOTAL price. (price = cost + agreed upon markup):

New Home Warranty	\$3,880
Building and Plumbing permits:	\$10,000
Surveying:	\$1,800
Engineering, construction drawings:	\$9,500
Demolition/Disposal of existing building, decks:	\$22,000
Winter Maintenance and clearing:	\$6,400
Winter heat:	\$2,160
Septic & Permit:	\$35,800
Drilled well:	\$15,000
Exterior cultured stone veneer:	\$30,273
Interior granite stone veneer:	\$33,380
Cultured Sills:	\$9,004
Flagstone:	\$19,033
Timbers and timber framing:	\$41,481
Wall & Ceiling pine & MDF: (excluding finishing)	\$48,839
Millwork:	\$68,950
Cabinetry:	\$48,096
Stairflights:	\$19,800
Granite Counters:	\$31,675
Interior Doors: (excluding finishing & hardware)	\$37,312
Exterior Doors: (excluding finishing & hardware)	\$23,346
Windows:	\$146,044
Wood flooring:	\$50,102
Propane fireplaces:	\$22,200
Plumbing, Water Filtration:	\$25,526

Plumbing fixtures:	\$12,206
Electrical, incl. pot lights: (excluding radiant generator)	\$60,000
Generator:	\$30,000
Air source heat pump, HRV:	\$52,695
Contingency	\$33,000
BBQ, complete install:	\$0
Shutters, Blinds:	\$0
Lighting & HVAC Automation:	\$0
Landscape lighting:	\$0
Landscaping incl. exterior	
Flagstone, topsoil, mulch:	\$0
Appliances:	\$0

1.3 We propose that major changes in scope of work be issued as Change Directives by the Owner, Architect/Designer's & Engineer's. Change orders will be prepared by Tamarack North for cost forecasting purposes and will be billed on a cost-plus basis as per Tamarack North's fee schedule above.

1.4 Budget includes project management, site supervision, material handling, clean up, shop drawings, product data, samples, submittals, job fuel, equipment, small tools and consumables.

02 Site Work

2.2052 Demolition and disposal included.

2.21 Regrade 6500 sqft of property around house to approx. 2 ft higher than present grade.

2.2202 Backfilling, compaction, rough grading, included.

02.2 Septic Systems

2.27 Septic system engineering, permit, inspections, pumps, tank, leaching bed, and equipment included.

03 Concrete

3.33 Poured concrete strip footings on rock, exceeding or meeting OBC requirements

3.33 Foundation walls made from formed concrete, sized and reinforced, exceeding or meeting OBC requirements.

3.334 Poured concrete floor slabs, reinforced, exceeding or meeting OBC requirements.

04 Masonry

4.448 Screened porch and front porch flagstone, 1 ½" random wetlaid. Cultured Stone veneer on outside of house. Interior chimney finishing is 1" granite veneer.

06.1 Framing

6.61 Roof, walls, and ceilings are constructed as specified and meet or exceed OBC requirements.

6.6103 Lintels and/or beams constructed in accordance with Professional Engineering practices and meet or exceed OBC requirements.

06.4 Carpentry

6.64 Interior and exterior trim included, pre-finished or painted as applicable.

07 Thermal & Moisture Protection

7.731 Roofing – Roof is covered with standing seam metal in accordance with manufacturer's recommendations and meet or exceed OBC requirements.

7.746 Exterior wood siding is pre-finished wood.

7.791 All exterior sealants and caulking included.

08.1 Doors & Windows

8.1 Windows, exterior and interior doors included. All doors and windows are prefinished/painted as applicable.

15 HVAC & Plumbing

15.1 Air source Heat Pump heating and cooling; plumbing fixtures; septic system; water filtration and treatment; drilled well.

EXCLUSIONS:

01 General

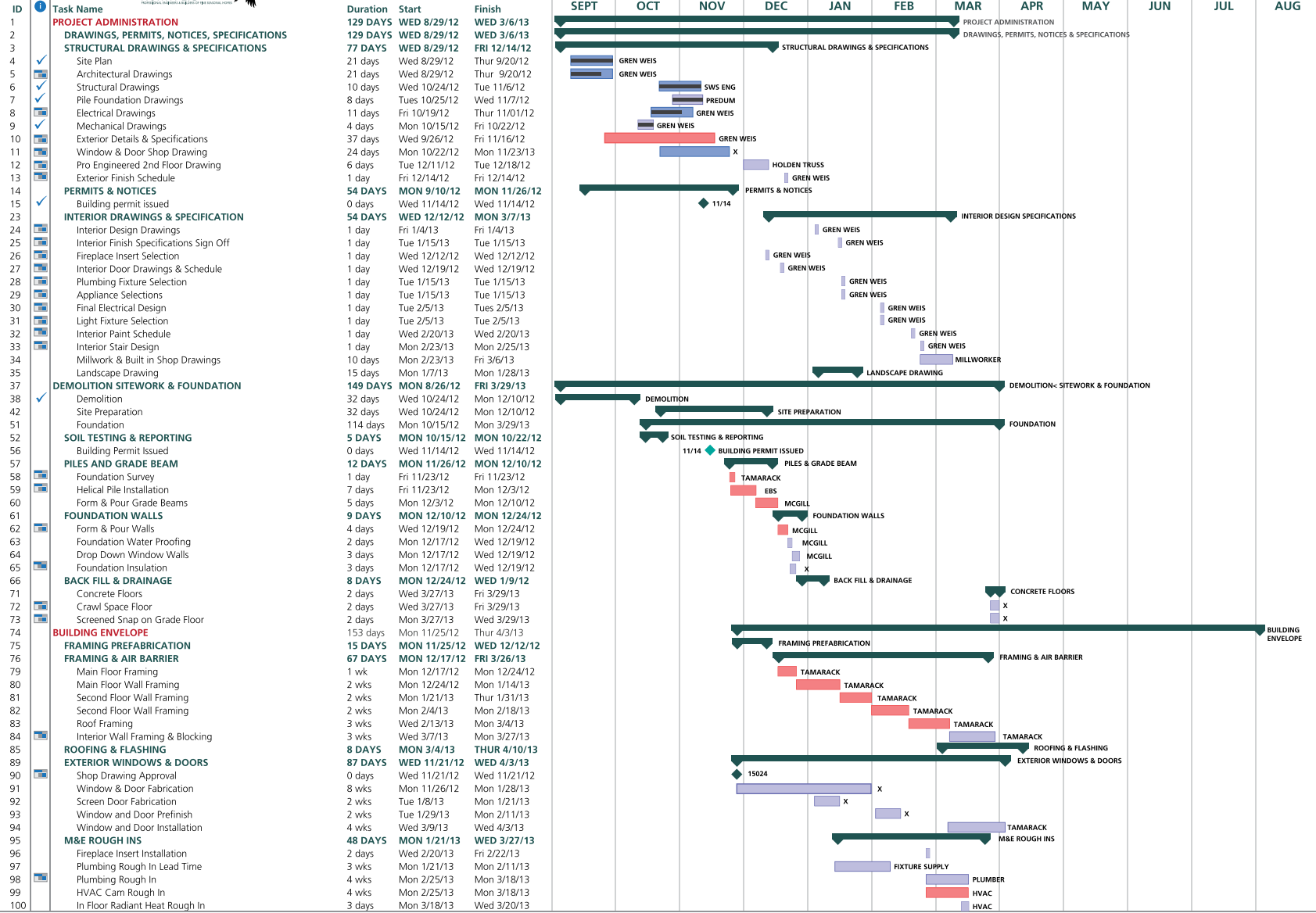
1.1 Exclusions from price:

- HST
- Site plan agreement fees
- Builders risk insurance
- Blasting & rock removal if required
- Driveway relocation
- Hard and soft landscaping; irrigation
- Electrical service upgrade; Hydro charges
- Electrical fixtures or fans, other than pot lights
- Propane tank rental
- Appliances; audiovisual equipment; communication equipment; security system
- 4" granite veneer (cultured stone instead)
- BBQ
- Security Systems
- Landscaping
- Blinds
- Permit & Construction Drawings

A construction schedule is developed outlining the various stages of the project and timelines for completion







Project: Sample Schedule
Date: Thu 12/4/12

Task
Critical Task

Progress
Milestone

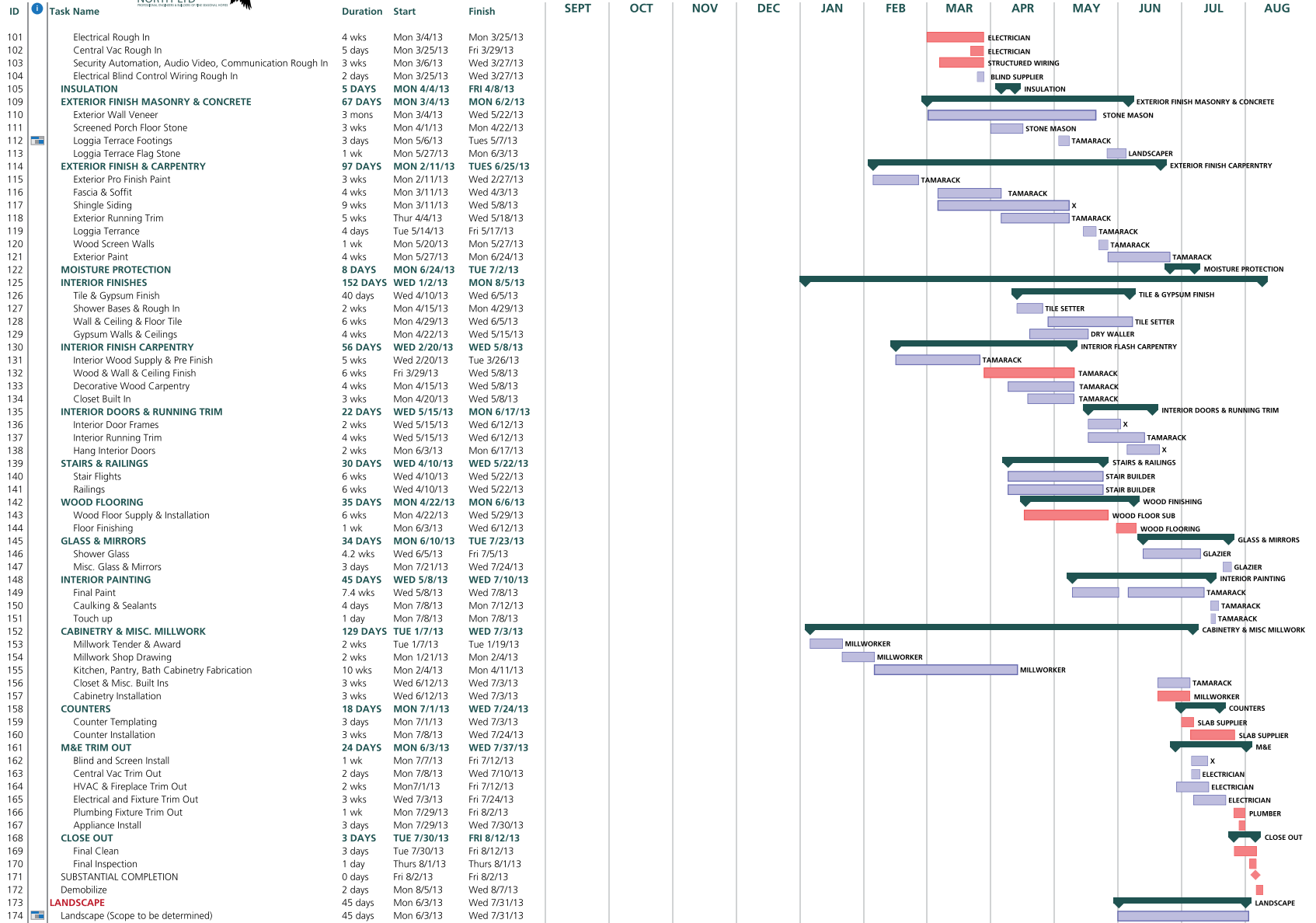
Summary
Rolled Up Task

Rolled Up Task
Rolled Up Milestone

Rolled Up Progress
Split

External Tasks
Project Summary

Group By Summary



Project: Sample Schedule
Date: Thu 12/4/12

Task
Critical Task

Progress
Milestone

Summary
Rolled Up Task

Rolled Up Critical Task
Rolled Up Milestone

Rolled Up Progress
Split

External Tasks
Project Summary

Group By Summary

TAMARACK NORTH HAS VARIOUS PROCEDURES AND CONTROLS IN PLACE TO MONITOR THE COST OF THE CONTRACT.

Monthly Progress Invoice

The monthly progress invoice is issued either directly to the owner or to the owner's rep (Architect). When submitted to the owner's rep, it is generally referred to as an Application for Payment. Upon receipt, the payment certifier issues a Certificate of Payment which is forwarded to the owner for payment release.

Includes all back-up documents; including copies of material invoices and sub-contractor payments.

Includes original budget amount, amount completed to date, change order amount, etc.

Purchase Order

An internal document issued to material suppliers based on Project Manager obtaining the best possible price for the material being purchased.

Unit rates and quantities are compared to original budget prior to a purchase order being issued.

Subcontract Agreements

An internal document issued to subcontractors identifying the contract price and the agreed upon scope of work for the project. Unit rates and quantities are compared to original budget prior to purchase order being issued.

Change Requests and Change Orders

A change request is sent to a customer when they request a deviation from the design drawings. The change request includes pricing and impact on the construction schedule along with an outline of the proposed scope for the intended change.

Upon acceptance of the change request by the customer, a change order is published and added to the contract value of work.

Itemized Billing Summary

An itemized billing summary is usually published after each billing cycle and tracks the original budget value for each line item from the estimate, change order amounts agreed to for each line item as well as the amount billed within the contract of each line item.

The itemized billing summary also acts as a primary project management tool to forecast the completed costs of each line item as well as the completed cost of the total contract.

APPLICATION FOR PAYMENT

Project: Sample Cottage

To: XXXXXXXX

Date: XX/XX/XX

Amount: \$123,894.12

STATEMENT OF ACCOUNT

Original Cottage Budget:	\$1,787,546.00
Cottage Change Orders:	-
Approved Budget to Date	<u>\$1,787,546.00</u>
HST	<u>\$232,380.97</u>
Approved Budget to Date including HST	<u>\$2,019,926.97</u>
Amount to Be Certified To Date including HST	<u>\$431,271.14</u>
Balance Not Certified Including HST	<u>\$1,588,655.83</u>
Estimated value of work Finished to Date	\$401,743.03
HST (#12370 2516RT0001)	\$52,226.59
Estimated Value of Work Finished to Date incl. HST	\$453,969.62
Less 5% Holdback of Work Finished to Date incl. HST	(\$22,698.48)
Holdback Released -	
Amount to be Certified to Date Incl. HST	<u>\$431,271.14</u>
Total of Previous Certificates incl. HST	\$307,377.02
Amount of this Certificate incl. HST	<u>\$123,894.12</u>

Contract Item Billing Summary

CONTRACT	DESCRIPTION	ORIGINAL CONTRACT	APPROVED CHANGES	REVISED CONTRACT	BILLED	RETAINAGE BALANCE	BALANCE TO BILL
00-01-007	Building Permits		2,154	2,154	2,154		
00-01-008	Small Tools	3,510		3,510	1,309		2,201
00-07-009	Job Safety	840		840	519		321
00-01-012	Contingencies	160 160-					
00-01-023	Site Supervision	37,824		37,824	22,740		15,084
00-01-040	Discounts & Rebates						
00-01-041	Misc. Labour	10,922		10,922	11,207		285-
00-01-042	Material Handling	4,201		4,201	1,799		2,402
00-01-043	Clean Up	11,922		11,922	19,476		7,557-
00-01-044	Garbage Dispose & Dumpster	2,569		2,569	195		2,374
00-01-045	Barge Costs	5,808		5,808	2,421		3,387
00-01-301	Sample Allowances	200		200	30		170
00-01-330	Surveyor	800		800			800
00-01-511	Temp Closures	504		504	554		50-
00-01-512	Winter Maintenance				3,372		3,372
00-01-513	Winter Heat				832		832
00-01-521	Temp Stairs	150		150			150
00-01-522	Guards	1,544		1,544	276		1,268
00-01-523	Scaffolding	7,152		7,152	1,835	5	5,317
00-01-530	Temp Bracing	1,164		1,164			1,164
00-01-620	Boat Sundries	1,920		1,920			1,920
00-01-630	Generator	1,350		1,350			1,350
00-01-648	Misc. Rentals	6,000		6,000	3,040	98	2,960
00-02-480	Dock Works	166,834		166,834	166,791		43
00-02-481	Dock Accessories	34,072		34,072	27,812		6,260
00-03-050	Concrete Forms & Reinforcement				27		27-
00-04-060	Masonry Mortar, Sand & Grout				472		472-
00-04-210	Chimney Masonry & Accessories				60		60-
00-04-410	Rough Stone Walls				3,062		3,062-
00-05-125	Structural Steel	8,000		8,000	7,306	19	694
00-05-510	Timber Brackets – Decorative	1,080		1,080			1,080
00-06-051	Fasteners	2,981		2,981	1,156		958
00-06-052	Nails	2,052		2,052	3,632		1,580-
00-06-053	Brackets & Posts	1,334		1,334	1,285		49
00-06-101	Floor Framing	21,908		21,908	16,564		5,344
00-06-102	Wall Framing	18,815		18,815	10,204		8,611
00-06-103	Beams, Headers, Columns	9,959		9,959	9,671		288
00-06-104	Ceiling Framing				1,770		1,770-
00-06-105	Roof & Soffit Framing	19,882		19,882	17,070		2,812
00-06-106	Strapping	10,453		10,453	8,516		1,937
00-06-107	Decks, Ramps, Ledgers	19,814		19,814	17,430	40	2,384
00-06-130	Timber Framing				12,784		12,784-
00-06-190	Vapour Barrier						
00-06-205	Int. Running Trim	15,907		15,907	12,632		3,275
00-06-210	Int. Wood Ceiling Finish	17,232		17,232	10,036		7,196
00-06-215	Int. Wood Wall Finish	26,203		26,203	26,173		30
00-06-250	Ext. Running Trim	5,349		5,349	5,748		399-
00-06-255	Ext. Soffit & Fascia	8,851		8,851	8,494	28-	357-
00-06-260	Ext. Stairs & Railing	7,519		7,519	5,980		1,539





Quality Control

We have processes in place at every stage of development to ensure you receive the highest level of quality and care.

Component Schedules

Each component within the project is broken into individual schedules. Each one becomes a “shopping list” to ensure we identify all the items to be completed and that all supplies have been ordered.

Tamarack North Warehouse

We are the largest construction employer in Muskoka and one of the few builders capable of year-round production, thanks to our 17,000 square foot warehouse in Rosseau, Ontario. This facility hosts our in-house paint department and offers climate-controlled storage to protect materials from the elements. The structure is also home to a team of full-time trades who can assemble components year-round and store materials for just-in-time installation.

Home Owner's Kit

To help you enjoy every aspect of your new Tamarack North home, we prepare a comprehensive Home Owner's kit that includes:

- As-Built drawings
- Operation manuals for all equipment and appliances
- A list of all interior and exterior products and finishes
- Contact list of sub-contractors who were involved in the project

Tarion New Home Warranty

Every new home in Ontario is protected by a mandatory warranty that is provided by the builder and guaranteed by Tarion. For more information on Tarion Warranty Corporation, please refer to their website at www.tarion.com



*Visit the Presentation Centre at our new
Expansion Office in Huntsville, Ontario*

Why choose the Signature Series?

Over the years, we would hear time and again, 'we don't think we can afford to hire you,' to which we've always felt was a general misconception.

So, the team began focusing on bringing our uncompromising quality to the masses with a focus on the smaller lakes. Our research included what potential clients wanted to build at a turn key manageable price point.

As a result, we are proud to introduce our Signature Series of custom designed homes.

Our optimal designs allow us to provide you with a definite path to your new home or cottage. Each design has three fixed pricing level options that removes all the construction process guess work.

Building trusting relationships with clients is the core foundation of Tamarack North.

Why settle for less?



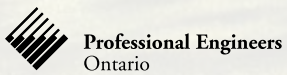


Tamarack North Signature Series

Yet another opportunity for us to deliver a custom quality product, on time with a fixed price, turnkey budget



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www.tamaracknorth.com

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