

royal Q

The home owner's guide
to custom building

Issue 1



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Planning your new home
Environmental sustainability
Exterior importance



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royal-e™

Royal Homes builds synergy between our daily lives and our environment.

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royal Q™

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Citadel

Celebrating the excellence of traditional craftsmanship with the technological breakthrough of indoor construction.



The Citadel illustrates the skillful design of Royal Homes. This two storey home is perfect for the modern family. The formal dining and living rooms carry echoes of tradition with the warmth of family.

The kitchen honours the cook! Rather than sacrificing design for practical functionality it captures the elegance of today's living while maintaining true efficiency.

The master bedroom is a spectacular retreat – quiet, comfortable and private. The attached bath resonates a spa-like atmosphere, allowing the owner to truly relax without leaving home. The additional laundry facility tucked into the master bath is a smart use of space and a unique insight into our daily lives.

The second floor is a perfect “home” for children or guests with a full bath linking the two bedrooms, an open study area and a large laundry facility. The bedrooms are bright and well designed to give your children or guests the privacy they need.

The basement houses a fine wine cellar, video room and spectacular games/craft room.

With easy access to outdoor living, the Citadel takes full advantage of your lot. The walk out basement provides access to the barbecue, outdoor dining and warm weather entertaining.

The exterior design is sheer elegance. Beautiful windows enhance the view from the street – and provide a bright interior. The unique, hand carved stone adds personality to the Citadel.

You can explore the Citadel when you visit the Royal Homes Design Centre in Wingham. Discover custom home building – the home expression that's uniquely you!

Come and visit the Citadel, it's a showcase of ideas and innovative use of space. The Citadel is one of the featured show homes at the Wingham Design Centre, Highway 86 on the east side of Wingham.



Optimized for Green Gain

Long before environmental issues were the forefront in the media or in the minds of home builders, Royal Homes incorporated building solutions that produced less waste, conserved energy and took our environment seriously.

We are keenly aware of the growing number of home owners who want to express their commitment to the environment by building green.

We are an R2000, EnerGuide and Energy Star qualified builder which means we adhere to a strict series of technical requirements for efficiency that go far beyond the required building codes.

Our construction process protects neighborhoods and work sites from waste.

One of the most important features of our factory technology is the ability to maximize material usage and minimize waste. Each step of the construction process is carefully monitored and the materials are used wisely, making sure there is as little waste as possible.

Building indoors provides an environment for consistent training and updating construction techniques that take advantage of advanced learning.

Good design and engineering waste-generating operations out of the manufacturing process from the outset is critical. Pre-engineered design maximizes standard width materials. Each cut makes best use of the materials – significantly reducing waste.

Adhesives and fasteners, electrical outlets and wiring are purchased bulk, reducing wasteful and messy packaging. Because the home is delivered to the site finished, there is little waste on the work site.

A factory has a better infrastructure than a construction site. This reduces workplace injuries and maintains a steady environment.

Conditions in our custom factory are constant – materials are not exposed to the elements. This increases their quality and significantly reduces damaged and wasted materials. Overall quality of the home's finishes and structure is improved as our team works in a controlled climate.

Choose from our royal-e™ options to maximize the energy efficiency of your home.

Each Royal home is built with higher insulation standards, performance windows, tighter air seal, more efficient heating, hot water and air-conditioning systems and air tight duct work for better air distribution.

Our homes are optimized for green gain. Talk to our Home Design Consultants to understand the full scope of the royal-e™!



Introducing:

royal-e™

Just one of the many advantages of choosing Royal Homes.

royal-e™ standards include:

- Wood construction - a renewable resource
- Sealing of the building envelope
- Use of fluorescent rather than incandescent lighting
- Total recycling during the in-plant construction process
- Design engineering to economize on material use and reduce waste
- Low E, argon gas filled, thermal sealed windows
- Insulation to R40 in the ceiling and R20 in the walls
- Insulation composed primarily of recycled glass and paper
- Full height R20 basement insulation
- Sealed window and door openings
- Carpet and Tile selections with recycled components
- High-efficiency gas, propane or electric furnace

royal-e™ options include:

- Energuide evaluation and rating
- Energy Star design and rating
- R2000 design and rating
- Premium high efficiency furnace
- Zone controlled heating/AC
- Insulated garage
- R50 ceiling insulation
- Formaldehyde free insulation
- Bamboo floors
- Bamboo wood cabinet doors
- Blu-wood to resist mold and fungus
- Geo-Thermal heating systems
- Green Roof applications
- Mold resistant drywall
- In-floor basement heating
- Backup Generator
- Underfloor basement insulation
- Superlow-flow shower heads
- VOC free paint
- Enviroshake shingle
- Recycled decking material
- Dual flush toilets



Royal Homes pays careful attention to every detail, giving homeowners the true royal-e™ advantage.

Choosing the Perfect Lot



Here are a few key points to consider:

Location Assess the distance to work, school, social activities and medical facilities. Your unique personal needs determine the location of your lot.

Ask the vendor for a lot survey

The lot survey will point out easements, lot size, ownership of waterfront, possible dock locations if waterfront, legal description to check the assessed value of the lot and the amount of the annual property taxes. The survey may show a hydro right of way, road allowance and lot descriptions of adjoining property. Check with the local building department to confirm zoning, neighboring building plans and shared driveways.

Walk the lot With the property survey in hand try and find the survey stakes or markers. On a photocopy of the lot survey, estimate the distance to neighboring driveways and structures. Make note of previous structures, such as old foundations,

buried waste, garbage or trees that need to be removed. Sketch in any natural ponds, creeks, lakes or rivers. Access drainage and natural water flow. If the water will flow over the area that you are expecting to build your home, how will you divert or channel the water to prevent flooding into the basement of your home.

Talk to the local building department

Building officials will know what's going on in the region of the property you are looking at. Ask for future plans and get an understanding of who will be building in the area. Make sure you get a list of building restrictions, such as setbacks from the property line. There may be restrictions on the square footage size of the home and the height. Ask them about builders and their reputation. Determine the building permit process and the time it takes to process so you will make sure it will go smoothly. Ask if there are lot levies which must be paid prior to beginning to build.

For many families choosing the perfect lot is a difficult task. There are many issues to take into consideration before you purchase your lot.

Water Ascertain whether the water supply is coming from town water or from a well. If you are responsible for drilling your own well, contact a local well driller. They will have well records of adjoining properties and be able to give you an idea of the availability of water and the average depth range in the area. While they are unable to guarantee the water quality and quantity, they will be able to give you an understanding of the quality in that area. Remember that some mortgages require a minimum flow rate for your water supply from a well.

Septic If a septic permit (sometimes called a health permit) is required for your lot you need to consider where it could be located in relation to your home, the water source/well, your driveway and future building structures and the lake if a waterfront property. If you haven't done so already sketch out on a copy of the survey some of the general locations of your home, septic, well etc. This will form the basis of a plot plan. Contact a local septic installer for advice and get permission from the owner to dig a test hole which will determine the suitability and classification of the septic bed.

Foundation While a rocky lot is ideal for stability, it may require blasting which will add to your building cost. If you prefer a walkout basement, make sure the slope of the lot will allow for the design of your home. Consider how the walkout may affect the placement of your decks and porches.

Ascertain the direction of the lot

The placement of your home in relation to the sun is critical. While the warmth of the sun is ideal in the winter, without trees it can be unbearable in the summer. Identify north on your lot survey and consider your home plan to see how it will fit on the lot. Consider the placement of outdoor living porches and decks and the garage.

Hydro Contact your local hydro electric provider and find out what the cost will be to bring power to your home. If the installation of hydro poles or a new line is required this will add to the cost of the construction of your home.

Natural Gas Determine if natural gas is accessible on that lot. While natural gas is the most economical choice for heating your home, if it is not available, you will need to look into other options. Consider the viability of propane (make sure you know where the tank will go) or a geothermal heat source.

Take advantage of the knowledge of your builder of choice. They have a lot of experience and can help guide you as you choose the perfect lot.

Year round access Many roads in cottage country are not maintained in the winter. Make sure you ask if the road to your home will be accessible year round. The road may be shared or owned by a community association. Before purchasing the lot, identify restrictions for use such as larger vehicles for concrete, etc.

Noise and distractions While walking your lot take note of noise from a highway, business or public park. Look for structures that may impede your view, like large hydro transmission lines that interfere with the beauty of your lot.

Other building permissions Make sure you ask if the lot is subject to a local Conservation Authority and what limitations they may have. Certain subdivisions have development agreements put in place by the original developer and although they may be years old, they still may be in place. This means that your building plans must conform with the development agreement as well as the building department. Remember that the building department may not know or determine if your building plans are compatible with the development agreement. So even after you get a building permit you may still not be in compliance with all the building restrictions.

The Royal Home Planner



With help from the Royal Homes design team, you can be confident that your home will reflect your unique lifestyle.

Designing your own home is exciting! It can also be challenging. For more than 37 years Royal Homes has been helping families design and build their own homes. There are many details to consider! With the help of the Royal Home design team, you can be confident that your home will reflect your unique lifestyle.

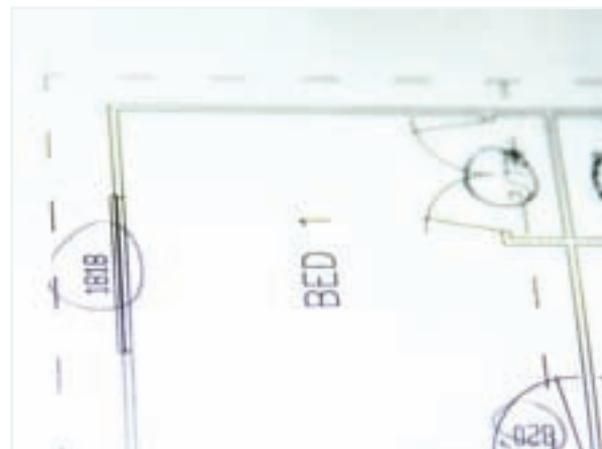
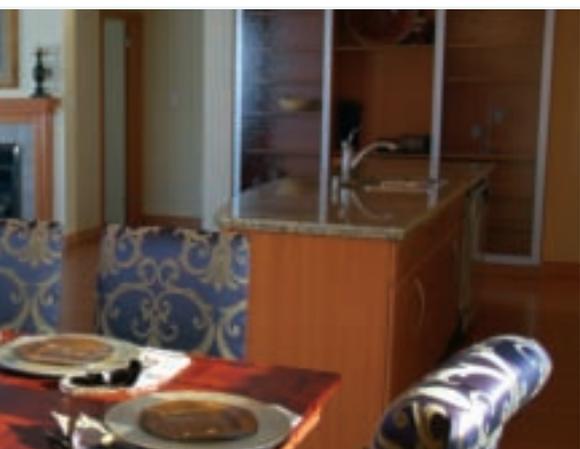
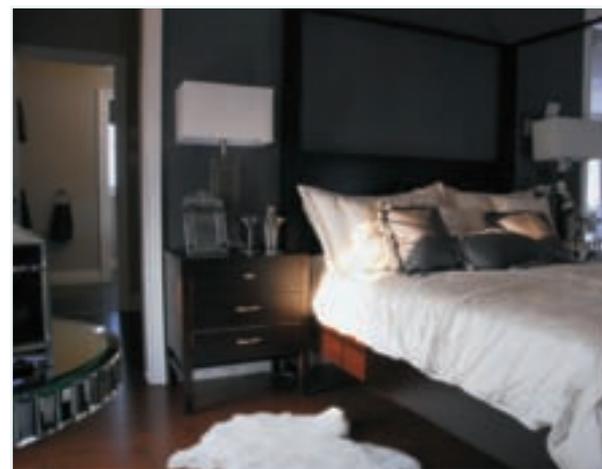
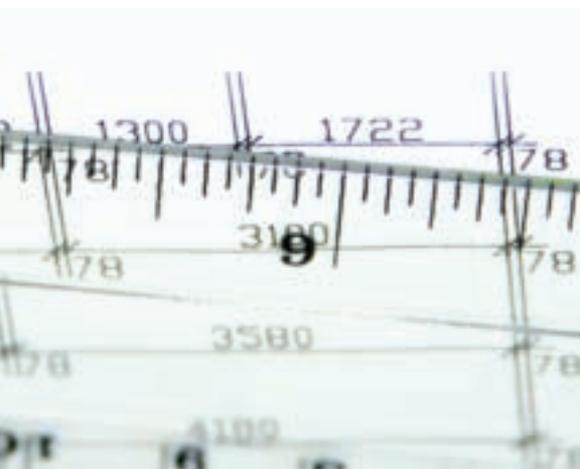
Each home is unique and the many interior photos help you visualize your new home. You can also visit our Design Centres and walk through the model home. Our design team is on hand to show you the wide selection of custom options for your home and answer your questions.

We encourage you to visit model homes of multiple home builders. Understand the pricing structures, customized options and guarantees each home builder provides. Talk to home owners about their experiences of custom home building and write down a list of key questions to ask.

Start by making a list Make the list of rooms and features that are essential in your new home. Then list the things that are desirable, but not absolutely essential. When studying home plans, look for wise use of floor space, high traffic areas, traffic patterns and size of rooms.

You might want to measure some of the rooms in your current home to get a feel for actual size. Take into account your unique lifestyle. For instance, if you are moving large pieces of furniture, like a grand piano, your plan needs to be constructed to accommodate them.

You can start your planning process by visiting:
www.royalhomes.com
If you don't have access to the internet, simply call the office at 1-800-265-3083 and ask for your custom design home package. Royal Homes internet library of home designs is a great place to begin planning!



Start with the basics Use the Royal Home Planner to determine the number of bedrooms and bathrooms; formal dining room, country kitchen or both; library, den, home office, family room; formal living room or open living options. Pay attention to your storage needs. If you are not finishing the basement, consider future construction and the placement of ceiling beams, plumbing and doors.

Pay special attention to the kitchen, as it's the most important room in the home. The traditional work triangle placement of fridge, stove and sink is the most functional design. Adding full extension drawers instead of doors to the lower cabinets makes your work much easier and your kitchen tools more accessible. Pay close attention to kitchen designs as you visit model homes. Ask a lot of questions.

Consider your surface materials Granite, marble, solid surface or laminate all have different qualities. Remember to choose your appliances as you are designing your kitchen, you'd be surprised at how many shapes and sizes are available!

Think about how you will live in your home.

- Do you want the laundry to be close to the kitchen, bathrooms, bedrooms or in the basement?
- Do you need a 1, 2 or 3 car garage?
- Do you want to extend the garage slightly for storage space?
- What is the orientation of the house?
- Will it get the evening sun or the morning sun?
- Is outdoor living important to you? If it is, you will want to make the living areas of your home easily accessible to the outdoors.
- Enjoy planning your home. Your chosen builder will help you make wise choices.

Tip Careful pre-planning helps save money and ensure that your home meets all of your expectations.



1

Design Elements: First Impression

Don't forget the design elements of your home's exterior – it's your first impression!

A well-designed exterior is critical. As people drive up, they catch their first glimpse of your unique personality.

There's a delicate balance between creatively expressing your personality and garish combinations of colours and textures. A well chosen front door, paving stone, landscaping and exterior treatment will give a first impression that will last.

When you follow these simple guidelines in designing the exterior of your home you'll ensure a balanced, well designed exterior. As you study the exteriors of homes in a variety of neighborhoods, you will quickly see many unique design elements that determine the first impression of the home.

Low or zero maintenance products like stone and brick help to give your home a long life. As the home ages, the exterior will remain true to your original design, more beautiful with each passing year.

When the foundational elements of your exterior are chosen, take time to add a few design features that are uniquely you. Pay close attention to your front door – it speaks loudly for your unique home

personality. A solid wooden door often indicates privacy and independence, while setting a stained glass panel in your front door opens it up for guests and gives you the opportunity to express your creativity. Take time to consider the exterior lighting. Creative use of lighting will enhance the welcome people receive when they arrive at your home.

Drive through neighborhoods with homes you like and take note of the lighting to help you make good choices.

Landscaping is the final finish to the exterior of your home. Height, colour and textures each contribute to the overall design. Unlike the brick or stone work, decking and porches, your landscape is always changing. Make sure you start with the foundational plants that will dominate, compliment them with shrubs and flowering plants to add character.

The exterior of your home is the face that greets your guests and expresses your unique personality to everyone that passes by. Make a first impression that is truly your own!



Here are some practical tips for designing the exterior of your home:

1. When selecting your brick, stone and or siding, remember that they form the foundation of your exterior design. The finishing products must work in harmony with the architectural elements of the windows, doors and home structure.
2. Choose a garage door that compliments the window and exterior of your home. In many homes, the garage doors are a significant front feature.
3. Think of the exterior finish of the house as the backdrop for the design elements you will add to define your home; that includes the front door, sidewalks, driveway and landscaping.

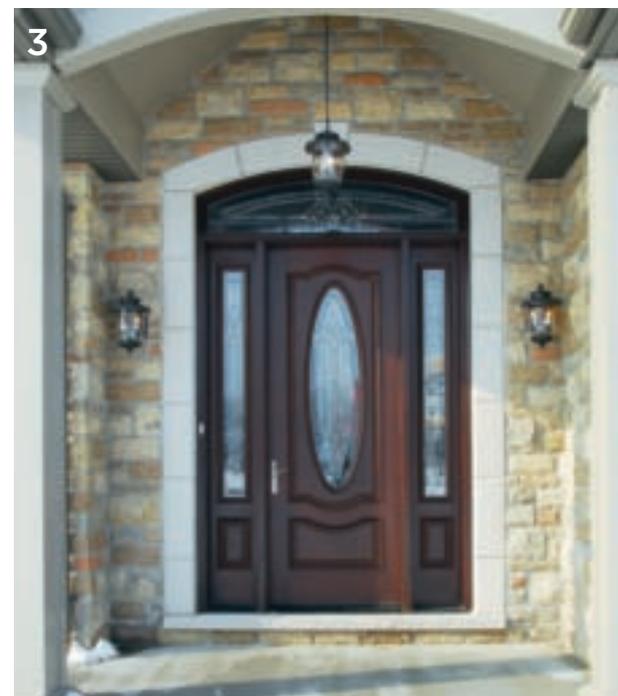
4. Consider the various products that can be used for the driveway and sidewalks. Paving stones, patterned concrete and plain concrete are just a few of the many choices. Within each of these products are a wide variety of colours and designs. When you are choosing your paving material, make sure it compliments the exterior of your house. Mix patterns and colours but remember that they need to be within the same family or it will look like you have carelessly selected your products. Using various shades of colour in your brick work will help to define and accent the exterior of your home.

5. Decks, porches and verandas are vital components of the modern home. Include them in your original drawings so they become a seamless part of your home. There are many choices available for creating your outdoor living space. The best choices are low in maintenance. Remember that any decking or porches must have a railing if they are more than 24" above the ground. The railing is an important design feature and should work well with your exterior design.



Tip

Choose placement of outdoor lighting at strategic features of your home, drawing attention to architectural details.





It's Just a Countertop

Each countertop product is unique and has its own advantages and disadvantages. Here is a brief overview to help you make a wise choice.

1 Granite

Granite is often selected because of its natural beauty and unique character. No two granite counter tops will ever be identical because each carries the DNA of that stone. Granite will last a lifetime if you care for it properly. While not completely heat resistant, granite will withstand higher heat than laminate. Granite must be well sealed or may develop surface cracks. Granite is the perfect choice for undermount sinks. The cost of granite is about ten times the price of laminates, so that can be forbidding. Many home owners choose granite because its innate natural beauty compliments their home.

2 Tile

Tiles come in many shapes, sizes and colours. One of the biggest advantages to tile is that it allows you to express your own creativity in choosing the tiles and setting them in a unique pattern. It is also heat resistant. Tile is often chosen when the home owner cannot afford granite as tile has the same durability and heat resistance as granite but is less expensive. Take care to choose an epoxy grout when installing tile, it will resist staining making clean up a lot easier. You can also use tile to compliment any of the many countertop products by using it as a back splash.

3 Wood

Wood counter tops are made by laminating hardwood together in strips. When the carpenter chooses different woods, the countertop itself will have a natural beauty that will add to the warmth of your kitchen. If you do a lot of chopping and cutting, wood may be the right choice for you. It's durable and scratches and wounds can be sanded out. Wooden counter tops do require care. They need to be sealed with diligence. Water will turn the wood black and warp the countertop.

4 Solid Surface

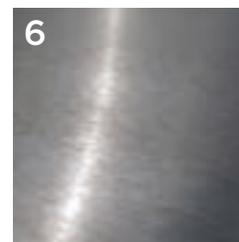
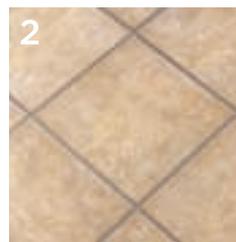
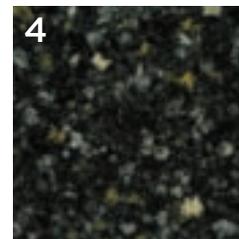
A relatively new addition to countertop, solid or non-porous surfaces are much like granite in durability, stain resistance and ease of use. They are seamless, available in many colours and patterns and can be repolished if scratched. Solid surfaces do scratch and are not heat resistant, as they are made from plastic products. Some people prefer the consistency of solid surfaces, as they don't contain the natural fault lines and unexpected patterns of granite. Solid surface is equal to or slightly more expensive than granite, but is repairable. Your solid surface countertop will resist mold and mildew.

5 Laminate

Laminate is inexpensive and available in hundreds of colours and patterns. It's easy to clean, but abrasive cleaners may dull the finish. Sharp knives and hot pots will damage the surface. Because laminate is a thin layer of plastic glued onto particle board or wood, it may warp in situations of prolonged water ponding. The seams are obvious and damage is difficult to repair. The advantage of laminate is pricing. The countertop is easily replaced cost effectively when trends or styles change.

6 Stainless Steel

More and more homeowners are choosing stainless steel or copper counter tops. While stainless steel suggests stain resistance, homeowners must understand that they stain quite easily, especially with acidic substances, and, if not cared for correctly, stainless steel may corrode. On the other hand, stainless steel is completely heat resistant and can take a lot of wear and tear. While deep scratches or dents may be nearly impossible to remove, surface scratches can be blended into the countertop. Copper is softer and more susceptible to damage. Copper also changes colour as it ages. All metal surfaces are antibacterial and cleans with soap and water. You may want to polish your metal surfaces occasionally with beeswax or butcher's wax to reduce finger prints and protect the surface.



Anyone who has built a home in the past 5 years has discovered the many materials used for countertops. Each has advantages and disadvantages. Even simple laminate comes in a myriad of textures, colours and patterns.



Design Centres

Royal Homes has seven model homes in convenient locations across Ontario.

When you call ahead, our design team will have a personalized package prepared for you. If you fax your check list of essentials for your home, our team will be able to select several home designs that will meet your specific needs. Visit the Design Centre closest to you!

Address	Hours	Contact	Model Home
Beaverton B32015, Hwy # 12, RR # 3 Beaverton, Ontario LOK 1A0	Monday-Friday 9am-5pm Saturday 10am-4pm	P: 800-392-5493 P: 705-426-5113 F: 705-426-9644 E: beaverton@royalhomes.com	
Gravenhurst 2298 Hwy 11 N, RR #1 Gravenhurst, Ontario P1P 1R1 Opening Summer 2008	Monday-Friday 9am-5pm Saturday 10am-4pm	P: 866-782-0033 P: 705-687-3546	
Innisfil 2014 Commerce Park Drive Innisfil, Ontario L9S 4A3	Monday-Friday 9am-5pm Saturday 10am-4pm	P: 888-739-5122 P: 705-436-1001 F: 705-436-5522 E: innisfil@royalhomes.com	
Minden RR #1, Hwy #35 South Minden, Ontario KOM 2K0	Monday-Friday 9am-4pm Saturday 10am-3pm	P: 888-717-4923 P: 705-286-6992 F: 705-286-1394 E: minden@royalhomes.com	
Peterborough 955 Hwy 7 East, RR #7 Peterborough, Ontario KOL 2G0	Monday-Friday 9am-5pm Saturday 10am-4pm	P: 800-659-0980 P: 705-748-3283 F: 705-748-5849 E: peterborough@royalhomes.com	
Stirling 2436 County Road 14 North Stirling, Ontario KOK 3E0	Monday-Friday 9am-5pm Saturday 9am-4pm	P: 888-737-6322 P: 613-395-2646 F: 613-395-5379 E: permafab@kos.net	
Windsor/Essex RR #1, 1105 County Road 42 Stoney Point, Ontario NOR 1N0	Monday-Friday 9am-5pm Saturday 9am-4pm	P: 866-358-6307 P: 519-687-1119 F: 519-687-2227 E: essex@royalhomes.com	
Wingham 40498 County Road 86 Wingham, Ontario NOG 2W0	Monday-Friday 9am-5pm Saturday 9am-4pm	P: 800-265-3040 P: 519-357-2444 F: 519-357-2508 E: wsc@royalhomes.com	

Real Estate:

An investment for a lifetime

Real estate and the housing market in Ontario has been the best place for the average working person to obtain equity while living in a home you love! For business owners and investors, real estate is often one of the cornerstones of their financial portfolio, through both their own principle residence and other investment properties.

One of the great things about real estate is that the value continues to go up at a steady rate. While there is flux in the market, there are rarely significant declines. Every year you own your home you are gaining equity by making mortgage payments, which slowly decrease your debt and increase your personal investment.

Immigration into Toronto continues unabated, increasing the demand for new and existing homes. Boomers are reaching retirement age and many are liquidating assets in the city in order to build their dream escape in cottage country or smaller communities.

Ontario is already well underway in making the shift to the “new technologies” and service industries from the declining manufacturing sector. Ontario also has the financial infrastructure with quality mortgages readily available to continue to finance home purchases. Ontario has responded to the softening of the US economy by stabilizing interest rates.

When comparing real estate to other investment strategies, consider the following trends. Interest rates are on the decline, which helps the real estate market by allowing more people to get into the housing market pushing demand through all housing sectors. GIC's and bonds with rates of return under 4% pale against the steady rise and long term viability of real estate. Stock options are still an exciting and high paying source of investment income – but they come with a certain risk. When considering alternatives, real estate looks pretty good.

Building your own custom home provides you a home that reflects your lifestyle choices and personal preferences. More than that, with wise choices and popular upgrades, you can increase the value of your property. A new home has no ongoing expensive renovations and little maintenance. Your custom home protects your equity. As you plan your portfolio, remember that if your home is your principle residence, gains are not taxed when you sell.

Real estate remains a great investment. Build your dream home and enjoy the benefits of a custom designed and built home.

Ontario is the “blue chip” province. While we have not seen the erratic rise of the oil rich west, we're not as vulnerable to sharp market declines. In 2008 economist predict that the Ontario real estate market will remain stable with slow and steady growth.





Top things to think about when investing in real estate:

- 1. Your long-term and short-term financial goals.**
- 2. The growth potential of the local area.**
- 3. Your family's personal needs.**



The royal Q™ Series... truly modern living

Designed by Kohn Shnier Architects

The royal Q™ Series reflects today's needs. This is environmentally intelligent home construction at its very best.

“The Royal Homes Q™ Series may be the most promising example of modernist sensibility meeting manufacturing savvy”
- Fortune Magazine

Each home we build is custom designed by the home owner. Our design team is well-equipped to guide you through the home building process, helping you to make the perfect choices to reflect your unique personality and family needs.

Royal Homes unique building process blends traditional craftsmanship with innovative technologies. The final result is a custom built home that takes advantage of today's knowledge and the beauty of yesterday's skills.



Visit a Royal Homes Model and Design Centre today

www.royalhomes.com

Call: 800 265 3040

Your lot, your dream... custom built