

COMPOSITIONS

MODEL	MAGNOLIA
DATE:	2022
CERTIFICATION	NOAH - ANSI +

Section	Category	Description	Included /Options	Notes
PLANCHER - R26 ****				
Trailer	Composition	36' x 10'	Included	
		3 axes of 8000 lbs	Included	
		Steel black painted **Paint needs to be verified and maintained each year	Included	
Structure	Material	Coroplast panel 1/8"	Included	
		Air barrier	Included	
		1 7/8" Extruded polystyrene	Included	
		SIPs 4"1/2	Included	
Siding	Interior	SPC click	Included	Color TBD
WALLS - R20 ****				
Structure	Material	Single ext. furring strips - For wood siding only. No furring strip for steel siding	Included	
		Air barrier - Rothoblaas Self-adhesive membrane	Included	
		SIPs 4 1/2"	Included	
		Int. furring strips 2x3	Included	
Siding	Interior	Russian plywood paneling 3/8 thick - White painted - Nickel gap	Included	
		Wall accent in the bump out with stained knotty pine	SEE OPTION	
	Exterior	Mix of 26G vertical steel + Gentek Distinction imitation wood steel	Included	Color TBD
		Mix of vertical steel 26G + knotty cedar stained - V joint tongue and groove	SEE OPTION	Color TBD
		Shou Sugi Ban - Jaguar	SEE OPTION	Color TBD
Steel trims	Trims (Steel 26G)	Trims (starters / transitions / corners)	Included	Color TBD
	Trims (Galvanized steel)	Ventilated trim	Included	
ROOF - R27 ****				
Structure	Material	High temperature membrane	Included	
		SIPs 6"1/2	Included	
		Single int. furring strip	Included	
Siding	Interior	Knotty pine 1x8" tongue-and-groove square joint - Stained	Included	Color TBD
		Russian plywood paneling 3/8 thick - White painted - Nickel gap + Faux beams	SEE OPTION	
	Bathroom ceiling	Knotty cedar - Stained + varnished	Included	Color TBD
	Extérieur	Tôle en acier 26G - Authentik	Included	Color TBD
Steel trims	Trims (Steel 26G)	Fascia	Included	Color TBD
	Trims (Galvanized steel)	Ventilated trim	Included	Color TBD
DOOR AND WINDOWS				
	Windows	Energy Star - Double pane with screen + Tempted glass	Included	See plan
		Blinds	SEE OPTIONS	
	Doors	Energy Star - Double pane with screen + Tempted glass + Integrated blind	Included	See plan

ENERGY SYSTEM

Section	Category	Description	Included /Options	Notes
GENERAL				
	Electrical	Generator outlet 30 amp 120-240V	Included	
		100 amp 120-240V	Included	
		50 amp 120-240V	SEE OPTION	

HEATING SYSTEM

Section	Category	Description	Included /Options	Notes
GENERAL				
	Electrical	Toe kick heater (2x) + Compact wall-mounted fan (2x) - Auxiliary heating system	Included	
		Minisplit Gree or equivalent - 2 heads (living room and bedroom) - up to -30C	Included	
		Heating floor TruHeat	SEE OPTION	
	Propane	Direct vent propane heater - Suburban - 30K BTU	SEE OPTION	

PLUMBING SYSTEM

Section	Category	Description	Included /Options	Notes
GENERAL				
	Pipes	ABS - Black and grey water syst.	Included	
		PEX - Piping	Included	
		Small particles filter	Included	
		Water inlet RV 3/4"	Included	
	Water heater	30G electrical water heater tank Bradford or equivalent - 240V	Included	

KITCHEN	Instant water heater - Propane	SEE OPTIONS	
	Sink	Single	Included
	Tap	Single handle	Included
BATHROOM	Sink	Single	Included
	Tap	Single handle	Included
	Toilet	Standard - flushing toilet	Included
		Incineration toilet - Cinderella	SEE OPTIONS
		Separett composting toilet	SEE OPTIONS
	Nature's head composting toilet	SEE OPTIONS	
SHOWER	Shower base	48"x32"	Included
	Bath-shower	Bath 48"x32" - right drain	SEE OPTIONS
	Tap	Thermostatic valve with hand shower - Riobel chrome	Included
	Shower door	Clear glass 48"	Included
	Shower panels	Muraluxe	Included

ELECTRICAL SYSTEM

Section	Category	Description	Included/Options	Notes
EXTERIOR	Lights	Black light	Included	
INTERIOR	Lights	Recessed LED	Included	See plan - Color TBD
	Ceiling fan	Two ceiling fans (Living room and bedroom)	Included	Lien
	LED strip	Under the kitchen upper cabinets	Included	
TECHNOLOGIES	Video bell	August	SEE OPTIONS	

VENTILATION SYSTEM

Section	Category	Description	Included/Options	Notes
GENERAL	Air exchanger	Blauberg, Wifi control - 2 units - Heat recovery	Included	Lien - The air exchanger needs to be always running
KITCHEN	Range hood oven	24" - Whirlpool WVU37UL4FS or equivalent - Stainless	Included	Lien
BATHROOM	Fan	Panasonic	Included	Lien

CABINETMAKING AND EQUIPMENT

Section	Catégorie	Description	Inclus/Option	Notes
CUISINE	Oven	Speed wall oven Bosch 500 or equivalent	Included	Lien
		Propane oven	SEE OPTIONS	
	Cooktop	Furrion - Induction with 2 burners	Included	
	Fridge	LG LRDNC1004V or equivalent - 120V	Included	Lien
	Dishwasher	Vesta 24" or equivalent	SEE OPTIONS	
	Dishwasher	Bosch 18" or equivalent	SEE OPTIONS	
	Cabinets	1. Kitchen cabinets as seen on the plans 1.1 Lower cabinets : - Cabinet with 1 door (convertible into cabinet for dishwasher) - Cabinet with 2 doors for 24" wide sink - 4 drawers 23" wide - Cabinet with 1 door - Cabinet for cooktop and oven + 1 drawer - Spice cabinet - Fridge cabinet + 1 drawer - 2 cabinets with 2 doors - Full height pull out pantry - Entrance wardrobe + hooks 1.2 Upper cabinets - Cabinet with 2 doors - Cabinet with 2 doors - Cabinet with 1 porte above the range hood oven - Cabinet with 1 door - 2 stacked shelves	Included	Poplar plywood for cabinet structure and MDF for cabinet doors
		Shaker doors	SEE OPTIONS	
	Countertop	Laminated or IKEA	Included	
		Butcher block	SEE OPTIONS	Price subject to change
	Quartz	SEE OPTIONS	Price subject to change	
	Backsplash	Muraluxe	Included	Lien
BATHROOM	Washer/dryer	Bosch 500 24" or equivalent - Stackable	Included	
	Storage	Shelf behind the toilet	Included	

		Vanity with 2 doors	Included	
		Mechanical room - 2 doors	Included	
		Space for stackable washer/dryer	Included	
	Medicine cabinet	Mirror with 1 door	Included	Lien
	Interior door	Pocket door - Shaker or plain style - White painted	Included	
BEDROOM				
First floor	Storage	Storage cabinets as seen on the plan - 4 cabinets with door and shelves and integrated nightstands - 4 drawers 22" wide	SEE OPTIONS	
	Bed base	Queen size bed - Kangourou	SEE OPTIONS	
	Interior door	Pocket door - Shaker or plain style - White painted	Included	
LOFT	Structure	Half wall (2x) with interior siding white painted + stained knotty pine on top	Included	
		Adjustable intimacy wall	SEE OPTION	
	Storage	Nightstand - 1 nightstand 18" wide with integrated drawer	SEE OPTION	
	Bed base	Bedspring double size	SEE OPTION	
	Access	Ladder	Included	
LIVING ROOM	Storage	5' wide shelf under the TV	Included	
		TV cabinet as see on the plans - Open cabinet + 2 interior doors - Adjustable shelf for desk	SEE OPTION	
		3 opened cabinets	SEE OPTION	
	Electronic	HDMI and COAX cable	Included	
		Wall Mounted TV Stand	SEE OPTION	
	Sofa	Couch	SEE OPTION	
TABLE	Material	Countertop peninsula - Stools are not included or optional	Included	
SECURITY	Equipment	Smart water valve Sinopé	Included	
		Smoke detector (downstairs bedroom et living room)	Included	
		CO and propane dectector - Only if propane detector	Included	
		Extinguisher	Included	
		Exit window for emergency in the downstairs bedroom and loft	Included	

* Price subject to change depending on the model, quantity, and dimensions

** Price subject to change depending on the power of the system which will be determined by the equipment in the house

*** Price varies according to the dimensions and the model of the equipment

**** The insulation values can be increased if necessary

MODEL	
DATE:	2022

COMPOSITIONS

Section	Categorie	Description	MAGNOLIA	CHARME	NOYER XL	ÉBÈNE	NOYER 28	THUYA
WALLS - R20 ****								
Siding	Exterior	Steel sheet 26G Hidden fasteners + Knotted cedar stained V-Joint	750\$	750\$	750\$	750\$	950\$	1,150\$
		Steel sheet 26G Hidden fasteners + Shou Sugi Ban - Jaguar	1 750\$	1 750\$	1 750\$	1 750\$	2 750\$	1 500\$
	Interior	Wall accent in the bump out with stained knotty pine	750\$	750\$	750\$	750\$	750\$	750\$
ROOF - R27 ****								
Roofing	Interior	Russian plywood 3/8 white painted - V joint + beams stained	1 100\$	1 100\$	1 100\$	1 100\$	750\$	750\$
DOORS AND WINDOWS								
		Blinds	TBC	TBC	TBC	TBC	TBC	TBC

ENERGY SYSTEM

Section	Categorie	Description	MAGNOLIA	CHARME	NOYER XL	ÉBÈNE	NOYER 28	THUYA
GENERAL	Electrical only	50 amp 120-240V	750\$	750\$	750\$	750\$	750\$	750\$

HEATING SYSTEM

Section	Categorie	Description	MAGNOLIA	CHARME	NOYER XL	ÉBÈNE	NOYER 28	THUYA
GENERAL	Electrical	Heating floor TruHeat - Mat	4 800\$	4 800\$	4 700\$	4 600\$	4 000\$	3 600\$
	Propane	Direct vent propane heater - Suburban - 30K BTU	4 750\$	4 750\$	4 750\$	4 750\$	4 750\$	4 750\$

PLUMBING SYSTEM

Section	Categorie	Description	MAGNOLIA	CHARME	NOYER XL	ÉBÈNE	NOYER 28	THUYA
GENERAL	Water heater	Instant water heating - propane	2 750\$	2 750\$	2 750\$	2 750\$	2 750\$	2 750\$
	Toilet	Cinderella incineration toilet - electrical	9 500\$	N/A	9 500\$	9 500\$	9 500\$	9 500\$
		Separatt composting toilet - Tiny 1270	2 800\$	2 800\$	2 800\$	2 800\$	2 800\$	2 800\$
		Nature's head composting toilet	2 500\$	2 500\$	2 500\$	2 500\$	2 500\$	2 500\$
SHOWER	Shower bath	Bath 48"x32" - No door - Curtain needs to be installed by customer	750\$	750\$	N/A	750\$	750\$	N/A

ELECTRICAL SYSTEM

Section	Categorie	Description	MAGNOLIA	CHARME	NOYER XL	ÉBÈNE	NOYER 28	THUYA
TECHNOLOGY	Video doorbell	Blink	250\$	250\$	250\$	250\$	250\$	250\$

CABINERY AND EQUIPMENT

Section	Categorie	Description	MAGNOLIA	CHARME	NOYER XL	ÉBÈNE	NOYER 28	THUYA
KITCHEN								
	Oven	Propane	350\$	350\$	350\$	350\$	350\$	350\$
	Fridge	Recessed fridge LG LSBNC1021P	N/A	N/A	2 500\$	N/A	N/A	N/A
	Dishwasher	Fisher&Paykel DD24SAX9 or equivalent	N/A	2 000\$	N/A	2 000\$	N/A	2 000\$
	Dishwasher	Bosch 18" SPX68B55UC or equivalent	2 150\$	N/A	2 150\$	N/A	2 150\$	N/A
	Material	Shaker doors	1 500\$	1 500\$	1 500\$	1 500\$	1 000\$	1 000\$
	Countertop	Butcher block	2 000\$	2 000\$	2 000\$	2 000\$	2 000\$	2 000\$
		Quartz	2 500\$	2 500\$	2 500\$	2 500\$	2 500\$	2 500\$
BEDBASE (first floor)								
	Storage	As seen on the plans and described on technical sheet - Cabinet	2 000\$	1 500\$	1 750\$	N/A	N/A	N/A
	Storage	As seen on the plans and described on technical sheet - Open cabinet	N/A	N/A	N/A	N/A	N/A	N/A
	Bed base	As seen on the plans and described on technical sheet	1 250\$	1 250\$	1 000\$	N/A	N/A	N/A
LOFT 1								
	Structure	Adjustable intimacy wall	1 200\$	1 200\$	1 200\$	1 200\$	1 200\$	1 200\$
	Storage	As seen on the plans and described on technical sheet	N/A	N/A	N/A	1 100\$	N/A	1 000\$
	Nightstand		350\$	350\$	300\$	400\$	350\$	350\$
	Bedbase	As seen on the plans and described on technical sheet	100\$	100\$	100\$	100\$	100\$	100\$
LOFT 2								
	Structure	Adjustable intimacy wall	N/A	1 200\$	N/A	1 200\$	N/A	N/A
	Storage	As seen on the plans and described on technical sheet	N/A	N/A	N/A	N/A	N/A	N/A
	Bed base	As seen on the plans and described on technical sheet	N/A	100\$	N/A	100\$	N/A	N/A
LIVING ROOM								
	Couch	Different depending on model	AED	AED	AED	AED	AED	AED
	Rangement	As seen on the plans and described on technical sheet - Television cabinet	1 750\$	N/A	1 750\$	1 750\$	1 750\$	1 000\$
	Rangement	As seen on the plans and described on technical sheet - Desk / Open box	1 000\$	N/A	1 500\$	N/A	1 500\$	N/A
	Television	TV rack mounted	300\$	300\$	300\$	300\$	300\$	300\$

* Price subject to change depending on the variation in the price of materials

** Prices shown are in CAD. USD prices will be provided upon official quote