MY HOME BUILDERS

PRIVATE-CLIENT CONSTRUCTION MANAGEMENT

Built Without *Compromise.*

WENDOVER ESTATE · OTTAWA RIVER · 13,582 SQ FT · GEOTHERMAL & SOLAR · ICF · IN CONSTRUCTION · COMPLETION 2027

A residence of this consequence is not merely built. It is composed — patiently, precisely, and held to a single uncompromising standard, from the first survey to the final key.

My Home Builders is a private-client construction management practice based in Ottawa. We act for the owner, and only the owner — directing architects, engineers, specialist consultants and trades through one disciplined process.

The result is an ambitious house that arrives complete, on programme, and precisely as intended. This portfolio introduces the practice and the residence presently in its care: the Wendover Estate, on the south bank of the Ottawa River.

The portfolio.

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One office, accountable for the whole.

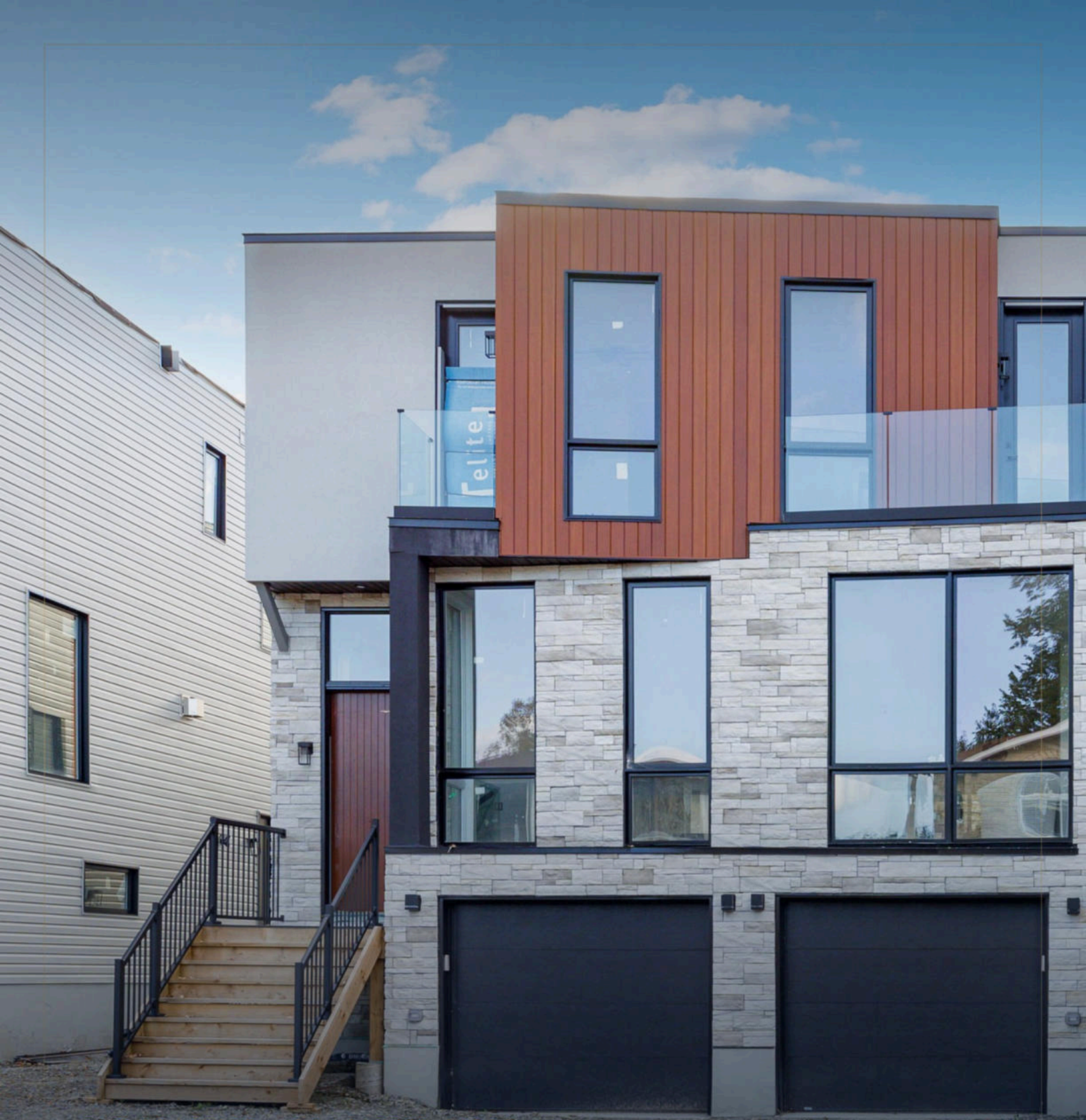
Most houses of scale are assembled by many parties — each accountable for a fragment, and none for the result. My Home Builders exists to hold the centre.

The practice is led by a construction manager with a civil-engineering background and more than twenty years in luxury residential construction across Ontario, and the delivery of fifteen private residences. It is run as a boutique: deliberately small, personally directed, and engaged on a limited number of houses at any one time.

We do not contract the trades, and we take no margin on their work. Our role is singular — to represent the owner's interest, completely and without divided loyalty, from the assessment of land through to the close of the warranty period.

It is, in effect, a private office for the building of a house: the discipline of an institution, applied to a project that remains, throughout, entirely personal.

20+	15	Eastern Ontario
YEARS IN PRACTICE	RESIDENCES DELIVERED	OTTAWA · PRESCOTT & RUSSELL



THE PRACTICE · COMPLETED WORK

Delivered, not described.

A residence completed under the practice's direction — the standard of finish, coordination and control brought to every house.

What our clients retain is certainty.

A house of this kind should be an anticipated pleasure, not a managed anxiety. The experience is built around six commitments.

i **A single point of contact**
One principal directs your project and answers for it. You are never routed through a switchboard of trades.

ii **Executive reporting**
A concise written report each week — progress, cost, schedule, and the decisions awaiting your attention.

iii **Visibility and approval**
Every commitment of consequence is presented for your written approval before it is made. Nothing of scale proceeds unseen.

iv **Open-book cost**
Each trade invoice is yours to read in full. The practice's fee is the only sum we receive.

v **Discretion**
Your project, your plans and your affairs are held in confidence. Site access is by arrangement alone.

vi **A house, completed**
Deficiencies closed, systems commissioned, the warranty period under way. The engagement ends with a residence — not a punch list.

Your name on every contract. Our interest aligned with yours.

We work under the construction management — or agency — model. The distinction is not a technicality. It is structural, and it decides whose side the manager is on.

Under a conventional general contract, one company signs every trade agreement and presents you with a single price. Whatever sits within that price — margin, contingency, the cost of the work itself — is not visible to you.

Under the agency model, you hold each trade contract directly; the practice holds none. We tender the work competitively, recommend, coordinate and supervise — but because we earn nothing from the trades, we have nothing to protect except the quality of your house and the discipline of its budget.

THE OWNER HOLDS

- Each trade contract, in your own name
- Every invoice, in full and unmarked
- Final approval on selection and on cost
- The trade relationships, yours to keep

THE PRACTICE HOLDS

- Tendering, evaluation and recommendation
- Coordination of every consultant and trade
- Schedule, quality and site supervision
- Cost reporting and the control of change

Nothing is marked up. Nothing is hidden.

Ambitious houses rarely fail in the building. They fail in the coordination.

A complex residence is seldom difficult to construct. It is difficult to govern. Projects of this scale come undone for six recurring reasons — none of them to do with craftsmanship.

01 **Incomplete drawings**
Construction begins before the design is resolved; the gaps are then filled, expensively, on site.

02 **Weak procurement**
Trades are appointed without true competition or a defined scope, and the budget loses its footing early.

03 **Poor consultant coordination**
Eight or more specialists work in parallel, with no single party reconciling one discipline against the next.

04 **Schedule drift**
Sequencing errors compound quietly until weeks — then months — have been lost.

05 **Change-order escalation**
Small revisions accumulate without discipline, and the final cost bears little relation to the first.

06 **Loss of owner visibility**
The owner learns of a problem late — when the options for addressing it have already narrowed.

A discipline, applied to every house without exception.

Against each of those risks the practice runs a defined control. They are not optional refinements. They are the method itself.

01 **Resolved drawings**
The design is interrogated and reconciled before tender. Questions are raised on paper — never in concrete.

02 **Competitive procurement**
Each scope is tendered on a defined basis and presented to you on a true, like-for-like comparison.

03 **A single coordinator**
Every consultant and trade reports through one office. Conflicts are caught where they are still cheap to correct.

04 **A programmed schedule**
A working construction programme is maintained and reissued, with the critical path identified throughout.

05 **Governed change**
No commitment of consequence proceeds without your written authorisation. The cost record is reconciled continuously.

06 **Documented throughout**
Cost, correspondence and approval are recorded so the project can be read — and audited — at any moment.

THE PRACTICE BETWEEN THE OWNER AND THE WORK

A waterfront residence —

The Wendover Estate.

Under construction on the south bank of the Ottawa River,
in the Township of Alfred and Plantagenet, Ontario.

06 — THE WENDOVER ESTATE

The aquatic room — full-height glazing to the river.
Geothermal-heated, year-round.

THE WENDOVER ESTATE

Thirteen thousand square feet on the south bank of the Ottawa River — structure, glazing and integrated systems composed as one continuous work.

Thirteen thousand square feet, composed for a lifetime.

On the south bank of the Ottawa River, the practice is presently directing the construction of a custom waterfront residence of some 13,582 square feet, arranged across three levels.

The site opens to the river. The rear elevation — almost wholly glazed — opens through generous roofed balconies to the river from every principal room. The house sits off municipal services entirely, on a drilled well and an engineered septic system, and is reached by a private road built within the scope of the work.

It is a residence conceived without compromise: an insulated-concrete structure intended to stand for generations, a fully integrated energy and comfort system, and a programme of amenity more often found in houses of considerably greater value.

LOCATION	Ottawa River, Ontario
TOWNSHIP	Alfred and Plantagenet
ARCHITECTURE	the project architect
BUILT AREA	13,582 sq ft
LEVELS	Three
STRUCTURE	ICF — Nudura
PROJECT VALUE	a multi-million-dollar residence
STATUS	Under construction

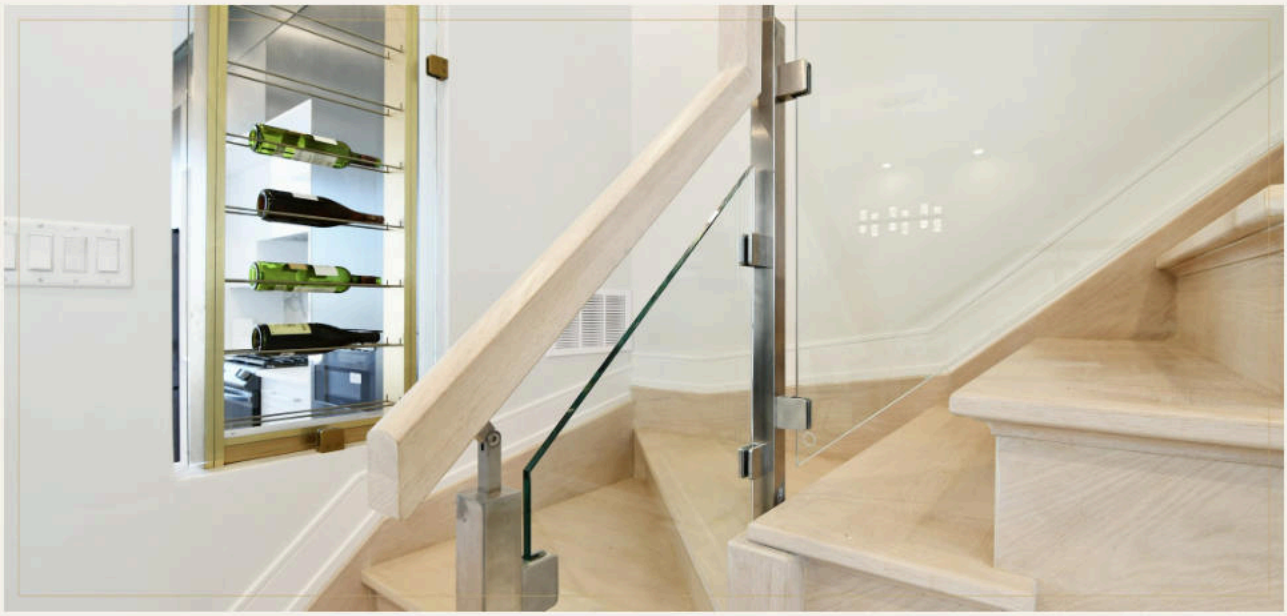
Arrival, and the first view of the water.

A specification describes a house. It does not describe what it is to live in one. This is the Wendover Estate as it will be experienced.

The approach is private — a road of one hundred and fifty metres, built within the scope of the work, drawing away from the street until the house stands alone above the river.

Inside, the entrance hall opens the full height of the house. The eye is carried up, and then forward — through the glazed rear elevation to the Ottawa River, here more than a kilometre and a half wide.

The kitchen is placed to hold that view. From the island, the water fills the glass; the river becomes the room's fourth wall. Light moves through the principal floor across the length of the day.



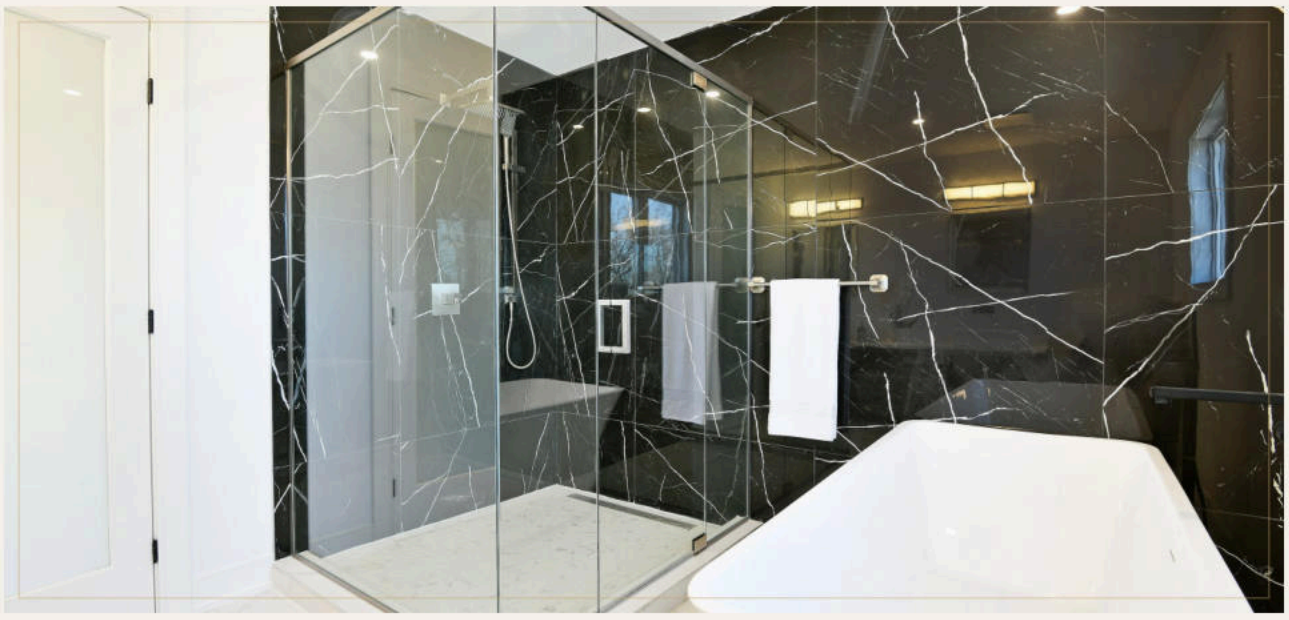
A house that opens — and one that endures.

Below the principal floor, the aquatic room does something most indoor pools cannot: it opens. Its glazed wall folds back accordion-style, and the pool becomes an outdoor pool on a summer afternoon — then closes again against a Canadian winter.

Two generous balconies face the river from the principal floors, roofed against sun and rain. At the water's edge, the property allows direct boat access — the river is not a view alone, but a way to leave and to return.

And the house is built to carry on. Geothermal ground loops and a battery-backed solar array mean that when the grid or the gas supply fails, heating, cooling and the essential systems simply continue. The house does not depend on the street.

Beyond the main residence, a separate coach house of 1,200 square feet — two bedrooms and a full kitchen — receives guests, or family, in privacy.



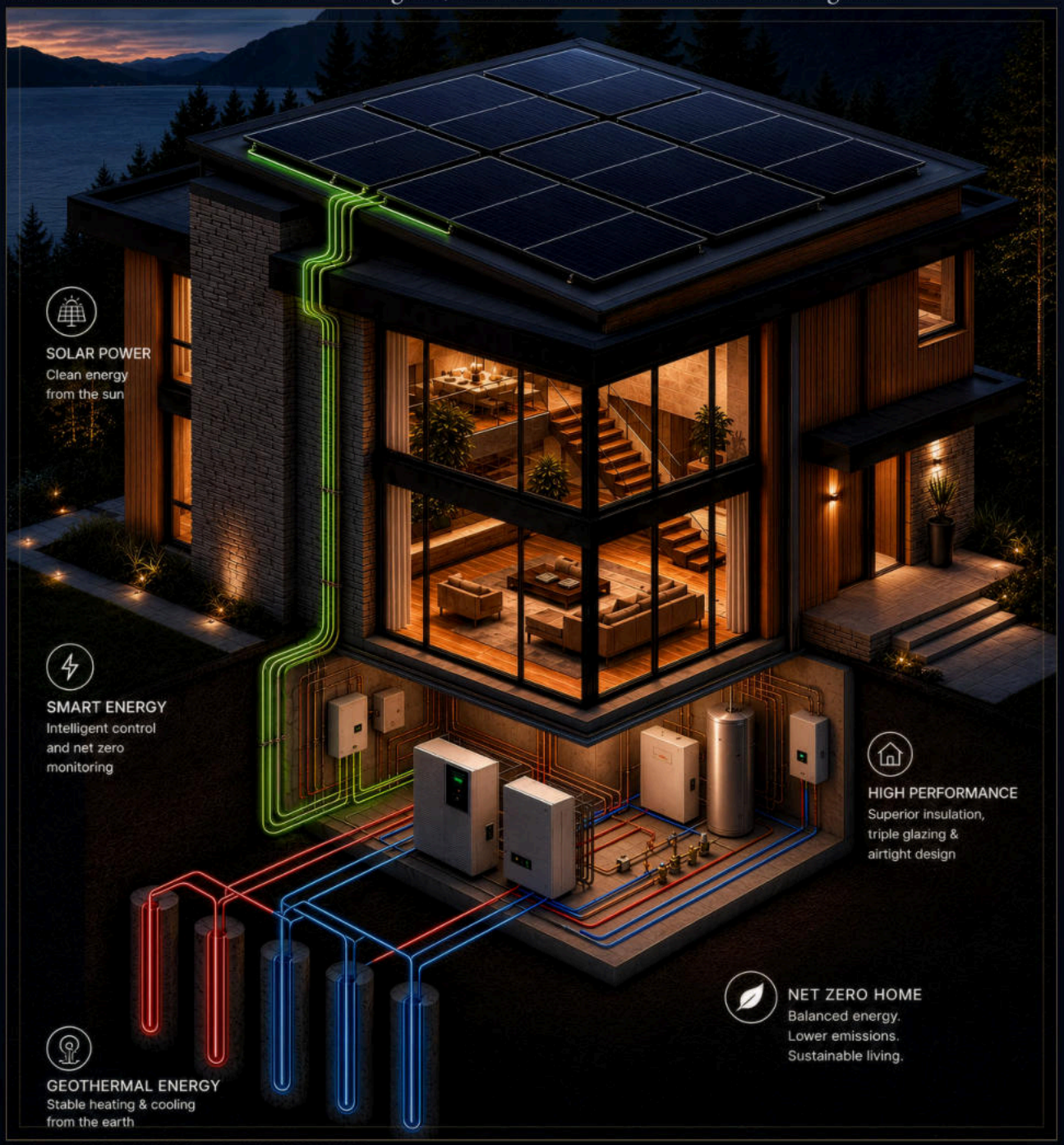
Three levels, every space considered.

Basement THE LOWER LEVEL	**Indoor pool, spa & steam** — an 898 sq ft aquatic room. A climate-controlled **wine cellar & tasting room**. A **speakeasy wet bar**. A concealed **safe room**, set behind a pivoting bookcase door. A **pet-wash station**.
Ground 11′5″ CEILINGS	**Double-height entrance hall**. A **great room** opening to the river. **Kitchen**, with a separate **spice kitchen**. **Library & reading nook** with a window seat. **Mudroom** with built-in lockers.
Second 9′0″ CEILINGS	**Master suite** — with a morning bar, a walk-in dressing room with centre island, and a concealed study. **Four further bedrooms**. River views from every principal room.
Beyond the house GROUNDS & STRUCTURES	**Coach house** — 1,200 sq ft, two bedrooms, full kitchen. **Roofed balconies** totalling 2,911 sq ft. A three-stop glass **elevator** serving all levels.

A full schedule of accommodation and the complete drawing set are made available to clients under engagement.

Geothermal, solar and radiant — built as one system.

A geothermal heat-pump system, hybrid inverter and hot-water storage feed twenty zones of radiant in-floor distribution — designed, coordinated and commissioned together.



Engineered as one system, not ten.

A high-performance house is not a conventional house with equipment added. At Wendover the structure, the energy systems and the controls were designed together — as a single integrated whole — which is why the residence is expected to operate at a small fraction of conventional demand while remaining quiet and effortless to live in.

Insulated-concrete structure
A Nudura form envelope — silent, draught-free, fire-resistant, built to outlast its occupants.

Solar generation & storage
A 32 kW solar array — 20 kW inverter — with battery storage.

Heat-recovery ventilation
Filtered fresh air year-round, with heat reclaimed from what is exhausted.

Smart-home integration
Audio-visual, lighting, security and climate, on one managed platform.

Ground-source heating & cooling
Six boreholes to 450 feet, drawing on the constant temperature of the earth.

Radiant in-floor heating
Up to twenty independently controlled zones across all three levels.

Hydronic snow-melt
Some 11,000 sq ft of driveway, aprons and balconies, cleared automatically.

Pool environment
Dedicated treatment, humidity and ventilation control for the aquatic room.

Designed for substantially reduced energy use in operation.

Eight disciplines, one direction.

A residence of this complexity draws on a full bench of specialists. Each is retained by the owner, and each is coordinated — and reconciled against the next — by the practice.

ARCHITECTURE the project architect	STRUCTURAL ENGINEERING Licensed P.Eng — Ontario
MECHANICAL ENGINEERING HVAC & radiant — P.Eng	GEOTECHNICAL ENGINEERING Soil & foundation
POOL & AQUATIC DESIGN Specialist consultant	GEOTHERMAL DESIGN Six-borehole ground loop
LAND SURVEYING Legal & construction layout	AUDIO-VISUAL & SMART HOME Integration specialist

Peyman S. Ghasemi

CIVIL-ENGINEERING BACKGROUND · CONSTRUCTION MANAGER · OWNER'S REPRESENTATIVE

The practice is personally directed by Peyman S. Ghasemi, a construction manager with a civil-engineering background whose career spans more than twenty years and fifteen luxury residences across Ontario — new builds, joint-venture developments, and owner-managed estates.

His engagement is not that of a contractor, but of an owner's representative: a single, senior point of judgement responsible for strategy, for the coordination of every consultant, and for the standard to which the house is held. Every client of the practice works with him directly.

Beyond construction, he advises clients through the wider arc of a project — site assessment and feasibility, construction financing and draw structure, and the transition to a final mortgage.

From the first conversation to the final key.

The practice follows one sequence on every house. Each stage is closed before the next begins.

01 **Land & site assessment**
Site visit, due diligence and the identification of risk — before land is committed.

02 **Financial planning**
Purchase advisory, construction-loan structure and the management of draws.

03 **Budget & pre-construction**
Detailed costing, a procurement strategy and a clearly defined scope of work.

04 **Consultant assembly**
Architect, engineers and specialists retained, briefed and aligned to one design.

05 **Permits & approvals**
Municipal coordination, the building permit and the inspection schedule.

06 **Trade selection**
Competitive tender. You approve each appointment; you sign each contract.

07 **Construction management**
Daily oversight of schedule, quality and coordination on site.

08 **Quality & inspection**
Milestone review, deficiency management and the verification of each draw.

09 **Handover & warranty**
Final closeout, commissioning and the warranty period.

TECHNICAL SUMMARY

The Wendover Estate — specification.

Prepared for the owner's architect and advisors. Particulars are indicative and subject to the issued construction documents.

STRUCTURE & ENVELOPE

Structure	Insulated concrete form — Nudura ICF
Exterior walls	10″ ICF form units
Interior walls	6″ ICF form units
Concrete	25 MPa min., engineered mix
Foundation	Engineered to geotechnical report

GLAZING & OPENINGS

Windows	Aluminium, triple-glazed tilt-&-turn
Glazing	Low-E, thermally broken units
Rear elevation	Full-height glass to the river
Doors	Insulated, weather-sealed
Balcony glass	42″ frameless guards

ENERGY GENERATION

Solar array	32 kW PV, 20 kW inverter
Storage	Battery bank & hybrid inverter
Grid	Tied, net-metered supply
Design target	Net-zero-ready operation
Monitoring	Real-time generation & use

HEATING, COOLING & COMFORT

Geothermal	GSHP — 6 boreholes × 450′ deep
Floor heating	Radiant in-floor, up to 20 zones
Ventilation	HRV / ERV, filtered fresh air
Dehumidifier	Dedicated unit — pool & residence
Snow-melt	Hydronic, ~11,000 sq ft

PERFORMANCE & EFFICIENCY

Walls	Effective R-20 — continuous ICF
Basement	Effective R-21
Ceiling	Effective R-59
Airtightness	Tested — low air infiltration
Energy use	Designed for substantially reduced operating demand

AMENITY & SITE

Aquatic room	898 sq ft — pool, spa, steam
Elevator	Three-stop, serving all levels
Coach house	1,200 sq ft, two-bedroom
Water & sewage	Drilled well, engineered septic
Smart home	Lighting, AV, security, climate

MY HOME BUILDERS
Built without compromise
because a house is built only once.
MY HOME BUILDERS

Begin the conversation.

The practice undertakes only a limited number of residences at any one time — in Ottawa, Eastern Ontario and the Outaouais — ensuring the principal's direct involvement throughout the life of each project. New engagements are most often made by introduction. An initial conversation carries no obligation — it is simply an opportunity to consider your land, your intentions, and whether this way of working suits the house you have in mind.

Each residence is the work of several years — ordinarily one to one-and-a-half years of study and planning before ground is broken, and close to a further year of construction.

For this reason the practice accepts *no more than two new projects in any year.*

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