



WES & CAROL
MEETING MINUTES – SELECTIONS MEETING
James, Heather, Wes, Carol

April 20, 2022

Action items are in bold underline

1. Construction start date has been delayed due to the snowstorms. Bernie's Backhoe needs to wait until his machinery can navigate the yard – possible opening to proceed next week during a day predicted to be quite cold. Construction will start as soon as weather allows.
2. Powersmart program with Efficiency MB: the house is enrolled in the program with the original construction specifications: 24" on-centre stud construction with R22 batt insulation, upgraded insulation under the floor slab, etc. Decision was made not to pursue replacing OSB sheathing with steel ties and EPS foam insulation, since it was only predicted to add 2% efficiency with extra \$5000 cost. However, the energy model with original specifications predicts excellent efficiency at 32% above standard, so that is a good performance level.
3. Electrical has been disconnected, vanity has been removed. Wes and Carol have everything moved out, so they are ready to go!
4. Flooring: quote from Vern's Carpets came in under budget at \$10,707. Wes and Carol would like to proceed with that flooring, **Heather will confirm with Vern's.**
5. Shower in ensuite:
 - a. Shower door to be black framed shower door, approx. 30".
 - b. Area beside door to be wall, tiled on shower side.
 - c. Base to be white acrylic.
 - d. Tile to be 1' x 2' gray tile, some veining, similar to the tile picture Heather shared at the meeting (Enigma Gladstone Grey).
 - e. No support bars in shower.
6. Kitchen:
 - a. Backsplash tile: reviewed some options. Carol likes the 6" x 6" square tile in white installed on the diagonal.
 - b. Sink: black granite double-bowl undermount sink, picture Heather showed is good. Sink bowls to be same size.
7. Lights: Heather printed out possible light options. The final selections:
 - a. Vanity lights: 3-light Terrace vanity light by Canarm; 2 in ensuite, 1 in main (Rona).
 - b. Entrance and dining room lights: Wade Logan Ulti 3 fixture (Wayfair).

- c. Main bedroom, closet, laundry, 2nd bedroom, 2 entrance lights: Allen & Roth integrated black LED ceiling lights (Rona).
 - d. Pendant lights: Gluckstein Elements Lowell in black (3).
 - e. Will wait with exterior lights; **Heather will see if we can purchase new exterior lights to match**, if not we will replace garage lights to match.
8. Interior doors: Craftsman style, painted white, hollowcore
- a. Closet doors at front and rear entrance to be double pull-open doors, not sliding as in plans.
9. Interior door hardware:
- a. Weiser black Halifax Round
 - b. Lockable doors at both bathrooms, both bedrooms
 - c. Front door/rear door same lever with round black deadbolts
 - d. Garden doors at front have same lever, cam locks
 - e. Black hinges to match door hardware
10. Casing/baseboards:
- a. Finger-jointed pine, painted white
 - b. Simple profile, flush (no grooves)
 - c. Baseboard 3 ¼, casing 2 ¼
11. Paint colours
- a. **Heather will visit Janzens** to find lighter colour along Gray Huskie colour spectrum for walls.
 - b. CC-30 Oxford White for all ceilings, trims, doors, inside closets.
 - c. Ensure that mechanical room is painted before installing fixtures/lines on walls (including plywood if using to mount mechanical equipment); can be same gray as rest of walls or oxford white.
 - d. Tray ceiling detail in living area: paint the "tray" section in white to match ceiling; wall colour to go up to box only.
12. Add backing behind TV area: likely will want electrical plug mounted at TV height instead of chase in the wall.
13. Next meeting: on site as needed.