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Canada's Home Décor & Lifestyle Magazine

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100+
Design &
Garden
tips

DEAR READER,
ENJOY - HOPE THIS MAKES
YOUR DAY A LITTLE MORE
FABULOUS !!

Steven and Chris

10 Things

You Don't Know About Steven & Chris

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Upon touring the incredible *Mansion*

being built by Ambassador Fine Custom Homes Inc. on Saxony Court, backing onto the prestigious Mississauga Golf Course and facing the prominent Mississauga Road of Mississauga, Ontario, the first thing that screams out is, quality, quality and more quality. Here is a builder that pays attention to every detail and ensures that every micro detail of the construction process passes his scrutiny.

I had the pleasure of speaking with the President & CEO of Ambassador Fine Custom Homes Inc., Mr. Michal J. Cerny.

CHT: Tell me if you can, how do you build such a fine looking home?

MJC: We spend an incredible amount of time doing our due diligence in searching for the right vendor partners so as to ensure we can produce the very best of the best in quality. We look to associate ourselves with Old World Craftsmen which in some cases means a third generation of the same family in a specified trade discipline.

We hire for attitude as much as for aptitude. We need to ensure that our vendor partners clearly understand our goals and that we will not tolerate mediocrity. True team work is a key to our success.

INTERVIEW & TEXT BY MARC ATIYOLIL, STYLE & DESIGN EDITOR OF CHT



Along with our high end building materials, suppliers and new world technologies, we put together the core ingredients required to build luxury custom homes. Add to that my 25 years experience in multi-site project management and operations across North America, built on integrity and family values; you get a winning formula which results in a true world class executive home that will surpass the expectations of the most affluent home owner.

CHT: Who designed this house and how many other homes do you have planned for the next year or so, given the current state of economy?

MJC: I have spent the past 2 years in designing the 6 luxury homes, currently underway in various stages of Construction Documentation, Permits and actual construction. We are a full-service design/build company. After all my designs are complete, I pass my drawings onto an Architect and in two cases a Designer to make CAD drawings out of the design work and create proper construction documentation.

I design each house as if it were mine; from the floor plans, elevations, cabinetry work, type of plaster finishes and wrought

iron work right down to the electrical lighting design. Paying attention to so much detail is extremely time consuming, especially when you need to wait for the turn-around time from the Architect or Designer.

As such, we are in the midst of negotiating with a designer to bring him on board full time. That will smooth line the process, and allow for faster turn-around times.

CHT: How would you describe your process to such detailed workmanship?

MJC: With our combined expertise, commitment to detail, integrity in the building process, our experience in project



management along with our shared taste and appreciation for the better things in life means that the homeowner can trust us to be as demanding as they would be in the careful design and execution of their plans, and as proud as they will be of their new home.

Our attention to detail shows in every aspect of construction from formatting detailed budgets and living within them, to the utmost attention to the smallest of details during the

construction of their home. As often will be the case, we may have started building their dream home as if it were ours, well before they have come along and actually discovered it for themselves.



We build homes to surpass the highest of industrial standards, with the vision of having the family estate passed on to generations to come.



CHT: How many of these incredible features that are in this home are standard, and which ones are extras?

MJC: There are no "extras" for the purchaser to choose from, as all our homes include a myriad of: all stone and limestone exterior finishes, marble and exotic hardwood floors, true professional gourmet kitchens inclusive of the appliances, residential elevators, car lifts with underground parking, snowmelt systems on all patios and driveway, security systems with cameras throughout, fully automated smart home system managing all energy and lighting and audio-visual throughout the

house, custom carpentry work throughout, wrought iron works, elaborate plaster ceiling finishes, cavernous master ensuites and 5th Avenue boutique style dressing rooms, step down home theatre rooms, 23 ft high Great Rooms with hand carved marble



floor to ceiling fireplace stone mantels & over-mantels, and outdoor fireplaces with wrap around seating.

CHT: As we're walking around, I must say that I have never seen so much structural steel and large wood beams in a house as in this one. Can you speak about that point for us?

MJC: We believe that the custom home builder cannot simply rely on his merits of cosmetic design, but must be able to bring an expert level of construction, which most times is not so prevalent for the client as the obviously visible cosmetic parts are, due to the hidden nature of "what's behind the walls". But the building structure and its construction is definitely something that the client should be concerned with. The particular knowledge of construction that we are referring to and is in itself a specific discipline is known as Building Science.



Building Science is sometimes referred to as "building physics" or "building dynamics". Building Science involves the study of building materials, components, details and methods of construction. It involves a closer look at the dynamic interaction

of variables such as the impact of temperature, air, water and moisture and the occupants of the building and the environment in which they are located. It takes some 28 days for concrete to cure. Whilst it is impractical and unnecessary to wait that long to start construction, we wait for 3 weeks to pass by, prior to applying load factors onto the foundation walls. We also build with oversized footings and thicker foundation walls; water proofing



of variables such as the impact of temperature, air, water and moisture and the occupants of the building and the environment in which they are located.

Part of that is the structural integrity of a building structure which will minimize differential settlement; foundation or upper walls cracking due to compression, tension and shear failures; lateral instability.

Upon the foundation walls being poured, how long does a custom home builder wait for the concrete to cure before they commence construction? Most start construction within a couple

of days. It takes some 28 days for concrete to cure. Whilst it is impractical and unnecessary to wait that long to start construction, we wait for 3 weeks to pass by, prior to applying load factors onto the foundation walls. We also build with oversized footings and thicker foundation walls; water proofing

them with Blue Skin (as compared to water damp proofing the foundation walls).
Some builders back fill the foundation prior to constructing the main floor system. The soil can exert incredible lateral pressures on the foundation walls. It's more expensive and cumbersome to build the main floor structure without the backfill, but it is the proper way. They'll argue that we are wrong and these steps are unnecessary. Interesting though that this correct method is taught in today's construction courses in Colleges across the country. Can all the physicists be wrong, but these builders who have been doing it this way for the past 25 years be right? It's your home. You decide.

CHT: Most home owners are concerned about the cost of their investment in terms of maintenance, as well as quality of life inside their home. Tell us what Ambassador does to address these concerns.

MJC: We insulate all our perimeter steel I beams and posts, all roofs, all ceilings in attic spaces and all perimeter walls with BASF 2 pound foam insulation, giving our homes a true air and vapour barrier throughout; this is virtually the best way to insulate a home. Most charge extra for this upgrade. We feel it should be standard building practice.



We have designed our Mechanical System so as to allow 6 Heat Recovery Ventilators working with the 6 High Efficiency Furnaces to run at low speed, 24 hours per day, having HRV ductwork to 30 different locations throughout the house, extrapolating stale, potentially bacteria laden air out of the house and introducing fresh outdoor air, pre-heated by the warm stale air going out (separate duct systems) thereby replacing the entire cubic foot air content of the house every hour of the day, seven days per week. We care about our occupants' health and exchanging the air that often, helps to prevent air borne illnesses and allergens from staying trapped inside the house.

Our Target Market expects the highest of quality finishes, impressive artistic design styles and a high level of intricate detail. Is purchasing a good quality building structure product acceptable? Perhaps. But at Ambassador Fine Custom Homes we build with the best construction practices which result in a best quality building structure product.

CHT: Can you give us some specifics as to what Saxony Manor has to offer to the lucky purchaser?

MJC: Our Project at Saxony Court is built with 25 tons of structural steel; 37,000 linear feet of rebar in its foundation walls, with foundation walls being as thick as 2 feet in places; squash blocking at all floor joists meeting Rim Boards at all floors, so as to prevent any minor torque or twist action as the



dead load of the house starts to settle and once all live loads are added into the building envelope; a lower floor (the term 'basement' doesn't quite cut the description anymore) with the same high end finishes and attention to detail as any other floor in the house, inclusive of a wine cellar with arched ceiling, 12 person tiered theatre with formal paneling, pilasters and corithiums throughout, exercise room with 4 flat screen tv's, steam shower, and a games room and bar to die for.

We excavate our custom homes so as to allow our lower floors to be 13' 4" deep into the ground, thereby allowing us to drop the



entire ceiling in the lower floor by two feet, allowing us to run all our mechanical and plumbing in that ceiling cavity, preventing the need for cumbersome and unsightly boxing.

CHT: I'm sure that there will be a few high net worth executives and/or personalities interested in knowing some of the highlights of this wonderful property. Perhaps you can share some of those with us.

MJC: Backing onto the influential Mississauga Golf Course and overlooking the 10th hole from atop the 300 foot ravine,



“Saxony Manor” as it has been fondly referred to by some, has spectacular privacy in the rear and at night, from the third floor can see the lights of downtown Mississauga; the sixth largest city in Canada.

worth of Pella High Efficiency Windows, \$300,000 worth of automated smart home technology, combined with the other energy efficiencies (such as “Light Harvesting” which uses a

It has over \$1million worth of real Indiana Limestone, buffed and chamfered to a smooth finish; \$700,000 worth of custom cabinetry and custom trim work, Gourmet Kitchen (inclusive of \$70,000 worth of Sub Zero, Wolf, Dacor and Miele appliances), Butler Pantry, Library, Ensuite Vanity, Dressing Room with wrap around closets, Bar, Wine Cellar; \$250,000 worth of plaster work throughout, inclusive of detailed cornice mouldings, paneling, pilasters and corithiums and 7 ft high dome on top of the 23 ft high Front Foyer; \$400,000 worth of high efficiency furnaces, air conditioners, Heat Recovery Ventilators, Steam Humidifiers, Hydronic Floor Warming, Glycol Snow Melt in all exterior Patios, Stairs, Walkways, Driveway and Car Park area in front of the Garage; \$300,000



computer sensor to diagnose the amount of ambient light coming in from the large two story windows in the Great Room, and in turn regulating the amount of power usage required per light load in that room, saving both energy and money) designed within our building envelope will earn this luxury custom home the highly acclaimed Energy Star Rating, whilst allowing the audio/visual connoisseur to watch a movie or sports cast on a possible 23 different flat screen LCD



TV's throughout the house, including the kitchen, Gathering Room, Ensuite Washroom, Master Bedroom Dressing Room, Office, Bar and Garage all wired with Fibre Optics, and enjoy listening to music through 36 high-end ceiling speakers throughout the house; \$200,000 worth of Non Fading Black Slate Roof with 11 all Copper Dormers; \$400,000 climatized and decorated 8 car upper and lower garage with concrete suspended walk ways in-between twin German imported car lift systems.

We put all of them altogether with a level of palatial elegance, craftsmanship and quality that will satisfy the most discerning customer.

CHT: Do you have any final words that you would like to share with us?

MJC: Perhaps this high level of intricate detail is not for everyone, as some prefer a less sophisticated home with fewer fine finishes. And that is good, as we don't build homes that are for anyone. Our clientele are a niche few who expect the finer things in life and expect best quality practices to achieve same.





Ambassador
FINE CUSTOM HOMES INC.
BUILDING TRUST. CREATING A LIFESTYLE.

NEEZO
Renders
www.NeezoRenders.com

Our vision is to earn the loyalty of our clients by constructing uniquely designed, premium quality homes with the highest of standards through the use of our streamlined construction practices and project management processes; Building Trust. Creating a Lifestyle.

CHT: If this home is indicative of things to come, indeed Ambassador Fine Custom Homes is building trust, and what a lifestyle!

Michal J. Cerny, President & CEO of
Ambassador Fine Custom Homes Inc.





Ambassador

FINE CUSTOM HOMES INC.



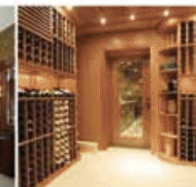
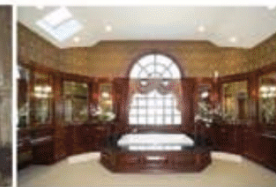
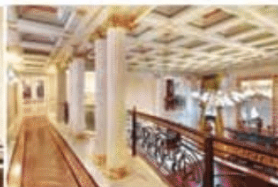
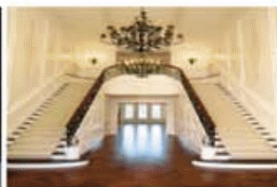
Located in Mississauga, ON Viewing by Appointment Only

Our sophisticated floor plans and distinctive elevations take into account the community, the latest products & technology and today's design trends. From an entertainer's delight, to the private minded, each estate home is a marquee that has set a standard other luxury custom home builders have aspired to reach. All possible options that others offer as an extra, and yet you have become accustomed to, are standard with your new Ambassador Fine Custom Home design.

Through the integration of our Old World Craftsmen and New World Technologies, along with our 25 years experience in multi-site project management and operations across North America, built on integrity and family values, you get a winning formula which results in a true world class executive home that will surpass the expectations of the most affluent home owner.

Through-out our website you will see an amplitude of overwhelming levels of quality finishes and impressive artistic design styles. Perhaps this high level of intricate detail is not for everyone, as some prefer a less sophisticated home with fewer fine finishes. And that is good, as we don't build homes that are for anyone. Our clientele are a niche few who expect the finer things in life and expect best quality practices to achieve same.

As you drive up through the stone gate entrance, you know that the rewards from your years of hard work have paid off and you have arrived. Welcome home.



BUILDING TRUST. CREATING A LIFESTYLE.

www.ambassadorfinecustomhomesinc.com