

The Oak Hill Opus



Mike Mooney, owner of L&M Contracting, led the tightly choreographed assembly process from the initial planning stages to the poolscape

“Behind every exceptional performance is a lot of hard work.”

STORY BY CATHY MINZ | PHOTOS BY JASON CHOW

IT'S A THING OF BEAUTY, this masterpiece in Oak Hill Estates in Ashburn, Ontario. Set amid the rolling fairways and stony outcrops of the Oakridge Golf Course, this liveable sculpture stands gracefully dotting the landscape with its clean, modern lines and generous proportions. But this is not purely art for art sake. This is also domicile to a vibrant, active family with a taste for quality and design and a need for comfort.

In their newly augmented home, this family has everything they need: plenty of running room for little sneakers, a quiet refuge for grownups to unwind and entertain, and an outdoor oasis for all ages to laugh and play. And as beautiful as it stands today, it wasn't always this incredible. From concept to completion, this inspired fortress came to be, with one man as the conductor and an orchestra of skilled craftsmen harmoniously playing their finely tuned implements in harmony.

And the symphony begins

Mike Mooney, owner of L&M Contracting, was the point man on this larger-than-life production. He led the tightly choreographed assembly process from the initial planning stages to the very last flower embedded in the poolscape. He works with the area's top tradespeople and together they build custom homes

The great room features nearly every amenity you could imagine.

and additions, and renovate commercial and residential properties. It's his aptitude for solid construction management principles and his professional charm that make him capable of achieving the best possible outcome on every project he works on.

With a mutual understanding and respect for each other's individual skills and schedules, L&M conducts like magic. "It's our efficient management practices that allow us to hire the best people to do the best job," says Mooney. "When you pay your trades on time and treat them with respect, they show up on time, do the best job they can and the results are astounding. The client is always thrilled when we get the job done faster than they expected and always within budget."

Long before the audience ever sees the stage, before the backdrop is painted, even before the set is constructed, there plenty of work needed to ensure that every wall will sit straight and every shiny surface will last a lifetime. Before L&M builds anything he makes sure that the very foundation it will sit on will remain solid for years and years to come – and that means planning for water and the harsh Canadian elements. "We make sure all inground problems are solved before we ever start building anything," says Mike. "All the downspouts, dry well, sump pump lines and any water discharge and drainage is thoughtfully planned for. We get it right the first time so there is never anything we need to go back and do after the walls are in."

Romeo Zeppieri of Nor-Crete Construction had a large part to play in this part of the process. Nor-Crete provided the concrete footings, concrete walls, weeping tile and crushed stone, the basement and garage floors as well as the concrete porch floor and has waterproofed in the basement of both the existing house and the addition with a tar membrane so the homeowner never needs to worry about groundwater leaking in. "Everything



went tic-tac-toe on this job," says Romeo. "It was a quick job because of the way we coordinated everything. The way the site was ready for us to come in, the arrangements all worked well. L&M knows we have our own equipment so we don't depend on anyone else for timing and we have trained professionals. That's why the job goes so quickly and smoothly."

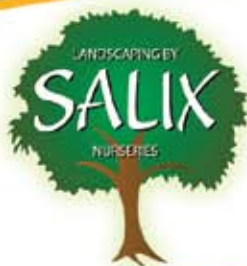
When Mooney is sure that the fundamentals are taken care of, he sets his sights on the rest of the production. And the construction begins...

"It's basically like a ballet," he says. "If you have everybody in tune, all the trades start

"We are skilled and quick and we offer innovative features."

L&M CONTRACTING

- Custom Homes
- Additions
- Design Builds



- Landscape Personalized Designs
- Onsite Professional Horticultural Staff
- Design Build
- Natural & Stone Products
- Water Features & Ponds

www.salixnurseries.com

Port Perry, Ontario
Serving Durham & Surrounding Areas
905-985-1003



to help each other. The electricians, plumbing and heating contractors, framers, crane operator, bricklayers, alarm, central vacuum and window installers all work together! It's a joy to be on the job. It's not just work anymore."

The remarkable Oak Hills Opus took just over two months to build. In 2010, from October 8th to December, skilled workers built this gorgeous home and the pool decks were added the following spring. "We've heard the horror stories, too," stresses Mooney. "There are TV shows that portray builders as 'never on budget, never on time.' We're not like that and we have happy homeowners to prove it. When you hire good people, you can easily predict how long a job will take."

Quality is always in the design...

With a world of choice in everything from insulation and heating sources to hard surfaces and lighting, L&M helps homeowners choose the best options for their lifestyle. He knows which type of insulation has the best insulating factor and if it's worth spending extra money on.

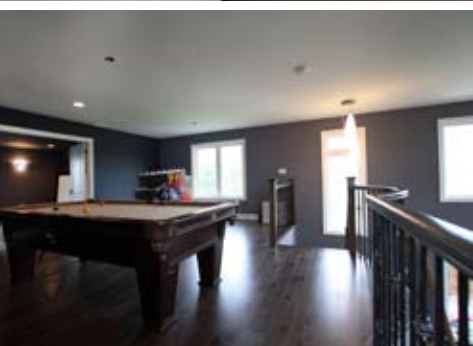
"We look at every job from a lot of different angles to get the client's highest return on



investment," explains Mooney. "Getting the best value for their dollar depends on their lifestyle." To keep within a certain budget, we look at the big picture and ask a lot of questions. He makes sure that all the building materials work in synchronization to maximize energy efficiency and style without wasting money.

"We work with the homeowner to get the look they love and we can make suggestions on how to make their money go further, to maximize the budget," Mooney says. "For example, we suggest North American sourced plumbing from trusted

**L&M Contracting
and their
tradespeople are
efficient and they
keep the job site
"cleaner than your
living room."**



“We look at every job from a lot of different angles to get the client’s highest return on investment.”

names. I’ve seen homeowners choose designer faucets made in Europe. They looked great but when there was a problem with the taps, the homeowner found that the company had gone out of business. They had to replace the whole thing which was more costly in the long run.”

Privacy and security are also an important concern. “In large estate homes like this home, a security system is a must,” stresses Lisa Dobson, Brock Built In. “We install only top quality equipment and have been in the business for over 35 years. Our monitoring service gives home owners piece of mind, knowing that they will be notified if anything were to happen – and ultimately the police will be dispatched to the home if a break-in were to occur.”

Now with an upgraded security system with 24hr monitoring, and an upgraded Beam central vacuum system, the homeowners have everything they need to keep their home clean and protected. “During renovations some walls are usually opened up, and you are upgrading features of the home,” explains Lisa Dobson. “This is perfect time to take advantage of our services,” says Lisa. “We specialize in low voltage wiring including audio/video, telephone, TV and network wiring, central vacuum systems and security systems. Running these wires and pipes during a renovation is much easier than trying to get them in once the job is done (not saying it is impossible).”

L&M Contracting and their tradespeople are efficient and they keep the job site “cleaner than your living room,” says Mooney. “A clean job-site is a sign of an effective manager and a skilled worker, very important to the end result!”

L&M Contracting customizes the services they offer to their clients’ needs for a completely ‘custom’ build. “Some of our clients do their own plans or we can do a complete design/build,” Mike says. “Once the plans are finalized, we price the project and propose a budget. Then, once the project signed, we get the permits needed and set the date to begin. We can also help our clients arrange financing if required. We also offer a project management service for clients who want to use their own tradespeople and just want us to manage it to a successful completion.”

The curtains rise...

L&M Contracting’s job is complete. The homeowners smile as they settle in for a »



Since 1972

Hickling Pools & Spas offers in-ground swimming pools for any backyard and budget.

Our showroom boasts a full-line of HydroPool Spa's ranging from more intimate tubs for personal and family relaxation to large tubs great for parties and entertaining friends.



HYDROPOOL
self-cleaning hot tubs
www.hicklingpools.com

5 Douglas Rd., Uxbridge
905-852-3411



Transform the look of your home

- Designer Ceilings
- Wainscoting
- Crown Moulding
- Custom Interior Trim
- Hardwood Flooring



Multi-Trade Contracting & Supply Ltd
905-424-1420



For Residential Garage Doors, Commercial Overhead Doors, Commercial Electrical Operators, Truck Doors, Dock Levellers, Security Gates, Hi-Speed Doors, Security Grills, Safety Devices, Mini Warehouses, and Roll-ups for all situations - Retail, Commercial, Industrial, Institutional and Residential...



24 hour emergency service

905-433-0573
629 Wentworth Street East, Oshawa, ON
www.eodoshawa.com

Starbond Professional Installations Since 1992

Decorative Concrete Resurfacing



Specializing in Pool Deck Resurfacing
Porches • Patios • Stamped Concrete
One Of A Kind Hand Trowelled
Proven Advanced Polymer Application

CALL 905.431.4318
NATURAL STONE AND LANDSCAPE AVAILABLE

Lifestyle
HOME PRODUCTS

- WINDOWS & DOORS
- SUNROOM
- RAILINGS
- PORCH ENCLOSURE
- SHUTTERS
- AWNINGS



239 Station St., Ajax Ontario
www.lifestyleproducts.ca
1-800-465-0593



PROUDLY SERVING THE DURHAM REGION SINCE 1981

NEW CONSTRUCTION & RENOVATIONS
• HOMES • COTTAGES • LIGHT COMMERCIAL

CALL PAUL
905-432-5515



BROCK

BUILT-IN SPECIALISTS | SINCE 1975



Home theatres, telephone & tv structured wiring, security & surveillance systems, multi-room multi-source a/v systems, lighting & climate control, Beam central vacuum systems, and more!

25 Kent St. W.
Lindsay, ON
(705) 328-1866

133 Taunton Rd. W
Oshawa, ON
(905) 433-2518

lisa@brockbuiltin.ca
www.brockbuiltin.ca



joyful evening in their new entertainment wing with friends and family. Everything is perfect. They are home and what an incredible home it is.

The gorgeous modern steel entry door provides added security and looks like wood to greet guests with a warm welcome. Expansive windows, supplied and installed by Lifestyle Products, let in tons of natural light and give them a spectacular view of the outdoors.

Handsome wood and tile flooring throughout, gorgeous modern built-ins, a state-of-the-art media room, a billiards and games area, and granite trimming on the lounge bar – truly fantastic! They walk out to their own private oasis knowing that they will spend many warm summer evenings poolside. This is truly a retreat for all ages.

For more information on this incredible project or to ask L&M Contracting to quote a custom construction job for you, call Mike Mooney at (905) 985-1003.

RG MECHANICAL

HEATING – AIR CONDITIONING • RESIDENTIAL • COMMERCIAL

SALES • SERVICE INSTALLATION

- Oil/Gas/ Propane Furnaces
- Gas Piping
- Sheet Metal Fabrication & Install
- Heat Pumps
- Electrical Baseboard Conversion
- Fireplace Installation

Tel: 905.985.5650 • Fax: 905.985.1121

Email: ralph2761@hotmail.com



**CONCRETE & WATERPROOFING CONTRACTOR SERVING
DURHAM & THE GTA SINCE * 1960 ***

OUR SERVICES

- FOOTINGS, WALLS, SLABS, & UNDERPINNING
- CONCRETE DEMOLITION
- TIGHT ACCESS EXCAVATING
- BASEMENT WATERPROOFING
- CRACK REPAIRS
- WEEPING TILES INSTALLED INSIDE OR OUT
- FULLY INSURED & ALL WORKMANSHIP GUARANTEED



(SHOWN HERE DECORATIVE CONCRETE TO LOOK LIKE WOOD)

905.668.5111 • WWW.NORCRETE.COM



ALLEN'S SIDING PRODUCTS LTD.

SALES AND INSTALLATION

- Windows & Doors
Vinyl & Aluminum
- Awnings • Decks
- Railing • Steel Roofs
- Eavestrough
- Soffit
- Florida Rooms





S.A.W.D.A.C. Family owned and operated
SEALING AND WINDOW DEALERS ASSOCIATION OF CANADA



ENERGY STAR PARTNER

178 Reach Industrial Park Rd.
Port Perry 905-985-3333 • www.allensiding.ca

Financing Available