

Getting Started – The Power of Planning

A major project requires a lot of planning. At Seneca Homes, we know from years of experience and many happy clients that the more we can accomplish before ground is broken the smoother a project will run.

Building a custom home or undertaking a major renovation is one of the most exciting and significant decisions that our clients make in their lifetime and we consider the following steps as essential to achieving a seamless project flow and ensuring that ‘the experience’ you have through the process is interactive, inspiring and enjoyable:

1) Survey

A lot survey is required to enable an architect or house designer to prepare plans that will be acceptable by the relevant municipality. We recommend to all of our clients that the property be pinned by the surveyor so all corners of the lot are clearly identified. We are more than happy to recommend reputable surveying companies to measure your property.

Timeline: **1-2 weeks**

2) Architect/House Designer

Once our clients have received a survey, it’s time to select an architect/house designer to prepare drawings for a building permit application. Selecting an architect is as important as selecting an interior designer or builder. Based on the specific needs, goals and dreams of our clients, we are able to recommend the right professionals that we feel are best suited to the client and their individual project. A good architect will achieve all the checkmarks on your wish list while making the building attractive, functional, and cost effective.

Timeline: **4-12 weeks**

3) Structural Engineer

As part of the building permit application and approval process, you will be required to enlist the services of a structural engineer to specify and sign-off on construction of the structure. Depending on the municipality, you may also need to hire a geotechnical engineer to oversee the site preparation and make recommendations regarding soil conditions. This will typically be done through the architect, before plans submission, and site visits will be ongoing to completion.

Timeline: **1-4 weeks**

4) Envelope Consultant

Depending on the municipality, you may be required to hire an envelope consultant to oversee the correct design and installation of a rain-screen cladding system prior to obtaining a building permit. If an envelope consultant is required, it will involve ongoing visits to completion of the exterior.

Timeline: **1-2 weeks (if required)**

5) Plan Submission

Once you have your final design and structural plans complete, they will be submitted to the municipality for approval and the building permit will be issued.

Timeline: **6-8 weeks**

6) Homeowner Protection Office

Any client building a custom home will be required to have their new home registered with the New Home Warranty program of British Columbia. Once the building permit is approved, if you haven't already, it's now time to select your builder and have them register the home with the Homeowner Protection Office. While it's possible to register the home yourself, it is not recommended as the program is designed to have the builder register the home to ensure that you are completely protected.

Timeline: **1-2 weeks**

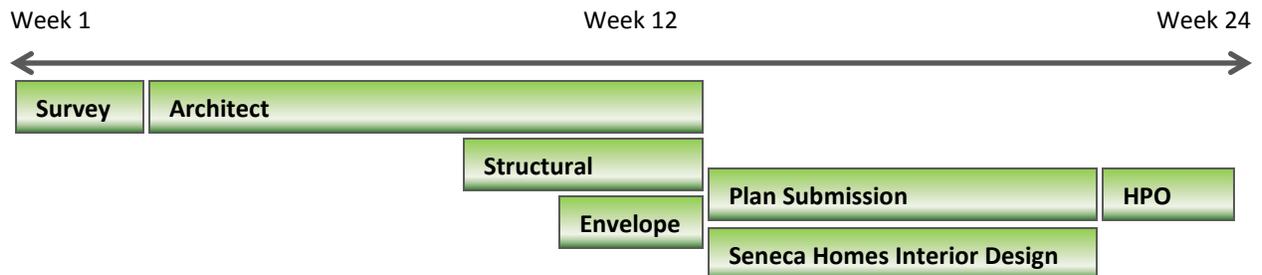
7) Interior Design

Professional interior design services are not a requirement for obtaining a building permit; however, it is a requirement and integral part of the process (from conception to completion) should you choose Seneca Homes to help you build your custom home or complete your major home renovation. We are proud to provide our own highly skilled design team to take the many complex aspects of the interior of a home and make them simple and impactful and truly bring the essence of your vision to life. This ensures the ultimate journey for our clients throughout the entire process – not just any positive experience, ‘the Seneca Experience’.

Over the years it has become obvious to us that having detailed design information at the beginning of a project translates not only to delivering a home that truly reflects you but also to providing substantial savings in both time and money.

Timeline: **4-8 weeks (pre-planning)**

Maximum Total Timing to Ground Break



Should you have any questions about getting started with your project, please contact Jon Vendargon, President & CEO of Seneca Homes at 604.209.5726 or by email at jon@senecahomes.ca.

Enjoy your journey!