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THE HOME BUILDING PROCESS

When building a home of this caliber, it is paramount the Homeowner, Architect, and the interior Designer have addressed all of the areas and questions below. As your chosen builder we will be responsible for implementing the decisions that have been made and seeing your vision come to life.

Step 1: Plan and Lot Orientation

In order to position your home properly on your property, you need to assess four key questions surrounding your property:

What has nature created on the property?

What changes and development has man done to the property?

What design restrictions impact the property?

In order to make those assessments, you will need to:

- Acquire a topographical map and make note of the lots natural features.
- Plan to work with the lot's natural features and orientation.
- Understand applicable neighborhood and municipal requirements.
- Review easements like natural areas, open space, utility, access.
- Assess drainage, including impact from any washes on the property.

This information is then compiled and referenced throughout the design and building process.

Step 2: Flooring Plan Design

It's time for you to start thinking about the elements and attributes involved in creating your custom home. Using consultants, you will walk through each phase of your home's development and begin with the elements designed for your floor plan design.

For the floor plan, it's not only the size and number of rooms you'd like but how you'll use them that matters. You'll talk about your family and their needs before being provided with a design solution that is dramatic as it is practical.

Step 3: Exterior Elevation

Next, you'll design and perfect your home's personality, through the review of exterior material and matching your preferences in a timeless architectural style that is showcased by your homes exterior. It is also necessary to consider budget constraints when selecting your veneer as well as potentially costly exterior elevation elements, such as cut stone

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and elaborate trim details. Your builder will liaise between you and your architect to help ensure that your home looks beautiful while meeting budget expectations.

Step 4: Architectural Detailing

Interior architectural details provide opportunities to bring unique character elements into play to further define the style and personality of your home. These design elements will create a transition between the interior and the exterior, coordinating your home's overall appearance and function. Working closely with your Interior Designer or our In-House Designer, you'll investigate these elements and choose the details that will make your home authentic, timeless and uniquely beautiful.

Some Samples of Architectural details include:

- Ceiling heights and treatments.
- Niches, alcoves and build-ins.
- Staircases, interior columns.

Step 5: Amenities and Finish Specifications

This section of your home's creation will focus on your lifestyle comforts and finish details. Through amenities and finishes, you'll create a flavorful design that is warm and memorable and simply practical.

Together, we'll look at the latest in home technologies from the new appliances to the latest fixtures. We'll expose you to reliable sources that offer one-of-a-kind design elements that your family will appreciate and your guest will notice. Each room will be framed in artistic surroundings to make each room a masterpiece of style and elegance.

Step 6: Landscape and Outdoor Lifestyle

Your home will feature designed living spaces that invite your family and friends to enjoy the best of your Toronto lifestyle. Imagine an old world English garden for entertaining, where lush green plants, vines and an elegant fountain set the backdrop to create a perfect compliment to your newly constructed home.

Landscaping has become an integral part of the construction process. The interior and exterior spaces of your new home need to compliment each other with a dynamic landscape design that will enhance the transition between the inside and out.

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Your builder will consult with your landscape designer and architect to ensure that there is collaboration between these parties and that your final drawings reflect all of your appropriate elements.

Tell us how you'd like to spend time in your home's great outdoors, and we'll work together with a talented landscape designer to create your perfect living environment.

Step 7: Finishing Touches

With the design of your home complete and construction commenced, you may want to start thinking about décor, window coverings, wall finishes and furnishing. We're a great resource for referrals to the area's best and brightest specialists. We will be an active liaison throughout your entire move-in process, making sure any last minute items are

completed in time. We'll even help you work with area moving companies, utilities and community resources to help you get settled as quickly and as comfortably as possible.

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The typical Construction Process:

Most home buyers have a lot of questions about the construction of their home: How long will it take to build? What happens when? What does each step involve? When can we visit the site and see our home in progress? When do we have to make final decisions about cabinets, fixtures, flooring and so on? When do building inspections take place? Will we have a chance to inspect it ourselves before we take possession?

Below is an outline of the typical construction process today. Bear in mind that it is a generalized description as other builders may use a different approach. The process and schedule will also be affected by the size and style of the house; the lot; the construction techniques used; the amount of customization required; the number of municipal inspections: whether the home is located in a large development; availability of labour, and many other factors.

Phase One: Pre-Construction

Before any construction begins, plans for your home are developed, finalized and submitted to the following work: building, electrical, plumbing, septic system and sewer connection.

Prior to this, a number of site tests may be conducted to examine the water table, the soil and bearing capacity of the ground and to conduct environmental test. With this information, final engineering adjustments can be made to the plans.

Phase Two: Foundation

Your house is staked out and the land is prepared. Often, the topsoil is removed and piled elsewhere for later use. Excavation is done, and the footings (concrete slabs to support the foundation walls) are formed and poured. Water, electricity, telephone and cable services may be brought in at this time.

The foundation walls are erected (may use poured concrete in temporary wooden forms or permanent insulated blocks, concrete blocks or preserved wood. The foundation may be insulated and damp-proofed. Weeping tiles are installed to drain ground moisture away from the house. A municipal inspection of the foundation may be conducted before the outside perimeter is back filled.

At this time, we may ask you to begin making your selections- deciding on flooring, tiles, cabinets and so on. While it will be months before these items are installed, they must be ordered early to prevent delays later.

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Phase Three: Framing

Exterior walls, interior partitions and the roof are assembled. This usually means erecting a framing skeleton and applying exterior sheathing, or another framing technique may be used. Frames are built on the floor, one wall at a time and then filled in place. Roof trusses are most often brought to the site ready for installation, and roofing is completed as quickly as possible to prevent accidental damage as work progresses on the lower parts of the home. Windows and doors are installed. The builder's aim is to get to "lock-up" as quickly as possible to protect the structure from the elements.

The basement floor is installed. Electrical and plumbing are roughed in, and ducting for heating, cooling and ventilation is put in to place.

At this time, your municipality will probably require a structural inspection to ensure that the home is being built according to building code requirements. Electrical and plumbing inspections will likely be conducted as well.

Phase Four: Interior and Exterior work

For the next several weeks, a great deal of work will happen inside and out, much of it at the same time, or overlapping. Proper scheduling is the key to smooth progress.

The exterior walls and the roof are insulated, and a vapour barrier is applied. Another inspection may take place to ensure this work has been done properly, before the drywall is installed. Heating and cooling systems are installed, including fireplaces.

Walls and ceilings are painted, flooring is laid, and kitchen and bathroom cabinets are installed. Plumbing and electrical fixtures are put in, trim is applied, and interior doors are hung.

Veneer is applied on the outside, along with eavestroughs, and porches and docks are installed. Final lot grading is done, and the driveway and walkways are put in.

Several additional municipal inspections may occur. For instance, after completion of the interior we need to check the stair, handrails and other health and safety related items, and/or after final grading outside. Plumbing and electrical work will require final inspections.

During this period, we will stay in regular contact with you, to update you on progress and to meet deadlines for selecting finishes and other decisions you may need to make.

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Phase Five: From Near-Completion to Hand-over

At this point, we are busy completing the final touches and cleaning up. You will be asked to do a walk-through of your home with your Project Manager. Any last minute touch-ups will be done.

On the date of possession, you will be handed the keys. Enjoy your new home!