

THE ESSENTIAL STEP-BY-STEP GUIDE TO

Custom Homebuilding in Coastal British Columbia

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CONSTRUCTION

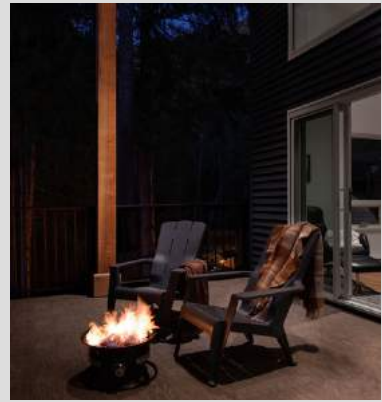


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INTRODUCTION

Your dream home starts here

Welcome to "The Essential Step-by-Step Guide to Custom home-building in Coastal British Columbia." If you've ever dreamed of building your own home nestled among the beautiful backdrop of British Columbia's picturesque coastline, you're in the right place.

Ahead of diving in, it's important to clarify that when we refer to a custom home, we are referring to a project whereby the homeowner works directly with a builder and architect (or home designer) to design, plan and construct a one-of-a-kind house that has been designed for a specific client and a specific lot and location.

The journey of seeing the realization of your vision come to life and the creation of a space that is uniquely tailored to you, your family and your lifestyle is truly incredible. Whether you envision a cozy cabin retreat tucked away in the woods, a contemporary high-performance smart home with panoramic ocean views, or a timeless character home in the middle of nowhere, the possibilities are endless when you choose to move forward with a custom home.

Embarking on the journey of custom home-building is an exciting endeavour, and is likely to be one of the most challenging experiences of your life. We won't sugarcoat it—aside from business ventures, this will likely be the big project in your life that you spend the most money on, it's important to understand from the start that it's not guaranteed to be linear and smooth sailing the whole way.

In these pages, we're going to take you through each step of the custom home-building process, from initial dreaming and planning to the joyous moment when you unlock the door to your brand-new home and lay the welcome mat. Along the way, we'll share insights, tips, and expert advice



garnered from years of experience in crafting custom residences that blend style, functionality, and form on the Sunshine Coast.

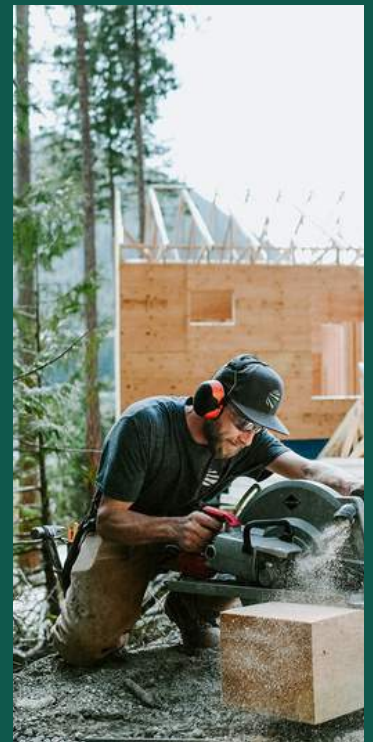
This guide isn't just about construction and job sites; it's also about showing you how you can turn your dreams into reality. It's about creating a home that reflects your personality, fulfills your needs, and becomes the setting for countless cherished memories with your loved ones.

Whether you're a first-time homebuilder or have been through the process before, our goal is to empower you with the knowledge and confidence to navigate the custom home building process with ease. As you'll discover, there are many moving parts to consider and we'd love to share them with you.

So, grab a drink, find a comfortable spot to sit back and relax, and let's embark on this exciting journey together.

Your dream home starts here, and we couldn't be more thrilled to be a part of it. Let's get started.

— Erik
Terri



ABOUT US

Lincoln Construction

At Lincoln Construction, our mission is simple: we're passionate about building homes. It's what drives us each day, pushing us to construct residences that not only meet, but exceed the expectations of our clients. As you embark on your custom home-building journey with us, we want you to know that you're in capable hands.

Our commitment to excellence is evident in every aspect of our work, from the initial conceptualization to the final touches. Whether you have every single square foot of your dream materialized or whether you've bought a lot and have no idea what to do next, we're here to bring your vision to life. With years of experience and a dedication to efficiency and craftsmanship, we've earned a reputation for delivering exceptional results.

Innovation is at the heart of everything we do. We're constantly seeking out new opportunities to improve our processes and incorporate cutting-edge techniques into our projects. Our passion for high-performance homes has placed us at the forefront. We believe in pushing boundaries and setting new standards for construction excellence.

Our commitment to excellence extends beyond the confines of our projects. We're proud to partner with organizations like Habitat for Humanity, using our skills and resources to make a positive impact in our community. When you choose Lincoln Construction you're choosing a partner who will be with you every step of the way, ensuring that your dream home is everything you've ever dreamed of.

So, whether you're ready to break ground on your dream home or are simply exploring your options, we invite you to [connect with us](#). We love speaking with people who have a project in mind and we'd love to hear from you.



GETTING STARTED

Your custom home journey begins here

Defining Your Goals, Budget, and Timeline

Before diving head-first into the world of custom home-building, we recommend you take some time to reflect on your goals, aspirations, and the design non-negotiables for your future home. Are you envisioning a cozy retreat where you can escape the hustle and bustle of city life? Or a modern oasis designed for entertaining family and friends? See below for a list of prompts that'll get you started:

- **Consider the lifestyle you want to lead:**
 - Think about a typical day in your life and how you imagine moving through your home?
 - Do you anticipate spending a significant amount of time in certain rooms or spaces for work, hobbies, or relaxation?
 - Are there any specific features or amenities you'd like to include to enhance the functionality or comfort of these spaces?
 - Will this home be your primary residence? If not, what do you require from a vacation home? How can you select features that'll keep the home in good condition if you/your family aren't there year-round?
- **The functionality you require:**
 - Are there particular areas where you'll gather with family or entertain guests?
 - Do you anticipate spending a significant amount of time in certain rooms or spaces for work, hobbies, or relaxation?
 - Do you have any specific spatial requirements or considerations, such as accommodating family members with mobility challenges?
- **The aesthetic preferences that resonate with you:**
 - Are you drawn to open-concept layouts that promote flow between different areas of the home?
 - Do you prefer more defined living spaces that offer privacy and separation between rooms?



Custom Homebuilding in Coastal British Columbia

- **Consider the lot you own (if you own one!):**
 - Are there particular views or aspects of your property that you'd like to highlight or take advantage of in your outdoor design?
 - Do you have any preferences for the orientation or positioning of your home on the lot, such as maximizing sunlight exposure or minimizing noise from nearby roads?
 - Are there any opportunities or unique features of the lot that you'd like to take advantage of in your home's design, such as mature trees, water features, or scenic views?
- **How do you plan to use your new home in the long term? Are there any considerations or future needs that we should take into account during the design and planning process?**
 - Are there any anticipated changes or developments in your lifestyle or family dynamics that may impact your home's design and functionality in the future?
 - Will you have to take care of a loved one? Are you planning on ageing in place?
- **What do you dislike about your current home/space?**
- **What is the minimum space (sq. ft., bedrooms and bathrooms) you need in the home?**

By clearly defining your goals, you'll provide invaluable guidance to your builder and ensure that every aspect of your home reflects your vision.

The Finances

Alongside defining your goals, it's crucial to establish a realistic budget and timeline for your project. It's important that you work closely with your builder to determine a budget that aligns with your financial resources while also allowing for the features and amenities that are essential to you.

During the process of building a home, it's helpful [for both parties] if you're fully transparent with your budget. We ask that you're open and honest with both the amount you are hoping to spend and the ultimate highest figure you can spend. Knowing these numbers, and having an understanding of your priorities will help us make decisions that ensure you get as close to perfect a home as possible.



Custom Homebuilding in Coastal British Columbia

Similarly, discuss with us your desired timeline for completion, taking into account any external factors such as permitting processes or site preparation requirements. Open and honest communication with your builder from the outset will set the stage for a successful collaboration and help to mitigate potential challenges down the line.

When embarking on this journey it's vital to remember that in addition to the cost of labour and materials for the building of your home there are significant costs associated with pre-construction and site preparation. Depending on your lot, pre-construction can take up 30% of your total budget, meaning your expectations for a completed house must align with the budget you have remaining after pre-construction.

There are a few options for you regarding financing various aspects of your dream build:

Secure a land loan

If you're yet to secure a lot, a land loan can help you kickstart your journey. Unlike traditional home purchases, land loans typically require a higher down payment, ranging from 20% to 50% of the land's value. This upfront investment lays the foundation for your dream home, offering you the perfect canvas to bring your vision to life.

USE a HELOC as a land loan

Already a property owner? Congratulations, you're one step ahead! You may be able to leverage your existing property's equity through a Home Equity Line of Credit (HELOC) to finance your land purchase. This flexible option allows you to tap into the value of your current property, providing the means to acquire the lot you've been eyeing using your existing capital.

Save costs buying land directly from a seller

Cut out the middleman and engage directly with land sellers. This approach offers you greater control over negotiations and allows for personalized agreements tailored to your needs. By working closely with the seller, you can navigate the purchase process efficiently and secure the ideal location for your coastal retreat.

New Home Construction Mortgage

Once you have secured the land, it's time to focus on financing the construction of your dream home. A New Home Construction Mortgage offers a structured approach, with the bank disbursing funds in incremental payments, or "draws," upon reaching specific project milestones. While this option provides financial stability throughout the construction process, be prepared to contribute 5-10% of the home's value towards construction costs, with the remaining cost covered by the loan.

Grants & Rebates for Green Building

Passionate about sustainability? You'll be happy to know that Canada offers grants for green building initiatives and high-performance homes. By incorporating eco-friendly features into your home design, such as energy-efficient systems and sustainable materials, you may qualify for grants that not only reduce construction costs but also contribute to a healthier planet. Look into Clean BC Better Homes, Canada Greener Homes Federal Grant, Secondary Suite Incentive Program and more.

Self Financing

Perhaps you have a nest egg, inheritance or investments you're looking to liquidate to serve as the capital for your project. With no worries about bank draws or interest rates, this is the ideal financing option for money, but understandably, for many, not easily attainable.

It's essential to explore your options carefully, consult with financial advisors, and work with lenders who specialize in construction financing to find the best solution that fits your budget and needs, these suggestions are to give you a broad understanding of the options available and of course, everyone has their own unique financial situation.

The Power of Collaboration

At Lincoln Construction, we firmly believe in a collaborative approach to custom home-building. In our experience, the best results are achieved through open communication, mutual respect, and a shared commitment to excellence. From the initial planning stages to the final walk-through, we work closely with you every step of the way, ensuring that your vision is realized.

As general contractors, we will also work alongside you to assemble your home-building dream team. We have relationships with some incredible architects and home designers in British Columbia as well as a variety of construction and engineering professionals.

Custom home-building is a collaborative endeavour, requiring close partnership and communication between you [the client], and us [your builder] and it's important that everyone working on the project understands the vision. Your builder will serve as your trusted guide throughout the process, translating your ideas into actionable plans and ensuring that every detail is thoughtfully considered, additionally, it's your project manager's role to steer you in a direction that ensures you stay within budget—so it's important to mention at times there may be a need for difficult conversations.

From the initial conceptualization phase to the final touches of construction, maintaining an open dialogue with your builder, sharing your thoughts, concerns, and preferences openly ensures the smooth-running of your job. This space will be your future home, and your satisfaction is important. By fostering a spirit of collaboration and mutual respect, we'll lay the groundwork for a partnership that yields exceptional results and a home that exceeds your wildest expectations.

Choosing Your Building Team: The Key Players

As previously mentioned, building your dream home is a journey that requires a dedicated team of professionals to bring your vision to life. In this section, we'll introduce you to the key players in the custom home-building process, from architects and designers to skilled carpenters. We'll also emphasize the critical role of selecting a reputable and experienced builder like Lincoln Construction, and highlight the collaborative approach and personalized service that sets our team apart.

Architects and Home Designers

At the heart of any custom home project are the architects and designers who transform your ideas into tangible plans. These creative minds work closely with you to understand your vision, preferences, and lifestyle needs, translating them into detailed plans and renderings. From having a deep understanding of your lifestyle to conceptualizing the layout of your home, architects and designers play a pivotal role in shaping the aesthetic and functional aspects of your home.

Choosing Your Building Team: The Key Players

Selecting a Reputable Builder

When it comes to choosing a builder for your custom home project, experience and reputation are vital. With Lincoln Construction, you can trust that you're partnering with a team that has a proven track record of excellence. Our years of experience, combined with our commitment to quality craftsmanship and communicative project management, make us the ideal choice for bringing your dream home to fruition.

At Lincoln Construction, we understand that no two clients are the same, and each client we work with wants a custom home, and requires a bespoke experience— this is why we offer a personalized service tailored to your unique needs and preferences. Our team will takes the time to listen to your ideas, address your concerns, and provide expert guidance throughout the entire building process.

During the journey of custom home-building, the building team you choose can make all the difference. With Lincoln Construction, you can trust that you're in good hands every step of the way. Let's work together to turn your dream home into a reality.

Engineers

Engineers play a pivotal role in ensuring structural integrity, functionality, and safety. From surveying the land to designing robust foundations and intricate systems, engineers bring technical expertise and precision to every aspect of the project. Whether navigating challenging terrain or incorporating innovative solutions, their collaboration with architects and builders is instrumental in bringing your vision to fruition.

Sustainability Consultant

Sustainability consultants advocate for eco-conscious practices and technologies that minimize environmental impact and enhance energy efficiency. From passive solar design to rainwater harvesting systems, these experts weave sustainability into the fabric of your home, creating spaces that tread lightly on the earth and stand the test of time.



QUITE THE LOT

The Importance of Location and Lot Selection

As the old adage goes, "location, location, location" - and never is this truer than when embarking on a custom home-building project. The selection of your home's location will not only influence its aesthetic appeal but also its practicality, functionality, and long-term value. It's vital you consider factors such as proximity to amenities, accessibility, views, and environmental considerations when evaluating potential sites. Additionally, it's important to remember that a site at first glance is "cheaper" can end up costing you a lot more in the long run, if you factor in additional land prep and site work.

Work closely with your realtor to identify the perfect location for your dream home, taking into account your lifestyle preferences and aesthetic preferences. Whether you're drawn to the serene seclusion of a wooded lot, or something on the water, the right location help create a home that truly feels like an extension of yourself.

It's important to remember that there is a finite amount of space on The Coast and many of the available lots are somewhat challenging to build on, unless you find a teardown in a desirable location, which is likely to cost more. By taking the time to define your goals, collaborate closely with your realtor and builder, and select the perfect location for your future home, you're laying the groundwork for a custom home building experience that is as rewarding as it is transformative. So, let's take the first step together and begin turning your dream home into a reality.

Finding and Purchasing a Lot

Finding the perfect lot for your custom home is an essential step in the home-building process. Coastal British Columbia offers a diverse range of landscapes and environments. In this chapter, we'll explore the key considerations and steps involved in finding and purchasing the ideal lot for your custom home.

1. Define Your Priorities

Before beginning your search for a lot, it's essential to clarify your priorities and preferences. Consider factors such as location, size, topography, views, proximity to amenities, and environmental considerations. By identifying your must-haves and nice-to-haves, you can narrow down your search and focus on lots that align with your vision for your custom home

2. Research Potential Locations

Coastal British Columbia offers a wide variety of communities, neighborhoods, and regions, each with its own unique characteristics and amenities. Take the time to research potential locations thoroughly, exploring factors such as access to outdoor recreational activities, school districts, and community amenities. Visiting prospective neighborhoods, joining local Facebook groups, and talking to locals can provide valuable insights into the lifestyle and atmosphere of each area.

3. Work with a Realtor

When it comes to finding the perfect lot, enlisting the help of a knowledgeable realtor can make a significant difference. Realtors have access to a wide range of properties and can help you navigate the complexities of the real estate market. They can also provide valuable guidance and assistance throughout the purchasing process, from negotiating terms to conducting due diligence on potential properties.

4. Evaluate Potential Lots

Once you've identified potential lots that meet your criteria, it's time to evaluate them more closely. Consider factors such as lot size and dimensions, soil quality, drainage, slope, easements, and zoning regulations. It's also essential to assess any environmental considerations, such as flood zones, protected habitats, or potential hazards.

5. Conduct Due Diligence

Before making an offer, it's crucial to conduct thorough due diligence to ensure that it meets your needs and expectations. This may involve hiring professionals such as land surveyors, environmental consultants, and geotechnical engineers to assess the property's suitability for building. Additionally, review any applicable zoning regulations, building codes, and permitting requirements to ensure that your intended use for the lot is feasible.

6. Make an Informed Decision

Armed with the information gathered during your due diligence process, you can make an informed decision about whether to proceed with purchasing a particular lot. Consider factors such as price, location, suitability for building, and any potential challenges or limitations. If you're unsure about any aspect of the property or the purchasing process, don't hesitate to seek guidance from your realtor or other trusted professionals. By following these steps and working closely with your realtor, you can navigate the process of finding and purchasing the perfect lot for your custom home in Coastal British Columbia with confidence and clarity. With the right location secured, you'll be one step closer to turning your dream home vision into reality.

Types of Land in British Columbia

Understanding the different types of land in British Columbia is essential for anyone considering building a home in this picturesque province. From private ownership to Crown land and First Nations treaty settlement land, each type comes with unique characteristics and considerations.

- **Private Land**

Private land, comprising less than 5% of British Columbia's vast landscape, is owned by individuals or corporations. Although a small percentage, private land ownership is concentrated in specific regions, with the West Coast boasting the highest proportion.

- **Federal Crown Land**

In contrast, Federal Crown Land is governed by the Canadian government and makes up a portion of the land in British Columbia. While not as prevalent as provincial Crown land, Federal Crown Land plays a role in land development projects and may require specific permits or permissions from federal authorities.

- **Provincial Crown Land**

Comprising a staggering 94% of British Columbia's territory, provincial Crown land dominates the landscape. With its vast expanse, this land offers a multitude of opportunities for custom home-building projects. However, navigating the regulations and processes associated with provincial Crown land is paramount. From zoning restrictions to environmental considerations, understanding the nuances of provincial Crown land is important if you're looking to buy a lot.

- **First Nations Treaty Settlement Land**

First Nations Treaty Settlement Land holds a unique place in British Columbia's land ownership landscape. Governed by agreements between Indigenous communities and the government, this land presents both opportunities and responsibilities for prospective homebuilders. Respect for Indigenous rights and traditions is key when considering developments on Treaty Settlement Land, emphasizing the importance of collaboration and cultural awareness in custom home-building projects.

- **Teardowns**

While not technically classified as vacant lots, it's important to consider teardowns. Purchasing older, dilapidated homes situated on desirable lots with the intention of demolishing the existing structure and starting fresh can be a smart choice. This approach often allows you to bypass certain preparatory steps related to utilities, zoning, and pre-construction, streamlining the building process.

By grasping the distinctions between these various types of land ownership in British Columbia, aspiring homebuilders can embark on their custom home-building journey with confidence and clarity. Each type of land presents its challenges and opportunities, but with the right knowledge and guidance, the dream of a coastal British Columbia home can become a reality.

Recommendation:

For assistance in finding the perfect lot for your custom home in Coastal British Columbia, we recommend reaching out to Gina Stockwell at REMAX. As a Top 1% Award-Winning Realtor serving The Sunshine Coast and Greater Vancouver, Gina has a deep understanding of the area's neighborhoods, property values, and market trends. Whether you're searching for a waterfront property, a secluded forest retreat, or a spot with beautiful mountain views, Gina can help you find the perfect lot to bring your dream home to life. Contact Gina today to begin your search for the perfect lot.



Land Purchase Checklist

Land Zoning

- ☐ Determine the zoning designation of the lot to understand the permitted land use, density, setbacks, and any applicable restrictions or requirements.
- ☐ Verify if the zoning allows for the type of development you intend for the property, whether it's residential, commercial, agricultural, or mixed-use.

Land Use Regulations

- ☐ Research local land use regulations, including the official community plans (OCP) and zoning bylaws, to ensure compliance with development guidelines.
- ☐ Check for any special designations or overlays, such as environmental protection areas or heritage preservation zones, that may impact development potential.

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Grading and Site Conditions

- ☐ Assess the topography and grading of the lot to determine suitability for construction and potential drainage issues
- ☐ Identify any steep slopes, unstable terrain, or areas prone to erosion that may require specialized engineering solutions.

Utilities and Services

- ☐ Confirm the availability and proximity of essential utilities and services, including water supply, sewer or septic system, electricity, gas, and telecommunications.
- ☐ Determine the cost and feasibility of connecting to utility services, especially if considering rural or undeveloped areas.

Access and Transportation

- ☐ Evaluate access to the lot, including road conditions, easements, and proximity to major transportation routes.
- ☐ Consider factors such as travel time to amenities, schools, healthcare facilities, and recreational areas.

Environmental Considerations

- ☐ Inquire about the need for environmental assessments, including soil testing, geotechnical reports, and ecological surveys.
- ☐ Check for potential environmental hazards, such as contaminated soil, protected habitats, or sensitive ecosystems, that may require remediation or mitigation measures.

Archaeological and Heritage Assessments

- ☐ Determine if there are any archaeological or heritage sites on or near the property that may require assessment or protection measures.
- ☐ Consult with local authorities or heritage organizations to understand the cultural significance of the area and any preservation requirements.

Geological Reports and Hazards

- ☐ Obtain geological reports to assess the risk of natural hazards such as landslides, earthquakes, or flooding.
- ☐ Consider the stability of the land and potential risks associated with geological features such as fault lines, rock formations, or coastal erosion.

Legal and Title Considerations

- ☐ Review the title of the property to ensure clear ownership and identify any encumbrances, easements, or restrictions that may affect development rights.
- ☐ Consult with a real estate lawyer to conduct a thorough title search and address any legal concerns or liabilities.

Neighborhood and Community Factors

- ☐ Research the surrounding neighborhood and community amenities, including schools, parks, shopping centers, and recreational facilities.
- ☐ Consider the character and demographics of the area, as well as any planned developments or infrastructure projects that may impact property values or quality of life.

Realtor Recommendation

- ☐ Consider engaging the services of a local realtor with expertise in The Sunshine Coast area.
- ☐ A knowledgeable realtor can provide valuable insights into market trends, property values, and negotiation strategies, as well as help facilitate the purchase process and navigate local regulations and procedures.

Professional Consultations

- ☐ Seek advice from professionals such as architects, engineers, surveyors, and land use planners to assess the feasibility and potential of the lot for your intended purposes.
- ☐ Collaborating with experienced professionals can help identify opportunities and challenges early in the process and ensure informed decision-making throughout the purchasing process.



SUSTAINABLE BUILDING PRACTICES

Building with the Future in Mind

On the Sunshine Coast, we're surrounded by the natural beauty of forests, mountains, and beautiful bodies of water, there's a deep appreciation for preserving the environment. At Lincoln Construction, we understand the importance of sustainable building practices in such a delicate ecosystem. In this section, we'll explore the significance of building with the future in mind, showcase the eco-friendly materials and technologies we employ, and discuss the long-term benefits of sustainable building.

Sustainable Building: A Commitment to the Environment

Sustainable building practices go beyond mere construction techniques; they represent a commitment to minimizing environmental impact and preserving natural resources. In coastal environments, where the delicate balance of ecosystems is particularly vulnerable, adopting sustainable building practices is crucial. At Lincoln Construction, we recognize the responsibility we have to protect and nurture the environment in which we work and live.

Eco-Friendly Materials and Technologies

From renewable resources to energy-efficient technologies, Lincoln Construction is at the forefront of incorporating eco-friendly materials and innovations into our projects. We carefully select materials that are both durable and environmentally responsible, ensuring that our homes not only stand the test of time but also contribute to a healthier planet. Our use of advanced technologies, such as solar



Lincoln Construction

STEP-BY-STEP

The Building Process Unveiled

Embarking on a custom home-building journey is an exciting adventure, filled with anticipation and possibilities. In this chapter, we'll guide you through each phase of the build process, from site preparation to the finishing touches that transform your dream into reality. We'll also emphasize the importance of communication, transparency, and Lincoln Construction's unwavering commitment to quality craftsmanship.

Site Preparation:

Before the first foundation is poured, meticulous site preparation is essential. This phase involves clearing the land, grading the terrain, and ensuring proper drainage to lay the groundwork for a solid foundation.

Foundation Construction:

The foundation is the backbone of your home, providing stability and support for the structure above. Whether it's a concrete slab, crawl space, or basement, our skilled team ensures that the foundation is built to last.

Framing:

With the foundation in place, the framing stage begins, where the skeleton of your home takes shape. Our carpenters meticulously construct the framework, ensuring precise measurements and sturdy construction.



Exterior Finishes:

Once the frame is complete, attention turns to the exterior finishes that will protect and beautify your home. This may include siding, roofing, windows, and doors, carefully selected to complement your design aesthetic.

Interior Rough-Ins:

Behind the walls, plumbing, electrical, and HVAC systems are installed during the rough-in phase. Our experienced tradespeople work seamlessly to ensure that all components are integrated flawlessly.

Insulation and Drywall:

Insulation plays a crucial role in maintaining energy efficiency and comfort within your home. After insulation is installed, drywall is hung and finished to create smooth, seamless walls and ceilings.

Interior Finishes:

With the structural elements in place, attention turns to the interior finishes that add style and personality to your home. This includes flooring, cabinetry, countertops, trim, and paint, chosen to reflect your unique taste and preferences.

Fixtures and Appliances:

The final touches come in the form of fixtures and appliances, from faucets and light fixtures to kitchen appliances and bathroom fittings. Our team ensures that every detail is installed with precision and care.

Throughout each phase of the build process, communication and transparency are paramount. At Lincoln Construction, we believe in keeping our clients informed every step of the way, providing regular updates and addressing any questions or concerns that may arise.

Our commitment to quality craftsmanship is evident in every aspect of the build, from the foundation to the finishing touches. With specialized divisions covering everything from concrete work to carpentry, our team brings a wealth of expertise and experience to every project.



The 16 Divisions

The building divisions delineate the different stages in the construction process, each with its specific tasks and goals.

They include site preparation, foundation work, structural framing, roofing installation, and interior finishing.

Essentially, the building divisions act as a roadmap, guiding the construction process from start to finish. Each stage of the build involves a team of skilled professionals working together to bring your custom home project to life with precision and expertise.



Custom Homebuilding in Coastal British Columbia

The 16 Divisions

Division	Description
Division 00 Accounting	Printing, Administration, Legal, Insurance, Finance Charges.
Division 01 General Conditions	Delivery/shipping, travel/transportation, temporary buildings, mobilization, project management, site supervision, site safety/security, permitting, site survey, engineering/consulting, energy advising, COC insurance, site rentals, temporary utilities, disposal/cleaning, pest control, crane service
Division 02 Site Prep	Site work, tree falling, excavation, fill, backfill, landscaping, piles, blasting, demolition, asbestos management, septic.
Division 03 Concrete	Foundation, slabs, driveway, sidewalk
Division 04 Masonry	Masonry stone
Division 05 Metal	Structural metal, architectural metal, steel framing
Division 06 Woods & Plastics	Wood framing, stair framing, deck framing,
Division 07 Thermal & Moisture Protection	Drainage, damp proofing, roofing, insulation, envelope, gutters, cladding

Project and Initiative	Value
Division 08 Doors and Windows	Windows, Exterior Doors, Interior Doors, Exterior Door Hardware, Interior Door Hardware
Division 09 Finishing	Wall/Ceiling Treatments, Interior Finish, Interior Paint, Exterior Paint, Flooring, Tile, Cabinets/Millwork, Finish Shelving/Accessories, Countertop, Railings, Stairs, Decking
Division 10 Specialties	Shower Glass, Fireplace, Mantle, Home Electronics
Division 11 Equipment	Appliances, Vacuum Systems, BBQ
Division 12 Furnishings	Window Coverings, Mirrors
Division 13 Special Construction	Pools/Spas, Outdoor Kitchen
Division 14 Conveying Systems	Elevators
Division 15 Mechanical	Plumbing Rough In, Plumbing Fixtures, Plumbing Finishes, Gasfitting, HVAC, Fire Suppression
Division 16 Electrical	Electrical Rough In, Electrical Fixtures, Electrical Finish, Alternate Power/Solar, Generators.
Division 18 Change Orders	Change orders

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Choosing Your Building Team: The Key Players

As previously mentioned, building your dream home is a journey, one that requires a dedicated team of professionals to bring your vision to life. In this section, we'll introduce you to the key players in the custom home-building process, from architects and designers to skilled carpenters. We'll also emphasize the critical role of selecting a reputable and experienced builder like Lincoln Construction, and highlight the collaborative approach and personalized service that sets our team apart.

Architects and Home Designers:

At the heart of any custom home project are the architects and designers who transform your ideas into tangible plans. These creative minds work closely with you to understand your vision, preferences, and lifestyle needs, translating them into detailed plans and renderings. From having a deep understanding of your lifestyle to conceptualizing the layout of your home, architects and designers play a pivotal role in shaping the aesthetic and functional aspects of your home.

Choosing Your Building Team: The Key Players

Selecting a Reputable Builder:

When it comes to choosing a builder for your custom home project, experience and reputation are vital. With Lincoln Construction, you can trust that you're partnering with a team that has a proven track record of excellence. Our years of experience, combined with our commitment to quality craftsmanship and communicative project management, make us the ideal choice for bringing your dream home to fruition.

At Lincoln Construction, we understand that no two clients are the same, and each client we work with wants a custom home, and requires a bespoke experience— this is why we offer a personalized service tailored to your unique needs and preferences. Our team will take the time to listen to your ideas, address your concerns, and provide expert guidance throughout the entire building process.

During the journey of custom home-building, the building team you choose can make all the difference. With Lincoln Construction, you can trust that you're in good hands every step of the way. Let's work together to turn your dream home into a reality.

Engineers:

Engineers play a pivotal role in ensuring structural integrity, functionality, and safety. From surveying the land to designing robust foundations and intricate systems, engineers bring technical expertise and precision to every aspect of the project. Whether navigating challenging terrain or incorporating innovative solutions, their collaboration with architects and builders is instrumental in bringing your vision to fruition.

Sustainability Consultant:

Sustainability consultants advocate for eco-conscious practices and technologies that minimize environmental impact and enhance energy efficiency. From passive solar design to rainwater harvesting systems, these experts weave sustainability into the fabric of your home, creating spaces that tread lightly on the earth and stand the test of time.



PATIENCE PAYS OFF

Navigating the Permitting Process

Before we break ground, there's a crucial phase in the custom homebuilding process that sets the stage for success: obtaining the necessary permits. In this section, we'll walk you through the pre-construction checklist, outlining the steps involved in securing permits in Coastal British Columbia. We'll also emphasize the importance of patience, thoroughness, and Lincoln Construction's invaluable guidance throughout the permitting process.

Understanding the Permitting Process

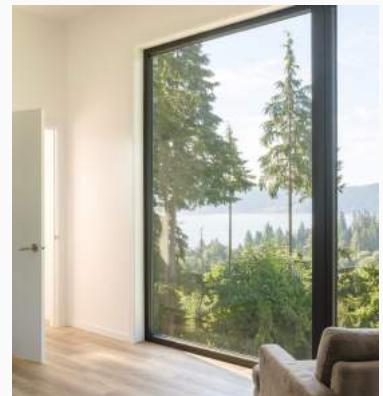
Navigating the permitting process in Coastal British Columbia can be complex, with various requirements, regulations, and assessments to consider. From environmental impact studies to zoning regulations, to archaeology reports, there are multiple layers of approval needed before construction can commence. Understanding the intricacies of the permitting process is crucial for ensuring compliance and avoiding delays down the road.

Importance of Patience and Thoroughness

Securing permits requires patience and thoroughness. It's not uncommon for the permitting process to take longer than expected, especially in coastal regions where environmental considerations are paramount. Taking the time to gather all necessary documentation, address any potential issues proactively, and communicate effectively with regulatory authorities can streamline the process and minimize delays.

The Role of Lincoln Construction

At Lincoln Construction, we understand the complexities of the permitting process, and we're here to guide you every step of the way. From navigating regulatory requirements to advocating on your behalf, our experienced team is committed to ensuring a smooth and efficient permitting process. We'll work closely with you to gather all necessary documentation, submit permit applications, and follow up with regulatory agencies to expedite approval.



Billable Hours

It's important to note that Lincoln Construction following-up with the authorities during the permitting process is billable time. Your project manager will be actively engaged in chasing, following up, and advocating for your application to be signed off. While this incurs additional costs, it's an investment in ensuring that your project stays on track and moves forward according to your ideal schedule.

As you embark on your custom home-building journey with Lincoln Construction, rest assured that we'll handle the permitting process with professionalism, diligence, and a commitment to your satisfaction.

Remember:

The pre-construction process is often more expensive and time-consuming than many people anticipate. An important thing to remember is when you read online about the average square foot cost of home, that cost is based on the construction of the home, and not inclusive of the necessary groundwork and prep that happens before the home is built.



MAKING A HOUSE A HOME

Interior Design and Landscaping Tips

Creating your dream home goes beyond the walls and structure—it's about curating spaces that reflect your personality, enhance your lifestyle, and seamlessly blend with the natural beauty of Coastal British Columbia. In this chapter, we'll share invaluable tips and advice on interior design, landscaping, and crafting cohesive outdoor spaces that will elevate your custom home to new heights.

Designing Your Interior

When it comes to interior design, the possibilities are endless. Start by defining your aesthetic preferences and lifestyle needs. Are you drawn to modern minimalism, rustic charm, or coastal chic? Consider factors such as color palettes, furniture styles, and functional layouts to create spaces that are both visually stunning and practical for everyday living.

Incorporate elements of nature

Coastal British Columbia is renowned for its breathtaking landscapes, and your interior design should reflect that connection to the outdoors. Consider incorporating natural materials like wood, stone, and earthy textures to bring the beauty of the surrounding environment indoors.

Maximize natural light

Take advantage of the abundant natural light in Coastal BC by incorporating large windows, skylights, and glass doors. Not only will this enhance the sense of space and openness, but it will also blur the boundaries between indoor and outdoor living areas.

Landscaping for Outdoor Living

The outdoor spaces of your custom home are just as important as the interiors, serving as extensions of your living areas and providing opportunities for relaxation, entertainment, and connection with nature.



Create functional zones

Divide your outdoor space into distinct zones for dining, lounging, and recreation. Consider features like patios, decks, fire pits, and outdoor kitchens to enhance usability and enjoyment throughout the seasons.

Embrace native flora

Incorporate native plants and landscaping elements that thrive in Coastal British Columbia's unique climate and terrain. Not only will this promote biodiversity and sustainability, but it will also create a harmonious connection between your home and its natural surroundings.

Integrating Indoor and Outdoor Living

In Coastal BC, indoor-outdoor living is not just a trend—it's a way of life. Embrace this concept by seamlessly integrating your indoor and outdoor spaces to maximize enjoyment of the stunning surroundings.

Extend your living areas

Create a seamless transition between indoor and outdoor spaces by using similar materials, color schemes, and design motifs. Consider features like sliding glass doors, covered outdoor seating areas, and outdoor fireplaces to blur the lines between inside and out.

Design with views in mind

Capitalize on the panoramic vistas and natural beauty of Coastal BC by orienting your indoor and outdoor spaces to maximize views. Frame picturesque landscapes with strategically placed windows, decks, and landscaping features to create a sense of connection with the outdoors.

At Lincoln Construction, we understand the importance of interior design and landscaping in creating truly exceptional custom homes. From concept to completion, our team of experts will work closely with you to bring your vision to life, incorporating thoughtful design elements and landscaping features that elevate your home to a work of art. Take inspiration from our portfolio of projects, where every detail is carefully curated to reflect the beauty and essence of Coastal British Columbia. Let's create a home that's as stunning on the inside as it is on the outside.



Recommendation:

Looking for some design inspiration and not sure where to start? Social platforms such as [Pinterest](#) and [Houzz](#) are great for searching and saving ideas, and websites like [Dwell](#), [ArchDaily](#), [Architectural Digest](#), [HomeAdore](#), [Elle Decor](#), [Dezeen](#) and [Remodelista](#) are great for inspiration.

WHAT NOW?

These are your next steps...

Congratulations on completing "The Essential Step-by-Step Guide to Custom home-building in Coastal British Columbia"! You've equipped yourself with invaluable knowledge and insights, preparing you for an exciting journey towards your dream home. Now, it's time to take action and turn your vision into reality with Lincoln Construction. Here's how we can make that happen:

➡ [Schedule Your Consultation](#)

Your first step towards realizing your dream home is to schedule a consultation with us. Our team of experts is eager to hear about your vision, understand your unique needs, and provide tailored solutions that exceed your expectations. This no-obligation meeting can take place over the phone or in-person (dependent on lot/location) and gives you the chance to speak to a seasoned project manager who can help you bring your ideas to life and share more about the process with you. Click the link below to book your consultation now.

➡ [Explore Our Portfolio](#)

If you haven't already, take a virtual tour through our portfolio of custom home projects. See firsthand the quality craftsmanship and attention to detail that sets Lincoln Construction apart. Our past projects serve as inspiration for what we can achieve together. Looking for more inspiration? Head to our Pinterest account to see a broad range of architecture, interiors, design and landscaping that inspires us.

➡ [Meet Our Team](#)

Behind every successful project at Lincoln Construction is a dedicated team of professionals committed to delivering excellence. Visit our website's About Us page to learn more about Lincoln Construction, and the people that work to make your dream home a reality.

➡ [Start Building Your Dream](#)

With your consultation booked, portfolio explored, and with a better understanding of Lincoln Construction, it's time to take the next step towards building your dream home. Our comprehensive approach ensures that every aspect of your project is meticulously planned and executed, resulting in a home that truly reflects your style, values, and lifestyle.

Don't let your dream home remain just a dream. Let's turn it into reality together. [Schedule your consultation](#) and take the first step towards building the home of your dreams with Lincoln Construction.

We look forward to introducing you to the Lincoln Construction team and hope to embark on this exciting journey together.

ANY FINAL QUESTIONS?

FAQ's

1. How much does it typically cost to build a custom home in Coastal British Columbia?

The cost of building a custom home in Coastal BC can vary greatly depending on factors such as size, design complexity, location, and quality of finishes. On average, however, you can expect to budget anywhere from \$1.3M to \$4M for a high-quality custom home.

2. How long does it take to build a custom home in Coastal BC?

The timeline can vary depending on factors such as the size and complexity of the project, weather conditions, and permitting processes. On average, you can expect the construction process to take anywhere from 12 to 18 months from start to finish.

3. Are there any additional costs to consider when building a custom home?

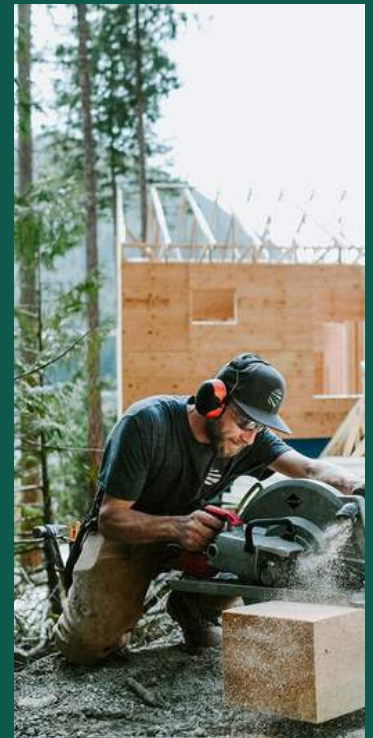
In addition to the base construction costs, there are several other expenses to consider. These may include land acquisition costs, pre-construction, groundwork and land-prep, design and architectural fees, permit fees, landscaping expenses, and furnishing and interior décor costs.

4. What are the key factors to consider when choosing a location for my custom home?

When selecting a location for your custom home, it's important to consider factors such as proximity to amenities, access to outdoor recreational activities, views, privacy, and potential environmental considerations such as flood zones or erosion risks.

5. What is the BC Step Code, and how does it affect custom home-building?

The BC Step Code is a provincial standard that sets energy efficiency requirements for new construction projects. By 2032, all homes in BC will be required to meet BC Step Code 5 standards. This means that custom homebuilders in Coastal BC must adhere to increasingly stringent energy efficiency requirements, ultimately leading to more sustainable and eco-friendly homes. As a company we recommend (where possible) that our clients aim to reach at least BC Step Code 4, with a view to 5 becoming the goal. Learn more about [The BC Energy Step Code system here.](#)





6. What role does the permitting process play in custom home-building in Coastal BC?

The permitting process is a crucial step in custom home-building as it ensures compliance with local zoning regulations, environmental assessments, and building codes. Obtaining permits can take time and requires thoroughness and attention to detail to ensure that all requirements are met.

7. What are some popular architectural styles for custom homes?

BC is known for its diverse architectural landscape, with popular styles including West Coast contemporary, modern minimalist, craftsman, and traditional cottage and cabin designs. Each style offers its own unique aesthetic appeal and can be tailored to suit individual preferences and the surrounding environment.

8. What are some of the current eco-friendly building materials and technologies used in custom home-building?

Sustainable building practices are increasingly popular, with builders incorporating eco-friendly materials and technologies such as reclaimed wood, energy-efficient windows, solar panels, rainwater harvesting systems, and green roofs to minimize environmental impact and reduce energy consumption.

9. How can I ensure that my custom home is designed to withstand the coastal climate and weather conditions in British Columbia?

Designing a custom home in Coastal BC requires careful consideration of the region's unique climate and weather conditions, including heavy rainfall, high winds, and saltwater exposure. Working with experienced architects and builders who understand these challenges and employ resilient construction techniques is essential for ensuring the longevity and durability of your home. During the selection process of Division 07 - Thermal & Moisture Protection - we purchase the materials that will protect your investment from the elements via drainage, damp proofing, roofing, envelope, gutters and cladding.

10. What are some tips for maximizing indoor-outdoor living spaces in a custom home?

BC's stunning natural scenery provides the perfect backdrop for indoor-outdoor living. To maximize these spaces, consider features such as expansive picture windows, sliding doors, covered outdoor patios or decks, outdoor kitchens, fire pits, and landscaped gardens that seamlessly blend with the surrounding environment.

11. How can I ensure that my custom home is energy efficient and environmentally sustainable?

Building an energy-efficient and environmentally sustainable home starts with thoughtful design and construction practices. Incorporating features such as high-performance insulation, energy-efficient heating and cooling systems, solar panels, and rainwater harvesting systems can help reduce energy consumption and minimize environmental impact.



12. What are some common challenges faced during the custom home-building process?

Custom home-building can present challenges such as site constraints, complex permitting processes, weather-related delays, and environmental considerations. Working with an experienced builder who understands these challenges and has a proven track record of success is essential for navigating the custom home-building process smoothly.

13. How can I ensure that my custom home reflects my personal style and preferences in Coastal British Columbia?

Personalizing your custom home starts with clear communication and collaboration with your design and construction team. Be sure to articulate your vision, preferences, and lifestyle needs early in the process, and work closely with your team to incorporate custom features, finishes, and design elements that reflect your unique style and personality.

Also ask yourself honestly - does your aesthetic match your budget? If you have a budget that's at the more modest end of the scale, you might not be able to have those marble countertops and cedar shingle siding you have bookmarked.

14. What are some tips for landscaping a custom home in Coastal BC?

Landscaping plays a vital role in enhancing the curb appeal and functionality of your custom home. Consider features such as native plantings, water-efficient irrigation systems, outdoor living areas, and sustainable landscaping practices to create a beautiful and eco-friendly outdoor space that complements your home's design.

15. What should I look for when choosing a builder for my custom home?

When selecting a builder for your new home, it's important to consider factors such as experience, reputation, quality of craftsmanship, communication style, and commitment to customer satisfaction. Be sure to research potential builders thoroughly, ask for references, and visit past projects to ensure they align with your expectations and vision.

If you have a particularly challenging lot or are based on a remote island, consider builders with experience in builds of this type, such as Lincoln Construction.

16. What is the role of a project manager in the custom home-building process?

The project manager plays a crucial role in overseeing every aspect of the custom home building process. They serve as the main point of contact between the client, vendors, design team, subcontractors, and regulatory authorities, ensuring that the project stays on schedule, within budget, and meets quality standards. The project manager is responsible for coordinating all phases of construction, managing resources, resolving any issues or challenges that arise, and keeping the client informed and updated throughout the process.

17. What steps can I take to ensure effective communication with my builder during the custom home-building process?

Effective communication is essential for a successful custom home-building project. At the start of each project we establish clear channels of communication, set regular check-in meetings (usually monthly), and maintain open and transparent dialogue throughout the process. This helps to ensure that everyone is on the same page and that any questions, concerns, challenges or changes are addressed promptly and efficiently.

18. What are the advantages of building a custom home over buying an existing home in Coastal British Columbia?

Building a custom home in offers several advantages over buying an existing home, including the ability to design a home that perfectly suits your lifestyle, preferences, and needs. Custom homes also tend to offer higher quality construction, modern amenities, and energy-efficient features, and can potentially increase in value over time. Additionally, building a custom home allows you to choose your desired location and customize every aspect of your home to reflect your unique style and personality.

19. How can I ensure that my custom home is designed to withstand earthquakes and other natural disasters?

Living in BC, there is always the possibility of seismic activity, so it's essential to design and construct your home with seismic resilience in mind. This includes using seismic-resistant building materials and techniques, such as reinforced concrete foundations, shear walls, and structural bracing. We work with experienced architects and engineers who understand seismic design principles and local building codes, which is crucial for ensuring the safety and durability of your home in the event of an earthquake or other natural disaster.

20. What are some considerations for building a custom home in a remote or rural area of Coastal BC?

Building a custom home in a remote or rural area of BC presents unique challenges and considerations, including access to utilities, road access, site preparation, and environmental impact. It's essential to work with experienced professionals who understand the logistics and regulations associated with building in remote locations and can help navigate potential challenges to ensure a successful and sustainable project. We have experience building on multiple remote islands and are well-versed in the additional logistics that must be considered. Check out our blog for more information: [Challenges worth overcoming](#)

WANT TO LEARN MORE?

Resources

- Have you tried our Custom Build Calculator? If you have no idea of how much your dream might cost, start here.
- Looking for some examples of what we're currently working on? [Check out our blog](#) for more detail about projects underway.
- Researching architects to work with? [Contact us](#) for more information!
- For land and real estate listings, explore these websites: [REMAX](#), [REW](#), [LandQuest Realty](#), [Waterfront Listing Service](#), [My Sunshine Coast BC](#)

Custom Homebuilding in Coastal British Columbia

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