

BDH

HOMES & CONSTRUCTION

BUILD WITH BDH



**BUILD YOUR DREAM
HOME WITH US**

Our Process - Getting You Moving



Belledune Homes & Construction Ltd is a design-build and general contracting company operating in the Prince George area. Our approach to projects is to work with you from a vision, through design, to a completed project.

**Site Selection & Site Preparation
Plans & Permits
Construction
Project Management
Materials Selection
Finishing**

At Belledune Homes, we design your home with you, for you, and with cost effective layouts that add great value. If you have a plan in mind, we will take the time to ensure that it will really work for you and for the lot you choose and advise you on items that are often missed or do not work in our region.

We have a great team to get you through the stress of building your next home. We are here for the long haul, as is your home. Whether you have a lot, like one of ours, or just have an idea, we can help.



New Home or Renovation Design Process

Step 1 Research

When you initially contact us we will ask a few questions to gather information about your proposed project. These questions will help determine what information you will need and what information we can gather to prepare for our first meeting.

Step 2 - Initial Meeting

This initial meeting usually takes about an hour or a bit longer. Here we get to meet each other and learn a little bit about you, your site if you have one, and your ideas. We will want to know your budget and your timeline. We will go over our process, show you our sample specifications, and demonstrate our project management software. We will have a discussion about your budget and if your plans for your new home will work within it. We will discuss some next steps and give you some homework such as meeting with your bank and gathering some plan ideas.

Step 3 - Design Phase

Once we have enough information, we will meet again to define the scope of work for the exciting design phase. We really want to ensure that we get you the home of your dreams and, to do so, we need to really understand what you are looking for in your new home. We will have you send us your wish lists, sample plans, and pictures. We will make suggestions and take notes as we discover your needs and desires. We should be able to take you through one or more of our active projects so that you can see our construction standards, give you an idea of the space of rooms, and get you used to what a construction site may look like mid-b

After we research all of the necessary zoning and bylaws for your property or prospective area, we will enter into a preliminary design agreement and we will get to work on your preliminary concept drawings. You will no doubt have some changes. We will modify the plans, working together with you in person, over phone, or email until you are happy with the refined product.

With the concept drawings complete, we meet again will do a high level budget before proceeding.

Step 4 - Pre-construction Phase

Once you have approved the concept drawings that we expect will work within your budget, we enter into a pre-construction contract to start working on the next phase. In the pre-construction phase our goal is to get most of your selection made, get your plan to our engineers and truss company, work on the final budget that will form the construction contract, and get the plans finalized for the permit application. Our approach is to provide a fixed price contract with as few unknown costs as possible. We will create a very detailed specification package that will become the contract. With the plans, specifications, and final budget developed, the next step will be to confirm financing with the bank. Once we have the initial deposit we will pick a construction slot and apply for the permit.



New Home Build Process

FOUNDATION

The foundation of the home is critical to long term construction integrity. We prefer a 9' basement as we can use 3' windows for a daylight option and the ceilings are still 8' under any bulkheads. We use an ICF (insulated concrete form) foundation as a standard. This can be the full height of the basement in some cases but often we build a daylight basement. In the latter case, the ICF portion is generally 4'6" tall and we then construct a 2x6 wall 4'6" high on top of that.

Dave is very hands-on at this stage and ensures that our crew has done things right. After the concrete for the foundation is poured, we prefer to let it sit and cure for about a week before we backfill. This is done to improve the integrity of the foundation and ensures that it is stable enough to compact around. Before backfilling the foundation, we install the appropriate damproofing and a perimeter drainage system. Once the backfill is done we will deem the foundation stage complete.



FRAMING

Once the foundation is cured and the foundation is backfilled, framing can begin. We have our own framing crew of journeyman carpenters and apprentices. You will get to know the crew throughout the build. During this phase we will be finalizing all selections including shingles, flooring, cabinets, siding, and other items. Once the roof plywood is complete, the shingles and windows and doors get installed. This safeguards the home from further wet weather and the trades can get in there to do their rough-in phase. Lockup is complete.

ROUGH-INS, DRYWALL, & INSULATION

When the plumbing rough-in installation in the basement or crawlspace is complete, gravel and radon mitigation piping are installed and the ground is prepped and levelled for the concrete slabs. Once the concrete is poured and cured for a day, the framing crew completes any basement framing prior to mechanical and electrical rough-ins. Now that the rough-ins are complete, we call for a framing inspection.

We will ensure that the electrical and plumbing is 100% where we need it to be for the finishing stages. Once we give the green light it is time to insulate and then, after another inspection, the drywall stage gets underway.

We are halfway to the finish line...

FINISHING

This next phases of the project are the most rewarding. As soon as that first coat of paint goes on the wall, all of the stress up to this point starts to diminish and we feel that the project is starting to feel like a home. You have chosen all of your siding, flooring, cabinets, lighting, and finishings by now so all that is left to do is maybe pick some backsplash, mirrors, and towel bars.

Outside, siding can get started as soon as the framing inspection is complete and we have all of your materials. Once the drywall is complete the painter comes in and primes the whole home and we get one coat of colour on the walls. Right after the first coat of paint, we get the electricians in to get some lights and plugs installed. The cabinets get installed and our finishing carpenter starts to get some window trim on and doors in. We get our team to complete what they can prior to the flooring installation. The flooring and tile can take a number of weeks if there is lots of tile work to do. As the flooring is installed, our finishing carpenter gets in there to do more doors, more trim, baseboard, railings, closets, and install hardware. Any stone countertop goes in as well as backsplashes, custom finishing and built-ins.



FINAL ITEMS

The last trade in the house is the painting crew. Their initial coat of paint provides a base but the walls have been damaged a bit with all of the other trades through so they patch, fill nail holes in the trim, and get to work on the final coat of paint. If we haven't done so already, we will get the final exterior grading done, yard cleanup, and any landscaping that is in the contract. Mirrors, towel bars, and some other finishing touches happen before a final walk-through. Dave will arrange a walk-through once the home is complete to see if there are any further items to finish or touch-ups. He will show you how to work and maintain your furnace, ERV, Navien and any other equipment. We will get our substantial completion draw after the final inspection by the City or Regional District and you will get your keys. We will have you sign your warranty paperwork and the warranty period starts.

THE FIRST YEAR

During the first year in your new home, you won't remember everything that Dave told you about your ERV or you may have a plug, tap or light that are acting up. Please contact us to take care of anything like this that comes up – especially if it seems odd. We have excellent trades and have very few issues but the odd thing will happen, such as a faulty plumbing valve, and we will remedy them. Our goal at the end of the job is that you will refer us to your friends, family, and colleagues. We are here for you, please reach out if you need anything during or after your project.

OUR PLANS

The pages that follow are some samples plans for discussion purposes. We have never built the same home twice so your home will be unique to you. Our sister company New Look Interiors has a team of architectural and interior designers that completes plans, renderings, and video tours to ensure you get the home of your dreams.

Conceptual Drawings & Floorplans

Plans that are detailed enough for costing

- Floor plans
- Elevations, basic
- 3D images, not detailed with selections at this stage
- 1/8" scale on 11x17
- Watermark "not for construction"

Construction drawings

Plans that are permit ready

- Additional details and cross sections as needed to inform construction
- 3D Views
- Site plan
- Energy code calculations
- Glazing calculations
- Copywrite to enable printing by print shop for one dwelling



we are a design-build custom home building company and we specialize in rural custom homes as well as extensive transformational renovations. We like to work with you as early in your journey as possible. Too often people go out and buy a lot before they consult with a custom builder about what to look out for when buying land and the true cost of building. We meet with many people who have a lot, plans done by a designer, and then start getting prices. Often they do not build their dream home. We strive to give you the best possible information so that you make informed decisions. The initial consultation is free.

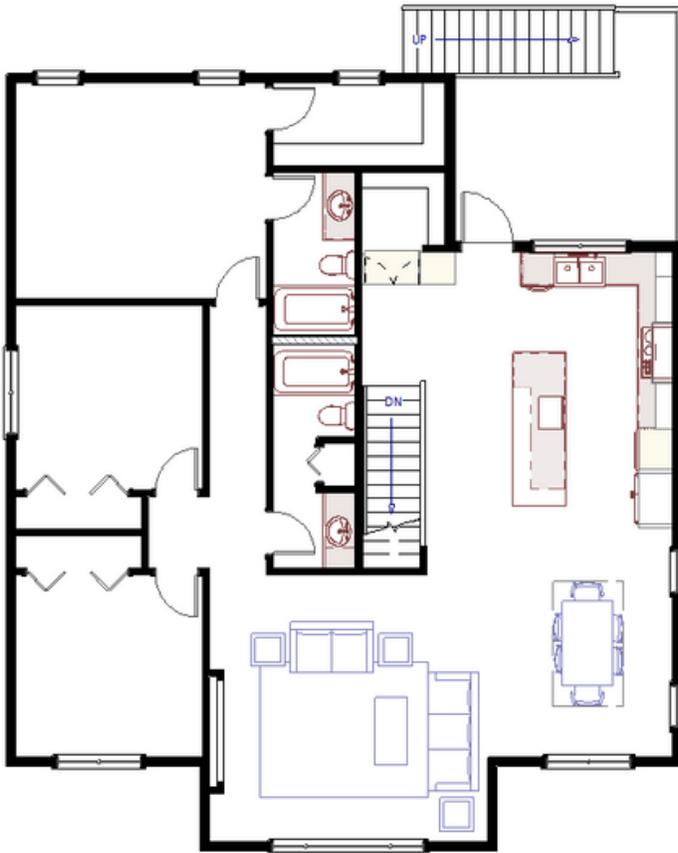
Ground Level Entry



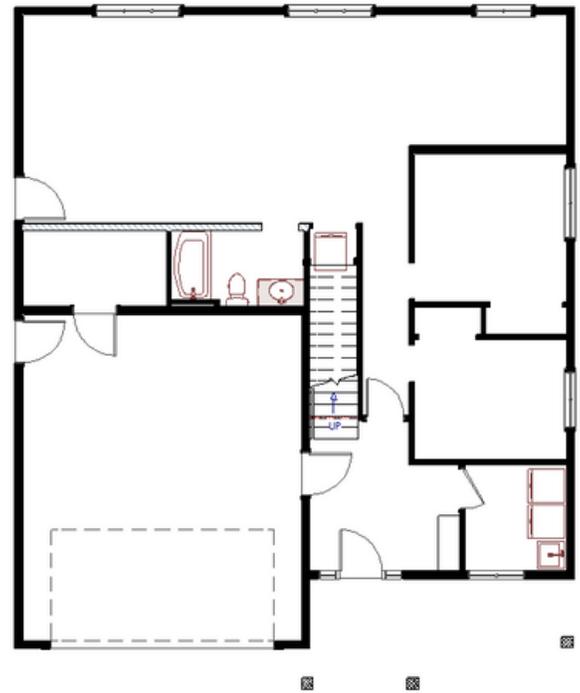
Elevations - Options to Customize



Ground Level



Sq Ft Main	1592
Sq ft Ground Floor	1249
Bedrooms	3-5
Bathrooms	2-3
Footprint	40' x 46'
Garage	Double



Ground level entry plans allow for a large upper living area and an optional accessible entry level that is perfect for a secondary suite for family or for rent.

This roomy plan features an open living area, amazing island kitchen with hidden pantry, large dining area, and a central living room. Roomy bedrooms and two full baths round out this level.

The ground level has the entryway and laundry. There are two additional bedrooms with the option for a one or two bedroom suite based on the location of the suite entry door.

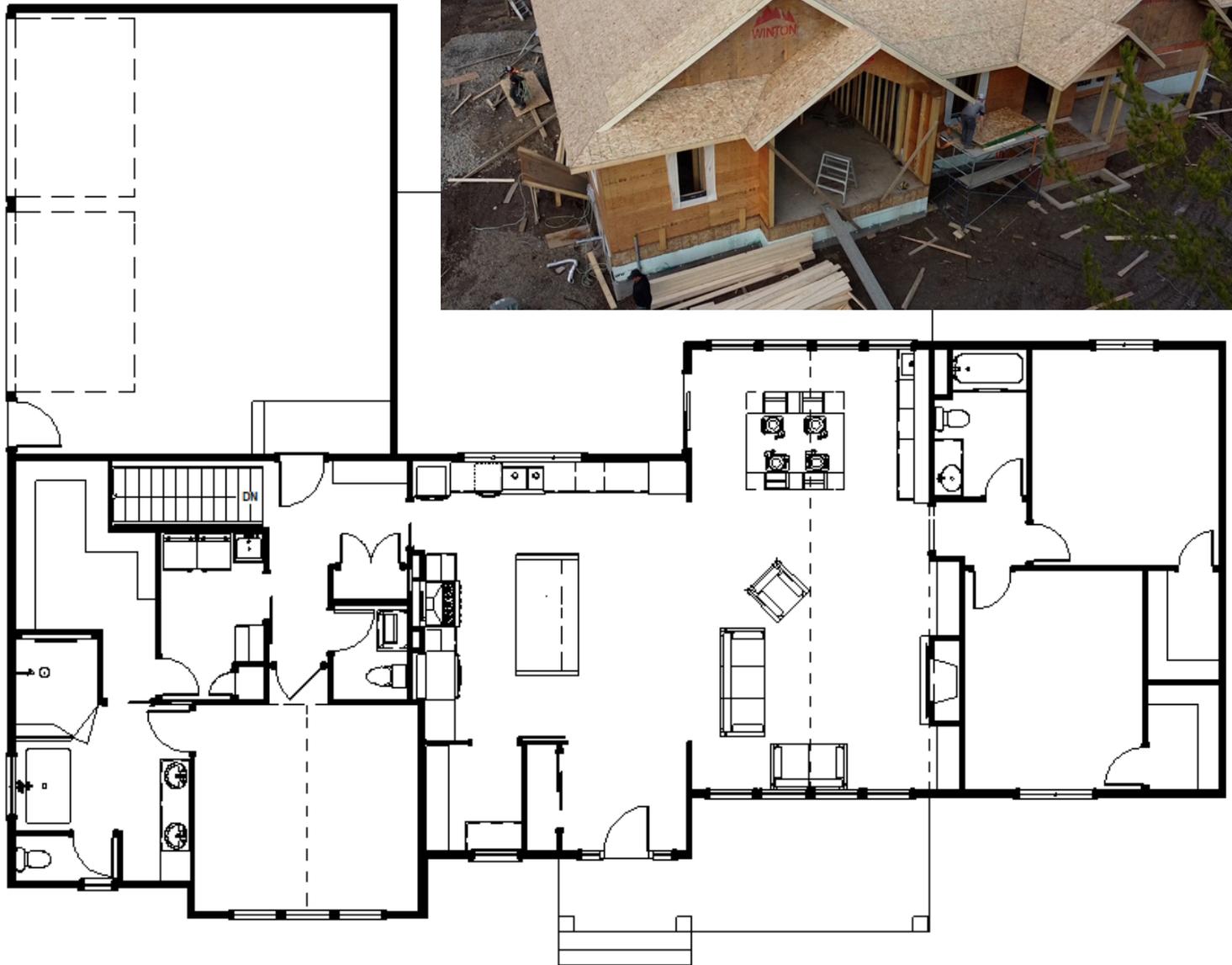
BDH rancher



Farmhouse Style Country Rancher



5. BDH rancher



Sq Ft Main	2408
Sq ft Basement	2408
Bedrooms	3-5
Bathrooms	2.5-3.5
Footprint	81' x 61'
Garage	Double/Triple

This large rancher is one of our favourites. Not only does it check most of our client's boxes with its open living area, huge owner's suite, and soaring ceilings, the design can be easily adapted for aging in place.

The basement features a massive family room, wet bar, wine area, two more bedrooms, bath, gym, and dedicated storage areas. Want a suite for family or rental? This one can be easily adapted for with a private entry to the basement or add a suite on another level above the garage. Larger garage? Also no problem.

Two Story



Two story with lots of optional configurations inside and out.



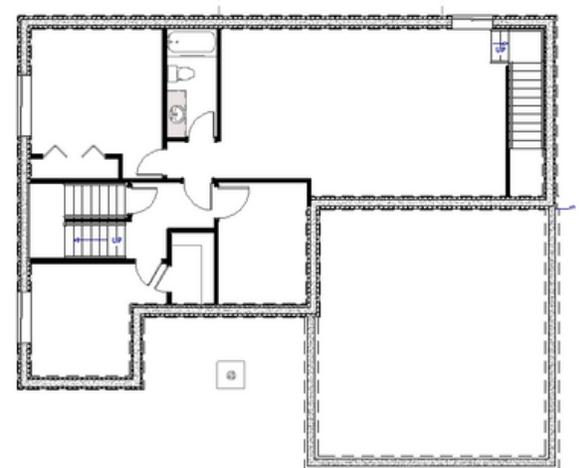
BDH
BELLEDUNE HOMES

Two Story



Sq Ft Main	1290
Sq ft 2nd floor	1181/1477
Sq ft Basement	1353
Bedrooms	3-6 + den
Bathrooms	3-4
Footprint	52 x 43'6
Garage	Double

This plan has been one of our most versatile over the years. We have build many versions. The main floor kitchen is huge allowing us to have a ton of options for the layout. There is an option for main floor laundry but most of our clients prefer to have a mudroom and full bath for their guests to use. Upstairs is also flexible. You can opt for a two story living room or use that space for a family room or a fourth bedroom upstairs. The owner's retreat has a large custom shower area and a soaker tub as well as a huge walk in closet. The basement options include non-basement, crawlspace, mancave, and a self-contained suite. With an option for a one or two bedroom suite, any size family can be accomodated in this plan.



1.5 Storey



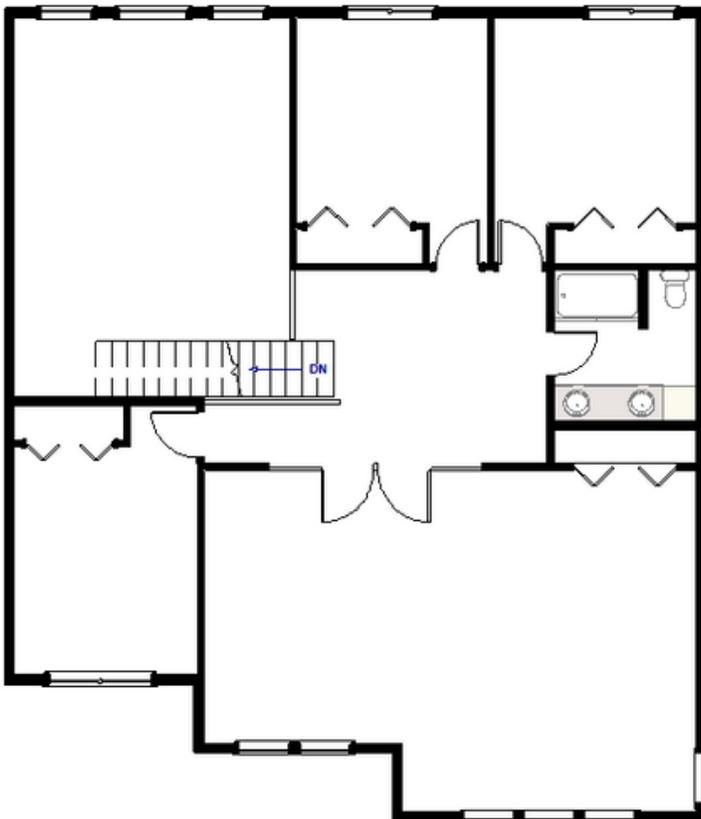
Optional Elevations



1.5 STOREY



Our most coveted plan to date! Main floor living, age in place design, flexible foundation options, garage with options for even larger space, 2nd floor that can have a variety of configurations, and endless options for the exterior design...this one is a great place to start for a larger rural home.



Sq Ft Main	1958
Sq ft 2nd floor	1389/1768
Sq ft Basement	optional 1958
Bedrooms	4-6 + den
Bathrooms	3-4
Footprint	82' x 47'
Garage	triple/quad

THE CHARMER



Great Rancher with Vaulted Ceiling



6. THE CHARMER



Our love of country rancher plans will never die. This one is a scaled down plan for those looking to keep a manageable home size while still enjoying an open concept main floor. The soaring vaulted ceiling will keep the space feeling larger. The options for the basement include another two bedrooms or a suite. The garage is scalable and can be as large as you like or can be a carport for a tighter budget. Want a bonus loft area? This is totally possible with an additional level over the garage.



Sq Ft Main	1610
Sq ft Basement	optional 1610
Bedrooms	2-4
Bathrooms	2-3
Footprint	80'6 x 38'
Garage	Double

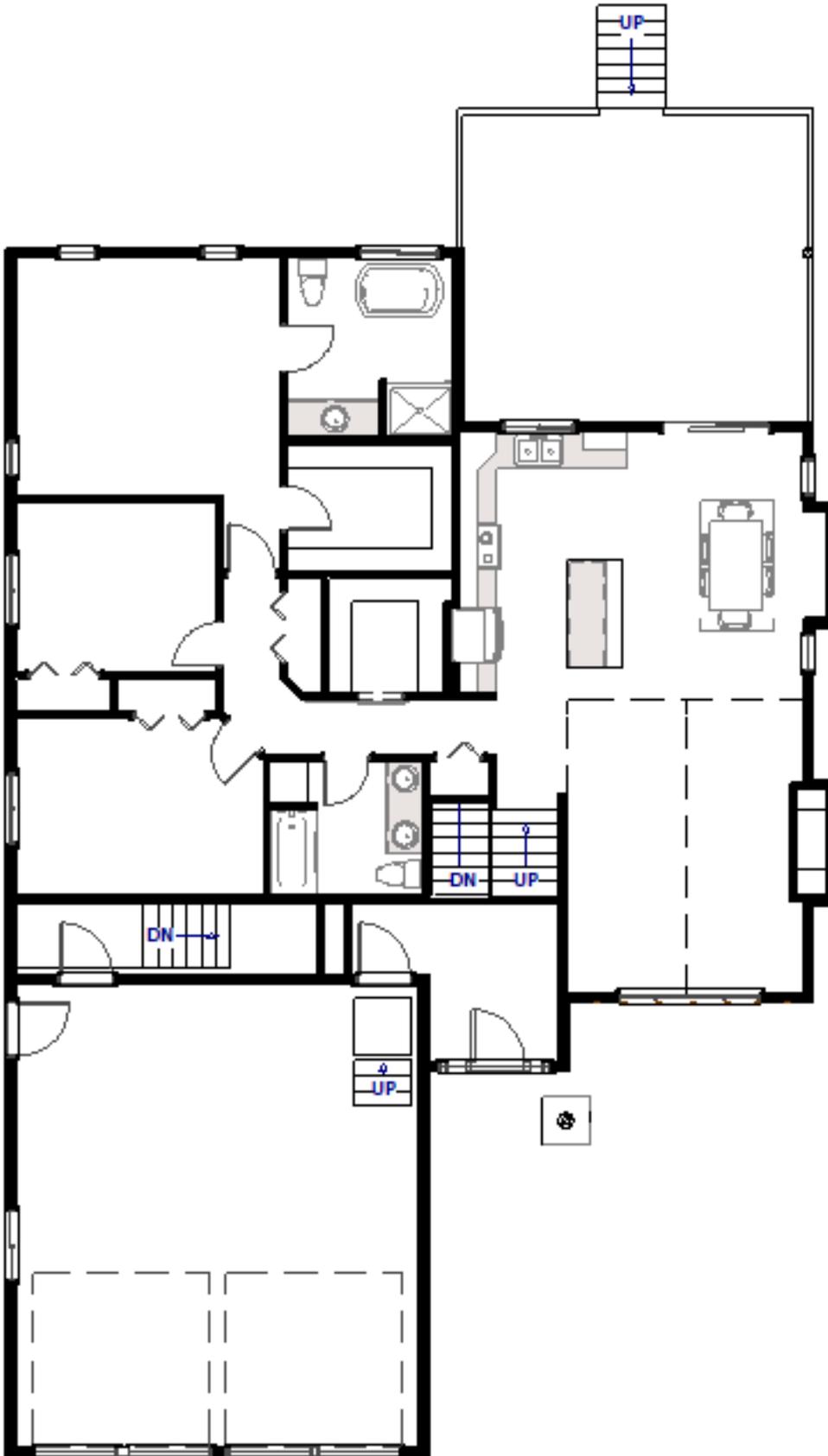
7. SPLIT entry



Split Entry Modernized



SPLIT entry



We have build many versions of this plan over the years. This one is our larger version that was built for a busy family that also needed space for extended family in a daylight suite.

We also have smaller versions as well as a 3-4 level split option that is a bit more compact.

Every plan is customized to fit your family and your site.

Sq Ft Main	1806
Sq ft Basement	1806
Bedrooms	3-5
Bathrooms	2-3
Footprint	46' x 69'
Garage	Double

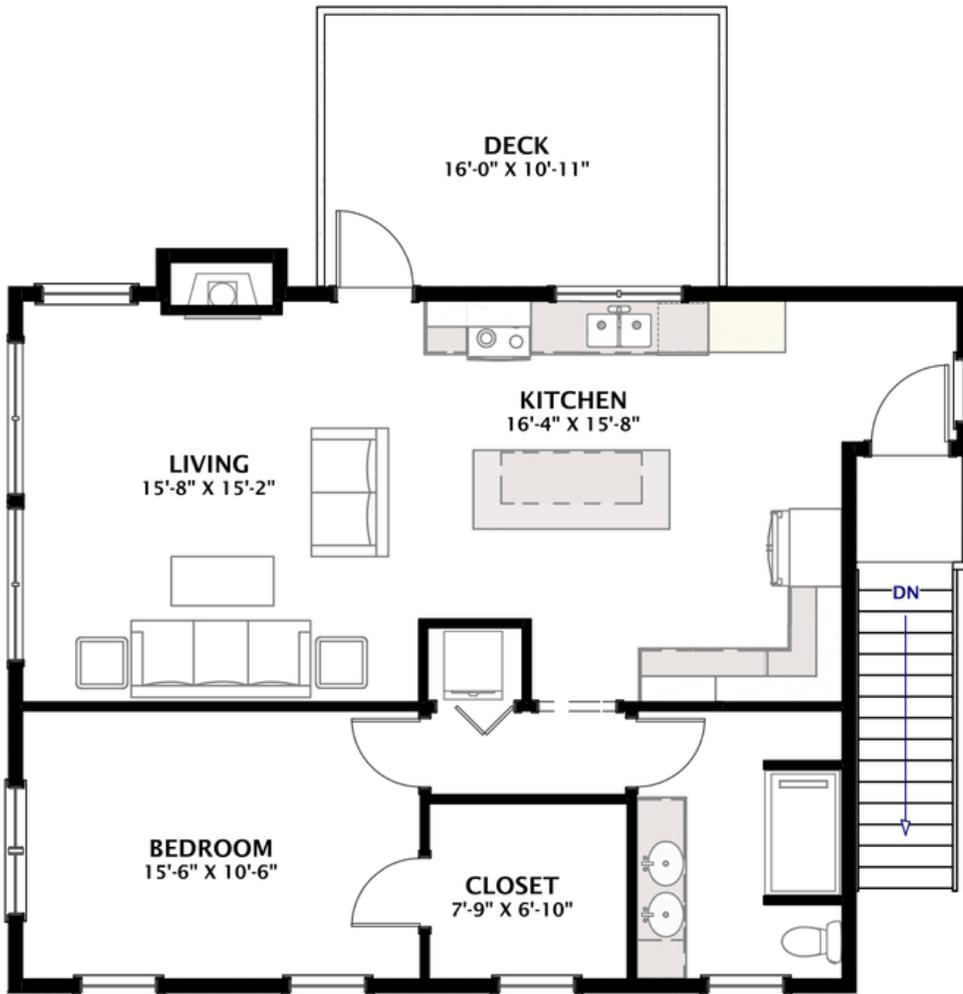
Carriage House



Detached Suite or Home Office

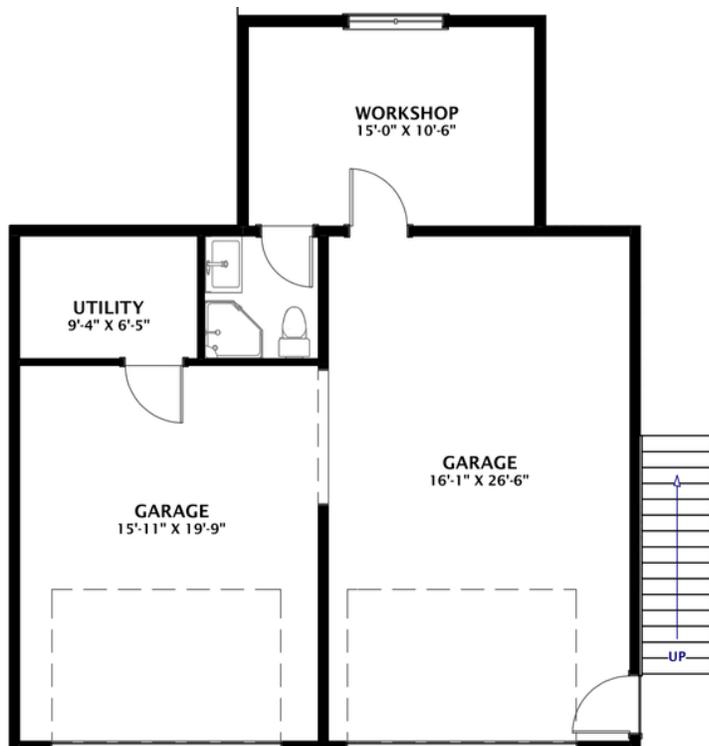


Carriage House



This home was built for our client on their daughter's property. They wanted to be close to the kids but not that close!

The size on this one was limited by restrictions for secondary suites in the ALR. They are allowed now, as of January 2022, however you cannot have the living space larger than 960 sq ft. For non-ARL lots, we have a lot more room to play with as the limit is 40% of the main living are of the principal dwelling.

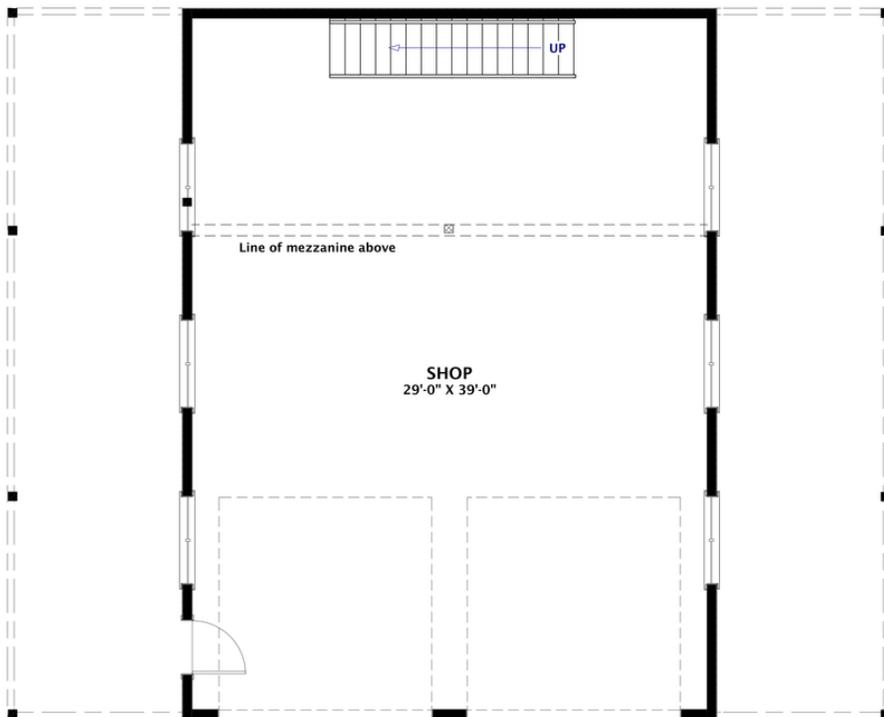


Sq Ft Main	960
Sq ft Basement	Optional
Bedrooms	1
Bathrooms	1
Footprint	80'6 x 38'
Garage	Double or more

SHOPS



Your Shop, Your Way



We have designed and built many different sizes with many different options. Detached, attached, carports attached, mezzanines, bathrooms, offices, vaulted, apartments above...on and on.



Typical Specifications for Belledune Homes

FOUNDATION:

ICF forms, 8" concrete core, 2 5/8" each side
c/w horizontal and vertical rebar
22" x 8" footing with 15 m rebar
25 MPA concrete pump and Vibrated
32 MPA basement and garage slab c/w ultra fibre
16" x 16" 10 m rebar grid in garage slab.

FRAMING:

Engineered I-joists as required
3/4" Plywood T&G Subfloor – Glued & Screwed
Exterior 2 x 6 studs @ 24" O.C.
Interior 2x4 studs @16" O.C.
3/8 wall sheathing
Engineered Trusses as specified by truss designer
1/2" Roof Sheathing
Superior underlayment
30 Year Landmark shingles, moire black
Vents and Flashings as req

EXTERIOR FINISH:

Synthetic house wrap
Prefinished Metal Soffit & Fascia
Vinyl Siding with corners & accessories
Continuous Eavestroughing & Downspouts
Vinyl Duradeck with metal hand rail and spindles
Garage door frame finished with painted smart trim

WINDOWS & EXTERIOR DOORS

Windows dual or triple glazed casements with Low
E/argon, ENERGY STAR
Interior & Exterior PVC
Fibreglass Insulated Exterior Doors
Steel insulated overhead door, various styles available

Insulation & Vapour Barrier (per code or better)
Exterior House Walls - R24 (code R22)
Exterior Garage Walls – R24
Basement frost wall – Insulated concrete forms (ICF)
Ceiling – R52 Blown (where accessible)
6 mil CGSB Poly Vapor Barrier

DRYWALL

1/2" gypsum board or 5/8" where req
Aquaboard in Bathrooms
Corner shape t.b.d
Knock-down textured and/or smooth ceilings
Exterior basement walls in unfinished areas c/w drywall
board with fire tape per code

INTERIOR PAINT

Procoat liquid plaster on all flat ceilings
Primer coat plus 2 coats latex paint
Three primary colours throughout house
Garage one coat white latex, textured or smooth finish

INTERIOR FINISHING

Paint grade hollow core doors & bifolds per plan
Painted frames
3 1/4" casings & 5 1/4" baseboards painted, various styles
and configurations available

HARDWARE

Levers or knobs & deadbolts
Paper holders & towel bars in bathrooms
Bathroom mirrors
Closet shelving white melamine or custom options

CABINETS

Painted or stained maple doors, many styles available
Melamine boxes and shelves, plywood optional
Uppers 40" height, some glass
Crown mouldings on uppers, various options
Quartz countertops
Cabinet hardware, many styles to choose from

FLOOR COVERINGS

Finishings will vary depending on design or preference
Tile entry, bathrooms, and kitchen (if desired)
Hardwood or luxury vinyl plank in living areas
Higher quality carpet in bedrooms

PLUMBING & MECHANICAL

Heating and cooling requirements are determined in
tandem with an Energy advisor and the Mechanical
contractor.
Navien hot water on demand system
Energy Recovery Ventilator (ERV)
Furnace 96-97% efficient ECM motor/variable speed
All plenums are sealed
Rough-ins for basement bathroom per plan
One piece shower/bathtub sizes as shown on plan u.n.o.
Composite kitchen sink, colour and style tbd
Chrome Moen level 7175 faucet in kitchen or alternate
Moen faucets in bathrooms, white undermount sinks
American Standard flow wise dual flush elongated toilets
& seats or alternate
Laundry box installed
2-3 outside faucets with frost-free taps
Gas bbq box with dual outlet as an option
Gas or Electric Fireplace—optional
Radon mitigation—passive system installed per code

ELECTRICAL

200 amp service
LED lighting throughout the home, 100% of lights
Data, cable, and phone outlets per count sheet provided
Soffit plug and switch

GENERAL

Built to newest building code and beyond
2-5-10 warranty, permits, course of construction
insurance, WCB coverage
Excavation completed, backfill with native soil
Cleaned and ready for occupancy
Landscaping & appliances are optional

Our construction packages are build just for you. We are a design-build company, no two homes are alike as our clients have unique lifestyles and we build your home to suit.



Belledune Homes & Construction Ltd

Jody - 250-640-5008

12e - 1839 1st Ave (with sister co New Look Interiors)

belledunehomes.ca

