

# THE PROCESS

THERE ARE JUST 11 STEPS TO DESIGNING AND BUILDING A WOODHOUSE TIMBER FRAME HOME.

**1 LAND PURCHASE** Pick out your dream location. A few things to remember: Unless you plan to live “off-the-grid,” you will need access to utilities like water, telephone, electrical service, and sewage disposal, as well as optional hook-ups for conveniences like natural gas or cable television. Does a road or driveway need to be built? What are the zoning and setback requirements? Does the site have clear vistas to the south and west for effective solar orientation? What are the prevailing winds?

**2 THE DESIGN PROCESS** At Woodhouse, we encourage a team visit to your building site to inform our initial plans for your home’s unique design. Then, we either work with you to alter an existing pre-designed Woodhouse home plan, or, we begin to develop design drawings from scratch.

These initial materials include floor plans, elevations and three dimensional models, and will enable you to systematically evolve your home’s design. Upon completion of your preliminary timber frame plans, we will create scale drawings of floor plans, elevations and details that will enable you to obtain building permits and confirm total construction costs.

Our highly responsive design teams use computer-aided design (CAD) technology for all aspects of design—from foundation up—with the possible exception of preliminary sketching.

Our online portal allows to you review your timber frame home design plans, projected costs, and view a 3-D ‘walk-through’ on your property.



If you prefer, we are happy to work with your chosen architect to ensure that a suitable timber frame structural system is developed in the initial stages of design. Your Woodhouse regional project manager will consult with you throughout the architectural design process as you make decisions about the cost and components of your individual package. Selections you will make include: the style of joinery, the various floor system options, your insulating wall and roof panels (SIPs), wall and ceiling finishes, the color of your exterior siding, trim, and roofing, as well as window styles and colors.

**3 PERMITTING** Check with your local authorities for all the appropriate paperwork you’ll need to begin building your dream home. Woodhouse will provide all the construction drawings you need to obtain these permits.

  
1 WEEK  
TO  
24 MONTHS

**4 SELECT A GENERAL CONTRACTOR** The general contractor is responsible for the actual construction of your home. Make sure you check references, talk to previous customers, and walk through homes they have built in the past. You will also decide the manner in which you will contract with the general contractor—either “cost plus” or “fixed cost.” Your Woodhouse regional project manager can discuss these options with you and is available to assist you throughout the selection process.

  
2 WEEKS  
TO  
8 WEEKS

**5 THE PACKAGE** Based on your selections, you will receive a “Package Quotation,” detailing the components and specification of all materials for the Woodhouse portion of the construction of your home. Then we create a “Package Purchase Agreement,” written in plain English that establishes the date of delivery, details of the components, and spells out the costs and payment schedule for your timber frame package. It also defines the responsibilities of both Woodhouse and you, the owner.

  
THROUGHOUT  
THE DESIGN  
PROCESS

**6 PAYMENT** Your Package Purchase Agreement spells out the price and payment schedule for your package. With a 10% package deposit, we reserve a tentative slot in our schedule for delivering your package and begin the development of construction drawings. With the next deposit of 40% (putting total package deposit now at 50%), we order the materials such as timbers, panels, windows, doors, etc. Delivery is scheduled within 12 weeks of receipt of this deposit (although we can sometimes deliver in less time). Upon delivery, the balance of the package, less your design deposit, is due. The deposit schedule is sometimes truncated to meet faster delivery requirements.

**7 MANUFACTURING** Every timber for every Woodhouse is crafted to order. We craft our timbers on a state-of-the-art computer numeric controlled (CNC) joinery machine, drawing on more than 150 combined years of experience joining timbers.

This machine precisely cuts the timbers according to our design department's computer program. Our machine operators, with years of experience cutting and building timber frames, select each timber for its use and location in your home. We then finish the machine cuts by hand, creating unique, fully housed joinery of the highest standard. Each piece is hand chamfered (if you have chosen this option) and then hand-planed for the smoothest surface possible.

Next, they are stacked with stickers for optimum air circulation. Prior to loading and shipping, they are wrapped with special timber wrap material. Meanwhile, all the other components of your package are gathered for shipping: SIPs are manufactured and pre-cut, windows and doors are delivered to Woodhouse, and all of the wooden pegs, specialty fasteners, and other materials are counted and ready for shipment. All of the materials are then loaded onto tractor-trailers for delivery to your building site.

**8 CONSTRUCTION STARTS** Once your foundation and floor systems have been built according to the specifications within your plans, we'll deliver your Woodhouse package. We provide a technical representative who works with your builder or contractor to provide specialized expertise and any additional guidance necessary to erect the Woodhouse package. You will be asked to provide either an all-terrain forklift and/or a crane suitable for off-loading and raising your timber frame.

**9 RAISING YOUR TIMBER FRAME** Now it's time to raise your frame! Your timber frame is assembled and raised into place with a rough-terrain forklift or, when necessary, a crane. After your frame is raised, some fine-tuning takes place to "true-up" all of the timbers, ensuring that they are level and plumb. The frame is then secured by drilling and pegging the mortise and tenon joinery with wooden pegs.

  
1 WEEK  
TO  
3 WEEKS

**10 SIP APPLICATION** At this point, your frame is ready for enclosure with structural insulated panels (SIPs). First, either our MoldTough™ water-resistant and mold-resistant drywall or tongue and groove boards are applied to the walls of the timber frame. Wall panels are then positioned in place and locked together with spray foam in all the panel seams. As the walls are completed, we repeat the process on the roof, installing the drywall or tongue and groove boards, followed by the roof panels. A crane may need to be used to install the roof panels.

  
1 WEEK  
TO  
3 WEEKS

**11 INSTALLATION OF EXTERIOR WINDOWS & DOORS** It is important that your windows and doors are installed correctly. Your general contractor begins by installing window and door nailers and sealing beneath and behind them with spray foam. Next, he installs the windows and doors, ensuring that they are level and plumb. He will also apply a sticky tape to the exterior of the nailing flange to help prevent potential air and water leaks. The installation is completed by shimming between the interior jambs and nailer and installing non-expanding foam insulation between the window or the door and the jamb.

  
2 DAYS  
TO  
10 DAYS

  
6 WEEKS  
TO  
12 WEEKS



**TOTAL TIME FRAME** 4 MONTHS TO 43 MONTHS