



BUILDING GROUP

PROJECT PROCESS

STAGE ONE: CONSULTATION



INITIAL CLIENT MEETING

It begins with listening. You've been contemplating this project for some time, perhaps assembling Houzz and Pinterest photos along the way. You want to start but feel overwhelmed by the prospect. During the initial consult we learn about your lifestyle, aesthetic tastes and functional needs. We openly discuss your objectives, explain our entire process, and answer basic questions regarding budgets and timelines.

CONCEPTUAL PLANNING & DESIGN DRAWINGS

For less complex remodels we will generate design concepts internally based on your wish list and our years of experience. For larger scale projects requiring building permits we will assemble and coordinate a highly skilled team of professionals. Over the years we have worked with some of the City's finest architects and interior designers and will recommend the most appropriate team for your particular project and budget.

PRELIMINARY ESTIMATE

We conclude this phase by presenting you with concept drawings, a preliminary budget, and timeline. With everyone on the same page we move forward to the next level of detail.



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STAGE TWO: DESIGN



WORKING AND DETAILED DRAWINGS

Working collaboratively with you we finalize your conceptual plans, scope of work, and schedules. Where professionals are engaged, they are tasked with preparing detailed architectural, structural, and electrical/mechanical drawings that form the basis of your permit application. At the same time interior design elements such as trim, custom millwork, cabinetry, counters, flooring, plumbing and electrical fixturing are explored and defined.

FINAL BUDGET AND CONTRACT

With the details of your project clearly established we finalize our contract and the construction budget by professionally tendering and carefully evaluating incoming proposals to ensure that you receive quality and value. GH Building Group has a long-standing reputation of working with the industry's most highly skilled trades and artisans.

BUILDING PERMIT SUBMISSION

During the permitting process we act as your "quarterback". We liaise with the architect and the rest of the professional team to ensure that all supporting documentation related to your permit application is complete and processed on a timely basis. Depending on the nature of your project this may include preliminary municipal reviews, zoning variance applications and Committee of Adjustment hearings.



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STAGE THREE: CONSTRUCTION

MOBILIZATION AND SITE PREPARATION

With the building permit imminent we begin to ramp up site activities to prepare for construction. This may involve the client relocating, temporary utility shutdown, decommissioning of services, tree protection, the preparation of site hoarding, and delivery of facilities (i.e. power, office, external washroom etc).

CONSTRUCTION

An exciting time for all as we officially “break ground”. We begin with an initial site meeting to introduce you to our experienced field management team who oversees all aspects of construction. Clear and ongoing communication is important throughout the life of your project. Regular site meetings are held and we will prompt you for timely decisions so that your project stays on track. At all times protocols are in place to ensure that safety standards are maintained.

INSPECTION AND COMPLETION

In addition to coordinating inspections with the relevant local authorities we will conduct a thorough walkthrough of your home detailing operating and maintenance instructions as well as answering any questions you may have. In helping you successfully navigate the process we trust that we have achieved our goal – building you a home of enduring value and a trusted relationship with GH Building Group. Welcome home!