

GETTING TO KNOW OUR PROCESS



BATHROOMS

Why Bathroom Remodeling Takes Time

- There is a misconception that home remodeling projects will be magically completed during a commercial break, like they are on HGTV.
- TV shows only give you glimpses of the remodeling process, usually just the entertaining parts. They don't show the **extensive planning and preparation** that goes into a successful kitchen and bath remodeling project. They provide viewers with very unrealistic expectations regarding the timeline and construction process itself.
- There are so many moving parts that go into a remodel, this is your HOME. We need to ensure our clients can live happily and comfortably once all is said and done.
Perfection takes time. Rome wasn't built in a day!

So How Long Will Your Bathroom Project Take?

- The time required for designing and remodeling a bathroom depends on the scope of the project, availability of materials, and the requirements of the design.
- If the bathroom design program is straightforward, new components replace the old ones in the same layout, which is called a pull and replace. In a pull and replace, there is minimal construction or customization involved. Replacement bathroom projects average 8-10 weeks for a moderate sized bathroom.
- Bathroom remodeling projects that involve a larger space, wall removals, structural changes, and reconfiguration of the floor plan take longer. A fair expectation is 12-14 weeks for a custom kitchen or bath renovation.



Can Your Bathroom Remodel Take Even Longer?

An efficient bathroom remodeling project is built around a schedule. Your project manager lays out a series of steps that must be completed in sequence. Still, even with the most carefully planned renovation projects, delays can occur. Many times, this can be due to backordered items, pre-existing issues in the home, or other unforeseen circumstances. There are a lot of moving parts in a remodel to be managed for a successful project. That makes for tricky scheduling. Little hiccups are bound to happen, but most of the time they will be resolved by our project managers so that delays, if they occur, aren't showstoppers.



How Will We Preserve The Home's Livability?

- The prospect of living in a home that is undergoing construction can be a nerve-wracking thought. But there is no need to fear!
- We do all we can to ensure the homes integrity stays perfectly preserved by taking steps such as:
 - Protective zip walls are erected to safeguard surrounding areas.
 - Protective floor covering is put down everywhere from the kitchen to the front door, nothing will be tracked in on our watch.
 - Air filters and dust control systems are put in place to ensure dust, mold, drywall and other harmful substances are not carried throughout the homes air system.

What Is The Payment Schedule Like?

- Payment / Draw schedule is straight forward. A client should always feel comfortable with where we are in the process and where their money is going.

To keep it simple, we categorize the draw schedule as follows:

- Initial Deposit: 50% of total contract value due when contract is signed
- Progress Draw: 15% due upon completion of demolition, rough-in & repairs
- Progress Draw: 25% due upon complete tile installation
- Progress Draw: 5% due upon cabinet and countertop installation
- Final Draw: 5% due upon project completion

Great Bathroom Remodeling Experiences Come to Those Who Plan

Here's a detailed look at a custom bathroom renovation timeline.

There are two parts:

Pre-Construction and Construction Phase

Bathroom Pre-Construction Phase

- 1) **Design Meetings** – where we will discuss the following:
 - a) Floor Plans
 - b) Elevations
 - c) Lighting & Electrical Plan
- 2) **Selections** – The EXCITING Part!
 - a) Shower Tiles
 - b) Plumbing Fixtures
 - c) Vanity Cabinets
 - d) Countertops
 - e) Backsplash
 - f) Light Fixtures
 - g) Dry/Wet Flooring
 - h) Vanity Hardware



Construction Phase

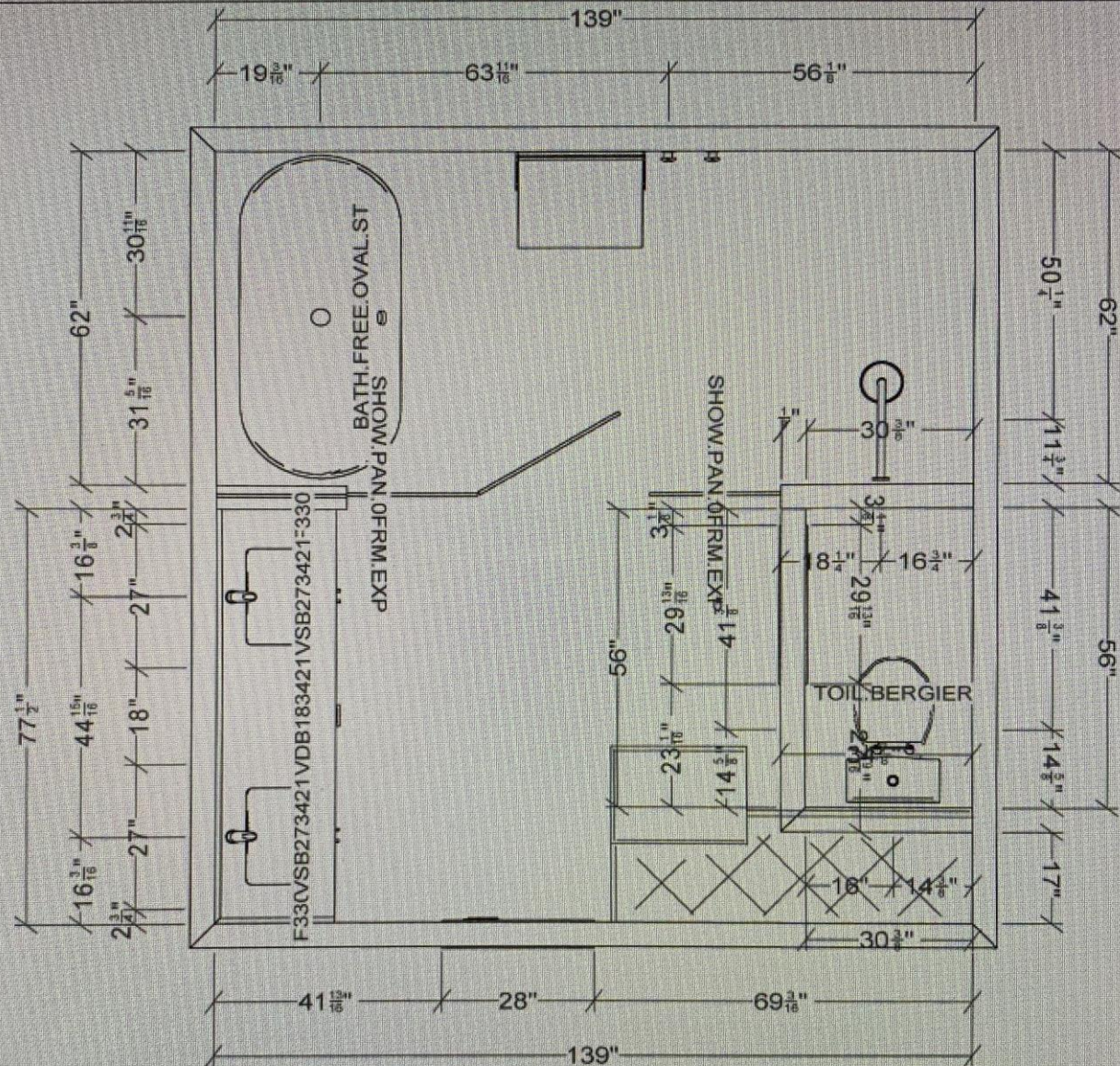
- a) Construction Drawings
- b) Apply for Permits
- c) Order Materials
(delivery dates align with construction schedule)
- d) Project Begins





Layout / Floor Plan

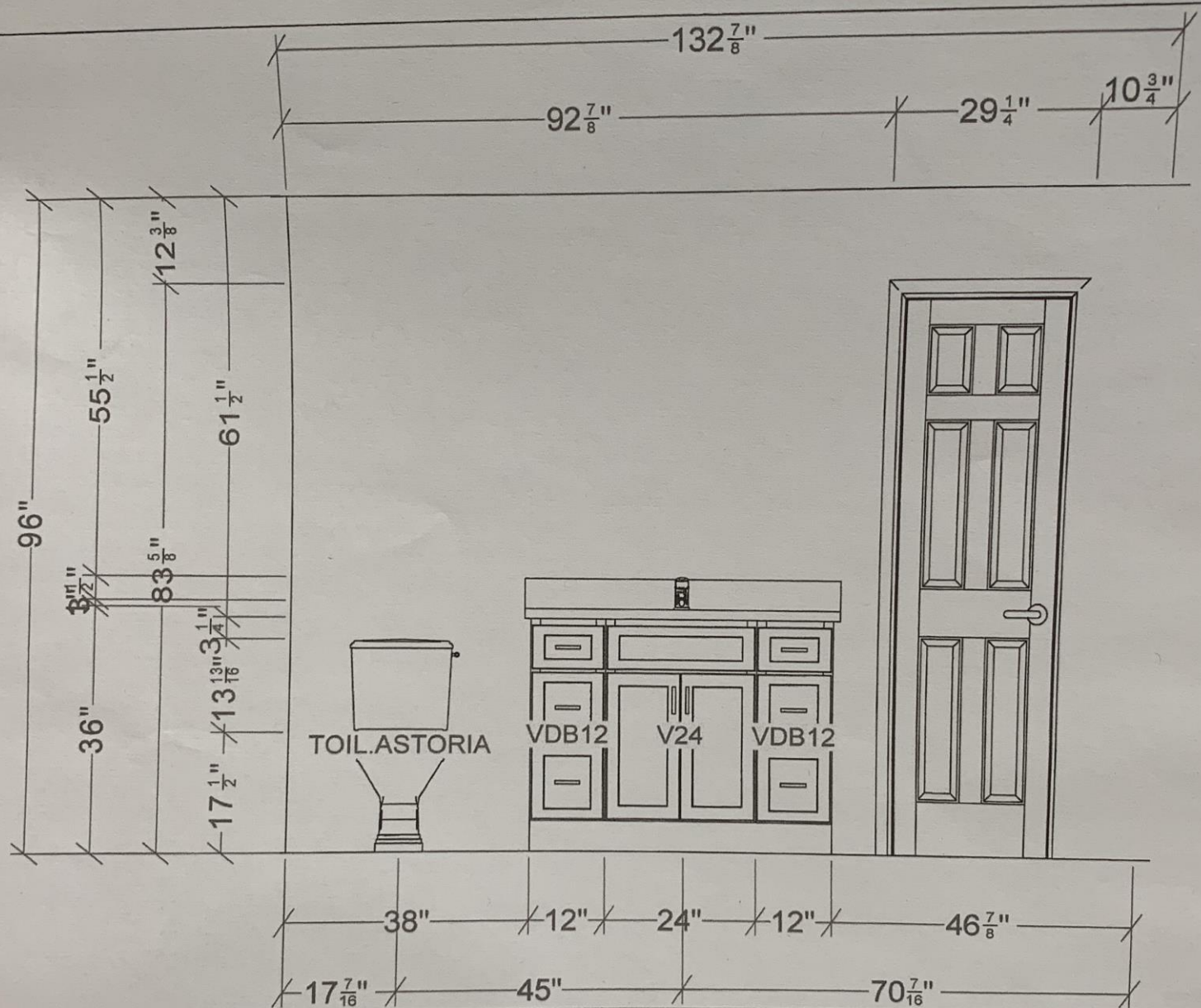
A floor plan or layout is a drawing with scale sizes that display the positions of rooms, equipment, and furniture viewed from above. We use floor plans as a visual tool to check if the room space fits well for the original purpose.



<p>All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.</p>	<p>2020</p>	<p>This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.</p>	<p>Designed: 4/9/2019 Printed: 4/9/2019</p>
<p>Danielle Bath</p>	<p>All</p>	<p>Drawing #: 1</p>	<p>No Scale.</p>

Elevation

Elevation sketches are usually scale drawings and present a layout of a room on a vertical plane—from floor through the horizontal line to the ceiling—giving a more accurate idea of where and how things will fit together.

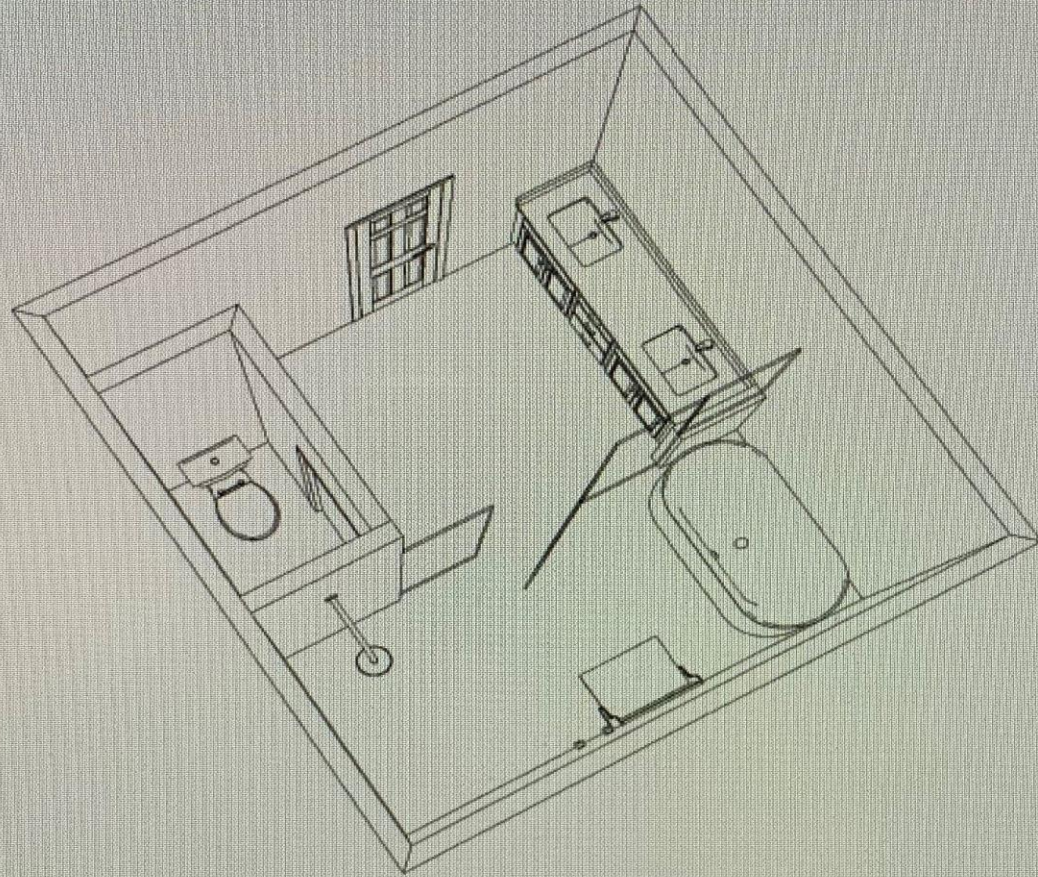


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Rendering

A rendering consists of a scale drawing of the proposed design. They show you the position of the structural components, furniture and appliances in your proposed space.

Photorealistic renderings show clients what the end product will look like.



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

2020

Designed: 4/9/2019
Printed: 4/9/2019

Danielle Bath

All

Drawing #: 1

Demo Day! Make sure everything from soap to the toilet tank cover are removed beforehand so the contractors can get straight to work.

- Prepare bathroom and surrounding areas, accordingly, lay out all dust and floor protection
- Install zip barriers
- Demolition – tear out everything that is going: vanity, toilet, floors etc., remove structural elements if the job requires, fix up any unknowns that were hiding e.g. mold or termite damage
- Clean-up





HOW TO:

Remodel a Bathroom - Demo

What Does Rough-In Mean??

Think of this as everything that goes inside the walls. Rough-in is the stage of a construction project when the various mechanical, electrical, and plumbing lines are brought in. This is when lines are laid out, but final connections are not made until other stages of the project are completed.

Rough-In Mechanical:

The mechanical rough-in is essentially installing your HVAC (air conditioning) system. Ductwork is installed during this phase.

Rough-In Plumbing:

All water supply and drainpipes have been run through bored holes in the studs and other framing and all pipe connections have been made. But no sinks, faucets, or other fixtures and end elements are yet installed at this phase.

Rough-In Electrical:

With electrical work, a rough-in means that all electrical cables have been pulled through studs and other framing members and are inserted into wall and ceiling boxes. But the light switches, outlets, lights, and other devices are not attached—inspection of that aspect of the work occurs during the final inspection.

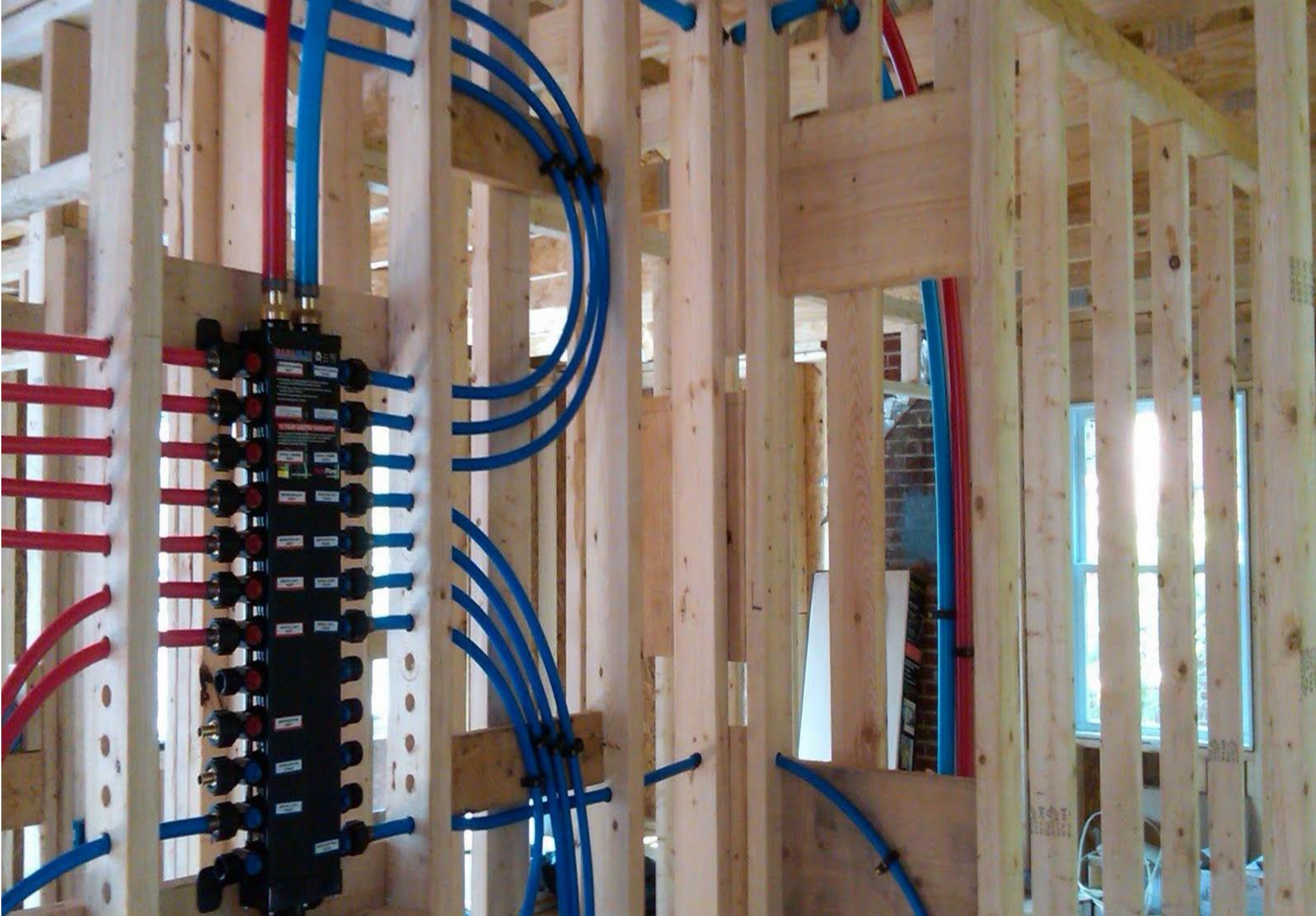
Ex. Mechanical Rough-In



Ex. Plumbing
Rough-In



Ex. Electrical
Rough-In



Sample Bathroom Construction Timeline Step 2 Standard Pull and Replace

There are two types of remodels: a standard pull and replace, and a structural change remodel. Step 2 is dependent on which type of remodel takes place.

We will examine the pull and replace first.

By its name alone, this type of remodel describes exactly what is required: **pulling** out the old to be **replaced** with something new.

Once demolition is done, we may move on to Step 2. For a pull and replace this means beginning necessary rough-in work which may include:

- Electrical rough-in – rewiring, moving or adding wires for lights, outlets, exhaust fan etc.
- Mechanical rough-in - working on HVAC system
- Plumbing rough-in – run water supply and drainpipes for toilet, vanity, shower/tub etc.
If there is a tub, it will be installed at this point

Utilities will need to be approved by a building inspector. (Usually takes about a week.)





Sample Bathroom Construction Timeline

Step 2 With Structural Changes

Once demolition is done, we may move on to Step 2. For a remodel with structural changes, this means beginning the process of:

- Installation of new windows, walls, doorways etc.
- Moving the location of the shower or a closet etc.
- This can take between 2-4 weeks, depending on the size of the project
- Once structural changes are finished and passed inspection, we can begin all necessary electrical, mechanical, and plumbing rough-ins



Utilities will need to be approved by a building inspector. (Usually takes about a week)



Sample Bathroom Construction Timeline

Since wood framing is the key to the structural stability of your bathroom remodel, ensuring each stud in the wall or running board and floor joist is free of damage is imperative.

- Add new framing if making structural changes
- Reframe any discolored, wet or damaged wood with wood that is cut to size and plumb to the wall or level with the floor
- Add studs and blocking for grab bars etc.
- Level wall studs so tile can be easily installed on a straight surface



Sample Bathroom Construction Timeline

Step 4

Drywalling is an art and must be approached with taking your time in mind. This is not a step you want to rush through.

- We begin by marking all studs' locations
- Measure to where the first panel will land in the center of stud
- Hold panel against the wall and drive 5 screws into each stud, working your way from the middle out
- Trim around any windows or doors
- Screw panel into framing
- Using a 5" knife, cover joints and screws with compound
- Apply paper tape over seams, smooth and press into compound, let dry overnight
- Sand with pole sander with medium grit abrasive
- Using a 10" knife, apply 2nd coat of compound to joints and screwheads, let dry overnight
- Sand with a fine grit drywall sandpaper
- Using a 10" knife, apply 3rd coat of compound and smooth to an imperceptible, feathered edge. Let dry overnight
- Sand as before, wipe with a damp cloth, set up to prime
- Prime wall with drywall primer-sealer, flat latex paint, hiding paint or skim coat

**Priming before painting is important because drywall soaks up more than its share of paint. If the surface is not prepared, you may find yourself applying too many coats of paint before the mudded seams stop showing through.



Sample Bathroom Construction Timeline

Step 5

Installed directly over the joists, a subfloor creates a flat solid surface for the finished flooring to rest on. Generally, this only refers to a layer of plywood but in the case of bathrooms, it includes an underlayment of concrete backerboard as well, which provides a water-stable base, makes the floor more rigid (less chance of cracked tiles), and makes the surface better suited for tile adhesion.

- Mark cut lines on the plywood
- Cut the plywood to size, running a circular saw across the width of the board
- Mark the floor joist locations on the wall to know where to insert the screws
- Lay plywood in place
- Run a chalk line off the floor joist to mark the wall then, drive deck screws every 8 inches along the line
- Apply thin set
- Bring in the concrete backer board and lay it down on the thin set covered plywood. Screw the concrete board into the plywood about every 6-8 inches. Let dry 24-48 hours
- Now were ready for flooring!



Sample Bathroom Construction Timeline

Step 6

In this step the shower pan will be installed, all areas of the shower will be waterproofed, and tile will be laid out. This includes dry floor, shower walls and wet floor.

Installing the shower pan

- Apply a coat of thin set mortar to the subfloor using a notched trowel
- Apply a continuous bead of shower seal polyurithane sealant around the edge of the drain base
- Put shower pan in place and press down into mortar
- Move on to waterproof shower floor and walls

Before tile can be installed in the shower, the area must be waterproofed

- Wipe cement board with a wet sponge to keep the thin set from drying out
- Apply adhesive to cement board and shower pan with a trowel
- Apply water proofing such as RedGard, Schluter Systems or Liquid Durock to shower walls and pan (two coats may be required)
- Allow to dry for at least 12 hours before flood testing

Sample Bathroom Construction Timeline

Step 6 continued..

It is time to begin piecing the bathroom back together, starting with tile! Porcelain tile is the best of all worlds for bathroom flooring, as it is waterproof, stylish, and cost-effective.



- Begin by placing cut tiles to complete tile layout and confirm tiles are spaced evenly, are square and that the layout is pleasing to the eye
- Once satisfied with the layout, remove tile to apply thin set mortar
- Start with the shower walls and leave a gap between the last row of wall tile and the floor so the wall tiles can overlap the floor for an even, clean look
- After installing the wet floor tile you can install that final, or first, row of wall tile. Or, fill the gap with grout. You can also cut the tile to fill the gap between floor and wall
- After the shower has been tiled, move on to tile the dry floor

Sample Bathroom Construction Timeline

Step 7

Time to trim out! This is the step where we finish all that plumbing and electric rough-in work from earlier in the process.

According to all specifications:

- Trim for recessed lights is installed
- Pendant lights are installed
- Sink faucets are installed
- Shower trim (shower head, handle, and tub spout) are installed
- Toilet is installed
- Vanity hardware is installed



Sample Bathroom Construction Timeline

Step 8

In this step, we are finishing up our bathroom project with just a few more things to do.

- If the shower area is going to have a door, it is installed at this point
- Install crown molding if applicable
- Paint all necessary areas, we do this last to ensure no dust gets kicked up in the fresh paint
- Finish up any last details
- Construction clean up
- Clear air ventilation systems
- Remove protective zip walls and floor coverings
- Final wipe down of vanity cabinets, counter and floor
- Haul away dumpster



Punch out!! The job is now complete! We give every client a 3 year warranty and do a walk through with the owner of Gainesville Kitchen & Bath, our project manager, the project's designer and the homeowner to make sure everything is as it should be and we make plans to rectify whatever we find is not up to par. That's what a punch out is for!

ENJOY YOUR NEW BATHROOM!!!

