

aug 2026

prep

**pre-construction
intelligence / clarity**

saving people from
expensive mistakes

project name

project name with
address

client name

number, email and other
details

01 discover

understand the project



THE PROJECT

Rear extension, main floor renovation

- 2 storey detached home
- approx 2150 sqft
- mature rear yard

THE GOAL

- more natural light
- larger kitchen
- better connection to backyard
- improved family living space

POSSIBILITIES

- open the main floor
- extend towards rear
- improved circulation
- stronger indoor-outdoor connection

we understand what you have, what you want
and what might be possible

the prep plan
sample PREP manual - not detailed construction documentation

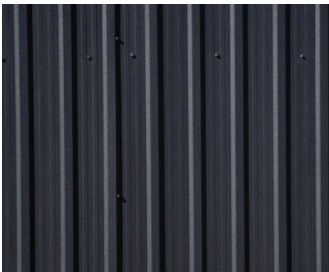
02 visualize

see it before you build it

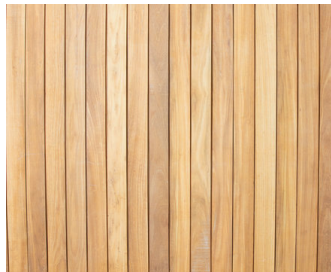


large sliding window on east facade
allowing morning light into the kitchen
and living area

900 sqft



1200 sqft



800 sqft



950 sqft



space, atmosphere, materials, and direction -
all in one view

the prep plan
sample PREP manual - not detailed construction documentation

Kitchen

Warm oak cabinetry
Natural stone
counters
Soft neutral walls
Dark architectural
accents

the heart and soul of the house



the prep plan

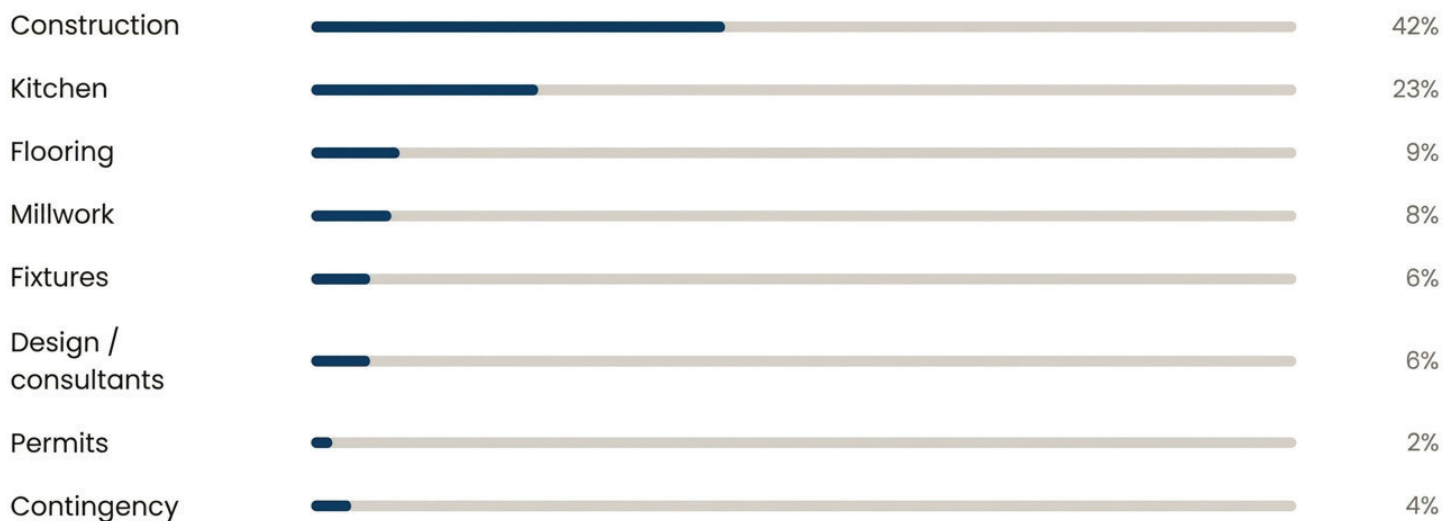
sample PREP manual - not detailed construction documentation

03 calculate

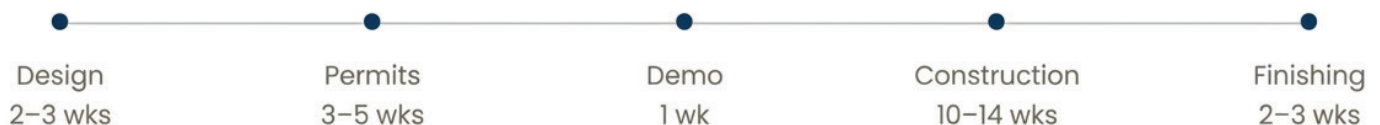
know where the money goes

estimated project range

130k-145k



timeline



PLAN FOR THE UNEXPECTED

- Structural — discoveries
- Electrical / plumbing upgrades
- Hidden water damage
- Material price changes
- Site-access challenges
- Temporary relocation
- Material delays

04 decide

move forward with clarity

overall feasibility



PERMITS ●

Standard zoning and building permits.
Process is straightforward

BY LAWS AND SETBACK ●

Within lot coverage, height and
setback limits

SITE ACCESS ●

Rear laneway allows equipment and
material access

STRUCTURE ●

No load bearing walls affected by the
proposed plan

REAR TREE ○

Close to foundation line- Arborist
review recommended before filing

you now have a pre construction manual
to start your project with confidence.

the prep plan
sample PREP manual - not detailed construction documentation