



**ROYAL ESTATES**  
WWW.ROYALESTATESMGMT.COM

# Project Plan

Pre construction led company with trusted contractor connections.

Full extended coverage insured for peace of mind.

Worksafe BC #: 201808441

Northbridge Insurance #:



## **Pre-Construction Planning & Preparation (Recommended Reading 1-4, 12 Important Information)**

### **1. Design & Scope Confirmation**

Before any work begins, we ensure all selections and decisions are clearly defined:

- Finalized layouts, sketches, and design intent
- Material selections (flooring, tile, cabinetry, fixtures, paint)
- Appliance specifications and dimensions
- Accessibility considerations and future-proofing
- Storage optimization and functional planning

Clear planning at this stage minimizes delays, changes, and unforeseen costs during construction.

### **2. Permits & Approvals - Where required:**

- Plans and drawings are submitted to the city or authority
- Permit fees are processed
- Construction timelines are aligned with approval schedules

### **3. Material Ordering & Lead Times**

To ensure smooth execution:

- Materials are ordered in advance based on confirmed selections
- Lead times and availability are verified prior to scheduling work
- Large suppliers are used strategically for consistency and reliability

### **Site Setup & Protection**

#### **4. Home Protection & Job Site Setup**

Before construction begins, we take deliberate steps to protect your home:

- Floor protection installed in all work and travel areas
- Dust barriers and sealed partitions where required
- Protection of adjacent rooms, finishes, and furniture
- Designated material storage and waste areas
- Furnace filter replacement plan to manage airborne dust

If preferred, a separate lock or keying system can be arranged for the construction area.

### **Construction Phases**

#### **5. Framing & Structural Work**

- Construction of new walls, bulkheads, and shower assemblies
- Framing of doorways and closets
- Structural modifications completed per approved plans

#### **6. Plumbing & Electrical (Rough-In)**

- Plumbing rough-ins for kitchens and bathrooms
- Electrical rough-ins for lighting, outlets, and appliances
- Coordination to ensure clean alignment with cabinetry and finishes

#### **7. Insulation, Drywall & Paint**

- Insulation installed where required
  - Drywall installation on walls and ceilings
  - Surface preparation, priming, and paint application
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## **8. Cabinetry & Millwork**

- Kitchen cabinetry installed
- Vanities fitted
- Countertops and sinks installed once cabinetry is set

## **9. Tile & Surface Finishes**

- Shower surrounds and shower floors
- Kitchen backsplashes
- Floor tile installation where applicable

## **10. Fixtures, Flooring & Trim**

- Lighting fixtures installed
- Flooring installed throughout designated areas
- Door, window, and baseboard trim installed

## **11. Final Finishes & Installations**

- Appliances installed and connected
- Final plumbing fixtures installed
- Hardware and accessories installed
- Final detailing and adjustments

### **Daily Site Management -Throughout the project:**

- Work areas are maintained in an orderly condition
- Tools and materials are secured daily
- Debris is managed regularly to prevent buildup
- Progress is monitored to ensure schedule alignment

### **Clean-Up & Project Completion**

#### **12. Final Clean & Walkthrough - At project completion:**

- Construction debris is removed
- Job site is cleaned and prepared for use
- Final walkthrough conducted to review workmanship
- Any remaining touch-ups or adjustments are noted and completed

### **Information Required Prior to Start**

To ensure efficiency:

- Furnace filters supplied for regular replacement
- A site key provided or lock adjusted if required
- Clear access to work areas on scheduled days

### **Communication & Expectations**

We believe clarity creates confidence.

- Changes are discussed before execution
- Scheduling adjustments are communicated promptly
- Decisions are confirmed to avoid assumptions
- Our focus remains on quality, longevity, and finish

Every renovation is approached as a carefully managed process — not just a construction project.

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Useful Resources:

Rona - Canadian brand, carries wide ranging selection of all important components of the project.

In house visit

Rona - Browse Vanities, Cabinets, Faucets, Light Switches, Lighting, Door Knobs/Handles, Toilets, Showers, Shelving, Flooring

Decora - Browse large selection of tile - Most can be shipped within a week.

Sleggs - (Island Operated) Raw materials - Landford largest warehouse and selection

Urbana Kitchens - Wonder worthy

Kitchen & Bath Classics - Wonder worthy

Hourigans Flooring - Wonder worthy

Island Floor Centre Ltd. - Wonder worthy

FlorForm Countertops - Countertops

Abstract Stone - Countertops

Sherwin Williams - Paint

Benjamin Moore - Paint

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## Renovation Product Checklists

### Washroom Checklist

- Floor tile
- Shower floor tile
- Shower wall tile / surround
- Waterproofing system
- Vanity
- Vanity countertop
- Sink
- Faucets
- Shower system
- Bathtub (if applicable)
- Toilet
- Mirror / medicine cabinet
- Lighting
- Exhaust fan
- Accessories (towel bars, hooks)
- Heated flooring (if applicable)

### Kitchen Checklist

- Flooring
  - Cabinetry style and finish
  - Cabinet hardware
  - Drawer organizers
  - Island configuration
  - Countertops
  - Backsplash
  - Sink
  - Faucet
  - Appliances
  - Range hood
  - Garbage / recycling system
  - Under-cabinet lighting
  - Electrical outlets
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### Cabinetry & Millwork Checklist

- Cabinet box construction
- Door style
- Finish / colour
- Interior finish
- Soft-close hardware
- Drawer slides
- Custom storage
- Panel-ready appliances
- Toe-kick finish
- Integrated lighting
- Hardware

### General Project Checklist

- Paint colours
  - Paint finish
  - Interior doors
  - Door hardware
  - Baseboards
  - Window trim
  - Lighting fixtures
  - Switches and dimmers
  - Electrical outlets
  - Flooring transitions
  - Closet systems
  - Storage solutions
  - Accessibility considerations
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