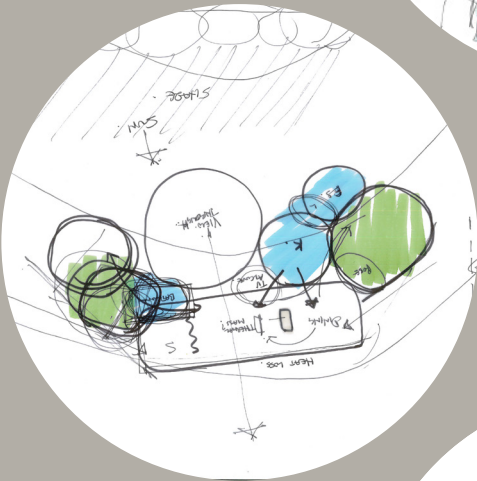
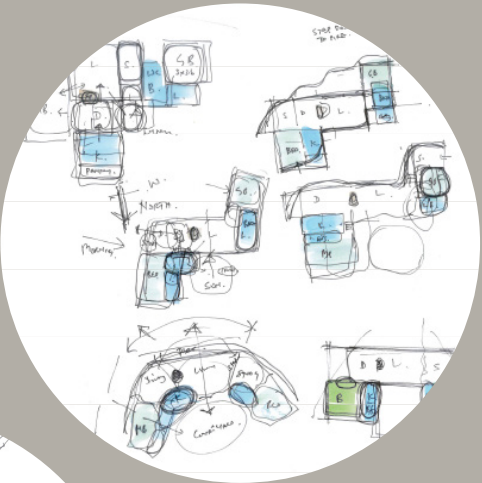


**VISION
CREATION**
(you are here)

PRE DESIGN ANALYSIS

Critical first step, crucial to all other stages. Understanding your needs and wants helps to clarify a brief, saves you money in the long term gives you confidence to proceed and reduces stress



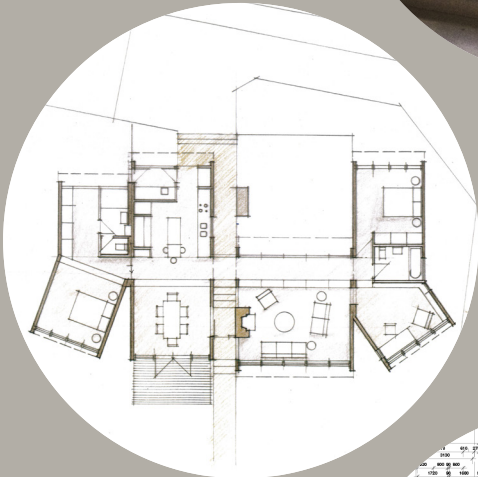
CONCEPT DESIGN

This is where ideas and experience are critical. A strong brief and accurate budget from the PDA helps us to explore the best options to achieve an inspirational building full of more than initial expectations



DESIGN DEVELOPMENT

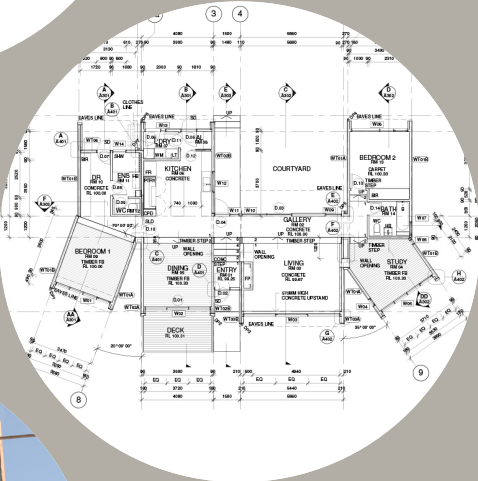
This is where every part of the building is resolved. Structural Engineer is engaged Final materials, fixtures and fittings are selected. Pricing is reviewed prior to proceeding to documentation. Energy Assessment is completed



**CONSTRUCTION
DOCUMENTATION**

Coordinate and integrate the work of other specialist consultants. Prepare drawings, schedules and specifications sufficient for approval, pricing and construction

Planning Approval
Lodge for planning approval if required



Building Approval
Lodge for Building Consent with a local Building Surveyor



Pricing

This may be by selected tender with a group of local builders or negotiation with a particular builder

CONSTRUCTION

Contract Administration

Architects often assist with the administration of the building contract
Some clients choose to do this themselves but architects are much better suited to this role and can help ensure that codes are met, details are built correctly, changes are incorporated and priced fairly. The project is kept on schedule, a much less stressful journey for the client



**YOUR
HOME**
(you are now here)

COMPLETION