



Documentation Procedure:

STAGE 1 – SCHEMATIC DESIGN:

DEVELOPMENT OF INITIAL CONCEPT PLANS IN ACCORDANCE WITH CLIENT BRIEF, PROJECT BUDGET AND SPECIFIC SITE CONSTRAINTS:

- PROPOSED GROUND FLOOR PLANS - 1:100
- PROPOSED FIRST FLOOR PLANS – 1:100
- PROPOSED 1 x INDICATIVE ELEVATION – 1:100

STAGE 2 – DESIGN DEVELOPMENT DOCUMENTATION:

FURTHER DETAILED PREPARATION OF DESIGN DOCUMENTATION WHICH MAY INCLUDE THE FOLLOWING:

- PROPOSED SITE PLAN – 1:200
- PROPOSED GROUND FLOOR PLANS - 1:100
- PROPOSED FIRST FLOOR PLANS – 1:100
- PROPOSED 4 x ELEVATIONS – 1:100
- 3D PERSPECTIVES
- FULL COLOUR SPECIFICATION OUTLINING PROJECT INCLUSIONS.

(This is required to generate a full colour Specification, and provide a fixed Contract Figure for the Project.)

STAGE 3 – ARCHITECTURAL BUILDING DOCUMENTATION:

PREPARATION OF ARCHITECTURAL BUILDING DOCUMENTATION (SATISFACTORY FOR BUILDING PERMIT) SHALL INCLUDE THE FOLLOWING:

- SITE PLAN – 1:200
- ROOF PLAN - 1:100
- GROUND FLOOR PLANS - 1:100
- FIRST FLOOR PLANS – 1:100
- GROUND FLOOR SETOUT PLAN – 1:100
- ELEVATIONS - 1:100
- SECTIONS - 1:100
- WINDOW & INTERNAL DOOR SCHEDULES
- BATHROOM AND KITCHEN DETAILS
- POWER AND LIGHTING PLANS
- OTHER NECESSARY INTERNAL ELEVATIONS

(This is required for Contract Signing.)

TOWN PLANNING DOCUMENTATION QUOTED ON JOB TO JOB BASIS

- SOIL TEST & LEVEL
- SOIL TEST ONLY
- VEGETATION SURVEY
- LANDSCAPE DESIGN
- SURF/COAST AND LEVELS
- ENERGY RATING *(Required to Finalise Contract Price – include in contract price)*
- ENGINEERING *(Required for Contract Signing)*