

THE DESIGN PROCESS

SITE VISIT & DESIGN IDEAS

- Client Brief
- Project Budget
- Project Ideas: Archipro, Pinterest, Houzz, Issuu.com
- Site Visit: Access, Wind, Views, Sun & Services
- Planning Check: Title, Covenants, Consent Notices, Easements, Zone Rules
- Topographical Survey



SKETCH CONCEPTS

- Floor Plan & Elevation Sketches
- Geotechnical Report
- Budget Check
- Client Approval
- Arcline Fee Proposal



RESOURCE CONSENT (required for most projects)

- Earthworks
- Coastal Zones
- Impermeable Surfaces
- Building Envelope Breaches
- Landscaping Plan
- Bush Setback
- Wetland Setback
- Retaining Wall Heights & Surcharges



CAD CONCEPTS

- VR Walkthrough
- 3D Model (Optional)
- Client Feedback
- Planner Check
- Client Approval



FULL PLANS & SPECIFICATIONS

- All Details and Full Plans Completed
- Specifications Completed



BUILDING CONSENT & PRICING

- Building Consent Submitted
- RFI (Request For Information From Council)
- Consent Issued
- Builder Quotes (by Client)



DEVELOPED DESIGN & SUBCONSULTANTS

- Earthworks Permit
- Truss Design
- Structural Engineering
- Rib-raft Slab Design
- Kitchen Design
- Interior Design
- Choose Interior Fixtures
- Wastewater Design
- Storm Water Design



CONSTRUCTION

- Build Commences!



Arcline
Architecture

The steps and items shown in the above process are indicative only, and are based on a residential home design. Arcline does not cover the cost of any subconsultants, including planners, surveyors, engineers, kitchen and interior designers, wastewater designers and Council fees.

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Architect Build Design Guide Services

Kathleen Armour



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