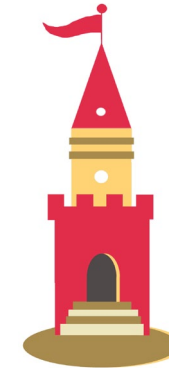
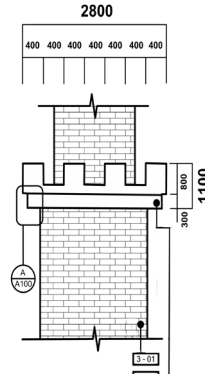
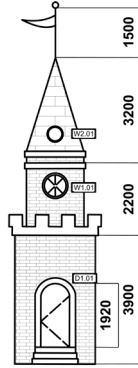
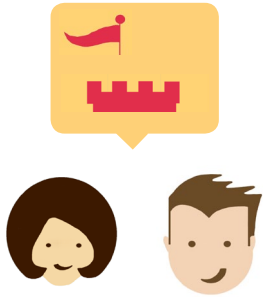


8 KEY STAGES FOR A GREAT BUILD



1 Pre-Design	2/3 Concept Design Preliminary Design	4 Developed Design Resource Consent	5 Detailed Design Building Consent	6/7 Contractor Selection Contract Administration	8 Sang Architects Special Services
<ul style="list-style-type: none"> Discuss your project and its potential. Develop your Design Brief: Tell us about yourself, what you need from your building, your preferences, timeframe and budget. 	<ul style="list-style-type: none"> Sang Architects develop a Concept Design from the Design Brief and property information. Produce concept drawings, sketches, floor plans, elevations and 3D perspectives. 	<ul style="list-style-type: none"> Refine the Preliminary Design including interior and exterior materials, services, finishes and fittings. The agreed Developed Design finalises the building layout, size and appearance, legal and planning requirements. 	<ul style="list-style-type: none"> Finalise structure, product specification & materials plus weather tightness, airtightness, plumbing, drainage, electrical and lighting. Interior fitout for kitchen, bathroom & other areas. Produce a co-ordinated set of Detailed Design drawings, documentations & specifications. Sang Architects update & co-ordinates this process with all consultants. 	<ul style="list-style-type: none"> Select builders and subcontractors to tender for the construction work. Sang Architects organise the tender process and help with Contractor Selection. 	<ul style="list-style-type: none"> Design and certify an ultra energy efficient, super insulated, airtight Passive House (PassivHaus) to maintain a comfortable interior climate with very low energy use for heating & cooling.
<ul style="list-style-type: none"> Discuss Sang Architects' design process and philosophy. Identify opportunities & challenges from Design Brief & property information. 	<ul style="list-style-type: none"> Preliminary Design is refined from Concept Design with feedback from you to ensure your Design Brief objectives are met. Drawings show the building room layout and function, overall size and appearance. Create preliminary 3D Digital Model. 	<ul style="list-style-type: none"> Obtain initial input from a structural engineer & other consultants. Optional physical Scale Model of the building. 	<ul style="list-style-type: none"> Sang Architects update & co-ordinates this process with all consultants. 	<ul style="list-style-type: none"> Contract Administration is the period during construction. Sang Architects observe progress, run regular site meetings, provide further information and certify contract payments. Sang Architects work closely with you and the Construction Team to maintain quality and compliance. 	<ul style="list-style-type: none"> Design to achieve a NZ Green Building Council Homestar or Greenstar rating.
<ul style="list-style-type: none"> Research property information: local authority regulations, site boundaries, contours, services & existing building footprint. 	<ul style="list-style-type: none"> Arrange a preliminary construction Cost Estimate from a Quantity Surveyor or preferred Contractor. 	<ul style="list-style-type: none"> Apply to Local Authority for Planning Approval or Resource Consent. Arrange a more detailed construction Cost Estimate. 	<ul style="list-style-type: none"> Apply to Local Authority for Building Consent. Arrange a detailed elemental Cost Estimate. 	<ul style="list-style-type: none"> And more . . . 	<ul style="list-style-type: none"> Advise on Interior Design, Art Work and finishes selection as an integral part of the design. Design using Feng Shui to enhance the environment for the wellbeing of the occupants.