

From Concept to Creation in Just 4 Steps

Architectural Advice Service

1

- 1a Verbal Advice Consultation
- 1b Feasibility Analysis Space Allocation + Association
(applies to commercial projects only)

Architect's Design

2

- 2a Part 1 - Sketch Design (The Concept)
Part 2 Measured Drawing if Renovating (MD)
- 2b Concept Revisions/Detailed Design with Independent Estimate

Architectural Documentation

3

- 3a Building Application Drawings
- 3b Construction Drawings + Spec
- 3c Coordination of all Consultants
- 3d Interior Design
- 3e Garden Architecture
- 3f Leesa Seminara - Garden Design (Plant Selection + Layout)

Architectural Building Contract Management

4

- 4a Sourcing Builders Tenders + Negotiating
- 4b Contact Administration of the Builder

At **Dion Seminara Architecture** we aim to enhance your life through practical, well thought out designs that take into account your current and future needs. We understand that your project is about more than simply the building itself. It is about looking at all aspects, both inside and out, to ensure that your home compliments and adds to your lifestyle in a very positive way. We help you achieve this by integrating the three parts of your living environment:

BUILDING ARCHITECTURE + INTERIORS + LANDSCAPE = DESIGN ENHANCING LIFE

Some people believe that services supplied by architects are expensive and not accessible to everyone. And whilst this may be true for some architects, at **Dion Seminara Architecture**, we provide flexibility in the services we offer, by breaking our services down into a simple 4 Step process.

This process enables you, the client, to choose how much, or how little assistance you require, depending on your experience level and budget. You have the choice of engaging us for a single service, or multiple services depending on your needs, thus allowing you to still achieve the benefits of our holistic approach to building projects.

It is this 4 Step process that sets **Dion Seminara Architecture** apart from the rest.

1

ARCHITECTURAL ADVICE SERVICE

We understand that not everyone has the budget to enable them to have an architect manage their entire project. And that you may only need advice.

Perhaps you simply want guidance on your new home or renovation project, as well as some ideas on what your budgets will allow you to achieve. For this reason we offer our Architectural Advice Service.

Here's an overview of what you will get as part of this consultation:

- I will personally come to your home to meet with yourself and any other decision makers, to explore every possible option for your project.
- This is your chance to discuss your wildest dreams with me adding advice as we go based on my extensive building experience.
- Along the way I will give you an idea of potential building costs, to ensure that your plans are staying within your budget.
- I will also give you advice on approval processes and likely timelines. You will have an excellent understanding of how long your project is likely to take, and exactly what is required.

This is one step that you will absolutely love. This is your opportunity to discuss your project in-depth at your property with me personally. You can ask me anything you like, I am only too happy to answer your questions as we go.

Of course I will be offering my advice on how you can achieve your dreams without breaking the bank. This is one consultation that you simply cannot afford to miss.

2

ARCHITECT'S DESIGN

Once we have completed Step 1 we then move onto the 'Concept' phase of the process. This is where you truly begin to see your dreams come together.

If you are renovating then we start off by completing a Measured Drawing of your home and organising a surveyor to do a survey of the levels of your block. This ensures that we have correct elevations and dimensions of your existing home before we add your new renovation.

From there we create a Sketch or 'Concept' Design of your home based on our earlier discussions, to show exactly what it will look like after your renovation. At this point you will now be able to actually see your design, if only in illustration form.

We will also confirm with you our opinion as to the build cost of your project; what approval you will need and clearly outline a complete timeline for your project including the building works. All of this will be included a written report

Once we have completed your Sketch Design we then discuss any potential revisions to ensure that you are 100% happy with your proposed renovations. Any required alterations and design refinements are then made, in our final Detailed Design.

At this point we will also arrange for an Independent Estimate of costs. Cost Estimators make their living through understanding the current cost of materials, any forecast increases in prices, as well as having an accurate understanding of labour costs.

By taking this extra step we can ensure that your design is staying within your budget, thus avoiding any nasty surprises further down the track.

3

ARCHITECTURAL DOCUMENTATION

Now that the design and cost estimations are complete, it's time to sort out the paperwork.

We start off by producing Building Application Drawings. Detailed Construction Drawings & Specifications are created so the builder knows exactly what they are building and where it is to be built. We then coordinate all consultants and submit your paperwork for approval to ensure you get all relevant permits and permissions. We will take care of all of this for you, so you don't need to worry about a thing.

Of course your interior design is just as important as the building design. We will also work with you to create the ultimate colour scheme, as well as giving advice on flooring, fittings and fixtures. Storage needs will also be considered including the complete design of your kitchen, bathrooms, ensuites, laundries, media rooms, entertainment units, studies, robes and/or wine cellars.

If you also require advice on any interior decorating items, like furnishings, you will be delighted to know that we work in association with decorating firms to ensure a perfectly seamless and united outcome. Your home will look completely integrated and uniquely stunning.

But your living environment does not end with the building itself. Our plans include landscape design, covering everything from gatehouses and pool design, to fence designs and zoning.

But if you're really serious about creating the ultimate home renovation, then you simply must have a consultation with Leesa Seminara from Leesa Seminara Garden Design. Leesa is one of the best in the business at creating beautiful subtropical paradises, and I am not just saying that because she is my wife.

4

ARCHITECTURAL BUILDING CONTRACT MANAGEMENT

This is the stage where we really begin to make your life easy. Finding, negotiating and liaising with builders can be stressful, but our Architectural Building Contract Management service takes care of all of this for you.

We start by sourcing a number of suitably qualified builders. Through our vast experience we have learnt which builders are best suited to varying styles of renovations or new homes. You're guaranteed that any builders we source will be of the highest standards.

Each builder is then invited to tender on your project. From there we will negotiate with them on your behalf ensuring that you receive the best possible price and completion time. We do not receive any kickbacks or payments from builders, our goal is to simply get you the best possible deal, without sacrificing quality.

We will provide a detailed tender review and negotiate your contract for you, to ensure you not only have a quality builder but one that is competitively priced.

We will then personally oversee the work done on your project, through regular onsite inspections, to ensure that all work is completed to the highest standards. If any challenges arise we will immediately relay this back to you, in plain English, and then deal with the issue on your behalf.

By taking on the position of project manager, overseeing your builder, we can guarantee that your renovations or new home will satisfy your every desire. A turn key outcome, from concept to completion, tailored to suit your needs is what Steps 1 to 4 can offer you.

We look forward to working with you on your upcoming project.