



YOUR HOME DESIGN PLANNING GUIDE

AntonKouzminArchitecture

About Us

Anton Kouzmin Architecture is an architecture and interior design studio based in Sydney, Australia.

We take the time to listen, research and analyse to deliver a bespoke and transformative solution.

Our approach is collaborative and we value the input of others.

We create human centred spaces which are environmentally, socially and economically sustainable.

Our design process embodies a rationality of thought, optimism, elegance, rigour, integrity and meaning.

We provide value by maximising the potential of your investment by creating innovative and robust solutions that are on budget, versatile, sustainable and functional.



Design Process

Each project is approached as a unique challenge with a commitment to uncover its underlying potential.

We investigate place, brief and people to build a comprehensive analysis of your project aspirations and present this information back to you.

Critical to the enrichment of your project potential is a methodology based on listening and inquiry.

Ideas are generated, challenged, developed and tested. This process can overlap and repeat in order to achieve the appropriate result.

We are unwavering in our commitment to a human centric focus in the realisation of the architecture and interior design that underpins the success of your project.

This people-first focus permeates all aspects of our work, from the premise of the concept narrative, through to the details and spatial moments and memory within the architecture you will occupy.



Stage 1 - Briefing

Duration:	Typically 2 to 4 weeks
Your Input	Return completed Pre-Design Questionnaire
Level of Detail:	Existing floor plans at 1:100
Deliverables:	Return brief Survey Section 149 certificate Existing conditions drawings
Specialist consultants:	Land surveyor

Stage Outline

The research phase is where we collect the information we need to begin design work.

We ask you to complete your pre-design questionnaire which will give us a good idea about how you would like to live, what you love about your existing house, what you dislike, who will be living there and what space requirements you have. We also ask what materials you prefer and whether access to light, air and the garden is important. The briefing process is like an in-depth conversation we have together – the more information the better!

We visit the site a number of times to get a feel for its peculiarities, its orientation, vegetation and slope. We measure up the insides of the existing house and engaged a land surveyor to capture the exterior, along with levels, trees, fencing and neighbouring houses.

We also look into the planning requirements for the site, developing an understanding for its specific development controls. Armed with all this rich information about the project and site, we are now ready to begin design work.



Stages 2 & 3 - Concept & Schematic Design

- Duration: Typically 6 to 8 weeks
- Your Input Engage consultants
50% and 100% review and feedback
100% milestone sign-off
- Level of Detail: Site plan at 1:500 or 1:200
Floor plans at 1:100
Elevations & sections at 1:100
- Deliverables: Feasibility study
Sketch design drawings
Sketch design model
Material and finishes palette
Cost estimate
- Specialist consultants: Quantity surveyor

Stage Outline

The sketch design stage is the exciting beginning of our design work. It's when we put pen to paper and our ideas start to flow.

We typically break our design process into two parts. The first is a masterplanning exercise that uses preliminary layout sketches to test your brief against your budget. We put together a few design options – essentially small, medium and large versions of our design – and cost guides against each. We make sure budget is considered from the very start of the process. This early masterplanning is an important exercise that empowers you to have control over the direction of the design.

The second part of the design process is a full schematic design proposal that develops from your selected layout. We develop the masterplan into a comprehensive three-dimensional design that considers form, light and materials, along with construction, regulations and your budget. We produce plans, elevations, sections and a physical model to give a holistic understanding of the design.

It is here that we advise you to have a cost estimate prepared by a quantity surveyor as it is important to confirm that the design is affordable. Once the cost estimate is received we guide you through the various costs and the estimate can be used as a menu which allows you to trade less important aspects of the design or scope with more important ones.



Stage 4 - Planning Approval

Duration:	Typically 4 to 6 weeks plus council approval time
Your Input	Engage consultants 50% and 100% review, feedback & sign-off Lodge DA as applicant
Level of Detail:	Site plan at 1:500 or 1:200 Coordinated floor & roof plans at 1:100 for DA Coordinated elevations & sections at 1:100 for DA
Deliverables:	Statement of environmental effects Heritage impact statement Architectural DA or Complying Development Certificate drawings Shadow diagrams Landscape DA drawings Stormwater drawings BASIX and/or NatHers certificate Physical model Photomontage Cost report
Specialist consultants:	Quantity surveyor Town planner Heritage consultant Landscape architect Hydraulic engineer Structural engineer Geotechnical engineer BASIX/NatHers assessor

Stage Outline

The Development Application stage is where we seek planning consent on your behalf from your local council.

Your house may be within a heritage conservation area or it may be a local or state significant heritage item. It may be in the vicinity of other heritage items. It will therefore require assessment by council's heritage advisor along with the usual development controls.

Prior to submitting our development application, we work through any issues with council in a pre-application meeting. This gives us a good feel for the likelihood of success in council.

We prepare all the drawings required by council's DA checklist including drawings that demonstrate how the scheme mitigates adverse impact on your neighbours.

The planning process and assessment time for each council can vary considerably. We respond to any requests for further information during the DA process.



Stage 5 - Detail & Interior Design

Duration:	Typically 6 to 10 weeks
Your Input	Compile your appliance & fixtures shopping list! 50% and 100% review, feedback and milestone sign-off
Level of Detail:	Site plan at 1: Site plan at 1:500 or 1:200 Coordinated floor & roof plans at 1:100 Coordinated detail floor plans at 1:50 Coordinated elevations at 1:100 Coordinated sections at 1:50 Outline written specification Outline electrical, external materials, internal finishes, fixtures & equipment schedules
Deliverables:	Detail design drawings Finishes, fixtures and equipment schedules Preliminary structural drawings (by others) Preliminary joinery drawings
Specialist consultants:	Quantity surveyor Structural engineer Hydraulic engineer Specialist consultants (security, home automation)

Stage Outline

The detail design stage is where you get to put together a shopping list and visit showrooms. It's where we develop the interiors of a project, refine the materials and fittings selections, and begin working through the structure with a structural engineer.

We ask you to focus on specific requirements for each room including storage needs, lighting, audio visual and the like. We produce internal renders along with drawings describing every room in detail. We typically suggest a range of tapware, kitchen appliances, light fittings and bathroom fixtures for you to consider or you might have a selection already in mind.

We also review the conditions of consent and the construction standards and codes applicable to your project. We coordinate the work of the consultants and any specialist consultants and ensure space is provided for their scope.

Once everything is decided upon it's time to review the budget once again. We can either ask the quantity surveyor to review the project or begin speaking with potential builders that we've worked with and ask them to provide cost guides based on our drawings.

It's often effective entering into early discussion with a group of trusted builders rather than waiting until tender and discovering your preferred builders are unavailable.



Stage 6 - Construction Documentation

Duration:	Typically 12 to 16 weeks
Your Input	50% and 100% review, feedback & milestone sign-off
Level of Detail:	Site plan at 1: Site plan at 1:500 or 1:200 General arrangement floor & roof plans at 1:100 Detail floor plans at 1:50 Elevations at 1:100 General arrangement sections at 1:50 Detail wall sections at 1:10 & 1:5 Detail door & window schedule, wet area & joinery elevations at 1:20 & 1:5 Junction details at 1:5, 1:2 & 1:1 Written specification Electrical, door hardware, external materials, internal
Finishes, fixtures & equipment schedules	
Deliverables:	Architectural construction drawings Architectural specification Schedules Structural construction drawings Hydraulic construction drawings Construction Certificate Selected building contract
Specialist consultants:	Structural engineer Hydraulic engineer Private Certifier Dilapidation report

Stage Outline

We prepare the detailed drawings, schedules and specifications needed to describe the design, obtain a Construction Certificate, receive a fixed price from a builder, and begin construction.

You will now have a thorough understanding of how your house is going to look and feel, which materials are going to be used inside and out, how many cupboards and drawers there are in the kitchen, and where all the light switches are. You will also have confidence that the budget aligns with your project scope.

We translate all of this information into a comprehensive set of construction drawings, schedules and a specification that would enable a builder to understand exactly how your house is to be built. The aim is to communicate design intent and to understand key dimensions and how different elements, commodities, finishes and materials fit together.

We finalise coordination of input from the consultants and we liaise with the certifier to ensure the scheme meets all building code requirements and ensure the conditions of planning consent are satisfied.



Stage 7 - Tender

Duration:	Typically 4 to 6 weeks
Your Input	Consider which contract type is best for you Provide information for the contract schedules Re-confirm your funding strategy Sign-off on your preferred builder
Deliverables:	Tender list Tender analysis Signed building contract

Stage Outline

The tender stage aims to get a builder on board with a fixed or variable price for the proposed building scope.

There are several different approaches that can be taken to achieve this, and in the instance where we have entered into earlier discussions with a particular builder, a negotiated contract with a single builder may be the preferred method.

Other contractual types include either a fixed lump sum contract or a variable cost plus contract. Each type has its benefits and drawbacks and we discuss with you which is best suited to your needs. You may decide to proceed with a fixed price for structure, services and envelope and a variable price for internal fittings in case you are yet to select these items.

If we are going out to tender, we contact our preferred builders to alert them to your project, confirm their availability and send them the construction documentation. The tender period is typically 4 to 6 weeks and this allows the builders to find the time to contact their sub-contractors and compile a considered tender document.

We then assess the returned tender documents and meet with you to select the builder. It is not time to commence construction.



Stage 8 - Construction

Duration: 6, 9, 12, 18 or 24 months depending on project size

Your Input
Attend project control site meetings
Undertake your contractual obligations
Review any changes necessary

Deliverables:
Administer the contract between you and the builder
Respond to your and builder queries
Resolve design related issues
Attend site and observe progress
Review fabrication shop drawings

Stage Outline

The construction stage is where all our previous hard work is translated into built form.

Our other role is to act as an intermediary between you and the builder. We assess each progress claim, any variations extensions of time claims. We assist the builder with any questions they may have and ensure that the design quality and intent is achieved.

Construction, particularly for renovation projects, can be unpredictable. There are likely to be latent conditions that are only revealed once the finishes are removed or a roof demolished. This means that despite our comprehensive set of construction documents, there is further design work and problem solving needed on site.

From our professional point of view, we are ultimately working for your complete satisfaction. If we are absent during construction, it is difficult to manage your expectations, to quickly resolve construction problem solving and keep you happy in what is the key stage of your project; its realisation.

We lead a weekly or fortnightly project control group meeting and review the progress of construction and confirm that the builder is executing the project as per the design and specifications. We are available to quickly resolve unexpected issues and unforeseen conditions, so construction progress is not delayed. We work as a team to solve problems which inevitably arise in renovation projects.

We review the builder's progress claims, and in doing so, we have leverage during construction. This leverage allows us to protect your interests and confirm that you are only paying for what is appropriate at that stage of the project (depending on the type of contract).

We review sub-contractor shop drawings such as joinery and architectural metalwork and we assist with preparing and confirming the completion of the defects list and that the Occupation Certificate is issued.

After a complex and rewarding process, you are able to move into your new home.



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Thank you

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