



architect's stages of work guide

by mcmahon and nerlich

So what do architects really do on your project?

We usually start each project with a visit to your site or home, to take your brief, and understand the opportunities of the site. We also explain our stages of work! A few days later we send through our fee letter with attachments. Here we explain the stages of work which most architects undertake.....

mcmahon and nerlich



Directors Kate McMahon and Rob Nerlich are passionate about design and are "hands-on" in each project



Concept Design render for our Toorak House- this same imagery is used for a VR Tour, so no matter where you are, you can visualise the design on a smartphone or VR headset

01 concept design

In Concept Design we will work up your detail brief and prepare sketch drawings until we have agreed on a design that meets your brief. We use imagery and pinterest to help define the aesthetic direction. Drawings will consist of computer-drafted plans, sections and elevations and 3 dimensional representations of the concept. The 3-dimensional representations may be hand sketches or a physical model. We utilise VR Tours to help you visualise the space and we print you a model. A project costing is done during this stage of work to confirm a budget and project scope.

VR Headsets are used in the office for VR Tours. We also use Google Cardboard



02 townplanning (design development town planning or report & consents)

Once the concept design and project budget are agreed we commence Design Development. During this stage we will develop the exterior design of the project and will also prepare either the Town Planning application or Report & Consents (if required). These involve finalising the exterior design including size, heights, materials, windows features etc. Site analysis, renders, shadow diagrams and a planning report may also be prepared to support any applications. We will use the feedback from a pre-application meeting to give the proposal the best chance of success.



The Loft, St Kilda West, detailed Planning rendered view. These images were also utilised for a VR Tour and movie

What happens once the application is submitted?



- If no application is required or Vic Smart / Fast Track is applicable, you can move quickly to 03 interiors
- If there are objections or prolonged negotiations with council the application may take longer, and additional fees may apply! You, or an objector, may take the application to VCAT, which will also incur additional cost.
- If the application requires only minimal additional information, the project will move quickly to advertising and referrals, reports are then written and permits issued...
- There is a degree of uncertainty about the planning process and planning approval cannot be guaranteed.

Planning applications can take anywhere from 4-12 months or more.....

03 interiors (design development interiors)

As the planning application is close to being approved, we will develop the Interior design. We develop the interior design concepts and prepare preliminary layouts for the interior details including all cabinetry wet areas. A lighting concept will also be proposed including background and feature or pendant lighting. mcmahon and nerlich provide a bespoke concept for each client for a holistic vision of the house or building from exterior through to interior.



Interior Design for Toorak House

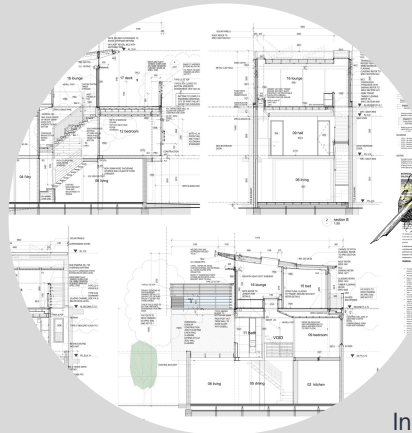


Interior Design for Blue Ivy House

04

contract documentation

In Construction Documentation all remaining design details are finalised, such as construction details, detailed electrical layouts, internal design fixtures and finishes confirmed, and the working drawings, specification, schedules and tender documents prepared. We also coordinate the work of other consultants and liaise with any specialist trades such as heating and cooling etc. as may be required.



Technical Drawing are prepared in order to issue to Builders for pricing or negotiated tender



Specifications and selections for Materials, Fixtures and Fitting are also prepared for pricing or negotiation

05 tender

During Contractor Selection we call for tenders, negotiate with tenderers and make recommendations. We liaise with the tenderers to clarify their tenders and to negotiate the scope and cost if required.



06 contract administration

In Contract Administration we administer the contract with the builder. This involves site visits, answering builder's queries, instructions, and assessing financial and time related claims. We will also certify when the project is complete for use and provide lists of defects to be rectified. We encourage and facilitate open communication between the builder, client and architect throughout, to ensure a smooth process and orderly defects liability period, and a completed building and process that everyone can be proud of.



Little Richardson at completion.



Blue Ivy at completion.



Envelop House at completion.