

03. Preliminary Design

We use your feedback from the Concept Design stage to further refine the brief and develop the design options into the perfect solution for you. We capture the big idea - form and function - in one package of architectural drawings comprising floor plans, cross-sections, elevations, site plan, and an outline specification. During this stage, we need to get the design as close to finished as possible since it can be costly to make changes later (up to two design changes are included in the fee). We may engage the services of a resource consent planner if necessary.

Towards the end of this stage, we engage the services of a quantity surveyor who provides an initial estimate for the project and produces a detailed report with a breakdown of materials, labour, and sub-trades. This is invaluable for ensuring that the design fits comfortably within your brief and budget. The cost of this report is additional and ranges from \$1,500-\$4,000.

After the Preliminary Design has been finalised, we will give you a quote and contract for the Detailed Design.

4 - 8 WEEKS
STARTING AT \$5,750 +
CONSULTANTS' FEES

We endeavour to get the estimated construction costs within 10-15% of what the final construction cost will be.



WHAT YOU'LL GET*:

- ✓ Floor Plans
- ✓ Cross-sections
- ✓ Elevations
- ✓ Site Plan
- ✓ Outline Specification
- ✓ Digital renders of the project (these will be indicative of the spaces but not an accurate portrayal of the finished project)

You will receive hard copies and pdf files. Green Abode retains ownership of all electronic files.