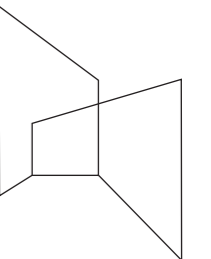




**DESIGN DEVELOPMENT - DA - CONSTRUCTION DOCUMENTATION**  
**RESIDENTIAL**

**indyk architects**

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W [indykarchitects.com.au](http://indykarchitects.com.au)



Our team brings together experience and expertise for projects from large scale master planning down to fine grain detailing.

We provide the attention to detail of a small office, with the combined experience and resources of a larger practice.

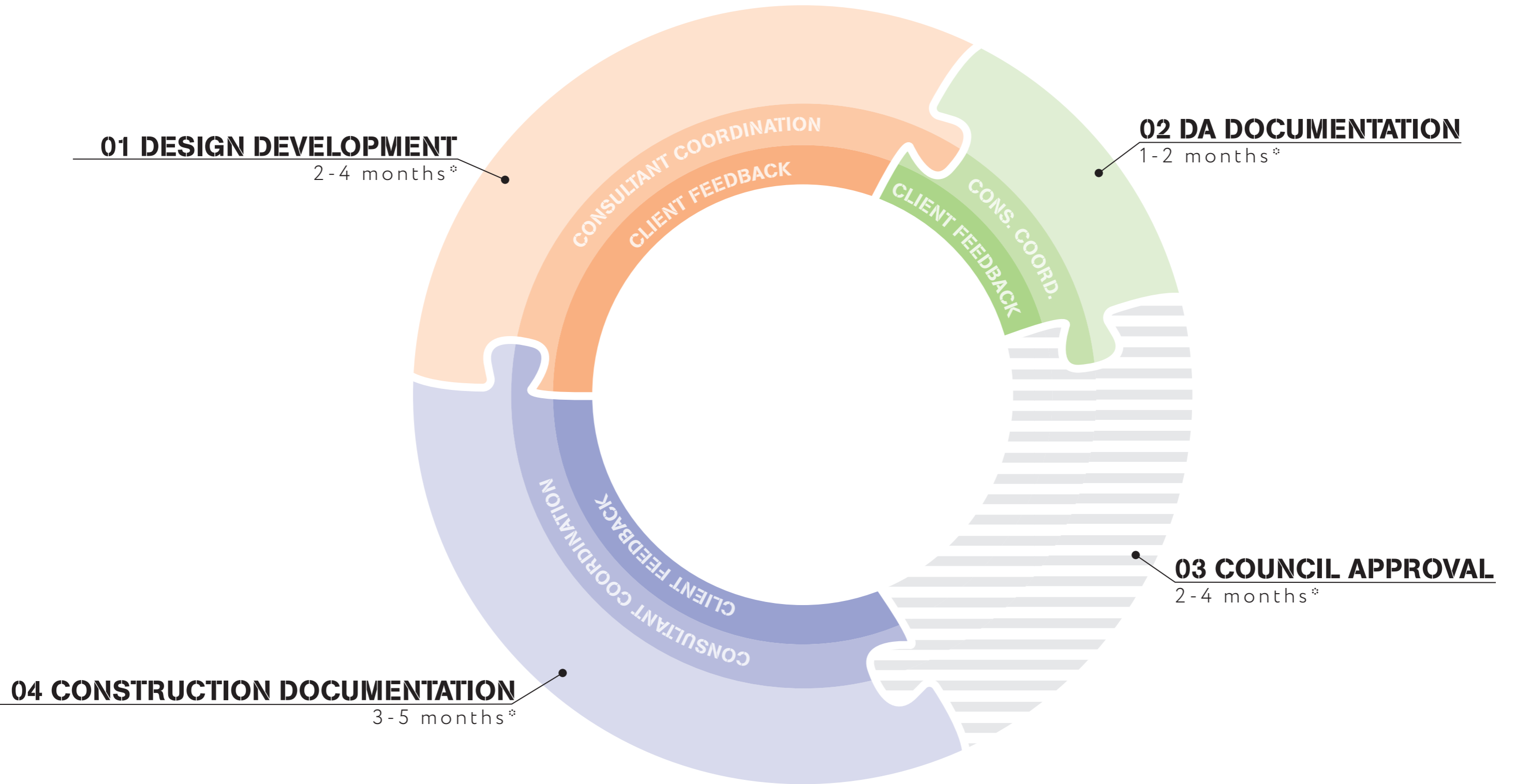
Indyk Architects' experience extends from new Architectural Residential works into detailed Interior Hospitality work including 5 star hotels and Cinemas, right down to bespoke furniture design.

Indyk Architects approach all design with integrity and focus.

We commence with workshops with the client exploring their vision, ideas, the market demand and the possibilities.

We endeavor to find and present unique options for further discussion and opportunity. We then develop the design intent culminating in a final product. The client's input will be critical to the process.

We are accustomed to completing projects from initial concepts through all phases of design development to construction documentation and actual site construction works. We excel in the whole process, but also enjoy developing a project stage by stage.



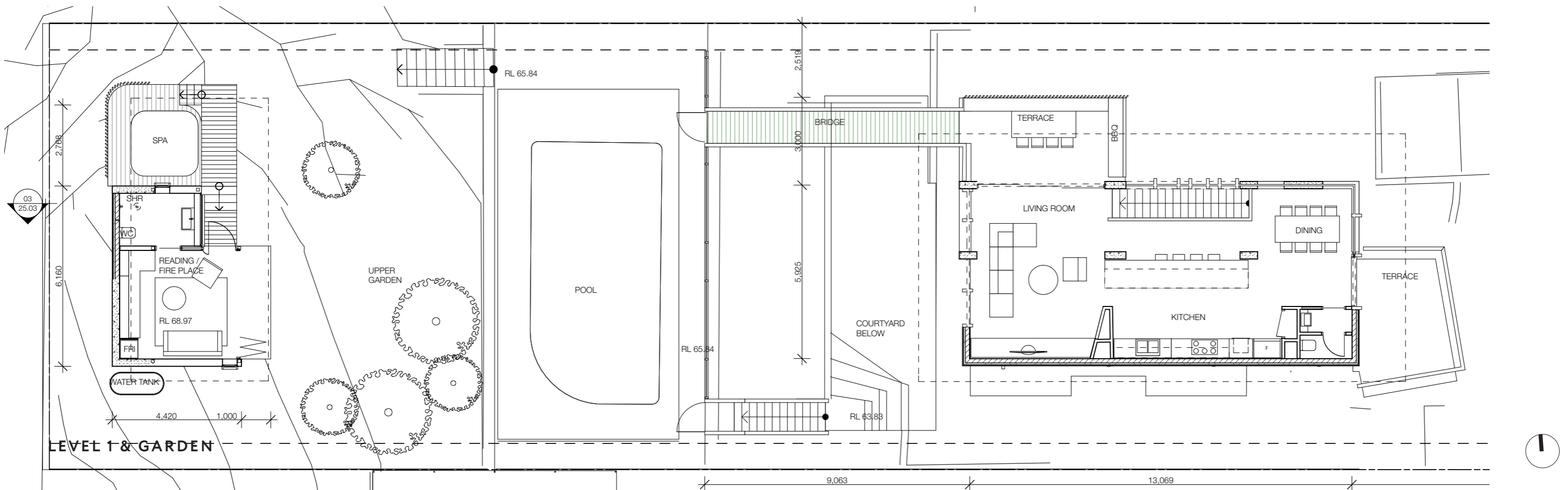
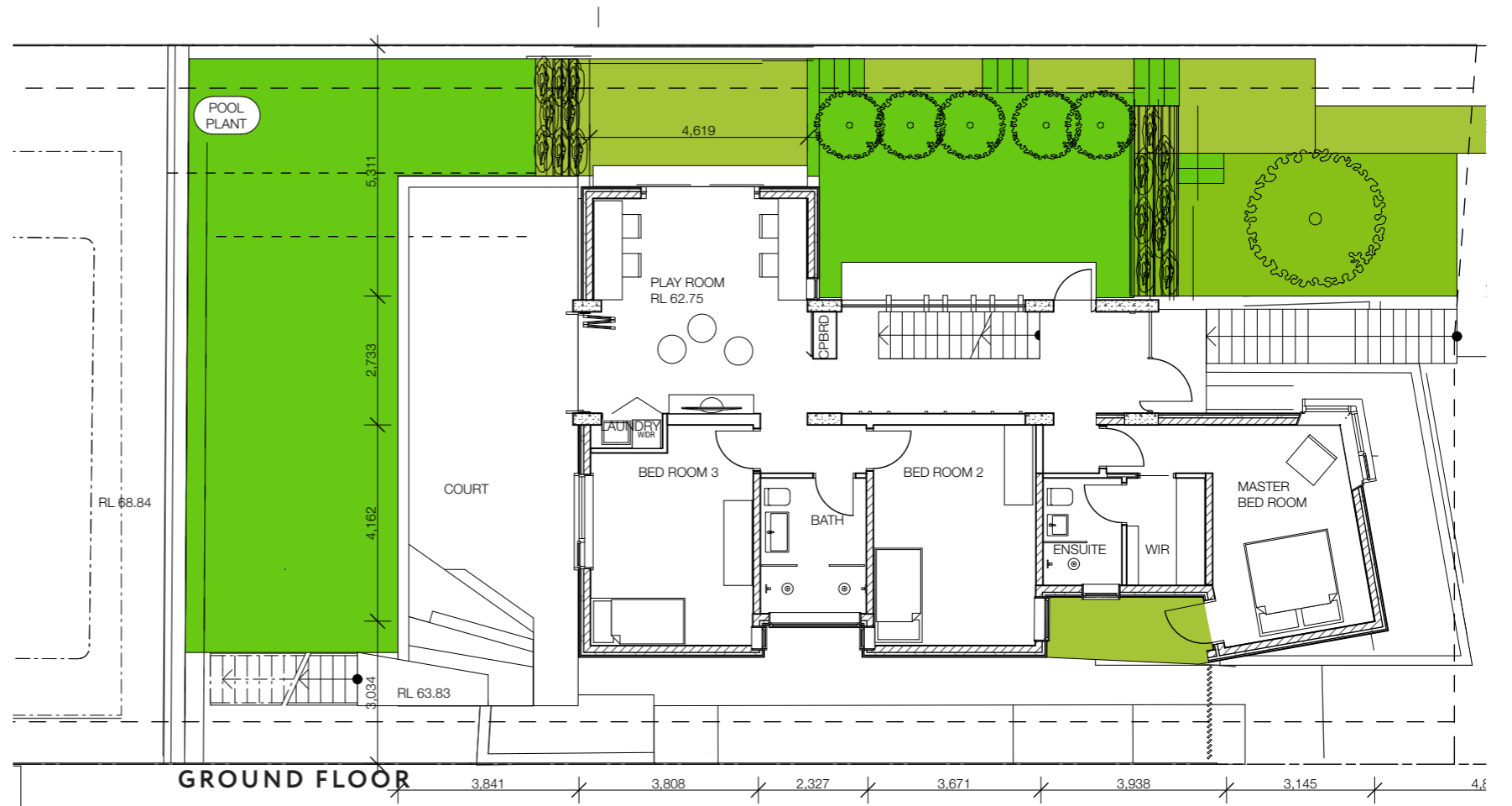
\* Timeframe varies depending on project scope, client feedback and approvals

## PLAN STUDIES

Following client approval of a concept design, the next stage is Design Development leading to a DA submission.

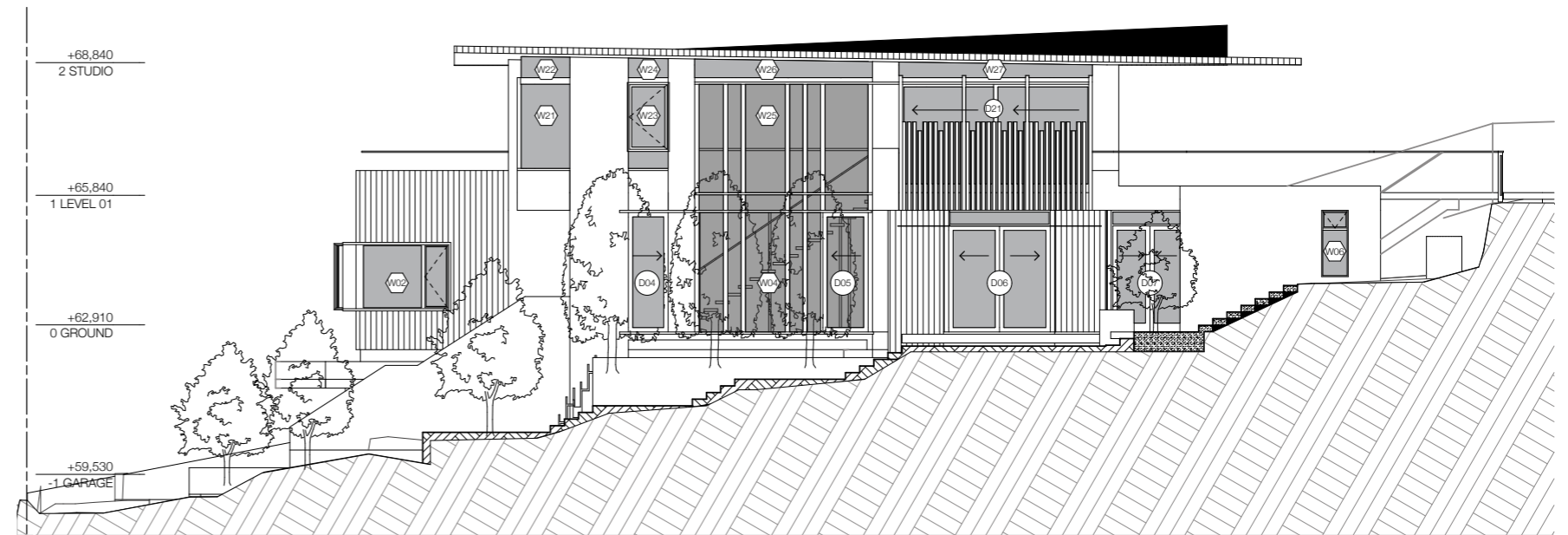
This initial phase will again question and explore the chosen concept scheme and will further test it against all council constraints, client feedback and spatial and emotive inputs.

The 3D model will be of great benefit in exploring internal and external relationships.

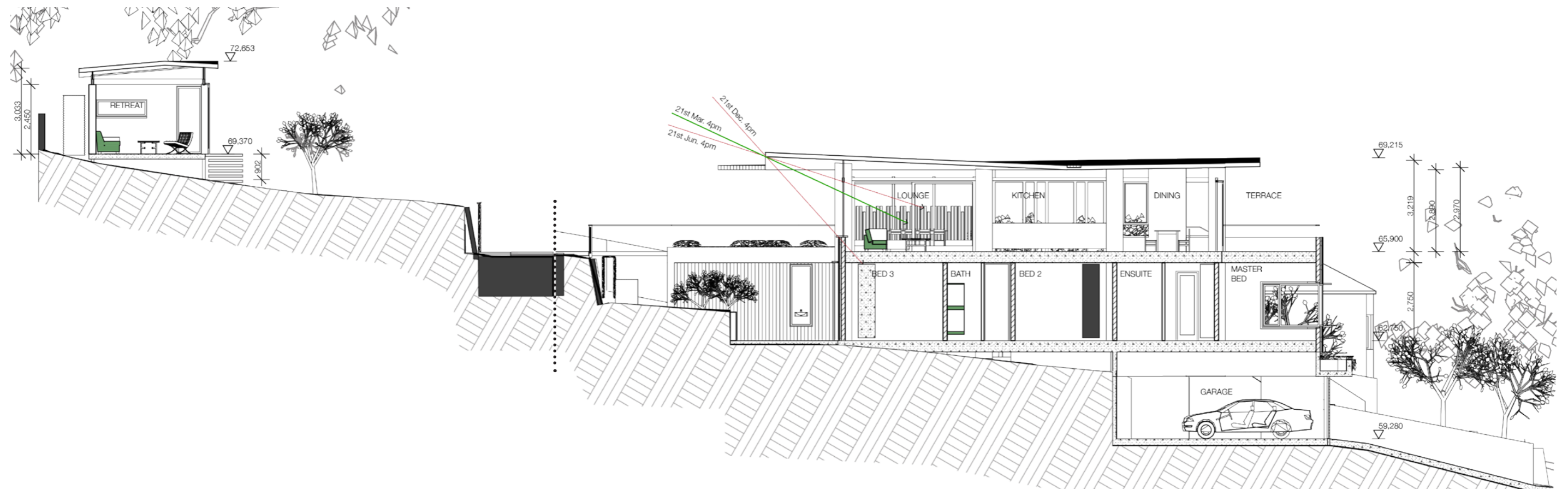


## SECTIONS AND ELEVATION STUDIES

Sections and elevations are explored as internal planning is further understood and relationships to gardens, views and quality of light is revealed.



SIDE ELEVATION



LONG SECTION

**FINDING A LANGUAGE OF MATERIALS**

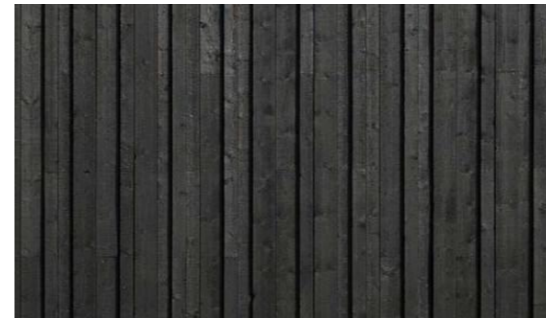
As the planning evolves so do the discussions on materials.... and what the new building will be made of.

Every building material defines and gives character to the forms evolving. Ideas from the Concept stage will be further discussed.

This is a time to explore textures, strengths, ecological input and sustainability in regards to what the building will be made of, what doors windows are fabricated from, what final finish is preferred for floor and interior walls etc.

Samples and imagery will be discussed.

TIMBER CLADDING  
EXTERNAL WALLS BLACK



TIMBER CLADDING  
SOFFITS



VERTICAL TIMBER PALE SCREEN  
PRIVACY SCREENS



VERTICAL TIMBER PALE SCREEN  
PRIVACY SCREENS



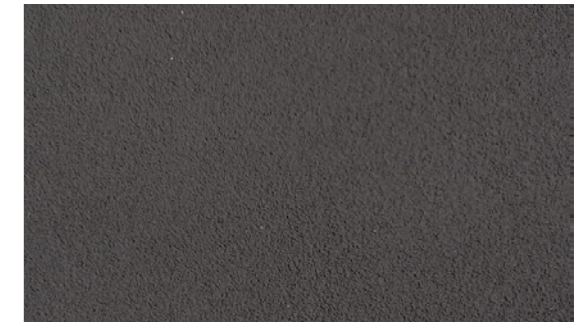
OFFFORM CONCRETE  
COLUMNS, BLADES, WALLS,  
SLAB EDGES,



OFFFORM CONCRETE  
COLUMNS, BLADES, WALLS,  
SLAB EDGES,



RENDERED BLOCKWORK



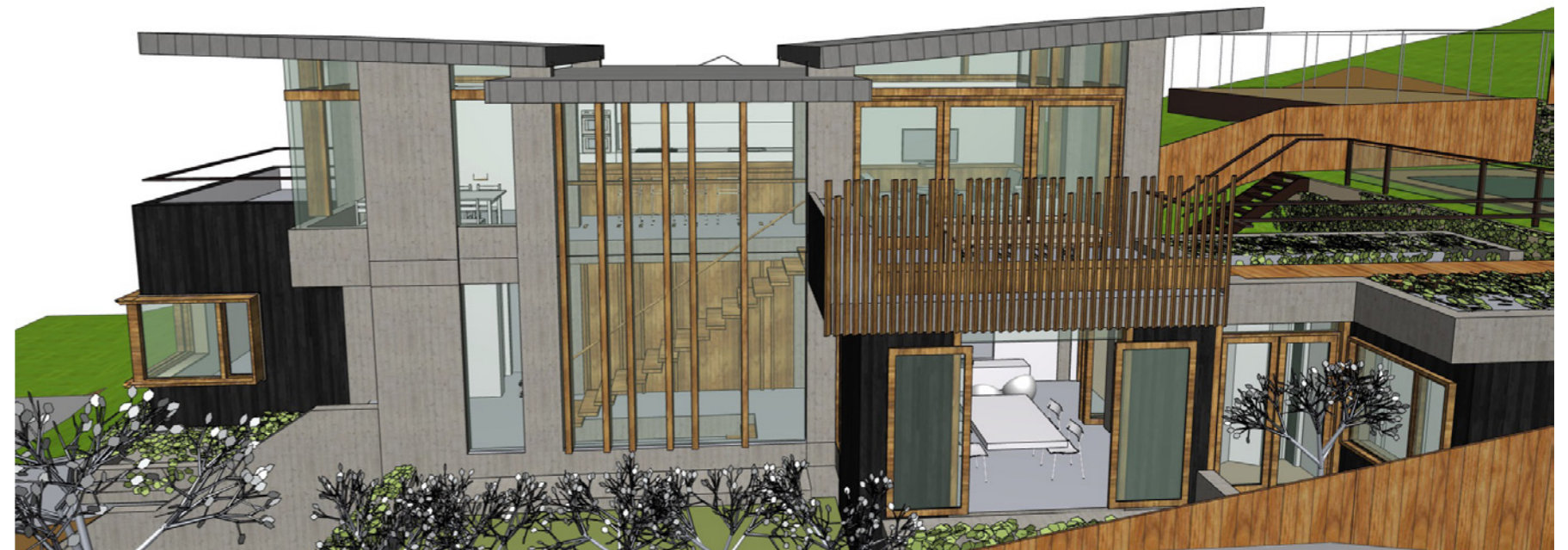
CONCRETE BLOCKWORK





3D EXPLORATION ROOF OPT.1

EXPLORATIONS OF VARIOUS  
ROOF OPTIONS THROUGH  
ADVANCED 3D MODELING



3D EXPLORATION ROOF OPT.2



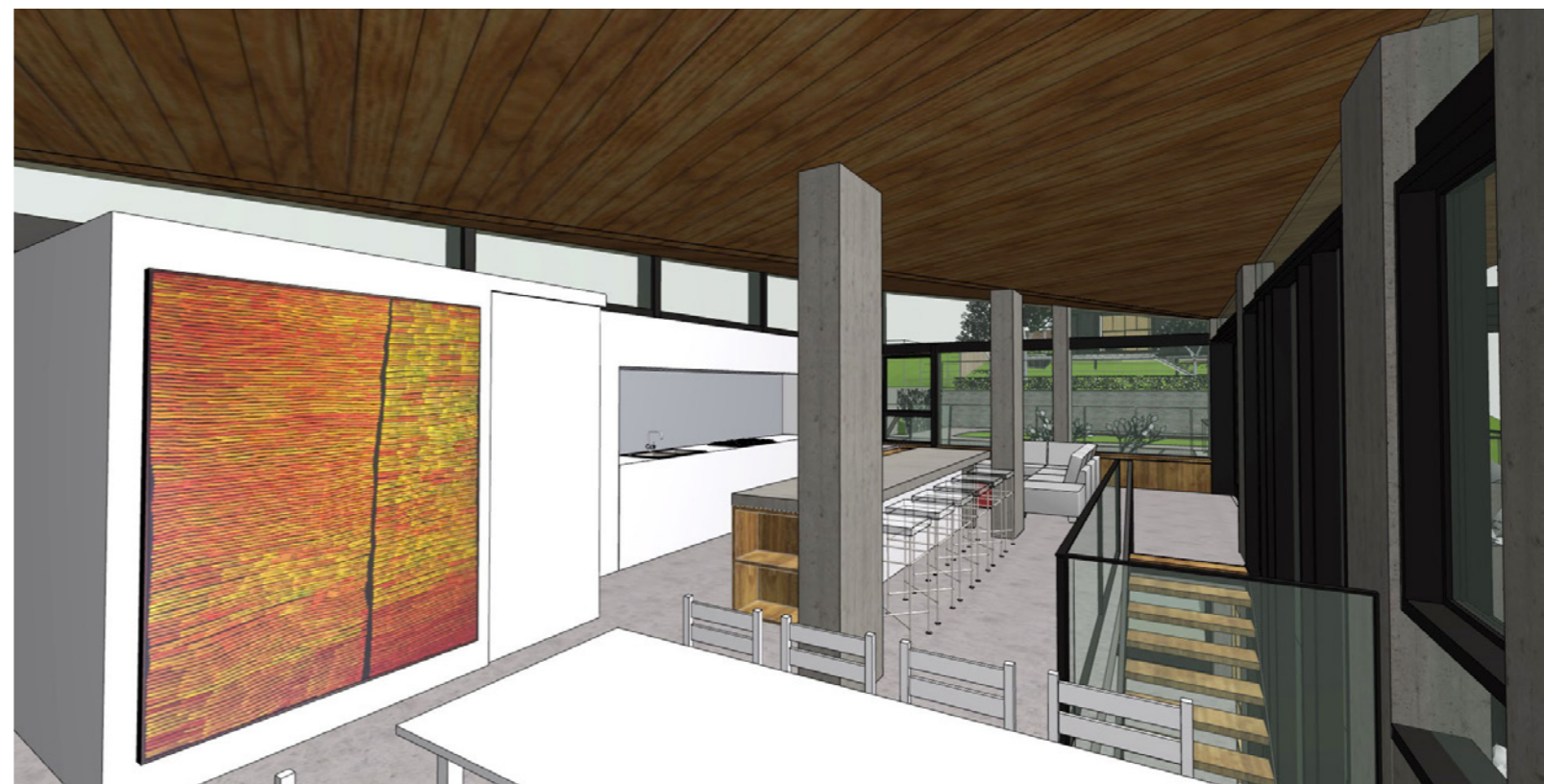
ENTRY STAIR VIEW



LIVING ROOM-OUTDOOR TERRACE RELATIONSHIP

### INITIAL INTERNAL EXPLORATIONS

The 3D model allows a better understanding of rooms, structure, volumes and their relationships to outdoor garden courtyards



KITCHEN -DINING RELATIONSHIP



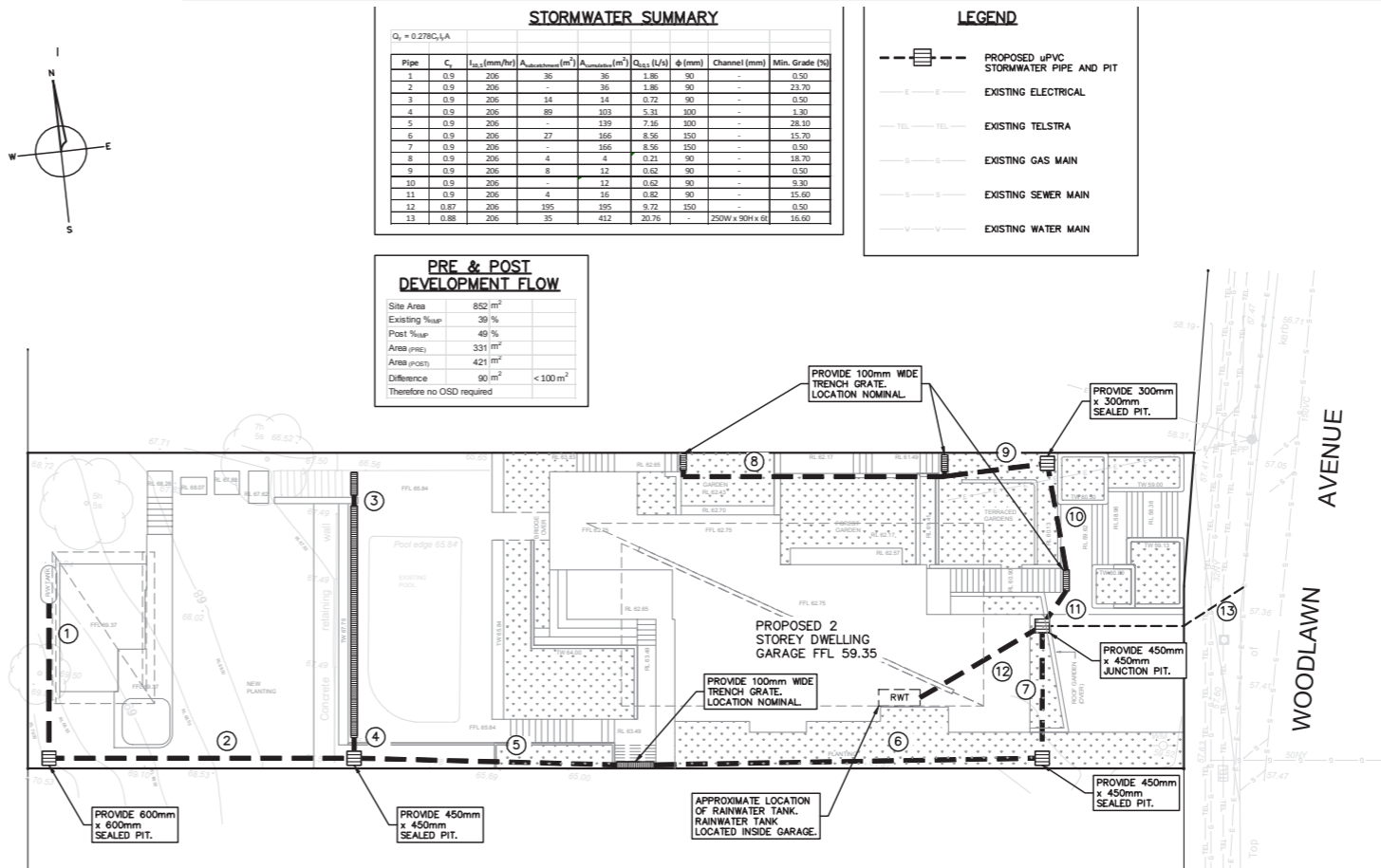
## A TEAM OF SPECIALISTS TO ASSIST AND COORDINATE

A DA application requires many reports and depending on the site and context will include:

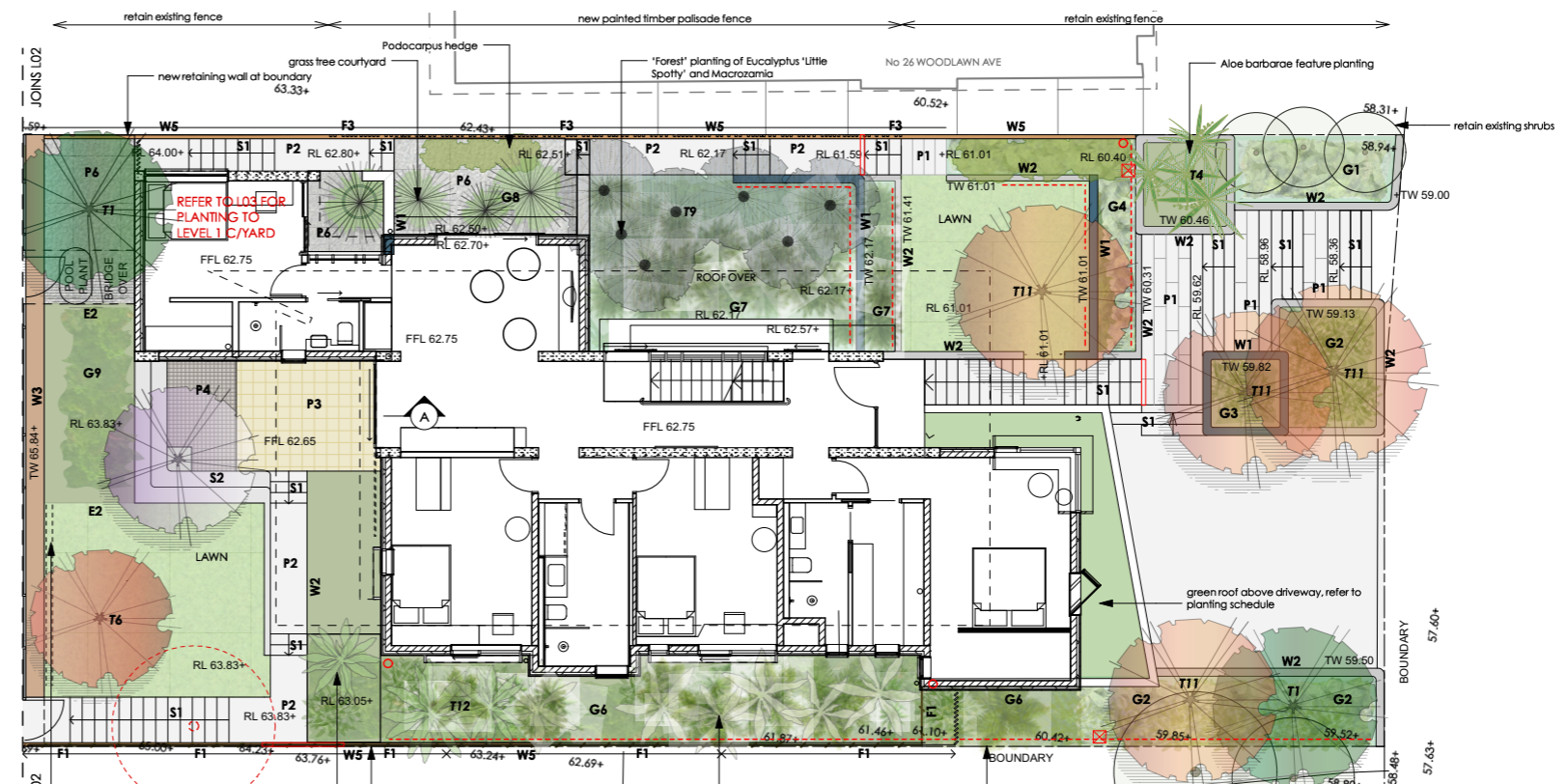
- SURVEY of whole site
- LANDSCAPING REPORT
- HERITAGE REPORT
- GEOTECH REPORT
- HYDRAULIC STORMWATER DRAWINGS
- BCA CONSULTANT REPORT
- BASIX CERTIFICATE
- STRUCTURAL CERTIFICATE

These consultants are coordinated by the architect and include further explorations and detailing.

Final approvals by the client are confirmed prior to DA submission



COORDINATING HYDRAULIC CONSULTANT

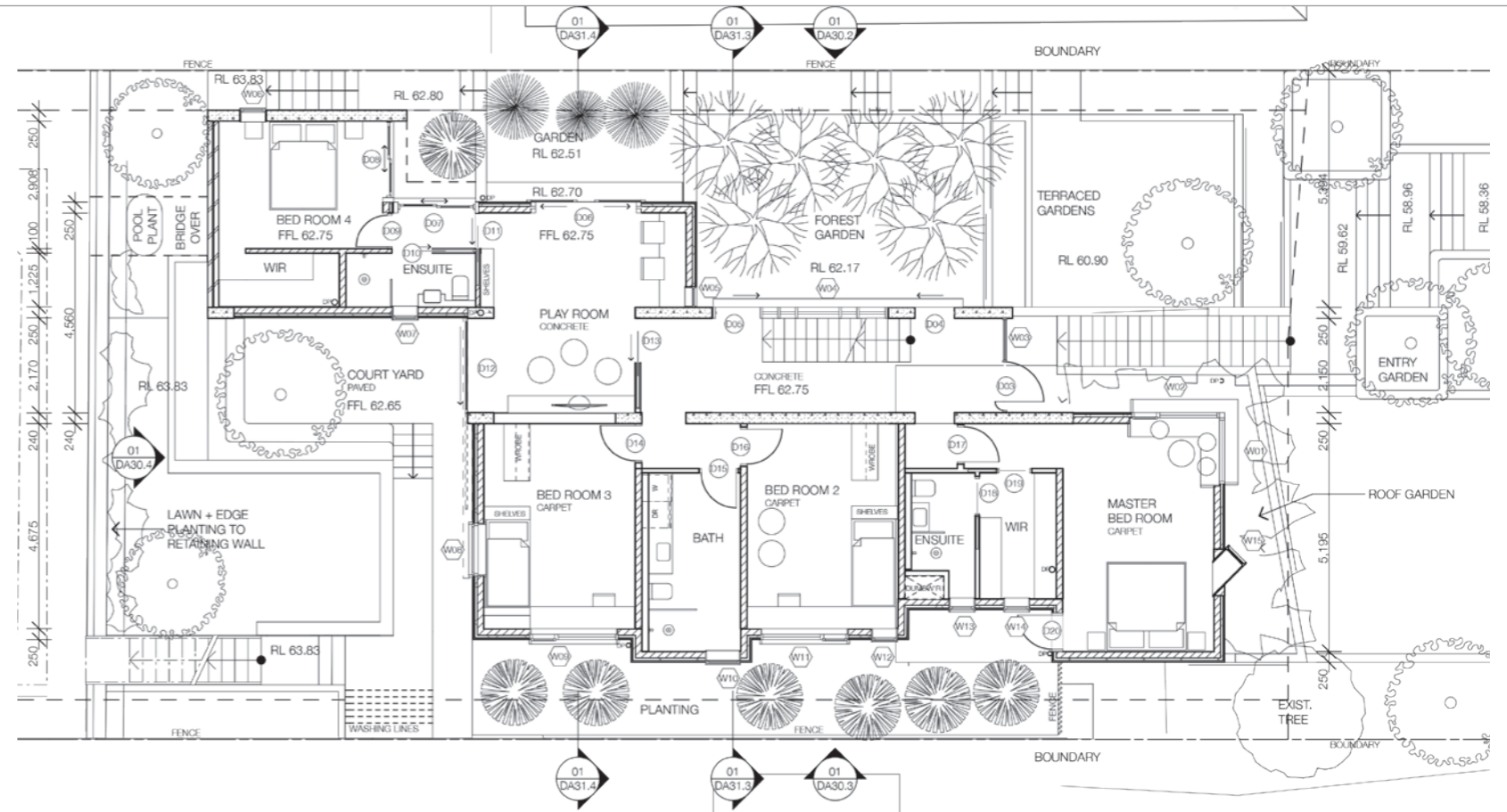


COORDINATING LANDSCAPE CONSULTANT

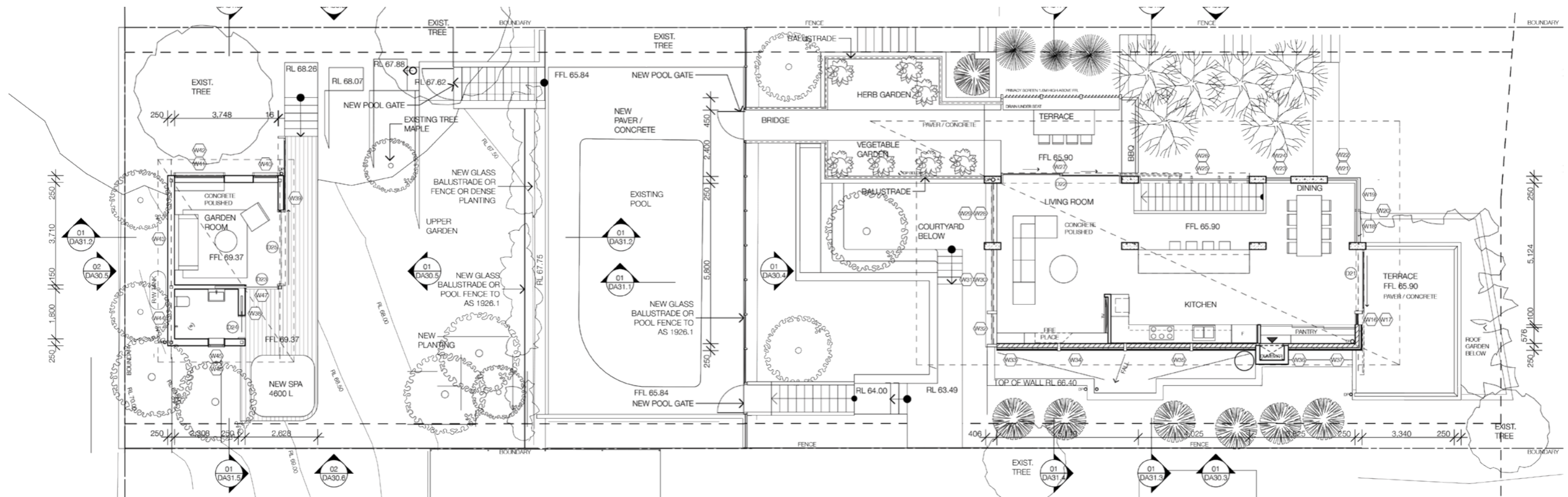
## DETAILED SUBMISSION FOR DA APPROVAL - PLANS

The DA submission includes architectural drawings and various submissions/ reports from consultants- as required by particular councils.

The architect coordinates this entire submission.



GROUND FLOOR



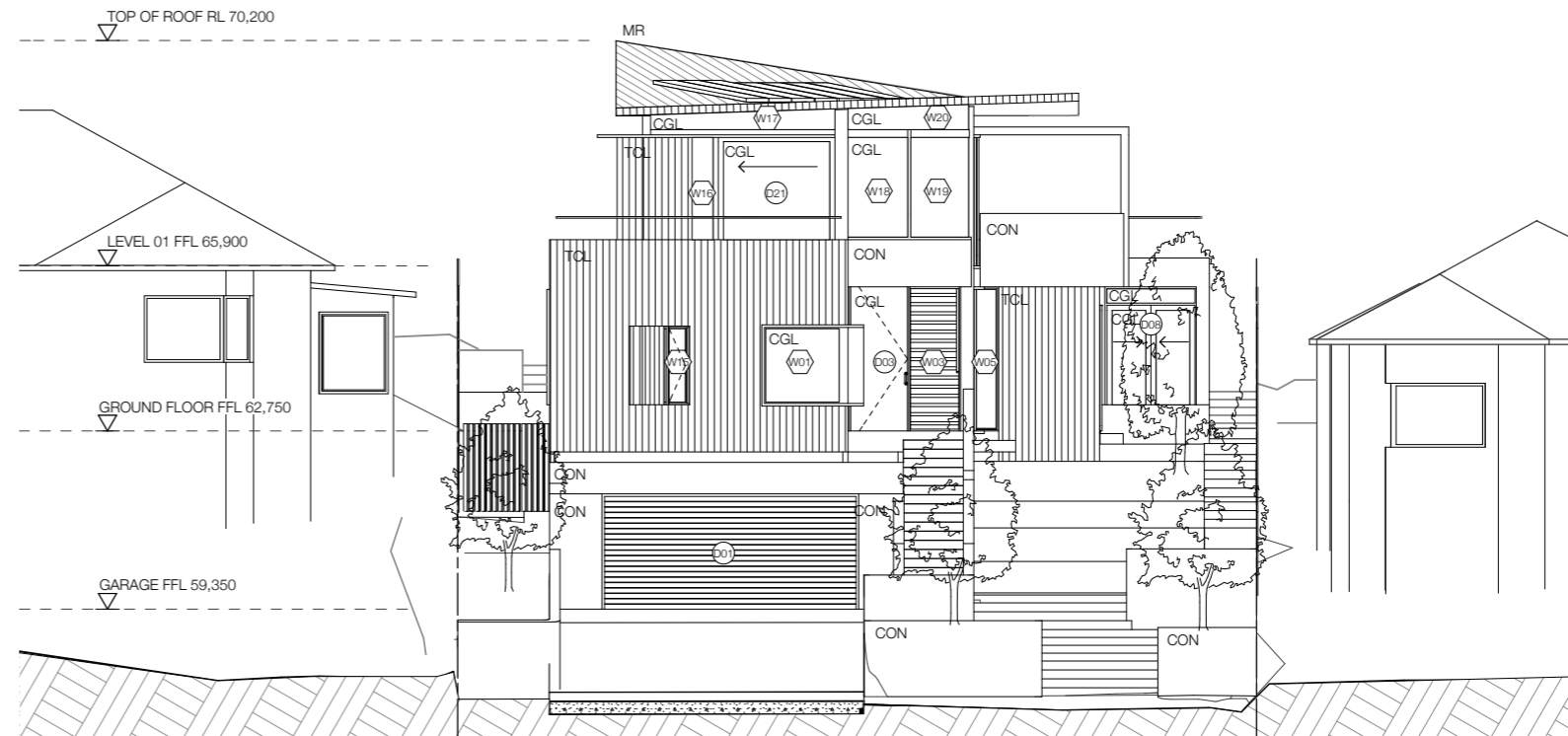
LEVEL 1 & GARDEN ROOM

**DETAILED SUBMISSION FOR DA APPROVAL -FACADES AND SECTIONS**

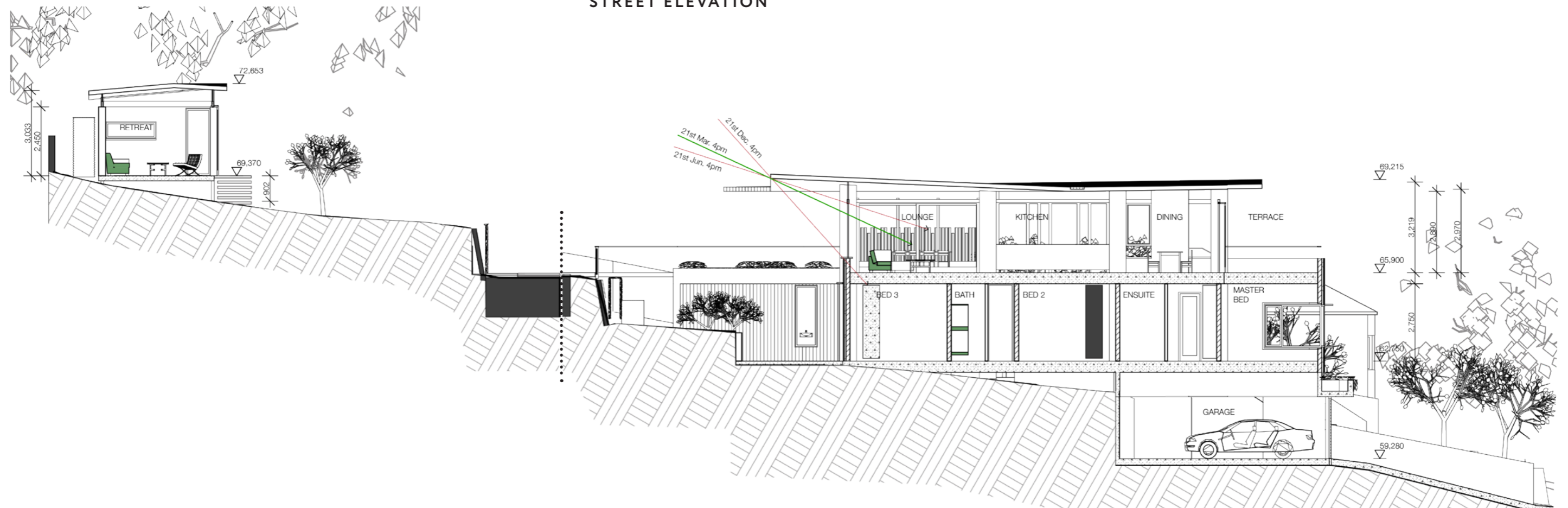
Facades and materials need to be noted on sections and elevations. Windows and doors are defined.

The particular site needs to be drawn in relationship to neighbouring properties.

All floor levels and Roof levels need to be determined on drawings.



**STREET ELEVATION**



**LONG SECTION**



A FULL SET OF DOCUMENTS AND CONSULTANTS DRAWINGS WILL BE COMPLETED FOR THE PROCESS OF CONSTRUCTION.

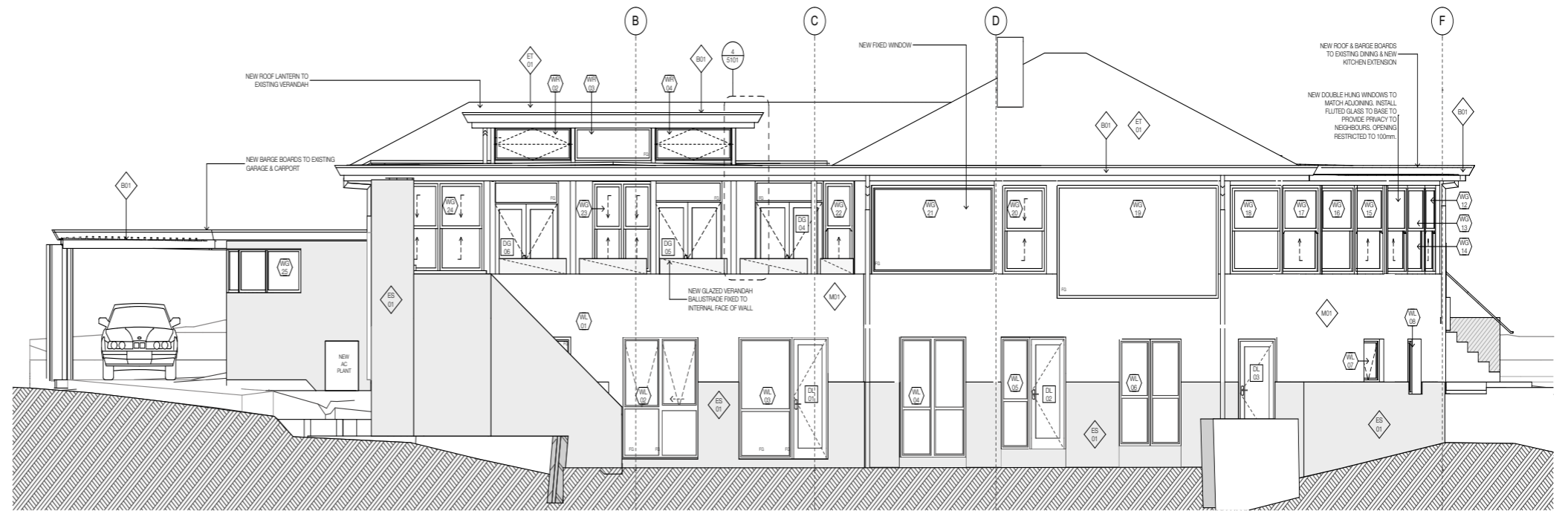
Following the DA approval, the next stage for the architect is to fully detail the building works for pricing.

Council do not require this level of detail.

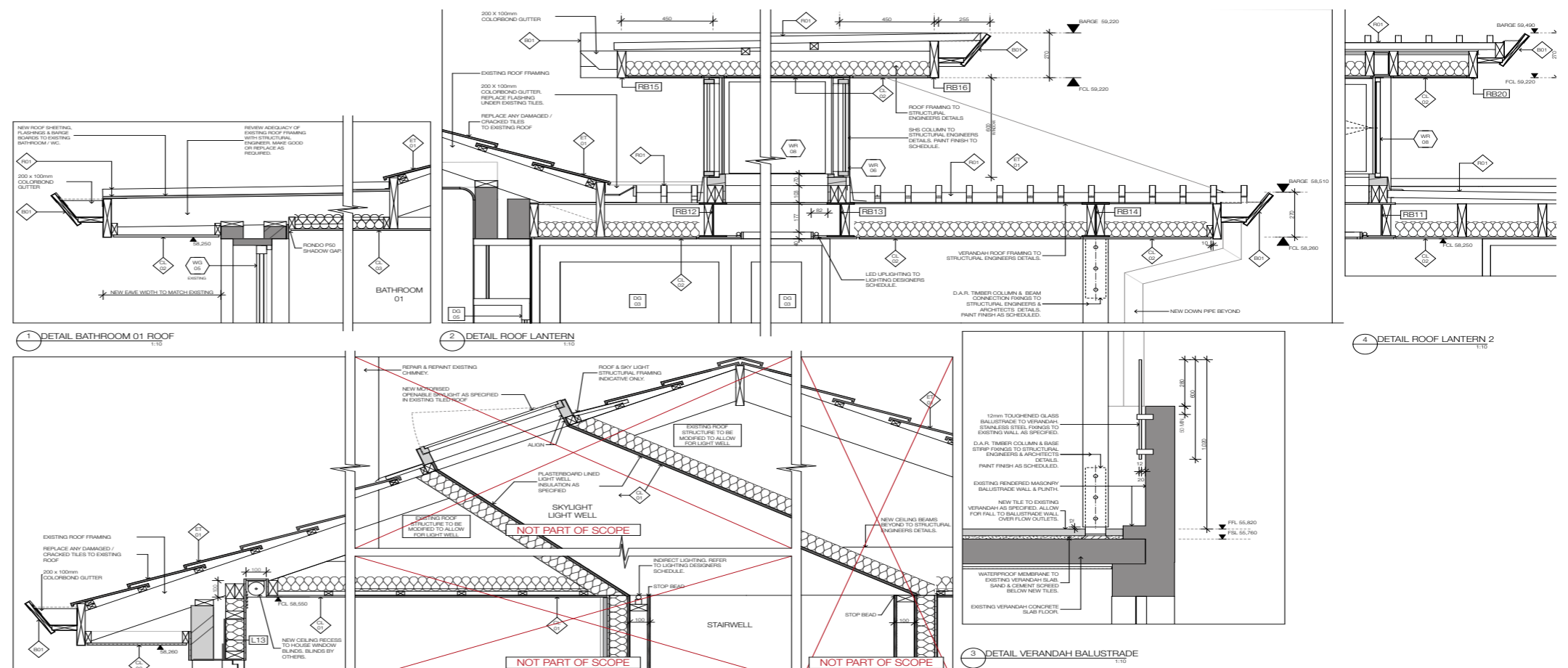
However in order to construct a bespoke work of architecture, a drawing set will show all details, interior finishes and structural relationships.

The architect will continue to coordinate the consultants.

A minimum of 25-40 architectural drawings can be required, depending on scale and scope of project.



ELEVATION DRAWING



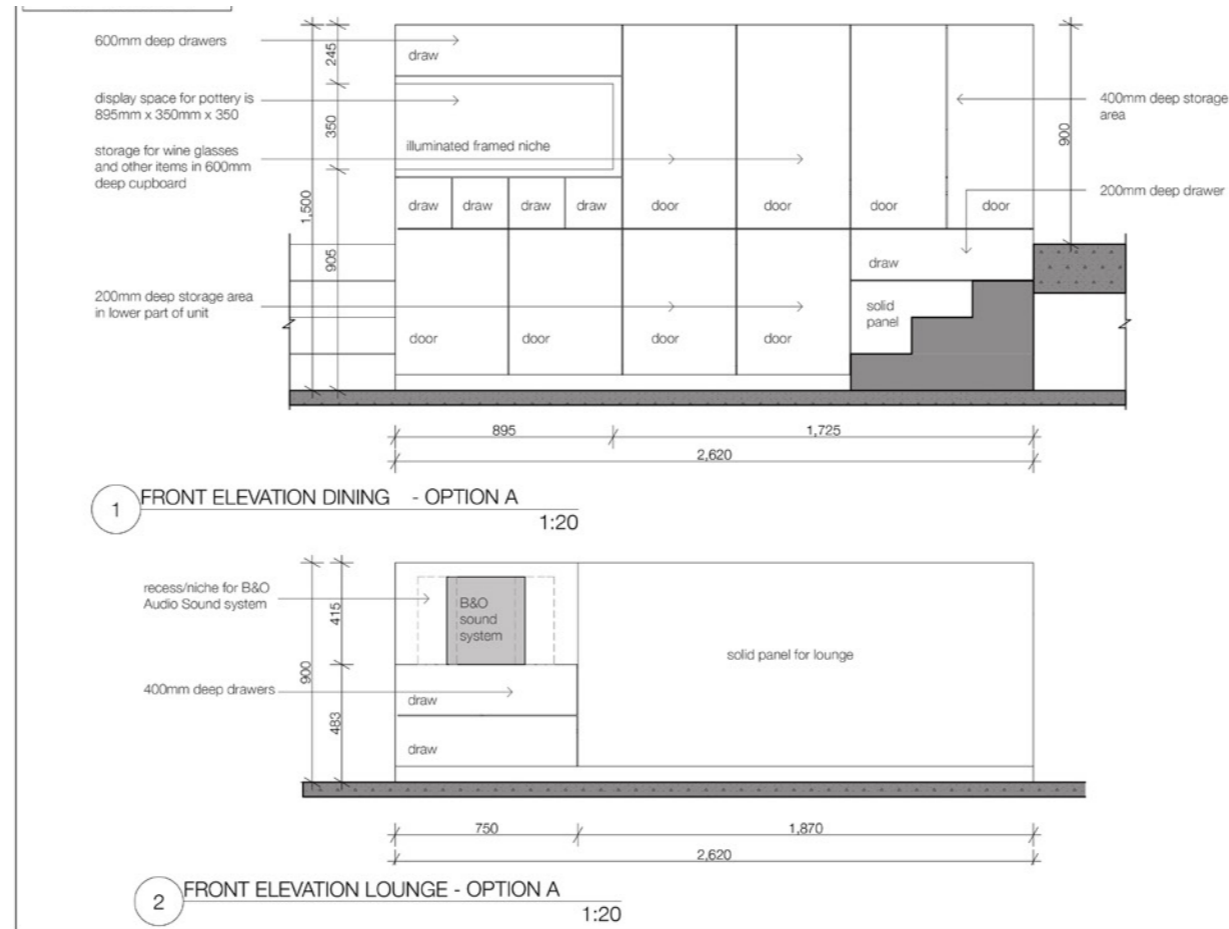
ROOF DETAILING

**INTERNAL FINISHES AND JOINERY EXPLORATIONS CONTINUE**

A component of this Construction package is Joinery.

Further explorations continue in finding the agreed design of various built in joinery items.

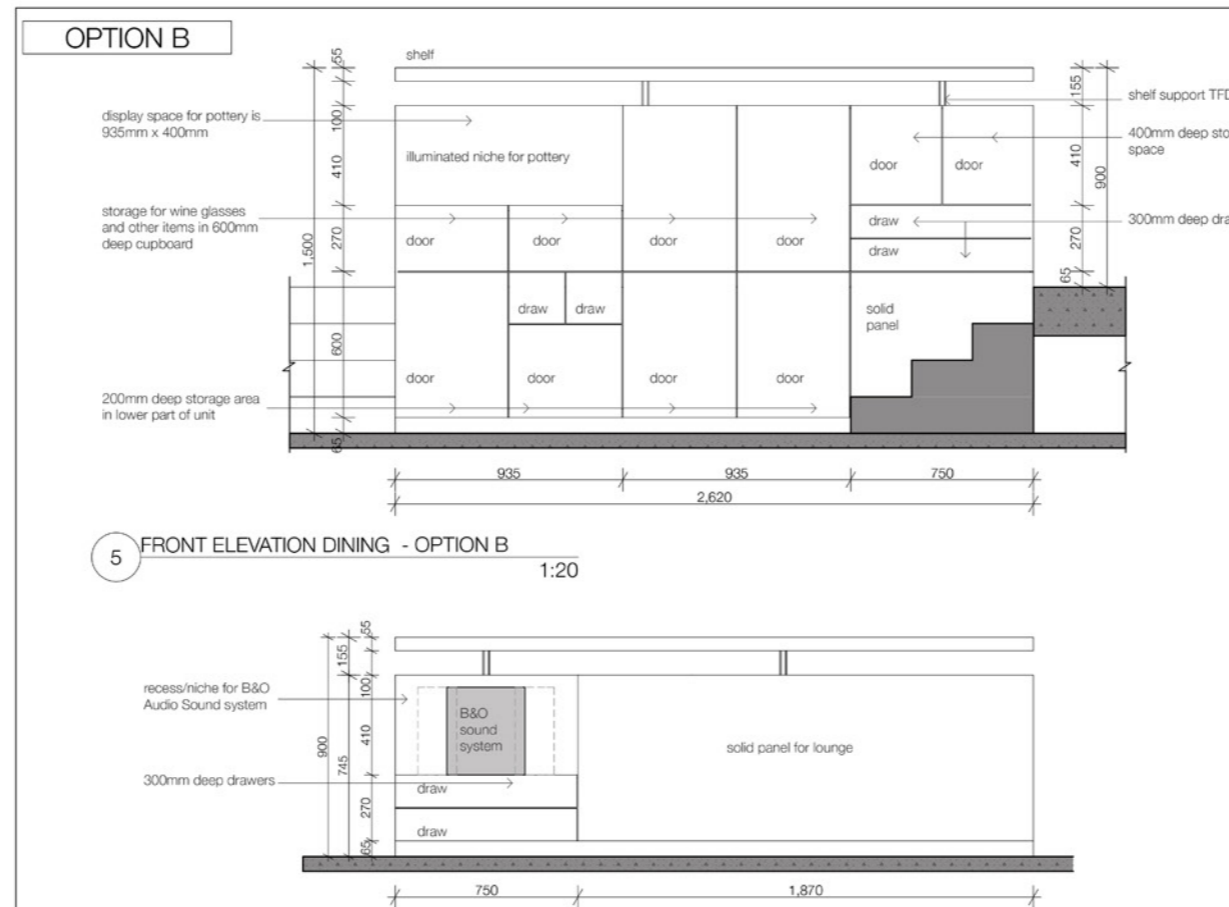
In order to construct a bespoke work of architecture, a drawing set will show all details, interior finishes and structural relationships.



3 DINING ROOM VIEW OPTION A



4 LOUNGE ROOM VIEW OPTION A



7 DINING ROOM VIEW OPTION B



ROOF DETAILING

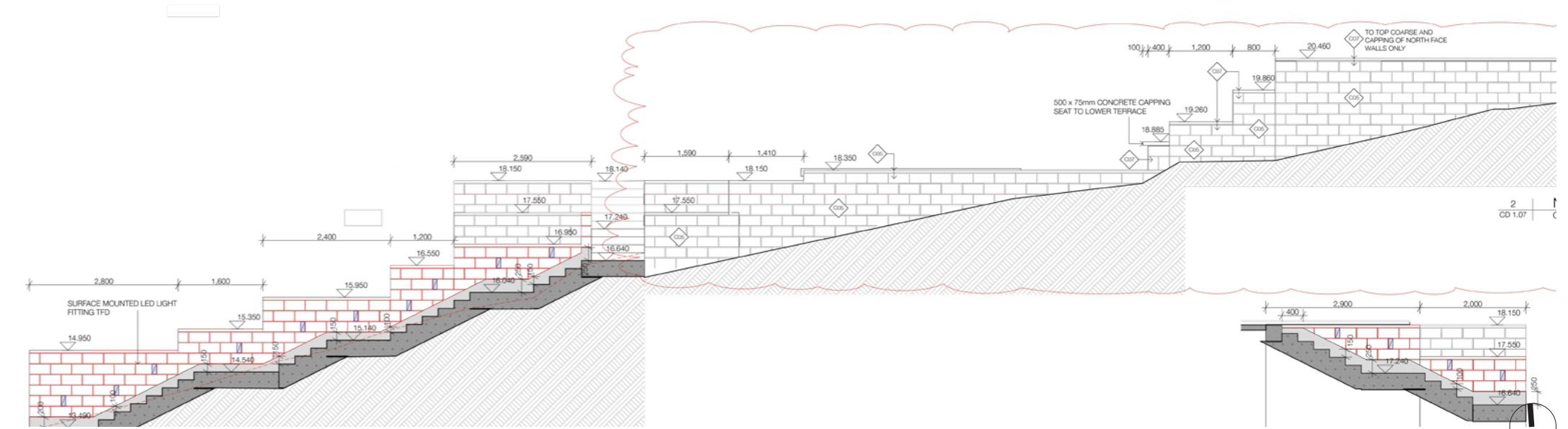
## LANDSCAPE AND BUILDING EDGE CONDITIONS

Within this documentation can also be included coordinated detailing for landscaping and 'building to garden edge' conditions.

These drawings and details can be completed by both architect and landscape architects input, as agreed.

The DA>Construction Documentation stage is completed when the construction documentation package is issued for tender or similar, to appropriate builders.

The review of tender submissions commences the next stage, prior to choosing a builder.



LANDSCAPING- STAIR DETAILING