

# NORTH SOUTH STUDIO



**North South Studio**

YOUR HOME IS OUR PASSION

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NORTH SOUTH STUDIO

PACKAGE DESCRIPTIONS AND LEVEL OF SERVICE

[WWW.NORTHSOUTHSTUDIO.ONLINE](http://WWW.NORTHSOUTHSTUDIO.ONLINE)



## Package A

Package A is the most common and popular package. In Canada. It is geared to clients who have an existing plan or design in mind. Maybe it's something they drew themselves and just need an expert to put it all together. Or maybe it's the marriage of a few different plans. Home builders are usually the most likely candidates to select this package. This package is also popular with owner built homes or in jurisdictions where the building permit application process is less complicated. The package is best suited for clients with some or advanced knowledge of residential construction and the time to be involved during the construction process.

The final deliverables in this package would include a full set of construction drawings with the following components.

- Plot Plan
- Legends, Schedules and General Notes
- Basement/Foundation Plan with structural
- Floor Plans with structural
- Elevations
- Cross Sections
- HVAC Plans
- Typical Construction Details

The paperwork included in this package would consist of all necessary paperwork required from the designer for the owner to submit a building permit application. Also included is Heatloss Calculations and other forms related to ventilation and

## Design Brief

At the beginning of a building project, the designer determines the scope of the work, also known as the design brief. It is in this phase that the key parameters and objectives of the design work are defined. For a house project, the brief would contain information such as the types of amenities the client wants in the house, room square footage requirements, numbers of rooms and construction budget. At this stage preliminary discussions will take place about building systems such as electrical and mechanical, exterior design features and required interior finishes.

The Design Brief will require the client to complete an extensive online questionnaire. This is a detailed checklist of the amenities, design features and construction materials required in the home. The client will also be required to submit self-produced plans, surveys, magazine clippings etc. From here the Designer

will start the design development process.

### PACKAGE A

- Design brief
- Design Development
- Preliminary Drawings
- 10 Un-rendered Isometric Views
- 2 Exterior Renderings
- Construction Drawings
- Heatloss Calculations
- Plan Plot
- PDF of final construction drawings
- Forms and Paperwork



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## Package A (cont'd)

### Quote



### Design SOLUTIONS

Design is a universal language. A good designer can design anywhere. He just has to learn the local accent.



Sample Preliminary Drawing

### Design Development

Schematic design is one of the best recognized phases of architectural design, as this is when the designer quickly sketches or models several design schemes. These preliminary sketches and models are then turned into schematic floor plans, elevations, and 3-D images of the building design. Based on the program and site analysis, the designer interprets the information into floor plan and site plan drawings that fulfill all of the client's design criteria. The end of each design phase is marked by a presentation to the client, followed by their approval of the designer's design work. The early design phases require a lot of client feedback, and there are often several changes to the initial schematic design before it moves into the developed design phase.

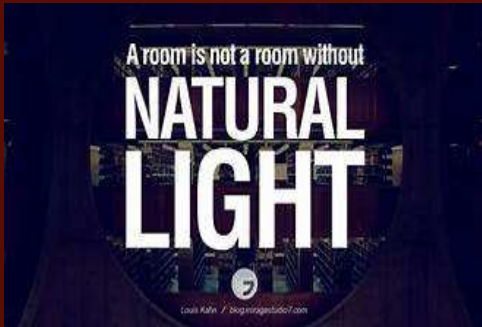


Sample Isometric drawing

### Preliminary Drawings

In developed design, the schematic design layout is further refined into a workable building. By the end of the developed design phase, the designer will typically present CAD drawings of floor plans, elevations, sections and site plan. The client may also request 3-D computer renderings and isometric views of the design to get a sense of the look of the completed building. The scope of work for the developed design phase varies from project to project and can also include physical models, colored presentation drawings and computer animations. At this stage preliminary drawings are produced.

## Quote



## Information SOLUTIONS

“ Google Earth is an amazing tool if you are a bit of a techy. It allows me to extract a fairly decent set of contours and elevations for any property in the world, all from the comfort of my desk. “



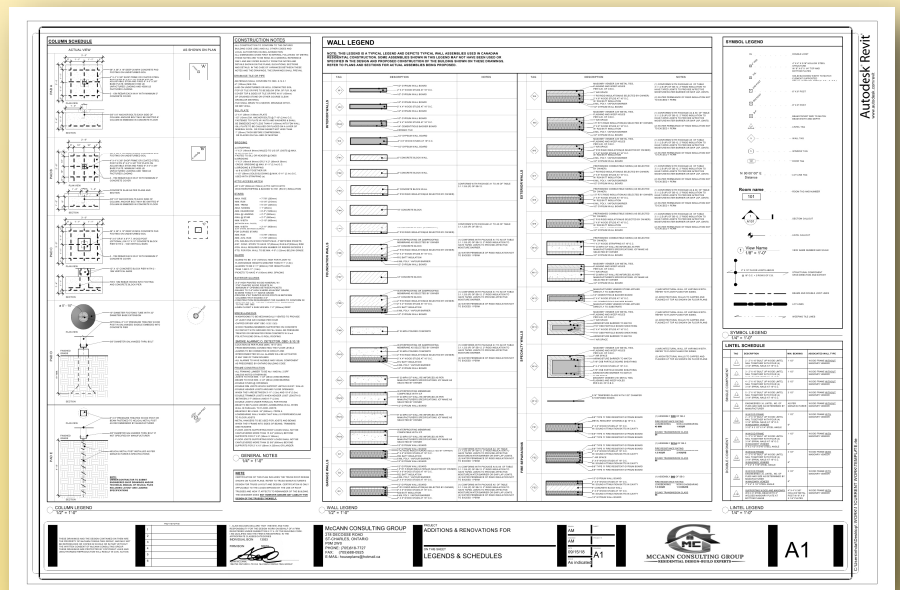
Sample Exterior Rendering

## Construction Drawings

With the design of the building complete and approved by the client, the designer focuses on the design and documentation of the details of the project. This phase is known as both working drawings or contract documentation. Design of the ways materials, structure and systems connect is determined. In the working drawings phase, a set of drawings and specifications are completed for builders pricing and building permitting.

This phase normally requires far less involvement from the client and usually only requires a final review by the client prior to drawings being issued for bidding/tender or building permit application.

## Sample Construction Drawings



## PACKAGE B

- Design brief
- Design Development
- 3 Design Option Schematics
- Preliminary Drawings
- Unlimited Un-rendered Isometric Views
- 2 Exterior Renderings
- 1 Interior Rendering
- Construction Drawings
- Heatloss Calculations
- Energy Audit and Solar Study
- Color and Material Selection
- Specifications
- Plan Plot
- Building Permit Application
- Gantt Project Schedule
- PDF of final construction drawings

## Quote

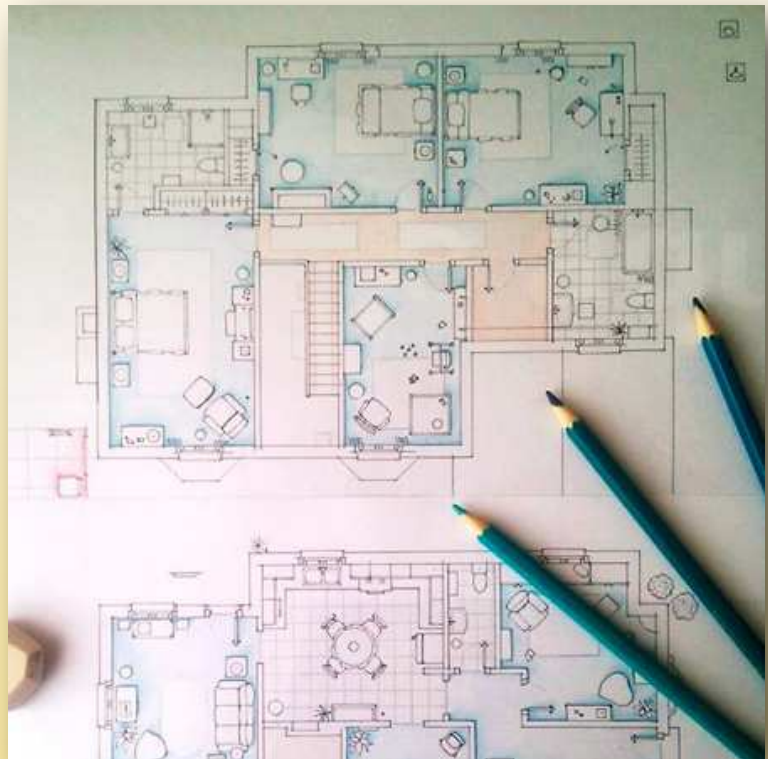


## Package B

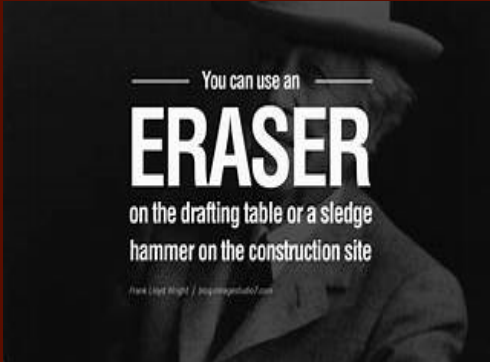
Package B is the more comprehensive package offering our clients enhanced services. It is geared to clients who require more involvement from their designer and wish to leave more of the all the heavy lifting up to the designer. This package is best suited for clients who are uncertain of their design needs or are too busy to get involved in the decision-making process associated with a construction project. It is also suited for clients with little to no knowledge or experience in residential design and construction. Package B is also the standard package for New Zealand.

In this package the client will be given alternative design options at the start of the project. Also included are more detailed construction drawings, specifications and an energy audit & solar study. Items like material selection and color

### Sample Schematic Design



## Quote



## Energy Audit & Solar Study

An Energy Audit is a technique used to establish the pattern of energy use, and identifies the areas where energy can be saved or where energy can be used judiciously. An energy audit consists of a detailed examination of how a facility uses energy, what the facility pays for that energy, and finally, a recommended program for changes in operating practices or energy consuming equipment that will effectively save on energy bills.

Goals of Energy Audit: Identify the types of energy use and the cost of energy consumed. Understand the applications of energy. Identify and analyze cost effective ways of energy use. Perform economic analysis of alternatives for the existing energy usage pattern.

The major systems energy auditors focus attention on are: Building Envelope HVAC System – Here energy savings should be done in such a way without compromising people's comfort. Electrical Supply System Lighting –Energy efficient lighting can be resorted to Boiler and Steam System –Fuel efficiency and alternate energy solutions can be investigated here. Hot Water System – Viability of Solar Heaters can be looked into. Motors.

The Energy Audit helps the designer identify potential design option that will help the proposed building perform better after construction. These option can be input into the audit software for comparisons.

## Specifications

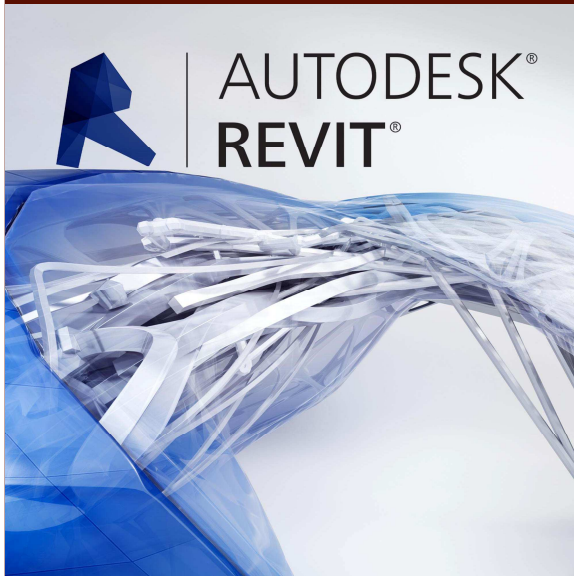
Specifications are written documents that describe the materials and workmanship required for a development. They do not include cost, quantity or drawn information but need to be read alongside other contract documentation such as quantities, schedules and drawings.

They are a qualitative document whereas drawings are a quantitative document.

Specifications are categorized in an industry standardized format called sections which organizes them by material. Each section is then divided into three sub-sections namely - General—Products - Executions

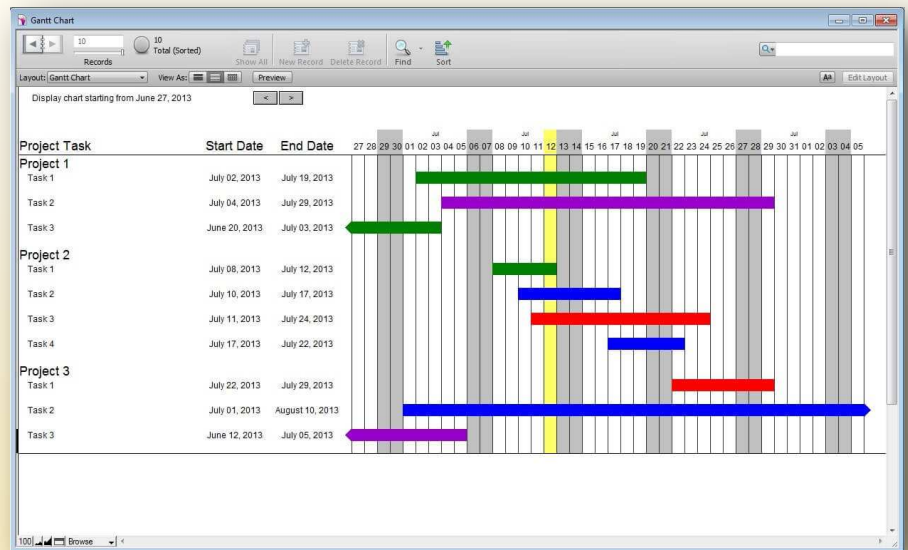


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## Gantt Chart Schedule

A Gantt chart is a type of bar chart that illustrates a project schedule. This chart lists the tasks to be performed on the vertical axis, and time intervals on the horizontal axis. The width of the horizontal bars in the graph shows the duration of each activity. Gantt charts illustrate the start and finish dates of the terminal elements and summary elements of a project. Terminal elements and summary elements constitute the work breakdown structure of the project. Modern Gantt charts also show the dependency (i.e., precedence network) relationships between activities.



## Appendix

01. Sample Schematic Design
02. Sample Isometric View
03. Sample Preliminary Floor Plan
04. Sample Exterior Rendering
05. Sample Interior Rendering
06. Sample Construction Drawings (Package A)
07. Sample Hestloss Calculation
08. Sample Energy Audit
09. Sample Specification Section



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