

MULTI - RESIDENTIAL DESIGN PROCESS



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STAGES

1. PRE DESIGN

- Consultation & Site Visit
- Proposal & Acceptance
- Design Brief
- Survey
- Site Analysis & Research
- Design Feasibility Sketch (if required)

2. CONCEPT DESIGN

- Initial 2D Floor Plan
- Concept Meeting x 2
- Concept Design Plans
- Consultants Preliminary Advice
- Design Feedback
- OPTION: Interior Design Brief

3. DESIGN DEVELOPMENT

- Liase with all relevant consultants
- Revisions to Initial Design
- Design Meeting
- Final Amendments
- Design Approval
- OPTION: Interior Design Concept

4. DEVELOPMENT APPROVAL

- Development Approval prepared and submitted

5. DOCUMENTATION & APPROVALS

- Working Drawings to lodge BA
- Liaise with relevant consultants to obtain building approval
- OPTION: Interior Design Detailing

1. PRE DESIGN /
SITE ANALYSIS

2. CONCEPT
DESIGN

3. DESIGN
DEVELOPMENT

4. DEVELOPMENT
APPROVAL

5. DOCUMENTATION
& APPROVALS



Our initial meeting gives you the opportunity to get to know us, get professional advice and gain an understanding of our processes. We take the time to discuss your brief, ideas and we look to gain knowledge of target markets. Once you engage with us, this is where we gather all our information, on the site, building, brief and the local authorities regulations & constraints relevant to your development.



1. PRE DESIGN /
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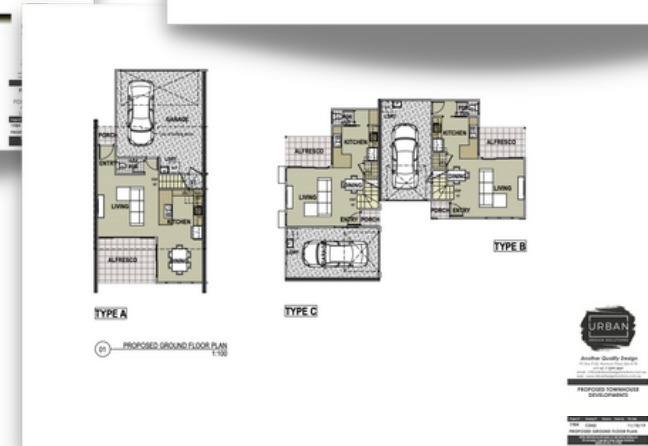
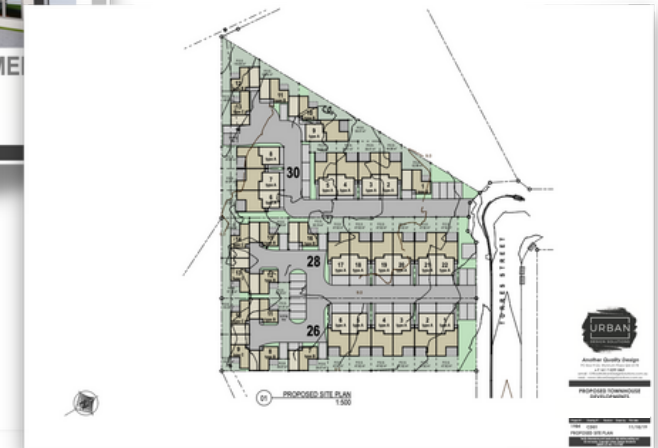
4. DEVELOPMENT
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All your ideas, design brief, images are now transformed into an initial 2D floor plan. Following this, we have an initial concept meeting to discuss this and further explore our options.

Upon completion of this, a more refined concept plan is prepared followed by another round table discussion viewing the drawings and 3D model. It's at the completion of this stage we recommend starting conversations with builders.



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Modifications to the concept design are made based on your feedback and/or feedback from builders. This is the fine tuning stage, modifying the design to create the perfect design for your development, buyers and/or tenants.



Another Quality Design
PROPOSED TOWNHOUSE DEVELOPMENTS

1. PRE DESIGN /
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2. CONCEPT
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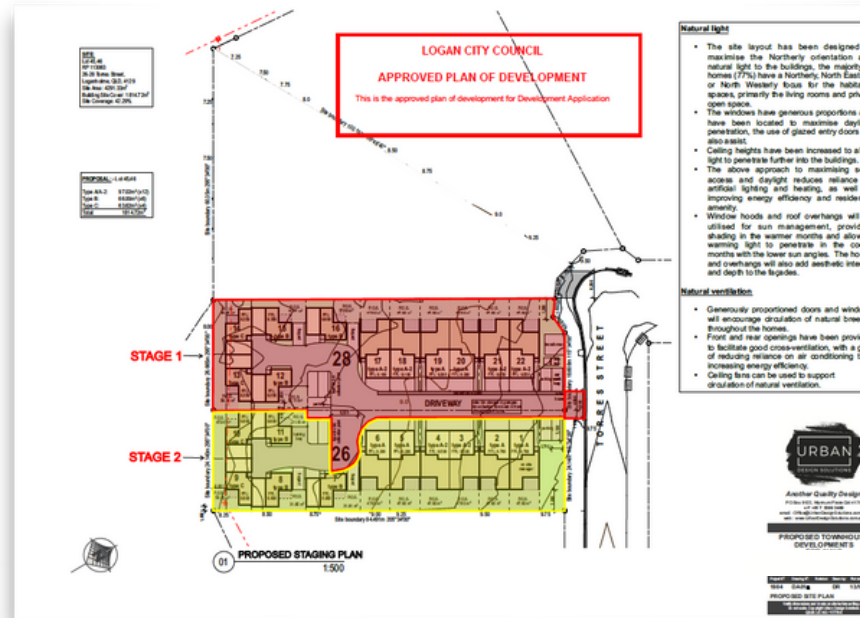
3. DESIGN
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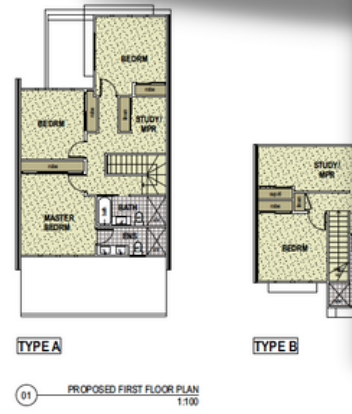
5. DOCUMENTATION
& APPROVALS



The majority of development projects will require a Development Application. We work in conjunction with town planners & other consultants as required to prepare all drawings as specified by council for approval. We will advise when your project will require a DA



- Natural light**
- The site layout has been designed to maximise the Northern orientation and natural light to the buildings, the majority of homes (77%) have a Northern, North Easternly or North Westernly bias for the habitable spaces, primarily the living rooms and private open space.
 - The windows have generous proportions and have been located to maximise daylight penetration, the use of glazed entry doors will also assist.
 - Ceiling heights have been increased to allow light to penetrate further into the buildings.
 - The above approach to maximising solar access and daylight reduces reliance on artificial lighting and heating, as well as improving energy efficiency and residential amenity.
 - Window hoods and roof overhangs will be utilised for sun management, providing shading in the warmer months and allowing warming light to penetrate in the cooler months with the lower sun angles. The hoods and overhangs will also add aesthetic interest and depth to the façades.
- Natural ventilation**
- Generously proportioned doors and windows will encourage circulation of natural breezes throughout the homes.
 - Front and rear openings have been provided to facilitate good cross-ventilation, with a goal of reducing reliance on air conditioning thus increasing energy efficiency.
 - Ceiling fans can be used to support circulation of natural ventilation.



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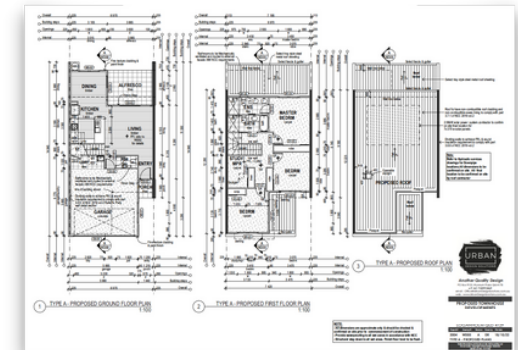
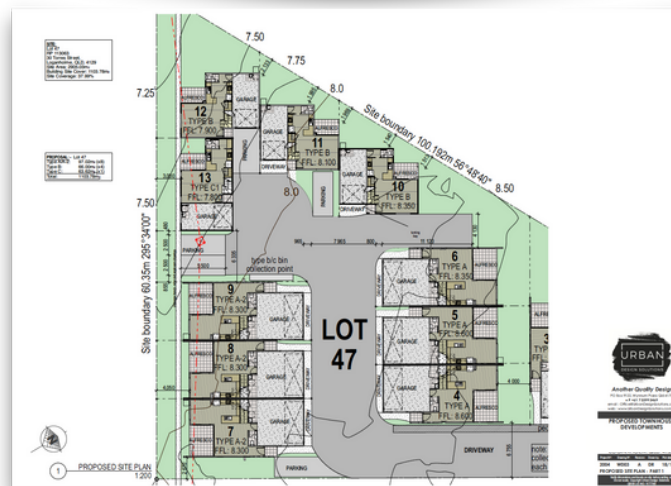
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On receipt of client approval plus DA approval, we will commence the working drawings. At this stage we deliver detailed working drawings. We once again work in conjunction with consultants, such as certifiers and engineers to prepare for the Building Approval and construction of your project. These drawings will also be used for builders detailed pricing and ultimately for construction.

DWG No.	LAYOUT NAME	REV	DWG No.	LAYOUT NAME	REV	DWG No.	LAYOUT NAME	REV	DWG No.	LAYOUT NAME	REV
0000	COVER PAGE	A	0001	TYPE A1 - RCP	A	0002	TYPE C1 - RCP	A	0003	GROUP 1 ELEVATIONS	A
0004	PROPOSED LOT PLAN	A	0005	TYPE A2 - PROPOSED ELEVATIONS	A	0006	TYPE C2 - PROPOSED ELEVATIONS	A	0007	GROUP 2 ELEVATIONS	A
0008	PROPOSED SITE PLAN	A	0009	TYPE A3 - SECTION & SLAB SCHEDULES	A	0010	TYPE C3 - SECTION & SCHEDULES	A	0011	GROUP 3 ELEVATIONS	A
0012	PROPOSED SITE PLAN - PART 1	A	0013	TYPE A4 - PROPOSED ELECTRICAL PLAN	A	0014	TYPE C4 - ELECTRICAL PLAN	A	0015	CONSTRUCTION DETAILS	A
0016	PROPOSED SITE PLAN - PART 2	A	0017	TYPE A5 - PROPOSED CIVIL/PLUMB	A	0018	GROUP 1 GROUND FLOOR PLAN	A	0019	CONSTRUCTION DETAILS	A
0020	TYPE A - PROPOSED ELEVATIONS	A	0021	TYPE A6 - SLAB GROUND FLOOR PLAN	A	0022	GROUP 1 FIRST FLOOR PLAN	A	0023	CEILING DETAILS - TYPE A	A
0024	TYPE A - SLAB GROUND FLOOR PLAN	A	0025	TYPE A7 - RCP	A	0026	GROUP 2 SLAB	A	0027	CEILING DETAILS - TYPE B/C	A
0028	TYPE A - RCP	A	0029	TYPE A8 - PROPOSED ELEVATIONS	A	0030	GROUP 2 ELEVATIONS	A	0031	CEILING DETAILS - TYPE A	A
0032	TYPE A - SECTION & SLAB SCHEDULES	A	0033	TYPE A9 - SECTION & SCHEDULES	A	0034	GROUP 3 GROUND FLOOR PLAN	A	0035	CEILING DETAILS - TYPE B	A
0036	TYPE A - ELECTRICAL PLAN	A	0037	TYPE A10 - ELECTRICAL PLAN	A	0038	GROUP 3 FIRST FLOOR PLAN	A	0039	CEILING DETAILS - TYPE C	A
0040	TYPE A - PROPOSED TYPING PLAN	A	0041	TYPE A11 - PROPOSED TYPING PLAN	A	0042	GROUP 3 SLAB	A	0043	CEILING DETAILS - TYPE D	A
0044	TYPE A - PROPOSED PLUMB	A	0045	TYPE A12 - SLAB GROUND FLOOR PLAN	A	0046	GROUP 3 ELEVATIONS	A	0047	CEILING DETAILS - TYPE E	A
0048	TYPE A - RCP	A	0049	TYPE A13 - RCP	A	0050	GROUP 4 FIRST FLOOR PLAN	A	0051	TOP SOFFIT & ANKERS DETAILS	A
0052	TYPE A - PROPOSED ELEVATIONS	A	0053	TYPE A14 - PROPOSED ELEVATIONS	A	0054	GROUP 4 GROUND FLOOR PLAN	A	0055	STAIR DETAILS - TYPE A	A
0056	TYPE A - SECTION & SCHEDULES	A	0057	TYPE A15 - SECTION & SCHEDULES	A	0058	GROUP 4 SLAB	A	0059	STAIR DETAILS - TYPE B/C	A
0060	TYPE A - ELECTRICAL PLAN	A	0061	TYPE A16 - ELECTRICAL PLAN	A	0062	GROUP 4 GROUND FLOOR PLAN	A	0063	PROPOSED DETAIL PLAN	A
0064	TYPE A - PROPOSED PLUMB	A	0065	TYPE A17 - PROPOSED PLUMB	A	0066	GROUP 4 SLAB GROUND FLOOR PLAN	A	0067	GENERAL NOTES	A
0068	TYPE A1 - PROPOSED PLUMB	A	0069	TYPE C1 - SLAB GROUND FLOOR PLAN	A	0070	GROUP 1 FIRST FLOOR PLAN	A	0071	GENERAL NOTES	A
0072	TYPE A2 - SLAB GROUND FLOOR PLAN	A									





If you are looking to amplify your results and create a seamless execution of your project avoiding a lot of time consuming shopping & questions, then including selections of finishes and fixtures as well as the detailed drawings for the interior will assist your builder to successfully complete their job. Builders agree, accurate drawings avoid delays, mistakes and help keep costs to a minimum. Let us take the stress and running around out of making decisions or provide reassurance that you are making the right decision with choosing colours, finishes and fixtures. Advice from a professional will create your ideal aesthetic, incorporating functionality and delivering that 'wow' factor to really impress buyers

KITCHEN & DINING MOOD BOARD

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