

arcterio

# Onboarding Booklet



On-Boarding Summary

# What To Keep In Mind As You Begin To Plan Your Dream Home

Your dream home is more than just bricks and mortar; it's a reflection of your personality, a sanctuary for relaxation, and a stage for creating lasting memories. Our dedication to creating beautiful and functional spaces ensures that every home we design stands the test of time.

South Africa's residential construction industry is vibrant and robust, characterized by high standards and a strong regulatory framework. Understanding this landscape is crucial to realizing your dream home.

## **Building Codes and Regulations**

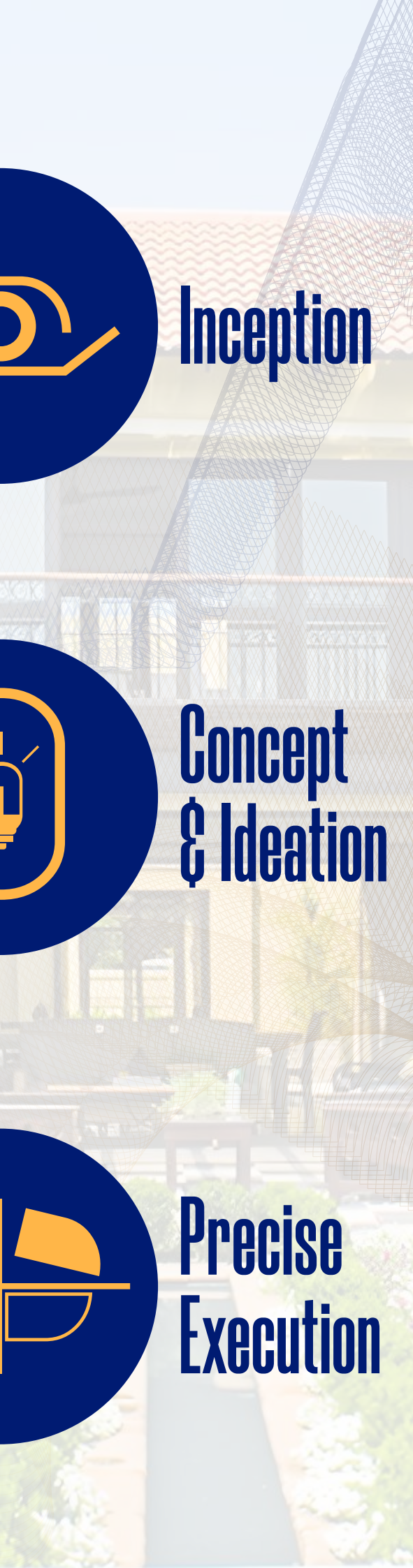
We help you navigate the complexities of South African building codes and zoning laws, ensuring every aspect of your project meets national and local standards and receives the necessary approvals.

## **Climate Considerations**

South Africa's unique climate influences our design choices. We prioritize materials and techniques that enhance comfort and sustainability, ensuring your home remains a sanctuary in every season







## Inception

## Concept & Ideation

## Precise Execution

### Our Approach

#### **Initial Consultation: Your Vision, Our Mission**

Our journey begins with a detailed consultation. Here, we listen to your ideas, preferences, and needs, laying the foundation for a home that reflects your individuality.

#### **Site Analysis: Understanding Your Site & Scope Alignment**

A thorough site analysis allows us to understand the land's characteristics, north orientation and topographic morphology; ensuring optimal design and environmental harmony.

#### **Concept Development: Bringing Ideas to Life**

We translate your vision into initial sketches and develop the ideas, incorporating your feedback to ensure the final concept aligns perfectly with your expectations. Upon finalizing design development, we prepare council submission documentation for approval. We handle all necessary local authority approvals, streamlining the process and keeping your project on track.

#### **Construction Documentation Pre-Planning & Detailing: Building Your Dream**

From structural components to electrical, plumbing layouts and bespoke cabinetry, our detailed construction documentation covers every aspect of the build, ensuring accuracy and excellence.

A key aspect of this phase is coordinating with various contractors to ensure all work is performed to the highest standards. We meticulously manage the construction phase, ensuring that all work is certified and complies with applicable regulations. This is vital for obtaining your Occupancy Certificate from municipal authorities.

# Better Manage Costs With Precise Documentation

## Financial Considerations

We take our financial obligations to our clients very seriously, ensuring regulatory compliance and strict adherence to contracts. We make it easier to manage costs during construction through comprehensive detailing and selection which enables higher accuracy for project tendering. Our payment schedules are straightforward and fair, aligning with key project milestones.

### Consult & Coordination Fees

Visits to the site for the initial consultation and subsequent visits during the construction process will incur a fee based on travel and admin related expenses, which will be billed to the client account following confirmation with the client.

### Documentation Fees

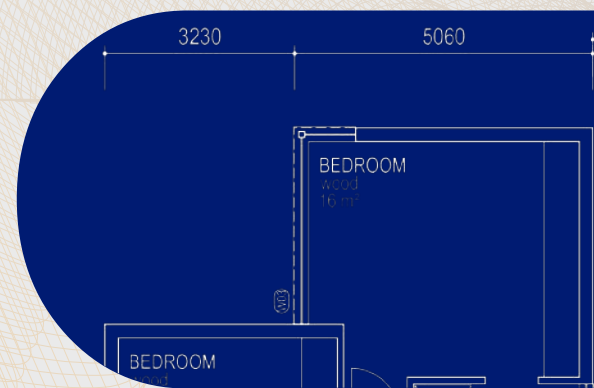
#### *Council Submission Documentation Fees*

For the approval of your plans, Council submission documentation requires basic measurements such as heights, roof structures, building locations, room dimensions, areas, and the placement of doors and windows. It also covers building efficiency calculations for insulation, power usage, water heating and usage. These documents are essential for building plan approval and typically attract a smaller fee compared to detailed construction drawings.

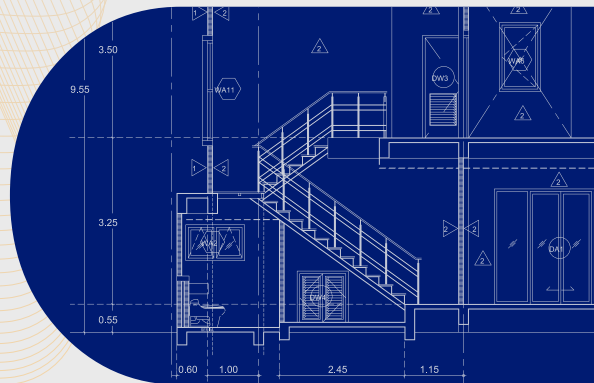
#### *Construction Documentation Fees*

Construction documentation, shared with contractors, provides detailed instructions on assembling all aspects of your building. This includes precise guidance on the placement of windows, doors, and other components.

*Design Intent* drawings specify the placement, manufacturer guidelines, and desired visual outcomes for every aspect of the plans and sections. Due to their complexity and the need for consultations with experts like engineers and quantity surveyors, construction documentation is more expensive than Council documentation.



*Basic Plan Sample \_ Municipal Documentation*



*Construction Plan Sample \_ Detail Documentation*





# Seamless Blend Between Space, Function And Beauty

Each plot of land we develop has its own story to tell, influencing the design of every building. Orientation, access, views, topography, and privacy zones shape our approach, ensuring each project harmonizes with its environment.

*Marieke Dos Santos*



## Schedule Your First Consultation

Take the first step  
towards your dream home.

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