

DESIGN WITH PZAZZ

What to expect from your design journey



YOUR DESIGN JOURNEY

Design is by no means one size fits all - so this outline is to give you an idea of how a typical project generally goes.

By breaking the process down into smaller pieces it gives you the flexibility to only pay for the services which are relevant to your project. It also means you can tackle big projects bit by bit - making things a little less daunting.

By also harnessing the power of technology alongside teaming up with local builders we are able to complete design work for projects all over New Zealand. To date the support office has completed concept designs and consent drawings for 100s of customers between Dunedin all the way up to Whangarei.

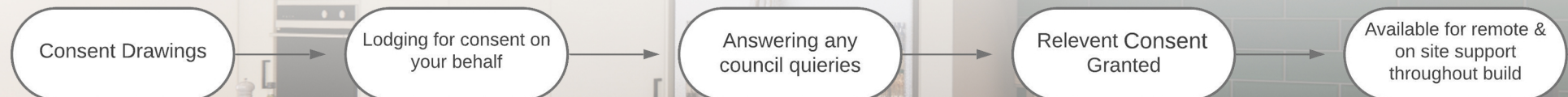
Getting to know you and your ideas



Concept Design & Budget Estimate

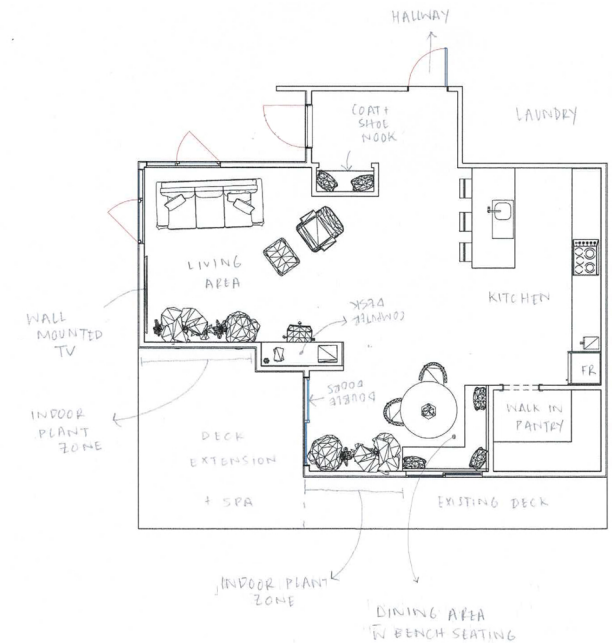
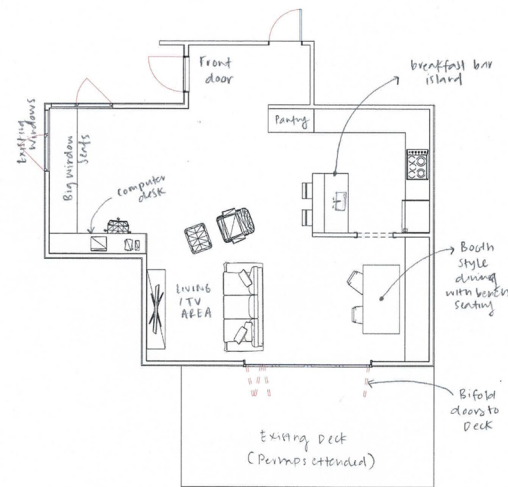
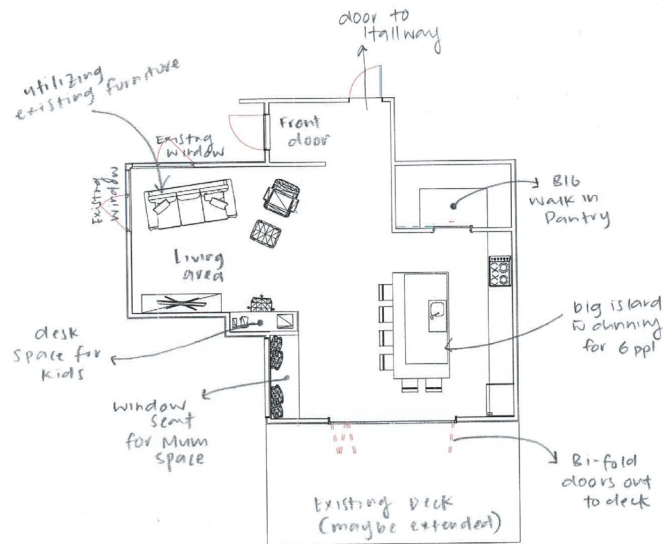


Consent Drawings & Applications



2D CONCEPT SKETCHES

After talking and understanding what you want to achieve we use 2D sketches, usually floor plans, to map out our initial ideas so that we can explore the different possibilities. There are often a couple different ideas of how to reach this goal. Then we discuss the strengths and weaknesses of each design and decide which one, (or occasionally more) will be developed further into 3D.



2D Concept Designs;
typically floor plans

Black & White
3D Model

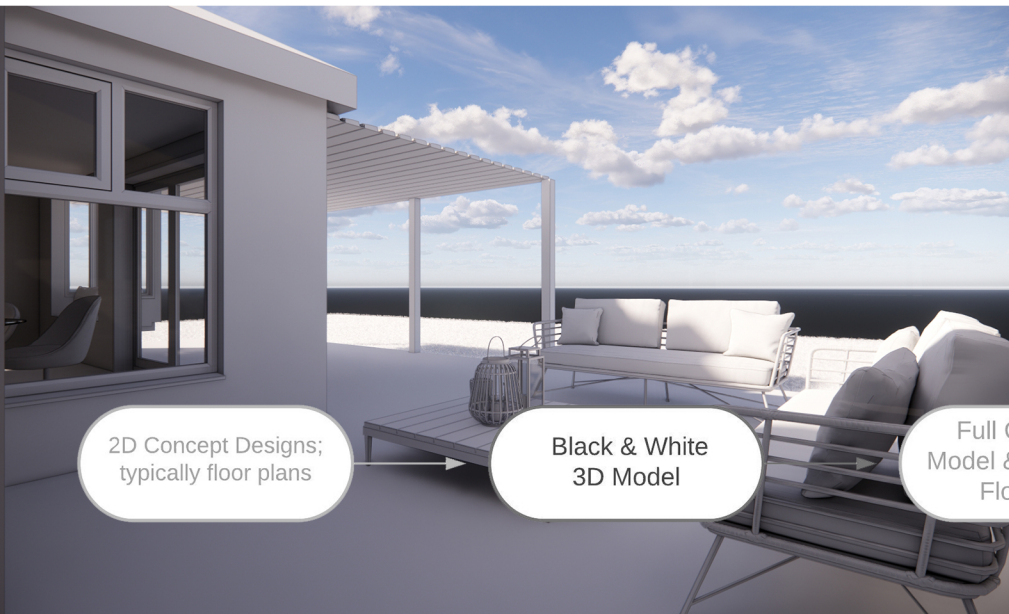
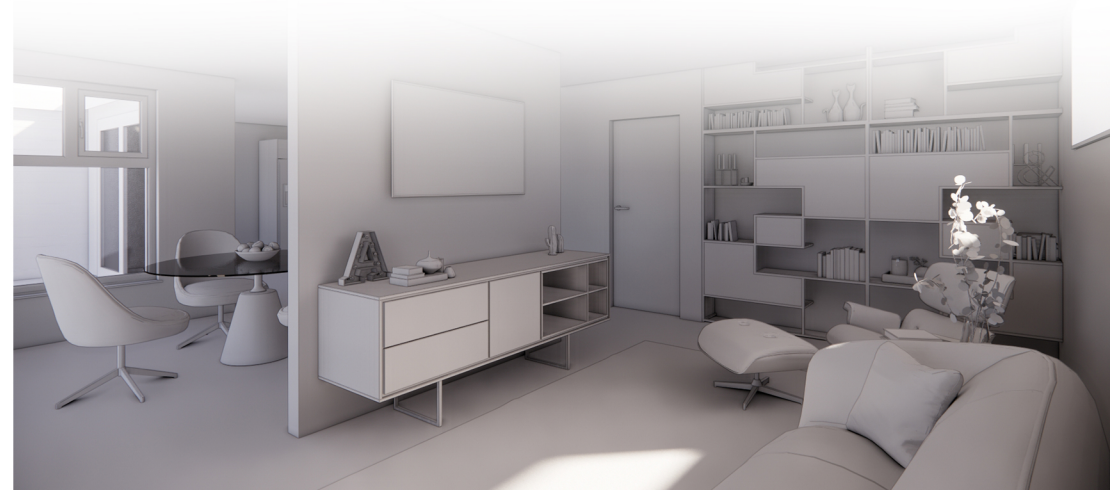
Full Colour 3D
Model & Developed
Floor Plan

Additional plans such as
kitchen cabinetry plan or
custom details

Budget Estimate

BLACK & WHITE 3D MODEL

After narrowing down ideas through the 2D sketches we take your favourite idea, or your favourite two if you just can't decide, and develop these into a black and white 3D model. This allows you to see in 3D how your renovation would look. How spaces connect to each other, how much light windows let in and how much space different elements take up. We refine the black and white model until you are happy with the layout and how the design works functionally. During this stage we can provide video walkthroughs of the 3D model as well as still images and updated floor plans.



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FULL COLOUR 3D MODEL

By the time we get to adding colour and materials you should have a solid idea of how your space is going to work. Now the fun part comes, deciding how it will look! For each surface and object we add colour and texture so it looks as close to real life as possible. This gives you an opportunity to try different options and decide what you like most as well as what will work with your existing decor. It's also a great tool to take a risk and see what something a little more out there will look like and get a preview before committing to something you may usually be too cautious to go for.



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typically floor plans

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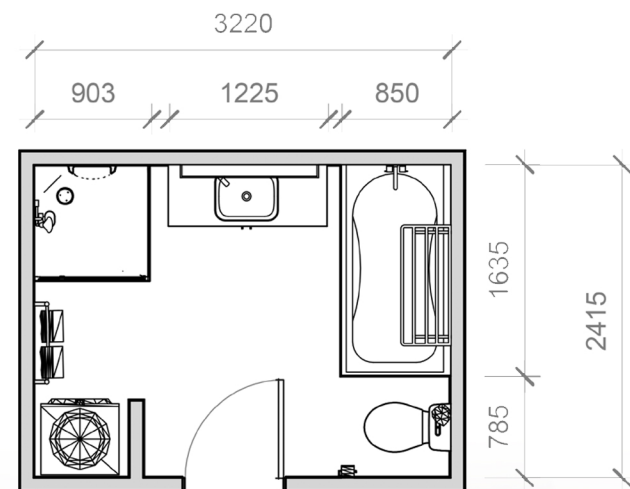
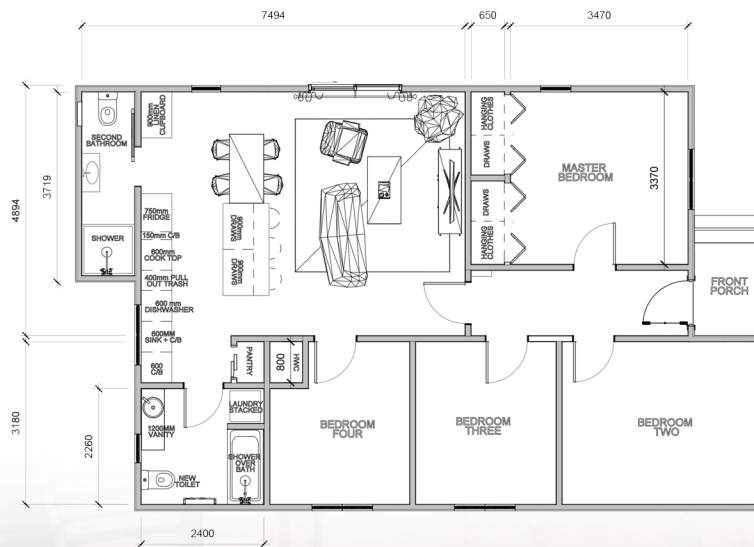
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Budget Estimate

DEVELOPED FLOOR PLANS & ADDITIONAL PLANS

Alongside your colour 3D model you will receive a developed floor plan which will reflect your finalised proposed design concept. This is used alongside the 3D model to create the budget estimate. This is also what is passed on to the draughtsman to communicate the proposed design if consent or working drawings are required.

Depending on what spaces your renovation is affecting, additional plans that go into more detail may be needed for spaces like kitchens, bathrooms, or laundries. These plans show more in depth detail on cabinetry or fixtures - this is crucial in having confidence that your design is going to work for you and your family.



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typically floor plans

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3D Model

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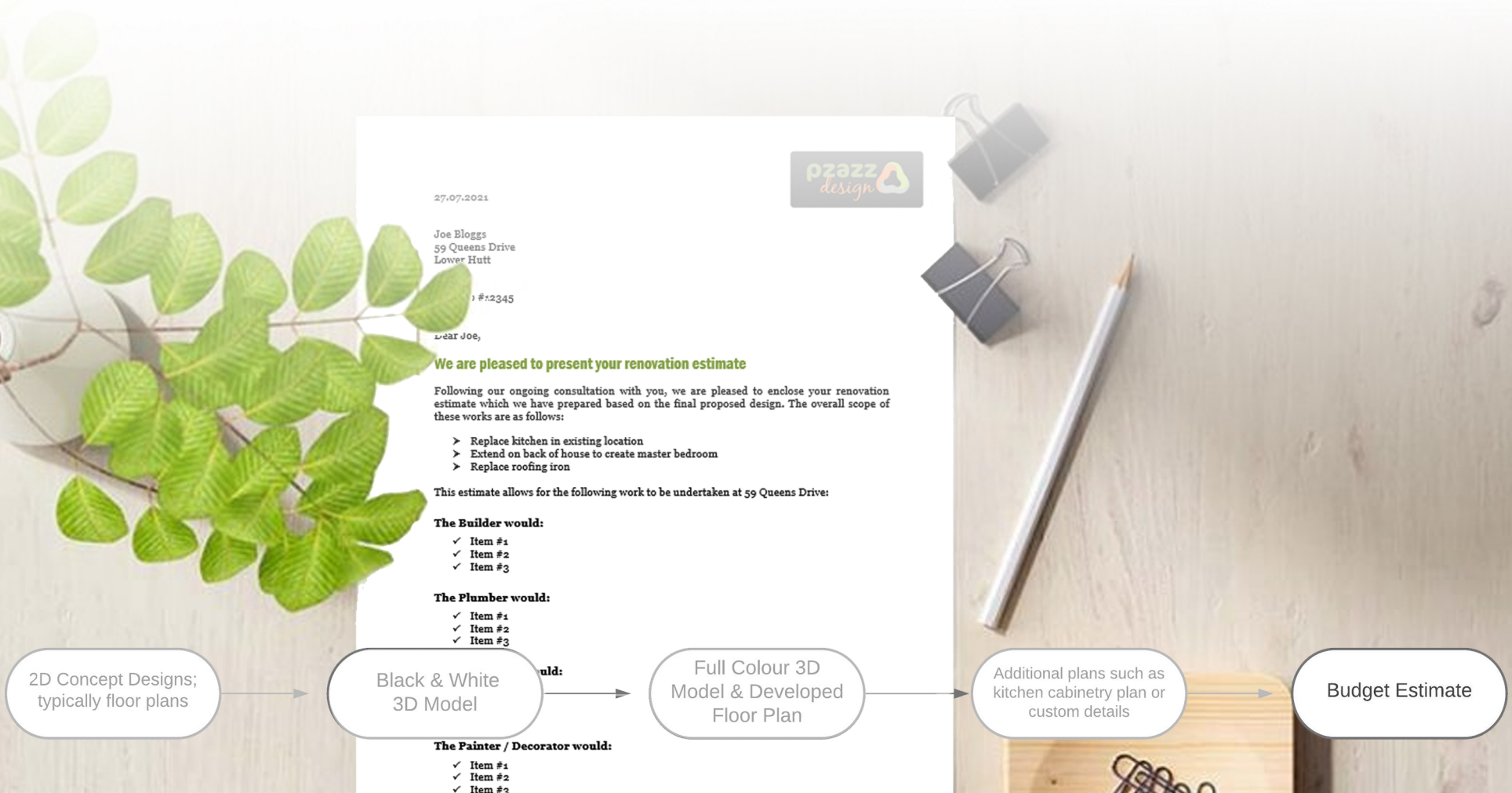
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Budget Estimate

BUDGET ESTIMATE

One of the realities of renovating is that it costs money. For some money is no object but for most of us ensuring your renovation is within your budget is critical. We created the Budget Estimate tool to help folks get an idea of budget in the early stages of design and planning. This helps to assure you that your scope and budget are aligned. Big plans but a modest budget? We can look at smart ways to break your project down into stages that give you your needs sooner and your wants later.

Our budget estimates come to you as a document that fully outlines the scope of work, what the builder will do, what the sub trades will do and what materials and fixtures are included. We also include other professional fees, council fees and project management. This document is also suited for presenting to your bank in order to secure funds.



CONCEPT DESIGN & BUDGET ESTIMATE SIGNED OFF, NOW WHAT?

Congratulations on making it through the first stage of renovating!

Now you have your plans on paper and an idea of budget it's time to seek any necessary Building or Resource Consents.
If your project doesn't require any Consents, then now is the time to get your renovation quoted by a builder(s).



WHAT ARE CONSENTS?

When renovating or building quite often Building Consent and / or Resource Consent is required. These are important to obtain before construction begins. The consent drawings and supporting documentation provide evidence to your local city council that your plans met their requirements it also acts as the instructions for your builders.

BUILDING CONSENT

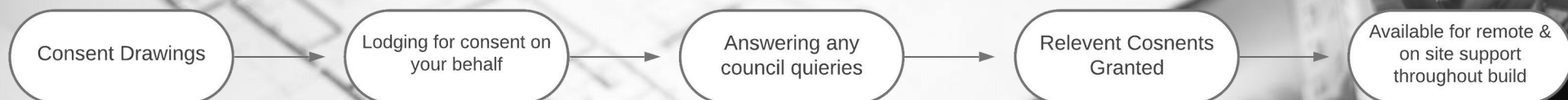
A Building Consent is a requirement of the Building Act 2004, which aims to ensure that construction, alteration, demolition and maintenance of new and existing buildings is of a suitable standard. A Building Consent is granted when your application and supporting drawings and documentation meet all relevant standards. Each Council has varying fees associated with the Building Consent application process - the fee you must pay your Council is generally based on the scope of your project.

RESOURCE CONSENT

A Resource Consent is required when your plans fall outside of the permitted activity outlined in your district plan. This typically would be instances where you are looking to add an additional dwelling on your property or if you are looking to extend your home in a way which exceeds the permitted limits of building height, site coverage, distance to boundary or one of many other measures. Like Building Consents, Resource Consents have fees associated with the application process, development levies may also be applicable.

CONSENTS & YOU

The time from commissioning consent drawings through to the issuing of a Building Consent will take 1 - 3 months depending on the size of your project. During this time you should receive regular updates from draughtsman. Before the plans are submitted to Council you will receive a copy for your approval. Typically we would lodge the consent application on your behalf, but we are also able to support you through the process.



A LITTLE BIT ABOUT US

Pzazz Design is part of the Nuovo Group network who are passionate about all things residential. Created in 2003 when the owners bought Fix It Building Services from Carters the business traded in the maintenance and small jobs space. Over time we got involved in larger renovation projects but decided Fix It didn't resonate with significant renovation and extension projects so Pzazz Building was created with the tag line "making living spaces come alive" through effective design and great construction.

Initially all of our design work was outsourced. This being such a core component of a great outcome in 2018 we created Pzazz Design to be more directly involved in this critical aspect of the project, we now provide 2D concepts, 3D modelling, rendering, and virtual walkthroughs as well as budget estimates and consent/working drawings.

Nuovo Group continues to develop offerings in the residential space and is proud to offer the following services:

