CONSTRUCTION & ARCHITECTURE

WORK FLOW BREAKDOWN

Presented By Sonam Lama

Sonam Lama Architecture

WORK FLOW

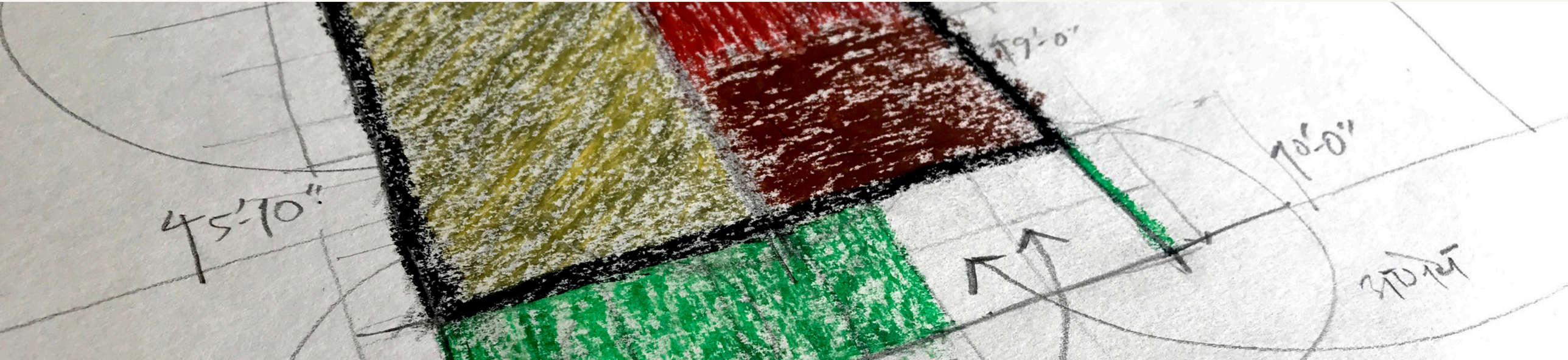
- Phase 1: Conceptual Design
- Phase 2: Design Development
- Phase 3: Selection of Building Materials
- Phase 4: Preparation of Final Design
- Phase 5: Municipal Drawings and Structural Design
- Phase 6: Plumbing and Electrical Drawings
- Phase 7: Cost Estimation and Bill of Quantities (BoQs)
- Phase 8: Selection of Contractors and Contract Documents
- Phase 9: Supervision

PHASE 1: CONCEPTUAL DESIGN

The first phase is focused on understanding your vision and evaluating the site for your project. We begin by discussing the location where you wish to build. This involves gathering essential details such as the site blueprint, land ownership certificate, land type, and size. We assess whether the land is flat or sloped, located in a metropolitan area, municipality, rural municipality, or near any protected or heritage sites. If the land is larger than half a ropani (2738 sqft), we send a team of two to take accurate measurements during a site visit.

We'll also discuss the kind of house you envision. Whether it's a traditional design, modern structure, or something unique, we aim to capture your ideas. During this phase, we explore your space requirements, such as how many bedrooms and whether you would like attached bathrooms. Budget discussions also take place, as we help you understand the costs involved in hiring professionals like architects and engineers. Additionally, we clarify whether the site is easily accessible and how far it is from your location. If necessary, we discuss the costs of field visits, as site measurements are often part of the survey process.

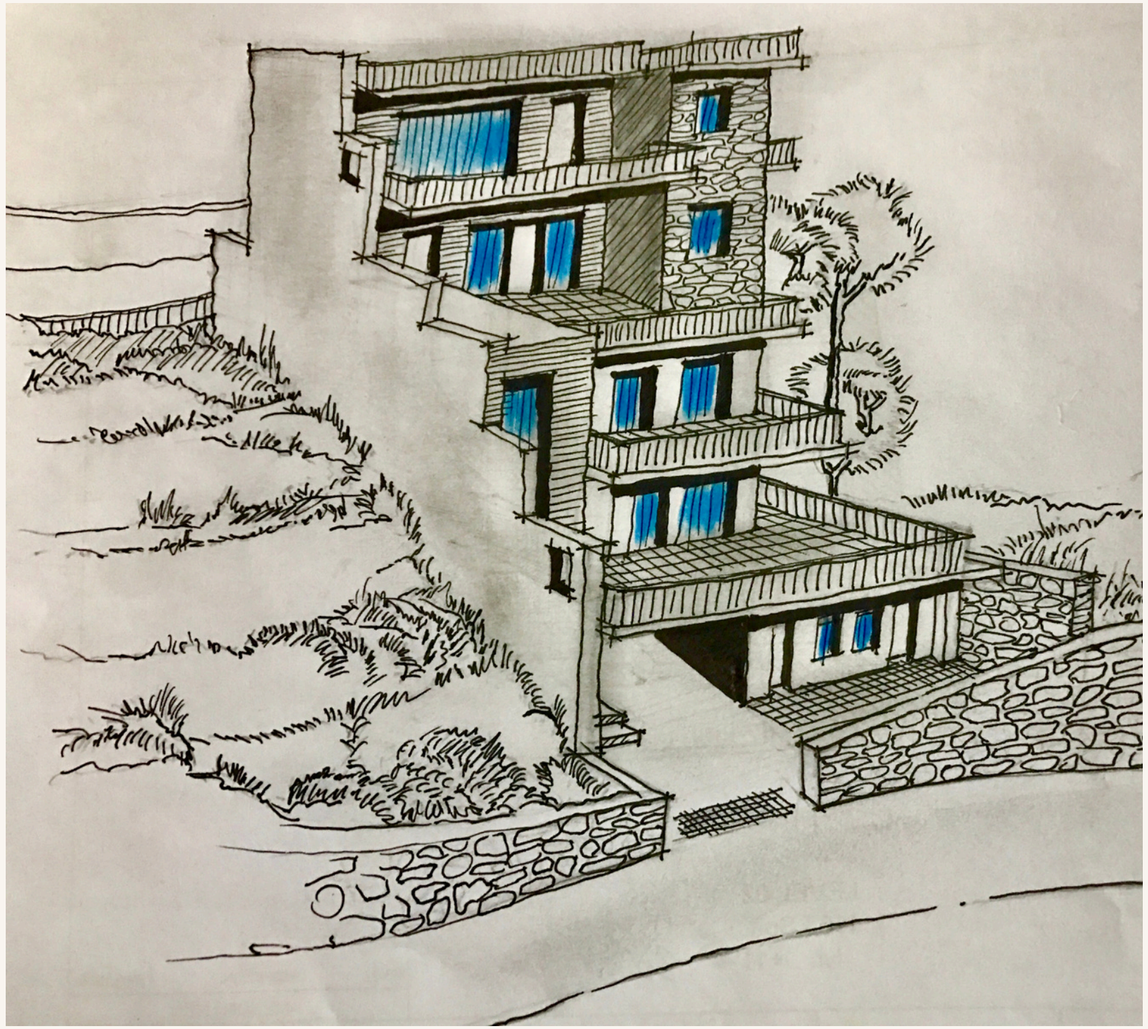
We also take into account any special design elements that are important to you, such as adherence to Vaastu Shastra, energy-efficient or off-grid design, or unique spatial elements. Finally, we talk about your overall construction budget and how environmentally friendly features can be incorporated into your home design.



PHASE 2: DESIGN DEVELOPMENT

Once the key information from Phase 1 is gathered, we begin developing the design. This phase involves creating rough sketches that define the basic form, shape, and layout of your house. A sketch of the site is drawn, incorporating all the measurements and site-specific information. Along with this, we provide photographs of the site to capture the terrain and surrounding context. We also consider the views from the site, which can influence both the internal and external design.

We will map out the access road and surrounding features, such as any existing structures and landscaping elements, whether hard or soft. The goal is to ensure that the design complements the site's natural characteristics. To further help you visualize the space, we produce single-line drawings of the floor plans, outlining the layout of rooms and spaces in their simplest form.



PHASE 3: SELECTION OF BUILDING MATERIALS

In this phase, we focus on selecting the right building materials. The choice of materials has a significant impact on the overall cost, durability, and sustainability of the building. We assess different options to find materials that fit within your budget while also meeting environmental and aesthetic goals. Our goal is to design your house in an eco-friendly way, and we work to ensure that the materials we select align with this vision.

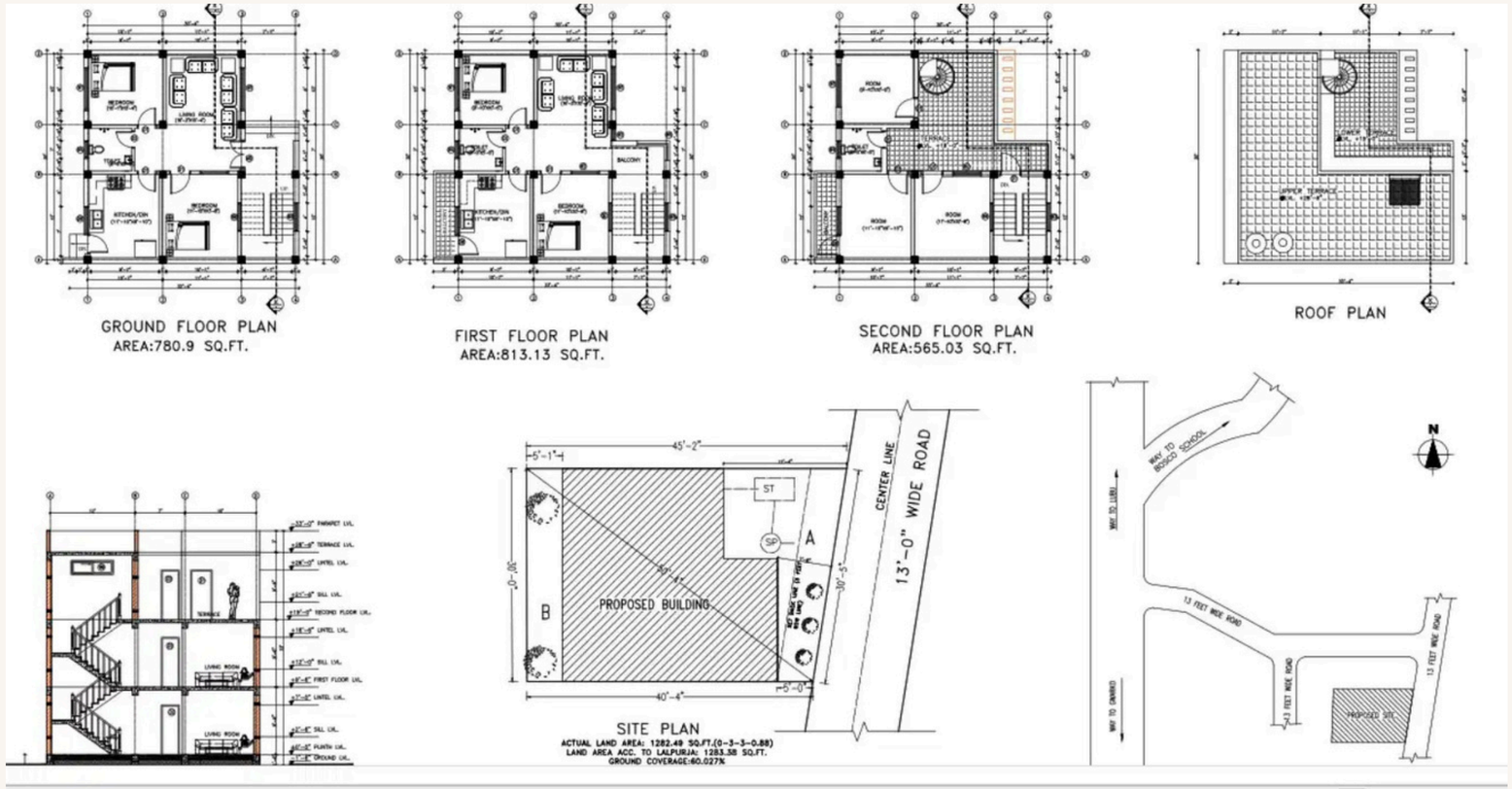
We consider the health impact of building materials, looking for options that are safe for the occupants and minimize harmful emissions. Alongside the environmental benefits, we also ensure that the materials contribute to energy efficiency, which can reduce future utility costs. We'll present different material options, explaining their advantages and potential costs, and help you make an informed decision on what will work best for your home and budget.

PHASE 4: PREPARATION OF FINAL DESIGN

Once we have finalized the design concept, we present the complete final design, including 3D visualizations, sketches, and renderings to bring your vision to life. This phase allows you to see how the house will look and feel, and it gives you an opportunity to provide feedback and suggestions. Your input is invaluable as we refine the design to meet your exact needs.

During this phase, we'll also discuss the cost implications of your design choices, offering insights into how different materials, finishes, and construction methods will impact your overall budget. This is a crucial step in ensuring that the project remains within your financial expectations while still achieving the desired aesthetic and functionality.

Phase 5: Municipal Drawings and Structural Design



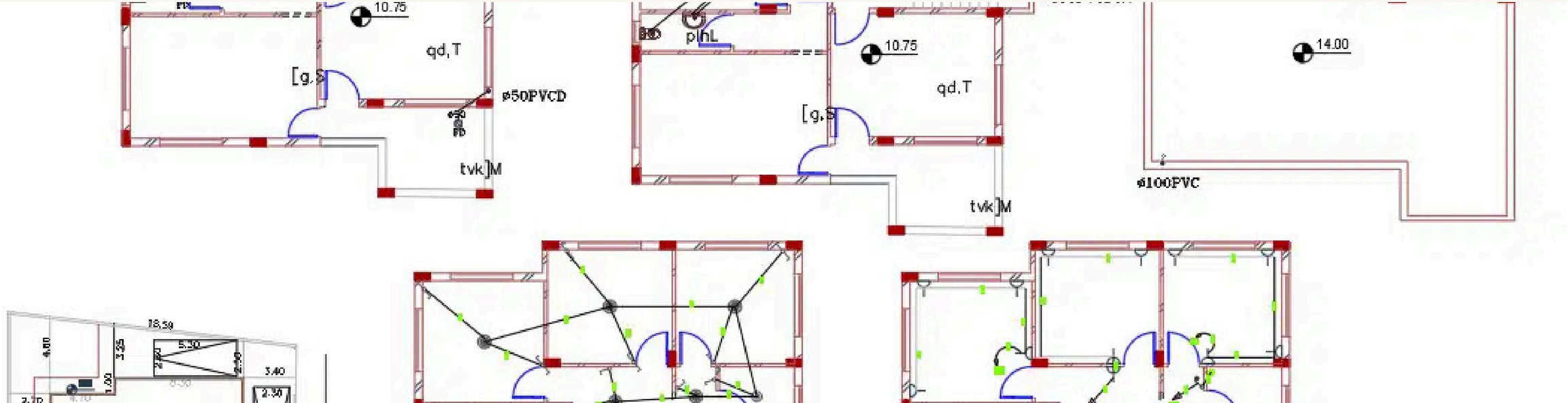
In Phase 5, we transition from conceptual design to technical drawings and structural planning. We create detailed municipal drawings that meet local building codes and regulations. These include site plans, floor plans with precise dimensions, four side elevations, sections, and a schedule for doors and windows. These plans are essential for submitting the project to the local municipality for approval.

Once the architectural design is complete, the drawings are passed to a qualified structural engineer who ensures the building's structural integrity. The engineer will design the foundation, frame, and other critical structural elements, ensuring the house is both safe and earthquake-resistant. This phase lays the groundwork for a sturdy, durable home.

PHASE 6: PLUMBING AND ELECTRICAL DRAWINGS

In this phase, we create detailed electrical and plumbing systems for your home. The electrical drawings cover the layout of wiring, lighting, power outlets, and essential components like the main control box (MCB) and distribution box (DB). We take care to ensure that your electrical system is not only functional but also energy-efficient, helping to reduce electricity bills in the long run.

The plumbing design is equally important. We carefully plan the plumbing system to manage water supply and waste disposal efficiently. This includes pipe sizing, connections from the kitchen and bathrooms to the septic tank or public sewer, and managing waste systems. Our aim is to design a system that supports the functionality of your home while maintaining water efficiency.

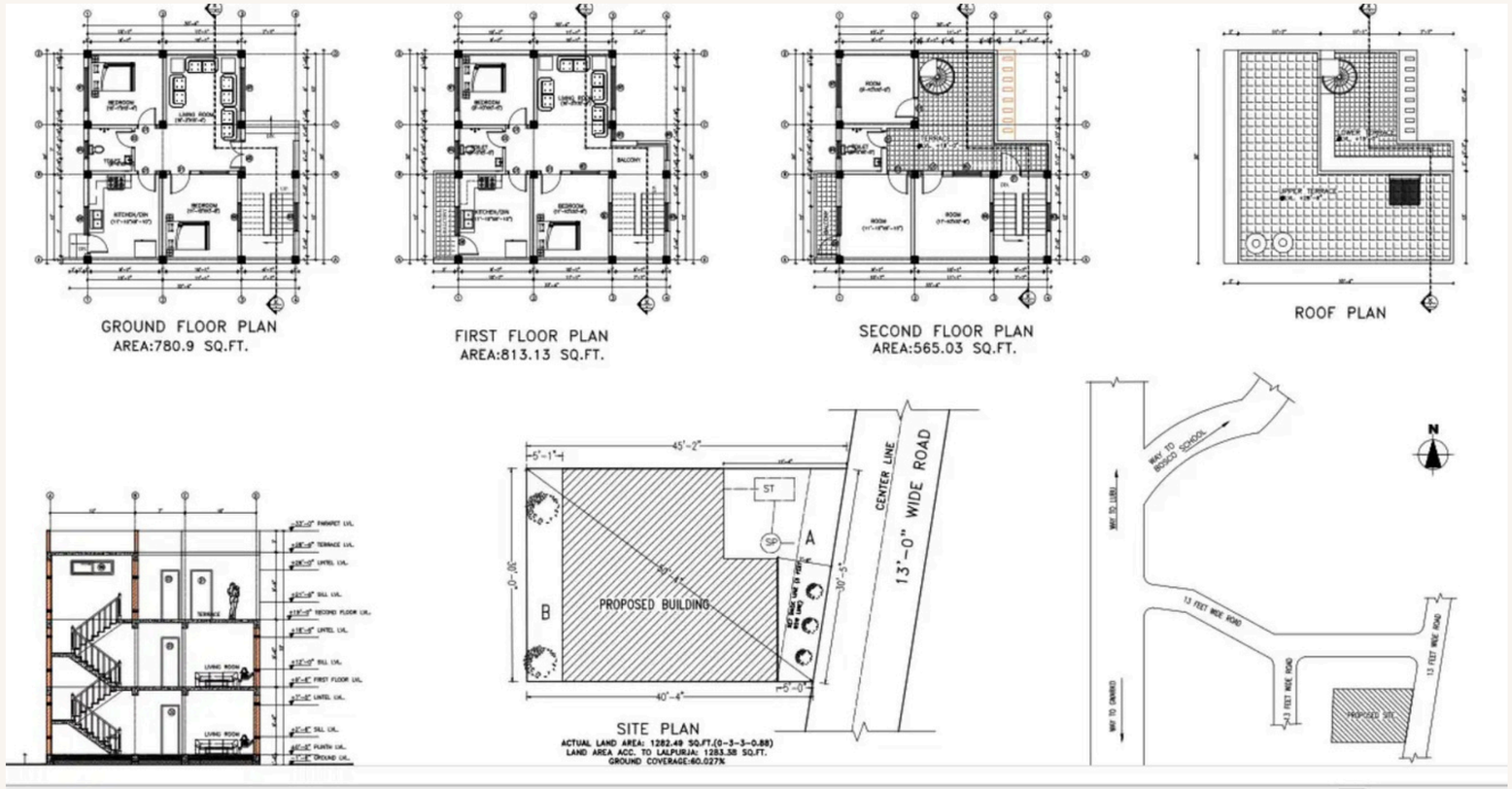


PHASE 7: COST ESTIMATION AND BILL OF QUANTITIES (BOQS)

As the design takes shape, we provide a detailed cost estimation for the project, including a bill of quantities (BoQs). This involves calculating the quantities of building materials required, such as wood, cement, bricks, and other construction materials. We break down the cost of each item to give you a clear understanding of where your money is going.

We also discuss alternative material options if your budget requires adjustments. For example, if you can't afford a particular type of wood for the doors, we suggest more cost-effective alternatives without compromising quality. This phase ensures transparency in pricing and helps prevent budget overruns as the project progresses.

Phase 8: Selection of Contractors and Contract Documents



Once we have the final designs and cost estimations, we move on to selecting a contractor for the project. At this stage, we discuss two options with you: the first option is to have the contractor handle both the materials and labor in a complete package, while the second option is for you to purchase the materials separately and outsource the labor.

Once the decision is made, we prepare the contract documents, outlining the scope of work, timelines, and costs. These documents help ensure that both you and the contractor have a clear understanding of the project's requirements and expectations. We guide you through the selection process to ensure that the contractor chosen is reliable and fits within your budget and timeline.

PHASE 9: SUPERVISION

Supervision is the final and crucial phase of the building process. Even with the best design and contractors, supervision is key to ensuring that your house is built according to the plans and within budget. We monitor critical stages of construction to ensure the work meets the agreed-upon standards.

Throughout this phase, we check the quality of materials, confirm that the construction process is being followed properly, and ensure that any necessary adjustments are made. Supervision helps catch potential issues early, preventing costly mistakes and delays. It also ensures that the building is being constructed to meet safety standards, such as ensuring proper earthquake resistance.

MEET YOUR ARCHITECT

Sonam Lama

Founder

Mr. Sonam Lama is a skilled architect with extensive experience in residential, commercial, educational, and health-related buildings. Born in Tsum, a remote region of Gorkha, Nepal, he faced numerous challenges growing up, but his passion for architecture and arts led him to pursue a Diploma and Bachelor's degree in Architecture with merit scholarships from Tribhuvan University and Pokhara University.

Mr. Lama’s career includes working with leading architectural firms, including Narendra Pradhan and Associates, and gaining global exposure through prestigious Erasmus Mundus scholarships in Germany and Spain. He has also been deeply involved in the reconstruction efforts following the 2015 Nepal Earthquake, designing and supervising the rebuilding of schools, health posts, and earthquake-resilient homes.

His expertise spans architecture, urban development, planning, and conservation, with a focus on creating functional, aesthetic, and sustainable spaces. Mr. Lama has designed and supervised over 15 buildings in Kathmandu, ensuring that each project meets the unique needs of his clients while maintaining high standards of quality and coordination with various construction professionals.

CONTACT US

We invite you to visit our website, follow us on social media, or contact us directly to discuss your project. Let’s build something extraordinary together.

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