



Pyramid
design & drafting

Building Design & Architectural Drafting Services



Introduction to **Pyramid** design & drafting:

Established in 1995

Pyramid design & drafting provides a complete and professional building design and architectural drafting service, consulting to owner builders, property developers, investors and building companies.

Pyramid design & drafting's Mission Statement is ***"To strive for Building Design Excellence and produce Quality Architectural Documentation and Service"***. For a comprehensive overview about Pyramid design & drafting, please visit our website at www.buildingdesign.net.au

Pyramid design & drafting specialises in residential developments and can tailor a service to suit your requirements. Homes can be custom designed or you can base your design on one of Pyramid design & drafting's extensive range of pre-designed homes. Any architectural style can be developed including Modern / Contemporary, Country Homestead / Cottage, Colonial, Georgian, French Provincial etc.

The elements of good architectural design are balance, proportion, symmetry and harmony. A building needs to properly respond to the site and the environment, and take advantage of its attributes. Building sustainability through energy efficient planning and solar orientation represent key factors in achieving a successful design outcome. Home designs should compliment your lifestyle and reflect the specific requirements of the individual, whilst satisfying local authority controls. **Pyramid design and drafting's aim is to obtain a design brief and help turn your ideas and dreams into a reality.**

Building Design & Architectural Drafting Services:

Specialising in:

- * *New Homes custom designed*
- * *Dual Occupancy / Duplex developments*
- * *Granny Flat developments*
- * *Townhouse & Villa developments*
- * *Extension & Renovation Projects*
- * *BASIX / Nateths Certificates*
- * *Concept Landscape Plans*
- * *Designers of Quality Residential Developments*
- * *Architectural Plans & Documentation*
- * *Building Specifications*
- * *Statement of Environmental Effects*
- * *3D Colour CAD Computer Modeling*
- * *Shadow Diagrams*
- * *Site Visit & Site Analysis*

Pyramid design & drafting

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Preliminary Design Brief Checklist :

To request a quotation, please complete this Checklist and return a copy by Email or Post to Pyramid design & drafting

Client name(s): _____ Date: _____

Email address: _____ Mobile: _____

Project address: _____ Home Ph: _____

Project Type: New Dwelling Detached Shed Dual Occupancy (attached OR detached)

Granny Flat Detached Cabana Townhouses / Villas

Detached Garage Swimming Pool Extension & Renovation

Total Project floor area / size (including floor space, garage(s), alfresco, verandahs, balconies, decking etc) :

50 - 100m2 200 - 250m2 350 - 400m2 500 - 600m2 800 - 900m2

100 - 150m2 250 - 300m2 400 - 450m2 600 - 700m2 Other: _____

150 - 200m2 300 - 350m2 450 - 500m2 700 - 800m2 **Note: 9.29m2 = 1 square**

Number of stories: Single storey Double storey Triple storey Sub Floor / Room under

Tri level Roof attic / loft Split level Other _____

Façade Style: Modern Country/Colonial Georgian Period revival

Traditional Hampton French Provincial Other: _____

Room types & quantities:

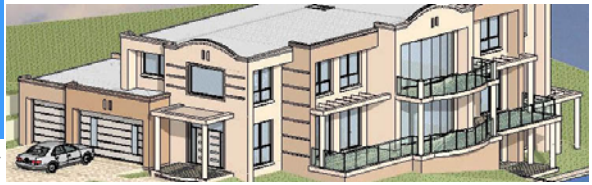
<input type="checkbox"/> Bedrooms Total No.= _____	<input type="checkbox"/> Kitchen	<input type="checkbox"/> Walk in Pantry	<input type="checkbox"/> Main Bathroom / WC
<input type="checkbox"/> Guest Bed included above	<input type="checkbox"/> Dining	<input type="checkbox"/> Butlers W.I.P.	<input type="checkbox"/> No. of Ensuite(s) _____
<input type="checkbox"/> Study / Office	<input type="checkbox"/> Family	<input type="checkbox"/> No. of WIR.(s) _____	<input type="checkbox"/> Powder room
<input type="checkbox"/> Lounge / Living	<input type="checkbox"/> Alfresco	<input type="checkbox"/> Built in Linen/ W.I.L.	<input type="checkbox"/> Laundry
<input type="checkbox"/> Media / Theatre	<input type="checkbox"/> Games/Rumpus	<input type="checkbox"/> Store Room	<input type="checkbox"/> No. of Garages _____
<input type="checkbox"/> Kids Activity	<input type="checkbox"/> Balcony	<input type="checkbox"/> Rear Verandah	<input type="checkbox"/> No. of Carports _____
<input type="checkbox"/> Sitting (if upstairs)	<input type="checkbox"/> Timber Deck	<input type="checkbox"/> Porch / Verandah	<input type="checkbox"/> Portico/Porte Cochere (drive through)
<input type="checkbox"/> Gym	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Bar / Wet Bar	<input type="checkbox"/> Void area(s) if upstairs
<input type="checkbox"/> Studio / Hobby	<input type="checkbox"/> Pergola	<input type="checkbox"/> Multi Purpose room	<input type="checkbox"/> Roof Attic / Loft
Room sizes:	<input type="checkbox"/> Parents Retreat	<input type="checkbox"/> Workshop	<input type="checkbox"/> If other rooms (please supply list)

If any specific room size requirements (please supply a list) _____

Approximate Build Cost Budget Range Estimate: (Used as guide only)

Please specify your Approximate Build Cost Budget \$ _____





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Property / Land description:

Land Slope: Flat Low - Medium Medium - High Steep

Constraints: If Easements If Covenants If Existing Trees Flood Affected (obtain Council Certificate)

Services If Bushfire Prone Is there an existing house on the land? Y/N If Rocky Outcrop

Is this a knock down re-build? Y/N Are any Demolition Works required? Y/N If Acoustic Requirements? Y/N

Attributes: if Views Solar Orientation Prevailing Wind If Creek / Dam

Property Documents: (Please supply any of the following documents if available) Contract of Property Sale

Contour Survey Deposited Plan Sewer Diagram Estate Design Guidelines

Existing Plans 88b Instrument Ident Survey 10.7(2) Council Planning Certificate - 149(2)

Construction Method:

Site Base: Cut & Fill Cut only Fill only Natural Land Slope

Floor / Footing: Slab on Ground Suspended Slab Timber Floor Other _____

External Walls: Brick Veneer Full Brick Framed & Clad Hebel

Wall Finish: Face Brick Cement Render Fibre Cement Colour Bond

Feature Stone Other _____

Roof: Pitched Roof Skillion Roof Flat Roof Hip or Gable Roof

Colour Bond Cement Tile Terracotta Tile Other _____

Floor Plan & Front Façade Design:

* Do you have any floor plan example sketches of roughly you like? (if Yes, please supply) No Yes (please supply)

* Do you have any front facade example images of roughly you like? (if Yes, please supply) No Yes (please supply)

* Are there front facade images on our website that you like? (if Yes, please specify what number?) N/A Yes (what numbers?)

Builder: Owner Builder Undecided /Still looking Likely Builder is: _____

Local Authorities:

* Local Council: _____ * New Estate / Developer (if applicable): _____

* Have any preliminary enquiries already been made to the Local Council about the project? No Yes

* Are you seeking to vary a Council or Developer control / standard? please specify: _____

* Is the property located within a new housing estate? If so specify: _____ No Yes

* Is the house design required to comply with specific "Estate Design Guideline" requirements? No Yes

* What method of approval is preferred (if known)? DA/CC (Development Application/Construction Certificate)

Not sure CDC (Complying Development Certificate)



