



# Pyramid design & drafting

Building Design & Architectural Drafting Services



## Checklist & Introduction to Pyramid design & drafting:

Established in 1995

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

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](http://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, Hampton, 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 & Property Assessments*

## 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:**

<input type="checkbox"/> New Dwelling	<input type="checkbox"/> Detached Shed	<input type="checkbox"/> Dual Occupancy (attached <u>OR</u> detached)
<input type="checkbox"/> Granny Flat	<input type="checkbox"/> Detached Cabana	<input type="checkbox"/> Townhouses / Villas
<input type="checkbox"/> Detached Garage	<input type="checkbox"/> Swimming Pool	<input type="checkbox"/> Extension & Renovation

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

<input type="checkbox"/> 50 - 100m2	<input type="checkbox"/> 200 - 250m2	<input type="checkbox"/> 350 - 400m2	<input type="checkbox"/> 500 - 600m2	<input type="checkbox"/> 800 - 900m2
<input type="checkbox"/> 100 - 150m2	<input type="checkbox"/> 250 - 300m2	<input type="checkbox"/> 400 - 450m2	<input type="checkbox"/> 600 - 700m2	<input type="checkbox"/> Other: _____
<input type="checkbox"/> 150 - 200m2	<input type="checkbox"/> 300 - 350m2	<input type="checkbox"/> 450 - 500m2	<input type="checkbox"/> 700 - 800m2	<b>Note: 9.29m2 = 1 square</b>

**Number of stories:**

<input type="checkbox"/> Single storey	<input type="checkbox"/> Double storey	<input type="checkbox"/> Triple storey	<input type="checkbox"/> Sub Floor / Room under
<input type="checkbox"/> Tri level	<input type="checkbox"/> Roof attic / loft	<input type="checkbox"/> Split level	<input type="checkbox"/> Other

**Façade Style:**

<input type="checkbox"/> Modern/Contemp	<input type="checkbox"/> Country/Colonial	<input type="checkbox"/> Georgian	<input type="checkbox"/> Period revival
<input type="checkbox"/> Traditional	<input type="checkbox"/> Hampton	<input type="checkbox"/> French Provincial	<input type="checkbox"/> Other:

**Room types & quantities:**

<input type="checkbox"/> Bedrooms <b>Total No.= _____</b>	<input type="checkbox"/> Kitchen	<input type="checkbox"/> Walk in Pantry	<input type="checkbox"/> Main Bathroom / WC
<input type="checkbox"/> Guest Bed <b>included above</b>	<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"/> Mud Room
<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)
<input type="checkbox"/> 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)







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### How did you hear about Pyramid design & drafting?:

Google Search / Website     Yellow Pages     Word of Mouth (recommended by): \_\_\_\_\_

### Summary of Services Required from Pyramid design & drafting: (for office use only)

<input type="checkbox"/> Council DA/CC or CDC Criteria Check	<input type="checkbox"/> Colour 3D CAD Modelling External Views	<input type="checkbox"/> Concept Landscape Plan
<input type="checkbox"/> Initial Site Visit / Property Assessment	<input type="checkbox"/> BASIX Assessment & Certificate	<input type="checkbox"/> Council Pre-Lodgment Meeting
<input type="checkbox"/> Detail Design Consultation Meeting(s)	<input type="checkbox"/> Statement of Environmental Effects	<input type="checkbox"/> Streetscape 2D Elevation View
<input type="checkbox"/> Custom Design / Initial Sketch Plan	<input type="checkbox"/> Shadow Diagram (for 2 or more stories)	<input type="checkbox"/> Plot proposed Pool
<input type="checkbox"/> Preliminary Architectural CAD Services	<input type="checkbox"/> Demolition / Site Analysis Plan	<input type="checkbox"/> Plot proposed Shed
<input type="checkbox"/> Final DA/CC or CDC Architectural CAD Services	<input type="checkbox"/> Tree Removal / Site Analysis Plan	<input type="checkbox"/> Other: _____

### Wish List / Other Design Brief Notes:

(Please list any specific room layout, room size, site layout & house façade requirements if known)

Note: If not enough space, please supply/attach own separate lists

Lined area for notes.

