



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 various clients, building companies, owner builders, property developers and investors.

Pyramid design & drafting's **Mission Statement** is:

"To strive for Building Design Excellence and provide Quality Architectural Drafting Services".

For a comprehensive Pyramid design & drafting overview, please visit 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 facade style can be developed including Modern Farmhouse, Contemporary, Hampton, Country Cottage, Colonial, French Provincial, Classic etc.

The elements of good building 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 / NatHERS Certificates*
- * *3D Colour CAD Computer Modeling*
- * *Designers of Quality Residential Developments*
- * *Concept Landscape Plans*
- * *Building Plans & Documentation*
- * *Building Specifications*
- * *Statement of Environmental Effects*
- * *Shadow Diagrams*
- * *Site Visit/Site Analysis & Property Assessments*

Pyramid design & drafting

Website : buildingdesign.net.au

PO Box 330 Kurrajong NSW 2758

ABN: 77 533 499 726

Email : pyramid@buildingdesign.net.au

Tel: (02) 4573 0533 Mobile: 0412 186 275





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:

Phone:

Project address:

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"/> 250 - 300m2	<input type="checkbox"/> 450 - 500m2	<input type="checkbox"/> 650 - 700m2	<input type="checkbox"/> 900 - 1,000m2
<input type="checkbox"/> 100 - 150m2	<input type="checkbox"/> 300 - 350m2	<input type="checkbox"/> 500 - 550m2	<input type="checkbox"/> 700 - 750m2	<input type="checkbox"/> 1,000 - 1,100m2
<input type="checkbox"/> 150 - 200m2	<input type="checkbox"/> 350 - 400m2	<input type="checkbox"/> 550 - 600m2	<input type="checkbox"/> 750 - 800m2	<input type="checkbox"/> Other: _____
<input type="checkbox"/> 200 - 250m2	<input type="checkbox"/> 400 - 450m2	<input type="checkbox"/> 600 - 650m2	<input type="checkbox"/> 800 - 900m2	Note: 9.29m2 = 1 square

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"/> French Provincial	<input type="checkbox"/> Classic	<input type="checkbox"/> Modern Farmhouse
<input type="checkbox"/> Traditional	<input type="checkbox"/> Hampton	<input type="checkbox"/> Georgian	<input type="checkbox"/> 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"/> 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
<input type="checkbox"/> Parents Retreat	<input type="checkbox"/> Workshop	<input type="checkbox"/> If other rooms (please supply list)	

Room sizes:

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 Sewer Diagram Lot Disclosure Plan Estate Design Guidelines

Deposited Plan Flood Advice Report Ident Survey Council 10.7(2) Planning Certificate

88b Instrument Draft Bushfire Report Biodiversity Map Existing House Plans (for extension work)

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)

