



MJ Drafting & Designs

Turning Lines Into Visions



Conceptual Design

design

drafting

documentation

approval

construction

Why choose us...

TURNING YOUR DREAM INTO REALITY

Choosing the right home designer for your new project can be difficult and is something that should be considered carefully. A good home designer needs to listen to the clients needs and wants and must be able to translate them onto paper into a home that fulfils the client's brief. The home design must not only be functional and suit all the clients requests, it also needs to be beautiful - both inside and out. That means they can recommend, choose and specify the best materials and finishes for the project.



flexible design solutions to suit your needs

Custom DESIGN

We design and layout the project to suit your needs. We translate your ideas, dream and practicalities into plans used for the constructed result.

Our philosophy is to listen and respond accordingly to provide solutions to a well-designed building. We consider the design stage to be the most critical part of the process. Critical to this stage is to develop a clear understanding of the client's site and determine specific requirements. This is done closely with the client to determine the parameters and expectation of design. At this stage we are able to offer attractive and more economically design option to enhance the design and layout of the project





Design **PROCESS**

Before we begin, a site analysis is completed. This typically involved obtaining a site survey. This will establish the parameters of the existing site such as lot boundaries, land topography and any existing structures located on the site.

The design process can then begin. Starting with a design brief and sketch we will design and layout your project to suit your needs. We will base our design on client functionality, aesthetic preferences and include any solar passive design considerations and energy efficiency enhancements possible. Attention is also given to any design guidelines such as Residential Design Codes as recommended by local authorities and developers recommendations.

This phase, like all design is interactive and we encourage client interaction and input. We ensure the client feedback is incorporated into the design to ensure the best result possible.



Reviewing drawings:

Once the concept drawings have been completed, we will send the preliminary plans to you electronically for your review and comment. This is your opportunity to make any changes as required and desired. It is important that everything is reviewed completely at this point to avoid potentially costly changes once the working drawings have been completed. Below is a list of items of suggested points and notes to review.

Feel free to legibly mark any changes on the plans and return them to us so we can incorporate the changes into the working drawings. Major changes will be included onto the concept drawings and returned once again for comment.

ADDITIONAL USEFUL INFORMATION



Additional Information

In order to achieve the best results the following information can and may be of assistance to us when preparing your plans.

SKETCHES

In order for us to prepare plans to meet your requirements, it is preferable that you provide a simple sketch of the layout of your proposed project. Simple lines are sufficient and no detail is required. We will turn your simple lines into concept plans that will give you a good understanding of the layout.

SITE SURVEY

Having a copy of the lot survey in digital format will allow us to locate the project correctly and accurately. It is recommended that you have a licensed surveyor determine all existing features, contours and spot heights on the site for any large project. MJ Drafting & Designs are able to organize and co-ordinate any surveying work as required.

SITE/AREA DESIGN GUIDELINES

Some sites may have a home design guide valid for the site if it is in a newly developed area. This guide determines a basic guideline for an attractive streetscape for your area. The design guide document is usually supplied by the seller of the site at the time of purchase.

LAND TITLE

A copy of the land title is sometimes required with large projects to determine ownership and any easements held on the property

PHOTOS

Photos of existing dwelling and structures help us achieve the desired look, feel and aesthetics of your new project. Photos of internal features as well as current catalogues are also beneficial. Website such as www.houzz.com.au can be a great source of inspiration

HOUSE PLANS

If you have a house plan where the layout suits your needs and requirements, feel free to send it to us. We can adapt and change it suit each specific requirements you have. Be aware that we cannot copy the plans exactly due to plan ownership and copy right infringements.



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Putting your thoughts onto paper

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MJ Drafting & Designs is a proactive Architectural Drafting and Design business which enables clients to design and plan their project – from new homes to alterations and additions, from small domestic projects to large commercial projects.

We pride ourselves in providing an honest and professional service to all our clients. All projects are treated as important and valuable to every client.

Our fast response and promise to start on all projects 7 days after the quote is accepted, proves that we are dedicated to providing a prompt and efficient service to all our clients.



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