

Your Studio West drafting service includes the following:

- Initial meeting for requirements gathering & establishing client brief, site visit and digital photography of building area & measure up of existing building (home additions)\*
- Quote request for contour & feature survey (if required).
- Telephone advice as required - don't hesitate to call if you have any questions.
- Liasing with local council to determine zoning (R-code), maximum site coverage area, minimum building setbacks.
- Liasing with Water Corporation (if applicable) to determine building setbacks from existing sewer line and establish the existence of any building restrictions due to the sewer location.
- (4) copies of working drawings ready for structural engineer. Working drawings include floor plan, elevations, section through the building, electrical plan (required for all new homes) and site plan.
- Energy efficiency DTS Report or email finished plans to another ABSA Assessor for software star rating (if required)
- No-obligation quote from local Certified Structural Engineer for all structural details required for council approval including soil test (Owner builders)

Internal layout drawings showing cabinet work are not required for council approval, so are not provided in the standard drawing set in order to keep your drafting costs down. Internal layout drawings can be provided as an optional extra on request.

However if you are an owner builder it is not recommended that you request internal layout drawings, unless you are certain that they will be drawn as to be constructed and that you will not change your mind, otherwise it will just be a waste of your money. Your cabinet maker will need to measure on-site anyway once your building is ready for cabinets, and will make his own set of drawings. I don't like to knock back work however I also don't like to charge people for work that is not required!

For home additions, provided that the smoke detector locations are shown on the main floor plan, a separate electrical plan is not required for council approval. I will ask you if an electrical plan is required. It can be very useful to have an electrical plan to avoid any communication problems with your electrician. If you are certain that your electrical plan will not change, please request that an electrical be included. As an alternative I can include a blank electrical plan for completion by yourself at a later stage so please don't hesitate to ask.

\*For smaller jobs eg. carports, garages & pergolas you may be able to reduce your drafting costs by supplying digital photos of the building area & doing your own measure up therefore avoiding a site visit. (Level sites only) I will advise on receipt of photos if a site visit is required.

