

DESIGN SERVICES



Preliminary Design Consultation

Includes a detailed project briefing in our office to assess your needs, and provide advice on various options including discussion of possible future plans, resale, etc. Preliminary layout sketches may be produced and/or an indicative budget prepared. The intent of this briefing is to assess available options so a value judgement can be made for further detailed development.

Site Feature Survey

Carry out feature and levels survey of the building site including noting of features such as fences, large trees, drainage, pits, adjacent properties, views, local features, etc. A 're-establishment survey' might be required to re-peg the site boundaries (if required, this needs to be carried out by a Licensed Surveyor at extra cost). In some cases a Licensed Survey is a mandatory requirement of a Council.

Detailed Site Measures and Preparation of Existing Conditions Plan

Relates to existing buildings requiring alterations or additions and involves documenting the state of existing works prior to any alterations or additions.

Feasibility Study

In some cases, you may wish us to prepare a feasibility study for proposed project. Involving analysis of design options, scope of works and likely costs based on historical data.

Planning Application Drawings

Where required by Council or by Codes, after approval of concept design, the preparation of presentation drawings for planning application purposes. The drawings describe for planning application purposes the scope of works and relevant visible finishes and site conditions.

Planning Submissions to Council and Carrying Out Required Advertising

Building Designers prepare site context plans and design response plans for the purposes of making application for a planning permit. Where required by Council, lodge the relevant application forms, plans and/or letter of explanation as may be necessary. Upon request by Council, erect site signs and carry out any other activities necessary to complete the statutory advertising requirements (if not carried out by the Council)

JJC DESIGN

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Working Drawings

The preparation of working drawings to define basic structural aspects and many requirements of finish deemed to comply with the provisions of the Building Code of Australia. The drawings provide details of all doors, windows, roof construction, dimensions, site works and also detail specific connections or construction techniques.

Internal Details – Amenities / Wet Areas

The preparation of detailed drawings of layout, elevations, finishes, etc showing built-in cupboards, fittings, extent of wall-tiling, wall mirrors, etc for all wet areas, i.e., kitchen, bathroom, laundry. The intention is that these drawings can be given to relevant trades to assist with costing estimates and to clarify details of finish. In many cases, accessories, power points and lighting can be located.

Electrical Plan

Liaison with clients to produce a comprehensive layout plan of lighting and power points incorporating requirements for switching, dimmer switches, security lighting, general and/or purpose lighting. For both residential and commercial project we provide lighting calculation for compliance with the National Construction Code (formally the BCA) For large Commercial projects a electrical design consultant may be required.

Project Specification and Schedule of Finishes

A descriptive specification providing a defined basis for builders to prepare their fixed price quotation. The specification describes the standards of workmanship and includes details of fittings, finishes and materials to be used.

Call Tenders, Liaise with Client and Builders, Attend Contract Signing

Completion of tender documents for the calling of tenders from selected builders. May also assist in preparation of contract documents. Analyse quotations and make recommendations to the Client for the appointment of a builder, assist in negotiations and final signing-off on building contract. It is recommended that all parties prior to signing any contract documents seek legal advice.

Site Attendance and Contract Administration

Attend site on a regular basis to monitor progress, advise and interpret drawings and contract documentation for the builder and/or the owner as required. Monitor the project to obtain appropriate finishes consistent with the design concept, client's brief and fair and reasonable trade practice. To carry out contract administration such as record variations, progress claims, etc and advise on the validity of such claims.

Note: The role does not include responsibility for quality control. In all cases the builder is responsible for adherence to the contract documents, to relevant building regulations and to the maintenance of quality control. The Building Designer's role is of an advisory capacity only.

Lodge Building Permits and Liaise with Building Surveyors

Prepare application forms, co-ordinate all relevant documents and lodge with the appointed building surveyor. In some cases, liaison with the building surveyor will be required prior to completion of working drawings.

Engagement of Consultants

Some projects require the engagement of external consultants to carry out specialist works on behalf of the client, eg. structural engineer, landscape designer, building surveyor, town planner to name a few.

Artistic / Graphic Presentation

We can offer artistic representations of your project. This is particularly helpful for marketing purposes and in assisting to visualise the project concept in three-dimensional form, eg, perspectives, 3D CAD images, walk-throughs.

Accredited Energy Rater

We are accredited with the Sustainability Victoria and also The Association Building Sustainability Assessors (ABSA) to provide Thermal performance assessments for New Home, Additions and commercial building energy ratings and issue 6 Star certificates for new homes. And are able to help design homes beyond 6 Stars



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