

**DISCOVER THE TIPS THAT
DRAFTSPEOPLE DONT WANT YOU
TO KNOW.**

5 INSIDER SECRETS THAT WILL SAVE YOU HUNDREDS IN DRAFTING FEES

By B Laughlin



**"EASY TO READ AND SIMPLE TIPS THAT
SAVED ME HUNDREDS"**

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1. Introduction

The job of the draftsman is to deliver your working drawings and draw the goals and objectives you have for your renovation. Because a draftsman's primary role is to draw the plans of a building, they will have a good understanding of how buildings are constructed and the planning process for you to get your renovation going, but there are number Insider Tips you can use that will save you hundreds in fees.

Discover!

“5 INSIDER SECRETS THAT A DRAFTSMAN DOES NOT WANT YOU TO KNOW WHEN IT COMES TO RENOVATION BUILDING PLANS.”

1. HAVE A COPY OF YOUR EXISTING PLANS.

Having a copy of your existing plans will have a big impact on the costs of having your renovation plans completed.

Existing plans are not always passed on from builder to owner to new owner, so quite often you will need to track them down, but it is well worth the effort.

The most obvious place to look is at your local council. Local councils keep a range of plans regarding your property and quite often have up to date and Existing Plans for your property. Not only will they generally have a copy of your existing plans but also copies of building plans regarding new additions and alterations to your property since its construction.

Most councils can provide you a copy over the counter, but it may take up to 10 days for the council to source your records from files and an application may have to be completed.

If all else fails, create them.

Measure and mark the external walls and then alternatively the internal walls. Measure the height of your finished floor level from natural ground and the finished ceiling height from the finished floor height of your house.

Renovation Building Plans need to illustrate the relationship between the existing layout of the house and how the new addition relates to the existing building so pay close attention particularly to the rooms your renovation will have a relationship with.

Obtaining a copy of your existing plans will save an enormous amount of time for the draftsman which ultimately saves you hundreds.

Time is money!!!

5 INSIDER SECRETS TO SAVE YOU HUNDREDS OF DOLLARS WHEN DRAFTING YOUR RENOVATION BUILDING PLANS.

There are also other benefits of having existing plans and that is they are hugely useful in designing your new renovation. What I do is photocopy the floor plan and just begin to draw. Setting yourself up this way gives you a good idea of the scale of the property and the renovation.

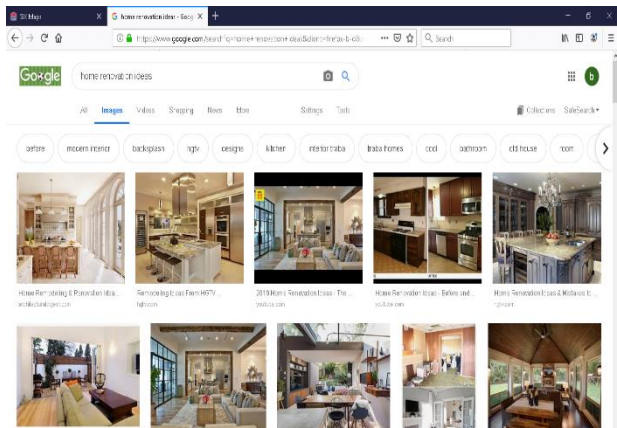
2. Know what you want.

I find that most people looking to renovate know what they want but find it harder to translate their objectives to their draftsman.

A good idea and the next step to help you save hundreds in drafting costs is to start researching for materials, structures, costs and designs that you believe will suit your home and objectives.

A most valuable source of information is Google Images.

Enter the rooms you want to renovate into google and press search. Once your search is complete press the images tab under the search panel.



Other useful resources that will help you to decide what elements you would like in your renovation include:

The Bunnings Website

The Houzz App

Pinterest

Keep a scrap book for ideas and digital folders to store images. As you discover more and more information a concept of the look and design you would like will develop. Again, take notes and consider how each element will integrate into your existing home.

Provide these to your Draftsperson which enable them to get to your objective faster.

3. Learn a little about building structures.

Talking the talk will help a lot and the good news is there is not much to it!

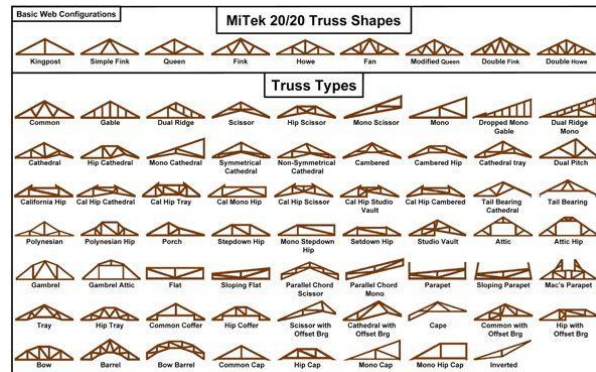
Saving time trying to get your objectives across to your draftsman will save you the most money in fees. Today there is free materials for you to view online everywhere. A list of google searches and terms that will help you when talking to your Draftsmen include:

5 INSIDER SECRETS TO SAVE YOU HUNDREDS OF DOLLARS WHEN DRAFTING YOUR RENOVATION BUILDING PLANS.

- Different types of roof structures
- Construction Systems

A good resource is the Australian Government Website Your Home. Here you can research Passive Design, Materials, Energy, Water and Housing.

<http://www.yourhome.gov.au/>



4. Draw

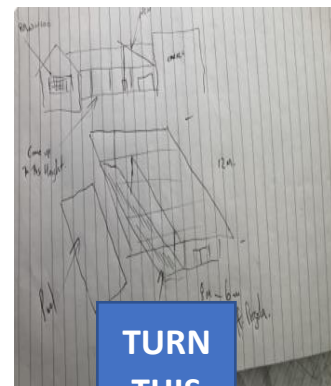
We have touched on this a little above but drawing your vision is the best way to convey your objectives to a draftsman particularly if it is to scale. The amount of time you can save by presenting even the simplest of drawings will save you a tonne of money.

A picture is worth a thousand words. Sketches can be as simple as you like but makes a world of difference. Take these for example, these 2 examples are from a Builder client! So do not worry about the quality.

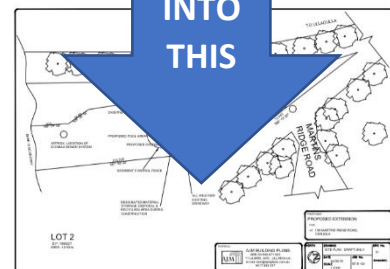
No matter how bad you may think your drawings are making these drawings will give you 2 massive advantages:

A. You will begin to feel the scale of the renovation.

B. It will save you a lot of money and time. If you have a clear and detailed example of what you want from your renovation it saves the draftsman miles of time. The most time in any building plans is taken up in the design stage between the homeowner and the interpretation of the draftsman to capture that on a working drawing.



**TURN
THIS
INTO
THIS**



5. Know what you want and were you want it.

If you know what you want, you are miles in front.

A lot of drafting services will charge you extra fees for making changes once the project drawing has started. (It is not something I do in my practice, but some do)

Go over your renovation and visually walk through the layout to get a feel for the finished

product and ensure it achieves the results you are looking for. It is much better to have a longer discussion about concerns and get feedback from your draftsman before starting any drawings as it could cost you extra money and further delays.

Other handy tips that you might find useful when looking for a draftsman.

In my opinion a good Draftsman will demonstrate several key Traits:

1. Have relevant building industry experience - on the job experience will translate into a great understanding of how your renovation will combine with existing elements.
2. Good listener - A good draftsman will need to draw what you want, in many cases, the only way is to discuss.
3. Keep an Open Mind - At the end of the day it is your house.
4. Be passionate about people's projects, it is an exciting time for homeowners

Each Draftsman has their own process of completing your working drawings. In my case I like to shoot out drafts of the site plan initially to ensure the shape of the renovation is accurate.

Once the feedback has been provided, I like to move to drawing the floor plan and section drawing which will provide the homeowner with a clear understanding of the layout of the renovation and the roof line if there is a roof required.

Once feedback is provided to these drawings the remaining required drawings for the set are then completed.

Many renovations are a case by case project, but most building plans will also include:

- Elevations
- Roof Framing plan and Roof Plan
- Plumbing Plan
- Sediment Control Plan

Good luck and remember if there is anything I can help you with regarding your new renovation plans or the process please contact me ben@ajmplans.com.au.

But your timing could not be better.....

Currently as a super special introductory offer for the readers of my help series articles, you are invited to contact me exclusively for a FREE no obligation consultation regarding your new renovation building plans.

If you are still a little confused about the process or would like to talk further about getting the best deal on your new renovation building plans call me on 0417 669 317 to claim your free consultation.