

6. Construction Documentation - the nitty gritty.

Client's Guide To Architecture Series

"Every good building results from a good architect, a good builder and a good client" How can you be a good client? This series follows the [Anatomy of Project diagram \(blog 54\)](#) and we'll continue with Construction Documentation. This has also been referred to as Contract Documentation or Working Drawings in the past.

Construction Fully Described

The building that has been designed in the earlier stages need to be fully described so that:

- Building contractors can tender on a level playing field.
- There is no ambiguity about what is required.
- The project can be built from these fully dimensioned drawings, specification and schedules prepared by the architect.
- Expert independent specialists will fully describe the foundations and structure, the hydraulic, electrical and mechanical services needed, and a quantity surveyor will predict the likely construction cost. Other specialists such as landscaping will provide their own detailed drawings and schedules.
- All of this will be coordinated by the architect to ensure that it all fits together.
- The architect and each specialist carries professional responsibility and insurance for their design.

To the Standard You Need

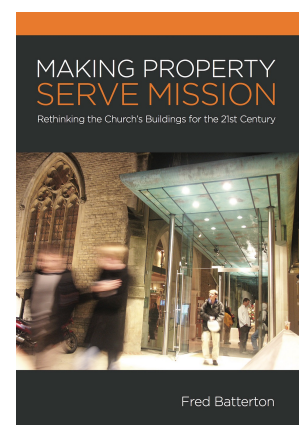
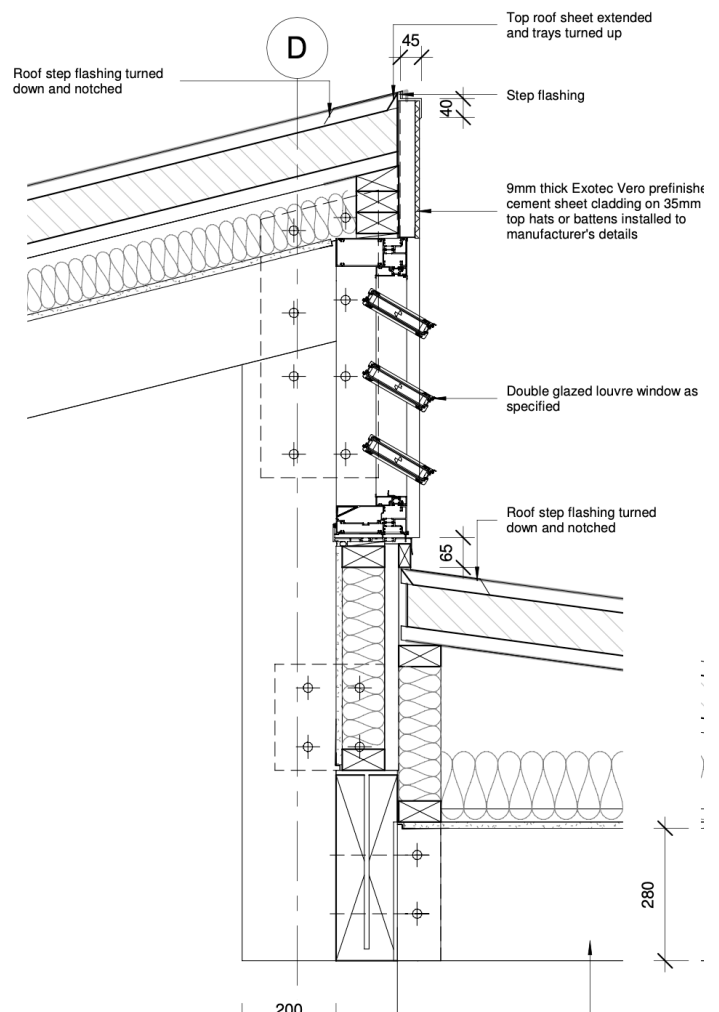
Without this, building contractors will determine their own quality of finish and the client will not have the benefit of truly competitive tenders or a building fit for the long term. These documents will form the basis of a clear contract to build with full financial control by the client and their professional team.

So Everything Fits Together

To do this the architect develops the scheme with dimensioned and detailed drawings, incorporating the detailed work of the specialist consultants and seeking the required Building Permit for the design stage. Standards are set for the contractor to follow in due course. The client's preferences are written into the documents; for instance, you can ask for a higher than minimum level of insulation in order to minimise carbon footprint and reduce future energy costs.

This package of documents becomes the point of reference during construction and will be the basis of the contractor's tender. See 7. Construction Procurement in B:log 62 coming next. Earlier B:logs are [here](#)

Chapter list for [Making Property Serve Mission](#)



b:log