

TIPS FOR DESIGN DRAFTERS

Drawings provided with a Development Application (DA) ought to follow normal drafting conventions. Also, more detail is generally required for work in conservation areas than for general work. Examples of some of the most common drafting oversights are noted below. They make a good checklist for drawings in heritage work:

1. Show a north point on every site plan and every floor plan.
2. Include a bar scale as well as a standard numerical scale on every drawing, as drawings are likely to be photocopy reduced or enlarged.
3. Represent walls with some thickness, even if a metal shed. Depicting a wall as a single line leads to confusion.
4. Call elevations by their compass direction (north, south; not left, right etc).
5. Draw all elevations.
6. Drawings of any new building should include at least one section.
7. Draw natural and finished ground levels with a thick line on elevations. If finished level is different, then natural ground can be shown dotted or with a thinner line, and noted.
8. For roofs of extensions, draw an existing roof plan, and a proposed roof plan.
9. Label the roof pitch on the section and/or elevations.
10. Note with arrows all external materials and finishes, on at least the street-facing elevation.
11. Note visible exterior building components on the elevations. Examples are roll cap ridge, roll cap fascia, quad gutter, 90 diameter downpipes, rainwater head, timber fascias, roof vent, exposed rafter ends.
12. Show window types and dimensions on elevations. Special features e.g. double glazing, obscure glazing or tinting should be clearly marked on the elevations.
13. Any special or ornamental feature (e.g. roof vent, dormer window, timber fretwork) should be shown on a separate construction detail noting all materials and sizes.
14. Eaves need to be dimensioned. Draw a detail if they are to be an older style.
15. Provide the colour scheme on the drawing. It can be a table listing each external feature, manufacturer's name, colour name and gloss level (eg Gable decorative trim: Haymes "Indian Red", low sheen).
16. For landscape plans, note the plant selection, size of plants, paving and other ground surface treatments and colours, edging, retaining wall types and heights, fencing elevations and irrigation arrangements if any. Landscaping can be used to solve important engineering and energy efficiency problems and vague blobs on plans do not represent "landscaping".
17. Draw formal landscape designs for formal styled buildings and freeform landscape designs for organic shaped buildings.