

Knowledge and Interpretation:

Building Drawings – Location Plans and Site Plans

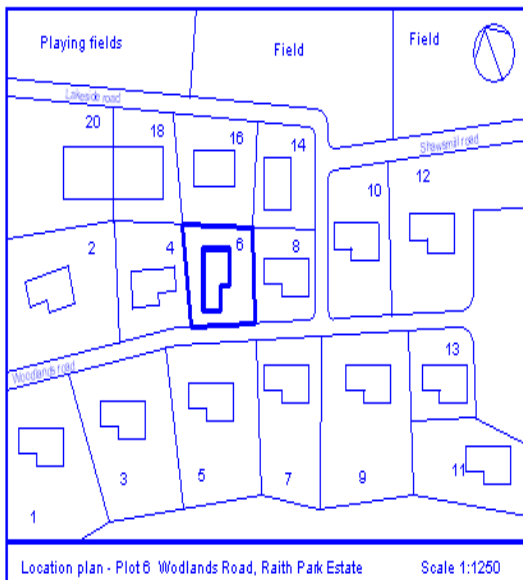
A building or construction project requires a set of specialised drawings – called a **project set**.

These are used by the local authority planning department, building control and also by tradesmen working on the site – electricians, joiners, bricklayers, plumbers and water, gas and telephone engineers.

The types of drawing you need to know about are:

- Location plans
- Site (block) plans
- Floor plans
- Sectional views
- Elevations
- Illustrations

LOCATION PLAN



This drawing is the first drawing of the building set. It helps the builder plan the layout of the new building scheme, and is required by the local government planning department to help them decide whether to approve a new project or not.

Neighbouring buildings and their boundaries are shown, along with roads, street names and fields.

In the example shown, the new building is on **PLOT 6** which is highlighted.

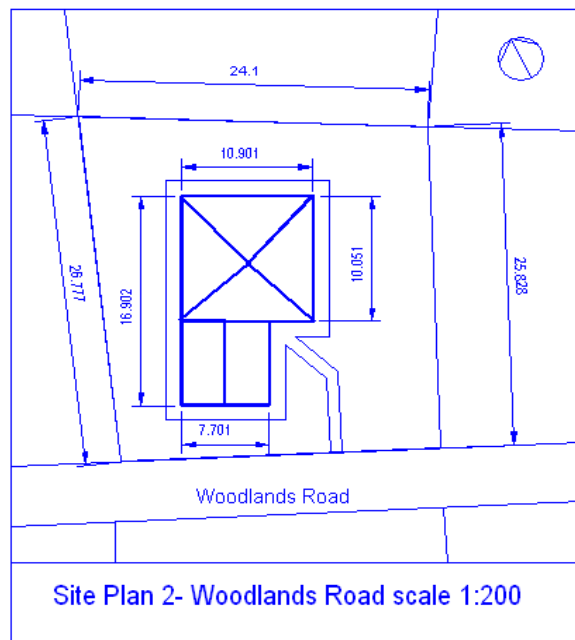
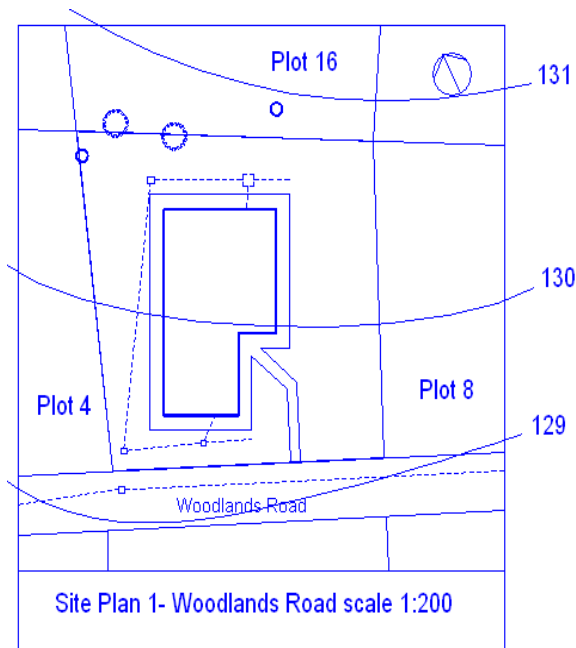
The new building and plot are outlined with a thick black line and may also be hatched as well.

The direction arrow at the top right hand side always indicates the direction **NORTH**.

The scale of a location plan is usually 1:1250 but it may vary depending upon the size of the whole plot.

SITE PLANS

A site plan (also known as a block plan) shows the site boundary and the outline of the new building which are highlighted in the location plan. Paths, roads and neighbouring plots are also shown. Site plans allow builders to mark out the site, lay drainage pipes and build manholes. Two site plans for **PLOT 6** are shown below:



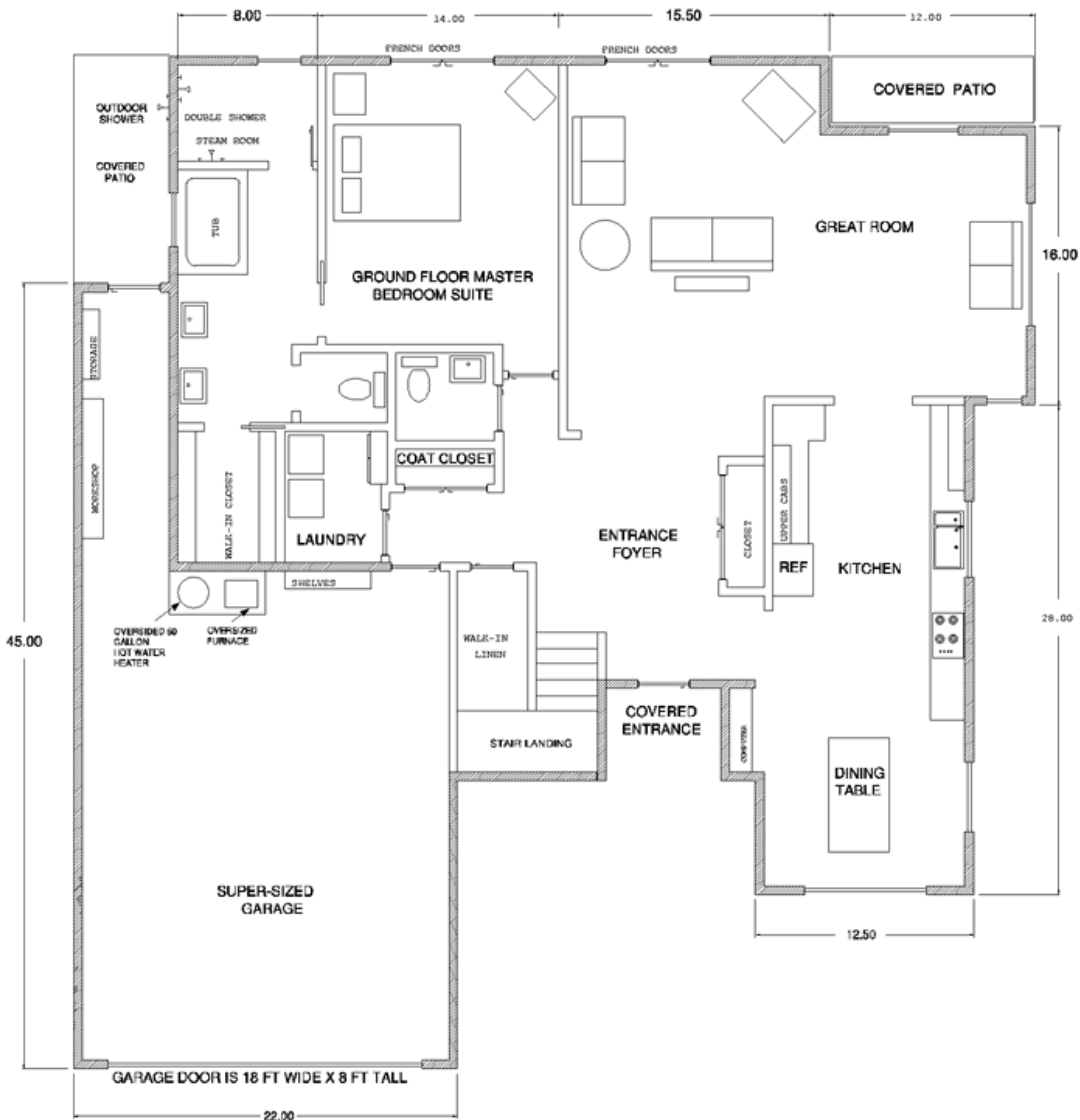
Site Plan 1 shows:

- Existing trees
- Contour lines which show the ground Sloping towards the road
- Drainage pipes and manholes Which run from the bathroom and kitchen

Site Plan 2 shows:

- The building outline, including the roof
- The main dimensions of the house and site in metres
- The position of the house on the site

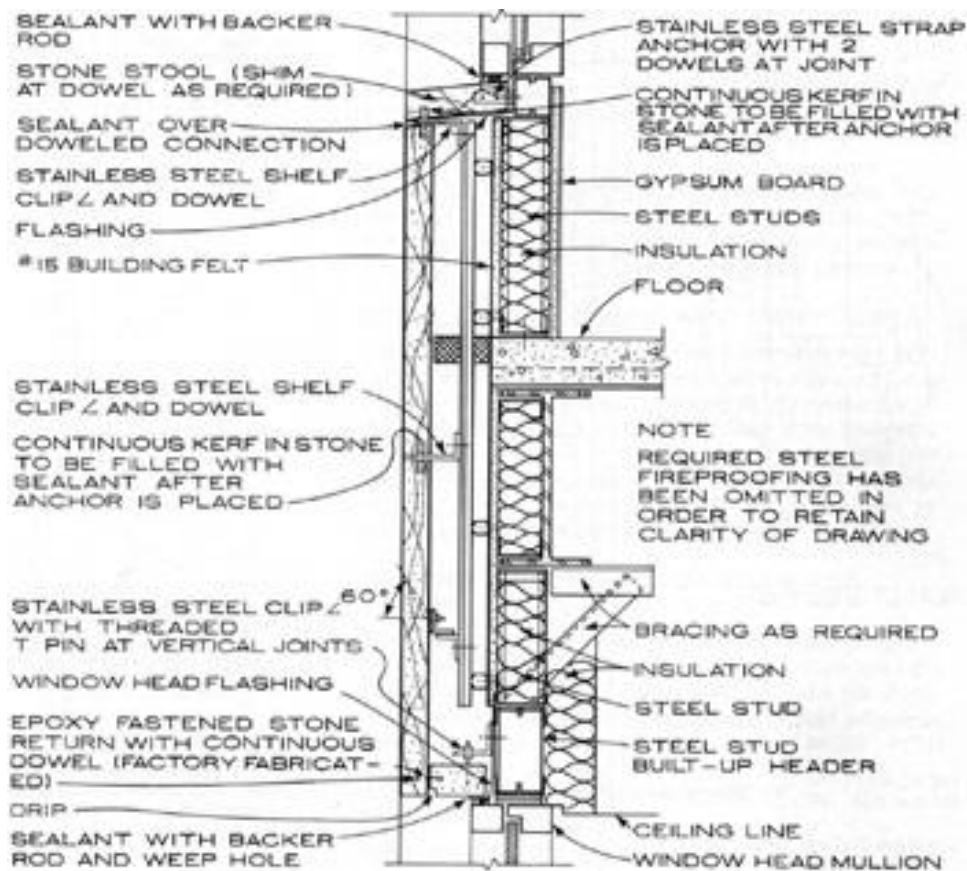
FLOOR PLAN



This is a type of sectional view. It represents a plan view of the building with the roof and a few layers of bricks removed. This shows detail of the building which otherwise could not be seen, such as:

- The arrangements of rooms
- The positions of windows and doors
- The types of internal and external walls.

SECTIONAL VIEW



A cross-section showing a slice through the wall gives builders, joiners and roofers a great deal of information about how the house should be built.

The example here provides information about the material required - such as insulation, fireproofing and damp proof sealant.

ELEVATIONS



BUILDING TYPE ONE - REAR ELEVATION



BUILDING TYPE ONE - FRONT ELEVATION

Elevations are orthographic projections of a building produced by its architect or designer. They show:

- The style of the building, e.g. bungalow or villa
- The external appearance of the building
- The style of roof
- The position of doors, chimneys and windows.

Elevations are required by the local planning department to decide whether the style and proportions of the proposed building are appropriate for the location. Builders also need a picture of what the house will look like from the outside.

ILLUSTRATIONS AND PROMOTIONAL GRAPHICS



WORKSHOPARCHITECTS



Selling or renting the property is an important part of any building project. This often begins before the building work starts. In fact, it is now common to buy a new house before a brick has been laid – think of all the new build houses in Livingston which are sold before they are finished.

The process of selling a new building is known as **marketing the property**. This requires a special type of graphic known as an illustration.

Illustrations are usually pictorial graphics and they are vital to the marketing plan because:

- They can be drawn in perspective and rendered in colour to make them realistic and attractive to customers
- They promote the property on the market
- They are easily understood by the public because they are not technical graphics
- They can be included in sales brochures for customers
- They can represent the property in pleasant, mature surroundings – like trees, plants etc. which are unlikely to be there at the building site when the property is being built.