



The Terraces



today | tonight

Stage 8. Documenting the contract



This stage picks up where Stage 6 left off. Using a meticulous attention to detail, the architect prepares contract documents to ensure that the house will be built exactly to the owner's requirements. The documentation includes plans, elevations, sections, details and a specification of all materials and the standard of work. In addition to identifying set-out dimensions, set backs, materials, levels, wall heights, beam sizes, window and door locations, the documents will specify electrical works (power and lighting) cabinet and joinery details, tiling set-outs, a host of specifically selected fixtures, finishes and fittings, as well as coordinating structural details and mechanical services installation, where necessary.

The extra detail benefits the project in one critical way; it creates more certainty in the building contract. Detailed drawings are more precise about the particular types, size and model of fittings and fixtures, materials specifications, the workmanship required and the finer construction details, enabling reliable pricing and minimising construction delays. The drawings will include several blown-up or magnified plans or sections to help adequately describe how to handle a particular construction or aesthetic detail – for example, how a new roof meets an old roof or how a verandah fixes to a wall. These construction details help eliminate any potential confusion about the project requirements.

A well-documented project puts the client in complete control, providing accurate detailed information to the builder and minimising unexpected surprises during the construction process.

