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Floor plan for a single-family home One of the major tools in architectural design is the floor plan. This diagram shows the relationships between rooms, spaces and other physical features at one level of a structure. Dimensions are usually drawn between the walls to specify room sizes and wall lengths. Floor plans will also include details of fixtures like sinks, water heaters, furnaces, etc. Floor plans will include notes to specify finishes, construction methods, or symbols for electrical items. Similar to a map in a floor plan the orientation of the view is downward from above, but unlike a conventional map , a plan is understood to be drawn at a particular vertical position commonly at about 4 feet above the floor. Plan view or " planform " is defined as a vertical orthographic projection of an object on a horizontal plane, like a map. Planning[edit] A plan is typically any procedure used to achieve an objective. It is a set of intended actions, through which one expects to achieve a goal. Plans can be formal or informal: Structured and formal plans, used by multiple people, are more likely to occur in projects , diplomacy , careers , economic development , military campaigns, combat , or in the conduct of other business. Informal or ad-hoc plans are created by individuals in all of their pursuits. Construction Building construction is the process of preparing for and forming buildings [2] and building systems. Far from being a single activity, large scale construction is a feat of human multitasking. Normally, the job is managed by a project manager , and supervised by a construction manager , design engineer , construction engineer or project architect. For the successful execution of a project , effective planning is essential. Related types of design[edit] Main article: Garden design Garden design is the art and process of designing and creating plans for layout and planting of gardens and landscapes. Garden design may be done by the garden owner themselves, or by professionals of varying levels of experience and expertise. Most professional garden designers are trained in principles of design and in horticulture , and have an expert knowledge and experience of using plants. Some professional garden designers are also landscape architects , a more formal level of training that usually requires an advanced degree and often a state license. Many amateur gardeners also attain a high level of experience from extensive hours working in their own gardens, through casual study or Master Gardener Programs offered by the American Horticultural Society. Landscape planning Landscape planning is a branch of landscape architecture. Urban park systems and greenways of the type planned by Frederick Law Olmsted are key examples of urban landscape planning. Landscape designers tend to work for clients who wish to commission construction work. Landscape planners tend to work on projects which: Site planning[edit] Example of a site plan A site plan is an architectural plan, and a detailed engineering drawing of proposed improvements to a given lot. A site plan usually shows a building footprint, travelways, parking, drainage facilities, sanitary sewer lines, water lines, trails, lighting, and landscaping. Such a plan of a site is a graphic representation of the arrangement of buildings, parking, drives, landscaping and any other structure that is part of a development project. A site plan is a set of construction drawings that a builder or contractor uses to make improvements to a property. Counties can use the site plan to verify that development codes are being met and as a historical resource. Site plans are often prepared by a design consultant who must be either a licensed engineer, architect, landscape architect or land survey. The architect Map is part of a plan in Chandler, AZ. Transportation planning[edit] Transportation planning is the field involved with the siting of transportation facilities generally streets , highways , sidewalks, bike lanes and public transport lines. Transportation planning historically has followed the rational planning model of defining goals and objectives, identifying problems, generating alternatives, evaluating alternatives, and developing the plan. Other models for planning include rational actor , satisficing, incremental planning , organizational process, and political bargaining. However, planners are increasingly expected to adopt a multi-disciplinary approach, especially due to the rising importance of environmentalism. For example, the use of behavioral psychology to persuade drivers to abandon their automobiles and use public transport instead. The role of the transport planner is shifting from technical analysis to promoting sustainability

through integrated transport policies.

Chapter 2 : Construction Document Sheet Numbers and Order - theinnatdunvilla.com

building codes All Architects Northwest house plans are designed to comply with the International Residential Code (IRC) and the Washington State Energy Code. Some Washington State counties and cities have additional building codes, zoning requirements, and other regulations that may apply to your project.

The draughting process may impose limitations on the size that is realistically workable. Sizes are determined by a consistent paper size system, according to local usage. The scale is chosen both to ensure the whole building will fit on the chosen sheet size, and to show the required amount of detail. At the scale of one eighth of an inch to one foot 1: At a larger scale, half an inch to one foot 1: Construction details are drawn to a larger scale, in some cases full size 1 to 1 scale. Scale drawings enable dimensions to be "read" off the drawing, i. Imperial scales feet and inches are equally readable using an ordinary ruler. On a one-eighth inch to one foot scale drawing, the one-eighth divisions on the ruler can be read off as feet. Architects normally use a scale ruler with different scales marked on each edge. A third method, used by builders in estimating, is to measure directly off the drawing and multiply by the scale factor. Dimensions can be measured off drawings made on a stable medium such as vellum. All processes of reproduction introduce small errors, especially now that different copying methods mean that the same drawing may be re-copied, or copies made in several different ways. Consequently, dimensions need to be written "figured" on the drawing. The disclaimer "Do not scale off dimensions" is commonly inscribed on architects drawings, to guard against errors arising in the copying process. Architectural drawing combining elevation, section and plan: Standard views used in architectural drawing[edit] This section deals with the conventional views used to represent a building or structure. See the Types of architectural drawing section below for drawings classified according to their purpose. Floor plan[edit] A floor plan is the most fundamental architectural diagram , a view from above showing the arrangement of spaces in building in the same way as a map , but showing the arrangement at a particular level of a building. The plan view includes anything that could be seen below that level: Objects above the plan level e. Geometrically, plan view is defined as a vertical orthographic projection of an object on to a horizontal plane, with the horizontal plane cutting through the building. Site plan[edit] A site plan is a specific type of plan, showing the whole context of a building or group of buildings. A site plan shows property boundaries and means of access to the site, and nearby structures if they are relevant to the design. For a development on an urban site, the site plan may need to show adjoining streets to demonstrate how the design fits into the urban fabric. Within the site boundary, the site plan gives an overview of the entire scope of work. It shows the buildings if any already existing and those that are proposed, usually as a building footprint; roads, parking lots, footpaths, hard landscaping , trees and planting. For a construction project, the site plan also needs to show all the services connections: Site plans are commonly used to represent a building proposal prior to detailed design: A site plan is used to verify that a proposal complies with local development codes, including restrictions on historical sites. In this context the site plan forms part of a legal agreement, and there may be a requirement for it to be drawn up by a licensed professional: This is the most common view used to describe the external appearance of a building. Each elevation is labelled in relation to the compass direction it faces, e. Geometrically, an elevation is a horizontal orthographic projection a building on to a vertical plane, the vertical plane normally being parallel to one side of the building. Section drawing of the Observatorium at Potsdam. Cross section[edit] A cross section , also simply called a section, represents a vertical plane cut through the object, in the same way as a floor plan is a horizontal section viewed from the top. In the section view, everything cut by the section plane is shown as a bold line, often with a solid fill to show objects that are cut through, and anything seen beyond generally shown in a thinner line. Sections are used to describe the relationship between different levels of a building. In the Observatorium drawing illustrated here, the section shows the dome which can be seen from the outside, a second dome that can only be seen inside the building, and the way the space between the two accommodates a large astronomical telescope: A sectional elevation is a combination of a cross section, with elevations of other parts of the building seen beyond the section plane. Geometrically, a cross section is a horizontal orthographic projection of a building on to a vertical plane, with

the vertical plane cutting through the building. Isometric and axonometric projections[edit] Isometric and axonometric projections are a simple way of representing a three dimensional object, keeping the elements to scale and showing the relationship between several sides of the same object, so that the complexities of a shape can be clearly understood. There is some confusion about the terms isometric and axonometric. Engineers use the word axonometric as a generic term to include isometric, diametric and trimetric drawings. Despite fairly complex geometrical explanations, for the purposes of practical draughting the difference between isometric and axonometric is simple see diagram above. In both, the plan is drawn on a skewed or rotated grid, and the verticals are projected vertically on the page. All lines are drawn to scale so that relationships between elements are accurate. In many cases a different scale is required for different axes , and again this can be calculated but in practice was often simply estimated by eye. An isometric uses a plan grid at 30 degrees from the horizontal in both directions, which distorts the plan shape. Isometric graph paper can be used to construct this kind of drawing. This view is useful to explain construction details e. The isometric was the standard view until the mid twentieth century, remaining popular until the s, especially for textbook diagrams and illustrations. Originally used in cabinet making, the advantage is that a principal side e. The lines leading away from the eye are drawn at a reduced scale to lessen the degree of distortion. The cabinet projection is seen in Victorian engraved advertisements and architectural textbooks, [7] but has virtually disappeared from general use. An axonometric uses a 45 degree plan grid, which keeps the original orthogonal geometry of the plan. The great advantage of this view for architecture is that the draughtsman can work directly from a plan, without having to reconstruct it on a skewed grid. In theory the plan should be set at 45 degrees, but this introduces confusing coincidences where opposite corners align. Unwanted effects can be avoided by rotating the plan while still projecting vertically. This is sometimes called a planometric or plan oblique view, [9] and allows freedom to choose any suitable angle to present the most useful view of an object. Traditional draughting techniques used 30â€”60 and 45 degree set squares , and that determined the angles used in these views. Once the adjustable square became common those limitations were lifted. The axonometric gained in popularity in the twentieth century, not just as a convenient diagram but as a formal presentation technique, adopted in particular by the Modern Movement. Consequently, it is now rarely used. Detail drawings[edit] Detail drawings show a small part of the construction at a larger scale, to show how the component parts fit together. They are also used to show small surface details, for example decorative elements. Section drawings at large scale are a standard way of showing building construction details, typically showing complex junctions such as floor to wall junction, window openings, eaves and roof apex that cannot be clearly shown on a drawing that includes the full height of the building. A full set of construction details needs to show plan details as well as vertical section details. One detail is seldom produced in isolation: In traditional construction, many details were so fully standardised, that few detail drawings were required to construct a building. For example, the construction of a sash window would be left to the carpenter, who would fully understand what was required, but unique decorative details of the facade would be drawn up in detail. In contrast, modern buildings need to be fully detailed because of the proliferation of different products, methods and possible solutions. Perspective in the manner of the classic Ideal city by Jean-Max Albert , Two point perspective, interior of Dercy House by Robert Adam , Perspective in drawing is an approximate representation on a flat surface of an image as it is perceived by the eye. The key concepts here are: Perspective is the view from a particular fixed viewpoint. Horizontal and vertical edges in the object are represented by horizontals and verticals in the drawing. Lines leading away into the distance appear to converge at a vanishing point. All horizontals converge to a point on the horizon , which is a horizontal line at eye level. Verticals converge to a point either above or below the horizon. The basic categorization of artificial perspective is by the number of vanishing points: One-point perspective where objects facing the viewer are orthogonal, and receding lines converge to a single vanishing point. Two-point perspective reduces distortion by viewing objects at an angle, with all the horizontal lines receding to one of two vanishing points, both located on the horizon. Three-point perspective introduces additional realism by making the verticals recede to a third vanishing point, which is above or below depending upon whether the view is seen from above or below. The normal convention in architectural perspective is to use two-point

perspective, with all the verticals drawn as verticals on the page. Three-point perspective gives a casual, photographic snapshot effect. In professional architectural photography , conversely, a view camera or a perspective control lens is used to eliminate the third vanishing point, so that all the verticals are vertical on the photograph, as with the perspective convention. This can also be done by digital manipulation of a photograph taken with a standard lens. Aerial perspective is a technique in painting, for indicating distance by approximating the effect of the atmosphere on distant objects. In daylight, as an ordinary object gets further from the eye, its contrast with the background is reduced, its colour saturation is reduced, and its colour becomes more blue. Care is needed to record the position from which the photograph was taken, and to generate the perspective using the same viewpoint. This technique is popular in computer visualisation, where the building can be photorealistically rendered, and the final image is intended to be almost indistinguishable from a photograph. A sketch is a rapidly executed freehand drawing, a quick way to record and develop an idea, not intended as a finished work. A diagram could also be drawn freehand but deals with symbols, to develop the logic of a design. Both can be worked up into a more presentable form and used to communicate the principles of a design. Complex modern buildings involve a large team of different specialist disciplines, and communication at the early design stages is essential to keep the design moving towards a coordinated outcome. The aesthetic element includes the layout and visual appearance, the anticipated feel of the materials, and cultural references that will influence the way people perceive the building. Practical concerns include space allocated for different activities, how people enter and move around the building, daylight and artificial lighting, acoustics, traffic noise, legal matters and building codes, and many other issues.

Chapter 3 : Plan Review Services - ICC

ARCHITECTURAL PLAN REVIEW CHECKLIST GENERAL COMMERCIAL (Cont'd) Code Requirements Code section Req'd Page 2 of 11 1/1/ S:/BUILDING INSP/ HANDOUTS/Plan Review Checklist/Arch Plan Review-General theinnatdunvilla.com

Much of this circulation should be controlled. A better environment also contributes to better staff morale and patient care. Increased use of natural light , natural materials, and textures Use of artwork Attention to proportions, color, scale, and detail Bright, open, generously-scaled public spaces Homelike and intimate scale in patient rooms, day rooms, consultation rooms, and offices Compatibility of exterior design with its physical surroundings In addition to the general safety concerns of all buildings, hospitals have several particular security concerns: Protection of hospital property and assets, including drugs Protection of patients, including incapacitated patients, and staff Safe control of violent or unstable patients Vulnerability to damage from terrorism because of proximity to high-vulnerability targets, or because they may be highly visible public buildings with an important role in the public health system. Sustainability Hospitals are large public buildings that have a significant impact on the environment and economy of the surrounding community. They are heavy users of energy and water and produce large amounts of waste. Because hospitals place such demands on community resources they are natural candidates for sustainable design. These regulations put emphasis on acoustic and visual privacy, and may affect location and layout of workstations that handle medical records and other patient information, paper and electronic, as well as patient accommodations. This might require computer alcoves and data ports in corridors outside patient bedrooms. For more information, see WBDG Integrate Technological Tools Need to balance increasing attention to building security with openness to patients and visitors Emergence of palliative care as a specialty in many major medical centers A growing interest in more holistic, patient-centered treatment and environments such as promoted by Planetree. This might include providing mini-medical libraries and computer terminals so patients can research their conditions and treatments, and locating kitchens and dining areas on inpatient units so family members can prepare food for patients and families to eat together. Relevant Codes and Standards Hospitals are among the most regulated of all building types. However, federal facilities on federal property generally need not comply with state and local codes, but follow federal regulations. To be licensed by the state, design must comply with the individual state licensing regulations. Since hospitals treat patients who are reimbursed under Medicare, they must also meet federal standards, and to be accredited, they must meet standards of The Joint Commission. The Americans with Disabilities Act ADA applies to all public facilities and greatly affects the building design with its general and specific accessibility requirements. The technical requirements do not differ greatly from the ADA requirements. Federal agencies that build and operate hospitals have developed detailed standards for the programming, design, and construction of their facilities. Many of these standards are applicable to the design of non-governmental facilities as well. Federal Mandates and Criteria.

Chapter 4 : Requirements for Building Design

Building codes specify minimum standards for the construction of buildings. The codes themselves are not legally binding. They serve, rather, as "models" for legal jurisdictions to utilize when developing statutes and regulations.

These include commercial new construction, additions and renovations, residential new construction, and land disturbance. Architectural Drawings Name and address of project Name, address and occupation of the author of the construction documents Scaled and dimensioned floor plans with all room names labeled; doors and windows shown; and special features clearly noted Exterior elevations, showing all openings All door and window sizes noted either on elevations, plans or door and window schedules referenced to plans. Indicate sleeping room and basement egress. Complete sections and details for foundations, floors, walls and roofs, with components of assemblies completely noted, properly cross-referenced, with floor-to-floor heights dimensioned Indicate compliance with braced wall requirements, indicating the specific methods used and details of the method s in the construction documents. Show insulation values plus mechanical drawings as required below. Indicate stair dimensions, tread and riser dimensions, handrail and guardrail information. For additions and renovations, make clear the distinction between existing construction, alterations to existing, and new work. For two-family residences, duplexes and townhouses, indicate rated walls, provide a copy of the testing agency design detail s on the drawings, and show compliance with other required dwelling unit separation provisions. The areas of braced wall must be clearly and obviously shown and noted, by darker shading or some other standard black and white graphic method. Connections, details and nailing schedule must be shown on plans. Details showing continuous load path and uplift resistance must be shown i. Construction drawings must include design details of portal frame, standard manufactured shear panels or other pre-engineered approved methods, if used. Structural calculations bearing the dated signature and seal of a design professional registered in the Commonwealth of Virginia are acceptable as an alternative to prescriptive design. Before installing building wrap or windows, approved braced wall panel and nailing inspections are required. Structural Information Note uniform design loads and any special loading. Scaled and dimensioned foundation plans. Show ventilation and access openings as required. Scaled and dimensioned floor and roof framing plans. Indicate all beam sizes, headers, ledgers, posts and columns. Note species and grade of lumber, or manufactured structural members performance grade. Sections and details properly referenced to plans Reinforcing steel, if used, for slabs, retaining walls, grade beams, foundations and foundation walls For additions and renovations, detail the existing structure and footings that provide bearing for new work. Structural calculations, signed and sealed by a structural design professional, licensed in the Commonwealth of Virginia, for those structural elements that exceed the tabular values set forth in the code, and for retaining walls with a difference in grade of greater than two feet. For alterations or additions to existing dwellings, the same requirements apply. However, the applicant has the option of attaching the Mechanical Plan Requirement Waiver form , signed by the property owner, to all sets of drawings. This allows the required information to bypass mechanical plan review and be reviewed at a later date by the field inspector at the time of the mechanical inspection. When adding or replacing exterior units, a scaled, certified plat is required. It must clearly indicate the location of the new or replacement unit s. Renovations and additions to existing dwellings may continue to use the existing water service. Plumbing riser diagrams are not required, except for unusual features such as solar water heating systems. All projects will show plumbing fixture layouts as part of the architectural plans. Electrical Compliance with the IRC for electrical is by field inspection only. Plans shall show the riser diagram and a profile of purposed equipment.

Chapter 5 : Hospital | WBDG Whole Building Design Guide

Construction Document Sheet Numbers and Order is a number that represents the type of drawings that are on the sheet - plans Architectural Existing Building.

Additional Resources The modern profession of architecture echoes with its origins, its rich history, and the fast-paced changes of the 21st century. Through antiquity, architecture and construction were united by the cultural intentions of a "Master Builder," who balanced art, science, materials , form , style and craft to achieve his vision. Yet there have been architects for as long as societies have built, with little distinction between designers and builders. In ancient, traditional cultures and languages, the same word was used for both architect and builder. Construction was an integrated craft in which the master mason or master carpenter knew how to design, to assemble labor and materials, to estimate costs, to manage the construction process, and to erect structures from foundation to roof. Lewis illustrates that architects balance ideas, form, and function. Lewis Beginning in the seventeenth century, with the rise of professionalism, the discipline of architecture became increasingly specialized. With the nineteenth century expansion of scientific knowledge, the evolution of other technically oriented disciplines such as engineering, and the corresponding introduction of more complex construction systems, the discipline of architecture became more focused on questions of basic functionality and aesthetics. In pursuit of professional status, architects wanted no longer to be perceived as craftspersons. During the 19th and 20th centuries, the profession made conscious efforts to distance architects from contractors. This specialist role now forms the basis of most widely accepted modern definitions of architectural practice. For instance, the United States Department of Labor defines architects as licensed professionals who transform space needs into concepts, images, and plans of buildings to be constructed by others. Still, echoes of the "Master Builder" remain, as architects are usually responsible for orchestrating and coordinating the work of many disciplines during the design phases. It is not unusual for architects also to be involved in the early stages of project feasibility, to help clients define a program , choose the site , and otherwise decide on highest and best uses. Description Legal and Cultural Definitions The discipline of architecture has both legal and cultural definitions. In the United States, all states have regulations that govern conditions of licensure, registration, use of the title "architect" and the provision of professional services, succinctly summarized by The American Institute of Architects. Each state or jurisdiction creates its own requirements for each of these aspects of the discipline. While legal definitions mandate the ways in which the profession is responsible for safeguarding the health, safety, and welfare of the public, cultural definitions characterize the ways in the discipline responds to social, aesthetic, and ethical aspects of making cities, buildings, and landscapes. A "whole building" approach must necessarily incorporate both sets of disciplinary definitions. Lewis Today, the required legal, technical, and cultural knowledge base has such breadth and depth that it is no longer in the best interest of the project for one discipline to hold, implement, and be responsible for all building-related knowledge, as did the Master Builder of old. Professional malpractice concerns have led liability insurance companies to encourage, even implicitly force, architects to limit activities to design. For example, "construction supervision" became "construction observation," moving the architect further away from the risks associated with construction activities. Integrated , high-performance design requires both efficiency and innovation. It requires a design process in which the users, owners, and project participants are all integral team members. The Composite Master Builder An innovative approach to efficiency: Kingman Island Environmental Education Center competition finalist. University of Maryland School of Architecture, Planning, and Preservation With whole building design, the project team can be guided once again by a collective vision. This structure, along with the process by which the design team works together, has been termed by Bill Reed as the "Composite Master Builder". The term recasts the historical single Master Builder as a diverse group of professionals working together towards a common end. The intention is to bring all of the specialists together, allowing them to function as if they were one mind. The process avoids, as Mario Salvadori says, the "reciprocal ignorance" of the specialists in the design and building field. The cast of specialists is potentially quite large, and depending on the

complexity of the project, can include: A cast of specialists worked together to design building systems using the building section as a tool. University of Maryland School of Architecture, Planning, and Preservation The Team Needs a Leader The legal obligations of the profession, comprehensive training in holistic problem-solving, and an understanding of broad cultural concerns make architects ideally suited for the leadership of design teams. Architects in the United States have historically been bound by comprehensive legal requirements and responsibilities for the building design. They are legally obligated to safeguard the public health, safety, and welfare. Arguably, the most effective way to discharge this public duty is to oversee and coordinate the work of the project team. The profession emphasizes comprehensive training in the arts and sciences, as well as a holistic approach to design problems. Architectural education teaches both abstract and concrete problem-solving. Its core skills are learned and re-learned, in an iterative process that incorporates history, theory, technology, and other social and cultural factors. Architects are both specialists and generalists, which ideally enables them to communicate effectively with other specialists while maintaining the "big-picture" view of the project goals. In addition to health, safety, and welfare considerations, buildings incorporate the culture that created them. The built environment is both "mirror and lamp", shaping while acting as a repository of cultural meaning. As Churchill said, "We shape our buildings; thereafter they shape us. Education, Training, and Process for Whole Building Design Holistic building design comes out of a comprehensive understanding of the project context. University of Maryland School of Architecture, Planning, and Preservation As leaders and participants in the design process, architects need to understand and work collaboratively with other disciplines. To this end, architects need to pursue education and training throughout their professional careers. Many excellent examples of interdisciplinary design studios exist in the United States. These studios involve students, faculty, practicing design and engineering professionals, and even clients and regulatory officials. Some studios participate in service-learning projects to build structures for deserving clients. Everyone involvedâ€”students, professionals and members of the communityâ€”benefits from the process itself, as well as the cross-pollination of ideas and techniques. Continuing education is a lifelong endeavor for practicing architects and is mandated in many jurisdictions, as well as by The American Institute of Architects AIA. Typically, this education involves technical training, management courses, legal and liability issues, and learning about new materials and products. The practice of seeking out training in the various aspects of leadership of an integrated design team, such as workshop facilitation, is not yet common. However, critical skills are needed to assume this role, which was addressed in a recent article in Environmental Building News. Current practitioners of integrated design, such as Terry Brennan of Camroden Associates, observe that architects have the intention to become cooperative but lack the skills. Not all architects are comfortable with this role, which is more akin to that of a midwife than to that of an individual artist. University of Maryland School of Architecture, Planning, and Preservation In daily practice, early and regular, structured interaction of the "Composite Master Builder," is critical to establishing a project vision and maintaining momentum throughout the design and construction process. Activities might include charrettes, workshops, peer review, and post-occupancy review. The whole team interaction focuses on collaborative, integrated problem solving, to address issues such as:

Chapter 6 : Plan Review Checklist for Architects | Non-Structural--Int'l Bldg & Resid'l Codes | Forum - ICC

The premier site for Architecture Industry News and Building Resources for Architects and Architecture Industry Professionals.

Chapter 7 : Architectural drawing - Wikipedia

HOSPITAL BUILDING SYSTEM (VAHBS) APPLICABLE CODES AND STANDARDS INDEX-5 Architectural Design Manual - August 1,

Chapter 8 : Architecture - Topics

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Chapter 9 : Architectural, Structural, Plumbing and Mechanical Plan Requirements - Building Arlington

Complying with code from a building code official's perspective is mostly about ascertaining the information that is on the documents and if it is properly and consistently applied. The architect/designer, however, needs to consider a wide variety of potential ramifications with each application.