

# SCHEMATIC design deliverables

## INTERIORS & ARCHITECTURAL PROJECTS - what we need to deliver

### THE DELIVERABLES

Starting with the RMW-Owner contract and with your experience and the firm's, establish the list of deliverables as soon as possible and share with it the project team for review. Once finalized, share the final version with everyone so the team members know what is expected from them, and with the Owner, so it is aware of what to expect from the team.

The following list of Schematic Design deliverables is published in the AIA Handbook of Professional Practice. You can use it to review the applicable deliverables and their characteristics in your project.

### THE DRAWINGS

- The drawings indicate the general scale and relationship of the project components.
- The plans have spaces generally defined.
- Representative area plans generally graphically fixed.
- Full building elevations generally graphically fixed for typical areas.
- Representative wall section shown.
- Typical elevators and stair plans with preliminary sections.
- Representative area partition types defined.
- Preliminary landscape and civil drawings.
- Structural plans, foundation defined, columns sized and located, lateral design defined.
- MEP/FP systems defined, major mechanical spaces fixed in plans, representative plan area coordinated, initial riser diagrams.



### OUTLINE SPECIFICATIONS

Because based in our experience with the project types at schematic design at this point we probably have a good idea of the main assemblies and products that will be used in the project. If so, then Outline Specifications will be appropriate.

- Outline specifications have three parts, just as full size specifications do, but include abbreviated information. Ours, generally, include the Summary, which names the product or assembly, and an abbreviated Part 2 which describes the product in a general way.
- Our Outline specifications typically are one sheet long.
- If we know exactly which product we are going to use (because it is a program requirement, or unique for that use, etc.), then it would be appropriate to issue a full-size specification so it can be priced more exactly.

The **B101 2017** "STANDARD FORM OF AGREEMENT BETWEEN OWNER AND ARCHITECT" LISTS THE FOLLOWING DELIVERABLES AT SCHEMATIC DESIGN:

3.2.5. Based on the Owner's approval of the preliminary design, the Architect shall prepare Schematic Design Documents for the Owner's approval. **The Schematic Design Documents shall consist of drawings and other documents including a site plan, if appropriate, and preliminary building plans, sections and elevations; and may include some combination of study models, perspective sketches, or digital representations. Preliminary selections of major building systems and construction materials shall be noted on the drawings or described in writing.**

The **B252 2007** "STANDARD FORM OF AGREEMENT OF ARCHITECTS SERVICES - Architectural Interior Design" LISTS THE FOLLOWING DELIVERABLES AT SCHEMATIC DESIGN:

2.7.1 Based on the approved written program, the Architect shall prepare for the Owner's approval **adjacency diagrams** showing the general functional relationships for both personnel and operations.

2.7.3. **Upon approval of the adjacency diagrams, the Architect shall prepare a space plan that delineates the location of walls, doors, windows, rooms, offices, workstation areas and special use areas to conform to program requirements.** The Architect shall submit the space plan for the Owner's review and approval.