

HOUSING TOOLBOX

ARCHITECTURAL DRAWINGS	WHO DOES IT?	WHAT PHASE?
Preliminary Architectural and Site Design	Municipality	Pre-development
Once the site has been identified and appears to have no serious legal or environmental problems, the municipality will engage an architect or planner to do a preliminary design of the site to site the building(s). This exercise can give the municipality as sense of how many units will fit on the site, where they will be sited given the constraints of the properties and a general sense of the site work needed.		
Schematic Design	Developer	Pre-development
The developer will hire an architect to take an initial look at how the buildings will be designed to meet the goals of the development program. The design process involves a back and forth between the developer and the architect until a financially feasible development that meets the developer’s (and community’s if applicable) development program.		
Design Development	Developer	Development
This is a continuation of the schematic design phase. More detailed drawings are completed and the design is further refined in the permitting process, to assure its compliance with local and state regulations. The outcome of this phase of drawings is a final design that will be forwarded to the local buildings department and funders for review. Any problems with compliance of building codes will be raised and the architect will make the necessary changes.		
Construction Documents	Developer	Construction
These drawings are fully detailed and include technical specifications on how the project will be built. These are the drawings that the contractor will use to bid on the project and use during construction. The architect usually contracts directly with the building engineers (mechanical, electrical, plumbing and structural) to prepare their drawings. The site engineer is often contracted directly by the developer.		

Please Note | Effort has been made by the author and sponsoring organizations to provide current and accurate information. However, readers should not rely on the information and are urged to review source material and consult with appropriate funding sources, practitioners and legal counsel before embarking on a particular course of action.