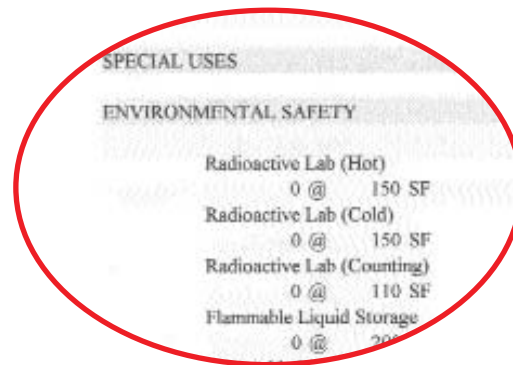


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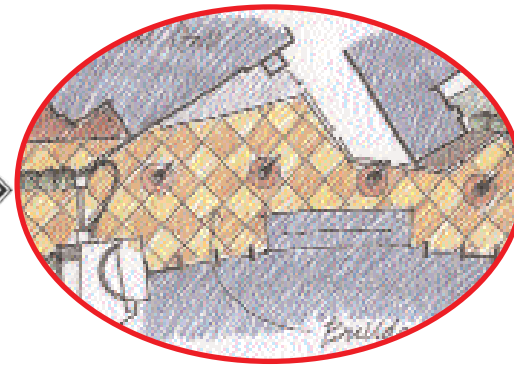
PROGRAMMING



PROGRAMMING is the first stage in the facilities design process.

University Architects works closely with the users to help determine immediate and projected spatial needs within a facility. The outcome is typically a written document citing statement of need and prioritization of space. Site characteristics are also documented.

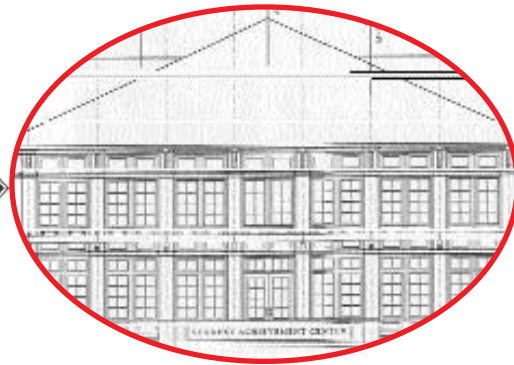
SCHEMATIC DESIGN



SCHEMATIC DESIGN (or Conceptual Design) is the second stage in the facilities design process.

After program verification, program elements are arranged in several schemes or options addressing adjacency of spaces, circulation and building function. Aesthetic and site planning concepts are also explored.

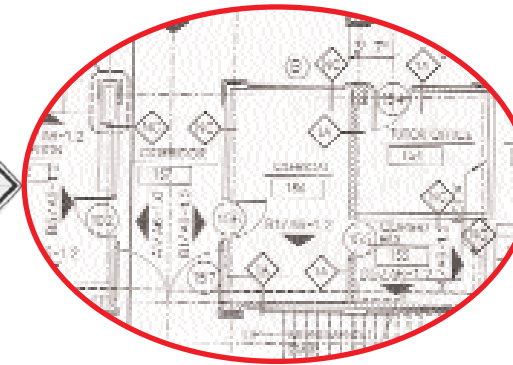
PRELIMINARY DESIGN



PRELIMINARY DESIGN (or Design Development) is the third stage in the facilities design process.

The most effective design scheme from Schematic Design is further developed. Architectural, structural and mechanical systems are detailed. Building elevations and site designs are refined.

CONSTRUCTION DOCUMENTS



CONSTRUCTION DOCUMENTATION is the final stage in the facilities design process.

Construction Documents are derived through revision of the Preliminary Design.

Plans Review takes place at 50% and 95% completion of construction documents.