

deliverables | design development

general description | architectural projects | AIA Architect's Manual of Practice, 14th edition



This is a general description of the DD deliverables found in the "Architect's Handbook of Professional Practice." Take a look at the RMW/Owner contract of your project to find the specific requirements for your project.

THE DELIVERABLES

Use the RMW-Owner contract and the team's experience with the type of project you are working on to 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 Design Development deliverables is published in the "**AIA Handbook of Professional Practice**." You can use it to review the deliverables specific to your project and their characteristics.

DRAWINGS

- 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, mayor mechanical spaces fixed in plans, representative plan area coordinated, initial riser diagrams.

OUTLINE SPECIFICATIONS

Based in our experience we probably have a good idea of the main assemblies and products that will be used in the project, so we know most of the sections to be included in the Outline Specifications.

- Outline specifications can have three parts, but most are only an abbreviated description of the product, enough for preliminary pricing. RMW outline specifications typically include the Summary, which is a general description of the product or assembly (i.e. PVC roof over insulation) and an abbreviated description of the product. Sometimes an abbreviated description of the installation method might be included.
- Our Outline specifications are typically 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.), a full-size or short-form specification section can be issued so it can be priced more exactly.

Develop the list of deliverables for your project using the contract. Identify deliverables, milestones, and who is in charge, and then transfer the information to the applicable Schedule Template.

A list of the deliverables required through the design process listed in the **AIA B101 Standard Form of Agreement Between Owner and Architect** and in the **AIA B152-2007 Standard Form of Agreement Between Owner and Architect for Architectural Interior Design Services** are included in other modules in this section of the QM e-Handbook