Design Decisions

Predesign	Early schematics	Later schematics or early design development	Design development or early construction documents
General			
Project objectives	Program interpretation	Design concept elaboration	Floor plans
Project scope	Basic design concepts	Schematic floor plan	Sections
Program codes and regulations	Siting	Schematic sections	Typical details
Project budget	Building massing		
Project schedule	Blocking and stacking		
Delivery approach	Access and circulation		
	Design vocabulary		
	Style and constraints		
	Sustainability		
Site			
Site selection	Siting concepts	Design concept elaboration	Site plan
Site development criteria	Site forms and massing	Initial site plan	Planting plan
Requirements for access, circulation, parking, utilities, landscaping, lighting	Access and circulation	Schematic grading, planting, paving plans	Typical site sections
	Views to/from buildings		Typical site details
	Concepts for grading, planting, paving, etc.		Outline specifications
	Acoustics and other site issues		
Foundation and Substructure			
Performance requirements for foundations, excavations, etc.	Subsurface conditions and requirements	Schematic basement plan	Foundation plan
	Impacts of program, energy on under-ground building	Refinement of special foundation requirements	Basement floor plan
	Exploration of special problems	Selection of foundation system	Sizing of key foundation elements
			Outline specifications
Superstructure			
Performance requirements for floor, roof, stair, other structural elements	Relation of structure to spatial organization, elevations, etc.	Structural system selection	Floor framing plans
	Selection of use modules	Outline framing plan	Roof framing plan
	Basic structural module	Sizes of key elements	Sizing of elements
	Initial system selection		Important details
			Outline specifications
Exterior closure			
Restrictions on exterior design materials, etc.	Approach to elevations, fenestration	Design concept elaboration	Elevations
Performance requirements for walls, doors, windows, etc.	Views to/from buildings	Selection of wall systems, materials	Key exterior details
	Initial envelope elements sizing and selection	Schematic elevations fenestration	Outline specifications
Roofing			
Performance requirements for roofing elements	Roof type and pitch	Selection of roof system, materials	Outline specifications
	Initial system selection		

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Predesign	Early schematics	Later schematics or early design development	Design development or early construction documents
Interior construction			
Performance requirements for partitions, finishes, specialties	Approach to partitioning built-in furnishings	Room designs	Input to plans and elevations
Flexibility requirements	Interior design vocabulary	Layout of key areas	Key interior finish schedules
	Layout of key spaces	Selection of partition systems, finishes	Initial finish schedules
		Important fixtures or theme elements	Outline specifications
Vertical circulation and conveying systems			
Performance requirements for conveying systems	Basic organization and circulation scheme	Input to plans, sections and elevations	Input to floor plans, framing plans, sections, elevations
	Need for and types of vertical circulation	Sizing of exits, other circulation areas	Outline specifications
	Need for special conveying systems	Basic elevator and escalator concepts	
		Other conveying systems concepts	
Mechanical Systems			
Performance requirements for plumbing, HVAC, fire protection	Impact of mechanical concepts on building planning	Mechanical systems selection	Detailed systems selection
Need for special mechanical systems	Initial systems selection	Refinement of service, distribution concepts	Initial system drawings and key details
	Initial distribution ideas	Input to plans, sections, and elevations	Distribution and riser diagrams
	Space allocation for mechanical areas		Input to floor plans, framing plans, sections, elevations
			Outline specifications
			Initial equipment list
Eletrical and lighting systems			
Performance requirements for lighting systems	Approached to natural, artificial lighting	Window, skylight and glazing design	Detailed systems selection
Performance requirements for electrical systems	Lighting quality and character	Selection of lighting, electrical systems	Distribution diagrams
Need for special systems	Impact of site, design on electrical systems	Service, power, and distribution concepts	Key room lighting layouts, ceiling plans
	Space allocation for electrical areas	Input to plans, sections, and elevations	Input to plans, sections, and elevations]
			Outline specifications
Equipment			
Delineation of equipment needs and performance	Impact of key equipment items on sitting and design	Impact of key items on room design, framing plans, etc.	Input to plans, sections, and elevations]
			Outline specifications
			Initial equipment list