**What Architects Do.**

FRAME 1. Through Architecture – the environment where we live, work, play, worship and shop is designed to provide for a healthier and more enjoyable experience. AIA Architects work collaboratively with a wide range of design and construction professionals to implement an imaginative, sustainable, and technically sophisticated approach to each opportunity to design our world.

FRAME 2**.** Before we can begin to design a building, we:

FRAME 3. Meet with the client to assess specific wants, needs, and general functionality so that we can document a plan for all building and space requirements. Review the full range of regulations to identify all health, safety and welfare requirements.

FRAME 4. We assess site conditions

FRAME 5. and legal limitations for development

FRAME 6. including zoning and environmental regulations.

FRAME 7. We analyze existing architectural forms,

FRAME 8 the scale of the building – how it relates to the city and pedestrians and

FRAME 9 existing infrastructure like transit and utilities.

FRAME 10 We study all lines of sight and overall visual impact to enhance user experience.

FRAME 11 We consider how sun path strongly influences orientation of the building to maximize daylight and minimize operational costs.

FRAME 12. As we determine the orientation of the building and begin developing a design, we carefully consider how people will experience the building, circulate within it, and get out of the building as a matter of routine or in an emergency.

FRAME 13. We develop numerous conceptual designs to fully explore possibilities

FRAME 14. while considering a wide range of building science issues like water management – keeping water out, directing it away from the building and potentially reusing for the surrounding landscape.

FRAME 15. We analyze wind loads, seismic activity, handicapped access and other factors that directly affect the health and safety of the public.

FRAME 16 We work to capitalize on prevailing winds, air flow and air quality

FRAME 17 as well as maximizing daylight to lower operational costs.

FRAME 18 We integrate technologies that will complement the efficiencies of the design.

FRAME 19. To construct the design, we prepare comprehensive documents for the contractor and for obtaining all required approvals.

FRAME 20. These start with the architectural plans, elevations, construction details, and detailed technical specifications.

FRAME 21. We work with our engineering consultants to develop coordinated plans for the engineering systems, such as the structural, mechanical,

FRAME 22 electrical, and

FRAME 23 plumbing.

FRAME 24 Integration gets pretty complicated - we have to think about integration in all four dimensions including how the systems are installed.

FRAME 25. We utilize technology to help us find clashes in the systems.

FRAME 26. Once the instructions for construction are completed

FRAME 27 and all permits are issued, we help our clients

FRAME 28 interview contractors and discuss the technical aspects of the project.

FRAME 29 We coordinate numerous inspections to ensure the building complies with code and regulations and

FRAME 30 manage change order requests and monitor all costs to insure an on budget completion.

FRAME 31 Once construction is completed,

FRAME 32 we reconcile all the changes that were made to the design during construction and provide our clients with a final set of “as built” construction documents that the client can rely on and reference for the life of the building.

FRAME 33. We don’t walk away there. We can help our clients implement a maintenance and operations plan that will keep the building operating efficiently to retain its value.

FRAME 34. We spend 95 percent of our lives in buildings. Architectural design has an enormous impact on the quality of every aspect of our lives. AIA Architects are committed to providing the full range of services to guide our clients through every aspect of the design and construction process.

[copy end]