



homeowner's project handbook 2009 edition

**A guide to Massachusetts architects for
homeowners and small-business owners**

Published by the Boston Society of Architects/AIA
architects.org/projecthandbook

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Welcome

Hiring an architect for a residential or small commercial project may be a process that is unfamiliar to you. You may know an architect and yet be unclear about what one can do for you, or you may not know where to find design professionals or how to select the a professional who best fits your needs. This handbook should answer many of your questions and clarify the design and construction process.

Many individuals and organizations find this guide to be a valuable resource as they plan for renovation, addition or new construction projects. It will help you understand the role of the architect and the value he or she can bring to your effort. We include advice on choosing the right architect and structuring the working relationship. The section on the design and construction process can help you outline a project approach that is most suitable to you.

Throughout this handbook, the wording of the text focuses on homeowners but the advice is also intended for business owners and others considering commercial projects.

A series of “worksheets”—forms that you complete before you begin design—are invaluable tools as you work through your project. A budget worksheet assists you in estimating project costs and fees for the professional services of architects, engineers and other consultants. There are 21 questions to ask yourself to help define expectations for you and your architect and 22 questions to ask your architect about her/his philosophy and approach.

The last section, the “Directory of architects,” is an extensive list of architects in Massachusetts who are experienced in working with clients to design and build residential and small commercial projects.

We hope you find this *Homeowner’s Project Handbook* useful. You are invited to contact the Boston Society of Architects with your questions, comments or suggestions on how to make it more helpful to you.

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Working with an architect

The architect is the professional who guides you through the design and construction process. Licensed by the state to practice architecture, architects are professionals trained to design the places in which people live and work and to manage all aspects of often complex projects from design through construction.

An architect listens to you and serves as your advocate throughout your project. Your architect translates your wishes into buildable form, addresses compliance with state and town regulations, oversees the work of the builder and coordinates all technical and aesthetic aspects of your project. Your architect solves space problems, manages your budget, protects your project from unreasonable extra costs and resolves disputes that may arise with your town, other consultants or your builder.

Architects are responsible for translating your specific needs into a physical, buildable solution.

Licensure as an architect is the result of a special educational process, rigorous training and completion of a complex series of exams. An architect usually has a minimum of five years of professional education and three years' experience in the workplace. Only licensed architects may use the title "architect" and their project drawings should bear the architect's seal before construction begins. To check on the status of an architect's license in Massachusetts, contact the Board of Registration of Architects at 617-727-3072 or check that agency's website at www.state.ma.us/reg.

American Institute of Architects members

Most architects are members of the American Institute of Architects (AIA), the national professional association that supports the professional practice of architecture. More than 90 percent of architect-designed construction in the United States is led by AIA members.

Architects who are members of the AIA have numerous opportunities to continue professional training, timely access to information on new building materials and technologies and ongoing relationships with other AIA members who collectively constitute the most skilled practitioners in the nation.

AIA member architects are required to comply with the AIA Code of Ethics, which dictates guidelines for the highest standards of professionalism, integrity and competence.

Many other building-industry professionals are available today to work on design and construction projects—interior designers, design/build companies, engineers and other consultants. It is important to note that these professionals are not substitutes for architects—their education and training are quite different—but often they are hired by or otherwise work with or for architects.

Architects and intern-architects

In this directory you will find separate sections listing licensed architects and unlicensed intern-architects. Licensure signifies that an architecture-school graduate has met educational, professional and ethical requirements demonstrating adherence to the profession's most objective standards of competence and has passed the comprehensive licensing examination administered by the state.

In architecture—as in medicine and other professions—young professionals who are not yet licensed are typically referred to as “interns.” Intern-architects who are enrolled in the required national intern-architect training program and who are members of the American Institute of Architects (AIA) are called “Associate AIA” members until they pass the required licensing examination; once they pass that exam they can call themselves “architects” and are then able to use the “AIA” designation rather than “Associate AIA.” This also applies to architects from other nations who are not yet licensed in the U.S. In Massachusetts (as in most states), these architecture-school graduates who are not yet licensed and architects from other nations not yet licensed in Massachusetts are permitted by law to design structures that are not larger than 35,000 cubic feet—and that includes almost all single-family and two-family residences as well as farm structures not designed for human habitation (barns, silos, etc.).

Intern-architects and foreign-trained architects who are Associate AIA members in Massachusetts are listed in the directories in the latter portion of this handbook.

What an architect does

The architect is the skilled professional who listens to you, interprets your wishes and helps realize your building dreams. The architect is

a counselor, planner, designer, mediator, work coordinator and business administrator. Architects add value at every stage of the project, from initial conceptual design through construction completion. Your architect:

TRANSLATES YOUR WISHES INTO PLANS FOR CONSTRUCTION. Your hopes and dreams for your project may be vague and abstract and are usually expressed in words. The architect's job is to work with you to translate them into a visual and technical prescription for construction that is very detailed. The goal is for you, your architect and your builder to share the same, very specific expectations about materials, quality, workmanship and other outcomes. This is usually an educational process for everyone, during which all decisions should be recorded on paper and all construction details and instructions carefully documented.

DESIGNS CUSTOM WORK AND INSTALLATIONS. Each building has a special history, every site has unusual conditions and every client has unique goals, desires and requirements. The architect seeks a design solution that unites all these elements and reflects your unique personality and style of living or working.

PREPARES DRAWINGS AND SPECIFICATIONS. Drawings and specifications are the graphic and verbal descriptions of the project. They describe your preferences and wishes for the project you are building and are used to document decisions about the project's size, function, organization and aesthetics. They prescribe the engineer's requirements for structural stability, climate control, drainage and electrical service. These documents are submitted to your town in order to obtain a building permit so construction can begin; they are used by the town building inspector to determine that the project will meet local requirements.

Drawings and specifications prepared by the architect also are the basis for the relationship between you as the owner/client and your contractor (builder). They can be used for bidding by contractors so you can compare several builders' estimated project costs, construction schedules and logistics plans. Once you choose a builder, plans and specifications are used as "contract documents" (instructions to your contractor) and the basis of your written agreement with your contractor about exactly what work is to be done and at what cost.

Many architects, particularly in larger firms, prepare their drawings on a computer using CAD (computer-aided drafting and design) software.

Computer-generated drawings may take less time to prepare than those that are hand-drawn, can be revised easily and are especially useful for repetitive design elements often found on larger commercial or institutional projects. However, CAD drawings are not necessary for most residential and small commercial projects. CAD drawings are simply one of many tools an architect uses.

HELPS YOU ADDRESS BUILDING CODES AND REGULATIONS. Both the town and state in which the project is located have regulations that govern building projects. An architect should be aware of them. Zoning regulations, which are published by each town and vary from one town to another, concern the building's use, size, relationship to the site and parking. Building codes are published by the state and address how buildings are to be constructed, dictating, for example, door sizes and materials, window sizes and locations, structural lumber sizes and stair and hallway dimensions. A special section of the code ensures access to public buildings for people with disabilities; it dictates requirements for bathrooms, kitchens, ramps and other building elements.

COORDINATES THE WORK OF CONSULTANTS. The architect coordinates the work of specialty consultants your project may require, including structural, electrical and mechanical (heating, plumbing, air conditioning) and civil (drainage and site utilities) engineers.

HELPS YOU SECURE A BUILDER. The architect can help you through the process of selecting a contractor through competitive bidding. Labor accounts for more than half the cost of a building project and materials for the remaining costs. Construction costs vary greatly according to skill, experience and the contractor's overhead. Depending on the project requirements or owner preference, this process can involve negotiations with one or two preferred contractors or competitive bidding amongst several qualified builders. A negotiated approach often leads to the most realistic pricing at project start, but it requires a comfort level in discussing budgets and trade-offs. Competitive bidding arguably has the advantage of finding the lowest initial cost for a project. It places the construction team at arm's length and puts a greater responsibility on the architect to manage construction.

ADMINISTERS THE CONSTRUCTION CONTRACT. Once design and drawings are complete, it can often seem like the architect's work is done, but there is significant value in retaining your architect's services for construction administration. On any project, there are myriad small details and opportunities that require resolution. The architect can play an important role in ensuring that project program and design intent are respected throughout the work.

The architect serves as your advocate, working to determine if the project is built as it was designed and specified. The architect analyzes and helps you make decisions about “change orders” that could affect your project’s costs. Change orders are any changes proposed by you or the contractor or changes required to address conditions that could not have been foreseen. Some clients prefer not to involve the architect during the construction phase (perhaps to save money); however, by keeping the architect involved through construction, you will have an important advocate and a valuable perspective on the progress of the job.

MANAGES YOUR MONEY. Working with an architect on your project can save you money in a number of ways. Having a single, complete set of architectural drawings to present to a number of prospective contractors allows you to choose among comparable bids. When the contractor knows at the start what will be built and when the client has taken

Ultimately, your daily living experience, as well as your property’s value, is increased through appropriate design, improved functionality and high-quality detailing.

time to plan carefully, costly delays and changes during construction are minimized. During construction, the architect helps determine if proposed changes are responsibly priced and in keeping with local costs and methods of construction. Finally, the architect can authorize payment to your builder, giving you added assurance that both you and your architect are satisfied with the builder’s performance and product.

Value of working with an architect

Architects provide a broad range of services and can provide value at every stage of the design and construction process. By working directly with you and assessing your requirements in great depth, the architect tailors the design to suit your personality, needs, budget and lifestyle. The architect’s extensive study of design alternatives (some of which you may not have considered) allows you to choose the design most appropriate to your needs. An architect’s knowledge of site-planning and natural energy processes (the influence of wind and sun on the building, groundwater flow, etc.) helps accommodate your project to the site characteristics and neighborhood context.

An architect also saves you money and time. Through their understanding of the latest construction materials and technologies, architects can recommend materials and systems that fit your budget. Your architect provides documents for the contractor-bidding process, which should result in a fair construction price. Construction is expedited through an architect's careful planning and complete drawings and specifications.

An architect makes a unique and valuable contribution to the design aesthetic of the project, creating a visually appealing place with pleasing character and style. Ultimately, your daily living experience, as well as your property's value, is increased through appropriate design, improved functionality and high-quality detailing.

Projects that benefit from an architect's leadership

A wide range of projects can benefit from the involvement of an architect. Most architects are both general practitioners and specialists—that is, while many have special expertise or preference for one or more types of projects, most can (and do) work on many types of buildings.

Each of the firms listed in the last section of this handbook works for a variety of clients on all types of projects. The lists below illustrate the range of most architects' capabilities and includes new construction, renovations and additions.

RESIDENTIAL PROJECTS

Single-family homes
Townhouses and apartments
Building re-use
Condo conversion
Multifamily and institutional housing
Historic renovation and preservation
Outbuildings and other structures
Landscaping and related site design
Sustainable ("green") design
Accessible or universal design
Consulting-only services

SMALL COMMERCIAL PROJECTS

Offices
Retail stores
Food and entertainment facilities
Recreational facilities
Institutional facilities (educational, religious, medical, cultural)
Hotels and motels
Historic renovation and preservation
Interiors
Landscaping and related site design
Sustainable ("green") design
Accessible or universal design
Consulting-only services

How to be a good client

As the owner/client, you must take responsibility for a good working relationship with your architect and the success of your project.

GOOD COMMUNICATION IS CRUCIAL TO A SUCCESSFUL PROJECT. Be clear about your needs so your architect understands your preferences, lifestyle and how you intend to use the space to be designed. Ask a lot of questions and be sure to get answers in language that you understand.

MAKE A COMMITMENT TO GREEN DESIGN AND CONSTRUCTION. Work with your architect and contractor to incorporate sustainable design and construction practices from the project's outset. (See the note on page 23 for an overview of building green and a note about recycling building materials.)

Do not begin any work until you have a signed contract detailing as specifically as possible the work to be done, the specific nature of the drawings the architect is to produce, the production schedule and the amount and timing of all payments due to the architect.

DECIDE ON YOUR BUDGET AT THE OUTSET. Determine both the ideal and the maximum you are willing to spend, and communicate it clearly.

MAKE DECISIONS IN A TIMELY MANNER. Try not to revisit or reverse decisions you already have made, because it is likely your architect has already acted on them. If you do change your mind, tell the architect immediately.

REVIEW THE DRAWINGS AND MATERIALS THE ARCHITECT GIVES YOU PROMPTLY and return them quickly with questions, comments and changes.

BE FLEXIBLE AND PATIENT ABOUT ACHIEVING THE DESIGN SOLUTION. Arriving at the best solution often requires a process that includes sketching, discussions and revisions, which take time.

The role of the builder

Historically, the architect functioned as the “master builder,” providing both design and building services. Times have changed, and today, the architectural and construction parts of the building industry have evolved into separate disciplines. Architects provide designs and drawings, identify necessary engineering, and create design schemes that satisfy your needs related to use, views, materials and size, as well as environmental opportunities and constraints. Builders (general contractors) provide construction services based on architects’ designs and are best-suited to define construction methods and sequences, estimate costs and coordinate the work of subcontractors. They typically will control the budget and schedule for the work and be responsible to the owner and the architect for the quality of their workmanship and conformity with the design intent.

ENGAGING A BUILDER—THREE APPROACHES. In a typical scenario, the builder is hired through a competitive bidding process in which one requests bids from a number of builders who outline their credentials and approaches to cost, schedule and logistics for the project construction. The bidders all use the same design drawings to develop their bids so, theoretically, the estimates received are comparable. Keep in mind that competitive bidding is an adversarial process and, as such, is perhaps more suited to commercial and public work than it is to residential construction.

A second approach is a negotiated contract in which your architect helps you develop the cost, schedule and scope of work through discussions with a single builder. In this model, the builder is selected much the same way the architect is selected—on the basis of credentials and personal “fit” with the project. He or she becomes part of a three-way partnership with you and your architect. Competitive bidding takes place at the sub-contractor level, overseen by the builder. The potential advantages of this approach are less upfront design costs, a clearer understanding of the project by the builder, more accurate pricing, a higher quality of process and workmanship, simplified exploration of design and program alternatives, and simplified re-pricing when needed.

Finally, an alternative to hiring the architect and the builder separately is hiring a “design/build” company. Provided that the design/build company actually works with an architect registered in Massachusetts,

you can obtain both design and building services from a single source. Advantages of this method, like the negotiated scenario above, may include more accurate cost estimates right from the initial design stage and faster start-up, because the period for bidding—and, if needed to reduce costs, redesign—is minimized. Potential disadvantages of working with a design/build firm are the absence of competitive bidding by builders and the loss of an objective advocate in your dealings with the builder over cost.

Your contract with the builder may be based on a lump-sum price or be billed on a time and materials (T&M) basis, with or without a guaranteed maximum price (GMP) determined at the start.

Do not begin any work until you have a signed contract detailing as specifically as possible the work to be done, the production schedule and the amount and timing of all payments due to the builder.

As the client, you are ultimately responsible for selecting and paying your builder. If you would like, your architect can assist you in finding builders to consider and may help you review their credentials. To determine whether a builder is registered to do business in Massachusetts, call the Home Improvement Contractor Registration Office at 617-727-8598. To check for complaints filed against a builder, call the Attorney General's Consumer Hotline at 617-727-8400.

Selecting an architect

You will benefit by involving an architect in your project early in the process and by making an intelligent selection among the many professionals available to you. The most popular (and usually the best) way to select an architect is by interviewing several candidates. This handbook can serve as a good source for identifying architects qualified for your project. Friends and neighbors can be another good source, especially if they've completed a project similar to your own. You can learn more about the reputations and abilities of architects in your community by visiting completed projects, talking with clients and users and checking design awards programs and professional design publications.

A brief call to an architect can help determine if his or her expertise is appropriate to your project. When you find a few with related experience (we recommend you consider at least three), schedule interviews with them to discuss your project and review photographs and other samples of their work. Check the architect's education, training and relevant experience. We also recommend that you ask the architect for, and pursue, references from past clients. You will then be able to make an educated decision as to which architect is best for you.

Important, too, is that there be good “chemistry” between you and your architect—you will need to feel comfortable with each other as you will get to know each other well over the course of the design. Your architect should be a good listener, responsive to your phone calls, interested in your needs and able to communicate with you in clear, every-day language. Be patient: this selection process will take some time and it is one of the most important decisions you will make.

Selection criteria

Use the following criteria to choose among the architects you consider.

LICENSE. The architect should be licensed in Massachusetts. To check on the status of an architect's license in Massachusetts, call the Board of Registration of Architects at 617-727-3072 or check that agency's website at www.state.ma.us/reg. (See related notes on page 5 concerning intern-architects and architects from other nations.)

EXPERIENCE. The architect should have a track record of work similar to yours in size, complexity, type and/or cost.

CHEMISTRY. You should be convinced that the architect will listen to you, and you should be comfortable sharing details of your lifestyle, needs and budget as well as your hopes for and concerns about the project.

REFERENCES. Other people for whom the architect has worked should be satisfied customers and should attest to the architect's ability to respect agreements about services, fees and schedule.

FIRM STRUCTURE. Be sure that your project will be a priority for the architect and will not get lost in the shuffle of a busy office. Insist that the person with whom you have developed a rapport continues to work on your project. The architecture firm should be committed to projects such as yours. If you choose an architect who is "moonlighting," he or she may be less available for day-to-day construction-phase work.

FIRM SIZE. At one end of the spectrum are large firms that employ hundreds of people and have branch offices nationally or even worldwide. Most firms, however, consist of fewer than ten people and many architects practice in one- or two-person offices. These smaller firms are more likely to design houses and small commercial projects and are usually better positioned to handle your needs. With a smaller firm, a senior-level professional is likely to work with you.

DESIGN PHILOSOPHY. You and your architect should be philosophically, aesthetically and ethically compatible. Whatever the architect's goals and stylistic preferences may be, you should have confidence that your project will be specifically designed for you.

LEVEL OF SERVICE. Architects' services vary. Some will carry your project through construction while others may leave the responsibility for overseeing construction to you or the builder. Match your preferences with the architect's.

DESIGN FEES. Variations in cost generally reflect variances in service. You should define the scope of service carefully, including possible cost-savings and extras, the use of consulting engineers and work by others such as landscape, security, sound system and interior design consultants. Fees, although an important consideration, should not be the sole determining factor in selecting your architect.

22 questions to ask your architect

1. What does the architect see as important issues or considerations in your project? What are the challenges of the project?
2. How will the architect gather information about your needs, goals, etc.?
3. How will the architect establish priorities and make decisions?
4. Who in the architecture firm will you be dealing with directly? Is it the same person who will be designing the project? If not, who will be designing it?
5. How interested is the architect in this project?
6. How busy is the architect?
7. What sets this architect apart from the rest?
8. How does the architect establish fees? When will fee payments be expected?
9. How will you be able to relate fee payments to milestones in the architect's scope of work?
10. What would the architect expect the fee to be for this project?
11. What are the steps in the design process?
12. How does the architect organize the process?
13. What does the architect expect you to provide?
14. Does the architect have a specific design style? Can he/she show examples of past design work?
15. What is the architect's experience/track record with cost-estimating?
16. What will the architect show you along the way to explain the project? Will you see models, drawings or sketches?
17. If the scope of the project changes later in the project, will there be additional fees? How will these fees be justified?
18. If the builders' bids exceed your budget, will the architect revise the design? Is there an additional fee for such re-design?
19. What services does the architect provide during construction?
20. How disruptive will construction be? How long does the architect expect it to take to complete your project?
21. Can the architect provide a list of past clients with whom he or she has worked?
22. Can the architect demonstrate a good understanding of energy-efficient design and environmental, sustainable and long-term energy-saving solutions?

15 recommendations from people who've done it

You can avoid common pitfalls during design and construction projects. If you have recommendations to add to this list, please contact the BSA with your suggestions at bsa@architects.org or 617-951-1433 x221.

1. Remember that you get what you pay for—be sure to hire a qualified architect, not the least expensive one.
2. Do not expect to save money by hiring nonprofessionals.
3. Execute a contract or letter of agreement with the architect and with the builder detailing fees, schedules, budgets and tasks and monitor the process outlined in the agreements every step of the way. Contracts are essential.
4. Take time to plan for your project—and allow your architect and builder the time needed to design and build properly.
5. Do not allow your architect or builder to rush you to decisions (about detailing, materials, etc.).
6. Make all design decisions before construction begins—it gets very expensive to change your mind later. (It is far easier to erase a line than to remove a wall.)
7. Resist revisiting decisions once you make them. Every decision affects work done after it; changes can be costly.
8. Carefully conduct necessary site surveys, title searches and similar research.
9. It is not reasonable to expect that a building project will heal a marriage, friendship or company; it won't.
10. It is unwise to try to fit your needs into a beloved design. Instead, allow a design to grow from a thorough understanding of your needs.
11. Ask many questions until you get the answers you need in language you can understand.
12. Monitor construction and ask questions about anything you don't understand.
13. Do not substitute "bargain" materials for good materials.
14. Allow budget contingencies for both design and construction.
15. Be an active participant in your project. Pay attention to whether your plan is being met and if the design is working out as you had hoped—and speak up.

Structuring the relationship with your architect

Fees for architectural services

Architects are paid in one of three ways. One method is a percentage of the total construction costs, which varies in proportion to the size and complexity of the project. A second option is payment on an hourly-fee basis plus expenses. The third is a “lump-sum” fee. You and your architect should agree in the written contract on fee method, condition and pricing parameters before any design work begins.

A CONTRACT IS ESSENTIAL. It is customary for the architect to be paid in several stages (or monthly) rather than with full payment at the end of the job. A down-payment or retainer may be required prior to start-up. In most cases, the architect’s fee includes compensation for structural, mechanical (heating, ventilation, plumbing and air conditioning) and electrical engineering consultants the architect may need to hire for your project.

The contract

You and your architect should begin your relationship with a written agreement or contract that details your expectations; the architect’s services, fees and schedule; and all other parameters you and your architect consider important. A thorough, clear, written agreement will help prevent later misunderstandings or disappointments.

The American Institute of Architects publishes more than 80 contract documents that define the full array of relationships and terms involved in design and construction projects. You can purchase paper copies of these documents from the Boston Society of Architects (architects.org/store).

Do not allow any work of any kind to begin before you and the architect have signed a contract or detailed letter of agreement.

Budgeting the project

Before beginning any design, work with your architect to think through your project carefully. Budgeting the costs of design and construction is an important first step to help you avoid surprises and frustration. Share with your architect your budgetary goals and constraints. Only with full knowledge of your budget can your architect design within your constraints and allocate your project money wisely. However, your architect cannot guarantee construction costs; you and your architect must work with the contractor to determine if the actual construction is within budget.

Contingencies

Although much is done to research the site of your project or to predict conditions in an existing building before renovation, there are sometimes surprises that are not revealed until demolition or construction and could otherwise not have been known in advance. Examples of these hidden conditions are poor soils, underground tanks or piping, plumbing leaks or inadequacies, asbestos, mold, structural deficiencies and insect damage. Provide an extra amount in your budget (a “construction contingency”) to cover the cost of resolving these problems. Depending on the size and complexity of the project, a reasonable contingency is between 5 and 10 percent of the total cost of construction.

Another type of contingency you should budget is called the “client contingency.” Reversing or remaking decisions about the design after construction begins is very costly because the builder must reschedule his subcontractors, remove and rebuild areas already completed and quickly obtain materials or components not currently on-site. On the other hand, the opportunity to do things right once should include the occasional good idea or change of mind as an anticipated cost in the budget. You may decide that you want bigger windows, different wall configurations or larger closets. You may want to renovate areas of your building not previously included in the project scope. New home furnishings, housewares, or appliances may need to be added to residential buildings. The “client contingency” should anticipate these costs and the additional design and construction costs they imply. Taking time to plan carefully during the design stage minimizes these kinds of expenses.

Budget worksheet

This budget worksheet will help you outline costs and fees for your project. Your architect can help you complete it.

Land and building acquisition and financing	Land cost	_____
	Building cost	_____
	Title report	_____
	Real-estate appraisal	_____
	Financing costs, loan fees	_____
	Bonds and assessments	_____
	Legal fees (re-zoning, variances, etc.)	_____
	Topographic and boundary survey	_____
	Soils/geotechnical analysis/report	_____
	Subtotal \$	_____
Design	Architect's fee	_____
	Engineering fees	_____
	Landscape architecture fees	_____
	Interior design and color consultation fees	_____
	Special engineering (solar, acoustical, security, communications)	_____
	3-D models	_____
	Subtotal \$	_____
Construction	Cost-estimating	_____
	Site work (grading and utilities)	_____
	Building construction	_____
	Landscaping, planting, irrigation	_____
	Recreational features (e.g., swimming pool, tennis court)	_____
	Permit fees/construction taxes required by public agencies	_____
	Insurance (builder's or owner's risk) and bonds (commercial only)	_____
	Materials testing and inspection	_____
Built-in furniture and cabinets	_____	
	Subtotal \$	_____
Furnishings	Interior finishes and flooring	_____
	Interior furnishings, wall/window coverings and upholstery	_____
	Appliances	_____
	Subtotal \$	_____
Other	Construction contingency for estimating errors and unforeseen expenses	_____
	Client contingency to cover design changes you make	_____
	Adjustment for inflation	_____
	Cost of temporary lodging (if appropriate)	_____
	Cost of delays	_____
Long-term savings from energy-efficient design solutions	_____	
	Subtotal \$	_____
	TOTAL \$	_____

Design and construction

Before you get started, you should define your needs, your expectations and other details of your project and communicate them to your architect. The more detailed information you provide to your architect, the easier it will be for the architect to get started and the better the architect will be able to address your needs.

Six typical project steps

Design and construction projects involve several steps. Typically projects go through the following six phases; however, on some projects several steps may be combined or others added.

1. PROGRAMMING (DECIDING WHAT TO BUILD)

You and your architect will begin by defining the requirements for your project (how many rooms, the function of the spaces, etc.), determining how your desires fit within your budget.

2. SCHEMATIC DESIGN (DEVELOPING THE CONCEPT)

During this phase the architect prepares a series of rough sketches that reflect a conceptual approach to the design, general arrangement of the rooms and general organization of the site. You approve these sketches before proceeding to the next phase.

Do not begin any design work until you have a signed contract with your architect.

Do not begin any construction work until you have a signed contract with your builder.

3. DESIGN DEVELOPMENT (REFINING THE DESIGN)

The architect prepares more refined drawings, which communicate and document more detailed aspects of the proposed design. Floor plans show the proportions, shapes and dimensions of all the rooms. Outline specifications are prepared listing the major materials and room finishes.

4. PREPARATION OF CONSTRUCTION DOCUMENTS

Once you approve the design, the architect prepares detailed drawings and specifications, which the contractor can use to establish actual construction costs, obtain permits to begin construction and build the project.

5. **HIRING THE BUILDER**

As the client, you select and hire the builder. Three or four builders are usually asked to submit proposals. Depending on the approach to builder selection chosen, these proposals may take the form of “bids” for the project, or they may be more simply “budgets,” which include total construction cost estimates. The architect may be willing to make some recommendations of builders to consider and the architect can help you prepare bidding documents, invitations to bid and instructions to bidders. Usually, in the “bid” scenario, the responsible builder with the lowest price is hired. In the “negotiated” scenario, the builder whose approach (whether price, skills, services, personality or all of these factors) best suits the work is hired.

6. **CONSTRUCTION**

The builder builds the project and is solely responsible for construction methods, techniques, schedules and procedures. During construction, the architect can provide “construction administration” (not “inspection” or “supervision”), helping to be sure the project is built according to plans and specifications. Your architect should visit the site periodically to observe construction, work out design issues and details, sort out conflicts between drawings and existing or developing conditions, review and approve the builder’s requests for payment and keep you informed of the project’s progress.

Project schedule

Some residential and small commercial projects can be designed within a few weeks; however, it’s very important to have adequate time to think through the options, do the necessary research and talk to people about what you are planning. We recommend you allow between three and six months for the design phase. This can include selecting an architect at the outset of your project and, later, selecting a builder.

Most small projects take between three and six months to build; larger projects can certainly take longer. Interior construction can be done in any season; outdoor construction must be carefully timed. If you plan outdoor construction for the warm weather months, you are less likely to be delayed by storms or freezing weather, which make outdoor work difficult. Summer is a busy time for many contractors; be sure to let your contractor know when you want to begin construction well in advance, so he or she can reserve the time and resources.

21 questions you should ask (and answer) yourself

1. Describe your current home. What do you like about it?
What's missing? What don't you like?
2. Do you want to change the space you have?
3. Do you want to build a new home?
4. Why do you want to build a house or add to or renovate your current home? Do you need more room? Are children grown and moving on? Is your lifestyle changing?
5. What is your lifestyle? Are you at home a great deal? Do you work at home? Do you entertain often? How much time do you spend in the living areas, bedrooms, kitchen, den or office, utility space, etc.?
6. How much time and energy are you willing to invest to maintain your home?
7. If you are thinking of adding on, what functions/activities will be housed in the new space?
8. What kind of spaces do you need (bedrooms, expanded kitchen, bathrooms, etc.)?
9. How many of those spaces do you think you need?
10. What do you think the addition/renovation/new home should look like?
11. If planning a new home, what do you envision in this home that you don't have now?
12. How much can you realistically afford to spend?
13. How soon would you like to be settled into your new home or addition? Are there rigid time constraints?
14. If you are contemplating building a home, do you have a site selected?
15. Do you have strong ideas about design styles? What are your design preferences?
16. Which family member will be the primary contact with the architect, builder and others involved in designing and building your project? (It is important to have one point of contact to prevent confusion and mixed messages.)
17. What qualities are you looking for in an architect?
18. How much time do you have to be involved in the design and construction process?
19. Do you plan to do any of the construction work yourself?
20. How much disruption in your life can you tolerate to add on to or renovate your home?
21. How important are carbon-reducing and energy-efficient considerations to you?

Green Building

“Green building” refers to a comprehensive approach to designing, constructing and renovating buildings in order to minimize the negative impacts of design and construction on public health and the environment, while taking into account aesthetics, comfort, economics and performance.

Though green building is an expansive topic, understanding the basic elements of green building will help you build the best home possible.

SITE SELECTION. A building’s orientation to the sun, wind and weather can significantly alter building energy use. Treating building sites with care can help improve or restore stressed ecosystems, improve drainage and building occupants’ quality of life.

ENERGY EFFICIENCY AND CARBON REDUCTION. The construction and operation of buildings accounts for 37 percent of all energy use and 68 percent of all electricity demand in the United States. We can dramatically reduce the impact of buildings on the environment and significantly reduce buildings’ contribution to global warming by properly insulating and sealing homes; installing energy-efficient heating, cooling, hot water systems and appliances; and taking advantage of renewable energy sources such as solar, wind and geothermal.

WATER CONSERVATION. More than 12 percent of our fresh water supply is consumed in buildings. By installing water-saving faucets, toilets and showerheads and by capturing and using rainwater and “gray” water from our roofs and tubs, we can significantly reduce our demand for fresh water.

MATERIALS AND RESOURCES. Construction, both new and renovations, consumes large quantities of materials. Green building carefully considers the environmental impact of building materials. What is the product made of? Was it manufactured locally? Does it contain harmful or toxic chemicals? Does the product contain recycled content or can it be easily recycled? Can the product be harvested at a sustainable rate? Would preservation maximize the use of existing materials and reduce waste, while also saving “embodied energy” (the energy used in its original construction and the creation of its materials)? These are some of the critical questions green builders must ask before choosing building materials.

INDOOR ENVIRONMENTAL QUALITY. Students perform better, workers are more productive and occupants are generally happier and healthier in buildings with superior indoor environmental quality, which considers daylight, air quality and external views.

A green home uses less energy, water and natural resources, creates less waste and is healthier for the people living inside compared to a standard home. It's as simple as that!

PROCESS. Discuss options for building green early in the design process. It is more effective and less-expensive to include green-design features from the beginning of a project than to incorporate them later. Building green from the outset will enable the project team to employ an integrated design process, which emphasizes collaboration and optimizes the potential for green designs that reduce costs, while maximizing efficiency, comfort and functionality.

Source: The Green Roundtable/NEXUS Green Building Resource Center
nexusboston.com - Boston's Full-Immersion Green Building Resource Center

Additional resources

Using the Boston Society of Architects

The Boston Society of Architects (BSA) administers programs and provides resources that enhance the public and professional understanding of design and the practice of architecture. Since its establishment in 1867, this professional service organization has been a committed advocate of design and construction excellence.

The BSA is the eastern Massachusetts regional association of over 4,500 architects, intern-architects and affiliate members and is one of the oldest and largest chapters of the American Institute of Architects. Affiliated members include other designers, engineers, contractors, owners/clients, public officials, other allied professionals, homeowners, business owners, students and others interested in design and the built environment.

Membership in the BSA is open to all, as are its programs and resources. Members enjoy benefits such as the ChapterLetter (a monthly newsletter) and *ArchitectureBoston* (a quarterly ideas magazine). Members also receive discounts on a variety of programs, publications and career and educational services.

For more information about BSA membership, programs and resources, visit architects.org, e-mail bsa@architects.org or call 617-951-1433 x221.

Books and other publications

Many books and other publications on residential home design are available.

The following is a list of a few helpful titles.



How to Work with an Architect by Gerald Lee Morosco AIA with photography by Ed Massery, published by Gibbs Smith, 2006 (item #557; \$25)



The Distinctive Home: a Vision of Timeless Design (item #346; \$26) and *The Face of Home: A New Way to Look at the Outside of Your House* (item #346; \$42) by Jeremiah Eck FAIA, published by AIA/The Taunton Press



The Not So Big House series by Sarah Susanka FAIA, published by The Taunton Press; the series includes *The Not So Big House: A Blueprint for the Way We Really Live* (item #394; \$30), *Creating the Not So Big House* (item #395; \$28), *Inside the Not So Big House* (item #454; \$40), *Outside the Not So Big House* (item #495; \$40), and *Home By Design* (item #422; \$40)



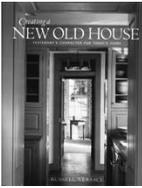
New Rooms for Old Houses by Frank Shirley AIA, The Taunton Press, 2006 (item #667; \$40)



AIA Guide to Boston, 3rd Edition by Susan and Michael Southworth, published by the Globe/Pequot Press, 2008 (item #700; \$30)



The Farmhouse: New Inspiration for the Classic American Home by Jean Rehkamp Larson AIA, published by The Taunton Press, 2004 (item #450; \$34)



Creating a New Old House: Yesterday's Character for Today's Home by Russell Versaci AIA, published by AIA/The Taunton Press, 2003 (item #435; \$38)



Creating the Inspired House: Discovering Your Place Called Home by Russell Versaci AIA, published by AIA/The Taunton Press, 2003 (item #435; \$38)



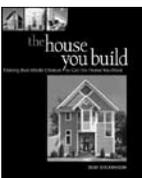
Green by Design: Creating a Home for Sustainable Living by Angela Dean AIA, published by Gibbs-Smith, 2003 (item #549; \$26)



At Home by the Sea: Houses Designed for Living at the Water's Edge by Bruce Snider with photography by Brian Vanden Brink, published by Down East Books, 2008 (item #721; \$40)



The Houses of Martha's Vineyard by Keith Moskow AIA, published by The Monacelli Press, 2005 (item #445; \$56)



The House You Build: Making Real-World Choices to Get the Home You Want (item #452; \$36) and *House on a Budget* (item #592; \$22) by Duo Dickinson AIA, published by The Taunton Press

Websites

Boston Society of Architects/AIA (BSA/AIA): Find an architect, resources, programs and networks for everyone interested in the built environment) at architects.org.

American Institute of Architects (AIA): Learn about architecture as a profession at aia.org.

AIA Architect Finder: Search the AIA's database of member architects using based on multiple criteria at <http://architectfinder.aia.org>.

You and Your Architect: Find this free online guide from the AIA at aia.org/SiteObjects/files/you_and_your_architect.pdf.

American Society of Interior Designers (ASID): Learn about new ideas for building interiors at asid.org.

American Society of Landscape Architects (ASLA): Find a landscape architect and learn about trends in landscape architecture at asla.org and bslaweb.org (local Boston chapter).

International Interior Design Association (IIDA): Learn about interior designer qualifications at iida.org.

National Association of Homebuilders: Find a builder/remodeler and resources for construction at nahb.org.

Builders Association of Greater Boston: Resources for selecting a builder are available at bagb.org.

Building Online: Access resources, information and thousands of links to building and home-improvement webpages at buildingonline.com.

National Association of the Remodeling Industry: Find information on contractors at www.nari.org.

Commonwealth of Massachusetts Division of Public Licensure: View complaint and licensing information—from verifying licenses to disciplinary action taken within the last five years to findings of closed complaints—at www.state.ma.us/dpl.

Old House Journal and The Old House Web: Visit sites devoted entirely to homeowners who live in and restore old homes at oldhousejournal.com and oldhouseweb.com

ServiceMagic: Find a contractor, real estate agent or lender at servicemagic.com.

ImproveNet: Search for a contractor at improvenet.com.

Contractor.com: Find a contractor and resources for home improvement at contractor.com.

Home Contractors and Home Builders Online: Find a contractor and resources for homeowners at localhomecontractors.com.

Contractors Web Guide: Find a contractor and resources for home improvement at contractorswebguide.com.

National Kitchen and Bath Association: Get design ideas, expert remodeling tips and advice on kitchens at nkba.org.

Environmental Protection Agency's "A Guide to Residential Green Building in New England" (EPA): epa.gov/region1/topics/envpractice/gbuildings.html

Northeast Sustainable Energy Association (NESEA; organization of professionals working in sustainable energy): nesea.org

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Deer Hill Architects, LLC offers a wide range of architectural services, customized for each project and flexible enough to directly meet the needs of our clients particular circumstances. We dedicate ourselves to finding the best solution to meet our clients' objectives and design goals.

Degregorio Design Studio

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heather@degregoriodesign.com
www.degregoriodesign.com
Heather DeGregorio AIA

Heather DeGregorio AIA is a sole practitioner focusing on context-sensitive designs for new homes, additions and renovations. The residential practice is based on attention to detail through close client relationships and collaboration. Recent projects have been featured in *Better Homes and Gardens* and *Southern New England Home* magazines.

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978-371-3388 fax
info@dsarch.com
www.dsarch.com
Allen Dewing, Jr. AIA

Founded in 1984, the firm of Dewing & Schmid Architects, Inc. has specialized in residential design, commercial projects and historical restorations. Residential projects range from modest renovations to new houses, including barns and indoor pools. Our offices are located in Concord and South Dartmouth, Massachusetts. Please visit www.dsarch.com.

Dingman Allison Architects

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ndingman@dingmanallison.com
www.dingmanallison.com
Nancy Dingman AIA

Dingman Allison Architects provides architectural, planning and interior-design services for commercial, institutional and residential clients. As a small firm, we establish a close working relationship with our clients, based on mutual trust and shared participation in the creative work and the construction process.

DMS Design

100 Cummings Center, Suite 424G
Beverly MA 01915
978-578-5748
866-648-8251 fax
daniel@dmsdesign.com
www.dmsdesign.com
Daniel Skolski AIA

DMS Design is a full-service design firm that specializes in producing thoughtfully designed renovation and addition projects and custom homes. We have experience with all phases of both residential and commercial projects, with a focus on residential renovation and addition projects, including historic renovations.

Don Daugherty Architect

67 Coleman Street
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(617) 297-5675
don@dondaughertyarchitect.com
www.dondaughertyarchitect.com
Donald Daugherty AIA

Don Daugherty Architect is a full-service residential and small commercial design firm pursuing new construction, renovations, additions and restoration projects throughout New England. As a sole proprietor, Don Daugherty Architect was established out of a desire to build a small design practice to provide clients with a personal attention to detail. Unlike many firms where the principal is often a mere spokesperson, Don actively and personally manages every aspect of the project.

Donald Lang Architects, Inc.

1643 Beacon Street, Suite 22
Waban MA 02468-1531
617-969-8400
617-332-5461 fax
info@dlaboston.com
www.dlaboston.com
Donald Lang AIA

DLA is an award-winning firm celebrating 30 years of practice in the areas of residential, food service and historic renovation. DLA's approach combines an appreciation of local history, a forward-thinking design attitude and a bit of Yankee ingenuity to create thoughtful, cost-effective solutions for our clients.

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617-491-7603 fax
tdowner@downerassociates.com
www.downerassociates.com
Thomas Downer AIA

Downer / Associates provides architectural design services to homeowners and design/build contractors planning residential renovations, additions and new homes. By listening to our clients' desires, exploring imaginative design solutions, choosing appropriate materials and partnering with quality contractors, we help our clients create sustainable, energy-efficient and beautiful homes.

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781-391-1939
781-391-7293 fax
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Douglas Shoop AIA

Award-winning DSA Architects brings 26 years of experience to the table. Developing an enjoyable relationship with your architect is vital to a project's success.

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John Dvorsack Architect

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P.O. Box 129
Falmouth MA 02541
508-540-3606
508-540-3616 fax
john@jd-architect.com
www.jd-architect.com
John Dvorsack AIA

JDA is a full-service residential architecture firm specializing exclusively in distinctive custom homes. From concept to completion, clients work directly with John Dvorsack AIA, the principal of the firm, who personally oversees each project ensuring the highest level of customer service and attention to detail.

Dyer Brown SouthCoast Architects

One Johnny Cake Hill
New Bedford MA 02740
508-999-6220
508-990-1265 fax
jbooth@dyerbrownsouthcoast.com
www.dyerbrownsouthcoast.com
Joseph Booth AIA

Dyer Brown SouthCoast Architects have been serving the greater New England area for more than 28 years. Our services include the design of unique custom homes tailored to the needs of our clients. We also provide the design of multifamily housing and restoration/renovation design services.

Eck MacNeely Architects Inc.

560 Harrison Avenue Suite 403
Boston MA 02118
617-367-9696
617-367-9253 fax
paulmac@eckmacneely.com
www.eckmacneely.com
Paul MacNeely AIA

Established in 1975, Eck MacNeely Architects Inc. specializes in architecture and interior design for custom residential projects and institutions of higher learning, with an emphasis on sustainability. Craftsmanship, attention to detail and sensitivity to the local building context are all hallmarks of our work, as evidenced in both new and renovated construction.

Elm Bank Studio, LLC

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508-647-0000
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Karen Brown AIA, Allied ASID

Elm Bank Studio, LLC provides architectural and interior-design services for a discerning clientele. We are skilled in creating seamless, artful responses to our clients' needs and desires. Our CAD capabilities allow us to quickly generate digital design and construction drawings for any scope of project. Services include architectural design; interior decoration; custom furnishings and millwork; history, art and color consultation; as well as masterplanning and project management. Elm Bank Studio distinguishes itself by providing outstanding customer attention and service. The principal, Karen F. Brown AIA, Allied ASID has professional degrees in both interior design and architecture and more than 20 years experience in the design industry. She is a current member of the American Institute of Architects, the Boston Society of Architects and the American Society of Interior Designers. Her staff includes both architectural and interior-design specialists.

Eric Nelson Architects, Inc.

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We provide custom design services for a wide range of projects: residential (kitchens, additions, new homes), nonprofit (accessibility, renovations), commercial (restaurants, offices, labs), furniture design and site planning. Our sensitivity to issues of context, environment, sustainability, accessibility, individual client needs, quality and craftsmanship is reflected in our work.

William Finnerty Architect

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 Charlestown MA 02129
 617-241-2255
 617-241-0900 fax
 bill@finnertydesign.com
 www.finnertydesign.com
 William Finnerty, AIA

As principle with 28 years of design, construction and project-management experience, I am committed to providing distinctive and appropriate design solutions to fit each clients' individual lifestyle, needs and budget. I offer complete architectural, interior design and strategic planning services, specializing in residential period restorations and commercial re-use.

Foley Fiore Architecture

534 Cambridge Street
 Cambridge MA 02141
 617-547-8002
 617-547-8011 fax
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 Paul Fiore AIA

Foley Fiore Architecture strives to create environments that enrich the spirit, in a manner that is highly specific to each client. We value the process of learning how our clients live and/or work, tailoring each project to their needs in an architecturally innovative manner.

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 617-547-2385 fax
 fshirley@frankshirleyarchitects.com
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 Frank Shirley AIA

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Gary Moyer, Architect

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Whether coming to us for a new design or to deal with an existing structure, our clients share our commitment to creating buildings that work well while enhancing the lives of their users. We are known for our inventive responses to owners' goals and to project constraints, and for our personalized approach for homeowners, businesses and institutions.

Our historic preservation projects demonstrate sympathetic, skillful reuse and restoration.

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Giampietro Architects

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Falmouth MA 02540-2732
508-540-7400
508-540-0220 fax
info@giampietroarchitects.com
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Louis Giampietro AIA

We have more than 35 years experience in designing custom homes and residential renovations. Many projects involve complete renovation or reconstruction of homes on Cape Cod that have been in families for generations. On the commercial side, our award-winning designs have been recognized for their creativity and respect for tradition and community.

Gleysteen Design LLC

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Cambridge MA 02138
617-492-6060
617-492-6262 fax
marcus@gleysteendesign.com
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Marcus Gleysteen

We provide smart, durable and sustainable design for homes of all types. Our projects range from small renovations to larger new houses. Our main focus is designing space for everyday living.

Michael T. Gray AIA

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Hadley Crow Studio

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508-255-8001
508-255-8001 fax
jameswhadley@hotmail.com
www.hadleycrowstudio.com
James Hadley AIA

Hadley Crow Studio provides services in architecture and landscape architecture, for both commercial and residential projects. Principals James Hadley AIA and Patricia Crow ASLA have received awards for their work in design, historic preservation and environmental design. The firm's work explores modernism in a traditional context.

Hammer Architects

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Hart Associates Architects is an eight-person firm specializing in custom residential design. Our work includes new houses, renovations and additions, and interior renovations. We work throughout New England in a range of urban, suburban and rural settings. We provide thoughtful and thorough design solutions and comprehensive project management.

Hecht and Associates Architects Inc.

130 Trapelo Road
Belmont MA 02478
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617-484-9444 fax
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Thomas Hecht AIA

Hecht and Associates Architects, founded in 1998, provides design services primarily to residential and institutional clients. Residential projects range from small additions and renovations to new construction. We are a small firm by choice so that our principal and associates can be directly involved on every project. Please visit www.hechtarch.com.

Hickox Williams Architects, Inc.

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Brigid Williams AIA

Hickox Williams Architects believe that architecture grows out of an intimate and continuing dialogue between the design team and the client. Our thoughtful and talented designers are client-focused and will help you arrive at a project you love. Visit our website at www.hickoxwilliams.com or call us at 617-542-1080.

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508-384-0483 fax
paul@hpadesign.com
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Established in 1990, HPA Design, Inc. continues to meet the needs of its diverse client base, providing services on a multitude of project types, including multifamily and multiple-lot residential, retail and small commercial architecture and has become a recognized leader in traditional, New England-style, custom residential architecture.

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Mark Hutker AIA

Hutker Architects, Inc. is an award winning design firm with offices on Martha's Vineyard and on Cape Cod. Our full service firm, with over 30 employees specializes in providing complete architectural and interior design services with a focus on custom homes throughout New England. We create heirlooms worthy of preservation.

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781-863-0722 fax
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William Hubner AIA

Incite Architecture is a five-person full-service firm offering finely detailed, distinctive design to the greater New England region. Our residential work is split evenly between new home design and renovations/additions. Commercial projects include restaurants, professional offices and veterinary clinics. We love a design challenge.

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The firm has been practicing architecture on Beacon Hill since 1974. We have enlarged and renovated more than 200 houses and condominiums in metropolitan Boston, most of them in historic districts. We value fine craftsmanship and work with excellent contractors. For additional information, visit our website.

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Jan Gleysteen AIA

Jan Gleysteen AIA is a residential architect who has been designing quality architecture for more than 25 years. The firm is a group of designers dedicated to historically influenced architecture, quality service and creative solutions for both new construction and addition/renovation work. Please call or email for an appointment.

JFF Design, Architects

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Joseph Fournier, Jr. AIA

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www.jta-architects.com
Joseph Tatone AIA

Joseph Tatone & Associates, LLC specializes in single-family homes—new construction, renovations and additions. With 25 years' experience we also design other project types, including multifamily residential projects—both gut-rehab work and new construction—as well as light commercial projects such as corporate offices and restaurants.

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Paul Krueger AIA, ASLA

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Treffle LaFleche AIA

LDa is committed to finding a meaningful balance between the traditions of New England architecture and your unique needs for contemporary living. Our passion for intelligent creativity will provide you with thoughtful and inspired residential, sustainable and interior design solutions rich with detail, craft and lasting value.

Leaf Design Associates

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781-721-6541
781-721-2690 fax
rlinma@aol.com
Richard Leaf AIA

Leaf Design specializes in residential architecture, with an emphasis on additions and renovations to older New England homes. As a husband and wife team, we combine practical ideas with creative solutions. We design every project uniquely, complement the style of existing houses and balance the needs of our clients, their wishes, tastes and budgets.

Leah Greenwald, Architect

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lgreenwald@aya.yale.edu
www.leahgreenwaldarchitect.com
Leah Greenwald AIA

Writing this listing is an interesting little problem to solve: meeting a design challenge (in this case to STAND OUT in a crowd using limited graphic means) without throwing extra money at it. That's how I approach my architecture projects. Please call or visit my website to learn more.

Leslie Saul & Associates, Inc.

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617-234-5300
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leslie@lesliesaul.com
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David Lieb AIA

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Linda Moody AIA

Our firm offers professional services in architectural design and construction, restoration and rehabilitation. We have strong expertise in sustainable design and in the development of site-enriched, energy-conscious buildings. Featured in *Houses/Fine Homebuilding* (1994), *Country Houses* (1995), *Healthy Home Designs*, and *Energy Efficient Building*.

Lloyd Architects

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Lester Lloyd

Lloyd Architects exists to make your project successful. Our personal involvement and our hands-on approach are fundamental to achieve your expectations. We are motivated by the opportunities unique to your project and tailored to your budget. Bring your project to us and enjoy being part of the creative process.

Luna Design Group

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Lynnfield MA 01940
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781-245-6508 fax
luna@lunadesign.com
www.lunadesign.com
Joseph Luna AIA

Luna Design Group has built a reputation for providing exceptional quality, creativity and a high level of service afforded to each client. Specializing in residential and commercial architecture, many of our projects have received design excellence awards, have been featured in national and regional publications, and appeared on the Home & Garden Network (HGTV).

Lynn Hopkins Architect

45 Munroe Road
Lexington MA 02421
781-863-2585
781-863-0887 fax
info@lhopkinsarch.com
www.lhopkinsarch.com
Lynn Hopkins AIA

All my work is single-family residential: houses, additions and renovations. Thoughtful collaboration with you and your builders during the design and construction process produces projects with carefully detailed exteriors and interiors that demonstrate a clear understanding of your needs as well as a respect for the existing house, neighborhood and history. Many of my projects are renovation/additions that turn the house you have into the house you want. My work has been published in *The Boston Globe*, *This Old House*, *Fine Homebuilding*, *Renovation Style*, *Country Home* and *Better Homes and Gardens* magazines and in several books.

Margolis + Fishman, Inc.

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Ronald Margolis AIA

Margolis + Fishman has a wide range of project experience including single-family and multifamily residential projects, commercial, offices, university projects and biotechnology facilities. Our services include assisting clients in evaluating potential properties, planning, design, permitting and construction administration.

Margolis, Incorporated

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John Margolis AIA

Margolis, Incorporated is an architectural practice celebrating its 15th year. Specializing in new homes, additions and renovations, our work balances classically proportioned designs with the individual expression of our clients. Featured in numerous magazines both domestically and abroad, our charge is to integrate the client's personal vision into a villa-garden concept unifying architecture, interiors and landscape design.

Mary McKenna & Associates

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 Mary McKenna AIA

Mary McKenna & Associates, Inc. creates harboring environments that achieve clients' mission and expand their vision. We welcome challenging design opportunities and consistently deliver distinctive results that evoke a heightened awareness of the senses and build a refuge for inner focus.

Maryann Thompson Architects

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 Maryann Thompson FAIA

Maryann Thompson Architects offers architectural services to nonprofit, educational, commercial and residential clients. Our work has been recognized for its attention to elegant detailing, evocative space-making and relationship to the natural phenomena that exist on a site. All the work we do is sustainable, budget-driven and user-friendly.

Maxwell Architects LLC

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Menders, Torrey & Spencer, Inc. believes that thoughtful and enduring architecture is the product of a successful match between imagination and practicality. Our award-winning architecture and preservation firm specializes in the design and sensitive renovation of residences and religious and institutional buildings. Projects range from contemporary design to historic preservation and include new construction, additions and renovations. Please visit our website to view our extensive portfolio.

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 617-266-0555
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lmeyer@meyerandmeyerarchitects.com
www.meyerandmeyerarchitects.com
 John Meyer, Jr. AIA

Winner: 2009 Best of Boston Award for Traditional Architecture

Meyer & Meyer, Inc. provides comprehensive architecture and interior-design services for residential, commercial and institutional clients. The firm has an impeccable reputation for design, detailing and use of quality materials. Meyer & Meyer respects and works within all project budgets. Styles range from historic restorations to innovative contemporary design.

Michael F. Gebhart Architect FAIA, International Design and Planning Consultant

221 Mt. Auburn Street Unit 203
 Cambridge MA 02138-4850
 617-547-9445
 617-864-2005 fax
mfgGebhart@comcast.net
www.michaelgebhart.com
 Michael Gebhart FAIA

Mr. Gebhart believes creative design solutions evolve through an interactive process involving the client's vision, program, budget requirements and the site's context messages. His broad range of project type experience and drawing abilities provide the client the means for a successful, interactive, creative design process.

Morehouse MacDonald and Associates, Inc.

3 Bow Street
Lexington MA 02420-3003
781-861-9500
781-861-8156 fax
jsm@morehousemacdonald.com
www.morehousemacdonald.com
John MacDonald AIA

Morehouse MacDonald and Associates, Inc. is a small firm specializing in all aspects of custom residential architecture. The practice has been located in Lexington, Massachusetts for more than 47 years. Current work includes an estate in Vermont, a Victorian summer home on the Jersey shore and several new projects along the New England coast.

Nashawtuc Architects, Inc.

2 Lexington Road
The Wright Tavern
Concord MA 01742
978-371-0344
978-371-0348 fax
greatdesigns@nasharch.com
www.nasharch.com
Holly Cratsley AIA

Nashawtuc Architects is a woman-owned firm that has been creating personalized spaces for residential and small commercial clients for over 20 years. We strive to foster relationships with our clients to better serve their needs, to design in context and unity with the existing surroundings, and to educate about the benefits of environmentally friendly products and practices.

Next Phase Studios

344 Boylston Street
Boston MA 02116
617-522-9808
617-522-9812 fax
rames@nps-architects.com
www.nps-architects.com
Richard Ames AIA

Our architectural studio offers a collaborative approach to quality design regardless of project type, scale or budget. We emphasize simple, effective and environmentally sound design solutions, yet are sophisticated and innovative in producing our work. We are passionate in creating buildings and settings that people love, use and care about.

Nicholaeff Architecture & Design

Box 1034
Osterville MA 02655-1034
508-420-5298
508-420-2240 fax
doreve@nicholaeff.com
www.nicholaeff.com
Doreve Nicholaeff AIA

Our firm's work is characterized by sensitivity to the environment and attention to the client, rather than by a particular style. Each project synthesizes to the last detail that makes a site and its inhabitants unique; the resulting houses thus offer both outstanding quality of design and enduring value.

Norris & Norris Associates

448 Huron Avenue
Cambridge MA 02138
617-354-5801
617-354-5801 fax
dc.norris@verizon.net
Charles Norris AIA

We focus on waterfront architecture and site planning including residences, boat houses, ferry terminals and museums. With more than 30 years of experience, Charles Norris AIA offers a unique sensitivity to waterfront site planning, accessibility, sustainability, historic context and permitting. Diane Norris provides expertise in residential, museums, historic renovations and interiors.

Oldenburg Architecture

1666 Massachusetts Avenue, Suite 11
Lexington MA 02420
781-862-2275
781-862-2275 fax
carl@oldenarch.com
www.oldenarch.com
Carl Oldenburg AIA

Specializing in custom homes and additions, private schools, retail facilities and office interiors, we tailor our services to the unique requirements of each project, working collaboratively with clients to identify needs and dreams, to achieve creative and appropriate design solutions.

Olson Lewis Dioli & Doktor Architects & Planners, Inc.

17 Elm Street
Manchester MA 01944-1314
978-526-4386
978-526-8375 fax
architect@oldarch.com
www.oldarch.com
Arthur Dioli, Jr. AIA

Olson Lewis Dioli & Doktor Architects is a full-service, multi-disciplinary architectural firm whose design process is a collaborative one. We work in partnership with our clients, listening closely to develop architectural solutions that fully support their goals and aspirations. Our work is known for culturally and contextually sensitive architecture.

OMR Architects—The Office of Michael Rosenfeld

543 Massachusetts Avenue
West Action MA 01720
978-264-0160
978-266-1650 fax
www.omr-architects.com

OMR is an award-winning architectural firm generating high-quality, functionally efficient, and environmentally friendly spaces that harmoniously integrate with their natural and built environments. Our holistic approach informs our relationship with our clients and our design process, and ultimately shapes our built work. Together we develop a joint vision that reflects your distinct goals.

O'Sullivan Architects Inc.

201 Edgewater Drive, Suite 215
Wakefield MA 01880
781-246-1667
781-246-1683 fax
osulli@osullivanarchitects.com
www.osullivanarchitects.com
David O'Sullivan AIA

O'Sullivan Architects is guided by one simple principle: the needs of your project are our first priority. Your projects should reach full potential as a realization of your goals. There are no self-serving gestures or trendy gimmicks, but rather great design, technical competence and a partner for your project.

Paul Lukez Architecture

1310 Broadway, Suite 104
Somerville MA 02144
617-628-9160
617-628-9860 fax
plukez@lukez.com
www.lukez.com
Paul Lukez AIA

Paul Lukez Architecture is a design-intensive studio committed to creating timeless yet contemporary architecture. Tremendous effort is placed on craft and detail. Each project is the result of a unique collaboration between client, builder and architect. Our award-winning work has been recognized by the editors of various journals worldwide.

Peter Rose + Partners, Inc.

One Kendall Square Bldg 1700
Cambridge MA 02139
617-494-8115
617-494-0404 fax
info@roseandpartners.com
www.roseandpartners.com
Peter Rose AIA

Peter Rose + Partners, Inc. is an award-winning architecture and urban design firm with a diverse project portfolio. We offer clients a background that combines sophisticated design and highly effective management skills. Our experienced team members are good listeners, agile thinkers, inventive problem solvers and, most importantly, skilled collaborators.

Peter Sachs Architect

20 Hunter Street
Newton MA 02465-1204
617-527-5777
617-527-5773 fax
petersachs@gmail.com
www.petersachsarchitect.com
Peter Sachs AIA, NCARB

My objective is to blend contemporary and eclectic sensibilities in order to express the unique quality of each design situation. Project planning, zoning law and construction experience are strong subspecialties of mine that ensure adherence to budgets, schedules and the successful expression of aesthetic goals as well as financial goals.

Pierce Lamb Architects

1075 Washington Street
617-964-1311
617-630-9374 fax
dpiercearchitect@aol.com
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Deborah Pierce AIA

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www.psdab.com
John DaSilva AIA

Polhemus Savery DaSilva Architects Builders is an award-winning firm that designs, renovates and builds houses throughout Cape Cod and the Islands. Our integrated design/build approach provides a single source for inspired architecture, thoughtful interior design and well-crafted construction. Our streamlined process enhances the high level of art and expertise our clients value.

Prellwitz/Chilinski Associates, Inc.

221 Hampshire Street
Cambridge MA 02139-1306
617-547-8120
617-661-4986 fax
dchilinski@prellchil.com
www.prellwitzchilinski.com
David Chilinski AIA

PCA is a 36-person architecture and interior design firm, that has been creating success for our clients for 25 years. Our projects include unique, one-of-a-kind single-family residences, high-end second homes and distinctive multifamily communities. Styles range from modern construction through historic renovations, including custom millwork and meticulous reproductions.

RDK Architects

180 Brookline Avenue #1330
Boston MA 02215
617-571-0645
rdkarchitect@comcast.net
www.rdkarchitects.com
Ralph Kilfoyle AIA

Small to large, simple to complex, historic to innovative, new houses have been at the core of our work from the beginning. Additions similarly receive careful attention to site, functionality and detailing. Perfection of space unified with natural light is always a design goal.

Red Hawk Studio Architects, Inc.

18 Main Street
Concord MA 01742
978-369-2340
978-369-2101 fax
redhawk@redhawkstudio.com
www.redhawkstudio.com
Karle Packard, III AIA

With full-scope services at the core of our capabilities, Red Hawk Studio also provides customized services including masterplanning and feasibility studies for commercial, institutional and multifamily and single-family residential projects. Flexible and imaginative problem-solving result in lively and appropriate responses to our clients' needs, context and budget.

Reisen Design Associates

20 Farrar Street
Cambridge MA 02138
617-876-7440
617-876-7443 fax
hank@reisendesign.com
www.reisendesign.com
Hank Reisen AIA

Reisen Design provides architectural and landscape design services to residential and commercial clients in New England and beyond. We have a long history of collaborating with land and building owners to develop contextual and site-sensitive designs for finely crafted buildings and engaging landscapes that convey a "spirit of place."

RF Schmidt Architects

78 Wolcott Road
Chestnut Hill MA 02467
617-731-7770
inquires@schmidtarch.com
www.schmidtarch.com
Rick Schmidt AIA

RF Schmidt Architects was established out of a desire to build a small practice providing clients with personal, responsive service and outstanding design. RF Schmidt Architects is dedicated to meeting the needs of our residential, commercial and health care clients and the communities in which we practice.

Rob Bramhall Architects, Inc.

14 Park Street
Andover MA 01810-3119
978-749-3663
978-749-9659 fax
rob@robbramhallarchitects.com
www.robbramhallarchitects.com
Robert Bramhall AIA

Small, full-service professional practice known for design and craftsmanship serves private clients throughout the Northeast. Fine custom homes and estates: townhouses, country houses, guesthouses, gatehouses, boathouses, barns and outbuildings in waterfront, woodland and mountain settings, and urban/exurban communities. Select campus, club, resort and recreation facilities. Since 1991.

Robin Levy Architect

48 Cotton Street
Newton MA 02458
617-244-5863
617-244-5863 fax
rlevyaia@comcast.net
Robin Levy AIA

Since 1989, I have been a sole practitioner specializing in large and small residential additions and renovations. In the design of each project, I maximize the potential of the existing space and create light-filled new spaces that are sensitive to the scale and aesthetic of the existing home.

Royal Barry Wills Associates, Inc.

8 Newbury Street, Studio 8
 Boston MA 02116-3203
 617-266-5225
 617-266-5228 fax
 richard@comcast.net
 www.royalbarrywills.com
 Richard Wills AIA

Royal Barry Wills Associates concentrates its practice in the residential field and has designed more than 600 houses for clients throughout the United States. The firm has also designed multifamily projects, churches and a corporate headquarters building. Their most current book, *Houses for Good Living*, illustrates the firm's work.

Royer Architects

100 Garden Street
 Cambridge MA 02138
 617-547-4477
 617-547-8653 fax
 chris@royerarchitects.com
 www.royerarchitects.com
 Chris Royer AIA

We specialize in high quality, environmentally sensitive, architectural and landscape design for the New England region. We collaborate with our clients to give form, detail and spirit to their ideas. Our offices are in Cambridge and Newton. Please visit our website and call us to discuss your project.

Ruhl Walker Architects, Inc.

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 www.saltonstallarchitects.com
 William Saltonstall AIA

Our design work explores innovative solutions for the traditional New England communities we work in with expertise in both renovation and new construction. Committed to sustainable design practices, our work focuses on working closely with our clients to design thoughtful, innovative, healthy and energy-efficient places to live and work.

Savoie Architecture

4 South Main St.
 Ipswich MA 01938
 (978) 356-7786 (978)356-0999 fax
 ken@savoie-arch.com
 www.savoie-arch.com

We do our best to produce thoughtful quality solutions within all budget limits, offer responsive friendly service, and build character into each project. With originality, enthusiasm and the assurance gained from more than 20 years of experience, we will help you design your home to be beautiful, functional and enduring.

Scott Architecture, LLC

25 Belvoir Road
 Milton MA 02186
 617-283-6532
 brian@scottarch.com
 www.scottarch.com
 Brian Scott AIA

Advancing public discourse on resource stewardship and sustainability. Providing innovative solutions to complex design challenges while helping clients manage risk and capitalize on opportunities. Small-firm personal attention with large-firm expertise designing homes, condominiums, hotels, restaurants, hospitals and commercial offices. International experience. Serving Boston and Eastern Massachusetts since 1986.

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 Wellesley MA 02482-4711
 781-431-1690
 781-431-1695 fax
 sscarlett@scarlettarchitects.com
 www.scarlettarchitects.com
 Shannon Scarlett AIA

In our attempts to obscure the line between buildings and landscape, we utilize porches, balconies, terraces and trellises to overlook, frame, extend and merge with your surrounding environment. From new homes, to kitchens with herb gardens, to master bedrooms with intimate balconies, we will help you expand the important places of your life.

Siemasko + Verbridge, Inc.

126 Dodge Street
Beverly MA 01915
978-927-3745
978-927-6365 fax
thad@svdesign.com
www.svdesign.com
Thaddeus Siemasko AIA

- Clients are at the center of each design concept. The entire design process discerns our client's aesthetic sensibilities.
- We specialize in architecture, interior design, landscape architecture and decorating for renovations and new construction.
- Residential, corporate/commercial and institutional.
- Waterfront properties, small elegant spaces, innovative design solutions.

SLR Design and Architecture

48 Eddy Street
Newton MA 02465
617-413-6244
617-663-6249
stephen@slrarchitecture.com
www.slrarchitecture.com
Stephen Reilly, Jr. AIA

Great design doesn't just happen, it requires meticulous and thoughtful planning. We bring more than 15 years of residential and commercial experience to your project. Our focus is to help you realize your dreams, as a homeowner or a business owner, through high-quality design. Let us plan your next project!

SMOOK Architecture & Urban Design, Inc.

186 South Street, Second Floor
Boston MA 02111
617-423-3040
617-423-3041 fax
clay@smookarchitecture.com
www.smookarchitecture.com
Clay Smook

SMOOK Architecture is a full-service design firm whose primary mission is to enhance your living or business environment through excellence in design. Our work has been featured in *Fine Homebuilding* and *Builder Magazine* and on HGTV. We are LEED accredited and a member of the USGBC.

SpaceCraft Architecture

5 Raymond Street
Lexington MA 02421
781-674-2100
781-674-2111 fax
sally@spacecraftarch.com
www.spacecraftarch.com
Sally DeGan AIA

At SpaceCraft, we design homes, not houses. Homes with a purpose for every space and crafted with care. Our passion is creating welcoming, comfortable living spaces that reflect who you are, support your lifestyle and inspire your dreams.

Stephen Kelleher Architects

57 Alden Road
Fairhaven MA 02719
508-992-2007
508-992-2021 fax
steve@stephenkelleherarchitects.com
www.stephenkelleherarchitects.com
Stephen Kelleher AIA

Our projects include single family, multifamily, and adaptive re-use of historic structures into residential use. We are experienced with sensitive sites. We are committed to design of thoroughly modern dwellings, with a New England character, that respond to their architectural context, existing historic fabric and natural beauty of their sites.

Stirling/Brown Architects, Inc.

One Mount Vernon Street
Winchester MA 01890-2703
781-721-1310
781-721-0233 fax
info@stirlingbrown.com
www.stirlingbrown.com
David Stirling AIA

Since 1986, Stirling/Brown Architects, Inc. has provided professional services in architecture, interiors, historic restoration and preservation for residential and institutional clients. Using historic precedents, projects have included urban townhouses, suburban homes, summer residences and projects for *This Old House* and *Home & Garden TV*. Our objective is high-quality service and value.

Streibert Associates—Architects

15 Linden Tree Lane
Chatham MA 02633
508-945-1459
508-945-1734 fax
tp.streibert@verizon.net
Theodore Streibert AIA

We specialize in residential work. New homes receive special treatment because of the unique opportunity to marry the assets of a particular site with the client's specific lifestyle requirements. Our renovations and additions seek ways to complete the existing house and make it work for today's informal living.

Stuart Associates, Architects

474 School Street
 Carlisle MA, 01741
 978-369-4633
 ppstuart@aol.com
 Peter Stuart

Stuart Associates has provided custom design services for new home, additions and renovations throughout New England utilizing traditional and contemporary elements for 25 years. In addition, we provide design/build and project-management services. We are now also offering assistance in locating, designing and renovating your historic home in Charleston SC.

Studio G Architects, Inc.

The Brewery Building P
 179 Boylston Street
 Jamaica Plain MA 02130-4544
 617-524-5558
 617-524-5544 fax
 info@studio-G-architects.com
 www.studio-G-architects.com
 Gail Sullivan AIA

Studio G Architects, formerly Gail Sullivan Associates, designs sustainable multifamily housing, offices, schools, churches and childcare centers for private and public clients. We have experience with adaptive reuse, historic preservation and new construction, and we provide architecture, urban design, landscape design and community-planning services.

SWSchramDesign

9 Calvin Rd.
 Jamaica Plain MA 02130
 617-447-9425
 866-807-6733 fax
 steve@swschramdesign.com
 www.swschramdesign.com

SWSchramDesign is a Boston-based architectural firm founded in 2006 by Steve Schram with a focus on residential architecture and a dedication to sustainable design practices. Every project is unique with one exception—the process is always a team effort producing a beautiful architectural solution to be enjoyed for generations.

Tadhg Sweeney, Architects

54 Fayerweather Street
 Cambridge MA 02138
 617-945-7800
 617-945-7800 fax
 ts@architectsweeney.com
 www.architectsweeney.com
 Tadhg Sweeney AIA

At Tadhg Sweeney, Architects, we believe that the most possible built environment comes from client involvement and client insight. We have recently incorporated 3-dimensional software to help clients visualize spaces that we are creating together so that they remain a partner in the design process from conception through completion.

Taylor & Burns Architects

58 Winter Street
 Boston MA 02108
 617-357-5335
 617-357-5654 fax
 cb@taylorburns.com
 www.taylorburns.com
 Carol Burns FAIA

Plan smart. Design sustainable environments. Build lovable places. Robert Taylor AIA and Carol Burns FAIA work with individuals, groups and institutions to make places precision-fit to site, purpose and budget. Our work is awarded for design excellence. We design homes new and renewed. Repeat clients also include colleges, schools, churches and communities.

tbc, inc

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 Billerica MA 01821
 978-667-7971
 978-670-8138 fax
 tbcarchbuild@aol.com
 www.tbcarchbuild.com
 David Kinsella AIA

Established in 1990, tbc, inc. provides architectural services, planning, building, and construction management. tbc, inc. is licensed in Massachusetts and New Hampshire and is NCARB-certified and has an unrestricted construction supervisor's and home remodeling license. Projects range from new construction, restoration, rehab, commercial, retail fit-up, industrial and institutional projects.

TCA / T. Chalmers Architects, LLC

104 Boston Post Road
 Weston MA 02493
 617-538-7886
 781-642-9685 fax
 tomc@tchalmers.com
 www.tchalmers.com
 Thomas Chalmers AIA

T. Chalmers Architects is a full-service architectural firm specializing in quality design and creative, affordable solutions. Our work blends seamlessly with site and existing structures, building upon the character and history of the house and property, reflecting upon the lifestyle and personality of the family who lives within, not that of designer.

The Classic Group, Inc.

420 Bedford Street, Suite 200
Lexington MA 02420
781-761-1200
781-761-1299 fax
rbennett@theclassicgroup.net
www.theclassicgroup.net
Ruth Bennett AIA

The Classic Group designs, builds and renovates distinctive private residences. It is our goal to create beautiful, historically inspired structures and spaces with superb craftsmanship and state-of-the-art systems. We are a unique firm that brings together architects and builders. Under one roof we seamlessly integrate the creative practice of our architects with the hands-on experience and craft of our builders. With this collaborative approach every project receives our focused attention to quality, detail, value and time. We invite you to visit our website at *www.theclassicgroup.net* or to call us at 781-761-1200.

The MZO Group

92 Montvale Avenue Suite 2400
Stoneham MA 02180-3628
781-279-4446
781-279-4448 fax
jcronin@mzogroup.com
www.mzogroup.com
John Cronin AIA

Since 1990, The MZO Group has practiced in the tradition of renowned architect Claude Miquelle. Primary focus is fine residential design. Portfolio includes ocean-front homes, mountain retreats, primary residences and multifamily communities. Our commercial and institutional work embodies the same focus and a real understanding of a client's needs and desires.

Thomas J. Stohlman, Jr.

19 Channing Street
Cambridge MA 02138
617-547-5246
tstohlman@alum.mit.edu
Thomas J. Stohlman, Jr. AIA

Residential and small-scale design, new construction and renovations, site design, schematic design, computer modeling, construction documents, construction review, energy-conscious design, accessible design.

Thomas Peter Dolle Associates

33 Chestnut Street Suite A
Brookline MA 02445
617-734-7947
617-734-2727 fax
tomdolle@comcast.net
www.dollearchitects.com
Thomas Dolle AIA

Our work includes renovations, additions and new homes as well as retail and office projects. We listen to and work closely with our clients through all phases, combining creativity, vision and excitement with practicality, to produce the high-quality results your project deserves. Our top priority: you and your project.

Thomson Architects

55 Fruit Street
Hopkinton MA 01748
508-435-2294
508-435-2294 fax
jtarchitect@comcast.net
www.jtarchitectinc.com
Jeanette Thomson AIA

Jeanette Thomson AIA is a sole practitioner with a residential architecture practice. Thomson Architects has worked on a wide variety of residential projects, which include both large and small renovations, additions and custom homes. Every project is unique and has its own set of challenges. The goal is to work with each client to help them execute their ideas, provide creativity and help to solve challenges, blending old with new and providing comfortable living spaces based on the client's needs and lifestyle.

Timeless Architecture

147 School Street
Milton MA 02186
617-696-6448
617-696-4071 fax
hmaclean@timearch.com
www.timearch.com
Henry MacLean AIA

Since 1987, Timeless Architecture has been designing buildings that unite ecological concerns with historical preservation. Our clients enjoy an integrative design process with our team, which ensures a highly efficient and healthy product. Unique buildings emerge from this process full of life and in harmony with the larger community.

Tom Harden & Associates

32 Hill Street
 Lexington MA 02421
 781-652-8297
 781-862-7933 fax
 tomharden@rcn.com
 www.tomhardenandassociates.com
 Thomas Harden AIA

Specializing in residential additions and renovations, our design approach is collaborative and flexible, guided by clients' priorities and aspirations, and by unique site opportunities/constraints. Drawing inspiration from many forms of residential architecture—modern, contemporary, traditional—we seek simple, energy-efficient design solutions that add comfort, quality and value to your home.

Touloukian Touloukian Inc.

153 Milk Street, Seventh Floor
 Boston MA 02109
 617-526-0884
 617-526-0885 fax
 ttouloukian@cs.com
 www.ttarch.com
 Theodore Touloukian AIA

We are an award-winning architecture firm specializing in residential projects. We enjoy working with our clients to understand their goals and to create architecture that is a reflection of the context. Our integrated approach to the process and our experience with design and construction allow us to deliver projects that are well-crafted and cost-effective.

Vollertsen Architecture

163 A Pleasant Street
 Melrose MA 02176-6024
 781-662-7100
 781-662-7105
 olaf@vollertsenarchitecture.com
 www.vollertsenarchitecture.com
 Olaf Vollertsen AIA

Come participate in a process of discovery and innovation. We collaborate with our clients to satisfy their individual style by finding elegant and innovative solutions to their unique functional and aesthetic requirements. Designing responsively and responsibly to balance program, technology and energy efficiency while utilizing space efficiently yet dramatically.

Weaver+Associates Architects

489 Common Street
 Belmont MA 02478
 617-484-7897
 617-484-7765 fax
 waarchit@aol.com
 Andrew Weaver AIA

Weaver+Associates Architects is a small design oriented firm specializing in single-family and multifamily residential projects, country club design and planning, private institutional schools, commercial office and retail fit-up, hospitality (restaurants and bars) and athletic facilities. Our architectural "palette" ranges from traditional style to a clean, modern sensibility.

Wheelock Associates Architects

19 Carrington Lane
 Uxbridge MA 01569
 508-278-5565
 508-278-5565 fax
 pwheelock@wa-arch.com
 www.wa-arch.com
 Philip Wheelock, Jr. AIA

If you have a challenging project with a unique narrative; if you require careful listening, crisp conceptual thinking, fluent drawing and inventive design skills, custom details, construction knowledge, and cutting-edge building information modeling technology (BIM); if you would benefit from expertise in floodplain and coastal construction, please contact us.

William Powell Architect

16 Columbia Street
 Brookline MA 02446
 617-731-0013
 wbp@wparchitect.com
 wparchitect.com
 William Powell AIA

Our residential projects for homeowners have a timeless quality: additions look as though they've always been there; new houses will still be appealing a half-century later. Your completed project will fit as comfortably within its neighborhood as its natural environment; not because it's the same, but because it's harmonious.

Woodworth Architects

142 Elgin Street
 Newton Center MA 02459
 617-641-9756
 617-244-3098 fax
 PCWarchitects@aol.com
 Pam Woodworth AIA

Woodworth Architects is a small firm specializing in creative, individual solutions for your home. For 15 years, we have enjoyed the process of collaborating with homeowners to determine their living environment. We listen! From efficient mudrooms to comfortable houses, we look forward to all the challenges of residential design.

Directory of intern-architects

In this directory you will find intern-architects who are associate members of the AIA; these are unlicensed designers and not architects. Licensure signifies that an architect has completed educational, professional and ethical requirements demonstrating adherence to the profession's most objective standards of competence.

Intern-architects

In architecture—as in medicine and other professions—young professionals who are not yet licensed are typically referred to as “interns.” Intern-architects who are enrolled in the required national intern-architect training program and who are members of the American Institute of Architects (AIA) are called “Associate AIA” members until they pass the required licensing examination; once they pass that exam they can call themselves “architects” and are then able to use the “AIA” designation rather than “Associate AIA.” This also applies to architects from other nations who are not yet licensed in the U.S. In Massachusetts (as in most states), these architecture-school graduates who are not yet licensed and architects from other nations not yet licensed in Massachusetts are permitted by law to design structures that are not larger than 35,000 cubic feet—and that includes almost all single-family and two-family residences as well as farm structures not designed for human habitation (barns, silos, etc.).

**Brian Van Hromadka—
Intern Architect/Planner**

138 State Street
 Newburyport MA 01950
 617-529-6348
bhromadka@hotmail.com
 Brian Van Hromadka Assoc. AIA

With more than eight years of experience in commercial, institutional and residential design and construction, Brian provides dedicated design and consultation services for small to moderately sized projects. Services include: general advising, program development, preliminary design, design development, construction documentation and construction administration services. Initial consultations are free of charge.

Deborah Drew Design

264 Beacon Street #2F
 Boston MA 02116
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dtdrew@aol.com
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 Deborah Drew Assoc. AIA

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KVS Design

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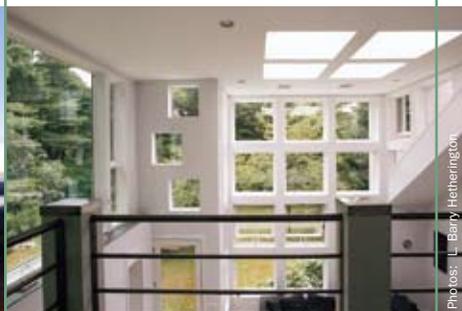
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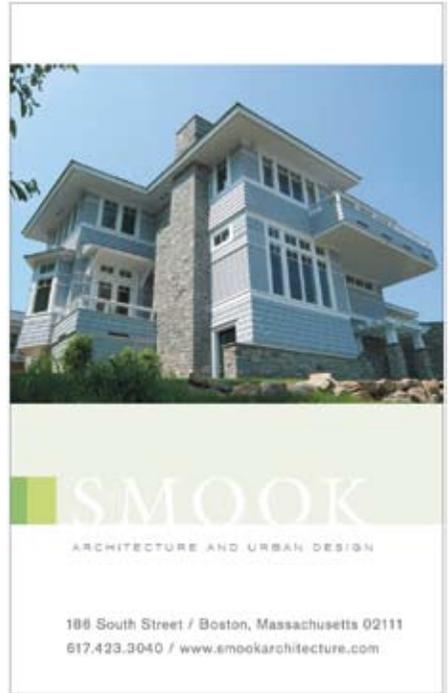
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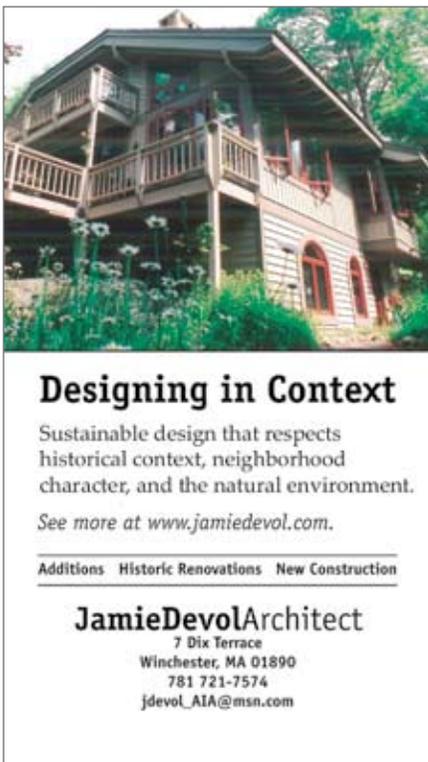
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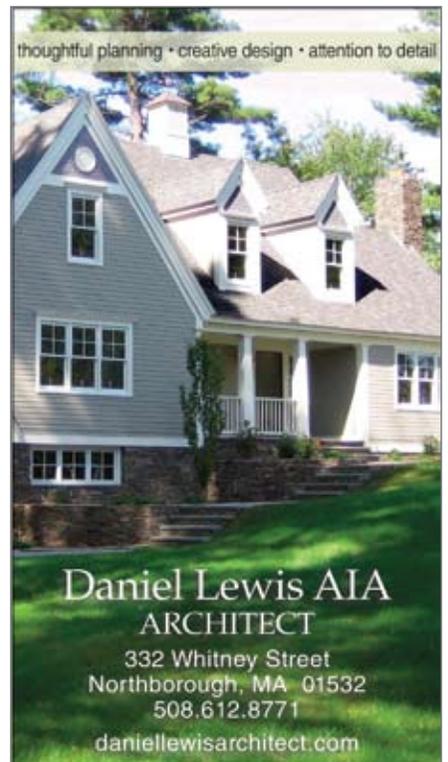
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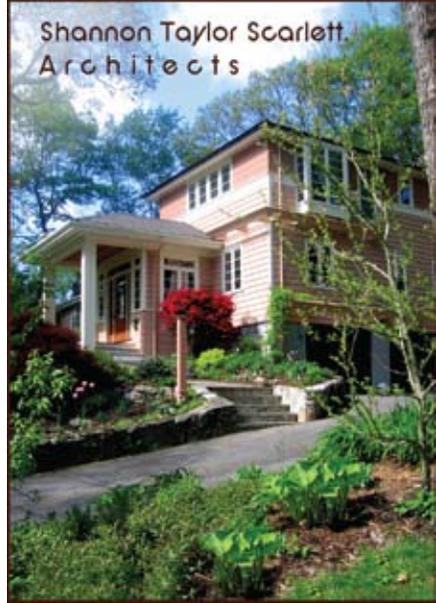
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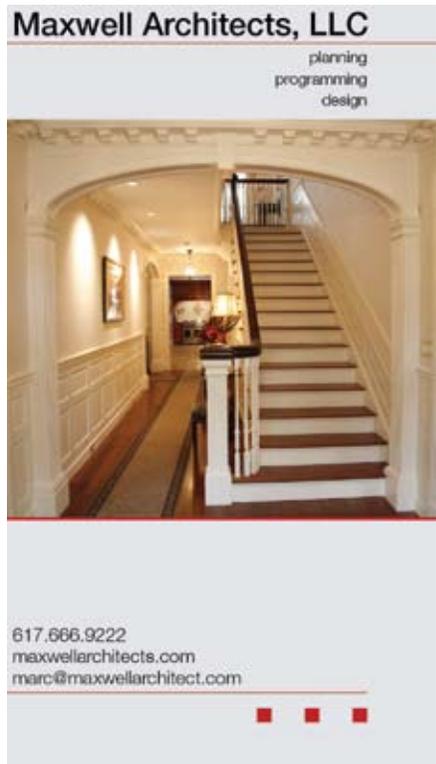
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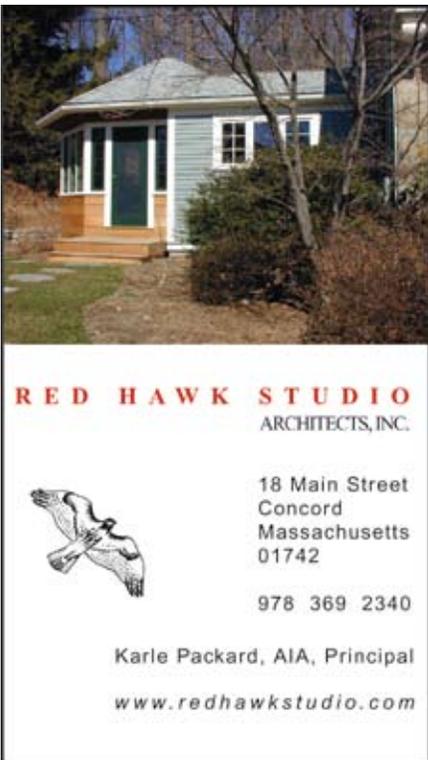


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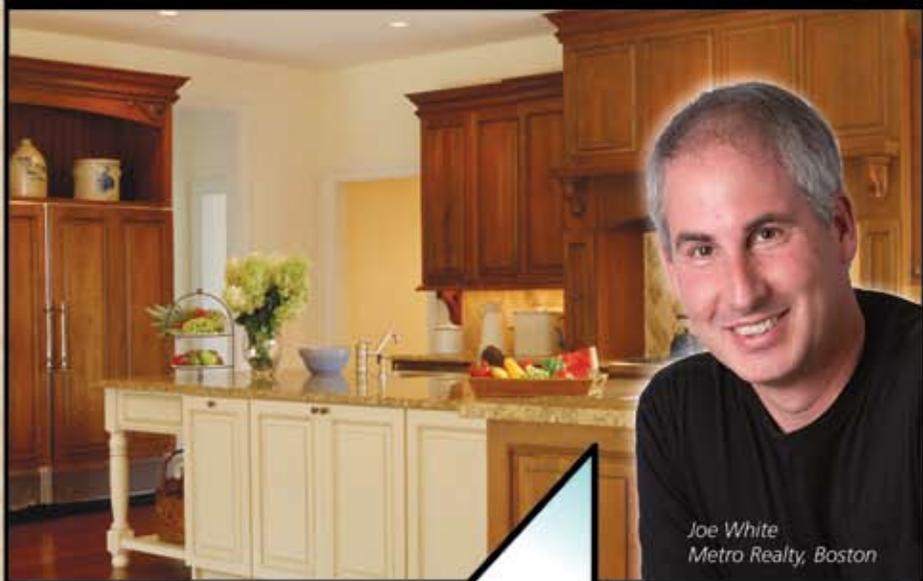
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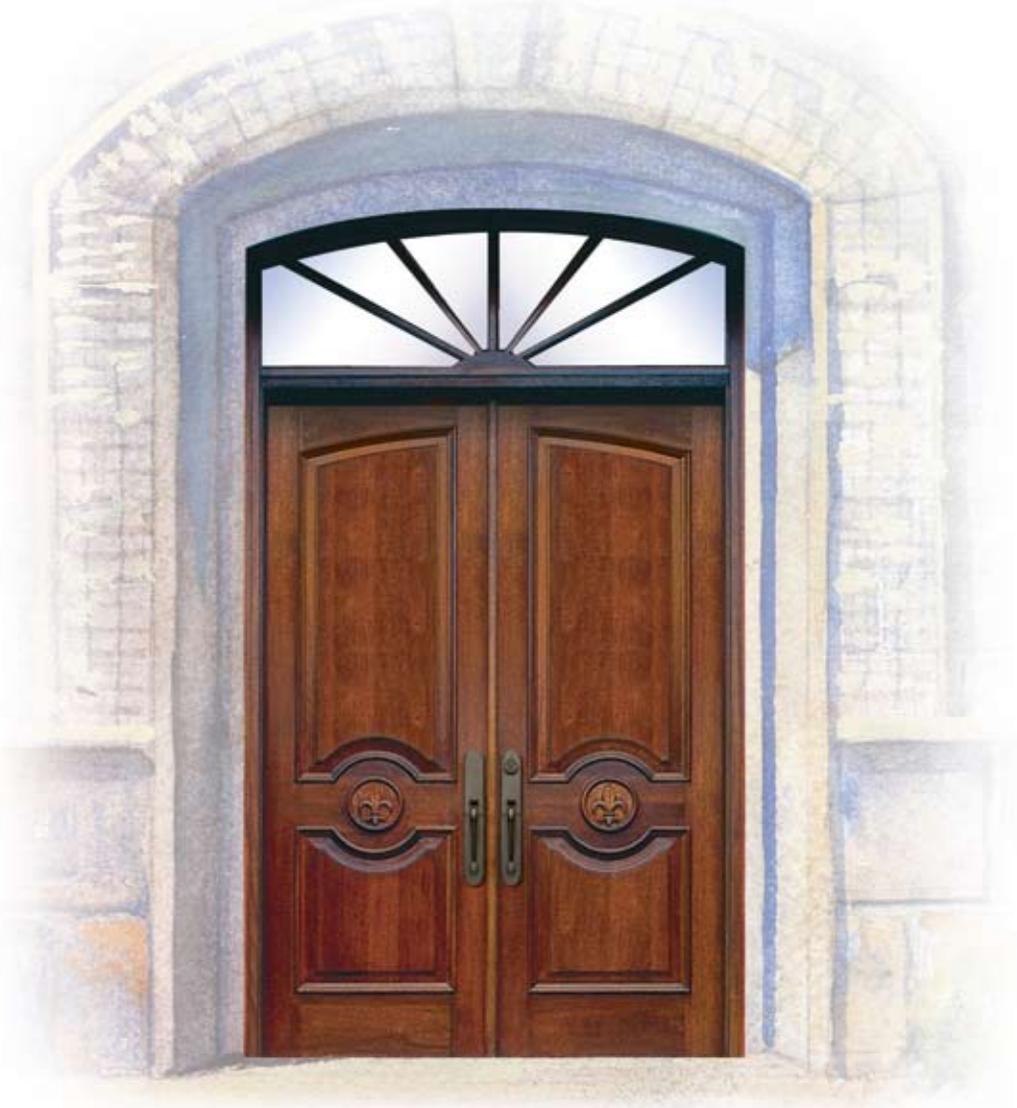
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