Sheet Information

Sheet Index: The project drawing set comprises multiple **sheets** with identifiers (Sheet No.) and titles as listed below. Each sheet's **PDF page number** in the provided document is noted for quick reference:

Sheet No.	Sheet Title	PDF Page
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Project Description: The project is a second-floor **interior fit-out** for a new office building. It excludes base building core work and includes construction of new interior partitions, finishes, lighting, mechanical/HVAC systems, electrical systems, fire protection (sprinklers), and plumbing for the tenant space. In summary, the work creates a complete office headquarters environment (Foulger-Pratt Headquarters) on Level 2 of the building, with all associated build-out components. This description is documented on sheet **A00-01** under “Project Information”.

B. Scopes of Work (Divisions and Key Systems) (Also add Discipline like Architectural, Structural etc…)

The project scopes are organized by **CSI Division** and specific **specification sections** referenced in the drawings. Each scope entry below lists the CSI **Division** number, the **scope name** (spec section title or trade work), major **subsystems or components** identified, relevant **CSI section number**, and **keywords** for classification. The PDF page where this information is found is also noted.

Division & Spec Section	Scope Name	Subsystems / Components	Keywords	PDF Page
Div. 03 – 03 33 00	**Concrete Finishes** (Floor Slabs)	C-1, C-2 Sealed Concrete (std. & stained); C-3 Board-formed Concrete Panels	Polished concrete, sealed & stained finish	35 (A07-02)
Div. 05 – 05 75 00	**Decorative Formed Metal** (Ornamental)	MTL-1 Ornamental Metal (¼″ stainless steel); MTL-2 Ornamental Metal (⅛″ perf. image); MTL-3 Ornamental Metal (⅛″ satin SS); MTL-4 Ornamental Metal (¼″ black patina)	Stainless steel panels, ornamental trim	31 (A10-26)
Div. 06 – 06 40 23	**Interior Architectural Millwork**	PL-1 Plastic Laminate (white gloss); PL-2 Plastic Laminate (white matte); WB-1/WB-2 Wood Base (painted)**	Custom casework, laminate finishes, base trim	25 (A10-22)
Div. 06 – 06 42 16	**Wood Paneling** (Wall/Soffit Panels)	WD-1 Wood Paneling (reclaimed walnut); WD-1 ALT (Alternate weathered mix)	Veneer wood wall panels, reclaimed wood	31 (A10-26)
Div. 08 – 08 80 00	**Glazing** (Interior Glass)	GL-1 Clear Tempered Glass; GL-2 Clerestory Glass; GL-3 Mirrored Glass; GL-5/GL-6 Back-painted Glass (white & grey)	Tempered safety glass, decorative glass	23 (A10-08)

Div. 08 – 08 87 20	**Applied Window Film**	AF-1 Frosted Window Film (polyester)	Privacy film, applied to glass	30 (A10-25)
Div. 09 – 09 51 13	**Acoustical Panel Ceilings**	ACS-1 Acoustic Ceiling (Armstrong Ultima, 24″×24″); ACS-3 Acoustic Ceiling (Armstrong Optima, 24″×72″); ACS-3A *Tech* Acoustic Panels (6″×72″ planks)	Suspended ceiling tiles, tegular edge, acoustic	8–9 (A00-70/71)
Div. 09 – 09 65 13	**Resilient Base & Accessories**	RB-1 Resilient Base (rubber cove/straight); RBA-1 Transition Strip (rubber, PVC-free)	Rubber baseboards, flooring transitions	8–9 (A00-70/71)
Div. 09 – 09 65 00	**Resilient Flooring**	R-1 Resilient Flooring (Armstrong Striations BBT tile, 12″×24″)	Bio-based tile flooring, vinyl composition	9 (A00-71)
Div. 09 – 09 68 13	**Carpet Tile**	CPT-1 Carpet (Interface CT111, team rooms); CPT-2 Carpet (Interface HN840, offices); CPT-3 Carpet (Interface HN850, corridors); CPT-4 Carpet (Interface HN810, open office); CPT-5 Carpet (Interface HN830, reception rug); CPT-6 Carpet (Interface, team area accent)	Modular carpet tiles, varied patterns & colors	8–9 (A00-70/71)
Div. 09 – 09 77 13	**Site-Fabric Wall Systems**	UWS-1 Upholstered Wall System (Maharam fabric, conference/copy); UWS-2 Upholstered Wall (Momentum fabric, reception/support); UWS-3 Upholstered Wall (Designtex fabric, support)	Fabric-wrapped acoustic panels on walls	9 (A00-71)
Div. 09 – 09 84 33	**Sound-Absorbing Wall Units**	*AWP-1 Acoustic Wall Panel* (BuzziSkin, off-white)	Tackable acoustic wall covering panels	9 (A00-71)

Div. 09 – 09 91 00	**Interior Painting**	P-1 Paint (typical walls, eggshell); P-2 Paint (finished ceilings, flat); P-3 Paint (exposed structure, flat); P-4 Paint (door frames, semi-gloss); P-5 Paint (exposed ductwork, flat); P-6 Paint (accent behind displays, eggshell)	Latex paint finishes, various sheens & colors	9 (A00-71)
Div. 10 – 10 22 26	**Operable Partitions**	OP-1 Operable Partition (Skyfold Classic Series, motorized folding wall)	Retractable acoustic partition system	32 (A10-27)
Div. 10 – (Unnumbered)**	**Acoustic Wall Covering** (Specialty)	AWP-1 Acoustic Wall Panels (BuzziSpace BuzziSkin)	Thin stick-on acoustic felt panels	23 (A10-08)
Div. 11 – (Various)**	**Equipment & Appliances**	E1.06 Water Dispenser; E1.07 Refrigerator/Freezer (full-height); E1.08 Undercounter Refrigerator; E1.09 Ice Maker; E1.10 Microwave; E1.11 Toaster Oven; E1.12 Toaster; E1.13 Coffee Machine	Kitchen appliances, break room equipment	10 (A00-90)
Div. 21 – NFPA 13 Sprinklers**	**Fire Suppression System** (existing mod.)	New sprinkler heads & piping on Level 2 (fully sprinklered building)	Ceiling sprinklers, up-to-code layout	47 (FP-401)
Div. 22 – Plumbing Fixtures**	**Plumbing Systems**	Sinks (SK-1, SK-2), Water Closets (WC-1), Lavatories, Refrigerator water hookup (REFR-1)	Domestic water, sanitary, plumbing fixtures	40–42 (P-001/502)
Div. 23 – HVAC Systems**	**Mechanical (HVAC) Work**	Air Handling Units (existing AHU-1,2 to remain), VAV Boxes (multiple zones VAV-1…VAV-26), Ductwork, Thermostats	Ductwork, air distribution, controls	35 (M-101)

Div. 26 – Electrical**	**Electrical Systems**	Lighting (fixtures types A, B, etc.), Power (receptacles, panels), Fire Alarm devices, Data cabling (tray path)	Lighting & power circuitry, low-voltage systems	49–53 (E-101/40 1+)

Notes:

- **Subsystems/Components** refer to specific tags or items listed on the drawings for each scope (e.g., finish codes like CPT-2 or equipment tags like E1.07). These indicate distinct materials or units within that scope.
- Some Divisions (marked with **) were not explicitly labeled by CSI number in the document but are inferred from context (e.g., Div. 11 Equipment, Div. 21 Fire Suppression) for completeness.
- **Keywords** provide a quick classification of each scope (e.g., ceiling, flooring, HVAC) to assist in identifying relevant trades or subcontractors.
- PDF pages refer to where in the document the scope is primarily detailed (e.g., finish schedules on pages 8–9, mechanical schedules on page 35, etc.). The sheet index and drawing content confirm these scopes.

C. Materials (Sunil comment- table format here and cross reference with scopes and specs, we can have a free form column called “Notes”)

Key **materials and products** specified in the drawings are extracted below, along with their CSI section (where applicable), manufacturer, type/description, any noted **quality standards or compliance requirements**, and the PDF page reference. These materials cover architectural finishes, fixtures, and equipment crucial to the project:

- **Armstrong “Ultima” Acoustical Ceiling Panels (ACS-1)** – *CSI 09 51 13* – **Manufacturer:** Armstrong; **Type:** 24″×24″ acoustic ceiling tile, tegular edge; **Performance/Quality:** Class A fire-rated for interior ceilings (complies with IBC Chapter 8 flame spread requirements), high NRC sound absorption (for office acoustics), white finish for light reflectance. *(PDF p.8)*

- **Armstrong “Optima” & Optima Tech Ceiling Panels (ACS-3, ACS-3A)** – *09 51 13* – **Manufacturer:** Armstrong; **Type:** Large-format acoustical panels (up to 24″×72″, including high-NRC **Tech** panels 6″×72″ for conference rooms); **Quality:** Matching finish

and fire rating to Ultima, special technical panels for increased acoustic control in AV/Tech ceilings, installed in 9/16″ grid with shadow moldings for a seamless look. *(PDF p.9)*

- **Roppe "Pinnacle" Rubber Base (RB-1)** – *09 65 13* – **Manufacturer:** Roppe; **Type:** 2.5″ height resilient wall base, rubber (cove at resilient floors, straight at carpet); **Quality: PVC-free** rubber material (low VOC), color *"Snow"* to match interiors, installed with tight joints. *(PDF p.8)*

- **Roppe Rubber Transition Strip (RBA-1)** – *09 65 13* – **Manufacturer:** Roppe; **Type:** Floor transition strip (#50) for carpet-to-resilient junction, 1″ wide, rubber (PVC-free); **Quality:** Provides smooth, safe transition between flooring materials (ADA compliant threshold height). *(PDF p.9)*

- **Armstrong "Striations" Bio-Based Tile (R-1)** – *09 65 00* – **Manufacturer:** Armstrong; **Type:** Resilient floor tile 12″×24″, **Bio**-Based Tile (contains bio-based polymers rather than pure PVC); **Quality:** Sustainable content (contains recycled material, low VOC emissions), **polished** finish, installed in 30% offset pattern for visual continuity. *(PDF p.9)*

- **Interface Carpet Tile (CPT-1 to CPT-6 series)** – *09 68 13* – **Manufacturer:** Interface Flooring; **Type:** Modular carpet tiles, various patterns/colors for different areas (e.g., CT111 in team rooms, HN840 "Shale" in offices, etc.); **Quality:** All nylon carpet tiles have **high recycled content** (68%–81% recycled, as noted), and low VOC adhesives. They are installed in an *ashlar* (staggered) pattern for seamless appearance and comply with ASTM E648 Class I (typical for carpet in means of egress). *(PDF p.8-9)*

- **Novawall Fabric Acoustic Wall System (UWS-1, UWS-2, UWS-3)** – *09 77 13* – **Manufacturer:** Novawall; **Type:** Site-built upholstered wall panels with track system and fiberglass core (½″ thick); faced with specified fabrics (Maharam "Unit" fabric for UWS-1, Momentum "Tradition" for UWS-2, DesignTex "Appleseed" for UWS-3) in conference, reception, and support areas. **Quality:** Panels use **100% recycled polyester** fabric content for sustainability; system provides acoustic absorption (NRC ~0.80+ typical). *Note:* **Scrim backing** to be confirmed as required by manufacturer for fabric support. *(PDF p.9)*

- **Benjamin Moore Paint (P-1 through P-6)** – *09 91 00* – **Manufacturer:** Benjamin Moore; **Type:** Interior latex paint, various colors/sheens: P-1 and P-4 (*White Diamond OC-61*, eggshell on walls, semi-gloss on frames), P-2 (*Super White*, flat for ceilings), P-3 (*Balboa Mist 1549*, flat for exposed structure), P-5 (*Steel Wool 2121-20*, flat for exposed ducts), P-6 (*Raccoon Fur 2126-20*, eggshell accent). **Quality:** All paints are low-VOC commercial grade, meet **ADA** contrast requirements for safety where applicable (e.g., doors frames vs. walls), and comply with **IBC/NFPA interior finish Class A/B** ratings as

required (most BM paints are Class A). *(PDF p.9 & p.23)*

- **Skyfold Operable Partition (OP-1)** – *10 22 26* – **Manufacturer:** Skyfold; **Type:** "Classic Series" vertical folding partition, electrically operated, serving the large conference rooms. Panels have a steel skin with white marker-board finish and fold into the ceiling. **Quality/Compliance:** Provides high STC acoustic separation (Skyfold Micro typically ~STC 51); **UL listed** motor and safety systems; finishes are Class A and the partition meets **ADA** requirements for operable controls (switch at accessible height). *(PDF p.32)*

- **BuzziSpace "BuzziSkin" Acoustic Wall Covering (AWP-1)** – *09 84 33 (or 10 22)** – **Manufacturer:** BuzziSpace; **Type:** Thin acoustic felt panels with self-adhesive backing, 0.24″ thick polyester, applied to walls (off-white color). **Quality:** Adds NRC for sound absorption on hard surfaces; made of recycled material. Installation uses double-stick backing – ensures no VOC adhesives needed as noted. *(PDF p.23)*

- **Llumar Frosted Window Film (AF-1)** – *08 87 20* – **Manufacturer:** Eastman Chemical (Llumar); **Type:** "Frost NRM PS2" polyester film, 36″ wide rolls, applied to interior glass for privacy (conference room glass); **Quality:** Provides an etched-glass look for visual obscurity while maintaining light transmission. Must be installed without bubbles; film is Class A flame-spread rated for interior finishes. *(PDF p.9)*

- **Caesarstone Quartz Countertops (SSM-1)** – *06 61 00 (Solid Surfacing)* – **Manufacturer:** Caesarstone; **Type:** Engineered quartz slab, color *"5141 Frosty Carrina"*, 2 cm thick, used at Café countertops; **Quality:** Non-porous, **NSF 51** certified for food contact, high durability. Edges finished per details; installed with concealed supports as needed. *(PDF p.9)*

- **Terramai Reclaimed Walnut Panels (WD-1)** – *06 42 16* – **Manufacturer:** TerraMai; **Type:** "California Orchard Walnut" wall/soffit panels, 9/16″ thick wear layer over FSC-certified plywood; **Quality: FSC Recycled 100%** wood content, pre-finished with low-VOC oil. Random lengths (1′–7′) create a variegated appearance. Provides sustainable, aesthetic wood finishes in reception and café. *(PDF p.31)*

- **TerraMai Weathered Mix Wood (WD-1 ALT)** – *06 42 16 (Alternate)* – **Manufacturer:** TerraMai; **Type:** Reclaimed cargo ship dunnage wood, skip-sanded finish, various widths (2-3/8″); **Quality:** Proposed **Alternate** wood paneling (if accepted) with **FSC Recycled 100%** certification. Offers a more rustic aesthetic. If used, must be clearly indicated in contract (otherwise WD-1 base scope applies). *(PDF p.38)*

- **Glas-Pro "LI" Back-Painted Glass (GL-5, GL-6)** – *08 81 00 (Glass Glazing)* – **Manufacturer:** Glas-Pro; **Type:** ¼″ tempered glass panels with opaque colored backing. GL-5 is **White**; GL-6 is custom **Grey** to match Benjamin Moore "Gray Huskie". **Quality:** Tempered for safety (meets ANSI Z97.1 and CPSC 16 CFR 1201 Cat. I); durable back-paint that won't peel in humid café environment. Used as wall accents (e.g.,

backsplash panels). *(PDF p.38)*

- **Mirror Glass (GL-3)** – *08 83 00 (Mirrors)* – **Type:** ¼″ mirror-pane glass, used in Wellness room and Restroom areas; **Quality:** Polished mirror finish, likely safety-backed or tempered for protection (particularly if large panels). Allows functionality (full-height mirror in wellness/fitness space). *(PDF p.38)*

- **Clear Tempered Glass (GL-1, GL-2)** – *08 80 00* – **Type:** Clear safety glass, thickness ½″ (GL-1) for doors/partitions and 3/8″ (GL-2 clerestory); **Quality:** Fully tempered (meets code for safety glazing in doors and sidelights), no tint, high clarity. Used in office fronts and interior windows; complies with **IBC 2406** safety glazing requirements. *(PDF p.25, 27)*

- **Schluter "SCHIENE" Tile Edge (TA-1)** – *09 30 00 (Tiling Accessories)* – **Manufacturer:** Schluter Systems; **Type:** Anodized aluminum edging strip for tile transitions; **Quality:** Protects tile edges from chipping, provides clean finish. Specified in **Restrooms** at exposed tile edges. To be installed per Schluter's guidelines. *(PDF p.31)*

- **Crossville Porcelain Tile (T-1)** – *09 30 13 (Ceramic Tiling)* – **Manufacturer:** Crossville; **Product:** "Buenos Aires Mood – Malbec" color; **Type:** Porcelain floor tile 12″×24″, unpolished finish; **Quality:** Meets **ADA** slip resistance guidelines (through-body porcelain, COF ≥0.6 wet per ANSI A137.1), durable commercial grade. Installed with 1/8″ black grout, 30% offset pattern. *(PDF p.31)*

- **Crossville Tile Base (T-2)** – *09 30 00* – **Type:** Cut porcelain tile base using field tile or pre-formed base (noted as "Porcelain Tile Base" in finish schedule); **Quality:** Same material as floor tile for continuity, 4″ height (assumed), with top edge finished (could use Schluter trim TA-1 at top if required). *(PDF p.35)*

- **Plumbing Fixtures (Sinks, Water Closets, etc.)** – *Div. 22* – **Manufacturer examples:** Kohler sinks/accessories, etc. (e.g., Kohler soap dispenser K-1995-CP); **Type:** Standard commercial plumbing fixtures: undermount sinks, wall-mounted toilets, etc.; **Quality:** Must comply with **EPA WaterSense** or code flow limits (not explicitly in text, but expected), ADA-compliant heights and clearances for all restrooms. *(PDF p.40-42)*

- **Appliances & Equipment** – *Div. 11* – Various items from Equipment Schedule:

    - *GE Monogram Refrigerator/Freezer (E1.07)* – 48″ wide built-in fridge, **Energy Star** N/A (commercial unit); stainless steel finish.
    - *U-Line Undercounter Refrigerator (E1.08)* – 24″ wide ADA-compliant undercounter fridge, **Energy Star** rated (Yes); stainless.
    - *Ice-O-Matic Icemaker (E1.09)* – Undercounter ice machine, not Energy Star; requires drain and water.
    - *GE Profile Microwave (E1.10)* – Stainless, standard countertop microwave.

    - *Toaster Oven (E1.11)* – **(No model specified – Tenant-provided)**.
    - *Toaster (E1.12)* – **(No model specified – Tenant-provided)**.
    - *Avalon Coffee Machine (E1.13)* – Floor-standing coffee machine, not Energy Star; tenant-provided.

      Quality/Compliance: All appliances to be **UL-listed** for safety, and provided with required dedicated circuits or plumbing as noted. Undercounter units are ADA-height compliant. Tenant-provided equipment (toaster, etc.) will be installed by tenant, so power provisions are made but specifications were left open for those items. *(PDF p.10)*
- **Doors & Frames** – *Div. 08* – **Types:** Aluminum-framed glass doors (marked "AGP" – Aluminum & Glass Partition doors) and solid core wood doors (marked "SC WD"). **Materials:** Glass doors use ½″ tempered glass panels in aluminum frames (clear GL-1 glazing); wood doors are 1¾″ thick solid-core wood, paint-grade finish. **Quality:** Wood doors to be 20-minute rated where required (e.g., corridor, if applicable) – fire ratings indicated in door schedule ("H2", "H3" hardware sets include closers and rated hinges as needed). All door hardware to comply with **ADA** (lever handles, proper clearances). *(PDF p.6-7)*

- **Hardware & Accessories:** Door hardware sets are noted but partially TBD. Key hardware includes card reader access controls on stair doors (security integration), overhead concealed closers on glass doors, and ADA operators where required. Restroom accessories (grab bars, etc.) are likely covered under **Equipment & Accessories Schedule** (A00-90) which lists items like soap dispensers, etc., each to meet **ADAAG** and ANSI A117.1 requirements for mounting heights. *(PDF p.10)*

Note: Many of the above materials (finishes and fixtures) are coordinated with **industry standards** and **code compliance** even if not explicitly spelled out in the drawing text. For instance, interior finish materials (carpet, wood, fabrics, etc.) must comply with flame spread/smoke development limits per **IBC Table 803.9** and NFPA 101 requirements, and products like the operable partition and appliances are expected to be UL listed and meet ADA standards where applicable. The specifications and general notes in the project documents enforce these compliance requirements

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D. Schedules (Sunil comment- table format here and cross reference with specs)

Several **schedules** are included in the drawings, summarizing important information for doors, finishes, equipment, and engineering components. Each schedule is identified by its sheet title, the **scope** it pertains to, a brief on the **material/details** it contains, and the PDF page where it appears:

- **Door Schedule (A00-50)** – *Scope:* **Doors and Frames** for all openings file-43gdjxhdrwota9rsy8zhtz . It lists each door by mark, size, type, material, frame, fire rating, hardware set, and remarks. **Details:** For example, Door 200A is a 3'-6″ x 9'-0″ full glass door (Type AGP) in an aluminum frame with clear glass (GL-1), non-rated, with hardware set H2. The schedule includes general notes (e.g., all card-reader doors coordinate with security) and abbreviations for door construction. *(PDF p.6-7)*

- **Finish Schedule (A00-70)** – *Scope:* **Interior Finishes** for each room/area. It tabulates floor, base, wall, and ceiling finishes by room number/name. **Details:** Each finish is indicated by a code (like CPT-2 for carpet, RB-1 for base, P-1 for paint, etc.), referencing the materials defined in the finish legend. For example, all offices have floor finish "CPT-2 (Full Pebble carpet)", base "RB-1" and walls "P-1", as noted in the schedule. The schedule ensures consistency of finishes and directs to finish details for patterns or special instructions. *(PDF p.8)*

- **Finish Legend / Details (A00-71)** – *Scope:* **Finish Details and Legends**. This includes the legend defining each finish code (as covered in section C above) – e.g., descriptions for each carpet type, paint, tile, etc. – and any special installation notes (for instance, tile pattern 30% offset, carpet installation method, etc.). It may also show wall finish elevations or transitions in critical areas. *(PDF p.9)*

- **Partition Types Schedule (A00-40)** – *Scope:* **Wall Construction Types**. Lists each partition type (A, B, etc.) with details: stud size, spacing, board layers, fire rating, STC rating, and notes file-43gdjxhdrwota9rsy8zhtz . **Details:** e.g., Partition Type "A" – 3⅝″ metal stud at 16″ o.c., 5/8″ gypsum each side, insulation for acoustics, non-rated; Type "B" – similar but with fire-rated assemblies, etc. This schedule guides the contractor on how to build each wall indicated on plans by type tags. *(PDF p.5)*

- **Equipment & Accessories Schedule (A00-90)** – *Scope:* **Appliances and Specialty Equipment** in the project file-43gdjxhdrwota9rsy8zhtz . It enumerates items like refrigerators, microwaves, water dispensers, TVs, projectors, restroom accessories, etc., often by an equipment tag. **Details:** For each item, it

provides manufacturer, model, finish, dimensions, power requirements, who furnishes/installs it, and any notes. For example, tag E1.10 “Microwave” – GE Profile model PEM31SFSS, stainless, 120V (installed by GC). This schedule clarifies responsibilities (many items “Procured by GC” vs “by Tenant”) and ensures all required accessories are accounted for. *(PDF p.10)*

- **Mechanical Schedules & Calculations (M-101)** – *Scope:* **HVAC Equipment and Load Calculations** for the 2nd floor
  file-43gdjxhdrwota9rsy8zhtz
  . This includes schedules for air devices (diffusers, VAV boxes) and mechanical calculations ensuring code compliance. **Details:** A **VAV box schedule** lists each VAV by number with area served, airflow (CFM), heating coil, etc.. Additionally, ventilation calculations for each HVAC system are shown to verify compliance with ASHRAE 62.1: e.g., System outdoor air requirements, occupant diversity, and **system ventilation efficiency** with results (e.g., “Compliance with ASHRAE Std 90.1-2007: YES” noted for energy codefile-43gdjxhdrwota9rsy8zhtz). This sheet demonstrates the mechanical design meets code-required indoor air quality and energy standards. *(PDF p.35)*

- **Plumbing Fixture Schedule (P-001)** – *Scope:* **Plumbing Fixtures and Connections**. Lists plumbing fixtures with details such as fixture type, designation, and any load values for piping. **Details:** For example, a schedule might show *“SK-1 – Sink: refer to architectural drawings for type; ½" cold, ½" hot, 1½" waste”* and *“WC-1 – Water Closet: 1" supply, 3" waste”*, etc., along with counts. The excerpt in the document shows a portion of such a schedule with tags REFR-1 (Refrigerator water line), SK-1, SK-2 (sinks), WC-1 (water closet) and associated pipe connections and fixture units. This ensures proper coordination of plumbing hookup for each equipment (e.g., refrigerator with integral water filter requires a cold water line). *(PDF p.40)*

- **Lighting Fixture Schedule (E-501 & E-502)** – *Scope:* **Electrical Lighting Fixtures**. These schedules list each type of light fixture used in the project (Type A, B, etc.), with details: fixture description, lamp type, wattage, voltage, mounting, manufacturer and catalog number, and any remarks. **Details:** For instance, Type A might be a 2x4 LED troffer, 3500K, 120V, with manufacturer info; Type B could be a downlight, etc. The drawings indicate two sheets of lighting schedules, showing numerous fixture types for the space. These schedules facilitate procurement and installation by providing one place to verify all lighting specs. *(PDF p.54-55)*

- **Electrical Panel Schedules (likely on E-101)** – *Scope:* **Circuit Panels and Load Summary**. While not explicitly excerpted in the text, E-101 is dedicated to electrical schedules, which typically include distribution panel schedules (circuit breaker listings, loads per circuit, spare capacity) and possibly an electrical load summary to ensure the tenant load is within service limits. This helps in coordinating breakers, wire sizing, and confirming overall power demand compliance. *(PDF p.49)*

- **Riser Diagrams and Details (E-601, E-602, FA-401)** – *Scope:* **Systems Diagrams**. For example, E-601 shows a **partial riser diagram** for power or data, illustrating how different floors or panels connect, and E-602 details a dimming system. FA-401 is the Fire Alarm plan which may include a device schedule or legend on FA-001. These aren't material schedules but are essential illustrations in schedule form (schematics) to guide installation. *(PDF p.56-59)*

Each schedule provides a structured overview that complements the drawings and specifications. They ensure that **key components** (doors, finishes, equipment, etc.) are clearly identified and that **requirements are consolidated** for easy reference by the contractor. This structured information reduces ambiguity and helps coordinate between disciplines (for example, the equipment schedule and plumbing/electrical schedules cross-reference for appliances like the refrigerator and coffee machine).

E. Images and Illustrations (Sunil comment- use this in search, use this in chat bot, and also use this as a "row" in the bid sheet for that scope saying For Roofing Detail See 12/A2.02)

Throughout the drawings, various **details and illustrations** provide visual guidance. Below is a list of notable image references or drawn **details**, along with the related CSI section (trade), the object or assembly depicted, and a brief description of the detail. The PDF page for each is noted:

- **Demountable Partition Details** – *CSI Div. 10 (Specialties)* – *Object:* **Demountable Glass Partition @ Doors** – *Detail:* Section views for demountable partition interface with a sliding door and a sidelight. These enlarged details (on sheet A10-08) show how the partition head tracks and jambs are constructed to accommodate a sliding glass door panel and adjacent glass sidelight, ensuring stability and alignment in the demountable wall system. *(PDF p.23)*

- **Office Front (Glass Partition) Head/Jamb Detail** – *08 44 00 (Curtainwall/Glazing)* – *Object:* **Aluminum Framed Glass Partition** – *Detail:* Typical head and jamb conditions for full-height glass office fronts, including an overhead concealed closer at the door. For example, a 6″=1′–0″ detail shows a glass door with a **concealed closer in the transom** and the frame attachment to structure. This ensures the installer knows how to anchor the aluminum frame and accommodate the closer hardware above the ceiling. *(PDF*

p.23)

- **Door Frame and Threshold Details** – *08 11 13 (Metal Doors/Frames)* – *Object:* **Door Jamb/Head & Sill** – *Detail:* Sheet A00-55 contains large-scale details of typical door frame installations (both aluminum and wood frames). One note references “See A00-55 for jamb and head details”, which include how the frame is anchored to adjacent construction, gasket placement, and threshold condition for level transition. These details ensure doors achieve required fire/smoke ratings and ADA thresholds. *(PDF p.7)*

- **Reception Desk Millwork Details** – *06 40 23 (Arch. Millwork)* – *Object:* **Custom Reception Desk** – *Detail:* Sheet A10-24 provides plan, elevation, and section details of the reception desk. This likely illustrates the desk’s construction (wood framework, laminate or veneer finishes), cable pass-through, transaction counter height (to meet ADA for a portion at 34″ AFF), and integration of ornamental metal or stone if any. The details guide the millworker in fabricating the desk exactly as the design intends. *(PDF p.29)*

- **Credenza Millwork Detail** – *06 40 23* – *Object:* **Built-in Credenza** – *Detail:* On sheet A10-25, the credenza (likely in a conference or executive area) is detailed, including its dimensions, internal shelving, cabinet door fronts (possibly laminate PL-3 “Grey”), and a top which might be solid surface or wood. If any metal accent (MTL-4 trim) is applied around it (noted in finish notes as “MTL-4 surround” for a credenza), the detail will show how that is attached. *(PDF p.30)*

- **Ceiling Soffit and Bulkhead Details** – *09 51 13 (Ceilings)* – *Object:* **Ceiling Bulkhead & Trim** – *Detail:* Sheet A10-26 contains interior ceiling details, such as how a gypsum board soffit meets the acoustical ceiling. It likely shows edge trim (shadow molding) at the junction of gyp board and ACT, any light coves, or how a floating ceiling is braced. For instance, a detail of a ceiling bulkhead in the corridor (sheet A10-09 references corridor bulkheads) shows the attachment of gypsum board to framing and the alignment with ceiling tiles. *(PDF p.31)*

- **Operable Partition Pocket Detail** – *10 22 26 (Operable Partitions)* – *Object:* **Skyfold Partition Pocket & Support** – *Detail:* On sheet A10-27, there are likely plan and section details of the pocket where the Skyfold partition stacks above the ceiling when retracted. This includes structural support for the partition’s track, clearances required, and the placement of the key switch or controls on the wall. The detail ensures the contractor builds the header and surrounding soffit to Skyfold’s specifications for safety and performance. *(PDF p.32)*

- **Mechanical Airflow Diagram (Figure D)** – *23 00 00 (HVAC)* – *Object:* **HVAC Ventilation Chart** – *Illustration:* A figure labeled “FIGURE D – Air Flow” appears in the mechanical calculations
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. This likely is a graph or schematic illustrating the relationship of outdoor air fraction to system airflow, or a diagram used for ventilation calculations. It helps visualize compliance with ASHRAE 62.1 by showing, for example, system outdoor air requirement vs. provided, ensuring the mechanical design meets code (as confirmed by the note "Compliance with ASHRAE Std 90.1-2007 YES"file-43gdjxhdrwota9rsy8zhtz). *(PDF p.35)*

- **Mechanical Detail Drawings** – *23 00 00 – Object:* **Equipment Connections** – *Detail:* Sheet M-501 provides HVAC details such as VAV box installation, duct penetration firestopping, and pipe supports. For example, a typical detail might show a fire damper at a rated partition or an insulated duct joint. These drawn details supplement the mechanical plans to ensure proper installation of equipment in tight spaces (e.g., coordination of a diffuser with the ceiling system, as noted in plan "coordinate exact diffuser location with final ceiling plans"). *(PDF p.39)*

- **Fire Protection Coverage Diagram** – *21 13 00 (Fire Sprinklers) – Object:* **Sprinkler Head Layout** – *Illustration:* On FP-401 (Fire Protection Plan), along with the plan of sprinkler heads, there may be an isometric or tabular diagram referencing the sprinkler design criteria. The notes reference compliance with an **NFPA13 table** and FM Global requirements, which could be accompanied by a diagram showing the remote area or densities. The plan ensures sprinkler heads are spaced per NFPA 13 and no area is unsprinklered (the diagram/table would confirm density, area of coverage, and safety factors). *(PDF p.47)*

- **Electrical Riser Diagram** – *26 05 00 (Electrical) – Object:* **Power Riser & Panel Connections** – *Illustration:* Sheet E-601 provides a partial riser diagram showing the building's electrical distribution for the floor. This diagram is a schematic representation of how the main service feeds panels, how panels branch to transformers or distribution boards, and includes disconnects or metering. It's essential for the electrician to understand overall power flow and to coordinate with base building power. *(PDF p.56)*

- **Dimming System Detail** – *26 09 23 (Lighting Controls) – Object:* **Dimming Wiring Detail** – *Illustration:* Sheet E-602 "Dimming Detail" depicts the wiring schematic for the lighting dimming system on this project. It likely shows how dimmer panels, control stations, and lighting circuits interconnect (e.g., 0-10V dimming or a digital control module for conference rooms). This ensures that the lighting control intent (all lights dimmable, perhaps tied to an automatic system) is installed correctly. *(PDF p.57)*

- **Fire Alarm Device Mounting Detail** – *28 31 00 (Fire Alarm) – Object:* **Fire Alarm Strobe/Detector** – *Detail:* On FA-001 or FA-401, typical mounting details or symbols are given for fire alarm devices. Notes in the electrical legend indicate "PHOTOELECTRIC SMOKE DETECTOR – see electrical fire alarm plans for info" and similar for pulls and strobes. A detail may show the wall mounting height for a strobe to meet ADA (80″ min to bottom, 96″ max to top) and the symbol legend ensures proper device placement.

(PDF p.58-59)

- **A/V Display Detail** – *27 41 00 (Audio-Visual Systems) – Object:* **Recessed Monitor Elevation** – *Illustration:* Sheet AV-02 is specifically a “Recessed Display Elevation Detail”
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. This detail shows how a flat-screen display is recessed into a wall, including framing requirements, clearances, backing support, and conduit for cables. It ensures that when the AV vendor installs the monitor, the wall has been prepared with the correct niche dimensions and power/data connections, flush with the finished wall surface. *(PDF p.61)*

These images and detailed drawings are **integral to the construction documents** – they provide clarity beyond the plan and schedule tables by visually describing how components fit together or how systems operate. Contractors and installers will refer to these at critical junctures (e.g., building the reception desk or installing the Skyfold partition) to ensure the execution matches the design intent and meets all technical requirements.

F. Construction Standards and Codes (Sunil comment- table format here)

The project must comply with numerous **construction standards and codes**. The drawings explicitly reference applicable codes, standards, and guidelines to ensure compliance. Below is a summary of the key standards, along with descriptions and where they are noted:

- **2012 International Building Code (IBC)** – The primary building code for the project (Maryland). References include occupancy classification (Business, non-separated use), construction type (Existing building Type IA modified to IB, fully sprinklered), allowable height/area (unlimited area for sprinklered, 6-story building), and fire-resistance ratings (per IBC Table 601, e.g., 2-hour structure). Interior finishes must comply with IBC Chapter 8 – e.g., Class A or B materials per **IBC Section 803 & Table 803.9**. The Level 02 build-out is designed in accordance with the 2012 IBC requirements for a fully sprinklered business occupancy.

- **2008 National Electrical Code (NEC)** (NFPA 70) – The electrical design standard for all power and lighting systems. All wiring, overcurrent protection, grounding, and equipment must comply with NEC 2008. This includes circuit sizing, panel design, and installation methods. For instance, all electrical gear must be NEC compliant and likely UL-listed

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. The electrical sheets (E-series) implicitly follow NEC for layout of receptacles, lighting, and circuitry.

- **2012 International Mechanical Code (IMC)** – Governs HVAC system design and installation. Ductwork, exhaust, and equipment placement meet IMC 2012. For example, the ventilation calculations on M-101 ensure compliance with IMC (which references ASHRAE 62.1 for ventilation rates). Duct shafts, fire dampers, and equipment access clearances adhere to IMC requirements.

- **2012 International Fuel Gas Code (IFGC)** – Applicable to any gas piping (if the pantry has gas appliances or if rooftop units supply gas). In this interior fit-out, IFGC ensures any modifications to gas lines (unlikely in a primarily electric office floor) meet code. The code list includes it for completeness of MEP work.

- **2012 International Energy Conservation Code (IECC)** – Sets energy efficiency standards for the build-out. Lighting density (watts/sf), HVAC efficiency, and envelope (though interior, the envelope is base building) must comply. The drawings note compliance with **ASHRAE 90.1-2007**
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  , which is an equivalent standard referenced by IECC 2012 for commercial buildings. For example, the mechanical system calculations explicitly confirm meeting ASHRAE 90.1 (which covers HVAC equipment efficiency and system control requirements).

- **2012 NFPA 101 Life Safety Code** (and 2009 NFPA 101) – Addresses egress and life safety provisions. Occupant loads, exit access, travel distances, and emergency lighting are governed by NFPA 101. The code summary indicates compliance with Life Safety Code for features like travel distance and common path (though specific values not listed, the code plan likely covers it). The interior finishes are also required to meet NFPA 101 Section 10.2 flame spread (harmonized with IBC 803).

- **2010 ADA Standards (ADAAG) & ANSI A117.1-2009** – Accessibility standards referenced via 2012 COMAR 05.02.02 and ADAAG. All new construction must be accessible: door clearances, ramp slopes (if any), reach ranges for equipment (e.g., microwave height, card readers), and toilet room layouts must conform. The project specifically lists ADAAG, ensuring things like clear floor spaces and mounting heights for operable parts meet ADA. ANSI A117.1 is the technical standard for accessibility and is explicitly cited. For example, all restrooms and pantries are designed per these standards (turning radii, etc.), and the drawings would be reviewed against them.

- **2010 NFPA 72 National Fire Alarm Code** – Regulates the design and installation of the fire alarm system. The fire alarm drawings (FA series) must comply with NFPA 72 (2010 edition), which includes strobe intensity, detector placement (e.g., smoke detectors coverage), and audibility levels. The presence of manual pull stations, smoke detectors,

and alarm panel connectivity are per NFPA 72 requirements. This ensures that the modified tenant space's alarm devices integrate with the base building's fire alarm system properly.

- **2010 NFPA 13 Standard for Sprinkler Systems** – Governs the sprinkler design in the space. The project is fully sprinklered, so any relocated or added sprinkler heads must follow NFPA 13 (2010). The fire protection notes say "All work shall be in strict accordance with NFPA 13 and FM Global standards". This means sprinkler spacing, flow calculations, and piping support must meet NFPA 13 criteria. A reference to *"NFPA13, 1996 – Table 4-6.5.1.2"* in the drawings suggests they provided guidance for sprinkler coverage or hose allowances (perhaps a legacy reference included for design area method).

- **Local Plumbing Code (WSSC Plumbing Code)** – The Washington Suburban Sanitary Commission Plumbing Code is listed, which is the regional code for plumbing installations (instead of the IPC). This code dictates how plumbing work is executed (pipe materials, venting, backflow prevention). All new plumbing fixtures and piping for the Level 2 fit-out must satisfy WSSC code inspections. For instance, if a pantry sink is installed, it needs a WSSC-approved air gap on the dishwasher, etc.

- **COMAR 05.02.02** – Maryland's adoption of building codes (which likely references the 2012 IBC and other I-Codes with state amendments). It's basically ensuring that state-specific requirements (if any) are met. The inclusion of COMAR and FFHAG (Fair Housing Accessibility Guidelines) suggests thorough compliance with all jurisdictional requirements (though FFHAG is likely not directly relevant to an office, it may be cited as part of ADA compliance to cover any residential aspects in mixed-use buildings).

- **NFPA 70 (NEC) and UL Standards** – The general notes indicate all electrical equipment must be installed per **NFPA, UL, and local codes**
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  . UL (Underwriters Laboratories) is mentioned to emphasize that all fixtures, devices, and appliances should be **UL-listed** for their intended use. For example, light fixtures and distribution panels carry UL labels, and any architectural feature involving electrical (like the Skyfold partition motor, or the fire alarm devices) must be UL approved.

- **IBC Egress and Fire Protection Provisions** – The code compliance plan on A00-10 likely details occupant loads per **IBC Table 1004.1.1** (mentioned in notes), and exit capacities per IBC. It also delineates exit signs, door swing direction (noted: "LS1 door opens in direction of egress" on plans). Additionally, rated corridors or separations would be per IBC 1018/1020 if required (though a fully sprinklered office might not require rated corridors). The presence of sprinklers allows use of non-separated occupancies and open floor plans as noted.

- **Life Safety Plan Requirements** – Egress travel distance, common path, etc., are likely annotated on the Code Compliance Plan (A00-10). For instance, occupant load of 266 and exit width calculations are hinted in the text, ensuring at least two exits and sufficient exit door width (32″ clear per door, total exit width based on occupant count with 0.2″ per occupant). The code summary ensures that the design meets **NFPA 101 Chapter 38** (Business Occupancies) for features like emergency lighting and occupancy separation (none required due to non-separated use).

- **Accessibility Details** – Although not listed in text, we can infer compliance with the **2010 ADA Standards**: e.g., all new restrooms have to be accessible (clearances for toilets and sinks), and an **accessible drinking fountain** or water dispenser is likely provided (the drawings mention a filtered water dispenser E1.06 in the café, which should have a spout at 36″ AFF for wheelchair users). Also, the **elevator lobby** presumably meets ADA for call buttons and areas of refuge (if required). These are mandated by ADA/ANSI and would be checked by the plans examiner.

Every referenced standard ensures a **safe, accessible, and code-compliant** project. The coordination of these codes is evident in the drawings – for instance, combining the IBC's structural fire precautions with NFPA's life safety and the ADA's accessibility in one project. Compliance statements (such as *"IBC 2012 Section 804 & NFPA 101 10.2.7 for floor finish"*) are included to make clear that materials and designs meet the specific code subsections. By adhering to these standards, the project can be permitted and built without code violations, ensuring occupant safety and comfort.

G. Missing/Incomplete Data Identification (Sunil comment- this data can reside in Dashboard for now and then "Create An RFI" will be the workflow here)

During the analysis of the drawings and schedules, several instances of **missing or incomplete information** were identified. These gaps could impact construction, pricing, or code compliance if not addressed. Below we highlight these items, discuss their potential impact, and provide recommendations for clarification or resolution:

- **Unspecified Concrete Stain/Sealant:** The finish schedule lists **C-1, C-2 (Sealed Concrete)** with "Stain: **TBD**" and "Sealant: **TBD**" for both regular and darker accent concrete flooring. *Impact:* Without a defined stain color or sealer product, the final appearance and slip resistance of the concrete floors are unknown. This could lead to aesthetic inconsistency or delays while waiting for owner selection. It may also affect

subcontractor pricing (different sealers or staining processes vary in cost). *Recommendation:* The design team should **finalize the stain color and sealant type** through owner approval or mock-up testing. This should be done before flooring work begins and ideally issued as an addendum to bidders. Clarify if the concrete is to be left natural (C-1 may just be clear sealed) and what "darker stained" (C-2) specifically entails (e.g., a specific pigment or dye). Also ensure the chosen products meet slip-coefficient requirements for public spaces and are compatible with the existing slab condition.

- **Door Hardware "TBD":** The door schedule shows several door hardware sets as **TBD** (to be determined). For example, hardware for certain doors is not specified at time of drawing issue. *Impact:* Hardware is critical for security, egress (panic devices), and accessibility. Missing hardware info means bidders might exclude hardware or guess, leading to inconsistent pricing. Life safety could be impacted if, say, fire-rated doors aren't given self-closers or stair doors lack code-required panic hardware. *Recommendation:* Provide a **complete door hardware schedule** or reference an appropriate **spec section (08710)** that outlines hardware sets. If hardware will be provided under a separate security contract (e.g., card readers), coordinate that and clearly note it. At minimum, clarify hardware for code-required items: closers on rated doors, lever type handles (ADA compliance), panic devices on exit doors, and any automatic operators on accessible entrances. Early clarification will prevent retrofit or change orders later and ensure doors are delivered with correct preparations.

- **Equipment Specifications Incomplete (Toaster/Toaster Oven):** In the Equipment & Accessories Schedule, a few items have missing manufacturer/model data, notably **E1.11 Toaster Oven** and **E1.12 Toaster**, which list manufacturer/model as "–" (tenant-provided). *Impact:* The lack of information on these appliances means the electrical/plumbing needs are uncertain. For instance, a toaster oven might require a dedicated circuit if high wattage, but if unspecified the electrical design might not account for it. Also, coordination of installation responsibility is needed (tenant vs. contractor). *Recommendation:* Even if these small appliances are **owner-furnished (OFCI)**, provide a placeholder spec or **allowance**. For example, assume a toaster oven of X watts and ensure an outlet is placed accordingly (which likely is done, but confirming load is wise). Clarify in the schedule that these will be **tenant-supplied** but require infrastructure by the GC (outlets, space in millwork). Adding a note like "Toaster/oven: by tenant, GC to coordinate electrical requirements (assume 120V, 15A)" would resolve ambiguity. This ensures the contractor includes the necessary wiring and the owner knows they must purchase the appliance.

- **Acoustic Panel Scrim Unconfirmed:** The finish legend for the Novawall **upholstered wall panels** notes "Scrim: **Confirm if required by manuf**" for UWS-1 and similar systems. *Impact:* A scrim (thin fabric backing) may be required behind certain fabrics to ensure proper stretch or opacity. If this detail is not confirmed, installers might omit it and later find the fabric sagging or acoustical performance reduced, or conversely they might add one not knowing if the visual is acceptable. It's also a minor cost that could be

overlooked. *Recommendation:* **Verify with the manufacturer (Novawall)** whether a scrim or backing is needed for each specified fabric (some loose-weave fabrics need a scrim to hide the core). The architect should then clearly note “Scrim required” or “No scrim” for each panel type. This clarification can be issued as a written response or included in a revised finish schedule. It will guide the subcontractor to build the panels correctly and meet the aesthetic expectations (ensuring no discoloration of the white fabric due to the dark core, for instance).

- **Finish Schedule Placeholder Entries:** There are some tags in the finish schedule that appear unused or incomplete – for example, **GL-4** is listed as “NOT USED”, and a **WF-1 (Wood Floor)** is mentioned in general notes but no actual usage is shown (the schedule shows “WF-1 (Wood Floor), refer to finish schedule” but no details given). Also we see “XXX” entries in the finish legend (placeholders). *Impact:* Unused tags can confuse contractors – they might wonder if something is missing or if an area should have a wood floor (WF-1) that isn’t defined. This could lead to questions (RFI) or, worse, someone installing something incorrectly if they assume an omission. *Recommendation:* In the project documentation or addenda, **clarify or remove unused finish tags**. If WF-1 was initially considered but not used, state “WF-1: (Not Used in Project)” to close the loop. The same for GL-4 – it’s already noted as not used, which is good, but ensure no drawings call for GL-4. Tidying up these placeholders in an updated schedule will eliminate confusion. If wood flooring was planned and then value-engineered out, confirm that no floor requires it (perhaps all areas use carpet or tile now, which appears to be the case). This prioritization of clear documentation helps avoid misinterpretation during bidding.

- **Alternate Material Not Clearly Identified:** The drawings include **Alternate finishes** (e.g., WD-1 ALT alternate wood paneling). However, the documents do not explicitly describe how this alternate is implemented – is it an add alternate in the bid? If so, which rooms does it apply to (likely reception/café in lieu of base WD-1)? *Impact:* If alternates are not clearly called out in the specifications or bid form, contractors might ignore them or assume base scope only, which could lead to pricing issues or the alternate not being carried at all. *Recommendation:* The project team should **identify all alternates in a schedule of alternates or in the finish schedule** with a clear note (e.g., “Alternate #1: Use WD-1 ALT in Reception/Café in lieu of WD-1”). If this is already in the spec book, ensure the drawings are consistent (perhaps add a key note on the plan indicating “Alternate finish”). Clarity on alternates is crucial so that everyone bids the same scope, and the owner can make informed decisions with proper pricing.

- **Owner-Furnished Items Coordination:** Notes indicate some items are provided by the owner (tenant) – e.g., furniture, certain appliances, and **card readers at stair doors**. Also, general note calls for coordination of owner-furnished equipment installation. *Impact:* Without coordination, there could be issues like the contractor not providing power or support for an owner’s equipment (say, a specialty AV system), or door frames not prepped for card readers leading to field modifications. Specifically, card readers in

stairwells require conduit, power, and coordination with door hardware – if these are overlooked, you could end up chiseling out frames or running surface raceways after walls are finished. *Recommendation:* Conduct a **coordination review meeting with the owner's vendors** (furniture, security, IT) early in the build. Clarify interface points: for card readers, ensure electrical provides junction boxes at doors and the door hardware set includes electric strikes or panics as needed. For owner-provided appliances or AV, confirm dimensions and utility needs (power receptacles, data drops, backing in walls for mounting heavy TVs). Update the drawings via addendum to reflect any missing information – for instance, add a symbol for card reader at doors and a note "conduit to above ceiling for security by others". This proactive approach prevents last-minute changes and keeps the schedule on track.

- **Operable Partition Electrical Coordination:** A note on the floor plan (equipment plan or electrical) says "Locate Skyfold switches" for the operable partition, but the electrical drawings themselves were not provided in detail in the excerpt. If the coordination is incomplete, *Impact:* the motorized partition could be installed without the necessary power or controls in place, or the switches might end up in an inconvenient location. Skyfold requires a dedicated circuit and key-switch control at each partition location. *Recommendation:* The electrical engineer should **dedicate a circuit and junction box for the Skyfold** per manufacturer specs (usually a 120V 20A circuit and a control station at 48″ AFF near the partition). Ensure the **Electrical drawings (E-402 or E-403)** show this circuit and that the architect's plans show the exact switch location (which side of the partition, typically on the wall near the door that the partition closes to). This might already be intended (given the note), but it should be clearly marked to avoid the installer scrambling to find power.

- **Mechanical/Plenum Coordination Unspecified:** The reflected ceiling plan and mechanical RCP coordination plan (M-402) need to align regarding diffusers, lights, and ceiling heights. The mechanical notes say to coordinate diffuser locations with ceiling plan. If ceiling heights or layouts changed late, *Impact:* diffusers could clash with lights or structural elements. Also, any special requirements like smoke detectors in the return air plenum need coordination between electrical and mechanical (not explicitly noted in excerpts). *Recommendation:* The construction team should conduct an **overhead coordination drawing review** (often a BIM coordination if available) to align all ceiling devices. While this is a standard practice, highlighting it is useful: ensure the mechanical contractor has the latest RCP and the electrical/lighting layout so they don't place VAVs where a cove light is, etc. Given the drawings instruct coordination, this is more of a process check than missing info, but it's crucial to avoid field conflicts.

By addressing these missing or unclear items proactively, the project team can **mitigate potential delays and change orders**. Each recommendation above should be documented via addendum or clarification so that bidders and contractors have a clear and complete

understanding of the scope. This will lead to more accurate pricing and a smoother construction process, ultimately supporting a successful project execution.

Summary of Critical Missing Data and Impacts (Priority) (Sunil comment- this is very good and should show up in Dashboard under “Alerts”):

- **Finalize Floor Finish Stain/Sealant:** The **TBD concrete stain** is a high-priority finish decision – it affects large areas (lobby, café) and visual outcome. *Unaddressed, this could delay finishing and impact design intent.* **Action:** Select and document stain color ASAP.

- **Complete Door Hardware Specs: Hardware TBD** on egress doors is critical – it impacts **life safety compliance (fire/ADA)** and security. *If left unresolved, could cause inspection failures or expensive retrofits.* **Action:** Issue a detailed hardware schedule to all bidders/trades.

- **Clarify Owner vs. Contractor Furnished Items: Missing info for appliances (toaster, etc.)** and card readers can cause scope gaps. *Without clarity, necessary power/feeds may be omitted.* **Action:** Clearly assign responsibility and provide specs or assumptions for all such items now.

- **Coordinate Alternates and Allowances:** Ensure **alternate materials (e.g., wood paneling alt.)** and any allowances are explicit. *Ambiguity here can lead to inconsistent bids or the owner not getting intended options.* **Action:** List alternates in bidding documents and note on drawings where they apply.

- **Resolve Minor Schedule Blanks:** Clean up any **“not used” finish tags or scrim notes** with final decisions. *Though lower risk, these prevent confusion and RFIs.* **Action:** Update the finish legend with confirmed info (or removal of unused entries) for a professional, clear record set.