# **SCHEMATIC DESIGN**

## GENERAL / PROJECT MANAGEMENT

* 1. Project Schedule
  2. Submit addressing plans
  3. Team meeting setup
  4. Design Checklist

## SITE PLAN (A1 SERIES)

* 1. Site Plan showing Development data & Unit information per client pro-forma
  2. Overall building outline
  3. Parking layout & design (typical, accessible, EV, loading, etc.)
  4. AHJ requirements implemented into site design.

## LIFE SAFETY (A1.5 SERIES – NOT ISSUED AT THIS TIME)

* 1. Preliminary exiting and travel distances

## UNIT PLANS (A2 SERIES)

* 1. DD unit plans for client approval

## BUILDING PLANS (A3 SERIES)

* 1. Overall Building plans at every floor level
  2. Commons & amenity areas located
  3. Unit outlines located throughout the building (temporary structures)
  4. Enlarged plan callouts

## EXTERIOR ELEVATONS (A4 SERIES)

* 1. Conceptual elevations
  2. Exterior color and materials schedule
  3. FF elevations established for each level of the structure, including roof.

# **50% DESIGN DEVELOPMENT**

## GENERAL / PROJECT MANAGEMENT

* 1. Project Schedule
  2. Received addressing plans

## SITE PLAN (A1 SERIES)

* 1. Preliminary exiting and travel distances
  2. Color plans per fire rating / occupancy

## LIFE SAFETY (A1.5 SERIES)

* 1. Preliminary exiting and travel distances
  2. Color plans per fire rating / occupancy

## UNIT PLANS (A2 SERIES)

* 1. Client approved plans
  2. Type A & Type B units identified

## BUILDING PLANS (A3 SERIES)

* 1. Overall building layout defined
  2. Major structural elements
  3. Type A units located
  4. Ancillary spaces defined (corridor storage, A/C, IDF, Meter Rooms)
  5. Fire Walls

## EXTERIOR ELEVATIONS (A4 SERIES)

* 1. Exterior color and materials schedule
  2. Enlarged elevations

## BUILDING SECTIONS (A4 SERIES)

* 1. Overall building sections (minimum 2)

## WALL SECTIONS (A4 SERIES)

* 1. Wall sections at most common occurrences (minimum 4)

## ENLARGED PLANS, COMMONS (A5 SERIES)

* 1. General layout of common areas, leasing, rec, gym, etc. based on area requirements by client

## ENLARGED PLANS, VERTICAL CIRCULATION (A6 SERIES)

* 1. Enlarged plans & sections of stairs, elevators, trash chutes

# **100% DESIGN DEVELOPMENT**

## GENERAL / PROJECT MANAGEMENT

* 1. Project Schedule

## SITE PLAN (A1 SERIES)

* 1. Site Plan
  2. Parking layout & design (typical, accessible, EV, loading, electrical transformers.)
  3. Site details

## LIFE SAFETY (A1.5 SERIES)

* 1. Life Safety cover sheet
     1. Required assembly rating
     2. Construction type
     3. Occupant load Analysis
     4. Code analysis.
  2. Fire assembly legends
  3. Fire Walls
  4. Exiting plans (travel distances, panic hardware, occupant exiting loads, etc.)

## UNIT PLANS (A2 SERIES)

* 1. Type A & Type B units
  2. Architectural & ANSI plans on sheets
  3. Interior Elevations on sheets
  4. General notes

## BUILDING PLANS (A3 SERIES)

* 1. Overall / Enlarged building – dimensioned
  2. Overall / Enlarged Reflected ceiling plans
  3. Ancillary spaces defined (corridor storage, A/C, IDF, Meter Rooms)

## EXTERIOR ELEVATIONS (A4 SERIES)

* 1. Exterior elevations annotated
  2. Exterior signage

## BUILDING SECTIONS (A4 SERIES)

* 1. Primary assemblies annotated

## WALL SECTIONS (A4 SERIES)

* 1. Required wall sections
  2. Major structural elements noted

## ENLARGED PLANS, COMMONS (A5 SERIES)

* 1. Equipment, fixtures, furniture, & ceilings
  2. ANSI / ADA review

## ENLARGED PLANS, VERTICAL CIRCULATION (A6 SERIES)

* 1. Enlarged plans & sections of stairs, elevators, trash chutes dimensioned

# **50% CONSTRUCTION DOCUMENTS**

## GENERAL / PROJECT MANAGEMENT

* 1. Project Schedule

## SITE PLAN (A1 SERIES)

* 1. Site coordination with other disciplines
     1. Civil
     2. Landscape
     3. Dry utilities
  2. Keynotes

## LIFE SAFETY (A1.5 SERIES)

* 1. General notes
  2. Exterior opening calculations
  3. Means of egress annotations

## UNIT PLANS (A2 SERIES)

* 1. Unit schedules & legends
     1. Doors & hardware
     2. Windows
  2. Keynotes

## BUILDING PLANS (A3 SERIES)

* 1. Structural elements coordinated with engineers
  2. General notes
  3. Common area information (tags & legends)
  4. Keynotes

## EXTERIOR ELEVATIONS (A4 SERIES)

* 1. Stucco & expansion joints
  2. Exterior vents
  3. Exterior light fixtures
  4. Keynotes

## BUILDING SECTIONS (A4 SERIES)

* 1. Foundation coordinated with structural
  2. Detail callouts

## WALL SECTIONS (A4 SERIES)

* 1. Major structural elements shown and coordinated
  2. Annotated assemblies
  3. Dimensions to exterior elements
  4. Keynotes
  5. Detail references

## SCHEDULES (A5 SERIES)

* 1. Commons
     1. Door schedules
     2. Door hardware
     3. Windows
     4. Storefront elevations

## ENLARGED PLANS, COMMONS (A5 SERIES)

* 1. Interior elevations
  2. Specialty items
  3. Major Structural components
  4. Keynotes

## ENLARGED PLANS, VERTICAL (A5 SERIES)

* 1. Meter rooms, storage, IDF, SES enclosures, etc. dimensioned and annotated.
  2. General notes

## ENLARGED PLANS, VERTICAL CIRCULATION (A6 SERIES)

* 1. General notes
  2. Dimensions
  3. Keynotes
  4. Detail referenceS

## DETAIL SHEETS

* 1. Typical details from ORB library

# **100% CONSTRUCTION DOCUMENTS**

## GENERAL / PROJECT MANAGEMENT

* 1. Project Schedule

## SITE PLAN (A1 SERIES)

* 1. Coordinate detail references

## LIFE SAFETY (A1.5 SERIES)

* 1. Coordinate detail references
  2. Refuge area, exiting calculations and annotations

## UNIT PLANS (A2 SERIES)

* 1. Final Dimensions
  2. Annotation references
  3. Detail references

## BUILDING PLANS (A3 SERIES)

* 1. Final Dimensions
  2. Annotation references
  3. Detail references
  4. Wall assemblies noted on plans

## EXTERIOR ELEVATIONS (A4 SERIES)

* 1. Final Dimensions
  2. Annotation references
  3. Detail references

## WALL SECTIONS (A4 SERIES)

* 1. Final Dimensions
  2. Annotation references
  3. Detail references

## ENLARGED PLANS, COMMONS (A5 SERIES)

* 1. Final Dimensions
  2. Annotation references
  3. Detail references

## ENLARGED PLANS, VERTICAL (A5 SERIES)

* 1. Final Dimensions
  2. Annotation references
  3. Detail references

## ENLARGED PLANS, VERTICAL CIRCULATION (A6 SERIES)

* 1. Final Dimensions
  2. Annotation references
  3. Detail references

## PROJECT SPECIFIC DETAILS

* 1. Noted and reviewed by outside consultants if applicable