

# BUILDER'S PLAN - SCOPE & SPECS

Sample Builder Plan Document • Austin Main • Rev 0 • 2026-02-14

## 1. General

- Project: Austin Main Branch Refresh (Sample)
- Building Area: 3,250 SF | Lot Area: 18,500 SF | Parking: 22 spaces
- Construction Type: Light commercial (sample).
- Utilities: Electrical 200A; HVAC 5-ton (sample).

## 2. Materials & Finishes

- Exterior: Brick veneer + composite panels (sample).
- Roof: Standing seam metal (sample).
- Interior: LVP flooring in lobby; carpet tiles in offices (sample).
- Paint: Low-VOC, neutral palette (sample).

## 3. Milestones (Sample)

Permitting	2 weeks
Demolition	1 week
Rough-in (MEP)	2 weeks
Finishes	3 weeks
Punch list	1 week

## 4. Notes

- This is a sample builder plan document created for testing an SPFx PDF viewer.
- Replace with real plan sets and specs during implementation.
- Store direct SharePoint file URLs in BlueprintUrl/FloorplanUrl fields.