



August 10, 2015

100% CD Milestone Deliverables

100% CONSTRUCTION DOCUMENT

Architectural – 100% Construction Document Submittal

- Pick up comments from 100% DD review & constructability reviews.
- Site plan fully coordinated with Civil, Landscape, Mechanical, and Electrical.
- Floor Plans complete; with dimensions, section/detail & references.
- Building sections complete.
- Building elevations with materials noted, critical elevations, gridlines, and sections referenced.
- Wall sections complete with notes and details flagged.
- Reflected ceiling plans complete and coordinated with mech/elec.
- Enlarged Toilet room plans and interior elevations complete and dimensioned. All ADA details. Referenced.
- Roof plan complete and coordinated with mechanical.
- Interior elevations complete with finishes referenced and coordinated with specifications.
- Acoustical items located or quantities determined and details complete.
- Finish schedule complete and coordinated with specifications in chart form.
- Door & Frame schedule complete in chart form.
- Hardware groups complete.
- Standard Door and Frame details drawn.
- Window, louver types drawn and keyed on floor plan.
- Window and louver details.
- Standard details referenced.
- Interior and exterior details complete.
- Equipment schedules finalized with power and utility requirements complete.
- Architect to have in-house quality control review and coordination with all design consultants.
- Specifications – Sections 1, 2, and 3 for divisions 2 through 16.
- Front end divisions 0 & 1 complete.
- Documents ready for Agency review.

Civil – 100% Construction Documents Submittal

- Pick up comments from 100% DD review & constructability reviews.
- Bench mark and horizontal controls complete and coordinated with other disciplines.
- Excavation and recompaction requirements coordinated with geotechnical report and building pad elevations established.
- Grading & drainage plans complete and coordinated
- All ADA issues resolved.
- All drain inlets, catch basins, area drains, dry wells, perc pits, and misc. drainage structures complete and coordinated with other disciplines.
- Erosion control and details complete
- Retaining walls located with wall construction type and details.
- All hardscape coordinated with Architectural & Landscape plans.
- Road and paving plans with AC sections, subgrade, and concrete curbs confirmed.
- Roof drains to site storm drainage coordinated.
- Fire service flow & pressure confirmed. Main loop, laterals, and hydrant locations indicated and approved by local Fire Marshal.
- Fire service & POC at buildings coordinated with riser locations on fire protection plans.
- All site plumbing and underground piped utilities with POC inverts shown and coordinated.
- Off-site improvement plans and details.
- Special details complete.
- Coordination with architectural site plan.
- Specifications complete and coordinated with plans.
- Plans ready for Agency review.

Structural – 100% Construction Document Submittal

- Pick up comments from 100% DD review & constructability reviews.
- Foundation plan complete and coordinated with architectural dimensions and underslab plumbing plans.
- Roof framing – final coordination with architectural & mechanical/electrical.
- Wall sections complete & coordinated with architectural wall framing plans.
- Moment/Brace frame elevations and/or shear wall details complete.
- Standard & Specials Details complete and cross referenced with plans.
- Special testing defined.



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- Specifications complete.
- Structural calculations complete.
- Plans ready for Agency review.

Mechanical – 100% Construction Document Submittal

- Pick up comments from 100% DD review & constructability reviews.
- General Notes & Details, Legends, Symbols, and Abbreviations.
- Plumbing fixture schedule and cut sheet binder complete.
- Plumbing and utilities connections confirmed and coordinated with design team.
- Mechanical equipment schedule complete & final cut sheets provided.
- Mechanical distribution plans complete with problem areas detailed and drawn to scale.
- HVAC fire damper coordination with architectural/electrical plans.
- Controls diagrams and schedules complete and coordinated with HVAC plans.
- Acoustical & vibration and special details complete.
- Title 24 energy calculations complete.
- Specifications complete.
- Mechanical in-house quality control review and coordination with electrical plans.
- Plans ready for Agency review.

Electrical – 100% Construction Document Submittal

- Pick up comments from 100% DD review & constructability reviews.
- Title 24 calculations complete.
- Final coordination with local utility company and/or service.
- Site electrical plan complete, including power and lighting.
- Site distribution coordinated with Civil plans.
- Building lighting and power coordinated with architectural plans and interior elevations.
- Lighting plans & fixture schedule complete.
- Power and low voltage plans complete.
- Low voltage/Telecom cable tray and conduit plans complete.
- Power coordinated with equipment schedule.
- Fire alarm plans complete.
- Power coordinated with mechanical units and fire/smoke damper locations.
- Single line diagram & panel schedules complete.
- Standard & special details complete.
- Specifications complete.



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- In-house quality control and coordination review with design team.
- Plans ready for Agency review.

Landscape – 100% Construction Document Submittal

- Pick up comments from 100% DD review & constructability reviews.
- Planting and irrigation plans complete.
- Utility POC's coordinated.
- Finish grading and drainage refined.
- Hardscape design, texture, and color complete and coordinated with Civil and Arch plans.
- Special playground areas, and site structures complete.
- Site furnishings determined and specified.
- Special details complete.
- Specifications complete.
- Documents ready for Agency review.