

DOCUMENT COMPLETION/COORDINATION ANALYSIS --- ARCHITECTURAL PLANS

Project: Sample Project
City: Somewhere, CA
Arch / Eng: AIA CO.
Comment: _____

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Date: March 10, 2006
GC: RM Dalton Builders, Inc
By: Steve Jacobson

No	Plan-Sheet or Detail	Spec Sect	Conflict or Problem	Solution	Results				Action
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1	Cover Sheet & all plans		The sample 1 and sample 2 plans almost look the same in the title block and cover sheets. The subs need to quickly identify which plan they have. Now that is difficult.	Large and clear labeling for the sample 1 & sample 2 plans	x	x			Danielian
2	RA12-C12		Do the detailed plans coincide with the per notes 2, 3 & 4?	Please verify	x	x	x		Danielian
3	RA2-G2 thru RA4-G4		These sheet include specification that should be deleted if we have a specification book. It will be confusing and a possible conflict if you have both.	My suggestion - Delete the plan specs and use the book for all specs	x	x	x	x	Danielian
4	RA6-G6		Do we have to have cross hatched path of travel. If yes is it shown on the plans?	Show on the plans					Danielian
5	RA9-G9 thru RA12-G12		Have all the architectural conditions of approval been incorporated into the plans and specifications?	Must be incorporated	x	x	x		Danielian
6	RA1811a		Note - Interior finish schedule. There is no finish schedule or room numbers for any of the common area entries, lobbies, hallways, rooms, storage, closets, clubhouse, etc.	We need interior floor, walls and ceiling finish schedules and room numbers.	x	x			Danielian
7	RA1811b		What number is the stairs at column line 27-C?	We need reference number	x	x			Danielian
8	RA1811b		Elevator 5 detail number 1/21.10.1 is wrong on all floors	Correct the detail number	x	x			Danielian
9	RA1811b		Sliding fire door typical at all floors should be numbered and on the door schedule	Number and place on door schedule	x	x			Danielian
10	RA1811b		Are the exit signs on your plans typical all floors coordinate with the electrical plan?	Coordinate with Electrical	x	x	x		Danielian / Popov
11	RA1813a		Area separation note - detail 24/35.1.3 does not exist.	Change or add detail	x	x	x		Danielian
12	RA1814a		Roof plan typical-All the details on 36.1.1& 36.1.4 should be indicated on the roof plan	Add detail number to roof plan	x	x			Danielian
13	RA1814a		The square boxes with H & L at all roof plans- What are they are where is the detail?	Add notes or details	x	x			Danielian
14	RA1814a		Roof note 1 Concrete tile roof. Is the correct spec per the City, owner and details	Coordinate with City, owner and details	x	x	x	x	Danielian
15	RA1814a		Roof note 2 indicate built up roof. Spec book indicate a single ply system.	Use Built-up-Change spec book	x	x		x	Danielian
16	RA1814a		How can we determine parapet heights?	?????	x	x			Danielian
17	RA1815a		Soffits at common areas typical all floors. Missing soffit height. Where is the reference detail and is there one? My Framing Subs say these should be metal stud / joist because the drywall is installed under the floor / roof systems before the soffits and ceilings. Also see number 42 below.	Add height, detail number or make new detail and references.	x	x	x		Danielian
18	RA1815a		What is the height of the hallways, lobbies, entries, etc. typical all floors?	Add height number	x	x			Danielian
19	RA1816a		Soffit line is missing typical at other areas	Add soffit line	x	x			Danielian
20	RA1911		All Elevations Typical - Do all the window letters match the letters on the floor plans?	Verify	x	x			Danielian
21	RA1911		All Elevations Typical - Details for all decorative grilles, gates, etc. Some of these grilles are very expensive and is that what Frank & John want?	Add details and reference on elevations	x	x	x		Danielian
22	RA1911 and RA2014		All Elevations/Cross Sections Typical - Detail on all front arcades (structure, walls, finishes, parapet caps, cornice, mid level cornice / trim, etc)	Add details, sections and reference details on elevations / cross sections	x	x	x		Danielian
23	RA1911		All Elevations Typical - Spec book says see elevations for type of stucco finish.	Add notes or place in spec book	x	x			Danielian
24	RA2011		Cross Sections Typ - Note 2 built up roofing conflict with spec book.	Same as note # 15 above	x	x		x	Danielian
25	RA2011		Cross Sections Typ - Note 1 S-tile roof tile. Conflict with note # 14 above	Same as note # 14 above	x	x		x	Danielian

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26	RA2012		Lobby-Entries-Stairways-Common Area Rooms-Hallways - Typical at all floors - Where does the stucco walls, ceilings and soffits stop and the drywall starts?	Add notes and details	x	x	x	x	Danielian
27	RA2012		What and where are the arched openings at the 3rd floor typical?	Add notes or details	x	x			Danielian
28	RA2013		What are the rectangular objects under the high roof eaves? Typical	Add note, details and reference	x	x	x		Danielian
29	RA2181		Stairways typical - Detail 12/3613 does not exist. Detail 7/3613 at wood floor levels indicates structural concrete topping slab. This is not correct. The missing detail 12/3613 should show the topping slab	Make changes on details and add details	x	x	x		Danielian
30	RA2181		Stairways typical - Note 1 - Stairways to be design and build. We would require this sub to have E & O insurance due to the liability. Because of the wrap policy this is going to be a conflict. I have done this on steel frame 2 to 8 story office buildings and the stairs are included in the structural steel bid. There is a minimal amount of steel on this project. This is going to be a problem with bidding, contracting, insurance and coordination between the parking structure and the condos.	One or both of the structure engineers should design and detail the stairs and coordinate accordingly	x	x	x		Danielian / Struct
31	RA2191 and RA21111 and RA21161		Typical Elevator notes- Detail 1 - Otis 3500 lb hydraulic. Due to the water table we would want a holeless hydraulic elevator but I don't think they can be used with this many stops. The hydraulics require adjacent machine rooms and there are none shown on IPD plans. I thought you had a special traction type elevator for this project. Spec book conflict.	Add the correct notes, spec., etc for the correct type of elevators	x	x	x	x	Danielian
32	RA21121		Detail 5 - Arrow to dot - What is this dot?	Add note or detail	x				Danielian
33	RA21141 and RA21151		Typical details - Decorative columns caps w/ ball, Decorative roof ornaments, Decorative roof ornaments w/ balls - What are they?	Add note, details and reference	x	x	x		Danielian
34	RA21151 and RA21161		Elevator note - provide shaft ventilation. The elev subs do not do this work. This is some type of an exterior sheet roof metal cap or vent that is done by the sheet metal sub.	Add details and locations on the plans with reference.	x	x	x		Danielian
35	RA21171		Main entry stairway, structure & square columns- Needs more detail and notes for structure, finishes, arched opening, etc. What is the round hatched circle in front of the stairway at detail 1?	Add note and details	x	x	x		Danielian
36	RA21171 and RA3612		Balustrade Rail and Precast Cap - What is this made of and who is the mfg? There is about 2500LF so I hope this is an economical product and easy to install. I am very concerned that this type of railing is going to be 7 to 10 time more costly than my budget.	Need specifications and mfg. Also check into alternate railing system	x	x		x	Danielian
37	RA21171		Detail 5 - Tube rail at entry Balustrade - Is this a steel / alum or SS rail?	Add note to detail	x	x			Danielian
38	RA21171		Detail 2 - Triangle type opening next to entry stairs. What is this?	Add note, details and reference	x	x			Danielian
39	RA2211		Lobby Core Plan - Missing elevation, ceiling plan, cabinet and millwork, fireplace, details, finishes, kitchen appliances, note, etc.	Add missing item to the plans and spec.	x	x	x		Danielian
40	RA2212		Toilet Partitions - Floor or ceiling mounted and metal or Lam plastic?	Add notes and spec book	x	x			Danielian
41	RA2311		Condo Units - Typical for all units - 1- No finish schedule for floors, base, walls, soffits, crown molding, trim and ceilings. 2 - Cabinets and counter specifications and details. 3 - Many of the unit floor plans at the balconies only state note # 19 and do not reference a railing detail. The subs will not go to all the multiple elevation to determine what type of railing to use. 4 - Specs, color, type and mfg for balcony deck coating. 5 - Is there a curb at the water heater room door and does the deck coating go into the water heater room?	Add information to plans and specification required by the 5 items	x	x	x	x	Danielian

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42	RA2311 and RA3211		Condo Units - Typical for all unit ceilings / soffits - Note 4 detail sheets for soffits are not correct. Need details to show what type of construction (Metal stud / joist or Wood stud / joist) for all the partial perimeter soffits and the dropped ceilings. My Framing Subs say these should all be metal stud / joist construction because the drywall under the floor / roof system is installed before the soffits and ceilings.	Detail, notes and reference and correct sheets per note 4	x	x	x		Danielian
43	RA2313		Foam Trim - Typical all elevations - Need details for size and shape for all foam trim, sill, head trim, caps, cornice, center of open decorative pieces, corbels at roof eave, etc. The details on RA3612 & RA3614 are all rectangular and do not match the decorative details per the elevations.	Add details and reference on elevations	x	x		x	Danielian
44	RA2313		Joints - Note 9 - Typical all elevations - The horizontal joint lines occur at the lower and upper level parking structure. Those walls are masonry. Is there going to be a joint in the masonry or are all these wall going to have 3/4 stucco with the joint lines? If the joint is in the masonry has this been coordinated with IPD?	Verify joints in the masonry and / or stucco. Add details, notes and reference to elevations.	x	x	x		Danielian / IPD
45	RA2313		Gutter and downspouts - Typical all elevations. I see no sheet metal downspouts. If there are no downspouts how does the sheet metal leader from the gutter tie into the interior downspouts? Are all these locations coordinated and shown on Popov plumbing plans?	Add downspouts and details or coordinate with Popov	x	x	x	x	Danielian
46	RA2412		Half Round inset at entry - Typical at all units where occurs - Does this go from floor to ceiling or is there a drywall shelf and head at some elevation?	Add elevation detail with heights	x	x	x		Danielian
47	RA2412		Insulation in unit walls - Typical all units - Is there R-11 or R-19 batt insulation at exterior unit walls? Is there any R-11 batt insulation at interior unit walls? These questions would also apply to all common areas.	Please indicate on floor plans which walls get what type of insulation.	x	x	x		Danielian
48	RA2713		Various vertical and horizontal surfaces - Typical all elevations. 1 - Are all the + numbers inches? 2 - There is a large variation from +0 to +2 to +12 to +36. 3 - Are all these variations reflected and detailed on the architectural floor plans, cross sections, details and structural plans? 4 - If not it will be a nightmare in the rough framing stage.	Please make sure all architectural and structural plans are detailed and clearly reflect these variations.	x	x	x		Danielian / Struct
49	RA2813		Façade entry to parking structure at both ends - Detail 2/3614 shows wood framing and stucco. The floor plans on IPD drawings show the arcades along sample 1 but do not indicate and façade / arcade or build out at the garage entries. Need cross sections, details for (structural, facade roof, cornice, finishes, sheet metal, etc.)	Add detail, note and reference as required	x	x	x		Danielian
50	RA3211		Fan coil ceiling opening - Typical all units - The Mech plans detail 1/ M5.1 shows a swing down door. The HVAC sub does not do this work. This is an access (Fire Rated???) door that needs to be detailed, specified and shown on the reflected plans.	Coordinate size of door with Popov and add detail, , notes and reference.	x	x	x		Danielian

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51	RA3311		Door Schedule Questions / Comments: 1 - All the door frames are listed as wood even the rated and metal doors and is this correct? 2 - Door G is the exterior balcony WH and closet doors and should these be metal and not wood? 3 - Why is door J the 8' x 8' sliding balcony glass door listed as glass / wood? 4 - Door F-2 is 60 min and therefore why is the door a french wood / glass door? 5 - Door H-1 is 20 min and why is it a wood full louvered door? 6 - Door I-1 are mirror sliding closet doors and why are they listed as wood and not aluminum or metal? 7 - Why are the sliding fire doors at the entries and lobbies not numbered and on the door schedule? 8 - We need door head, jamb and sill details for metal doors and frames, metal doors and wood frames, unit wood doors with wood frames, clubhouse wood doors and wood frames, sliding closet doors and wood frames, sliding patio door and wood frame or any other combination. Also on those details we need to know what type of casing and stop is required for all wood frames. These details should be noted and referenced on the door schedule 9 - Hardware is a major cost item. Are you making a numbered hardware schedule with the listed hardware items and types that will be a part of the spec book section 8711 and also listed on the door schedule?	Please verify all questions and make all corrections and added details, notes and references accordingly.	x	x	x	x	Danielian
52	RA3311		Window Schedule Questions: 1 - Window K is adjacent to all entry doors A & B which are 20 min doors. Should these windows be fire rated? 2 - Window H-H indicated fire rated. What type of fire rating does this window need? 3 - Under type there are 2 windows that do not have a window type. What are the types? 4 - Are there any wood window frames, stop and casings?	Please verify questions and make all corrections accordingly	x	x	x	x	Danielian
53	RA3411		Trash Chutes - Structural wood frame and concrete deck does not indicate round opening for the trash chute.	Coordinate with structural for details of round openings	x	x	x		Danielian / Struct
54	RA3511 thru RA3513		Types of walls and ceilings and insulation in walls and ceilings - Are the types of walls and ceilings indicated on the floors plans, ceiling plans and cross sections? Are there references back to these details? The details states per the energy calculations. Are you requiring R-7, R-11, R-13, R-19, R-30 or a combination off R values? Also, see item 47 above. There are a couple of details that specifically state R-11batt insulation.	Indicate type of walls and ceilings on floor plans, ceiling plans and cross sections. Indicate what R value is required for insulation.	x	x	x	x	Danielian
55	RA3511		Detail 27 - Dropped ceiling in corridors. This need to be reference on the common are ceiling plans along with ceiling heights.	Add heights and detail reference	x	x	x		Danielian
56	RA3511		Detail 17, 18 & 27 indicates 3/16" Life Deck Fire Retardant. Where does this deck occur?	Reference detail & notes and add spec.	x	x	x	x	Danielian
57	RA3511		Detail 17 & 18 indicates 5/8 T & G ext plywood with exterior glue. Does the structural plans indicate this same plywood spec?	Verify with structural and make corrections accordingly	x	x	x	x	Danielian / Struct
58	RA3511		Detail 15 & 16 indicate 1" gyp-crete. Almost 90% of the project we do with this type of product (1" to 1 1/2" Lt. Wt. Fill) also state 2000 phi and 115 psf. We have found this to be a better floor fill. What are your thoughts and experience? It is a little more costly.	Please check into this spec.	x			x	Danielian
59	RA3512		Detail 14 - Insulation at HVAC ducts. The insulation around the ducts should be indicated as duct insulation and on the HVAC plans. The batt insulation sub does not insulate the HVAC ducts or mechanical and plumbing piping.	Please make added notes and correction accordingly. Please coordinate with Popov.	x	x	x	x	Danielian / Popov
60	RA3513		Detail 1 top eave detail states see D-1 for eave detail info. Where is D-1?	Change not or add D-1	x	x	x		Danielian

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61	RA3514		All of Popov M P & E drawing should reference your sheet RA3514 for fire resistive and sound control requirements	Coordinate with Popov and have him add this to his plans	x	x	x	x	Danielian / Popov
62	RA3611		All these detail should be indicated on the roof plans as noted in item 12 above. Parapet detail 17 does not indicate where the louvers are located on the roof plans.	Add details to roof plans.	x	x	x	x	Danielian
63	RA3611		Second note under use of architectural details. We are not going to determine where these details are to be used. As the architect you need to indicate on all the plans where these detail are to be used. If we determined where these detail are to be incorporated there would be a major conflict in architect / GC responsibility and liability.	You need to determine and indicate on the plans and specification where all these details occur and are to be incorporated.	x	x		x	Danielian
64	RA3612 and RA3613		Details 18, 29 & 20/RA3612 & 1 & 2/RA3613 - Balustrade - Same question and comment as item 36 above	See 36 above	x	x			Danielian
65	RA3612		Jamb details 10 & 11 - See item 51-8 above. Where do we have this jamb condition?	Add correct jamb, head and sill details	x	x	x		Danielian
66	RA3613		Detail for decks, door thresholds, control joints, railings, etc - All these detail should be indicated and referenced on all the other sheets accordingly.	Add details, notes and references	x	x	x	x	Danielian
67	RA3614		Are details 3 & 5 applicable for this project	Verify and if not delete					Danielian
68	RA3614		Detail 8 HVAC platform should be indicated on all roof plans. The detail also shows elastomeric membrane and built-up roofing. How are they used together. We usually install a sheet metal platform cap over some type of membrane. Which one do you want to use? Does the HVAC equipment platform show up on the structural roof plan. If it does not it should because of the added concentrated roof loading.	Add detail to roof plan and change detail based on the system you want to use. Add to structural roof plan.	x	x		x	Danielian / Struct.
69	General		Plans need coordination with all other consultants.	Need coordination meeting	x	x	x	x	Danielian