

PROJECT PLANNING SHEET

Pre-Project Planning

- Boundary survey
- Flood elevation certificate
- Geotechnical report (by others)
- LEED / green building design
- Project management
- Pre-design site evaluation
- Topographic survey / contour map

Phase I: Schematic Architectural Design

- ARB / planning submittals / review / attend meetings
- Colored 2-D elevation(s)
- "Hand-drawn" 3-D rendering
- Massing study
- Photorealistic 3-D rendering
- Schematic 2-D floor plans *
- Stereolithographic scale 3-D model (by others)
- Preliminary state code analysis
- Preliminary local jurisdiction reqmt's analysis (including CC&R's)
- Virtual 3-D model (interactive) *

Phase II: Architectural Plan Set

- Architectural notes *
- Dimension plan(s) *
- Drafting services for consultants hired by the client
- Electrical plan(s) (by others for commercial projects) *
- Elevations *
- Floor plan(s) *
- Interior design (by others)
- Landscape plan (by others)
- Local jurisdiction reqmt's analysis (including CC&R's)
- Mechanical plan(s) (by others)
- Plumbing plan(s) (2-D or isometric; by others)
- Sections *
- Specifications
- State code analysis *

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* Denotes
required items

Phase III: Engineering Plan Set / Energy Calculations

- Energy calculations *
- Foundation plan(s) *
- Floor / roof framing plan(s) *
- Grading / drainage plan
- Lateral wall plan(s) *
- Metal building design / calculations (by others)
- Peer review *
- Site plan (basic)
- Site plan (detailed)
- Structural details *
- Structural notes *
- Truss design / calculations (by others)
- Value engineering

Phase IV: Construction Administration

- Bidding administration
- Construction cost estimates (by others)
- Special inspection (typically by others)
- Structural observation

Post Construction

- As-built plans