

APPENDIX 2-B

Detailed Development Quality Checklist

Appendix 2-B: Design Development Quality Checklist (60%)

The following drawing document definitions are developed from AIA Quality Management standard requirements, and are additional criteria to drawing requirements outlined in the Standards and Criteria, Design Standards Manual.

Design Development

a. Architecture

- Plans are generally graphically complete expect for minor coordination
- Exterior envelope modules and primary exterior dimensions strings are complete
- Representative area interior dimensioning
- Rooms & doors labeled and numbered
- Reflected ceiling plans for all typical and major areas of the project drawn with light fixtures and diffusers indicated
- Representative ceiling details drawn, focus on covering scope
- Structural, MEP and FP coordination
- Exterior elevations are graphically complete
- All building sections are cut and structure is coordinated with the current structural drawings
- MEP/FP horizontal collection and distributions zones addressed in buildings sections where applicable
- Complete typical wall sections at scale with notes and dimensions
- Draft of specifications sections pertaining to exterior envelope including roofing, waterproofing, aluminum, and glass systems and opaque wall systems
- Vertical circulation elements, stairs, elevators, and elevator cabs are completely dimensioned and coordinated in plans and sections
- Draft of elevator and stair specifications
- Block out unit kitchens/breakrooms/bathrooms or other spaces with casework and built-in fixtures, equipment and appliances
- Interior materials selections are scheduled and/or specified
- Finish design lobbies, amenities and other finish spaces is initiated
- Draft specification for finish sections
- The majority of partition types are detailed
- Representative typical interior details drawn
- Door schedules for typical area complete with draft of specification for doors frames and hardware
- Typical door details are drawn
- Typical area room finish schedule is complete
- Interior finishes are tabulated or specified citing as much specific manufacturer model, type, color information as possible
- Update outline specification or prepare draft specification for finishes and doors.

b. Structural

- All column sizes and lateral design structural elements fixed and included in the architectural drawings
- All floor framing plan sheets drawn denoting slab thickness, beams and showing major slab openings
- Structural design complete with regard to wind loading and/or seismic
- Framing diagrams for all miscellaneous framing assemblies
- Structural / architectural / MEP coordination ongoing
- Draft of specifications sections
- Scope of all miscellaneous structural items defined
- Slab depressions and balcony conditions addressed
- General CMU reinforcing design and loose lintels are shown
- Typical masonry design and / or cladding interfaces

c. MEP

- Design criteria including indoor and outdoor conditions, ventilation, air circulation, minimum exhaust, sound levels, system diversities, and building envelop thermal characteristics established in documents.
- All riser diagrams are complete
- Typical floor coordination is complete with all riser, chases and interstitial ceiling areas coordination
- Major equipment rooms are laid out and final space requirements are confirmed
- Plans other than the typical floor are sufficiently developed giving a reasonable expectation that final coordination will not adversely impact the architectural or structural layout.
- Mechanical floor plans are nearly graphically complete with double line ductwork
- Plumbing floor plans are nearly graphical complete showing horizontal collection and distribution piping.
- Coordinate mechanical, fire protection and plumbing risers with the floor plans
- Coordinate horizontal distribution of major ductwork, plumbing piping, sprinkler mains, etc, with architectural reflected ceiling plans such that the ceiling heights can be confirmed. Locate diffusers, lighting fixtures and other principal devices.
- There is enough coordination between the various MEP/FP disciplines to confirm interstitial spaces and large structural openings in slab and shear walls.
- Equipment cuts that are exposed to view in public areas are finalized
- Confirm energy code analysis

d. Other

- Finalize LEED points and sustainability requirements.
- Acoustical consultant reviews and written report