The Schematic Design Phase or approximately 20% of design should clearly indicate the improvements and construction anticipated for the project or provide sufficient information and alternatives so that a clear direction for subsequent phases can be determined. The Schematic Design should incorporate all items outlined in the Scope of Work. The Schematic Design documents may be submitted in booklet form or as plans with other narrative materials, whichever best presents and conveys the necessary information. The Schematic Design should be presented with sufficient information to allow a reviewer to fully understand the main design concepts and orientation. All consultants are to produce their schematic plans following the same format, scale and drawing positioning as the architectural drawings. Designer shall insure all sub-consultant work is coordinated.

Objective: To define the general scope, scale, functional relationship, traffic flow and cost of the Project components. The conceptual design is documented in sufficient detail to convey a clear and comprehensive image of the designer's solution. The documents will identify area allocations, conceptual organization of exterior and interior spaces, conceptual image and building massing, usage of feature interior and exterior materials, selection of structural, mechanical, plumbing and electrical system concepts. Upon acceptance of the Schematic Design Package, the owner will approve the conceptual direction for further development in subsequent phases.

SCHEMATIC DESIGN DRAWINGS

Checked by Consultant

Initial Date

A. Civil Site Plan

Provide the following:

 		1.	Site plan of the project showing location of all buildings, roads, parking and landscape elements.
		2.	Clear delineation of the project limit lines
 		3.	Preliminary spot elevations
 		4.	Existing utilities noted
 		5.	Proposed utilities noted
 		6.	Site drainage, storm water removal or detention noted
 		7.	Identify number of parking spaces and code/zoning requirements
 		8.	Provisions for trash disposal and removal by truck dock, compactor etc.
 		9.	Conformance to zoning restrictions for easements and setbacks, etc.
 		10.	Results of preliminary soils and boring surveys.
 		11.	If needed environmental impact study
 		12.	Site disturbance permit (erosion control) for more than 1 acre.
 		13.	Off-site borrow and spoils permit (Federally funded).
	В.	Conce	eptual Building Floor Plans
		Provic	le the following:
		1	Plana of all floors showing structural grid vertical sirgulation alements

- 1. Plans of all floors showing structural grid, vertical circulation elements, core elements, vertical shafts, interior partitions, door and window locations, floor elevations
- 2. Key dimensions, bay sizes and overall dimensions
- 3. Plan indicating major extent of materials and any special conditions or equipment
- 4. Room names

Checked by Consultant

Initial	Date		
		5.	Preliminary finish schedule for typical areas
		6.	Area summary
		7.	Accessibility routes
		8.	Solar orientation diagrams
		9. 10.	Sketches of alternative approaches considered. Owner occupant report explaining design rational and assumptions
			regarding operational and functional issues

C. Roof Plan

Provide the following:

 1.	Structural gi	rid

- 2. Roof material
 - 3. Preliminary drains and slope
 - 4. For re-roof projects, indicate roof cores results.

D. Conceptual Building Sections

Provide the following:

1.	Major sections	through	building to	show relevant	t conditions
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- 2. Structural grid
 - 3. Building to grade relationship
 - 4. Floor to floor and floor to ceiling height
 - 5. Material designations

E. Conceptual Building Elevations

Provide the following:

1.	Major elevations with extent of glazing and mullion spacing indicated
	major biovatione with extent of glazing and manon opaoing maloated

- 2. Major materials identified
 - 3. Floor lines, roof line and top of parapets indicated with dimensions
 - 4. Finished grades clearly shown

F. Conceptual Details

Provide the following:

1. Typical wall sections

G. Structural

Provide the following:

- _____
 1.
 Design criteria narrative

 2.
 Structural system description including alternates considered
 - 3. Single line floor and roof framing plans

Checked by Consultant

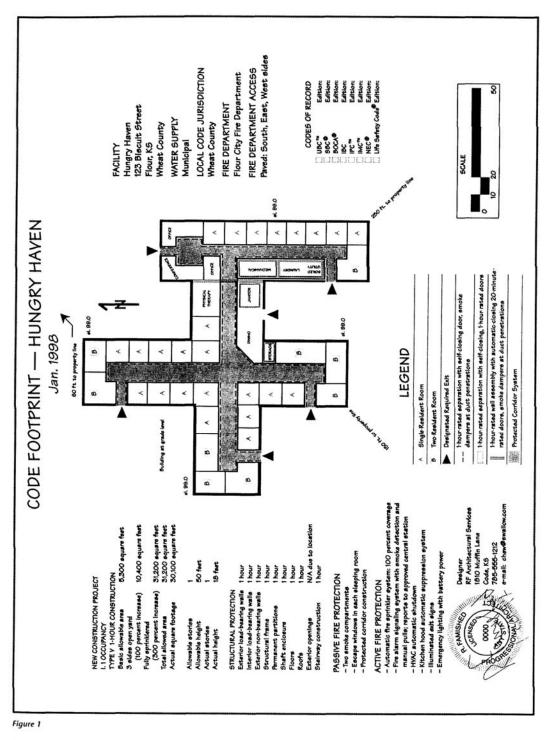
____ ___

Initial	Date			
			4. 5.	Typical bay and member sizes noted Description of foundation system, compare with geotechnical report
		н.	MEP	
			Provid	e the following:
			1.	Preliminary HVAC system description to include central plant, duct chases, single lines showing major duct runs
			2.	Design criteria for HVAC narrative including ("U" factors, temperature range, air changes, humidity controls, etc.)
			3.	Energy sources identified, entrances noted on architectural drawings
			4.	Mechanical rooms sized and located on architectural drawings
			5.	Vertical shafts and risers spaces sized and indicated on architectural
			0.	drawings
			c	
			6.	Special features noted (UPS room, etc)
			7.	Plumbing fixture count complies with code/program (Drinking fountains, lavatories, urinals, water closets, etc)
			8.	Location of cooling tower, mechanical rooms, electrical equipment shown on elevations, roof and/or site plans.
			9.	Fire protection codes and standards narrative
			10.	General description of fire suppression
			11.	Power requirements stated
			12.	Substation and switch gear room sized and located on plans
			13.	Gas, water, sewer, etc., service points
			14.	Telephone and electrical room requirements shown on plans
			15.	Lighting outlined in plan
			16.	Design criteria for electrical services, including voltage, number of feeders and whether feeders are overhead or underground. Provide a specific description of items to be served by emergency power and describe consideration for special areas.
		I.	Specia	alty Consultants
			Provid	e the following:
			4	Design criteria defined
			1.	
			2.	One line plans as appropriate (kitchens, labs, etc)
			3.	If applicable, include the asbestos lead lab analysis report in the Construction Documents. If asbestos abatement is not part of the project – state so in the Specification Book.
		J.	Code	Analysis
			Provid	e the following:
			1.	Land use restrictions

2. Code footprint (Will be on cover sheet of plans, example attached)

n classification, al usage's,			
terial systems and			
ements by cross- and compare with			
 budget. Identify escalation factors to mid-point of construction Estimate construction period, identify any phased work and any long- lead time for special item. 			
ystem			
sures ort consisting of a written summary of used).			
loads and building			
n features selected, lues), type of			
y y s priss l			

			convei	rsion values) is subdivided as follows:
 			1)	Energy consumption per month by energy type. Including maximum demand per month.
 			2)	Total monthly and annual energy consumption (BTUs).
 			3)	Annual energy consumption (BTUs) per building system, i.e., lighting, HVAC, hot water, equipment, etc.
 			4)	Annual energy consumption per square foot of building space (BTU/GSF/year)
	N.	Submittals Provide the foll	lowing:	
 				ts of submittals for review plus extras required as re-Proposal meeting.



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