

PROJECT: NOVEL Daybreak
DESIGN PHASE: Design Development
DATE: 10.05.2020

ARCHITECT: Craine Architecture

Index Number	Item	Yes	No	Comments
1	Have drawings been submitted to Moisture Intrusion? If so, what date were they sent?		x	to be sent wk of 10.05.2020
2	Have drawings been submitted to SLR International? If so, what date were they sent?		x	to be sent wk of 10.05.2020
3	Have drawings been submitted to LCM Architects? If so, what date were they sent?		x	to be sent wk of 10.05.2020
4	Have drawings been submitted to Southern Energy Management? If so, what date were they sent?		x	to be sent wk of 10.05.2020
5	Have drawings been submitted to RealPage (if required)?		x	
6	Have grading plans been provided?	x		
7	Have utility plans been provided?	x		
8	Have erosion control plans been provided?	x		
9	Has foundation drainage been coordinated if required?		x	Foundation drains not required by Geotech.
10	Have Landscape/Hardscape plans been provided	x		
11	In Hardscape plans, have spaces been adequately defined (pool, courtyards, etc.). Have finishes been specified?	x		
12	Have unit plans been completed and approved by Owner?		x	The unit plans have been completed, addressing the owner's last round of review, and included with the DD issuance, but have not yet been approved by owner.
13	If unit plans have been approved, are standard tubs shown as 36"x60"	x		Standard tubs are currently shown as 36" x 60"
14	If unit plans have been approved, are bath vanity heights shown as 34".	x		
15	If unit plans have been approved, are soft close drawers specified on all cabinets?	x		Soft close hardware is indicated on Crescent Design Standards, included as an appendix with the Project Manual
16	If unit plans have been approved, are all refrigerators recessed? Are cabinets pulled out over refrigerators?	x		
17	If unit plans have been approved, have ceiling fans been provided/coordinated with Development Manager?	x		Ceiling fans have been updated according to owner direction--fans provided at primary bedrooms, with J-boxes provided at living space and add'l bedrooms, for potential future fan install
18	If unit plans have been approved, have door casings been approved so that they do not conflict at inside corners?	x		Typical door placement is framed to be 6" off of adjacent wall framing, allowing proper trim and finish.
19	Has the Unit Finish Matrix been coordinated and approved by the Development Manager?	x		

20	Has the Unit Finish Matrix been coordinated with the PME and ID drawings?	x		
21	Have final stair tower layouts been completed?	x		
22	Have final elevator size and locations been indentified? What manufacturer is being incorporated into design?	x		The basis-of-design has been Kone EcoSpace for passenger and MonoSpace for service models
23	Have final Electrical, Mechanical, and Tele/Data Rooms been identified?		x	Initial locations have been identified, but final configurations will continue to be coordinated w/ MEP and AV/Low Voltage
24	Have final fire walls/barriers been identified?	x		
25	Have all shafts been sized and located in building?		x	Shafts have been located on mechanical drawings, but need to be coordinated w/ other disciplines
26	Have balcony rails connection details been provided?	x		
27	Have ID drawings been completed that include finish schedules, elevations, details and specifications?	x		Completed to a DD level, but details have not been included
28	Have fully dimensioned plans been provided?	x		
29	Do unit plans include RCP's and Interior Elevations?	x		Include typical kitchen and bath elevations. Additional elevations will be provided w/ 50% CD issuance
30	Is all base/casing used specified to be finger-jointed pine? No MDF is to be used.	x		
31	Has the mail room location been established? Does it include space for parcel pickup?	x		
32	Has project phasing been proposed for review?		x	Not a phased project for design team
33	Has move-in paths been reviewed by Asset Management?		x	We've not yet rec'd comment from asset management
34	Have roof plans been provided that include slopes and drainage?	x		
35	Have building sections been provided?	x		
36	Have building exterior finishes been specified and coded on drawings?	x		
37	Has a Door Schedule been provided?	x		
38	Has a Window Schedule been provided?	x		
39	Has a Wall Type and Floor Type Sheet(s) been provided?	x		
40	Does sound attenuation consist of Acoustimat II with RC Deluxe resilient channels at ceilings?	x		
41	Has an interior/exterior mockup drawing sheet been provided?	x		Crescent's standard sheet has been provided w/ DD to generally describe scope, but has not yet been updated to reflect actual conditions
42	Has foundation design been established based on Geotech report?	x		
43	Have truss layouts been established? Do balcony details show sloped structure? Have details been coordinated with proposed exterior wall ratings?	x		Truss layouts have been established. Balconies will have the Duradek finish material, as previously discussed w/ owner
44	Will raised ceilings be provided in units? If so, has framing been designed to accommodate the increased ceiling heights?		x	There are no raised ceilings in the units
45	Has amenity area drainage been coordinated between Plumbing and Civil?		x	Initial grading and drainage has been determined, but final grading and drainage to be coordinated between civil and landscape.

46	Has roof leader drainage been coordinated with Geotech Report? If so, have design been coordinated between Plumbing and Civil?		x	To be coordinated in CD phase.
47	If buildings are 4 stories or less, have Fernco compression fittings been detailed (if required by PM&E Engineer)? If buildings are 5 stories, have Spears compression fittings been provided/detailed?	x		
48	Is cellular core PVC piping specified/used for piping runs above slab?		x	Solid core only in specs
49	Have fresh air requirements for units and corridors been coordinated by Mech. Engineer?	x		Per AHJ, exhaust ventilation method for residential units is acceptable. Corridor FCU's pull outside air through shafts located around the building.
50	Have corridor layouts been coordinated between MEP?	x		Corridor Section Sketches have been provided with the DD set for layout coordination.
51	Have draft specifications been provided?	x		
52	Has a Fitness Equipment plan been established? If so, has the design been sent to the Elec. Engineer for coordination?		x	A preliminary plan has been created by ID, but need a layout from fitness consultant.
53	Do balconies that open up to pools and amenity decks have 5' balcony rails.		x	N/A -- A pool fence has been provided, defining the pool area, and allowing spaces outside of the pool fence to be barrier free.
54	Has exterior signage been identified? Make sure we have electrical service and structural blocking factored into design.		x	Will be identified and coordinated w/ CDs
55	Has telecom service been coordinated/established? Have utility entry requirements been coordinated with consultants and drawings?	x		
56	Are two switches provided in bathrooms? One for vanity light(s), and one for bath/shower light and exhaust fan?	x		
57	Are outlets located in kitchen backsplash rotated to horizontal orientation?	x		
58	Have commercial grade diffusers been provided in amenity spaces?	x		Diffusers scheduled, layout to be provided during CD phase.
59	Are EXIT signs provided in public spaces clear acrylic with green lettering?	x		Color may be dictated by AHJ.
60	Are emergency fixtures provided public spaces recessed fixtures?	x		
61	Has a water line been provided to top of trash chutes for washdown?		x	There are no trash chutes in this project.
62	Have proper tub sizes been provided (36"x60")? Have shower sizes been coordinated with FHA and floor clear area requirements?	x		
63	Have tub strips been noted to be provided as part of tub model number?	x		
64	Have frost proof hose bibs been provided to roof?	x		
65	Have convenience outlets been provided at roof?	x		Need to be coordinated with final mechanical layout and architectural roof plan
66	Are all patio doors shown outswinging?	x		
67	Have Quickflash details been provided for all exterior penetrations?	x		
68	Do exterior elevations show all penetrations?		x	Mechanical Penetrations shown on unit and floor plans. Elevations to be coordinated during CD phase.

69	Has poly detail been provided in units for placement of gypcrete?	x		
70	Are TV's wall mounted in units? If so, have blocking and electrical/low-voltage rough-in details details been provided?	x		Typical TV bracket mounting detail has been provided.
71	Is project in a NAHB Radon zone? If so, ensure that radon mitigation system is coordinated through the project.			N/A -- The project is in Radon Zone 2, as indicated on the EPA zone map, and therefore a radon mitigation system has not been included.
72	Provide drawing that shows accessible paths through building(s) and site.	x	x	Site plans illustrate accessible route. Building plans will indicate accessible routes with CDs.
73	Ensure the use of moisture resistant gypsum board is clarified in drawings and specs as: Provide tile backer board at all tub/shower tile surrounds and at other locations where tile is being provided. At remaining walls/ceilings in bathrooms, provide moisture resistant gypsum board. Also provide moisture resistant gypsum board at all locations where water utilities penetrate walls including, but not limited to, laundry room walls, water heater locations, ice machine locations, and where kitchen sinks are installed. Moisture resistant gypsum board to also be provided along inside of all exterior door and window openings.	x		