945 Architectural Plans

945.1 General

This chapter provides the requirements for the development of Architectural Plans. See the ***FDOT Building Facilities Design Manual Topic No. 625-020-016*** for requirements of architectural designs and building related engineering systems. The ***Building Facilities Design Manual*** describes FDOT guidelines and requirements for providing professional Architectural/Engineering (A/E) consulting services for building facility projects.

Architectural Plans are developed as stand-alone building projects or as a component set of plans.

945.2 Definitions

Building: That portion of the project within the footprint of a structure designed for human occupancy or use. Where project facilities, systems, or components cross this delineation, logical break points will be used for the following:

- A sidewalk leading to the 'building'—the delineation would be where the sidewalk contacts the structure.
- Fencing or exterior walls—the delineation would be where the fence or wall abuts the structure.
- Waste piping—the delineation would be the cleanout.
- Water piping—the delineation would be the main valve; etc.

“Building” *DOES* include building-related facilities and components, generally within 5 feet of the building perimeter including the following:

- Roof overhangs, including projected awnings, porticos, canopies, etc.
- Pad-mounted electrical transformers adjacent to and servicing the structure.
- Appurtenant structures designed for materials storage or housing equipment (generators, lawn maintenance, etc.) or other similar uses.
- “Building” systems and components including structural, electrical, mechanical, etc.

"Building" *DOES NOT* include:

- A tender house on a moveable bridge -- this is part of the bridge structure.
- Water or wastewater treatment facilities -- these are site/civil/mechanical facilities.
- Landscape architecture -- these are site/civil materials.

945.3 Construction Cost Estimate

Include a Construction Cost Estimate (typically an Excel spreadsheet) at each phase submittal beginning with 2.6 Design Development - Phase III (as defined in the ***Building Facilities Design Manual***). The estimate provides the cost for all architectural improvements including building engineering systems and FFE included in the project scope that is not listed as Not In Scope (N.I.C.) or by others.

Do not include the cost estimate in the construction contract documents. It is intended solely for use by the Department.

945.4 Key Sheet and Signature Sheet

Follow the same requirements contained in ***FDM 910*** for the development of a Key Sheet and Signature Sheet.

The Key Sheet is the first sheet of the Architectural Plans set. The Signature Sheet, when required, is placed behind the Key Sheet. However, individual signed and sealed sheets by the design professional of record is becoming a common requirement for building permit review applications using electronic signatures. These sheets are created using the FDOT CADD Software.

Architectural Plans may require the insertion of sheets that were prepared independently of the current design phase (a.k.a., early works). See ***FDM 910.2.6.1*** for guidance on including early works sheets.

For standalone architectural projects, include the list of Contract Plans Components even if the Architectural Plans set is the only component.

Assemble the Architectural Plans in the following order:

Index of Architectural Plans

(1) Key Sheet
(2) Index of Drawings (if required in addition to Key Sheet)
(3) Signature Sheet
(4) General Notes Sheet
(5) Civil Sheets (if included on an architectural stand-alone project)
(6) Landscape Sheets (if included on an architectural stand-alone project)
(7) Structural Sheets
(8) Architectural Sheets
    (a) Abbreviations & Legends
    (b) Life Safety Plan
    (c) Typical ADA Requirements (if included)
    (d) Floor Plan(s)
    (e) Reflected Ceiling Plan(s)
    (f) Roof Plan(s)
    (g) Exterior Elevations
    (h) Building Sections
    (i) Wall Sections
    (j) Enlarged Floor Plans
    (k) Enlarged Reflected Ceiling Plans
    (l) Interior Elevations
    (m) Plan Details
    (n) Exterior Details
    (o) Roof Details
    (p) Door Schedule and Details
    (q) Partition Types and Details
    (r) Casework Details
    (s) Ceiling Details
    (t) Floor Details
(9) Interior Sheets

(a) Furniture Plan

(b) Finish Plan

(c) Finish Legends and Schedules

(10) Fire Alarm Plans

(11) Plumbing Plans

(12) Mechanical Plans

(13) Electrical Plans

(14) Tele/Com Plans

945.5 General Notes Sheet

Section under development

945.6 Architectural Plans Project Delineation

Building Facilities Design and Architectural Plans delineation must be provided on stand-alone and component projects, so no overlap occurs between the project building design and associated building utilities and infrastructure versus existing utilities and infrastructure in a different component scope of work or contract. See ***945.2 Definitions*** for general delineation guidance for typical appurtenances that could be included in the architectural building design and project scope.

945.6.1 Utilities Connection Points

Using consistent terminology and symbols, utility connection points and their demarcations must be clearly shown on the Architectural Plans in order to identify what is included in the Architectural project scope and what is not. The various plans (Civil, Architectural, Electrical, Mechanical, Fire Protection etc.) within the Architectural Plans package must indicate where utility demarcations occur for each relevant utility. Typical utility connection points include transformers, electrical panels, backflow or meter connections, etc.

945.6.2 Architectural Item Quantities

Provide a summary table for architectural items in the EQ report. Do not summarize architectural items in the general table.

945.7 Specific Sheet Requirements

Section under development – See ***Building Facilities Design Manual 2.3 Standard Document Requirements*** in the interim.