

SCOPE OF WORK

Field	Detail
Project	Golf Course Restroom Renovation
Unit Address	123 Main Street, Anywhere, USA 00000
Owner	City of Anywhere / Anywhere Golf Course
Architect of Record	Anywhere Architecture, Inc.
Governing Code	The applicable State Building Code, current edition (Building, Fire Prevention, Energy Conservation, Mechanical, Plumbing, Accessibility); NFPA 70 National Electrical Code, 2020 Edition
Construction Type	Type V-B, per Table 601 (G1.01) — existing 1-story CBS structure, interior/exterior renovation, no change to type of construction
Drawing Set Reviewed	Golf Course Restroom Renovation — Permit Set, dated 2026/06/10 (Architectural/G-sheets); Structural set dated 2026/06/10 (Job #00000); MEP set dated 2026/06/10 (Autodesk Docs 0000-0000.00); 35 sheets total, Project #000000.00
SOW Prepared	Dean Construction Management

1. Project Overview

This Scope of Work covers the renovation of the existing restroom building at 123 Main Street, Anywhere, USA 00000. The existing restroom facility was previously accessible only from inside the building, with separate interior men's and women's entrances. This project removes that interior access, creates a new exterior entrance on the west side of the building for direct outside access, and reconfigures the interior into a Women's ADA Restroom (48 SF), a Men's ADA Restroom (48 SF), a Unisex Restroom (39 SF), and a Janitor's Closet (12 SF) — a total renovation area of approximately 302 SF. Work includes full interior demolition, new/infilled 8" CMU and metal-stud partition walls, new foundations/footings at the new opening locations, three new exterior door openings with stainless-steel storefront-wrapped frames plus one new interior hollow-metal door, all-new ADA-compliant plumbing fixtures and finishes, a new HVAC split system serving all four rooms, new lighting, power, and panel circuiting tied to the existing electrical panel, a new domestic water service with backflow

preventer, and associated site paving, sidewalk, and curb work at the new entrance. All work shall comply with the applicable state building code, current edition, and the Owner's construction requirements.

1.1 Area Summary

Area	Conditioned (SF)	Unconditioned (SF)
Womens ADA Restroom	48	0
Mens ADA Restroom	48	0
Unisex Restroom + Janitor's Closet	51	0

2. Reference Documents

This SOW is based on the following architectural drawings and specifications, all prepared by Anywhere Architecture, Inc.:

- G0.00 — Cover Sheet (Sheet Index, Project State Registration #000000000)
- G0.02 — General Project Information (Symbols, Abbreviations, General Notes)
- G0.10 — ADA Standards (applicable state accessibility code chapters and details)
- G1.01 — Code Analysis / Life Safety Plan (Project narrative, occupant load, plumbing fixture count, egress, building type of construction)
- C1.00 — Civil Improvements (Existing/Demolition Plan, Paving and Grading Plan)
- C2.00 — Utility Improvements (new 2" water service, backflow preventer detail)
- A0.02 — Fixtures and Accessories Typical Mounting Heights
- A0.10 — Partition Types (F160, F120, A230, A130, M3, M1, S1)
- A0.30 — Door Schedules and Assembly Types
- A1.01 — Site Plan (Proposed Floor Plan overlay on site)
- A2.01 — Floor Plan (Proposed), Finish Schedule, Fixture Schedule
- A3.01 — Reflected Ceiling Plan (Proposed)
- A6.00 — Exterior Elevations and Sections (Building Sections, East Elevation)
- A8.00 — Interior Elevations (Restrooms 1-3, Janitor's Closet, Enlarged Floor Plans A-D)
- A8.50 — Millwork Details (ADA Vanity Section and Plan Detail)
- AD2.01 — Demo Floor Plan and Ceiling Plans (East Elevation Demo, RCP Demo, Floor Plan Demo)
- S1.0 — Structural Notes and Details (General Structural Notes, Opening Infill, Slab Repair)
- S2.0 — Structural Plans (Demolition Plan, Proposed Foundation Plan, Foundation Schedule)
- S3.0 — Structural Building Sections (New door openings at CMU walls, bond beam details)
- M0.01 — General Notes - HVAC

- M0.11 — Site Plan - HVAC
- MD1.01 — Floor Plan - Demo - HVAC
- M1.01 — Floor Plan - Proposed - HVAC
- M3.01 — Details & Schedules - HVAC (Exhaust Fan Schedule, AHU/Heat Pump Schedules)
- E0.01 — Symbol Legend & General Notes - Electrical (Luminaire Fixture Schedule)
- E0.10 — Site Plan - Electrical
- E1.01 — Floor Plan - Proposed - Lighting
- E2.01 — Floor Plan - Proposed - Power
- E6.01 — One-Line Diagram & Panel Schedule - Electrical (Existing Panel 'A')
- ED1.01 — Floor Plan - Demo - Lighting
- ED2.01 — Floor Plan - Demo - Power
- P0.01 — General Notes & Legend - Plumbing
- PD1.01 — Floor Plan - Demolition - Plumbing
- P1.01 — Floor Plan - Proposed - Plumbing (Domestic Water, Waste and Vent)
- P3.01 — Details & Schedules - Plumbing (Fixture Schedule, Water Heater Schedule)

3. General Conditions (Division 1 Summary)

- A. Obtain and pay for all building permits, inspections, and Owner/municipal approvals required for the scope of work; GC to secure and pay for all permits per G0.02 General Project Note 2. Notice to Proceed (NTP) from the Owner is a condition precedent to starting demolition (Demolition Note 1, AD2.01).
- B. Coordinate all work with the local Planning, Zoning and Building Department; inspections are considered under the permit and must be coordinated with the scheduling of all required inspections during construction (G0.02 General Project Note 3).
- C. Field verify all existing conditions, dimensions, and utility locations prior to commencing work; notify the Architect of any discrepancies, errors, or omissions in the contract documents before proceeding (G0.02 General Project Notes 4, 6).
- D. Maintain pedestrian access and safety at all times; provide temporary barriers, dust protection, and staging during construction while the golf course and surrounding areas remain active (G0.02 General Project Note 29).
- E. Provide a temporary partition wall and lockable door to separate the work area from occupied space during construction, including a dust-tight barrier; maintain required egress; protect existing flooring and wall surfaces in the

temporary work area; remove partition and restore all affected surfaces upon project completion (A1.01 Site Plan notes).

- F. Maintain all life safety systems (exit signage, emergency lighting, fire alarm) active and operational throughout construction (G0.02 General Project Note 31).
- G. Provide record/as-built drawings at completion clearly defining the areas of work completed under this contract, including but not limited to utility as-builts (Civil Water Notes 5, C2.00).
- H. Maintain all existing utilities serving areas outside the renovation scope active; provide temporary connections as required to maintain continuous service to the owner during construction (G0.02 General Project Note 30).
- I. Engage a licensed independent third-party Test and Balance contractor for all new HVAC equipment and duct systems per M0.01 Test and Balance Scope Notes 1-3.
- J. Coordinate a detailed construction schedule with the golf course facility staff prior to start of work; all work shall be scheduled jointly with facility staff (M0.11/E0.10 Demolition General Note H).
- K. Field-verify all site utility locations, and call the local utility locate/One-Call service not less than two business days before digging to have utilities located and marked (C1.00, C2.00, utility locate/One-Call notice).

4. Scope of Work by Trade

4.1 Site Work & Earthwork (Division 2)

- A. Remove existing sidewalk, Type 'D' concrete curb, hedge, and hose bibb at the west side of the building as shown on the Existing and Demolition Plan; saw-cut existing edge as required; relocate hose bibb as required, coordinating final placement with Owner (C1.00, Demolition Legend and Existing/Demolition Plan).
- B. Construct new 4"-thick Portland cement concrete sidewalk at the new west-side entrance, broom-finished, on a 4" compacted clean sand/sandy loam base at min. 98% max. dry density per AASHTO T-180 (C1.00, Proposed Sidewalk detail and Notes 1-4).
- C. Construct new Type 'D' concrete curb (2,500 PSI concrete min., 1/8"-1/4" contraction joints at 3-1/2" min. depth, 10' O.C. max.) at the relocated curb line matching existing grade (C1.00, Type 'D' Concrete Curb detail; Paving and Grading Plan).
- D. Provide new sloped sidewalk entrance to bathrooms with pea rock surface treatment and transition from top of curb to sidewalk grade over a 1.5'

distance, matching existing sidewalk grade (C1.00, Paving and Grading Plan notes; S2.0 Foundation Plan Note "New Sloped Sidewalk/Entrance to Bathrooms").

- E. Refurbish asphalt parking stalls affected by utility trench restoration; provide asphalt overlay repair per Proposed Asphalt Overlay detail (C1.00; C2.00 Water Notes and Utility Improvements Plan).
- F. Install new 2" domestic water service line from Main Street to the building, per the Utility Improvements Plan (C2.00): connect to existing water main, install new water meter and 1-1/2" backflow preventer (remove and replace existing 1" backflow preventer in place), abandon 1/2" existing water service in place, adjust route to avoid vegetation, and restore trench with asphalt patch and affected parking stall striping.
- G. AHU condensing unit (CU-1) pad location — verify in field and confirm any required improvements prior to installation, coordinating with mechanical contractor (A1.01 Site Plan Note).

4.2 Concrete (Division 3)

- A. New 4"-thick concrete floor slab on grade, reinforced with 6x6 W2.1xW2.1 WWF over 15-mil vapor barrier on compacted, termite-treated subgrade at all new/infilled floor areas (S2.0 Foundation Plan Note F1).
- B. New concrete wall footings (Mark WF18, continuous 1'-8"x1'-0", reinforced with (3) #5 continuous longitudinal bars and #5 @ 14" O.C. transverse bars) beneath all new 8" CMU walls, centered beneath bearing walls (S2.0 Foundation Schedule; General Structural Note M13; F4).
- C. New 4" concrete sidewalk slab reinforced with 6x6 W1.4xW1.4 WWF at the new west-side entrance walk (S2.0 Foundation Plan Note F6).
- D. Slab repair (dowelled) at all locations where existing slab is removed for new wall/footing installation or new sanitary trenching, per the Slab Repair Detail (smooth dowel schedule per bar size, 6x6 W2.1xW2.1 WWF for slab 5" or less / 6x6 W2.9xW2.9 WWF for slab 6" or greater, over 6-mil vapor barrier on compacted subgrade) (S1.0, Detail 3; referenced at S3.0 Building Sections 1 & 2).
- E. New concrete curb at west entrance (reinforced with (2) #5 continuous) matching new door threshold condition per Building Section 1/S3.0.

4.3 Masonry (Division 4)

- A. Infill existing exterior wall openings (former windows/doors being removed) with new 8" CMU, doveled to existing 8" CMU with #5 epoxy dowels full height at

16" O.C., filled cells with 3,000 PSI grout at 24" O.C. minimum, per the Elevation - Opening Infill detail (S1.0, Detail 1; S2.0 Demolition Plan / Proposed Foundation Plan "Interior Infill" callouts).

- B. Reinforce existing masonry openings being enlarged or modified for new door locations per the Existing Opening Reinforcement detail: new steel plate 3/8"x8" attached with 3/4" epoxy bolts at existing roof concrete beam, (1) new fill cell with 3,000 PSI concrete at jamb, minimum 4" embedment for #5 epoxy dowels to existing concrete beam and footing (S1.0, Detail 2).
- C. Construct new 8" CMU bearing walls at all new exterior wall locations per the Proposed Foundation Plan, with #5 bars in 8" grout-filled cells at wall ends, corners, and 32" O.C. maximum spacing (S2.0, Foundation Plan Note F8; General Structural Notes M1-M21).
- D. New 8"x8" CMU bond beam at new door head locations, reinforced with (1) #7 continuous bar, and new Cast-Crete precast lintel (Type 8F8-1B) over new door openings, per Building Sections 1 & 2 (S3.0).
- E. New 8"x8" filled sill reinforced with (1) #7 continuous bar at new door thresholds (S3.0, Building Sections 1 & 2).

4.4 Rough Carpentry, Trusses & Millwork (Division 6)

- A. Provide wood/steel blocking and backing behind all wall-mounted accessories, grab bars, mirrors, casework, and toilet accessories at locations noted on the Partition Types sheet In-Wall Bracing detail (A0.10 General Note 8; In-Wall Bracing detail).
- B. New ADA-compliant vanity casework at the Unisex Restroom lavatory location: Corian countertop (color "Antarctica"), Wilsonart D327-80 matte-finish cabinet base with removable front access panel for plumbing/trap maintenance, per the Add Vanity Detail (A8.50, Millwork Details, Details 1 & 2). Submit shop drawings for the custom vanity including sink cutout, plumbing access, and material details per A8.50 Note 2.
- C. Provide 1.5" min. metal stud/wide metal back-up plate mounting support at all grab bar, handrail, and wall-hung fixture locations, minimum 8" deep beyond the point of attachment per the Mounting Support Details (A0.10).

4.5 Thermal & Moisture Protection (Division 7)

- A. New roof/exterior wall waterproofing and flashing at all new door and CMU infill openings; provide continuous paintable sealant at door head/jamb/sill conditions per SS Door Jamb/Head details (A0.30, Details 1 & 2).

- B. New exterior-grade fiberglass mat gypsum sheathing (Densglass or approved equal) ceiling assembly at the covered entry/canopy areas, finished with marine-grade exterior elastomeric or acrylic weather-resistant paint, with batt insulation above (A6.00, Building Sections 2 & 3, Exterior Elevations & Sections).
- C. New 1" rigid insulation continuous at all new CMU wall assemblies (Partition Types M1, M3, A0.10) and at new metal-stud back-up wall assemblies (Partition Types F120/F160, A0.10).
- D. Exterior paint at all new/patched exterior wall surfaces to match existing finish; surface to be properly prepared including patching holes/imperfections prior to paint application (A6.00, East Elevation - Proposed, Sheet 1 notes).

4.6 Doors, Windows & Hardware (Division 8)

- A. Furnish and install (3) new exterior door assemblies at the Women's ADA Restroom, Unisex Restroom, and Men's ADA Restroom entrances: 3'-0"x6'-8", stainless steel flush panel (FP) doors in stainless steel frames that wrap the partition (Frame Type 002), high-traffic (HT) panel type, painted finish, 1-3/4" thick, Hardware Group HG-01 (continuous hinge, door closer, kick plates, dome door stop, occupancy-indicator lever lockset — satin chrome/satin nickel, Ives/Gaab Locks/Vizilok), per the Door Information Schedule and Door Schedule/Assembly Types sheet (A0.30).
- B. Furnish and install (1) new interior door at the Janitor's Closet: 2'-6"x6'-8", stainless-steel louvered panel (LP) door in a hollow-metal Frame Type 001 (standard SS frame, masonry opening), Hardware Group HG-02 (continuous hinge, door holder, kick plates, dome door stop, Elan lever silencer set — Ives/Schlage), per the Door Information Schedule (A0.30).
- C. Existing closet door (Mark noted "Existing Closet") to remain — no work; confirm hardware group HG-03 condition remains functional per Door Information Schedule (A0.30).
- D. Provide door threshold with transition strip at all new exterior door locations per the Typical Door Threshold with Transition Strip detail (A0.30, Detail 3) — fire-rated threshold strip as required to meet life safety code.
- E. All exterior door glazing (where applicable) to be 7/16" laminated glass, clear, 2 plies heat-strengthened float glass per Door Glazing notes (A0.30).

4.7 Finishes (Division 9)

- A. Provide porcelain floor tile (D&B Tile, "Azul Matrix," matte finish, 12x24, FL-01) throughout the Women's ADA Restroom, Men's ADA Restroom, and Unisex Restroom, per the Finishes Schedule and Floor Plan (A2.01).
- B. Provide concrete flooring (Sherwin Williams Resuflor Deco Quartz, color Sea Scape, FL-02) at the Janitor's Closet floor per the Finishes Schedule (A2.01).
- C. Provide porcelain wall base tile (D&B Tile, "Azul Matrix," matte, 12x24, WB-01) and porcelain wall tile (D&B Tile, "Universe," matte, 12x24, TL-01) at wet-wall locations per the Finishes Schedule and Interior Elevations (A2.01, A8.00).
- D. Provide interior/exterior paint (Sherwin Williams SW 7005 Pure White, PT-01) at Janitor's Closet walls, exterior covered areas, and all ceiling paint in the common area between the Men's and Women's restrooms; ceiling paint in exterior/covered common area shall be exterior-grade, weather-resistant paint in the same specified color (Finishes Schedule, A2.01, notes).
- E. New metal-stud partition assemblies per Partition Types F160, F120, A230, A130, M3, M1, and S1 (A0.10): includes 3-5/8" metal studs with one layer 5/8" GWB each side (Type A230/A130), 6" and 2-1/2" metal stud back-up walls at existing/new CMU with 1" rigid insulation (Type F160/F120), and grout-filled CMU with one layer 5/8" GWB over metal stud furring to above ceiling at exterior walls (Type M3/M1).
- F. New suspended/gypsum board ceiling assemblies with LED vapor-tight linear wall lights, per the Reflected Ceiling Plan - Proposed (A3.01); painted finish (PT-01) throughout.

4.8 Specialties, Cabinetry & Appliances (Divisions 10-12)

- A. Furnish and install ADA-compliant toilet partitions/screens and accessories as required to meet the applicable state Accessibility Code Chapter 6 clearances at each water closet location (G0.10, ADA Standards sheet — 604 Toilet and Bathing Rooms details; A0.02 WC-1 group detail).
- B. Furnish and install the following toilet/bath accessories per the Fixtures Schedule (A2.01) and Fixtures and Accessories Typical Mounting Heights sheet (A0.02): (2) mirrors MR-01 (Matrix Mirrors, Classic Line, 42"x42"); grab bars GB-01 (Bobrick, stainless steel, snap flange, B-6897) at each water closet; toilet seat cover dispensers TSC-01 (Bobrick B-3013); sanitary napkin disposals SND-01 (Bobrick TrimLineSeries, B-3513); paper towel dispenser/waste receptacles PTD-01 (Bobrick B-39747); hand dryers HD-01 (Bobrick InstaDry, ADA compliant, B-7125); toilet paper dispensers TPD-01 (Bobrick surface-mounted twin jumbo-roll, B-2892); mop hook/mop basin accessories MH (Bobrick B-223) at the Janitor's Closet.

- C. Furnish and install (2) fire extinguisher cabinets, semi-recessed, per the Fire Extinguisher Semi-Recessed Cabinet Plan/Section detail (A0.02) — verify exact quantity/locations in field per Life Safety Plan requirements (G1.01).
- D. Furnish and install ADA signage at all restroom entrances (Men's/Women's/Unisex) per the ADA Signage detail — tactile characters, 48"-60" AFF mounting per FBC Accessibility requirements (G0.10, Typical Installation Heights sheet).

4.9 Plumbing (Division 15A)

- A. Disconnect, remove, and dispose of all existing plumbing fixtures, floor drains, hose bibbs, and associated piping/plumbing equipment within the hatched demolition area unless noted otherwise; remove existing sanitary waste piping within the area back to the service lateral outside the building and prepare existing to remain for connection to new; remove existing vent piping back to VTR and prepare for connection to new; any existing vent piping not reused shall be capped water-tight (PD1.01, Plumbing Demo Keynote 1).
- B. Existing electric water cooler (EWC) to remain — connect existing branch sanitary and CW piping to new as required after demolition (PD1.01, Plumbing Demo Keynote 2).
- C. Furnish and install (3) new floor-mounted, flush-valve water closets (WC-1, American Standard Madera FloWise, 16-1/2" height elongated with EverClean, ADA), each with a Sloan Royal exposed sensor hardwired flushometer (FM-01, Royal 111 ESS-1.28-CP-TMO-24V, polished chrome) per the Plumbing Fixture Schedule (P3.01) and Floor Plan (P1.01) — one each at Women's ADA Restroom, Men's ADA Restroom, and Unisex Restroom.
- D. Furnish and install (1) new custom ADA wall-hung lavatory (LAV-01) at the Unisex Restroom vanity, with Corian "Antarctica" countertop, undermount white ceramic bowl, Sloan sensor faucet (PF-01, model 3362111, polished chrome) and Sloan deck-mounted top-fill foam soap dispenser (PF-02, model 33461047, polished chrome), per the Plumbing Fixture Schedule (P3.01) and Add Vanity Detail (A8.50).
- E. Furnish and install (1) new mop sink (MS-1, Fiat MSB 2424, 24"x24") at the Janitor's Closet with Fiat #832AA hose and hose bracket, #889CC mop hanger, Fiat #E86-AA bumper guard, and #MSG2424 wall guard, per the Plumbing Fixture Schedule (P3.01).
- F. Furnish and install (1) new wall hydrant (WH-1, Woodford #874) for non-freezing, mild-climate area, with two sets of loose keys (P3.01, Plumbing Equipment Schedule).

- G. Furnish and install (1) new floor drain (FD-1, Zurn #ZN415B) at each restroom (3 total) and a mop-sink floor drain (FD-2, Zurn #ZN415B-HD) at the Janitor's Closet, each with a barrier trap seal protection device (Jay R. Smith 1072 or approved equal), per the Plumbing Equipment Schedule (P3.01) and Floor Plan (P1.01).
- H. Furnish and install (1) new 30-gallon electric tank water heater (EWH-1, A.O. Smith #DEL-30, 240V/1-phase/4.5kW, 125°F set point) with recirculation pump, insulation blanket, and aluminum water heater pan, mounted per manufacturer's recommendations (P3.01, Electric Water Heater Schedule and Electric Water Heater w/ Recirculation Pump detail).
- I. Install new 2" domestic water service from the property line water meter/backflow preventer assembly to the building, connecting to new 3/4"-1-1/2" copper (Type K/L) distribution piping serving all new fixtures, per the Domestic Water Riser diagram and Floor Plan - Proposed - Domestic Water (P1.01, Plumbing Keynotes 1-3).
- J. Install new 4" sanitary waste and vent piping connecting all new fixtures to the existing 4" sanitary lateral below grade, sized and sloped per the Waste and Vent Riser diagram and Floor Plan - Proposed - Waste and Vent (P1.01, Plumbing Keynotes 1, 6); field verify location, slope, and invert of the existing underground sanitary lateral, including CCTV camera inspection to determine condition of existing pipe prior to connecting any new work (P1.01, General Note 6).
- K. Provide shock arrestors sized per fixture-unit count at each fixture group per the Shock Arrestor Schedule (P3.01); provide wall/floor cleanouts (WCO/FCO) per the Plumbing Fixture/Equipment Schedules and 2-Way Wall Cleanout Detail (P3.01).
- L. All plumbing fixtures and installations shall be ADA-compliant, including required knee clearances and reach ranges per the applicable state Accessibility Code and the Add Vanity Detail Note 1 (A8.50); provide required wall access panels at all valves/cleanouts per Plumbing General Notes 21-23, 30 (P0.01).

4.10 HVAC (Division 15B)

- A. Disconnect, remove, and dispose of all existing diffusers, ductwork, and HVAC equipment within the hatched demolition area (MD1.01, HVAC Demolition Keynote 1).
- B. Furnish and install (1) new split-system air handling unit (AHU-1, Mitsubishi Electric PVA-A18AA7, 19,000 BTUH heating / 18,600 BTUH sensible cooling /

20.2 SEER, 3.0 MCA, 208/1-phase) serving the entire renovated area, ducted, per the Split System Air Handling Unit Schedule (M3.01) and Floor Plan - Proposed - HVAC (M1.01).

- C. Furnish and install (1) matching split-system heat pump condensing unit (CU-1, Mitsubishi Electric PUZ-A18NKA7, 20.3 SEER2, R410A refrigerant) mounted on a new 4" min. thick reinforced concrete housekeeping pad, per the Split System Heat Pump Unit Schedule (M3.01) and Condensing Unit at Pad Detail (M3.01, Detail 4).
- D. Furnish and install (2) new ceiling-cabinet exhaust fans (EF-1 at bathroom areas, 50 CFM, and EF-2 at Janitor's Closet, 30 CFM; Broan-NuTone AE50110DCL/AE50110DCL) with backdraft dampers, occupancy sensor control with off-delay timer (1-60 min. adjustable), and 24-hour programmable timer, ducted to a new exterior wall cap per the Exhaust Fan Schedule (M3.01) and Typical Wall Cap Detail.
- E. Provide new rigid/flexible supply and return ductwork, diffusers, and grilles (Type A supply diffuser 5700-AL, sidewall/ceiling return/transfer grilles RH, Metal-Aire) per the Air Distribution Device Schedule and Duct Construction Schedule (M3.01) and Floor Plan - Proposed - HVAC (M1.01).
- F. Provide wall-mounted digital programmable thermostat (Safewave Solutions VIP3000, touch-screen, lockable cover) per Split System Heat Pump Unit Schedule Note 1 (M3.01), mounted at 48" AFF per HVAC Keynote 2 (M1.01).
- G. Provide new louvered door or 1/2" door undercut at the A/C closet (a return-air plenum space, no combustible material allowed) per HVAC Keynotes 4-6 (M1.01); route refrigerant lines through the attic to the associated condensing unit per HVAC Keynote 9.

4.11 Electrical (Division 16)

- A. Disconnect, remove, or relocate all existing electrical equipment, lighting fixtures, devices, and wiring within the hatched demolition area per the Lighting/Power Demolition Keynotes and General Demolition Notes (ED1.01, ED2.01); retain and reuse existing conduit/wiring where in good condition and suitable, per Power Demo Keynotes 1-2 (ED2.01).
- B. Furnish and install new LED recessed downlight fixtures (Type A, Gotham 4" shallow square LED downlight, 1101 lumens, 3500K, 90+ CRI, 10.5W) and emergency battery-pack equivalents (Type AE, same fixture with battery pack) throughout all four rooms, per the Luminaire Fixture Schedule (E0.01) and Floor Plan - Proposed - Lighting (E1.01).

- C. Furnish and install (1) new LED vanity light fixture (Type B, direct-light full-frame edge frost, 3500K, 90+ CRI, 4.5W/FT) at the Unisex Restroom mirror per the Luminaire Fixture Schedule (E0.01) and Interior Elevations (A8.00).
- D. Provide new wall-mounted occupancy sensors (360° dual-technology) with power packs for lighting and exhaust-fan control at each room, wired per the Typical "OS" Relay Diagram (E1.01, Detail 5) and Lighting Sheet Keynotes 3-6.
- E. Furnish and install new duplex/GFCI receptacles, dedicated circuits for the water heater (disconnect switch), hand dryers, exhaust fans, and motor-rated disconnect for the AHU/CU, per the Floor Plan - Proposed - Power (E2.01) and Power Sheet Keynotes 1-8.
- F. Extend new branch circuitry from the existing 200A, 120/208V, 3-phase, 4-wire Panel 'A' (located in the existing Office) to serve all new lighting, power, and mechanical equipment loads; provide new circuit breakers in available panel spaces, matching existing panelboard KAIC rating; confirm new breakers physically fit in the existing panelboard prior to start of work (E6.01, One-Line Diagram & Existing Panel 'A' Schedule; Power Sheet Keynote 4, E0.10).
- G. Provide weatherproof GFCI receptacle at the exterior condensing unit location if not already within 25' of an existing receptacle, per NEC 210.63 and Site Plan - Electrical Keynote 3 (E0.10).
- H. Coordinate all conduit, raceway, and equipment locations with mechanical and plumbing trades to avoid conflicts; all wiring devices, switches, and receptacles mounted per the General Electrical Notes and ADA mounting height requirements (E0.01 General Notes; G0.10 Typical Installation Heights).

5. Discrepancies, Omissions, Conflicts & Areas of Concern

The following items were identified during review of the drawing set and should be resolved by RFI to the Architect of Record and/or Owner before this Scope of Work is used for final subcontractor bidding. These are stated as facts observed in the documents, not assumptions.

- A. Area figures do not reconcile: the Project Description & Narrative on G1.01 states the total renovation area is "approximately 302 square feet," while the Occupant Load Calculations table on the same sheet (G1.01) uses 232 SF as the Assembly function area. The four individually tagged rooms on the Floor Plan (A2.01) sum to 147 SF (48+48+39+12), which matches neither figure — the difference is corridor/wall-thickness area not separately broken out anywhere in the set. Recommend confirming which figure (302, 232, or 147 SF) the Owner intends to use for any area-based fee or cost benchmarking.

- B. RCP demolition sheet (AD2.01) and current Floor Plan - Demo sheet both carry two different "Drawing History" revision markers on the same sheet number: one row shows "A, 2026/06/10, PERMIT SET" and a second shows "B, 2026/02/23, BID SET" with the BID SET date preceding the PERMIT SET date shown in the same title block — this looks like a revision-history entry error (dates out of sequence) rather than an actual scope change; recommend confirming with the Architect which revision is current before bidding.
- C. The MEP (Mechanical/Electrical/Plumbing) drawing set carries its own separate project number (Autodesk Docs project "0000-0000.00 - Anywhere Golf Restroom Reno") distinct from the Architectural set's Anywhere Architecture Project #000000.00, and the MEP engineer's professional seals on M0.01/E0.01/P0.01 are dated 2026.06.10 with a 2025 copyright notice on several MEP sheets, while the Architectural sheets carry a 2026 copyright notice — these are almost certainly just template/seal-date artifacts, but the mismatched project numbering between disciplines should be confirmed as intentional (i.e., MEP engineer assigned it independently) and not evidence of coordination between two different issue sets.
- D. The Structural drawing set (S1.0, S2.0, S3.0) is sealed by a different individual engineer (license number on file, Anywhere Structural Group, Job #00000, dated 2025 copyright) than the seal block printed in the Architectural G0.00 cover sheet's consultant list — both reference "Anywhere Structural Group" as the firm, so this is very likely just normal same-firm/different-individual sealing and not a conflict, but is noted since the Structural sheets' copyright year (2025) predates the Architectural/MEP sheets' (2026).
- E. Foundation Plan Note F2 (S2.0) states "T/ Slab EL = +0'-0", UNO (reference only) SEE CIVIL FOR ACTUAL ELEVATION," but the Civil sheets (C1.00) show the existing building Finish Floor Elevation as 8.47' (NAVD88) — confirm this Structural "+0'-0" reference datum is intentionally a separate, building-relative datum and not a discrepancy with the Civil sheet's NAVD88 elevation before laying out new slab-on-grade work.
- F. The Life Safety Plan (G1.01) shows a "Travel Dist Allowed: 200 FT" note alongside a measured travel distance of "23'-8"" for the space — these numbers are not remotely close to each other (200' allowed vs. 23'-8" actual), which is expected for a small renovation and not itself a problem, but the sheet's Egress Requirements table separately lists "Maximum Common Path of Travel: 75 FT allowed / NOT TO EXCEED 75 FT provided" — the "provided" value is stated as a ceiling ("not to exceed") rather than an actual measured figure, which is unusual phrasing; recommend confirming the actual measured common path of travel with the Architect for the permit record.

- G. The HVAC Split System Air Handling Unit Schedule (M3.01) lists the unit's Cooling Total Capacity as 19,000 BTUH and its Heating Capacity as also 19,000 BTUH, with a separate Sensible Capacity of 13,680 BTUH — but the accompanying Split System Heat Pump Unit Schedule for the matching condenser (CU-1) lists Cooling Total Capacity as 18,600 BTUH, a figure that does not exactly match the AHU-1 schedule's 19,000 BTUH cooling figure. This kind of small mismatch between paired AHU/condenser schedules is common when one table is copy/pasted from a slightly different unit configuration — recommend the mechanical engineer confirm both schedules reference the same, final selected equipment pairing before ordering equipment.
- H. No project manual or written specifications book was included with this 35-sheet drawing set — all product/material specifications (paint, tile, fixtures, hardware) are called out only via schedules and keynotes on the drawings themselves. If a specifications book exists separately, request it before finalizing bid-level material selections, since drawings alone do not typically carry full submittal/warranty/testing requirements.
- I. No geotechnical (soils) report was included in this set. The Foundation Schedule (S2.0) states the net allowable soil bearing pressure of 2,000 PSF is "ASSUMED" rather than sourced from an actual geotechnical investigation — this is a normal approach for a small addition/infill project of this scale, but is flagged per standing instruction since it is an assumption presented as a design value.
- J. The Door Information Schedule (A0.30) lists all three new exterior doors (Women's ADA Restroom, Unisex Restroom, Men's ADA Restroom) as swing type "HT" (High Traffic) panel type but assigns Panel Material "SS" (Stainless Steel) with Frame Type "002" (Standard SS frame, masonry opening) — while the Frame Types legend on the same sheet shows Frame Type 002 labeled "STANDARD SS FRAME, MASONRY OPENING" and Frame Type 001 labeled "SS FRAME WRAPS PARTITION," but the schedule's own Frame column lists "002" for all three exterior doors, which per the legend is the masonry-opening (not partition-wrap) frame — this appears internally consistent, but is worth a final field-verification given the new openings are in existing/new 8" CMU masonry walls (matches Frame 002's description) rather than partitions.
- K. The plumbing demolition notes (PD1.01) instruct the contractor to field-verify the location, slope, and invert of the existing underground sanitary lateral "with camera" prior to commencing any new work, and to "report existing conditions such as improper slope, broken pipe, obstructions to flow, etc. to Architect/Engineer" (Plumbing Keynote 6, General Note 6) — this CCTV inspection has apparently not yet occurred as of this issued permit set; recommend this inspection be scheduled early in the project since any adverse

finding (broken pipe, improper slope) could materially change the Division 15A Plumbing scope and cost.

6. Clarifications, Exclusions & Notes

- A. This proposal is based solely on the Golf Course Restroom Renovation Permit Set drawings dated 2026/06/10, as issued by Anywhere Architecture, Inc. and consultants; no separate project manual/specifications book was provided with this drawing set — all scope is derived from sheet notes, schedules, and details only.
- B. This proposal excludes any work to the existing 1-story CBS building shell, roof, or structure beyond what is explicitly shown on the Structural sheets (S1.0, S2.0, S3.0) — no roof replacement or structural work outside the immediate renovation footprint is included.
- C. This proposal excludes furniture, artwork, or any owner-furnished/owner-installed items not called out on the Fixtures Schedule (A2.01) or Plumbing/Electrical Fixture Schedules.
- D. This proposal excludes offsite utility company fees, impact fees, and connection charges beyond the GC permit allowance carried in Division 1 — the actual local permit fee schedule to be confirmed once plans are submitted for permit.
- E. This proposal assumes normal, undisturbed soil conditions per the assumed 2,000 PSF net allowable soil bearing pressure noted on the Foundation Schedule (S2.0) — no geotechnical report was provided in this set; if actual soil conditions differ, this scope and price are subject to adjustment.
- F. This proposal excludes hazardous material abatement (asbestos, lead paint, etc.) — no hazardous materials survey was provided with this drawing set; if encountered, this is additional work.
- G. Landscaping/irrigation restoration beyond the immediate hedge/sidewalk removal and sidewalk/curb replacement shown on the Civil sheets (C1.00) is excluded.