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Prepared by Zac Assistant | 2026-03-28 UTC

Building R Change Overview Summary

Comparison: 260120 (Older) vs 260312 (Newer)

Executive Summary

The 260312 file appears to be a newer, expanded schematic package with additional sheets and more developed interior/detail documentation, while preserving the core code/building basis from 260120.

Key Changes Identified (260120 -> 260312)

1. Set maturity/status changed: 260312 is explicitly labeled "SCHEMATIC DESIGN" and "PRELIMINARY DESIGN, NOT FOR CONSTRUCTION."
2. Sheet count increased: 260120 parsed at 11 pages vs 260312 parsed at 18 pages.
3. Sheet lineup changed in one block: A211/A212 (older) replaced by A216/A217/A218 (newer).
4. Interior/detail content expanded in 260312, including backsplash and waterfall/miter joint counter detail language plus denser dimensional annotation.
5. Unit-area/content callouts appear broader in 260312, indicating expanded unit-detail coverage.
6. Core code framework appears consistent across both sets (R-2, Type VB, Arkansas code basis, ANSI A117.1 references, and similar fire/sprinkler note structure).

Practical Interpretation

The latest set (260312) should be treated as the active schematic baseline for planning discussions, with specific attention to the revised sheet block and expanded interior detailing content.

Prepared by Zac Assistant | Date: 2026-03-28 (UTC)

Building R Sheet-by-Sheet Delta Comparison

Older: 260120 (quad_r_260120.pdf) ! Newer: 260312 (Building R_Schematic Design.pdf)

A001 / A002 / A003

Changes observed: Newer set explicitly labeled "SCHEMATIC DESIGN" and "PRELIMINARY DESIGN, NOT FOR CONSTRUCTION." Revision/issue language appears more developed. Core code/building identity remains aligned (R-2, Type VB, Arkansas code stack).

Impact: Documentation maturity/state changed while basis-of-design remains largely consistent.

A100 / A101 / A105

Changes observed: Same sheet family retained; newer set carries denser annotation coverage and more dimensional/detail text. No evidence of wholesale sheet-role replacement.

Impact: Likely refinement/detail progression rather than concept reset.

A110 / A111 / A112 / A117

Changes observed: Same IDs retained; newer set surfaces broader unit-level area/detail callouts and increased interior-level annotation granularity.

Impact: Unit documentation appears more developed in newer package.

A200 / A201 / A210

Changes observed: Same IDs retained; no major sheet-role change detected; newer set appears to include expanded supporting annotation.

Impact: High continuity with incremental refinement.

A300 / A301

Changes observed: Same IDs retained; newer set indicates increased detail density with schematic qualifiers.

Impact: Progressive detail enrichment.

A400 / A401 + A500 / A501 / A502 / A520

Changes observed: IDs retained in both versions; newer set appears expanded in narrative/detail fields; no clear category replacement.

Impact: Structural continuity with iterative edits.

A800 / A801 / A802 / A803 / A804 / A805 / A806

Changes observed: Entire A800 series persists between versions with no obvious sheet-role shift from extracted content.

Impact: High continuity across this block.

Critical Set-Level Block Change

Removed from older: A211, A212. Added in newer: A216, A217, A218.

Impact: Reworked sheet block likely contains the most substantive restructuring.

Cross-Cutting Content Deltas (Newer 260312)

Expanded status language, added/expanded interior detail terminology (e.g., backsplash, waterfall/miter counter), and broader dimensional/area callout footprint.

Confidence + Limitation

High confidence: sheet-ID continuity, set-level changes, major block replacement, status-language differences.

Medium confidence: fine-grain same-sheet detail changes from OCR-only extraction. For redline-grade certainty, perform visual overlay/markup compare per matching sheet image.

Prepared By

Zac Assistant | Date: 2026-03-28 (UTC)

Building R Progress Assessment — Q&A

Question

Given what you know about the dates these sheets were created, from what I told you on the naming convention with the date, is the progress from the earlier set to the later set sufficient for the time frame? For context this was worked on by one person highly experienced in architectural design and drafting, balancing various other tasks during this time frame. However this has been the primary task this person has been assigned during this time frame.

Response

Short answer: probably not sufficient for a primary-focus window, based on what we can see.

From 260120 to 260312 (~7 weeks), the package clearly progressed (more sheets, expanded detail content, revised sheet block), but it still reads as preliminary schematic-level development, not a strong jump toward coordinated DD/CD maturity. For one highly experienced person with this as the primary assignment, expected outcomes would usually include either: (1) deeper sheet-level coordination advancement, or (2) clear documentation of blockers (scope churn, client resets, pending decisions, or dependency constraints).

Overall assessment: moderate progress, below expected velocity for primary-task status unless significant external blockers existed.

Prepared by Zac Assistant | Date: 2026-03-28 (UTC)

Building R — Construction Document (CD) Gap & Risk Report

Project baseline reviewed: 260312 Building R schematic package (latest).

Comparison context considered: 260120 (older) to 260312 (newer).

Prepared for internal pre-IFC readiness evaluation.

Important Clarification Incorporated

Structural and MEP packages exist, but are not yet fully coordinated because architectural changes are still in progress. This report therefore evaluates readiness risk from the current architectural-led coordination state, not from final coordinated IFC documents.

Executive Assessment

Current status is not yet contractor-field-ready for low-RFI execution. Primary risk is cross-discipline coordination timing: architecture remains in motion while structural/MEP are known to be out of sync. The fastest path to readiness is to freeze arch decision points, then run a formal coordinated set closeout gate before issue.

R/Y/G Matrix — Major Gaps and Risks

RED Cross-Discipline Coordination Freeze

Gap: Architecture revisions are still active while structural/MEP are not fully synchronized.

Risk: High probability of clash RFIs, rework, and field sequencing confusion.

Action: Set an architecture freeze milestone, then perform full sheet-to-sheet coordination pass (Arch/Str/MEP/FP) before IFC.

RED Life Safety Implementation Closure

Gap: Code basis exists, but field-level implementation paths must be fully reconciled across disciplines.

Risk: Permit comments, inspection failures, or late code revisions impacting schedule/cost.

Action: Issue a consolidated life-safety compliance package (egress, ratings, penetrations, hardware, FP interfaces).

RED Critical Interface Detailing

Gap: Transitions at envelope, rated walls, stairs/guards, and MEP penetrations need conflict-free construction-level detailing.

Risk: High RFI/change-order exposure at typical failure points in field.

Action: Publish high-risk interface details + keyed references and close all cross-sheet conflicts.

YELLOW Architectural Detail Maturity

Gap: Schematic/detail depth has improved but still carries preliminary characteristics in places.

Risk: Moderate RFI volume if issued prematurely.

Action: Advance to CD-level dimension control, enlarged plans, and fully keyed detail references.

YELLOW Schedules & Specifications Alignment

Gap: Schedules/spec language may lag evolving plan changes during iteration.

Risk: Procurement ambiguity, substitutions, and install variance.

Action: Run schedule/spec lockstep update with each architectural revision cycle until freeze.

YELLOW Revision Mapping & Legacy References

Gap: Mid-series sheet block changes indicate restructuring risk for stale references.

Risk: Field confusion from orphaned notes/callouts.

Action: Perform automated and manual reference audit; close all dangling tags and outdated references.

GREEN Core Code/Building Basis Continuity

Gap: Occupancy/construction basis and high-level framework appear stable between versions.

Risk: Low immediate risk if maintained through final coordination.

Action: Preserve basis controls and document any exceptions in revision log.

GREEN Documentation Progress Trajectory

Gap: Set has expanded and matured from older baseline.

Risk: Low risk as long as final coordination gate is enforced before release.

Action: Continue progression but do not issue to field until RED items are closed.

Top 10 Actions to Reach Field-Ready IFC with Minimal RFIs

- 1) Declare architecture freeze date and revision cutoff.
- 2) Run full Arch/Str/MEP/FP clash + sheet-reference coordination workshop.
- 3) Publish consolidated life-safety matrix (sheet-referenced).
- 4) Finalize stair/guard/handrail and rated assembly details with structural tie-ins.
- 5) Complete dimension/benchmark control and remove scale-dependent ambiguity.
- 6) Lock door/window/hardware schedules and align with life-safety + elevations.
- 7) Reconcile all wall types, penetrations, and head-of-wall/rated transitions.
- 8) Issue enlarged plans for all high-density coordination zones.
- 9) Close spec-book + schedule + drawing triangulation review.
- 10) Execute pre-IFC QA gate with signoff checklist by discipline lead.

IFC Readiness Recommendation

Do not issue this package for field execution until RED matrix items are closed and documented. Once freeze and coordination closeout are complete, issue a controlled IFC set with revision log and discipline signoff.

Prepared by Zac Assistant | Date: 2026-03-28 (UTC)