

the construction documents

Understanding the deliverables

INTENT

- *“The Construction Documents are not intended to be a complete set of instructions on how to construct a building,*
- *Construction means, methods, techniques, sequences, procedures and site safety precautions, are customarily assigned as responsibilities of the Contractor to give the Contractor latitude in preparing bids and carrying out the construction phase. The Contractor determines the assignment of work to specific trades and subcontractors. The Contractor also manages the logistical matters such as the sequence of operations, scheduling, design of temporary supports and facilities, selection of appropriate equipment, and project safety.”*

“Construction Documentation” by Fallon and Crocco, 14th edition.

WHAT THIS MEANS

- The Construction Documents are part of the Contract for Construction. This contract is between the Owner and the Contractor, therefore all the notation in the Drawings and the Specifications is addressed to the Contractor - NOT to the subcontractors, or to the vendors, or to the providers, or to anyone else.
- Notation should not include instructions on who does what part of the Work. Do not use (and if found, delete) notation which addresses division of the work by trades. For example:
- Some details have notation such as “Provided by Clark Pacific” or “Provided by others”. Delete this type of notation which indicates who does what.
- Notes like “Painter shall paint this before installing” which delegates a portion of the work to a trade, should be avoided. Again, who does what and when is the Contractor’s determination.

RISK MANAGEMENT

- THIS IS VERY IMPORTANT: Avoid text or graphics on the Drawings that show items that are “ways and means” and MOST IMPORTANTLY, items that relate to job safety issues.
- “Ways and means” are the methods and tools used for doing something. So, for example, we do not tell the Contractor to use scaffolding or where to put it; however, we make sure that in the Contract for Construction there is language that states that scaffolding is the sole responsibility of the Contractor.

“WASTE CONTROL”

- “Waste” includes time and resources inaccurate or not needed, and added liability. For example:
- Identify the processes and tasks that contribute value and eliminate the ones that do not. For example:
 - **“YES”**- Review existing details first in Detail Library, then in similar projects, select details applicable to your project and make modifications if needed. **ALWAYS** tech check for errors and for graphic and contents consistency with the rest of the details.
 - **“NO”** - Draw again details which already are in the Detail Library and can be used “as drawn” or with some modifications, or use detail library drawings without checking against your project’s conditions.

GRAPHIC DENSITY is the visible line work and text on a Drawing. It includes building components (walls, doors, etc.), dimensions, notation, symbols, schedules, etc.

Drawings become difficult to read and visually confusion when GRAPHIC DENSITY is too great.

Look at the Drawings as a designer, use only the information necessary to convey the design intent and place it where it goes. Understand and work with DRAWING HIERARCHY, or which elements take visual precedence over others.