

"C.P.S.N."	"PHASE/ACTIVITY"	"DATE"	"\$"	"REIMB.\$"	"CITY\$"
12A	Begin more detailed schematic building design + third conference				
12B	Prepare landscaping plan--trees and shrubbery only				
13	Draw final plan, building facade views (elevations) and landscape for client review and submittal to Planning Commission				
14A	Fourth conference--pre P.C. submittal				
14B	Build presentation/study scale model if deemed necessary				
14C	Fill out forms and prepare list of property owners within 300' of property lines for public hearing				
14D	Prepare Color Board and color renderings of site plan and elevations				
15	Make fourteen sets of blueline prints for P.C. submittal				
16A	Submit to City/County for Planning Commission Review				
16B	Pay submittal fee				
17	Attend Planning Commission Mtg. and then de-brief Owner afterwards				
18	Fifth conference on any revisions				
19	Revise and resubmit drawings				
20	Attend P.C. Meeting on revised drawings				
21A	Begin Structural Analysis of P.C. approved design: Horizontal and Vertical Loads, Shear Wall Schedule, Beam/Header/Structural Hardware Schedule				
21B	Begin Energy Use Calculations for Title 24 Compliance				
22	Prepare revised construction cost estimate with general contractor				