

Scope Exclusions

Maple Street Community Hall — 28 Sep 2026

These are the boundaries of what was measured. Attach this page to your own quotation so your price says the same thing ours does — a boundary stated up front is a dispute avoided later. Each entry keeps its drawing reference so you can defend it if the client questions where your price stops.

Another contractor's scope

Someone else prices these. Named here so the same work is not priced twice across two bids, or missed by both.

- Site and parking lot lighting — BY OTHERS per G-002: could not be measured from the drawings supplied and is NOT in the quantities - The scope note on G-002 places site lighting with others, and C-101 keynote 5 repeats it.
- Site lighting and the transformer pad: G-002 scope notes say these are BY OTHERS.

No drawings for this trade in the set

No sheet of this trade arrived with the set, so nothing of it is measured. Price it separately, or send its drawings.

- HVAC: The drawing set contains no hvac sheets, so no hvac quantities were measured. This is a gap in the drawings supplied, not an omission from the takeoff, and it is listed here so it can be seen and priced separately.
- Interior: The drawing set contains no interior sheets, so no interior quantities were measured. This is a gap in the drawings supplied, not an omission from the takeoff, and it is listed here so it can be seen and priced separately.

Not measured — information missing

The drawings supplied did not carry enough to measure these. They are NOT in the quantities at all — see the Questions For Your Designer list.

- Ceramic wall tile, full height behind sanitary fixtures, toilets: could not be measured from the drawings supplied and is NOT in the quantities - finish note 3 calls for tile full height behind fixtures, but the set has no interior elevation of either toilet and no dimension for how wide or how high that tiling runs, so there is nothing to measure.
- Toilet compartments, accessories and signage: could not be measured from the drawings supplied and is NOT in the quantities - the set has no specialties schedule, no interior elevation and no accessory legend.
- Dumpster enclosure screen — construction and height not shown: could not be measured from the drawings supplied and is NOT in the quantities - C-101 keynote 3 calls for a 12 x 10 dumpster pad but no enclosure elevation, material or height is drawn anywhere in the set.
- Concrete to tie columns T1, 12 in x 12 in: could not be measured from the drawings supplied and is NOT in the quantities - the foundation schedule lists T1 as 1 ft 0 in x 1 ft 0 in with 4 no.
- Reinforcement to slab on grade: could not be measured from the drawings supplied and is NOT in the quantities - the slab is noted only as 5 in slab on grade, 4,000 psi.
- Reinforcement to tie columns T1, #4 bars and ties: could not be measured from the drawings supplied and is NOT in the quantities - the foundation schedule gives 4 no.
- Vertical reinforcement to grouted masonry cells: could not be measured from the drawings supplied and is NOT in the quantities - keynote 1 calls for the 8 in masonry to be grouted at 48 in o.c.

Excluded for other stated reasons

Everything else deliberately left out, with the reason as recorded.

- Kitchen equipment: G-002 scope notes say it is OWNER FURNISHED, contractor installed. The extract hood named in the same note is mechanical work and is not measured here.
- Landscape planting beyond the paved area: G-002 scope notes say it is NOT IN CONTRACT.
- The 5 in concrete slab on grade, its 10 mil vapor retarder and its 4 in compacted base, and the open web steel joists and 1-1/2 in type B metal deck: structural work, shown on S-101, S-201 and S-501.
- Glazed aluminum storefront framing beyond the two scheduled door pairs: the set schedules storefront doors but draws no storefront screen or curtain wall elevation.
- Sanitary fixtures, floor drains, light fittings and air diffusers: shown on P-101 and E-101, measured by the plumbing and electrical sections.
- Signage, fire extinguisher cabinets, lockers, blinds, entrance matting and similar specialties: the set has no specialties schedule and no interior elevation.
- Excavation, backfill, paving, curbs and site drainage: shown on C-101 and C-201, measured by the sitework section.
- Roof membrane, R-30 insulation, flashings and roof edge above the steel deck - architectural.
- Face brick veneer to 3 ft 4 in and the R-13 cavity insulation to the masonry wall - architectural.
- Interior 3-5/8 in metal stud partitions with gypsum board both faces, and the doors in them - architectural.
- Site earthwork, paving, drainage and utilities outside the building footprint - not shown on the structural sheets.
- Piling or ground improvement: none is shown. The foundations are taken as spread footings bearing on natural ground at the 2,500 psf the general notes take, a figure those notes themselves mark for verification.
- Slab finishes, curing compounds, control joint sawing and joint sealants: none is called for on the issued sheets.
- Masonry horizontal joint reinforcement, bond beams and anchors: none is shown or scheduled.
- Shop-designed connections, anchor bolts and bearing plates for the joists and beams: no connection detail is issued, so nothing beyond the 10 percent connection allowance carried inside each steel line is included.

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