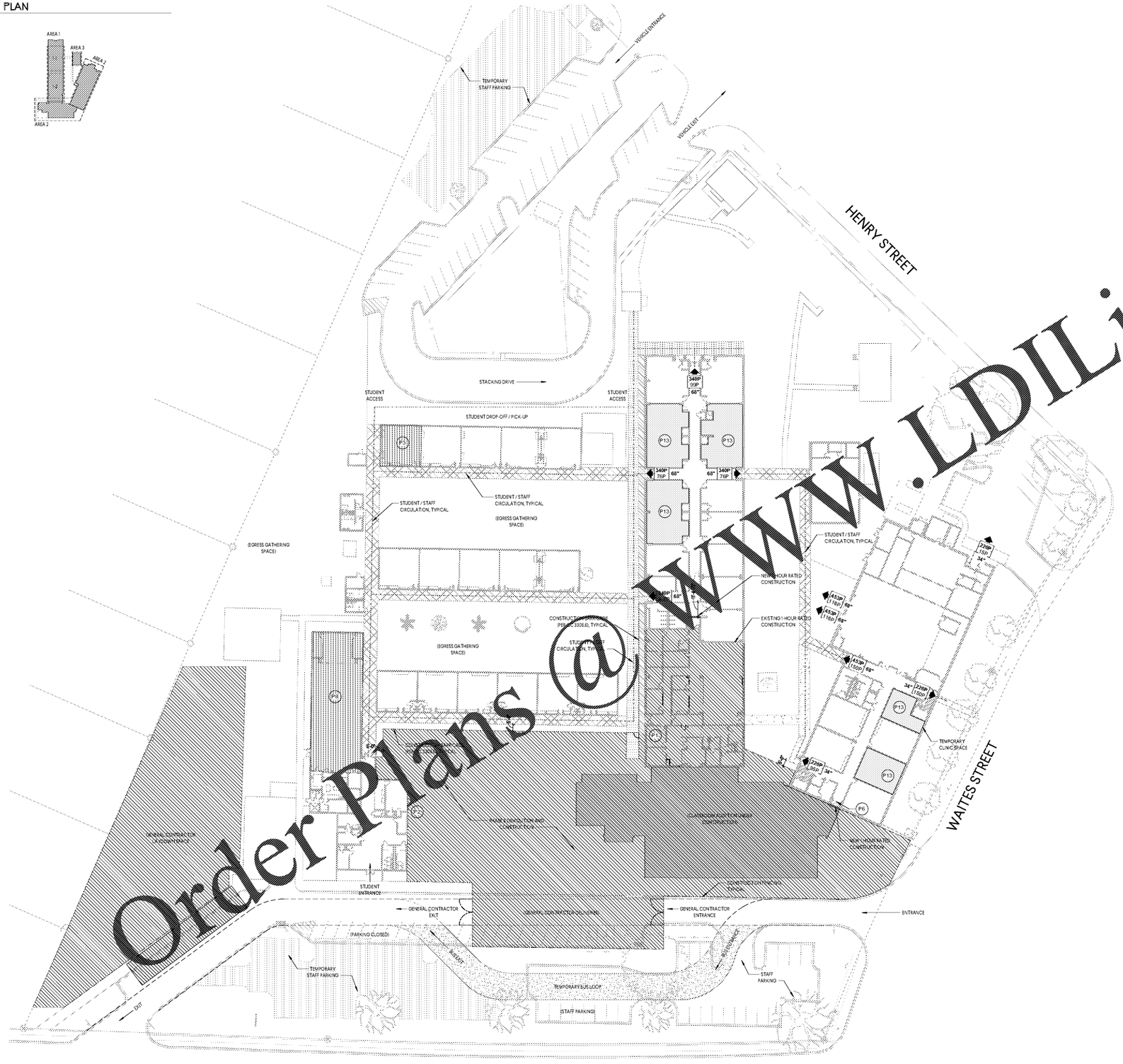
KEY PLAN



1 **LIFE SAFETY DURING CONSTRUCTION DIAGRAM - PHASE 3**
SCALE: 1" = 30'-0"

GENERAL NOTES

A. THE SITE WILL BE OCCUPIED DURING CONSTRUCTION WHICH WILL REQUIRE THE GENERAL CONTRACTOR TO PERFORM THEIR WORK IN PARALLEL WITH SCHOOL OPERATIONS. IN ORDER TO COORDINATE THOSE EFFORTS AND TO ESTABLISH LIFE SAFETY STANDARDS DURING CONSTRUCTION, THE PHASING DIAGRAMS ON SHEETS G5.01-G5.05 HAVE BEEN PROVIDED. THESE PHASING DIAGRAMS OUTLINE KEY PHASES DURING CONSTRUCTION, ESTABLISHING WHICH AREAS OF THE SITE THE GENERAL CONTRACTOR WILL HAVE ACCESS TO. DURING EACH OF THESE PHASES, THE GENERAL CONTRACTOR MUST MAINTAIN EMERGENCY EGRESS PATHS AND A SAFE SEPARATION BETWEEN THE WORK AND SCHOOL ACTIVITIES, AS DETAILED IN THESE DIAGRAMS. THE GENERAL CONTRACTOR MUST ALSO PROVIDE TEMPORARY SIGNAGE TO MANAGE CIRCULATION THOUGHOUT THE SITE.

B. IT IS THE GENERAL CONTRACTOR'S SOLE RESPONSIBILITY TO ESTABLISH AND ACCOUNT FOR THE MEANS AND METHODS THAT WILL BE REQUIRED TO PERFORM THE WORK DETAILED IN THE CONSTRUCTION DOCUMENTS WHILE THE SITE IS OCCUPIED. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ALL TEMPORARY MEASURES TO ENSURE THAT UTILITIES SERVING THE SCHOOL ARE UNINTERUPTED DURING CONSTRUCTION. THESE UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, ELECTRICAL SERVICE, HVAC, PLUMBING, STORM WATER MANAGEMENT, AND ACCESS. THE GENERAL CONTRACTOR IS ALSO RESPONSIBLE FOR MANAGING DUST CONTROL DURING EACH PHASE. ALL WORK ASSOCIATED WITH THESE REQUIREMENTS MUST BE INCLUDED IN THE BASE BID.

C. PRIOR TO THE START OF THE WORK, THE GENERAL CONTRACTOR SHALL LEAD A COORDINATION MEETING WITH THE OWNER, THE ARCHITECT AND THEIR CONSULTANTS, TO OUTLINE IN DETAIL THE PHASING OF THE PROJECT. AT THIS MEETING, THE CONTRACTOR SHALL IDENTIFY ANY INFRASTRUCTURE OR CIRCULATION CONCERNS SO THAT THOSE ITEMS CAN BE RESOLVED, AND CONCERNS NOTED, WITH THE OWNER AS REQUIRED.

D. IF ANY SERVICES TO THE EXISTING BUILDING BE REQUIRED TO BE AFFECTED DURING CONSTRUCTION, THE GENERAL CONTRACTOR MUST PROVIDE ADVANCE NOTICE TO THE OWNER, AND COORDINATE A TIME FOR THAT WORK TO OCCUR. ANY SERVICE TO THE EXISTING CAMPUS THAT IS TO BE INTERRUPTED WILL REQUIRE OWNER APPROVAL.

E. **THESE PHASING DIAGRAMS ARE FOR REFERENCE AND COORDINATION PURPOSES ONLY. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ALL WORK, COST, AND TIME THAT WILL BE REQUIRED TO PHASE AND PERFORM THE WORK OUTLINED IN THE CONSTRUCTION DOCUMENTS WHILE THE SITE IS OCCUPIED.**

F. REFERENCE SHEET G4.00 FOR THE LIFE SAFETY PLAN AND OCCUPANCY / EGRESS LOADS.

G. GENERAL CONTRACTOR RESPONSIBLE FOR COORDINATING SEQUENCING OF DEMOLITION REQUIRED TO ACCOMODATE TEMPORARY PARKING AREAS AND BUS LOOP.

NARRATIVE - PHASE 3

PHASE 3: AUGUST 2020 - FEBRUARY 2021 (DATES ARE APPROXIMATE AND SHALL BE ESTABLISHED BY THE GENERAL CONTRACTOR)

DURING THIS PHASE, THE FOLLOWING ITEMS WILL OCCUR:

- LIMITS OF CONSTRUCTION - THE CONSTRUCTION LIMITS WILL BE REDUCED SO THAT AREAS 1, 2, AND 3 MAY BE OCCUPIED. A PORTION OF AREA 1 WILL REMAIN WITHIN THE LIMITS OF CONSTRUCTION.
- TEMPORARY BUS LOOP - THE TEMPORARY BUS LOOP ALONG E PINE LOG ROAD WILL BE REOPENED.
- SCHOOL ACTIVITIES - SCHOOL ACTIVITIES WILL BE BACK TO FULL FUNCTION WITH STUDENTS AND TEACHERS ON SITE. THE NURSE OFFICE WILL BE RELOCATED TO THE TEMPORARY ADMINISTRATION SPACE, PRIOR TO THE START OF THIS PHASE. THE MEDIA CENTER WILL NOT BE OPERATIONAL UNTIL THE COMPLETION OF THIS PHASE.
- TEMPORARY FACILITIES - THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING RESTROOM FACILITIES, INDEPENDENT OF THE SCHOOL FACILITIES, FOR ALL CONSTRUCTION STAFF. THE GENERAL CONTRACTOR WILL MOVE THEIR FIELD OFFICE. A TEMPORARY SPACE IN THE NEW CLASSROOM ADDITION WILL BE PROVIDED.
- CONSTRUCTION ACTIVITIES - THE GENERAL CONTRACTOR WILL COMPLETE THE REMAINING WORK IN AREA 1 DURING THIS PHASE. THE GENERAL CONTRACTOR WILL COMPLETE THE CLASSROOM ADDITION AS THE END OF THIS PHASE.

REFERENCE I.108.03 FOR ADDITIONAL INFORMATION. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ESTABLISH THE MEANS AND METHODS NOT DETAILED IN THIS DIAGRAM, BUT REQUIRED TO ACCOMPLISH THE WORK, AS OUTLINED IN THE CONSTRUCTION DOCUMENTS.

FLOOR PLAN LEGEND

- NEW DOOR
- NEW WALL
- EXISTING DOOR
- EXISTING WALL
- LINE OF OBJECT ABOVE
- GENERAL CONTRACTOR AREA
- TEMPORARY BUS LOOP: 6" #57 STONE UNDERLAID BY FILTER FABRIC
- TEMPORARY ACPSD ADMINISTRATION OFFICE
- TEMPORARY OWNER STORAGE
- TEMPORARY STAFF PARKING: 4" #57 STONE UNDERLAID BY FILTER FABRIC
- STUDENT / STAFF CIRCULATION
- EXISTING 2-HOUR RATED CONSTRUCTION
- NEW 1-HOUR RATED CONSTRUCTION
- CONSTRUCTION FENCING
- CONSTRUCTION BARRICADE PER IBC SECTION 3306.6.

PHASING KEYNOTE LEGEND

Key Value	Keynote Text
P1	GENERAL CONTRACTORS FIELD OFFICE.
P2	GENERAL CONTRACTORS TOILET FACILITIES (LOCATED AT GENERAL CONTRACTORS DISCRETION WITHIN CONSTRUCTION ZONE).
P3	TEMPORARY SCHOOL OFFICE.
P6	DOOR SECURED SHUT AND LABELED AS "NOT AN EXIT". BAG EXISTING EXIT SIGN.
P8	OWNER STORAGE LOCATION FOR MEDIA CENTER AND OTHER AREA 1 / AREA 2 SPACES AFFECTED BY PHASE 2 CONSTRUCTION.
P13	WORK IN THIS AREA IS COMPLETE PER THE CONSTRUCTION DOCUMENTS.

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DRAWN BY: MJW
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MILLBROOK ELEMENTARY SCHOOL - ADDITION AND RENOVATIONS
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LIFE SAFETY DURING CONSTRUCTION DIAGRAM - PHASE 3

G5.03

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