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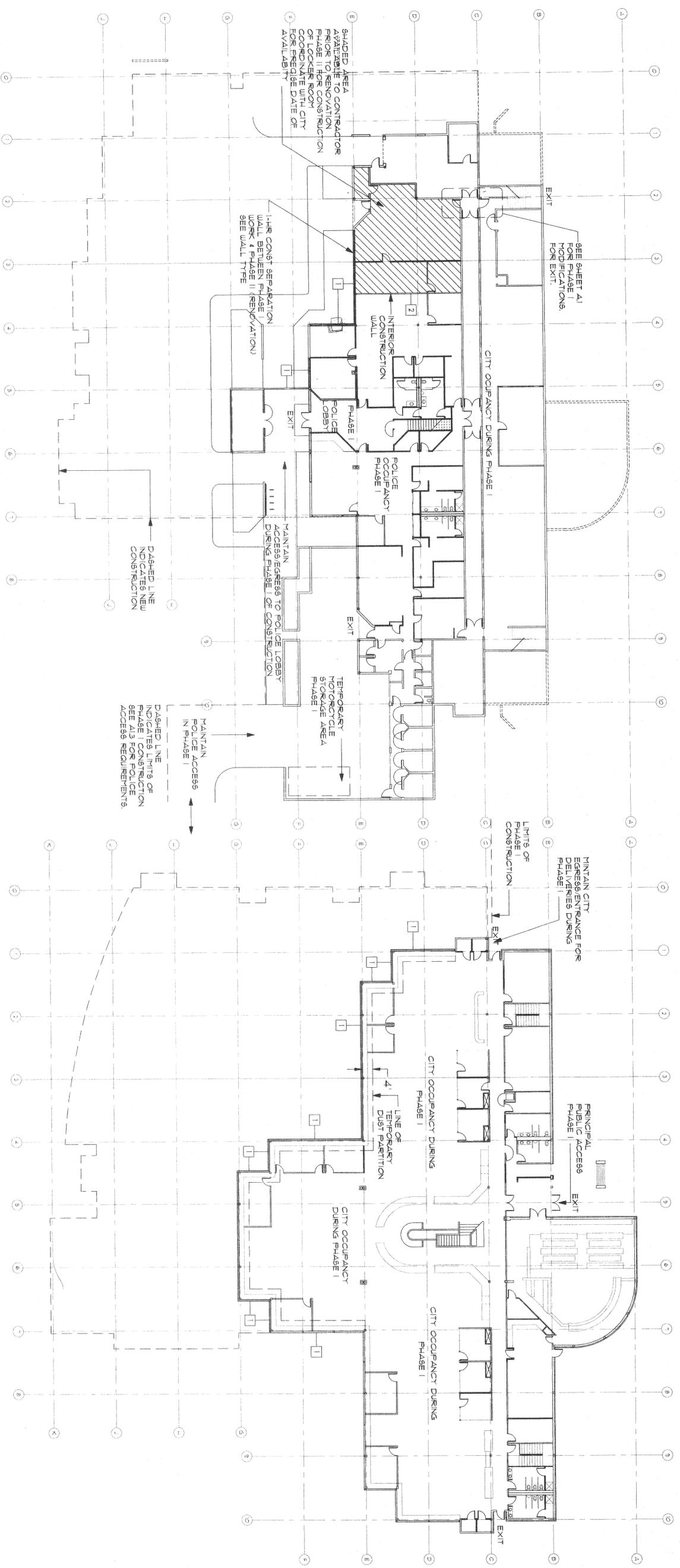
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KIRKLAND CITY HALL EXPANSION AND RENOVATION

Job No	921.80
Approved by	BP/JF
Drawn by	10/20/93
Date	
Revision	
Description	CONSTRUCTION PHASING-PHASE I EXPANSION

A.I.A.



1 FIRST FLOOR
SCALE: 1/8" = 1'-0"

2 SECOND FLOOR
SCALE: 1/8" = 1'-0"

PHASING

GENERAL NOTES: THIS FACILITY SHALL BE PHASED. THE ADDITION TO THE EXISTING BUILDING SHALL BE COMPLETED PRIOR TO RENOVATION OF THE EXISTING STRUCTURE. SPECIFIC REQUIREMENTS RELATED TO THE PHASING SEQUENCE ARE CONTAINED ON SHEETS A11A, A11B, A12, A13. CONTRACTOR SHALL COORDINATE CONSTRUCTION TO ALLOW ALL CITY HALL DEPARTMENTS AND ACTIVITIES TO REMAIN OPERATIONAL AT ALL TIMES.

CRITERIA FOR PHASING: BOTH OPERATIONAL HOURS OF OPERATION AND THE CONSTRUCTION PERIOD SHALL BE COORDINATED WITH THE CITY. THE POLICE DEPARTMENT IS IN OPERATION 24 HRS. PER DAY. THE TOTAL CONSTRUCTION PERIOD (ADDITION) IS 300 DAYS. PHASE I CONSTRUCTION PERIOD (RENOVATION) IS 120 DAYS.

1. ALL CONSTRUCTION ACTIVITIES INVOLVING THE EXISTING BUILDING SHALL BE COORDINATED WITH THE CITY.
2. EXTENT OF CONSTRUCTION FOR EACH PHASE IS INDICATED ON DRAWINGS A-11I AND A-11J. PHASING PLANS LISTS OF CONSTRUCTION ACTIVITIES IS INDICATED ON DRAWING A-13 SITE DETAIL PLAN.
3. CONSTRUCTION ACTIVITY SHALL OCCUR IN TWO PHASES.
4. PHASE I: 300 DAY DURATION. CONSTRUCTION OF THE ADDITION TO CITY HALL AS SHOWN ON SHEET A-22 AND A-23, AND RELATED SITE WORK AS SHOWN ON SHEET A-12. THE CONTRACTOR SHALL COMPLETE PHASE I TO ENABLE THE CITY TO MOVE DEPARTMENTS AND FULLY OCCUPY THE NEW FACILITY. CONTRACTOR SHALL ALLOW 5 DAYS FOR CITY TO MOVE AND OCCUPY NEW FACILITY. PHASE II: 120 DAYS. RENOVATION OF THE EXISTING FACILITY. CITY COUNCIL CHAIRMAN MODIFICATIONS, NEW ENTRY ON THE NORTH SIDE.

5. CITY DEPARTMENTS SHALL MOVE TO THE NEW SECOND FLOOR. THE POLICE SHALL OCCUPY THE NEW FIRST FLOOR AREAS DURING RENOVATION. THE JAIL WILL BE CLOSED DURING THE RENOVATION PHASE.

6. ALL MECHANICAL, ELECTRICAL, EMERGENCY AND COMMUNICATION SYSTEMS ARE REQUIRED TO REMAIN OPERATIONAL DURING CONSTRUCTION. SEE MECH. AND ELEC. DRAWINGS AND SPECIFICATIONS FOR REQUIREMENTS.

1. CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE PHASING DRAWINGS, SUBMIT A SCHEDULE FOR COMPLETING THE WORK IN THE SEQUENCE INDICATED IN THE PHASING REQUIREMENTS. THIS PLAN SHALL AT A MINIMUM INCLUDE THE FOLLOWING ITEMS/ACTIVITIES:
 11. CONSTRUCTION SCHEDULE SHOWING DATES AND HOURS OF OCCUPIED ACTIVITY.
 12. ALL ACTIVITIES WHICH INVOLVE ACCESS TO THE EXISTING OCCUPIED STRUCTURE AND/OR THE BUILDING STAIRS.
2. CONTRACTOR SHALL FABRICATE AND CONSTRUCT AREA SEPARATION WALLS, SEPARATING THE EXISTING LIGHTING AND SMOKE DETECTORS. THE LOCATION OF TEMPORARY WALLS ARE SHOWN ON SHEET A-11I AND A-12I. TEMPORARY SEPARATION WALLS SHALL REMAIN IN PLACE DURING THE CONSTRUCTION PERIOD. TEMPORARY WALLS TO BE ERECTED AS INDICATED ON PHASING PLANS.
3. THE CONTRACTOR SHALL MAINTAIN WATER TIGHT SEPARATION BETWEEN NEW AND EXISTING CONSTRUCTION AT ALL TIMES.
4. FIRE EGRESS DURING BOTH PHASES OF CONSTRUCTION IS SHOWN ON SHEET A11A AND A11B.
5. THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN A FIRE ACCESS LANE DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR IS REQUIRED TO COMPLY WITH THE CITY OF KIRKLAND'S FIRE ACCESS REQUIREMENTS. FIRE ACCESS LANE IS SHOWN ON A12.

12. CONTRACTOR SHALL ADHERE TO THE CITY OF KIRKLAND'S NOISE ORDINANCE DURING CONSTRUCTION. SPECIFIC REQUIREMENTS ARE DESCRIBED IN THE SPECIAL PROVISIONS.
13. GARBAGE AND RECYCLING SHALL BE MOVED TO TEMPORARY LOCATION AT THE WESTERN PORTION OF THE SITE BY THE CITY. MAINTAIN CITY ACCESS TO THESE FACILITIES (SHEET A-12).
14. CITY DELIVERIES SHALL OCCUR AT THE WEST SIDE OF THE BUILDING. CONTRACTOR SHALL MAINTAIN CITY ACCESS FOR DELIVERIES DURING BOTH PHASES.
15. EXISTING BUILDING MAY BE AVAILABLE TO CONTRACTOR AFTER NORMAL WORKING HOURS AND DURING THE WEEKEND BY SPECIAL ARRANGEMENT WITH THE CITY.
16. TEMPORARY DUST PARTITION SHALL BE ERECTED NOT FARTHER THAN 4' INSIDE THE EXTERIOR COLUMN LINE IN THE AREA TO BE DEMOLISHED. THESE PARTITIONS WILL BE REMOVED WHEN THE CONSTRUCTION SEPARATION WALL IS ERECTED.

TEMPORARY CONSTRUCTION WALL TYPES

1. TYPICAL EXTERIOR SEPARATION CONSTRUCTION SEPARATION WALL CONSISTING OF 3/4" EXTERIOR PLYWOOD OVER 2X4 STUDS W/ R-11 INSUL. & 1/2" OC PAINT INSIDE WALL. WALL TO EXTEND TO UNDERSIDE OF STRUCTURE
2. TEMPORARY INTERIOR WALL CONSISTING OF 2X4 STUDS & 1/2" OC. WALL TO BE SEALED TO PREVENT DUST