

③ PHASING PLAN  
1/16" = 1'-0"

**EMG Addition and Renovation Phasing Outline:**

0. Generator Replacement Project (commences as separate contract, while completion takes place in tandem with the electrical work of this addition and renovation)
1. Site & Foundation
  - a. Coordinate parking lot work with Owner's operations
  - b. Underslab utilities prepared to receive work in phases described below
2. Structural Steel Package
3. Complete Building Envelope & required interior infrastructure renovations
  - a. Mechanical/Electrical Room as required. Accommodate electrical requirements and med. gas. Relocation.
  - b. Gas Room completion.
  - c. Exam Pod Envelope
  - d. OR Envelope
4. Area A substantial completion
  - a. Exam pod addition including waiting room area
  - b. Area A exterior demolition & interior renovation
5. Area B Existing OR 99' addition (area B) demolition and interior renovation
  - a. Existing OR surgery suite and locker room renovation work. Coordinate timeframe with project requirement and Owner's operations.
  - b. Meds Room work shall be scheduled in advance with Owner. Medications must be continuously controlled and kept in a secured area.
6. Area B OR Addition/Substantial Completion

Notes:  
Limit disruption to Owner's operations. Take notice that this facility is an operational surgery center.  
Coordinate working hours. Noise, Vibration, Dust and Odors may not disrupt Owner's operations without prior approval. Maintain all utilities service including but not limited to domestic water, fire sprinkler service, plumbing, HVAC, electricity, emergency generator service.  
Provide temporary partitions & means of egress as required throughout the project.

**CODE SUMMARY**

BUILDING CODE: IBC 2009 (Per MUBEC)  
LIFE SAFETY CODE: NFPA 101 - 2009

FIRE PROTECTION: Supervised - Automatic Sprinkler System

OCCUPANCY: Business (B) / Ambulatory Health Care

OCCUPANT LOAD: 100 sf/person

Separation of Occupancies:  
Separation between Business and Ambulatory Health Care occupancies is 1 hour min.  
Additions shall be separated from existing structure not conforming to Ch. 21 by 2 hour fire barrier.

CONSTRUCTION CLASSIFICATION:  
IIB AT EXISTING BUILDING  
IB AT ADDITION

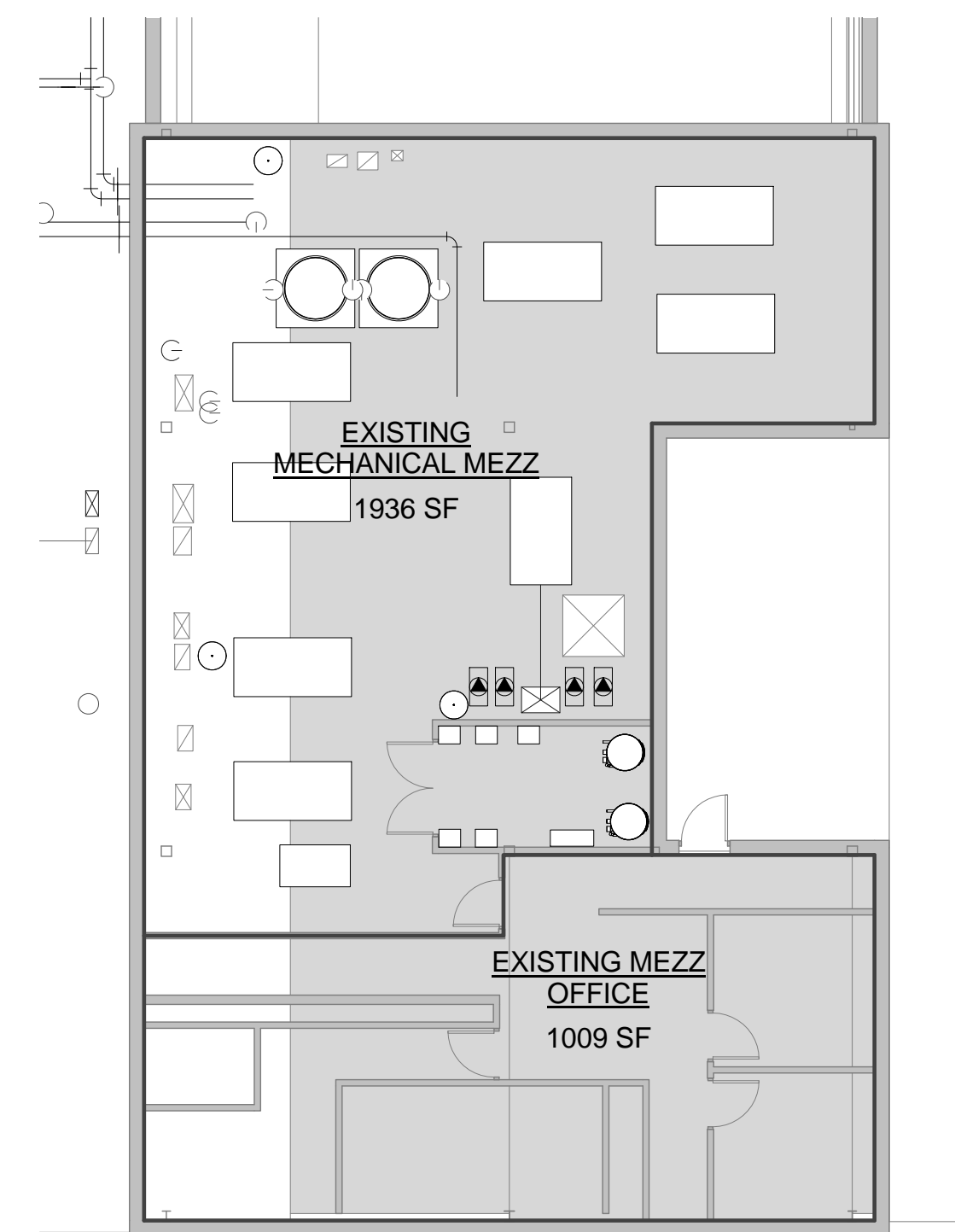
NUMBER OF EXITS: Not less than two separate exits remotely located from each other for each floor or fire section of the building.

TRAVEL DISTANCE TO EXITS: Business - Max. 300' w/ sprinkler system. Ambulatory - The travel distance between any room door required as an exit access and an exit shall not exceed 150'.

RE MOTENESS OF EXITS: Not less than 1/2 the length of the maximum overall diagonal dimension of the building = 118'

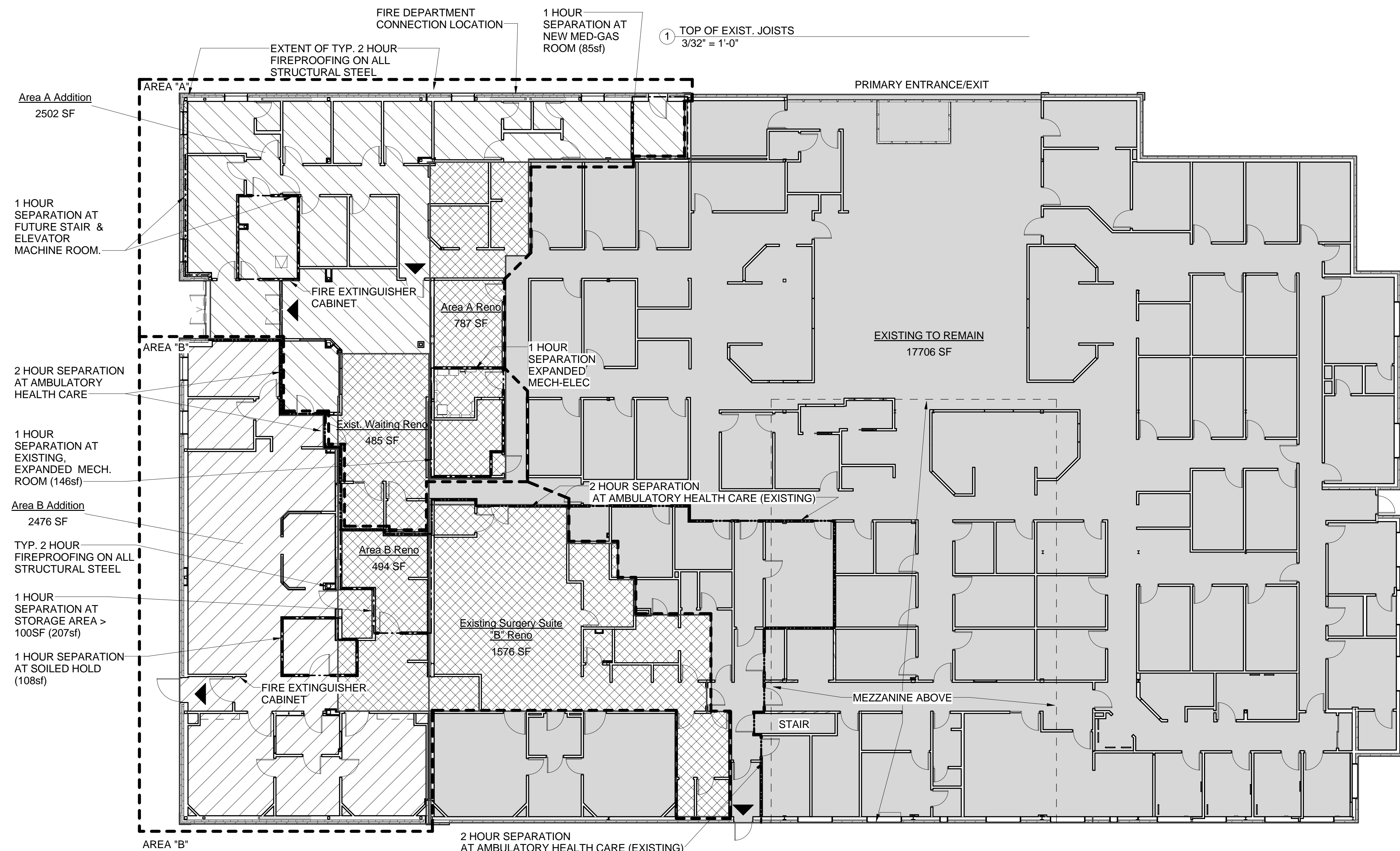
COMMON PATH OF TRAVEL: MAX. 100'

DEAD END LIMIT: 50' Max.



Area Summary	
Name	Area
Area A Addition	2502 SF
Area B Reno	494 SF
Area B Addition	2476 SF
Existing Surgery Suite "B" Reno	1576 SF
Area A Reno	787 SF
Exist. Waiting Reno	485 SF
EXISTING MECHANICAL MEZZ	1936 SF
EXISTING MEZZ OFFICE	1009 SF
EXISTING TO REMAIN	17706 SF

Existing building footprint = 21,052sf  
Proposed addition footprint = 4,978sf  
Total footprint = 26,030sf



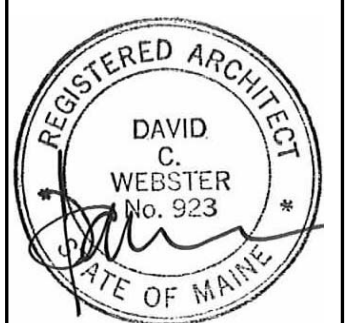
② CODE PLAN  
3/32" = 1'-0"



49 DARTMOUTH STREET  
PORTLAND, MAINE 04101  
207-775-1059  
www.pdtarchs.com

COPYRIGHT 2013  
PDT Architects  
Reuse or reproduction of the contents of this document is not permitted without written permission of PDT Architects.

E. M. G.-PHASE 2-ADDITION & RENOVATION  
53 Sewall Street, Portland, ME 04102



JOB NO.  
12084

DRWN. CHK  
AJK

SCALE:  
As indicated

ISSUE  
July 11, 2013

TITLE  
CODE PLAN

SHEET  
A003