



CITY OF PROVIDENCE, RHODE ISLAND

**Department: Parks**

**RFP Title: BUILDING RENOVATIONS & HVAC INSTALLATION AT RWP GATEWAY GARAGE**

**Opening Date: 12/29/2025**

**Addendum #: 3**

**Issue Date: 12/18/2025**

The purpose of this addendum is:

See attachments



WENDY NILSSON  
Superintendent of Parks

BRETT P. SMILEY  
Mayor

### **Addendum # 3**

## **Building Renovations & HVAC Installation at RWP Gateway Garage**

**DECEMBER 18, 2025**

**Total Pages Including Cover (18 Pages)**

***Acknowledge Addenda on Bid Form***

**\*\* BID DUE DATE MONDAY, DECEMBER 29, 2025 AT 2:15PM \*\***

#### **Attachments:**

1. Addendum Cover Sheet (4 Pages)
2. Image of Existing Electrical Panel (1 Page)
3. Fire Alarm Control Panel Spec Sheet (4 Pages)
4. Metal Awning Drawing (1 Page)
5. Garage Door Lintel Photo (1 page)
6. Revised Plan Sheets (7 Pages)

#### **Questions/Clarifications:**

1. **Q: Detail 1/L-2 references haunch dimensions indicating the finish grade may vary between 1 ½" and 12". Please confirm the intended finish grade elevation for pricing purposes, or advise where the grade transition occurs**  
*A: See Grading Plan on sheet L-1 (#24) for finished grade adjacent to walk*
2. **Q: Are there are liquidated damages associated with the contract?**  
*A: No, there will be no liquidated damages in the contract terms*
3. **Q: Is the existing ACT ceiling is to remain in place or be removed?**  
*A: The existing ceiling is to be removed*
4. **Q: Should the existing plywood & drywall on the existing CMU walls be removed and disposed of?**  
*A: Yes, although the existing plywood panels will be salvaged if they are in satisfactory condition.*
5. **Q: Are the existing interior walls in the current storage room constructed with metal studs??**

**PROVIDENCE PARKS DEPARTMENT**  
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*A: No, they are wooden studs*

- 6. Q: Please advise on the best means of access for delivering materials to the building. Should any additional costs be included, such as temporary removal/reinstallation of fencing, site restoration, re-loaming, etc.?**

*A: See question 8 on Addendum 1, contractor is responsible for restoring site to pre-construction condition in any areas disturbed by construction or vehicles.*

- 7. Q: Is the ceiling required to receive gypsum board fireproofing? Note A-114 mentions gypsum fireproofing under reflected ceiling notes, but no locations are indicated on the drawings. Please clarify.**

*A: No, the ceiling only receives Closed Cell Spray Foam Ceiling Insulation R-49.*

- 8. Q: Is drywall penetration barrier mesh is required at all drywall partitions? Additionally, provide the required gauge and preferred manufacturer.**

*A: Barrier Mesh is not required at any partitions, Please strike Item 3.5 in Section 09 22 16 of the Specifications.*

- 9. Q: Has the owner verified that the existing electrical service could support an upgrade to a 200A main circuit breaker? Should the contractor assume the existing panel is capable of a 200A circuit breaker and not include any additional costs to upgrading the existing panel?**

*A: Yes, it is rated for 225A, no upgrades to the panel are needed. (see attached photo)*

- 10. Q: Sheet E210 (riser diagram) notes that the electrical contractor is to make secondary connections to the new transformer. Is there an anticipated transformer being installed that the contractor should be aware of?**

*A: No, this is a standard note and not specific to the project.*

- 11. Q: Please verify whether the tilt-up doors require power. The electrical drawings do not show circuitry at these locations.**

*A: No power, the doors are manual.*

- 12. Q: Will the Owner remove all existing items currently inside the building prior to commencement of construction?**

*A: Yes, all items not fixed to the walls, floor, or ceiling will be removed*

- 13. Q: Is there any required work related to the existing exterior security camera system?**

*A: No.*

- 14. Q: Does the owner require the GC to paint the exterior wood fascia as part of this project?**



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*A: No.*

**15. Q: What is the existing FACP (Fire Alarm Control Panel) make and model?**

*A: Upon investigation, there is no existing FACP, please carry a cost for installing a new panel.*

*Basis-of-design product: Fire-Lite MS-5UD-3. See attached spec sheet.*

**16. Q: Please provide specifications for metal awnings.**

*A: Basis-of-design is 'Fortress' Awning by Rustica, see attached product sheet.*

**17. Q: Is air & water testing required for new windows?**

*A: No.*

**18. Q: Is the HVAC system is fully design-build by the contractor? Which governs for bidding if there is a conflict between H-101 and the RFP/specs.**

*A: HVAC is fully design-build, with H-101 provided as a framework for the design, H-101 takes precedent over the Specs.*

**19. Q: Are the listed Carrier units mandatory, or basis-of-design only? If equals are allowed, please confirm minimum capacity/efficiency requirements.**

*A: They are not mandatory, any substitute must match or exceed the capacity and efficiency of the specified Carrier Units. (Efficiency 16.0 SEER2 Cooling/8.1 EER2 Heating)*

**20. Q: Is the HVAC system stand-alone or must it tie into an existing BMS?**

*A: It is a stand-alone system*

**21. Q: Please confirm final locations and sizes for the FC-1 access panel and return grille, and required service clearances?**

*A: Locations shown are final. Required clearance between unit and service panel is 24" if adjustments to walls are needed to accommodate this clearance, the cost will be covered by the allowance.*

**22. Q: Is there any service or panel upgrade required beyond what is shown?**

*A: See Question 9*

**23. Q: For the unit price 'F&I HVAC System, complete,' define what is included (mechanical only or also electrical, controls, patching, etc.). Also confirm how SF items (ceilings, flooring, insulation) will be measured for changes.**

*A: This would include all work required to install the system, including the mechanical, electrical, controls, & patching. the only item not included would be the concrete pad for the exterior units. Any changes to SF materials will be calculated as the actual square footage needed +10%*



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**24. Q: What does the allowance amount cover?**

*A: The allowance covers any additions made to the project, whether it be additional quantities of base bid items, new items requested by the owner, or alterations based on unforeseen site conditions*

**25. Q: Are hazardous materials testing and abatement included in the base bid? Will any required abatement be handled by change order or separate contract?**

*A: They are not included, the allowance will cover any testing or abatement required.*

**26. Q: Please confirm that the 10% MBE / 10% WBE are goals, not strict minimums, and that a signed waiver plus good-faith effort keeps the bid responsive?**

*A: Correct*

**27. Q: Please list any items to be salvaged and turned over to the Owner**

*A: Salvaged items may include exterior doors and any undamaged interior plywood, stockpile salvaged items for Owner to review, any unwanted items shall be disposed of by Contractor.*

**28. Q: Provide direction/markup indicating which existing utilities must remain active during construction?**

*A: The solar array must remain active during construction, with brief interruptions acceptable during electrical work*

**29. Q: Are all railings shown are included in the base bid and related unit price(s), what is the required finish system and color?**

*A: Yes, railings shown are base bid, see Detail 2, Sheet L-2 for finish*

**30. Q: Is fire alarm work limited to device additions/relocations in the project area, or are panel upgrades/new circuits expected?**

*A: All work required is covered in the notes on sheet E-120*

**31. Q: What is the product for sealing the concrete and how many coats are required?**

*A: the basis-of-design product is Prosoco LS Guard, a minimum of 2 coats should be applied*

**32. Q: For new door and window openings in existing walls, please confirm if steel lintels/angles are required. If so, provide sizes, bearing, and details, and confirm whether the Engineer of Record will design them?**

*A: New Steel Lintels are not specified in the Architectural drawings. Existing steel lintels are in place over the current garage door and a 2<sup>nd</sup> door opening that was closed off. (see photo)*

**SIEMENS** SUITABLE FOR USE AS SERVICE EQUIPMENT  
WHEN NOT MORE THAN SIX MAIN  
DISCONNECT MEANS ARE PROVIDED

Customer Marking	PP-2	S.O. No.	3009228291
Panel Type	P1	Item No.	021020
Cat. No.	P1C42Q4100ABST	Date	12/06/2021
System	208Y/120V 3Ø 4W	Location	D
Amperage	250 A MAX	Provisions are for device types:	100A MAX BL BLH HBL BLR BQD
	(See main device or breaker)		
		Morgans, GA	11-A-1098-01
		Siemens Industry, Inc.	Rev. 03
		For emergency service call:	1-800-241-4433



**⚠ DANGER**  
**Hazardous voltage.**  
**Will cause death or serious injury.**  
Keep out.  
Qualified personnel only.  
Disconnect and lock off all power before working on this equipment.

15-A-1035-01 REV. 07

Breaker handle in the intermediate position indicates tripped; to reset, move handle to the extreme OFF position, then ON.  
Field conductors to be sized 60°C or 75°C CU or AL unless noted otherwise on device.  
Field kits to add mains or customize the panel are listed on the rear of the deadfront.

11-15001 MAIN 6  
**MAIN**

This panelboard neutral connections require TWO neutral breakers may be required. The area

**MS-5UD(E)/MS-10UD(E) Series****Five Zone Fire Alarm Control Panel  
Ten Zone Fire Alarm Control Panel****Control/Communicators****General**

The **MS-5UD-3(E)** is a five-zone FACP (Fire Alarm Control Panel) and the **MS-10UD-7(E)** is a ten-zone FACP. These control panels provide reliable fire signaling protection for small to medium-sized commercial, industrial, and institutional buildings. Both panels include built-in communicators for Central Station Service and remote upload/download.

Each of these FACP's is compatible with System Sensor's microprocessor-based i<sup>3</sup> series detectors. These conventional smoke detectors can transmit a maintenance trouble signal to the FACP indicating the need for cleaning and a supervisory "freeze" signal when the ambient temperature falls below the detector rating. Additionally, both the MS-5UD-3 and MS-10UD-7 are compatible with conventional input devices such as two- and four-wire smoke detectors, pull stations, waterflow devices, tamper switches, and other normally-open contact devices. Refer to the *Fire•Lite Device Compatibility Document* for a complete listing of compatible devices.

Outputs include four NACs (Notification Appliance Circuits), three programmable Form-C relays (factory programmed for Alarm, Trouble, and Supervisory) and 24 VDC special application resettable and nonresettable power outputs. The FACP's supervise all wiring, AC voltage, battery level and telephone line integrity.

Activation of a compatible smoke detector or any normally-open fire alarm initiating device will activate audible and visual signaling devices, illuminate an indicating LED, sound the piezo sounder at the FACP, activate the communicator and FACP alarm relay, and operate an optional module used to notify a remote station or initiate an auxiliary control function.

New options include a UL listed printer, PRN-6F and FireLite's IPDACT Internet Monitoring module. The FireWatch Series internet monitoring modules IPDACT-2 and IPDACT-2UD permit monitoring of alarm signals over the Internet saving the monthly cost of two telephone lines. Although not required, the secondary telephone line may be retained providing backup communication over the public switched telephone line.

**NOTE:** The *MS-5UD-3E* and *MS-10UD-7E* offers the same features as the *MS-5UD-3* and *MS-10UD-7* but allow connection to 240 VAC. Unless otherwise specified, the information in this data sheet applies to both the 120 VAC and the 240 VAC versions of these panels.

**NOTE:** For ULC-listed models, see DF-60440.

**Features**

- Listed to UL Standard 864, 9th edition.
- Built-in DACT (Digital Alarm Communicator/Transmitter).
- Style B (Class B) IDC (Initiating Device Circuit)
  - MS-5UD-3 - five IDCs.
  - MS-10UD-7 - ten IDCs.
- Style Y (Class B) NAC (Notification Appliance Circuit) - special application power
  - MS-5UD-3 - four NACs.
  - MS-10UD-7 - four NACs.
- Notification Appliances may be programmed as
  - Silence Inhibit.
  - Auto-Silence.



- Strobe Synchronization for System Sensor, Wheelock, Gentex, Faraday, or Amseco devices.
- Selective Silence (horn-strobe mute).
- Temporal or Steady Signal.
- Silenceable or Nonsilenceable.
- Optional CAC-5X Style Z (Class A) Converter Module for NACs and IDCs (2 required for MS-10UD-7).
- Form-C Relays for Alarm, Trouble and Supervisory - Contact Ratings 2.0 A @ 30 VDC or 0.5 A @ 30 VAC (resistive).
- 3.0 A total system current for MS-5UD-3.
- 7.0 A total system current for MS-10UD-7.
- Optional Dress Panel DP-51050
- Optional Trim Ring TR-CE for semi-flush mounting.
- 24 volt operation.
- Low AC voltage sense.
- Alarm Verification.
- PAS (Positive Alarm Sequence).
- Automatic battery trickle charger.
- Up to eight ANN-BUS annunciators:
  - Optional 8 zone Relay Module ANN-RLY.
  - Optional LED Annunciator Module ANN-LED,
  - Optional Remote Annunciator ANN-80.
  - Optional Remote Printer Gateway ANN-S/PG.
  - Optional LED Annunciator Driver ANN-I/O.
- Optional 4XTMF module (conventional reverse polarity/city box transmitter).

**PROGRAMMING AND SOFTWARE:**

- Can be programmed at the panel with no special software or additional equipment.
- Programmable Make/Break Ratio.
- Upload/Download (local or remote) of program and data via integral DACT.

**USER INTERFACE:**

- Built-in DACT (Digital Alarm Communicator/Transmitter).
- Integral 80-character LCD display with backlighting and keypad.
- Real-time clock/calendar with automatic daylight savings adjustments.
- ANN-BUS for connection to remote annunciators.
- Audible or silent walk test capabilities.
- Piezo sounder for alarm, trouble, and supervisory.

**Controls and Indicators**

**LED INDICATORS**

- FIRE ALARM (red)
- SUPERVISORY (yellow)
- TROUBLE (yellow)
- AC POWER (green)
- ALARM SILENCED (yellow)

**CONTROL BUTTONS**

- ACKNOWLEDGE
- ALARM SILENCE

- SYSTEM RESET (lamp test)
- DRILL

**Terminal Blocks**

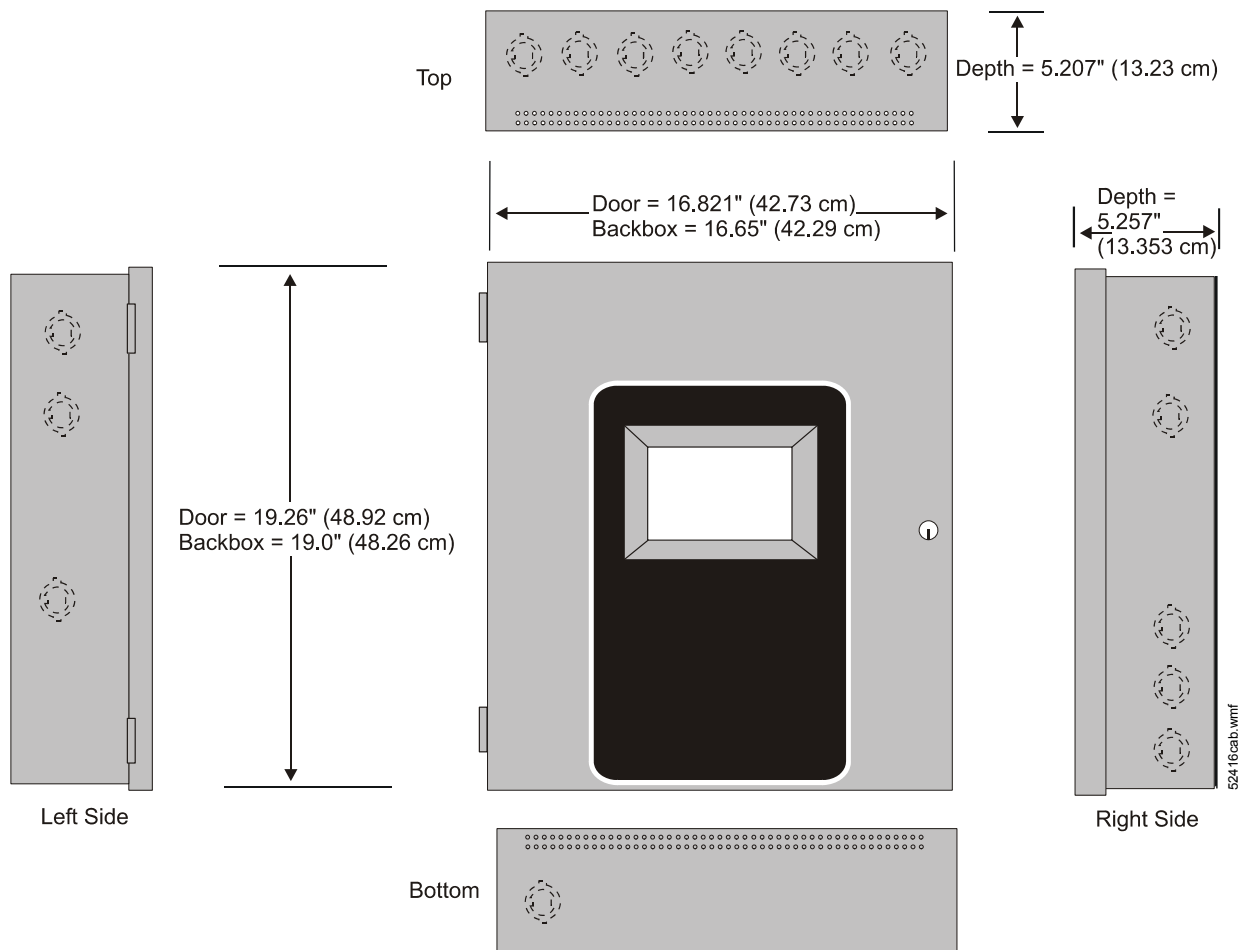
**AC Power – TB1:**

- MS-5UD-3 (FLPS-3 Power Supply): 120 VAC, 50/60 HZ, 1.00 A.
- MS-5UD-3E (FLPS-3 Power Supply): 240 VAC, 50 HZ, 0.54 A.
- MS-10UD-7 (FLPS-7 Power Supply): 120 VAC, 50/60 HZ, 3.80 A.
- MS-10UD-7E (FLPS-7 Power Supply): 240 VAC, 50/60 HZ, 2.20 A.

Wire size: minimum 14 AWG (2.00 mm<sup>2</sup>) with 600 V insulation. Supervised, nonpower-limited.

**Battery (sealed lead acid only) – J12:**

- Maximum Charging Circuit - Normal Flat Charge: 27.6 VDC @ 1.4 A. Supervised, nonpower-limited.
- Maximum Charger Capacity: 18 AH battery for MS-5UD-3(E), and 26 AH battery for MS-10UD-7(E). [Two 18 Ah batteries can be housed in the FACP cabinet. Larger batteries require separate battery box such as the BB-26 or BB-55.]



**Cabinet Measurements**

- Minimum Battery Size: 7 AH.

#### **Initiating Device Circuits – TB4 (and TB 6 on MS-10UD-7 only):**

- Alarm Zones 1 - 5 on TB 4 (MS-5UD-3 and MS-10UD-7).
- Alarm Zones 6 - 10 on TB6 (MS-10UD-7 only).
- Supervised and power-limited circuitry.
- Operation: All zones Style B (Class B).
- Normal Operating Voltage: Nominal 20 VDC.
- Alarm Current: 15 mA minimum.
- Short Circuit Current: 40 mA max.
- Maximum Loop Resistance: 100 ohms.
- End-of-Line Resistor: 4.7K ohm, 1/2 watt (P/N 71252 UL-listed).
- Standby Current: 2 mA.

Refer to the *Fire•Lite Device Compatibility Document* for listed compatible devices.

#### **Notification Appliance Circuits – TB5 (and TB 7 on MS-10UD-7 only):**

- Four NACs
- Operation: Style Y (Class B)
- Special Application power
- Supervised and power-limited circuitry
- Normal Operating Voltage: Nominal 24 VDC
- Maximum Signaling Current: 3.0 A for MS-5UD-3, 2.5 A maximum per NAC; 7.0 A for MS-10UD-7(E), 3.0 A maximum per NAC.
- End-of-Line Resistor: 4.7K ohm, 1/2 watt (Part #71252)
- Max. Wiring Voltage Drop: 2 VDC

Refer to the *Fire•Lite Device Compatibility Document* for compatible listed devices.

#### **Form C Relays – TB8:**

- *Relay 1* (factory default programmed as Alarm Relay)
- *Relay 2* (factory default programmed as fail-safe Trouble Relay)
- *Relay 3* (factory default programmed as Supervisory Relay)

#### **Special Application Resettable Power – TB9:**

- Jumper selectable by JP31 for resettable or nonresettable power.
- Operating voltage: 24 VDC nominal.
- Maximum available current: 500 mA - appropriate for powering four-wire smoke detectors.
- Power-limited circuit.

Refer to the *Fire•Lite Device Compatibility Document* for listed compatible devices.

**Remote Sync Output - TB2:** Remote power supply synchronization output, only required for the MS-5UD-3. 24 VDC nominal special application power. Maximum current is 40 mA. End-of-Line Resistor: 4.7K ohm. Supervised and power-limited circuit.

## **Product Line Information**

**MS-5UD-3:** Five-zone, 24-volt Fire Alarm Control Panel (includes backbox, FLPS-3 power supply, technical manual, and a frame & post operating instruction sheet). 120 VAC operation.

**MS-5UD-3E:** Same as MS-5UD-3 except for 240 VAC operation.

**MS-10UD-7:** Ten-zone, 24-volt Fire Alarm Control Panel (includes backbox, FLPS-7 power supply, technical manual, and a frame & post operating instruction sheet).

**MS-10UD-7E:** Same as above with 240 VAC FLPS-7.

**IPDACT, IPDACT-2/2UD Internet Monitoring Module:** Mounts in bottom of enclosure with optional mounting kit (PN IPBRKT). Connects to primary and secondary DACT telephone output ports for internet communications over customer provided ethernet internet connection. Requires compatible Teldat Visoralarm Central Station Receiver. Can use DHCP or static IP. (See data sheet DF-60407 for more information.)

**IPBRKT:** Mounting kit for IPDACT in common enclosure.

**IPSPLT:** Y Adaptor option to allow connection of both panel dialer outputs to one cable input to IPDACT (sold separately).

### **OPTIONAL MODULES**

**CAC-5X:** Optional (Class A) Converter Module. Converts Style B (Class B) Initiating Device Circuits to Style D (Class A); and Style Y (Class B) Notification Appliance Circuits to Style Z (Class A). Connects to J2 on the MS-5UD-3 and MS-10UD-7(E) main circuit board and to J7 on the MS-10UD-7(E).

**NOTE:** Two Class A Converter Modules are required for the ten-zone panel.

**4XTMF:** Transmitter module. Provides a supervised output for local energy municipal box transmitter and alarm and trouble reverse polarity. Includes a disable switch and disable trouble LED. A module jumper option allows the reverse polarity circuit to open with a system trouble condition if no alarm conditions exists. Mounts to the main circuit board connectors J4 and J5.

### **COMPATIBLE ANNUNCIATORS**

**ANN-80:** Remote LCD Annunciator. Mimics the information displayed on the FACP's LCD. Red. (For white, order: **ANN-80-W.**)

**ANN-LED:** LED Annunciator with three LEDs for each zone: Alarm, Trouble, and Supervisory. Mounts in the DP-51050(B) dress panel. Red. (For white, order **ANN-LED-W.**)

**ANN-RLED:** LED Annunciator with three alarm (red) indicators for up to 30 input zones or addressable points. (Red. For white, order **ANN-LED-W.**) (See DF-60241).

**ANN-RLY:** Relay module. Mounts inside the cabinet. Provides ten Form C relays.

**ANN-S/PG:** Serial/parallel printer gateway. Provides a connection for a serial or parallel printer.

**ANN-I/O:** Driver module. Provides connections to a user-supplied graphic annunciator.

### **ACCESSORIES**

**DP-51050:** Optional dress panel. Restricts access to the system wiring while allowing access to the membrane switch panel.

**BB-26:** Battery backbox, holds up to two 25 AH batteries and CHG-75.

**BB-55:** Battery backbox, holds up to two 25 AH batteries.

**TR-CE:** Optional trim-ring for semi-flush mounted cabinets.

**PRN-6F:** UL listed printer.

# SYSTEM SPECIFICATIONS

## System Capacity

- Annunciators ..... 8

## Electrical Specifications

- **MS-5UD-3 (FLPS-3 Power Supply):** 120 VAC, 60 HZ, 1.0 A
- **MS-10UD-7 (FLPS-7 Power Supply):** 120 VAC, 60 HZ, 3.90 A
- **MS-5UD-3E (FLPS-3 Power Supply):** 240 VAC, 50 HZ, 0.54 A.
- **MS-10UD-7E (FLPS-7 Power Supply):** 240 VAC, 50 HZ, 2.20 A.
- **Wire size:** minimum 14 AWG (2.0 mm<sup>2</sup>) with 600 V insulation, supervised, nonpower-limited

## Cabinet Specifications

**Door:** 19.26" (48.92 cm.) high x 16.82" (42.73 cm.) wide x 0.72" (1.82 cm.) deep. **Backbox:** 19.00" (48.26 cm.) high x 16.65" (42.29 cm.) wide x 5.25" (13.34 cm.) deep. **Trim Ring (TR-CE):** 22.00" (55.88 cm.) high x 19.65" (49.91 cm.) wide.

## Shipping Specifications

### Dimensions:

- 20.00" (50.80 cm.) high
- 22.5" (57.15 cm.) wide
- 8.5" (21.59 cm.) deep.

**Weight:** 27 lb (12.20 kg)

## Temperature and Humidity Ranges

This system meets NFPA requirements for operation at 0 – 49°C/32 – 120°F and at a relative humidity 93% ± 2% RH (noncondensing) at 32°C ± 2°C (90°F ± 3°F). However, the useful life of the system's standby batteries and the electronic components may be adversely affected by extreme temperature ranges and humidity. Therefore, it is recommended that this system and its peripherals be installed in an environment with a normal room temperature of 15 – 27°C/60 – 80°F.

## Agency Listings and Approvals

The listings and approvals below apply to the basic MS-5UD-3 and MS-10UD-7 control panels. In some cases, certain modules or applications may not be listed by certain approval agencies, or listing may be in process. Consult factory for latest listing status.

- **UL Listed:** File S624
- **FM Approved**
- **CSFM:** 7165-0075:0214
- **MEA:** MEA: 333-07-E

**NOTE:** For ULC-listed models, see DF-60440.

## NFPA Standards

The MS-5UD-3(E) and MS-10UD-7(E) complies with the following NFPA 72 Fire Alarm Systems requirements:

- **LOCAL** (Automatic, Manual, Waterflow and Sprinkler Supervisory).
- **AUXILIARY** (Automatic, Manual and Waterflow) (requires 4XTMF).
- **REMOTE STATION** (Automatic, Manual and Waterflow) (Where a DACT is not accepted, the alarm, trouble and supervisory relays may be connected to UL 864 listed transmitters. For reverse polarity signaling of alarm and trouble, 4XTMF is required.)
- **PROPRIETARY** (Automatic, Manual and Waterflow).
- **CENTRAL STATION** (Automatic, Manual and Waterflow, and Sprinkler Supervised).
- **OT, PSDN** (Other Technologies, Packet-switched Data Network)

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Made in the U.S. A.

For more information, contact Fire•Lite Alarms. Phone: (800) 627-3473, FAX: (877) 699-4105. [www.firelite.com](http://www.firelite.com)





SMALL

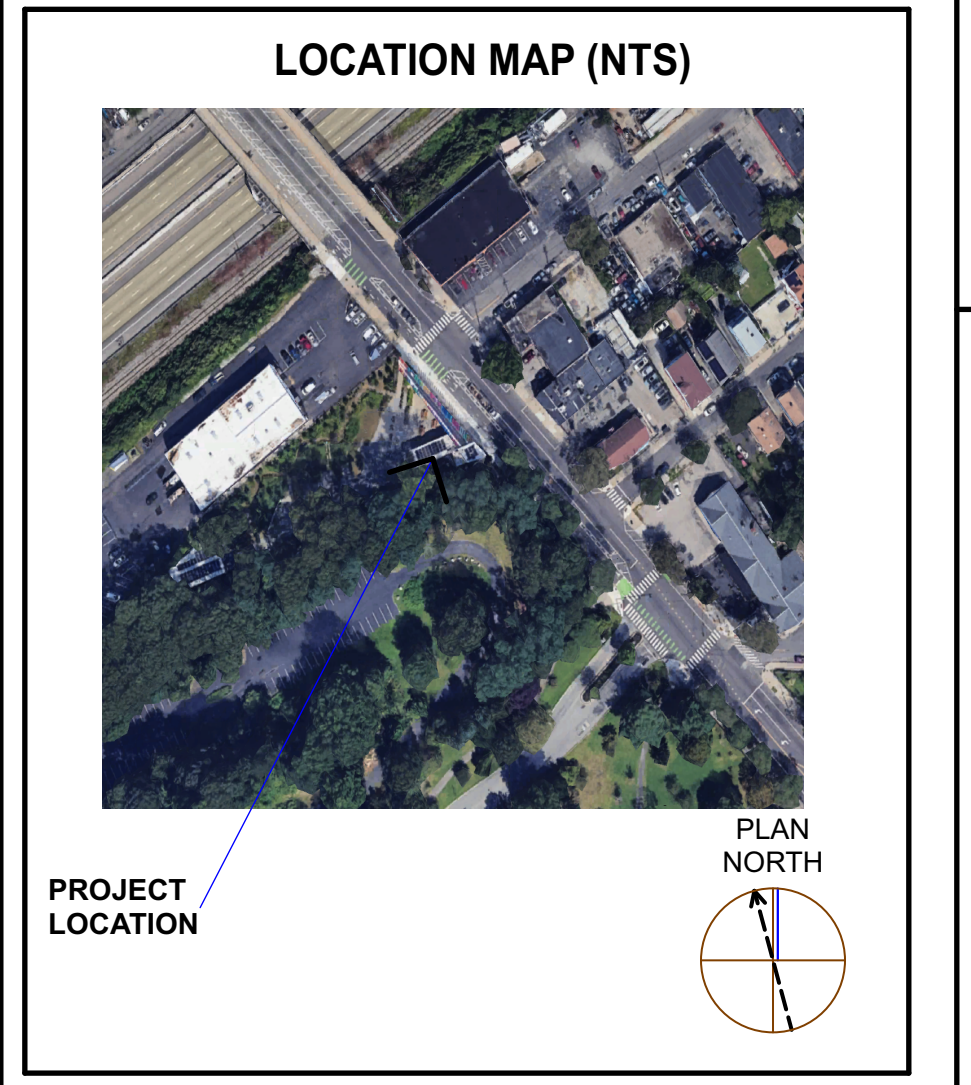
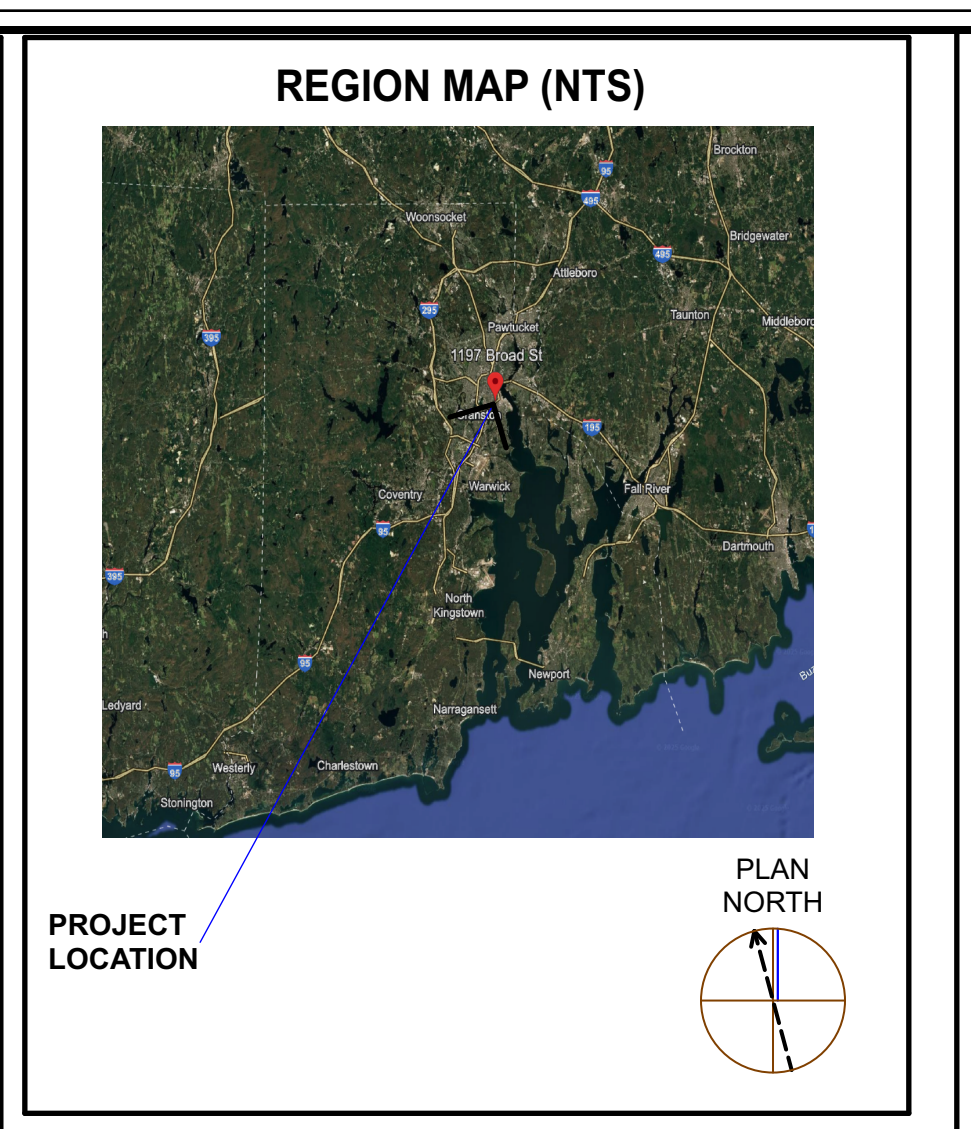
CITY CENTER RENT

ABBREVIATIONS			
& And	E East	K Kip (1,000 lbs)	RESIL Resilient
L Metal Angle	EA Each	K-FT Kip Feet	RET Return
@ At	EB Electric Baseboard	KVA Kilovolt Amps	REV Revisions, Revised
# Pound or Number	EF Exhaust Fan	KW Kilowatts	RFG Roofing
A, AMP Ampere or Amperage	EJ Expansion Joint	LAM Laminated	RH Right Hand
AB Anchor Bolt	EL Elevation	LAV Lavatory	RM Room
A/C Air Conditioning	ELEC Electrical	LB Pound	RO Rough Opening
ACOUS Acoustical	ELEV Elevator	LCC Lead Coated Copper	RPM Revolutions Per Minute
ACT Acoustical Ceiling Tile	EMERG Emergency	LF Linear Feet	RWL Rain Water Leader
ACU Air Conditioning Unit	ENCL Enclosure	LH Left Hand	RV Roof Vent
ADDN Addition	ENGR Engineer	LL Live Load	S South
ADDNL Additional	EP Electrical Panel	LP Lighting Panel	S/A Supply Air
ADJ Adjustable	EQ Equal	LT(G) Lighting	S&R Supply & Return
AFF Above Finish Floor	EWC Electric Water	LVL Laminated Veneer Lumber	S&FB Sound Attenuating Fiber Blanket
AHU Air Handling Unit	EXH Exhaust	MAS Masonry	SAN Sanitary
ALT Alternate	EXIST Existing	MAX Maximum	SCHED Schedule
ALUM Aluminum	EXP Expansion	MCM Metal Composite Material	SERV Service
ANCH Anchor, Anchorage	EXT Exterior	MDP Main Distribution Panel	SF Square Feet
ANOD Anodized	FA Fire Alarm	MECH Mechanical Panel	SGFT Structural Glazed Facing Tile
ARCH Architect, Architectural	FACP Fire Alarm Control Panel	MEMB Membrane	SHT Sheet
BD Board	FC(U) Fan Coil Unit	MET Metal	SIM Similar
BLDG Building	FD Floor Drain	MFR Manufacturer	SP Static Pressure
BLK(G) Blocking	FDN Foundation	MIN Minimum	SPEC Specifications
BM Beam	FE Fire Extinguisher	MISC Miscellaneous	SQ Square
BM Bench Mark	FEC Fire Extinguisher & Cabinet	MO Masonry Opening	SS Stainless Steel
BOT Bottom	FF Finished Floor	MR Moisture Resistant	ST Stom
BRG Bearing	FLUOR Fluorescent	MTD Mounted	STD Standard
BRK Brick	FOS Fuel Oil Supply	SW, SW BD Switch, Switch Board	STL Steel
BSMT Basement	FOR Fuel Oil Return	SWGR Switchgear	STRUC Structural
BUR Built Up Roof	FPRF(G) Fireproofing	SYM Symmetrical	T Tread, Thermostat
C Course	FR Frame	N North	TB Thousand BTU per Hour
CAB Cabinet	FT Foot, Feet	NIC Not In Contract	T&B Top & Bottom
CD Condensate Drain	FTG Footing	NOM Nominal	T&G Tongue & Groove
CEF Ceiling Exhaust Fan	FURN Furnish(ed)	NTS Not To Scale	
CEM Cement	FURR Furring		
CFM Cubic Feet Per Minute	GA Gauge, Gage	O/A Outdoor Air	
CG Corner Guard	GALV Galvanized	OC On Center	
CHP Cabinet Heat Pump	GB Gypsum Board	OD Outside Diameter	
CI Cast Iron	GC General Contractor	OPG Opening	
CJ Control Joint	GFI Ground Fault Interrupter	OZ Ounce	
CKT Circuit	GL Glass, Glazing	PA Public Address	
CLG Ceiling	GND Ground	PCF Pounds Per Cubic Foot	
C Center Line	GR Grade	PERF Perforated	
CLR Clear	GYP Gypsum	PG Paint Grade	
CMU Concrete Masonry Unit	HB Hose Bibb	PL Plate	
CO Clean Out	HDWD Hard Wood	PLAM Plastic Laminate	
COL Column	HDWE Hardware	PLAS Plaster	
CONC Concrete	HGT Height	PLBG Plumbing	
CONN Connection	HID High Intensity Discharge	PLYWD Plywood	
CONST Construction	HM Hollow Metal	PNL Panel	
CONT Continuous	HORIZ Horizontal	POL Polished	
CONTR Contract(or)	HP High Point, Horse POWER & EYE	POL Polished	
CP Condensate Pump	HTG Heating	PP POWER & EYE	
CPT Carpet	HTR Heater	WASH Panel	
CR Ceiling Register	HVAC Heat, Vent, & A/C	PR Pair	
CT Ceramic Tile	HVU Heating & Vent. Unit	PRTN Partition	
CTR Center	HW Hot Water	PSF Pounds Per Square Foot	
CUH Cabinet Unit Heater	HWH Hot Water Heater	PSI Pounds Per Square Inch	
CW Cold Water	HZ Hertz	PT Paint/ Painted	
D Diffuser	ID Inside Diameter	PV Plumbing Vent	
DBL Double	IN Inch	PVMT Pavement	
DET Detail	INCL Include(d), (ing)	QTY Quantity	
DF Drinking Fountain	INS Insulate(d), (ing)	R Riser, Register	
DIA Diameter	INT Interior	R/A Return Air	
DIM Dimension	INV Invert	RAD Radius	
DISP Dispenser	JB, JBOX Junction Box	RCP Reinforced Concrete	
DL Dead Load	JST Joist	RD Roof Drain	
DN Down	JT Joint	RECPT Receptacle	
DO Ditto		RE Recycle	
DP Distribution Point		REF Reference	
DR Door		REFIN Refinish	
DWG Drawing		REINF Reinforce(d), (ing)	
		REQ Required	
		RL Roof Leader	
		YD Yard	

GRAPHIC LEGEND	
(XXX) ROOM NUMBER	EXTERIOR ELEVATIONS
(XX) DOOR NUMBER	ELEVATION ID
(XXX) INTERIOR ELEVATIONS	SHEET ON WHICH ELEVATION APPEARS
(XXX) WINDOW TYPE	BUILDING SECTION
(XX) WORK SCOPE NOTE	SECTION ID
(A) REVISION MARK	SHEET ON WHICH SECTION APPEARS
(A) ACCESSIBILITY SYMBOL	WALL SECTION
	SECTION ID
	SHEET ON WHICH SECTION APPEARS
	COLUMN LINE GRID
	REFERENCE POINT
	WALL TYPE

MATERIALS LEGEND	
(Symbol) CONCRETE	(Symbol) PLYWOOD
(Symbol) CONCRETE MASONRY UNITS	(Symbol) ACOUSTICAL TILE
(Symbol) BRICK	(Symbol) WOOD FRAMING - THROUGH MEMBER
(Symbol) METALS	(Symbol) WOOD FRAMING - BLOCKING
(Symbol) COMPACTED GRAVEL	(Symbol) FINISHED WOOD
(Symbol) COMPACTED SOIL	(Symbol) BATT INSULATION
(Symbol) NEW METAL STUD PARTITION	(Symbol) RIGID INSULATION
(Symbol) EXISTING TO REMAIN, UON	
(Symbol) ITEM TO BE REMOVED, UON	

DRAWING LIST	
ID	NAME
A-001	COVER SHEET
A-002	INFO SHEET
A-003	OUTLINE SPECIFICATIONS
A-004	CODE SHEET
A-111	DEMO PLAN
A-112	CONSTRUCTION PLAN & PLAN DETAILS
A-113	DIMENSION PLAN
A-114	REFLECTED CEILING PLAN
A-115	FINISH PLAN
A-201	EXTERIOR ELEVATIONS
A-301	BUILDING SECTIONS
A-601	INTERIOR ELEVATIONS
H-101	HVAC PROPOSED FOR REFERENCE

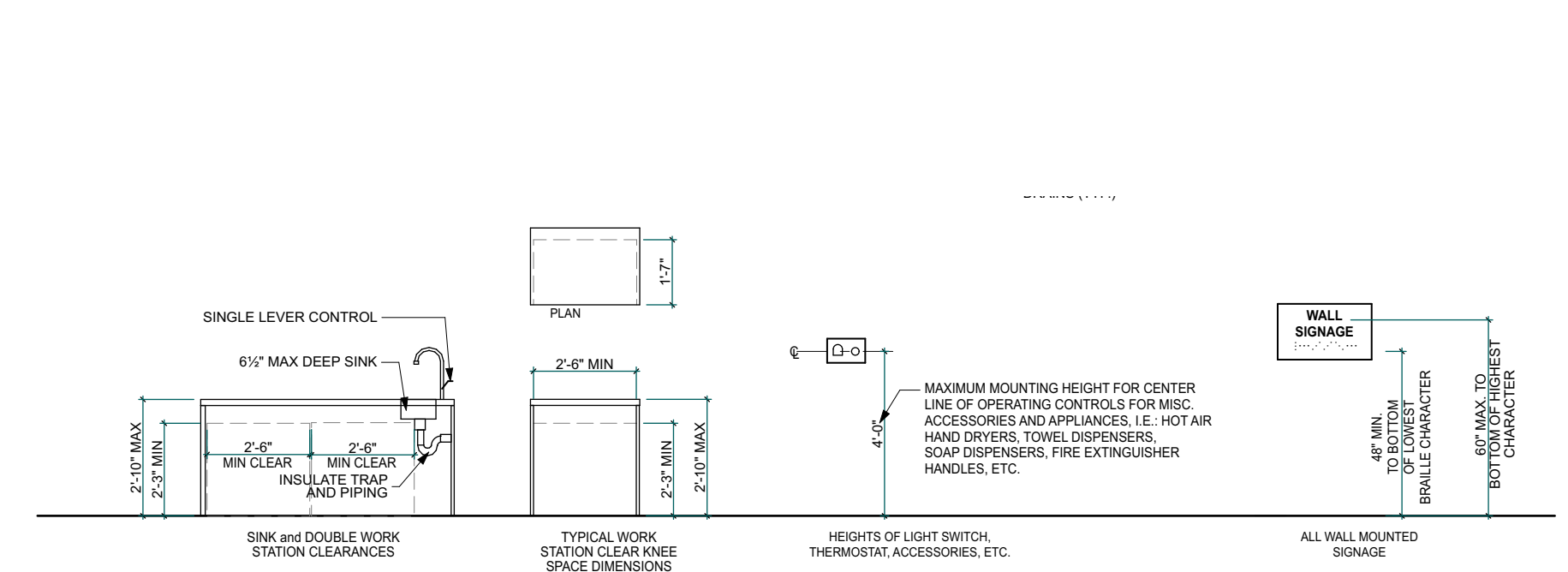


**NCA**  
**NORTHEAST COLLABORATIVE ARCHITECTS**  
 650 Ten Rod Road (Box 4)  
 North Kingstown, RI 02852  
 v. 401-846-9583

Electrical Engineers:  
 Zaino & Associates  
 20 Centerville Road  
 Warwick, RI 02886  
 v. (860) 535-9337

**RWP Gateway Visitor Center**  
**Building Renovations & HVAC Installation at**  
**RWP Gateway Garage**  
**1197 Broad St**  
**Providence, RI 02905**

**FIXTURE AND ACCESSORY MOUNTING HEIGHTS**



REVISIONS:	
(A) 12.09.2025	
DATE:	10/09/2025
NCA JOB NO.:	24120
DRAWING NO.:	<b>A-002</b>

**OUTLINE SPECIFICATIONS**

**GENERAL NOTE:** THE CONTRACT DOCUMENTS FOR THIS PROJECT CONSIST OF THE DRAWINGS INDEXED ON THE GENERAL INFORMATION SHEET, ALL OUTLINE SPECIFICATIONS ON THE DRAWINGS. NOTE THAT ADDITIONAL OUTLINE SPECIFICATIONS ARE FOUND ON SUBSEQUENT SHEETS OF THIS DRAWING SET.

**OUTLINE SPECIFICATIONS**



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**REVISIONS:**

12.09.2025

**OUTLINE SPECIFICATION S**

DATE: 10/09/2025

NCA JOB NO.: 24120

DRAWING NO.:

**A-003**

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- 1. DIVISION 01: GENERAL REQUIREMENTS**
- 1.1. PROTECT EXISTING CONSTRUCTION AND SURROUNDING WALLS FROM DAMAGE. CONTRACTOR SHALL REPAIR ALL DAMAGED OR MARRED SURFACES DURING CONSTRUCTION.
- 1.2. SUBSTITUTIONS FOR PRODUCTS SHALL BE ACCEPTABLE ONLY IF APPROVED BY THE ARCHITECT AND OWNER. SUBSTITUTIONS SHALL ONLY BE CONSIDERED IF SUBMITTED WITHIN THE FIRST 30 DAYS OF THE PROJECT (30 CALENDAR DAYS FOLLOWING THE EXECUTION OF THE AGREEMENT BETWEEN OWNER AND CONTRACTOR).
- 1.3. ADJACENT BUILDINGS, SIDEWALKS AND PARKING AREAS ARE FULLY OCCUPIED. CONTRACTOR SHALL MAINTAIN MINIMAL SOUND, DUST AND NOISE LEVELS. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE OWNER.
- 1.4. ALL CONTRACTORS SHALL VISIT THE PROJECT SITE AND FAMILIARIZE THEMSELVES WITH ALL BUILDING AND WORKING CONDITIONS BEFORE SUBMITTING A BID. PRIOR TO COMMENCEMENT OF CONSTRUCTION OR FABRICATION OF PROJECT ITEMS, THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT FOR REVIEW PRODUCT SUBMITTALS OF ALL MATERIALS AND PRODUCTS USED FOR CONSTRUCTION OF THE PROJECT.
- 1.5.1 CONTRACTOR SHALL FURNISH TO THE OWNER AND ARCHITECT, WITHIN 30 CALENDARS FROM THE EXECUTION OF THE AGREEMENT BETWEEN OWNER AND CONTRACTOR, THE FOLLOWING ITEMS:
  - 1.5.1.1 CONSTRUCTION SCHEDULE: INDICATING COMPLETION WITHIN THE REQUIRED TIMELINE PER THE CONTRACT FOR CONSTRUCTION (CRITICAL PATH METHOD, MILESTONE SCHEDULE)
  - 1.5.1.2 SUBMITTAL SCHEDULE: ANTICIPATED DATE OF SUBMISSION AND REQUIRED REVIEW DURATION OF ALL MATERIAL SUBMITTALS INCLUDING ALL PRODUCT DATA, SHOP DRAWINGS, ETC.
  - 1.5.1.3 SCHEDULE OF VALUES: STANDARD AIA FORM INDICATING ALL CONSTRUCTION TRADE MATERIAL AND LABOR COSTS, INCLUDE ANY AND ALL ALLOWANCES, GENERAL CONDITIONS, MANAGEMENT AND SUPERVISION REQUIRED BY THE GENERAL CONTRACTOR, THE TOTAL COST SHALL EQUAL THE AMOUNT SUBMITTED ON THE BID FORM.
- 1.6. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION AMONG ALL TRADES, ENSURING PROPER CLEARANCES BETWEEN ALL NEW WORK AND EXISTING WORK.
- 1.7. ALL ASPECTS OF THE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE CODES AS NOTED ON COVER SHEET.
- 1.8. IF THE CONTRACTOR ENCOUNTERS EXISTING CONDITIONS IN CONFLICT WITH CONTRACT DOCUMENTS, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE OWNER AND ARCHITECT AND REQUEST RESOLUTION BEFORE FURTHER WORK IS COMPLETED ON THAT ITEM.
- 1.9. WHERE DRAWINGS AND SPECIFICATIONS CONFLICT, THE MORE STRINGENT AND/OR MORE COSTLY REQUIREMENT SHALL APPLY. THE DECISION WHICH IS MORE STRINGENT AND/OR COSTLY MAY BE RENDERED BY THE ARCHITECT. CERTAIN PRODUCT SPECIFICATIONS ARE CONTAINED ON THE DRAWINGS. IF PRODUCTS ARE NOT SPECIFIED, BUILDING STANDARDS ARE TO APPLY. IF BUILDING STANDARDS ARE NOT APPLICABLE, INDUSTRY STANDARDS ARE TO APPLY.
- 1.11 **CLOSEOUT PROCEDURES**
  - 1.11.1 AS BUILT DRAWINGS: THE CONTRACTOR SHALL MAINTAIN ONE (1) CLEAN SET OF BLUE OR BLACK LINE WHITE-PRINTS OF CONTRACT DRAWINGS AND SHOP DRAWINGS. MARK THE SET TO SHOW THE ACTUAL INSTALLATION WHERE THE INSTALLATION VARIES SUBSTANTIALLY FROM THE WORK AS ORIGINALLY SHOWN.
  - 1.11.2 RECORD DRAWINGS: UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL SUBMIT RECORD DRAWINGS TO THE ARCHITECT FOR REVIEW AND TO SUBMIT TO OWNER FOR OWNER'S RECORDS.
  - 1.11.3 RECORD SPECIFICATIONS: THE CONTRACTOR SHALL MAINTAIN ONE (1) COMPLETE COPY OF THE PROJECT MANUAL, INCLUDING ADDENDA. INCLUDE WITH THE PROJECT MANUAL ONE (1) COPY OF OTHER WRITTEN CONSTRUCTION DOCUMENTS, SUCH AS CHANGE ORDERS AND MODIFICATIONS ISSUED IN PRINT FORM.
  - 1.11.4 RECORD PRODUCT DATA: THE CONTRACTOR SHALL MAINTAIN ONE (1) COPY OF EACH PRODUCT DATA SUBMITTAL.
  - 1.11.5 MAINTENANCE MANUALS: ORGANIZE OPERATION AND MAINTENANCE DATA INTO SUITABLE SETS OF MANAGEABLE SIZE. BIND DATA IN INDIVIDUAL, 2-INCH OR 3-INCH VINYL-COVERED BINDERS, WITH POCKET FOLDERS FOR FOLDED SHEET INFORMATION. MARK APPROPRIATE IDENTIFICATION ON FRONT AND SPINE OF EACH BINDER.
  - 1.11.6 OPERATION AND MAINTENANCE INSTRUCTIONS: ARRANGE FOR EACH INSTALLER OF EQUIPMENT THAT REQUIRES REGULAR MAINTENANCE TO MEET WITH THE OWNER'S PERSONNEL TO PROVIDE INSTRUCTION IN PROPER OPERATION AND MAINTENANCE. PROVIDE INSTRUCTION BY MANUFACTURER'S REPRESENTATIVES IF INSTALLERS ARE NOT EXPERIENCED IN OPERATION AND MAINTENANCE PROCEDURES.

- 2. DIVISION 02: SELECTIVE DEMOLITION**
- 2.1 DEMOLITION AND REMOVAL - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION NECESSARY TO COMPLETE THE WORK. IF SIGNIFICANT DEMOLITION BEYOND THE SCOPE INDICATED ON THE DRAWINGS IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL, INCLUDING ALL COSTS FOR CARTING AND DUMPING, OF ALL MATERIALS DEMOLISHED FROM THE PROJECT. THE OWNER RESERVES THE RIGHT TO REVIEW AND RECLAIM ANY ITEMS BEING REMOVED.
- 2.2 THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ALL EXISTING WORK DISTURBED OR OTHERWISE IN NEED OF REPAIRING IN ORDER TO MAKE THE PROJECT A COMPLETE AND FINISHED PROJECT. THIS REPAIR INCLUDES ALL FINISHES TO MATCH ADJACENT SURFACES.
- 2.3 IF A WALL OR SURFACE IS WORKED ON, THAT WALL OR SURFACE SHALL BE REPAIRED WITH A COMPLETE FINISH, TO THE NEAREST CORNER, CHANGE OF PLANE, OR OTHER JUNCTURE. PROVIDE A SMOOTH AND CLEAN TRANSITION FROM THE NEW FINISHED SURFACE TO THE SURROUNDING EXISTING SURFACES, THE INTENT IS TO ELIMINATE THE APPEARANCE OF A REPAIRED CONDITION.
- 2.4 ANY AND ALL DEMOLISHED ITEMS PIPING WHICH ARE BEING DISCARDED SHALL BE REMOVED, CAPPED AND ALL RELATED WORK REQUIRED ON FLOOR SLAB OR WALL SURFACES, SHALL BE REPAIRED AND FINISHED TO MATCH ADJACENT SURFACES AND/OR TO FINISH SCHEDULE.
- 2.5 ALL ITEMS SHOWN TO BE DEMOLISHED SHALL BE REMOVED & DISCARDED, UNLESS OTHERWISE NOTED.
- 3. DIVISION 03: CONCRETE**
- 3.1 CAST-IN-PLACE CONCRETE
- 6. DIVISION 06: WOOD, PLASTIC AND COMPOSITES**
- 6.1 MISCELLANEOUS ROUGH CARPENTRY**
- 6.1.1 GENERAL: PROVIDE MISCELLANEOUS LUMBER INDICATED AND LUMBER FOR SUPPORT OR ATTACHMENT OF OTHER CONSTRUCTION, INCLUDING THE FOLLOWING:
  - 6.1.1.1 BLOCKING.
  - 6.1.1.2 NAILERS.
  - 6.1.1.3 FURRING.
- 6.1.2 FOR ITEMS OF DIMENSION LUMBER SIZE, PROVIDE CONSTRUCTION OR NO. 2 LUMBER WITH 15 PERCENT MAXIMUM MOISTURE CONTENT AND THE FOLLOWING SPECIES:
  - 6.1.2.1 HEM-FIR (NORTH); NLGA.
- 6.1.3 FOR BLOCKING NOT USED FOR ATTACHMENT OF OTHER CONSTRUCTION UTILITY, STUD, OR NO. 3 GRADE LUMBER OF ANY SPECIES MAY BE USED PROVIDED THAT IT IS CUT AND SELECTED TO ELIMINATE DEFECTS THAT WILL INTERFERE WITH ITS ATTACHMENT AND PURPOSE.
- 6.1.4 FOR BLOCKING AND NAILERS USED FOR ATTACHMENT OF OTHER CONSTRUCTION, SELECT AND CUT LUMBER TO ELIMINATE KNOTS AND OTHER DEFECTS THAT WILL INTERFERE WITH ATTACHMENT OF OTHER WORK.
- 6.1.5 FOR FURRING STRIPS FOR INSTALLING PLYWOOD OR HARDBOARD PANELING, SELECT BOARDS WITH NO KNOTS CAPABLE OF PRODUCING BENT-OVER NAILS AND DAMAGE TO PANELING.
- 6.5 INTERIOR ARCHITECTURAL WOODWORK**
- 6.5.1 FURNISH AND INSTALL ALL INTERIOR ARCHITECTURAL WOODWORK INDICATED ON DRAWINGS.
- 6.5.2 INTERIOR RUNNING OR STANDING TRIM SHALL BE PREMIUM GRADE POPLAR, SHAPED TO SIZE AND PROFILE INDICATED ON DRAWINGS.
- 6.5.3 ANCHOR WOODWORK TO ANCHORS OR BLOCKING BUILT IN OR DIRECTLY ATTACHED TO SUBSTRATES. SECURE WITH COUNTERSUNK, CONCEALED FASTENERS AND BLIND NAILING AS REQUIRED FOR COMPLETE INSTALLATION. USE FINE FINISHING NAILS FOR EXPOSED FASTENING, COUNTERSUNK AND FILLED FLUSH WITH WOODWORK AND MATCHING FINAL FINISH IF TRANSPARENT FINISH IS INDICATED.

- 6.5.4 STANDING AND RUNNING TRIM: INSTALL WITH MINIMUM NUMBER OF JOINTS POSSIBLE, USING FULL-LENGTH PIECES (FROM MAXIMUM LENGTH OF LUMBER AVAILABLE) TO GREATEST EXTENT POSSIBLE. DO NOT USE PIECES LESS THAN 96 INCHES LONG, EXCEPT WHERE SHORTER SINGLE LENGTH PIECES ARE NECESSARY. SCARF RUNNING JOINTS AND STAGGER IN ADJACENT AND RELATED MEMBERS.
- 6.5.5 FILL GAPS, IF ANY, BETWEEN TOP OF BASE AND WALL WITH PLASTIC WOOD FILLER, SAND SMOOTH, AND FINISH SAME AS WOOD TRIM FINISH. INSTALL STANDING AND RUNNING TRIM WITH NO MORE VARIATION FROM STRAIGHT LINE THAN 1/8 INCH IN 96 INCHES.
- 7. DIVISION 07: MOISTURE, THERMAL PROTECTION**
- 7.16 JOINT SEALANTS**
- 7.16.1 PROVIDE NEW JOINT SEALANTS AT ANY AND ALL NEW WORK, OR WHERE NEW WORK MEETS EXISTING, UNLESS OTHERWISE NOTED. INTERIOR JOINTS SHALL BE ACRYLIC LATEX; EXTERIOR SHALL BE SILICONE IN COLOR SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF COLORS.
- 8. DIVISION 08: DOORS AND WINDOWS**
- 8.0.1 REFER TO DOOR SCHEDULE FOR NEW DOORS AND FRAMES.
- 8.1 AWING AND FIXED WINDOWS**
- 8.1.1 BASIS OF DESIGN: MARVIN ESSENTIAL AWNING AND PICTURE WINDOWS. FIBERGLASS WINDOWS
- 8.2 **FLUSH WOOD DOORS:**
- 8.2.1 WOOD DOORS BASIS OF DESIGN: VT INDUSTRIES INC
- 8.3 **HM DOORS & FRAMES:**
- 8.3.1 HM FRAMES SHALL BE FABRICATED IN COMPLIANCE WITH "SPECIFICATIONS FOR CUSTOM HOLLOW METAL DOORS AND FRAMES" (NAAMM 800-96).
- 8.3.2 ALL FRAMES SHALL BE HOLLOW METAL.
- 8.3.3 EXTERIOR HM FRAMES SHALL BE 16 GAUGE, WELDED FRAMES, REINFORCED FOR FINISH HARDWARE WITH JAMB ANCHORS, FLOOR ANCHORS AND RUBBER DOOR SILENCERS. INTERIOR HM FRAMES SHALL BE 18 GA.
- 8.7 **HARDWARE - GENERAL**
- 8.7.1 ALL HARDWARE SHALL MEET ADA REQUIREMENTS
- 8.7.2 BASIS OF DESIGN: SARGENT INCLUDE ALL FINISH HARDWARE NECESSARY TO COMPLETE THE PROJECT.
- 8.7.3 SUBMIT COMPLETE SCHEDULE OF HARDWARE TO ARCHITECT AND OWNER FOR REVIEW.
- 8.7.4 ALL DOORS SHALL HAVE WALL MTD. STOPS, IVES #407, B26D FINISH, MTD. TO PROTECT WALL FROM HANDSET.
- 8.7.5 KICK PLATES, 16 GAUGE, BY ROCKWOOD, ITEM 3716, FINISH 32D (BRUSHED STAINLESS), SQUARE-EDGED KICK PLATE, 8" HIGH, WITH COUNTERSUNK SCREW HOLES, INSTALLED ON BOTH SIDES OF SOME HM & WOOD DOORS. REFER TO DOOR SCHEDULE.
- 8.7.6 **CLOSERS**
- 8.7.6.1 ALL DOOR CLOSERS SHALL BE "EXTERNAL" TYPE - NOT CONCEALED.
- 8.7.6.2 STANLEY/ASSA ABLOY DOOR CLOSER
- 8.7.7 **HINGES**
- 8.7.7.1 INTERIOR DOORS SHALL HAVE REMOVABLE PIN HINGES. EXTERIOR DOOR SHALL HAVE NON-REMOVABLE PIN S.S. HINGES
- 8.7.7.2 ALL DOORS SHALL HAVE 1-1/2 PR HINGES PER LEAF.
- 8.7.7.3 STANLEY, FBB 179, 4 1/2"H X 4 1/2" W, HINGES HEAVY DUTY.
- 8.7.8 **LOCKSET/LATCHSETS**
- 8.7.8.1 ALL NEW HANDSETS SHALL HAVE LEVER HANDLES.
- 8.7.8.2 ALL CYLINDERS SHALL BE MASTER KEYED, AND SEPARATE CHANGE KEY. DETAILED KEYING INSTRUCTIONS SHALL BE DETERMINED BY OWNER.
- 8.7.9 **HARDWARE SETS**
- Doors: 100, 103
 

<b>Set: 1.0</b>			
3 Hinge	TA2714 [NRP]	US26D	MK
1 Exit Device			
1 Door Closer			
3 Silencer	608-RKW		RO
1 Threshold			
- Doors: 102, 104
 

<b>Set: 2.0</b>			
3 Hinge	TA2714 [NRP]	US26D	MK
1 Office Lock	DG163 DG164 8205 LNL	US32D	SA
1 Wall Stop	403 (or) 441CU (As Required)	US26D	RO
3 Silencer	608-RKW		RO
- Doors: 101
 

<b>Set: 3.0</b>			
3 Hinge	TA2714 [NRP]	US26D	MK
1 Storeroom Lock	DG363 DG364 8204 LNL	US32D	SA
1 Door Closer	281 UO	EN	SA
1 Wall Stop	403 (or) 441CU (As Required)	US26D	RO
- Doors: 103A
 

<b>Set: 4.0</b>			
3 Hinge	TA2714 [NRP]	US26D	MK
1 Passage Set			
1 Door Closer			
3 Silencer	608-RKW		RO
1 Threshold			

- 8.8 GLAZING**
- 8.8.1 ALL INTERIOR GLAZING AT SIDELIGHTS AND DOOR LITES SHALL BE 1/4" CLEAR LAMINATED GLASS; PROVIDE SAFETY GLAZING LABELING.
- 8.8.2 COUNTER-SINK ALL SCREW HOLES IN METAL STOPS INSTALLED ON HM DOORS AND FRAMES. FASTEN WOOD STOPS IN WOOD DOORS FLUSH TO SURFACE AND FINISH TO MATCH WOOD DOORS.
- 9. DIVISION 09: DRYWALL AND FINISHES**
- 9.0.1 SEE FINISH SCHEDULE FOR ALL ROOM FINISHES.
- 9.0.2 ALL FLOOR AND WALL SURFACES SHALL BE PREPARED PROPERLY FOR FINISHES. BLEND ALL BLEMISHES, BUMPS AND OTHER DEFECTS INTO A SMOOTH AND FLAT SURFACE.
- 9.0.3 CONTRACTOR SHALL PREPARE/LEVEL ALL SURFACES AT ALL REMOVALS FOR NEW FINISHES AS PER MANUFACTURERS INSTRUCTIONS.
- 9.0.4 REPAIR & REFINISH ALL AREAS' SURFACES OPENED UP OR DAMAGED BY OTHER TRADES, AND NOT LIMITED TO WORK LIMIT AREAS SHOWN.
- 9.0.5 NEW FINISHED FLOORING BREAKS SHALL BE AT CENTER OF DOOR LEAF IN CLOSED POSITION.
- 9.0.6 USE LATEX MODIFIED, HYDRAULIC CEMENT-BASED POURABLE LEVELING MATERIAL TO REPAIR/LEVEL ALL FLOOR SLAB HOLES TO PREPARE FOR NEW FLOOR FINISH.
- 9.0.8 ALL DIMENSIONS ARE TO FACE OF NOMINAL STUD UNLESS OTHERWISE NOTED. ANY DIMENSIONS INDICATED AS "CLEAR" OR "FINISH" ARE CRITICAL AND SHALL BE BUILT AS NOTED.
- 9.0.9 ALL DRYWALL WORK SHALL CONFORM TO INDUSTRY STANDARDS. THE REQUIREMENTS OF THE LATEST "APPLICATION AND FINISHING OF GYPSUM BOARD" BY THE GYPSUM ASSOCIATION, EXCEPT WHERE MORE DETAILED OR MORE STRINGENT REQUIREMENTS ARE INDICATED, INCLUDING THE RECOMMENDATIONS OF THE MANUFACTURER, PROVIDE LEVEL FOUR FINISH ON ALL EXPOSED GYPSUM BOARD SURFACES.
- 9.0.10 ATTIC STOCK: PROVIDE OWNER WITH ONE (1) CARTON EACH OF THE FOLLOWING FINISH ITEMS: ACOUSTICAL CEILING PANELS, CARPET TILE AND LVT TILE.
- 9.0.11 ALL NEW AND REPAIR WORK SHALL BE A LEVEL FOUR FINISH.
- 9.4 ACOUSTICAL PANEL CEILING**
- 9.4.1 ALL NEW CEILINGS TO BE CENTERED WITHIN SPACE, UNO, AND BRACED AS PER APPLICABLE CODES.
- 9.5 CEILING FINISHES**
- 9.5.1 SEE CEILING PLANS FOR CEILING MATERIAL & TYPES.
- 9.7 RUBBER BASE AND TRANSITION STRIPS**
- 9.7.1. BASE MATERIALS SHALL BE JOHNSONITE.
- 9.7.2 BASE SHALL BE 4", COVED BASE, AND PREFORMED CORNERS.
- 9.7.3 COLORS: SELECTED FROM MANUF. FULL LINE.
- 9.7.4 TRANSITION STRIPS USE RUBBER TRANSITION BETWEEN CARPET/LVT AND CONCRETE
- 9.8 RESILIENT TILE FLOORING**
- 9.8.1 FLOOR PROTECTION/COVERING SHALL BE CLASS B.
- 9.8.2 LVT-1 - LVT PLANK - BASIS OF DESIGN - MOHAWK GROUP, CALHOUN, GA 800 554 6637 - COLLECTION: HOT & HEAVY ; LINEATE 9" X 59" PLANK, COLOR: AS SELECTED FROM MANUF. FULL LINE.
- 9.10 TILE CARPETING**
- 9.10.1 TILE CARPETING - PATHMAKERS BASIS OF DESIGN - GENTLE GROUND GT364 12 in x 36 in Carpet Tile, MOHAWK COLOR: AS SELECTED FROM MANUF. FULL LINE.

- 9.14 INTERIOR PAINTING**
- 9.14 PAINT FINISHES:
  - 9.14.1 ALL NEW CONSTRUCTION SHALL BE PAINTED ONE COAT PRIMER, TWO COATS FINISH, UNLESS NOTED OTHERWISE.
  - 9.14.2 ALL DISTURBED EXISTING CONSTRUCTION TO BE PAINTED SHALL BE CLEANED AND PREPPED, THEN REPAINTED WITH TWO COATS UNLESS NOTED OTHERWISE.
  - 9.14.3 ALL HM DOOR FRAMES AND EXPOSED METAL SURFACES TO BE PAINTED SEMI-GLOSS FINISH.
  - 9.14.4 ALL PAINT SHALL BE BENJAMIN MOORE OR SHERWIN
  - 9.14.5 HEAVY DUTY BLOCK & EPOXY PAINT FILLER TO BE USED ON INTERIOR OF ALL CONCRETE BLOCK WALLS.
  - 9.14.6 ALL WOOD TRIM TO BE SEMIGLOSS FINISH. SEE FINISH SCHEDULE FOR COLORS.
  - 9.14.7 ALL WALLS TO BE EGGSHELL FINISH. SEE FINISH SCHEDULE FOR COLORS. BASIS OF DESIGN: SHERWIN WILLIAMS.
  - 9.14.8 ALL WORK SHALL BE A LEVEL FOUR FINISH.
- 10.1 DIVISION 10: SPECIALTIES**
- 10.1 ROOM IDENTIFICATION PANEL SIGNAGE: SHALL BE ADA-COMPLIANT, MANUFACTURER'S STANDARD ACRYLIC PANEL SIGNAGE.
- 10.1.1 PROVIDE NEW ROOM SIGNS

MECHANICAL AND ELECTRICAL SPECIFICATION ARE FOUND ON MEP/FP DRAWING SHEETS. ALL PROPOSED MEP SYSTEMS (HVAC, LIGHTING, ALARM SYSTEMS) SHALL BE DESIGNED AND BUILT BY CONTRACTOR WHERE REQUIRED AND TIED TO EXISTING MONITORING AND CONTROLS SYSTEMS.



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**GENERAL NOTES**

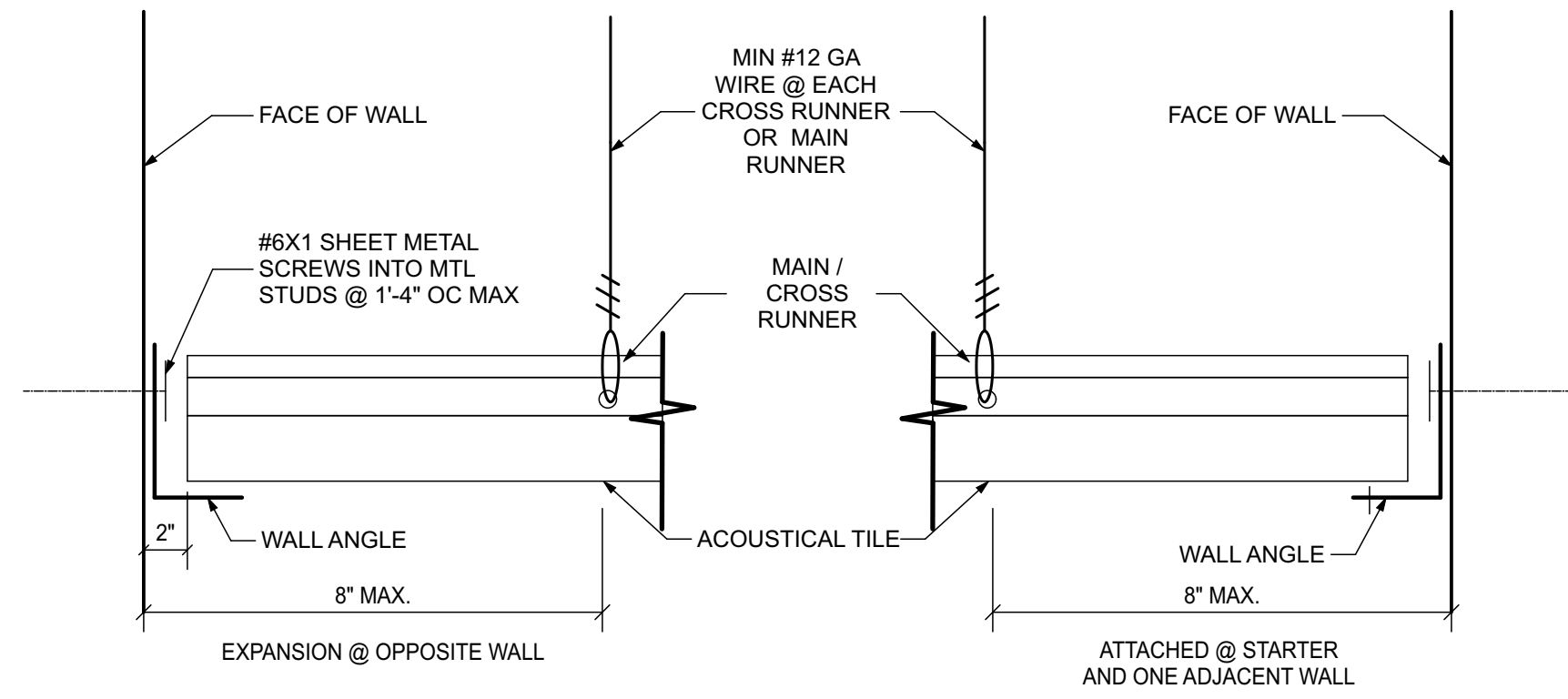
- SEE SHEET A-002 INFORMATION FOR SPECIFICATIONS FOR ADDITIONAL INFORMATION AND COORDINATION.
- ALL CONTRACTORS SHALL CONFIRM CLEARANCES NEEDED TO INSTALL THEIR WORK PRIOR TO PROCEEDING. CONTACT ARCHITECT FOR DISCREPANCY RESOLUTION.

**LEGEND**

SYMBOL	NAME
	ACOUSTICAL CEILING PANEL
	2 X 2 LED FIXTURE
	FUTURE TRACK LIGHTING
	PROPOSED DUCT WORK LOCATI
	REGISTER
	LED PENDANT FIXTURE
	WALL MOUNTED FIXTURE EXTERIOR
	EXIT SIGN INDICATES DIRECTIONAL
	CEILING HEIGHT AFF CEILING TYPE
	CAS-1/CAS-2 WALL MOUNTED MECHANICAL UNIT
	FC-1 FAN COIL MECHANICAL UNIT

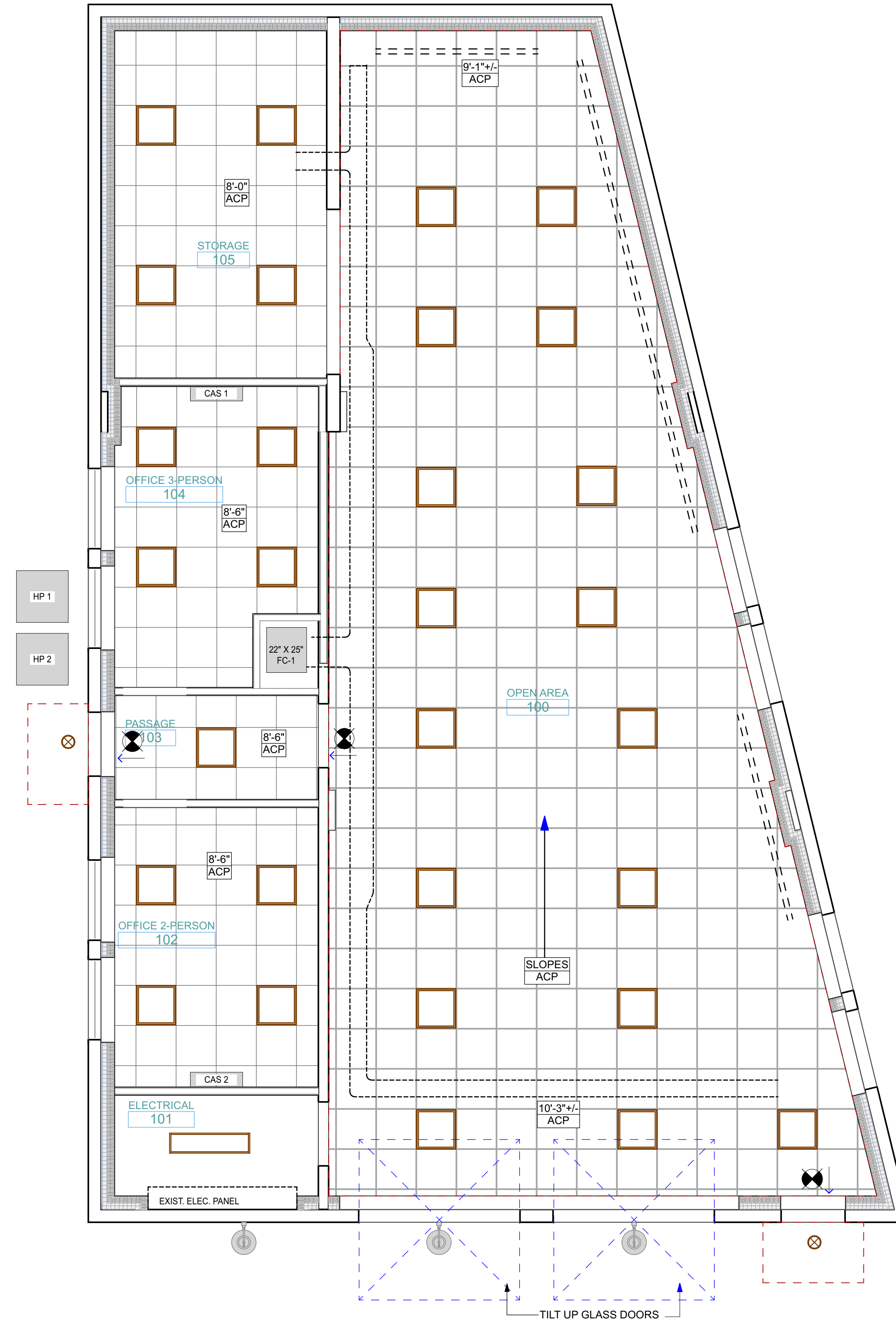
**REFLECTED CEILING NOTES**

- ALL LIGHT FIXTURES & CEILING GRIDS SHALL BE CENTERED IN ROOMS UON.
- ALL ACP SHALL BE ACP-1 UON.
- CENTER ALL CEILING MOUNTED OBJECTS IN CEILING TILE PATTERN UON.
- HANGERS SHALL BE SECURELY ATTACHED TO STRUCTURE ABOVE, THROUGH CEILING REGULATION. WIRE HANGERS SHALL NOT BE LESS THAN 12 GA. AND SHALL BE SADDLE TIED TO MAIN RUNNERS.
- ALL EQUIPMENT ITEMS SHALL BE INDEPENDENTLY SUSPENDED AND NOT CONNECTED TO THE CEILING GRID.
- CEILING SUSPENSION SYSTEM SHALL NOT BE USED TO SUPPORT LIGHT FIXTURES, DUCTWORK, PIPING, ETC.
- ALL EXTERIOR WINDOWS SHALL RECEIVE HORIZONTAL SLAT BLINDS WITH VALANCE. UON.

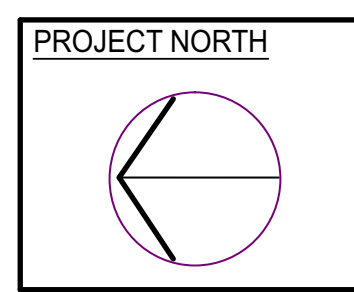
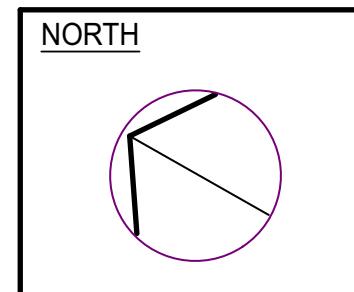


**TYPICAL CEILING DETAIL (EXPANSION)**

**D1 A-114** TYPICAL SUSPENDED CEILING DETAIL  
SCALE: 1 1/2" = 1'-0"



**A3 A-114** 1st FLOOR RCP  
SCALE: 1/4" = 1'-0"



**REVISIONS:**

12.09.2025

**REFLECTED  
CEILING PLAN**

DATE: 10/09/2025

NCA JOB NO.: 24120

DRAWING NO.:

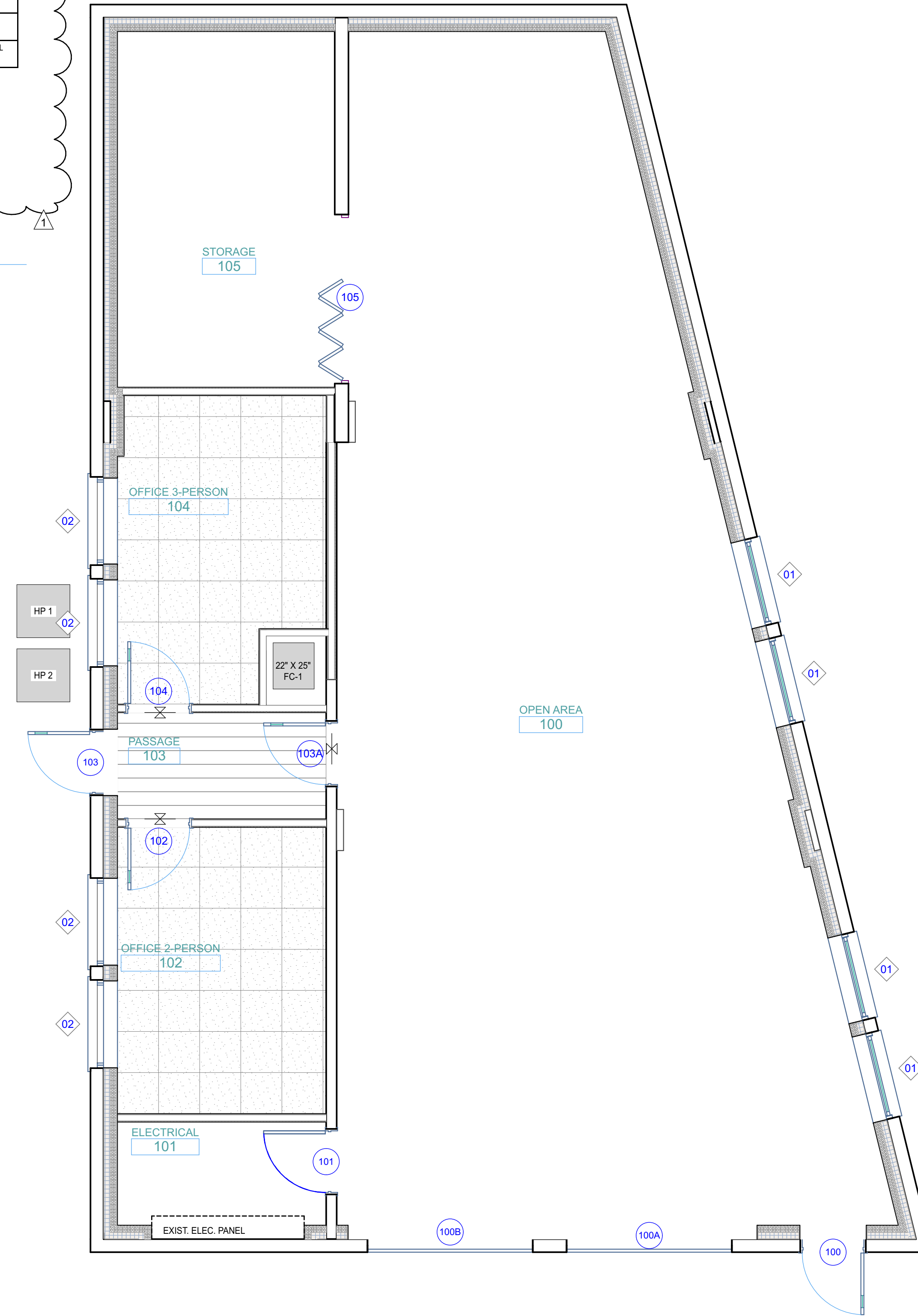
**A-114**

FINISH SCHEDULE									
ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS
				NORTH	EAST	SOUTH	WEST		
100	OPEN AREA	EXIST. CONCRETE	4" RUBBER	GYP. BD- PAINT (P-1)	GYP. BD- PAINT (P-1)	GYP. BD- PAINT (P-1)	GYP. BD- PAINT (P-1)	ACP	GRIND CONCRETE SLAB W/200 CERAMIC AND 400 HYBRID DIAMONDS. -SEAL CONCRETE W/PROSOCO LS GUARD AND BURNISH TO 400 GRIT LEVEL.
101	ELECTRICAL ROOM	EXIST. CONCRETE	4" RUBBER	GYP. BD- PAINT (P-1)	GYP. BD- PAINT (P-1)	GYP. BD- PAINT (P-1)	GYP. BD- PAINT (P-1)	---	GRIND CONCRETE SLAB W/200 CERAMIC AND 400 HYBRID DIAMONDS. -SEAL CONCRETE W/PROSOCO LS GUARD AND BURNISH TO 400 GRIT LEVEL.
102	OFFICE	CARPET TILE	4" RUBBER	GYP. BD- PAINT (P-1)	GYP. BD- PAINT (P-1)	GYP. BD- PAINT (P-1)	GYP. BD- PAINT (P-1)	ACP	
103	PASSAGE	LVT	4" RUBBER	GYP. BD- PAINT (P-1)	GYP. BD- PAINT (P-1)	GYP. BD- PAINT (P-1)	GYP. BD- PAINT (P-1)	ACP	
104	OFFICE	CARPET TILE	4" RUBBER	GYP. BD- PAINT (P-1)	GYP. BD- PAINT (P-1)	GYP. BD- PAINT (P-1)	GYP. BD- PAINT (P-1)	ACP	
105	STORAGE	EXIST. CONCRETE	4" RUBBER	GYP. BD- PAINT (P-1)	GYP. BD- PAINT (P-1)	GYP. BD- PAINT (P-1)	GYP. BD- PAINT (P-1)	ACP	GRIND CONCRETE SLAB W/200 CERAMIC AND 400 HYBRID DIAMONDS. -SEAL CONCRETE W/PROSOCO LS GUARD AND BURNISH TO 400 GRIT LEVEL.

PAINT COLORS  
P-1 - SHERWIN WILLIAMS - ALABASTER SW 7008  
P-2 - SHERWIN WILLIAMS - REQUISITE GRAY SW 7023  
P-3 - SHERWIN WILLIAMS - CEILING BRIGHT WHITE SW7007

NOTE: ALL PAINTED HOLLOW METAL FRAMES AND DOORS TO BE P-2, SEMI-GLOSS FINISH  
ALL PAINTED WALLS TO BE P-1, EGGHELL FINISH

D1  
A-115 FINISH SCHEDULE



GENERAL NOTES

- SEE SHEET A-002 INFORMATION FOR SPECIFICATIONS FOR ADDITIONAL INFORMATION AND COORDINATION.
- ALL CONTRACTORS SHALL CONFIRM CLEARANCES NEEDED TO INSTALL THEIR WORK PRIOR TO PROCEEDING. CONTACT ARCHITECT FOR DISCREPANCY RESOLUTION.

LEGEND

- FLOORING CHANGE
- GENERAL PAINT COLOR TBD
- ACCENT WALL PAINT COLOR: TBD
- DOOR & FRAMES COLOR: TBD
- CARPET TILE
- LVT PLANK

FINISH PLAN NOTES

- EXISTING CONC. SLABS TO REMAIN - POLISHED AND SEALED.
- WALLS AND NEW CONSTRUCTION SHALL RECEIVE FINISH. BIDDER SHALL CONTACT ARCHITECT FOR ANY SURFACE WITHOUT A SPECIFIED FINISH PRIOR TO SUBMITTING BID. BIDDERS SUBMITTING BIDS AGREE THAT ALL EXPOSED SURFACES HAVE A FINAL FINISH.
- REDUCER STRIPS TO BE CENTERED BENEATH DOORS.



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**RWP Gateway Visitor Center**  
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1197 Broad St  
Providence, RI 02905

REVISIONS:  
12.09.2025

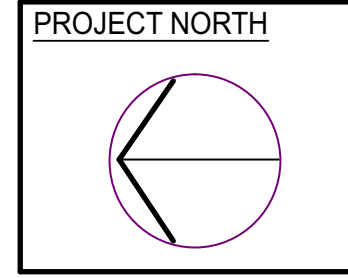
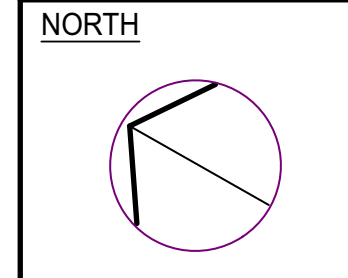
**FINISH PLAN**

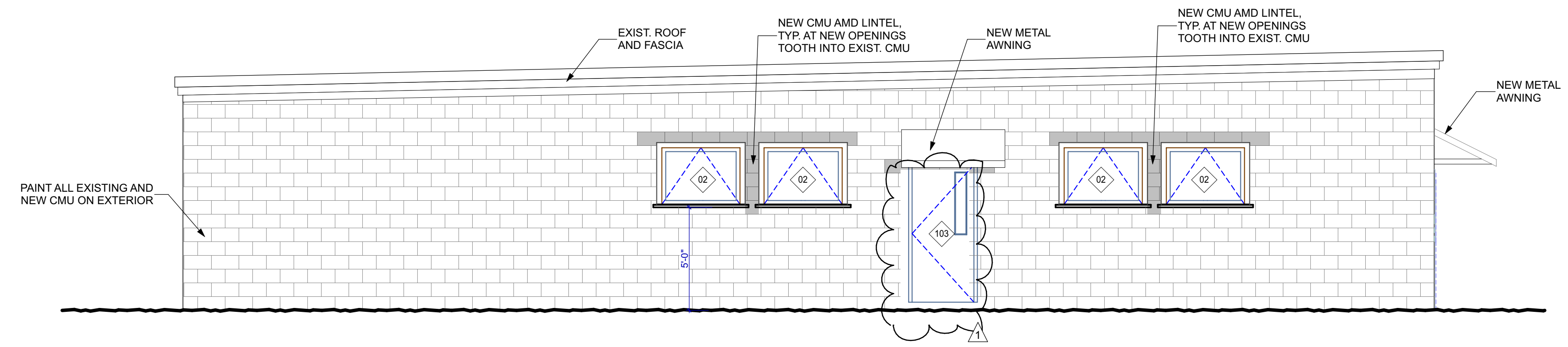
DATE: 10/09/2025

NCA JOB NO.: 24120

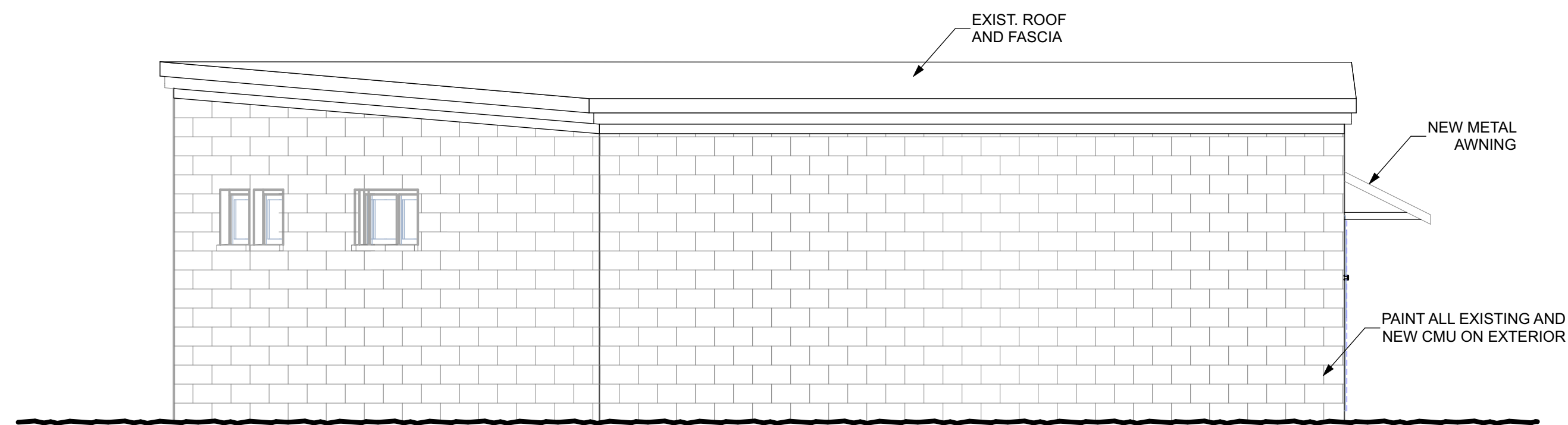
DRAWING NO.: **A-115**

A3  
A-115 1st FLOOR FINISH PLAN  
SCALE: 1/4" = 1'-0"

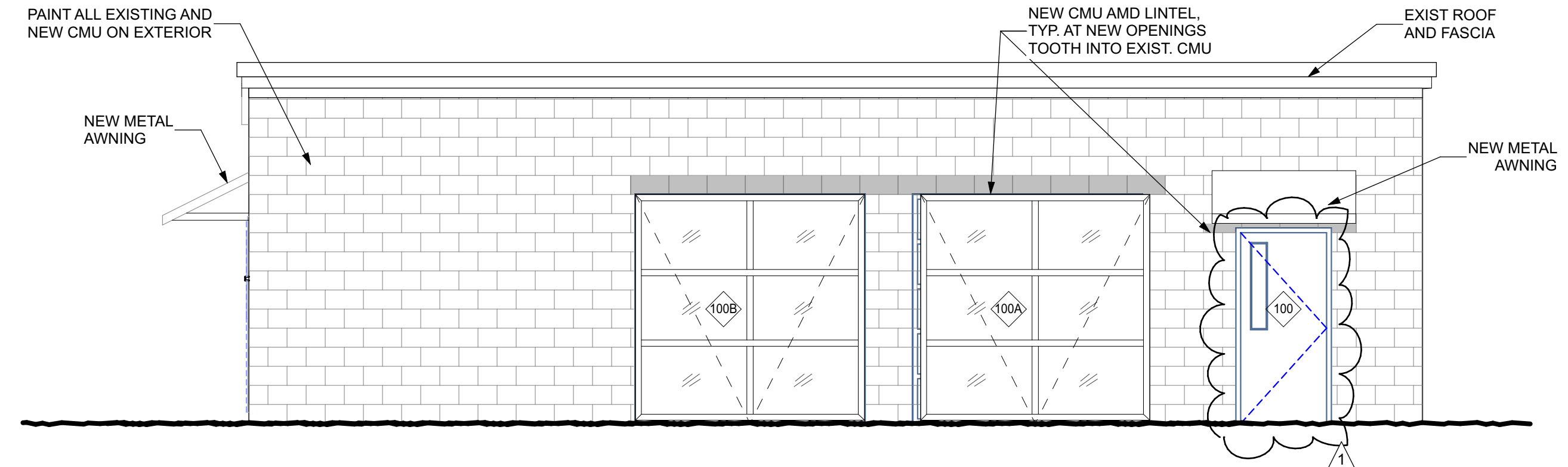




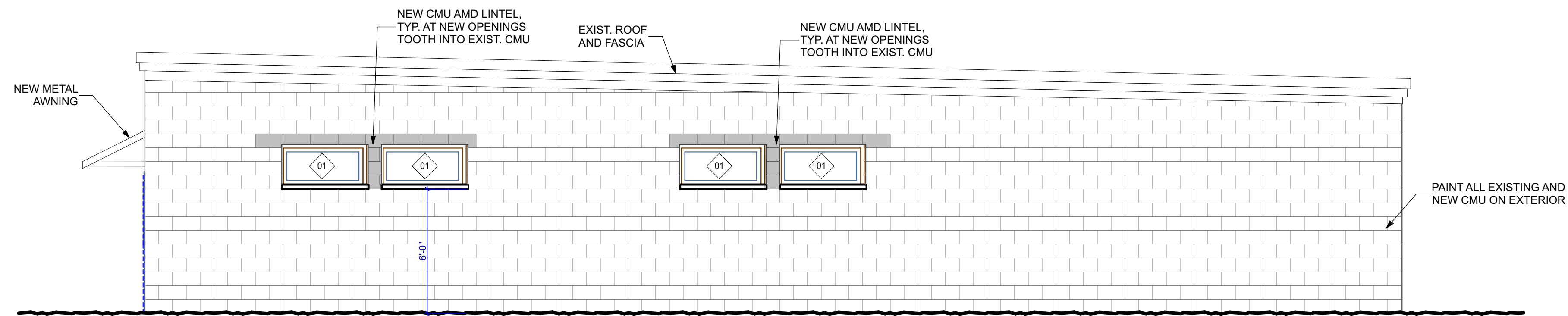
D2 NORTH ELEVATION  
A-201 SCALE: 1/4" = 1'-0"



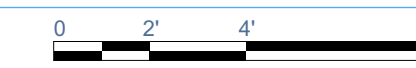
C1 EAST ELEVATION  
A-201 SCALE: 1/4" = 1'-0"



C4 WEST ELEVATION  
A-201 SCALE: 1/4" = 1'-0"



A2 SOUTH ELEVATION  
A-201 SCALE: 1/4" = 1'-0"



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**EXTERIOR  
ELEVATIONS**

DATE: 10/09/2025

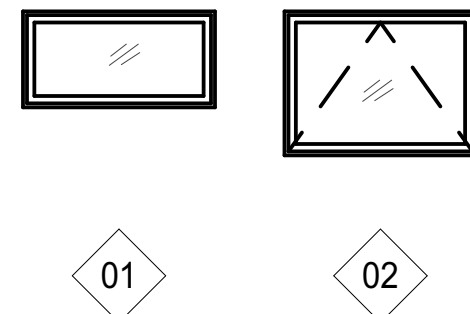
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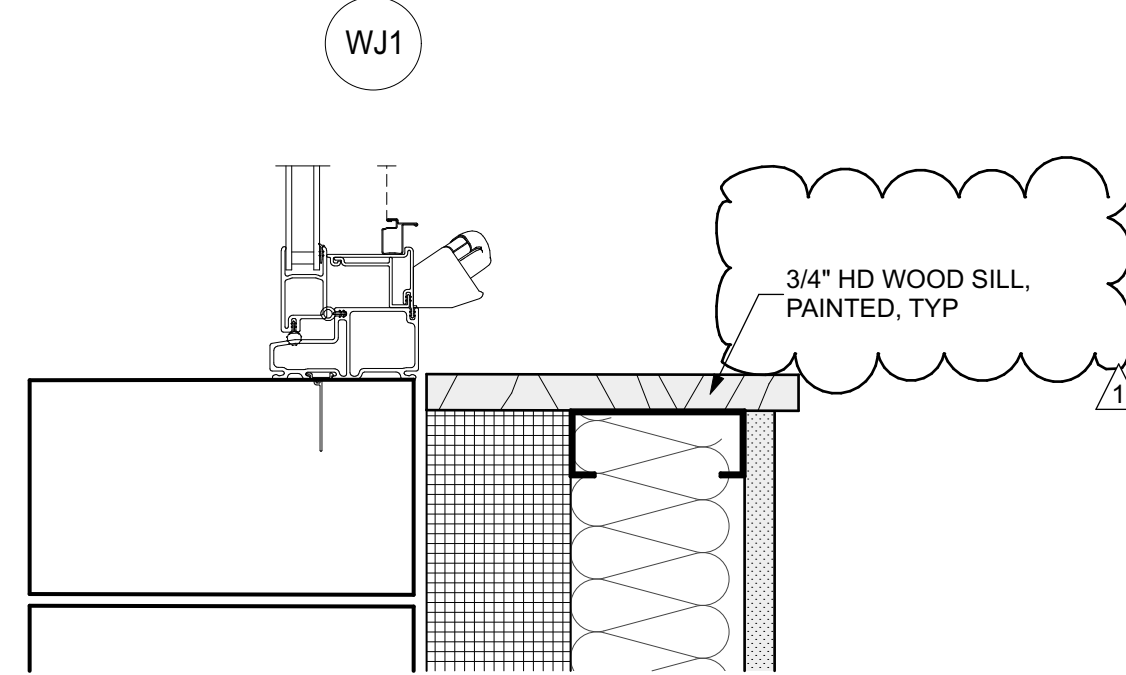
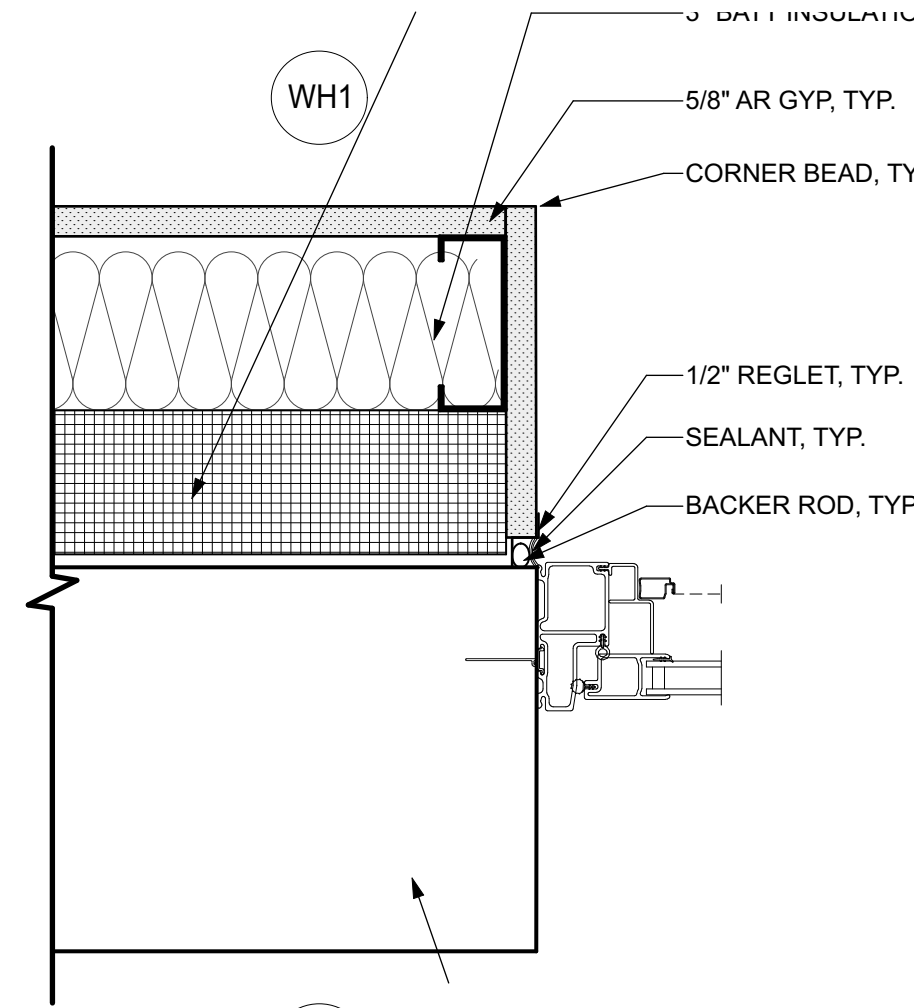
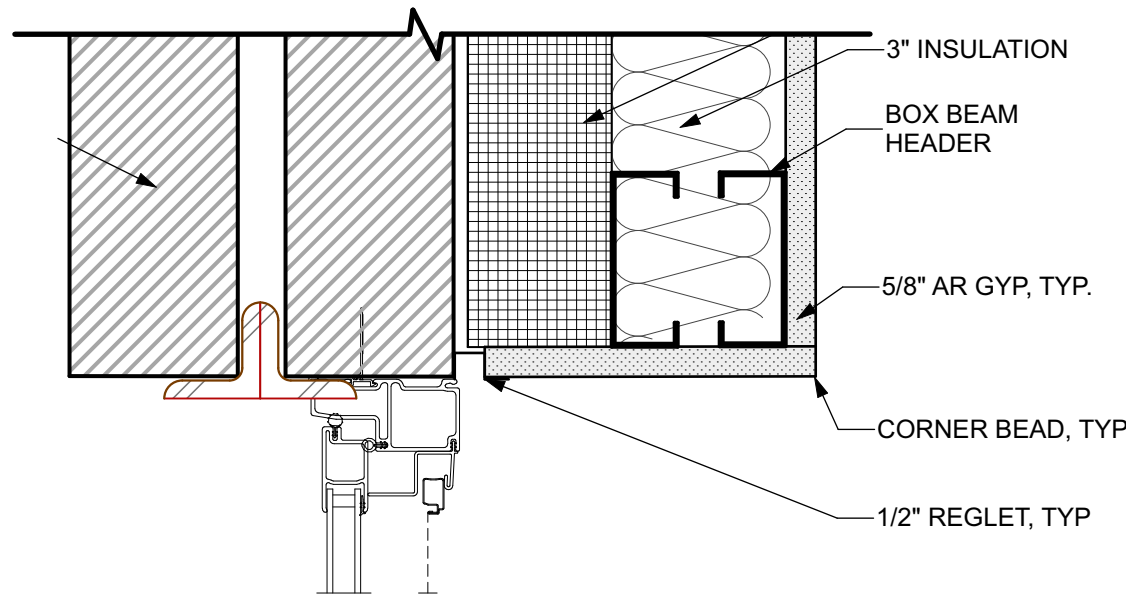
**A-201**

WINDOW SCHEDULE								
ID	QUANTITY	SIZE		MATERIAL	DETAILS			NOTES
		WIDTH	HEIGHT		HEAD	JAMB	SILL	
01	4	4'	2'	FIBERGLASS	H1	J1	S1	FIXED
02	4	4'	3'	FIBERGLASS	H1	J1	S1	AWNING

E1  
A-801 WINDOW SCHEDULE



D1  
A-801 WINDOW DETAILS  
SCALE: 1/4" = 1'-0"



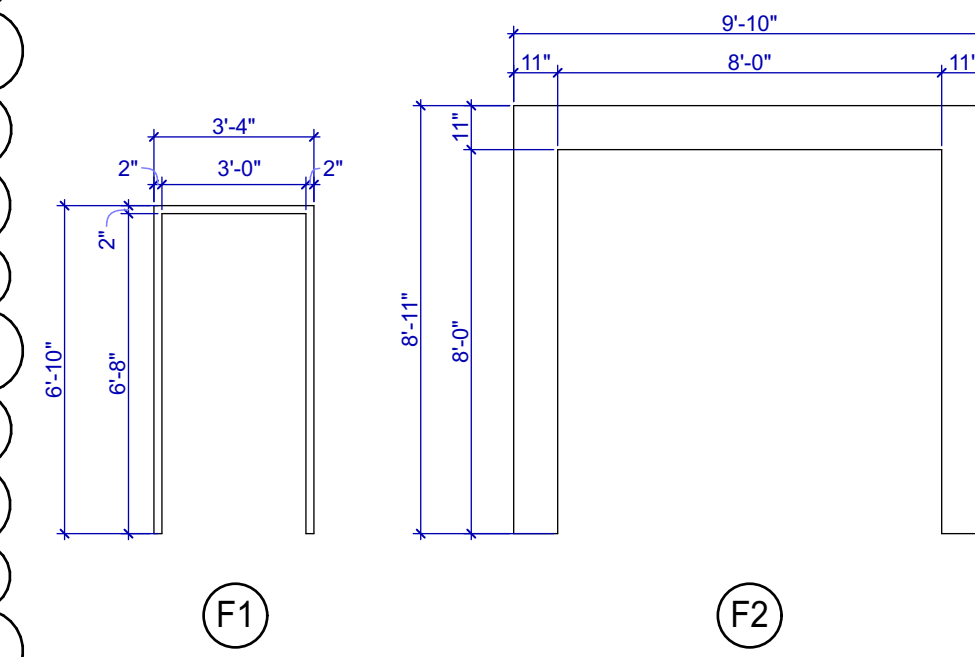
WS1  
A-801 WINDOW DETAILS  
SCALE: 3\"/>

DOOR SCHEDULE															
DOOR NUMBER	ROOM NAME	DOOR			ELEV	FRAME					THR.	HARDWARE	REMARKS	SIGNAGE	DOOR NUMBER
		NOMINAL WIDTH	NOMINAL HEIGHT	MATL		MATL	ELEV	DETAIL							
								HEAD	JAMB						
100	OPEN AREA	3'-0"	6'-8"	HM	D2	HM	F1	H1	J1	T1	SET 1		EXIT	100	
100A	OPEN AREA	8'-0"	8'-0"	GLASS/METAL	D3	ALUM	F2	H2	J2	T2	-	CANOPY TILT-UP DOORS- BASIS OF DESIGN - FULLVIEWDOORCOMPANY.COM		100A	
100B	OPEN AREA	8'-0"	8'-0"	GLASS/METAL	D3	ALUM	F2	H2	J2	T2	-	CANOPY TILT-UP DOORS- BASIS OF DESIGN - FULLVIEWDOORCOMPANY.COM		100B	
101	ELECTRICAL ROOM	3'-0"	6'-8"	HM	D1	HM	F1	H3	J3	T1	SET 3		ELECTRICAL ROOM	101	
102	OFFICE	3'-0"	6'-8"	WD	D2	HM	F1	H4	J4	T4	SET 2		OFFICE	102	
103	PASSAGE	3'-0"	6'-8"	WD	D2	HM	F1	H1	J1	T1	SET 1		EXIT	103	
103A	PASSAGE	3'-0"	6'-8"	HM	D2	HM	F1	H3	J3	T3	SET 4		PASSAGE	103A	
104	OFFICE	3'-0"	7'-0"	WD	D2	HM	F1	H4	J4	T4	SET 2		OFFICE	104	

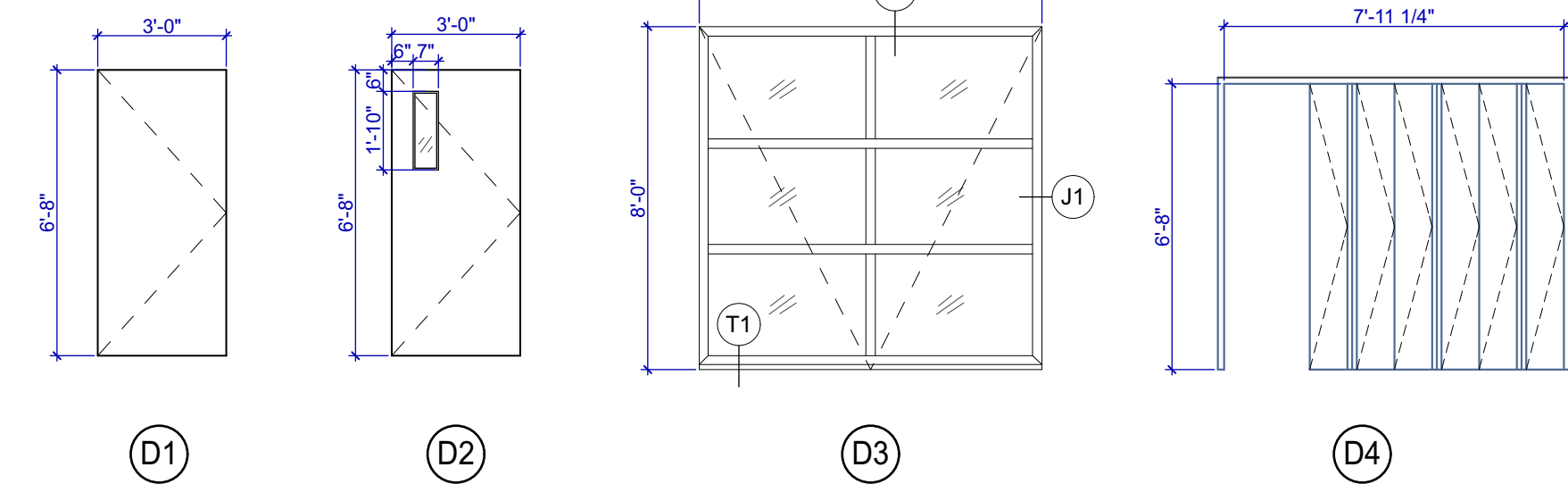
D2  
A-801 DOOR SCHEDULE

GENERAL NOTES

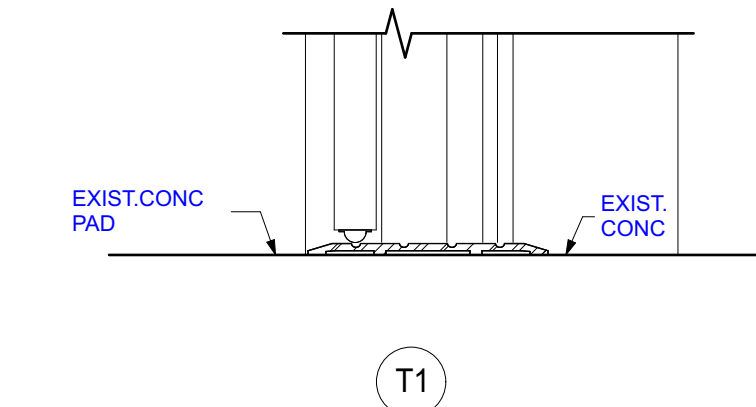
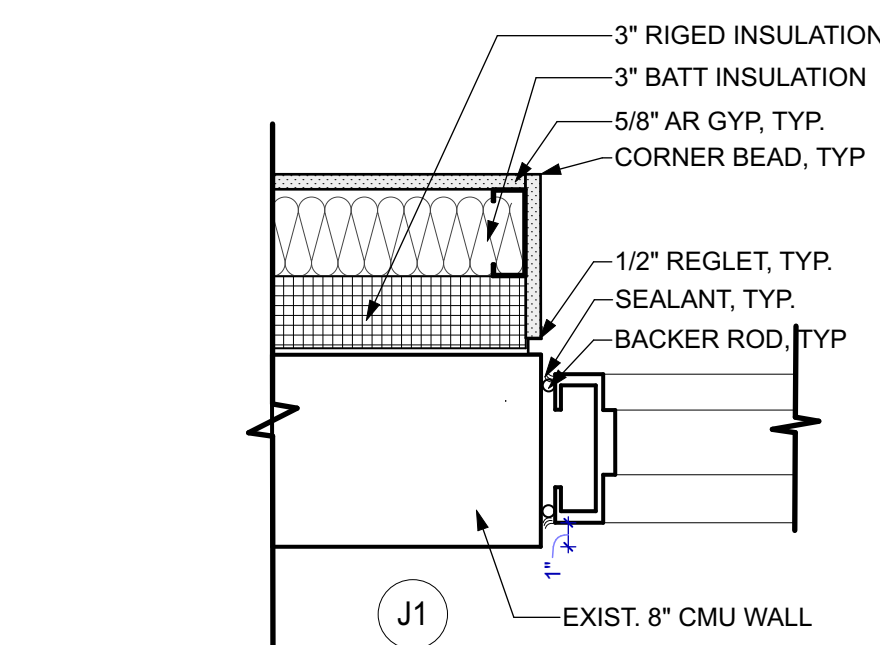
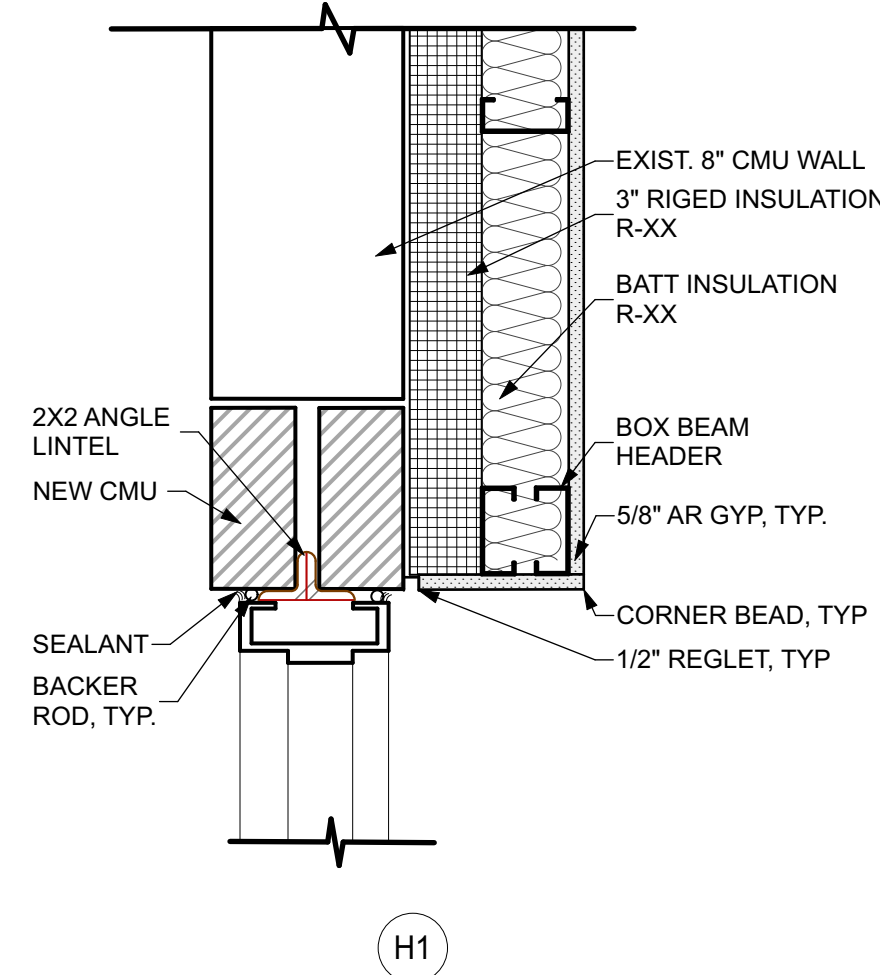
- ALL DOOR GLAZING TO BE TEMPERED CLEAR GLASS U.O.N.
- ALL DOOR HINGE SIDE JAMBS FRAMES OR CASING TO BE 4" MIN FROM ADJACENT WALL.



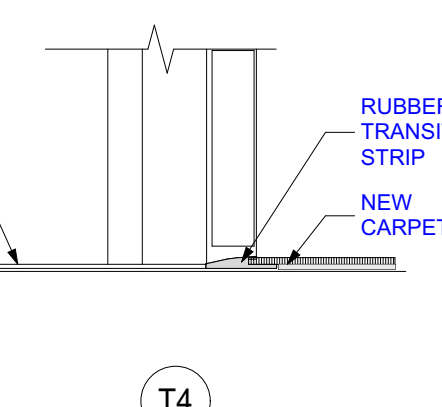
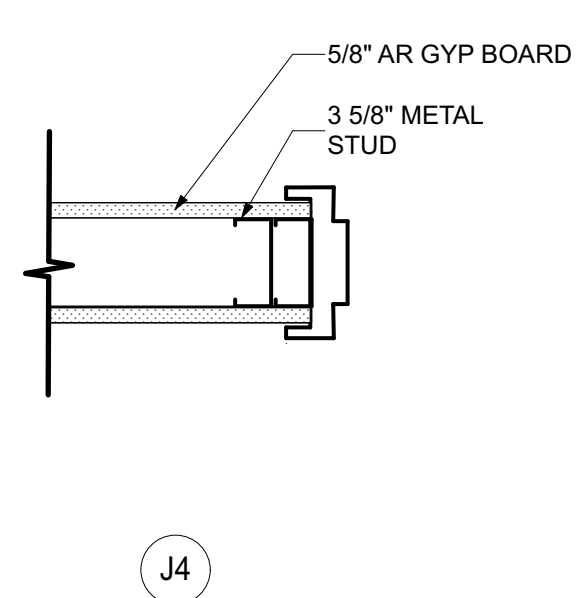
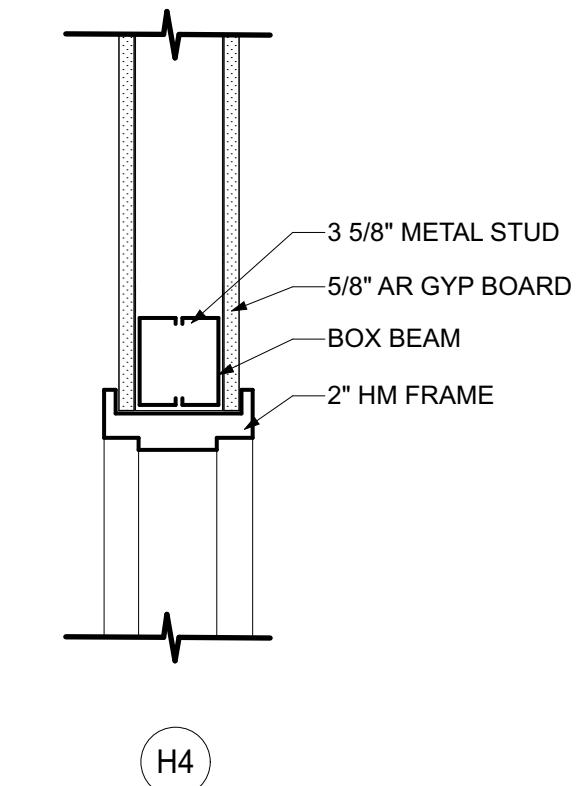
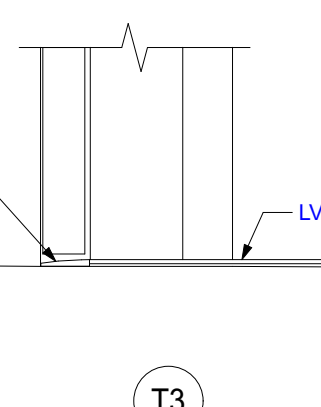
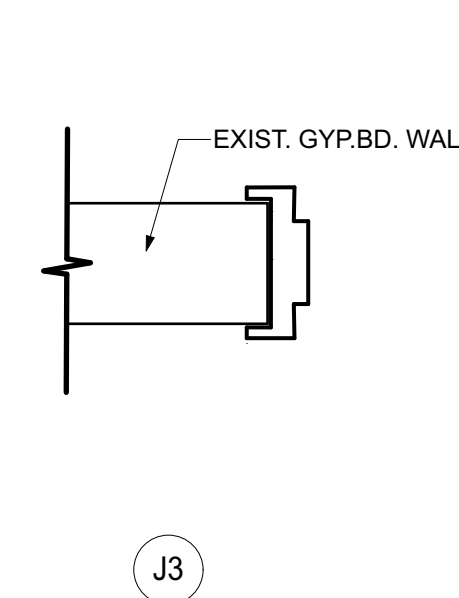
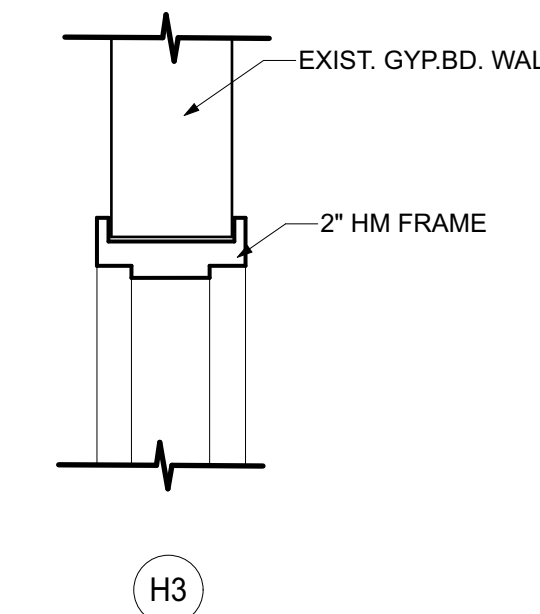
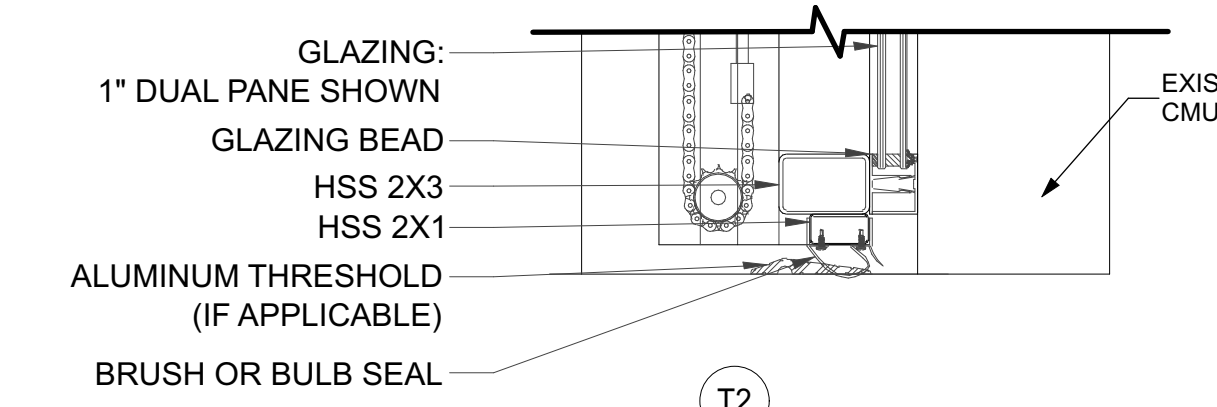
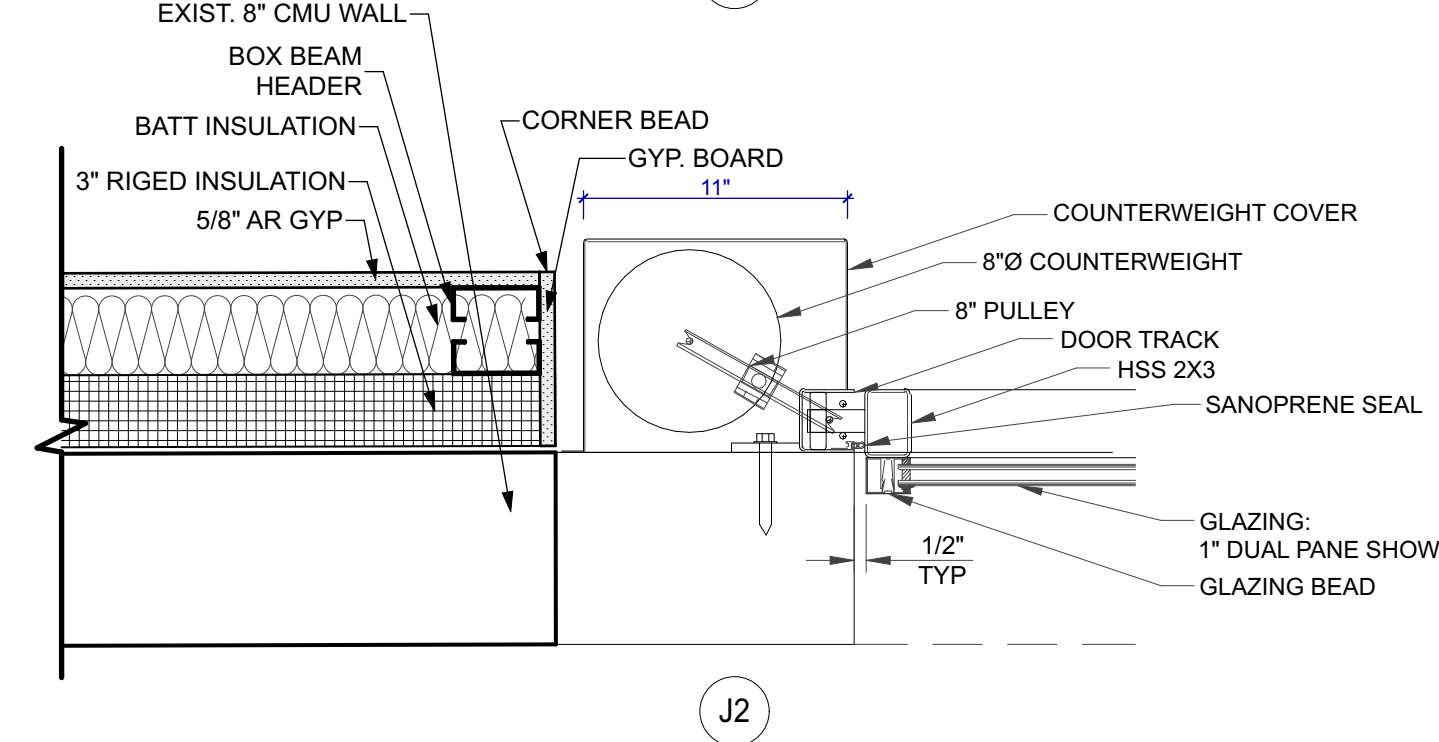
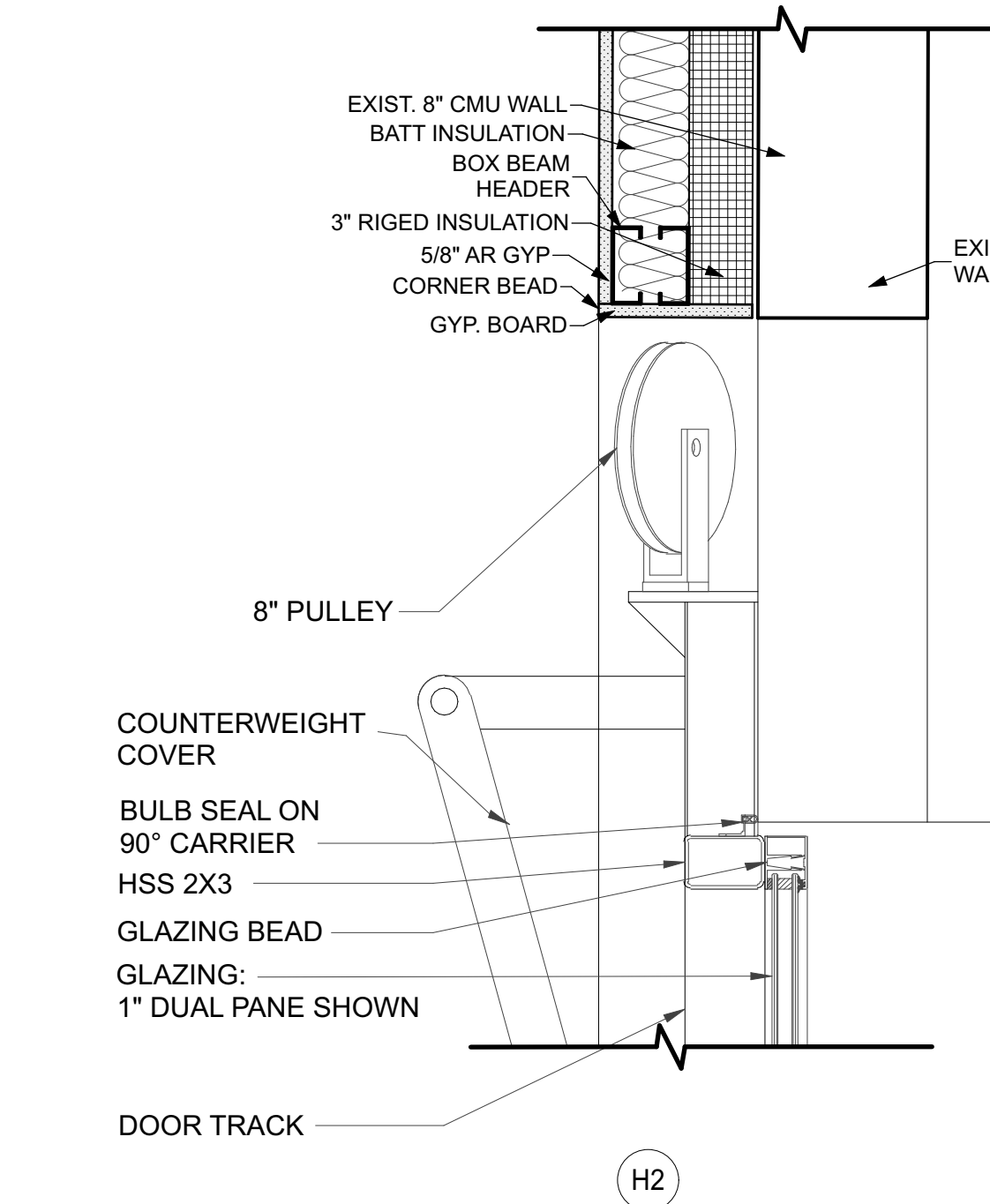
D5  
A-801 DOOR FRAME ELEVATIONS  
SCALE: 1/4" = 1'-0"



C5  
A-801 DOOR ELEVATIONS  
SCALE: 1/4" = 1'-0"



A2  
A-801 DOOR DETAILS  
SCALE: 1 1/2" = 1'-0"



650 Ten Rod Road (Box 4)  
North Kingstown, RI 02852  
v. 401-846-9585

Electrical Engineers:  
Zaino & Associates  
20 Centerville Road  
Warwick, RI 02886  
v. (860) 535-9337

**RWP Gateway Visitor Center**  
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RWP Gateway Garage  
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REVISIONS:  
12.09.2025

**DOOR & WINDOW SCHEDULES & DETAILS**

DATE: 10/09/2025  
NCA JOB NO.: 24120

DRAWING NO.:  
**A-801**

HVAC LEGEND			ELECTRICAL, SEE ELECTRICAL DRAWINGS
FC-1	Carrier	Comfort Series Fan Coil, Multipoise, ECM Motor for Puron Advance (R-454B) Refrigerant	15kw @ 240V
HP-1, HP-2	Carrier	Comfort Series Single-Stage Heat Pump with Puron Advance Refrigerant	208V/230-3PH
CAS-1, CAS-2	Carrier	High Wall Ductless System	115V, 1PH, 60HZ

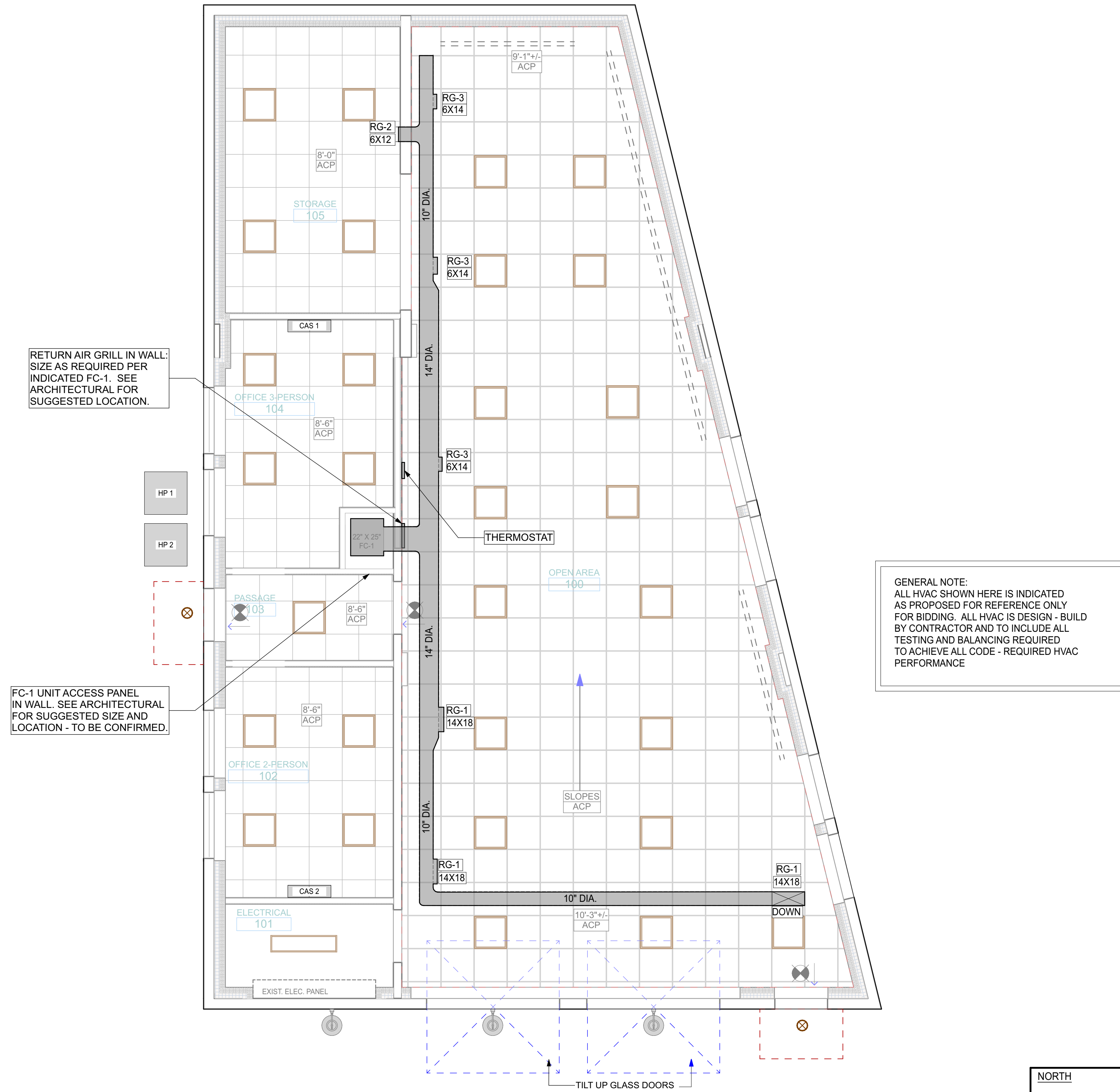


NORTHEAST  
COLLABORATIVE  
ARCHITECTS

650 Ten Rod Road (Box 4)  
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v. 401-846-9583



Electrical Engineers:  
Zaino & Associates  
20 Centerville Road  
Warwick, RI 02886  
v. (860) 535-9337



GENERAL NOTE:  
ALL HVAC SHOWN HERE IS INDICATED AS PROPOSED FOR REFERENCE ONLY FOR BIDDING. ALL HVAC IS DESIGN - BUILD BY CONTRACTOR AND TO INCLUDE ALL TESTING AND BALANCING REQUIRED TO ACHIEVE ALL CODE - REQUIRED HVAC PERFORMANCE

RETURN AIR GRILL IN WALL: SIZE AS REQUIRED PER INDICATED FC-1. SEE ARCHITECTURAL FOR SUGGESTED LOCATION.

FC-1 UNIT ACCESS PANEL IN WALL. SEE ARCHITECTURAL FOR SUGGESTED SIZE AND LOCATION - TO BE CONFIRMED.

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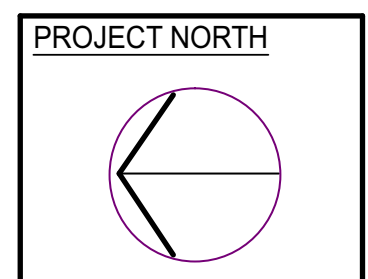
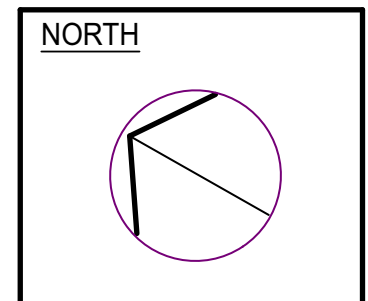
**HVAC PROPOSED FOR REFERENCE**

DATE: 10/09/2025

NCA JOB NO.: 24120

DRAWING NO.:

**H - 101**



A3 1st FLOOR RCP  
H - 101 SCALE: 1/4" = 1'-0"

