ADDENDUM #2

REQUEST FOR PROPOSALS

FEASIBILITY STUDY FOR ADDITIONS AND ALTERATIONS OF THE RHODE ISLAND CONVENTION CENTER

RHODE ISLAND CONVENTION CENTER AUTHORITY

CLARIFICATIONS:

1. The sign-in sheet for the pre-proposal conference is attached to this addendum.
2. The North Garage plans are attached to this addendum for the proposers' use. Complete set will be provided to the awarded firm.

QUESTIONS:

Batch # 1

1. *Please confirm that all sub-consultants (associate architect, structural, MEP, etc...) that are not the prime contract holder will be allowed to pursue any further design work as identified in the feasibility study.*
    a. Confirmed. Subconsultants are not excluded from any further work.

2. *Will the RICCA be able to provide further existing documentation for the facility including existing architectural, structural and MEP for the existing facility and any and all additions and renovations?*
    a. All available documents will be provided to the awarded firm.

3. *Will the condition assessment be limited to the Convention Center proper or is Amica Mutual Pavilion also assumed to be in that scope of work?*
    a. To be clear this is not a total condition assessment request of the RI Convention Center. This is a feasibility study to explore options for expansion and / or alterations or connections to adjacent properties. Connectivity to the AMP may be something the firms choose to explore. Sufficient review of the existing buildings will be needed to validate the feasibility of; and general concept of the options.

Batch # 2

1. *Is there a budget for design fees?*
    a. No.

2. *Is there a budget for construction fees?*
    a. No.

3. *During the walk through, the continuation of services from feasibility to construction documents of the architect was described. Could you please provide that information again as relayed by the state purchasing agent?*
    a. The Convention center Authority is a quasi public entity. We follow in general the RI Purchasing guide lines which typically say the firm that does the feasibility study **may** be precluded from doing the construction phase documents. The Authority may wave that restriction. The State Purchasing Agent has said that if one firm is the lead and another is a subcontractor, those relationships can switch to comply with the State guidelines.

4. *Should we include the 3D scanning company in our proposal team?*
    a. Forms should show their capacity to perform this, and not include the cost.

5. *Is there a time when all outlined services need to be completed by, or will that be determined by the selected team and RICCA, and the team's proposed schedule?*
    a. The schedule will be determined with the successful firm.

6. *Will participating in the feasibility study preclude any prime firm and sub-consultants from participating in other services, such as OPM services, during the construction document, bidding, and construction administration phases?*
    a. No.

7. *Is there a minimum of feasibility options that are expected for the Authority to review?*
    a. The RFP refers to "several" initial concepts. We expect the successful firm can come up with multiple ideas for further exploration and the Authority, at a minimum of three for the final reports.

Batch # 3

1. *Jensen Hughes is mentioned as the fire and code compliance reviewer for the Authority. Should proposal carry an independent fee for fire and code compliance consultant as part of the consultant team or will we be able to use Jensen Hughes for high-level fire and code consulting during the study?*

    a. Firms should carry their own choice of code compliance consultants for the high level code review for the studies. That may be whichever code consultant they choose. The Authority will not hire one directly.

2. *Please clarify whether selection for the feasibility study precludes the project team from pursuing the subsequent implementation project?*

    a. See previous questions / answers.

3. *Are there WBE/MBE requirements for the study team?*
    a. Not for the feasibility phase of the project.
4. *Please provide a list of the facilities condition reports for the existing building that will be made available to the successful proposer (e.g. Life Safety / Egress, Façade/Envelope, Structural or MEP Assessments, etc).*
    a. We will provide at a minimum:
        1. All existing as built drawings
        2. An evaluation of the exterior of the building done by Building Enclosure Science in 2025
        3. Life Safety studies, and egress evaluation reports by Jensen Hughes
        4. An existing conditions report under way now by Walker Associates of the Convention Center loading dock
        5. A Smoke Evacuation Study of the building systems by Jensen Hughes.

Batch # 4

1. *Please confirm if Jensen Hughes will be contracted separately by RICCA to provide comments / support to the feasibility study team as it relates to complex code and life-safety strategies, and that we need not provide code consultancy services as part of our feasibility study proposal.*
    a. See answer above regarding code consultants.

2. *The 5th bullet point on page 3 of 12 of the RFP lists "Security Service Provider" as one of the evaluation elements. Please confirm the scope of work does not include security services or security design.*
    a. Change the wording from "Security Service Provider" to "the proposing firm".

3. *Are there any Women, Minority, and/or Local business percentage requirements to be met in the delivery of the scope of services for the feasibility study?*
    a. See question above.

4. *RFP lists food service consultants as one of the potential specialty consultants needed. In our experience this would be necessary at a future stage beyond feasibility, and at this stage we would propose working directly with the current food service provider for the facility for input. Please confirm food service consulting is not required at the feasibility stage.*
    a. Confirmed, a food consultant is not required at this stage.

5. *The Exhibit C Hunden Study includes 3 options with additional hotel space. Is a new hotel to be considered as part of the scope of work for the current feasibility study RFP?*
    a. The hotel would not be part of the budget, but the concept of a hotel should be discussed in the initial studies. The concept may be part of the final three the Authority may select.

6. *We understand from the Preproposal meeting that the project budget is not to exceed $225 million. Please confirm this is the maximum project budget for the convention center expansion / renovation and that this number does not include any additional hotel space that may be part of the feasibility study.*
    a. The $225 million total project cost is the maximum the Authority will be able to borrow for any projects that come out of these studies. A hotel may or may not be part of the final concepts the Authority selects to move forward with.

7. *We understand from the preproposal meeting that the Lead firm contracted for the feasibility study will not be precluded from pursuing future (related) project opportunities with the Rhode Island Convention Center so long as they are a subconsultant to another firm who would be the Lead firm in future projects. Please confirm.*
    a. See previous answers.

Batch #5

1. *Can you provide information regarding the interview phase of the selection process? i.e. shortlist date and tentative interview dates, and virtual vs. in-person.*

    a. Short listed firms will be notified by EOB 11/19/25. Interviews for short listed firms are tentatively scheduled for the afternoon of 12/3/25. Exact times will be determined at a later date. An in-person interview is preferred. Remote attendance for some or all of the team is acceptable.

2. *Please confirm the selected consultant team is not precluded from pursuing the full design of the resulting study's recommendations.*

    a. See previous answers.

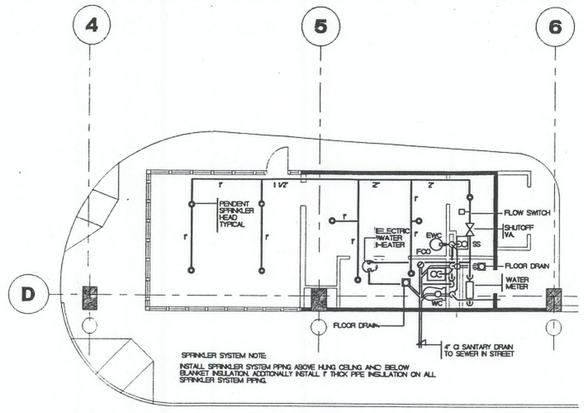
END OF ADDENDUM #2

RICC FEASIBILITY STUDY RFP WALK THROUGH MEETING SIGN IN SHEET

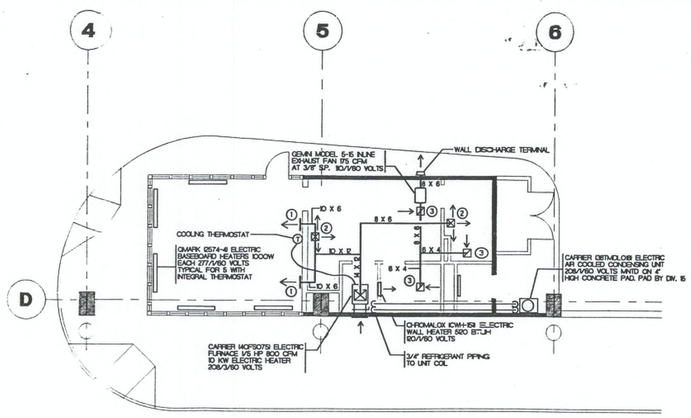
ONLY ENTER THE PRIMARY CONTACT FOR ANY COMMUNICATIONS FOR EACH FIRM

TUESDAY OCTOBER 28, 2025 11 AM

	COMPANY	CONTACT NAME	PHONE #	EMAIL ADDRESS
1.	POPULOUS	AARON BRUCKERHOFF	617.216.4918	AARON.BRUCKERHOFF@POPULOUS.COM
2.	RLB	MICHAEL OREILLY	617-888-9948	michael.oreilly@us.rlb.com
3.	ME ENGINEERS	BRIAN UNEKIS	303-507-0091	BRIAN.UNEKIS@ME-ENGINEERS.COM
4.	TVS	PAUL MCKEEVER	734-846-7454	pmckeever@tvsdesign.com
5.	ZDS	JEFFREY PORTER	401-680-6699	JPORTER@ZDS.COM
6.	DBVW	MICHAEL VIVEIROS	CELL 401.258.8884	MVIVEIROS@DBVW.COM
7.	VISION 3	PAUL HANSER	508-840-9018	PHANSER@VISION3ARCHITECTS.COM
8.	LLB ARCHITECTS	BRIAN VALENTINE	401 421 7715	bvalentine@llbarch.com.
9.	TOULOUKIAN TOULOUKIAN	TED TOULOUKIAN	617-834-6065	ttouloukian@ttarch.com
10.				
11.				
12.				



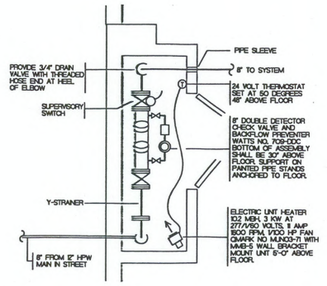
1 **PART PLAN - OFFICES** PLUMBING
SCALE : 1/8" = 1'-0"



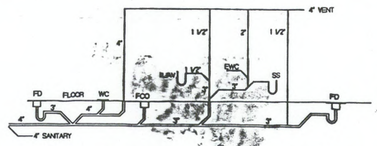
2 **PART PLAN - OFFICES** HVAC
SCALE : 1/8" = 1'-0"

DIFFUSERS

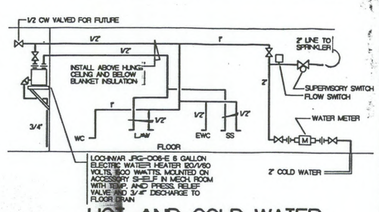
1. TITUS MODEL NO 170Q, 12 X 6, 250 CFM WITH VOLUME DAMPER.
2. TITUS MODEL NO PAS, 12 X 12, 6 X 6 NECK 150 CFM WITH VOLUME DAMPER.
3. TITUS MODEL NO PAR 12 X 12, 6 X 6 NECK 100 CFM, 75 CFM WITH VOLUME DAMPER.



3 PART PLAN WATER ROOM
SCALE 1/4"= 1'-0"



WASTE AND VENT PIPING

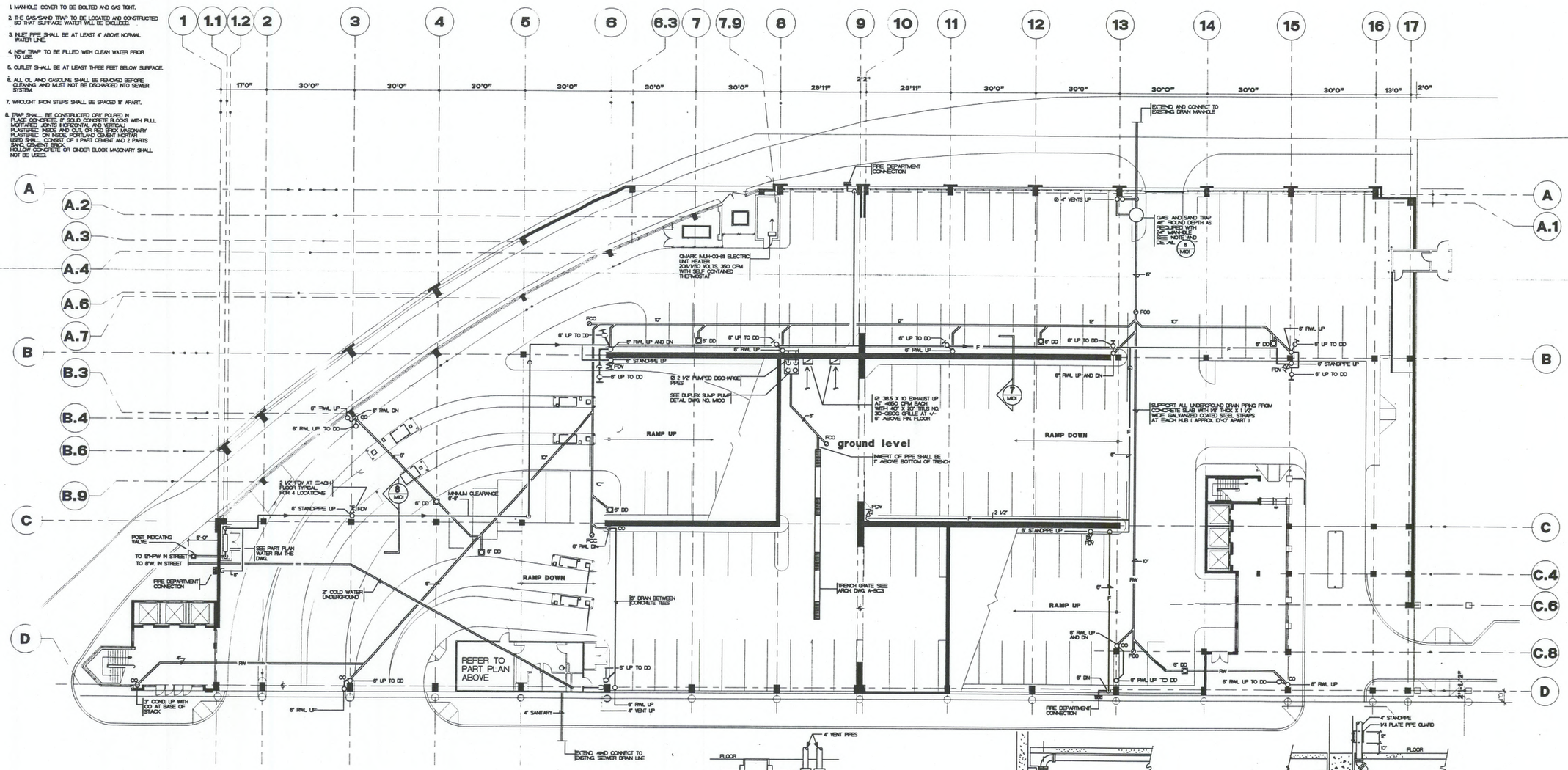


HOT AND COLD WATER

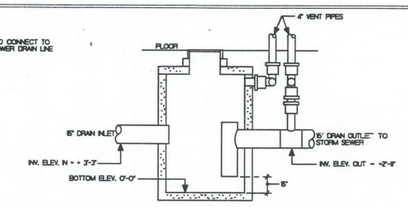
4 RISER DIAGRAMS
DIAGRAMMATIC

NOTES

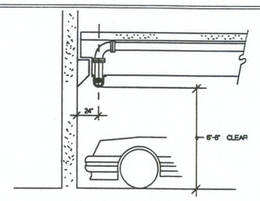
1. MANHOLE COVER TO BE BOLTED AND GAS TIGHT.
2. THE GAS/SAND TRAP TO BE LOCATED AND CONSTRUCTED SO THAT SURFACE WATER WILL BE EXCLUDED.
3. INLET PIPE SHALL BE AT LEAST 4" ABOVE NORMAL WATER LINE.
4. NEW TRAP TO BE FILLED WITH CLEAN WATER PRIOR TO USE.
5. OUTLET SHALL BE AT LEAST THREE FEET BELOW SURFACE.
6. ALL OIL AND GASOLINE SHALL BE REMOVED BEFORE CLEANING AND MUST NOT BE DISCHARGED INTO SEWER SYSTEM.
7. WROUGHT IRON STEPS SHALL BE SPACED 18" APART.
8. TRAP SHALL BE CONSTRUCTED OFF POURED IN PLACE CONCRETE. 8" SOLID CONCRETE BLOCKS WITH FULL MORTARED JOINTS HORIZONTAL AND VERTICAL. PLASTERED INSIDE AND OUT. OR RED BRICK MASONARY PLASTERED ON INSIDE. PORTLAND CEMENT MORTAR USED SHALL CONSIST OF 1 PART CEMENT AND 2 PARTS SAND. CEMENT BRICK HOLLOW CONCRETE OR CINDER BLOCK MASONARY SHALL NOT BE USED.



5 **GROUND FLOOR PLAN** (EL + 10) @ H.P. TYP.



6 GAS AND SAND TRAP DETAIL
DIAGRAMMATIC



7 SECTION
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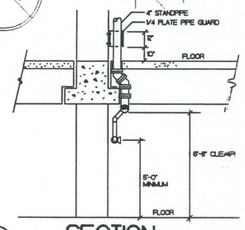

8 SECTION
SCALE 1/4"=1'-0"

NORTH PARKING STRUCTURE

CONVENTION CENTER COMPLEX
PROVIDENCE
RHODE ISLAND

A METRO PARTNERS DEVELOPEMENT FOR THE CONVENTION CENTER AUTHORITY

CONSTRUCTION MANAGER
Marshall Contractors Inc.
75 Newmap Avenue
Rumford, RI 02916
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CANNON

Boston
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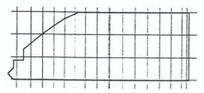
(212) 686-5360

The SWA Group
Landscape Architects
71 Boylston Street
Boston, Ma. 02116
(617) 266-4703

Key Plan



Key Plan

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MAY 2, 1994	AS-BUILT

Date	Scale
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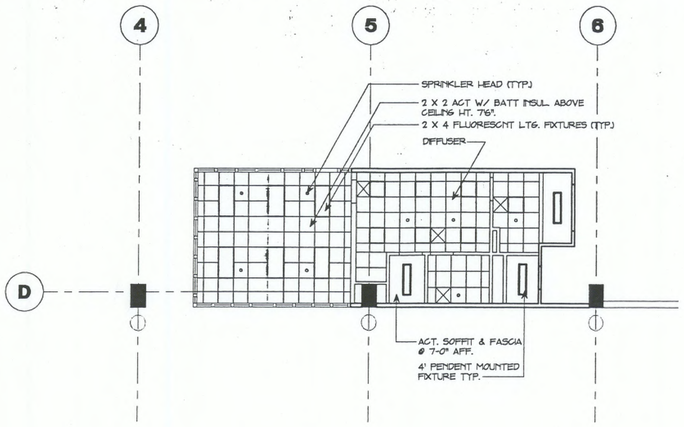
Drawn by	Checked by
DWD	PI--

Project No.
9013.06

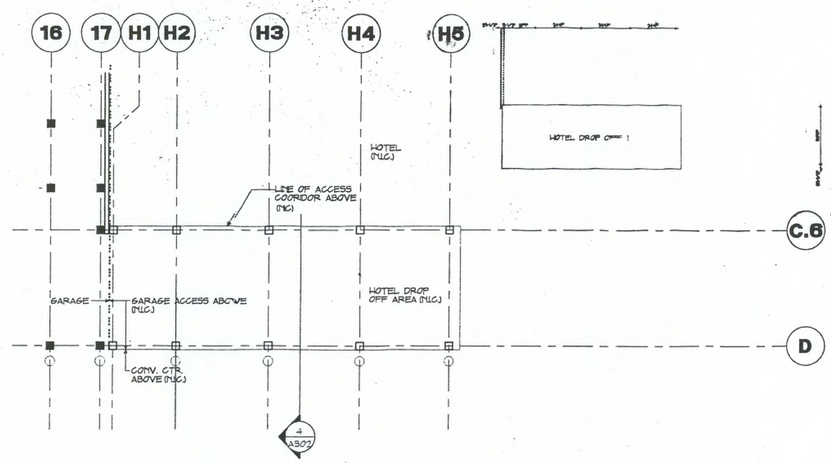
Drawing Title
GROUND FLOOR PLAN
LEVEL 1
AS BUILT

Drawing No.
M.101

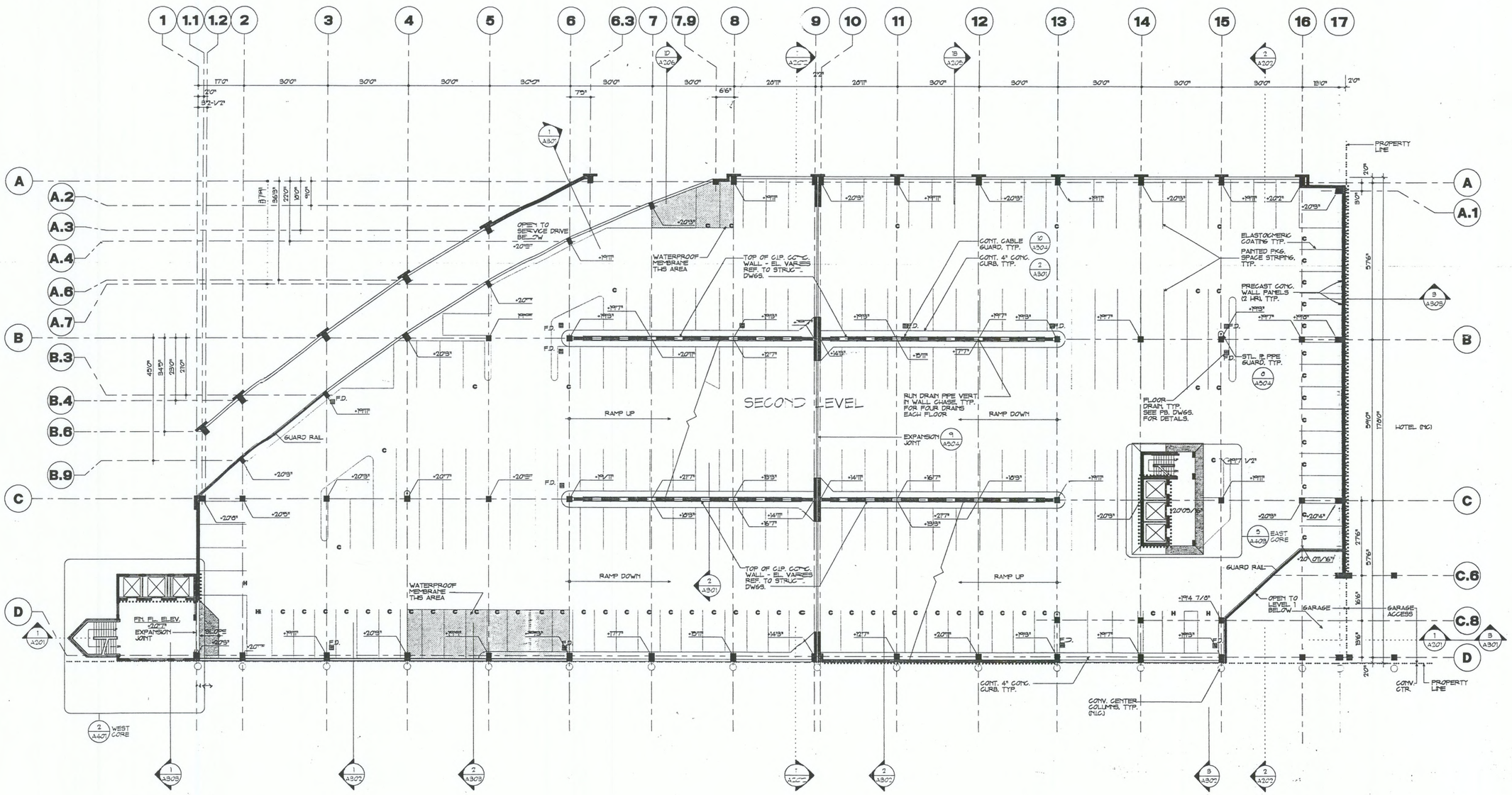
PGM101.WWF



1 REF. CLG. PLAN - OFFICE
SCALE : 1/8" = 1'-0"



2 PART PLAN - HOTEL DROP OFF



3 LEVEL 2 (EL + 20')

209 PARKING SPACES

(OR) NORTH PARKING STRUCTURE

CONVENTION CENTER COMPLEX
PROVIDENCE
RHODE ISLAND

A METRO PARTNERS DEVELOPEMENT FOR THE CONVENTION CENTER AUTHORITY

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(212) 686-5360

The SWA Group
Landscape Architects
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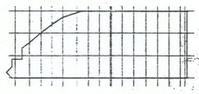
Boston, Ma. 02116
(617) 266-4703

Key Plan



Key Plan

MAY 20

MAY 2, 1994 AS-BUILT

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Drawn by	Checked by
RJ	JB/GV
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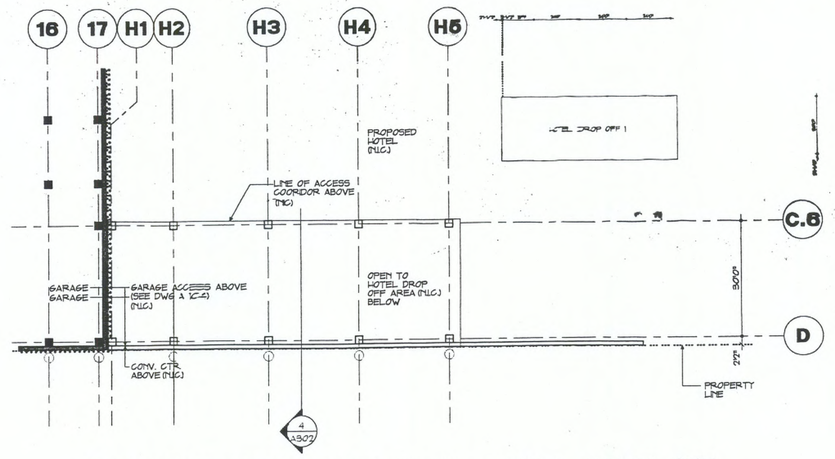
9013.06	
Drawing Title	

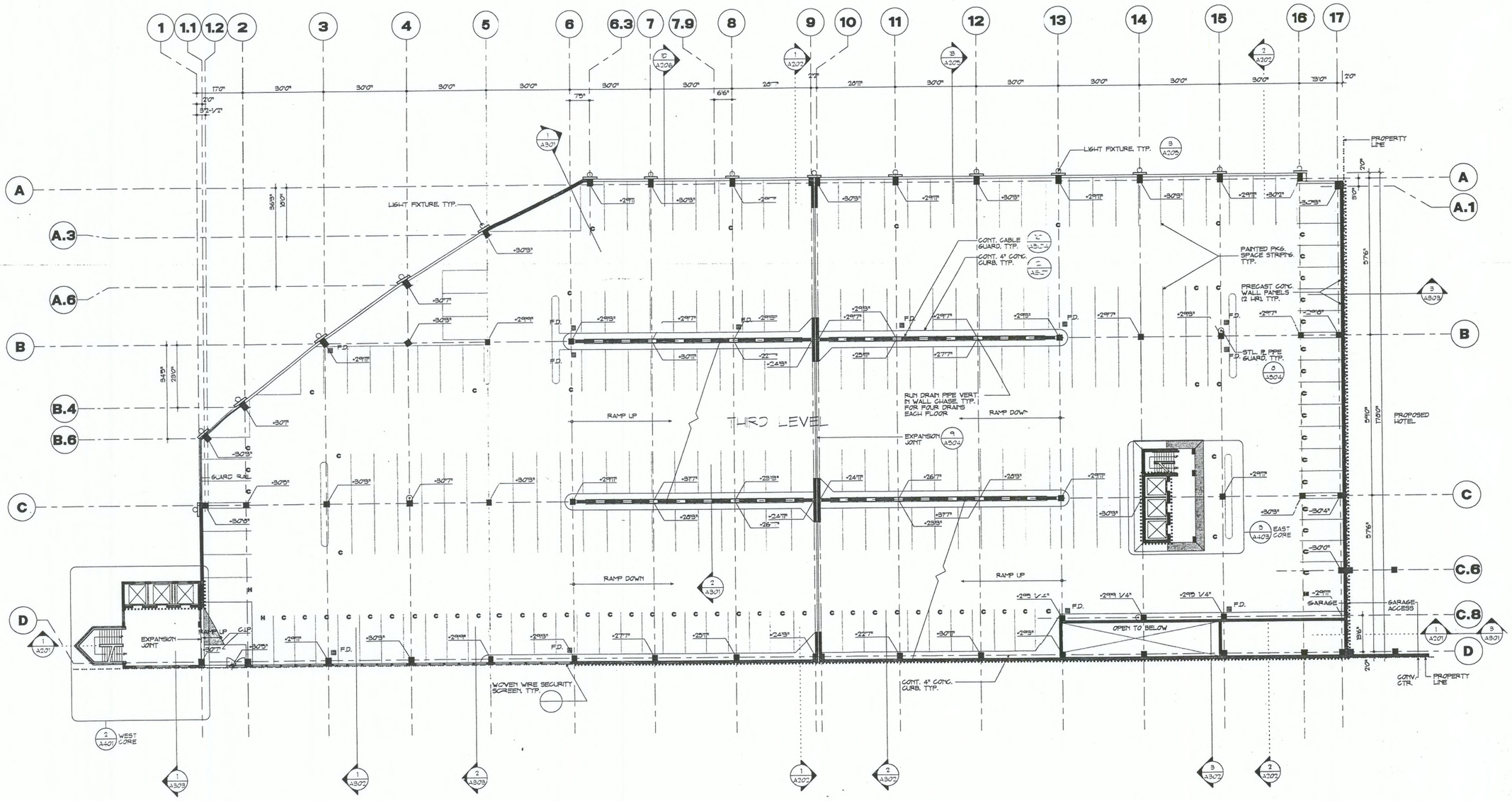
FLOOR PLAN
LEVEL 2
AS BUILT

Drawing No.
A.102

PGA102.VWF



1 REFLECTED CEILING PLAN - HOTEL DROP OFF



2 LEVEL 3 (EL + 30)

233 PARKING SPACES

NORTH PARKING STRUCTURE

CONVENTION CENTER COMPLEX
PROVIDENCE
RHODE ISLAND

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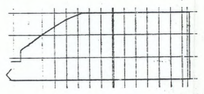
Key Plan



Key Plan

MAY 2, 1994 AS-BUILT

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Date	Scale
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Drawing Title	
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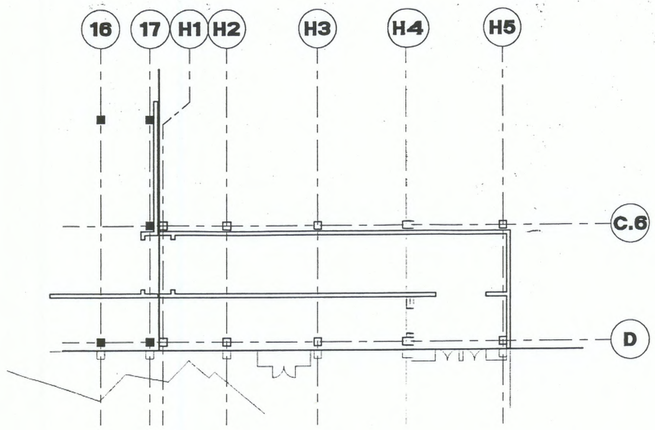
AS BUILT	
Drawing No.	
A.103	

PGA103.WWF



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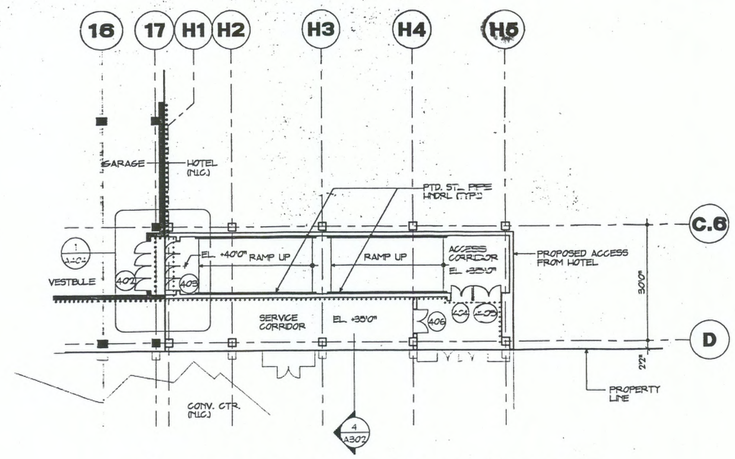
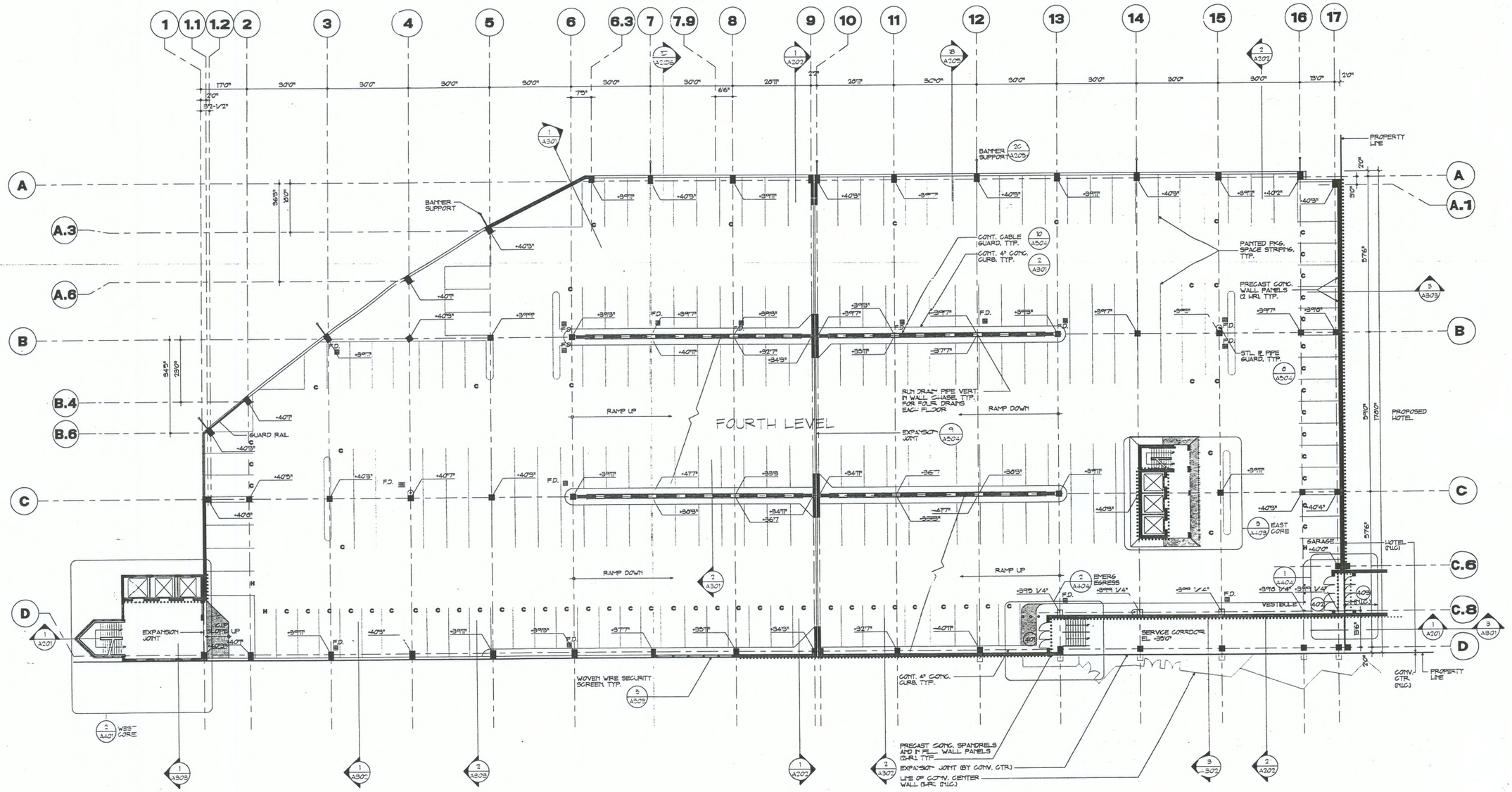


2 PART PLAN - ACCESS CORRIDOR



3 LEVEL 4 (EL + 40)

231 PARKING SPACES

NORTH PARKING STRUCTURE

CONVENTION CENTER COMPLEX
PROVIDENCE
RHODE ISLAND

A METRO PARTNERS DEVELOPEMENT FOR THE CONVENTION CENTER AUTHORITY

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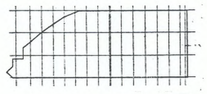
Key Plan



Key Plan

Revision	Date	Issued for
MAY 2, 1994		AS-BUILT

Date	Scale
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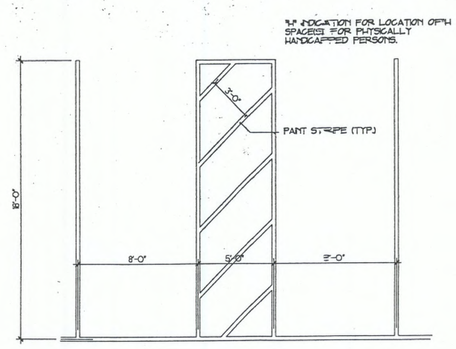
Drawn by	Checked by
GV	JB

Project No. 9013.06

Drawing Title: FLOOR PLAN LEVEL 4 AS BUILT

Drawing No. **A.104**

PGA104.VWF



2 TYP. HANDICAPPED ACCESSIBLE SPACES.
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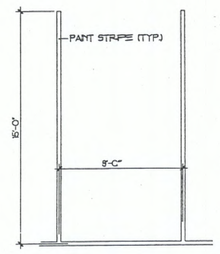

3 TYP. COMPACT SPACE.
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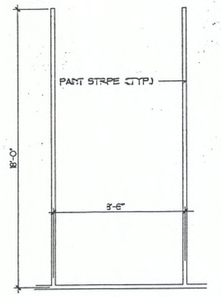
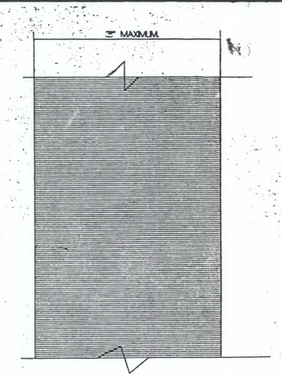
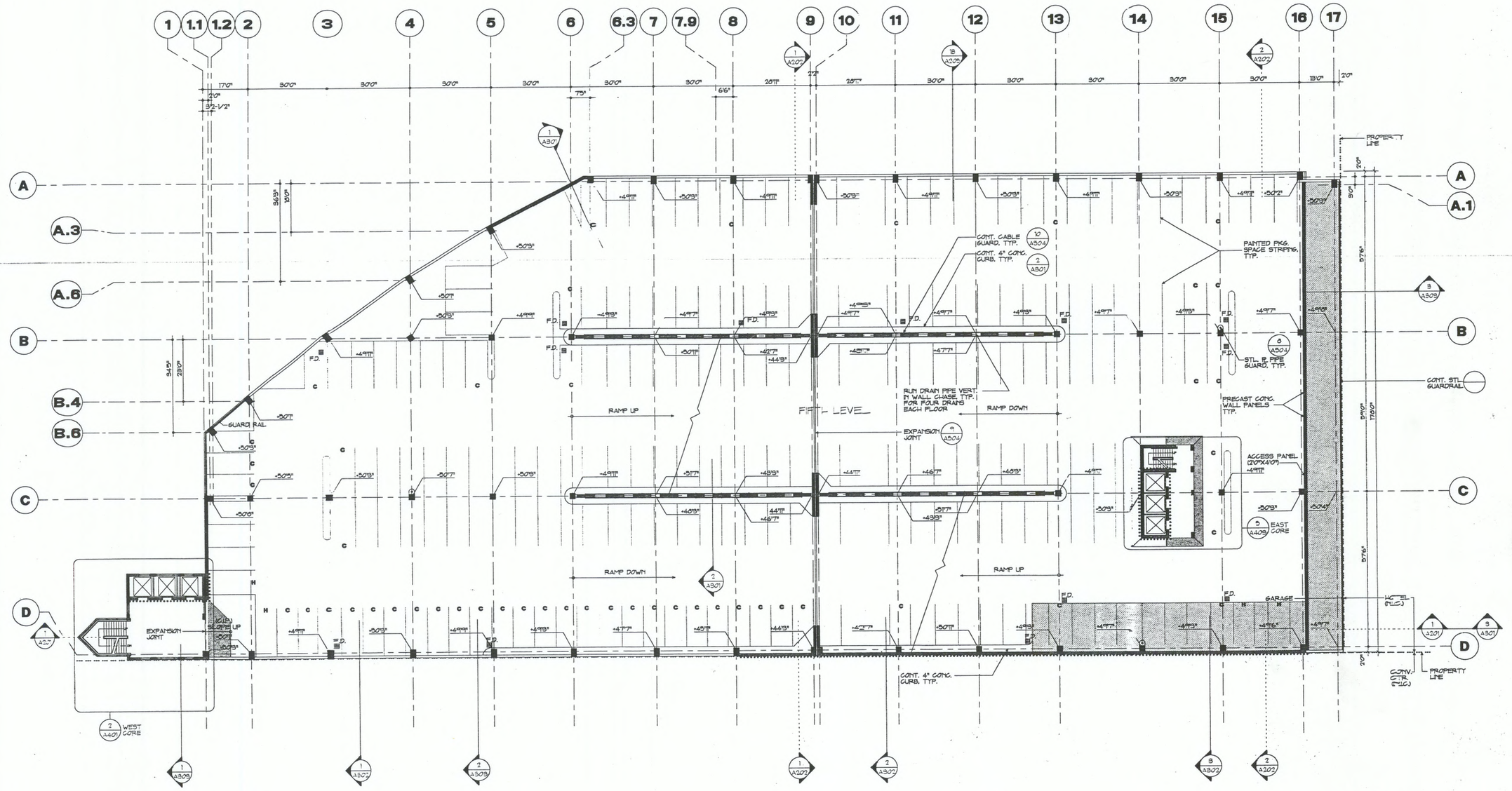


4 TYP. STANDARD SPACE.
SCALE : 1/4"=1'-0"



5 PAINT STRIPE
NO SCALE



1 LEVEL 5 (EL + 50)

223 PARKING SPACES

NORTH PARKING STRUCTURE

CONVENTION CENTER COMPLEX
PROVIDENCE
RHODE ISLAND

A METRO PARTNERS DEVELOPEMENT FOR THE CONVENTION CENTER AUTHORITY

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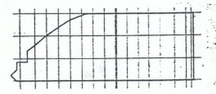
New York, N.Y. 10016
(212) 686-5360

The SWA Group
Landscape Architects
71 Boylston Street
Boston, Ma. 02116
(617) 266-4703

Key Plan



Key Plan

MAY 2, 1994 AS-BUILT

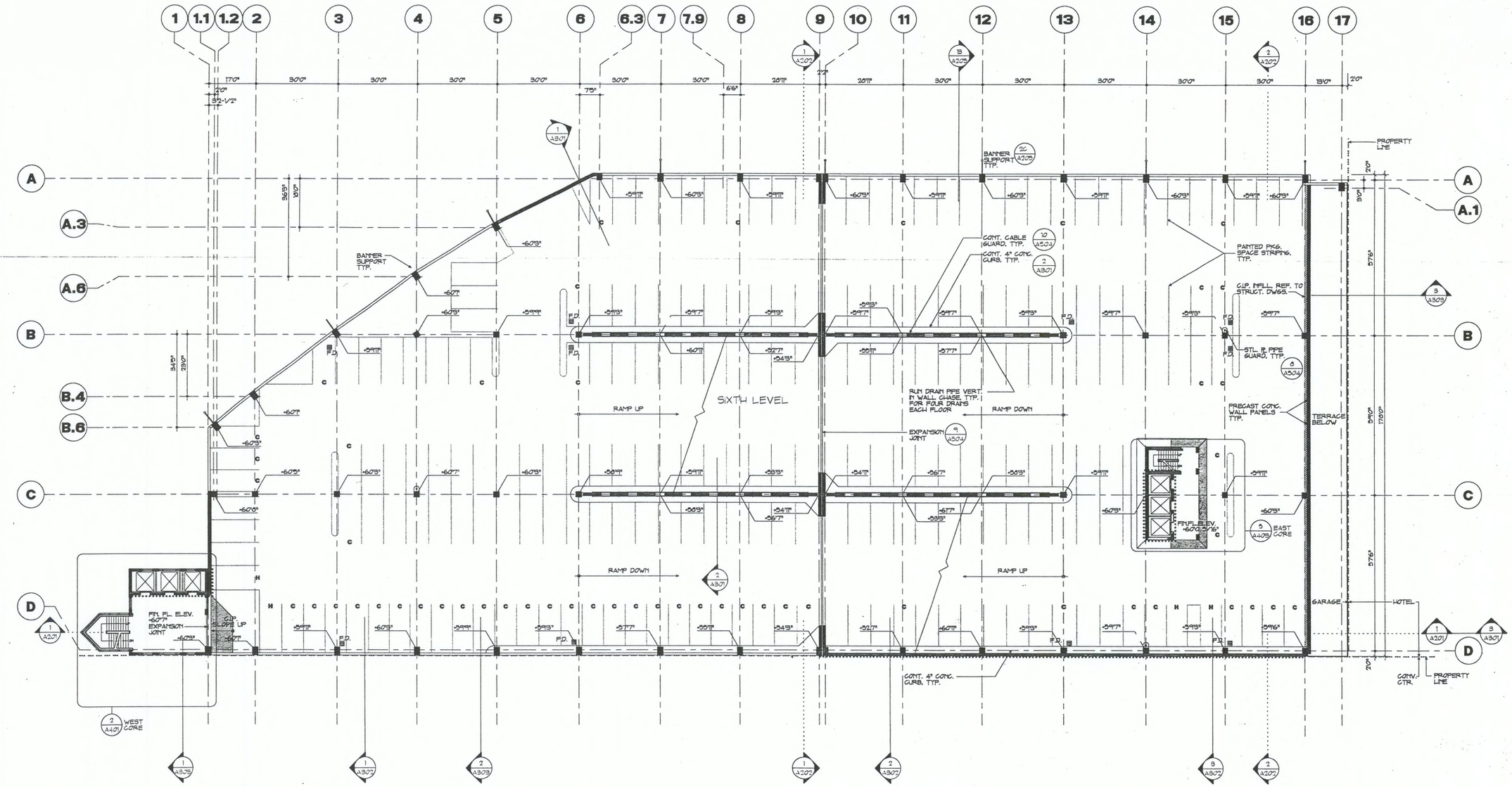
Revision Date	Issued for
Date	Scale
10 SEPT. 1992	1"=16'-0"
Drawn by	Checked by
GV	JB

Project No.
9013.06

Drawing Title
FLOOR PLAN
LEVEL 5
AS BUILT

Drawing No.
A.105

PGA105.VWF



1 LEVEL 6 (EL + 60)

227 PARKING SPACES

NORTH PARKING STRUCTURE

CONVENTION CENTER COMPLEX
PROVIDENCE
RHODE ISLAND

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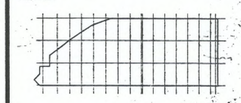
Key Plan



Key Plan

MAY 20

Revision	Date	Issued for
MAY 2, 1994		AS-BUILT

Date	Scale
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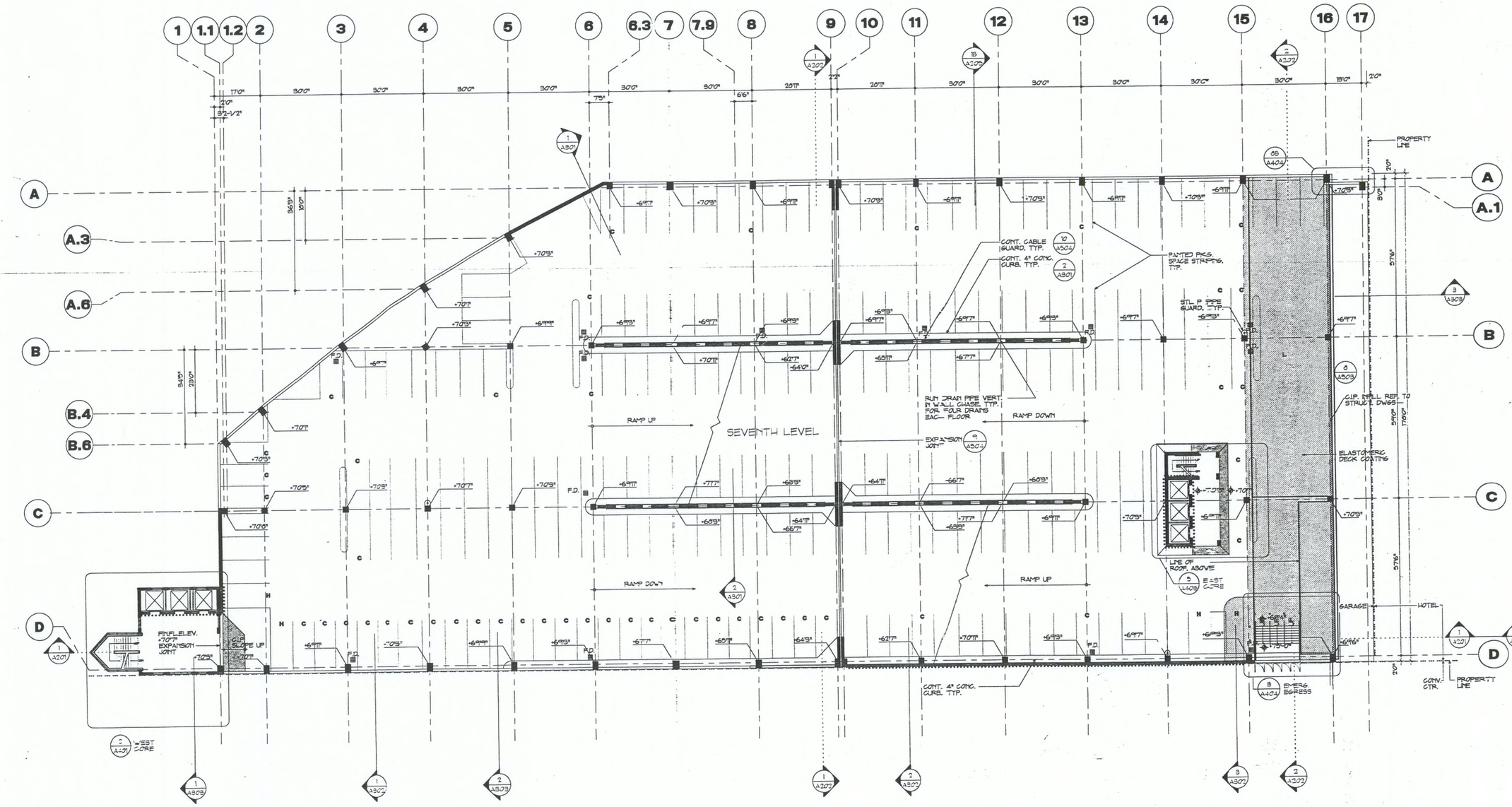
Drawn by	Checked by
GV	JB/GV

Project No.
9013.06

Drawing Title
FLOOR PLAN
LEVEL 6
AS BUILT

Drawing No.
A.106

PGA106.VWF



1 LEVEL 7 (EL + 70)

NORTH PARKING STRUCTURE

CONVENTION CENTER COMPLEX
PROVIDENCE
RHODE ISLAND

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Landscape Architects
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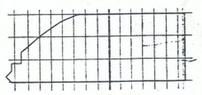
(617) 266-4703

Key Plan



Key Plan

Revision	Date	Issued for
MAY 2,1994		AS-BUILT

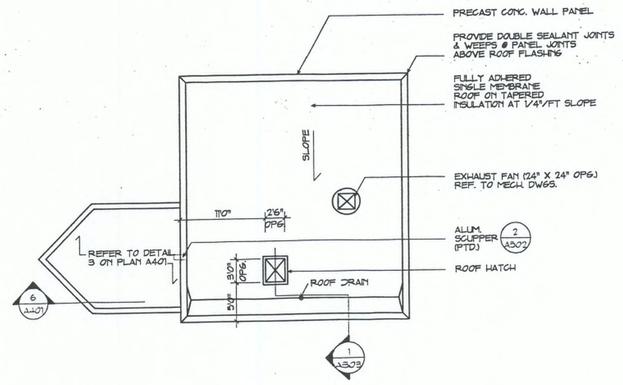
Date	Scale
10 SEPT. 1992	1"=16'-0"
Drawn by	Checked by
GV	JB/GV
Project No.	
9013.06	

Drawing Title
FLOOR PLAN
LEVEL 7

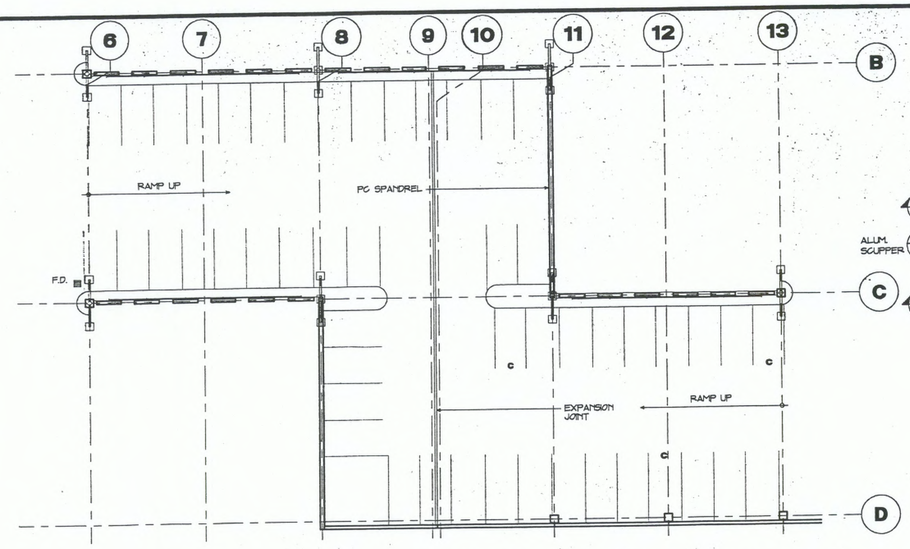
AS BUILT

Drawing No.
A.107

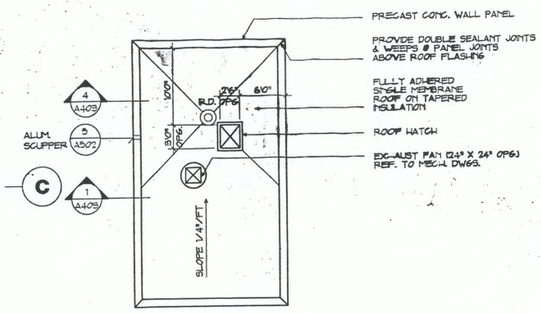
PGA107.WWF



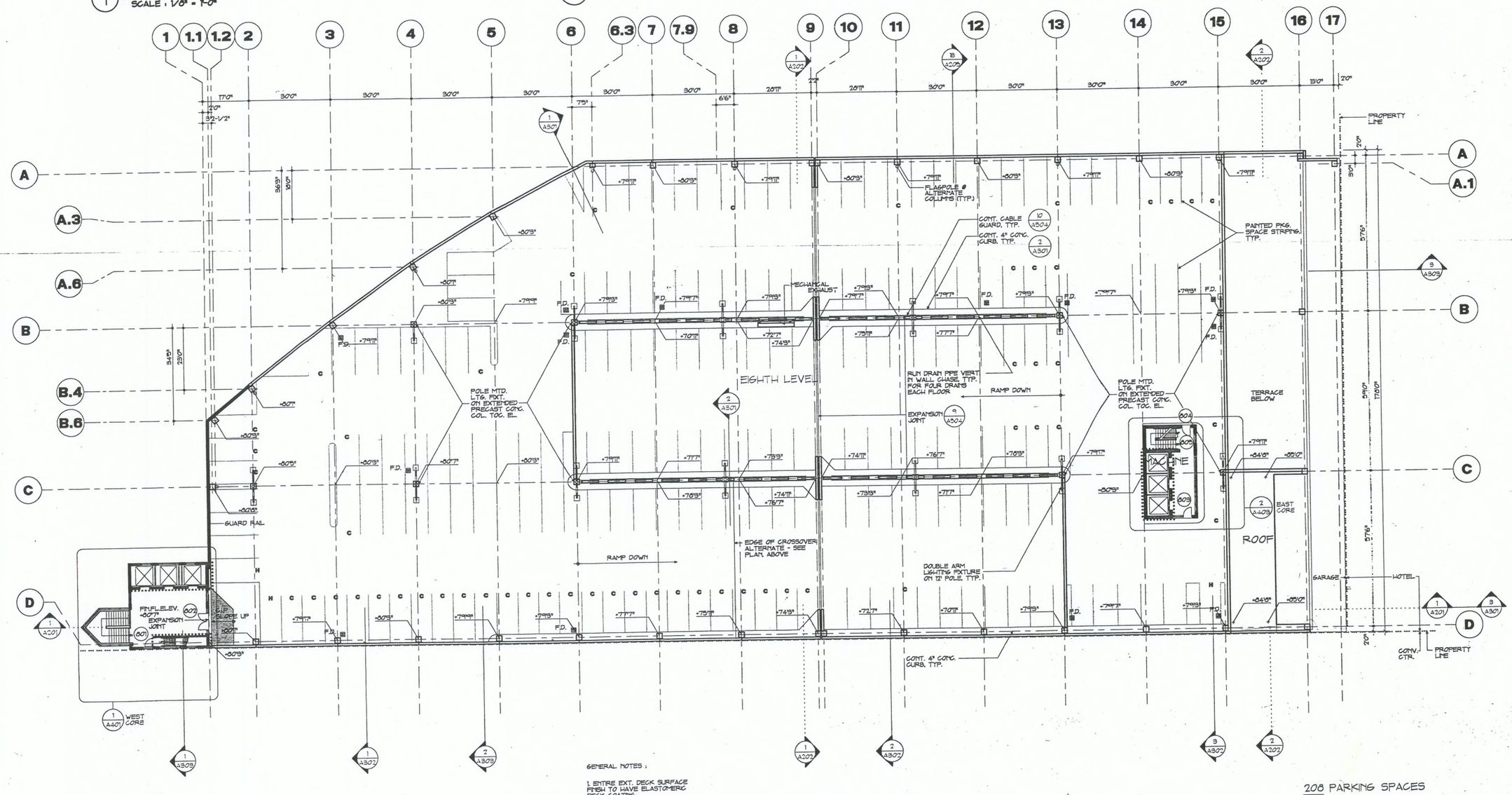
1 ROOF PLAN - WEST CORE
SCALE : 1/8" = 1'-0"



2 PART PLAN @ CROSSOVER (ALTERNATE) 50 PARKING SPACES



3 ROOF PLAN - EAST CORE
SCALE : 1/8" = 1'-0"



4 LEVEL 8 (EL + 80)

GENERAL NOTES :

1. ENTIRE EXT. DECK SURFACE FINISH TO HAVE ELASTOMERIC DECK COATING.

208 PARKING SPACES

NORTH PARKING STRUCTURE

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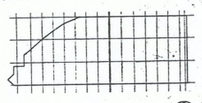
Key Plan



Key Plan

MAY 2 0

MAY 2, 1994	AS-BUILT	
Revision Date	Issued for	
Date	Scale	
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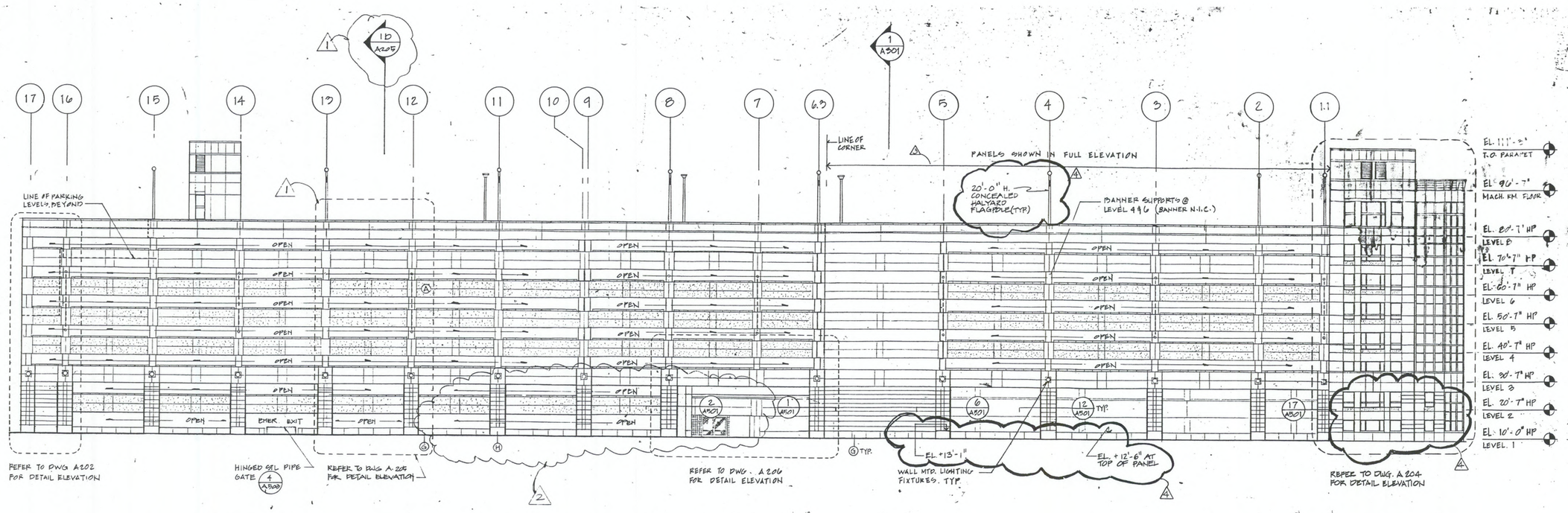
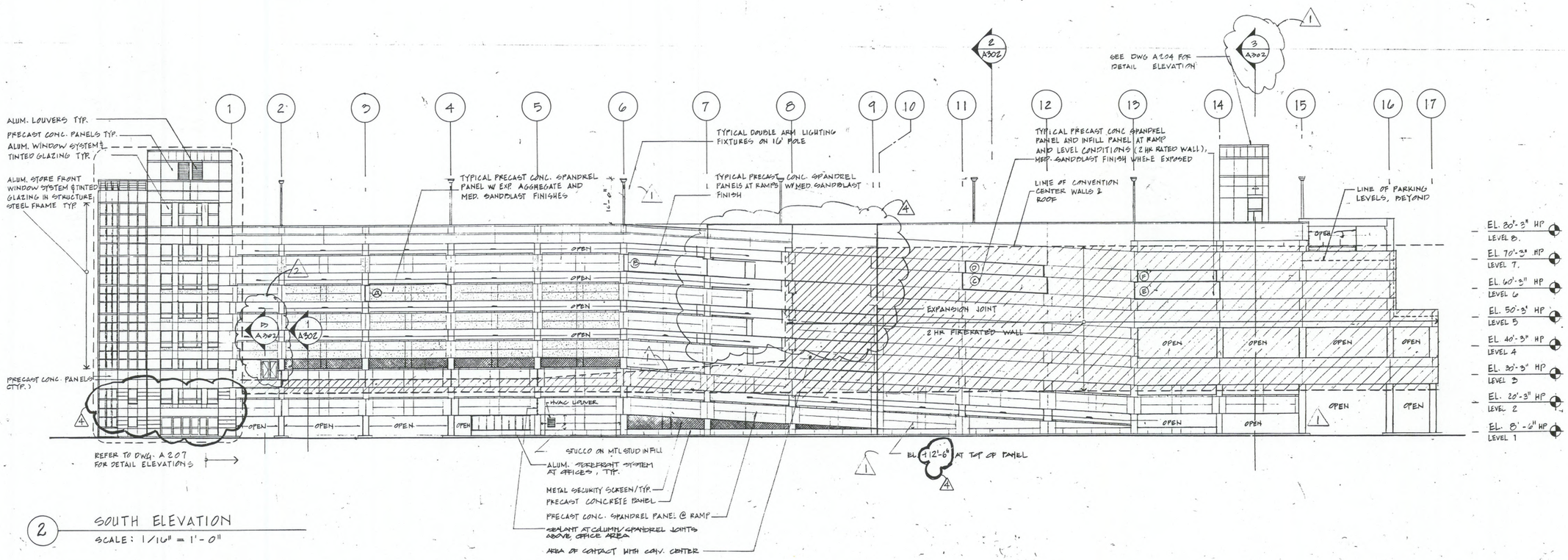
Drawn by	Checked by	
GV	JB/GV	
Project No.		
9013.06		
Drawing Title		
FLOOR PLAN LEVEL 8		
AS BUILT		
Drawing No.		
A.108		

PGA108.VWF



1 NORTH ELEVATION

SCALE: 1/16" = 1'-0"



2 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

NORTH PARKING STRUCTURE

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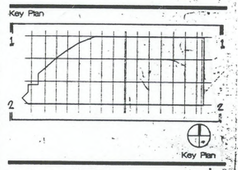
Key Plan



Key Plan

MAY 2, 1994 AS-BUILT

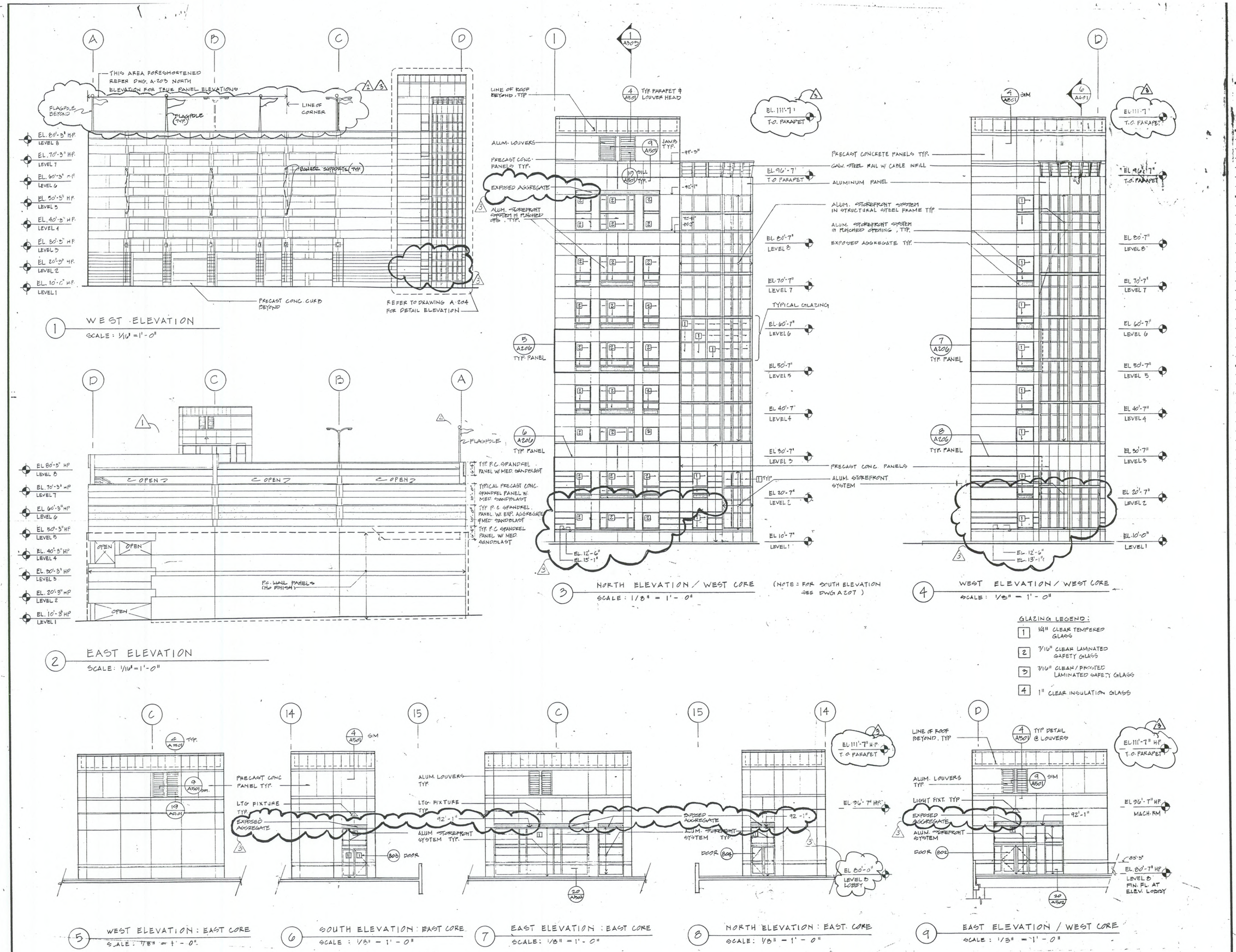
Revision	Date	Issued for
4	9 NOV 92	
3	5 JUNE 91	BULLETIN #5
2	14 FEB. 91	BULLETIN #1
1	5 FEB. 91	BULLETIN #1

Date: 10 DEC. 90
Scale:
Drawn by:
Checked by:

Project No. 9015.01

Drawing Title: BUILDING ELEVATIONS NORTH - SOUTH

Drawing No. A-203



NORTH PARKING STRUCTURE

CONVENTION CENTER COMPLEX
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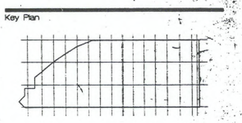
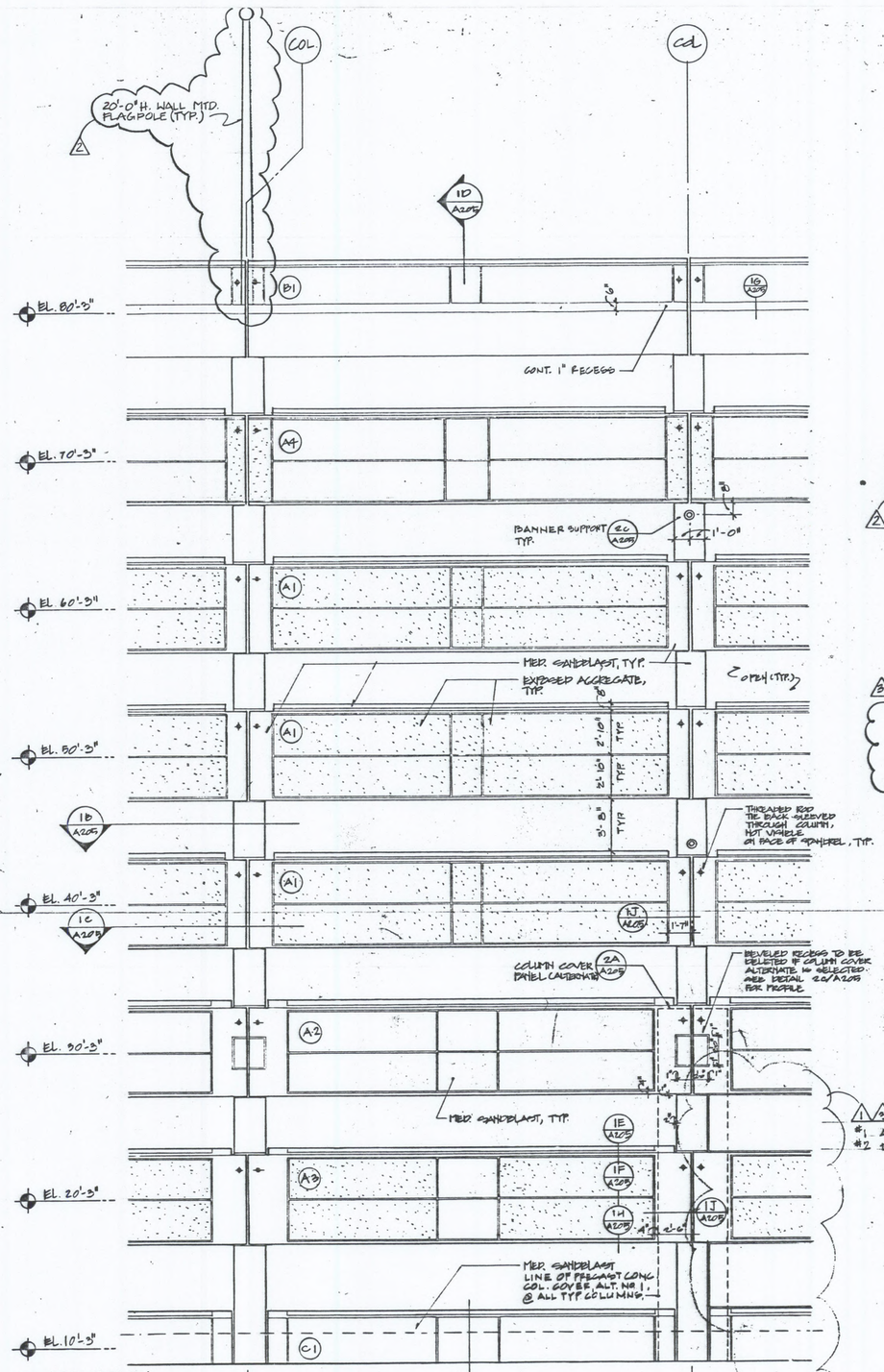
Key Plan

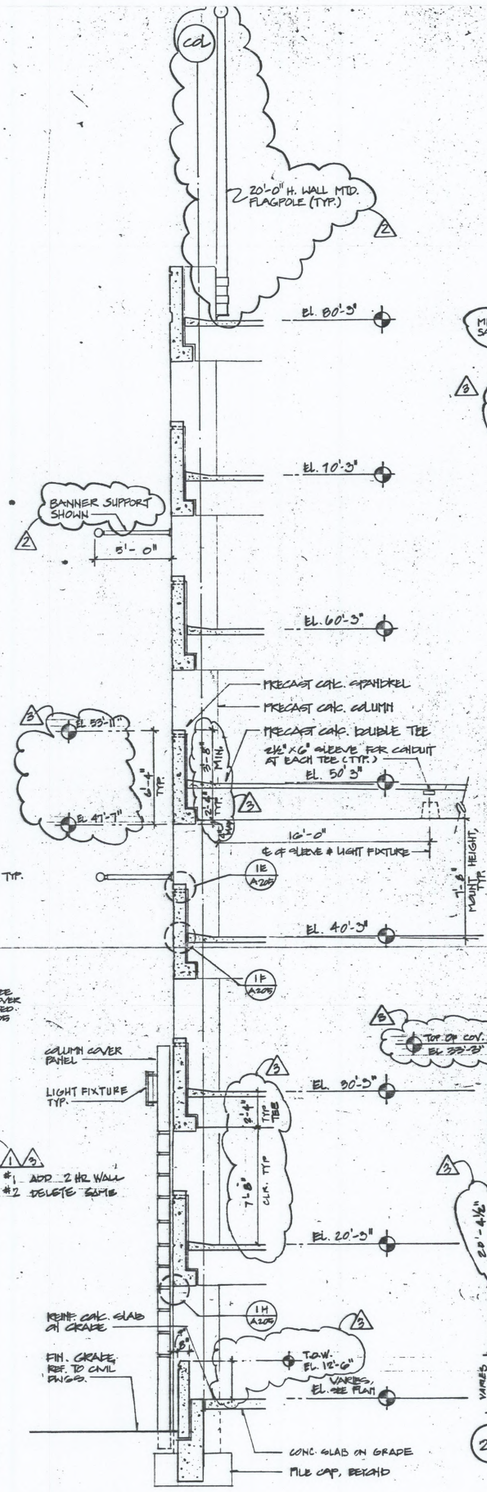


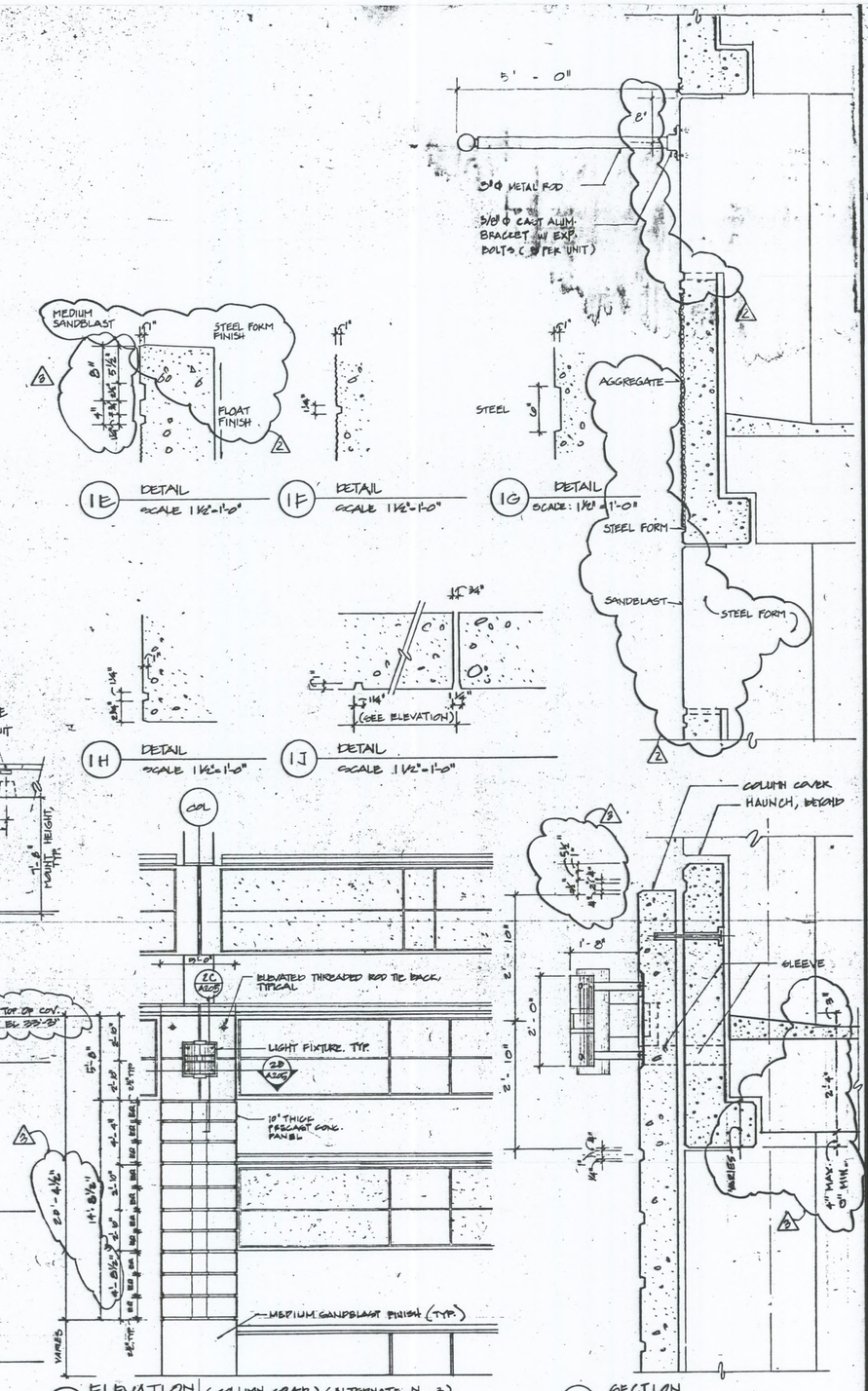
Key Plan

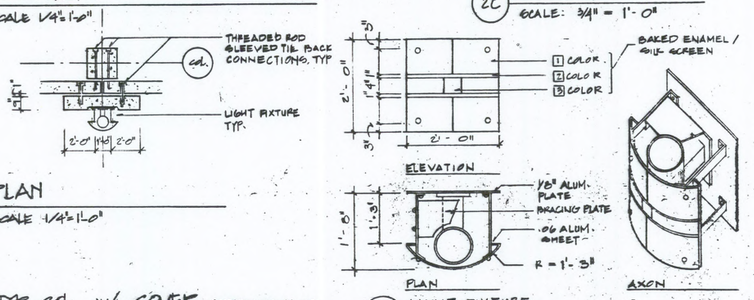
Revision	Date	Issued for
3	MAY 2, 1994	AS-BUILT
2	9 NOV 92	
1	5 JUNE 91	BULLETIN #5
	15 FEB. 91	BULLETIN #1

Date: 10 DEC. 90
Scale:
Drawn by:
Checked by:
Project No. 9013.01
Drawing Title: BUILDING ELEVATIONS EAST - WEST
Drawing No. A.204









NORTH PARKING STRUCTURE

CONVENTION CENTER COMPLEX
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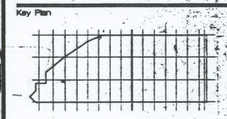
Key Plan



Key Plan

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Revision	Date	Issued for
4	9 NOV 92	
3	5 JUNE 91	BULLETIN #5
2	5 FEB. 91	BULLETIN #1
1	MAY 2, 1994	AS-BUILT

Date: 10 DEC. 90
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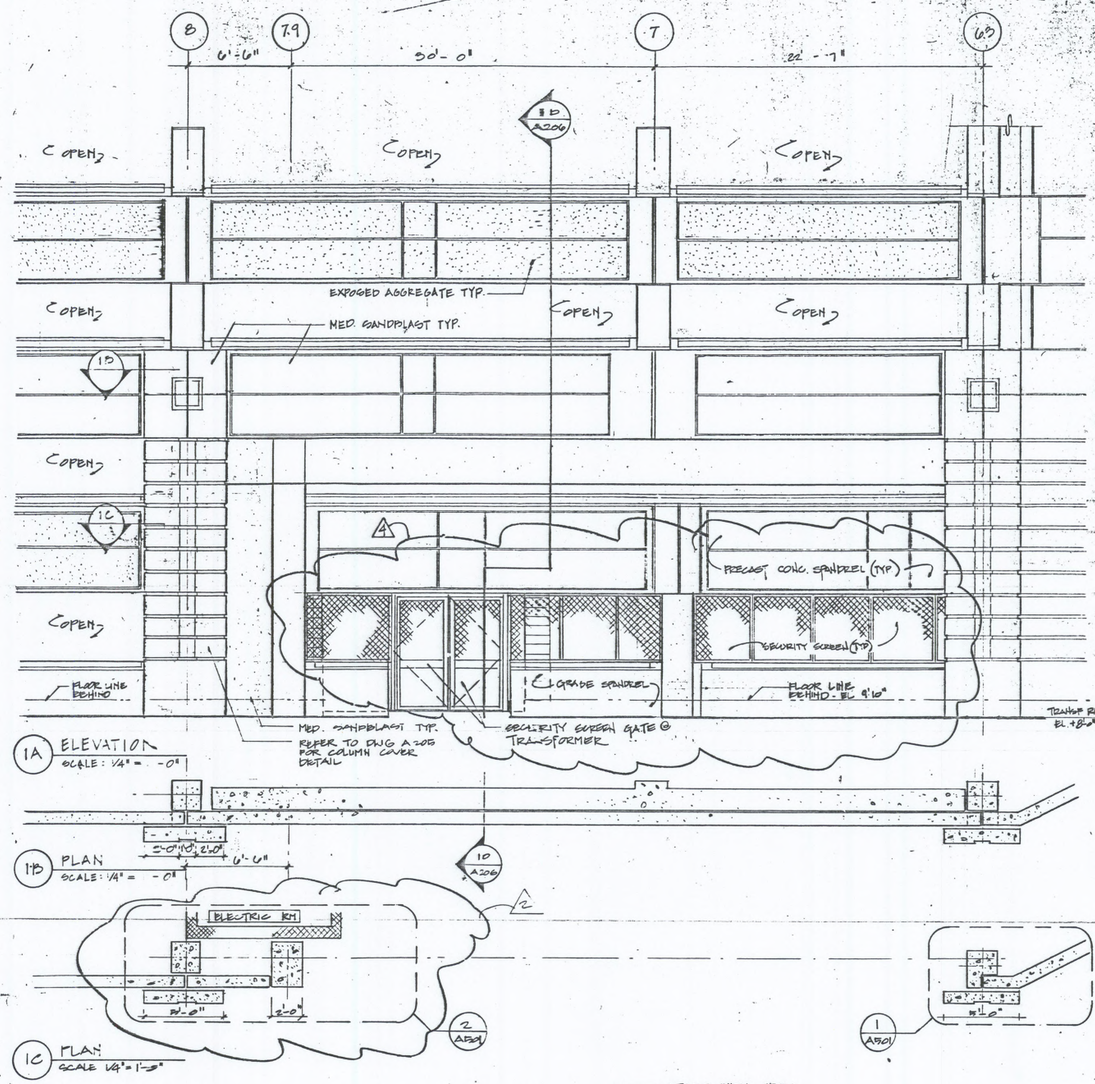
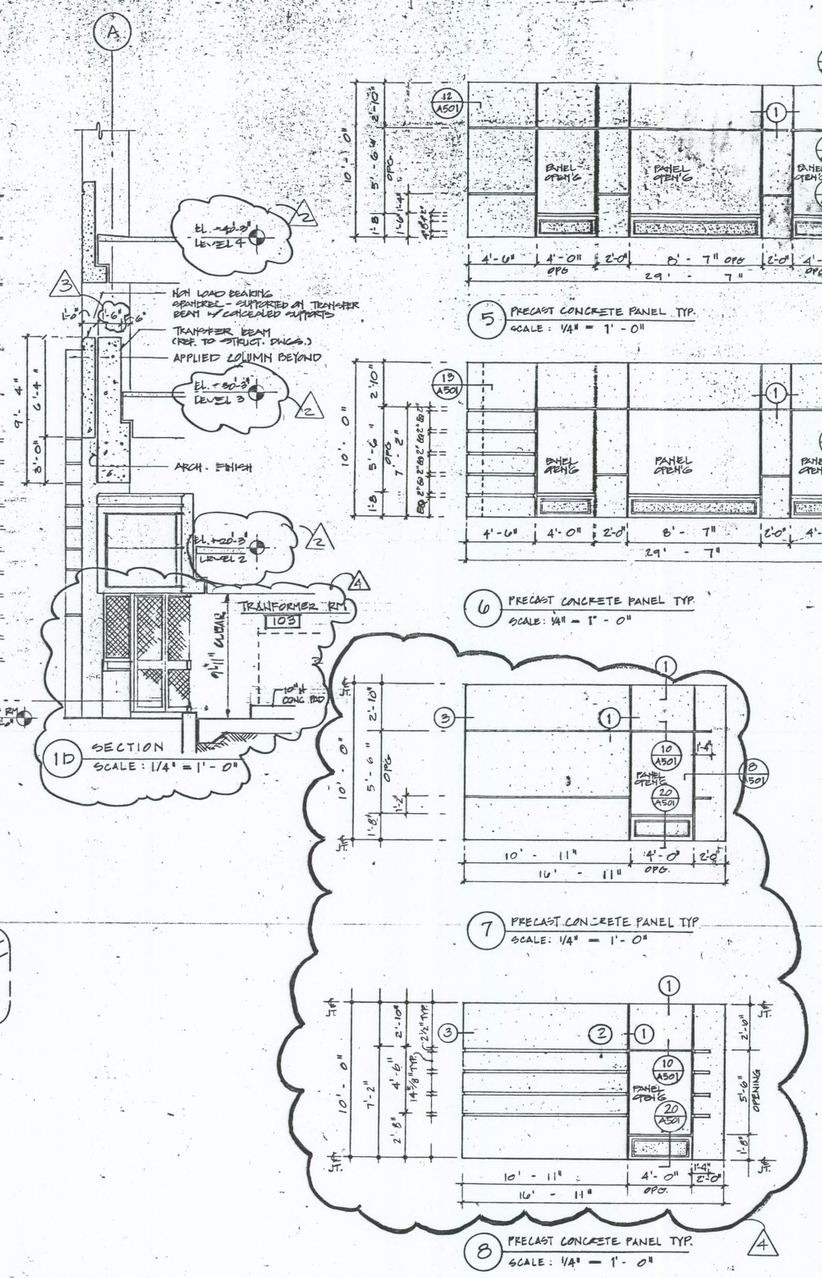
Drawn by:
Checked by:
Project No. 9013.01
Drawing Title: BUILDING ELEVATIONS
Drawing No. A205



1A ELEVATION
SCALE: 1/4" = -0"

1B PLAN
SCALE: 1/4" = -0"

1C PLAN
SCALE 1/4" = 1'-0"



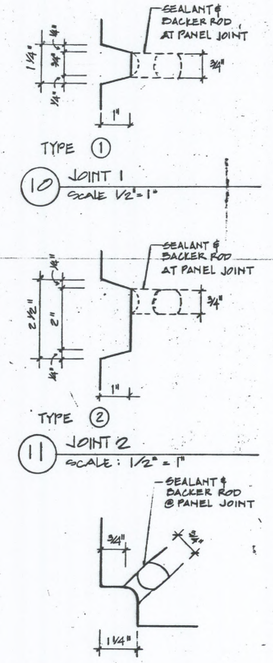
1D SECTION
SCALE: 1/4" = 1'-0"

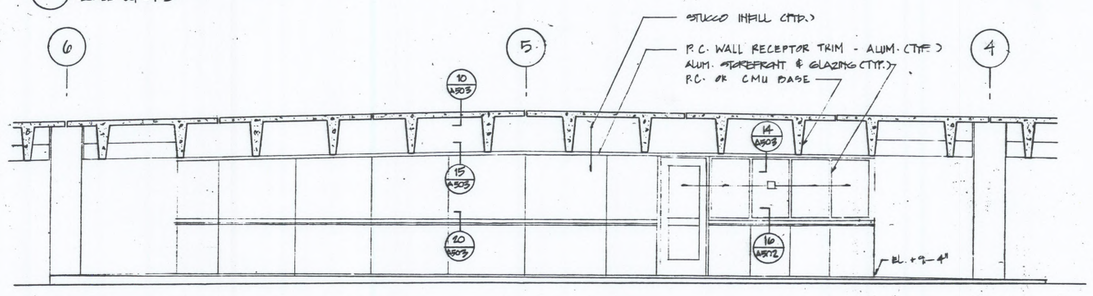
5 PRECAST CONCRETE PANEL TYP.
SCALE: 1/4" = 1'-0"

6 PRECAST CONCRETE PANEL TYP.
SCALE: 1/4" = 1'-0"

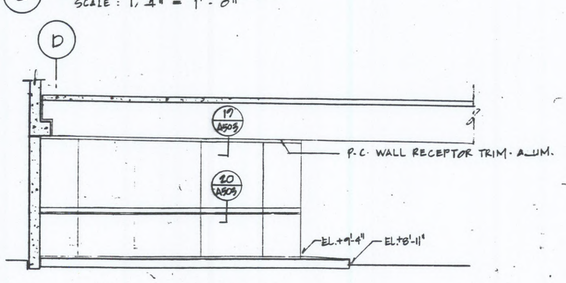
7 PRECAST CONCRETE PANEL TYP.
SCALE: 1/4" = 1'-0"

8 PRECAST CONCRETE PANEL TYP.
SCALE: 1/4" = 1'-0"

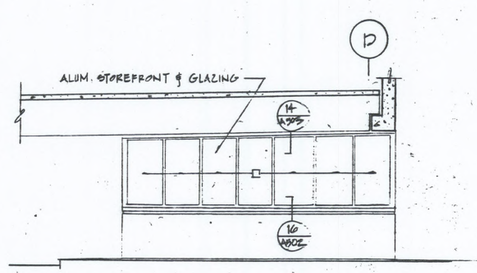




2 OFFICE: NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 OFFICE: EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 OFFICE: WEST ELEVATION
SCALE: 1/4" = 1'-0"

NORTH PARKING STRUCTURE
CONVENTION CENTER COMPLEX
PROVIDENCE RHODE ISLAND

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Key Plan

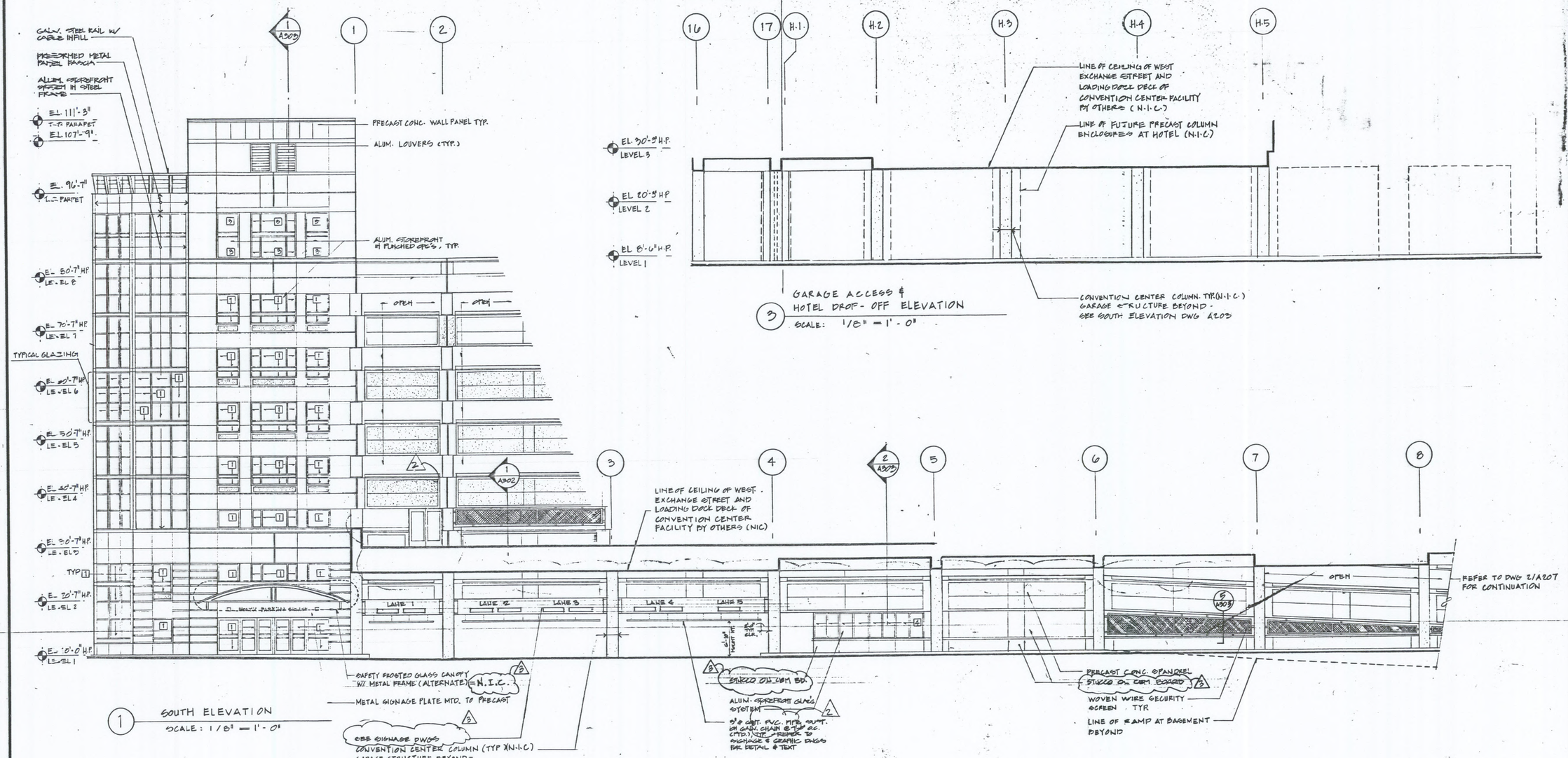
MAY 2, 1994 AS-BUILT
9 NOV 91
5 JUNE 91 BULLETIN #5
14 FEB 91 BULLETIN #1

Revision Date	Issued for
Date	Scale
10 DEC. 90	
Drawn by	Checked by

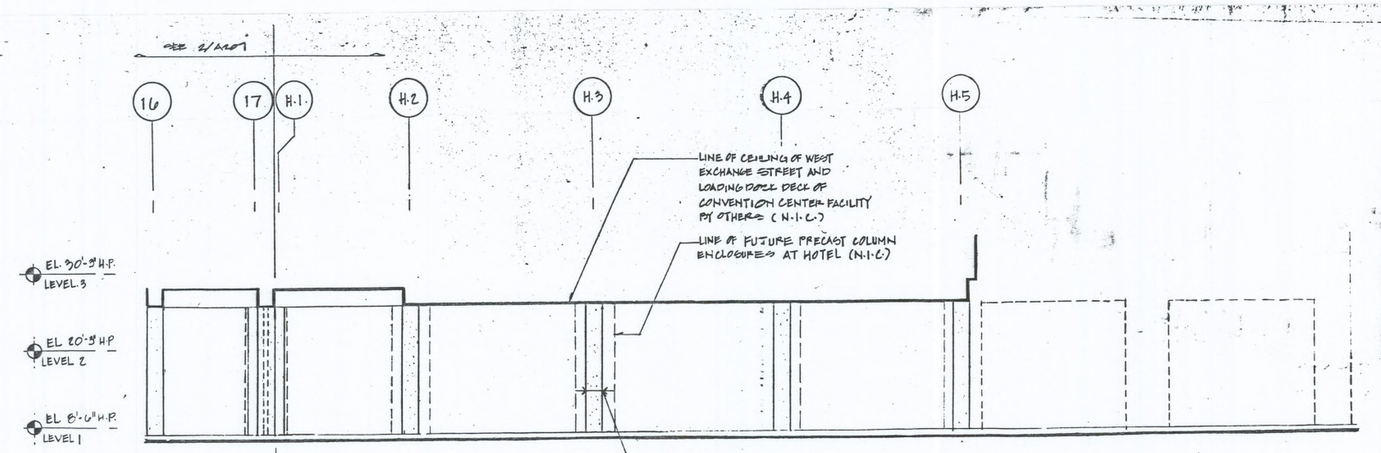
Project No.

Drawing Title
BUILDING ELEVATIONS

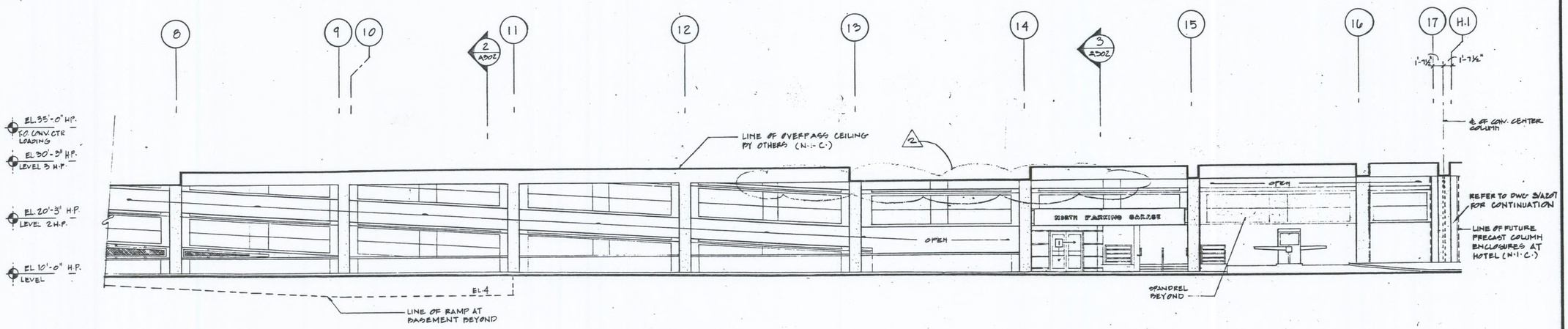
Drawing No.
A206



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 GARAGE ACCESS & HOTEL DROP-OFF ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

NORTH PARKING STRUCTURE
CONVENTION CENTER COMPLEX
PROVIDENCE, RHODE ISLAND

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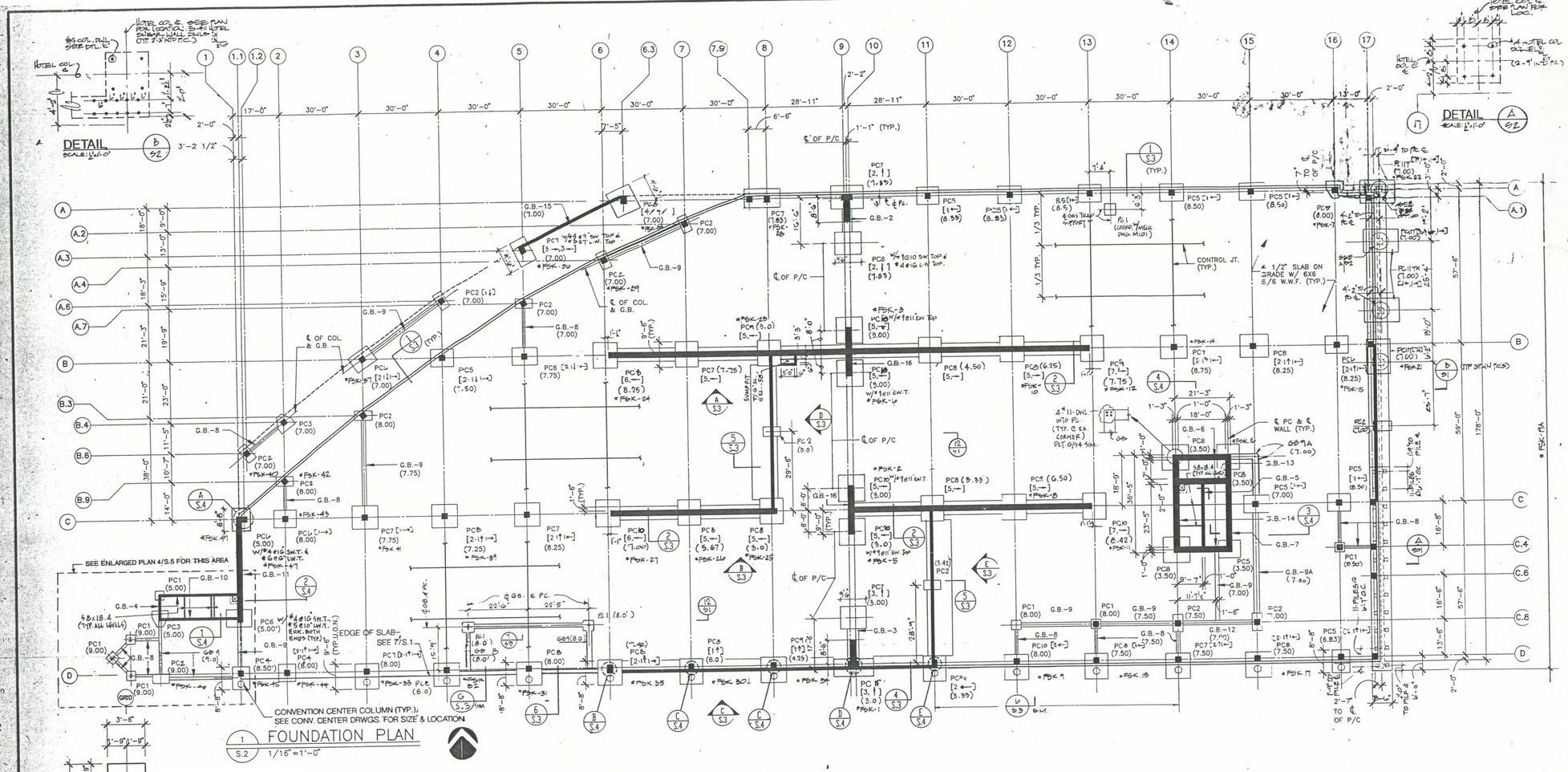
Key Plan

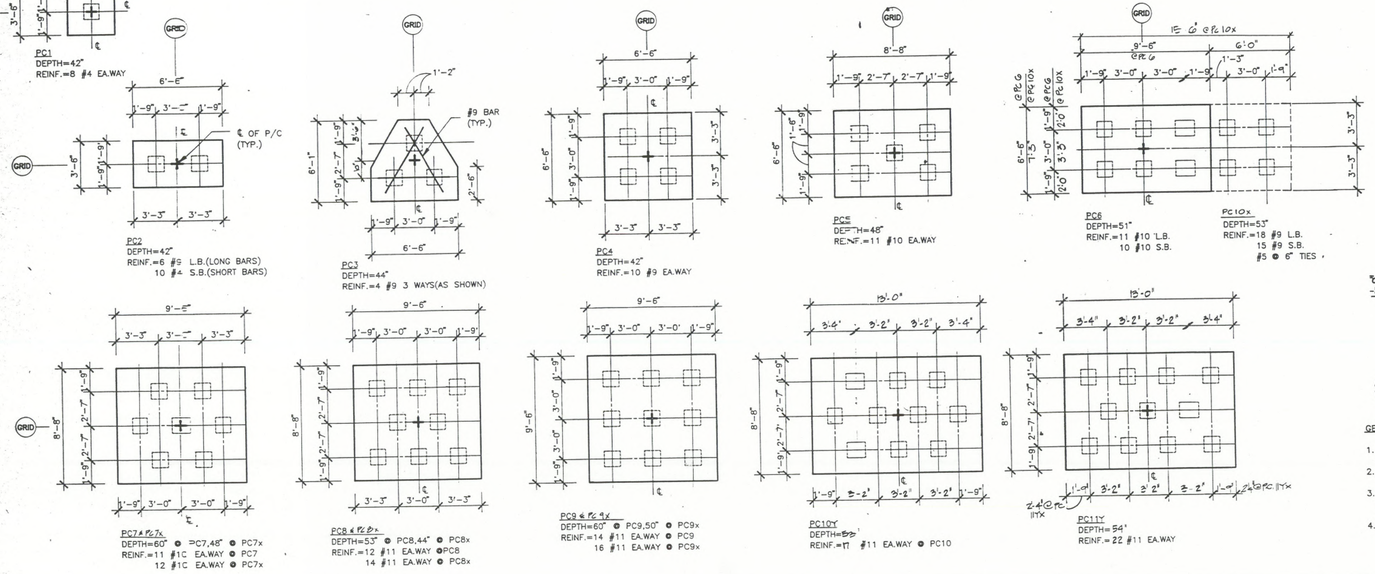
MAY 2, 1994 AS-BUILT
3 11/01/92
2 14 FEB. 91 BULLETIN #1

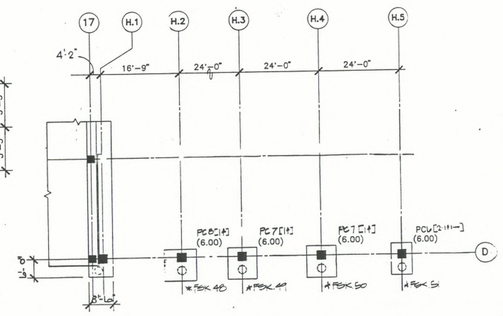
Revision	Date	Issued for

Date: 10 DEC. 90
Scale:
Drawn by: Checked by:
Project No.: 90.3.01
Drawing Title: BUILDING ELEVATIONS W. EXCHANGE STREET
Drawing No.: A207



1 FOUNDATION PLAN
S.2 1/16"=1'-0"





2 PART. PLAN @ HOTEL DROP OFF
S.2 1/16"=1'-0"

GENERAL NOTES :

1. ALL PILES ARE 14" SQUARE REINF. PRECAST CONCRETE PILES W/ A 135 TON CAPACITY.
2. CONCRETE STRENGTH FOR PILE CAPS PC7x, PC8x, PC9x, PC10X ARE 4,000 PSI @ 28 DAYS.
3. NUMBERS SHOWN THUS [_ |] INDICATE BATTER PILE (1 HORIZ. IN 8 VERT.) COUNT WITHIN A PILE GROUP. & ORIENTATION
4. REFER TO DRAWING S.4 FOR GRADE BEAM SCHEDULE.
5. NUMBERS SHOWN THUS (----) INDICATE TOP OF PILE CAP ELEVATION. U.O.N. TOP OF GRADE BEAM=TOP OF PILE CAP.
6. SLAB-ON-GRADE BETWEEN COLUMN LINES 8 TO 11, B TO C AND 7 TO 11, C TO D 1/2 #2 THICK. FOR REINF. SEE SECTION 12/S1
7. FOR PILE CAP CENTERLINE OFFSETS ALONG D-LINE, SEE SCHEDULE ON DRWG. S.3 .
8. * FSK-X DENOTES A FIELD SKETCH ISSUED DURING CONST. FOR A MODIFIED PILE CAP REFERENCED S2A, B, C. FOR SKETCH SET-UP

NORTH PARKING STRUCTURE

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GIRDHARI L. CHHABRA
No. 9808
REGISTERED PROFESSIONAL ENGINEER

Key Plan

Revision	Date	Issued for
Date 4-7-95		Scale 1/16"=1'-0"

Drawn by | Checked by

Project No.

Drawing Title: AS BUILT
FOUNDATION PLAN

Drawing No. **S.2**

NORTH GARAGE