

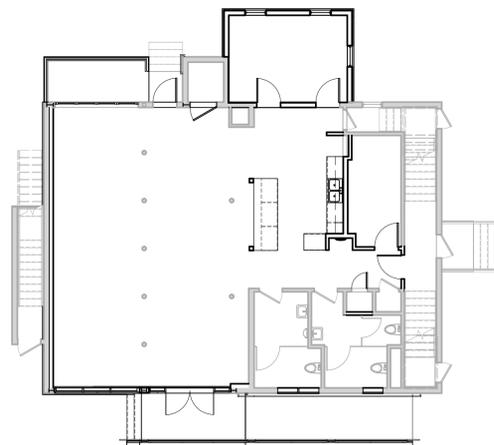


# RENOVATION OF BAY SPRING COMMUNITY CENTER

170 NARRAGANSETT AVE, BARRINGTON, RI 02806



LOCUS MAP : NTS



BUILDING KEY PLAN : NTS



## ARCHITECT

**BREWSTER THORNTON  
GROUP ARCHITECTS LLP**

317 IRON HORSE WAY  
SUITE 202  
PROVIDENCE, RI 02908  
401 . 861 . 1600  
BREWSTERTHORNTON.COM

## CLIENT

**TOWN OF BARRINGTON**

283 COUNTRY ROAD  
BARRINGTON, RI 02806  
401 . 246 . 0007

## MP/FP

**WILKINSON ASSOCIATES INC  
CONSULTING ENGINEERS**

615 JEFFERSON BOULEVARD  
WARWICK, RI 02886  
401 . 737 . 6382

## ELECTRICAL/FA

**STERLING ENGINEERS, INC**

79 MAIN STREET  
STURBRIDGE, MA 01566  
508 . 347 . 9101

## STRUCTURAL

**STRUCTURES NORTH CONSULTING  
ENGINEERS**

60 WASHINGTON ST., SUITE 401  
SALEM, MA 01970-3517  
978 . 754 . 6817

## COST ESTIMATOR

**KEOUGH CONSTRUCTION  
MANAGEMENT**

312 WATERMAN AVENUE  
EAST PROVIDENCE, RI 02914  
401 . 383 . 8266

PROJECT NAME  
**BAY SPRING COMMUNITY CENTER**

PROJECT ISSUE  
**BID SET  
02/07/2025**

PROJECT NUMBER  
**BTGA #2402**



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



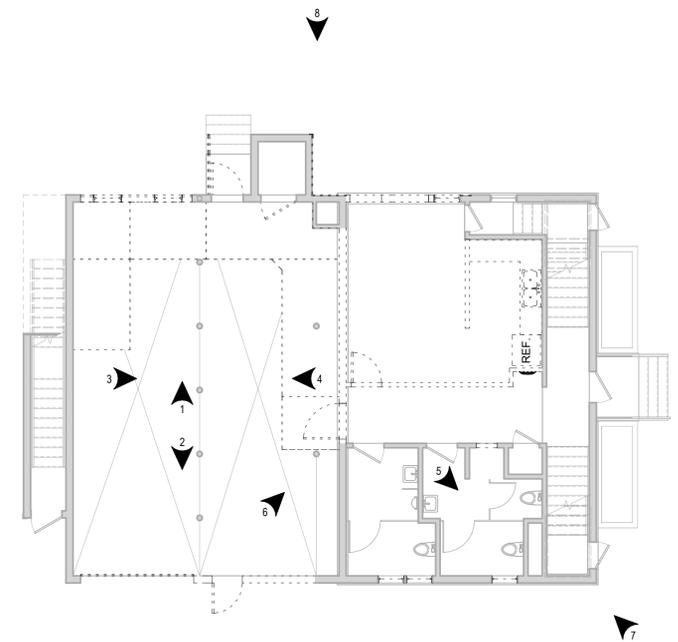
PHOTO 6



PHOTO 7



PHOTO 8



DEMO KEY FLOOR PLAN  
1/8" = 1'-0"

RENOVATIONS OF  
**BAY SPRING COMMUNITY CENTER**  
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**BREWSTER  
THORNTON  
GROUP  
ARCHITECTS**  
LLP

317 Iron Horse Way,  
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401.861.1600  
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JOB NO. <b>2402</b>	DATE <b>02/07/2025</b>	
ISSUE : BID SET		
NO.	REVISION DESCRIPTION	DATE

SHEET TITLE  
**DEMOLITION  
PHOTOS**

SHEET  
**D1.2**

EQUIPMENT SCHEDULE		
MARK	NAME	COUNT
AA	DECIBEL XL POD	2
BB	DECIBEL CONFERENCE POD	1
CC	REFRIGERATOR	1
DD	MICROWAVE	1

**PLAN GENERAL NOTES**

ALL NEW INTERIOR PARTITIONS TO BE TYPE "A" UNLESS OTHERWISE NOTED.



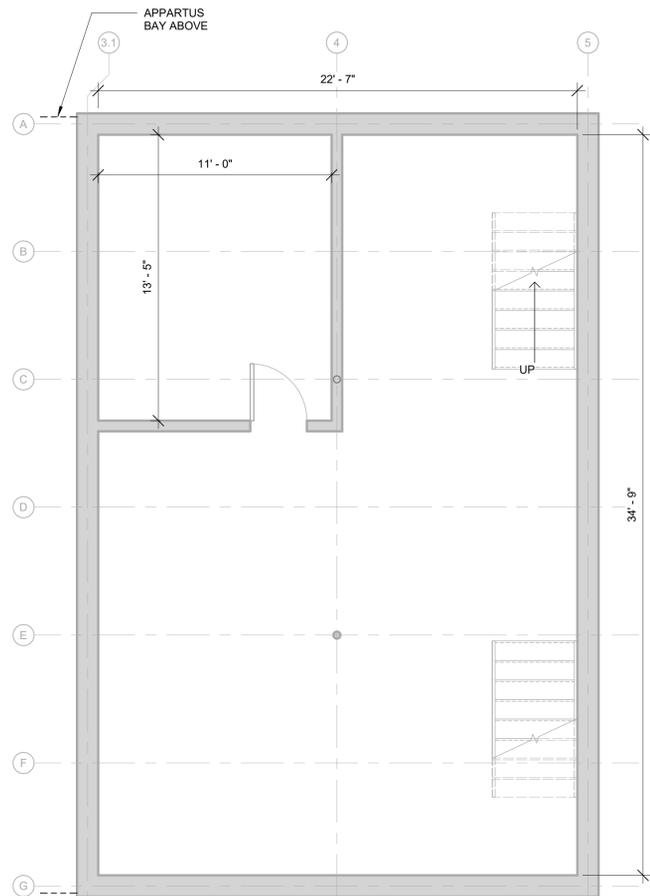
NOT IN CONTRACT

**ALTERNATES**

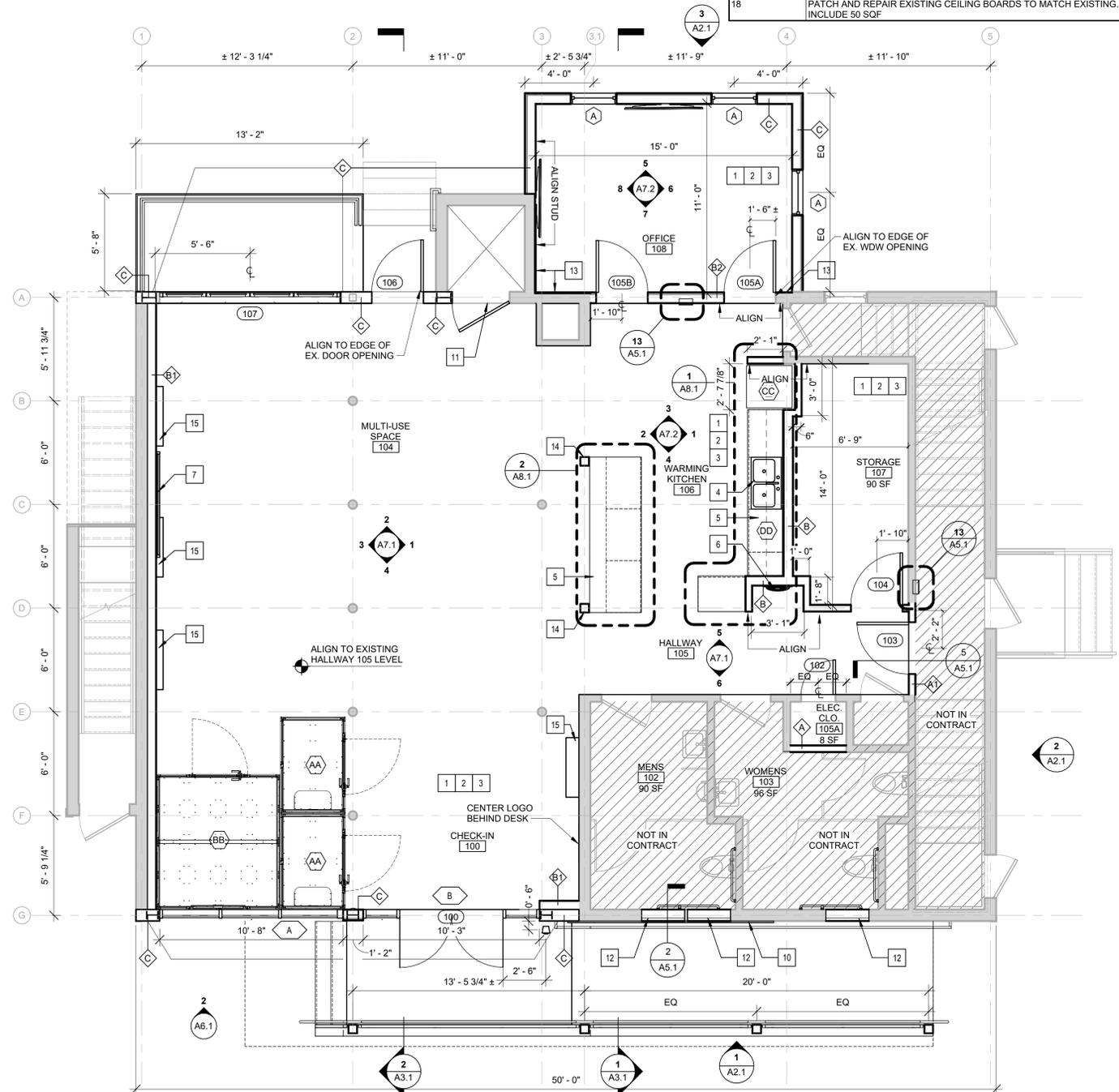
<b>1. OFFICE ADDITION:</b> ALTERNATE: 15'-0" X 11'-0" OFFICE LOCATED ON EAST SIDE OF BUILDING. DRAWINGS INCLUDED WITHIN SET.	BASE BID: NO WORK
<b>2. NANA WALL:</b> ALTERNATE: 7'-4" HIGH X 10'-6" LONG NANA WALL LOCATED ON WEST EXTERIOR WALL. SEE PROJECT SPECIFICATIONS.	BASE BID: ALUMINUM STOREFRONT #07 AS PER DRAWING INCLUDED.
<b>3. UNDER STAGE STRUCTURE:</b> ALTERNATE: REFER TO STRUCTURAL	BASE BID: NO WORK
<b>4. BACK PATIO:</b> ALTERNATE: 13'-2" X 5'-8" CONCRETE PAD LOCATED ON EAST SIDE OF BUILDING. DRAWINGS INCLUDED WITHIN SET.	BASE BID: NO WORK
<b>5. CONCRETE RAMP:</b> ALTERNATE: CONCRETE PAD, STAIRS AND LANDING LOCATED ON WEST SIDE OF BUILDING. DRAWINGS INCLUDED WITHIN SET.	BASE BID: NO WORK
<b>6. METAL CANOPY:</b> ALTERNATE: METAL CANOPY AND STRUCTURAL COLUMNS LOCATED ON WEST SIDE OF BUILDING. DRAWINGS INCLUDED WITHIN SET.	BASE BID: NO WORK
<b>7. IT/AV EQUIPMENT:</b> ALTERNATE: REFER TO ELECTRICAL AND MECHANICAL	BASE BID: NO WORK
<b>8. KITCHEN CASEWORK:</b> ALTERNATE: CASEWORK, COUNTERTOP, APPLIANCES LOCATED WITHIN WARMING KITCHEN. DRAWINGS INCLUDED WITHIN THE SET.	BASE BID: NO WORK

**FLOOR PLAN KEYNOTES**

KEYNOTE NUMBER	KEYNOTE
1	PROVIDE AND INSTAL FLOORING AS SCHEDULED
2	INSTALL DRYWALL AS SHOWN
3	PRIME AND PAINT WALLS AS SCHEDULED
4	INSTALL SINK AND COUNTERTOP AS SCHEDULED
5	INSTALL CASEWORK AS SCHEDULED
6	REINSTALL EXISTING BOTTLE FILLER. REFER TO PLUMBING FOR PIPING.
7	LED DISPLAY SCREEN BY OWNER. INSTALLED BY CONTRACTOR. PROVIDE BLOCKING AS REQUIRED
8	INSTALL LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION
9	REINSTALL EXISTING LIGHT FIXTURE PROVIDED BY OWNER. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION
10	REINSTALL EXISTING SIGNAGE. INSTALLED BY CONTRACTOR. PROVIDE BLOCKING AS REQUIRED.
11	ADJUST EXISTING ENTRANCE DOOR AND LIFT STOP TO MATCH ELEVATION OF PROPOSED FIRST FLOOR
12	INFILL OPENING AND MATCH TO EXISTING EXTERIOR WALL
13	INSTALL GYPSUM BOARD OVER EXISTING STRUCTURE COLUMNS. SEE STRUCTURAL
14	RADIATORS. SEE MECHANICAL
15	SECURITY CAMERA. REFER TO ELECTRICAL
16	WIRELESS ACCESS POINT. REFER TO ELECTRICAL
17	PATCH AND REPAIR EXISTING CEILING BOARDS TO MATCH EXISTING. INCLUDE 50 SQF
18	



1 BASEMENT FLOOR PLAN (INCLUDED FOR REFERENCE ONLY)  
A1.1 Scale: 1/4" = 1'-0"



2 FIRST FLOOR PLAN  
A1.1 Scale: 1/4" = 1'-0"

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JOB NO. 2402 DATE 02/07/2025

ISSUE: BID SET

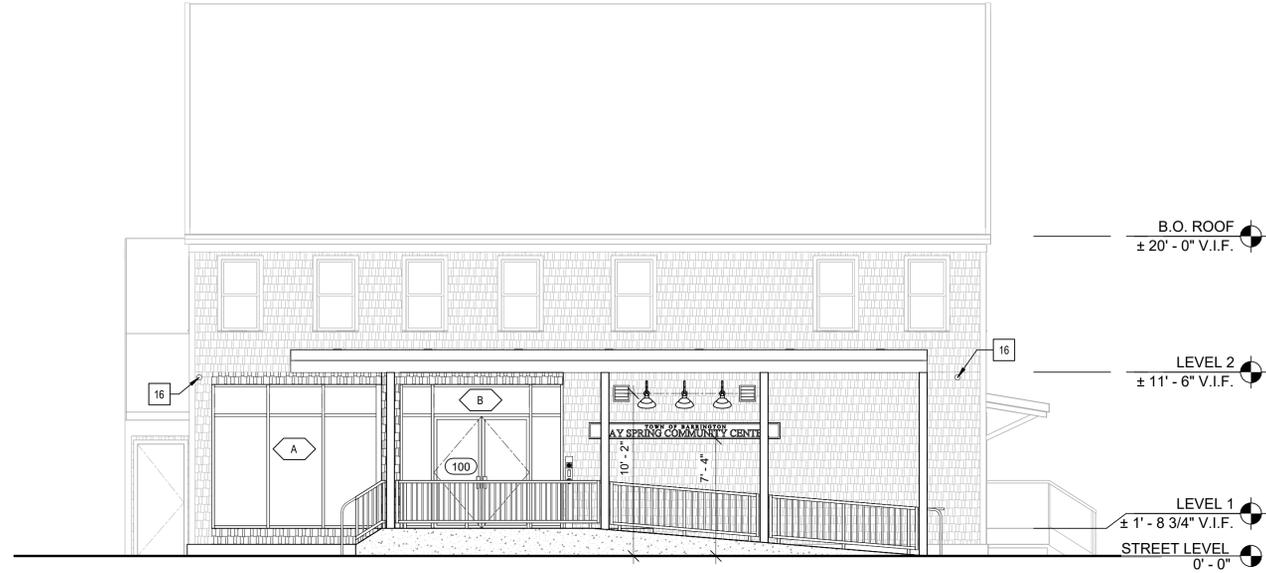
NO.	REVISION DESCRIPTION	DATE

SHEET TITLE  
**FLOOR PLANS**

SHEET  
**A1.1**

FLOOR PLAN KEYNOTES

KEYNOTE NUMBER	KEYNOTE
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13	INSTALL GYPSUM BOARD OVER EXISTING STRUCTURE
14	COLUMNS. SEE STRUCTURAL
15	RADIATORS. SEE MECHANICAL
16	SECURITY CAMERA, REFER TO ELECTRICAL
17	WIRELESS ACCESS POINT, REFER TO ELECTRICAL
18	PATCH AND REPAIR EXISTING CEILING BOARDS TO MATCH EXISTING. INCLUDE 50 SQF



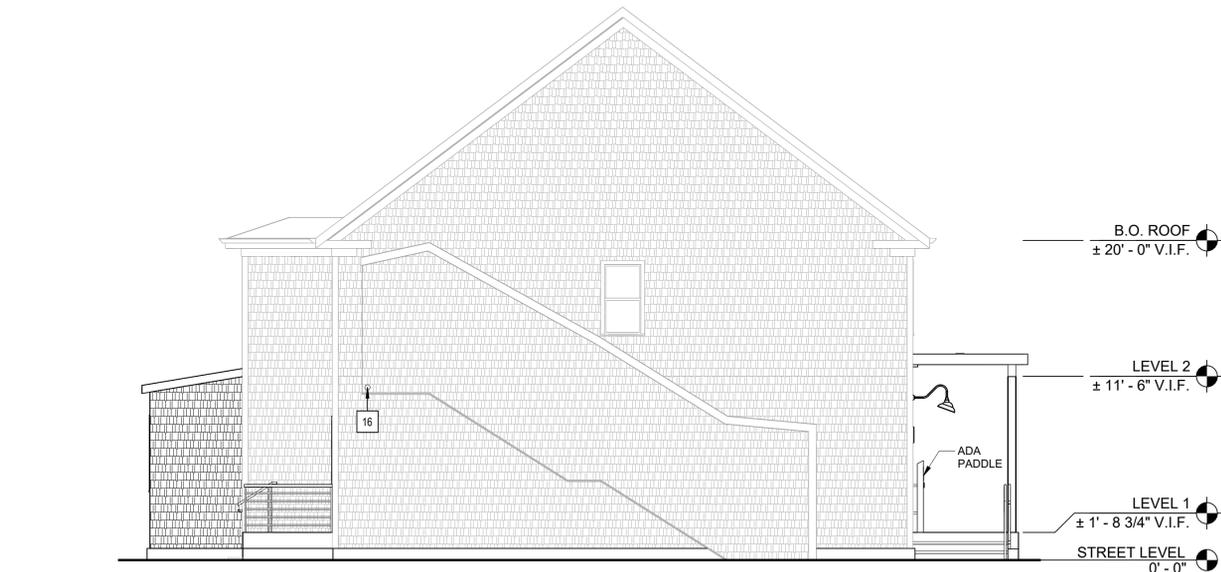
1 EAST ELEVATION  
Scale: 3/16" = 1'-0"



2 NORTH ELEVATION  
Scale: 3/16" = 1'-0"



3 WEST ELEVATION  
Scale: 3/16" = 1'-0"



4 SOUTH ELEVATION  
Scale: 3/16" = 1'-0"

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SHEET TITLE  
**EXTERIOR ELEVATIONS**

SHEET  
**A2.1**

RENOVATIONS OF  
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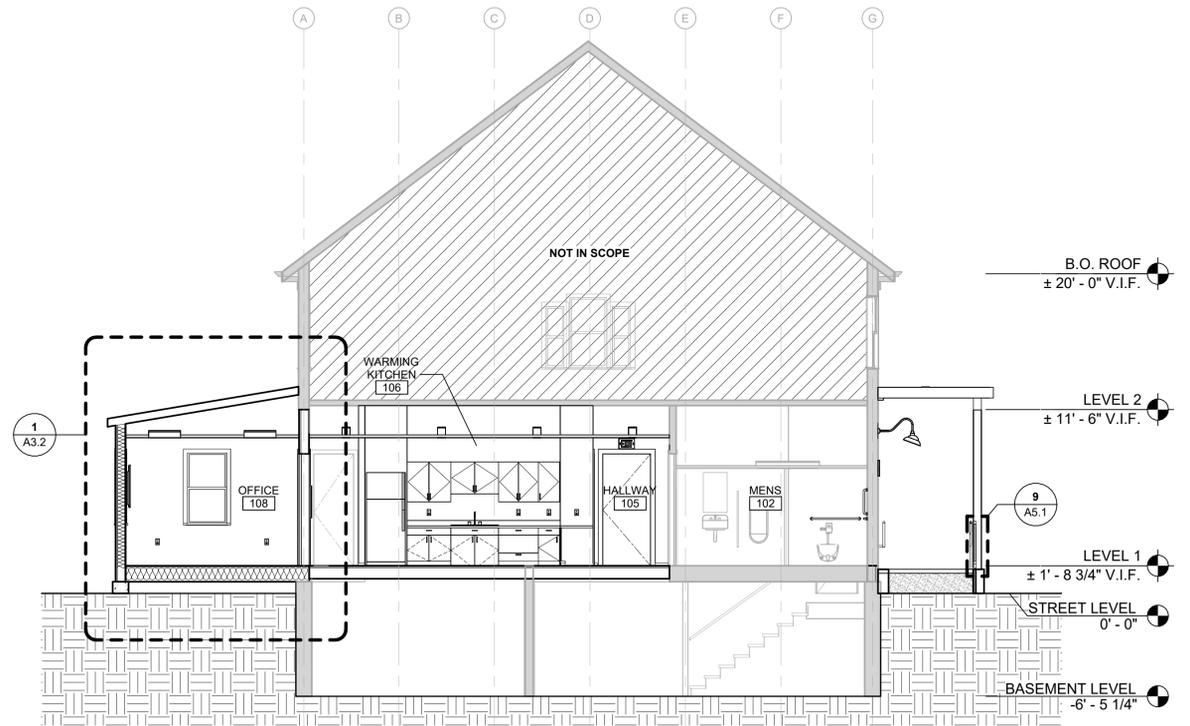
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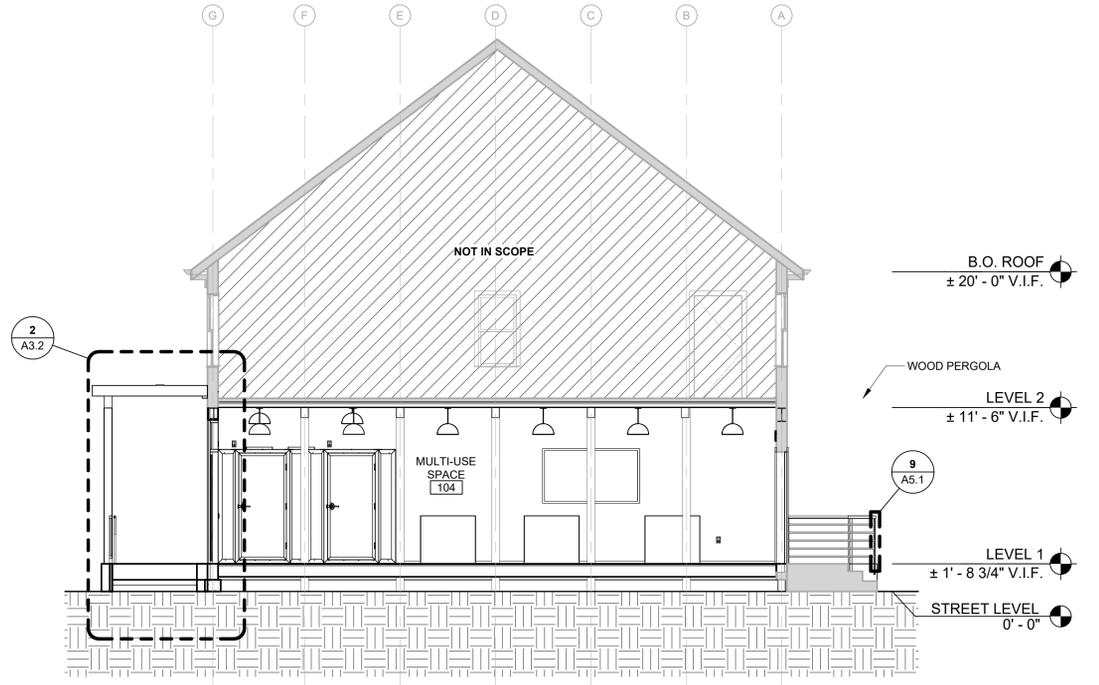
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ISSUE : BID SET		
NO.	REVISION DESCRIPTION	DATE

SHEET TITLE  
**BUILDING  
 SECTIONS**

SHEET  
**A3.1**



**1**  
 A3.1 BUILDING SECTION - EAST  
 Scale: 3/16" = 1'-0"



**2**  
 A3.1 BUILDING SECTION - WEST  
 Scale: 3/16" = 1'-0"

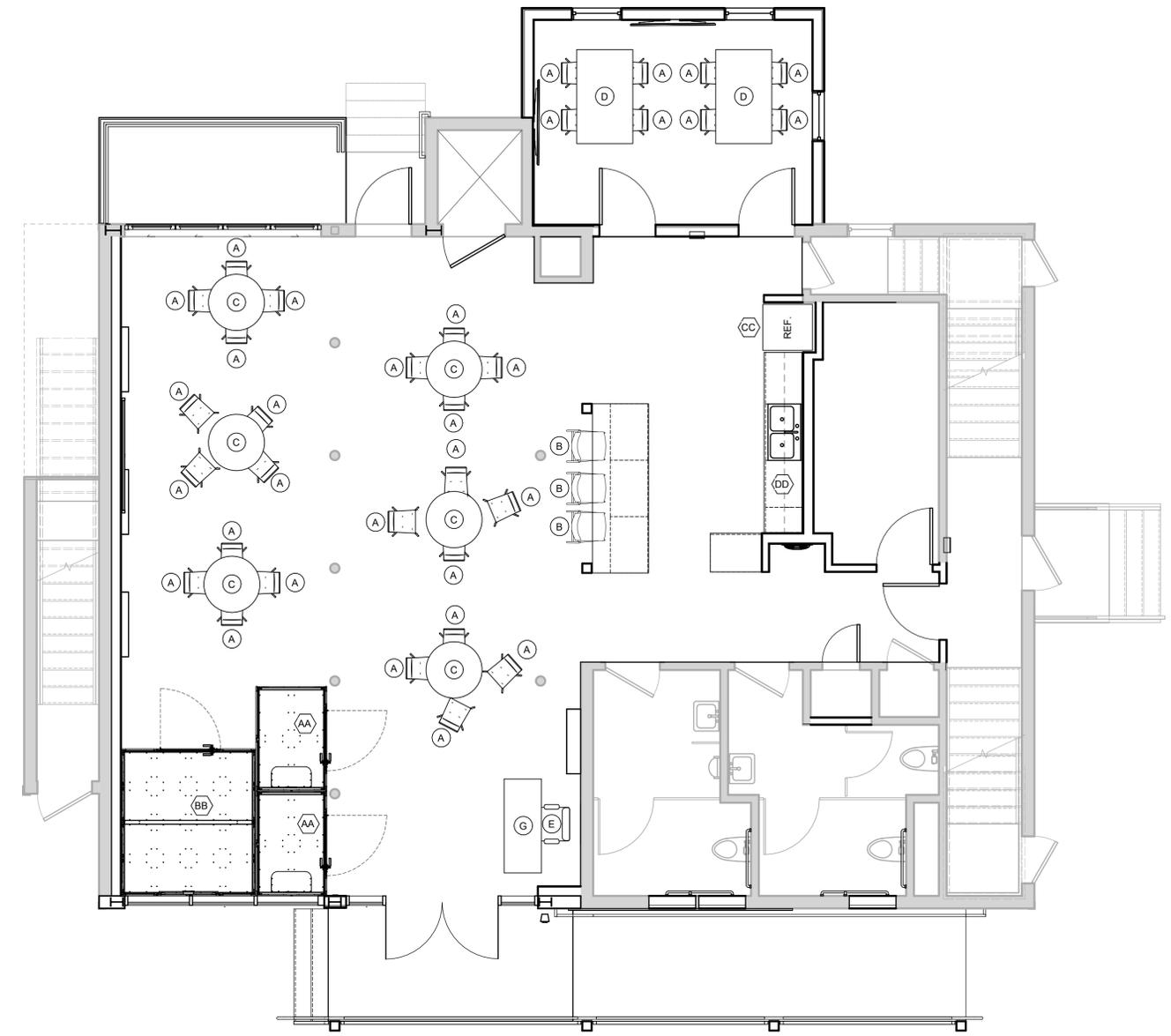
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FURNITURE SCHEDULE		
MARK	NAME	COUNT
A	LIMELITE FOUR-LEG ARMLESS CHAIR WITH GLIDES	32
B	SAPPLY FOUR-LEG ARMLESS CAFE STOOL	3
C	PORTICO FLIP-TOP ROUND LX BASE	6
D	PORTICO FLIP-TOP RECTANGLE T BASE	2
E	FRONT DESK CHAIR	1
G	FRONT DESK	1

EQUIPMENT SCHEDULE		
MARK	NAME	COUNT
AA	DECIBEL XL POD	2
BB	DECIBEL CONFERENCE POD	1
CC	REFRIGERATOR	1
DD	MICROWAVE	1



1  
 A4.2 NEW WORK FURNITURE FLOOR PLAN  
 Scale: 1/4" = 1'-0"

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SHEET TITLE  
**FURNITURE PLAN**

SHEET  
**A4.2**